

VIEW FACING WEST

MAISON VICTORIA SENIORS

1900 RICHMOND RD
VICTORIA, B.C

NORR

2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
Poon McKenzie Architects (Alberta) Inc. Poon McKenzie Holdings Inc.
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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

milliken
DEVELOPMENTS
Perfectly Urban.

APRIL 5, 2019

NORR JOB NO: NCCA-17-0221

REVISED DEVELOPMENT PERMIT

DISCIPLINE (SURVEY)

POLARIS LAND SURVEYING INC.
PO BOX 261
BRENTWOOD BAY, BRITISH COLUMBIA, V8M 1R3

PHONE: 877-603-7398

DISCIPLINE (CIVIL)

McELHANNEY CONSULTING SERVICES LTD.
200 858 BEATTY ST
VANCOUVER, BRITISH COLUMBIA, V6B 1C1

PHONE: 250-370-9221

DISCIPLINE (ARCHITECTURE)

NORR ARCHITECTS ENGINEERS PLANNERS
2300 - 411 1ST ST SE
CALGARY, ALBERTA, T2G 4Y5

PHONE: 403-264-4000

DISCIPLINE (LANDSCAPE)

LOMBARD NORTH GROUP (B.C) INC.
836 CORMORANT ST
VICTORIA, BRITISH COLUMBIA, V8W1R1

PHONE: 250-386-3336

ARCHITECTURE

DP000	PROJECT COVER SHEET
DP001	SURVEY PLAN
DP101	SITE CONTEXT AND SHADOW STUDY
DP102	3D VIEWS
DP103	SITE PLAN AND PROJECT INFORMATION TABLES
DP104	SITE CIRCULATION, WASTE RECYCLING DETAILS
DP200	OVERALL PARKADE PLAN
DP201	PARTIAL PARKADE PLAN
DP202	PARTIAL PARKADE PLAN
DP203	OVERALL FLOOR PLAN LEVEL 01
DP204	PARTIAL FLOOR PLAN LEVEL 01
DP205	PARTIAL FLOOR PLAN LEVEL 01
DP206	OVERALL FLOOR PLAN LEVEL 02
DP207	PARTIAL FLOOR PLAN LEVEL 02
DP208	PARTIAL FLOOR PLAN LEVEL 02
DP209	OVERALL FLOOR PLAN LEVEL 03
DP210	PARTIAL FLOOR PLAN LEVEL 03
DP211	PARTIAL FLOOR PLAN LEVEL 03
DP 209A	OVERALL FLOOR PLAN LEVEL 04
DP210A	PARTIAL FLOOR PLAN LEVEL 04
DP211A	PARTIAL FLOOR PLAN LEVEL 04
DP212	OVERALL FLOOR PLAN LEVEL 05
DP213	PARTIAL FLOOR PLAN LEVEL 05
DP214	PARTIAL FLOOR PLAN LEVEL 05
DP215	OVERALL ROOF PLAN
DP301	EXTERIOR ELEVATIONS
DP302	EXTERIOR ELEVATIONS
DP303	EXTERIOR ELEVATIONS
DP304	EXTERIOR ELEVATION SITE CONTEXT
DP305	EXTERIOR ELEVATIONS AVERAGE GRADE CALCULATION
DP401	BUILDING AND SITE SECTIONS

LANDSCAPE

L001	LANDSCAPE PLAN

CIVIL

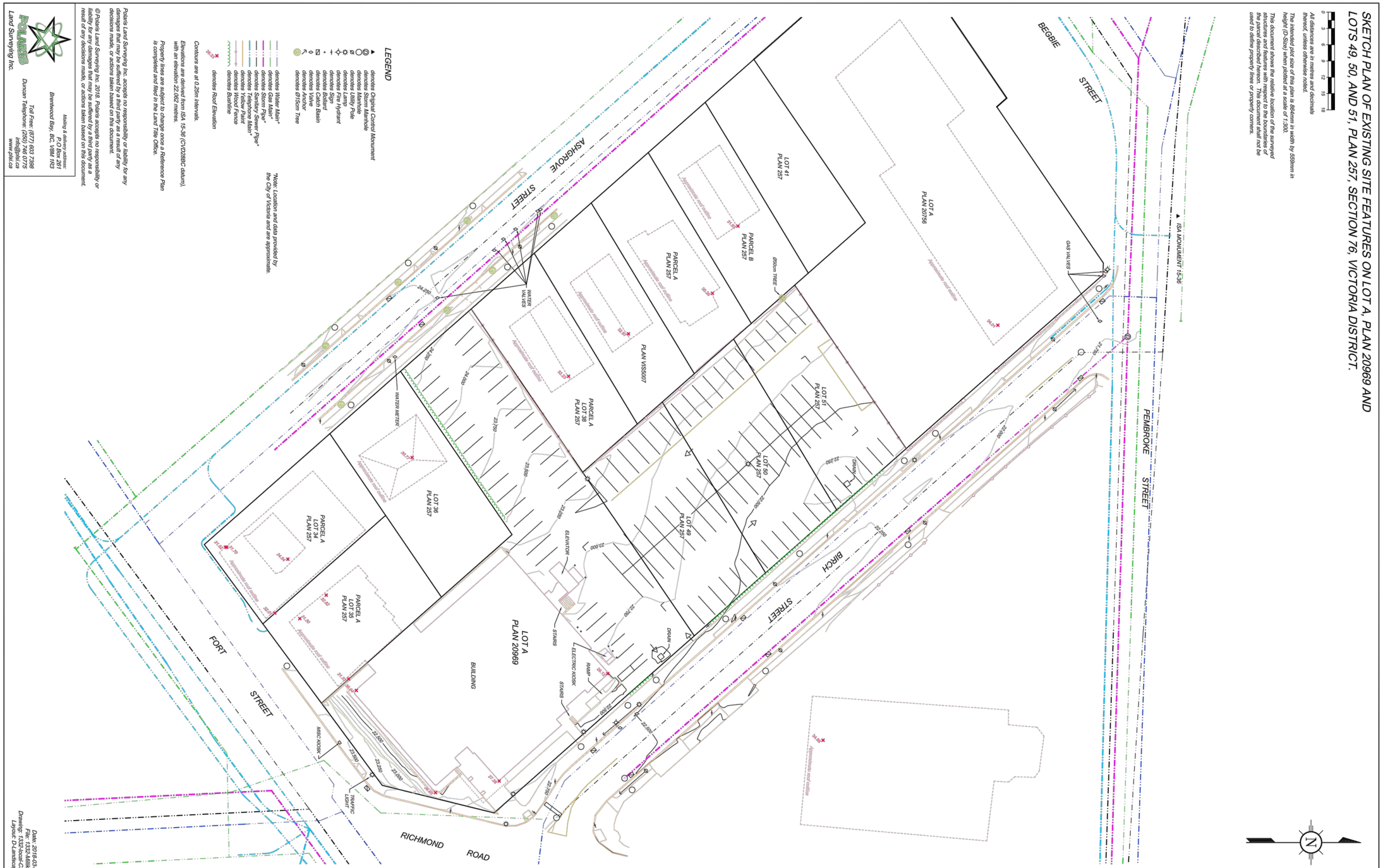
18-035-DP	CONCEPTUAL SERVICING PLAN

CITY OF VICTORIA

Revisions

Received Date:
May 01/19

SKETCH PLAN OF EXISTING SITE FEATURES ON LOT A, PLAN 20969 AND LOTS 49, 50, AND 51, PLAN 257, SECTION 76, VICTORIA DISTRICT.


0 3 6 9 12 15 18
All distances are in metres and decimals thereof, unless otherwise noted.
The intended plot size of this plan is 864mm in width by 559mm in height (D-Size) when plotted at a scale of 1:300.
This document shows the relative location of the surveyed features with respect to the boundaries of the parcel and is not to be used to define property lines or property corners.
LEGEND
denotes Original Control Monument
denotes Storm Manhole
denotes Manhole
denotes Utility Pole
denotes Lamp
denotes Fire Hydrant
denotes Sign
denotes Bollard
denotes Catch Basin
denotes Valve
denotes Anchor
denotes Ø15cm Tree
denotes Water Main*
denotes Gas Main*
denotes Storm Pipe*
denotes Sanitary Sewer Pipe*
denotes Telephone Line*
denotes Yellow Paint
denotes Wood Fence
denotes Bushline
denotes Root Elevation
*Note: Location and data provided by the City of Victoria and are approximate.
Contours are at 0.25m intervals.
Elevations are derived from ISA 15-36 (CVD28BC datum), with an elevation 22.082 metres.
Property lines are subject to change once a Reference Plan is completed and filed in the Land Title Office.
Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.
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BEGBIE STREET
ASHGROVE STREET
FORT STREET
RICHMOND ROAD
PEMBROKE STREET
BIRCH STREET
LOT A PLAN 20756
LOT 41 PLAN 257
PARCEL B PLAN 257
PARCEL A PLAN 257
PLAN VIS5007
PARCEL A LOT 38 PLAN 257
LOT 36 PLAN 257
PARCEL A LOT 34 PLAN 257
PARCEL A LOT 35 PLAN 257
LOT A PLAN 20969
BUILDING
LOT 51 PLAN 257
LOT 50 PLAN 257
LOT 49 PLAN 257
ISA MONUMENT 15-36
GAS VALVES
WATER VALVES
WATER METER
Ø600cm TREE
ELEVATOR
STAIRS
ELECTRIC KIOSK
RAMP
DRAIN
MISC KIOSK
TRAFFIC LIGHT
Approximate roof outline
Approximate roof outline
Approximate roof outline



10 DP101 EXISTING SITE PHOTO FROM SOUTHWEST
NTS



11 DP101 SITE ZONING KEY PLAN
NTS



07 DP101 EXISTING SITE PHOTO FROM SOUTHEAST
NTS



08 DP101 EXISTING SITE PHOTO FROM NORTHEAST
NTS



09 DP101 EXISTING SITE PHOTO FROM WEST
NTS



04 DP101 SPRING EQUINOX SHADOW STUDY 10:00 AM
NTS



05 DP101 SPRING EQUINOX SHADOW STUDY 12:00 PM
NTS



06 DP101 SPRING EQUINOX SHADOW STUDY 2:00 PM
NTS



01 DP101 SUMMER SOLSTICE SHADOW STUDY 10:00 AM
NTS



02 DP101 SUMMER SOLSTICE SHADOW STUDY 12:00 PM
NTS



03 DP101 SUMMER SOLSTICE SHADOW STUDY 2:00 PM
NTS

North Arrow



Detail Symbol

DETAIL#
SHEET #

Symbol not to scale

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component
Maison Victoria

Keyplan

Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
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Adrian Tudela, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
SITE CONTEXT

ZONING PLAN
EXISTING SITE CONTEXT
PROPOSAL SHADOW STUDIES

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. NCCA-17-0221

Drawing No. DP101

PLOT DATE: February 14, 2019 TIME: 10:31 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP101.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



03 DP102 — VIEW FACING NORTH
NTS



04 DP102 — PERSPECTIVE FACING EAST
NTS



01 DP102 — PERSPECTIVE FACING NORTHWEST
NTS



02 DP102 — DETAIL- MAIN ENTRY PORTE COCHERE
NTS

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
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Maison Victoria

Keyplan

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Architectural: Norr Architects Engineers Planners

Seal(s)

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Alireza Tavakkoli, P.Eng., APEGA
Chris Pai, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
AERIAL IMAGERY

3D VIEWS

North Arrow

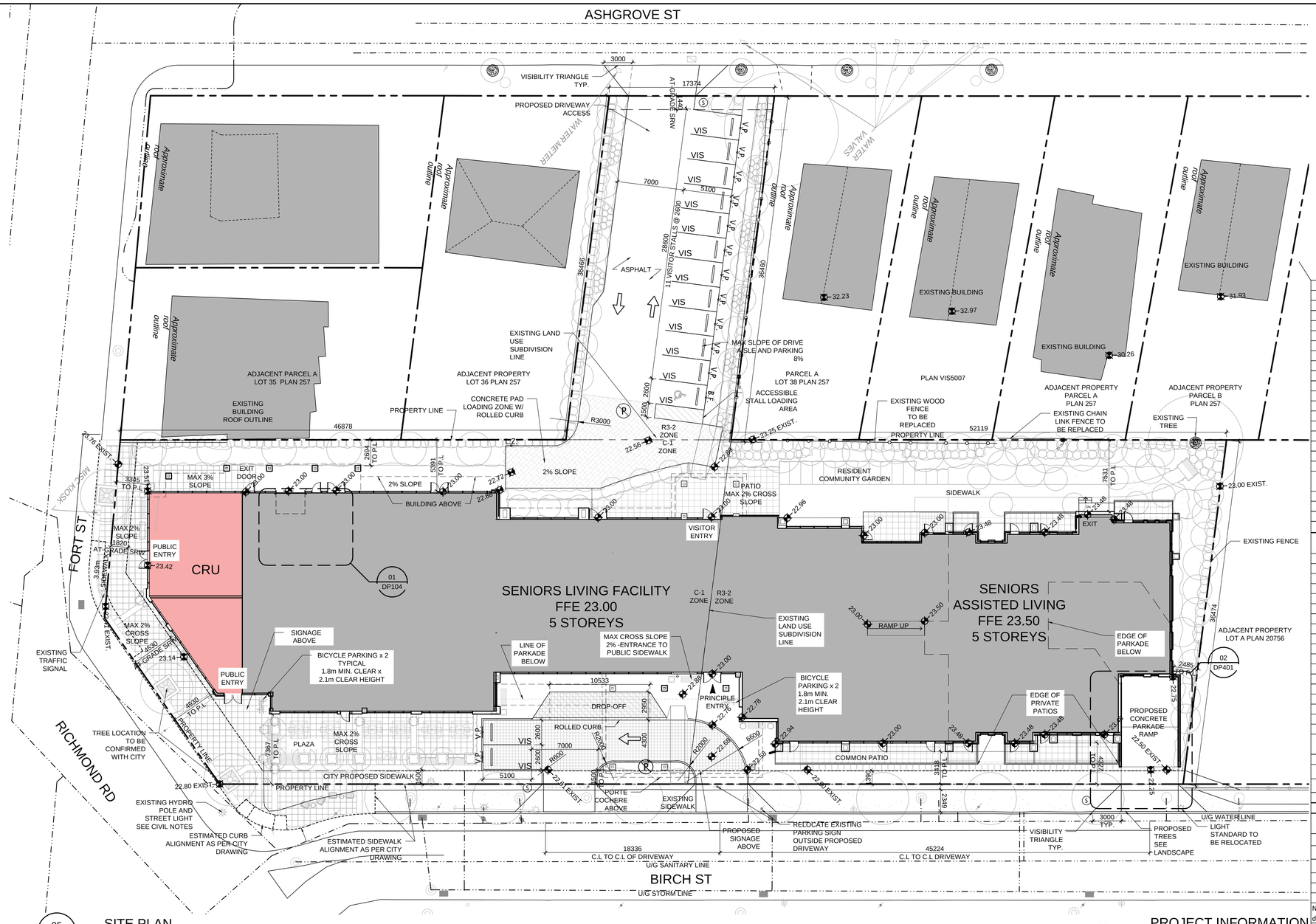
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch
0 10mm

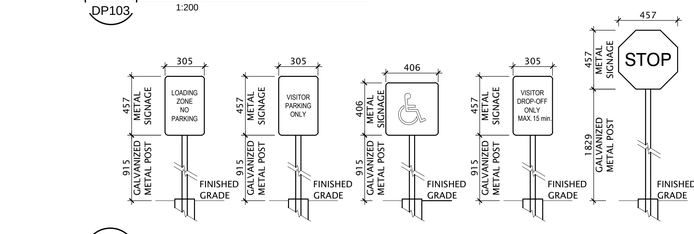
Project No.
NCCA-17-0221

Drawing No.
DP102

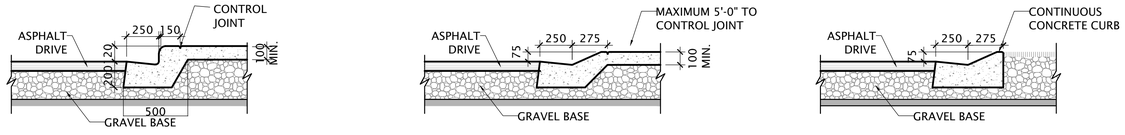
PLOT DATE: March 13, 2019 TIME: 11:37 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP102.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



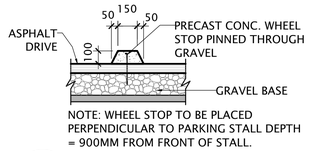
05 DP103 **SITE PLAN** 1:200



04 DP103 **SITE SIGNAGE DETAILS**

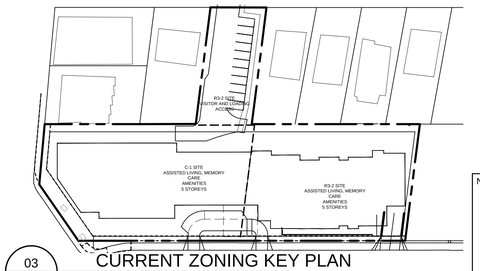


01 DP103 **STANDARD CURB DETAILS** 1:20



NOTE: WHEEL STOP TO BE PLACED PERPENDICULAR TO PARKING STALL DEPTH = 900MM FROM FRONT OF STALL.

02 DP103 **WHEEL STOP DETAIL** 1:20



03 DP103 **CURRENT ZONING KEY PLAN** NTS

SITE LEGEND

- PRINCIPAL ENTRY
- VIS VISITOR PARKING
- V.P. VISITOR PARKING SIGNAGE
- ACCESSIBLE PARKING STALLS
- A.P. ACCESSIBLE PARKING SIGNAGE
- NO PARKING ANY TIME / FIRELANE
- L.Z. LOADING ZONE
- D.O. DROP-OFF SIGN
- DIRECTION OF TRAVEL
- FIRE HYDRANT
- WALK RAMP - DEPRESSED CURB
- CONCRETE PAD- GARBAGE PICKUP & LOADING
- DESIGNATED VISITOR DROP-OFF AREA
- STOP SIGN
- BIKE RACK (CLASS 2)
- COMMERCIAL RETAIL USE

PROJECT INFORMATION TABLE- C-1	
Zone (existing)	C-1
Proposed Zone "new zone"	"New Zone"
Site Area (sm)	2182.9
Total Floor Area (sm)	5891.3
Commercial Floor Area (sm)	170
Floor Space Ratio	2.7
Site Coverage (%)	52.30%
Open Site Space (%)	48.40%
Height of Building (m)	20.64
Number of Storeys	5
Parking Stalls (number) on site	**65** TOTAL (51 UNDERGROUND, 14 SURFACE)
Bicycle Parking number (Class 1)	**8** (TOTAL PROJECT- P1)
Bicycle Parking number (Class 2)	**4**
Building Setbacks * Corner Lot (m)	Closest Face of Main building to Property Line
Street Boundary (East Birch St.)	3.42m
Side Yard (south) Fort St.	2.0m
Side Yard (north)	2.49m
Internal Rear Yard (West)	2.55m
Use: Seniors Assisted Living and Memory Care	
Total Number Units	60
Unit Type	STUDIO/1 BED
Ground-oriented Units	0
Minimum Sleeping Room floor Area (sm)	31.32

PROJECT INFORMATION TABLE- R3-2 SITE	
Zone (existing)	R3-2
Proposed Zone "new zone"	"New Zone"
Site Area (sm)	2514.9
Total Floor Area (sm)	4880.0
Commercial Floor Area (sm)	170
Floor Space Ratio	1.94
Site Coverage (%)	39.43%
Open Site Space (%)	51.10%
Height of Building (m)	20.64
Number of Storeys	5
Parking Stalls (number) on site	**65** TOTAL (51 UNDERGROUND, 14 SURFACE)
Bicycle Parking number (Class 1)	**8** (TOTAL PROJECT- P1)
Bicycle Parking number (Class 2)	**4**
Building Setbacks * Corner Lot (m)	Closest Face of Main building to Property Line
Street Boundary (East Birch St.)	3.42m
Side Yard (south) Fort St.	2.0m
Side Yard (north)	2.49m
Internal Rear Yard (West)	2.55m
Use: Seniors Assisted Living and Memory Care	
Total Number Units	77
Unit Type	STUDIO/1 BED
Ground-oriented Units	0
Minimum Sleeping Room floor Area (sm)	31.32

TOTAL PROJECT AREA STATISTICS	
Site Area (sm)	4697.8
Lot width (m)	72.4
Total Floor Area (sm)	10771.3
Floor Space Ratio	2.29
Site Coverage (sm)	45.08%
Commercial Floor Area (sm)	170
Open Site Space (%)	30.45% (TOTAL SITE)

Note: Open Site Space Percentage excludes areas below roof projections, parking areas, driveways and balconies

Note: Site Coverage includes main buildng footprint, raised private patios, and exit stair. Exclusions are overhangs above main level, and covered landscape or driveways

General Notes

All exterior site lighting to meet City of Victoria Standards.
For proposed location of exterior lighting see building elevations. Sizing is for reference only. Actual sizes and dimensions to be confirmed once specified.
Curb alignments along Birch Street, Richmond and Fort Street are estimated for design reference only, to be confirmed by the City
Site Signage for Reference purposes.
Lot width measured based on survey property lines.
Dimensions between exterior faces of the building and the property line are for reference only. Actual sizes and dimensions to be confirmed once exterior material sizes specified.
Total floor areas have been calculated to City of Victoria Bylaw 2018 (18-072) definition, measured to inside face of main building exterior wall, including elevator cores

06 DP103 **PROJECT INFORMATION TABLES**

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Project Component
Maison Victoria
Keyplan

Consultants
Civil:
Landscape: McElhanney Consulting Services Ltd.
Architectural: Lombard North Group (B.C) Inc.
Norr Architects Engineers Planners

Seal(s)

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Chris Pai, P.Eng., APEGA

Project Manager: C.Abercrombie	Drawn: C.Clark
Project Leader: C.Clark	Checked: C.Abercrombie

Client
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#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
SITE PLAN AND STATISTICS

Check Scale (may be photo reduced)
0 1inch 0 10mm

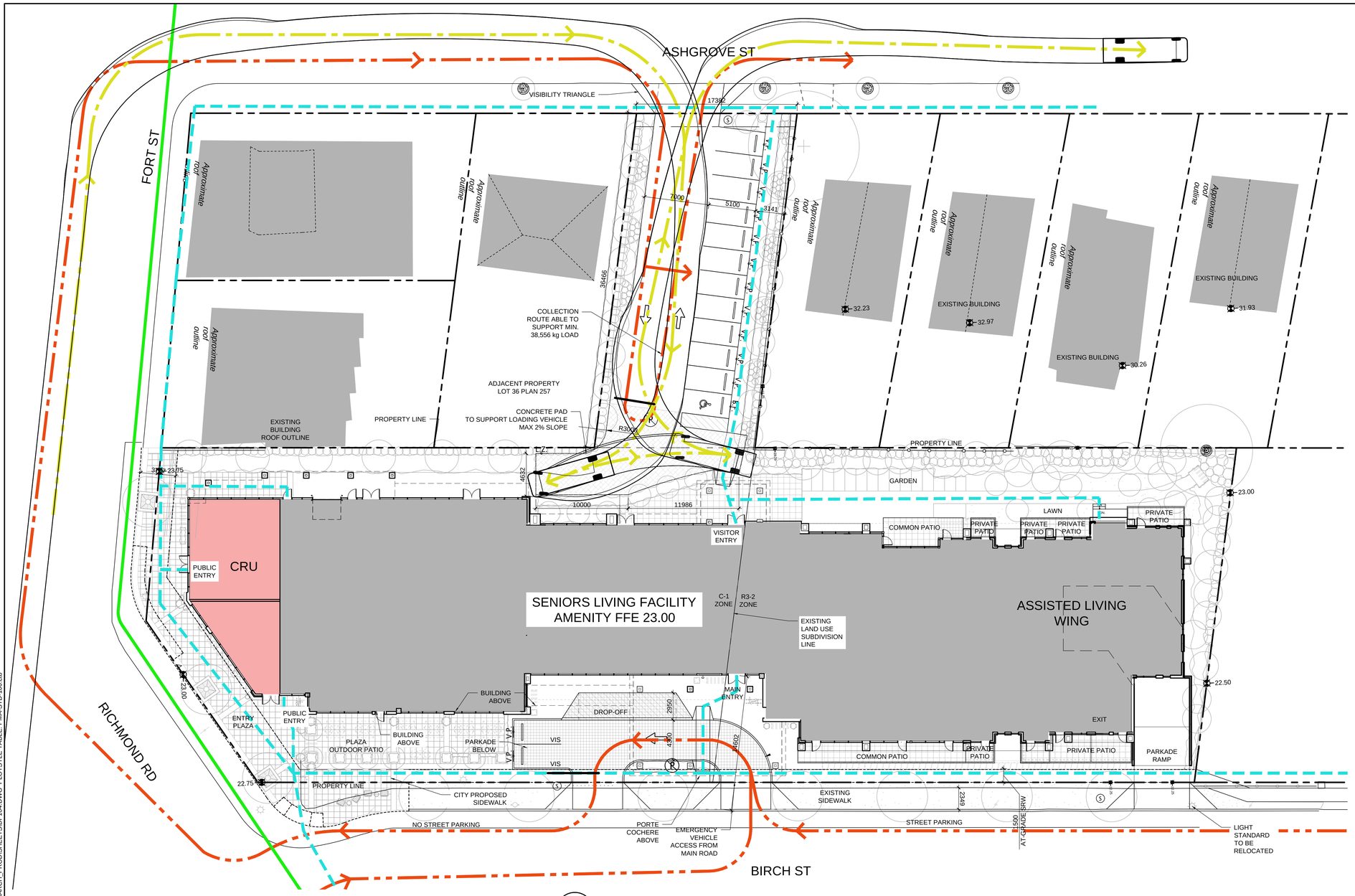
Project No.
NCCA-17-0221

Drawing No.
DP103

North Arrow: TRUE NORTH

Detail Symbol: DETAIL# / SHEET #
Symbol not to scale

PLOT DATE: April 5, 2019 TIME: 2:33 PM FULL PATH AND FILENAME P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PRODSHEETS\DP103.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



SITE LEGEND

- PRINCIPAL ENTRY
- VIS VISITOR PARKING
- VISITOR PARKING SIGNAGE
- ACCESSIBLE PARKING STALLS
- ACCESSIBLE PARKING SIGNAGE
- NO PARKING ANY TIME / FIRELANE
- LOADING ZONE
- DROP-OFF SIGN
- DIRECTION OF TRAVEL
- FIRE HYDRANT
- WALK RAMP - DEPRESSED CURB
- CONCRETE PAD- GARBAGE PICKUP & LOADING
- DESIGNATED VISITOR DROP-OFF AREA
- STOP SIGN
- BIKE RACK (CLASS 2)
- COMMERCIAL RETAIL USE

SITE CIRCULATION LEGEND

- VEHICLE CIRCULATION -DROP-OFF -VISITOR PARKING
- LOADING CIRCULATION -LOADING VEHICLE -WASTE RECYCLE VEHICLE
- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION

NOTE: EMERGENCY VEHICLE ACCESS ROUTE ON PUBLIC ROADWAY

NOTES

1) ALL PORTIONS OF THE COLLECTION VEHICLE ROUTE/APPROACH AREA/CONCRETE PADS AND CONCRETE APRONS ARE STRUCTURALLY CAPABLE OF SUPPORTING A MINIMUM 38,556 KG LOAD.

2) VEHICLE SWEEP AND MOVEMENT SHOWN FOR SU-9 WITH A STEERING ANGLE OF 12.0m.

3) THE COLLECTION VEHICLE WILL NOT STOP OVER A PEDESTRIAN MOVEMENT CROSSING DURING COLLECTION OPERATIONS (AS SHOWN).

4) BUILDING MAINTENANCE STAFF WILL TRANSFER THE RECYCLABLE MATERIALS AND WASTE CONTAINERS FROM/TO THE STORAGE ROOM TO THE COLLECTION AREA.
5) WASTE RECYCLING ROOM TO BE MECHANICALLY VENTED. REFER TO MECHANICAL DRAWINGS

6) MINIMUM CLEARANCE FOR COLLECTION VEHICLE ALONG ROUTE 5 METERS

7) GARBAGE PICKUP BY PRIVATE COLLECTOR

NOTES

1) VANDAL PROOF LIGHTING ADJACENT TO ALL BUILDING ENTRANCEWAYS AND GARBAGE FACILITIES (OVERHEAD AND MAN DOORS).

2) MINIMUM LUX OF 10 AND SITE LIGHTING RATIO OF 4:1 ON PAVEMENT FOR PARKING AND PEDESTRIAN AREAS REQUIRED.

3) ALL SITE AND EXTERIOR MOUNTED LIGHTING WILL MEET CITY OF VICTORIA LIGHTING STANDARDS

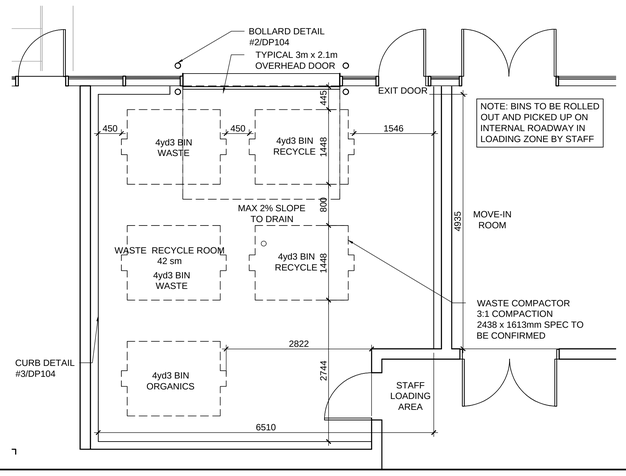
4) FOR EXTERIOR MOUNTED LIGHT LOCATIONS, REFER TO BUILDING ELEVATIONS.

5) LIGHTING FIXTURES DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL SIZES AND DIMENSIONS TO BE CONFIRMED ONCE SPECIFIED.

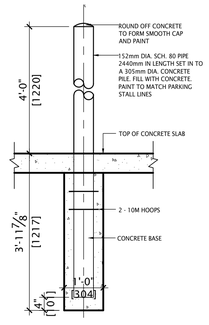
6) DIMENSIONS BETWEEN EXTERIOR FACES OF THE BUILDING AND THE PROPERTY LINE ARE FOR REFERENCE ONLY. ACTUAL SIZES AND DIMENSIONS TO BE CONFIRMED ONCE EXTERIOR MATERIAL SIZES SPECIFIED.

WASTE & RECYCLING
BINS / AREA REQUIRED
137 UNITS / 10 x 3yd^3 = 41.1 yd^3 WASTE PRODUCED
41.1 yd3 / 4 yd3 BINS = 10.28 BINS REQUIRED
10.28 BINS x 9 m^2 = 92.48 m^2 ROOM SIZE
1 COMPACTOR 3:1 RATIO = 10.28 / 3 = 3.43 (4) BINS
4 BINS x 9 m^2 = 36 m^2 ROOM SIZE
BINS / AREA PROVIDED
4 x 4 yd^3 BINS
2 x 4yd^3 = WASTE, 1 x4 yd^3 = RECYCLING, 1 x 4 yd3 = ORGANICS
42 m^2 WASTE & RECYCLING ROOM PROVIDED
44 m^2 STAGING/LOADING AREA PROVIDED

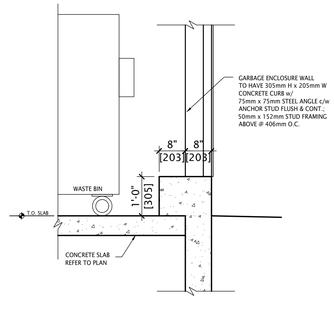
04 DP104 — SITE SWEEPS PLAN
1:200



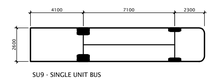
01 DP104 — WASTE RECYCLING ROOM DETAIL
1:50



02 DP104 — BOLLARD DETAIL
1:20



03 DP104 — CONCRETE CURB DETAIL
1:20



04 DP104 — SU9 TRUCK DETAILS
1:200

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
Maison Victoria
Keyplan

Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Ballabanera, Architect, AAA, B.Arch, MAIBC
Adrian Tsotsila, P.Eng., APEGA
Chris Pai, P.Eng., APEGA

Project Manager: C.Abercrombie
Drawn: C.Clark
Project Leader: C.Clark
Checked: C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
SITE CIRCULATION WASTE RECYCLING DETAILS

North Arrow

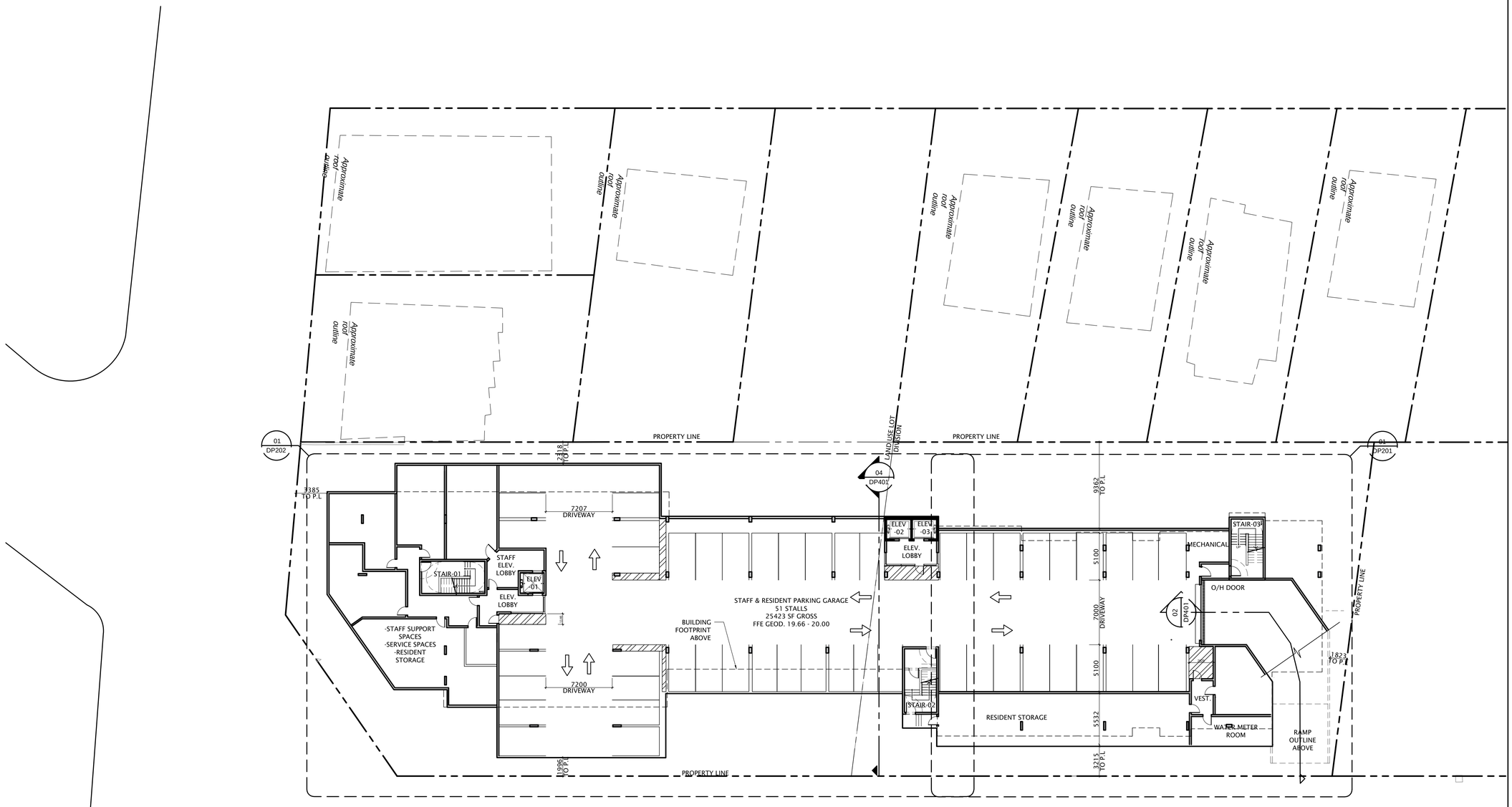
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No.
NCCA-17-0221

Drawing No.
DP104

PLOT DATE: April 5, 2019 TIME: 2:34 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PROD\SHEETS\DP104.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01
DP200

FLOOR PLAN LEVEL P1

1:200

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Project Component
Maison Victoria

Keyplan

Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
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A. Silvio Balbassarra, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pai, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
OVERALL FLOOR PLAN
LEVEL P01

North Arrow

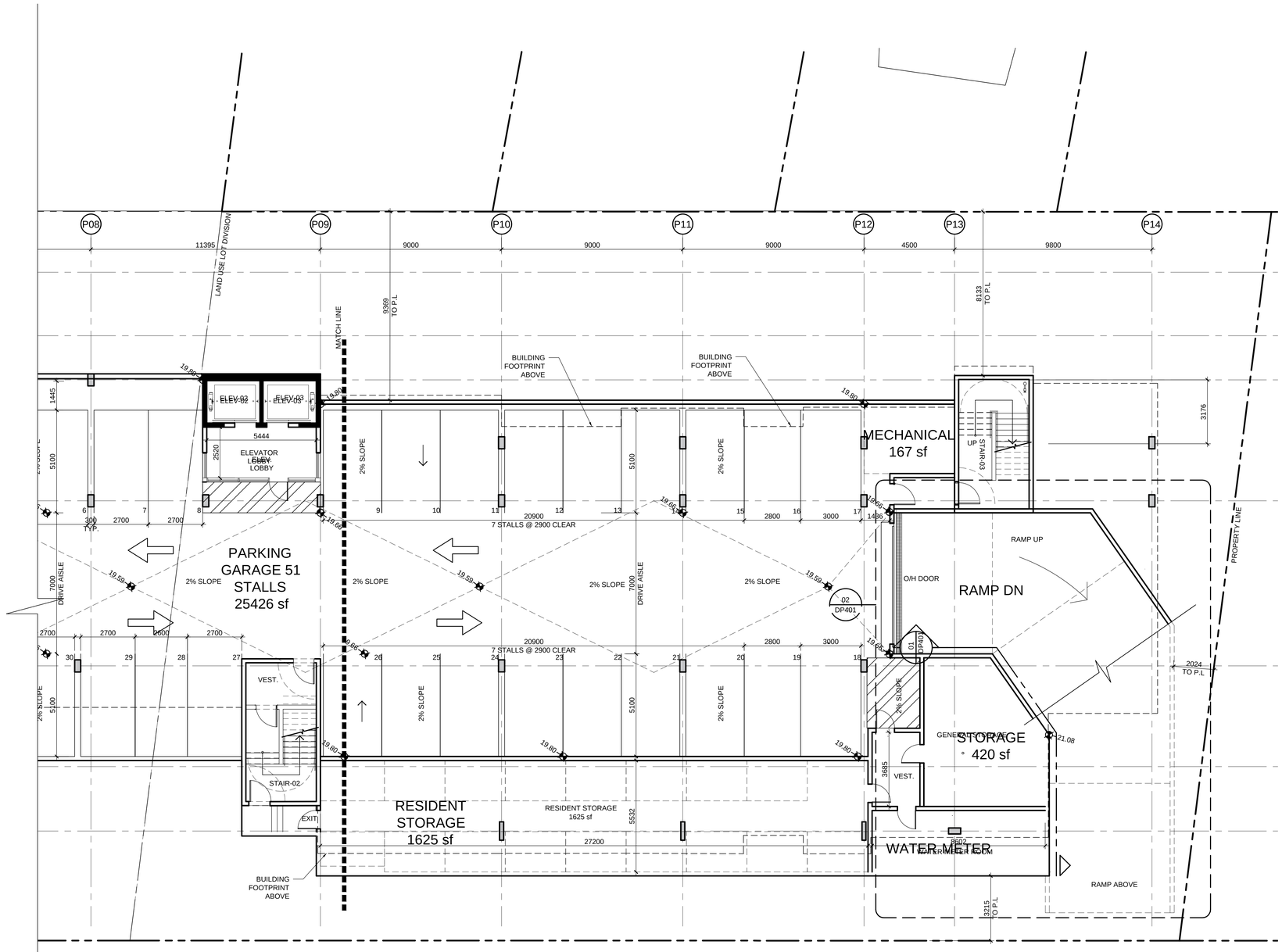
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No.
NCCA-17-0221

Drawing No.
DP200

PLOT DATE: April 5, 2019 TIME: 2:35 PM FULL PATH AND FILENAME: P:\NCCA\17-0221 - MAISON VICTORIA\500-DEL\VARCH_PROD\SHEETS\DP200.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 DP201 PARTIAL FLOOR PLAN LEVEL P1- NORTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Project Component
Maison Victoria

Keyplan



Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
Prism Mohawk Architects (Alberta) Inc. Prism Mohawk Holdings Inc.
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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Tobiela, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

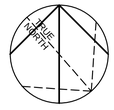
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
PARTIAL FLOOR PLAN
LEVEL P1
NORTH

North Arrow



Detail Symbol



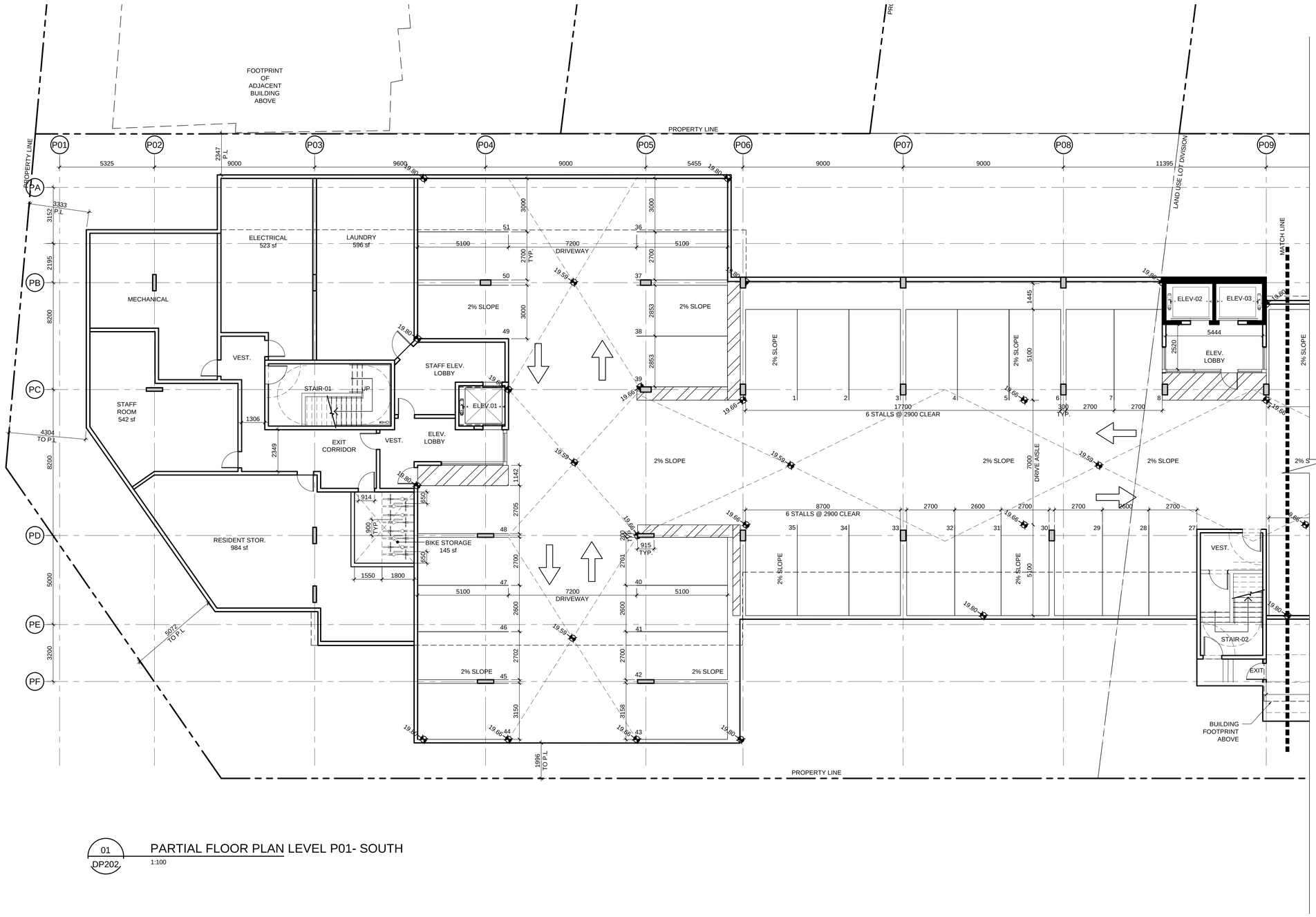
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. NCCA-17-0221

Drawing No. DP201

PLOT DATE: April 5, 2019 TIME: 2:36 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP201.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 PARTIAL FLOOR PLAN LEVEL P01- SOUTH
DP202 1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Project Component
Maison Victoria

Keyplan



Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
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A Partnership of Limited Companies
Provn McKenzie Architects (Alberta) Inc, Provn McKenzie Holdings Inc.
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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adnan Todella, P.Eng., APEGA
Chris Pai, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

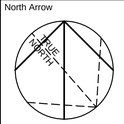
Drawing Title
PARTIAL FLOOR PLAN
LEVEL P01
SOUTH

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. NCCA-17-0221

Drawing No. DP202

North Arrow

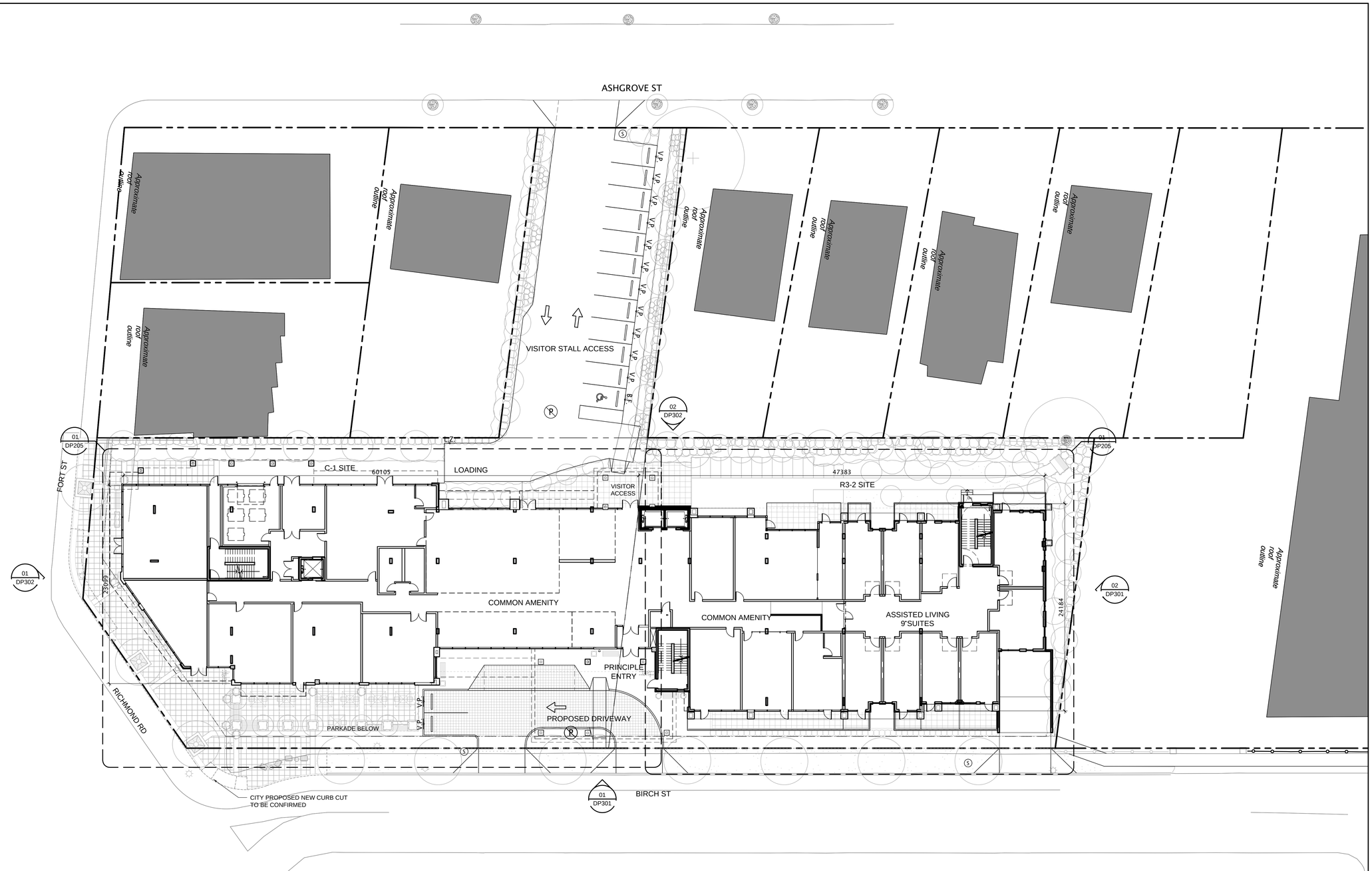


Detail Symbol



Symbol not to scale

PLOT DATE: April 5, 2019 TIME: 2:35 PM FULL PATH AND FILENAME: P:\NCCA\17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP202.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01
DP203

OVERALL FLOOR PLAN LEVEL 01

1:200

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component

Maison Victoria

Keyplan

Consultants

Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR

2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client

MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project

MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title

OVERALL FLOOR PLAN
LEVEL 01

North Arrow

TRUE NORTH

Detail Symbol

DETAIL#
SHEET #

Symbol not to scale

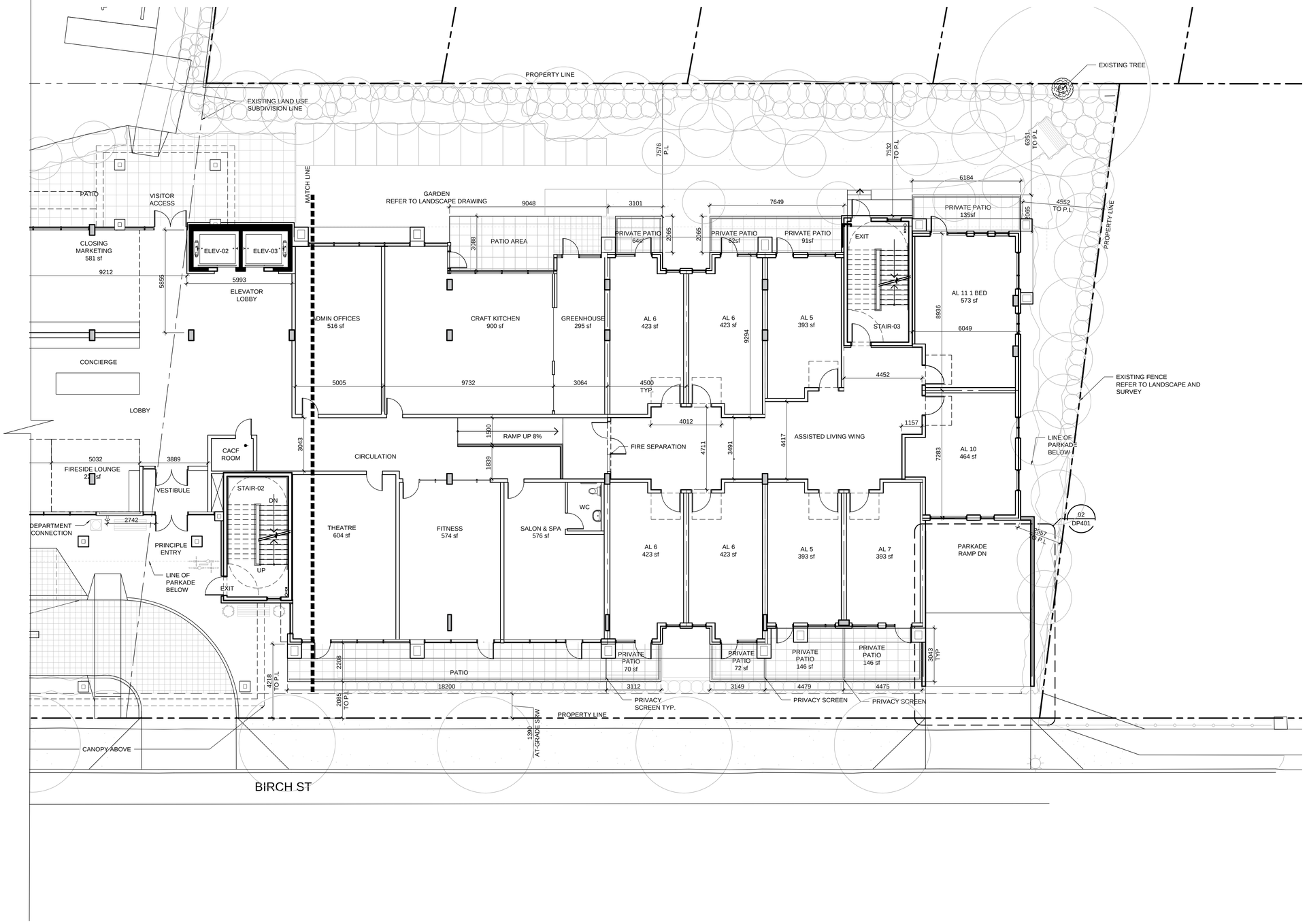
Check Scale (may be photo reduced)

0 1inch 0 10mm

Project No. NCCA-17-0221

Drawing No. DP203

PLOT DATE: April 5, 2019 TIME: 2:36 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP203.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 / DP204 PARTIAL FLOOR PLAN LEVEL 01- NORTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Project Component

Maison Victoria

Keyplan

Consultants

Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR

2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com

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A Partnership of Limited Companies

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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adnan Trobela, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client

MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project

MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title

PARTIAL FLOOR PLAN
LEVEL 01
NORTH

North Arrow

Detail Symbol

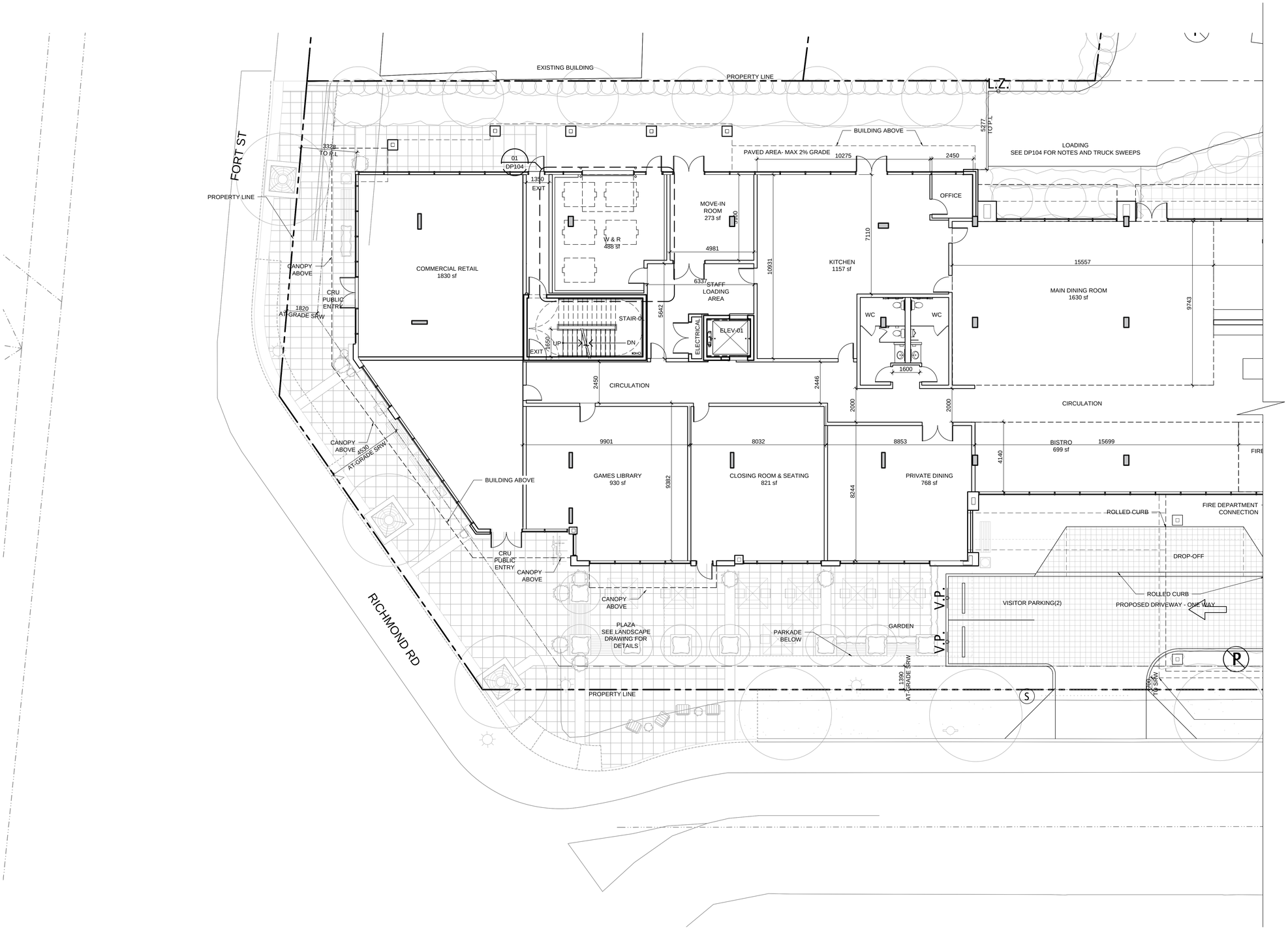
DETAIL#
SHEET #
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No.
NCCA-17-0221

Drawing No.
DP204

PLOT DATE: April 5, 2019 TIME: 2:37 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEET\SIDP204.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 DP205 PARTIAL FLOOR PLAN LEVEL 01- SOUTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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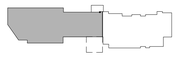
Project Component
Maison Victoria

Keyplan



Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

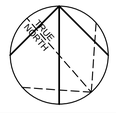
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 01
SOUTH

North Arrow



Detail Symbol

DETAIL#
SHEET #

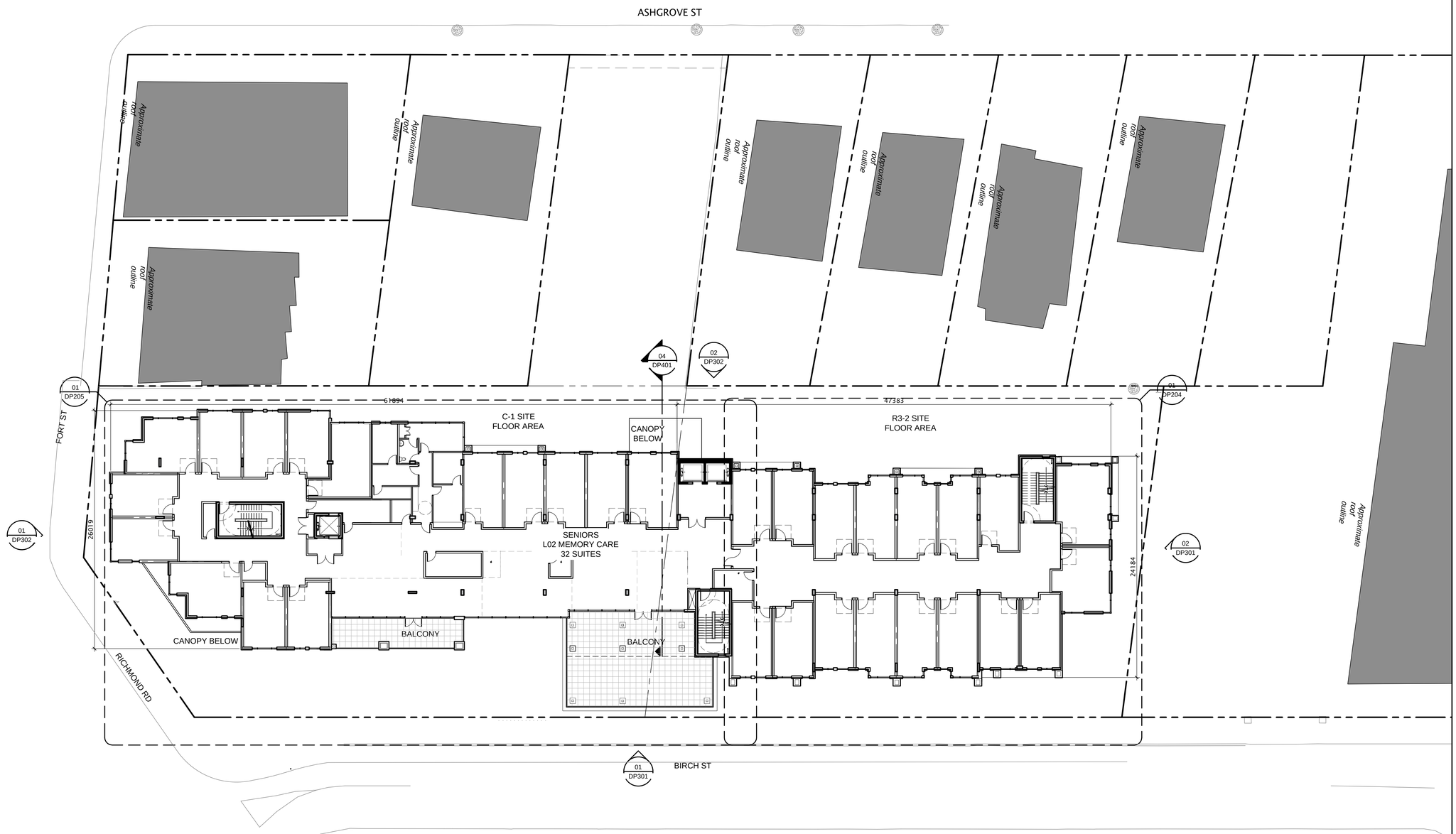
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. NCCA-17-0221

Drawing No. DP205

PLOT DATE: April 5, 2019 TIME: 2:37 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP205.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 DP206 OVERALL FLOOR PLAN LEVEL 02

1:200

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component
Maison Victoria
Keyplan

Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
Poon McKenzie Architects (Alberta) Inc. Poon McKenzie Holdings Inc.
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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adnan Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
OVERALL FLOOR PLAN LEVEL 02

Check Scale (may be photo reduced)
0 1inch 0 10mm

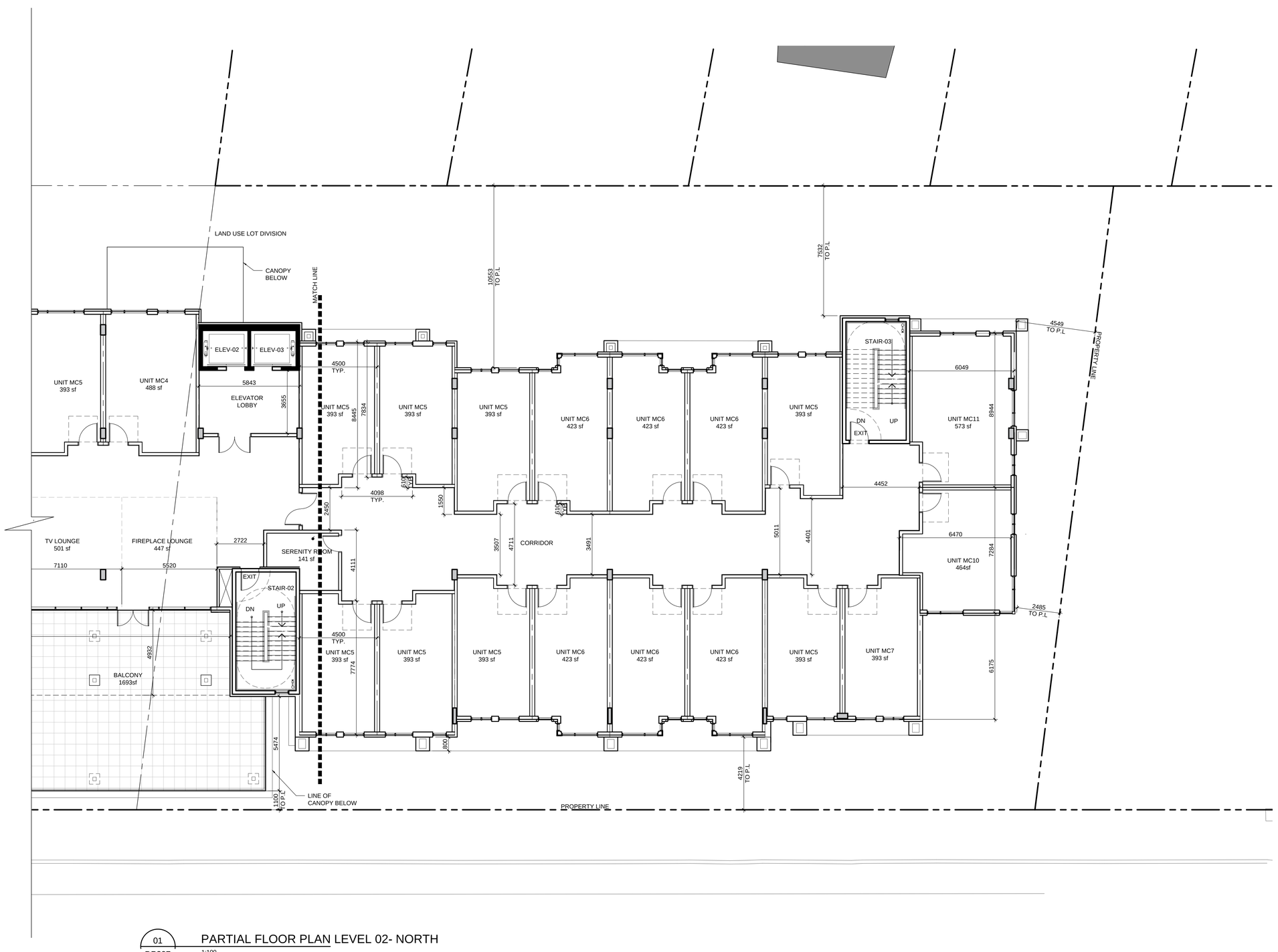
Project No.
NCCA-17-0221

Drawing No.
DP206

North Arrow

Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

PLOT DATE: February 14, 2019 TIME: 2:47 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PRODS\SHEETS\DP206.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 / DP207 PARTIAL FLOOR PLAN LEVEL 02- NORTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
Maison Victoria

Keyplan



Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
Provn McKenzie Architects (Alberta) Inc. Provn McKenzie Holdings Inc.
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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Ballabanera, Architect, AAA, B.Arch, MAIBC
Adnan Todelia, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

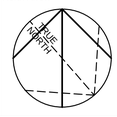
Drawing Title
PARTIAL FLOOR PLAN
LEVEL 02
NORTH

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No.
NCCA-17-0221

Drawing No.
DP207

North Arrow

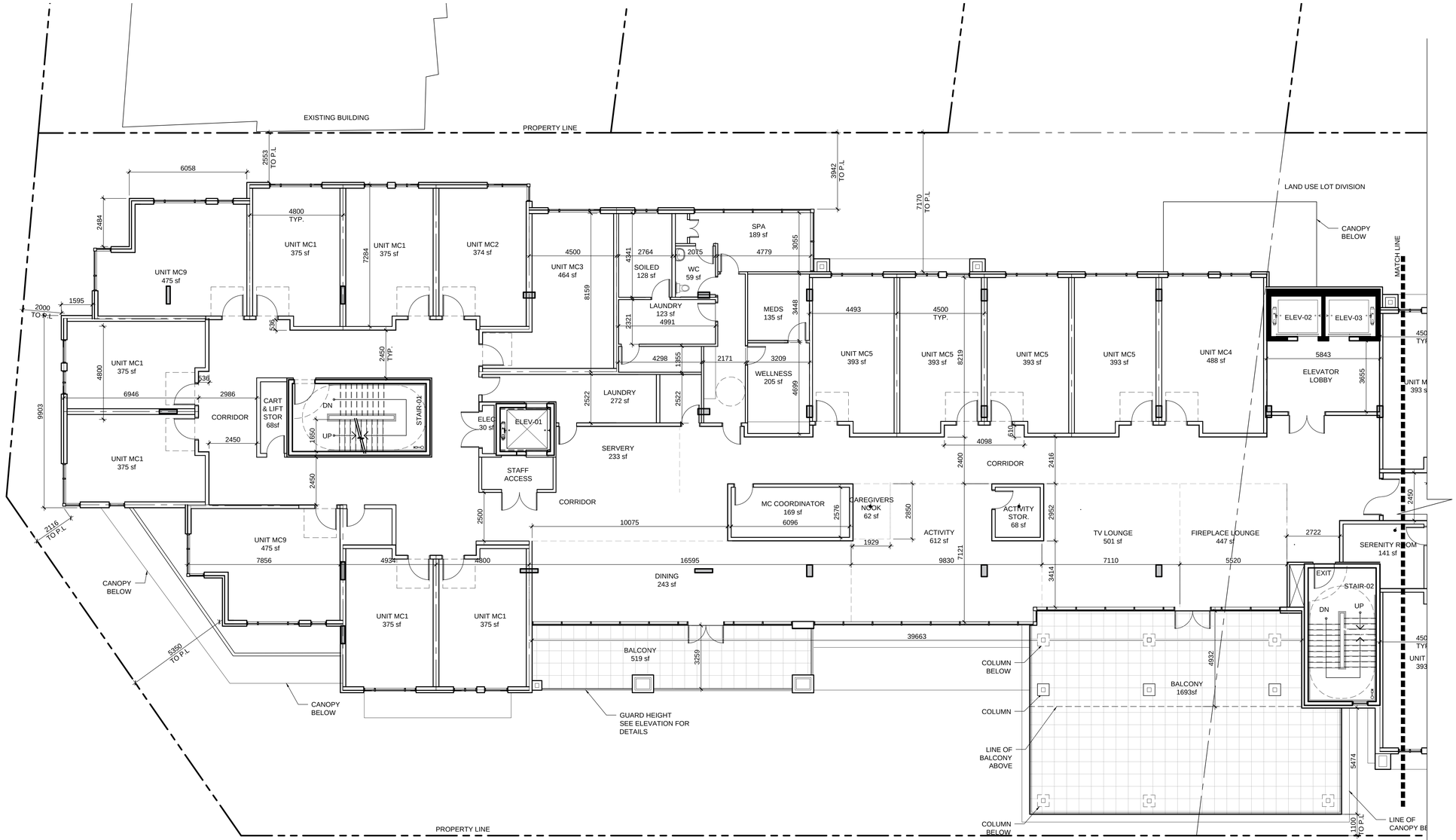


Detail Symbol



Symbol not to scale

PLOT DATE: February 14, 2019 TIME: 10:26 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP207.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01 DP208 PARTIAL FLOOR PLAN LEVEL 02- SOUTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component
Maison Victoria
Keyplan



Consultants
Civil:
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
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A Partnership of Limited Companies
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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Stabbissenia, Architect, AAA, B.Arch, MAIBC
Jeffrey Lee, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

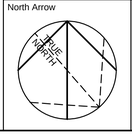
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 02
SOUTH

North Arrow



Detail Symbol



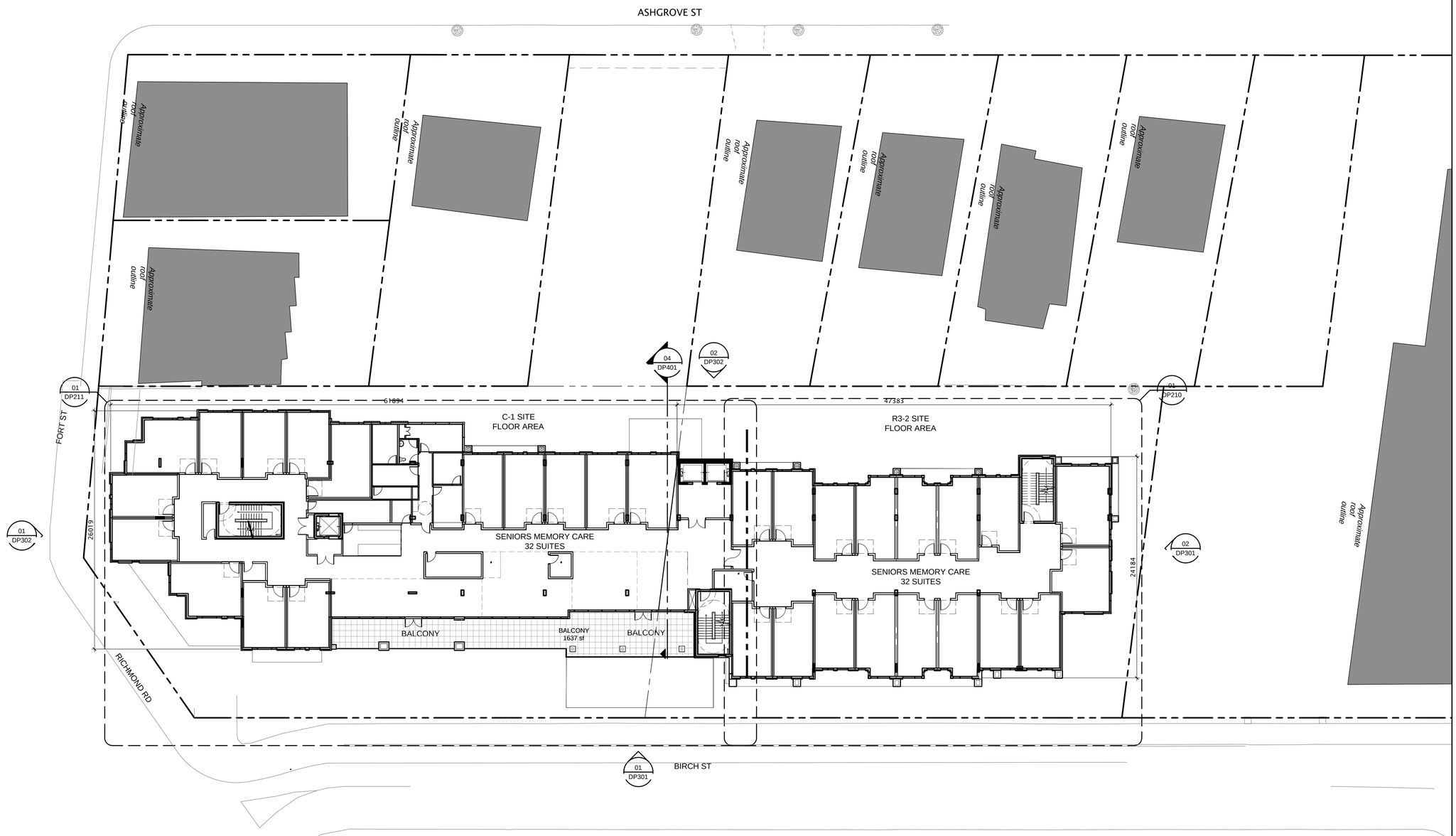
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No.
NCCA-17-0221

Drawing No.
DP208

PLOT DATE: February 14, 2019 TIME: 10:26 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP208.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01 DP209 OVERALL FLOOR PLAN LEVEL 03

1:200

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component
Maison Victoria
Keyplan

Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adnan Todella, P.Eng., APEGA
Chris Pai, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
OVERALL FLOOR PLAN LEVEL 03

Check Scale (may be photo reduced)
0 1inch 0 10mm

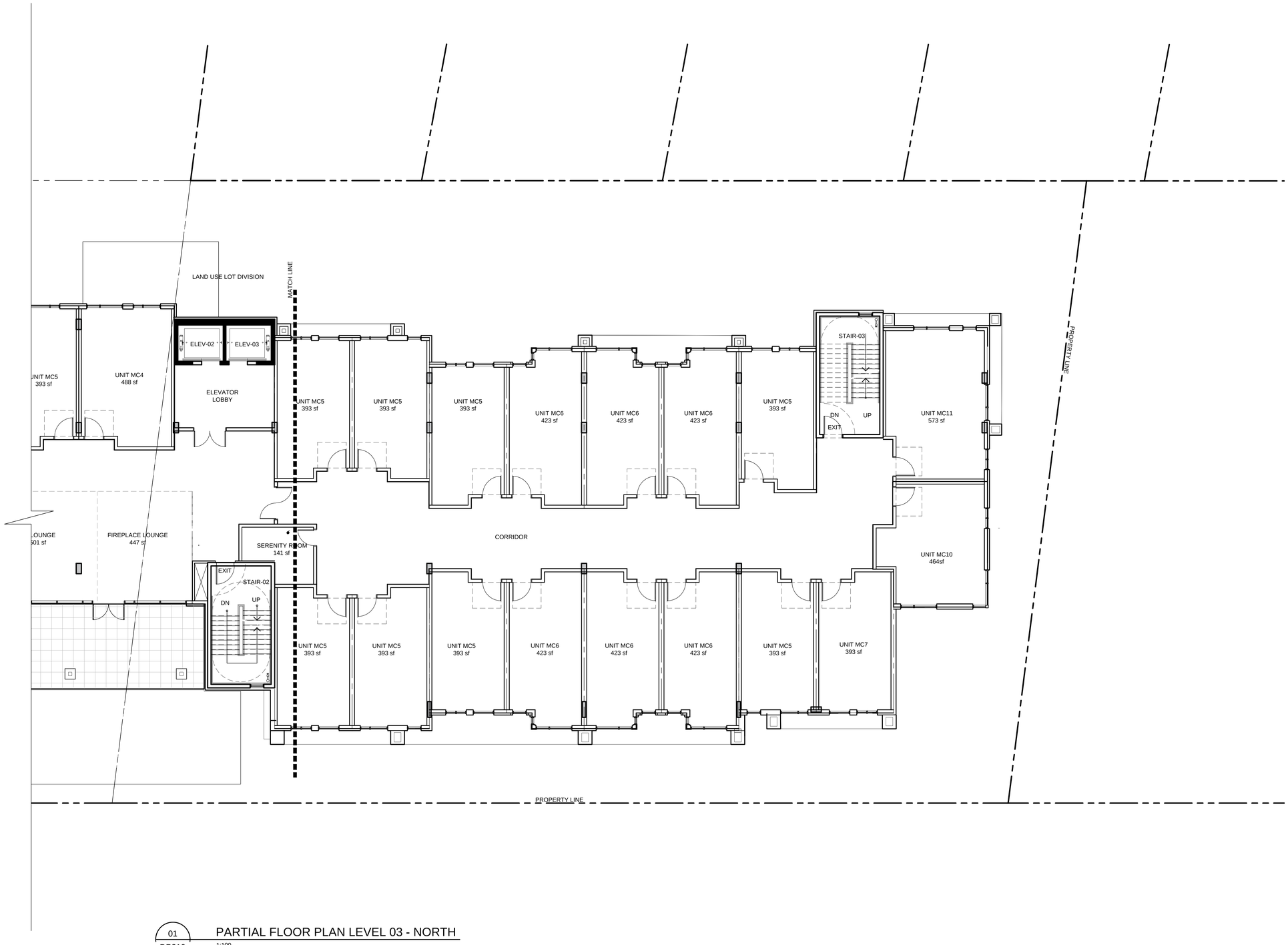
Project No.
NCCA-17-0221

Drawing No.
DP209

North Arrow

Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

PLOT DATE: February 14, 2019 TIME: 10:26 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP209.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01 DP210 PARTIAL FLOOR PLAN LEVEL 03 - NORTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component

Maison Victoria

Keyplan



Consultants

Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR

2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com

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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client

MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project

MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title

PARTIAL FLOOR PLAN
LEVEL 03
NORTH

North Arrow



Detail Symbol

DETAIL#
SHEET #

Symbol not to scale

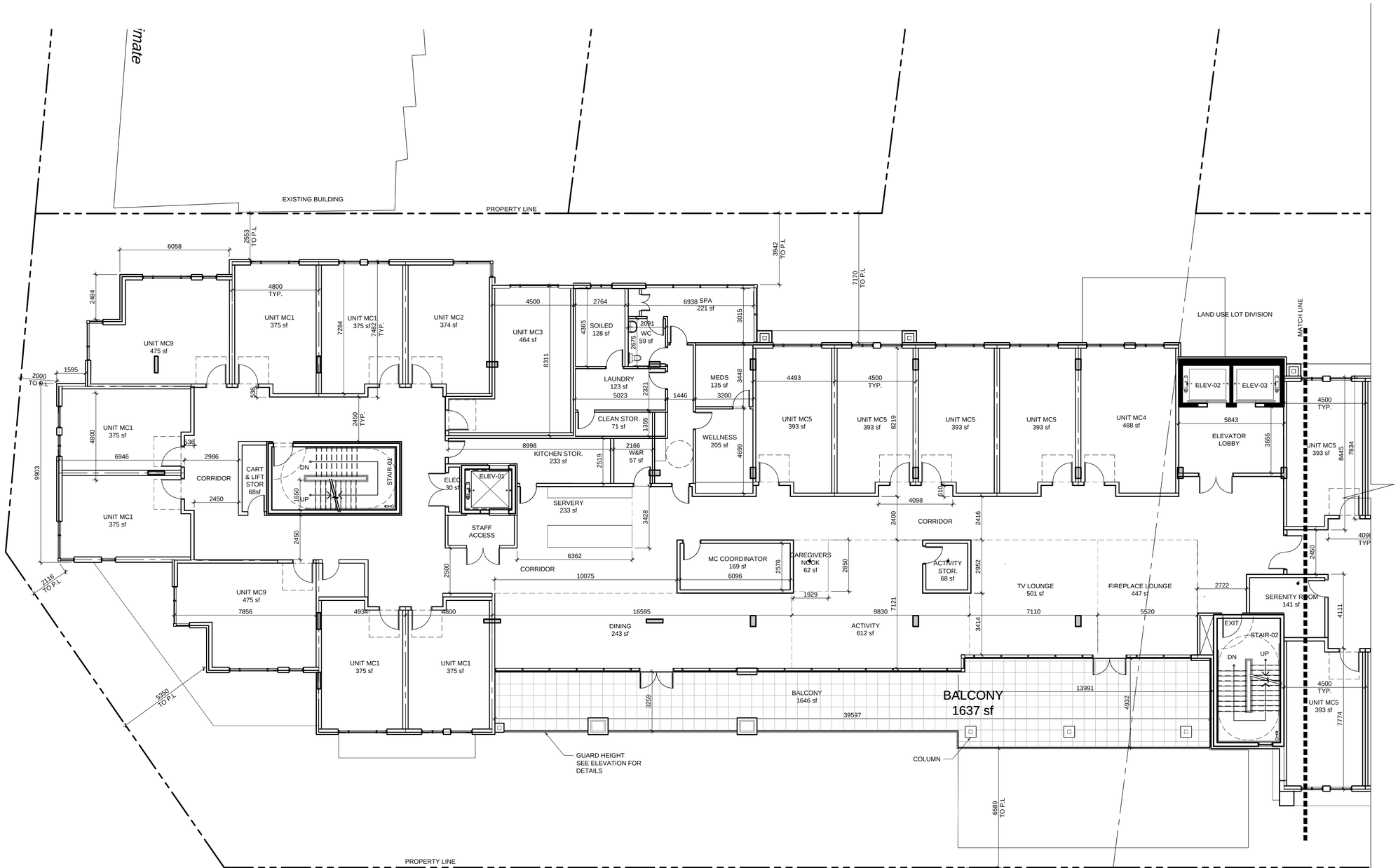
Check Scale (may be photo reduced)

0 1inch 0 10mm

Project No. NCCA-17-0221

Drawing No. DP210

PLOT DATE: February 14, 2019 TIME: 10:27 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP210.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 DP211 PARTIAL FLOOR PLAN LEVEL 03- SOUTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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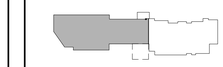
Project Component
Maison Victoria

Keyplan



Consultants

Civil:	McElhanney Consulting Services Ltd.
Landscape:	Lombard North Group (B.C) Inc.
Architectural:	Norr Architects Engineers Planners

Seal(s)

NORR

2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Trotzky, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager: C.Abercrombie	Drawn: C.Clark
Project Leader: C.Clark	Checked: C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

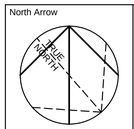
Drawing Title
PARTIAL FLOOR PLAN
LEVEL 03
SOUTH

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No.
NCCA-17-0221

Drawing No.
DP211

North Arrow



Detail Symbol



Symbol not to scale

PLOT DATE: February 14, 2019 TIME: 10:27 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DEL\MARCH_PROD\SHEETS\DP211.DWG, PLOTSTYLE TABLE: PMA-STD-100.ctb



01 DP209A **OVERALL FLOOR PLAN LEVEL 04**

1:200

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
Maison Victoria
Keyplan

Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
Peon McKenzie Architects (Alberta) Inc, Peon McKenzie Holdings Inc.
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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Trotzuk, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
OVERALL FLOOR PLAN LEVEL 04

North Arrow: TRUE NORTH

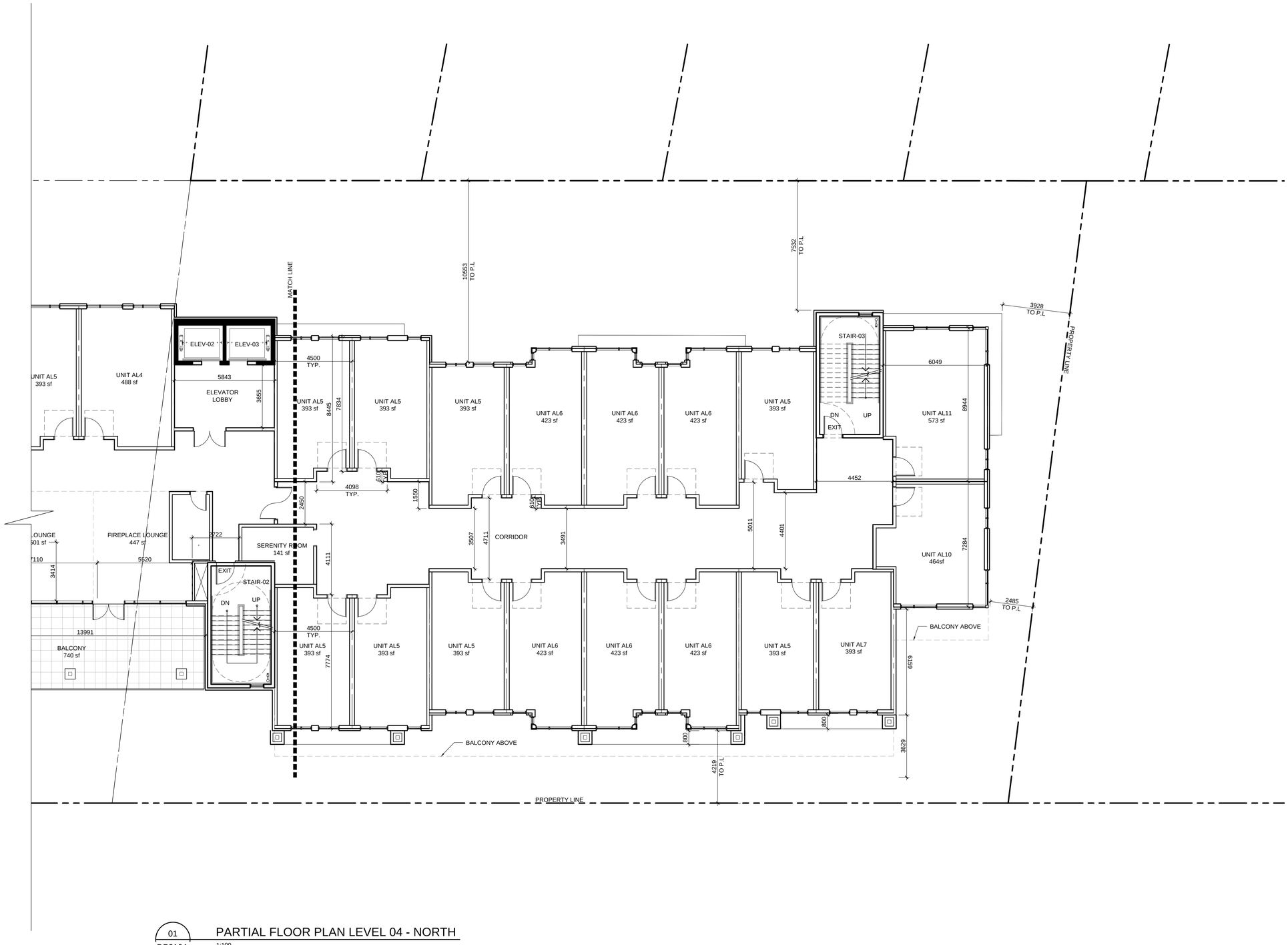
Detail Symbol: DETAIL# / SHEET #
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No.
NCCA-17-0221

Drawing No.
DP209A

PLOT DATE: February 14, 2019 TIME: 10:27 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DEL\MARCH_PROD\SHEET'S\DP209A.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01
DP210A

PARTIAL FLOOR PLAN LEVEL 04 - NORTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component
Maison Victoria

Keyplan



Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
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A Partnership of Limited Companies
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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 04
NORTH

North Arrow



Detail Symbol



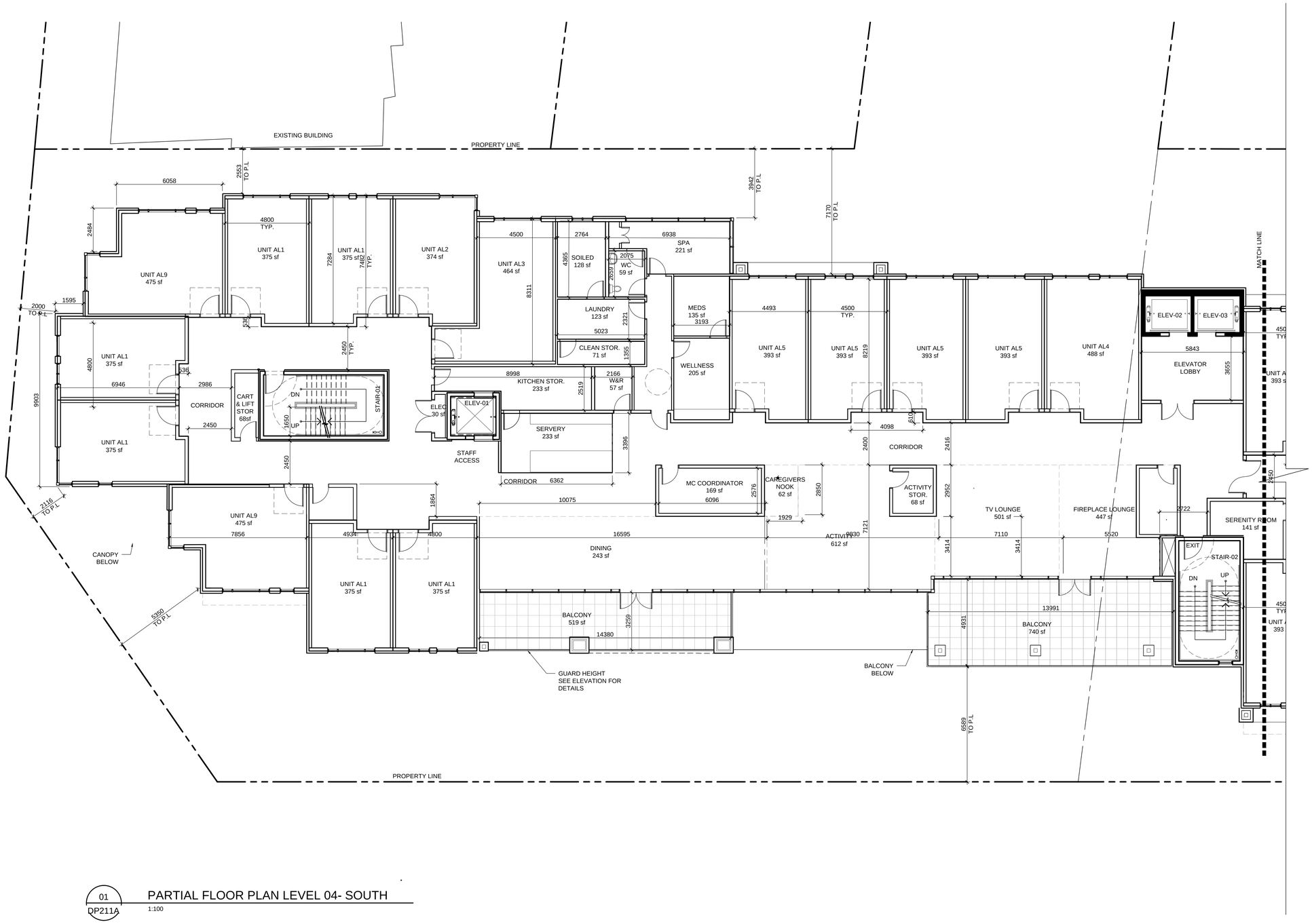
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. NCCA-17-0221

Drawing No. DP210A

PLOT DATE: February 15, 2019 TIME: 1:01 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP210A.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01
DP211A

PARTIAL FLOOR PLAN LEVEL 04- SOUTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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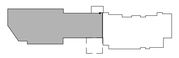
Project Component
Maison Victoria

Keyplan



Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Baldassarre, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pat, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 04
SOUTH

North Arrow



Detail Symbol

DETAIL#
SHEET #

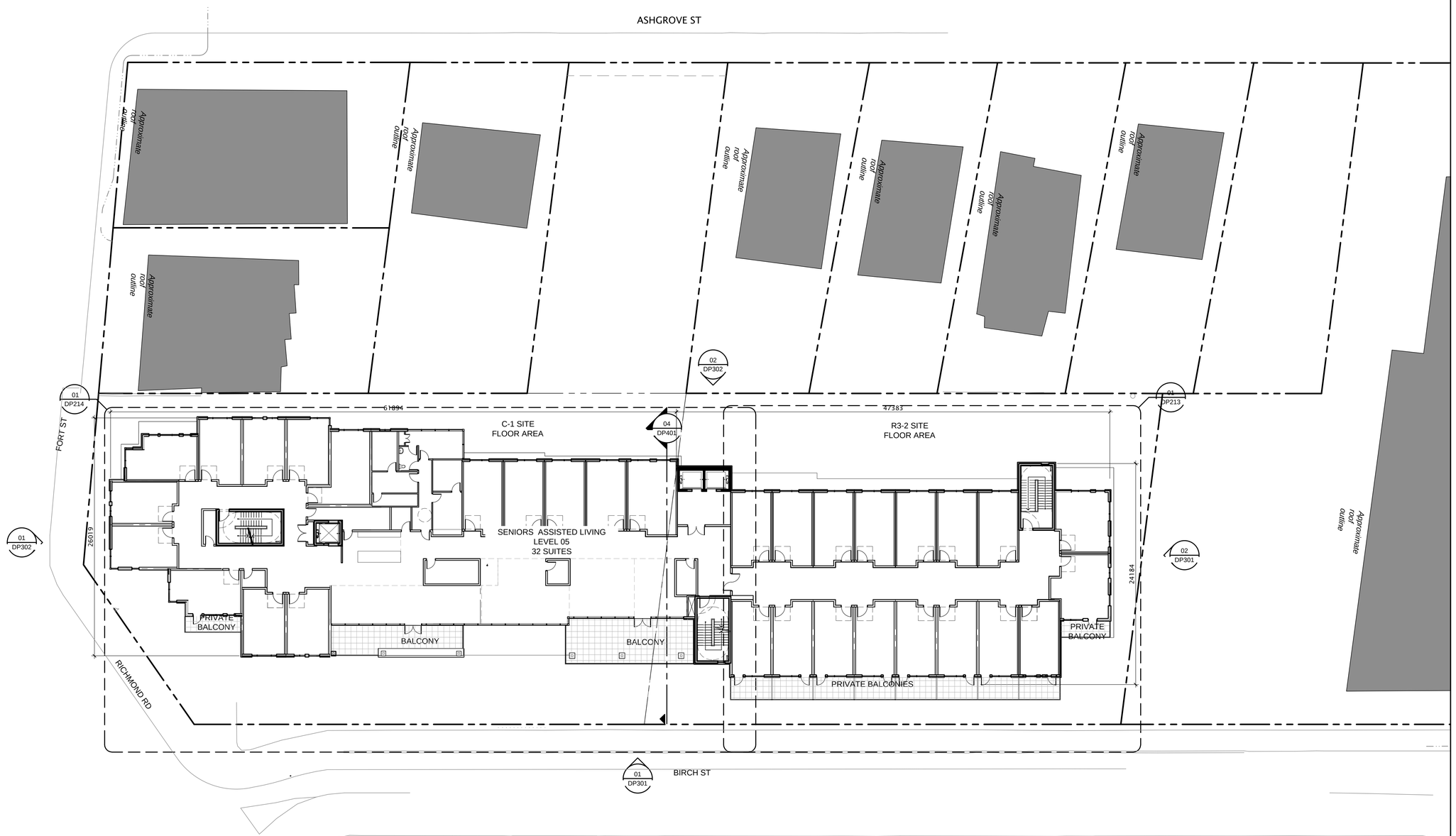
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. NCCA-17-0221

Drawing No. DP211A

PLOT DATE: February 14, 2019 TIME: 10:28 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP211A.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 DP212 OVERALL FLOOR PLAN LEVEL 05

1:200

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component
Maison Victoria

Keyplan

Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Tudella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
OVERALL FLOOR PLAN
LEVEL 05

North Arrow

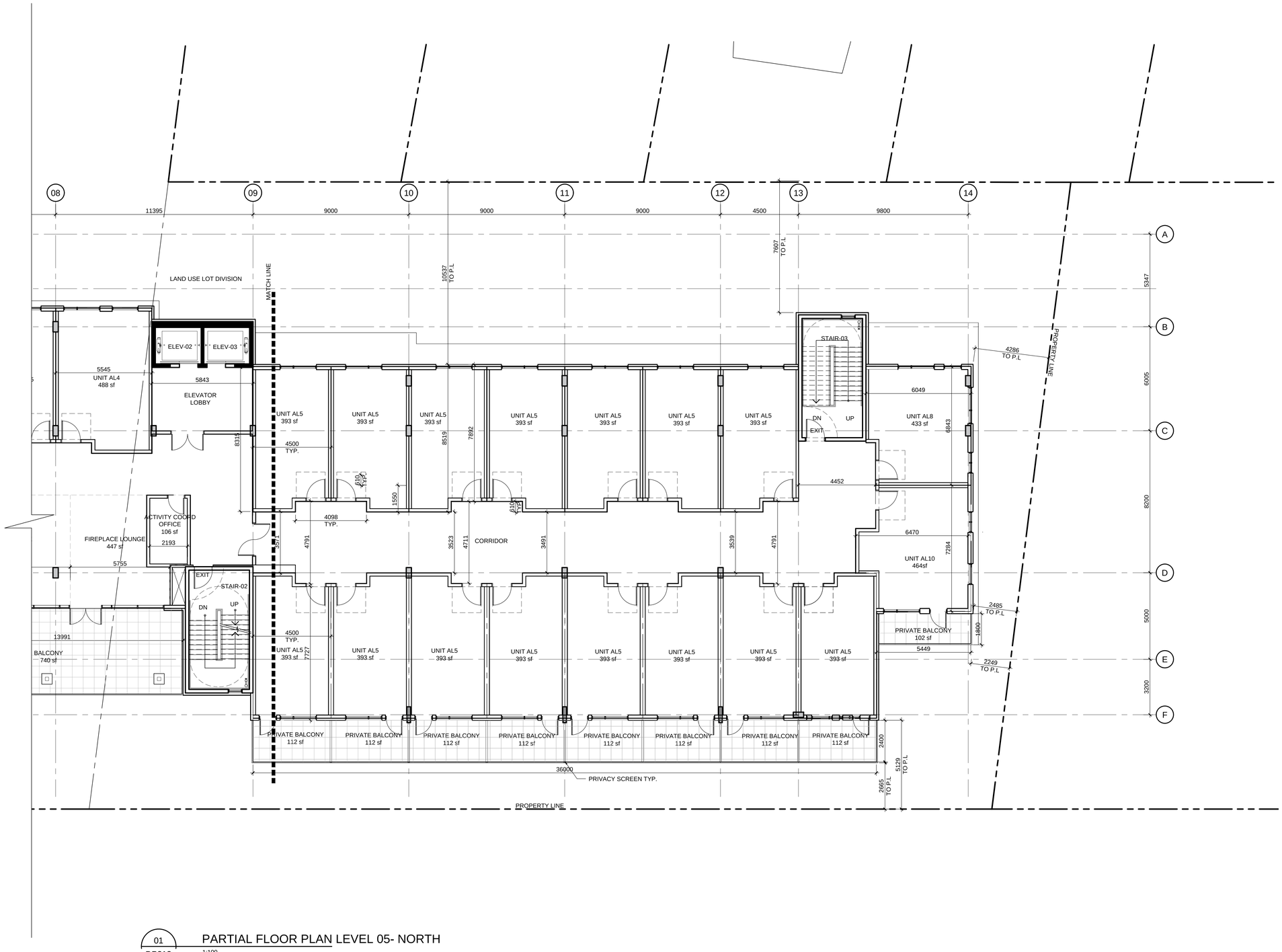
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. NCCA-17-0221

Drawing No. DP212

PLOT DATE: February 14, 2019 TIME: 10:28 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP212.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01
DP213

PARTIAL FLOOR PLAN LEVEL 05- NORTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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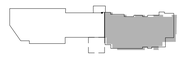
This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
Maison Victoria

Keyplan



Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
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A Partnership of Limited Companies
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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Tudela, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

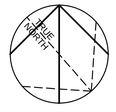
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 05
NORTH

North Arrow



Detail Symbol



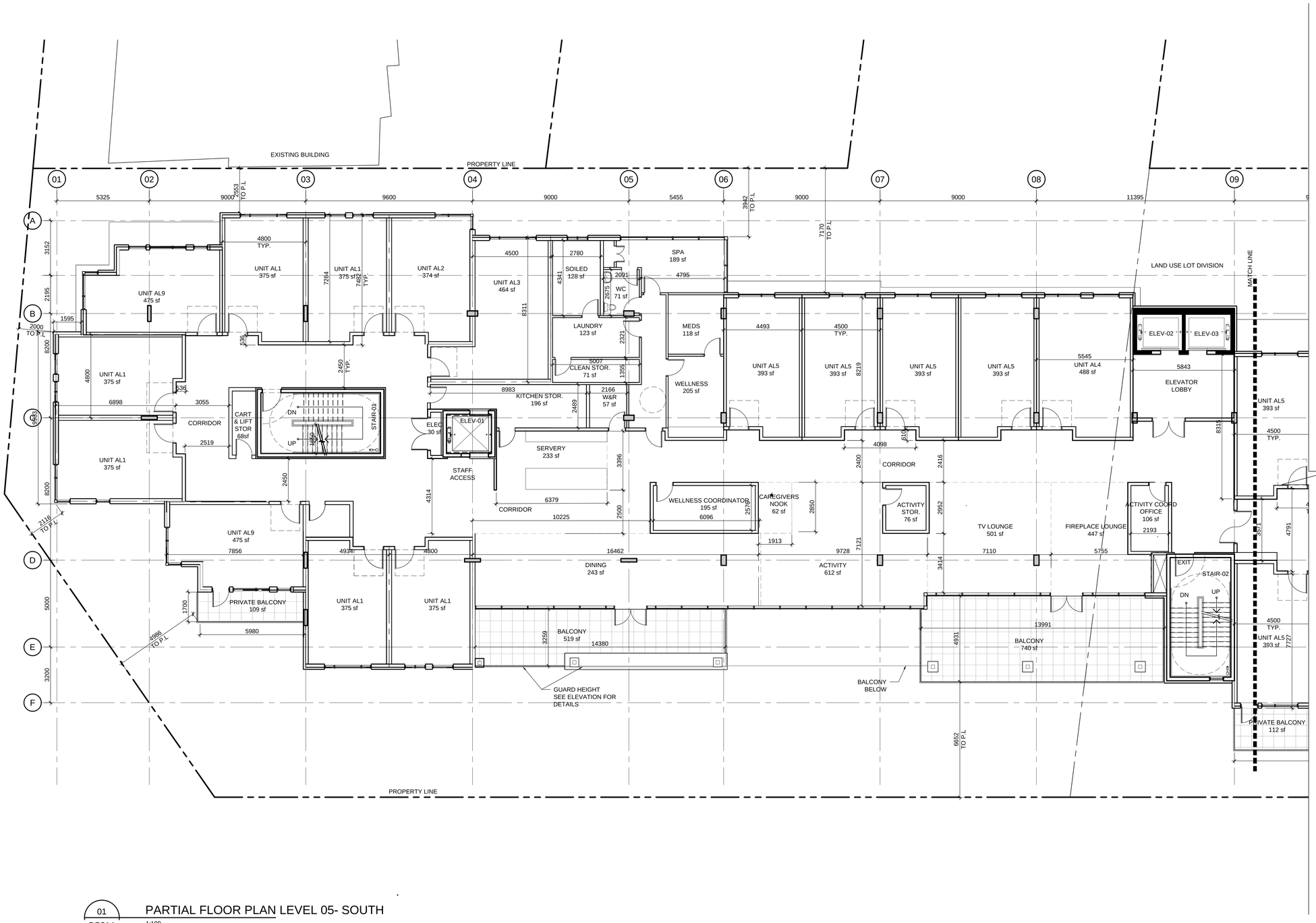
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. NCCA-17-0221

Drawing No. DP213

PLOT DATE: February 14, 2019 TIME: 10:28 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP213.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 DP214 PARTIAL FLOOR PLAN LEVEL 05- SOUTH
1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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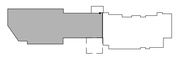
Project Component
Maison Victoria

Keyplan



Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
Norr Architects Engineers Planners, Inc. Prism Mohawk Holdings Inc.
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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

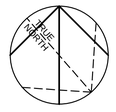
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 05
SOUTH

North Arrow



Detail Symbol



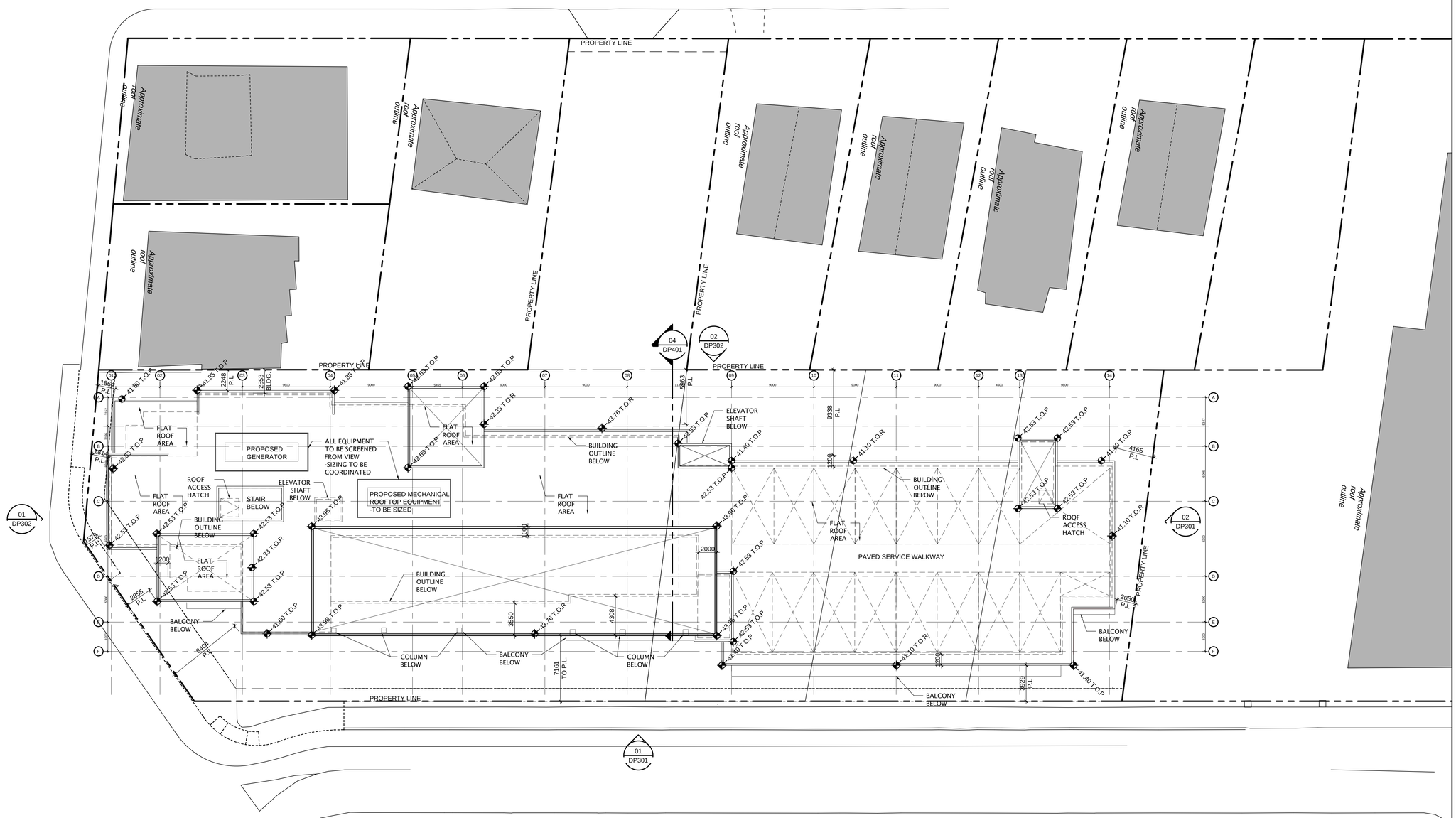
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. NCCA-17-0221

Drawing No. DP214

PLOT DATE: February 14, 2019 TIME: 10:28 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP214.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 DP215 OVERALL ROOF PLAN

1:200

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component

Maison Victoria

Keyplan

Consultants

Civil:	McElhanney Consulting Services Ltd.
Landscape:	Lombard North Group (B.C) Inc.
Architectural:	Norr Architects Engineers Planners

Seal(s)

NORR

2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

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A. Silvio Ballabanera, Architect, AAA, B.Arch, MAIBC
Adrian Tobella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager: C.Abercrombie	Drawn: C.Clark
Project Leader: C.Clark	Checked: C.Abercrombie

Client

MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project

MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title

OVERALL ROOF PLAN

North Arrow

TRUE NORTH

Detail Symbol

DETAIL# / SHEET #

Symbol not to scale

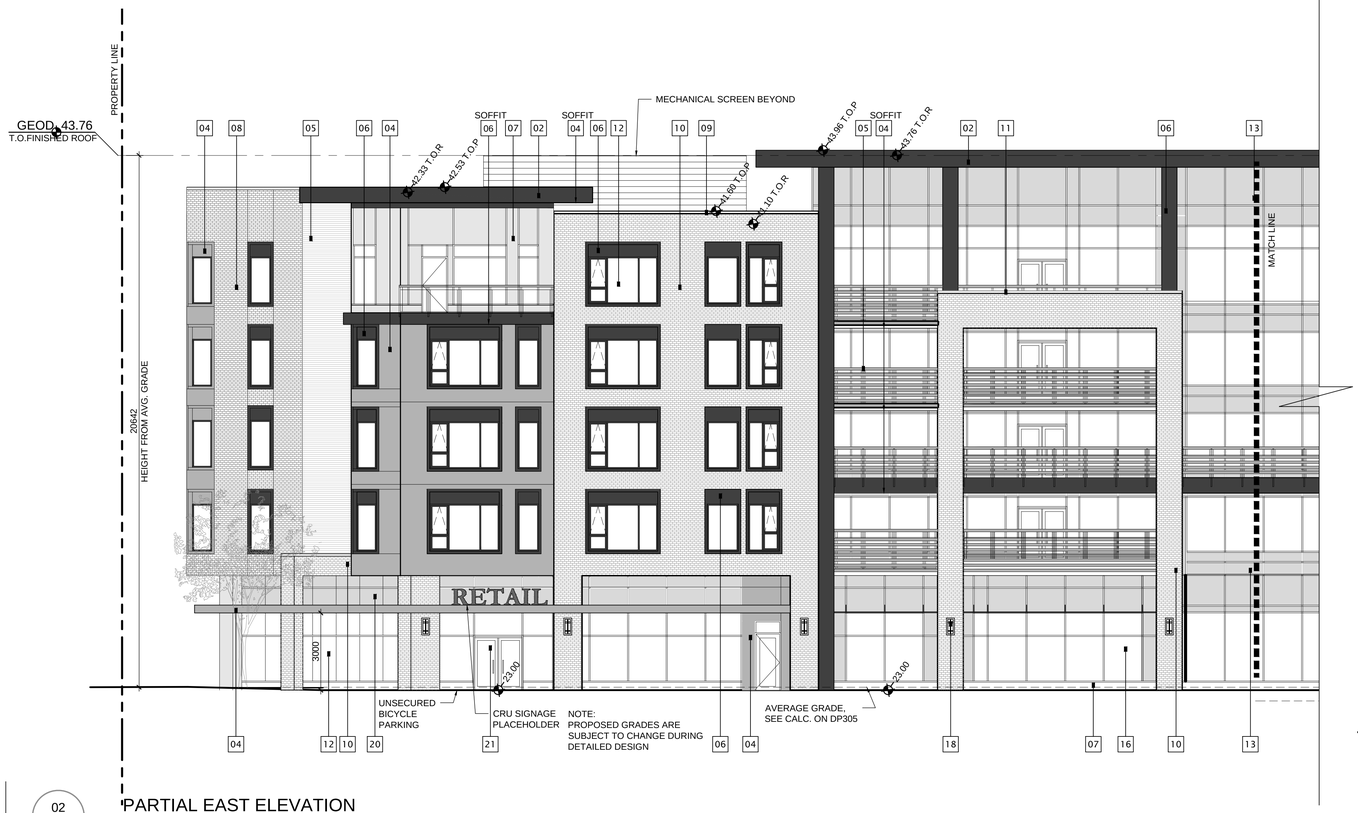
Check Scale (may be photo reduced)

0 1inch 0 10mm

Project No. NCCA-17-0221

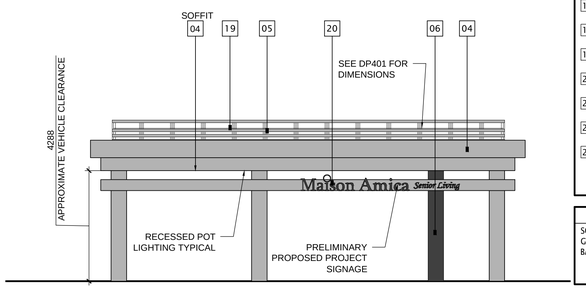
Drawing No. DP215

PLOT DATE: February 15, 2019 TIME: 9:21 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP215.DWG PLOTSTYLETABLE: PMA-STD-100.ctb



02 DP301 PARTIAL EAST ELEVATION

1:100



03 DP301 ENTRY CANOPY DETAIL

1:100



01 DP301 PARTIAL EAST ELEVATION

1:100

MATERIAL LEGEND

01	NOT USED
02	ALUMINUM FASCIA (COLOUR CHARCOAL)
03	PRE-FINISHED METAL FLASHING (COLOUR TO MATCH ADJACENT MATERIAL)
04	WOOD-LOOK PANEL (COLOUR WALNUT BROWN)
05	WOOD-LOOK ACCENT TRIMS, SLATS (COLOUR TO MATCH #04)
06	METAL PANEL AND TRIMS (COLOUR CHARCOAL)
07	METAL PANEL AND TRIMS (COLOUR LIGHT GREY)
08	MASONRY BRICK (COLOUR CHARCOAL)
09	CONCRETE MASONRY CAP (COLOUR BROWN TO MATCH #04)
10	MASONRY BRICK (COLOUR LINEN)
11	CONCRETE MASONRY CAP (BEIGE)
12	GLAZING SYSTEM w/ CLEAR ANODIZED WINDOW MULLIONS
13	GLAZING SYSTEM: SPANDREL PANEL (COLOUR TO MATCH ADJACENT GLAZING)
14	GLAZING SYSTEM: SPANDREL PANEL (COLOUR TO MATCH #06)
15	GLAZING SYSTEM: SPANDREL PANEL (COLOUR TO MATCH #04)
16	EXTERIOR GLAZING W/HIDDEN MULLION (COLOUR CLEAR)
17	EXTERIOR GLAZING W/ MULLION CAP (COLOUR CLEAR W/ CLEAR ANODIZED CAP)
18	EXTERIOR MOUNTED DIRECTIONAL LIGHTING FEATURE (COLOUR CHARCOAL)
19	PREFIN METAL FRAME GLASS PANEL BALCONY (COLOUR CHARCOAL)
20	SIGNAGE PANEL SYSTEM (COLOUR CHARCOAL)
21	EXTERIOR ENTRY DOOR TO MATCH ADJACENT MATERIAL
22	EXTERIOR OVERHEAD DOOR TO MATCH ADJACENT MATERIAL
23	METAL LOUVRES (COLOUR CHARCOAL)

NOTES

SOFFIT OVERHANG TO BE METAL WOOD GRAIN LAP SIDING, TO MATCH #04
BALLAST ROOF ON FLAT ROOF

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Project Component
Maison Victoria
Keyplan

Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
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A Partnership of Limited Companies
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Ashlee Tobella, Architect, AIBC, AAA, B.Arch, MAIBC
Achim Tobella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager: C.Abercrombie	Drawn: C.Clark
Project Leader: C.Clark	Checked: C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
EXTERIOR ELEVATIONS
EAST ELEVATION
ENTRY CANOPY DETAILS & SIGNAGE

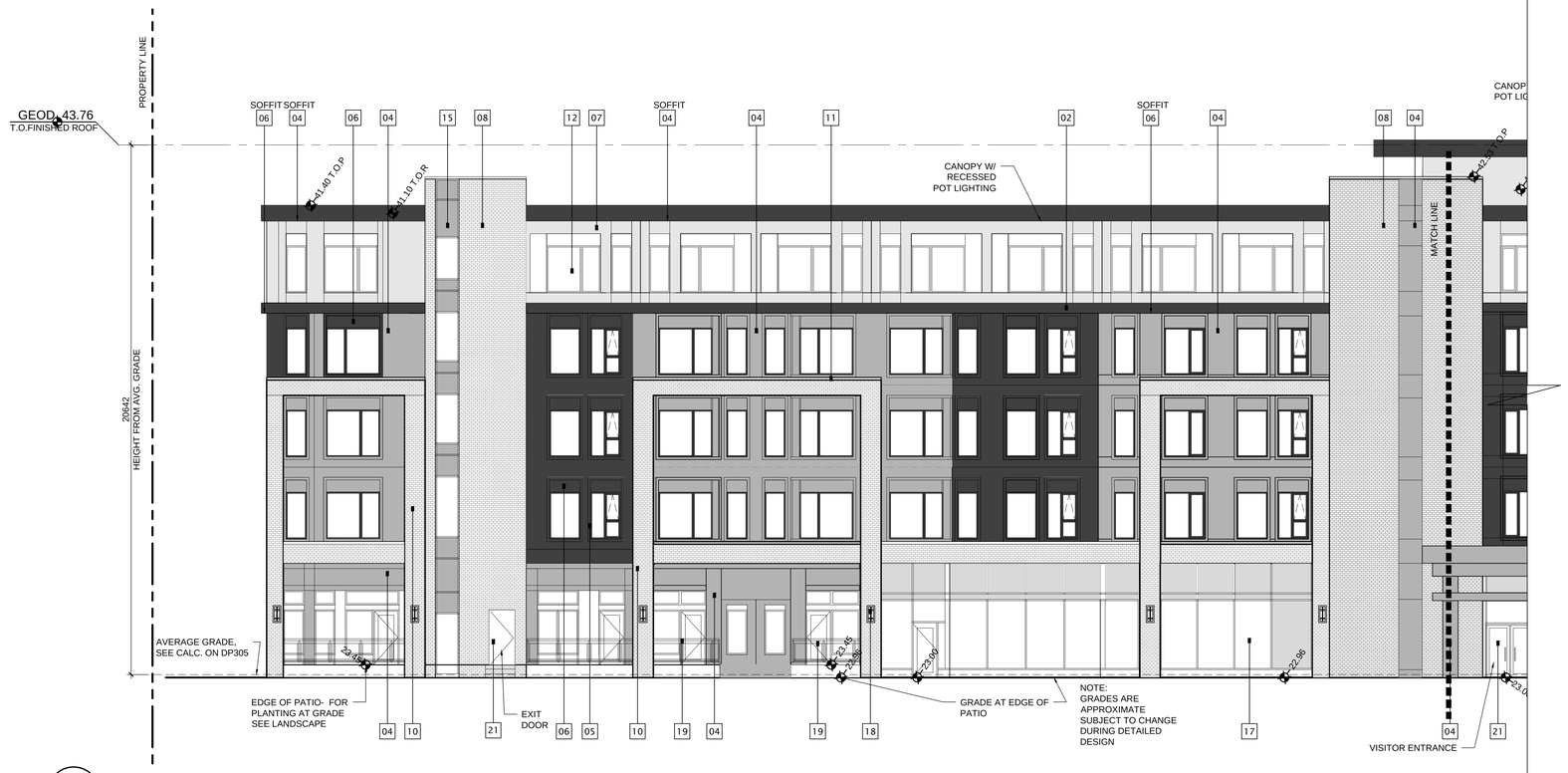
North Arrow: TRUE NORTH
Detail Symbol: DETAIL# / SHEET #
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No.
NCCA-17-0221

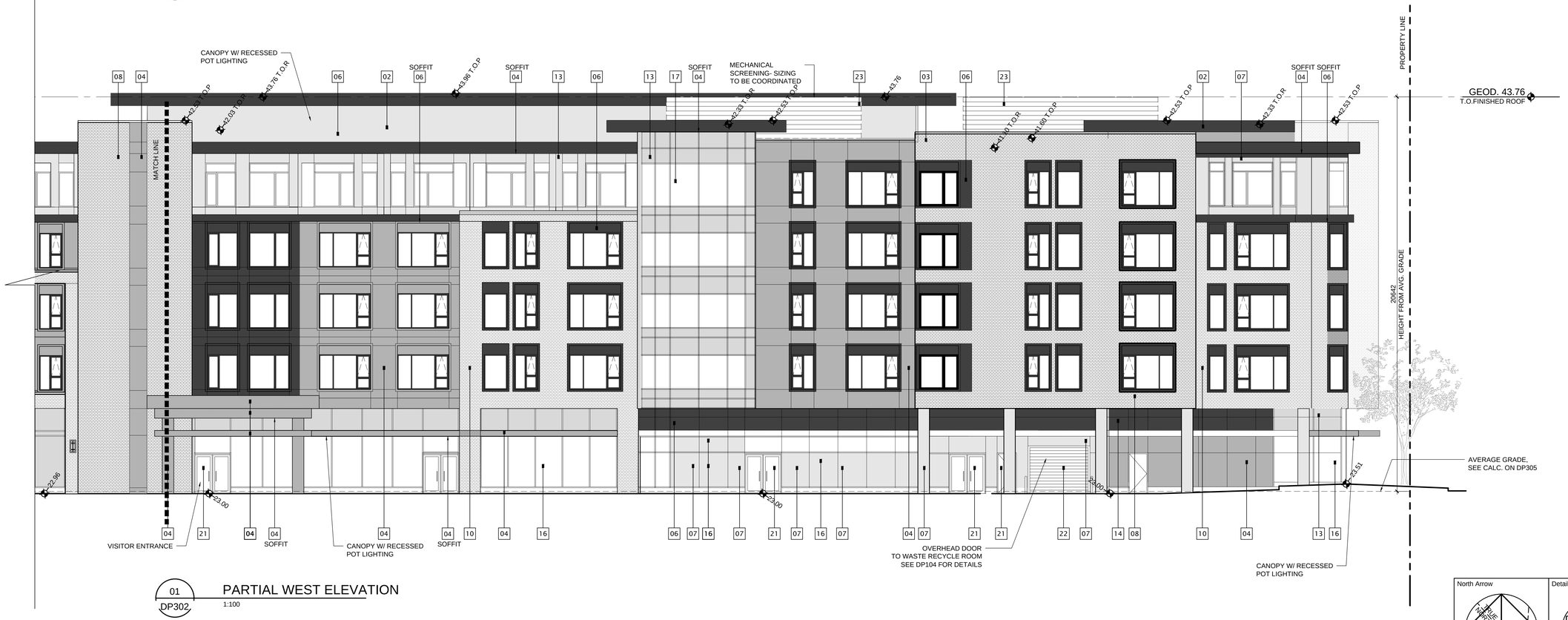
Drawing No.
DP301

PLOT DATE: April 30, 2019 TIME: 1:43 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PRODSHEETS\DP301.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



02 / DP302 PARTIAL WEST ELEVATION

1:100



01 / DP302 PARTIAL WEST ELEVATION

1:100

MATERIAL LEGEND

01	NOT USED
02	ALUMINUM FASCIA (COLOUR CHARCOAL)
03	PRE-FINISHED METAL FLASHING (COLOUR TO MATCH ADJACENT MATERIAL)
04	WOOD-LOOK PANEL (COLOUR WALNUT BROWN)
05	WOOD-LOOK ACCENT TRIMS, SLATS (COLOUR TO MATCH #04)
06	METAL PANEL AND TRIMS (COLOUR CHARCOAL)
07	METAL PANEL AND TRIMS (COLOUR LIGHT GREY)
08	MASONRY BRICK (COLOUR CHARCOAL)
09	CONCRETE MASONRY CAP (COLOUR BROWN TO MATCH #04)
10	MASONRY BRICK (COLOUR LINEN)
11	CONCRETE MASONRY CAP (BEIGE)
12	GLAZING SYSTEM w/ CLEAR ANODIZED WINDOW MULLIONS
13	GLAZING SYSTEM: SPANDREL PANEL (COLOUR TO MATCH ADJACENT GLAZING)
14	GLAZING SYSTEM: SPANDREL PANEL (COLOUR TO MATCH #06)
15	GLAZING SYSTEM: SPANDREL PANEL (COLOUR TO MATCH #04)
16	EXTERIOR GLAZING W/HIDDEN MULLION (COLOUR CLEAR)
17	EXTERIOR GLAZING W/ MULLION CAP (COLOUR CLEAR W/ CLEAR ANODIZED CAP)
18	EXTERIOR MOUNTED DIRECTIONAL LIGHTING FEATURE (COLOUR CHARCOAL)
19	PREFIN METAL FRAME GLASS PANEL BALCONY (COLOUR CHARCOAL)
20	SIGNAGE PANEL SYSTEM (COLOUR CHARCOAL)
21	EXTERIOR ENTRY DOOR TO MATCH ADJACENT MATERIAL
22	EXTERIOR OVERHEAD DOOR TO MATCH ADJACENT MATERIAL
23	METAL LOUVRES (COLOUR CHARCOAL)

NOTES

SOFFIT OVERHANG TO BE METAL WOOD GRAIN LAP SIDING, TO MATCH #04
BALLAST ROOF ON FLAT ROOF

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Project Component
Maison Victoria

Keyplan

Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
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Calgary, AB Canada T2G 4Y5
norr.com
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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adnan Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager: C.Abercrombie	Drawn: C.Clark
Project Leader: C.Clark	Checked: C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
EXTERIOR ELEVATIONS
WEST ELEVATION

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No.
NCCA-17-0221

Drawing No.
DP302

North Arrow: TRUE NORTH

Detail Symbol: DETAIL# / SHEET #
Symbol not to scale

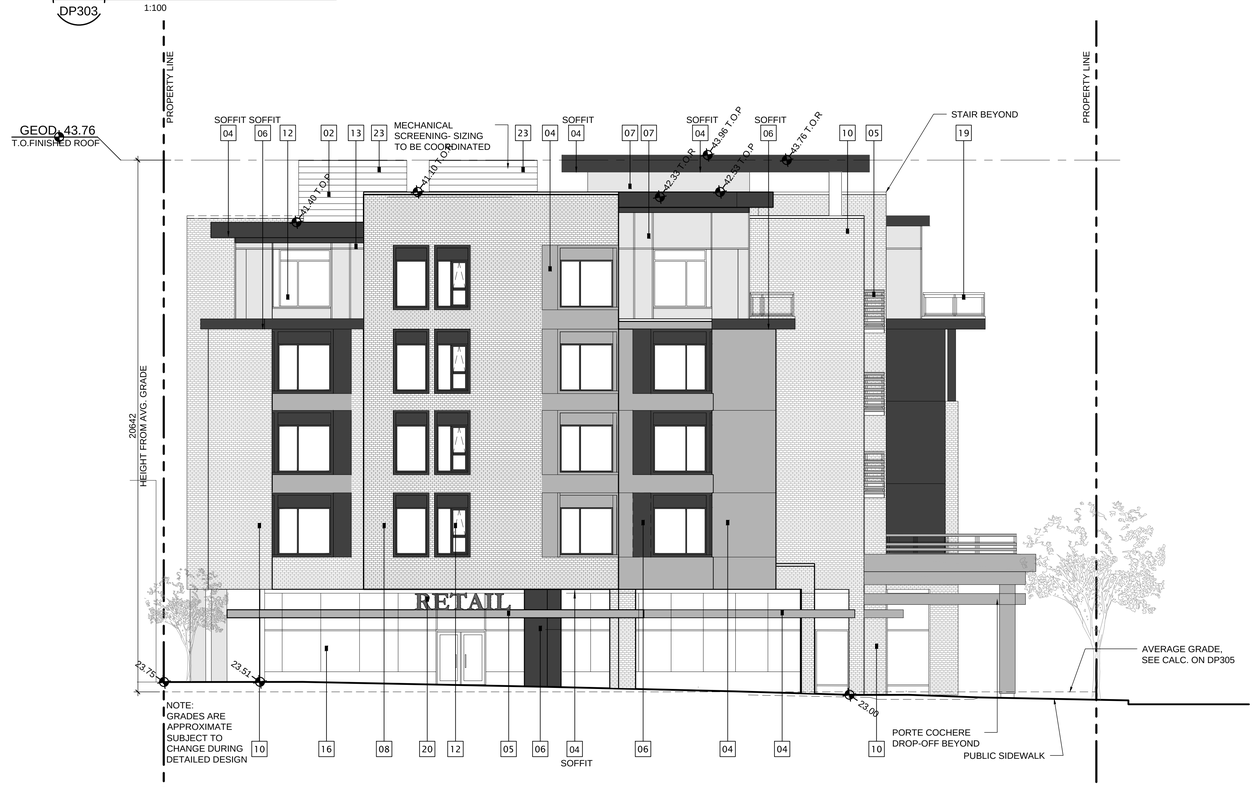
PLOT DATE: April 30, 2019 TIME: 1:45 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP302.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



02 DP303

NORTH ELEVATION

1:100



01 DP303

SOUTH ELEVATION

1:100

MATERIAL LEGEND

01	NOT USED
02	ALUMINUM FASCIA (COLOUR CHARCOAL)
03	PRE-FINISHED METAL FLASHING (COLOUR TO MATCH ADJACENT MATERIAL)
04	WOOD-LOOK PANEL (COLOUR WALNUT BROWN)
05	WOOD-LOOK ACCENT TRIMS, SLATS (COLOUR TO MATCH #04)
06	METAL PANEL AND TRIMS (COLOUR CHARCOAL)
07	METAL PANEL AND TRIMS (COLOUR LIGHT GREY)
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12	GLAZING SYSTEM w/ CLEAR ANODIZED WINDOW MULLIONS
13	GLAZING SYSTEM: SPANDREL PANEL (COLOUR TO MATCH ADJACENT GLAZING)
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15	GLAZING SYSTEM: SPANDREL PANEL (COLOUR TO MATCH #04)
16	EXTERIOR GLAZING W/HIDDEN MULLION (COLOUR CLEAR)
17	EXTERIOR GLAZING W/ MULLION CAP (COLOUR CLEAR W/ CLEAR ANODIZED CAP)
18	EXTERIOR MOUNTED DIRECTIONAL LIGHTING FEATURE (COLOUR CHARCOAL)
19	PREFIN METAL FRAME GLASS PANEL BALCONY (COLOUR CHARCOAL)
20	SIGNAGE PANEL SYSTEM (COLOUR CHARCOAL)
21	EXTERIOR ENTRY DOOR TO MATCH ADJACENT MATERIAL
22	EXTERIOR OVERHEAD DOOR TO MATCH ADJACENT MATERIAL
23	METAL LOUVRES (COLOUR CHARCOAL)

NOTES

SOFFIT OVERHANG TO BE METAL WOOD GRAIN LAP SIDING, TO MATCH #04
BALLAST ROOF ON FLAT ROOF

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Project Component
Maison Victoria
Keyplan

Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
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NORR ARCHITECTS ENGINEERS PLANNERS
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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Trotzke, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager: C.Abercrombie	Drawn: C.Clark
Project Leader: C.Clark	Checked: C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
BUILDING ELEVATIONS
NORTH & SOUTH

North Arrow: TRUE NORTH
Detail Symbol: DETAIL# / SHEET #
Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No.
NCCA-17-0221

Drawing No.
DP303

PLOT DATE: April 30, 2019 TIME: 1:45 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PRODSHEETS\DP303.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01 DP304 OVERALL SITE CONTEXT ELEVATION SOUTH

1:200 APPROXIMATE



03 DP304 OVERALL SITE CONTEXT ELEVATION- EAST

1:200 APPROXIMATE

NOTE:
COLOURED RENDERINGS ARE FOR SITE AND MATERIAL CONTEXT TO DEMONSTRATE INTENT OF MATERIAL FINISHES AND SHOW BUILDING SCALE IN CONTEXT.

SCALE INDICATED IS APPROXIMATED FROM ELEVATIONS.
SEE DP301-DP303 FOR DETAIL NOTES AND DIMENSIONS (TO-SCALE).

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component
Maison Victoria

Keyplan

Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
NORR ARCHITECTS ENGINEERS PLANNERS
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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Trotella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

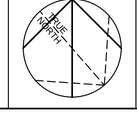
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
EXTERIOR ELEVATIONS
SITE CONTEXT

North Arrow



Detail Symbol



Symbol not to scale

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No.
NCCA-17-0221

Drawing No.
DP304

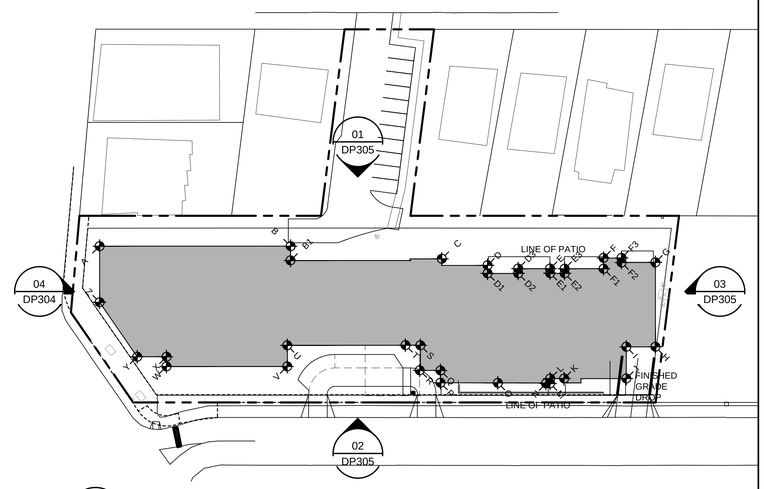
PLOT DATE: February 14, 2019 TIME: 4:21 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP304.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



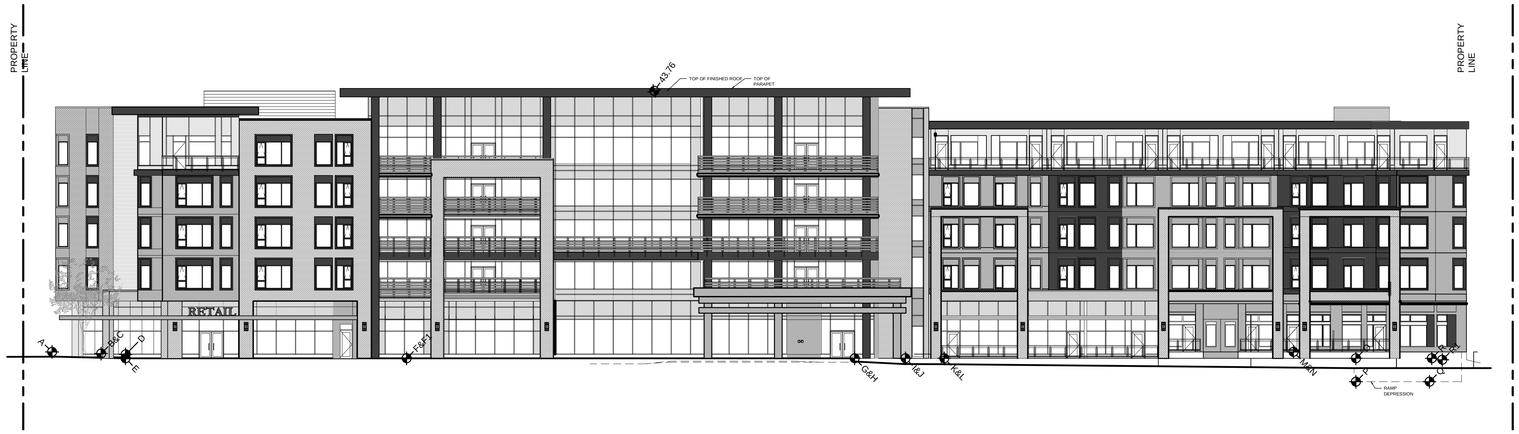
03 DP305 NORTH ELEVATION
1:200



04 DP305 SOUTH ELEVATION
1:200



05 DP305 KEY PLAN AVERAGE GRADE CALCULATION
1:500



02 DP305 EAST ELEVATION
1:200



01 DP305 WEST ELEVATION
1:200

AVERAGE GRADE CALCULATION

POINT	GRADE	GRADE POINTS	AVG. GRADE	MULTIPLY	DISTANCE	CALC. TOTALS
A	23.51	A&B	23.195	x	36.544 m	847.63808
B	22.88	B&B1	22.905	x	2.791 m	63.927855
B1	22.93	B1&C	22.94	x	29.55 m	677.877
C	22.95	C&D	22.965	x	8.88 m	203.9292
D	22.98	D&D1	22.99	x	1.55 m	35.6345
D1	23	D1&D2	23	x	6.24 m	143.52
D2	23	D2&D3	22.99	x	0.91 m	20.9209
D3	22.98	D3&E	23.23	x	5.72 m	132.8756
E	23.48	E&E1	23.49	x	0.833 m	19.56717
E1	23.5	E1&E2	23.5	x	3.3 m	77.55
E2	23.5	E2&E3	23.49	x	0.833 m	19.56717
E3	23.48	E3&F1	23.48	x	7.55 m	177.274
F1	23.48	F1&F	23.48	x	2.08 m	48.8384
F	23.48	F&F2	23.48	x	3.5 m	82.18
F2	23.48	F2&F3	23.475	x	0.875 m	20.540625
F3	23.47	F3&G	23.475	x	6.084 m	142.8219
G	23.48	G&H	23.115	x	15.905 m	367.644075
H	22.75	H&I	23.115	x	5.385 m	124.474275
I	23.48	I&J	23.48	x	6.152 m	144.44896
J	23.48	J&K	23.48	x	11.7 m	274.716
K	23.48	K&L	23.48	x	3.3 m	77.484
L	23.48	L&M	23.485	x	0.875 m	20.549375
M	23.49	M&N	23.49	x	0.878 m	20.62422
N	23.49	N&O	23.245	x	8.994 m	209.06553
O	23	O&P	22.97	x	11.01 m	252.8997
P	22.94	P&Q	22.86	x	2.42 m	55.3212
Q	22.78	Q&R	22.78	x	3.75 m	85.425
R	22.78	R&S	22.89	x	4.866 m	111.38274
S	23	S&T	23	x	3.164 m	72.772
T	23	T&U	22.91	x	22.98 m	526.4718
U	22.82	U&V	22.825	x	4.1 m	93.5825
V	22.83	V&W	22.905	x	23.424 m	536.52672
W	22.98	W&X	22.925	x	1.885 m	43.213625
X	22.87	X&Y	22.87	x	5.684 m	129.99308
Y	22.87	Y&Z	23.14	x	12.443 m	287.93102
Z	23.41	Z&A	23.46	x	10.894 m	255.57324
					TOTALS 277.049 m	6404.76
					AVERAGE GRADE	23.1178
					TOP OF ROOF @ HIGHEST FLAT ROOF	43.76
					BUILDING HEIGHT (m)	20.64

North Arrow

TRUE NORTH

Detail Symbol

DETAIL# SHEET #

Symbol not to scale

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component
Maison Victoria

Keyplan

Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
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Victor Smith, Architect, AAA, B.Arch, MAIBC
Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Ballabanera, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pai, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

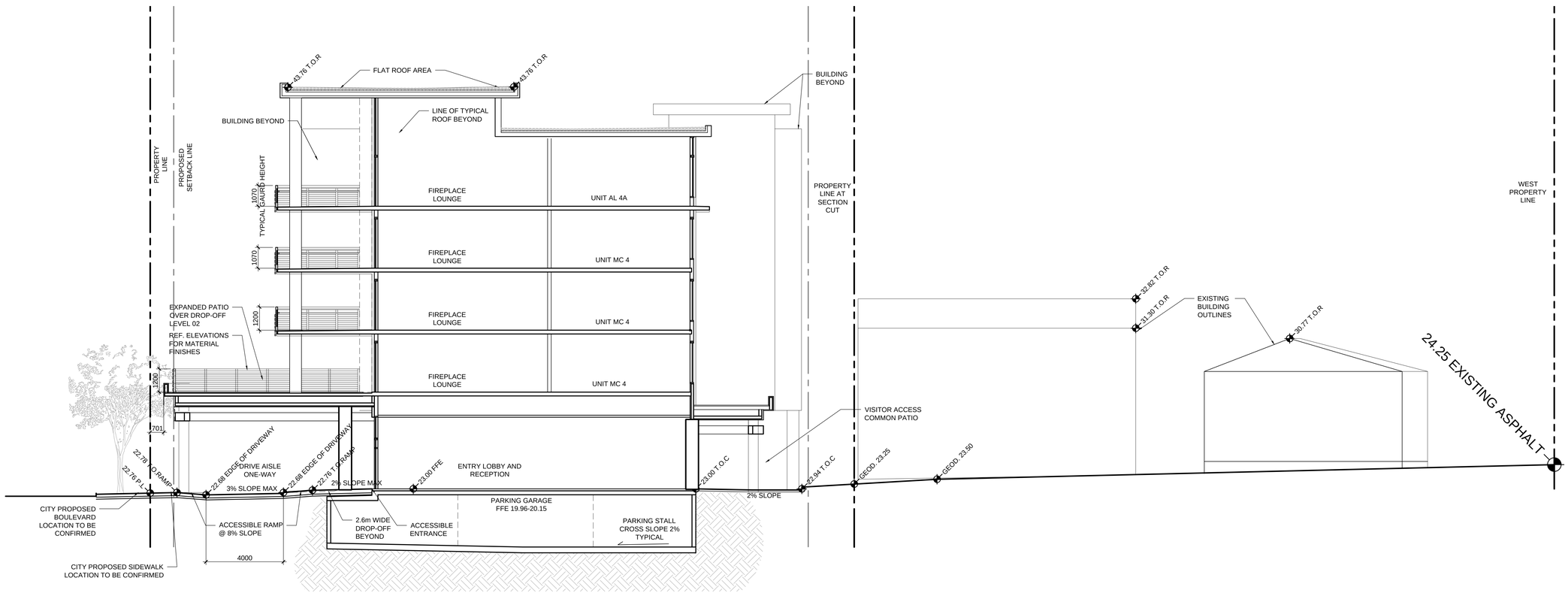
Drawing Title
BUILDING ELEVATIONS
AVERAGE GRADE
CALCULATIONS

Check Scale (may be photo reduced)
0 1inch 0 10mm

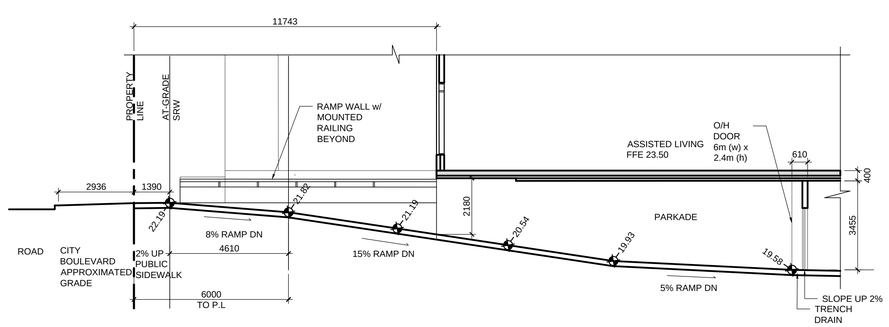
Project No.
NCCA-17-0221

Drawing No.
DP305

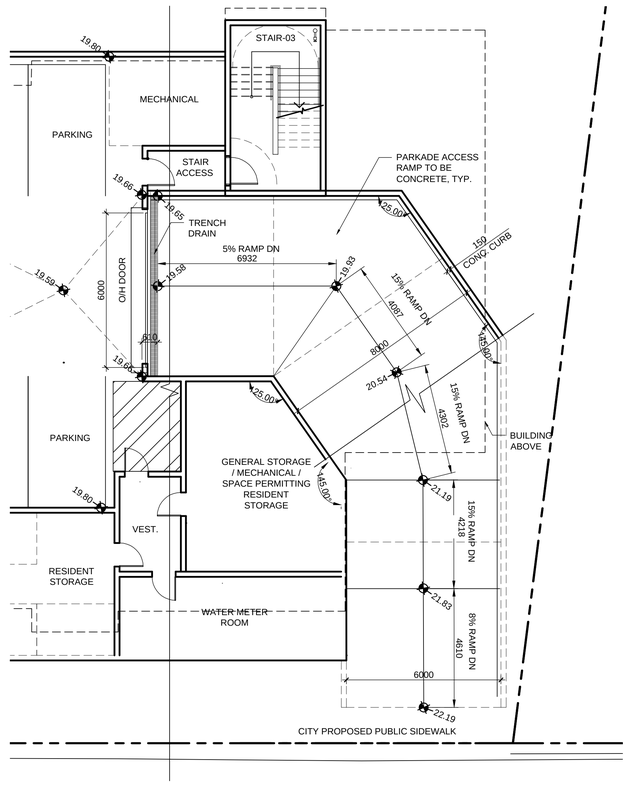
PLOT DATE: February 14, 2019 TIME: 4:02 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PRODSHEETS\DP305.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



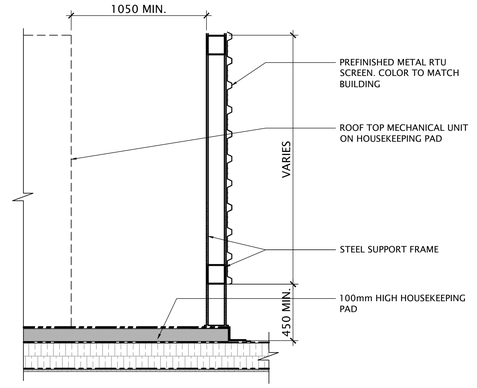
04 DP401 — CROSS SECTION PROFILE PLAN
1:100



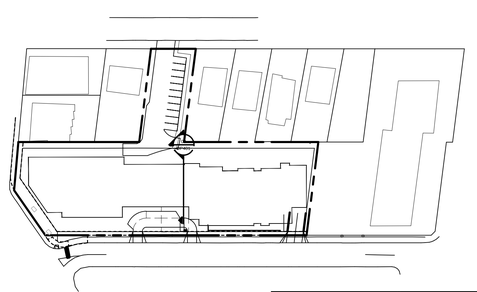
01 DP401 — PARKADE RAMP SECTION
1:100



02 DP401 — PARKADE RAMP PLAN
1:100



04 DP401 — ROOF TOP MECHANICAL SCREEN DETAIL
1:20



03 DP401 — CROSS SECTION KEY PLAN
1:1000

North Arrow: TRUE NORTH

Detail Symbol: DETAIL# / SHEET #
Symbol not to scale

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Project Component
Maison Victoria
Keyplan

Consultants
Civil: McElhanney Consulting Services Ltd.
Landscape: Lombard North Group (B.C) Inc.
Architectural: Norr Architects Engineers Planners

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
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A. Silvio Ballistarin, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pai, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

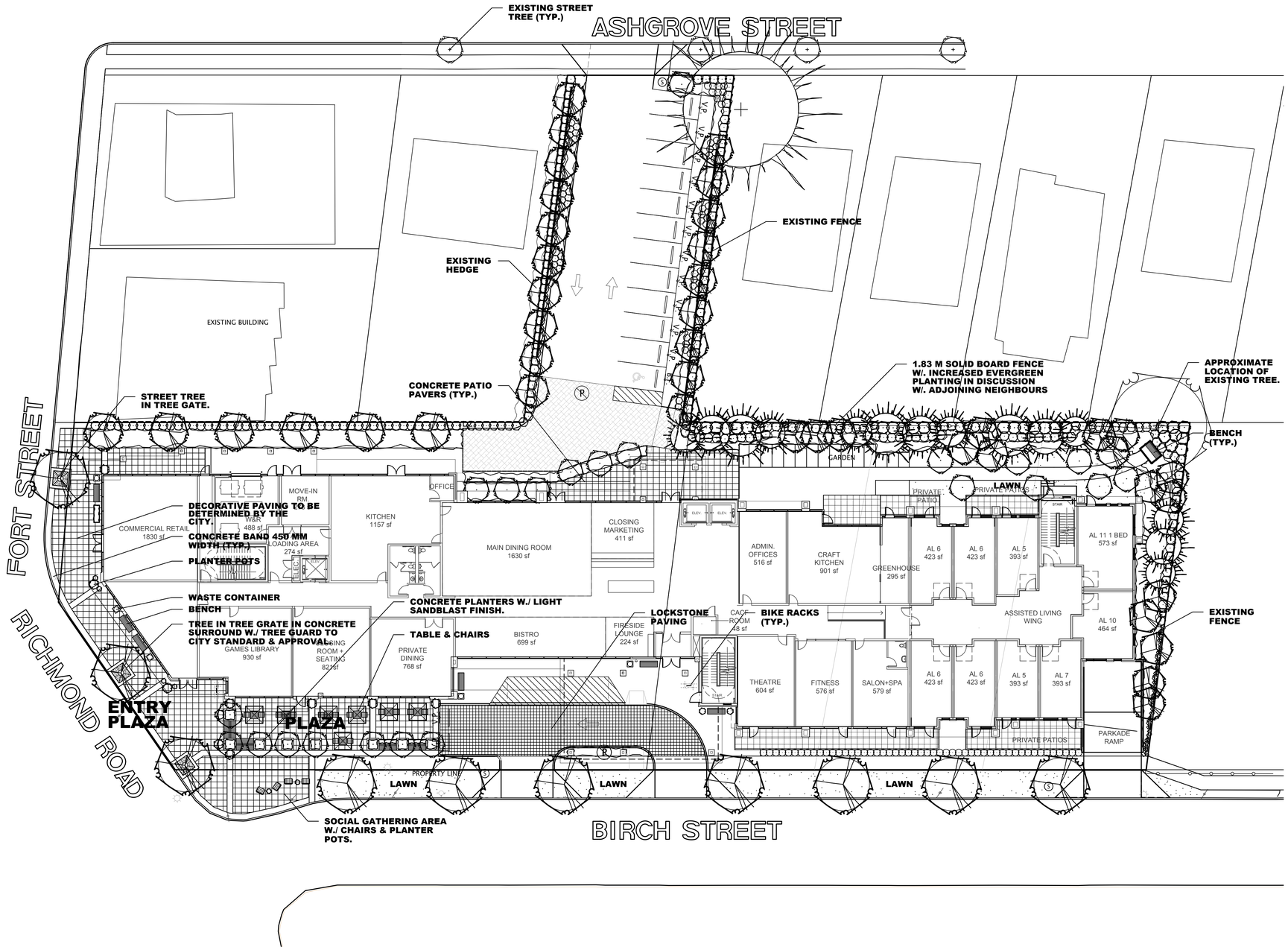
Drawing Title
CROSS SECTION PLAN
BUILDING SECTION

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No.
NCCA-17-0221

Drawing No.
DP401

PLOT DATE: April 5, 2019 TIME: 2:38 PM FULL PATH AND FILENAME: P:\NCCA\17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP401.DWG, PLOTSTYLE TABLE: PMA-STD-100.ctb



LEGEND

MEDIUM DECIDUOUS TREE TO BE A SELECTION OF: RED MAPLE, TREMBLING ASPEN, LIQUIDAMBAR, HEDGE MAPLE, KATSURA TREE; SIZE: 8.0 CM CAL., 5.5-6.5 M HT.; APPROXIMATE NO. - 10

SMALL DECIDUOUS TREE TO BE A SELECTION OF: EDDIES WHITE WONDER, KOUSA DOGWOOD; SIZE: 6.0 CM CAL., 4.5-5.5 M HT.; APPROXIMATE NO. - 06

COLUMNAR DECIDUOUS TREE TO BE A SELECTION OF: COLUMNAR GOLD MAPLE, COLUMNAR RED MAPLE; SIZE: 8.0 CM CAL., 5.5-6.5 M HT.; APPROXIMATE NO. - 36

CONIFEROUS TREE TO BE A SELECTION OF: DOUGLAS FIR, HEMLOCK; ; SIZE 3.0, 4.0, 4.5 M HT.; APPROXIMATE NO. - 14

MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA (DEC), CAMELLIA (BL), STAGHORN SUMAC (DEC), SIZE: 2.0 M. HT.; APPROXIMATE NO. - 23

LARGE SHRUB TO BE A SELECTION OF: GLOSSY ABELIA (BL), PIERIS (BL), RHODODENDRON (BL), MEXICAN ORANGE (BL), DECIDUOUS AZALEA (DEC), COTONEASTER (BL), PORTUGESE LAUREL (BL), SIZE 27 CM POT; APPROXIMATE NO. - 29

MEDIUM SHRUB TO BE A SELECTION OF: HARD HACK (DEC), NOOTKA ROSE (DEC), RHODONDENRON (BL), OREGON GRAPE (BL), THIMBLE BERRY (DEC), SALMON BERRY (DEC); SIZE 21 CM POT; APPROXIMATE NO. - 257

SMALL SHRUB TO BE A SELECTION OF: SALAL (BL), LONG-LEAF MAHONIA (BL), SWORDFERN (BL), ROCK DAPHNE (BL), DEER FERN (BL), MAIDEN HAIR FERN (DEC), SIZE 15 CM POT; APPROXIMATE NO. - 142

VINES TO BE A SELECTION OF: PYRACANTHA (BL), ENGELMANN IVY (DEC), CLEMATIS (DEC); SIZE 21 CM POT; APPROXIMATE NO. - 06

GROUNDCOVER TO BE A SELECTION OF: KINNIKINNICK (BL), WINTERGREEN (BL), WOOLY THYME (BL), GRASSES; SIZE 15 CM POT; PLANT 45 CM O.C.

NOTES

- **LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.**
- **THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.**
- **THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.**

North Arrow

Detail Symbol

DETAIL#
SHEET #
Symbol not to scale

DATE	ISSUED FOR	REV
05/17/18	DEVELOPMENT PERMIT	
10/10/18	RESUBMISSION FOR DP	
02/11/19	PLANNING & DP COMMENTS	
04/09/19	PLANNING COMMENTS	

Lombard North Group
LOMBARD NORTH GROUP (BC) INC.
SUITE 1500 - 1090 GEORGIA STREET, VANCOUVER, BC, V6E 3V7
TEL: (604) 684-1241 FAX: (604) 688-5442
EMAIL: info@lombard.ca

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Project Component
Maison Victoria

Consultants
Civil: McElhanney
Landscape: Lombard North Group
Architectural: Norr Architects Engineers Planners
Structural:
Mechanical: Mechanical Firm Name
Electrical: Electrical Firm Name

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

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A. John Bastiaanssen, Architect, AAA, B.Arch, MAIBC
Jeffrey Hutchinson, P.Eng., MEGA
Chris Pai, P.Eng., AIEGA

Project Manager	Drawn
C.Abercrombie	
Project Leader	Checked
C.Clark	

Client
MILLIKEN DEVELOPMENTS
#100-2489 BELLEVUE AVE
WEST VANCOUVER, BC
V7V 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

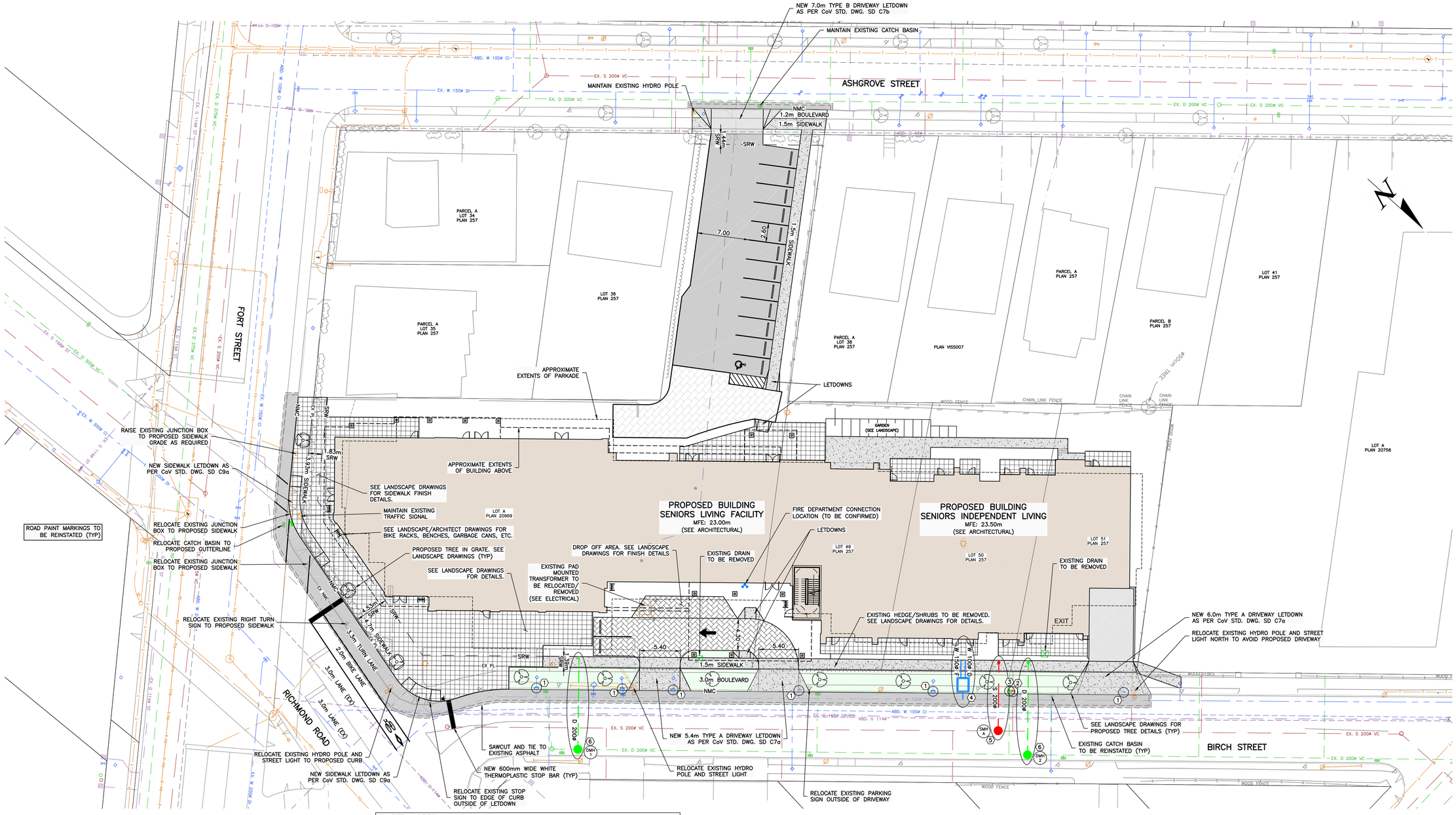
Drawing Title
LANDSCAPE PLAN

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No.
NCCA-17-0221

Drawing No.
P1

PLOT DATE: April 9, 2019 TIME: 2:11 PM FULL PATH AND FILENAME:\USERS\SEANPARTLOW\LIBRARY\MOBILE DOCUMENTS\COM~APPLE~CLOUDDOCS\OFFICE\MAISON\MV S1R10.DWG PLOTSYLE TABLE:LOMBARD 9.ctb



SHEET NOTES

No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
2	EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
3	EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
4	NEW 100ø DOMESTIC WATER SERVICE CONNECTION c/w 75ø METER (TBC) AND 150ø FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPERS EXPENSE AS PER CoV STD. DWG. SDW2h.
5	NEW SANITARY SERVICE CONNECTION BY CoV FORCES AT DEVELOPERS EXPENSE. SERVICE CONNECTION AS PER MMCD STD. DWG. S7 c/w INSPECTION CHAMBER TO PROPERTY LINE. INSPECTION CHAMBER AS PER MMCD STD. DWG. S9 c/w CONCRETE BOX AND CAST IRON LID. NEW 1050ø MANHOLE AS PER CoV STD. DWG. SD S1 BY CoV FORCES AT DEVELOPERS EXPENSE.
6	NEW STORM SERVICE CONNECTION BY CoV FORCES AT DEVELOPERS EXPENSE. SERVICE CONNECTION AS PER MMCD STD. DWG. S7 c/w INSPECTION CHAMBER TO PROPERTY LINE. INSPECTION CHAMBER AS PER MMCD STD. DWG. S9 c/w CONCRETE BOX AND CAST IRON LID. NEW 1050ø MANHOLE AS PER CoV STD. DWG. SD S1 BY CoV FORCES AT DEVELOPERS EXPENSE.

NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY NORR ARCHITECTS.
2. FOR LANDSCAPING, SEE DRAWINGS BY LOMBARD NORTH GROUP (B.C.) INC. ONSITE BIKE RACKS, BENCHES, TABLES ETC NOT SHOWN.
3. FOR LEGAL INFORMATION, SEE DRAWINGS BY POLARIS LAND SURVEYING INC.
4. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
5. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN.
6. LOCALIZED LOWERING OF BIRCH STREET WATERMAIN AROUND PROPOSED STORM SERVICE CONNECTIONS MAY BE REQUIRED (TO BE CONFIRMED DURING DETAILED DESIGN).
7. MAIN FLOOR ELEVATION SUBJECT TO CHANGE DURING DETAILED DESIGN.
8. EXISTING BUILDINGS ON SUBJECT PROPERTY NOT SHOWN FOR CLARITY.
9. ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RAMPS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
10. PERMEABLE PAVERS TO BE UTILIZED WHERE PRACTICAL. LOCATION AND EXTENT TO BE CONFIRMED DURING DETAILED DESIGN. SEE DRAWINGS BY THE LANDSCAPE AND ARCHITECTURE CONSULTANT.

APRIL 5, 2019

ISSUED FOR DEVELOPMENT PERMIT

SEE ARCHITECTURAL, STRUCTURAL, LANDSCAPING, GEOTECHNICAL, ELECTRICAL & MECHANICAL FOR ADDITIONAL INFORMATION

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY POLARIS LAND SURVEYING INC.

1:250 0 5 15m

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NO.	DATE	BY	REVISIONS
C	2019–04–05	ND	ISSUED FOR DEVELOPMENT PERMIT – REVISED
B	2019–02–14	ND	ISSUED FOR DEVELOPMENT PERMIT – REVISED
A	2018–10–11	ND	ISSUED FOR DEVELOPMENT PERMIT – REVISED
1	2018–05–16	ND	ISSUED FOR DEVELOPMENT PERMIT

McElhanney
McElhanney Consulting Services Ltd.
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3
PH (250) 370-9221
FAX (855) 407-3895

SEAL

PROJECT: MAISON SENIOR LIVING

TITLE: CONCEPTUAL SERVICING PLAN

SCALE HORIZ: 1:250	VERT: N/A
PROJECT NO. 18–035	ISSUED/REVISION C
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 18–035–DP	

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