



VIEW FACING WEST

MAISON VICTORIA SENIORS

1 900 RICHMOND RD
VICTORIA, B.C

OCTOBER 23, 2018

NORR JOB NO: NCCA-17-0221

REVISED DEVELOPMENT PERMIT

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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DEVELOPMENTS
Perfectly Urban.

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DISCIPLINE (LANDSCAPE)

LOMBARD NORTH GROUP (B.C) INC.
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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

ITEM 1:
ADDITIONAL SHEETS
ADDED FOR LEVEL 4

LANDSCAPE

L001 LANDSCAPE 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

CIVIL

18-035-DP CONCEPTUAL SERVICING PLAN

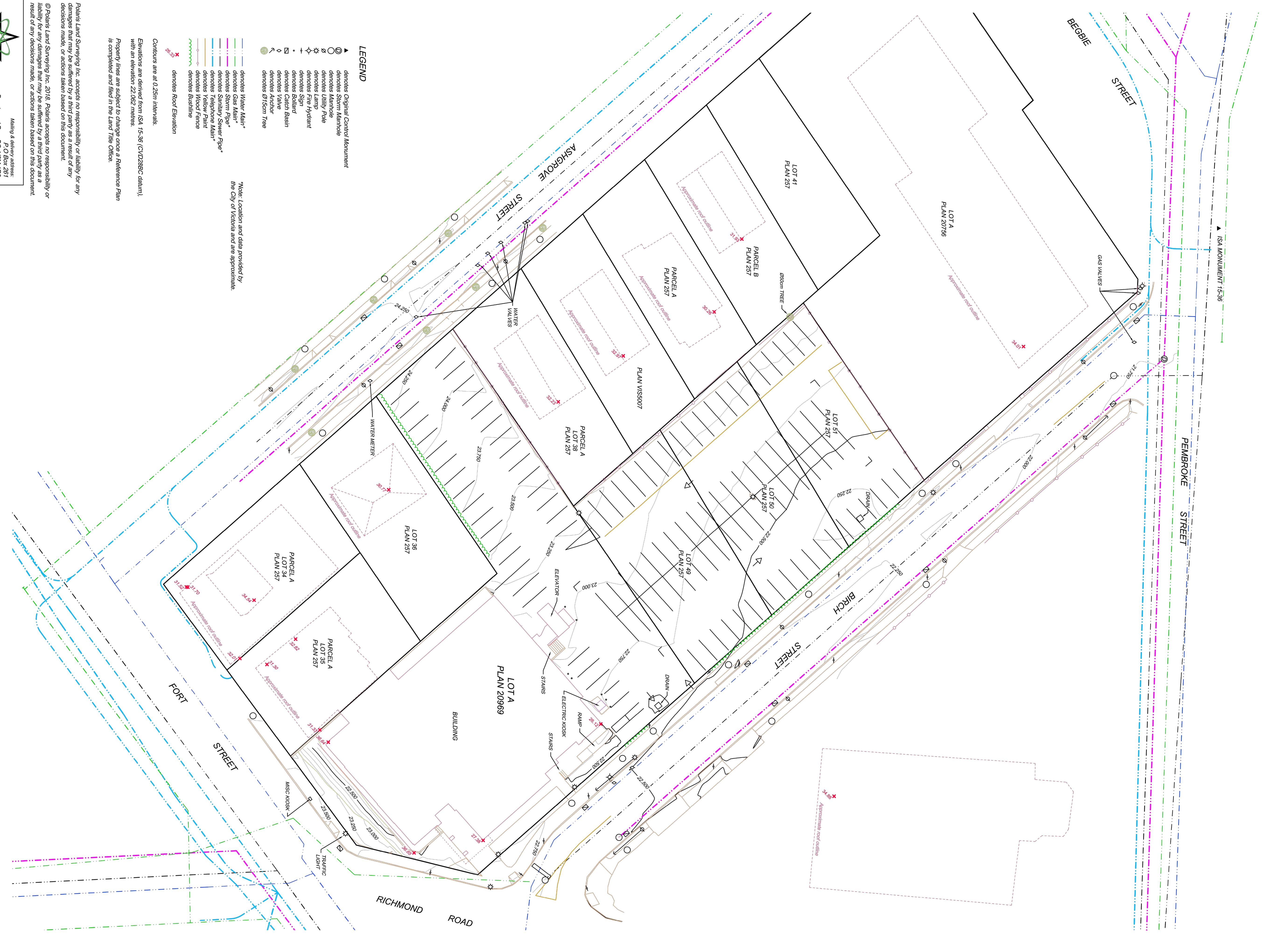
Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
October 24/2018

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

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

All distances are in metres and decimals thereof, unless otherwise noted.
 The intended plot size of this plan is 689mm in width by 558mm in height (D-Size) when plotted at a scale of 1:300.
 This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.



LEGEND

- denotes Original Control Monument
- denotes Storm Manhole
- denotes Water Main
- denotes Gas Main
- denotes Fire Hydrant
- denotes S.S. Manhole
- denotes Catch Basin
- denotes Arched Tree
- denotes Water Main
- denotes Gas Main
- denotes Storm Sewer Pipe
- denotes Telephone Main
- denotes Yellow Paint
- denotes Wood Fence
- denotes Boundary
- denotes Road Elevation

Contours are at 0.25m intervals.
 Elevations are derived from ISA 15-98 (C/D286C datum), with an elevation 22.062 metres.
 Property lines are subject to change once a Reference Plan is completed and filed in the Land Title Office.

Note: Location and data provided by the City of Victoria and are approximate.

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Project Component	Maison Victoria
Keyplan	

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

Seal(s)

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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 SURVEY
 EXISTING SITE CONTEXT

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

Project No. NCCA-17-0221
 Drawing No. DP001

01 ORIGINAL SURVEY
 DP001 1:300

Date: 2018-09-28
 Drawing: 1320-1004-020
 Layout: D:\landscape

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
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03
DP102
VIEW FACING NORTH
NTS

ITEM 3: NEW STREET LEVEL PERSPECTIVE FACING NORTH



04
DP102
PERSPECTIVE FACING EAST
NTS

ITEM 4: REVISED TO REFLECT NEW FLOOR PLATE & MATERIALS



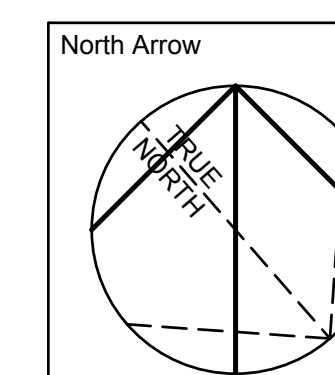
01
DP102
PERSPECTIVE FACING NORTHWEST
NTS

ITEM 4: REVISED TO REFLECT NEW FLOOR PLATE & MATERIALS

ITEM 4: REVISED TO REFLECT NEW FLOOR PLATE & MATERIALS



02
DP102
DETAIL- MAIN ENTRY PORTE COCHERE
NTS



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Keyplan	

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For more information, please contact the Project Manager or Architect. This drawing is the property of NORR Architects Engineers Planners and shall not be used without their written consent.

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A. Brian Robertson, Architect, A.A.A., B. Arch, M.A.S.C.
Chris P. King, P. Eng., M.P.E.G.A.
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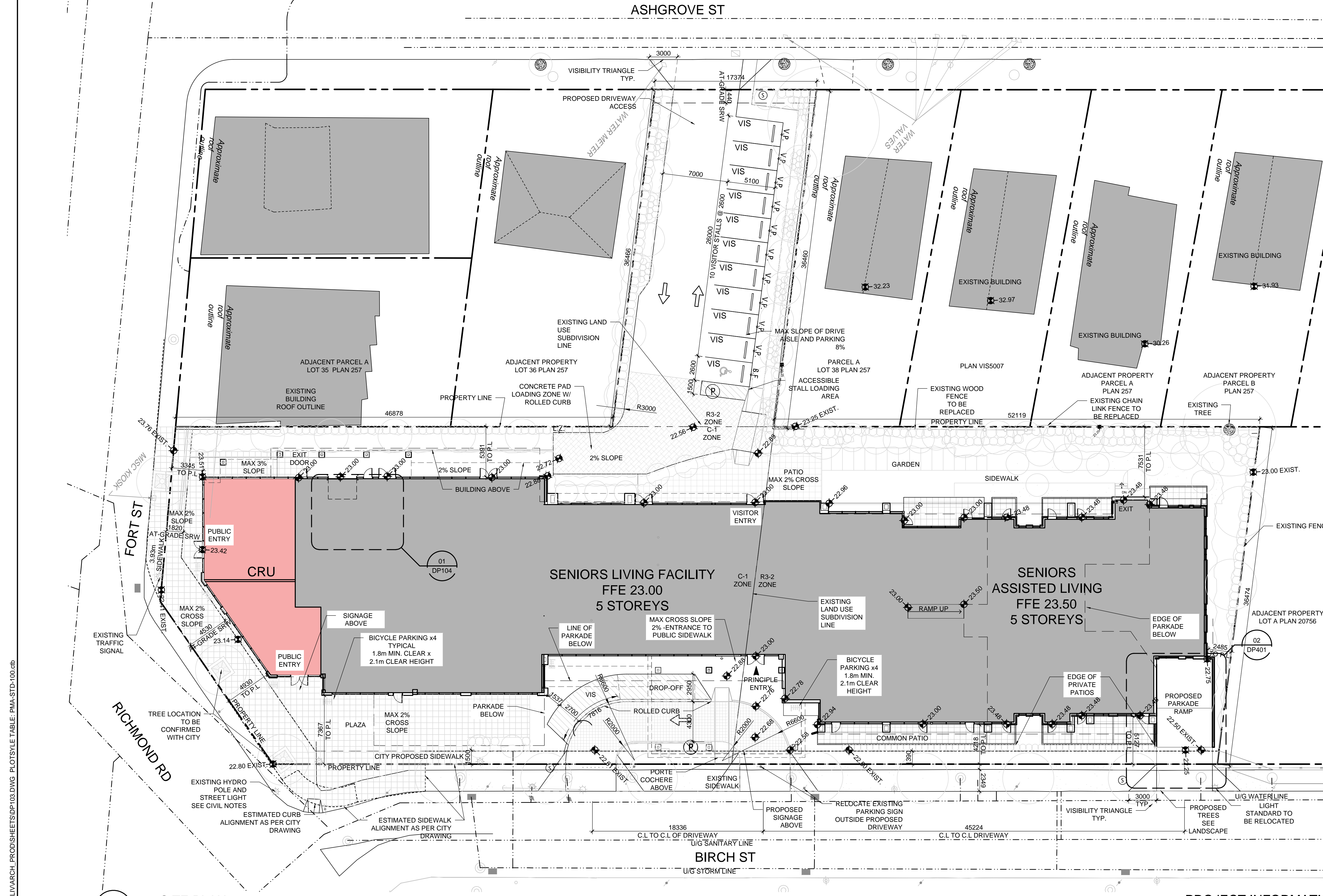
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

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

Check Scale (may be photo reduced)	0 10mm
Project No.	NCCA-17-0221
Drawing No.	DP102



SITE LEGEND

- ▲ PRINCIPAL ENTRY
- VIS VISITOR PARKING
- VP VISITOR PARKING SIGNAGE
- AP ACCESSIBLE PARKING STALLS
- AS ACCESSIBLE PARKING SIGNAGE
- ⊘ NO PARKING ANY TIME / FIRELANE
- LZ 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
- BR BIKE RACK (CLASS 2)
- CR 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)	190
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	62 TOTAL (50 UNDERGROUND, 12 SURFACE)
Bicycle Parking number (Class 1)	32 (TOTAL PROJECT-P1)
Bicycle Parking number (Class 2)	24
Building Setbacks * Corner Lot (m)	2.8
Street Boundary (East Birch St.)	Closest Face of Main building to Property Line
Side Yard (south) Fort St.	4.2m
Side Yard (north)	2.0m
Internal Rear Yard (West)	2.49m
Use: Seniors Assisted Living and Memory Care	2.55m
Total Number Units	60
Unit Type	STUDIO/1 BED
Ground-oriented Units	0
Minimum Sleeping Room floor Area (sm)	34.75

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)	190
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	62 TOTAL (50 UNDERGROUND, 12 SURFACE)
Bicycle Parking number (Class 1)	32 (TOTAL PROJECT-P1)
Bicycle Parking number (Class 2)	24
Building Setbacks * Corner Lot (m)	2.8
Street Boundary (East Birch St.)	Closest Face of Main building to Property Line
Side Yard (south) Fort St.	4.2m
Side Yard (north)	2.0m
Internal Rear Yard (West)	2.49m
Use: Seniors Assisted Living and Memory Care	2.55m
Total Number Units	77
Unit Type	STUDIO/1 BED
Ground-oriented Units	4
Minimum Sleeping Room floor Area (sm)	34.75

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)	190
Open Site Space (%)	30.45% (TOTAL SITE)

PROJECT INFORMATION TABLES

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

Note: Site Coverage includes main building 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.

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Project Component

Maison Victoria

Keyplan

Consultants

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

Seal(s)

01 DP103

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R. Brian Robertson, Architect, AIA, B. Arch, M.Arch.
Ardian Todorov, P. Eng., M.P.E.G.
Chris The King, M.P.E.G.

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	

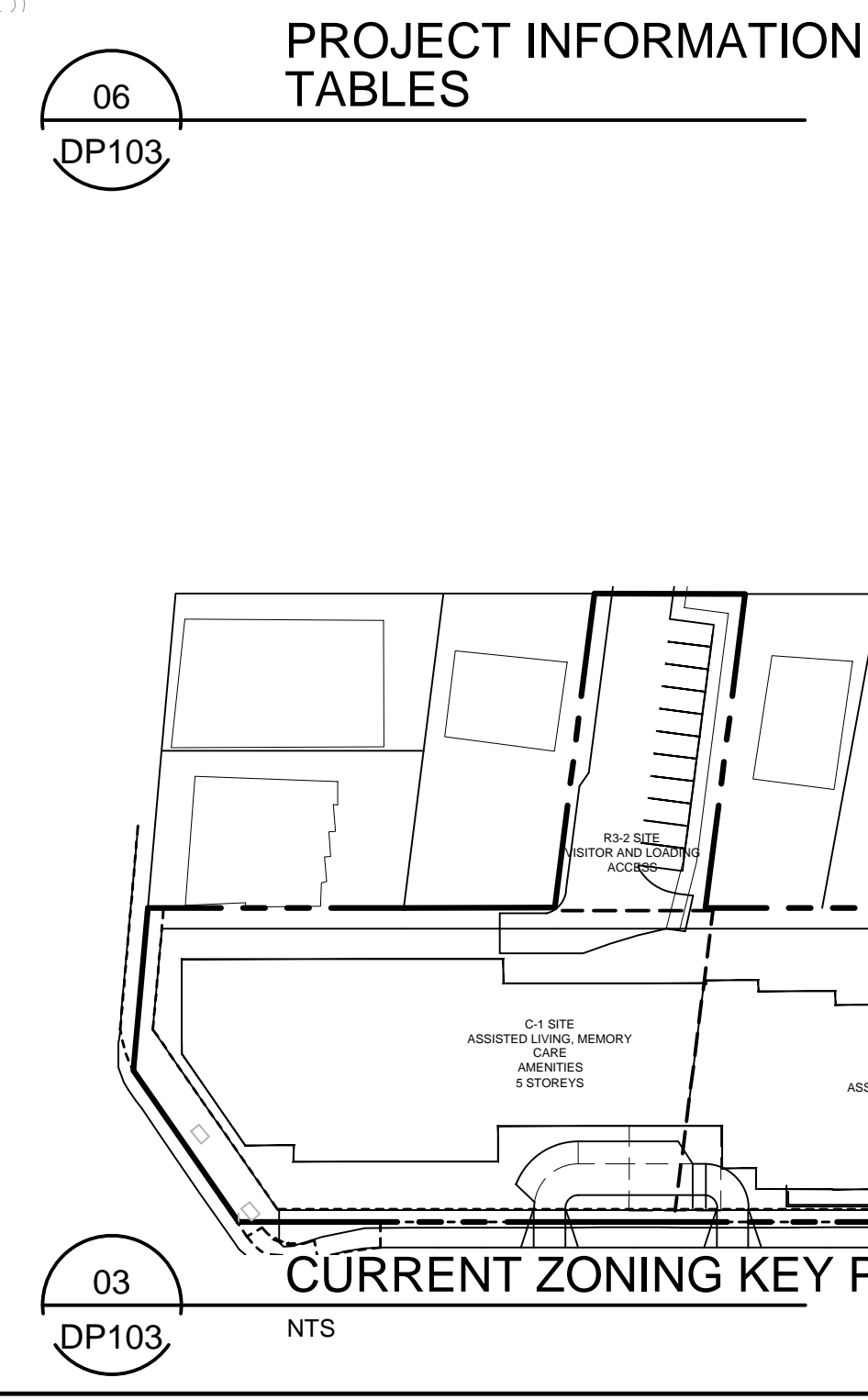
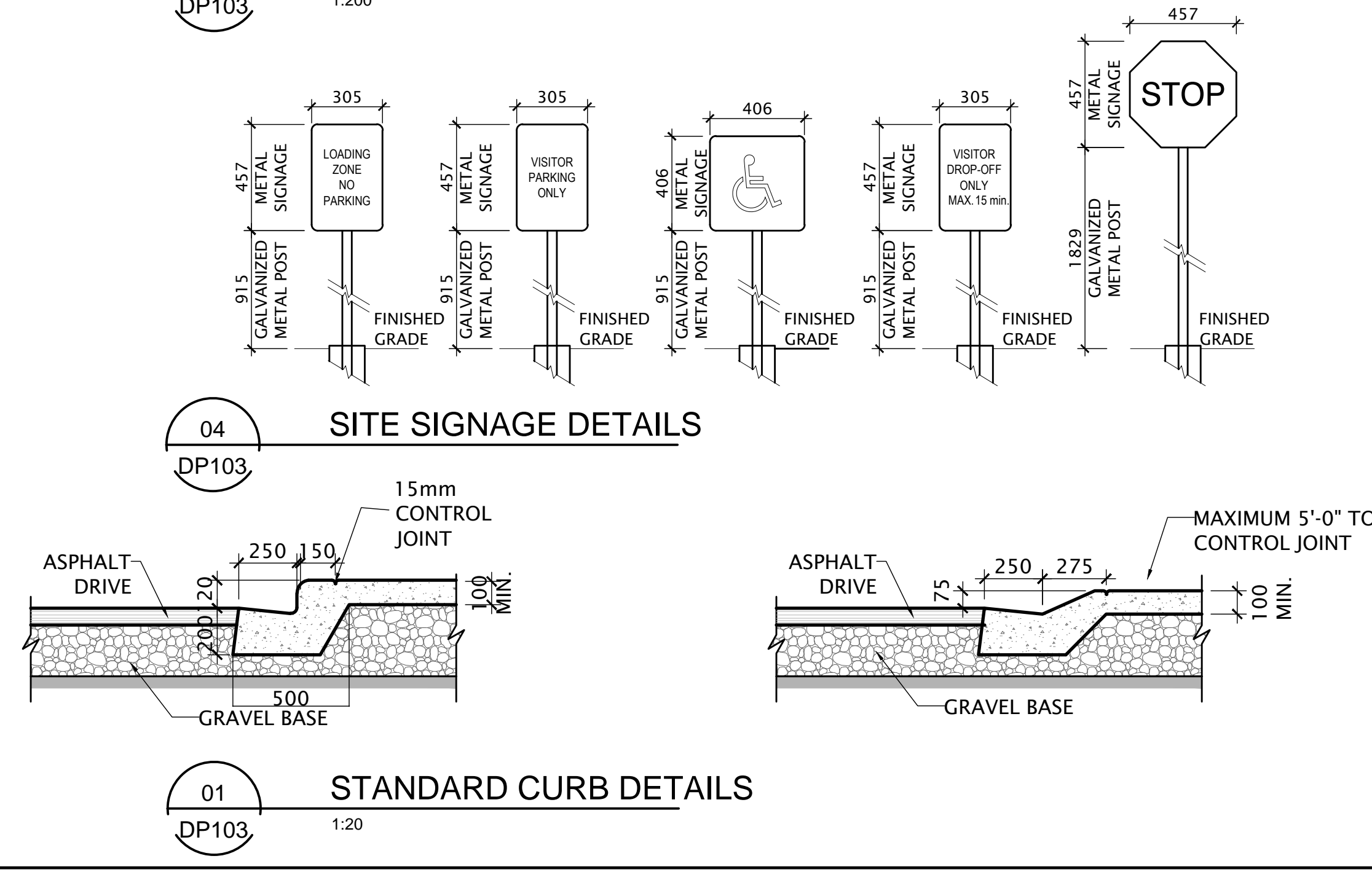
Drawing Title SITE PLAN AND STATISTICS
Check Scale (may be photo reduced) 0 10mm
Project No. NCCA-17-0221
Drawing No. DP103

PLOT DATE: October 23, 2018 TIME: 3:57 PM FULL PATH AND FILENAME: P:\NCCA17-0221-MAISON VICTORIA\500\DELIV\ARCH-PRODS\SHEETS\DP103.DWG PLOT STYLE TABLE: PMA-STD-100.ctb

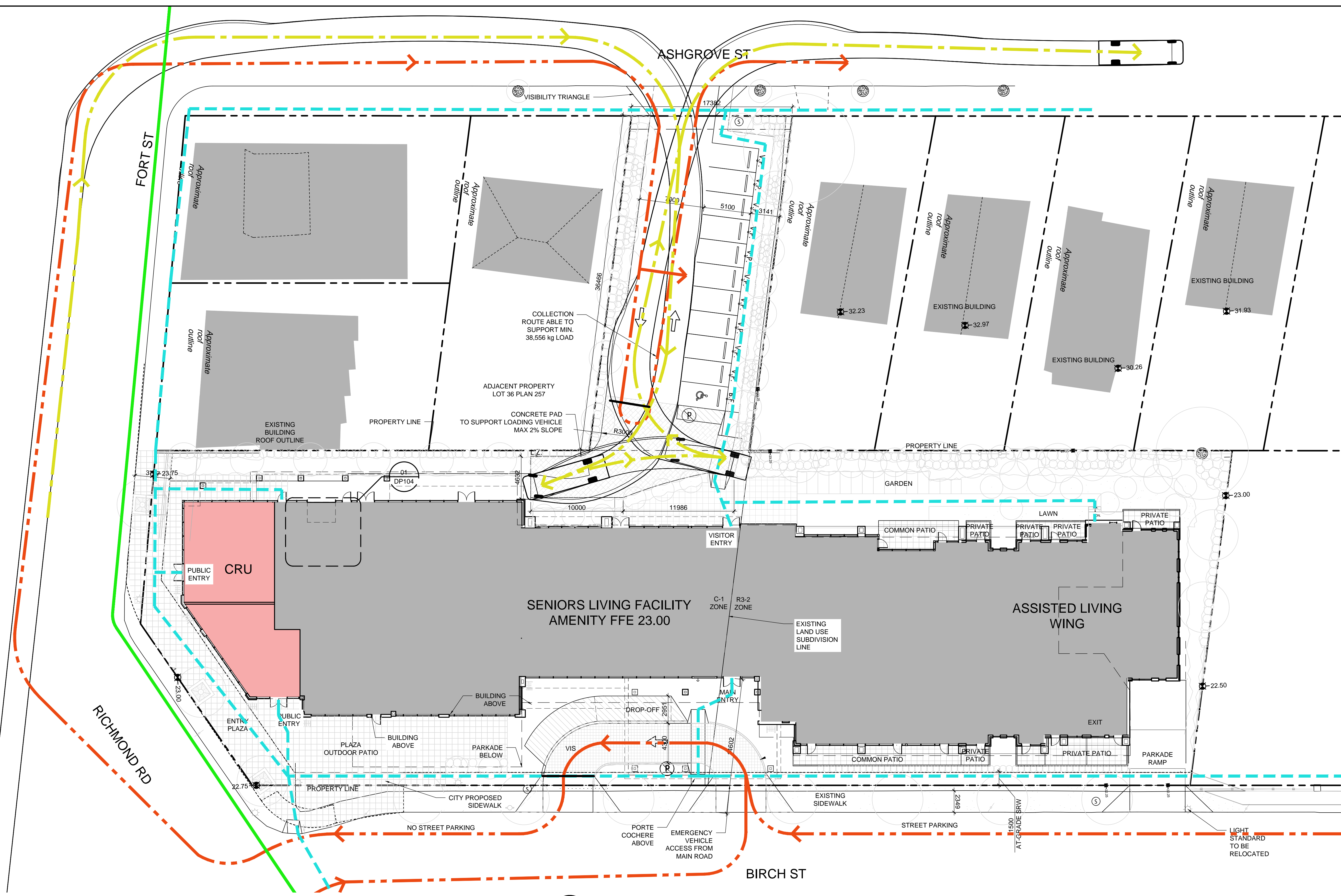
ITEM 5:
SITE SIGNAGE DETAILS ADDED

ITEM 6:
BUILDING LOCATION ADJUSTED TO INCREASE NORTH SIDE YARD, INTERNAL WEST YARD SETBACKS FROM PROPERTY LINE, DROP-OFF AREA UPDATES

ITEM 7:
SITE STATISTICS UPDATED TO REFLECT CURRENT BUILDING AREA, COVERAGE, AND CHANGE OF USE TO ALL ASSISTED LIVING / MEMORY CARE, INCREASE DENSITY (2 UNITS) SETBACKS UPDATED TO COORDINATE WITH INDICATED BUILDING LOCATION



PLOT DATE: October 23, 2018 TIME: 6:56 PM FULL PATH AND FILENAME: P:\NCCA17-0221-MAISON VICTORIA\500\DELIV\ARCH-PRODS\SHEETS\DP104.DWG PLOTTING STYLE TABLE: PMA-STD-100.ctb



SITE LEGEND

- ▲ PRINCIPAL ENTRY
- VIS VISITOR PARKING
- VE VISITOR PARKING SIGNAGE
- ♿ ACCESSIBLE PARKING STALLS
- ♿ ACCESSIBLE PARKING SIGNAGE
- ⊘ NO PARKING ANY TIME / FIRELANE
- LD 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

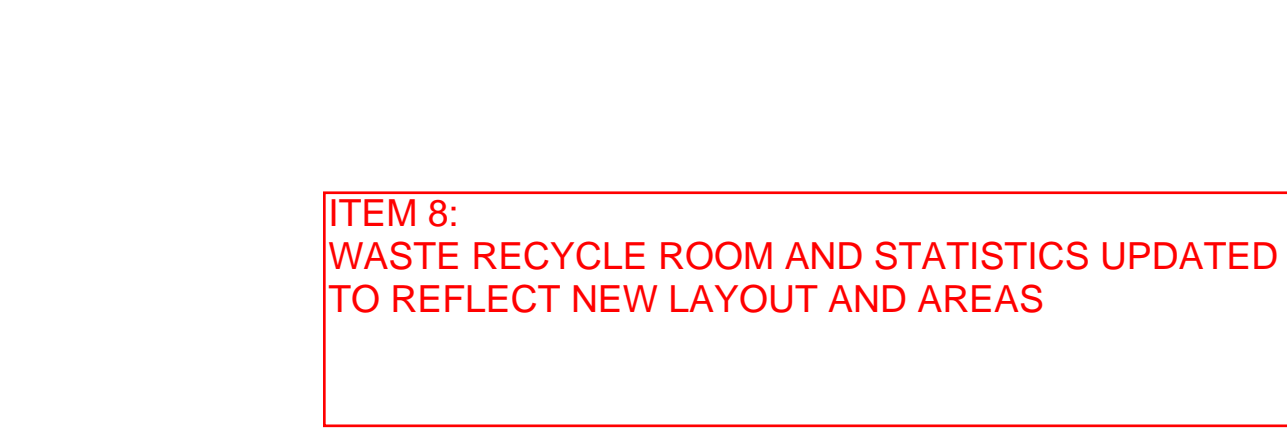
- ### NOTES
- 1) ALL PORTIONS OF THE COLLECTION VEHICLE ROUTE APPROACH AREA CONCRETE PADS AND CONCRETE APRONS ARE STRUCTURALLY CAPABLE OF SUPPORTING A MINIMUM 38,556 KG LOAD.
 - 2) VEHICLE SWEEP AND MOVEMENT SHOWN FOR SU-9 WITH A STEERING ANGLE OF 12.0m.
 - 3) THE COLLECTION VEHICLE WILL NOT STOP OVER A PEDESTRIAN MOVEMENT CROSSING DURING COLLECTION OPERATIONS (AS SHOWN).
 - 4) BUILDING MAINTENANCE STAFF WILL TRANSFER THE RECYCLABLE MATERIALS AND WASTE CONTAINERS FROM 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 MAIN 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 FIXTURE 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.

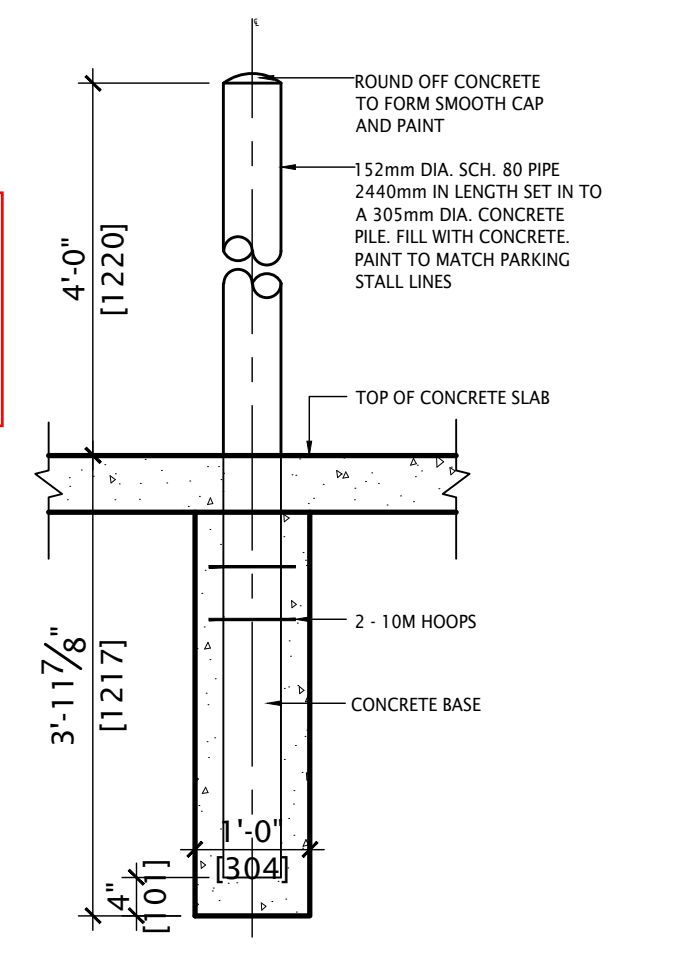
WASTE & RECYCLING

BINS / AREA REQUIRED
137 UNITS / 10 x 3yd ³ = 41.1 yd ³ WASTE PRODUCED
41.1 yd ³ / 4 yd ³ 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 x 4 yd ³ = RECYCLING, 1 x 4 yd ³ = ORGANICS
42 m ² WASTE & RECYCLING ROOM PROVIDED
44 m ² STAGING/LOADING AREA PROVIDED

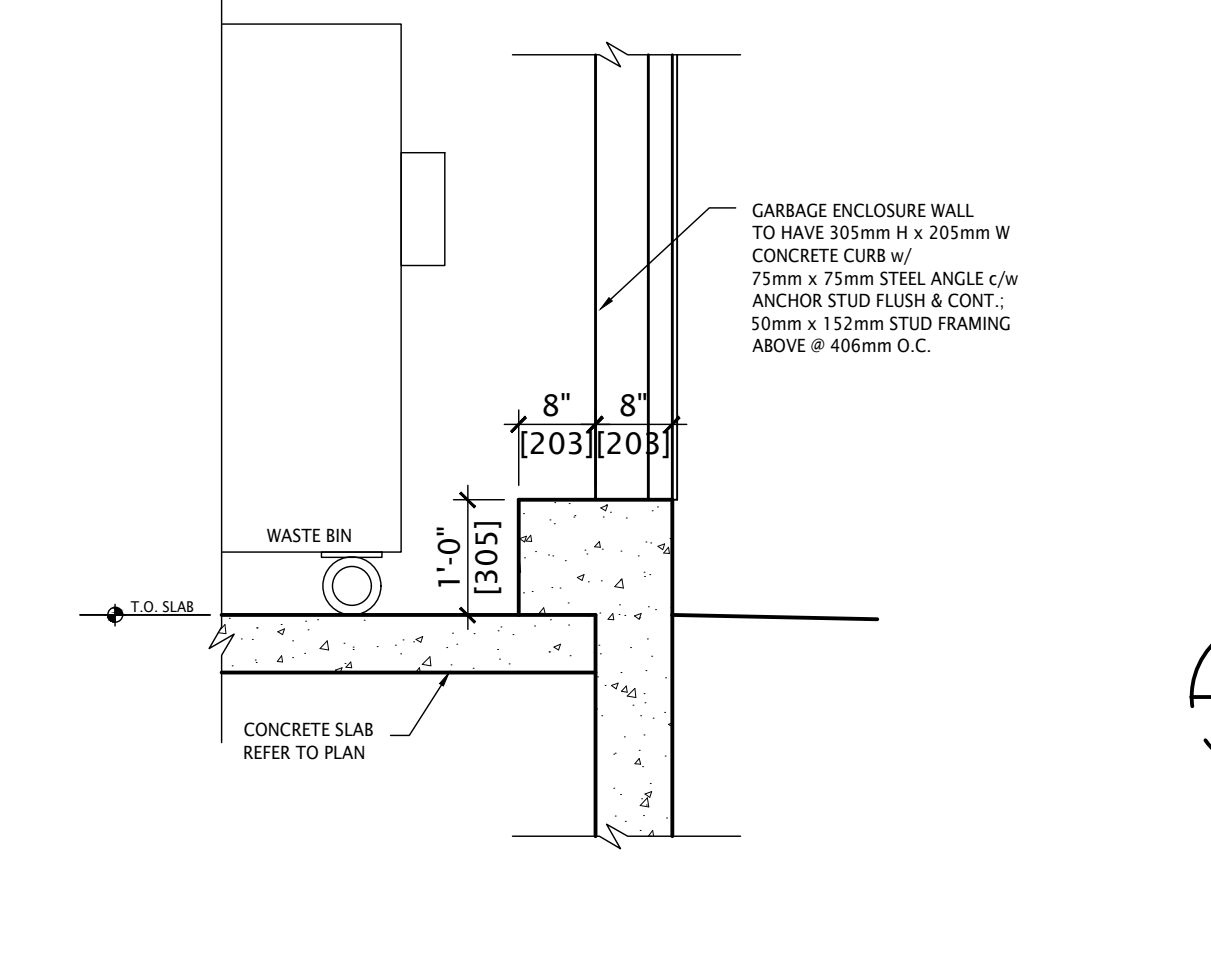
04 SITE SWEEPS PLAN 1:200



01 WASTE RECYCLING ROOM DETAIL 1:50

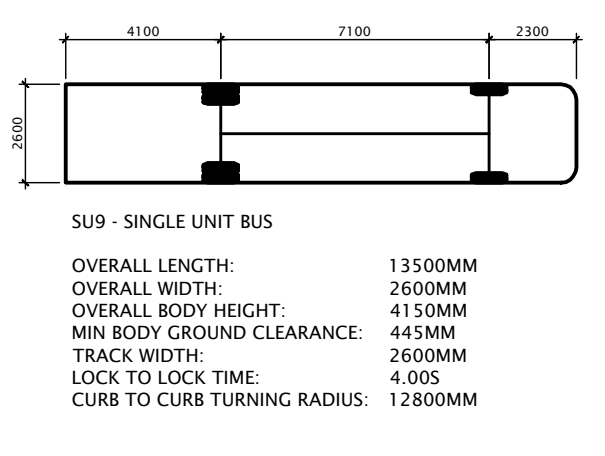


02 BOLLARD DETAIL 1:20



03 CONCRETE CURB DETAIL 1:20

04 SU9 TRUCK DETAILS 1:200



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Julian Tordella, P.Eng., M.P.E.G.
Chris P. King, M.P.E.G.

Project Manager
C.Abercrombie
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Project Leader
C.Clark
C.Abercrombie

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

Drawing Title
SITE CIRCULATION WASTE RECYCLING DETAILS

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

Project No. NCCA-17-0221
Drawing No. DP104

North Arrow

Detail Symbol

DETAIL# SHEET #

Symbol not to scale

PLOT DATE: October 23, 2018 TIME: 2:54 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500\DELIVARCH - PRODSHEETS\DP203.DWG PLOT STYLE TABLE: PMA-STD-100.ctb

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 Chris Poy, P. Eng., M.P.E.G.A.

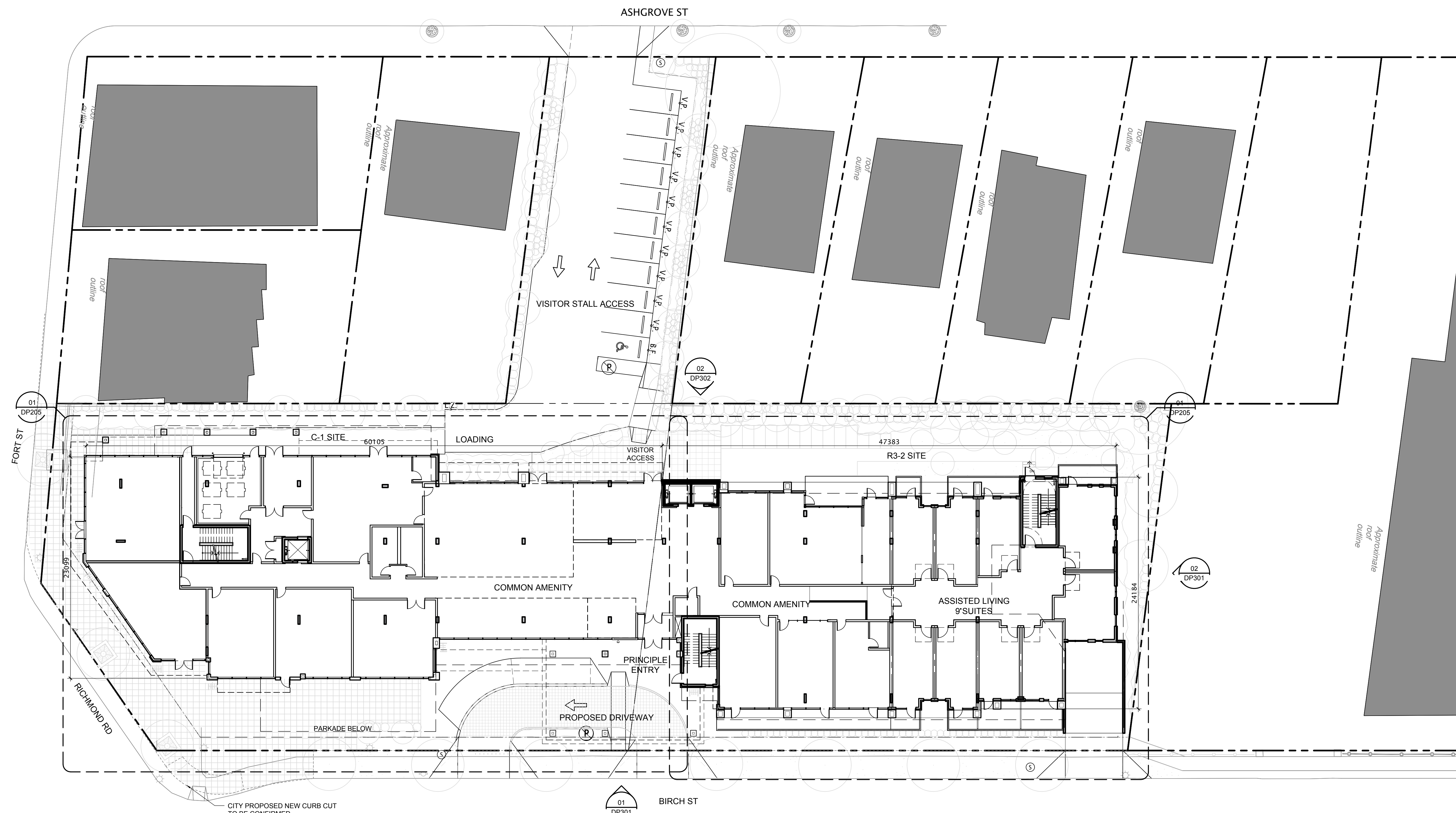
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

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

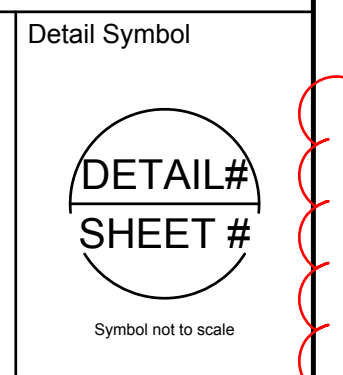
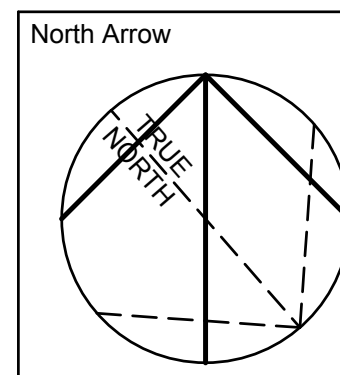
Project
MAISON VICTORIA
 1900 RICHMOND RD
 VICTORIA, B.C
 V8R 4R2

Drawing Title
OVERALL FLOOR PLAN LEVEL 01

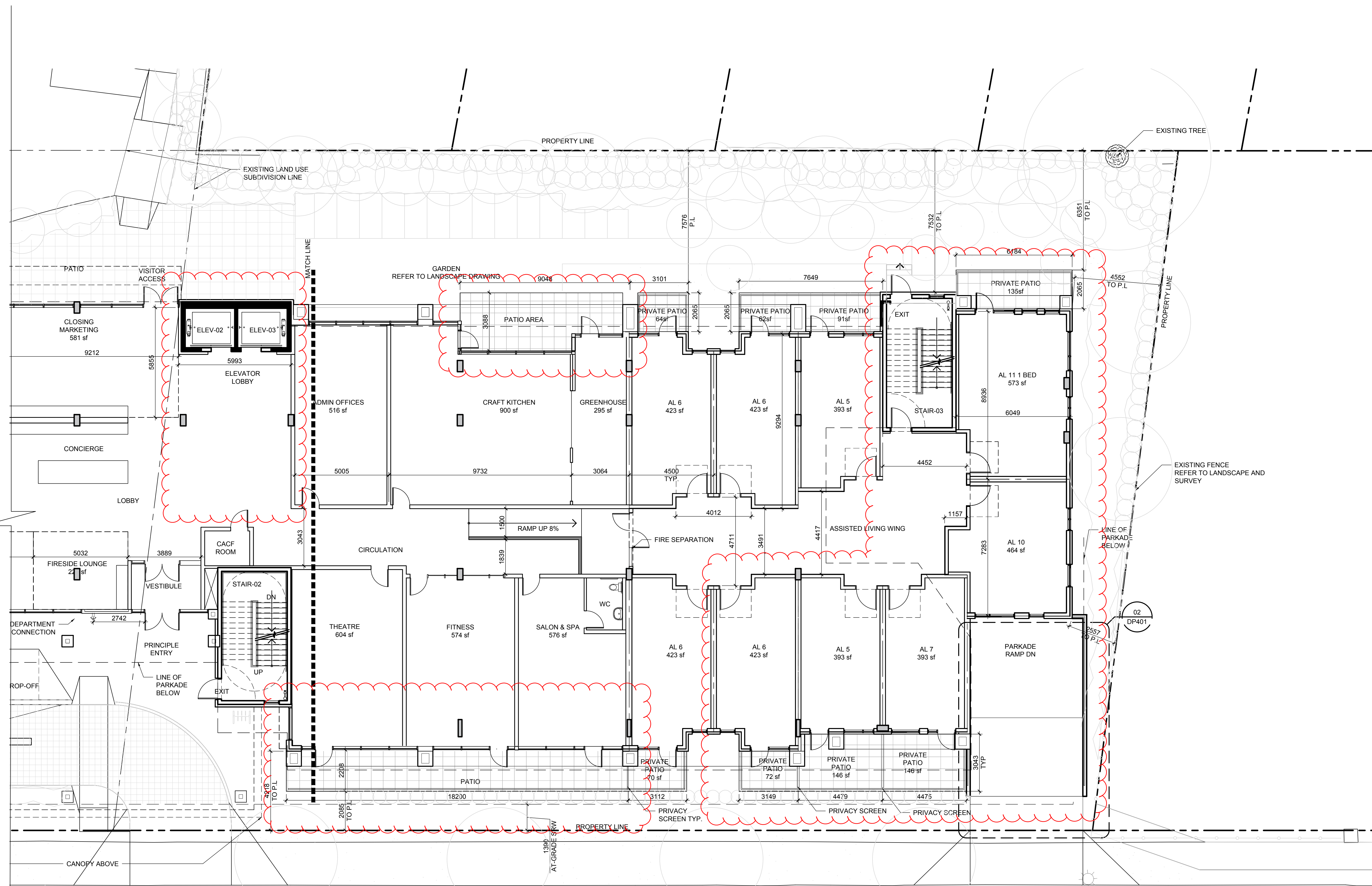
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Project No.	NCCA-17-0221
Drawing No.	DP203



01 OVERALL FLOOR PLAN LEVEL 01
 DP203 1:200



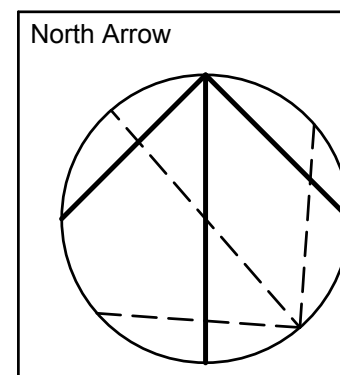
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ITEM 6:
BUILDING LOCATION ADJUSTED CLOSER TO BIRCH ST. TO INCREASE NORTH SIDE YARD, INTERNAL WEST YARD SETBACKS FROM PROPERTY LINE

ITEM 10:
ADJUSTMENT TO UNIT TYPES AND ADJACENT PATIOS, PARKADE RAMP ACCESS

01 PARTIAL FLOOR PLAN LEVEL 01- NORTH
DP204 1:100



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

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Project Component
Maison Victoria
Keyplan

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

Seal(s)
02 DP401

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Project Manager
C.Abercrombie
C.Clark

Drawn
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 01 NORTH

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

Project No. NCCA-17-0221
Drawing No. DP204

PLOT DATE: October 23, 2018 TIME: 2:55 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500\DELIVARCH_PRODSHEETS\DP206.DWG PLOYSYLE TABLE: PMA-STD-100.ctb

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

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Project Component	Maison Victoria
Keyplan	

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

Seal(s)

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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

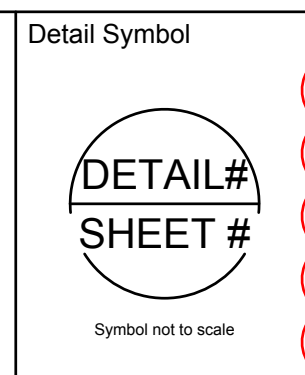
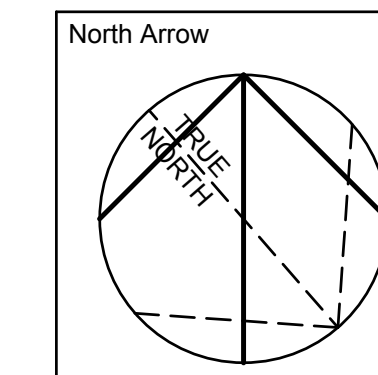
Project
MAISON VICTORIA
 1900 RICHMOND RD
 VICTORIA, B.C
 V8R 4R2

Drawing Title
OVERALL FLOOR PLAN LEVEL 02

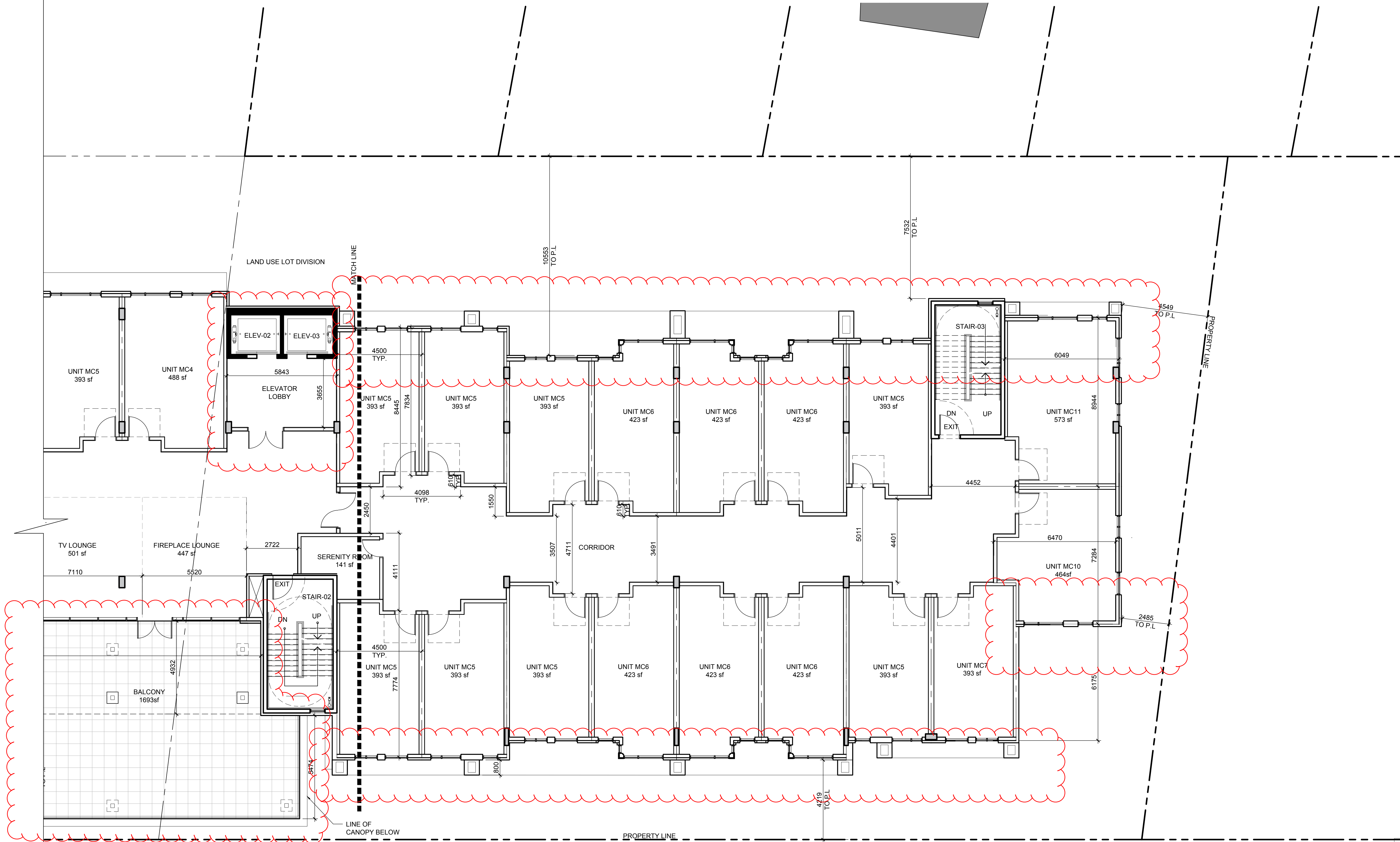
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Project No.	NCCA-17-0221
Drawing No.	DP206



01 OVERALL FLOOR PLAN LEVEL 02
 DP206 1:200



PLOT DATE: October 23, 2018 TIME: 2:55 PM FULL PATH AND FILENAME: P:\NCCA17-0221-MAISON VICTORIA\500\DELIVARCH_PROD\SHEETS\DP207.DWG PLOT STYLE TABLE: PMA.STD-100.ctb



01 PARTIAL FLOOR PLAN LEVEL 02- NORTH
DP207 1:100

ITEM 6:
BUILDING LOCATION ADJUSTED CLOSER TO BIRCH ST. TO INCREASE NORTH SIDE YARD, INTERNAL WEST YARD SETBACKS FROM PROPERTY LINE

ITEM 10:
ADJUSTMENT TO UNIT TYPES AND ADJACENT PATIOS (PRIVATE BALCONIES REMOVED LEVEL 02-04)

ITEM 12:
COMMON PATIO UPDATES

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

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Project Component
Maison Victoria

Keyplan

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

Seal(s)

NORR

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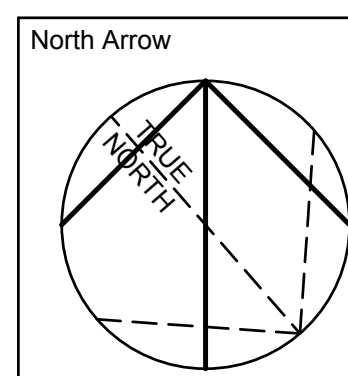
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Project Manager C.Abercrombie	Drawn C.Clark
Project Leader C.Clark	Checked C.Abercrombie

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 02 NORTH



Detail Symbol
DETAIL#
SHEET #

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

Project No. NCCA-17-0221
Drawing No. DP207

PLOT DATE: October 23, 2018 TIME: 3:52 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500\DELIVARCH_PROD\SHEETS\DP209.DWG PLOT STYLE TABLE: PMA.STD-100.ctb

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

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Project Component	Maison Victoria
Keyplan	

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

Seal(s)

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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

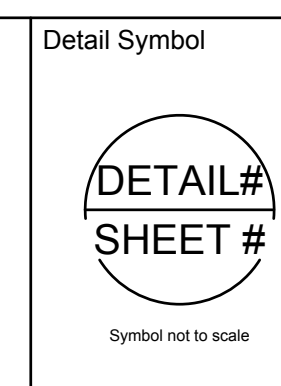
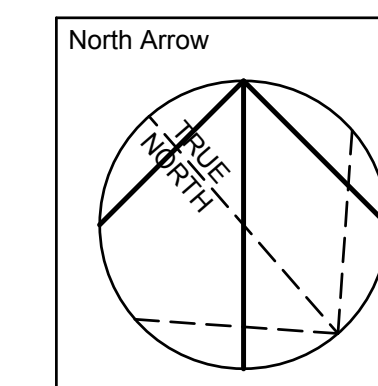
REFER TO DP210 & DP211 FOR DETAILS

Check Scale (may be photo reduced)
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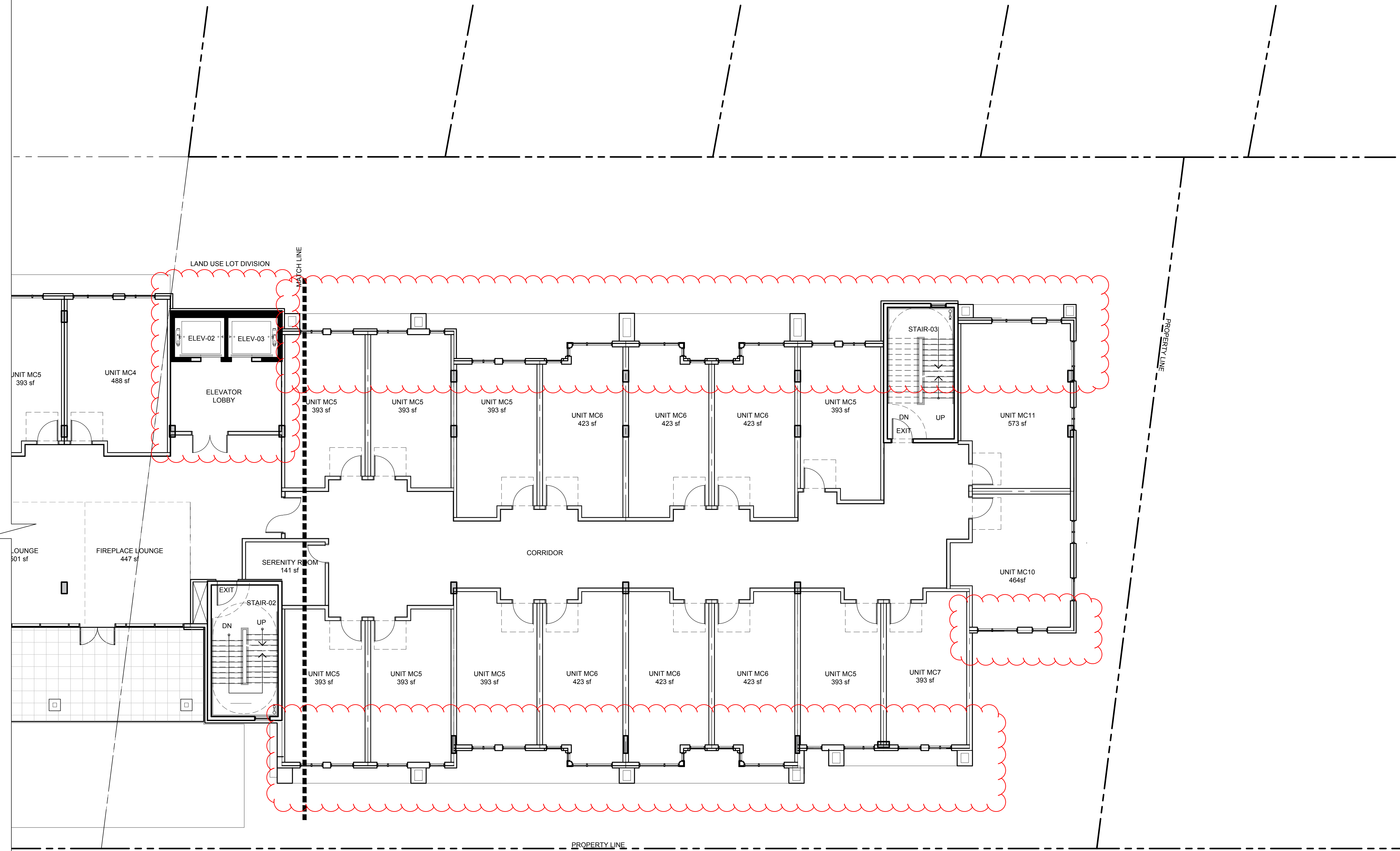
Project No. NCCA-17-0221
 Drawing No. DP209



01 OVERALL FLOOR PLAN LEVEL 03
 DP209 1:200



PLOT DATE: October 23, 2018 TIME: 2:55 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500\DELIVARCH_PROD\SHEETS\DP210.DWG PLOYSYCLE TABLE: PMA STD-100.ctb



01 PARTIAL FLOOR PLAN LEVEL 03 - NORTH
DP210 1:100

ITEM 6:
BUILDING LOCATION ADJUSTED CLOSER TO BIRCH ST. TO INCREASE NORTH SIDE YARD, INTERNAL WEST YARD SETBACKS FROM PROPERTY LINE

ITEM 10:
ADJUSTMENT TO UNIT TYPES AND ADJACENT PATIOS (PRIVATE BALCONIES REMOVED LEVEL 02-04)

ITEM 12:
COMMON PATIO UPDATES

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

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

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Bruce D. McElhannay, Architect, A.A.A., M. Arch, M.A.S.C.
A. Brent Stephenson, Architect, A.A.A., B. Arch, M.A.S.C.
Cheryl P. King, P. Eng., M.P.E.G.A.
Chris P. King, M.P.E.G.A.

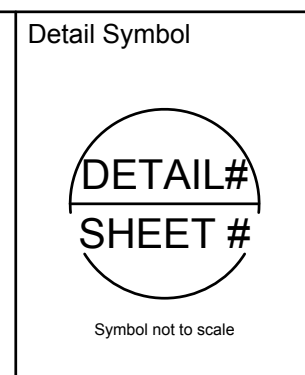
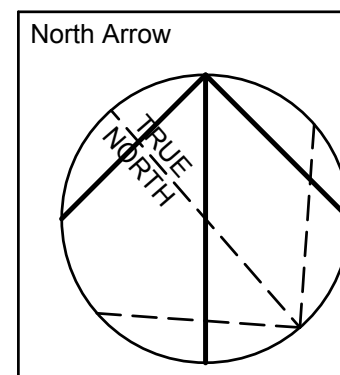
Project Manager C.Abercrombie	Drawn C.Clark
Project Leader C.Clark	Checked C.Abercrombie

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

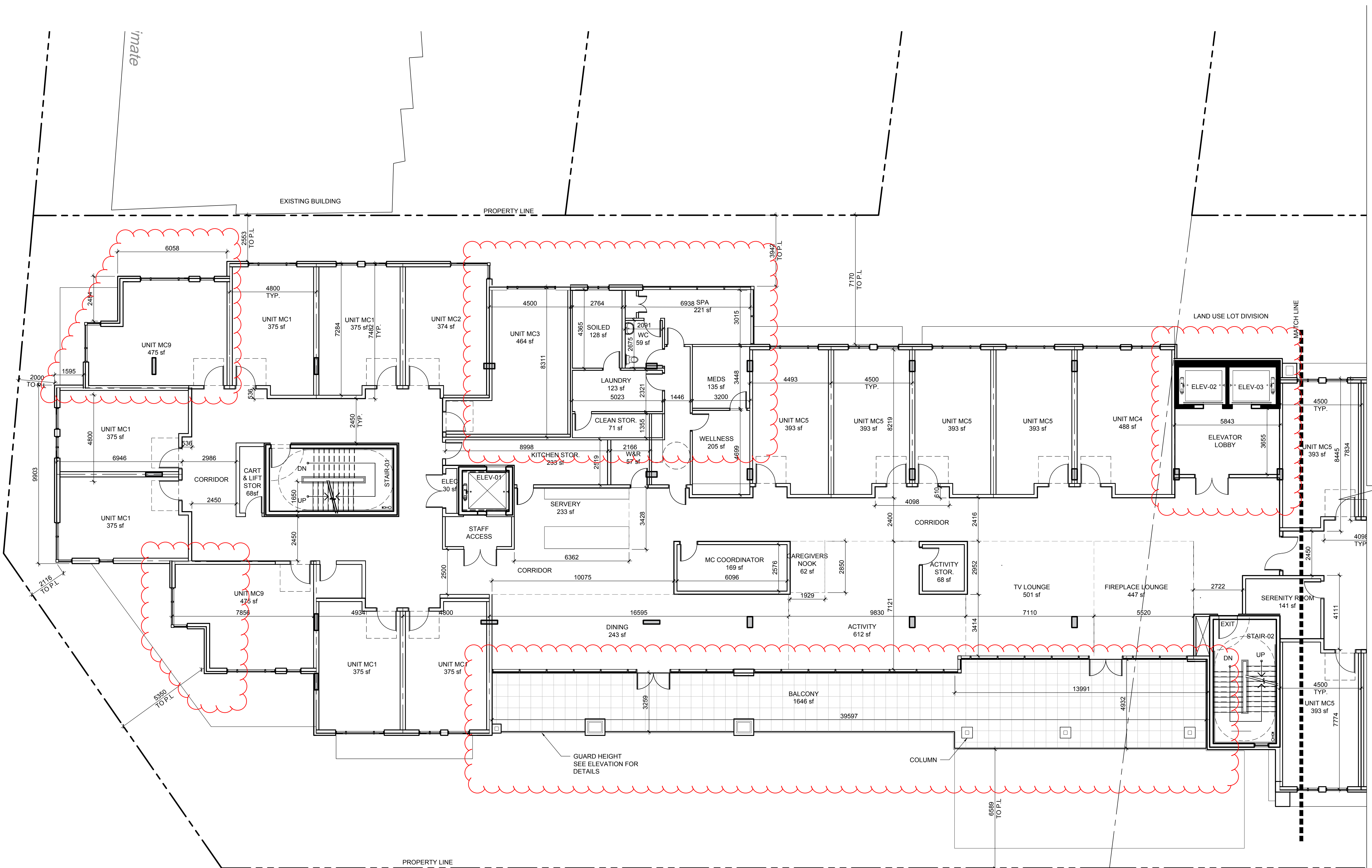
Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 03
NORTH

Check Scale (may be photo reduced)
0 1 inch 0 10mm
Project No. NCCA-17-0221
Drawing No. DP210



PLOT DATE: October 23, 2018 TIME: 3:52 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500\DELIVARCH_PROD\SHEETS\DP211.DWG PLOT STYLE TABLE: PMA-STD-100.ctb



01 PARTIAL FLOOR PLAN LEVEL 03- SOUTH
DP211 1:100

ITEM 6:
BUILDING LOCATION ADJUSTED CLOSER TO BIRCH ST. TO INCREASE NORTH SIDE YARD, INTERNAL WEST YARD SETBACKS FROM PROPERTY LINE

ITEM 10:
ADJUSTMENT TO UNIT TYPES AND ADJACENT PATIOS (PRIVATE BALCONIES REMOVED LEVEL 02-04)

ITEM 12:
COMMON PATIO UPDATES

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

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Project Component
Maison Victoria

Keyplan

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

Seal(s)

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Bruce D. McElhannay, Architect, A.A.A., M. Arch, M.A.S.C.
A. Brian Lombard, Architect, A.A.A., B. Arch, M.A.S.C.
Norr Architects Engineers Planners, P. Eng., M.P.E.Q.A.
Chris P. P. Eng., M.P.E.Q.A.

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

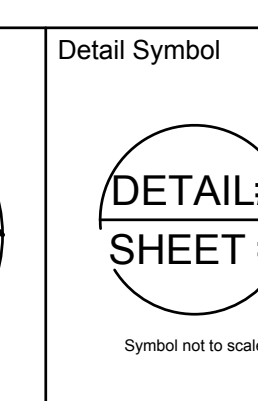
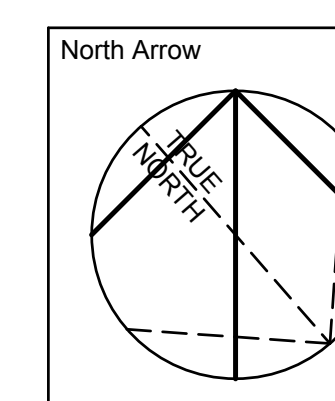
Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

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 1mch 0 10mm

Project No. NCCA-17-0221
Drawing No. DP211



PLOT DATE: October 23, 2018 TIME: 3:52 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500\DELIVARCH_PROD\SHEETS\DP209A.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb

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

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Project Component	Maison Victoria
Keyplan	

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

Seal(s)

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 Bruce D. McElhannay, Architect, A.A.A., M. Arch, M.A.S.C.
 A. Brian Robertson, Architect, A.A.A., B. Arch, M.A.S.C.
 Chris Pyle, P. Eng., M.P.E.G.A.
 Chris Pyle, P. Eng., M.P.E.G.A.

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

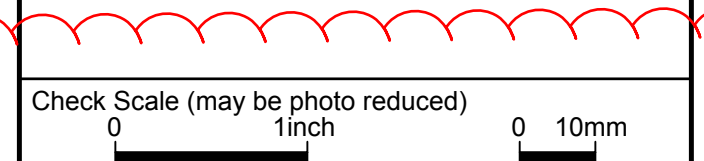
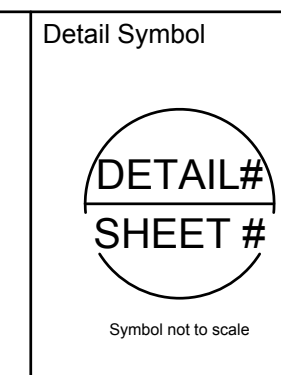
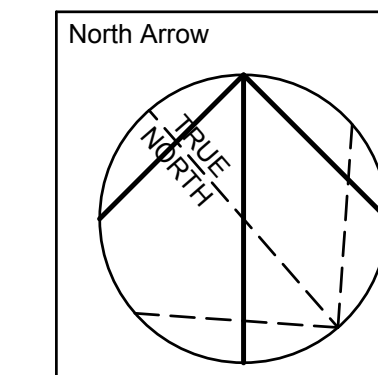
REFER TO DP210A & DP211A FOR DETAILS

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

Project No. NCCA-17-0221
 Drawing No. DP209A



01 OVERALL FLOOR PLAN LEVEL 04
 DP209A 1:200



PLOT DATE: October 23, 2018 TIME: 5:01 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500\DELIVARCH_PROD\SHEETS\DP211A.DWG PLOTSYLE TABLE.PMA-STD-100.dwg

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

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Project Component
Maison Victoria

Keyplan

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

Seal(s)

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 Bruce D. McElhannay, Architect, A.A.A., M. Arch, M.A.S.C.
 A. Brian Robertson, Architect, A.A.A., B. Arch, M.A.S.C.
 Jennifer Hodge, P. Eng., M.P.E.G.A.
 Chris P. P. Eng., M.P.E.G.A.

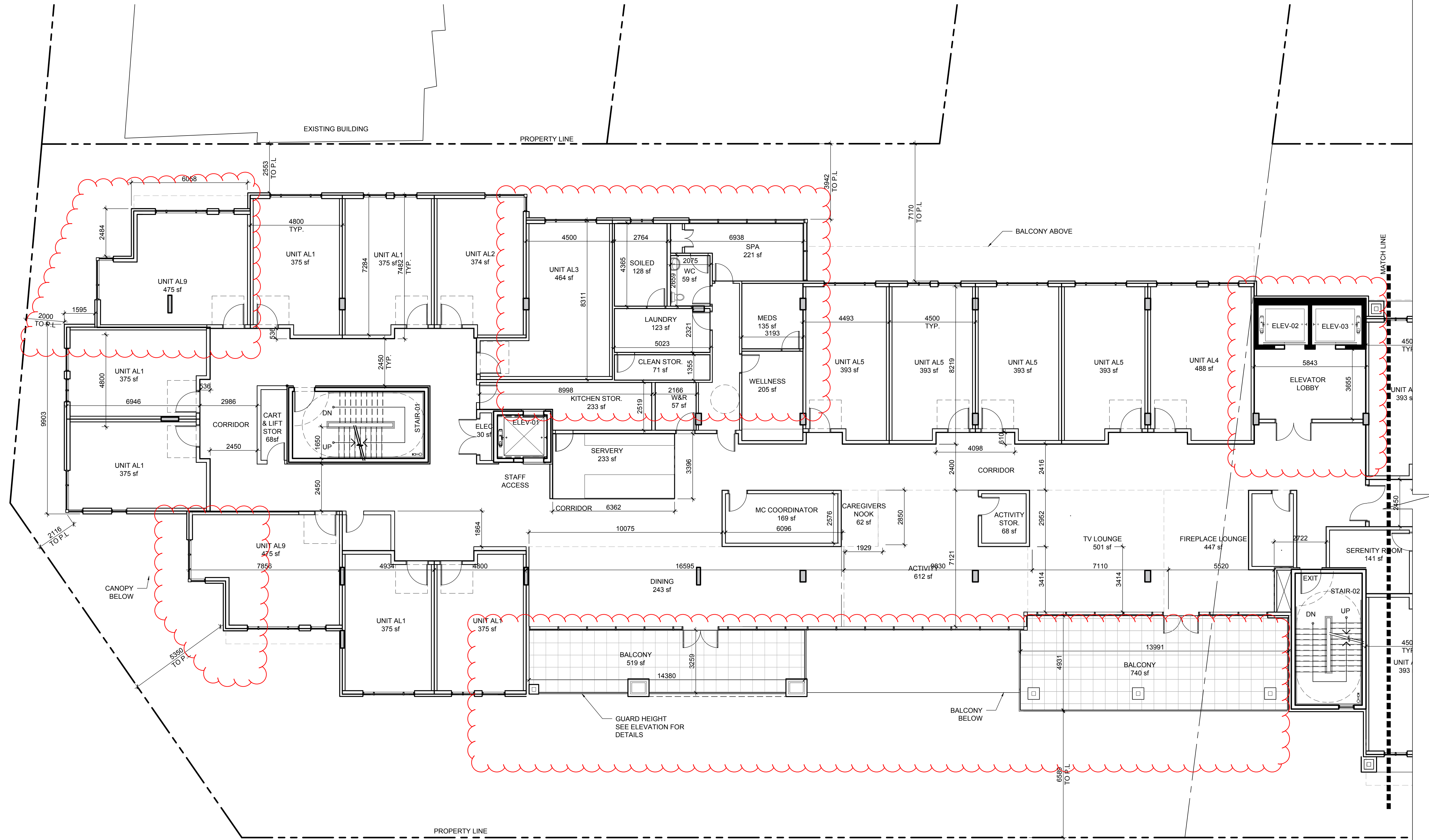
Project Manager C.Abercrombie	Drawn C.Clark
Project Leader C.Clark	Checked C.Abercrombie

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 04
 SOUTH**

Check Scale (may be photo reduced) 0 1mch 0 10mm
Project No. NCCA-17-0221
Drawing No. DP211A

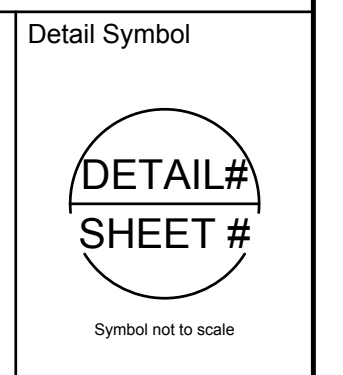
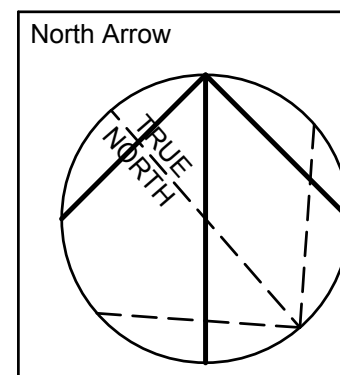


01 PARTIAL FLOOR PLAN LEVEL 04- SOUTH
 DP211A 1:100

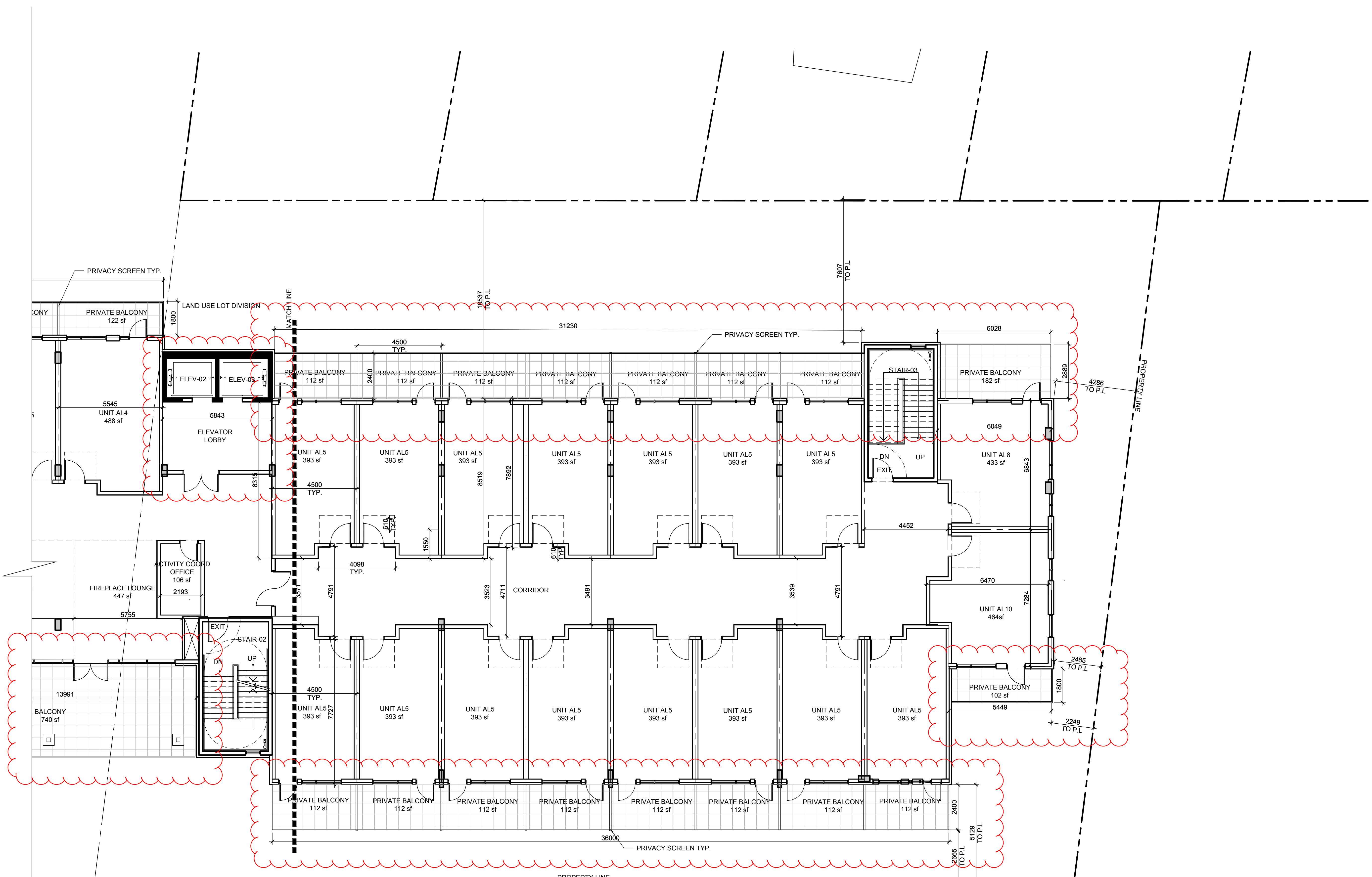
ITEM 6:
 BUILDING LOCATION ADJUSTED CLOSER TO BIRCH ST. TO INCREASE NORTH SIDE YARD, INTERNAL WEST YARD SETBACKS FROM PROPERTY LINE

ITEM 10:
 ADJUSTMENT TO UNIT TYPES AND ADJACENT PATIOS (PRIVATE BALCONIES REMOVED LEVEL 02-04)

ITEM 12:
 COMMON PATIO UPDATES



PLOT DATE: October 23, 2018 TIME: 2:56 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500\DELIVARCH_PROD\SHEETS\DP213.DWG PLOTTSTYLE TABLE: PMA-STD-100.ctb



01 PARTIAL FLOOR PLAN LEVEL 05- NORTH
DP213 1:100

ITEM 6:
BUILDING LOCATION ADJUSTED AND SETBACKS
FROM PROPERTY LINE UPDATED

ITEM 13:
REVISED FINISH FACE OF BUILDING TO STEP BACK
ALONG INTERNAL NORTHWEST PROPERTY LINE
ADJACENT TO EXISTING PROPERTIES

ITEM 10:
ADJUSTMENT TO UNIT TYPES AND ADJACENT
PATIOS (PRIVATE BALCONIES ADJUSTED AS PER
UNIT LAYOUTS)

ITEM 12:
COMMON PATIO UPDATES
COMMON BALCONIES SIMILAR TO LOWER LEVELS
OFF EAST PROPERTY LINE KEPT)

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

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

Seal(s)

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Bruce D. McElhannay, Architect, A.A.A., M. Arch, M.A.S.C.
A. Brian Lombard, Architect, A.A.A., B. Arch, M.A.S.C.
Nora J. Hodge, P. Eng., M.P.E.G.A.
Chris P. P. Eng., M.P.E.G.A.

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 05
NORTH**

North Arrow

Detail Symbol

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

Project No. NCCA-17-0221
Drawing No. DP213

PLOT DATE: October 23, 2018 TIME: 2:56 PM FULL PATH AND FILENAME: P:\NCCA17-0221-MAISON VICTORIA\500\DELIVARCH_PROD\SHEETS\DP214.DWG PLOT STYLE TABLE: PMA-STD-100.ctb

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

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Project Component
Maison Victoria

Keyplan

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

Seal(s)

NORR

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Bruce D. McElhannay, Architect, A.A.A., M. Arch, M.A.S.C.
R. Brian Stephenson, Architect, A.A.A., B. Arch, M.A.S.C.
Landscape: Lombard North Group (B.C) Inc.
Chief Proj. P. King, P.E.P.C.

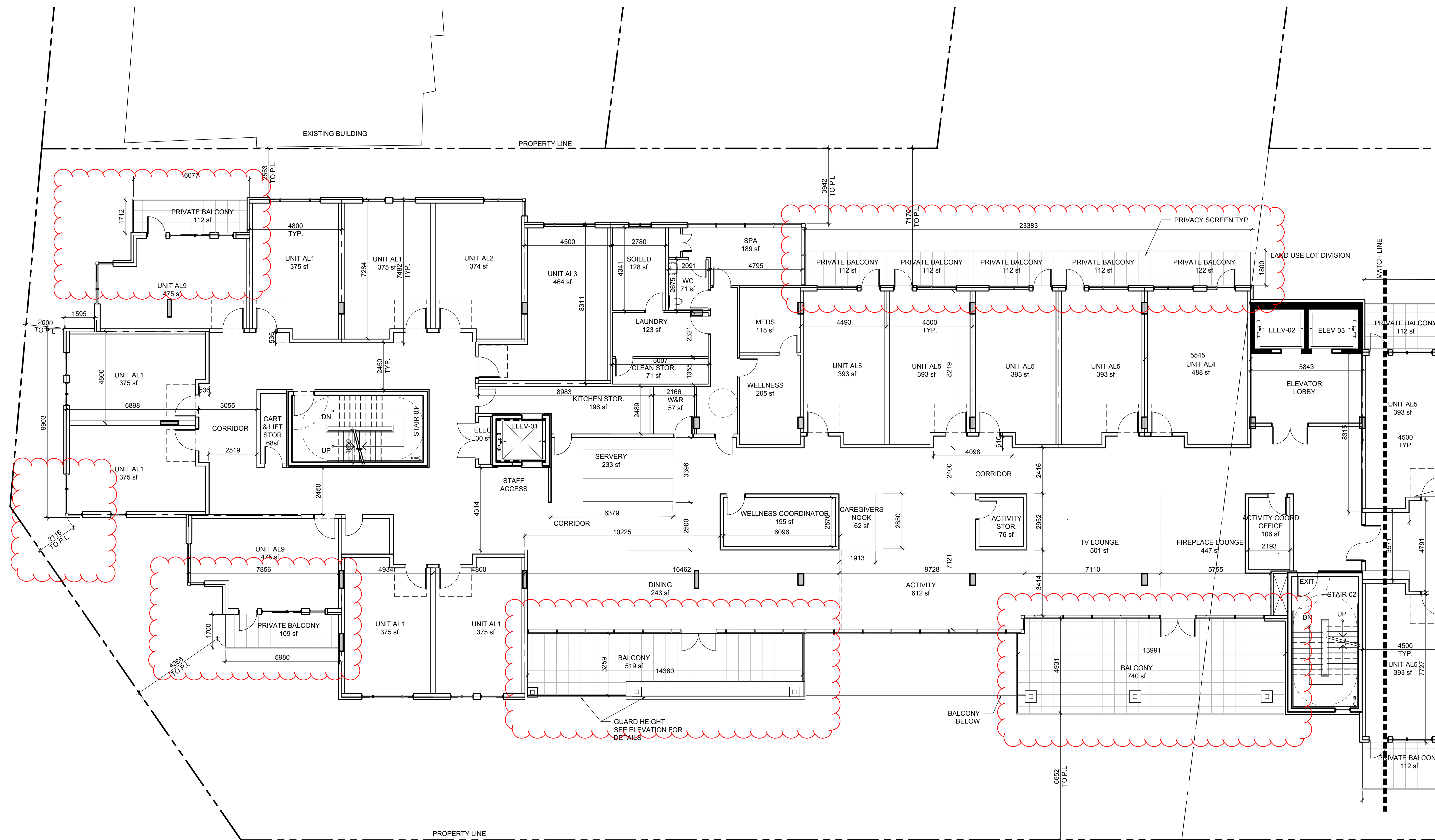
Project Manager C.Abercrombie	Drawn C.Clark
Project Leader C.Clark	Checked C.Abercrombie

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 05
SOUTH**

Check Scale (may be photo reduced)	0 10mm
Project No.	NCCA-17-0221
Drawing No.	DP214

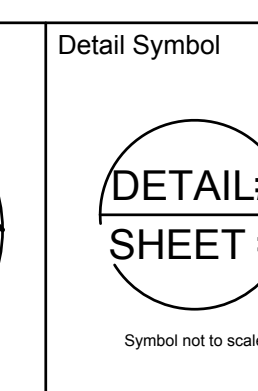
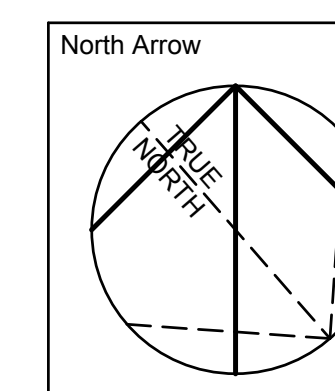


01 PARTIAL FLOOR PLAN LEVEL 05- SOUTH
DP214 1:100

ITEM 6:
BUILDING LOCATION ADJUSTED AND SETBACKS
FROM PROPERTY LINE UPDATED

ITEM 10:
ADJUSTMENT TO UNIT TYPES AND ADJACENT
PATIOS (PRIVATE BALCONIES ADDED AND
ADJUSTED AS PER UNIT LAYOUTS)

ITEM 12:
COMMON PATIO UPDATES



Symbol not to scale

PLOT DATE: October 23, 2018 TIME: 5:23 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500\DELIVARCH_PROD\SHEETS\DP215.DWG PLOYSXLE TABLE: PMA-STD-100.ctb

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

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Project Component	Maison Victoria
Keyplan	

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

Seal(s)	
---------	--

NORR

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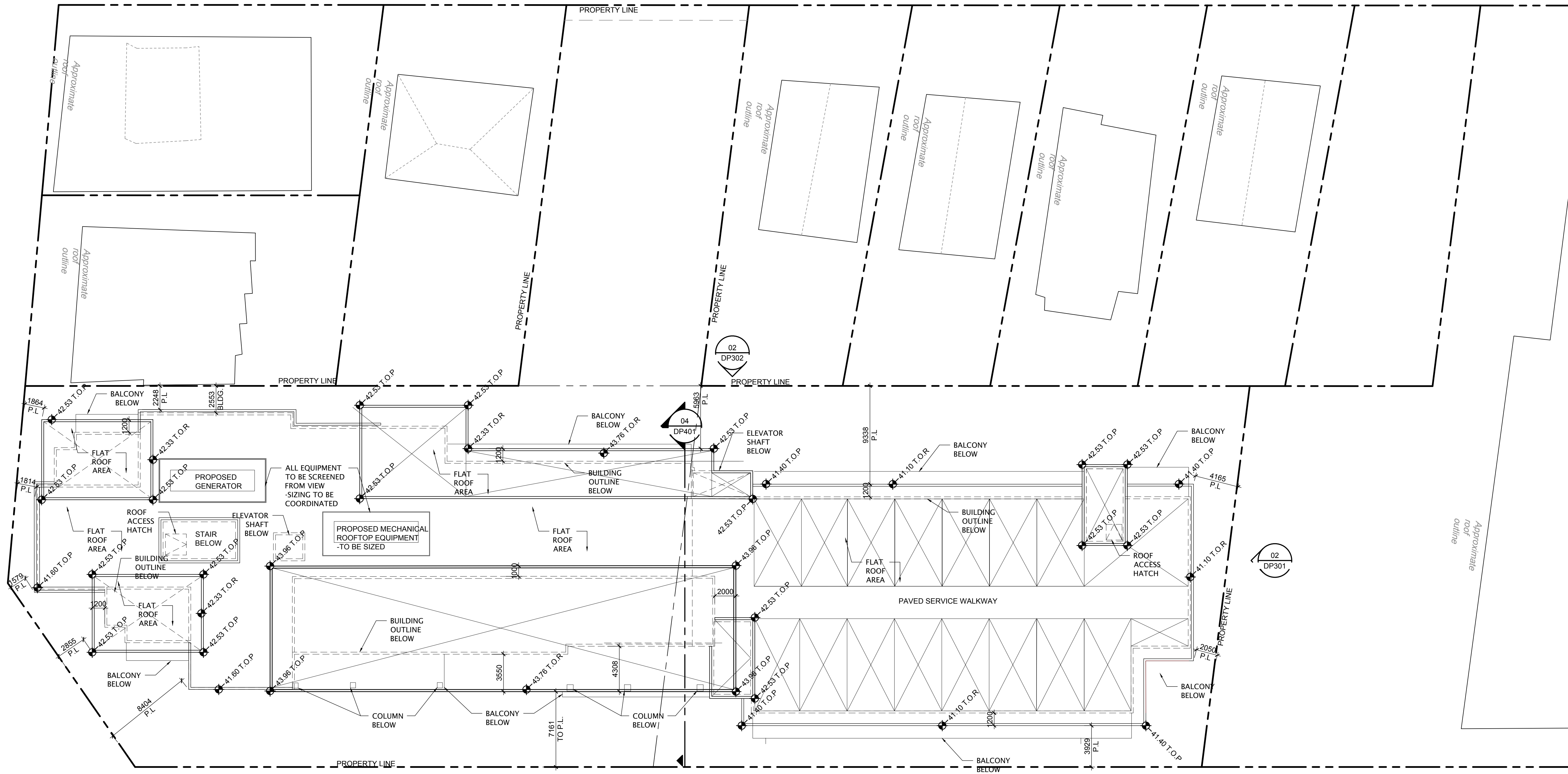
Victor Smith, Architect, A.A.A., B. Arch, M.A.S.C.
 Bruce D. MacKinnon, Architect, A.A.A., B. Arch, M.A.S.C.
 A. Brian MacKinnon, Architect, A.A.A., B. Arch, M.A.S.C.
 Andrew Hodge, P. Eng., M.P.E.G.A.
 Chris P. P. Eng., M.P.E.G.A.

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

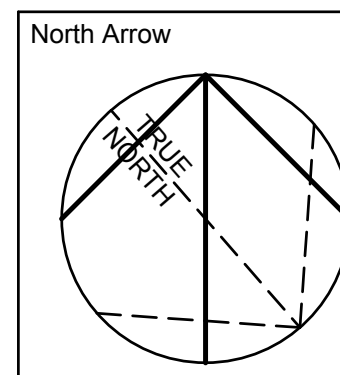
Project
MAISON VICTORIA
 1900 RICHMOND RD
 VICTORIA, B.C
 V8R 4R2

Drawing Title
OVERALL ROOF PLAN



01 OVERALL ROOF PLAN
 DP215 1:200

ITEM 6:
 BUILDING LOCATION ADJUSTED AND SETBACKS
 FROM PROPERTY LINE UPDATED



Detail Symbol
 DETAIL#
 SHEET #
 Symbol not to scale

Check Scale (may be photo reduced)	0 1mch 0 10mm
Project No.	NCCA-17-0221
Drawing No.	DP215

PLOT DATE: October 23, 2018 TIME: 6:50 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\50\DELIV\ARCH - PRODSHEETS\DP301.DWG PLOYS\STYLE TABLE: PMA-STD-100.cd

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

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 LIME)
11	CONCRETE MASONRY CAP (BEIGE)
12	PVC 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	

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Project Component	Maison Victoria
Keyplan	

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

Seal(s)



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NORR ARCHITECTS ENGINEERS PLANNERS
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From: Wallace Architects (affiliated to: Post-Industrial Building by NORR is a trademark owned by NORR Architects Engineers Planners)

Victor Smith, Architect, AIA, B. Arch, M.A.S.C.
Bryce G. McElhannay, Architect, AIA, M. Arch, M.A.S.C.
R. Brian Robinson, Architect, AIA, B. Arch, M.A.S.C.
Julian Tordella, P. Eng., M.P.E.G.
Chris P. King, M.P.E.G.

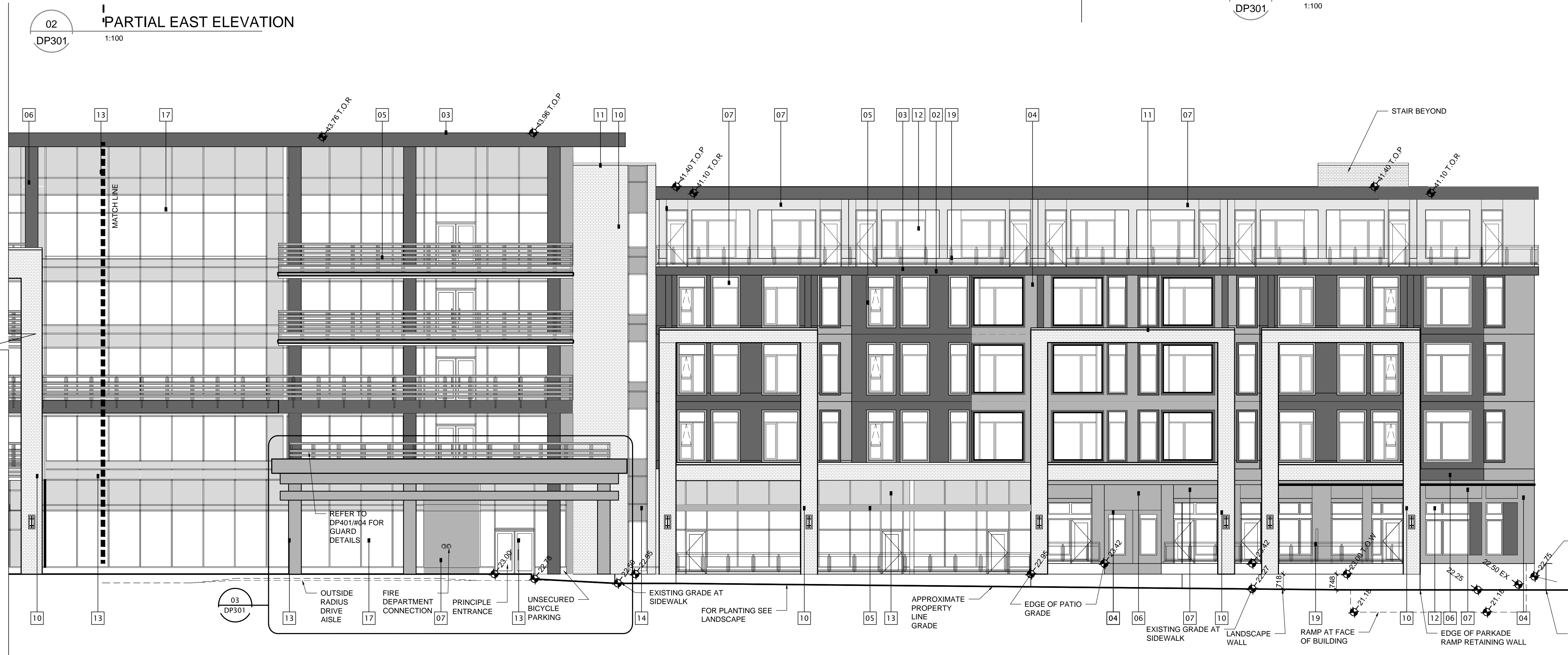
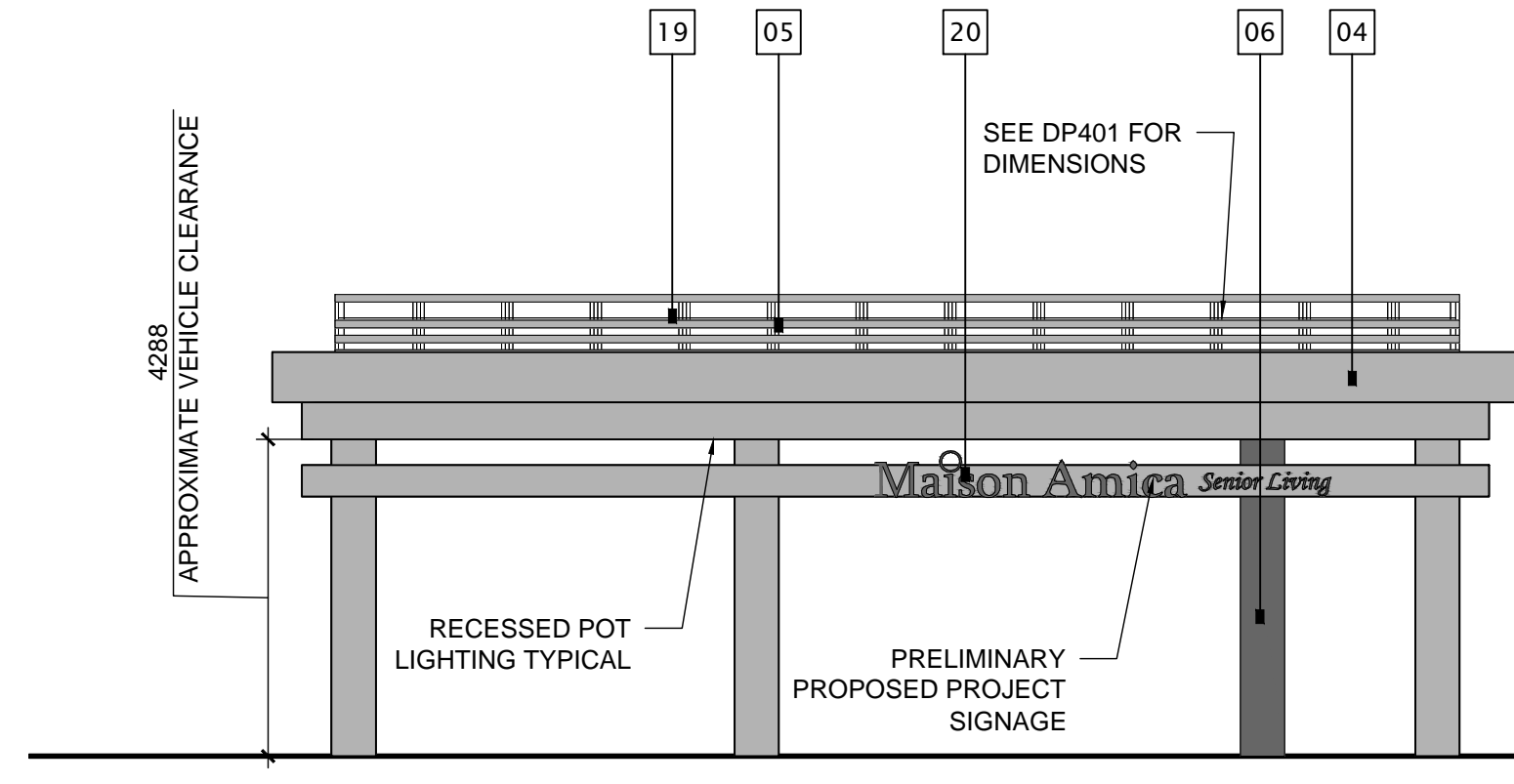
Project Manager	C. Abercrombie	Drawn	C. Clark
Project Leader	C. Clark	Checked	C. Abercrombie

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

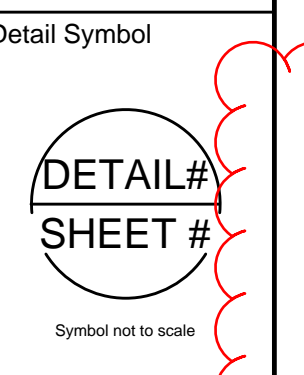
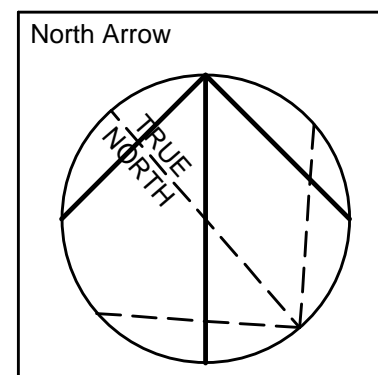
Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
**EXTERIOR ELEVATIONS
EAST ELEVATION
ENTRY CANOPY DETAILS & SIGNAGE**

Check Scale (may be photo reduced)	0 1inch 0 10mm
Project No.	NCCA-17-0221
Drawing No.	DP301



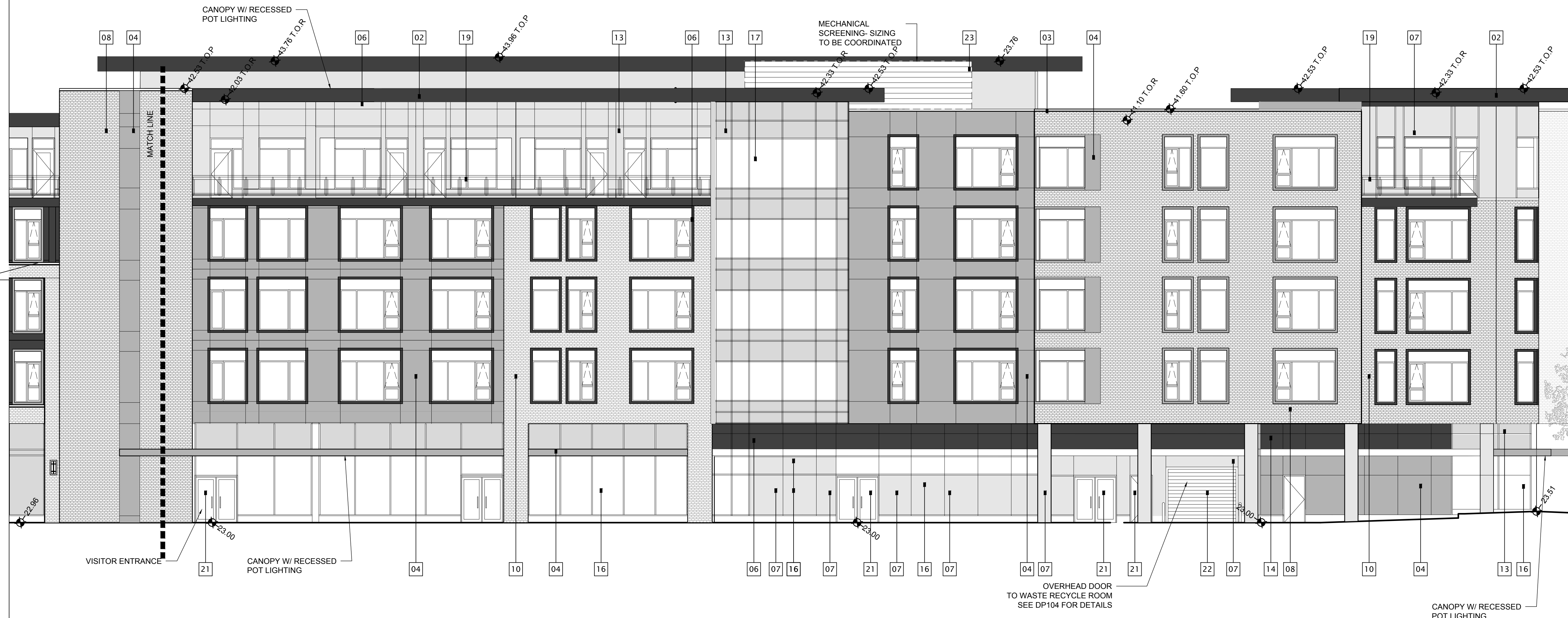
ITEM 14:
UPDATES TO MASSING AND MATERIALS ACCORDING TO NEW FLOOR PLAN LAYOUTS
COMMERCIAL RETAIL ALONG SOUTH FRONTAGE UPDATED TO INCLUDE ADDITION MASONRY AT BASE



PLOT DATE: October 23, 2018 TIME: 6:51 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500\DELIVARCH - PRODSHEETS\DP302.DWG PLOT STYLE TABLE: PMA-STD-100.ctb



02
DP302
PARTIAL WEST ELEVATION
1:100



01
DP302
PARTIAL WEST ELEVATION
1:100

ITEM 14:
UPDATES TO MASSING AND MATERIALS ACCORDING TO NEW
FLOOR PLAN LAYOUTS
COMMERCIAL RETAIL ALONG SOUTH FRONTAGE UPDATED TO
INCLUDE ADDITION MASONRY AT BASE

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	PVC 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)
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18	EXTERIOR MOUNTED DIRECTIONAL LIGHTING FEATURE (COLOUR CHARCOAL)
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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

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Project Component	Maison Victoria
Keyplan	

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

Seal(s)

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Bruce D. McElhannay, Architect, A.A.A., M. Arch, M.A.S.C.
A. Brian Macdonald, Architect, A.A.A., B. Arch, M.A.S.C.
Chris Phipps, P. Eng., M.P.E.G.A.
Chris Phipps, P. Eng., M.P.E.G.A.

Project Manager	C. Abercrombie	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

North Arrow

Detail Symbol

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

Project No. NCCA-17-0221

Drawing No. DP302

PLOT DATE: October 23, 2018 TIME: 8:51 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500\DELIVARCH_PROD\SHEETS\DP303.DWG PLOYSYLE TABLE: PMA-STD-100.ctb



02
DP303
NORTH ELEVATION
1:100



01
DP303
SOUTH ELEVATION
1:100

ITEM 14:
UPDATES TO MASSING AND MATERIALS ACCORDING TO NEW
FLOOR PLAN LAYOUTS
COMMERCIAL RETAIL ALONG SOUTH FRONTAGE UPDATED TO
INCLUDE ADDITION MASONRY AT BASE

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)
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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
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Project Component	Maison Victoria
Keyplan	

Consultants	
Civil:	McElhannay 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
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NORR ARCHITECTS ENGINEERS PLANNERS
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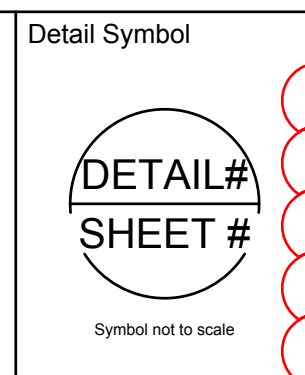
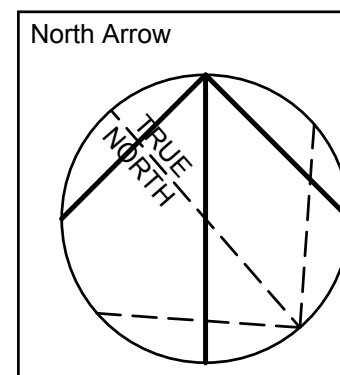
Victor Smith, Architect, A.A.A., B. Arch, M.A.S.C.
 Bruce D. McPherson, Architect, A.A.A., B. Arch, M.A.S.C.
 A. Brian Robertson, Architect, A.A.A., B. Arch, M.A.S.C.
 Andrew Hodge, P. Eng., M.P.E.G.A.
 Chris Pyle, P. Eng., M.P.E.G.A.

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
 NORTH & SOUTH**



Check Scale (may be photo reduced)	0 1inch 0 10mm
Project No.	NCCA-17-0221
Drawing No.	DP303

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



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).

ITEM 14:
UPDATES TO MASSING AND MATERIALS ACCORDING TO NEW FLOOR PLAN LAYOUTS
COMMERCIAL RETAIL ALONG SOUTH FRONTAGE UPDATED TO INCLUDE ADDITION MASONRY AT BASE

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Project Component	
Maison Victoria	
Keyplan	

Consultants	
Civil:	McElhannay 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

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

From: Maurice Anderson Architects Inc. From: Vancouver Building Inc.
NORR is a registered member of the Registered Group Inc. with each other names.

Victor Smith, Architect, A.A.A., B. Arch, M.A.S.C.
Bruce D. MacKinnon, Architect, A.A.A., M. Arch, M.A.S.C.
R. Brian MacKinnon, Architect, A.A.A., B. Arch, M.A.S.C.
Chris P. King, P. Eng., M.P.E.C.A.
Chris P. King, P. Eng., M.P.E.C.A.

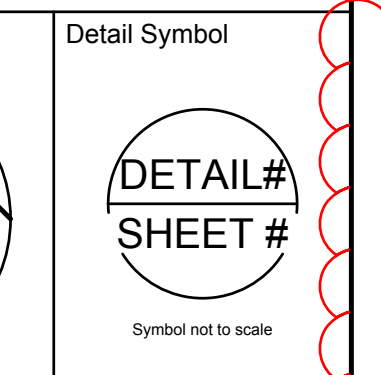
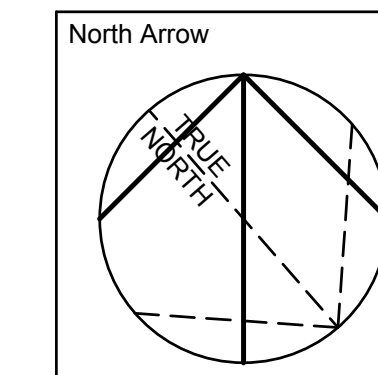
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

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

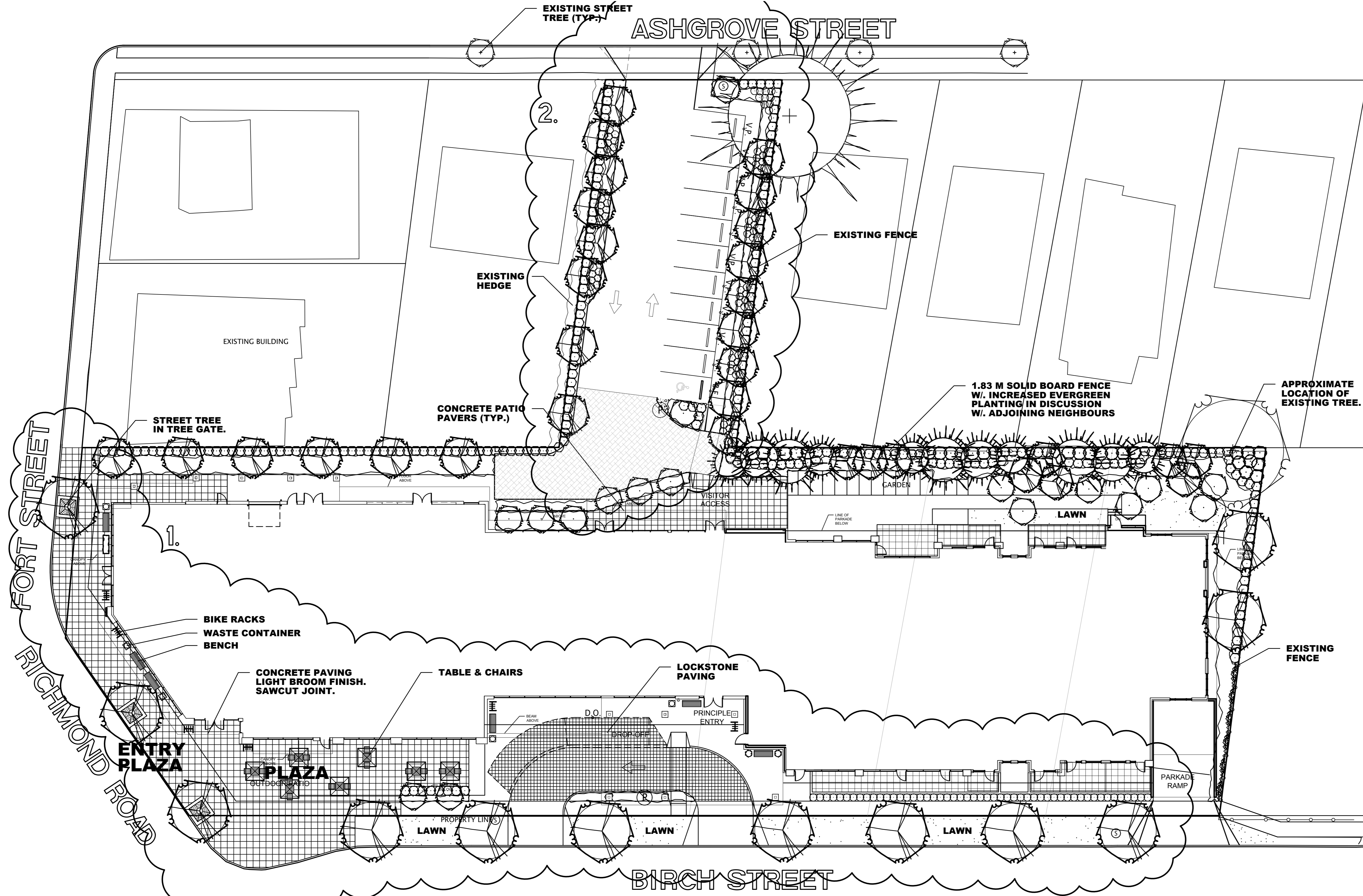
Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
**EXTERIOR ELEVATIONS
SITE CONTEXT**

Check Scale (may be photo reduced)	0 1inch 0 10mm
Project No.	NCCA-17-0221
Drawing No.	DP304



PLOT DATE: October 10, 2018 TIME: 4:14 PM FULL PATH AND FILENAME: I:\MAISON VICTORIA\MAISON VICTORIA\DWG\PILOTS\TABLE.LOMBARD 3.dwg

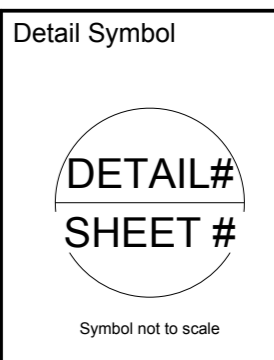
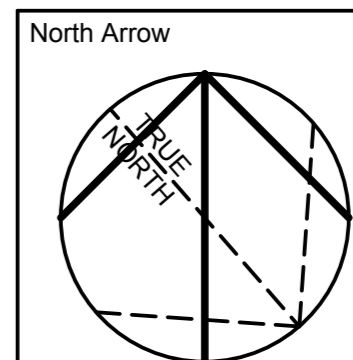


LEGEND

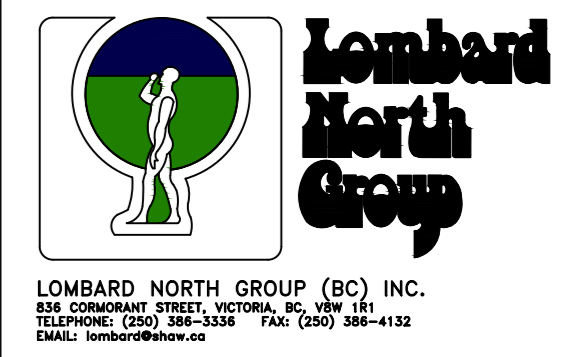
- MEDIUM DECIDUOUS TREE TO BE A SELECTION OF: RED MAPLE, TREMBLING ASPEN, LIQUIDAMBAR, HEDGE MAPLE, KATSURA TREE; SIZE: 6.0 CM CAL., 4.5-5.5 M HT.; APPROXIMATE NO. - 11
- SMALL DECIDUOUS TREE TO BE A SELECTION OF: JAPANESE MAPLE, AMUR MAPLE, PINK DOGWOOD, KOUSSA DOGWOOD; SIZE 2.5 M HT.; APPROXIMATE NO. - 16
- COLUMNAR DECIDUOUS TREE TO BE A SELECTION OF: COLUMNAR GOLD MAPLE, COLUMNAR RED MAPLE; SIZE: 6.0 CM CAL., 4.5-5.5 M HT.; APPROXIMATE NO. - 09
- CONIFEROUS TREE TO BE A SELECTION OF: DOUGLAS FIR, HEMLOCK; SIZE 2.5, 3.0, M HT.; APPROXIMATE NO. - 11
- MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA (DEC), STAGHORN SUMAC (DEC); SIZE: 1.5 M. HT.; APPROXIMATE NO. - 18
- LARGE SHRUB TO BE A SELECTION OF: GLOSSY ABELIA (BL), PIERIS (BL), RHODODENDRON (BL), MEXICAN ORANGE (BL), DECIDUOUS AZALEA (DEC), COTONEASTER (BL), PORTUGUESE LAUREL (BL); SIZE 27 CM POT; APPROXIMATE NO. - 29
- MEDIUM SHRUB TO BE A SELECTION OF: HARD HACK (DEC), NOOTKA ROSE (DEC), RHODODENDRON (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: KINNIKINICK (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.



DATE	ISSUED FOR	REV
05/17/18	DEVELOPMENT PERMIT	
10/10/18	RESUBMISSION FOR DP	



This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Engineers Planners to any party with whom NORR Architects Engineers Planners has not entered into a contract.

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
Landscape:	Lombard North
Architectural:	Norr Architects Engineers Planners
Structural:	
Mechanical:	Mechanical Firm Name
Electrical:	Electrical Firm Name

Seal(s)	
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NORR

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NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

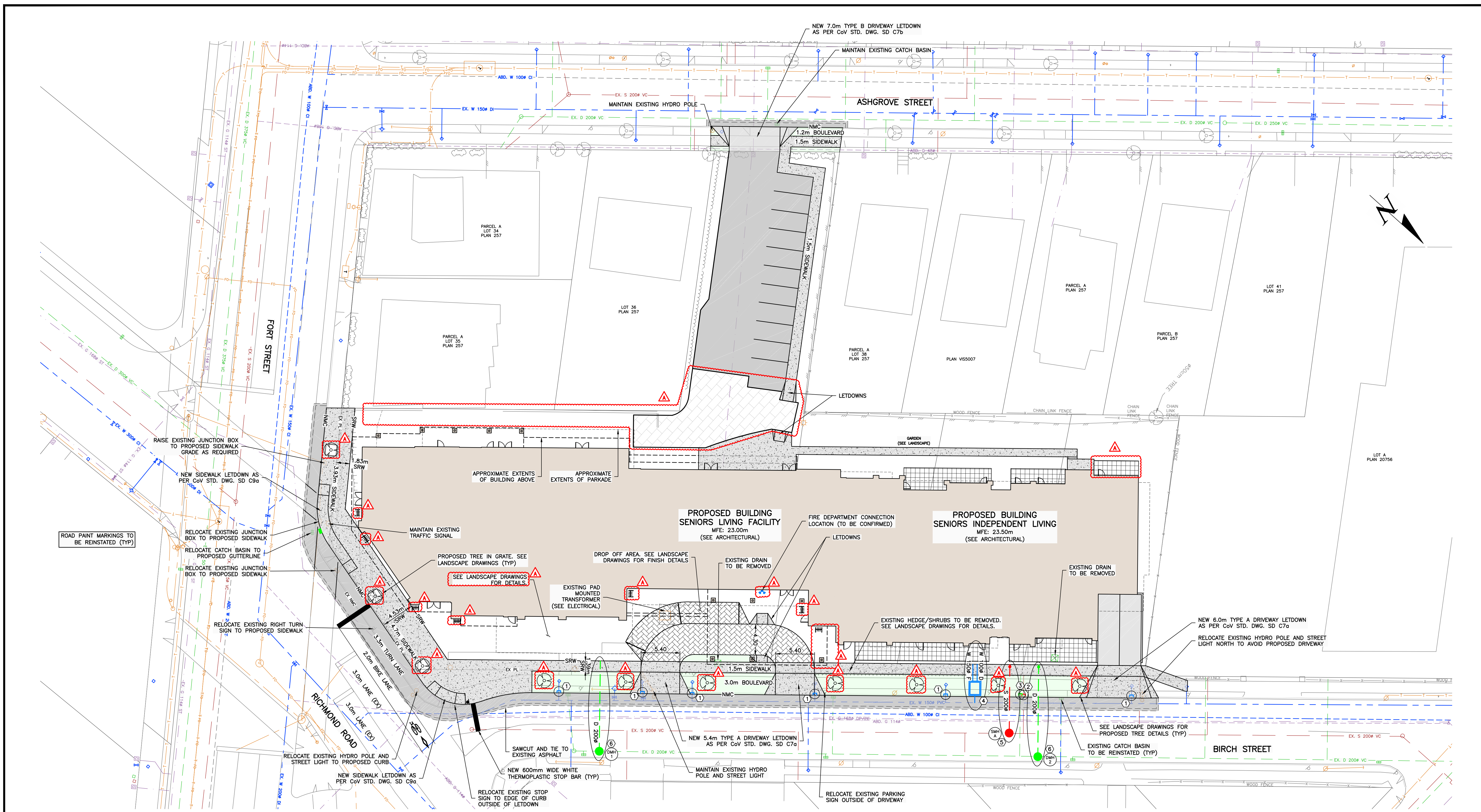
Victor Steen, Architect, A.A.A., B.Arch., M.A.S.C.
Boris D. Stankovic, Architect, A.A.A., B.Arch., M.A.S.C.
A. Lynn Stankovic, Architect, A.A.A., B.Arch., M.A.S.C.
Anton Todorov, P. Eng., P.E.C.E., A.A.A., B.Arch., M.A.S.C.
Chris Prie, P.Eng., P.E.C.E.

Project Manager	Drawn
C. Astromcrombie	
Project Leader	Checked
C. Cisk	

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	
Check Scale (may be photo reduced)	0 1inch 0 10mm
Project No.	NCCA-17-0221
Drawing No.	



18-035-005 MAISON SENIOR LIVING U.S. DRAWINGS 18-035-005 DP Rev. 10/10/2018 11:38 AM 18-035-005-DP

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

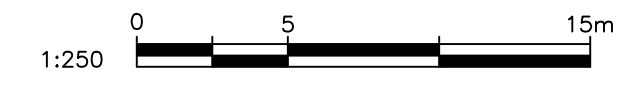
SHEET NOTES

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 100# DOMESTIC WATER SERVICE CONNECTION c/w 75# METER (TBC) AND 150# FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPER'S EXPENSE AS PER CoV STD. DWG. SDW2h.
5	NEW SANITARY SERVICE CONNECTION BY CoV FORCES AT DEVELOPER'S 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 1050# MANHOLE AS PER CoV STD. DWG. SD S1 BY CoV FORCES AT DEVELOPER'S EXPENSE.
6	NEW STORM SERVICE CONNECTION BY CoV FORCES AT DEVELOPER'S 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 1050# MANHOLE AS PER CoV STD. DWG. SD S1 BY CoV FORCES AT DEVELOPER'S EXPENSE.

OCTOBER 11, 2018
ISSUED FOR DEVELOPMENT PERMIT

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

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



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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
1	2018-05-16	ND	ISSUED FOR DEVELOPMENT PERMIT	A	2018-10-11	ND	ISSUED FOR DEVELOPMENT PERMIT - REVISED

McElhanney
 McElhanney Consulting Services Ltd.
 500 - 3960 QUADRA STREET VICTORIA, BC V8X 4A3
 PH (250) 370-9221
 FAX (855) 407-3695

SEAL	PROJECT: MAISON SENIOR LIVING	SCALE: HORIZ: 1:250 VERT: N/A
	TITLE: CONCEPTUAL SERVICING PLAN	PROJECT NO. 18-035 ISSUED/REVISION 1
		APPROVING AUTHORITY FILE NO.
		DRAWING NO. 18-035-DP