



VIEW FACING WEST

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Calgary, AB Canada T2G 4Y5
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NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

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MAISON VICTORIA SENIORS
1900 RICHMOND RD
VICTORIA, B.C

JUNE 12, 2018
NORR JOB NO: NCCA-17-0221

milliken
DEVELOPMENTS
Perfectly Urban.

DISCIPLINE (SURVEY)	DISCIPLINE (CIVIL)	DISCIPLINE (ARCHITECTURE)
POLARIS LAND SURVEYING INC. PO BOX 261 BRENTWOOD BAY, BRITISH COLUMBIA, V8M 1R3	McELHANNEY CONSULTING SERVICES LTD. 200 858 BEATTY ST VANCOUVER, BRITISH COLUMBIA, V6B 1C1	NORR ARCHITECTS ENGINEERS PLANNERS # 2300 - 411 1ST ST SE CALGARY, ALBERTA, T2G 4Y5
PHONE: 877-603-7398	PHONE: 250-370-9221	PHONE: 403-264-4000
		DISCIPLINE (LANDSCAPE)
		LOMBARD NORTH GROUP (B.C) INC. 836 CORMORANT ST VICTORIA, BRITISH COLUMBIA, V8W1R1
		PHONE: 250-386-3336

ARCHITECTURE	LANDSCAPE	CIVIL
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	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	L001 LANDSCAPE PLAN 18-035-DP CONCEPTUAL SERVICING PLAN
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 03-04 DP210 PARTIAL FLOOR PLAN LEVEL 03-04 DP211 PARTIAL FLOOR PLAN LEVEL 03-04 DP212 OVERALL FLOOR PLAN LEVEL 05 DP213 PARTIAL FLOOR PLAN LEVEL 05 DP214 PARTIAL FLOOR PLAN LEVEL 05 DP215 OVERALL ROOF PLAN		



Original
Submission
(bubbled)
Received Date:
June 12, 2017

PLOT DATE: June 8, 2018 TIME: 3:33 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\AS05\DELIVARCH_PROD\SHEETS\DP101.DWG PLOTS\STYLE TABLE PMA-STD-100.cbr



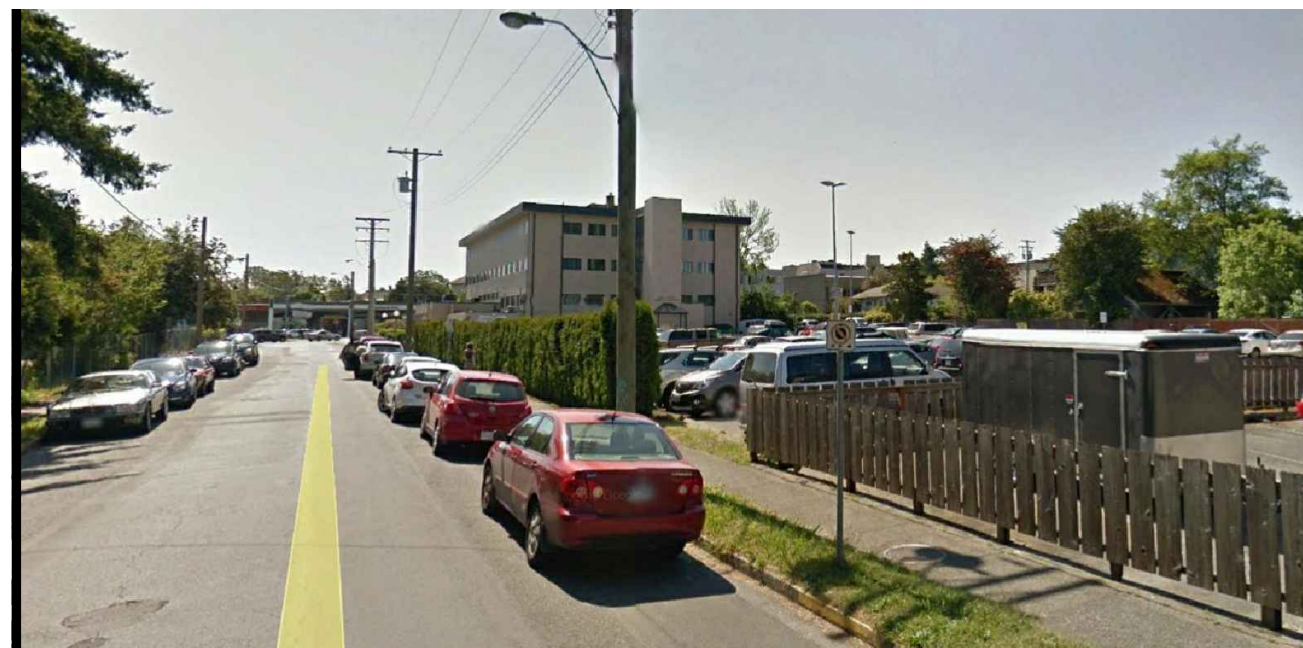
10 EXISTING SITE PHOTO FROM SOUTHWEST
DP101 NTS



11 SITE ZONING KEY PLAN
DP101 NTS



07 EXISTING SITE PHOTO FROM SOUTHEAST
DP101 NTS



08 EXISTING SITE PHOTO FROM NORTHEAST
DP101 NTS



09 EXISTING SITE PHOTO FROM WEST
DP101 NTS



04 SPRING EQUINOX SHADOW STUDY 10:00 AM
DP101 NTS



05 SPRING EQUINOX SHADOW STUDY 12:00 PM
DP101 NTS



06 SPRING EQUINOX SHADOW STUDY 2:00 PM
DP101 NTS



01 SUMMER SOLSTICE SHADOW STUDY 10:00 AM
DP101 NTS

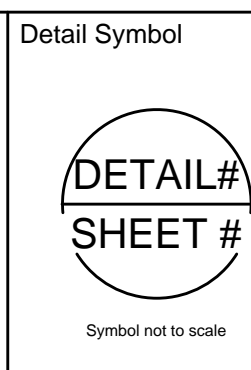
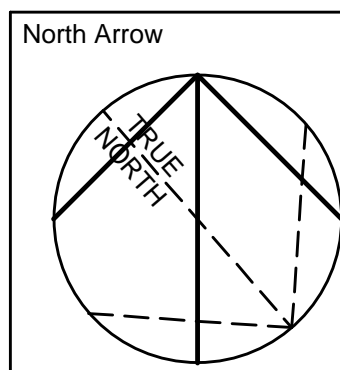


02 SUMMER SOLSTICE SHADOW STUDY 12:00 PM
DP101 NTS



03 SUMMER SOLSTICE SHADOW STUDY 2:00 PM
DP101 NTS

ITEM 1:
SHADOW PLANS UPDATED TO REFLECT
SHIFT OF FOOTPRINT (SEE ITEM 5)



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)

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For more information, please contact: Victor Smith, Architect, AIA, B. Arch, M.A.S.C.
Bruce G. McElhannay, Architect, AIA, M. Arch, M.A.S.C.
A. Steve Baskerville, Architect, AIA, B. Arch, M.A.S.C.
Adrian Todor, P. Eng, A.P.E.G.A.
Chris King, P. Eng, A.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
SITE CONTEXT

ZONING PLAN
EXISTING SITE CONTEXT
PROPOSAL SHADOW STUDIES

Check Scale (may be photo reduced)	0 10mm
Project No.	NCCA-17-0221
Drawing No.	DP101

PLOT DATE: June 8, 2018 TIME: 3:33 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PROD\SHEETS\DP102.DWG PLOTS\STYLE TABLE PMA-STD-100.csh

ITEM 2: LANDSCAPING UPDATES
-ENHANCED PLANTING ALONG
INTERNAL WEST PROPERTY LINE
ADJACENT NEIGHBORS



03 AERIAL VIEW FACING SOUTHEAST
DP102 NTS

ITEM 3:
COMMERCIAL RETAIL USE (CRU) ADDED TO SOUTHEAST
CORNER OF BUILDING, PLANS AND ELEVATIONS ADJUSTED TO
REFLECT

ITEM 4: CITY PROPOSED
BOULEVARD TREES IN SRW
COORDINATED ALONG
RICHMOND AND FORT ST.



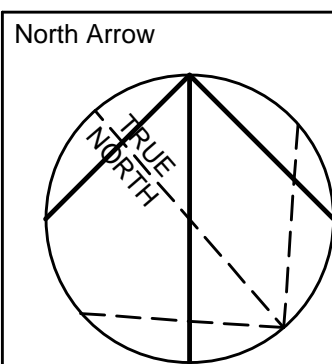
01 PERSPECTIVE FACING NORTHWEST
DP102 NTS



04 PERSPECTIVE FACING EAST
DP102 NTS



02 DETAIL- MAIN ENTRY PORTE COCHERE
DP102 NTS



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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

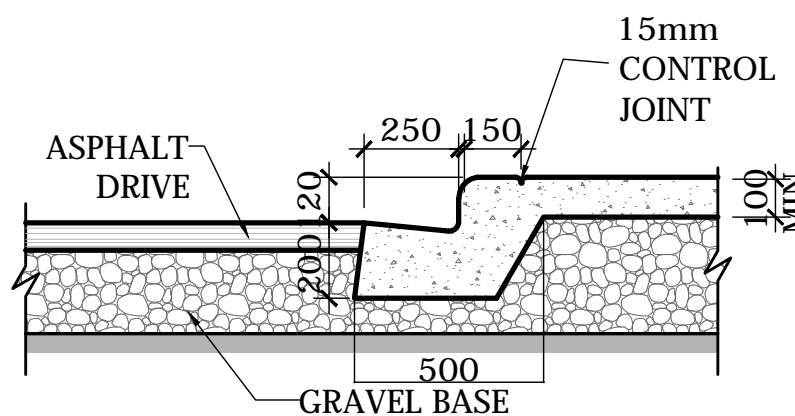
Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

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

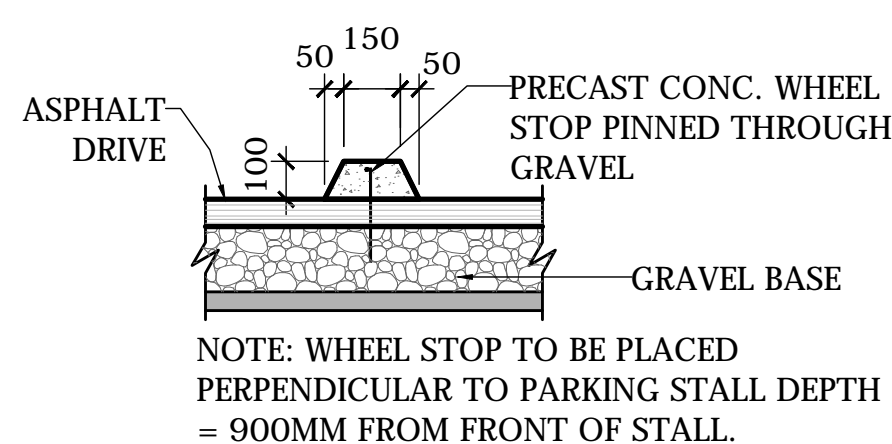
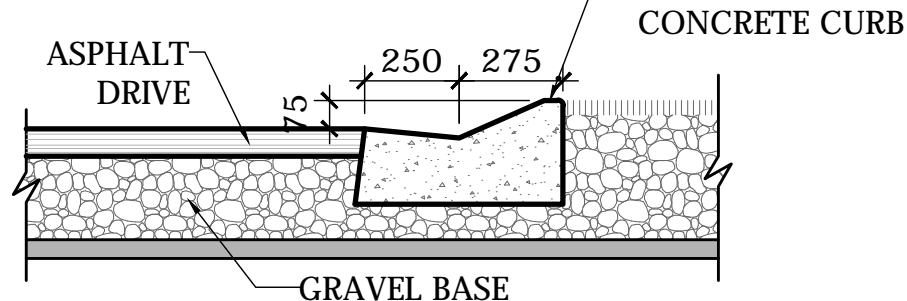
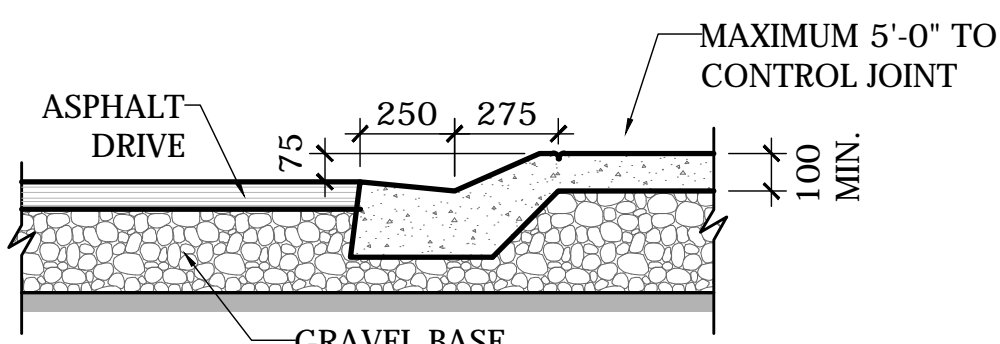
Drawing Title
AERIAL IMAGERY
3D VIEWS

Check Scale (may be photo reduced)	0 1 inch 0 10mm
Project No.	NCCA-17-0221
Drawing No.	DP102

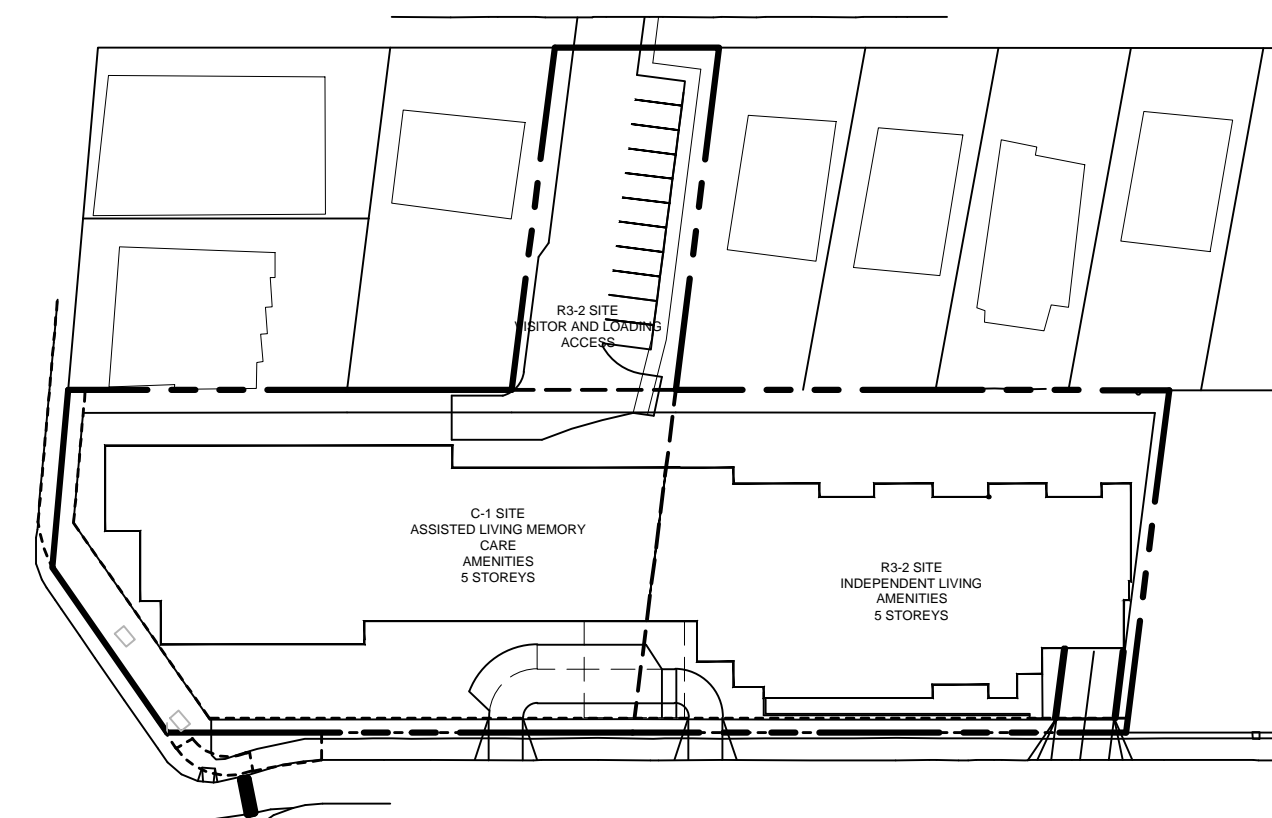
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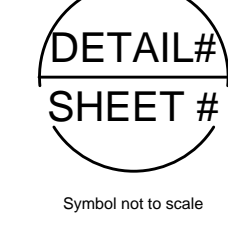
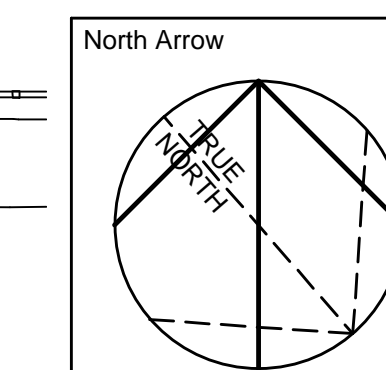
01 STANDARD CURB DETAILS
DP103 1:20



02 WHEEL STOP DETAIL
DP103 1:20



03 CURRENT ZONING KEY PLAN
DP103 NTS



Check Scale (may be photo reduced)
0 1 inch 0 10mm
Project No. NCCA-17-0221
Drawing No. DP103

ASHGROVE ST

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
DO	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

ITEM 5: PORTION OF BUILDING ON ORIGINAL R3-2 SITE SHIFTED CLOSER TO STREET, INCREASING DISTANCE BETWEEN EXISTING DWELLINGS TO THE WEST

PROJECT INFORMATION TABLE- C-1

Zone (existing)	C-1
Proposed Zone "new zone"	"New Zone"
Site Area (sm)	2182.9
Total Floor Area (sm)	5602.3
Commercial Floor Area (sm)	116.2
Floor Space Ratio	2.56
Site Coverage (%)	46.60%
Open Site Space (%)	28.60%
Height of Building (m)	20.72
Number of Storeys	5
Parking Stalls (number) on site	62 TOTAL (50 UNDERGROUND, 12 SURFACE)
Bicycle Parking number (Class 1)	10 (TOTAL PROJECT- P1)
Bicycle Parking number (Class 2)	8
Building Setbacks * Corner Lot (m)	5
Front Yard (street frontage east, south)	1.5m
Internal Side Yard (west)	2.4m
Internal Rear Yard (north)	1.2m
Use: Seniors Assisted Living and Memory Care	
Total Number Units	76
Unit Type	STUDIO UNIT
Ground-oriented Units	0
Minimum Sleeping Room floor Area (sm)	32.5

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)	4884.2
Commercial Floor Area (sm)	1.94
Floor Space Ratio	44.50%
Site Coverage (%)	35.80%
Open Site Space (%)	20.72
Height of Building (m)	5
Number of Storeys	5
Parking Stalls (number) on site	62 TOTAL (50 UNDERGROUND, 12 SURFACE)
Bicycle Parking number (Class 1)	10 (TOTAL PROJECT- P1)
Bicycle Parking number (Class 2)	4
Building Setbacks * Corner Lot (m)	1.5m
Front Yard (street east, south)	2.4m
Internal Side Yard (west)	1.2m
Internal Rear Yard (north)	1.2m
Use: Independent Living Seniors	
Total Number Units	59
Unit Type	1/2BDRM UNITS
Ground-oriented Units	2
Minimum Sleeping Room floor Area (sm)	50.7

TOTAL PROJECT AREA STATISTICS

Site Area (sm)	4697.8
Total Floor Area (sm)	10486.5
Floor Space Ratio	2.23
Site Coverage (sm)	45.47%
Commercial Floor Area (sm)	116.2
Open Site Space (%)	32.47% (TOTAL SITE)

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 stairs. Exclusions are overhangs above main level, and covered landscape or driveways.

INFORMATION TABLES

ITEM 3: COMMERCIAL RETAIL USE (CRU) ADDED TO SOUTHEAST CORNER OF BUILDING, PLANS AND ELEVATIONS ADJUSTED TO REFLECT

ITEM 4: CITY PROPOSED BOULEVARD TREES IN SRW COORDINATED ALONG RICHMOND AND FORT ST.

ITEM 6: GENERAL BUILDING AREA UPDATES TO REFLECT PLAN ADJUSTMENTS, REMAINING WITHIN OVERALL SITE FSR ALLOWANCES ACCORDING TO OFFICIAL COMMUNITY PLAN
ITEM 7: STALLS PROVIDED REDUCED BY 1 TO 62 OVERALL

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

Seal(s)

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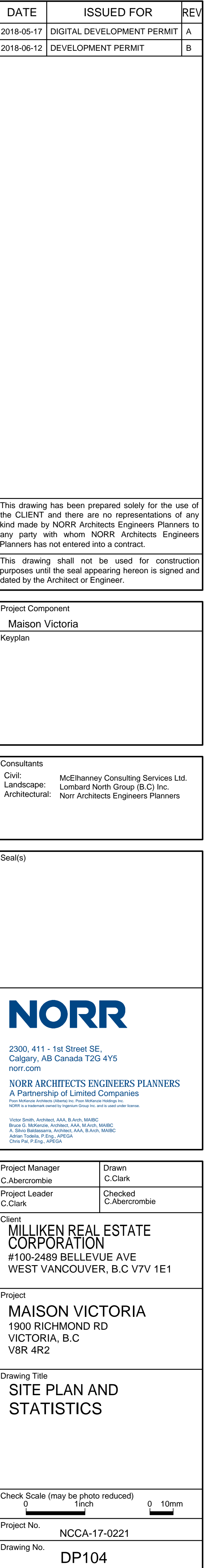
Principal: Andrew Norr, AIA, B.Arch, M.Arch
Senior: G. McElhannay, AIA, B.Arch, M.Arch
Senior: S. Norr, AIA, B.Arch, M.Arch
Senior: T. Norr, P.Eng, A.P.E.G.A.
Senior: P. Norr, A.P.E.G.A.

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

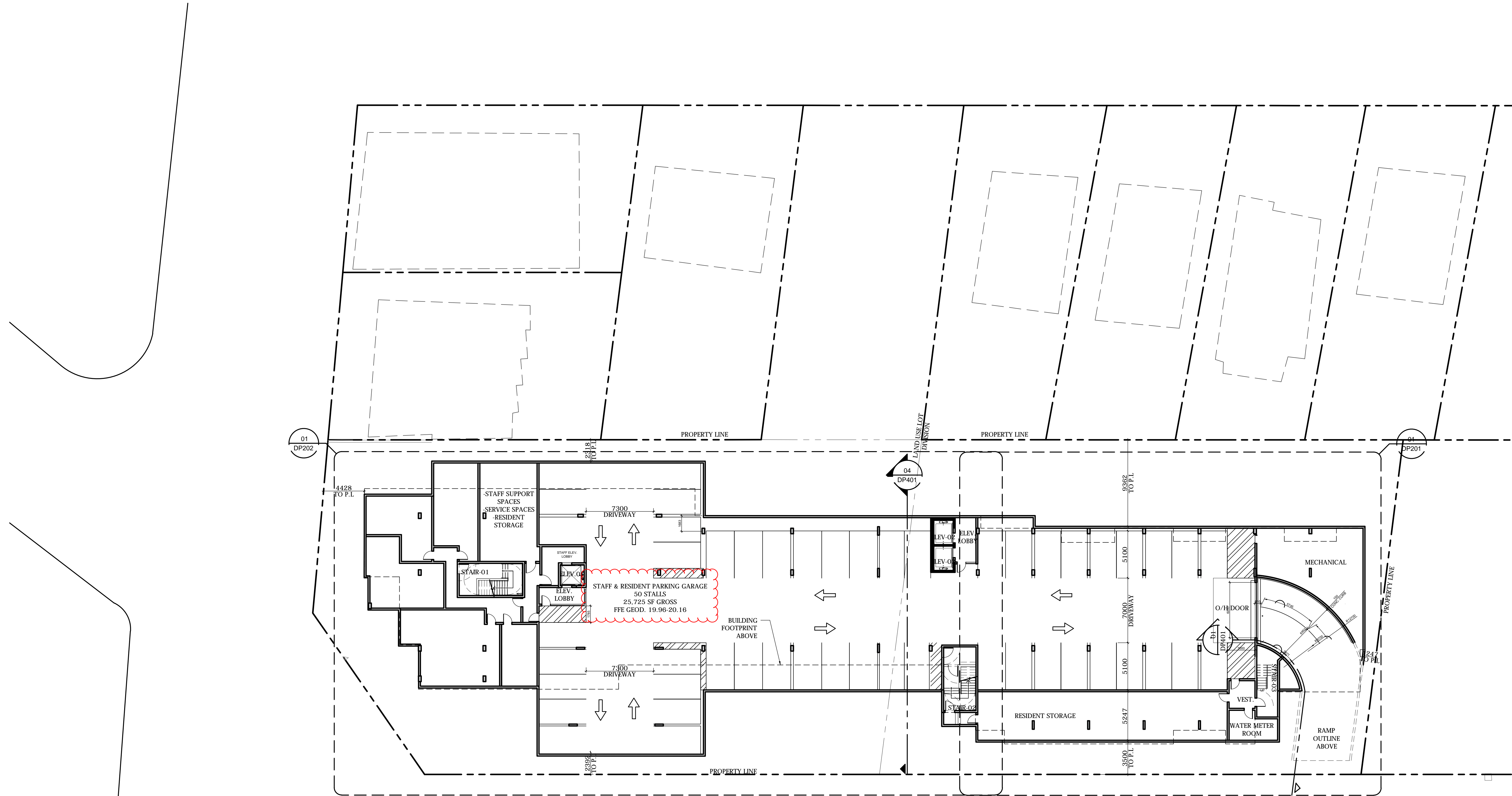
Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

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

Drawing Title
SITE PLAN AND STATISTICS

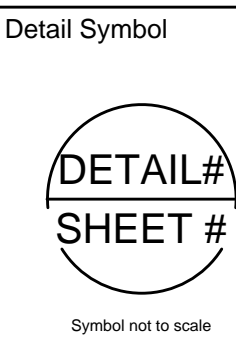
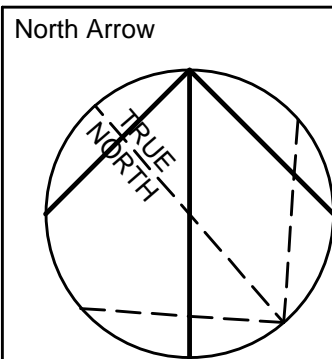


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01
DP200. FLOOR PLAN LEVEL P1
1:200

ITEM 7:
OVERALL STALLS PROVIDED REDUCED BY 1 (TOTAL 62)
INCREASE IN UNDERGROUND STALLS BY 1



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Keyplan	

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

Seal(s)	
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Chris King, P. Eng., A.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

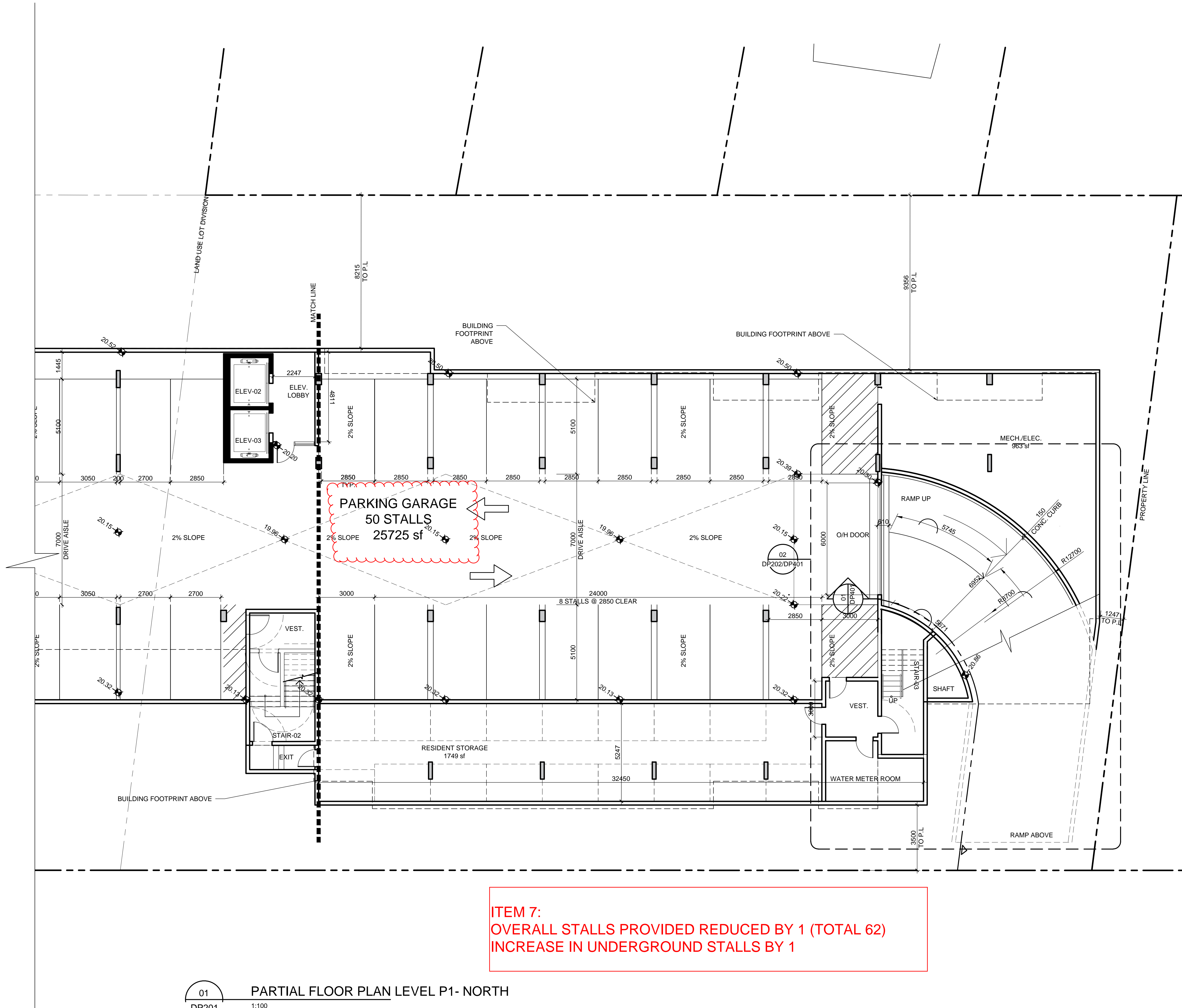
Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
**OVERALL FLOOR PLAN
LEVEL P01**

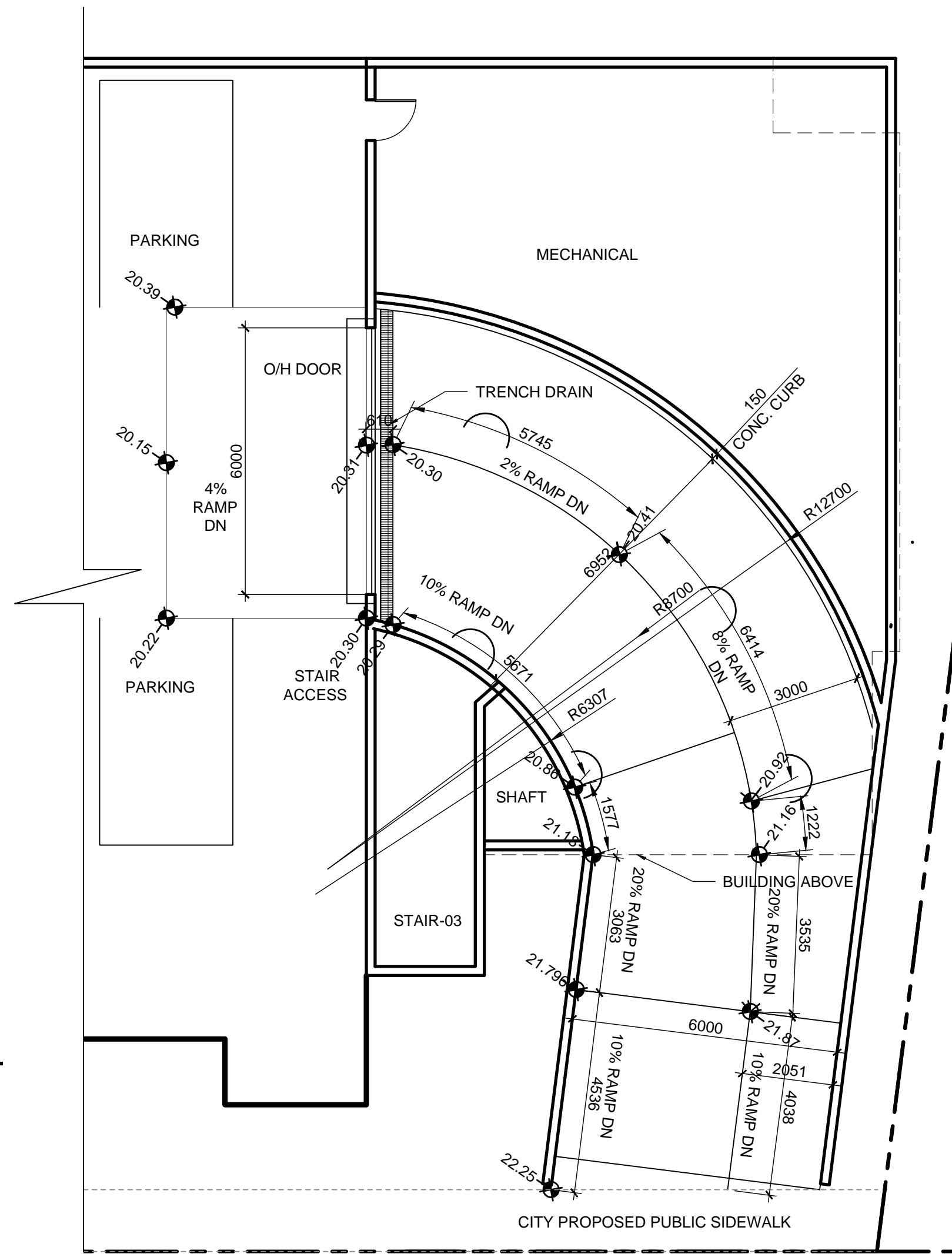
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Project No. NCCA-17-0221
Drawing No. DP200

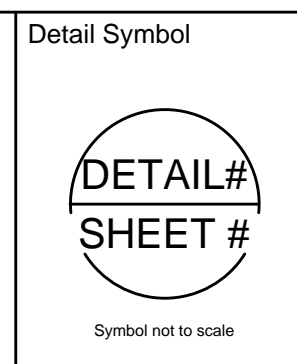
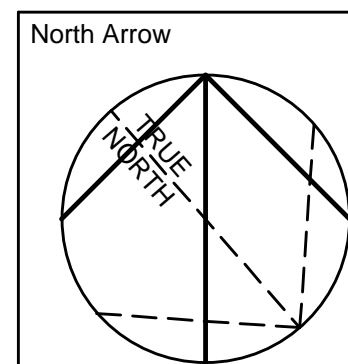
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01 PARTIAL FLOOR PLAN LEVEL P1- NORTH
DP201 1:100



02 PARKADE RAMP DETAIL
DP201 1:100



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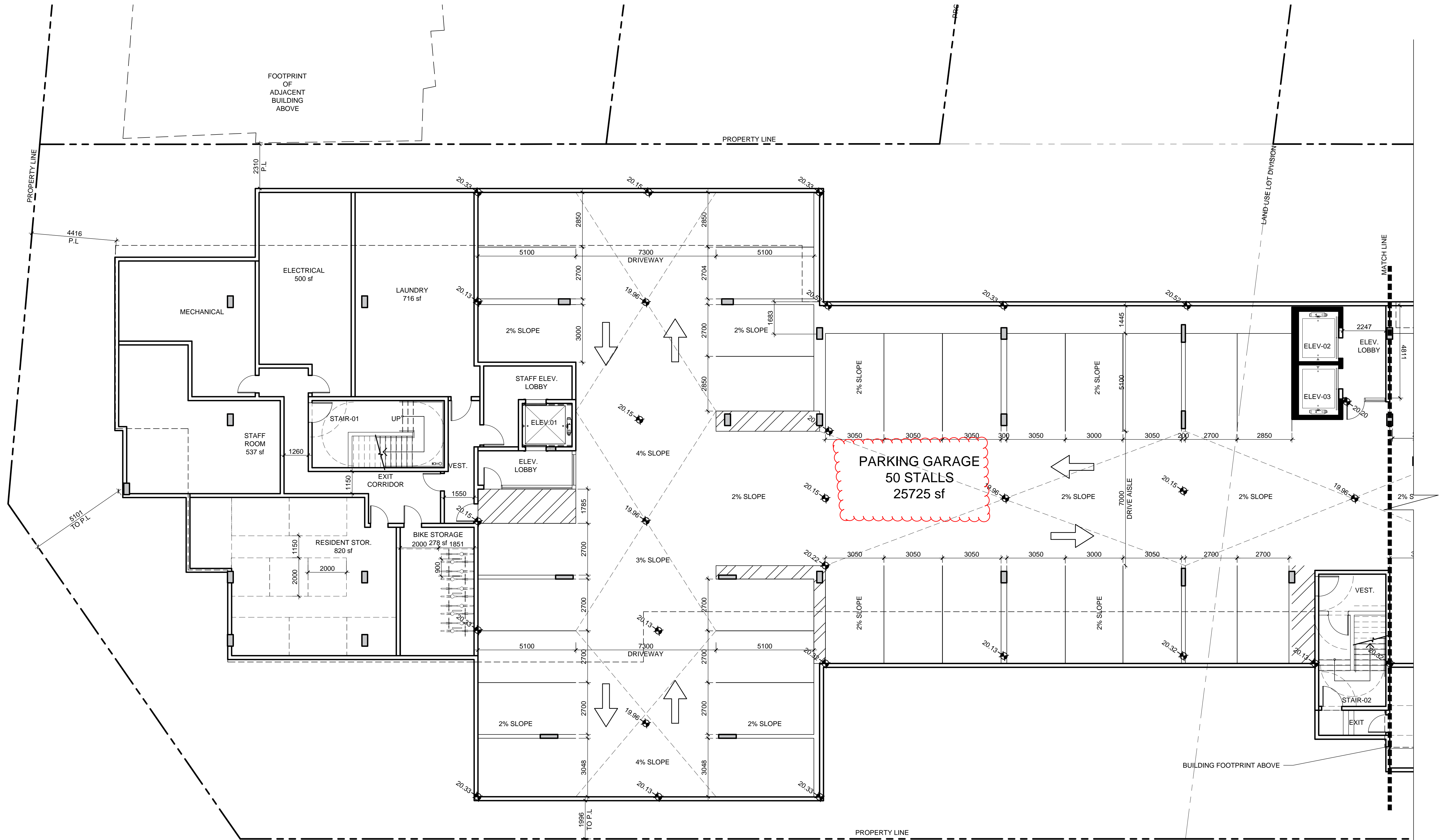
Project Manager C.Abercrombie	Drawn C.Clark
Project Leader C.Clark	Checked C.Abercrombie

Client
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Project
MAISON VICTORIA
1900 RICHMOND RD
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V8R 4R2

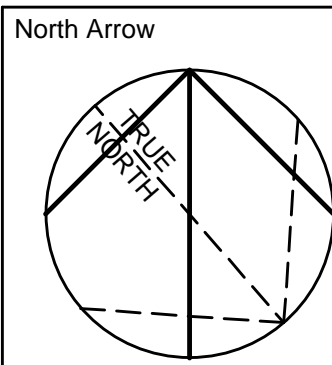
Drawing Title
**PARTIAL FLOOR PLAN
LEVEL P1
NORTH**

PLOT DATE: June 10, 2018 TIME: 5:24 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PROD\SHEETS\DP202.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



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

ITEM 7:
OVERALL STALLS PROVIDED REDUCED BY 1 (TOTAL 62)
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Project Leader C.Clark	Checked C.Abercrombie

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

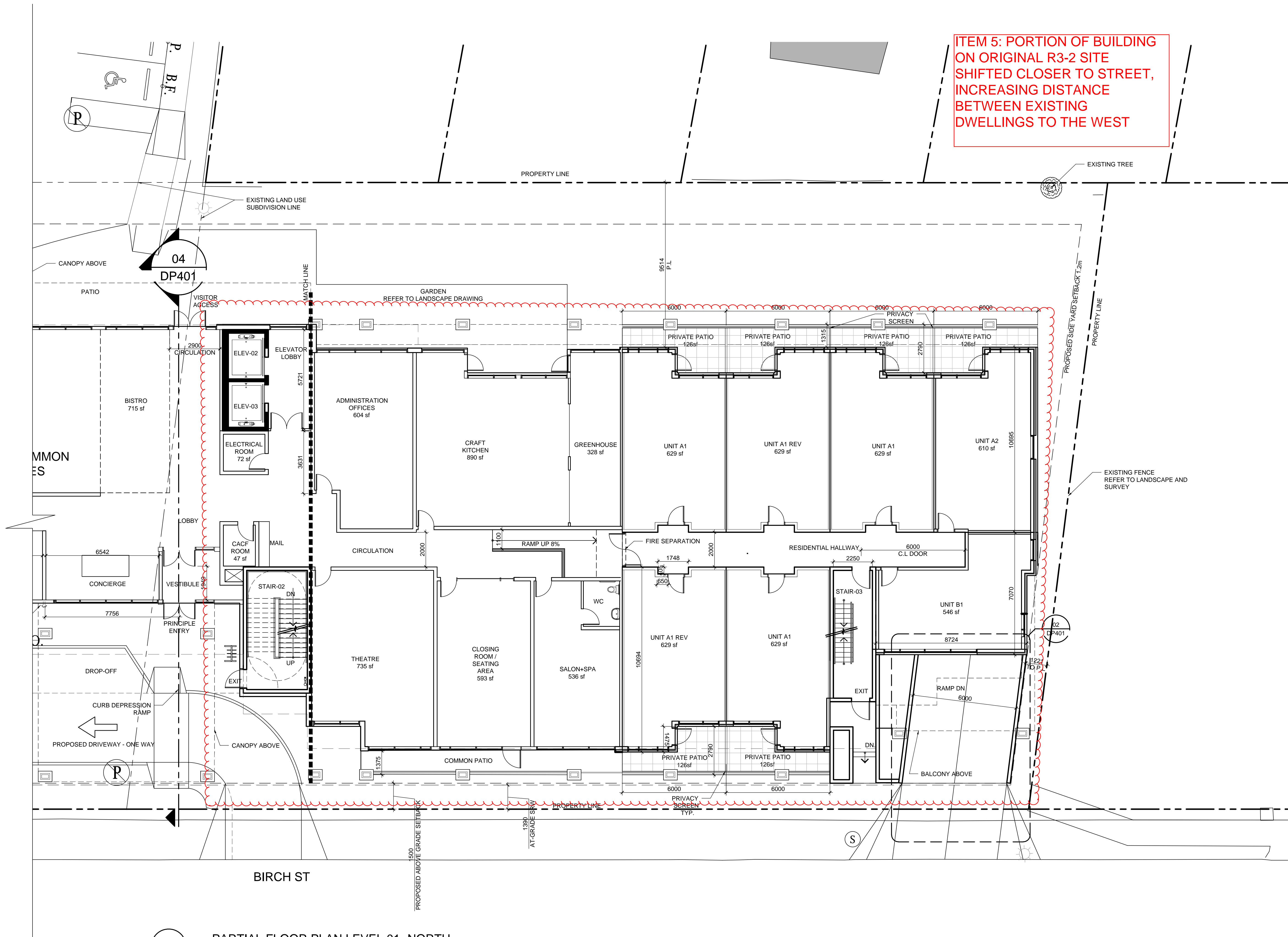
Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
**PARTIAL FLOOR PLAN
LEVEL P01
SOUTH**

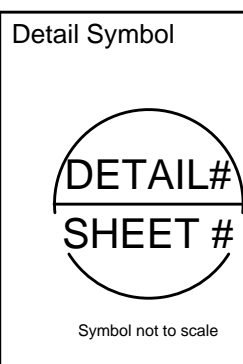
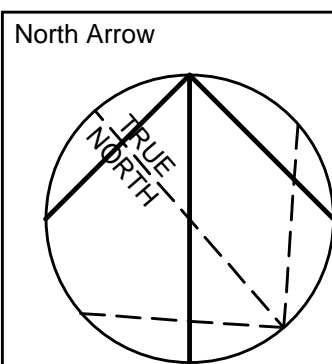
Check Scale (may be photo reduced) 0 1 inch 0 10mm
Project No. NCCA-17-0221
Drawing No. DP202

PLOT DATE: June 10, 2018 TIME: 5:43 PM FULL PATH AND FILENAME: P:\NCCA\7-0221 - MAISON VICTORIA\500-DELIVARCH PRODSHEETS\DP203.DWG PLOTSYLS TABLE: PMA-STD-100.ctb

PLOT DATE: June 10, 2018 TIME: 6:53 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PROD\SHEETS\DP204.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



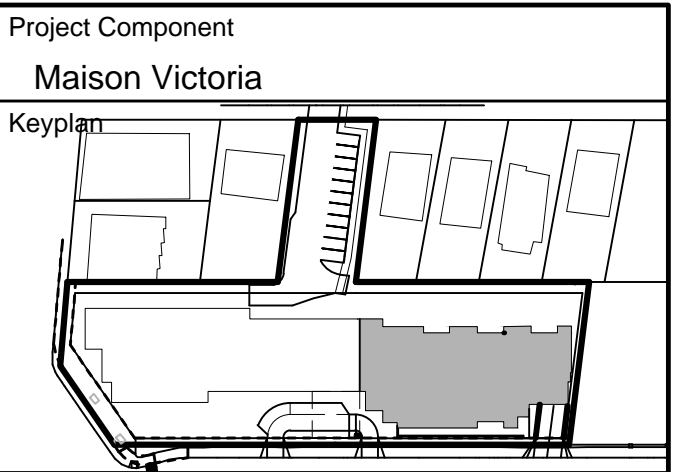
01 PARTIAL FLOOR PLAN LEVEL 01- NORTH
DP204 1:100



DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B

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

Seal(s)



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

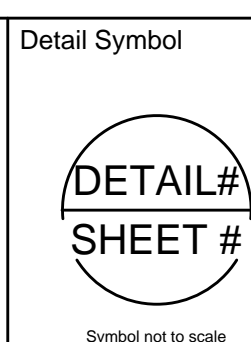
Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
**PARTIAL FLOOR PLAN
LEVEL 01
NORTH**

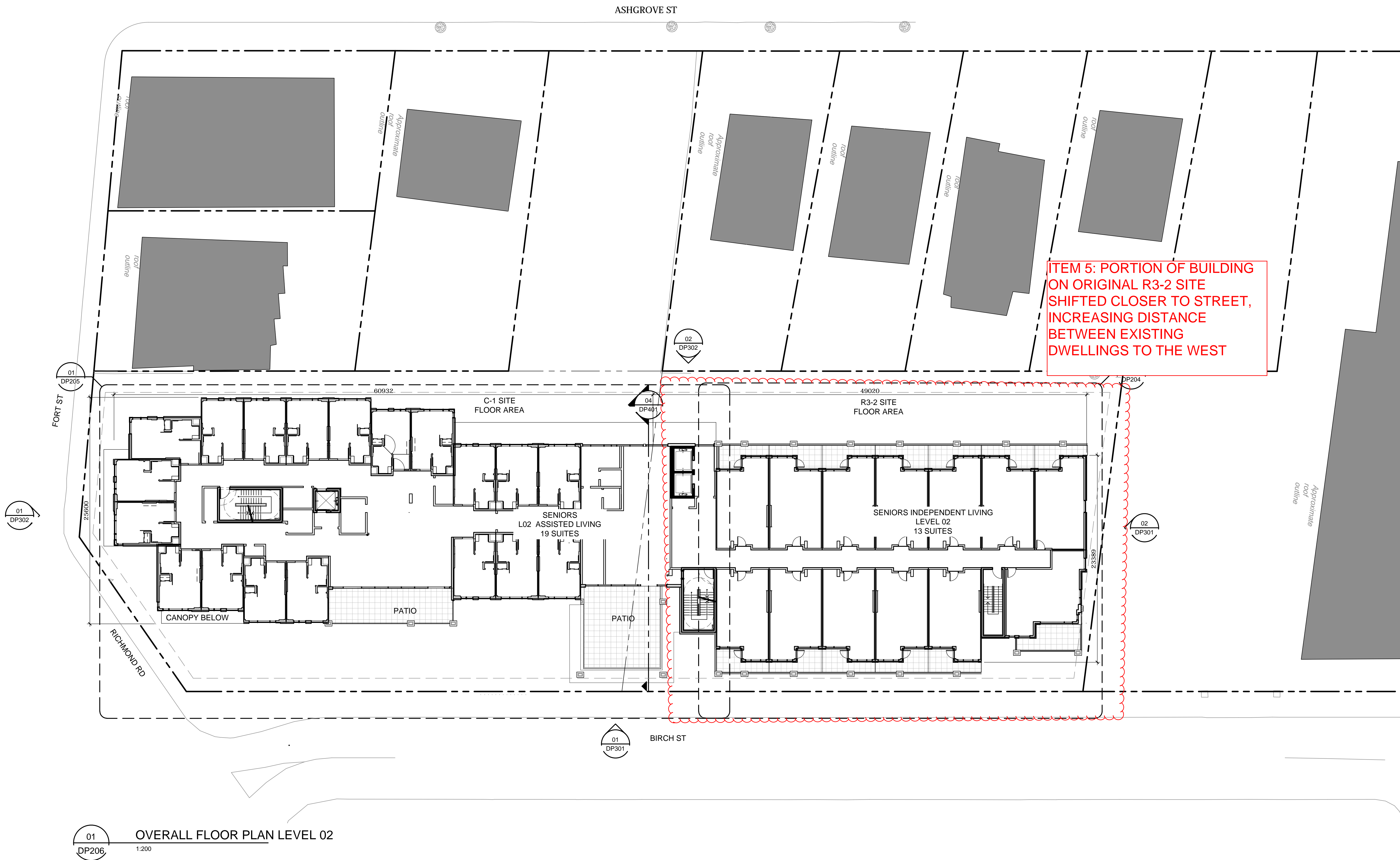
Check Scale (may be photo reduced) 0 1 inch 0 10mm
Project No. NCCA-17-0221
Drawing No. DP204



ITEM 4: CITY PROPOSED
BOULEVARD TREES IN SRW
COORDINATED ALONG
RICHMOND AND FORT ST.

Drawing No. DP205

PLOT DATE: June 10, 2018 TIME: 6:53 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PROD\SHEETS\DP206.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



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

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. Steve Sutherland, Architect, A.A.A. & Arch. M.A.B.C.
Adrian Todor, P.Eng., A.P.E.G.A.
Chris King, P.Eng., A.P.E.G.A.

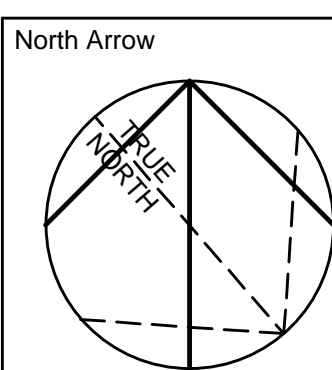
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

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 02

Check Scale (may be photo reduced)
0 1 inch 0 10mm
Project No. NCCA-17-0221
Drawing No. DP206





A diagram of a circle with a vertical line passing through its center. A diagonal line also passes through the center, labeled "TRUE NORTH". The angle between the vertical line and the "TRUE NORTH" line is marked with an arc.

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

Project No. NCGA 17 0020

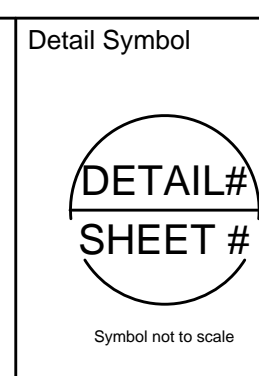
Drawing No.



Check Scale (may be photo reduced)

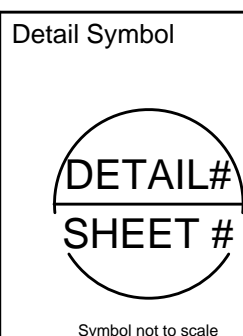
0 1inch 0 10mm



Project No. NCCA-17-0221

Drawing No. DP207

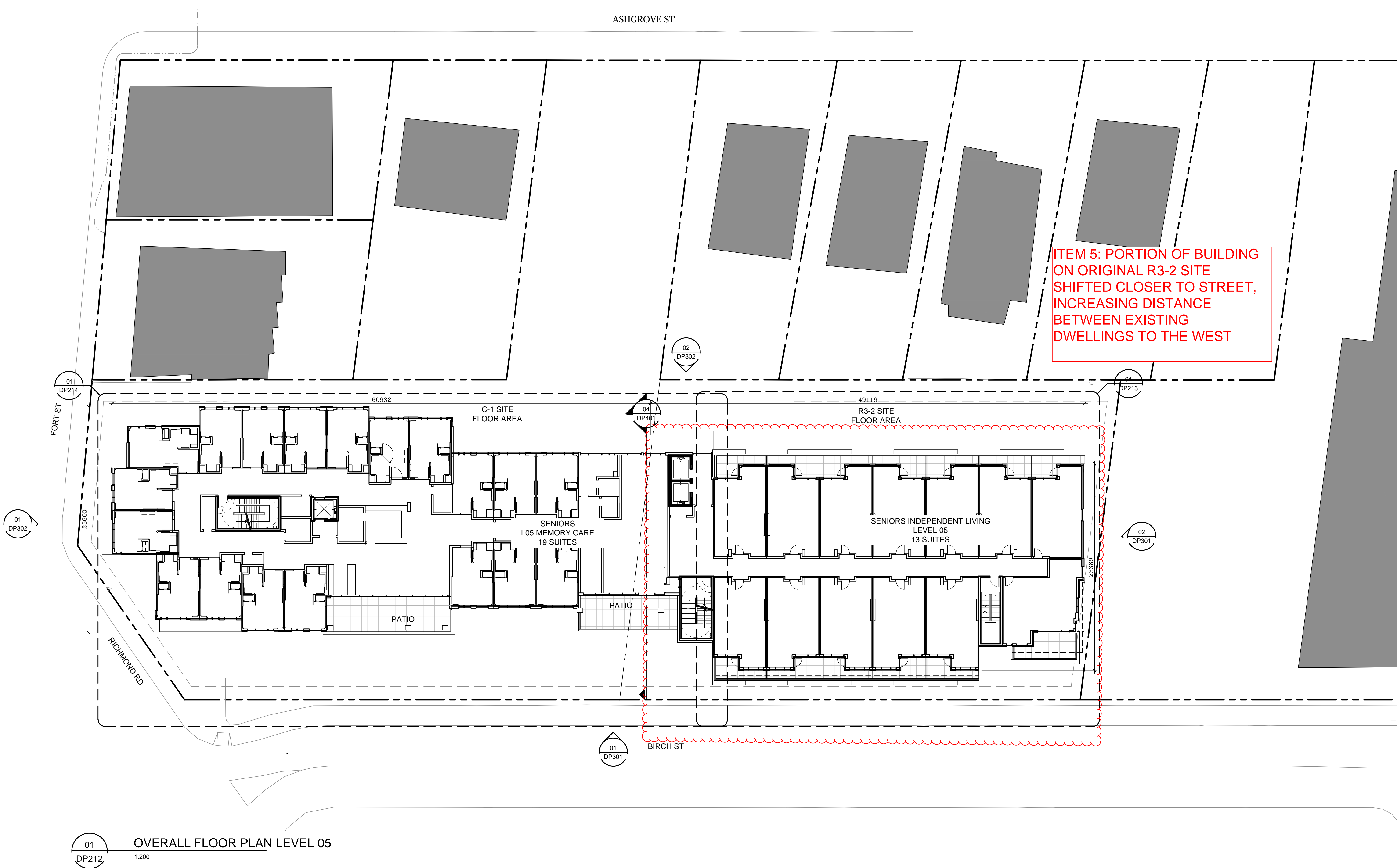


Check Scale (may be photo reduced)	
	
Project No.	NCCA-17-0221
Drawing No.	DP208

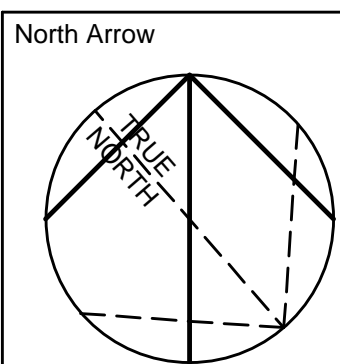


Check Scale (may be photo reduced)	
	
Project No.	NCCA-17-0221
Drawing No.	DP211

PLOT DATE: June 10, 2018 TIME: 6:54 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PROD\SHEETS\DP212.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01 OVERALL FLOOR PLAN LEVEL 05
DP212 1:200



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

Seal(s)

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A. Steve Baskerville, Architect, AIA, B. Arch, M.A.S.C.
Adam Todor, P. Eng, A.P.E.G.A.
Chris W. Pilling, A.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 05

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

Project No. NCCA-17-0221

Drawing No. DP212

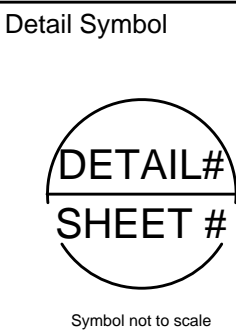


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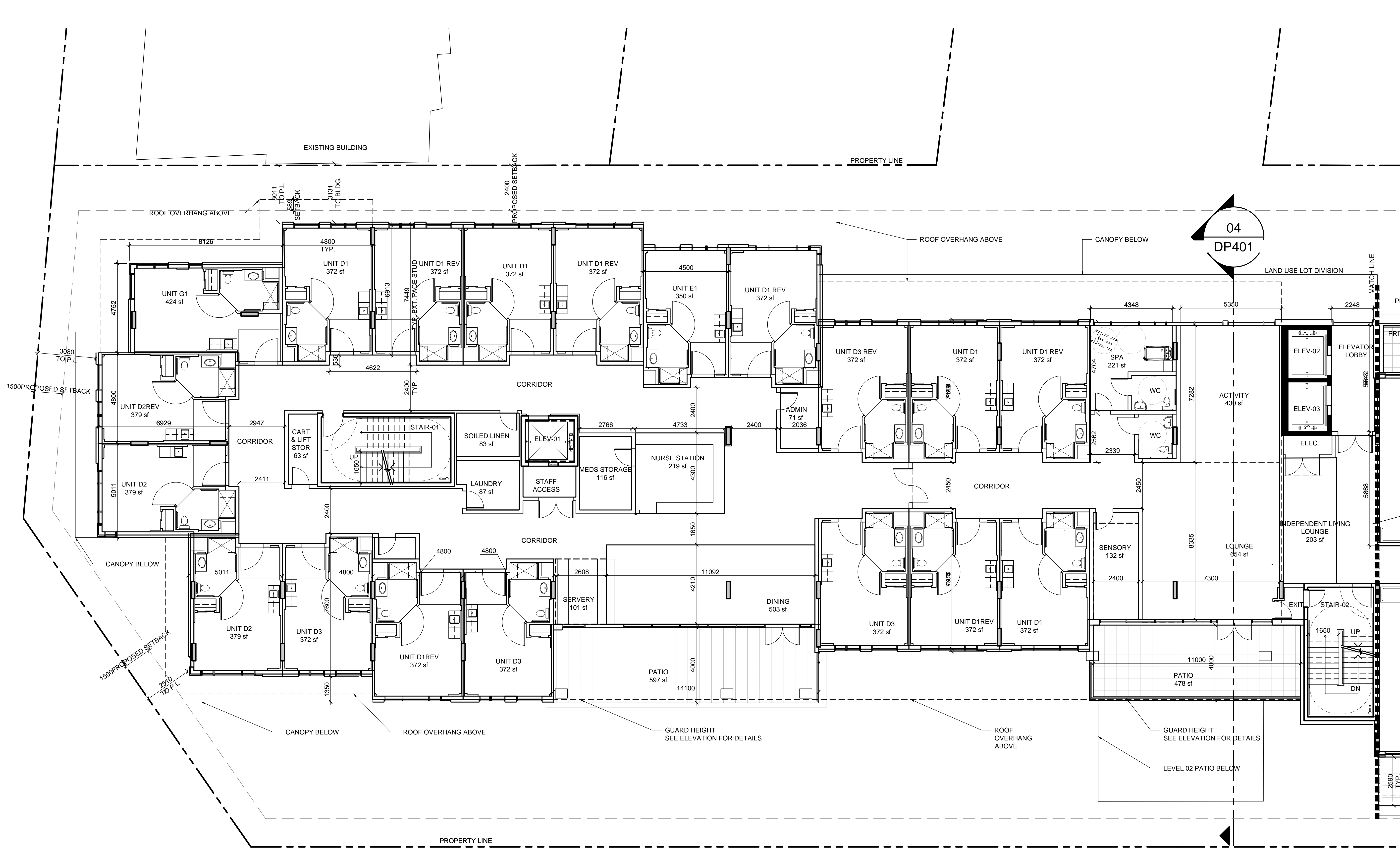
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Project No. NCCA-17-0221

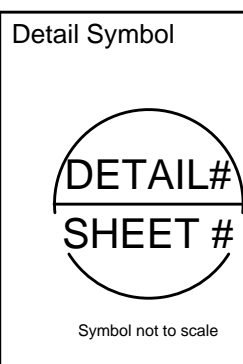
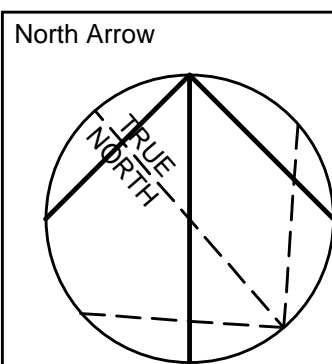
Drawing No. DP213



PLOT DATE: June 10, 2018 TIME: 6:54 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PROD\SHEETS\DP214.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



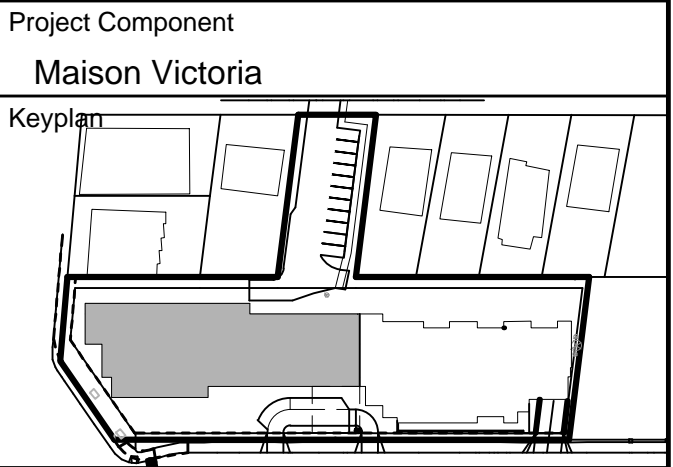
01 PARTIAL FLOOR PLAN LEVEL 05- SOUTH
DP214. 1:100



DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B

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

Seal(s)

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A. Steve Sutherland, Architect, AIA, B. Arch, M.A.S.C.
Adam Tolson, P. Eng, A.P.E.G.A.
Chris Prie, P. Eng, A.P.E.G.A.

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

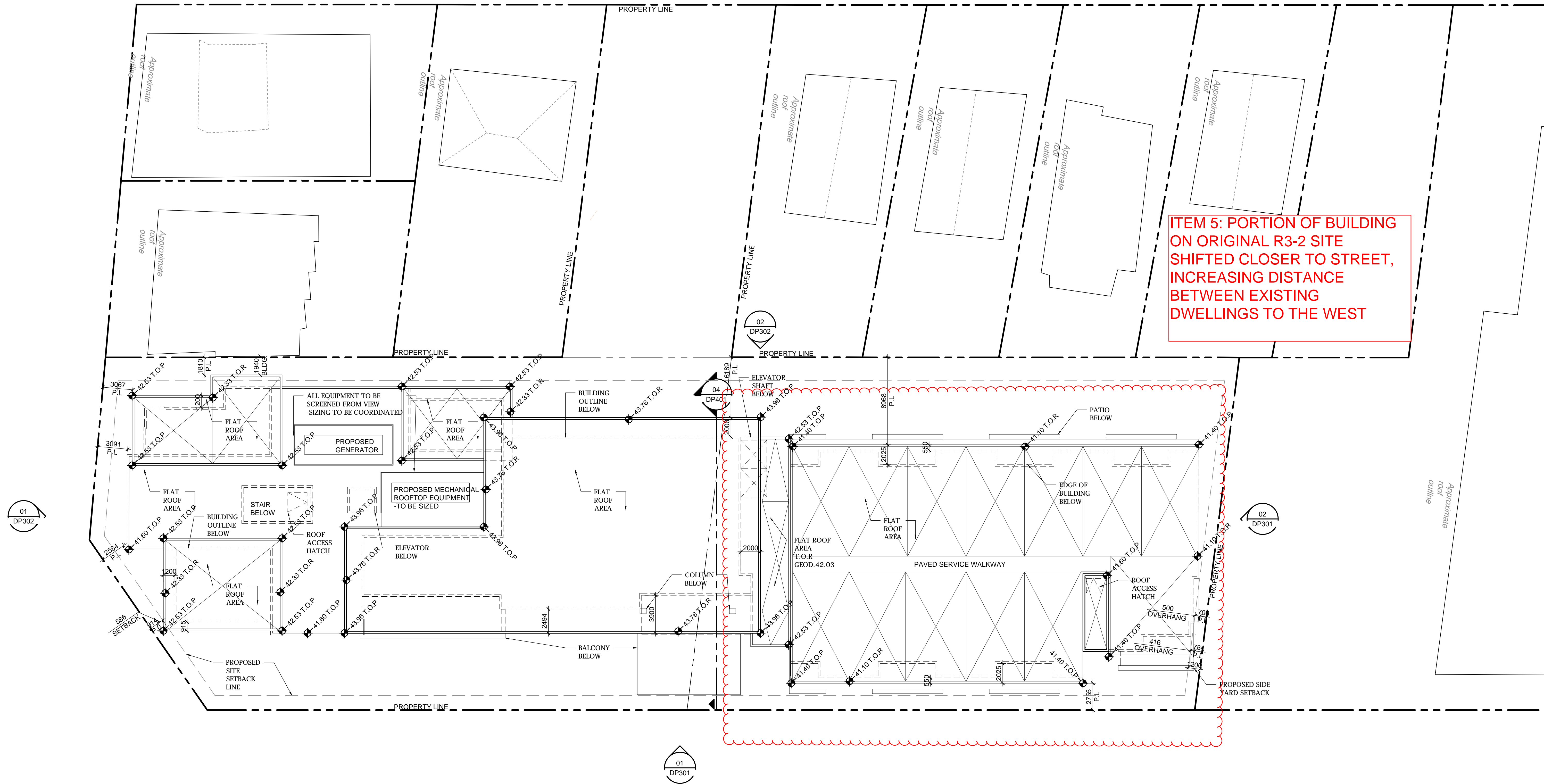
Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

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

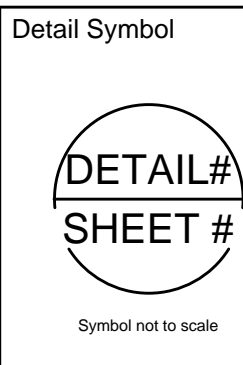
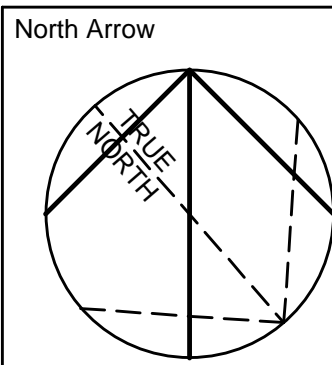
Drawing Title
**PARTIAL FLOOR PLAN
LEVEL 05
SOUTH**

Check Scale (may be photo reduced) 0 1 inch 0 10mm	Project No. NCCA-17-0221
	Drawing No. DP214

PLOT DATE: June 10, 2018 TIME: 6:54 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PROD\SHEETS\DP215.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01 OVERALL ROOF PLAN
DP215 1:200



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

Seal(s)	
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S. Steve Sutherland, Architect, AIA, B. Arch, M.A.S.C.
Adam Todor, P. Eng., A.P.E.G.A.
Chris King, P. Eng., A.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

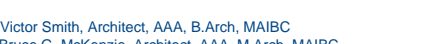
Check Scale (may be photo reduced)	0 1 inch 0 10mm
Project No.	NCCA-17-0221
Drawing No.	DP215

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Project Component
Maison Victoria
Keyplan

The keyplan shows the building footprint in grey, situated on a lot. It includes a north arrow pointing towards the top right and a scale bar indicating 0, 10, and 20 meters. The building has a complex footprint with several wings and a central courtyard area.

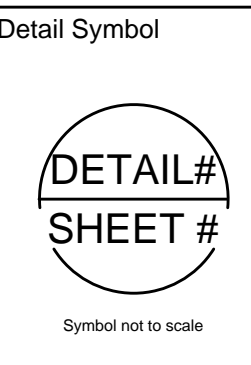
Seal(s)



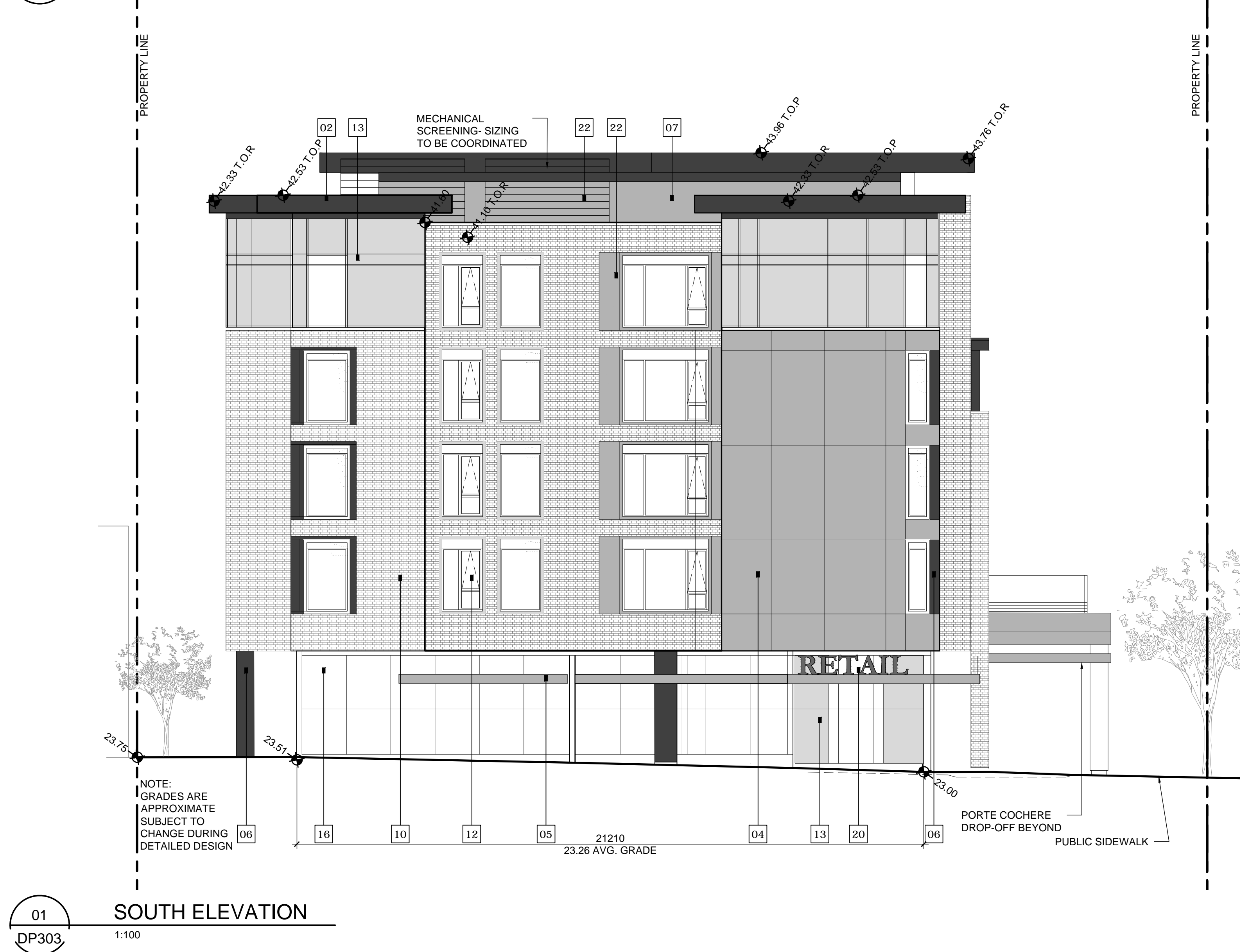
Project No.	NCCA-17-0221
Drawing No.	DP302

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

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



PLOT DATE: June 8, 2018 TIME: 3:37 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\AS09\DELIVARCH_PRODSHEETS\DP303.DWG PLOTS\STYLE TABLE PMA-STD-100.csh



ITEM 5: PORTION OF BUILDING ON ORIGINAL R3-2 SITE
SHIFTED CLOSER TO STREET, INCREASING DISTANCE
BETWEEN EXISTING SINGLE FAMILY DWELLINGS TO
THE WEST

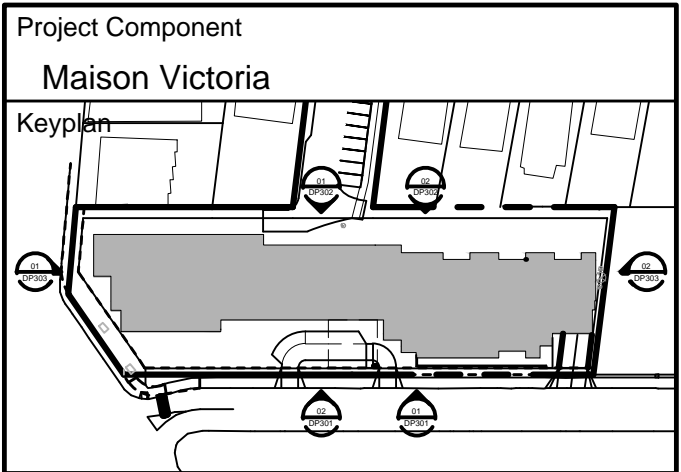
MATERIAL LEGEND	
01	NOT USED
02	ALUMINUM FASCIA (COLOUR CHARCOAL)
03	PRE-FINISHED METAL FLASHING (COLOUR TO MATCH ADJACENT MATERIAL)
04	WOOD-LOOK PANEL (COLOUR WALNUT BROWN)
05	WOOD-LOOK ACCENT TRIMS, SLATS (COLOUR TO MATCH #04)
06	METAL PANEL AND TRIMS (COLOUR CHARCOAL)
07	METAL PANEL AND TRIMS (COLOUR CLEAR ANODIZED)
08	MASONRY BRICK (COLOUR CHARCOAL)
09	CONCRETE MASONRY CAP (COLOUR BROWN TO MATCH #04)
10	MASONRY BRICK (COLOUR LINED)
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	PREFN 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

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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 G. McElhannay, Architect, A.A.A., M. Arch, M.A.S.C.
A. Steve Lombard, Landscape Architect, A.A.A., B. Arch, M.A.S.C.
Adrian Todor, P. Eng., A.P.E.G.A.
Chris King, P. Eng., A.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
**BUILDING ELEVATIONS
NORTH & SOUTH**

North Arrow

Detail Symbol

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

Project No. NCCA-17-0221

Drawing No. DP303

PLOT DATE: June 10, 2018 TIME: 6:58 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PROD\SHEETS\DP304.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01
DP304

OVERALL SITE CONTEXT ELEVATION SOUTH
1:200 APPROXIMATE

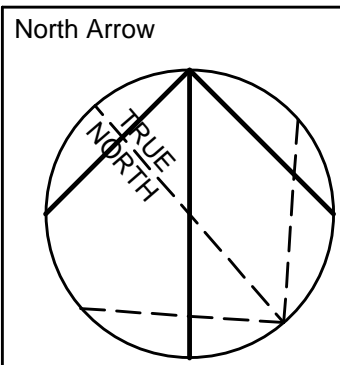
NOTE:
COLOURED RENDERINGS ARE FOR SITE AND MATERIAL CONTEXT TO
DEMONSTRATE INTENT OF MATERIAL FINISHES AND SHOW BUILDING SCALE
IN CONTEXT.

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



01
DP304

OVERALL SITE CONTEXT ELEVATION- EAST
1:200 APPROXIMATE



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

Seal(s)

NORR

2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
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A. Steve Baskerville, Architect, A.A.A., B. Arch., M.A.S.C.
Adam Todor, P. Eng., A.P.E.G.A.
Chris Ho, P. Eng., A.P.E.G.A.

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

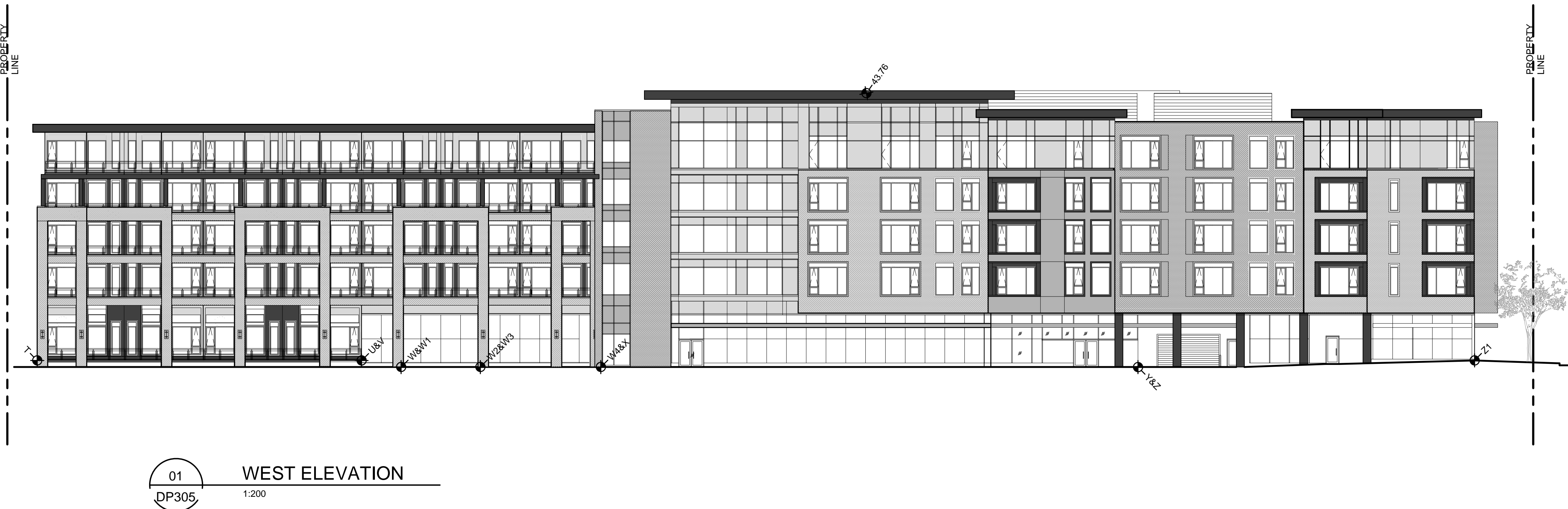
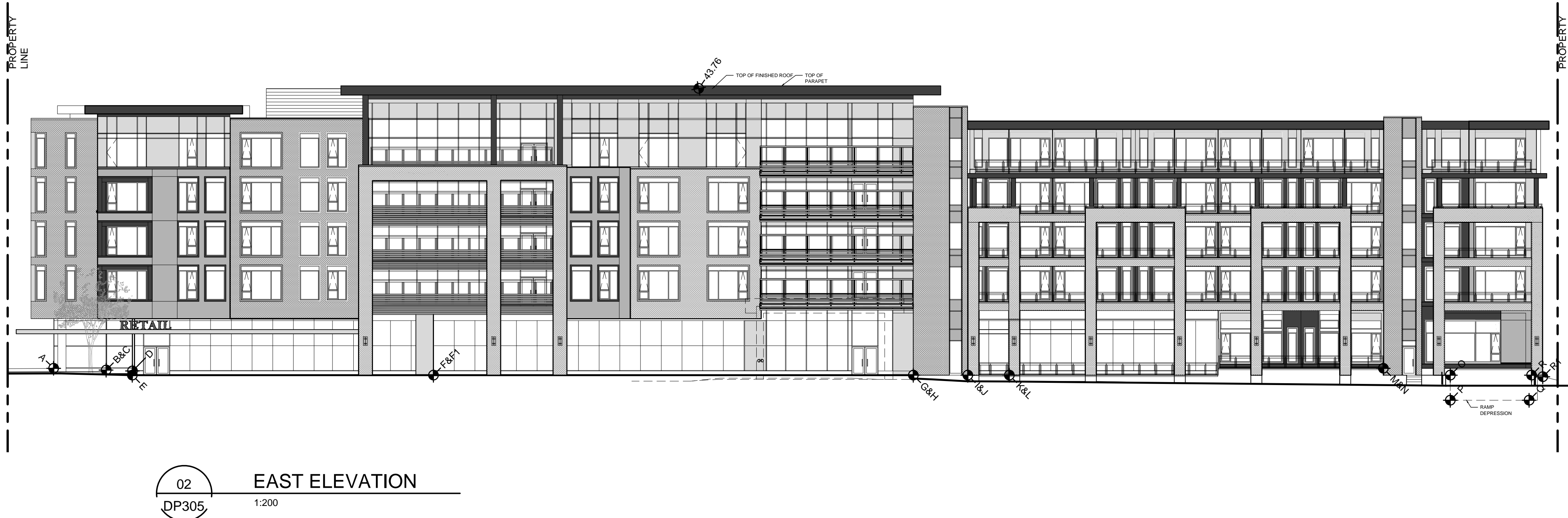
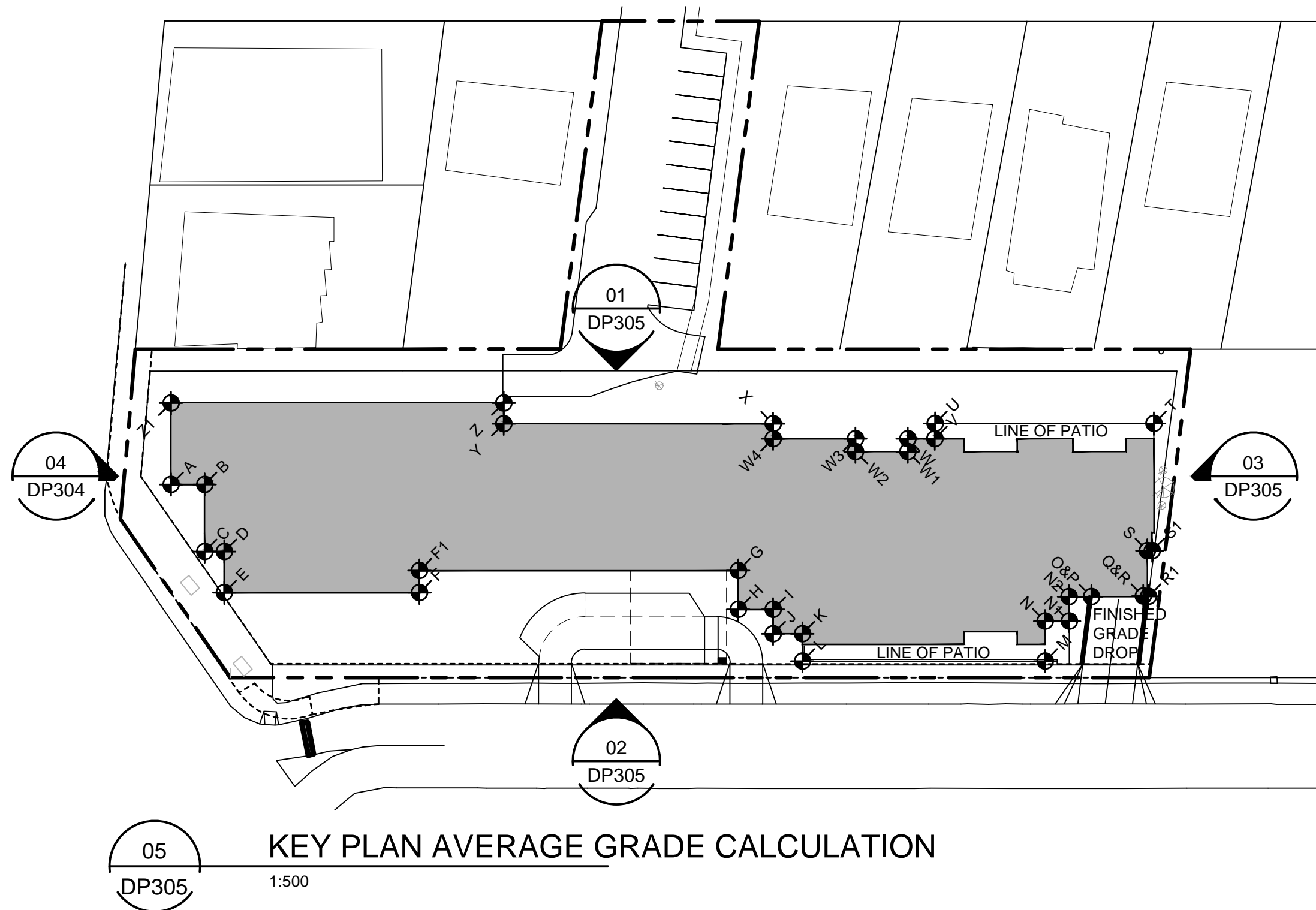
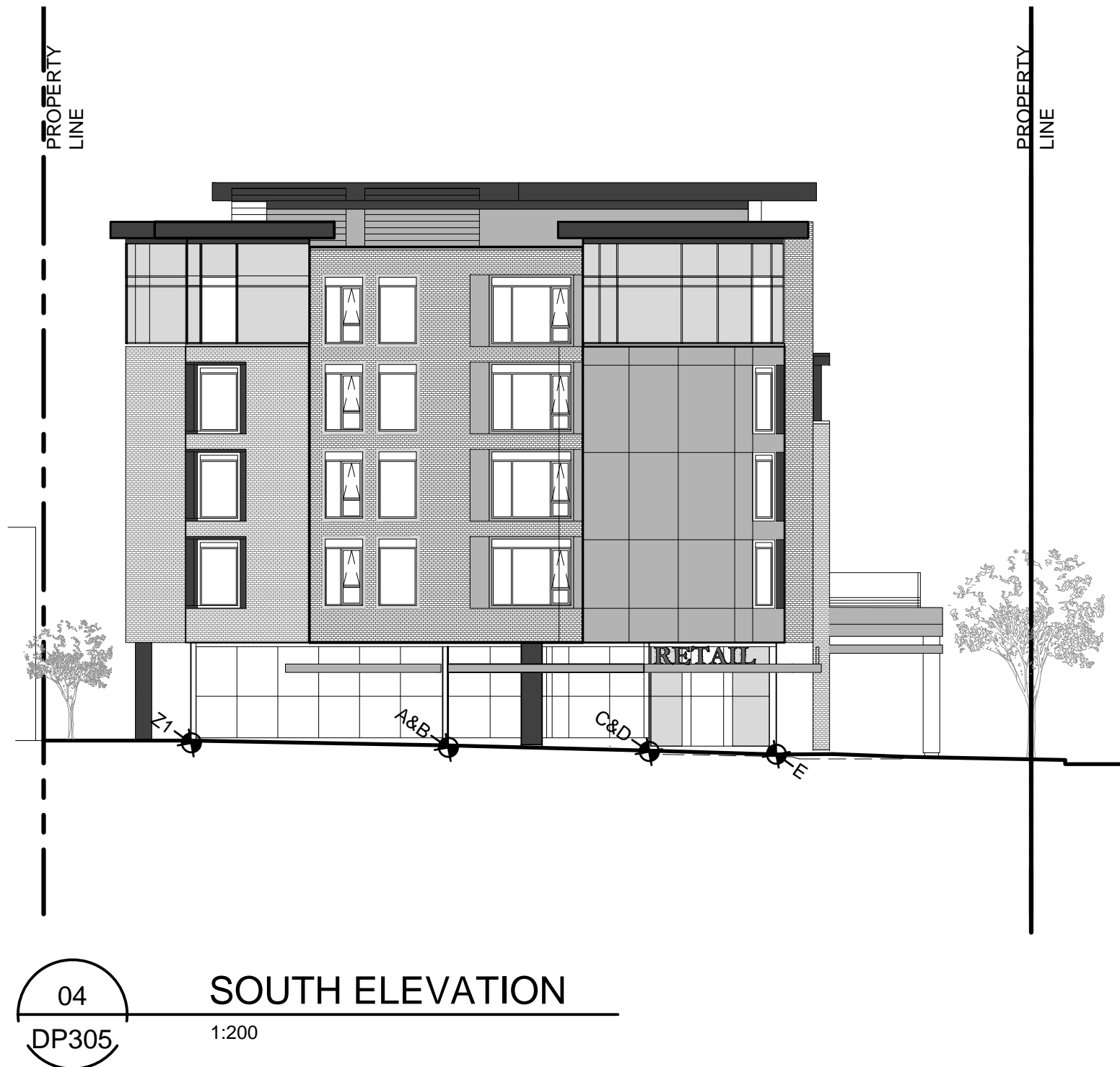
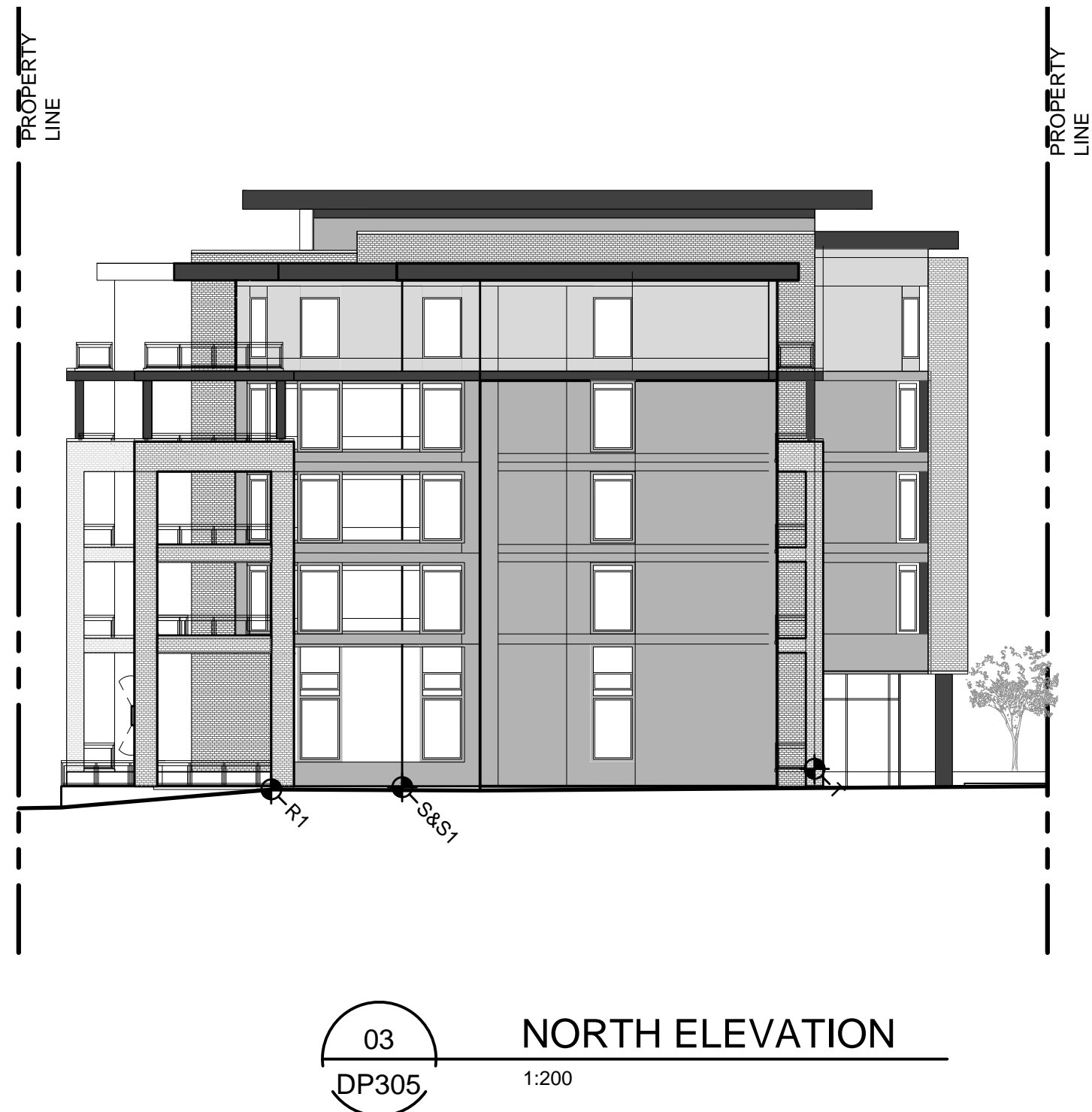
Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

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

Drawing Title
**EXTERIOR ELEVATIONS
SITE CONTEXT**

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

PLOT DATE: June 8, 2018 TIME: 3:38 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PRODSHEETS\DP305.DWG PLOTS\STYLE TABLE PMA-STD-100.cb



AVERAGE GRADE CALCULATION				
GRADE POINTS	AVERAGE POINTS	MULTIPLY	DISTANCE BETWEEN POINTS	TOTALS
A&B	(23.32+23.36)/2	x	3.79 m	88.4586
B&C	(23.36+23.14)/2	x	7.38 m	171.585
C&D	(23.14+23.16)/2	x	1.91 m	44.2165
D&E	(23.16+23.00)/2	x	4.66 m	107.553
E&F	(23.16+22.95)/2	x	21.82 m	503.06
F&F1	(23.00+22.95)/2	x	2.56 m	58.816
F1&G	(23.00+23.00)/2	x	34.77 m	799.71
G&H	(23.00+22.78)/2	x	5.34 m	122.233
H&I	(22.78+22.94)/2	x	3.48 m	79.5528
I&J	(22.94+22.90)/2	x	1.73 m	39.6516
J&K	(22.90+23.00)/2	x	3.14 m	72.063
K&L	(23.00+22.95)/2	x	2.76 m	63.411
L&M	(22.95+23.42)/2	x	27.12 m	628.777
M&N	(23.42+23.50)/2	x	3.92 m	91.9632
N&N1	(23.50+23.50)/2	x	2.75 m	64.625
N1&N2	(23.50+23.50)/2	x	2.72 m	63.92
N2&O	(23.50+23.00)/2	x	1.88 m	43.71
P&Q	(21.18+21.18)/2	x	6.32 m	133.858
R&R1	(23.00+22.75)/2	x	0.7 m	16.0125
R1&S	(22.75+22.51)/2	x	4.57 m	103.419
S&S1	(22.51+22.50)/2	x	0.53 m	11.9277
S1&T	(22.50+23.45)/2	x	14.51 m	333.367
T&U	(23.45+23.45)/2	x	24 m	562.8
U&V	(23.45+22.98)/2	x	1.31 m	30.4117
V&W	(22.98+22.98)/2	x	3.18 m	73.0764
W&W1	(22.98+23.00)/2	x	1.35 m	31.0365
W1&W2	(23.00+23.00)/2	x	5.77 m	132.71
W2&W3	(23.00+22.98)/2	x	0.43 m	9.8857
W3&W4	(22.98+22.98)/2	x	8.73 m	200.79
W4&X	(22.98+22.96)/2	x	1.37 m	31.51
X&Y	(22.96+22.94)/2	x	30.93 m	711.39
Y&Z	(22.94+22.88)/2	x	2.92 m	67.16
Z&Z1	(22.88+23.51)/2	x	35.77 m	822.71

GRADE CALCULATION (TOTAL POINTS DVIDE BY PERIMETER)			
		274.12 m	6315.37
		AVERAGE GRADE	23.04
T.O.R	43.76	BUILDING HEIGHT (m)	20.72

Calculated from top of highest flat roof (finished), to average grade

Calculated from top of highest flat roof (finished), to average grade

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B

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

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

NORR

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

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

Post-Industrial Architects (P.I.A.) Inc. Post-Industrial Holdings Inc.
NORR is a registered service by registered service for the service and under license.

Victor Smith, Architect, A.A.A., B.Arch, M.Arch.
Bruce G. McElhannay, Architect, A.A.A., M.Arch, M.Arch.
A. Steve Baskerville, Architect, A.A.A., B.Arch, M.Arch.
Adam Tolson, P.Eng., A.P.E.G.A.
Chris King, P.Eng., A.P.E.G.A.

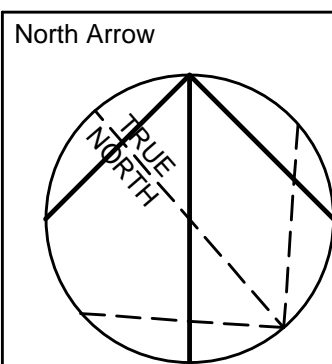
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

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

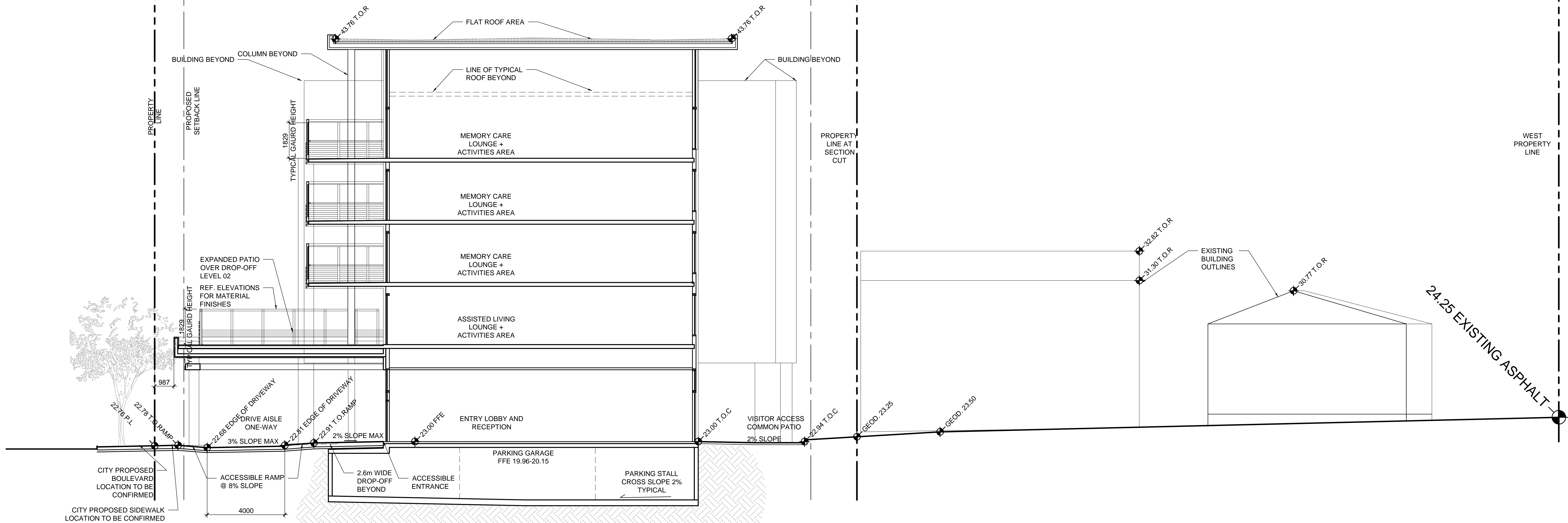
Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
**BUILDING ELEVATIONS
AVERAGE GRADE
CALCULATIONS**

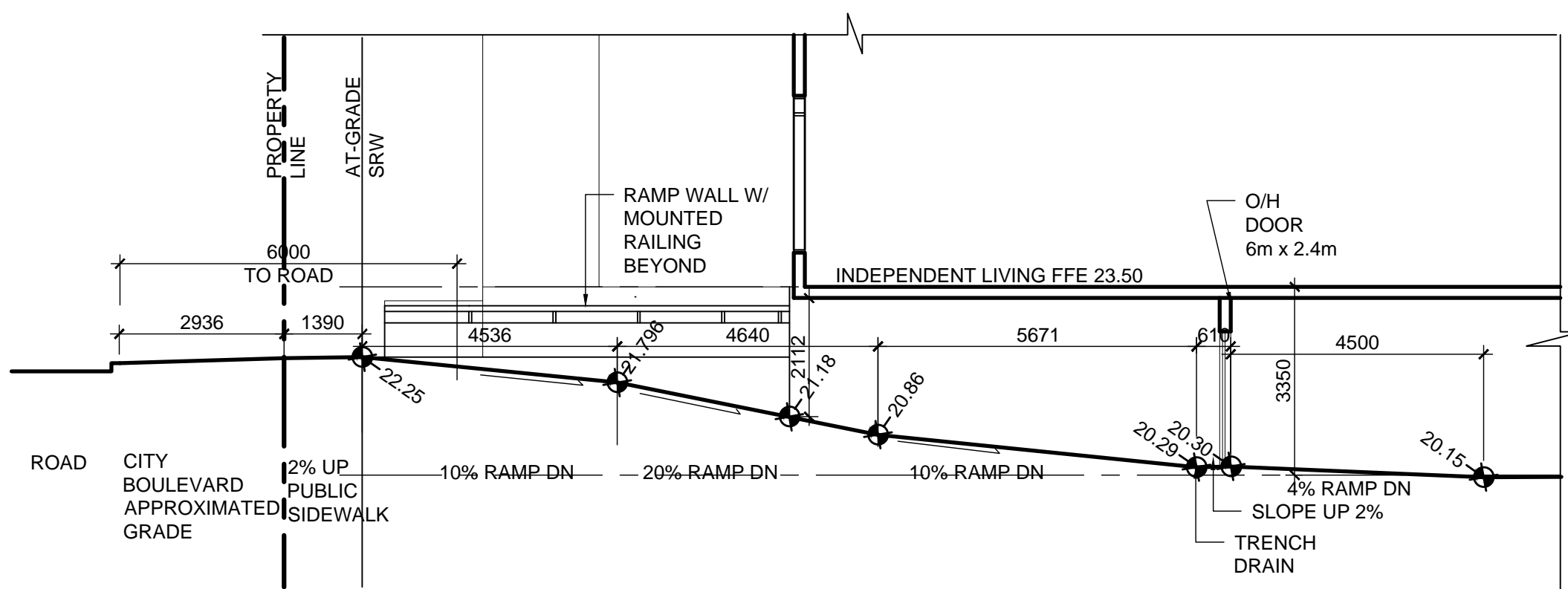
Check Scale (may be photo reduced)	0 1 inch 0 10mm
Project No.	NCCA-17-0221
Drawing No.	DP305



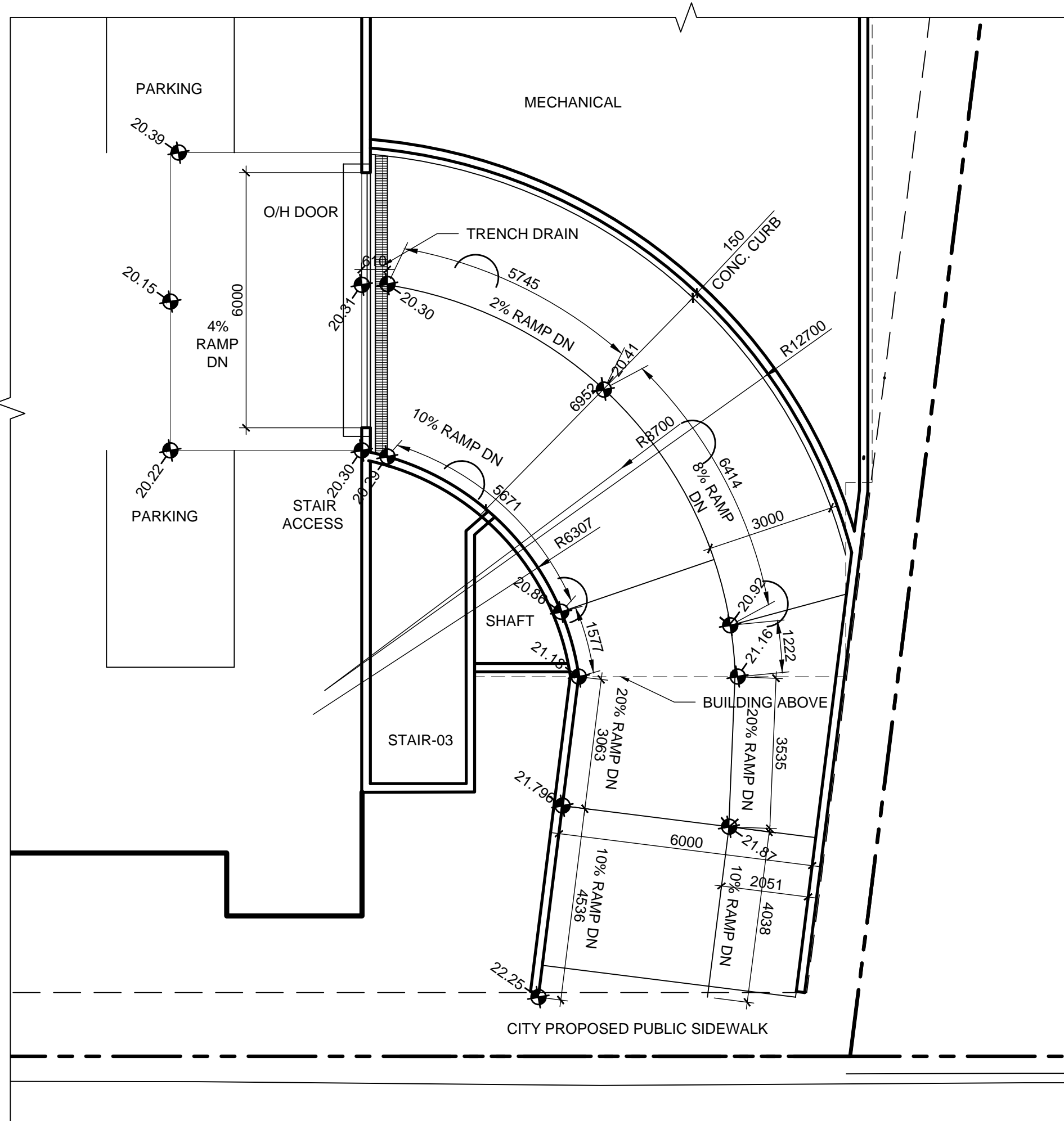
PLOT DATE: June 8, 2018 TIME: 3:38 PM FULL PATH AND FILENAME: P:\NCCA\17-0221 - MAISON VICTORIA\50-DELIVARCH_PROD\SHEETS\DP401.DWG PLOTS\STYLE TABLE.PMA-STD-100.cab



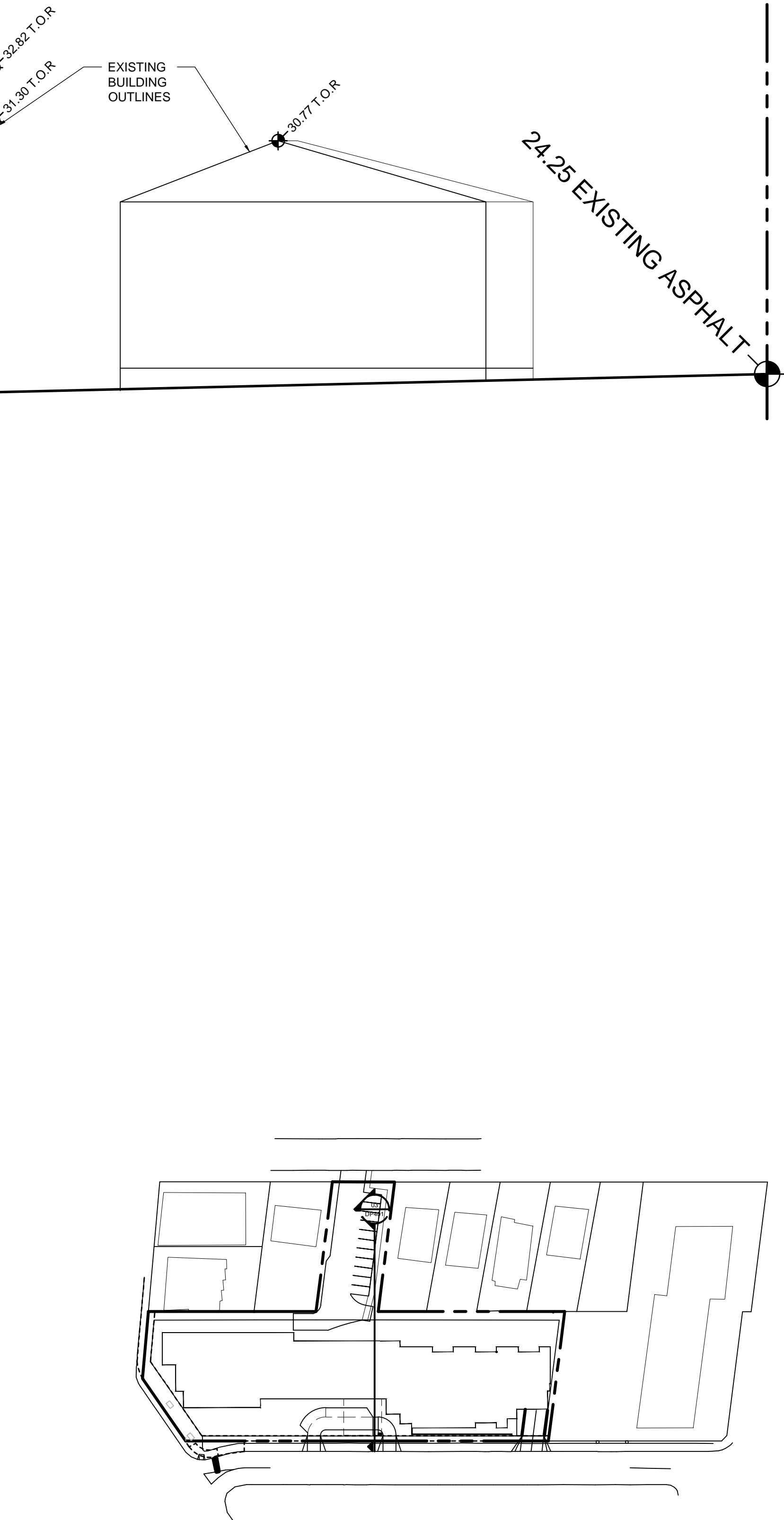
04 CROSS SECTION PROFILE PLAN
DP401 1:100



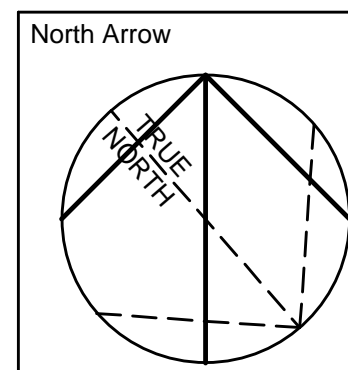
01 PARKADE RAMP SECTION
DP401 1:100



02 PARKADE RAMP PLAN
DP401 1:100



03 CROSS SECTION KEY PLAN
DP401 1:1000



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
A Partnership of Limited Companies

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Adam Tisdale, P. Eng, A.P.E.G.A.
Chris King, P. Eng, A.P.E.G.A.

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

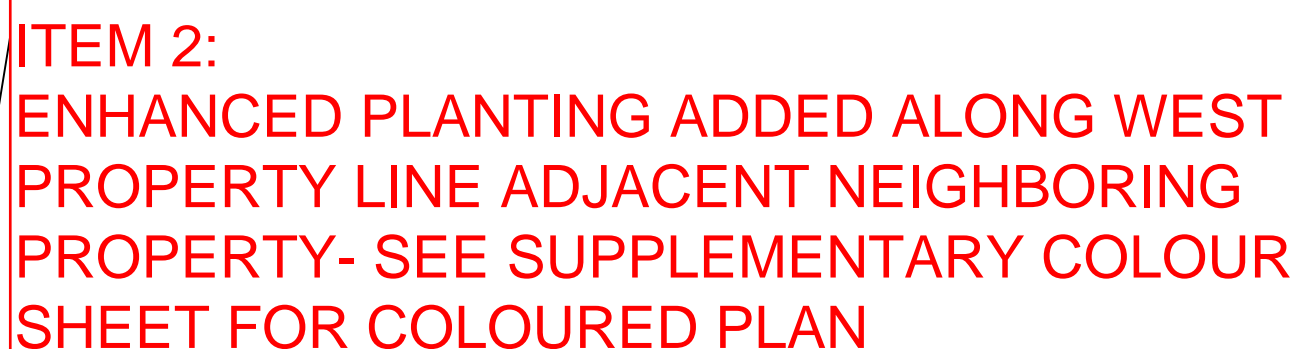
Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

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

Drawing Title
**CROSS SECTION PLAN
BUILDING SECTION**



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

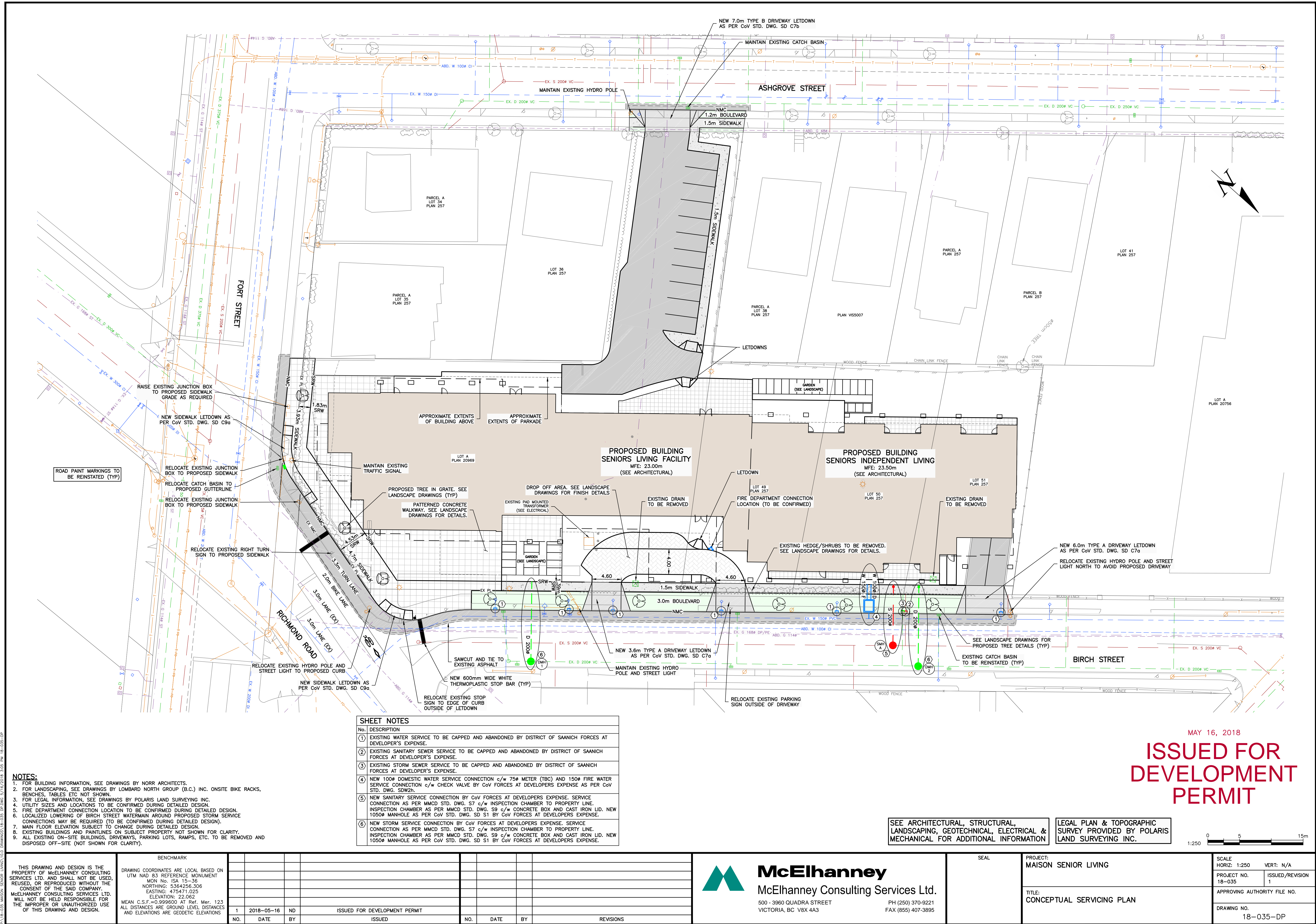
Project No.
NCCA-17-0221
Drawing No.
DP401



- **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.**



Drawing Title	
Check Scale (may be photo reduced) <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>0 1inch</p> </div> <div style="text-align: center;">  <p>0 10mm</p> </div> </div>	Project No. NCCA-17-0221
Drawing No.	



NOTES:


- FOR BUILDING INFORMATION, SEE DRAWINGS BY NORR ARCHITECTS.
- FOR LANDSCAPING, SEE DRAWINGS BY LOMBARD NORTH GROUP (B.C.) INC. ON-SITE 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 AND PAINTLINES 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).

BENCHMARK

DRAWING COORDINATES ARE LOCAL BASED ON UTM NAD 83 REFERENCE MONUMENT MON No. 15A 15-36 NORTHING: 5364256.306 EASTING: 475471.025 ELEVATION: 22.062 MEAN C.S.F.=0.999600 AT Ref. Mer. 123 ALL DISTANCES ARE GROUND LEVEL DISTANCES AND ELEVATIONS ARE GEODETIC ELEVATIONS

SHEET NOTES	
No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY DISTRICT OF SAANICH FORCES AT DEVELOPER'S EXPENSE.
2	EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED BY DISTRICT OF SAANICH FORCES AT DEVELOPER'S EXPENSE.
3	EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED BY DISTRICT OF SAANICH 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 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 1050# 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 1050# MANHOLE AS PER COV STD. DWG. SD S1 BY COV FORCES AT DEVELOPERS EXPENSE.

REVISIONS			
NO.	DATE	BY	REVISIONS
1	2018-05-16	ND	ISSUED FOR DEVELOPMENT PERMIT
			ISSUED



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	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

MAY 16, 2018
ISSUED FOR DEVELOPMENT PERMIT

