

VIEW FACING WEST

REVISED RENDER
TO REFLECT
LIGHTER CLADDING

CITY OF VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
November 21/19
Deemed Date:
May 1/19

MAISON VICTORIA SENIORS

1900 RICHMOND RD
VICTORIA, B.C

NOVEMBER 18, 2019

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

Poon McKenzie Architects (Alberta) Inc. Poon McKenzie Holdings Inc.
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Victor Smith, Architect, AAA, B.Arch, MAIBC
Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

milliken
DEVELOPMENTS
Perfectly Urban.

DISCIPLINE (SURVEY)

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

PHONE: 877-603-7398

DISCIPLINE (CIVIL)

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

PHONE: 250-370-9221

DISCIPLINE (ARCHITECTURE)

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

PHONE: 403-264-4000

DISCIPLINE (LANDSCAPE)

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

PHONE: 250-386-3336

ARCHITECTURE

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

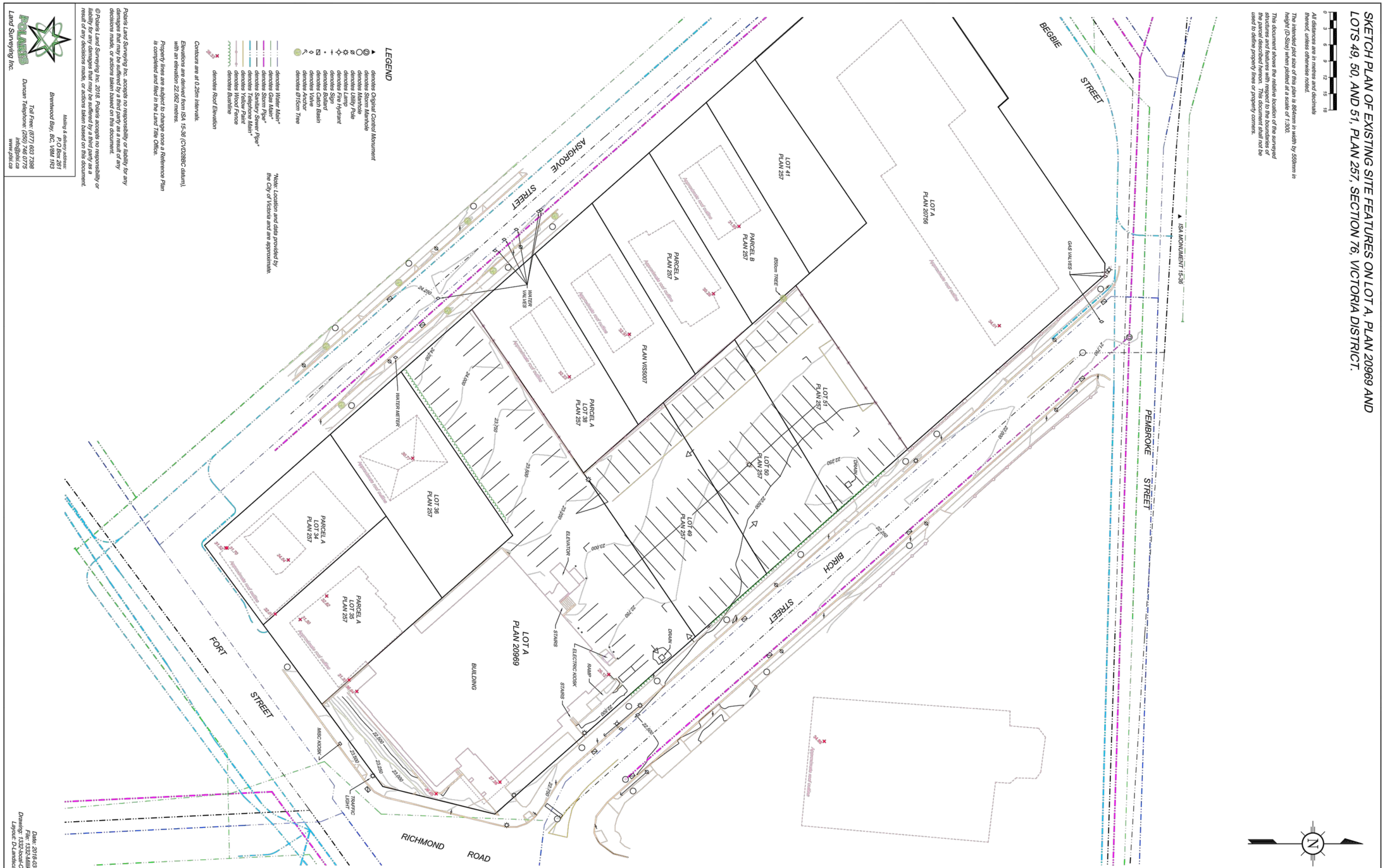
LANDSCAPE

L001	LANDSCAPE PLAN

CIVIL

18-035-DP	CONCEPTUAL SERVICING PLAN

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



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

Seal(s)

NORR
2300, 411 - 1st Street SE,
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Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
SITE SURVEY

EXISTING SITE CONTEXT

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

Project No.
NCCA-17-0221

Drawing No.
DP001

PLOT DATE: February 14, 2019 TIME: 10:30 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DEL\MARCH_PROD\SHEETS\DP001.DWG, PLOTSTYLE TABLE: PMA-STD-100.ctb



10 DP101 EXISTING SITE PHOTO FROM SOUTHWEST
NTS



REVISED RENDERS
TO REFLECT
LIGHTER CLADDING



03 DP102 VIEW FACING NORTH
NTS



04 DP102 PERSPECTIVE FACING EAST
NTS



01 DP102 PERSPECTIVE FACING NORTHWEST
NTS



02 DP102 DETAIL- MAIN ENTRY PORTE COCHERE
NTS

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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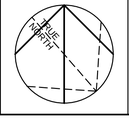
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
AERIAL IMAGERY

3D VIEWS

North Arrow



Detail Symbol



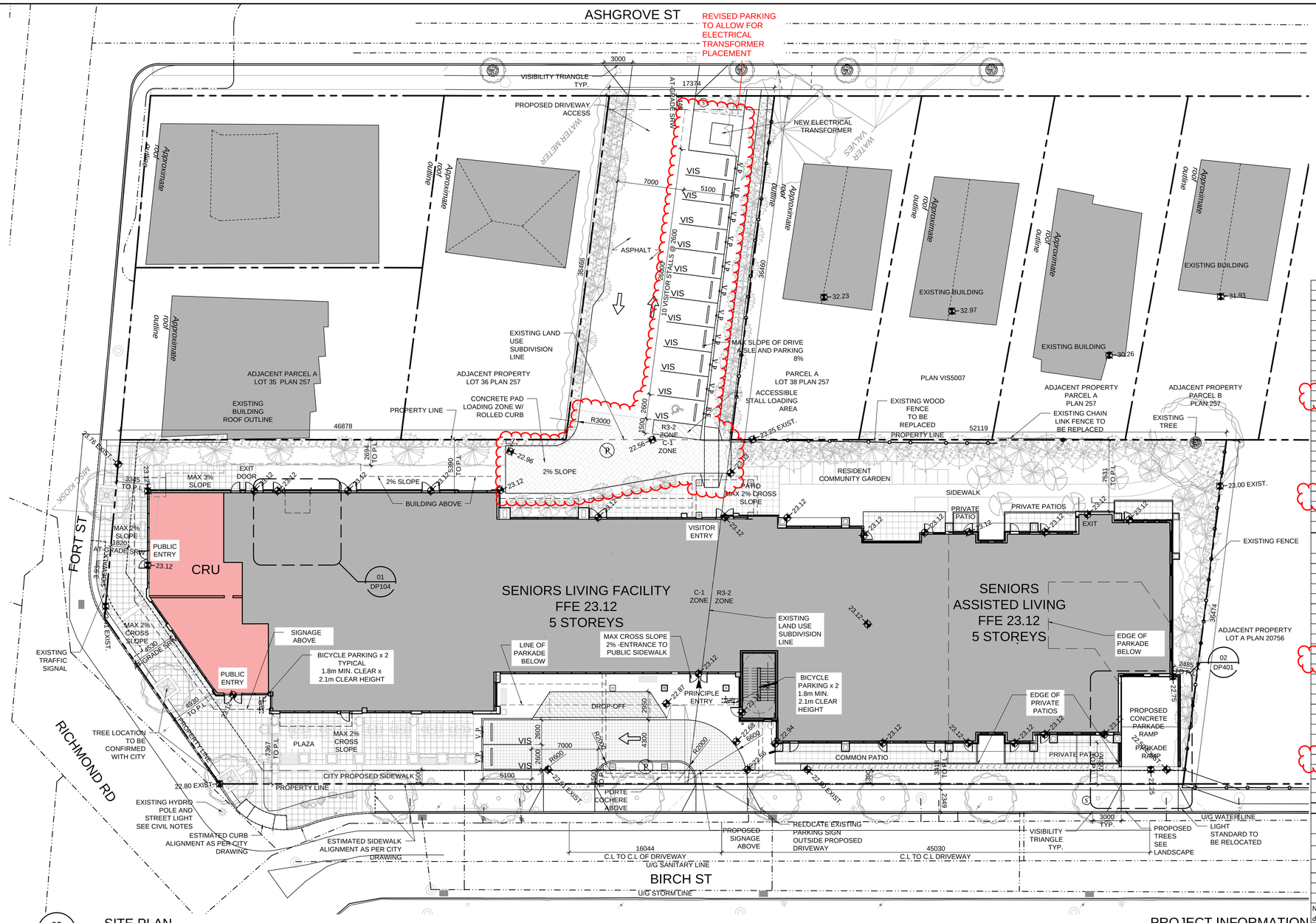
Symbol not to scale

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

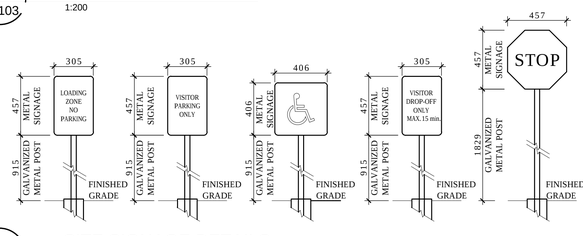
Project No.
NCCA-17-0221

Drawing No.
DP102

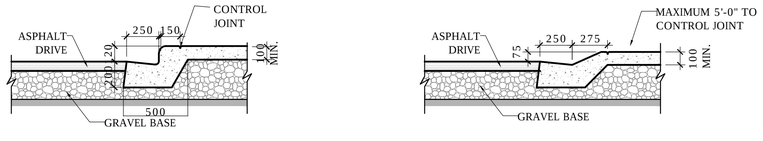
PLOT DATE: November 20, 2019 TIME: 3:09 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP102.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



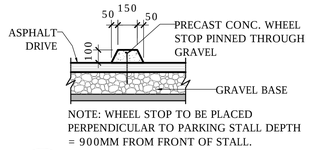
05 DP103 — SITE PLAN
1:200



04 DP103 — SITE SIGNAGE DETAILS

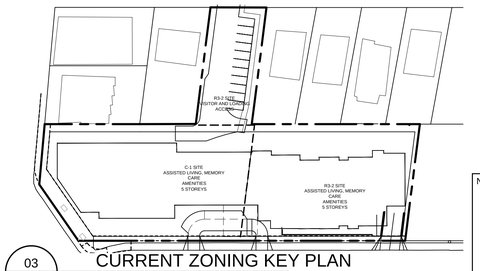


01 DP103 — STANDARD CURB DETAILS
1:20



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

02 DP103 — WHEEL STOP DETAIL
1:20



03 DP103 — CURRENT ZONING KEY PLAN
NTS

SITE LEGEND

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

PROJECT INFORMATION TABLE- C-1	
Zone (existing)	C-1
Proposed Zone "new zone"	"New Zone"
Site Area (sm)	2182.9
Total Floor Area (sm)	5891.3
Commercial Floor Area (sm)	170
Floor Space Ratio	2.7
Site Coverage (%)	52.30%
Open Site Space (%)	48.40%
Height of Building (m)	20.64
Number of Storeys	5
Parking Stalls (number) on site	**64** TOTAL (51 UNDERGROUND, 13 SURFACE)
Bicycle Parking number (Class 1)	**8** TOTAL PROJECT (51)
Bicycle Parking number (Class 2)	**4**
Building Setbacks * Corner Lot (m)	Closest Face of Main building to Property Line
Street Boundary (East Birch St.)	3.42m
Side Yard (south) Fort St.	2.0m
Side Yard (north)	2.49m
Internal Rear Yard (West)	2.55m
Use: Seniors Assisted Living and Memory Care	
Total Number Units	56
Unit Type	STUDIO/1BED
Ground-oriented Units	0
Minimum Sleeping Room floor Area (sm)	31.32

PROJECT INFORMATION TABLE- R3-2 SITE	
Zone (existing)	R3-2
Proposed Zone "new zone"	"New Zone"
Site Area (sm)	2514.9
Total Floor Area (sm)	4880.0
Commercial Floor Area (sm)	170
Floor Space Ratio	1.94
Site Coverage (%)	39.43%
Open Site Space (%)	51.10%
Height of Building (m)	20.64
Number of Storeys	5
Parking Stalls (number) on site	**64** TOTAL (51 UNDERGROUND, 13 SURFACE)
Bicycle Parking number (Class 1)	**8** TOTAL PROJECT (51)
Bicycle Parking number (Class 2)	**4**
Building Setbacks * Corner Lot (m)	Closest Face of Main building to Property Line
Street Boundary (East Birch St.)	3.42m
Side Yard (south) Fort St.	2.0m
Side Yard (north)	2.49m
Internal Rear Yard (West)	2.55m
Use: Seniors Assisted Living and Memory Care	
Total Number Units	69
Unit Type	STUDIO/1 BED
Ground-oriented Units	0
Minimum Sleeping Room floor Area (sm)	31.32

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

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

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

General Notes

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

06 DP103 — PROJECT INFORMATION TABLES

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
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2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

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

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

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

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

Drawing Title
SITE PLAN AND STATISTICS

North Arrow: TRUE NORTH

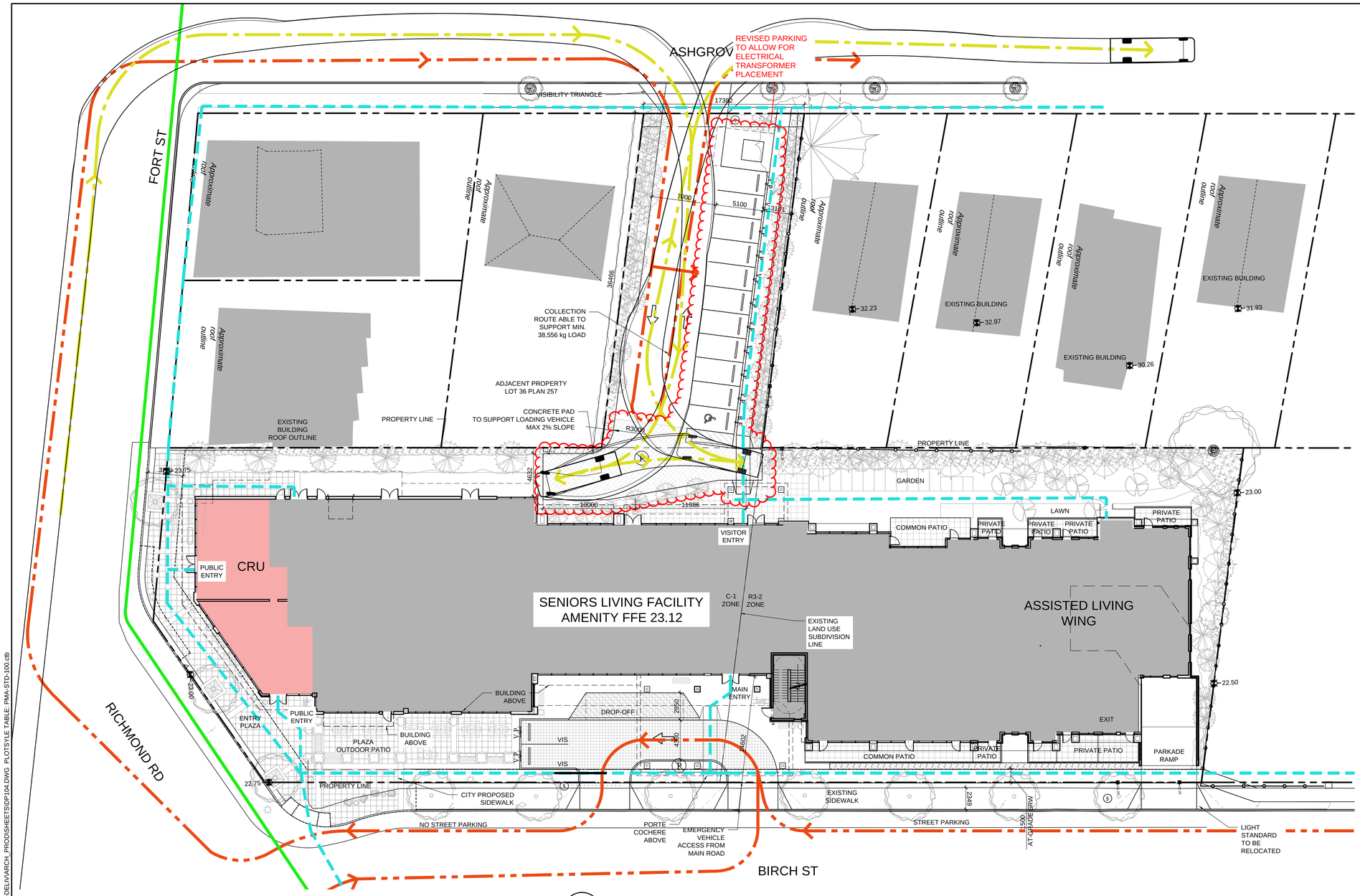
Detail Symbol: DETAIL# / SHEET #
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP103

PLOT DATE: November 21, 2019 TIME: 9:11 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PRODSHEETS\DP103.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



SITE LEGEND

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

SITE CIRCULATION LEGEND

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

NOTE: EMERGENCY VEHICLE ACCESS ROUTE ON PUBLIC ROADWAY

NOTES

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

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

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

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

6) MINIMUM CLEARANCE FOR COLLECTION VEHICLE ALONG ROUTE 5 METERS

7) GARBAGE PICKUP BY PRIVATE COLLECTOR

NOTES

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

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

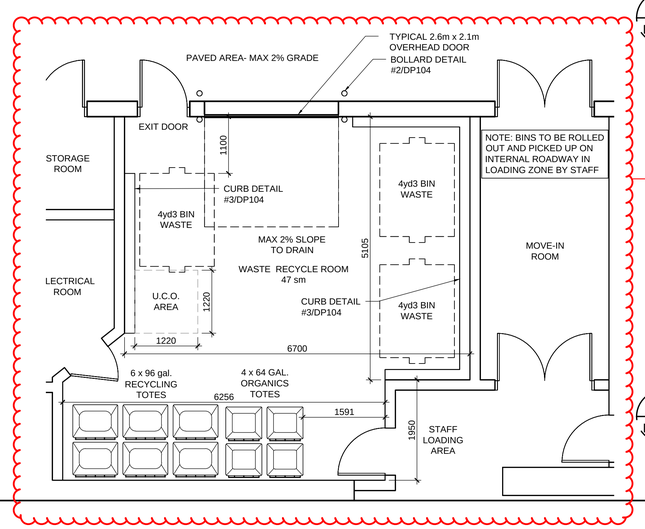
3) ALL SITE AND EXTERIOR MOUNTED LIGHTING WILL MEET CITY OF VICTORIA LIGHTING STANDARDS

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

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

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

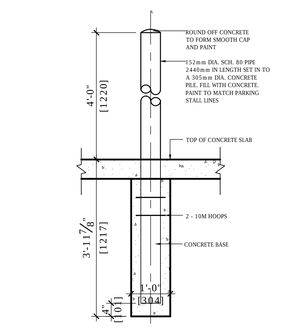
WASTE & RECYCLING
BINS / AREA REQUIRED
137 UNITS / 10 x 3yd^3 = 41.1 yd^3 WASTE PRODUCED
41.1 yd3 / 4 yd3 BINS = 10.28 BINS REQUIRED
10.28 BINS x 9 m^2 = 92.48 m^2 ROOM SIZE
1 COMPACTOR 3:1 RATIO = 10.28 / 3 = 3.43 (4) BINS
4 BINS x 9 m^2 = 36 m^2 ROOM SIZE
BINS / AREA PROVIDED
4 x 4 yd^3 BINS
2 x 4yd^3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



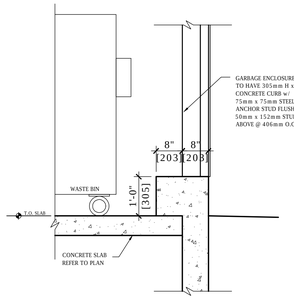
04 DP104 SITE SWEEPS PLAN 1:200

REVISED TO REFLECT FLOOR PLAN UPDATE

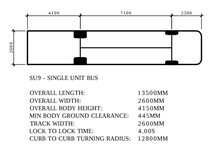
01 DP104 WASTE RECYCLING ROOM DETAIL 1:50



02 DP104 BOLLARD DETAIL 1:20



03 DP104 CONCRETE CURB DETAIL 1:20



SU9 - SINGLE UNIT BUS

OVERALL LENGTH:	13500MM
OVERALL WIDTH:	2600MM
OVERALL BODY HEIGHT:	4150MM
MIN BODY GROUND CLEARANCE:	445MM
TRACK WIDTH:	2600MM
LOCK TO LOCK TIME:	4.00S
CURB TO CURB TURNING RADIUS:	12800MM

04 DP104 SU9 TRUCK DETAILS 1:200

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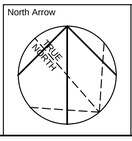
VICTORIA, B.C
V8R 4R2

Drawing Title
SITE CIRCULATION WASTE RECYCLING DETAILS

North Arrow



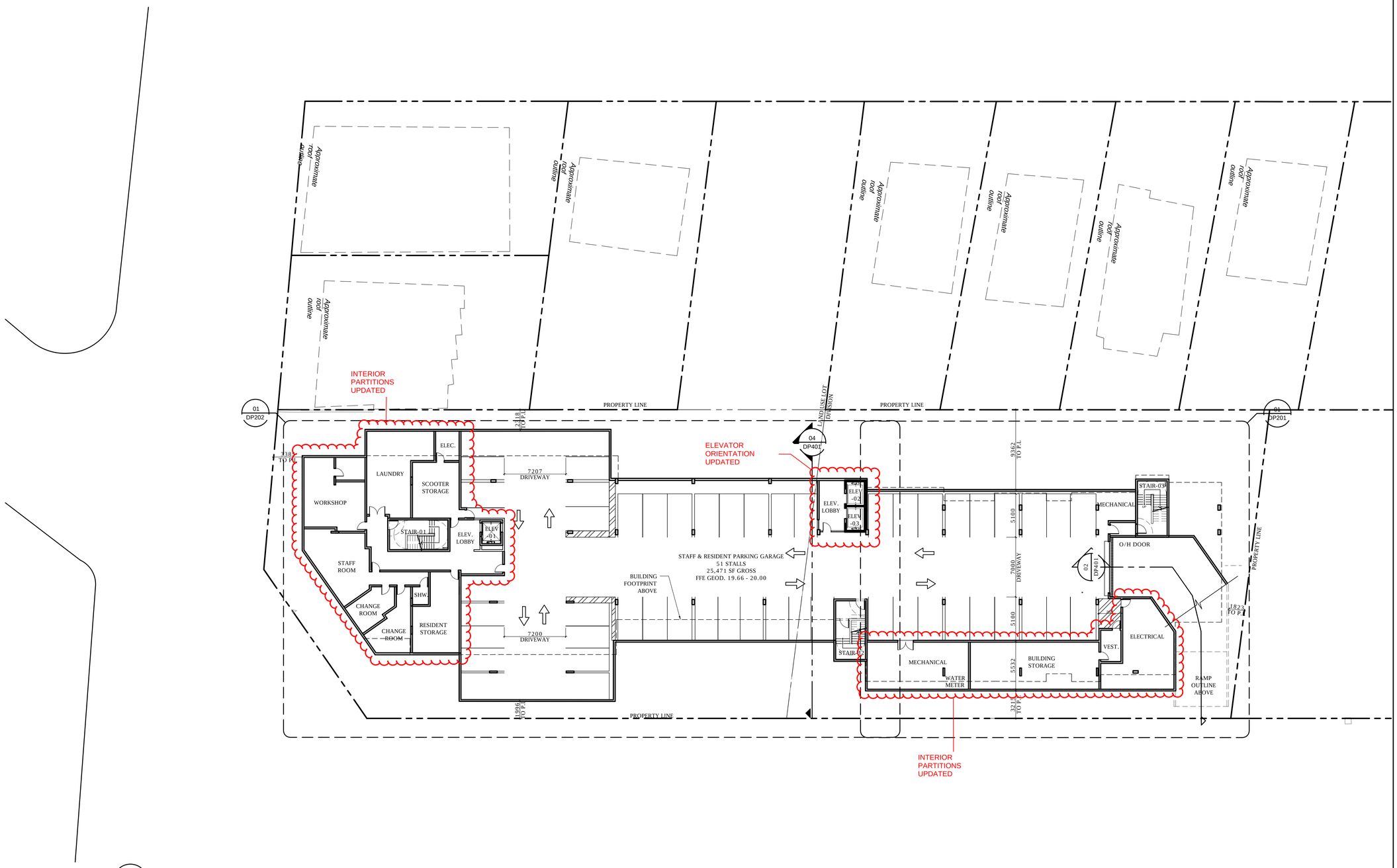
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP104

PLOT DATE: November 21, 2019 TIME: 9:16 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PROD\SHEETS\DP104.DWG, PLOTSYLE TABLE: PMA-STD-100.ctb



01 DP200 FLOOR PLAN LEVEL P1

1:200

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria

Keyplan

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

Seal(s)

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

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

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

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

Drawing Title
OVERALL FLOOR PLAN
LEVEL P01

North Arrow

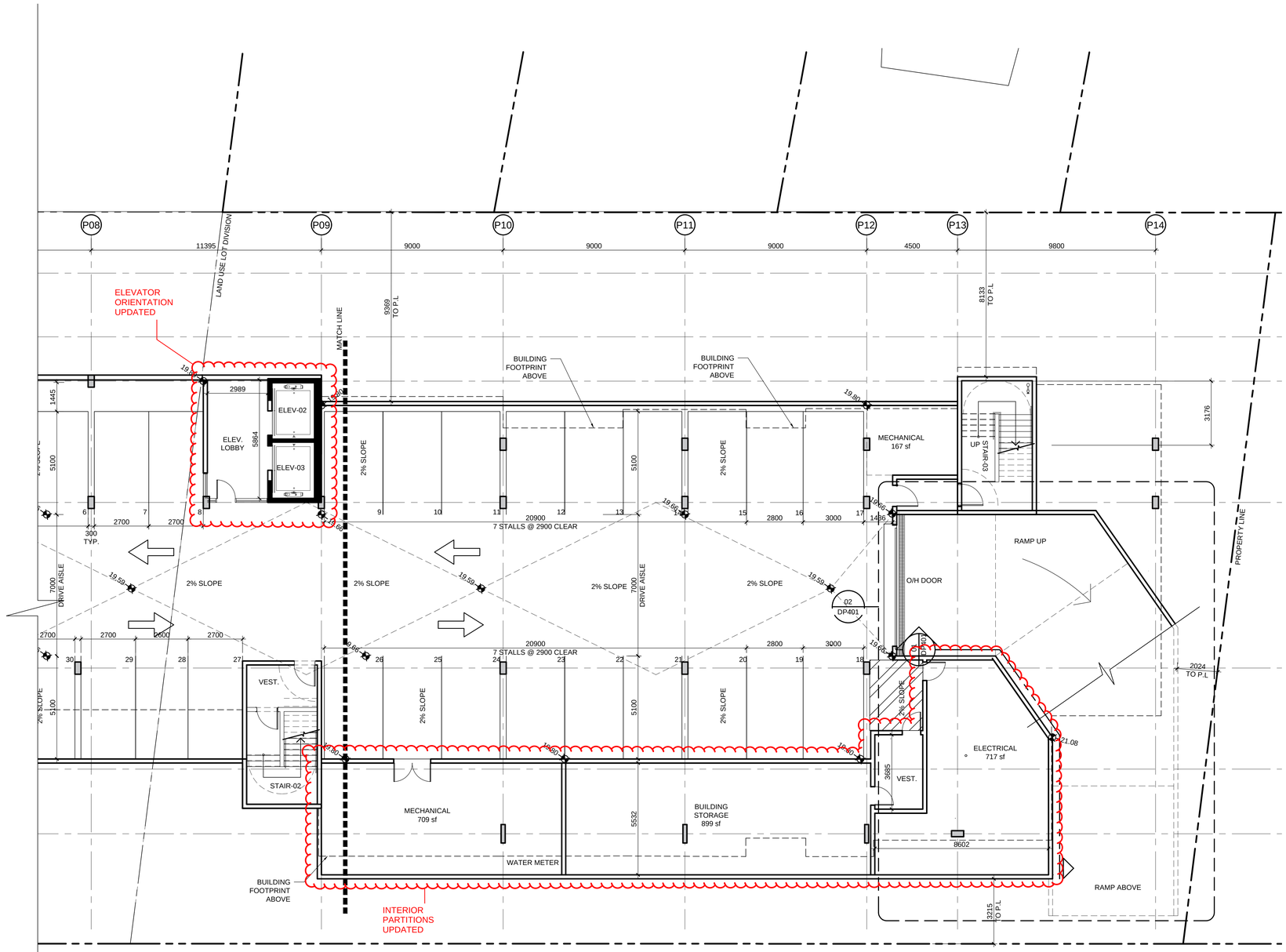
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP200

PLOT DATE: November 20, 2019 TIME: 3:40 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP200.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01
DP201

PARTIAL FLOOR PLAN LEVEL P1- NORTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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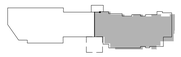
Project Component
Maison Victoria

Keyplan



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

Seal(s)

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

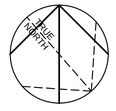
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL P1
NORTH

North Arrow



Detail Symbol



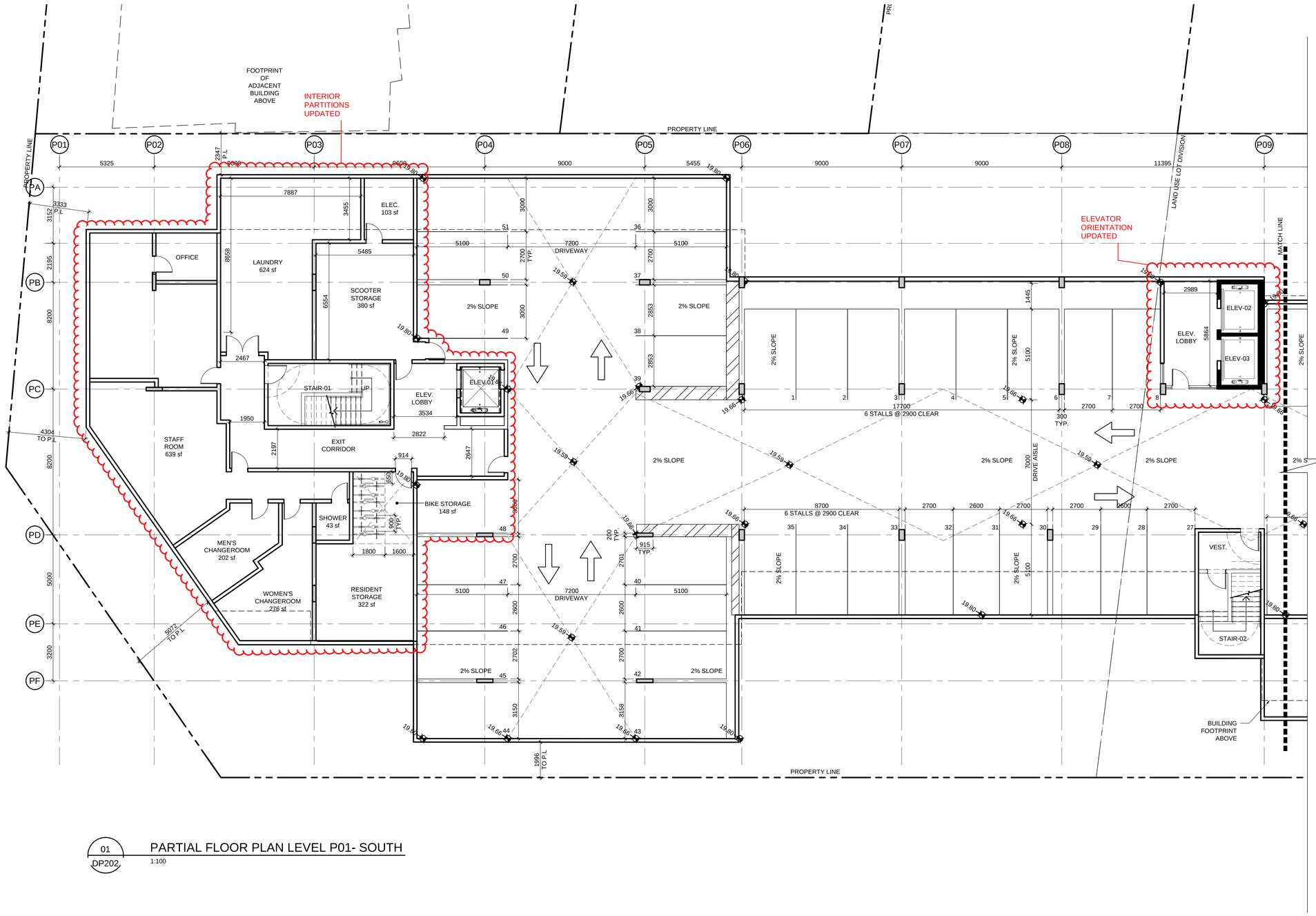
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP201

PLOT DATE: November 20, 2019 TIME: 3:42 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP201.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 DP202 PARTIAL FLOOR PLAN LEVEL P01- SOUTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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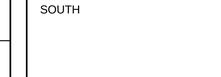
Project Component
Maison Victoria

Keyplan



Consultants

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

Seal(s)

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

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

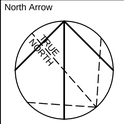
Project Manager C.Abercrombie	Drawn C.Clark
Project Leader C.Clark	Checked C.Abercrombie

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL P01
SOUTH

North Arrow



Detail Symbol



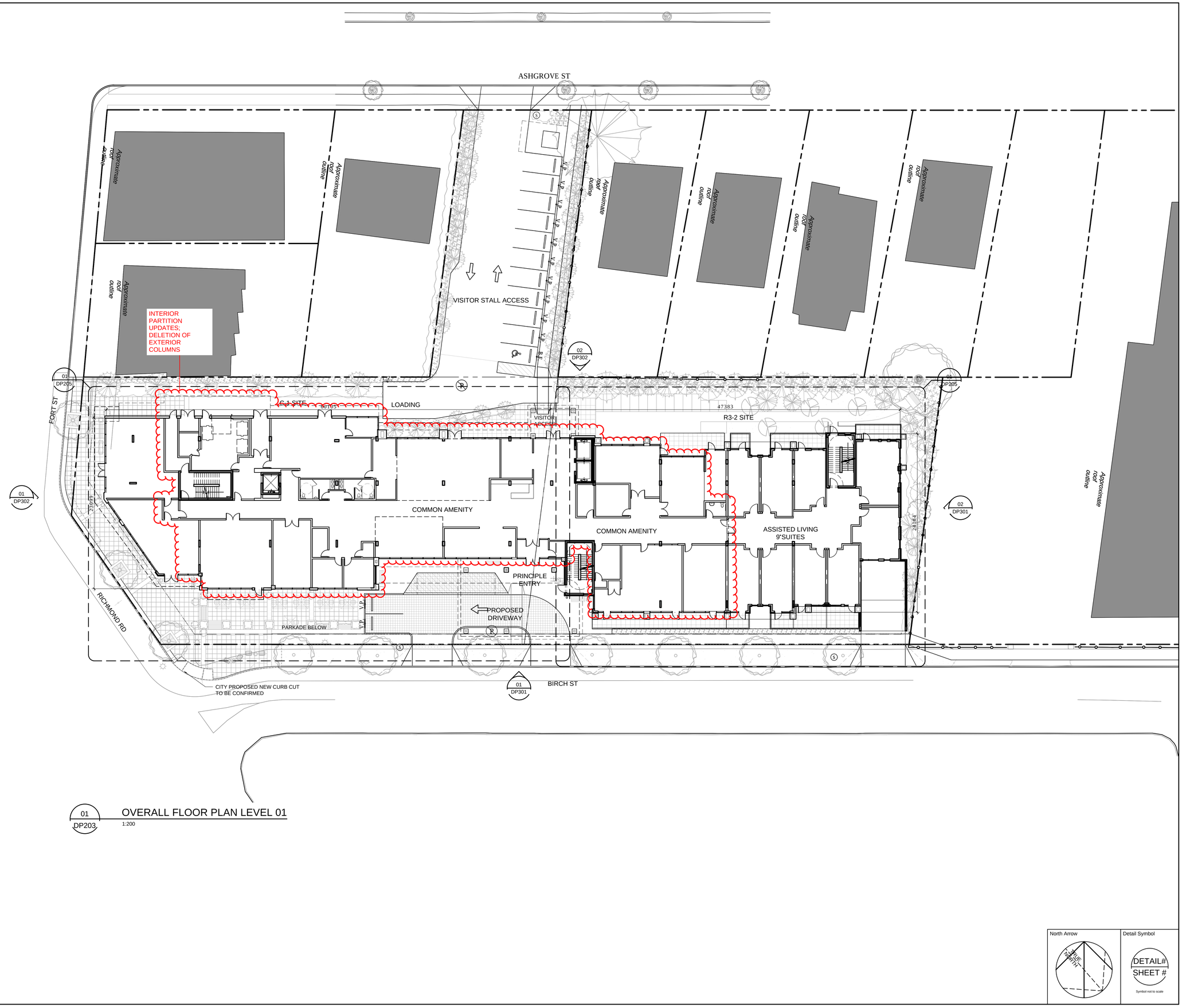
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP202

PLOT DATE: November 19, 2019 TIME: 5:43 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP202.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 DP203 OVERALL FLOOR PLAN LEVEL 01

1:200

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component

Maison Victoria

Keyplan

Consultants

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

Seal(s)

NORR

2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
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Jeffrey Parn, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

Client

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

Project

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

Drawing Title

OVERALL FLOOR PLAN LEVEL 01

North Arrow

TRUE NORTH

Detail Symbol

DETAIL#
SHEET #

Symbol not to scale

Check Scale (may be photo reduced)

0 1inch 0 10mm

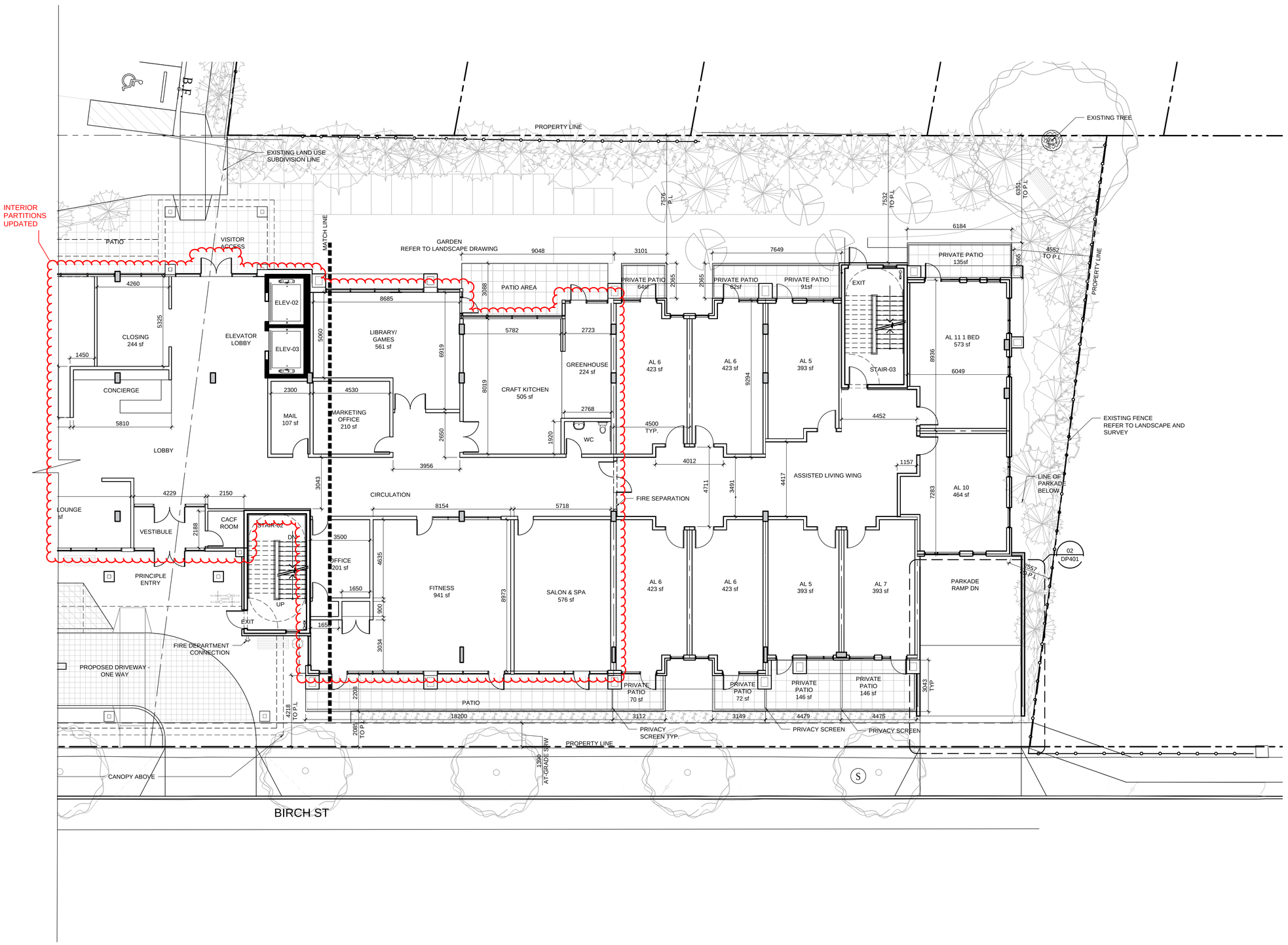
Project No.

NCCA-17-0221

Drawing No.

DP203

PLOT DATE: November 21, 2019 TIME: 9:18 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP203.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01 DP204 PARTIAL FLOOR PLAN LEVEL 01- NORTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria

Keyplan



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

Seal(s)

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

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 01
NORTH

North Arrow

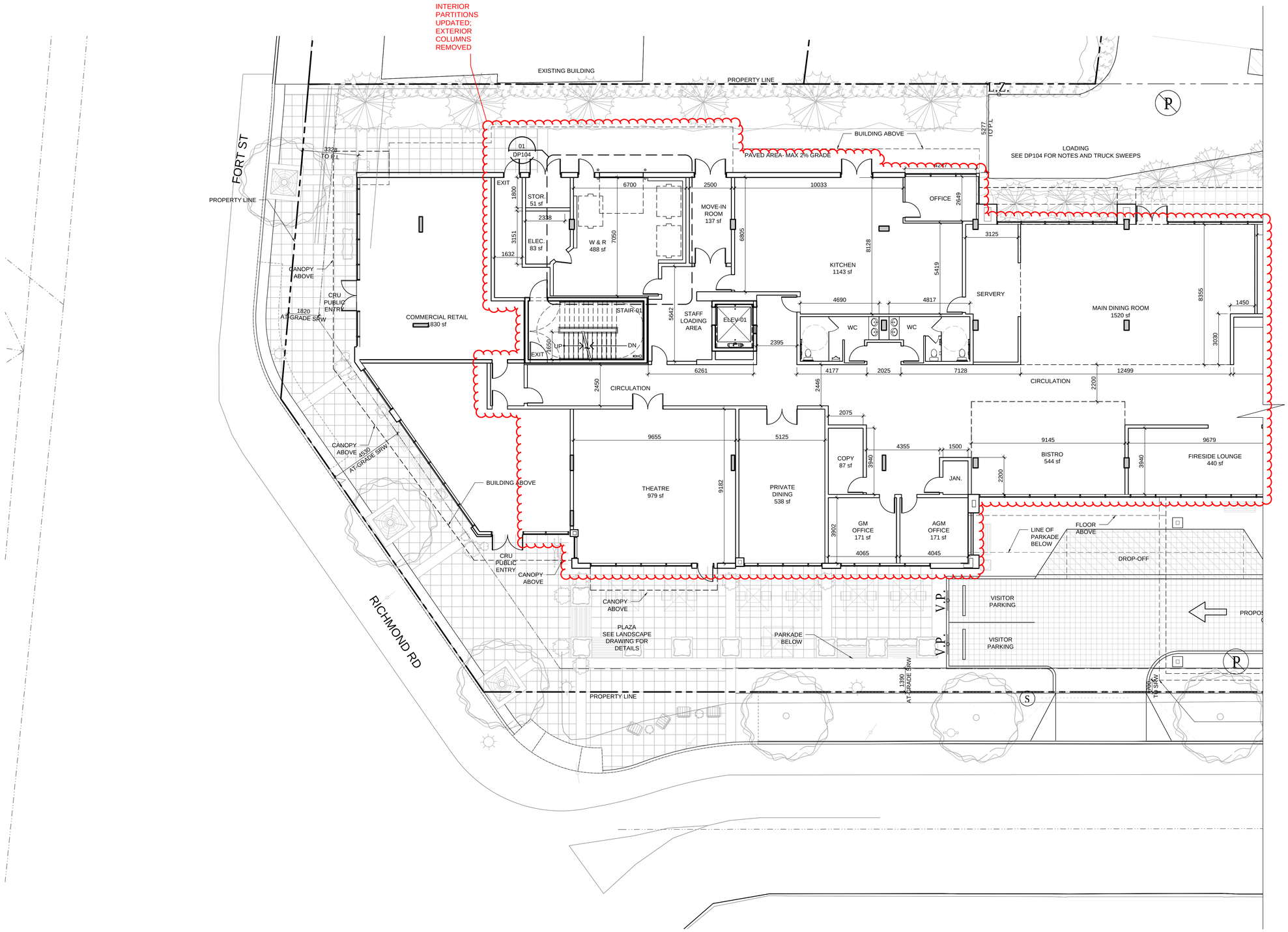
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP204

PLOT DATE: November 21, 2019 TIME: 9:22 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP204.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 DP205 PARTIAL FLOOR PLAN LEVEL 01- SOUTH

1:100

North Arrow

Detail Symbol

DETAIL#
SHEET #

Symbol not to scale

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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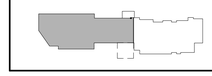
Project Component
Maison Victoria

Keyplan



Consultants

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

Seal(s)

NORR

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

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

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

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

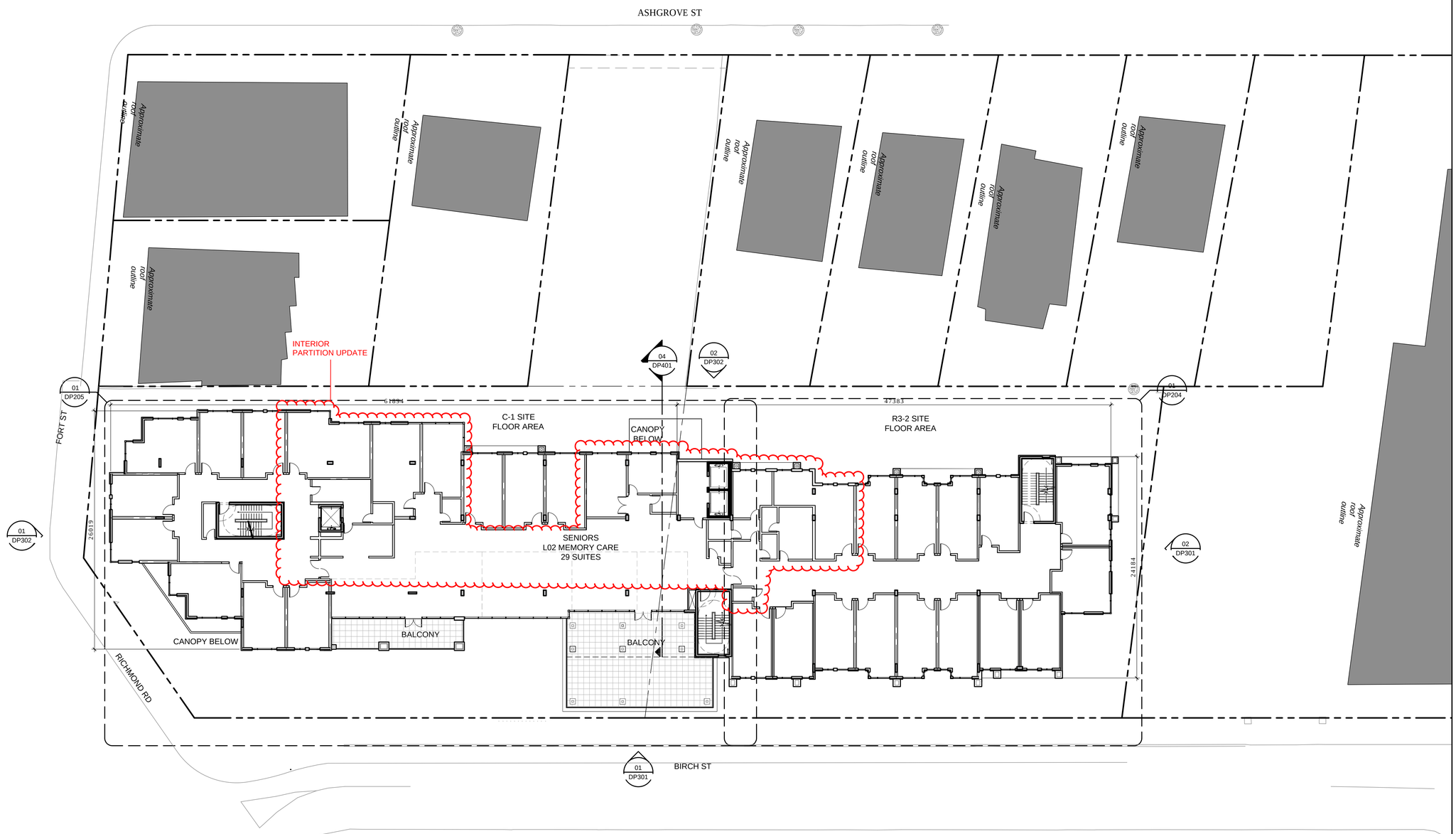
Drawing Title
PARTIAL FLOOR PLAN
LEVEL 01
SOUTH

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

Project No.
NCCA-17-0221

Drawing No.
DP205

PLOT DATE: November 21, 2019 TIME: 9:23 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP205.DWG, PLOTSTYLE TABLE: PMA-STD-100.ctb



01 DP206 OVERALL FLOOR PLAN LEVEL 02

1:200

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria

Keyplan

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

Seal(s)

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

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

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

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

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

Drawing Title
OVERALL FLOOR PLAN LEVEL 02

North Arrow

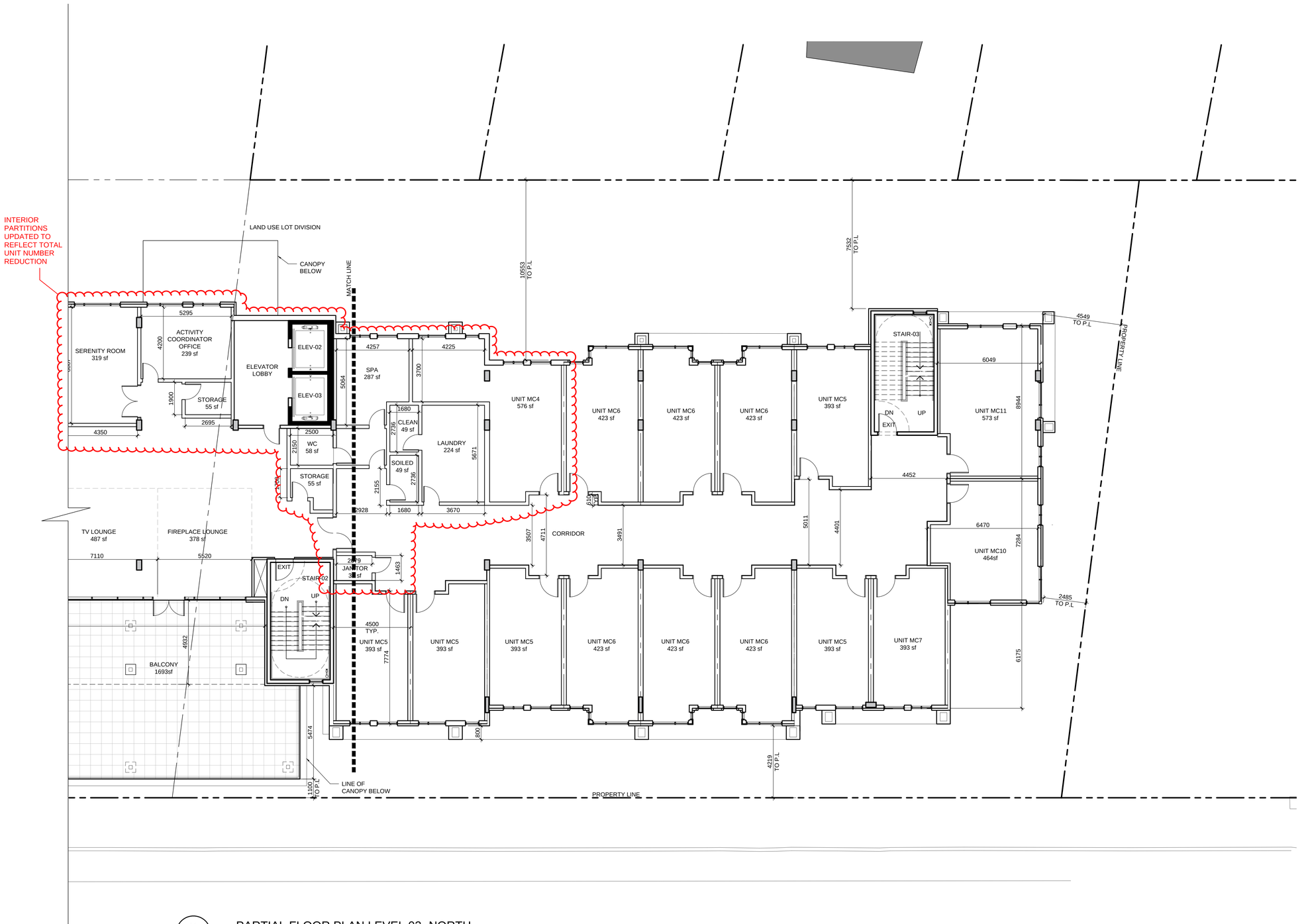
Detail Symbol
DETAIL# / SHEET #
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP206

PLOT DATE: November 18, 2019 TIME: 5:52 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DEL\VARCH_PROD\SHEETS\DP206.DWG, PLOTSYLE TABLE: PMA-STD-100.ctb



01
DP207

PARTIAL FLOOR PLAN LEVEL 02- NORTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria

Keyplan



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

Seal(s)

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

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A Partnership of Limited Companies
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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adnan Todella, P.Eng., APEGA
Chris Pai, P.Eng., APEGA

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

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

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

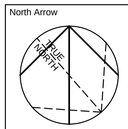
Drawing Title
PARTIAL FLOOR PLAN
LEVEL 02
NORTH

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

Project No.
NCCA-17-0221

Drawing No.
DP207

North Arrow

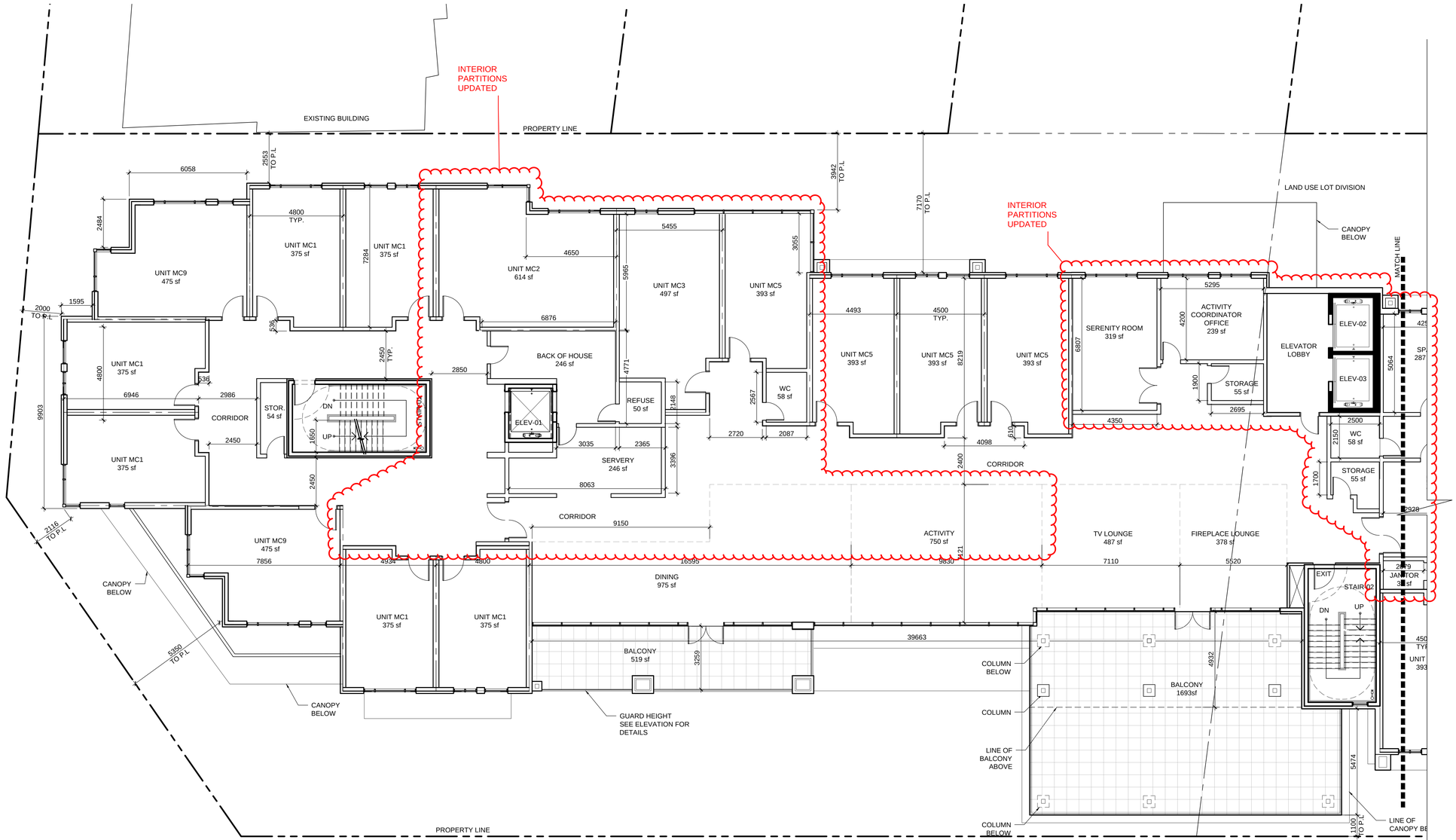


Detail Symbol



Symbol not to scale

PLOT DATE: November 18, 2019 TIME: 6:26 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP207.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 DP208 PARTIAL FLOOR PLAN LEVEL 02- SOUTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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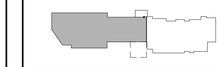
Project Component
Maison Victoria

Keyplan



Consultants

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

Seal(s)

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

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 02
SOUTH

North Arrow: TRUE NORTH

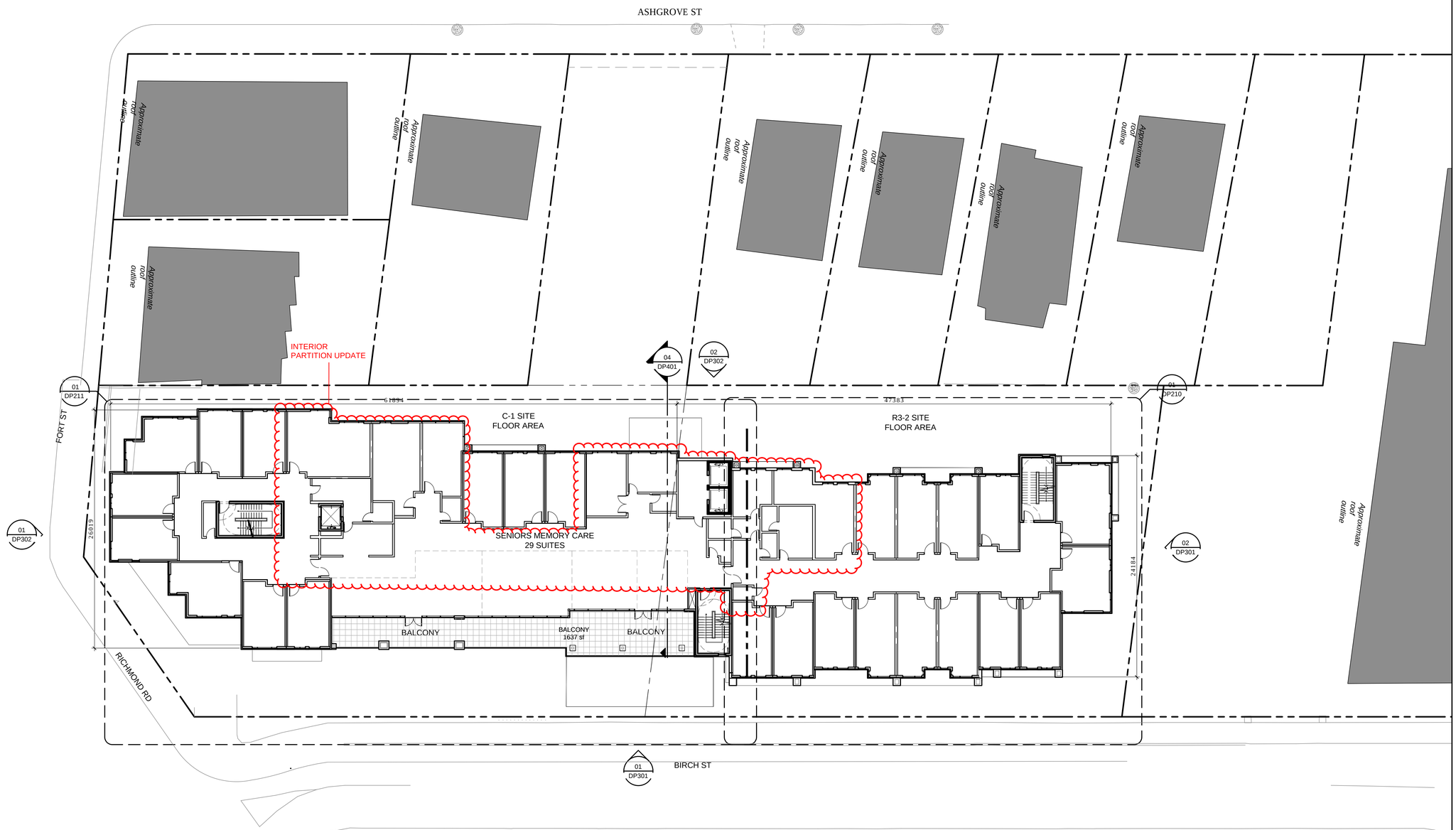
Detail Symbol: DETAIL# / SHEET #
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP208

PLOT DATE: November 18, 2019 TIME: 6:25 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP208.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01 DP209 OVERALL FLOOR PLAN LEVEL 03

1:200

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

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

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

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

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

Drawing Title
OVERALL FLOOR PLAN LEVEL 03

North Arrow: TRUE NORTH

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

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

Project No.
NCCA-17-0221

Drawing No.
DP209

PLOT DATE: November 18, 2019 TIME: 6:52 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DEL\VARCH_PROD\SHEETS\DP209.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01 DP210 PARTIAL FLOOR PLAN LEVEL 03 - NORTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria

Keyplan

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

Seal(s)

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

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 03
NORTH

North Arrow
TRUE NORTH

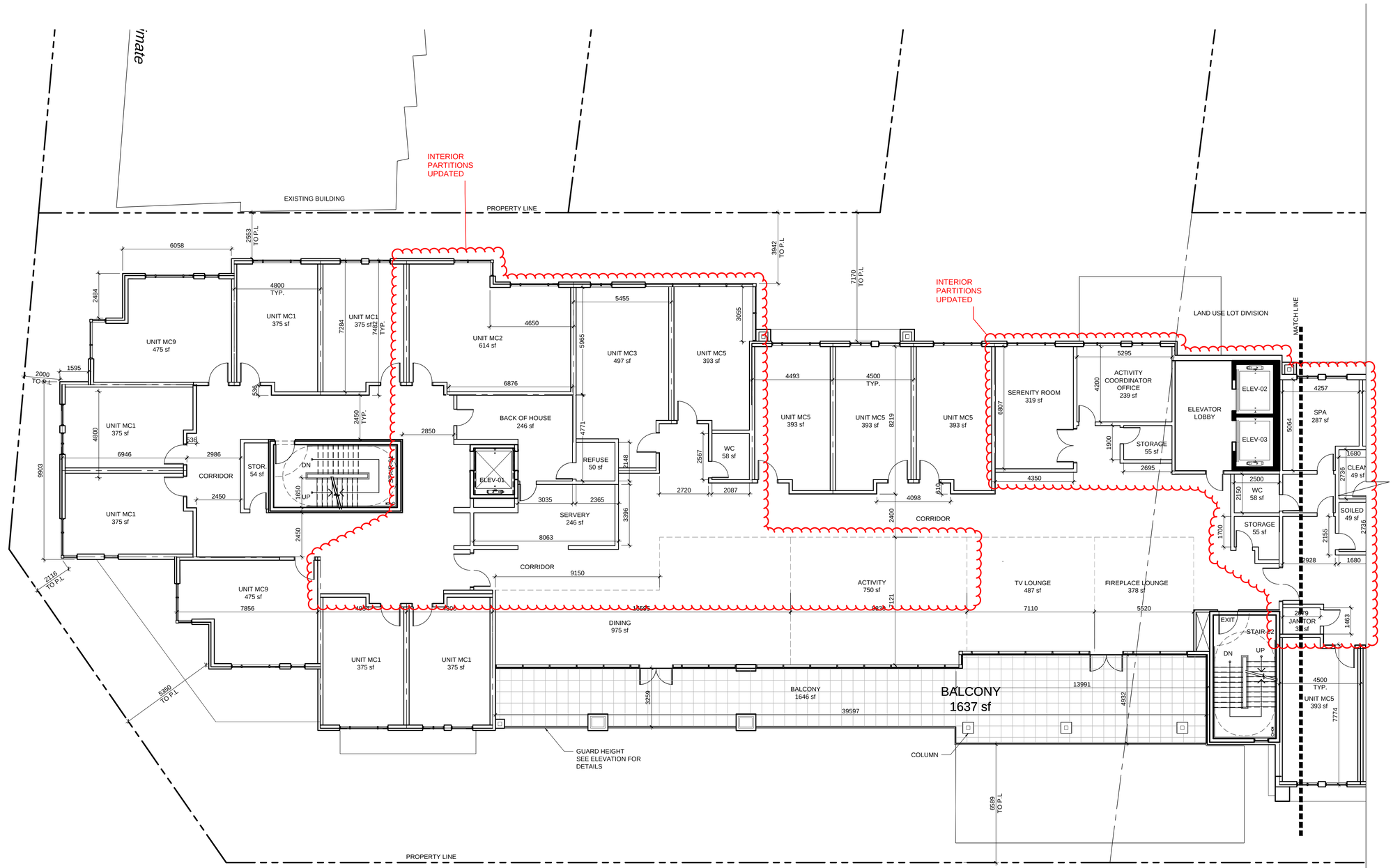
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP210

PLOT DATE: November 18, 2019 TIME: 6:24 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP210.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



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

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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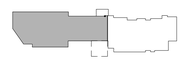
Project Component
Maison Victoria
Keyplan



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

Seal(s)

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

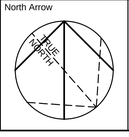
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 03
SOUTH

North Arrow



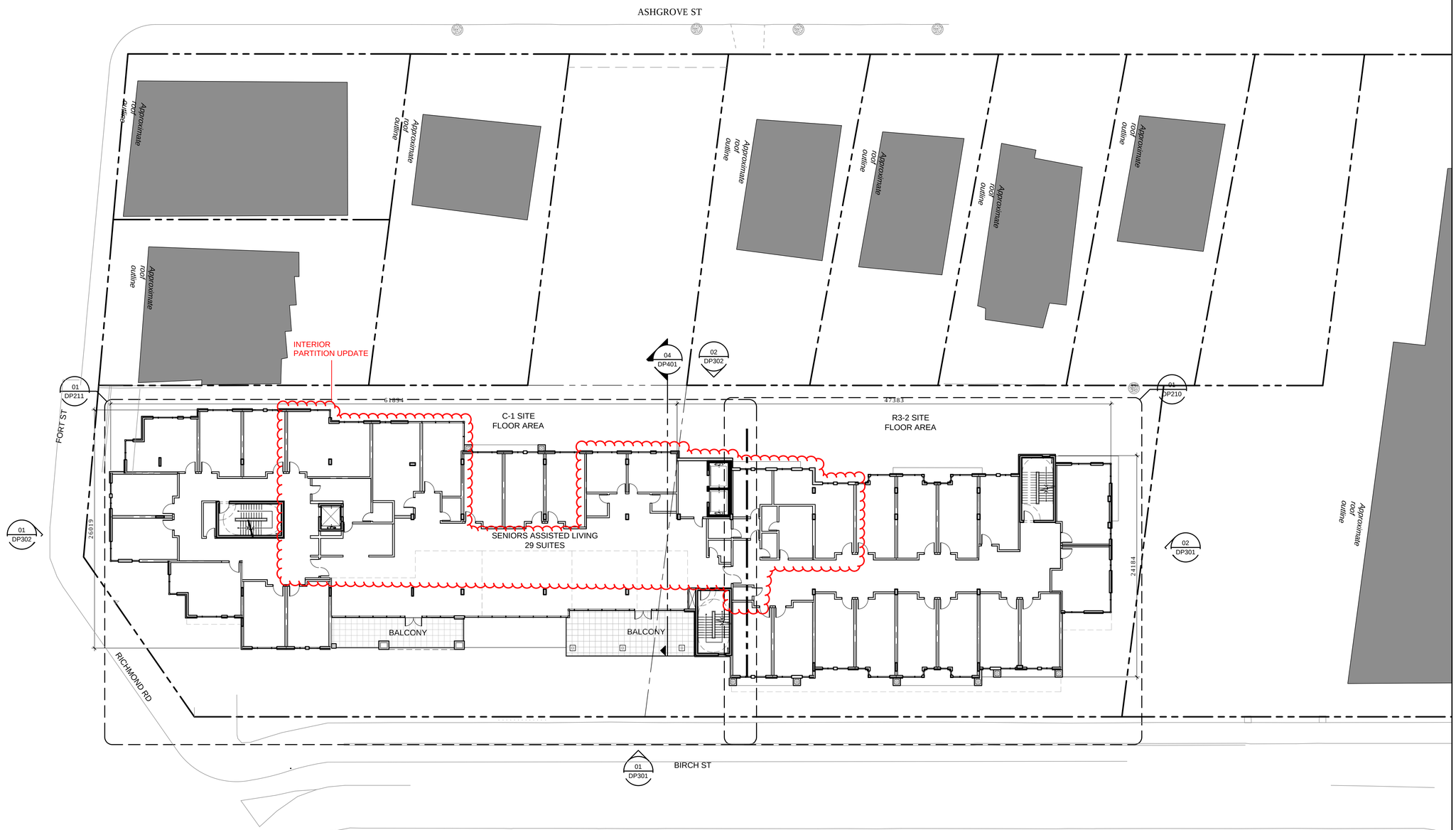
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP211

PLOT DATE: November 18, 2019 TIME: 6:23 PM FULL PATH AND FILENAME: P:\NCCA\17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP211.DWG, PLOTSTYLE TABLE: PMA-STD-100.ctb



01 DP209A

OVERALL FLOOR PLAN LEVEL 04

1:200

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

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

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

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

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

Drawing Title
OVERALL FLOOR PLAN LEVEL 04

North Arrow: TRUE NORTH

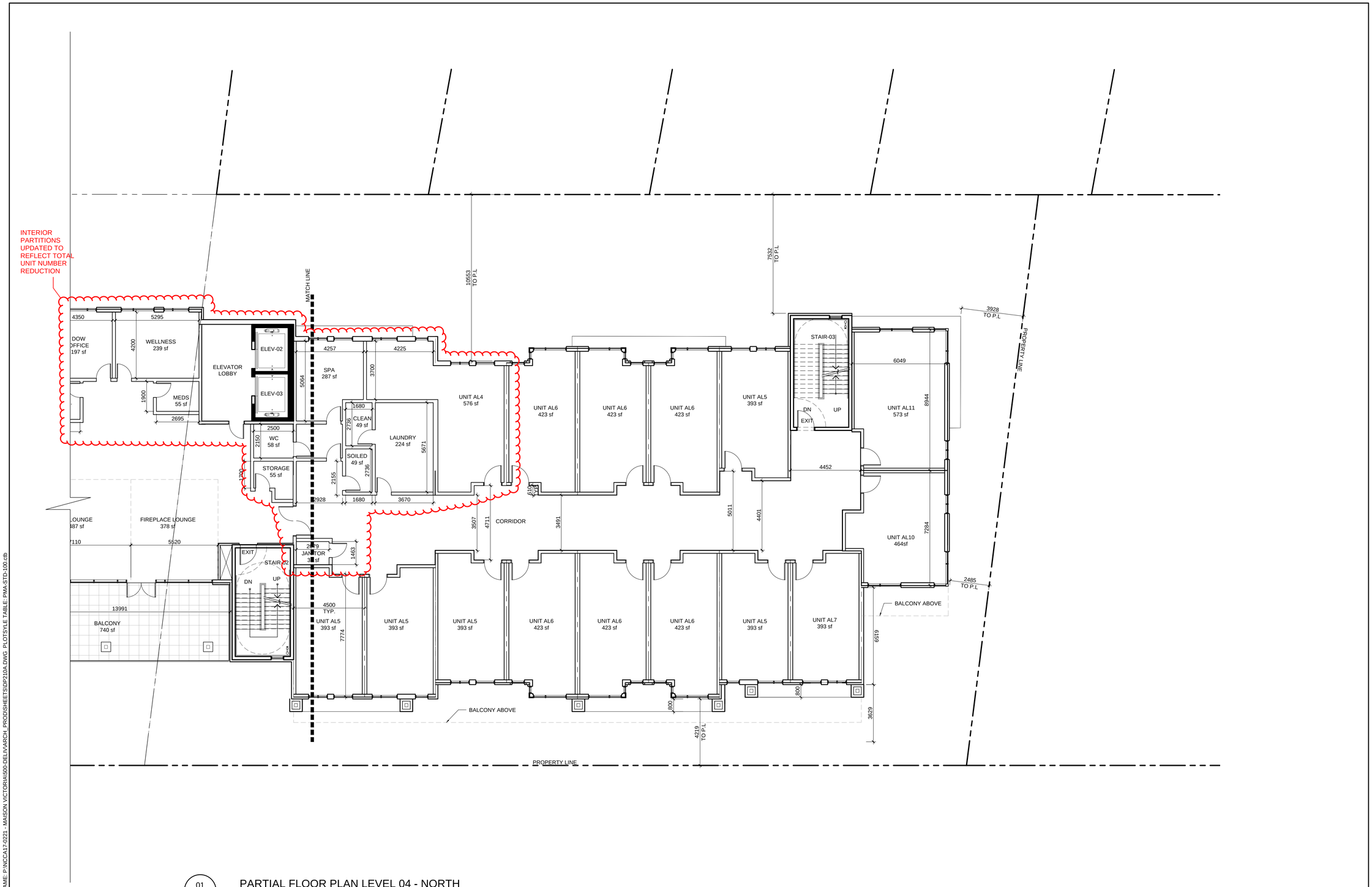
Detail Symbol: DETAIL# / SHEET #
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP209A

PLOT DATE: November 20, 2019 TIME: 3:57 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DEL\VARCH_PROD\SHEET\SIDP209A.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01 DP210A

PARTIAL FLOOR PLAN LEVEL 04 - NORTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component

Maison Victoria

Keyplan



Consultants

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

Seal(s)

NORR

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

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

Client

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

Project

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

Drawing Title

PARTIAL FLOOR PLAN
LEVEL 04
NORTH

North Arrow



Detail Symbol



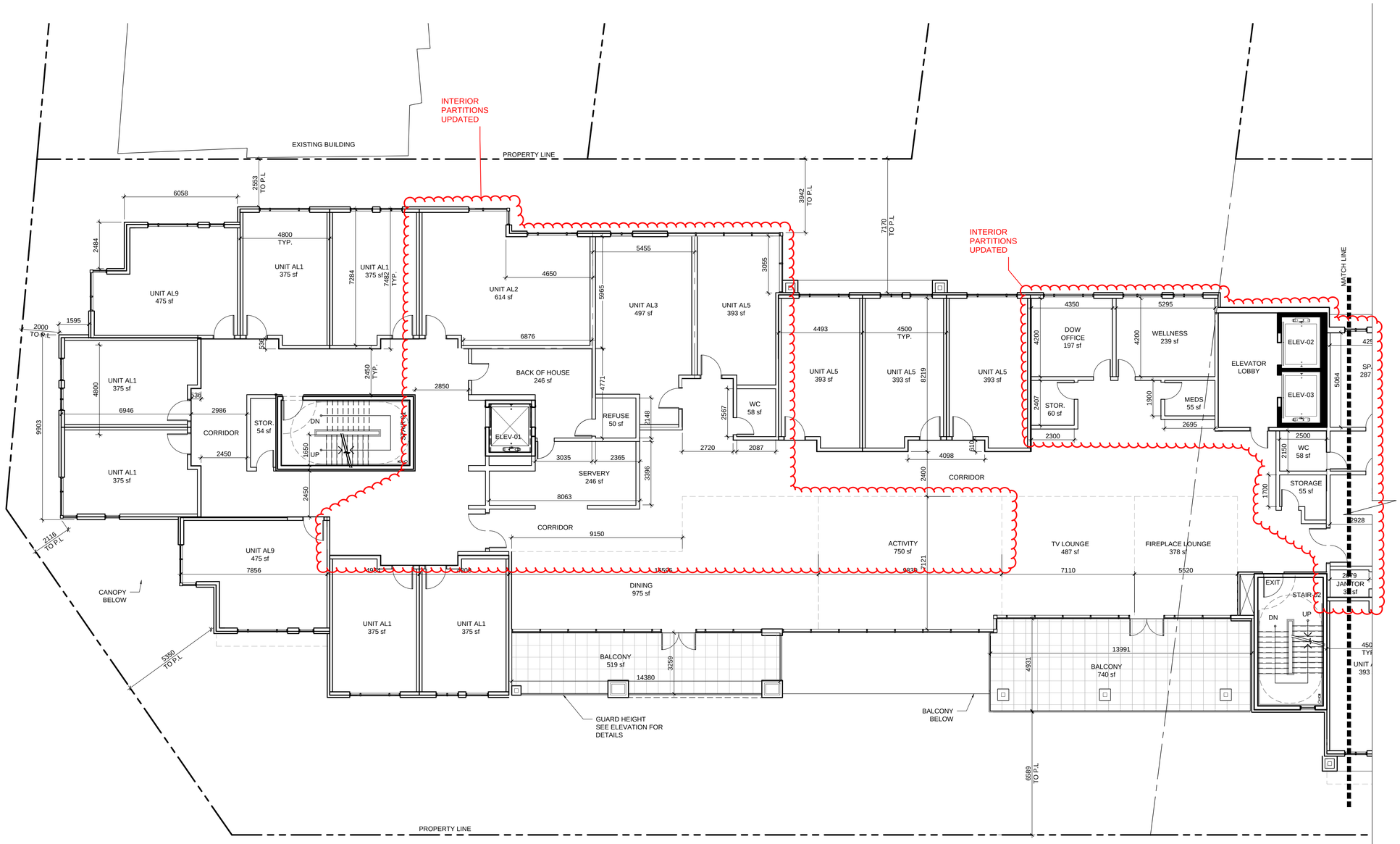
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP210A

PLOT DATE: November 18, 2019 TIME: 6:57 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP210A.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01
DP211A

PARTIAL FLOOR PLAN LEVEL 04- SOUTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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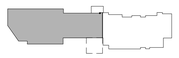
Project Component
Maison Victoria

Keyplan



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

Seal(s)

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

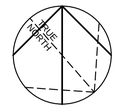
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 04
SOUTH

North Arrow



Detail Symbol



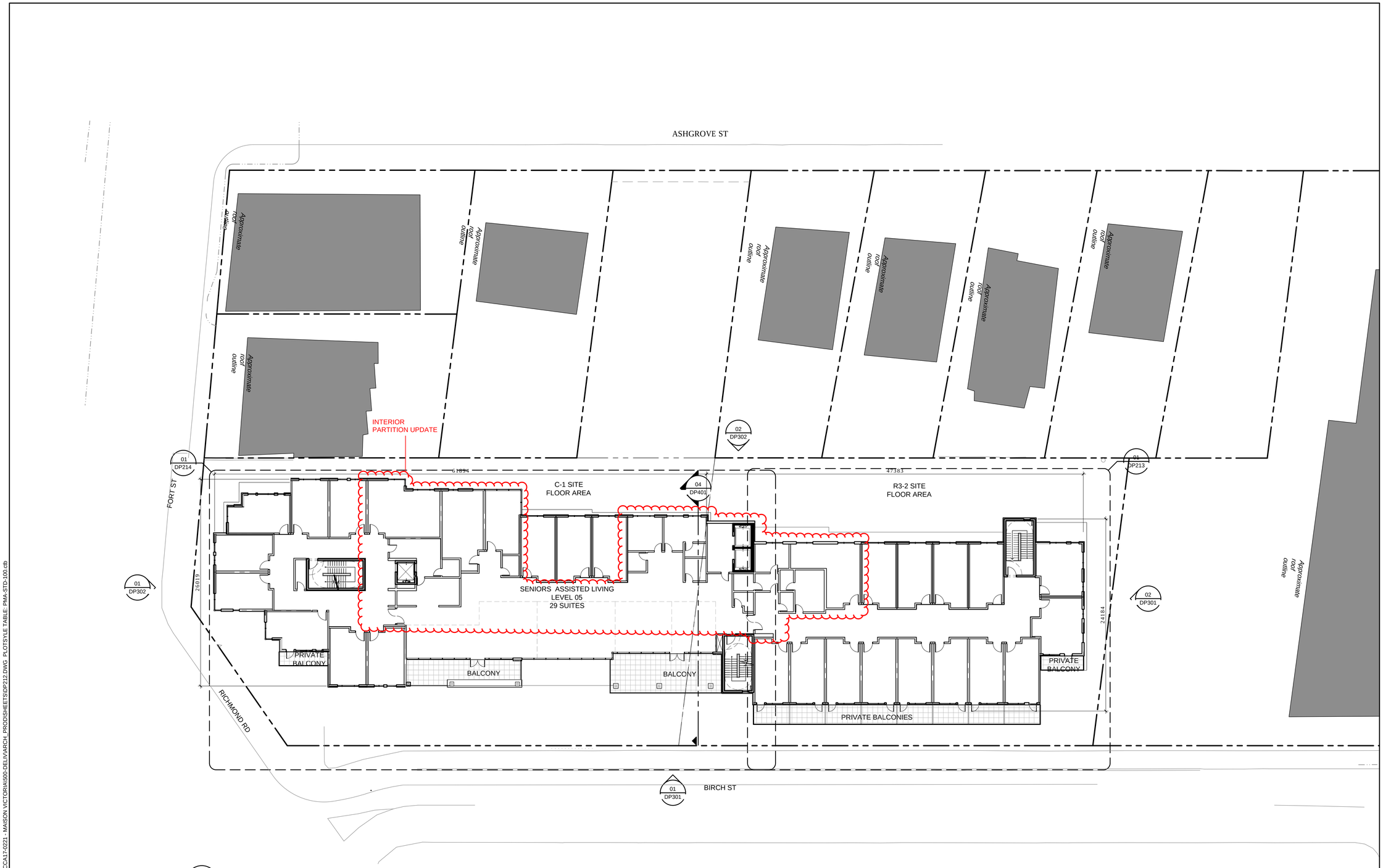
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP211A

PLOT DATE: November 18, 2019 TIME: 6:59 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP211A.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 DP212 OVERALL FLOOR PLAN LEVEL 05

1:200

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria

Keyplan

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

Seal(s)

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

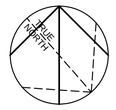
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

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

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

Drawing Title
OVERALL FLOOR PLAN LEVEL 05

North Arrow



Detail Symbol

DETAIL#
SHEET #

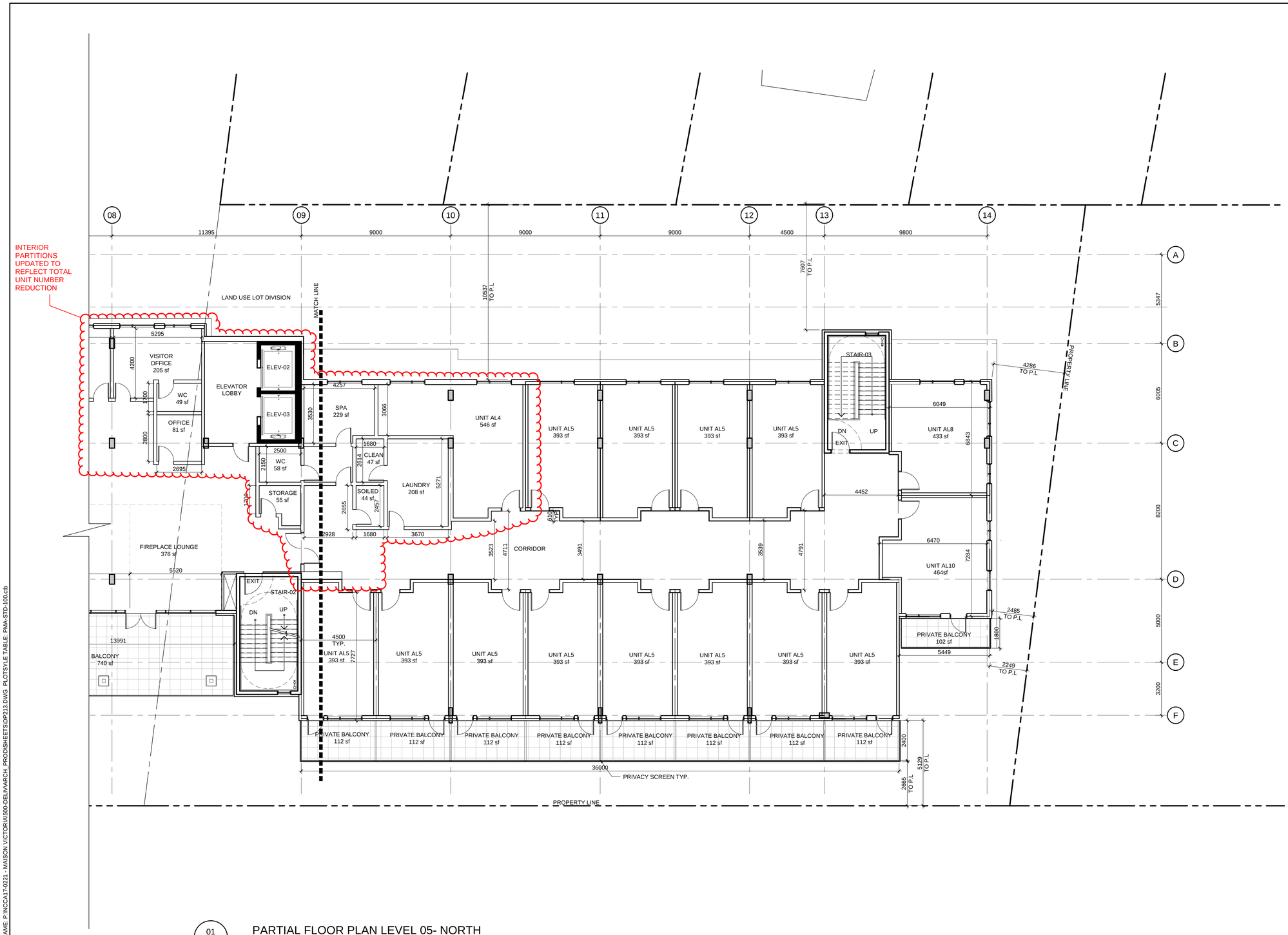
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP212

PLOT DATE: November 19, 2019 TIME: 8:52 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP212.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 DP213 PARTIAL FLOOR PLAN LEVEL 05- NORTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria

Keyplan

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

Seal(s)

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Calgary, AB Canada T2G 4Y5
norr.com
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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 05
NORTH

North Arrow

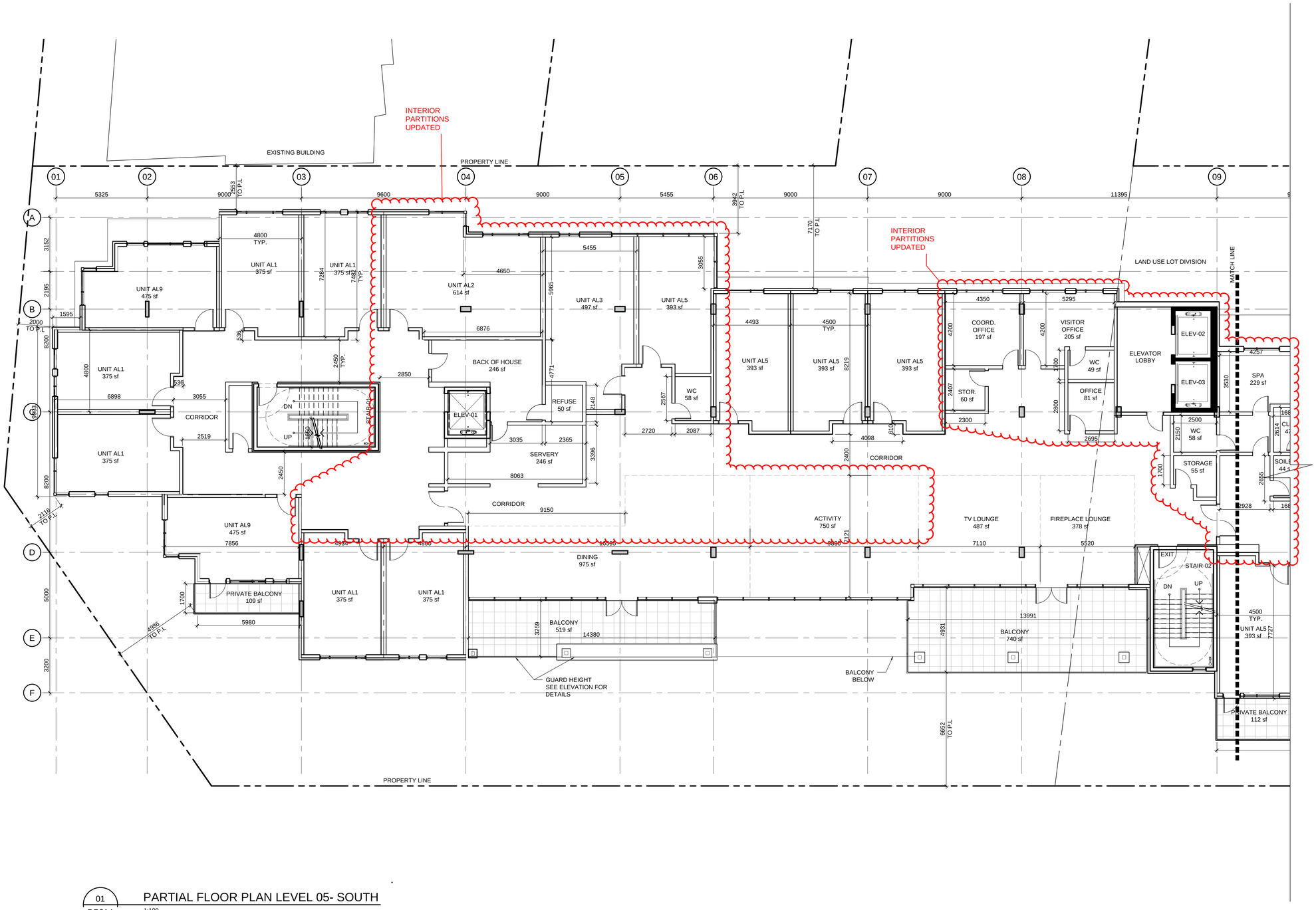
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP213

PLOT DATE: November 19, 2019 TIME: 8:56 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP213.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



01 / DP214 PARTIAL FLOOR PLAN LEVEL 05- SOUTH

1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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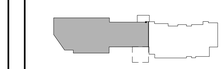
Project Component
Maison Victoria
Keyplan



Consultants

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

Seal(s)

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

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 05
SOUTH

North Arrow



Detail Symbol



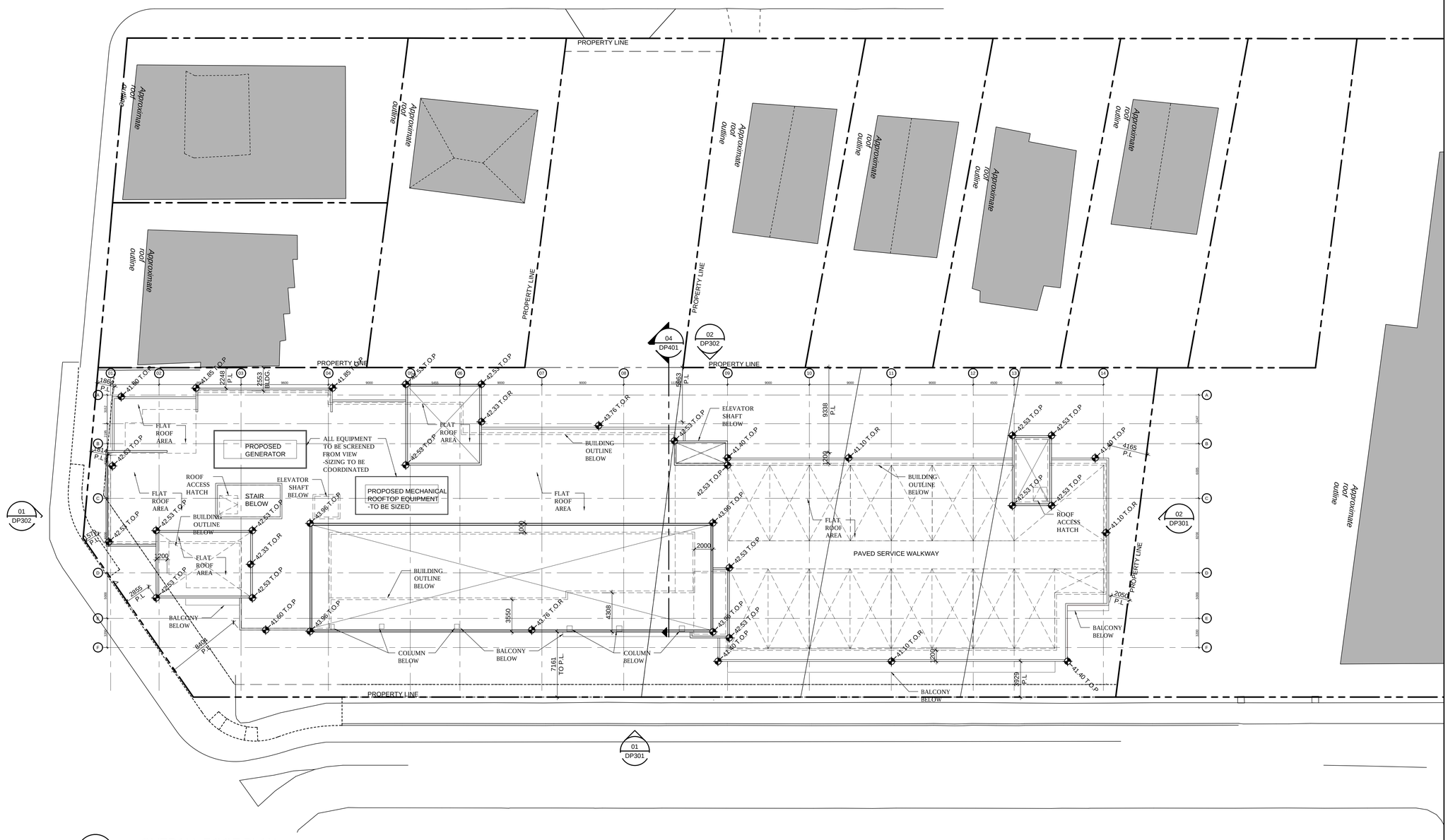
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP214

PLOT DATE: November 19, 2019 TIME: 8:59 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP214.DWG PLOTSYLE 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
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

NORR
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Calgary, AB Canada T2G 4Y5
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Adrian Tobella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager	Drawn
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
OVERALL ROOF PLAN

North Arrow

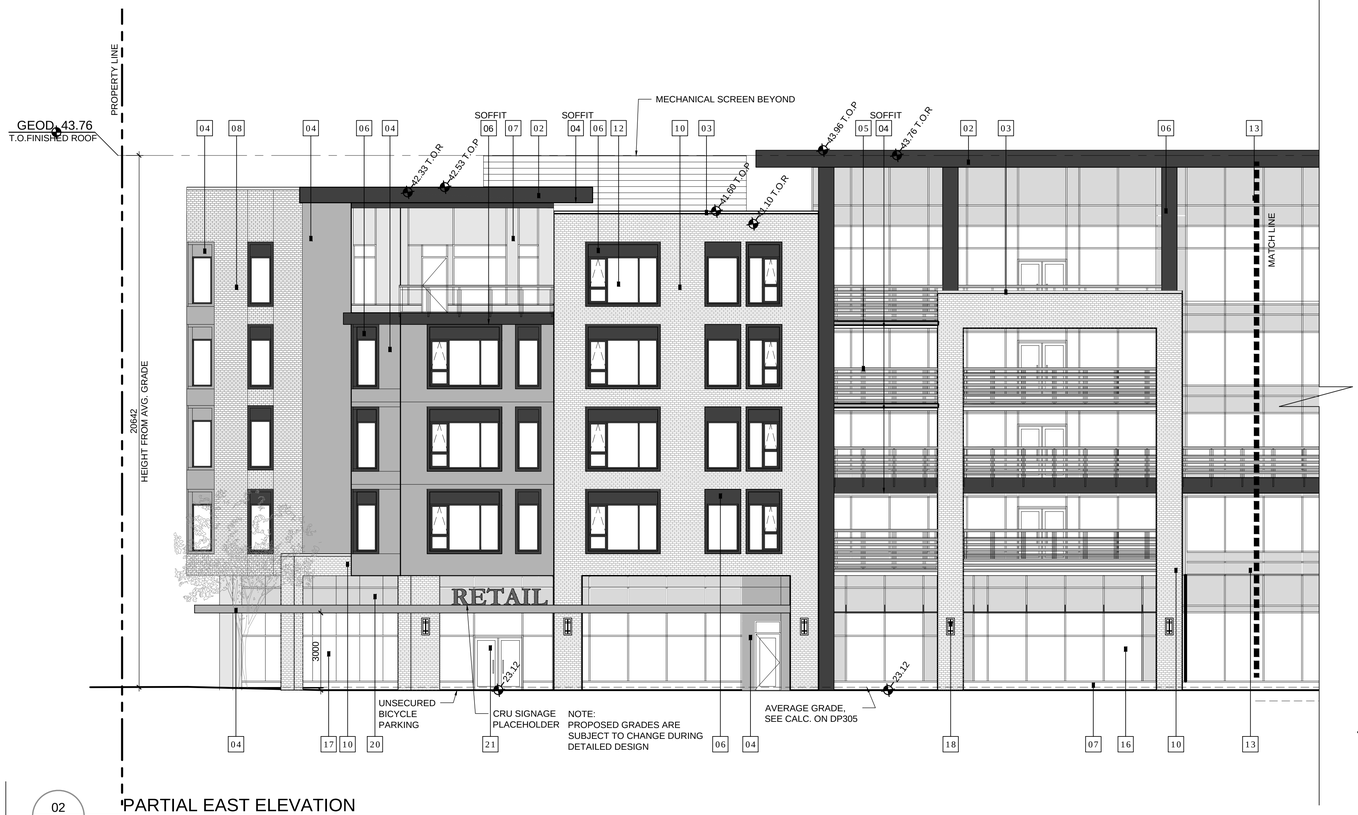
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP215

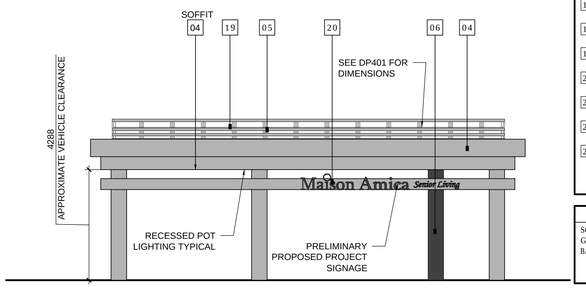
PLOT DATE: February 15, 2019 TIME: 9:21 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP215.DWG PLOTSTYLETABLE: PMA-STD-100.ctb



02 DP301

PARTIAL EAST ELEVATION

1:100



03 DP301

ENTRY CANOPY DETAIL

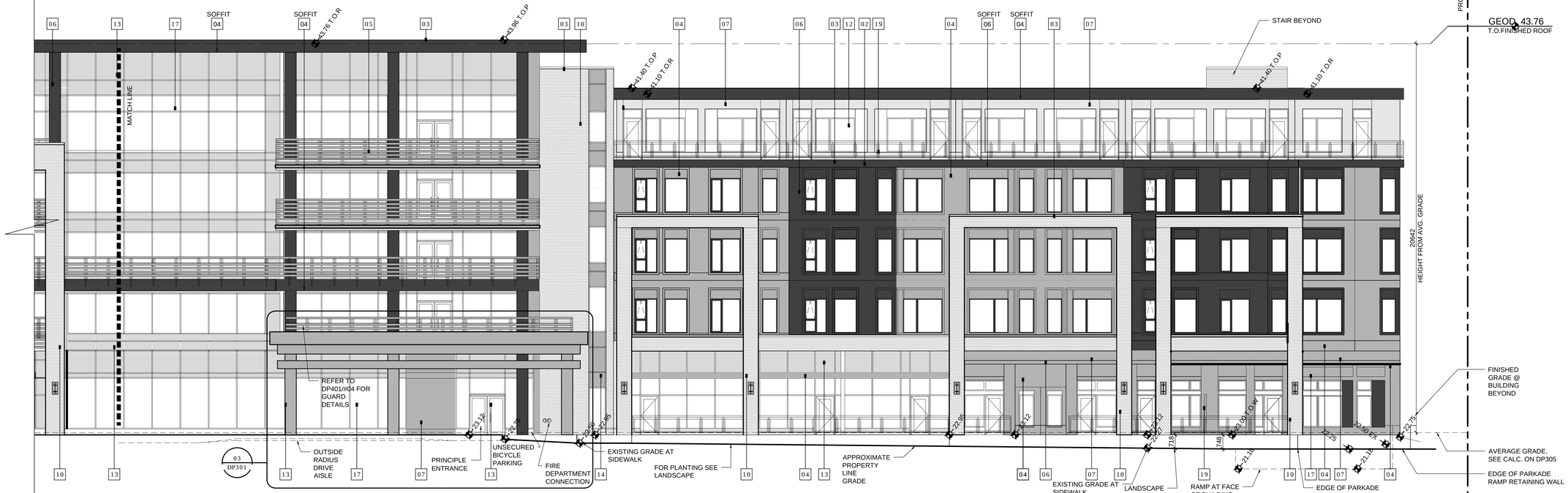
1:100

MATERIAL LEGEND

01	NOT USED
02	ALUMINUM FASCIA (COLOUR CHARCOAL)
03	PRE-FINISHED METAL FLASHING (COLOUR TO MATCH ADJACENT MATERIAL)
04	WOOD-LOOK SLAT SIDING (COLOUR LIGHT CHERRY BROWN)
05	WOOD-LOOK ACCENT TRIM (COLOUR TO MATCH #04)
06	METAL PANEL AND TRIM (COLOUR CHARCOAL)
07	METAL PANEL AND TRIM (COLOUR OFF-WHITE)
08	MASONRY BRICK (COLOUR MEDIUM GRAY)
09	NOT USED
10	MASONRY BRICK (COLOUR LINEN)
11	CONCRETE MASONRY BLOCK (TERRAZZO - GREY)
12	GLAZING SYSTEM w/ BLACK 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

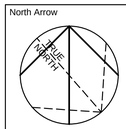


01 DP301

PARTIAL EAST ELEVATION

1:100

North Arrow



Detail Symbol



Symbol not to scale

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
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2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

NORR
2300, 411 - 1st Street SE,
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Ashlin Tobella, Architect, AIBNDA, AAA, B.Arch, MAIBC
Ashlin Tobella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

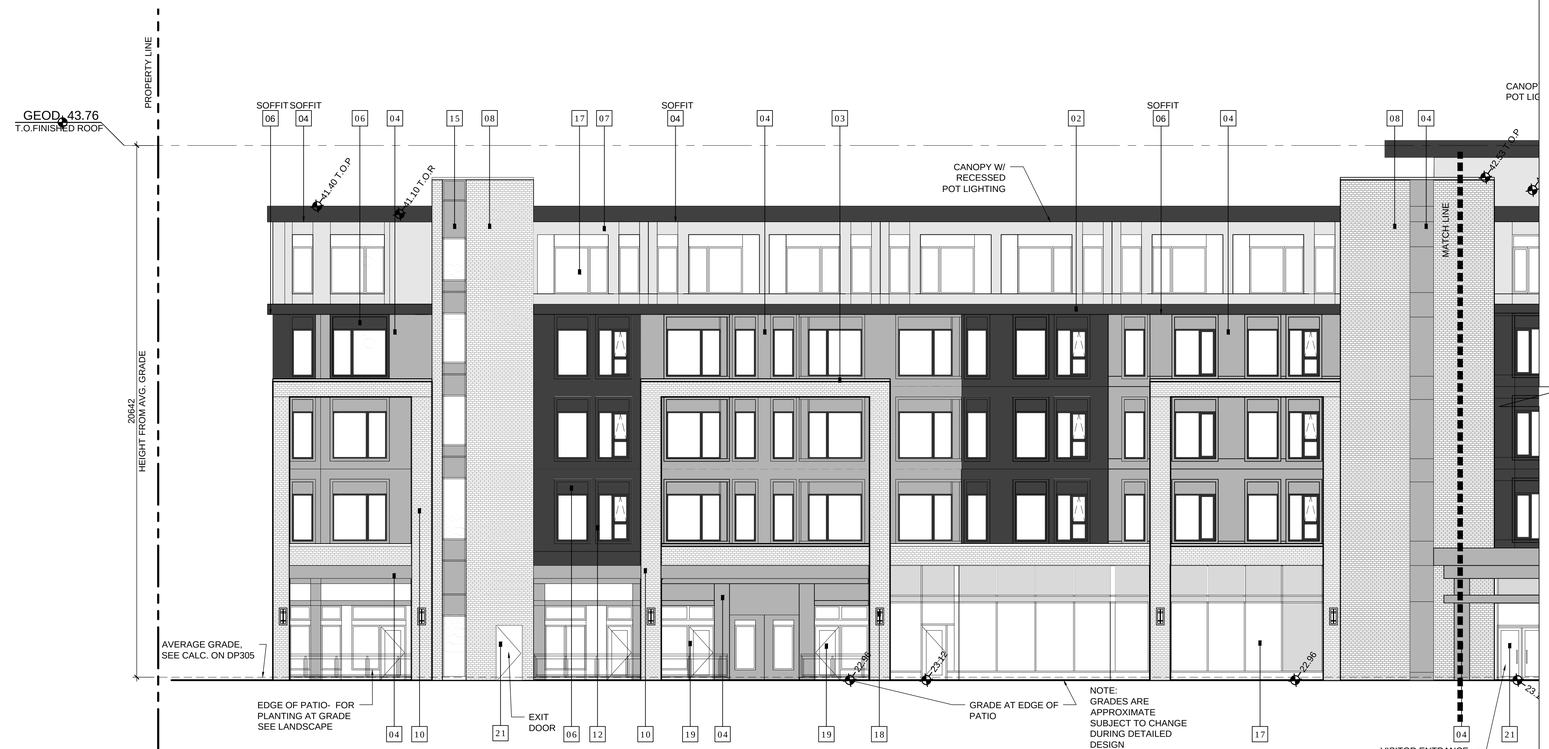
Drawing Title
EXTERIOR ELEVATIONS
EAST ELEVATION
ENTRY CANOPY DETAILS & SIGNAGE

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

Project No.
NCCA-17-0221

Drawing No.
DP301

PLOT DATE: November 20, 2019 TIME: 2:45 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DEL\ARCH_PRODISHEETS\DP301.DWG, PLOTSYLE TABLE: PMA-STD-100.ctb



02 DP302 PARTIAL WEST ELEVATION
1:100

01 DP302 PARTIAL WEST ELEVATION
1:100

MATERIAL LEGEND

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

NOTES

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

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

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

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

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

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

Drawing Title
EXTERIOR ELEVATIONS
WEST ELEVATION

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

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

Project No. NCCA-17-0221

Drawing No. DP302

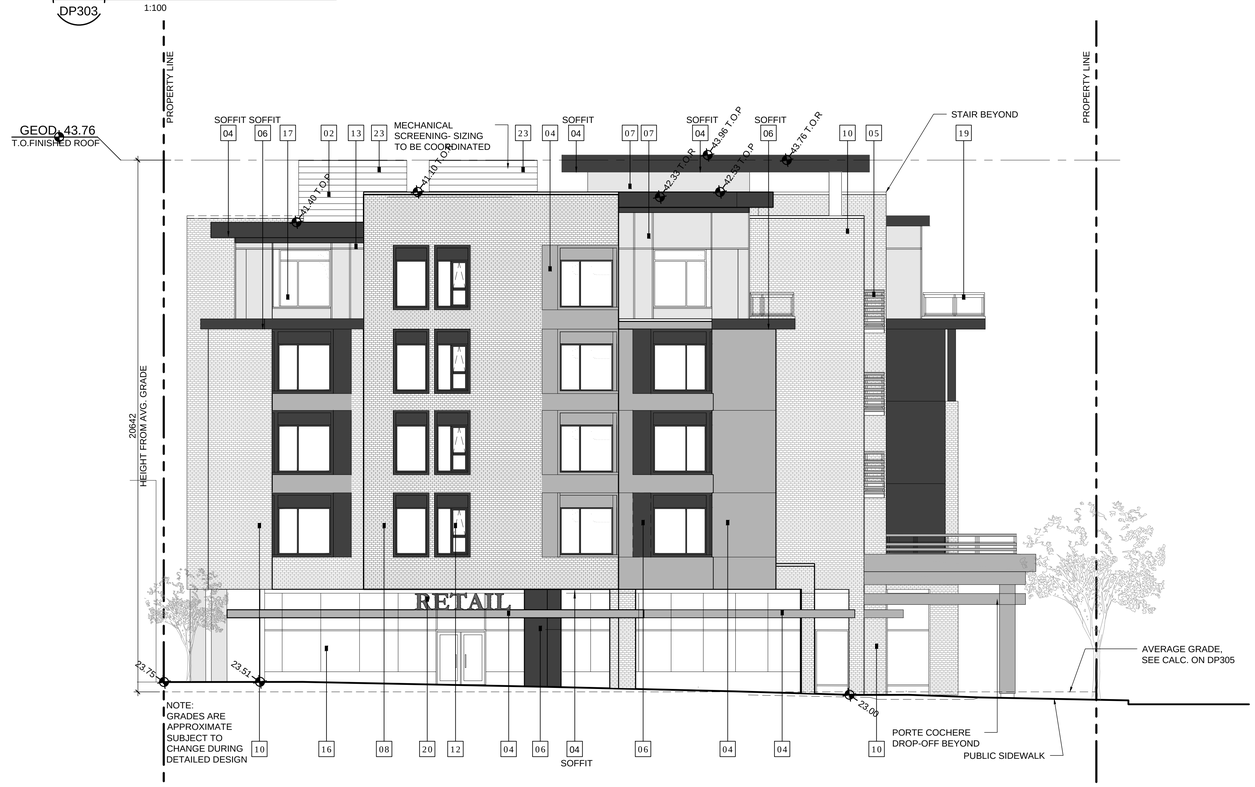
PLOT DATE: November 20, 2019 TIME: 3:24 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PRODSHEETS\DP302.DWG PLOTSYLE.TABLE: PMA-STD-100.ctb



02 DP303

NORTH ELEVATION

1:100



01 DP303

SOUTH ELEVATION

1:100

MATERIAL LEGEND

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

NOTES

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

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
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2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

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

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

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

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

Drawing Title
BUILDING ELEVATIONS
NORTH & SOUTH

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

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

Project No.
NCCA-17-0221

Drawing No.
DP303

PLOT DATE: November 20, 2019 TIME: 2:43 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DEL\VARCH_PROD\SHEETS\DP303.DWG, PLOTSYLE TABLE: PMA-STD-100.ctb

REVISED
COLOURED
ELEVATIONS TO
REFLECT LIGHTER
CLADDING



01
DP304

OVERALL SITE CONTEXT ELEVATION SOUTH

1:200 APPROXIMATE



03
DP304

OVERALL SITE CONTEXT ELEVATION- EAST

1:200 APPROXIMATE

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

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

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria

Keyplan

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

Seal(s)

NORR
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norr.com

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

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

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

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

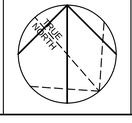
Drawing Title
EXTERIOR ELEVATIONS
SITE CONTEXT

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

Project No.
NCCA-17-0221

Drawing No.
DP304

North Arrow



Detail Symbol



Symbol not to scale

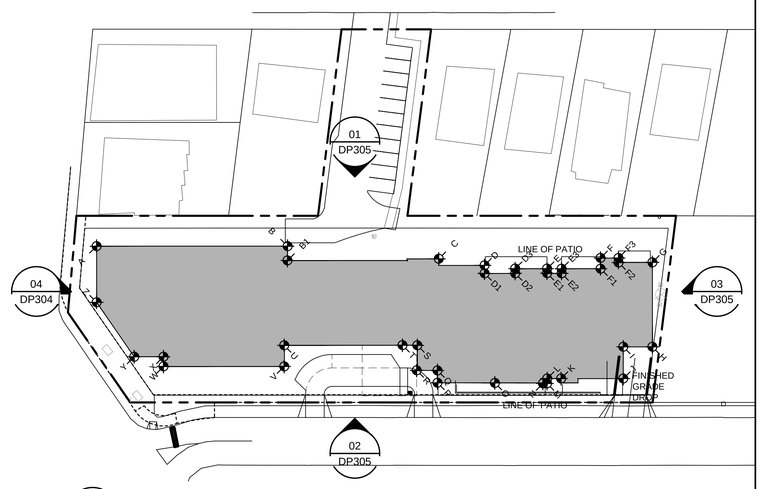
PLOT DATE: November 20, 2019 TIME: 3:16 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP304.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



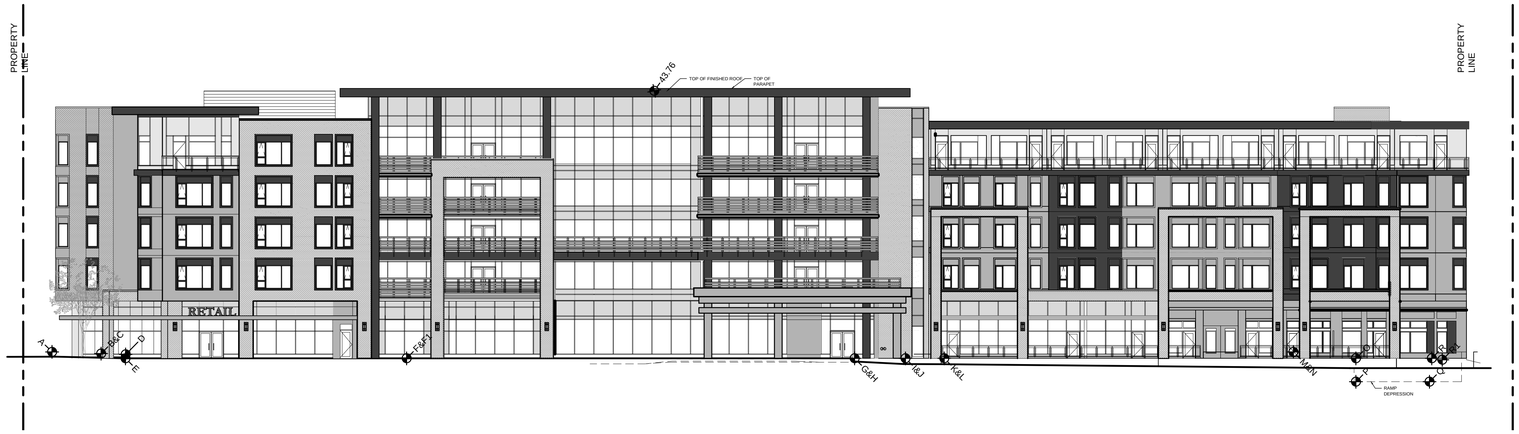
03 DP305 NORTH ELEVATION
1:200



04 DP305 SOUTH ELEVATION
1:200



05 DP305 KEY PLAN AVERAGE GRADE CALCULATION
1:500



02 DP305 EAST ELEVATION
1:200



01 DP305 WEST ELEVATION
1:200

AVERAGE GRADE CALCULATION

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

North Arrow

TRUE NORTH

Detail Symbol

DETAIL# SHEET #

Symbol not to scale

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E
2019-11-18	REVISED DEVELOPMENT PERMIT	F

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

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

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

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

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

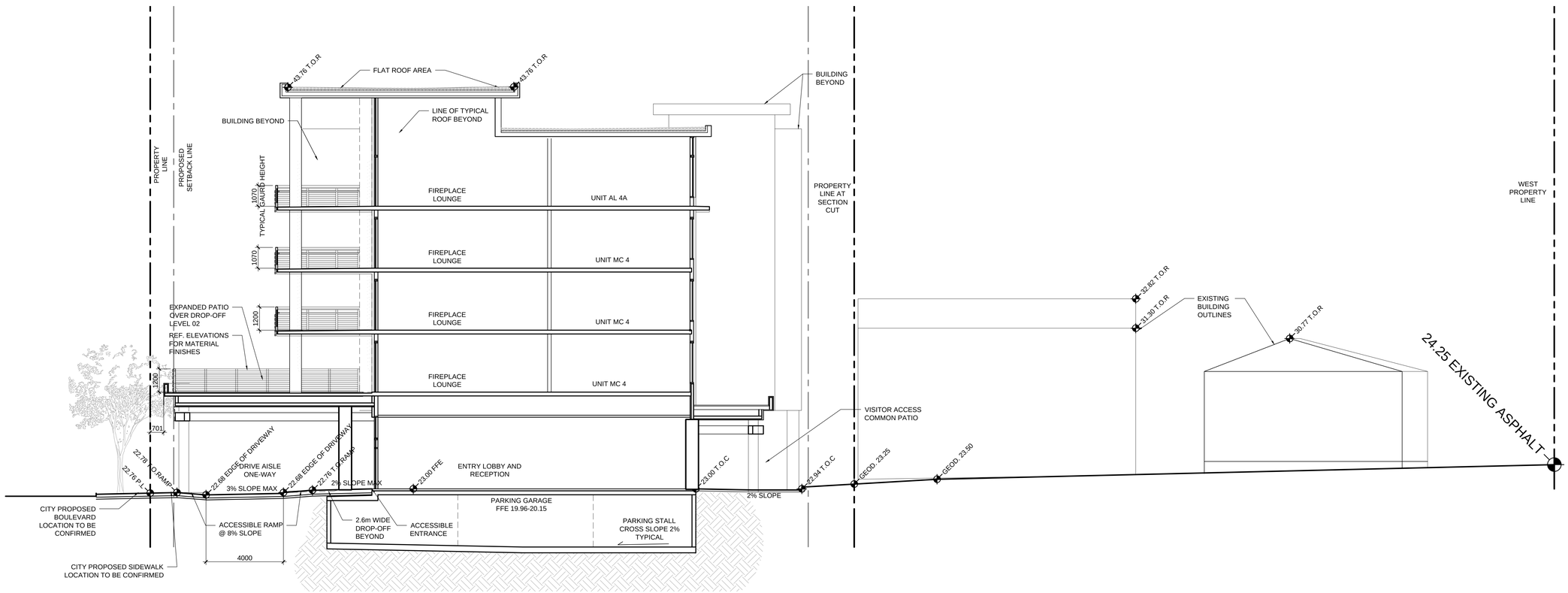
Drawing Title
BUILDING ELEVATIONS
AVERAGE GRADE
CALCULATIONS

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

Project No.
NCCA-17-0221

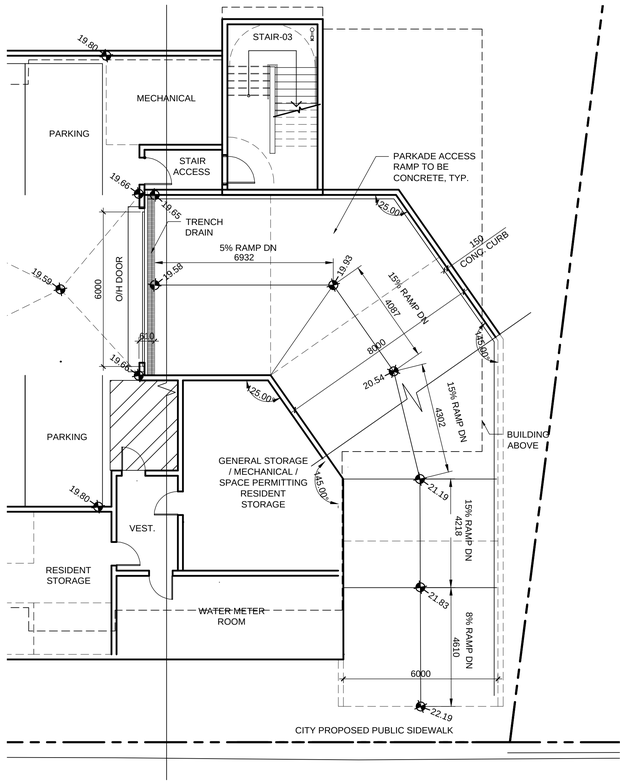
Drawing No.
DP305

PLOT DATE: November 20, 2019 TIME: 3:19 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PROD\SHEETS\DP305.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



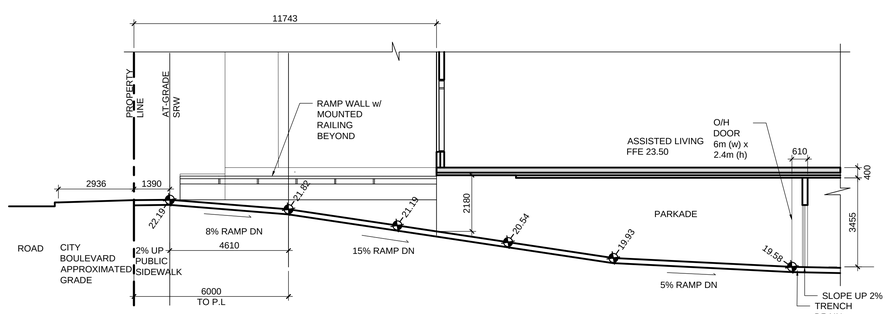
04 DP401 — CROSS SECTION PROFILE PLAN

1:100



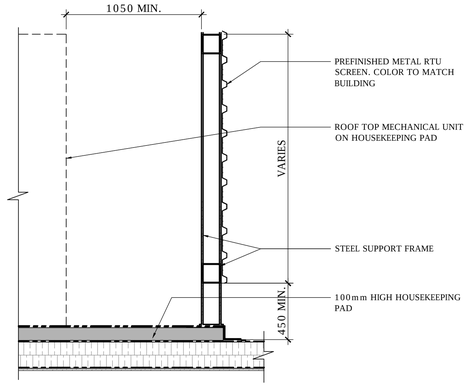
02 DP401 — PARKADE RAMP PLAN

1:100



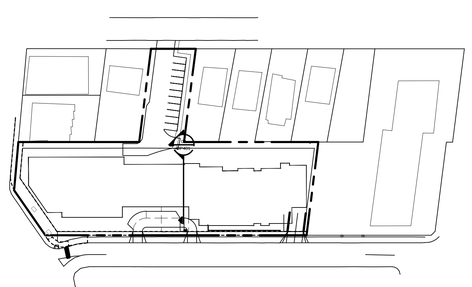
01 DP401 — PARKADE RAMP SECTION

1:100



04 DP401 — ROOF TOP MECHANICAL SCREEN DETAIL

1:20



03 DP401 — CROSS SECTION KEY PLAN

1:1000

North Arrow: TRUE NORTH

Detail Symbol: DETAIL# / SHEET #

Symbol not to scale

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

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Project Component: Maison Victoria

Keyplan

Consultants

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

Seal(s)

NORR

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

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

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A. Silvio Ballistarin, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pai, P.Eng., APEGA

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

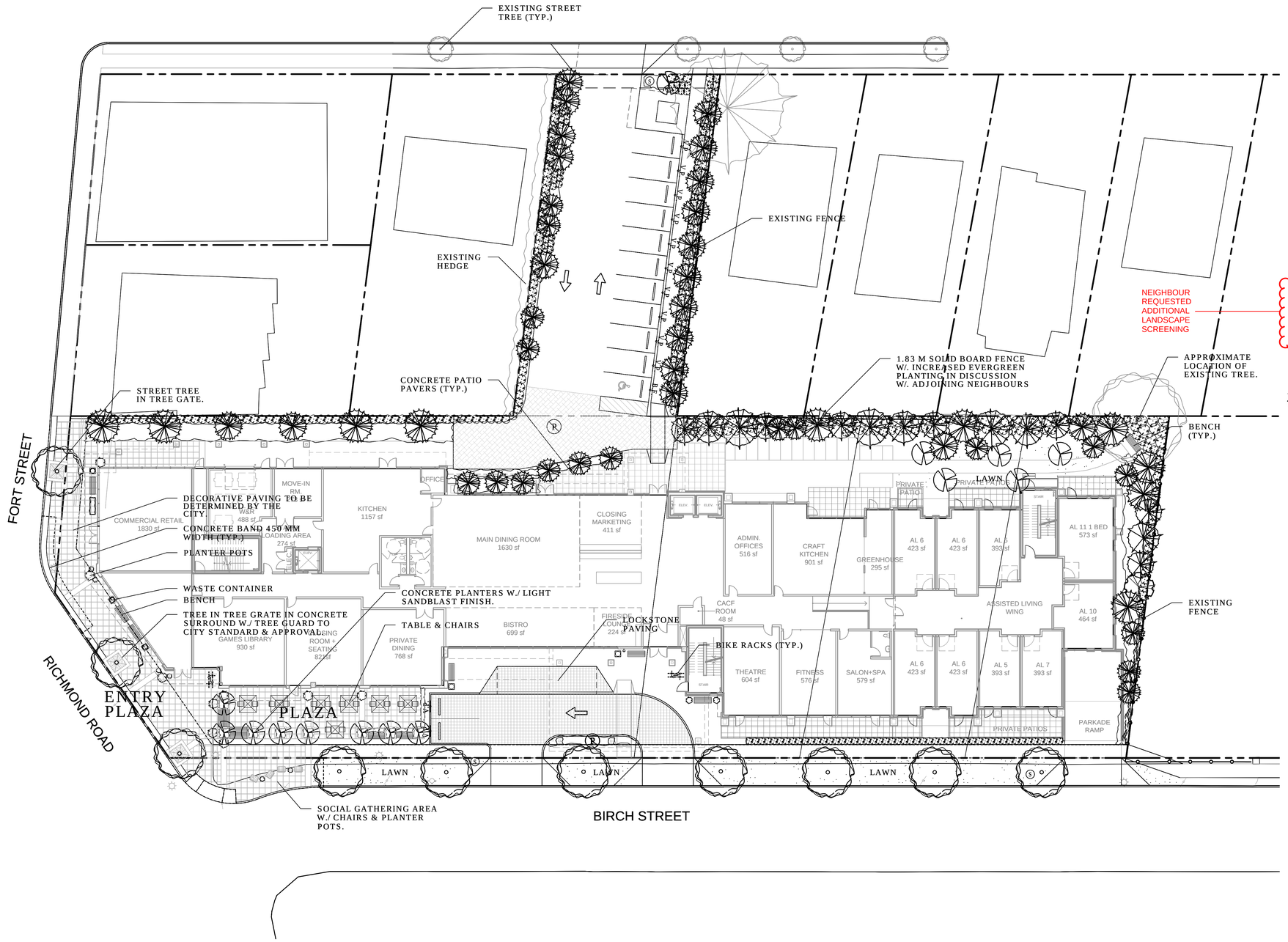
Drawing Title
CROSS SECTION PLAN
BUILDING SECTION

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

Project No.: NCCA-17-0221

Drawing No.: DP401

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



LEGEND

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

CONIFEROUS TREE TO BE A SELECTION OF: SILVER FIR; NORWAY SPRUCE; AUSTRIAN PINE; PONDEROSA PINE;DOUGLAS FIR; SIZE 3.0, 4.0, 4.5 M HT.; APPROXIMATE NO. - 48

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

MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA (DEC), CAMELLIA (BL), STAGHORN SUMAC (DEC), SIZE: 2.0 M. HT.; APPROXIMATE NO. - 17

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

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

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

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

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

NOTES

LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.

THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.

North Arrow: TRUE NORTH

Detail Symbol: DETAIL# / SHEET #

Symbol not to scale

DATE	ISSUED FOR	REV
2019-10-30	REVISED DEVELOPMENT PERMIT	

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Project Component: Maison Victoria

Keyplan

Consultants

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

Seal(s)

NORR

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Adrian Todela, P.Eng., APEGA
Chris Pai, P.Eng., APEGA

Project Manager	Drawn
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

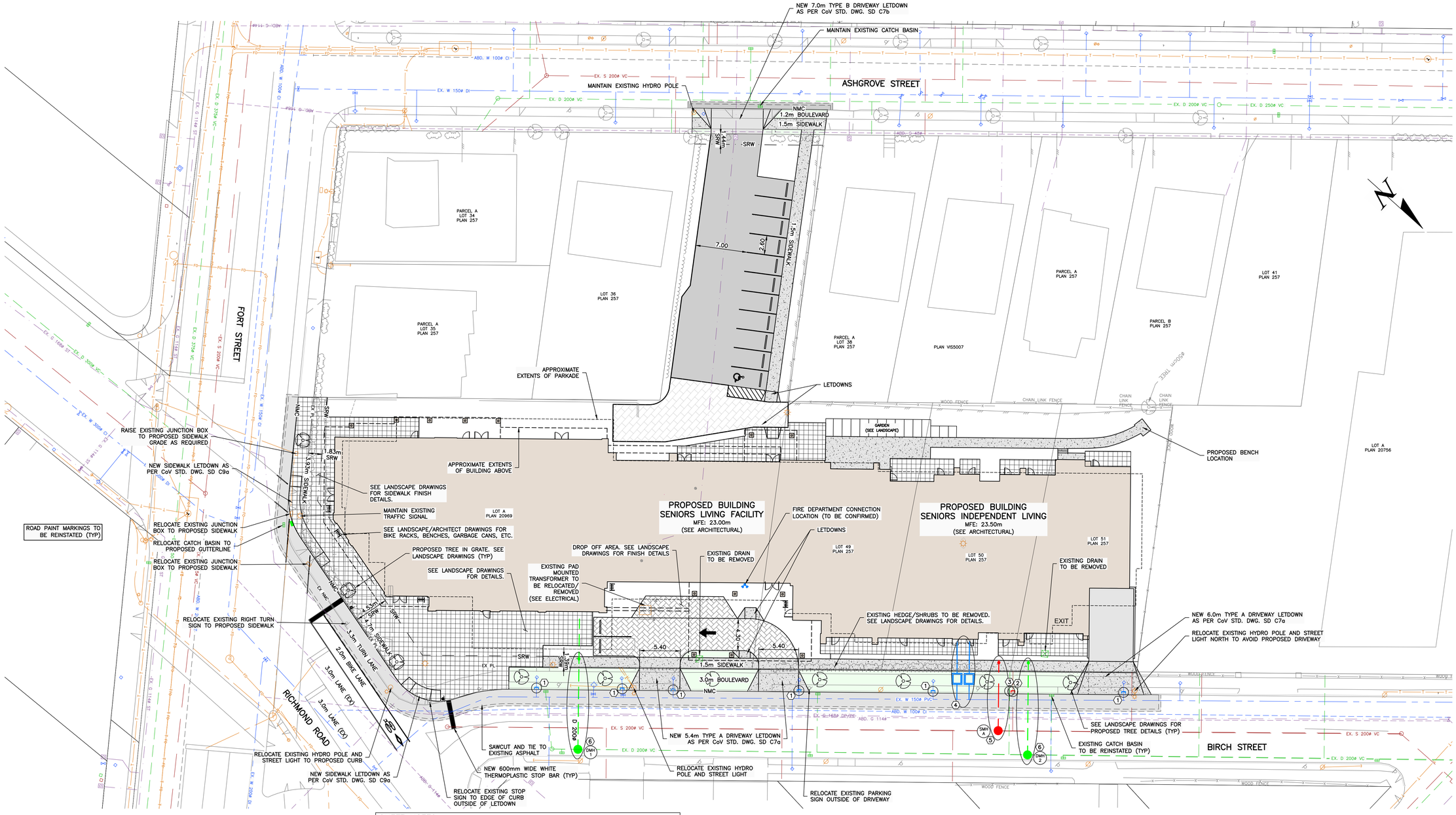
Drawing Title
LANDSCAPE PLAN

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

Project No.: NCCA-17-0221

Drawing No.: L001

PLOT DATE: October 30, 2019 TIME: 11:45 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500\DELIV\ARCH_PROD\SHEETS\DP-L-P1.DWG, PLOTSTYLE TABLE: PMA-STD-100.ctb



SHEET NOTES

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

NOTES:

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

OCTOBER 31, 2019

ISSUED FOR DEVELOPMENT PERMIT

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

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

1:250 0 5 15m

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

NO.	DATE	BY	REVISIONS
D	2019-10-31	ND	ISSUED FOR DEVELOPMENT PERMIT – REVISED
C	2019-04-05	ND	ISSUED FOR DEVELOPMENT PERMIT – REVISED
B	2019-02-14	ND	ISSUED FOR DEVELOPMENT PERMIT – REVISED
A	2018-10-11	ND	ISSUED FOR DEVELOPMENT PERMIT – REVISED

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

SEAL

PROJECT: MAISON SENIOR LIVING

TITLE: CONCEPTUAL SERVICING PLAN

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

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