

VIEW FACING WEST

MAISON VICTORIA SENIORS

1900 RICHMOND RD
VICTORIA, B.C

NORR

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

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
Poon McKenzie Architects (Alberta) Inc. Poon McKenzie Holdings Inc.
NORR is a trademark owned by Ingenium Group Inc. and is used under license.

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.

OCTOBER 23, 2018

NORR JOB NO: NCCA-17-0221

REVISED DEVELOPMENT PERMIT

DISCIPLINE (SURVEY)

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

PHONE: 877-603-7398

DISCIPLINE (CIVIL)

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

PHONE: 250-370-9221

DISCIPLINE (ARCHITECTURE)

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

PHONE: 403-264-4000

DISCIPLINE (LANDSCAPE)

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

PHONE: 250-386-3336

ARCHITECTURE

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

LANDSCAPE

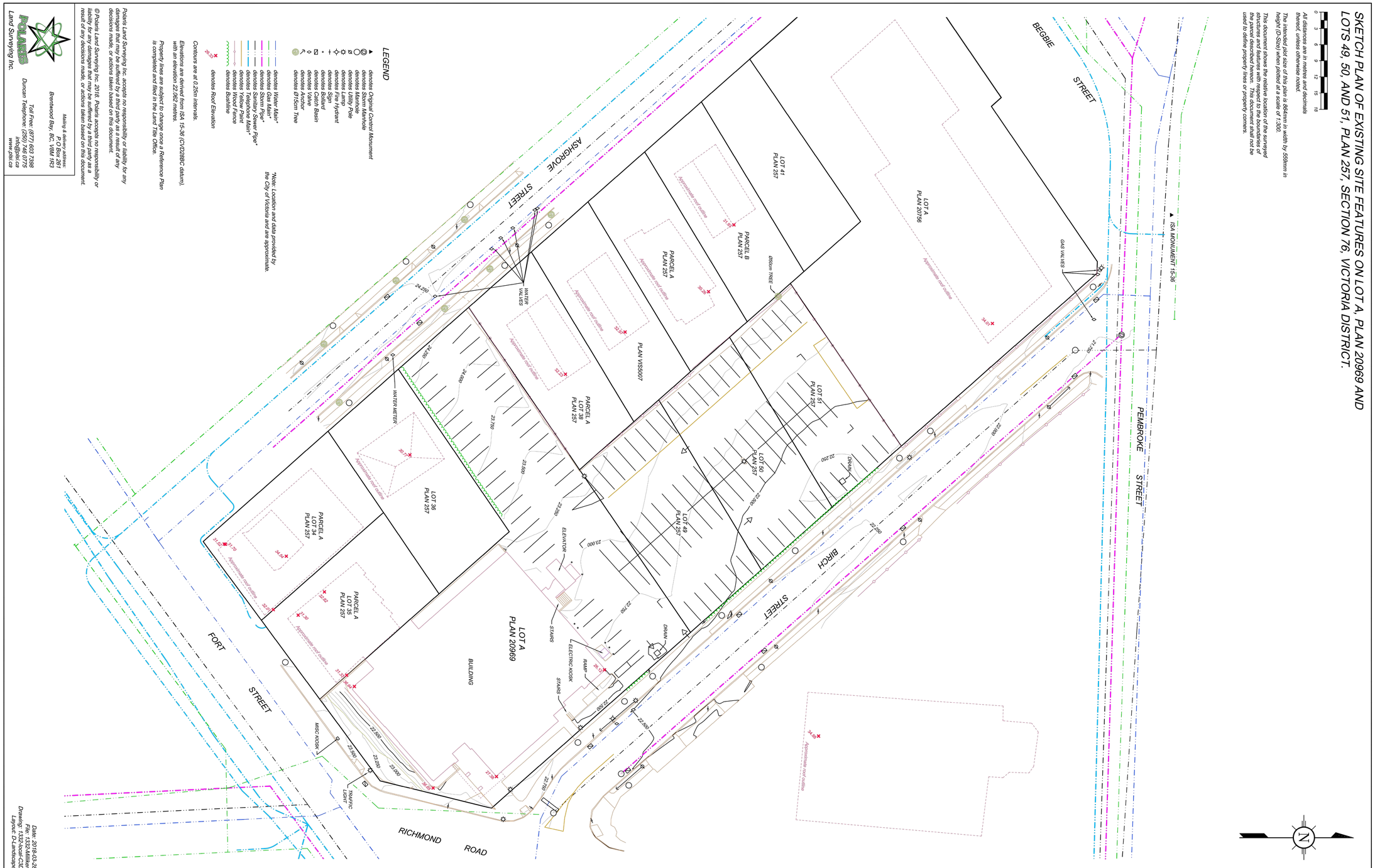
L001	LANDSCAPE PLAN

CIVIL

18-035-DP	CONCEPTUAL SERVICING PLAN

CITY OF VICTORIA
Revisions
Received Date: October 24/2018

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



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Land Surveying Inc.

01 DP001 ORIGINAL SURVEY
1:300

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
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Adrian Trotella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
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: October 23, 2018 TIME: 2:53 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP001.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



10 DP101 EXISTING SITE PHOTO FROM SOUTHWEST
NTS



11 DP101 SITE ZONING KEY PLAN
NTS



07 DP101 EXISTING SITE PHOTO FROM SOUTHEAST
NTS



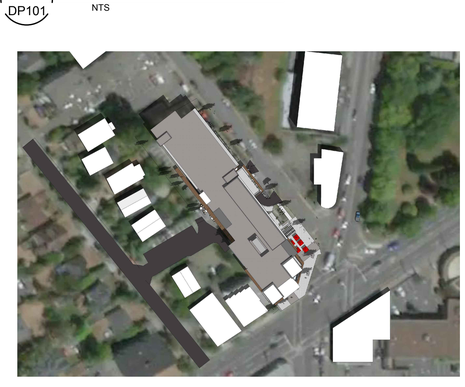
08 DP101 EXISTING SITE PHOTO FROM NORTHEAST
NTS



09 DP101 EXISTING SITE PHOTO FROM WEST
NTS



04 DP101 SPRING EQUINOX SHADOW STUDY 10:00 AM
NTS



05 DP101 SPRING EQUINOX SHADOW STUDY 12:00 PM
NTS



06 DP101 SPRING EQUINOX SHADOW STUDY 2:00 PM
NTS



01 DP101 SUMMER SOLSTICE SHADOW STUDY 10:00 AM
NTS



02 DP101 SUMMER SOLSTICE SHADOW STUDY 12:00 PM
NTS



03 DP101 SUMMER SOLSTICE SHADOW STUDY 2:00 PM
NTS

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)

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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

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.
DP101

PLOT DATE: October 23, 2018 TIME: 2:53 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP101.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



03 DP102 — VIEW FACING NORTH
NTS



04 DP102 — PERSPECTIVE FACING EAST
NTS



01 DP102 — PERSPECTIVE FACING NORTHWEST
NTS



02 DP102 — DETAIL- MAIN ENTRY PORTE COCHERE
NTS

DATE	ISSUED FOR	REV
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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)

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C.Clark	C.Abercrombie

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

Drawing Title
AERIAL IMAGERY

3D VIEWS

North Arrow

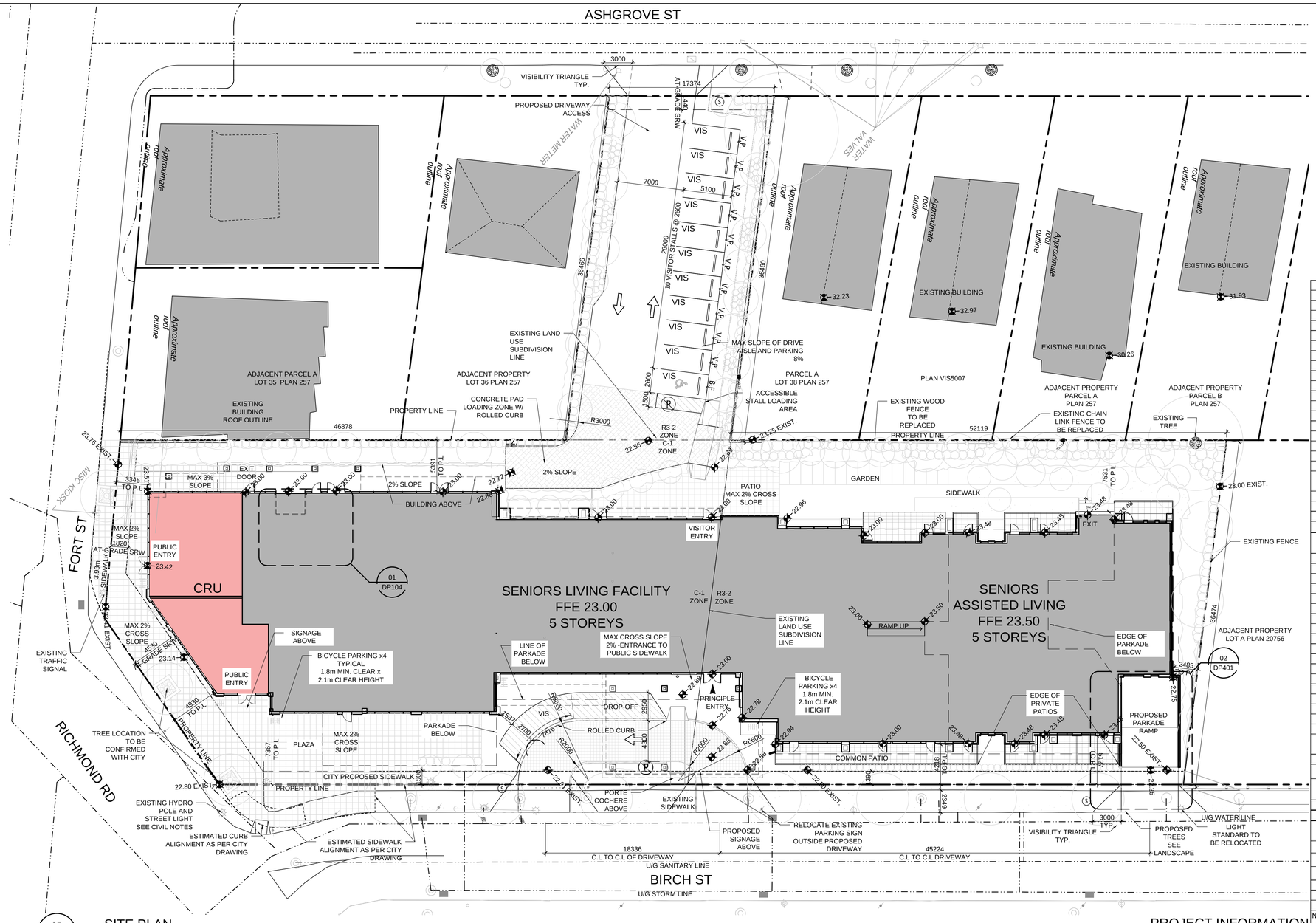
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

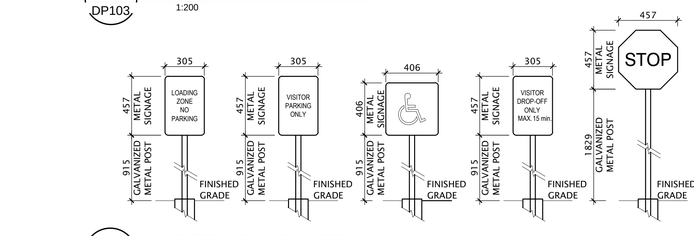
Project No.
NCCA-17-0221

Drawing No.
DP102

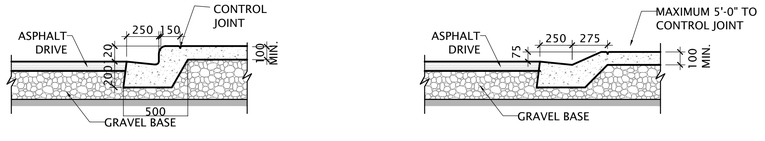
PLOT DATE: October 23, 2018 TIME: 2:53 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP102.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



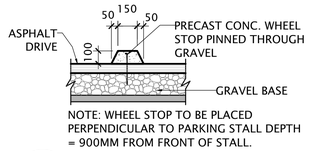
05 SITE PLAN
DP103
1:200



04 SITE SIGNAGE DETAILS
DP103

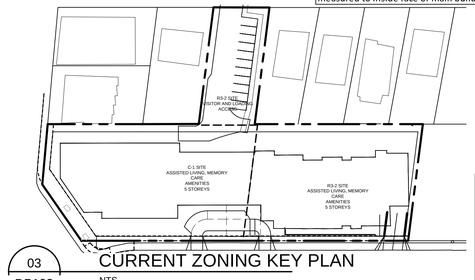


01 STANDARD CURB DETAILS
DP103
1:20



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

02 WHEEL STOP DETAIL
DP103
1:20



03 CURRENT ZONING KEY PLAN
DP103
NTS

SITE LEGEND

- PRINCIPAL ENTRY
- VIS VISITOR PARKING
- V.P. VISITOR PARKING SIGNAGE
- ACCESSIBLE PARKING STALLS
- A.P. ACCESSIBLE PARKING SIGNAGE
- NO PARKING ANY TIME / FIRELANE
- L.Z. LOADING ZONE
- D.O. DROP-OFF SIGN
- DIRECTION OF TRAVEL
- FIRE HYDRANT
- WALK RAMP - DEPRESSED CURB
- CONCRETE PAD- GARBAGE PICKUP & LOADING
- DESIGNATED VISITOR DROP-OFF AREA
- S 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)	190
Floor Space Ratio	2.7
Site Coverage (%)	52.30%
Open Site Space (%)	48.40%
Height of Building (m)	20.64
Number of Storeys	5
Parking Stalls (number) on site	**62** TOTAL (50 UNDERGROUND, 12 SURFACE)
Bicycle Parking number (Class 1)	**32** (TOTAL PROJECT- P1)
Bicycle Parking number (Class 2)	24
Building Setbacks * Corner Lot (m)	Closest Face of Main building to Property Line
Street Boundary (East Birch St.)	4.2m
Side Yard (south) Fort St.	2.0m
Side Yard (north)	2.49m
Internal Rear Yard (West)	2.55m
Use: Seniors Assisted Living and Memory Care	
Total Number Units	60
Unit Type	STUDIO/1 BED
Ground-oriented Units	0
Minimum Sleeping Room floor Area (sm)	34.75

PROJECT INFORMATION TABLE- R3-2 SITE	
Zone (existing)	R3-2
Proposed Zone "new zone"	"New Zone"
Site Area (sm)	2514.9
Total Floor Area (sm)	4880.0
Commercial Floor Area (sm)	190
Floor Space Ratio	1.94
Site Coverage (%)	39.43%
Open Site Space (%)	51.10%
Height of Building (m)	20.64
Number of Storeys	5
Parking Stalls (number) on site	**62** TOTAL (50 UNDERGROUND, 12 SURFACE)
Bicycle Parking number (Class 1)	**32** (TOTAL PROJECT- P1)
Bicycle Parking number (Class 2)	**24**
Building Setbacks * Corner Lot (m)	Closest Face of Main building to Property Line
Street Boundary (East Birch St.)	4.2m
Side Yard (south) Fort St.	2.0m
Side Yard (north)	2.49m
Internal Rear Yard (West)	2.55m
Use: Seniors Assisted Living and Memory Care	
Total Number Units	77
Unit Type	STUDIO/1 BED
Ground-oriented Units	4
Minimum Sleeping Room floor Area (sm)	34.75
TOTAL PROJECT AREA STATISTICS	
Site Area (sm)	4697.8
Lot width (m)	72.4
Total Floor Area (sm)	10771.3
Floor Space Ratio	2.29
Site Coverage (sm)	45.08%
Commercial Floor Area (sm)	190
Open Site Space (%)	30.45% (TOTAL SITE)

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 PROJECT INFORMATION TABLES
DP103

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

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Architectural: Norr Architects Engineers Planners

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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

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

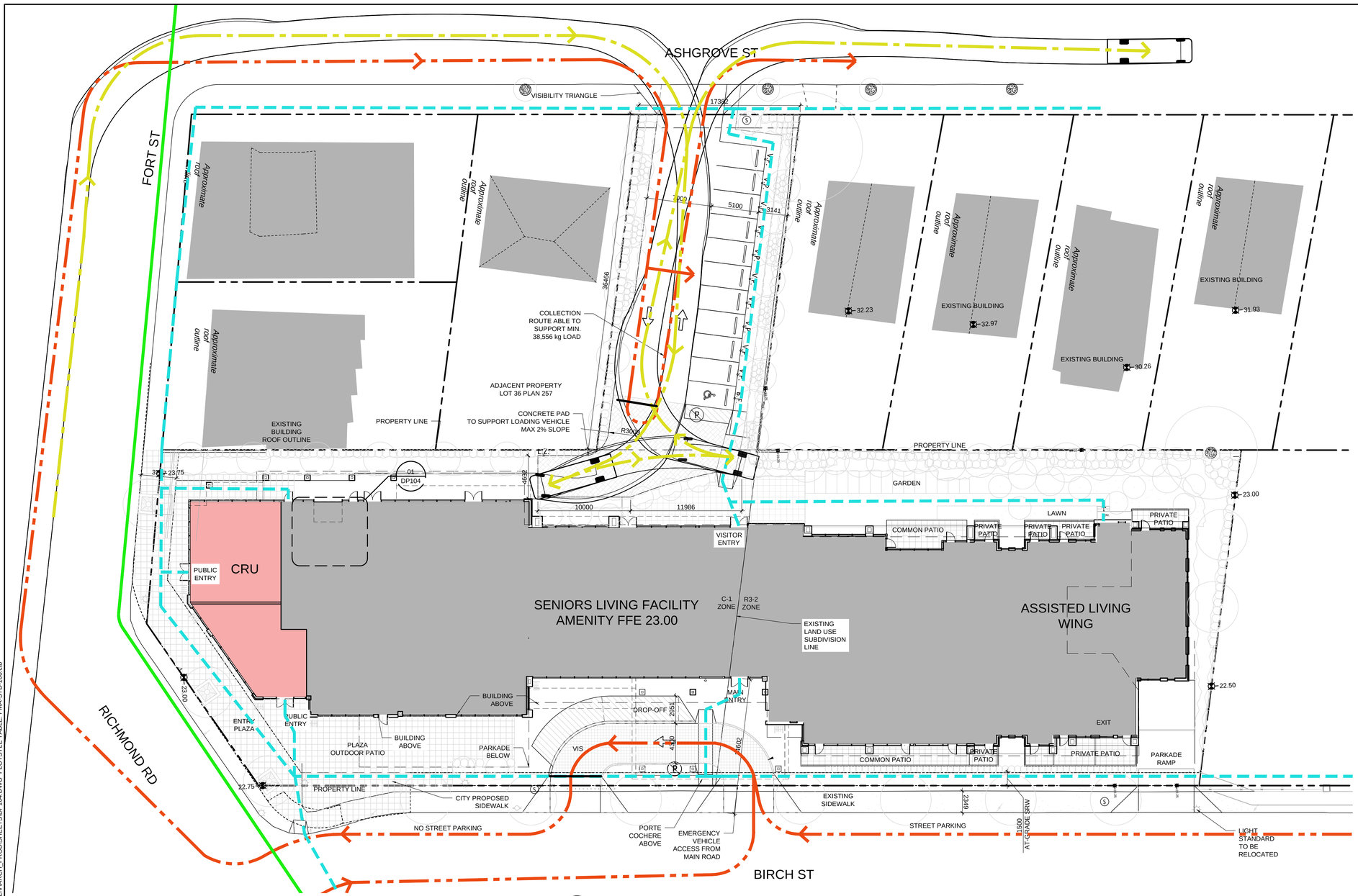
Project No. NCCA-17-0221

Drawing No. DP103

North Arrow: TRUE NORTH

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

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



SITE LEGEND

- PRINCIPAL ENTRY
- VIS — VISITOR PARKING
- VP — VISITOR PARKING SIGNAGE
- ACCESSIBLE PARKING STALLS
- AP — ACCESSIBLE PARKING SIGNAGE
- NO PARKING ANY TIME / FIRELANE
- LZ — 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
- S — STOP SIGN
- BIKE RACK (CLASS 2)
- COMMERCIAL RETAIL USE

SITE CIRCULATION LEGEND

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

NOTE: EMERGENCY VEHICLE ACCESS ROUTE ON PUBLIC ROADWAY

NOTES

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

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

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

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

6) MINIMUM CLEARANCE FOR COLLECTION VEHICLE ALONG ROUTE 5 METERS

7) GARBAGE PICKUP BY PRIVATE COLLECTOR

NOTES

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

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

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

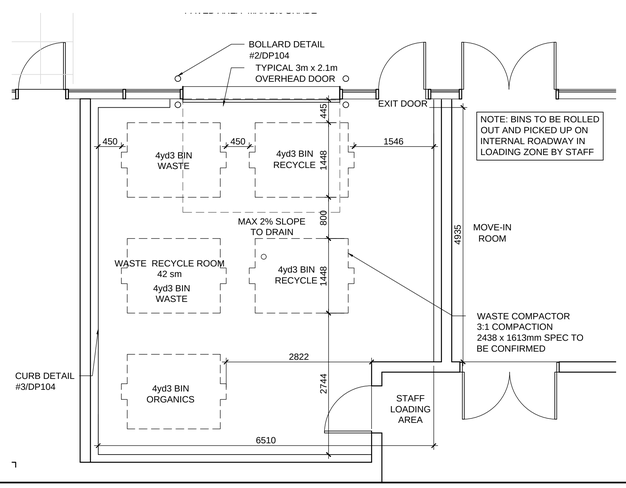
4) FOR EXTERIOR MOUNTED LIGHT LOCATIONS, REFER TO BUILDING ELEVATIONS.

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

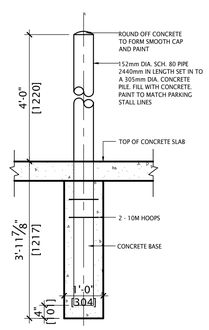
6) DIMENSIONS BETWEEN EXTERIOR FACES OF THE BUILDING AND THE PROPERTY LINE ARE FOR REFERENCE ONLY. ACTUAL SIZES AND DIMENSIONS TO BE CONFIRMED ONCE EXTERIOR MATERIAL SIZES SPECIFIED.

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

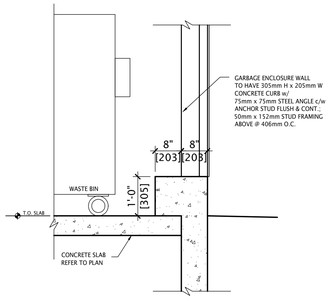
04 DP104 — SITE SWEEPS PLAN
1:200



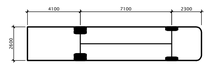
01 DP104 — WASTE RECYCLING ROOM DETAIL
1:50



02 DP104 — BOLLARD DETAIL
1:20



03 DP104 — CONCRETE CURB DETAIL
1:20



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

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)

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

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

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

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

Drawing Title
SITE CIRCULATION WASTE RECYCLING DETAILS

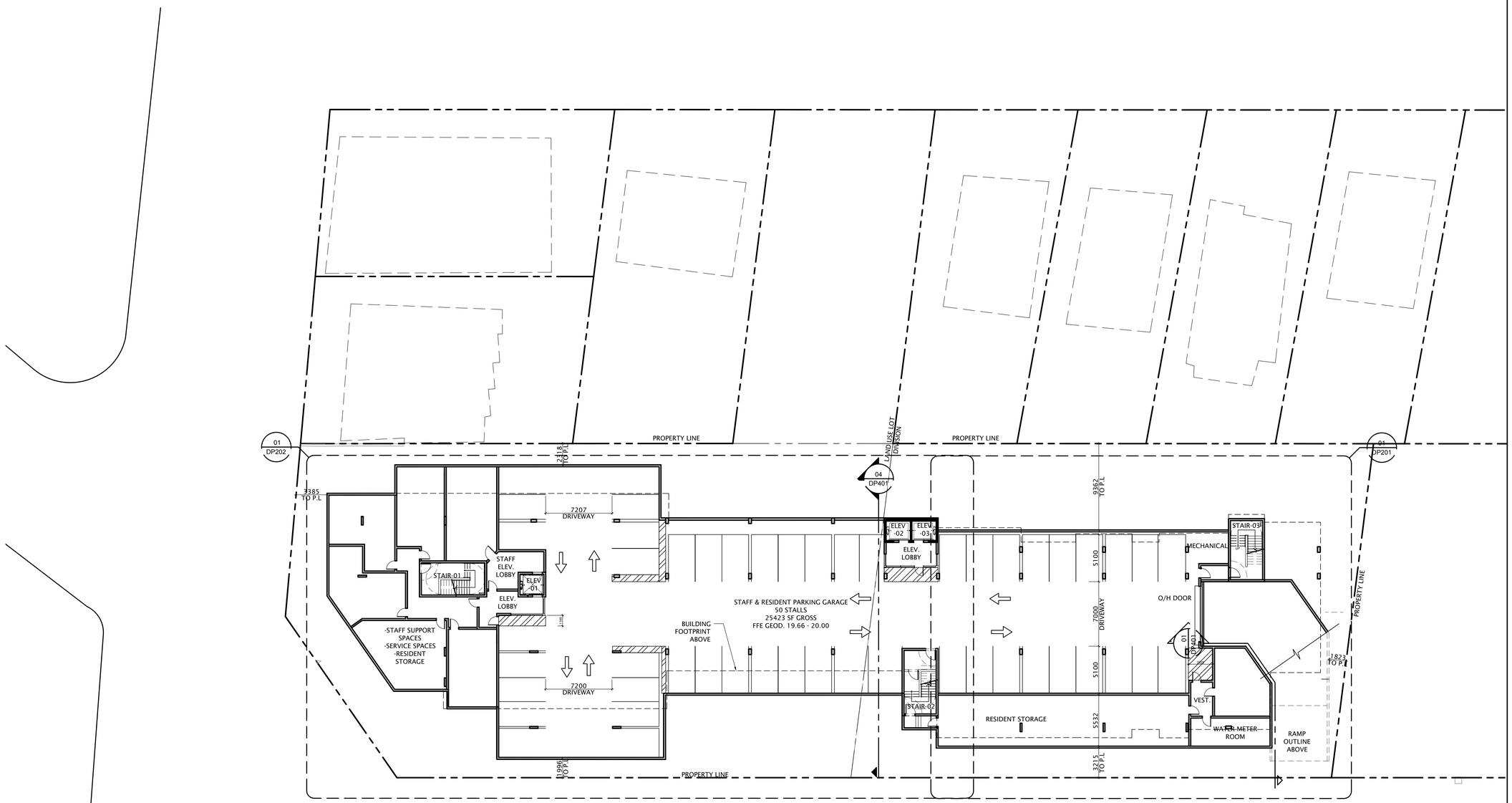
North Arrow: TRUE NORTH
Detail Symbol: DETAIL# / SHEET #
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP104

PLOT DATE: October 23, 2018 TIME: 6:56 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PRODUSHEETS\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

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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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Jeffrey Poon, Architect, AAA, AAIA, B.Arch, MAIBC
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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
OVERALL FLOOR PLAN
LEVEL P01

North Arrow: TRUE NORTH

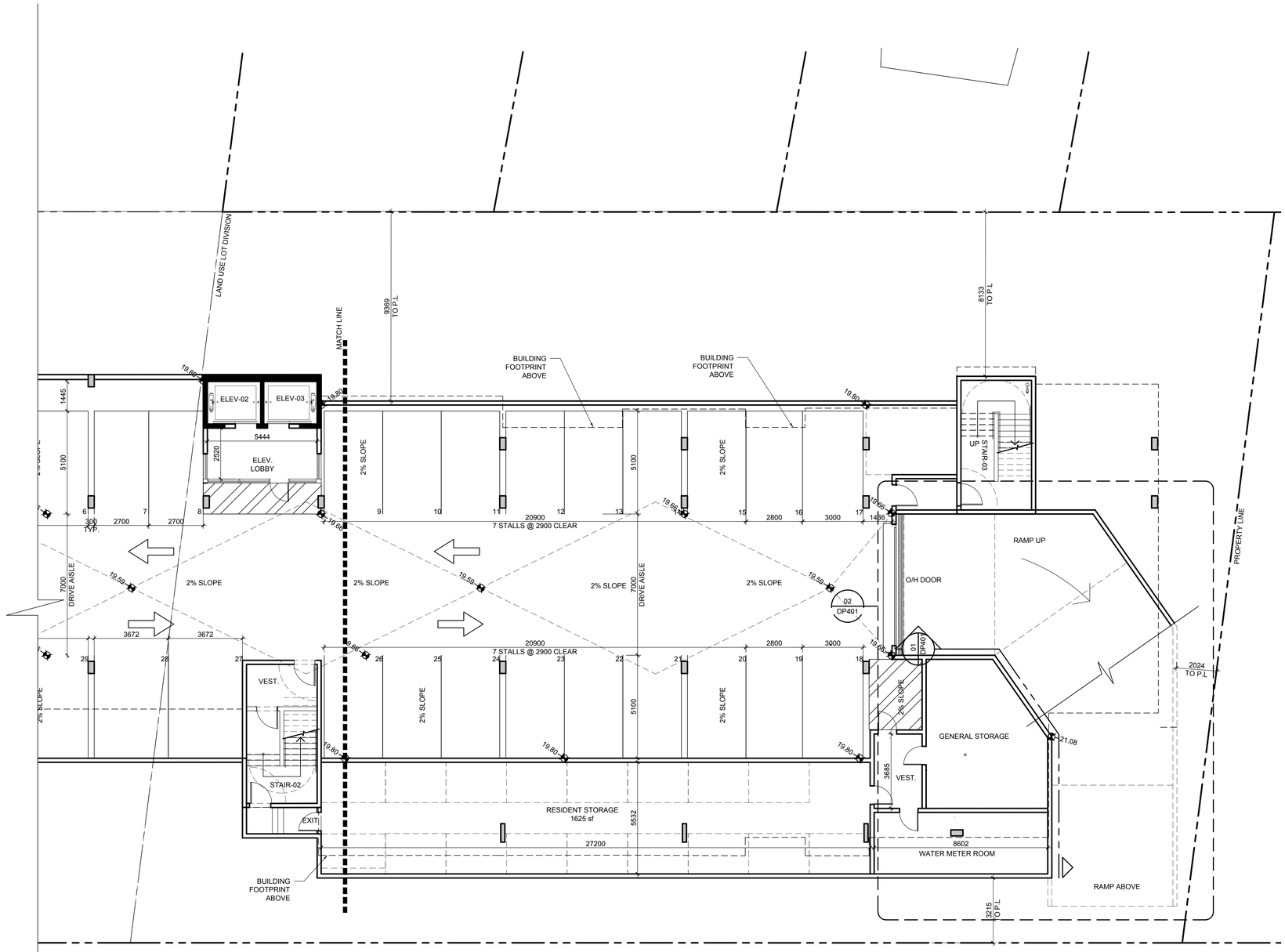
Detail Symbol: DETAIL# / SHEET #
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP200

PLOT DATE: October 23, 2018 TIME: 2:54 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP200.DWG PLOTSTYLE 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

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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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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
PARTIAL FLOOR PLAN
LEVEL P1
NORTH

North Arrow



Detail Symbol



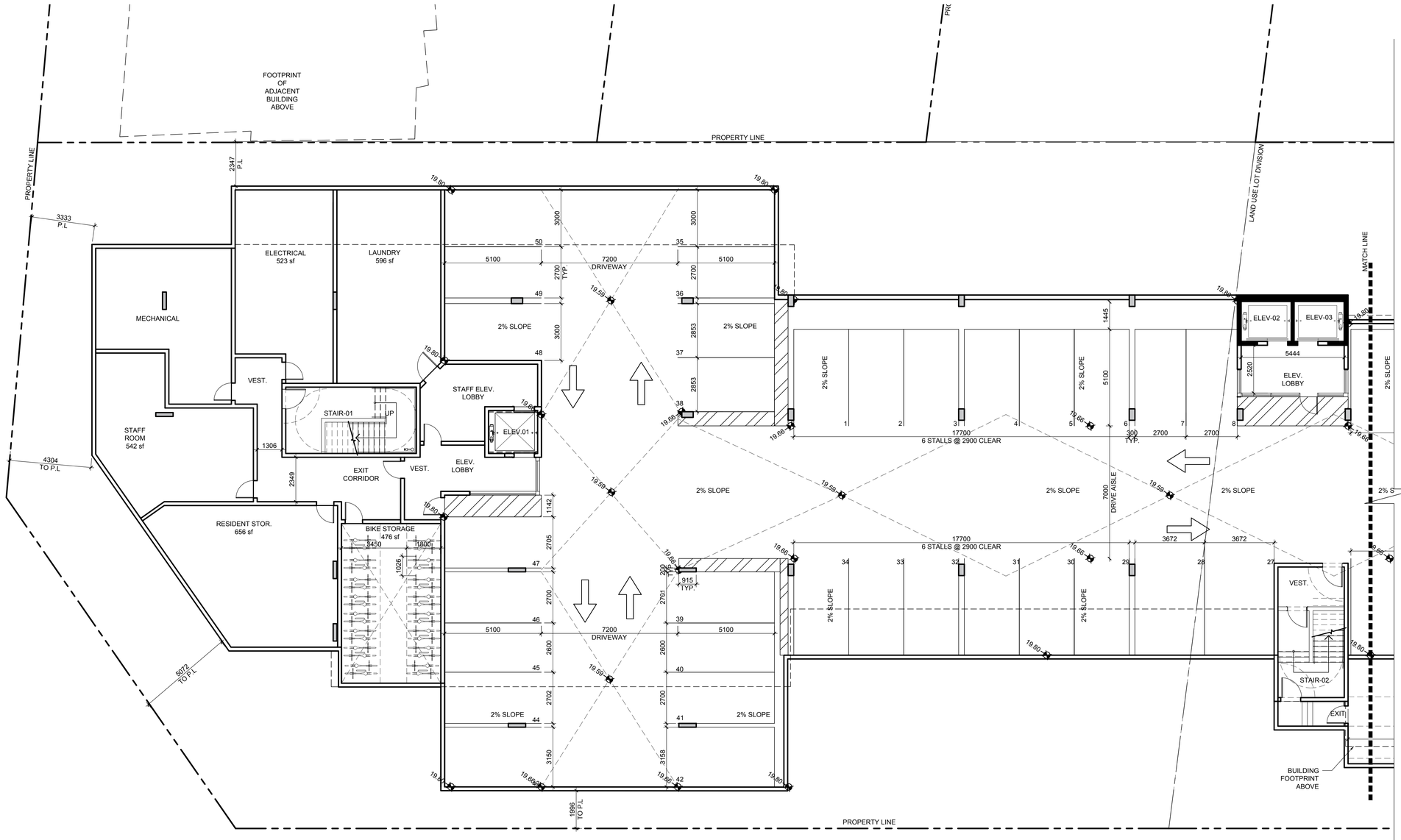
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP201

PLOT DATE: October 23, 2018 TIME: 2:54 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DEL\VARCH_PROD\SHEETS\DP201.DWG PLOTSTYLE 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

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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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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 P01
SOUTH

North Arrow



Detail Symbol

DETAIL#
SHEET #

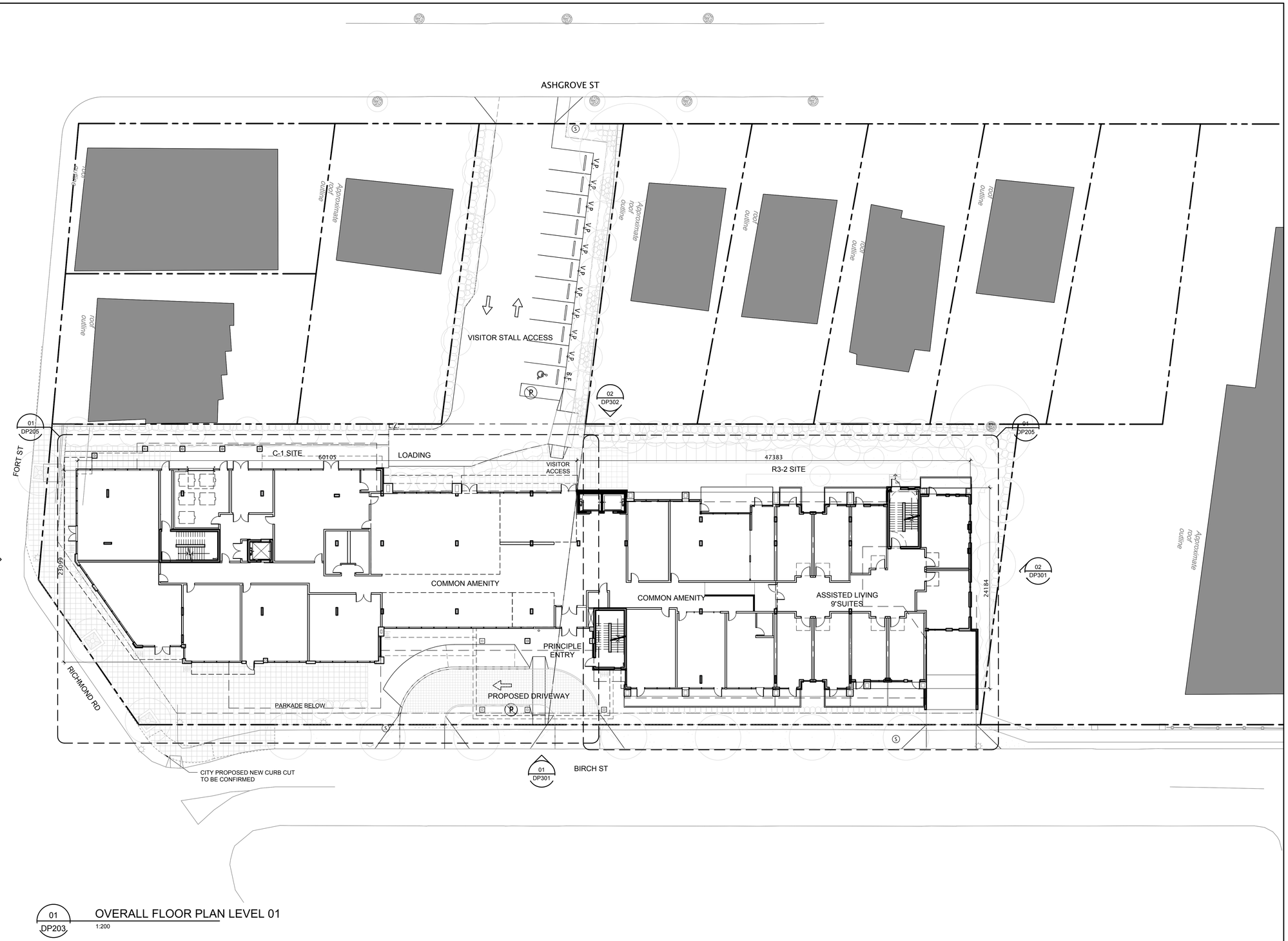
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP202

PLOT DATE: October 23, 2018 TIME: 2:54 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP202.DWG PLOTSTYLE 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

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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

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Jeffrey Lombard, Architect, AAA, AAA, B.Arch, MAIBC
Adrian Tobella, 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

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

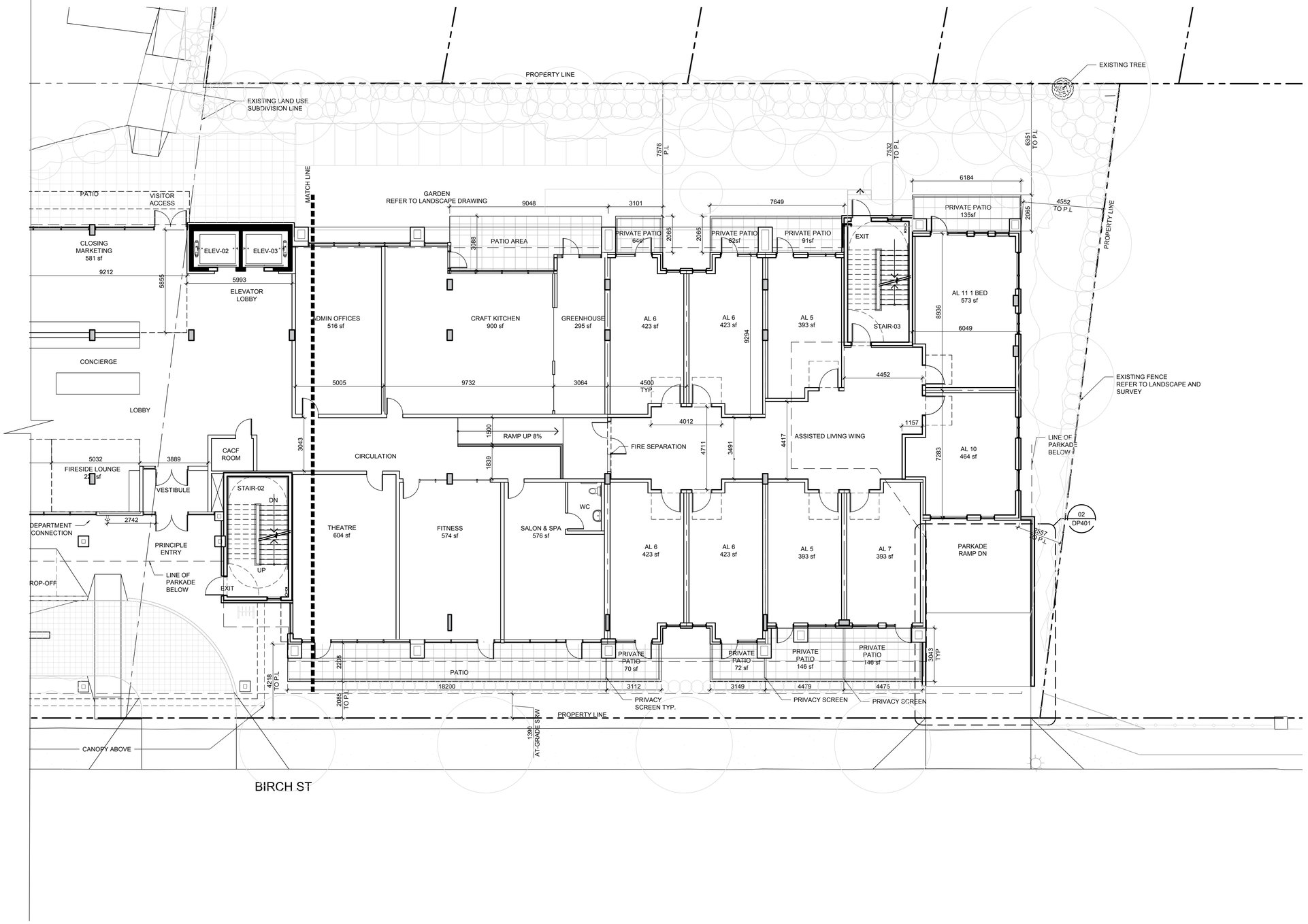
Project No. NCCA-17-0221

Drawing No. DP203

North Arrow: TRUE NORTH

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

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



01 DP204 PARTIAL FLOOR PLAN LEVEL 01- NORTH

1:100

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

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

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 01
NORTH

North Arrow

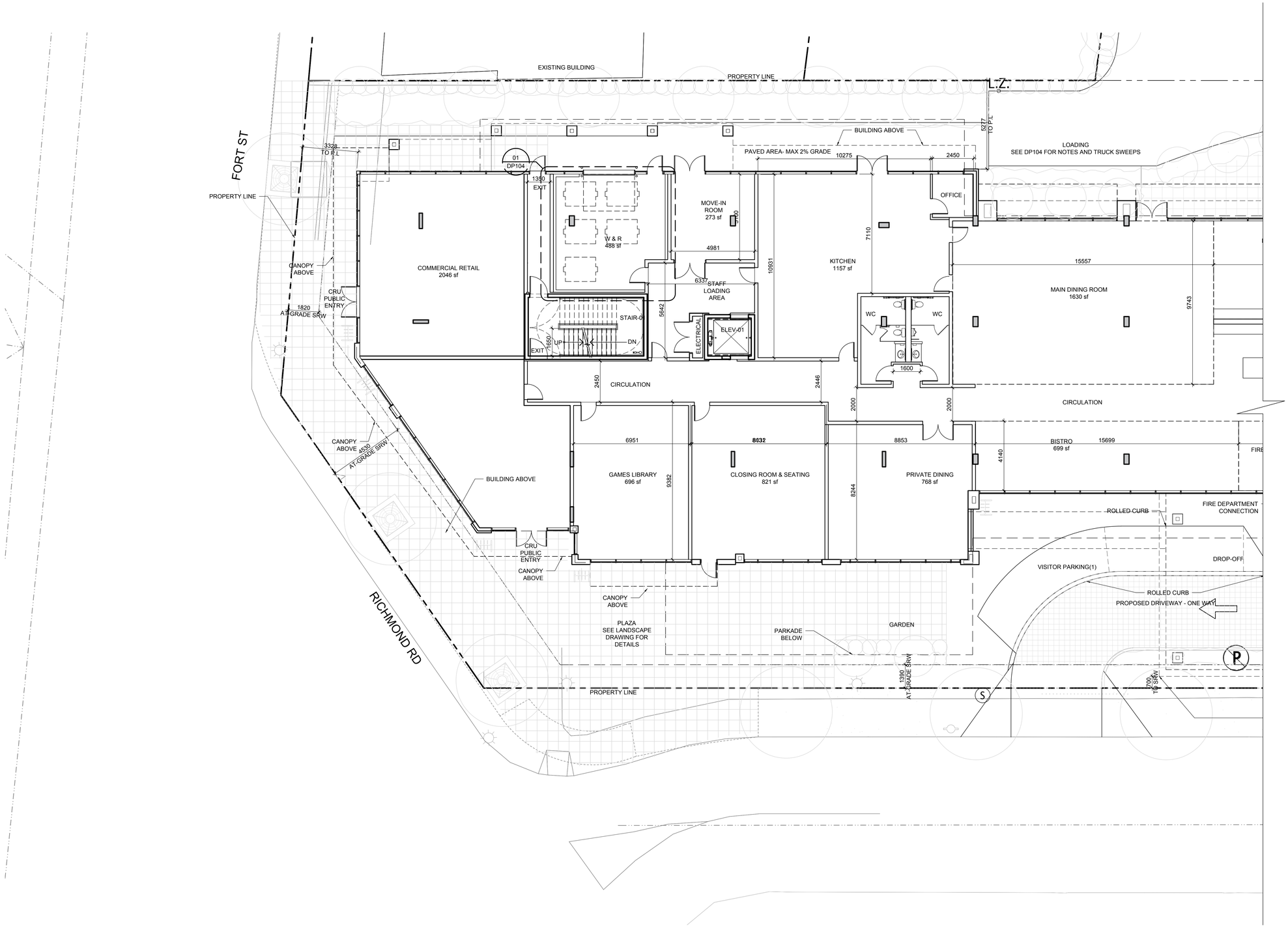
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP204

PLOT DATE: October 23, 2018 TIME: 2:54 PM 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

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)

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

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 01
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.
DP205

PLOT DATE: October 23, 2018 TIME: 4:50 PM 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

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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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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

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

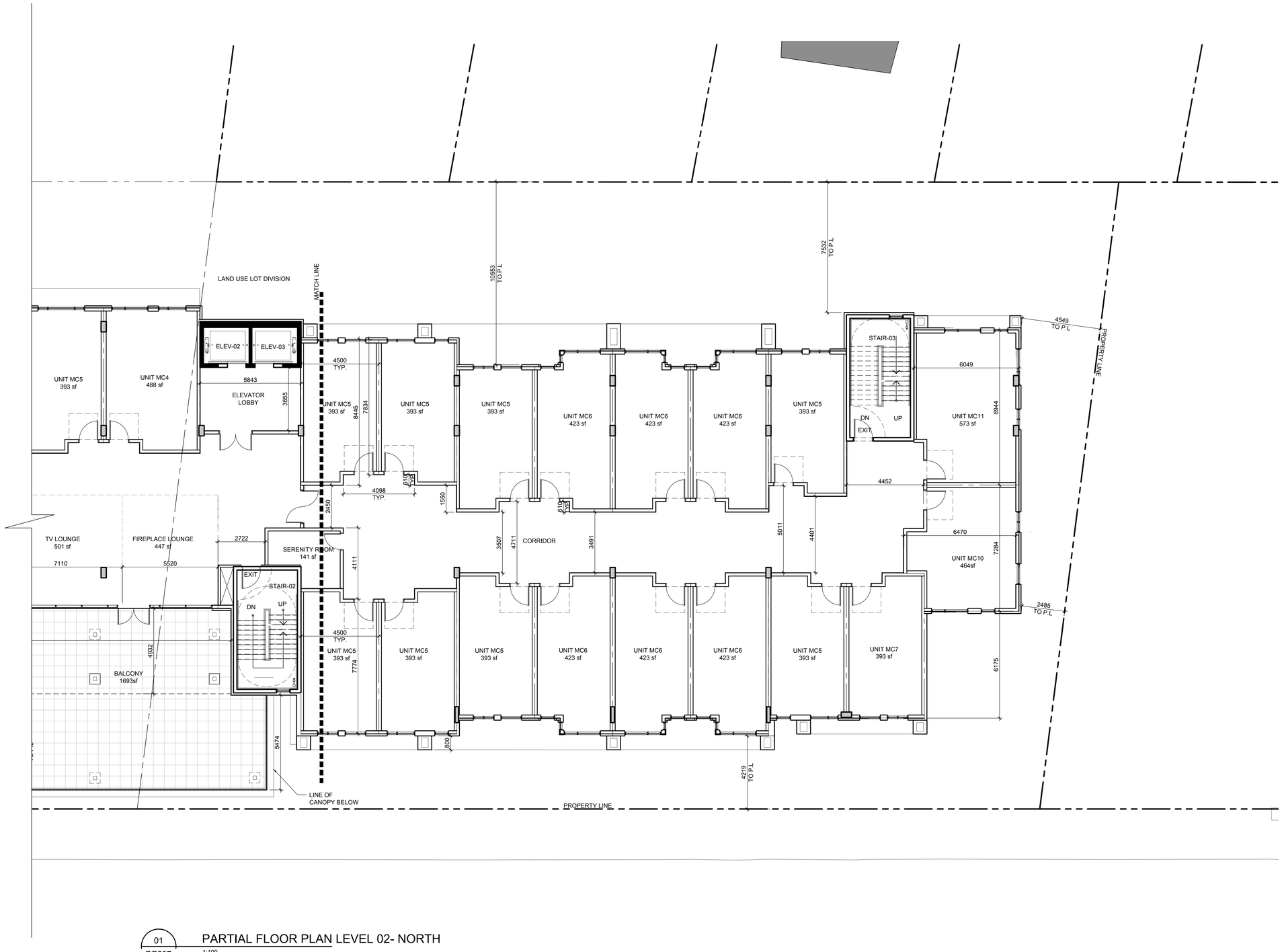
Project No.
NCCA-17-0221

Drawing No.
DP206

North Arrow: TRUE NORTH

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

PLOT DATE: October 23, 2018 TIME: 2:55 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP206.DWG PLOTSTYLE 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

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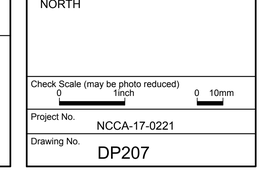
Project Component
Maison Victoria

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 Battistessera, Architect, AAA, B.Arch, MAIBC
Adrian Todella, 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

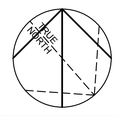
Drawing Title
PARTIAL FLOOR PLAN
LEVEL 02
NORTH

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

Project No.
NCCA-17-0221

Drawing No.
DP207

North Arrow

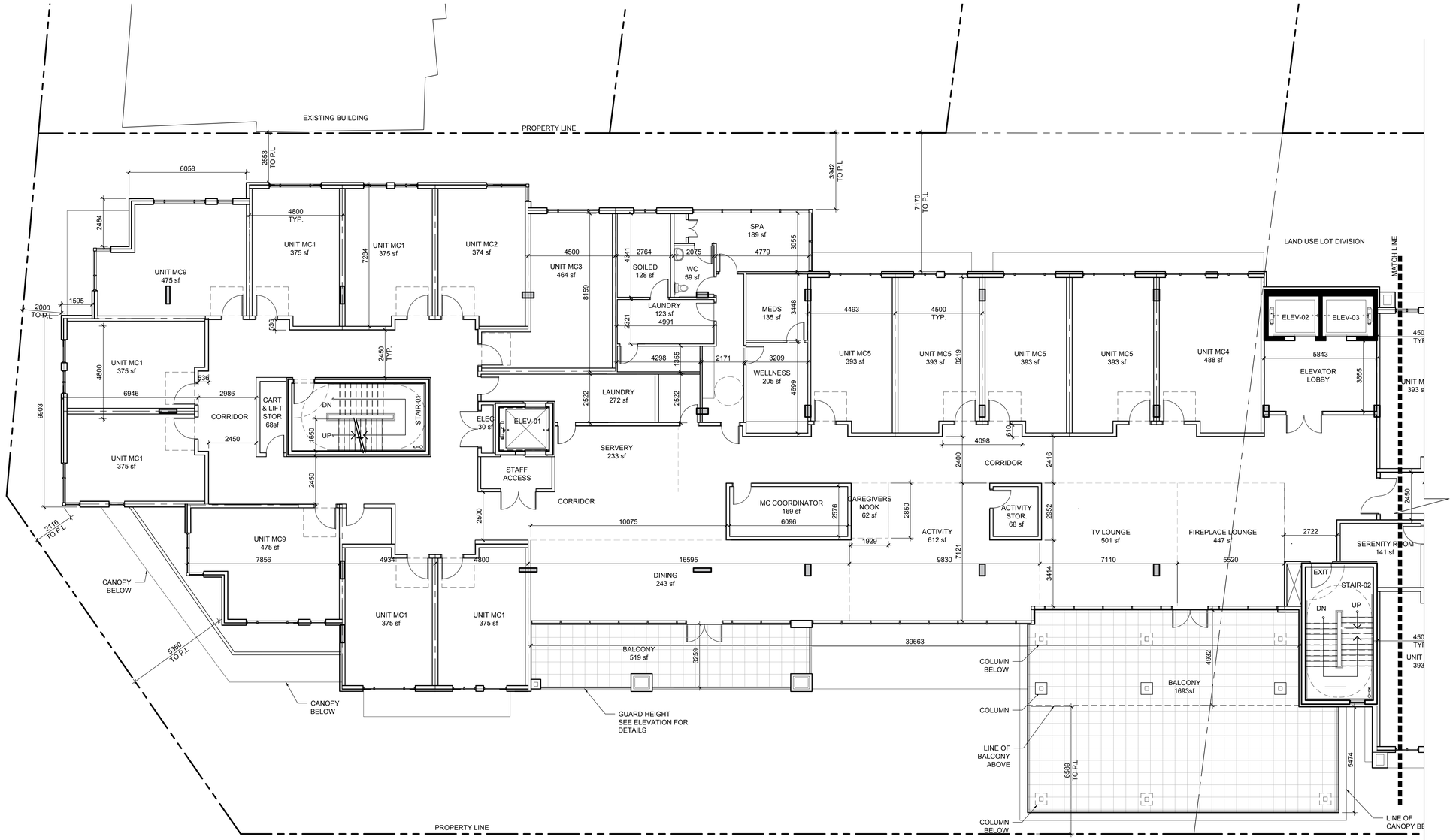


Detail Symbol



Symbol not to scale

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



01 DP208 PARTIAL FLOOR PLAN LEVEL 02- SOUTH

1:100

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

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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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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Tichelar, 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
SOUTH

North Arrow

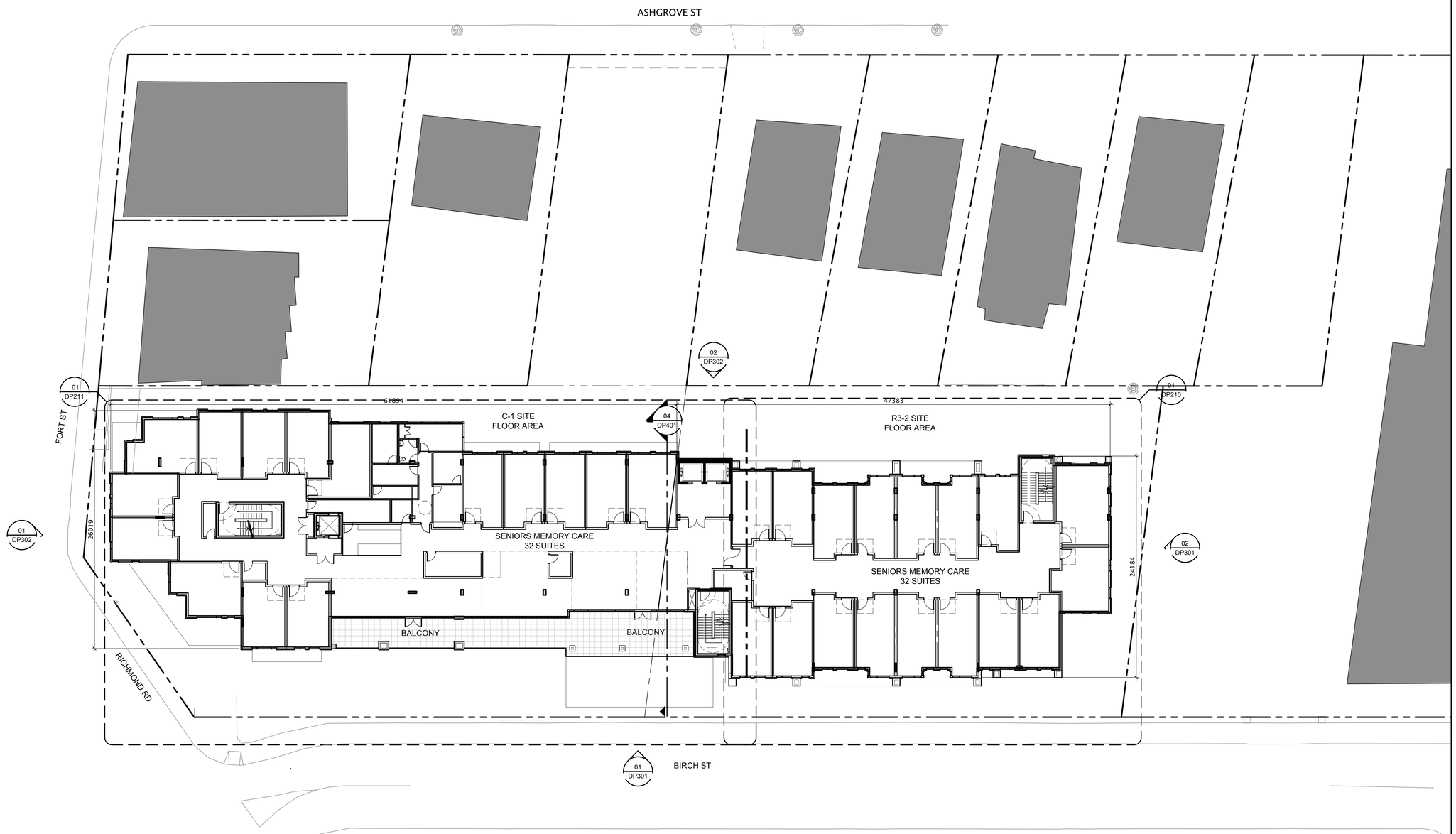
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP208

PLOT DATE: October 23, 2018 TIME: 2:55 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PROD\SHEETS\DP208.DWG PLOTSYLE 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

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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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Chris Pai, P.Eng., APEGA

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

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

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

Drawing Title
OVERALL FLOOR PLAN LEVEL 03

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

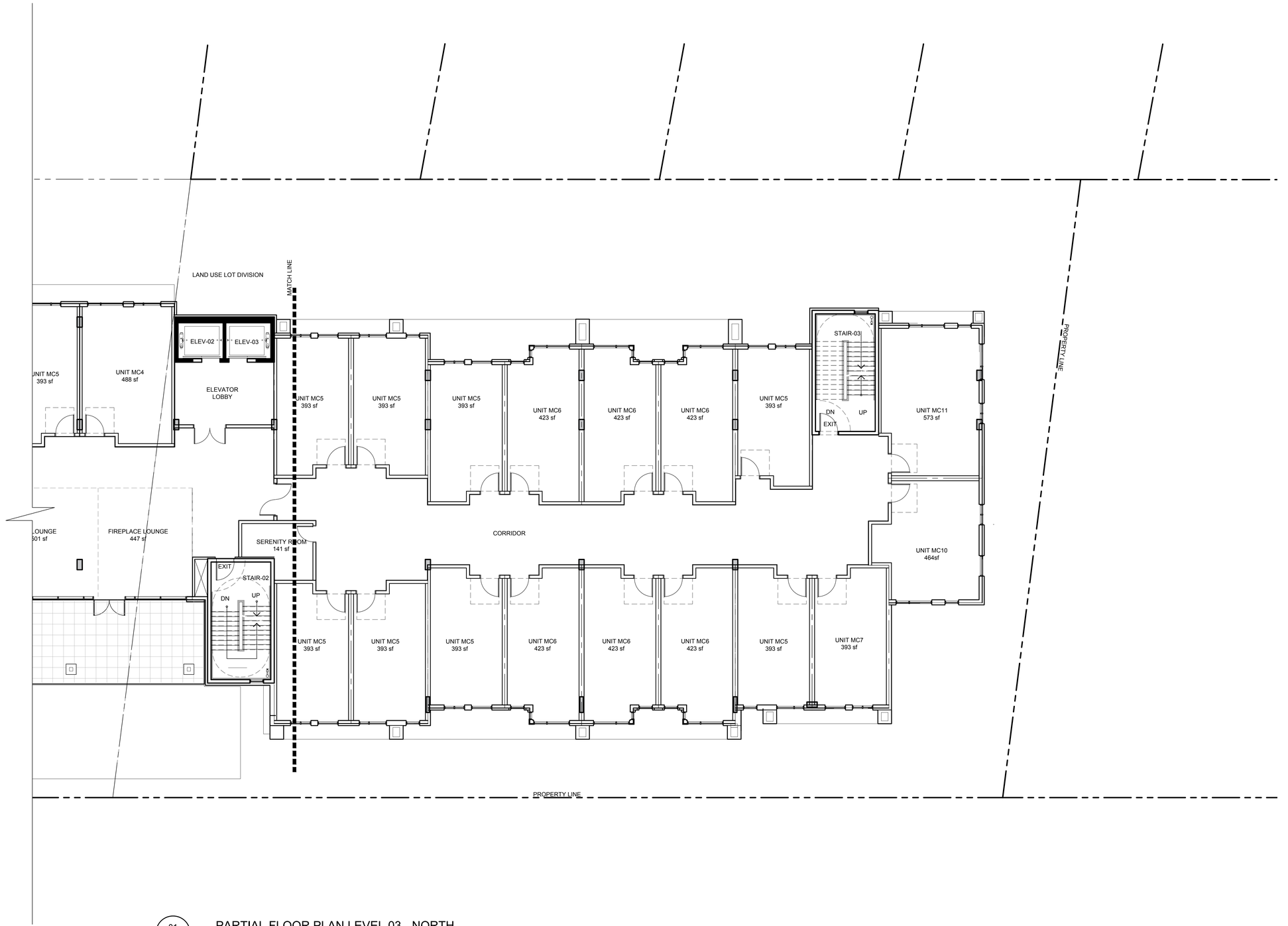
Project No.
NCCA-17-0221

Drawing No.
DP209

North Arrow

Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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



01 / DP210 PARTIAL FLOOR PLAN LEVEL 03 - NORTH

1:100

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

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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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Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 03
NORTH

North Arrow



Detail Symbol



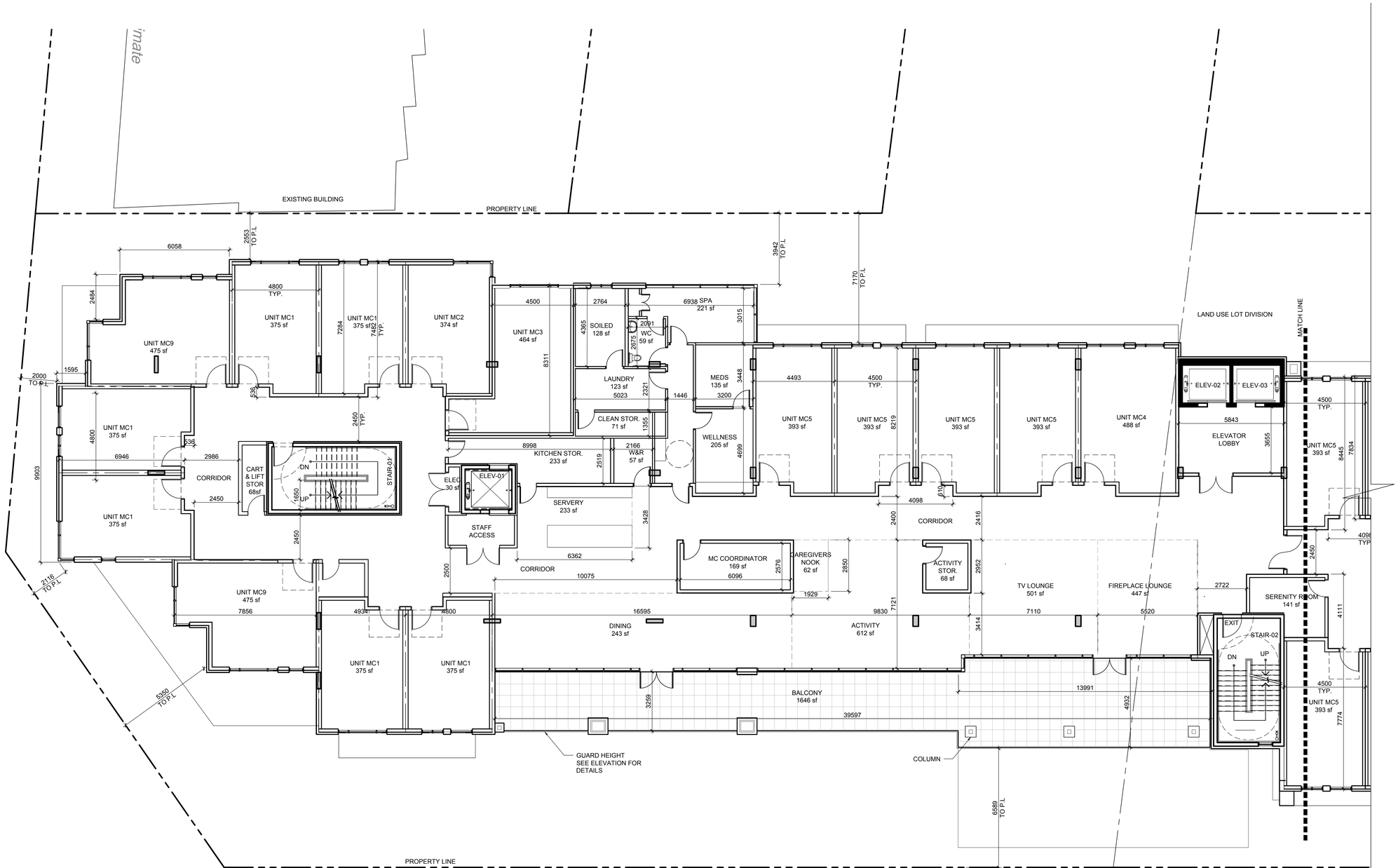
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP210

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



01 DP211 PARTIAL FLOOR PLAN LEVEL 03- SOUTH

1:100

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

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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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Adnan Todola, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
PARTIAL FLOOR PLAN LEVEL 03
SOUTH

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

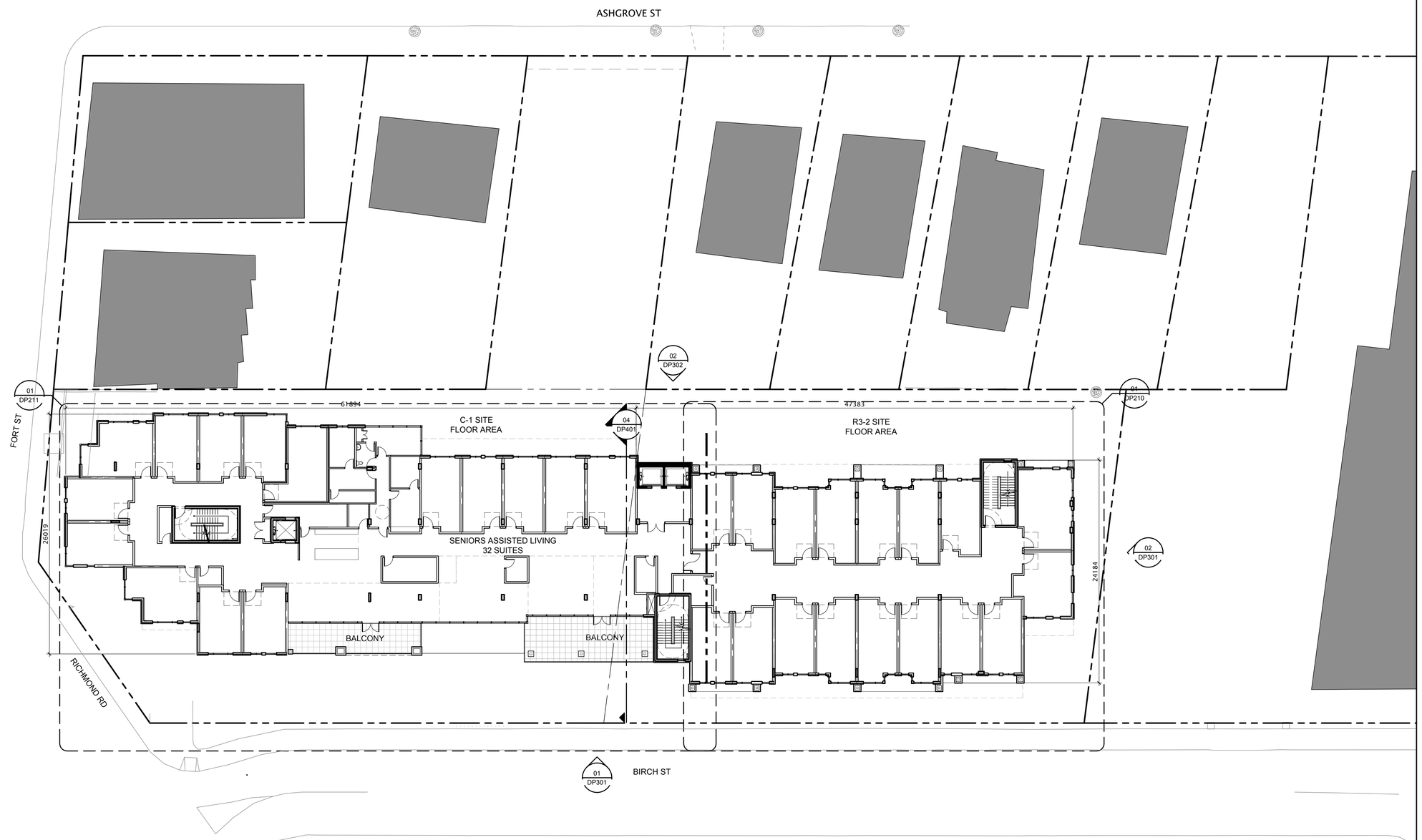
Project No.
NCCA-17-0221

Drawing No.
DP211

North Arrow: TRUE NORTH

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

PLOT DATE: October 23, 2018 TIME: 3:52 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - 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

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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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Adrian Tedella, 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 04

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

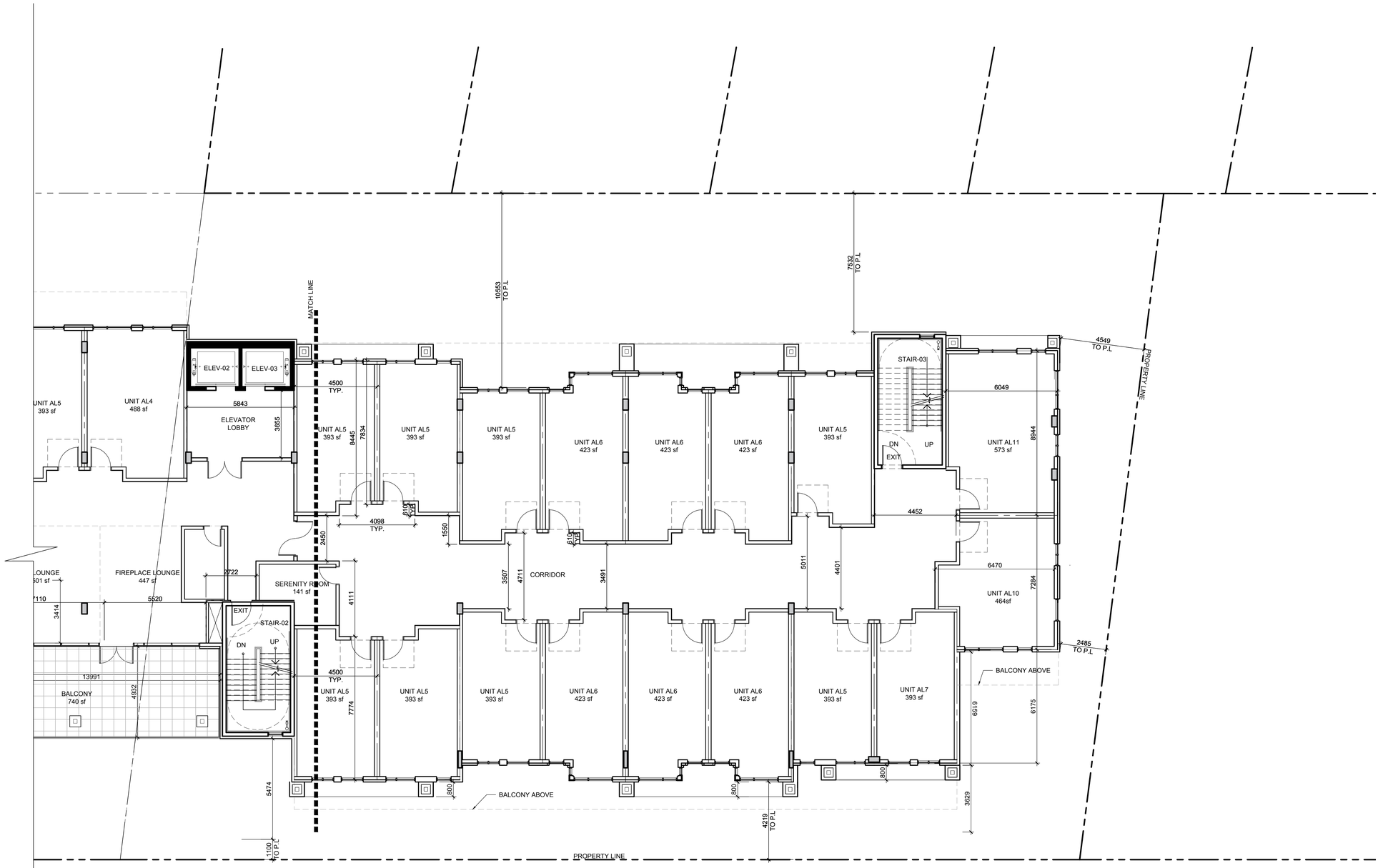
Project No.
NCCA-17-0221

Drawing No.
DP209A

North Arrow
TRUE NORTH

Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

PLOT DATE: October 23, 2018 TIME: 3:52 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP209A.DWG, PLOTSYLE 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

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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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A. Silvio Baldassarra, 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 04
NORTH

North Arrow



Detail Symbol



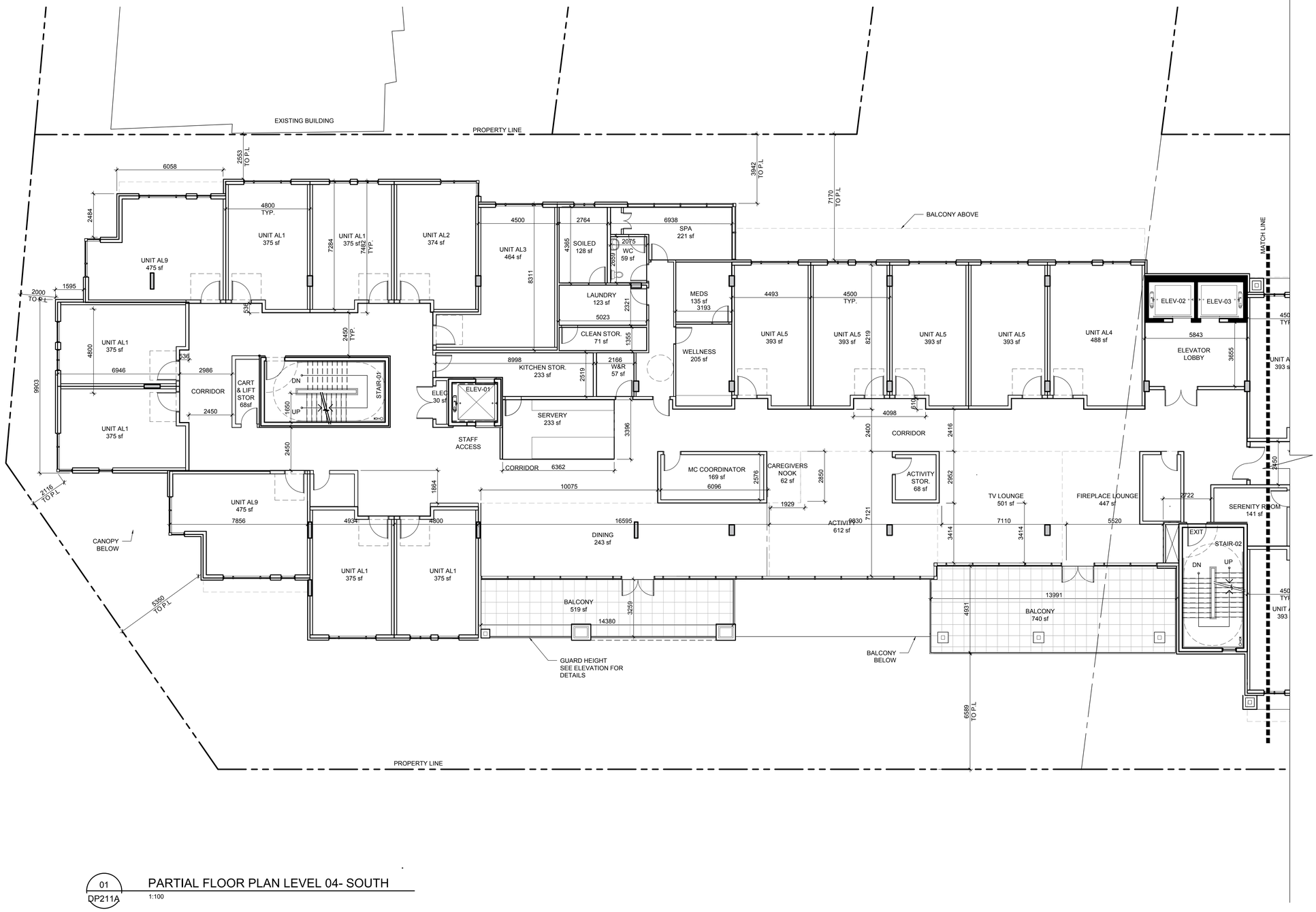
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP210A

PLOT DATE: October 23, 2018, TIME: 5:01 PM, FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DEL\VARCH_PROD\SHEETS\DP210A.DWG PLOTSTYLE 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

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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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Adrian Trotella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

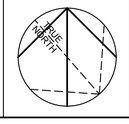
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 04
SOUTH

North Arrow



Detail Symbol

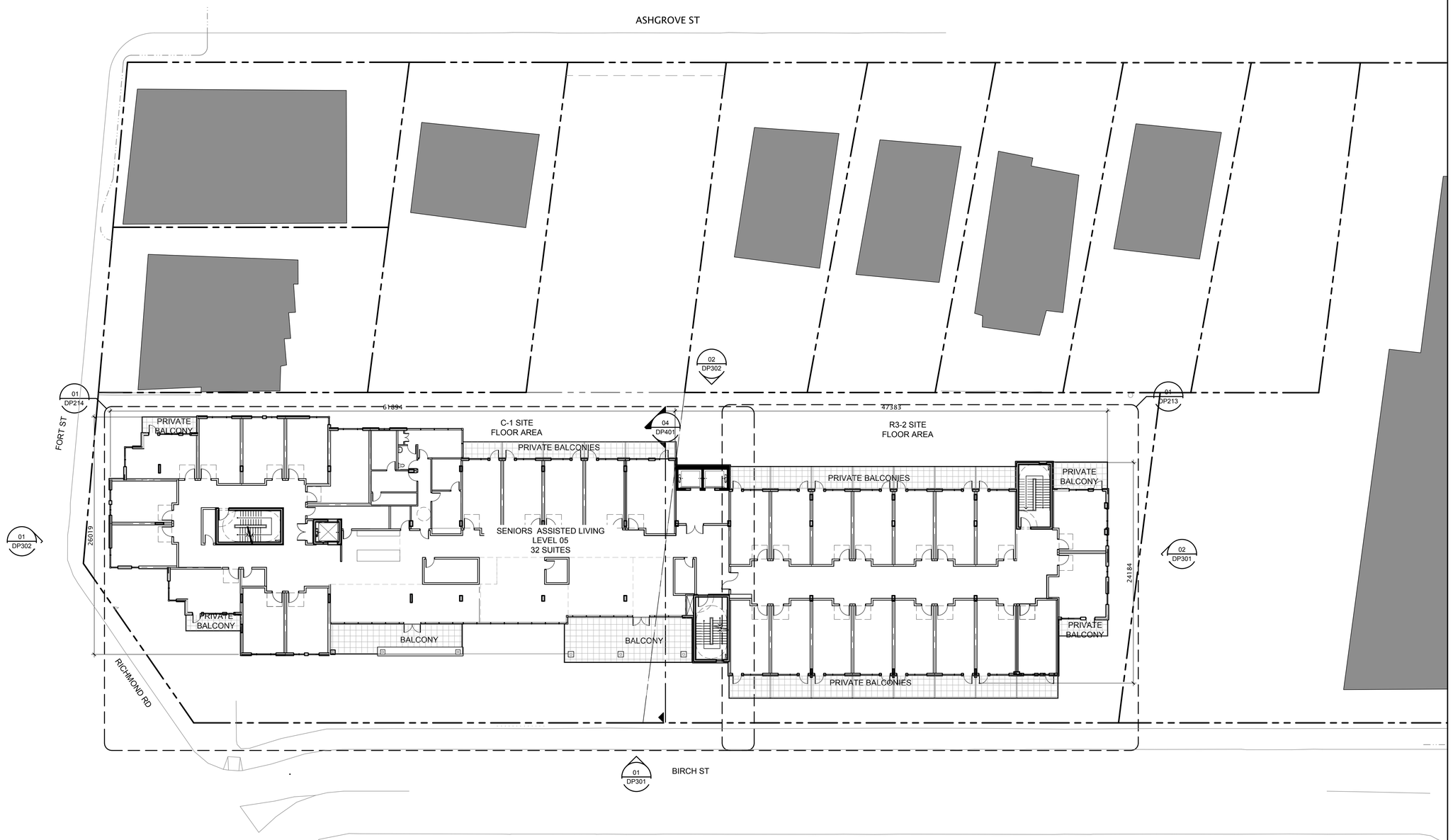
DETAIL#
SHEET #
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP211A

PLOT DATE: October 23, 2018 TIME: 5:01 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP211A.DWG, PLOTSTYLE 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

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

NORR
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Adrian 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 05

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

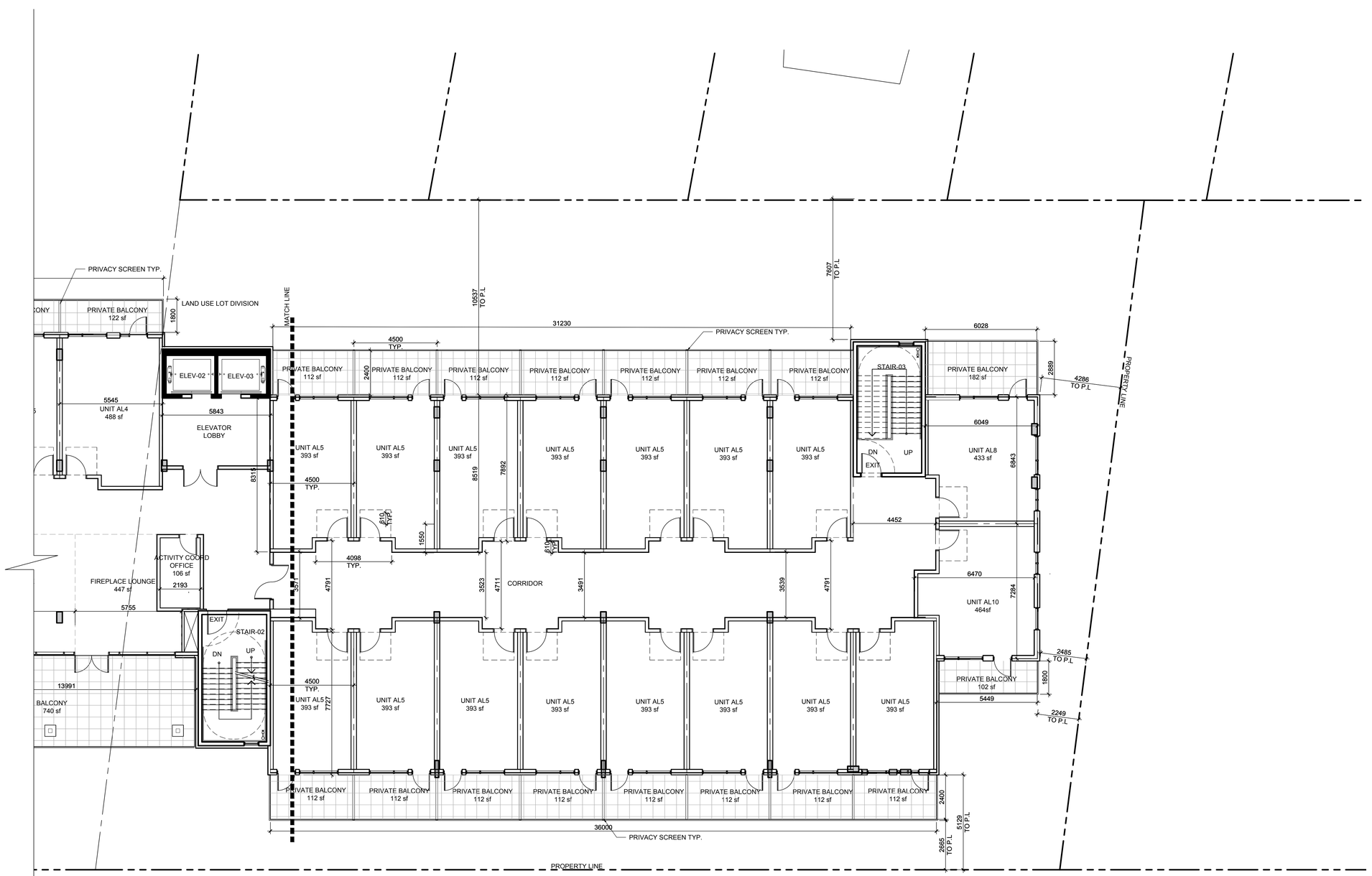
Project No. NCCA-17-0221

Drawing No. DP212

North Arrow: TRUE NORTH

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

PLOT DATE: October 23, 2018, TIME: 2:56 PM, 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

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Project Component
Maison Victoria

Keyplan



Consultants

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

Seal(s)

NORR

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

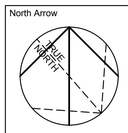
Project Manager C.Abercrombie	Drawn C.Clark
Project Leader C.Clark	Checked C.Abercrombie

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
PARTIAL FLOOR PLAN
LEVEL 05
NORTH

North Arrow



Detail Symbol



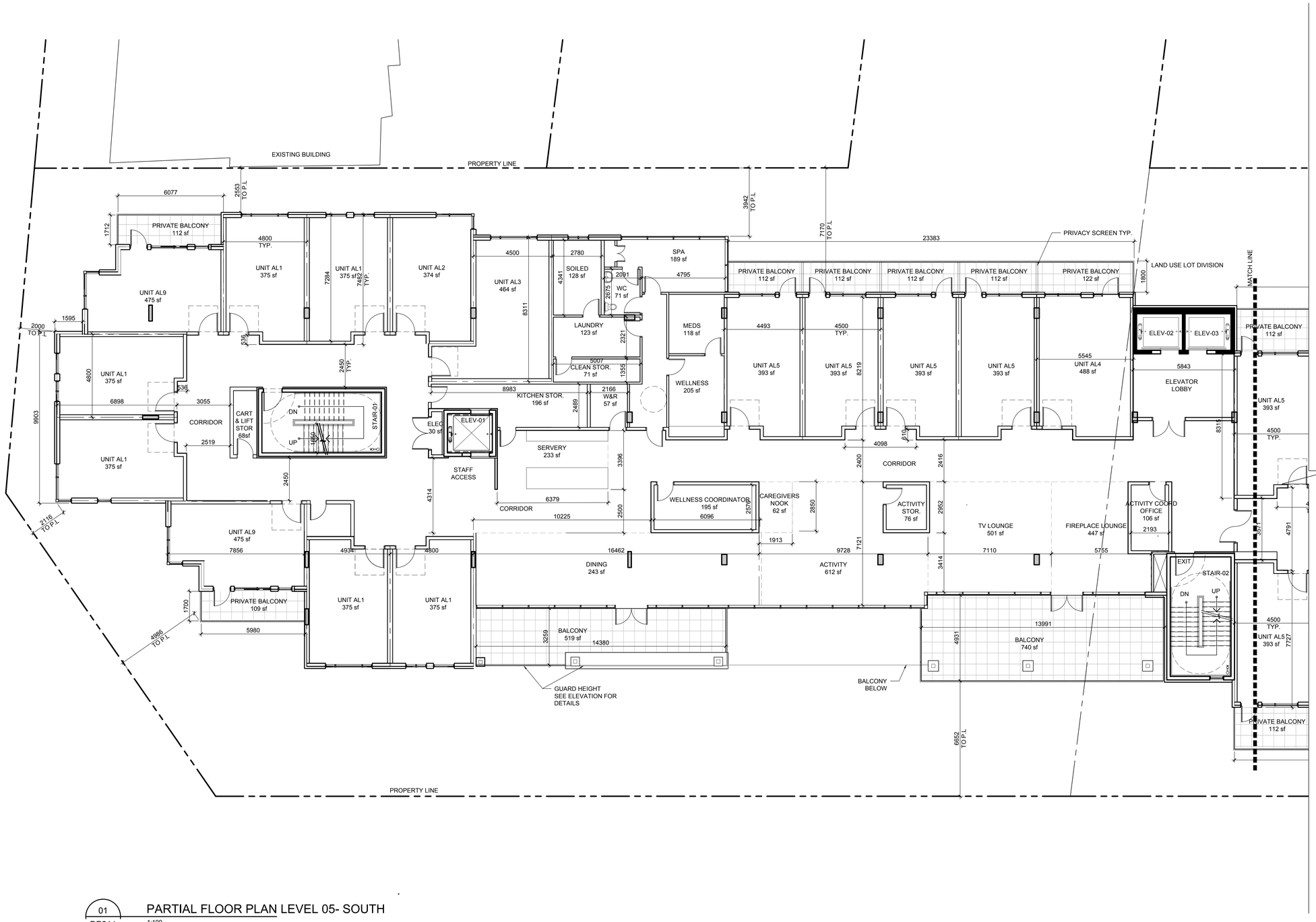
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP213

PLOT DATE: October 23, 2018 TIME: 2:56 PM 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

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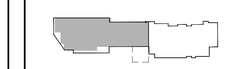
Project Component
Maison Victoria

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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norr.com

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A. Silvio Battistarena, Architect, AAA, B.Arch, MAIBC
Adrian Todella, 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
PARTIAL FLOOR PLAN
LEVEL 05
SOUTH

North Arrow: TRUE NORTH

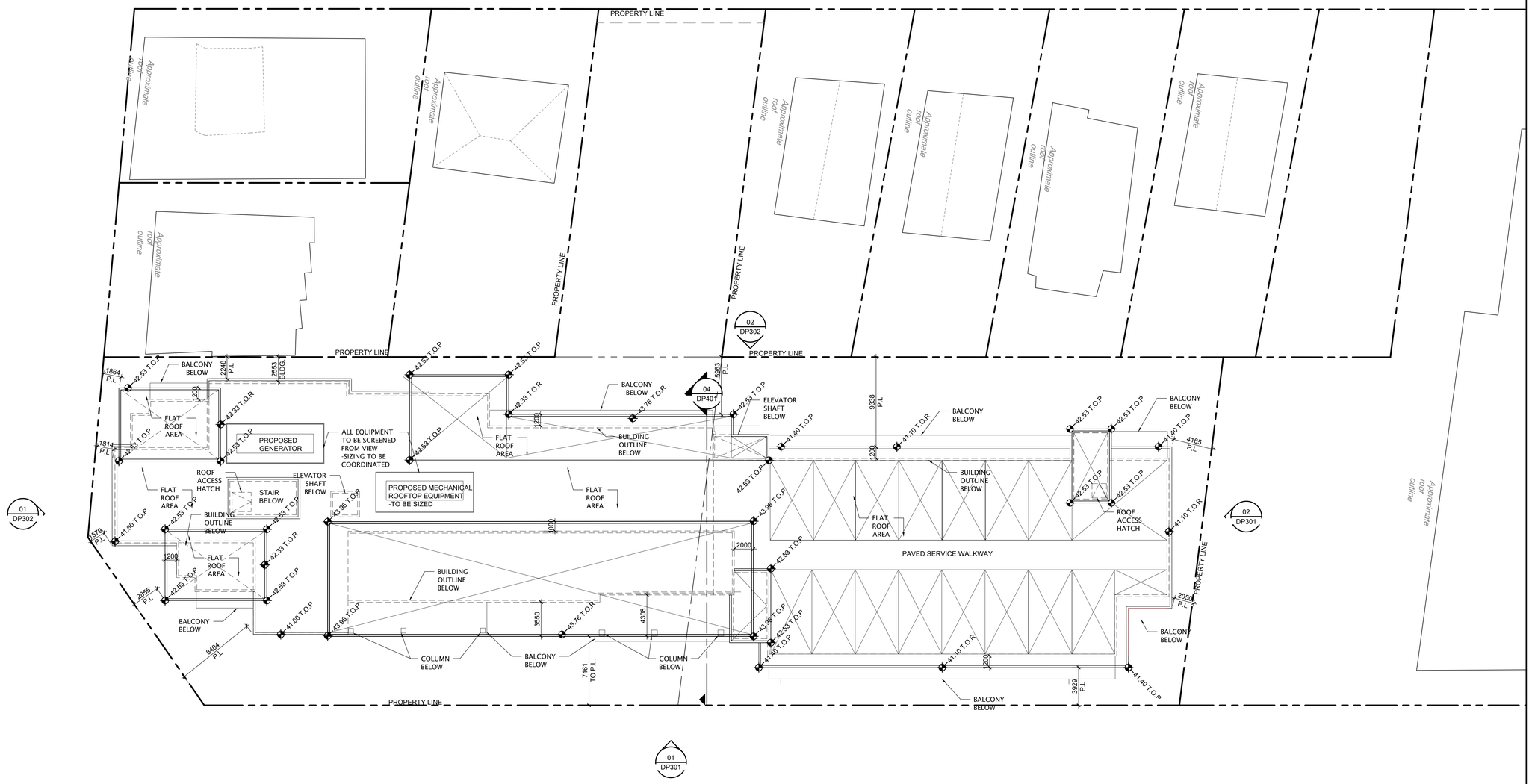
Detail Symbol: DETAIL# / SHEET #
Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP214

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



01 DP215 OVERALL ROOF PLAN
1:200

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

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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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Victor Smith, Architect, AAA, B.Arch, MAIBC
Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Battistessera, Architect, AAA, B.Arch, MAIBC
Adrian Tobiela, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
OVERALL ROOF PLAN

North Arrow
TRUE NORTH

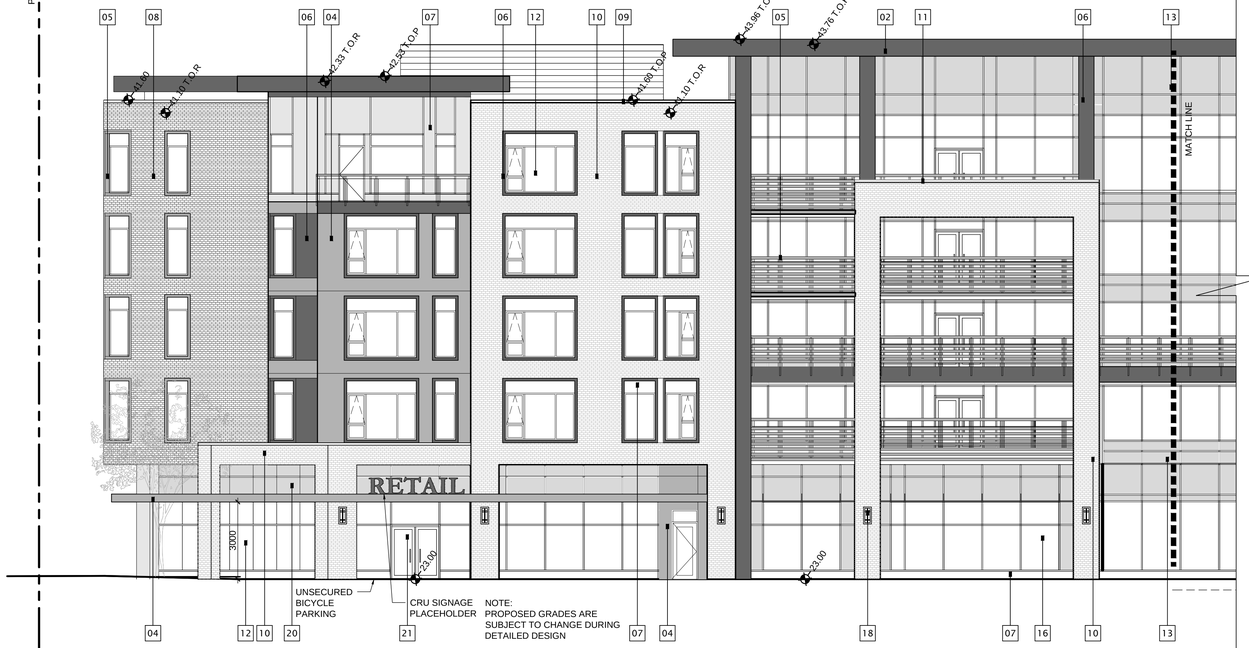
Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

Project No.
NCCA-17-0221

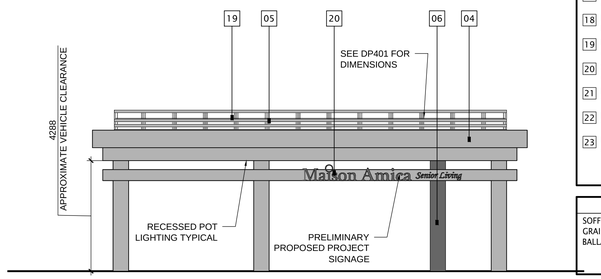
Drawing No.
DP215

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



02 DP301 PARTIAL EAST ELEVATION

1:100



03 DP301 ENTRY CANOPY DETAIL

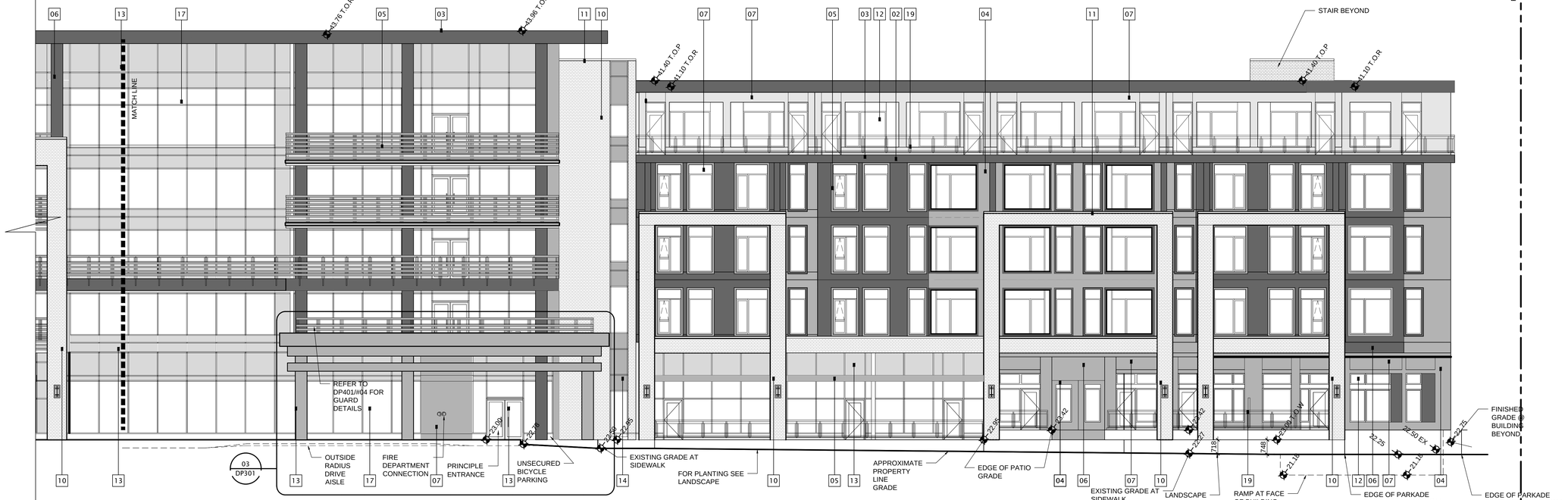
1:100

MATERIAL LEGEND

01	NOT USED
02	ALUMINUM FASCIA (COLOUR CHARCOAL)
03	PRE-FINISHED METAL FLASHING (COLOUR TO MATCH ADJACENT MATERIAL)
04	WOOD-LOOK PANEL (COLOUR WALNUT BROWN)
05	WOOD-LOOK ACCENT TRIMS, SLATS (COLOUR TO MATCH #04)
06	METAL PANEL AND TRIMS (COLOUR CHARCOAL)
07	METAL PANEL AND TRIMS (COLOUR LIGHT GREY)
08	MASONRY BRICK (COLOUR CHARCOAL)
09	CONCRETE MASONRY CAP (COLOUR BROWN TO MATCH #04)
10	MASONRY BRICK (COLOUR LINEN)
11	CONCRETE MASONRY CAP (BEIGE)
12	PVC GLAZING SYSTEM w/ CLEAR ANODIZED WINDOW MULLIONS
13	GLAZING SYSTEM: SPANDREL PANEL (COLOUR TO MATCH ADJACENT GLAZING)
14	GLAZING SYSTEM: SPANDREL PANEL (COLOUR TO MATCH #06)
15	GLAZING SYSTEM: SPANDREL PANEL (COLOUR TO MATCH #04)
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: 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

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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
Poon Kwong Kwok, Architect, AIBNZ, AAA, B.Arch, MAIBC
Achille 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
EXTERIOR ELEVATIONS
EAST ELEVATION
ENTRY CANOPY DETAILS & SIGNAGE

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

Project No.
NCCA-17-0221

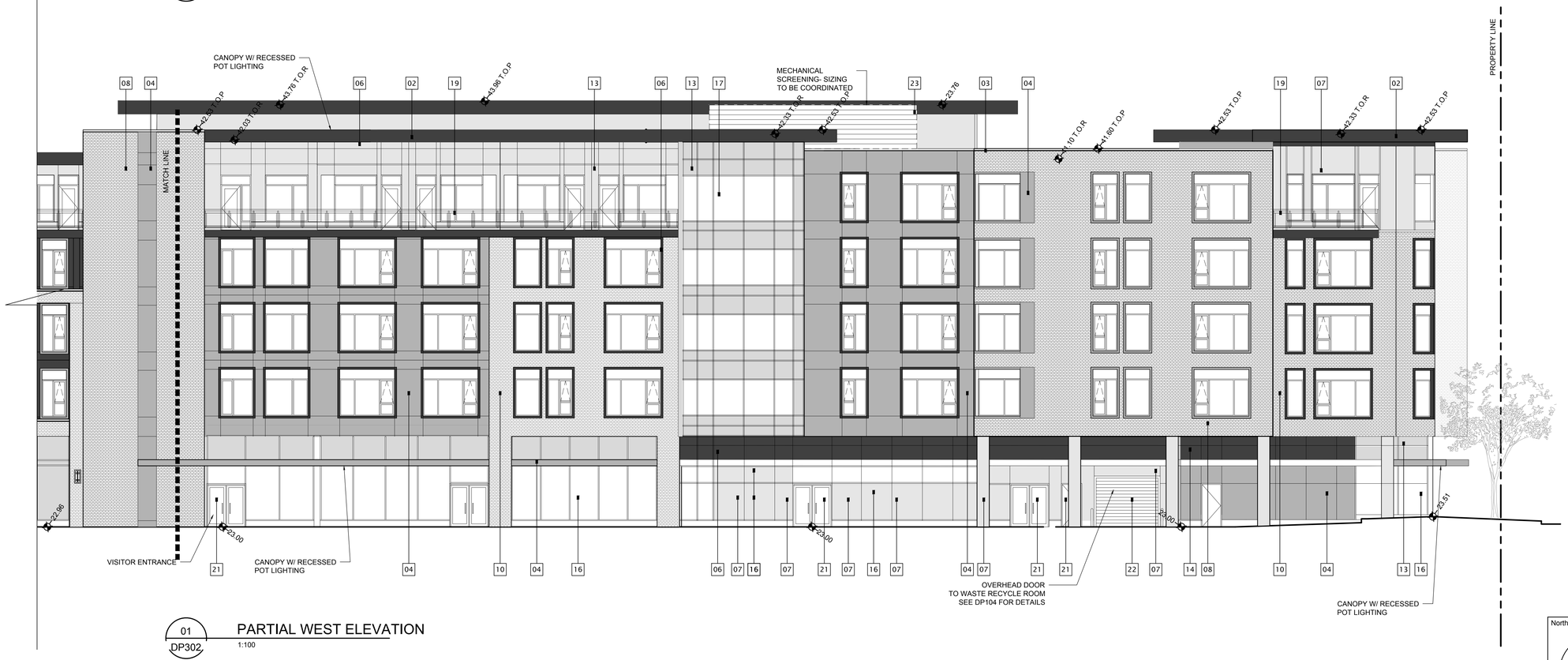
Drawing No.
DP301

PLOT DATE: October 23, 2018 TIME: 6:50 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PRODSHEETS\DP301.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



02 DP302 PARTIAL WEST ELEVATION

1:100



01 DP302 PARTIAL WEST ELEVATION

1:100

MATERIAL LEGEND

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

NOTES

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

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
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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Tedella, 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

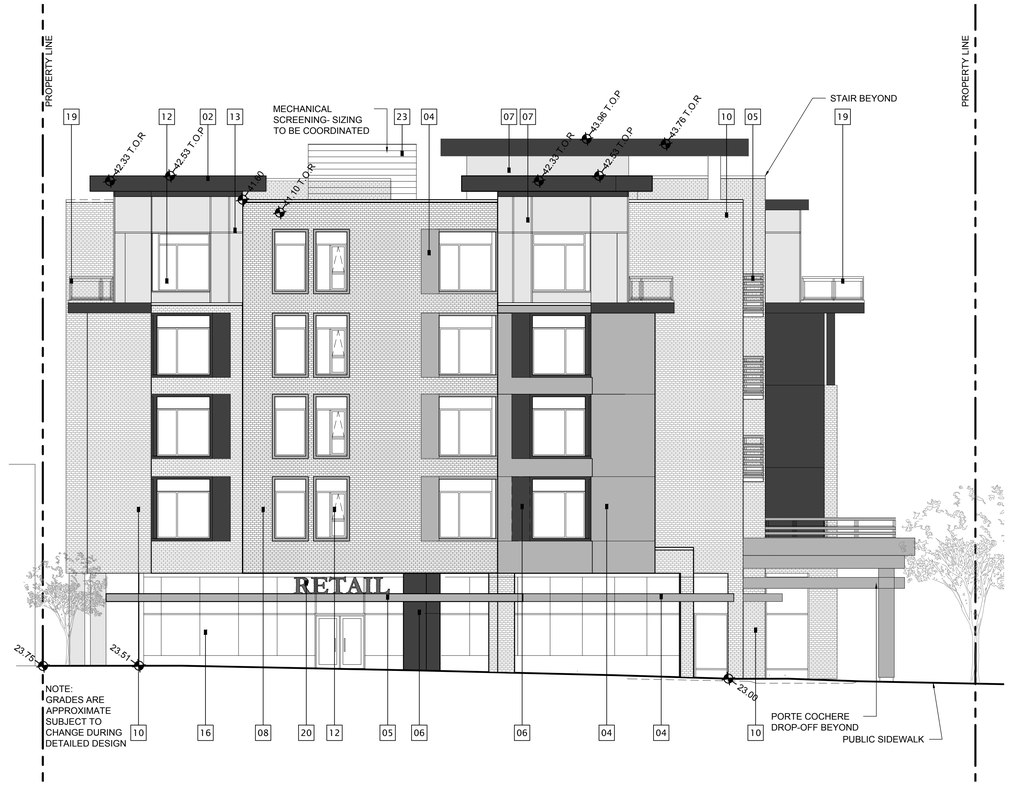
PLOT DATE: October 23, 2018 TIME: 6:51 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP302.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



02 DP303

NORTH ELEVATION

1:100



01 DP303

SOUTH ELEVATION

1:100

MATERIAL LEGEND

01	NOT USED
02	ALUMINUM FASCIA (COLOUR CHARCOAL)
03	PRE-FINISHED METAL FLASHING (COLOUR TO MATCH ADJACENT MATERIAL)
04	WOOD-LOOK PANEL (COLOUR WALNUT BROWN)
05	WOOD-LOOK ACCENT TRIMS, SLATS (COLOUR TO MATCH #04)
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NOTES

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

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

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
norr.com
NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian 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
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: October 23, 2018 TIME: 6:51 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP303.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01 DP304 OVERALL SITE CONTEXT ELEVATION SOUTH

1:200 APPROXIMATE



03 DP304 OVERALL SITE CONTEXT ELEVATION- EAST

1:200 APPROXIMATE

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

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

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

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Project Component
Maison Victoria

Keyplan

Consultants
Civil: McElhanney Consulting Services Ltd.
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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 Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Tobella, 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

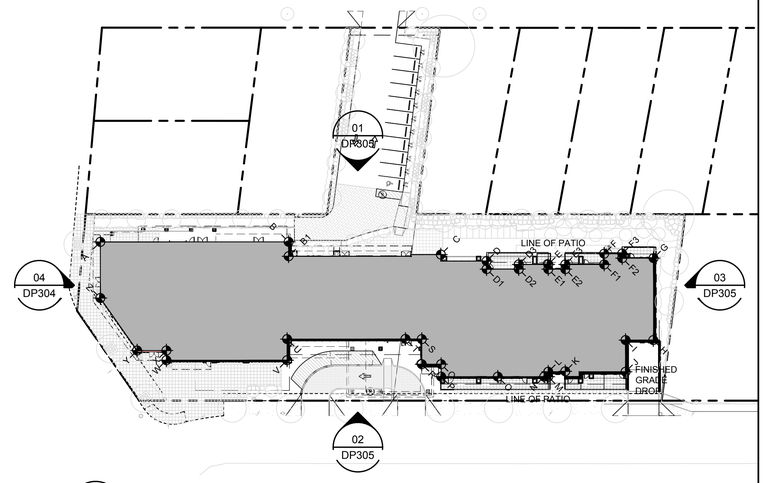
PLOT DATE: October 23, 2018 TIME: 2:57 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP304.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



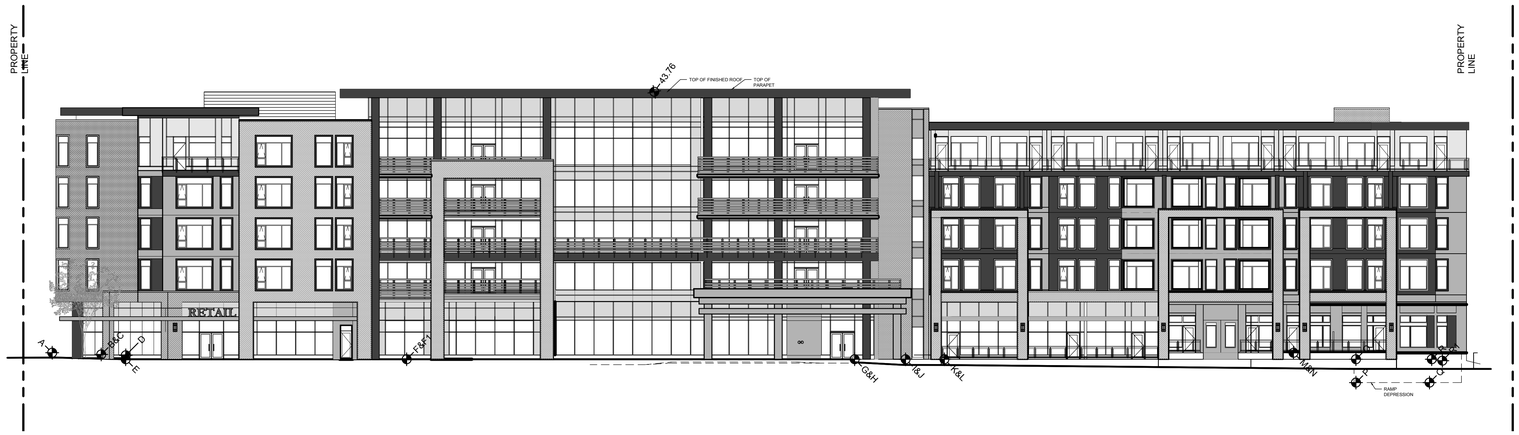
03 DP305 NORTH ELEVATION
1:200



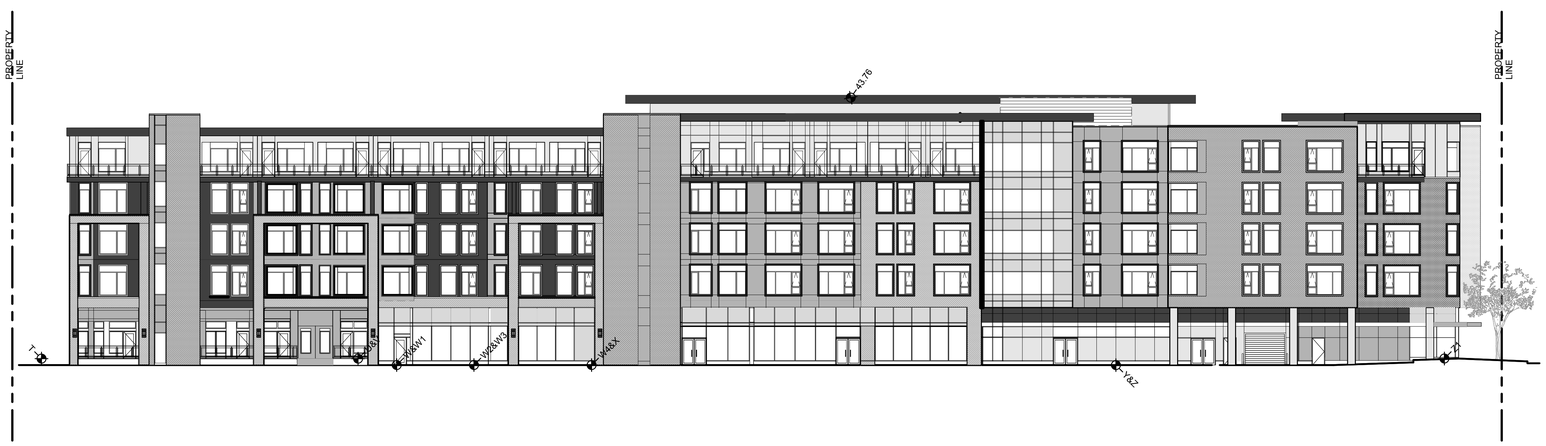
04 DP305 SOUTH ELEVATION
1:200



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
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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,
Calgary, AB Canada T2G 4Y5
norr.com
NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
Provn McKenzie Architects (Alberta) Inc. Provn McKenzie Holdings Inc.
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Victor Smith, Architect, AAA, B.Arch, MAIBC
Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Barbaseanra, Architect, AAA, B.Arch, MAIBC
Adrien Todella, P.Eng., APEGA
Chris Pai, P.Eng., APEGA

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

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

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

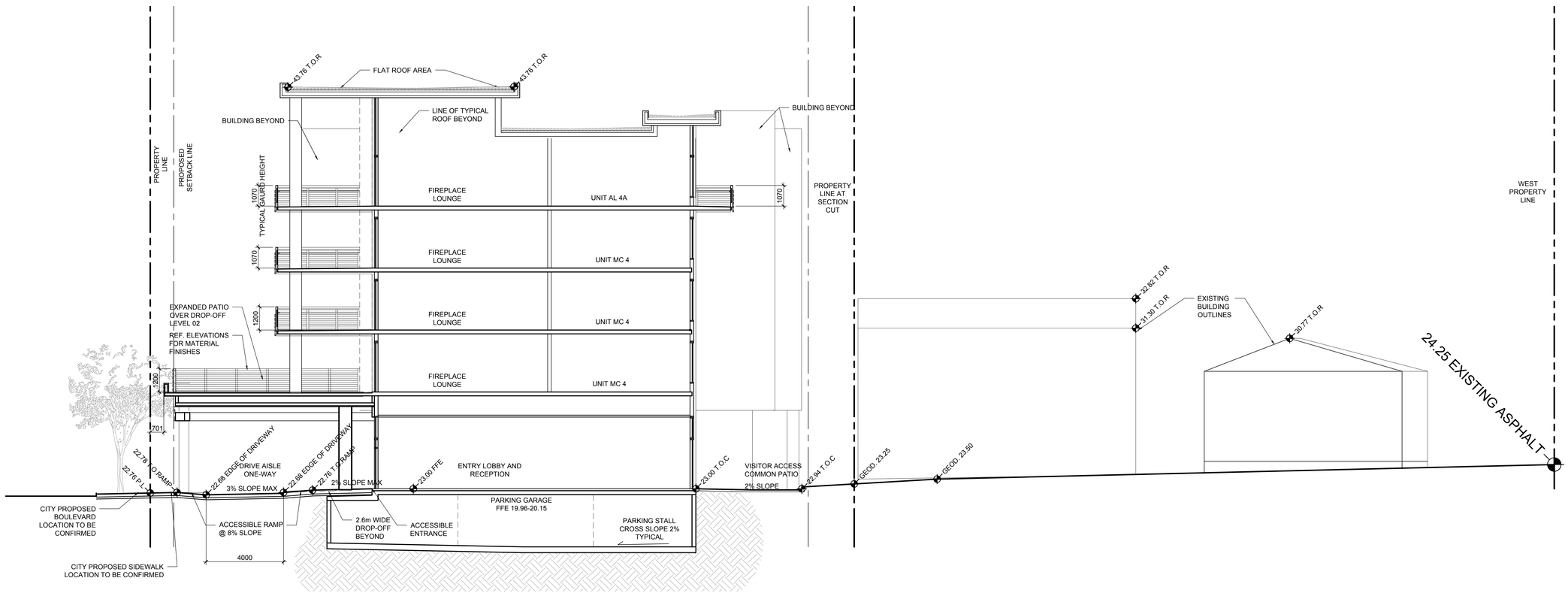
Drawing Title
BUILDING ELEVATIONS
AVERAGE GRADE
CALCULATIONS

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

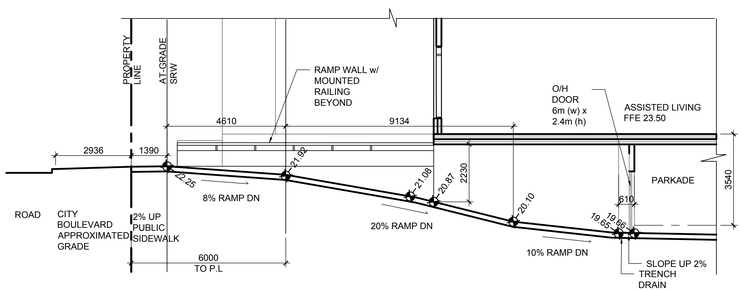
Project No.
NCCA-17-0221

Drawing No.
DP305

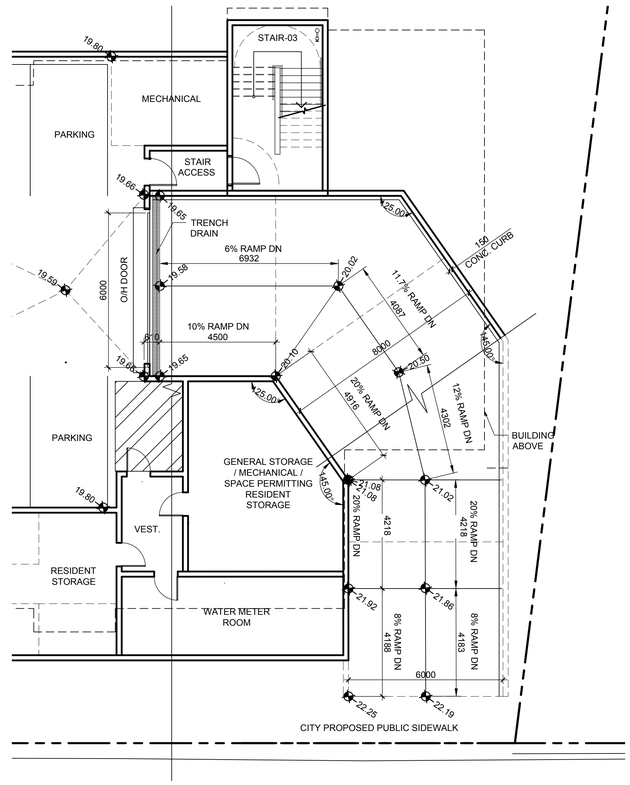
PLOT DATE: October 23, 2018 TIME: 2:58 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP305.DWG PLOTSTYLE TABLE: P:\MA-STD-100.ctb



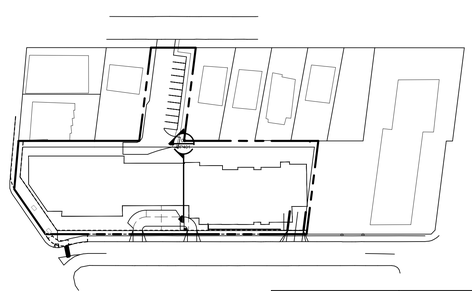
04 DP401 — CROSS SECTION PROFILE PLAN
1:100



01 DP401 — PARKADE RAMP SECTION
1:100



02 DP401 — PARKADE RAMP PLAN
1:100



03 DP401 — CROSS SECTION KEY PLAN
1:1000

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
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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
CROSS SECTION PLAN
BUILDING SECTION

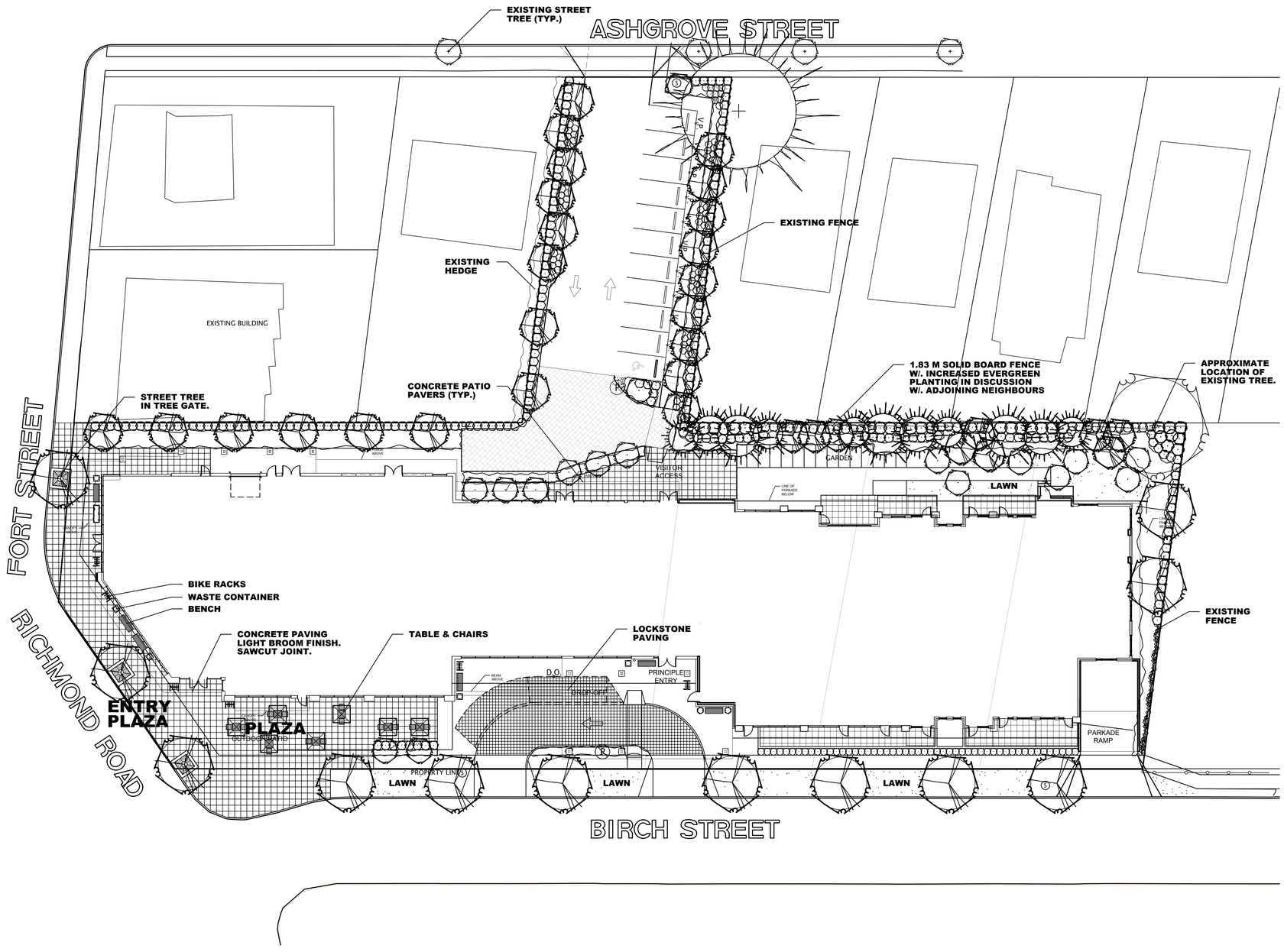
North Arrow: TRUE NORTH
Detail Symbol: DETAIL# / SHEET #
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP401

PLOT DATE: October 23, 2018 TIME: 2:53 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP401.DWG PLOTSYLE TABLE: PMA-STD-100.ctb



LEGEND

MEDIUM DECIDUOUS TREE TO BE A SELECTION OF: RED MAPLE, TREMBLING ASPEN, LIQUIDAMBAR, HEDGE MAPLE, KATSURA TREE; SIZE: 6.0 CM CAL., 4.5-5.5 M HT.; APPROXIMATE NO. - 11

SMALL DECIDUOUS TREE TO BE A SELECTION OF: JAPANESE MAPLE, AMUR MAPLE, PINK DOGWOOD, KOUSA DOGWOOD, SIZE 2.5 M HT.; APPROXIMATE NO. - 16

COLUMNAR DECIDUOUS TREE TO BE A SELECTION OF: COLUMNAR GOLD MAPLE, COLUMNAR RED MAPLE; SIZE: 6.0 CM CAL., 4.5-5.5 M HT.; APPROXIMATE NO. - 09

CONIFEROUS TREE TO BE A SELECTION OF: DOUGLAS FIR, HEMLOCK ; ; SIZE 2.5, 3.0, M HT.; APPROXIMATE NO. - 11

MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA (DEC), STAGHORN SUMAC (DEC), SIZE: 1.5 M. HT.; APPROXIMATE NO. - 18

LARGE SHRUB TO BE A SELECTION OF: GLOSSY ABELIA (BL), PIERIS (BL), RHODODENDRON (BL), MEXICAN ORANGE (BL), DECIDUOUS AZALEA (DEC), COTONEASTER (BL), 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
05/17/18	DEVELOPMENT PERMIT	
10/10/18	RESUBMISSION FOR DP	

Lombard North Group

LOMBARD NORTH GROUP (BC) INC.
#30 CRAIGFLOWER STREET, VICTORIA, BC, V9A 2E1
TELEPHONE: (250) 386-3338 FAX: (250) 386-4132
EMAIL: lombard@shaw.ca

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Project Component: Maison Victoria

Keyplan

Consultants

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

Seal(s)

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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Adrian Tadeda, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title

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

Project No.: NCCA-17-0221

Drawing No.

PLOT DATE: October 10, 2018 TIME: 4:19 PM FULL PATH AND FILENAME: //VOLUMES/PROJECTS-1/MAISON VICTORIA/MV S1R7R4.DWG PLOTSTYLE TABLE: LOMBARD 0.ctb

NEW 7.0m TYPE B DRIVEWAY LETDOWN AS PER CoV STD. DWG. SD C7b

MAINTAIN EXISTING CATCH BASIN

ASHGROVE STREET

MAINTAIN EXISTING HYDRO POLE

NMC
1.2m BOULEVARD
1.5m SIDEWALK

ABD. W 100ø CI

EX. S 200ø VC

EX. W 150ø DI

EX. D 200ø VC

EX. D 250ø VC

ABD. G 458

PARCEL A
LOT 34
PLAN 257

LOT 36
PLAN 257

PARCEL A
LOT 35
PLAN 257

1.5m SIDEWALK

PARCEL A
LOT 38
PLAN 257

PLAN VIS5007

PARCEL A
PLAN 257

PARCEL B
PLAN 257

LOT 41
PLAN 257

LOT A
PLAN 20756

LETDOWNS

FORT STREET

EX. C 150ø W
EX. D 300ø VC

EX. W 300ø CI

EX. D 375ø VC

EX. S 200ø VC

EX. D 114ø SS

EX. W 150ø DI

ABD. W 100ø CI

ABD. G 114ø

RAISE EXISTING JUNCTION BOX TO PROPOSED SIDEWALK GRADE AS REQUIRED

NEW SIDEWALK LETDOWN AS PER CoV STD. DWG. SD C9a

ROAD PAINT MARKINGS TO BE REINSTATED (TYP)

RELOCATE EXISTING JUNCTION BOX TO PROPOSED SIDEWALK

RELOCATE CATCH BASIN TO PROPOSED GUTTERLINE

RELOCATE EXISTING JUNCTION BOX TO PROPOSED SIDEWALK

RELOCATE EXISTING RIGHT TURN SIGN TO PROPOSED SIDEWALK

RELOCATE EXISTING HYDRO POLE AND STREET LIGHT TO PROPOSED CURB

NEW SIDEWALK LETDOWN AS PER CoV STD. DWG. SD C9a

RICHMOND ROAD

NMC

SRW

1.85m SRW

3.93m SIDEWALK

MAINTAIN EXISTING TRAFFIC SIGNAL

PROPOSED TREE IN GRATE. SEE LANDSCAPE DRAWINGS (TYP)

SEE LANDSCAPE DRAWINGS FOR DETAILS.

4.05m SRW

4.7m SIDEWALK

3.5m TURN LANE

2.0m BIKE LANE

3.0m LANE (EX)

3.0m LANE (EX)

APPROXIMATE EXTENTS OF BUILDING ABOVE

APPROXIMATE EXTENTS OF PARKADE

PROPOSED BUILDING
SENIORS LIVING FACILITY
MFE: 23.00m
(SEE ARCHITECTURAL)

PROPOSED BUILDING
SENIORS INDEPENDENT LIVING
MFE: 23.50m
(SEE ARCHITECTURAL)

FIRE DEPARTMENT CONNECTION LOCATION (TO BE CONFIRMED)

LETDOWNS

DROP OFF AREA. SEE LANDSCAPE DRAWINGS FOR FINISH DETAILS

EXISTING DRAIN TO BE REMOVED

EXISTING PAD MOUNTED TRANSFORMER (SEE ELECTRICAL)

EXISTING HEDGE/SHRUBS TO BE REMOVED. SEE LANDSCAPE DRAWINGS FOR DETAILS.

EXISTING DRAIN TO BE REMOVED

NEW 6.0m TYPE A DRIVEWAY LETDOWN AS PER CoV STD. DWG. SD C7a

RELOCATE EXISTING HYDRO POLE AND STREET LIGHT NORTH TO AVOID PROPOSED DRIVEWAY

5.40

5.40

1.5m SIDEWALK

3.0m BOULEVARD

NMC

SRW

EX PL

EX. G 165ø DRYPIPE

EX. W 150ø PVC

EX. S 200ø VC

EX. D 200ø VC

NEW 5.4m TYPE A DRIVEWAY LETDOWN AS PER CoV STD. DWG. SD C7a

SAWCUT AND TIE TO EXISTING ASPHALT

NEW 600mm WIDE WHITE THERMOPLASTIC STOP BAR (TYP)

MAINTAIN EXISTING HYDRO POLE AND STREET LIGHT

RELOCATE EXISTING STOP SIGN TO EDGE OF CURB OUTSIDE OF LETDOWN

RELOCATE EXISTING PARKING SIGN OUTSIDE OF DRIVEWAY

SEE LANDSCAPE DRAWINGS FOR PROPOSED TREE DETAILS (TYP)

EXISTING CATCH BASIN TO BE REINSTATED (TYP)

BIRCH STREET

WOOD FENCE

CHAIN LINK FENCE

GARDEN
(SEE LANDSCAPE)

ASCOTA TREE

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 11, 2018

ISSUED FOR DEVELOPMENT PERMIT

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

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

1:250 0 5 15m

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MON No. ISA 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

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

NO.	DATE	BY	REVISIONS
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 1

APPROVING AUTHORITY FILE NO.

DRAWING NO. 18-035-DP

P:\18-035 MAISON SENIOR LIVING\10.0 DRAWINGS\18-035 DP.DWG 10/10/2018 11:36 AM 18-035-DP (NO CLOUDS)