





Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
February 20, 2019

ITEM 1: UPDATED BUILDING RENDERING
REFLECTING AMENDED CORNER
ARCHITECTURE



VIEW FACING WEST

NORR

2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
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NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

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Adrian Todella, P.Eng., APEGGA
Chris Pal, P.Eng., APEGGA

MAISON VICTORIA SENIORS

1900 RICHMOND RD
VICTORIA, B.C

FEBRUARY 15, 2019
NORR JOB NO: NCCA-17-0221

REVISED DEVELOPMENT PERMIT

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

ARCHITECTURE	LANDSCAPE	CIVIL
DP000 PROJECT COVER SHEET DP001 SURVEY PLAN DP101 SITE CONTEXT AND SHADOW STUDY DP102 3D VIEWS DP103 SITE PLAN AND PROJECT INFORMATION TABLES DP104 SITE CIRCULATION, WASTE RECYCLING DETAILS	L001 LANDSCAPE PLAN DP301 EXTERIOR ELEVATIONS DP302 EXTERIOR ELEVATIONS DP303 EXTERIOR ELEVATIONS DP304 EXTERIOR ELEVATION SITE CONTEXT DP305 EXTERIOR ELEVATIONS AVERAGE GRADE CALCULATION DP401 BUILDING AND SITE SECTIONS	18-035-DP CONCEPTUAL SERVICING PLAN
DP200 OVERALL PARKADE PLAN DP201 PARTIAL PARKADE PLAN DP202 PARTIAL PARKADE PLAN DP203 OVERALL FLOOR PLAN LEVEL 01 DP204 PARTIAL FLOOR PLAN LEVEL 01 DP205 PARTIAL FLOOR PLAN LEVEL 01 DP206 OVERALL FLOOR PLAN LEVEL 02 DP207 PARTIAL FLOOR PLAN LEVEL 02 DP208 PARTIAL FLOOR PLAN LEVEL 02 DP209 OVERALL FLOOR PLAN LEVEL 03 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		

PLOT DATE: February 14, 2019, TIME: 10:31 AM, FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\50-DELIV\ARCHL PRODSHEETS\DP101.DWG, PLOTS\VIEW TABLE: PMA-STD-100.cdb



10 EXISTING SITE PHOTO FROM SOUTHWEST
DP101 NTS



07 EXISTING SITE PHOTO FROM SOUTHEAST
DP101 NTS



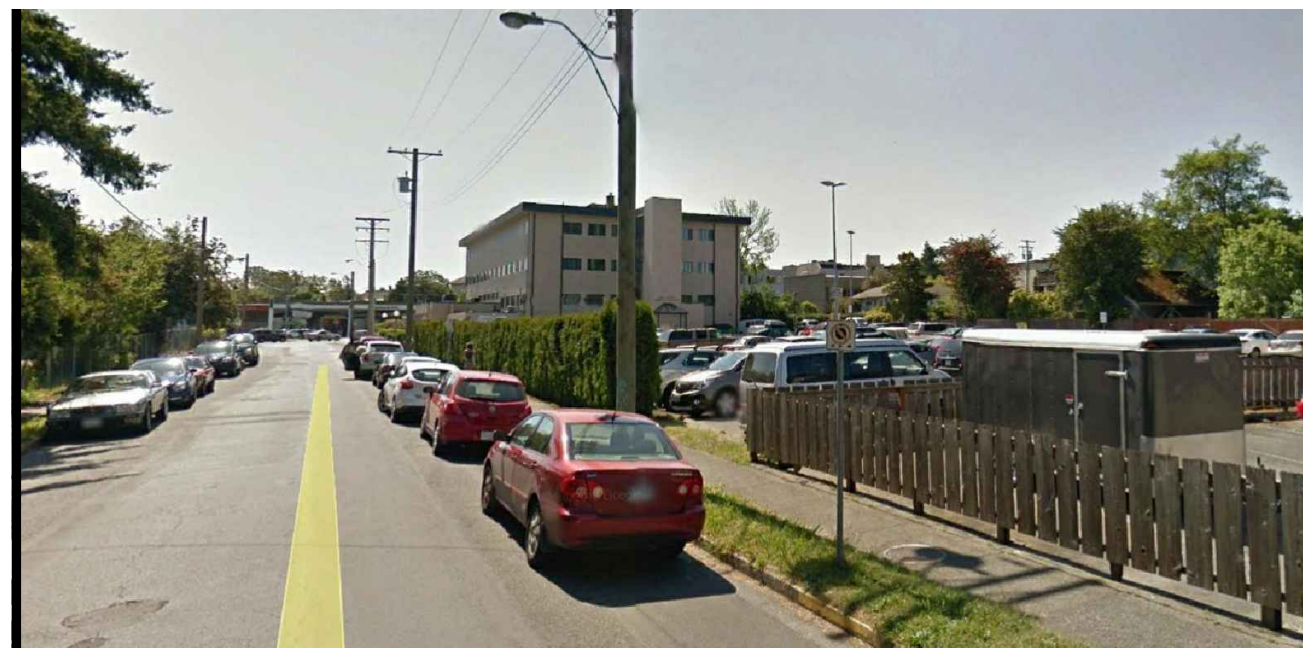
04 SPRING EQUINOX SHADOW STUDY 10:00 AM
DP101 NTS



01 SUMMER SOLSTICE SHADOW STUDY 10:00 AM
DP101 NTS



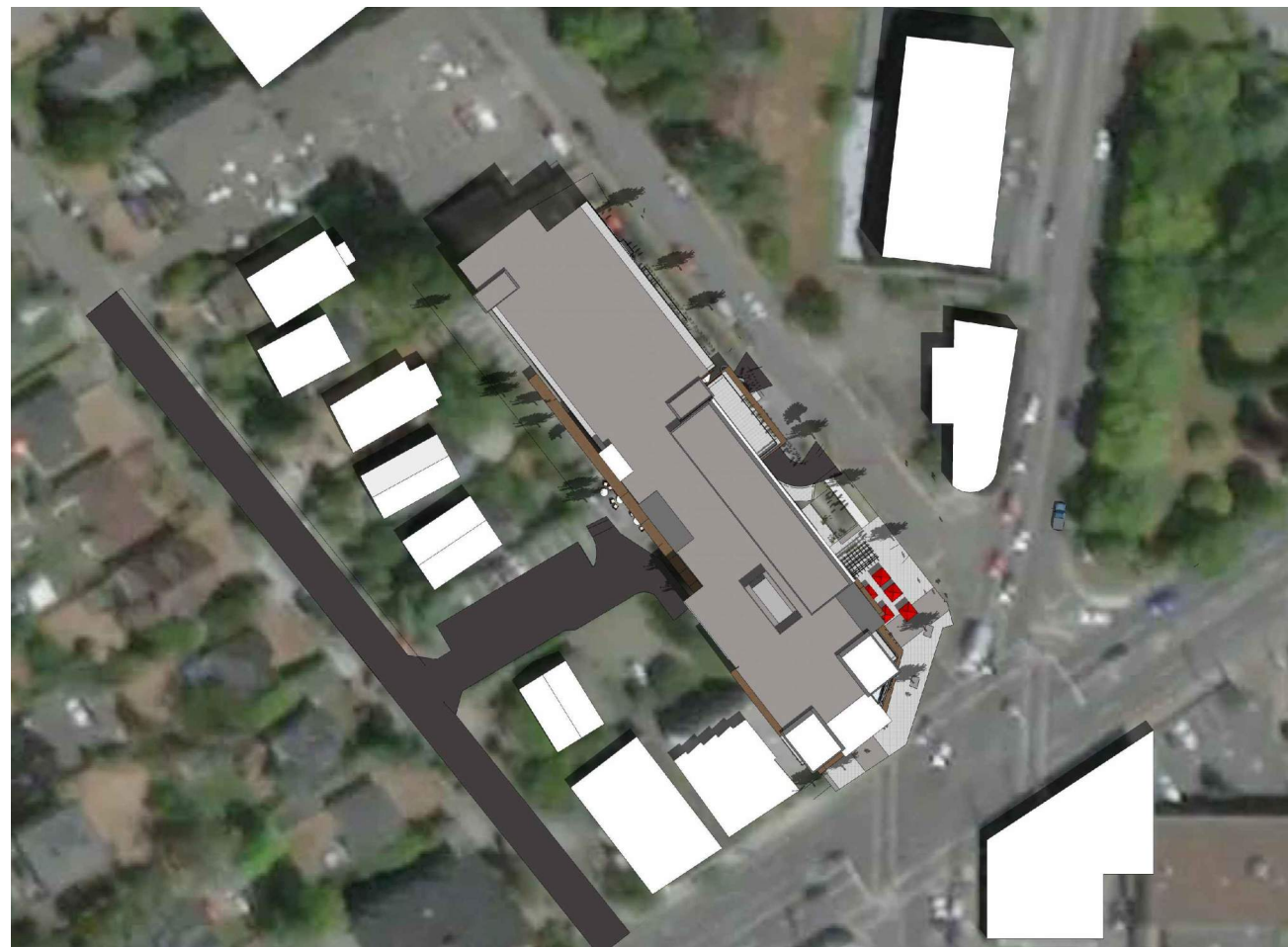
11 SITE ZONING KEY PLAN
DP101 NTS



08 EXISTING SITE PHOTO FROM NORTHEAST
DP101 NTS



05 SPRING EQUINOX SHADOW STUDY 12:00 PM
DP101 NTS



02 SUMMER SOLSTICE SHADOW STUDY 12:00 PM
DP101 NTS



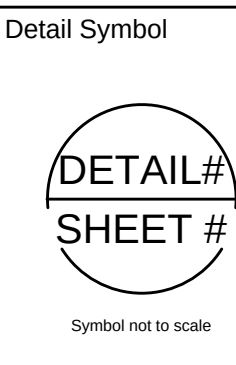
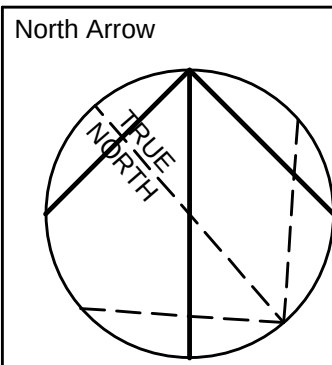
09 EXISTING SITE PHOTO FROM WEST
DP101 NTS



06 SPRING EQUINOX SHADOW STUDY 2:00 PM
DP101 NTS



03 SUMMER SOLSTICE SHADOW STUDY 2:00 PM
DP101 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

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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 ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

These individuals are members of the Professional Engineers and Architects Associations of the Province of Alberta and the City of Calgary.

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

Project Manager C.Abercrombie	Drawn C.Clark
Project Leader C.Clark	Checked C.Abercrombie
Client MILLIKEN REAL ESTATE CORPORATION #100-2489 BELLEVUE AVE WEST VANCOUVER, B.C V7V 1E1	
Project MAISON VICTORIA 1900 RICHMOND RD VICTORIA, B.C V8R 4R2	
Drawing Title SITE CONTEXT ZONING PLAN EXISTING SITE CONTEXT PROPOSAL SHADOW STUDIES	
Check Scale (may be photo reduced) 0 10mm	
Project No. NCCA-17-0221	
Drawing No. DP101	

PLOT DATE: February 15, 2019, TIME: 11:34 AM, FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\50-DELIVARCHL_PROD\SHEETS\DP102.DWG, PLOTS\VIEW TABLE: PMA-STD-100.cbr



03
DP102
VIEW FACING NORTH
NTS

ITEM 2: UPDATED BUILDING RENDERING
REFLECTING ADDED SECONDARY
ENTRANCE CANOPY



04
DP102
PERSPECTIVE FACING EAST
NTS

ITEM 1: UPDATED BUILDING RENDERING
REFLECTING AMENDED CORNER
ARCHITECTURE

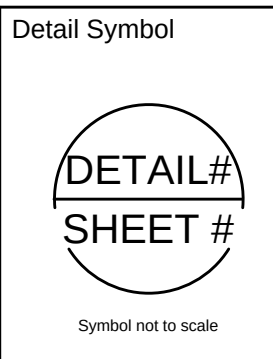
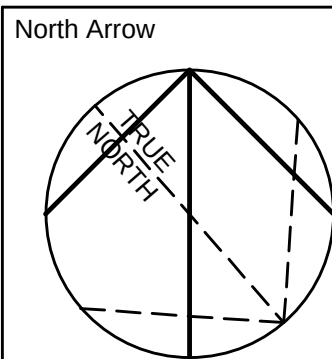


01
DP102
PERSPECTIVE FACING NORTHWEST
NTS

ITEM 1: UPDATED BUILDING RENDERING
REFLECTING AMENDED CORNER
ARCHITECTURE



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

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

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

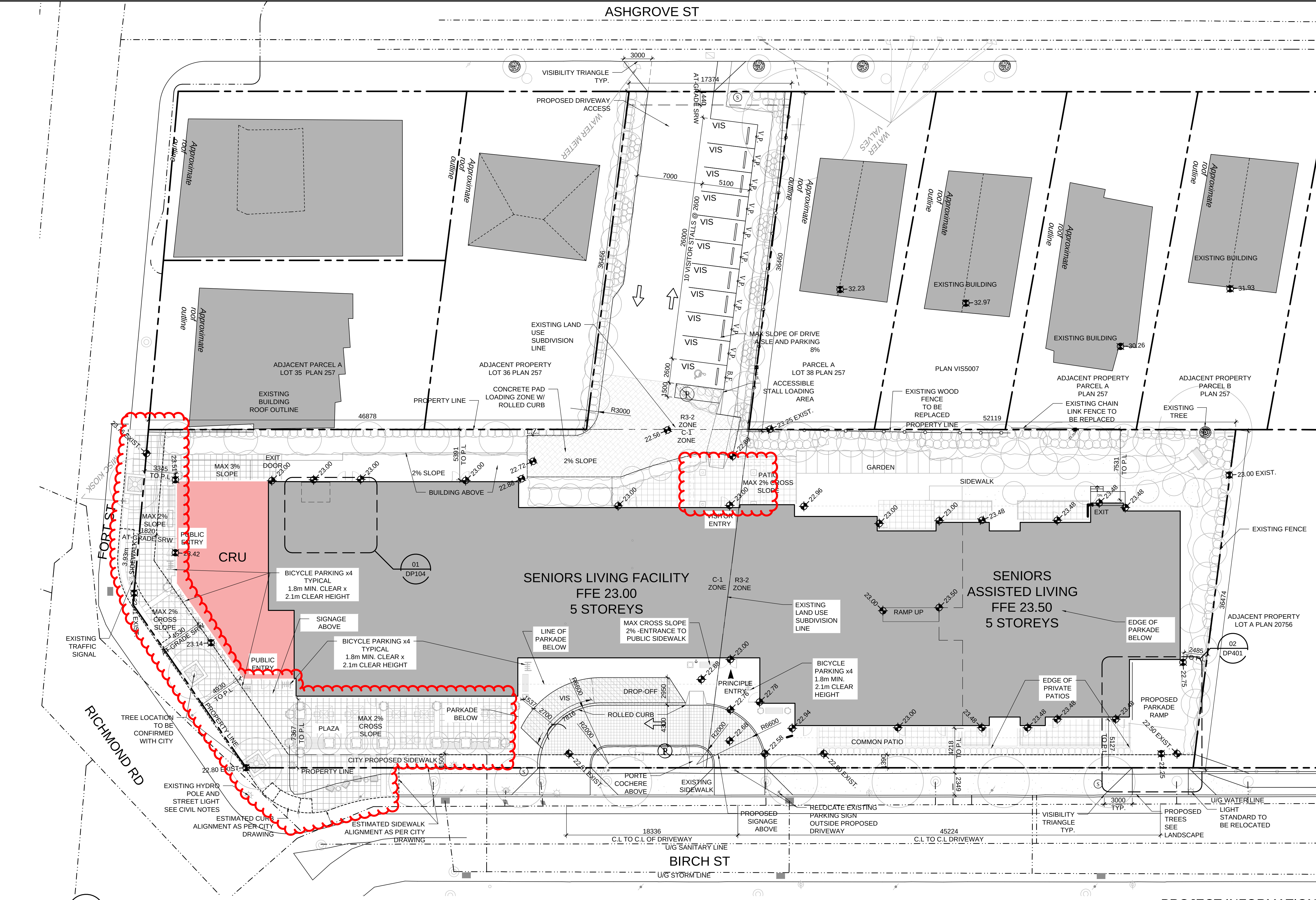
Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

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

Drawing Title
AERIAL IMAGERY
3D VIEWS

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

PLOT DATE: February 15, 2019, TIME: 11:37 AM, FULL PATH AND FILENAME: P:\NCA17-0221-MAISON VICTORIA\04\DELIV\ARCH_P\PRODSHEETS\DP103.DWG, PLOTS\VIEW TABLE_PMA-STD-100.dch



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)	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

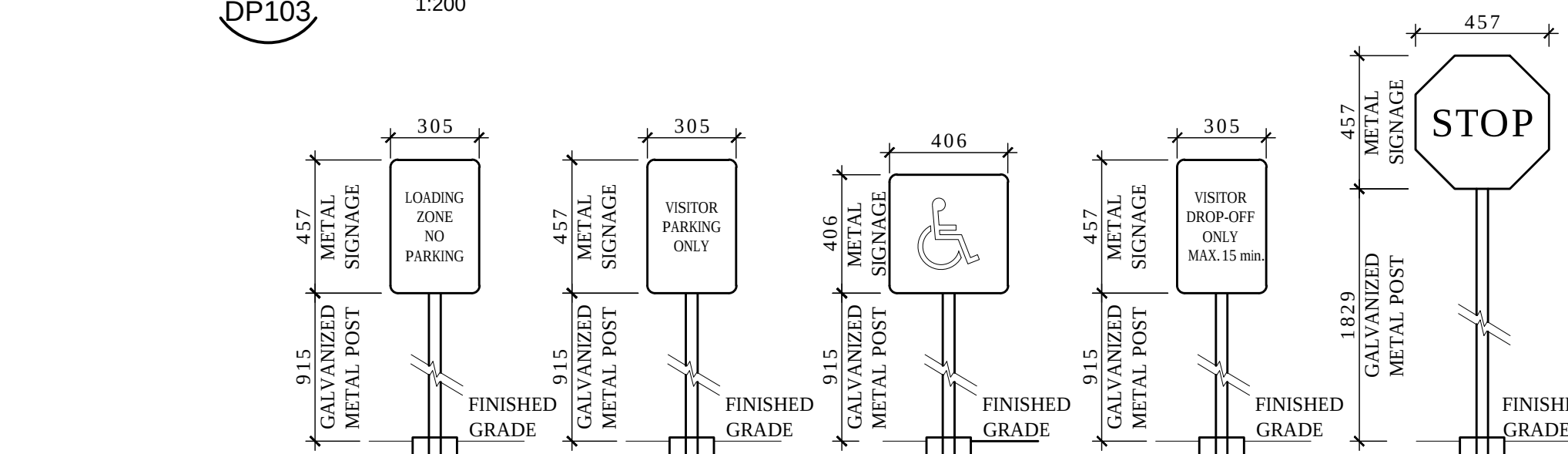
PROJECT INFORMATION TABLE - R3-2 SITE	
Zone (existing)	R3-2
Proposed Zone "new zone"	"New Zone"
Site Area (sm)	2514.9
Total Floor Area (sm)	4880.0
Commercial Floor Area (sm)	190
Floor Space Ratio	1.94
Site Coverage (%)	39.43%
Open Site Space (%)	51.10%
Height of Building (m)	20.64
Number of Storeys	5
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)

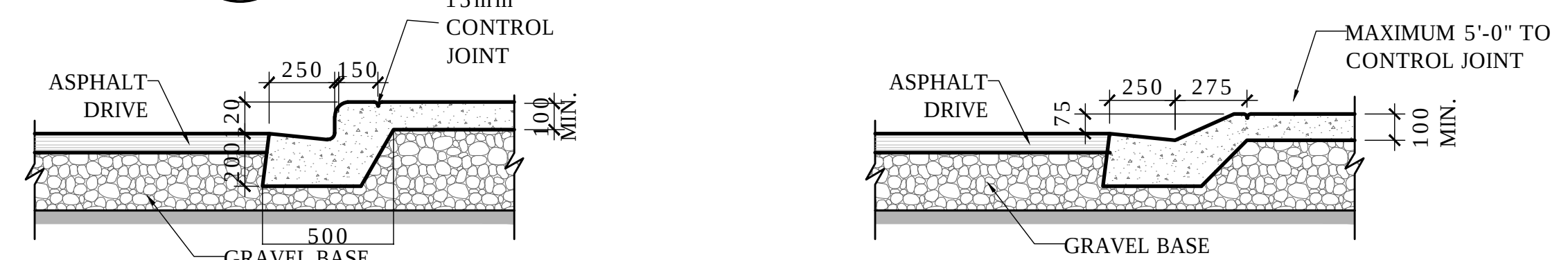
Note: Open Site Space Percentage excludes areas below roof projections, parking areas, driveways and balconies.	
Note: Site Coverage includes main building footprint, raised private patios, and exit stair. Exclusions are overhangs above main level, and covered landscape or driveways	
General Notes	
All exterior site lighting to meet City of Victoria Standards.	
For proposed location of exterior lighting see building elevations. Sizing is for reference only. Actual sizes and dimensions to be confirmed once specified.	
Curb alignments along Birch Street, Richmond and Fort Street are estimated for design reference only, to be confirmed by the City	
Site Signage for Reference purposes.	
Lot width measured based on survey property lines.	
Dimensions between exterior faces of the building and the property line are for reference only. Actual sizes and dimensions to be confirmed once exterior material sizes specified.	
Total floor areas have been calculated to City of Victoria Bylaw 2018 (18-072) definition, measured to inside face of main building exterior wall, including elevator cores	

PROJECT INFORMATION TABLES	
05	SITE PLAN 1:200
06	PROJECT INFORMATION TABLES DP103

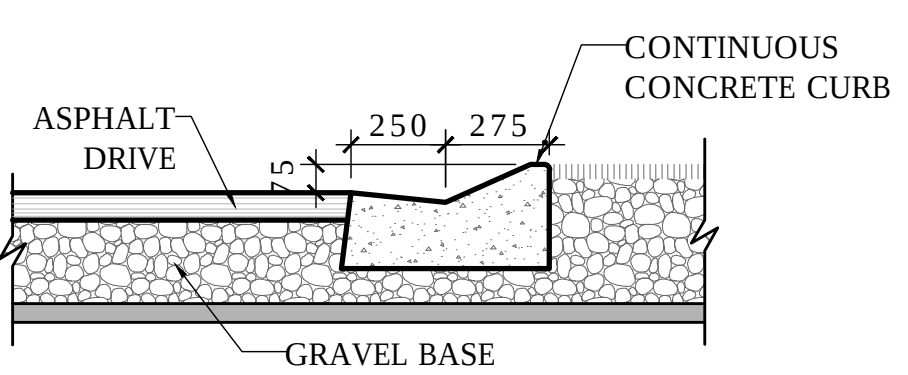
ITEM 3: SITE PLAN UPDATE REFLECTING ADDED SECONDARY ENTRANCE CANOPY AND REVISED LANDSCAPING ON CORNER



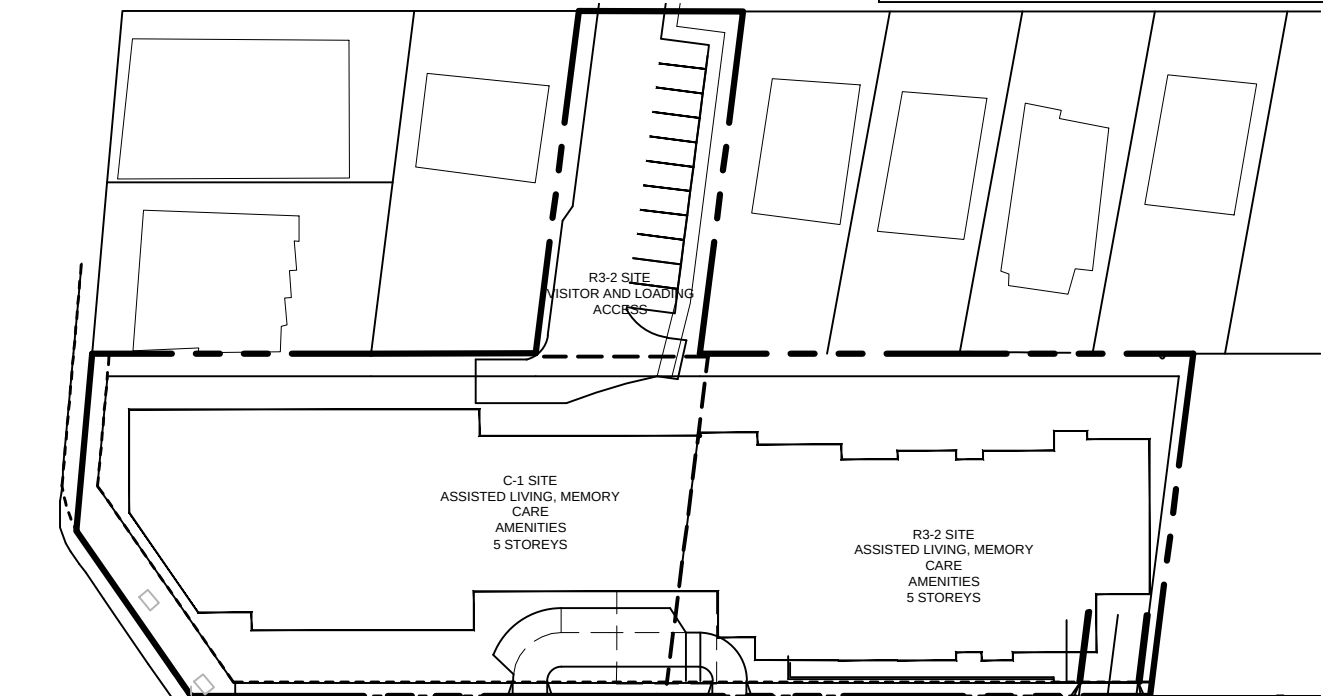
04 SITE SIGNAGE DETAILS
DP103



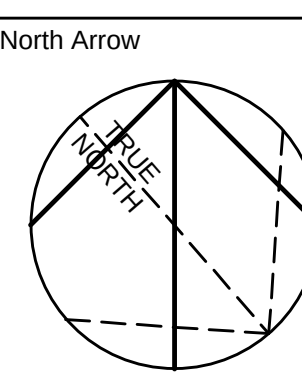
01 STANDARD CURB DETAILS
DP103



02 WHEEL STOP DETAIL
DP103



03 CURRENT ZONING KEY PLAN
DP103



DATE	ISSUED FOR	REV
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2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component	Maison Victoria
Keyplan	

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

Seal(s)

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Calgary, AB Canada T2G 4Y5
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A. Steve Baskerville, ARCHITECT, AIA, B. Arch, M.Arch.
Adam Tisdale, P. Eng., A.P.E.G.A.
Chris Fries, P. Eng., A.P.E.G.A.

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

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

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

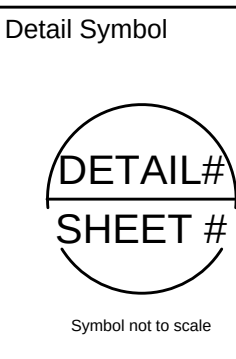
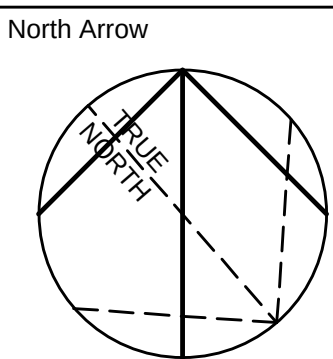
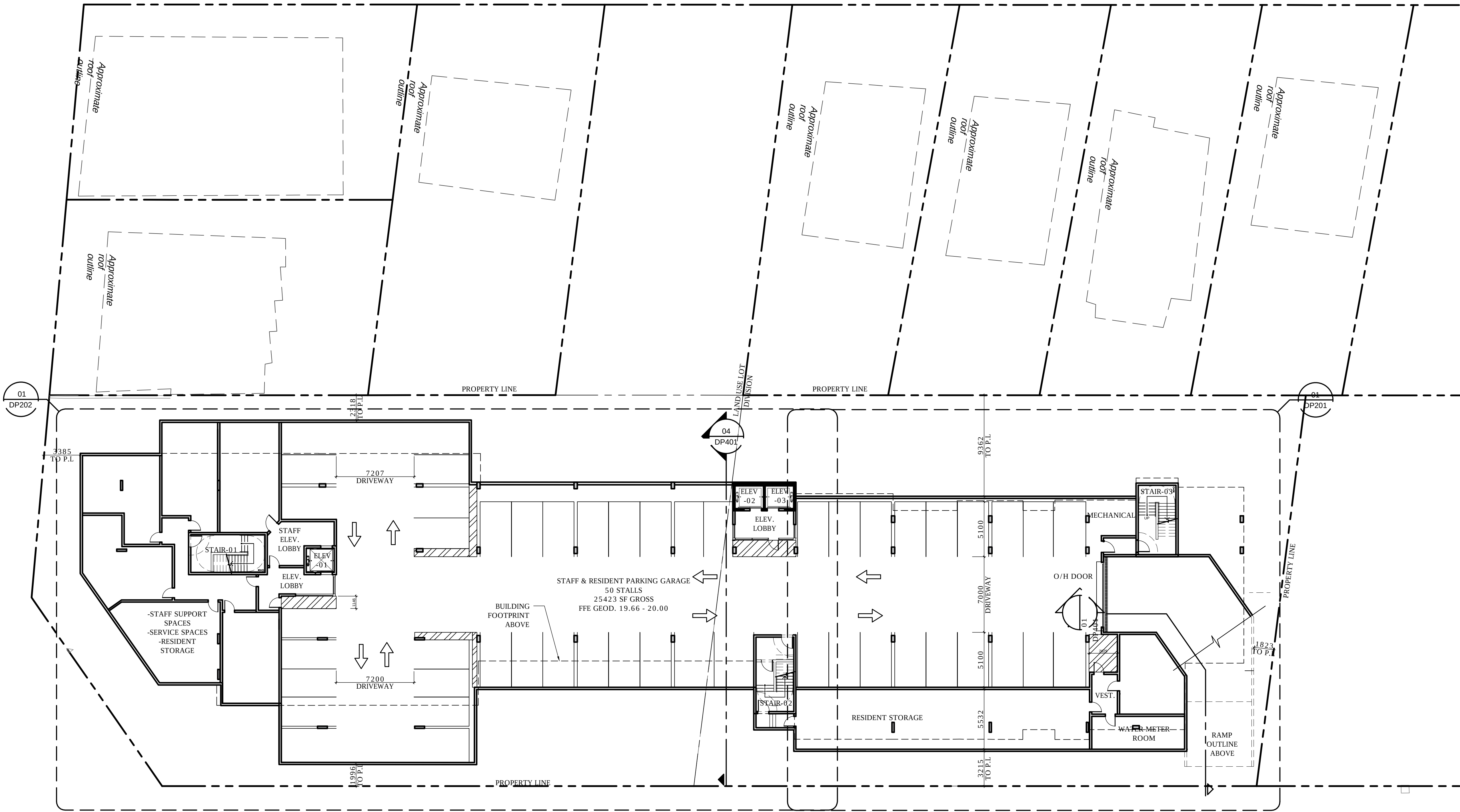
Drawing Title
SITE PLAN AND STATISTICS

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Project No.	NCCA-17-0221
Drawing No.	DP103

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01
DP200

FLOOR PLAN LEVEL P1
1:200



DATE	ISSUED FOR	REV
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2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

NORR

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

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

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

Drawing Title
**OVERALL FLOOR PLAN
LEVEL P01**

Check Scale (may be photo reduced)
0 10m

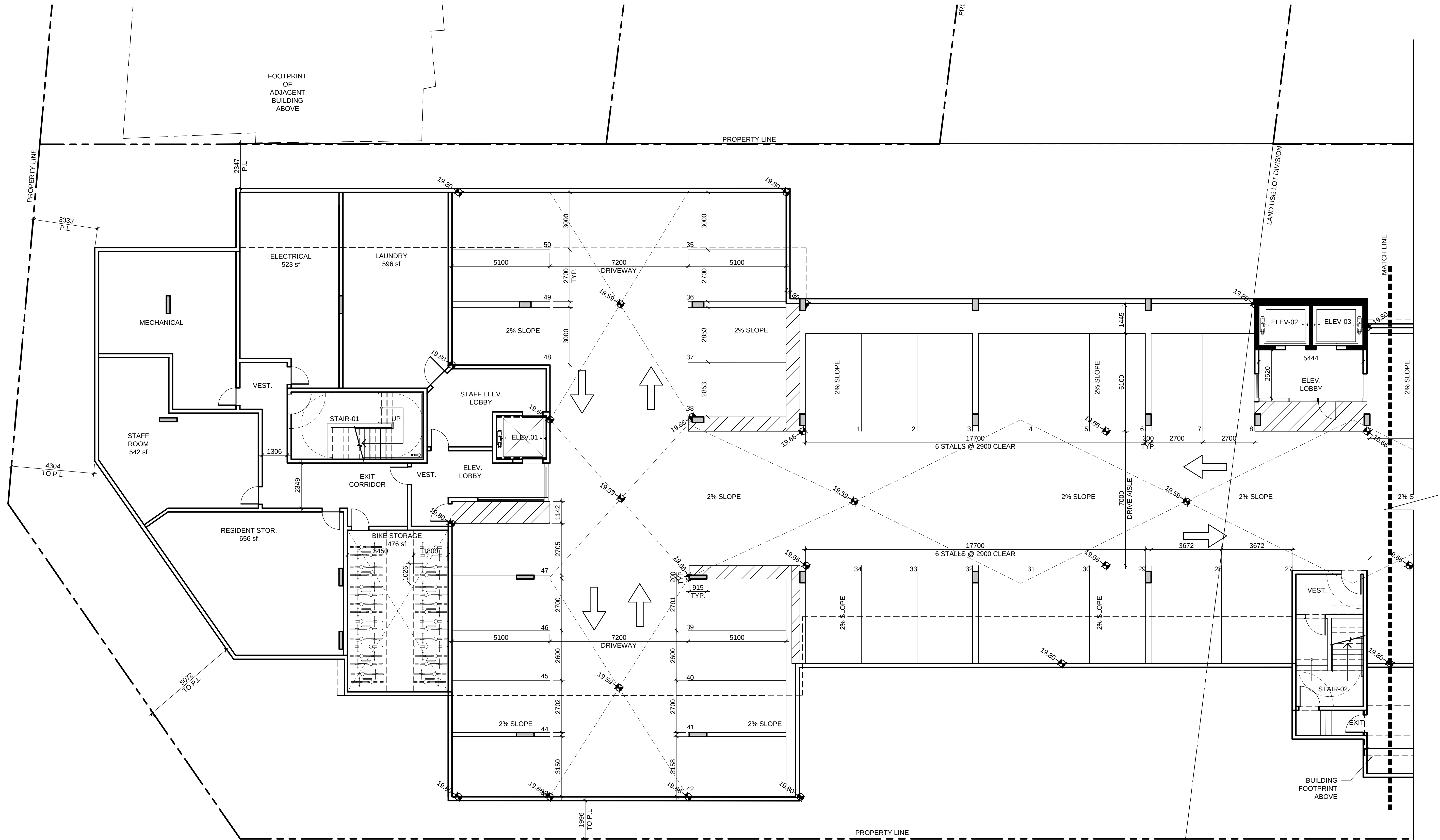
Project No.
NCCA-17-0221

Drawing No.
DP200



Project No.	NCCA-17-0221
Drawing No.	DP201

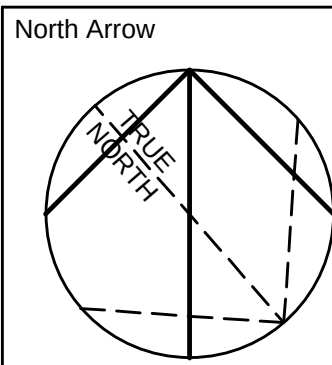
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01
DP202

PARTIAL FLOOR PLAN LEVEL P01- SOUTH

1:100



Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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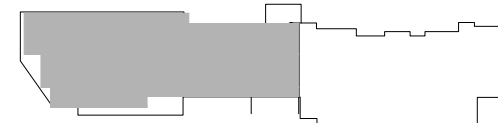
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Project Component

Maison Victoria

Keyplan



Consultants

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

Seal(s)

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Please Refer to the following website for the full list of the firm's members and their respective qualifications.

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Bruce G. McElhannay, Architect, AIA, M. Arch, M.Arch.
A. David Robinson, Architect, AIA, B. Arch, M.Arch.
Adam Tordella, P. Eng, A.P.E.G.A.
Chris King, P. Eng, A.P.E.G.A.

Project Manager

C.Abercrombie

Drawn

C.Clark

Project Leader

C.Clark

Checked

C.Abercrombie

Client

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

Project

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

Drawing Title

PARTIAL FLOOR PLAN
LEVEL P01
SOUTH

Check Scale (may be photo reduced)

0 10m

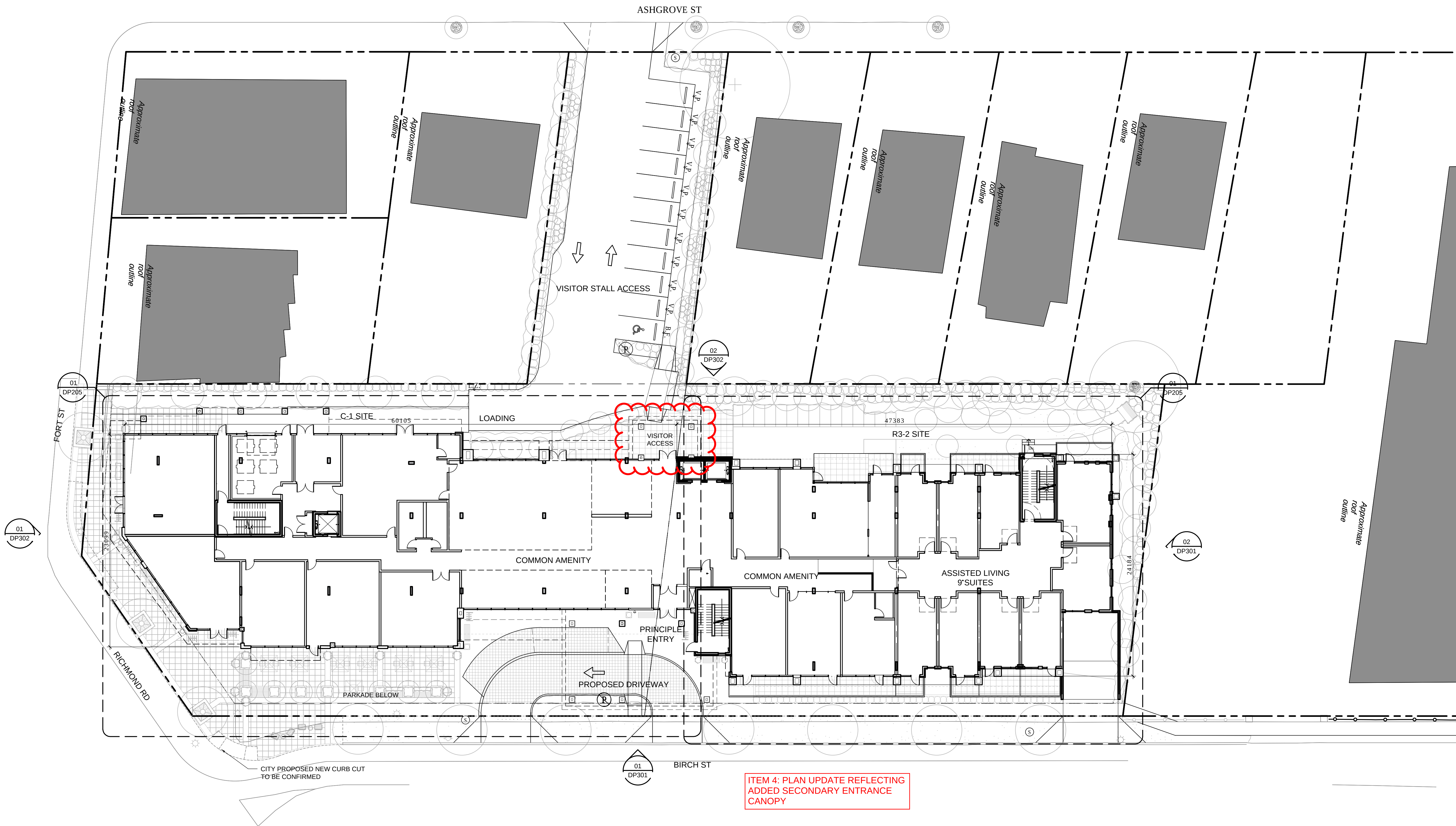
Project No.

NCCA-17-0221

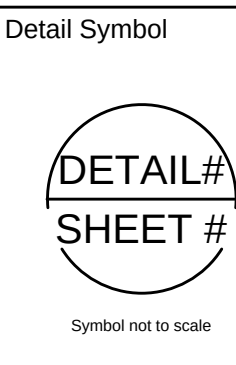
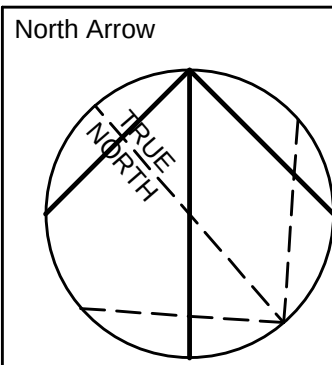
Drawing No.

DP202

PLOT DATE: February 15, 2019 TIME: 11:12 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\50-DELIVARCHL_PROD\SHEETS\DP203.DWG PLOTS\VIEW TABLE PMA-STD-100.dch



01 OVERALL FLOOR PLAN LEVEL 01
DP203 1:200



DATE	ISSUED FOR	REV
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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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NORR ARCHITECTS ENGINEERS PLANNERS
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Please reference Norr Architects Engineers Planners Inc. from hereon as Norr Architects Engineers Planners Inc. or Norr Architects Engineers Planners Inc. as the case may require.

Victor Smith, Architect, A.A.A., B.Arch, M.A.S.C.
Bruce G. McElhanney, Architect, A.A.A., M.Arch, M.A.S.C.
A. Steve Lombard, Architect, A.A.A., B.Arch, M.A.S.C.
Adam Tordella, P.Eng., A.P.E.G.A.
Chris King, P.Eng., A.P.E.G.A.

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

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

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

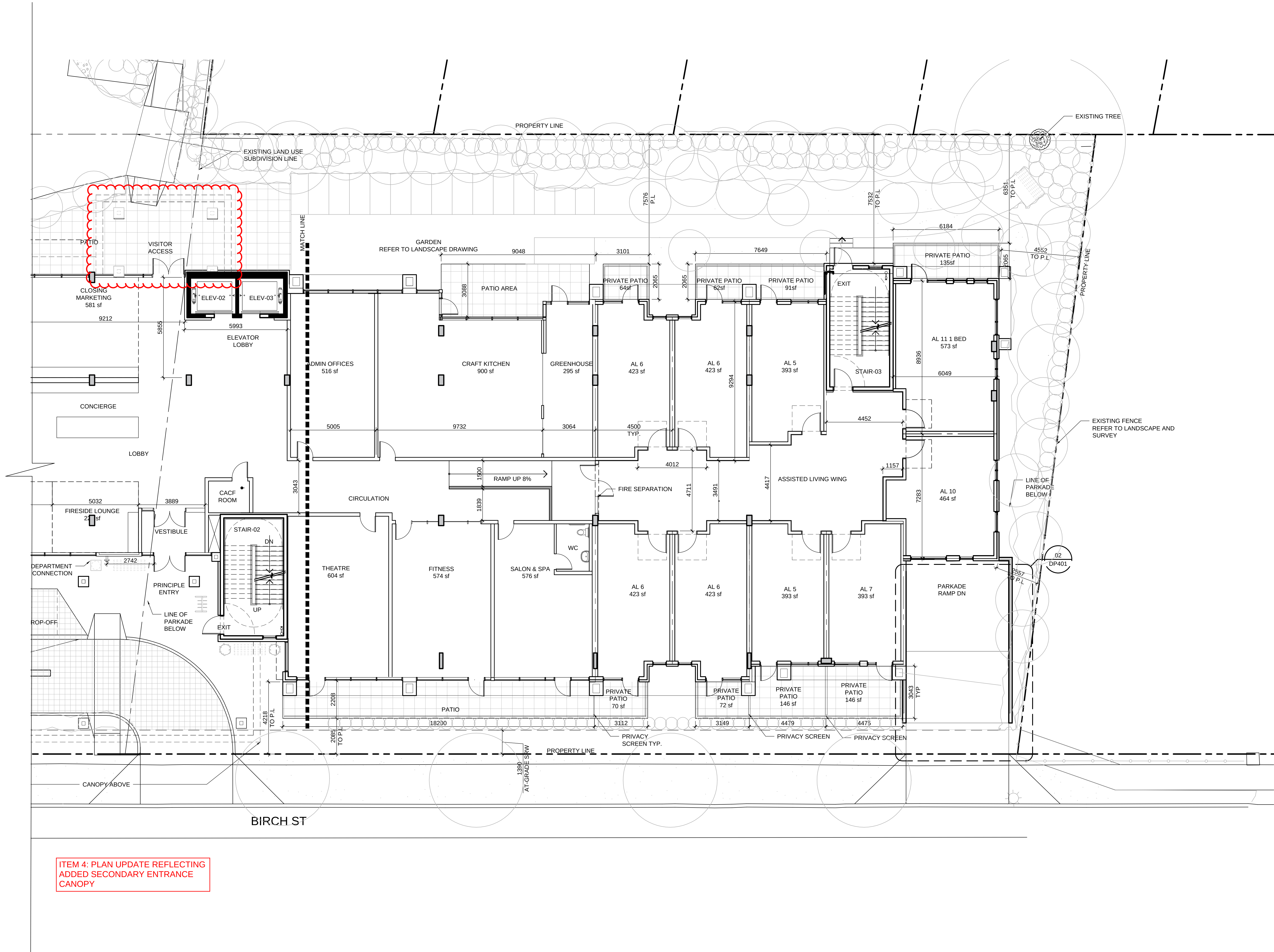
Drawing Title
OVERALL FLOOR PLAN LEVEL 01

Check Scale (may be photo reduced)
0 10m

Project No. NCCA-17-0221

Drawing No. DP203

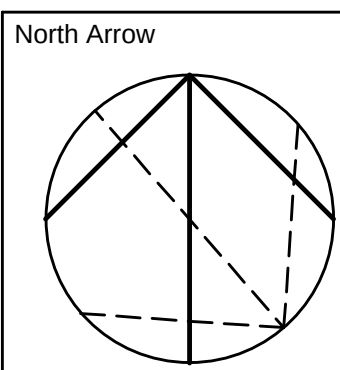
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ITEM 4: PLAN UPDATE REFLECTING
ADDED SECONDARY ENTRANCE
CANOPY

01
DP204

PARTIAL FLOOR PLAN LEVEL 01- NORTH
1:100



Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

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Project Component
Maison Victoria

Keyplan

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

Seal(s)

NORR

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A. David Lombard, Architect, A.A.A., B. Arch, M.A.S.C.
Adam Tordella, P. Eng., A.P.E.G.A.
Chris King, P. Eng., A.P.E.G.A.

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

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

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

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

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

Project No.
NCCA-17-0221

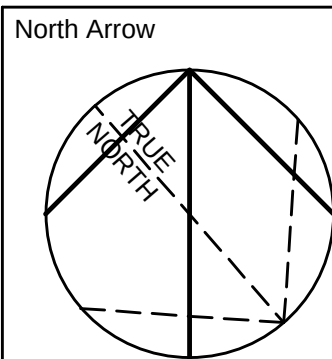
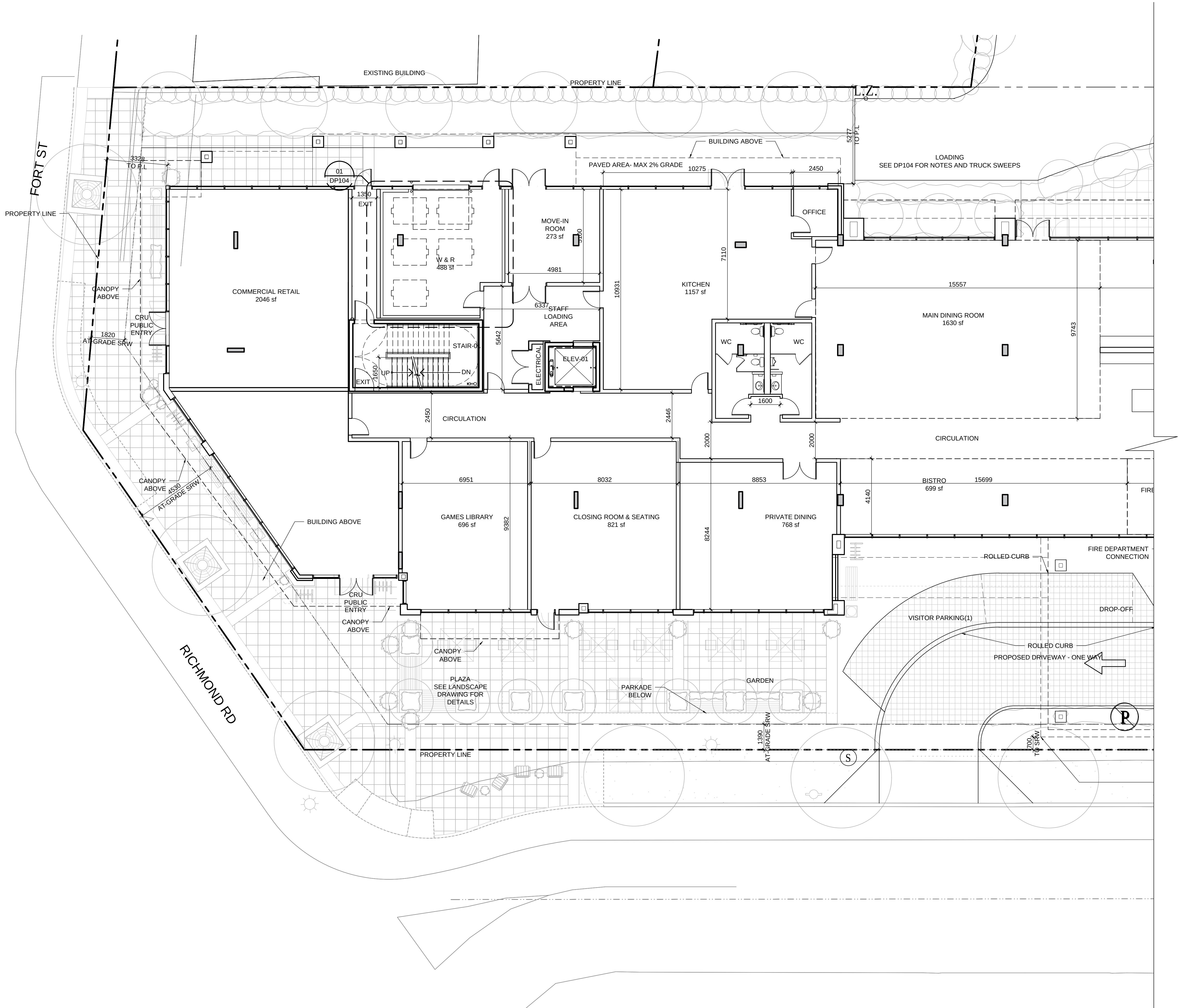
Drawing No.
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01
DP205

PARTIAL FLOOR PLAN LEVEL 01- SOUTH

1:100



Detail Symbol
SHEET #

Check Scale (may be photo reduced)
0 10mm

Project No. NCCA-17-0221

Drawing No. DP205

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

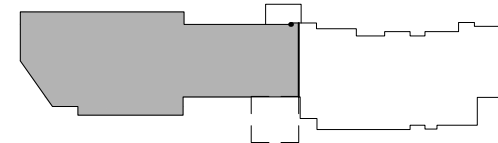
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Project Component

Maison Victoria

Keyplan



Consultants

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

Seal(s)

NORR

2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
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NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

These individuals are not authorized to sign on behalf of the firm without proper authority.

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Bruce G. McElhannay, Architect, AIA, M. Arch, M.Arch.
A. Steve Lombard, Architect, AIA, B. Arch, M.Arch.
Adam Tolson, P. Eng, A.P.E.G.A.
Chris King, P. Eng, A.P.E.G.A.

Project Manager

C.Abercrombie

Drawn

C.Clark

Project Leader

C.Clark

Checked

C.Abercrombie

Client

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

Project

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

Drawing Title

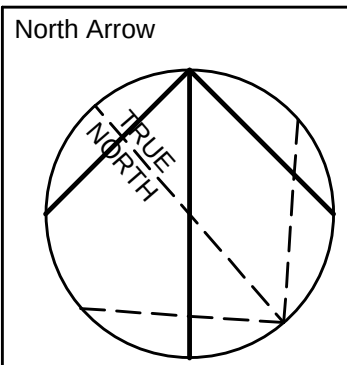
PARTIAL FLOOR PLAN
LEVEL 01
SOUTH

PLOT DATE: February 14, 2019, TIME: 2:47 PM, FULL PATH AND FILENAME: P:\NCCA-17-0221 - MAISON VICTORIA\B00-DELIVARCH - PRODSHEETS\DP206.DWG, PLOT STYLE TABLE: PMA4-STD-100.ctb



01 OVERALL FLOOR PLAN LEVEL 02
DP206 1:200

ITEM 4: PLAN UPDATE REFLECTING
ADDED SECONDARY ENTRANCE
CANOPY



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

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

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Calgary, AB Canada T2G 4Y5
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Please refer to the following website for the full list of the firm's staff and their licenses:
www.norr.com/AboutUs/OurTeam/OurTeam.cfm

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Bruce G. McElhanney, Architect, AIA, M. Arch, M.A.S.C.
A. Steve Sutherland, Architect, AIA, B. Arch, M.A.S.C.
Adam Tisdale, P. Eng, A.P.E.G.A.
Chris King, P. Eng, A.P.E.G.A.

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

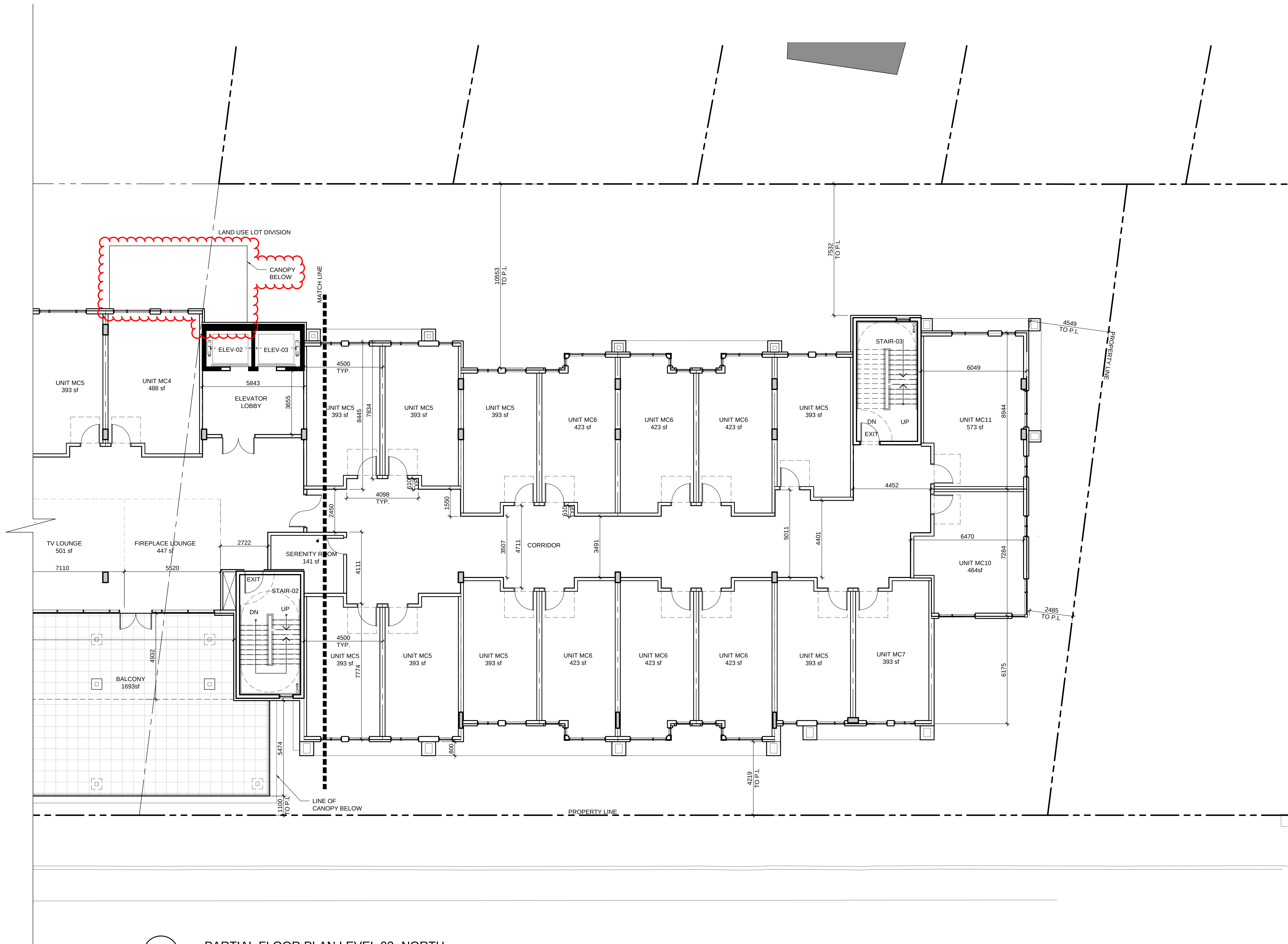
Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

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

Drawing Title
**OVERALL FLOOR PLAN
LEVEL 02**

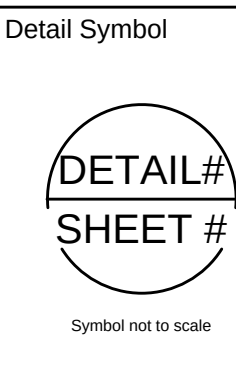
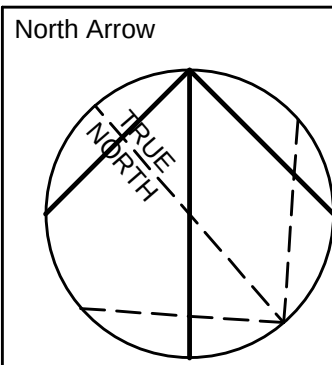
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Project No.	NCCA-17-0221
Drawing No.	DP206

PLOT DATE: February 14, 2019 TIME: 10:26 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\50-DELIVARCHL_PROD\SHEETS\DP207.DWG PLOTS\STYLE TABLE: PMA-STD-100.cib



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

ITEM 4: PLAN UPDATE REFLECTING
ADDED SECONDARY ENTRANCE
CANOPY



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

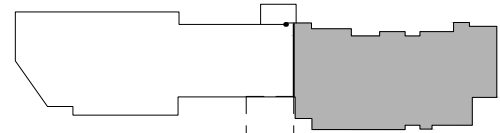
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Project Component

Maison Victoria

Keyplan



Consultants

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

Seal(s)

NORR

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Calgary, AB Canada T2G 4Y5
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A. Steve Lombard, Architect, A.A.A., B.Arch, M.A.S.C.
Adrian Todor, P.Eng., A.P.E.G.A.
Chris King, P.Eng., A.P.E.G.A.

Project Manager

C.Abercrombie

Drawn

C.Clark

Project Leader

C.Clark

Checked

C.Abercrombie

Client

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

Project

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

Drawing Title

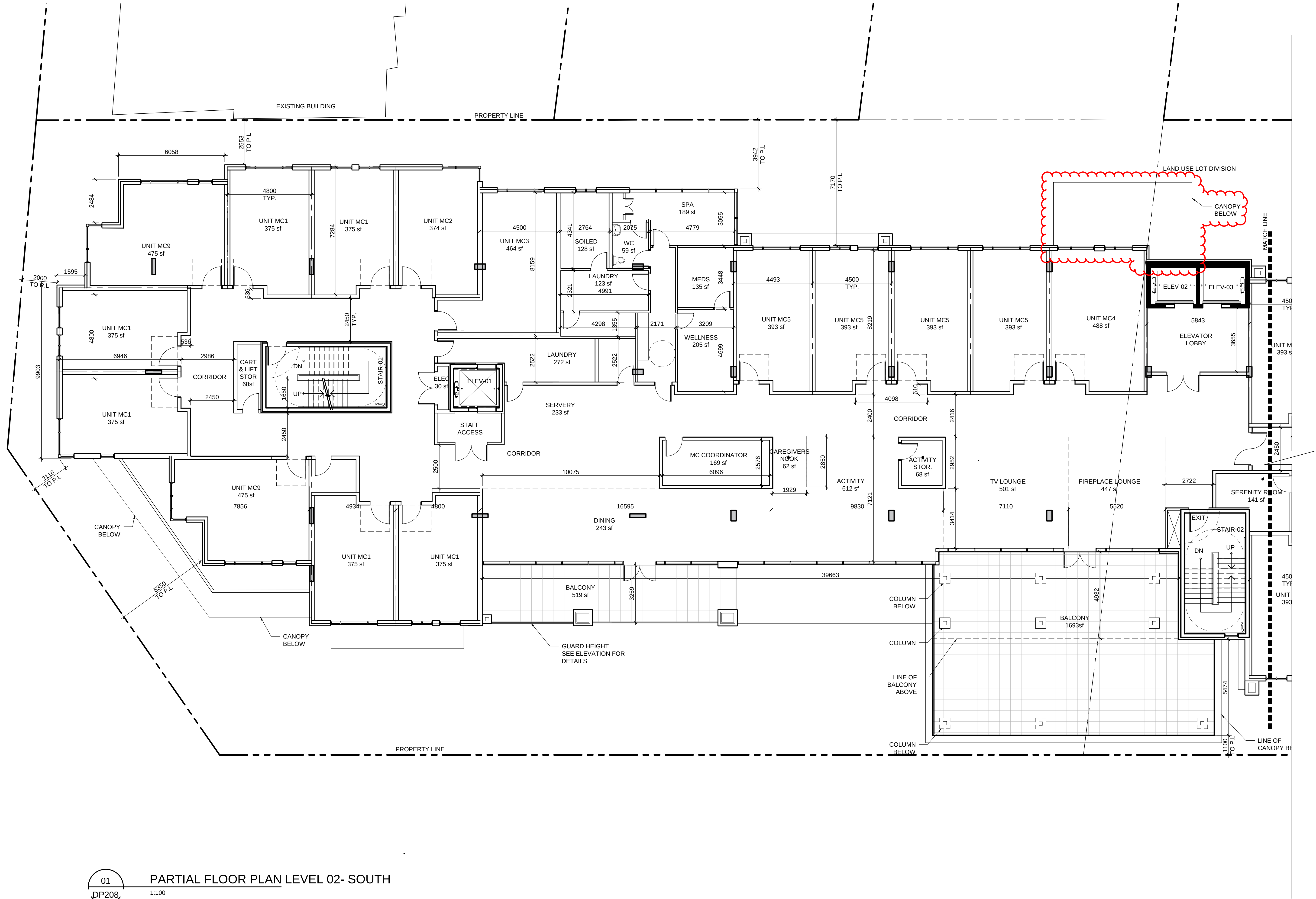
PARTIAL FLOOR PLAN
LEVEL 02
NORTH

Check Scale (may be photo reduced)
0 10mm

Project No. NCCA-17-0221

Drawing No. DP207

PLOT DATE: February 14, 2019 TIME: 10:26 AM FULL PATH AND FILENAME: P:\NCCA17-0221- MAISON VICTORIA\50-DELIVARCHL_PROD\SHEETS\DP208.DWG PLOTS\VIEW TABLE PMA-STD-100.cib

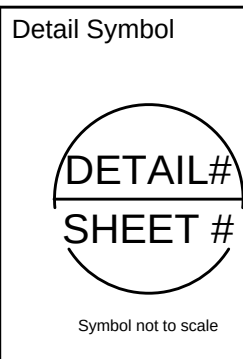
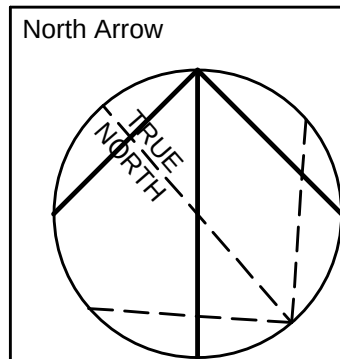


01
DP208

PARTIAL FLOOR PLAN LEVEL 02- SOUTH

1:100

ITEM 4: PLAN UPDATE REFLECTING
ADDED SECONDARY ENTRANCE
CANOPY



Check Scale (may be photo reduced)
0 10m

Project No. NCCA-17-0221

Drawing No. DP208

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

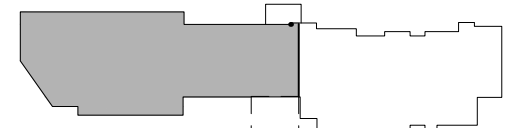
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Project Component

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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NORR ARCHITECTS ENGINEERS PLANNERS
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Victor Smith, Architect, A.A.A., B.Arch, M.A.S.C.
Bruce G. McElhanney, Architect, A.A.A., M.Arch, M.A.S.C.
A. David Thompson, Architect, A.A.A., B.Arch, M.A.S.C.
Adam Tisdale, P.Eng., A.P.E.G.A.
Chris King, P.Eng., A.P.E.G.A.

Project Manager

C.Abercrombie

Drawn

C.Clark

Project Leader

C.Clark

Checked

C.Abercrombie

Client

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

Project

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

Drawing Title

PARTIAL FLOOR PLAN
LEVEL 02
SOUTH

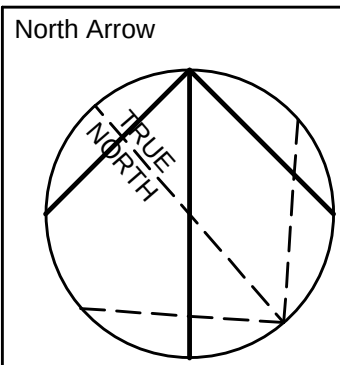
PLOT DATE: February 14, 2019 TIME: 10:26 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\50-DELIVARCHL_PROD\SHEETS\DP209.DWG PLOTS\STYLE TABLE: PMA-STD-100.dbt



01
DP209

OVERALL FLOOR PLAN LEVEL 03
1:200

ITEM 4: PLAN UPDATE REFLECTING
ADDED SECONDARY ENTRANCE
CANOPY



Detail Symbol

DETAIL#
SHEET #

Symbol not to scale

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

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Project Component	Maison Victoria
Keyplan	

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

Seal(s)

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Address or location (drawing title), Project Name (drawing title), and other relevant information.

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A. David Lombard, Architect, AIA, B. Arch, M.Arch.
Adam Tisdale, P. Eng., A.P.E.G.A.
Chris King, P. Eng., A.P.E.G.A.

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

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

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

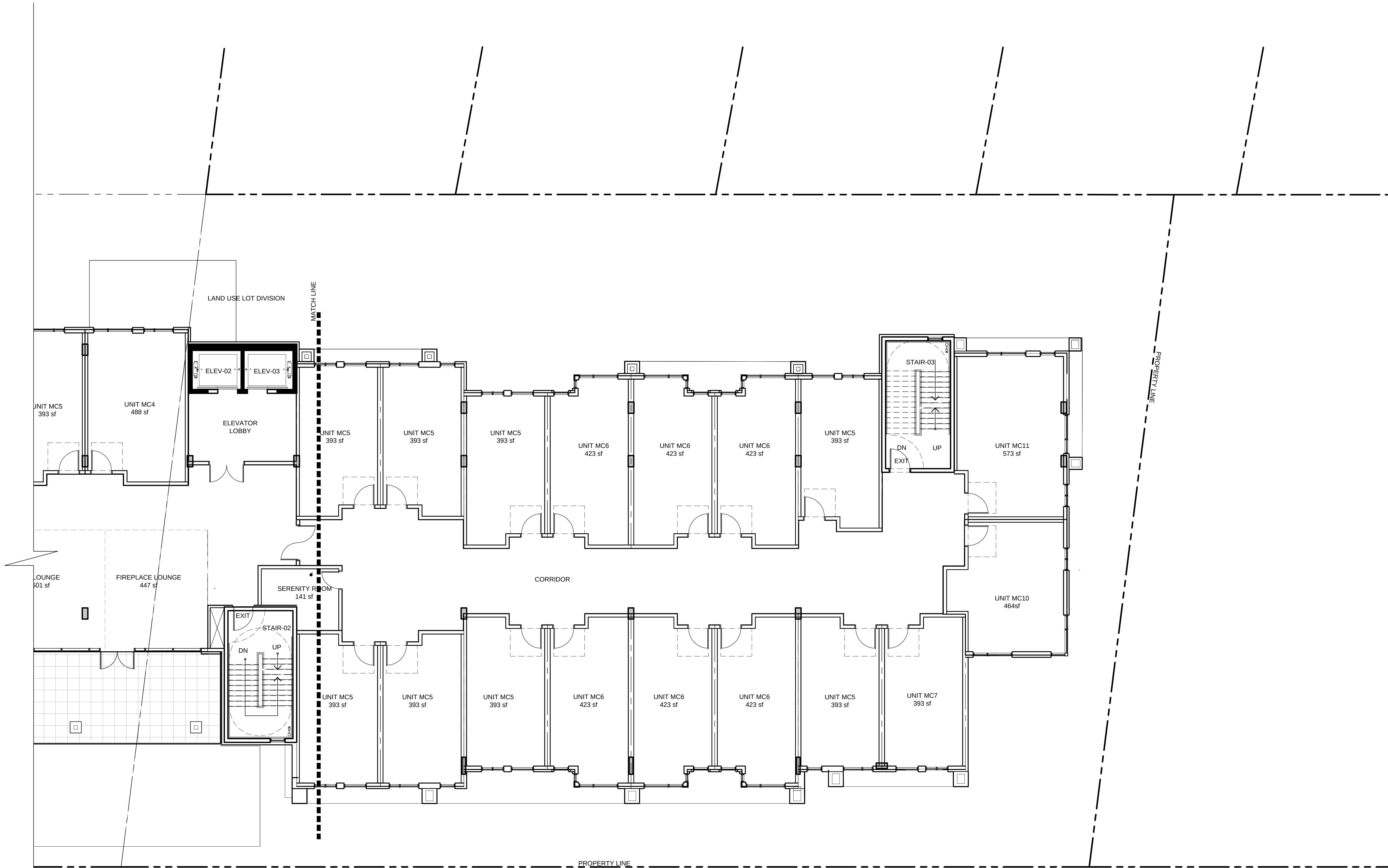
Drawing Title
**OVERALL FLOOR PLAN
LEVEL 03**

Check Scale (may be photo reduced)
0 10m

Project No.
NCCA-17-0221

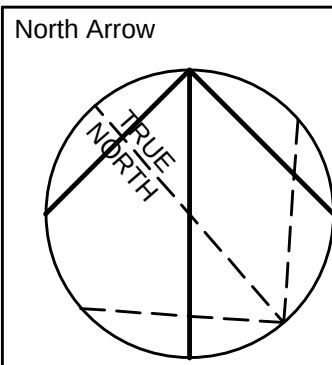
Drawing No.
DP209

PLOT DATE: February 14, 2019 TIME: 10:27 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\50-DELIVARCHL_PROD\SHEETS\DP210.DWG PLOTS\STYLE TABLE: PMA-STD-100.cib



01
DP210

PARTIAL FLOOR PLAN LEVEL 03 - NORTH
1:100



Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

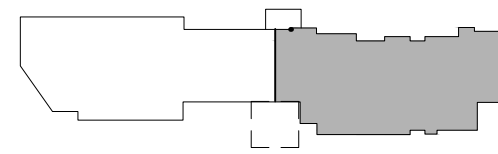
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Project Component

Maison Victoria

Keyplan



Consultants

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

Seal(s)

NORR

2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
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A Partnership of Limited Companies

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Paul G. McElhannay, Architect, A.A.A. & Arch. M.A.B.C.

A. David Sutherland, Architect, A.A.A. & Arch. M.A.B.C.

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

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

Project Manager

C.Abercrombie

Project Leader

C.Clark

Client

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

Project

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

Drawing Title

PARTIAL FLOOR PLAN
LEVEL 03
NORTH

Check Scale (may be photo reduced)

0 10m

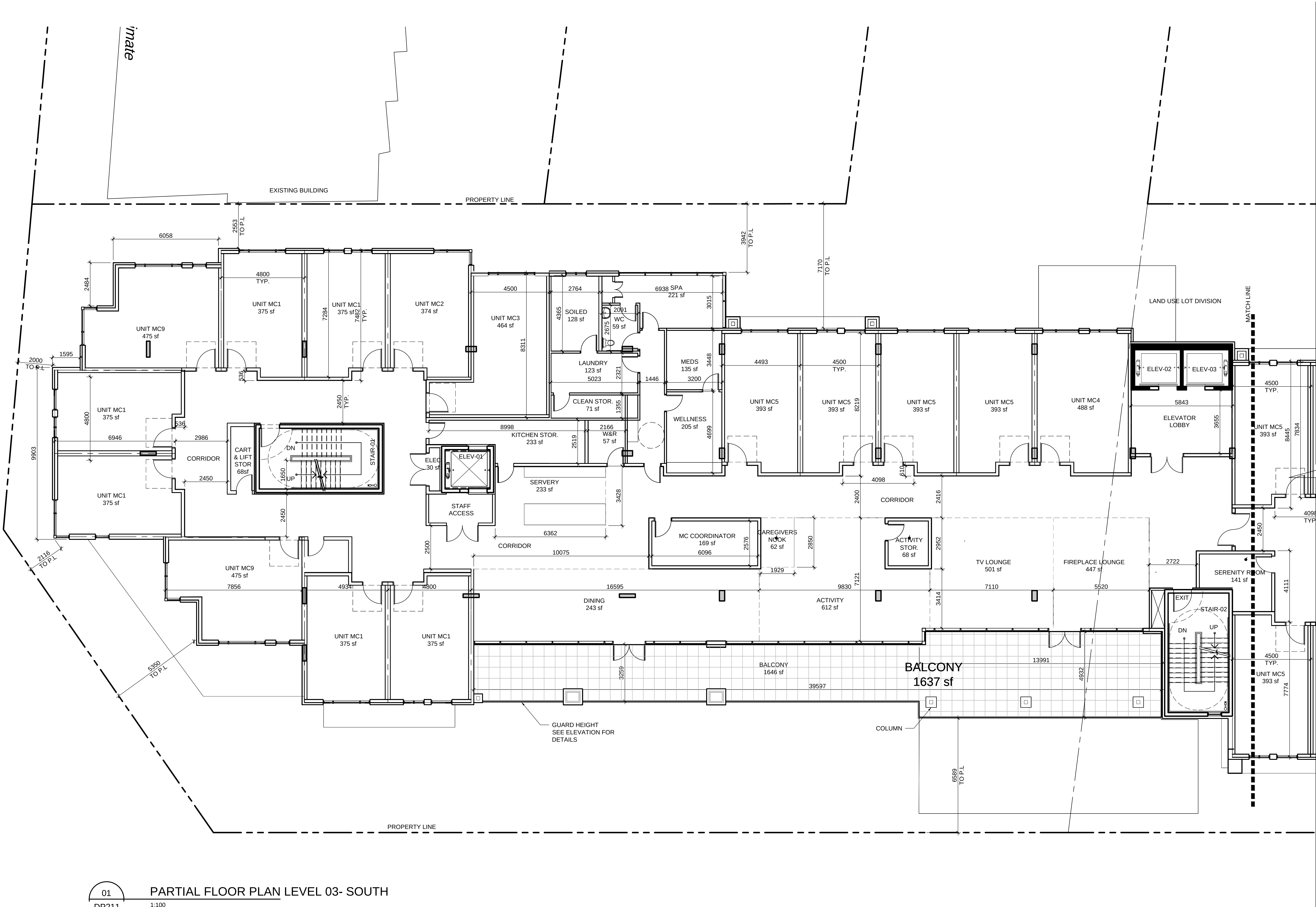
Project No.

NCCA-17-0221

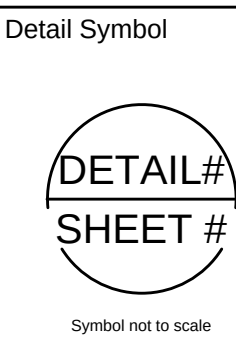
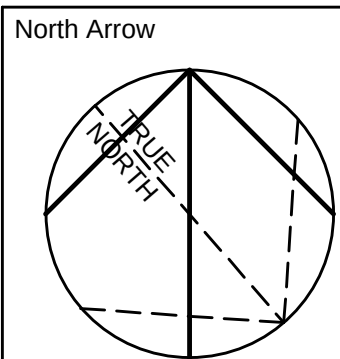
Drawing No.

DP210

PLOT DATE: February 14, 2019 TIME: 10:27 AM FULL PATH AND FILENAME: P:\NCCA17-0221- MAISON VICTORIA\50-DELIVARCHL_PROD\SHEETS\DP211.DWG PLOTS\VIEW TABLE: PMA-STD-100.cib



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

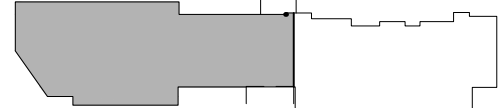
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Project Component

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

These companies are not responsible for the design or construction of the project.

Victor Smith, Architect, AIA, B. Arch, M.Arch.
Bruce G. McElhanney, Architect, AIA, M. Arch, M.Arch.
A. Steve Lombard, Architect, AIA, B. Arch, M.Arch.
Adam Tisdale, P. Eng, M.P.E.G.
Chris King, P. Eng, M.P.E.G.

Project Manager

C.Abercrombie

Drawn

C.Clark

Project Leader

C.Clark

Checked

C.Abercrombie

Client

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

Project

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

Drawing Title

PARTIAL FLOOR PLAN
LEVEL 03
SOUTH

Check Scale (may be photo reduced)

0 10mm

Project No. NCCA-17-0221

Drawing No.

DP211

PLOT DATE: February 14, 2019 TIME: 10:27 AM FULL PATH AND FILENAME: P:\NCCA17-0221- MAISON VICTORIA\50-DELIVARCH_1_PROD\SHEETS\DP209A.DWG PLOT STYLE TABLE: PMA-STD-100.dtb



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

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

Project Component	Maison Victoria
Keyplan	

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

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

NORR

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Calgary, AB Canada T2G 4Y5
norr.com

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

Please Reference Architect (drawing title), from reference drawings the
drawing is submitted, signed by Registered Engineer (the architect) under license.

Victor Smith, Architect, A.A.A. & Arch. M.A.S.C.
Bruce G. McElhanney, Architect, A.A.A. & Arch. M.A.S.C.
A. Steve Lombard, Architect, A.A.A. & Arch. M.A.S.C.
Adam Todor, P. Eng., A.P.E.G.A.
Chris King, P. Eng., A.P.E.G.A.

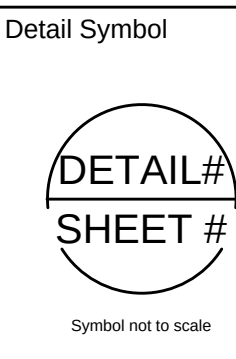
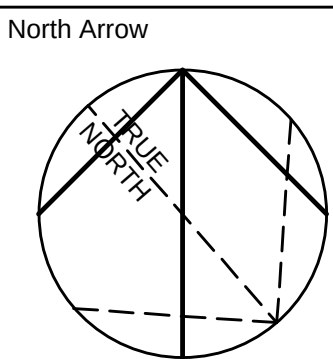
Project Manager	Drawn
C.Abercrombie	C.Clark
Project Leader	Checked
C.Clark	C.Abercrombie

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

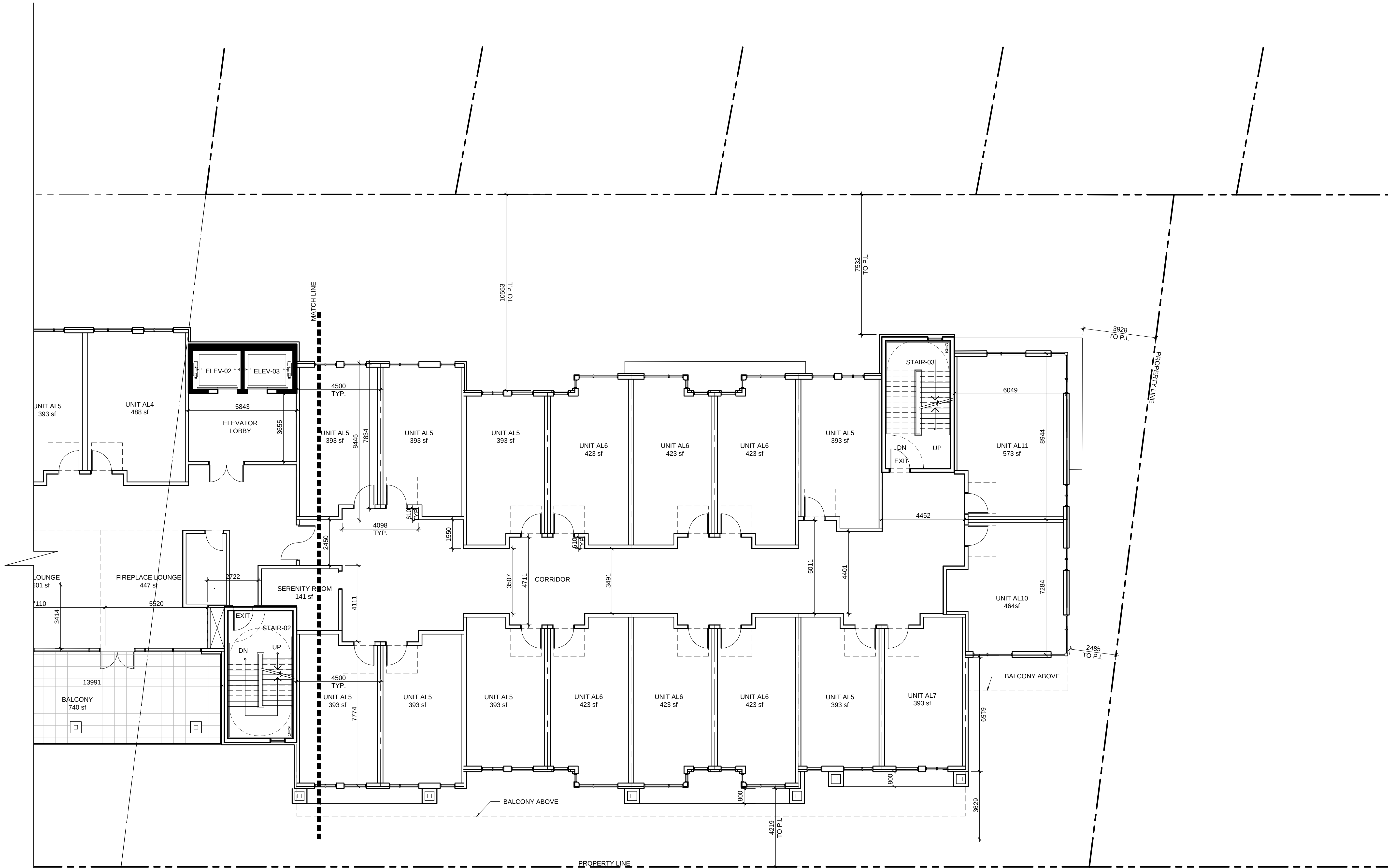
Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
**OVERALL FLOOR PLAN
LEVEL 04**

Check Scale (may be photo reduced)	0 10mm
Project No.	NCCA-17-0221
Drawing No.	DP209A



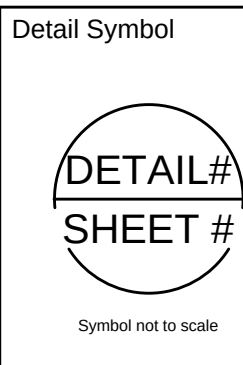
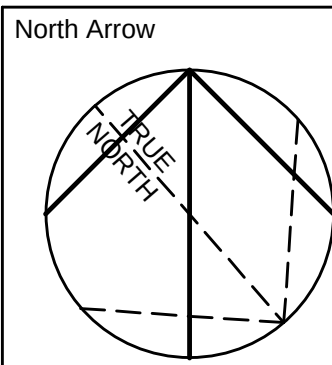
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01
DP210A

PARTIAL FLOOR PLAN LEVEL 04 - NORTH

1:100



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

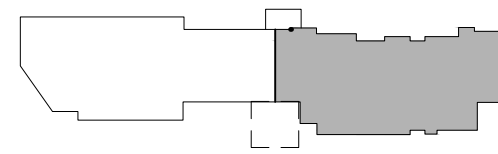
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Project Component

Maison Victoria

Keyplan



Consultants

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

Seal(s)

NORR

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Bruce G. McElhannay, Architect, A.A.A., M. Arch, M.A.S.C.
A. David Sutherland, Architect, A.A.A., B. Arch, M.A.S.C.
Adam Tisdale, P. Eng., A.P.E.G.A.
Chris King, P. Eng., A.P.E.G.A.

Project Manager

C.Abercrombie

Drawn

C.Clark

Project Leader

C.Clark

Checked

C.Abercrombie

Client

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

Project

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

Drawing Title

PARTIAL FLOOR PLAN
LEVEL 04
NORTH

Check Scale (may be photo reduced)

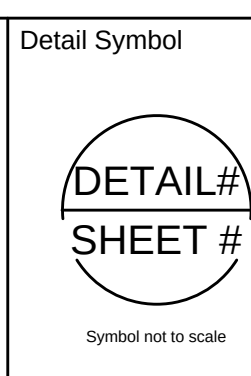
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Project No.

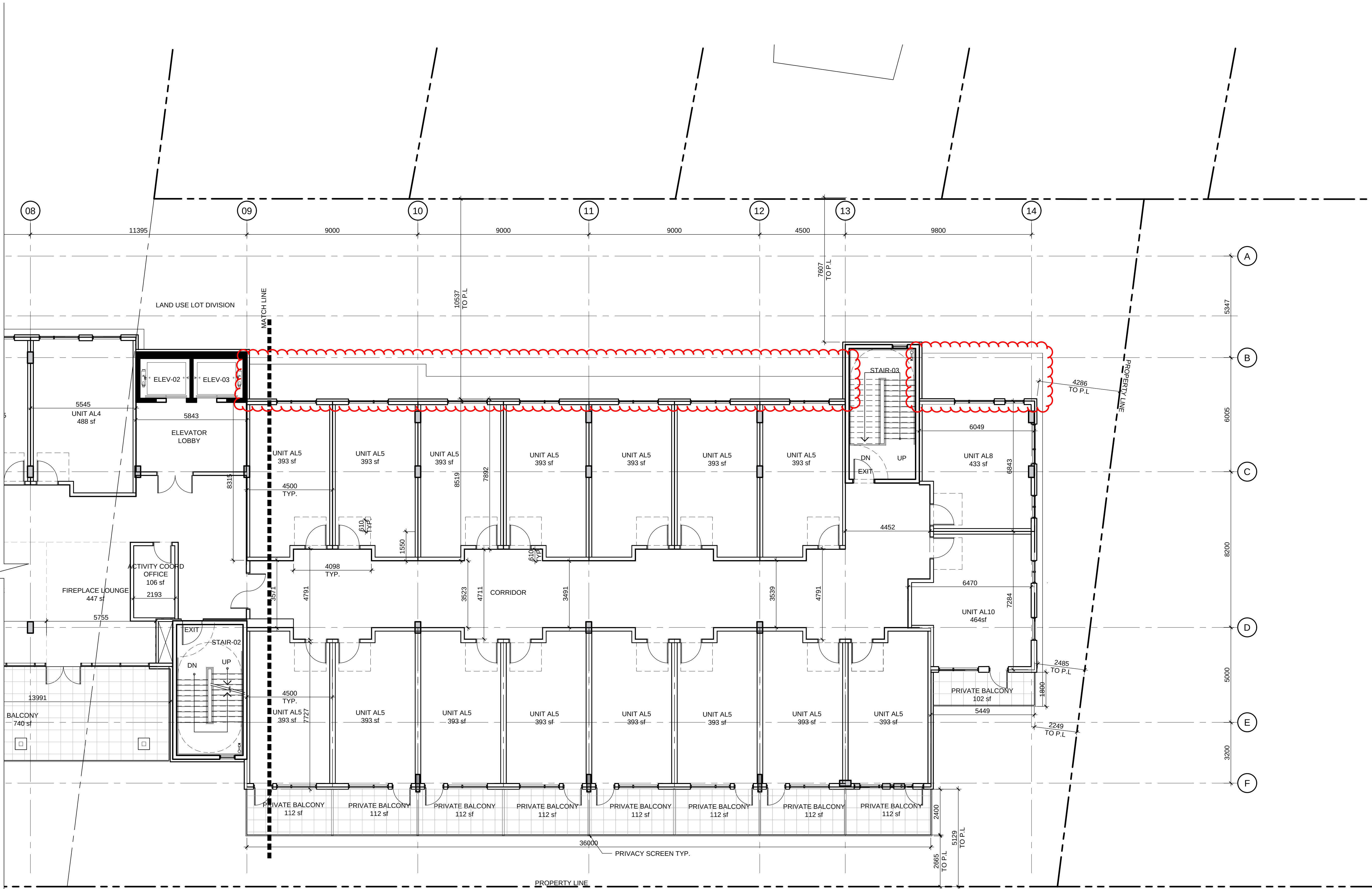
NCCA-17-0221

Drawing No.

DP210A

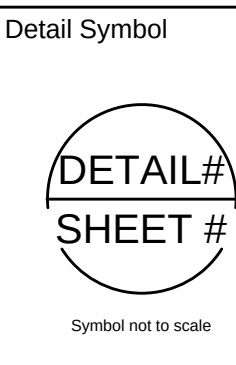
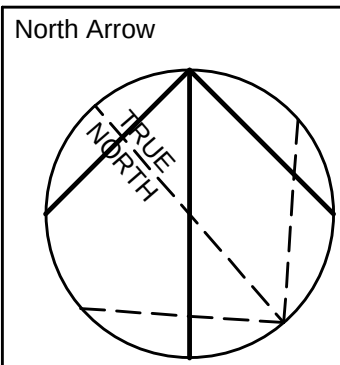
DP211A

PLOT DATE: February 14, 2019 TIME: 10:28 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\50-DELIVARCHL_PROD\SHEETS\DP213.DWG PLOTS\STYLE TABLE: PMA-STD-100.cib



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

ITEM 5: PLAN UPDATE REFLECTING
REMOVAL OF BALCONIES



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

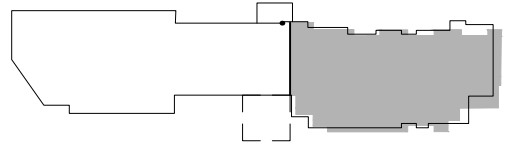
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Project Component

Maison Victoria

Keyplan



Consultants

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

Seal(s)

NORR

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A. David Lombard, Architect, A.A.A., B.Arch, M.A.S.C.
Adam Tolman, P.Eng., A.P.E.G.A.
Chris King, P.Eng., A.P.E.G.A.

Project Manager

C.Abercrombie

Drawn

C.Clark

Project Leader

C.Clark

Checked

C.Abercrombie

Client

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

Project

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

Drawing Title

PARTIAL FLOOR PLAN
LEVEL 05
NORTH

Check Scale (may be photo reduced)

0 10mm

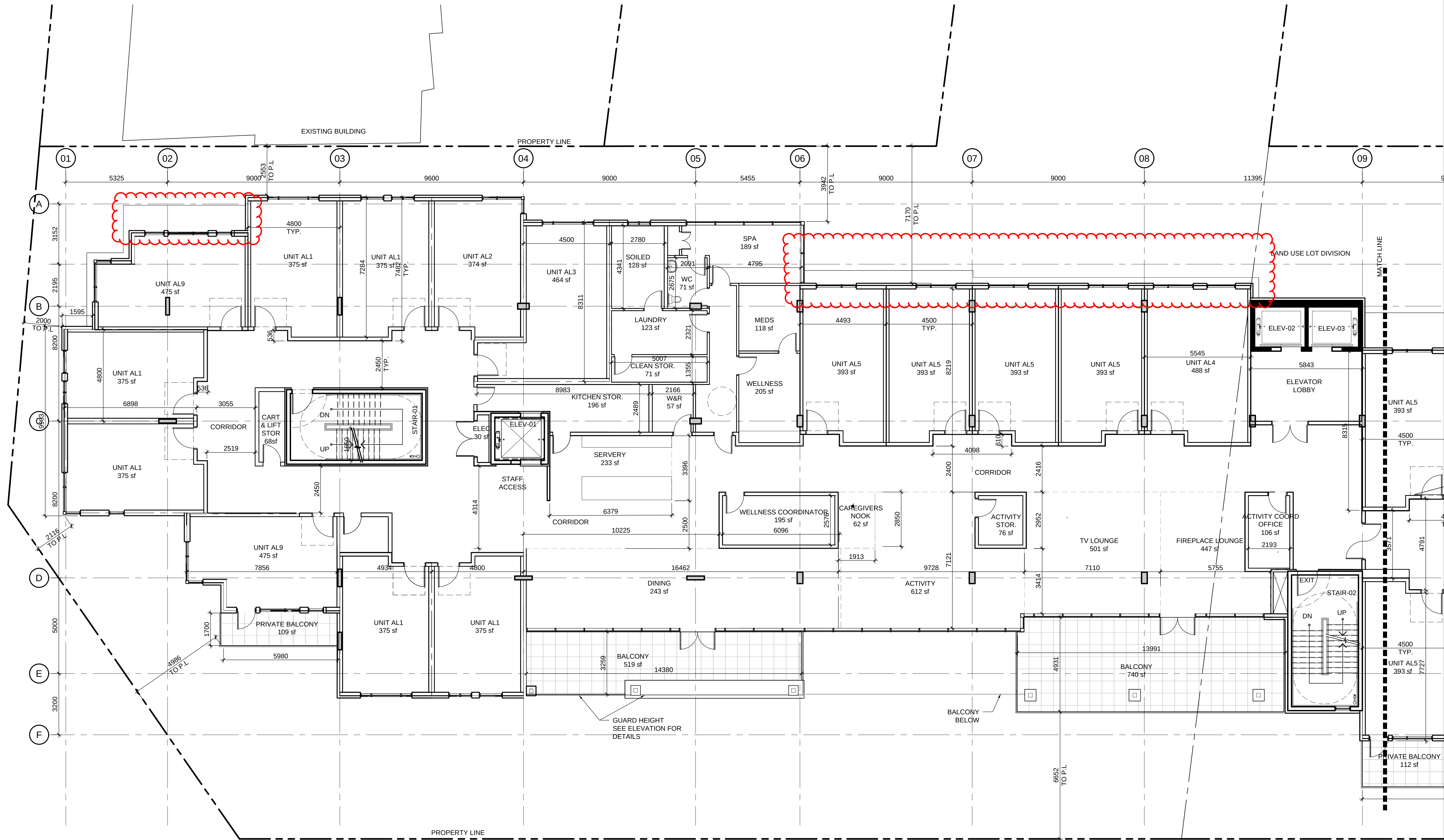
Project No.

NCCA-17-0221

Drawing No.

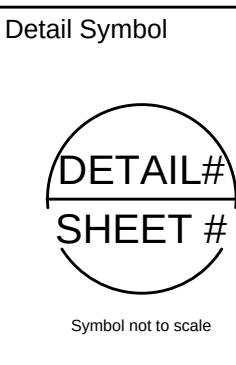
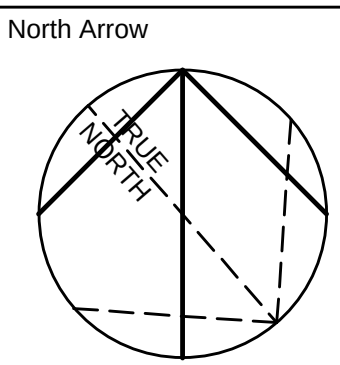
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PLOT DATE: February 14, 2019 TIME: 10:28 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\50-DELIVARCHL_PROD\SHEETS\DP214.DWG PLOTS\STYLE TABLE: PMA-STD-100.cib



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

ITEM 5: PLAN UPDATE REFLECTING
REMOVAL OF BALCONIES



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

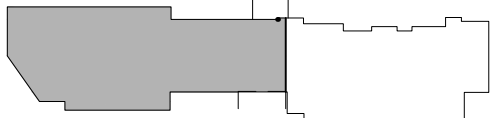
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Project Component

Maison Victoria

Keyplan



Consultants

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

Seal(s)

NORR

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Calgary, AB Canada T2G 4Y5
norr.com

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Bruce G. McElhannay, Architect, AIA, M. Arch, M.Arch.
A. David Sutherland, Architect, AIA, B. Arch, M.Arch.
Adam Tisdale, P. Eng, M.P.E.C.A.
Chris King, P. Eng, M.P.E.C.A.

Project Manager

C.Abercrombie

Drawn

C.Clark

Project Leader

C.Clark

Checked

C.Abercrombie

Client

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

Project

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

Drawing Title

PARTIAL FLOOR PLAN
LEVEL 05
SOUTH

Check Scale (may be photo reduced)

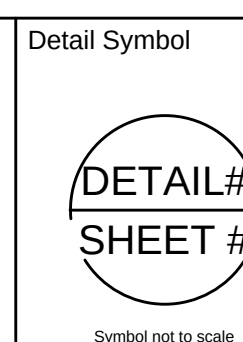
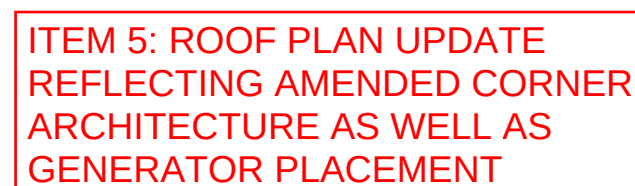
0 10mm

Project No.

NCCA-17-0221

Drawing No.

DP214



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

PLOT DATE: February 14, 2019 TIME: 12:00 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\50-DELIV\ARCHL PRODSHEETS\DP302.DWG PLOTS\STYLE TABLE PMA-STD-100.dwg

02
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 LINES)
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
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
norr.com

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

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VICTOR SHERK, ARCHITECT, AIA, B. ARCH, M.A.S.C.
FRANK G. McELHANEY, ARCHITECT, AIA, M. ARCH, M.A.S.C.
K. STEVE BARNES, ARCHITECT, AIA, B. ARCH, M.A.S.C.
ADAM TROTT, P. Eng, M.P.E.G.A.
CHERYL FINE, M.P.E.G.A.

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

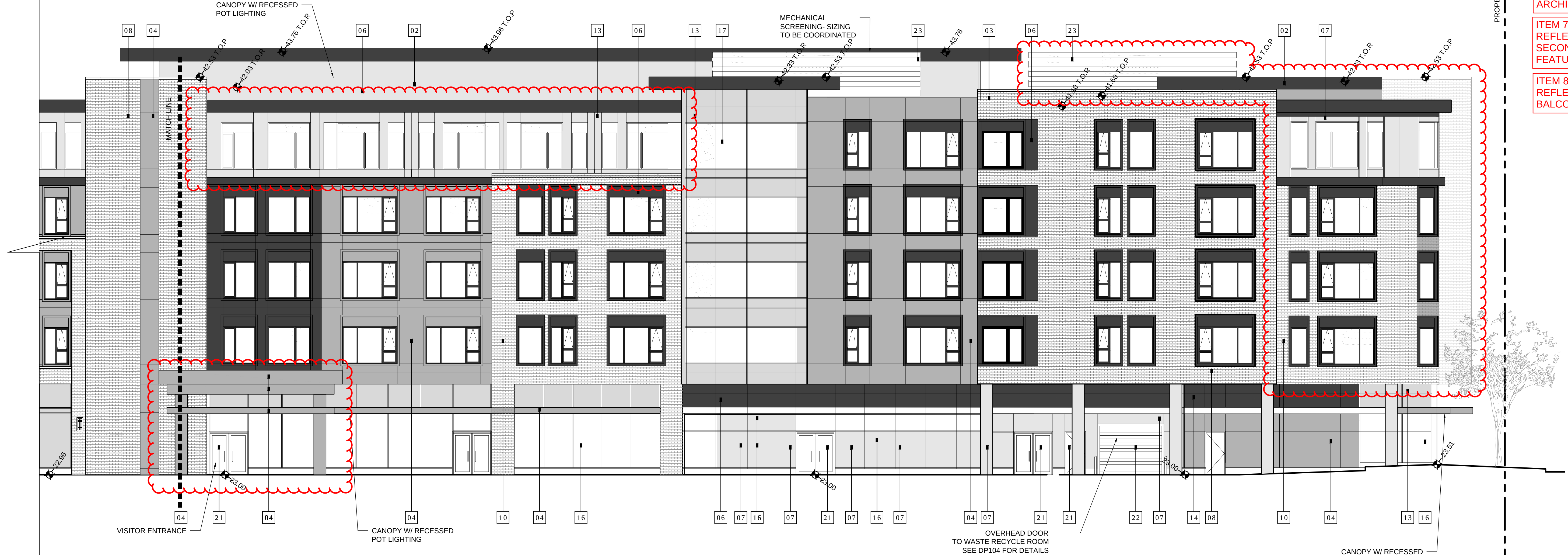
Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

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

Drawing Title
**EXTERIOR ELEVATIONS
WEST ELEVATION**

Check Scale (may be photo reduced)	0 10mm
Project No.	NCCA-17-0221
Drawing No.	DP302

01
DP302
PARTIAL WEST ELEVATION
1:100



- ITEM 6: ELEVATION UPDATE REFLECTING AMENDED CORNER ARCHITECTURE
- ITEM 7: ELEVATION UPDATE REFLECTING ADDITION OF SECONDARY ENTRANCE CANOPY FEATURE
- ITEM 8: ELEVATION UPDATE REFLECTING REMOVAL OF BALCONIES

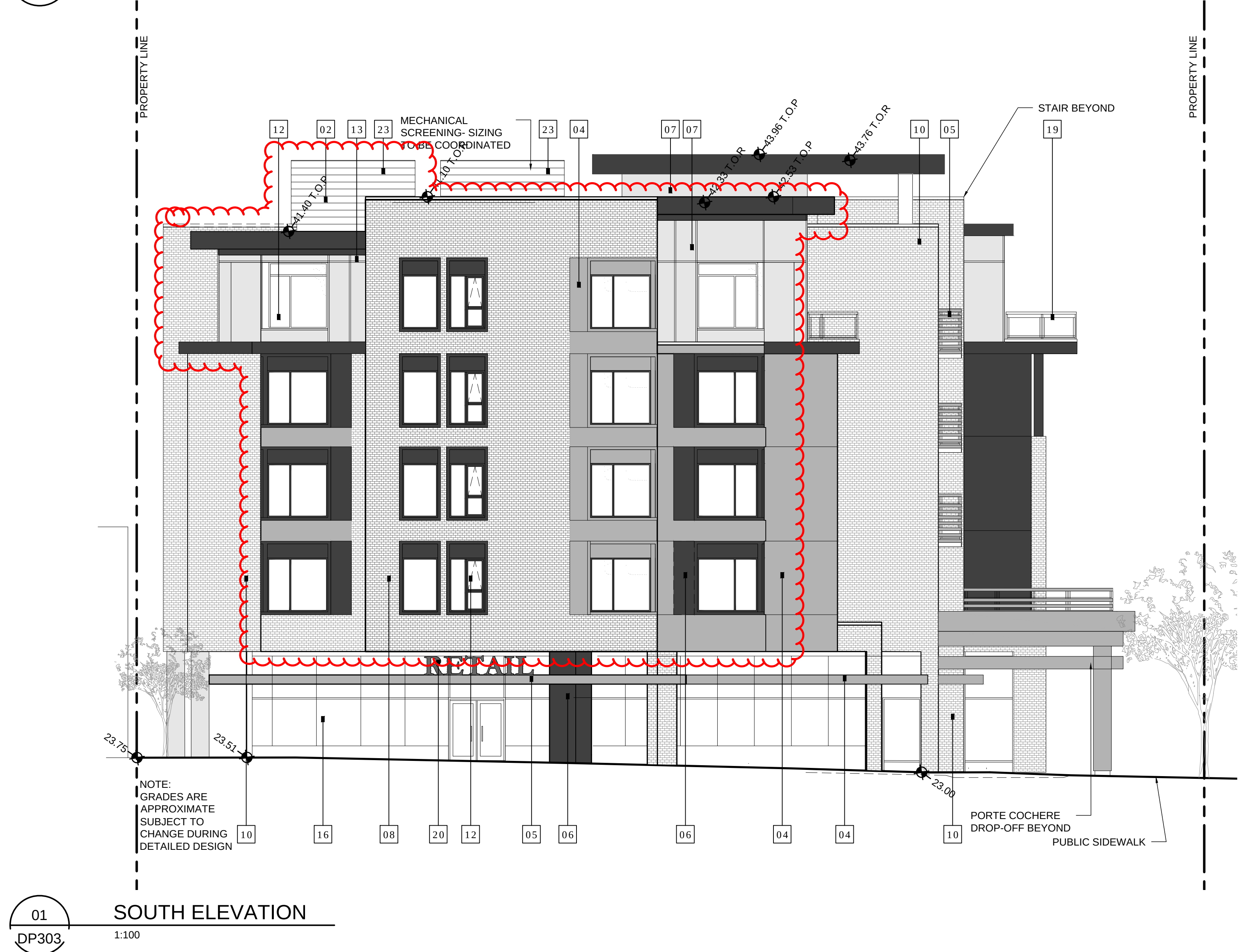
North Arrow

Detail Symbol

0 10mm

DETAIL#
SHEET #

Symbol not to scale



- | 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
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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)



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norrr.com

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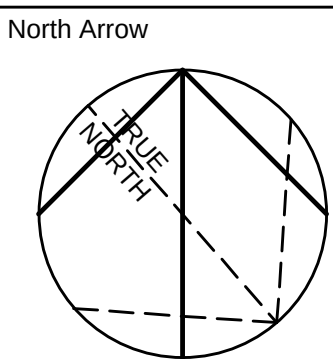
Project Manager C.Abercrombie	Drawn C.Clark
Project Leader C.Clark	Checked C.Abercrombie

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

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

Drawing Title

BUILDING ELEVATIONS
NORTH & SOUTH



Detail Symbol



Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. **DR200**

PLOT DATE: February 14, 2019 TIME: 4:21 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\BIDDING\DELIVARCH - PRODSHEETS\DP304.DWG PLOT STYLE TABLE: PMA-STD-100.ctb



01
DP304
OVERALL SITE CONTEXT ELEVATION SOUTH
1:200 APPROXIMATE

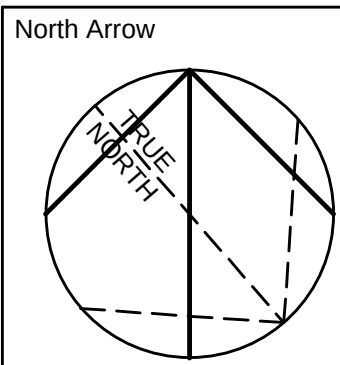


03
DP304
OVERALL SITE CONTEXT ELEVATION- EAST
1:200 APPROXIMATE

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).

ITEM 9: COLOURED BUILDING
ELEVATIONS UPDATED TO REFLECT
AMENDED CORNER ARCHITECTURE



DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
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Project Component
Maison Victoria
Keyplan

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

Seal(s)

NORR

2300, 411 - 1st Street SE,
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A. Steve Robinson, ARCHITECT, AIA, B. Arch, M.A.S.C.
Adam Tordella, P. Eng., A.P.E.G.A.
Chris King, P. Eng., A.P.E.G.A.

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

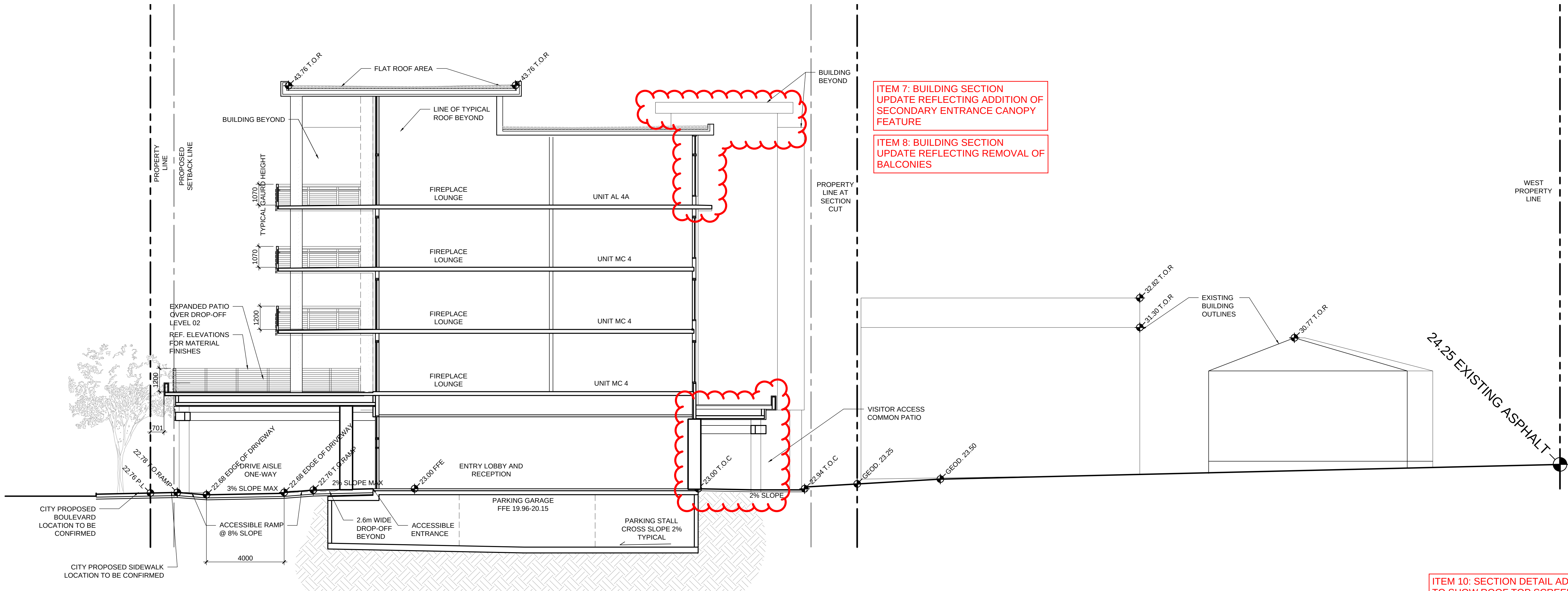
Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

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

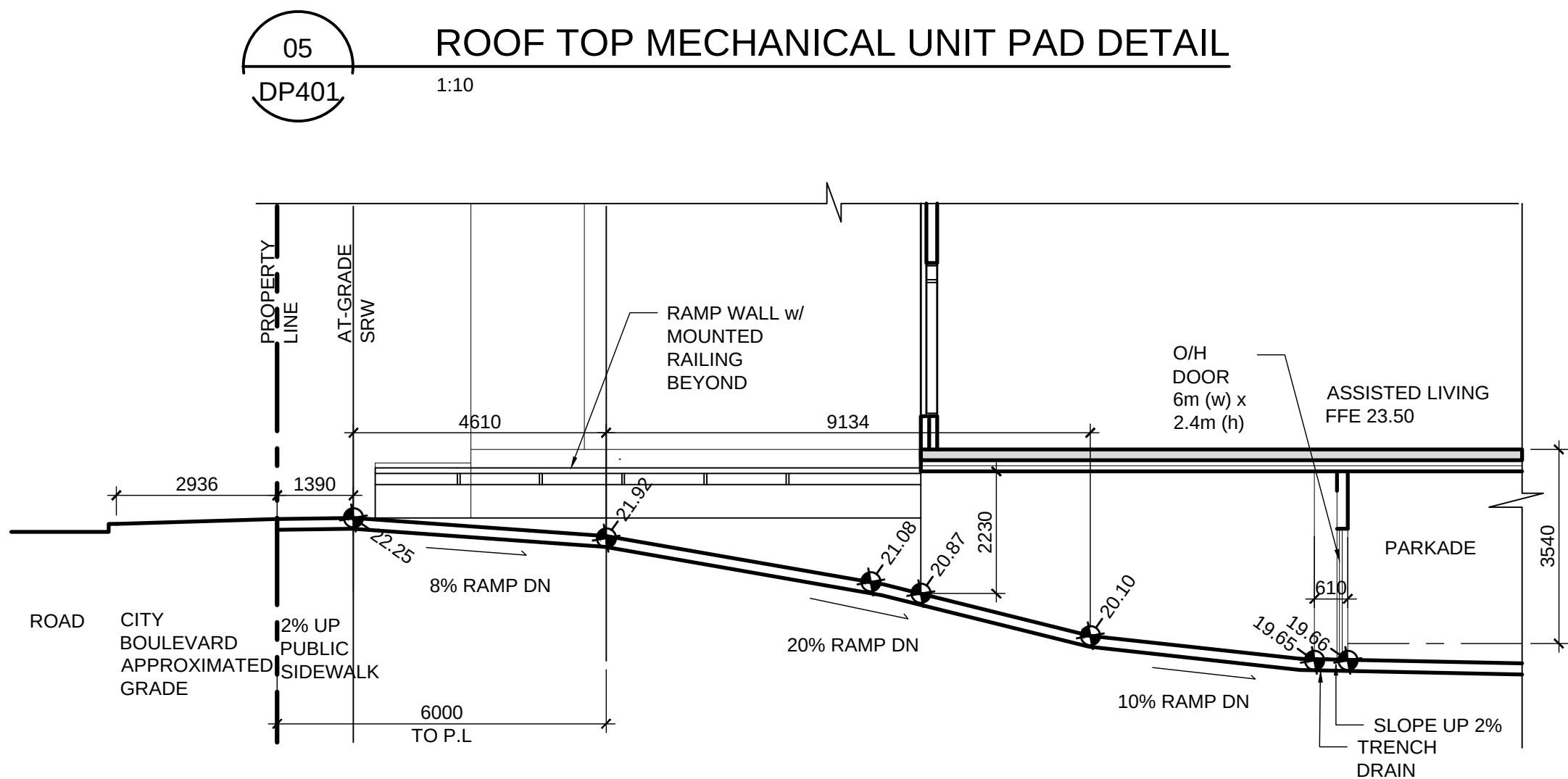
Drawing Title
**EXTERIOR ELEVATIONS
SITE CONTEXT**

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

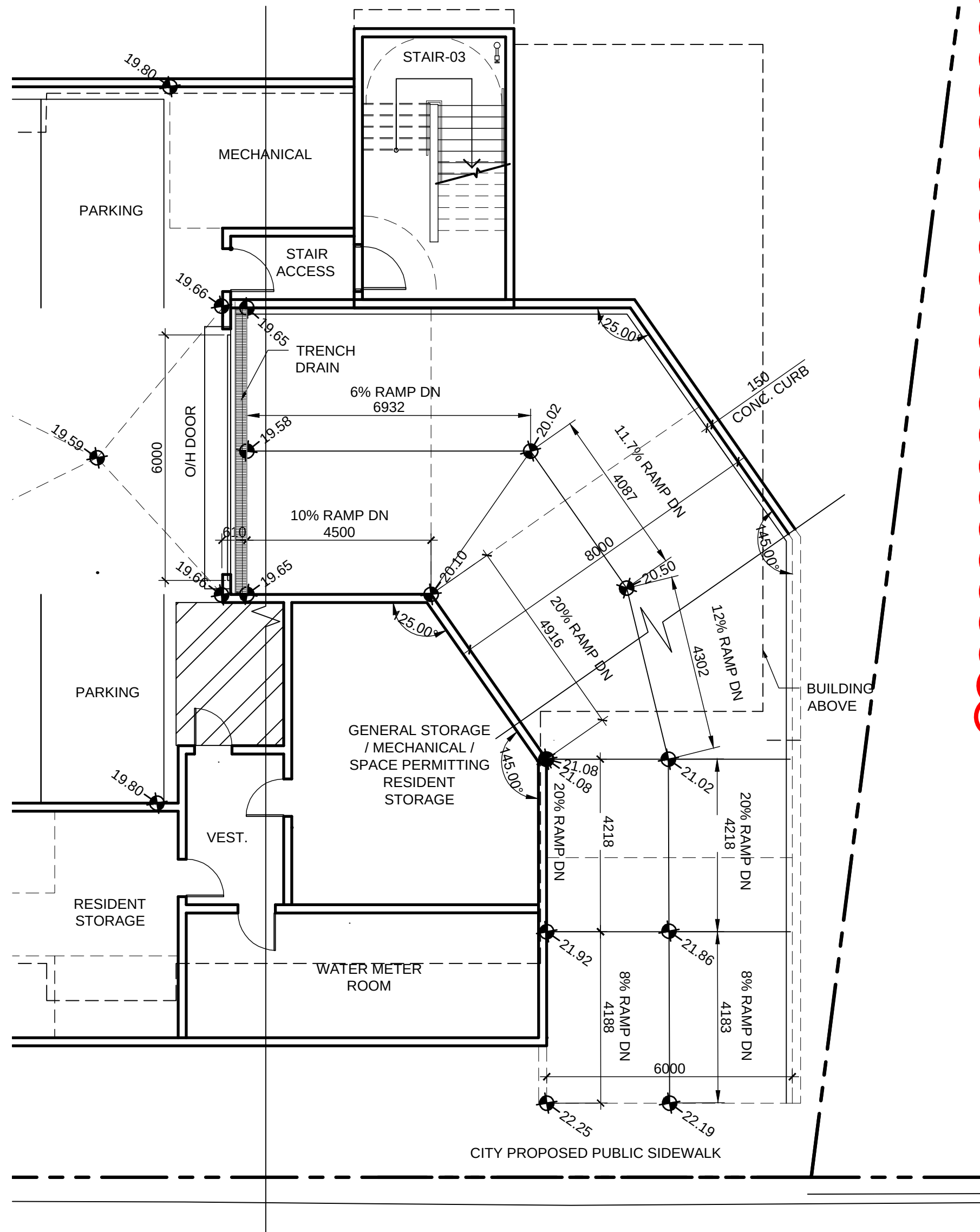
PLOT DATE: February 15, 2019 TIME: 3:19 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\B00-DELIVARCH - PRODSHEETS\DP401.DWG PLOT STYLE TABLE: PMA-STD-100.ctb



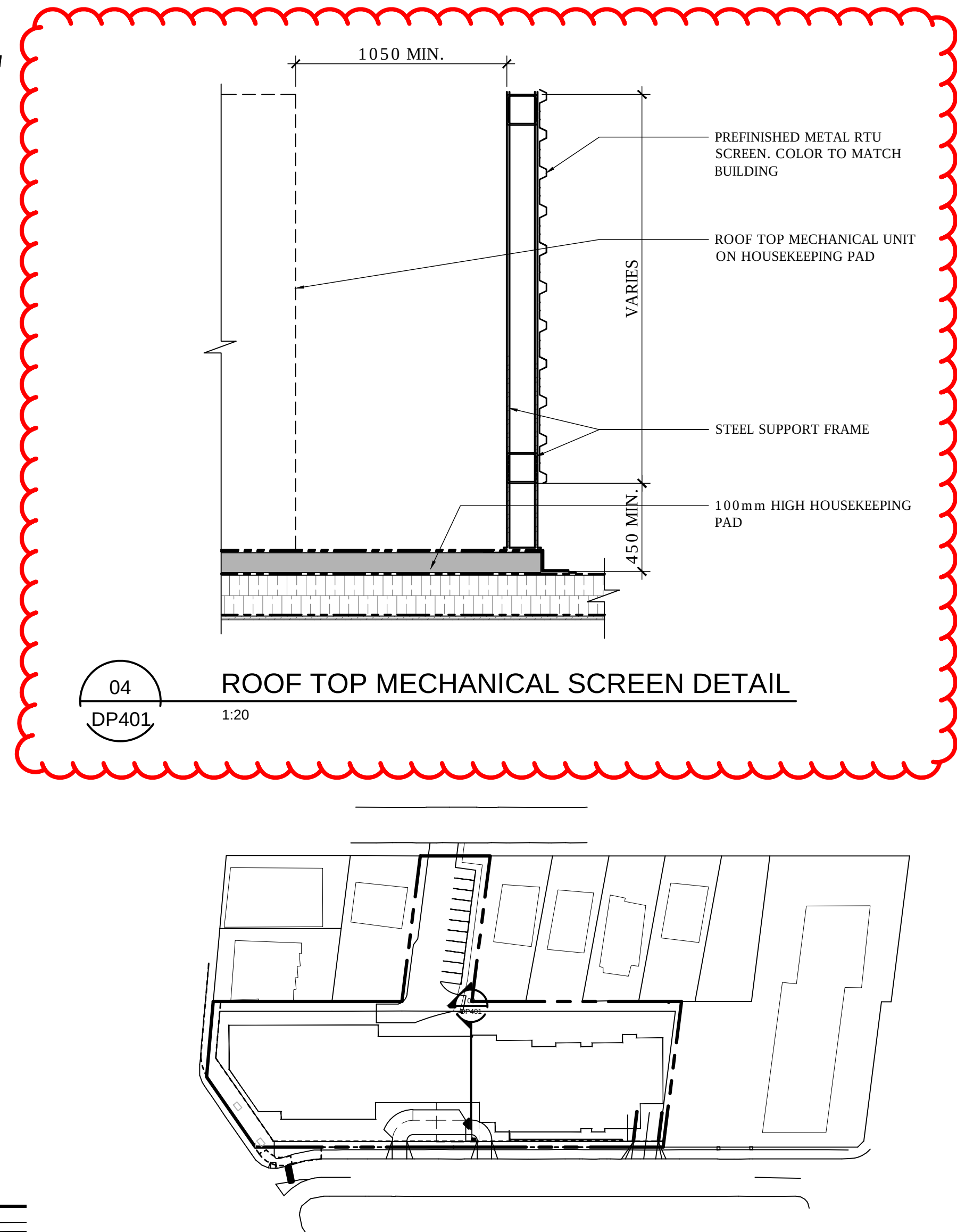
04 CROSS SECTION PROFILE PLAN
DP401 1:100



01 PARKADE RAMP SECTION
DP401 1:100

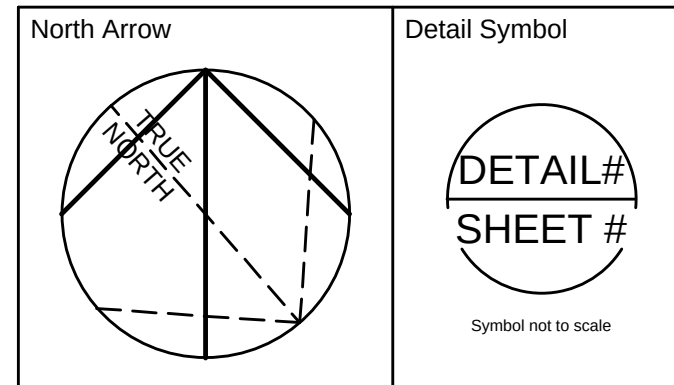


02 PARKADE RAMP PLAN
DP401 1:100



04 ROOF TOP MECHANICAL SCREEN DETAIL
DP401 1:20

03 CROSS SECTION KEY PLAN
DP401 1:1000



ITEM 7: BUILDING SECTION
UPDATE REFLECTING ADDITION OF
SECONDARY ENTRANCE CANOPY
FEATURE

ITEM 8: BUILDING SECTION
UPDATE REFLECTING REMOVAL OF
BALCONIES

ITEM 10: SECTION DETAIL ADDED
TO SHOW ROOF TOP SCREEN
DETAIL

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

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

Project Component	Maison Victoria
Keyplan	

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

Seal(s)

NORR

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

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

These individuals are not authorized to sign or seal this drawing unless they are a member of the Association of Professional Engineers and Geoscientists of Alberta (A.P.E.G.A.) or a member of the Association of Professional Engineers and Geoscientists of British Columbia (A.P.E.G.B.C.).

Victor Smith, Architect, A.A.A., B.Arch, M.A.S.C.
Bruce G. McElhanney, Architect, A.A.A., M.Arch, M.A.S.C.
A. Steve Robinson, Architect, A.A.A., B.Arch, M.A.S.C.
Adam Tisdale, P.Eng., A.P.E.G.A.
Chris King, P.Eng., A.P.E.G.B.C.

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

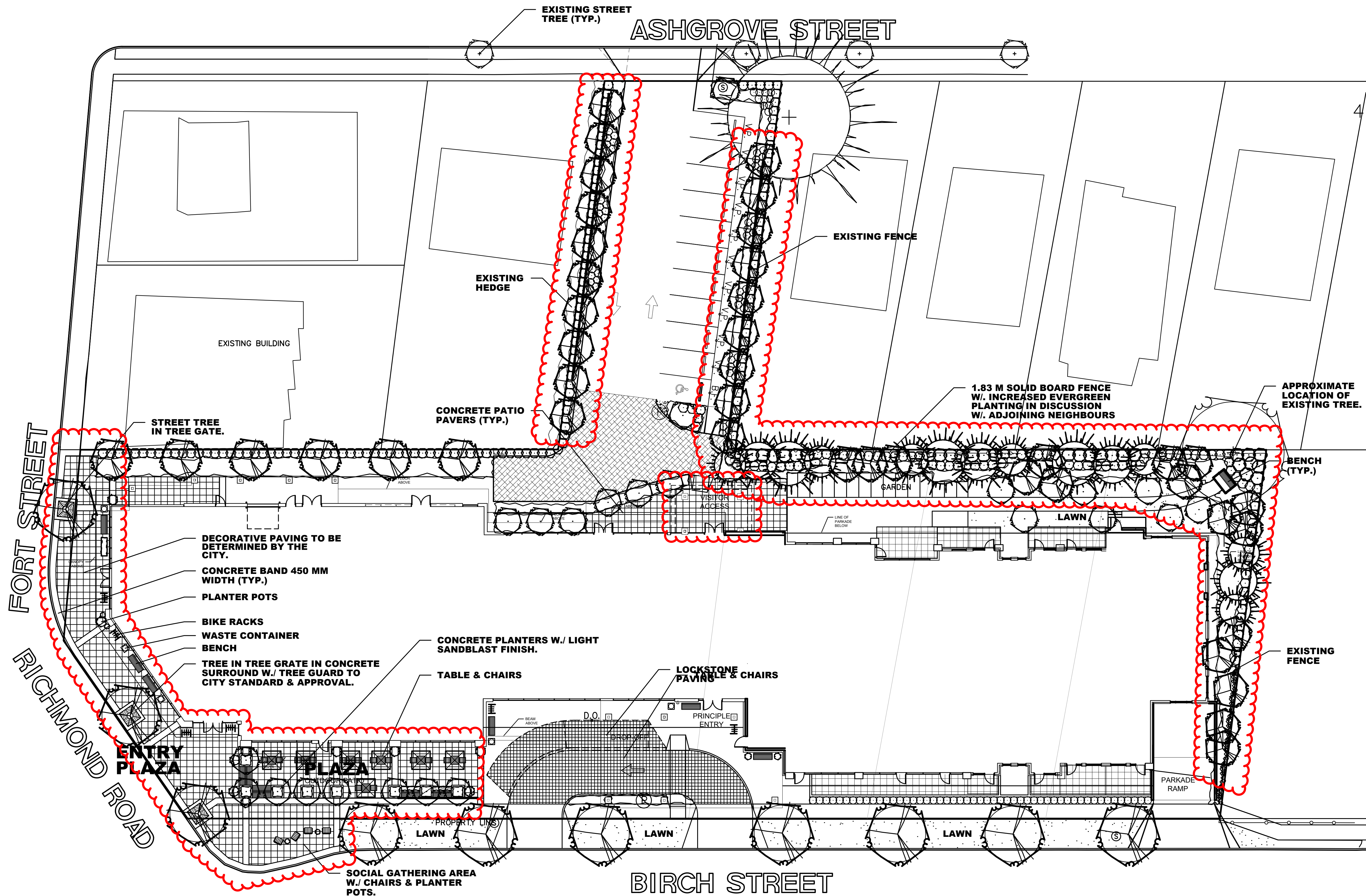
Client
MILLIKEN REAL ESTATE CORPORATION
#100-2489 BELLEVUE AVE
WEST VANCOUVER, B.C V7V 1E1

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

Drawing Title
**CROSS SECTION PLAN
BUILDING SECTION**

Check Scale (may be photo reduced)	0 10mm
Project No.	NCCA-17-0221
Drawing No.	DP401

PLOT DATE: February 9, 2019 TIME: 11:39 PM FULL PATH AND FILENAME: J:\USERS\JAMES\PART\LOW\LIBRARY\MOBILE DOCUMENTS\COM-APPLE-CLOUD\COM\LOMBARD\PROJECTS\MAISON VICTORIA\MAISON VICTORIA\DWG\PLANTING\TABLE\LOMBARD 9.dwg



LEGEND

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

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

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

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

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

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

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

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

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

GROUNDCOVER TO BE A SELECTION OF:
KINKIKINICK (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.



LOMBARD NORTH GROUP (BC) INC.
215 CONQUEST STREET, VICTORIA, BC, V8V 1A1
TEL: (250) 382-3333 FAX: (250) 382-4132
WWW.LOMBARDNORTH.COM

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Project Component

Maison Victoria

Consultants

Civil: McElhanney
Landscape: Lombard North Group
Architectural: Norr Architects Engineers Planners
Structural: Norr Architects Engineers Planners
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
NORR is a national leading firm in the design and construction of
commercial, industrial, institutional, and residential projects.

Vice President, Architect: AIA, B. Ross, M.Arch.
Vice President, Landscape: AIA, B. Ross, M.Arch.
Vice President, Architectural: AIA, B. Ross, M.Arch.
Vice President, Structural: AIA, B. Ross, M.Arch.
Vice President, Mechanical: AIA, B. Ross, M.Arch.
Vice President, Electrical: AIA, B. Ross, M.Arch.

Project Manager

C. Abercrombie

Project Leader

C. Clark

Client

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

Project

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

Drawing Title

**LANDSCAPE
PLAN**

Check Scale (may be photo reduced)

0 1inch 0 10mm

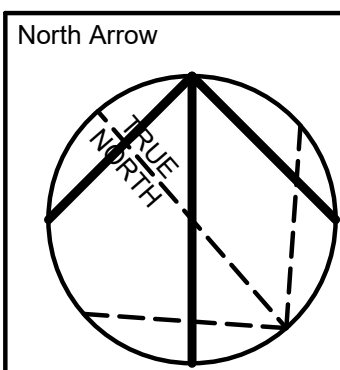
Project No. NCCA-17-0221

Drawing No.

P1

ITEM 3: SITE PLAN UPDATE REFLECTING
ADDED SECONDARY ENTRANCE
CANOPY AND REVISED LANDSCAPING ON
CORNER

ITEM 11: PERIMETRE LANDSCAPE
PLANTING UPDATED



18-035-MAISON SENIOR LIVING LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY POLARIS LAND SURVEYING INC. 2/14/2019 2:15 PM 18-035-01P (NO. 18-035)

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.

SHEET NOTES

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

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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BENCHMARK

DRAWING COORDINATES ARE LOCAL BASED ON UTM NAD 83 REFERENCE MONUMENT MON No. 15-56
NORTHING: 5364258.306
EASTING: 475471.025
ELEVATION: 22.062
MEAN C.S.F. = 0.999800 AT Ref. Mer. 123
ALL DISTANCES ARE GROUND LEVEL DISTANCES AND ELEVATIONS ARE GEODETIC ELEVATIONS

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



McElhanney
McElhanney Consulting Services Ltd.

500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3

PH (250) 370-9221
FAX (855) 407-3695

SEAL

PROJECT:
MAISON SENIOR LIVING

TITLE:
CONCEPTUAL SERVICING PLAN

SCALE
HORIZ: 1:250 VERT: N/A

PROJECT NO.
18-035

ISSUED/REVISION
B

APPROVING AUTHORITY FILE NO.

DRAWING NO.
18-035-DP