VIEW FACING WEST

MAISON VICTORIA SENIORS

1900 RICHMOND RD
VICTORIA, B.C

APRIL 5, 2019

NORR JOB NO: NCCA-17-0221

REVISED DEVELOPMENT PERMIT

NORR

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

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

milliken
DEVELOPMENTS
Perfectly Urban.

DISCIPLINE (SURVEY)

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

PHONE: 877-603-7398

DISCIPLINE (CIVIL)

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

PHONE: 250-370-9221

DISCIPLINE (ARCHITECTURE)

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

PHONE: 403-264-4000

DISCIPLINE (LANDSCAPE)

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

PHONE: 250-386-3336

ARCHITECTURE

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

LANDSCAPE

L001	LANDSCAPE PLAN

CIVIL

18-035-DP	CONCEPTUAL SERVICING PLAN

CITY OF VICTORIA

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date: May 01/19

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

0 3 6 9 12 15 18

All distances are in metres and decimals thereof, unless otherwise noted.

This intended print size of this plan is 864mm in width by 558mm in height (D-Size) when plotted at a scale of 1:300.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel(s) referred to herein. This plan is not to be used to define property lines or property corners.

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)

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

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

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

Drawing Title
SITE SURVEY

EXISTING SITE CONTEXT

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

Project No. NCCA-17-0221

Drawing No. DP001

PLOT DATE: February 14, 2019 TIME: 10:30 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DEL\ARCH_PROD\SHEETS\DP001.DWG PLOTSYLE 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

North Arrow

Detail Symbol

DETAIL#
SHEET #

Symbol not to scale

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

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

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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 1inch 0 10mm

Project No. NCCA-17-0221

Drawing No. DP101

PLOT DATE: February 14, 2019 TIME: 10:31 AM 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

North Arrow

Detail Symbol

DETAIL#
SHEET #

Symbol not to scale

DATE	ISSUED FOR	REV
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MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
AERIAL IMAGERY

3D VIEWS

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

Project No.
NCCA-17-0221

Drawing No.
DP102

PLOT DATE: March 13, 2019 TIME: 11:37 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP102.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

05 DP103 SITE PLAN
1:200

04 DP103 SITE SIGNAGE DETAILS

ITEM 1: Pick-up/Drop-off area at main entrance reconfigured to accommodate two(2) visitor parking stalls

ITEM 2: Visitor parking stalls on west side of building shifted west in order to accommodate and additional visitor parking stall

ITEM 3: Commercial retail unit area reduced to 170sq.m.

ITEM 4: Project Stats updated to reflect updated parking and area numbers

01 DP103 STANDARD CURB DETAILS
1:20

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

02 DP103 WHEEL STOP DETAIL
1:20

03 DP103 CURRENT ZONING KEY PLAN
NTS

SITE LEGEND

- PRINCIPAL ENTRY
- VIS 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

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

PROJECT INFORMATION TABLE- C-1

Zone (existing)	C-1
Proposed Zone "new zone"	"New Zone"
Site Area (sm)	2182.9
Total Floor Area (sm)	5681.3
Commercial Floor Area (sm)	170
Floor Space Ratio	2.71
Site Coverage (%)	52.30%
Open Site Space (%)	48.40%
Height of Building (m)	20.64
Number of Storeys	5
Parking Stalls (number) on site	65 TOTAL (51 UNDERGROUND, 14 SURFACE)
Bicycle Parking number (Class 1)	8 (TOTAL PROJECT P1)
Bicycle Parking number (Class 2)	4
Building Setbacks * Corner Lot (m)	Closest Face of Main building to Property Line
Street Boundary (East Birch St.)	3.42m
Side Yard (south) Fort St.	2.0m
Side Yard (north)	2.49m
Internal Rear Yard (West)	2.55m
Use: Seniors Assisted Living and Memory Care	
Total Number Units	60
Unit Type	STUDIO/1 BED
Ground-oriented Units	0
Minimum Sleeping Room floor Area (sm)	31.32

PROJECT INFORMATION TABLE- R3-2 SITE

Zone (existing)	R3-2
Proposed Zone "new zone"	"New Zone"
Site Area (sm)	2514.9
Total Floor Area (sm)	4882.8
Commercial Floor Area (sm)	170
Floor Space Ratio	1.94
Site Coverage (%)	39.43%
Open Site Space (%)	51.10%
Height of Building (m)	20.64
Number of Storeys	5
Parking Stalls (number) on site	65 TOTAL (51 UNDERGROUND, 14 SURFACE)
Bicycle Parking number (Class 1)	8 (TOTAL PROJECT P1)
Bicycle Parking number (Class 2)	4
Building Setbacks * Corner Lot (m)	Closest Face of Main building to Property Line
Street Boundary (East Birch St.)	3.42m
Side Yard (south) Fort St.	2.0m
Side Yard (north)	2.49m
Internal Rear Yard (West)	2.55m
Use: Seniors Assisted Living and Memory Care	
Total Number Units	77
Unit Type	STUDIO/1 BED
Ground-oriented Units	0
Minimum Sleeping Room floor Area (sm)	31.32

TOTAL PROJECT AREA STATISTICS

Site Area (sm)	4697.8
Lot width (m)	72.4
Total Floor Area (sm)	10771.3
Floor Space Ratio	2.29
Site Coverage (sm)	45.0%
Commercial Floor Area (sm)	170
Open Site Space (%)	30.45% (TOTAL SITE)

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

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

General Notes

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

06 DP103 PROJECT INFORMATION TABLES

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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
SITE PLAN AND STATISTICS

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

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

Project No. NCCA-17-0221

Drawing No. DP103

PLOT DATE: April 5, 2019 TIME: 2:33 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP103.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

SITE LEGEND

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

SITE CIRCULATION LEGEND

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

NOTE: EMERGENCY VEHICLE ACCESS ROUTE ON PUBLIC ROADWAY

NOTES

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

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

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

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

6) MINIMUM CLEARANCE FOR COLLECTION VEHICLE ALONG ROUTE 5 METERS

7) GARBAGE PICKUP BY PRIVATE COLLECTOR

NOTES

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

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

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

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

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

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

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

04 DP104 SITE SWEEPS PLAN
1:200

ITEM 1: Pick-up/Drop-off area at main entrance reconfigured to accommodate two(2) visitor parking stalls

ITEM 2: Visitor parking stalls on west side of building shifted west in order to accommodate and additional visitor parking stall

ITEM 3: Commercial retail unit area reduced to 170sq.m.

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

North Arrow

Detail Symbol

DETAIL# / SHEET #

Symbol not to scale

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

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1900 RICHMOND RD
VICTORIA, B.C
V8R 4R2

Drawing Title
SITE CIRCULATION WASTE RECYCLING DETAILS

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

Project No.
NCCA-17-0221

Drawing No.
DP104

PLOT DATE: April 5, 2019 TIME: 2:34 PM FULL PATH AND FILENAME P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_PROD\SHEETS\DP104.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

ITEM 4: Parking stalls reconfigured to accommodate one(1) additional parking stall

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
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2019-04-05	REVISED DEVELOPMENT PERMIT	E

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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 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: April 5, 2019 TIME: 2:35 PM FULL PATH AND FILENAME P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP200.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

ITEM 4: Parking stalls reconfigured to accommodate one(1) additional parking stall

01 / DP201 PARTIAL FLOOR PLAN LEVEL P1- NORTH

1:100

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

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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 P1
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. DP201

PLOT DATE: April 5, 2019 TIME: 2:36 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP201.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

ITEM 4: Parking stalls reconfigured to accommodate one(1) additional parking stall

01 / DP202 PARTIAL FLOOR PLAN LEVEL P01- SOUTH

1:100

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

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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 Tudela, 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 P01
SOUTH

North Arrow

Detail Symbol

Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP202

PLOT DATE: April 5, 2019 TIME: 2:35 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP202.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01 DP203 OVERALL FLOOR PLAN LEVEL 01

1:200

ITEM 3: Commercial retail unit area reduced to 170sq.m.

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

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Project Component
Maison Victoria
Keyplan

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

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Ken Poon, Architect, AAA, Architect, AAA, B.Arch, MAIBC
Achim Toebella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
OVERALL FLOOR PLAN
LEVEL 01

North Arrow
TRUE NORTH

Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP203

PLOT DATE: April 5, 2019 TIME: 2:36 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELI\ARCH_PROD\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
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Project Component
Maison Victoria

Keyplan

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

Seal(s)

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Chris Pat, 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: April 5, 2019 TIME: 2:37 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

ITEM 3: Commercial retail unit area reduced to 170sq.m.

North Arrow

TRUE NORTH

Detail Symbol

DETAIL#
SHEET #

Symbol not to scale

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

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Project Component
Maison Victoria

Keyplan

Consultants
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Architectural: Norr Architects Engineers Planners

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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
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WEST VANCOUVER, B.C V7V 1E1

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 01
SOUTH

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

Project No.
NCCA-17-0221

Drawing No.
DP205

PLOT DATE: April 5, 2019 TIME: 2:37 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP205.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01 DP206 OVERALL FLOOR PLAN LEVEL 02

1:200

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

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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 Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
OVERALL FLOOR PLAN
LEVEL 02

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. DP206

PLOT DATE: February 14, 2019 TIME: 2:47 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PRODSHEETS\DP206.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01
DP207

PARTIAL FLOOR PLAN LEVEL 02- NORTH

1:100

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

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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 Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 02
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. DP207

PLOT DATE: February 14, 2019 TIME: 10:26 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP207.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01 DP208 PARTIAL FLOOR PLAN LEVEL 02- SOUTH

1:100

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

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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 Ballistarin, Architect, AAA, 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
PARTIAL FLOOR PLAN
LEVEL 02
SOUTH

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

Project No.
NCCA-17-0221

Drawing No.
DP208

North Arrow

Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

PLOT DATE: February 14, 2019 TIME: 10:26 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_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
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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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
OVERALL FLOOR PLAN
LEVEL 03

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. DP209

PLOT DATE: February 14, 2019 TIME: 10:26 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP209.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01
DP210

PARTIAL FLOOR PLAN LEVEL 03 - NORTH

1:100

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

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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 Todella, P.Eng., APEGA
Chris Pai, P.Eng., APEGA

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 03
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. DP210

PLOT DATE: February 14, 2019 TIME: 10:27 AM 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
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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Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 03
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.
DP211

PLOT DATE: February 14, 2019 TIME: 10:27 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP211.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01 DP209A — OVERALL FLOOR PLAN LEVEL 04

1:200

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

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

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

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

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

Drawing Title
OVERALL FLOOR PLAN
LEVEL 04

North Arrow: TRUE NORTH

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

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

Project No. NCCA-17-0221

Drawing No. DP209A

PLOT DATE: February 14, 2019 TIME: 10:27 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DEL\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
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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A. Silvio Ballabasera, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 04
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. DP210A

PLOT DATE: February 15, 2019 TIME: 1:01 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP210A.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01 DP211A

PARTIAL FLOOR PLAN LEVEL 04- SOUTH

1:100

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

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

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

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 04
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. DP211A

PLOT DATE: February 14, 2019 TIME: 10:28 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP211A.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01 DP212 OVERALL FLOOR PLAN LEVEL 05

1:200

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

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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 Toskela, 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

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.
DP212

PLOT DATE: February 14, 2019 TIME: 10:28 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PRODSHEETS\DP212.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01
DP213

PARTIAL FLOOR PLAN LEVEL 05- NORTH

1:100

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

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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 Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 05
NORTH

North Arrow

Detail Symbol

DETAIL#
SHEET #

Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP213

PLOT DATE: February 14, 2019 TIME: 10:28 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP213.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01 DP214 PARTIAL FLOOR PLAN LEVEL 05- SOUTH

1:100

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

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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 05
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. DP214

PLOT DATE: February 14, 2019 TIME: 10:28 AM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP214.DWG PLOTSYLE 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
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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Victor Smith, Architect, AAA, B.Arch, M.ARBC
Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Ballabasera, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
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: February 15, 2019 TIME: 9:21 AM 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

01 DP301 PARTIAL EAST 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	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
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

NORR
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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
Ronald Poon, Architect, AAA, MRAIC, AAA, B.Arch, MAIBC
Achim Toebella, 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
EAST ELEVATION
ENTRY CANOPY DETAILS & SIGNAGE

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. DP301

PLOT DATE: April 30, 2019 TIME: 1:43 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PRODSHEETS\DP301.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

02
DP302

PARTIAL WEST ELEVATION

1:100

01
DP302

PARTIAL WEST ELEVATION

1:100

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

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	GLAZING SYSTEM w/ CLEAR ANODIZED WINDOW MULLIONS
13	GLAZING SYSTEM: SPANDREL PANEL (COLOUR TO MATCH ADJACENT GLAZING)
14	GLAZING SYSTEM: SPANDREL PANEL (COLOUR TO MATCH #06)
15	GLAZING SYSTEM: SPANDREL PANEL (COLOUR TO MATCH #04)
16	EXTERIOR GLAZING W/HIDDEN MULLION (COLOUR CLEAR)
17	EXTERIOR GLAZING W/ MULLION CAP (COLOUR CLEAR W/ CLEAR ANODIZED CAP)
18	EXTERIOR MOUNTED DIRECTIONAL LIGHTING FEATURE (COLOUR CHARCOAL)
19	PREFIN METAL FRAME GLASS PANEL BALCONY (COLOUR CHARCOAL)
20	SIGNAGE PANEL SYSTEM (COLOUR CHARCOAL)
21	EXTERIOR ENTRY DOOR TO MATCH ADJACENT MATERIAL
22	EXTERIOR OVERHEAD DOOR TO MATCH ADJACENT MATERIAL
23	METAL LOUVRES (COLOUR CHARCOAL)

NOTES

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

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

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Bruce G. McKenzie, Architect, AAA, M.Arch, MAIBC
A. Silvio Balitassarra, Architect, AAA, B.Arch, MAIBC
Adrian Tudela, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
EXTERIOR ELEVATIONS
WEST ELEVATION

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.
DP302

PLOT DATE: April 30, 2019 TIME: 1:45 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIVARCH_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)
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	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
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

NORR
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NORR ARCHITECTS ENGINEERS PLANNERS
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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
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: April 30, 2019 TIME: 1:45 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
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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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: February 14, 2019 TIME: 4:21 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP304.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

03 DP305 NORTH ELEVATION
1:200

04 DP305 SOUTH ELEVATION
1:200

05 DP305 KEY PLAN AVERAGE GRADE CALCULATION
1:500

02 DP305 EAST ELEVATION
1:200

01 DP305 WEST ELEVATION
1:200

AVERAGE GRADE CALCULATION

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

North Arrow

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
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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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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: February 14, 2019 TIME: 4:02 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP305.DWG PLOTSYLE TABLE: PMA-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

04 DP401 ROOF TOP MECHANICAL SCREEN DETAIL
1:20

03 DP401 CROSS SECTION KEY PLAN
1:1000

North Arrow

Detail Symbol

DETAIL#
SHEET #

Symbol not to scale

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

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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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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 1inch 0 10mm

Project No.
NCCA-17-0221

Drawing No.
DP401

PLOT DATE: April 5, 2019 TIME: 2:38 PM FULL PATH AND FILENAME: P:\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: 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), 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	
02/11/19	PLANNING & DP COMMENTS	
04/09/19	PLANNING COMMENTS	

Lombard North Group
LOMBARD NORTH GROUP (BC) INC.
924 COMMERCIAL STREET, VICTORIA, BC, V8W 1B1
PHONE (250) 386-8326 FAX: (250) 386-4152
EMAIL: lngbc@lngbc.com

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Project Component
Maison Victoria

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

Seal(s)

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

Client
MILLIKEN DEVELOPMENTS
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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

PLOT DATE: April 9, 2019 TIME: 2:11 PM FULL PATH AND FILENAME:/USERS/SEANPARTLOW/LIBRARY/MOBILE DOCUMENTS/COM~APPLE~CLOUDDOCS/OFFICE/MAISON/MV S1R10.DWG PLOTSYLE TABLE:LOMBARD 9.ctb

SHEET NOTES

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

NOTES:

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

APRIL 5, 2019

ISSUED FOR DEVELOPMENT PERMIT

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

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

1:250 0 5 15m

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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
C	2019-04-05	ND	ISSUED FOR DEVELOPMENT PERMIT – REVISED
B	2019-02-14	ND	ISSUED FOR DEVELOPMENT PERMIT – REVISED
A	2018-10-11	ND	ISSUED FOR DEVELOPMENT PERMIT – REVISED

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

SEAL

PROJECT:
MAISON SENIOR LIVING

TITLE:
CONCEPTUAL SERVICING PLAN

SCALE
HORIZ: 1:250 VERT: N/A

PROJECT NO. 18-035
ISSUED/REVISION C

APPROVING AUTHORITY FILE NO.

DRAWING NO.
18-035-DP

P:\18-035 MAISON, SENIOR LIVING\10.0 DRAWINGS\18-035-DP.DWG 4/5/2019 8:35 AM 18-035-DP (W CLOUDS)