VIEW FACING WEST

MAISON VICTORIA SENIORS

1900 RICHMOND RD
VICTORIA, B.C

JUNE 12, 2018

NORR JOB NO: NCCA-17-0221

NORR

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

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A Partnership of Limited Companies

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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian Todeila, 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 03-04
DP210 PARTIAL FLOOR PLAN LEVEL 03-04
DP211 PARTIAL FLOOR PLAN LEVEL 03-04
DP212 OVERALL FLOOR PLAN LEVEL 05
DP213 PARTIAL FLOOR PLAN LEVEL 05
DP214 PARTIAL FLOOR PLAN LEVEL 05
DP215 OVERALL ROOF PLAN

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
Original Submission
Received Date: June 12, 2018

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 plot size of this plan is 864mm in width by 559mm in height (D-Size) when plotted at a scale of 1:300.

This document shows the relative location of the surveyed features as measured on the date of the survey and should not 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

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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: June 8, 2018 TIME: 3:33 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DEL\VARCH_PRO\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

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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: June 8, 2018 TIME: 3:33 PM FULL PATH AND FILENAME: P:\NCCA\17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PRODSHEETS\DP101.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

03 DP102 AERIAL VIEW FACING SOUTHEAST

NTS

04 DP102 PERSPECTIVE FACING EAST

NTS

01 DP102 PERSPECTIVE FACING NORTHWEST

NTS

02 DP102 DETAIL- MAIN ENTRY PORTE COCHERE

NTS

North Arrow

TRUE NORTH

Detail Symbol

DETAIL#
SHEET #

Symbol not to scale

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

05 DP103 SITE PLAN
1:200

SITE LEGEND

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

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

PROJECT INFORMATION TABLE- R3-2 SITE	
Zone (existing)	R3-2
Proposed Zone "new zone"	"New Zone"
Site Area (sm)	2514.9
Total Floor Area (sm)	4884.2
Commercial Floor Area (sm)	0
Floor Space Ratio	1.94
Site Coverage (%)	44.50%
Open Site Space (%)	35.80%
Height of Building (m)	20.72
Number of Storeys	5
Parking Stalls (number) on site	**62** TOTAL (50 UNDERGROUND, 12 SURFACE)
Bicycle Parking number (Class 1)	**10** (TOTAL PROJECT- P1)
Bicycle Parking number (Class 2)	4
Building Setbacks * Corner Lot (m)	
Front Yard (street east, south)	1.5m
Internal Side Yard (west)	2.4m
Internal Rear Yard (north)	1.2m
Use: Independent Living Seniors	
Total Number Units	59
Unit Type	1/2BDRM UNITS
Ground-oriented Units	2
Minimum Sleeping Room floor Area (sm)	50.7

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

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

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

04 DP103 PROJECT INFORMATION TABLES

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

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Keyplan

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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 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: June 10, 2018 TIME: 5:01 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
- 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

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.

WASTE & RECYCLING
BINS / AREA REQUIRED
135 UNITS / 10 x 3yd^3 = 40.5 yd^3 WASTE PRODUCED
40.5 yd3 / 4 yd3 BINS = 10.125 BINS PROVIDED
10.125 BINS x 9 m^2 = 91.13 m^2 ROOM SIZE
1 COMPACTOR 3:1 RATIO = 10.125 / 3 = 3.38 (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
37 m^2 WASTE & RECYCLING ROOM PROVIDED
44 m^2 STAGING/LOADING AREA PROVIDED

04 DP104 — SITE SWEEPS PLAN
1:200

01 DP104 — WASTE RECYCLING ROOM DETAIL
1:50

02 DP104 — BOLLARD DETAIL
1:20

03 DP104 — CONCRETE CURB DETAIL
1:20

SU9 - SINGLE UNIT BUS

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

04 DP104 — SU9 TRUCK DETAILS
1:200

North Arrow: TRUE NORTH

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

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2018-06-12	DEVELOPMENT PERMIT	B

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Maison Victoria
Keyplan

Consultants
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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 PLAN AND STATISTICS

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

Project No. NCCA-17-0221

Drawing No. DP104

PLOT DATE: June 10, 2018 TIME: 5:09 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEET\SIDP104.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01
DP200

FLOOR PLAN LEVEL P1

1:200

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Drawing Title
OVERALL FLOOR PLAN
LEVEL P01

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.
DP200

PLOT DATE: June 10, 2018 TIME: 5:02 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP200.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01 DP201 PARTIAL FLOOR PLAN LEVEL P1- NORTH

1:100

02 DP201 PARKADE RAMP DETAIL

1:100

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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: June 10, 2018 TIME: 5:15 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP201.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01
DP202

PARTIAL FLOOR PLAN LEVEL P01- SOUTH

1:100

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

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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)

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A. Silvio Batlassarra, Architect, AAA, B.Arch, MAIBC
Adrian Tridella, 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: June 10, 2018 TIME: 5:24 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP202.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01 DP203 OVERALL FLOOR PLAN LEVEL 01

1:200

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

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Project Component
Maison Victoria

Keyplan

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

Seal(s)

NORR
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Adrian Todella, P.Eng., APEGA
Chris 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
OVERALL FLOOR PLAN LEVEL 01

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.
DP203

PLOT DATE: June 10, 2018 TIME: 5:43 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP203.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb

01
DP204

PARTIAL FLOOR PLAN LEVEL 01- NORTH

1:100

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

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

NORR
2300, 411 - 1st Street SE,
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Adrian Todella, P.Eng., APEGA
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

Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP204

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

01 DP205

PARTIAL FLOOR PLAN LEVEL 01- SOUTH

1:100

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

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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 01
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. DP205

PLOT DATE: June 10, 2018 TIME: 6:53 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\50-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

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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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Adnan Trobela, P.Eng., APEGA
Chris Pai, P.Eng., APEGA

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

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

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

Drawing Title
OVERALL FLOOR PLAN
LEVEL 02

North Arrow
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.
DP206

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

01
DP207

PARTIAL FLOOR PLAN LEVEL 02- NORTH

1:100

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

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Project Component
Maison Victoria

Keyplan

Consultants

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

Seal(s)

NORR

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A. Silvio Ballarastra, Architect, AAA, B.Arch, MAIBC
Chris Pal, P.Eng., APEGA, CWEM
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

DETAIL#
SHEET #

Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP207

PLOT DATE: June 10, 2018 TIME: 6:53 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP207.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01
DP208

PARTIAL FLOOR PLAN LEVEL 02- SOUTH

1:100

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

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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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Ronald Thiessen, 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
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.
DP208

PLOT DATE: June 10, 2018 TIME: 6:53 PM 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 03-04

1:200

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

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Project Component
Maison Victoria
Keyplan

Consultants
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 Ballassarra, Architect, AAA, B.Arch, MAIBC
Adrian Tridella, 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 03-04

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: June 10, 2018 TIME: 6:54 PM 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 03-04- NORTH

1:100

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

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Project Component

Maison Victoria

Keyplan

Consultants

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

Seal(s)

NORR

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A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC
Adrian 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 03-04
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. DP210

PLOT DATE: June 10, 2018 TIME: 6:54 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\50-DELIV\ARCH_PROD\SHEETS\DP210.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01 DP211 PARTIAL FLOOR PLAN LEVEL 03-04- SOUTH

1:100

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

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

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A. Silvio Ballasiotis, Architect, AAA, B.Arch, MAIBC
Chris Ferguson, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 03-04
SOUTH

North Arrow

Detail Symbol

Symbol not to scale

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

Project No. NCCA-17-0221

Drawing No. DP211

PLOT DATE: June 10, 2018 TIME: 6:54 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP211.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

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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 Batlassarra, Architect, AAA, B.Arch, MAIBC
Adnan Trdelia, P.Eng., APEGA
Chris Pai, P.Eng., APEGA

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

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

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

Drawing Title
OVERALL FLOOR PLAN
LEVEL 05

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

Project No. NCCA-17-0221

Drawing No. DP212

North Arrow

Detail Symbol

Symbol not to scale

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

01
DP213

PARTIAL FLOOR PLAN LEVEL 05- NORTH

1:100

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

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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 Balitassarra, Architect, AAA, B.Arch, MAIBC
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
PARTIAL FLOOR PLAN
LEVEL 05
NORTH

North Arrow

Detail Symbol

Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP213

PLOT DATE: June 10, 2018 TIME: 6:54 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-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

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

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Chris Pal, P.Eng., APEGA
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
SOUTH

North Arrow
TRUE NORTH

Detail Symbol
DETAIL#
SHEET #
Symbol not to scale

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

Project No.
NCCA-17-0221

Drawing No.
DP214

PLOT DATE: June 10, 2018 TIME: 6:54 PM 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

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Project Component
Maison Victoria

Keyplan

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

Seal(s)

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A. Silvio Battistanna, 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

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

02 DP301 PARTIAL EAST ELEVATION
1:100

03 DP301 ENTRY CANOPY DETAIL
1:100

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 CLEAR ANODIZED)
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

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

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

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Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
EXTERIOR ELEVATIONS
EAST ELEVATION
ENTRY CANOPY DETAILS & SIGNAGE

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

Project No.
NCCA-17-0221

Drawing No.
DP301

PLOT DATE: June 8, 2018 TIME: 3:37 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELV\ARCH_PROD\SHEETS\DP301.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

02 DP302 PARTIAL WEST ELEVATION
1:100

01 DP302 PARTIAL WEST ELEVATION
1:100

MATERIAL LEGEND

01	NOT USED
02	ALUMINUM FASCIA (COLOUR CHARCOAL)
03	PRE-FINISHED METAL FLASHING (COLOUR TO MATCH ADJACENT MATERIAL)
04	WOOD-LOOK PANEL (COLOUR WALNUT BROWN)
05	WOOD-LOOK ACCENT TRIMS, SLATS (COLOUR TO MATCH #04)
06	METAL PANEL AND TRIMS (COLOUR CHARCOAL)
07	METAL PANEL AND TRIMS (COLOUR CLEAR ANODIZED)
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22	EXTERIOR OVERHEAD DOOR TO MATCH ADJACENT MATERIAL
23	METAL LOUVRES (COLOUR CHARCOAL)

NOTES

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

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

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Project Component
Maison Victoria
Keyplan

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

Seal(s)

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Chris Pal, P.Eng., APEGA

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

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

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

Drawing Title
EXTERIOR ELEVATIONS
WEST ELEVATION

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. DP302

PLOT DATE: June 8, 2018 TIME: 3:37 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PRODSHEETS\DP302.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

02 DP303

NORTH ELEVATION

1:100

01 DP303

SOUTH ELEVATION

1:100

MATERIAL LEGEND

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

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

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
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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 Balbastarua, 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
BUILDING ELEVATIONS
NORTH & 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. DP303

PLOT DATE: June 8, 2018 TIME: 3:37 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PROD\SHEETS\DP303.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

01
DP304

OVERALL SITE CONTEXT ELEVATION SOUTH

1:200 APPROXIMATE

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

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

01
DP304

OVERALL SITE CONTEXT ELEVATION- EAST

1:200 APPROXIMATE

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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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
EXTERIOR ELEVATIONS
SITE CONTEXT

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

Project No.
NCCA-17-0221

Drawing No.
DP304

PLOT DATE: June 10, 2018 TIME: 6:58 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					
GRADE POINTS	AVERAGE POINTS	MULTIPLY	DISTANCE BETWEEN POINTS		TOTALS
A&B	(23.32+23.36)/2	x	3.79	m	88.4586
B&C	(23.36+23.14)/2	x	7.38	m	171.585
C&D	(23.14+23.16)/2	x	1.91	m	44.2165
D&E	(23.16+23.00)/2	x	4.66	m	107.553
E&F	(23.16+22.95)/2	x	21.82	m	503.06
F&F1	(23.00+22.95)/2	x	2.56	m	58.816
F1&G	(23.00+23.00)/2	x	34.77	m	799.71
G&H	(23.00+22.78)/2	x	5.34	m	122.233
H&I	(22.78+22.94)/2	x	3.48	m	79.5528
I&J	(22.94+22.90)/2	x	1.73	m	39.6516
J&K	(22.90+23.00)/2	x	3.14	m	72.063
K&L	(23.00+22.95)/2	x	2.76	m	63.411
L&M	(22.95+23.42)/2	x	27.12	m	628.777
M&N	(23.42+23.50)/2	x	3.92	m	91.9632
N&N1	(23.50+23.50)/2	x	2.75	m	64.625
N1&N2	(23.50+23.50)/2	x	2.72	m	63.92
N2&O	(23.50+23.00)/2	x	1.88	m	43.71
P&Q	(21.18+21.18)/2	x	6.32	m	133.858
R&R1	(23.00+22.75)/2	x	0.7	m	16.0125
R1&S	(22.75+22.51)/2	x	4.57	m	103.419
S&S1	(22.51+22.50)/2	x	0.53	m	11.9277
S1&T	(22.50+23.45)/2	x	14.51	m	333.367
T&U	(23.45+23.45)/2	x	24	m	562.8
U&V	(23.45+22.98)/2	x	1.31	m	30.4117
V&W	(22.98+22.98)/2	x	3.18	m	73.0764
W&W1	(22.98+23.00)/2	x	1.35	m	31.0365
W1&W2	(23.00+23.00)/2	x	5.77	m	132.71
W2&W3	(23.00+22.98)/2	x	0.43	m	9.8857
W3&W4	(22.98+22.98/2)	x	8.73	m	200.79
W4&X	(22.98+22.96/2)	x	1.37	m	31.51
X&Y	(22.96+22.94/2)	x	30.93	m	711.39
Y&Z	(22.94+22.88/2)	x	2.92	m	67.16
Z&Z1	(22.88+23.51/2)	x	35.77	m	822.71

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

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

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

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Project Component
Maison Victoria
Keyplan

Consultants
Civil: 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
BUILDING ELEVATIONS
AVERAGE GRADE
CALCULATIONS

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. DP305

PLOT DATE: June 8, 2018 TIME: 3:38 PM FULL PATH AND FILENAME: P:\NCCA\17-0221 - 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

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

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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 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
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: June 8, 2018 TIME: 3:38 PM FULL PATH AND FILENAME: P:\NCCA17-0221 - MAISON VICTORIA\500-DELIV\ARCH_PRO\DSHEETS\DP401.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

LEGEND

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

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

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

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

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

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

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

SMALL SHRUB TO BE A SELECTION OF: SALAL (BL), LONG-LEAF MAHONIA (BL), SWORDFERN (BL), ROCK DAPHNE (BL), DEER FERN (BL), MAIDEN HAIR FERN (DEC), SIZE 15 CM POT; APPROXIMATE NO. - 66

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

Detail Symbol

DETAIL#
SHEET #
Symbol not to scale

DATE	ISSUED FOR	REV
05/17/18	DEVELOPMENT PERMIT	

Lombard North Group
LOMBARD NORTH GROUP (BC) INC.
536 CORMORANT STREET, VICTORIA, BC, V8W 1E
TELEPHONE (250) 386-3456 FAX (250) 386-4132
EMAIL: lomba@lnhove.ca

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

Seal(s)

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

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Anikó Tóródik, P.Eng., APEGA
Chris Pak, P.Eng., APEGA

Project Manager	Drawn
C.Abercrombie	
Project Leader	Checked
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

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

Project No.
NCCA-17-0221

Drawing No.

PLOT DATE: May 10, 2018 TIME: 4:22 PM FULL PATH AND FILENAME: /VOLUMES/PROJECTS/MAISON VICTORIA/MV STRG.DWG PLOTSYLE TABLE: LOMBARD 9.ctb

SHEET NOTES

No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY DISTRICT OF SAANICH FORCES AT DEVELOPER'S EXPENSE.
2	EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED BY DISTRICT OF SAANICH FORCES AT DEVELOPER'S EXPENSE.
3	EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED BY DISTRICT OF SAANICH FORCES AT DEVELOPER'S EXPENSE.
4	NEW 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 AND PAINTLINES 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).

MAY 16, 2018

ISSUED FOR DEVELOPMENT PERMIT

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

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

1:250 — 0 5 15m

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BENCHMARK

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

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

NO.	DATE	BY	REVISIONS

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

SEAL

PROJECT: MAISON SENIOR LIVING

TITLE: CONCEPTUAL SERVICING PLAN

SCALE HORIZ: 1:250 VERT: N/A

PROJECT NO. 18-035

ISSUED/REVISION 1

APPROVING AUTHORITY FILE NO.

DRAWING NO. 18-035-DP

J:\18-035 MAISON SENIOR LIVING\10.0 DRAWINGS\18-035-SP.DWG 5/16/2018 3:05 PM 18-035-DP