

235 RUSSELL STREET
MIXED USE



CITY OF
VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date

May 16, 2025



25-05-13 RZ+DP RESUBMISSION



BC LAND SURVEYORS SITE PLAN OF:

Civic: 247 Russell Street

Legal Lot A, Section 31,

Esquimalt District, Plan 29271

AND

Lot 39, Section 31,

Esquimalt District, Plan 549

Parcel Identifier (Lot A) : 001-422-294 in the City of Victoria
Parcel Identifier (Lot 39) : 003-391-426 in the City of Victoria

0 2 10 20
All distances are shown in metres.

The intended plot size of this plan is 608.0mm in width by 467.0mm in height (Arch C size) when plotted at a scale of 1:150.

LEGEND

Elevations are to geodetic datum

- denotes - existing elevation
- denotes - Catch Basin
- denotes - Clean Out
- denotes - Utility Pole with Transformer
- denotes - Water Valve
- denotes - Water Meter
- denotes - Service Cover

Lot A Area = 2008.0 m²

Lot 39 Area = 669.6 m²

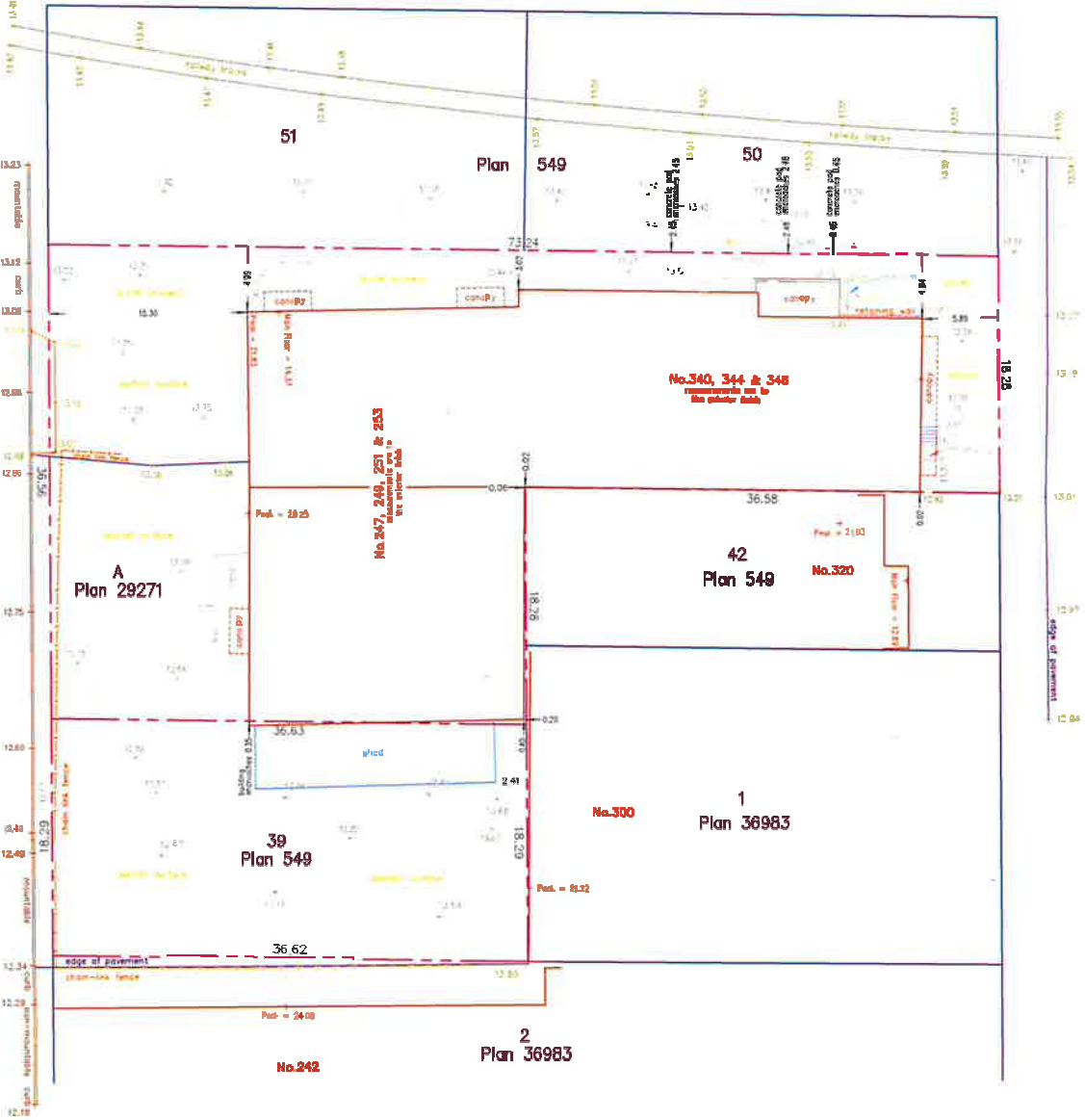
October 03, 2018

File : 12.643 - 18
POWELL & ASSOCIATES
B C Land Surveyors
250-2850 Douglas Street
Victoria, BC V8T 4H4
phone (250) 382-8833

Russell Street

Esquimalt Road

Mary Street



The following non-financial charges are shown on the current title and may affect the property.
Lot A: M76300 - Exceptions and Reservations
Lot A: 3187920 - Exceptions and Reservations
Lot 39: M76301 - Undermining Rights

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

ISSUED 25-05-13 RZDP RESUB 03
ISSUED 25-05-13 RZDP RESUB 02
ISSUED 24-05-11 RZDP RESUBMISSION
ISSUED 24-05-25 RZDP SUBMISSION

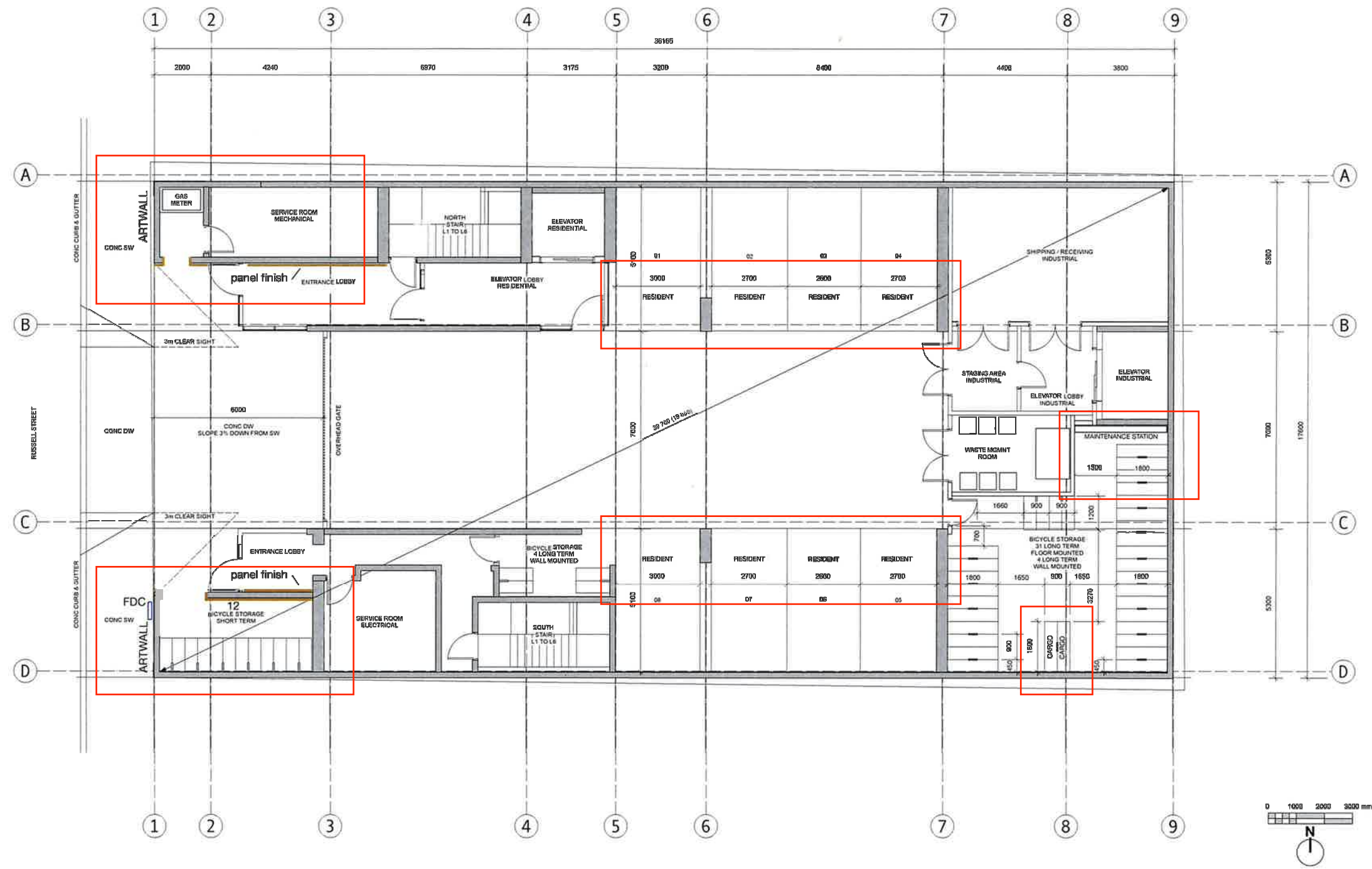
File Date Description
25-05-03
drawn by CRK checked by CRK
scale 1:100 prepared by 2017

NOTE: All dimensions are shown in millimetres. Round Dimensions are made clear to GNS

Russell MX
235 Russell Street
Victoria BC
Survey Plan

diKa A100

diKa Architects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5180 Dublin Way V8T 2K8 T 1-250-585-5810
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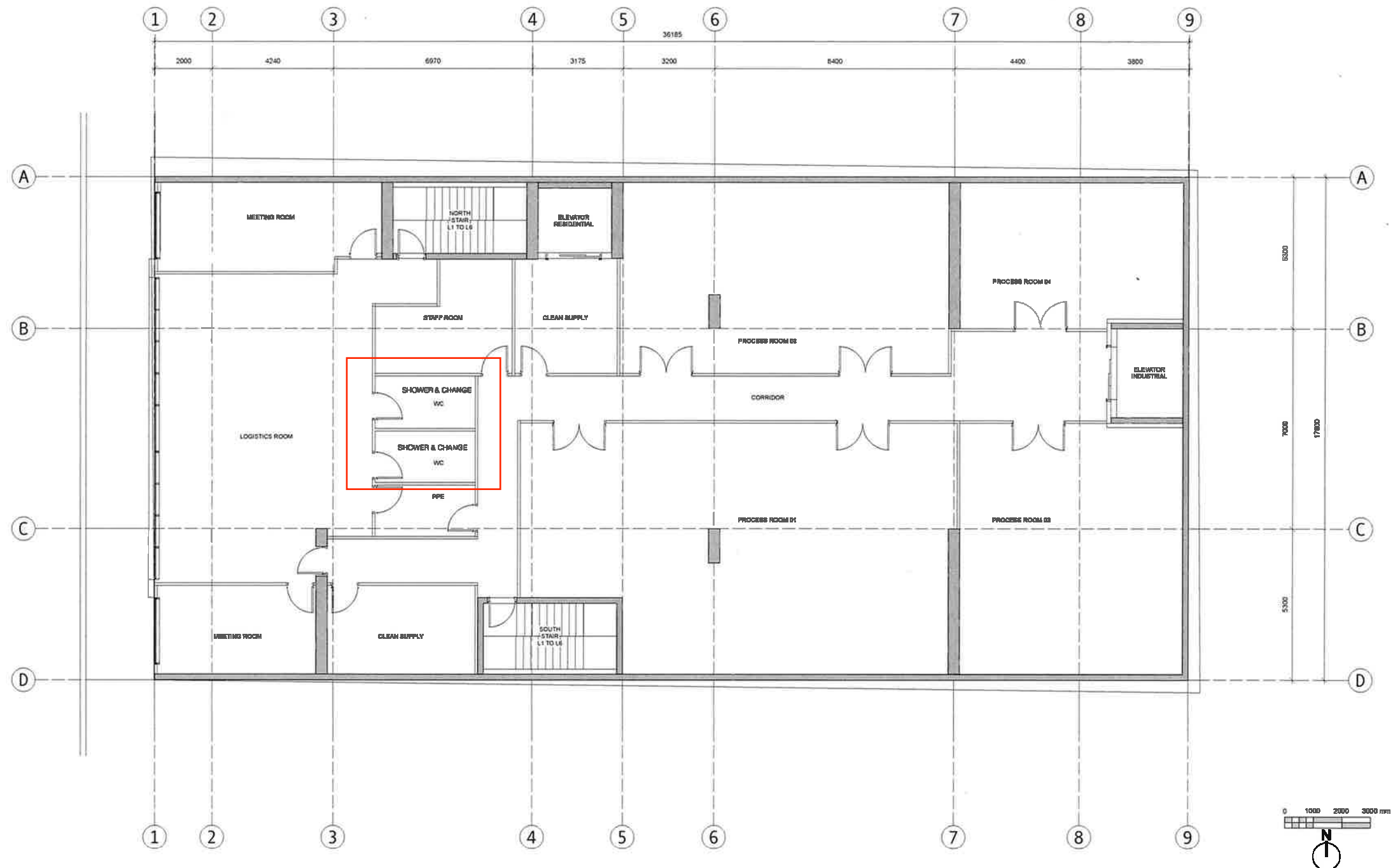


ISSUED	25-05-13	RZDP RESUB 03
ISSUED	23-03-12	RZDP RESUB 02
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION
Rev	Date	Description
REV 01	25-03-08	Design/Rev
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimeters. Room Dimensions are inside clear by GWS

Russell MX
 235 Russell Street
 Victoria BC
L1 PLAN

di+ka
 REGISTERED ARCHITECT
 2025-05-13
 A20
 dHk Architects
 Victoria
 977 Port Street V8V 3K3 T 1 250 650 3367
 Fax: 1025 5190 Dublin Way V8T 2K6 T 1 250 585 5810
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ISSUED	25-05-18	AZDP RESUB 03
ISSUED	25-08-12	AZDP RESUB 02
ISSUED	24-08-11	AZDP RESUBMISSION
ISSUED	24-08-08	AZDP SUBMISSION
DATE	28-08-03	ISSUED BY
DESIGNED BY	CRK	PRODUCED BY
SCALE	1:100	PROJECT NUMBER
		3817

NOTES: All dimensions are shown in millimetres. Where Dimensions are given in feet to 0.005

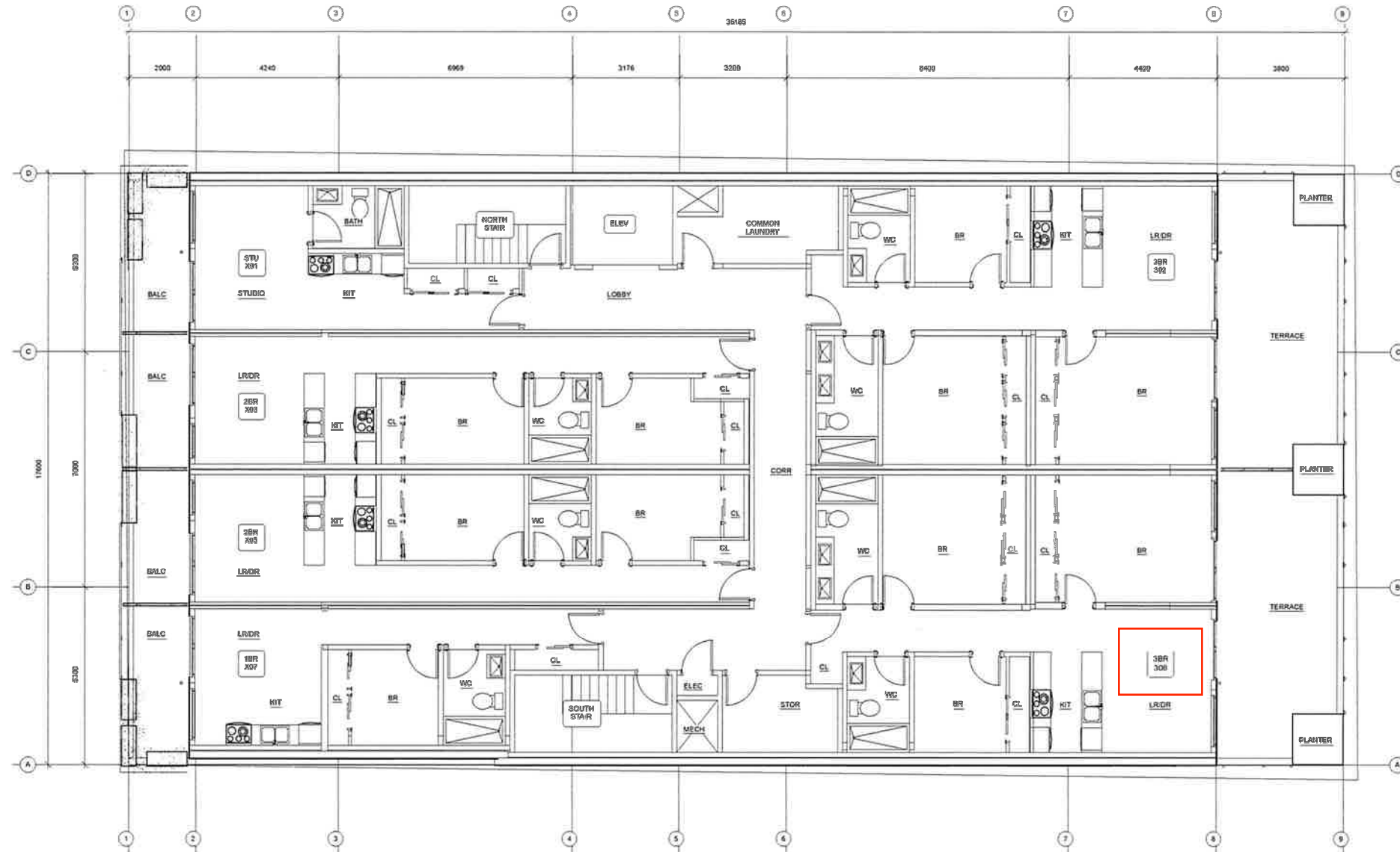
Russell MX
 235 Russell Street
 Victoria BC
L2 PLAN



A200

dl@karthicks
 Victoria
 877 Fort Street WYV 2K3 T 1-250-688-3367
 Nanaimo
 105-8100 Dublin Way VST 3K5 T 1-250-585-5810

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ISSUED 25-05-13 RZDP RESUB 03

ISSUED 25-03-12 RZ-DP SUBMIT

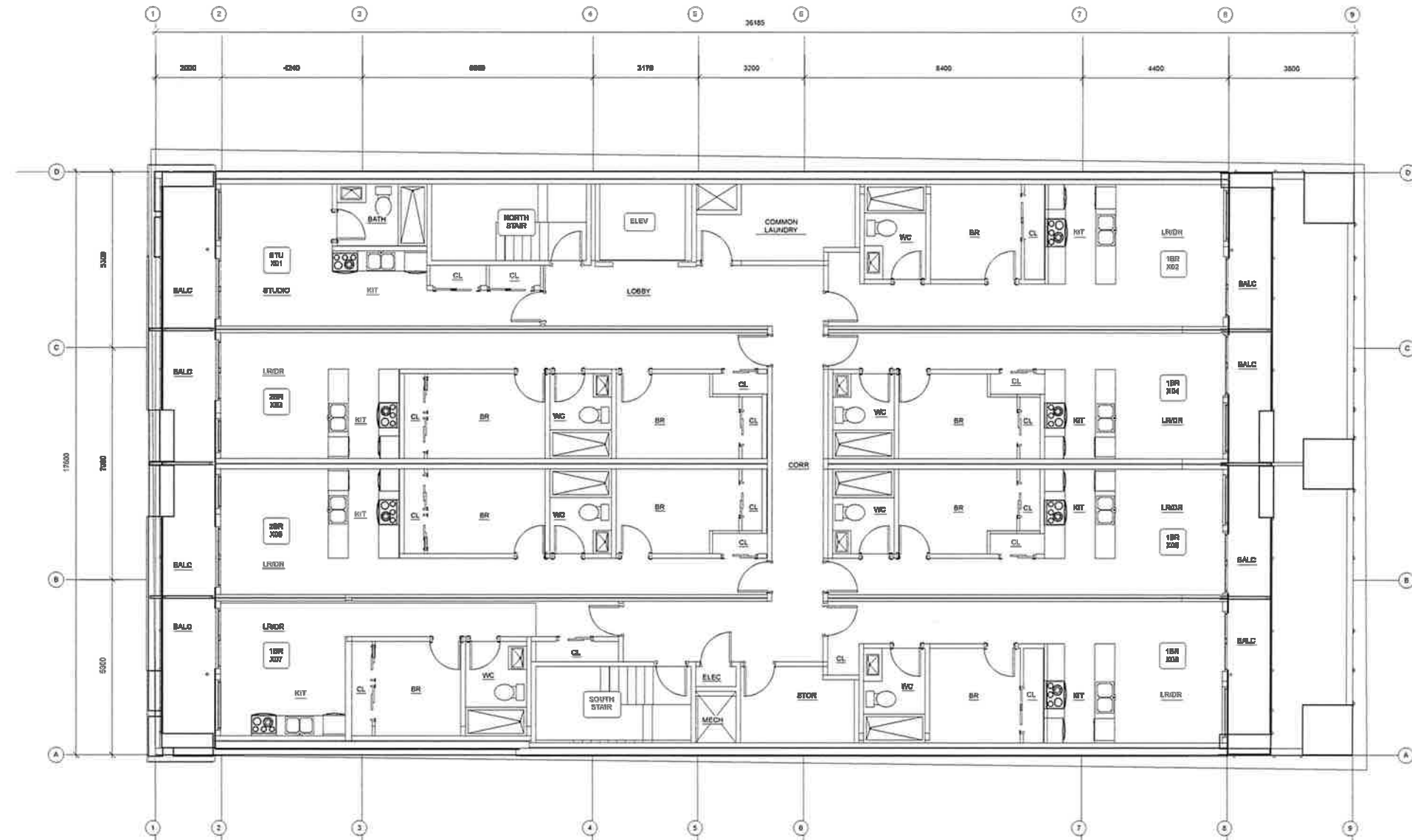
Rev.	Date	Description	By
001	25-03-12	Initial Design	AKB
002	05-05-13	Revised Design	CRK
003	11-05-13	Final Design	CRK

NOTE: All dimensions are shown in millimeters.

RUSSEL MX
RUSSEL STREET
VICTORIA BC
PLAN L3



AKB
 977 Fort Street V8V 3K3 T1 250 658 3367
 102-5150 Dublin Way V8T 2K6 T1 250 595 6010



ISSUED 25-05-13 RZDP RESUB 03

ISSUED 25-03-12 RZ-DP SUBMIT

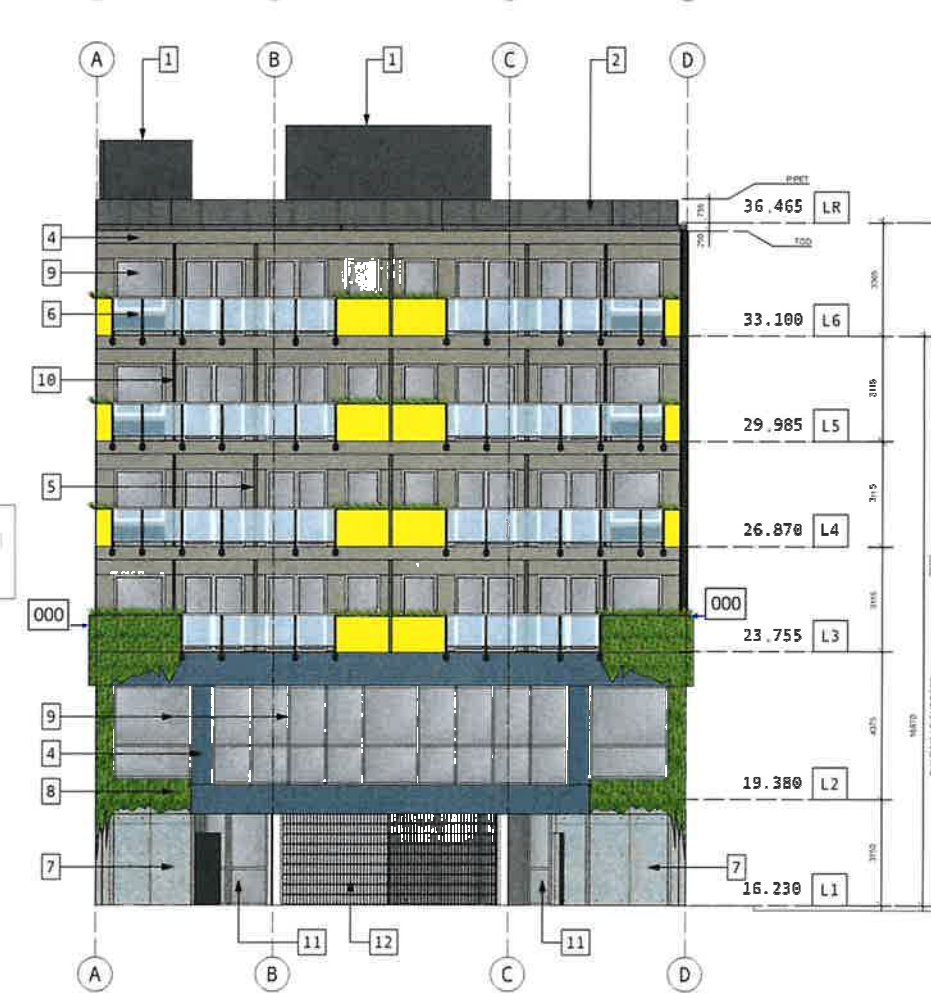
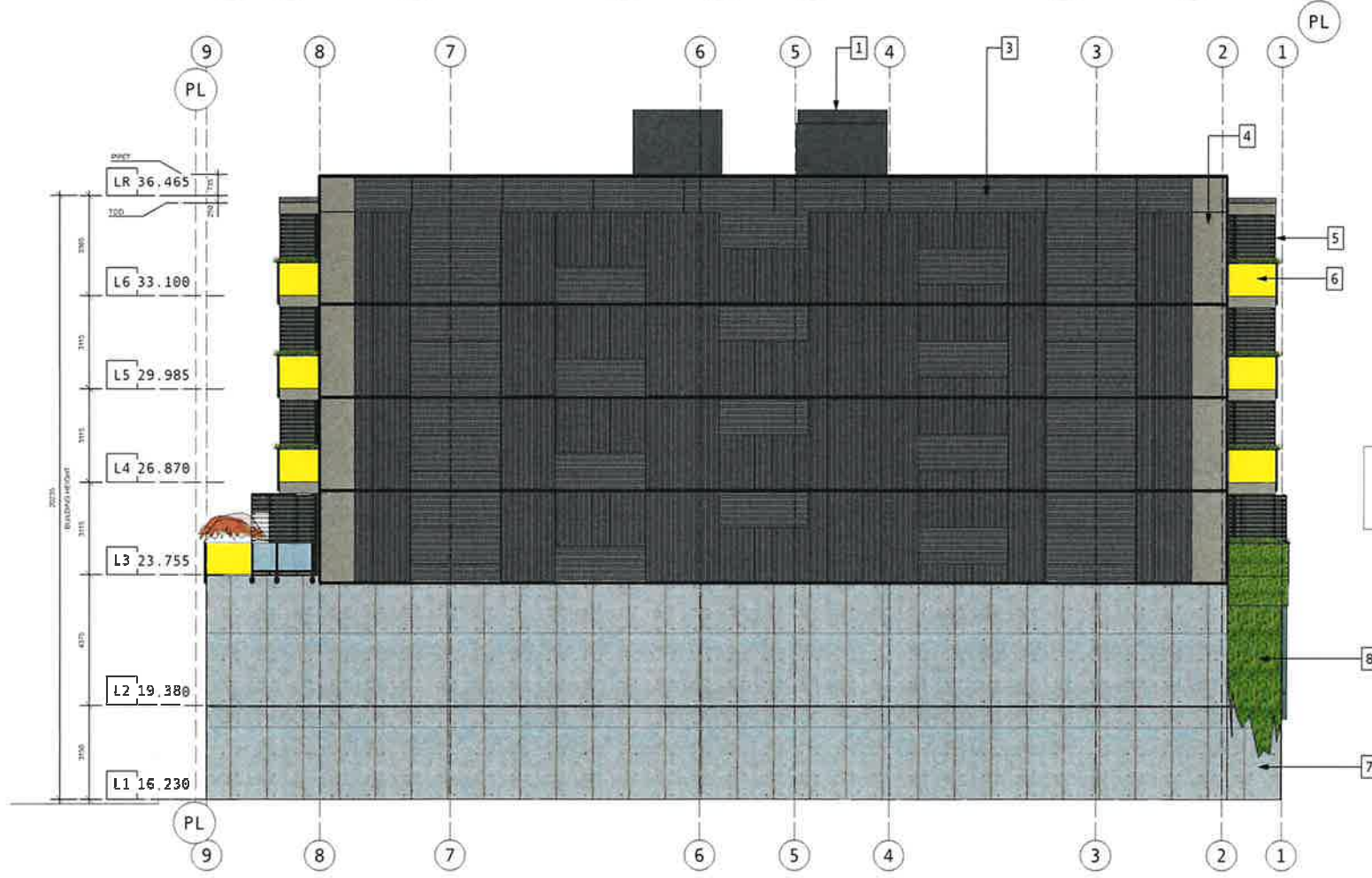
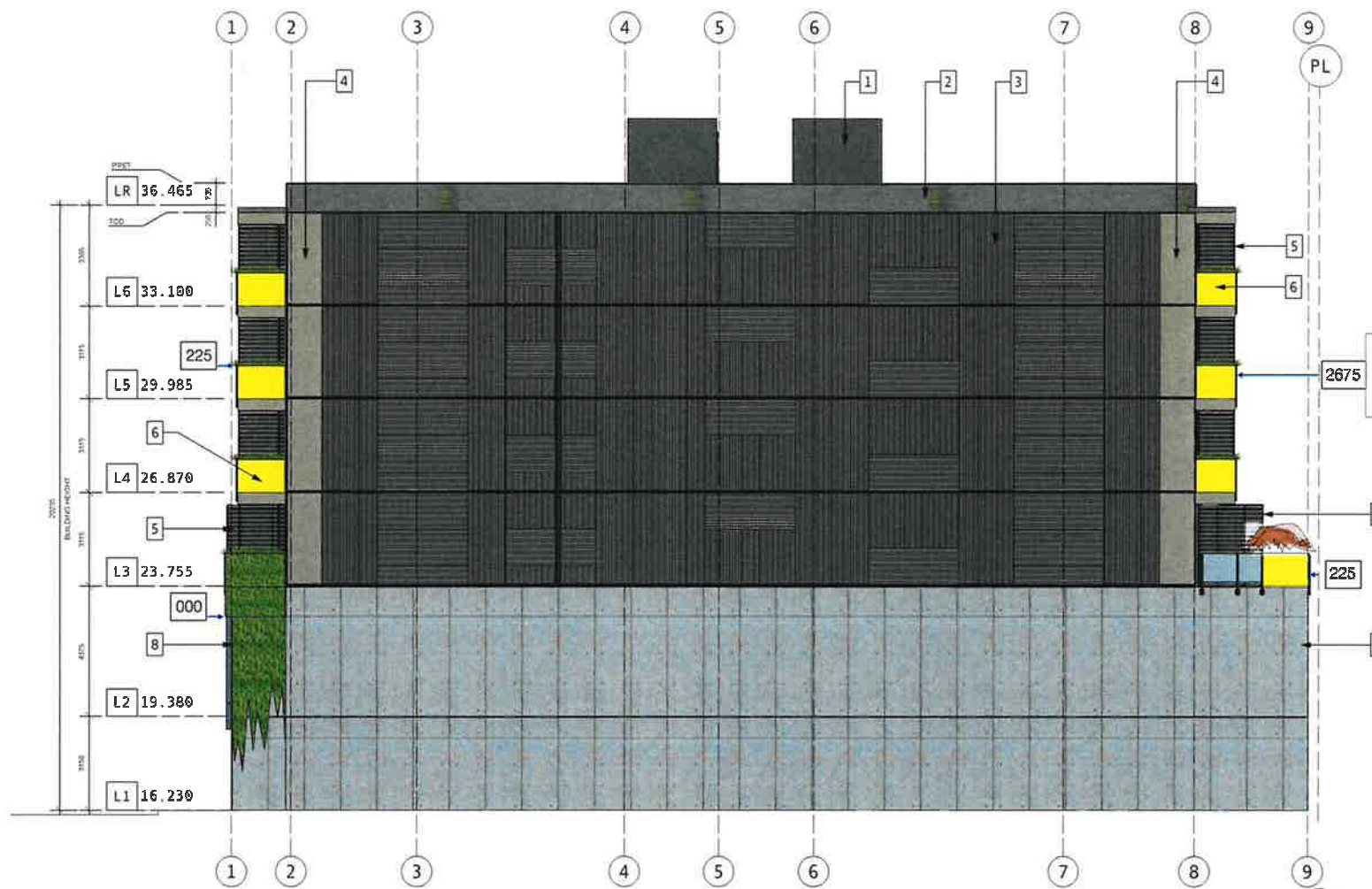
Rev	Date	Description	Author
01	25-03-12	Issued for RZ-DP	CRK
02	25-03-12	Issued for RZ-DP	CRK
03	25-03-12	Issued for RZ-DP	CRK

NOTE: All dimensions are in millimeters.

RUSSEL MX
RUSSEL STREET
VICTORIA BC
PLAN L4-6



dHKA
A20
 dHKA Architects
 877 Port Street V8V 3K3
 Vancouver
 102-5190 Dublin Way V6T 2H8
 T 1-250-658-3367
 T 1-250-585-5910
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- MATERIALS LEGEND**
1. Fibre Cement Cladding - Charcoal
 2. Prefinished metal fascia / flashing
 3. Corrugated metal cladding
 4. Fibre Cement Cladding
 5. Alum + Wood Privacy Screen
 6. Alum + Glass Guards with planter boxes
 7. Painted Concrete
 8. Trailing Plants
 9. High performance Windows and Doors
 10. Rain Water Leaders

ISSUED	25-05-13	RZDP RESUB 03
ISSUED	24-08-11	RZDP RESUBMISSION
ISSUED	24-08-07	CALCULATED
ISSUED	24-06-25	RZDP SUBMISSION

Russell MX
 235 Russell Street
 Victoria BC
 Elevations



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ISSUED 25-05-13 RZDP RESUB 03

ISSUED 24-05-11 RZDP RESUBMISSION
ISSUED 24-05-05 RZDP SUBMISSION

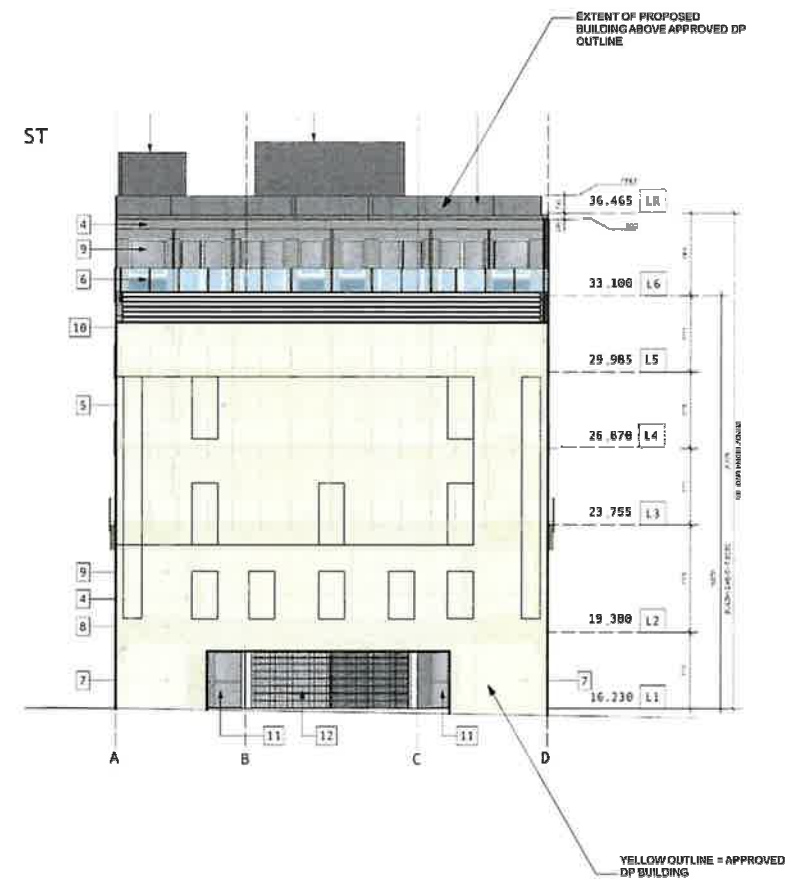
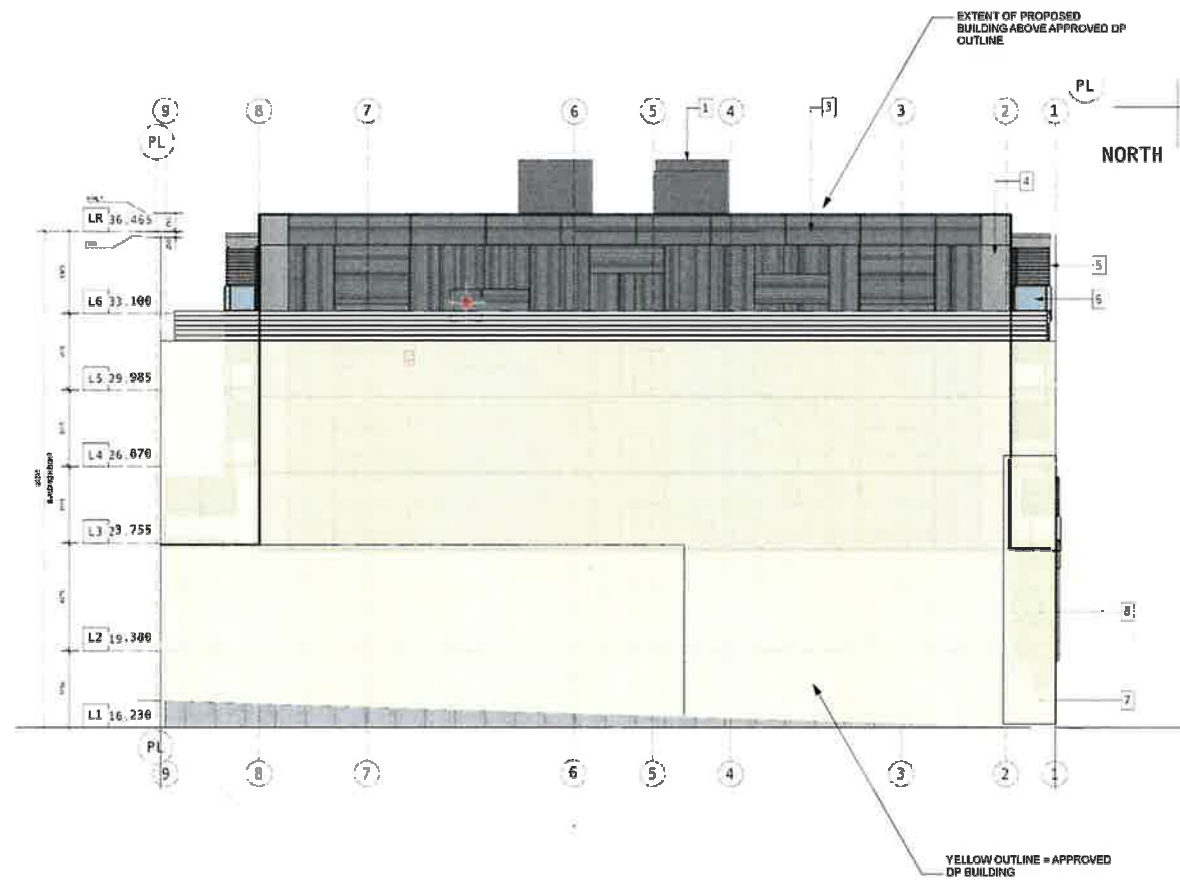
Rev	Rev	Description
01	24-05-04	01
02	CRK	02
03	1:100	03

NOTE: All dimensions are shown in millimeters. Room Dimensions are inside clear to GRB

Russell MX
235 Russell Street
Victoria BC
SECTION



dHKA
877 Port Street V8V 3K3
102-5190 Dublin Way V8T 2K6
T 1-250-688-3367
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ISSUED 25-03-12 RZ-DP SUBMIT

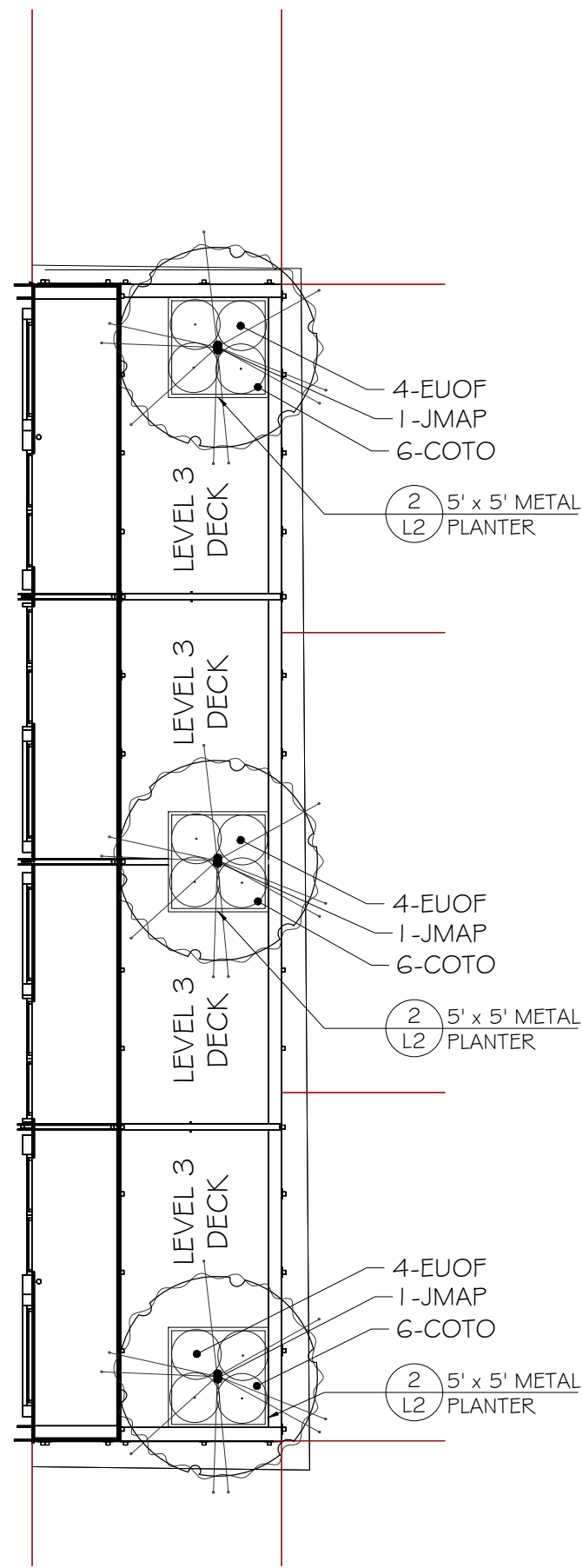
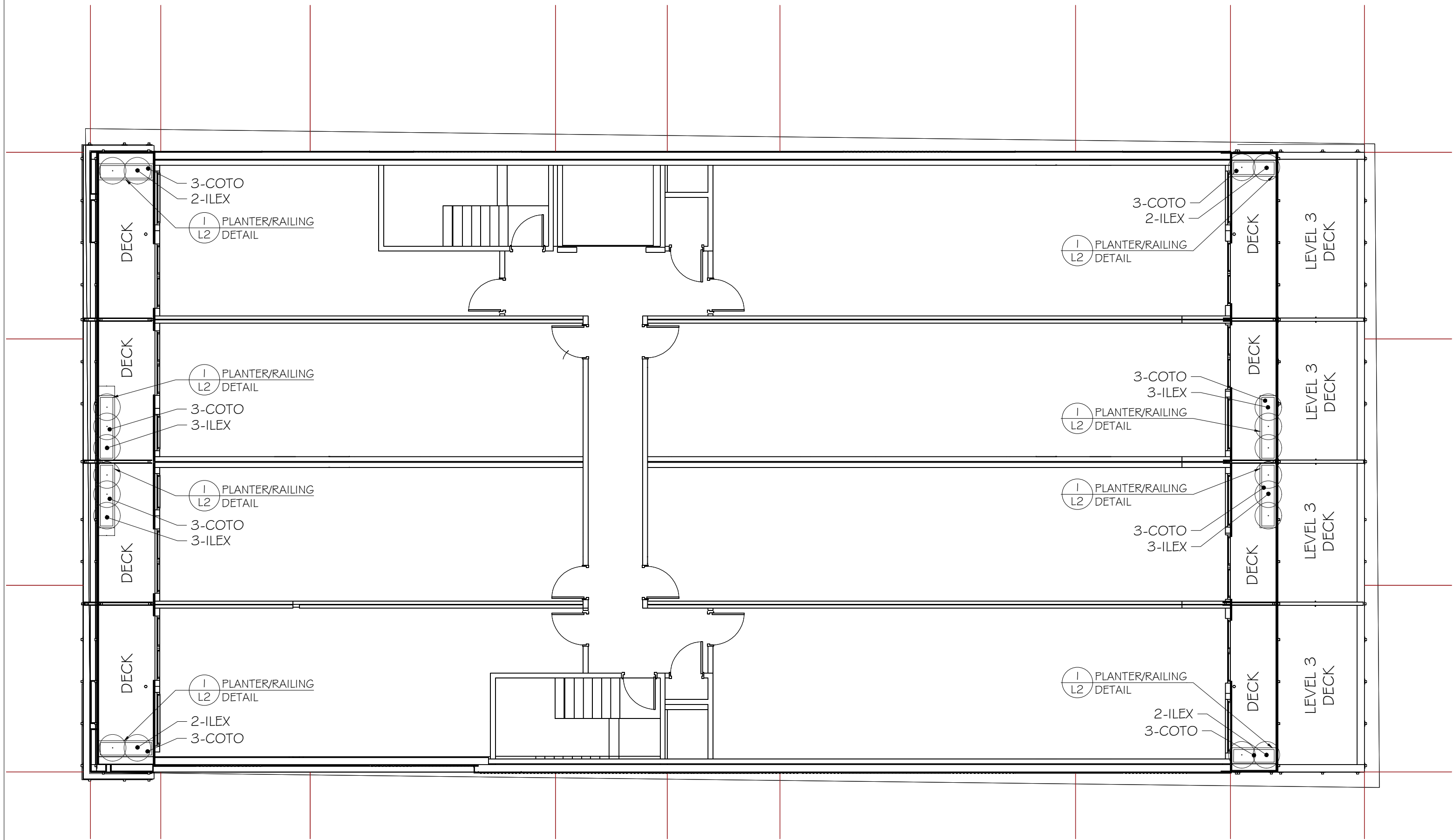
Rev Date Drawn by
 25-03-12 4000 gty A900
 drawn by CRK
 175 project number 2017

NOTE: All dimensions are shown in millimeters.

RUSSEL MX
RUSSEL STREET
VICTORIA BC
ELEV_OVERLAY



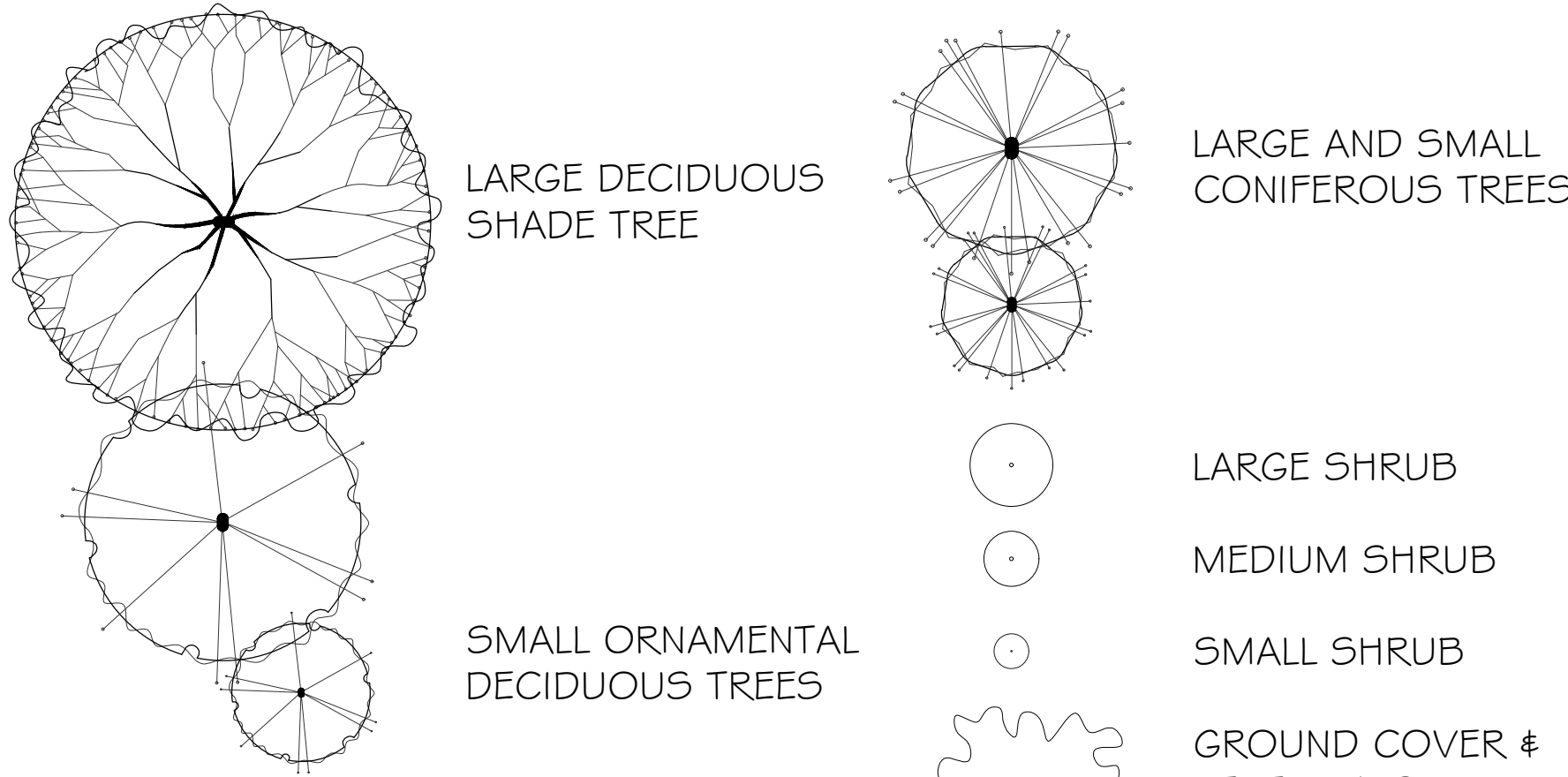
dhk Architects
 Victoria
 977 Fort Street V8V 3K3
 102-5130 Dublin Way V8T 2N0
 T 1-250-656-3367
 T 1-250-685-8810



PLANT LIST - LEVELS 2, 4, 5 & 6						
	KEY	QUANTITY (PER LEVEL)	QUANTITY (TOTAL)	COMMON NAME	BOTANICAL NAME	SIZE
SMALL SHRUBS	ILEX	20	80	False Holly	Ilex crenata convexa	#1 Pot
GROUND COVERS	COTO	24	96	Trailing Cotoneaster	Cotoneaster dammeri	SP5

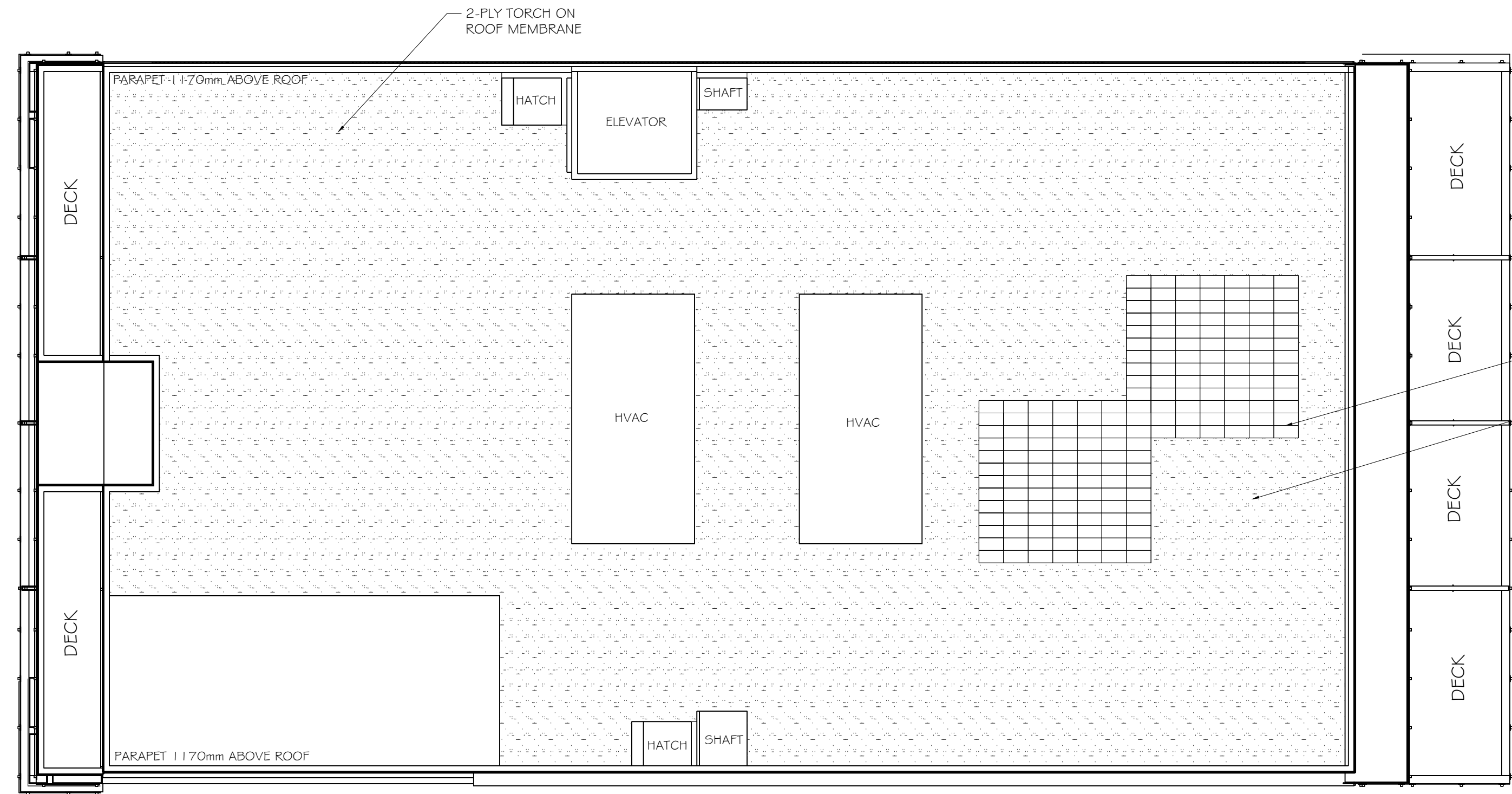
PLANT LIST - LEVEL 3 DECK ONLY						
	KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	
TREES	JMAP	3	Japanese Maple	Acer palmatum var.'Bloodgood'	6cm Cal.	
SMALL SHRUBS	EUOF	12	Creeping Euonymus	Euonymus fortunei var. 'Emerald & Gold'	#1 Pot	
GROUND COVERS	COTO	18	Trailing Cotoneaster	Cotoneaster dammeri	SP5	

SOFTSCAPE LEGEND



LEVELS 2, 4, 5 & 6

LEVEL 3 PLAN



GREEN ROOF PLANTINGS

CONTACT:
NATS NURSERY
ADDRESS: 17127 FRASER HWY,
SURREY BC V4N 0E5
604-576-1300

NUMBER OF 1' x 2' LIVEROOF TRAYS = 200

4 GREEN ROOF L2 PLANTING

2-PLY TORCH ON ROOF MEMBRANE

GREENROOF PLAN

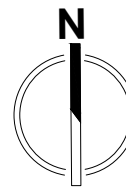
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4★SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.508.7885

project north:

issue / revisions:

No.	Issued / Revisions	Date
02	REVISED	03.04.2025
01	ISSUED FOR REVIEW	02.25.2025

seal:

project title:

235 RUSSELL STREET

drawing title:

LANDSCAPE
CONCEPT & DETAIL
PLANS

project no.:

1

date: 04 MAR 2025

scale: AS NOTED

checked by:

FORTH

drawn by:

BF, RF

sheet no.:

L1.00



Deal:

L2.00