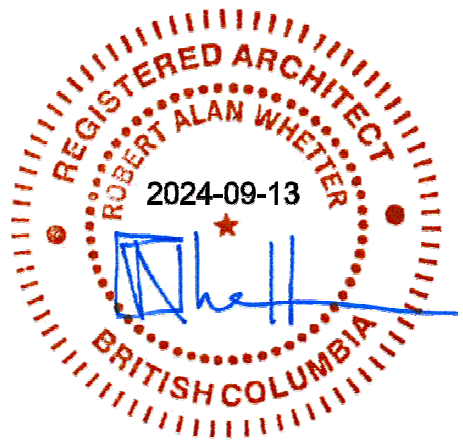


235 RUSSELL STREET
MIXED USE



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



All distances are shown in metres.
The intended plot size of this plan
is 609.6mm in width by 457.2mm in height
(Arch C size) when plotted at a scale of 1:250.



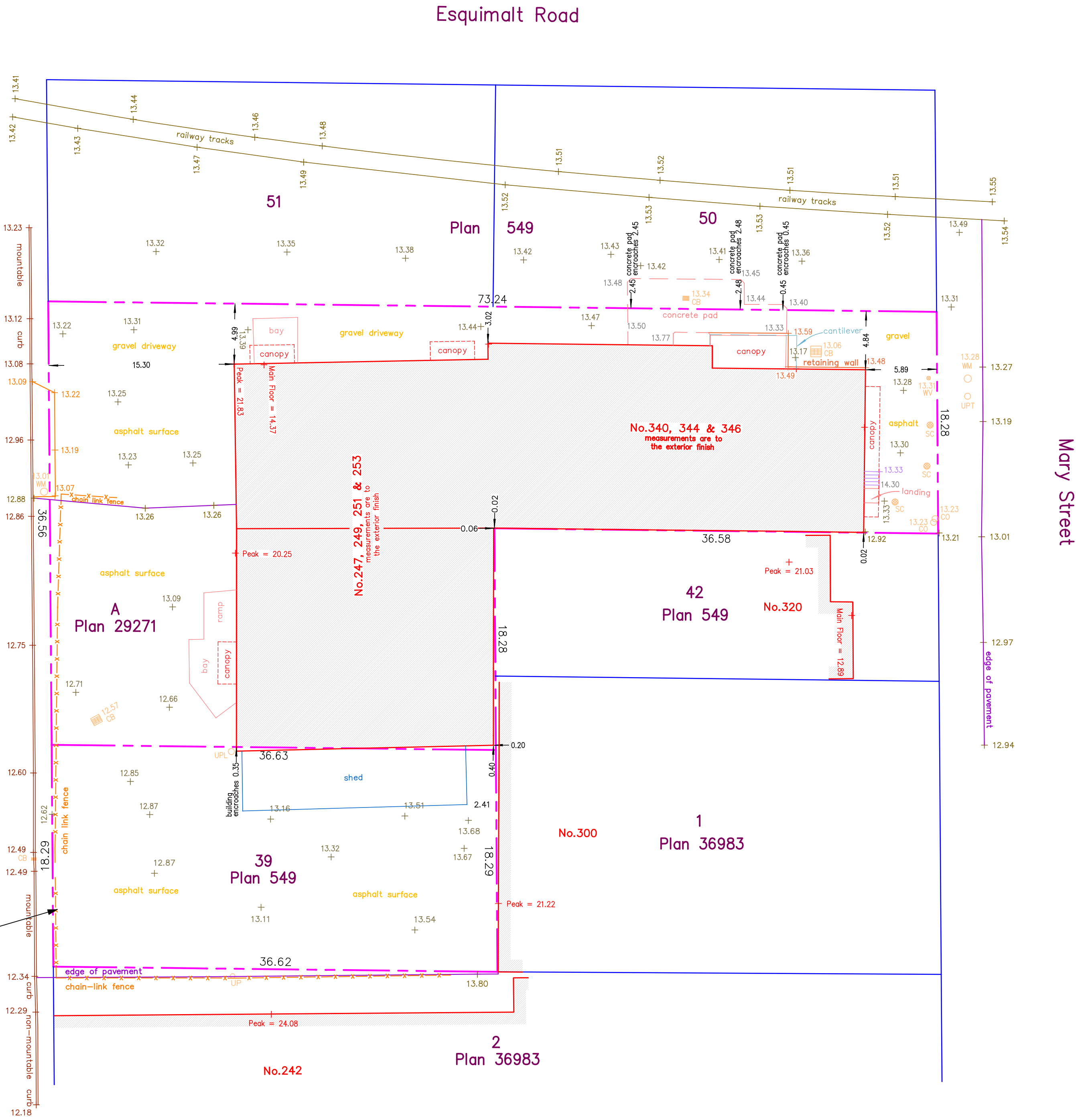
LEGEND
Elevations are to geodetic datum.
##+ - denotes - existing elevation
CB - denotes - Catch Basin
CO - denotes - Clean Out
UPT - denotes - Utility Pole with Transformer
WV - denotes - Water Valve
WM - denotes - Water Meter
SC - denotes - Service Cover

Lot A Area = 2008.0 m2
Lot 39 Area = 669.6 m2

235 RUSSELL - SUBJECT PROPERTY

October 03, 2018

File : 12,843 - 18
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855



The following non-financial charges are shown on
the current title and may affect the property.
Lot A: M76300 - Exceptions and Reservations
Lot A: 318792G - Exceptions and Reservations
Lot 39: M76301 - Undersurface 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 24-06-25 RZDP SUBMISSION

Rev	Date	Description
plot date	24-06-04	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

Russell MX

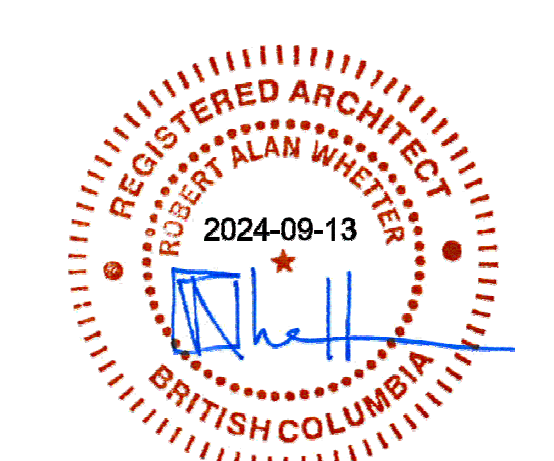
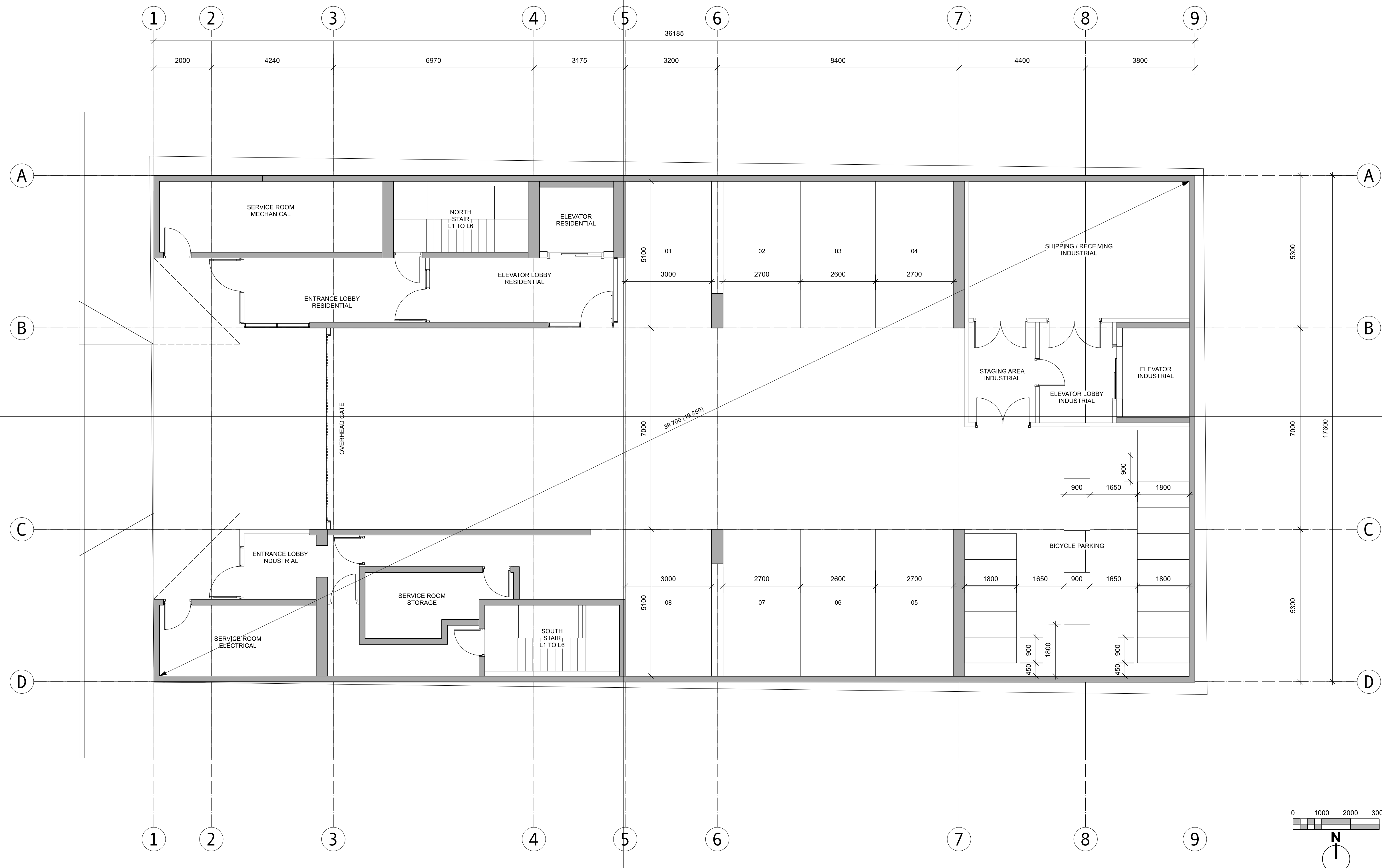
235 Russell Street
Victoria BC

Survey Plan



A100

dHKArchitects
Victoria
977 Fort Street V8V 3K3 T 1 - 250 - 658 - 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 - 250 - 585 - 5810
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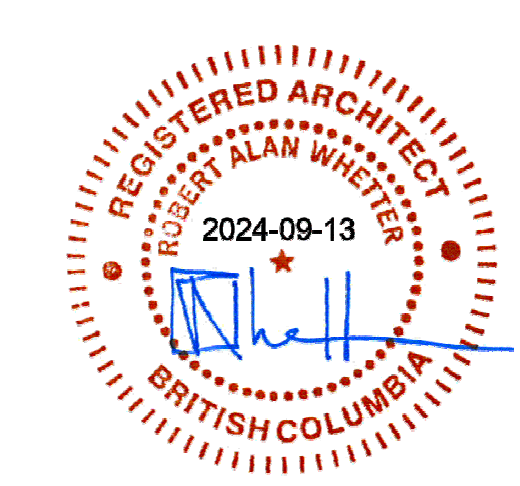
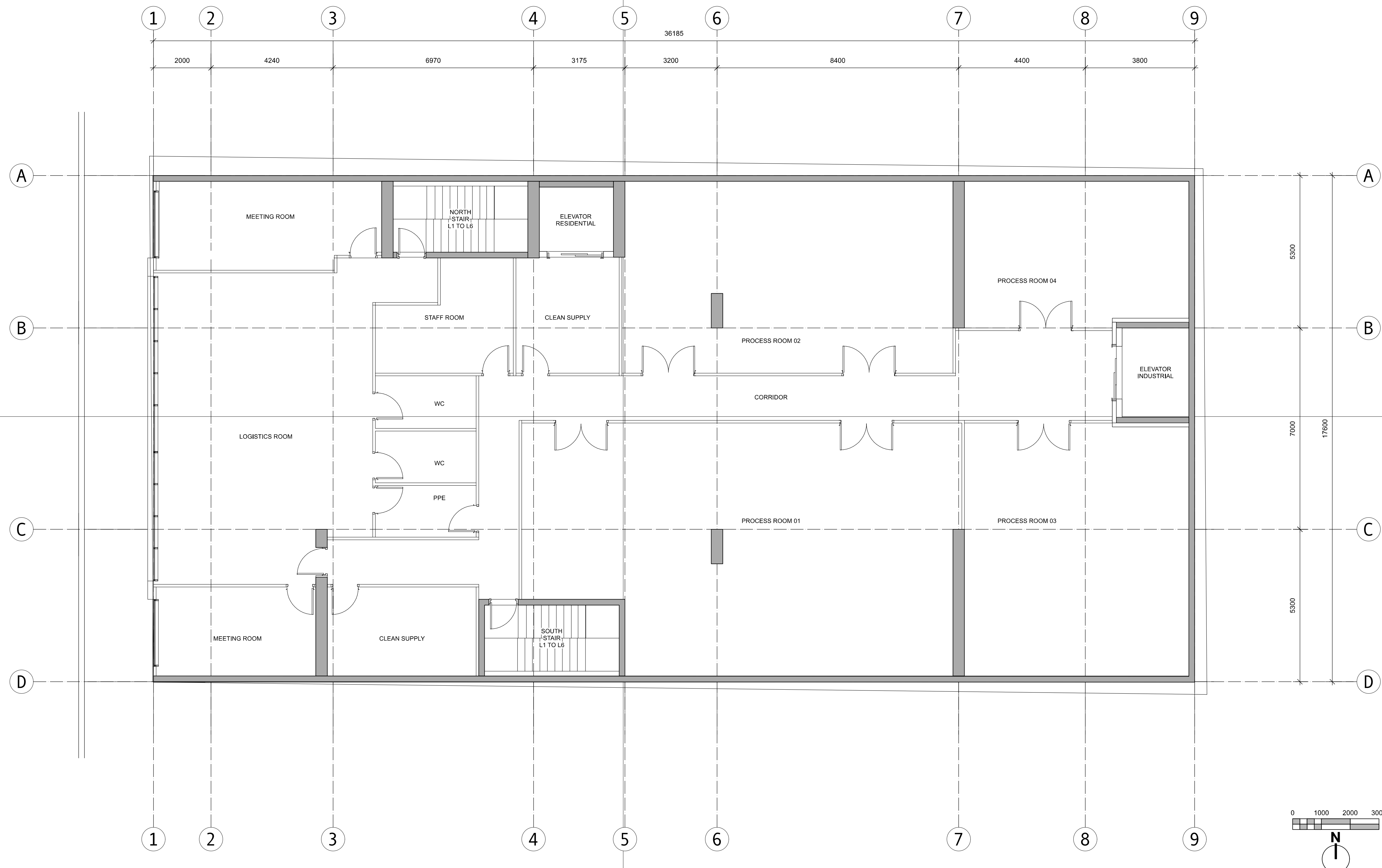
ISSUED	24-06-25	RZDP SUBMISSION
Rev	Date	Description
plot date	24-06-04	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

Russell MX
235 Russell Street
Victoria BC
L1 PLAN



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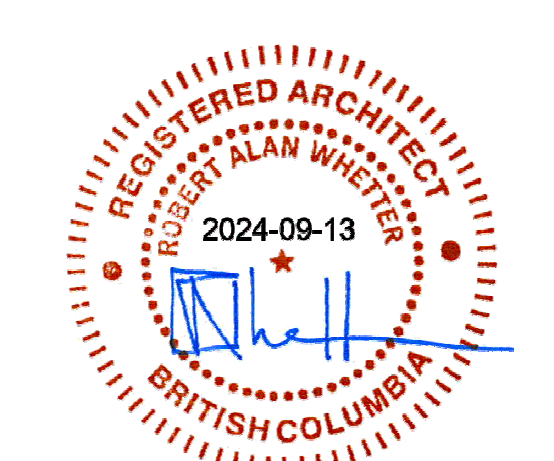
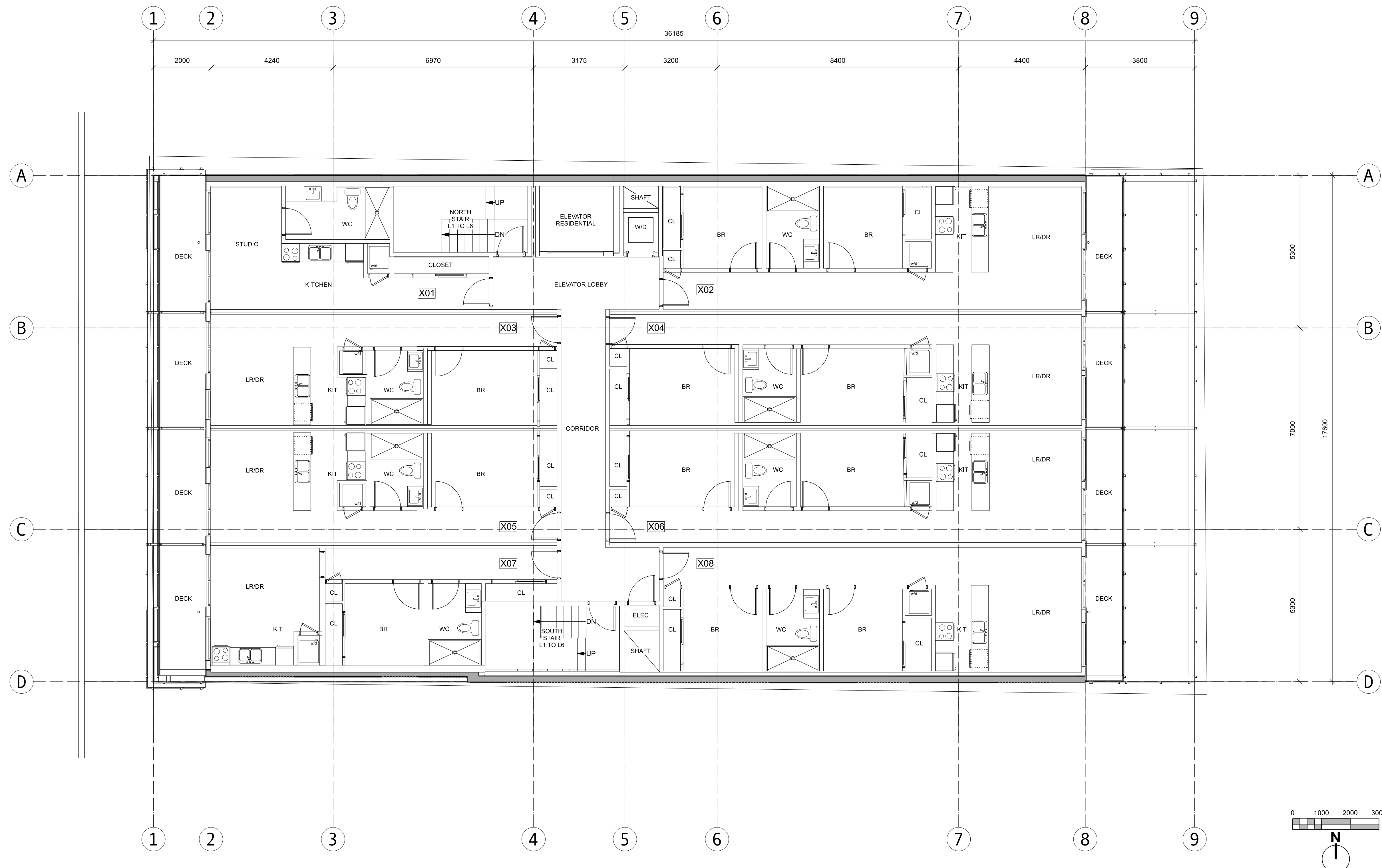
ISSUED	24-06-25	RZDP SUBMISSION
Rev	Date	Description
pk1 date	24-06-04	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

Russell MX
235 Russell Street
Victoria BC
L2 PLAN



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ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION
Rev	Date	Description
pk1 date	24-06-04	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

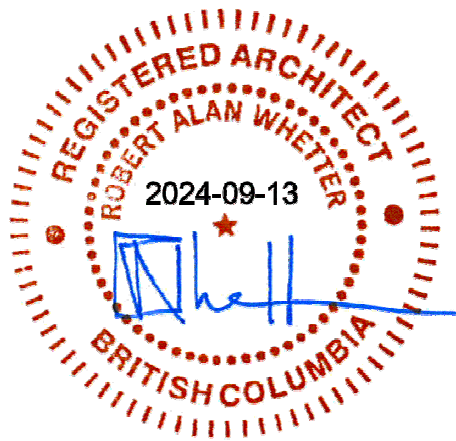
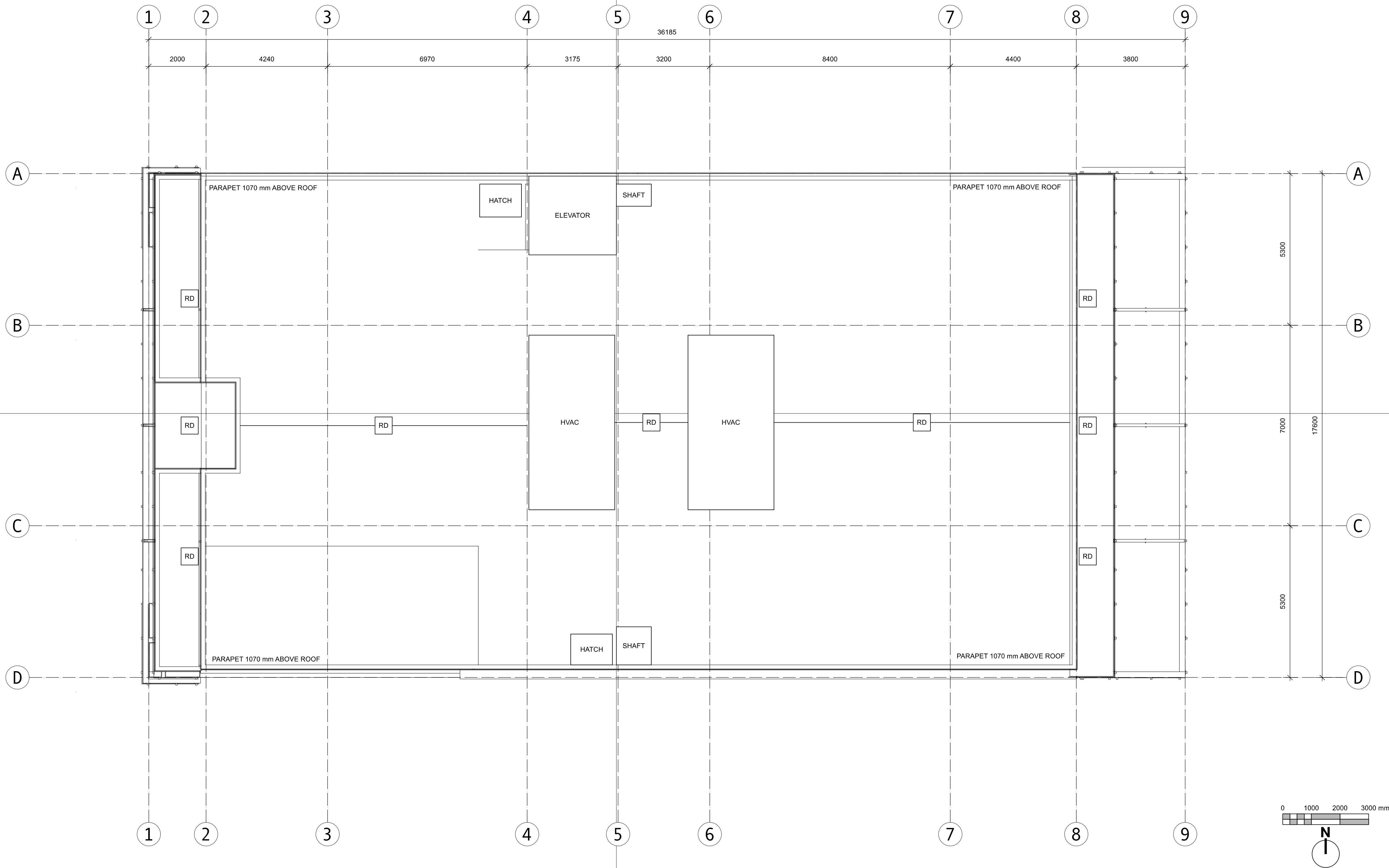
NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

Russell MX
235 Russell Street
Victoria BC
L3-L6 PLAN

**A203**

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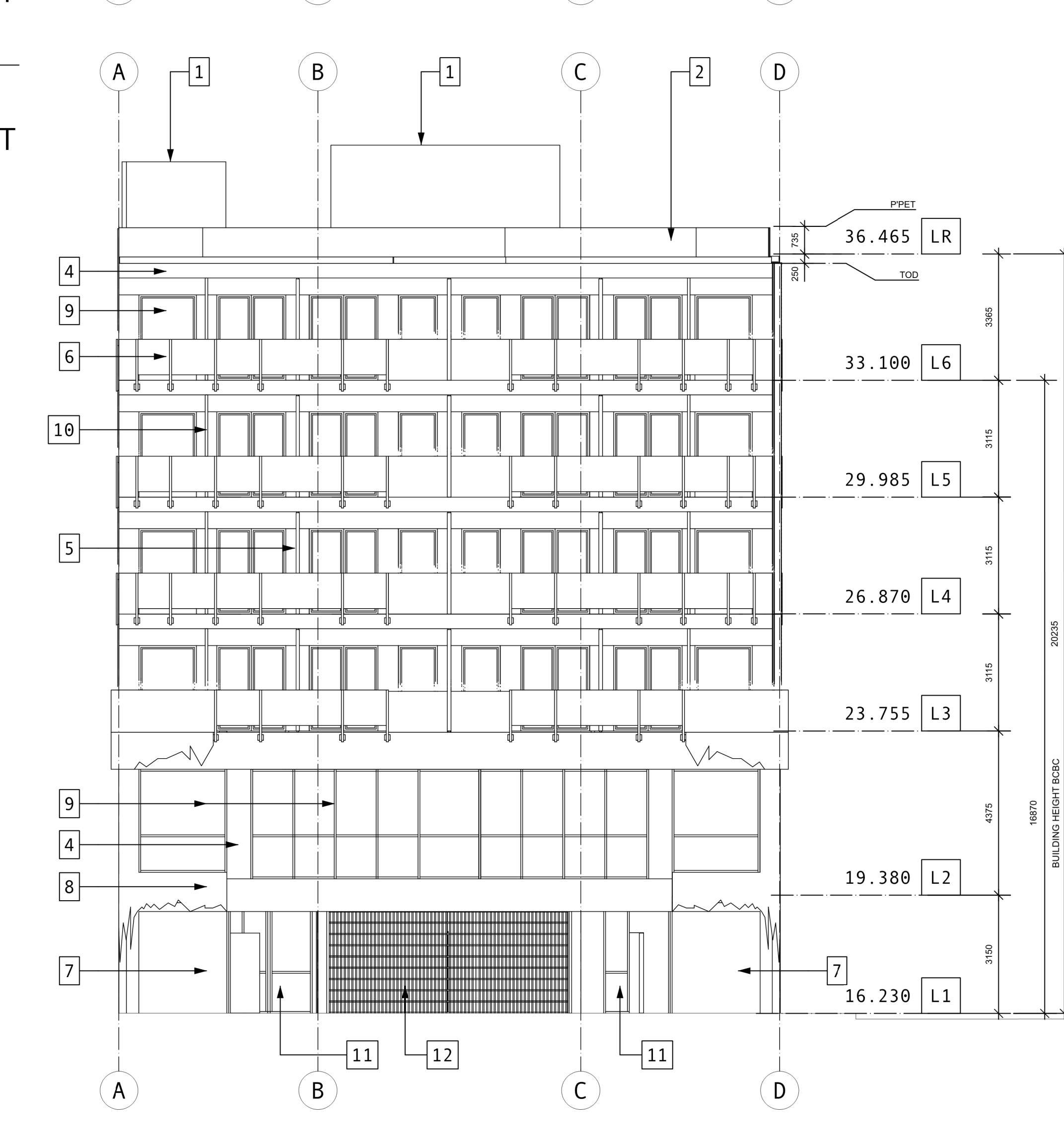
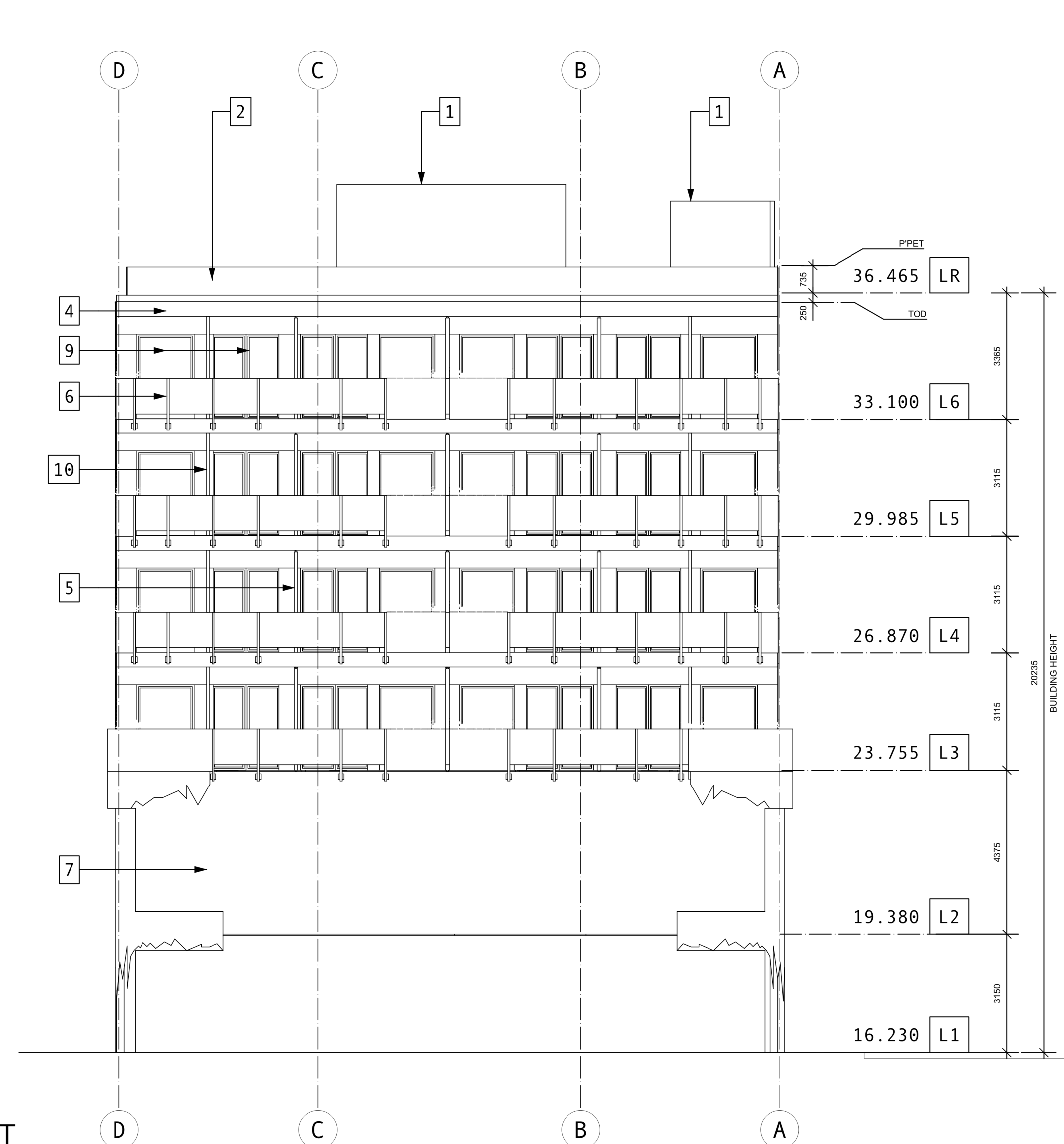
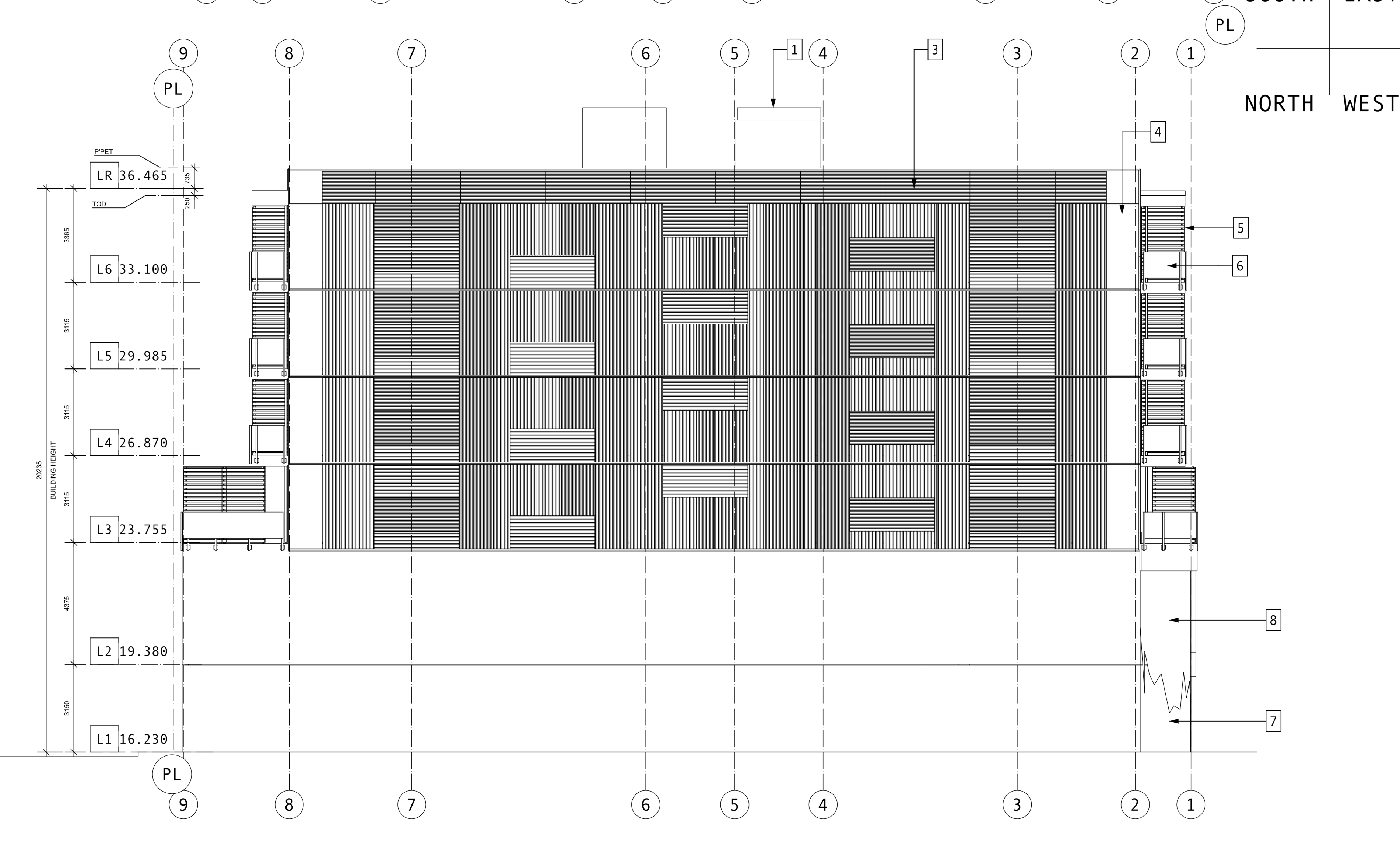
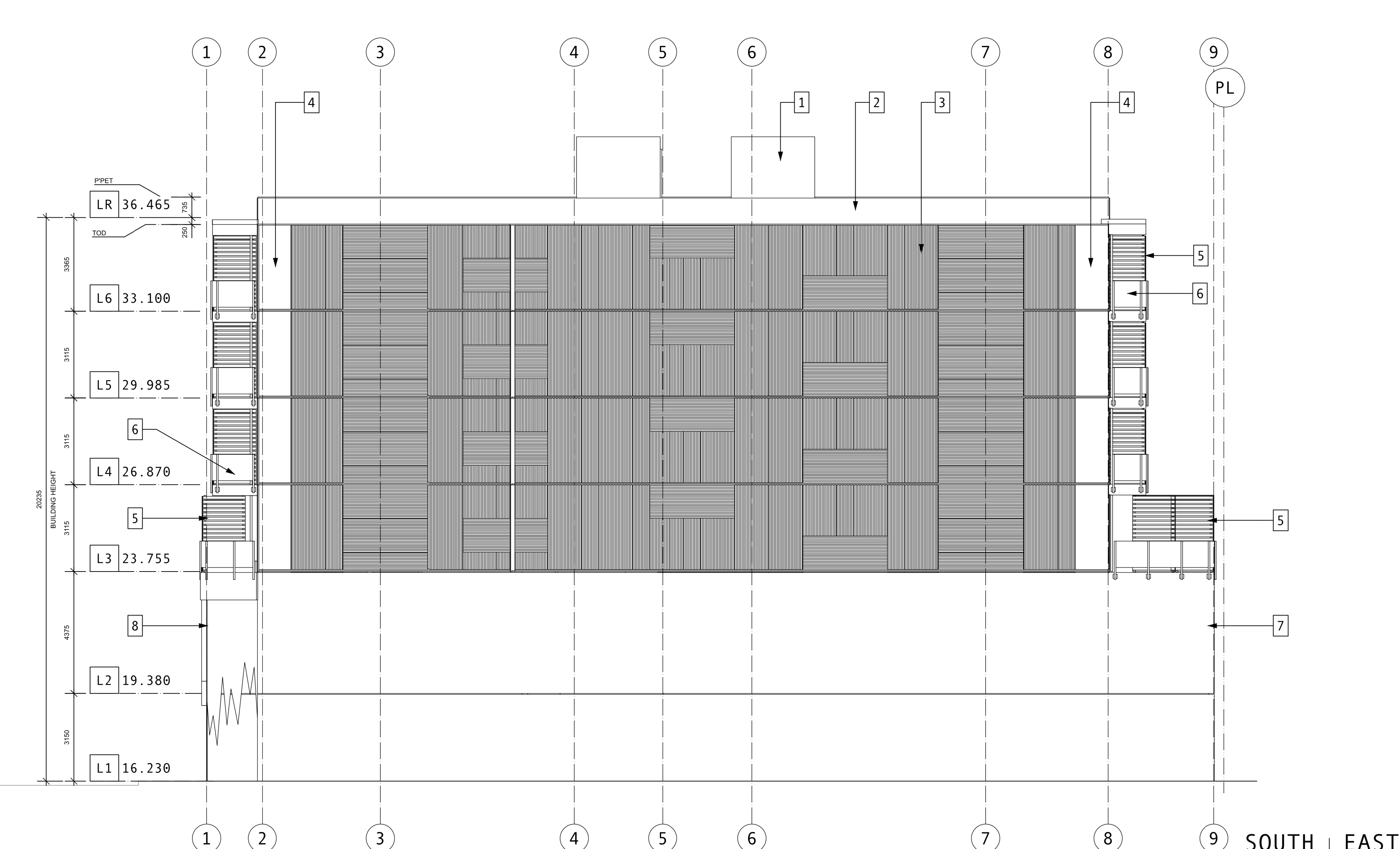
ISSUED	24-06-25	RZDP SUBMISSION
Rev	Date	Description
plot date	24-06-04	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

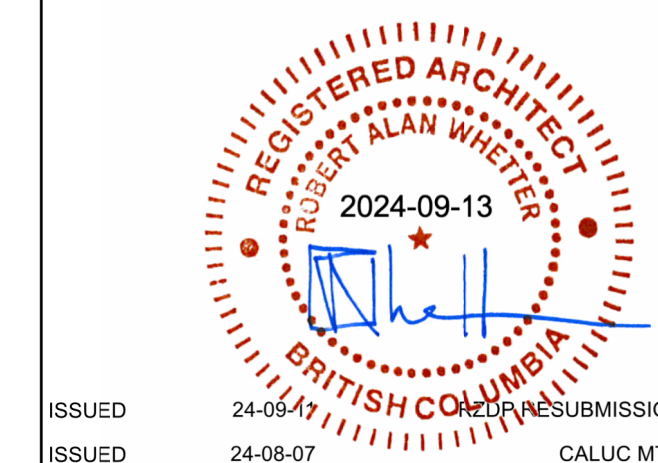
Russell MX
235 Russell Street
Victoria BC
LR PLAN



A204



- MATERIALS LEGEND
1. HVAC / ELEVATOR OVERRUN
 2. PREFINISHED METAL CLADDING / FLASHING
 3. CORRUGATED METAL CLADDING H AND V INSTALLATION
 4. FLAT PANEL CLADDING CEMENTITIOUS AND COMPOSITE METAL
 5. PRIVACY SCREEN HORIZONTAL SLATS
 6. ALUM AND GLASS GUARD SYSTEM
 7. EXPOSED CONCRETE SACK RUBBED SMOOTH FINISH
 8. TRAILING CLEMATIS PLANTINGS
 9. HIGH PERFORMANCE GLAZING SYSTEM
 10. RAIN WATER LEADER
 11. STOREFRONT GLAZING ENTRANCE SYSTEM
 12. ALUM OVERHEAD VEHICLE ACCESS GATE



ISSUED 24-09-21 FOR RESUBMISSION
ISSUED 24-08-07 CALUC MTG
ISSUED 24-06-25 RZDP SUBMISSION

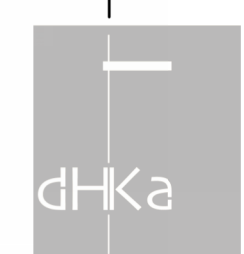
Rev	Date	Description
plot date	24-06-04	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

Russell MX

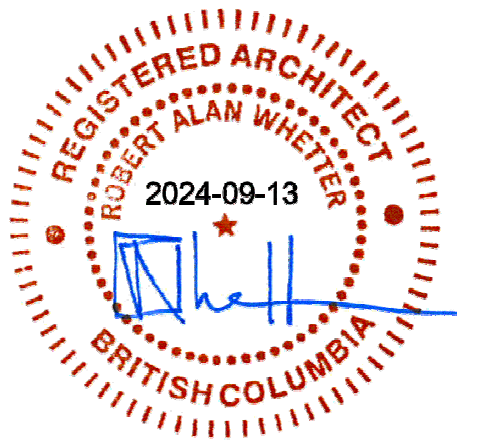
235 Russell Street
Victoria BC

Elevations



A301

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ISSUED	24-06-25	RZDP SUBMISSION
Rev	Date	Description
pk1 date	24-06-04	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

Russell MX
235 Russell Street
Victoria BC
SECTION

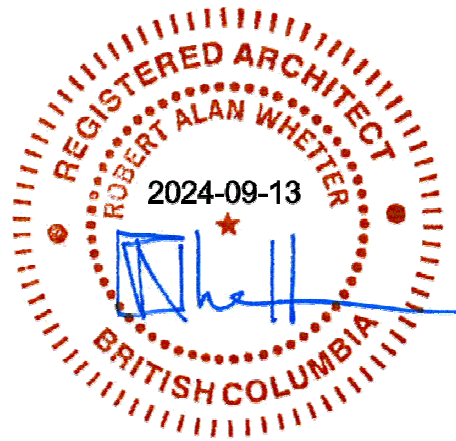


A400

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VIEW FROM RUSSELL STREET



ISSUED	24-08-07	DESCRIPTION	CALUC MTG
Rev	Date	Description	
plot date	24-08-04	drawing file	
drawn by	SJJ	checked by	crk
scale	1:100	project number	2017

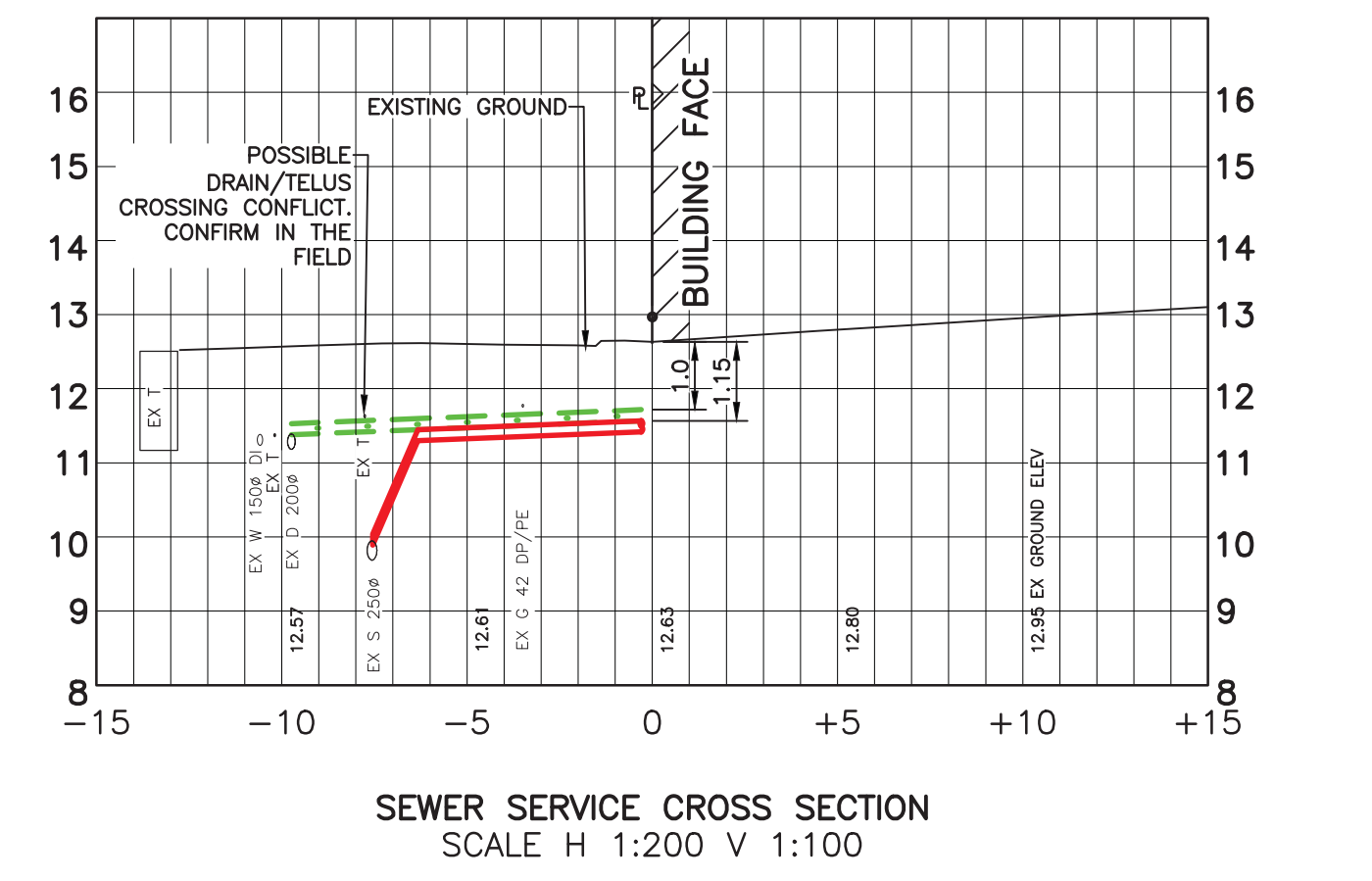
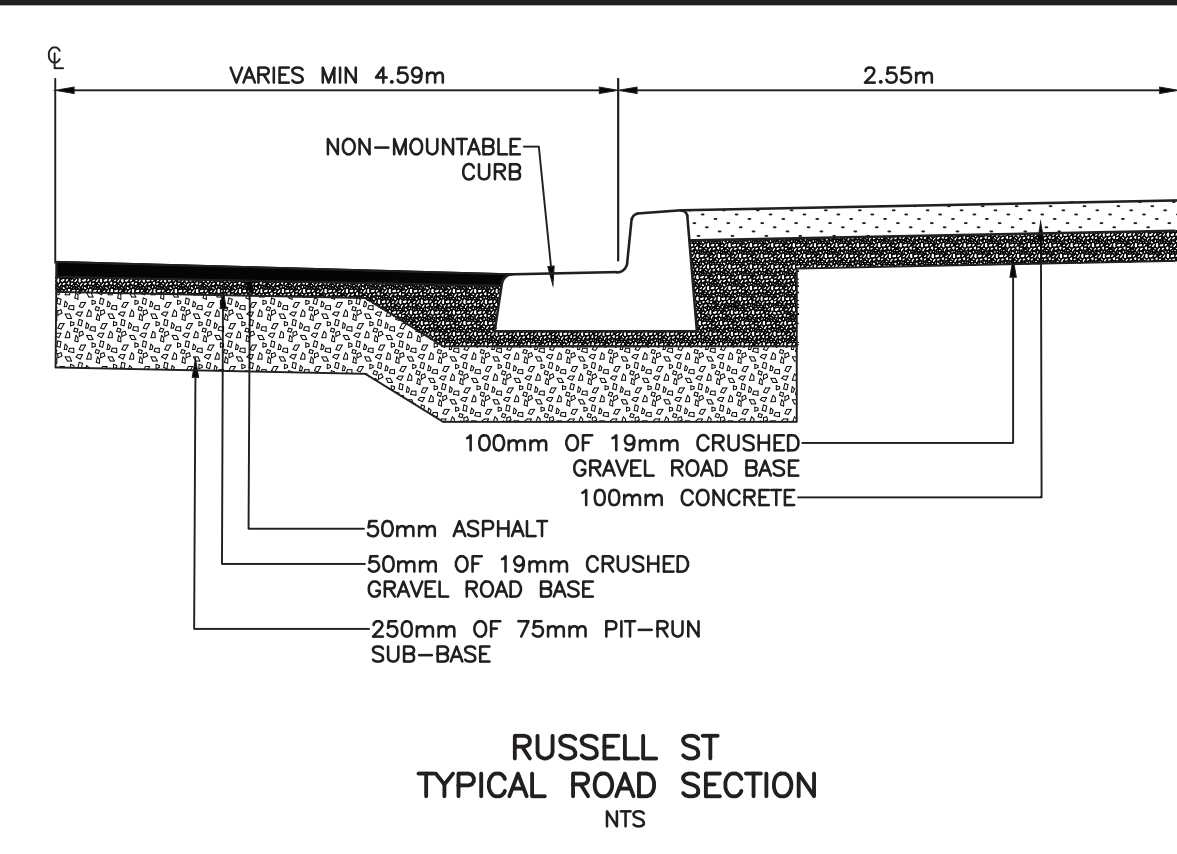
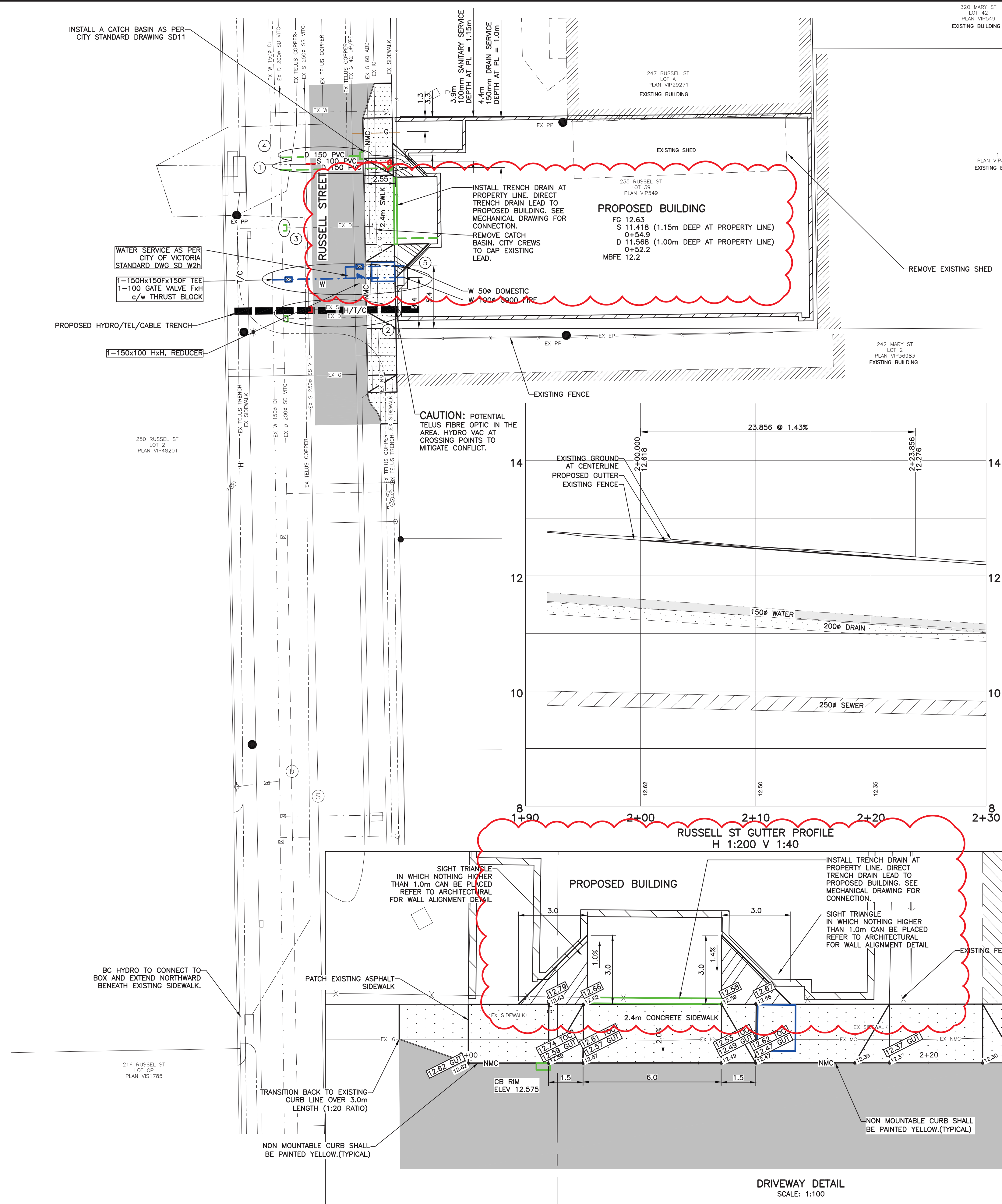
NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

Russell MX
235 Russell Street
Victoria BC
Street View



A500

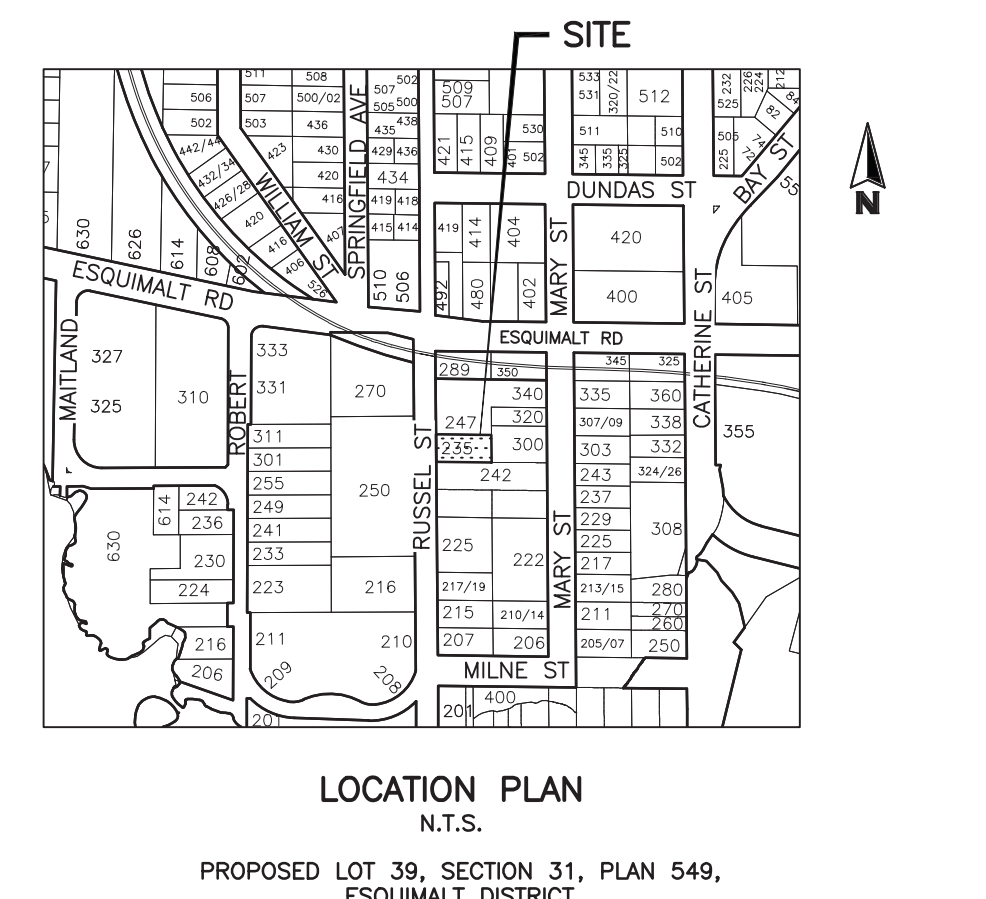
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977 Fort Street V8V 3K3 T 1 • 250 • 658 • 3367
Nanaimo
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- GENERAL NOTES**
- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
 - WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
 - OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
 - OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
 - PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES, ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
 - BED ALL PIPE USING CLASS 'B' BEDDING.
 - WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
 - DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
 - AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
 - MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG RUSSELL STREET DURING CONSTRUCTION.
 - COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
 - ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
 - ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
 - CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.
- SEWER AND DRAIN**
- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 100% PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150# PVC DR28 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
 - SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE TO BE C.S.A. APPROVED PVC.
 - THE CITY OF VICTORIA SHALL INSTALL 100mm SEWER AND 150mm DRAIN CONNECTIONS c/w INSPECTION CHAMBERS TO THE PROPERTY LINE OF THE LOT AT THE DEVELOPER'S EXPENSE.
 - THE CITY OF VICTORIA SHALL CAP AND REMOVE EXISTING SEWER AND DRAIN SERVICES AT THE DEVELOPER'S EXPENSE.
 - CONNECT ALL ENCOUNTERED DRAINS TO THE PROPOSED SERVICE CONNECTION. CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR THE AS CONSTRUCTED DRAWINGS.
 - VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY.
 - CITY OF VICTORIA FORCES SHALL CAP THE EXISTING CATCH BASIN LEAD AT THE DEVELOPER'S EXPENSE.
 - CITY OF VICTORIA FORCES SHALL SUPPLY AND INSTALL A 150mm CATCH BASIN LEAD AT THE DEVELOPER'S EXPENSE.
- WATER**
- THE CITY OF VICTORIA SHALL INSTALL THE PROVISIONAL 50mm DOMESTIC WATER c/w METER AND 100mm FIRE CONNECTIONS TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE AS PER CITY STANDARD #SDW2h.
 - ENSURE A MINIMUM 300mm HORIZONTAL CLEARANCE AND A 150mm VERTICAL CLEARANCE FROM TELUS DUCTS AND GAS MAIN.
- ROAD**
- CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
 - CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.
 - DRIVEWAY CROSSING AS PER CITY STANDARD SDCT.
- HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS**
- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO PROPOSED BUILDING TO BE SERVICED UNDERGROUND.
 - BC HYDRO, TELUS, SHAW CABLE AND FORTISBC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
 - CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
 - IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTISBC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL. FORTISBC SHALL INSTALL GAS SERVICE TO THE PROPERTY LINE.

LEGEND

	APPROXIMATE EXTENT OF ASPHALT PAVING FOR CURB REPLACEMENT
	200mm THICK DRIVEWAY CROSSING
	PROPOSED GUTTER ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	EXISTING GUTTER ELEVATION



WORKS AND SERVICES CHECK TABLE

PLAN CHECKER	AUTHORIZED REPRESENTATIVE		DATE
	COMPANY NAME	SIGNATURE	
UTILITY	HYDRO ELECTRIC CO.		
	TELEPHONE CO.		
	GAS CO.		
	CABLE CO.		
MUNICIPAL	FIBRE OPTIC CO.		
	UNDERGROUND UTILITIES		
	TRANSPORTATION DESIGN & INFRASTRUCTURE		

LEGEND

WATER	W	GAS	G	EXISTING U/G UTL.	MANHOLE	HYDRANT	MONUMENT
SEWER	S	CURB	C	PROPOSED U/G UTL.	CLEANOUT	VALVE	LOT PIN
DRAIN	D	SIDEWALK	S/W	LIGHT STANDARD	CATCHBASIN	METER	LEAD PLUG
DITCH	D	EDGE PAVE.		POWER POLE	ROAD SIGN	REDUCER	
CULVERT	C	BUSHLINE		ANCHOR			
HEADWALL	H	TREE					

REVISIONS

No.	DESCRIPTION	DATE	SIGN
9	REVISE BUILDING ELEVATION ADD TRENCH DRAIN	24.05.03	PC
8	REISSUED FOR BUILDING PERMIT	24.02.26	PC
7	REVISED WATER SERVICE	23.04.03	PC
6	REVISED WATER SERVICE LOCATION	23.03.27	PC
5	REVISED AS PER ARCHITECT REVISIONS	22.08.17	PC

DESIGNED BC/WR
DRAWN WR/YJ
CHECKED
DATE JANUARY 2021
B.M. OCM 18-20
ELEV. 13.382
SCALE Horiz. 1:200
Vert. 1:20

WESTBROOK Consulting Ltd.
#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT
235 RUSSELL STREET
SAKURA PROJECT MANAGEMENT

SITE SERVICING PLAN

WESTBROOK PROJECT No. 3340
GOVERNING AUTHORITY FILE No.
SHEET 1 **OF** 1 **REV.** 9
WESTBROOK DRAWING No. 334001