

# 235 RUSSELL STREET MIXED USE



25-03-03





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.



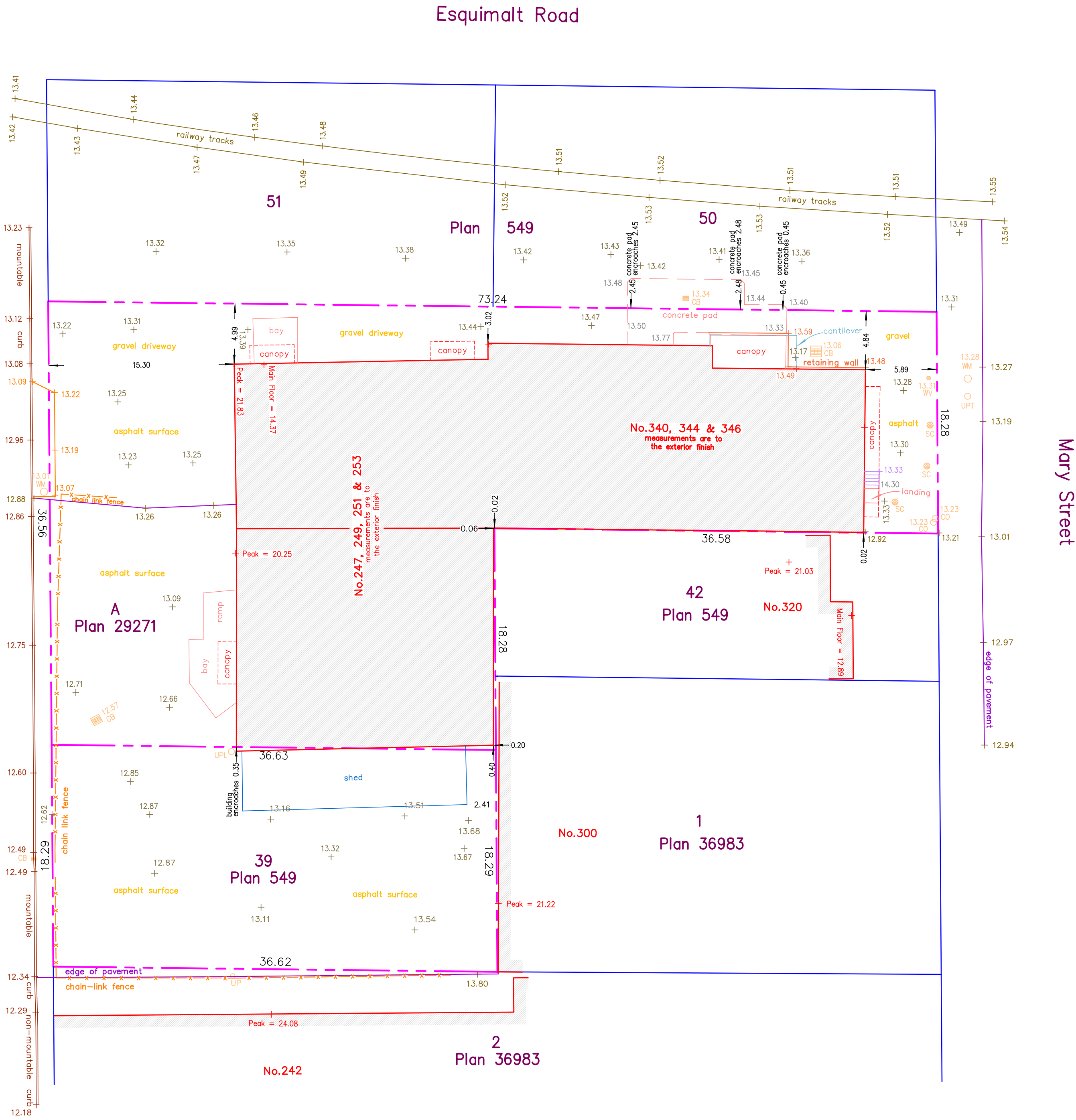
**LEGEND**  
Elevations are to geodetic datum.  
##+ - denotes - existing elevation  
CB - denotes - Catch Basin  
CO - denotes - Clean Out  
UPT - denotes - Utility Pole with Transformer  
WV - denotes - Water Valve  
WM - denotes - Water Meter  
SC - denotes - Service Cover

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

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

Russell Street



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: 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 25-03-12 RZDP RESUB 02  
ISSUED 24-09-11 RZDP RESUBMISSION  
ISSUED 24-06-25 RZDP SUBMISSION

Rev	Date	Description
plot date	25-03-03	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



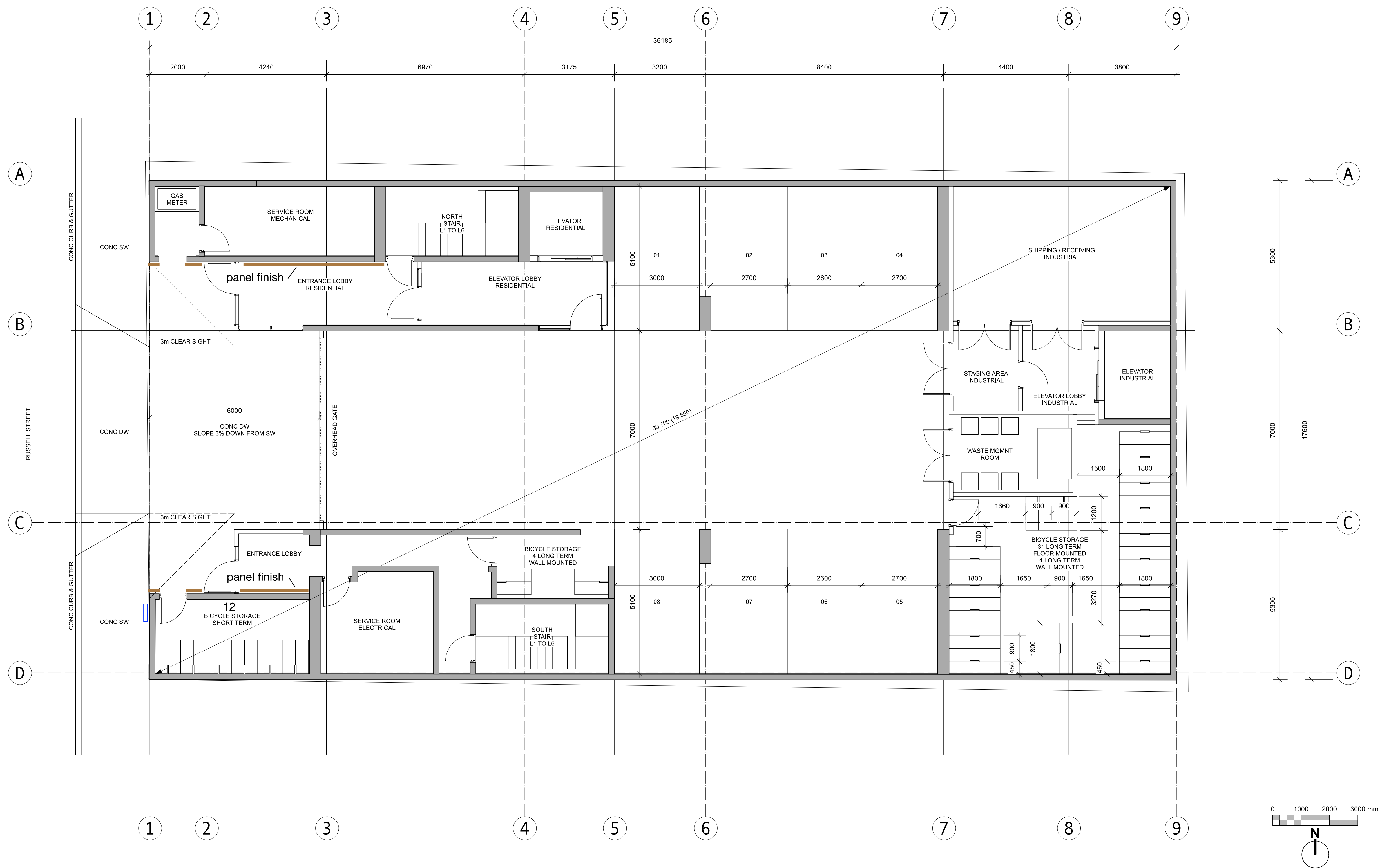
dHk Architects  
Victoria  
977 Fort Street V8V 3K3 T 1-250-658-3367  
Nanaimo  
102-5190 Dublin Way V9T 2K8 T 1-250-585-5810

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ISSUED	25-03-12	RZDP RESUB 02
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION

Rev	Date	Description
plot date	25-03-03	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

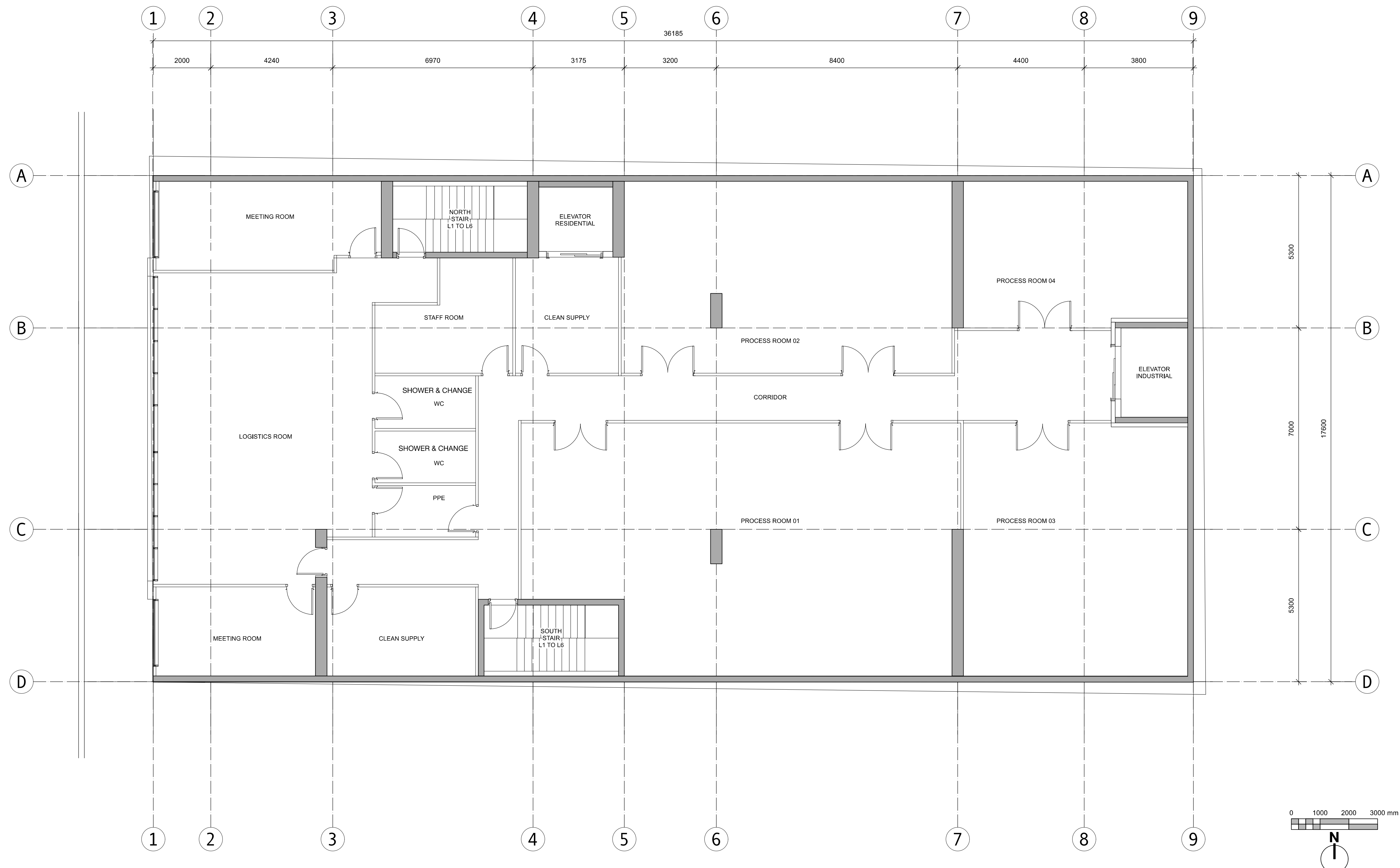
NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

**Russell MX**  
235 Russell Street  
Victoria BC  
**L1 PLAN**



**dHKA**  
dHKAarchitects  
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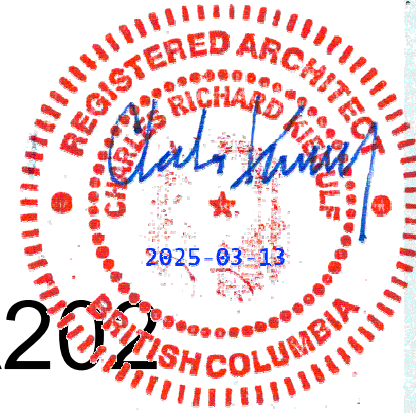
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ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION
Rev	Date	Description
pk1	25-03-03	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

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

**Russell MX**  
235 Russell Street  
Victoria BC  
**L2 PLAN**



**A202**

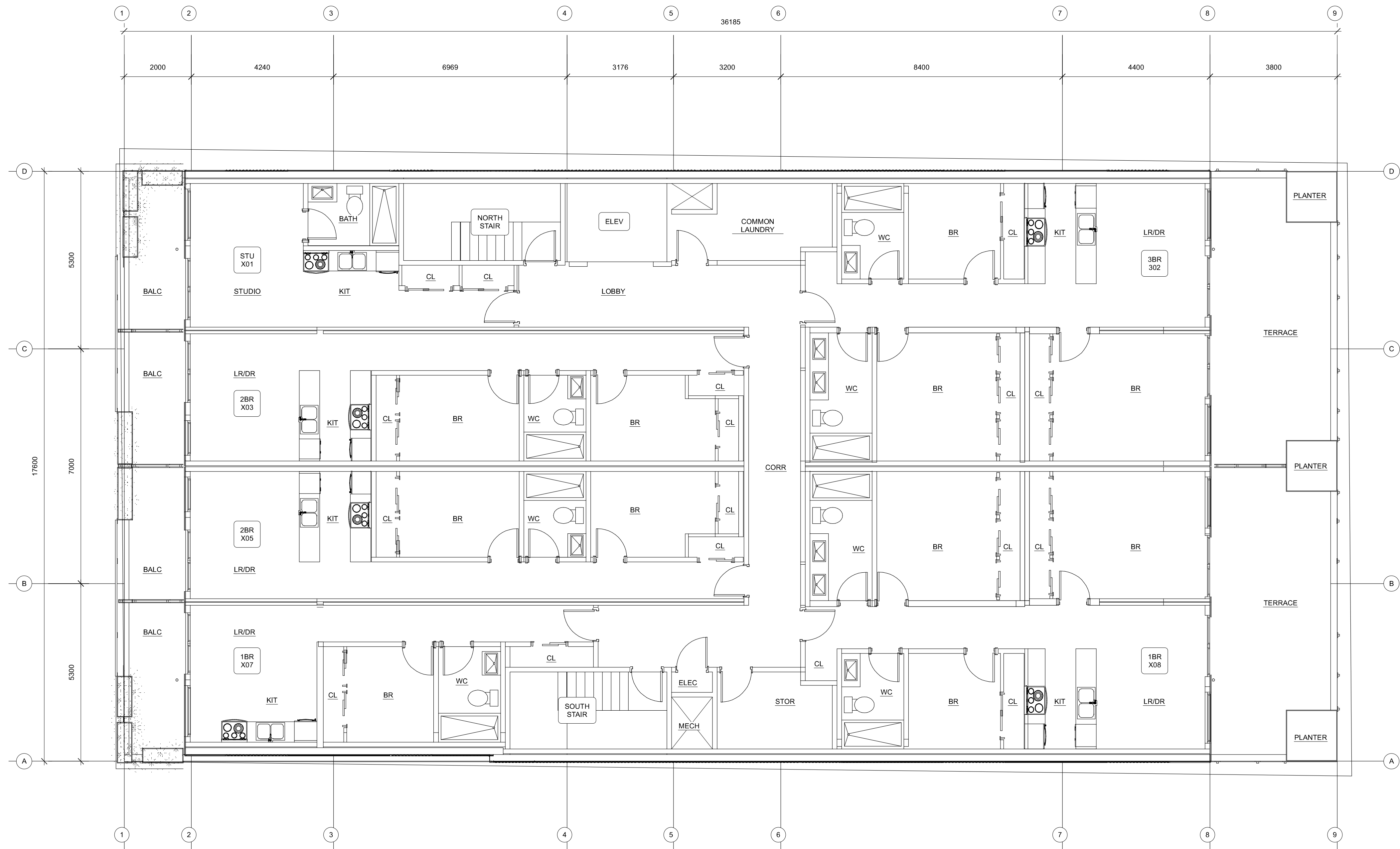


dHKarchitects  
Victoria  
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Nanaimo  
102-5190 Dublin Way V9T 2K8

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T 1 • 250 • 585 • 5810

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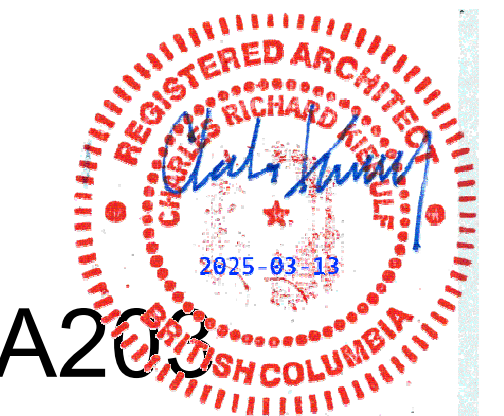




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Rev	Date	Description
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drawn by	CRK	checked by
scale	1:100	project number
		2017

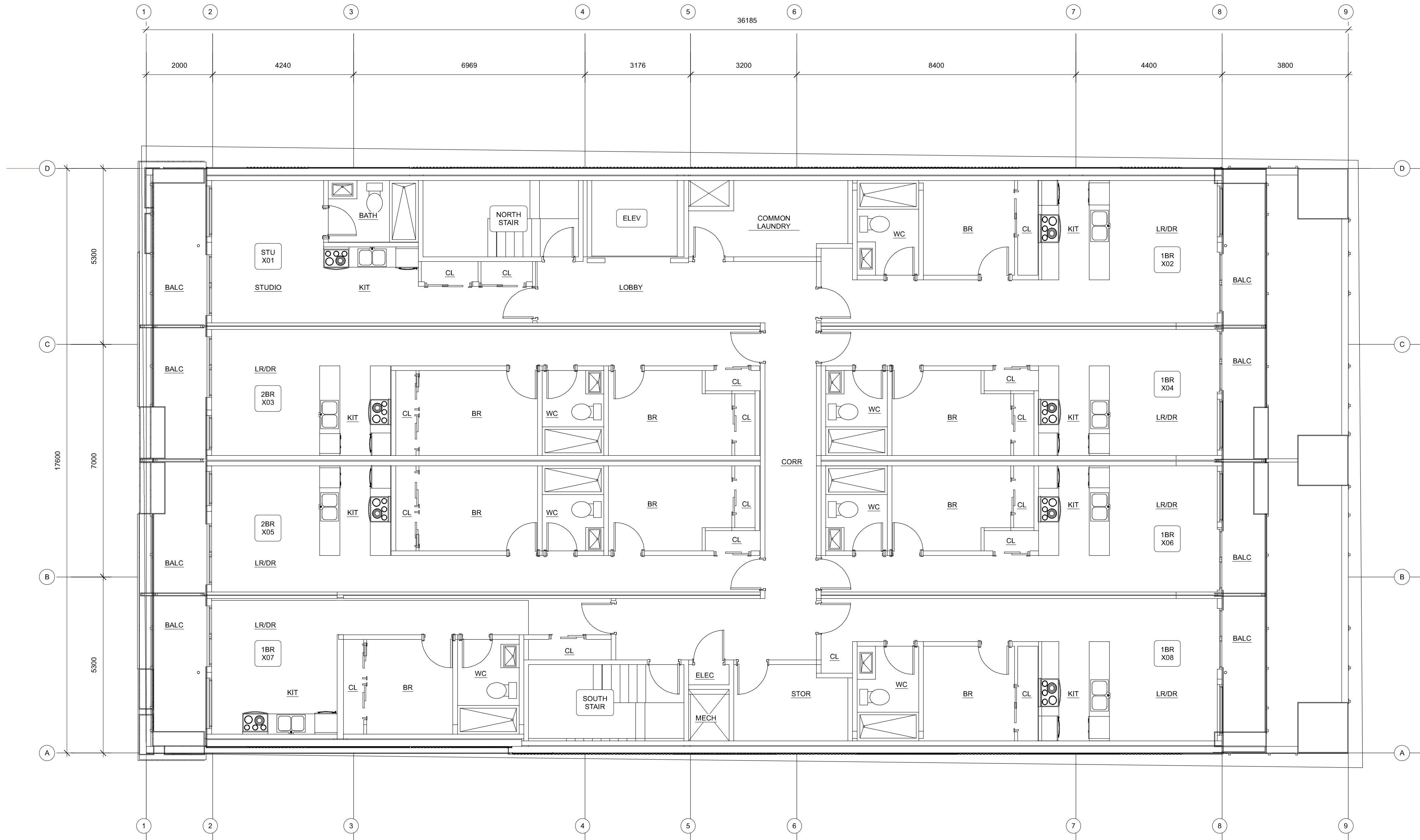
NOTE: All dimensions are shown in millimeters.

RUSSEL MX  
RUSSEL STREET  
VICTORIA BC  
PLAN L3



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ISSUED	25-03-12	RZ+DP SUBMIT
Rev	Date	Description
plot date	25-03-12	drawing file
drawn by	CRK	checked by
scale	1:75	project number
		2017

NOTE: All dimensions are shown in millimeters.

RUSSEL MX

RUSSEL STREET  
VICTORIA BC

PLAN L4-6



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ISSUED	24-09-11	RZDP RESUBMISSION
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  
**SECTION**

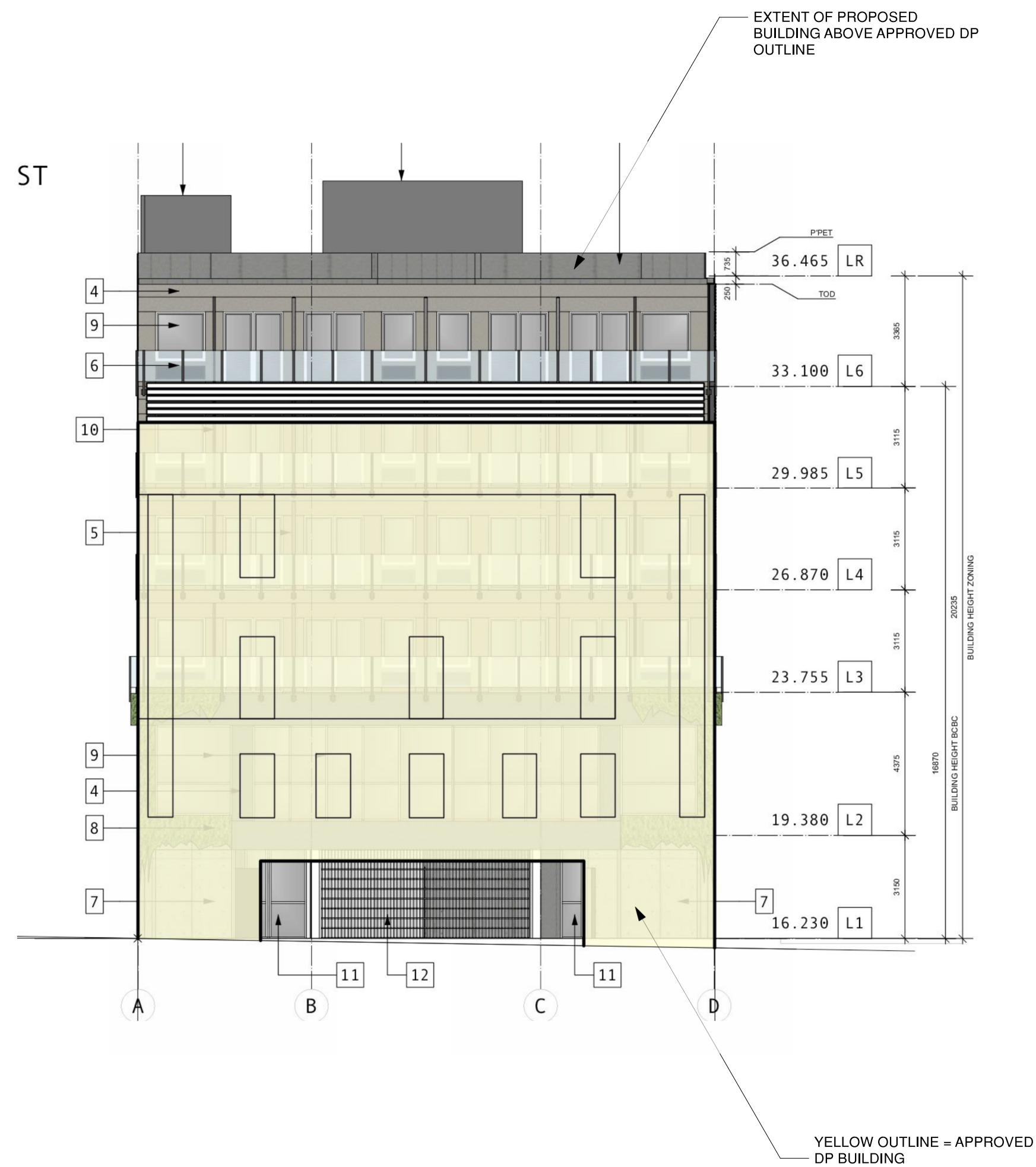
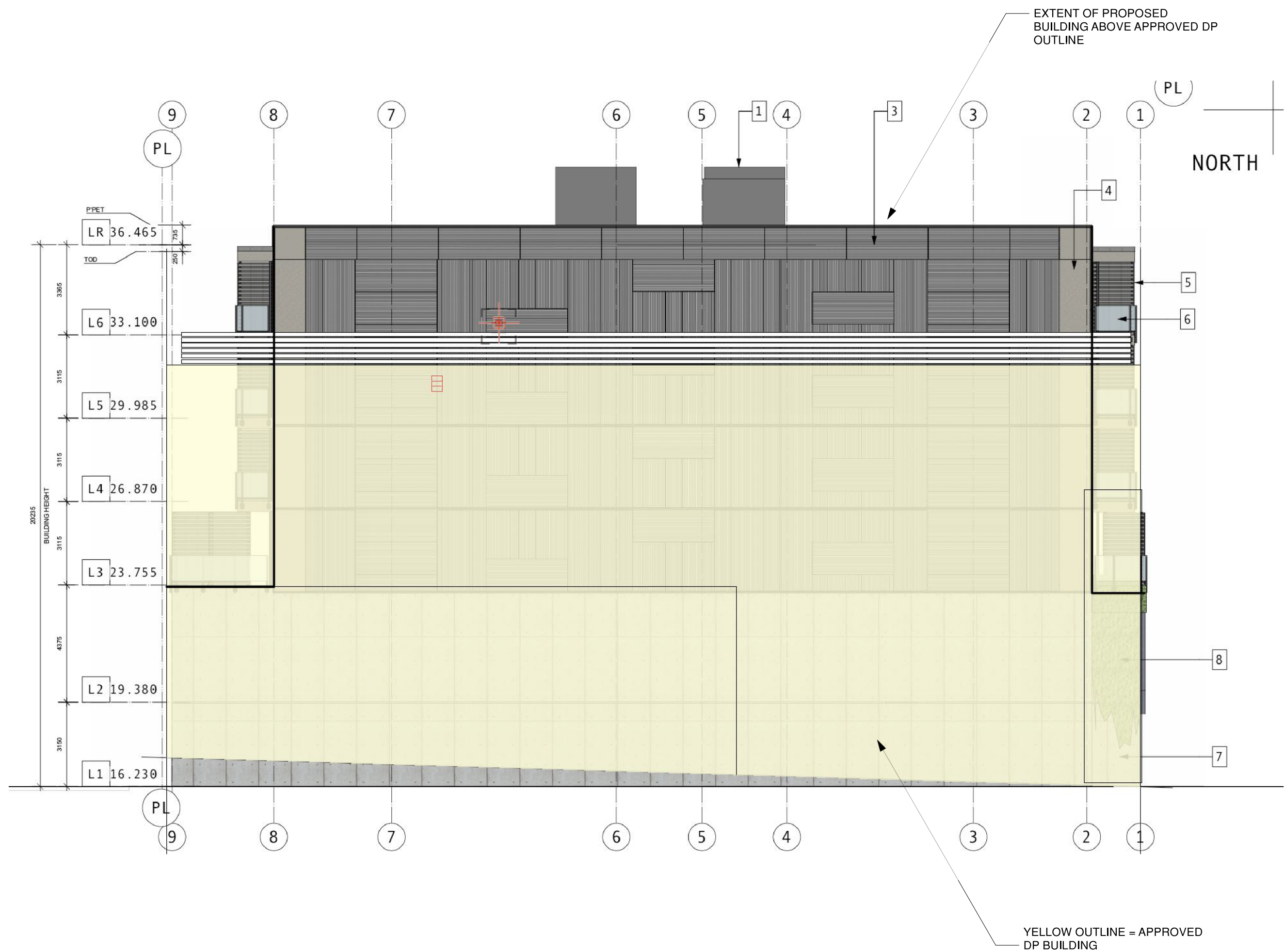


**A400**

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ISSUED 25-03-12 RZ+DP SUBMIT

Rev	Date	Description	
plot date	25-03-12	drawing file	A000
drawn by	CRK	checked by	CRK
scale	1:75	project number	2017

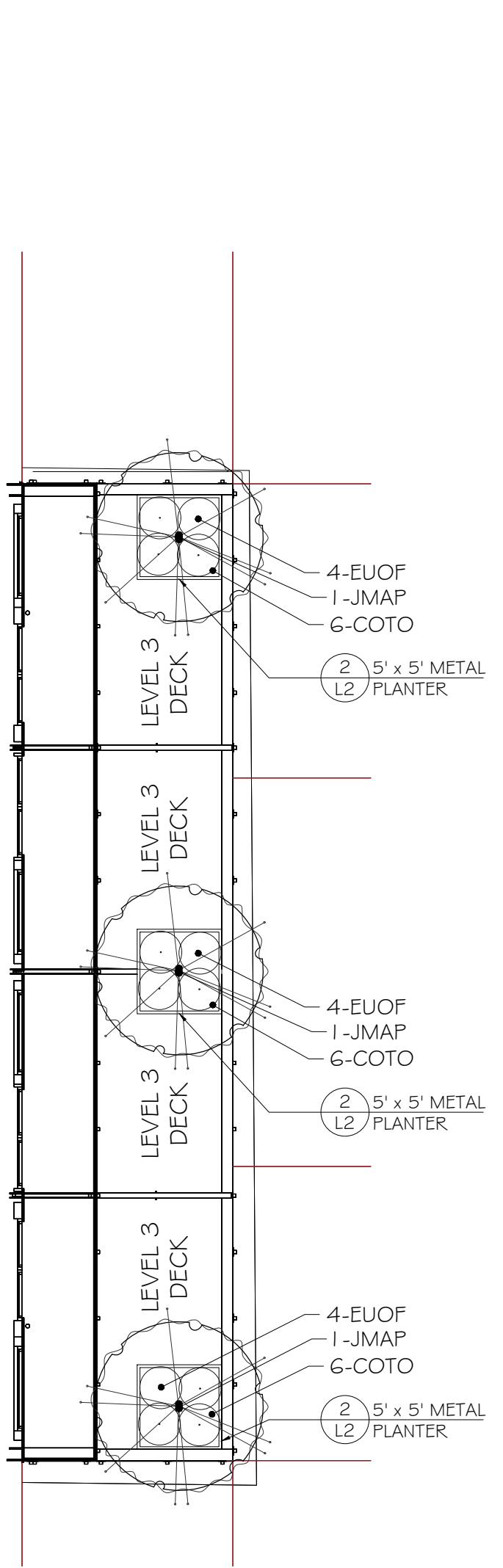
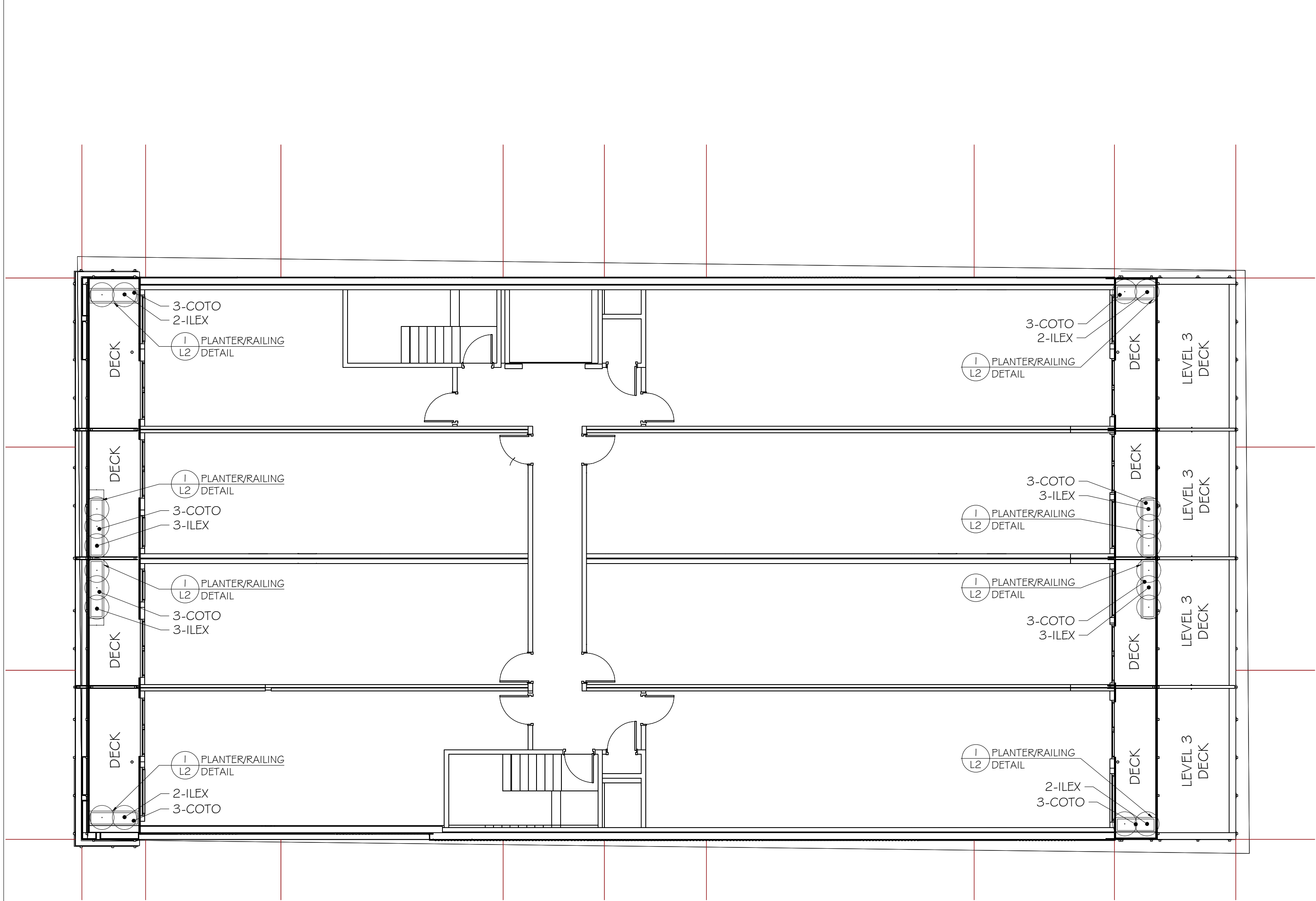
NOTE: All dimensions are shown in millimeters.

**RUSSEL MX**  
**RUSSEL STREET**  
**VICTORIA BC**  
**ELEV\_OVERLAY**



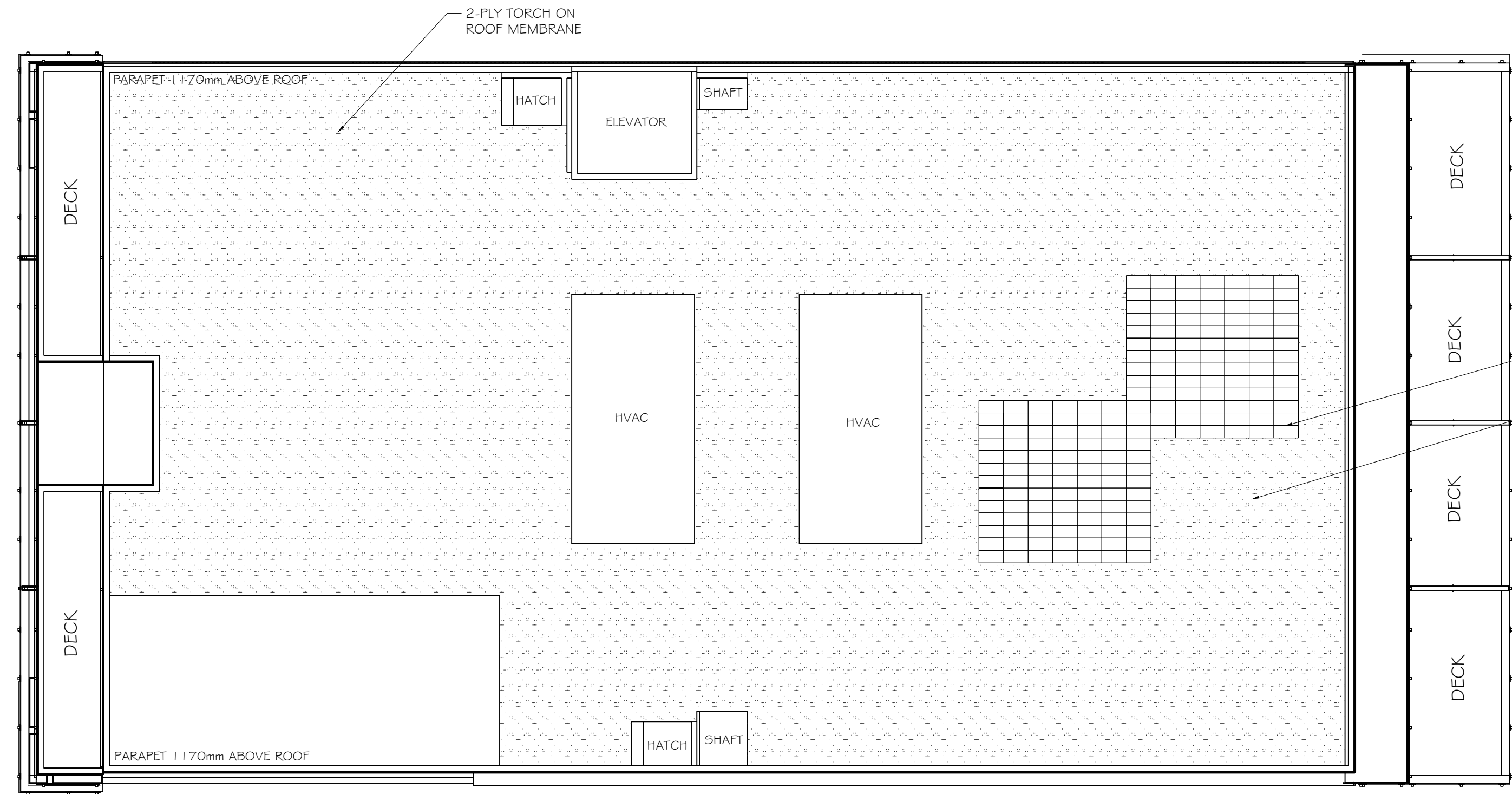
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T 1 v250 v585 v5810  
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LEVELS 2, 4, 5 & 6

LEVEL 3 PLAN



GREEN ROOF PLANTINGS

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

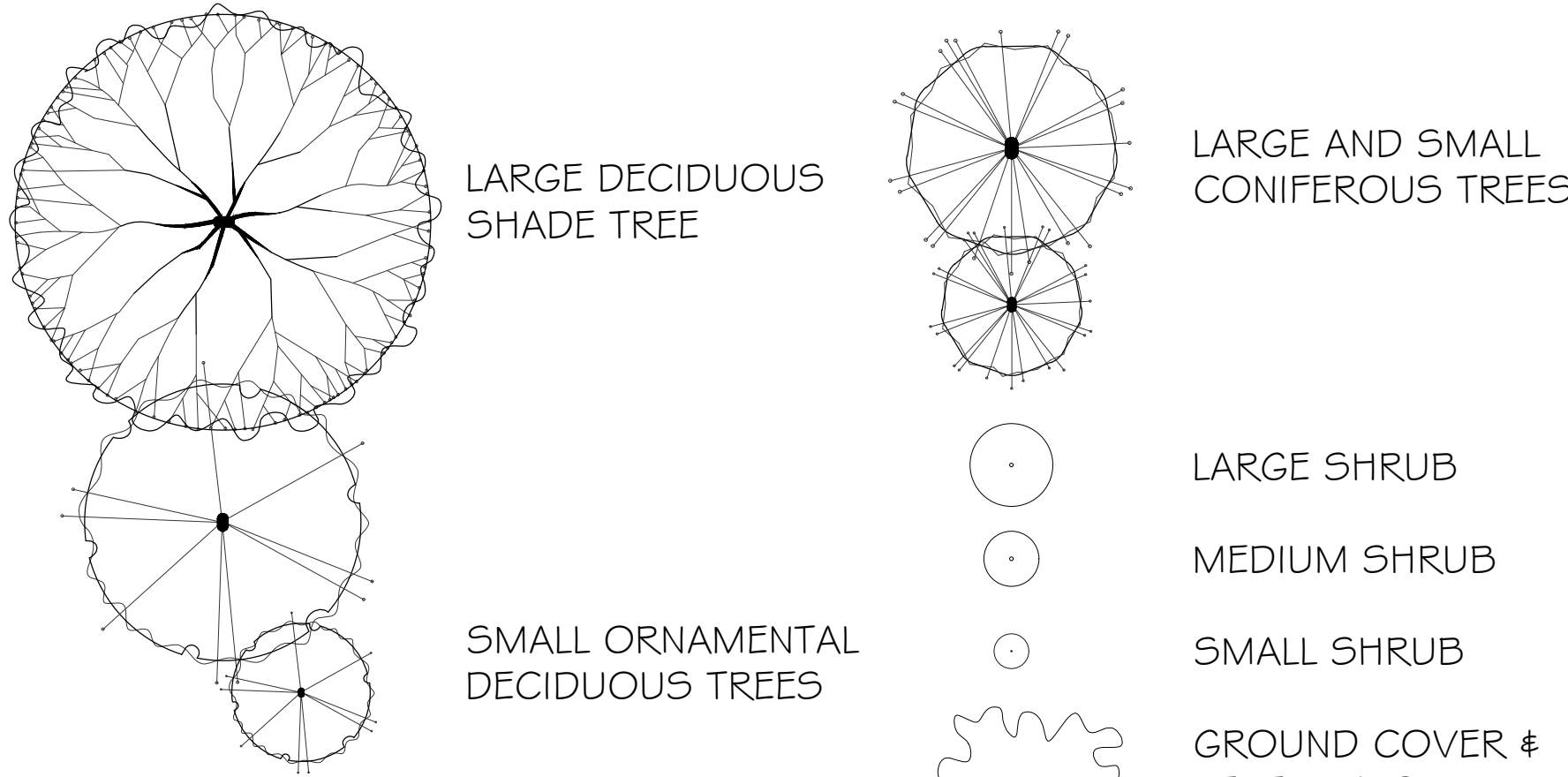
NUMBER OF 1' x 2' LIVEROOF TRAYS = 200

GREENROOF PLAN

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	

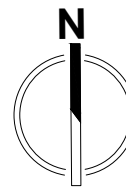
## SOFTSCAPE LEGEND



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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:

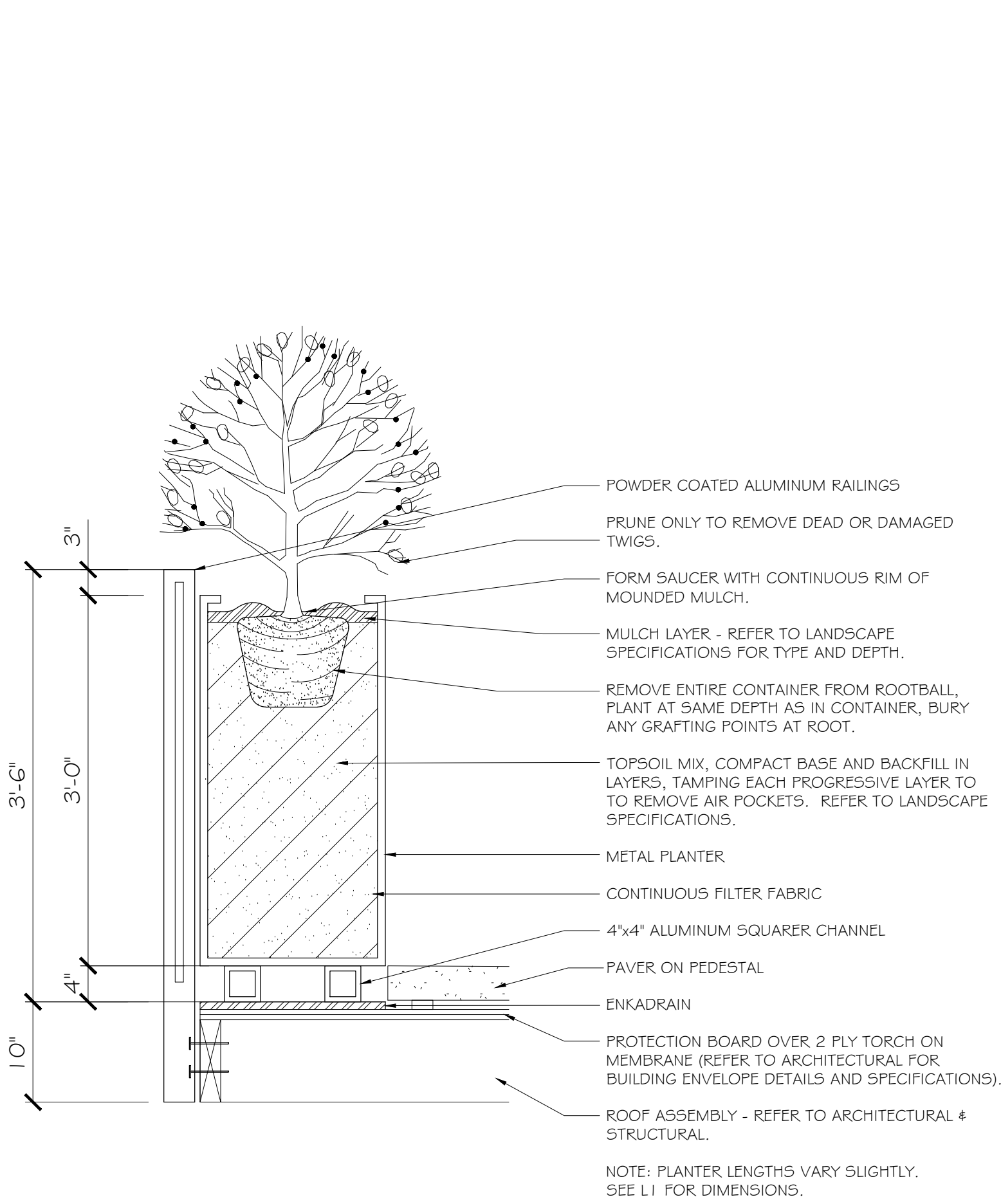
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**235 RUSSELL STREET**

drawing title:  
**LANDSCAPE  
CONCEPT & DETAIL  
PLANS**

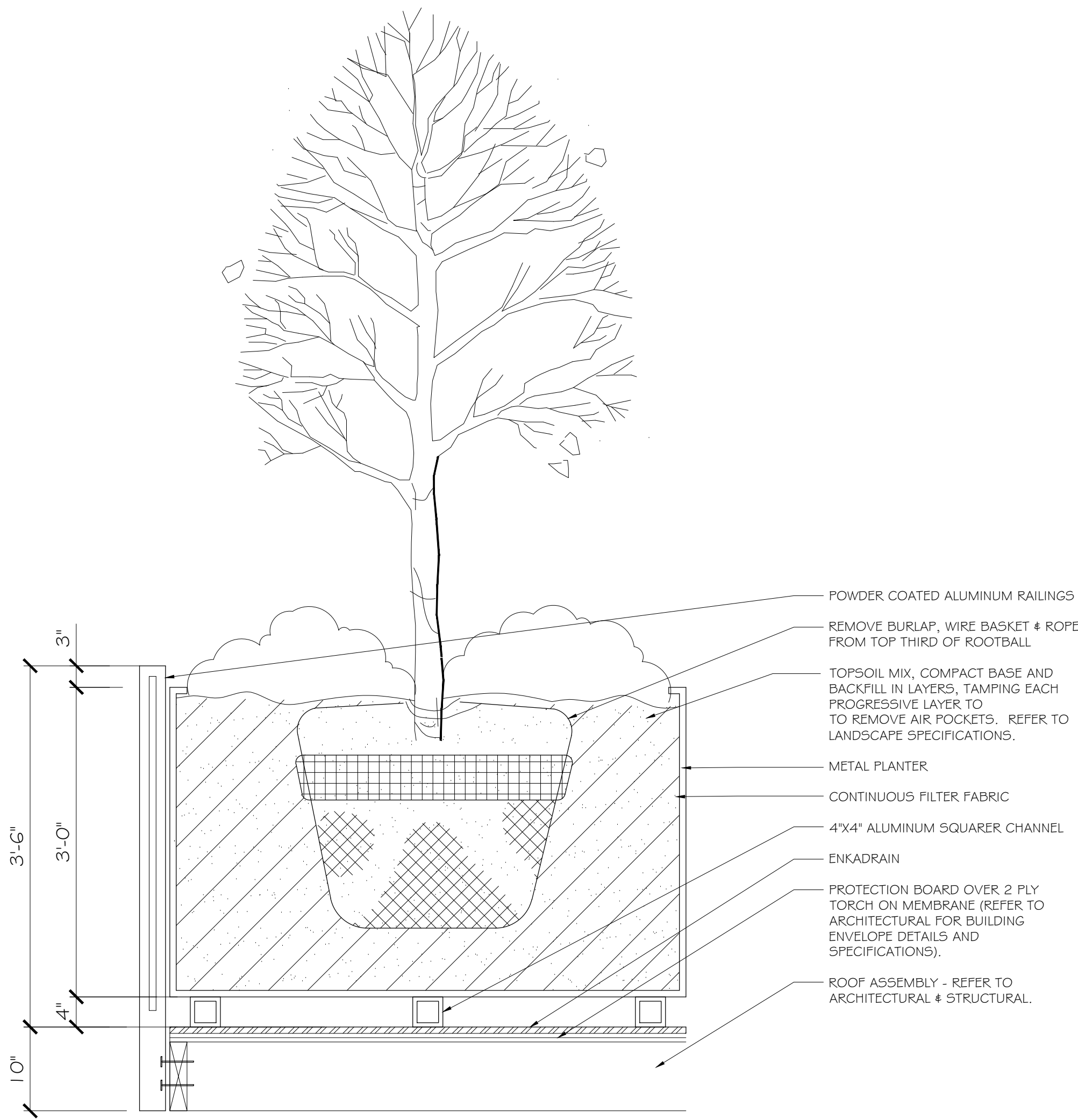
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date:	04 MAR 2025	scale:	AS NOTED
checked by:	FORTH	drawn by:	BF, RF
sheet no.:			

sheet no.:

**L1.00**

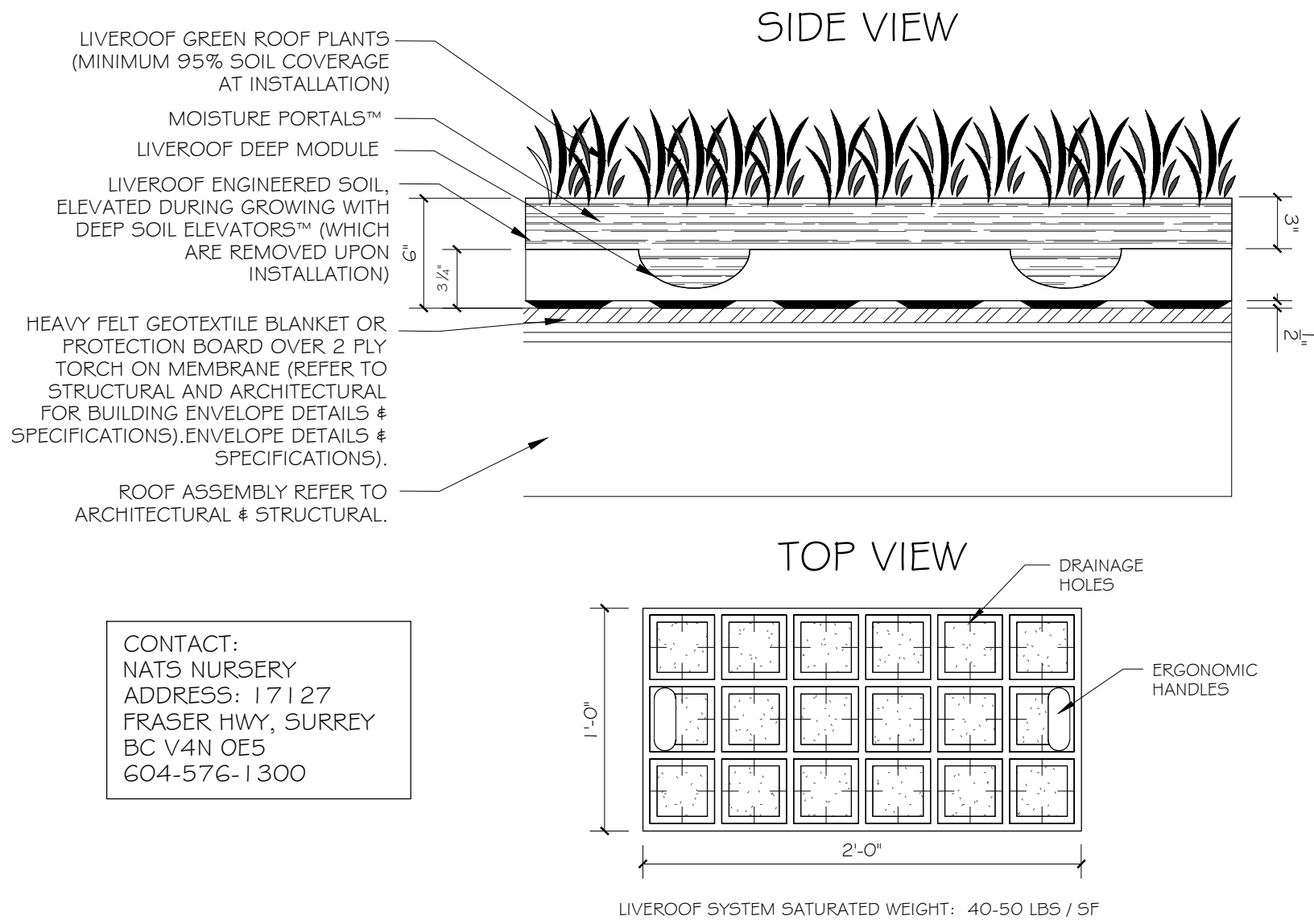


1 PLANTER/RAILING DETAIL  
L2 SCALE 1" = 1' - 0"



2 5' x 5' METAL PLANTER DETAIL  
L2 SCALE 1" = 1' - 0"

### LiveRoof DEEP SYSTEM Over Conventional Roofing Assembly



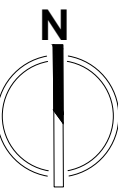
CONTACT:  
NATS NURSERY  
ADDRESS: 17127  
FRASER HWY, SURREY  
BC V4N 0E5  
604-576-1300

4 GREENROOF PLANTING OVER ROOF  
L2 SCALE 1 - 1/2" = 1' - 0"

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4★SITE  
LANDSCAPE ARCHITECTURE  
AND SITE PLANNING 250.508.7885

project north:

#### Issue / revisions:

02	REVISED	03.04.2025
01	ISSUED FOR REVIEW	02.25.2025
00	Issued / Revisions	Date

seal:

project title:

235 RUSSELL STREET

drawing title:

LANDSCAPE DETAILS  
& SPECIFICATIONS

project no.:

1

date: 04 MAR 2025

scale: AS NOTED

checked by: FORTH

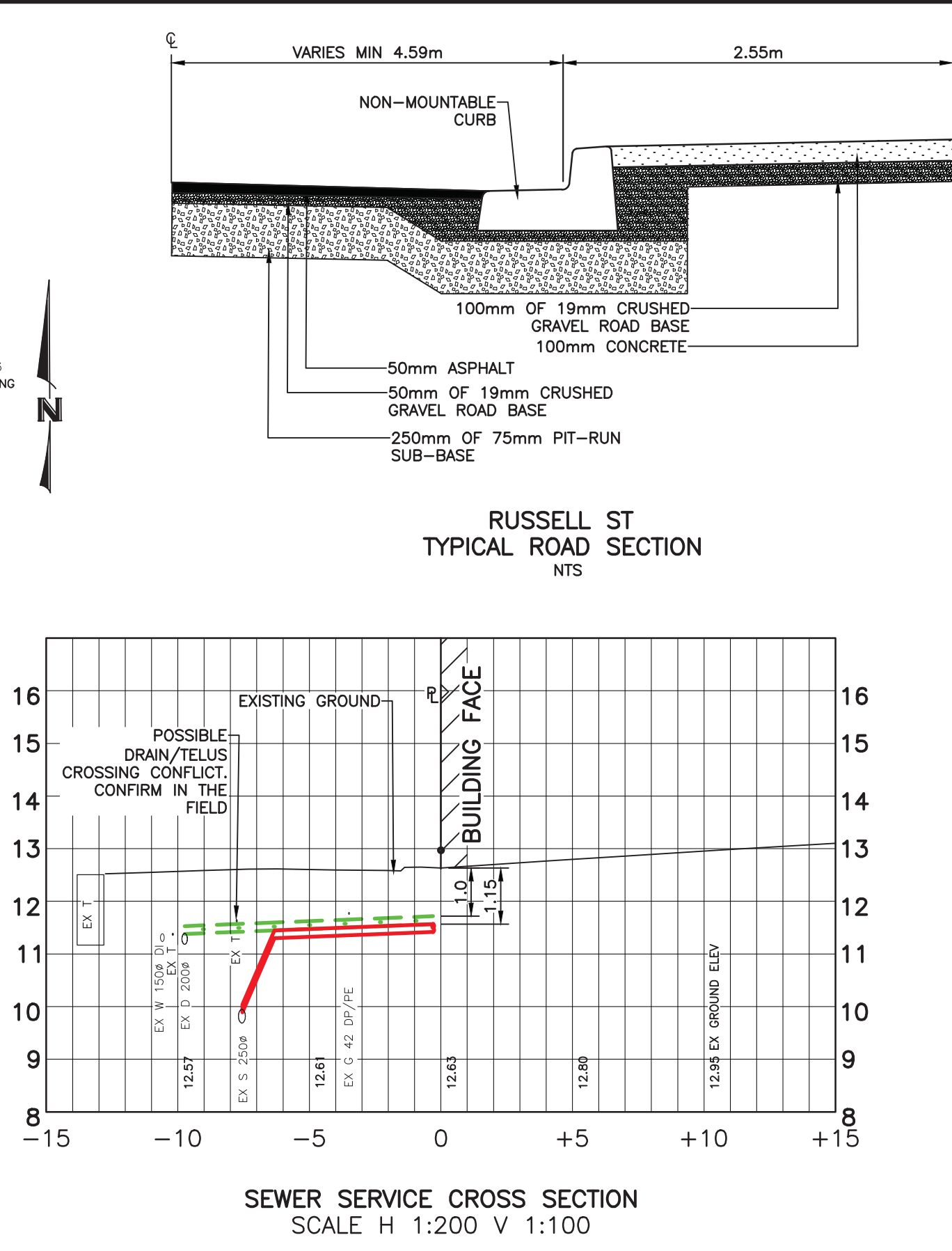
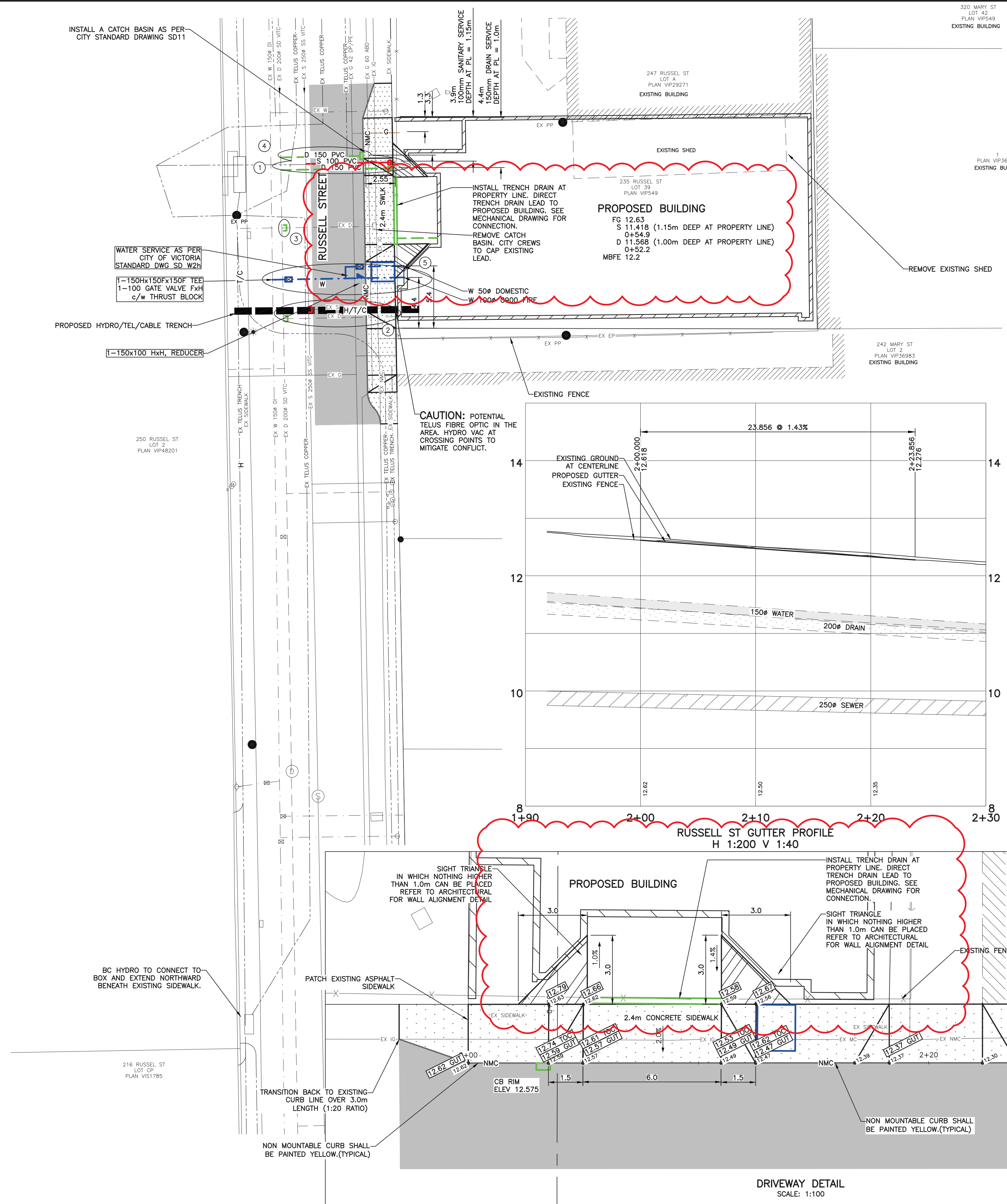
drawn by: BF, RF

sheet no.:

L2.00



WESTBROOK CONSULTING LTD. - 2024-05-03 11:02AM H:\PROJECTS\3340 235 Russell St\04c Drawings\334001.dwg



- 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 SDCTc.
- 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
•XX.XX	PROPOSED GUTTER ELEVATION
•XX.XX GU	PROPOSED GUTTER ELEVATION
•XX.XX TOC	PROPOSED TOP OF CURB ELEVATION
• XX.XX	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 LAND DEVELOPMENT		

**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	→	EDGE PAVE.		POWER POLE	ROAD SIGN	REDUCER	
CULVERT	→	BUSHLINE		ANCHOR			
HEADWALL	→	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

**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. 1 OF 1  
SHEET 1 OF 1  
REV. 9  
WESTBROOK DRAWING No. 334001