

235 RUSSELL STREET  
MIXED USE



25-07-21 RZ+DP RESUBMISSION 04





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  
CD - denotes - Clean Out  
UPT - denotes - Utility Pole with Transformer  
WV - denotes - Water Valve  
WM - denotes - Water Meter  
SC - denotes - Service Cover

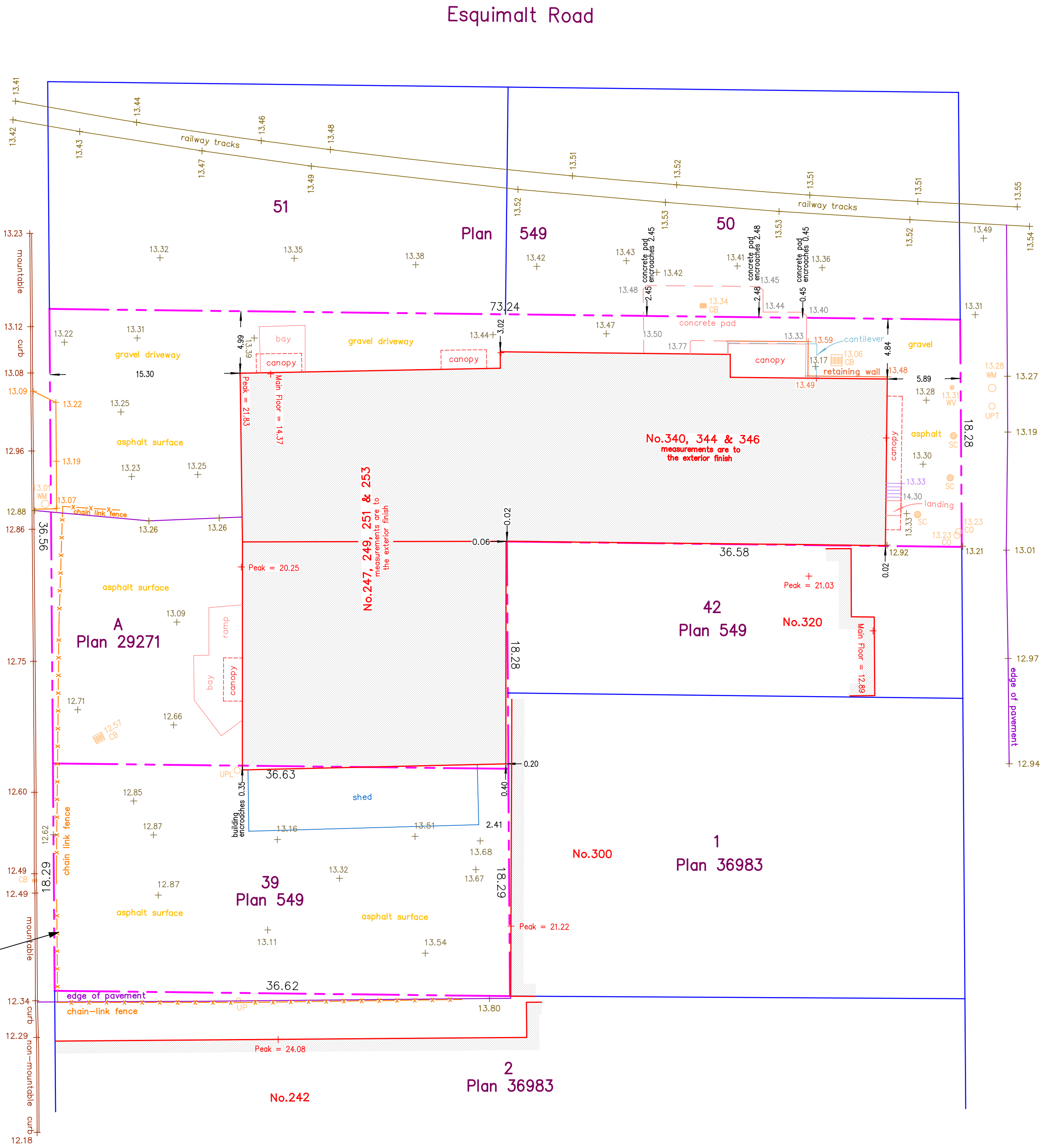
Lot A Area = 2008.0 m2  
Lot 39 Area = 669.6 m2

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

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	25-07-21	RZ+DP RESUB 04
ISSUED	25-05-13	RZDP RESUB 03
ISSUED	25-03-12	RZDP RESUB 02
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION

Rev	Date	Description
plot date	25-07-21	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

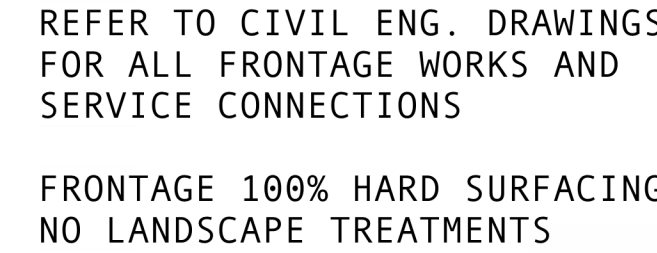
Survey Plan



A100

dHKArchitects  
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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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No.242

Plan 2 36983

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Victoria BC

## Site Plan & Project Data



dHKarchitects

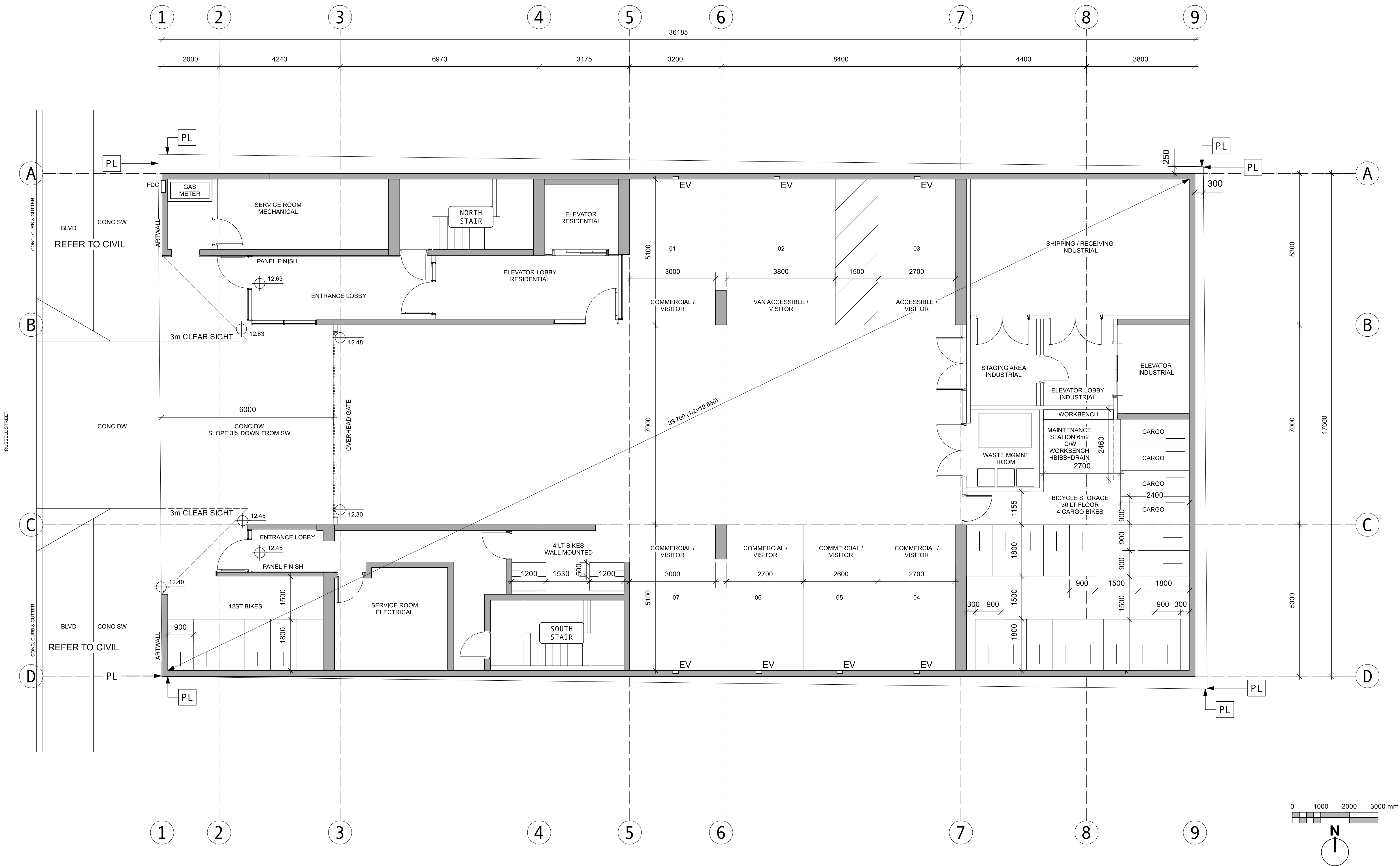
977 Fort Street V8V 3K3 T 1-250-658-3367

**Nanaimo**  
102-5190 Dublin Way V9T 2K8 T 1-250-585-5810

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Rev	Date	Description
pkd date	25-07-21	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

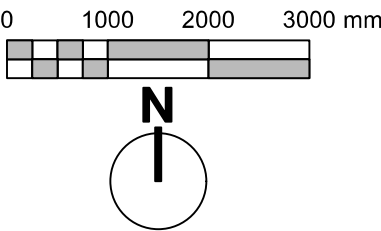
NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

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**L1 PLAN**



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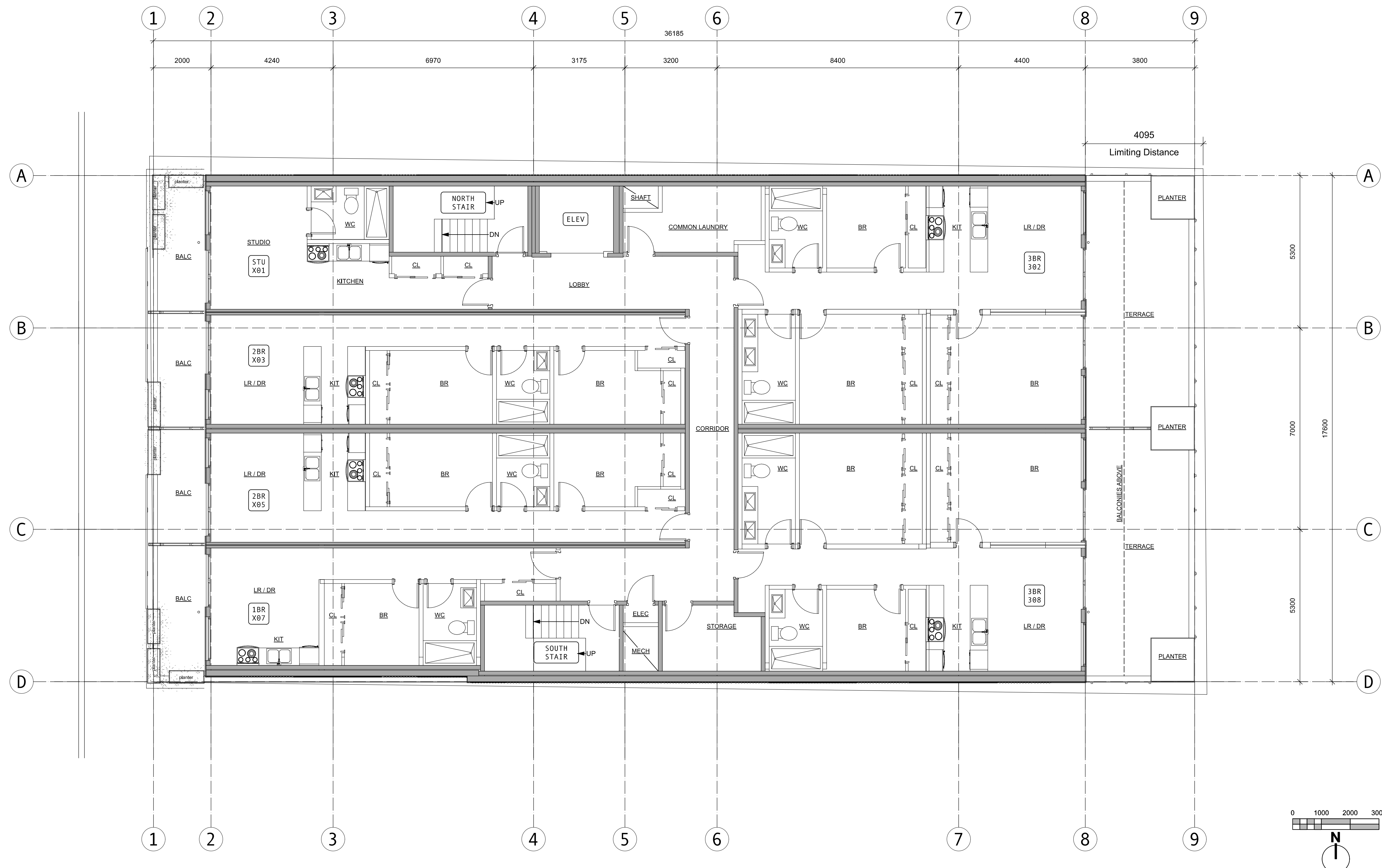
Rev	Date	Description
plot date	25-07-21	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

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

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**Nanaimo**  
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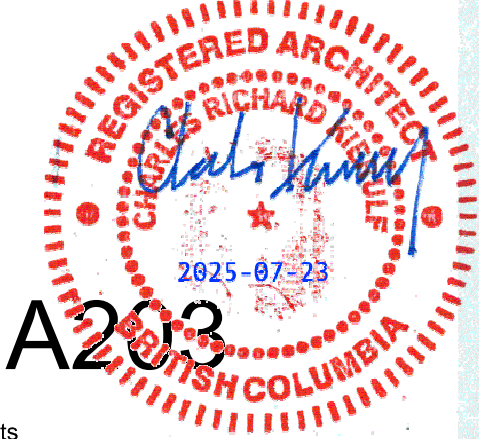
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ISSUED	25-05-13	RZDP RESUB 03
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION
Rev	Date	Description
pkd date	25-07-21	drawing file
drawn by	CRK	checked by CRK
scale	1:75	project number 2017

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

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235 Russell Street  
Victoria BC  
**L3 PLAN**



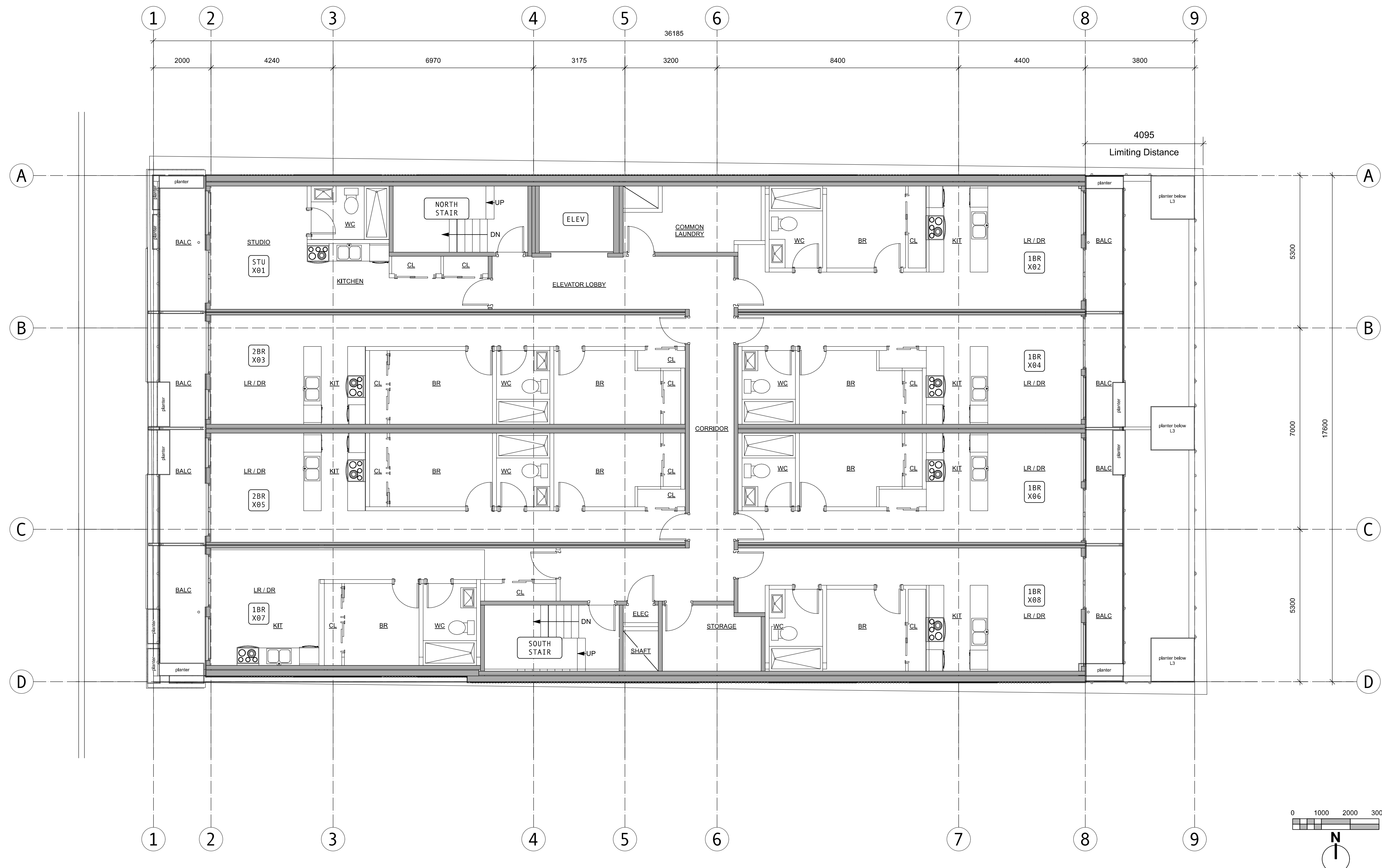
**A203**



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ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION
Rev	Date	Description
pk1 date	25-07-21	drawing file
drawn by	CRK	checked by CRK
scale	1:75	project number 2017

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

**Russell MX**  
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**L4-6 PLAN**

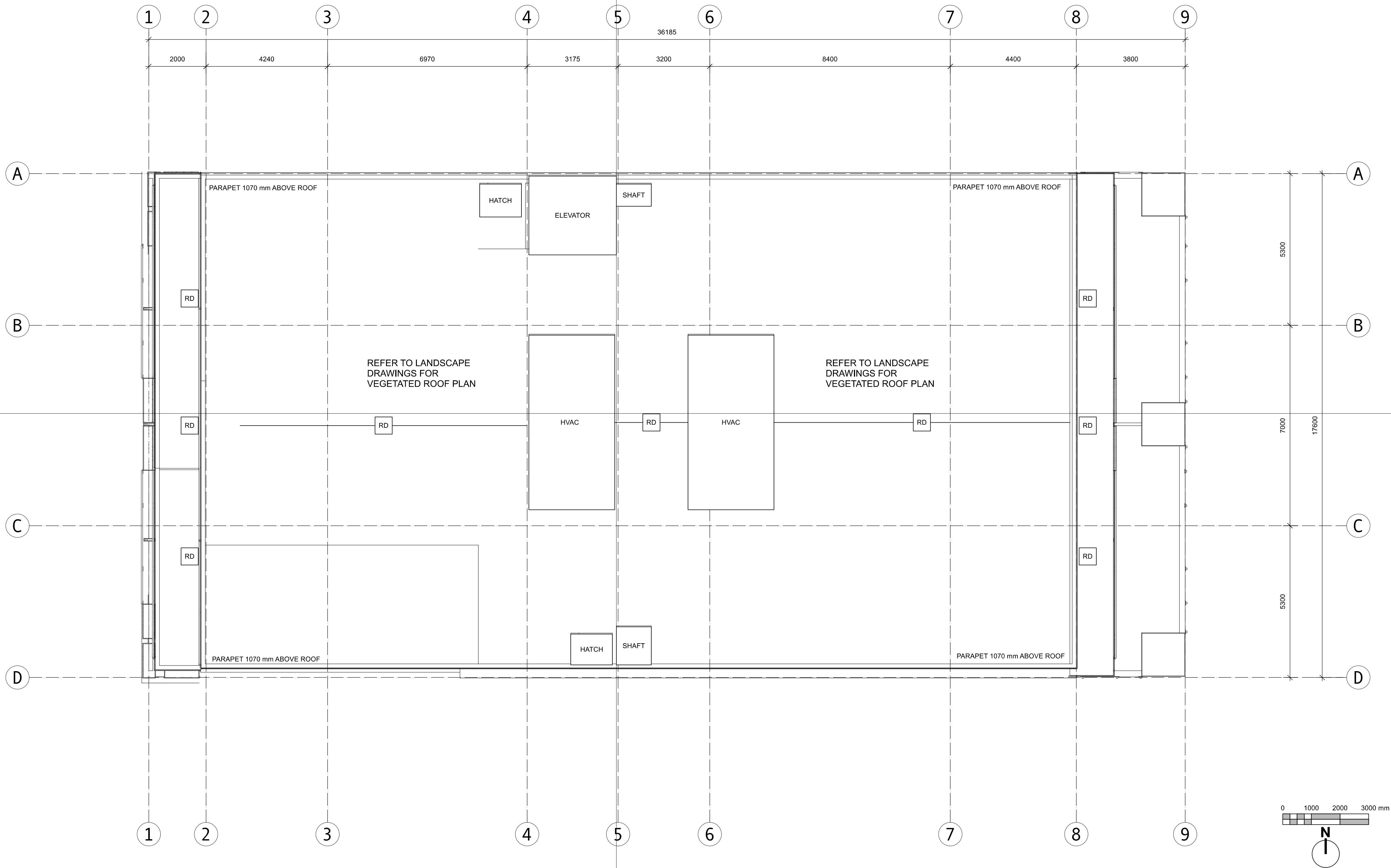
**A204**

**dhKa**  
dHkarchitects  
Victoria  
977 Fort Street V8V 3K3  
Nanaimo  
102-5190 Dublin Way V9T 2K8  
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T 1 - 250 - 585 - 5810

**REGISTERED ARCHITECT**  
RICHARD J. RUSSELL  
2025-07-23  
BRITISH COLUMBIA

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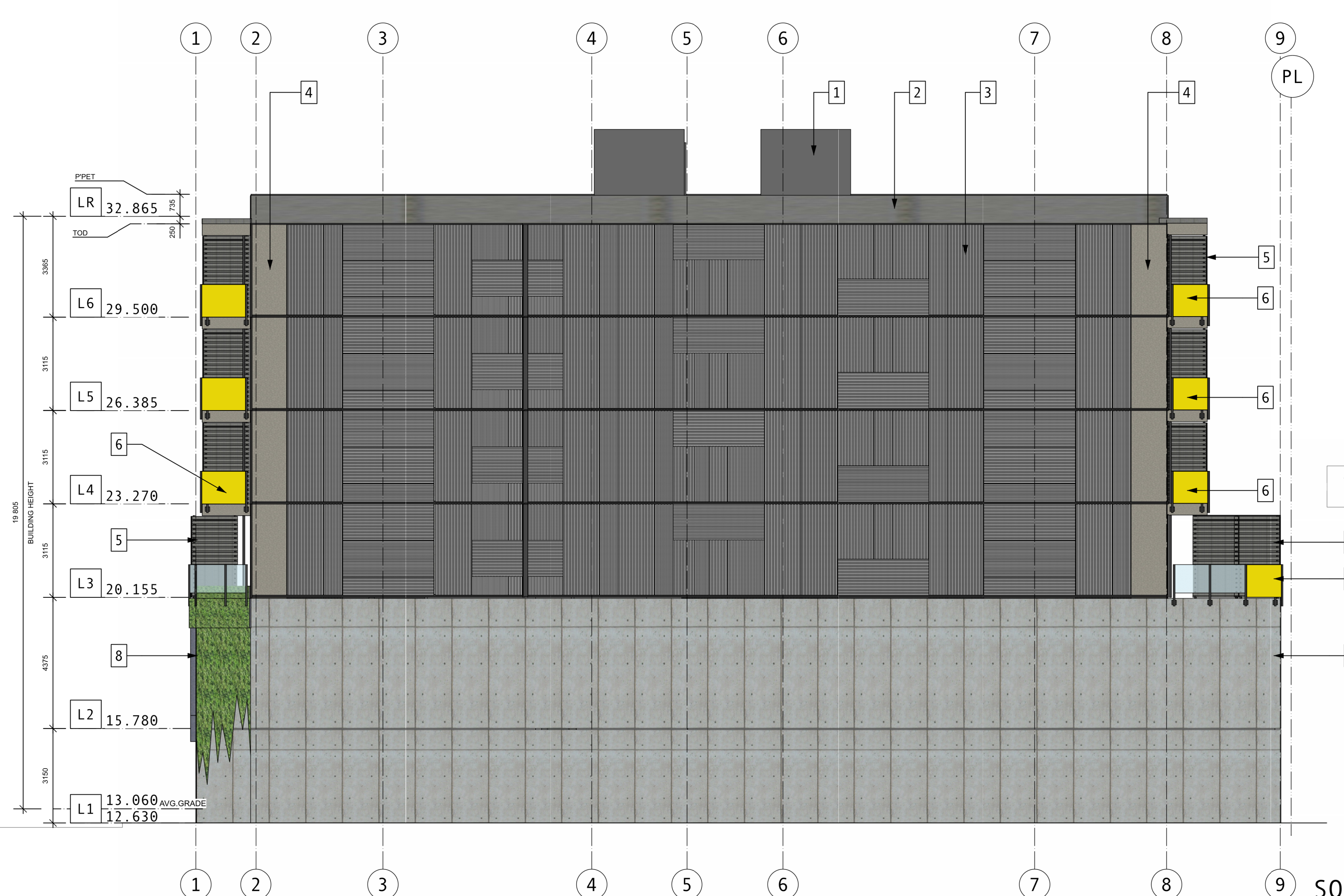
**Russell MX**  
235 Russell Street  
Victoria BC  
**LR PLAN**



**dHKA**  
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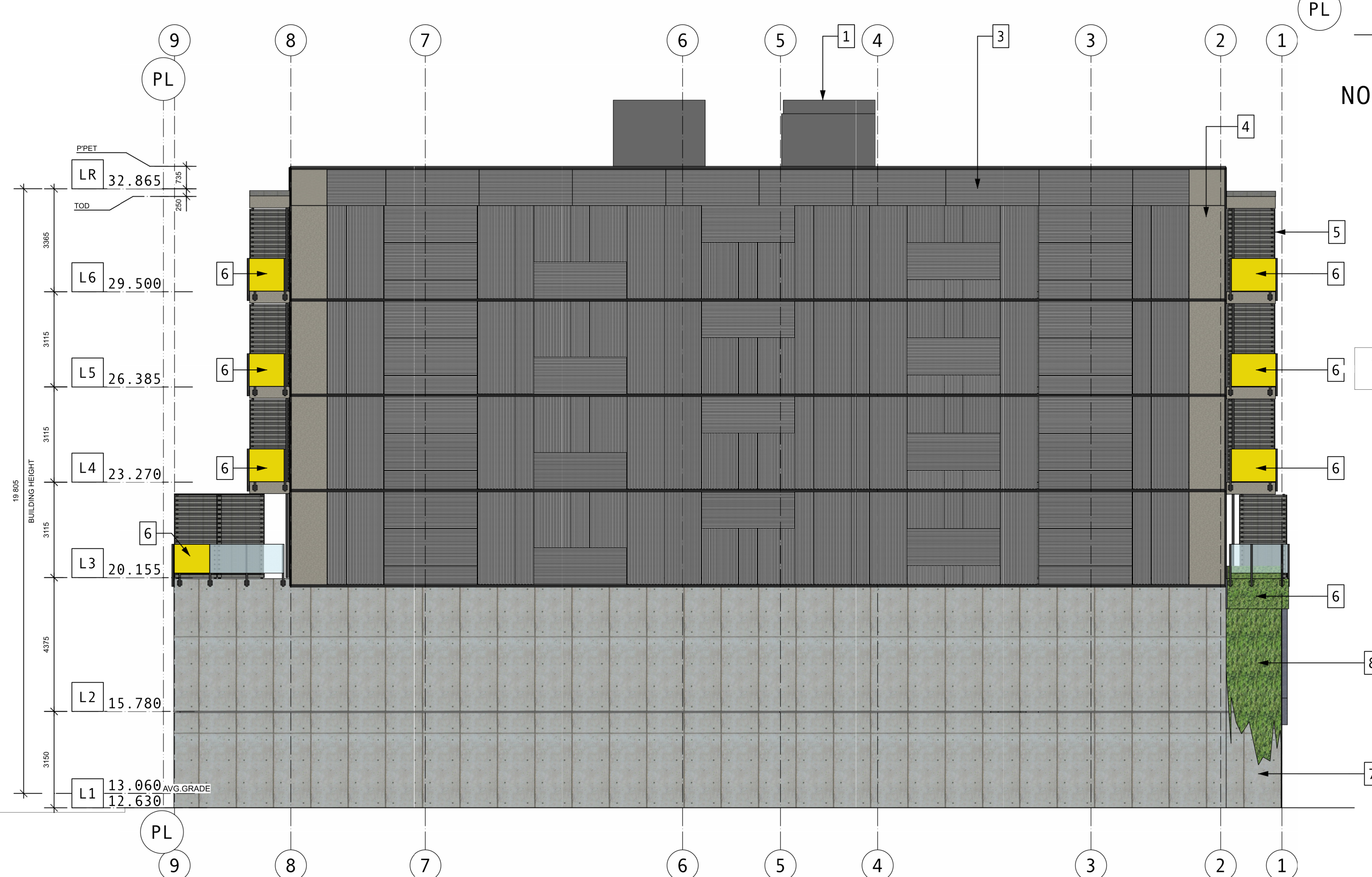




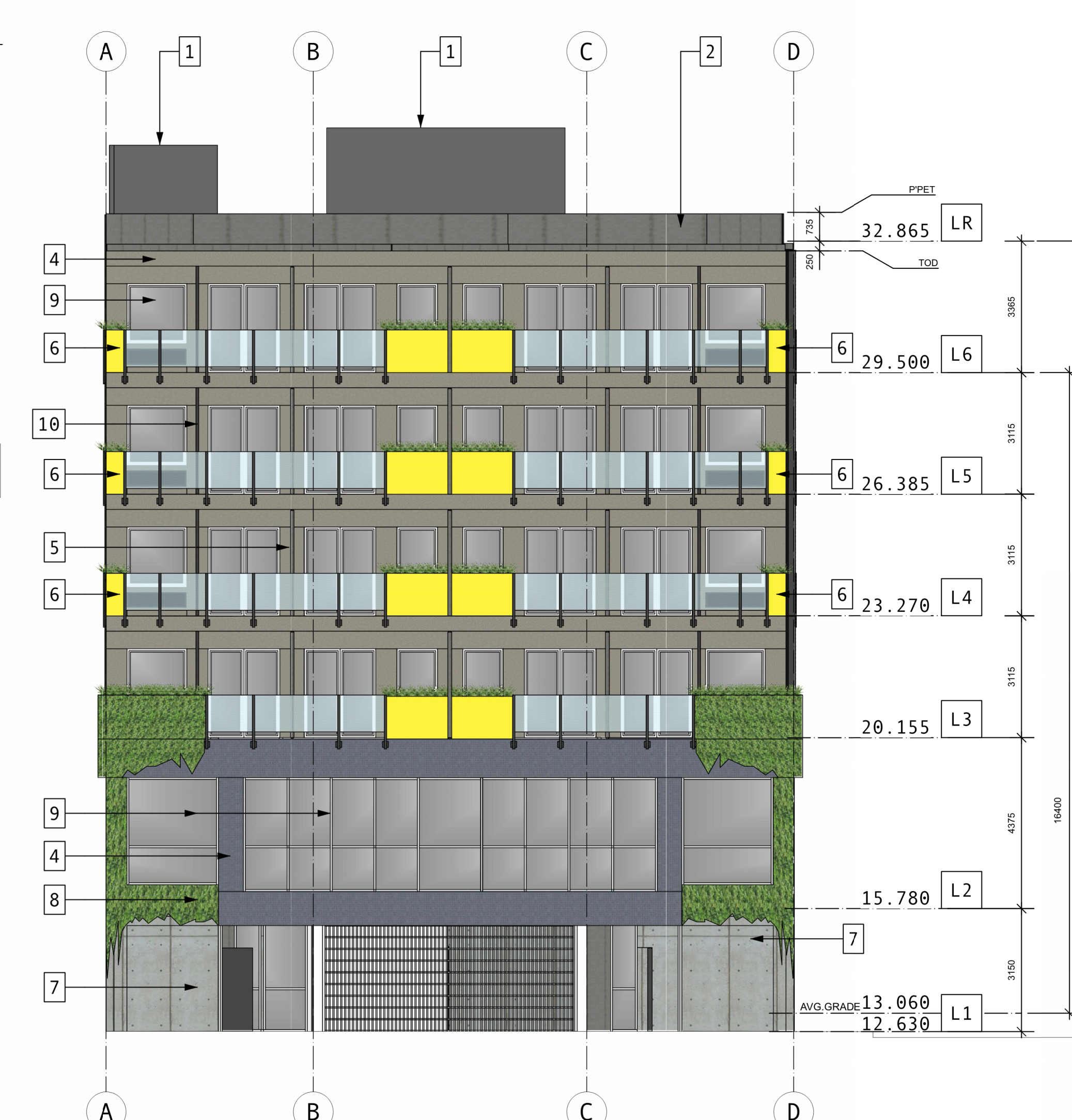
**SPATIAL SEPARATION CALCS:**  
% UPO Shown = 51.10%  
% UPO Max = 56% = OK  
3.2.3.1-D ; 50m2@4mLD  
Combustible or non-combustible  
construction and cladding with  
45 min FRR

UNPROTECTED  
OPENINGS 24.795 m2  
FIRE COMPARTMENT  
48.525 m2

All visible soffits  
wood-finish metal  
linear cladding



SOUTH EAST  
NORTH WEST



- MATERIALS LEGEND**
1. FIBRE CEMENT CLADDING - CHARCOAL
  2. PREFINISHED METAL CLADDING / FLASHING
  3. CORRUGATED METAL CLADDING
  4. FIBRE CEMENT CLADDING
  5. ALUM + WOOD PRIVACY SCREEN
  6. ALUM AND GLASS GUARDS WITH PLANTER BOXES
  7. PAINTED CONCRETE
  8. TRAILING PLANTS
  9. HIGH PERFORMANCE WINDOWS AND DOORS
  10. RAIN WATER LEADERS

ISSUED	25-07-21	RZ+DP RESUB 04
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ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-08-07	CALUC MTG
ISSUED	24-06-25	RZDP SUBMISSION

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scale	1:100	project number 2017

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**Russell MX**  
235 Russell Street  
Victoria BC  
**Elevations**



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**Russell MX**

235 Russell Street  
Victoria BC

**SECTION**



dHka

**A400**

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VIEW FROM RUSSELL STREET

ISSUED	25-07-21	RZ+DP RESUB
ISSUED	24-08-07	CALUC MTG
Rev	Date	Description
plot date	25-07-21	drawing file
drawn by	SJJ	checked by
scale	1:100	project number
		2017

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Russell MX

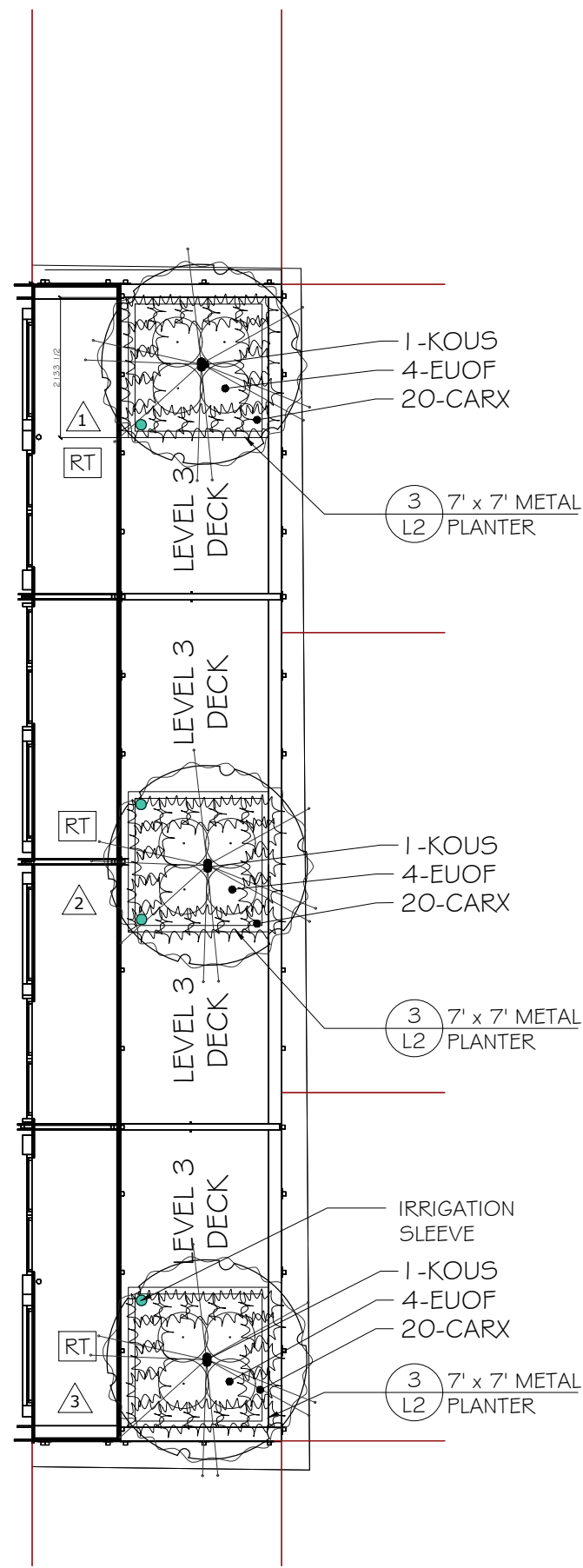
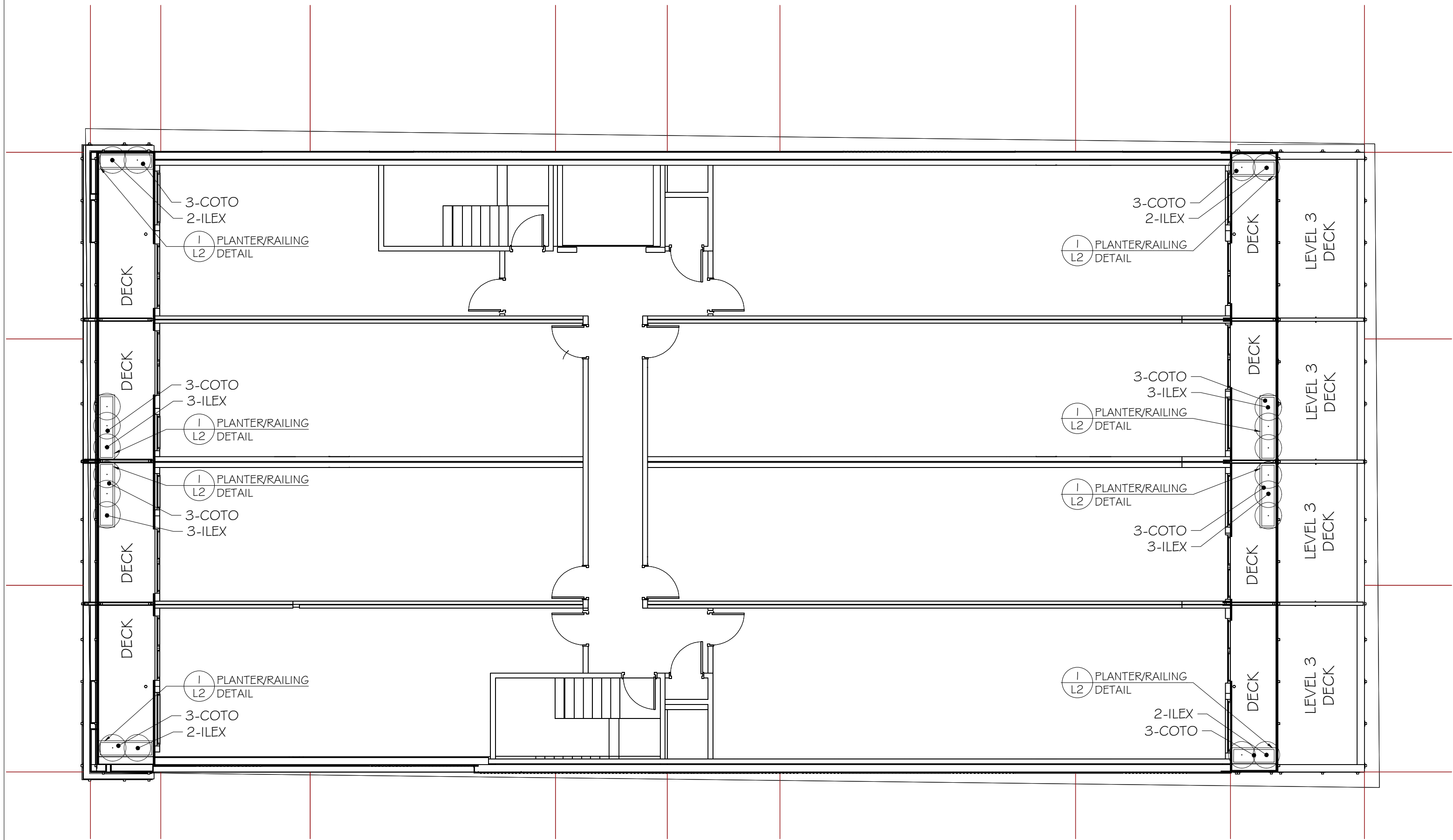
235 Russell Street  
Victoria BC

Street View



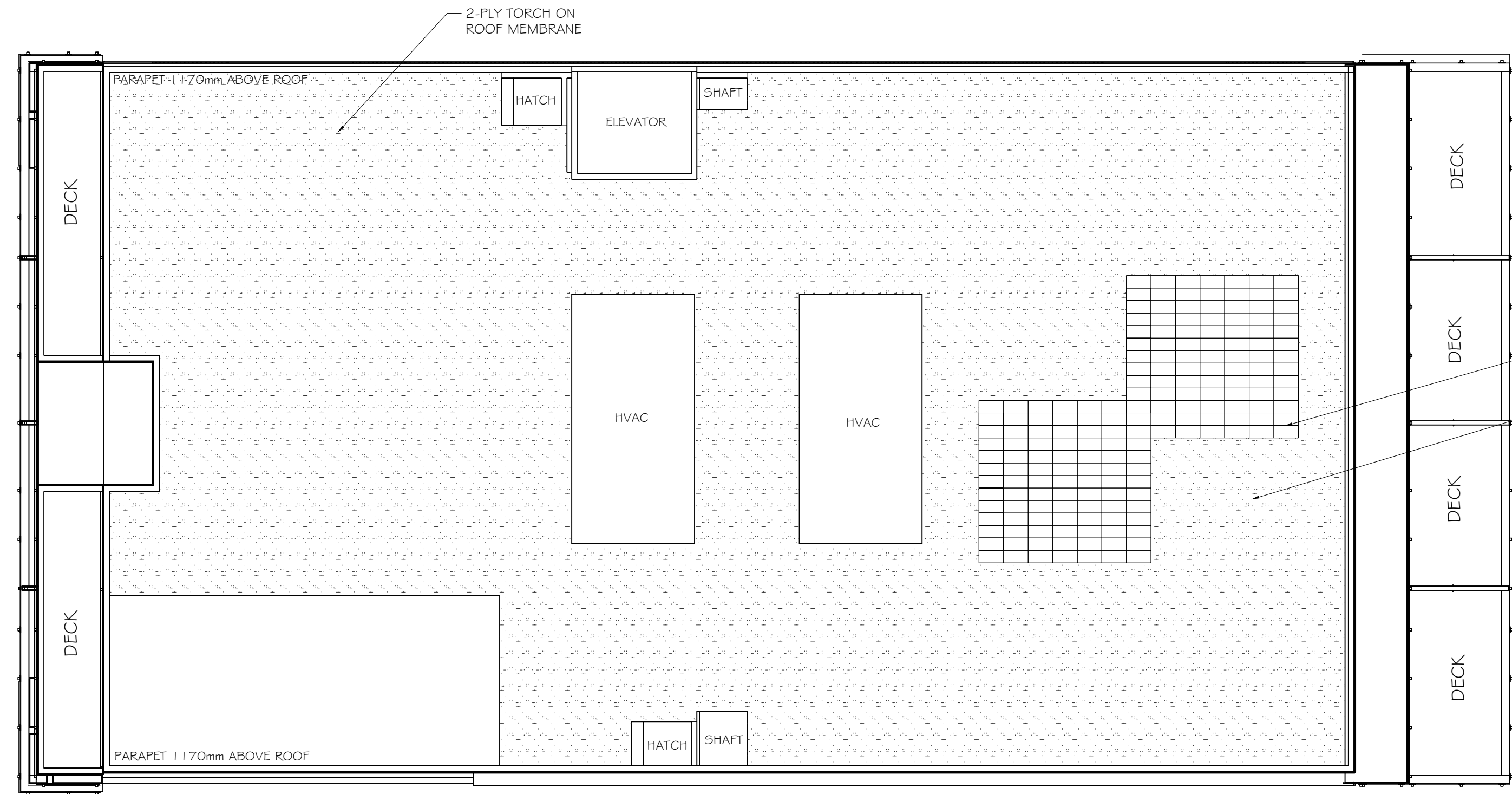
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LEVELS 2, 4, 5 & 6

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

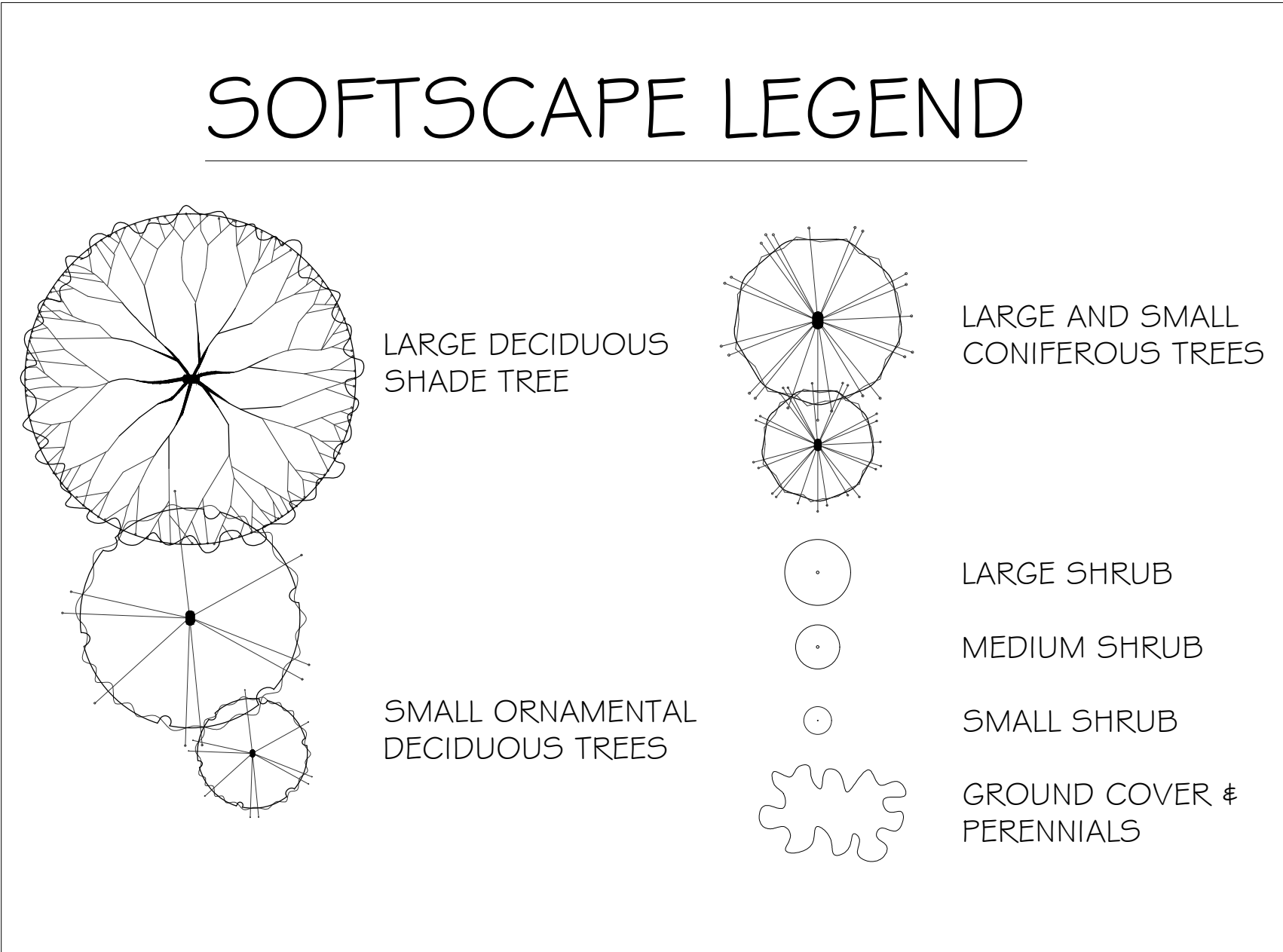
GREENROOF PLAN

SCALE BAR



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	KOUS	3	Satomi Dogwood	Kousa Satomi	6cm Cal.	
SMALL SHRUBS	EUOF	30	Creeping Euonymus	Euonymus fortunei var. 'Emerald # Gold'	#1 Pot	
GROUND COVERS	CARX	96	Variegated Sedge	Carex morrowii var. 'Aureoanegata'	SP5	



SOIL VOLUME REQUIREMENTS*			
ROW #	TREE SIZE	MIN. SOIL VOLUME (M3)	SHARED OR IRRIGATED SOIL VOLUME (M3)
1	SMALL TREE (SCHEDULE "E", PART 2)	8.0M	6.0
2	MEDIUM TREES (SCHEDULE "E", PART 1)	20.0M	15.0
3	LARGE TREES (SCHEDULE "E", PART 1)	35.0M	30.0

<div><div>RT</div></div> DENOTES REPLACEMENT TREE				Replacement Trees Proposed			Soil Volume Required (m <sup>3</sup> )			
Planting Area ID	Area (m <sup>2</sup> )	Soil Volume Multiplier*	A Estimated Soil Vol. (m <sup>3</sup> )	B # Small	C # Medium	D # Large	B # Small	C # Medium	D # Large	Total**
ONSITE										
<div>1</div>	6.94	1.0M	6.94		1		6			6.0
<div>2</div>	6.94	1.0M	6.94		1		6			6.0
<div>3</div>	6.94	1.0M	6.94		1		6			6.0

Notes:

(1) All soil volume calculations are for replacement trees only  
(2) All replacement trees are ONSITE  
(3) Soil volumes are calculated based on 'shared or irrigated soil volumes' numbers shown on table  
(4) All replacement trees meet soil volume requirements for this project.

IRRIGATION SLEEVE

NOTE: ALL PLANTERS W/ TREES TO BE IRRIGATED

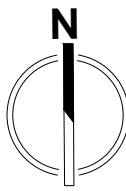
#### TREE REPLACEMENT PLAN:

- 3 REPLACEMENT TREES REQUIRED ON SITE
- 3 (2:1) REPLACEMENT TREES TOTAL SHOWN IN ROOF TOP PLANTERS. THIS COUNTS AS 1.5 REPLACEMENT TREES PROVIDED. CASH-IN-LIEU REQUIRED FOR 1.5 TREES.
- EACH PLANTER HAS A SOIL VOLUME OF OVER 6m³
- PLANTER SIZE (DECK 3 EAST): 2.13m (L) x 2.13m (W) x 1.52m (D)
- REPLACEMENT TREES FOR EACH PLANTER CHOSEN FROM THE CITY OF VICTORIA TREE REPLACEMENT REQUIREMENTS, SCHEDULE E, SECTION C, PART 2 FOR 2:1 REPLACEMENT TREES.

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#### NOTES:

- 1) DO NOT SCALE THE DRAWING. WORK TO FIGURED DIMENSIONS ONLY.
- 2) CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- 3) THIS DRAWING IS THE PROPERTY OF FORSITE LANDSCAPE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.



4★SITE  
LANDSCAPE ARCHITECTURE  
AND SITE PLANNING 250.508.7885

project north:

issue / revisions:

No.	Issued / Revisions	Date
05	REVISED	07.14.2025
04	REVISED	07.08.2025
03	REVISED	07.07.2025
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: 14 JULY 2025 scale: 1:100

checked by: FORTH drawn by: BF, RF

sheet no.:

L1.00

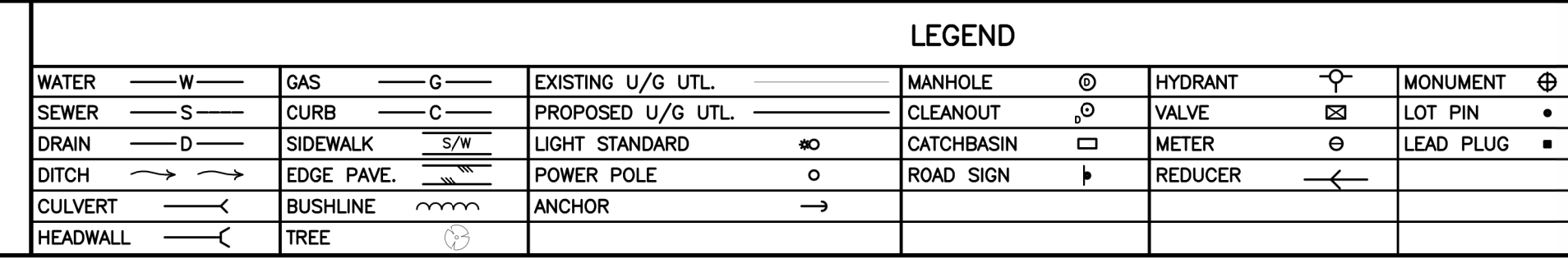
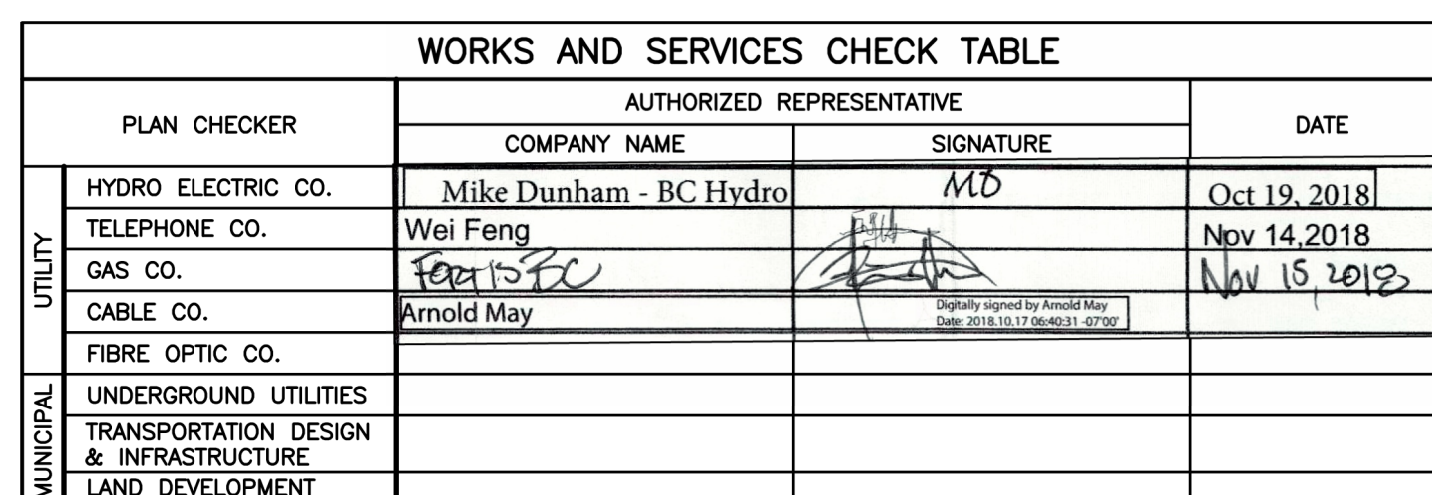
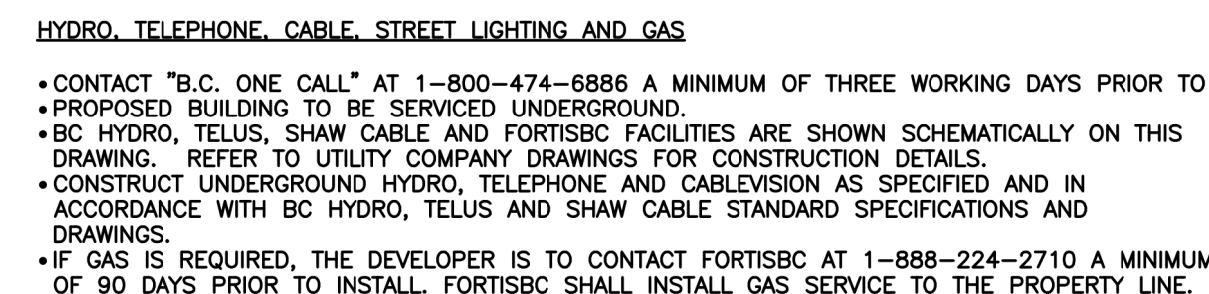
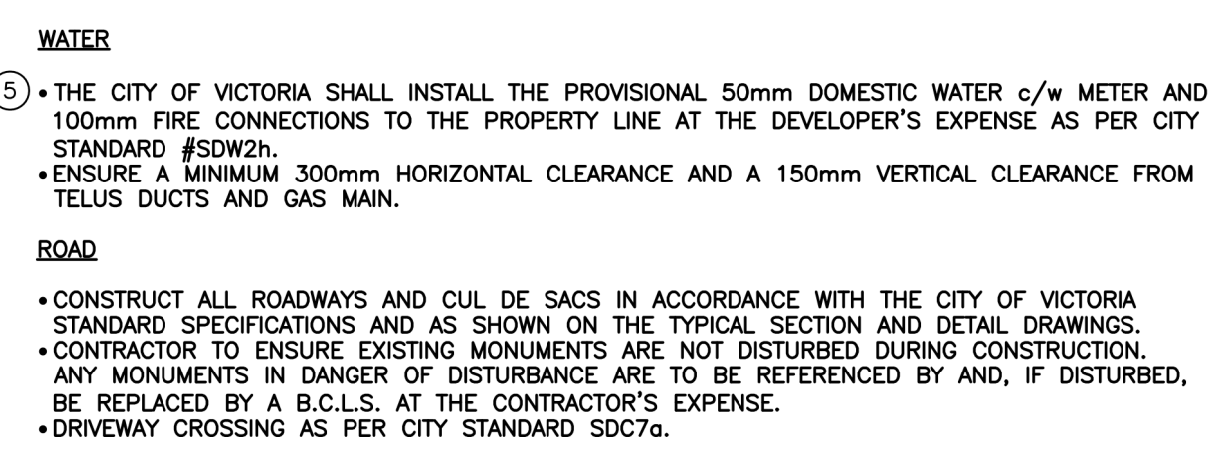
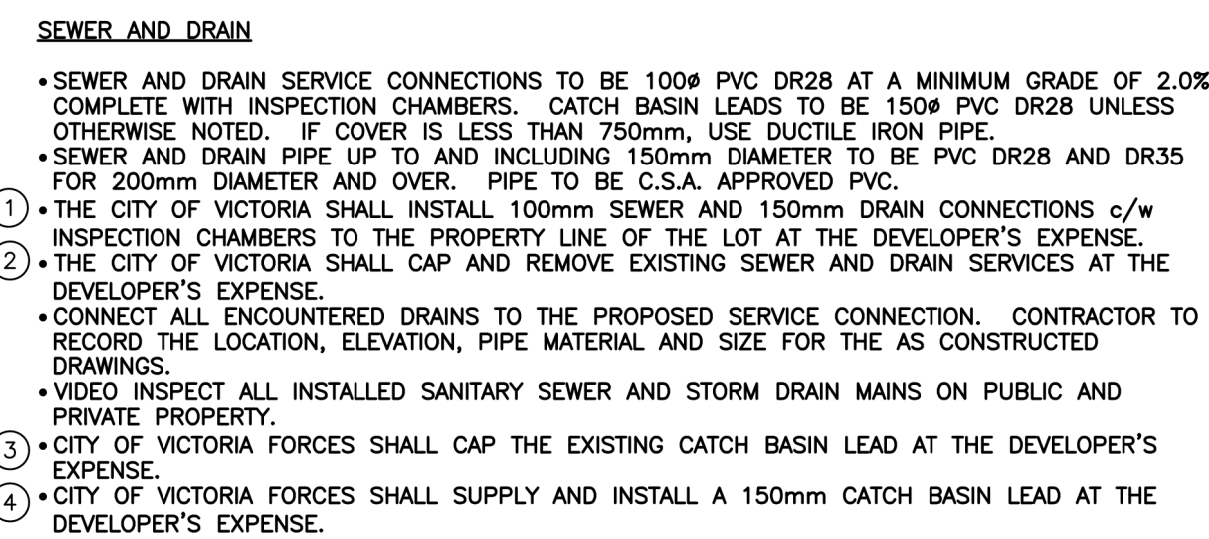
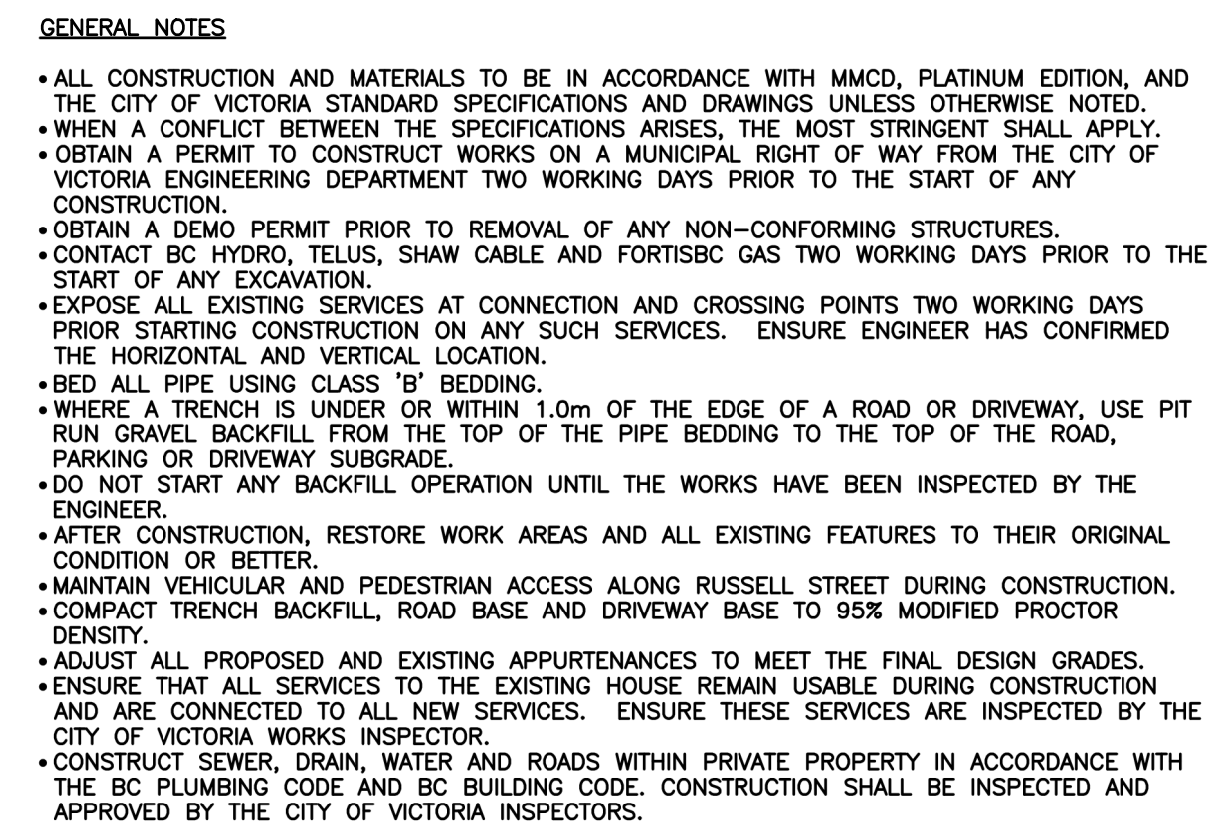




al:

**L2.00**

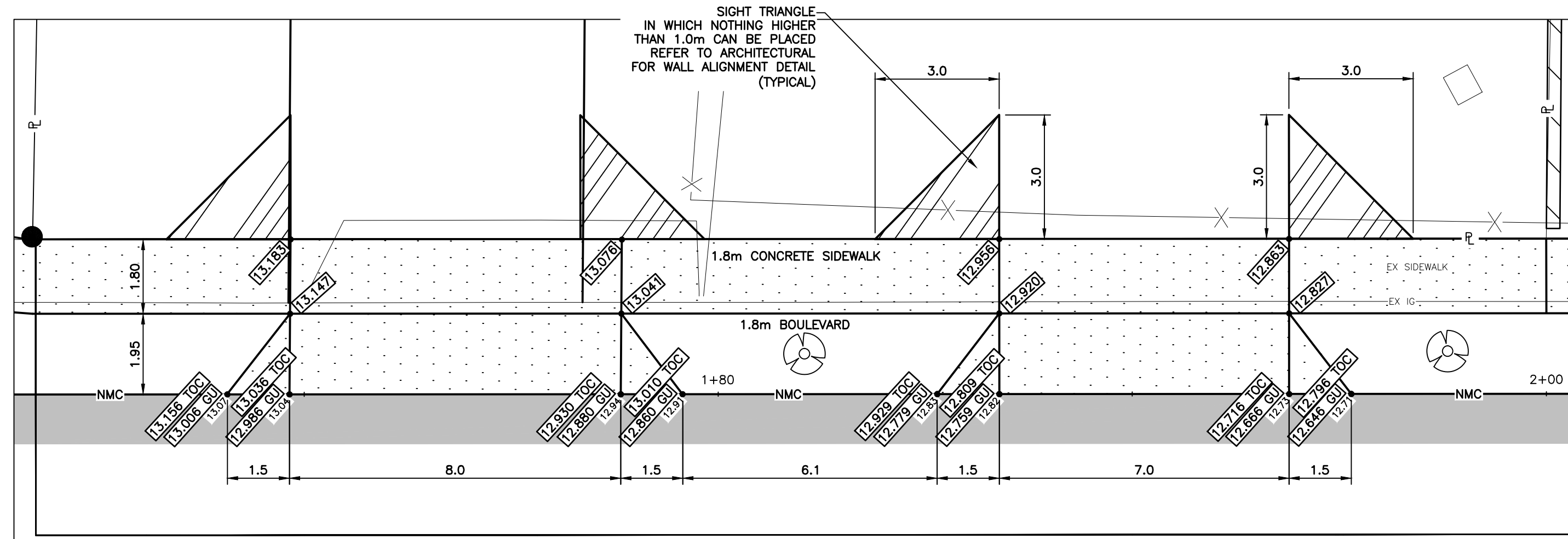




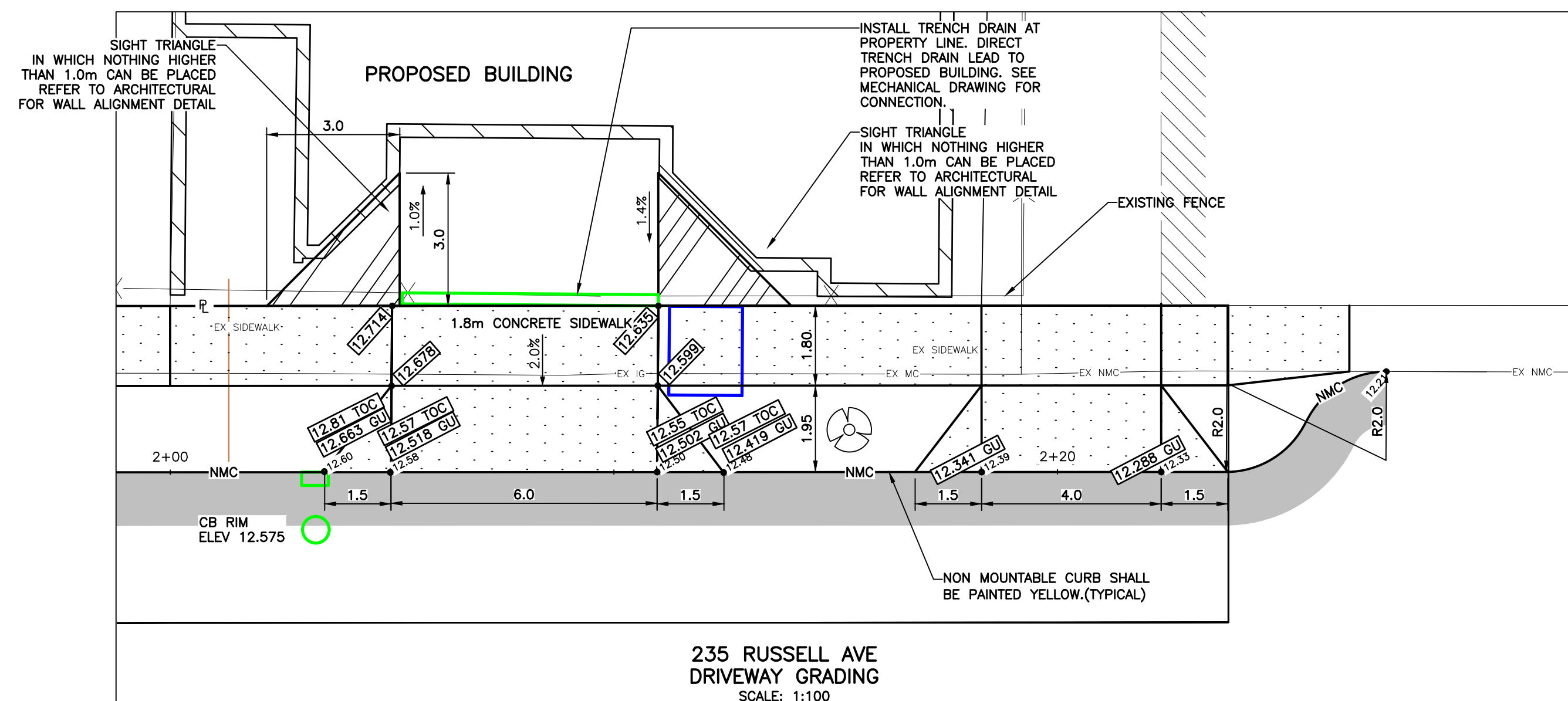
REVISIONS				DESIGNED	BC/WR
				DRAWN	WR/YY
10	REVISE GUTTER ALIGNMENT AND ELEVATION	25.07.07	PC	CHECKED	
9	REVISE BUILDING ELEVATION ADD TRENCH DRAIN	24.05.03	PC	DATE	JANUARY 2021
8	REISSUED FOR BUILDING PERMIT	24.02.26	PC	B.M.	OCM 18-20
7	REVISED WATER SERVICE	23.04.03	PC	ELEV.	13.382
6	REVISED WATER SERVICE LOCATION	23.03.27	PC	SCALE	Horz. 1:200
No.	DESCRIPTION	DATE	SIGN		Vert. 1:20



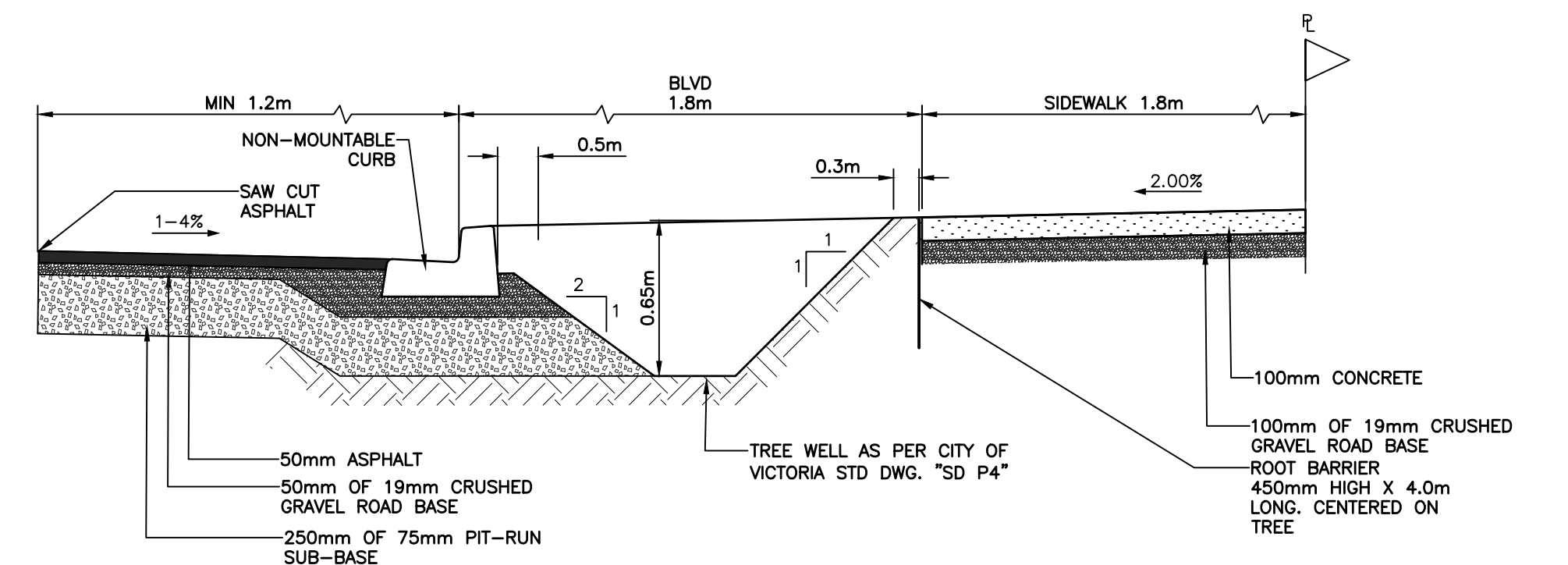




247 RUSSELL AVE  
DRIVEWAY GRADING  
SCALE: 1:100



235 RUSSELL AVE  
DRIVEWAY GRADING  
SCALE: 1:100



RUSSELL ST  
TYPICAL ROAD SECTION  
NTS

LEGEND	
	APPROXIMATE EXTENT OF ASPHALT PAVING FOR CURB REPLACEMENT
	100mm THICK CONCRETE SIDEWALK 200mm THICK AT DRIVEWAY CROSSINGS
• XX.XX	PROPOSED ELEVATION
• XX.XX GU	PROPOSED GUTTER ELEVATION
• XX.XX TOC	PROPOSED TOP OF CURB ELEVATION
• XX.XX	EXISTING GUTTER ELEVATION
	PROPOSED TREE



WESTBROOK CONSULTING LTD. - 2025-07-29 10:59AM H:\PROJECTS\3340 235 Russell St\Drawings\3340-02.dwg

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATIONS

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

SEAL

REVISIONS			
10	REVISE GUTTER ALIGNMENT AND ELEVATION	25.07.07	PC
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
No.	DESCRIPTION	DATE	SIGN

DESIGNED	BC
DRAWN	PC
CHECKED	
DATE	MARCH 2022
B.M.	OCM 18-20
ELEV.	13.382
SCALE	Horz. 1:200
Ver.	1:20

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

PROJECT  
**247 RUSSELL STREET**  
**SAKURA PROJECT MANAGEMENT**  
  
OFFSITE SIDEWALK PLAN

WESTBROOK PROJECT No.		3340
GOVERNING AUTHORITY FILE No.		
SHEET	OF	REV.
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WESTBROOK DRAWING No.		3340-02