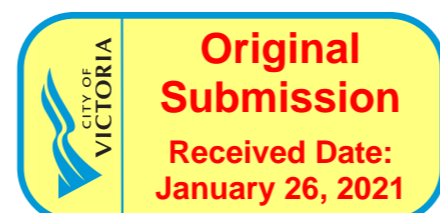


ISSUED	21-01-18	DP APPLICATION	
ISSUED	21-01-06	To Consultants DWG+PDF	
Rev	Date	Description	
1st date	21-01-18	drawing file	russell_WH2.VWX
drawn by	crk	checked by	crk
scale	1:100	project number	2017
NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.			

dHk_a A00

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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



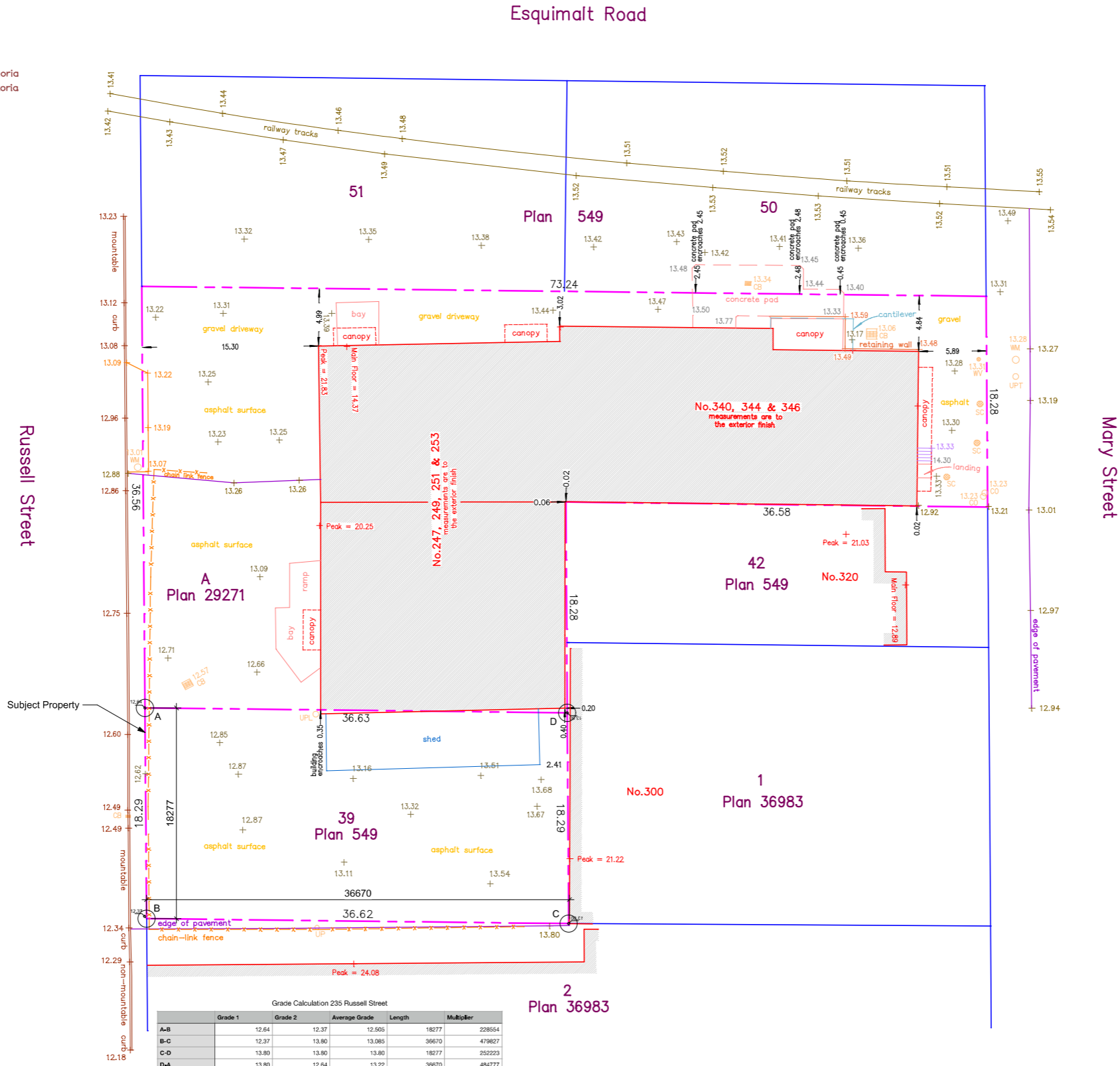
All distances are shown in metres.
The intended plot size of this plan
is 609.6mm in width by 457.2mm in height
(Arch C size) when plotted at a scale of 1:250.

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



Grade Calculation 235 Russell Street					
	Grade 1	Grade 2	Average Grade	Length	Multiplier
A-B	12.64	12.37	12.505	18277	228554
B-C	12.37	13.80	13.085	36670	479827
C-D	13.80	13.80	13.80	18277	252223
D-A	13.80	12.64	13.22	36670	484777
			Totals	109894	1445381
			Grade		13.15

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	21-01-18	DP APPLICATION
ISSUED	21-01-06	To Consultants DWG+PDF
Rev	Date	Description
1st date	21-01-18	drawing file russell_WH2.VWX
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

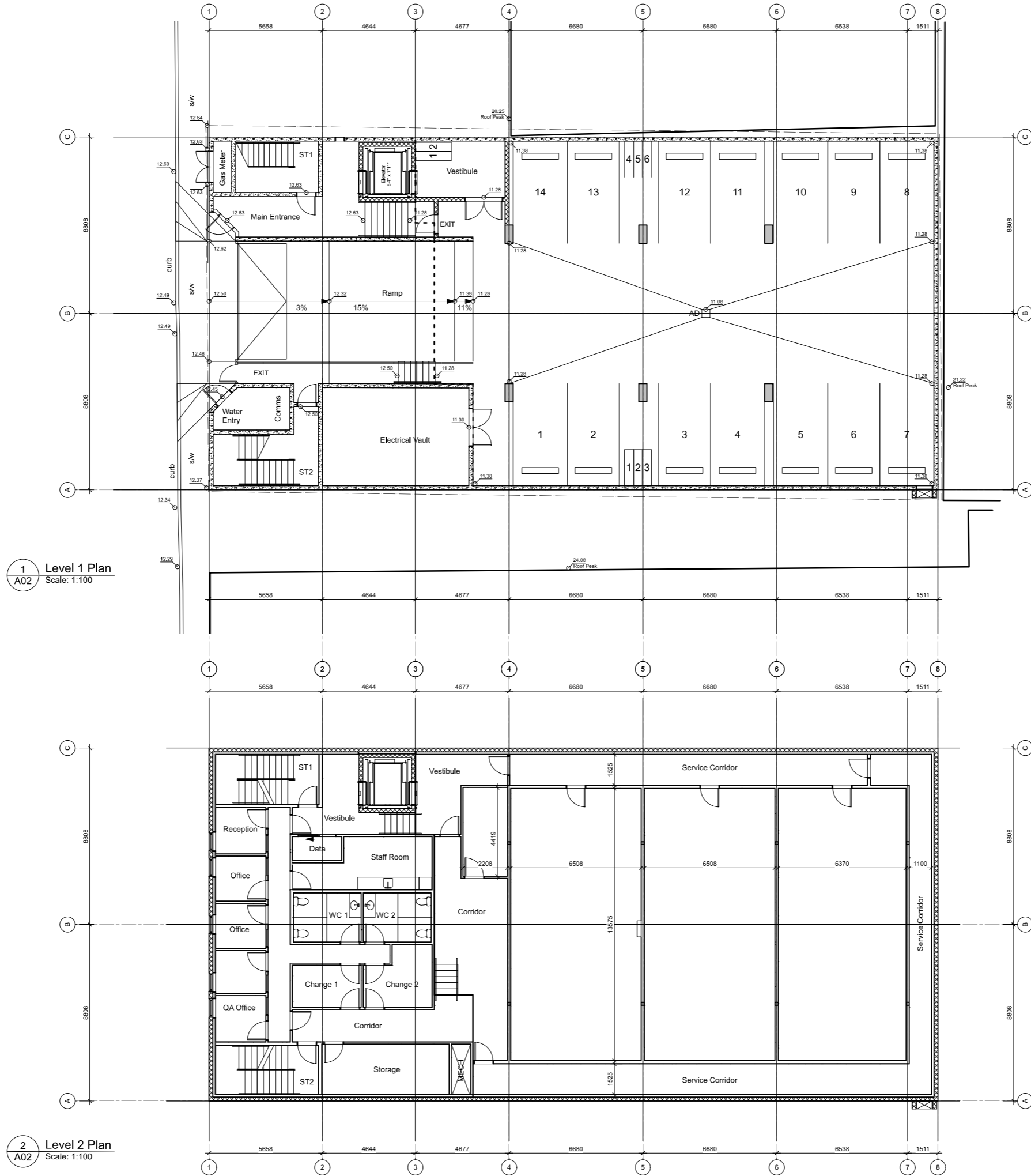
NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

Russell Industrial
235 Russell Street
Victoria BC
Survey File



dHKA A01

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1 Level 1 Plan
A02 Scale: 1:100

2 Level 2 Plan
A02 Scale: 1:100

ISSUED	21-01-18	DP APPLICATION
ISSUED	21-01-06	To Consultants DWG+PDF
Rev	Date	Description
1st date	21-01-18	drawing file russell_WH2.VWX
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 Industrial

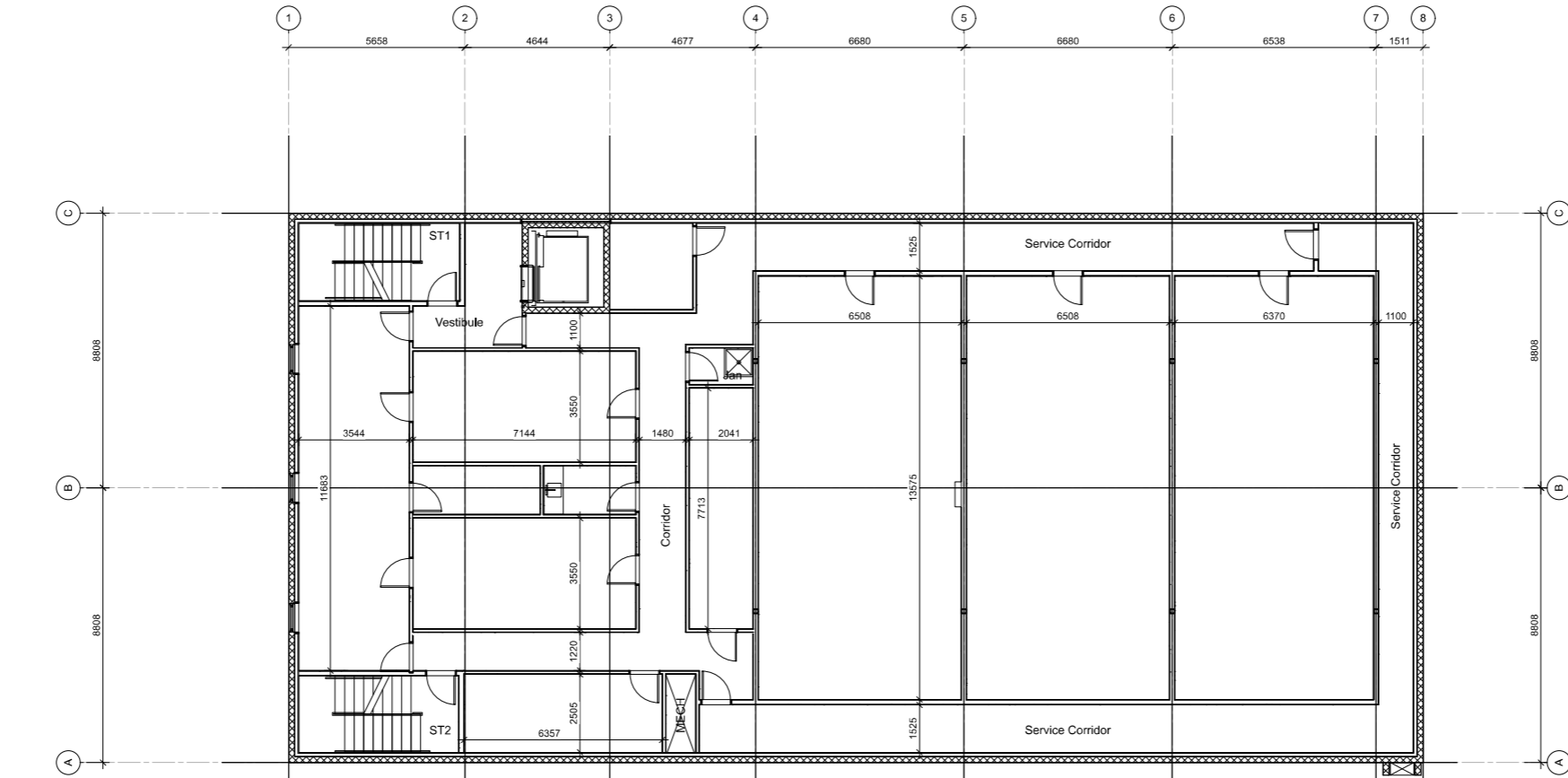
235 Russell Street
Victoria BC

Level 1
Plans

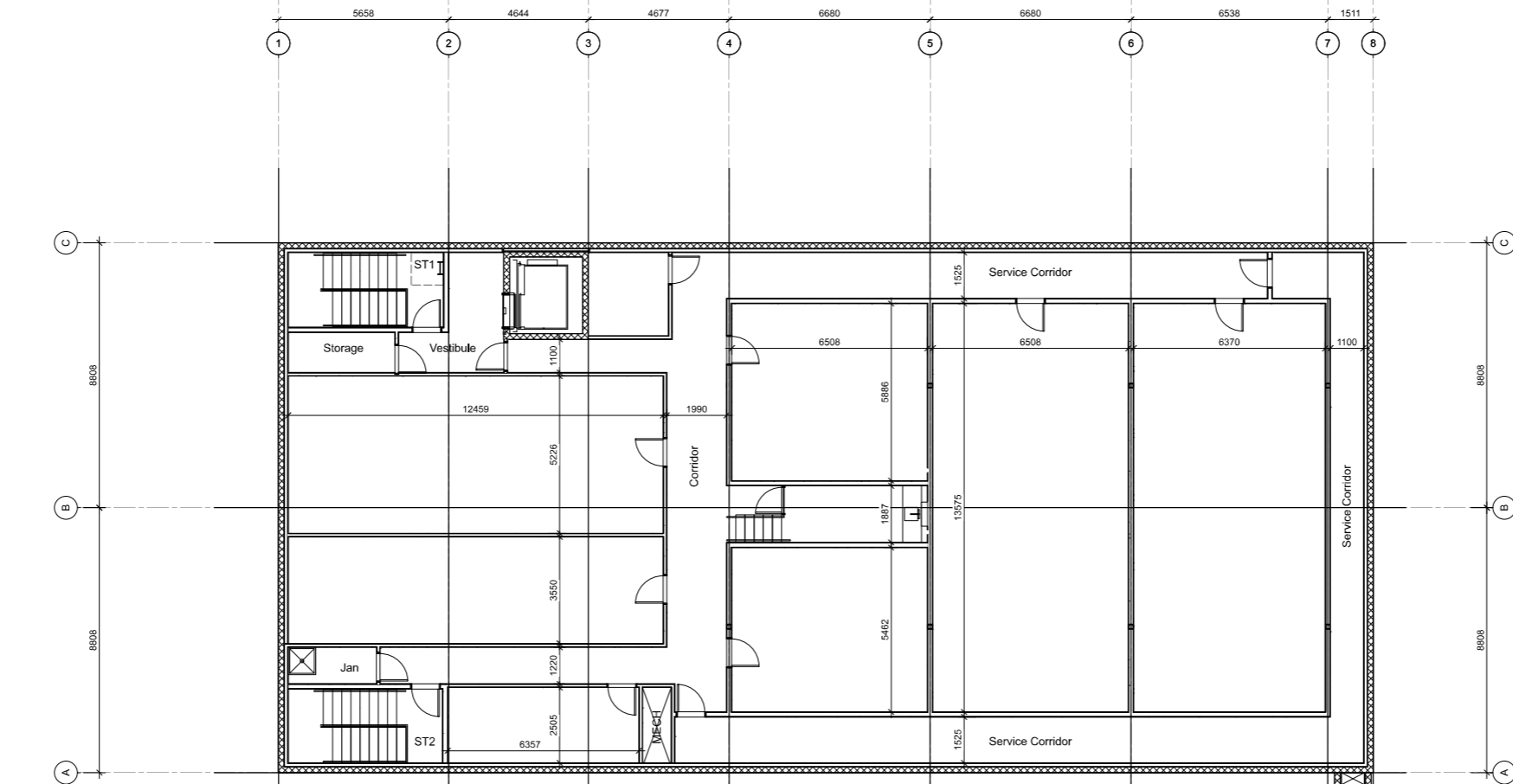


dHKa A02

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1 Level 3 Plan
Scale: 1:100



2 Level 4 Plan
Scale: 1:100

ISSUED	21-01-18	DP APPLICATION
ISSUED	21-01-06	To Consultants DWG+PDF

Rev	Date	Description
1st date	21-01-18	drawing file russell_WH2.VWX
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.

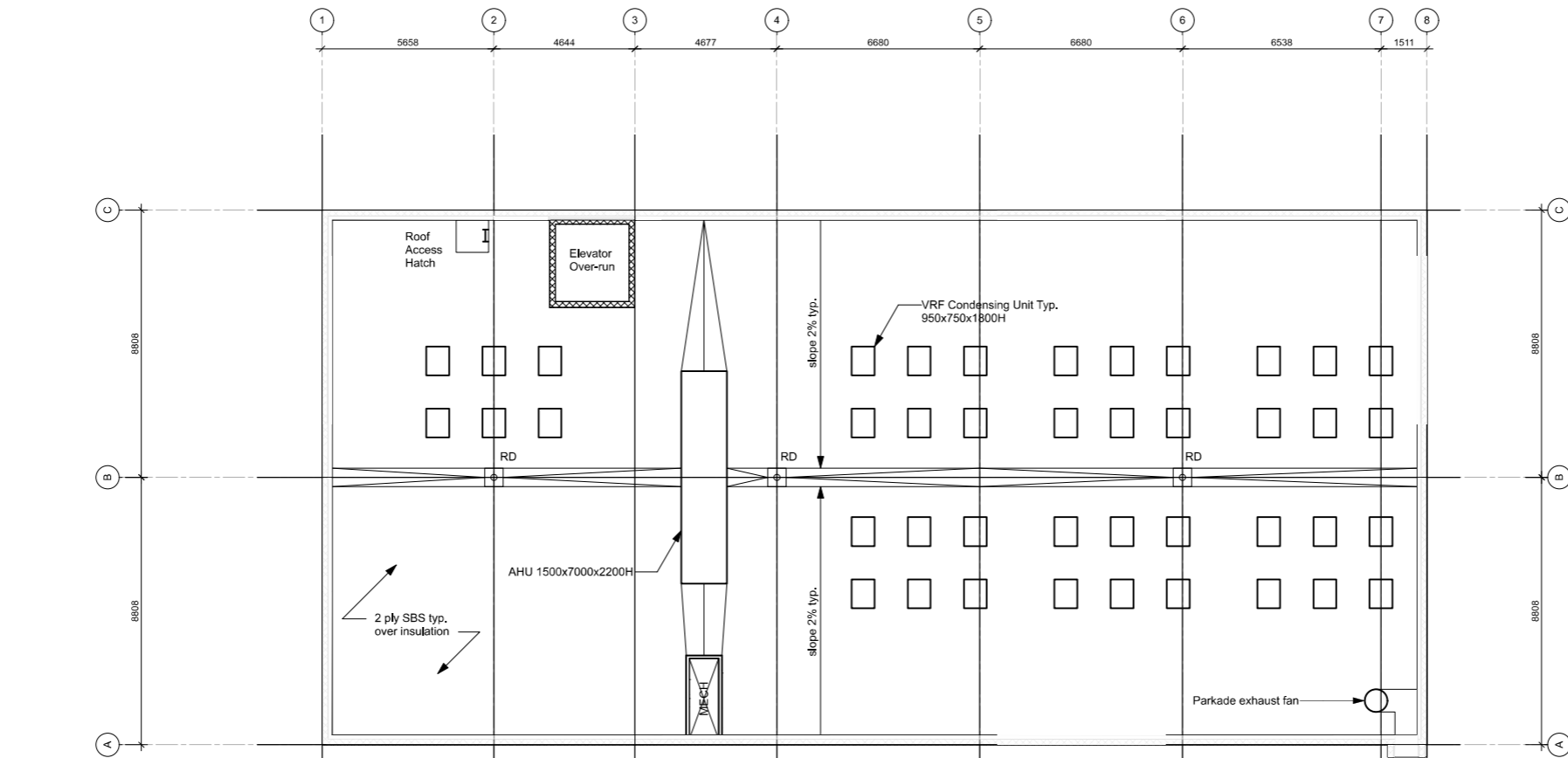
Russell Industrial

235 Russell Street
Victoria BC

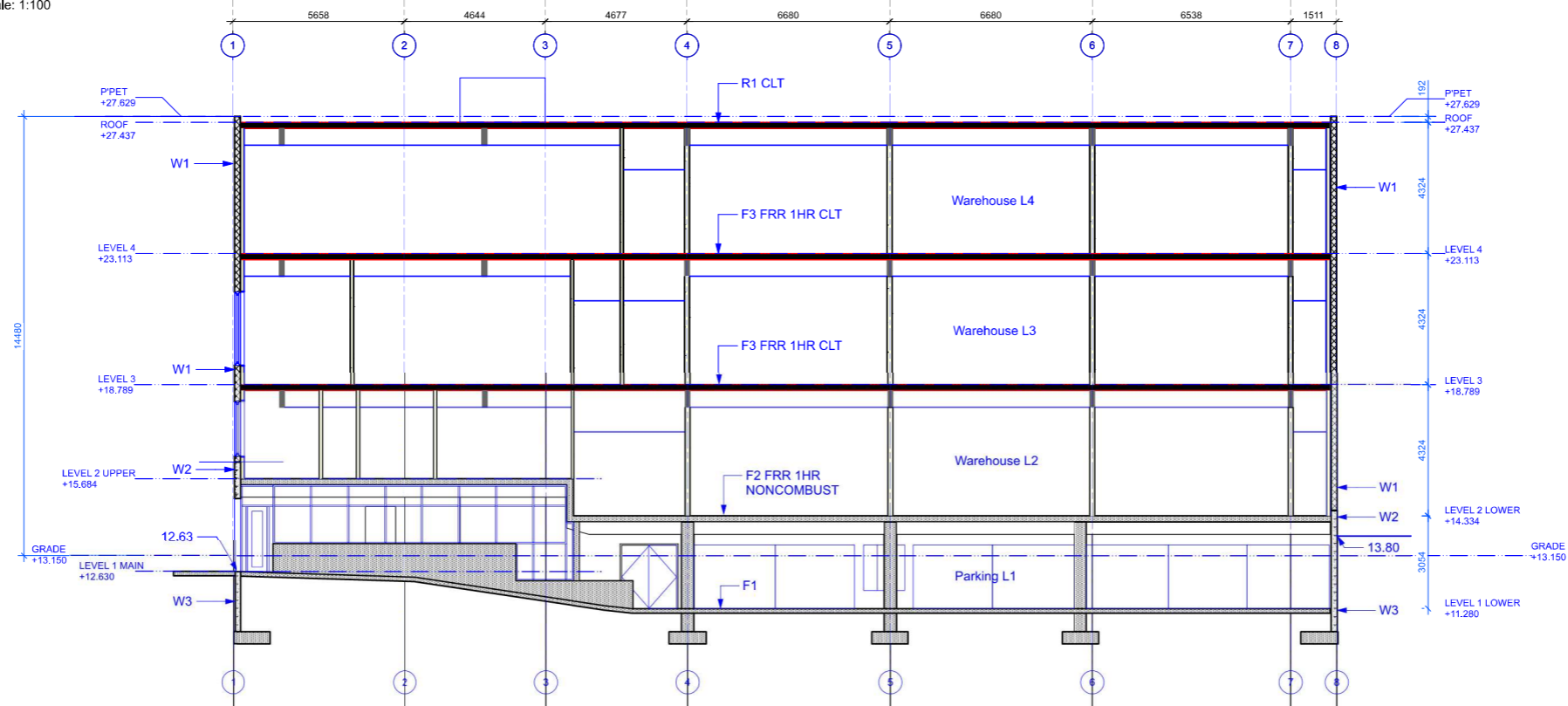
**Level 3-4
Plans**

2021-01-21

dHKa A03



1
A04
Roof Plan
Scale: 1:100



2
A04
Building Section
Scale: 1:100

ISSUED	21-01-18	DP APPLICATION
ISSUED	21-01-06	To Consultants DWG+PDF
Rev	Date	Description
1	21-01-18	drawing file russell_WH2.VWX
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

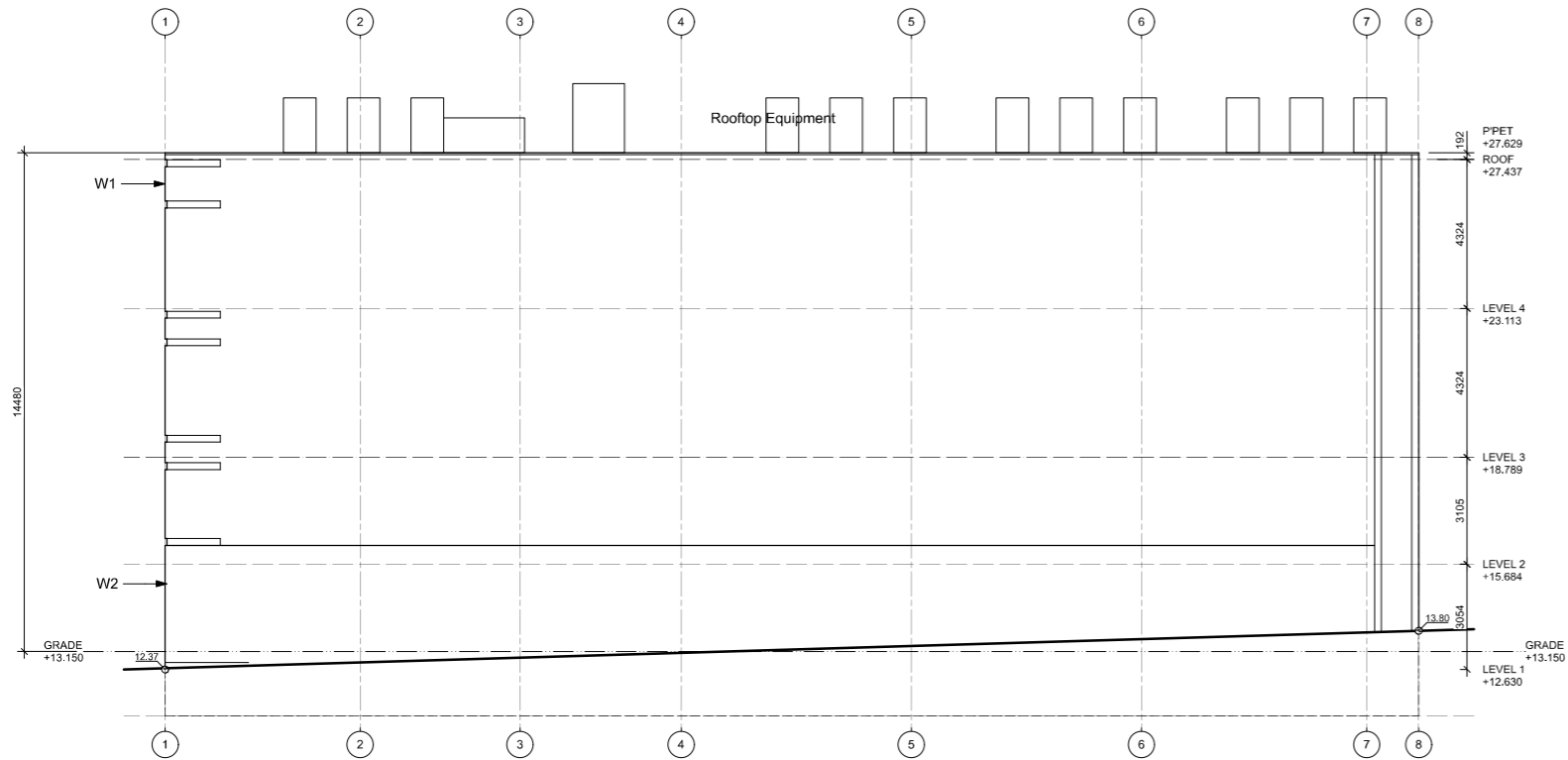
NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

Russell Industrial
235 Russell Street
Victoria BC
Roof Plan & Section

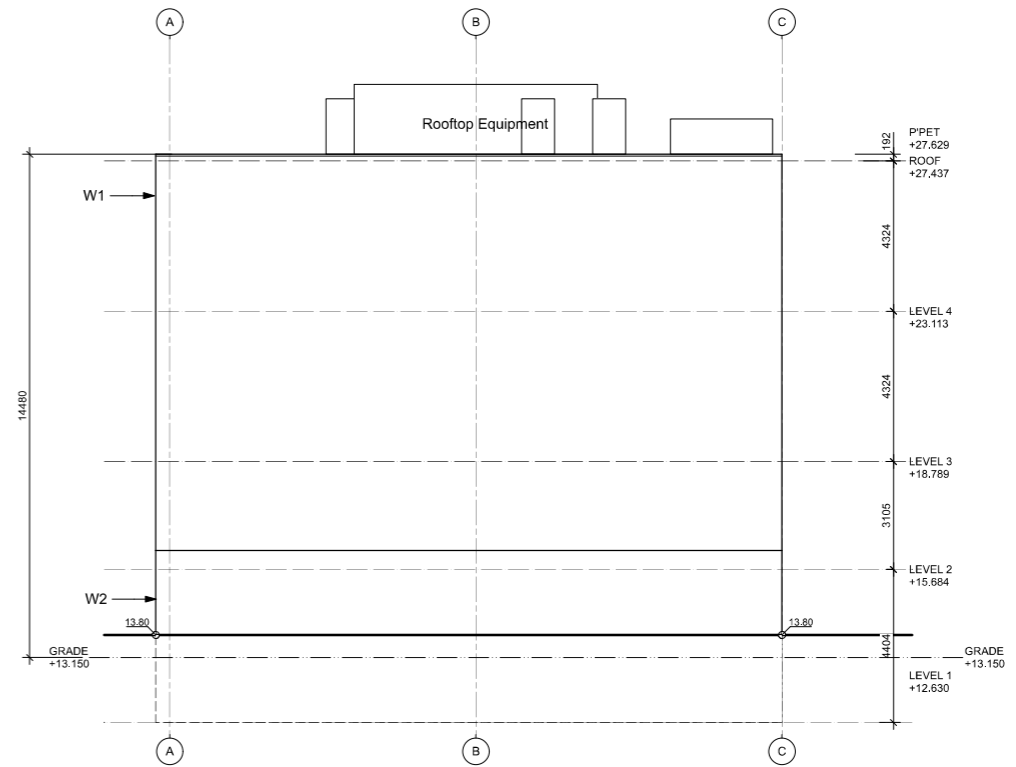


dHKa A04

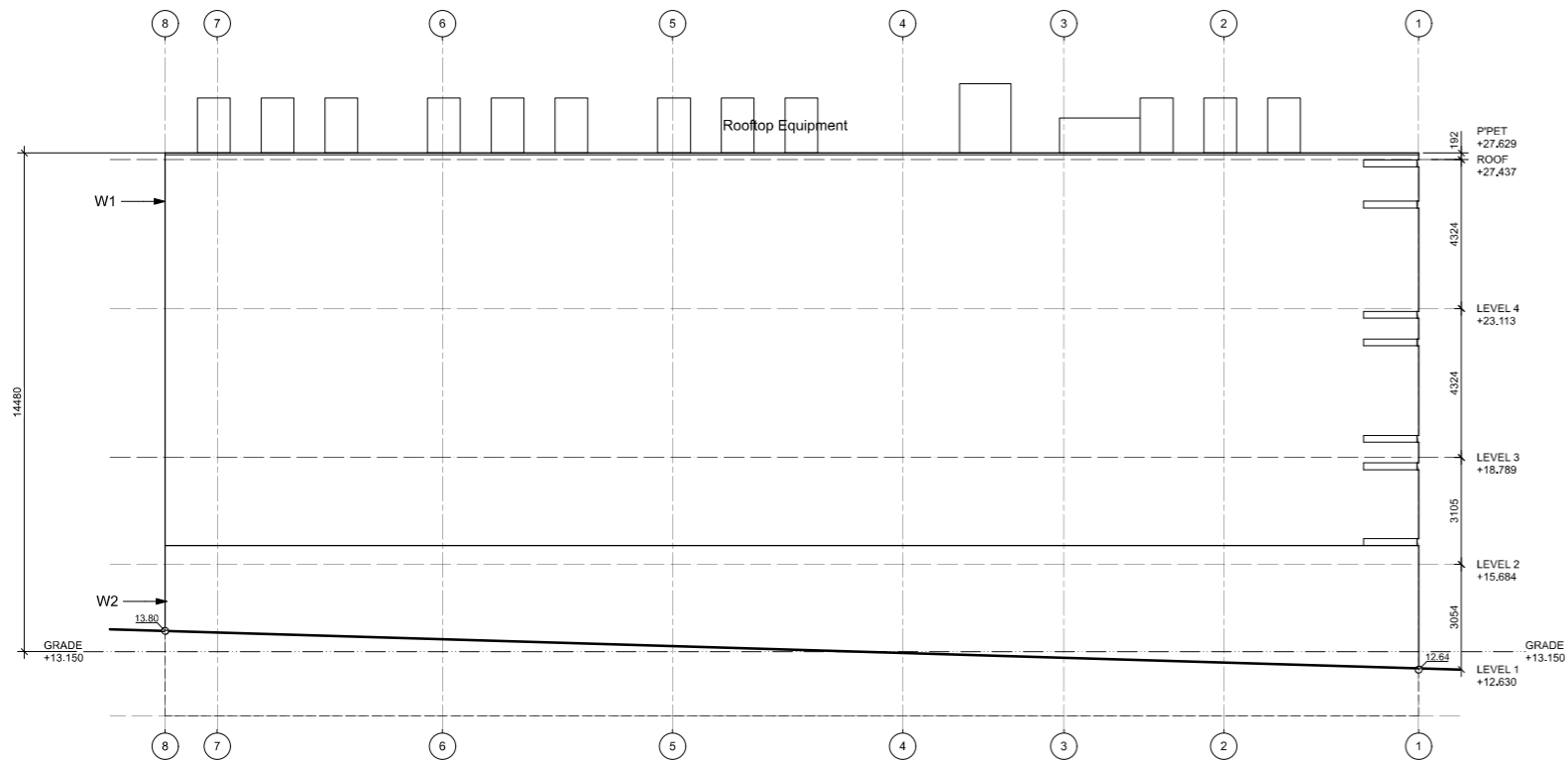
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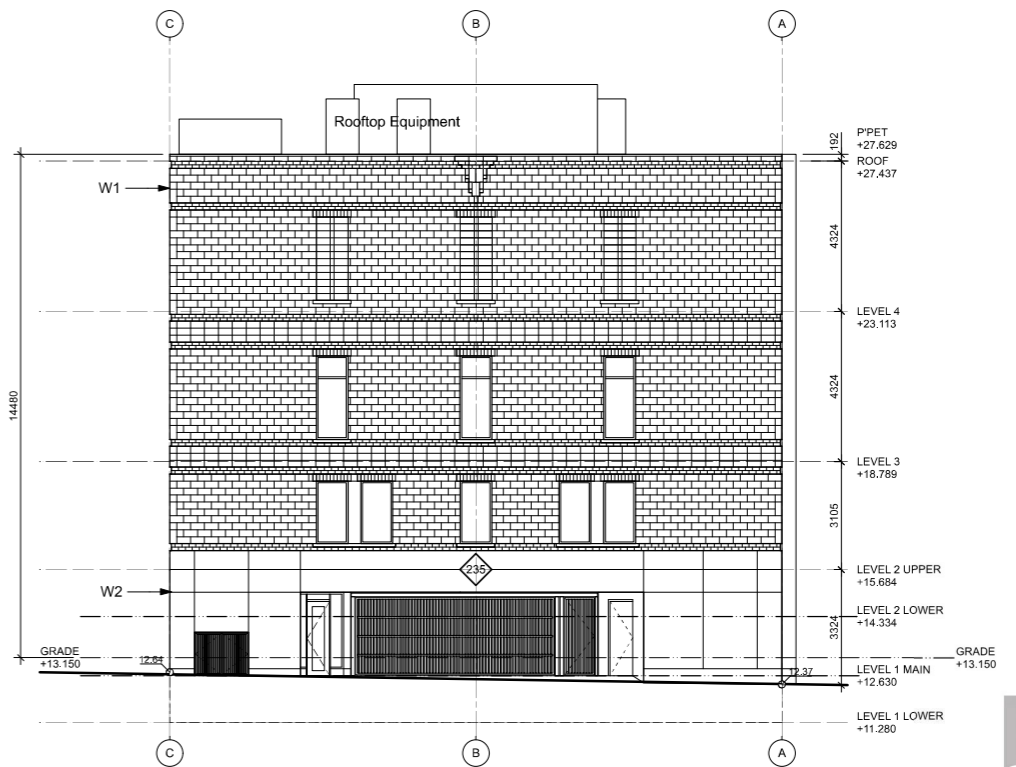
4 South Elevation
A05 Scale: 1:100



2 East Elevation
A05 Scale: 1:100



3 North Elevation
A05 Scale: 1:100



1 West Elevation
A05 Scale: 1:100

- W1 Smooth face concrete block ; elastomeric paint finish.
- W2 CIP Concrete ; elastomeric paint finish.

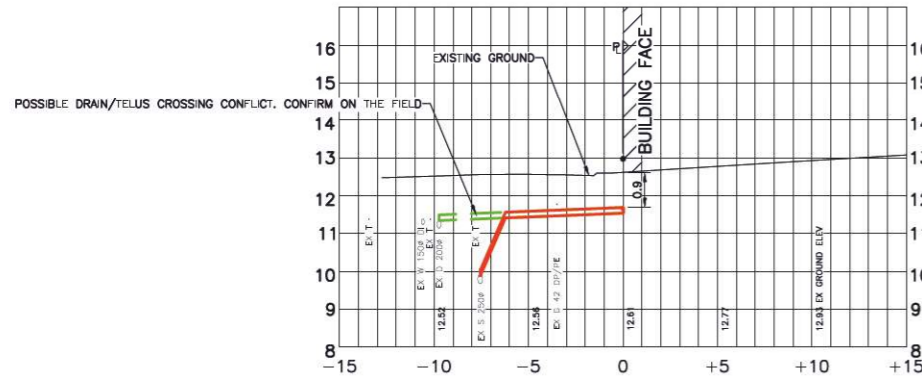
ISSUED	21-01-18	DP APPLICATION
ISSUED	21-01-06	To Consultants DWG+PDF
Rev	Date	Description
1st date	21-01-18	drawing file russell_WH2.VWX
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

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

Russell Industrial
235 Russell Street
Victoria BC
Elevation
2021-01-21

dHKA A05

dHKA Architects
Victoria
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SEWER AND DRAIN SERVICE CROSS SECTION
SCALE H 1:200 V 1:100

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

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.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
- EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR TO 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 100mm PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150mm 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 150mm 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 ABANDON 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.

WATER

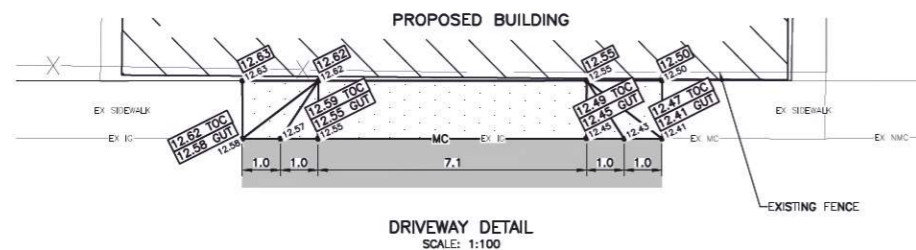
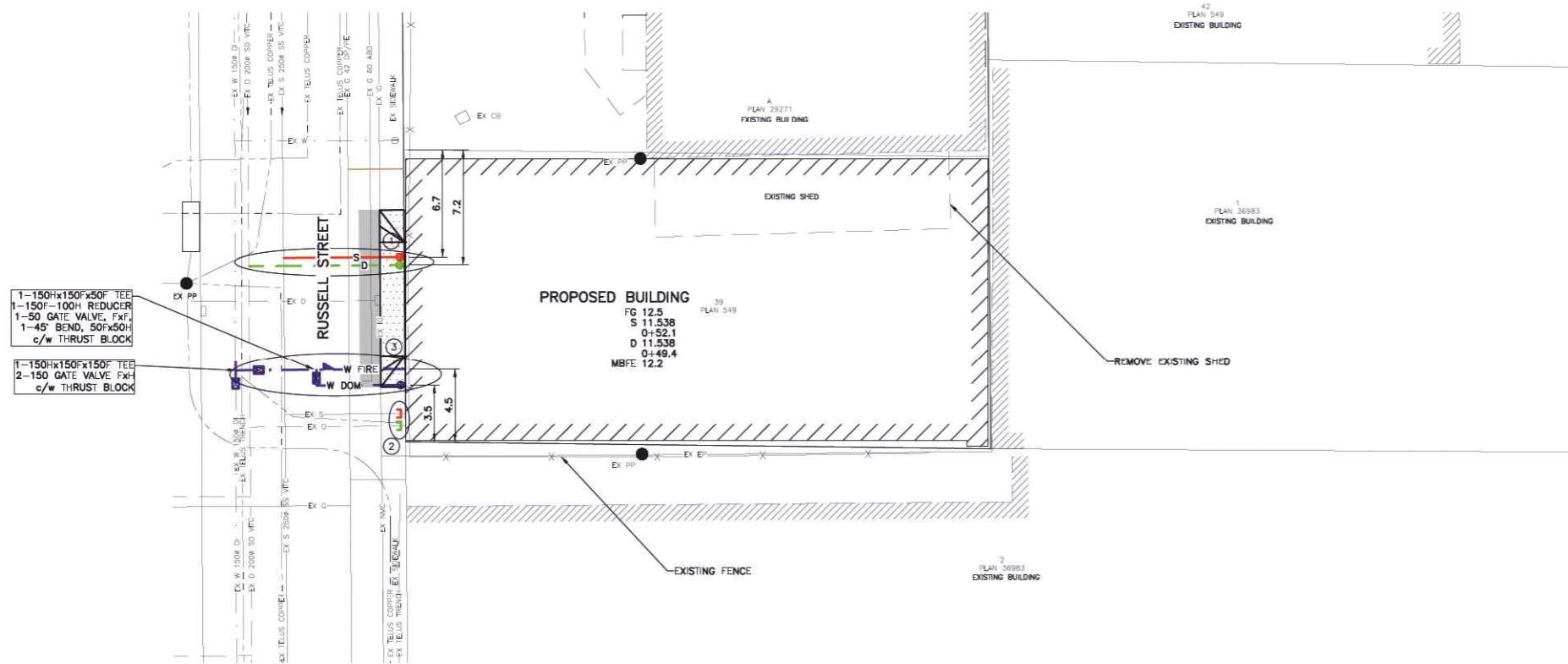
- INSTALL 37mm SERVICE CONNECTION COMPLETE WITH DOUBLE STRAP, STAINLESS STEEL SERVICE SADDLES TO THE PROPERTY LINE OF LOT 39, PLAN 549 AT THE DEVELOPER'S EXPENSE. FINAL LOCATION TO BE DETERMINED IN THE FIELD BY THE ENGINEER.
- THE CITY OF VICTORIA SHALL INSTALL THE PROVISIONAL 50mm AND 100mm FIRE CONNECTIONS TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
- CONTRACTOR TO ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
- 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.

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 SERVED 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.



LOCATION PLAN
N.T.S.

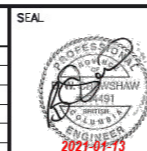
PROPOSED LOT 39, SECTION 31, PLAN 549,
ESQUIMALT DISTRICT

WORKS AND SERVICES CHECK TABLE			
UTILITY	PLAN CHECKER	AUTHORIZED REPRESENTATIVE	
		COMPANY NAME	SIGNATURE
MUNICIPAL	HYDRO ELECTRIC CO.		
	TELEPHONE CO.		
	GAS CO.		
	CABLE CO.		
	FIBRE OPTIC CO.		
MUNICIPAL	UNDERGROUND UTILITIES		
	TRANSPORTATION DESIGN & INFRASTRUCTURE		
	LAND DEVELOPMENT		

0 4 12m
1:200

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 —	BUSHLINE —
HEADWALL —	TREE —
EXISTING U/G UTILITY —	PROPOSED U/G UTILITY —
MANHOLE —	CLEANOUT —
CATCH-BASIN —	ROAD SIGN —
POWER POLE —	ANCHOR —
HYDRANT —	VALVE —
METER —	REDUCER —
MONUMENT —	LOT PIN —
LEAD PLUG —	



REVISIONS			
No.	DESCRIPTION	DATE	SIGN
1.	ISSUED FOR APPROVAL	21.01.08	IV

DESIGNED BC/WR
DRAWN WR/IV
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		WESTBROOK PROJECT No. 3340	
SHEET 1		OF 1	
SITE SERVICING PLAN		REV. 1	
		WESTBROOK DRAWING No. 334001	