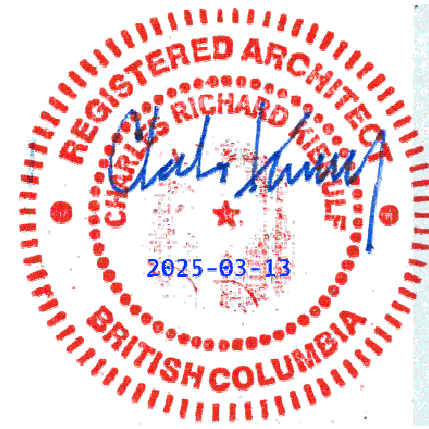


235 RUSSELL STREET  
MIXED USE



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

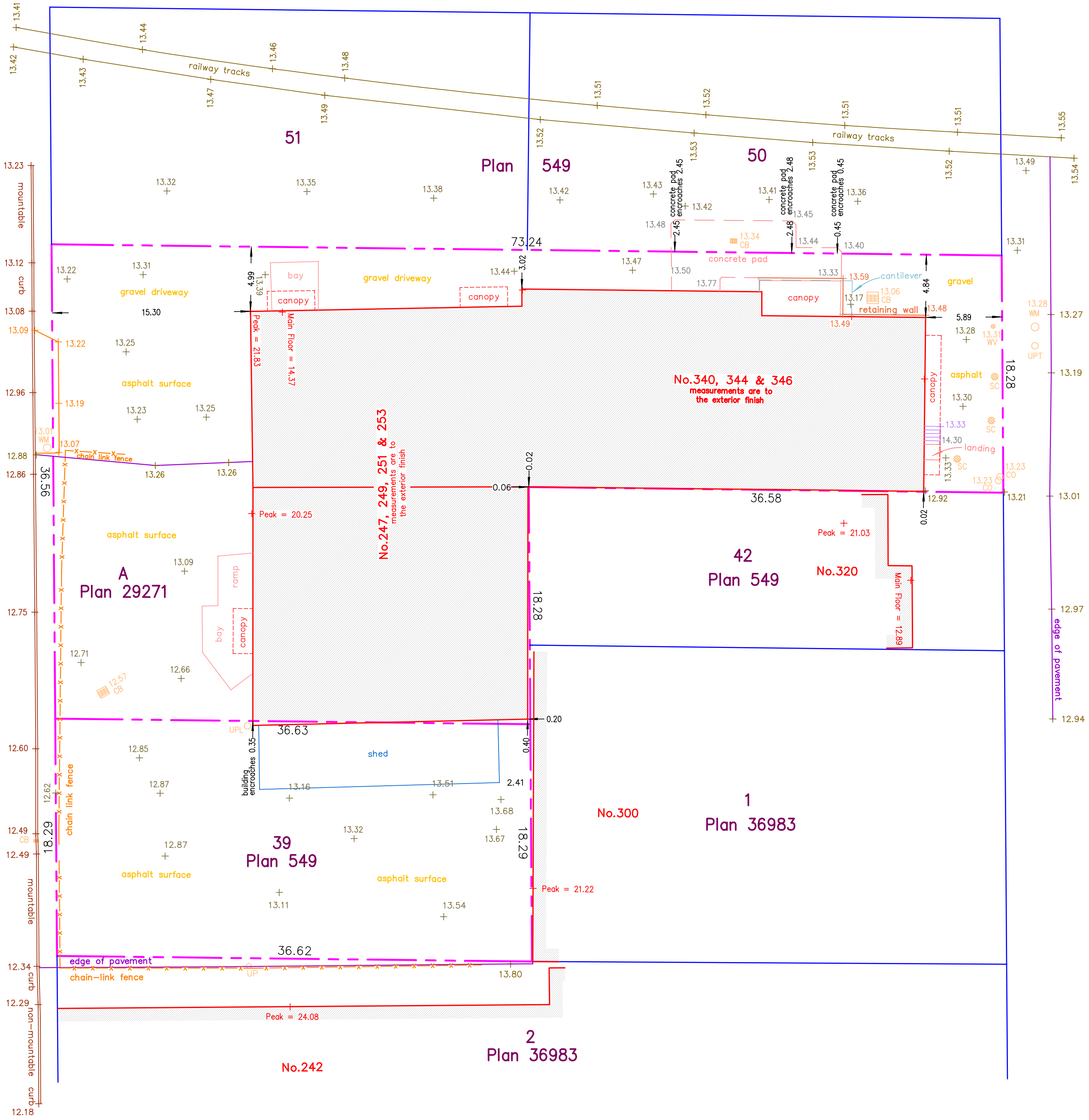
October 03, 2018

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

Russell Street

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: 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



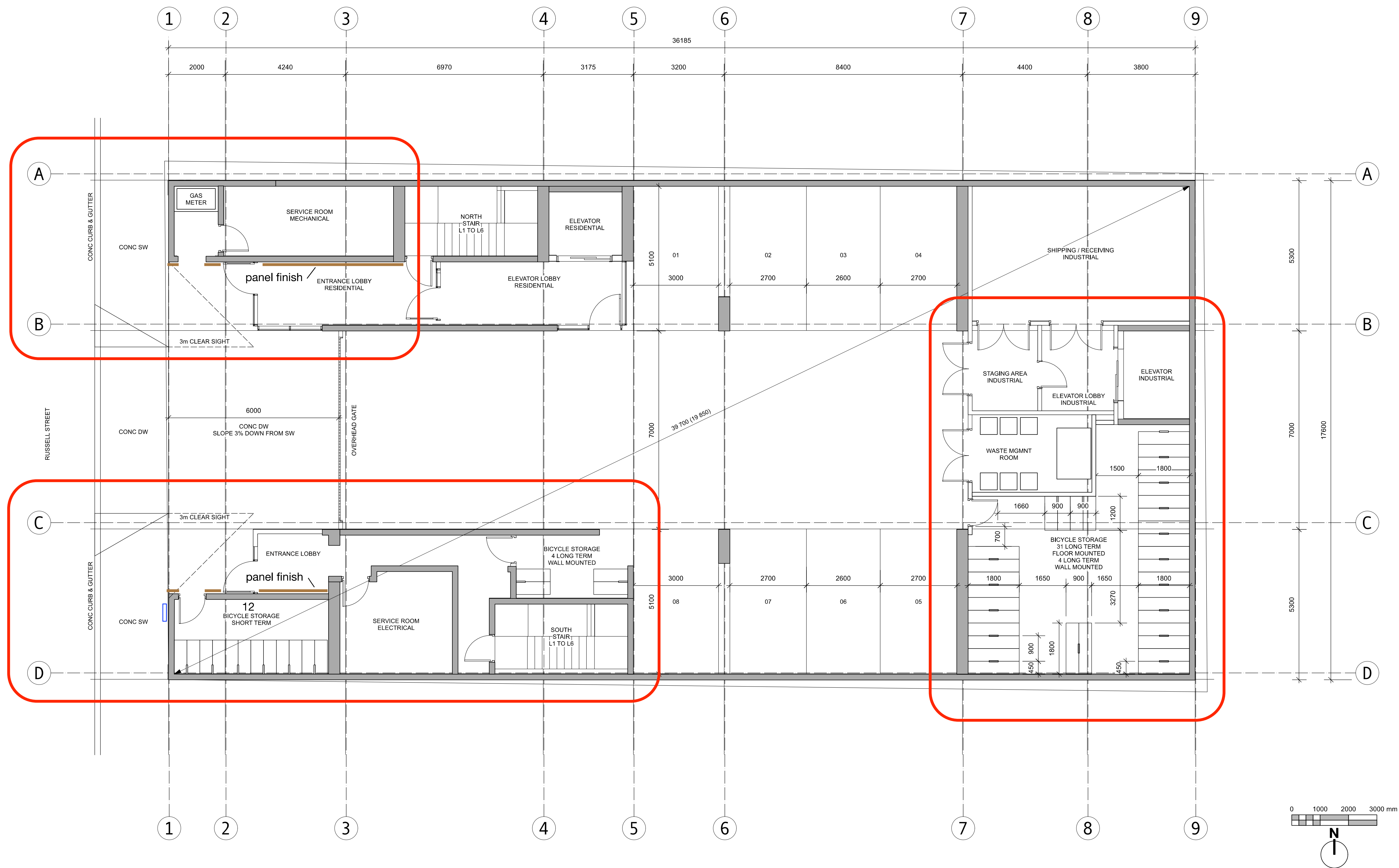
dHKarchitects  
Victoria  
977 Fort Street V8V 3K3 T 1-250-658-3367  
Nanaimo  
102-5190 Dublin Way V9T 2K8 T 1-250-585-5810

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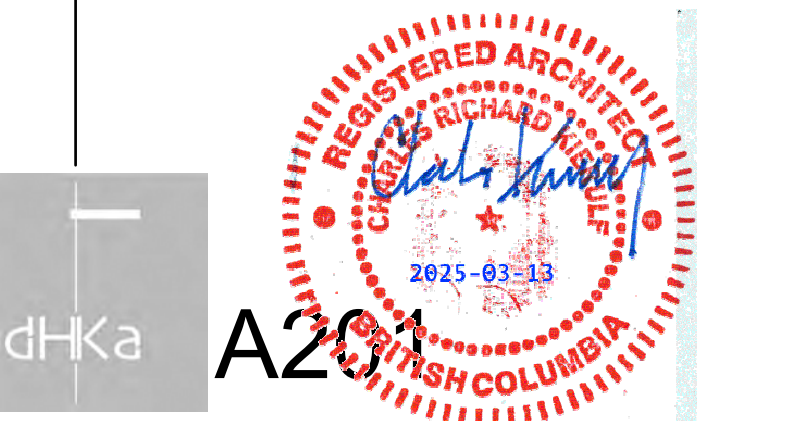


ISSUED 25-03-12 RZDP RESUB 02  
ISSUED 24-09-11 RZDP RESUBMISSION  
ISSUED 24-06-25 RZDP SUBMISSION

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

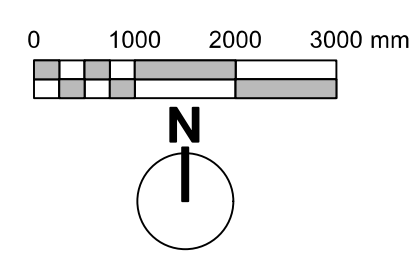
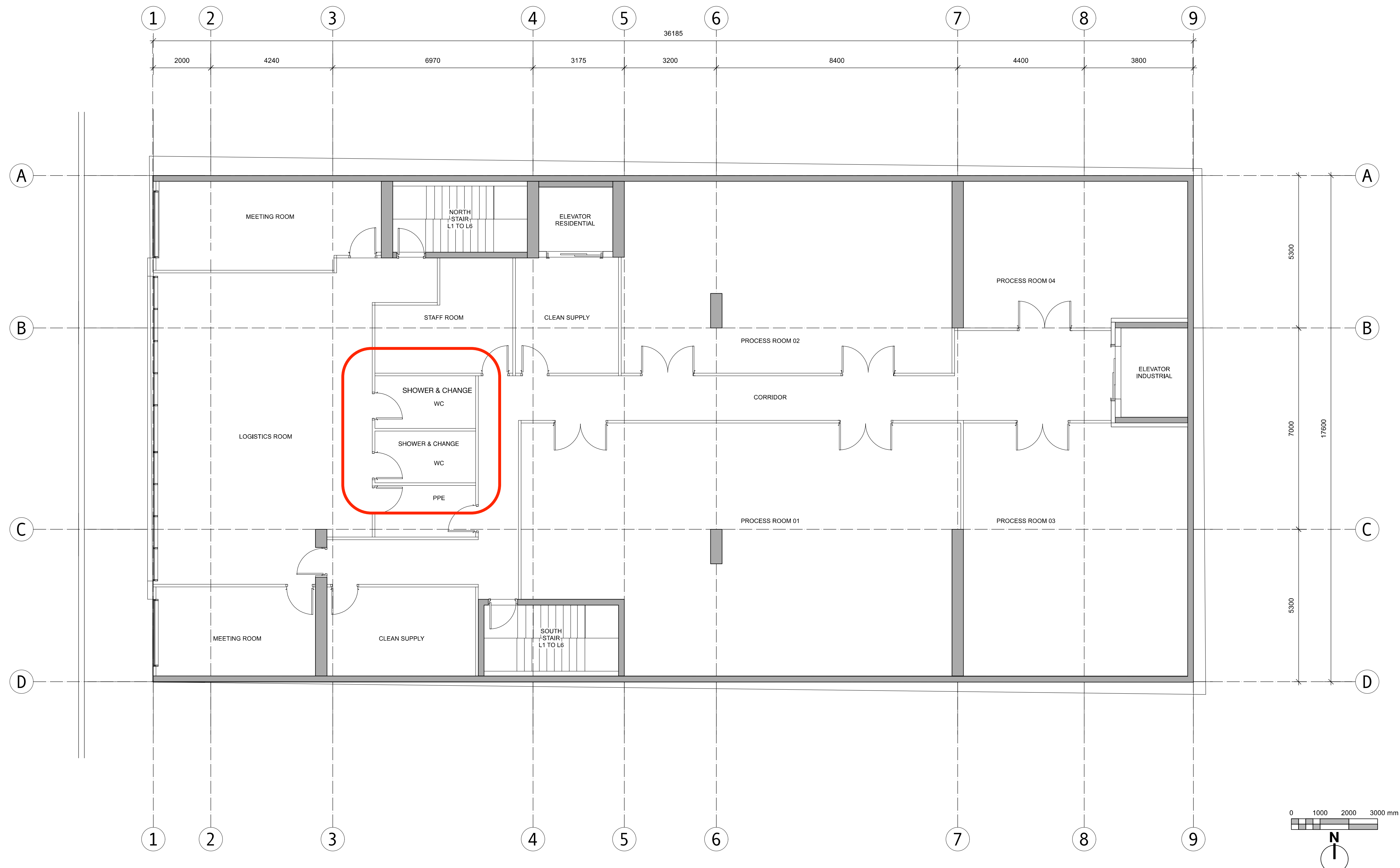
NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

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



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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
pk1 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.

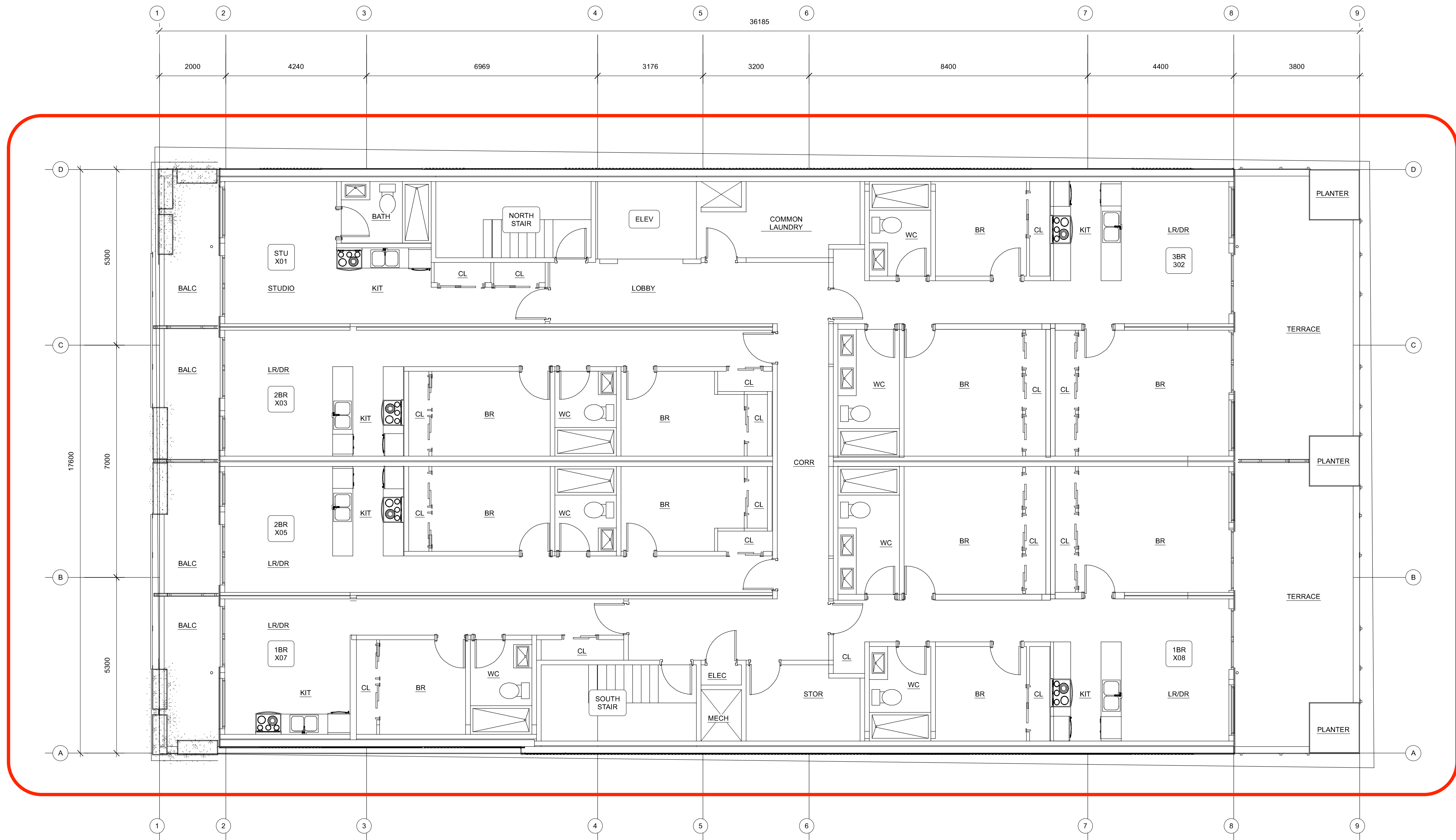
**Russell MX**  
 235 Russell Street  
 Victoria BC  
**L2 PLAN**

**A202**

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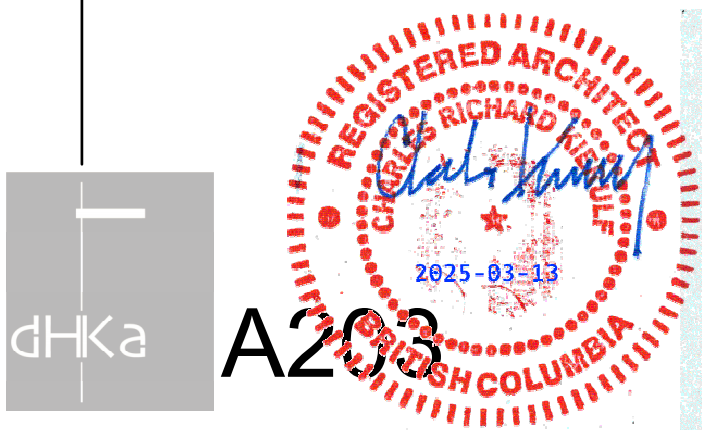




ISSUED	25-03-12	RZ+DP SUBMIT
Rev	Date	Description
plot date	25-03-12	drawing file
drawn by	CRK	checked by
scale	1:100	project number
		2017

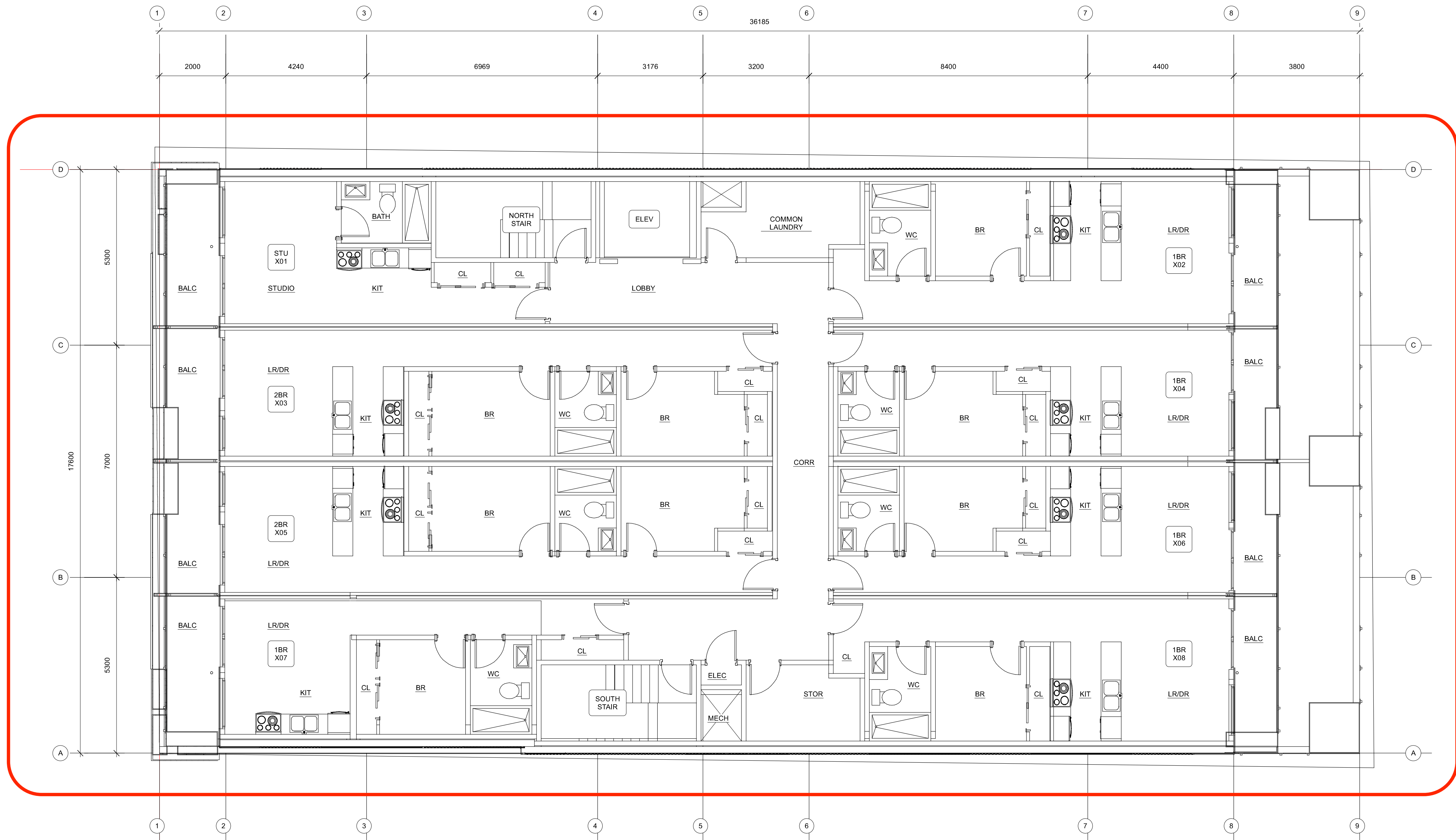
NOTE: All dimensions are shown in millimeters.

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	A000
drawn by	CRK	checked by	CRK
scale	1:75	project number	2017

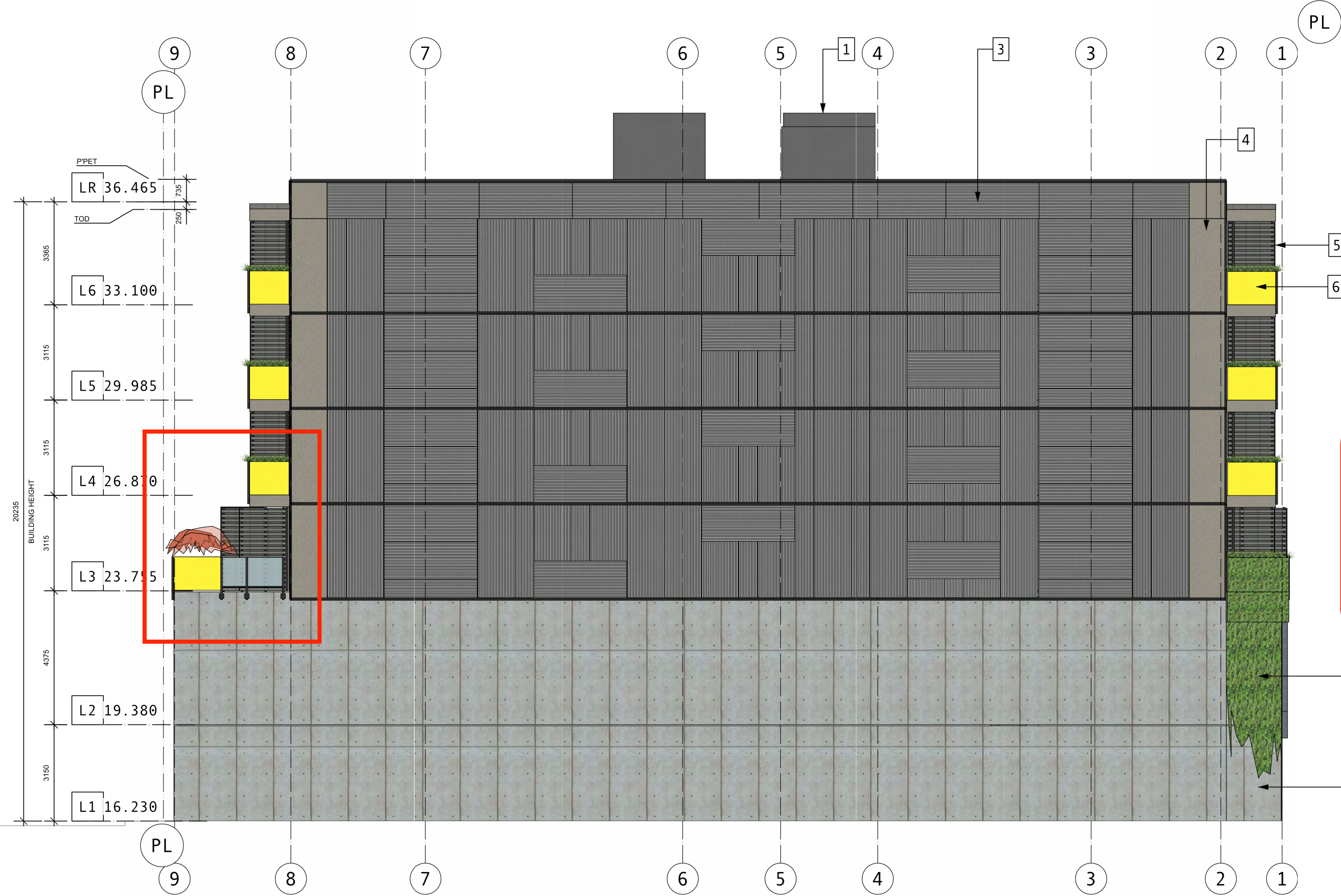
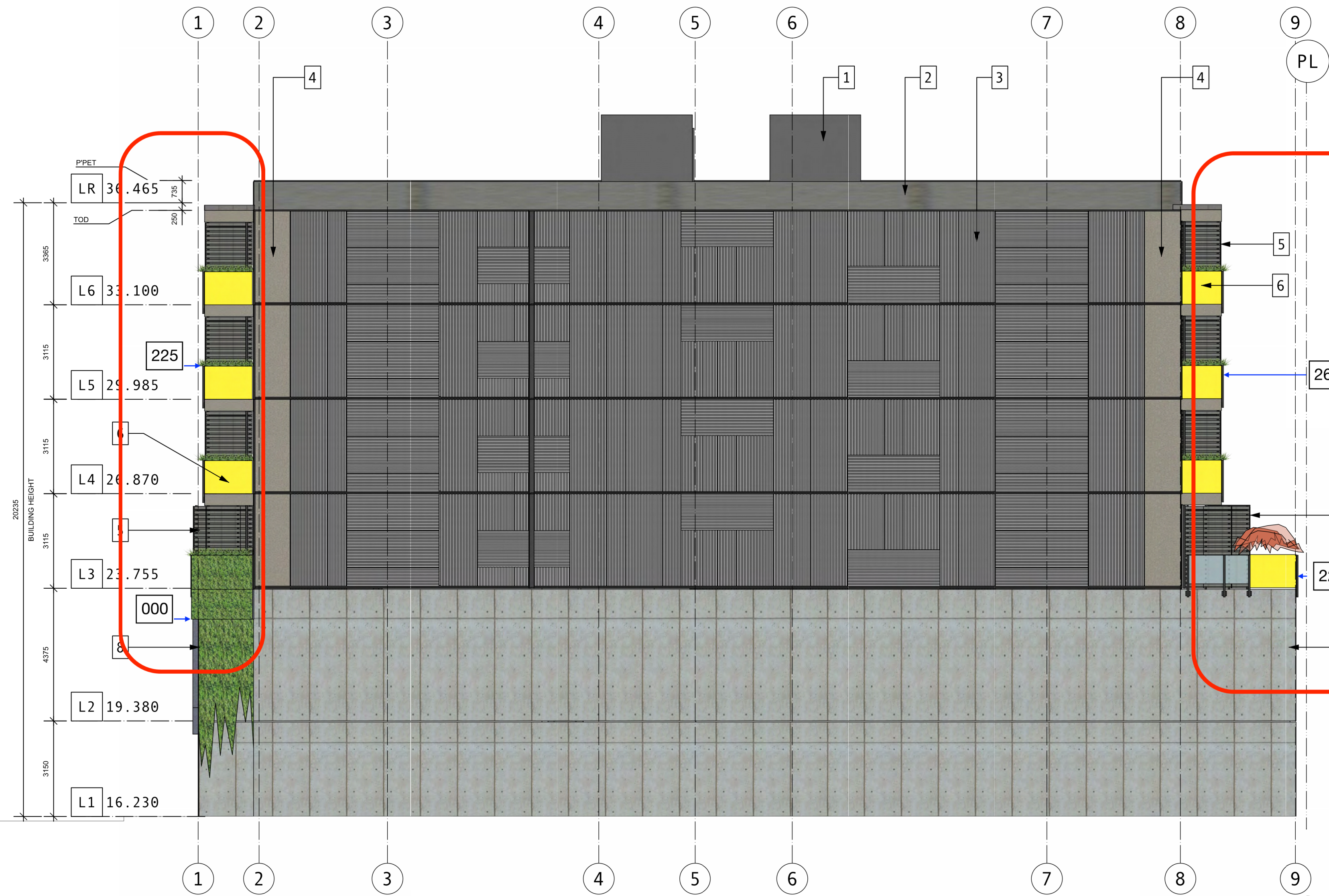
NOTE: All dimensions are shown in millimeters.

**RUSSEL MX**  
RUSSEL STREET  
VICTORIA BC  
**PLAN L4-6**



**A204**  
dHkarchitects  
Victoria  
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Nanaimo  
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ISSUED	25-03-12	RZDP RESUB 02
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-08-07	CALUC MTG
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  
Elevations

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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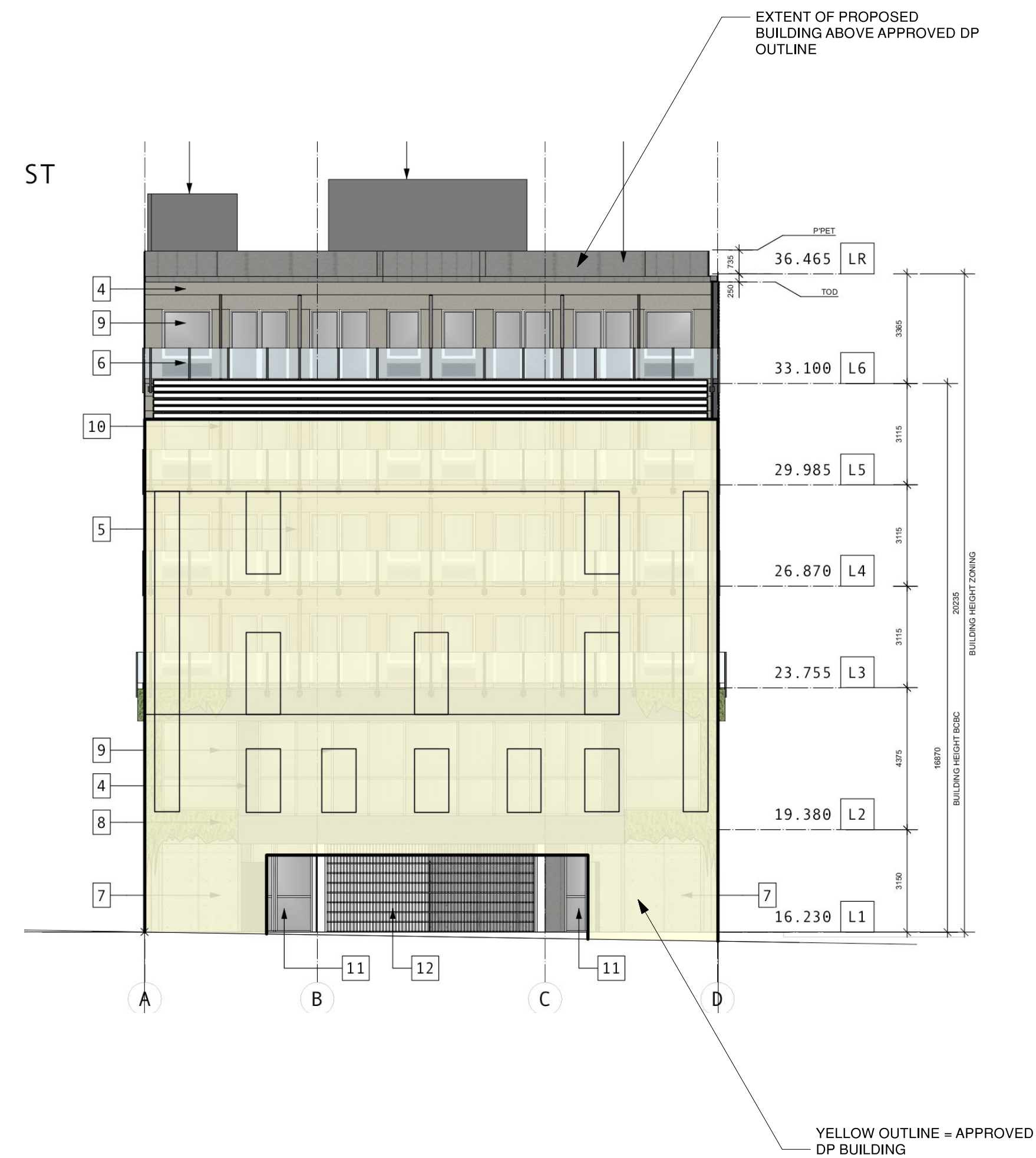
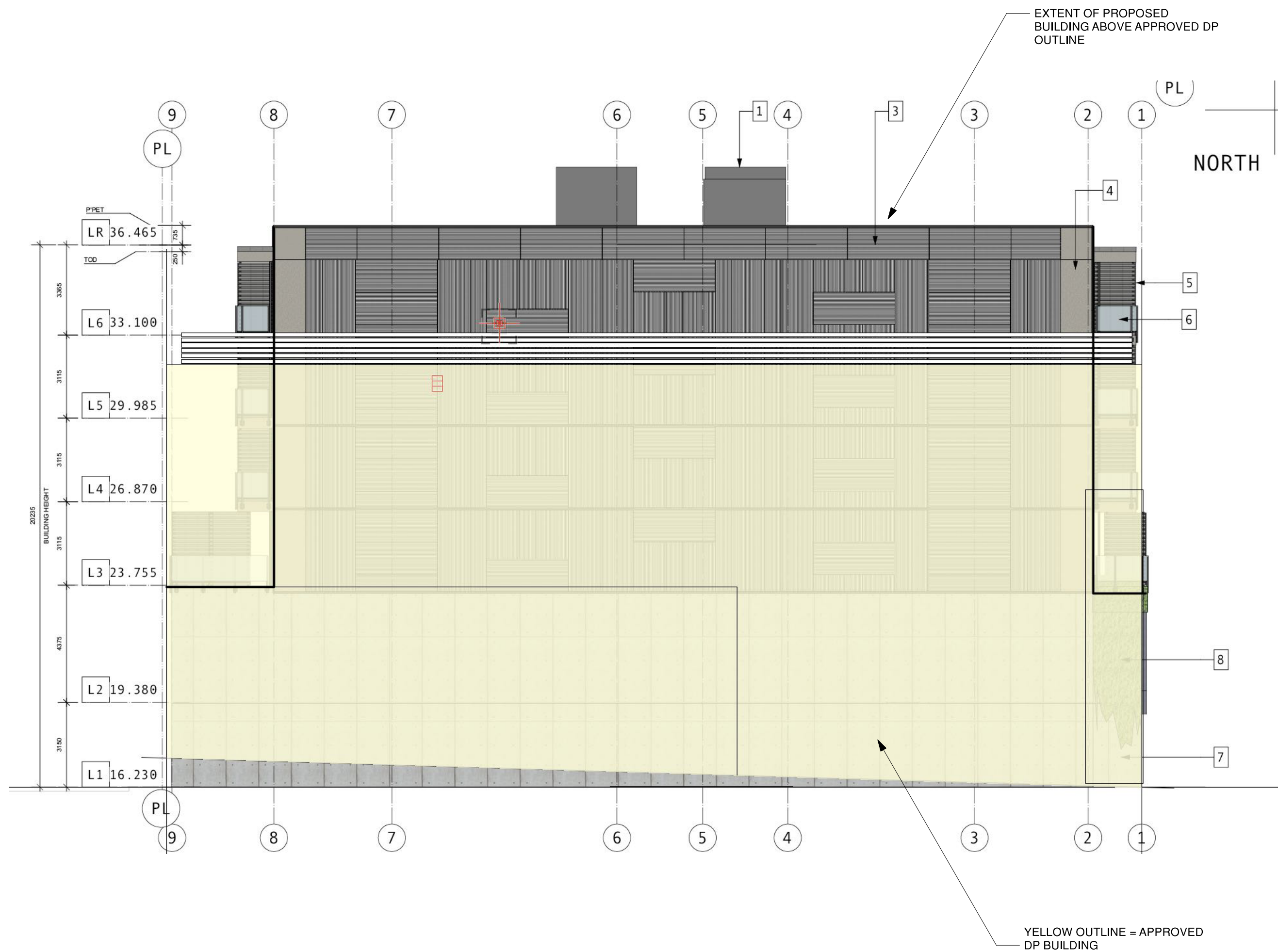
REGISTERED ARCHITECT  
CLARENCE RICHARDSON  
2025-03-13  
VICTORIA BRITISH COLUMBIA

A301









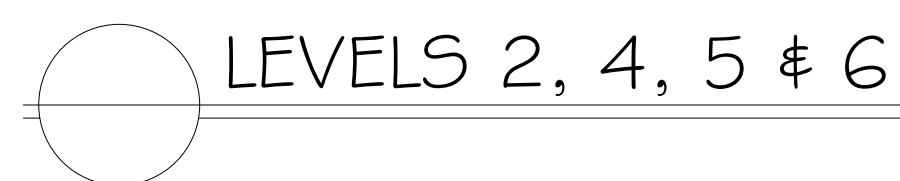
ISSUED	25-03-12	RZ+DP SUBMIT
Rev	Date	Description
plot date	25-03-12	drawing file
drawn by	CRK	checked by
scale	1:75	project number
NOTE: All dimensions are shown in millimeters.		

RUSSEL MX  
RUSSEL STREET  
VICTORIA BC  
ELEV\_OVERLAY

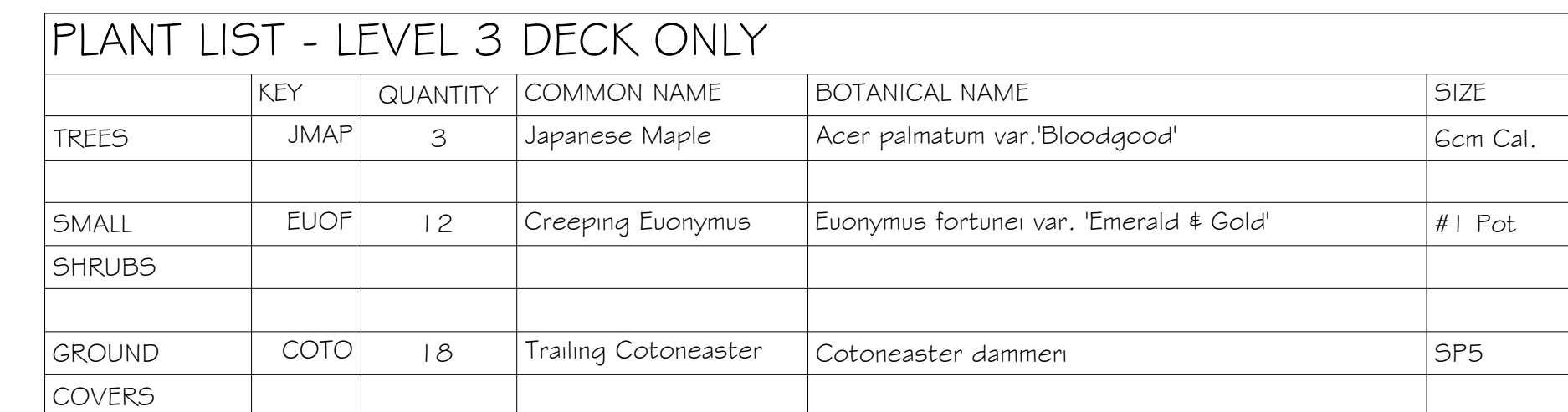


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Nanaimo  
102-5190 Dublin Way V8T 2K8  
T 1 v250 v658 v3367  
T 1 v250 v585 v5810  
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— 2-PLY TORCH ON  
ROOF MEMBRANE



LARGE DECIDUOUS SHADE TREE

LARGE AND SMALL CONIFEROUS TREES

LARGE SHRUB

MEDIUM SHRUB

SMALL SHRUB

SMALL ORNAMENTAL DECIDUOUS TREES

GROUND COVER

**L1.00**



Deal:

2



