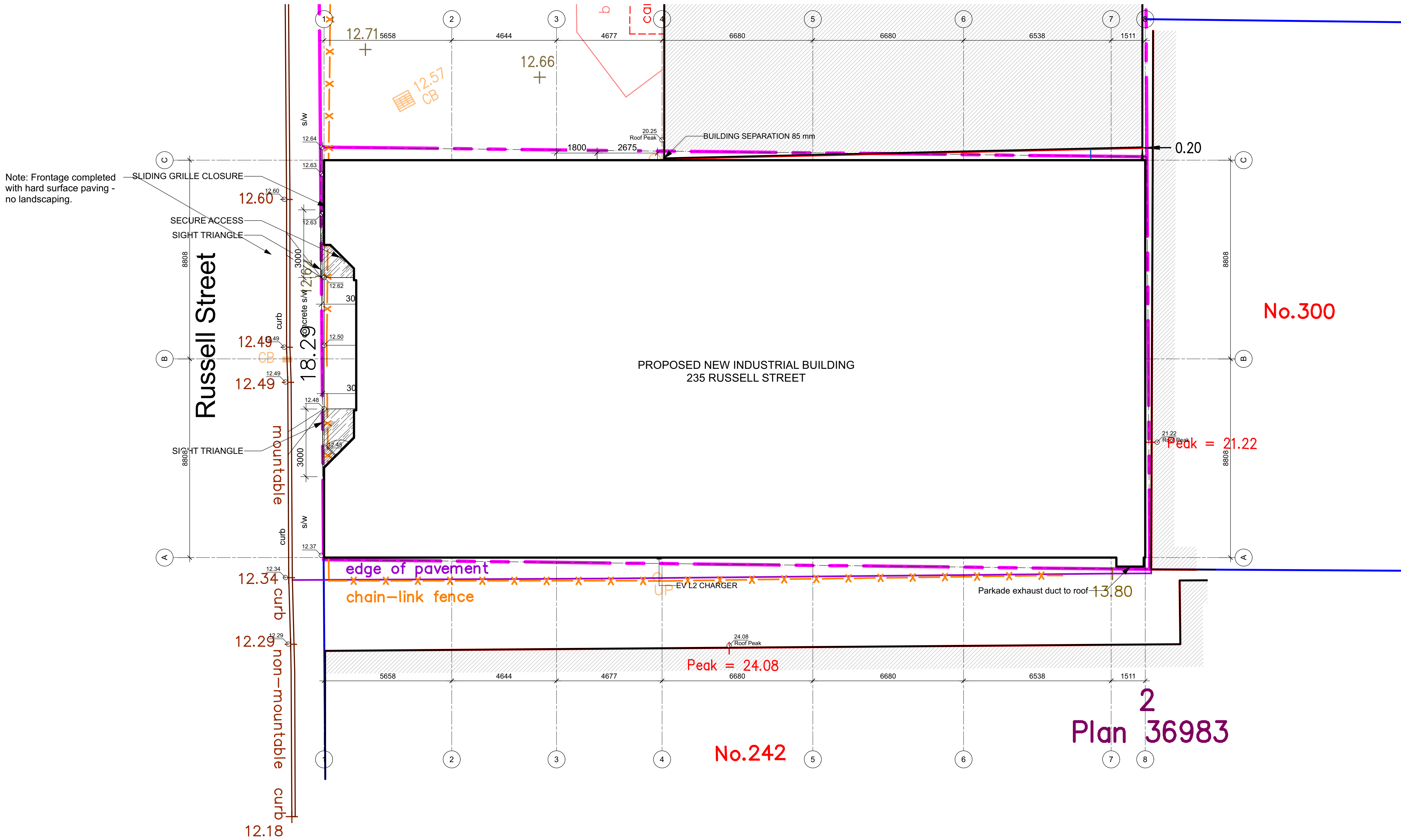




ADDRESS LEGAL	235 RUSSELL STREET, VICTORIA BC LOT 39 SECTION 31 ESQUIMALT DISTRICT PLAN 549
OWNER	235 RUSSELL HOLDINGS LTD. (BC1176224)
USE	LIGHT INDUSTRIAL BUILDING
ARCHITECT CRP	dHKarchitects Inc. 977 Fort Street, Victoria BC V8V 3K3 250-658-3367 Charles Kierulf architect AIBC MRAIC crk@dhk.ca
MECHANICAL	Avalon Mechanical Consultants Inc. 300-1245 Esquimalt Road Victoria, BC V9A 3P2 250-384-4128 Kevin Jackson P.Eng kjackson@avalonmechanical.com
ELECTRICAL	E2 Engineering 549 Herald Street, Victoria BC V8w 1S5 788-433-9391 Patrick Lourdu B.Eng. Patrick.Lourdu@e2eng.ca
CIVIL	Westbrook Consulting Ltd. 115-866 Goldstream Avenue Victoria BC V9B 0J3 250-391-8592 Bruce Crawshaw P.Eng LEED AP bcrawshaw@wbrook.ca
SCOPE OF WORK	New Construction Industrial Building
REFERENCE CODE	BC Building Code 2018 - Part 3 and related Parts
BUILDING AREA	606 m2
OCCUPANCY	Group F3 - Low Hazard Industrial 3.2.2.83 up to 4 storeys facing 1 street <1200 m2
FIRE PROTECTION	Non-Sprinklered Building
CONSTRUCTION TYPE	Combustible and Non-combustible construction

PROJECT INFORMATION TABLE	
Zone (existing)	M-1
Site area (m²)	669 m2
Total floor area (m²)	1,942 m2 (124 L1; 606 ea. L2 / L3 / L4)
Commercial floor area (m²)	1,942 m2
Floor space ratio	2.9 to 1
Site coverage %	96% (641m2 gross bldg. area)
Open site space %	0 %
Height of building (m)	14.480 m
Number of storeys	4 Storeys
Parking stalls (number) on site	14 Vehicle Parking Spaces (Sched C - Industrial)
Bicycle parking number (storage and rack)	6 Short Term / 2 Long Term
Building Setbacks (m)	
Front yard	0.00 West
Rear yard	0.00 East
Side yard (indicate which side)	0.00 South
Side yard (indicate which side)	0.00 North
Combined side yards	0.00
Residential Use Details	
Total number of units	N/A
Unit type, e.g., 1 bedroom	N/A
Ground-orientated units	N/A
Minimum unit floor area (m²)	N/A
Total residential floor area (m²)	N/A

R4	21-06-11	REV ADP RESUB
REV & RESUB	21-03-16	DP REV_01
ISSUED	21-01-18	DP APPLICATION
ISSUED	21-01-06	To Consultants DWG+PDF

Rev	Date	Description
plot date	21-06-11	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

Site Plan
Project Date 2021-07-09



A00

BC LAND SURVEYORS SITE PLAN OF:

Civic: 247 Russell Street

Legal Lot A, Section 31,

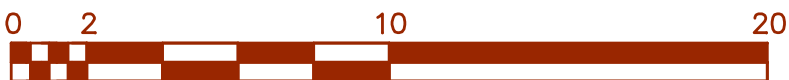
Esquimalt District, Plan 29271

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

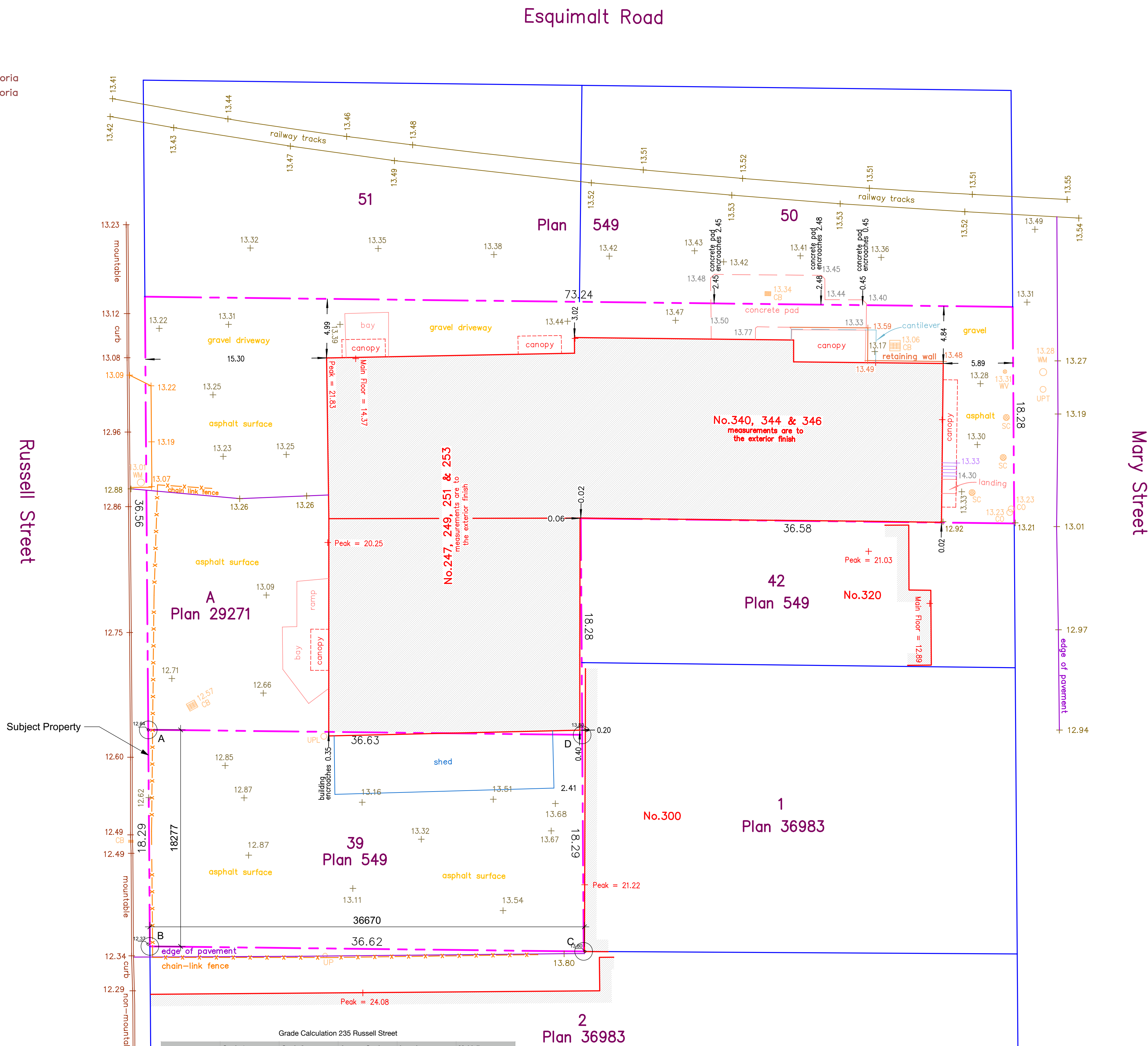
Lot A Area = 2008.0 m2

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
A-B	12.64	12.37	12.505	18277
B-C	12.37	13.80	13.085	36670
C-D	13.80	13.80	13.80	18277
D-A	13.80	12.64	13.22	36670
			Totals	109894
				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.

R4	21-06-11	REV ADP RESUB
REV & RESUB	21-03-16	DP REV_01
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Russell Industrial

235 Russell Street
Victoria BC

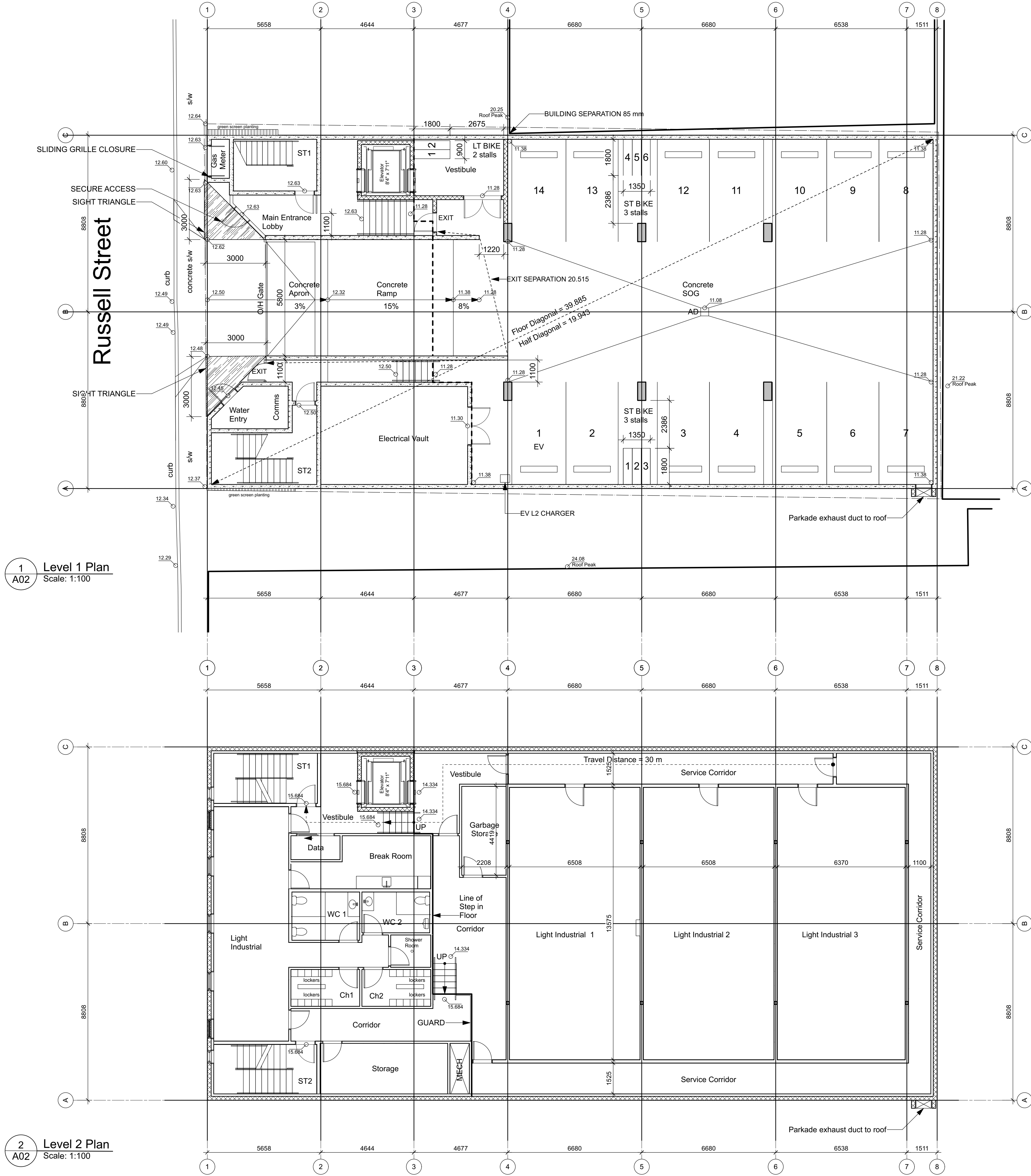
Survey Plan

2021-07-09

dHka

A01

dHkArchitects
Victoria
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Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 • 250 • 585 • 5810
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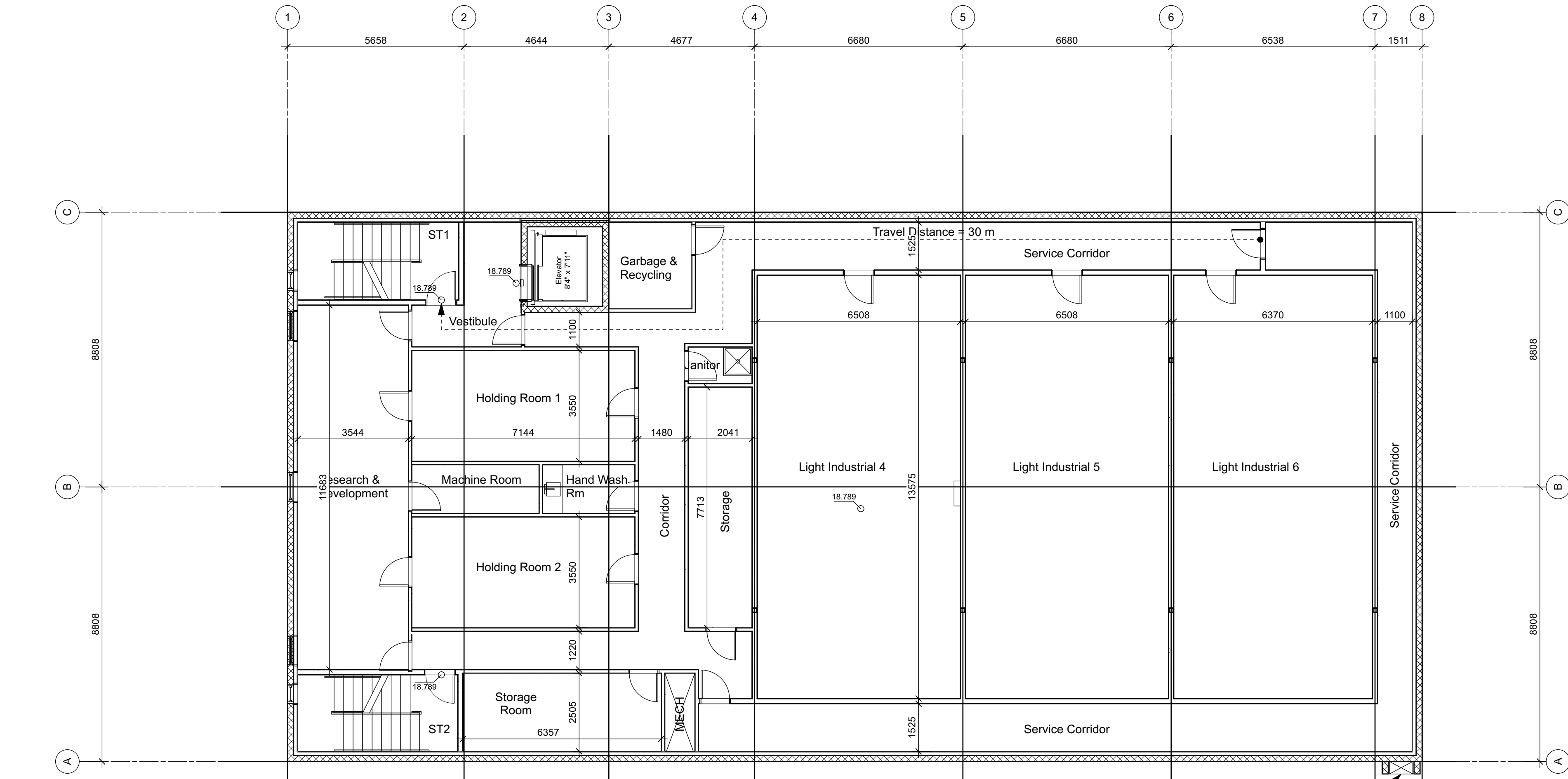
R5	21-07-09	OFF remove/ SHWR add
R4	21-06-11	REV ADP RESUB
REV & RESUB	21-03-16	DP REV_01
ISSUED	21-01-18	DP APPLICATION
ISSUED	21-01-06	To Consultants DWG+PDF

Rev	Date	Description
plot date	21-07-09	drawing file russell_WH2.VWX
drawn by	crk	checked by crk
scale	1:100	project number 2017

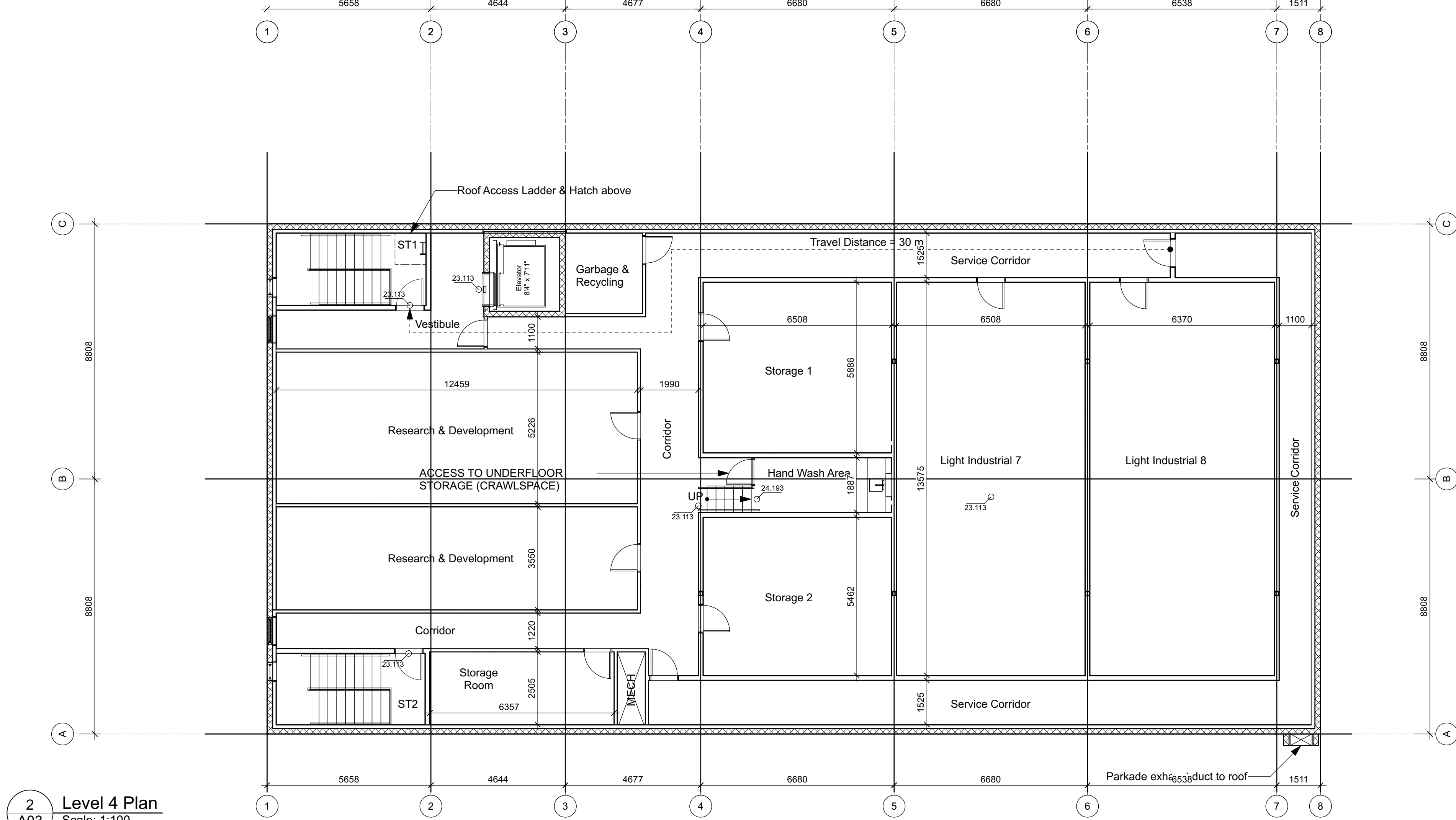
NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

Russell Industrial
235 Russell Street
Victoria BC
Level 1-2

2021-07-09



1 Level 3 Plan
A03 Scale: 1:100



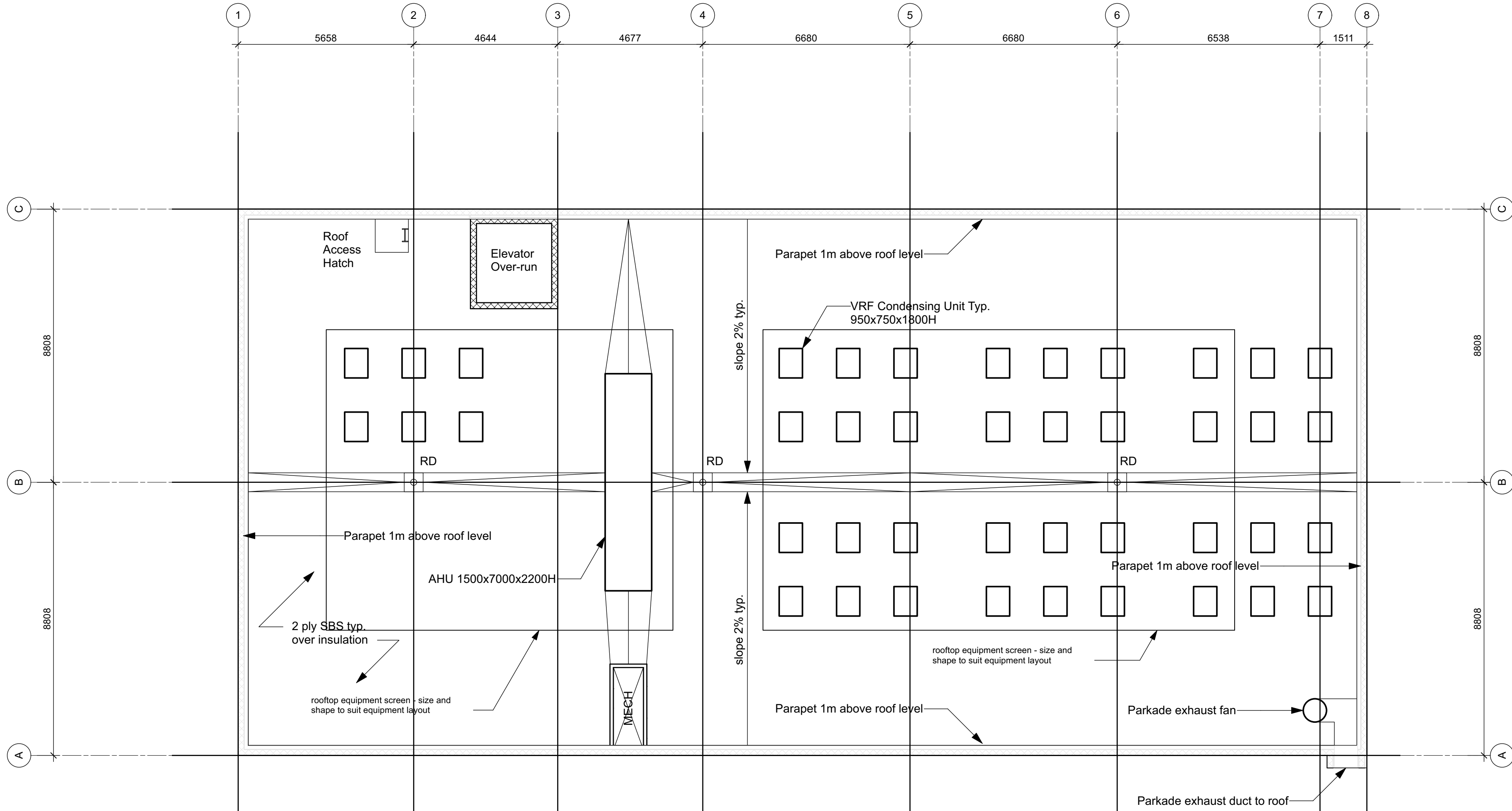
2 Level 4 Plan
A03 Scale: 1:100

R4	21-06-11	REV ADP RESUB
REV & RESUB	21-03-16	DP REV_01
ISSUED	21-01-18	DP APPLICATION
ISSUED	21-01-06	To Consultants DWG+PDF
Rev	Date	Description
plot date	21-06-11	drawing file russell_WH2.VWX
drawn by	crk	checked by crk
scale	1:100	project number 2017

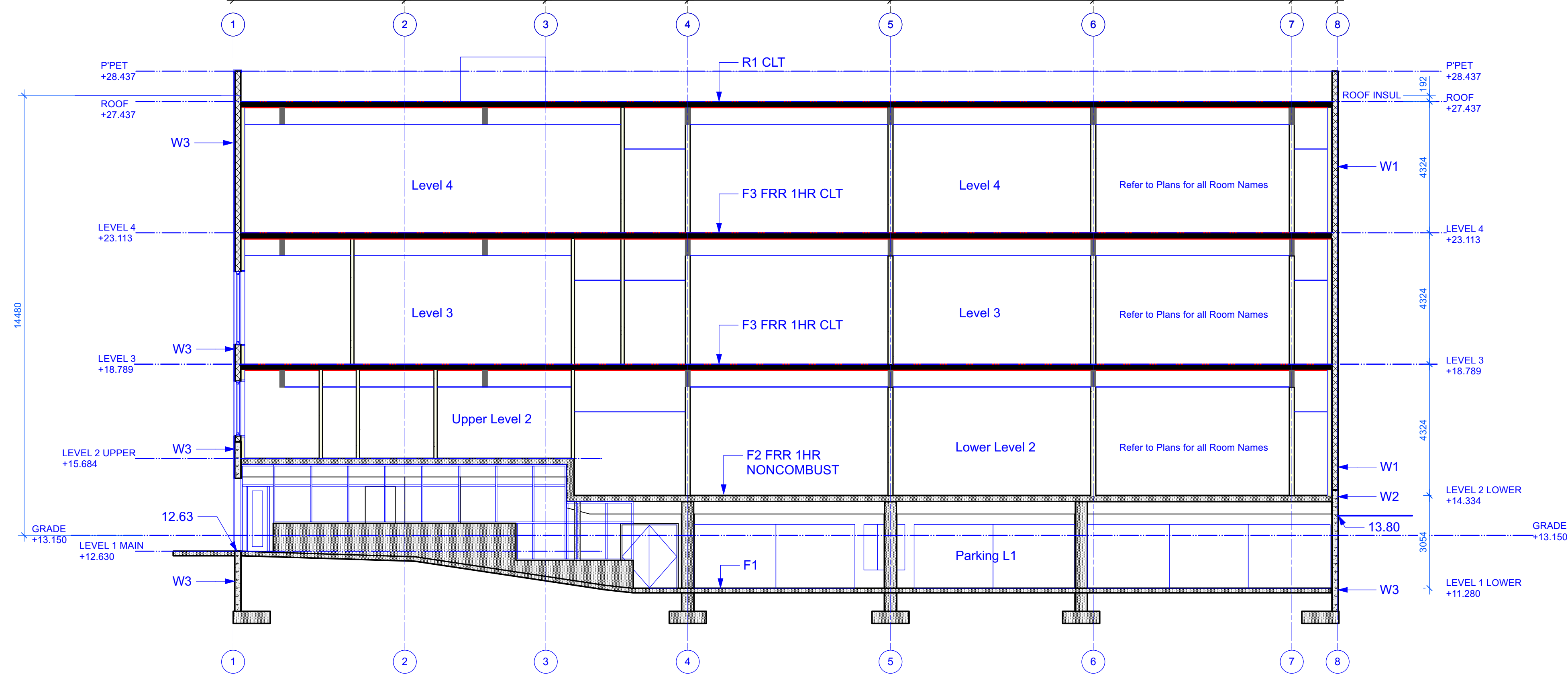
NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

Russell Industrial
235 Russell Street
Victoria BC
Level 3-4

REGISTERED ARCHITECT
RICHARD RUSSELL
2021-07-09
BRITISH COLUMBIA



1
A04
Roof Plan
Scale: 1:100



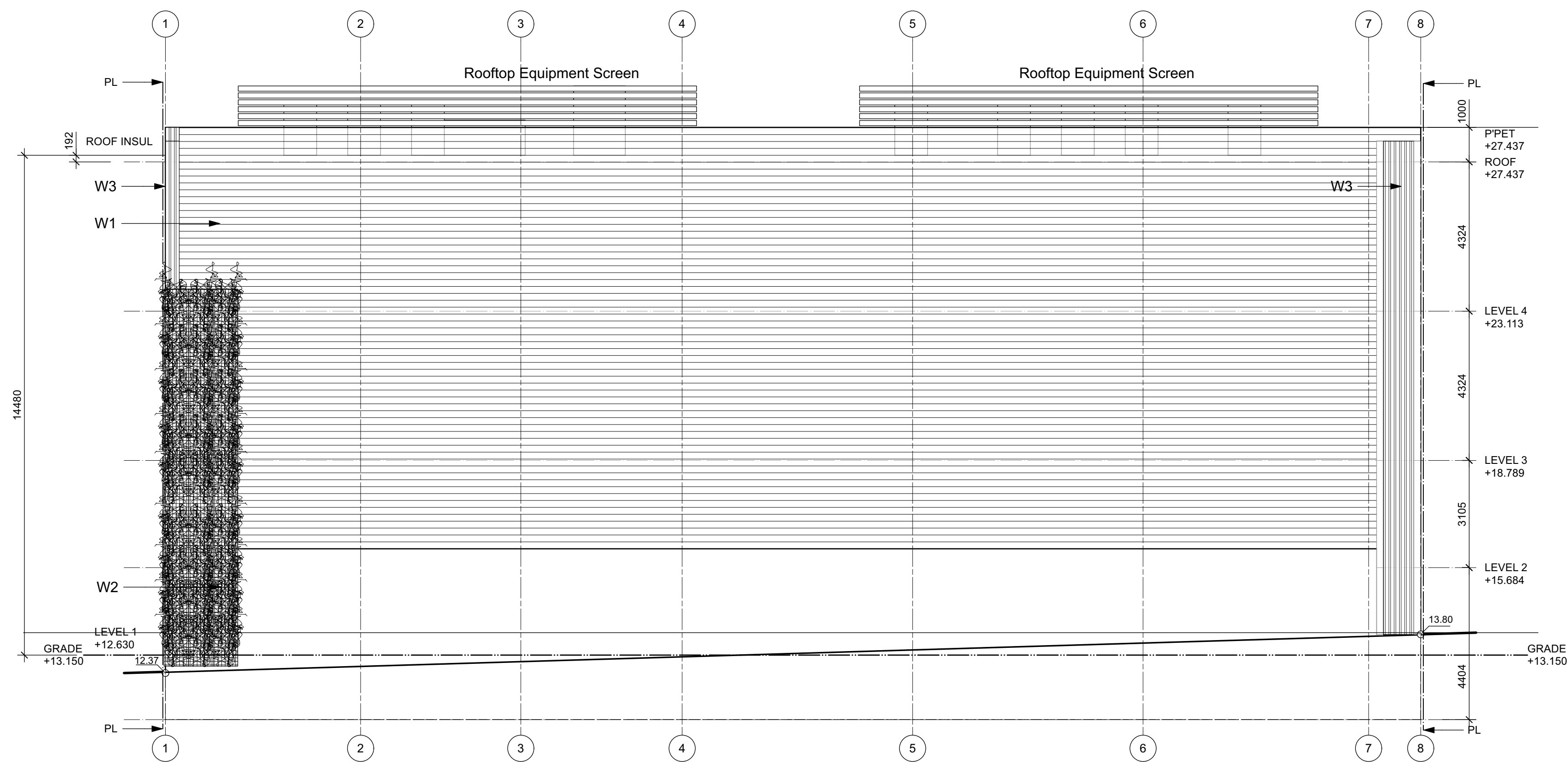
2
A04
Building Section
Scale: 1:100

R4	21-06-11	REV ADP RESUB
REV & RESUB	21-03-16	DP REV_01
ISSUED	21-01-18	DP APPLICATION
ISSUED	21-01-06	To Consultants DWG+PDF

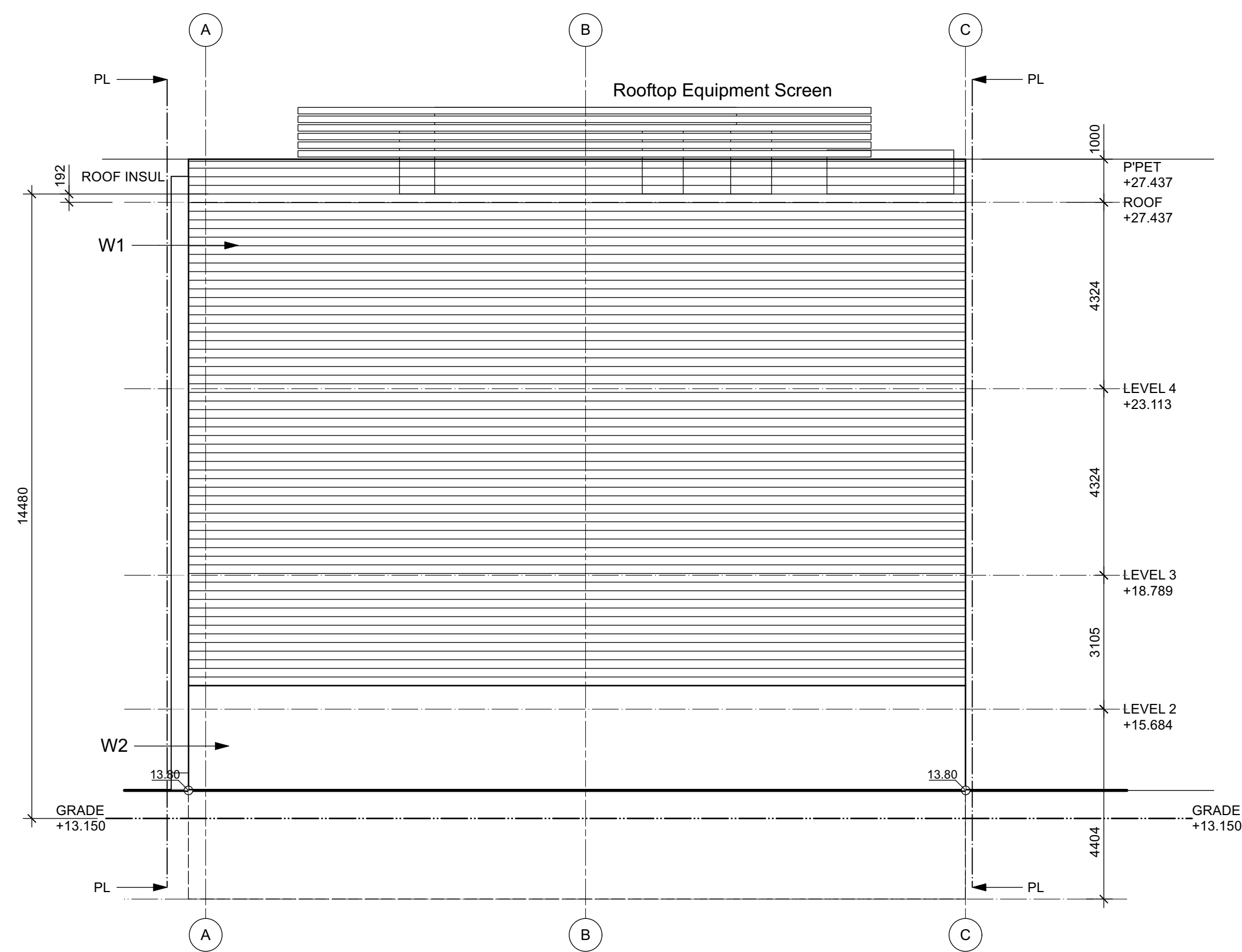
Rev	Date	Description
plot date	21-06-11	drawing file russell_WH2.VWX
drawn by	crk	checked by crk
scale	1:100	project number 2017

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

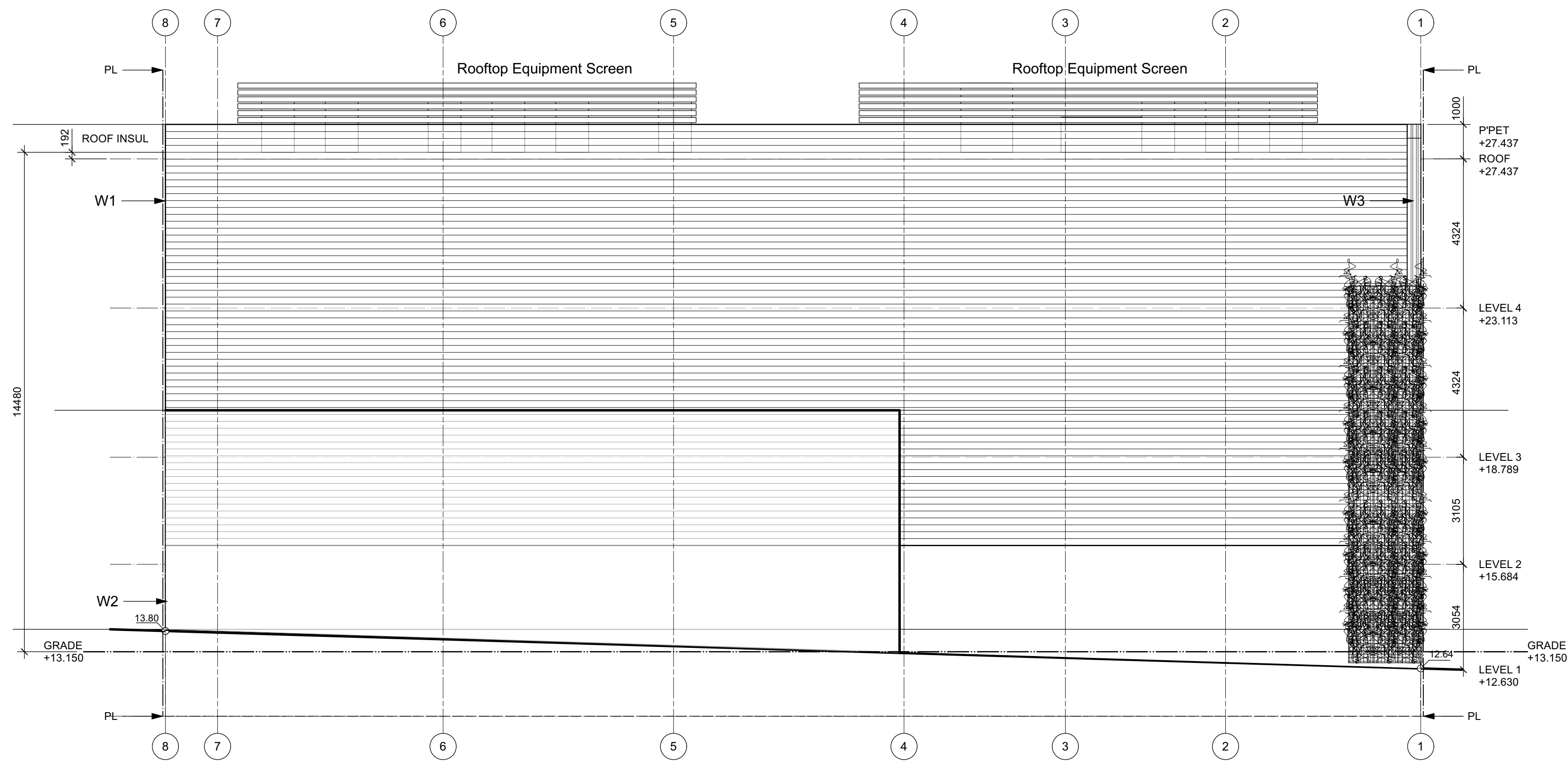
Russell Industrial
235 Russell Street
Victoria BC
Roof Plan & Section
2021-07-09



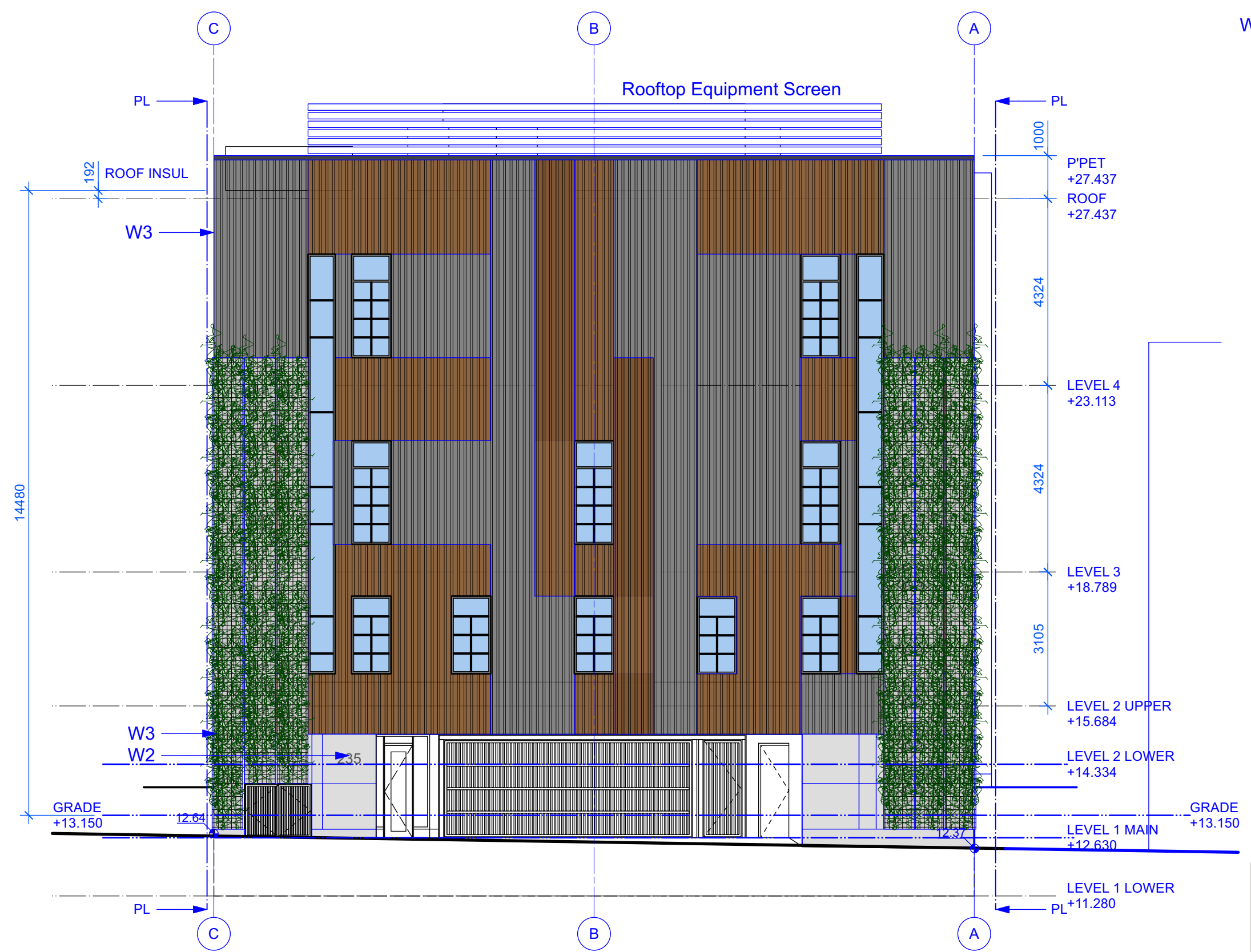
4 South Elevation
A05 Scale: 1:100



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 "Slate Grey".
- W2 CIP Concrete ; anti-graffitti coating.
- W3 Corrugated Metal Siding Finish "Charcoal Black" and "Weathered Steel" WP Membrane Concrete Block / Concrete Backup Wall

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Russell Industrial

235 Russell Street
Victoria BC

Elevation



dHkA A05



ISSUED	21-06-11	ADP REV RESUB
ISSUED	21-03-23	DP REV_01
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drawn by	crk	checked by crk
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Russell Industrial

235 Russell Street
Victoria BC

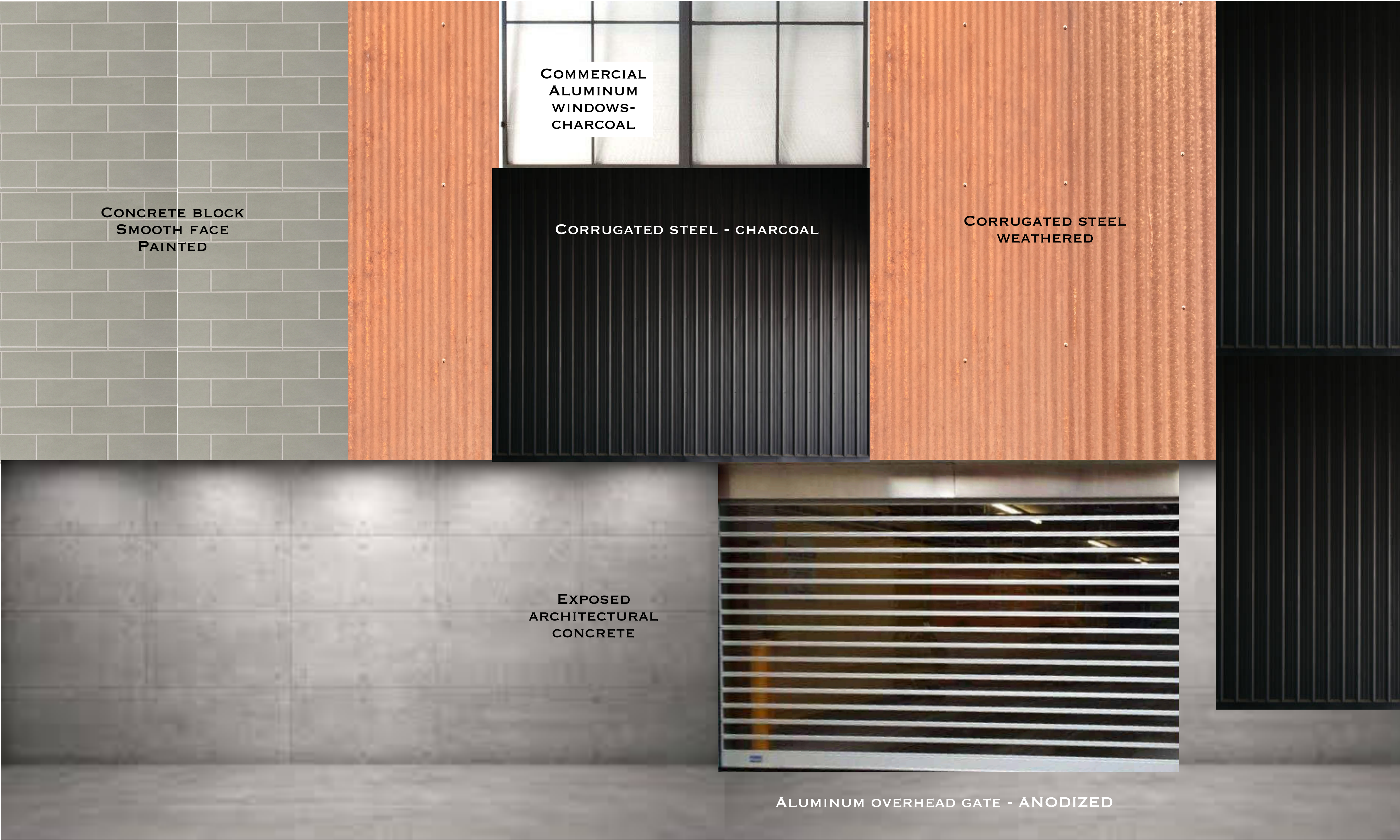
Context Elevation
Rendering 2021-07-09



A06

dHKarchitects
Victoria
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Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 • 250 • 585 • 5810

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Russell Industrial

235 Russell Street
Victoria BC

Exterior Materials