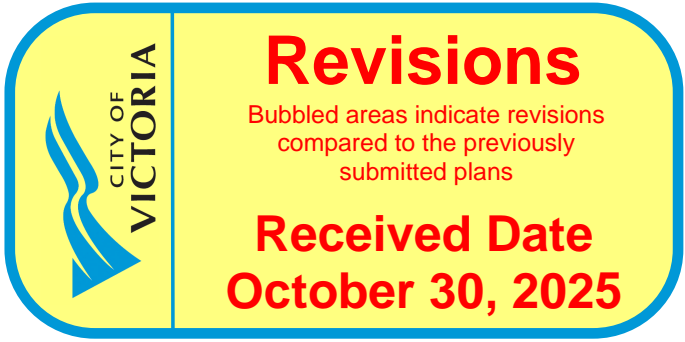


235 RUSSELL STREET  
MIXED USE



25-10-30 RZ+DP RESUBMISSION 05



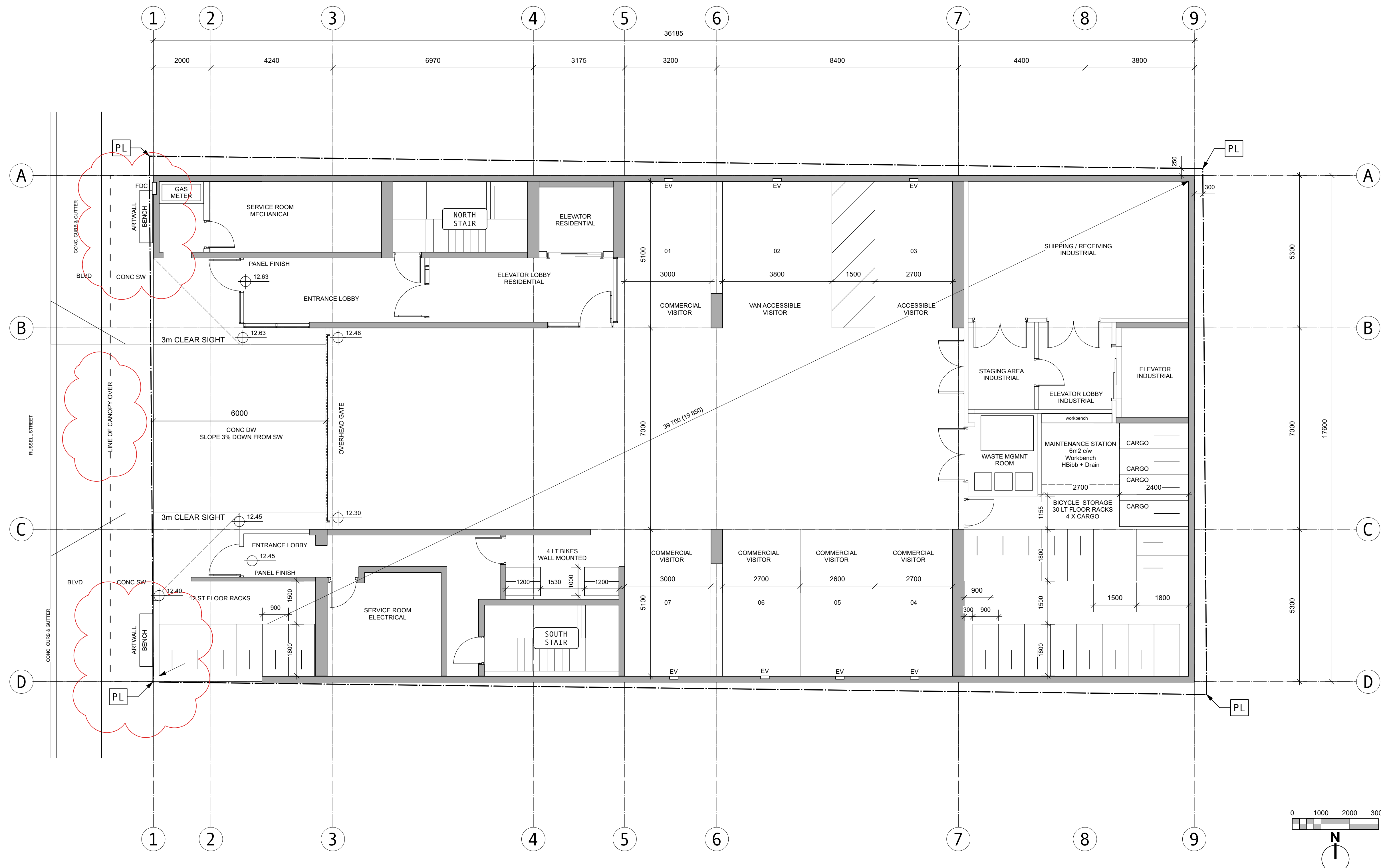


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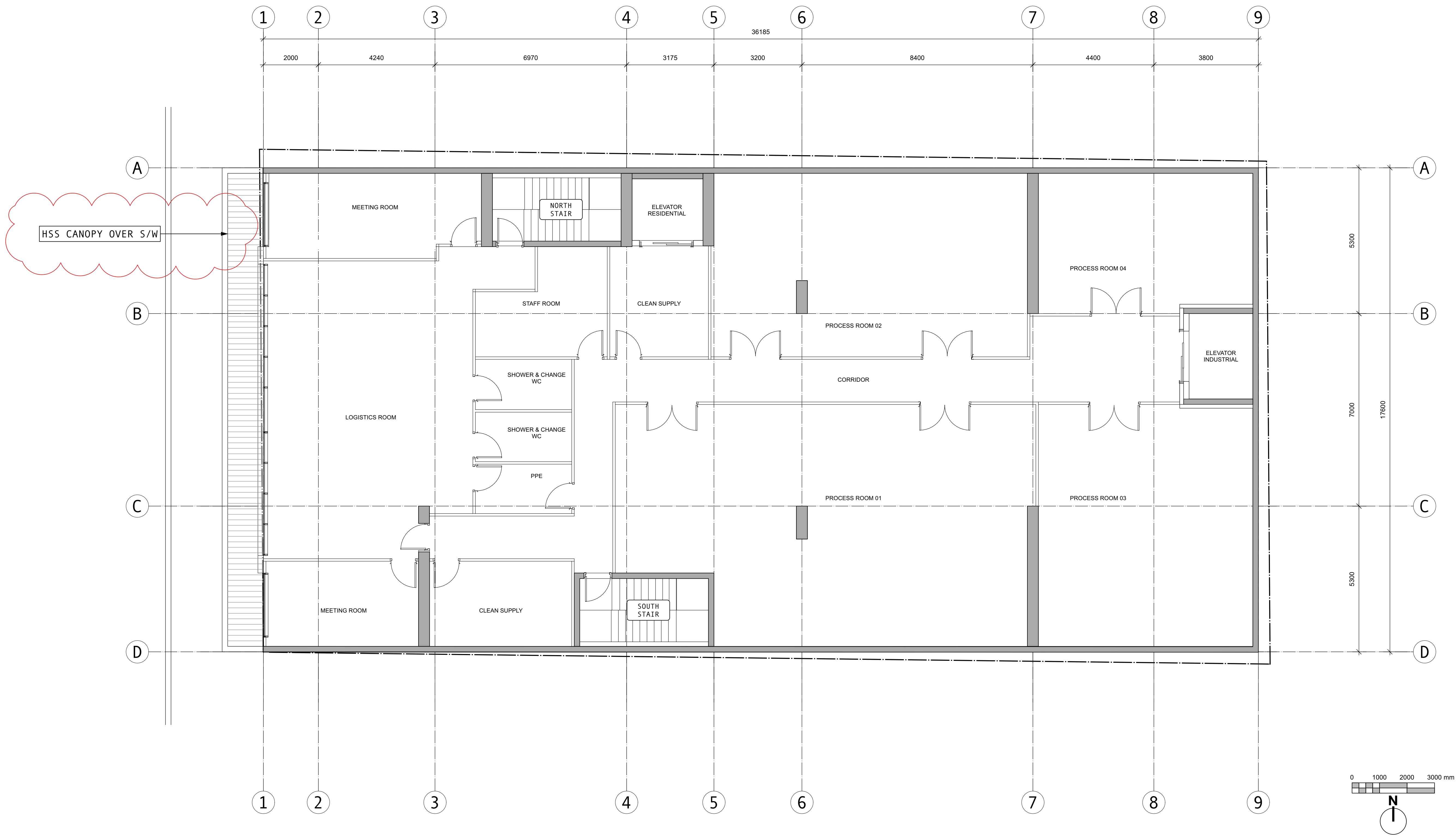


ISSUED	25-10-21	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	25-05-13	RZDP RESUB 03
ISSUED	25-03-12	RZDP RESUB 02
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION
Rev	Date	Description
plot date	25-10-21	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

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

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





ISSUED	25-10-21	RZ+DP RESUB 05
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	25-10-21	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.

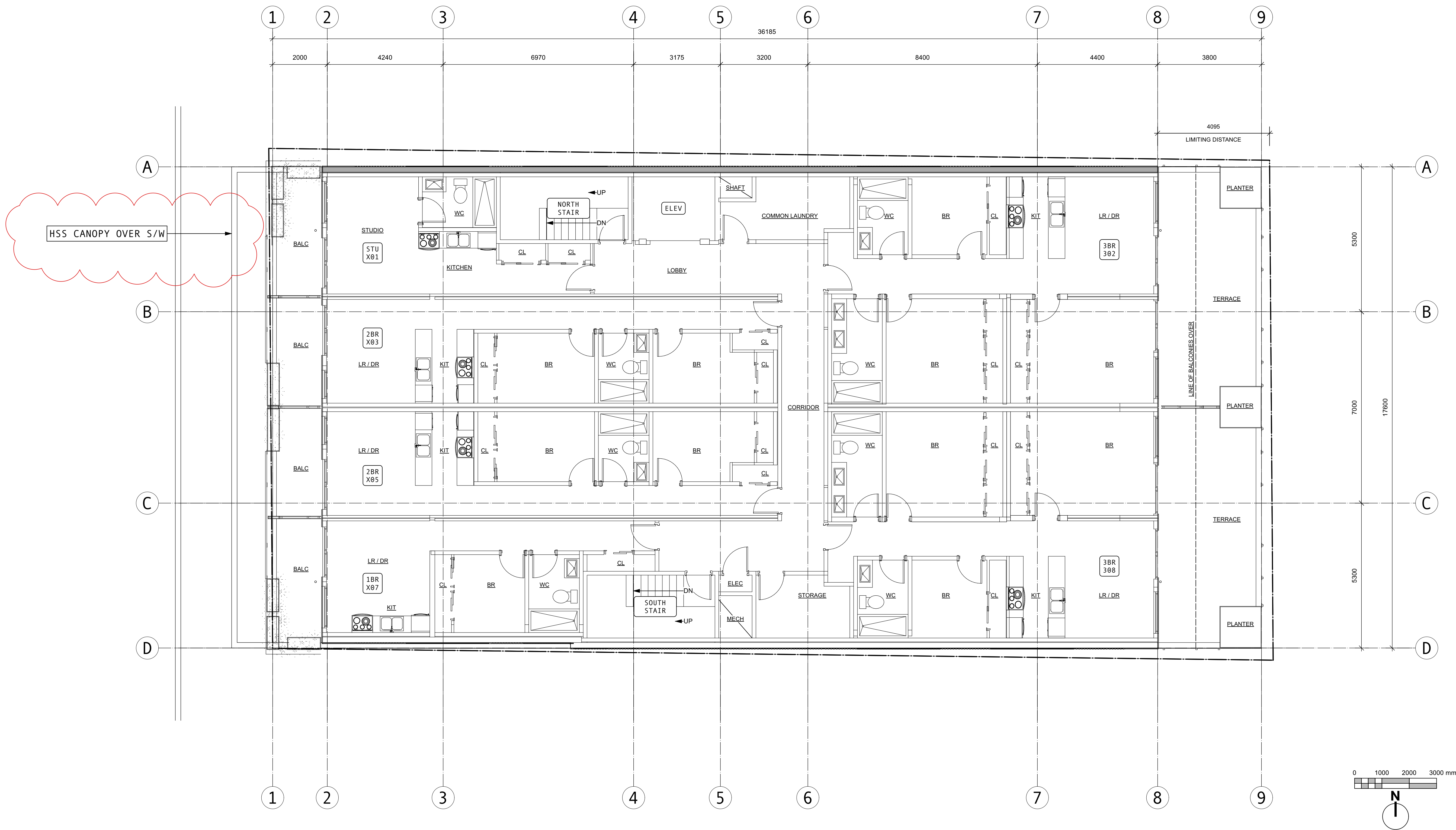
Russell MX  
235 Russell Street  
Victoria BC  
L2 PLAN



A202

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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	25-10-21	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	25-05-13	RZDP RESUB 03
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION

Rev	Date	Description
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drawn by	CRK	checked by CRK
scale	1:75	project number 2017

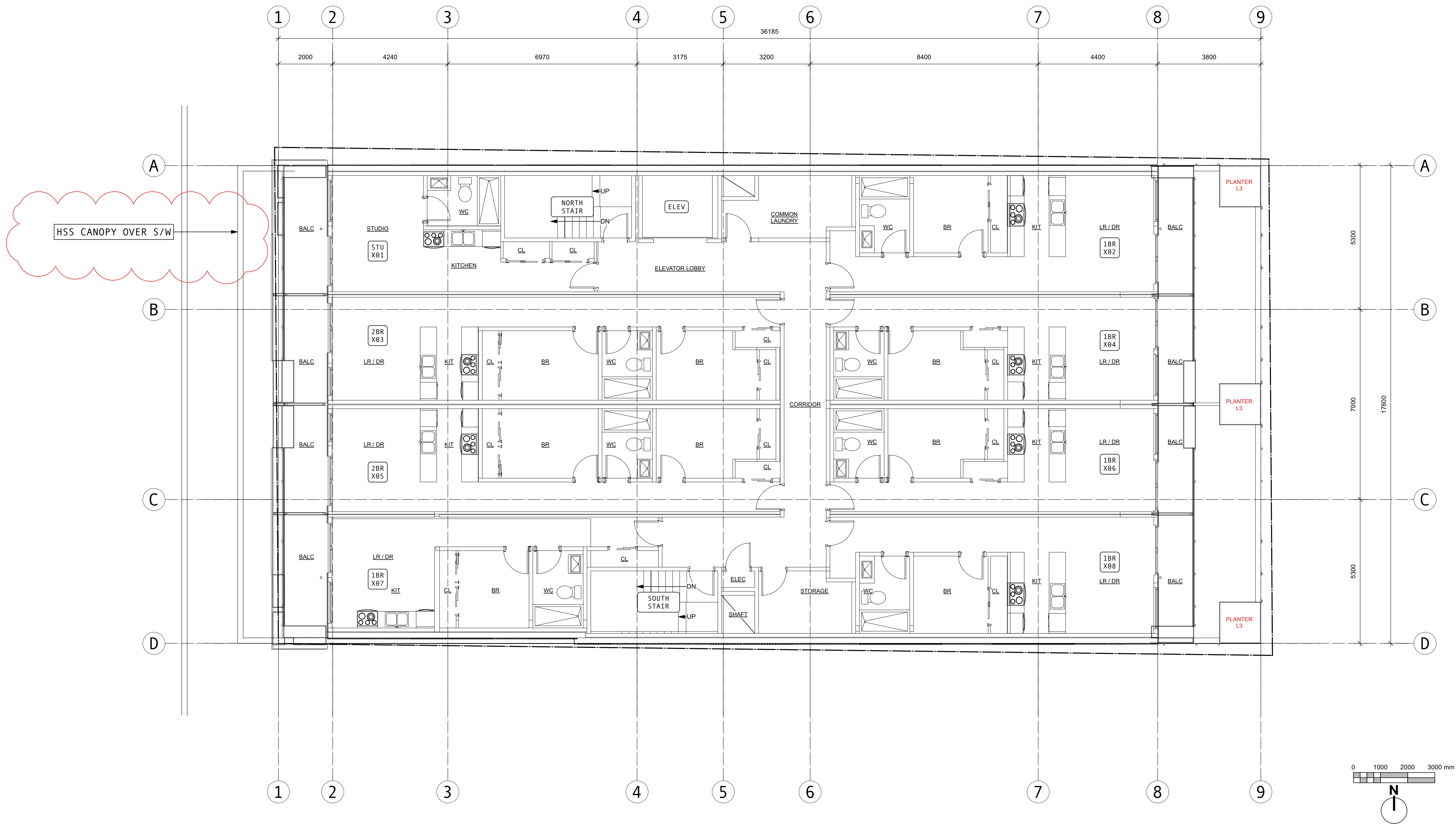
NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

**Russell MX**  
235 Russell Street  
Victoria BC  
**L3 PLAN**



**A203**





ISSUED	25-10-21	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	25-05-13	RZDP RESUB 03
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION

Rev	Date	Description
plot date	25-10-21	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.

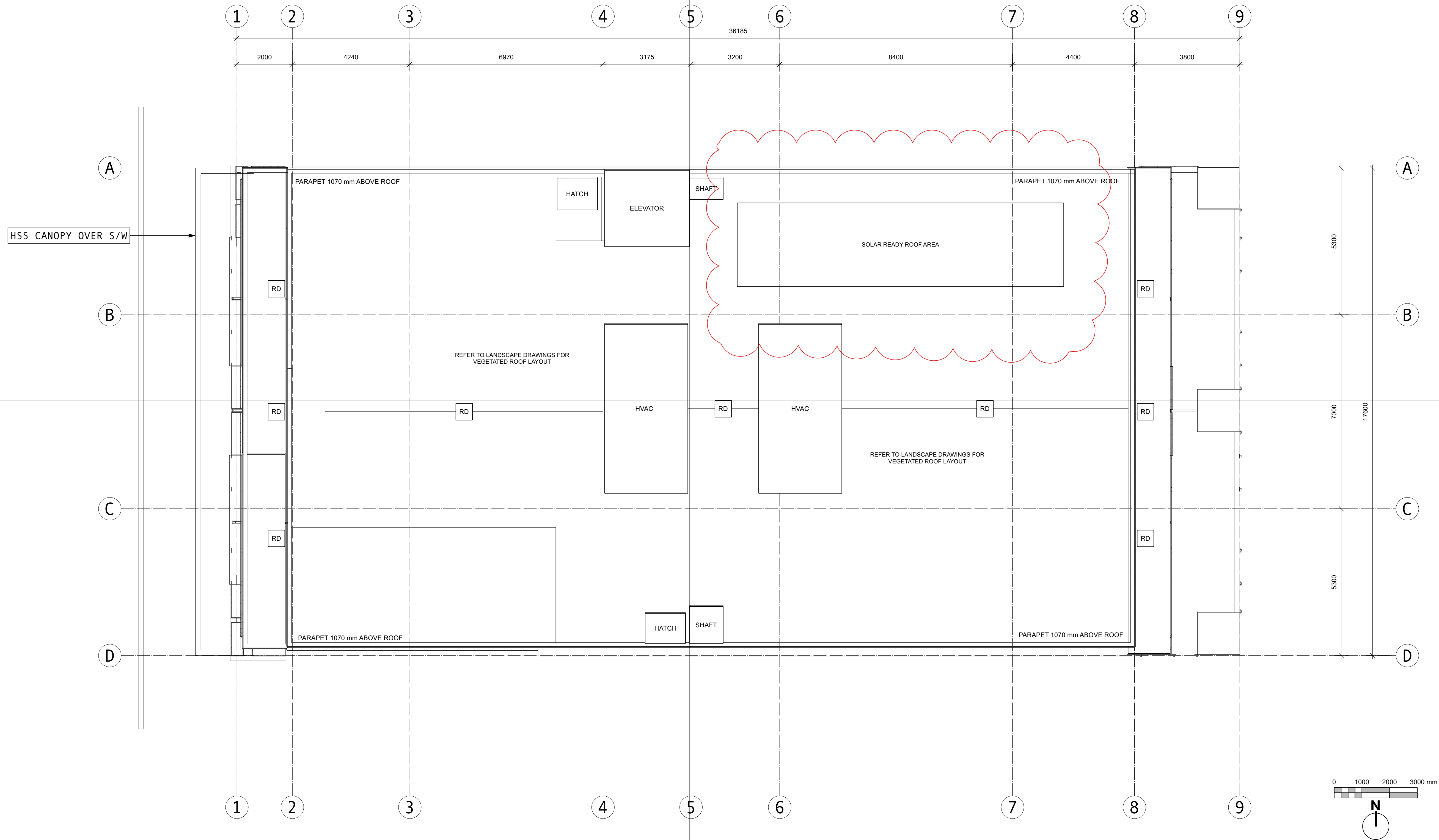
**Russell MX**  
235 Russell Street  
Victoria BC  
**L4-6 PLAN**



**A204**

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ISSUED	25-10-21	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION

Rev	Date	Description
plot date	25-10-21	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  
**LR PLAN**



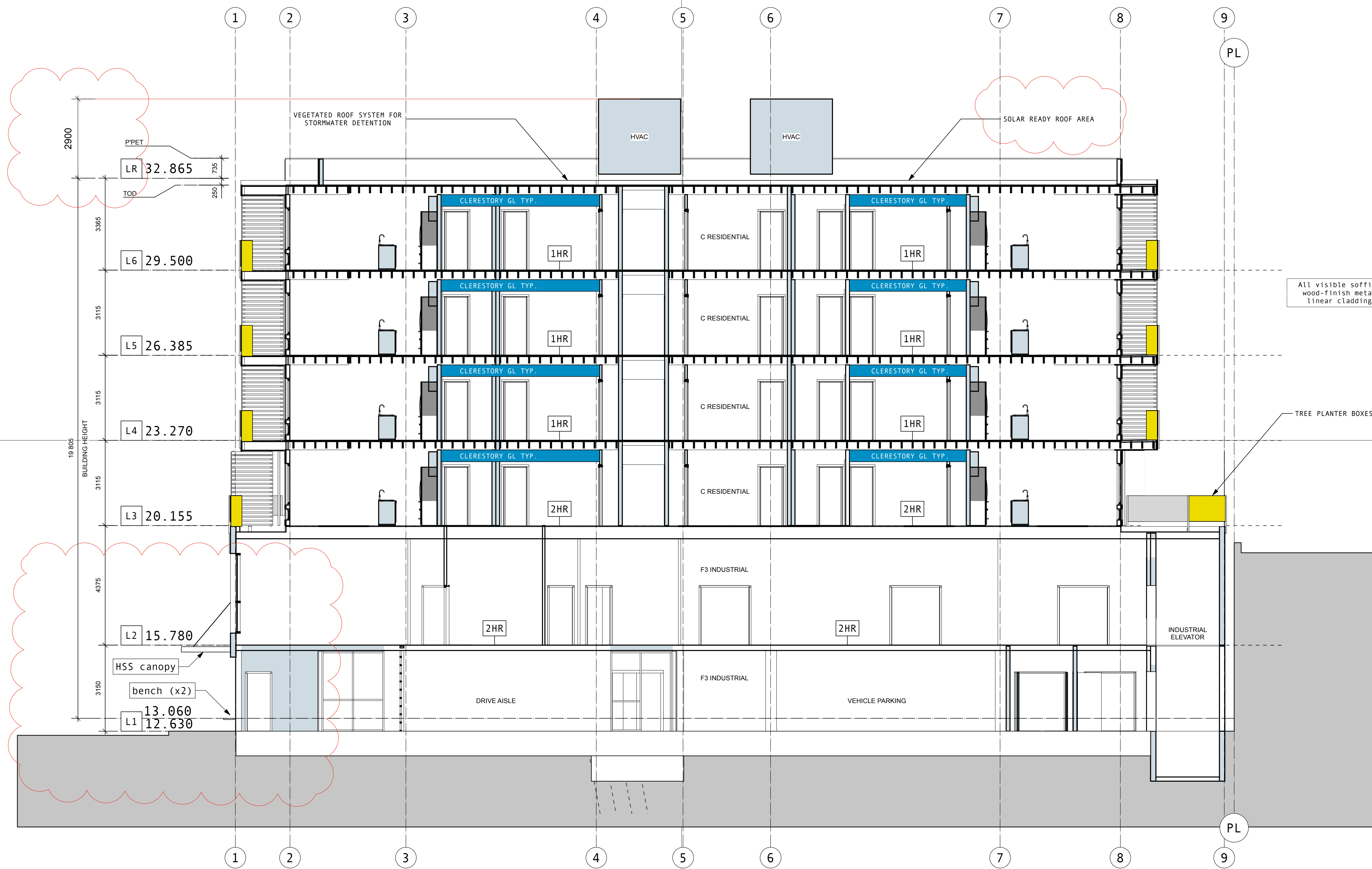
**A205**

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Nanaimo  
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ISSUED	25-10-30	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	25-05-13	RZDP RESUB 03
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION
Rev	Date	Description
plot date	25-10-30	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

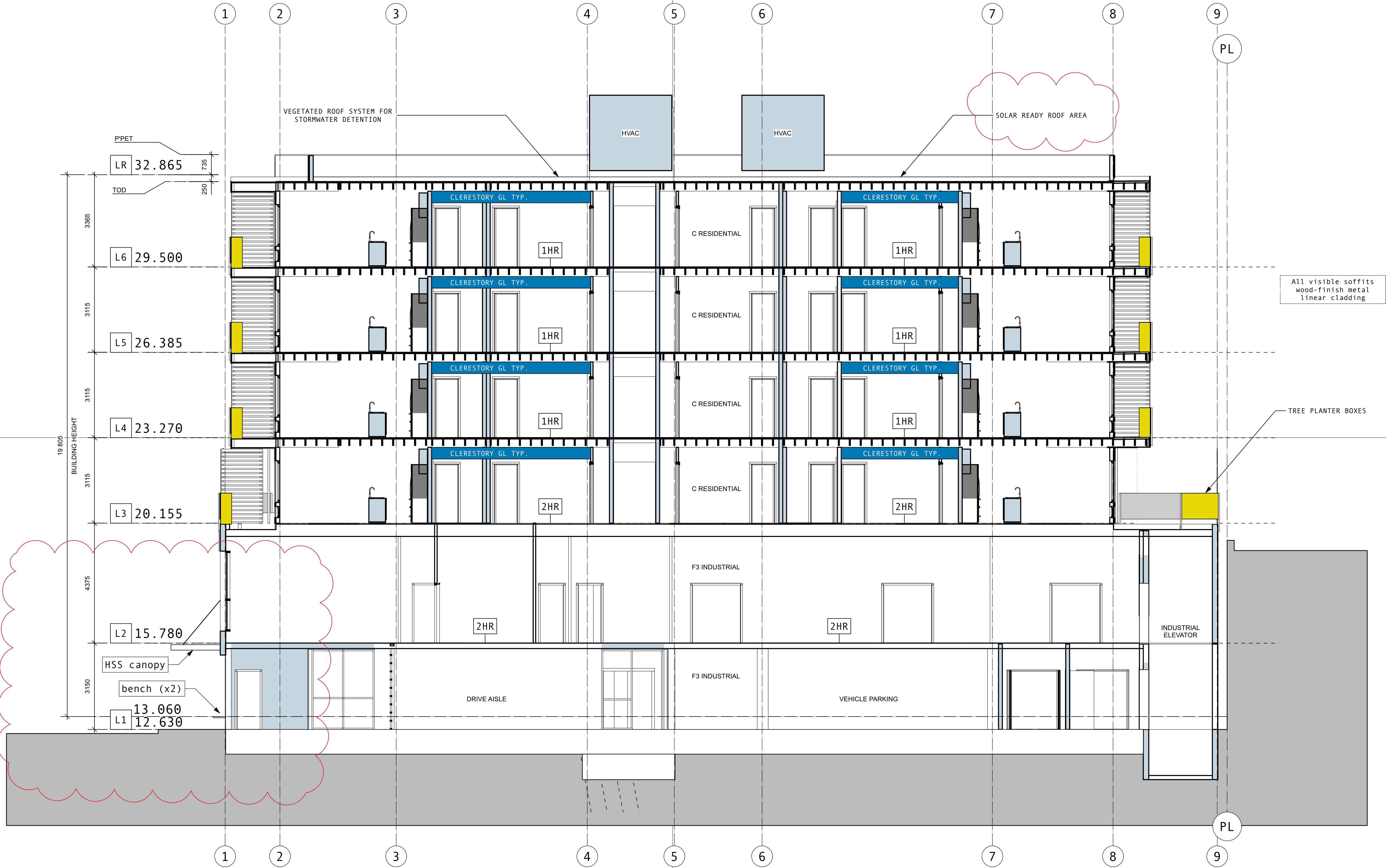












ISSUED	25-10-21	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	25-05-13	RZDP RESUB 03
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION

Rev	Date	Description
plot date	25-10-21	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  
**SECTION**





ISSUED	25-10-21	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	24-08-07	CALUC MTG
Rev	Date	Description
plot date	25-10-21	drawing file
drawn by	SJJ	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

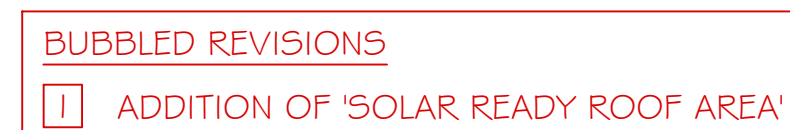
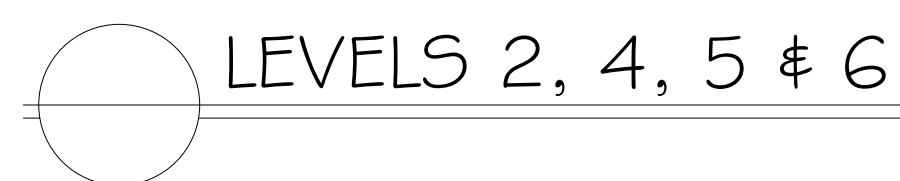
Street View



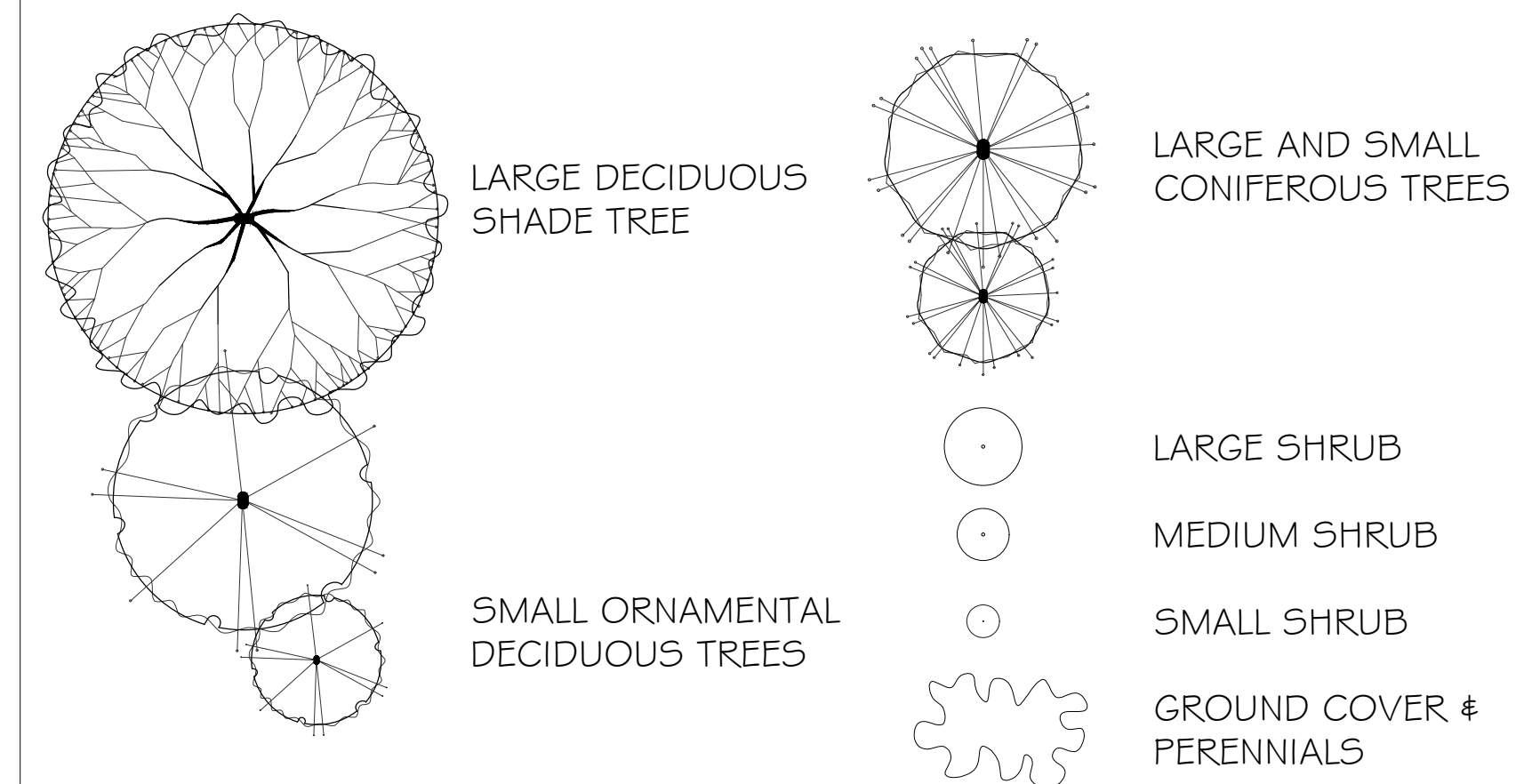
A500


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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 Evonymus	Evonymus fortunei var. 'Emerald & Gold'	#1 Pot
GROUND COVERS	CARX	96	Variegated Sedge	Carex morrowii var. 'Aureoanegata'	SP5



<p>Notes:</p> <ol style="list-style-type: none"> <li>(1) All soil volume calculations are for replacement trees only</li> <li>(2) All replacement trees are ONSITE</li> <li>(3) Soil volumes are calculated based on 'shared or irrigated soil volumes' numbers shown on table</li> <li>(4) All replacement trees meet soil volume requirements for this project.</li> </ol>	 IRRIGATION SLEEVE <p>NOTE: ALL PLANTERS W/ TREES TO BE IRRIGATED</p>
--	--

- 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 6m<sup>3</sup>
- 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.

issue / revisions:		
06	REVISED & RE-ISSUED FOR DP	10.23.2025
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
No.	Issued / Revisions	Date

235 RUSSELL STREET

LANDSCAPE  
CONCEPT & DETAIL  
PLANS

date:	23 OCT 2025	scale:	1:100
checked by:	FORTH	drawn by:	BF, RF
sheet no.:			

**L1.00**