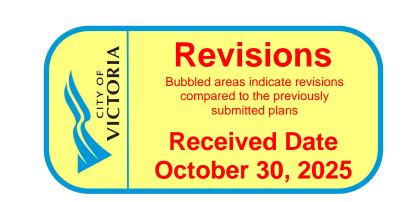
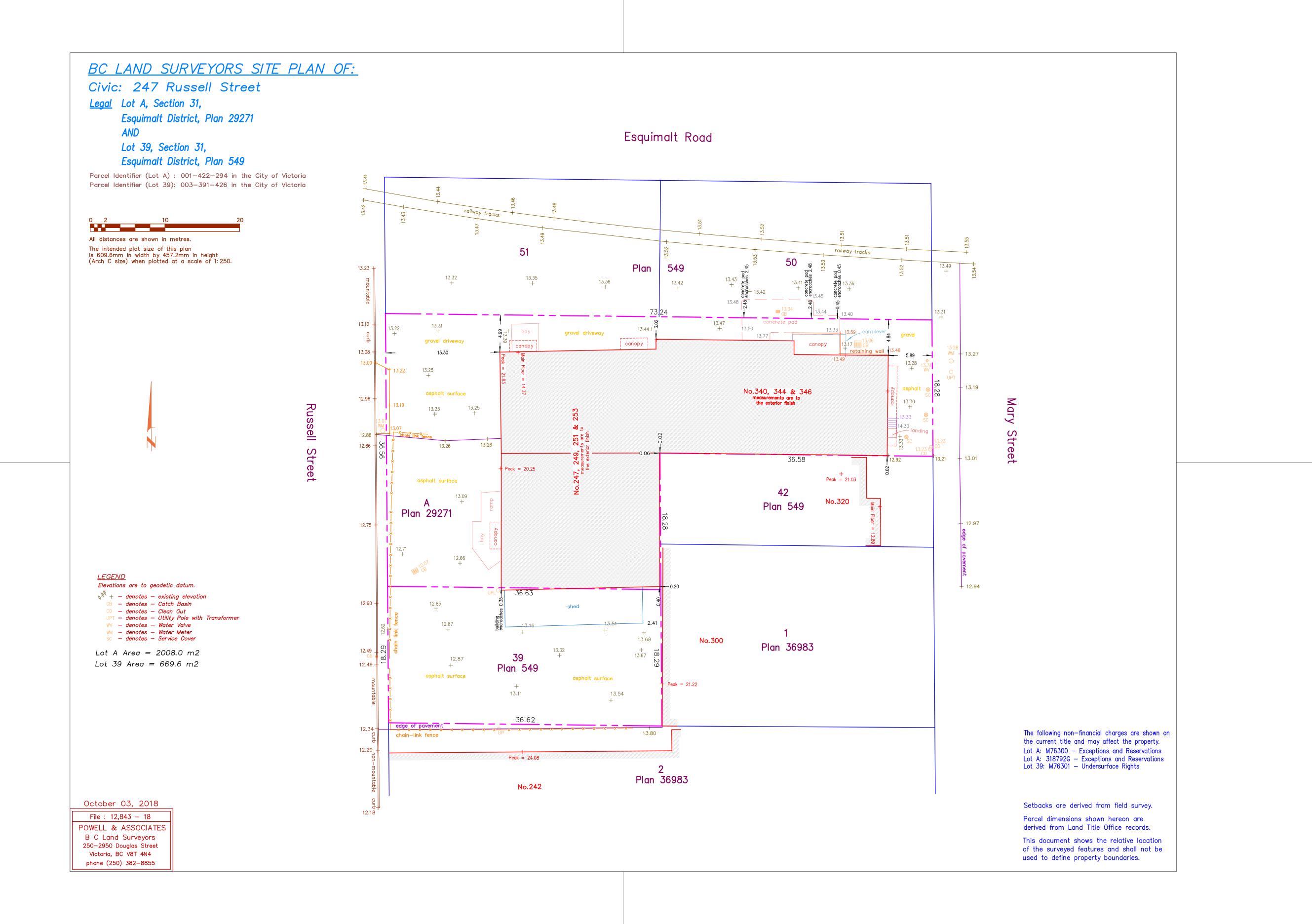
235 RUSSELL STREET MIXED USE



25-10-30 RZ+DP RESUBMISSION 05







ISSUED	25-10-21		RZ+DP RES	SUB 05		
ISSUED	25-07-21		RZ+DP RES	SUB 04		
ISSUED	25-05-13		RZDP RES	SUB 03		
ISSUED	25-03-12		RZDP RES	SUB 02		
ISSUED	24-09-11	RZ	DP RESUBMI	SSION		
ISSUED	24-06-25		RZDP SUBMI	SSION		
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.						

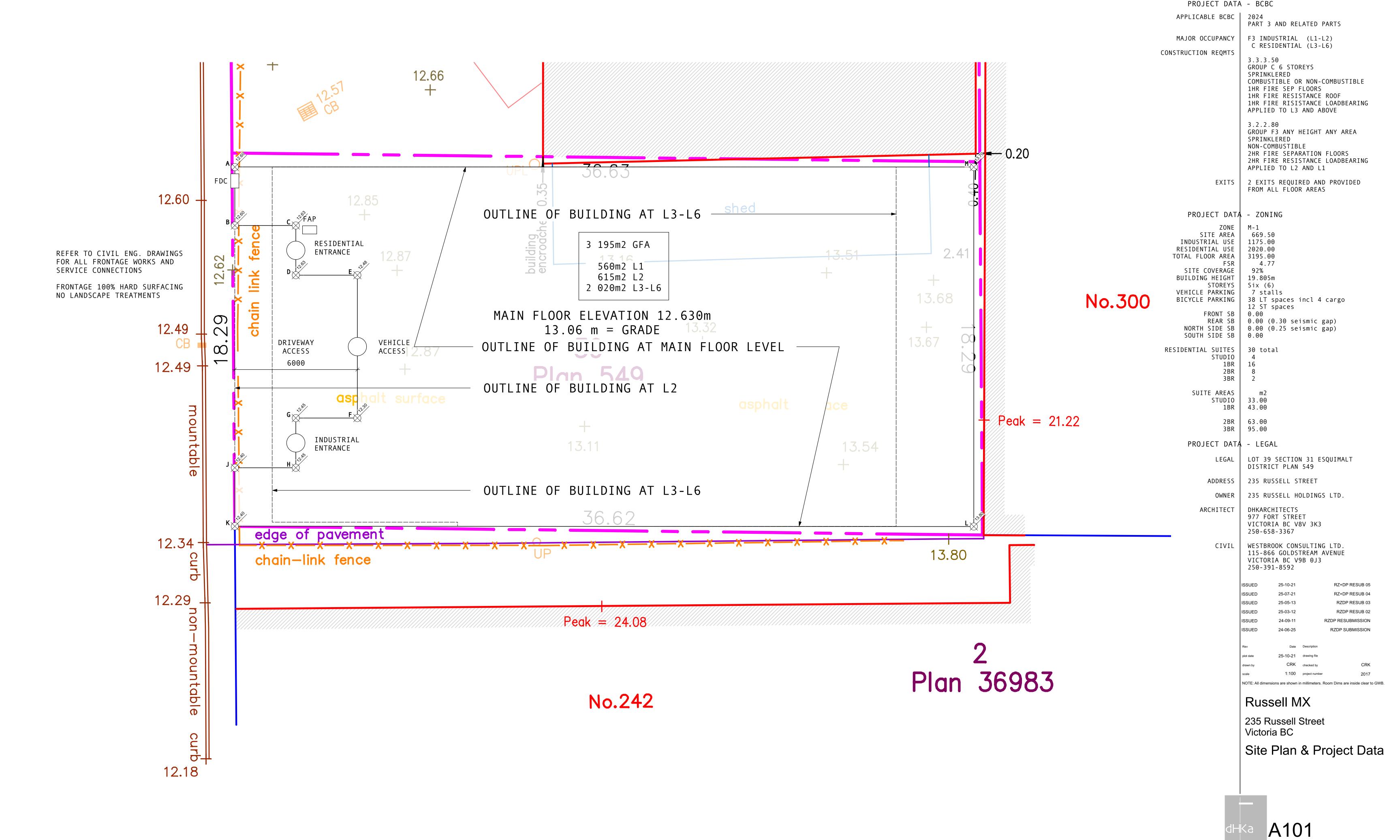
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Survey Plan



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Nanaimo
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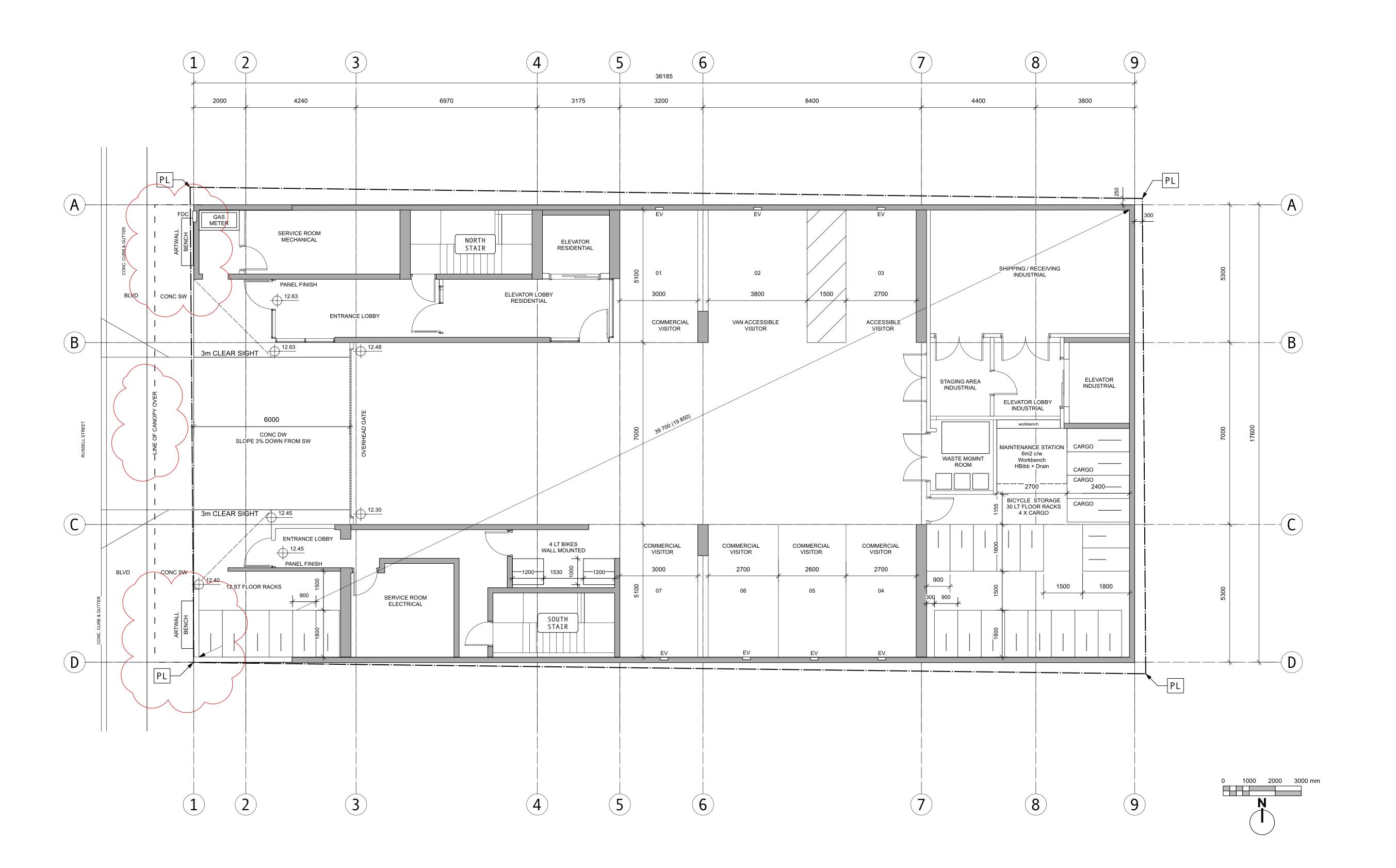
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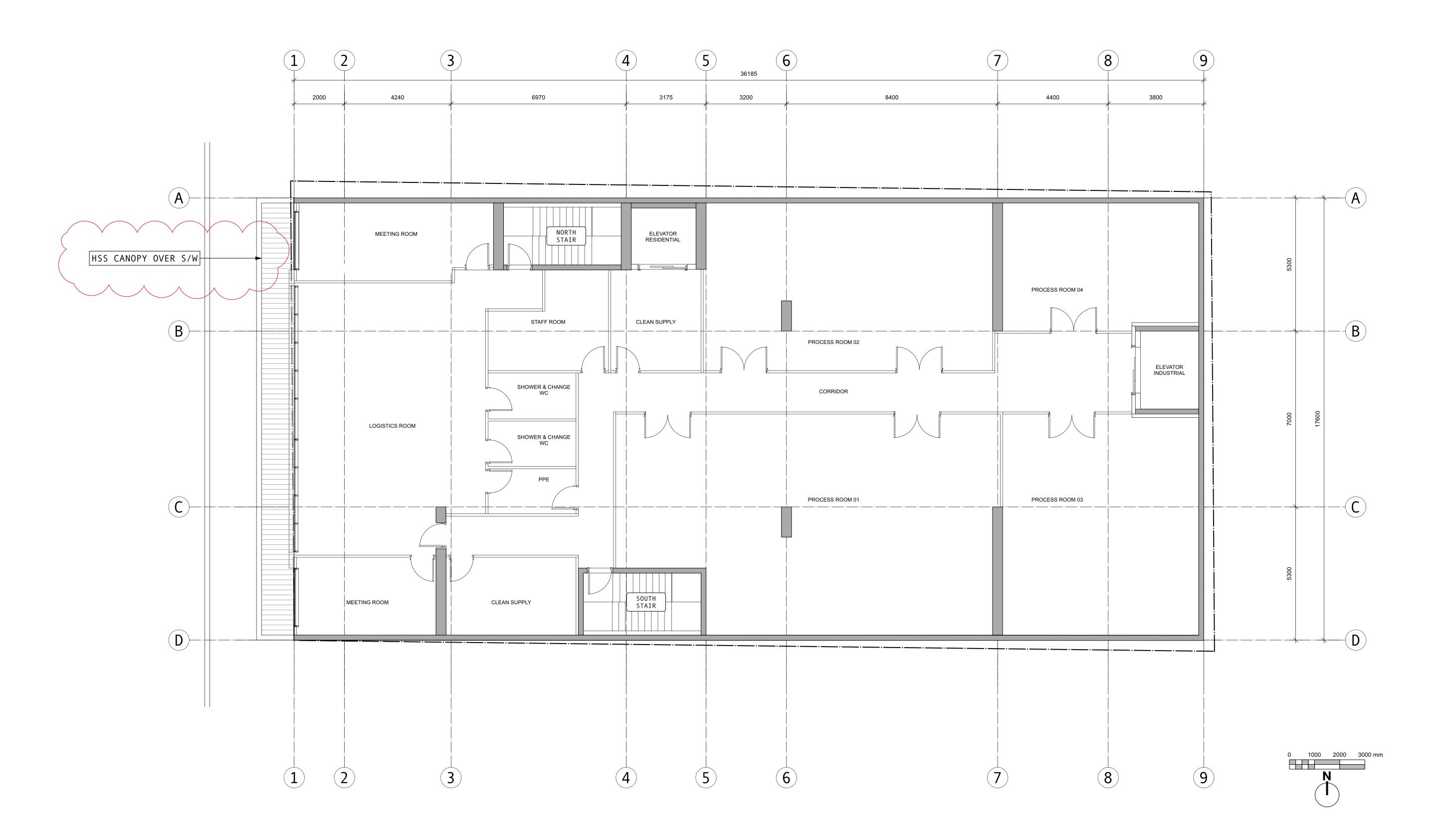


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ISSUED	25-05-13	RZDP RES	UB 03
ISSUED	25-03-12	RZDP RES	UB 02
ISSUED	24-09-11	RZDP RESUBMIS	SSION
ISSUED	24-06-25	RZDP SUBMIS	SSION
Rev	Date	Description	
plot date	25-10-21	drawing file	
drawn by	CRK	checked by	CRK
scale	1:100	project number	2017
NOTE: All dimension	ns are shown in	millimeters. Room Dims are inside	e clear to GW

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L1 PLAN



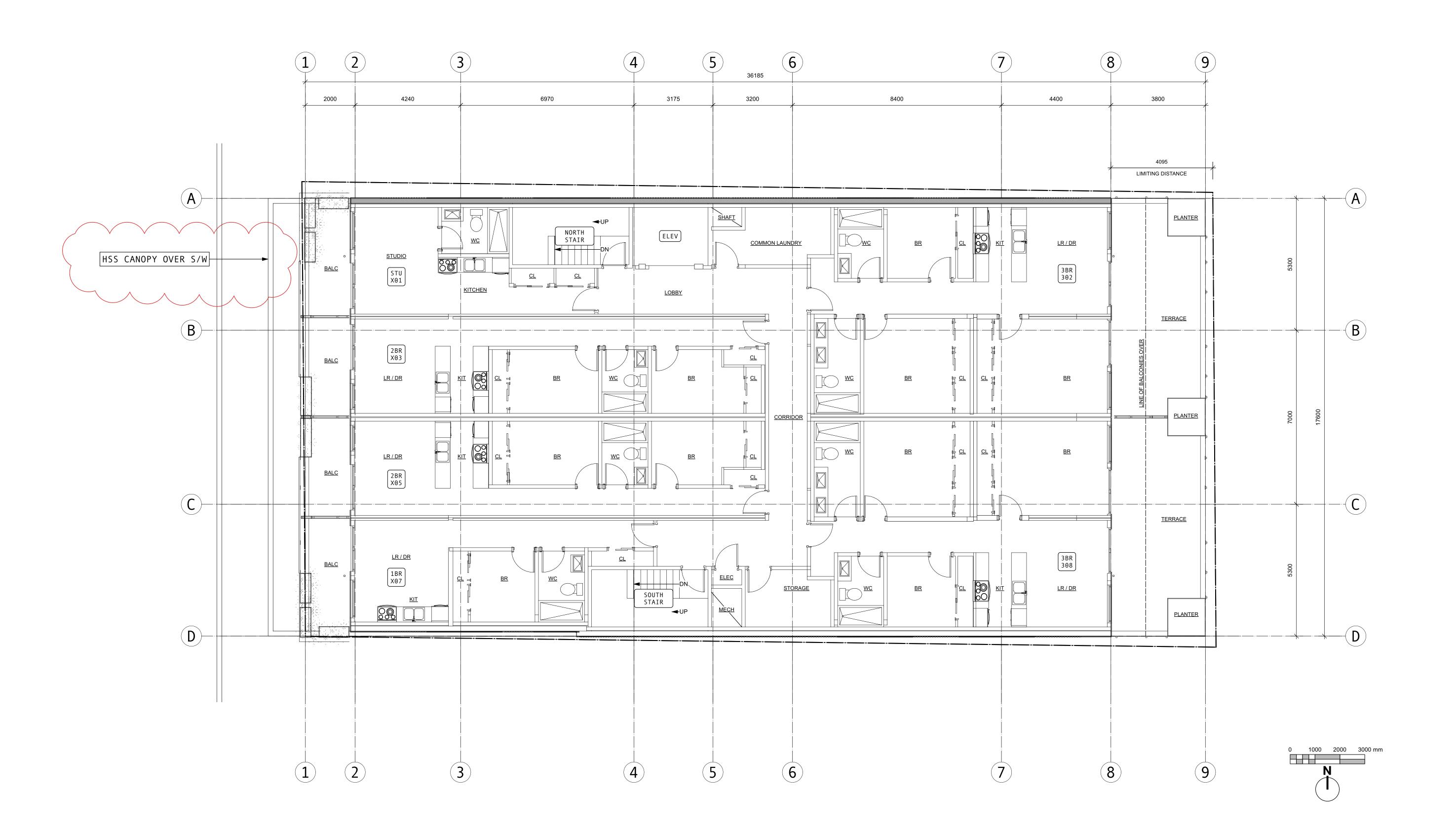


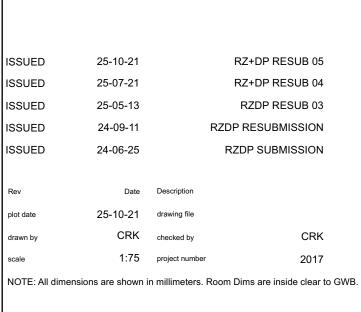
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ISSUED	25-05-13		RZDP RESUB 03			
ISSUED	25-03-12		RZDP RESUB 02			
ISSUED	24-09-11	F	RZDP RESUBMISSION			
ISSUED	24-06-25		RZDP SUBMISSION			
Rev	Date	Description				
plot date	25-10-21	drawing file				
drawn by	CRK	checked by	CRK			
scale	1:100	project number	2017			
NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.						

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L2 PLAN



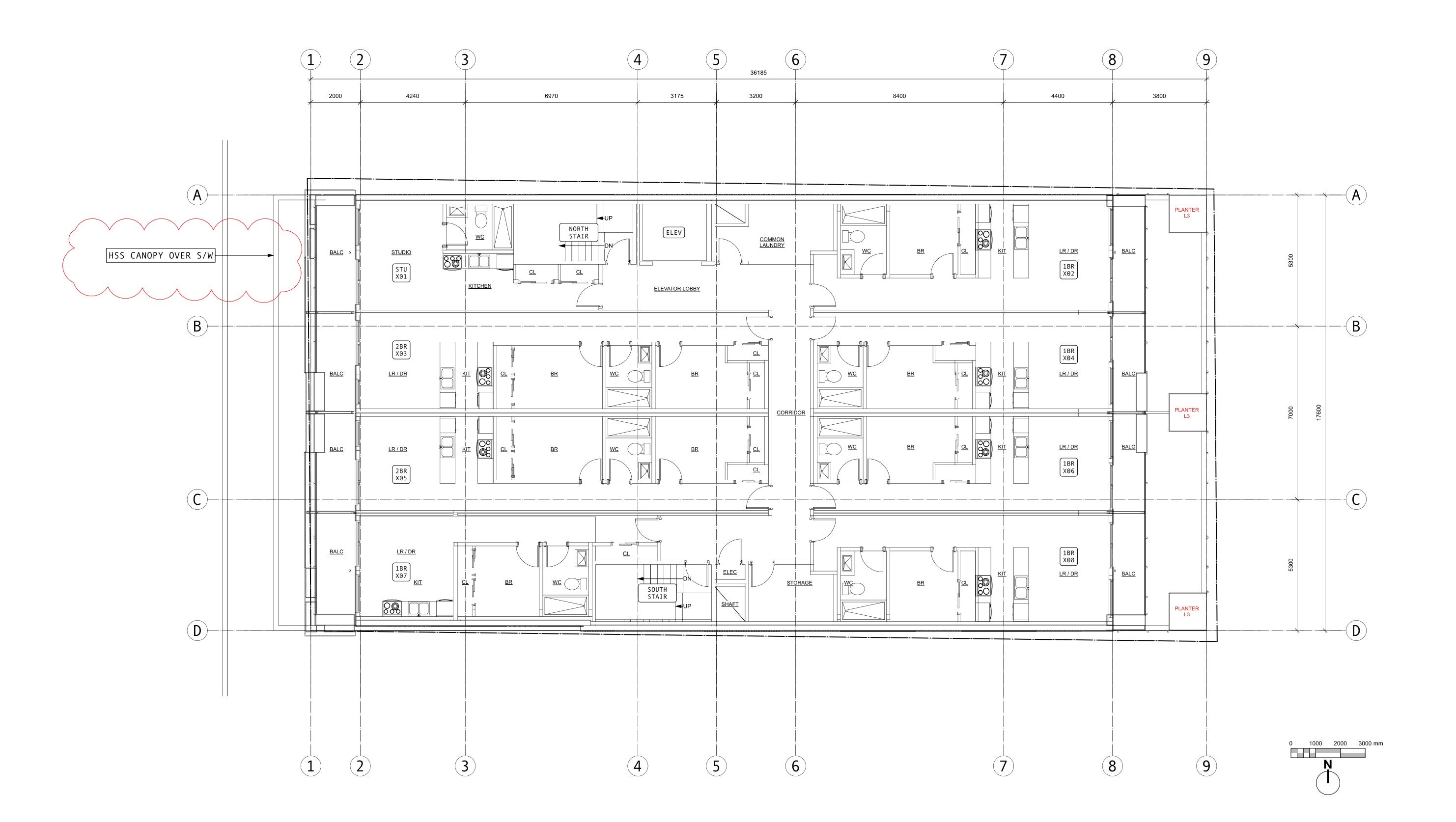




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L3 PLAN

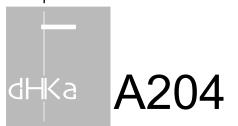




SSUED	25-10-21	I	RZ+DP RESUB	3 05		
SSUED	25-07-21	ı	RZ+DP RESUB	3 04		
SSUED	25-05-13		RZDP RESUB	3 03		
SSUED	24-09-11	RZDF	RESUBMISSI	ON		
SSUED	24-06-25	RZ	ZDP SUBMISSI	ON		
Rev	Date	Description				
lot date	25-10-21	drawing file				
rawn by	CRK	checked by	C	RK		
cale	1:75	project number	2	017		
IOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWE						

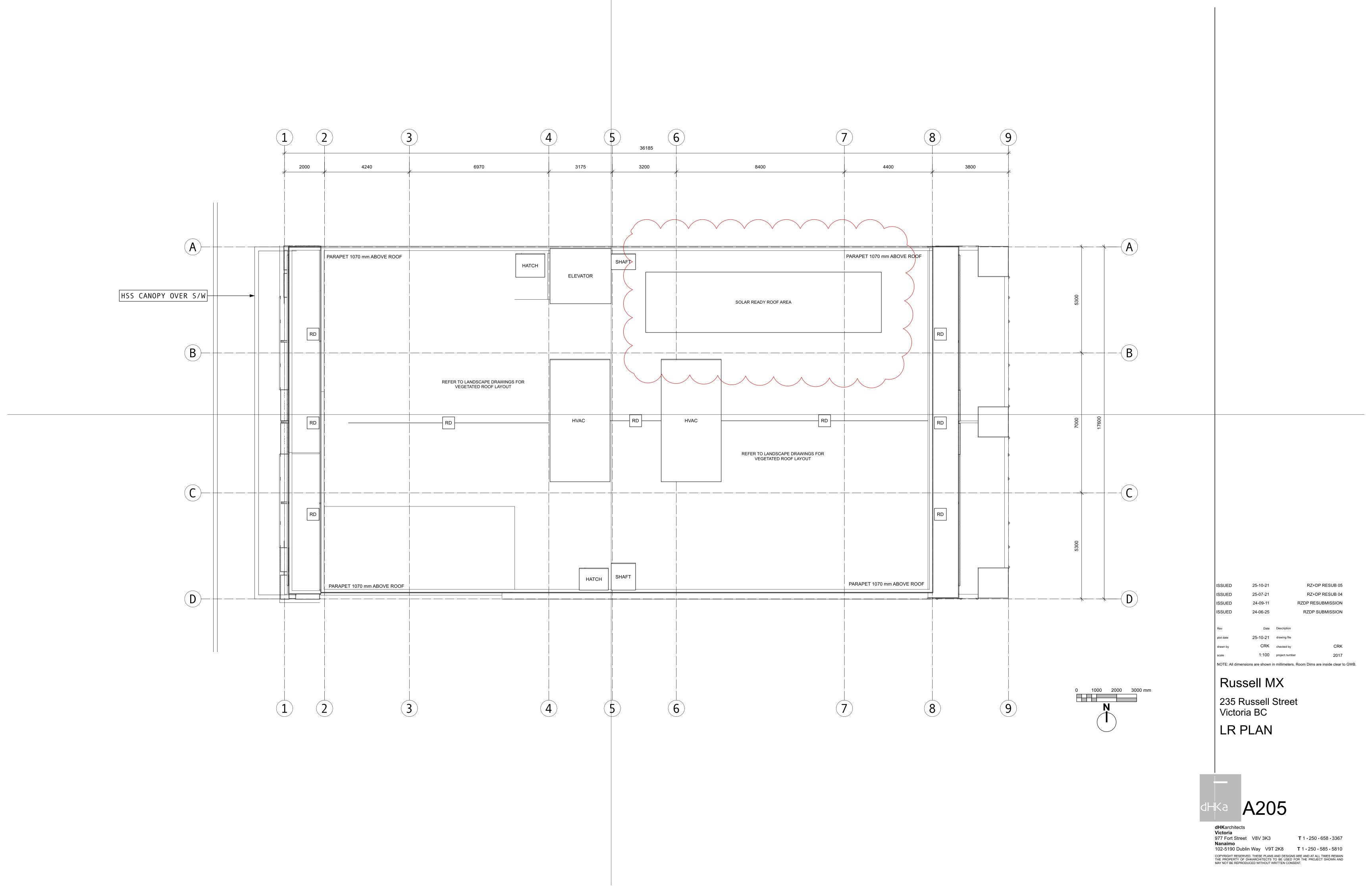
235 Russell Street Victoria BC

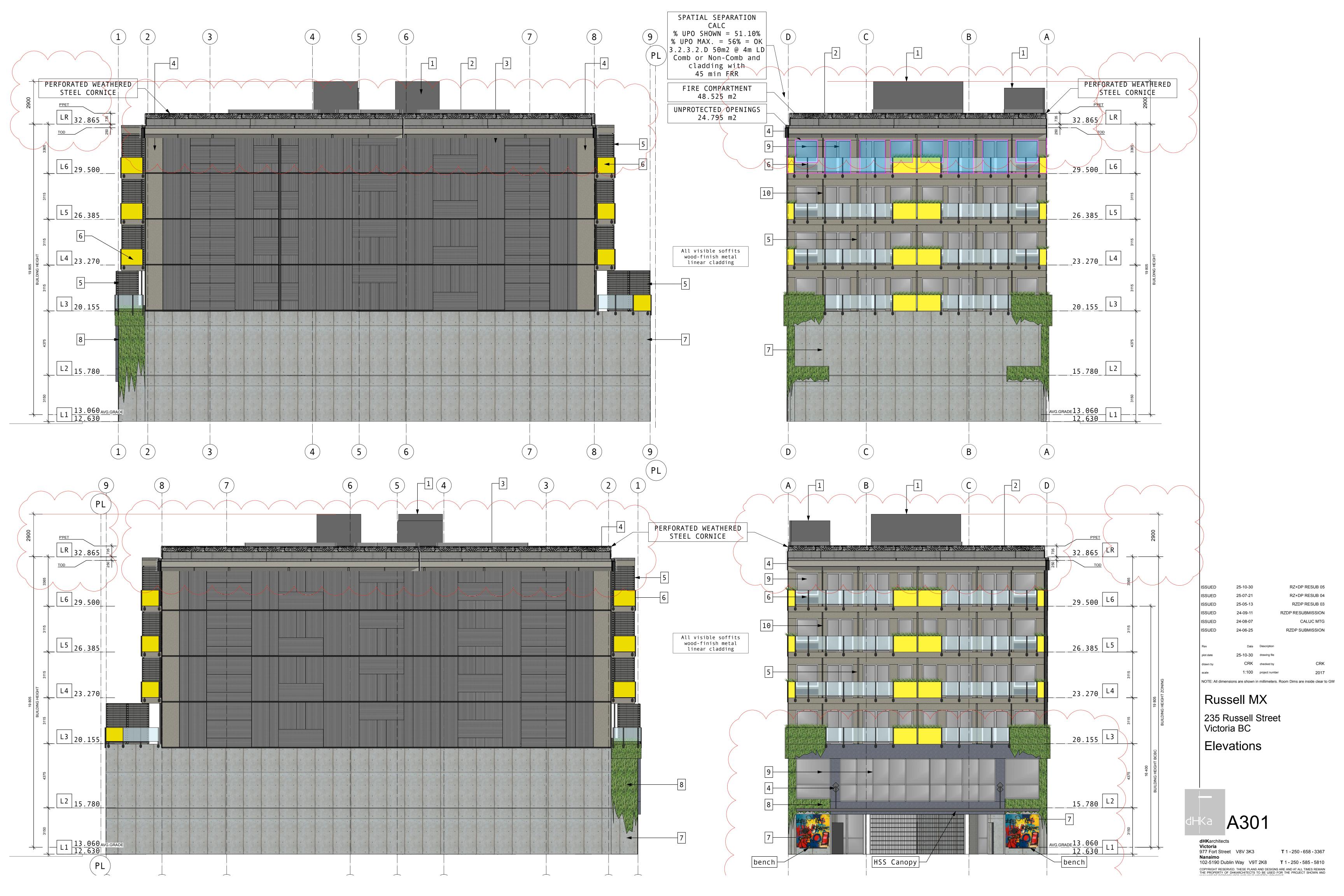
L4-6 PLAN

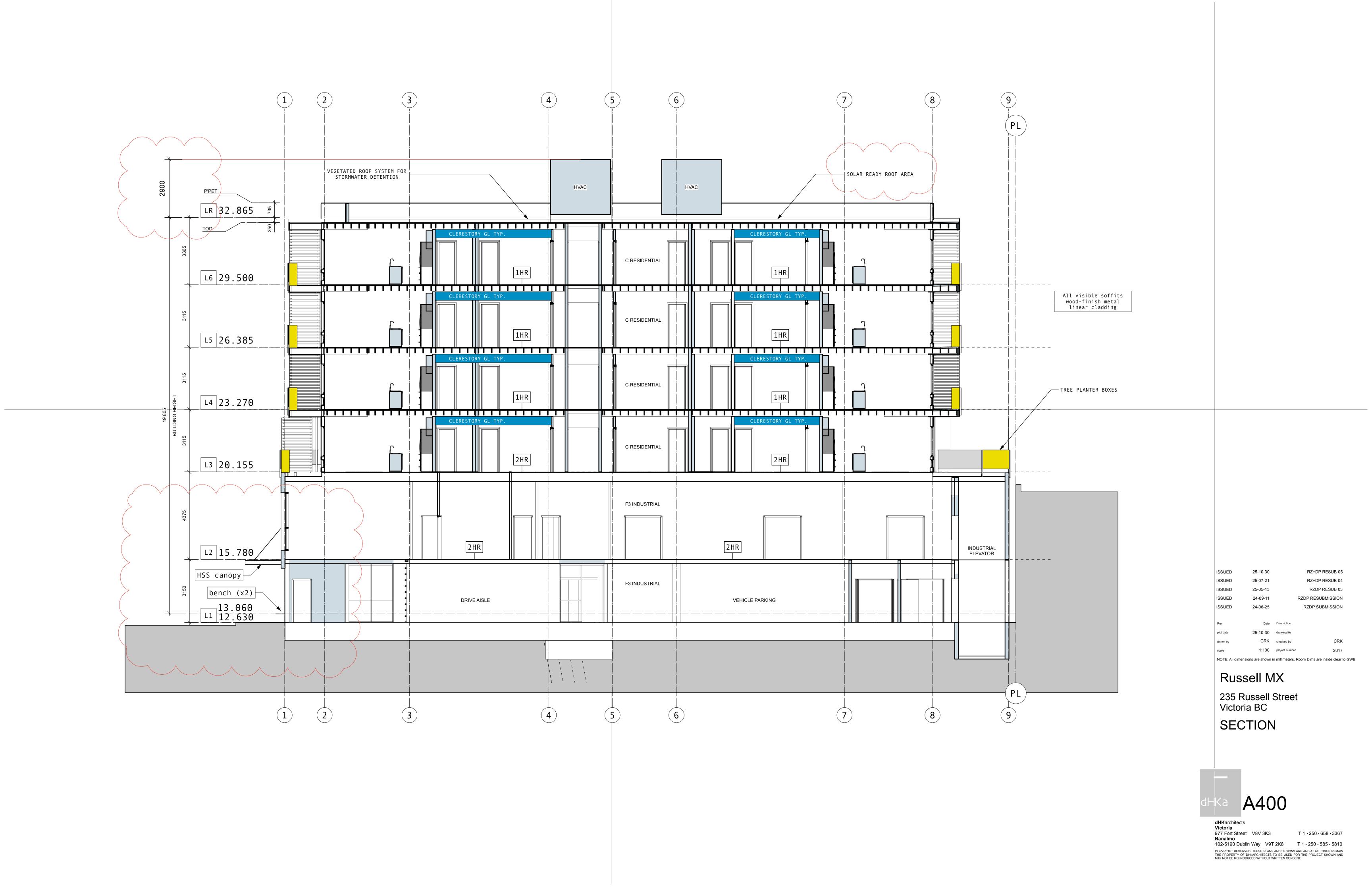


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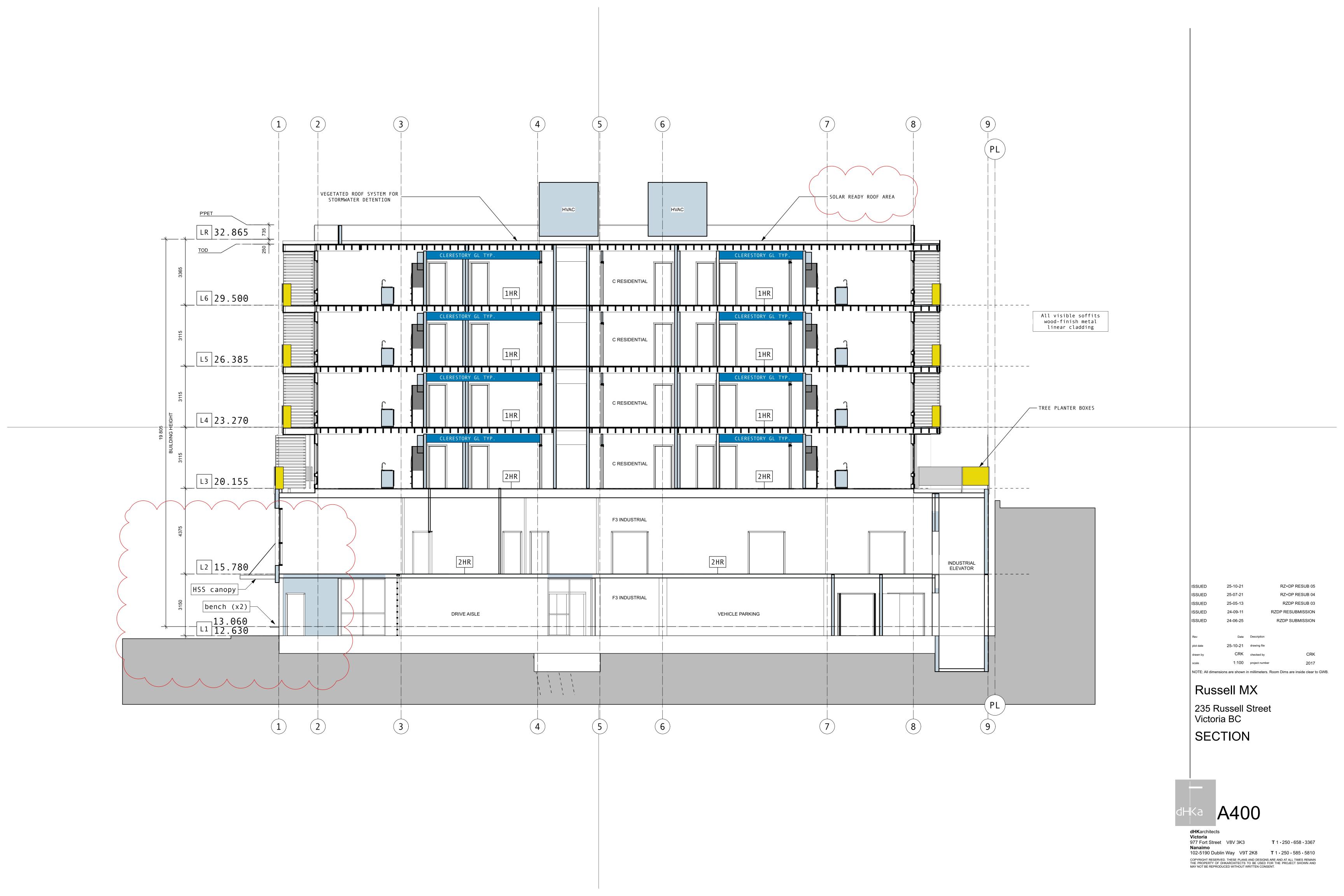
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RZ+DP RESUB 05 RZ+DP RESUB 04 CALUC MTG

Russell MX

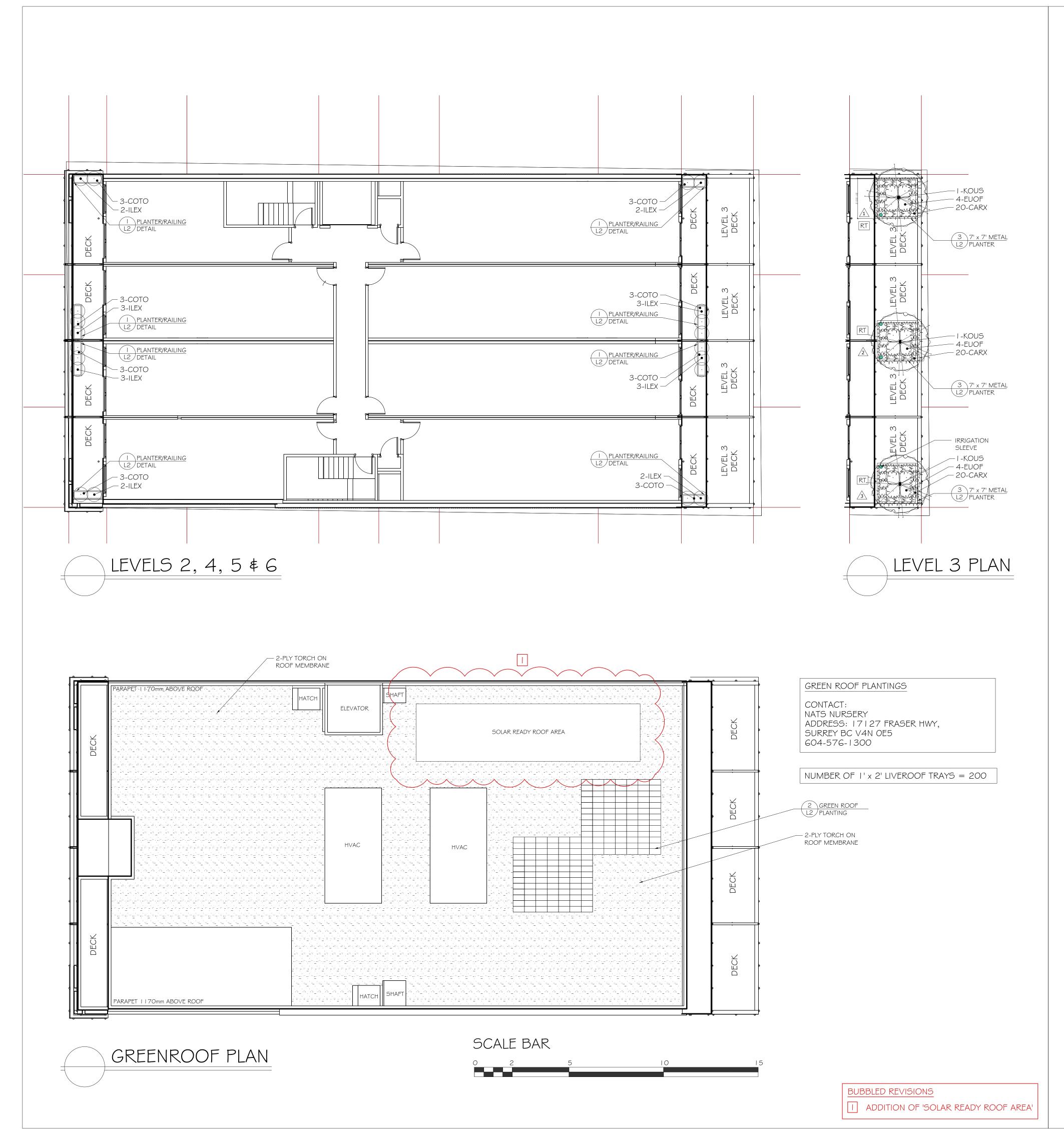
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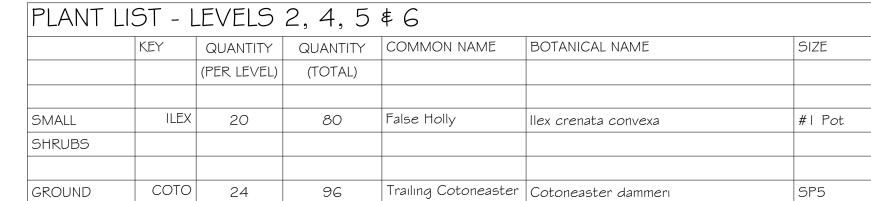
Street View



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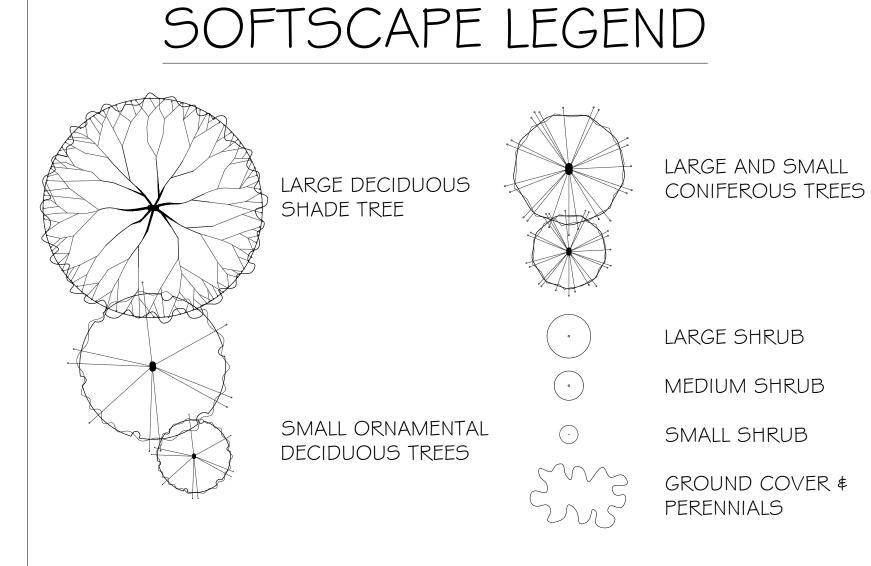
 102-5190 Dublin Way
 V9T 2K8
 T 1 ⋅ 250 ⋅ 585 ⋅ 5810
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COVERS

PLANT L	_IST - LI	EVEL 3	DECK ONLY		
	KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
TREES	KOUS	3	Satomi Dogwood	Kousa Satomi	6cm Cal.
SMALL	EUOF	30	Creeping Euonymus	Euonymus fortunei var. 'Emerald & Gold'	#I Pot
SHRUBS					
GROUND	CARX	96	Variegated Sedge	Carex morrowii var.'Aureovariegata'	SP5
COVERS					



	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					

RT DENOTES REPLACEMENT TREE					cement Proposed		Soil	Volume (m ³		red
Planting Area ID	Area (m²)	Soil Volume Multiplier*	A Estimated Soil Vol. (m³)	B # Small	C # Medium	D # Large	B # Small	C # Medium	D # Large	Total**
				ONSITE						
1	6.94	1.0M	6.94		1		6			6.0
2	6.94	1.0M	6.94		1		6			6.0
3	6.94	1.0M	6.94		1		6			6.0

TREE REPLACEMENT PLAN:

(2) All replacement trees are ONSITE

(1) All soil volume calculations are for replacement trees only

- 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.

(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.

NOTE: ALL PLANTERS W/
TREES TO BE IRRIGATED

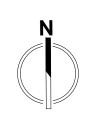
- EACH PLANTER HAS A SOIL VOLUME OF OVER 6m3
- PLANTER SIZE (DECK 3 EAST): 2.13m (L) x 2.13m (W) x 1.52m (D)
- REPLACEMENT TREES FOR EACH PLANTER CHOSEN FROM THE CITY OF VICTORIA TREE REPLACEMENT REQUIREMENTS, SCHEDULE E, SECTION C, PART 2 FOR 2:1 REPLACEMENT TREES.

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project north:

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

IRRIGATION SLEEVE

TREES TO BE IRRIGATED

LANDSCAPE CONCEPT & DETAIL **PLANS**

	project	1		
	date:	23 OCT 2025	scale:	1:100
	checked b	y: FORTH	drawn by:	BF, RF