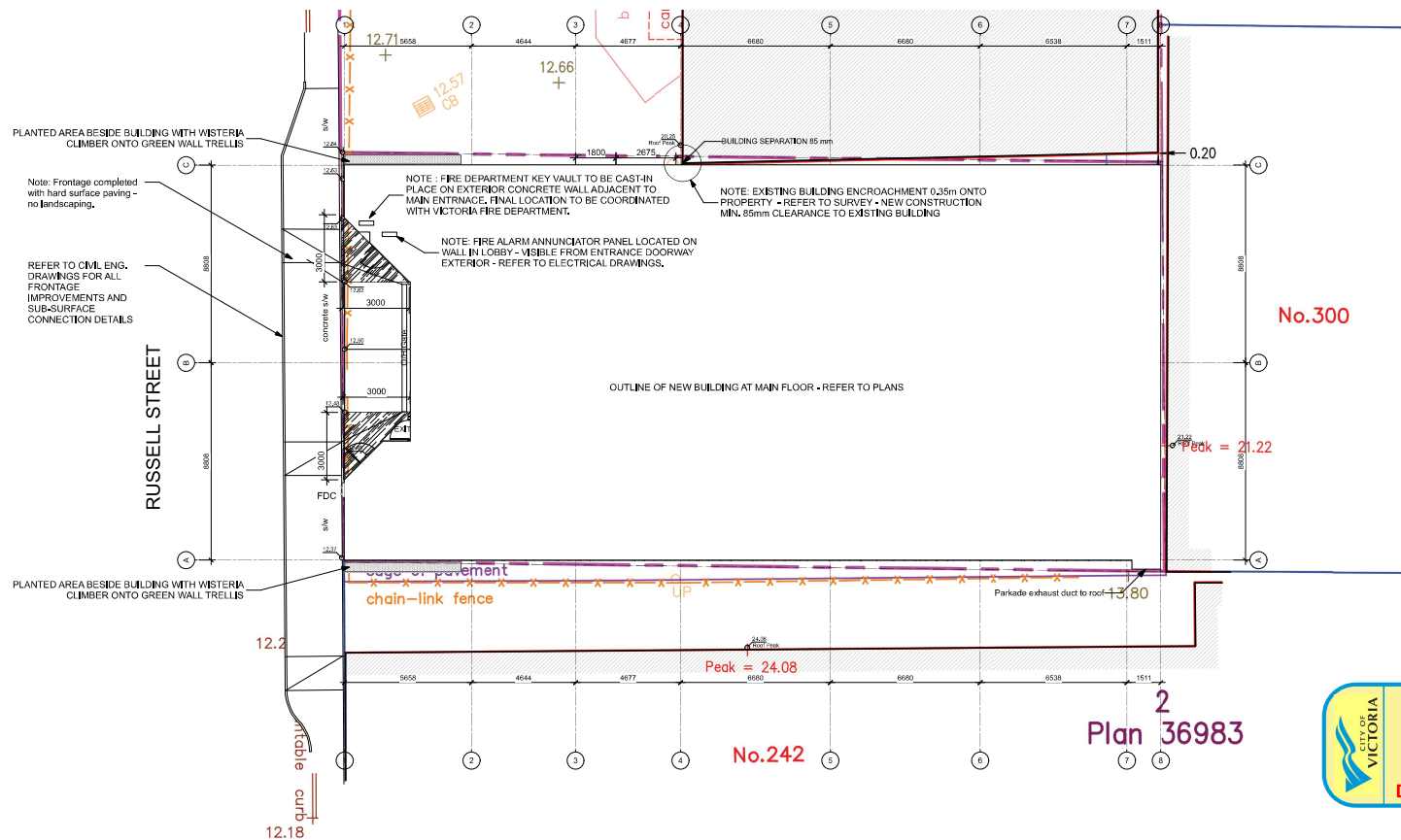


No.300



ADDRESS	235 ROSS STREET, VICTORIA BC
LEGAL	235 SECTION 31 ESQUIMALT CDP PLAN 549
OWNER	235 ROSS HOLDINGS LTD. (BC1176224)
USE	LIGHT INDUSTRIAL BUILDING
ARCHITECT	dHKharchitects Inc, 9177 Fort Street, Victoria BC V8V 3K3
CRP	250-456-3367 Charles Kirk architect ABC MRABC crk@dhk.ca
MECHANICAL	Avalon Mechanical Consultants Inc, 300-1245 Esquimalt Road Victoria, BC V9A 3P2 250-304-4128 Kevin Jackson P.Eng kmeckson@avalonmechanical.com
ELECTRICAL	E2 Engineering 549 Herald Street, Victoria BC V8W 1S5 789-453-0391 Patrick Lourds B.Eng. Patrick.Lourds@e2eng.ca
CIVIL	Westbrook Consulting Ltd, 115-566 Goldstream Avenue Victoria BC V9B 0J3 250-331-4592 Bruce Crawshaw P.Eng LEED AP bcrawshaw@wbrook.ca
COPE 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
E PROTECTION	3.2,2.8.2 up to 4 storeys facing 1 street <1200 m2
RUCTION TYPE	Non-Sprinklered Building
	Combustible and Non-combustible construction Permitted.
	Floor Assemblies - Fire Separations with 45 min. Fire Resistance Rating,
	Supporting structure - 45 minute Rating or Non-Combustible,
	Roof - 45 minute rating,

Revisions
Received Date:
April 27, 2022
Deemed Date:
December 8, 2021

PROJECT INFORMATION TABLE	
Zone (existing)	M-1
Site area (m ²)	669 m ²
Total floor area (m ²)	1,942 m ² (124 L1, 606 ea, L2 / L3 / L4)
Commercial floor area (m ²)	1,942 m ²
Floor space ratio	2.9 to 1
Site coverage %	96% (641m2 gross lot, area)
Open site space %	0 %
Height of building (m)	14,480 m
Number of storeys	4 Storeys
Parking slots (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 (m ²)	N/A
Total residential floor area (m ²)	N/A

ISSUED	22-04-12	BP SUBMISSION 01
R4	2-10-11	REV ADP RESUB
REV & RESUB	2-10-11	DP REV_01
ISSUED	2-10-11	DP APPLICATION
ISSUED	2-10-08	To Consultants DWG- PDF

No.	Date	Description
date	22-03-20	drawing to rpses@VW42.VWK
checked by	OK	checked by OK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimeters, Room Dims are inside door to GWR.

Russell Industrial
235 Russell Street
Victoria BC
**Site Plan &
Project Data**

dH₂O A101

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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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.

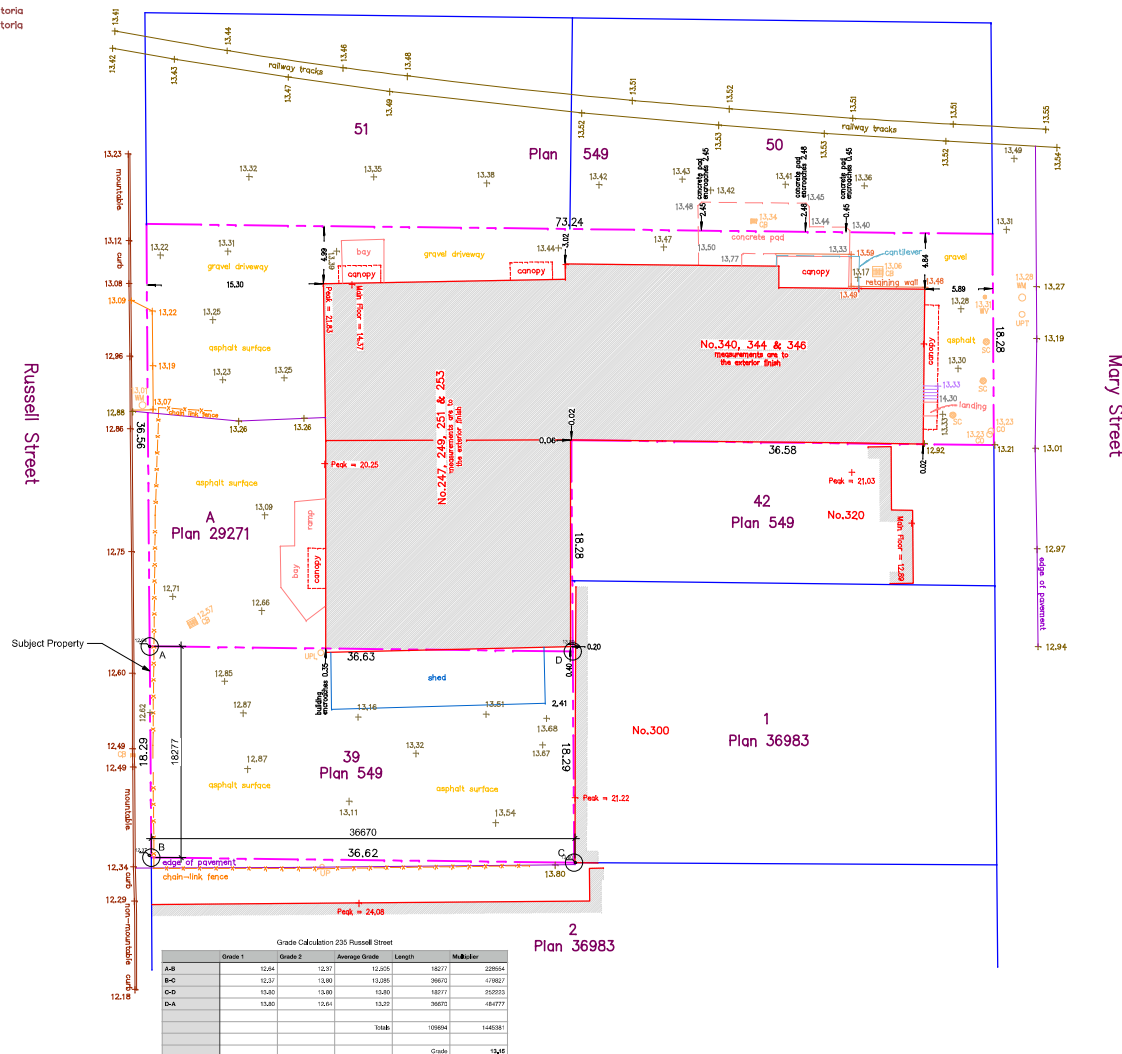
LEGEND:
Elevations are to geodetic datum.
+ - denotes - existing elevation
CB - denotes - Catch Basin
CD - denotes - Clean Out
UPT - denotes - Utility Pole with Transformer
WV - denotes - Water Valve
WM - denotes - Water Meter
SC - denotes - Service Cover

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
250-2850 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

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: M76302 - 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.

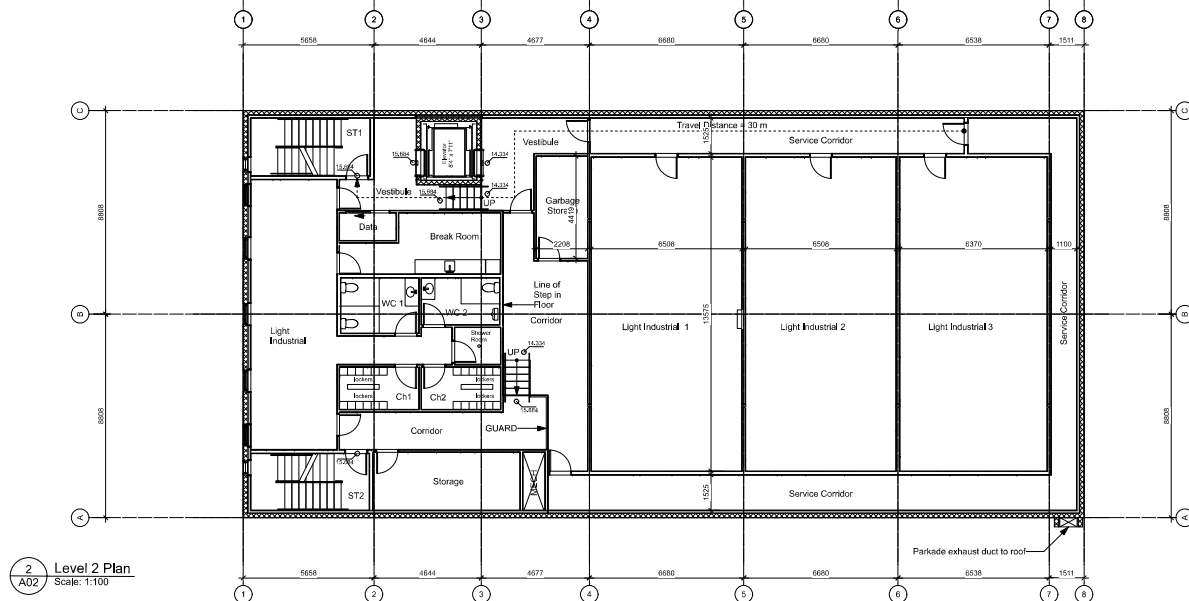
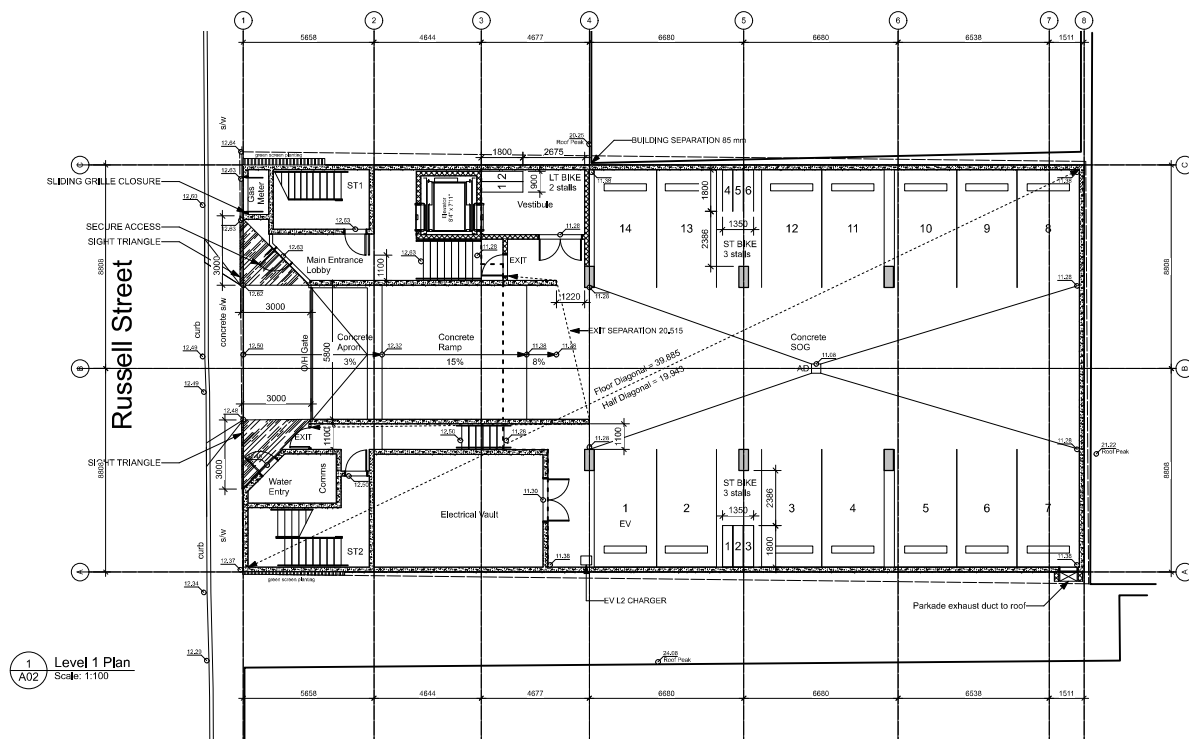
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REV & REBUS	21404-06	OP REV/21
ISSUED	21401-08	OP APPLICATION
ISSUED	21401-08	To Consultants DWG/POF
Rev	Date	Description
Rev	21406-11	Drawn by: russell_WHL/VWX
Rev	07K	Checked by: 07K
Rev	1100	Drawn by: 2017

NOTE: All dimensions are shown in metres. Round dimensions to 0.00m.



A01

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Victoria
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Nanaimo
100-4180 Dufferin Way V9T 2K8 T 1-250-585-5810
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RS	21-07-09	OFF removal/ SHWR add
REV	25-06-11	REV ADP RESUB
REV & RESUB	21-02-16	DP REV_01
ISSUED	21-01-18	DP APPLICATION
ISSUED	21-01-06	To Consultants DWG+PDF
Rev	Date	Description
Rev date	21-07-09	drawing title russell_V01G_V00X
drawn by	GRK	checked by GRK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimetres, Round Dimensions are inside clear to GWS.

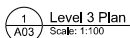
Russell Industrial
235 Russell Street
Victoria BC
Level 1: *John K...*



dHKA A02

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Nanaimo
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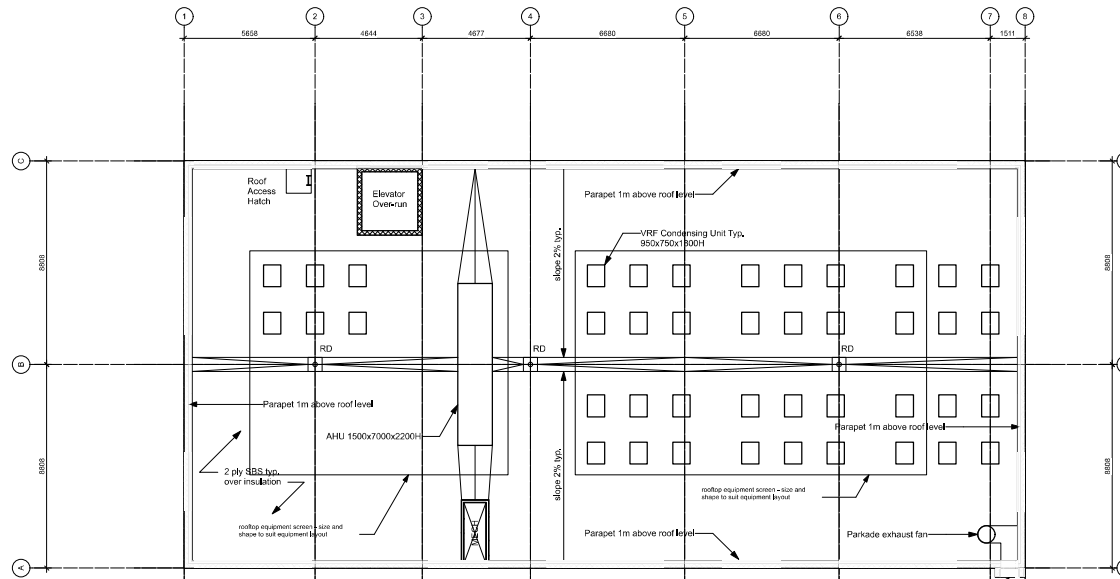
Russell Industrial
235 Russell Street
Victoria BC
Level 3.4



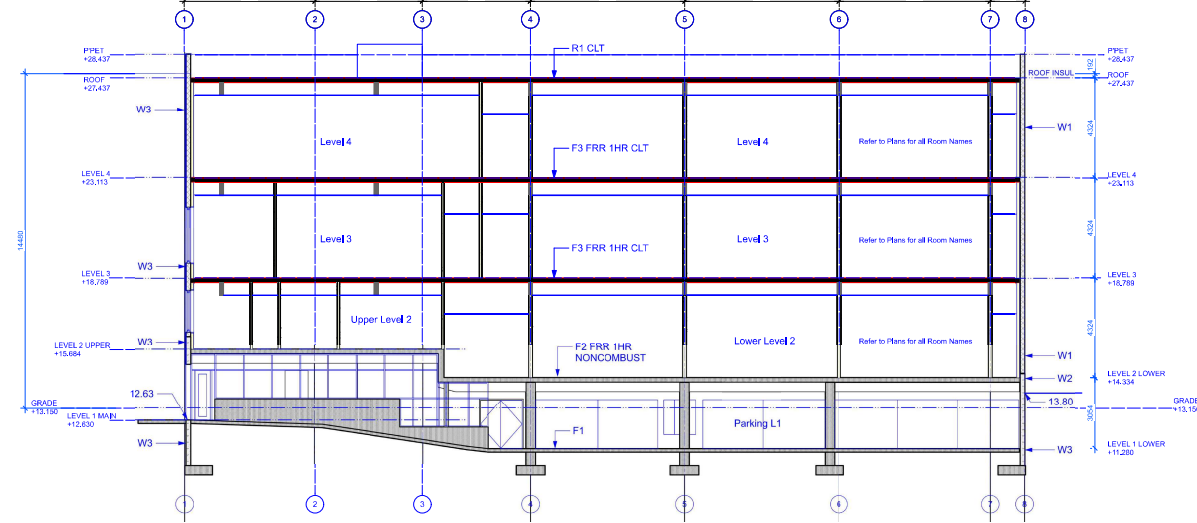
A03

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1 Roof Plan
A04 Scale: 1:100



2 Building Section
A04 Scale: 1:100

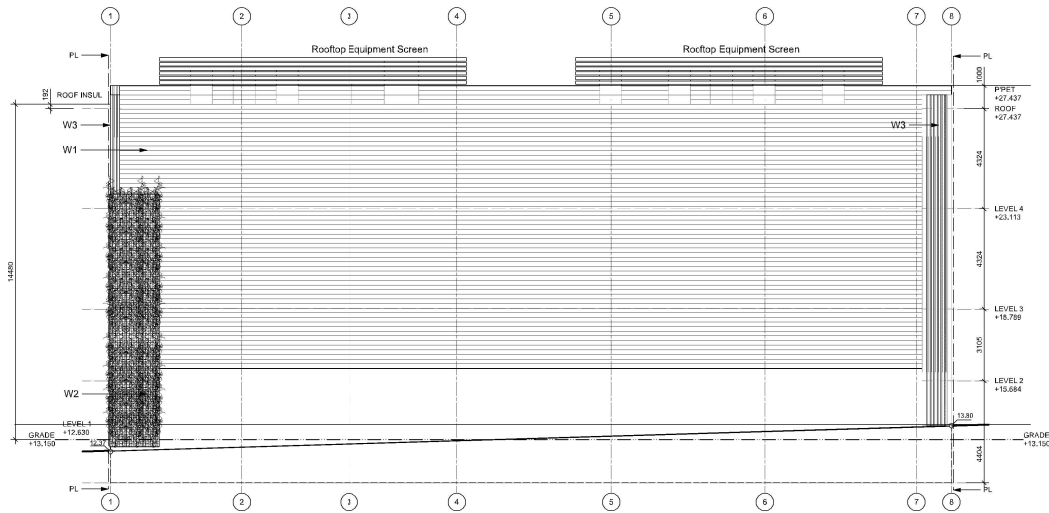
REV	21-05-11	REV ADP RESUB
REV & RESUB	21-09-16	OP REV 21
ISSUED	21-01-18	DP APPLICATION
ISSUED	21-01-08	To Consultants DWG-POF
Rev	Date	Description
Rev	21-05-11	Rev ADP RESUB
Rev	21-09-16	OP REV 21
Rev	21-01-18	DP APPLICATION
Rev	21-01-08	To Consultants DWG-POF

Russell Industrial
235 Russell Street
Victoria BC
Roof Plan & Section

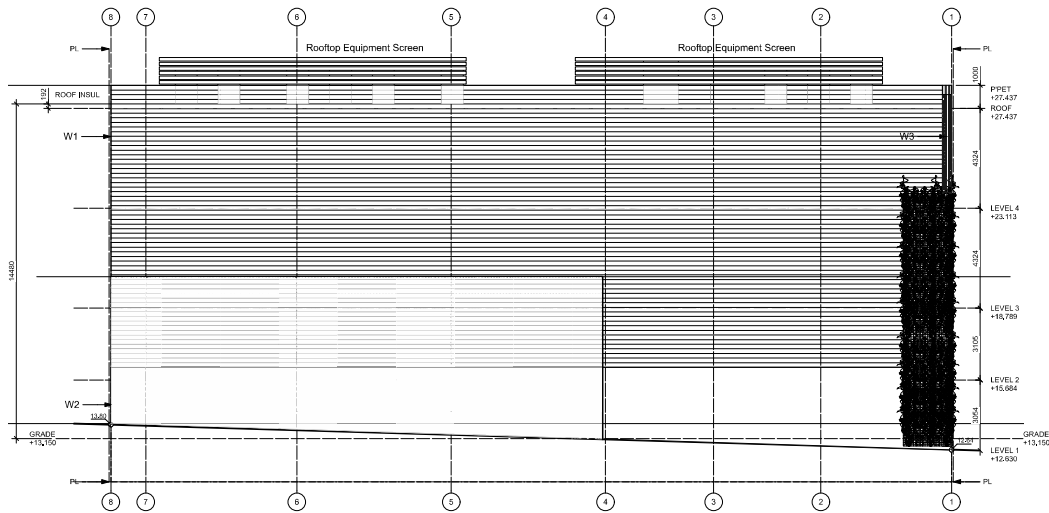


dHKA A04

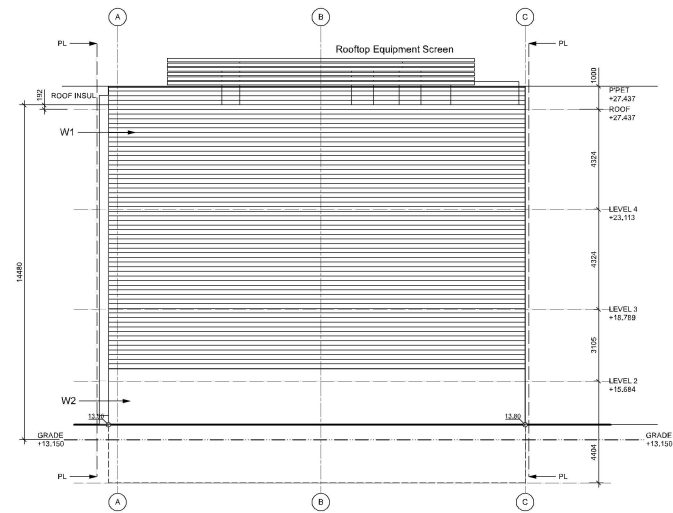
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Nanaimo
100-1150 Dublin Way V9T 2K8 T 1-250-585-5810
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4 South Elevation
Scale: 1:100



3 North Elevation
Scale: 1:100



2 East Elevation
Scale: 1:100



1 West Elevation
Scale: 1:100

- W1 Smooth face concrete block ; elastomeric paint finish "Slate Grey".
- W2 CIP Concrete ; anti-graffiti coating.
- W3 Corrugated Metal Siding Finish "Charcoal Black" and "Weathered Steel" WP Membrane Concrete Block / Concrete Backup Wall

REV	21-06-11	REV ADP RESUB
REV A RESUB	21-03-16	OP REV_01
ISSUED	21-01-18	OP APPLICATION
ISSUED	21-01-08	To Circulate DWG-POP

Russell Industrial
235 Russell Street
Victoria BC
Elevation



A05

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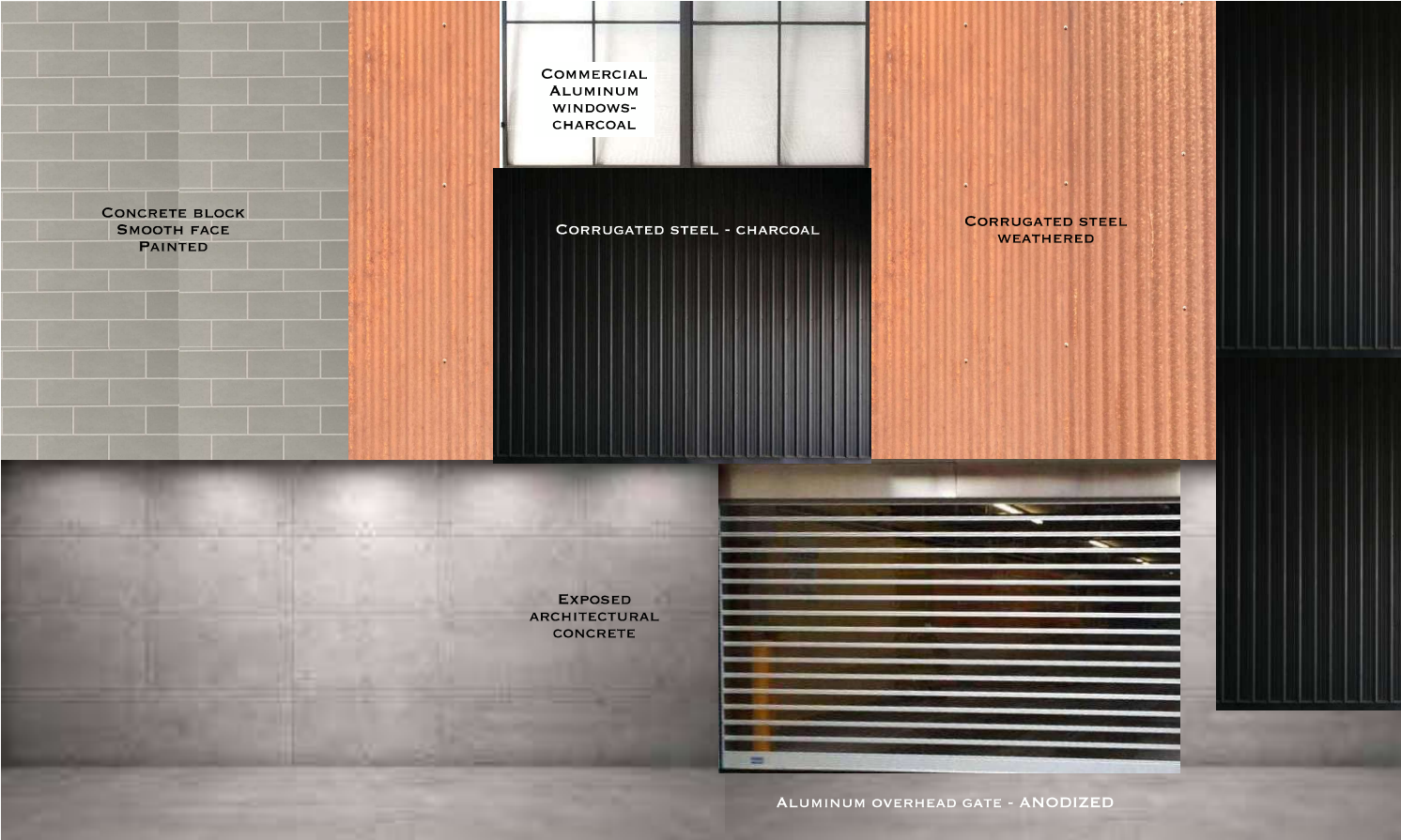
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Russell Industrial
235 Russell Street
Victoria BC
Context
Rendered 2021-07-26



A06

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Nanaimo
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ISSUED	21-09-23	DP REV1_01
Rev	Date	Description
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Russell Industrial
235 Russell Street
Victoria BC

Exterior
2021-07-28

dhKa A07
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