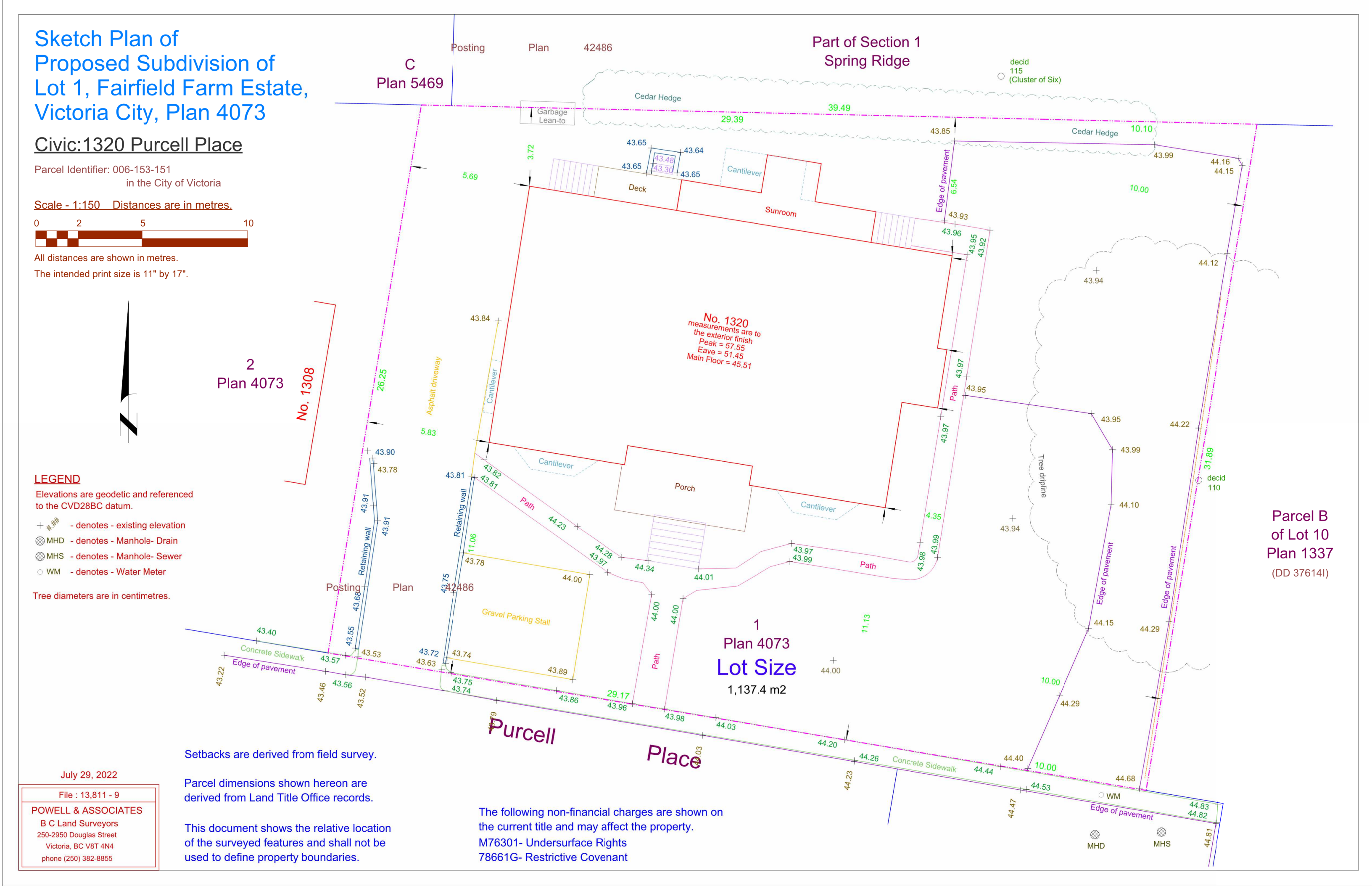




Sketch Plan of
Proposed Subdivision of
Lot 1, Fairfield Farm Estate,
Victoria City, Plan 4073

Civic: 1320 Purcell Place
Parcel Identifier: 006-153-151
in the City of Victoria

Scale - 1:150 Distances are in metres.

All distances are shown in metres.
The intended print size is 11" by 17".

LEGEND

Elevations are geodetic and referenced
to the CVD28BC datum.

- + #/## - denotes - existing elevation
- MHD - denotes - Manhole- Drain
- MHS - denotes - Manhole- Sewer
- WM - denotes - Water Meter

Tree diameters are in centimeters.

Setbacks are derived from field survey.

Parcel dimensions shown hereon are
derived from Land Title Office records.

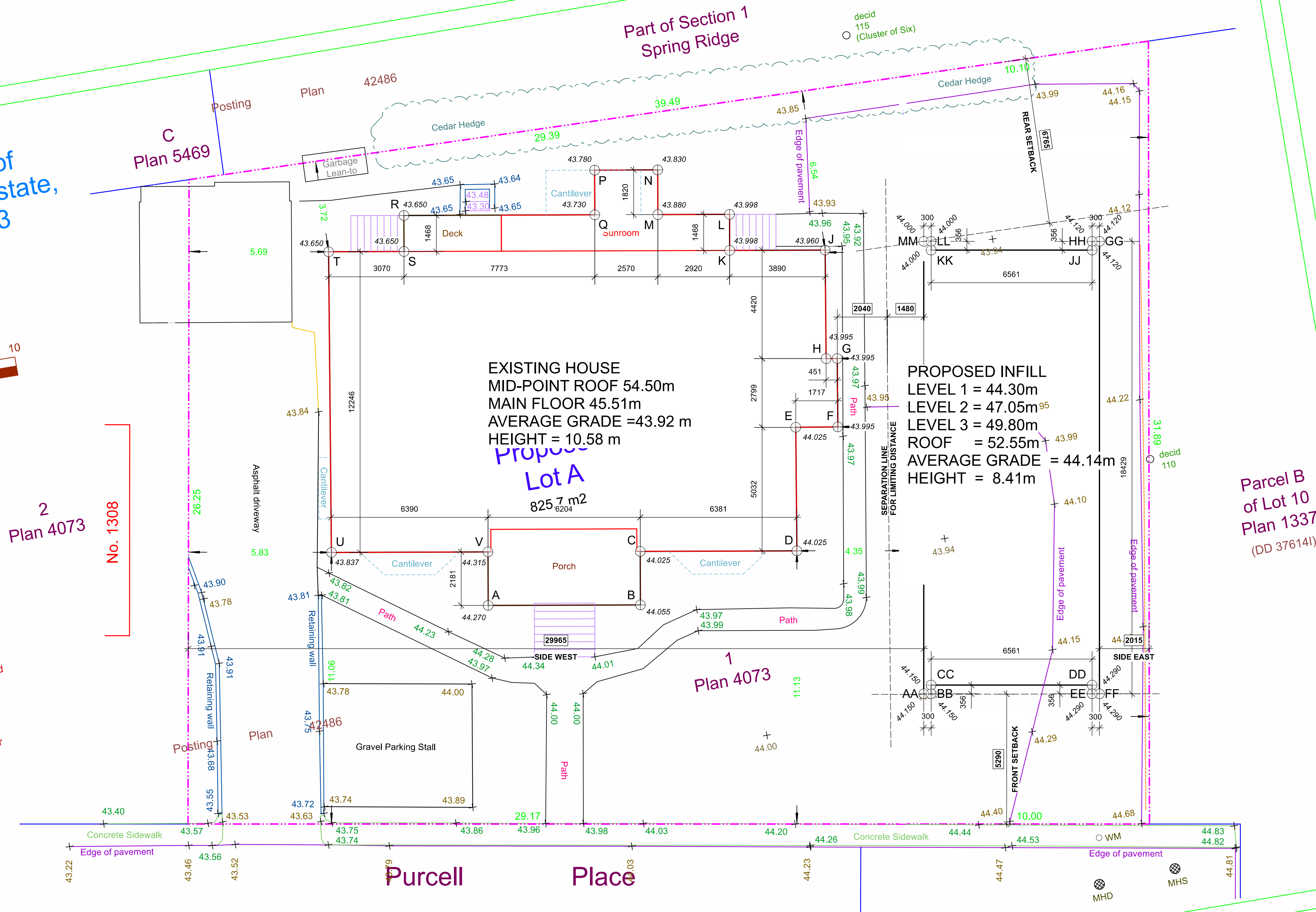
This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.

July 29, 2022

File : 13,811 - 9

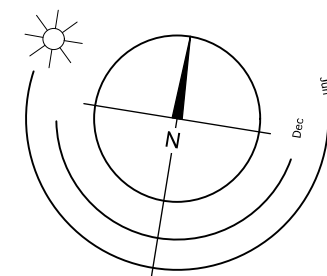
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

The following non-financial charges are shown on
the current title and may affect the property.
M76301- Undersurface Rights
78661G- Restrictive Covenant



PURCELL GRADE CALC				
POINTS	GRADE	GRADE	DISTANC	TOTAL
E				
A-B	44.270	44.055	6.204	273.984
B-C	44.055	44.025	2.181	96.051
C-D	44.025	44.025	6.381	280.924
D-E	44.025	44.025	5.032	221.534
E-F	44.025	43.995	1.717	75.565
F-G	43.995	43.995	2.799	123.142
G-H	43.995	43.995	0.451	19.842
H-J	43.995	43.960	4.420	194.381
J-K	43.960	43.998	3.890	171.078
K-L	43.998	43.998	1.468	64.589
L-M	43.998	43.880	2.920	128.302
M-N	43.880	43.830	1.820	79.816
N-P	43.830	43.780	2.570	112.579
P-Q	43.78	43.730	1.820	79.634
Q-R	43.730	43.650	7.773	339.602
R-S	43.650	43.650	1.468	64.078
S-T	43.650	43.650	3.070	134.006
T-U	43.650	43.837	12.246	535.683
U-V	43.837	44.315	6.390	281.646
V-A	44.315	44.270	2.181	96.602
TOTAL			76.801	3373.037
GRADE		FOR EXISTING HOUSE		43.919

POINTS	GRADE	GRADE	DISTANC	TOTAL
E				
AA-BB	44.150	44.150	0.3	13.245
BB-CC	44.150	44.150	0.356	15.717
CC-DD	44.150	44.200	6.561	290.127
DD-EE	44.200	44.200	0.356	15.767
EE-FF	44.200	44.200	0.3	13.287
FF-GG	44.200	44.120	18.429	814.654
GG-HH	44.120	44.120	0.3	13.236
HH-IJ	44.120	44.120	0.356	15.707
IJ-KK	44.120	44.000	6.561	289.078
KK-LL	44.000	44.000	0.356	15.664
LL-MM	44.000	44.000	0.3	13.200
MM-AA	44.000	44.150	18.429	812.258
TOTALS			52.604	2321.941
GRADE		FOR PROPOSED INFILL		44.140



0 2500 5000mm
1 : 75

ISSUED 25-02-25 DP AMENDMENT
ISSUED 24-08-06 RESUBMIT COV REVIEW
ISSUED 24-03-04 RESUBMIT COV REVIEW

Rev	Date	Description
1	25-02-26	drawing file
2	25-02-26	drawn by nlo/clrk checked by crk
3	25-02-26	scale 1:100 project number 2338

NOTE: All dimensions are shown in millimeters.

1320 Purcell Place

Victoria, BC

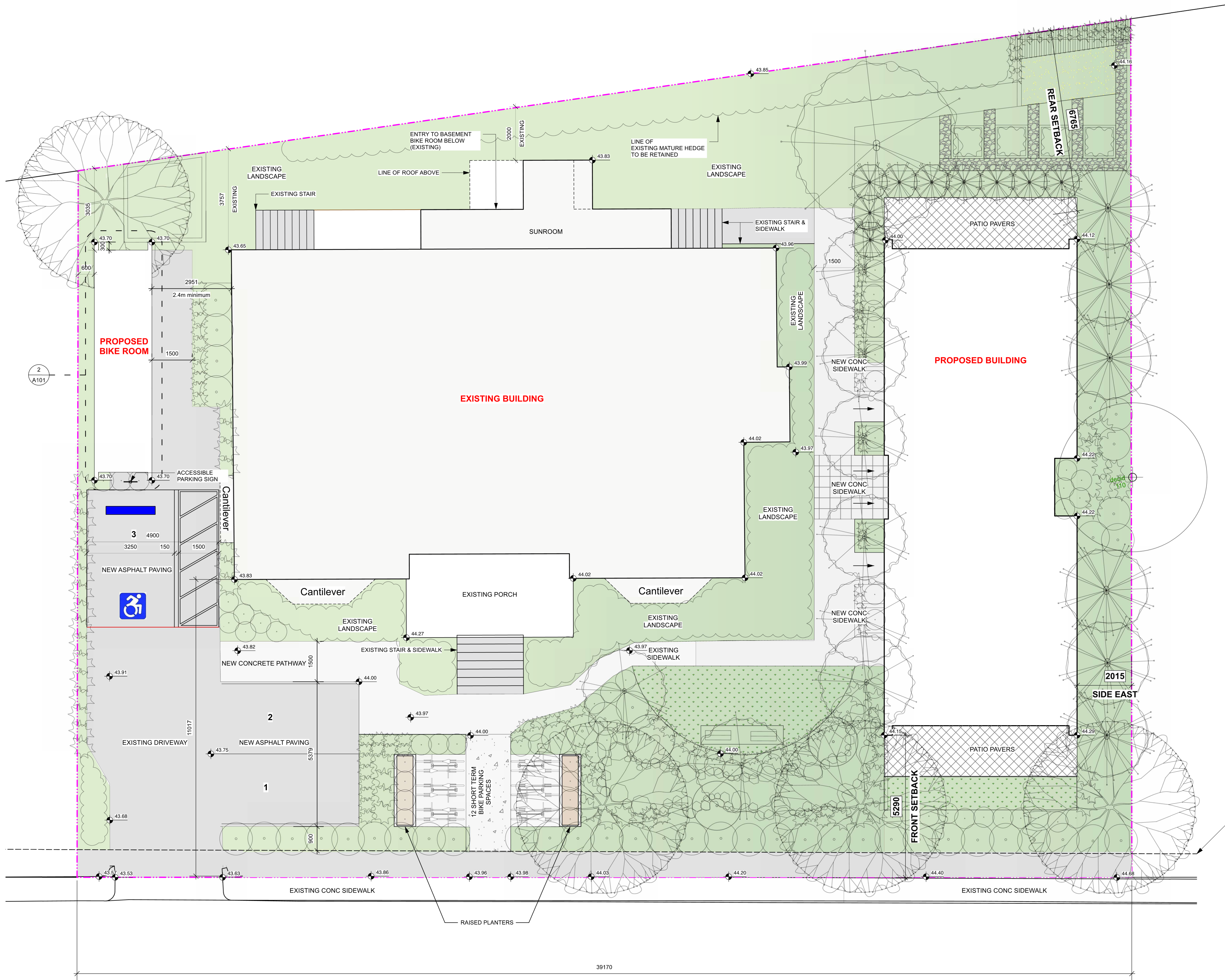
Zone Data Sheet



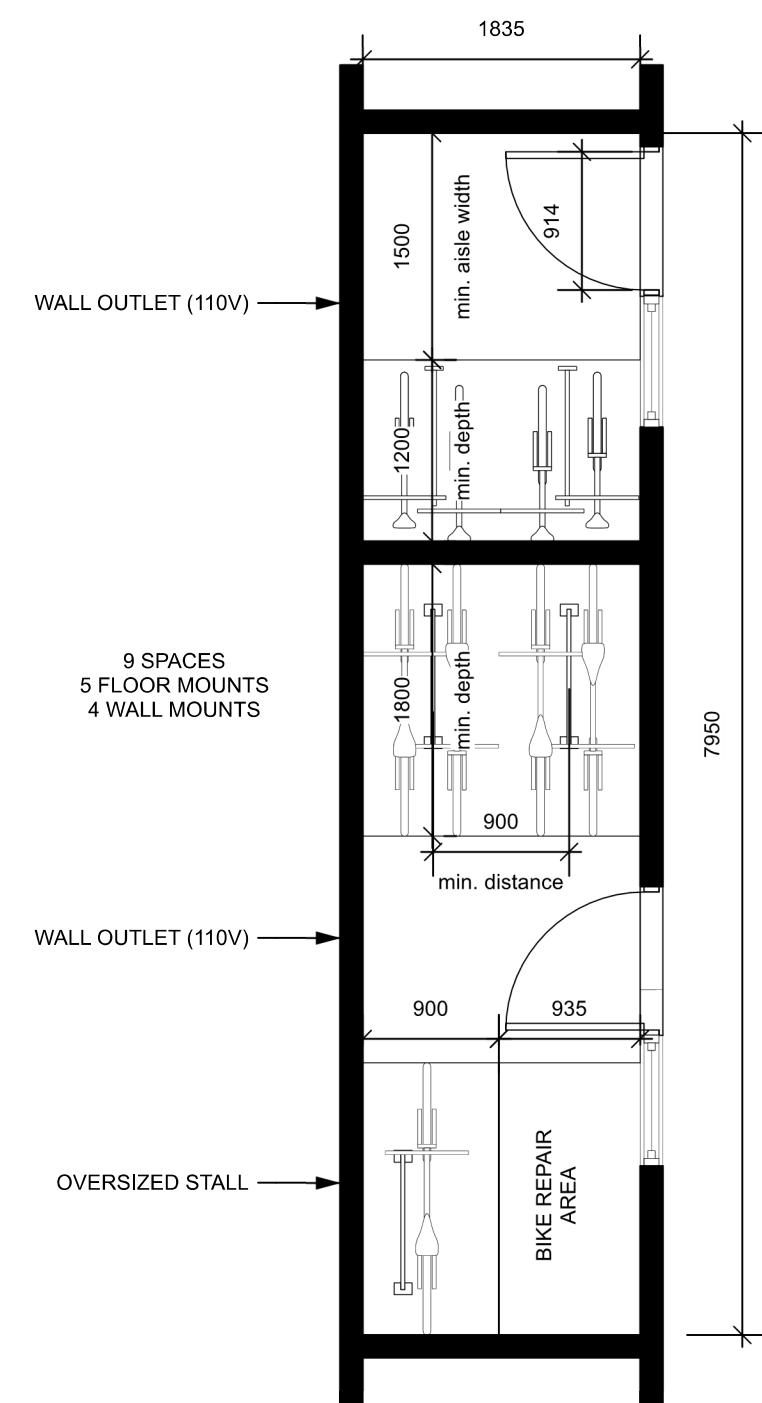
dHka

A100

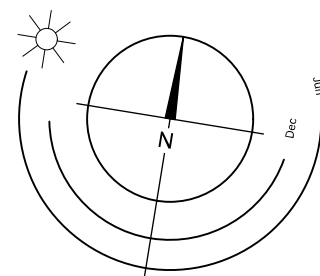
dHka Architects
Victoria
977 Fort Street V8V 3K3 T 1 • 250 • 658 • 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 • 250 • 585 • 5810
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1 Architectural Site Plan
A101 1:75



2 Long Term Bike Parking Plan
A101 1:50



0 2500 5000mm
1:75

ISSUED	25-02-25	DP AMENDMENT
ISSUED	24-08-06	RESUBMIT COV REVIEW
ISSUED	24-08-06	ARBORIST COORD
ISSUED	24-03-04	RESUBMIT COV REVIEW

Rev	Date	Description
1	25-02-26	drawing file
2	25-02-26	checked by
3	25-02-26	project number

NOTE: All dimensions are shown in millimeters.

1320 Purcell Place
Victoria, BC

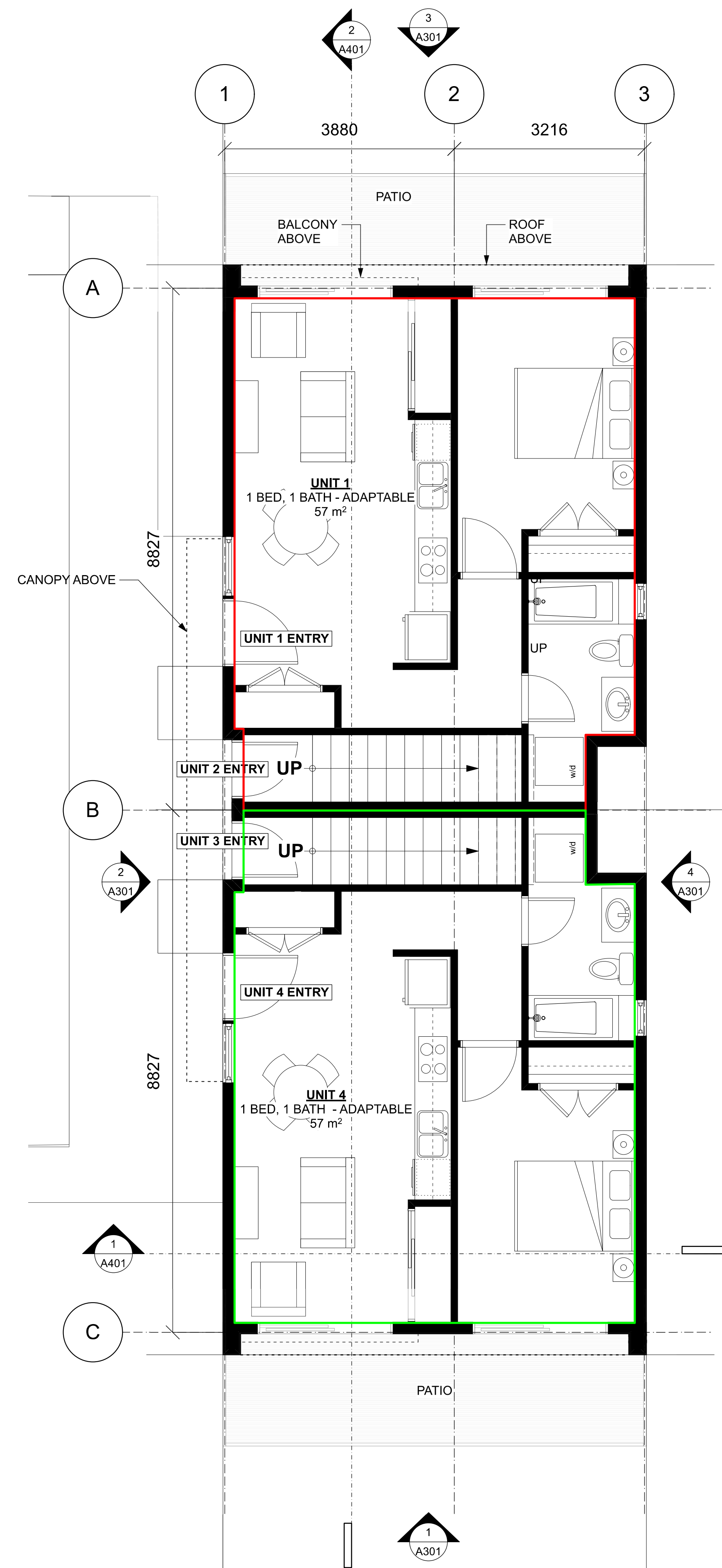
Site Plan



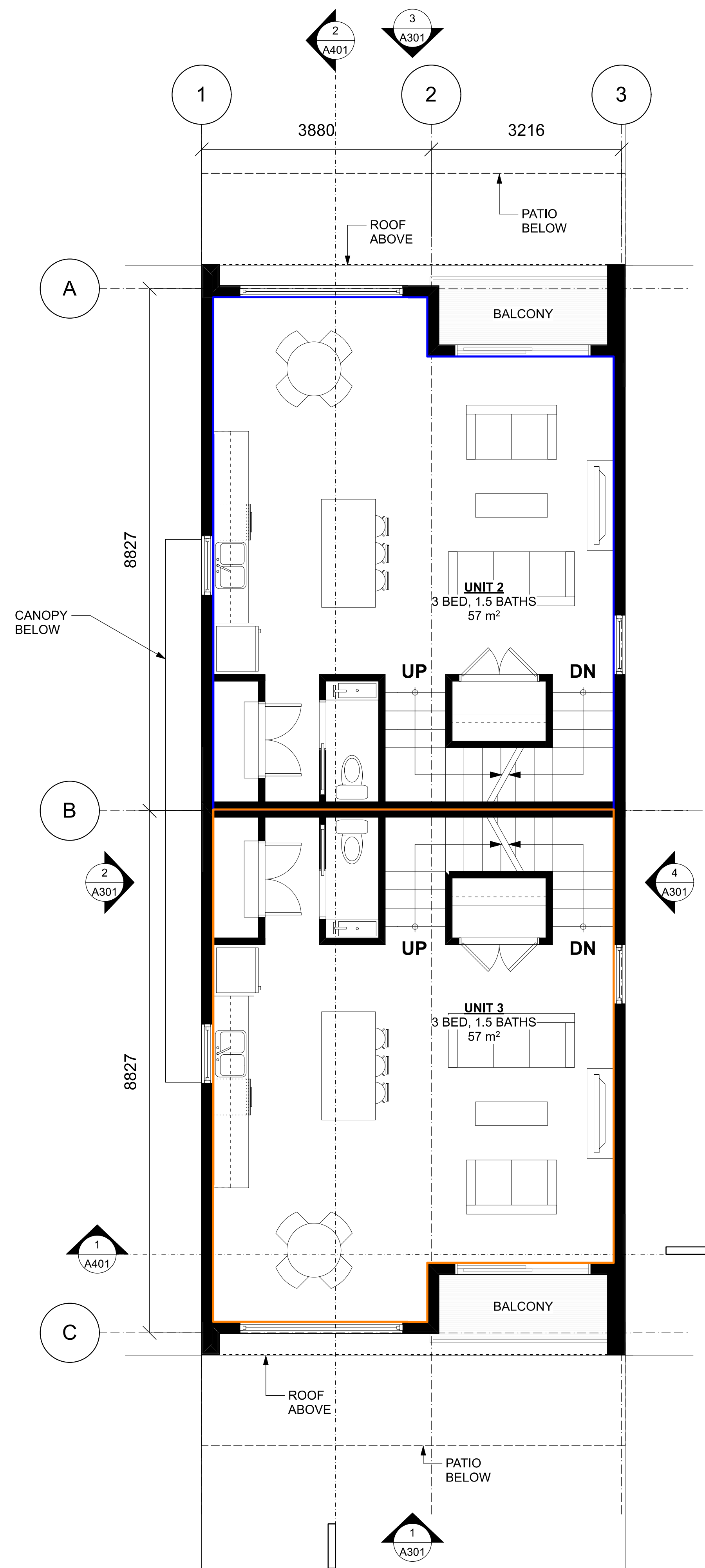
A101



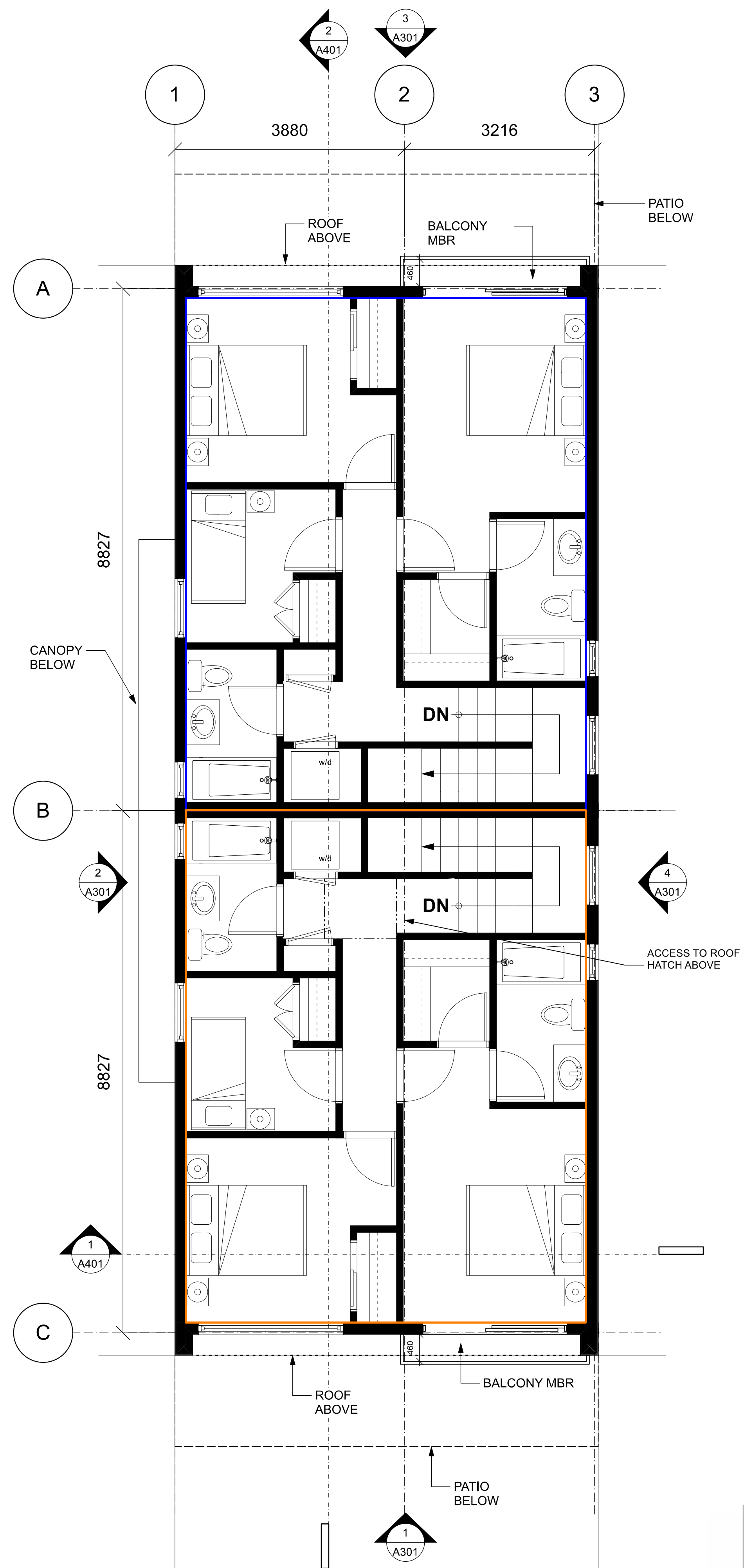
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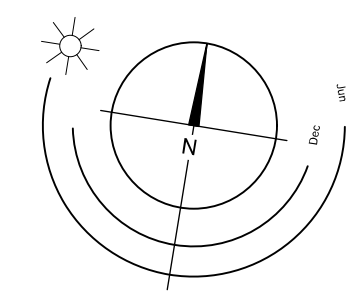
1 Main Floor Plan
Scale: 1:50
TOTAL AREA: 114 m²



2 Level 2 Floor Plan
Scale: 1:50
TOTAL AREA: 111 m²



3 Level 3 Floor Plan
Scale: 1:50
TOTAL AREA: 117m²



ISSUED	25-02-25	DP AMENDMENT
ISSUED	24-08-06	RESUBMIT COV REVIEW
ISSUED	24-08-06	ARBORIST COORD
ISSUED	24-03-04	RESUBMIT COV REVIEW

Rev	Date	Description	
plot date	25-02-25	drawing file	
drawn by	n/c/s/j	checked by	CRK
scale	1:50	project number	2338

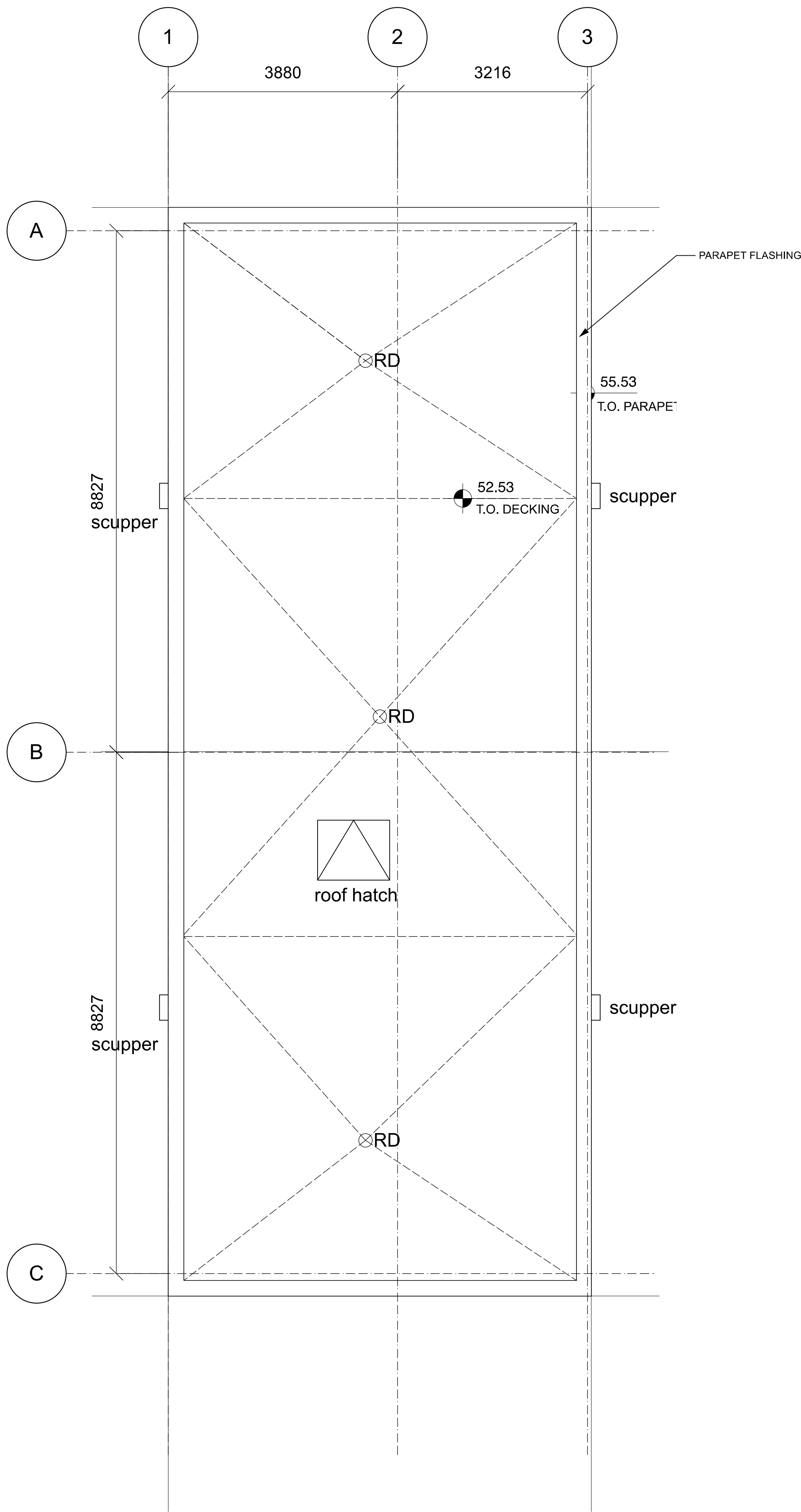
NOTE: All dimensions are shown in millimeters.

1320 Purcell Place
Victoria, BC

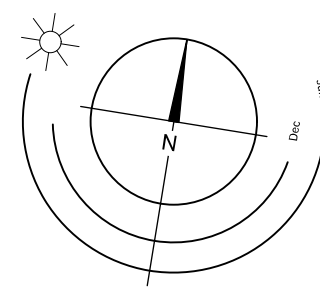
Floor Plans



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3
A202
Roof Plan
Scale: 1:50



0 1250 2500mm
1 : 50

ISSUED	25-02-25	DP AMENDMENT
ISSUED	24-08-06	RESUBMIT COV REVIEW
ISSUED	24-08-06	ARBORIST COORD
ISSUED	24-03-04	RESUBMIT COV REVIEW

Rev	Date	Description
plot date	25-02-25	drawing file
drawn by	sjj	checked by crk
scale	1:50	project number 2338

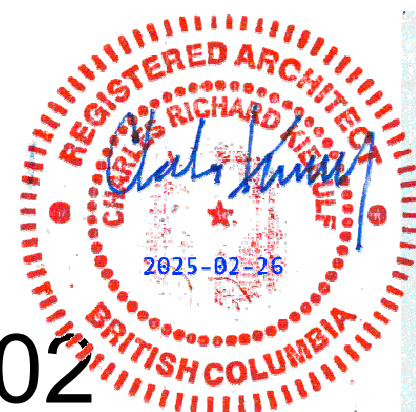
NOTE: All dimensions are shown in millimeters.

1320 Purcell Place
Victoria, BC

Roof Plan



A202

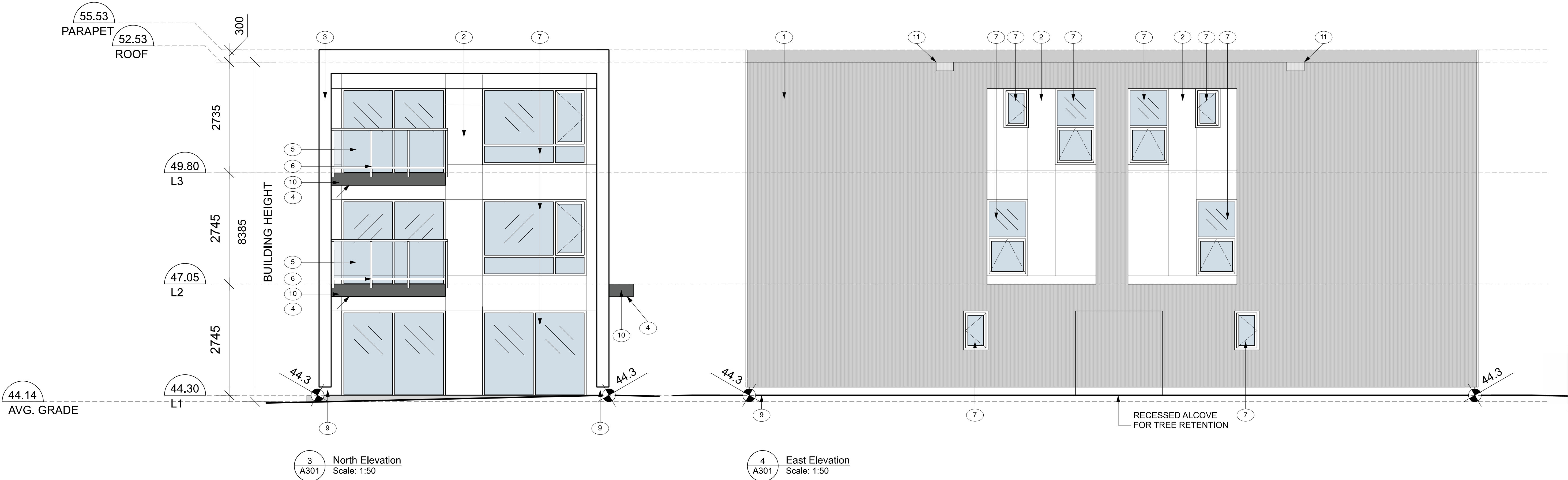
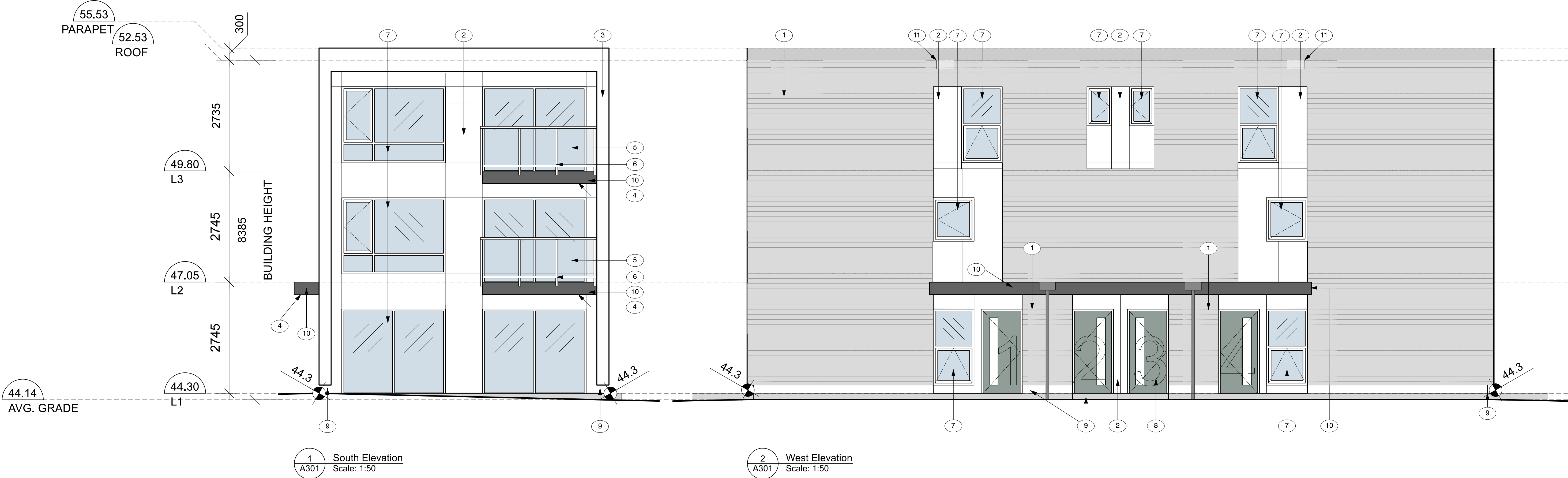


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MATERIALS LEGEND

- 1 CORRUGATED METAL SIDING - GALVALUME FINISH
- 2 HARDIE PANEL SIDING - ARCTIC WHITE
- 3 PAINTED WOOD FASCIA - ARCTIC WHITE
- 4 TONGUE & GROOVE SOFFITS - ARCTIC WHITE
- 5 POWDER COATED RAILING - WHITE
- 6 GLASS - FROSTED
- 7 VINYL WINDOWS & SLIDING DOORS - WHITE
- 8 HOLLOW METAL EXTERIOR DOOR PAINT: SHERWIN-WILLIAMS - 6214 UNDERSEAS
- 9 CONCRETE
- 10 PAINTED WOOD FASCIA - SHERWIN-WILLIAMS - 7082 STUNNING SHADE
- 11 SCUPPER



ISSUED	25-02-25	DP AMENDMENT
ISSUED	24-08-06	RESUBMIT COV REVIEW
ISSUED	24-03-04	RESUBMIT COV REVIEW

Rev	Date	Description
plot date	25-02-26	drawing file
drawn by	sjj/nlc	checked by
scale	1:50	project number

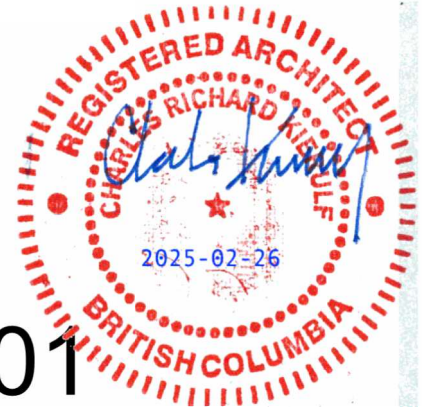
2338

NOTE: All dimensions are shown in millimeters.

1320 Purcell Place

Victoria, BC

Exterior Elevations



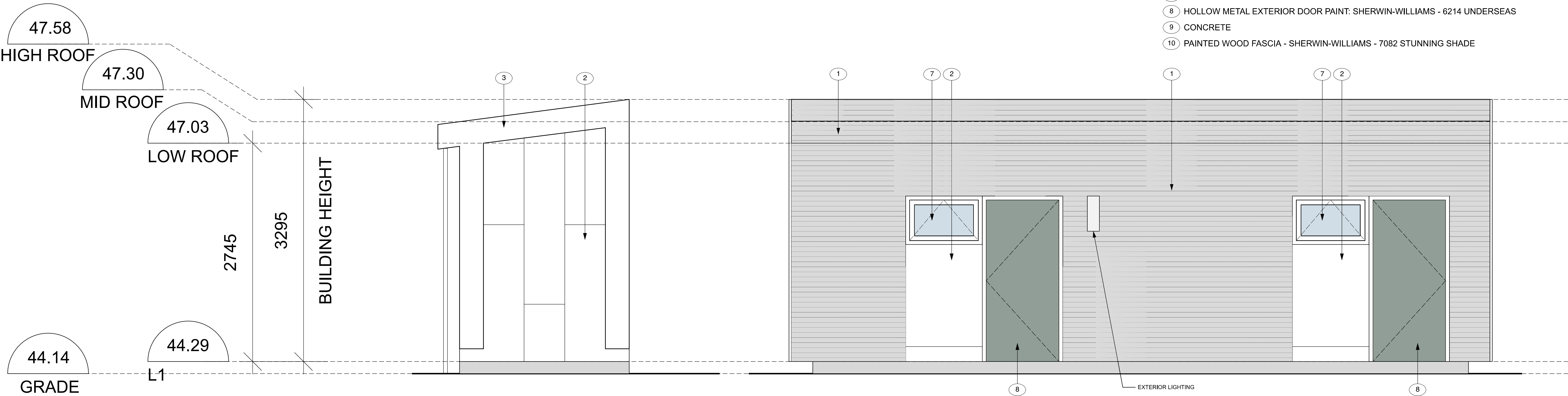
dHka

A301

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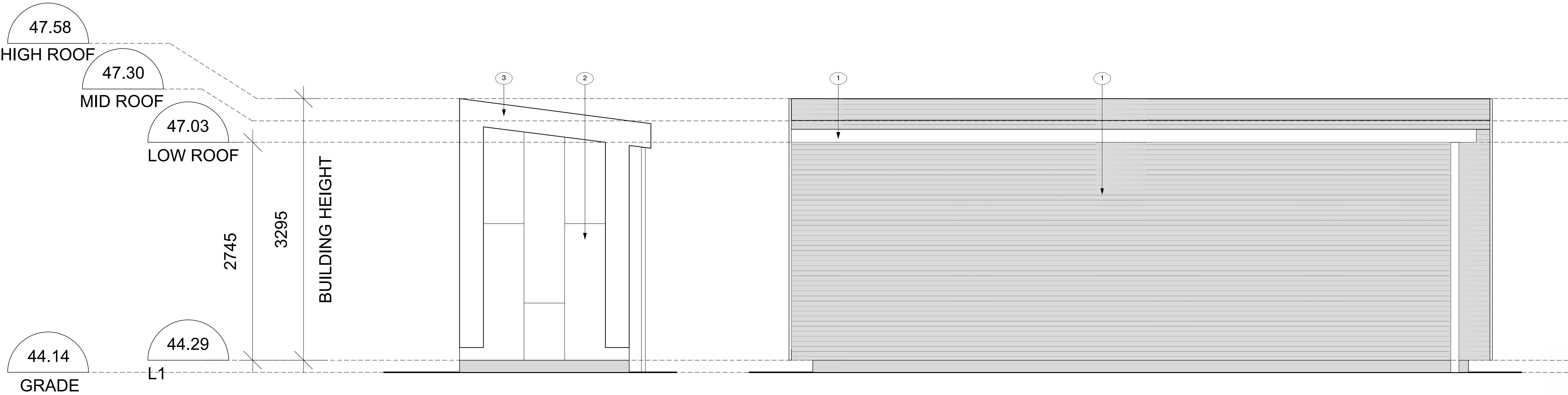
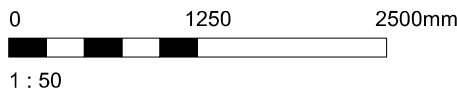
MATERIALS LEGEND

- 1 CORRUGATED METAL SIDING - GALVALUME FINISH
2 HARDIE PANEL SIDING - ARCTIC WHITE
3 PAINTED WOOD FASCIA - ARCTIC WHITE
4 TONGUE & GROOVE SOFFITS - ARCTIC WHITE
5 POWDER COATED RAILING - WHITE
6 GLASS - FROSTED
7 VINYL WINDOWS & SLIDING DOORS - WHITE
8 HOLLOW METAL EXTERIOR DOOR PAINT: SHERWIN-WILLIAMS - 6214 UNDERSEAS
9 CONCRETE
10 PAINTED WOOD FASCIA - SHERWIN-WILLIAMS - 7082 STUNNING SHADE



1 South Elevation
A302 Scale: 1:25

2 West Elevation
A302 Scale: 1:25



3 North Elevation
A302 Scale: 1:25

4 East Elevation
A302 Scale: 1:25

ISSUED 25-02-25 DP AMENDMENT
ISSUED 24-08-06 RESUBMIT COV REVIEW
ISSUED 24-03-04 RESUBMIT COV REVIEW

Rev	Date	Description
plot date	25-02-26	drawing file
drawn by	sjj	checked by crk
scale	1:50	project number 2338

NOTE: All dimensions are shown in millimeters.

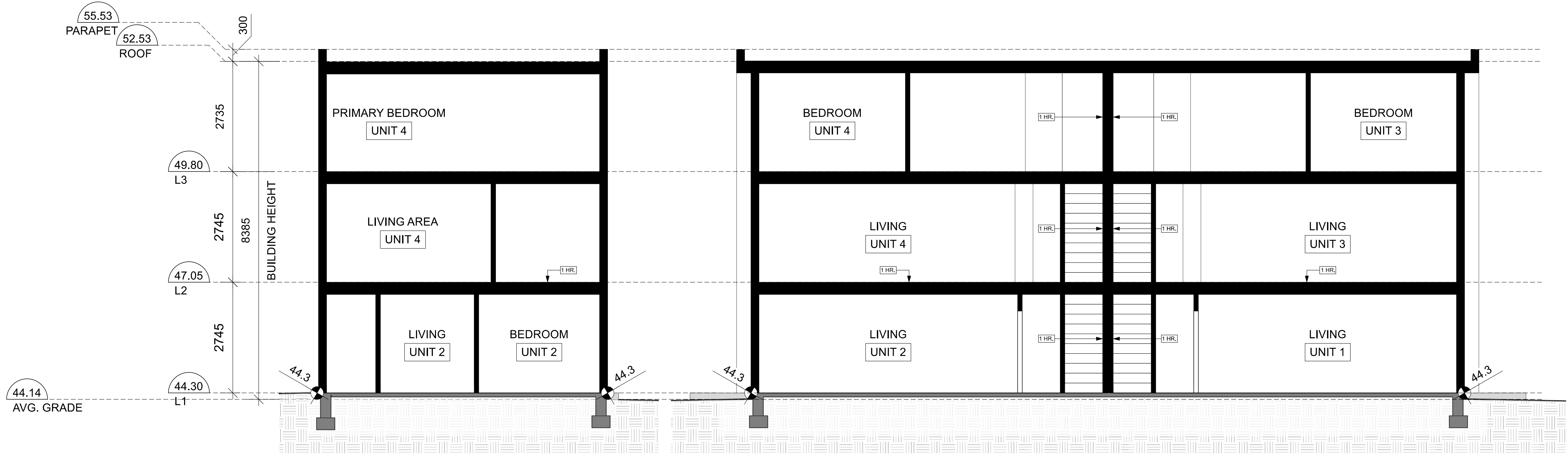
1320 Purcell Place
Victoria, BC

Exterior Elevations
Bike Room



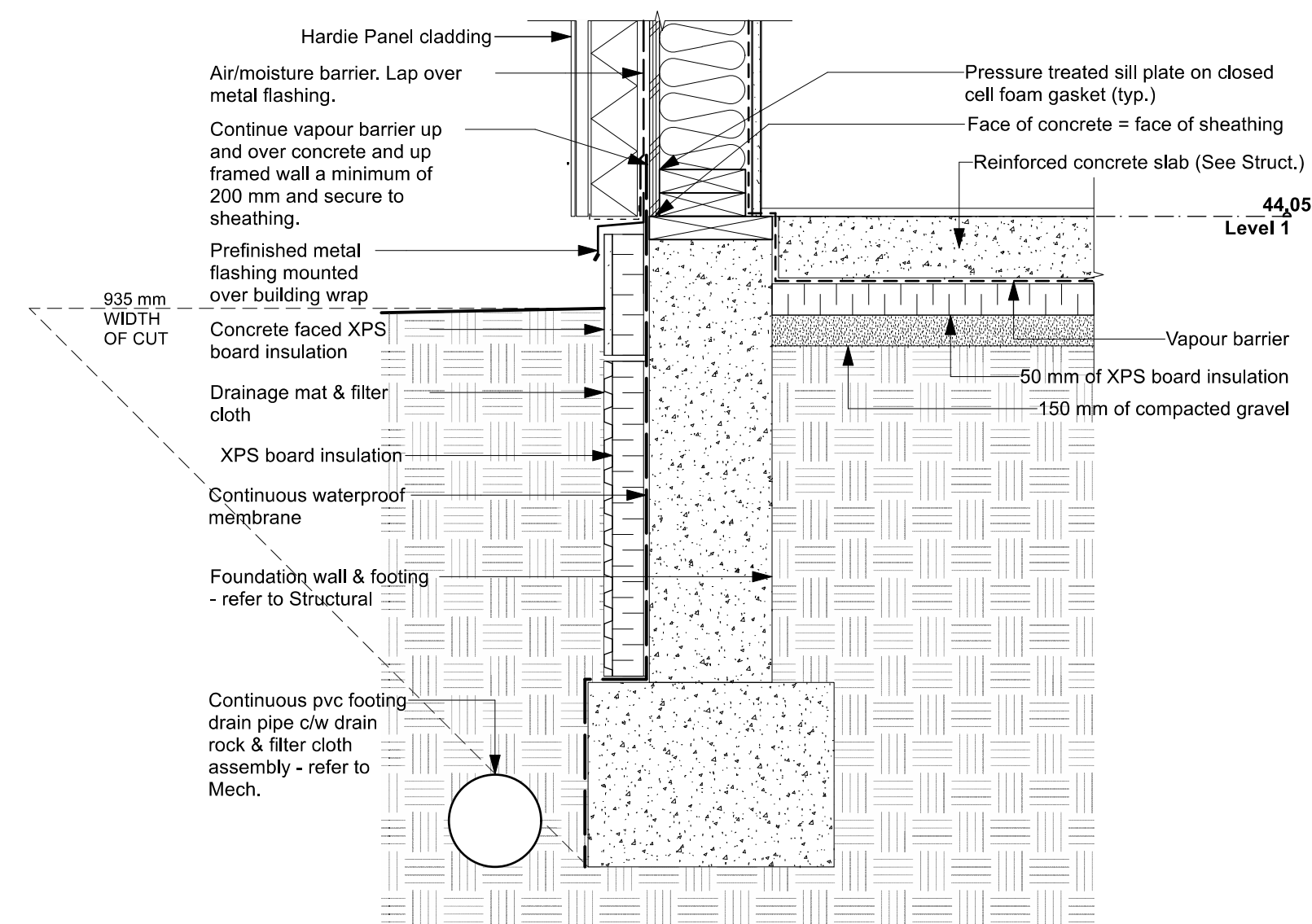
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1 South Elevation
Scale: 1:50

2 East Elevation
Scale: 1:50



3 Typical Foundation Detail
Scale: 1:10

ISSUED	25-02-25	DP AMENDMENT
ISSUED	24-08-06	RESUBMIT COV REVIEW
ISSUED	24-03-04	RESUBMIT COV REVIEW

Rev	Date	Description
plot date	25-02-25	drawing file
drawn by	nrc/sjj	checked by
scale	1:50	project number

NOTE: All dimensions are shown in millimeters.

1320 Purcell Place

Victoria, BC

Sections



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SITE PLAN
H 1:100

- SHEET NOTES:
- (A) PROPOSED ROCK PIT. DETAILS AT BUILDING PERMIT.
 - (B) PROPOSED 100mm DRAIN TO WITHIN 1m OF BUILDING AT A MINIMUM DEPTH 600mm COMPLETE WITH MARKER STAKE.
 - (C) 600mm SILT TRAPS & LAWN BASIN TO HAVE GRATED LID
 - (D) CONTRACTOR TO TIE INTO EXISTING WATER SERVICES FOR PROPOSED BUILDING. IF NEW WATER SERVICE ARE REQUIRED IT WILL BE REVIEWED AT BUILDING PERMIT STAGE.
 - (E) PROPOSED 100mm SEWER SERVICE BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.
 - (F) PROPOSED NON-MOUNTABLE CURB.
 - (G) PROPOSED 1.65m CONCRETE SIDEWALK.
 - (H) PROPOSED DRIVEWAY CROSSING.



KEY PLAN
NTS

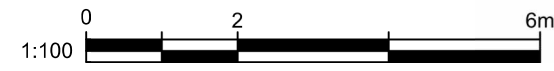
LEGAL DESCRIPTION: LOT 1, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 4073
BENCHMARK: MONUMENT 9-121 ELEV. 39.205m

1320 PURCELL
PRELIMINARY SERVICING

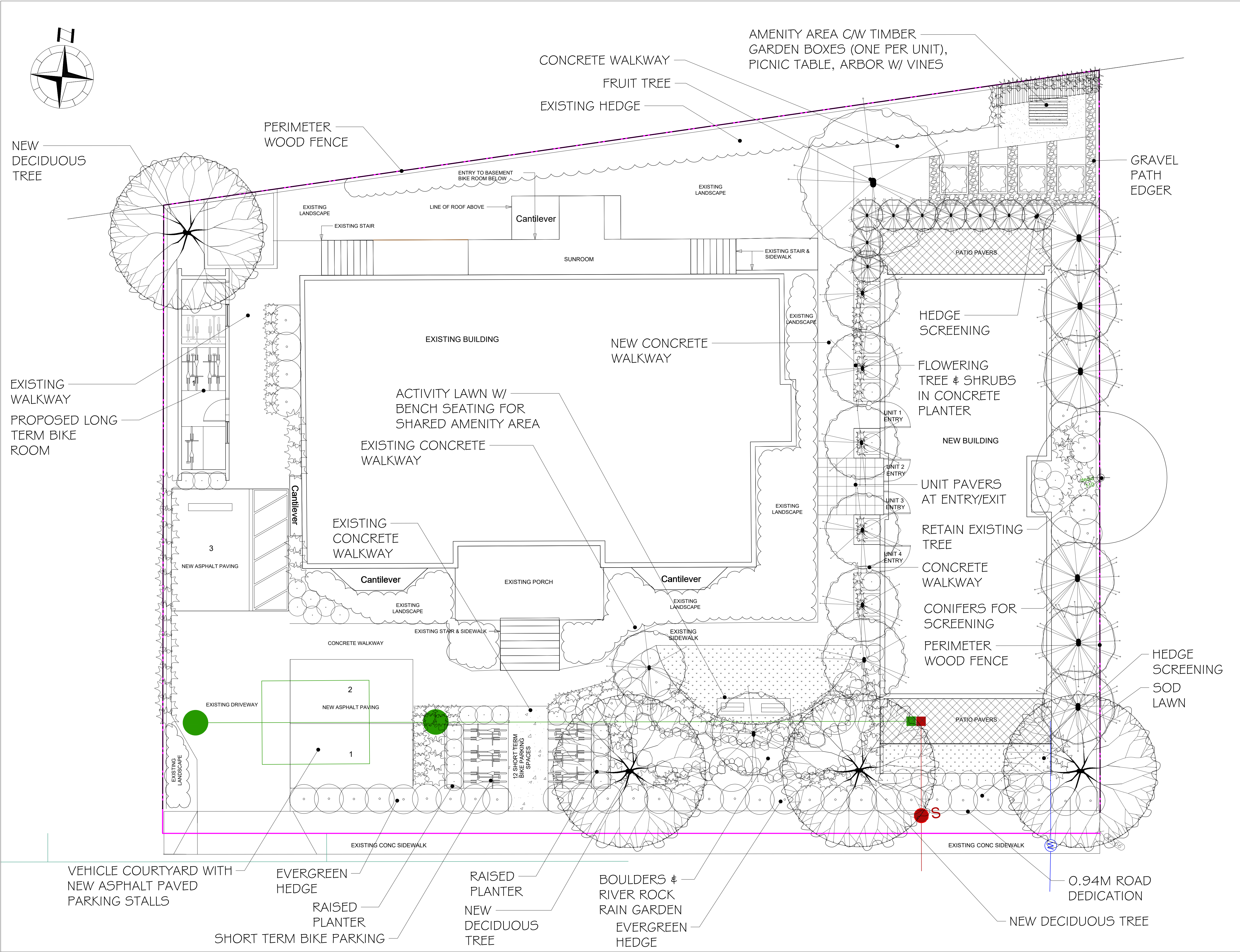
Scale
horiz. 1:100 Scale N/A
vert.
Sheet 1 of 1
Eng. Project No. 34739
Drafted by. MJ/KHG



JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com



20250227
PRELIMINARY ONLY



SUGGESTED PLANT LIST				
	KEY	COMMON NAME	BOTANICAL NAME	SIZE
TREES	VMAP	Vine Maple	Acer circinatum	5 cm Cal.
	PDG	Pacific Flowering Dogwood	Cornus nutall var. 'Eddies White Wonder'	5 cm Cal.
	JMAP	Japanese Maple	Acer palmatum var. 'Bloodgood'	5 cm Cal.
	PAGU	Columbian Golden Beach	Paqus sylvatica var. 'Dwayck Gold'	2.5 m Ht.
	SERB	Serbian Spruce	Picea omonka	2.5 m Ht.
	CRAT	Lavalle Hawthorn	Crataegus x lavallei	6 cm Cal.
	STYR	Japanese Snowbell	Styrax japonicas	5 cm Cal.
	WRG	Western Red Cedar	Thuja plicata var. 'Excelsa'	2.5 m Ht.
	GRIS	Paperbark Maple	Acer griseum	6 cm Cal.
LARGE SHRUBS	PIER	Lily of the Valley	Piers japonica var. 'Forest Flame'	#5 Pot.
	CEAN	California Lilac	Ceanothus var. 'Victoria'	1.5 m Ht.
	THUJ	Upright Cedar	Thuja occidentalis var. 'Smaragd'	1.5 m Ht.
	LRHA	Rhododendron	Rhododendron var. 'Pink Walloper'	#5 Pot.
	LRHB	Rhododendron	Rhododendron var. 'Gomer Waterer'	#5 Pot.
	NINE	Pacific Ninebark	Physocarpus capitatus var. 'Diablo'	#5 Pot.
	MAH	Oregon Grape	Mahonia aquifolium	
MEDIUM SHRUBS	ALAT	Dwarf Burning Bush	Euonymus alata var. 'Compacta'	#5 Pot.
	MAHC	Dwarf Oregon Grape	Mahonia aquifolium var. 'Compacta'	#2 Pot.
	VACG	Evergreen Huckleberry	Vaccinium ovatum var. 'Thunderbird'	#2 Pot.
	MRHA	Rhododendron	Rhododendron var. 'Unique'	#5 Pot.
	MRHO	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 Pot.
	DG	Vanegated Dogwood	Cornus alpa var. 'Ivory Halo'	#2 Pot.
	ABE	Glossy Abelia	Abelia x grandiflora var. 'Edward Goucher'	#2 Pot.
	DVIB	Dwarf Viburnum	Viburnum davidi	#1 Pot.
	SALA	Salal	Gaultheria shallon	
SMALL SHRUBS	DWPU	Dwarf Lily of the Valley	Piers japonica var. 'Debutante'	#1 Pot.
	EUOF	Creeping Euonymus	Euonymus fortunei var. 'Emerald & Gold'	#1 Pot.
	AZAP	Evergreen Azalea	Azalea japonica var. 'Gumpo Pink'	#2 Pot.
	AZAW	Evergreen Azalea	Azalea japonica var. 'Gumpo White'	#2 Pot.
	DWRH	Dwarf Rhododendron	Rhododendron var. 'Bow Bells' & 'Jock'	#2 Pot.
	POLY	Sword Fern	Polystichum munitum	#1 Pot.
	ILEX	Japanese False Holly	Ilex crenata convexa	#1 Pot.
	WHIEA	December Red Heather	Erica carnea var. 'December Red'	#1 Pot.
	SNOW	Snowberry	Symphoricarpos albus	#1 Pot.
	SPGF	Goldflame Spiraea	Spiraea bumalda var. 'Gold Flame'	#1 Pot.
GROUND COVERS	DWMO	Dwarf Mock Orange	Philadelphus lewisii var. 'Snowdwarf'	#1 Pot.
	MAHN	Cascade Oregon Grape	Mahonia nervosa	#1 Pot.
PERENNIALS & GRASSES	BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	SP4
	COTO	Trailing Cotoneaster	Cotoneaster	SP5
	GAUL	Wintergreen	Gaultheria procumbens	
VINES	CARX	Vanegated Sedge	Carex morrowii var. 'Ice Dance'	#1 Pot.
	HEUC	Coral Bells	Heuchera micrantha var. 'Bressingham Bronze'	SP5
	LAV	English Lavender	Lavandula angustifolia var. 'Hidcote'	SP5
	TEST	Flame Sedge	Carex testacea	SP5
	KARL	Feather Reed Grass	Calamagrostis acutifolia var. 'Karl Foerster'	SP5
	JUNC	Common Rush	Juncus effusus	SP5
	HEMI	Dwarf Daylily	Heimerocallis muddendorffii var. 'Stella D'oro'	SP5
VINES	CLEM	Montana Clematis	Clematis montana var. 'Elizabeth'	#5 Pot.
	ARM	Evergreen Clematis	Clematis armandi	#5 Pot.

SOFTSCAPE LEGEND

LARGE DECIDUOUS SHADE TREE

LARGE AND SMALL CONIFEROUS TREES

LARGE SHRUB

MEDIUM SHRUB

SMALL SHRUB

GROUND COVER & PERENNIALS

TREE TO BE RETAINED

TREE TO BE REMOVED