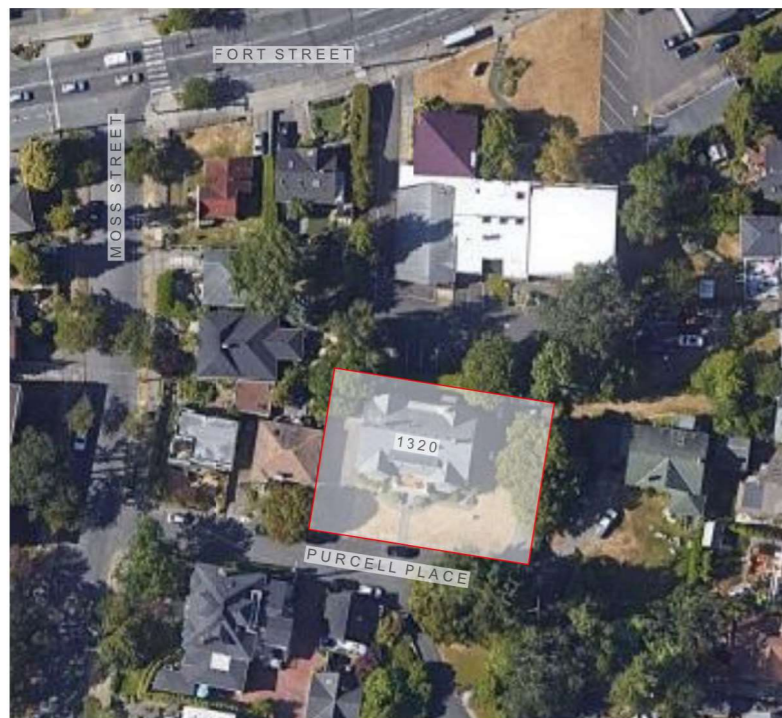


1 Survey
A001 n.t.s.



2 Project Location
A001 n.t.s.



3 Purcell - Streetscape
A001 n.t.s.

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
March 20, 2024

ZONING SUMMARY

BUILDING DESCRIPTION:
The lot is zoned R1-A Rockland Single Family Dwelling District, with an existing 3 storey, 8 unit heritage registered house.
A new 3 storey multi-family rental building consisting of 2 one bedroom, and 2 three bedroom units is proposed to the east of the existing home.
The proposed follows the requirements of Victoria's Heritage Conservation Infill (Schedule P, 5.0), within the Missing Middle Housing Initiative, with variances.

USE: Residential: rental

SITE AREA: 1,137 m²

SITE COVERAGE
EXISTING HOME: 310 m² (INCL ACCESSORY BLDGS, PORCH, DECK, & SUNROOM)
PROPOSED INFILL: 125 m²
TOTAL: 435 m²

PERMITTED: 50%
PROPOSED: 38%

OPEN SITE SPACE:
PERMITTED: 30% min.
PROPOSED: 42%

HEIGHT OF BUILDING
PERMITTED: The greater of 7.6m or 80% of the height of the heritage registered building (10.58 X 0.8 = 8.464 m)

HEIGHT OF HERITAGE REGISTERED BUILDING: 10.580 m
HEIGHT OF PROPOSED NEW BUILDING: 8.385 m

NUMBER OF STOREYS: 3

FLOOR SPACE RATIO
FAR PERMITTED: 1.10 Amenities provided as per 2.3a.
GFA EXISTING: 615 m² (245 L1 + 245 L2 + 125 L3 Attic)
GFA INFILL: 342 m² (114 L1 + 111 L2 + 117 L3)
GFA TOTAL: 957 m²
FAR PROPOSED: 0.84

SETBACKS:

	MINIMUM	PROPOSED:
Front, Purcell Place	4.0 m	5,290 m
Porch, Ramp or Stair	2.0 m	N/A
Side - East*	3.92 m	2,015 m (VARIANCE)
Side - West*	3.92 m	29,965 m
Rear	5.0m	6,765 m

*The greater of 2 m or 10% of lot width (3.917 m)

LONG TERM VEHICLE PARKING

REQUIRED: Maximum 9 spaces required, less any applicable agreed upon amenities as per Schedule P, 6.1, Table 1

EXISTING: 4
PROPOSED: 2, including 1 accessible parking stall.

TOTAL PROPOSED PARKING: 6

LONG TERM BIKE PARKING

REQUIRED: Two spaces per dwelling unit, 24 total with 15% (4) for oversize bikes (20 regular plus 4 oversize)

TOTAL PROPOSED: 22 + 4 oversize + bike maintenance area in existing bike room of existing house (located in basement), including 2 electric bike charging stations.

SHORT TERM BIKE PARKING

REQUIRED: 0
TOTAL PROPOSED: 8

PROJECT LOCATION

CIVIC ADDRESS:
1320 Purcell Place, Victoria, BC

LEGAL DESCRIPTION:
Lot 1, Fairfield Farm Estate Victoria City, Plan 4073

PROJECT DIRECTORY

ARCHITECT
de Hoog & Kierulf architects
977 Fort Street
Victoria, BC V8V 3K3

Charles Kierulf Architect AIBC
tel: 250.658.3367
email: crk@dhk.ca

ISSUED	24-03-04	RESUBMIT COV REVIEW
Rev	Date	Description
pkf date	24-03-04	drawing file
drawn by	nrc	checked by crk
scale	As Noted	project number 2338

NOTE: All dimensions are shown in millimeters.

1320 Purcell Place
Victoria, BC

Survey & Project Data

ISSUED FOR DEVELOPMENT PERMIT MISSING MIDDLE



dhKa **A001**

dhK Architects
Victoria
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Nanaimo
102-5190 Dutilin Way V9T 2K8 T 1-250-585-5810
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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.

July 29, 2022

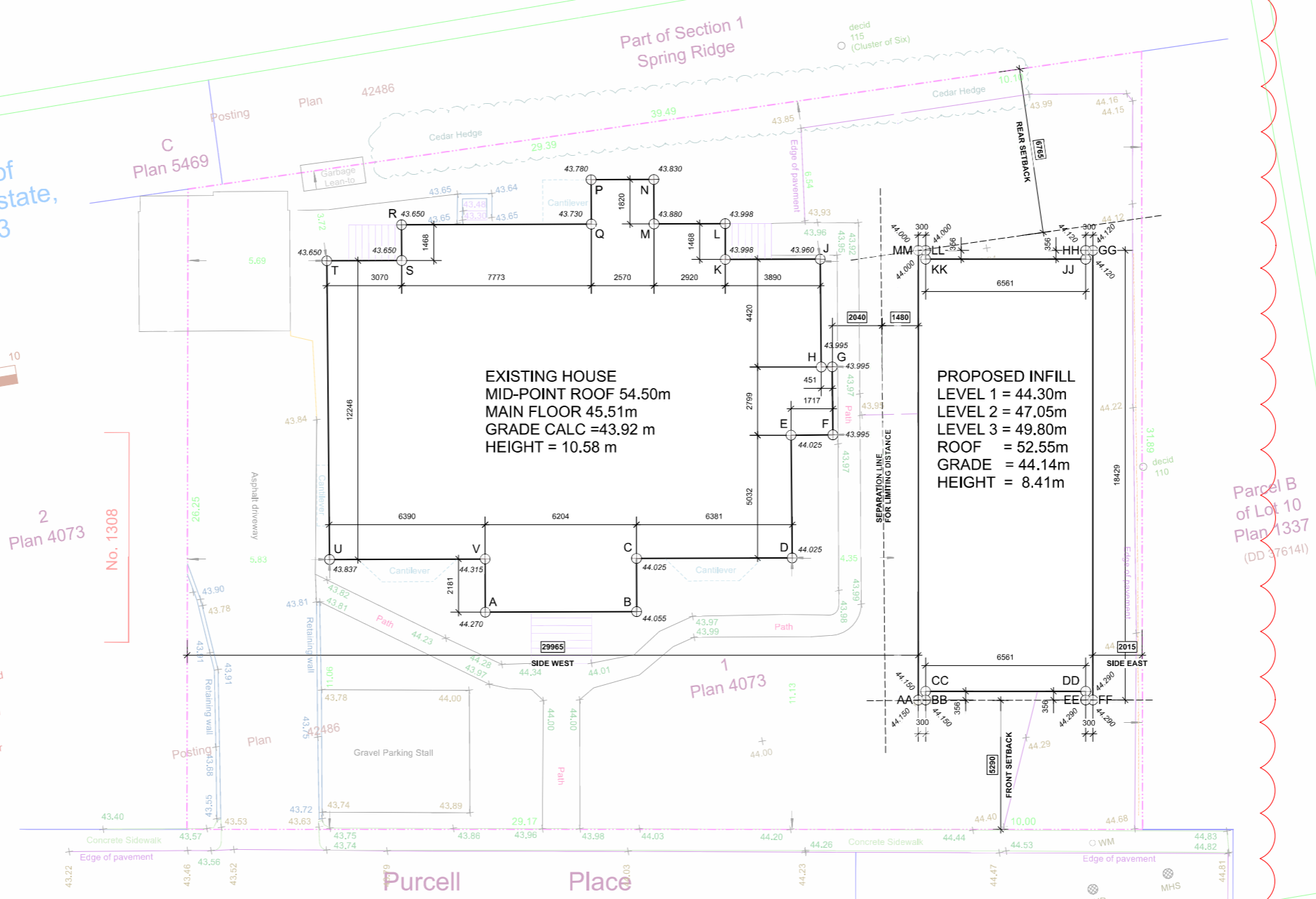
File: 13.811 - 9
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4A4
phone (250) 382-8155

Setbacks are derived from field survey.

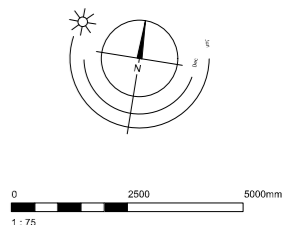
Parcel dimensions shown hereon are derived from Land Title Office records.

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

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 E	TOTAL
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	43.780	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 E	TOTAL
AA-BB	44.150	44.150	0.3	13.245
BB-CC	44.150	44.150	0.356	15.717
CC-DD	44.150	44.290	6.561	290.127
DD-EE	44.290	44.290	0.356	15.767
EE-FF	44.290	44.290	0.3	13.287
FF-GG	44.290	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



ISSUED	24-03-04	RESUBMIT COV REVIEW
Rev	Date	Description
1	24-03-04	drawing file
drawn by	rlc/crk	checked by
scale	1:100	project number
		2338

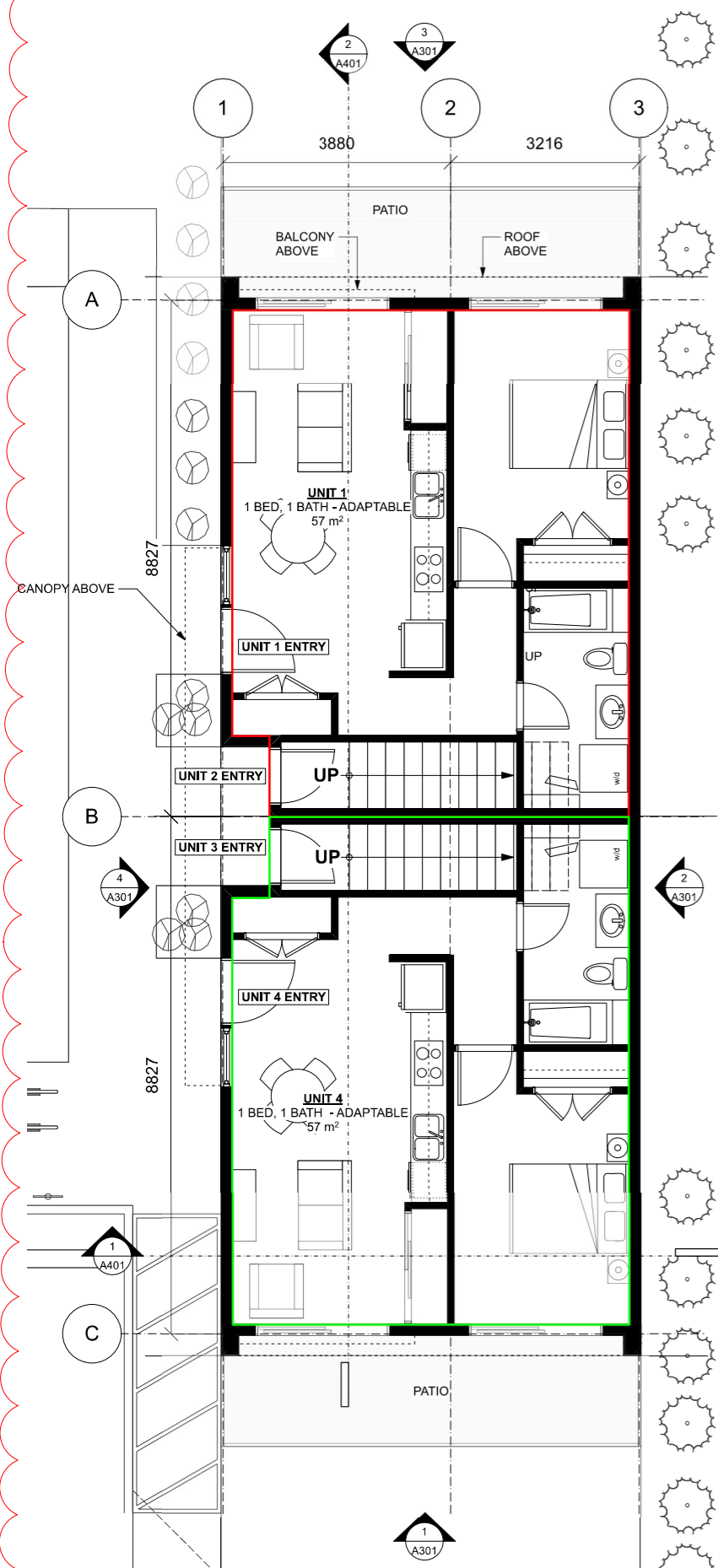
1320 Purcell Place
Victoria, BC
Zone Data Sheet

ISSUED FOR DEVELOPMENT PERMIT
MISSING MIDDLE

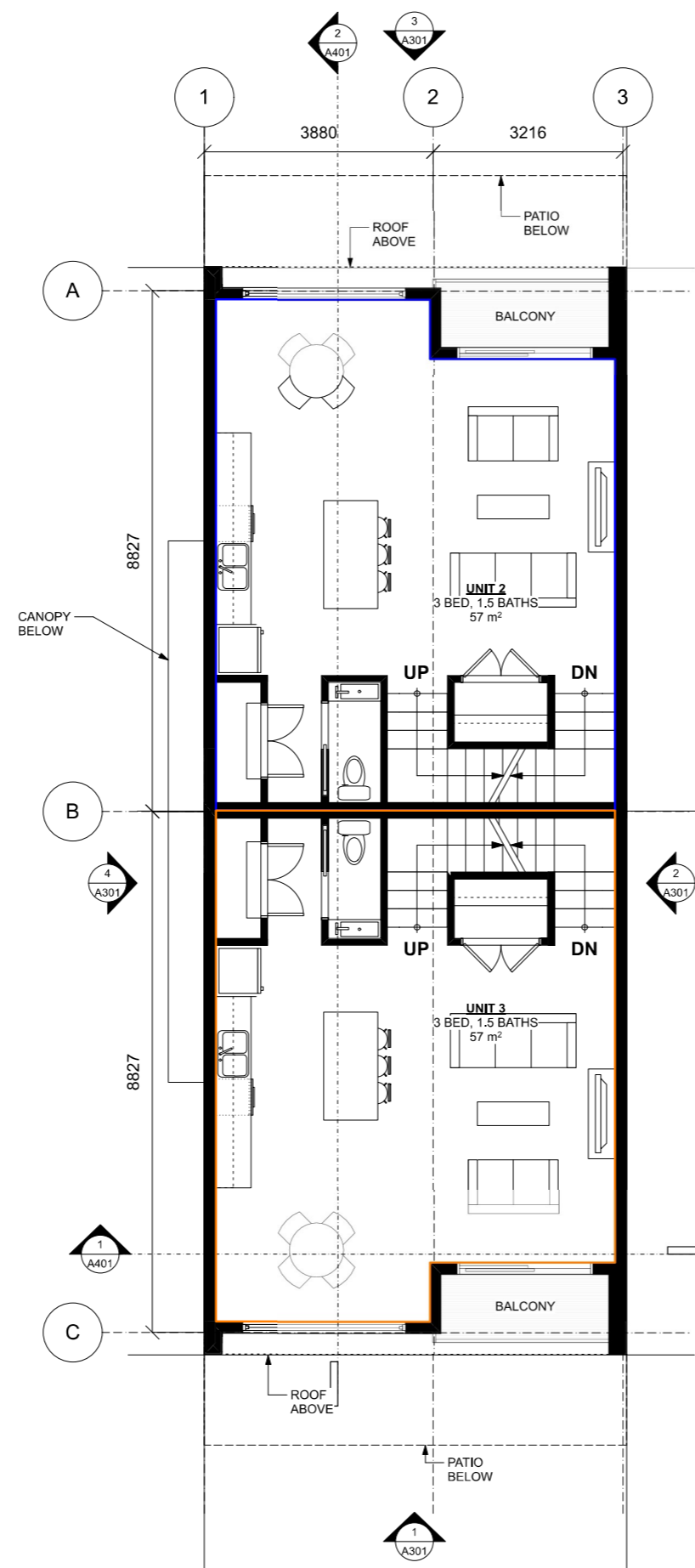


dHKA A100

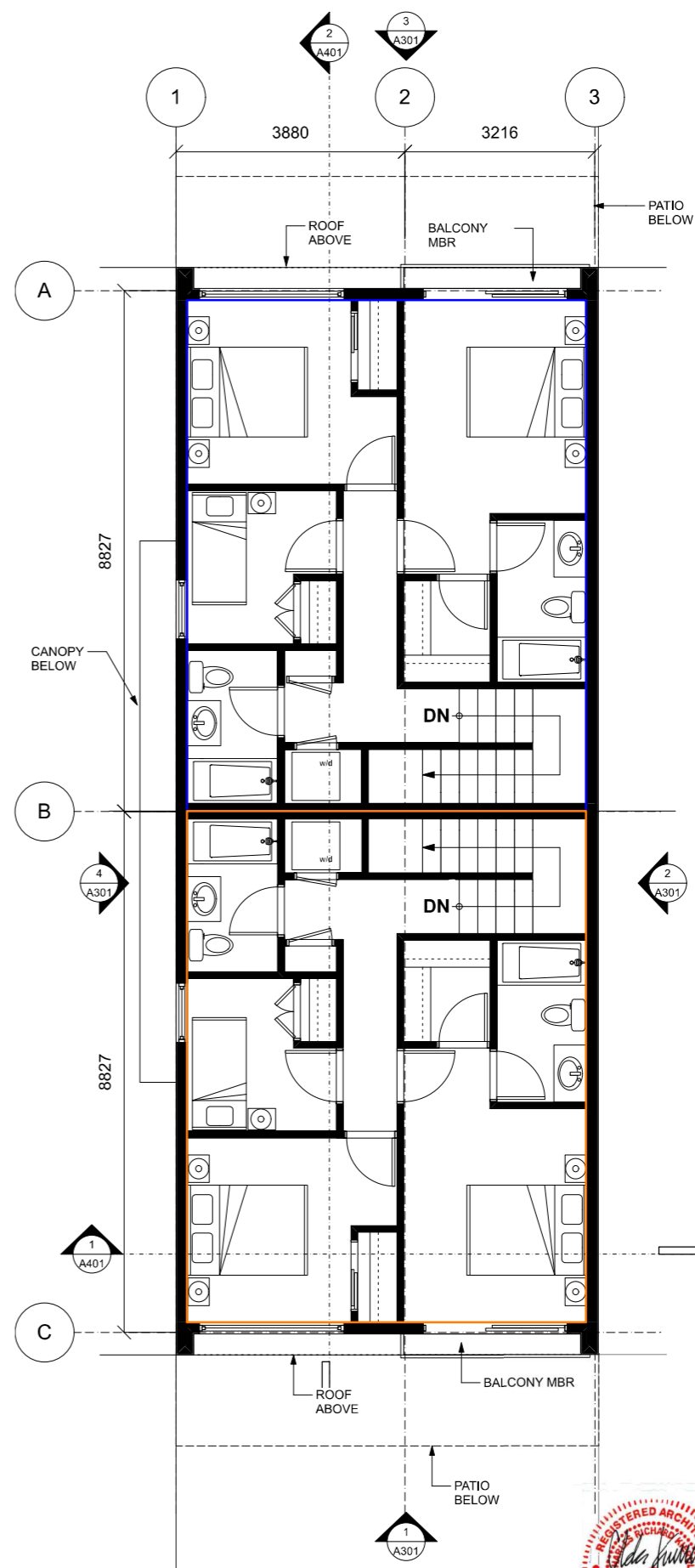
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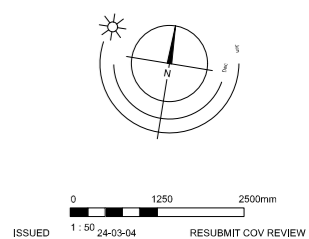
1 Main Floor Plan
A201 Scale: 1:50
TOTAL AREA: 114 m²



2 Level 2 Floor Plan
A201 Scale: 1:50
TOTAL AREA: 111 m²



3 Level 3 Floor Plan
A201 Scale: 1:50
TOTAL AREA: 117m²



ISSUED 1:50 24-03-04 RESUBMIT COV REVIEW

Rev	Date	Description	drawn by	checked by	scale	project number
1	24-03-04		rlc		1:50	2338

NOTE: All dimensions are shown in millimeters.

1320 Purcell Place
Victoria, BC

Floor Plans

ISSUED FOR DEVELOPMENT PERMIT
MISSING MIDDLE

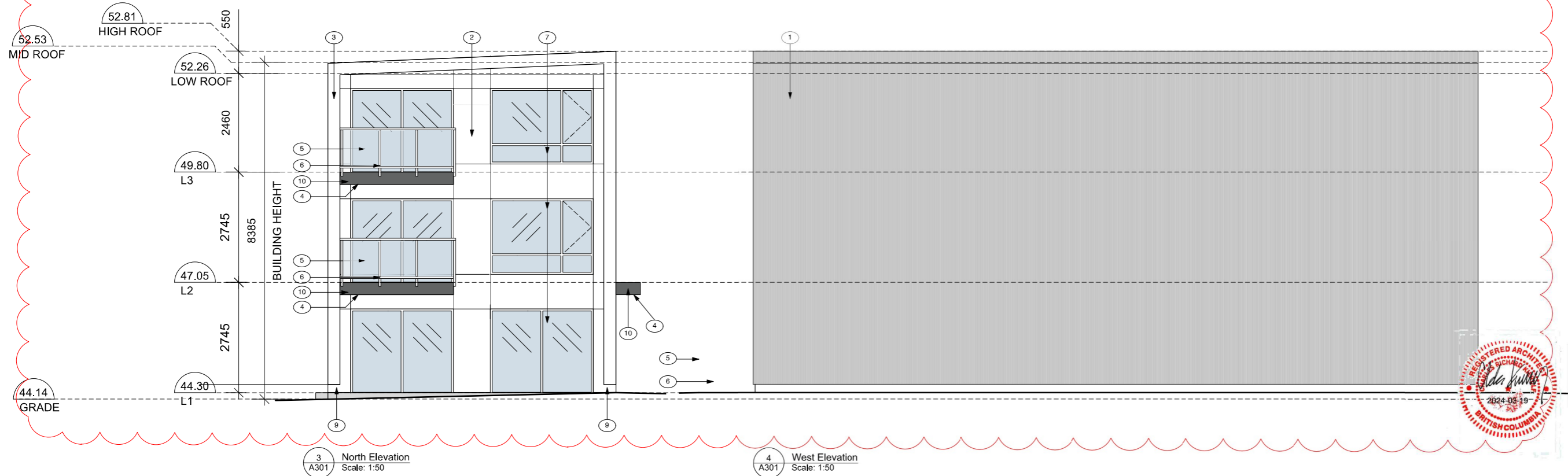
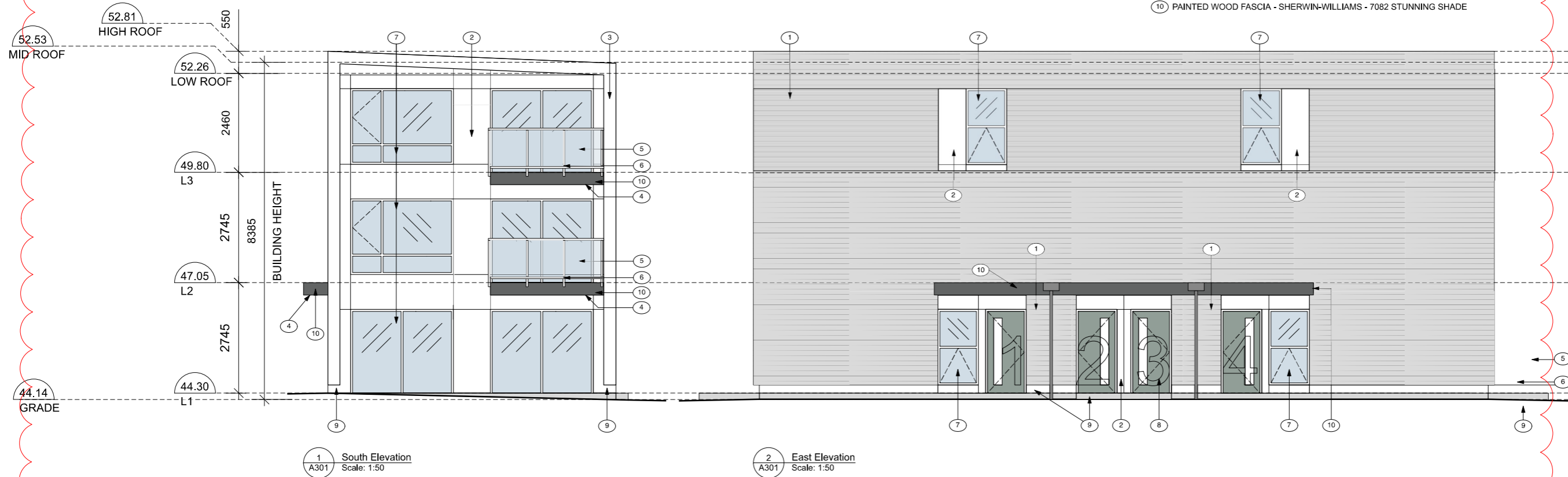


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MATERIALS LEGEND

- 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



Rev	Date	Description
1	24-03-04	ISSUED
2	24-03-04	RESUBMIT COV REVIEW
3	24-03-04	pkf date
4	24-03-04	drawing title
5	n/c	checked by
6	1:50	scale
7	2338	project number

NOTE: All dimensions are shown in millimeters.

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Victoria, BC

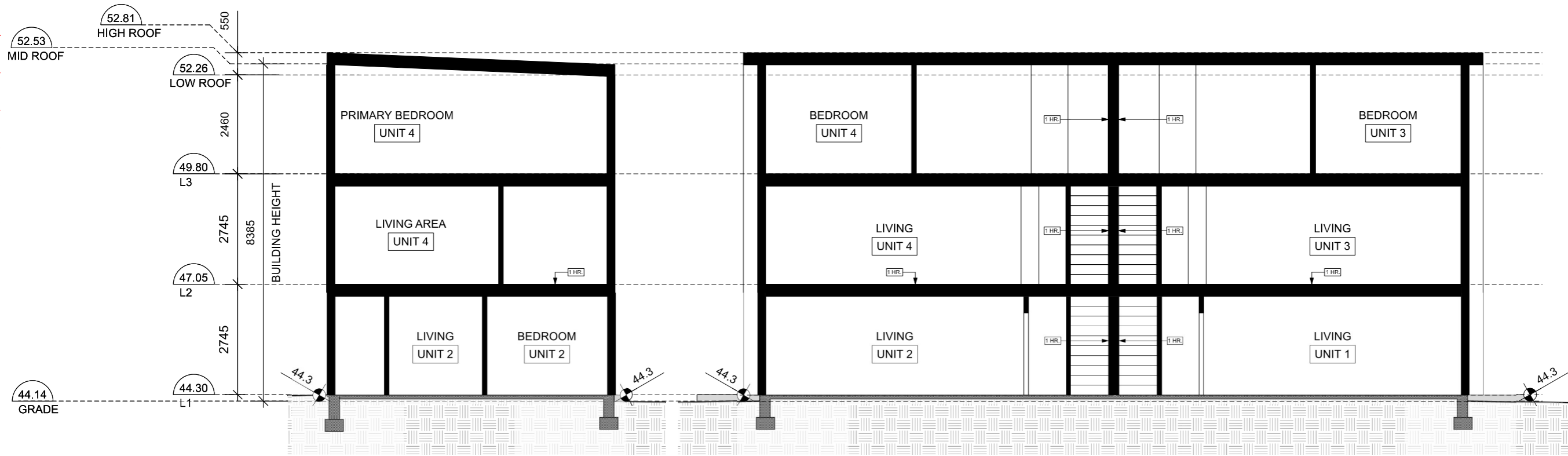
Exterior Elevations

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MISSING MIDDLE



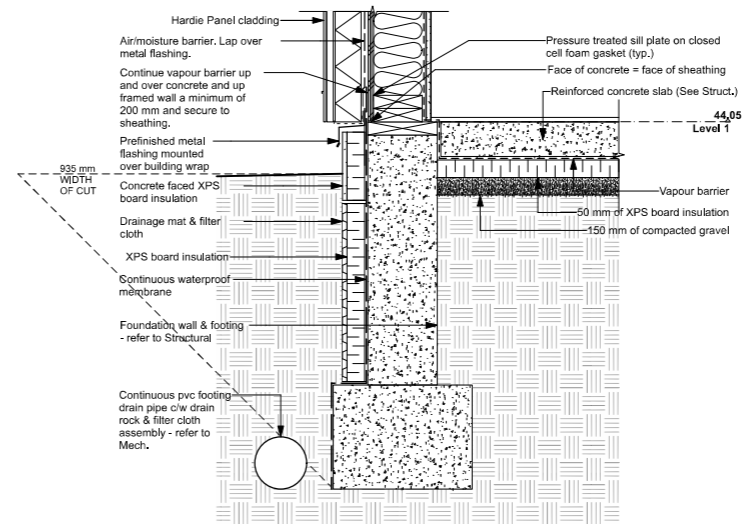
dHka **A301**

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1 South Elevation
Scale: 1:50

2 East Elevation
Scale: 1:50



3 Typical Foundation Detail
Scale: 1:10

ISSUED 24-03-04 RESUBMIT COV REVIEW

Rev	Date	Description
pkf date	24-03-04	drawing file
drawn by	nrc	checked by crk
scale	1:50	project number 2338

NOTE: All dimensions are shown in millimeters.

1320 Purcell Place
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Sections

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MISSING MIDDLE



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