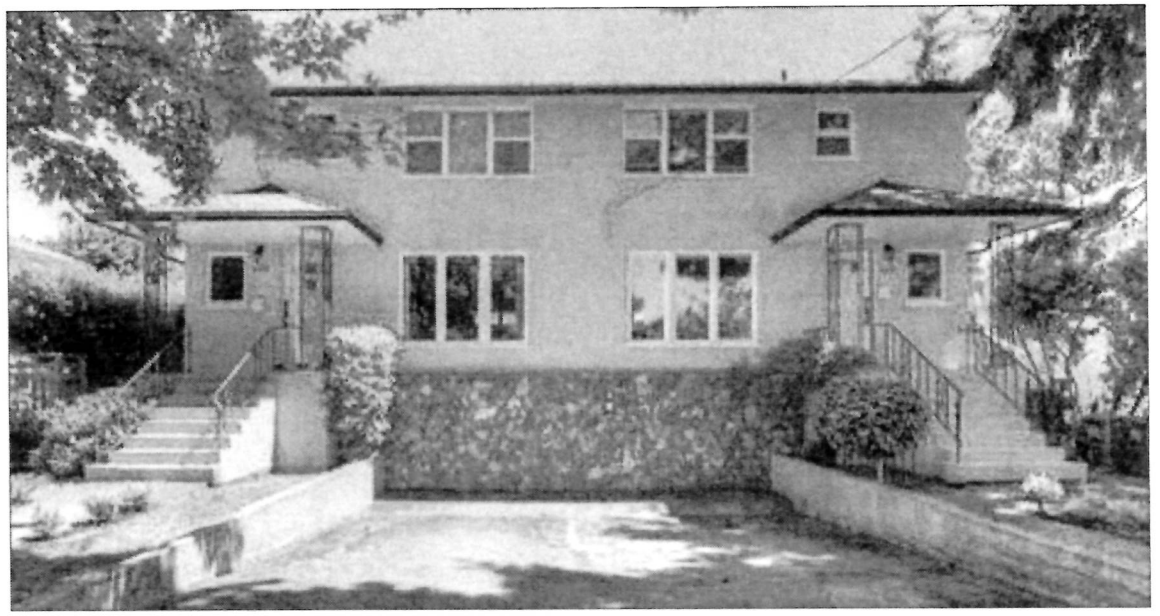
Fulton Carey House
457 - 459 Kipling Street
Victoria, BC



Page	Drawing Title
0.0	Title Page
0.1	Site Plan
0.1a	Landscape Plan
0.1b	Site Parking Template
0.2	Schedules
2.0	Proposed Basement Plan
2.1	Proposed Main Floor Plan
2.2	Proposed Upper Floor Plan
3.0	Proposed West Elevation
3.1	Proposed South Elevation
3.2	Proposed East Elevation
3.3	Proposed North Elevation
5.0	Roof Plan
6.0	Section A-A
6.1	Section B-B

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Legal Description	Lot 107, Fairfield Farm Estate, Victoria City, Plan 884	
Parcel I.D.	008-278-296	
Ttile #	CA5651336	
Zoning	R1-B	
Site Area	697.00m^2	
Setbacks:		Open Site Space 34.74%
Side North	2.0m	
Side South	1.8m	
Front Yard	9.1m	Rear Yard Open Site Space 44.88%
Rear Yard	20.1m	
Total Floor Area of Building	195.37m^2	
Total Site Coverage of Building	28%	

ATTACHMENT C

Date: 22 June 2018
Scale: —
PO #: 16-1684
Drawn By: MGL

project: House Plans For: Fulton Carey House, 457 - 459 Kipling Street, Victoria, BC

architect: Doran Musgrove, Architect AIBC, LEED AP

revisions: 1 | ... | ...

drawing: TITLE PAGE

sheet no.: 0.0

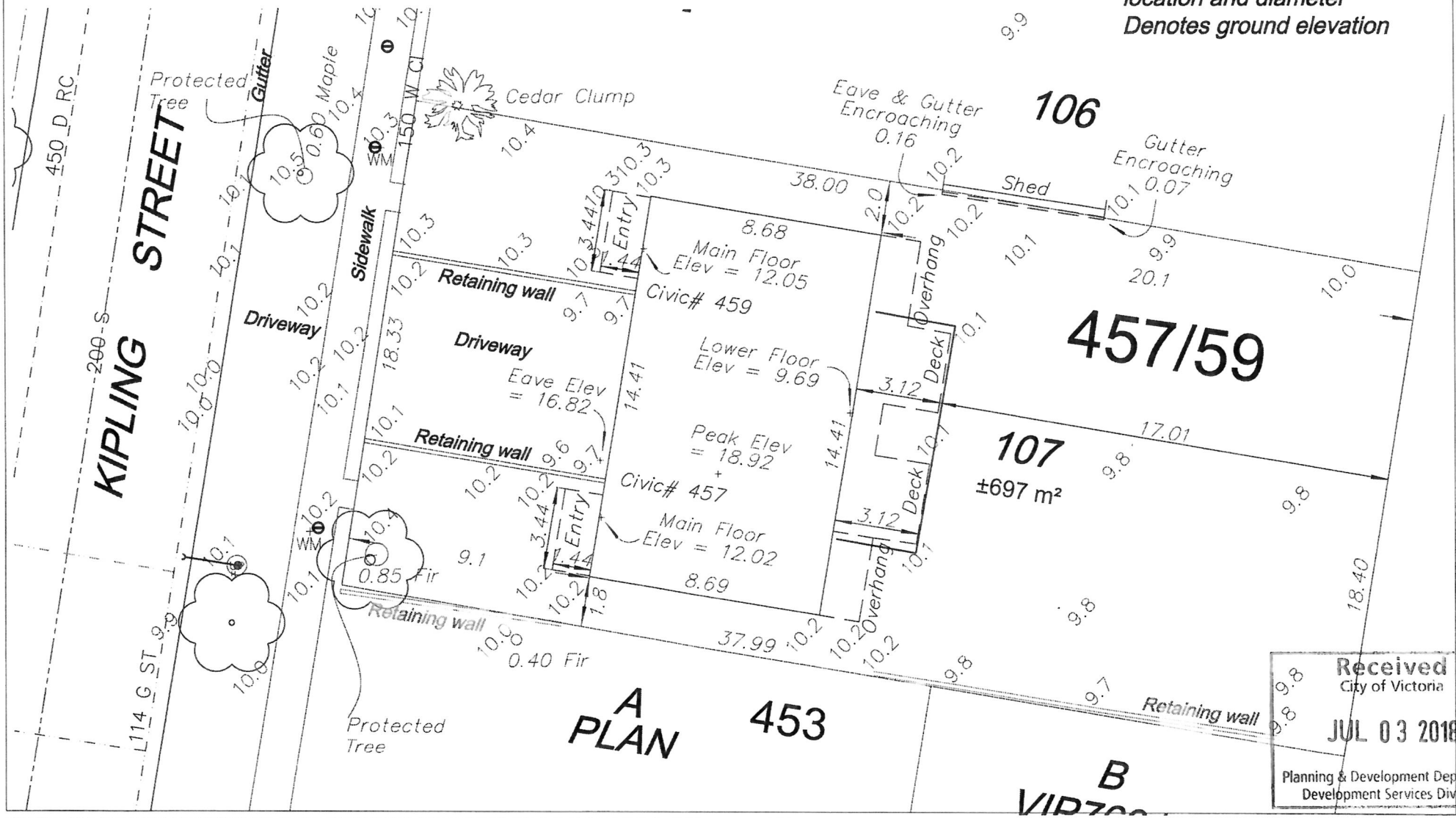
SITE PLAN OF LOT 107, FAIRFIELD FARM ESTATE, VICTORIA DISTRICT, PLAN 884.

5 0 5 10 15 20

SCALE=1:100 All distances are in metres.

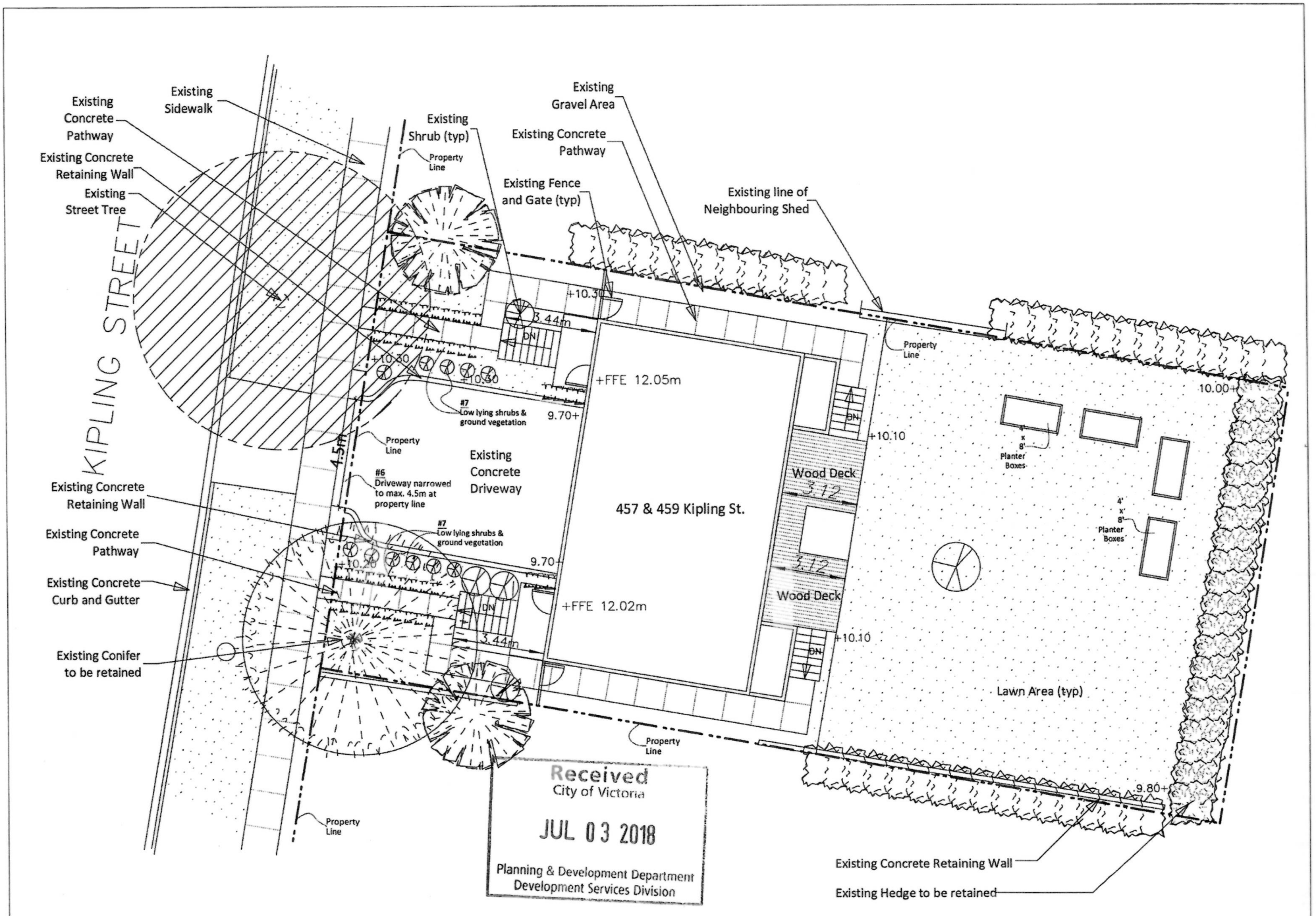
LEGEND

- (S) Denotes sewer manhole
- (D) Denotes drain manhole
- (UP) Denotes utility pole
- WM Denotes water meter
- 0.35 Tree Denotes approximate tree location and diameter
- 9.9 Denotes ground elevation



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Scale:	1:100
PO #:	16-1684
Drawn By:	MGL

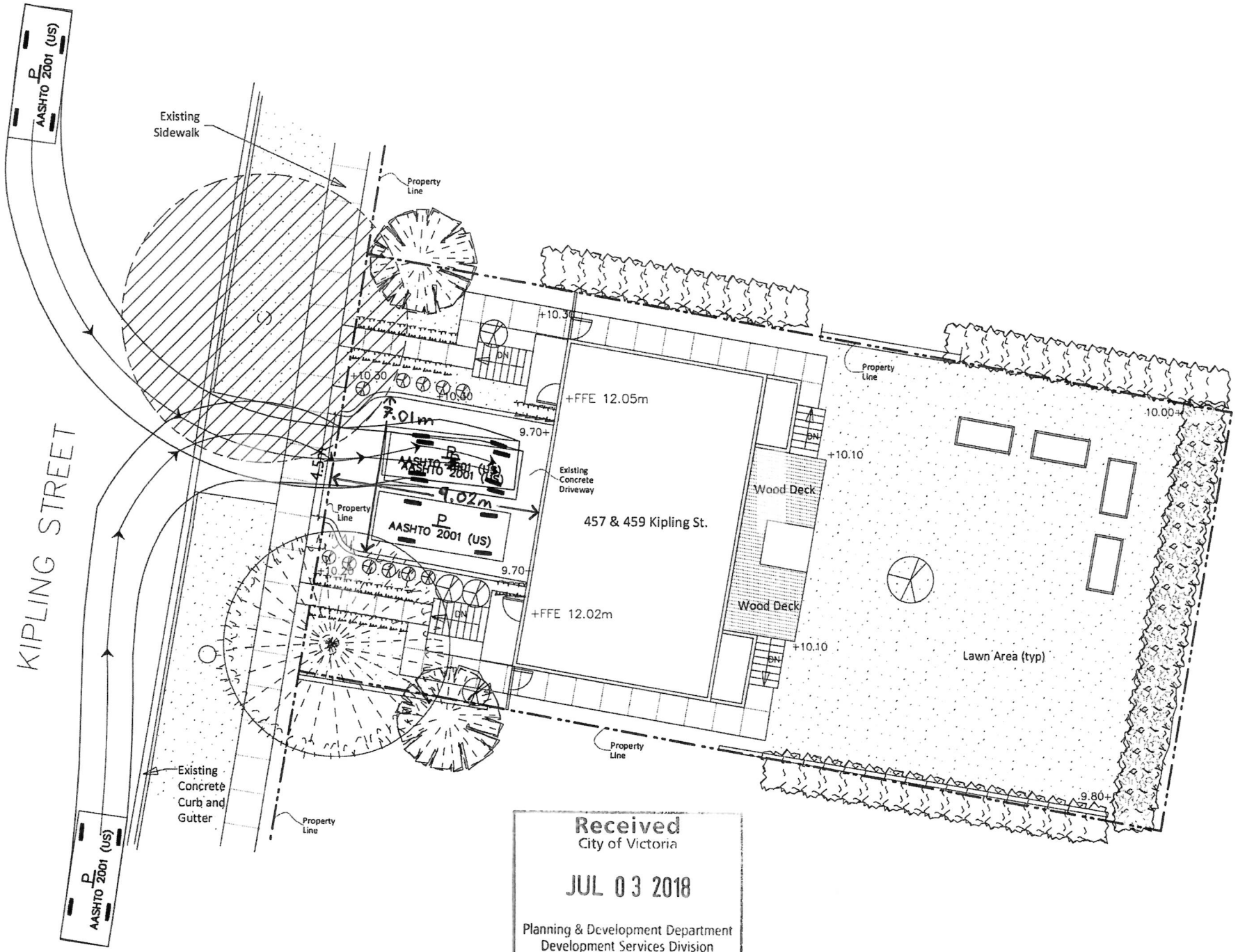
project: House Plans For: **Fulton Carey House**, 457 - 459 Kipling Street, Victoria, BC

architect: Doran Musgrove, Architect AIBC, LEED AP

revisions: 1 ... ...

drawing: LANDSCAPE PLAN

sheet no. 0.1a



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Scale:	NTS						
PO #:	16-1684						
Drawn By:	MGL					drawing	SITE PARKING TEMPLATE

sheet no. 0.1b

WALL TYPES

W1 EX — EXISTING EXTERIOR STUCCO WALL ASSEMBLY:

- Exterior Sheathing Board with Stucco Finish
- Insulated 2x4 Timber Framing
- ½" Lath and Plaster Interior

W1 EXa — EXISTING EXTERIOR STUCCO WALL ASSEMBLY:

- Exterior Sheathing Board with Stucco Finish
- Insulated 2x4 Timber Framing
- Strip back & add 2lb. Spray Foam Insulation & 6mil Poly Vapour Barrier
- ½" GWB Interior

W2 EX — EXISTING EXTERIOR CONCRETE FOUNDATION FORM WALL:

- Exterior Sheathing Board with Stucco Finish
- Insulated 2x4 Timber Framing
- ½" Lath and Plaster Interior exist. to remain
- 6" Natural Stone Assembly Laid on Outside of Face, exist. to remain

W3 EX — EXISTING EXTERIOR CONCRETE FOUNDATION FORM WALL:

- 6" Concrete Form Wall
- Painted Finish Exterior

W4 EX — EXISTING EXTERIOR CONCRETE FOUNDATION FORM WALL:

- 8" Concrete Form Wall
- Painted Finish Exterior

W5 — INTERIOR PARTITION WALLS:

- ½" GWB
- 2x4 Timber Framing
- ½" GWB

WALL TYPES

W6a — INTERIOR PARTITION WALL:

- 1 x Layer 5/8" Type X Drywall (Fire Rated Caulking at Perimeter)
- 4" Solid Timber Wall Framing
- 1 x Layer 5/8" Type X Drywall (Fire Rated Caulking at Perimeter)

W6b — INTERIOR PARTITION WALL:

- 2 x Layers 5/8" Type X Drywall (Fire Rated Caulking at Perimeter)
- Resilient Channels
- Existing wall: - 5/8" plaster
  - 4" Solid Timber Wall Framing
  - 5/8" plaster
- 2x4 Timber Wall Framing with Studs at 600 Centers (Batt Insulation)
- 1 x Layer 5/8" Type X Drywall (Fire Rated Caulking at Perimeter)

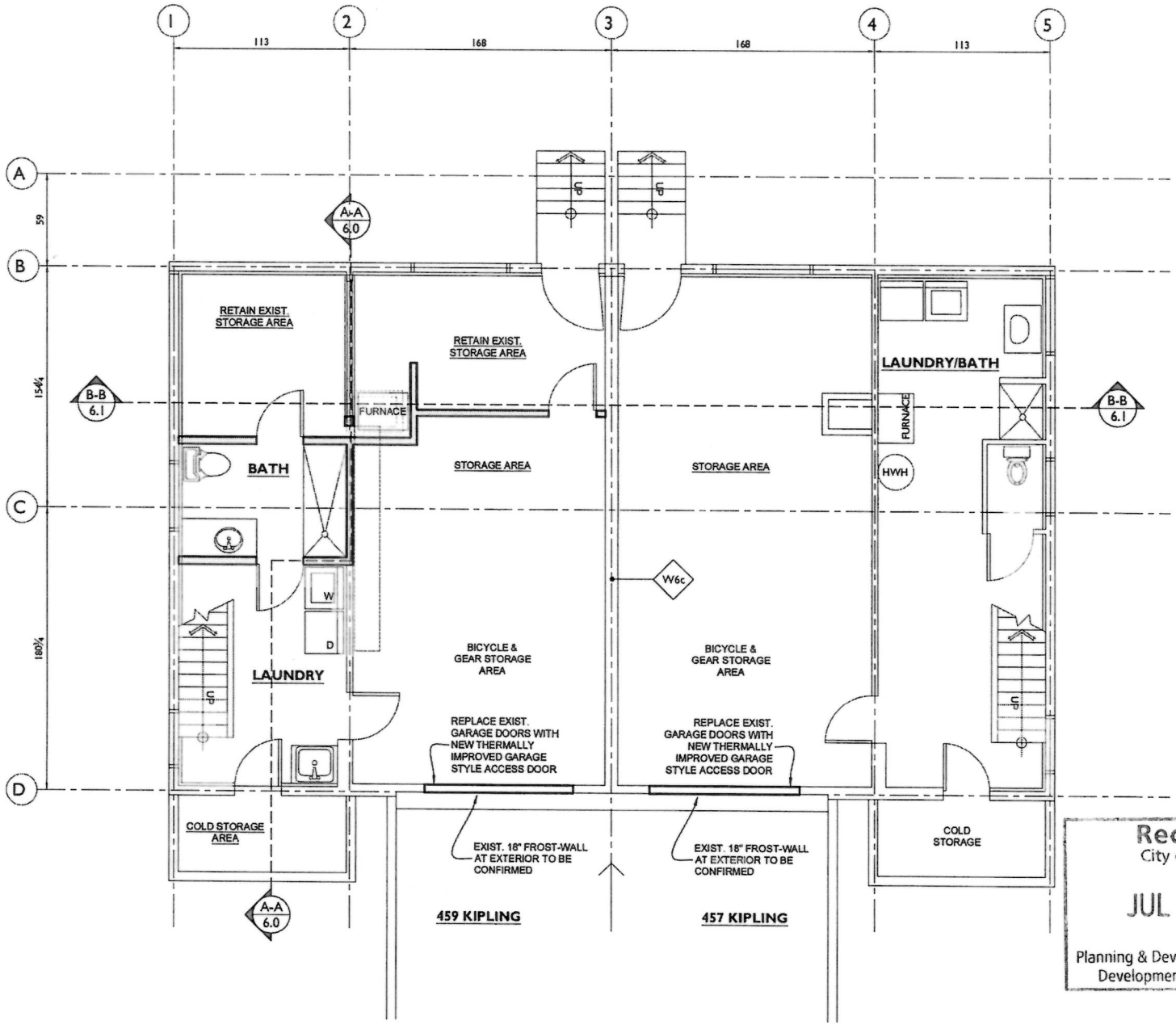
W6c — INTERIOR PARTITION WALLS:

- 1 X Layer 5/8" Type X Drywall (Fire Rated Caulking at Perimeter)
- 2x4 Timber Wall Framing with Studs at 600 Center (Batt Insulation)
- 8" Masonry Block Wall
- 2x4 Timber Wall Framing with Studs at 600 Center (Batt Insulation)
- 1 x Layer 5/8" Type X Drywall (Fire Rated Caulking at Perimeter)

NOTE:

- PLEASE REFERENCE CROSS SECTION & ELEVATION DRAWINGS FOR WALL TYPES
- PARTY WALL SEPARATION FRR 1HR AND STC>50 MET WITH WALL TYPES LISTED ABOVE

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project
House Plans For:
Fulton Carey House
457 - 459 Kipling Street, Victoria, BC

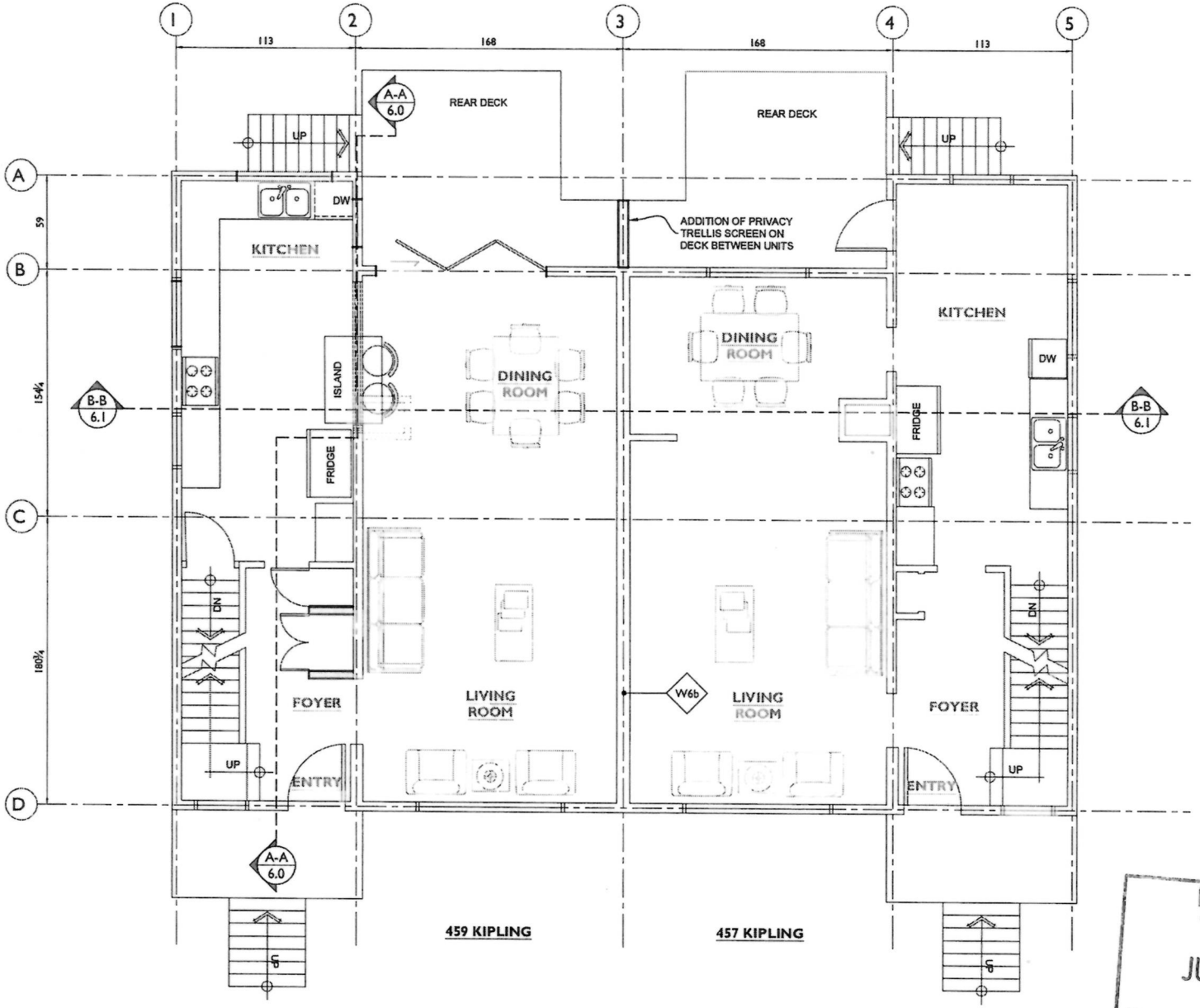
architect
Doran Musgrove
Architect AIBC, LEED AP

revisions

1	...	...

drawing
PROPOSED BASEMENT PLAN
673 sq.ft. per unit/suite

sheet no.
2.0



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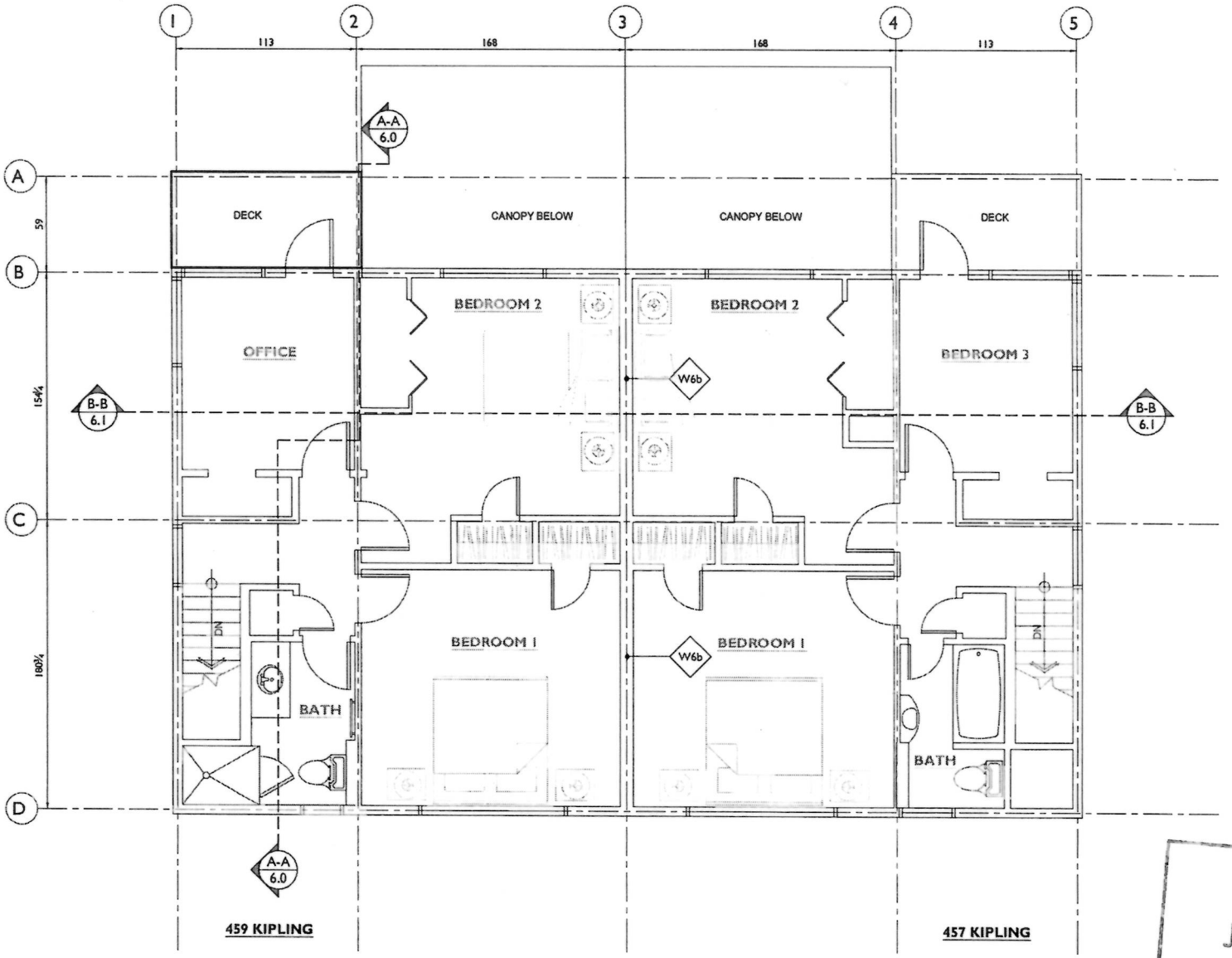
project
House Plans For:
Fulton Carey House
457 - 459 Kipling Street, Victoria, BC

architect
Doran Musgrove
Architect AIBC, LEED AP

revisions

drawing
PROPOSED MAIN FLOOR PLAN
722 sq.ft. per unit/suite

sheet no.
2.1



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Drawn By: MGL

project: House Plans For: **Fulton Carey House**
457 - 459 Kipling Street, Victoria, BC

architect: Doran Musgrove
Architect AIBC, LEED AP

revisions

1	--	--

drawing: **PROPOSED UPPER FLOOR PLAN**
673 sq.ft. per unit/suite

sheet no. **2.2**



WEST ELEVATION

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Drawn By: MGL

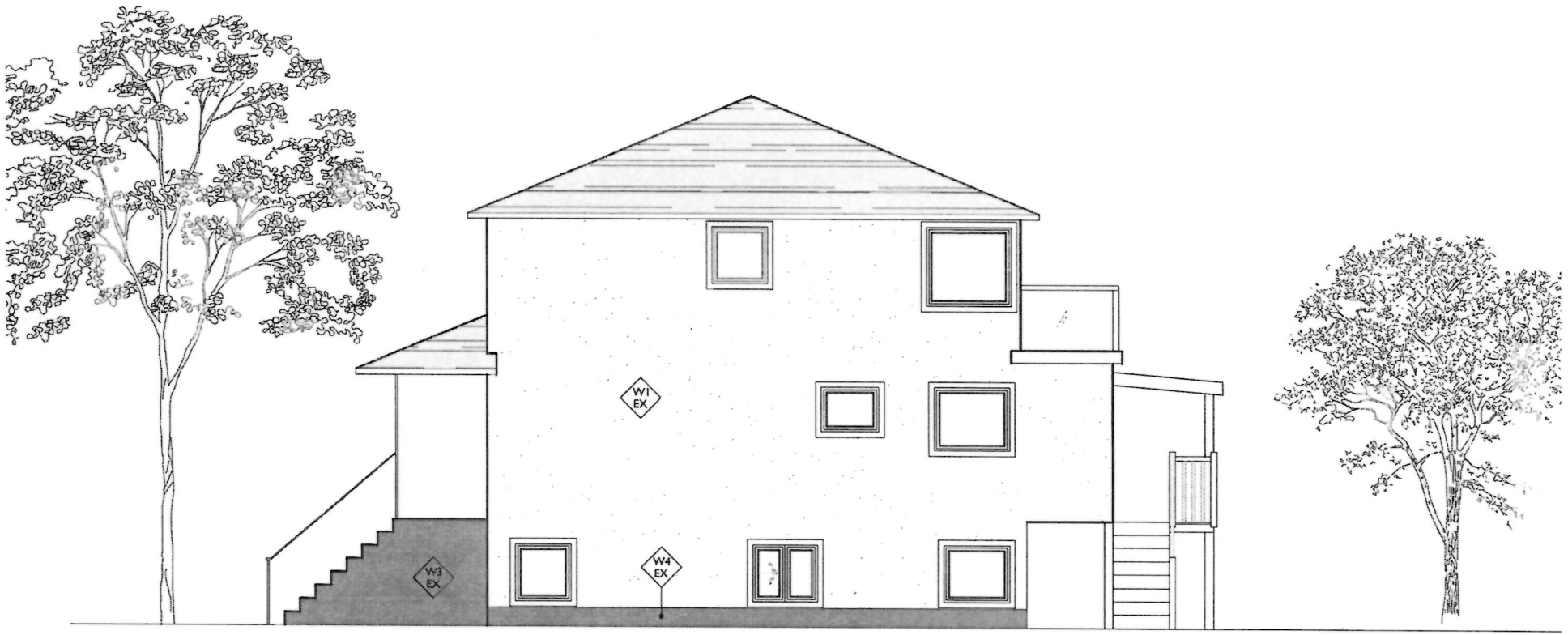
project: House Plans For: **Fulton Carey House**, 457 - 459 Kipling Street, Victoria, BC

architect: Doran Musgrove, Architect AIBC, LEED AP

revisions: 1 ... ...

drawing: PROPOSED WEST ELEVATION

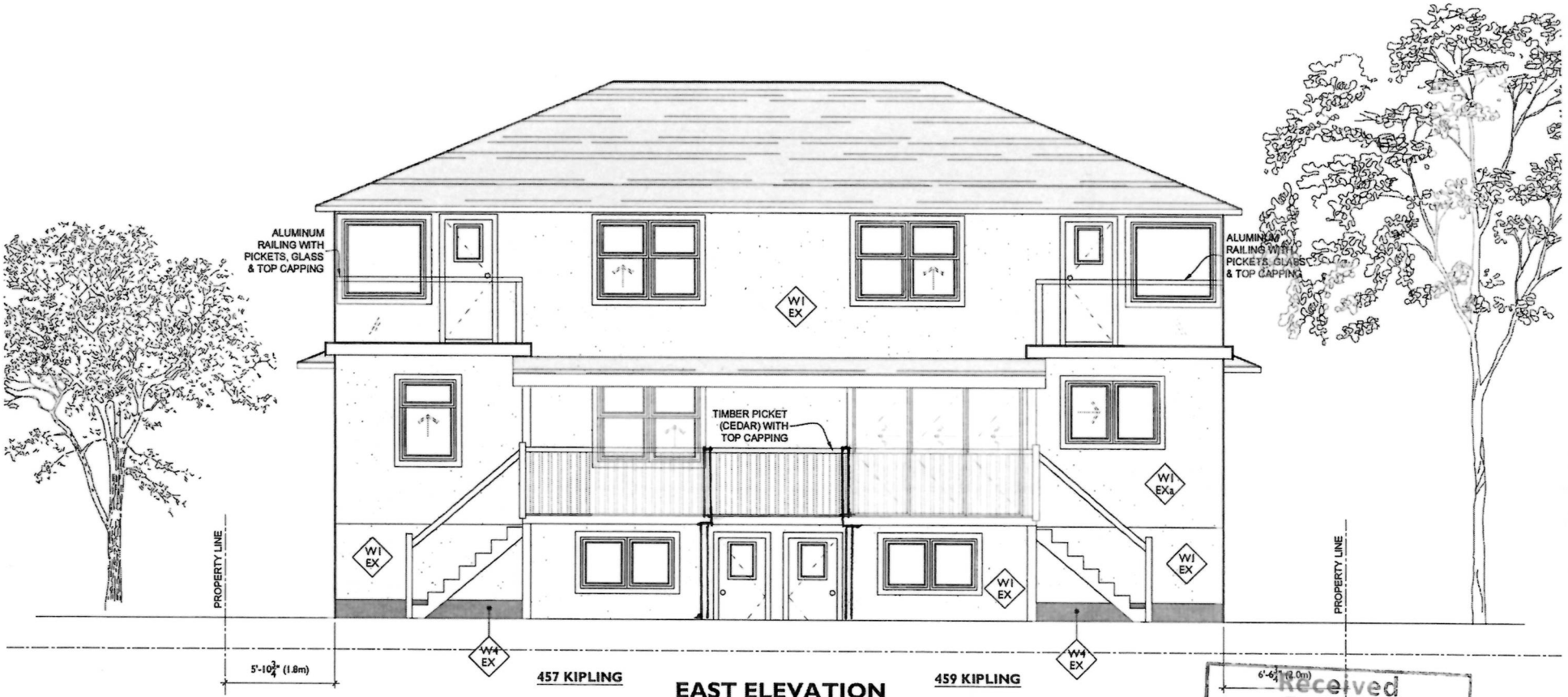
sheet no. 3.0



SOUTH ELEVATION

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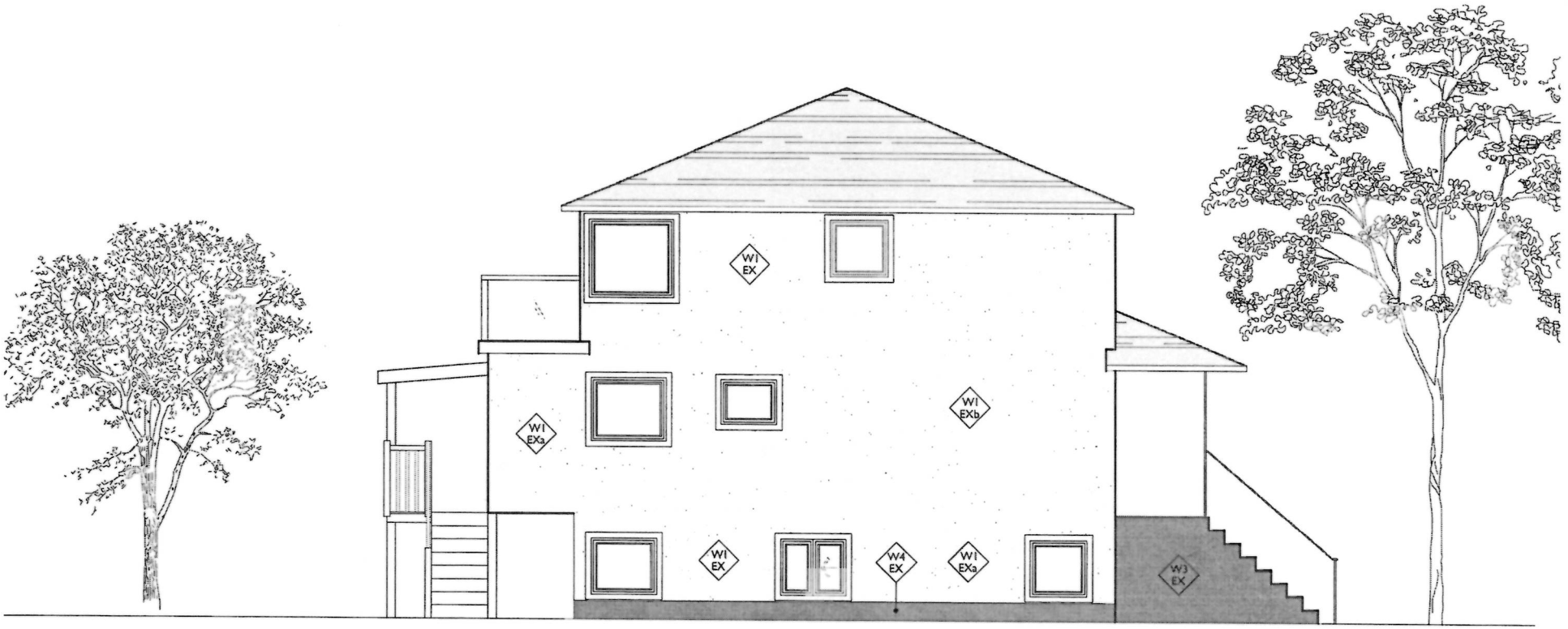
Date: 22 June 2018 Scale: 1/4" = 1'-0" PO #: 16-1684 Drawn By: MGL	project	House Plans For: Fulton Carey House 457 - 459 Kipling Street, Victoria, BC	architect	Doran Musgrove Architect AIBC, LEED AP	revisions	1 -- --	drawing	PROPOSED SOUTH ELEVATION	sheet no.	3.1



EAST ELEVATION

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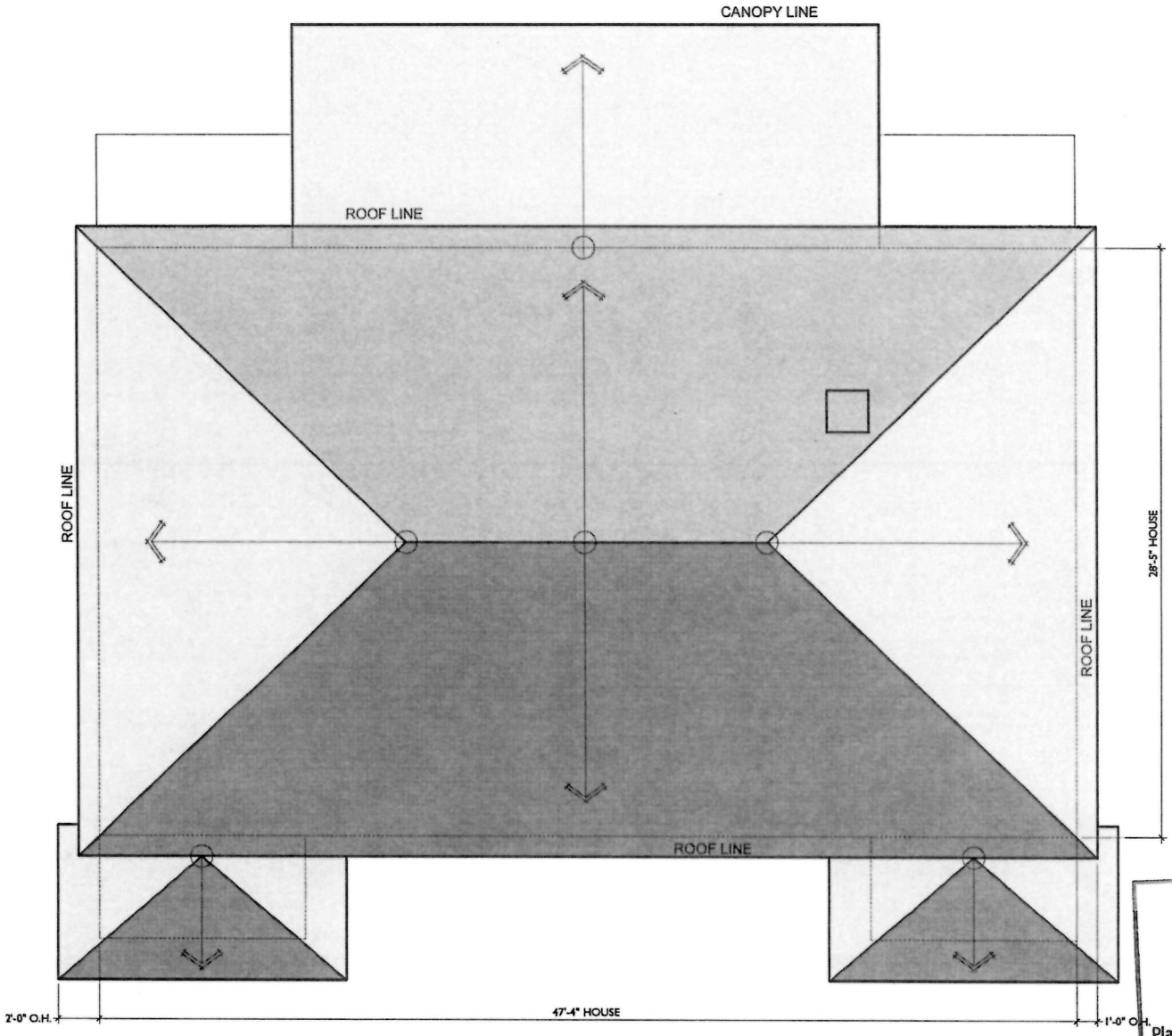
Date: 22 June 2018 Scale: 1/4" = 1'-0" PO #: 16-1684 Drawn By: MGL	project	House Plans For: **Fulton Carey House** 457 - 459 Kipling Street, Victoria, BC	architect	Doran Musgrove Architect AIBC, LEED AP	revisions	1 -- --	drawing	PROPOSED EAST ELEVATION	sheet no.	3.2



NORTH ELEVATION

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Scale: 1/4" = 1'-0"
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Drawn By: MGL

project
House Plans For:
Fulton Carey House
457 - 459 Kipling Street, Victoria, BC

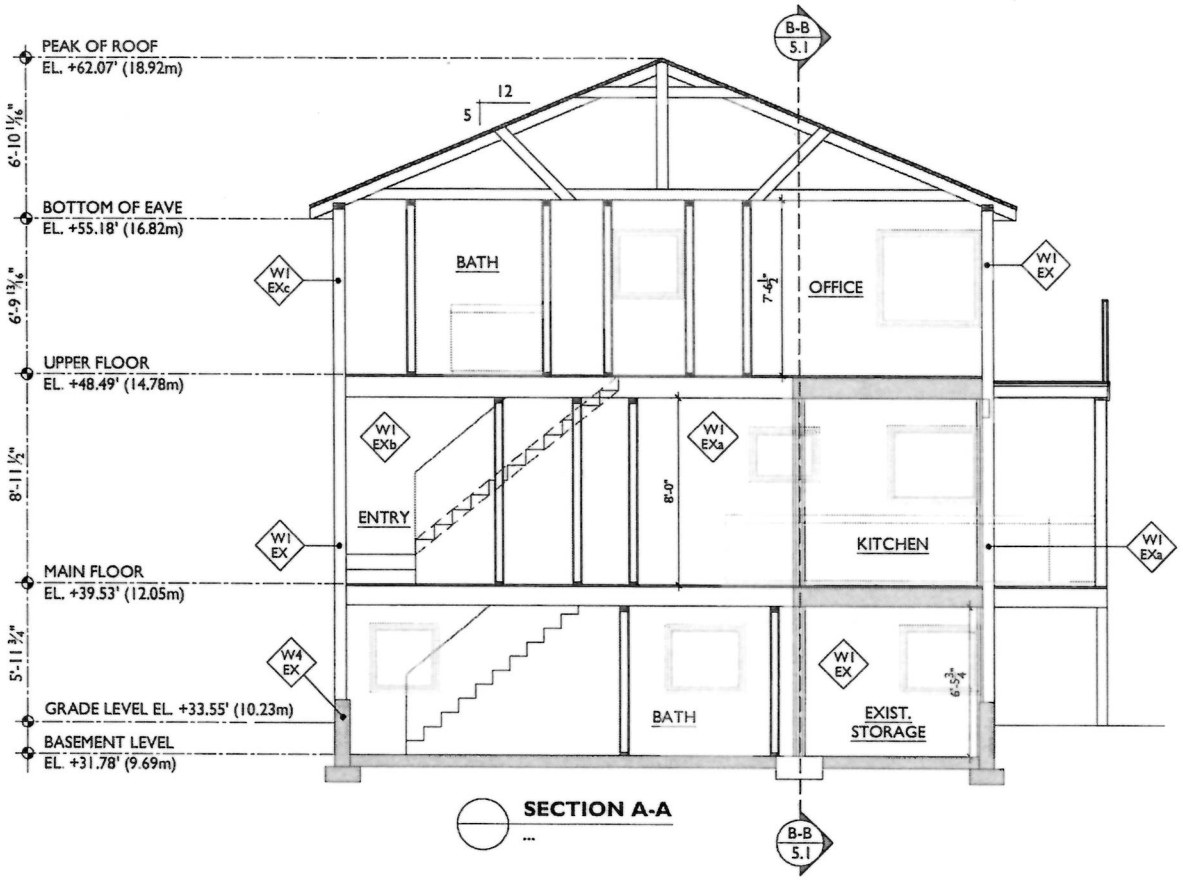
architect
Doran Musgrove
Architect AIBC, LEED AP

revisions

1	---	---

drawing
ROOF PLAN

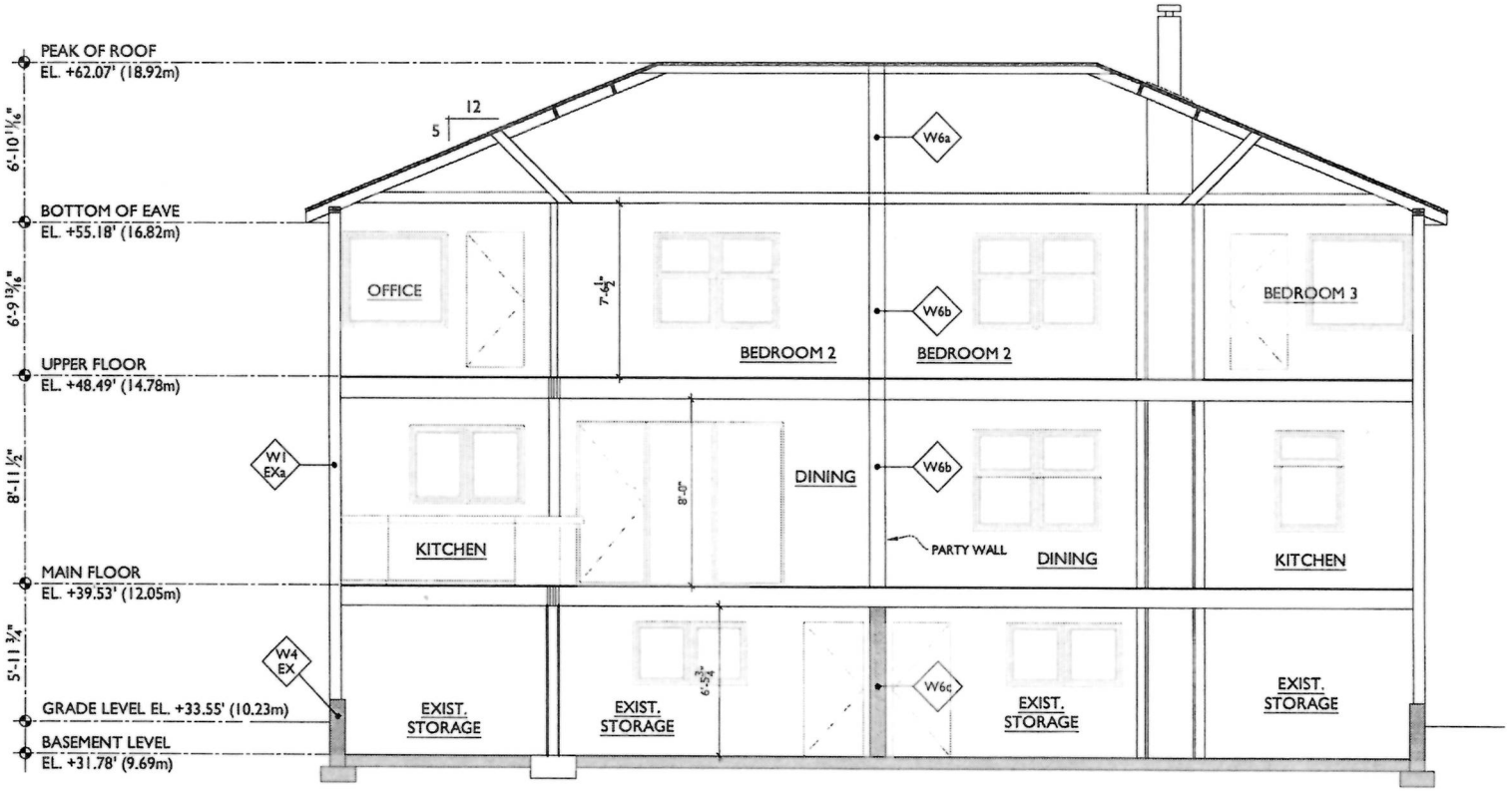
sheet no.
5.0



SECTION A-A

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Date: 22 June 2018 Scale: 1/4" = 1'-0" PO #: 16-1684 Drawn By: MGL	project	House Plans For: Fulton Carey House 457 - 459 Kipling Street, Victoria, BC	architect	Doran Musgrove Architect AIBC, LEED AP	revisions	1	drawing	SECTION A-A	sheet no.	6.0



SECTION B-B

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