



Subject Property – 605/607 Marifield Avenue



Property to the East on Marifield



Properties to the West on Marifield



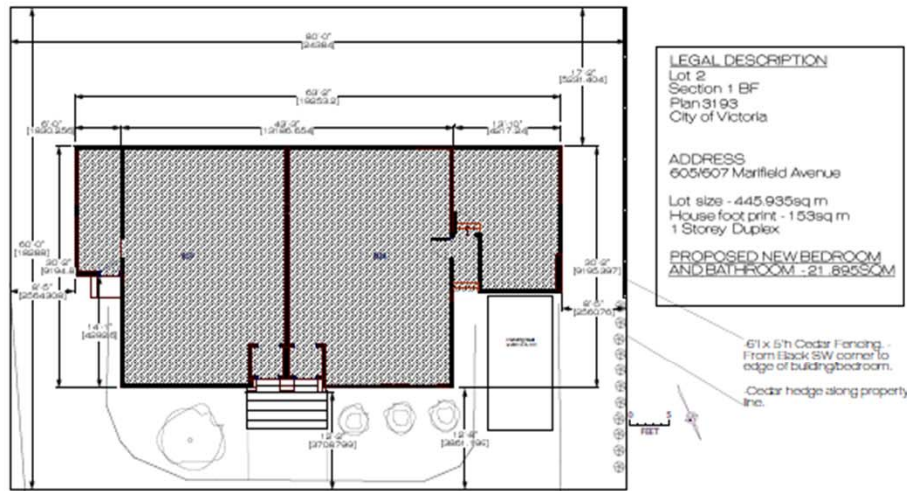
Properties to the South on Marifield



605/607 Marifield Ave - View of Proposed Parking Spot



605/607 Marfield Ave – Site and Floor Plans



1 SITE PLAN - 605/607 MARFIELD AVENUE
 Scale: 1:100

GENERAL NOTES

Dimensions given shall take preference over scales.
 Contractor to confirm all dimensions of Designer and Consultants prior to work commencement.
 Any discrepancies are to be reported.
 All materials to be of best quality, complying with the applicable sections of the latest C.S.A., C.G.S.B and N.B.C. standards. All materials shall be used strictly according to manufacturers printed directions.
 Hot Water to be converted to Gas.
 All exterior finishes to match existing finishes, vapor barrier, flashing, weather barrier etc.

DEMOLITION

For all renovations, contractor must maintain strength and stability of existing structure, provide and install all shoring and props to uphold existing construction during the duration of work.

ROUGH CARPENTRY

Stud wall construction to be 2x4 framing 16" O.C.
 All construction and materials to comply with the 'approved' current issue and amendments of C.S.A., C.G.S.B and N.B.C.
 All structural framing members are sized for standard grade No. 2 better Spruce-Pine-Fir (in accordance with N.L.G.A. standard grading rules for Canadian Lumber) except where specifically noted otherwise.
 Framing contractor is to provide backing for all plumbing accessories, shelving, curtain rods, cabinets etc.
 Contractor shall be responsible for the proper setting out of all work and ensure no eccentric loads occur.

MECHANICAL

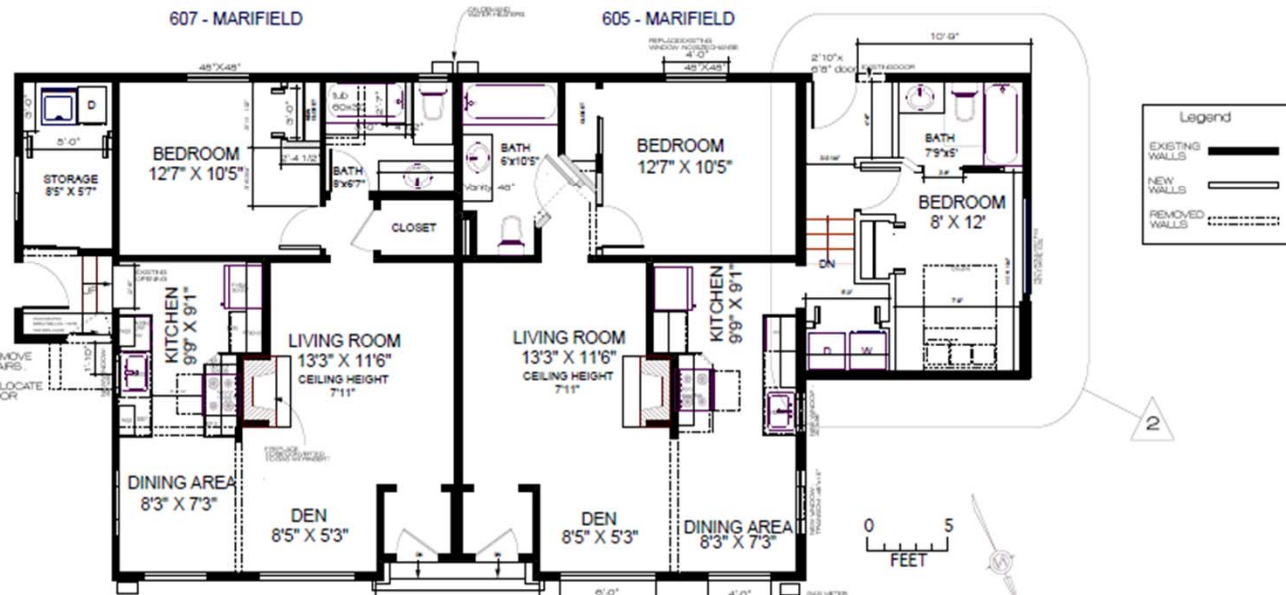
Existing electrical baseboard heating remaining.
 Flash to be added over all exposed openings, doors, windows not directly protected by eaves, (that are being changed or added).
 Head flashing to meet BCBC 2012 Code.
 Plumbing installation shall comply with current edition of a C.N.B.C. Canadian Plumbing code and Electrical Code.



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Do not scale drawings. When dimensions are given, dimensions are given. Contractors are responsible for the verification of all dimensions and are conditions prior to any construction or demolition. Any discrepancies are to be brought to the immediate attention of KWI. These drawings shall be submitted to KWI for review before proceeding. All work shall be done in accordance with the BC Building Code, the rules and customs of the trade practice and other specifications.



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REV NO	description	date
3	DEVELOPMENT VARIANCE	14.11.13
2	DEVELOPMENT VARIANCE	14.08.12
1	VARIANCE SUBMISSION	14.07.10
0	ISSUED FOR PERMIT	14.06.23

project name	607/605 MARFIELD AVE
location	Victoria, BC
sheet title	PLANS
project no.	646
drawing title	
date	NOVEMBER 7, 2014
scale	
drawn by	RM