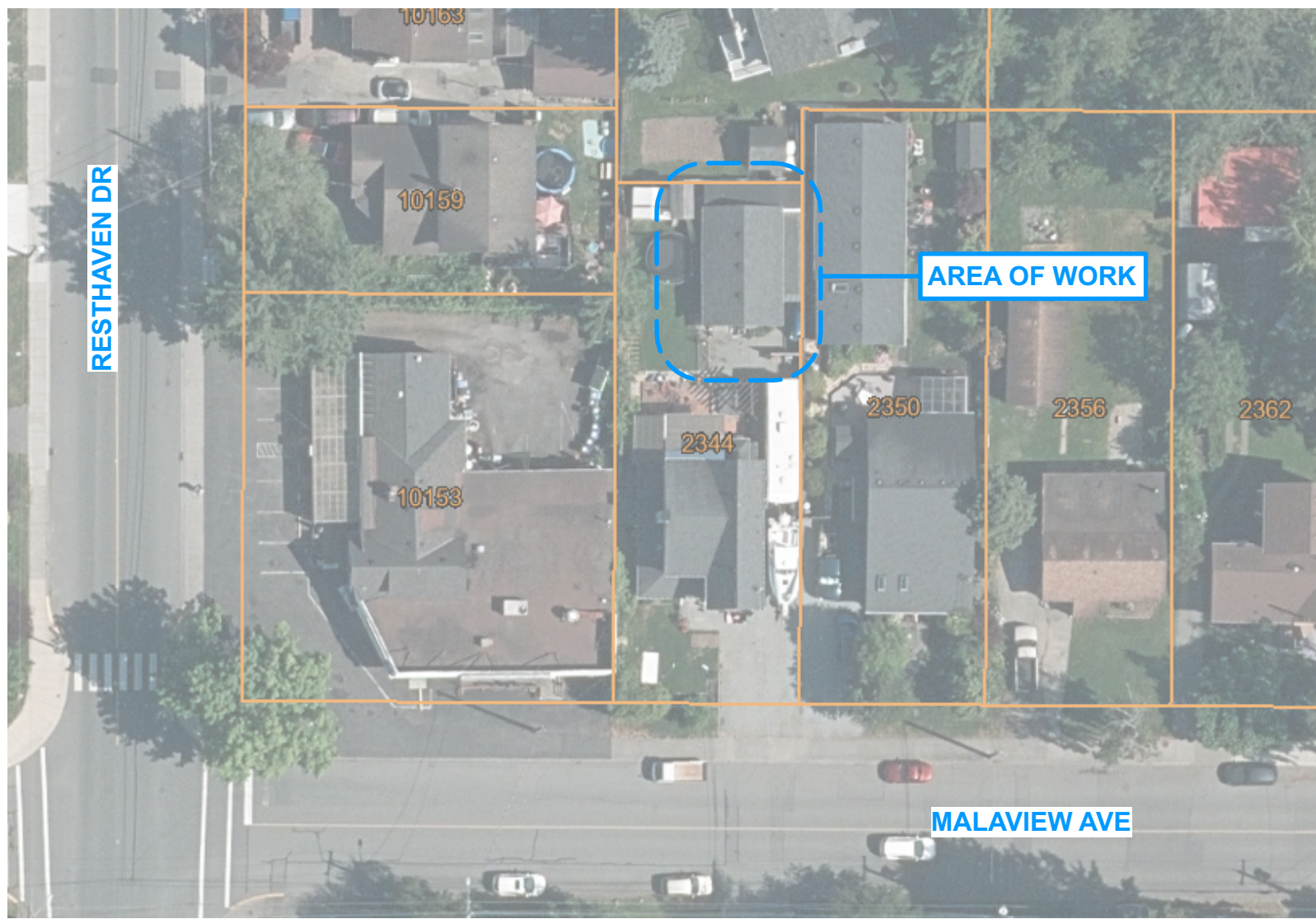


1 SITE PLAN
A1.00 Scale: 1:100



2 AERIAL
A1.00 Scale: N.T.S.

GENERAL NOTES

1. ALL WORK TO CONFORM TO 2024 BRITISH COLUMBIA BUILDING CODE AND ALL OTHER APPLICABLE CODES, BYLAWS AND STANDARDS.
2. ALL DIMENSIONS ARE IN IMPERIAL (FEET & INCHES) UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF SHEATHING, CENTERLINE OF STUD, CENTERLINE OF DOORS AND WINDOWS, AND TO FACE OF ANY OTHER STRUCTURAL ELEMENT NOT LISTED.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND INFORM COORDINATING REGISTERED PROFESSIONAL OF ANY DISCREPANCIES PRIOR TO UNDERTAKING THE PORTION OF WORK WHICH IS IN REFERENCE TO ANY DISCREPANCY.
5. DO NOT SCALE THESE DRAWINGS. FINLAYSON BONET ARCHITECTURE LTD. IS NOT RESPONSIBLE FOR ISSUES THAT ARISE FROM A FAILURE TO COMPLY.
6. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL SPECIFICATIONS, STRUCTURAL DRAWINGS AND SPECIFICATIONS, MECHANICAL DRAWINGS AND SPECIFICATIONS, ELECTRICAL DRAWINGS AND SPECIFICATIONS, CIVIL DRAWINGS AND SPECIFICATIONS, LANDSCAPE DRAWINGS AND SPECIFICATIONS, INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS AND ANY OTHER CONSULTANT DEEMED PERTINENT TO THE CONSTRUCTION OF THIS PROJECT.
7. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS, BYLAW APPROVALS, AND OBSERVE ALL REQUIRED SAFETY REGULATIONS THROUGHOUT THE COURSE OF CONSTRUCTION.
8. PENETRATIONS THROUGH FIRE SEPARATIONS ARE TO BE SEALED WITH A LISTED ULC FIRESTOP ASSEMBLY.
9. IN WET LOCATIONS SUBSTITUTE MOISTURE RESISTANT DRYWALL FOR GYPSUM WALLBOARD.

DRAWING LIST

- A1.00 SITE PLAN & PROJECT DATA
A2.00 EXISTING FOUNDATION PLAN & ASSEMBLIES
A2.01 EXISTING FLOOR PLAN & EXISTING ROOF PLAN
A3.00 EXISTING ELEVATIONS
A3.01 EXISTING ELEVATIONS
A4.00 BUILDING SECTION & DETAILS
A5.00 REFLECTED CEILING PLAN

PROJECT DATA

CIVIC ADDRESS: 2344 MALAVIEW AVE, SIDNEY, BC V8L 2G2

LEGAL DESCRIPTION: LOT 18, BLOCK 1, SECTION 13, RANGE 4E, NORTH SAANICH DISTRICT, PLAN 1197F EXCEPT PART IN PLAN 42266; PROPERTY ID 000-906-441

ZONING: R2

LOT AREA: 0.065 ha / 0.161 acre / 650.0 m²

EXISTING LOT COVERAGE: 33.3%

PARKING AREA COVERAGE: 7.8%

EXISTING SET BACKS:

- FRONT YARD - SOUTH
 - REQUIRED: 4.5 m
 - PROVIDED: 30.1 m
- REAR YARD - NORTH
 - REQUIRED: 4.5 m
 - PROVIDED: **2.4 m VARIANCE REQUIRED**
- INTERIOR SIDE YARD - EAST
 - REQUIRED: 2.0 m
 - PROVIDED: 2.4 m
- INTERIOR SIDE YARD - WEST
 - REQUIRED: 2.0 m
 - PROVIDED: 2.4 m

EXISTING BUILDING AREAS

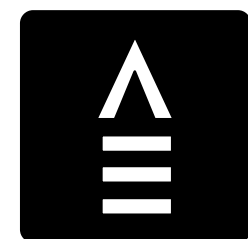
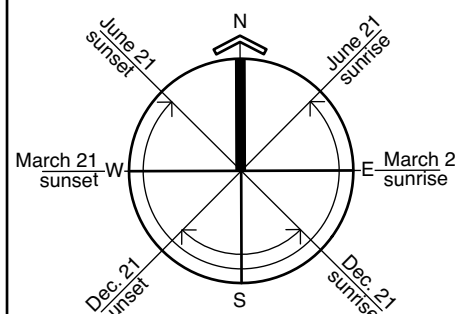
- MAIN HOUSE: 98.5 m² / 1060 ft²
- CARRIAGE HOUSE: 51.7 m² / 556 ft²
- TOTAL: 150.2 m² / 1626 ft²

EXISTING GROSS FLOOR AREAS

- MAIN HOUSE - MAIN FLOOR: 98.5 m² / 1060 ft²
- MAIN HOUSE - UPPER FLOOR: 90.4 m² / 973 ft²
- CARRIAGE HOUSE - MAIN FLOOR: 51.7 m² / 556 ft²
- TOTAL: 240.6 m² / 2590 ft²

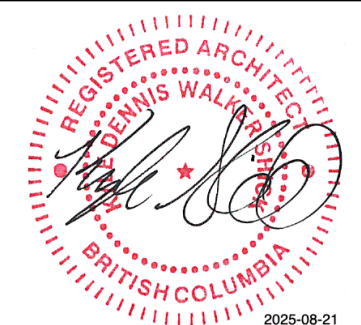
EXISTING BUILDING HEIGHT:

- CARRIAGE HOUSE: 4.1 m



**FINLAYSON
BONET
ARCHITECTURE LTD.**

#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4
Phone: 250-656-2224
Fax: 250-656-2279
Email: info@finlaysonbonet.ca



20Aug25 Issued for BP

Rev	Date	Description
Checked By		SMB/KDS
Drawn By		GRK/RJC
Scale		AS NOTED
Date		

AUGUST 20, 2025

Project Name
**2344 MALAVIEW
AVE CARRIAGE
HOUSE**
2344 MALAVIEW AVE, SIDNEY,
BC V8L 2G2
Drawing Title

**SITE PLAN &
PROJECT DATA**

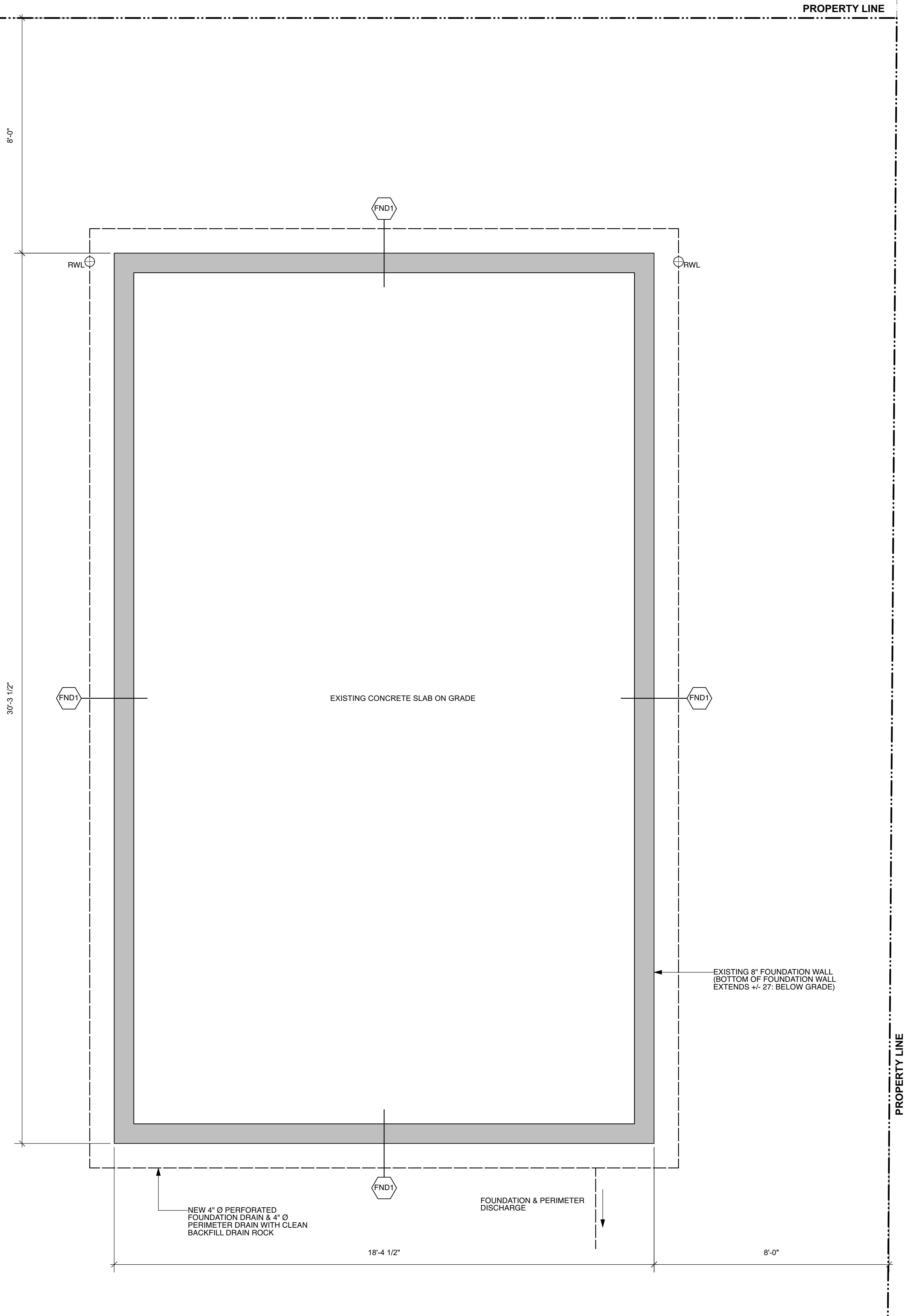
Drawing No. **A1.00**

Project No. **25032**

© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture to be used for the project shown and may not be reproduced without written consent.

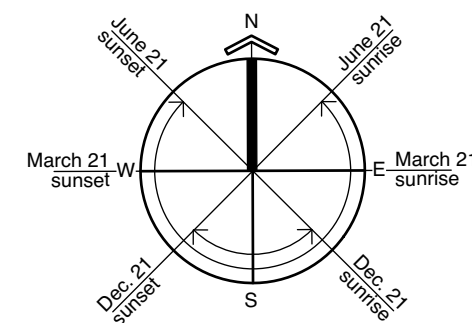
ASSEMBLIES					DESIGNED TO ASHRAE 90.1 - 2016 (IMPERIAL U VALUE)	
ASSEMBLY NUMBER	ILLUSTRATION (SECTION)	DESCRIPTION	REQUIRED FIRE RATING	TESTING AGENCY	U-VALUE (EFFECTIVE RSI-VALUE)	STC RATING
FND1		EXISTING FOUNDATION WALL <ul style="list-style-type: none">EXISTING CONCRETE FOUNDATION WALLNEW LIQUID APPLIED MODIFIED POLYURETHANE WATERPROOF MEMBRANENEW POLYPROPYLENE DRAINAGE MAT6" MIN. TOP AND SIDE DRAIN ROCKCLEAN BACKFILL	-	-	-	-
W1		EXISTING EXTERIOR WALL <ul style="list-style-type: none">EXISTING DRYWALLEXISTING POLYETHYLENE VAPOUR BARRIEREXISTING 2x4 WOOD STUDS WITH R14 BATT INSULATIONEXISTING SHEATHINGNEW SELF ADHERED VAPOUR PERMEABLE SHEATHING MEMBRANENEW EXTERIOR SEMI-RIGID INSULATIONNEW PT STRAPPING @ 16" O/CNEW HORIZONTAL LAP SIDING	-	-	R-EFFECTIVE R 19.35 RSI-EFFECTIVE 3.41 m² · k/W	-
R1		EXISTING ROOF <ul style="list-style-type: none">EXISTING ASPHALT SHINGLESEXISTING SITE BUILT ROOF TRUSSNEW BLOWN-IN CELLULOSE INSULATION (8" THICK)EXISTING R14 BATT INSULATIONEXISTING 1/2" DRYWALLNEW VAPOUR BARRIER PAINT	-	-	R-EFFECTIVE R 41.13 RSI-EFFECTIVE 7.24 m² · k/W	-
F1		EXISTING SLAB ON GRADE <ul style="list-style-type: none">EXISTING FLOOR FINISHEXISTING 3/4" PLYWOODEXISTING 2x4 SLEEPERS w/ 1 1/2" RIGID INSULATIONEXISTING SLAB ON GRADE	-	-	R-EFFECTIVE 5.80 RSI-EFFECTIVE 1.02 m² · k/W	-

2 ASSEMBLIES
A2.00 Scale: 1:10



1 FOUNDATION PLAN - EXISTING
A2.00 Scale: 1:25

SYMBOL LEGEND	
	ASSEMBLY TAG
	DOOR TAG
	KEY NOTES TAG
	DETAIL MARKER
	BUILDING SECTION MARKER
	SECTION DETAIL MARKER
	ELEVATION MARKER
	FIRE SEPARATION FIRE RESISTANCE RATING (T) (TIME)
	FIRE SEPARATION INDICATOR
	FINISHED FLOOR ELEVATION MARKER
	EXISTING WALL COMPONENTS
	PROPOSED WALL COMPONENTS
	LIGHT SWITCH
	DUPLEX RECEPTACLE
	SURFACE MOUNTED LED LIGHT
	THERMOSTAT
	ELECTRIC BASEBOARD HEATER
	EXISTING ELECTRICAL PANEL
	BATHROOM EXHAUST FAN
	RAIN WATER LEADER
	DATA CABLE



**FINLAYSON
BONET**
ARCHITECTURE LTD.

#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4

Phone: 250-656-2224
Fax: 250-656-2279
Email: info@finlaysonbonet.ca

Rev	Date	Description
20Aug25	Issued for BP	
Checked By	SMB/KDS	
Drawn By	MEH/RJC	
Scale	AS NOTED	
Date	AUGUST 20, 2025	

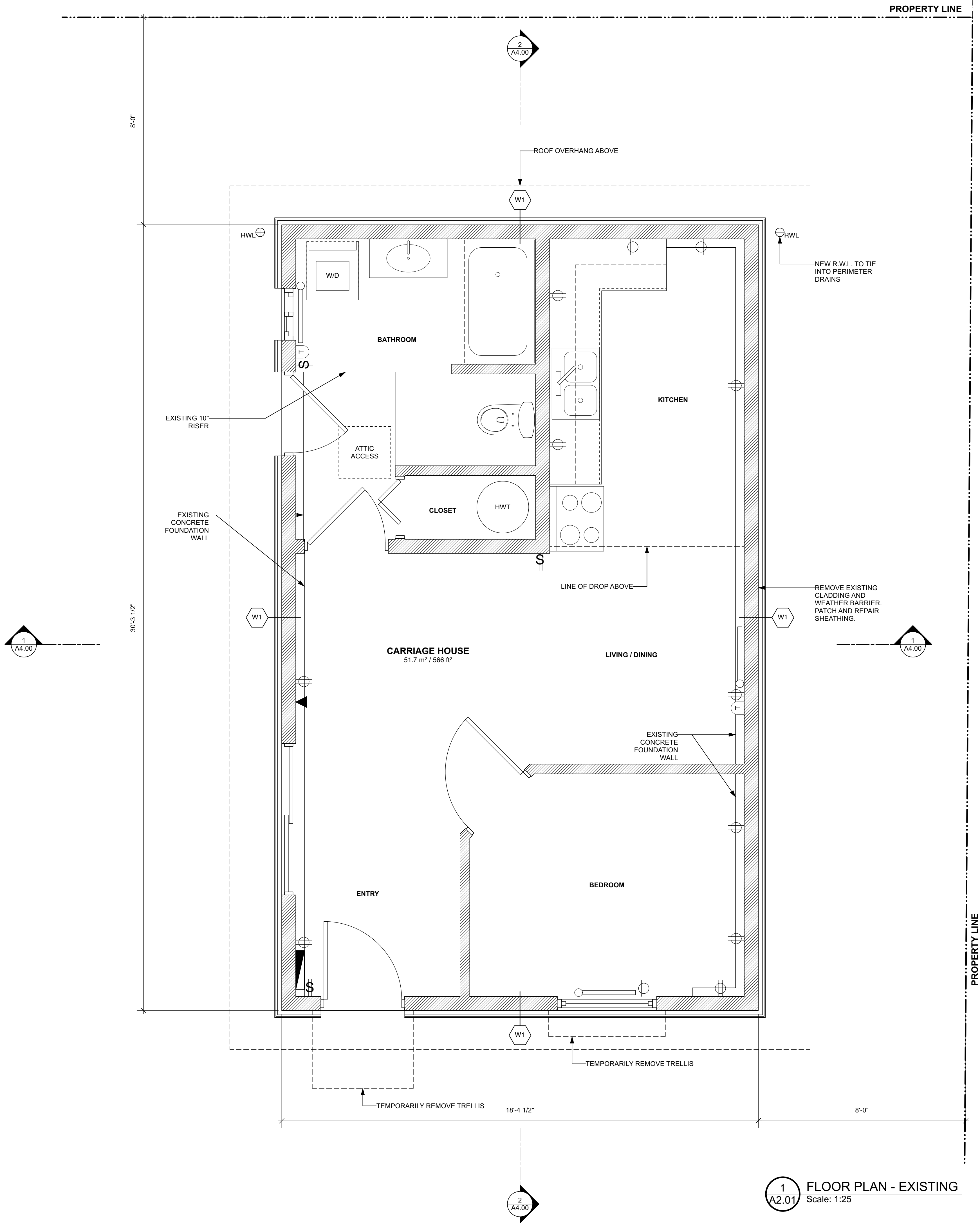
Project Name
**2344 MALAVIEW
AVE CARRIAGE
HOUSE**
2344 MALAVIEW AVE, SIDNEY,
BC V8L 2G2

Drawing Title
**EXISTING
FOUNDATION
PLAN &
ASSEMBLIES**

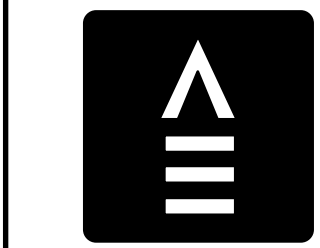
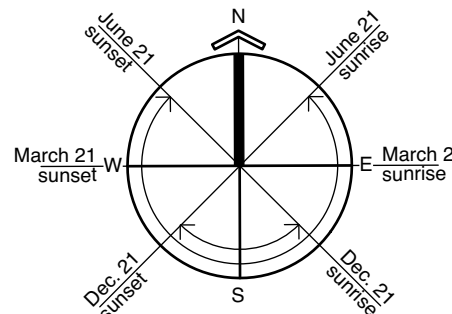
Drawing No.
A2.00

Project No.
25032

© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture Ltd. to be used for the project shown and may not be reproduced without written consent.



SYMBOL LEGEND	
	ASSEMBLY TAG
	DOOR TAG
	KEY NOTES TAG
	DETAIL MARKER
	BUILDING SECTION MARKER
	SECTION DETAIL MARKER
	ELEVATION MARKER
	FIRE SEPARATION FIRE RESISTANCE RATING (TIME)
	FIRE SEPARATION INDICATOR
	FINISHED FLOOR ELEVATION MARKER
	EXISTING WALL COMPONENTS
	PROPOSED WALL COMPONENTS
	LIGHT SWITCH
	DUPLEX RECEPTACLE
	SURFACE MOUNTED LED LIGHT
	THERMOSTAT
	ELECTRIC BASEBOARD HEATER
	EXISTING ELECTRICAL PANEL
	BATHROOM EXHAUST FAN
	RAIN WATER LEADER
	DATA CABLE



**FINLAYSON
BONET**
ARCHITECTURE LTD.

#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4
Phone: 250-656-2224
Fax: 250-656-2279
Email: info@finlaysonbonet.ca



Rev	Date	Description
20Aug25	Issued for BP	
Checked By	SMB/KDS	
Drawn By	MEH/RJC	
Scale	AS NOTED	
Date	AUGUST 20, 2025	

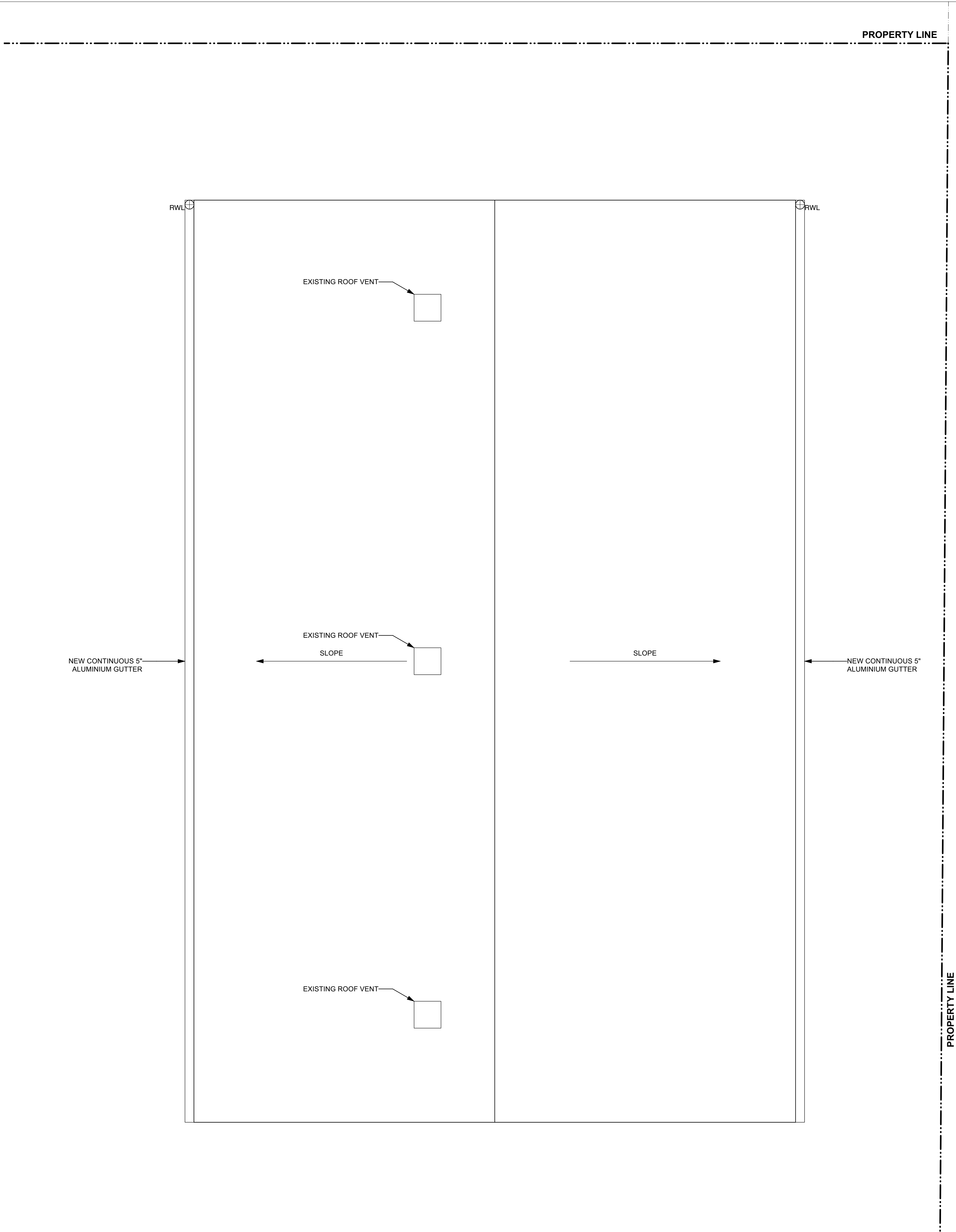
Project Name
**2344 MALAVIEW
AVE CARRIAGE
HOUSE**
2344 MALAVIEW AVE, SIDNEY,
BC V8L 2G2

Drawing Title
**EXISTING
FLOOR PLAN &
EXISTING ROOF
PLAN**

Drawing No.
A2.01

Project No.
25032

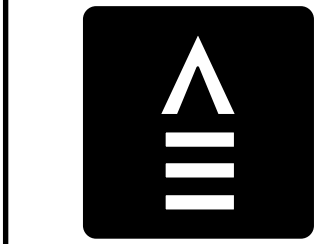
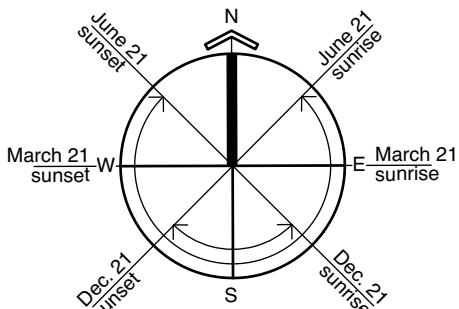
© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture to be used for the project shown and may not be reproduced without written consent.



1
A2.02

ROOF PLAN - EXISTING
Scale: 1:25

SYMBOL LEGEND	
	ASSEMBLY TAG
	DOOR TAG
	KEY NOTES TAG
	DETAIL MARKER
	BUILDING SECTION MARKER
	SECTION DETAIL MARKER
	ELEVATION MARKER
	FIRE SEPARATION FIRE RESISTANCE RATING (TIME)
	FIRE SEPARATION INDICATOR
	FINISHED FLOOR ELEVATION MARKER
	EXISTING WALL COMPONENTS
	PROPOSED WALL COMPONENTS
	LIGHT SWITCH
	DUPLEX RECEPTACLE
	SURFACE MOUNTED LED LIGHT
	THERMOSTAT
	ELECTRIC BASEBOARD HEATER
	EXISTING ELECTRICAL PANEL
	BATHROOM EXHAUST FAN
	RAIN WATER LEADER
	DATA CABLE



**FINLAYSON
BONET**
ARCHITECTURE LTD.

#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4
Phone: 250-656-2224
Fax: 250-656-2279
Email: info@finlaysonbonet.ca



2025-08-21

20Aug25 Issued for BP

Rev Date Description

Checked By SMB/KDS

Drawn By MEH/RJC

Scale AS NOTED

Date

AUGUST 20, 2025

Project Name

**2344 MALAVIEW
AVE CARRIAGE**

HOUSE

2344 MALAVIEW AVE, SIDNEY,
BC V8L 2G2

Drawing Title

**ROOF PLAN -
EXISTING**

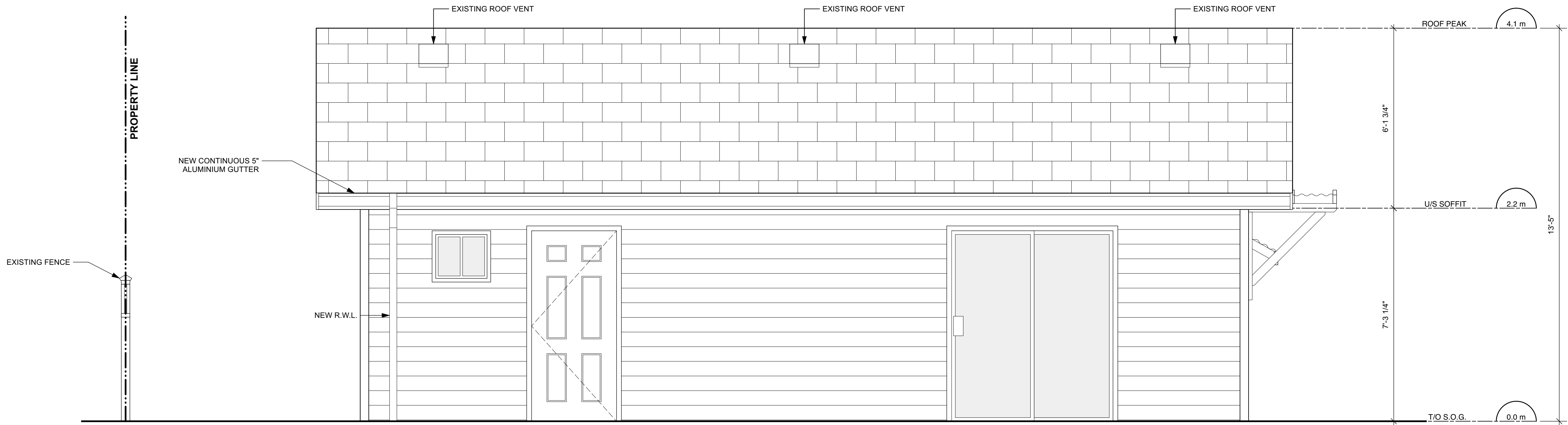
Drawing No.

A2.02

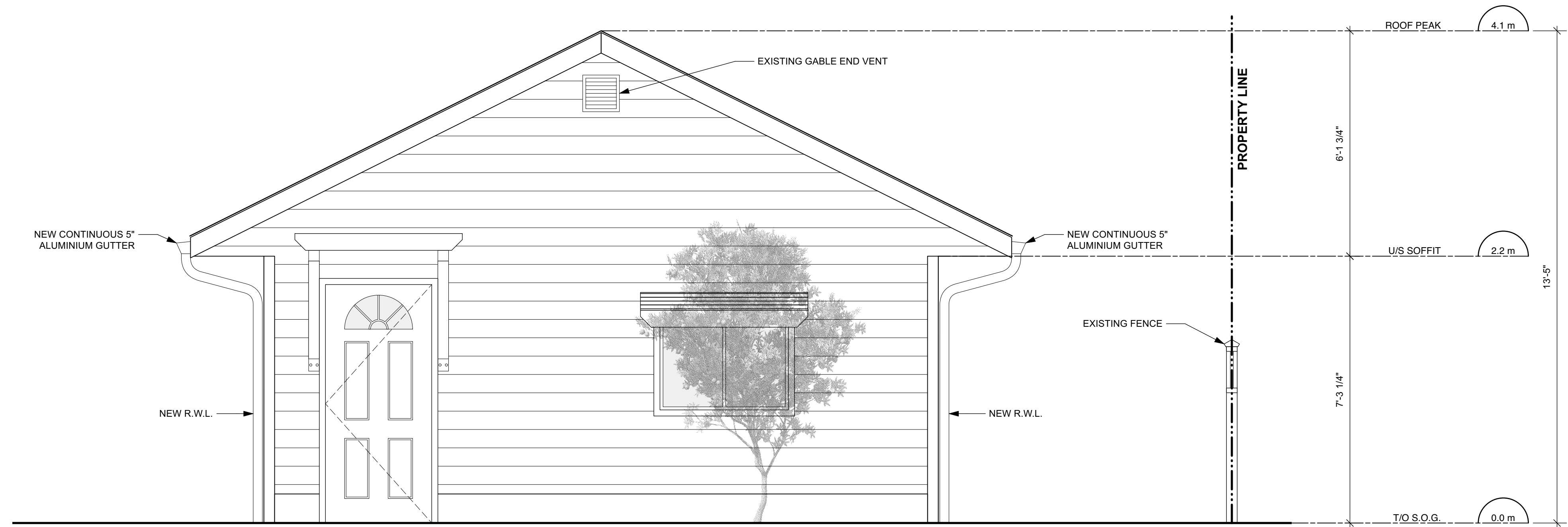
Project No.

25032

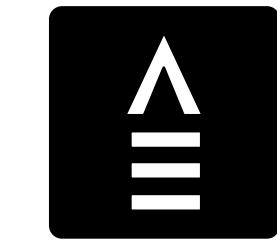
© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture to be used for the project shown and may not be reproduced without written consent.



2 WEST ELEVATION
A3.00 Scale: 1:25



1 SOUTH ELEVATION
A3.00 Scale: 1:25



**FINLAYSON
BONET**
ARCHITECTURE LTD.

#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4
Phone: 250-656-2224
Fax: 250-656-2279
Email: info@finlaysonbonet.ca



Rev	Date	Description
20Aug25		Issued for BP

Checked By: SMB/KDS
Drawn By: MEH/RJC
Scale: AS NOTED

Date: AUGUST 20, 2025

Project Name:
**2344 MALAVIEW
AVE CARRIAGE
HOUSE**
2344 MALAVIEW AVE, SIDNEY,
BC V8L 2G2

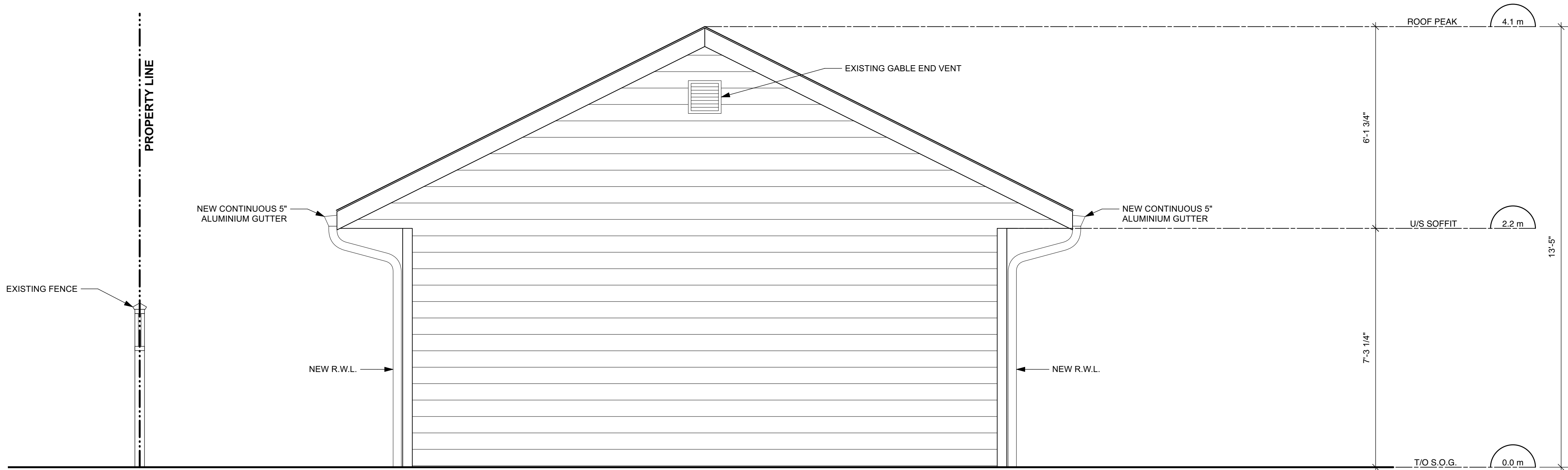
Drawing Title:

**EXISTING
ELEVATIONS**

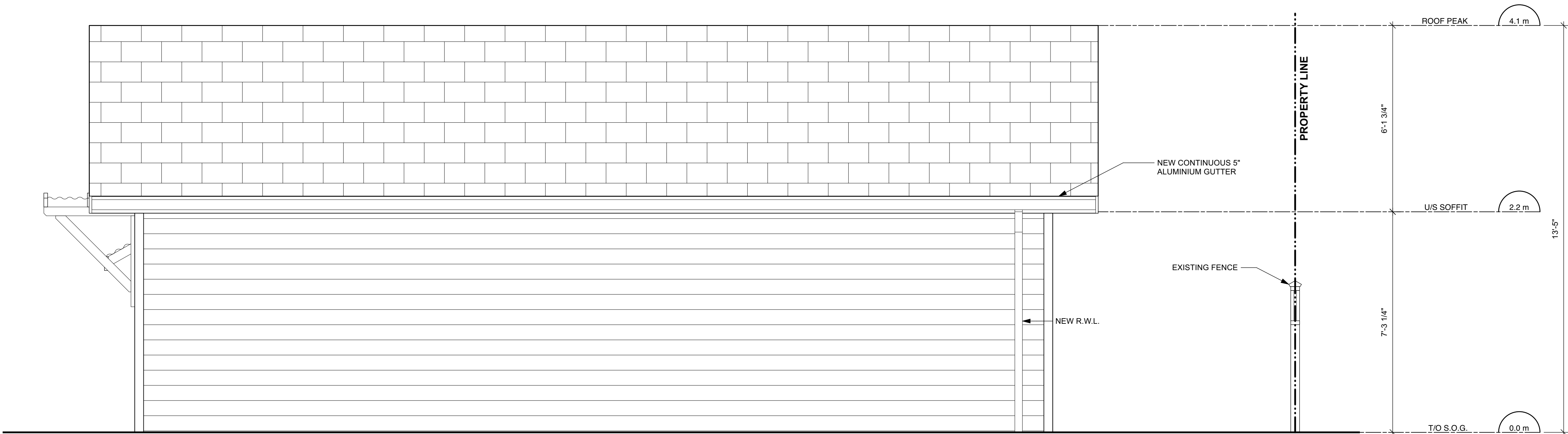
Drawing No. **A3.00**

Project No. **25032**

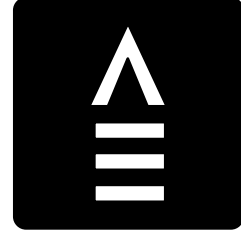
© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture to be used for the project shown and may not be reproduced without written consent.



2 NORTH ELEVATION
A3.01 Scale: 1:25




1 EAST ELEVATION
A3.01 Scale: 1:25



**FINLAYSON
BONET**
ARCHITECTURE LTD.

#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4

Phone: 250-656-2224
Fax: 250-656-2279
Email: info@finlaysonbonet.ca



Rev	Date	Description
20Aug25		Issued for BP

Checked By: SMB/KDS
Drawn By: MEH/RJC
Scale: AS NOTED
Date: AUGUST 20, 2025

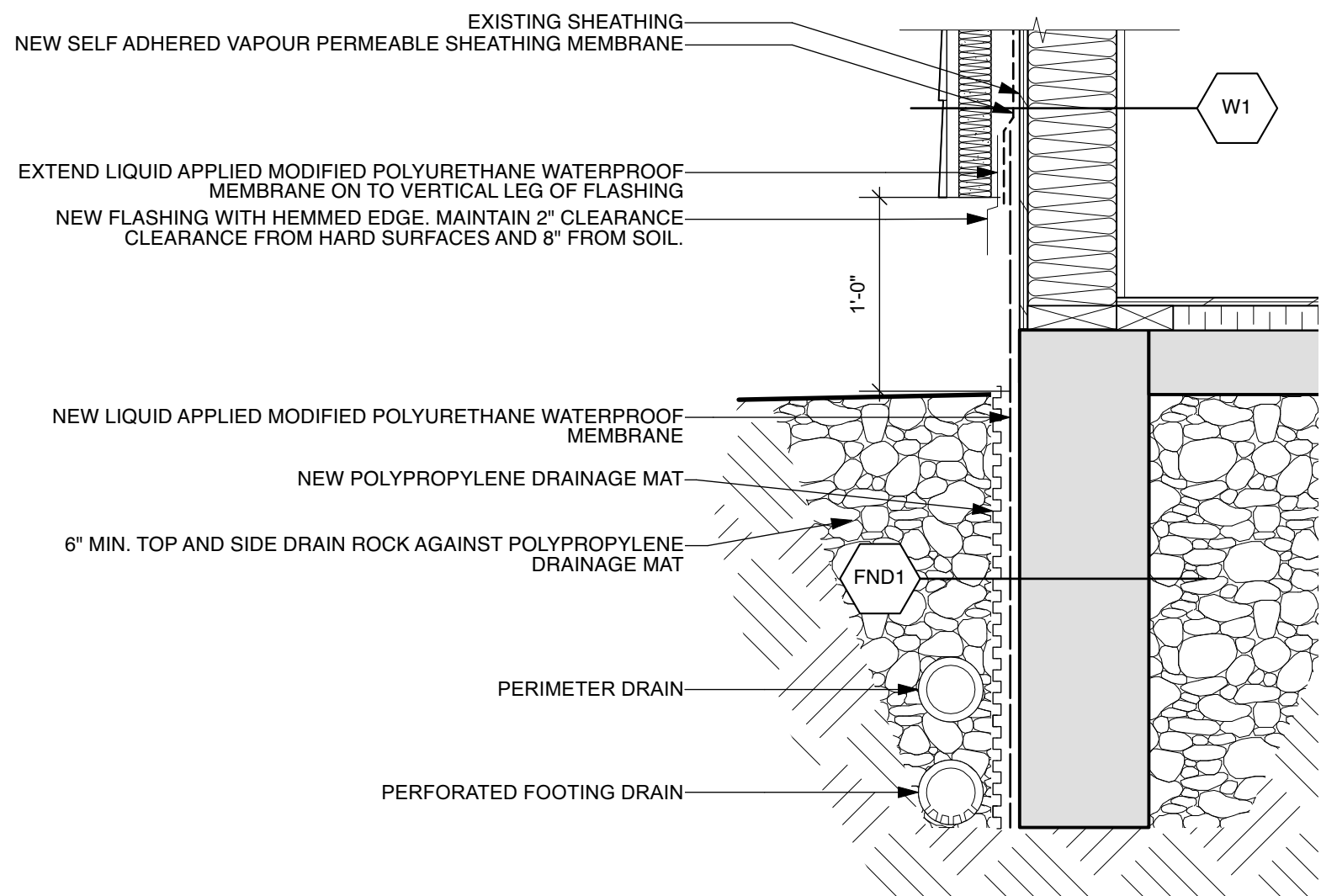
Project Name:
**2344 MALAVIEW
AVE CARRIAGE
HOUSE**
2344 MALAVIEW AVE, SIDNEY,
BC V8L 2G2

Drawing Title:
**EXISTING
ELEVATIONS**

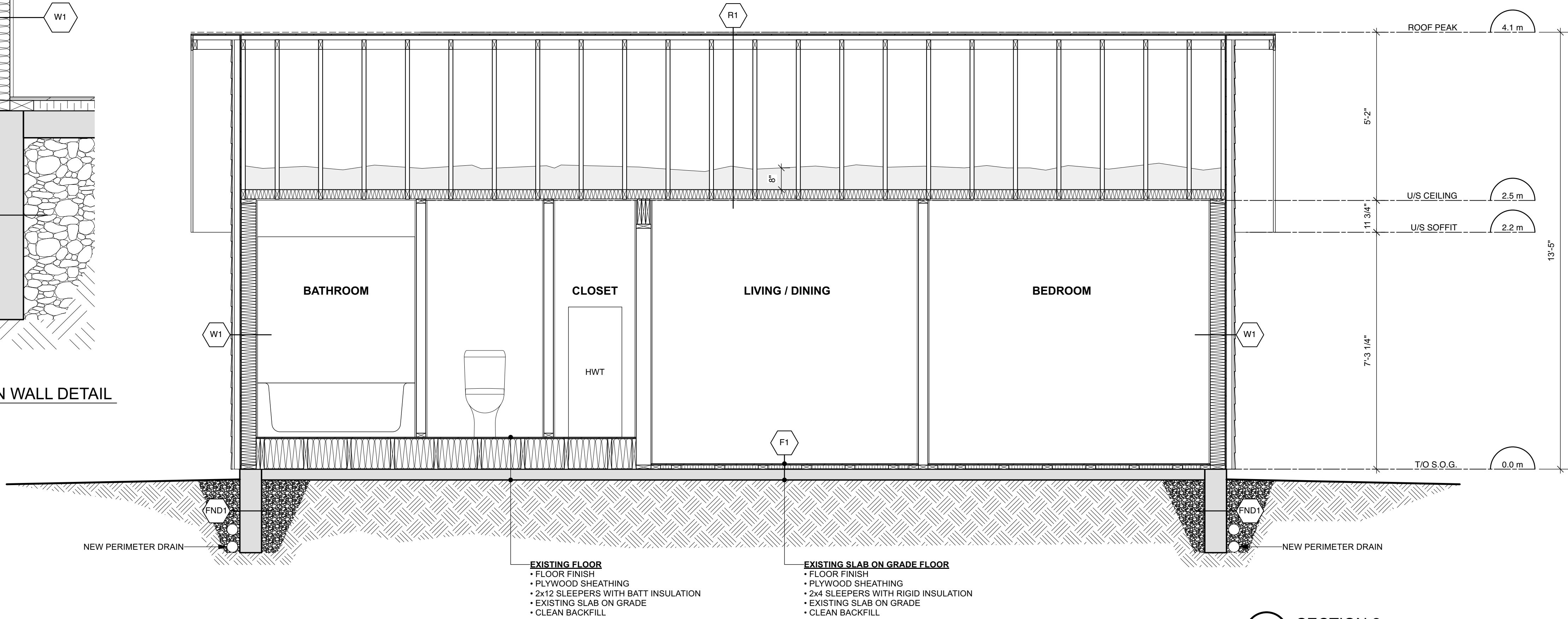
Drawing No. **A3.01**

Project No. **25032**

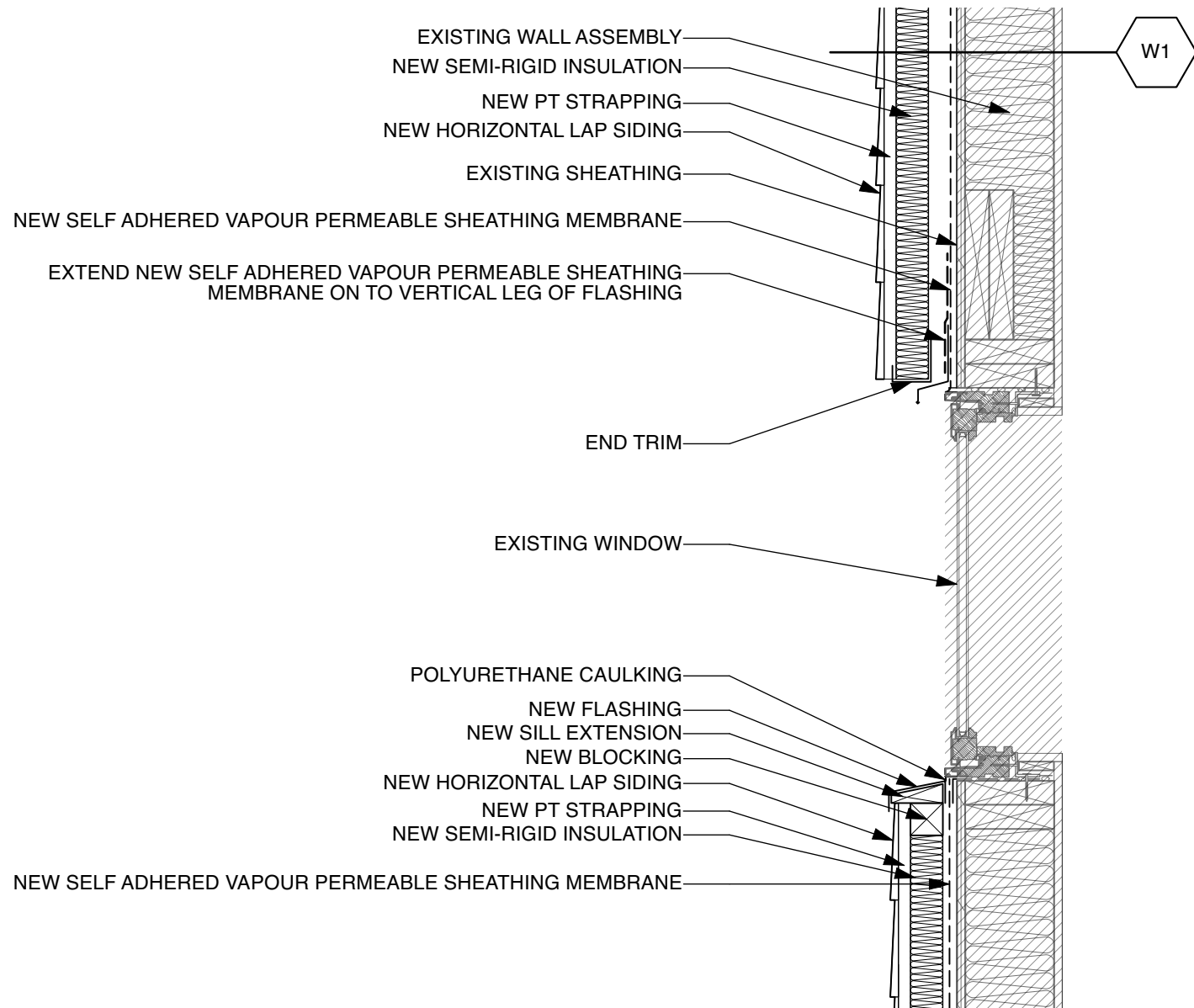
© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture to be used for the project shown and may not be reproduced without written consent.



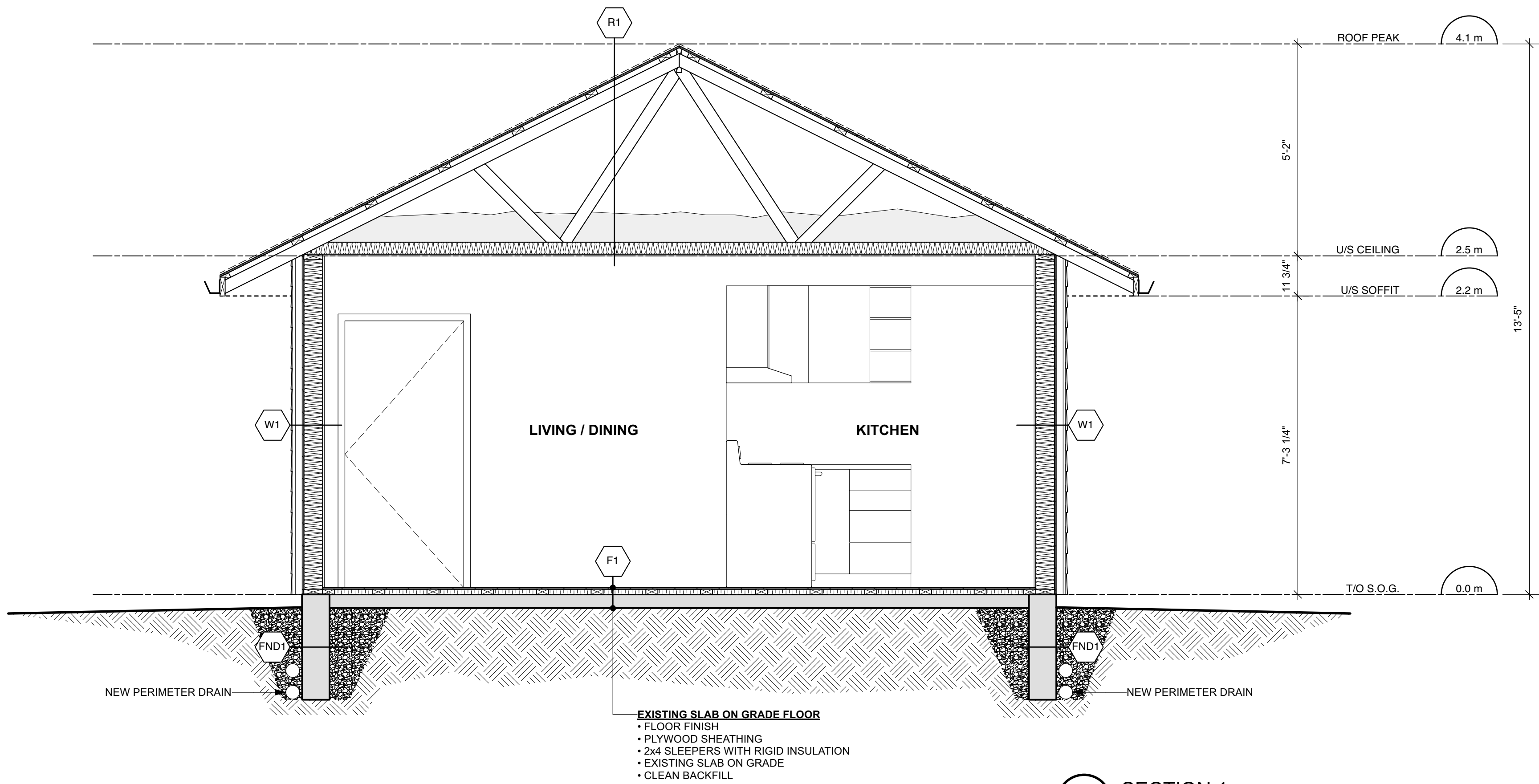
3 FOUNDATION WALL DETAIL
A4.00 Scale: 1:10



2 SECTION 2
A4.00 Scale: 1:25

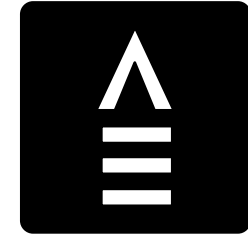


4 WINDOW DETAIL
A4.00 Scale: 1:10



1 SECTION 1
A4.00 Scale: 1:25

SYMBOL LEGEND	
	ASSEMBLY TAG
	DOOR TAG
	KEY NOTES TAG
	DETAIL MARKER
	BUILDING SECTION MARKER
	SECTION DETAIL MARKER
	ELEVATION MARKER
	FIRE SEPARATION FIRE RESISTANCE RATING (TIME)
	FIRE SEPARATION INDICATOR
	FINISHED FLOOR ELEVATION MARKER
	EXISTING WALL COMPONENTS
	PROPOSED WALL COMPONENTS
	LIGHT SWITCH
	DUPLEX RECEPTACLE
	SURFACE MOUNTED LED LIGHT
	THERMOSTAT
	ELECTRIC BASEBOARD HEATER
	EXISTING ELECTRICAL PANEL
	BATHROOM EXHAUST FAN
	RAIN WATER LEADER
	DATA CABLE



FINLAYSON
BONET
ARCHITECTURE LTD.

#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4
Phone: 250-656-2224
Fax: 250-656-2279
Email: info@finlaysonbonet.ca



	20Aug25	Issued for BP
Rev	Date	Description
Checked By		SMB/KDS
Drawn By		MEH/RJC
Scale		AS NOTED
Date		

Project Name
**2344 MALAVIEW
AVE CARRIAGE
HOUSE**
2344 MALAVIEW AVE, SIDNEY,
BC V8L 2G2

**BUILDING
SECTIONS &
DETAILS**

Drawing No. **A4.00**

Project No. **25032**

© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture to be used for the project shown and may not be reproduced without written consent.