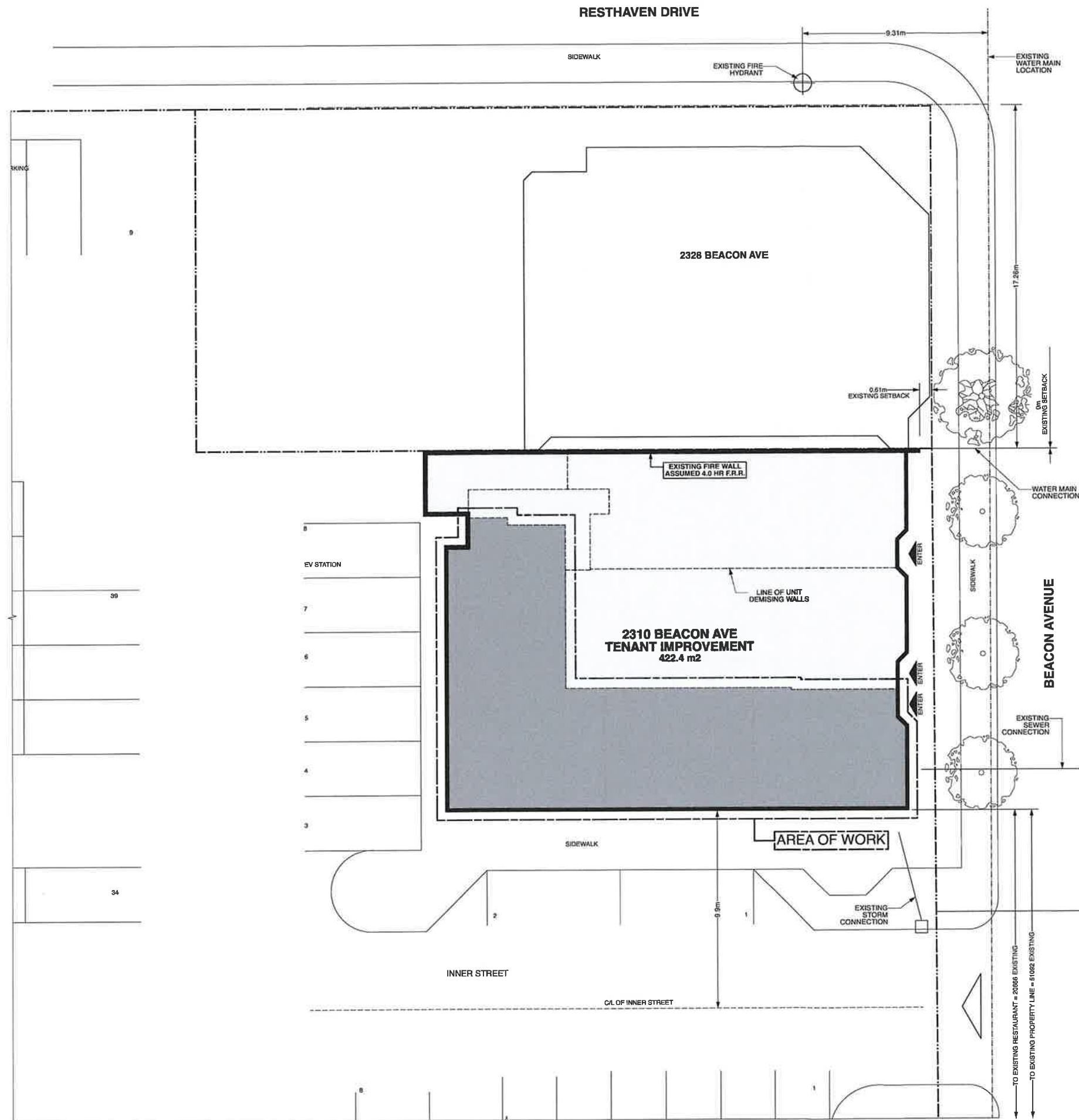
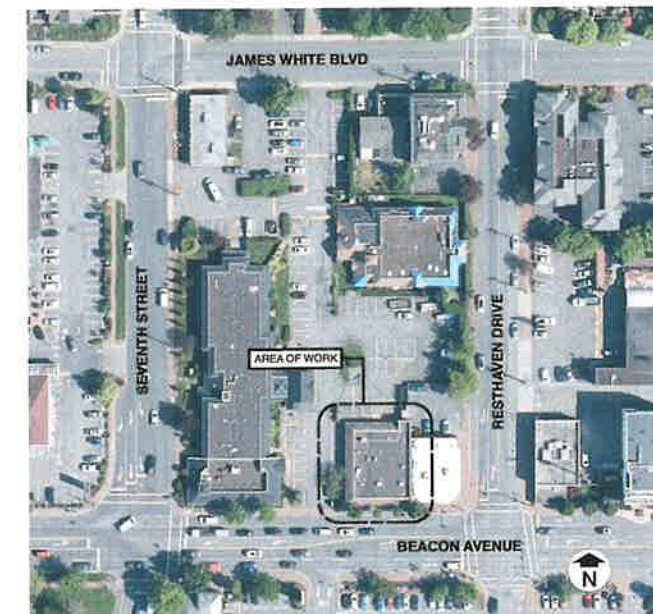




2 SITE PLAN
Scale: 1:100

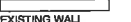
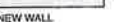


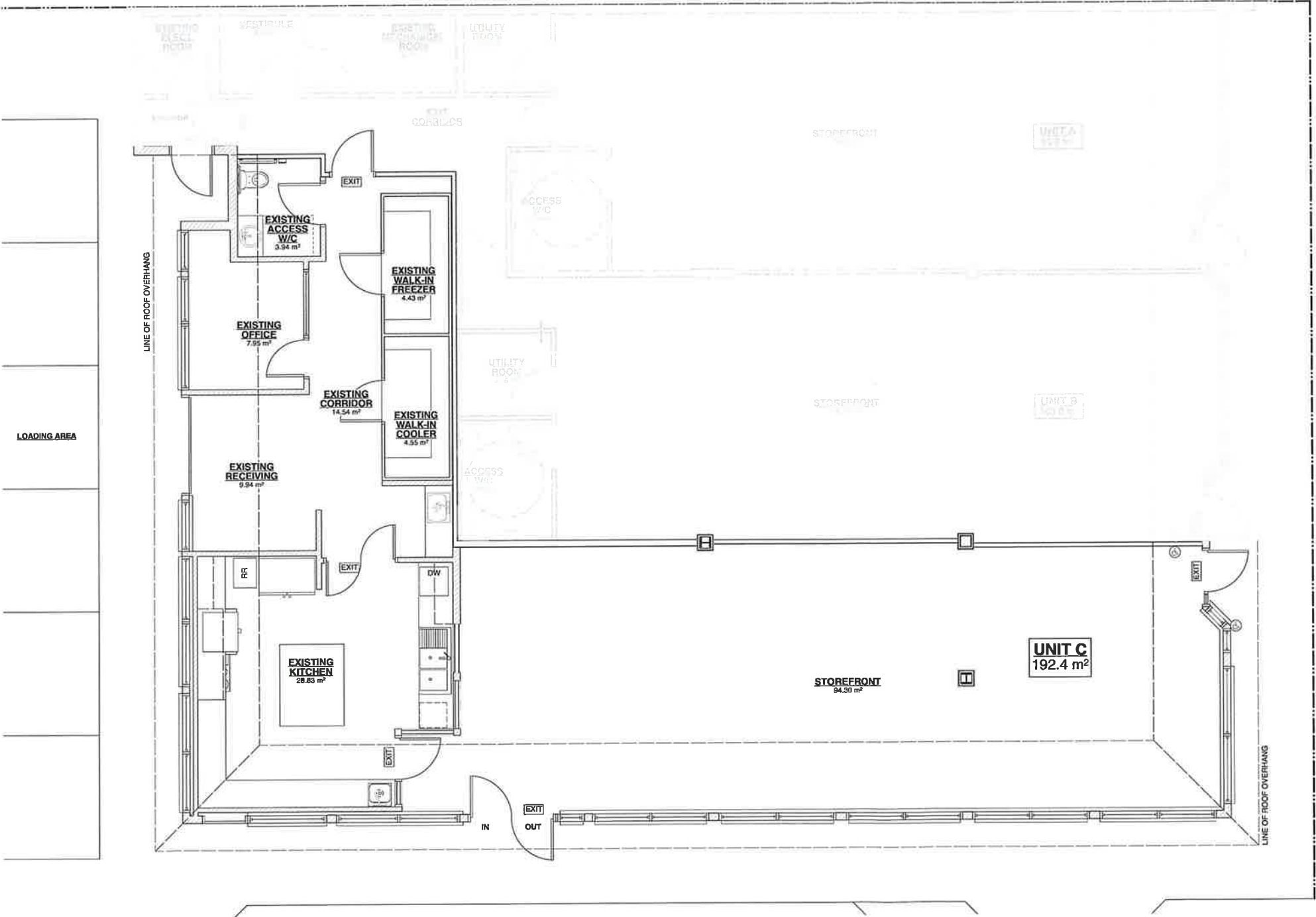
1 AERIAL
Scale: NOT TO SCALE

PROJECT DATA
LEGAL DESCRIPTION: PID 016-214-587; LOT A SECTION 11 RANGE 3E NORTH SAANICH PLAN VFP50750 & RANGE 4E
CIVIC ADDRESS: UNIT C, 2310 BEACON AVE, SIDNEY, BC, V8L 1X2
LOT AREA: 0.787 hectares / 1.94 acres / 7 672.7 m ²
ZONING: C1- DOWNTOWN COMMERCIAL
BUILDING AREA: 422.4 m ²
GROSS FLOOR AREA UNIT C:
• UNIT C: 192.4 m ²
• EXISTING ACCESS W/C: 3.94 m ²
• EXISTING WALK-IN FREEZER: 4.43 m ²
• EXISTING WALK-IN COOLER: 4.55 m ²
• EXISTING OFFICE: 7.85 m ²
• EXISTING RECEIVING: 8.54 m ²
• EXISTING CORRIDOR: 14.54 m ²
• EXISTING KITCHEN: 28.83 m ²
• PROPOSED GENERAL STORE: 34.53 m ²
• PROPOSED STOCKROOM: 31.62 m ²
• PROPOSED OFFICE: 8.92 m ²
• PROPOSED RETAIL: 23.0 m ²
LOT COVERAGE: EXISTING
AVERAGE NATURAL GRADE: EXISTING
BUILDING HEIGHT: EXISTING
PARKING: EXISTING
SCOPE OF WORK: TENANT IMPROVEMENT
TENANT IMPROVEMENT BUILDING CODE INFORMATION (BCBC 2024)
MAJOR OCCUPANCY: GROUP E
CLASSIFICATION: 3.2.2.70 GROUP E, UP TO 2 STOREYS
• SPRINKLERED: NO
• NUMBER OF STOREYS: 2
• NUMBER OF STOREYS: 1
• AREA: 422.4 m ² (< 1000.00 m ²)
• CONSTRUCTION: COMBUSTIBLE CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION
• FIRE RESISTANCE RATINGS:
• FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS AND HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45 MIN.
• LOAD BEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A RATING SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45 MIN.
• FIREWALL: YES EXISTING, PRESUMED TO BE 4.0 HR
• EMERGENCY LIGHTING AND SMOKE DETECTOR ARE REQUIRED
OCCUPANT LOAD (BCBC 2024, 3.1.17.1)
UNIT C:
• REQUIRED:
• STOREFRONT: 84.3 m ² ÷ 3.7 = 25.4
• KITCHEN AREA: 33.65 m ² ÷ 9.3 = 3.7
• OFFICE AREA: 7.85 m ² ÷ 9.3 = 0.8
• TOTAL = 32 PEOPLE
• PROPOSED: 17 PEOPLE
NOTE: IF A FLOOR AREA OR PART THEREOF HAS BEEN DESIGNED FOR AN OCCUPANT LOAD OTHER THAN THAT DETERMINED FROM TABLE 3.1.17.1, A PERMANENT SIGN INDICATING THAT OCCUPANT LOAD SHALL BE POSTED IN A CONSPICUOUS LOCATION (BCBC 2024, 3.1.17.1.2 OCCUPANT LOAD DETERMINATION)
WATER CLOSETS (BCBC 2024, 3.7.2.2-B)
UNIT C
• REQUIRED: 1 WATER CLOSET
• PROVIDED: 1 GENDER NEUTRAL ACCESSIBLE
TRAVEL DISTANCE (BCBC 2012, 3.4.2.3 F)
REQUIRED DISTANCE: 30.0 m REQUIRED
LONGEST TRAVEL DISTANCE: 19.5 m PROVIDED
NUMBER OF EXITS: 2 EXITS PROVIDED FOR EACH UNIT



2328 BEACON AVE.

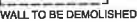
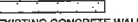
WALL LEGEND	
 WALL TO BE DEMOLISHED	 EXISTING CONCRETE WALL
 EXISTING WALL	 NEW WALL



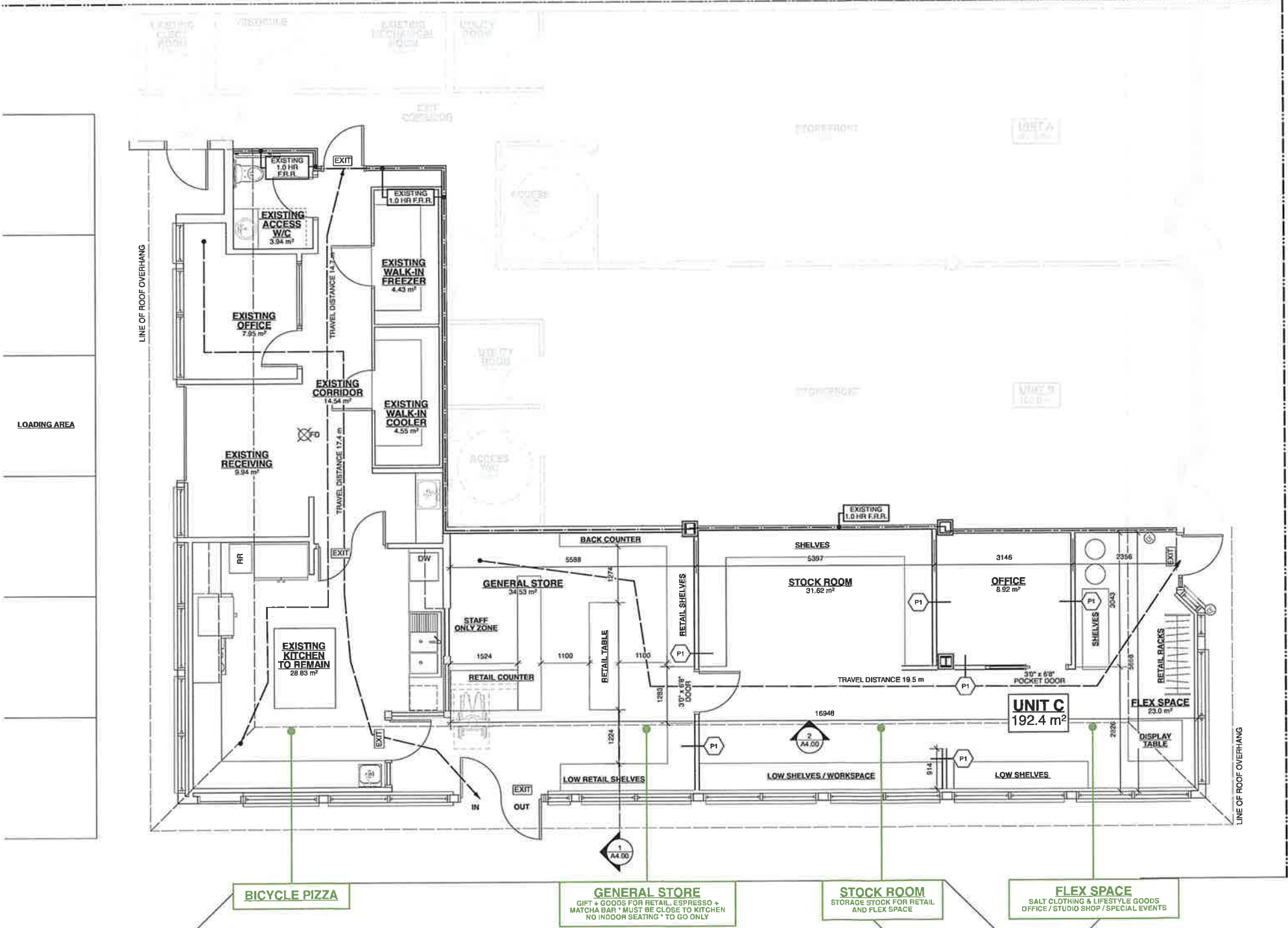
1 EXISTING PLAN
Scale: 1:50



2328 BEACON AVE.

WALL LEGEND	
 WALL TO BE DEMOLISHED	 EXISTING CONCRETE WALL
 EXISTING WALL	 NEW WALL

CONSTRUCTION ASSEMBLIES		
ASSEMBLY NUMBER	ILLUSTRATION (PLAN)	DESCRIPTION
P1		INTERIOR PARTITION 1 - UNRATED <ul style="list-style-type: none">1 LAYER 13mm GYPSUM WALLBOARD38x88 WOOD STUDS @ 400mm O.C.1 LAYER 13mm GYPSUM WALLBOARD



BICYCLE PIZZA

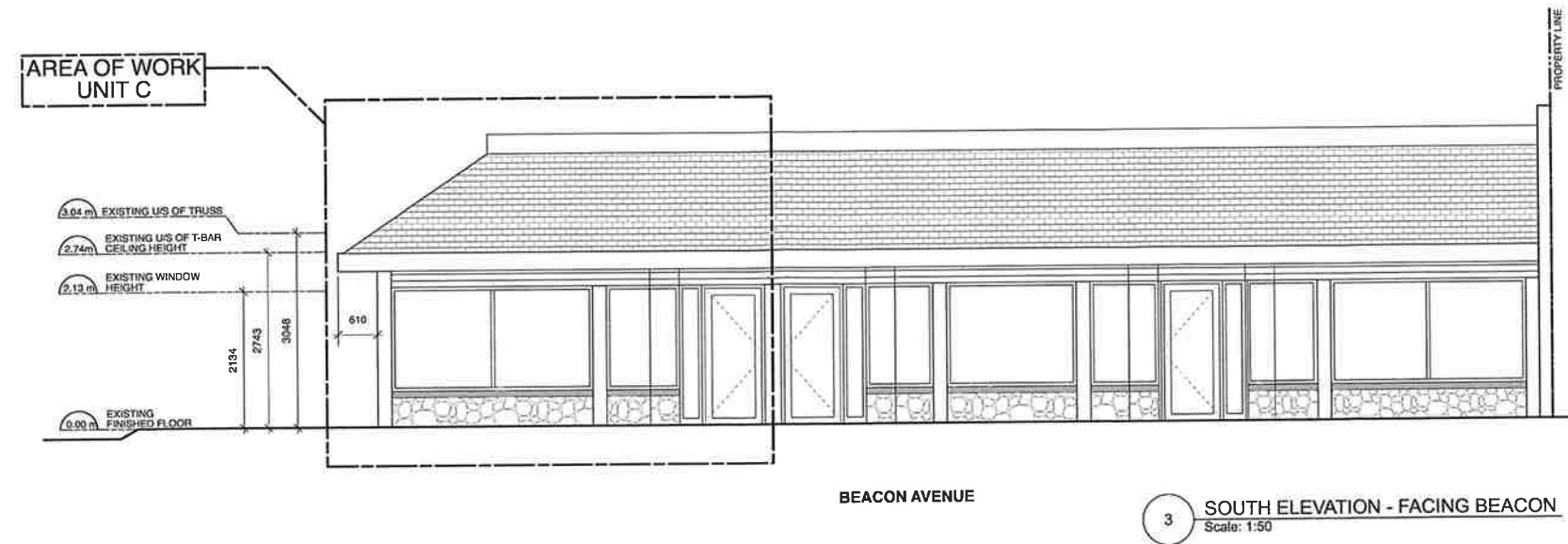
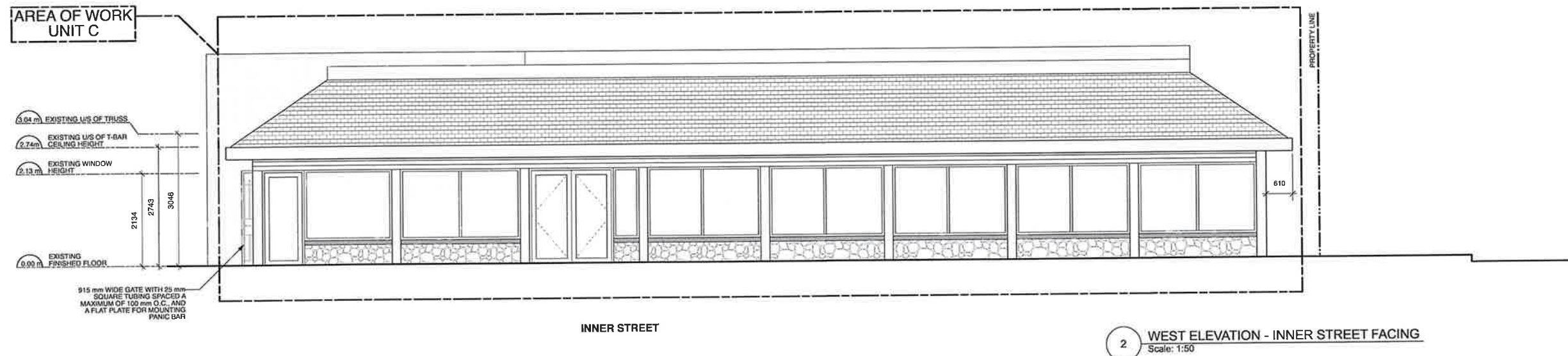
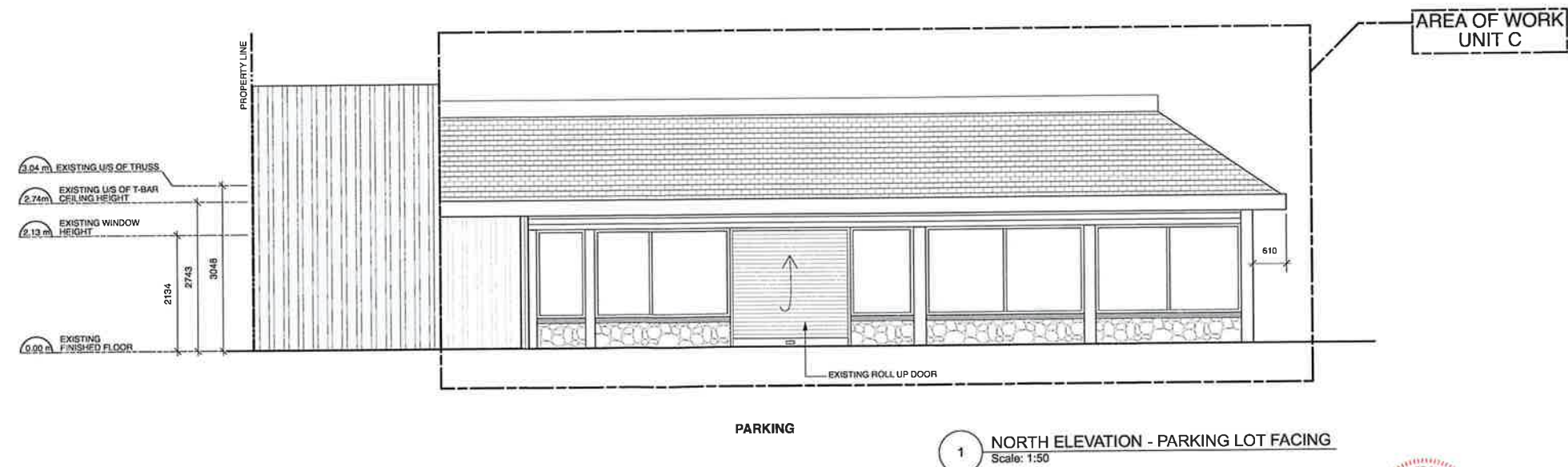
GENERAL STORE
GIFT & GOODS FOR RETAIL, ESPRESSO & MATCHA BAR * MUST BE CLOSE TO KITCHEN
NO INDOOR SEATING * TO GO ONLY

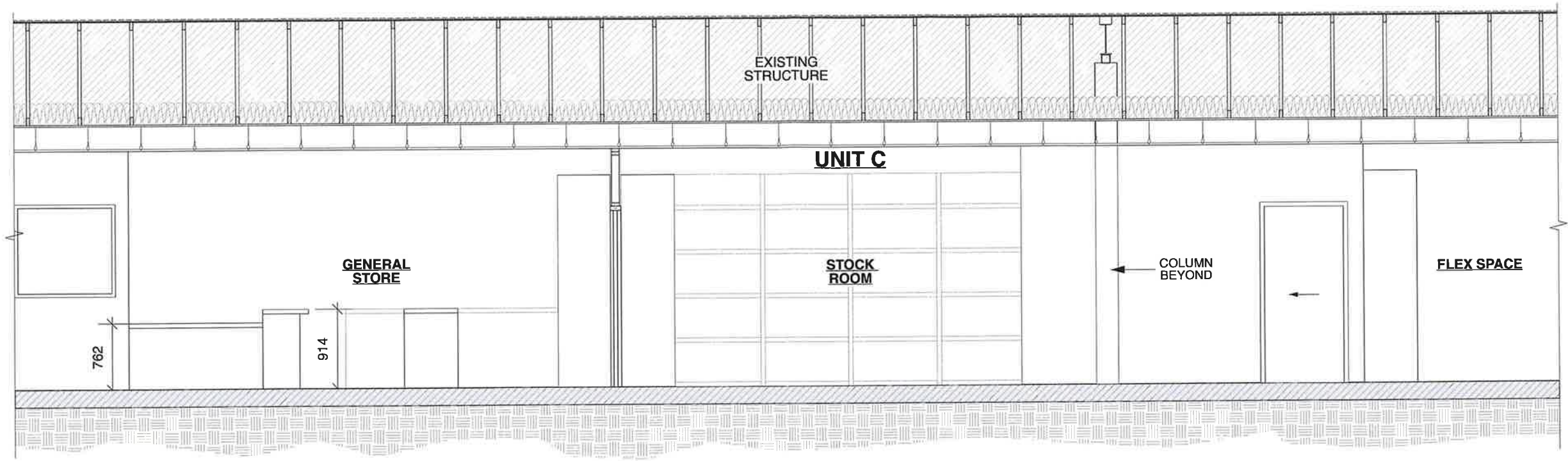
STOCK ROOM
STORAGE STOCK FOR RETAIL AND FLEX SPACE

FLEX SPACE
SALT CLOTHING & LIFESTYLE GOODS
OFFICE / STUDIO SHOP / SPECIAL EVENTS

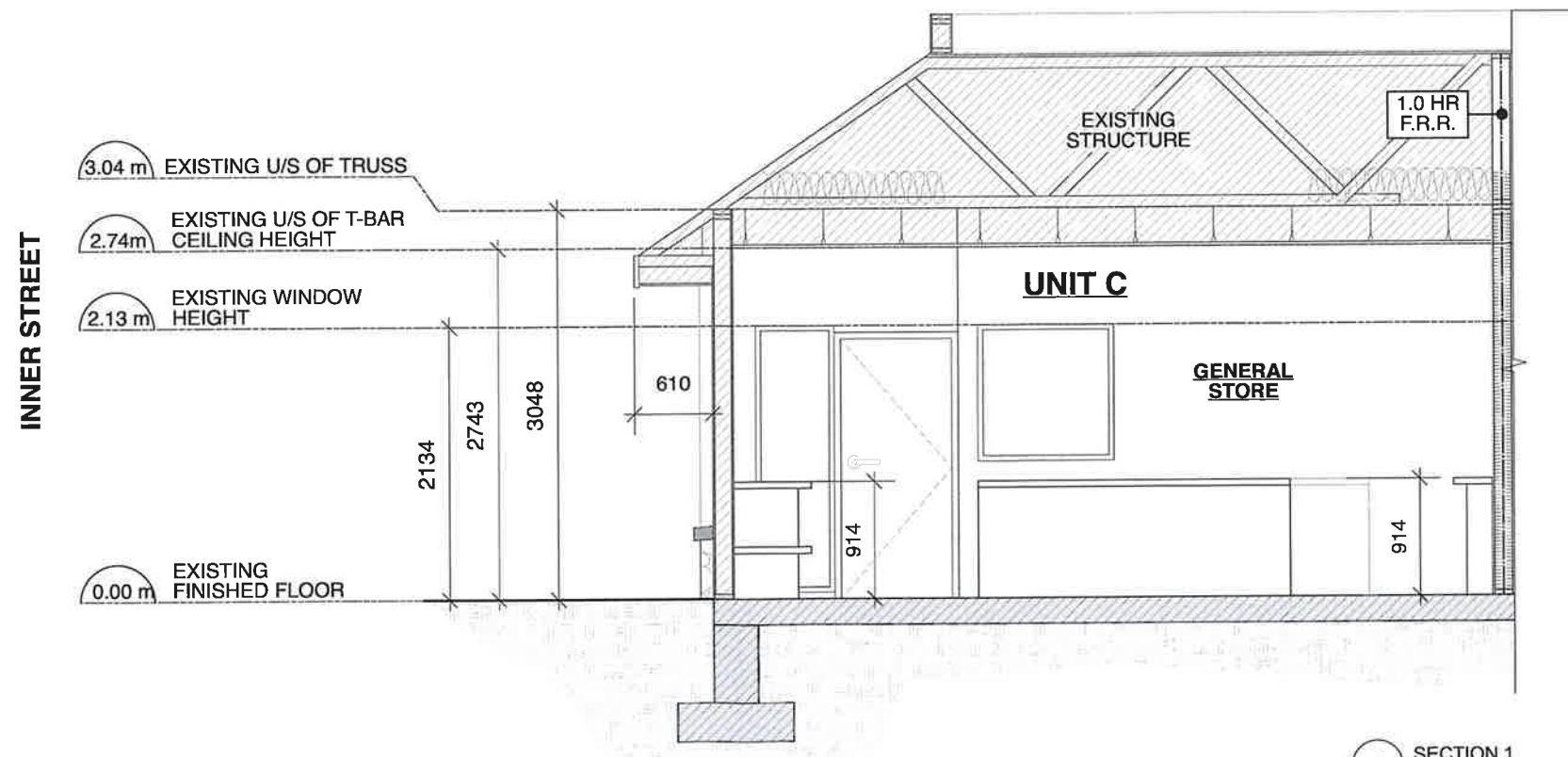
1 PROPOSED PLAN
Scale: 1:50







2 INTERIOR ELEVATION
Scale: 1:25

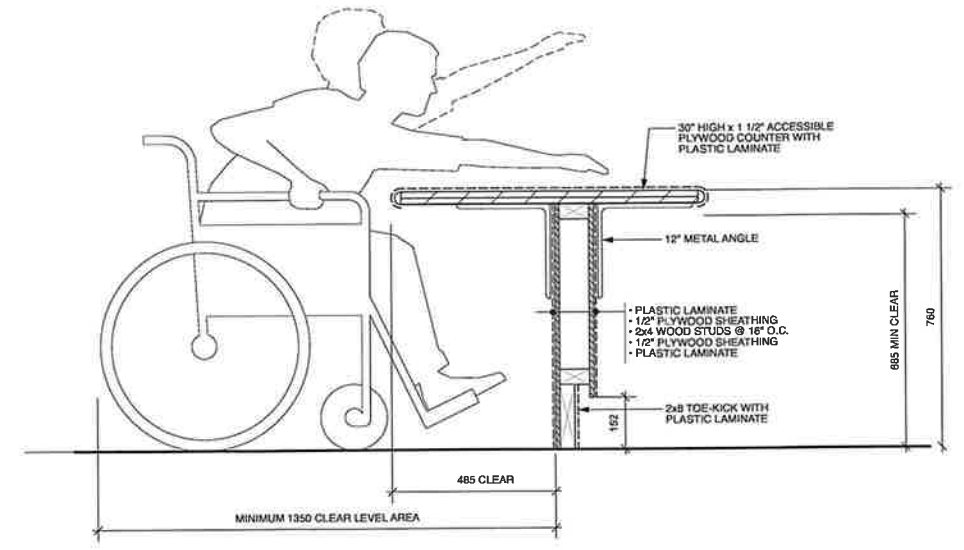


1 SECTION 1
Scale: 1:25

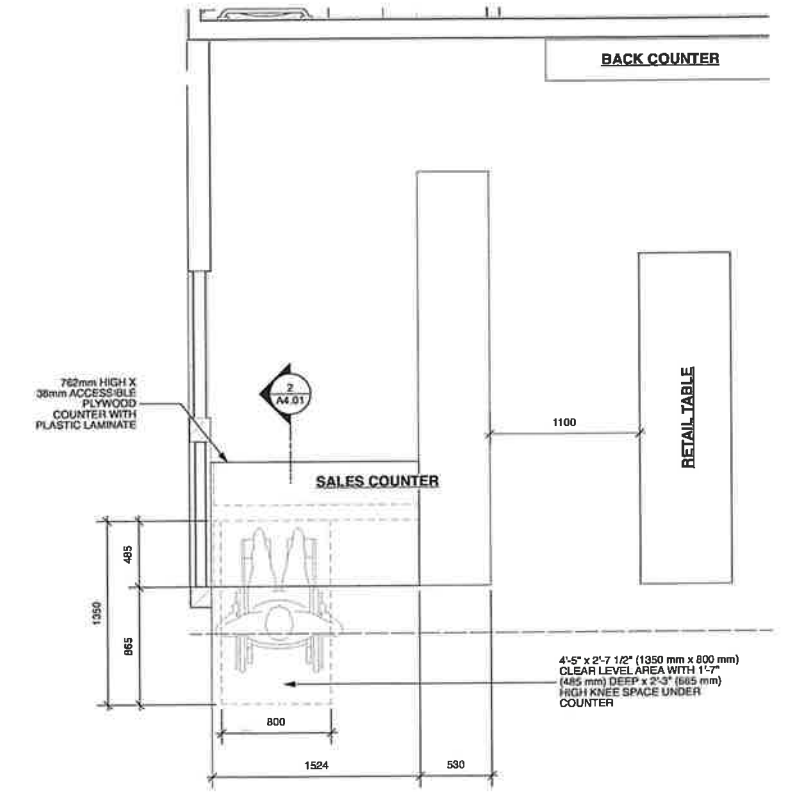


A4.00
SECTIONS & INTERIOR ELEVATIONS
2310 BEACON AVE - UNIT C

2310 BEACON AVENUE,
SIDNEY, BC
SCALE: AS NOTED
PROJECT NO.: 26051
DATE: SEPTEMBER 14, 2026
FINLAYSON
BONNET
ARCHITECTS LTD.



2 TYPICAL ACCESSIBLE RETAIL COUNTER - SECTION DETAIL
Scale: 1:10



1 PROPOSED ACCESSIBLE RETAIL COUNTER
Scale: 1:25

