

CIVIC ADDRESS: 506 Herald Street, Victoria, BC

ZONE (EXISTING):
OTD-1

PROPOSED ZONE:
No change to zone. No change of use .

SITE AREA (m²):
Lot 469: 685 m²

FLOOR AREA (m²):
L 1: 171 m² (no change)
Mezzanine: 67 m² (proposed)
TOTAL: 237 m² (proposed)

COMMERCIAL FLOOR AREA (m²):
237 m²

FLOOR SPACE RATIO: .35: 1

SITE COVERAGE (%): 28%

HEIGHT OF BUILDING (m): 6.0 m (no change)

NUMBER OF STOREYS: 1

PARKING STALLS ON SITE: 8 (existing, no change)

PARKING STALLS REQUIRED: none

BICYCLE PARKING NUMBER (CLASS 1 & CLASS 2): none (4 provided)

BUILDING SETBACKS (m)
OTD-1 Zone, therefore, no setbacks required.

CIVIC ADDRESS: 506 Herald Street, Victoria, BC

ZONE (EXISTING):
OTD-1

PROPOSED ZONE:
No change to zone. No change of use .

SITE AREA (m²):
Lot 470: 687 m²

FLOOR AREA (m²):
L1: 76 m² (no change)
Mezzanine: 16 m² (proposed)
TOTAL: 92 m² (proposed)

COMMERCIAL FLOOR AREA (m²):
92 m²

FLOOR SPACE RATIO: .13: 1

SITE COVERAGE (%): 12%

HEIGHT OF BUILDING (m): 6.0 m (no change)

NUMBER OF STOREYS: 1

PARKING STALLS ON SITE: 4 (existing, no change)

PARKING STALLS REQUIRED: none

BICYCLE PARKING NUMBER (CLASS 1 & CLASS 2): none

BUILDING SETBACKS (m)
OTD-1 Zone, therefore, no setbacks required.

REGISTERED OWNER
Mike & Lee Spence
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ARCHITECT
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STRUCTURAL CONSULTANT
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Brian Lang
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brianl@sorensenTRILOGY.ca

MECHANICAL CONSULTANT
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Mirek Demidow
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fax: 250.384.4134

ELECTRICAL CONSULTANT
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Victoria, BC
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Michael Phillips
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MPhillips@williamsengineering.com

REFERENCED DOCUMENT: CITY OF VICTORIA SIGNAGE BYLAW 14-097

ZONE 1

Arterial Commercial
1:1 Ratio Permitted (maximum total area: 9 m²)

SIGN TYPE

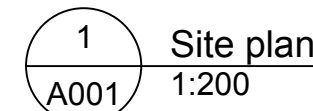
Combination Sign: Business name painted on facade (mural style).

SIGN AREA AS SHOWN

8.9 sq m

Note: Final sign design to be done by others in compliance to current sign bylaws.

Architectural	
A001	Project Data & Site Plan
A201	Level 1 & Mezzanine Floor Plan
A202	Roof Top Plan
A203	Seating Plan
A401	Elevations
A501	Sections
A601	Materials Board



REFERENCED DOCUMENT: BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

BUILDING AREA [Building Footprint]: 1900 m2 overall, 260 m² for A-2 506 Herald Street.

BUILDING HEIGHT:	One (1) storey
NUMBER OF STREETS FACING:	One (1)
SPRINKLERED:	Yes

MAJOR OCCUPANCY CLASSIFICATIONS: Group E (3.2.2.67) and A2 (3.2.2.27). 3.2.2.67 is more restrictive.

SEPARATION OF MAJOR OCCUPANCIES: (3.1.3.1)
 • Minimum fire-resistance rating of fire separation , Group E to A-2: 2 hours., Group A-2 to A-2 - none.

CONSTRUCTION TYPE (3.1.4): Combustible Heavy Timber Construction

OCCUPANT LOAD (3.1.17):
1.2 m²/person for dining and beverage.
4.6 m² /person for process rooms.

Ground Floor:

Gross Floor Area 260 m ² (served by 2 exits front and rear)	Total Load: 123 people
Ground Floor Restaurant Area:	124 m ² = 103 people
Ground Floor Process Area:	73 m ² = 16 people
Cooler:	19 m ² = 4 people

Mezzanine:
Gross Floor Area 83 m² (served by 1 stair down to Ground Floor) Total Load: 67 people
Mezzanine Restaurant Area: 56 m² = 67 people

Rooftop:
Gross Area 167 m² (served by 2 exits front and rear) Total Load: 200 people (seasonal).
Rooftop Restaurant Area: 167 m² = 200 people

Total Calculated Occupant Load: 390; Occupant load limited and posted per 3.1.17.1.2) to 277 people.

CONSTRUCTION REQUIREMENTS (3.2.2.67):

- Group E, up to 3 storeys, Sprinklered
- 1) A building classified as Group E is permitted to conform to Sentence(2) provided
 - a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building is sprinklered throughout,
 - b) it is not more than 3 storeys in building height, and
 - c) it has abutting area not more than
 - i) 7 200 m² if 1 storey in building height,
- 2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and
 - a) floor assemblies shall be fire separations with a fire - resistance rating not less than 45min,
 - b) mezzanines shall have, if of combustible construction, a fire-resistance rating not less than 45 min,
 - c) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall
 - i) have a fire-resistance rating not less than 45 min, or
 - ii) be of noncombustible construction, and
 - d) loadbearing walls, columns and arches supporting a fire separation shall have a fire-resistance rating not less than that required for the fire separation.

FIRE ALARM AND DETECTION SYSTEMS (3.2.4):

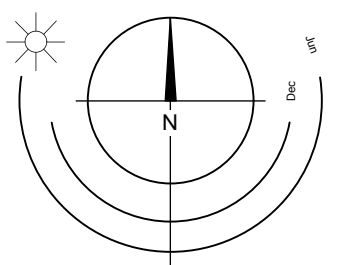
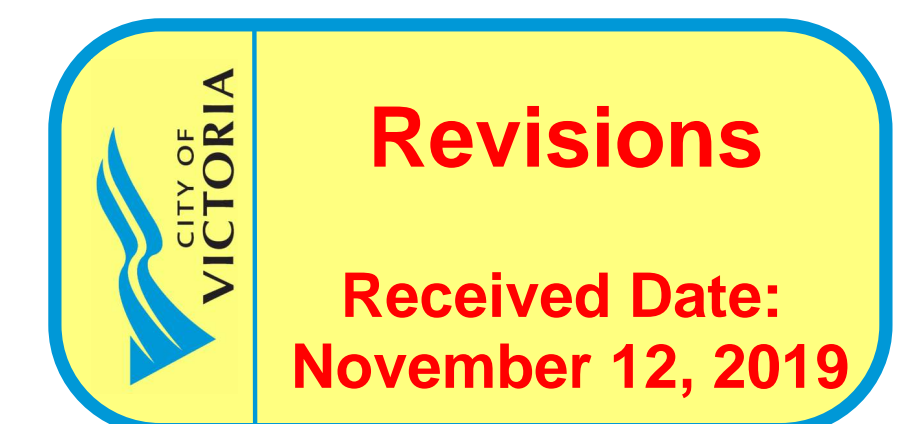
- Signal to Fire Department required, 2 stage. Will notify that an alert signal has been initiated (3.2.4.8.3)
- Building is one storey and less than 2000 m² and therefore can be one fire zone. An annunciator is not required if there is only one zone (3.2.4.9(2,3))
- Visual and audible trouble signal to be provided at main entrance (3.2.4.4)
- Electrical supervision of fire alarm system required (3.2.4.10)
- Smoke detectors not required (3.2.4.12)
- Fire alarm system monitoring required (3.2.4.16)
- Manual pull stations required at exits (3.2.4.17)

EXITS AND EGRESS:

Travel Distance to an exit is 45 m maximum (3.4.2.5); 8.5 m (Ground Floor), 13 m (Mezzanine), 29 m (Roof) actual.

WASHROOMS:

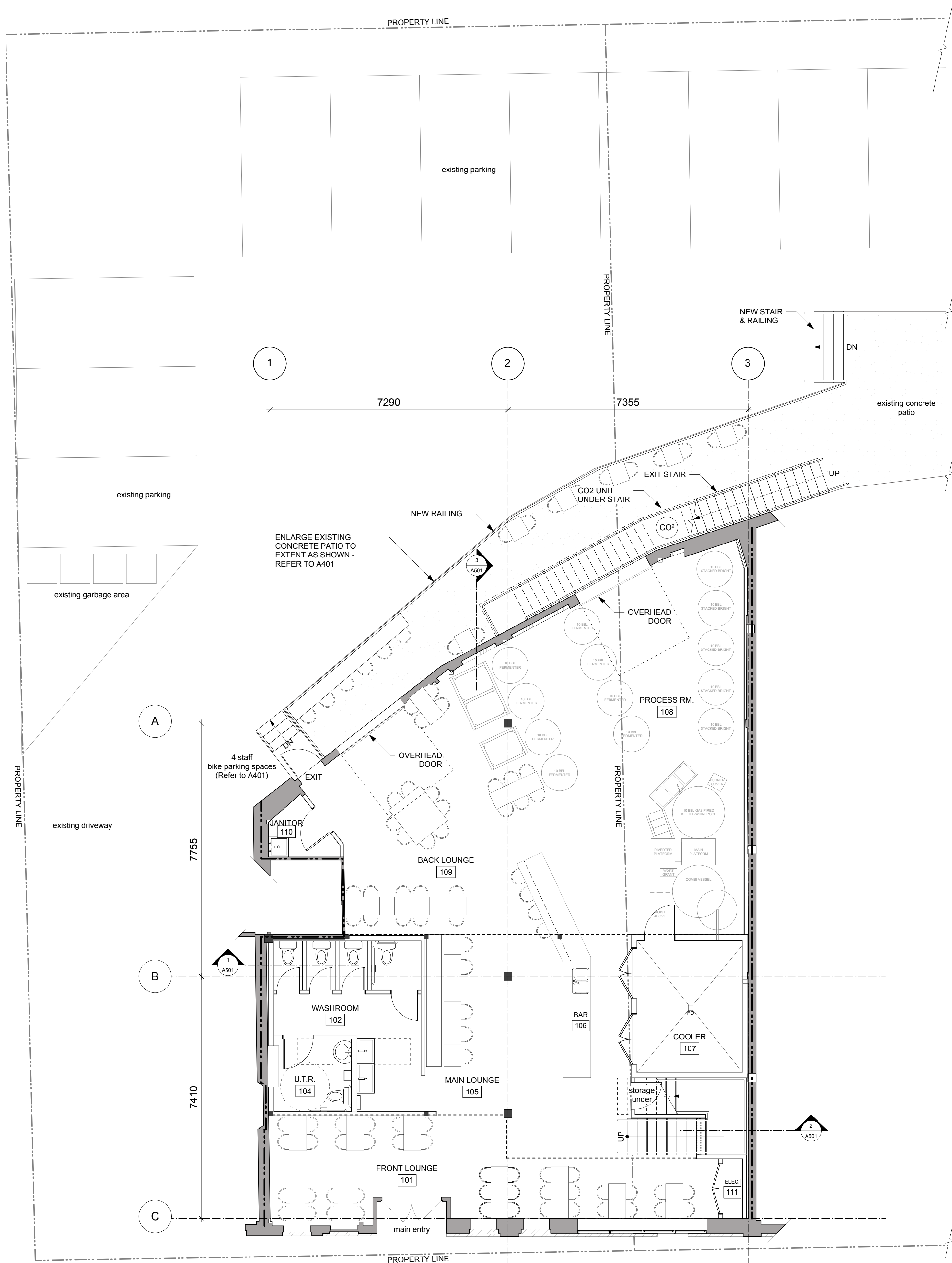
- Building occupancy is limited to 178 people as per approved liquor licence, with an additional 99 people on the roof (unlicensed) for a total of 277 people. Total Number of water closets provided (3.7.2.2.A) is 9. All water closet stalls are private and unisex. Sign with occupant limit to be posted on site.
- Accessible washroom provided is ground floor universal washroom (3.7.2.10).



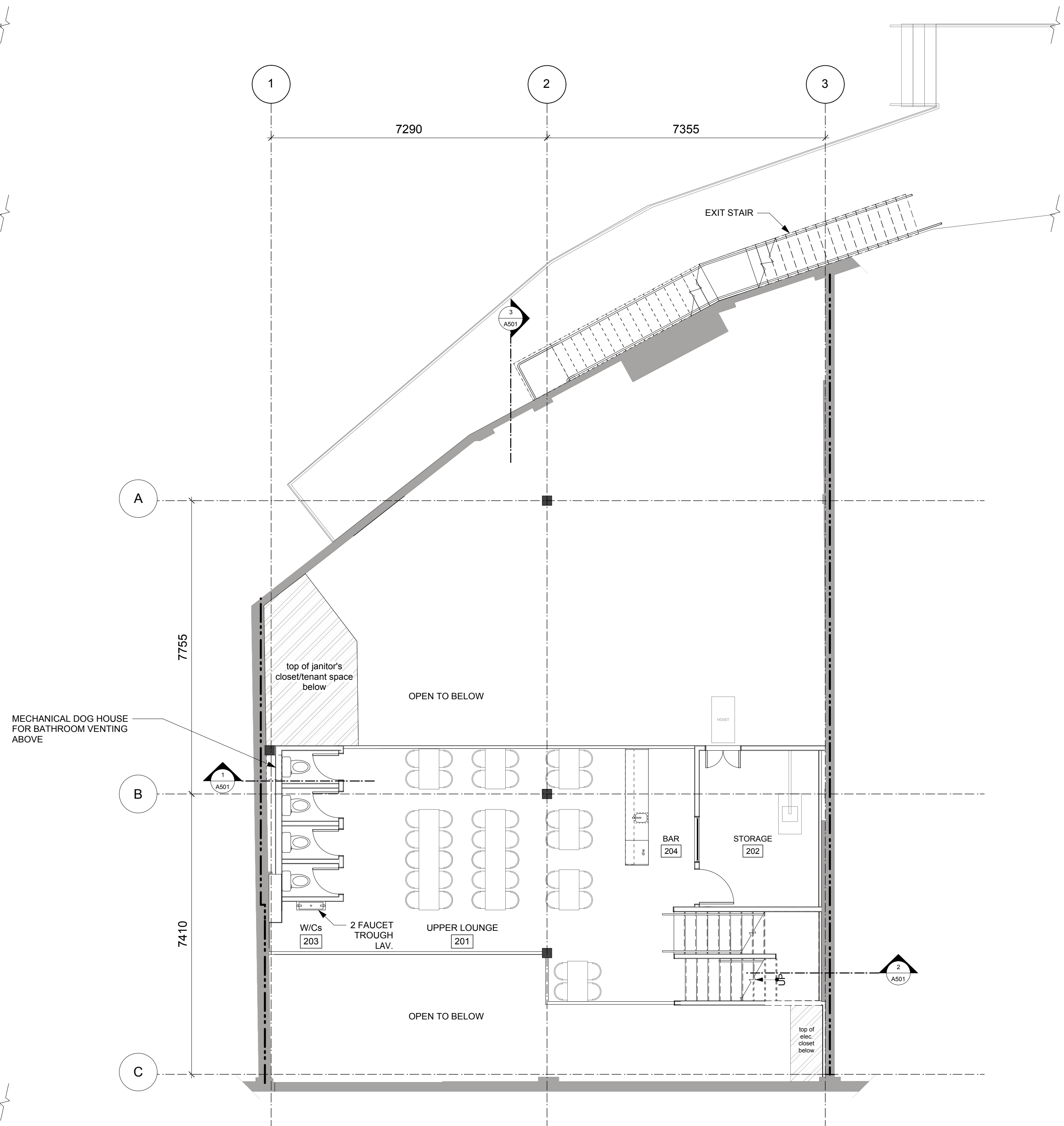
1	12 NOV 2019	Re-issued for Development Permit	
file	Date	Description	Issued for Development Permit
plot date	12 NOV 2019	drawing file	
drawn by	n/c	checked by	crk
scale	As Noted	project number	1748

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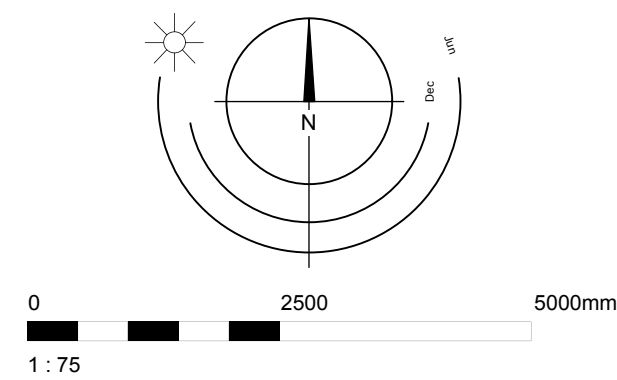
- General Notes**
- Contractor to verify all dimensions and confirm same on site. Architect to be notified in case of any discrepancies.
 - Shaded walls are existing.
 - All gridlines are to centreline of existing columns, centre of studs, and face of existing interior brickwork unless noted otherwise. Plans to be read in conjunction with details to confirm.



1 Level 1 Floor Plan
Scale: 1:75



2 Mezzanine Floor Plan
Scale: 1:75



Rev	Date	Description
1	12 NOV 2019	Re-issued for Development Permit
2	31 DEC 2018	Issued for Development Permit
3	12 NOV 2019	Issued for Development Permit
4	12 NOV 2019	Issued for Development Permit
5	12 NOV 2019	Issued for Development Permit
6	12 NOV 2019	Issued for Development Permit
7	12 NOV 2019	Issued for Development Permit
8	12 NOV 2019	Issued for Development Permit
9	12 NOV 2019	Issued for Development Permit
10	12 NOV 2019	Issued for Development Permit

NOTE: All dimensions are shown in millimeters.

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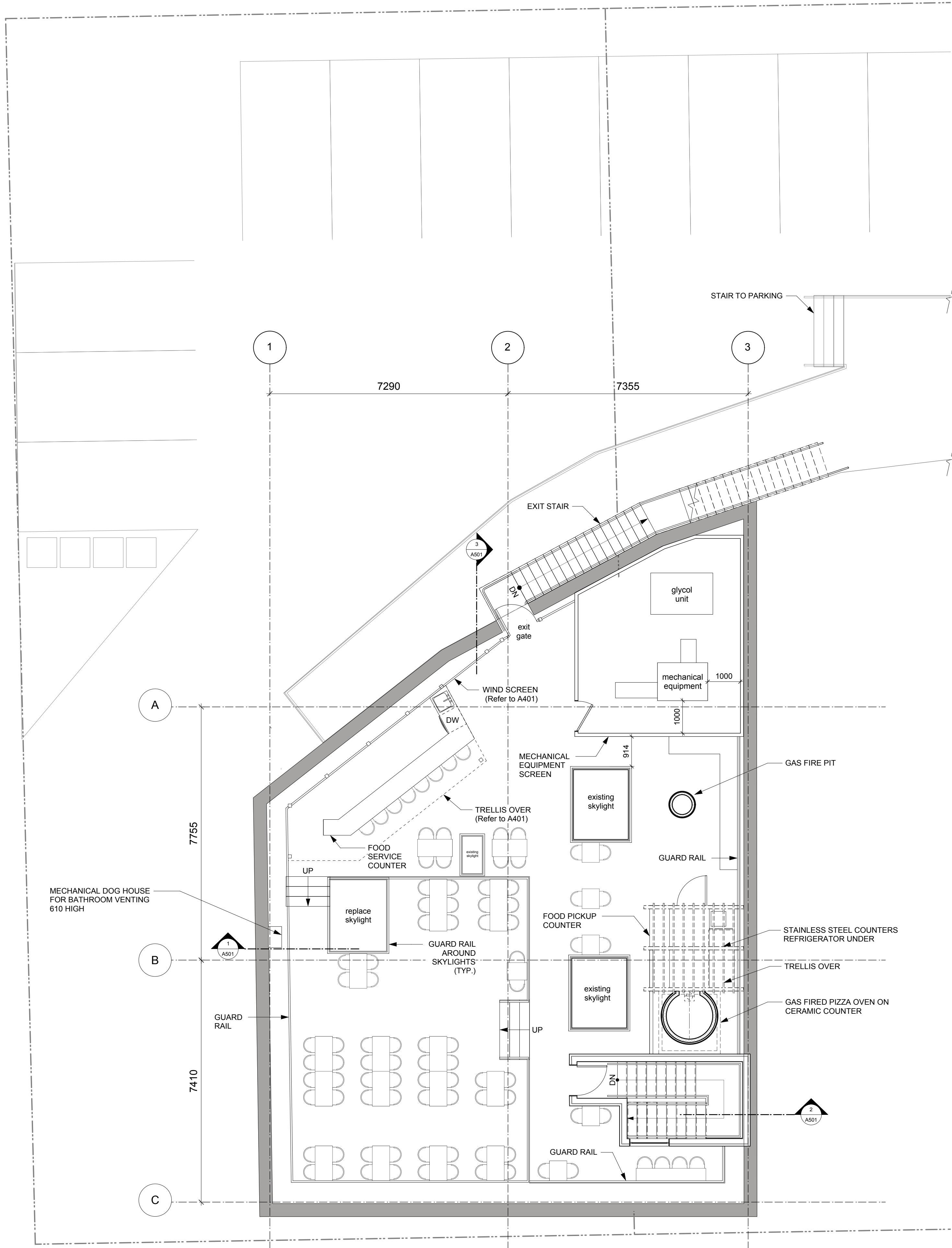
project name
Herald Brew Pub
506 Herald Street
Victoria, BC

sheet no.
A201

revision no.
1

Level 1 & Mezzanine Floor Plan

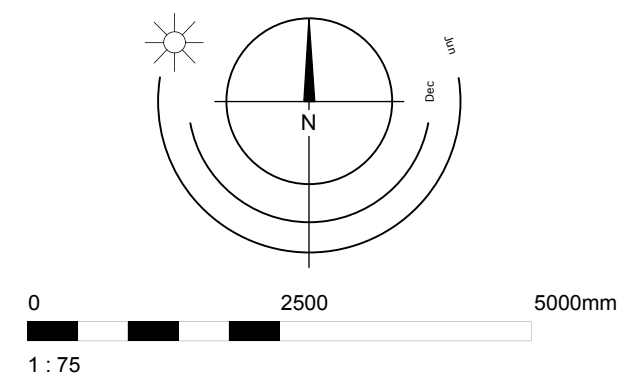
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1
A202
Roof Top Plan
Scale: 1:75

General Notes

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print date	12 NOV 2019	drawing file
drawn by	RLC	checked by
scale	1:75	project number
		1748

NOTE: All dimensions are shown in millimeters.

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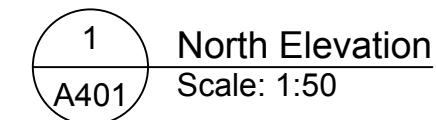
project name
Herald Brew Pub
506 Herald Street
Victoria, BC

Roof Top Floor Plan

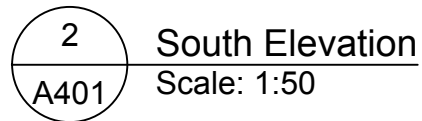
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sheet no.
A202

index no.
1



1 North Elevation
A401 Scale: 1:50



2 South Elevation
A401 Scale: 1:50

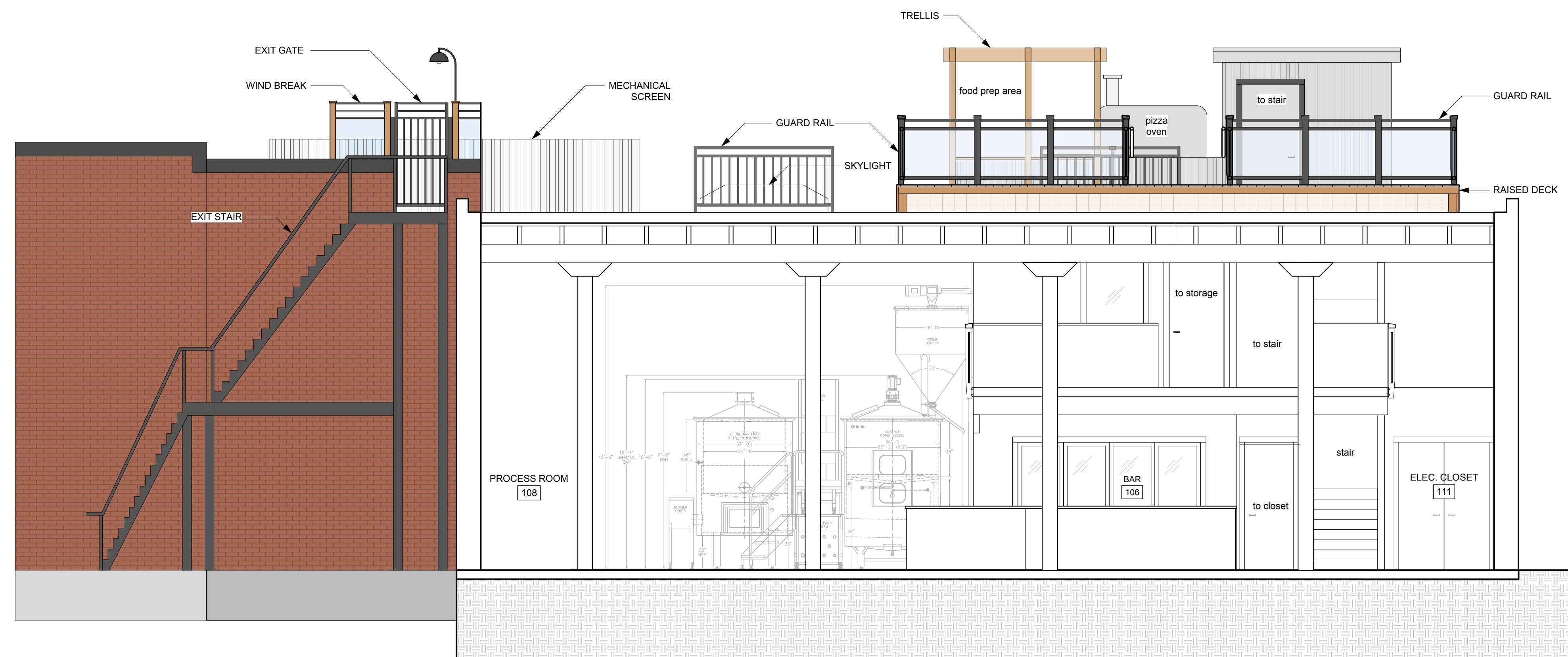
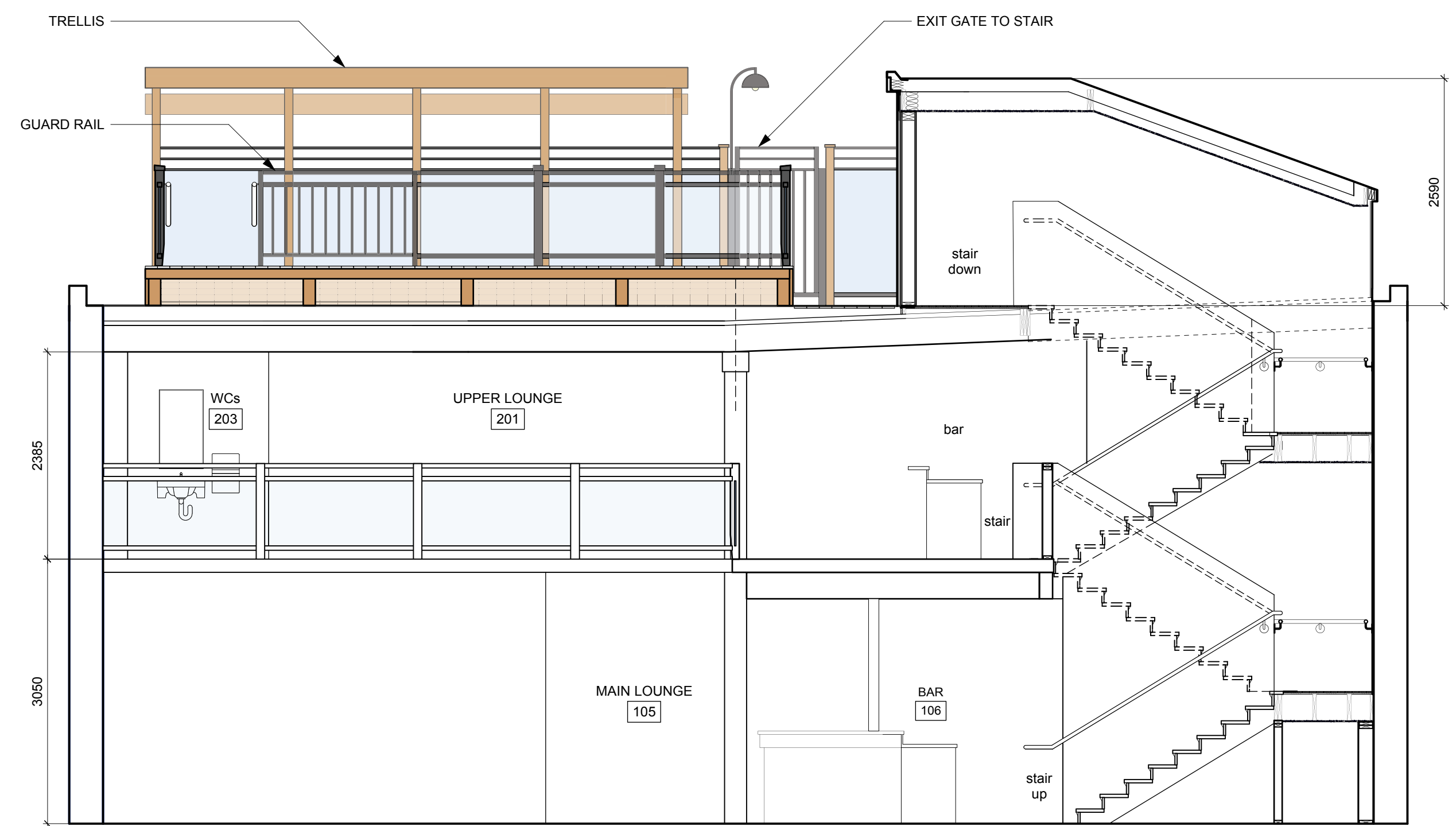
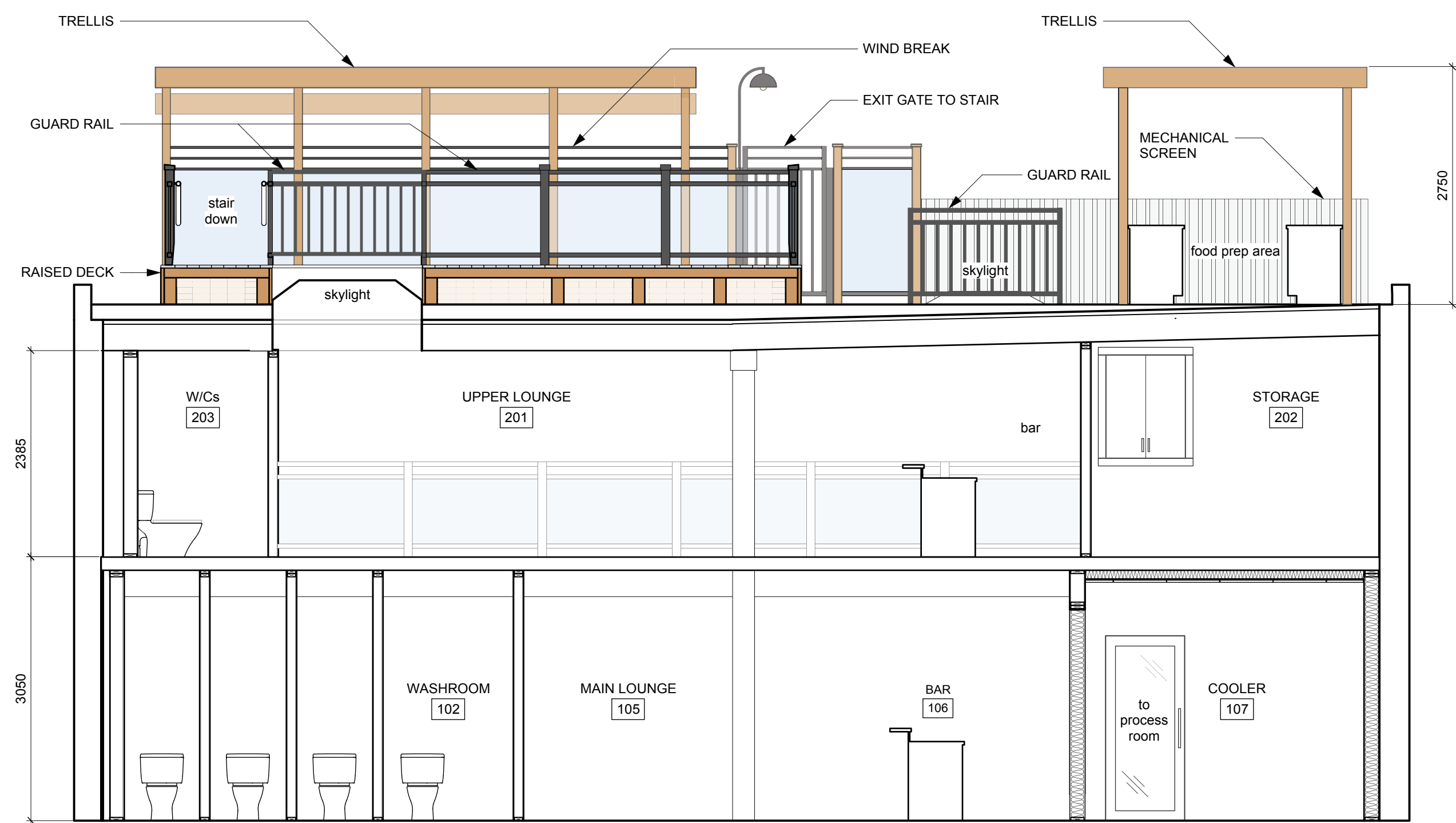
- 1 Paint Herald St. facade: Cloverdale - Zen Retreat - 0535
- 2 Retain existing brick (typ.)
- 3 Prefinished aluminum guardrail frame - Dark Grey. Climb-proof mesh inset - Anodized.
- 4 Prefinished aluminum gate - Dark Grey. Fir posts - Clear Stain.
- 5 Paint new concrete infill to match existing.
- 6 Anodized metal.
- 7 1828 mm high windbreak with translucent tempered glass and prefinished aluminum frame - Dark Grey. Fir posts and trellis - Clear Stain.
- 8 Prefinished aluminum guardrail frame - Dark Grey. Translucent tempered glass inset.
- 9 Prefinished aluminum stair, pickets and railing - Dark Grey.
- 10 New lighting to co-ordinate with existing (by others).
- 11 Paint all trim: Cloverdale - Subway - 0536
- 12 New mural-style painted sign (by others). Refer to Sign Bylaw Summary, A001.
- 13 New wood decking.



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	31 DEC 2018	Issued for Development Permit
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drawn by	nlogeb	
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		1748

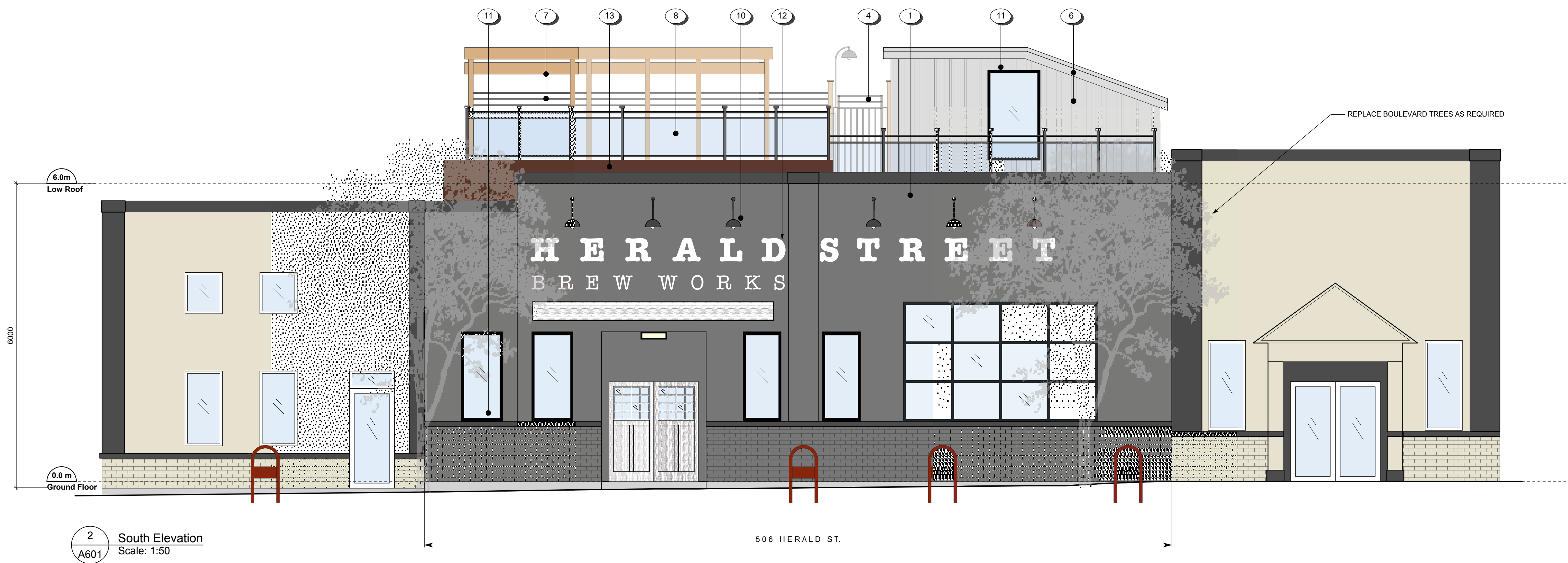
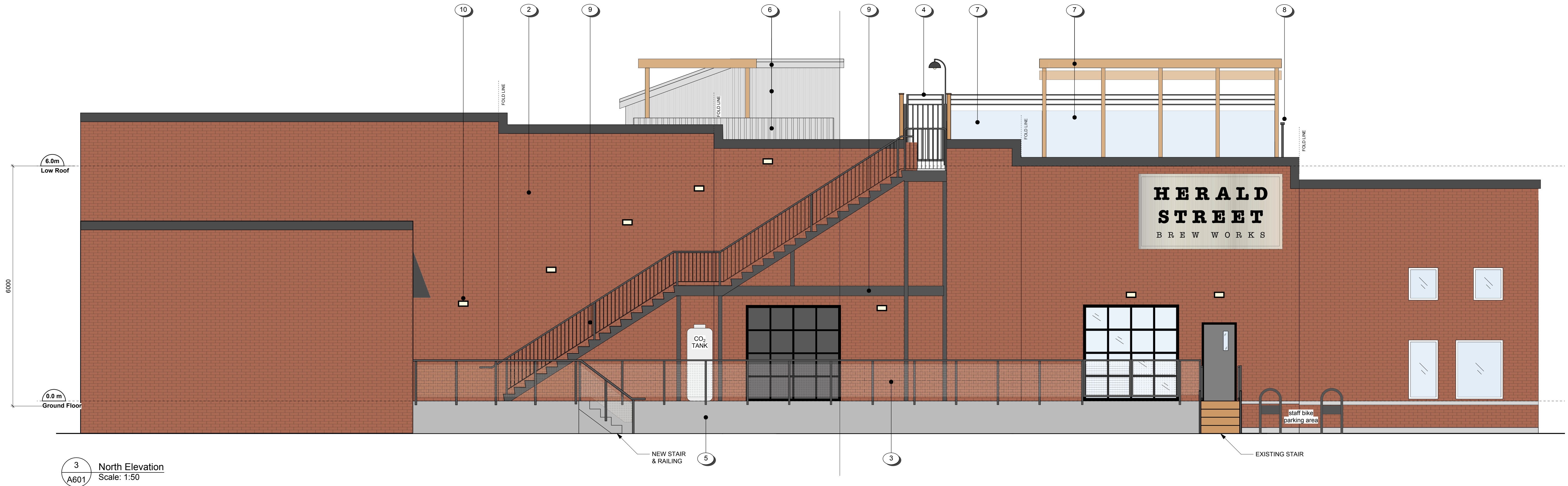
NOTE: All dimensions are shown in millimeters.

A401



0	1250	2500mm
1 : 50		
1	12 NOV 2019	Re-issued for Development Permit
Plan	Date	Description
	31 DEC 2019	Issued for Development Permit
drawn by	12 NOV 2019	drawing file
drawn by	mc/geb	checked by
scale	1:50	project number
		1748

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Materials Schedule	
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0 1250 2500mm
1:50