



Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
February 10, 2026

ARCHITECTURAL DRAWINGS

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- A011 Site Plan - Existing
- A012 Site Plan
- A013 Site Photos - Street Context
- A014 Average Grade Calculations
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- A004 FSR - Level 6 + Roof
- A005 Exit Path Diagram
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- A202 Level 1 Plan
- A203 Level 1.5 Mezzanine Plan
- A204 Level 2 Plan
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- A300 Building Elevations - East and West
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Herald

517-533 Chatham Street + 530-538 Herald Street
Re-issued for Rezoning + Development Permit - Response 2 February 5 2026

DEVELOPER	ARCHITECT	STRUCTURAL	MECHANICAL	ELECTRICAL	LANDSCAPE	CIVIL	BUILDING ENVELOPE	GEOTECHNICAL	BUILDING CODE
Intracorp Homes Suite 600 - 530 Burrard Street Vancouver BC V6C 2B5 Matt Kubic mkubic@intracorp-homes.com Sasha Kosmajac skosmajac@intracorp-homes.com	SHAPE Architecture 1462 - 1464 W 7th Ave Vancouver, Canada V6H 1C1 Nick Sulby n.sulby@shapearchitecture.ca Avery Tichkowsky a.tichkowsky@shapearchitecture.ca	Weller Smith Bowers - Consulting Structural Engineers 3855 Hemming Drive #118, Burnaby, BC V5C 6N3 Darryl Bowers bowers@w-s-b-eng.com Chris Anglin canglin@w-s-b-eng.com	Pinchin Ltd. Suite 301, 3645 Tillicum Rd #200, Victoria, Graeme Tiers gtiers@pinchin.com Kun Wang kwang@pinchin.com	Opal Engineering Inc. 1520 Derby Road Victoria, BC V8P 1T5 Blake Shire blake@opaleng.com Kevin Zinf kevin@opaleng.com	Connect Landscape Architecture 2005 Hemlock St, Vancouver BC V6R 2V1 Oren Morzhi oren@connectla.ca Livia Newman livia@connectla.ca	JE Anderson & Associates 4212 Glenford Ave, Victoria, BC V8Z 4B7 Ross Trank rtrank@jeanderson.com Matthew Duzinski matthew@cb-buildingsciences.com	BC Building Science Ltd. 811 Bent Court, New Westminster, BC, V3M 1V3 Chad Czarawick chad@cb-buildingsciences.com Matthew Duzinski matthew@cb-buildingsciences.com	GeoPacific Consultants Ltd. 2nd Floor - 3331 Douglas Street, Victoria, BC V8Z 3L4 James Carson jcarson@geopacific.ca Raymond Dickof rdickof@geopacific.ca	GHL Consultants Ltd. 800 - 700 West Pender St. Vancouver BC Canada V6C 1G8 Khalid Sumar ks@ghl.ca

Residential Unit Schedule

UNIT SCHEDULE - BY LEVEL

Level	Name	Count	%
Level 1			
Level 1	Loft	8	100%
Level 2			
Level 2	1 Bedroom	16	54%
Level 2	2 Bedroom	7	37%
Level 2	3 Bedroom	1	6%
Level 2	Jr. 1 Bedroom	1	3%
Level 3			
Level 3	1 Bedroom	16	55%
Level 3	2 Bedroom	7	36%
Level 3	3 Bedroom	1	6%
Level 3	Jr. 1 Bedroom	1	3%
Level 4			
Level 4	1 Bedroom	16	55%
Level 4	2 Bedroom	7	36%
Level 4	3 Bedroom	1	6%
Level 4	Jr. 1 Bedroom	1	3%
Level 5			
Level 5	1 Bedroom	16	54%
Level 5	2 Bedroom	7	37%
Level 5	3 Bedroom	1	6%
Level 5	Jr. 1 Bedroom	1	3%
Level 6			
Level 6	1 Bedroom	16	54%
Level 6	2 Bedroom	7	37%
Level 6	3 Bedroom	1	6%
Level 6	Jr. 1 Bedroom	1	3%
Total Units: 133		133	

UNIT SCHEDULE - TOTALS

Name	Count	%
1 Bedroom		
1 Bedroom	80	51%
2 Bedroom		
2 Bedroom	35	35%
3 Bedroom		
3 Bedroom	5	6%
Jr. 1 Bedroom		
Jr. 1 Bedroom	5	3%
Loft		
Loft	8	6%
Total Units: 133	133	

Vehicle

REQUIRED PARKING SPACES
Per 2018 Bylaw OTD-1

UNIT TYPE REQUIREMENTS
- Under 45m² (0.65 parking spaces required per unit)
- 45 - 69m² (0.8 parking spaces required per unit)
- 70m² and above (1.2 parking spaces required per unit)

REGULAR UNITS
1. 85 under 45 (0.65) = 55
33 (0.8) = 26
35 (1.2) = 18
Total Required: 100

ACCESSIBLE PARKING STALLS
As per table 7.1 under Part 5 of the 2018 Zoning Bylaw, 3 accessible visitor stalls are required and 1 Accessible Van is required.

VEHICLE PARKING SUMMARY

Accessible Car Space - Wheelstop 2.75m	3
Accessible Van Space - Wheelstop 3.4m x 5.1m	3
Commercial Car Space - Wheelstop 2.7m x 5.1m	10
Regular Car Space - Wheelstop 2.7m x 5.1m	57
Residential Car Share Space - Wheelstop 2.9m x 5.1m	1
Residential Visitor Car Space - Wheelstop 2.7m x 5.1m	11
Total Vehicle Parking: 95	

Bicycle

Class A/Long term Bike Parking: 1 Space per unit less than 45m² in floor space, 1.25 Spaces required per unit greater than 45m² in floor space.
Class B/season (Short term) required 0.10 per total units in building.

Class A Calculation:
1.00 (85 units) = 85
1.25 (48 units) = 60
Total Required: 145

Class B Calculation:
0.10 (133 units) = 13.3
Total Required: 13

BICYCLE PARKING - Class A and B

Class A - Horizontal - 600 x 1000 mm	114	80%
Class A - Vertical - 600 x 1000 mm	62	33%
Class B - Horizontal - 500 x 1000 mm	14	7%
Total Bicycle Parking	190	

*20% additional Class A provided

Floor Space Ratio (FSR)

City of Victoria FSR Inclusion and Exclusions

The following inclusions are referenced under the City of Victoria's Density Framework Guidelines and Zoning Bylaw 2018:

- The site is exempt from the density bonus system.
- The site is zoned As OTD-1.
- FSR Drawings are measured to the interior face of exterior walls.

PERMITTED EXCLUSIONS:

- The area of any crawlspace or basement.
- The area of any balcony, veranda, exposed deck, patio or roof (i.e., outdoor unenclosed space) when calculating "Floor Area".
- The area of rooftop structures.
- The area used to provide bicycle parking required by the bylaw.

Total Area Schedule (FSR) - Inclusions

Name	Area (m ²)	Area (ft ²)
Level 1		
Inclusion - Commercial Space	408 m ²	4,402 ft ²
Inclusion - Exterior Circulation	48 m ²	518 ft ²
Inclusion - Amenity	128 m ²	1,382 ft ²
Inclusion - Residential	415 m ²	4,470 ft ²
Inclusion - Riser Lobby	78 m ²	840 ft ²
Inclusion - Vertical Circulation	23 m ²	247 ft ²
Level 1	1,103 m ²	11,869 ft ²

Level 1.5 - Mezzanine		
Inclusion - Residential	159 m ²	1,715 ft ²
Level 1.5 - Mezzanine	159 m ²	1,715 ft ²

Level 2		
Inclusion - Electrical	4 m ²	46 ft ²
Inclusion - Mechanical	7 m ²	71 ft ²
Inclusion - Outdoor Circulation	212 m ²	2,281 ft ²
Inclusion - Residential	1,359 m ²	14,627 ft ²
Inclusion - Vertical Circulation	14 m ²	155 ft ²
Level 2	1,596 m ²	17,180 ft ²

Level 3		
Inclusion - Electrical	4 m ²	44 ft ²
Inclusion - Mechanical	7 m ²	74 ft ²
Inclusion - Outdoor Circulation	212 m ²	2,286 ft ²
Inclusion - Residential	1,359 m ²	14,630 ft ²
Inclusion - Vertical Circulation	14 m ²	155 ft ²
Level 3	1,597 m ²	17,189 ft ²

Level 4		
Inclusion - Electrical	4 m ²	42 ft ²
Inclusion - Mechanical	7 m ²	72 ft ²
Inclusion - Outdoor Circulation	211 m ²	2,274 ft ²
Inclusion - Residential	1,359 m ²	14,633 ft ²
Inclusion - Vertical Circulation	14 m ²	155 ft ²
Level 4	1,596 m ²	17,176 ft ²

Level 5		
Inclusion - Electrical	4 m ²	43 ft ²
Inclusion - Mechanical	7 m ²	72 ft ²
Inclusion - Outdoor Circulation	213 m ²	2,295 ft ²
Inclusion - Residential	1,360 m ²	14,634 ft ²
Inclusion - Vertical Circulation	14 m ²	155 ft ²
Level 5	1,598 m ²	17,198 ft ²

Level 6		
Inclusion - Electrical	4 m ²	42 ft ²
Inclusion - Mechanical	7 m ²	72 ft ²
Inclusion - Outdoor Circulation	212 m ²	2,284 ft ²
Inclusion - Residential	1,360 m ²	14,634 ft ²
Inclusion - Vertical Circulation	14 m ²	155 ft ²
Level 6	1,597 m ²	17,186 ft ²
Grand total	9,245 m ²	99,514 ft ²

Total Area Schedule (FSR) - Exclusions

Name	Area (m ²)	Area (ft ²)
Level P2 (T.O Structure)		
Exclusion - Lobby	24 m ²	254 ft ²
Exclusion - Underground Parking	2,148 m ²	23,123 ft ²
Exclusion - Stair	70 m ²	750 ft ²
	2,241 m ²	24,127 ft ²

Level P1 (T.O Structure)		
Exclusion - Bike Parking	283 m ²	3,157 ft ²
Exclusion - Elevator	26 m ²	285 ft ²
Exclusion - Electrical / Comm	69 m ²	748 ft ²
Exclusion - Garbage	84 m ²	907 ft ²
Exclusion - Dog Wash Facilities	10 m ²	103 ft ²
Exclusion - Lobby	14 m ²	148 ft ²
Exclusion - Mechanical	72 m ²	771 ft ²
Exclusion - Underground Parking	1,619 m ²	17,429 ft ²
Exclusion - Stair	51 m ²	550 ft ²
	2,239 m ²	24,098 ft ²

Roof Level		
Exclusion - Rooftop Balcony	1,615 m ²	17,381 ft ²
	1,615 m ²	17,381 ft ²
Grand total	6,095 m ²	65,607 ft ²

Above Grade Areas

Level	A	B	C	D	E	F	G	J	K	L	M
	Residential	Commercial	Interior Lobby and Circulation	Exterior Common/Circulation	Amenity	Mech/Elec/Service	Storage/Bikes	GBA (H= Sum A-G)	Exclusion - Bikes	Exclusion - Loft Mezzanine	FAR Area (M=J-K-L)
6	14,634	-	155	2,284	-	114	-	17,186	-	-	17,186
5	14,634	-	155	2,295	-	115	-	17,198	-	-	17,198
4	14,633	-	155	2,274	-	114	-	17,176	-	-	17,176
3	14,630	-	155	2,286	-	118	-	17,189	-	-	17,189
2	14,627	-	155	2,281	-	117	-	17,180	-	-	17,180
1.5	1,715	-	-	-	-	-	-	1,715	-	-	1,715
1	4,718	4,402	839	518	1,392	-	-	11,869	-	-	11,869
Subtotal	79,590	4,402	1,613	11,938	1,392	578	-	99,513	-	-	99,514

Below Grade Areas

	Parkade	Garbage and Recycle	Interior Lobby and Circulation	Exterior Common/Circulation	Amenity	Mech/Elec/Service	Storage/Bikes	GBA (H= Sum A-G)	Exclusion - Bikes	Exclusion - Loft Mezzanine	FAR Area (L=H-I-J-K)
P1	17,429	907	983	-	103	1,519	3,157	24,098			
P2	23,123	-	1,004	-	-	-	-	24,127			
Total	120,142	5,309	3,600	11,938	1,495	2,097	3,157	147,738	-	-	99,514

Total Site Statistics

Parcel Area	50,961
Dedications	0
Net Parcel Area	50,961
FAR Allowable	3.00

Proposed Building Statistics

Site	FSR	Area (sf)
FSR Proposed	1.95	99,514
FSR Allowable	1.84	93,646
Over/Under	0.12	5,868

Existing Biggerstaff	FSR	Area (sf)
Existing Wilson	0.57	28,944
Proposed Herald	0.59	30,292
	1.95	99,514
Total FSR	3.12	158,750

Total Units	133
Number of stories	6



Key Plan

Site Survey

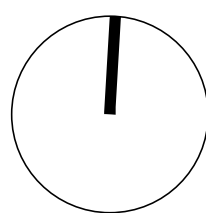
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Revisions

No.	Description	Date
1	Issued for DPRZ	2025-07-16
2	Issued for DPRZ Response 1	2025-12-05
3	Issued for DPRZ Response 2	2026-02-05

Site Plan - Existing

Date	
Drawn By	Author
Checked By	AT
Scale	1 : 150
Original Size	A0



Chatham Street



1 Site Plan - Existing
1 : 150



City of Victoria FSR Inclusion and Exclusions

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- The area of rooftop structures.
- The area used to provide bicycle parking required by the bylaw.

SHAPE

Architecture Inc.

1462-1464 West 7th Avenue
Vancouver, BC V6H 1C1
Canada

tel +1 778 735 1405
email info@shapearchitecture.ca
web www.shapearchitecture.ca

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Seal

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Key Plan

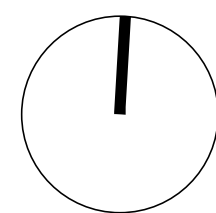
Project 2502

Herald

517-533 Chatham Street + 530-538
Herald Street

Site Plan

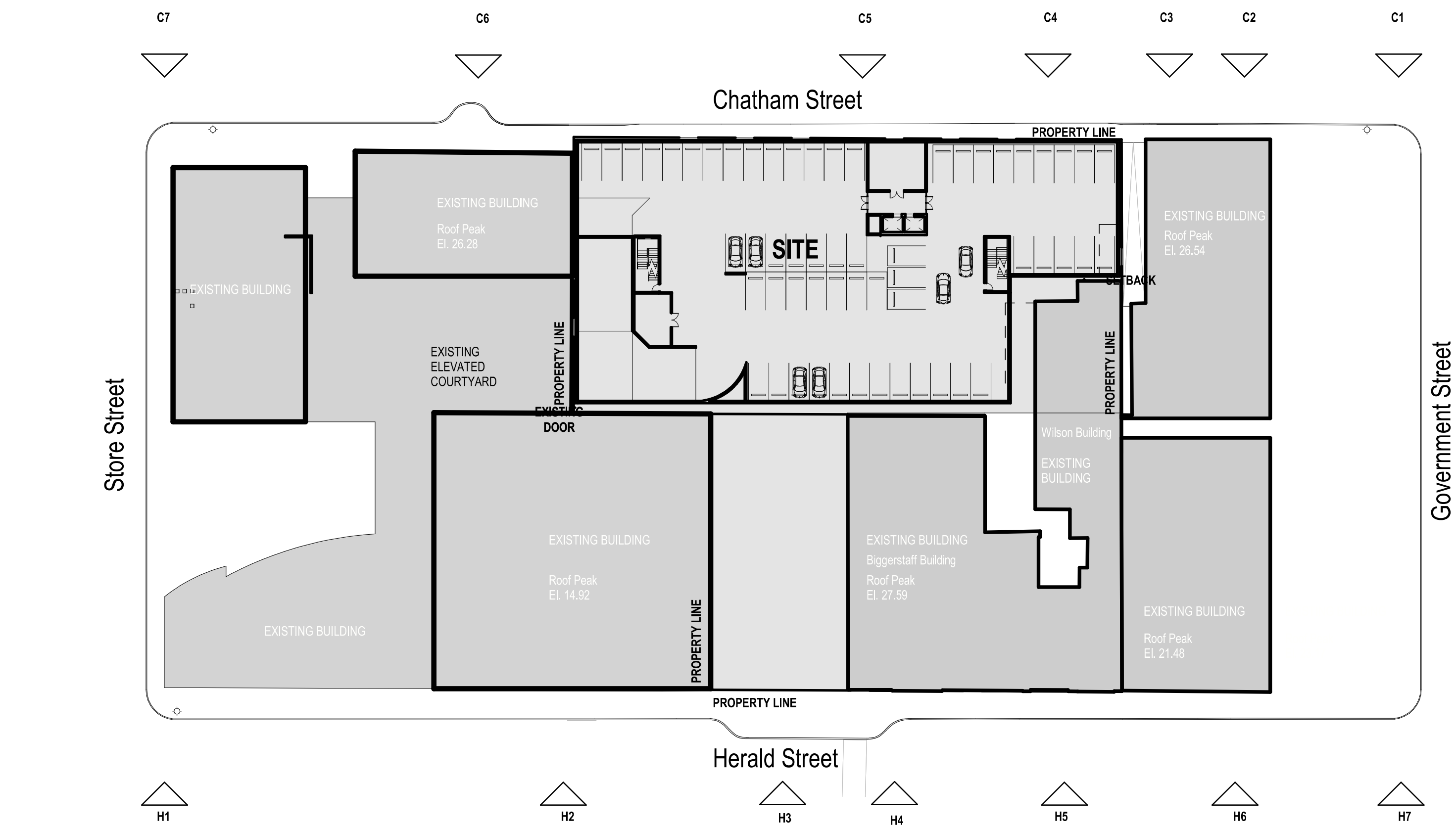
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Checked By	AT
Scale	As indicated
Original Size	A0



A012

1 Site Plan
1 : 150

SITE IMAGE KEY



CHATHAM STREET



Image Reference #: C1
Description: Commercial Building, Two Storey Residential



Image Reference #: C2
Description: Commercial Building, Two Storey Residential



Image Reference #: C3
Description: Adjacent Commercial & Residential Building



Image Reference #: C4
Description: Wilson Building



Image Reference #: C5
Description: North Facade of Biggerstaff



Image Reference #: C6
Description: Adjacent Residential Building, Ironworks



Image Reference #: C7
Description: Adjacent Residential Building, Ironworks

HERALD STREET



Image Reference #: H1
Description: Commercial Unit



Image Reference #: H2
Description: Adjacent Commercial Unit



Image Reference #: H3
Description: Site, with existing trees



Image Reference #: H4
Description: Adjacent Existing Building, Biggerstaff Building (Historical)



Image Reference #: H5
Description: Level Once Commercial, Two Storeys Residential



Image Reference #: H6
Description: Break between buildings



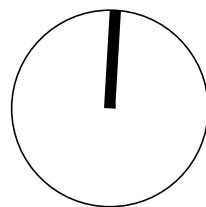
Image Reference #: H7
Description: Commercial Building, Two Storey Residential

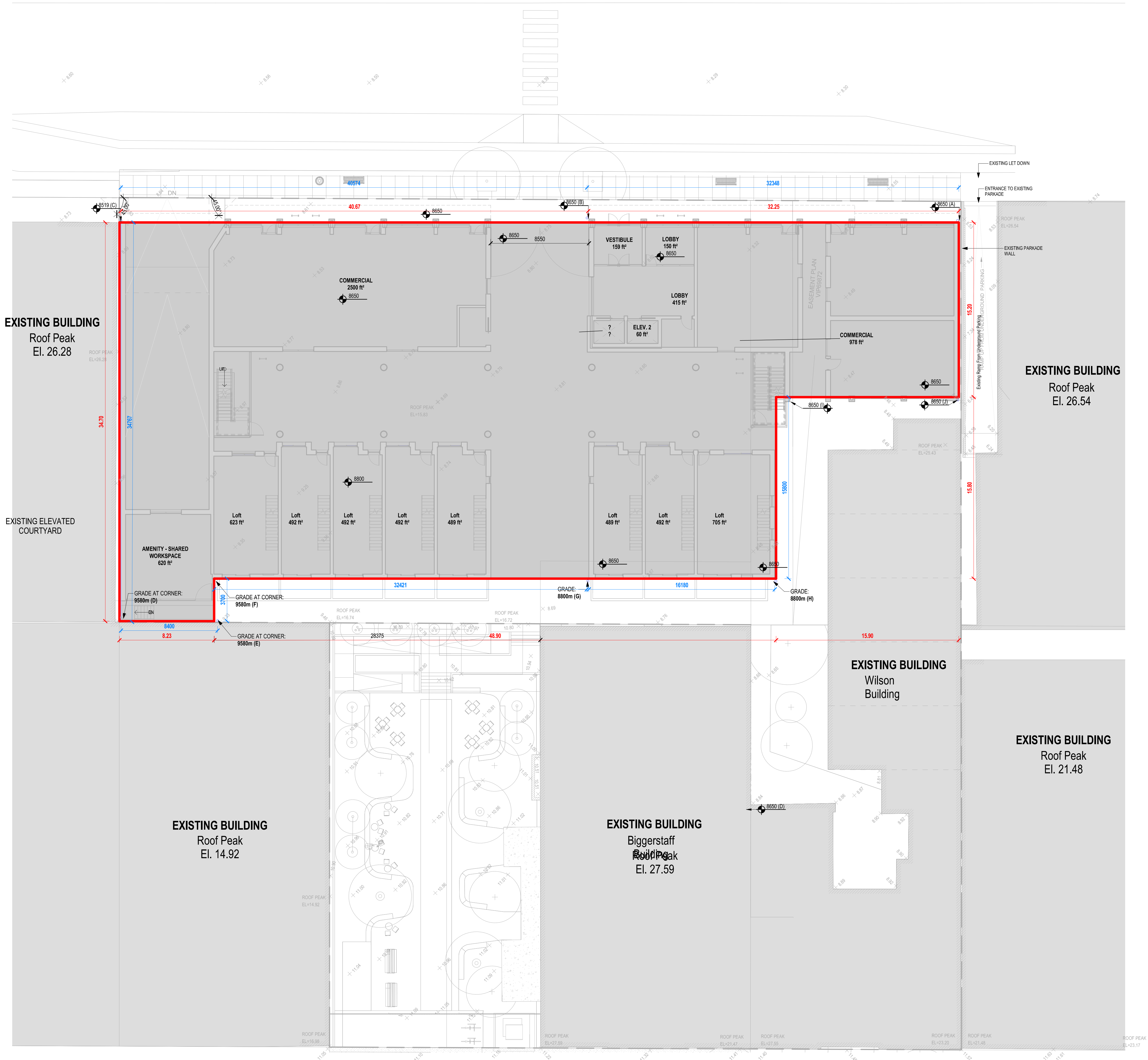
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Project 2802
Herald
517-533 Chatham Street + 530-538 Herald Street

Site Photos - Street Context

Date	Author
Drawn By	AT
Checked By	AT
Scale	
Original Size	A0





1 SITE PLAN - AVERAGE GRADE
1 : 150

AVERAGE GRADE POINT CALCULATION:

GRADE POINTS:

Grade Point A: 8.65	Grade Point E: 9.58	Grade Point I: 8.65
Grade Point B: 8.65	Grade Point F: 9.58	Grade Point J: 8.65
Grade Point C: 8.52	Grade Point G: 8.80	
Grade Point D: 9.58	Grade Point H: 8.80	

Calculation:

Grade Points	Average of Points	Distance between grade points	Totals
Points B + C:	8.58	x 40.67	349.13
Points C + D:	9.05	x 34.70	314.02
Points D + E:	9.58	x 8.40	80.47
Points E + F:	9.58	x 3.70	35.45
Points F + G:	9.19	x 32.42	297.94
Points G + H:	8.80	x 16.18	142.38
Points H + I:	8.73	x 15.80	137.86
Points I + J:	8.65	x 14.83	128.28
Points J + A:	8.65	x 15.20	131.48
Total:		181.90	Total: 1617.01

Grade Calculation:

$$1617.01 / 181.90 = 8.89$$

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Key Plan

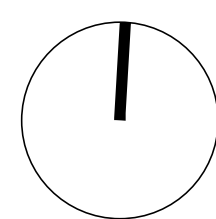
Project 2502

Herald

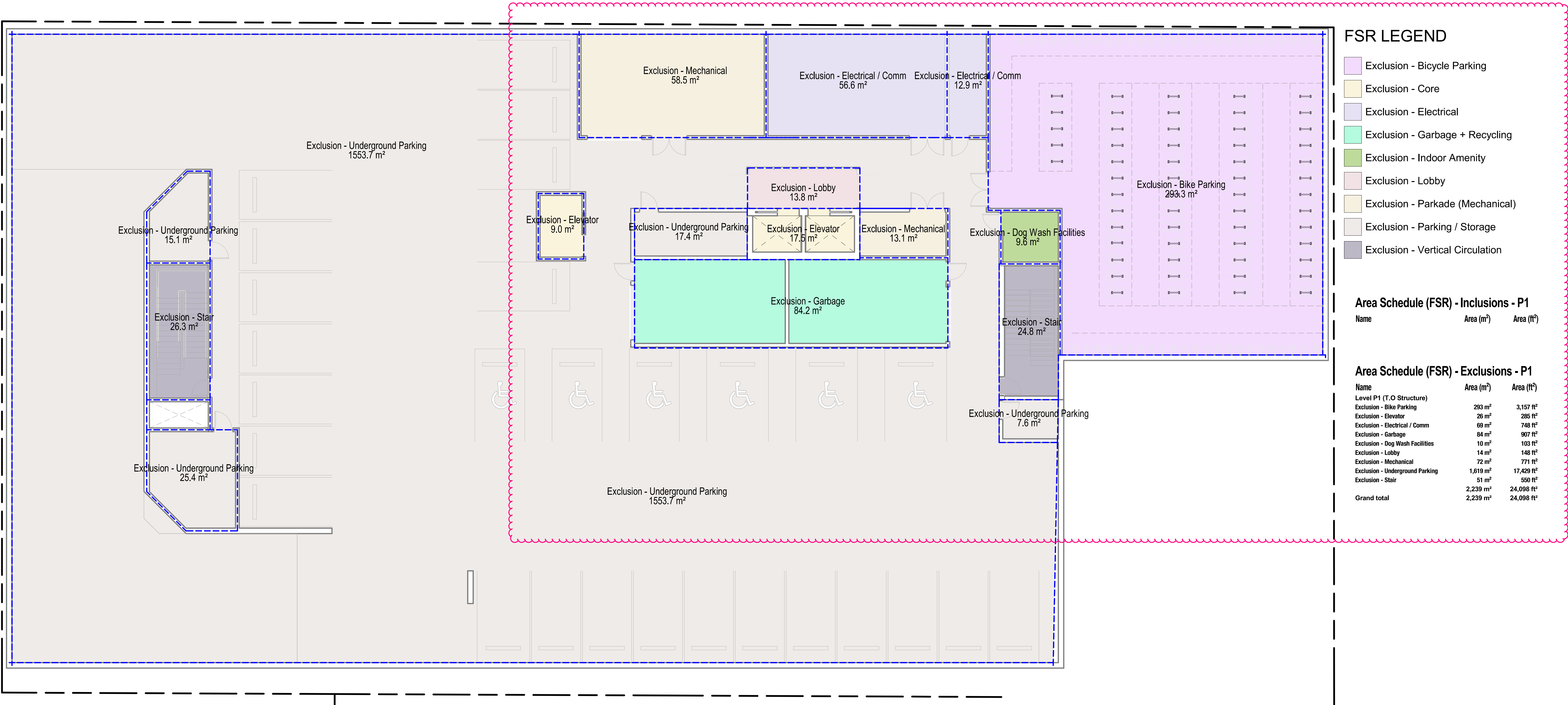
517-533 Chatham Street + 530-538
Herald Street

Average Grade Calculations

Date	
Drawn By	BB
Checked By	AT
Scale	1 : 150
Original Size	A0



A014



FSR LEGEND

- Exclusion - Bicycle Parking
- Exclusion - Core
- Exclusion - Electrical
- Exclusion - Garbage + Recycling
- Exclusion - Indoor Amenity
- Exclusion - Lobby
- Exclusion - Parkade (Mechanical)
- Exclusion - Parking / Storage
- Exclusion - Vertical Circulation

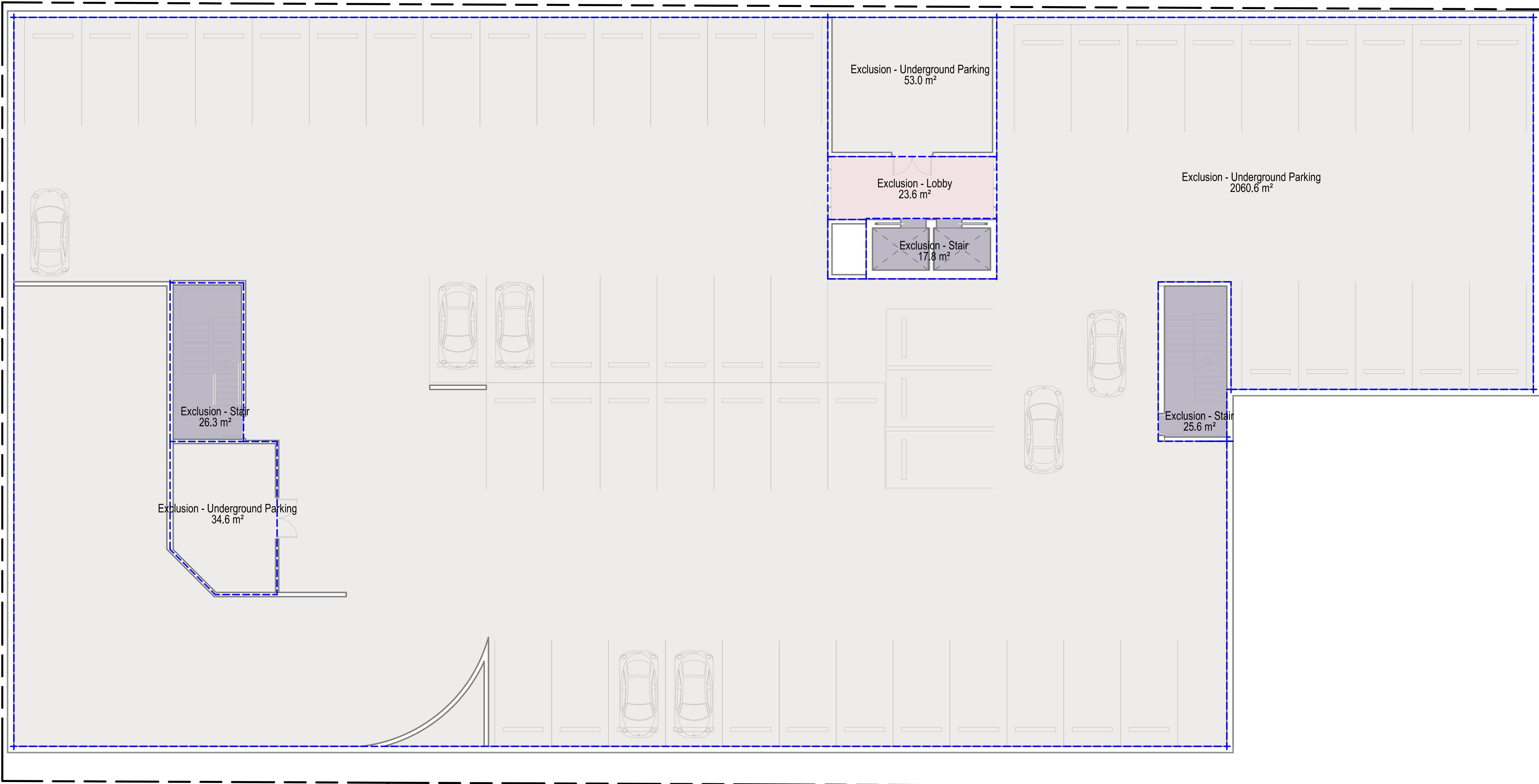
Area Schedule (FSR) - Inclusions - P1

Name	Area (m ²)	Area (ft ²)
------	------------------------	-------------------------

Area Schedule (FSR) - Exclusions - P1

Name	Area (m ²)	Area (ft ²)
Level P1 (T.O Structure)		
Exclusion - Bike Parking	293 m ²	3,157 ft ²
Exclusion - Elevator	26 m ²	281 ft ²
Exclusion - Electrical / Comm	69 m ²	742 ft ²
Exclusion - Garbage	84 m ²	907 ft ²
Exclusion - Dog Wash Facilities	10 m ²	103 ft ²
Exclusion - Lobby	14 m ²	149 ft ²
Exclusion - Mechanical	72 m ²	771 ft ²
Exclusion - Underground Parking	1,619 m ²	17,429 ft ²
Exclusion - Stair	51 m ²	550 ft ²
Grand total	2,239 m ²	24,098 ft ²

1 Level P1
1 : 100



FSR LEGEND

- Exclusion - Lobby
- Exclusion - Parking / Storage
- Exclusion - Vertical Circulation

Area Schedule (FSR) - Inclusions - P2

Name	Area (m ²)	Area (ft ²)
------	------------------------	-------------------------

Area Schedule (FSR) - Exclusions - P2

Name	Area (m ²)	Area (ft ²)
Level P2 (T.O Structure)		
Exclusion - Lobby	24 m ²	254 ft ²
Exclusion - Underground Parking	2,148 m ²	23,123 ft ²
Exclusion - Stair	40 m ²	430 ft ²
Grand total	2,241 m ²	24,127 ft ²

2 Level P2
1 : 100

Reserved

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Key Plan

Project 2802

Herald

517-533 Chatham Street + 530-538 Herald Street

FSR - Level P1 + P2

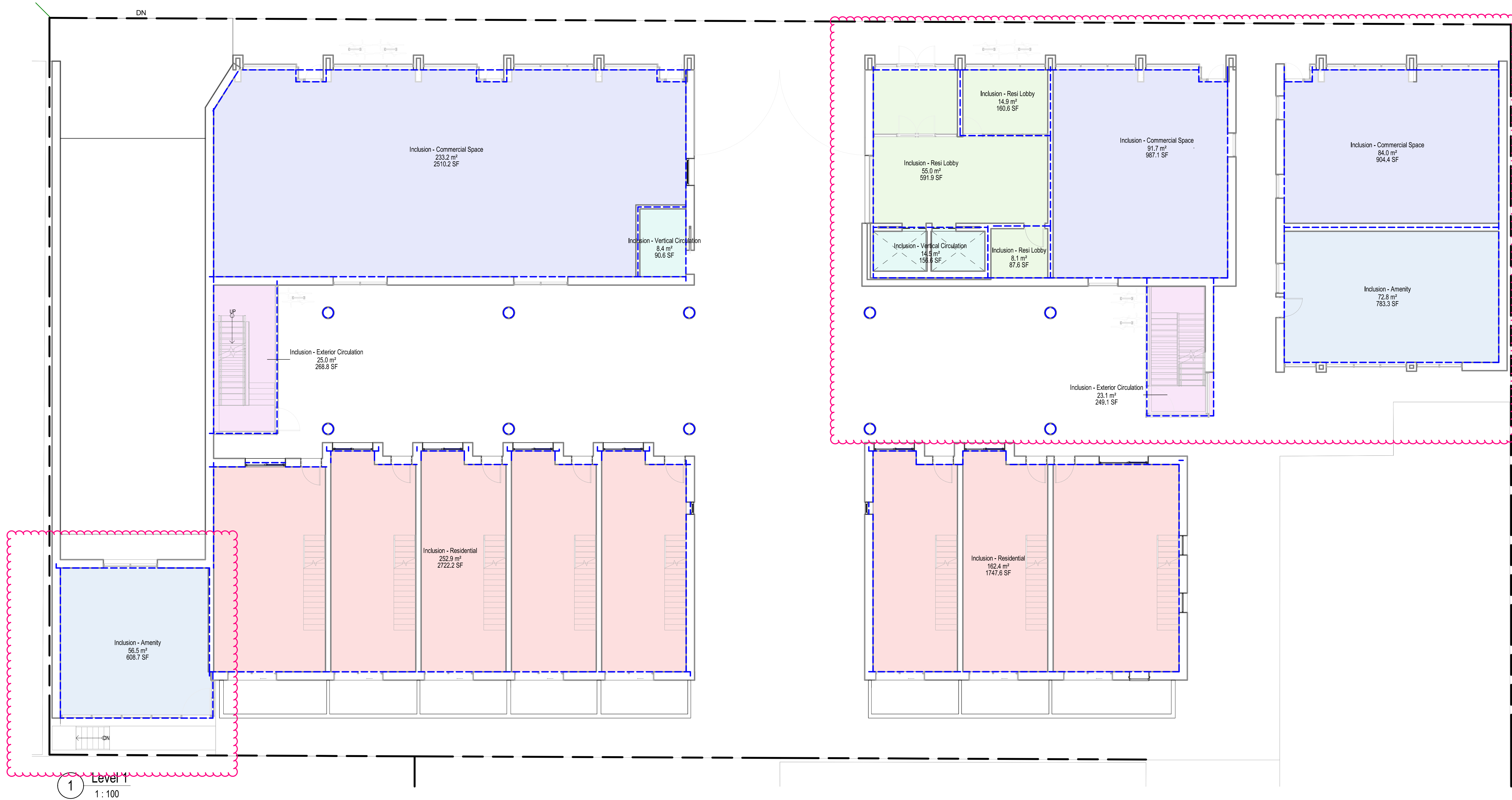
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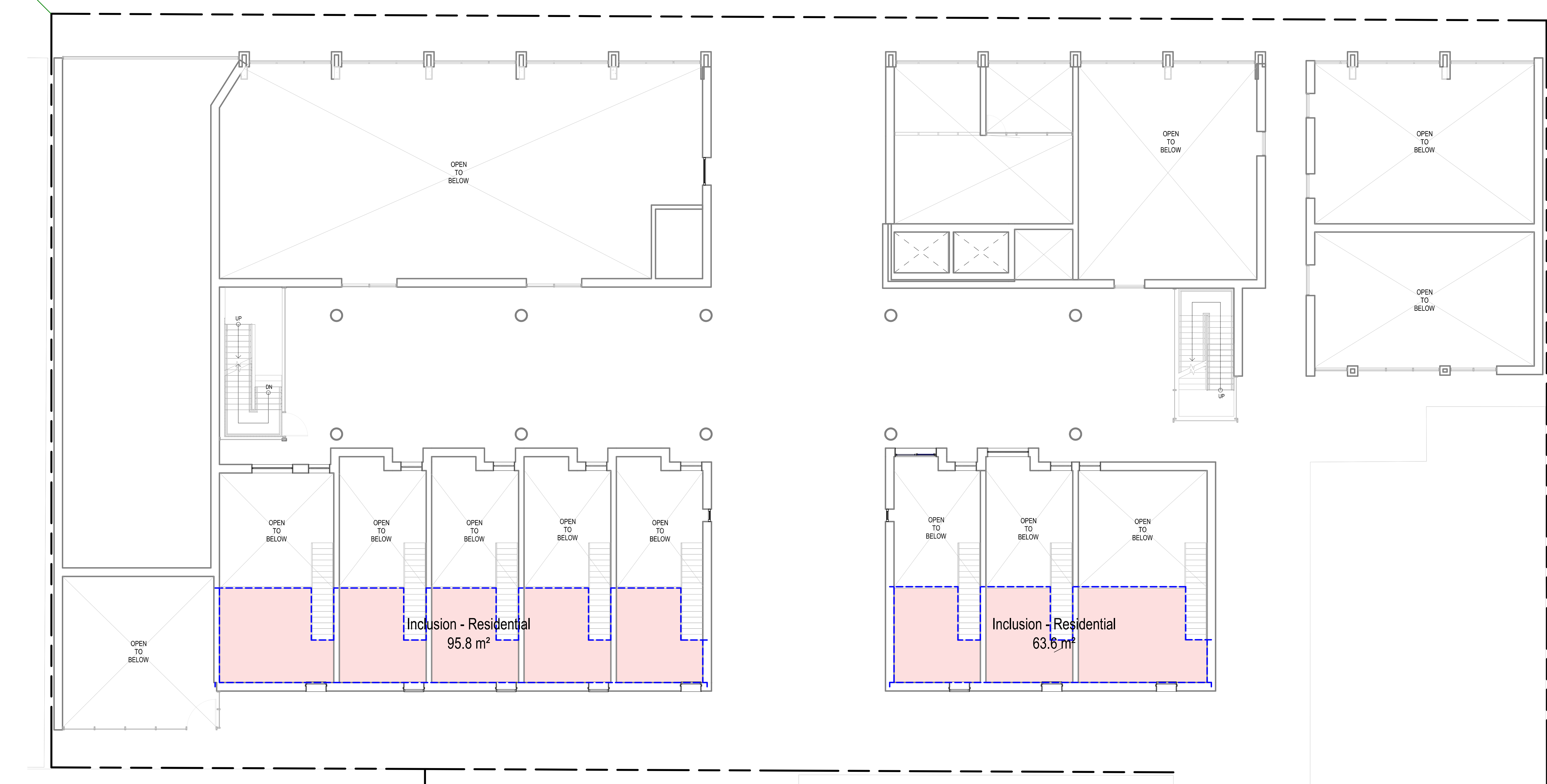
Checked By AT

Scale As indicated

Original Size A0



1 Level 1
1 : 100



2 Level 1.5 - Mezzanine
1 : 100

Reserved

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Key Plan

Project 2802

Herald

517-533 Chatham Street + 530-538 Herald Street

FSR - Level 1 + Mezzanine

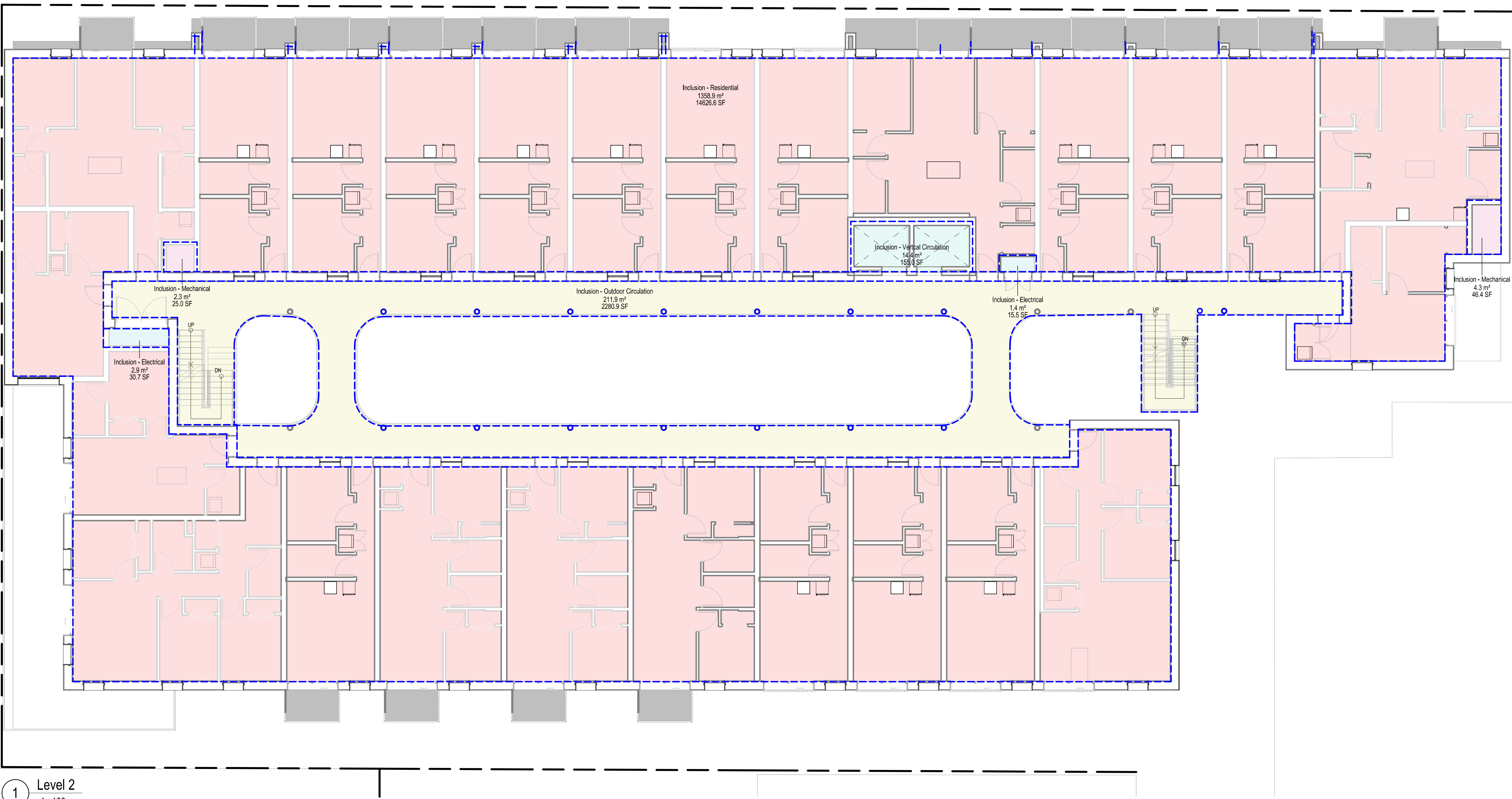
Date

Drawn By Author

Checked By AT

Scale As indicated

Original Size A0



1 Level 2
1 : 100

FSR LEGEND

- Inclusion - Electrical
- Inclusion - Mechanical
- Inclusion - Outdoor Circulation
- Inclusion - Residential
- Inclusion - Vertical Circulation

Area Schedule (FSR) - Exclusions - Level 2

Name	Area (m²)	Area (ft²)
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Area Schedule (FSR) - Inclusions - Level 2

Name	Area (m²)	Area (ft²)
Level 2		
Inclusion - Electrical	4 m²	46 ft²
Inclusion - Mechanical	7 m²	71 ft²
Inclusion - Outdoor Circulation	212 m²	2,281 ft²
Inclusion - Residential	1,359 m²	14,627 ft²
Inclusion - Vertical Circulation	14 m²	155 ft²
Level 2	1,596 m²	17,180 ft²
Grand total	1,596 m²	17,180 ft²

City of Victoria FSR Inclusion and Exclusions

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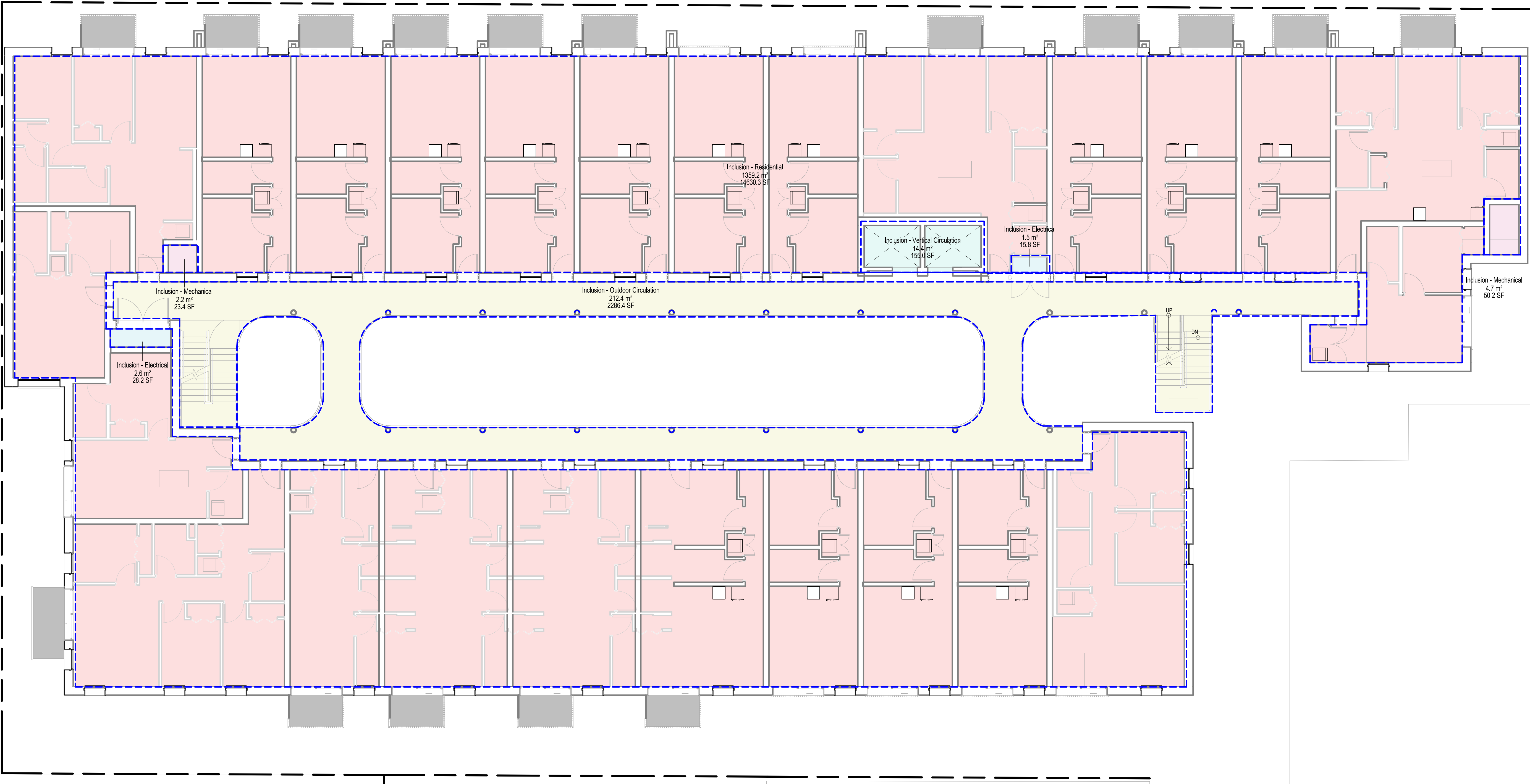
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- The area of rooftop structures.
- The area used to provide bicycle parking required by the bylaw.

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Seal

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Vancouver, BC V6H 1C1
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tel +1 778 735 1405
email info@shapearchitecture.ca
web www.shapearchitecture.ca



2 Level 3
1 : 100

FSR LEGEND

- Inclusion - Electrical
- Inclusion - Mechanical
- Inclusion - Outdoor Circulation
- Inclusion - Residential
- Inclusion - Vertical Circulation

Area Schedule (FSR) - Exclusions - Leve...

Name	Area (m²)	Area (ft²)
------	-----------	------------

Area Schedule (FSR) - Inclusions - Level 3

Name	Area (m²)	Area (ft²)
Level 3		
Inclusion - Electrical	4 m²	44 ft²
Inclusion - Mechanical	7 m²	71 ft²
Inclusion - Outdoor Circulation	212 m²	2,280 ft²
Inclusion - Residential	1,359 m²	14,630 ft²
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Project 2802

Herald

517-533 Chatham Street + 530-538 Herald Street

FSR - Level 2 + 3

Date	
Drawn By	Author
Checked By	AT
Scale	As indicated
Original Size	A0

The following inclusions are referenced under the City of Victoria's Density Framework Guidelines and Zoning Bylaw 2018:

- The site is exempt from the density bonus system.
- The site is zoned As OTD-1.
- FSR Drawings are measured to the interior face of exterior walls.

PERMITTED EXCLUSIONS:

1. The area of any crawlspace or basement.
2. The area of any balcony, veranda, exposed deck, patio or roof (i.e., outdoor unenclosed space) when calculating "Floor Area".
3. The area of rooftop structures
4. The area used to provide bicycle parking required by the bylaw.

1462-1464 West 7th Avenue
Vancouver, BC V6H 1C1
Canada

tel +1 778 735 1405
email info@shapearchitecture.ca
web www.shapearchitecture.ca

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- Inclusion - Electrical
- Inclusion - Mechanical
- Inclusion - Outdoor Circulation
- Inclusion - Residential
- Inclusion - Vertical Circulation

Area Schedule (FSR) - Exclusions - Level 6

Name	Area (m ²)	Area (ft ²)
------	------------------------	-------------------------

Area Schedule (FSR) - Inclusions - Level 6

Name	Area (m ²)	Area (ft ²)
Level 6		
Inclusion - Electrical	4 m ²	42 ft ²
Inclusion - Mechanical	7 m ²	72 ft ²
Inclusion - Outdoor Circulation	212 m ²	2,284 ft ²
Inclusion - Residential	1,360 m ²	14,634 ft ²
Inclusion - Vertical Circulation	14 m ²	155 ft ²
Level 6	1,597 m ²	17,186 ft ²
Grand total	1,597 m ²	17,186 ft ²

Level 6

1 : 100

☐ Exclusion - Rooftop Deck

Area Schedule (FSR) - Exclusions - Roof

Name	Area (m ²)	Area (ft ²)
Roof Level		
Exclusion - Rooftop Balcony	1,615 m ²	17,381 ft ²
	1,615 m ²	17,381 ft ²
Grand total	1,615 m ²	17,381 ft ²

Area Schedule (FSR) - Inclusions - Roof

Name	Area (m ²)	Area (ft ²)
------	------------------------	-------------------------

Roof Level

1:100

Revisions

No.	Description	Date
1	Issued for DP/RZ	2025-07-16
2	Issued for DP/RZ Response 1	2025-12-05
3	Issued for DP/RZ Response 2	2026-02-05

Key Plan

Project	2502
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Herald

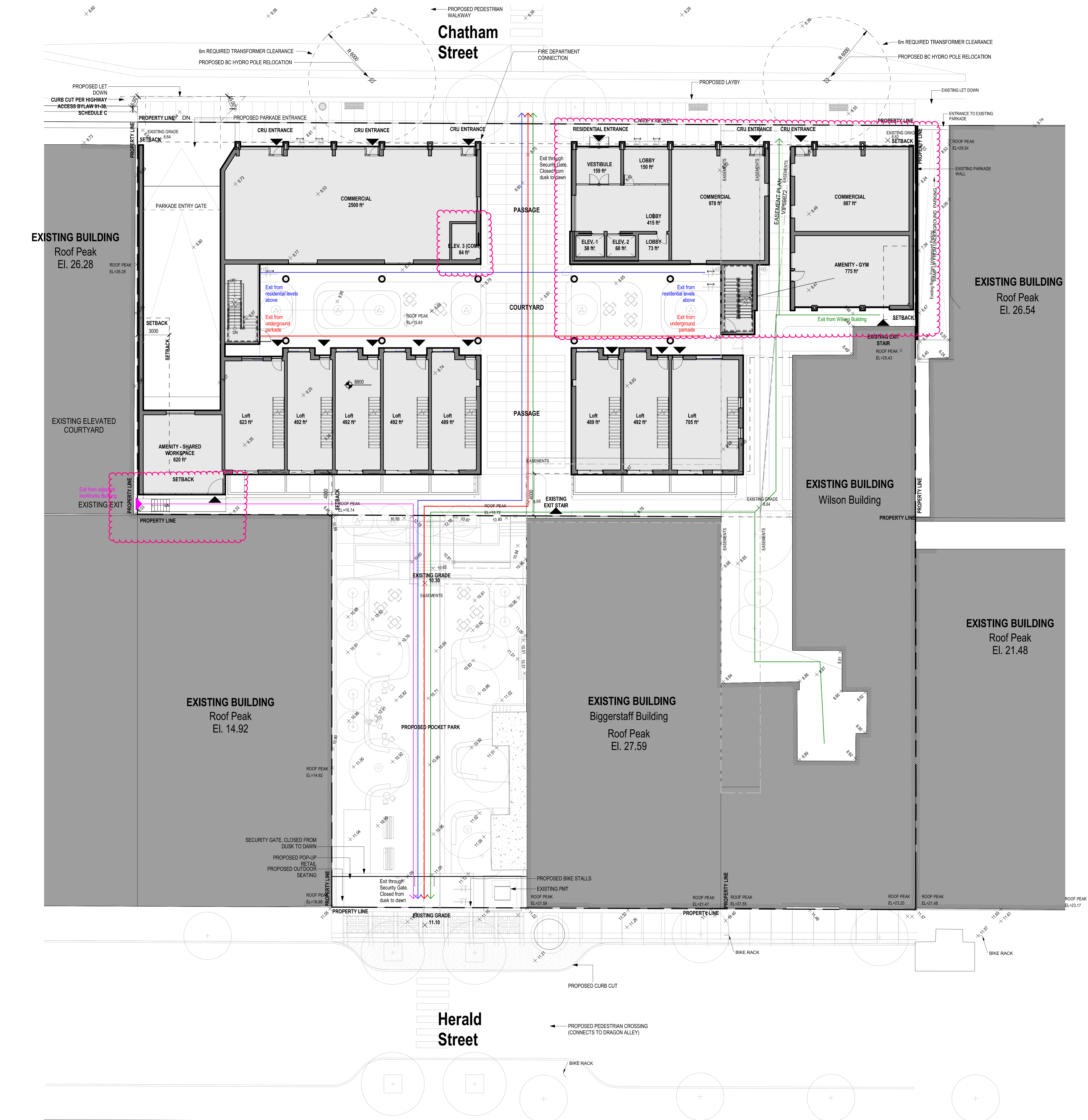
517-533 Chatham Street + 530-538
Herald Street

FSR - Level 6 + Roof

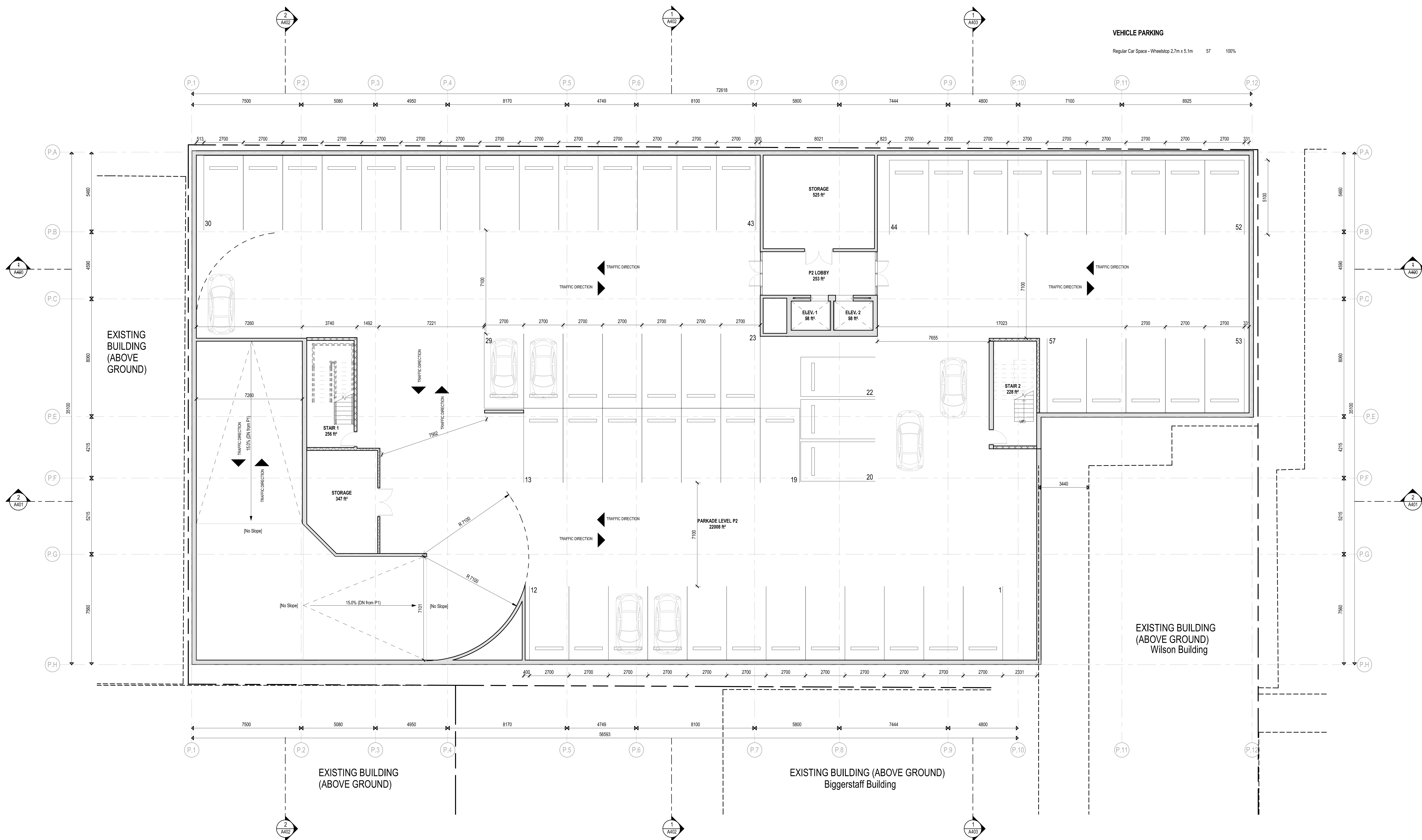
Date	
Drawn By	Author
Checked By	AT
Scale	As indicated
Original Size	A0

No.	Description	Date
1	Issued for DPRZ	2025-07-16
2	Issued for DPRZ Response 1	2025-12-05
3	Issued for DPRZ Response 2	2026-02-05

Date	
Drawn By	Author
Checked By	AT
Scale	1 : 150
Original Size	A0



1 Site Plan - Building Exiting Diagram
1 : 150



1 Level P2 Plan
1 : 100

Revisions		
No.	Description	Date
1	Issued for DP/RZ	2025-07-16
2	Issued for DP/RZ Response 1	2025-12-05
3	Issued for DP/RZ Response 2	2026-02-05

Key Plan

Project 2502

Herald

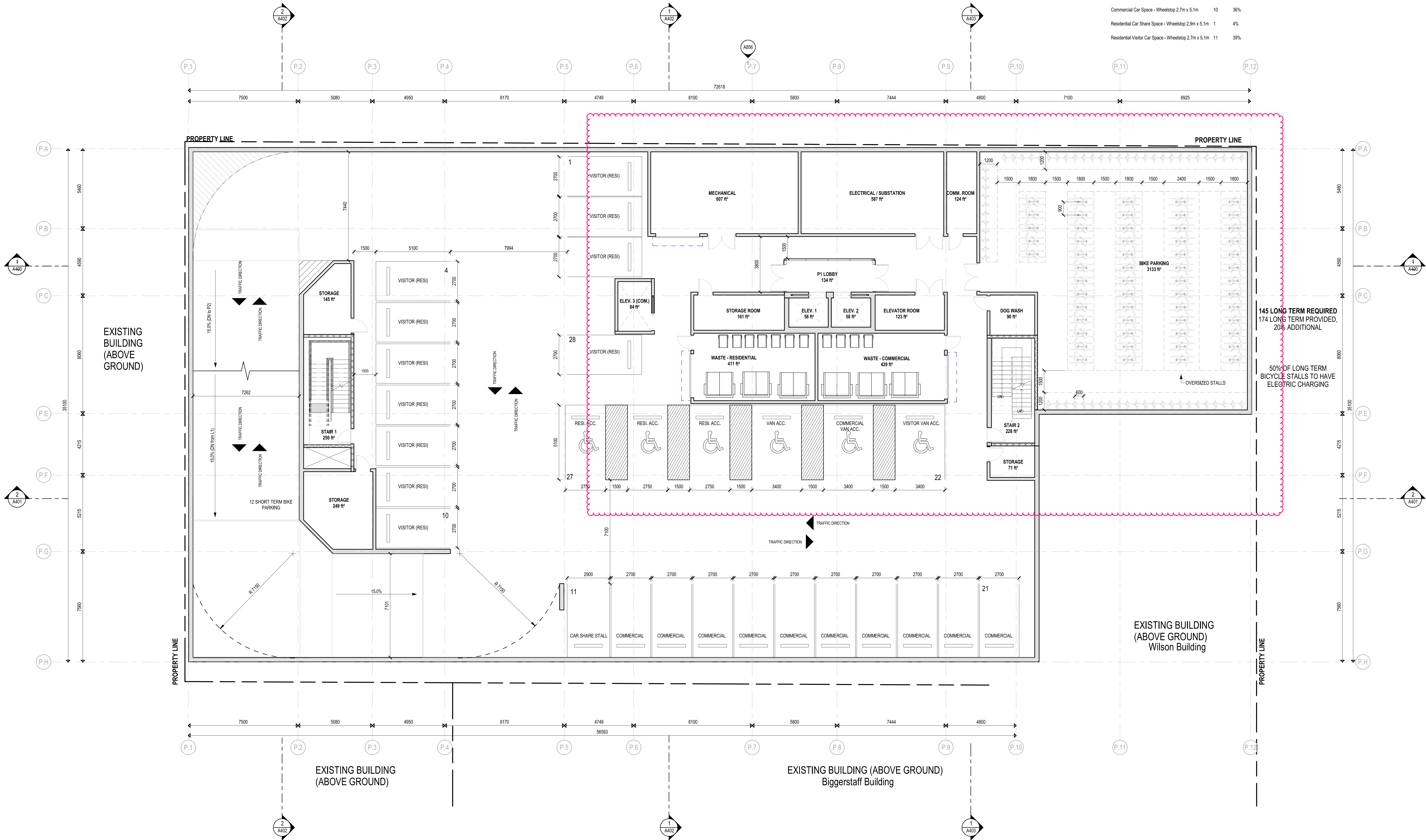
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Herald Street

Level P2 Plan

Date	
Drawn By	ME
Checked By	AT
Scale	1 : 100
Original Size	A0

VEHICLE PARKING

Accessible Car Space - Wheelstop 2.75m	3	11%
Accessible Van Space - Wheelstop 3.4m x 5.1m	3	11%
Commercial Car Space - Wheelstop 2.7m x 5.1m	10	36%
Residential Car Share Space - Wheelstop 2.3m x 5.1m	1	4%
Residential Visitor Car Space - Wheelstop 2.7m x 5.1m	11	39%



No.	Description	Date
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Key Plan

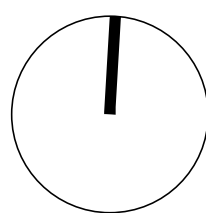
Project 2902

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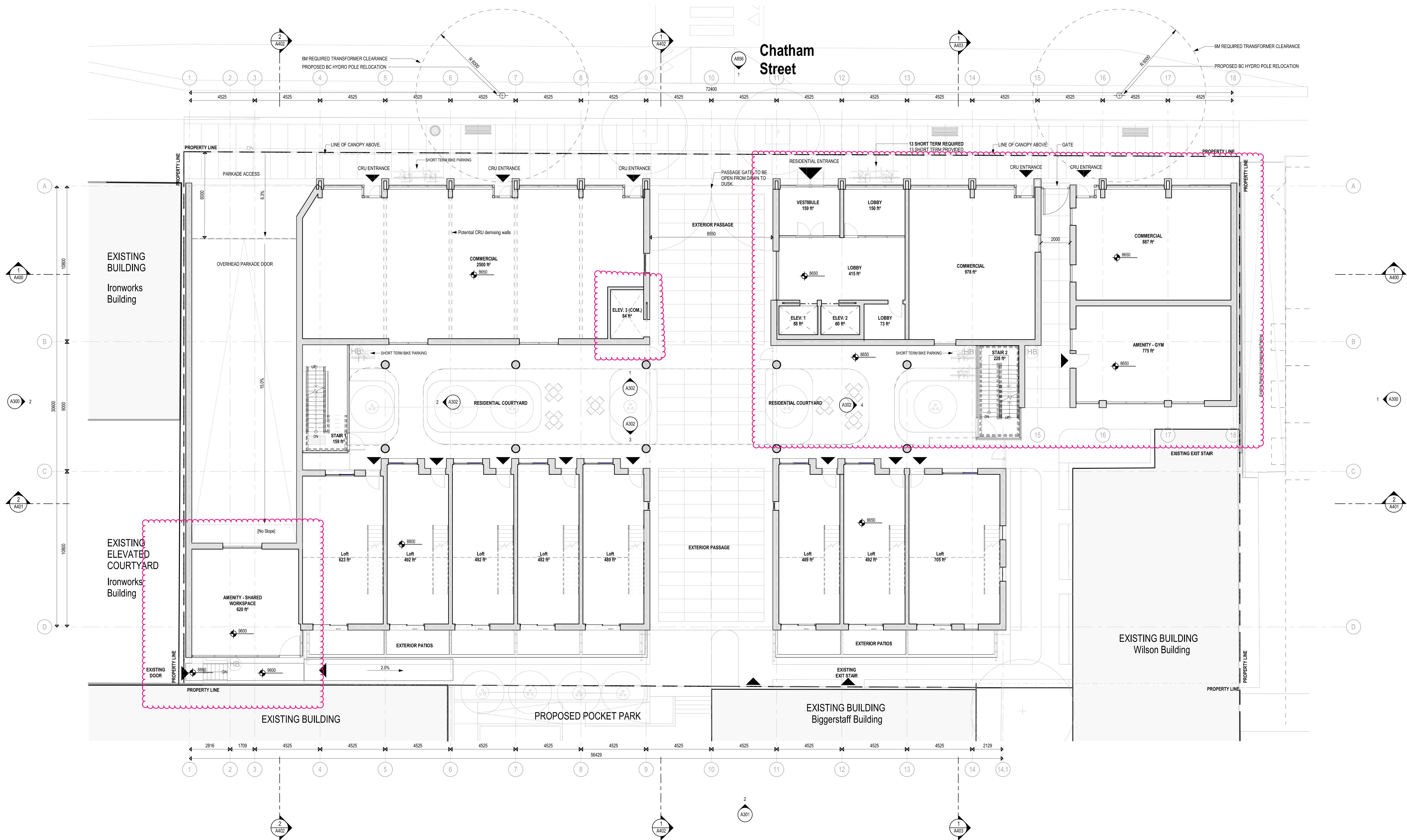
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Herald Street

Level P1 Plan

Date	ME
Drawn By	AT
Checked By	1:100
Scale	AD
Original Size	



A201



Revisions		
No.	Description	Date
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2	Issued for DPRZ Response 1	2025-12-05
3	Issued for DPRZ Response 2	2026-02-05

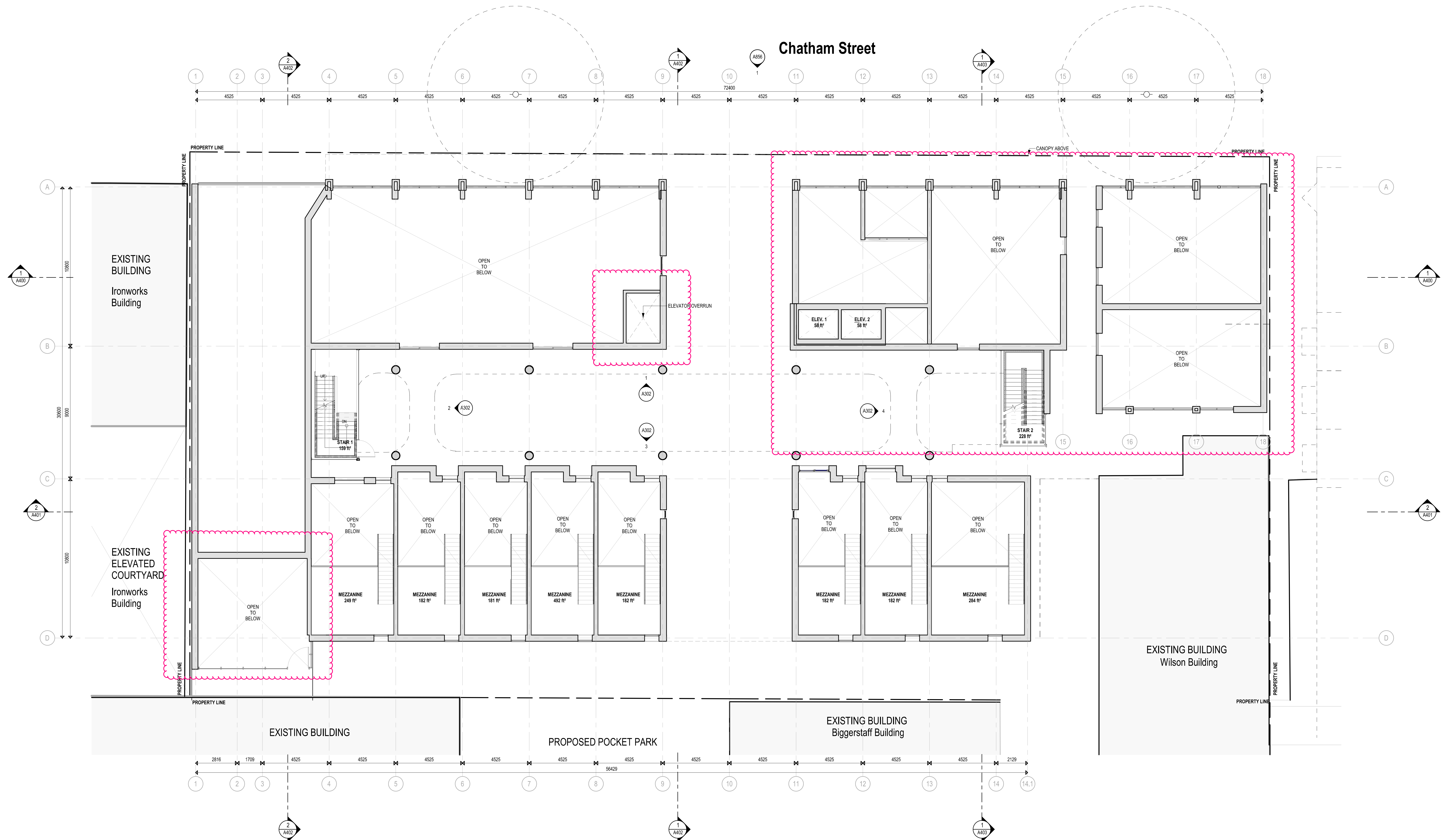
Key Plan

Project 2502

Herald
517-533 Chatham Street + 530-538
Herald Street

Level 1 Plan

Date	ME
Drawn By	AT
Checked By	1:100
Scale	AD
Original Size	



1 Level 1.5 - Mezzanine Plan
1:100

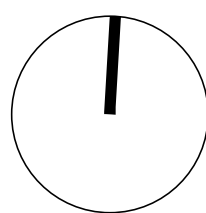
Revisions		
No.	Description	Date
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2	Issued for DPRZ Response 1	2025-12-05
3	Issued for DPRZ Response 2	2026-02-05

Key Plan

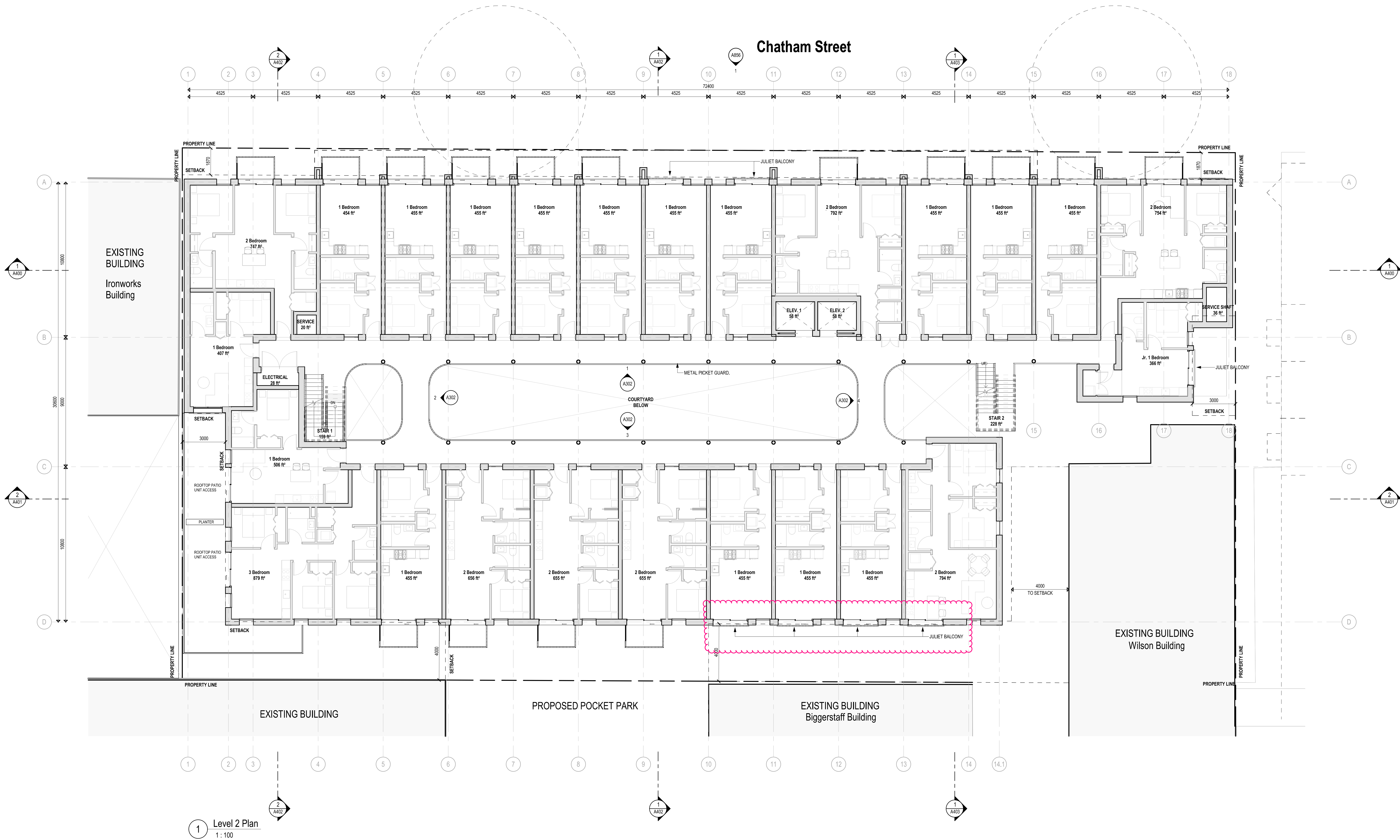
Project 2902
Herald
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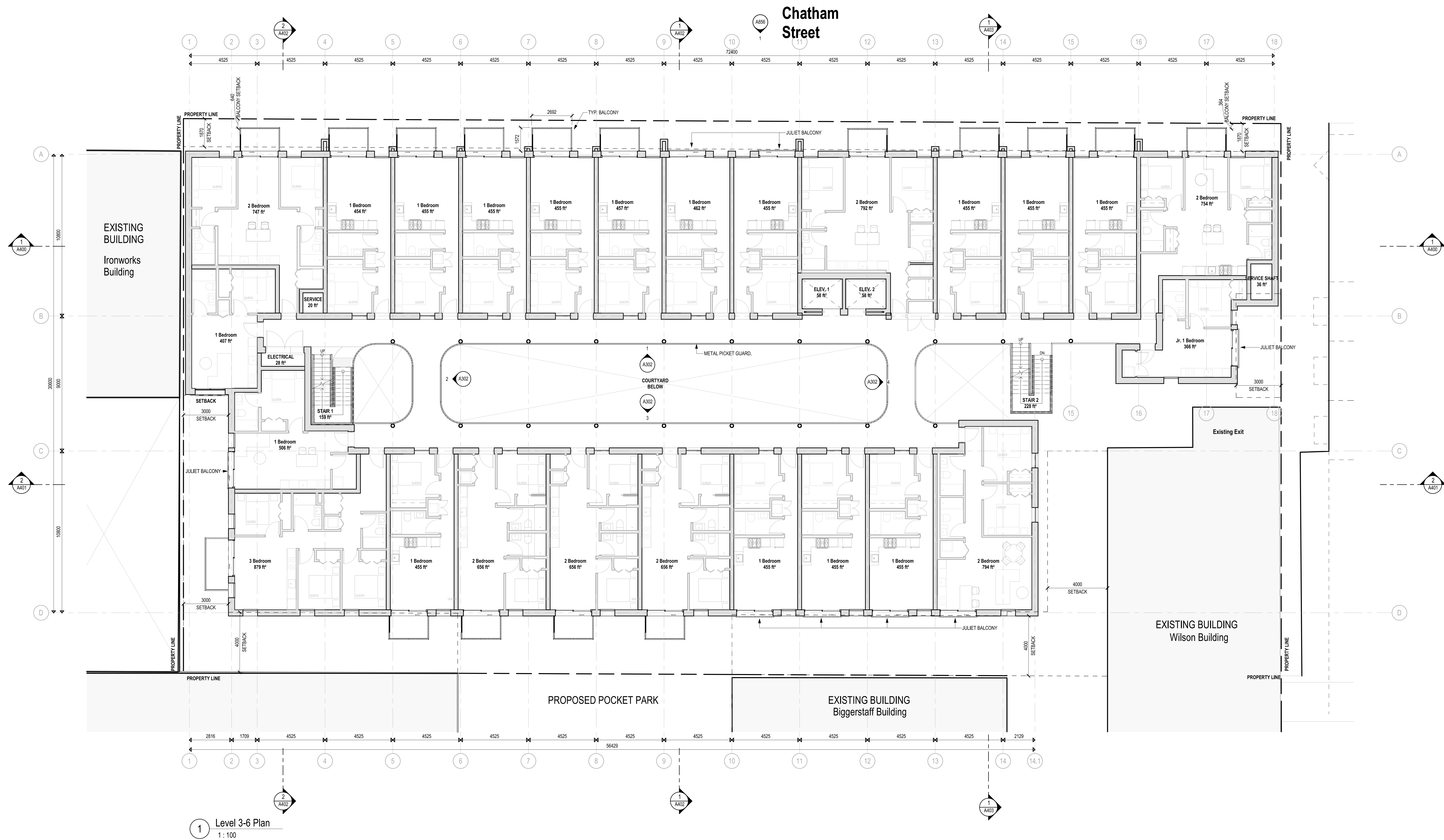
Level 1.5 Mezzanine Plan

Date	
Drawn By	ME
Checked By	AT
Scale	1:100
Original Size	A0



A203





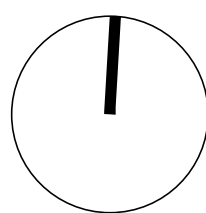
Revisions		
No.	Description	Date
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3	Issued for DPRZ Response 2	2026-02-05

Key Plan

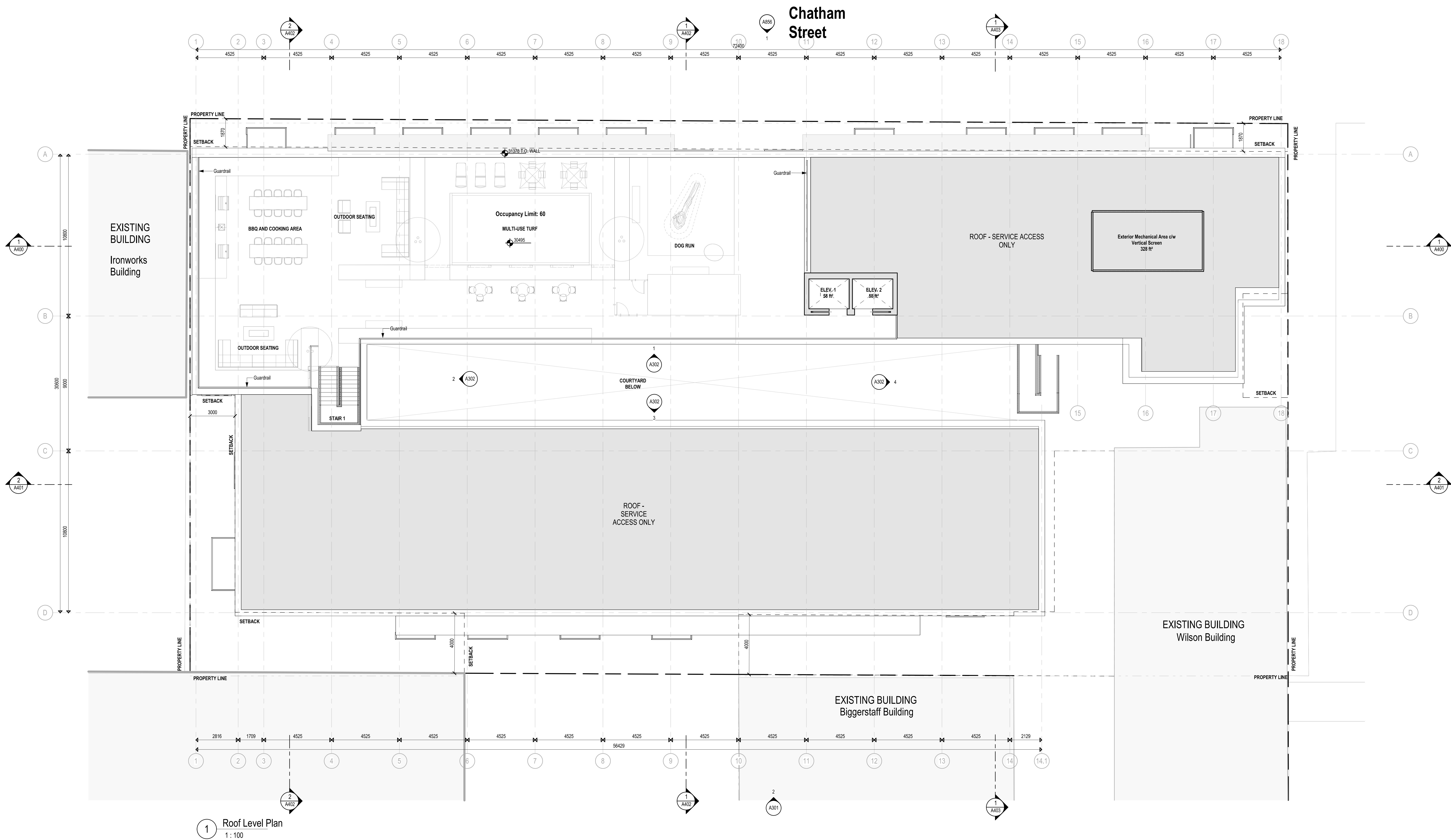
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Herald Street

Level 3-6 Plan

Date	
Drawn By	GM
Checked By	AT
Scale	1:100
Original Size	A0



A205



Revisions

No.	Description	Date
1	Issued for DPRZ	2025-07-16
2	Issued for DPRZ Response 1	2025-12-05
3	Issued for DPRZ Response 2	2026-02-05

Key Plan

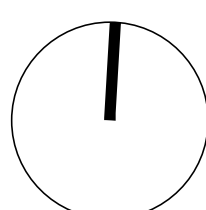
Project 2902

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Herald Street

Roof Level Plan

Date
Drawn By ME
Checked By AT
Scale 1:100
Original Size A0



A207

MATERIAL LEGEND

- 01 - Glazing
02 - Sliding Glass Door
03 - Red Brick
04 - Charcoal Brick
05 - Metal - Vertical Picket Guards
06 - Cementitious Panel - Light
07 - Cementitious Panel - Dark
08 - Concrete

1 East Elevation
1 : 100



2 West Elevation
1 : 100



Revisions

No.	Description	Date
1	Issued for DPRZ	2025-07-16
2	Issued for DPRZ Response 1	2025-12-05
3	Issued for DPRZ Response 2	2026-02-05

Key Plan

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Herald Street

Building Elevations - East and West

Date	
Drawn By	ME
Checked By	AT
Scale	1 : 100
Original Size	A0

Key Plan

Building Elevations - North and South

A301

MATERIAL LEGEND

- 01 - Glazing
02 - Sliding Glass Door
03 - Red Brick
04 - Charcoal Brick
05 - Metal - Vertical & Picket Guards
06 - Cementitious Panel - Light
07 - Cementitious Panel - Dark
08 - Concrete

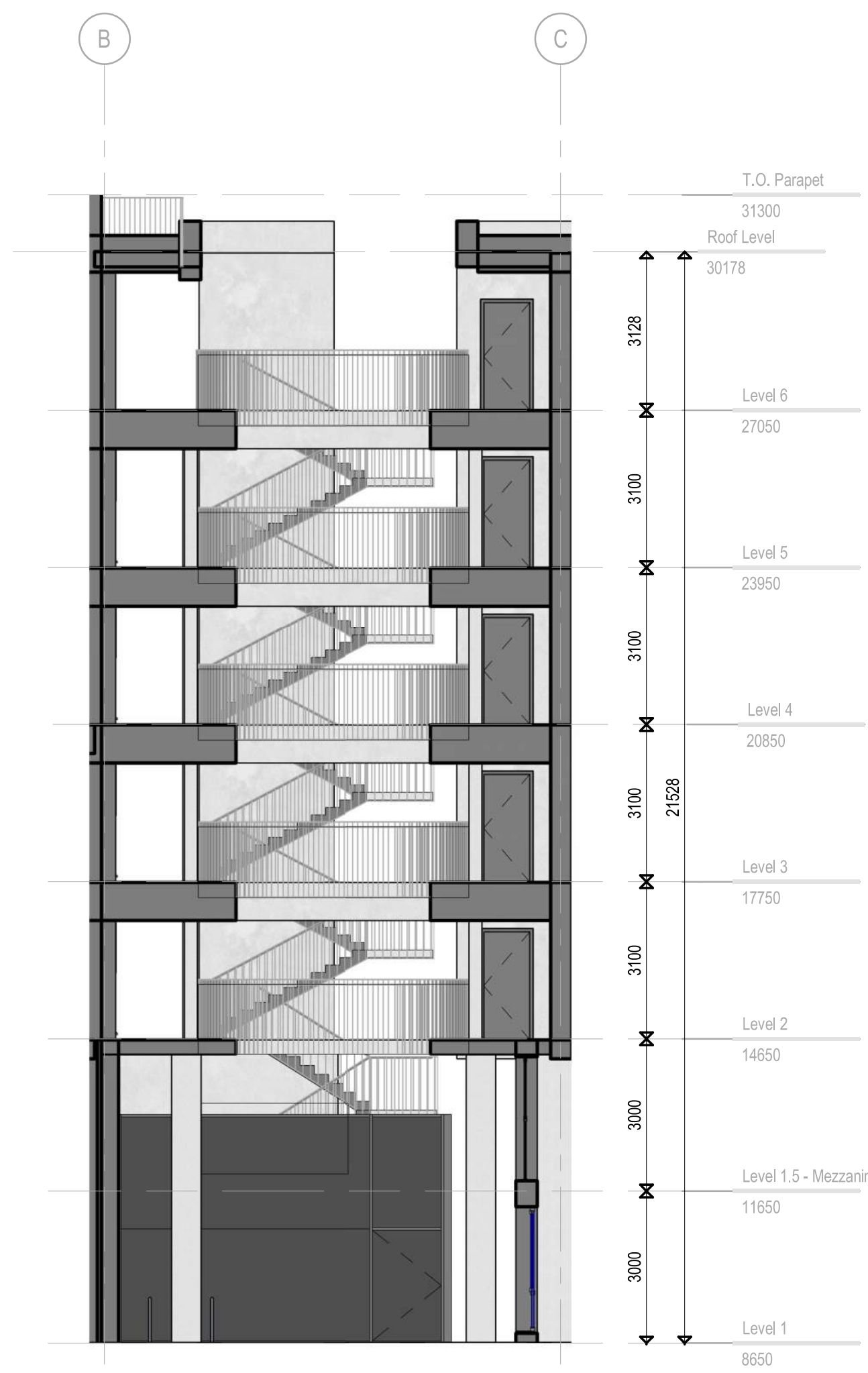


1 Elevation - Courtyard Looking North
1 : 100

2 Elevation - West Courtyard
1 : 100



3 Elevation - Courtyard Looking South
1 : 100



4 Elevation - East Courtyard
1 : 100

Revisions		
No.	Description	Date
1	Issued for DPRZ	2025-07-16
2	Issued for DPRZ Response 1	2025-12-05
3	Issued for DPRZ Response 2	2026-02-05

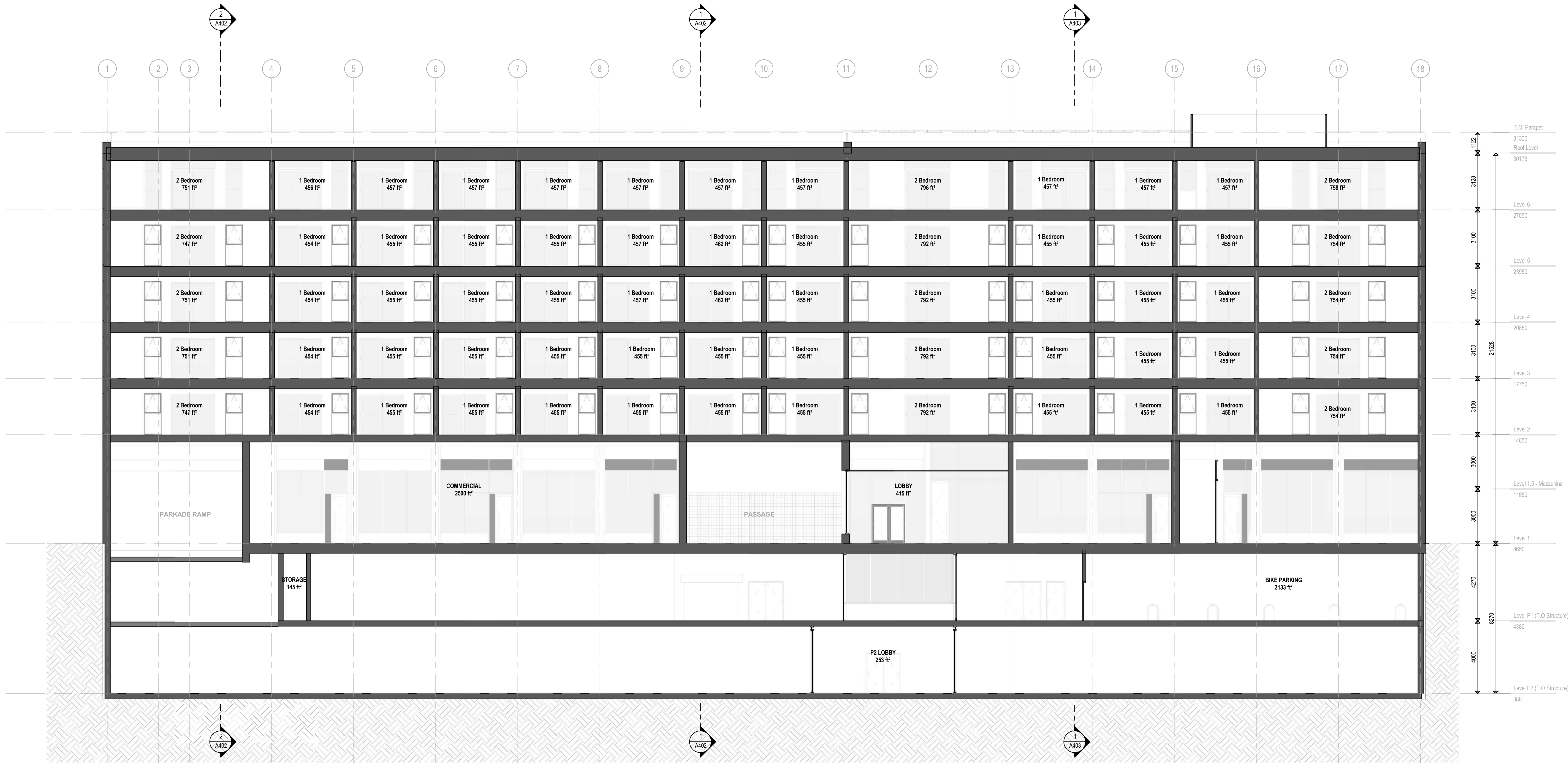
Key Plan

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Building Elevations - Courtyard

Date	
Drawn By	ME
Checked By	AT
Scale	1 : 100
Original Size	A0



1 East West Building Section through North Block
1:100

Revisions		
No.	Description	Date
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3	Issued for DPRZ Response 2	2026-02-05

Key Plan

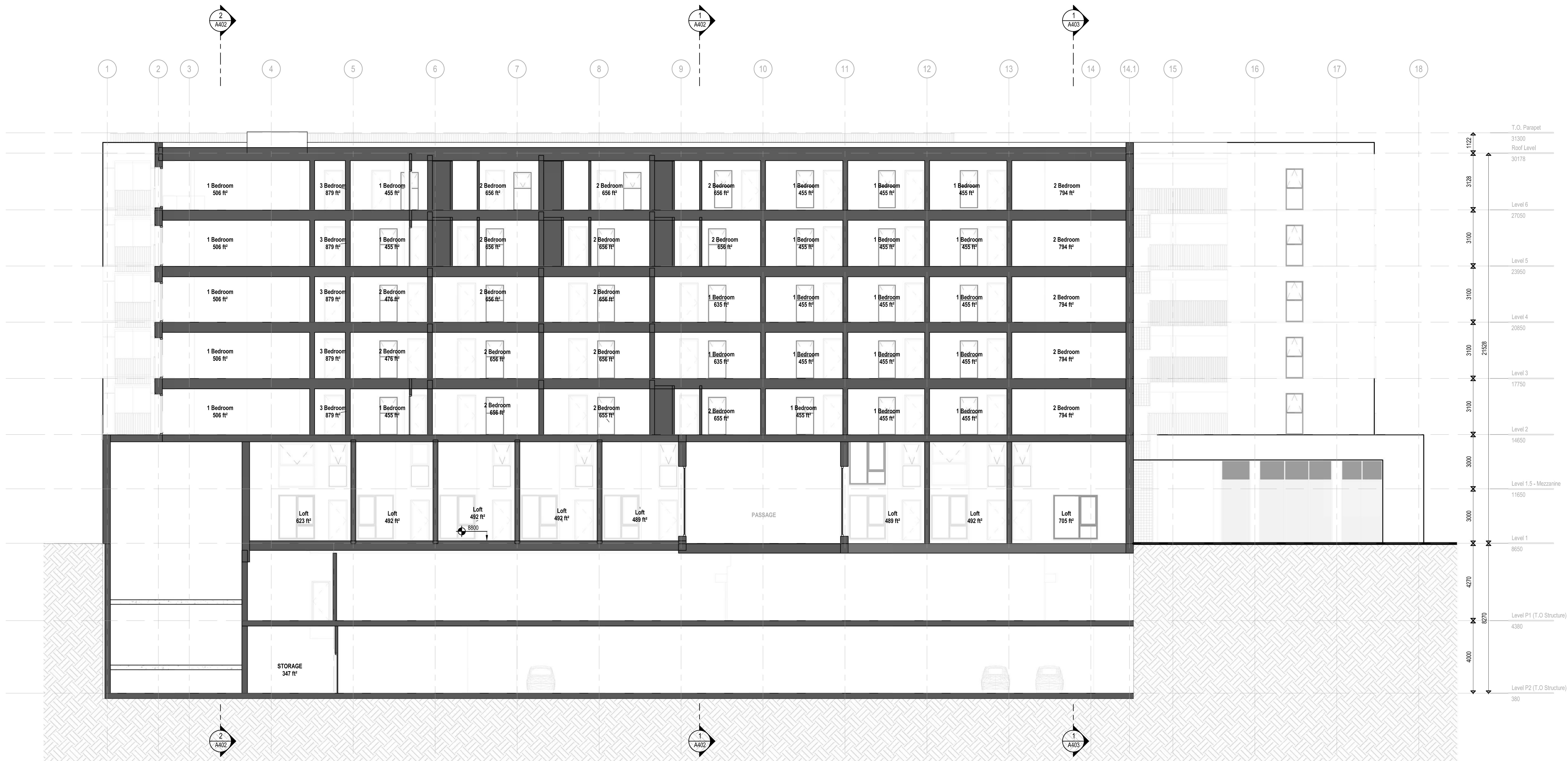
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Building Sections E-W

Date	
Drawn By	Author
Checked By	AT
Scale	1:100
Original Size	A0



2 East West Building Section through South Block
1:100

Revisions		
No.	Description	Date
1	Issued for DPRZ	2025-07-16
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3	Issued for DPRZ Response 2	2026-02-05

Key Plan

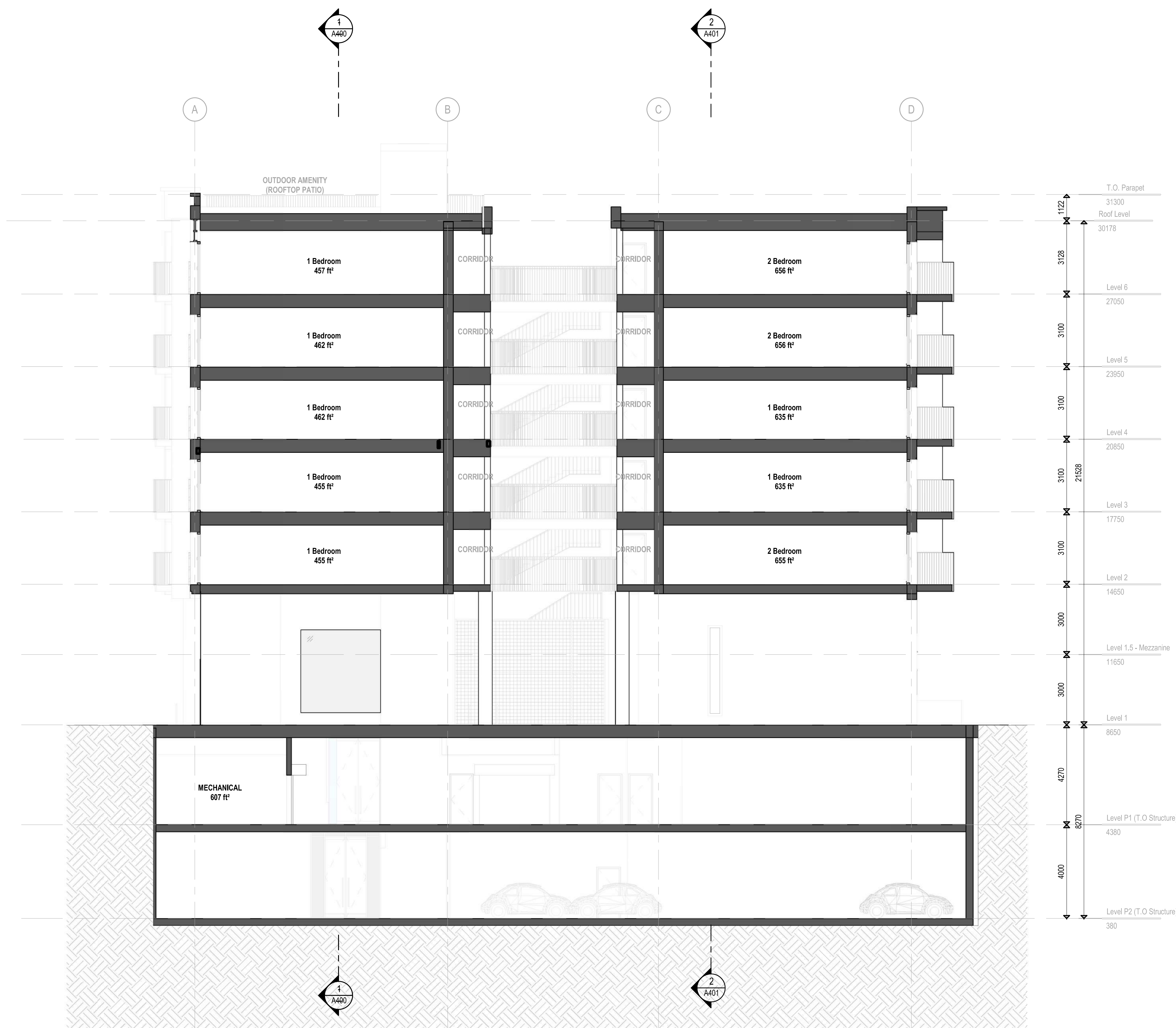
Project 2802

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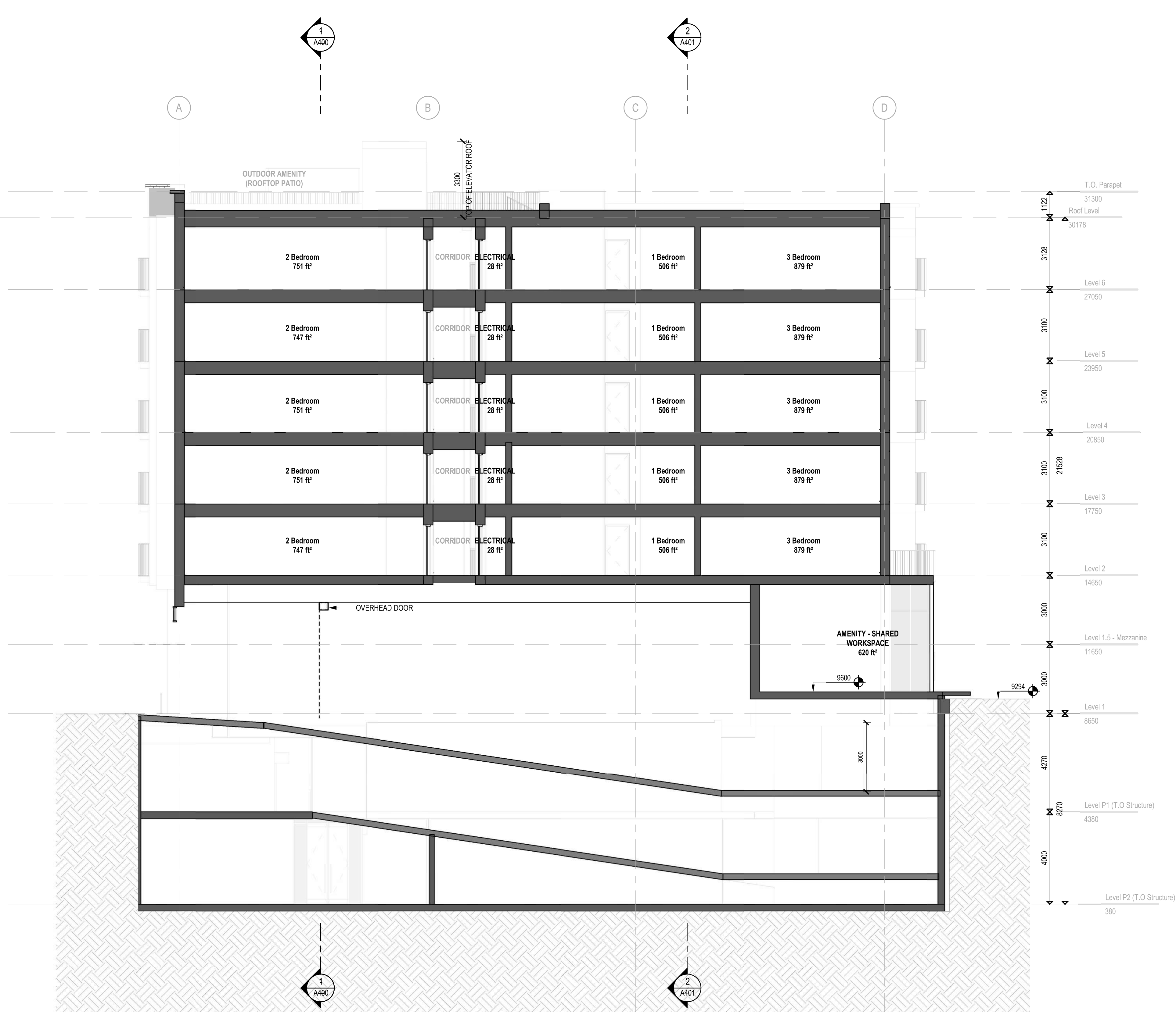
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Herald Street

Building Sections E-W

Date	
Drawn By	Author
Checked By	AT
Scale	1:100
Original Size	A0



1 North South Section through Courtyard
1:100



2 North South Section through Parkade Ramp
1:100

Revisions		
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2	Issued for DPRZ Response 1	2025-12-05
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Key Plan

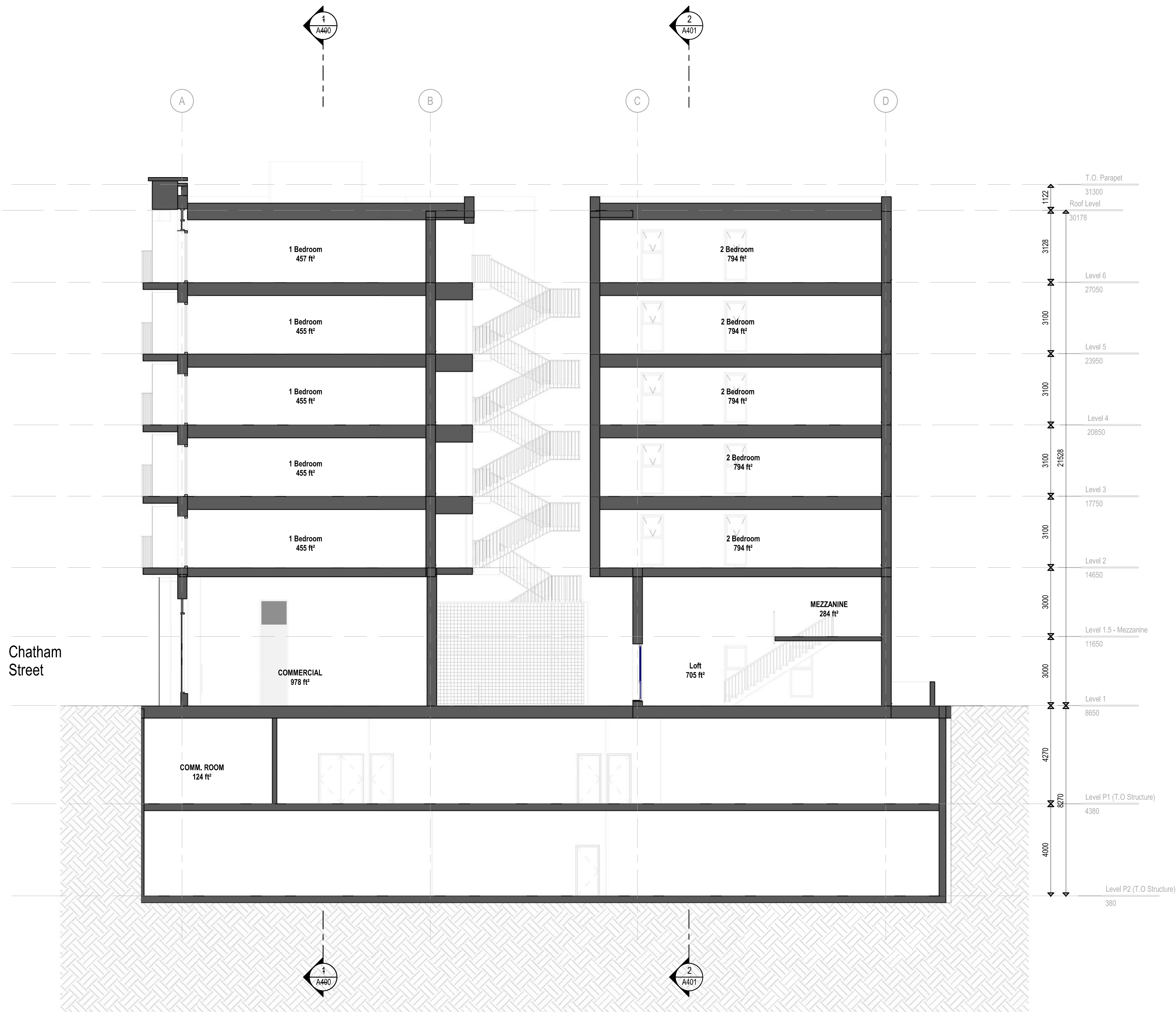
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Building Sections N-S

Date	
Drawn By	ME
Checked By	AT
Scale	1:100
Original Size	A0



1 North South Section through Stairwell
1:100

Revisions		
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1	Issued for DPRZ	2025-07-16
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3	Issued for DPRZ Response 2	2026-02-05

Key Plan

Project 2802

Herald

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Herald Street

Building Sections N-S

Date	
Drawn By	ME
Checked By	AT
Scale	1:100
Original Size	A0