INTRACORP
Building the Extraordinary

SHAPE
Architecture Inc.

2026-08-13

CITY OF VICTORIA

Revisions

August 20, 2026



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Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada
Issued for DP Response 4 August 13 2026

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Above Grade Areas

Level	A Residential	B Commercial	C Interior Lobby and Circulation	D Exterior Common/Circulation	E Amenity	F Mech/Elec/Service	G Storage/Bikes	J GBA (H= Sum A-G)	K Exclusion - Bikes	L Exclusion - Loft Mezzanine	M FAR Area (M=J-K-L)
6	14,771	-	137	2,602	-	136	-	17,645	-	-	17,645
5	14,790	-	137	2,604	-	135	-	17,666	-	-	17,666
4	14,775	-	137	2,602	-	136	-	17,650	-	-	17,650
3	14,760	-	136	2,604	-	135	-	17,634	-	-	17,634
2	14,766	-	136	2,559	-	136	-	17,597	-	-	17,597
1.5	1,441	-	-	443	-	-	-	1,883	-	-	1,883
1	4,458	4,209	1,314	482	1,721	-	-	12,185	-	-	12,185
Subtotal	**79,761**	**4,209**	**1,997**	**13,895**	**1,721**	**677**	**-**	**102,260**	**-**	**-**	**102,261**

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	17,116	900	1,014	-	91	1,525	3,451	24,097			
P2	22,208	-	962	-	-	51	875	24,097			
Total	119,085	5,109	3,973	13,895	1,812	2,202	4,326	150,453	-	-	102,261

Total Site Statistics

Total - All Lots	**Area (sq.m)**	**Area (sf)**
Site Area - Total	4,734.4	50,960.6
Floor Area - Proposed Development	9,500.4	102,261.0
FAR - Proposed Development	**2.01**	**2.01**
Floor Area - B. Wilson Building	2,814.4	30,293.9
Floor Area - Biggerstaff Building	2,689.2	28,946.3
Total Floor Area - All Buildings	**15,004.0**	**161,501.2**
FAR - All Buildings	**3.17**	**3.17**

Post-Subdivision Statistics

Proposed Development	**Area (sq.m)**	**Area (sf)**
Site Area - Lot 481	676.4	7,280.7
Site Area - Lot 482	676.7	7,283.9
Site Area - Lot 483	676.2	7,278.5
Site Area - Lot A of Lots 475 and 480 - North	451.0	4,854.5
Site Area - Proposed Development	**2,480.3**	**26,697.7**
Floor Area	**9,500.4**	**102,261.0**
FAR	**3.83**	**3.83**

536 Herald St - B. Wilson Building	**Area (sq.m)**	**Area (sf)**
Site Area - Lot A of Lots 475 and 480 - South	901.0	9,698.3
Floor Area	2,814.4	30,293.9
FAR	3.12	3.12

532 Herald St - Biggerstaff Building	**Area (sq.m)**	**Area (sf)**
Site Area - Lot A of Lot 473 and 474	1,353.1	14,564.6
Floor Area	2,689.2	28,946.3
FAR	1.99	1.99

Residential Unit Schedule

UNIT SCHEDULE - BY LEVEL

Level	Name	Count	%
Level 1			
Level 1	Unit 1E	5	62%
Level 1	Unit 1F	1	10%
Level 1	Unit 2E	1	10%
Level 1	Unit 3C	1	18%
Level 2			
Level 2	Unit 1A	14	48%
Level 2	Unit 1B	1	3%
Level 2	Unit 1C	1	4%
Level 2	Unit 1D	1	3%
Level 2	Unit 2A	1	5%
Level 2	Unit 2B	1	6%
Level 2	Unit 2C	1	5%
Level 2	Unit 2D	3	14%
Level 2	Unit 3A	1	6%
Level 2	Unit 3B	1	6%
Level 3			
Level 3	Unit 1A	14	48%
Level 3	Unit 1B	1	3%
Level 3	Unit 1C	1	4%
Level 3	Unit 1D	1	3%
Level 3	Unit 2A	1	5%
Level 3	Unit 2B	1	6%
Level 3	Unit 2C	1	5%
Level 3	Unit 2D	3	14%
Level 3	Unit 3A	1	6%
Level 3	Unit 3B	1	6%
Level 4			
Level 4	Unit 1A	14	48%
Level 4	Unit 1B	1	3%
Level 4	Unit 1C	1	4%
Level 4	Unit 1D	1	3%
Level 4	Unit 2A	1	5%
Level 4	Unit 2B	1	6%
Level 4	Unit 2C	1	5%
Level 4	Unit 2D	3	14%
Level 4	Unit 3A	1	6%
Level 4	Unit 3B	1	6%
Level 5			
Level 5	Unit 1A	14	48%
Level 5	Unit 1B	1	3%
Level 5	Unit 1C	1	4%
Level 5	Unit 1D	1	3%
Level 5	Unit 2A	1	5%
Level 5	Unit 2B	1	6%
Level 5	Unit 2C	1	6%
Level 5	Unit 2D	3	14%
Level 5	Unit 3A	1	6%
Level 5	Unit 3B	1	6%
Level 6			
Level 6	Unit 1A	14	48%
Level 6	Unit 1B	1	3%
Level 6	Unit 1C	1	4%
Level 6	Unit 1D	1	3%
Level 6	Unit 2A	1	5%
Level 6	Unit 2B	1	6%
Level 6	Unit 2C	1	6%
Level 6	Unit 2D	3	14%
Level 6	Unit 3A	1	6%
Level 6	Unit 3B	1	6%
Total Units: 133		133	

Unit Mix Schedule			
Unit Type	**Size**	**Count**	**%**
	1 Bedroom		
1D	390	5	4%
1B	422	5	4%
1A	476	70	53%
1C	503	5	4%
1F	659	1	1%
1E	689	5	4%
1 Bedroom Units	**484**	**91**	**61%**
	2 Bedroom		
2D	657	15	11%
2A	758	5	4%
2C	759	5	4%
2B	788	5	4%
2E	889	1	1%
2 Bedroom Units	**718**	**31**	**11%**
	3 Bedroom		
3A	862	5	4%
3B	903	5	4%
3C	1136	1	1%
3 Bedroom Units	**906**	**11**	**8%**
Total Unit Count		**133**	

Vehicle Parking

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

85 Units under 45m² (0.65)	=	55
33 Units between 45 - 69m² (0.8)	=	26
15 Units 70m² and above(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 - 2.75m	3
Accessible Van Space - 3.4m x 5.1m	3
Commercial Car Space - 2.6m x 5.1m	4
Commercial Car Space - 2.7m x 5.1m	11
Commercial Car Space - 3.0m x 5.1m	1
Residential Car Space - 2.6m x 5.1m	14
Residential Car Space - 2.7m x 5.1m	69
Residential Car Space - 3.0m x 5.1m	5
Total Vehicle Parking	110

Bicycle Parking

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.
Short Term required 0.10 per total units in building.

Long Term Calculation:
1.00 (85 units) = 85
1.25 (48 units) = 60
Total Required: 145

Short Term Calculation:
0.10 (133 units) = 13.3
Total Required: 13

BICYCLE PARKING - Class A and B

Long Term Bicycle Parking	: 174	93%
Short Term Bicycle Parking	: 14	7%
Total Bicycle Parking	192	

**20% additional Long Term Bicycle Parking*

**20% ≥ of Long Term Bicycle Parking Stalls Provided are for Oversized Bicycle Stalls (40 stalls, 22%)*

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:
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.

Total Area Schedule (FSR) - Inclusions

Name	Area (m²)	Area (ft²)
Level 1		
Inclusion - Amenity	160 m²	1,721 ft²
Inclusion - Commercial	391 m²	4,209 ft²
Inclusion - Exterior Circulation	45 m²	482 ft²
Inclusion - Interior Lobby and Circulation	122 m²	1,314 ft²
Inclusion - Residential	414 m²	4,458 ft²
Level 1	**1,132 m²**	**12,185 ft²**
Level 1.5 - Mezzanine		
Inclusion - Exterior Circulation	41 m²	443 ft²
Inclusion - Residential	134 m²	1,441 ft²
Level 1.5 - Mezzanine	**175 m²**	**1,883 ft²**
Level 2		
Inclusion - Exterior Common/Circulation	238 m²	2,559 ft²
Inclusion - Interior Lobby and Circulation	13 m²	136 ft²
Inclusion - Mech/Elec/Service	13 m²	136 ft²
Inclusion - Residential	1,372 m²	14,766 ft²
Level 2	**1,635 m²**	**17,597 ft²**
Level 3		
Inclusion - Exterior Common/Circulation	242 m²	2,604 ft²
Inclusion - Interior Lobby and Circulation	13 m²	136 ft²
Inclusion - Mech/Elec/Service	13 m²	135 ft²
Inclusion - Residential	1,371 m²	14,760 ft²
Level 3	**1,638 m²**	**17,634 ft²**
Level 4		
Inclusion - Exterior Common/Circulation	242 m²	2,602 ft²
Inclusion - Interior Lobby and Circulation	13 m²	137 ft²
Inclusion - Mech/Elec/Service	13 m²	136 ft²
Inclusion - Residential	1,373 m²	14,775 ft²
Level 4	**1,640 m²**	**17,650 ft²**
Level 5		
Inclusion - Exterior Common/Circulation	242 m²	2,604 ft²
Inclusion - Interior Lobby and Circulation	13 m²	137 ft²
Inclusion - Mech/Elec/Service	13 m²	135 ft²
Inclusion - Residential	1,374 m²	14,790 ft²
Level 5	**1,641 m²**	**17,666 ft²**
Level 6		
Inclusion - Exterior Common/Circulation	242 m²	2,602 ft²
Inclusion - Interior Lobby and Circulation	13 m²	137 ft²
Inclusion - Mech/Elec/Service	13 m²	136 ft²
Inclusion - Residential	1,372 m²	14,771 ft²
Level 6	**1,639 m²**	**17,645 ft²**
Grand total	**9,500 m²**	**102,261 ft²**

Total Area Schedule (FSR) - Exclusions

Name	Area (m²)	Area (ft²)
Level P2 (T.O Structure)		
Exclusion - Elevator	15 m²	163 ft²
Exclusion - Electrical / Comm	5 m²	57 ft²
Exclusion - Elevator	9 m²	94 ft²
Exclusion - Elevator	5 m²	51 ft²
Exclusion - Lobby	14 m²	149 ft²
Exclusion - Mechanical	6 m²	62 ft²
Exclusion - Storage	56 m²	606 ft²
Exclusion - Underground Parking	2,136 m²	22,991 ft²
Exclusion - Stair	46 m²	498 ft²
	2,292 m²	**24,670 ft²**
Level P1 (T.O Structure)		
Exclusion - Bike Parking	366 m²	3,940 ft²
Exclusion - Electrical / Comm	10 m²	109 ft²
Exclusion - Elevator	9 m²	92 ft²
Exclusion - Electrical / Comm	76 m²	819 ft²
Exclusion - Balcony	26 m²	279 ft²
Exclusion - Garbage	35 m²	374 ft²
Exclusion - Lobby	26 m²	280 ft²
Exclusion - Mechanical	9 m²	94 ft²
Exclusion - Balcony	15 m²	163 ft²
Exclusion - Mechanical	52 m²	563 ft²
Exclusion - Underground Parking	1,617 m²	17,408 ft²
Exclusion - Stair	49 m²	526 ft²
	2,290 m²	**24,646 ft²**
Level 1		
Exclusion - Patio	51 m²	546 ft²
	51 m²	**546 ft²**
Level 2		
Exclusion - Balcony	62 m²	673 ft²
Exclusion - Patio	75 m²	804 ft²
	137 m²	**1,476 ft²**
Level 3		
Exclusion - Balcony	83 m²	898 ft²
	83 m²	**898 ft²**
Level 4		
Exclusion - Balcony	81 m²	875 ft²
	81 m²	**875 ft²**
Level 5		
Exclusion - Balcony	82 m²	883 ft²
	82 m²	**883 ft²**
Level 6		
Exclusion - Balcony	83 m²	890 ft²
	83 m²	**890 ft²**
Roof Level		
Exclusion - Exterior Common/Circulation	1,614 m²	17,373 ft²
Exclusion - Elevator	13 m²	136 ft²
	1,627 m²	**17,509 ft²**

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Seal

2026-08-13

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
3	Issued for 30% CD	2026-05-15
4	Issued for 60% CD	2026-07-20
5	Issued for Building Permit	2026-07-20
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

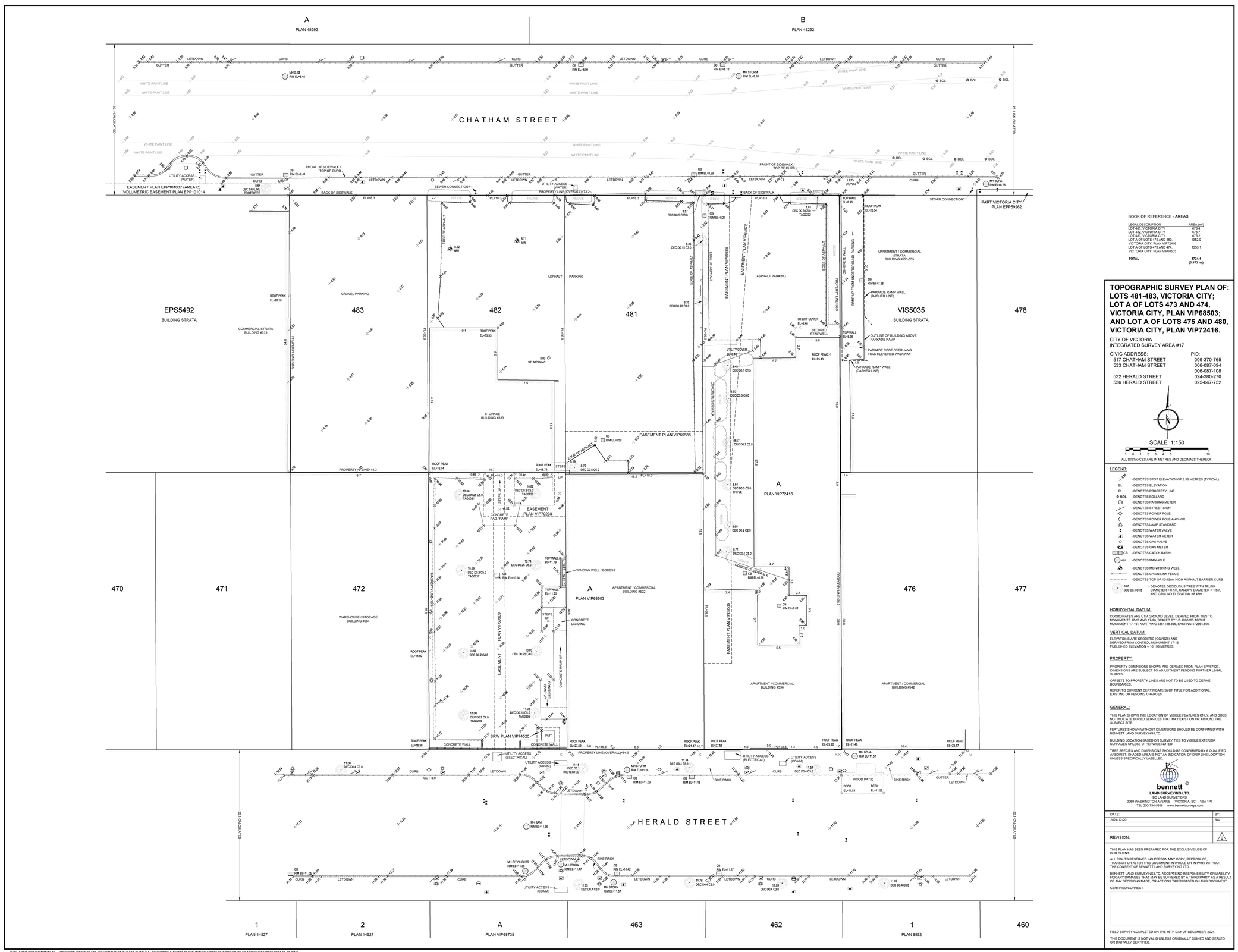
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Project Statistics

Date	
Drawn By	ME
Checked By	AT
Scale	12" = 1'-0"
Original Size	36 x 48

A002



BOOK OF REFERENCE - AREAS

LEGAL DESCRIPTION	AREA (m²)
LOT 481, VICTORIA CITY	676.4
LOT 482, VICTORIA CITY	676.7
LOT 483, VICTORIA CITY	676.2
LOT A OF LOTS 475 AND 480, VICTORIA CITY, PLAN VIP72416	1352.0
LOT A OF LOTS 473 AND 474, VICTORIA CITY, PLAN VIP68503	1353.1
TOTAL	**4734.4 (0.473 ha)**

TOPOGRAPHIC SURVEY PLAN OF: LOTS 481-483, VICTORIA CITY; LOT A OF LOTS 473 AND 474, VICTORIA CITY, PLAN VIP68503; AND LOT A OF LOTS 475 AND 480, VICTORIA CITY, PLAN VIP72416.

CITY OF VICTORIA
INTEGRATED SURVEY AREA #17

CIVIC ADDRESS:	PID:
517 CHATHAM STREET	009-370-765
533 CHATHAM STREET	006-087-094
	006-087-108
532 HERALD STREET	024-380-270
536 HERALD STREET	025-047-752

SCALE 1:150

0 1 2 3 4 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

LEGEND:

- 8.58 - DENOTES SPOT ELEVATION OF 8.58 METRES (TYPICAL)
- EL - DENOTES ELEVATION
- PL - DENOTES PROPERTY LINE
- BOL - DENOTES BOLLARD
- DENOTES PARKING METER
- DENOTES STREET SIGN
- DENOTES POWER POLE
- DENOTES POWER POLE ANCHOR
- DENOTES LAMP STANDARD
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES GAS VALVE
- DENOTES GAS METER
- CB - DENOTES CATCH BASIN
- MH - DENOTES MANHOLE
- DENOTES MONITORING WELL
- DENOTES CHAIN LINK FENCE
- DENOTES TOP OF 10-15cm HIGH ASPHALT BARRIER CURB
- 8.48 DEC D0.1 C1.5 - DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER = 0.1m, CANOPY DIAMETER = 1.5m, AND GROUND ELEVATION =8.48m

HORIZONTAL DATUM:

COORDINATES ARE UTM GROUND LEVEL, DERIVED FROM TIES TO MONUMENTS 17-16 AND 17-96, SCALED BY 1.0.9996103 ABOUT MONUMENT 17-16 : NORTHING 5364188.866, EASTING 472664.866.

VERTICAL DATUM:

ELEVATIONS ARE GEODETIC (CGVD28) AND DERIVED FROM CONTROL MONUMENT 17-16 PUBLISHED ELEVATION = 10.193 METRES.

PROPERTY:

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM PLAN EPP87927. DIMENSIONS ARE SUBJECT TO ADJUSTMENT PENDING FURTHER LEGAL SURVEY.

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
3069 WASHINGTON AVENUE VICTORIA, BC V9A 1P7
TEL 250-754-5518 www.bennettsurveys.com

DATE:	BY:
2024-12-20	RG
REVISION:	

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CERTIFIED CORRECT

FIELD SURVEY COMPLETED ON THE 16TH DAY OF DECEMBER, 2024.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

G:\SHARED DRIVES\NANAIMO - JOBS\2024\190066.00-532-536-HERALD-ST-517-533-CHATHAM-ST-VICTORIA\190066.00-DRAWINGS\190066.00-TOPOGRAPHIC AS\BUILT\T190066 2024-12-20.DWG

NTS, Included for information purposes

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Seal

2026-08-13

Client

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Revisions

No.	Description	Date
3	Issued for 30% CD	2026-05-15
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Site Survey

Date	
Drawn By	BENNETT LAND SURVEYING LTD.
Checked By	AT
Scale	NTS
Original Size	36 x 48

A010

Chatham Street

EXISTING GRAVEL PARKING ENTRANCE
EXISTING BC HYDRO POLE TO BE RELOCATED, Per ELECTRICAL DRAWINGS
EXISTING GRAVEL PARKING ENTRANCE
EXISTING PARKING ENTRANCE
EXISTING LET DOWN
PUBLIC REALM TO BE REINSTATED PER DEVELOPMENT CONDITIONS, REFER TO LANDSCAPE AND CIVIL
EXISTING BC HYDRO POLE TO BE RELOCATED, PER CIVIL
GUTTER
CURB
PROPERTY LINE
73239
240' - 3 3/8"
PROPERTY LINE
Existing Parkade Ramp
EASEMENTS
EASEMENTS
EASEMENTS
EXISTING BUILDING
Roof Peak
El. 26.54
EXISTING BUILDING
38508
127' - 2 3/8"
Existing Gravel Parking
Existing Parking Lot
Existing Parking Lot
9125
29' - 11 1/4"
6924
22' - 5 3/8"
7505
24' - 7 1/2"
13042
43' - 1 3/4"
LOCATION OF EXISTING EXIT STAIR FROM WILSON BUILDING
Location of Existing Residential Entrance
NOTE: Access to Existing Residential and Live-Work Units to be Determined Prior to Construction
Location of Existing Residential Entrance
EXISTING BUILDING
Roof Peak
El. 15.83
11886
39' - 1 7/8"
EASEMENTS
EASEMENTS
Existing Residential Garden
EXISTING BUILDING TO REMAIN
Wilson Building
PROPERTY LINE
North elevation of existing Biggerstaff building to remain untouched during course of construction. Provide protection as required.
EXISTING EXIT DOOR
PROPERTY LINE
16306
53' - 5 3/4"
NOTE: Access to Existing Parkade Access Door to be Determined Prior to Construction
18898
62' - 7 1/8"
Existing Stair c/w guardrails to be removed. Make good existing elevation of Biggerstaff building
EXISTING TREES TO BE REMOVED
EASEMENTS
76883
242' - 3 5/8"
Refer to Landscape for Trees to be retained and removed, and design for Pocket Park
EXISTING TREES TO REMAIN
Existing Residential Courtyard
West elevation of existing Biggerstaff building to remain untouched during course of construction. Provide protection as required.
38630
127' - 3 3/8"
EXISTING STEPS
DN
EXISTING BUILDING
Roof Peak
El. 14.92
Biggerstaff Building
EXISTING BUILDING TO REMAIN
Roof Peak
El. 27.59
EXISTING TREES TO BE REMOVED
EXISTING TREES TO REMAIN
EXISTING CONCRETE WALL
EXISTING RAMP TO REMAIN
EXISTING PIPE TO REMAIN
PROPERTY LINE
PROPERTY LINE
54986
180' - 4 7/8"
CURB
GUTTER
EXISTING TREE
EXISTING TREE
EXISTING CROSS WALK
CURB
GUTTER
EXISTING TREE

Herald Street

1 | Site Plan - Demolition
A011 | 1 : 100

SITE LEGEND

- Property Line
- Setback Line
- Tree Protection Fencing
- Existing Gravel Parking Lot
- Existing Paved Parking Lot
- Existing Tree to Remain
- Tree Protection Plan (if required)
- Existing Tree to be Removed

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Seal
2026-08-13

Client
INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
3	Issued for 30% CD	2026-05-15
4	Issued for 60% CD	2026-07-20
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Site Plan - Demolition

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A011



1 | Site Plan
A012 | 1 : 100

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:

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.

SITE LEGEND

- Property Line
- Setback Line
- Tree Protection Fencing

NOTES - SITE

1. Per Landscape for Tree Retention and Protection Drawings.

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Seal

2026-08-13

Client

INTRACORP
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Revisions

No.	Description	Date
3	Issued for 30% CD	2026-05-15
4	Issued for 60% CD	2026-07-20
5	Issued for Building Permit	2026-07-20
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

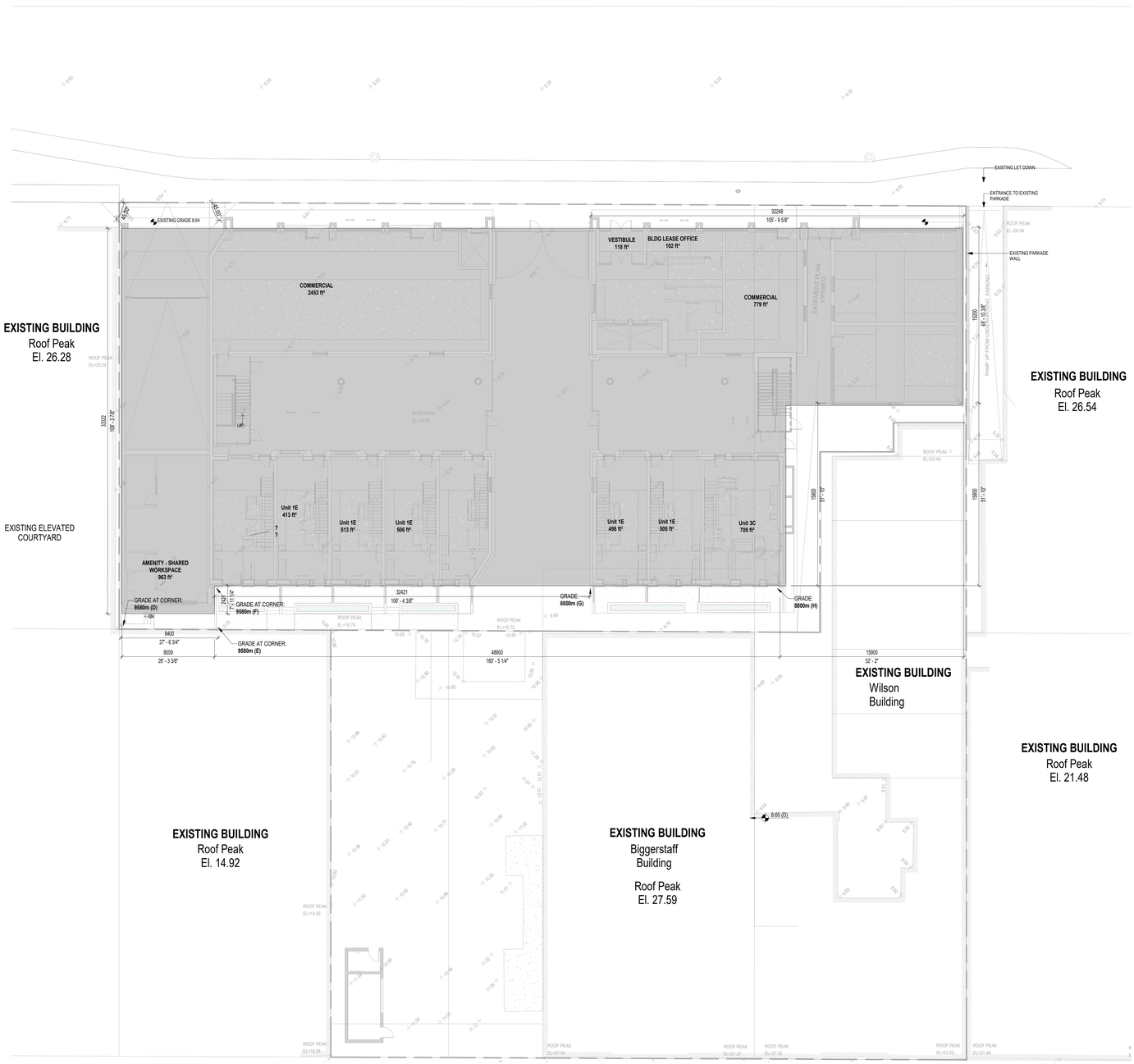
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Site Plan

Date	
Drawn By	BB
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A012



1 | Site Plan - Average Grade
A015 | 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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Seal
2026-08-19

Client
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Building the Extraordinary

Revisions

No.	Description	Date
3	Issued for 30% CD	2026-05-15
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

Herald

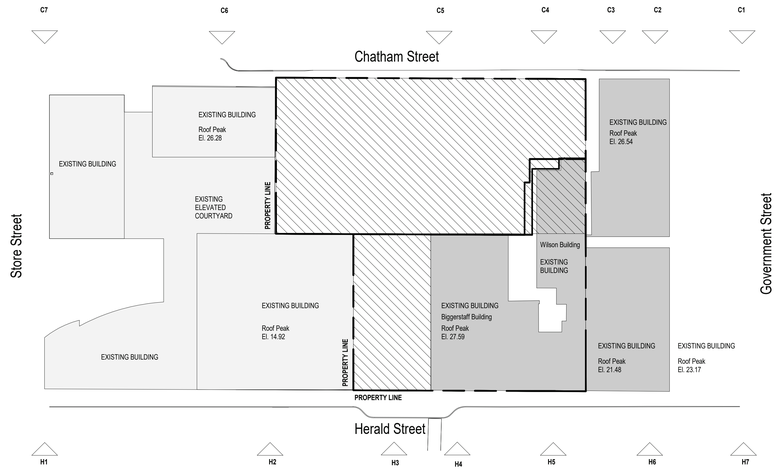
517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Average Grade Calculations

Date	
Drawn By	BB
Checked By	AT
Scale	1 : 150
Original Size	36 x 48

A015

SITE IMAGE KEY



CHATHAM STREET

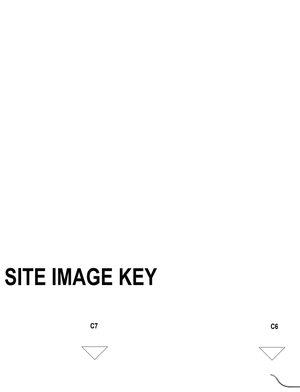


Image Reference #: C1
Description: Commercial Building, Two Storey Residential



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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Seal

2026-08-13

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
3	Issued for 30% CD	2026-05-15
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

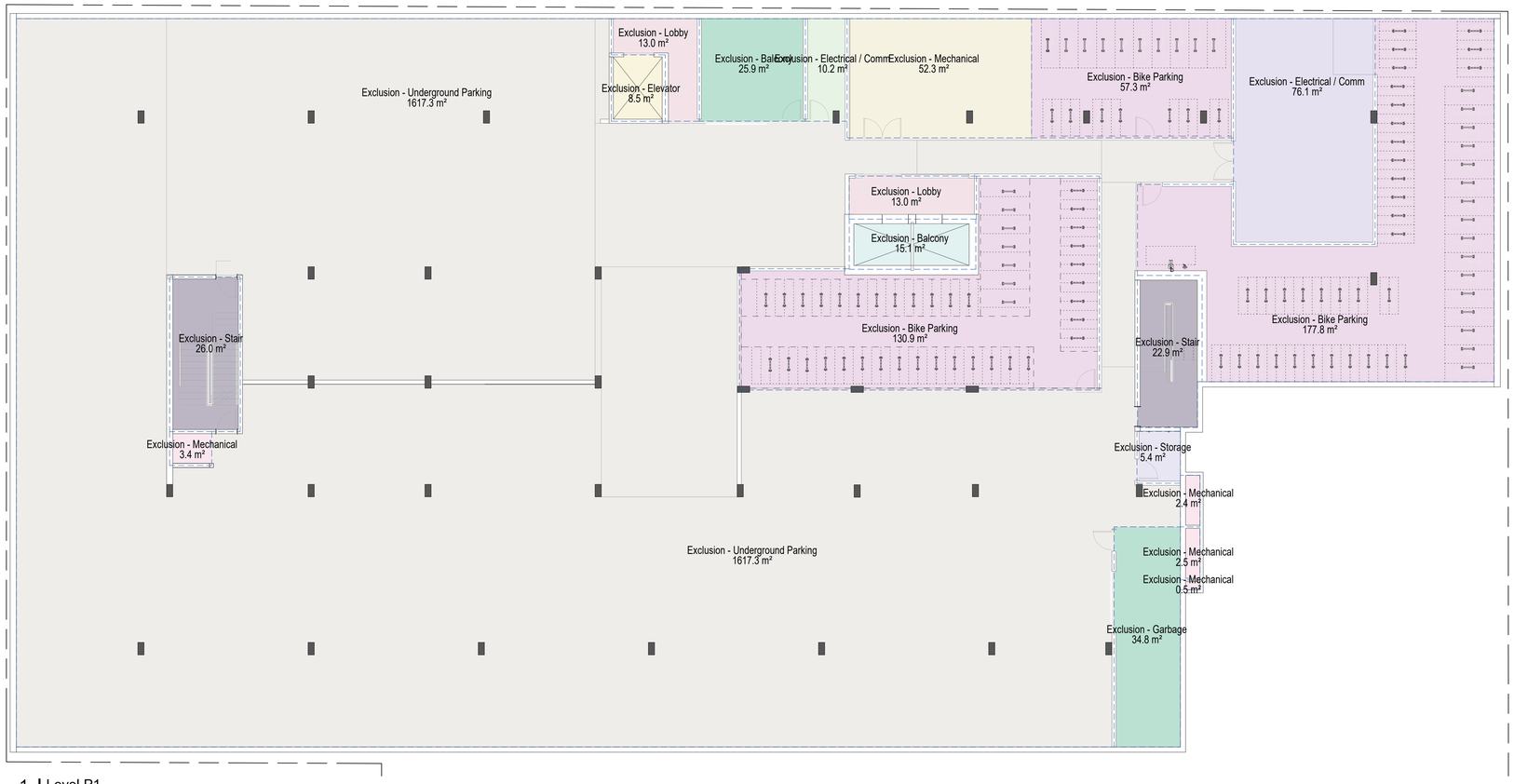
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Site Photos - Street Context

Date	
Drawn By	ME
Checked By	AT
Scale	1 : 500
Original Size	36 x 48

A016



1 | Level P1
A050 | 1/8" = 1'-0"

FSR LEGEND

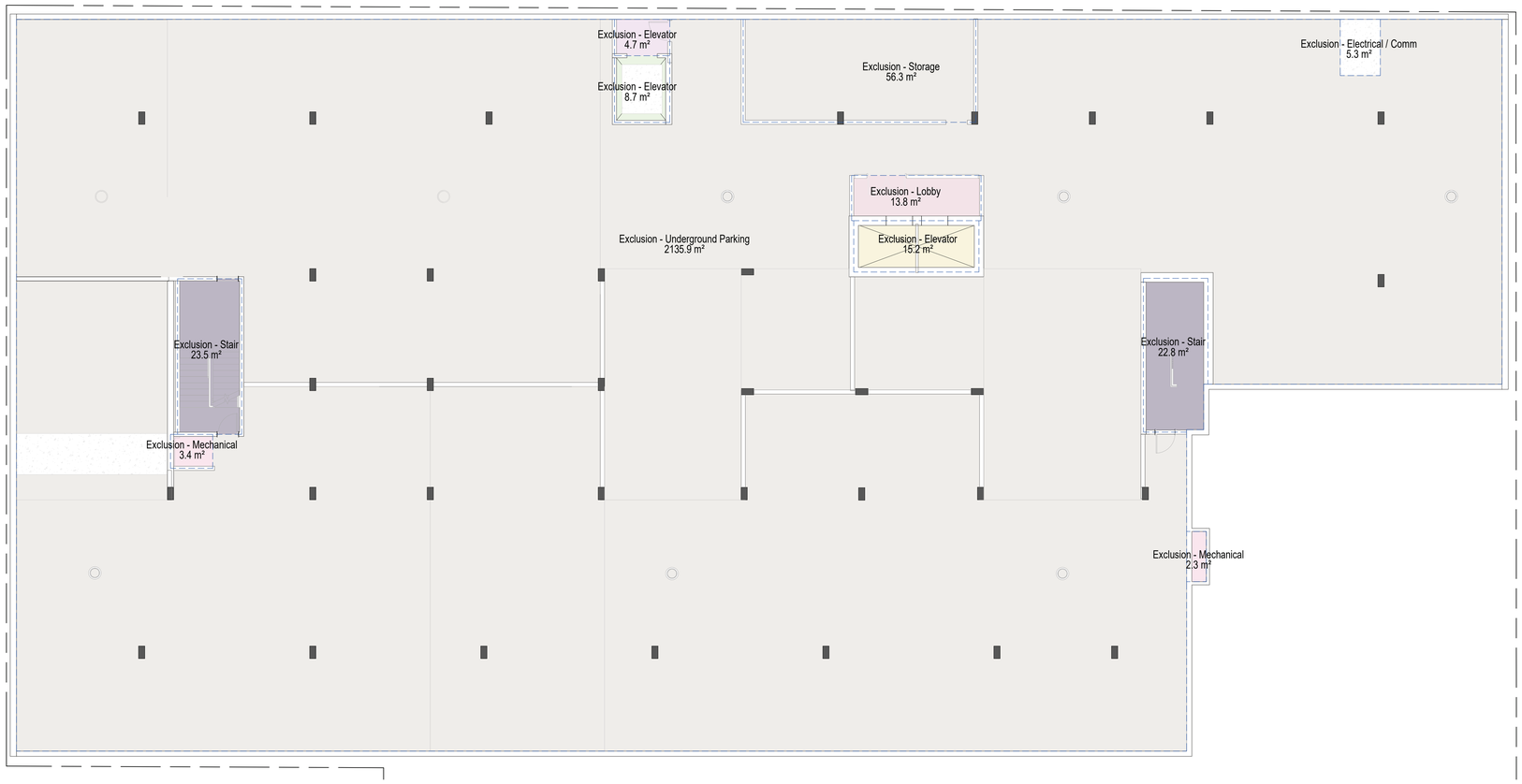
- Exclusion - Bicycle Parking
- Exclusion - Comms
- Exclusion - Core
- Exclusion - Electrical
- Exclusion - Garbage + Recycling
- Exclusion - Lobby
- Exclusion - Mech
- Exclusion - Open Balcony / Deck
- Exclusion - Parkade (Mechanical)
- Exclusion - Parking / Storage
- Exclusion - Vertical Circulation
- Storage

Area Schedule (FSR) - Inclusions - P1

Name	Area (m²)	Area (ft²)

Area Schedule (FSR) - Exclusions - P1

Name	Area (m²)	Area (ft²)
Level P1 (T.O Structure)		
Exclusion - Bike Parking	**366 m²**	**3,940 ft²**
Exclusion - Electrical / Comm	**10 m²**	**109 ft²**
Exclusion - Elevator	**9 m²**	**92 ft²**
Exclusion - Electrical / Comm	**76 m²**	**819 ft²**
<varies>	**61 m²**	**653 ft²**
Exclusion - Lobby	**26 m²**	**280 ft²**
Exclusion - Mechanical	**9 m²**	**94 ft²**
Exclusion - Balcony	**15 m²**	**163 ft²**
Exclusion - Mechanical	**52 m²**	**563 ft²**
Exclusion - Underground Parking	**1,617 m²**	**17,406 ft²**
Exclusion - Stair	**49 m²**	**526 ft²**
	2,290 m²	**24,646 ft²**
Grand total	**2,290 m²**	**24,646 ft²**



2 | Level P2
A050 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Core
- Exclusion - Electrical
- Exclusion - Elevator
- Exclusion - Elevator Room
- Exclusion - Lobby
- Exclusion - Mech
- Exclusion - Parking / Storage
- Exclusion - Vertical Circulation

Area Schedule (FSR) - Inclusions - P2

Name	Area (m²)	Area (ft²)

Area Schedule (FSR) - Exclusions - P2

Name	Area (m²)	Area (ft²)
Level P2 (T.O Structure)		
Exclusion - Elevator	**15 m²**	**163 ft²**
Exclusion - Electrical / Comm	**5 m²**	**57 ft²**
Exclusion - Elevator	**9 m²**	**94 ft²**
Exclusion - Elevator	**5 m²**	**51 ft²**
Exclusion - Lobby	**14 m²**	**149 ft²**
Exclusion - Mechanical	**2 m²**	**25 ft²**
Exclusion - Mechanical	**3 m²**	**36 ft²**
Exclusion - Underground Parking	**2,136 m²**	**22,991 ft²**
Exclusion - Storage	**56 m²**	**606 ft²**
Exclusion - Stair	**23 m²**	**245 ft²**
Exclusion - Stair	**23 m²**	**253 ft²**
	2,292 m²	**24,670 ft²**
Grand total	**2,292 m²**	**24,670 ft²**

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:

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.

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Seal

2026-08-13

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

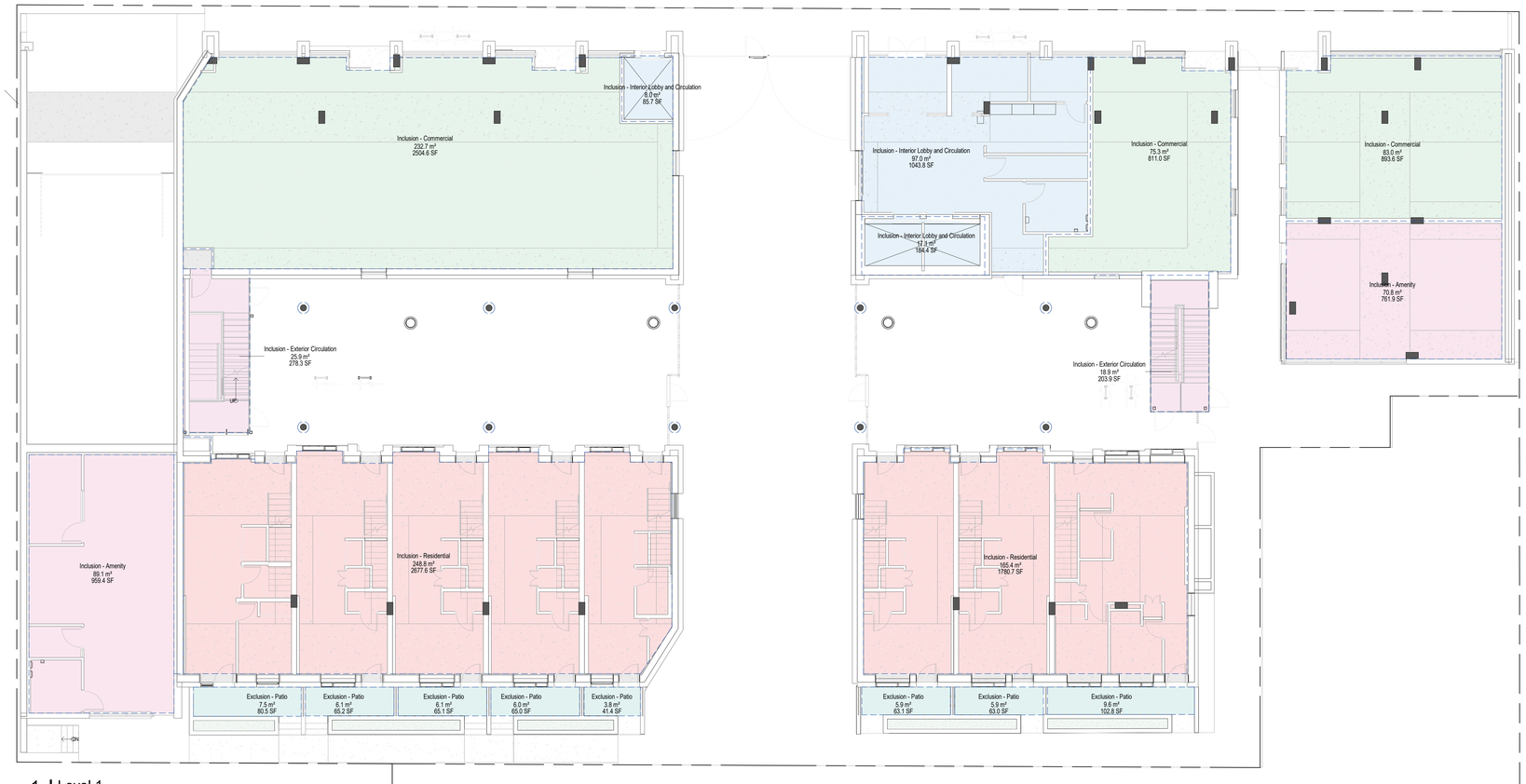
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

FSR - Level P1 + P2

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A050



1 | Level 1
A051 | 1/8" = 1'-0"

FSR LEGEND

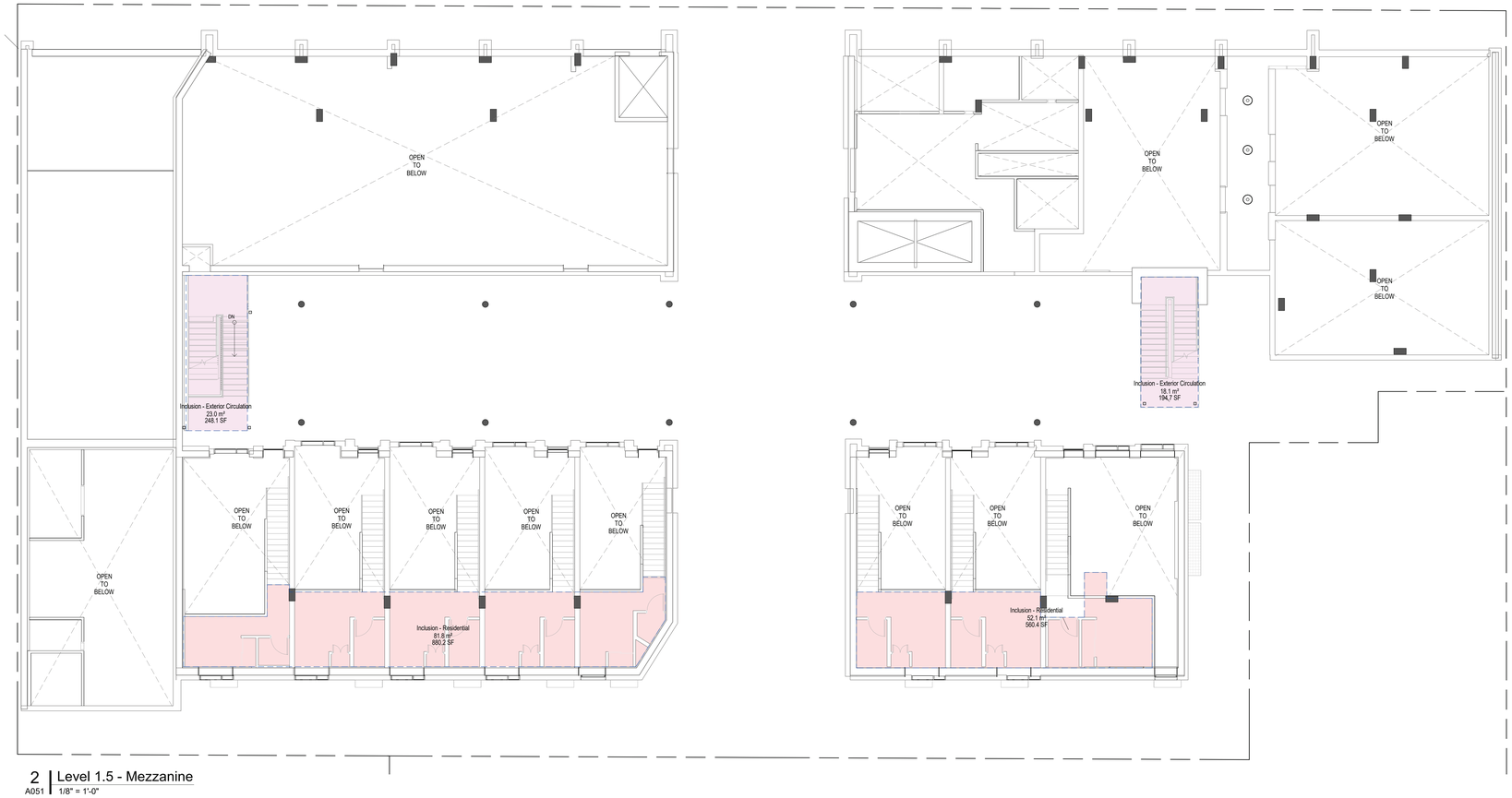
- Exclusion - Open Balcony / Deck
- Inclusion - Amenity
- Inclusion - Commercial
- Inclusion - Exterior Common/Circulation
- Inclusion - Interior Lobby and Circulation
- Inclusion - Residential

Area Schedule (FSR) - Exclusions - Level 1

Name	Area (m²)	Area (ft²)
Level 1		
Exclusion - Patio	**51 m²**	**546 ft²**
	51 m²	**546 ft²**
Grand total	**51 m²**	**546 ft²**

Area Schedule (FSR) - Inclusions - Level 1

Name	Area (m²)	Area (ft²)
Level 1		
Inclusion - Amenity	**160 m²**	**1,721 ft²**
Inclusion - Commercial	**391 m²**	**4,209 ft²**
Inclusion - Exterior Circulation	**45 m²**	**482 ft²**
Inclusion - Interior Lobby and Circulation	**122 m²**	**1,314 ft²**
Inclusion - Residential	**414 m²**	**4,458 ft²**
Level 1	**1,132 m²**	**12,185 ft²**
Grand total	**1,132 m²**	**12,185 ft²**



2 | Level 1.5 - Mezzanine
A051 | 1/8" = 1'-0"

FSR LEGEND

- Inclusion - Exterior Common/Circulation
- Inclusion - Residential

Area Schedule (FSR) - Exclusions - Mezzanine

Name	Area (m²)	Area (ft²)

Area Schedule (FSR) - Inclusions - Mezzanine

Name	Area (m²)	Area (ft²)
Level 1.5 - Mezzanine		
Inclusion - Exterior Circulation	**41 m²**	**443 ft²**
Inclusion - Residential	**134 m²**	**1,441 ft²**
Level 1.5 - Mezzanine	**175 m²**	**1,883 ft²**
Grand total	**175 m²**	**1,883 ft²**

City of Victoria FSR Inclusion and Exclusions

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

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Seal

2026-08-13

Client

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6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

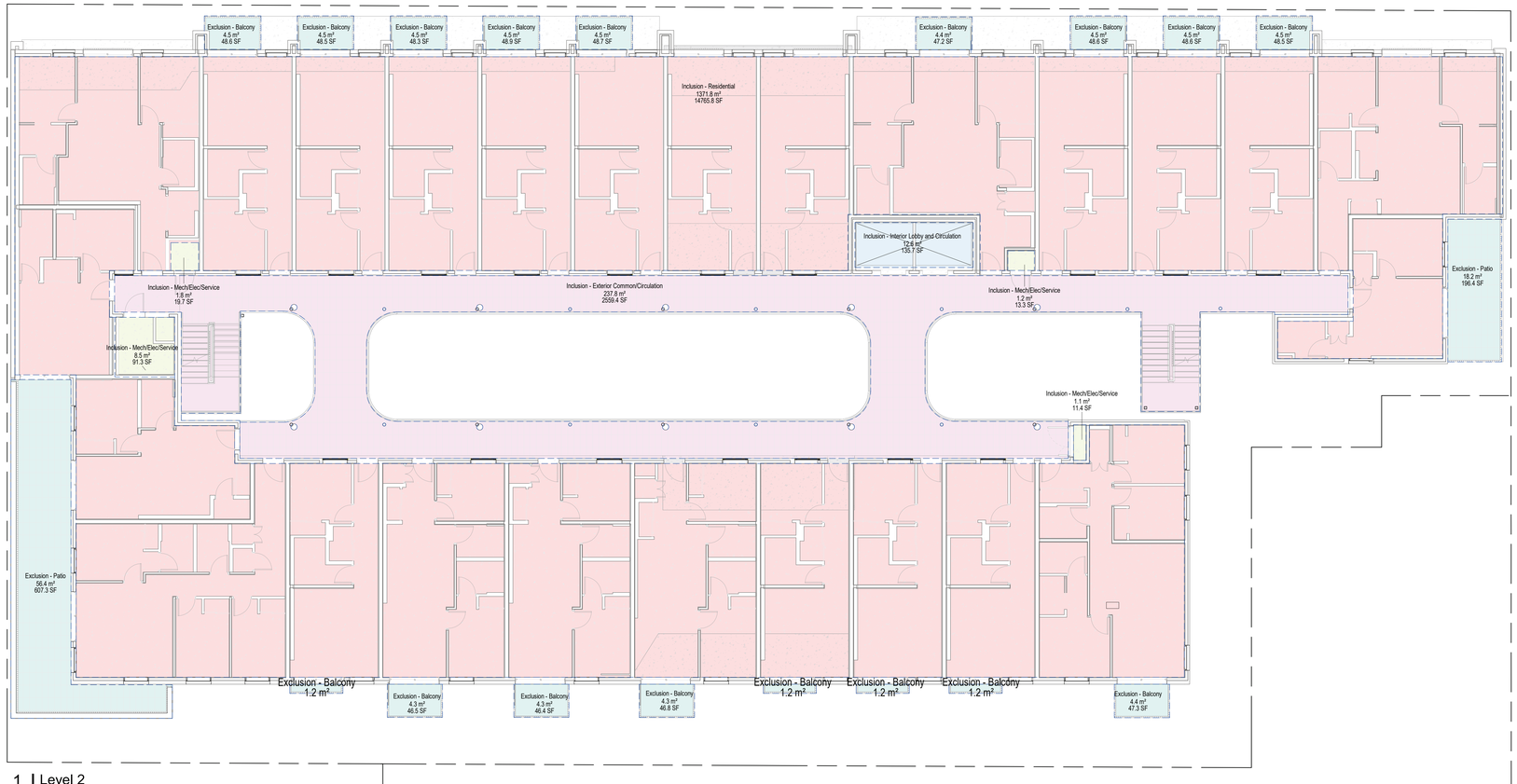
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

FSR - Level 1 + Mezzanine

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A051



1 | Level 2
A052 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Open Balcony / Deck
- Inclusion - Exterior Common/Circulation
- Inclusion - Interior Lobby and Circulation
- Inclusion - Mech/Elec/Service
- Inclusion - Residential

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:

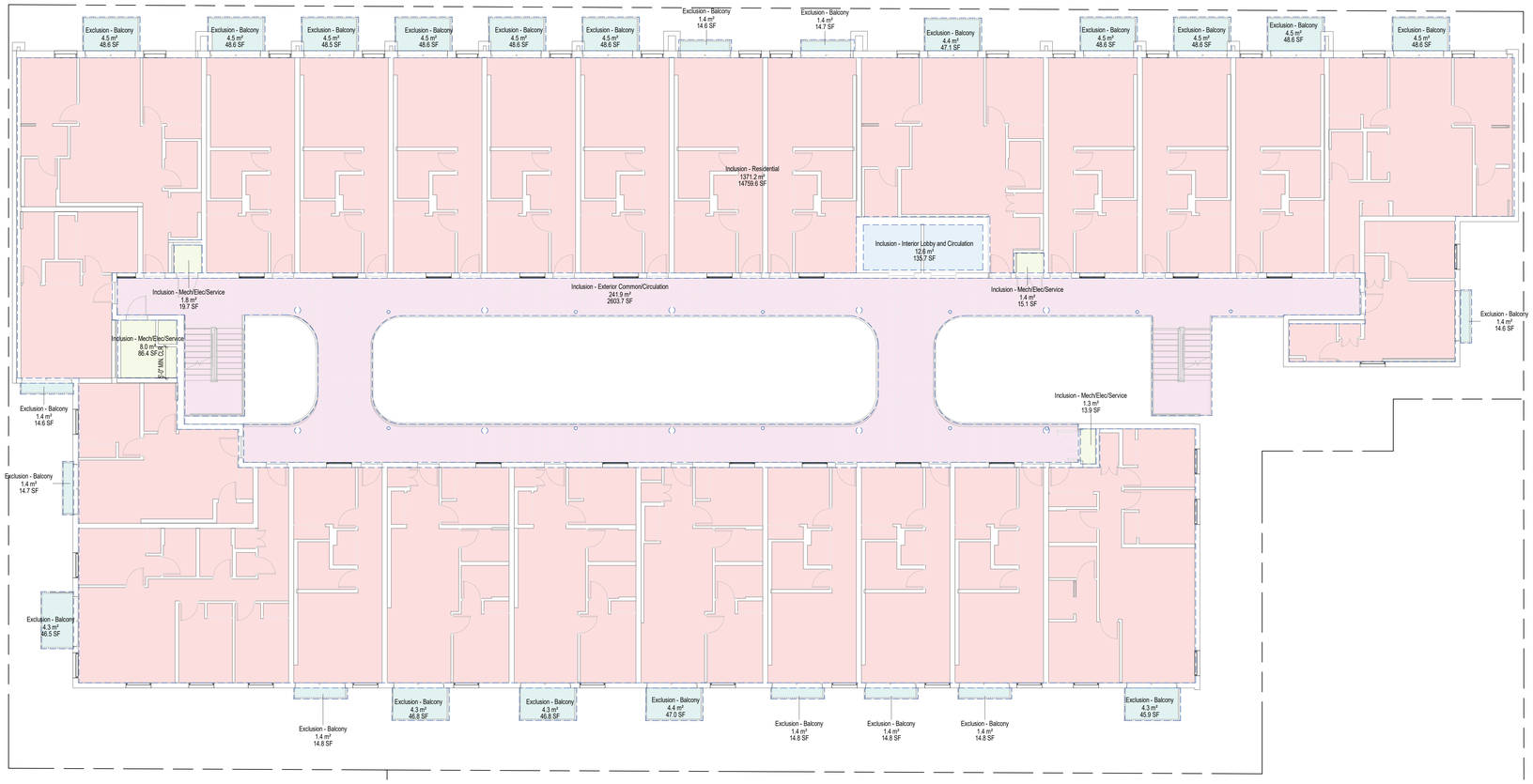
1. The area of any crawlspace or basement.
2. The area of any balcony, veranda, exposed deck, patio or roof (i.e., outdoor unenclosed space) when calculating "Floor Area".
3. The area of rooftop structures
4. The area used to provide bicycle parking required by the bylaw.

Area Schedule (FSR) - Exclusions - Level 2

Name	Area (m²)	Area (ft²)
Level 2		
Exclusion - Balcony	**62 m²**	**673 ft²**
Exclusion - Patio	**75 m²**	**804 ft²**
	137 m²	**1,476 ft²**
Grand total	**137 m²**	**1,476 ft²**

Area Schedule (FSR) - Inclusions - Level 2

Name	Area (m²)	Area (ft²)
Level 2		
Inclusion - Exterior Common/Circulation	**238 m²**	**2,559 ft²**
Inclusion - Interior Lobby and Circulation	**13 m²**	**136 ft²**
Inclusion - Mech/Elec/Service	**13 m²**	**136 ft²**
Inclusion - Residential	**1,372 m²**	**14,766 ft²**
Level 2	**1,635 m²**	**17,597 ft²**
Grand total	**1,635 m²**	**17,597 ft²**



2 | Level 3
A052 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Open Balcony / Deck
- Inclusion - Exterior Common/Circulation
- Inclusion - Interior Lobby and Circulation
- Inclusion - Mech/Elec/Service
- Inclusion - Residential

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

Name	Area (m²)	Area (ft²)
Level 3		
Exclusion - Balcony	**83 m²**	**898 ft²**
	83 m²	**898 ft²**
Grand total	**83 m²**	**898 ft²**

Area Schedule (FSR) - Inclusions - Level 3

Name	Area (m²)	Area (ft²)
Level 3		
Inclusion - Exterior Common/Circulation	**242 m²**	**2,604 ft²**
Inclusion - Interior Lobby and Circulation	**13 m²**	**136 ft²**
Inclusion - Mech/Elec/Service	**13 m²**	**135 ft²**
Inclusion - Residential	**1,371 m²**	**14,760 ft²**
Level 3	**1,638 m²**	**17,634 ft²**
Grand total	**1,638 m²**	**17,634 ft²**

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Seal

2026-08-13

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

FSR - Level 2 + 3

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A052



1 | Level 4
A053 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Open Balcony / Deck
- Inclusion - Exterior Common/Circulation
- Inclusion - Interior Lobby and Circulation
- Inclusion - Mech/Elec/Service
- Inclusion - Residential

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:

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.

Area Schedule (FSR) - Exclusions - Level 4

Name	Area (m²)	Area (ft²)
Level 4		
Exclusion - Balcony	81 m²	875 ft²
	81 m²	875 ft²
Grand total	81 m²	875 ft²

Area Schedule (FSR) - Inclusions - Level 4

Name	Area (m²)	Area (ft²)
Level 4		
Inclusion - Exterior Common/Circulation	242 m²	2,602 ft²
Inclusion - Interior Lobby and Circulation	13 m²	137 ft²
Inclusion - Mech/Elec/Service	13 m²	136 ft²
Inclusion - Residential	1,373 m²	14,775 ft²
Level 4	1,640 m²	17,650 ft²
Grand total	1,640 m²	17,650 ft²



2 | Level 5
A053 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Open Balcony / Deck
- Inclusion - Exterior Common/Circulation
- Inclusion - Interior Lobby and Circulation
- Inclusion - Mech/Elec/Service
- Inclusion - Residential

Area Schedule (FSR) - Exclusions - Level 5

Name	Area (m²)	Area (ft²)
Level 5		
Exclusion - Balcony	82 m²	883 ft²
	82 m²	883 ft²
Grand total	82 m²	883 ft²

Area Schedule (FSR) - Inclusions - Level 5

Name	Area (m²)	Area (ft²)
Level 5		
Inclusion - Exterior Common/Circulation	242 m²	2,604 ft²
Inclusion - Interior Lobby and Circulation	13 m²	137 ft²
Inclusion - Mech/Elec/Service	13 m²	135 ft²
Inclusion - Residential	1,374 m²	14,790 ft²
Level 5	1,641 m²	17,666 ft²
Grand total	1,641 m²	17,666 ft²

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Seal

2026-08-13

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

FSR - Level 4 + 5

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A053



1 | Level 6
A054 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Open Balcony / Deck
- Inclusion - Exterior Common/Circulation
- Inclusion - Interior Lobby and Circulation
- Inclusion - Mech/Elec/Service
- Inclusion - Residential

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:

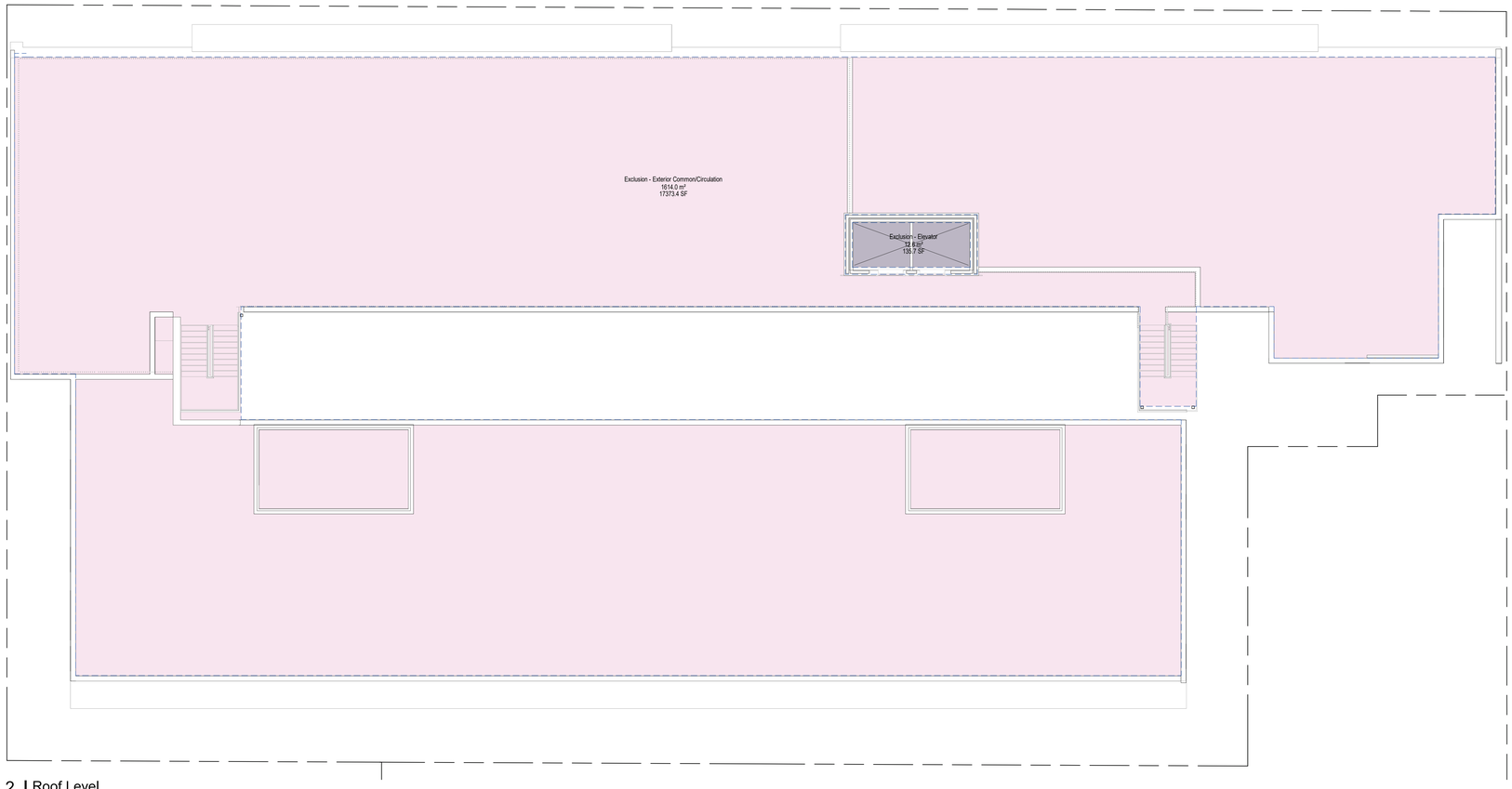
1. The area of any crawlspace or basement.
2. The area of any balcony, veranda, exposed deck, patio or roof (i.e., outdoor unenclosed space) when calculating "Floor Area".
3. The areas of rooftop structures
4. The area used to provide bicycle parking required by the bylaw.

Area Schedule (FSR) - Exclusions - Level 6

Name	Area (m²)	Area (ft²)
Level 6		
Exclusion - Balcony	**83 m²**	**890 ft²**
	83 m²	**890 ft²**
Grand total	**83 m²**	**890 ft²**

Area Schedule (FSR) - Inclusions - Level 6

Name	Area (m²)	Area (ft²)
Level 6		
Inclusion - Exterior Common/Circulation	**242 m²**	**2,602 ft²**
Inclusion - Interior Lobby and Circulation	**13 m²**	**137 ft²**
Inclusion - Mech/Elec/Service	**13 m²**	**136 ft²**
Inclusion - Residential	**1,372 m²**	**14,771 ft²**
Level 6	**1,639 m²**	**17,645 ft²**
Grand total	**1,639 m²**	**17,645 ft²**



2 | Roof Level
A054 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Exterior Common/Circulation
- Exclusion - Vertical Circulation

Area Schedule (FSR) - Exclusions - Roof

Name	Area (m²)	Area (ft²)
Roof Level		
Exclusion - Exterior Common/Circulation	**1,614 m²**	**17,373 ft²**
Exclusion - Elevator	**13 m²**	**136 ft²**
	1,627 m²	**17,509 ft²**
Grand total	**1,627 m²**	**17,509 ft²**

Area Schedule (FSR) - Inclusions - Roof

Name	Area (m²)	Area (ft²)

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Seal

2026-08-13

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

FSR - Level 6 + Roof

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A054



1 | Site Plan - Building Exiting Diagram
A055 | 1 : 100

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Seal

2026-08-13

Client

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Building the Extraordinary

Revisions

No.	Description	Date
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6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

Herald

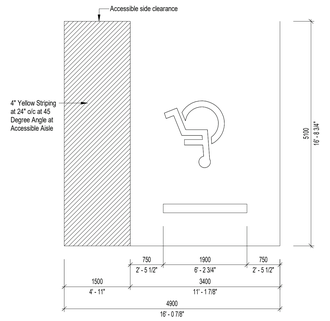
517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Exit Path Diagram

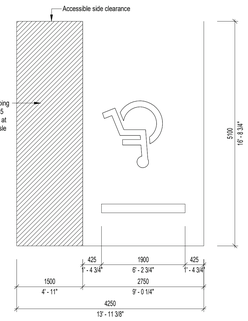
Date	
Drawn By	ME
Checked By	AT
Scale	1 : 100
Original Size	36 x 48

A055

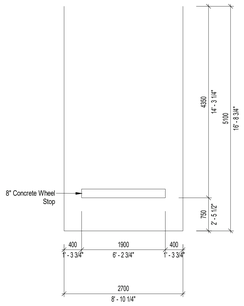
VAN PARKING STALL (Accessible)



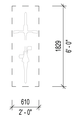
REGULAR PARKING STALL (Accessible)



REGULAR PARKING STALL. (Standard)



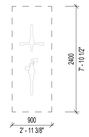
BIKE PARKING - FREESTANDING (Standard Class A)



BIKE PARKING - WALL MOUNTED (Standard)

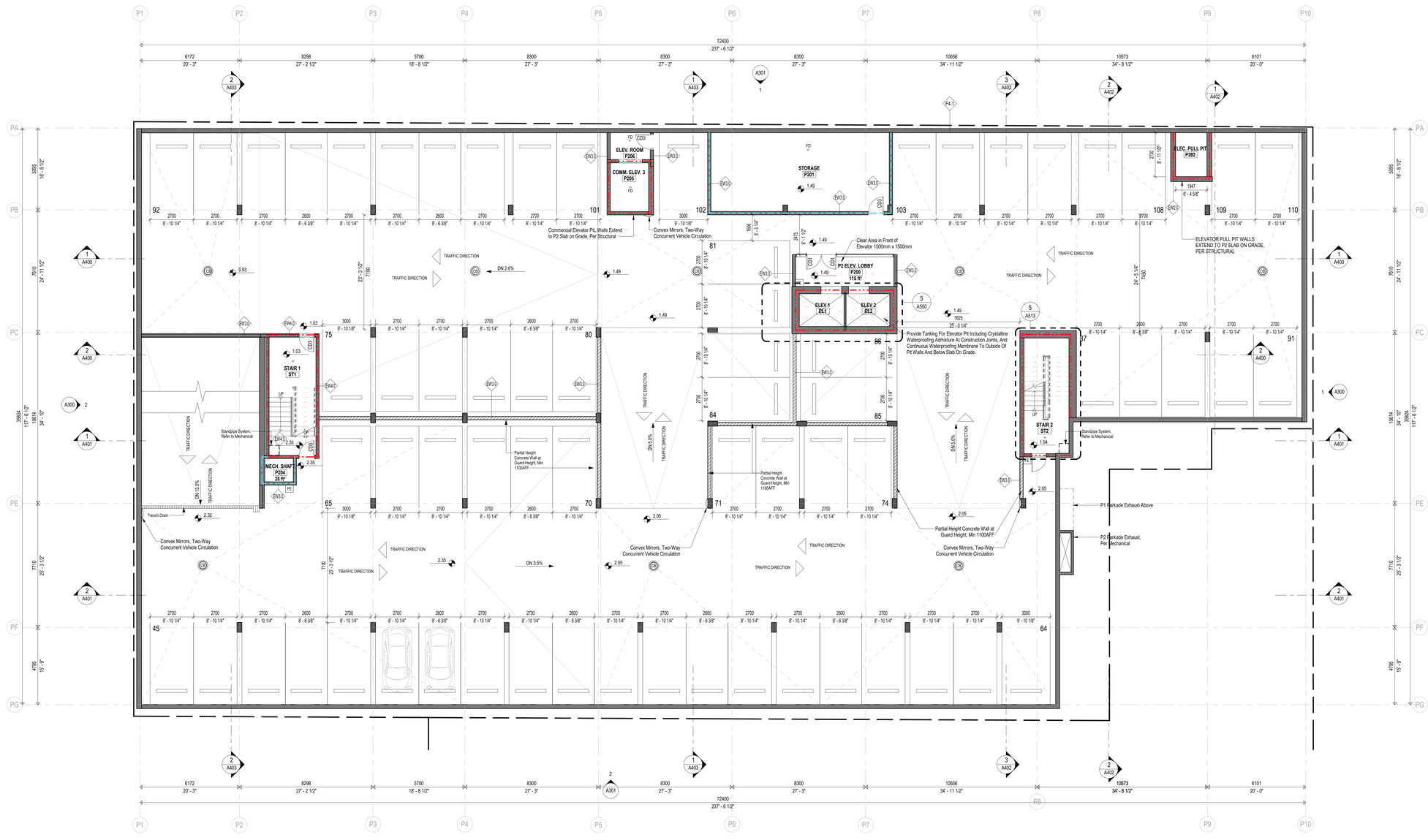


BIKE PARKING - FREESTANDING (Oversized Class A)



Typical Parking Stall Legend

1/4" = 1'-0"



1 | Floor Plan - Level P2
A200 | 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

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9. Maintain continuity of fire-resistance rated assemblies including walls, floors, ceilings, and penetrations. Seal all penetrations through rated assemblies with approved fire-stopping systems.
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16. Provide flashing at all openings, penetrations, and transitions in accordance with architectural details and specifications.
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18. Protect completed work from damage during construction. Repair or replace damaged materials to the satisfaction of the Architect.
19. Maintain safe access and site safety throughout construction in accordance with applicable regulations.
20. Sprinkler protected glazing shall be protected by closely spaced automatic sprinklers installed in accordance with the approved fire protection design and applicable NFPA 13 standards. Contractor to coordinate glazing framing, mullions, glass and sprinkler locations to meet requirements outlined in Code Report, Fire Suppression documents, Architectural documents and per all applicable standards (e.g. NFPA 13) and codes (e.g. BCBC 2024).

FIRE RESISTANCE RATINGS

- 0.75hour Fire Separation
- 1hour Fire Separation
- 1.5hour Fire Separation
- 2hour Fire Separation

ALTERNATIVE SOLUTIONS FOR GLAZING LEGEND

- SPG — **SPG - Alternative Solution 5:** Tyco WS Sprinkler Protected Glazing, refer to Code Report and Fire Suppression documents.
- WCS1 — **WCS-1 - Alternative Solution 4:** Water Curtain Sprinklers to address Exit Exposure Protection, refer to Code Report and Fire Suppression documents.
- WCS2 — **WCS-2 - Alternative Solution 3:** Water Curtain Sprinklers for Protection of Excess Opening (Spatial Separation), refer to Code Report and Fire Suppression documents.

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Seal

2026-08-13

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
3	Issued for 30% CD	2026-05-15
4	Issued for 60% CD	2026-07-20
5	Issued for Building Permit	2026-07-20
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

Herald

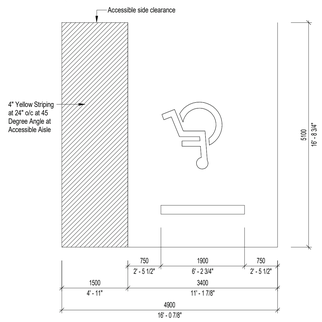
517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Level P2 Plan

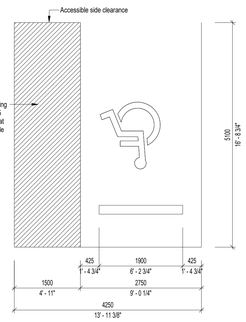
Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A200

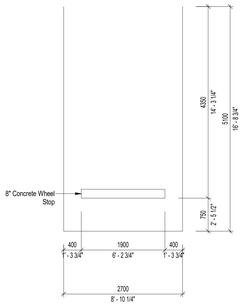
VAN PARKING STALL (Accessible)



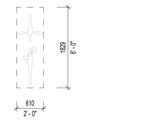
REGULAR PARKING STALL (Accessible)



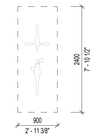
REGULAR PARKING STALL. (Standard)



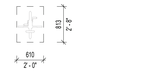
BIKE PARKING - FREESTANDING (Standard Class A)



BIKE PARKING - FREESTANDING (Oversized Class A)

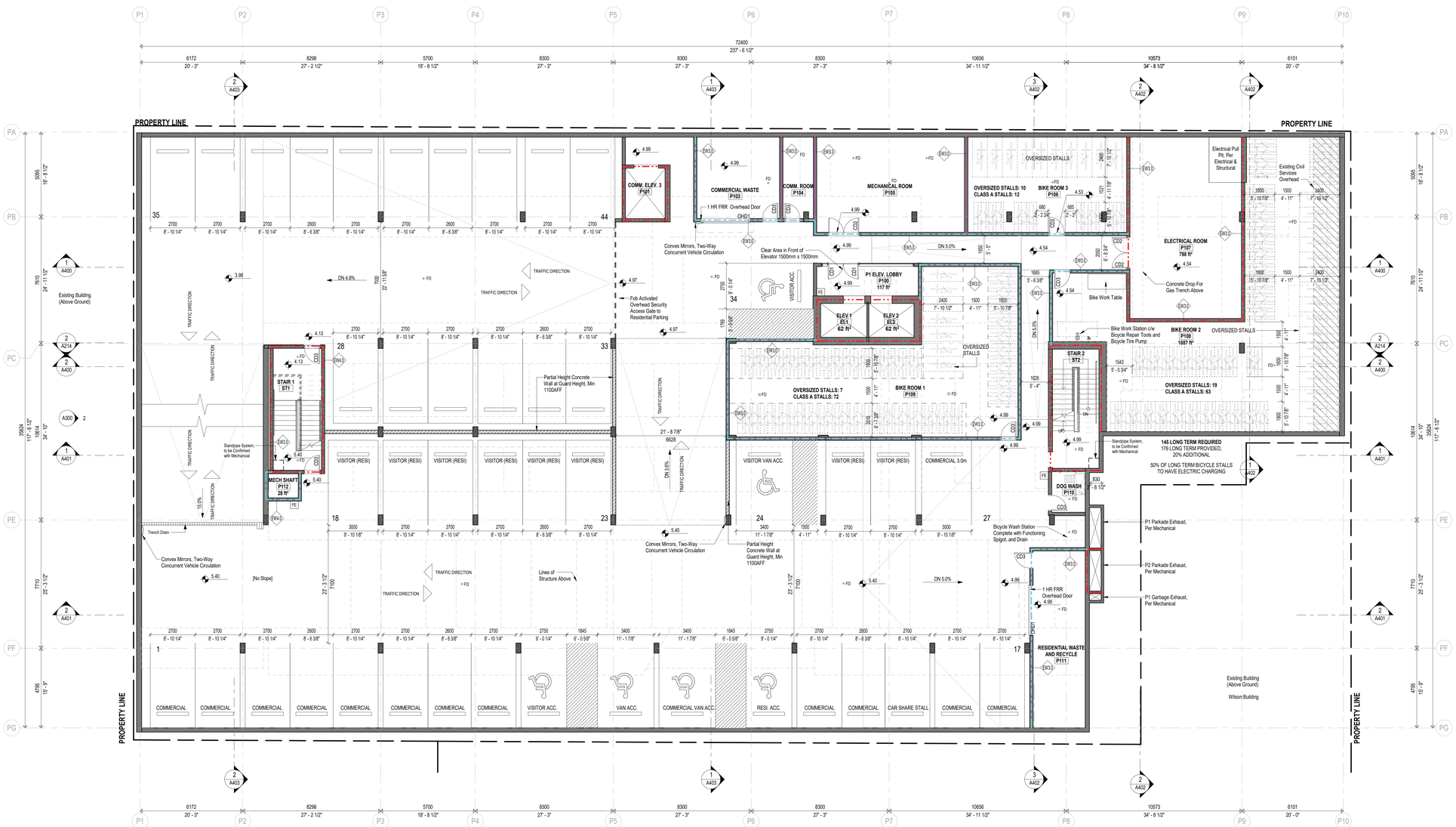


BIKE PARKING - WALL MOUNTED (Standard)



Typical Parking Stall Legend

1/4" = 1'-0"



1 | Floor Plan - Level P1

A201 | 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

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FIRE RESISTANCE RATINGS

- 0.75hour Fire Separation
- 1hour Fire Separation
- 1.5hour Fire Separation
- 2hour Fire Separation

ALTERNATIVE SOLUTIONS FOR GLAZING LEGEND

- SPG — **SPG - Alternative Solution 5:** Tyco WS Sprinkler Protected Glazing, refer to Code Report and Fire Suppression documents.
- WCS1 — **WCS-1 - Alternative Solution 4:** Water Curtain Sprinklers to address Exit Exposure Protection, refer to Code Report and Fire Suppression documents.
- WCS2 — **WCS-2 - Alternative Solution 3:** Water Curtain Sprinklers for Protection of Excess Opening (Spatial Separation), refer to Code Report and Fire Suppression documents.

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Seal

2026-08-13

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
3	Issued for 30% CD	2026-05-15
4	Issued for 60% CD	2026-07-20
5	Issued for Building Permit	2026-07-20
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

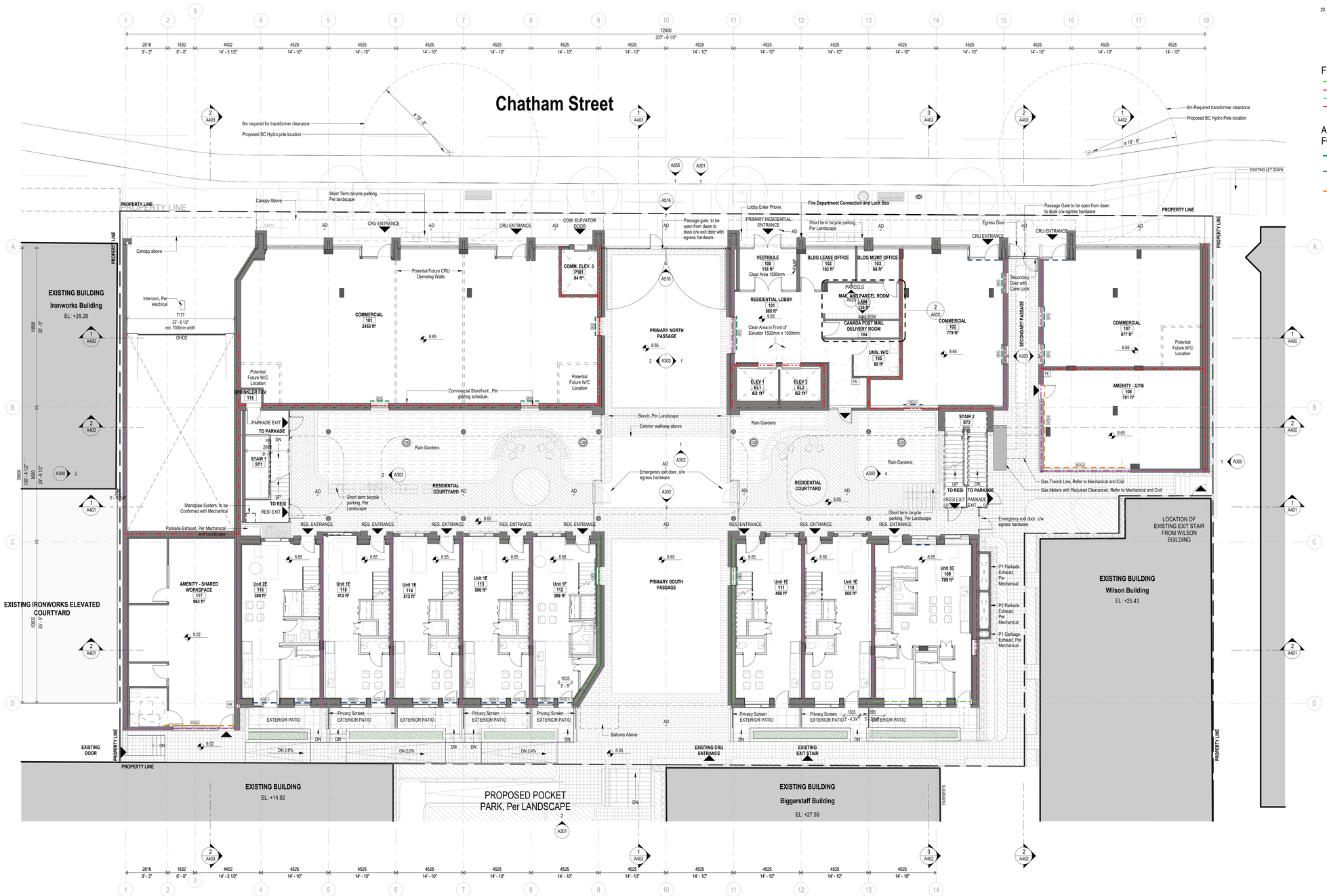
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Level P1 Plan

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A201



1 | Floor Plan - Level 1
A202 | 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

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FIRE RESISTANCE RATINGS

- 0.75hour Fire Separation
- 1hour Fire Separation
- 1.5hour Fire Separation
- 2hour Fire Separation

ALTERNATIVE SOLUTIONS FOR GLAZING LEGEND

- SPG — **SPG - Alternative Solution 5:** Tyco WS Sprinkler Protected Glazing, refer to Code Report and Fire Suppression documents.
- WCS1 — **WCS-1 - Alternative Solution 4:** Water Curtain Sprinklers to address Exit Exposure Protection, refer to Code Report and Fire Suppression documents.
- WCS2 — **WCS-2 - Alternative Solution 3:** Water Curtain Sprinklers for Protection of Excess Opening (Spatial Separation), refer to Code Report and Fire Suppression documents.

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Seal

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6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

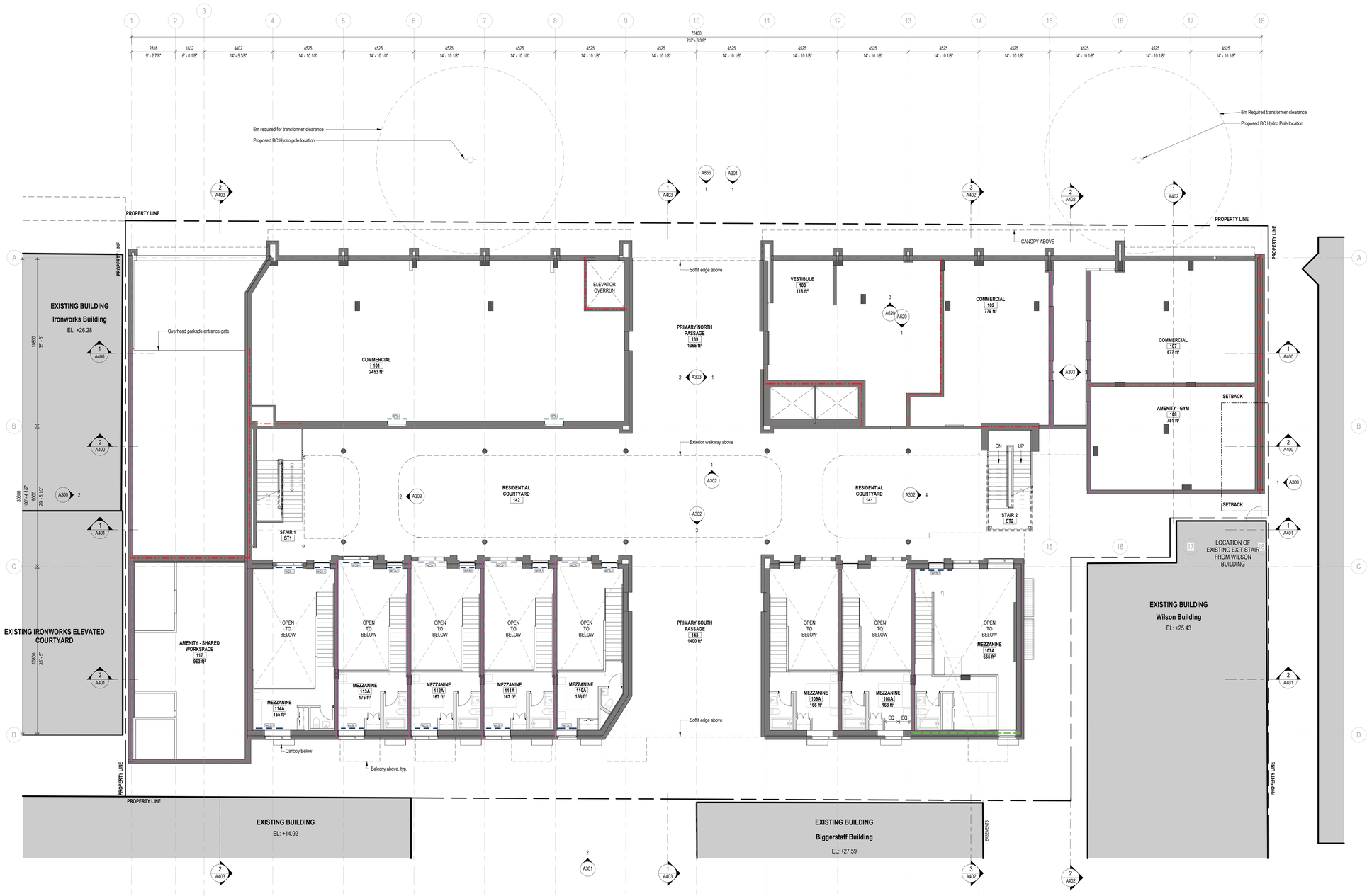
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Level 1 Plan

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A202



1 | Floor PLan - Level 1.5 (Mezzanine Plan)
A203 | 1/8" = 1'-0"

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FIRE RESISTANCE RATINGS

0.75hour	Fire Separation
1hour	Fire Separation
1.5hour	Fire Separation
2hour	Fire Separation

ALTERNATIVE SOLUTIONS FOR GLAZING LEGEND

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- WCS1 — **WCS-1 - Alternative Solution 4:** Water Curtain Sprinklers to address Exit Exposure Protection, refer to Code Report and Fire Suppression documents.
- WCS2 — **WCS-2 - Alternative Solution 3:** Water Curtain Sprinklers for Protection of Excess Opening (Spatial Separation), refer to Code Report and Fire Suppression documents.

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Seal

2026-08-13

Client

INTRACORP
Building the Extraordinary

Revisions

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4	Issued for 60% CD	2026-07-20
5	Issued for Building Permit	2026-07-20
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Level 1.5 Mezzanine Plan

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A203



1 | Floor Plan - Level 2 Plan
A204 | 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

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7. Install all materials and assemblies in accordance with manufacturer's written instructions and recommendations.
8. Provide all required backing, blocking, and reinforcement in walls for wall-mounted fixtures, millwork, equipment, and accessories.
9. Maintain continuity of fire-resistance rated assemblies including walls, floors, ceilings, and penetrations. Seal all penetrations through rated assemblies with approved fire-stopping systems.
10. Fire separations shall extend full height to the underside of structure or to the rated assembly above unless noted otherwise.
11. All work shall comply with the requirements of the British Columbia Building Code 2024 and all applicable authorities having jurisdiction.
12. Accessible routes, door clearances, ramps, stairs, and handrails shall comply with accessibility requirements of BCBC Section 3.8 unless noted otherwise.
13. All ramps and stairs including treads, risers, and nosings shall conform to BCBC requirements.
14. Handrails and guardrails shall conform to BCBC requirements and be securely anchored to structure.
15. Maintain continuity of the air barrier, vapour barrier, and weather barrier systems at all assemblies, interfaces, and penetrations. Seal and flash all penetrations through the building envelope to maintain weather tightness.
16. Provide flashing at all openings, penetrations, and transitions in accordance with architectural details and specifications.
17. Slope all low-slope roofs to drains at a minimum of 2% unless noted otherwise.
18. Protect completed work from damage during construction. Repair or replace damaged materials to the satisfaction of the Architect.
19. Maintain safe access and site safety throughout construction in accordance with applicable regulations.
20. Sprinkler protected glazing shall be protected by closely spaced automatic sprinklers installed in accordance with the approved fire protection design and applicable NFPA 13 standards. Contractor to coordinate glazing framing, mullions, glass and sprinkler locations to meet requirements outlined in Code Report, Fire Suppression documents, Architectural documents and per all applicable standards (e.g. NFPA 13) and codes (e.g. BCBC 2024).

FIRE RESISTANCE RATINGS

- 0.75hour Fire Separation
- 1hour Fire Separation
- 1.5hour Fire Separation
- 2hour Fire Separation

ALTERNATIVE SOLUTIONS FOR GLAZING LEGEND

- SPG — **SPG - Alternative Solution 5:** Tyco WS Sprinkler Protected Glazing, refer to Code Report and Fire Suppression documents.
- WCS1 — **WCS-1 - Alternative Solution 4:** Water Curtain Sprinklers to address Exit Exposure Protection, refer to Code Report and Fire Suppression documents.
- WCS2 — **WCS-2 - Alternative Solution 3:** Water Curtain Sprinklers for Protection of Excess Opening (Spatial Separation), refer to Code Report and Fire Suppression documents.

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Seal

2026-08-13

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
3	Issued for 30% CD	2026-05-15
4	Issued for 60% CD	2026-07-20
5	Issued for Building Permit	2026-07-20
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Level 2 Plan

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A204



1 | Floor Plan - Level 3-6 Actual
A205 | 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

1. Read and compare all Drawings and Specifications. Notify the Architect of any discrepancies prior to commencement of work.
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9. Maintain continuity of fire-resistance rated assemblies including walls, floors, ceilings, and penetrations. Seal all penetrations through rated assemblies with approved fire-stopping systems.
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13. All ramps and stairs including treads, risers, and nosings shall conform to BCBC requirements.
14. Handrails and guardrails shall conform to BCBC requirements and be securely anchored to structure.
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FIRE RESISTANCE RATINGS

- 0.75hour Fire Separation
- 1hour Fire Separation
- 1.5hour Fire Separation
- 2hour Fire Separation

ALTERNATIVE SOLUTIONS FOR GLAZING LEGEND

- SPG — **SPG - Alternative Solution 5:** Tyco WS Sprinkler Protected Glazing, refer to Code Report and Fire Suppression documents.
- WCS1 — **WCS-1 - Alternative Solution 4:** Water Curtain Sprinklers to address Exit Exposure Protection, refer to Code Report and Fire Suppression documents.
- WCS2 — **WCS-2 - Alternative Solution 3:** Water Curtain Sprinklers for Protection of Excess Opening (Spatial Separation), refer to Code Report and Fire Suppression documents.

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Seal

2026-08-13

Client

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Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Level 3-6 Plan

Date	
Drawn By	GM
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A205

GENERAL NOTES - FLOOR PLANS

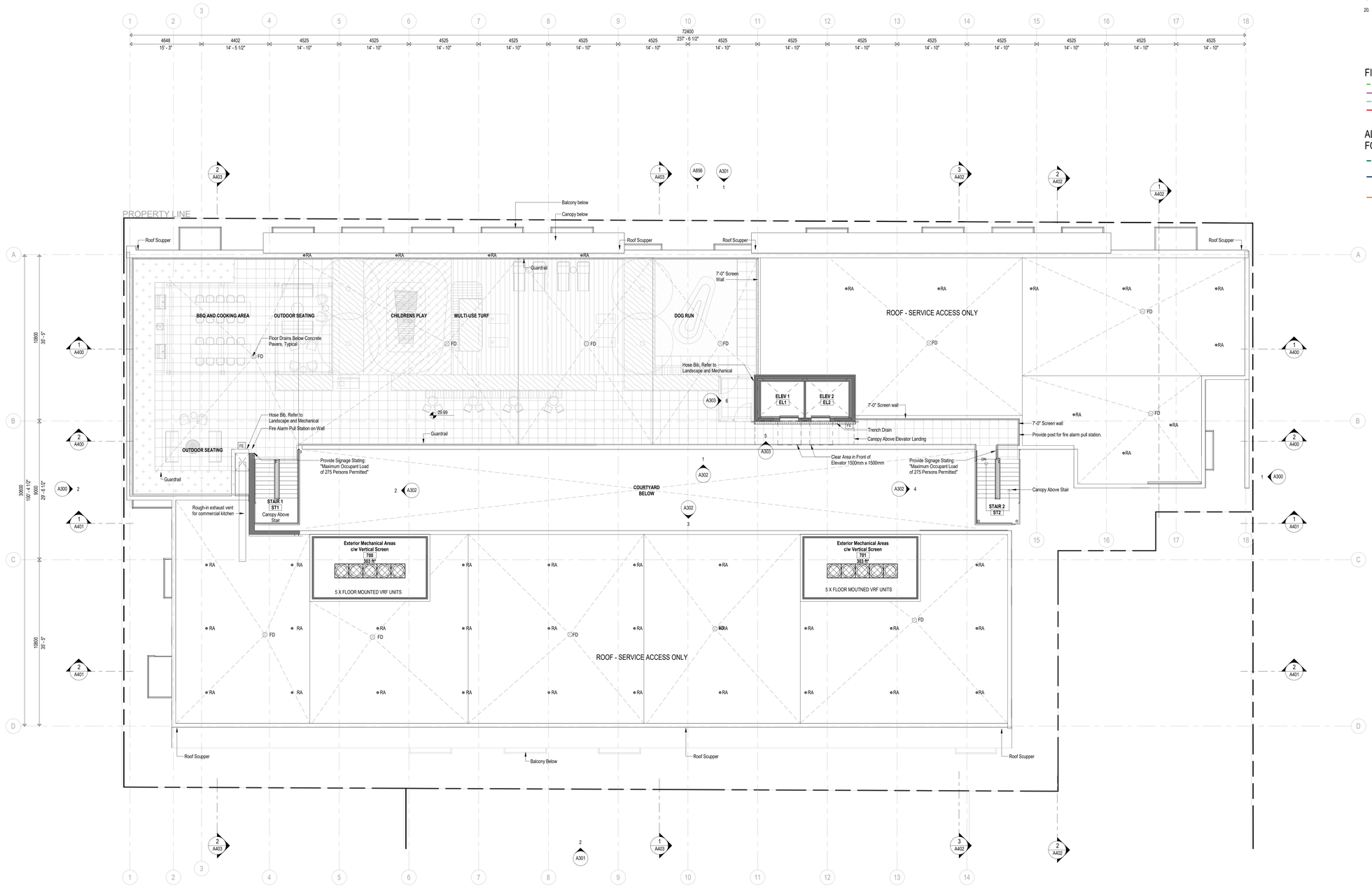
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FIRE RESISTANCE RATINGS

- 0.75hour Fire Separation
- 1hour Fire Separation
- 1.5hour Fire Separation
- 2hour Fire Separation

ALTERNATIVE SOLUTIONS FOR GLAZING LEGEND

- SPG — **SPG - Alternative Solution 5:** Tyco WS Sprinkler Protected Glazing, refer to Code Report and Fire Suppression documents.
- WCS1 — **WCS-1 - Alternative Solution 4:** Water Curtain Sprinklers to address Exit Exposure Protection, refer to Code Report and Fire Suppression documents.
- WCS2 — **WCS-2 - Alternative Solution 3:** Water Curtain Sprinklers for Protection of Excess Opening (Spatial Separation), refer to Code Report and Fire Suppression documents.



1 | Floor Plan - Roof
A209 | 1/8" = 1'-0"

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Key Plan

Project 2502

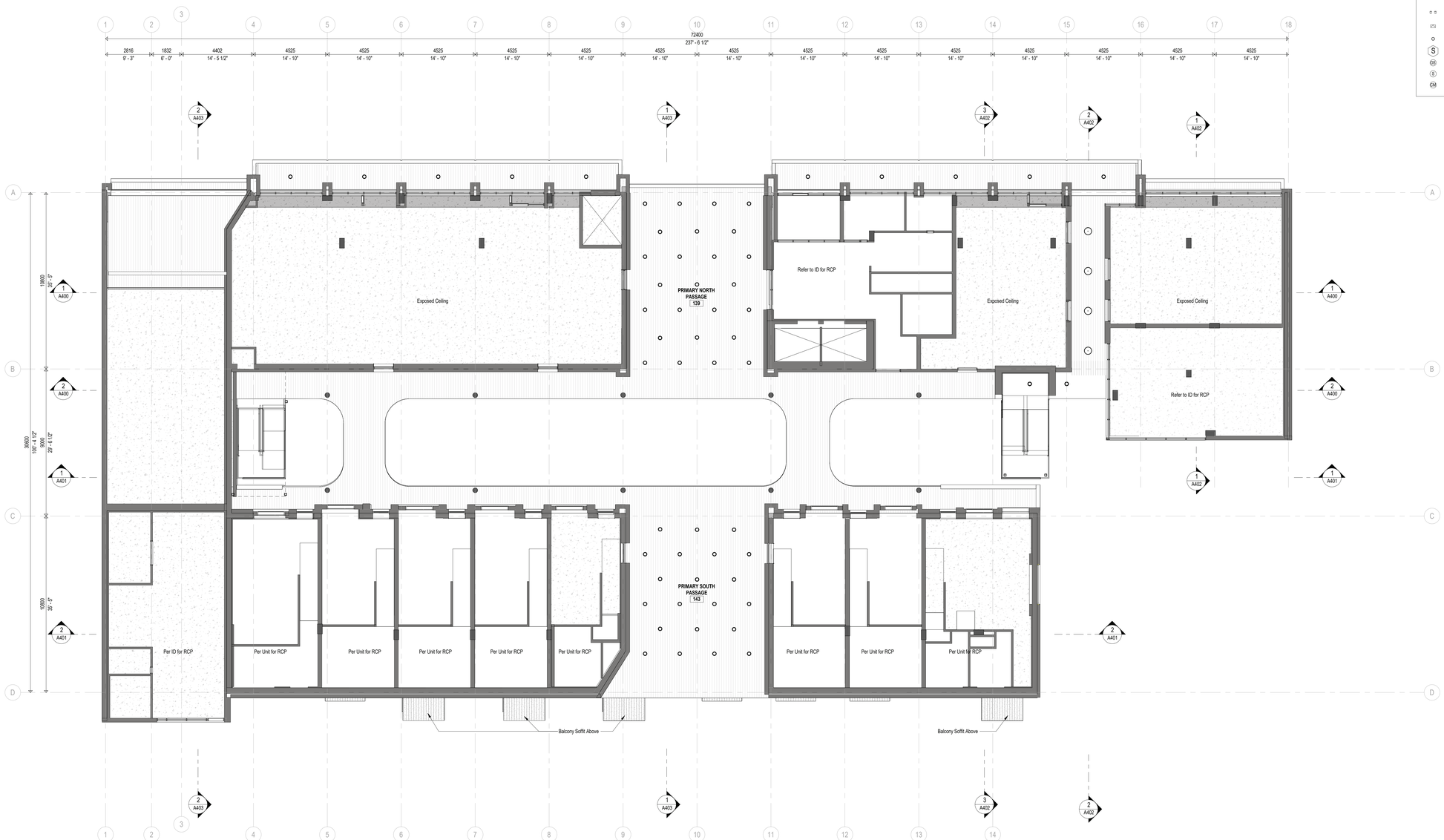
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Roof Level Plan

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A209



1 | Level 1 - RCP
A262 | 1/8" = 1'-0"

RCP LEGEND

- C1 GWB Ceiling - U/S Framing U.N.O.
- C2 GWB Dropped Ceiling
- C3 Rated Shaft Ceiling
- Ductwork within joist cavity space - wrap joist cavity with 2 layers 5/8" Type X GWB to maintain required continuous FRR. Refer to detail 1/A819.
- Exposed Concrete Slab, Painted
- S1 - Metal Panel - Light Grey Metalic
- S2 - Cementitious Panel
- Spray foam Insulation. Extend 3' in all directions of perimeter walls above.
- ERV Access Panel 610mm x 915mm at ERV Per Mechanical
- EF Exhaust Fan
- Mechanical Grill
- V-1 HVAC all vent, Per Mechanical
- L-1 Surface Mounted Fixture , Per Electrical
- S Smoke Detector - Per Electrical Drawings
- OS OCCUPANCY SENSOR. Per ELECTRICAL DRAWINGS
- S RECESSED SPEAKER. Per ELECTRICAL DRAWINGS
- CM SECURITY CAMERA. Per ELECTRICAL DRAWINGS

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Key Plan

Project 2502

Herald

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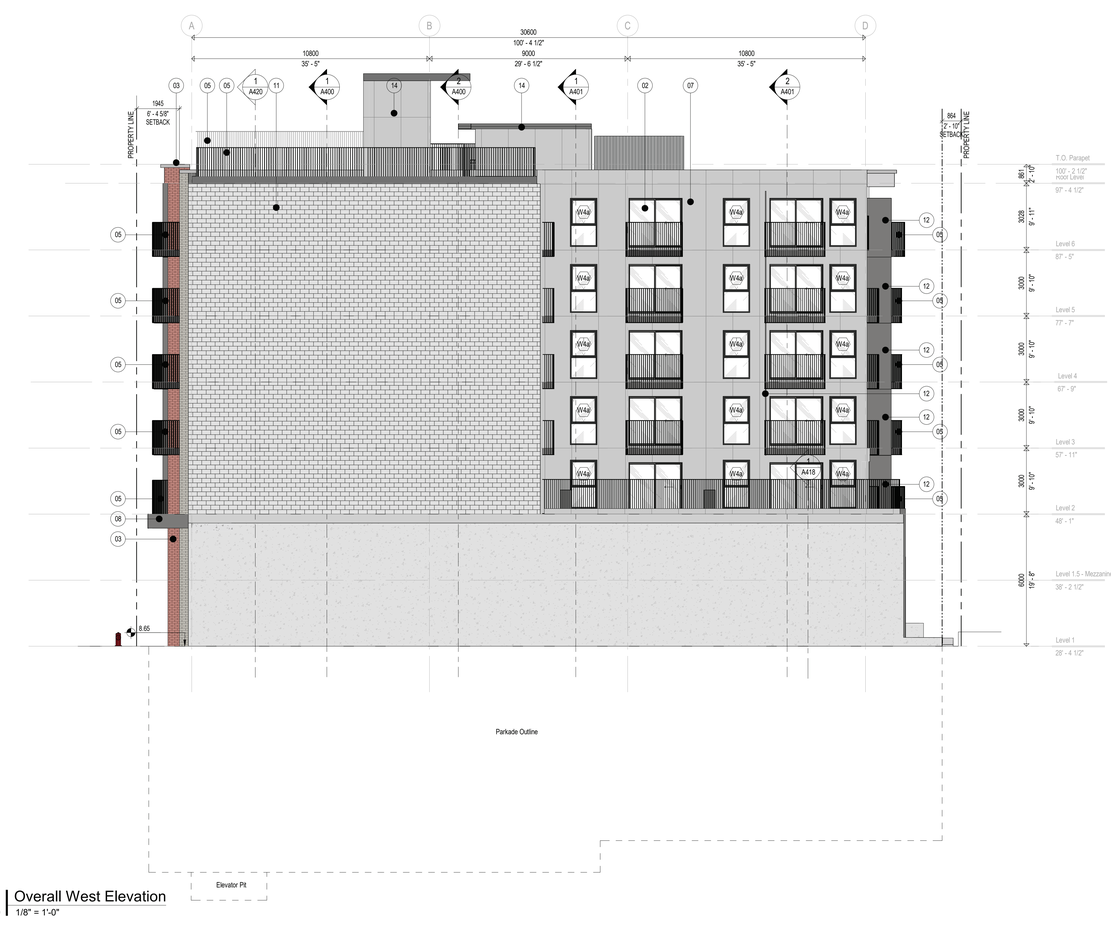
Level 1 RCP

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A262



1 A300 | Overall East Elevation
1/8" = 1'-0"



2 A300 | Overall West Elevation
1/8" = 1'-0"

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Seal

2026-08-13

GENERAL NOTES - ELEVATIONS

1.Carefully review architectural drawings to understand the design intent with respect to continuous horizontal and vertical alignments of flashing and sheet metal elements that may span across multiple building systems such as windows, doors, parapets and cladding materials, and with respect to specific flashing profiles that architecturally define the building's composition. The Contractor is responsible to achieve the design intent described by the Drawings and Contract Documents. The execution of flashing and sheet metal work by various trades, or across various building systems, cannot be used as a rationale to fail to achieve design intent.

MATERIAL LEGEND

01	Window
02	Sliding Glass Door
03	Red Brick
04	Grey Brick
05	Metal - Vertical Picket Guards
06	Fibre Cement Board - Light Grey
07	Fibre Cement Board - Dark Grey
08	Metal Fascia Panel
09	Metal Vertical Picket Screen
10	Fibre Cement Board Soffit
11	Concrete Masonry Units
12	Balcony Privacy Screen
13	Concrete Wall
14	Roof Canopy
15	Metal Soffit
16	Metal Flashing
17	Through Wall Flashing
18	Painted Concrete

**Applicant to explore enhanced materiality to cementitious panel through course of development permit process*

Client

INTRACORP
Building the Extraordinary

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Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Building Elevations - East and West

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A300



1 | Overall North Elevation
A301 | 1/8" = 1'-0"

2 | Overall South Elevation
A301 | 1/8" = 1'-0"

GENERAL NOTES - ELEVATIONS

1.Carefully review architectural drawings to understand the design intent with respect to continuous horizontal and vertical alignments of flashing and sheet metal elements that may span across multiple building systems such as windows, doors, parapets and cladding materials, and with respect to specific flashing profiles that architecturally define the building's composition. The Contractor is responsible to achieve the design intent described by the Drawings and Contract Documents. The execution of flashing and sheet metal work by various trades, or across various building systems, cannot be used as a rationale to fail to achieve design intent.

MATERIAL LEGEND

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16	Metal Flashing
17	Through Wall Flashing
18	Painted Concrete

**Applicant to explore enhanced materiality to cementitious panel through course of development permit process*

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Seal

2026-08-13

Client

INTRACORP
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Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

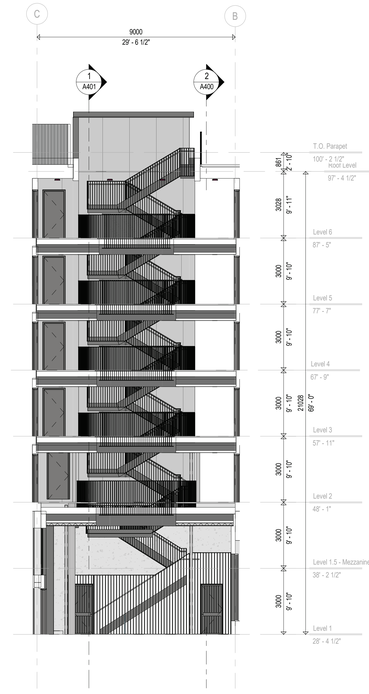
Building Elevations - North and South

Date	
Drawn By	BB
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A301



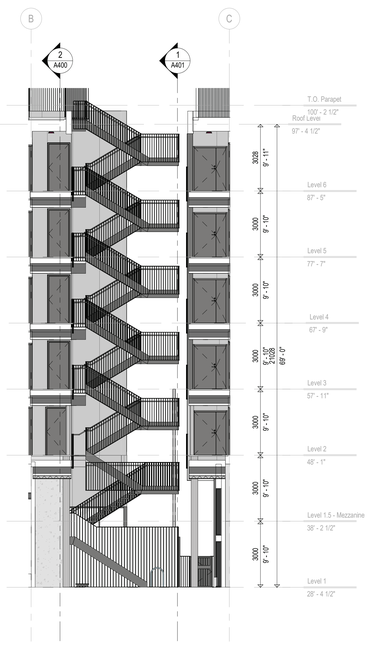
1 | Elevation - Courtyard Looking North
A302 | 1/8" = 1'-0"



2 | Elevation - West Courtyard
A302 | 1/8" = 1'-0"



3 | Elevation - Courtyard Looking South
A302 | 1/8" = 1'-0"



4 | Elevation - East Courtyard
A302 | 1/8" = 1'-0"

MATERIAL LEGEND

01	Window
02	Sliding Glass Door
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04	Grey Brick
05	Metal - Vertical Picket Guards
06	Fibre Cement Board - Light Grey
07	Fibre Cement Board - Dark Grey
08	Metal Fascia Panel
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Key Plan

Project 2502

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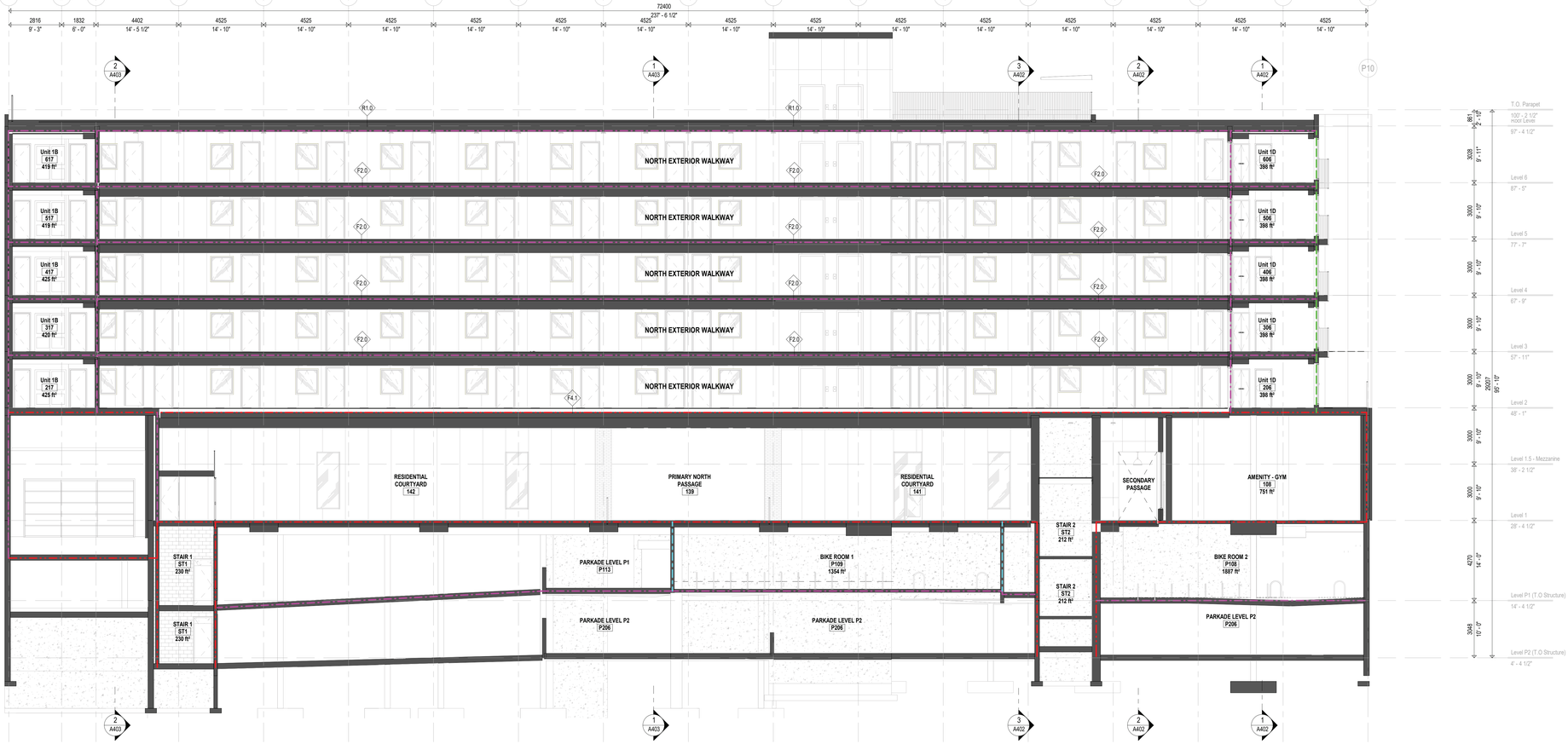
Building Elevations - Courtyard

Date
Drawn By ME
Checked By AT
Scale As indicated
Original Size 36 x 48

A302



1 A400 | East West Building Section through North Block
1/8" = 1'-0"



2 A400 | East West Building Section through South Block1
1/8" = 1'-0"

FIRE RESISTANCE RATINGS

0.75hour	Fire Separation
1hour	Fire Separation
1.5hour	Fire Separation
2hour	Fire Separation

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Key Plan

Project 2502

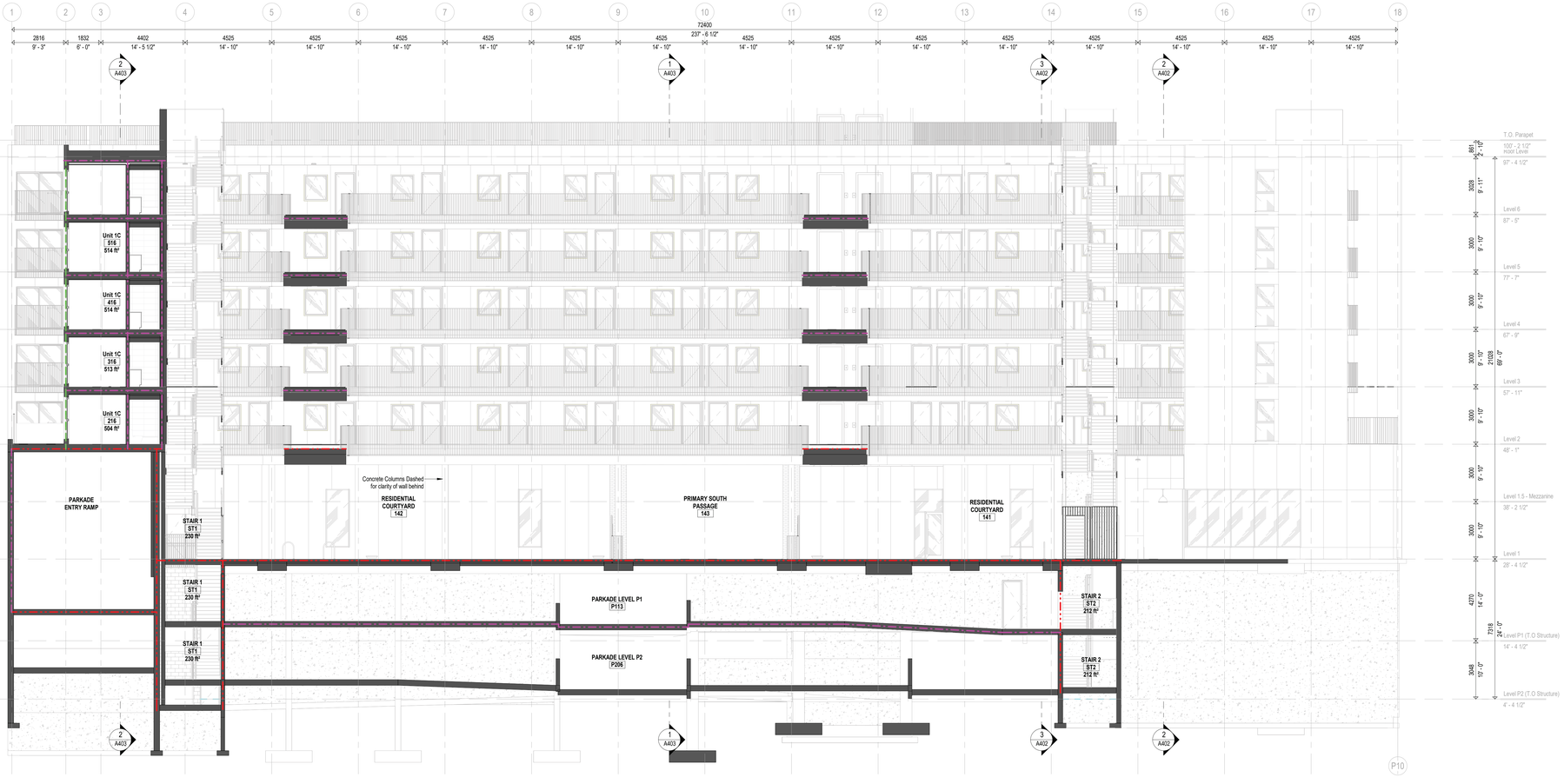
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Building Sections E-W

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A400



1 | East West Building Section through South Block
A401 | 1/8" = 1'-0"



2 | East West Building Section through South Block Mezzanines
A401 | 1/8" = 1'-0"

FIRE RESISTANCE RATINGS

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1hour	Fire Separation
1.5hour	Fire Separation
2hour	Fire Separation

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Building Sections E-W

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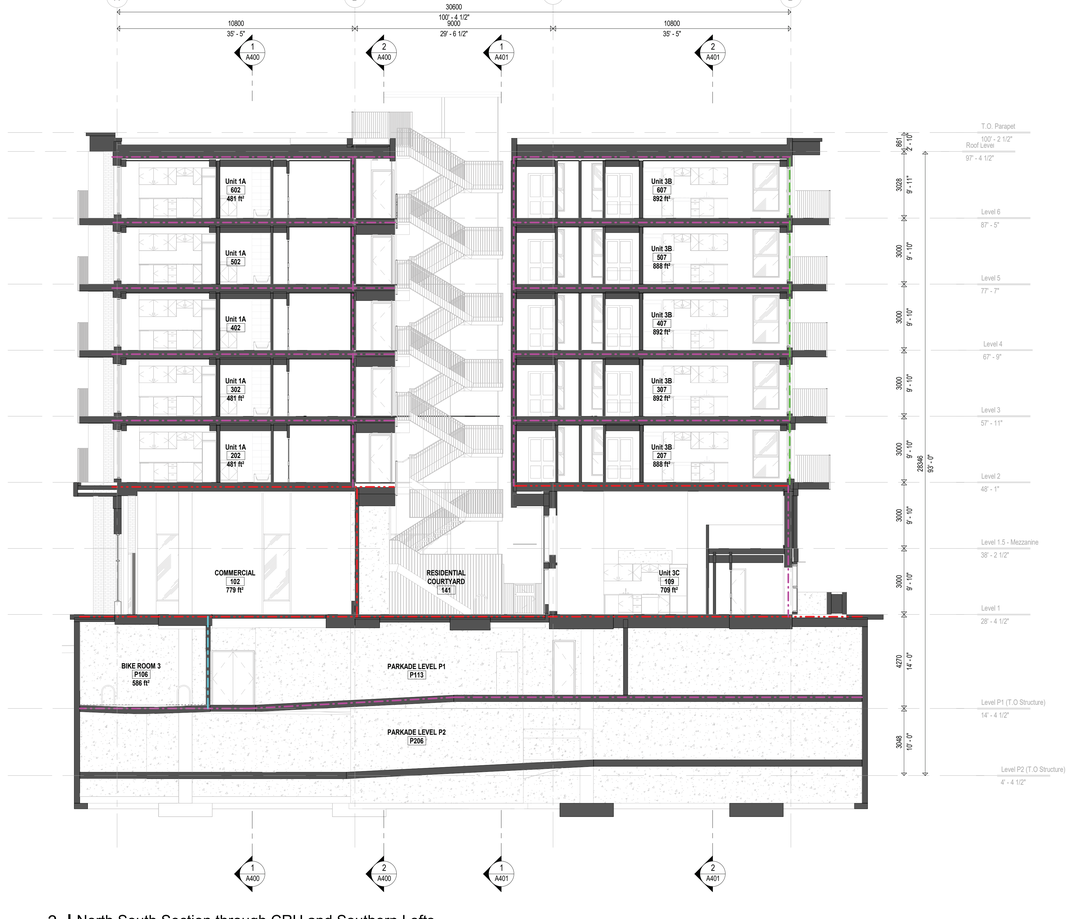
A401



1 | North South Section Looking East through CRU
A402 | 1/8" = 1'-0"



2 | North South Section through Secondary Passage + Courtyard
A402 | 1/8" = 1'-0"



3 | North South Section through CRU and Southern Lofts
A402 | 1/8" = 1'-0"

FIRE RESISTANCE RATINGS

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1hour	Fire Separation
1.5hour	Fire Separation
2hour	Fire Separation

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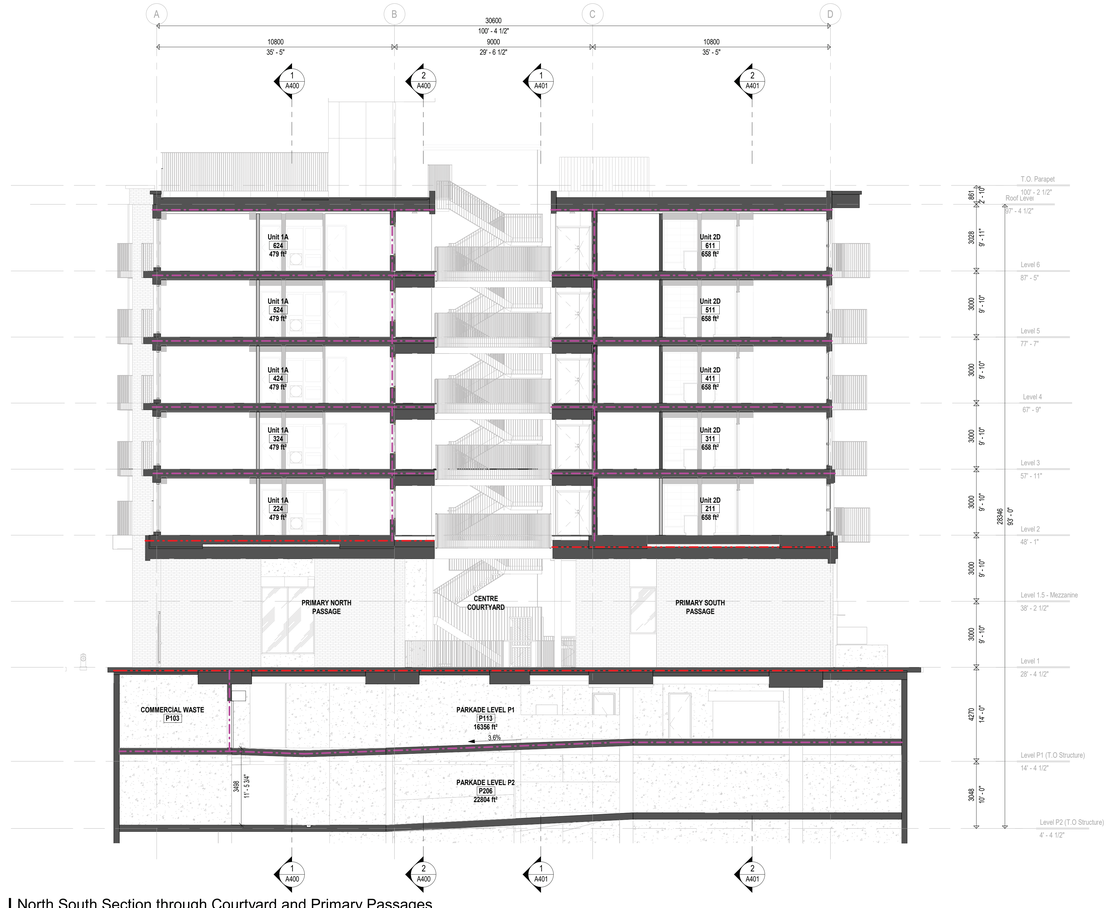
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

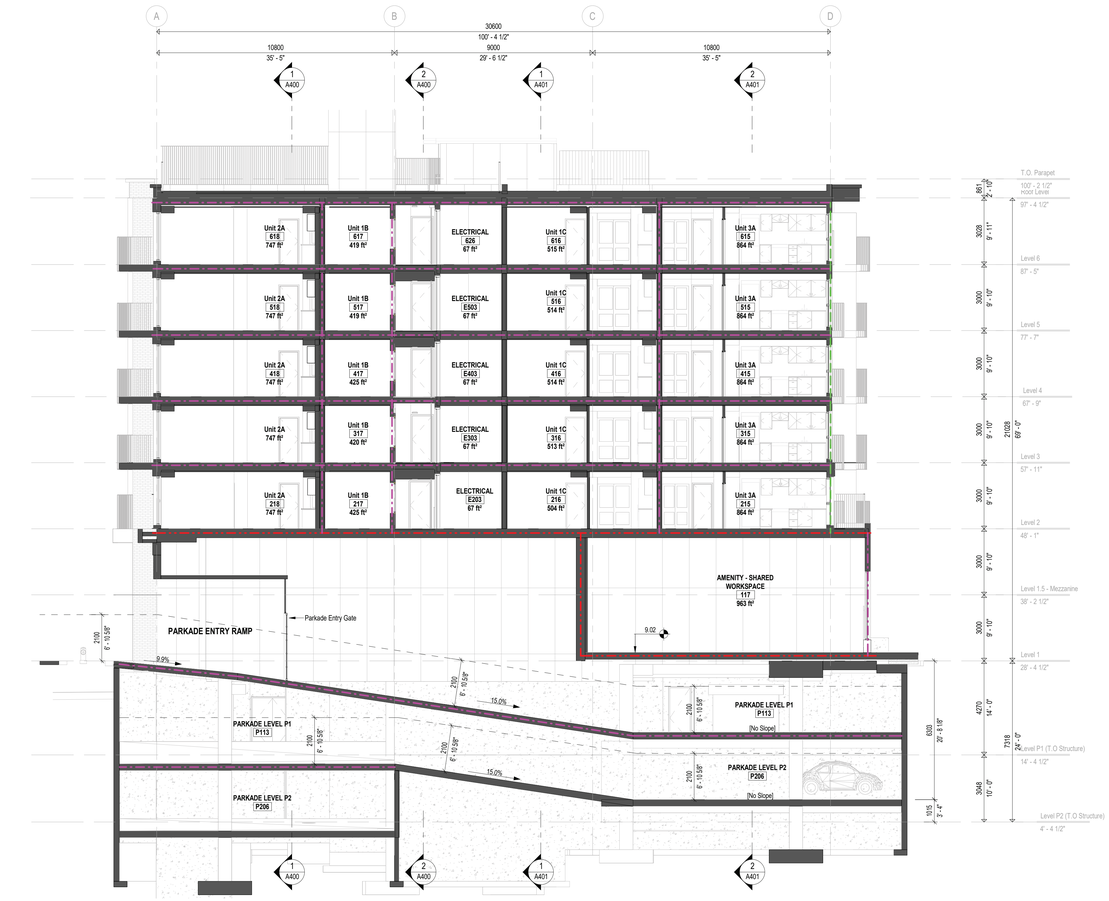
Building Sections N-S

Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A402



1 North South Section through Courtyard and Primary Passages
A403 1/8" = 1'-0"



2 North South Section through Parkade Ramp
A403 1/8" = 1'-0"

FIRE RESISTANCE RATINGS

0.75hour	Fire Separation
1hour	Fire Separation
1.5hour	Fire Separation
2hour	Fire Separation

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Seal

2026-08-13

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
3	Issued for 30% CD	2026-05-15
4	Issued for 60% CD	2026-07-20
5	Issued for Building Permit	2026-07-20
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

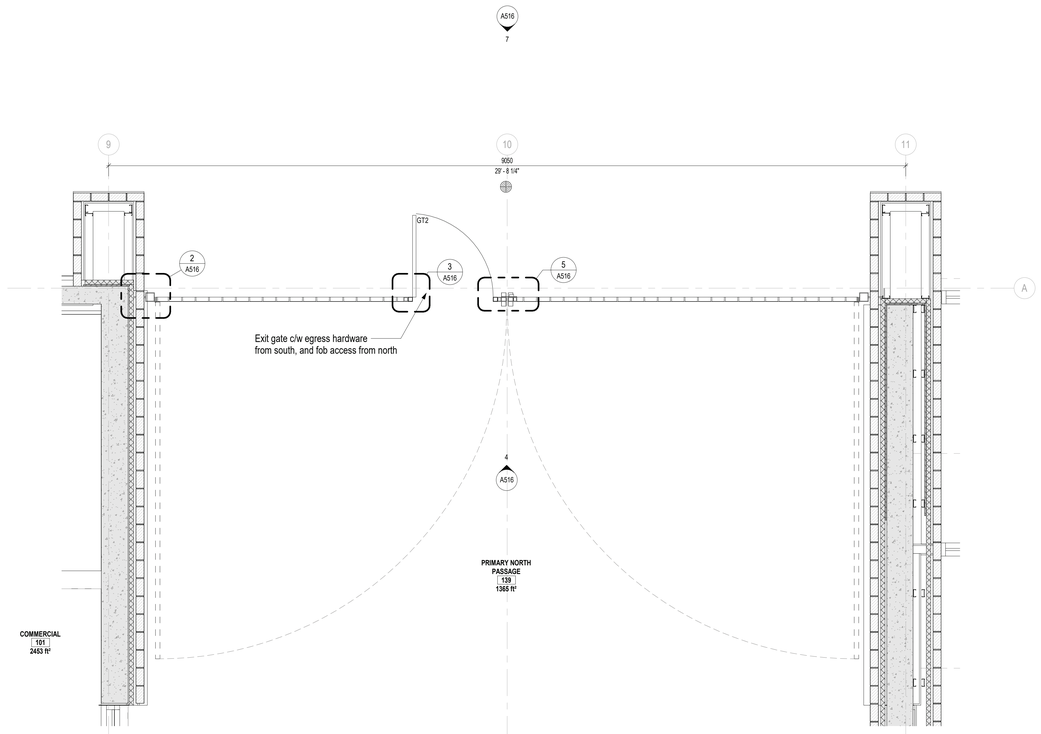
Building Sections N-S

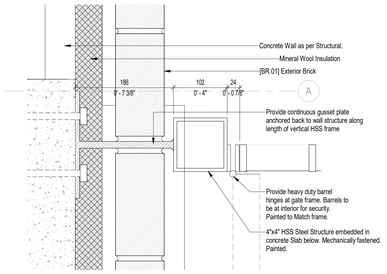
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Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	36 x 48

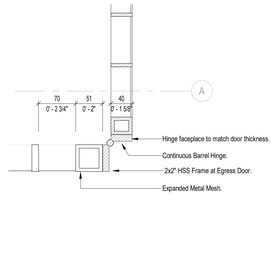
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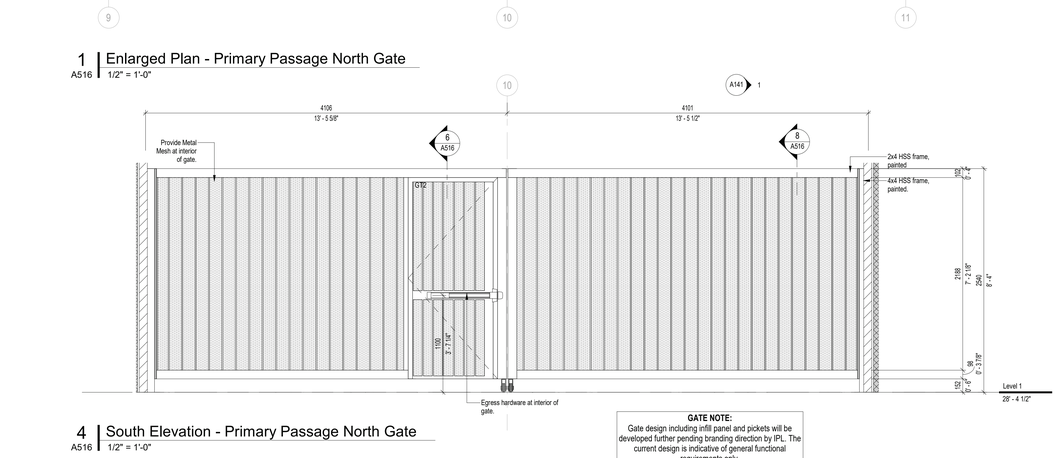
GATE NOTES:

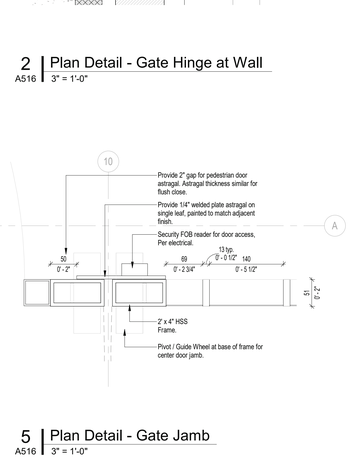
1. Gate to be fabricated from welded steel/aluminum members as detailed. Provide concealed fastening where possible.
2. Finish to be powder-coated finish colour selected by Architect from manufacturer's standard range.
3. Coordinate gate dimensions and clearances with civil, landscape, structural, electrical, and security drawings.
4. Provide keypad/card reader/intercom/camera as indicated on electrical and security drawings.
5. Provide safety loops, photo eyes, emergency stop, and obstruction sensing devices in accordance with applicable codes and manufacturer requirements.
6. Gate operator, controls, and access systems to remain operational during power interruption where emergency egress is required.
7. Confirm all rough openings and field dimensions prior to fabrication.
8. Provide drainage at gate track and threshold locations to prevent water accumulation.
9. All exposed fasteners, anchors, and hardware to be stainless steel unless noted otherwise.
10. Provide reinforced concrete footing and structural supports as required by gate manufacturer and structural engineer.
11. Coordinate embedded conduits, sleeves, and electrical rough-ins with electrical drawings.
12. Maintain required clearances between moving gate components and adjacent construction.
13. Provide continuous weather-resistant seals and flashing where gate assembly interfaces with building enclosure.
14. Galvanize ferrous metals after fabrication where exposed to weather.
15. Gate track to be set level and true; shim and align as required for smooth operation.
16. Verify accessibility and fire department requirements for gate operation and emergency access.
17. Gate structure to be engineered as required to meet performance Specifications.

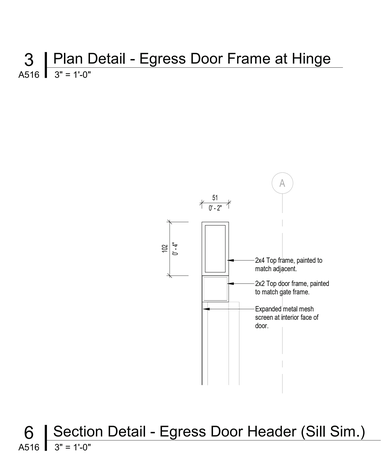


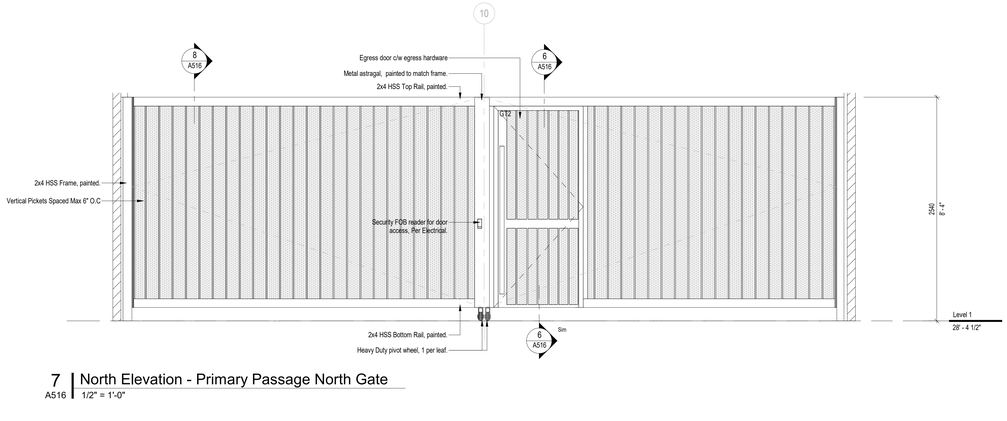


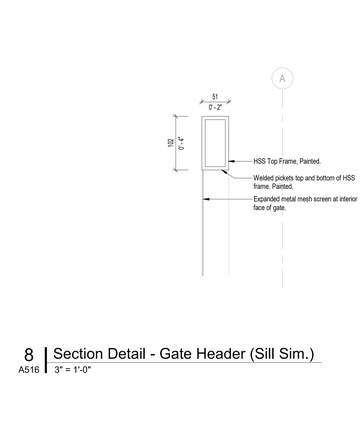












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Seal

2026-08-13

Client

INTRACORP
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Revisions

No.	Description	Date
3	Issued for 30% CD	2026-05-15
6	Issued for Development Permit Response 4	2026-08-13

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Primary Passage North Gate Details

Date	
Drawn By	BB
Checked By	AT
Scale	As indicated
Original Size	36 x 48

A516