

**CIVIC ADDRESS:** 506 Herald Street, Victoria, BC

**ZONE (EXISTING):**  
OTD-1

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

**SITE AREA (m<sup>2</sup>) :**  
Lot 469: 685 m<sup>2</sup>

**FLOOR AREA (m<sup>2</sup>):**  
L1: 171 m<sup>2</sup> (no change)  
Mezzanine: 67 m<sup>2</sup> (proposed)  
**TOTAL:** 237 m<sup>2</sup> (proposed)

**COMMERCIAL FLOOR AREA (m<sup>2</sup>):**  
237 m<sup>2</sup>

**FLOOR SPACE RATIO:** .35: 1

**SITE COVERAGE (%):** 28%

**HEIGHT OF BUILDING (m):** 8.6 m

**NUMBER OF STOREYS:** 2 (one storey plus mezzanine, and rooftop patio)

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

**PARKING STALLS REQUIRED:** none

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

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

**CIVIC ADDRESS:** 506 Herald Street, Victoria, BC

**ZONE (EXISTING):**  
OTD-1

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

**SITE AREA (m<sup>2</sup>) :**  
Lot 470: 687 m<sup>2</sup>

**FLOOR AREA (m<sup>2</sup>):**  
L1: 76 m<sup>2</sup> (no change)  
Mezzanine: 16 m<sup>2</sup> (proposed)  
**TOTAL:** 92 m<sup>2</sup> (proposed)

**COMMERCIAL FLOOR AREA (m<sup>2</sup>):**  
92 m<sup>2</sup>

**FLOOR SPACE RATIO:** .13: 1

**SITE COVERAGE (%):** 12%

**HEIGHT OF BUILDING (m):** 8.6 m

**NUMBER OF STOREYS:** 2 (one storey plus mezzanine, and rooftop patio)

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

**PARKING STALLS REQUIRED:** none

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

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

**REGISTERED OWNER**  
Mike & Lee Spence  
5067 Cordova Bay Road  
Victoria, BC  
V8Y 2K1  
tel: 250.818.5465  
lee.spence.112@gmail.com

**ARCHITECT**  
dHKIarchitects  
977 Fort Street  
Victoria, BC  
V8V 3K3  
Charles Kierulff  
tel: 250.658.3367  
crk@dhk.ca

**STRUCTURAL CONSULTANT**  
Sorensen TRILOGY Engineering Ltd.  
215 - 737 Goldstream Avenue  
Victoria, BC  
V9B 2X4  
Brian Lang  
tel: 250.880.2117  
brlan@sorensenTRILOGY.ca

**MECHANICAL CONSULTANT**  
Avalon Mechanical Consultants Ltd.  
300 - 1245 Esquimalt Road  
Victoria, BC  
V9A 3P2  
Mirek Demidow  
tel: 250.384.4128  
fax: 250.384.4134

**ELECTRICAL CONSULTANT**  
Williams Engineering  
202-31 Bastion Square  
Victoria, BC  
V8W 1J1  
Michael Phillips  
tel: 778.406.0023 ext.6001  
MPhillips@williamsengineering.com

**REFERENCED DOCUMENT: CITY OF VICTORIA SIGNAGE BYLAW 10-097**

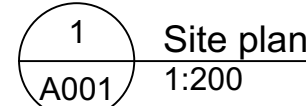
**ZONE 1**  
Arterial Commercial  
1:1 Ratio Permitted (maximum total area: 9 m<sup>2</sup>)

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

**SIGN AREA AS SHOWN**  
8.9 sq m

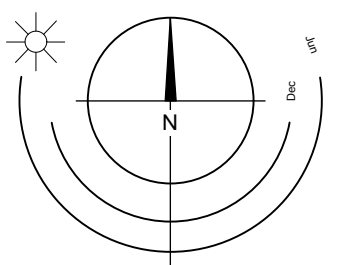
**Note:** Final sign design to be done by others in compliance to current sign bylaws.

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



**WASHROOMS:**

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



3	31 MAR 2020	Re-issued for Development Permit	
2	21 JAN 2020	Re-issued for Development Permit	
1	12 NOV 2019	Re-issued for Development Permit	
Plan	Date	Description	Issued for Development Permit
print date	31 MAR 2020	drawing file	
drawn by	nrc	checked by	crk
scales	As Noted	project number	1748

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**chKa**

**de Hoog & Kierulf architects**

VICTORIA OFFICE  
977 Fort Street  
Victoria BC V8V 3K3  
T +250-658-3367

NANAIMO OFFICE  
1024-1510 Dublin Way  
Nanaimo BC V9T 2G8  
T +250-855-5810

project name  
**Herald Brew Pub**  
506 Herald Street  
Victoria, BC

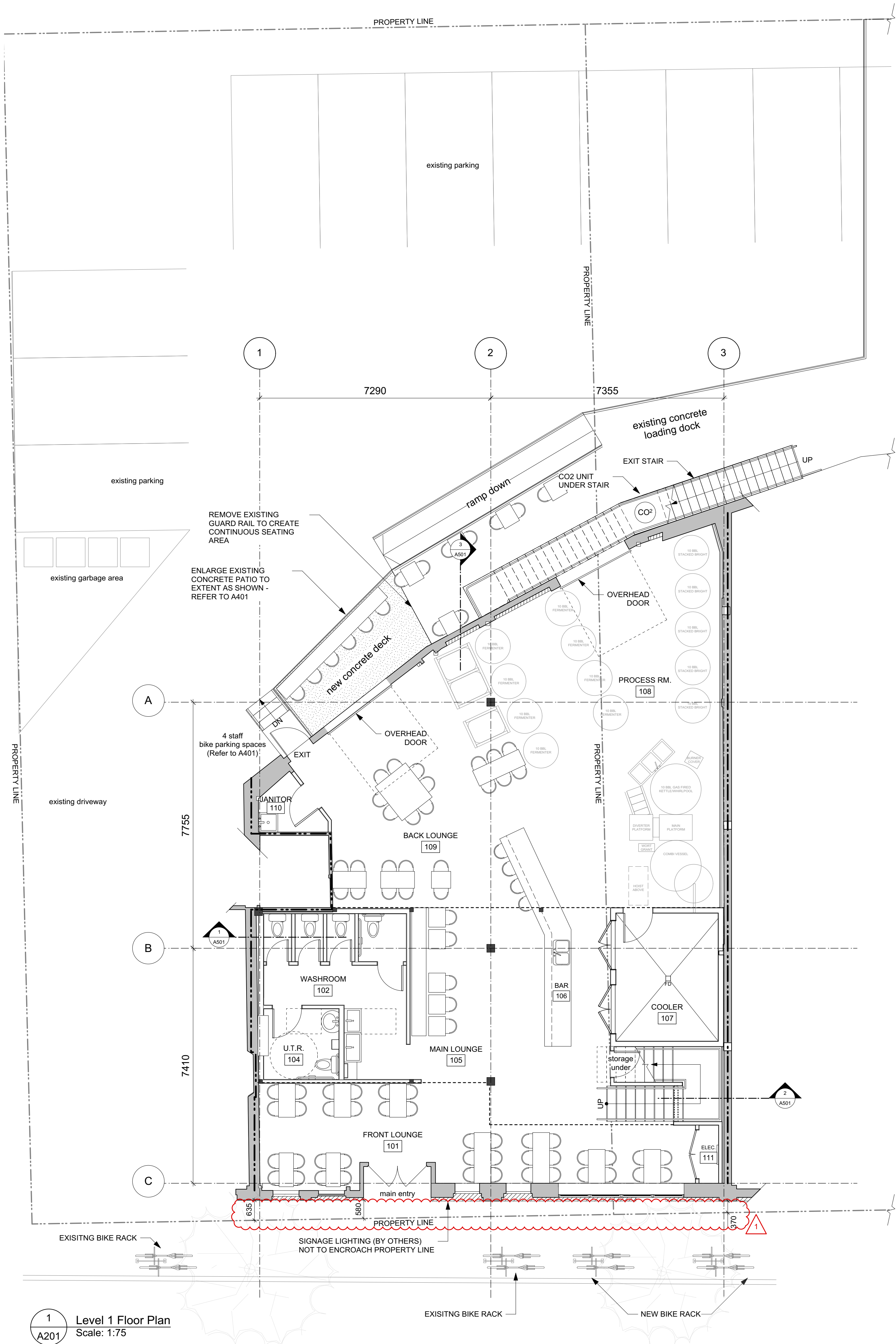
drawing title  
**Project Data & Floor Plan**

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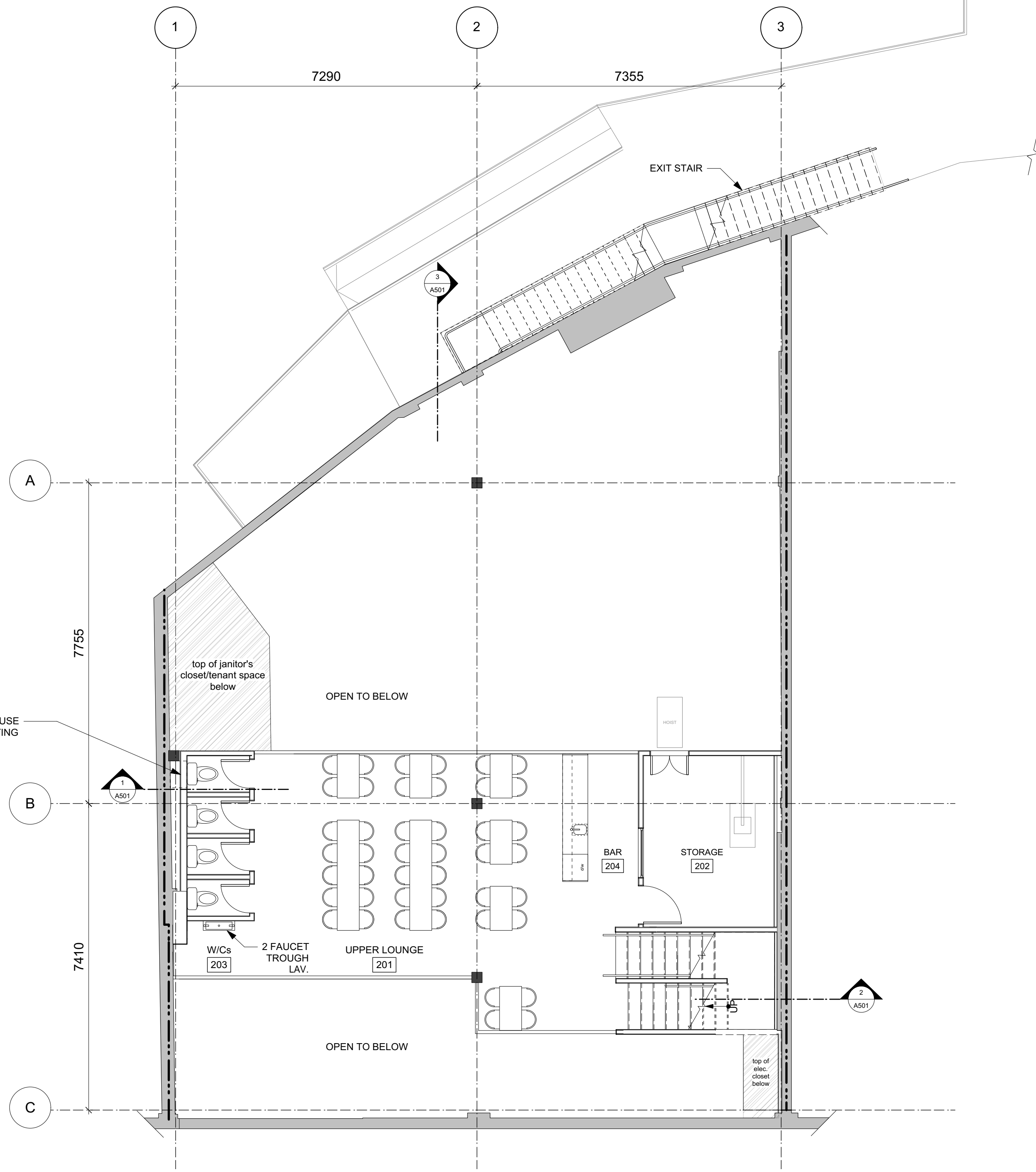
drawing no.  
**A001**

sheet no.  
**3**





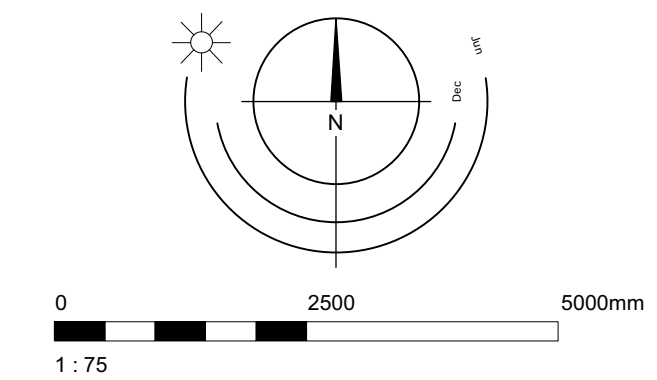
1 Level 1 Floor Plan  
Scale: 1:75



2 Mezzanine Floor Plan  
Scale: 1:75

- Revisions List**
- 1 Dimensions to front property line added
  - 2 Front railing along Herald Street made a consistent height

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



Rev	Date	Description
3	31 MAR 2020	Re-issued for Development Permit
2	21 JAN 2020	Re-issued for Development Permit
1	12 NOV 2019	Re-issued for Development Permit
Rev	Date	Description
1	31 DEC 2018	Issued for Development Permit
Rev	Date	Description
1	31 MAR 2020	Issued for Development Permit

NOTE: All dimensions are shown in millimeters.

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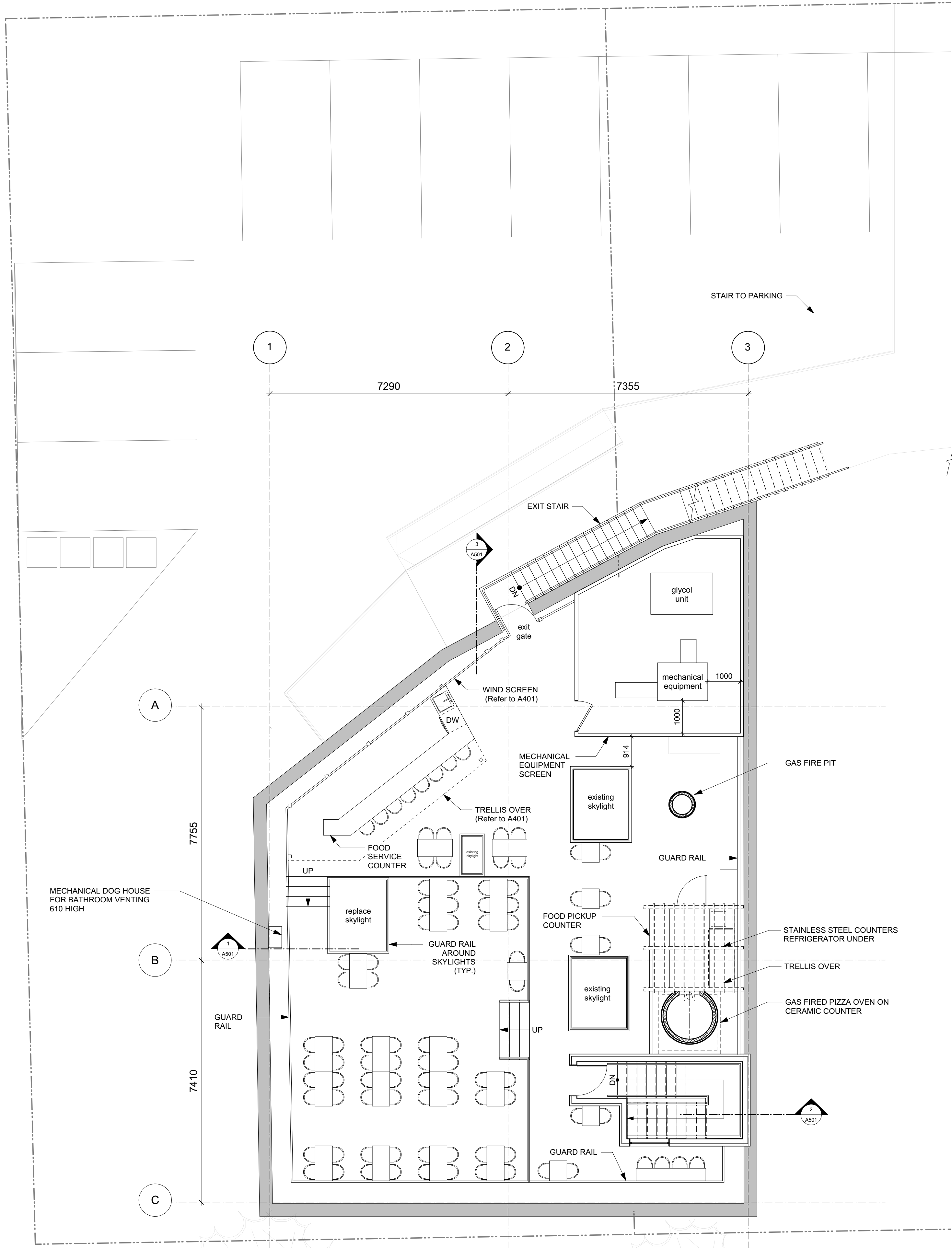
VICTORIA OFFICE  
977 Fort Street  
Victoria BC V8V 3K3  
T 1-250-608-3367

NANAIMO OFFICE  
102-5190 Dublin Way  
Nanaimo BC V9T 2K6  
T 1-250-585-5810

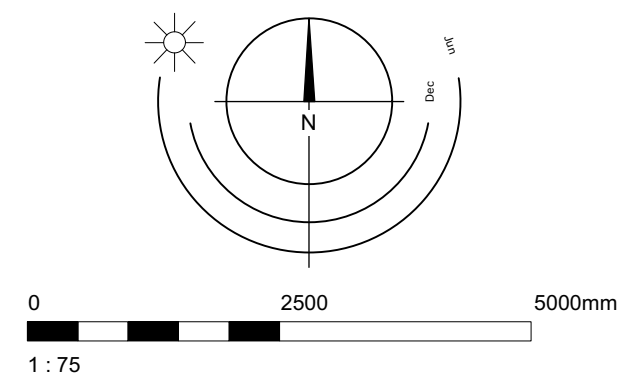
project name  
**Herald Brew Pub**  
506 Herald Street  
Victoria, BC

**Level 1 & Mezzanine Floor Plan**

drawn by: A201  
checked by: 3  
scale: As Noted  
project number: 1748



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



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drawn by	31 MAR 2020		checked by
drawn by	rlc		checked by
scale	As Noted		project number
			1748

NOTE: All dimensions are shown in millimeters.

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VICTORIA OFFICE  
977 Fort Street  
Victoria BC V8V 3K3  
T 1-250-608-3367

NANAIMO OFFICE  
102-5190 Dublin Way  
Nanaimo BC V9T 2K6  
T 1-250-585-5810

project name  
**Herald Brew Pub**  
506 Herald Street  
Victoria, BC

**Roof Top Floor Plan**

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sheet no.  
**A202**

sheet of  
**3**



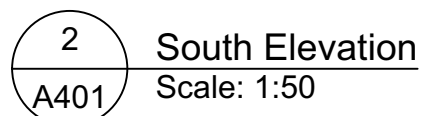


**Revisions List**

1 Dimensions to front property line added

2 Front railing along Herald Street made a consistent height

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



2 South Elevation  
A401 Scale: 1:50

0 1250 2500mm

1 : 50

NOTE: All dimensions are shown in millimeters.

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**VICTORIA OFFICE**  
 8-777 Esplanade  
 Victoria, BC V8V 3K3  
 T: 1-250-685-3387

**NANAIMO OFFICE**  
 102-8-900 Dunbar Way  
 Nanaimo, BC V9T 2K9  
 T: 1-250-685-6118

*project name*

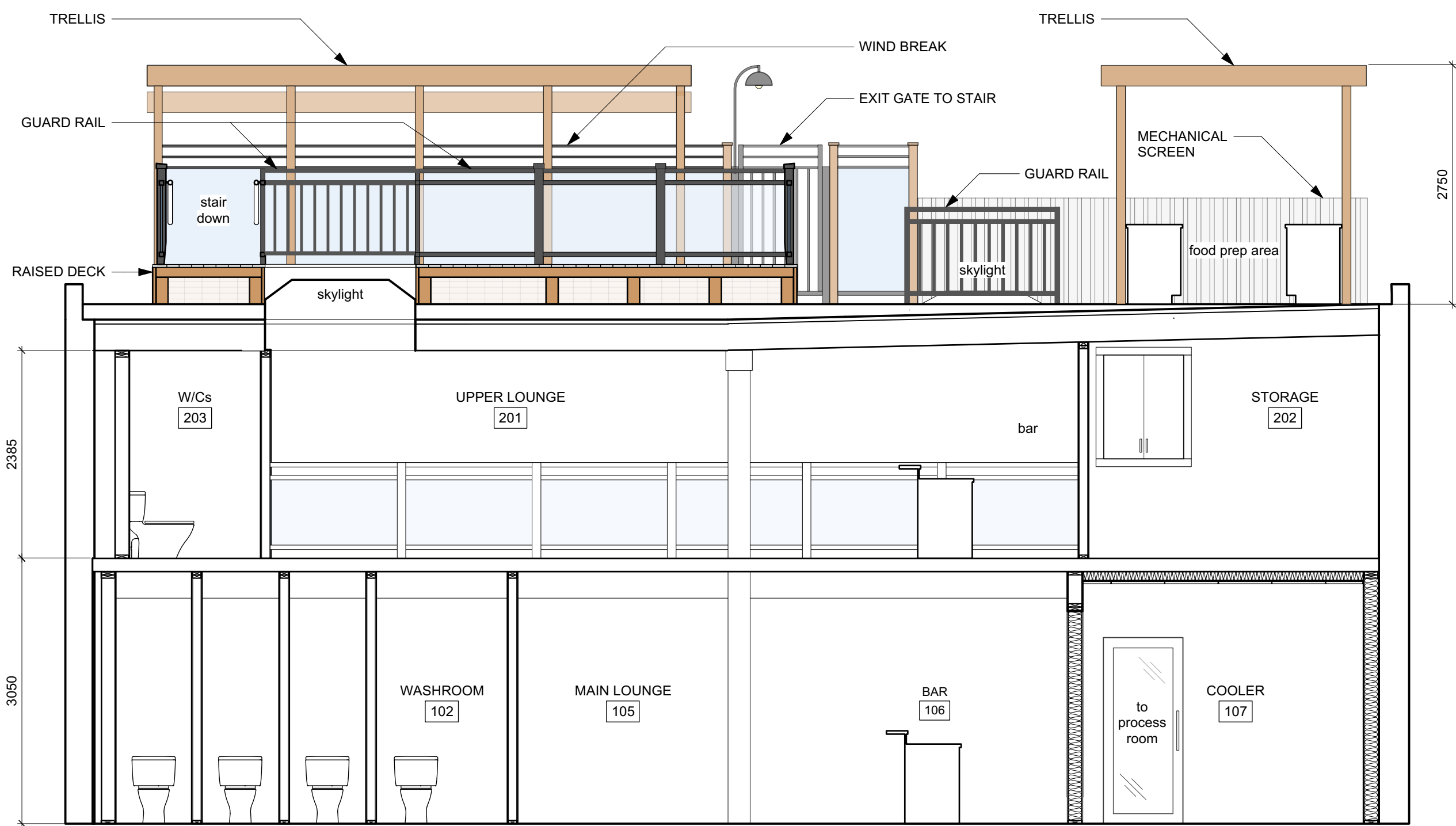
**Herald Buech Pub**  
**506 Herald Street**  
**Victoria, BC**

*drawing title*

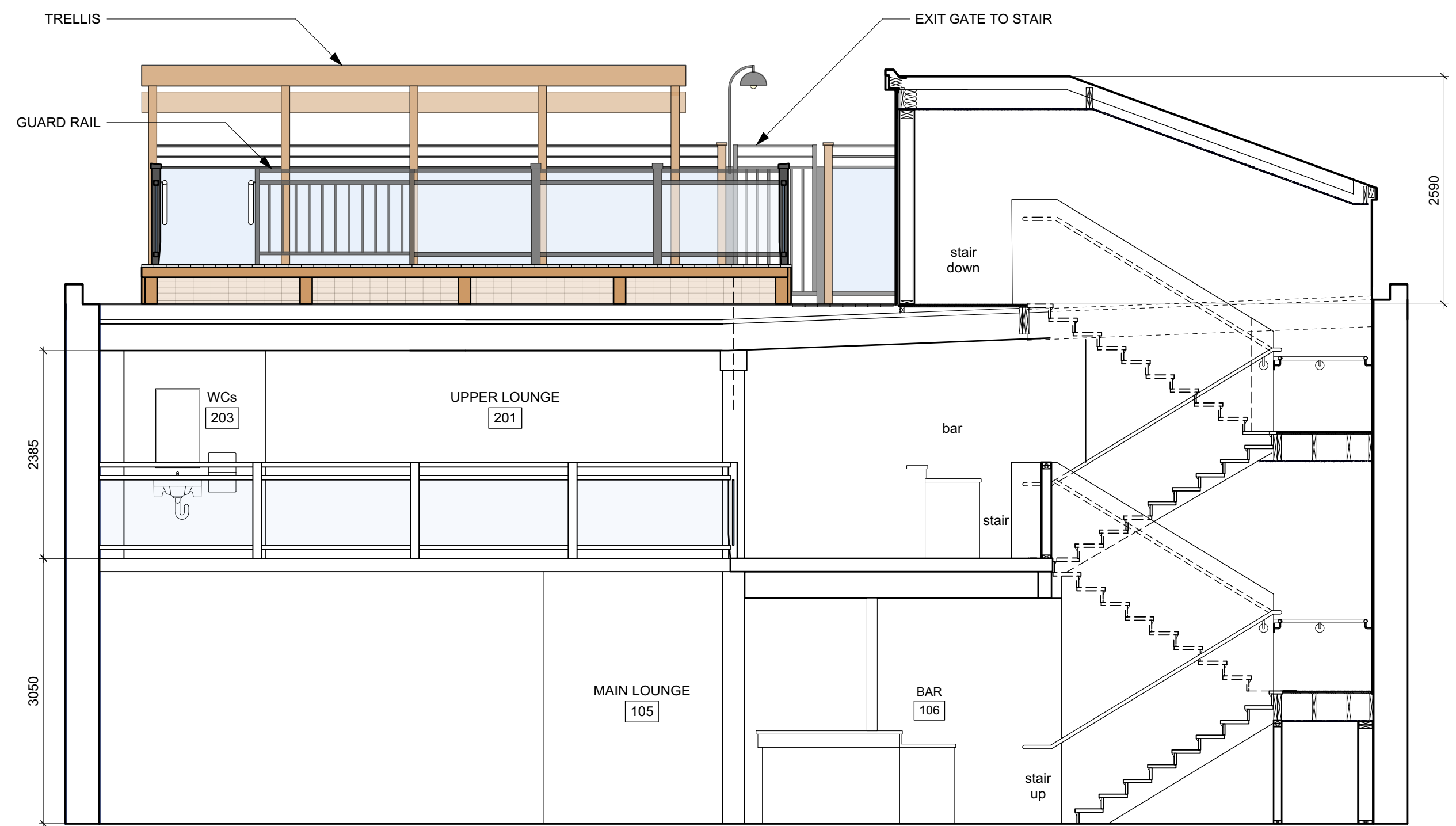
**Elavations**

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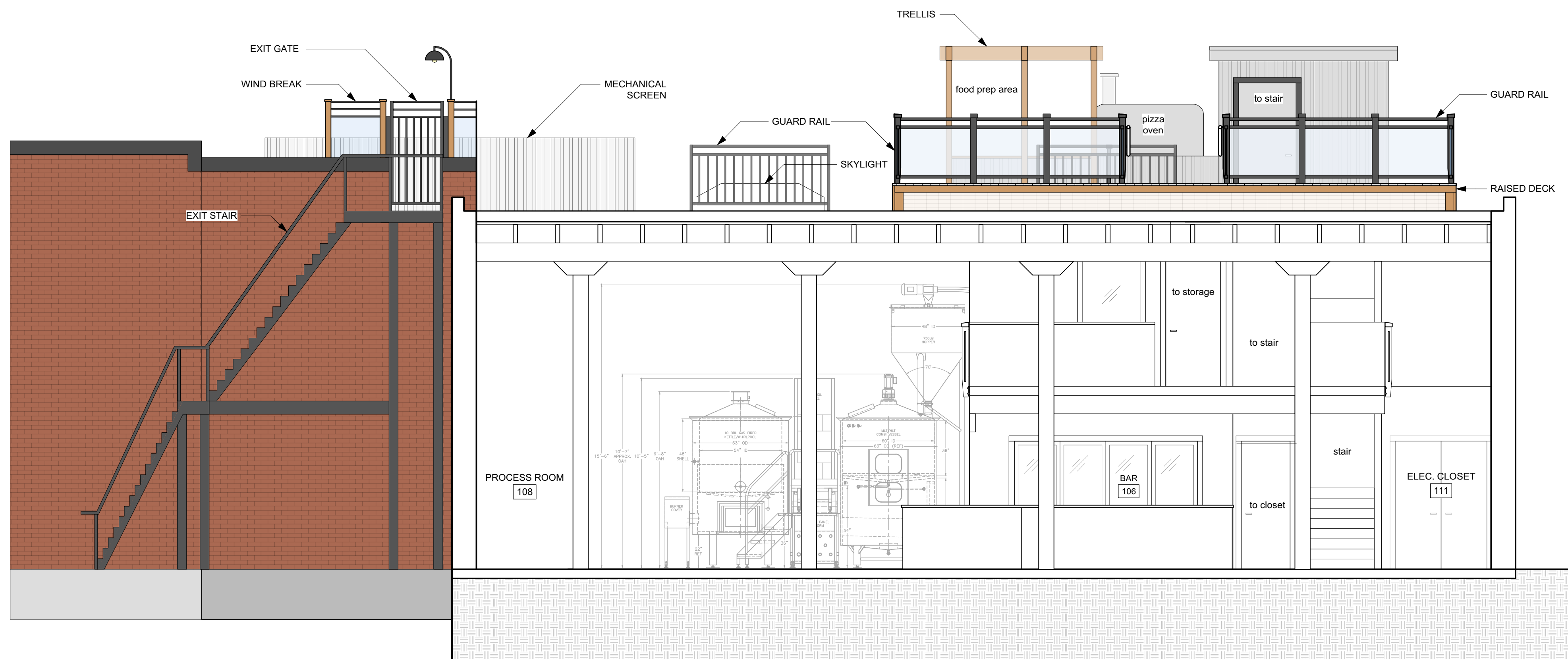
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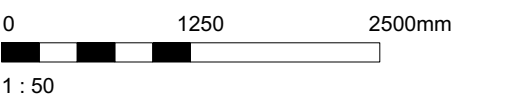
1 Building Section  
A501 Scale: 1:50



2 Building Section  
A501 Scale: 1:50



3 Building Section  
A501 Scale: 1:50



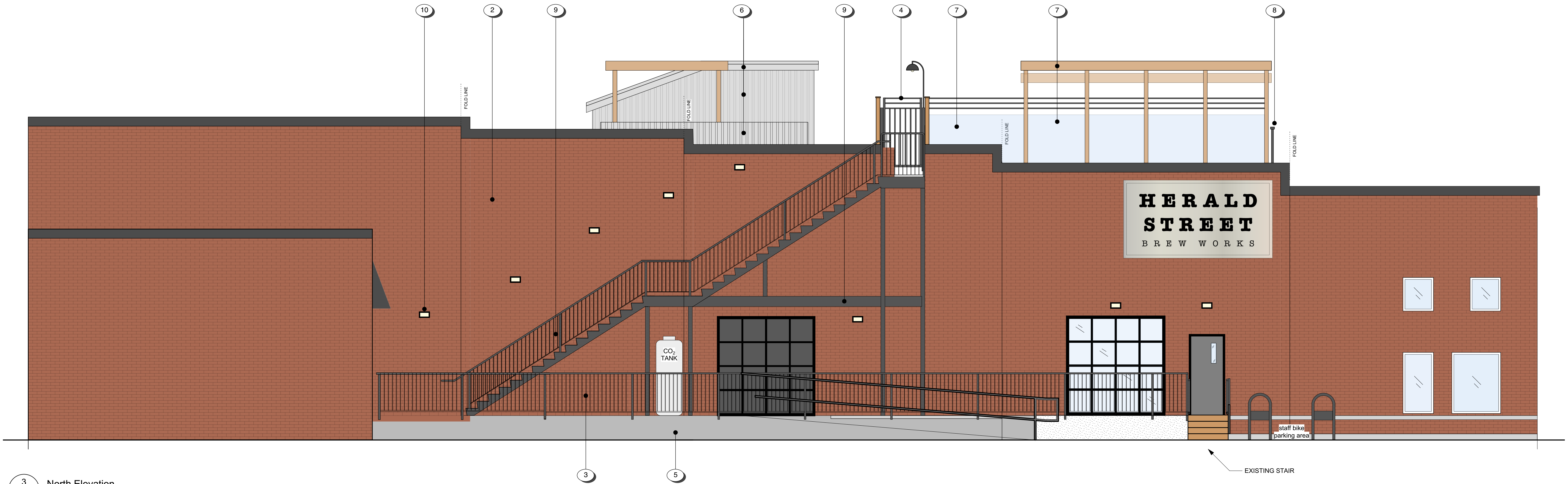
3	31 MAR 2020	Re-Issued for Development Permit	
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project name <b>Herald Brew Pub</b> 506 Herald Street Victoria, BC	
<b>Sections</b>	
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	<b>3</b>





3 North Elevation  
A601 Scale: 1:50



2 South Elevation  
A601 Scale: 1:50

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

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