**ZONING INFORMATION - LOT 469** 

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:

FLOOR AREA (m<sup>2</sup>): 171 m<sup>2</sup> (no change)

> Mezzanine: 67 m<sup>2</sup> (proposed) 237 m<sup>2</sup> (proposed)

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

FLOOR SPACE RATIO: .35: 1

SITE COVERAGE (%): **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)

LOT 485

18418

LOT 470

687 sq. m.

81.1 m²

**EXISTING** 

AREA C = 137.8 m²

4.8 m<sup>2</sup>

AREA 8 = 111.1 m<sup>2</sup>

88° 00' 23" C

72, 163

BUILDING SETBACKS (m)

OTD-1 Zone, therefore, no setbacks required.

LOT 486

LOT 469

685 sq. m.

**EXISTING PARKING** 

506 HERALD STREET

AREA A =

311.9 m<sup>2</sup>

**ZONING INFORMATION - LOT 470** 

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>): 687 m<sup>2</sup> Lot 470:

FLOOR AREA (m<sup>2</sup>):

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

**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)

LOT 483

LOT 472

AREA F = 597.5 m<sup>2</sup>

**EXISTING BUILDING** 

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

**PARKING STALLS REQUIRED:** none

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

AREA E = 364.7 m<sup>2</sup>

**BUILDING SETBACKS (m)** 

OTD-1 Zone, therefore, no setbacks required.

LOT 484

LOT 471

AREA 0 = 295.4 m²

FIRE EXIT 24.2 m²

**EXISTING BUILDING** 

HERALD STREET

# PROJECT INFORMATION

REGISTERED OWNER

Mike & Lee Spence 5067 Cordova Bay Road

Victoria, BC

tel: 250.818.5465 V8Y 2K1 lee.spence.112@gmail.com

**ARCHITECT** 

dHKiarchitects 977 Fort Street Charles Kierulf tel: 250.658.3367 Victoria, BC V8V 3K3 crk@dhk.ca

STRUCTURAL CONSULTANT

Sorensen TRILOGY Engineering Ltd. 215 - 737 Goldstream Avenue Brian Lang

Victoria, BC tel: 250.880.2117 V9B 2X4 brianl@sorensenTRILOGY.ca

MECHANICAL CONSULTANT

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

**ELECTRICAL CONSULTANT** 

LOT 482

LOT 473

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

### SIGNAGE BYLAW SUMMARY

REFERENCED DOCUMENT: CITY OF **VICTORIA SIGNAGE BYLAW 14-097** 

**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.

# **BUILDING CODE SUMMARY -** 506 Herald Street, Victoria, BC

REFERENCED DOCUMENT: BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

**BUILDING AREA** [Building Footprint]: 1900 m2 overall, 260 m<sup>2</sup> for A-2 506 Herald Street

**BUILDING HEIGHT:** Two (2) storey

**NUMBER OF STREETS FACING:** One (1)

SPRINKLERED: Yes

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

**SEPARATION OF MAJOR OCCUPANCIES**: (3.1.3.1)

• Minimum fire-resistance rating of fire separation, Group E to A-2: 2 hours., Group A-2 to A-2 - none.

CONSTRUCTION TYPE (3.1.4): Combustible Heavy Timber Construction

OCCUPANT LOAD (3.1.17):

1.2 m<sup>2</sup>/person for dining and beverage. 4.6 m<sup>2</sup> /person for process rooms

Ground Floor:

Gross Floor Area 260 m<sup>2</sup> (served by 2 exits front and rear) Total Load: 123 people

Ground Floor Restaurant Area:  $124 \text{ m}^2 = 103 \text{ people}$ Ground Floor Process Area:  $73 \text{ m}^2 = 16 \text{ people}$ 

 $19 \text{ m}^2 = 4 \text{ people}$ Cooler:

Mezzanine:

Gross Floor Area 83 m<sup>2</sup> (served by 1 stair down to Ground Floor) Total Load: 67 people

Mezzanine Restaurant Area: 56 m<sup>2</sup> = 67 people

Rooftop:

Gross Area 167 m<sup>2</sup> (served by 2 exits front and rear) Total Load: 200 people (seasonal).

Rooftop Restaurant Area:  $167 \text{ m}^2 = 200 \text{ people}$ 

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

# **CONSTRUCTION REQUIREMENTS (3.2.2.67):**

Group E, up to 3 storeys, Sprinklered

• 1) A building classified as Group E is permitted to conform to Sentence(2) provided a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building is sprinklered throughout, b) it is not more than 3 storeys in building height, and

c) it has abuilding area not more than i) 7 200 m2 if 1 storey in building height,

2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible

construction used singly or in combination, and

a) floor assemblies shall be fire separations with a fire - resistance rating not less than 45min, b) mezzanines shall have, if of combustible construction, a fire-resistance rating not less than 45 min,

c) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall

i) have a fire-resistance rating not less than 45 min, or ii) be of noncombustible construction, and

d) loadbearing walls, columns and arches supporting a fire separation shall have a fire-resistance rating not less than that required for the fire separation.

# FIRE ALARM AND DETECTION SYSTEMS (3.2.4):

Signal to Fire Department required, 2 stage. Will notify that an alert signal has been initiated (3.2.4.8.3)
Building is one storey and less than 2000 m², and therefore can be one fire zone. An annunciator is not

required if there is only one zone (3.2.4.9(2,3))

Visual and audible trouble signal to be provided at main entrance (3.2.4.4)

• Electrical supervision of fire alarm system required (3.2.4.10)

 Smoke detectors not required (3.2.4.12) Fire alarm system monitoring required (3.2.4.16)

Manual pull stations required at exits (3.2.4.17)

**EXITS AND EGRESS:** 

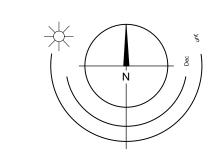
Travel Distance to an exit is 45 m maximum (3.4.2.5); 8.5 m (Ground Floor), 13 m (Mezzanine), 29 m (Roof) actual.

Minimum Width of Exits (3.4.3.2): Exit corridor / passageway: 1100 mm

900 mm 800 mm Doorways:

**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).



**DRAWING LIST** 

Project Data & Site Plan

Roof Top Plan

Seating Plan

**Materials Board** 

Elevations

Sections

Level 1 & Mezzanine Floor Plan

Architectural

A202

A203

A401

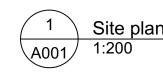
A501

	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	31 DEC 2018	Description	Issued for Development Permit
	plot date 31 MAR 2020 drawn by nlc		31 MAR 2020	drawing file	
			checked by	crk	
ſ	scale	-	As Noted	project number	1748

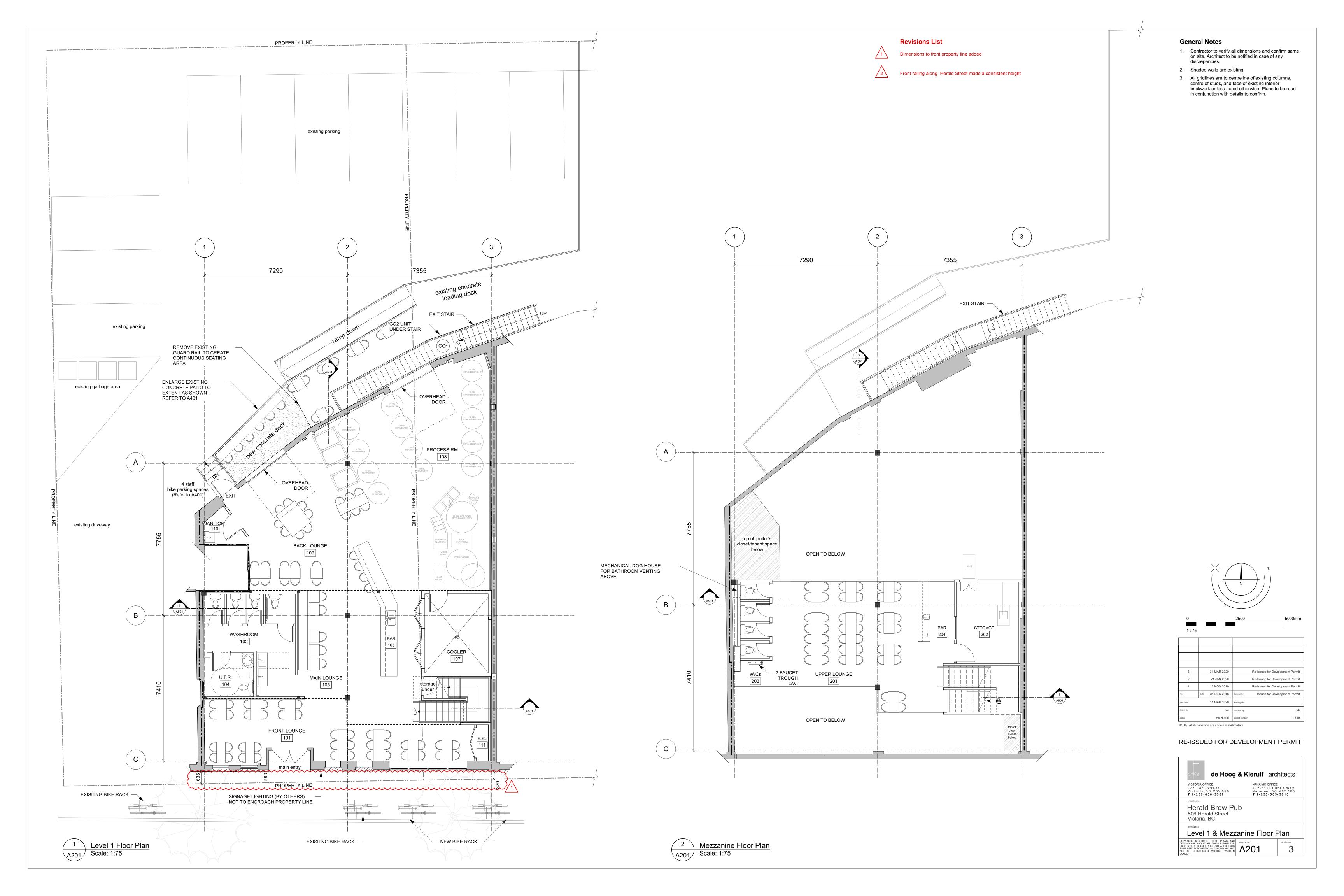
# RE-ISSUED FOR DEVELOPMENT PERMIT

NOTE: All dimensions are shown in millimeters.





BLDG.

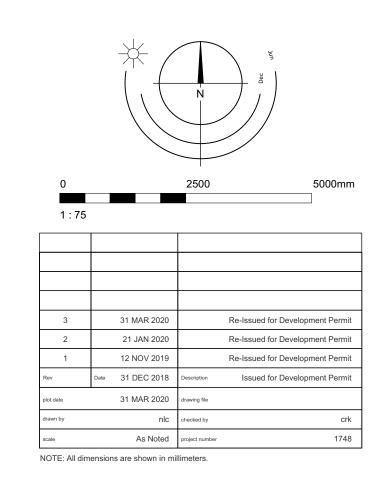


# STAIR TO PARKING — 7290 EXIT STAIR mechanical 1000 equipment <sup>7</sup> – WIND SCREEN (Refer to A401) MECHANICAL EQUIPMENT SCREEN — GAS FIRE PIT skylight - TRELLIS OVER (Refer to A401) FOOD SERVICE COUNTER GUARD RAIL -MECHANICAL DOG HOUSE -FOR BATHROOM VENTING 610 HIGH FOOD PICKUP — COUNTER skylight - STAINLESS STEEL COUNTERS REFRIGERATOR UNDER - GUARD RAIL AROUND - SKYLIGHTS---(TYP.) \_\_ .\_\_ .\_\_ .\_\_ .\_\_ .\_\_ .\_ \_ TRELLIS OVER existing skylight - GAS FIRED PIZZA OVEN ON CERAMIC COUNTER GUARD RAIL L......

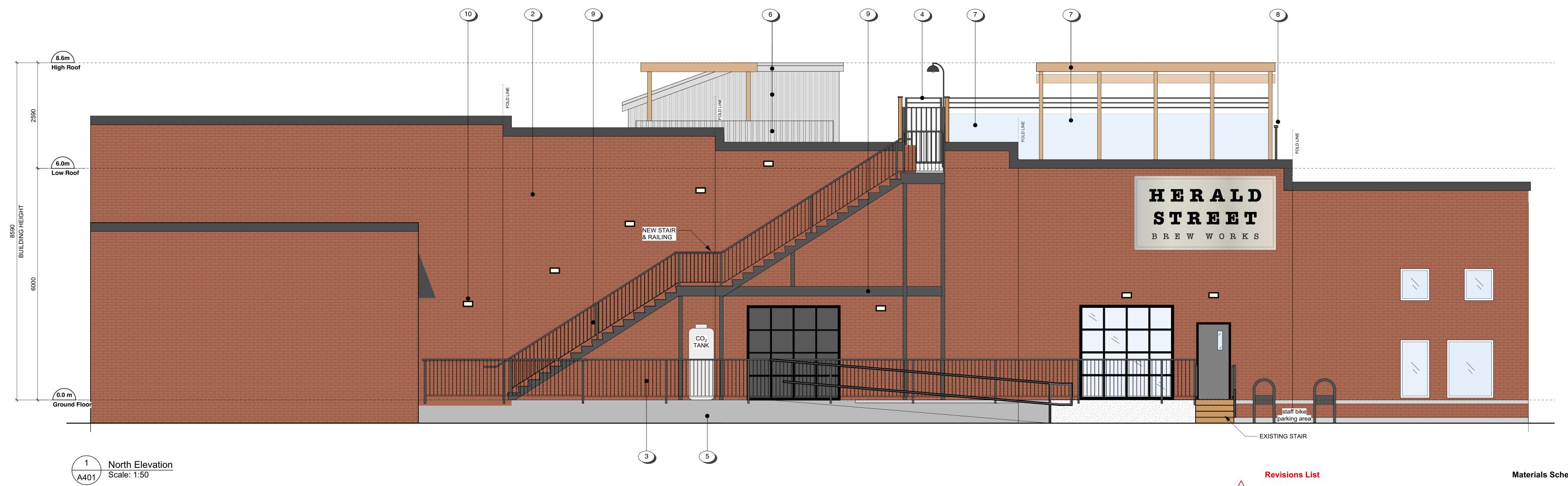
1 Rooftop Plan A202 Scale: 1:75

#### **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.









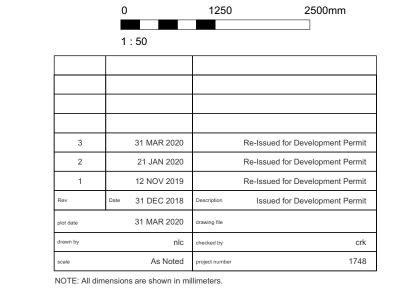
# **Materials Schedule**

- Paint Herald St. facade: Cloverdale Zen Retreat 0535
- 2 Retain existing brick (typ.)

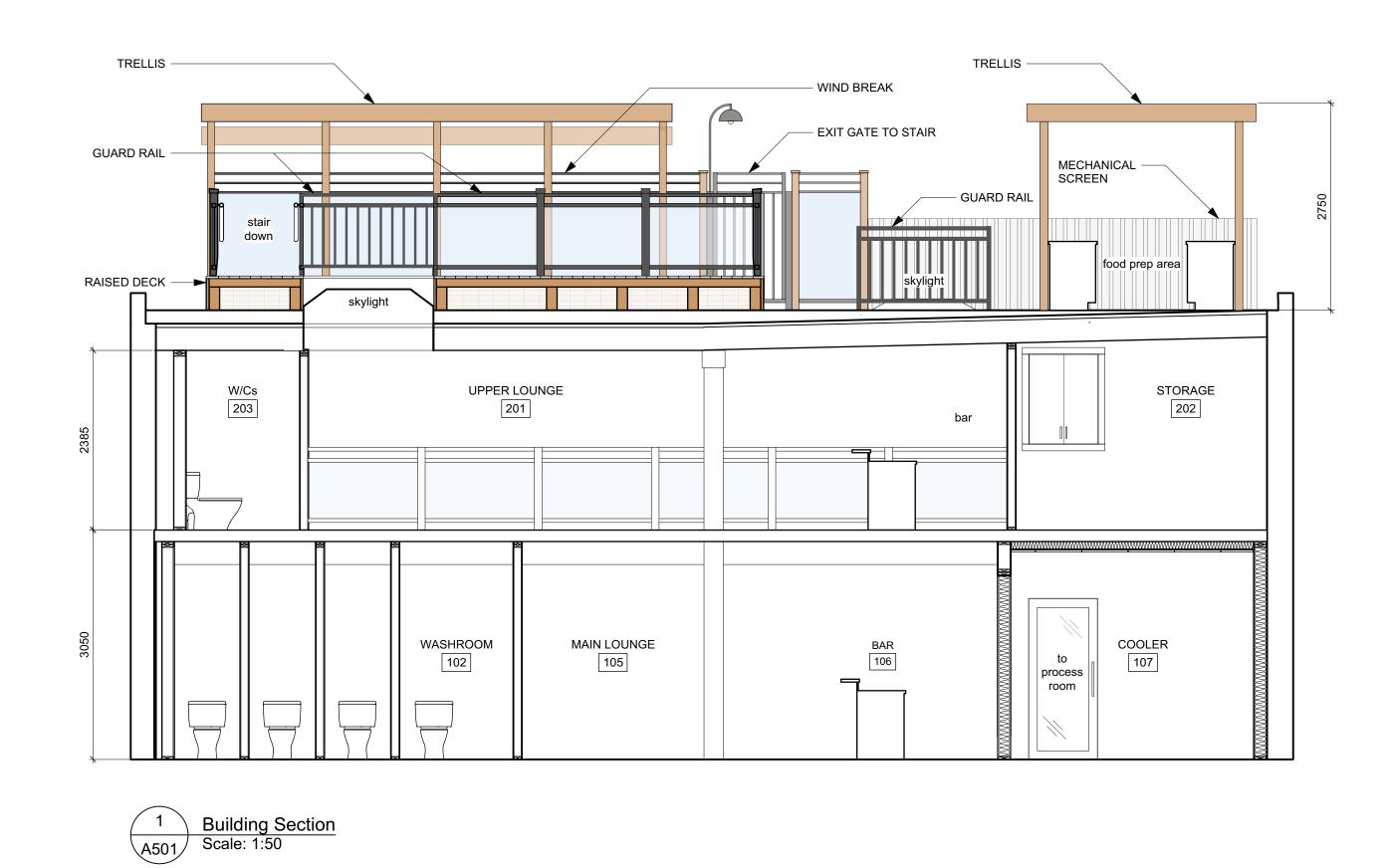
Dimensions to front property line added

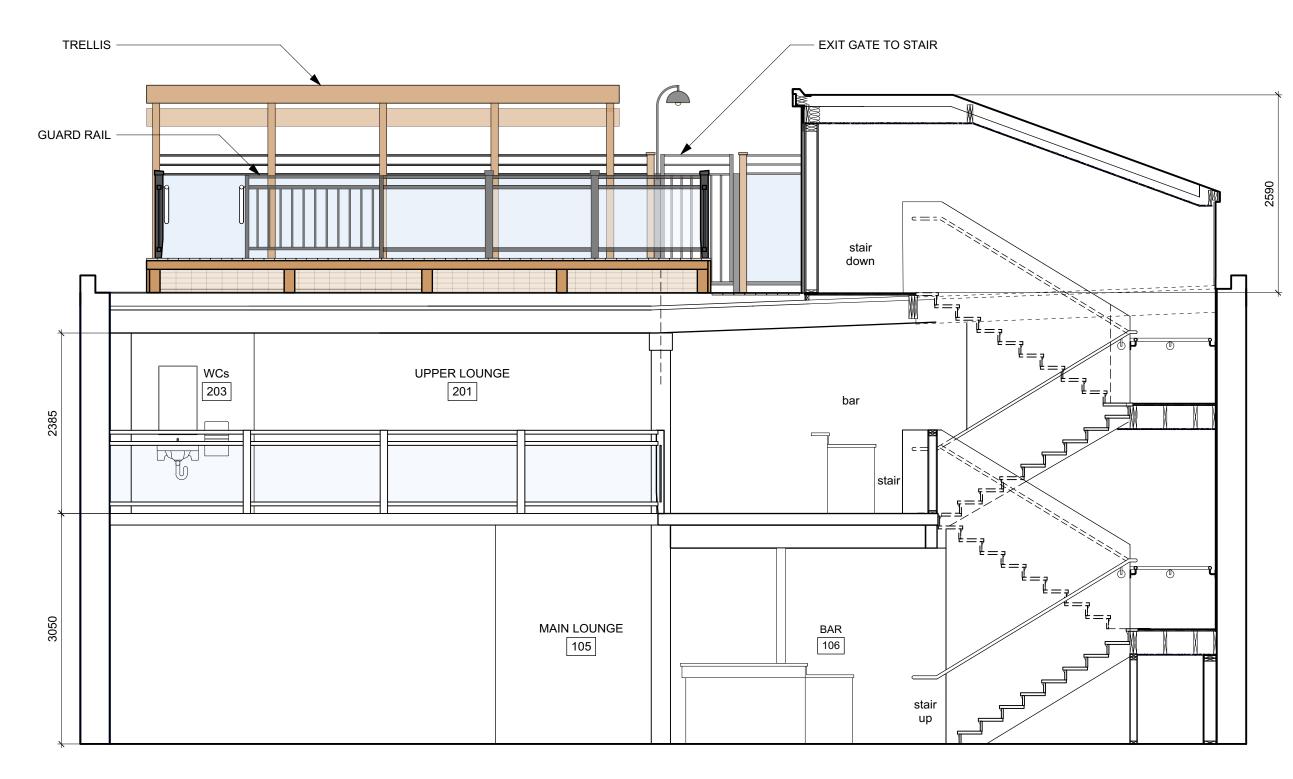
Front railing along Herald Street made a consistent height

- Prefinished aluminum guardrail frame Dark Grey. Climb-proof mesh inset Anodized.
- Prefinished aluminum gate Dark Grey. Fir posts Clear Stain.
- 5 Paint new concrete infill to match existing.
- 6 Anodized metal.
- 1828 mm high windbreak with translucent tempered glass and prefinished aluminum frame Dark Grey. Fir posts and trellis Clear Stain.
- Prefinished aluminum guardrail frame Dark Grey Translucent tempered glass inset.
- Prefinished aluminum stair, pickets and railing Dark Grey.
- New lighting to co-ordinate with existing (by others).
- Paint all trim: Cloverdale Subway 0536
- New mural-style painted sign (by others). Refer to Sign Bylaw Summary, A001.
- New wood decking.

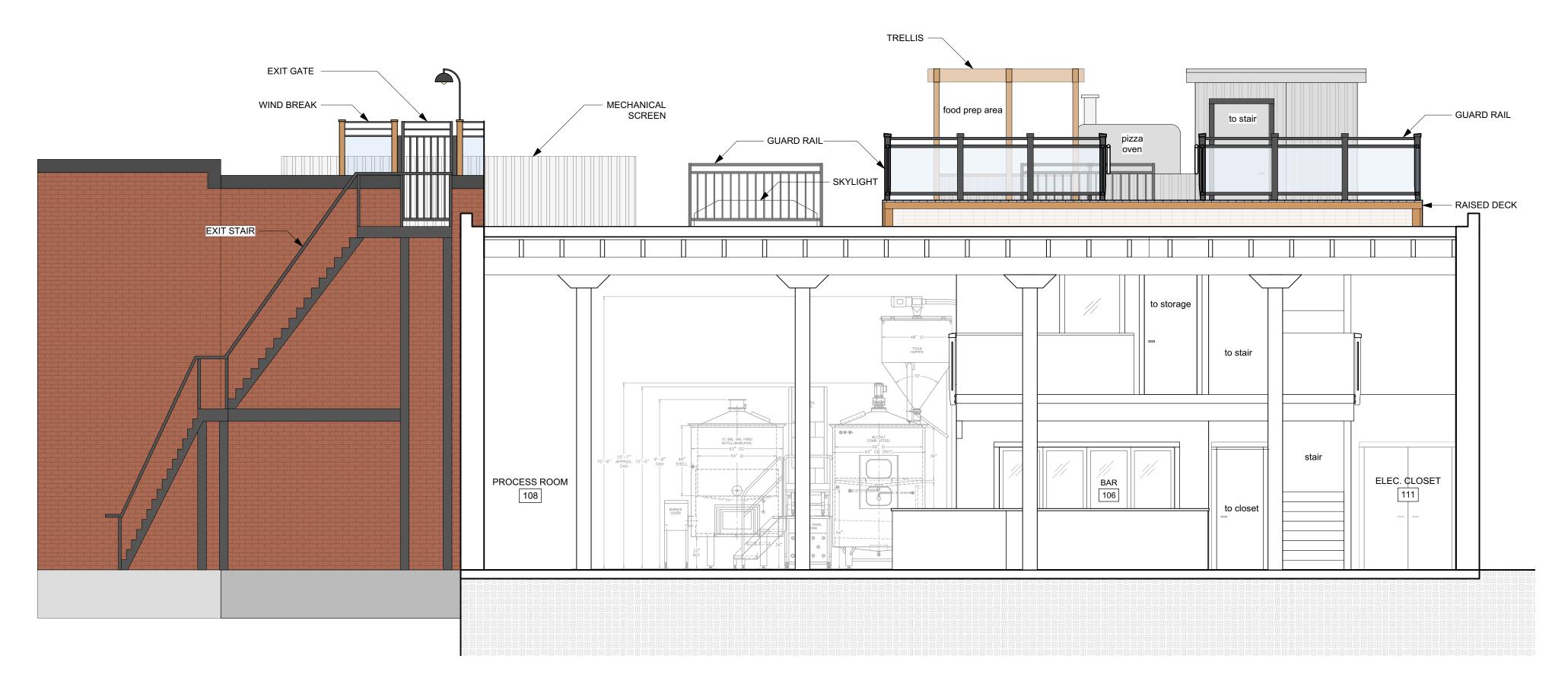


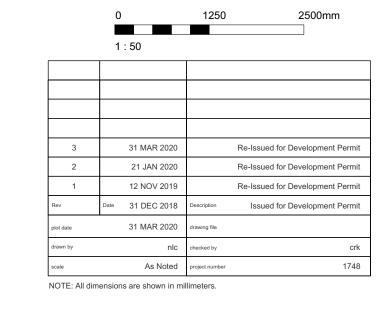




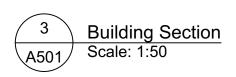


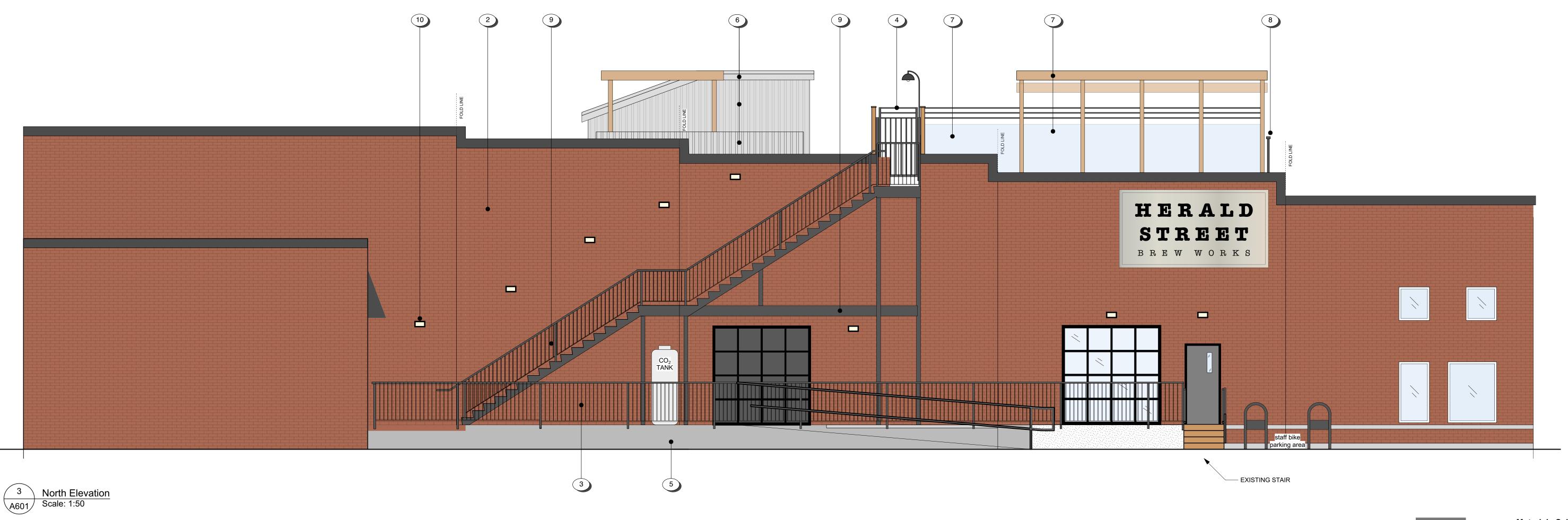
Building Section
Scale: 1:50







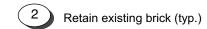


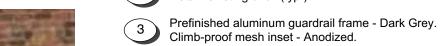


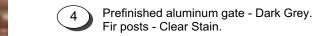


# **Materials Schedule**





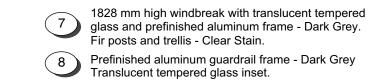


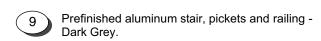


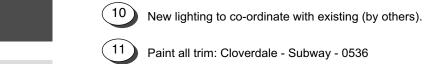
5 Paint new concrete infill to match existing.

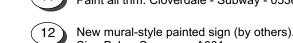


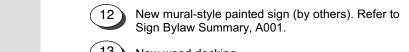
6 Anodized metal.











13 New wood decking.

