

## 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: 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 stoeys 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.

## 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>):**  
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 stoeys 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.

## PROJECT INFORMATION

### 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 Kierulf  
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  
brianl@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

## 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).

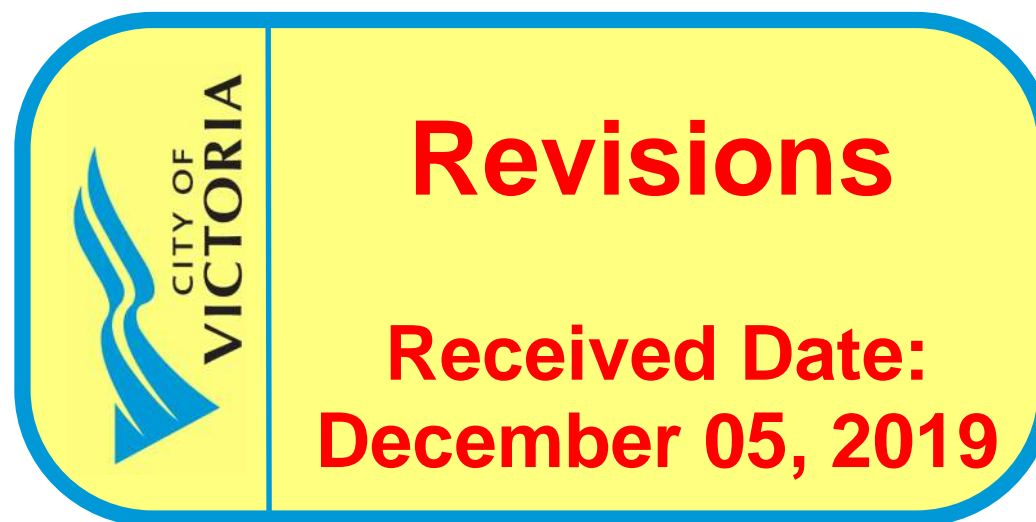
**SIGN AREA AS SHOWN**  
8.9 sq m

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

## DRAWING LIST

### 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



## 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 m<sup>2</sup> = 103 people  
Ground Floor Process Area: 73 m<sup>2</sup> = 16 people  
Cooler: 19 m<sup>2</sup> = 4 people

**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 m<sup>2</sup> = 200 people

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

### CONSTRUCTION REQUIREMENTS (3.2.2.67):

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

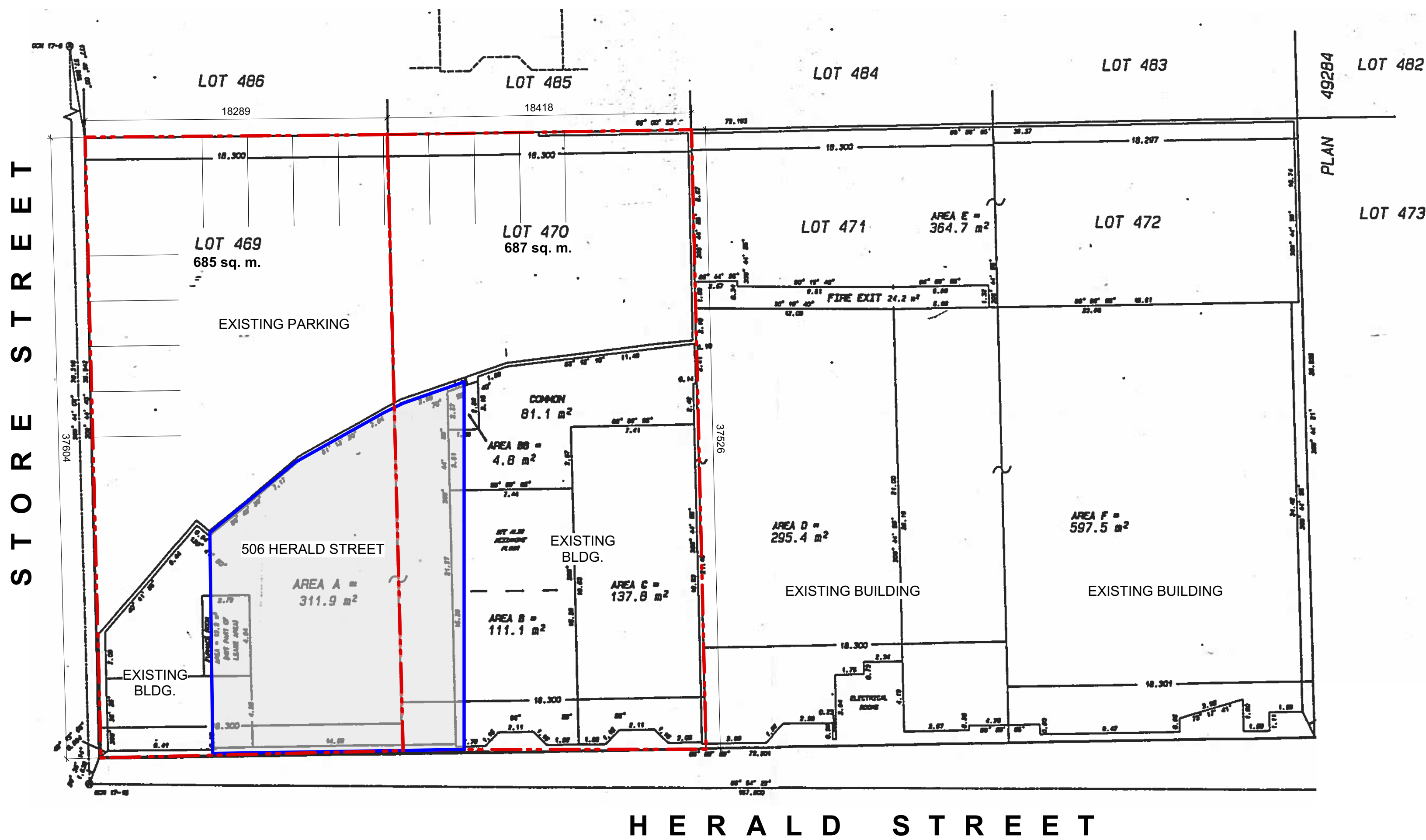
- Signal to Fire Department required, 2 stage. Will notify that an alert signal has been initiated (3.2.4.8.3)
- Building is one storey and less than 2000 m<sup>2</sup>, and therefore can be one fire zone. An annunciator is not required if there is only one zone (3.2.4.9(2.3))
- Visual and audible trouble 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  
Stair: 900 mm  
Doorways: 800 mm

### WASHROOMS:

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

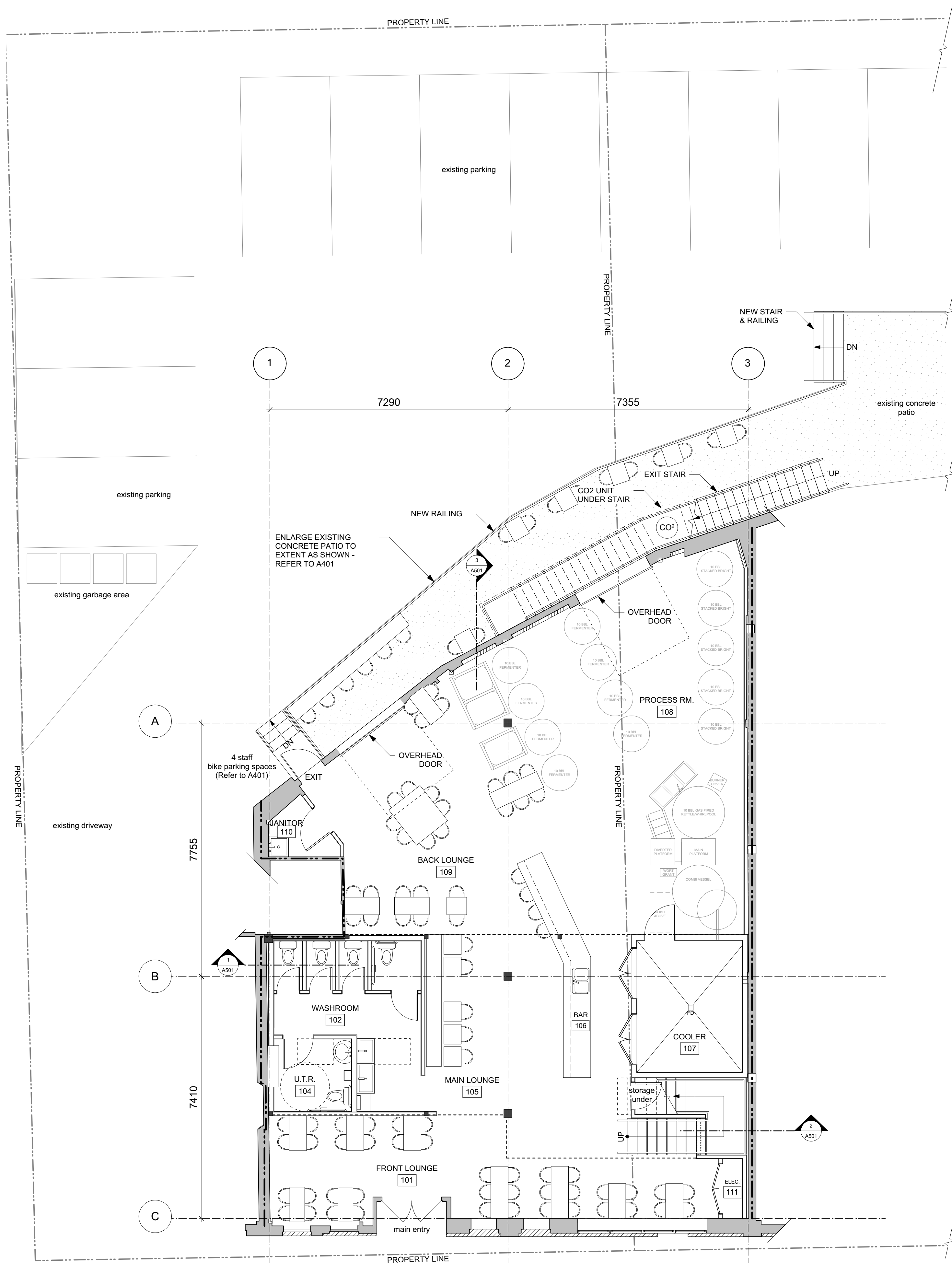


1 Site plan  
A001 1:200

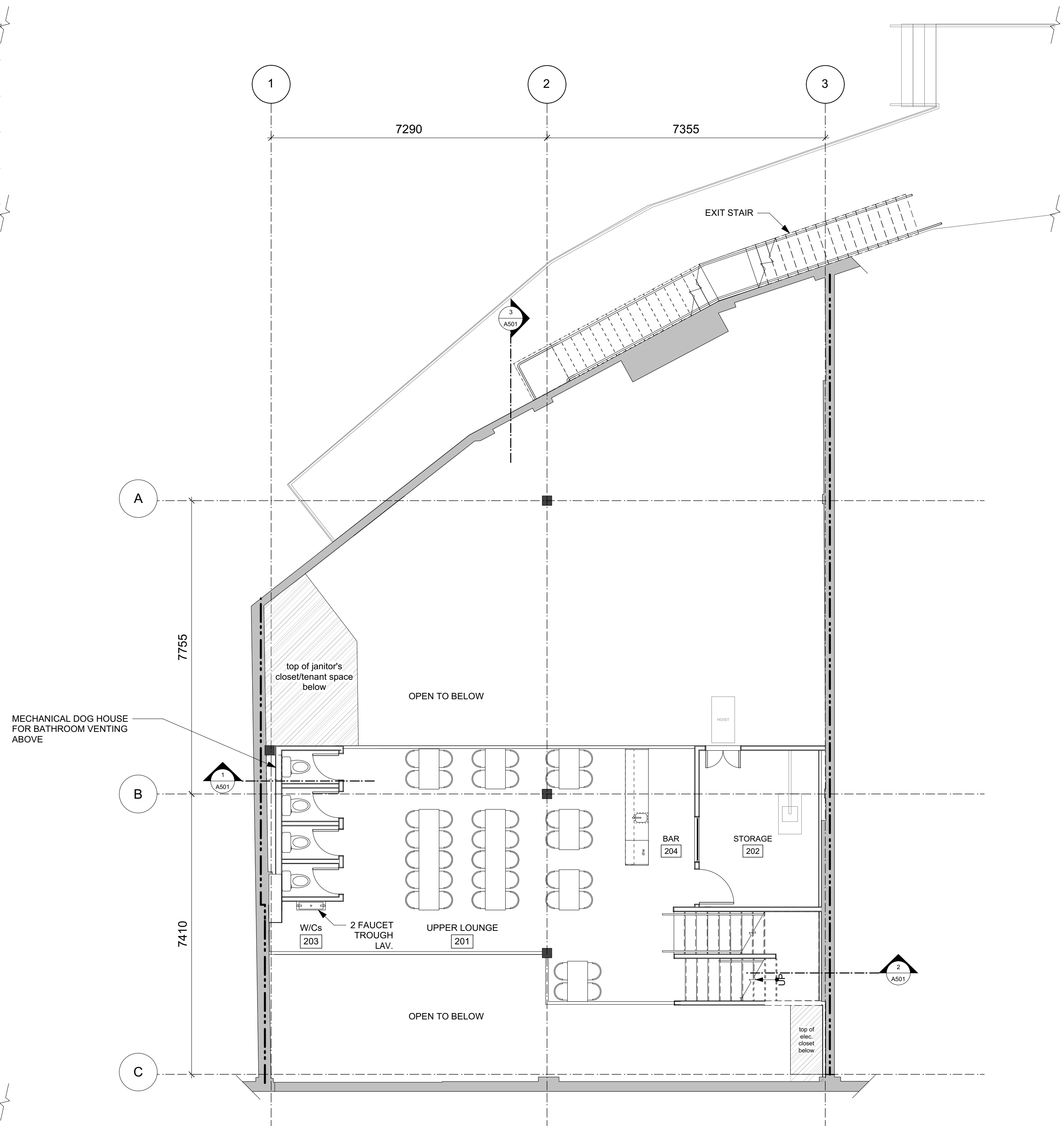
RE-ISSUED FOR DEVELOPMENT PERMIT

VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-858-5367	
NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-858-5810	
project name Herald Brew Pub 506 Herald Street Victoria, BC	
Project Data & Floor Plan	
A001	1

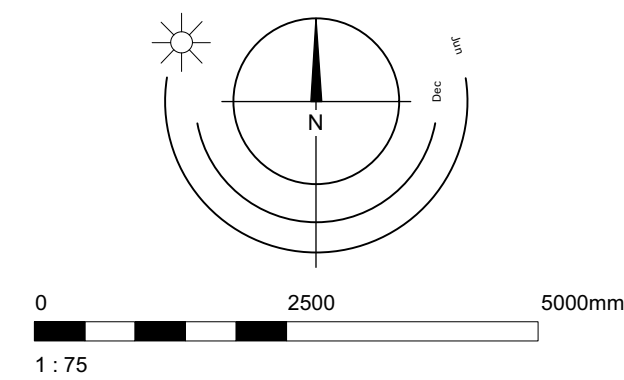
- General Notes**
- Contractor to verify all dimensions and confirm same on site. Architect to be notified in case of any discrepancies.
  - Shaded walls are existing.
  - All gridlines are to centreline of existing columns, centre of studs, and face of existing interior brickwork unless noted otherwise.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



1 Level 1 Floor Plan  
Scale: 1:75



2 Mezzanine Floor Plan  
Scale: 1:75



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

NOTE: All dimensions are shown in millimeters.

RE-ISSUED FOR DEVELOPMENT PERMIT

**de Hoog & Kierulf architects**

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

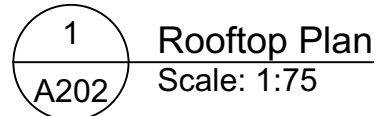
Level 1 & Mezzanine Floor Plan

drawn by  
**A201**

revision no.  
**1**

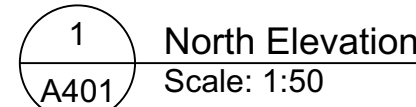


1. Contractor to verify all dimensions and confirm same on site. Architect to be notified in case of any discrepancies.
2. Shaded walls are existing.
3. All gridlines are to centreline of existing columns, centre of studs, and face of existing interior brickwork unless noted otherwise. Plans to be read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

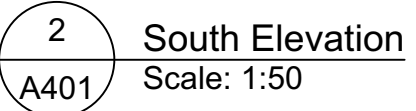








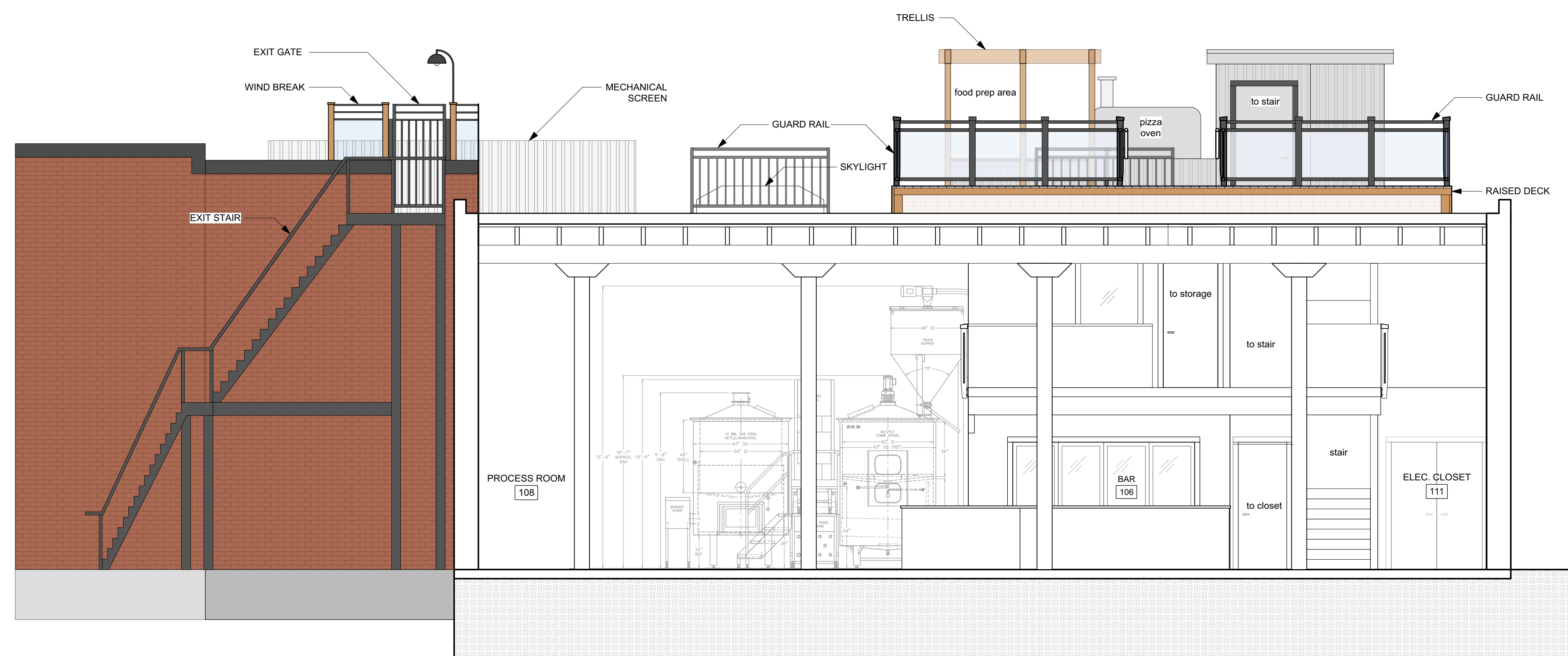
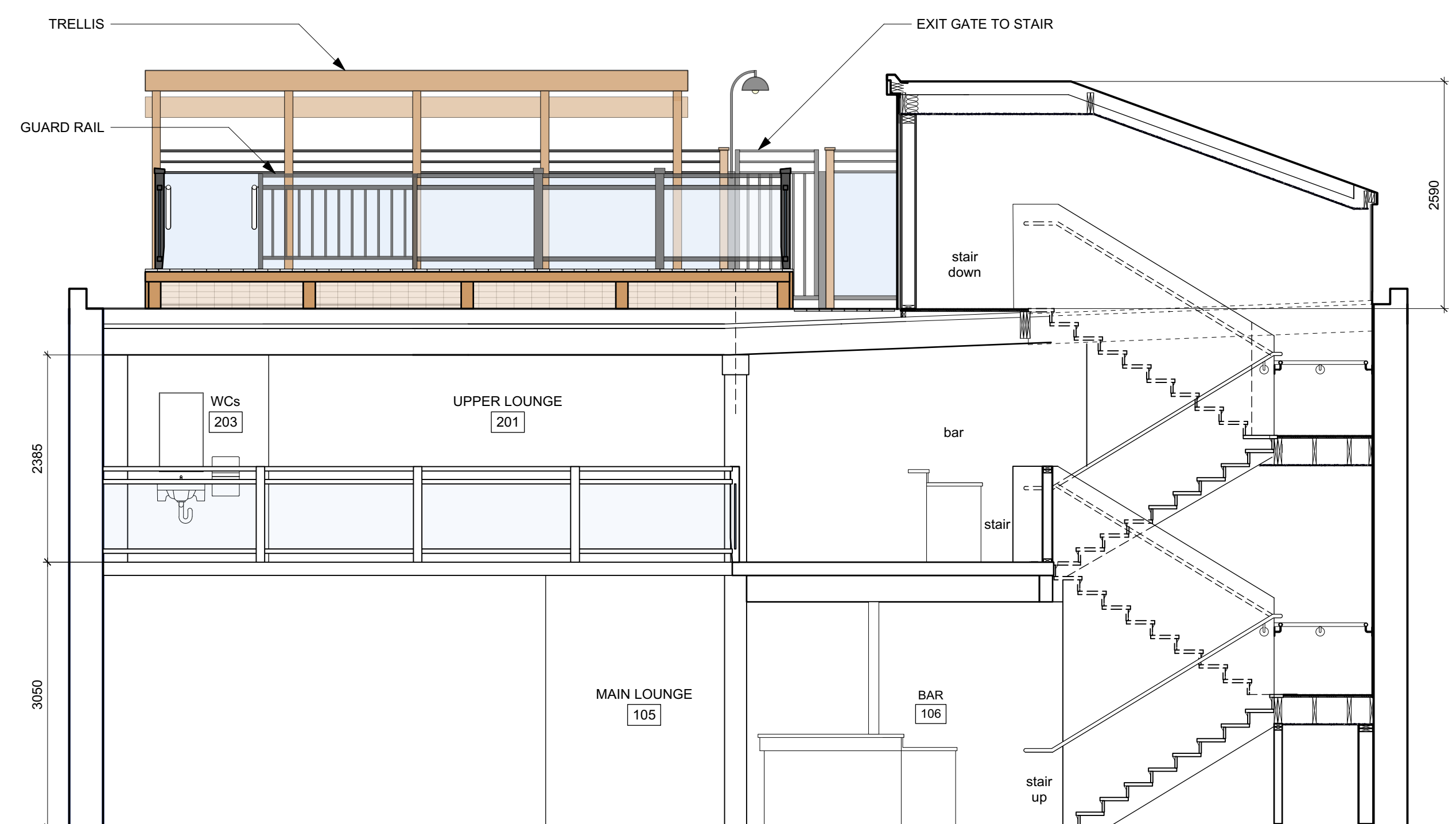
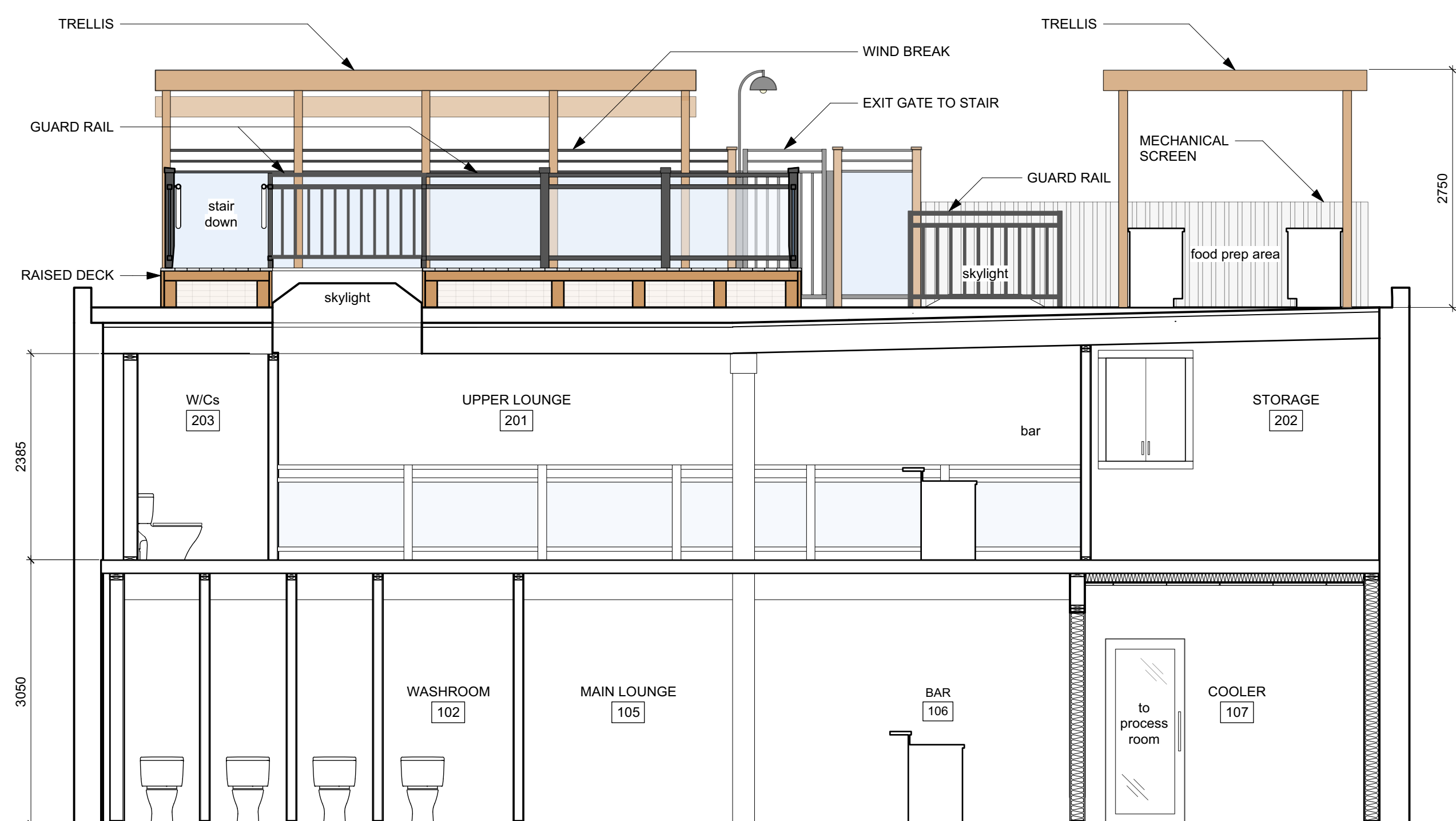
1 North Elevation  
A401 Scale: 1:50



2 South Elevation  
A401 Scale: 1:50

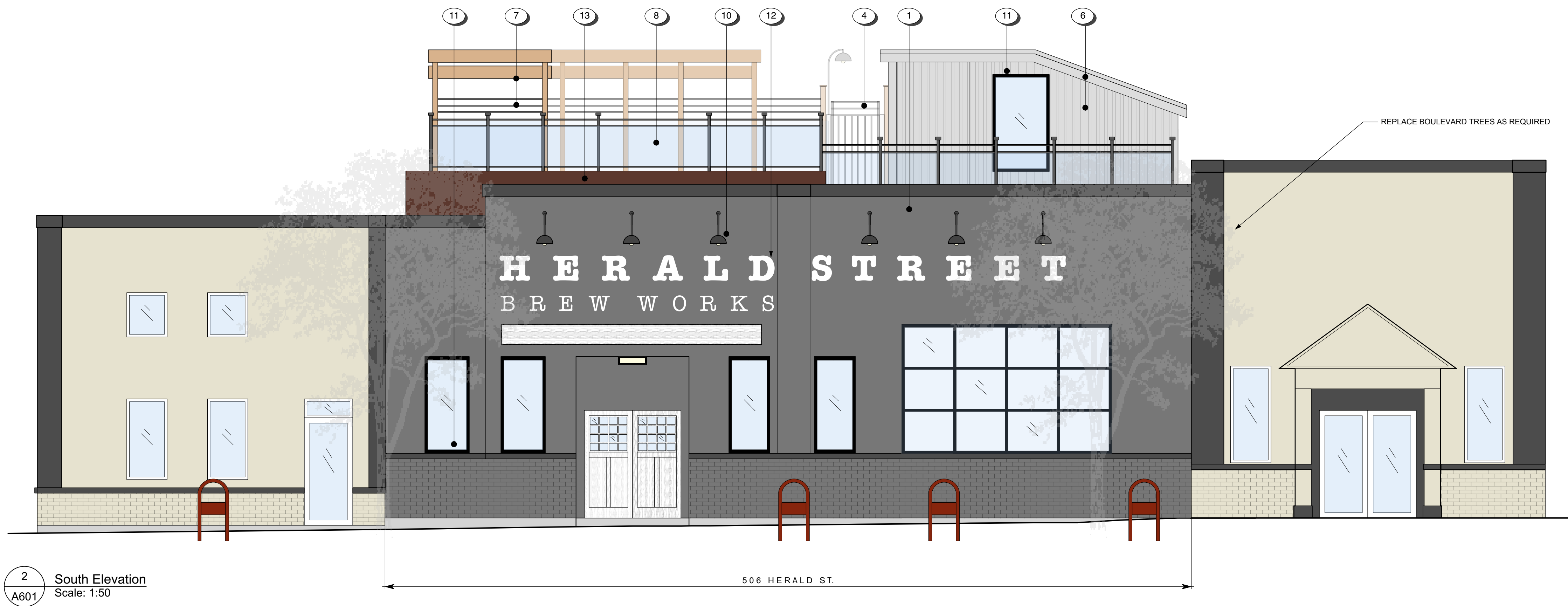
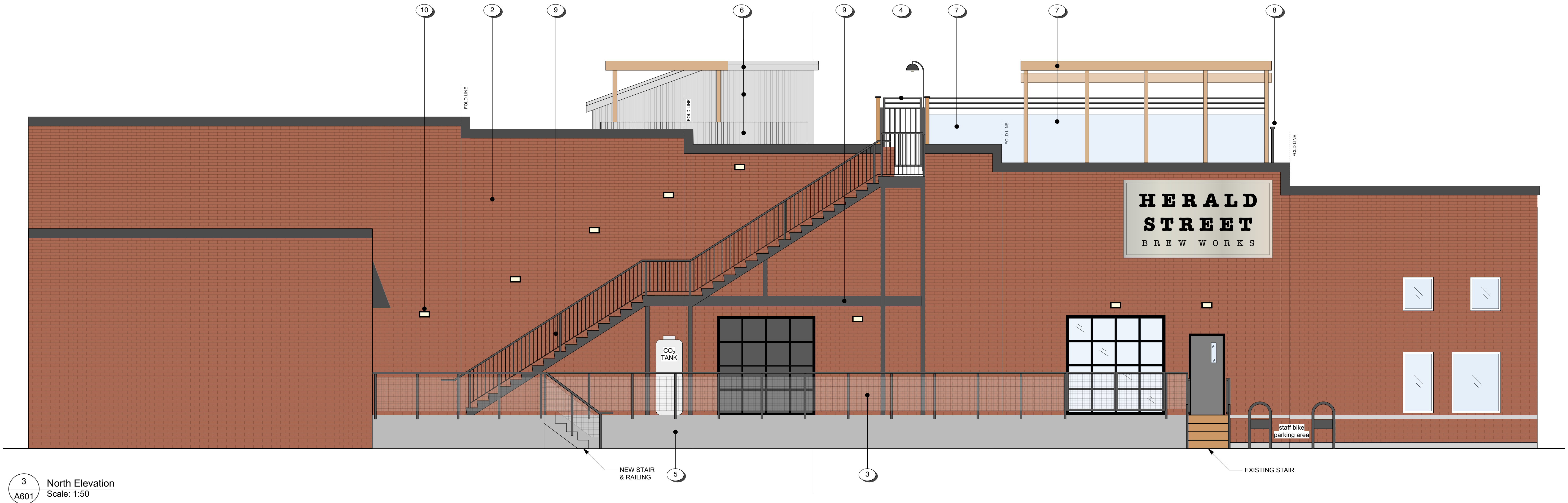
- 

NOTE: All dimensions are shown in millimeters.

[illegible]

RE-ISSUED FOR DEVELOPMENT PERMIT





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.

RE-ISSUED FOR DEVELOPMENT PERMIT

0 1250 2500mm

1:50