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 (m²):

Lot 469: 685 m²

FLOOR AREA (m²):

171 m² (no change) L1: Mezzanine: 67 m² (proposed) **TOTAL:** 237 m² (proposed)

COMMERCIAL FLOOR AREA (m²):

FLOOR SPACE RATIO: .35: 1

SITE COVERAGE (%): 28%

HEIGHT OF BUILDING (m): 6.0 m (no change)

 237 m^2

NUMBER OF STOREYS: 1

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

PARKING STALLS REQUIRED: none

BICYCLE PARKING NUMBER (CLASS 1 & CLASS 2): 2 "inverted U" bike racks along Herald Street frontage and 4 staff bike parking spots along north side of building).

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 (m²): Lot 470: 687 m²

FLOOR AREA (m²):

76 m² (no change) Mezzanine: 16 m² (proposed) **TOTAL:** 92 m² (proposed)

COMMERCIAL FLOOR AREA (m²):

FLOOR SPACE RATIO: .13: 1 SITE COVERAGE (%): 12%

HEIGHT OF BUILDING (m): 6.0 m (no change)

NUMBER OF STOREYS: 1

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

ARCHITECT

de Hoog & Kierulf architects

977 Fort Street Charles Kierulf Victoria, BC tel: 250.658.3367 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

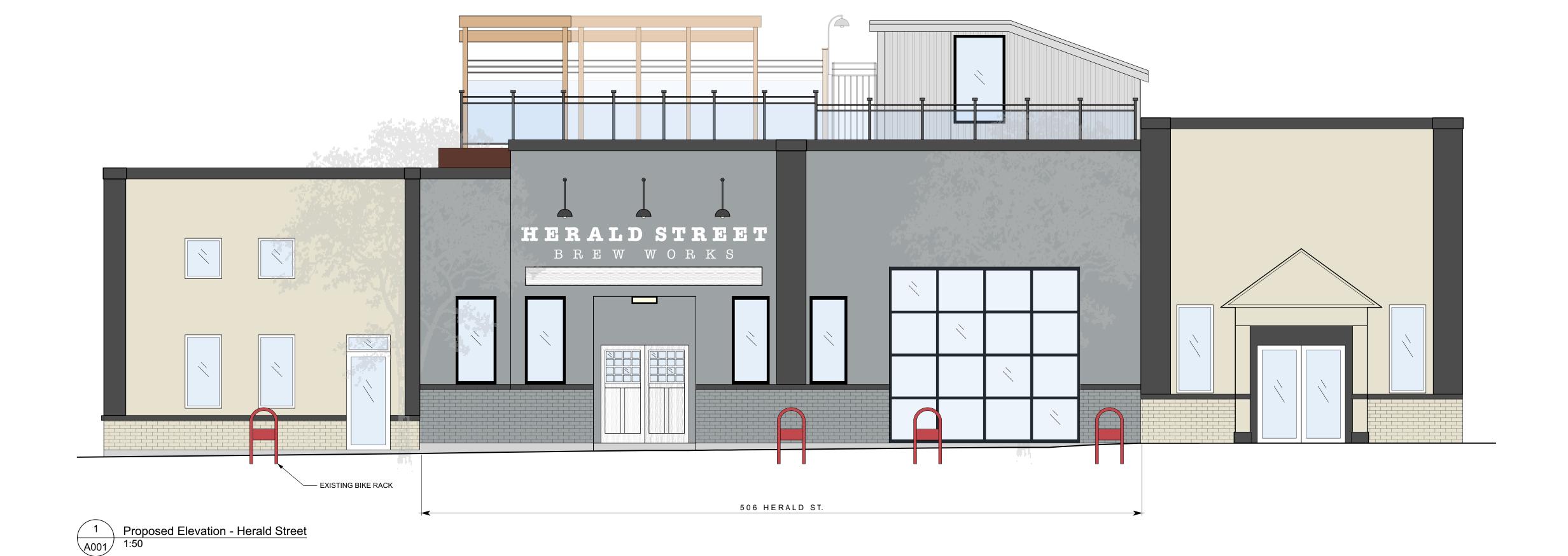
Avalon Mechanical Consultants Ltd. 300 - 1245 Esquimalt Road

Mirek Demidow Victoria, BC tel: 250.384.4128 V9A 3P2 fax: 250.384.4134

ELECTRICAL CONSULTANT

Magma Consulting Ltd. 5040 Lockehaven Drive

Paul Nirwan Victoria, BC tel: 250.721.3712 V8N 4J5 paulnirwan@gmail.com



DRAWING LIST

Architectural

A001 Project Data A101 Site Plan

Level 1 Floor Plan

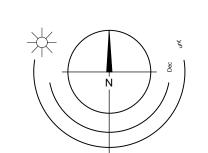
Mezzanine Floor Plan A202

A203 Roof Top Plan A204 Seating Plan

A401 Elevations

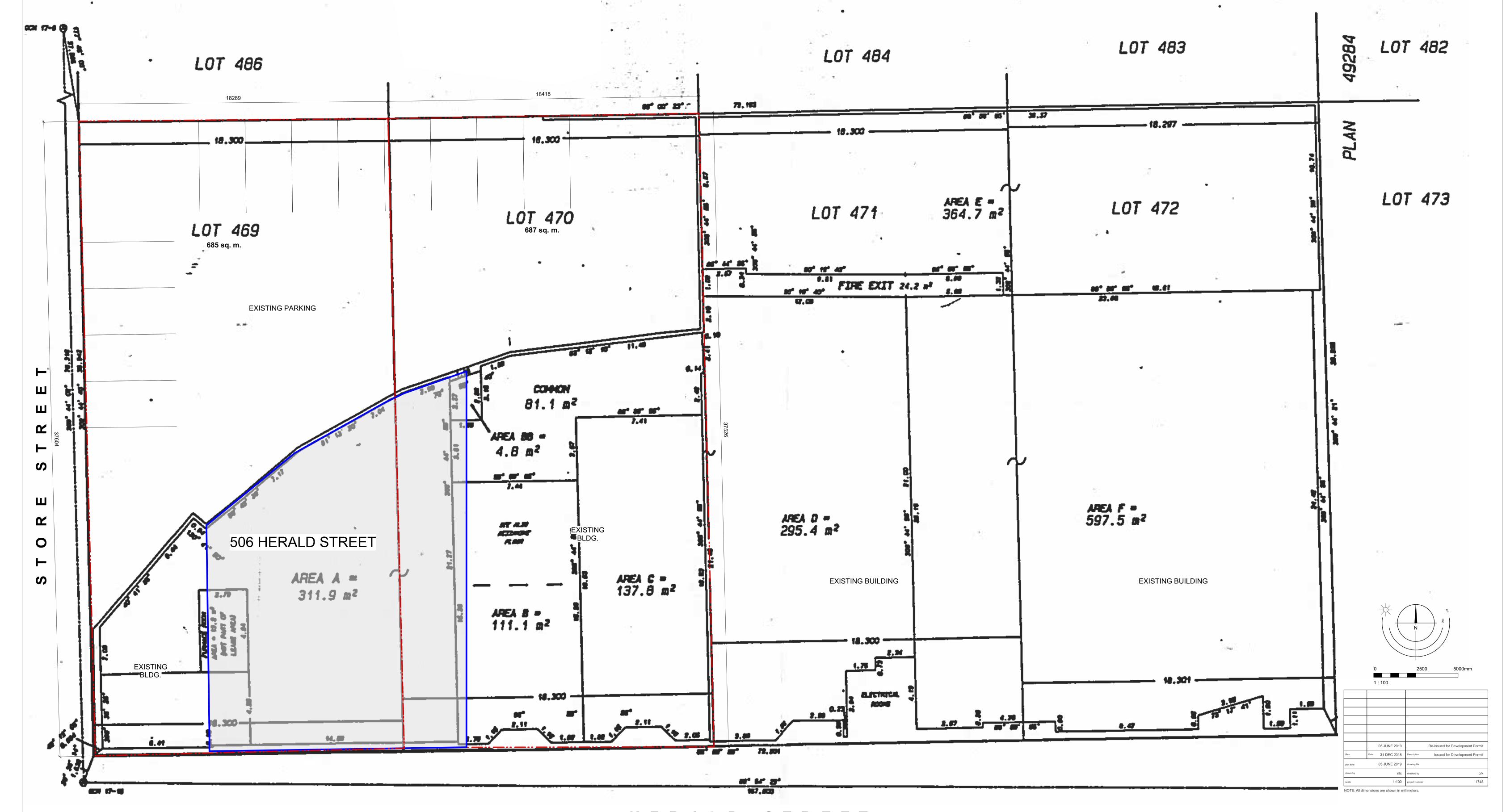
A501 Sections

Materials Board



		05 JUNE 2019		Re-Issued for Development Permit
Rev	Date	31 DEC 2018	Description	Issued for Development Permit
plot date		05 JUNE 2019	drawing file	
drawn by		nlc	checked by	crk
scale		As Noted	project number	1748
NOTE: All	dimensio	ns are shown in mi	llimeters.	





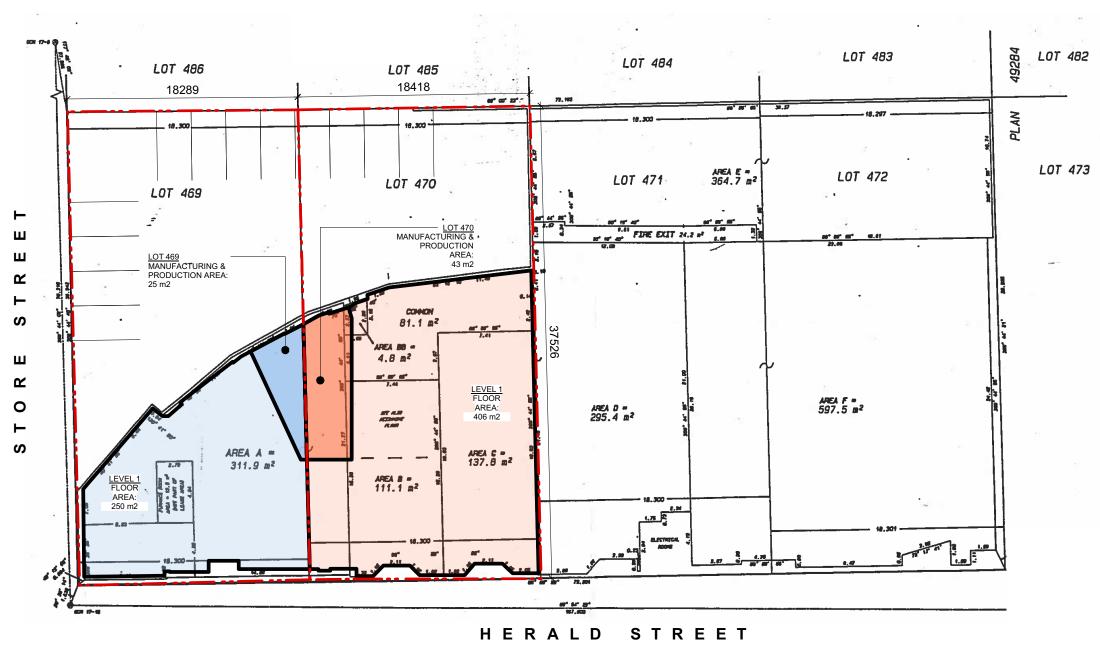
HERALD STREET

dHKa de Hoog	& Kierulf	architects
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1.250.658.3367	Nanaim	OFFICE 00 Dublin Way 0 BC V9T 2K8 •585•5810
Herald Brew Pt 506 Herald Street Victoria, BC	ub	
Site Plan		
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF DE HOOG & KIERULF ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.	drawing no.	revision no.

RETAIN AND REPAIR EXISTING → STAIR. ADD RAILING. EXISTING CONCRETE PATIO NEW DELIVERY GATE — NEW EXTERIOR EXIT -STAIR. UN-CLIMBABLE LOCKED EXIT GATE WITH PANIC HARDWARE. LINE OF EXIT STAIR ABOVE ----DESIGN. EXISTING PARKING LINE OF EXIT STAIR ABOVE EXISTING CONCRETE PATIO STAFF BIKE ADD NEW OVERHEAD DOOR TO FIT EXISTING OPENING KEG STORAGE AREA NEW DECK AND STAIR EXTENT OF PROCESS AREA — ADD NEW OVERHEAD DOOR TO FIT INFILLED OPENING ADD NEW EXIT DOOR TO FIT EXISTING OPENING **EXISTING** DRIVEWAY BACK LOUNGE COOLER WASHROOM MAIN LOUNGE FRONT LOUNGE SIDEWALK EXISITNG BIKE RACK — NEW BIKE RACK possibly to be replaced

General Notes

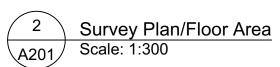
- 1. Shaded walls are existing.
- No interior alterations to L1 or Mezzanine (exterior alterations only).

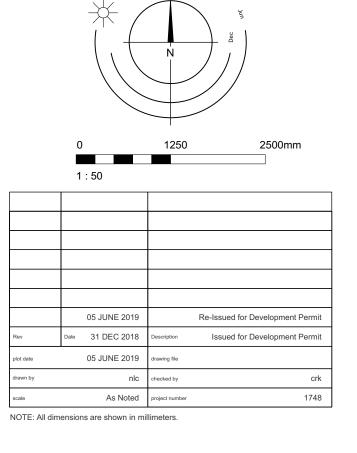


FLOOR AREA OF MANUFACTURING & PRODUCTION:

(MAXIMUM PERMITTED 35%)

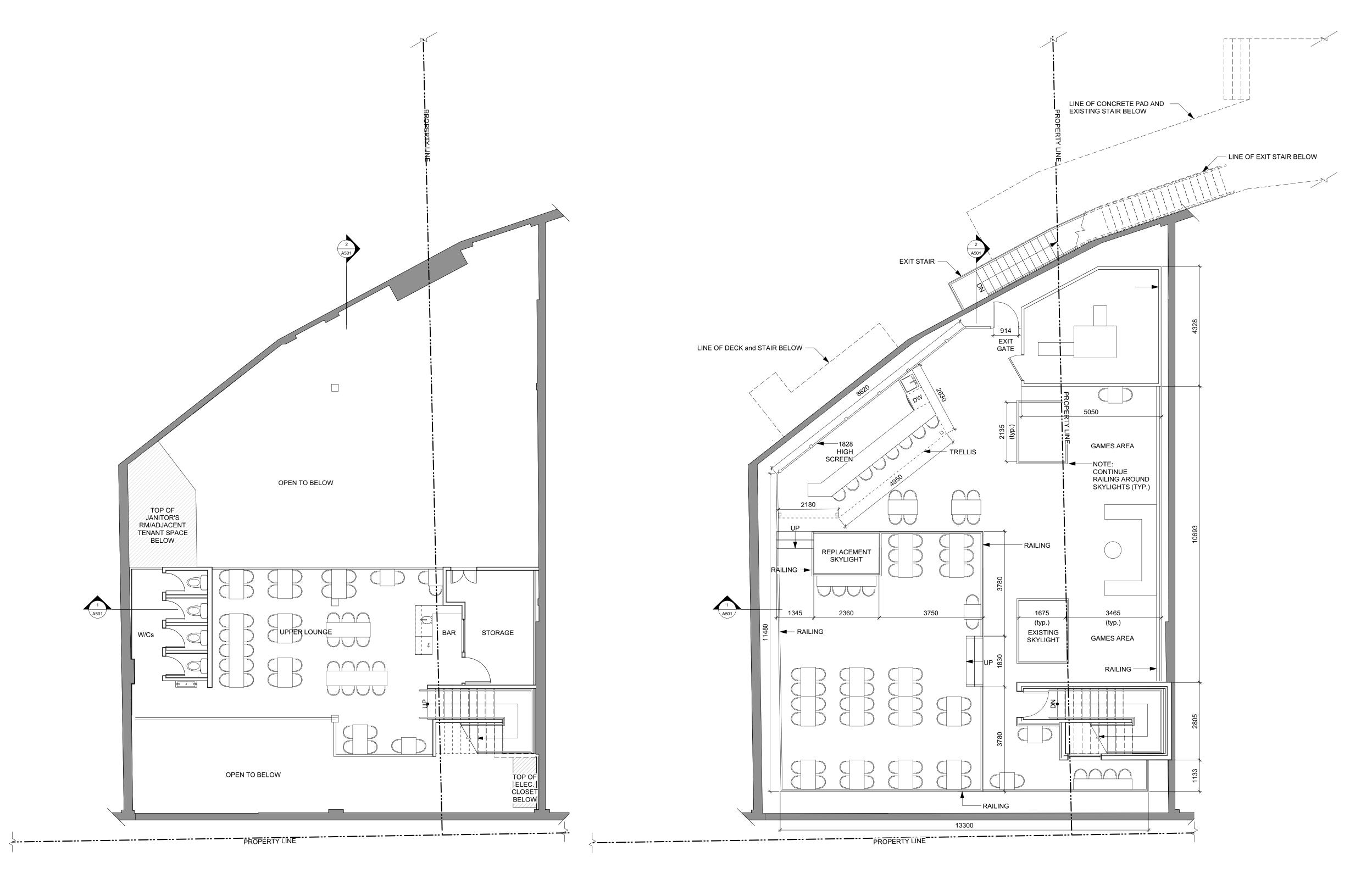
	LOT 469	LOT 470
Level 1 - Gross Floor Area (m²)	250	406
Manufacturing & Production Area (m ²)	25	43
% Manufacturing & Production on Level 1	10%	11%

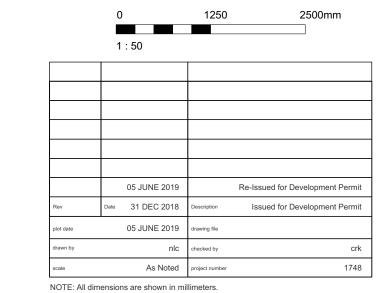




dHKa de Hoog	& Kierulf ar	chitects
VICTORIA OFFICE 977 Fort Street Victoria BC V8V3K3 T 1•250•658•3367	NANAIMO OFFI 102-5190 E Nanaimo B T 1•250•58	Oublin Way C V9T2K8
Herald Brew Pt 506 Herald Street Victoria, BC	np	
Level 1 Plan		
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF DE HOOG & KIERULF ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT	drawing no.	revision no.

- Shaded walls are existing.
- No interior alterations to L1 or Mezzanine (exterior alterations only).

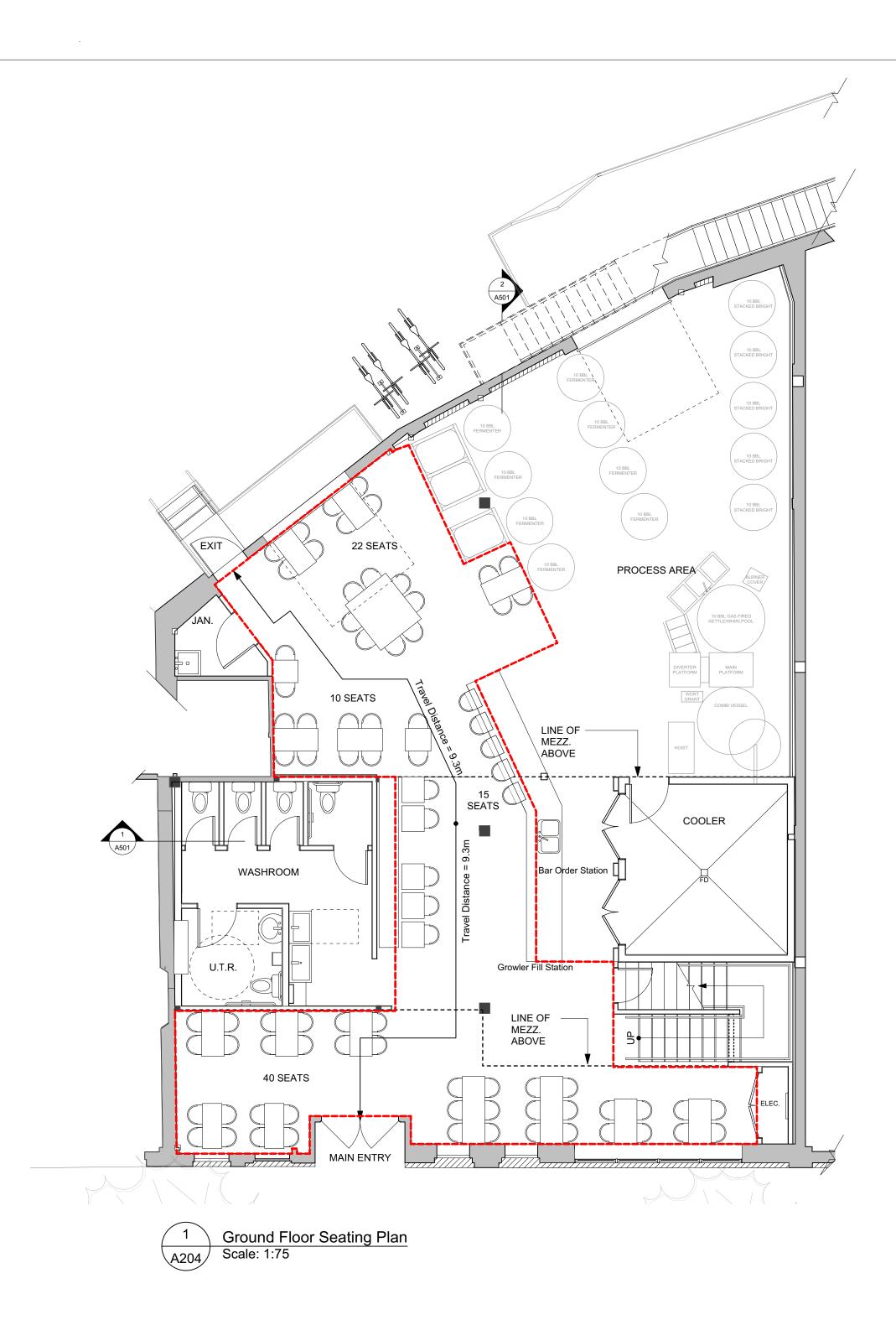


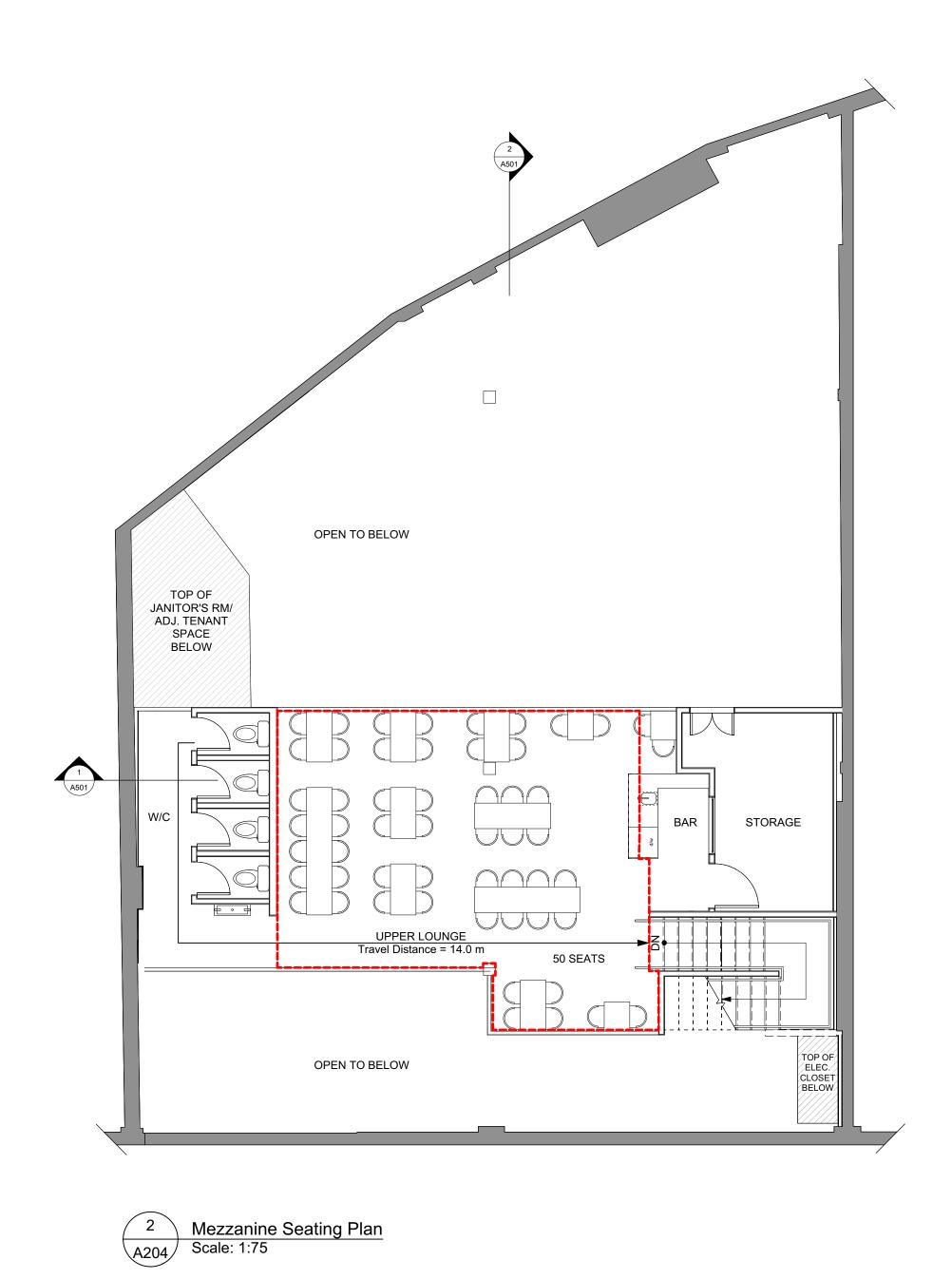


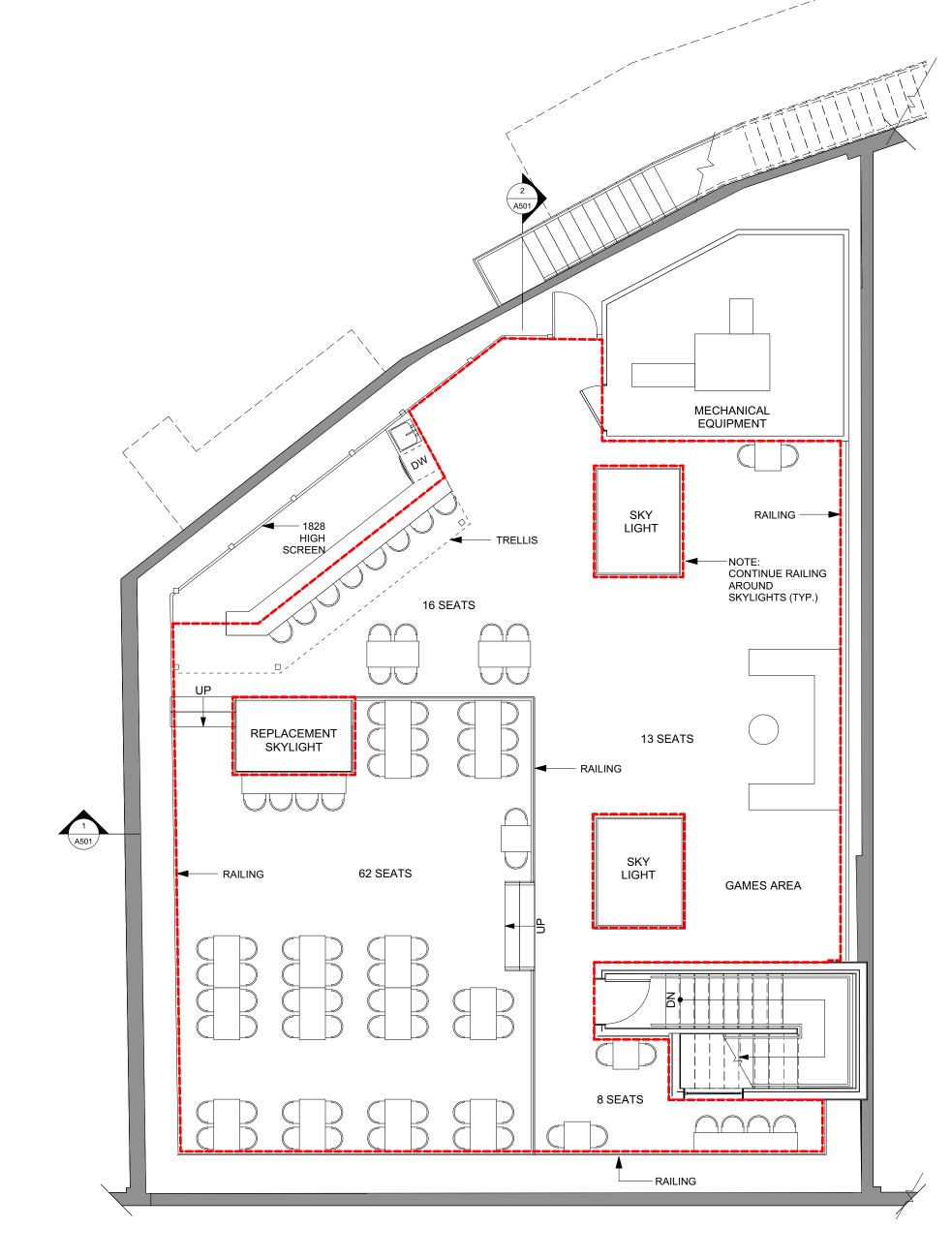


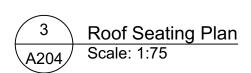
1 Mezzanine Plan A202 Scale: 1:75

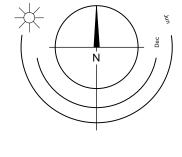
Roof Plan
A202 Scale: 1:75











Sheet Notes

- ---- 1. Dashed red line indicates liquor service area.
 - 2. Total Occupant Load based on BCBC 2012 (3.1.17).
 - 3. Occupant load as approved by LCRB to be posted on site.

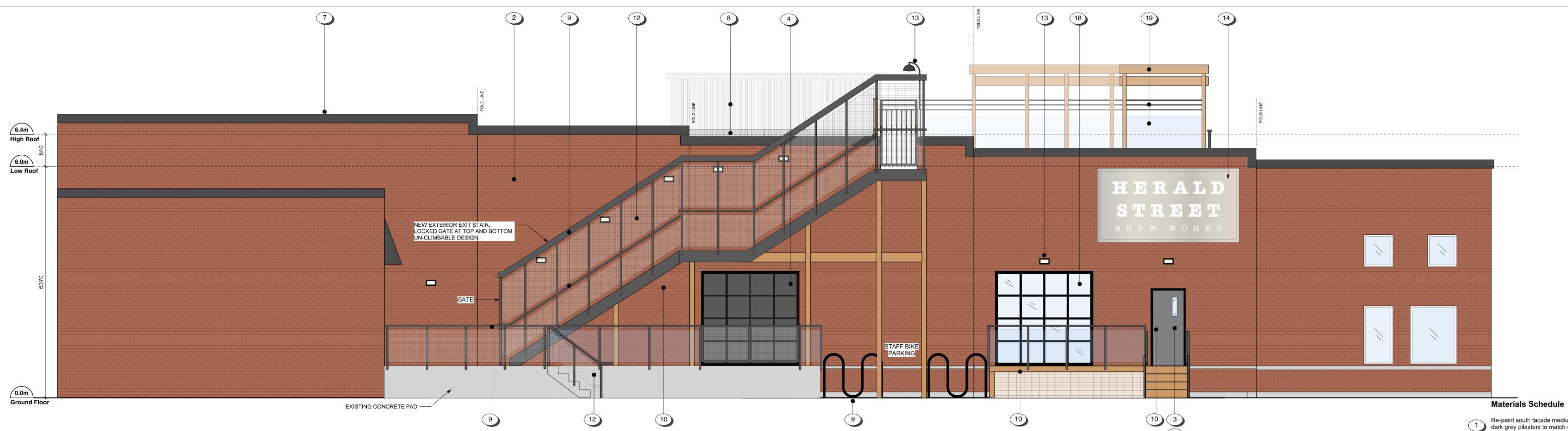
Ground Floor:	87 seats
Mezzanine:	54 seats
Roof:	99 seats
Total Seating:	237 seats
Total Staff/Off Premise Custo	mers: 38 people

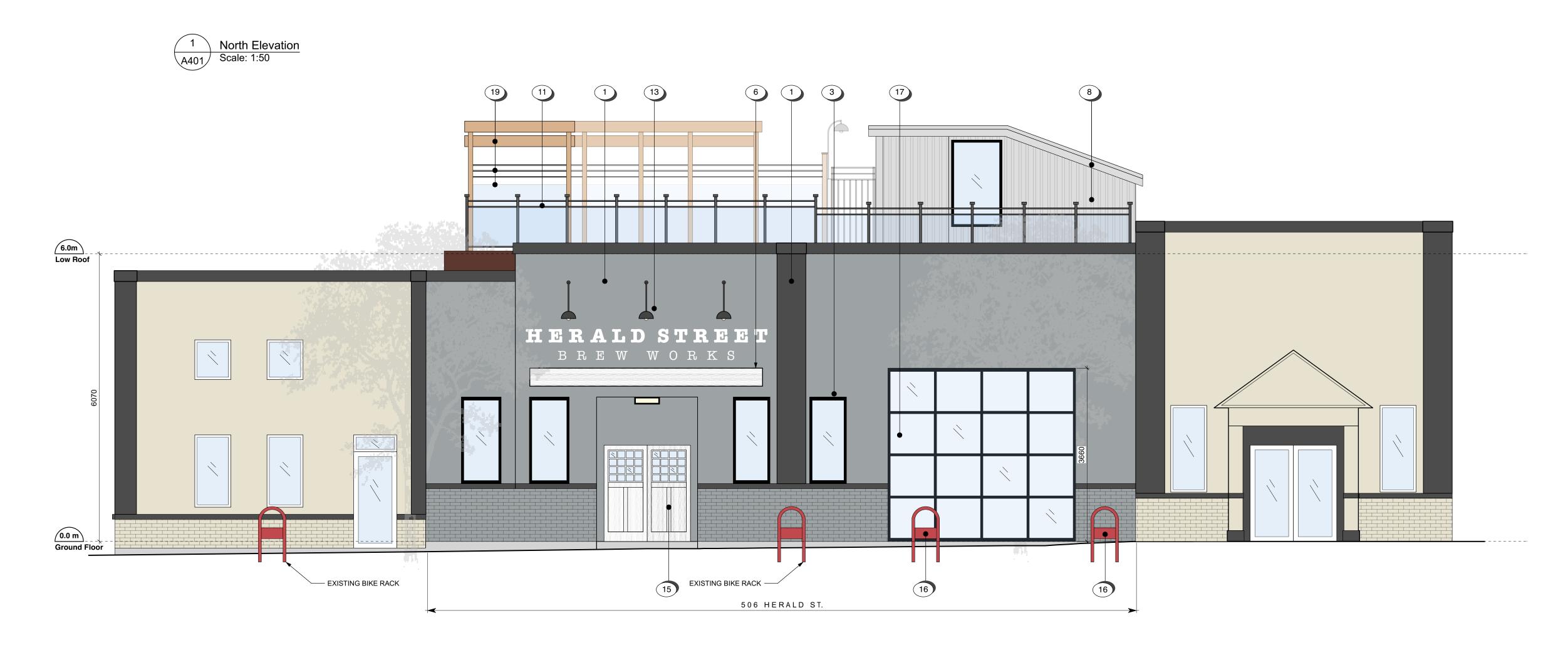
275 people

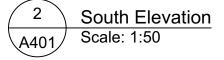
Total Occupant Load:

	05 JUNE 20)19	Re-Issued for Development Per
Rev	Date 31 DEC 20)18 Description	Issued for Development Per
plot date	05 JUNE 20)19 drawing file	
drawn by	·	nlc checked by	ı
scale	As No	ted project number	17

VICTORIA OFFICE 977 Fort Street Victoria BC V8V3K3 T 1 • 250 • 658 • 3367 project name	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K8 T 1•250•585•5810
project name	
Herald Brew Pub 506 Herald Street Victoria, BC)
Seating Plan	







Re-paint south facade medium grey with dark grey pilasters to match existing stucco.

2 Retain existing brick (typ.)

Paint all door and window trims - black.

Add new overhead door to fit existing opening (see A401).

Add new exterior door to fit existing opening (see A401).

Remove existing awning. Add new sign painted on building above new white washed wood awning. Sign design & awning by others.

7 Retain existing metal parapet flashing - black.

8 Anodized metal.

9 Powder coated metal - black.

10 Cedar - clear finish.

Tempered clear glass guard with prefinished aluminum frame - black.

12 Un-climbable metal mesh - anodized finish.

13 Lighting - locations and type to be confirmed.

"Ghost Sign" - hand painted by others.

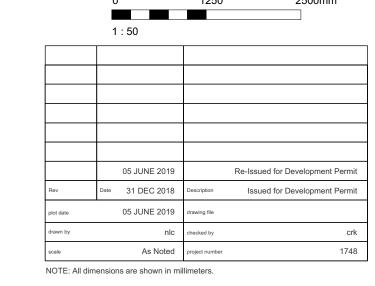
New wood entry doors - white washed.

New bike racks - colour as per City of Victoria guidelines.

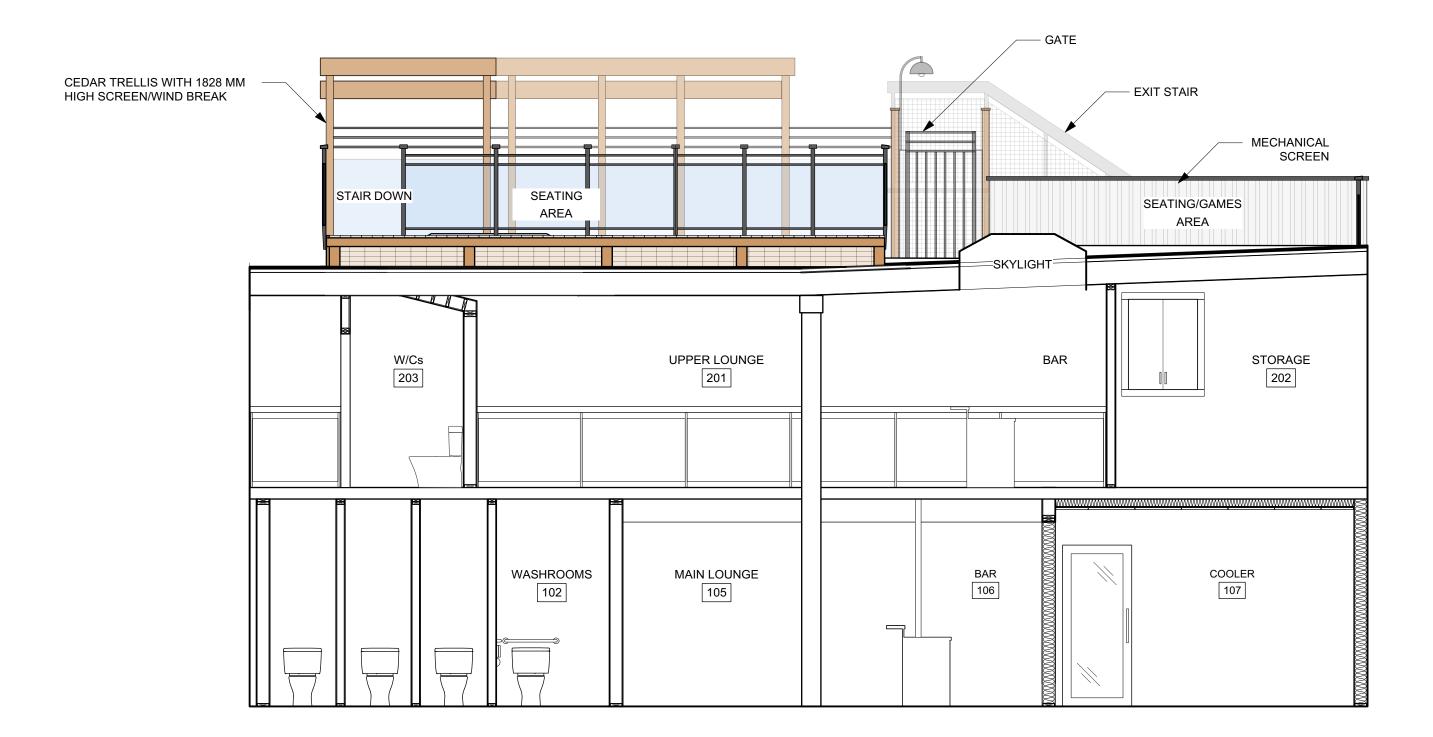
New window to fit infilled opening.

New overhead door to fit infilled opening.

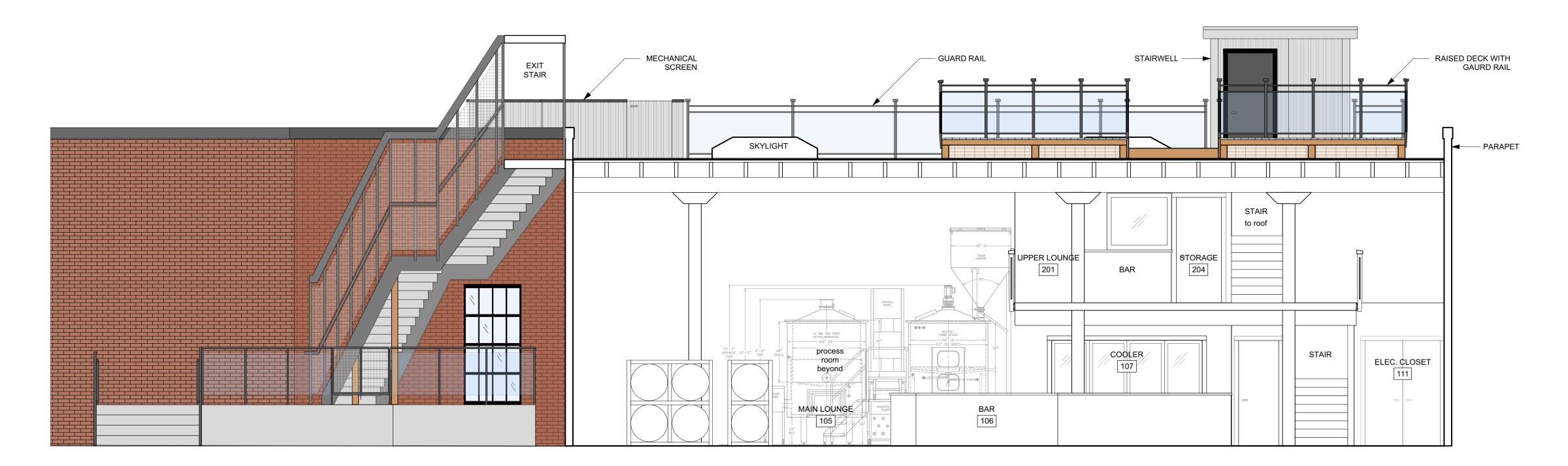
Cedar trellis with 1828 mm high screen/wind break with tempered clear glass guard and pre-finished aluminum frame - black.

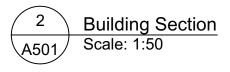


dHKa de Hoog	& Kierulf arc	hitects
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1•250•658•3367	NANAIMO OFFICE 102-5190 Du Nanaimo BC T 1•250•585	blin Way V9T 2K8
Herald Brew Pu 506 Herald Street Victoria, BC	b	
Elevations		
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF BEHOODE, SURERULF ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT	A401	revision no.



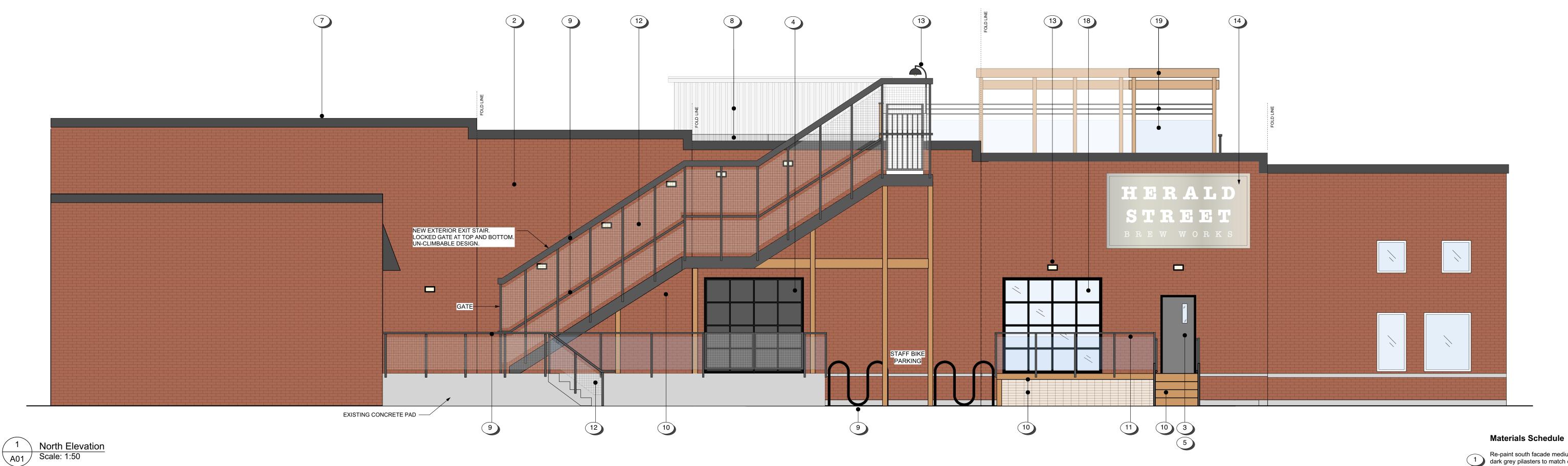


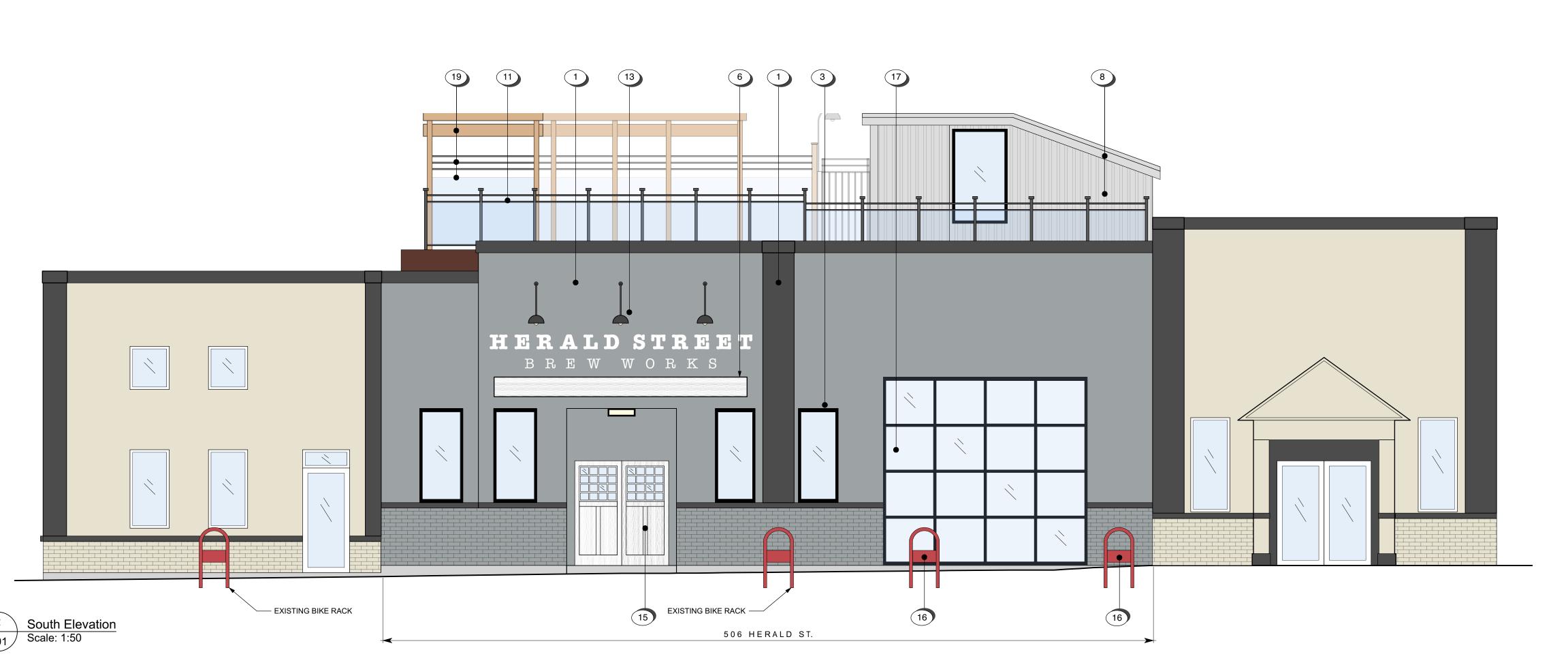




	0	1250	2500mm
	1 : 50		
	05 JUNE 2019		Re-Issued for Development Per
Rev	Date 31 DEC 2018	Description	Issued for Development Per
plot date	05 JUNE 2019	drawing file	
drawn by	nlc	checked by	
scale	As Noted	project number	1

dHKa de Hoog	& Kierulf	architect
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1.250.658.3367	Nanaimo	OFFICE 0 Dublin Wa 0 BC V9T 2K • 585•5810
Herald Brew Pt 506 Herald Street Victoria, BC	ub	
Sections		
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF DE HOOG & KIERULF ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSFINT		revision no.





- Re-paint south facade medium grey with dark grey pilasters to match existing stucco.
- 2 Retain existing brick (typ.)
- 3 Paint all door and window trims black.
- Add new overhead door to fit existing opening (see A401).
- Add new exterior door to fit existing opening (see A401).
- Remove existing awning. Add new sign in white channel letters on wood awning. Sign design by others.
- 7 Retain existing metal parapet flashing black.
- 8 Anodized metal.
- Powder coated metal black with anodized mesh.
- 10 Cedar clear finish.
- Tempered clear glass guard with prefinished aluminum frame black.
- 12 Un-climbable metal mesh anodized finish.
- 13 Lighting locations and type to be confirmed.
- "Ghost Sign" hand painted by others.
- New wood entry doors white washed.
- New bike racks colour as per City of Victoria guidelines.
- New window to fit infilled opening.
- 18 New overhead door to fit infilled opening.
- Cedar trellis/wind break with tempered clear glass guard and pre-finished aluminum frame black



3 11 7 19 9

8

10 19