ZONING INFORMATION - LOT 469

CIVIC ADDRESS: 506 Herald Street, Victoria, BC

ZONE (EXISTING):

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

SITE AREA (m²):

Lot 469:

FLOOR AREA (m²):

171 m² (no change) Mezzanine: 67 m² (proposed)

TOTAL: 237 m² (proposed)

COMMERCIAL FLOOR AREA (m²):

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

LOT 486

LOT 469

685 sq. m.

EXISTING PARKING

506 HERALD STREET

AREA A =

311.9 m²

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 m2

AREA 8 = 111.1 m²

88" GET 22"."

72, 163

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

ZONING INFORMATION - LOT 470

CIVIC ADDRESS: 506 Herald Street, Victoria, BC **ZONE (EXISTING):**

PROPOSED ZONE:

OTD-1

No change to zone. No change of use

SITE AREA (m²): 687 m² Lot 470:

FLOOR AREA (m²):

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

COMMERCIAL FLOOR AREA (m²):

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)

(a) (a) (b) (b) (c)

AREA E = 364.7 m²

LOT 483

LOT 472

AREA F = 597.5 m²

EXISTING BUILDING

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

PARKING STALLS REQUIRED: none

LOT 484

ME NO ME FIRE EXIT 24.2 ME

EXISTING BUILDING

HERALD STREET

AREA 0 = 295.4 m²

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

LOT 482

LOT 473

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

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 m²)

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 & Materials

A501 Sections

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 m² 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 m²/person for dining and beverage. 4.6 m² /person for process rooms

Ground Floor: Gross Floor Area 260 m² (served by 2 exits front and rear) Total Load: 123 people

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

 $73 \text{ m}^2 = 16 \text{ people}$ Ground Floor Process Area: $19 \text{ m}^2 = 4 \text{ people}$ Cooler:

Mezzanine:

Gross Floor Area 83 m² (served by 1 stair down to Ground Floor) Total Load: 67 people

Mezzanine Restaurant Area: $56 \text{ m}^2 = 67 \text{ people}$

Rooftop:

Gross Area 167 m² (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).



Revisions

Received Date: September 1, 2021

> Acoustic/Privacy Screen Update - For Review 21 JAN 2020 Re-Issued for Development Perm Re-Issued for Development Perm

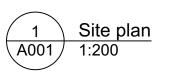
RE-ISSUED FOR DEVELOPMENT

de Hoog & Kierulf, architects VICTORIA OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K8 T 1•250•585•5810

Project Name Address Victoria, BC

Project Data & Floor Plan

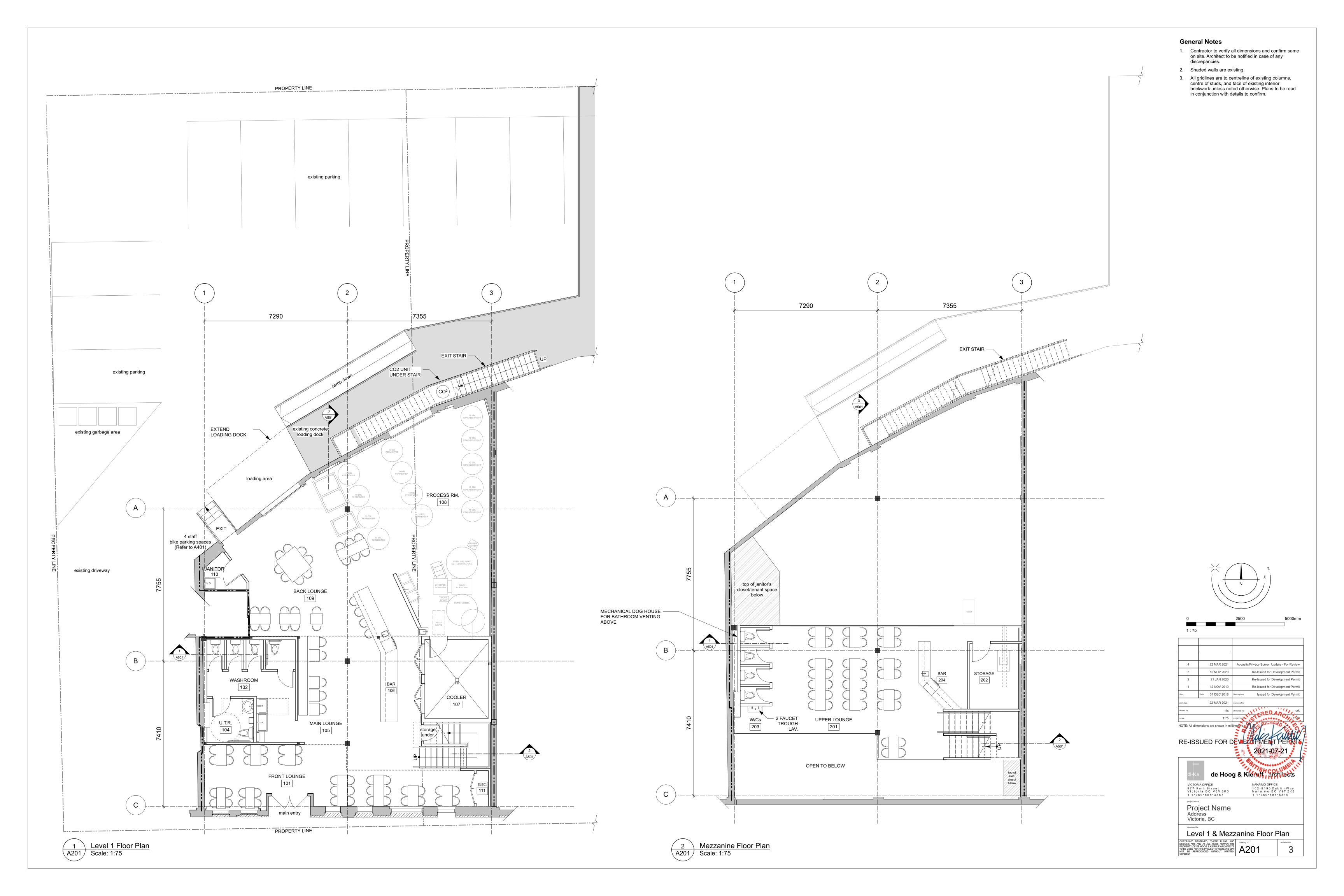
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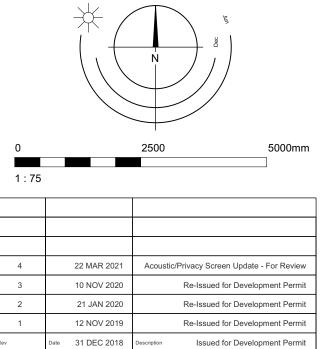
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7290 EXIT STAIR -MECHANICAL -SCREEN (Refer to A401) mechanical 1000 2200 HIGH ACOUSTIC/PRIVACY equipment ⁷ _SCREEN ------(Refer to A401) — GAS FIRE PIT existing skylight - TRELLIS OVER (Refer to A401) FOOD SERVICE COUNTER GUARD RAIL -MECHANICAL DOG HOUSE -FOR BATHROOM VENTING 610 HIGH FOOD PICKUP — COUNTER skylight - STAINLESS STEEL COUNTERS REFRIGERATOR UNDER GUARD RAIL AROUND SKYLIGHTS --(TYP.) existing skylight - GAS FIRED PIZZA OVEN ON CERAMIC COUNTER GUARD RAIL

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.



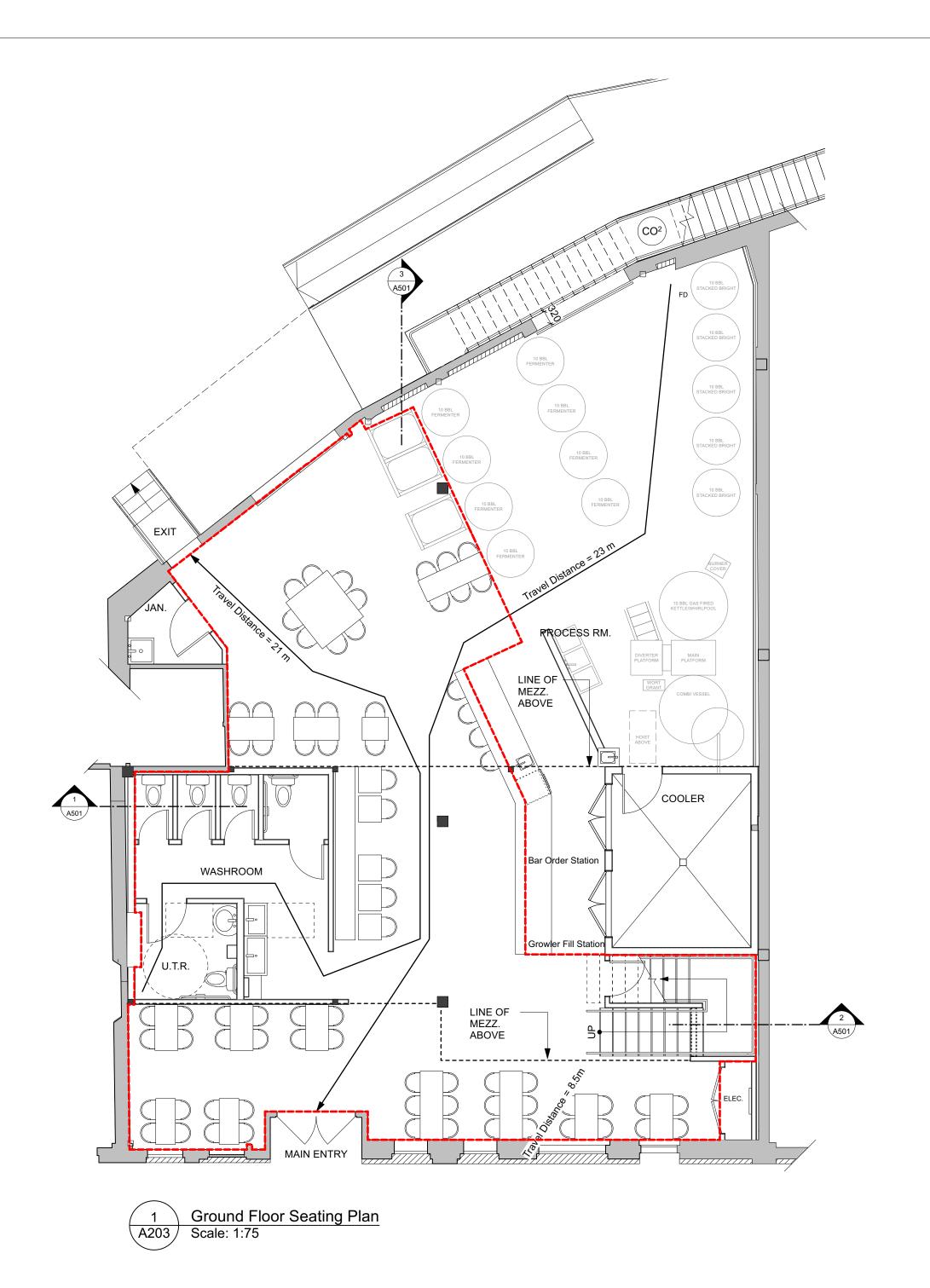
22 MAR 2021

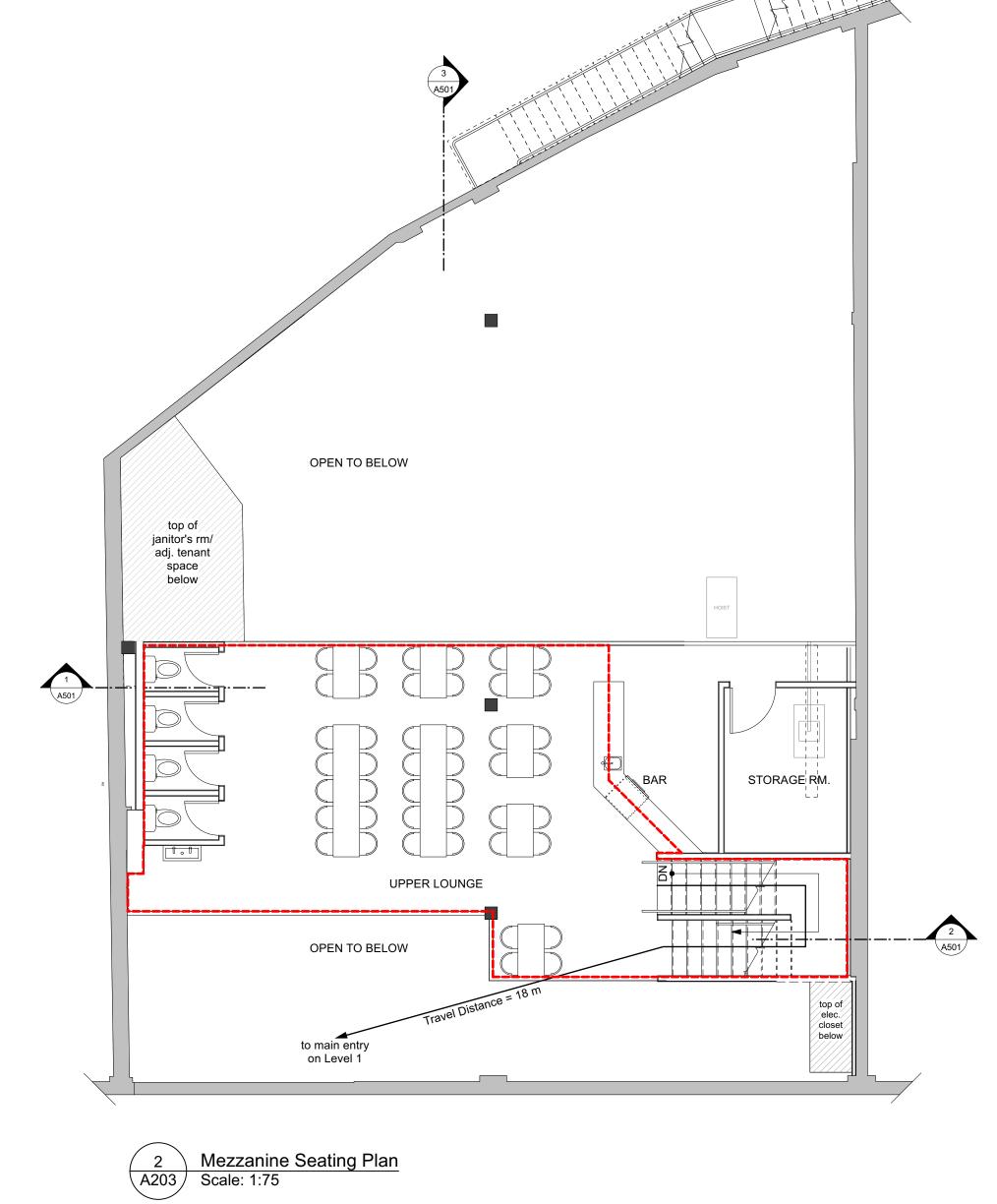


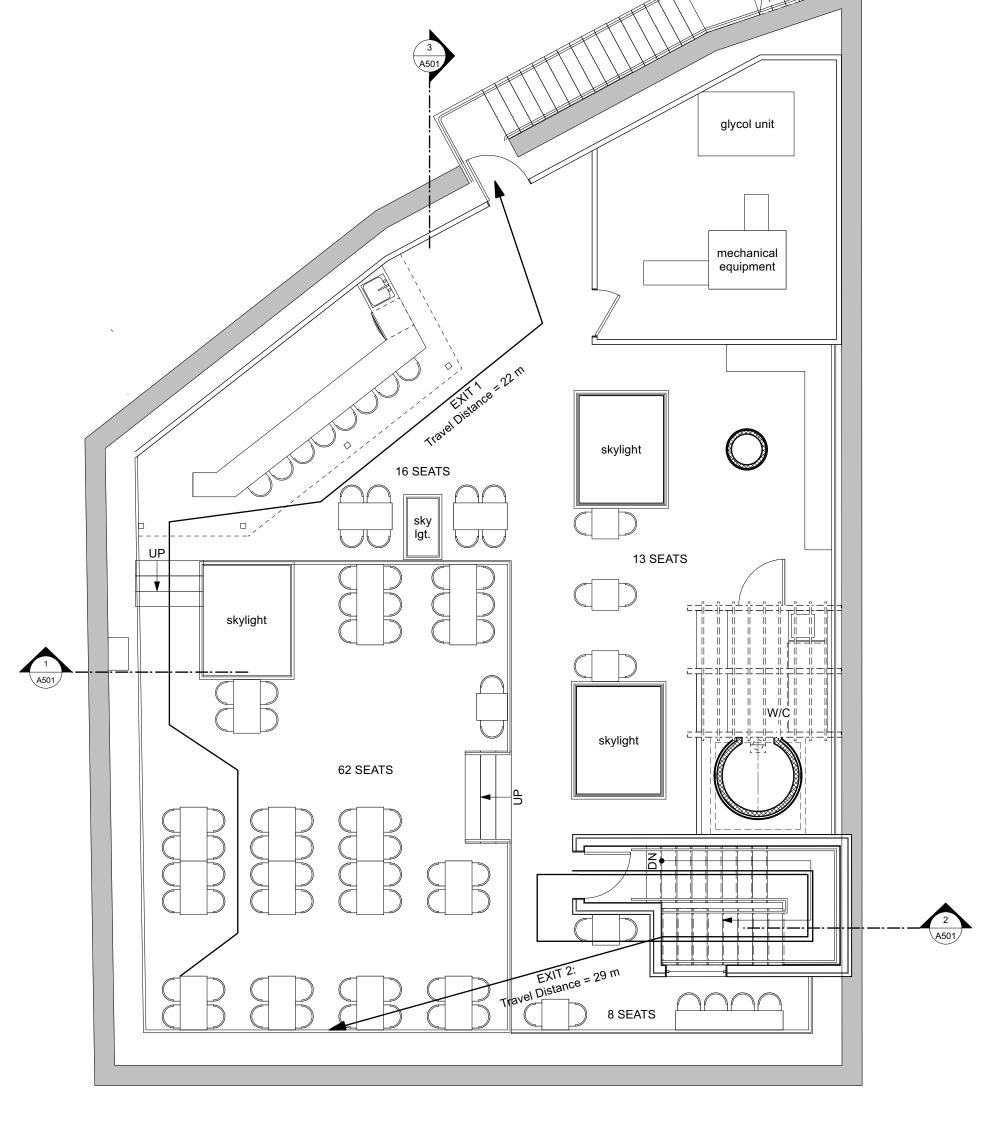
VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1.250.658.3367 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K8 T 1•250•585•5810

Project Name Address Victoria, BC

Roof Top Floor Plan







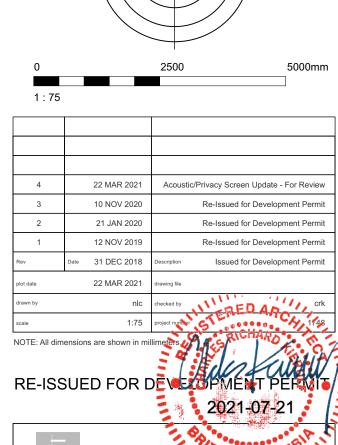
Roof Seating Plan
A203 Scale: 1:75

Travel distance allowed (3.4.2.5.1)c) 45 meters provided area is sprinklered.

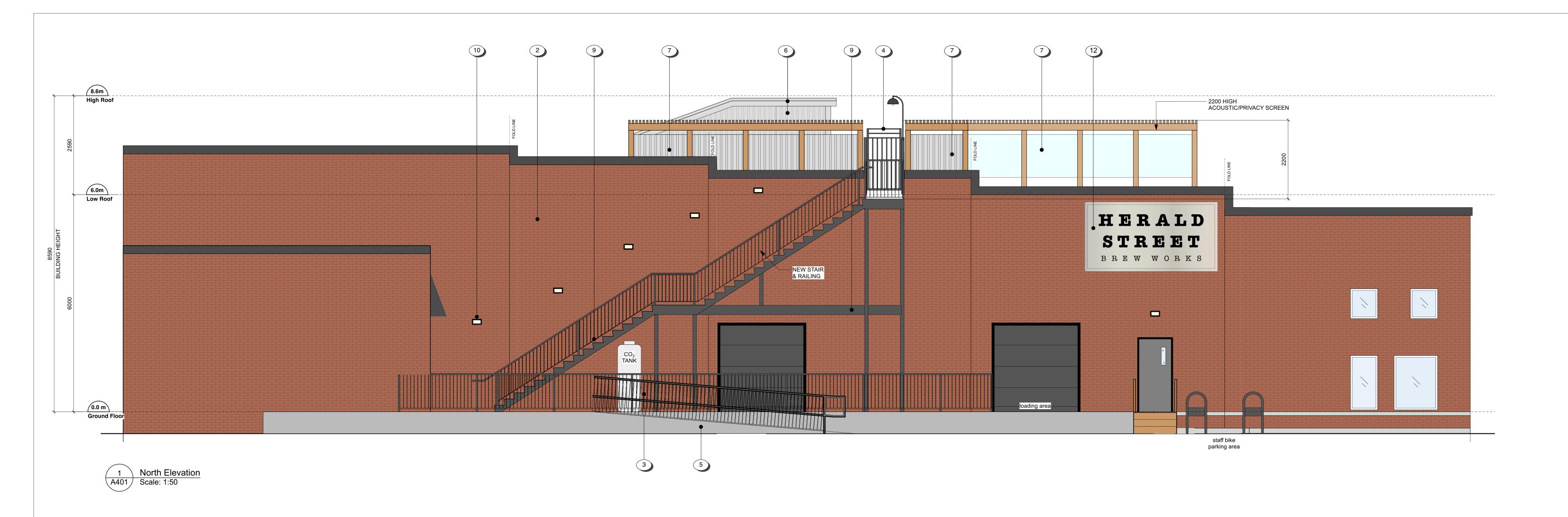
Sheet Notes

- Dashed red line indicates liquor service area.
 - 2. Total Occupant Load based on BCBC 2018

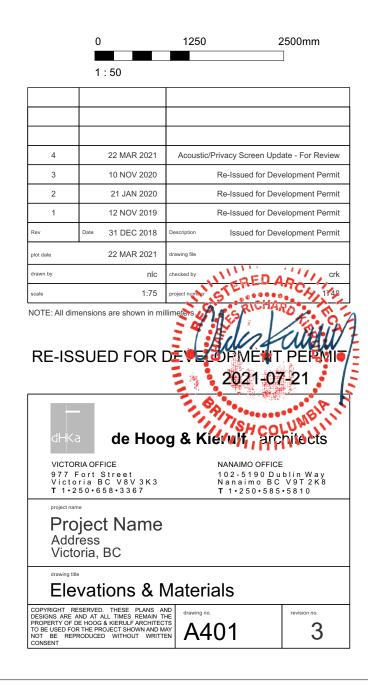
133 seats 45 seats
178 people
99 seats
277 people

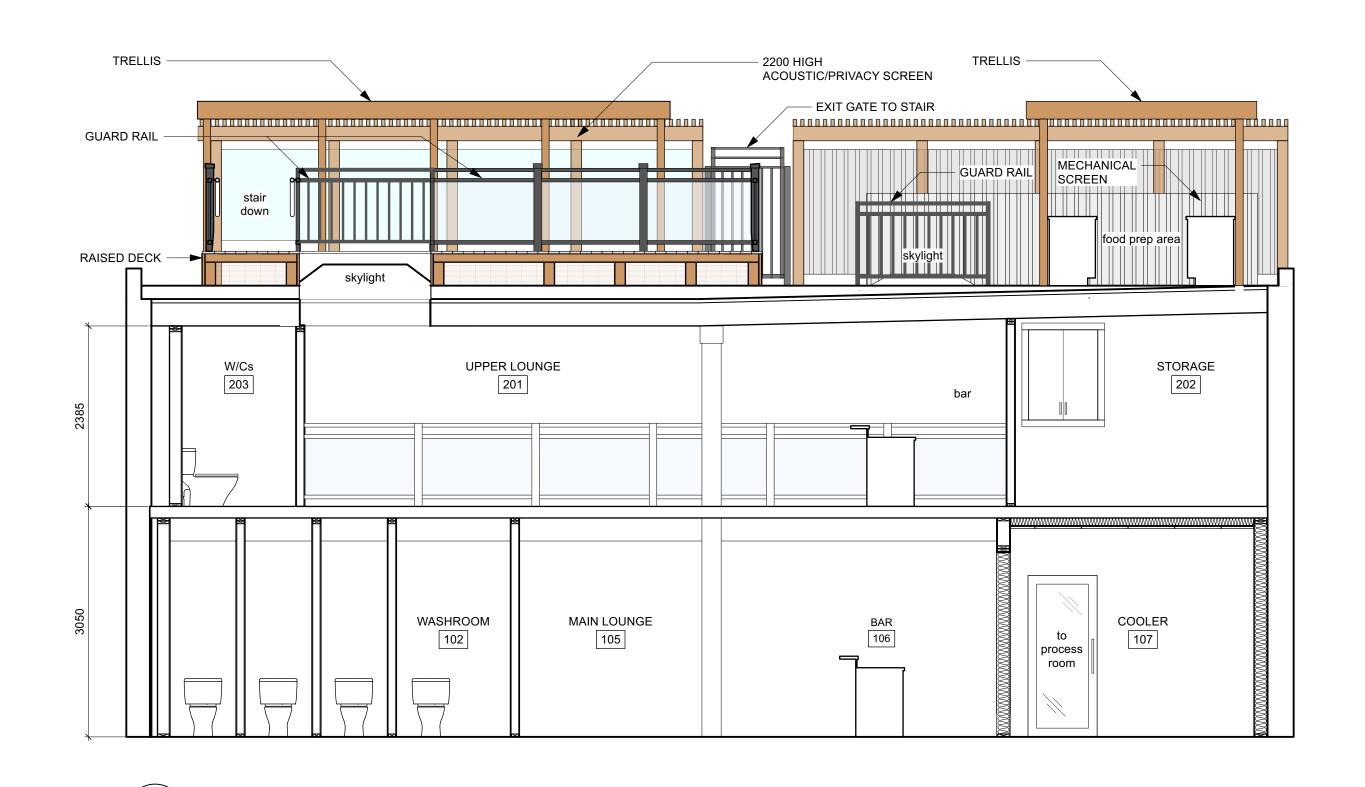


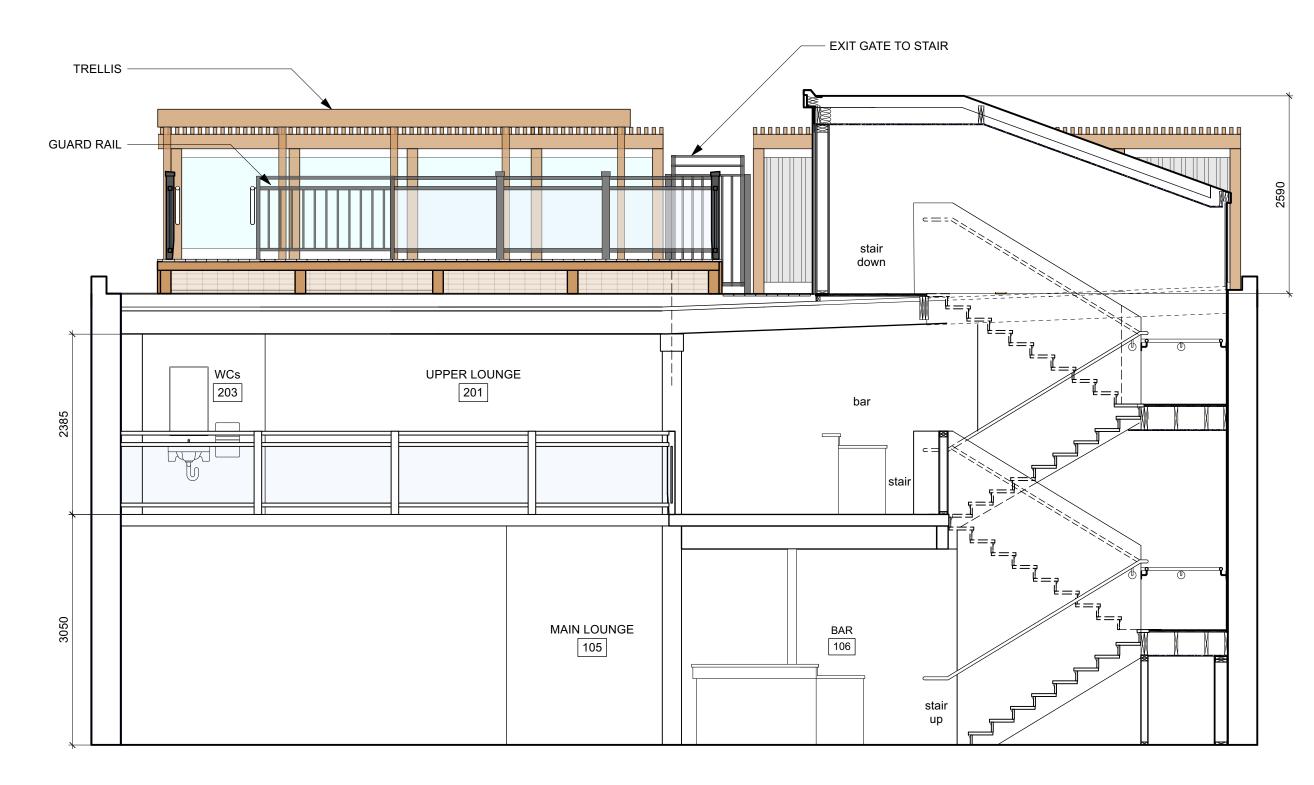
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T 1.250.658.3367 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K8 T 1•250•585•5810 Project Name Address Victoria, BC Seating Plan COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF DE HOOG & KIERULF ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.



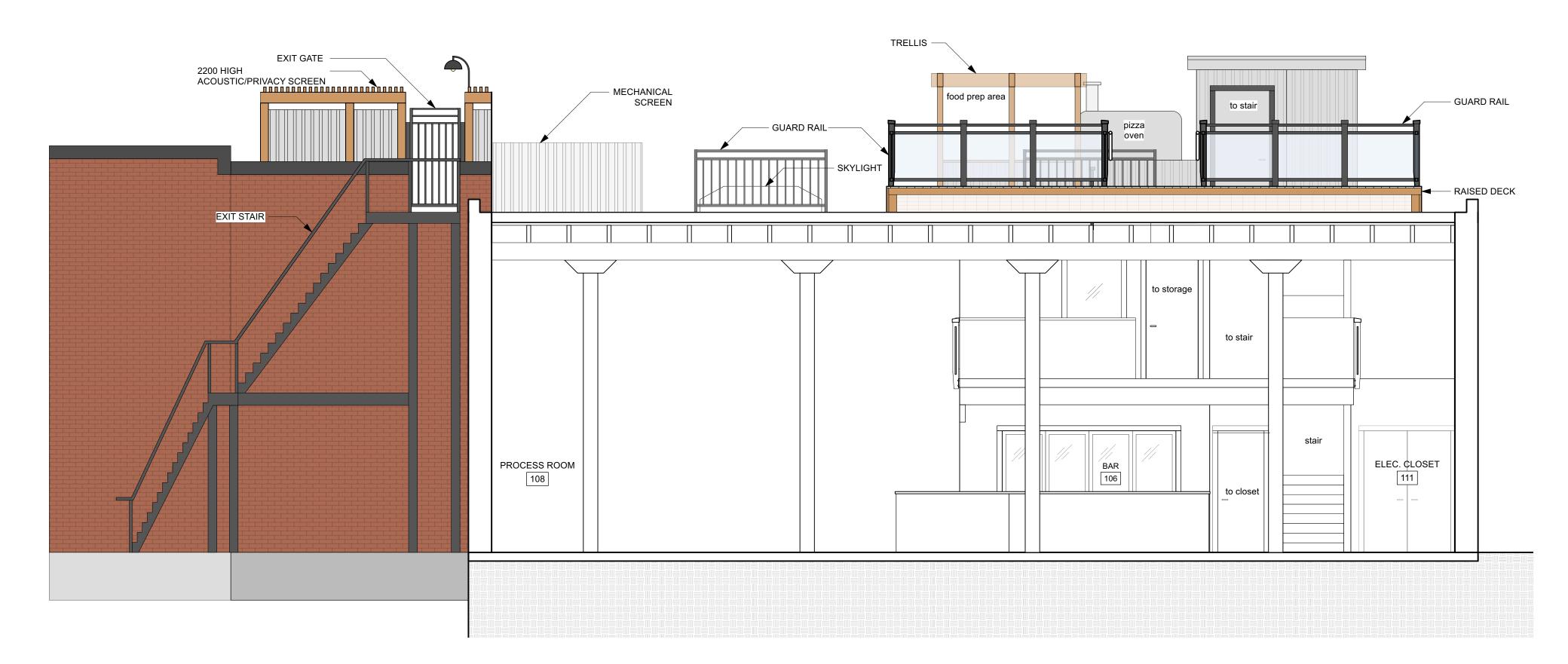








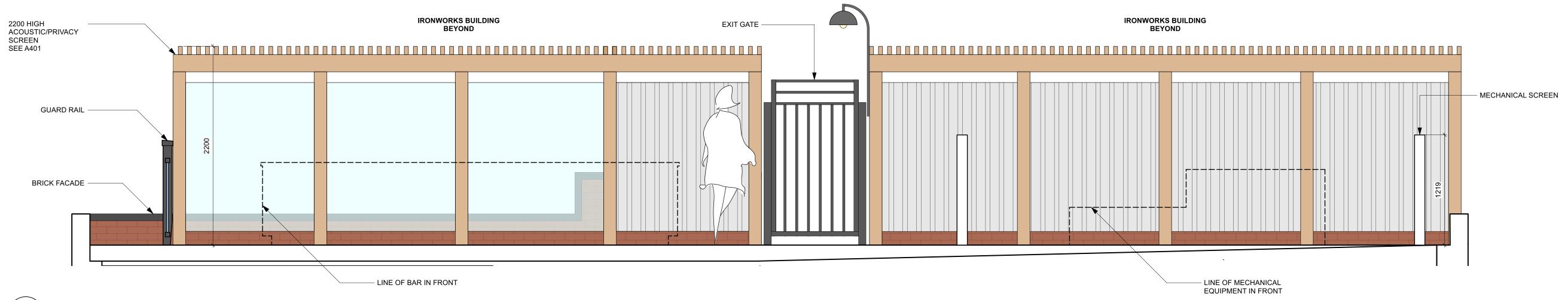




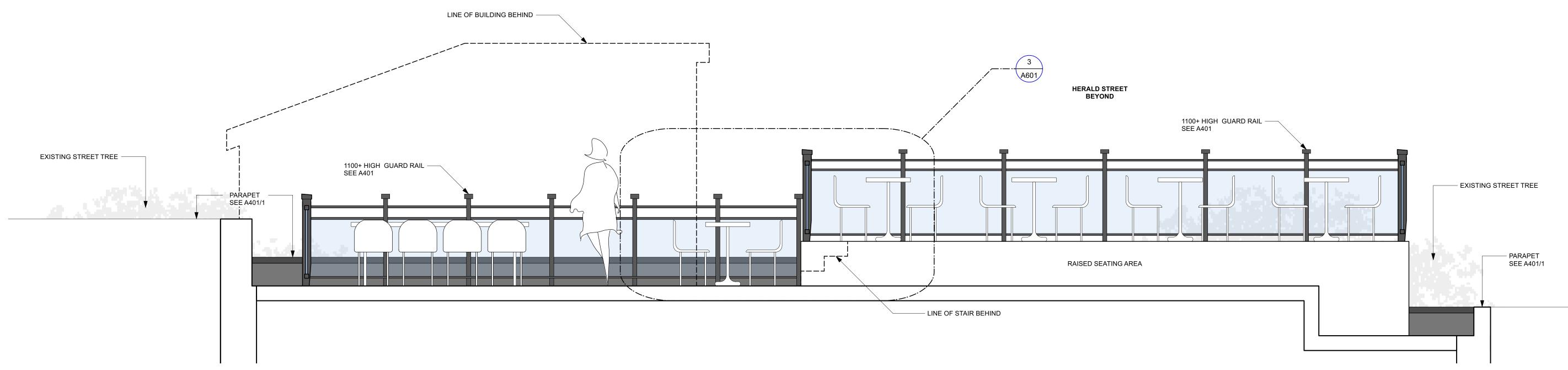


22 MAR 2021 Acoustic/Privacy Screen Update - For Review



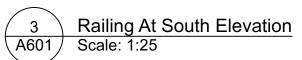


1 Rooftop Section/Elevation Looking North
A601 Scale: 1:25



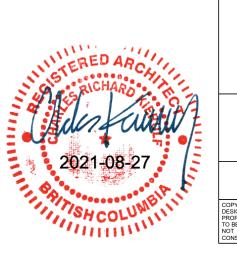
Rooftop Section/Elevation Looking South
Scale: 1:25





	1	: 25		
		. 20		
4		22 MAR 2021	Acoustic/F	Privacy Screen Update - For Review
3		10 NOV 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		22 MAR 2021	drawing file	
drawn by		nlc	checked by	crk
scale		1:25	project number	1748

RE-ISSUED FOR DEVELOPMENT PERMIT



 Ka	de Hoog & K	ierulf	architects
ictoria	FFICE Street BC V8V 3K3 658•3367	Nanain	OFFICE 90 Dublin Way no BC V9T 2K8 0•585•5810

Project Name
Address
Victoria, BC

Screen & Railing Details

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