

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

COMMERCIAL FLOOR AREA (m²):
237 m²

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 (m²) :
Lot 470: 687 m²

FLOOR AREA (m²):
L1: 76 m² (no change)
Mezzanine: 16 m² (proposed)
TOTAL: 92 m² (proposed)

COMMERCIAL FLOOR AREA (m²):
92 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)

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
ckr@dhk.ca

STRUCTURAL CONSULTANT
Sorensen TRILOGY Engineering Ltd.
215 - 737 Goldstream Avenue
Victoria, BC
V9B 2X4
Brian Lang
tel: 250.880.2117
brian@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.60011
MPhillips@williamsengineering.com

REFERENCED DOCUMENT: CITY OF VICTORIA SIGNAGE BYLAW 14-097

ZONE 1

Arterial Commercial
1:1 Ratio Permitted (maximum total area: 9 m²)

SIGN TYPE

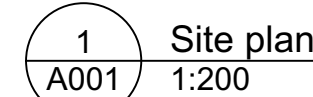
Combination Sign: Business name painted on facade (mural style).

SIGN AREA AS SHOWN

8.9 sq m

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

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 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).

4	22 MAR 2021	Accusoft/Privacy Screen Update / For Review					
1	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 2021	Description:	Issued for Development Permit			
job name:	22 MAR 2021						
drawn by:	dlb	checked by:	gfs				
scale:	1:75						
notes:	in progress						

NOTE: All dimensions are shown in millimetres.

RE-ISSUED FOR DEVELOPMENT PERMIT

2021-07-21

BRITISH COLUMBIA

de Hoog & Kieul, architects

VICTORIA OFFICE

977 Fort Street
 Victoria BC V8W 3K3
 T: 1-250-658-3387

NANAIMO OFFICE

602-5190 Dublin Way
 Nanaimo BC V8T 3K5
 T: 1-250-585-5810

project name

Project Name
Address
Victoria, BC

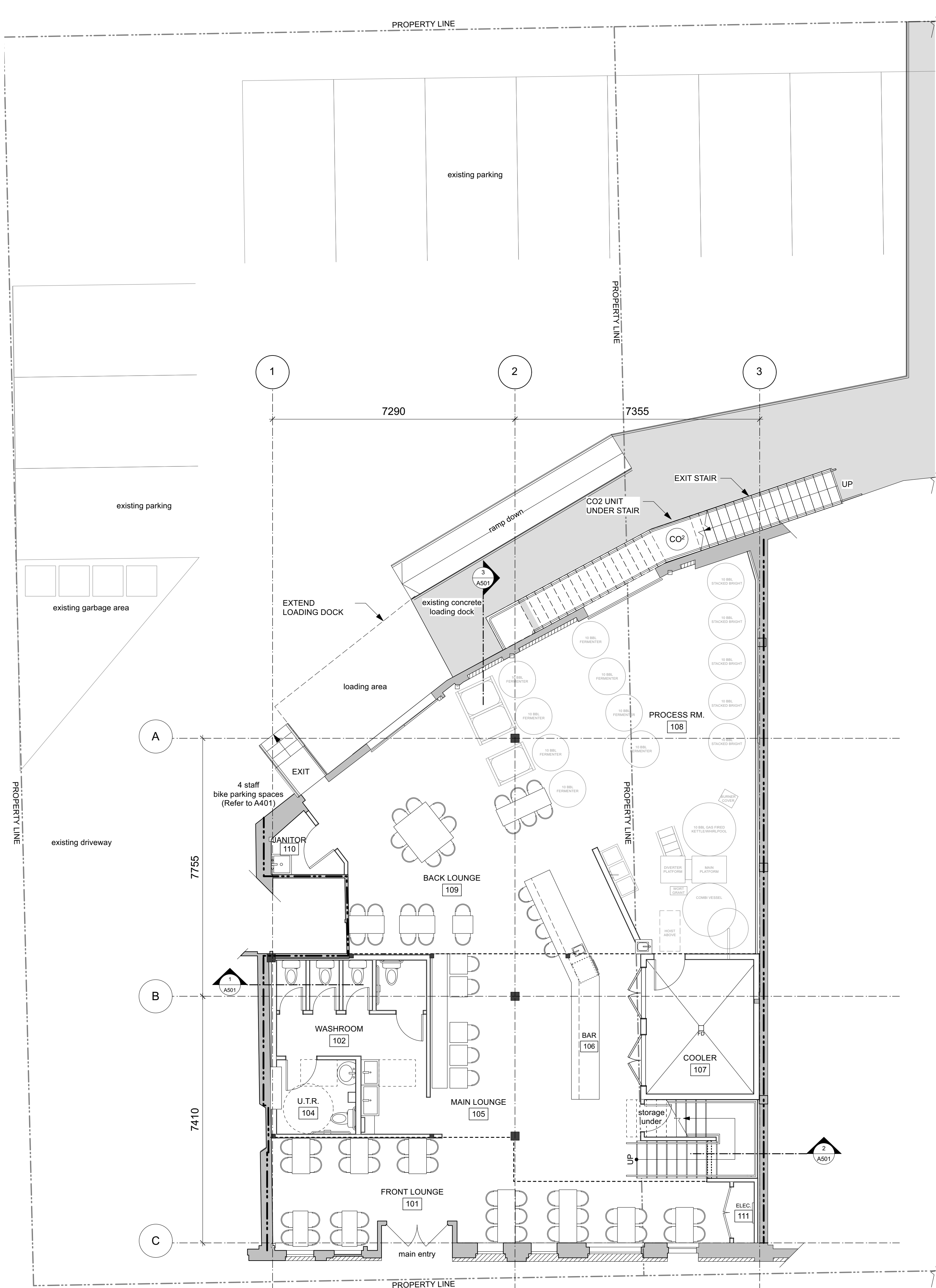
drawing title

Project Data & Floor Plan

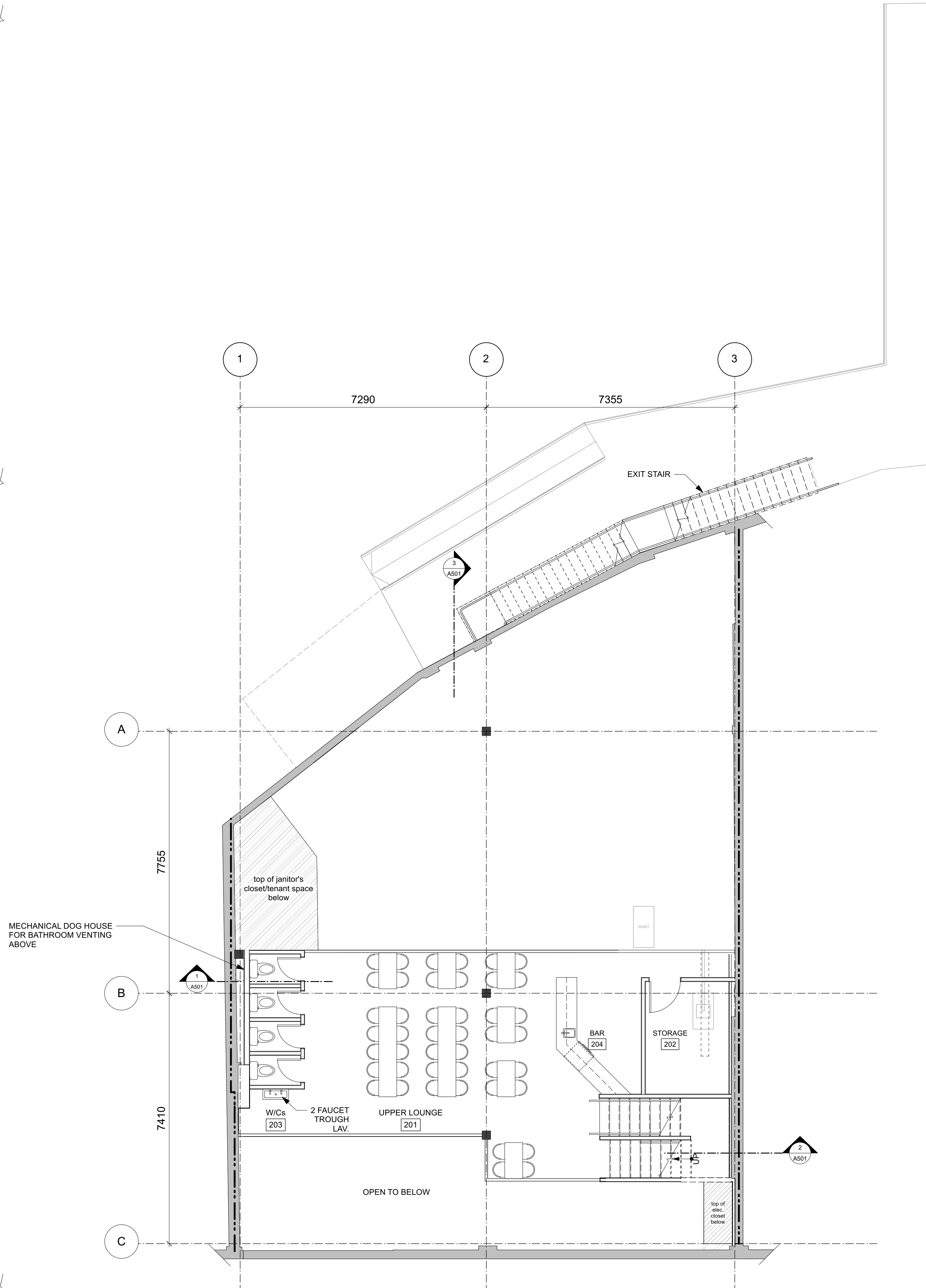
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ISSUED BY: **A001**

ISSUED DATE: **3**

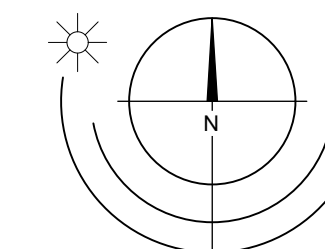


1 Level 1 Floor Plan
Scale: 1:75



2 Mezzanine Floor Plan
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.



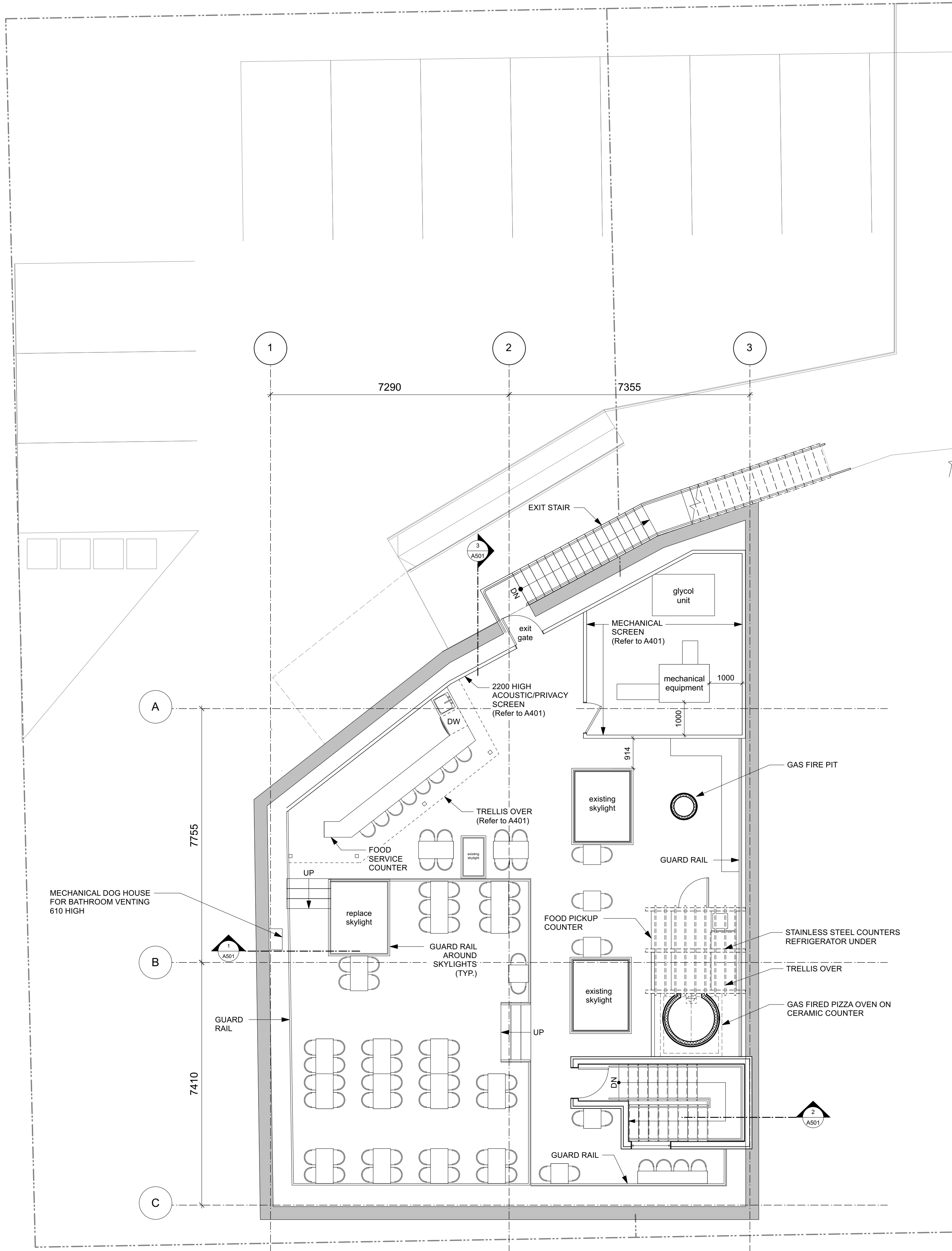
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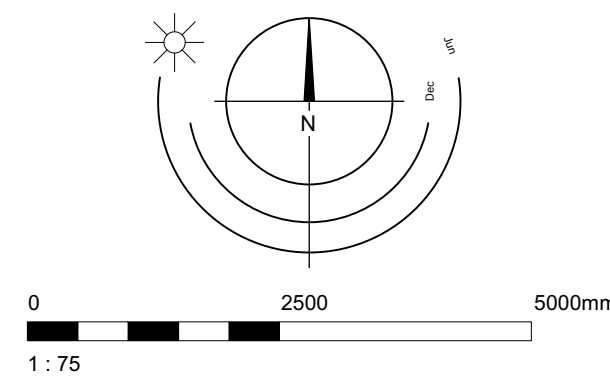
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2021-07-21

de Hoog & Kierulff, architects VICTORIA OFFICE 977 Fort St Victoria BC V8V 3K3 T 1-250-658-5367	de Hoog & Kierulff, architects NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K8 T 1-250-595-5810
Project Name Address Victoria, BC	Level 1 & Mezzanine Floor Plan
Sheet No. A201	3



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	rlc	checked by	crk
scale	1:75	project	

NOTE: All dimensions are shown in millimetres.

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**de Hoog & Kierulff**, architects

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367

HANAMOO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K6
T 1-250-595-5810

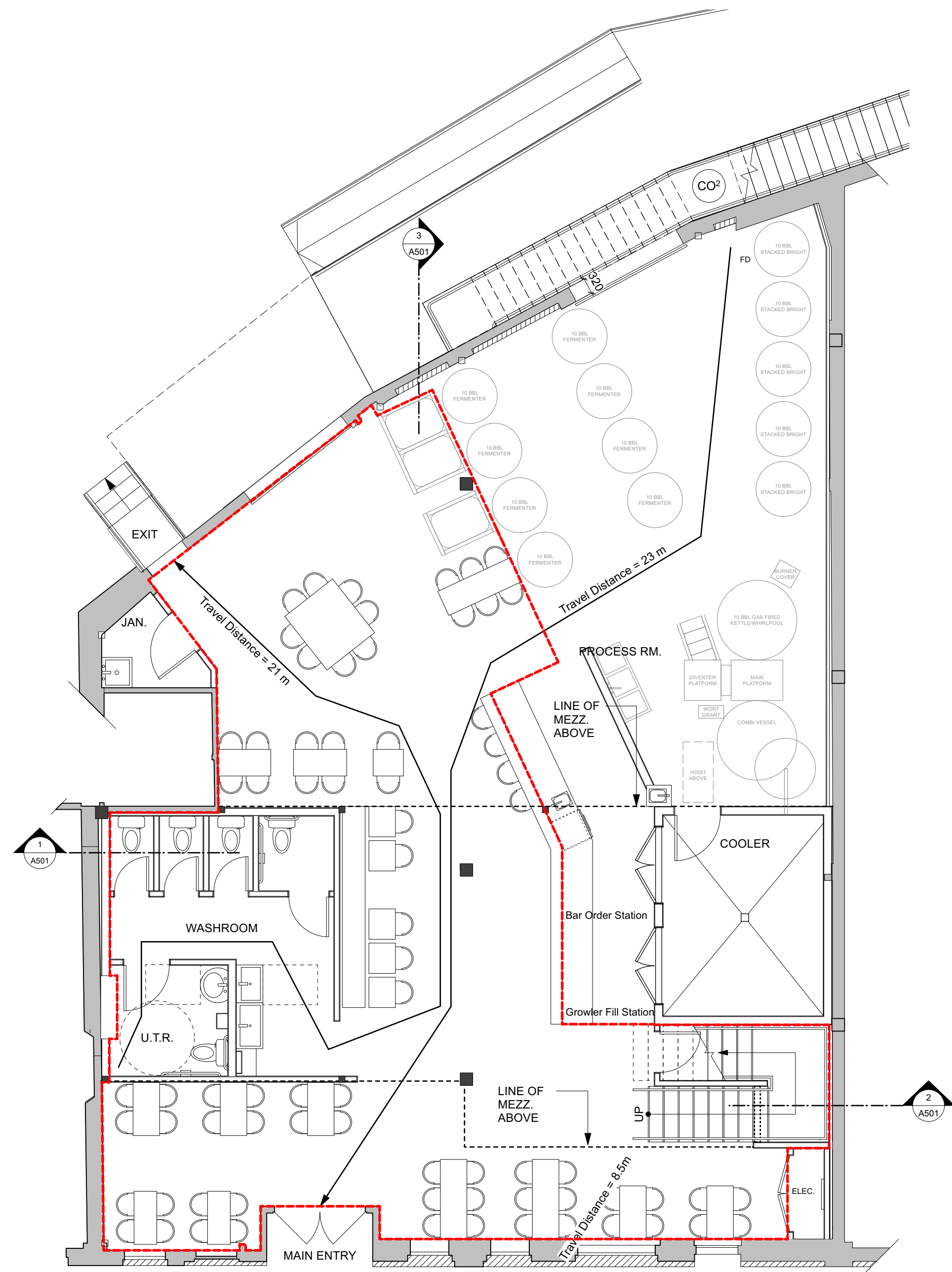
Project Name
Address
Victoria, BC

Roof Top Floor Plan

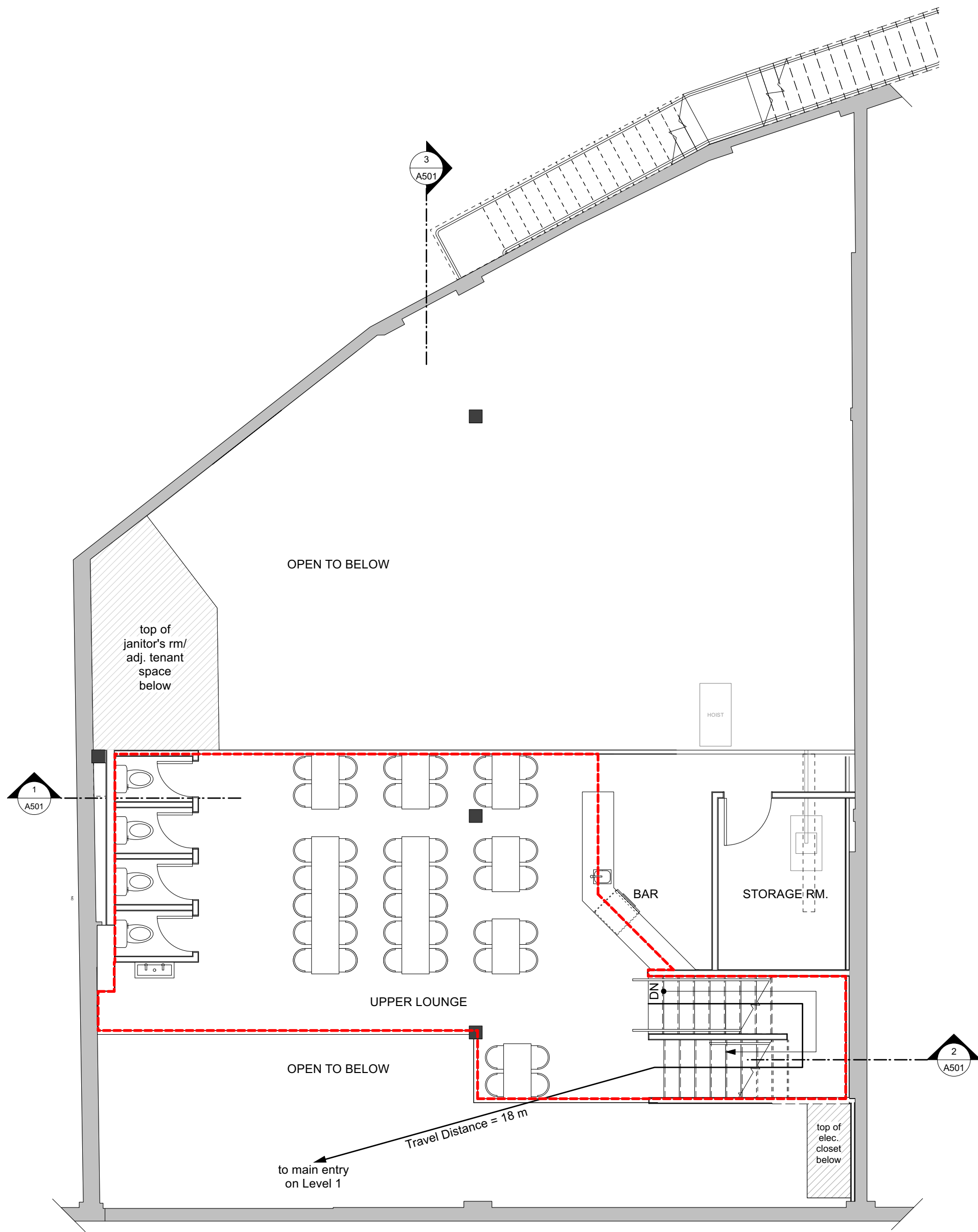
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A202

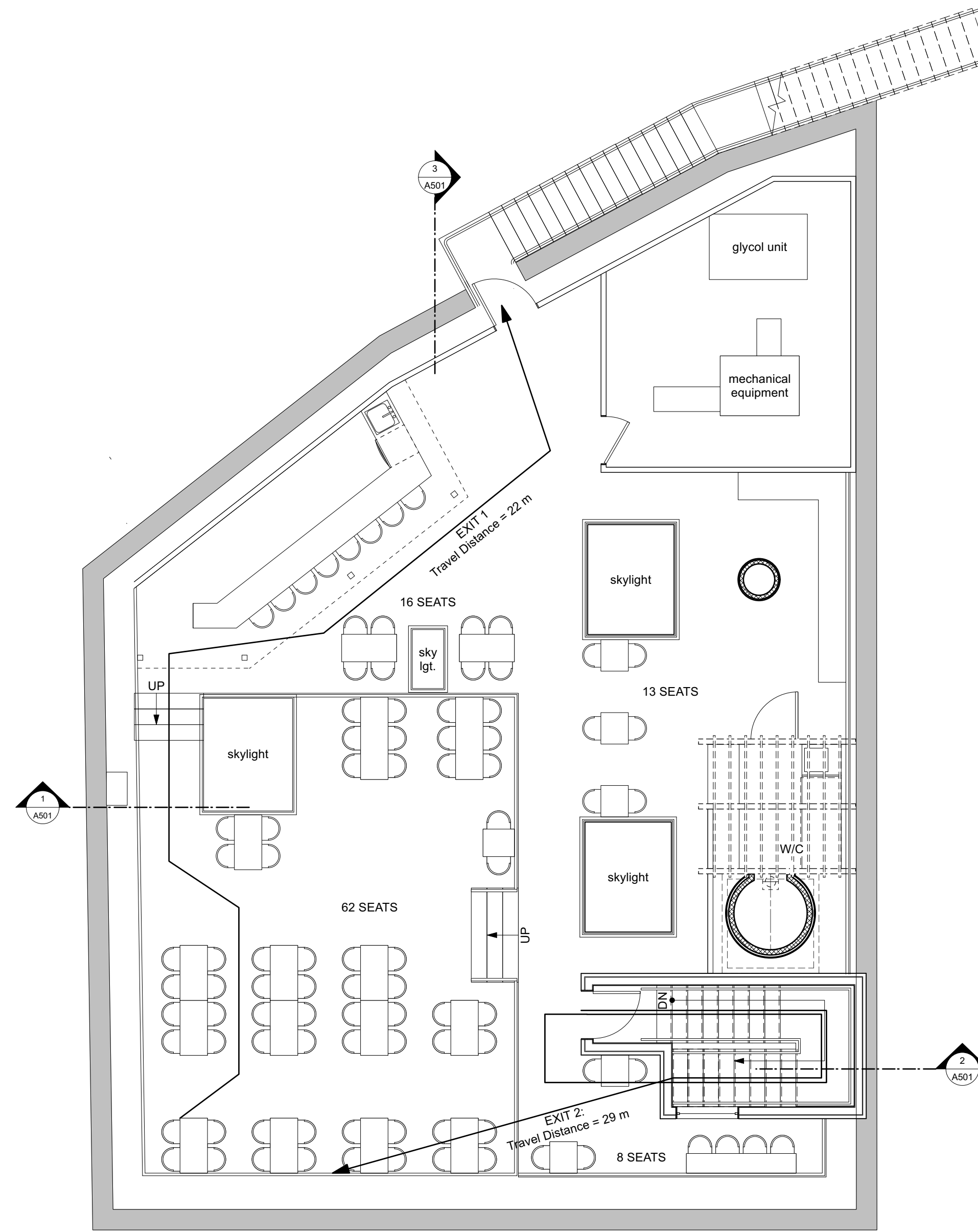
3



1 Ground Floor Seating Plan
A203 Scale: 1:75



2 Mezzanine Seating Plan
A203 Scale: 1:75



3 Roof Seating Plan
A203 Scale: 1:75 UNLICENSED

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

Sheet Notes

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

Licence Areas

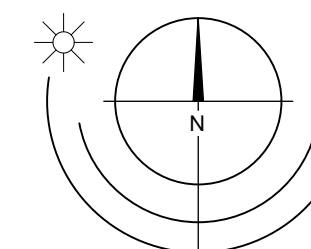
Ground Floor: 133 seats
Mezzanine: 45 seats

Total Occupant Load In Licence Area: 178 people

Rooftop Seating - Unlicensed

Rooftop: 99 seats

TOTAL OCCUPANT LOAD: 277 people



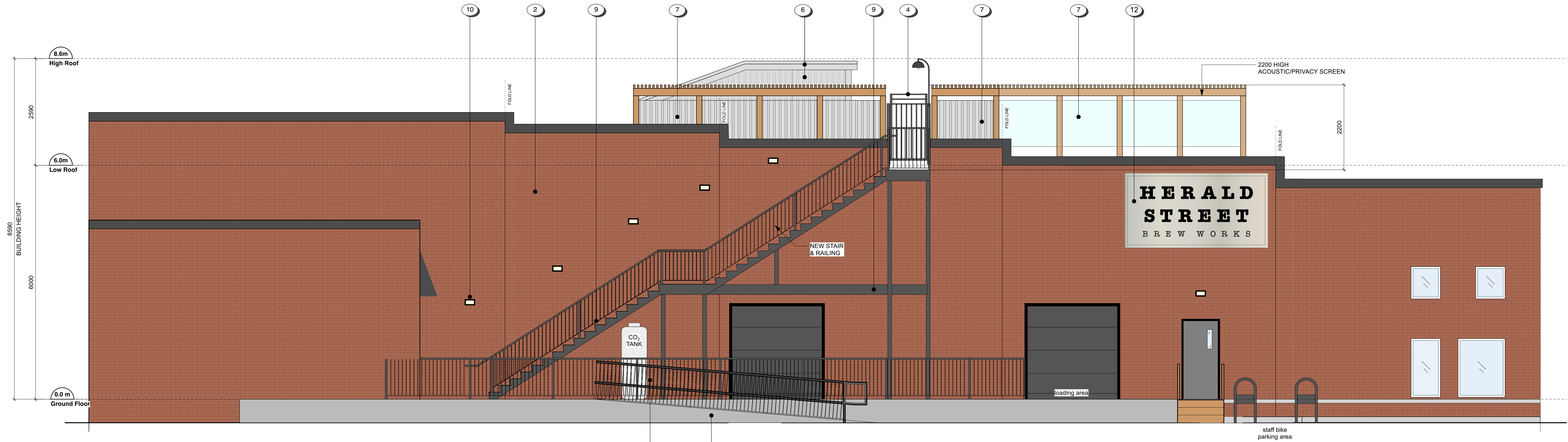
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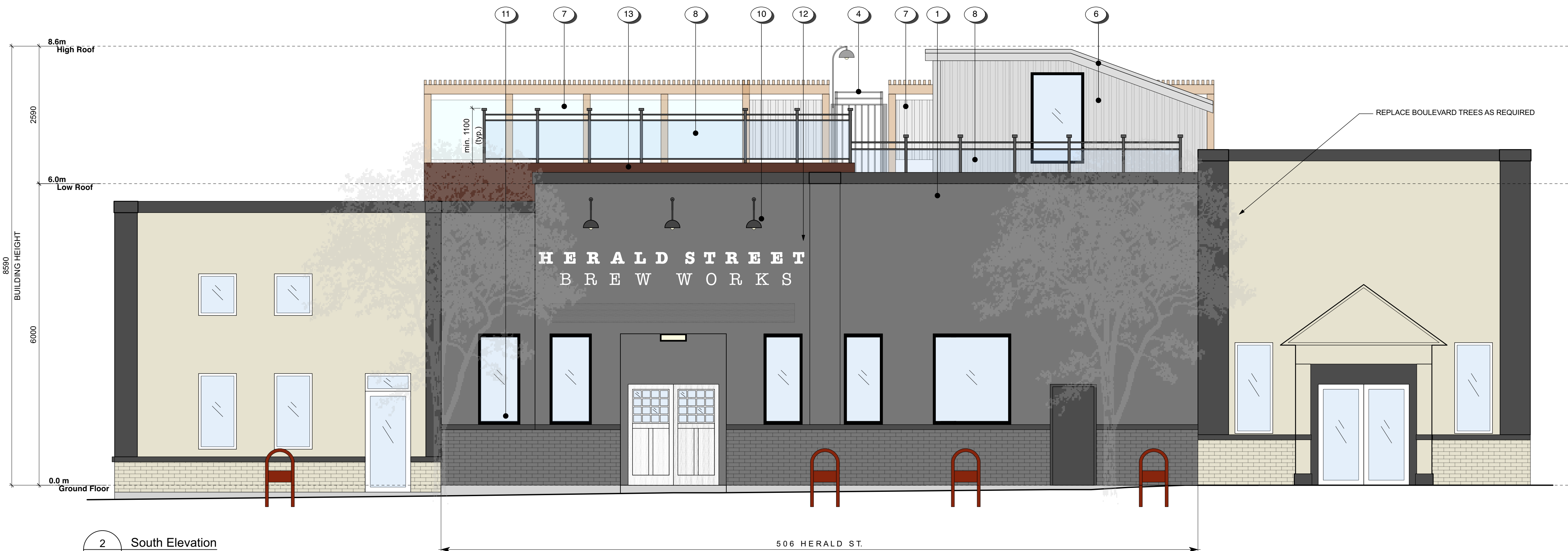
NOTE: All dimensions are shown in millimetres.

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de Hoog & Kierulff, architects	HANAMMO OFFICE 102-5190 Dublin Way Nanaimo, BC V9T 2K8 T 1-250-595-5810
Project Name Address Victoria, BC	Seating Plan
A203	3



1 North Elevation
A401 Scale: 1:50



2 South Elevation
A401 Scale: 1:50

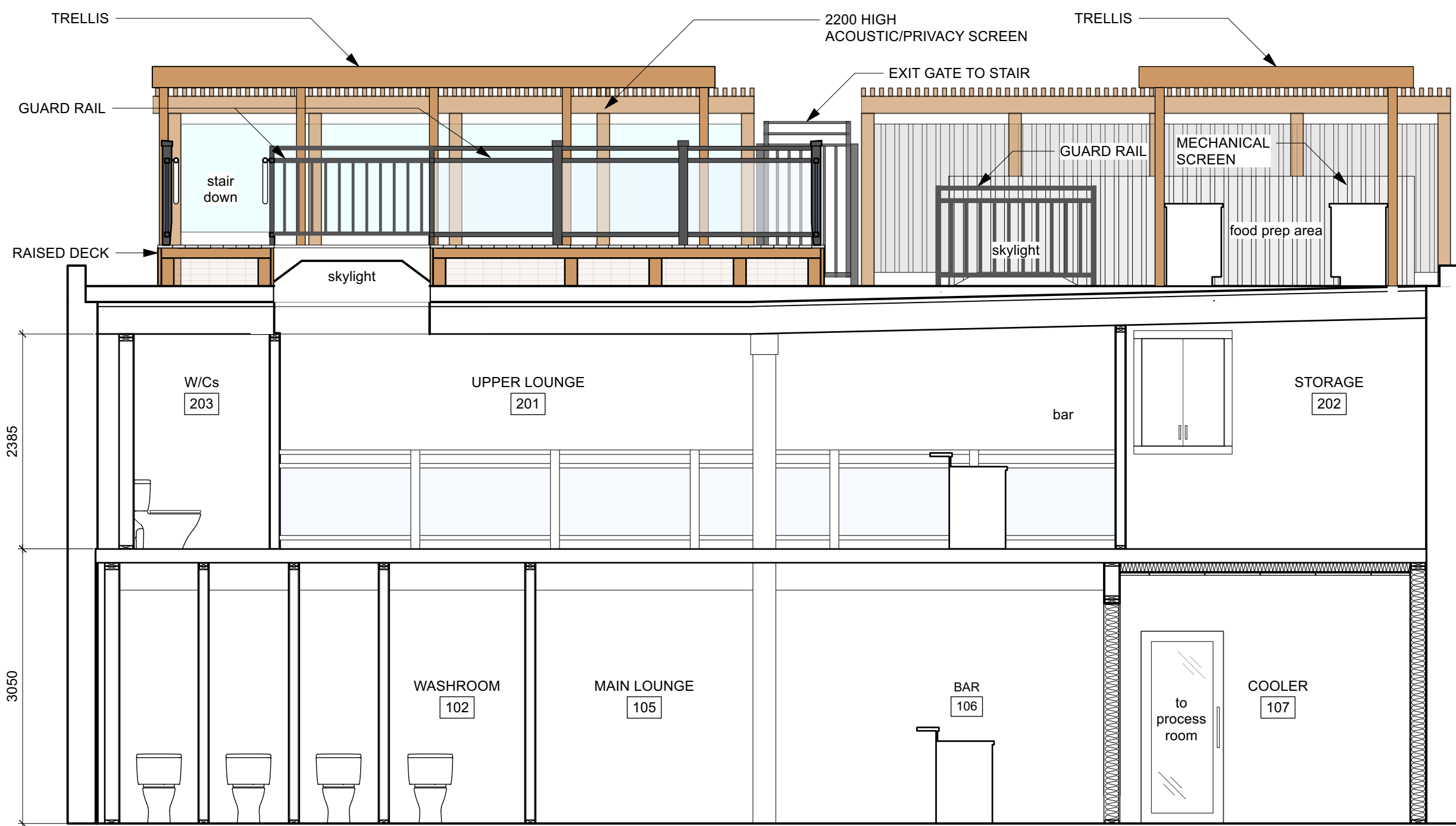
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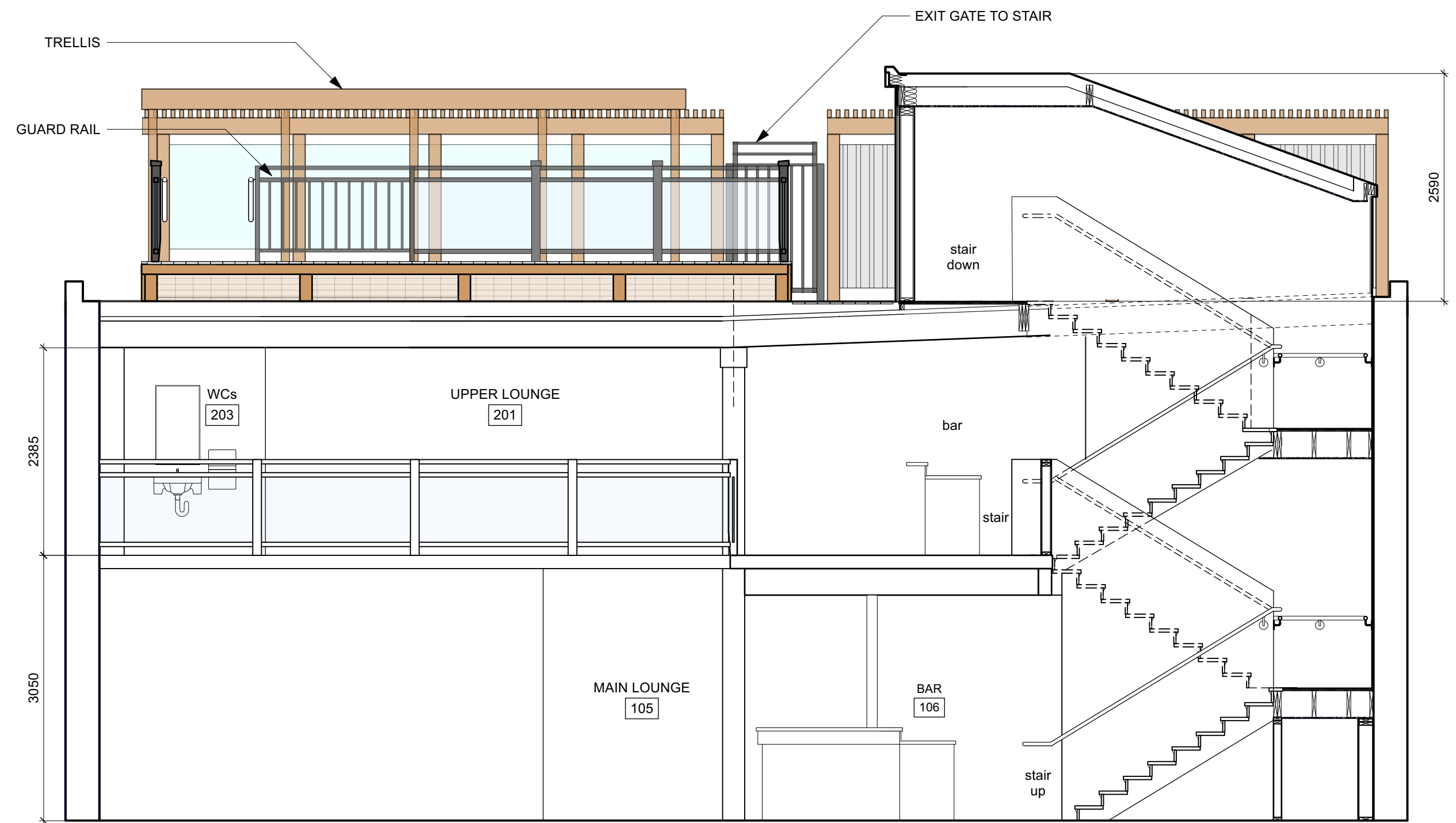
drawn by: rlc checked by: gfk
scale: 1:75 project: 1:50
NOTE: All dimensions are shown in millimetres.

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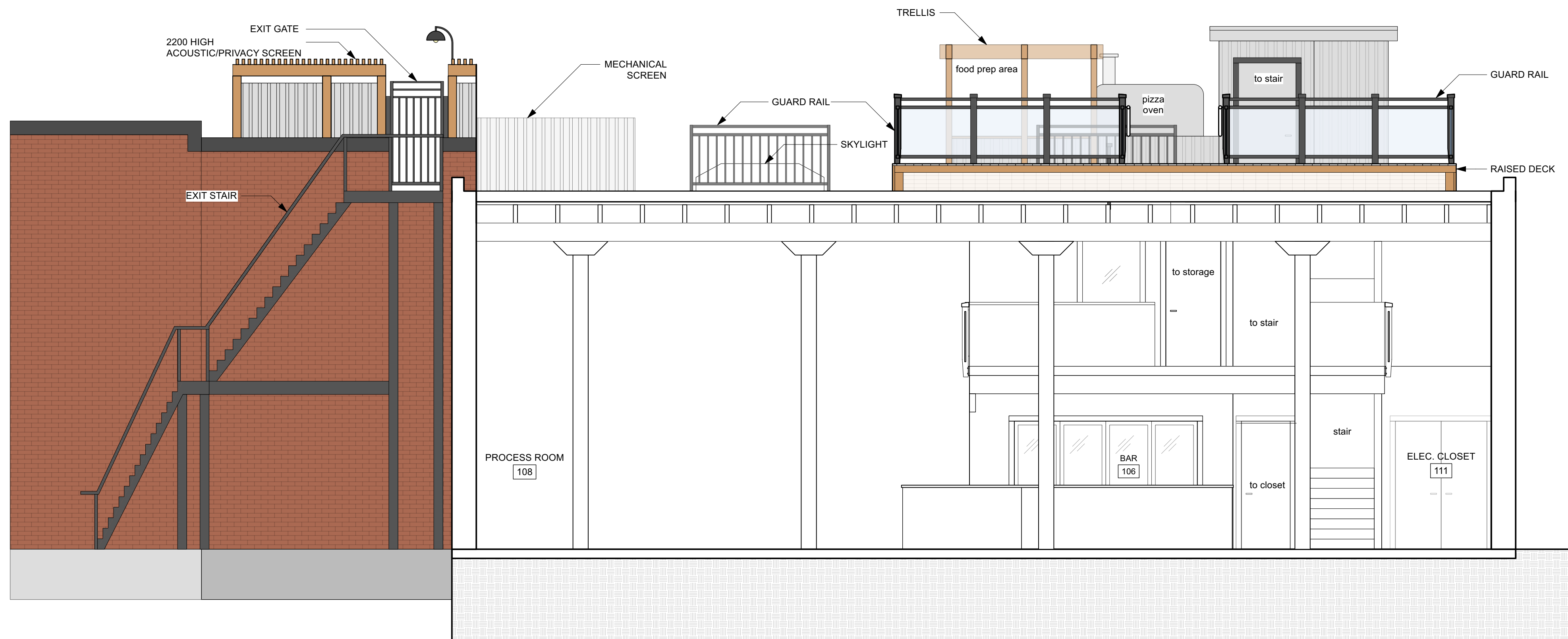
de Hoog & Kienit, Architects	
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Project Name Address Victoria, BC	
Elevations & Materials	
A401	3



1 Building Section
A501 Scale: 1:50



2 Building Section
A501 Scale: 1:50



3 Building Section
A501 Scale: 1:50

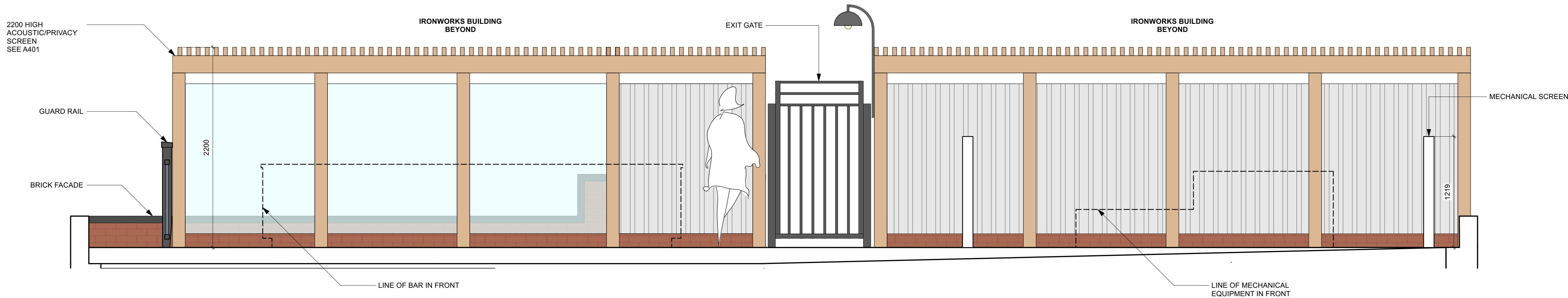
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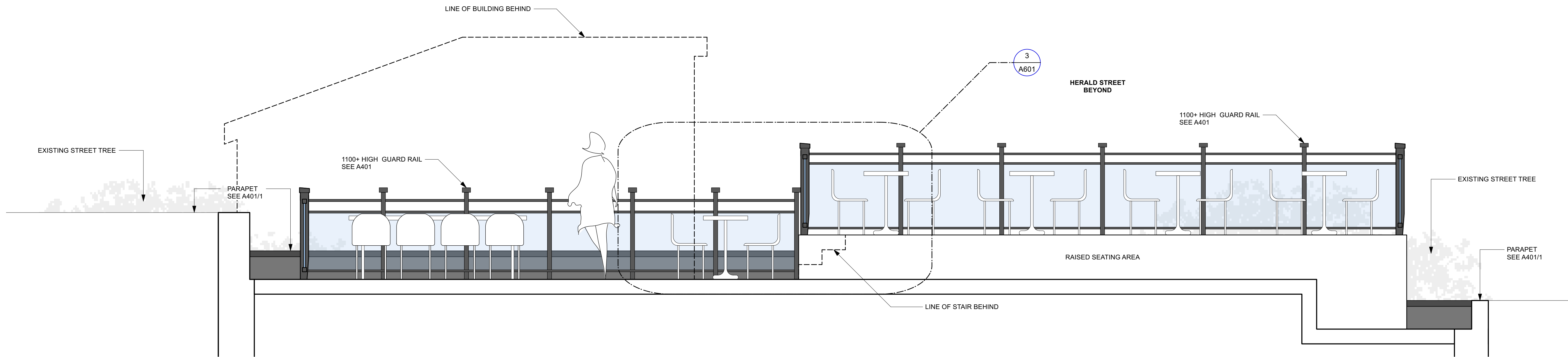
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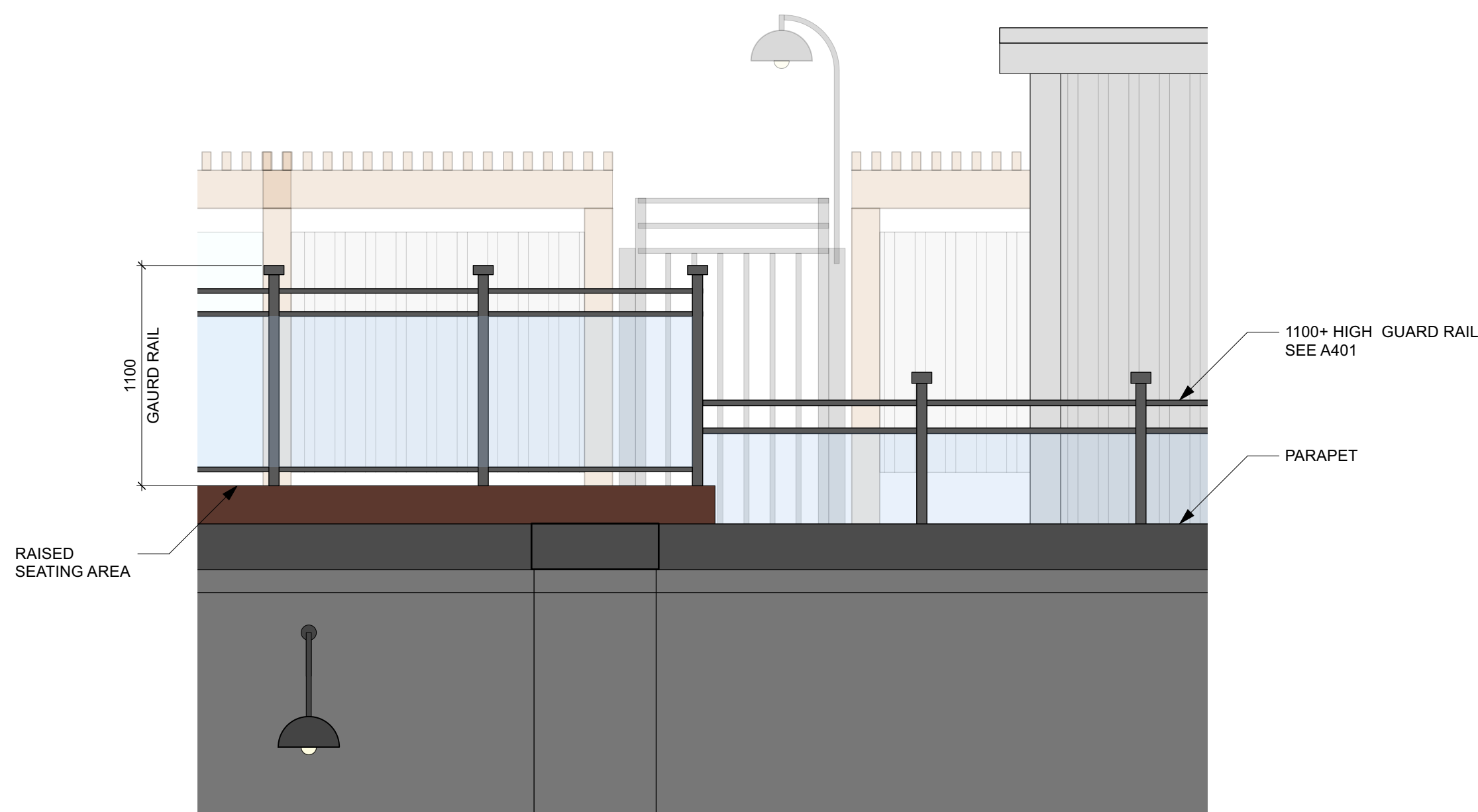
de Hoog & Kienit, Architects	de Hoog & Kienit, Architects
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-858-9367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K8 T 1-250-595-5810
Project Name Address Victoria, BC	
Sections	
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	sheet no. 3



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



2
A601 Rooftop Section/Elevation Looking South
Scale: 1:25



3
A601 Railing At South Elevation
Scale: 1:25

0 625 1250mm
1 : 25

Revision History		
Rev	Date	Description
4	22 MAR 2021	Acoustic/Privacy Screen Update - For Review
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Drawn by: RLC Checked by: CRK		
Scale: 1:25 Project number: 1748		

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**de Hoog & Kierulff** architects

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-858-9367

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K8
T 1-250-595-5810

Project Name
Address
Victoria, BC

Screen & Railing Details

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drawing no.
A601

revision no.
3