

ZONING INFORMATION - LOT 469

CIVIC ADDRESS: 506 Herald Street, Victoria, BC

ZONE (EXISTING):
OTD-1PROPOSED ZONE:
No change to zone, No change of use.SITE AREA (m²):
Lot 469: 685 m²FLOOR 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.**ZONING INFORMATION - LOT 470**

CIVIC ADDRESS: 506 Herald Street, Victoria, BC

ZONE (EXISTING):
OTD-1PROPOSED ZONE:
No change to zone, No change of use.SITE AREA (m²):
Lot 470: 687 m²FLOOR 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)

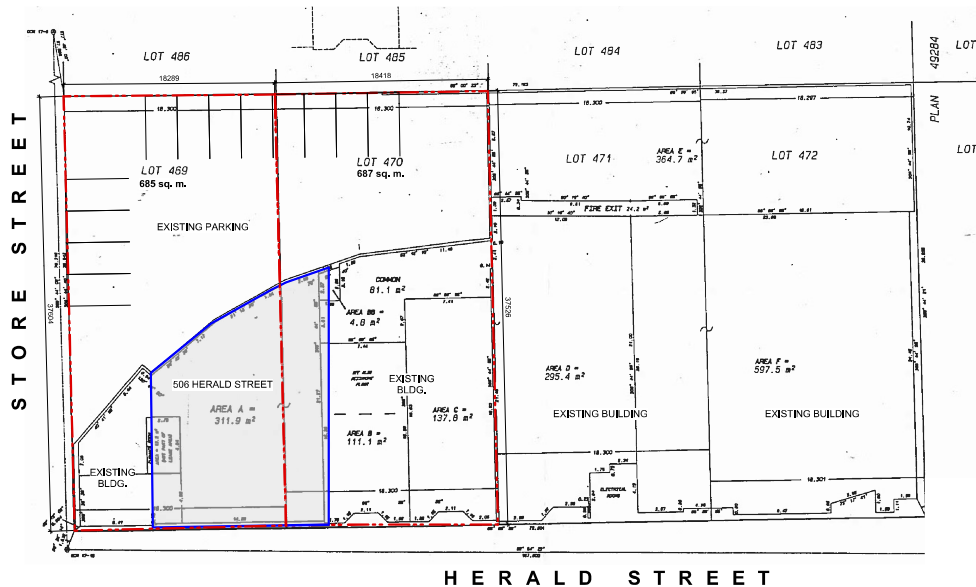
PARKING STALLS ON SITE: 4 (existing, no change)

PARKING STALLS REQUIRED: none

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

BUILDING SETBACKS (m)
OTD-1 Zone, therefore, no setbacks required.**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**dHKLarchitects
977 Fort Street
Victoria, BC
V8Y 3K3
Charles Kierulff
tel: 250.658.3367
ck@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
V8A 3P2
Mirek Demidow
tel: 250.384.4128
fax: 250.384.4134**ELECTRICAL CONSULTANT**Williams Engineering
202-511 Easton Square
Victoria, BC
V8W 1J1
Michael Phillips
tel: 778.406.0023 ext.8001
MPhillips@williamsengineering.com**SIGNAGE BYLAW SUMMARY**REFERENCED DOCUMENT: CITY OF
VICTORIA SIGNAGE BYLAW 14-097ZONE 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 mNote: 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

1 Site plan
A001 1:200**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), 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/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 m² = 103 people
Ground Floor Process Area: 73 m² = 16 people
Culinar: 19 m² = 4 peopleMezzanine:
Gross Floor Area 83 m² (served by 1 stair down to Ground Floor) Total Load: 67 people
Mezzanine Restaurant Area: 56 m² = 67 peopleRooftop:
Gross Area 167 m² (served by 2 exits front and rear) Total Load: 200 people (seasonal).
Rooftop Restaurant Area: 167 m² = 200 people

Total Calculated Occupant Load: 390; Occupant load limited and posted per 3.1.17.1,2 to 277 people.

CONSTRUCTION REQUIREMENTS (3.2.67):

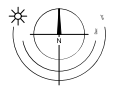
- Group E, up to 3 storeys, Sprinklered
- 1) A building classified as Group E is permitted to conform to Sentence (2) provided
 - a) except as permitted by Sentences 3.2.2.7(1) and 3.2.2.15(2), the building is sprinklered throughout,
 - b) it is not more than 3 storeys in building height, and
 - c) it has a building area not more than
 - i) 7 200 m² if 1 storey in building height,
 - ii) 2 000 m² if 2 storeys in building height,
 - iii) 1 000 m² if 3 storeys 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 45 min,
 - 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); 8.6 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: 900 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).

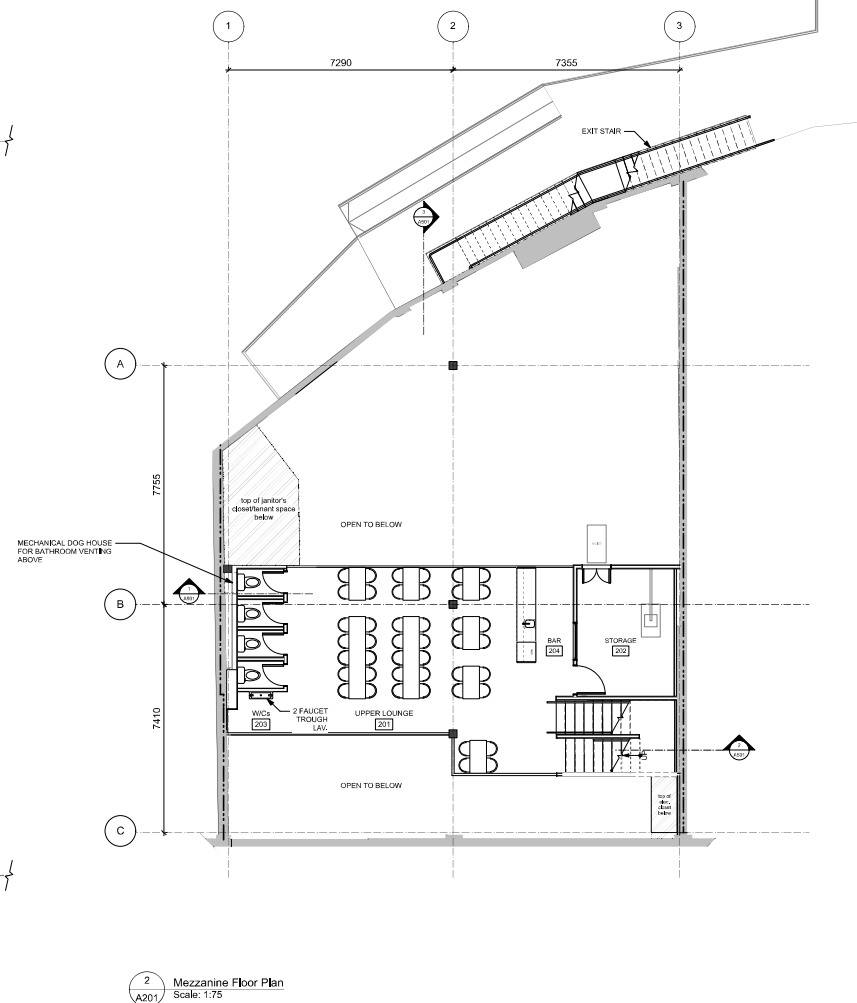
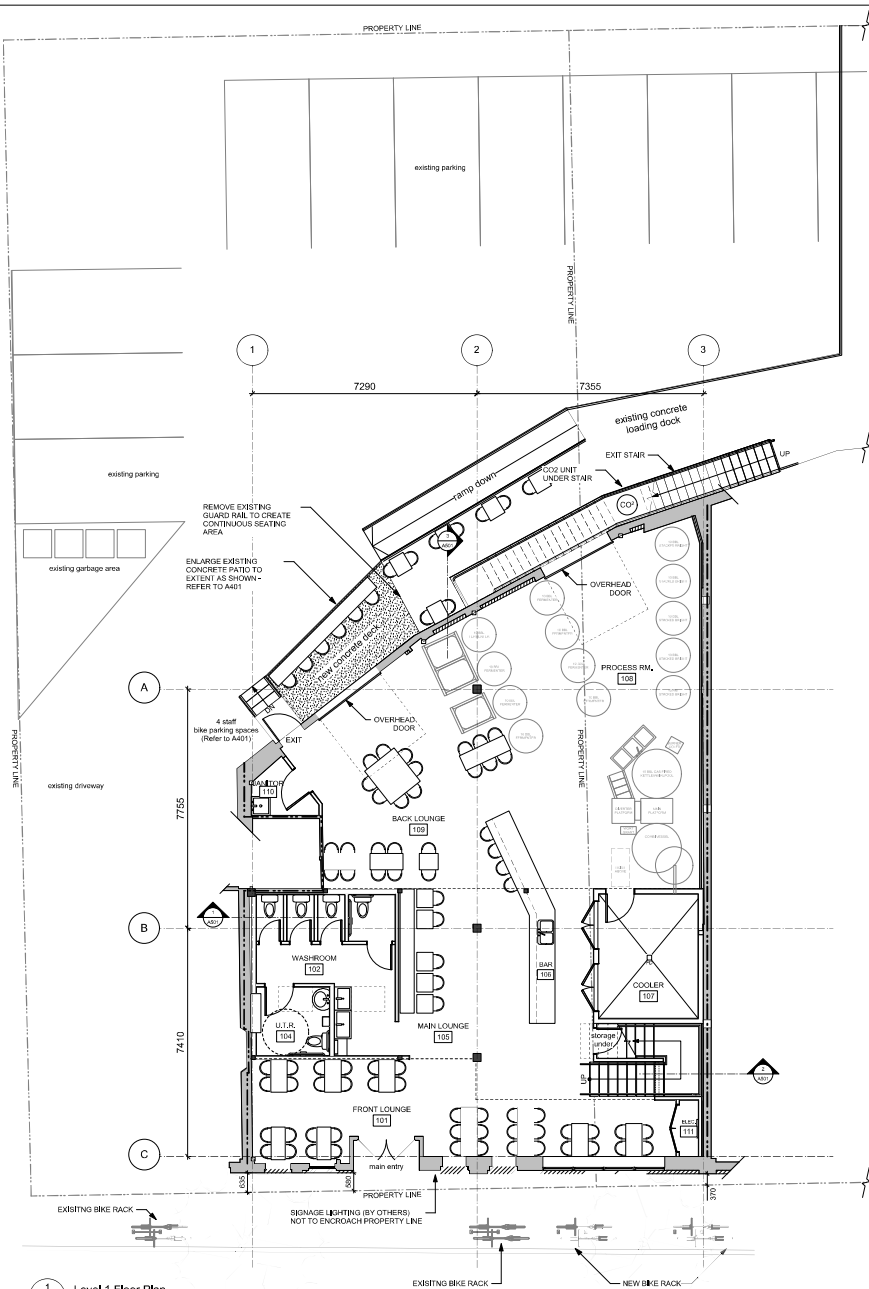


NO.	DATE	DESCRIPTION
1	21 JAN 2020	Prepared for Development Permit
2	21 JAN 2020	Prepared for Development Permit
3	12 NOV 2019	Prepared for Development Permit
4	12 NOV 2019	Prepared for Development Permit
5	12 NOV 2019	Prepared for Development Permit
6	12 NOV 2019	Prepared for Development Permit
7	12 NOV 2019	Prepared for Development Permit
8	12 NOV 2019	Prepared for Development Permit
9	12 NOV 2019	Prepared for Development Permit
10	12 NOV 2019	Prepared for Development Permit

NOTES: All dimensions are shown in millimetres.

RE-ISSUED FOR DEVELOPMENT PERMIT

de Hoog & Kierulff architects	
517 West 8th Street Victoria, BC V8V 2K1 Tel: 250.658.3367	1000 West 8th Street Victoria, BC V8V 2K1 Tel: 250.658.3367
Herald Brew Pub 506 Herald Street Victoria, BC	
Project Data & Floor Plan	
A001	3



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 griddings 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.



3	31 MAR 2020		Re-issued for Group grant (P)
2	31 JAN 2020		Re-issued for Group grant (P)
0	30 JUN 2019		Re-issued for Group grant (P)
Rev	Rev	30 DEC 2019	Re-issued for Group grant (P)
Revised	31 MAR 2020	Issued by	
Issued by	RE	Checked by	
Issued	Dr. Nihal	Checked by	

RE-ISSUED FOR DEVELOPMENT PERMIT



de Hoog & Kierulff architects

Michael Clarke
101-1100 Dunbar Way
Victoria BC V8T 3K3
P: 250-684-3367

Michael Clarke
101-1100 Dunbar Way
Victoria BC V8T 3K3
P: 250-684-3367

Herald Brew Pub
506 Herald Street
Victoria, BC

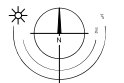
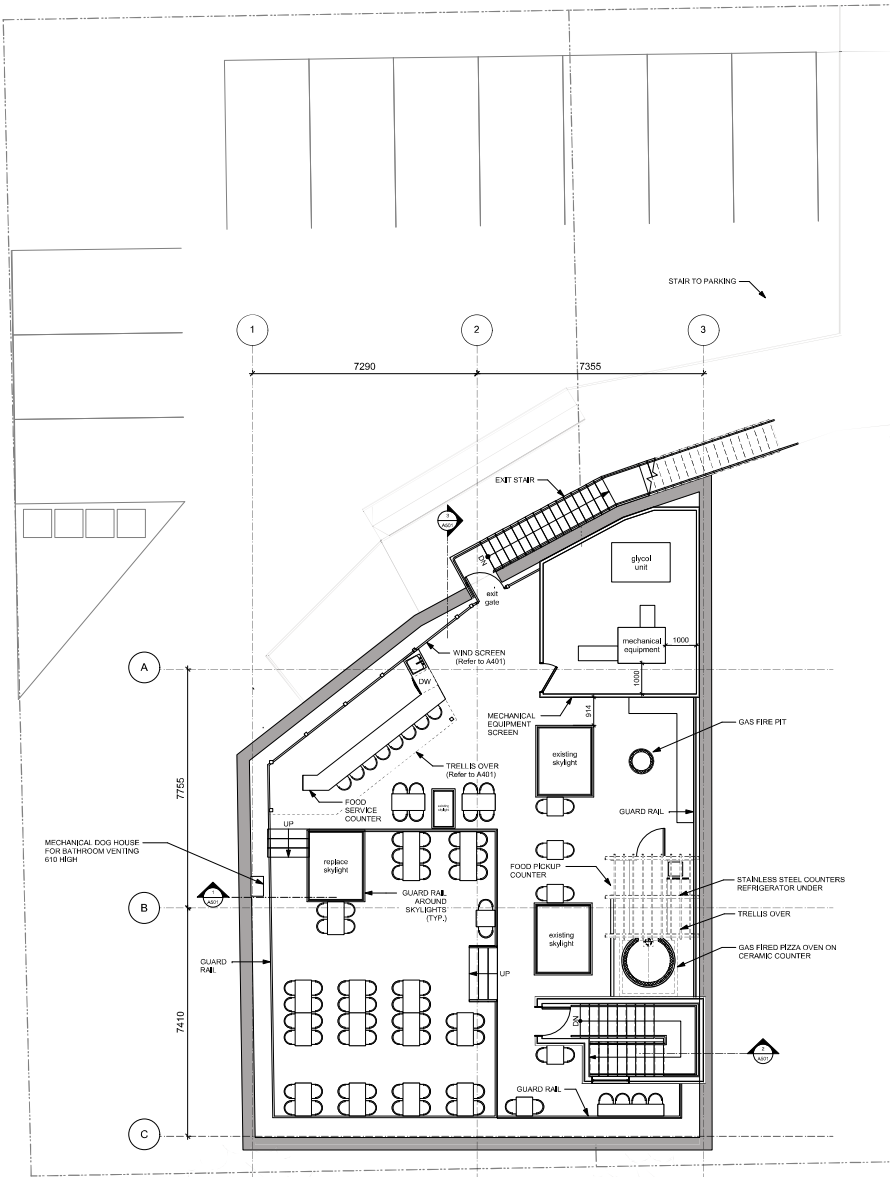
Level 1 & Mezzanine Floor Plan

A201

3

General Notes

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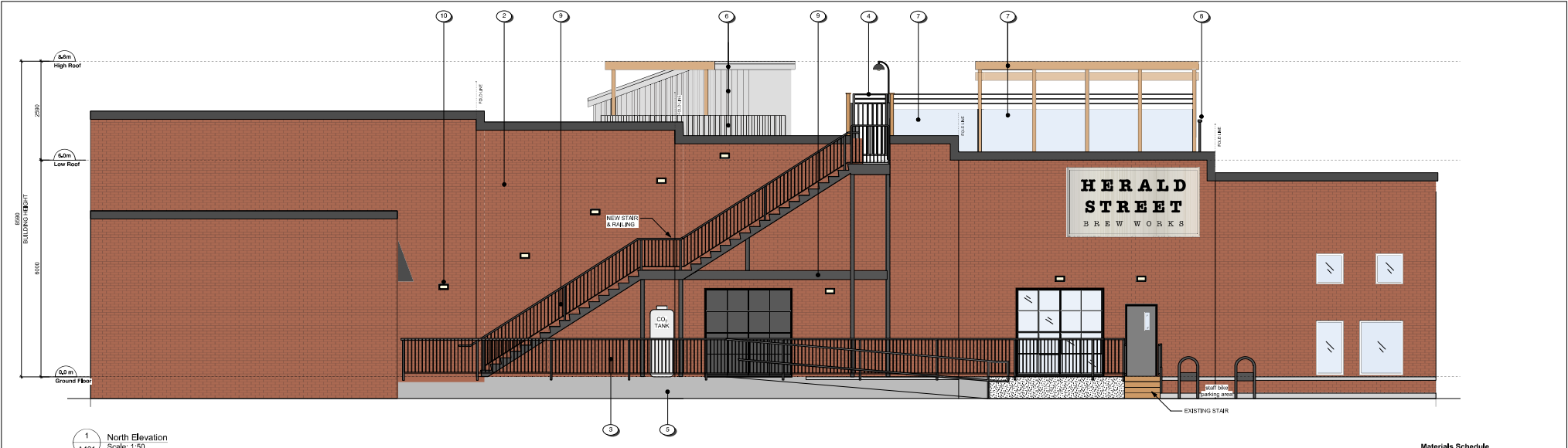


NO.	DATE	DESCRIPTION
3	31 MAR 2023	Revised for Development Permit
2	21 JAN 2023	Revised for Development Permit
1	12 MAY 2019	Revised for Development Permit
0	12 DEC 2018	Issued for Development Permit
Author	de Hoog & Kierulff	Client
Drawn	de Hoog & Kierulff	Check
Scale	As Noted	Notes

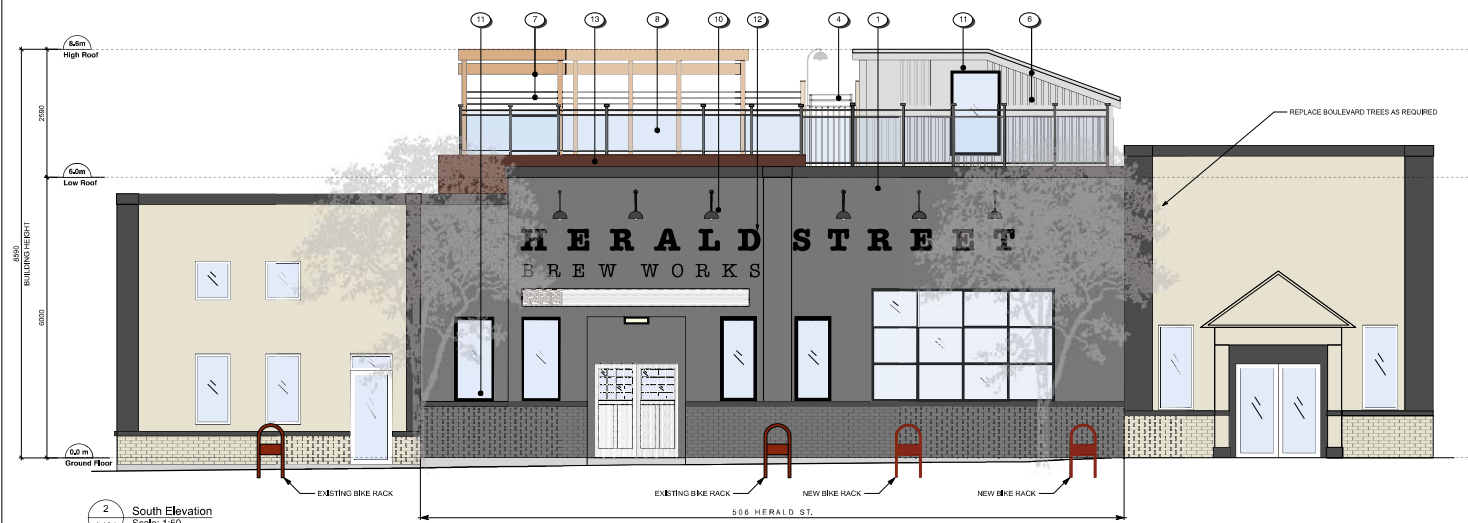
NOTE: All dimensions are shown in millimeters.

RE-ISSUED FOR DEVELOPMENT PERMIT

de Hoog & Kierulff architects 1111 11th Street Victoria, BC V8W 2Y1 Tel: 250-363-3333 Fax: 250-363-3334	
Herakli Brew Pub 201 Herakli Street Victoria, BC	
Rooftop Floor Plan	
1 A202	3



1 North Elevation
A401
Scale: 1:50



2 South Elevation
A401
Scale: 1:50

- Materials Schedule**
- 1 Paint Herald St. facade: Cloverdale - Zen Retreat - 0535
 - 2 Retain existing brick (typ.)
 - 3 Prefinished aluminum gabled frame - Dark Grey, Clear-coat finish - Anodized.
 - 4 Prefinished aluminum gate - Dark Grey, Fir posts - Clear Stain.
 - 5 Paint new concrete infill to match existing.
 - 6 Anodized metal.
 - 7 1025 mm high window with translucent tempered glass and prefinished aluminum frame - Dark Grey, Fir posts and rails - Clear Stain.
 - 8 Prefinished aluminum gabled 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 multi-style painted sign (by others). Refer to Sign Bylaw Summary, A001.
 - 13 New wood decking.

0 1250 2500mm
1:50

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11	12 NOV 2019	Prepared for Development Permit			
12	12 NOV 2019	Prepared for Development Permit			
13	12 NOV 2019	Prepared for Development Permit			
14	12 NOV 2019	Prepared for Development Permit			

NOTES: All dimensions are shown in millimeters.

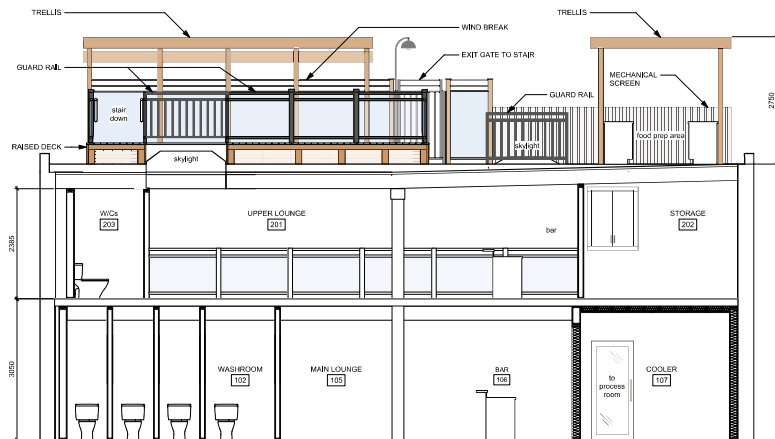
RE-ISSUED FOR DEVELOPMENT PERMIT

de Hoog & Kierulff architects
1111 11th Ave. S.E.
V6A 1K1
Tel: 604-681-3333

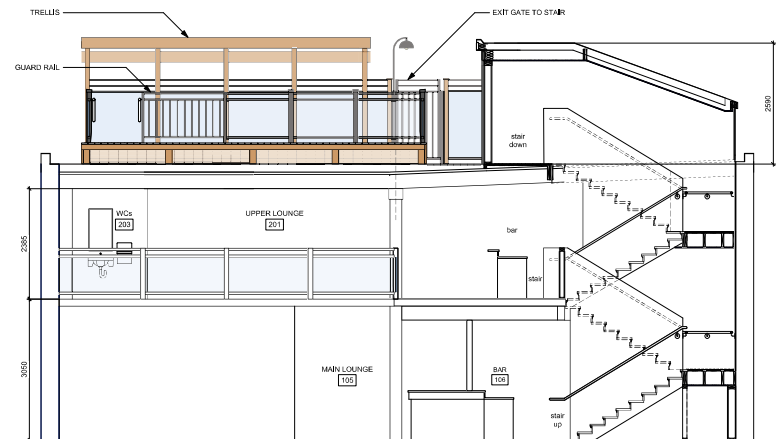
Herold Brew Pub
506 Herold Street
Victoria, BC

Elevations

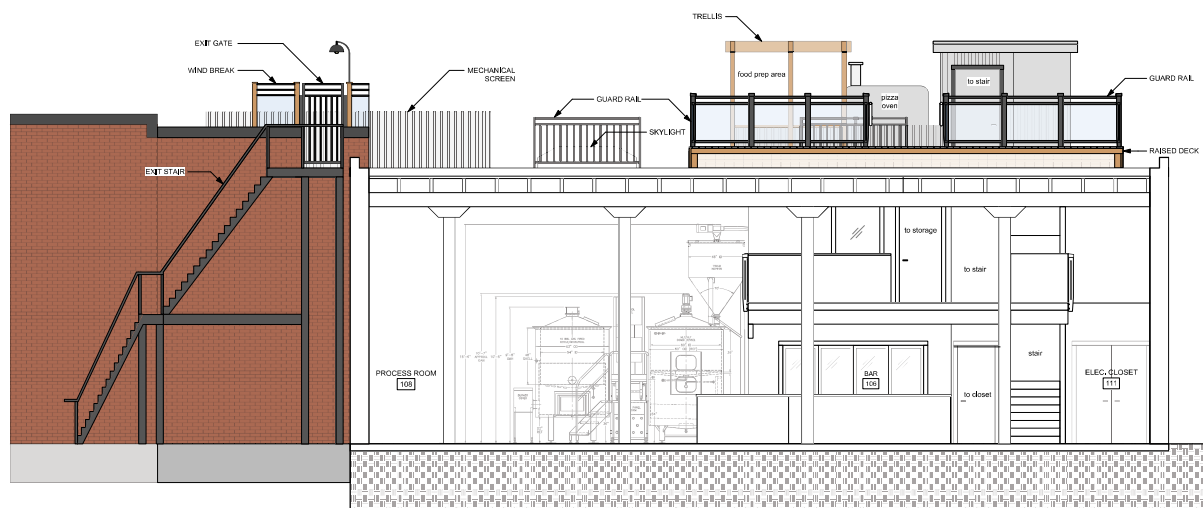
A401 3



1 Building Section
A501/
Scale: 1:50



2 Building Section
A501/
Scale: 1:50



3 Building Section
A501/
Scale: 1:50

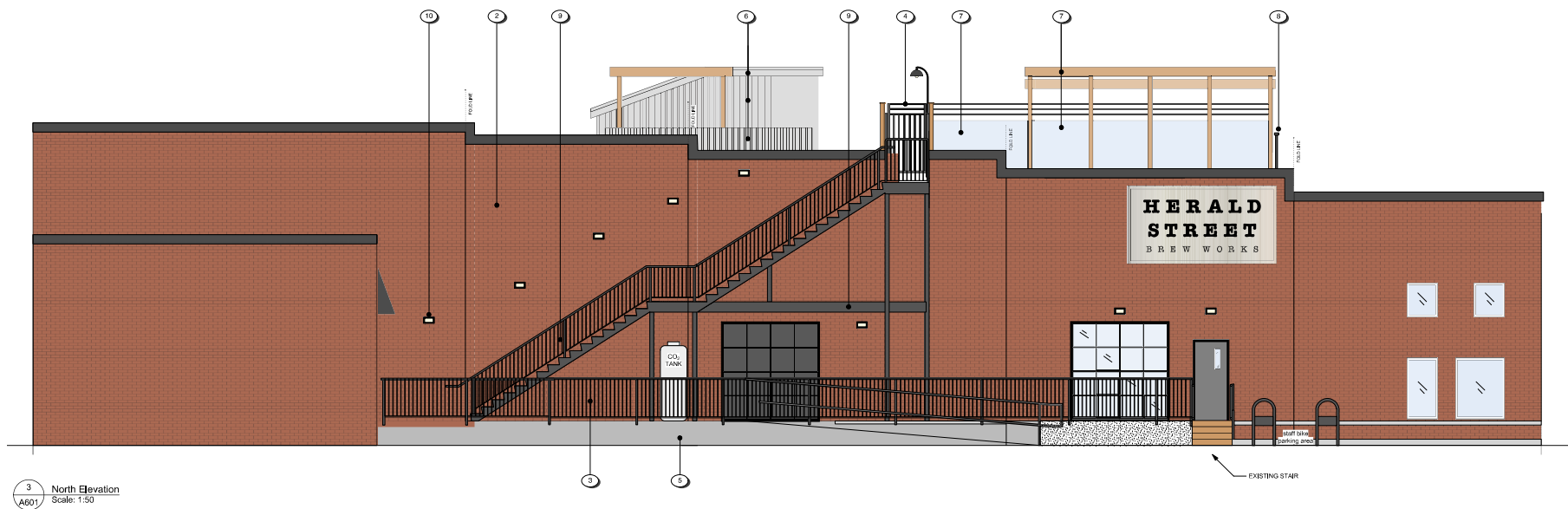
0 1250 2500mm
1:50

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10	12 NOV 2019	Prepared for Development Permit

NOTES: All dimensions are shown in millimeters.

RE-ISSUED FOR DEVELOPMENT PERMIT

de Hoog & Kierulff architects 517 4th St. E. Victoria, BC V8W 2G1 T 250-684-5367		517 4th St. E. Victoria, BC V8W 2G1 T 250-684-5367	
Herald Brew Pub 526 Herald Street Victoria, BC		Sections	
A501		3	



3 North Elevation
A601
Scale: 1:50



2 South Elevation
A601
Scale: 1:50

Materials Schedule	
1	Paint Herald St. facade: Cloverdale - Zon Relief - 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 window 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 star, 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, A601.
13	New wood decking.

RE-ISSUED FOR DEVELOPMENT PERMIT

