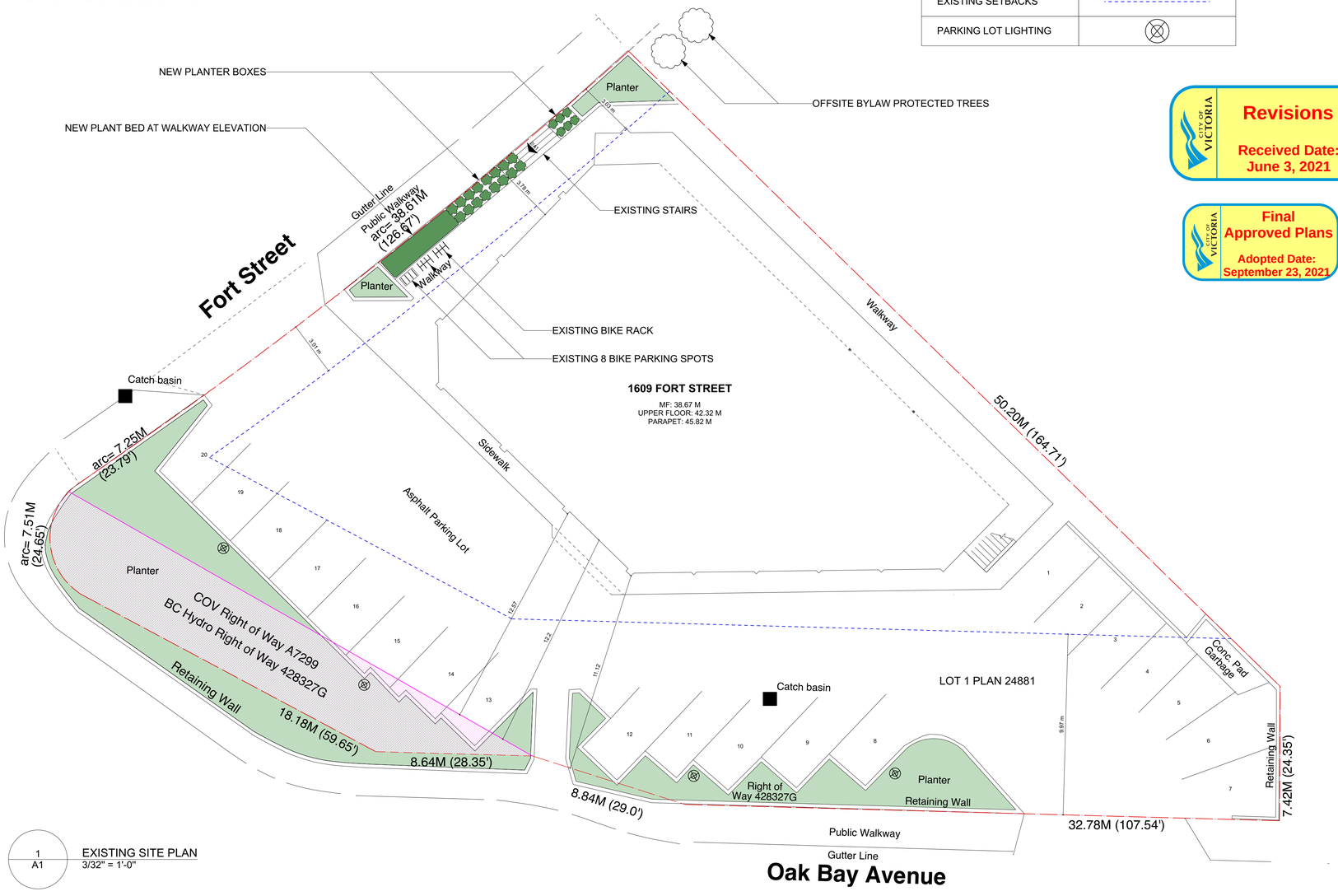
EXISTING SITE LOCATION

EXISTING BUILDING - FORT STREET

EXISTING BUILDING - OAK BAY AVENUE

DRAWING LEGEND	
EXISTING PROPERTY LINE	
EXISTING SETBACKS	
PARKING LOT LIGHTING	



1/A1 EXISTING SITE PLAN
3/32" = 1'-0"

Revisions
Received Date: June 3, 2021

Final Approved Plans
Adopted Date: September 23, 2021

ZONING DATA TABLE			
	ZONE STANDARD	**PROPOSAL** (IF DIFFERENT FROM ZONE STANDARD)	
ZONING	C1-J ZONE, LIMITED COMMERCIAL JUNCTION DISTRICT	-	
SITE AREA (m2)	NOT MENTIONED IN ZONE STANDARD	1614.9 sqm	
TOTAL FLOOR AREA (m2)	TOTAL ALLOWABLE IS 888.2 sqm	EXISTING:	886.3 sqm
FLOOR SPACE RATIO	0.55 TO 1	0.549 TO 1	
SITE COVERAGE %	SHALL NOT EXCEED 30%	28.7%	
OPEN SITE SPACE %	NOT MENTIONED IN ZONE STANDARD	14.15%	
HEIGHT (m)	SHALL NOT EXCEED 8 m	7.15 m TO PARAPET	
NUMBER OF STOREYS	NOT MENTIONED IN ZONE STANDARD	2 STOREYS	
PARKING STALLS (NUMBER) ON SITE	SHALL BE PROVIDED IN ACCORDANCE WITH SCHEDULE 'C' - 17 REQUIRED	20 PARKING STALLS PROVIDED ON SITE	
BUILDING SETBACK (m)			
OAK BAY AVENUE	10.6 m	-	
FORT STREET	3 m	-	
INTERSECTION OF OAK BAY AVE AND FORT STREET	10.6 m	-	

VEHICLE PARKING REQUIREMENTS
(BASED ON CITY OF VICTORIA SCHEDULE C)

BUSINESS	USE	AREA (sqm)	SCHEDULE C CALCULATION	TOTAL SPACES
SECOND FLOOR OFFICE SPACE	OFFICE	432.5	1 SPACES PER 55 sqm	8
EXISTING VESSEL SPACE	RETAIL	327.0	1 SPACES PER 50 sqm	6.5
PROPOSED VESSEL EXPANSION	RETAIL	126.8	1 SPACES PER 50 sqm	2.5
TOTAL REQUIRED:				17
TOTAL PROVIDED:				20

BIKE PARKING REQUIREMENTS

BUSINESS	USE	AREA (sqm)	LONG TERM CALCULATION	SHORT TERM CALCULATION	TOTAL SPACES
SECOND FLOOR OFFICE SPACE	OFFICE	432.5	1 SPACES PER 150 sqm = 2.9	1 SPACES PER 400 sqm = 1.1	4
EXISTING VESSEL SPACE	RETAIL	327.0	1 SPACES PER 200 sqm = 1.6	1 SPACES PER 200 sqm = 1.6	3.3
PROPOSED VESSEL EXPANSION	RETAIL	126.8	1 SPACES PER 200 sqm = 0.6	1 SPACES PER 200 sqm = 0.6	1.3
TOTAL PROVIDED & REQUIRED:					9 REQUIRED 12 PROVIDED

PROJECT:
VESSEL LIQUOR STORE EXPANSION

PROJECT ADDRESS:
1609 FORT STREET
VICTORIA, BC

CLIENT:
VESSEL LIQUOR STORE

steller ARCHITECTURAL CONSULTING
210-4252 Commerce Circle
Victoria, BC, V8Z 4M2,
250-294-8076

ISSUED FOR:	DATE:

REVISION NO.:	DATE:
1	JUNE 2, 2021

SAC PROJECT NO.:
VES-03-21

DRAWN BY:
SL

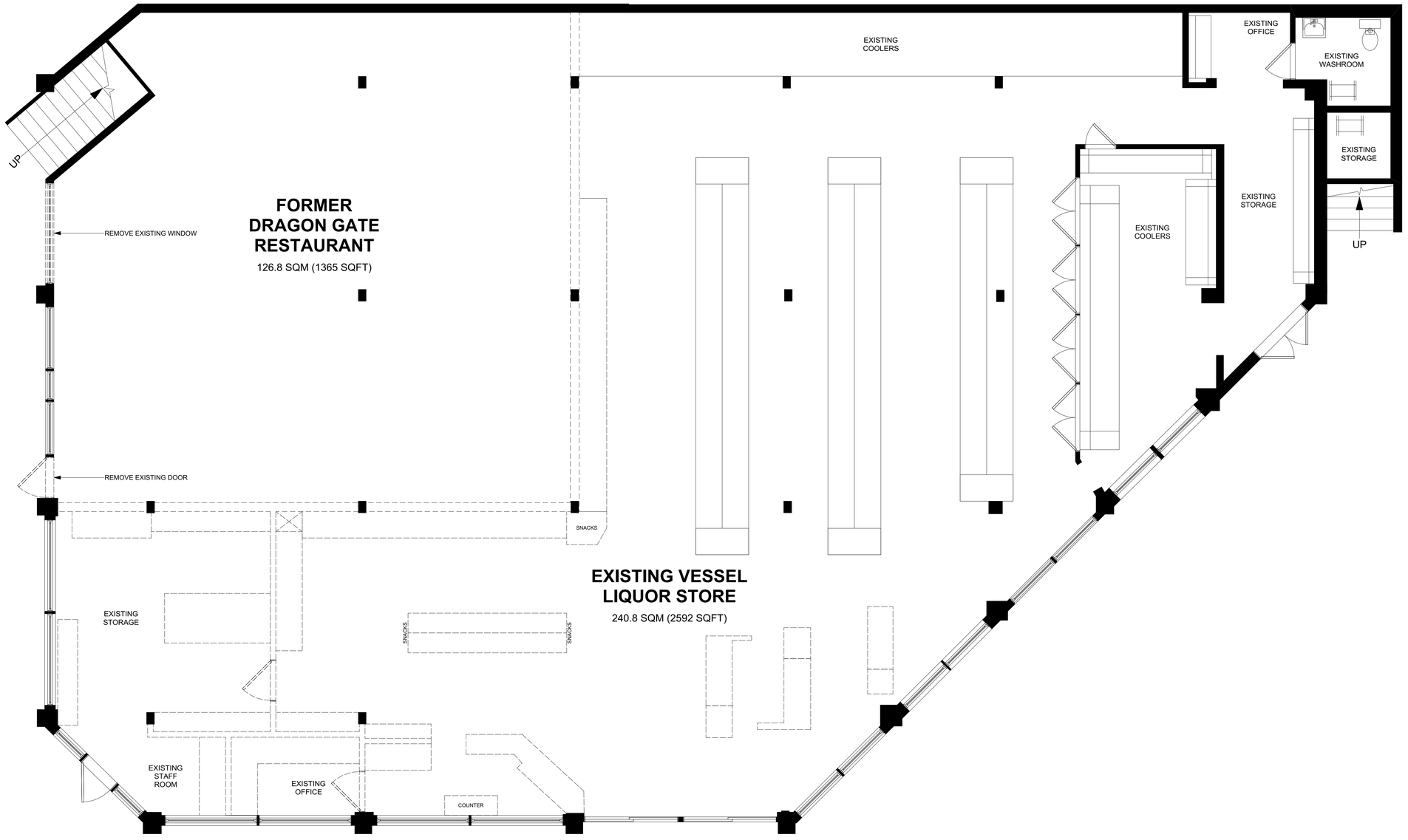
DATE:
JUNE 2, 2021

SCALE:
AS NOTED

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
A1

PARTITION LEGEND	
EXISTING - TO REMAIN	
EXISTING - TO REMAIN BE DEMOLISHED	



1 / A2 EXISTING MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
VESSEL LIQUOR STORE EXPANSION

PROJECT ADDRESS:
1609 FORT STREET
VICTORIA, BC

CLIENT:
VESSEL LIQUOR STORE

steller
ARCHITECTURAL CONSULTING
210-4252 Commerce Circle
Victoria, BC, V8Z 4M2,
250-294-8076

ISSUED FOR:	DATE:

REVISION NO.:	DATE:

SAC PROJECT NO.:
VES-03-21

DRAWN BY:
SL

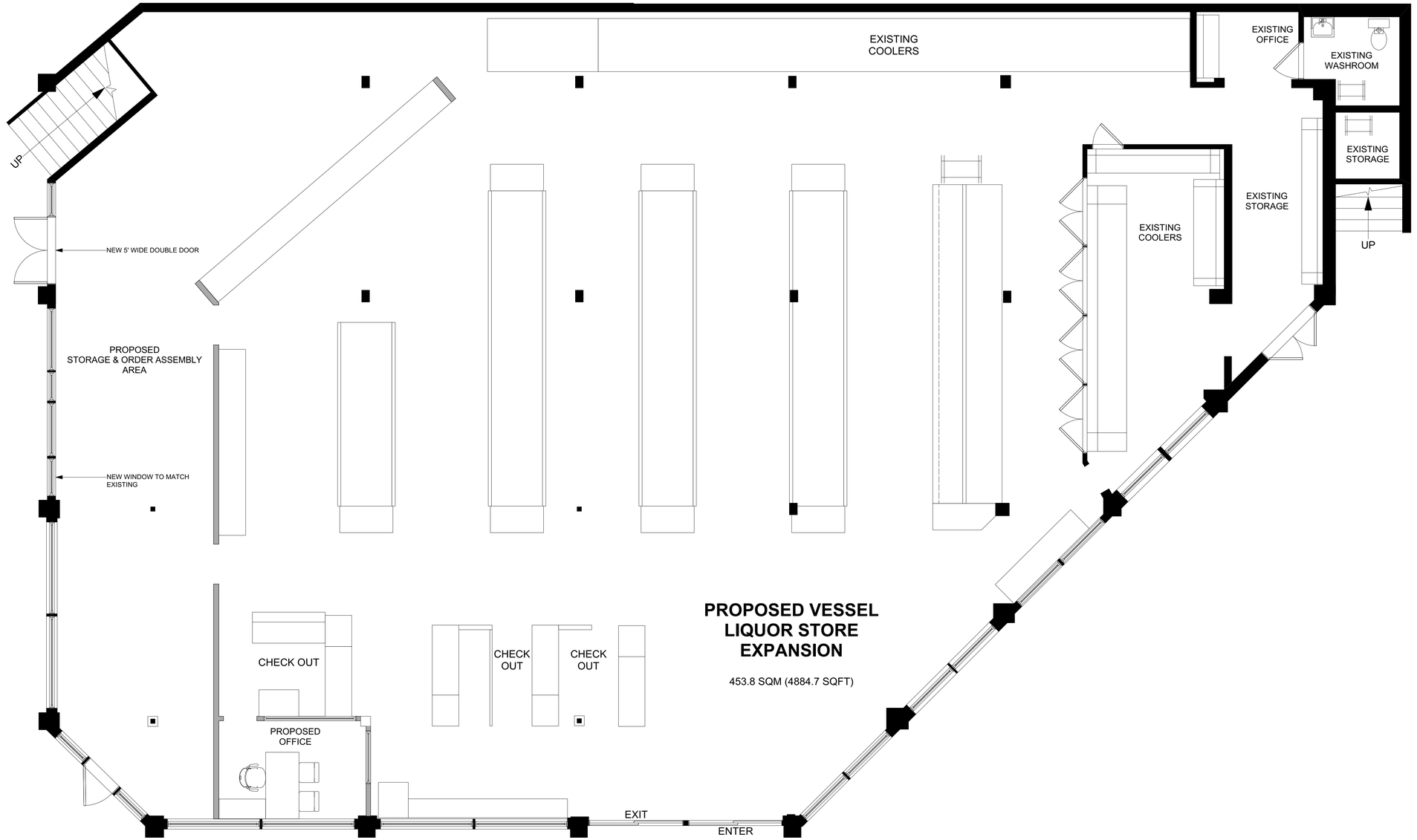
DATE:
JUNE 2, 2021

SCALE:
AS NOTED

DRAWING TITLE:
EXISTING MAIN FLOOR PLAN

DRAWING NUMBER:
A2

PARTITION LEGEND	
EXISTING WALLS & PARTITIONS	
NEW PARTITIONS	



1 / A3 EXISTING MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
VESSEL LIQUOR STORE EXPANSION

PROJECT ADDRESS:
1609 FORT STREET
VICTORIA, BC

CLIENT:
VESSEL LIQUOR STORE

steller
ARCHITECTURAL CONSULTING
210-4252 Commerce Circle
Victoria, BC, V8Z 4M2,
250-294-8076

ISSUED FOR:	DATE:

REVISION NO.:	DATE:

SAC PROJECT NO.: VES-03-21

DRAWN BY: SL

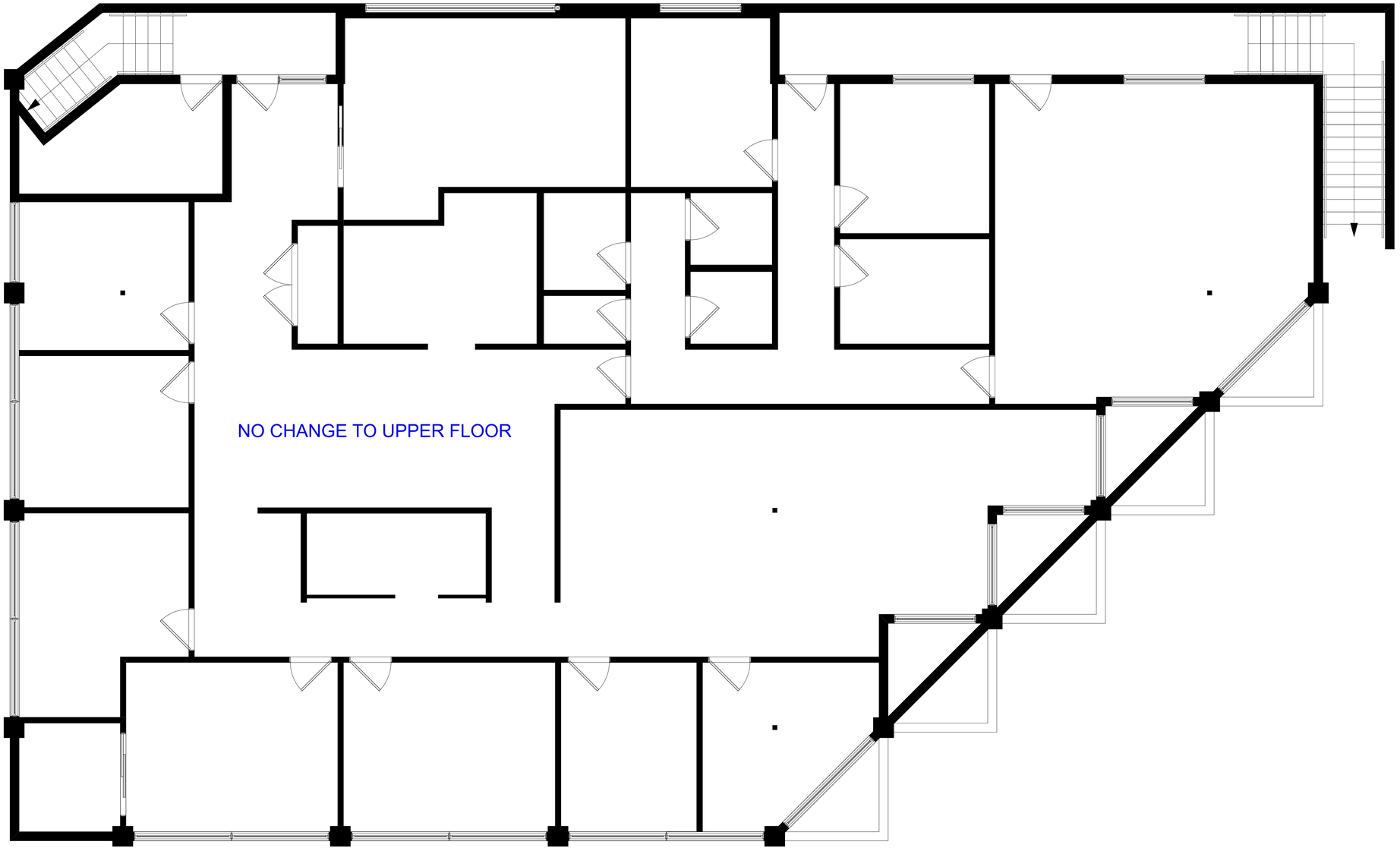
DATE: JUNE 2, 2021

SCALE: AS NOTED

DRAWING TITLE: PROPOSED MAIN FLOOR PLAN

DRAWING NUMBER: A3

PARTITION LEGEND	
EXISTING WALLS & PARTITIONS	



1 / A4 EXISTING UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
VESSEL LIQUOR STORE EXPANSION

PROJECT ADDRESS:
1609 FORT STREET
VICTORIA, BC

CLIENT:
VESSEL LIQUOR STORE

steller
ARCHITECTURAL CONSULTING
210-4252 Commerce Circle
Victoria, BC, V8Z 4M2.
250-294-8076

ISSUED FOR:	DATE:

REVISION NO.:	DATE:

SAC PROJECT NO.:
VES-03-21

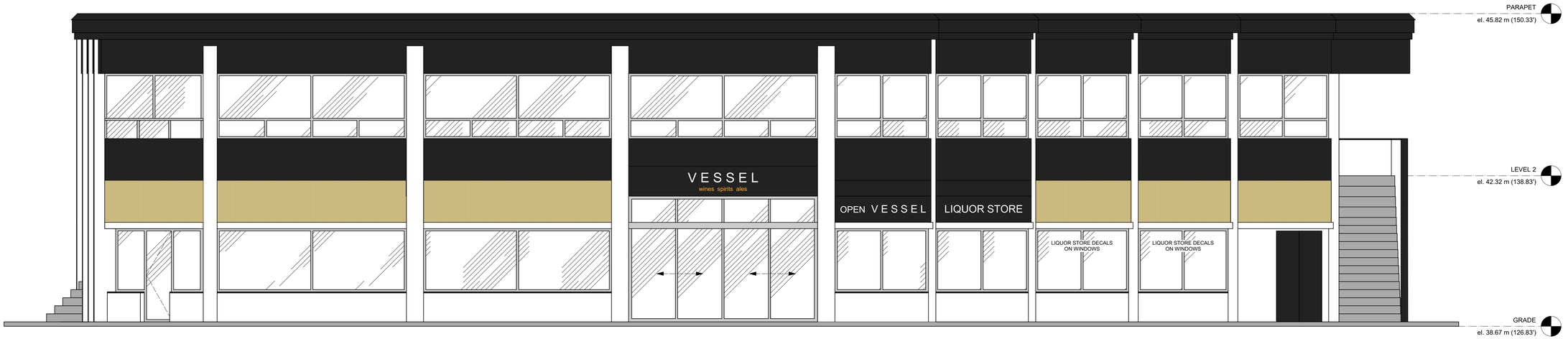
DRAWN BY:
SL

DATE:
JUNE 2, 2021

SCALE:
AS NOTED

DRAWING TITLE:
EXISTING UPPER FLOOR PLAN

DRAWING NUMBER:
A4



1
A5
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

NO CHANGE TO EAST ELEVATION

PROJECT:
VESSEL LIQUOR STORE EXPANSION

PROJECT ADDRESS:
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VICTORIA, BC

CLIENT:
VESSEL LIQUPR STORE

steller
ARCHITECTURAL CONSULTING
210-4252 Commerce Circle
Victoria, BC, V8Z 4M2,
250-294-8076

ISSUED FOR:	DATE:

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SAC PROJECT NO.:
VES-03-21

DRAWN BY:
SL

DATE:
JUNE 2, 2021

SCALE:
AS NOTED

DRAWING TITLE:
EXISTING EAST ELEVATION

DRAWING NUMBER:
A5

1
A6

EXISTING ELEVATION
SCALE: 1:50

2
A6

PROPOSED ELEVATION
SCALE: 1:50

PROJECT:
VESSEL LIQUOR STORE EXPANSION

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VICTORIA, BC

CLIENT:
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Victoria, BC, V8Z 4M2,
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SAC PROJECT NO.:
VES-03-21

DRAWN BY:
SL

DATE:
JUNE 2, 2021

SCALE:
AS NOTED

DRAWING TITLE:
EXISTING & PROPOSED SOUTH ELEVATION

DRAWING NUMBER:
A6