



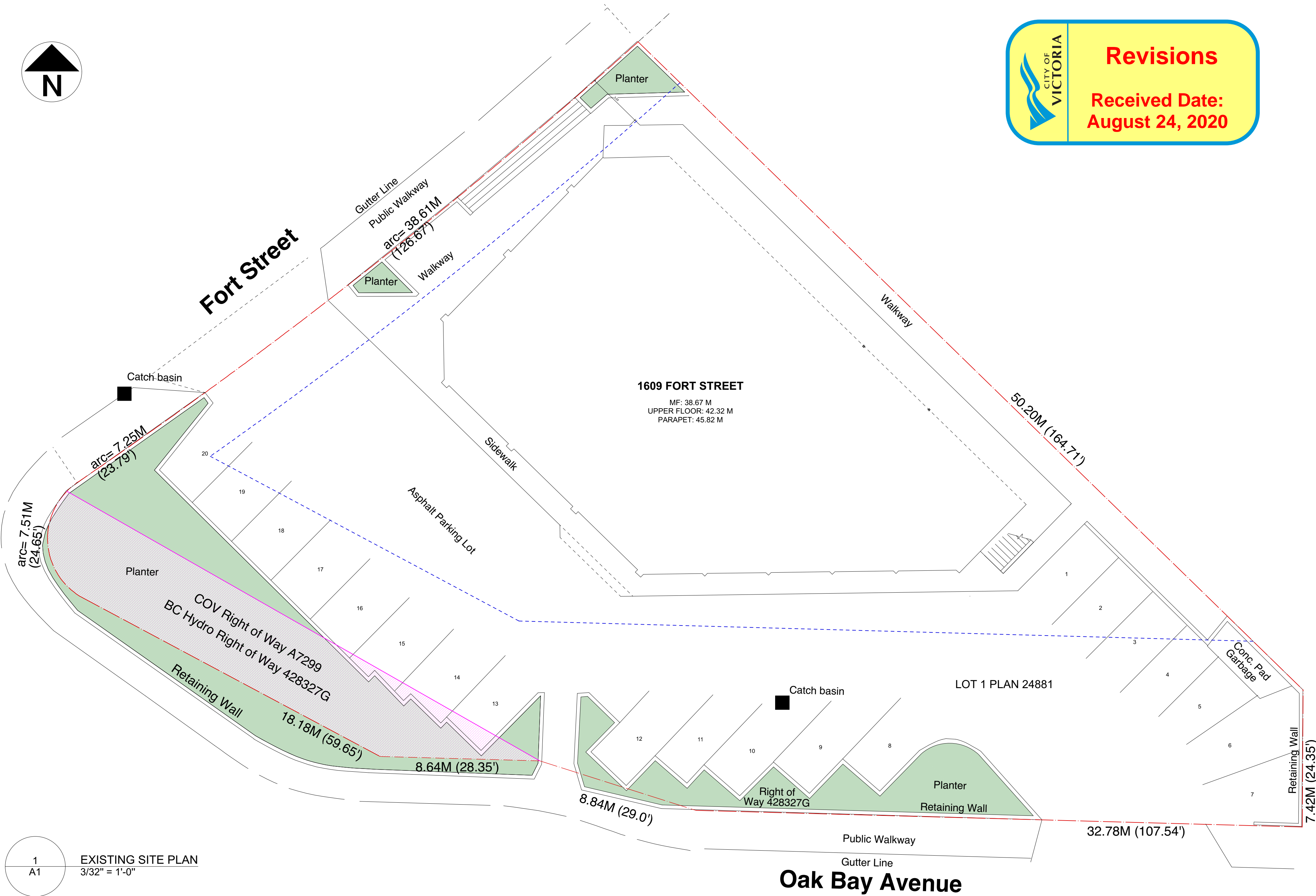
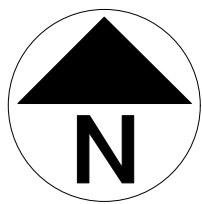
EXISTING SITE LOCATION




EXISTING BUILDING - FORT STREET



EXISTING BUILDING - OAK BAY AVENUE





Revisions
Received Date:
August 24, 2020

DRAWING LEGEND	
EXISTING PROPERTY LINE	---
EXISTING SETBACKS	----

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)	NO LIQUOR RETAIL STORE SHALL EXCEED A MAX. TOTAL FLOOR AREA OF 241 sqm	ADD 86.2 SQM ALLOWABLE FLOOR AREA FOR LIQUOR STORE PURPOSES SO ALLOWABLE AREA IS 327 sqm
FLOOR SPACE RATIO	0.55 TO 1	0.50 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' - 18 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 REQUIRED
SECOND FLOOR OFFICE SPACE	OFFICE	341.4	1 SPACES PER 55 sqm	6.2 (6)
DRAGON GATE RESTAURANT	RESTUARANT	126.8	1 SPACES PER 25 sqm	5.1 (5)
VESSEL LIQUOR STORE	RETAIL	327.0	1 SPACES PER 50 sqm	6.5 (7)
18 PARKING SPOTS ARE REQUIRED, 20 PARKING SPOTS ARE PROVIDED				


PROJECT:
VESSEL LIQUOR STORE DVP

PROJECT ADDRESS:

1609 FORT STREET
VICTORIA, BC

CLIENT:

VESSEL LIQUOR STORE



210-4252 Commerce Court
Victoria, BC V8Z 4M2
250-294-8076

ISSUED FOR: DATE:

REVISION NO.: DATE:
1 AUG 19, 2020

SAC PROJECT NO.:
VES-01-19

DRAWN BY:
SL

DATE:
AUGUST 19, 2020

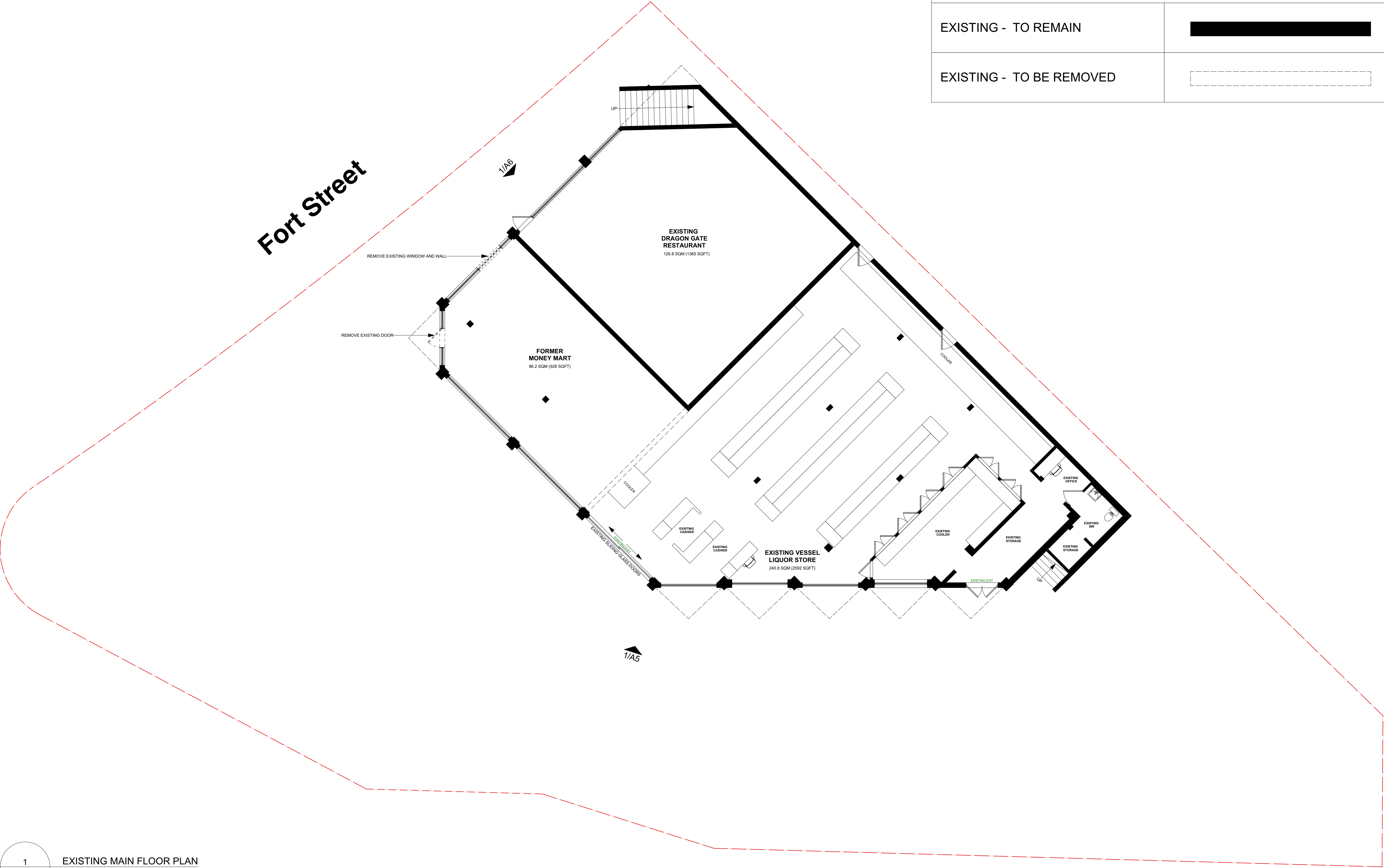
SCALE:
AS NOTED

DRAWING TITLE:

SITE PLAN

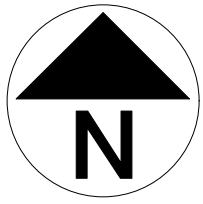
DRAWING NUMBER:

A1



DRAWING LEGEND	
EXISTING PROPERTY LINE	

PARTITION LEGEND	
EXISTING - TO REMAIN	
EXISTING - TO BE REMOVED	



PROJECT:
**VESSEL LIQUOR
STORE DVP**

PROJECT ADDRESS:

1609 FORT STREET
VICTORIA, BC

CLIENT:

**VESSEL LIQUOR
STORE**



ISSUED FOR: DATE:

REVISION NO.: DATE:
1 AUG 19, 2020

SAC PROJECT NO.:
VES-01-19

DRAWN BY:
SL

DATE:
AUGUST 19, 2020

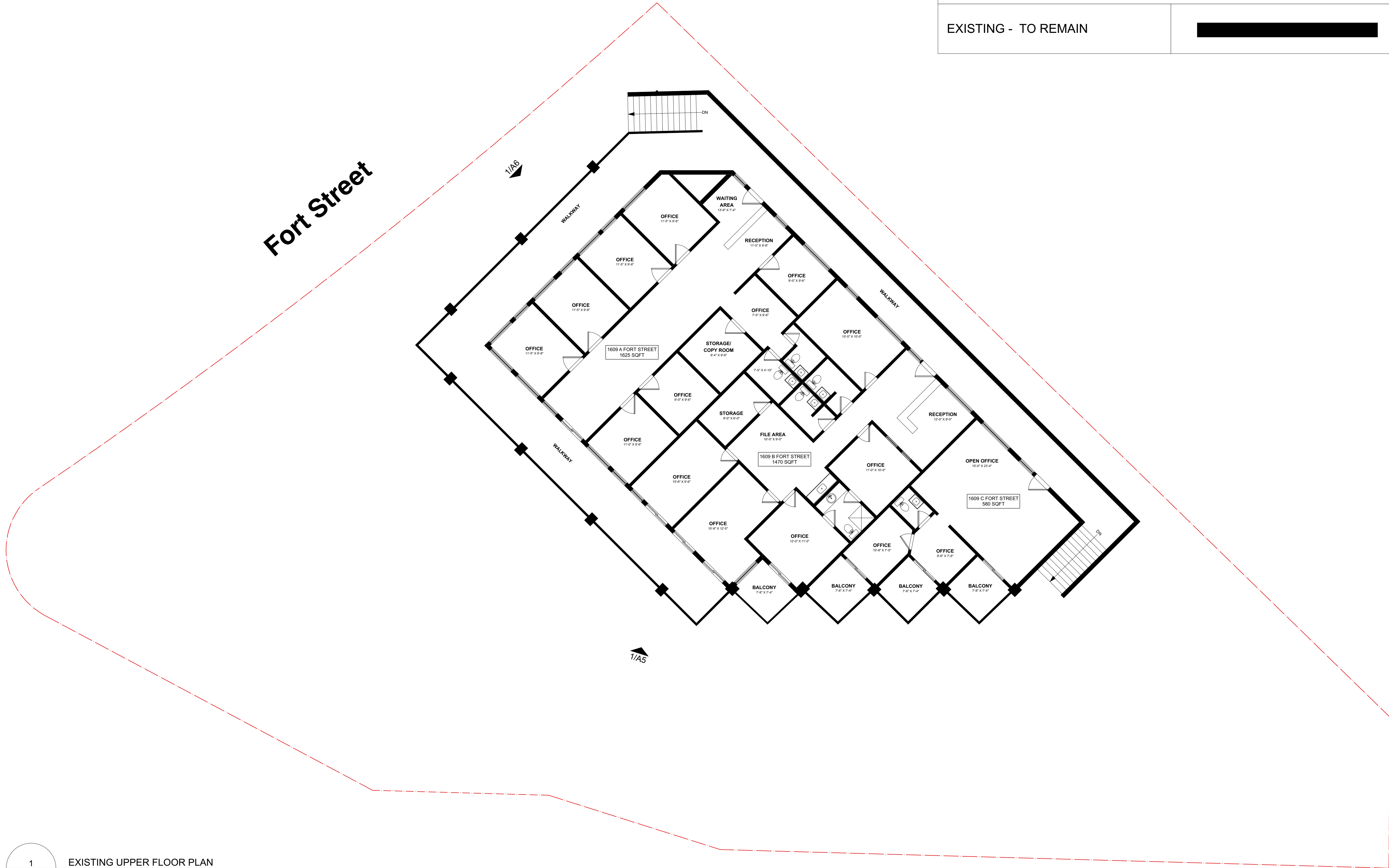
SCALE:
AS NOTED

DRAWING TITLE:

**EXISTING MAIN
FLOOR PLAN**

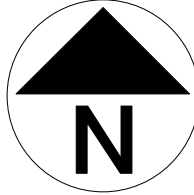
DRAWING NUMBER:

A2



DRAWING LEGEND	
EXISTING PROPERTY LINE	

PARTITION LEGEND	
EXISTING - TO REMAIN	



1
A3
EXISTING UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

Oak Bay Avenue

PROJECT:
VESSEL LIQUOR
STORE DVP

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 AUG 19, 2020

SAC PROJECT NO.:
VES-01-19

DRAWN BY:
SL

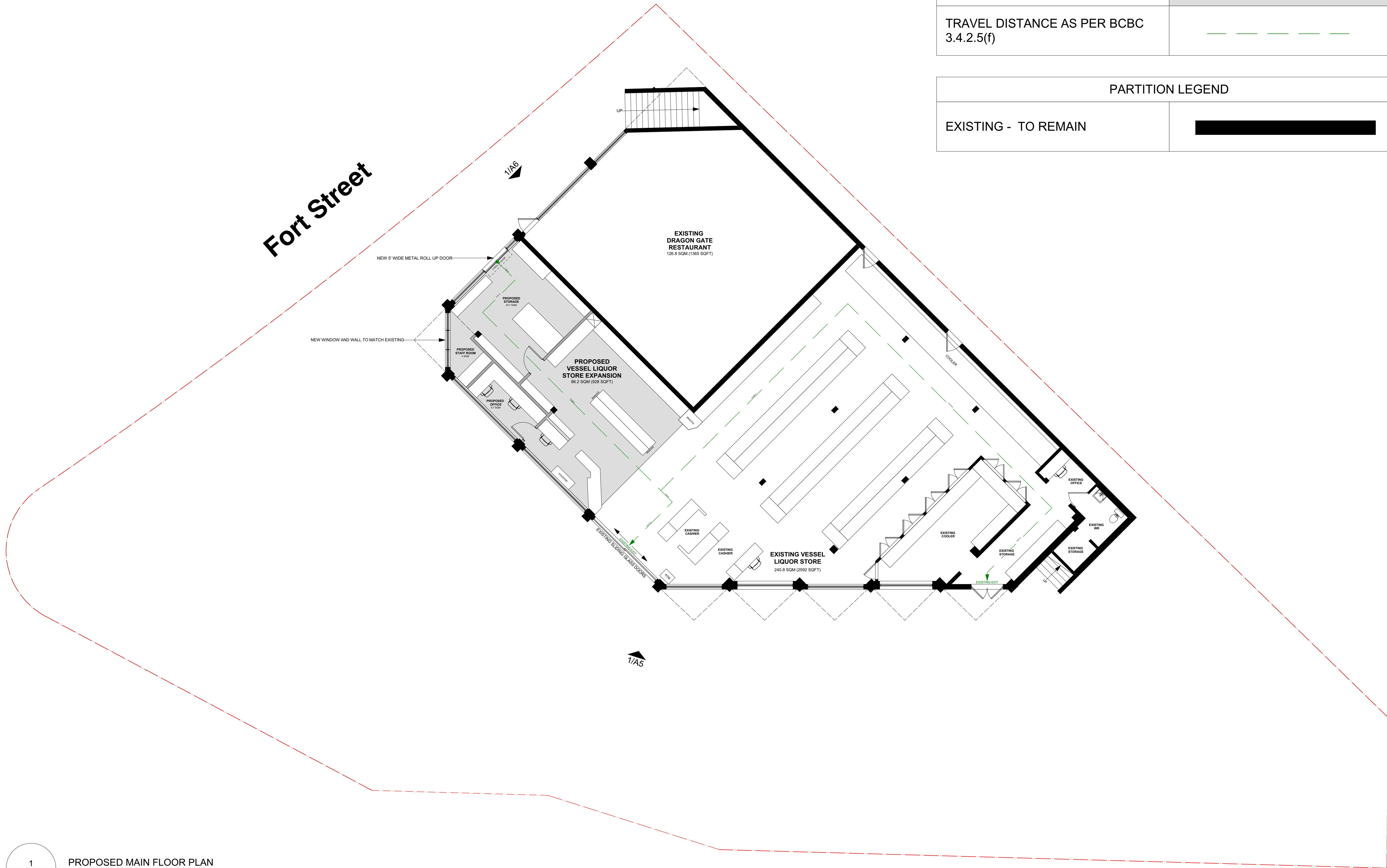
DATE:
AUGUST 19, 2020

SCALE:
AS NOTED

DRAWING TITLE:
EXISTING UPPER
FLOOR PLAN

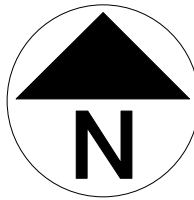
DRAWING NUMBER:

A3



DRAWING LEGEND	
EXISTING PROPERTY LINE	
PROPOSED EXPANSION SPACE	
TRAVEL DISTANCE AS PER BCBC 3.4.2.5(f)	

PARTITION LEGEND	
EXISTING - TO REMAIN	



PROJECT:
**VESSEL LIQUOR
STORE DVP**

PROJECT ADDRESS:

1609 FORT STREET
VICTORIA, BC

CLIENT:

**VESSEL LIQUOR
STORE**



ISSUED FOR: DATE:

REVISION NO.: DATE:
1 AUG 19, 2020

SAC PROJECT NO.:
VES-01-19

DRAWN BY:
SL

DATE:
AUGUST 19, 2020

SCALE:
AS NOTED

DRAWING TITLE:

**PROPOSED MAIN
FLOOR PLAN**

DRAWING NUMBER:

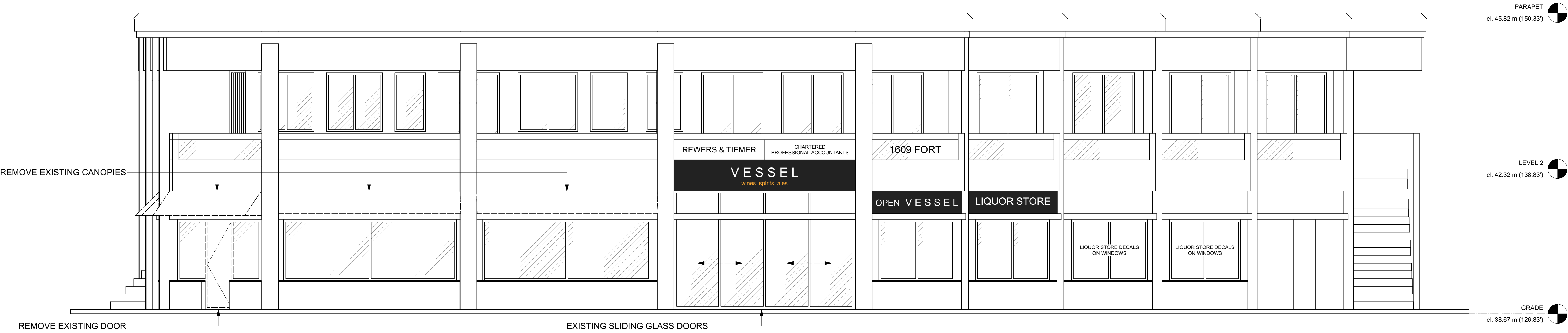
A4



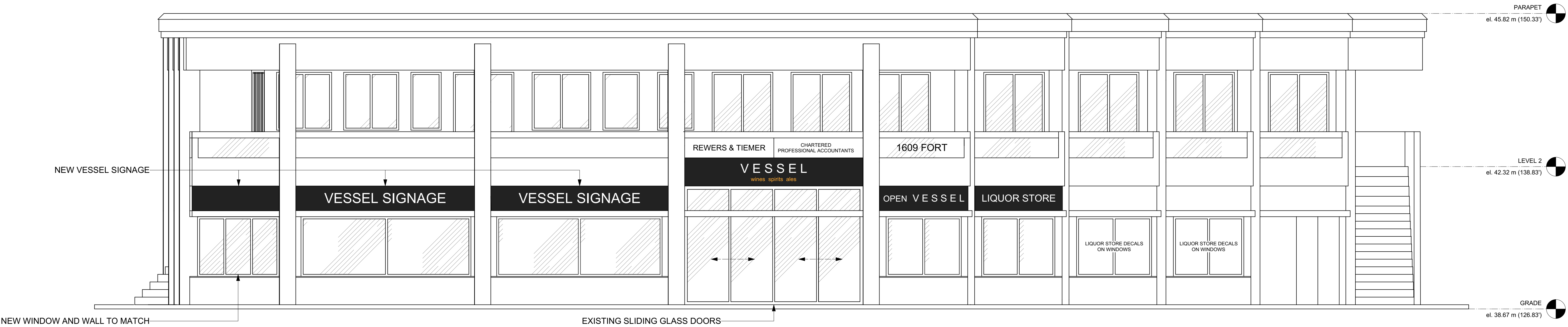
EXISTING VIEW FROM INTERSECTION BETWEEN OAK BAY AVE & FORT ST



PROPOSED VIEW FROM INTERSECTION BETWEEN OAK BAY AVE & FORT ST



1
A5
EXISTING ELEVATION
SCALE: 1:50



2
A5
PROPOSED ELEVATION
SCALE: 1:50

PROJECT:
**VESSEL LIQUOR
STORE DVP**

PROJECT ADDRESS:

1609 FORT STREET
VICTORIA, BC

CLIENT:

**VESSEL LIQUOR
STORE**

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

ISSUED FOR: DATE:

REVISION NO.: DATE:
1 AUG 19, 2020

SAC PROJECT NO.:
VES-01-19

DRAWN BY:
SL

DATE:
AUGUST 19, 2020

SCALE:
AS NOTED

DRAWING TITLE:
**EXISTING &
PROPOSED
ELEVATIONS**

DRAWING NUMBER:

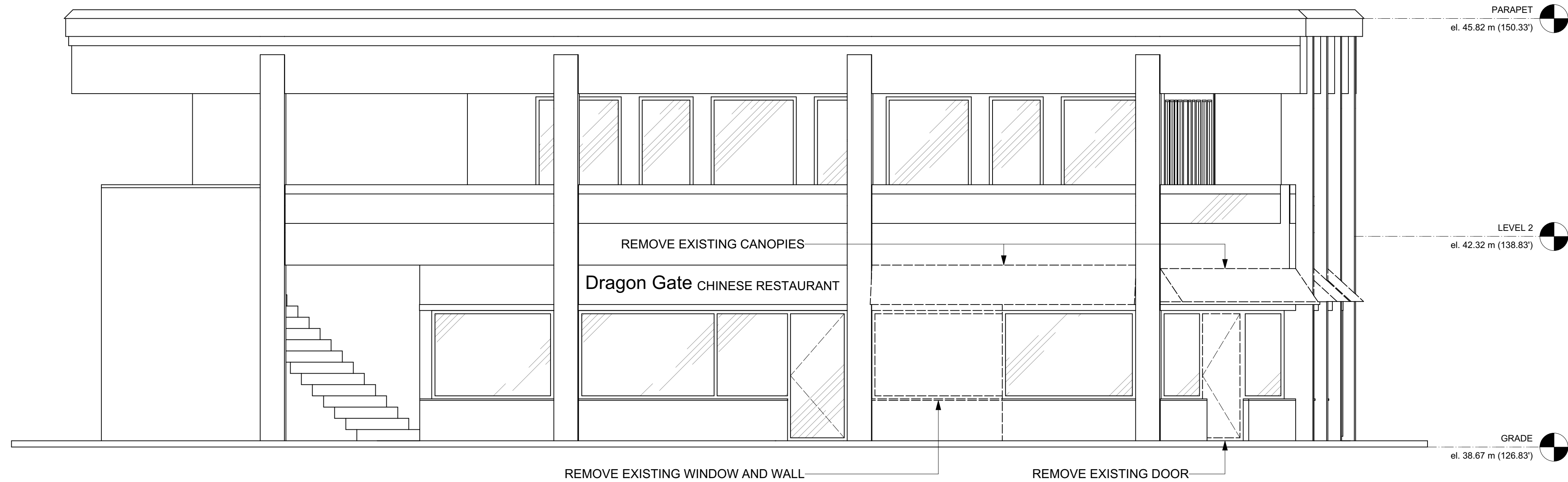
A5



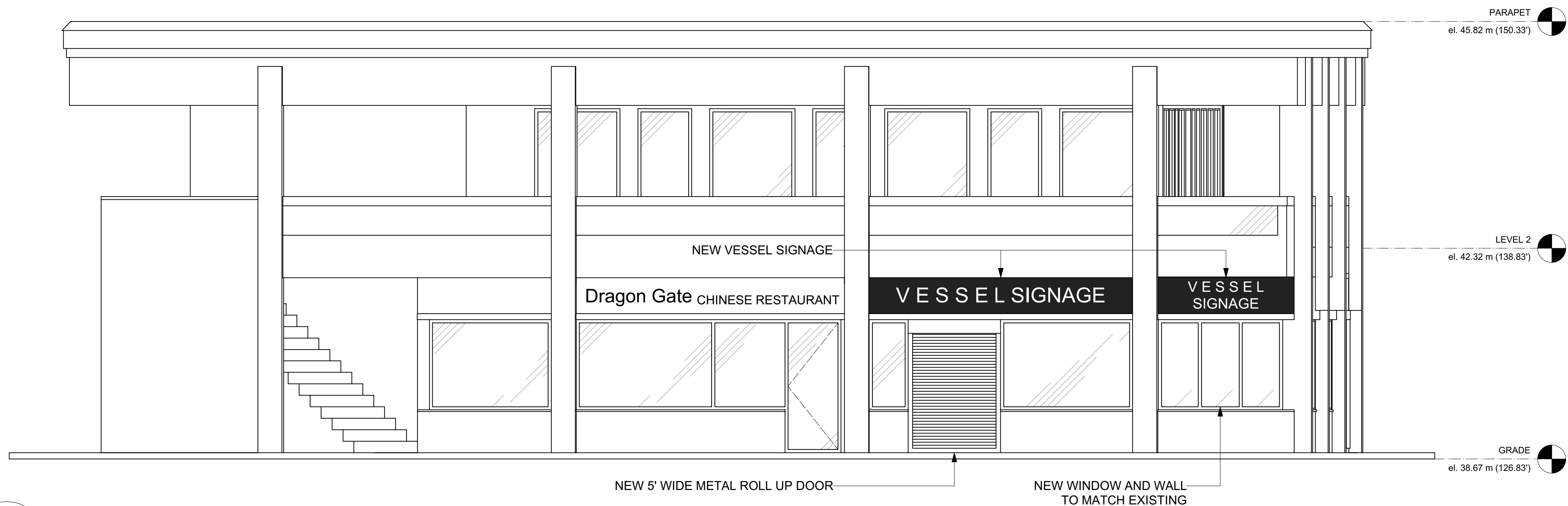
EXISTING VIEW FROM FORT STREET



PROPOSED VIEW FROM FORT STREET



1
A6
EXISTING ELEVATION
SCALE: 1:50



2
A6
PROPOSED ELEVATION
SCALE: 1:50

PROJECT:
**VESSEL LIQUOR
STORE DVP**

PROJECT ADDRESS:

1609 FORT STREET
VICTORIA, BC

CLIENT:

**VESSEL LIQUOR
STORE**

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

ISSUED FOR: DATE:

REVISION NO.: DATE:
1 AUG 19, 2020

SAC PROJECT NO.:
VES-01-19

DRAWN BY:
SL

DATE:
AUGUST 19, 2020

SCALE:
AS NOTED

DRAWING TITLE:
**EXISTING &
PROPOSED
ELEVATIONS**

DRAWING NUMBER:

A6