



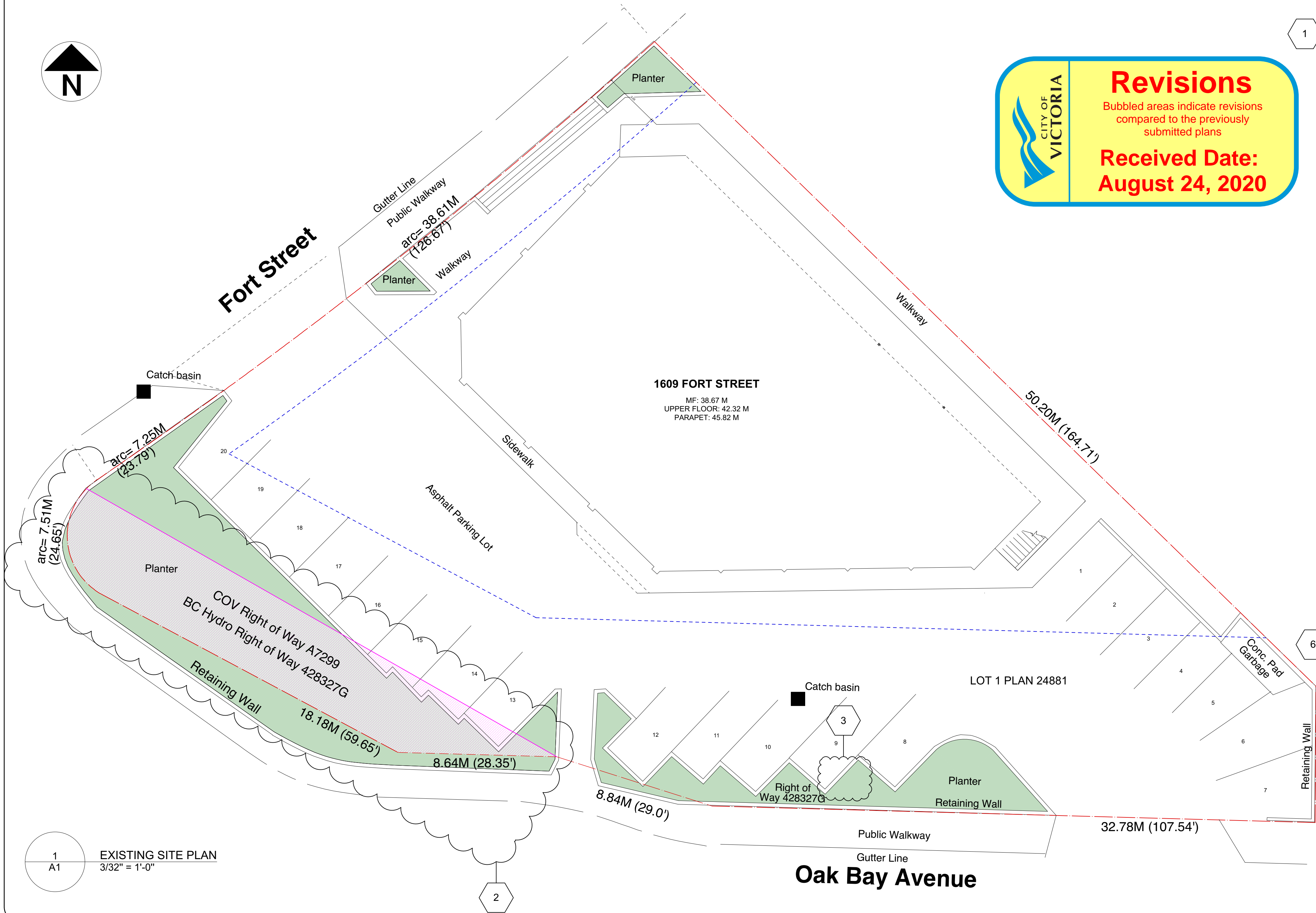
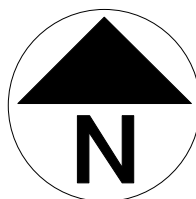
EXISTING SITE LOCATION




EXISTING BUILDING - FORT STREET



EXISTING BUILDING - OAK BAY AVENUE







Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

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**



ISSUED FOR:      DATE:

REVISION NO.:      DATE:  
1      AUG 19, 2020

SAC PROJECT NO.:  
**VES-01-19**

DRAWN BY:  
**SL**

DATE:  
**AUGUST 19, 2020**

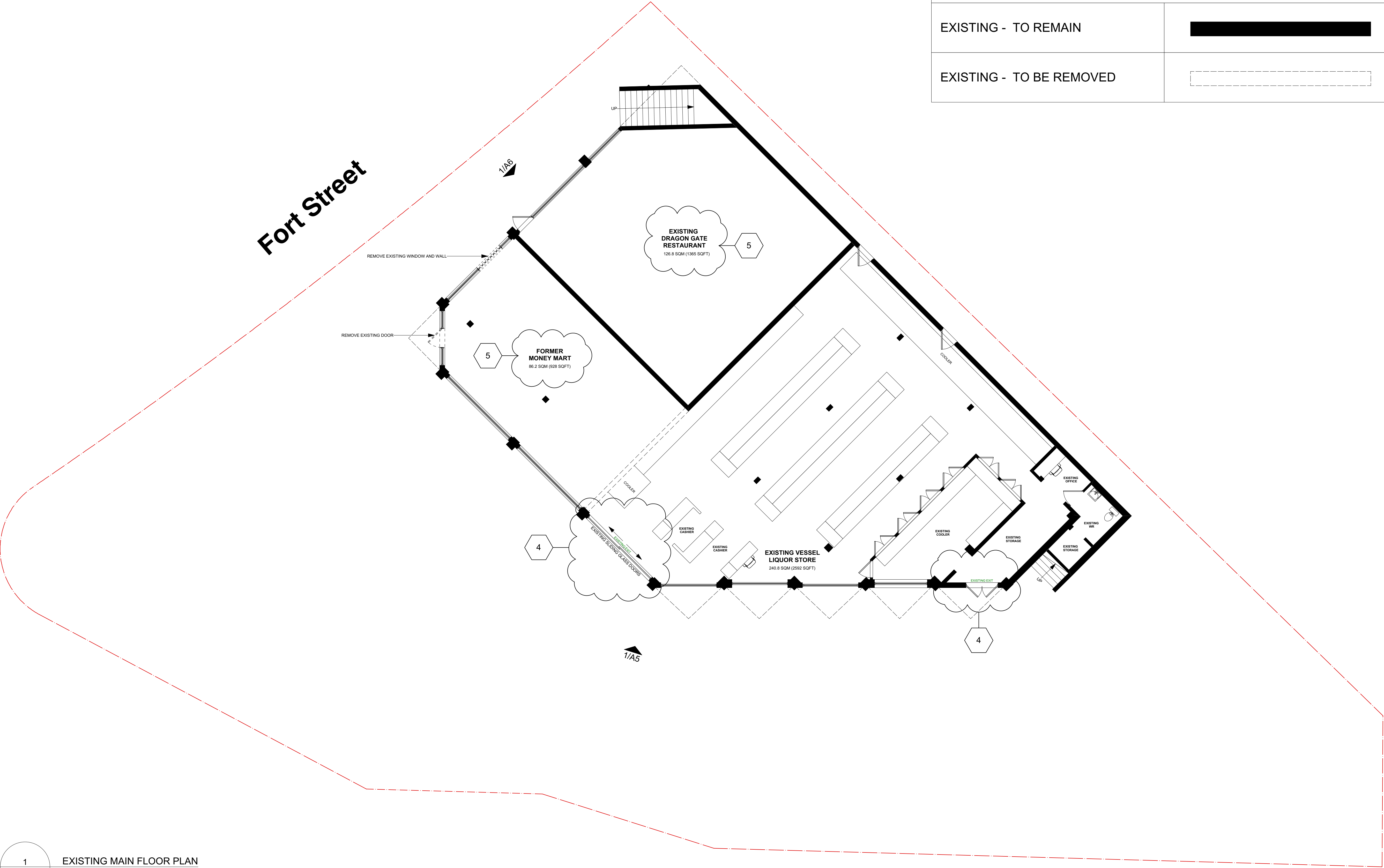
SCALE:  
**AS NOTED**

DRAWING TITLE:  
  
**SITE PLAN**

DRAWING NUMBER:

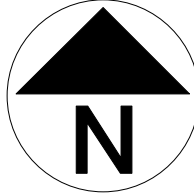
**A1**





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**

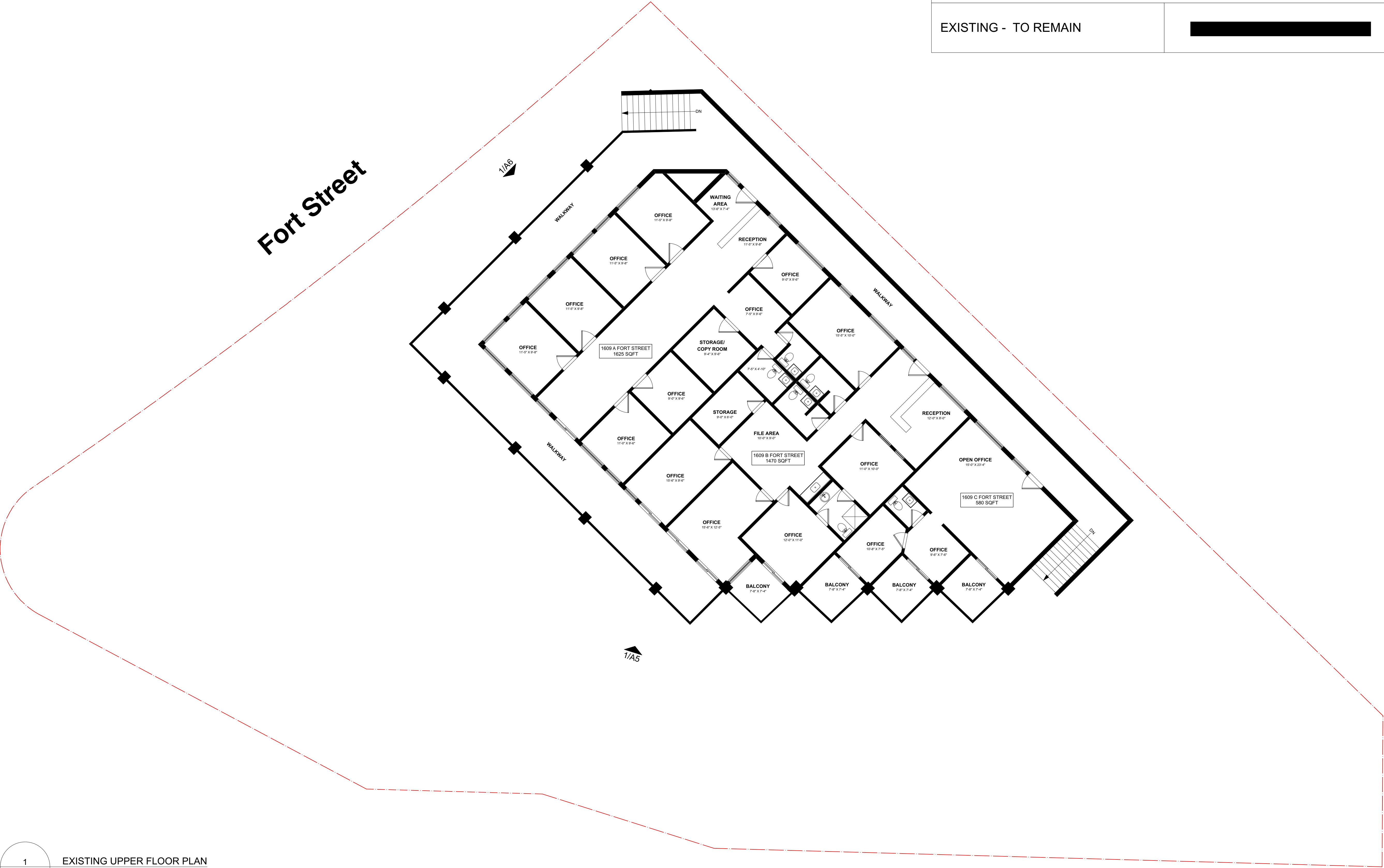
DRAWING TITLE:  
  
**EXISTING MAIN  
FLOOR PLAN**

DRAWING NUMBER:  
  
**A2**

1  
A2  
EXISTING MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"

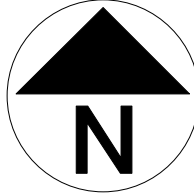
**Oak Bay Avenue**

**Fort Street**



DRAWING LEGEND	
EXISTING PROPERTY LINE	

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**

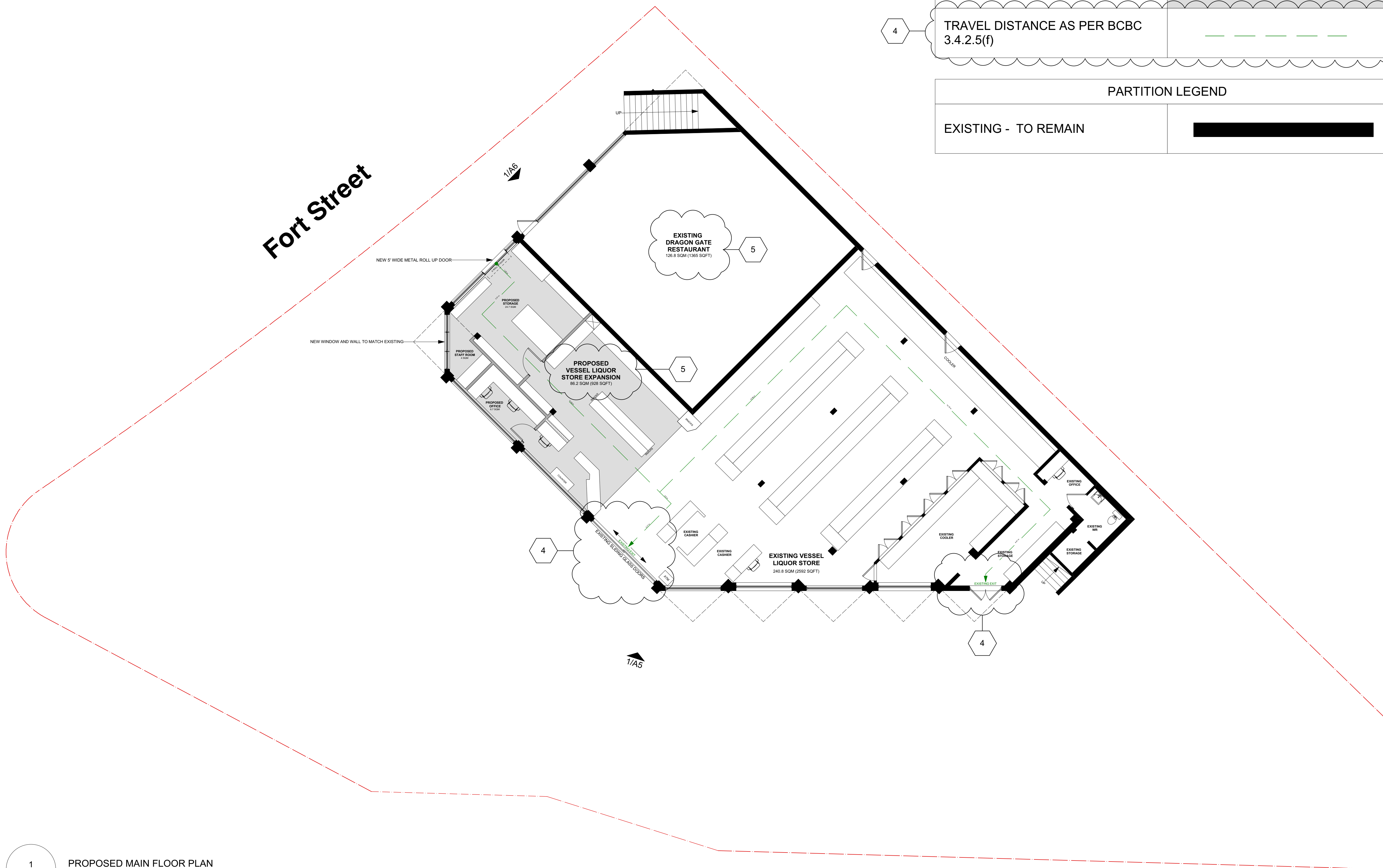
DRAWN BY:  
**SL**

DATE:  
**AUGUST 19, 2020**

SCALE:  
**AS NOTED**

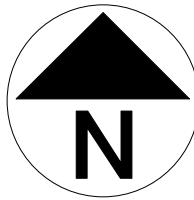
DRAWING TITLE:  
  
**EXISTING UPPER  
FLOOR PLAN**

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	



1  
A4  
PROPOSED MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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:  
  
**PROPOSED MAIN  
FLOOR PLAN**

DRAWING NUMBER:

**A4**

**Oak Bay Avenue**





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**

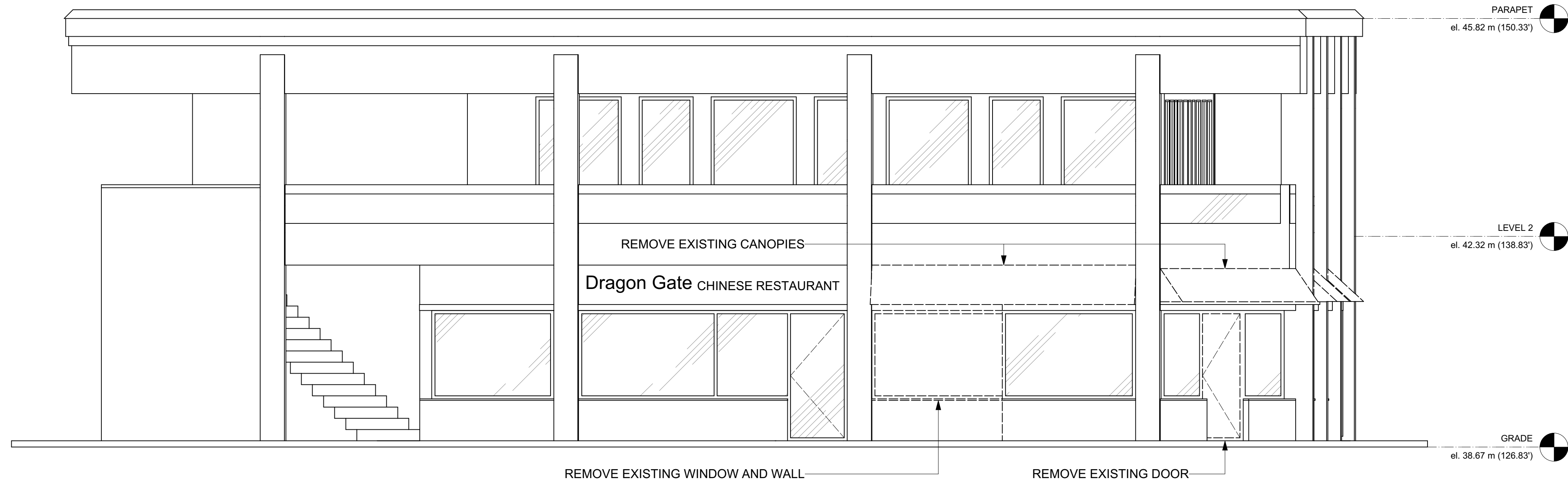




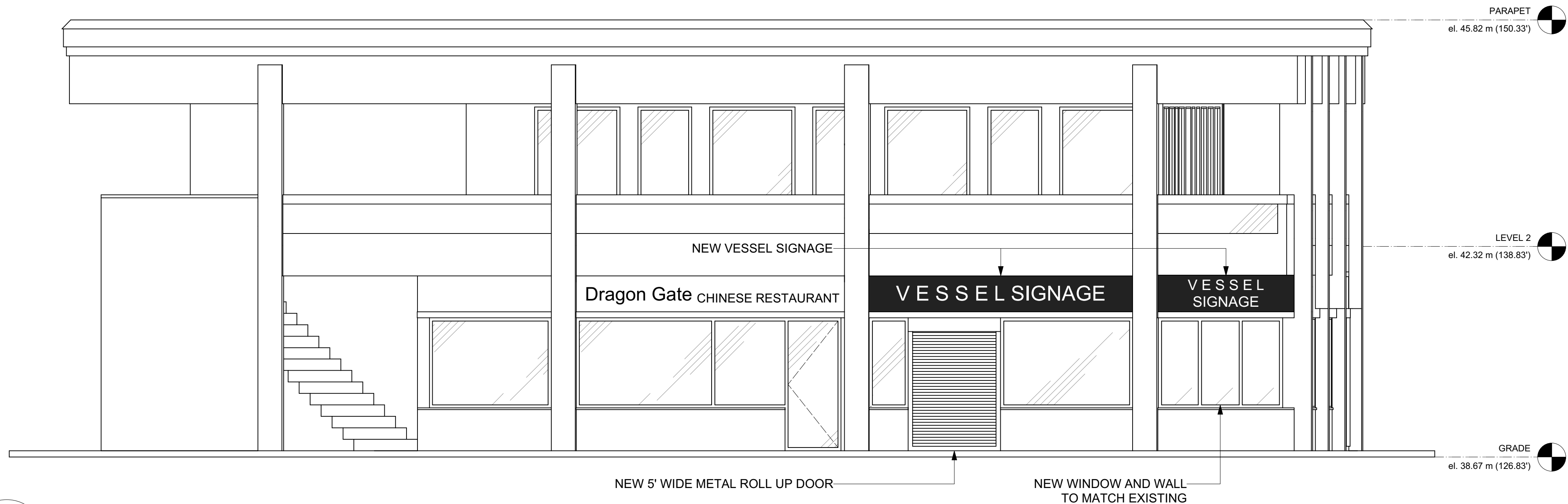
EXISTING VIEW FROM FORT STREET



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**