



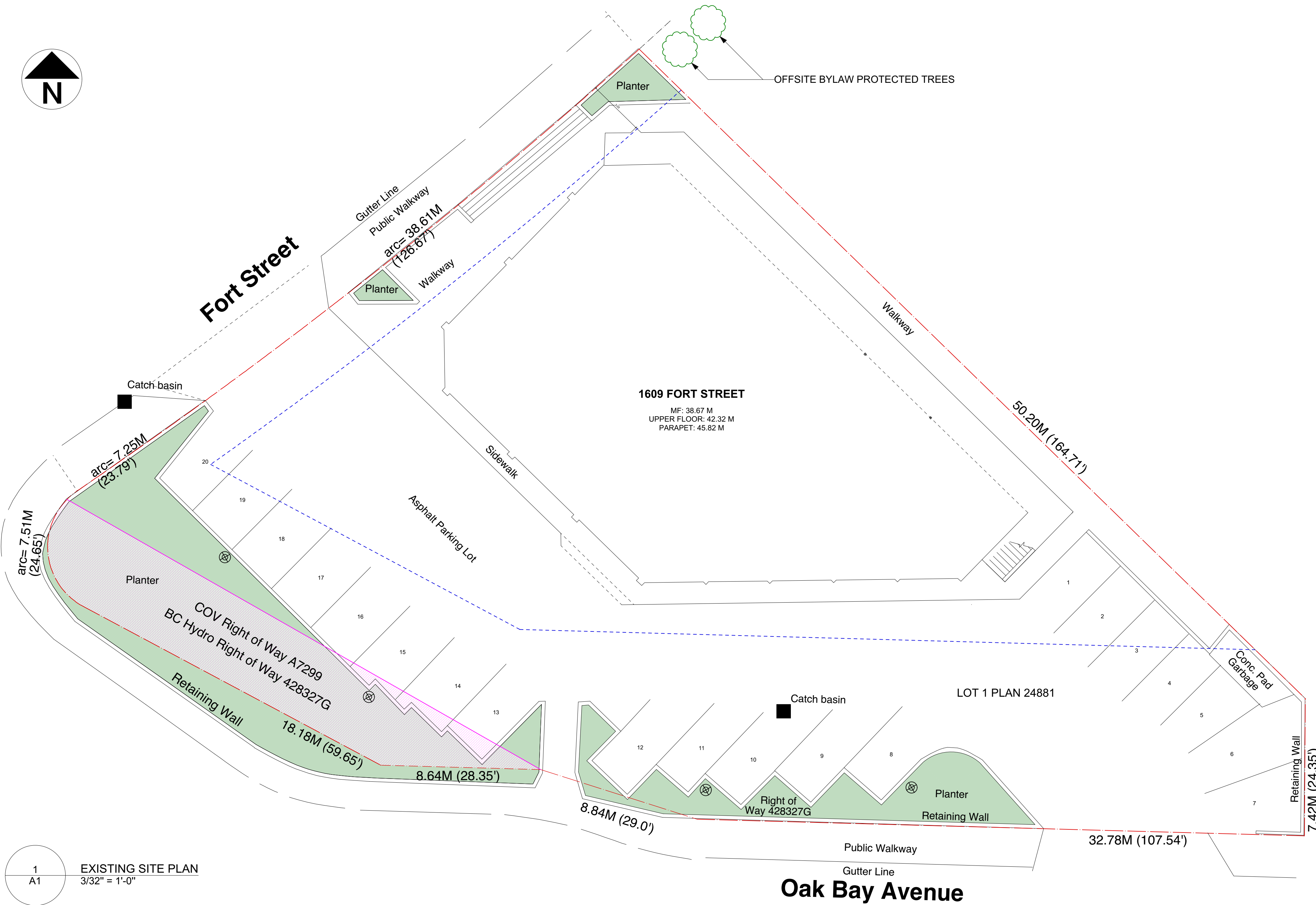
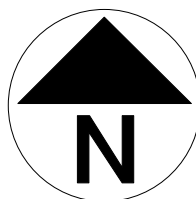
EXISTING SITE LOCATION



EXISTING BUILDING - FORT STREET



EXISTING BUILDING - OAK BAY AVENUE



DRAWING LEGEND	
EXISTING PROPERTY LINE	
EXISTING SETBACKS	
NEW PARKING LOT LIGHTING	

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**

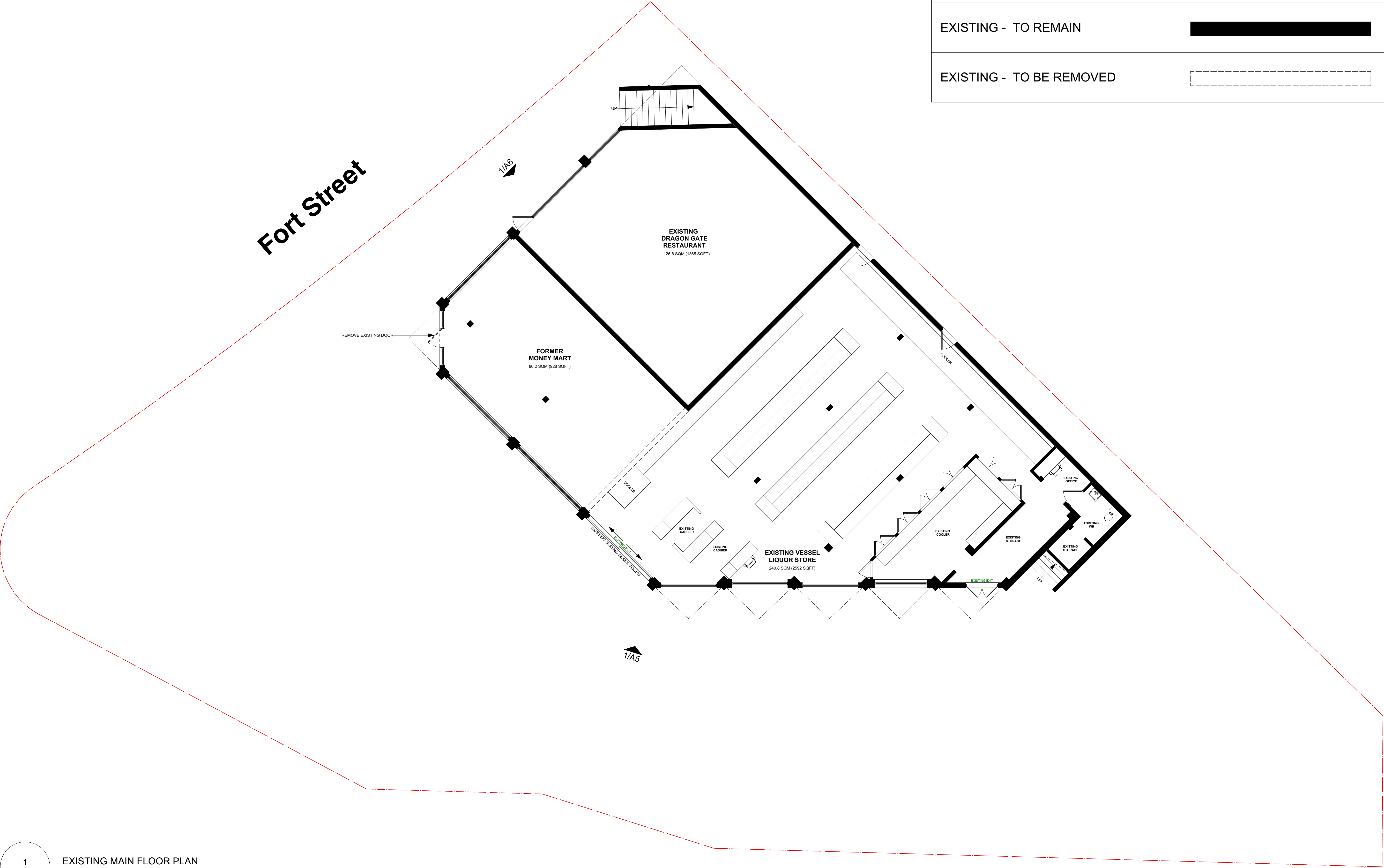
210-4252 Commerce Court  
Victoria, BC V8Z 4M2  
250-294-8076

**Revisions**

Received Date:  
**November 13, 2020**

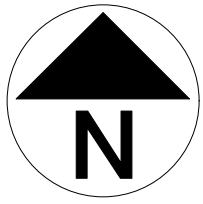
ISSUED FOR:	DATE:
REVISION NO.:	DATE:
SAC PROJECT NO.:	VES-01-19
DRAWN BY:	SL
DATE:	NOVEMBER 12, 2020
SCALE:	AS NOTED
DRAWING TITLE:	SITE PLAN
DRAWING NUMBER:	A1





DRAWING LEGEND	
EXISTING PROPERTY LINE	

PARTITION LEGEND	
EXISTING - TO REMAIN	
EXISTING - TO BE REMOVED	



PROJECT:  
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STORE DVP**

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VICTORIA, BC

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STORE**



ISSUED FOR: DATE:

REVISION NO.: DATE:

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

DRAWN BY:  
**SL**

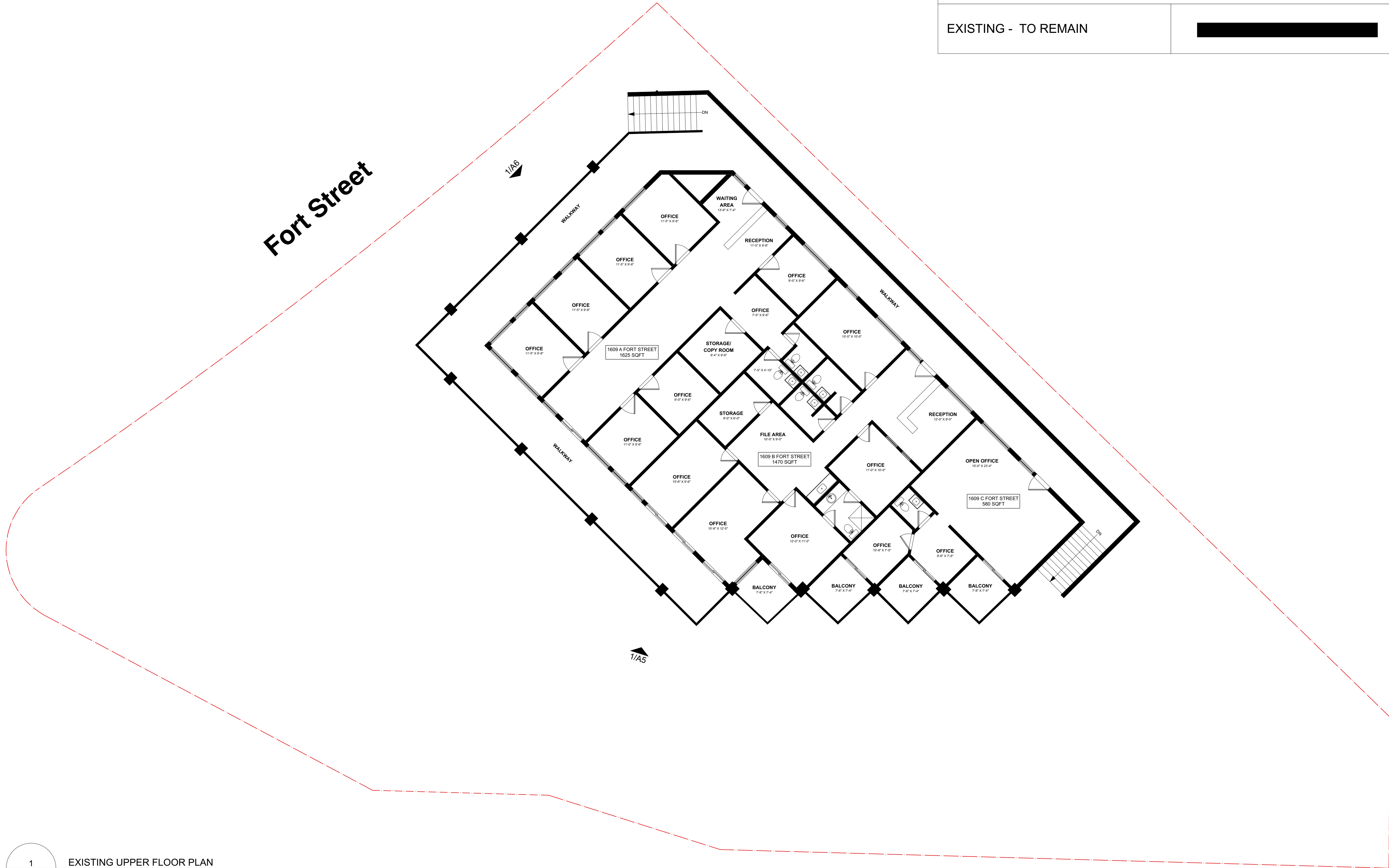
DATE:  
**NOVEMBER 12, 2020**

SCALE:  
**AS NOTED**

DRAWING TITLE:  
  
**EXISTING MAIN  
FLOOR PLAN**

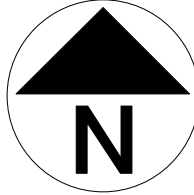
DRAWING NUMBER:

**A2**



DRAWING LEGEND	
EXISTING PROPERTY LINE	

PARTITION LEGEND	
EXISTING - TO REMAIN	



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DATE:  
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SCALE:  
**AS NOTED**

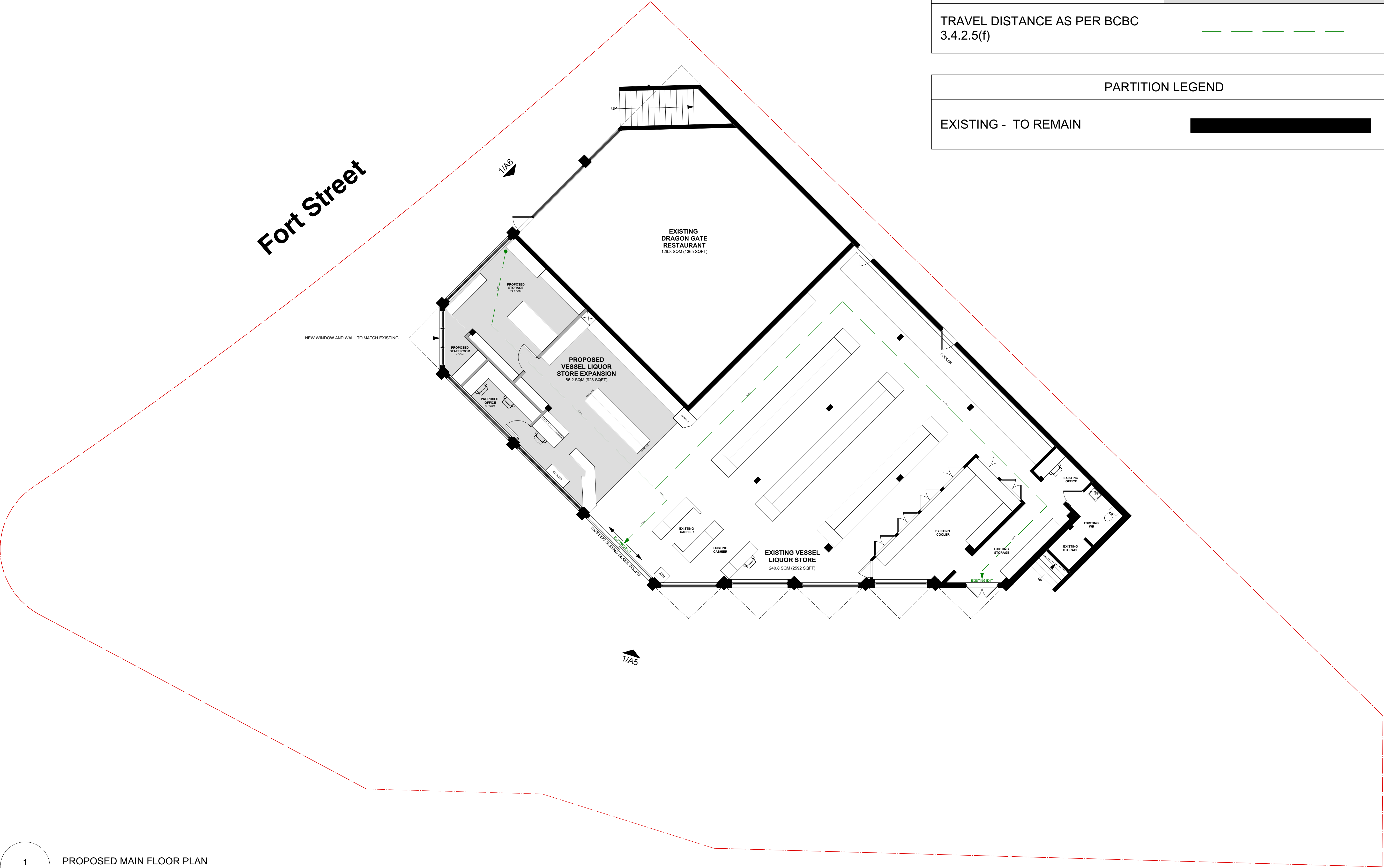
DRAWING TITLE:  
  
**EXISTING UPPER  
FLOOR PLAN**

DRAWING NUMBER:

**A3**

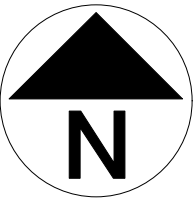
1  
A3  
EXISTING UPPER FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**Oak Bay Avenue**



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

PARTITION LEGEND	
EXISTING - TO REMAIN	



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STORE**



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**NOVEMBER 12, 2020**

SCALE:  
**AS NOTED**

DRAWING TITLE:  
  
**PROPOSED MAIN  
FLOOR PLAN**

DRAWING NUMBER:  
  
**A4**





EXISTING VIEW FROM OAK BAY AVE

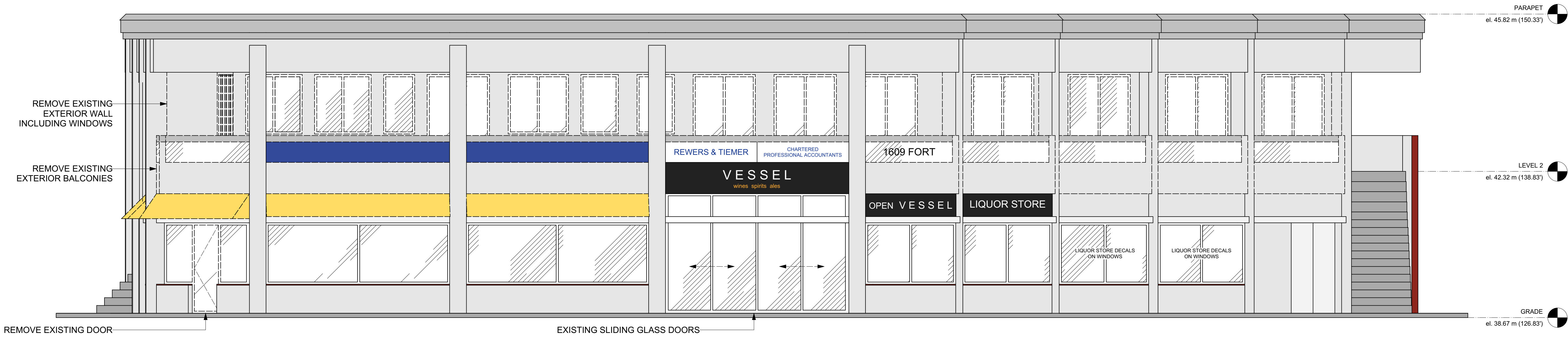


PROPOSED VIEW FROM OAK BAY AVE

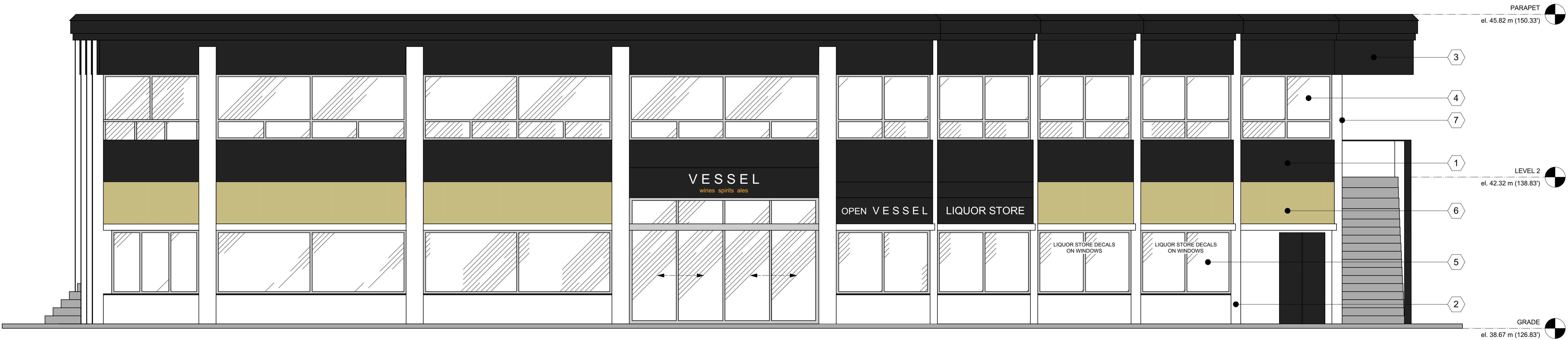
FINISHES LEGEND	
1	PAINT EXISTING STUCCO BENJAMIN MOORE "SIMPLY WHITE" 2143-70
2	PAINT ALL EXISTING BRICK BENJAMIN MOORE "SIMPLY WHITE" 2143-70
3	PAINT EXISTING TRIM BENJAMIN MOORE "BLACK JACK" 2133-20
4	EXISTING PATIOS TO BE REMOVED, CREATE CONTINUOUS EXTERIOR WALL TO RECIEVE NEW GLAZING
5	OPTION TO REPLACE EXISTING WINDOWS WITH NEW TO MATCH NEW WINDOWS ON SECOND FLOOR
6	ACCENT WOOD CLADDING AT SIGN BAND LEVEL & SOFFITS
7	OPTIONAL PAINTED OR PIN-MOUNTED SIGNAGE, FACE-LIT W/ NEW WALL MOUNT GOOSE NECK BLACK METAL LIGHTS

**MATERIALS**

- BUILDING/TRIM PAINT - BENJAMIN MOORE 'BLACK JACK' 2133-20
- BRICK PAINT - BENJAMIN MOORE 'SIMPLY WHITE' 2143-70
- ALUMINUM WINDOWS - BLACK (IF ALL NEW) OR ANNOZIDED ALUMINUM IF MATCHING EXISTING
- WOOD - VERTICAL TONGUE & GROOVE CEDAR SIDING IN NATURAL STAIN (OR SIMILAR)



1  
A5  
EXISTING ELEVATION  
SCALE: 1:50



2  
A5  
PROPOSED ELEVATION — BEING PROPOSED THROUGH A SEPARATE APPLICATION (DDP 00547)  
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

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DRAWN BY:  
**SL**

DATE:  
**NOVEMBER 12, 2020**

SCALE:  
**AS NOTED**

DRAWING TITLE:  
**EXISTING & PROPOSED ELEVATIONS**

DRAWING NUMBER:  
**A5**





EXISTING VIEW FROM FORT STREET



PROPOSED VIEW FROM FORT STREET

FINISHES LEGEND	
1	PAINT EXISTING STUCCO BENJAMIN MOORE "SIMPLY WHITE" 2143-70
2	PAINT ALL EXISTING BRICK BENJAMIN MOORE "SIMPLY WHITE" 2143-70
3	PAINT EXISTING TRIM BENJAMIN MOORE "BLACK JACK" 2133-20
4	EXISTING PATIOS TO BE REMOVED, CREATE CONTINUOUS EXTERIOR WALL TO RECIEVE NEW GLAZING
5	OPTION TO REPLACE EXISTING WINDOWS WITH NEW TO MATCH NEW WINDOWS ON SECOND FLOOR
6	ACCENT WOOD CLADDING AT SIGN BAND LEVEL & SOFFITS

**MATERIALS**

**BUILDING/TRIM PAINT** -  
BENJAMIN MOORE 'BLACK JACK' 2133-20

**BRICK PAINT** -  
BENJAMIN MOORE 'SIMPLY WHITE' 2143-70

**ALUMINUM WINDOWS** - BLACK (IF ALL NEW) OR ANNOIDIZED  
ALUMINUM IF MATCHING EXISTING

**WOOD** - VERTICAL TONGUE & GROOVE CEDAR SIDING IN  
NATURAL STAIN (OR SIMILAR)

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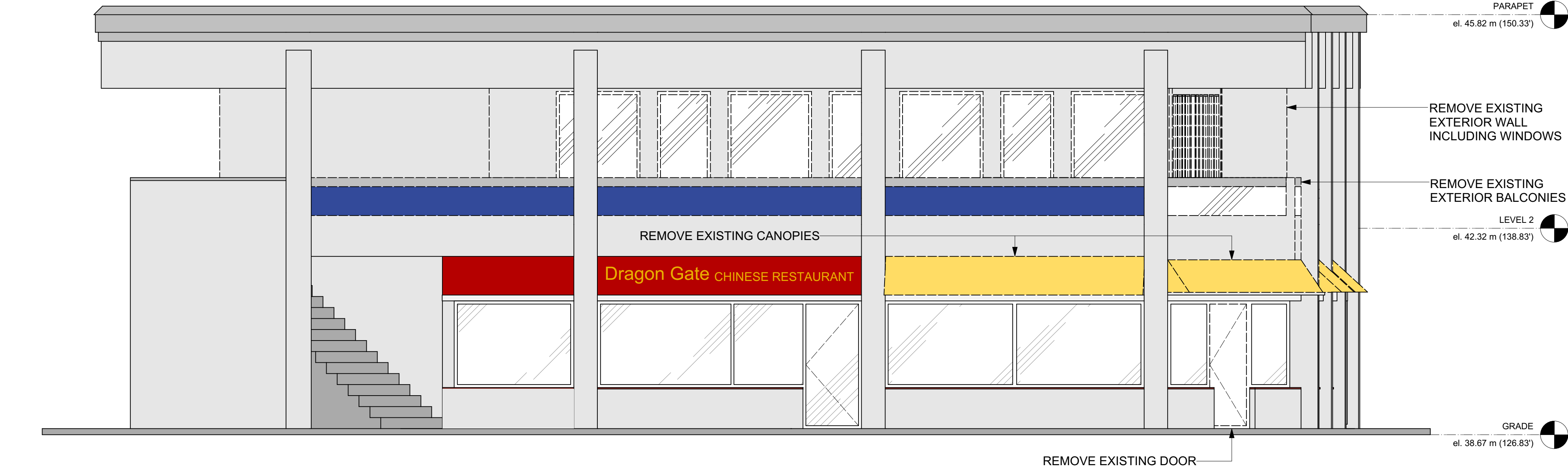
DATE:  
**NOVEMBER 12, 2020**

SCALE:  
**AS NOTED**

DRAWING TITLE:  
**EXISTING &  
PROPOSED  
ELEVATIONS**

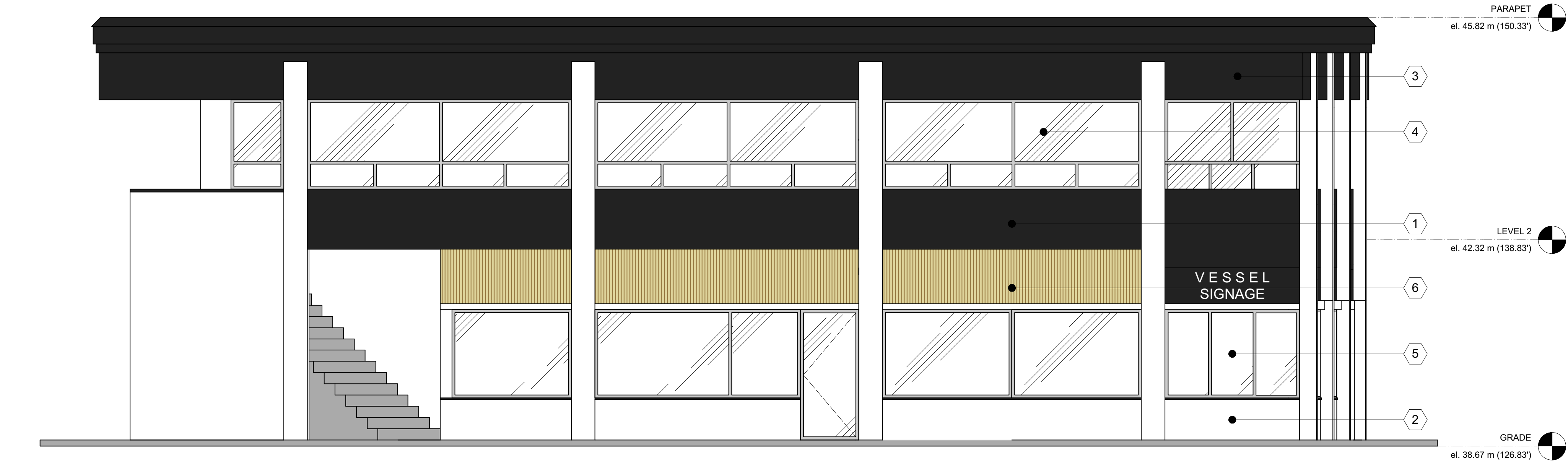
DRAWING NUMBER:

**A6**



1  
A6  
EXISTING ELEVATION  
SCALE: 1:50

1  
AUG 19,  
2020



2  
A6  
PROPOSED ELEVATION  
SCALE: 1:50  
→ BEING PROPOSED THROUGH A SEPARATE APPLICATION (DDP 00547)