






DRAWING LEGEND	
EXISTING PROPERTY LINE	
EXISTING SETBACKS	
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)		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
VESSEL LIQUOR STORE	RETAIL	453.8	1 SPACES PER 50 sqm		9
TOTAL PROVIDED:					17
TOTAL REQUIRED:					20
BIKE PARKING REQUIREMENTS					
BUSINESS	USE	AREA (sqm)	LONG TERM CALCULATION	SHORT TERM CALCULATION	TOTAL SPACES
2ND FLOOR OFFICE SPACE	OFFICE	432.5	1 SPACES PER 150 sqm = 2.9	1 SPACES PER 400 sqm = 1.1	4
VESSEL LIQUOR STORE	RETAIL	453.8	1 SPACES PER 200 sqm = 2.3	1 SPACES PER 200 sqm = 2.3	5
TOTAL PROVIDED & REQUIRED:			5.2	3.4	9 REQUIRED 12 PROVIDED

PROJECT:

VESSEL LIQUOR
STORE
EXPANSION

PROJECT ADDRESS:

1609 FORT STREET
VICTORIA, BC

CLIENT:

VESSEL LIQUOR
STORE



SUED FOR:	DATE:
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REVISION NO.:	DATE:
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AC PROJECT NO.:
VES-03-21

RAWN BY: SL

DATE: APRIL 19, 2021

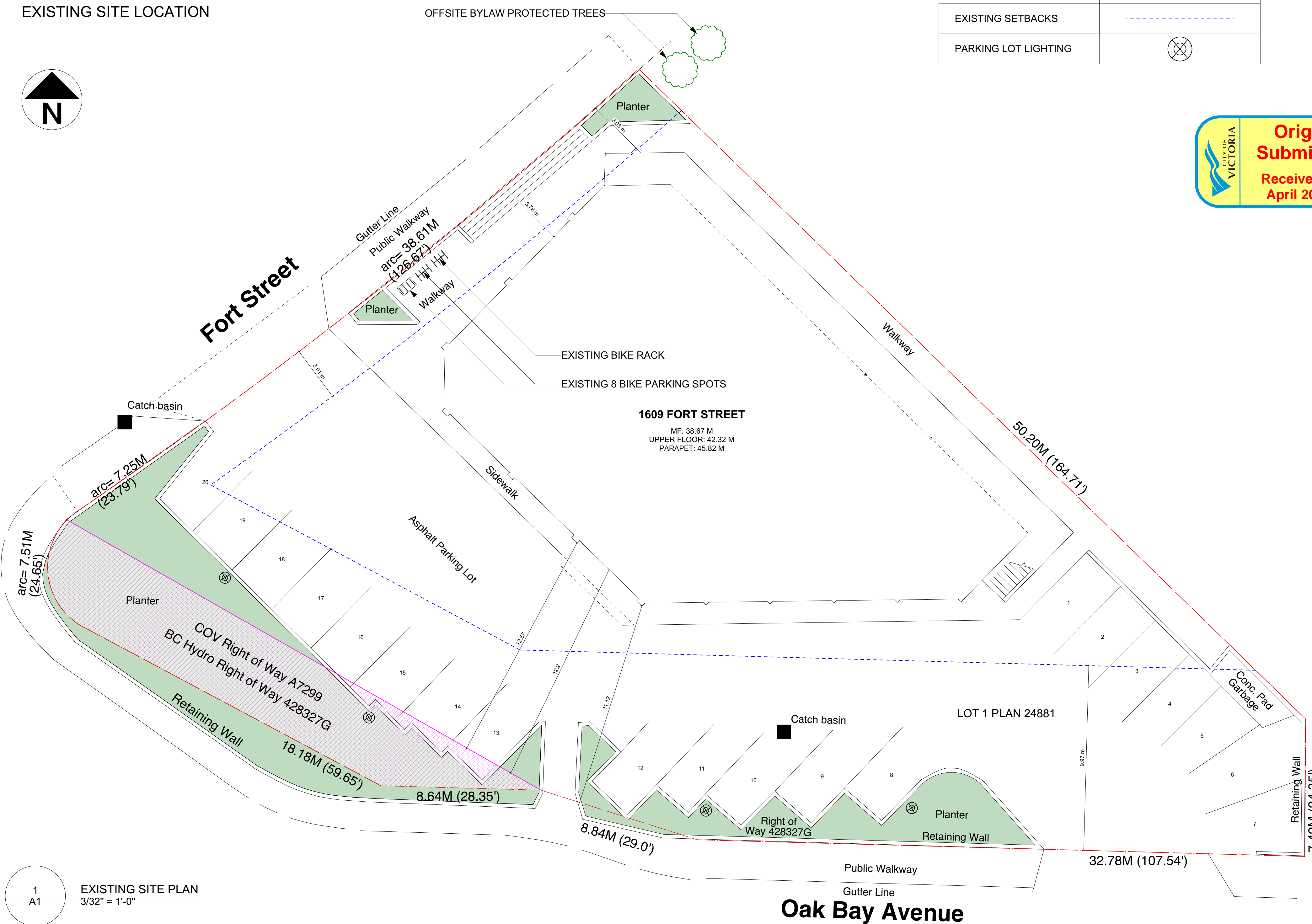
SCALE:	AS NOTED
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DRAWING TITLE:

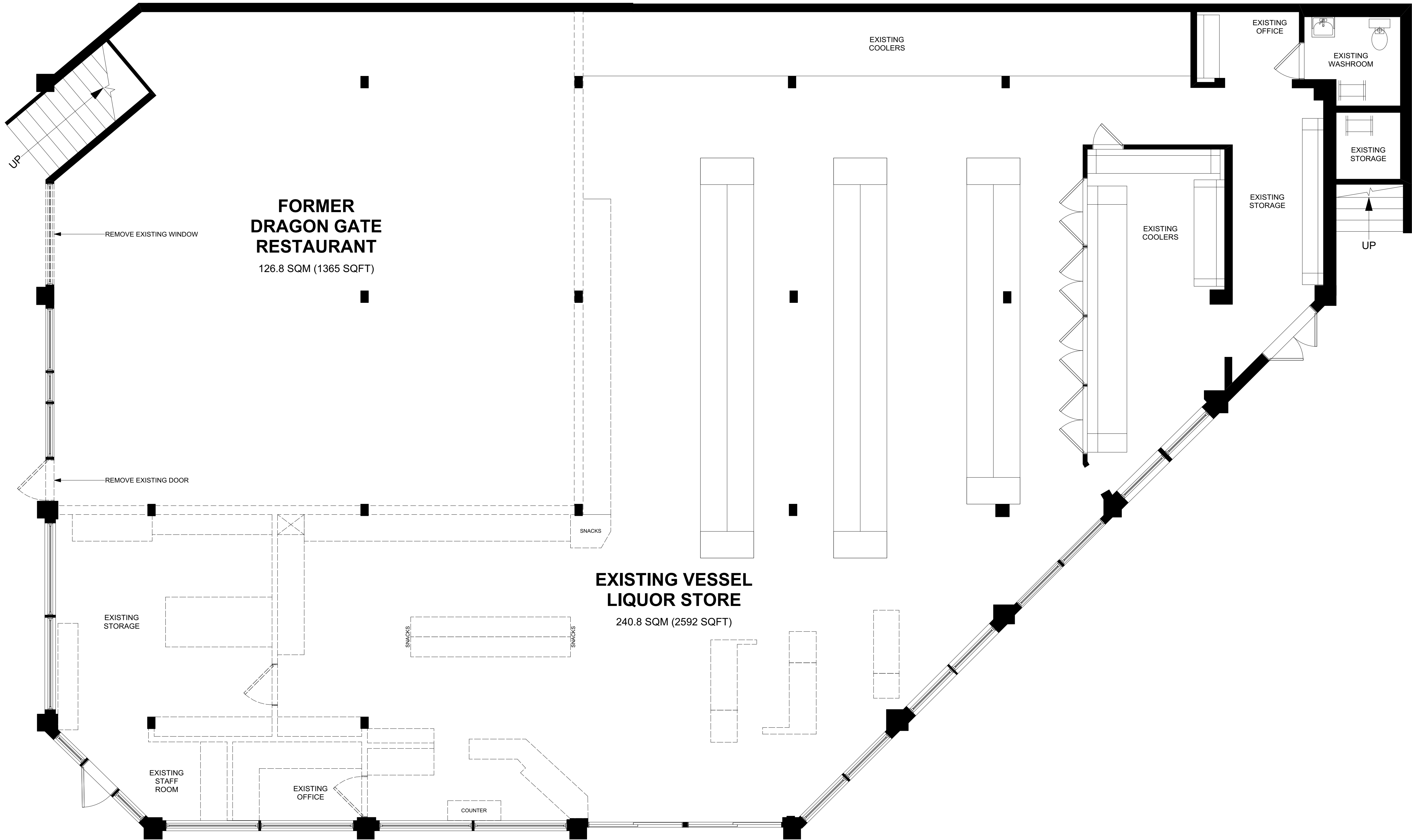
SITE PLAN

DRAWING NUMBER:

A1



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



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

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**VESSEL LIQUOR
STORE
EXPANSION**

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:

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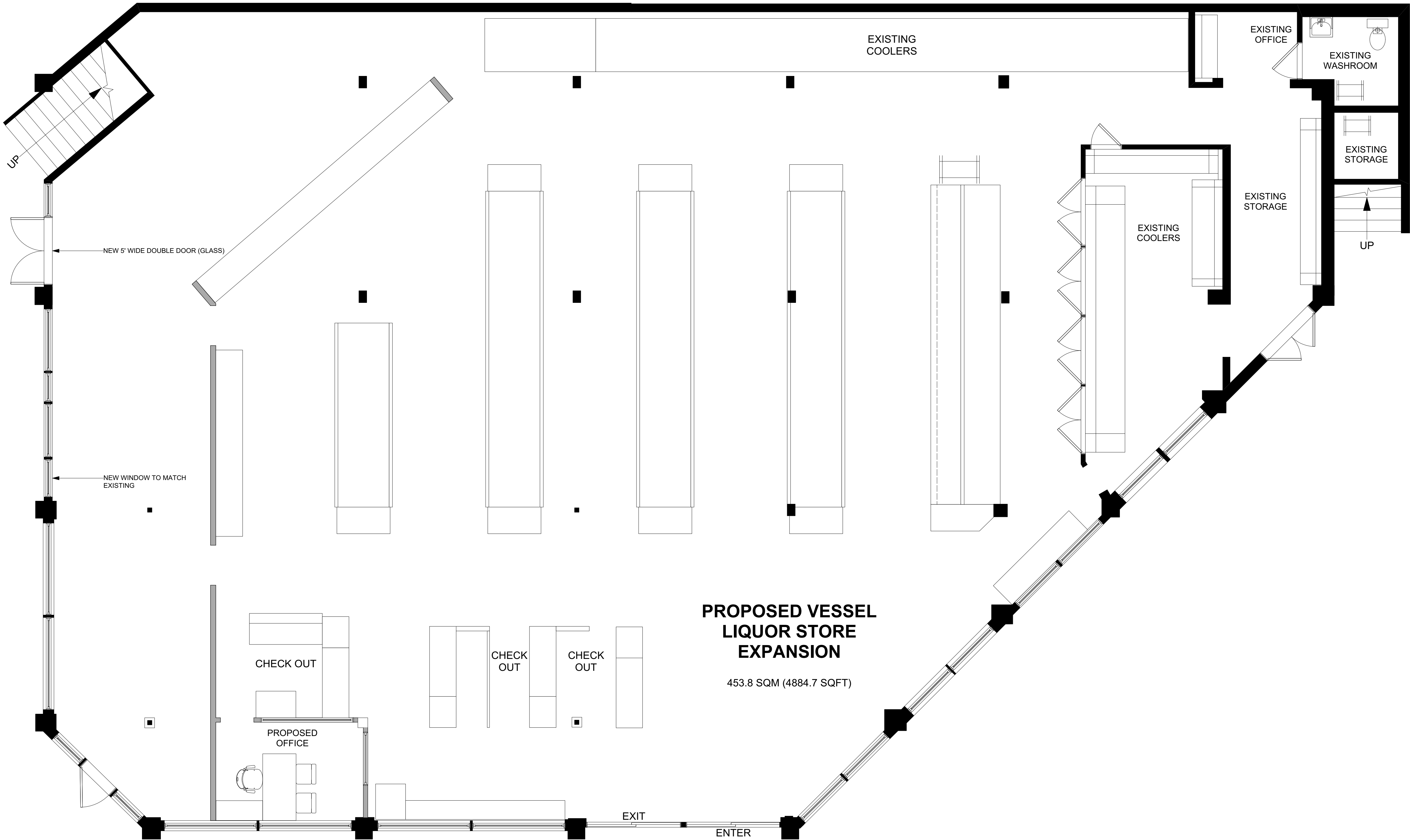
SCALE:
AS NOTED

DRAWING TITLE:
**EXISTING MAIN
FLOOR PLAN**

DRAWING NUMBER:

A2

PARTITION LEGEND	
EXISTING WALLS & PARTITIONS	<div></div>
NEW PARTITIONS	<div></div>



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

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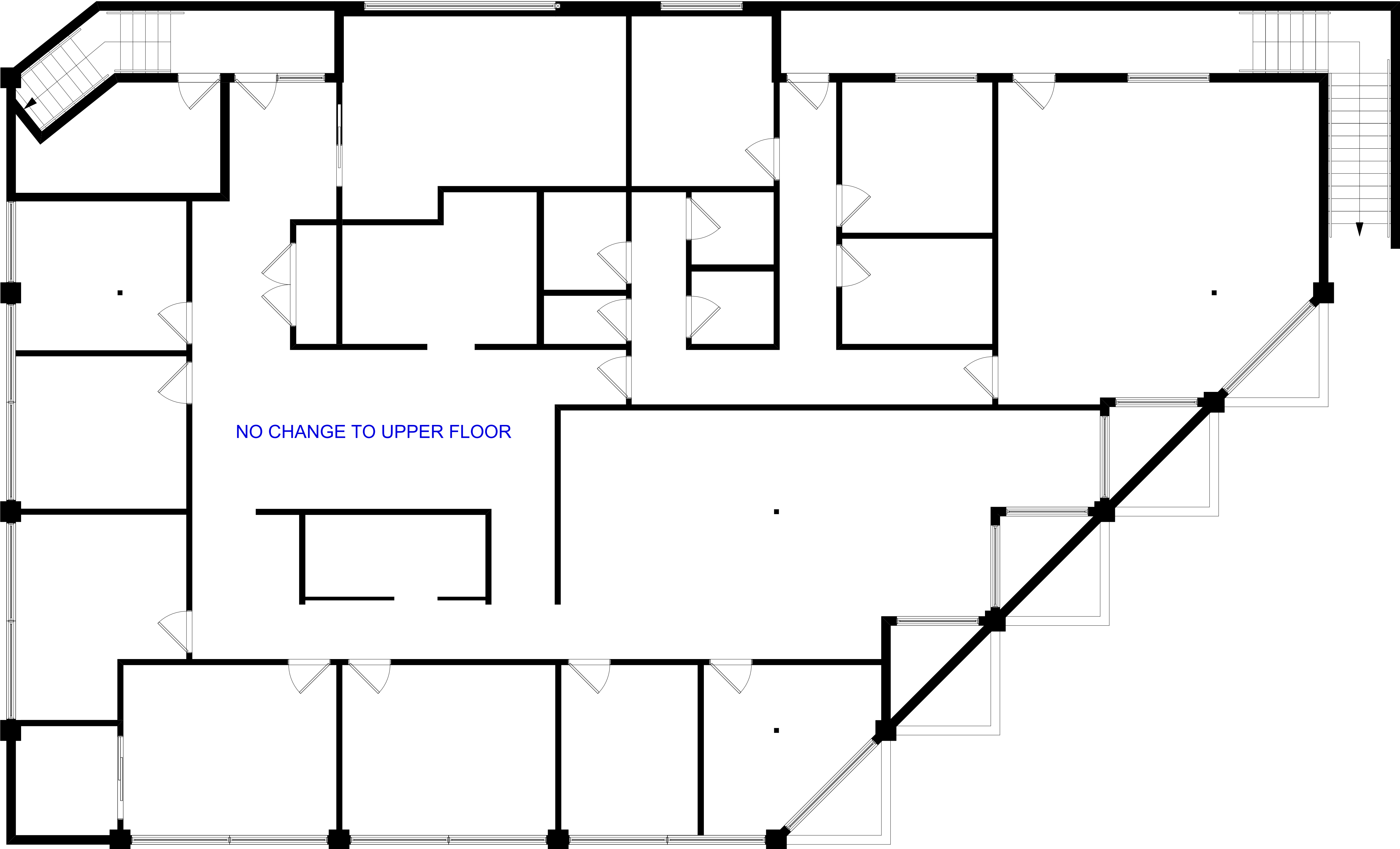
DATE:
APRIL 19, 2021

SCALE:
AS NOTED

DRAWING TITLE:
**PROPOSED MAIN
FLOOR PLAN**

DRAWING NUMBER:
A3

PARTITION LEGEND	
EXISTING WALLS & PARTITIONS	<div></div>



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

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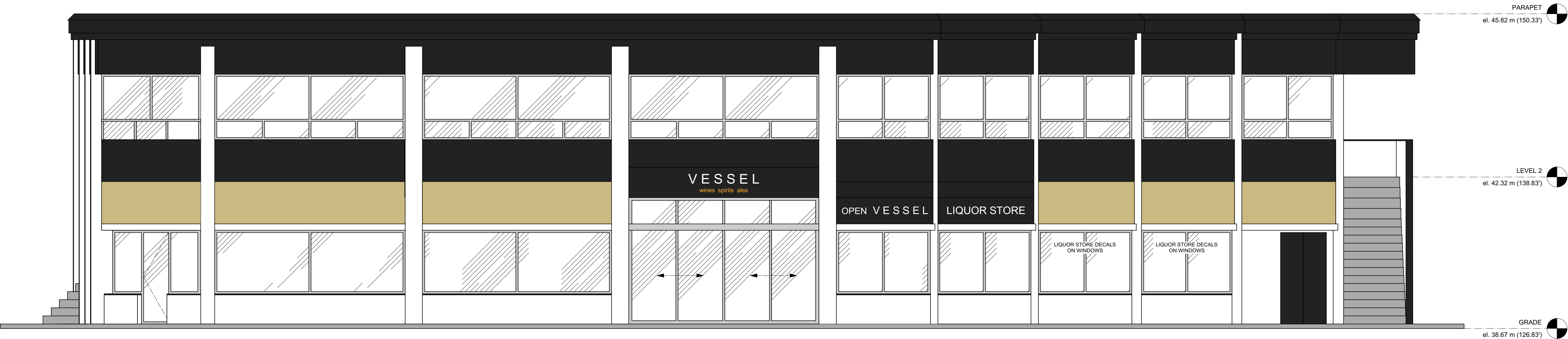
DATE:
APRIL 19, 2021

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

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SCALE:
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DRAWING TITLE:

EXISTING EAST
ELEVATION

DRAWING NUMBER:

A5



1
A6
EXISTING ELEVATION
SCALE: 1:50



2
A6
PROPOSED ELEVATION
SCALE: 1:50

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SCALE:
AS NOTED

DRAWING TITLE:
**EXISTING &
PROPOSED SOUTH
ELEVATION**

DRAWING NUMBER:

A6