



EXISTING SITE LOCATION

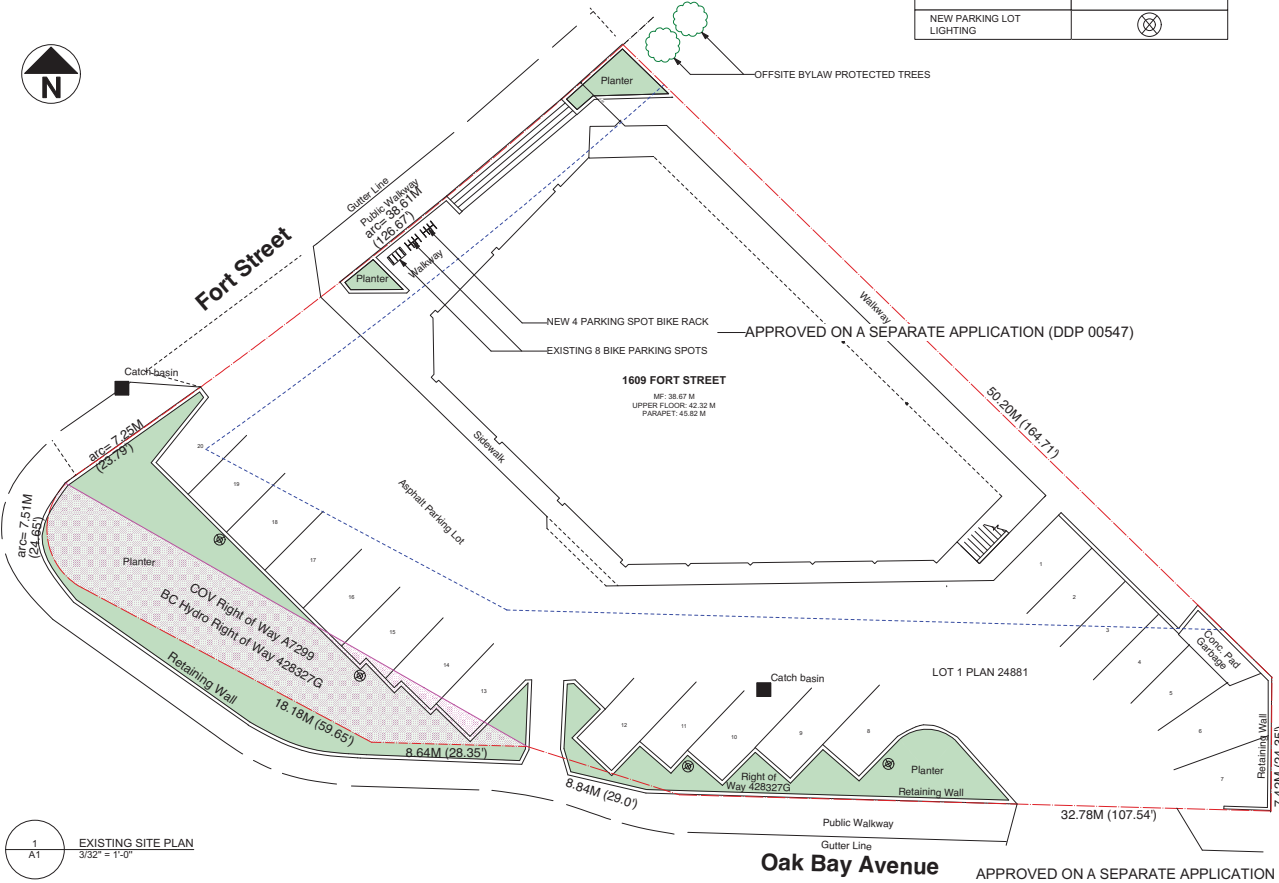


EXISTING BUILDING - FORT STREET



EXISTING BUILDING - OAK BAY AVENUE

DRAWING LEGEND	
EXISTING PROPERTY LINE	---
EXISTING SETBACKS	----
NEW PARKING LOT LIGHTING	⊗



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

ZONING DATA TABLE					
ZONING	ZONE STANDARD	PROPOSAL (IF DIFFERENT FROM ZONE STANDARD)			
	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: 795.2 sqm EXPANSION: 91.1 sqm TOTAL: 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' - 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	432.5	1 SPACES PER 55 sqm	7.9 (8)	
DRAGON GATE RESTAURANT	RESTUARANT	128.8	1 SPACES PER 25 sqm	5.1 (5)	
VESSEL LIQUOR STORE	RETAIL	240.8	1 SPACES PER 50 sqm	4.8 (5)	
MONEY MART	FINANCIAL SERVICE	86.2	1 SPACES PER 40 sqm	2.1 (2)	
20 PARKING SPOTS ARE REQUIRED, 20 PARKING SPOTS ARE PROVIDED					
BIKE PARKING REQUIREMENTS					
BUSINESS	USE	AREA (sqm)	LONG TERM CALCULATION	SHORT TERM CALCULATION	TOTAL SPACES REQUIRED
2ND FLOOR OFFICE SPACE	OFFICE	432.5	0 SPACES PER DDP 00547	1 SPACES PER 400 sqm = 1.1	1
DRAGON GATE RESTAURANT	RESTUARANT	128.8	0 SPACES (existing building)	1 SPACES PER 100 sqm = 1.3	1.3 (1)
VESSEL LIQUOR STORE	RETAIL	240.8	0 SPACES (existing building)	1 SPACES PER 200 sqm = 1.2	1.2 (1)
MONEY MART	FINANCIAL SERVICE	86.2	0 SPACES (existing building)	1 SPACES PER 200 sqm = 0.4	0.4 (1)
4 BIKE PARKING SPOTS ARE REQUIRED 8 SHORT TERM BIKE SPOTS ARE EXISTING & 4 MORE SPOTS WERE PROVIDED ON DDP 00547 IN LIEU OF 1 LONG TERM BIKE PARKING SPACE (12 TOTAL)					

PROJECT:  
VESSEL LIQUOR STORE DVP

PROJECT ADDRESS:  
1609 FORT STREET  
VICTORIA, BC

CLIENT:  
VESSEL LIQUOR STORE



**Revisions**  
Received Date: December 21, 2020

ISSUED FOR: DATE:

REVISION NO.: DATE:  
1 AUG 19, 2020  
2 NOV 12, 2020  
3 DEC 21, 2020

SAC PROJECT NO.: VES-01-19

DRAWN BY: SL

DATE: DECEMBER 21, 2020

SCALE: AS NOTED

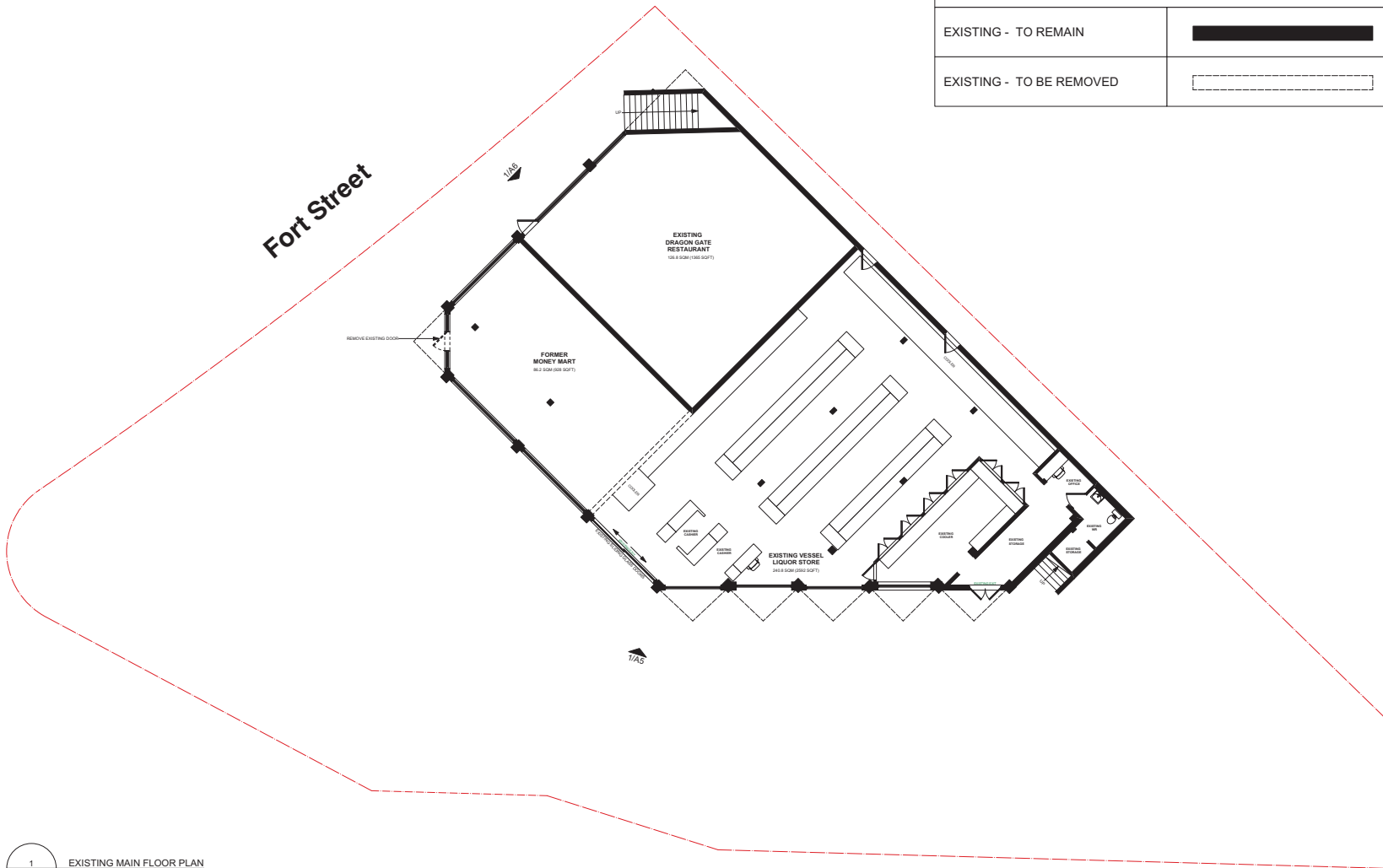
DRAWING TITLE: SITE PLAN

DRAWING NUMBER: A1



DRAWING LEGEND	
EXISTING PROPERTY LINE	

PARTITION LEGEND	
EXISTING - TO REMAIN	
EXISTING - TO BE REMOVED	



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

PROJECT:  
**VESSEL LIQUOR STORE DVP**

PROJECT ADDRESS:  
1609 FORT STREET  
VICTORIA, BC

CLIENT:  
**VESSEL LIQUOR STORE**



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**SL**

DATE:  
**DECEMBER 21, 2020**

SCALE:  
**AS NOTED**


DRAWING TITLE:  
**EXISTING MAIN FLOOR PLAN**

DRAWING NUMBER:



**A2**

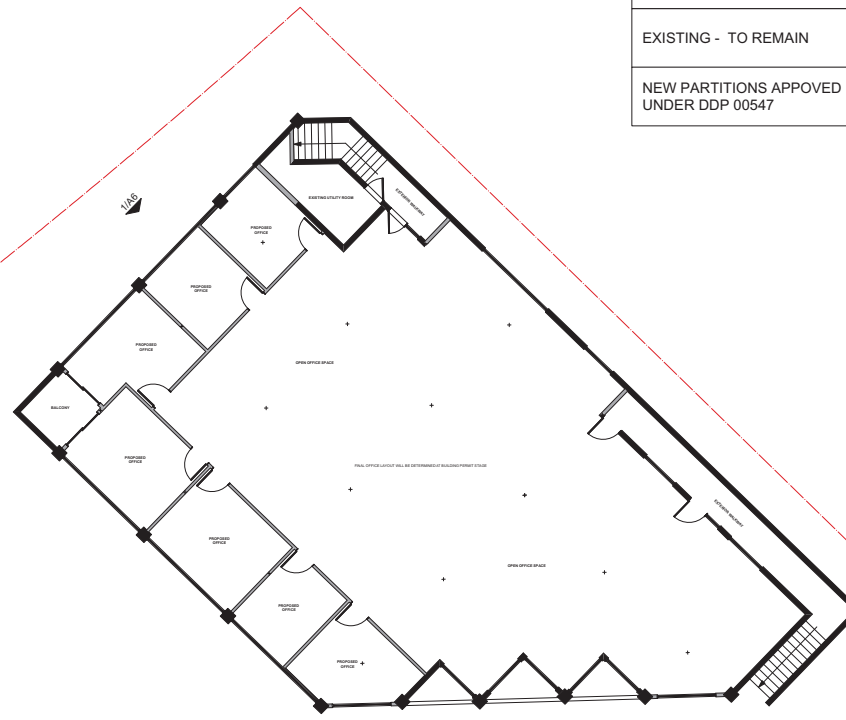
**Oak Bay Avenue**

Fort Street

DRAWING LEGEND	
EXISTING PROPERTY LINE	



PARTITION LEGEND	
EXISTING - TO REMAIN	
NEW PARTITIONS APPROVED UNDER DDP 00547	



APPROVED ON A SEPARATE APPLICATION  
(DDP 00547)

7/AS

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**



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SL

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DECEMBER 18, 2020

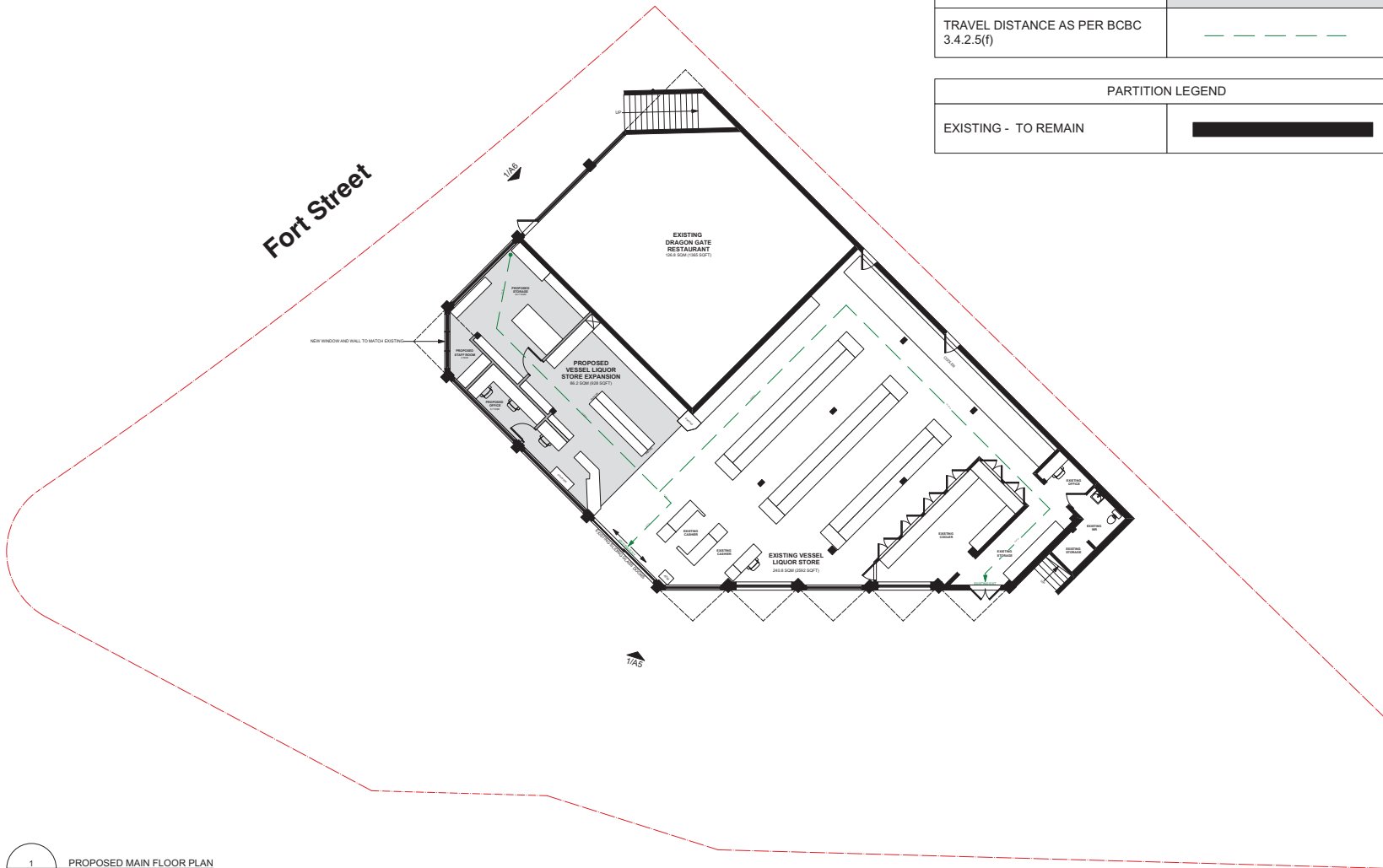
SCALE:  
AS NOTED

DRAWING TITLE:  
EXISTING UPPER  
FLOOR PLAN

DRAWING NUMBER:

**A3**

Fort Street



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:  
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VICTORIA, BC

CLIENT:  
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**DECEMBER 21, 2020**

SCALE:  
**AS NOTED**

DRAWING TITLE:  
**PROPOSED MAIN FLOOR PLAN**

DRAWING NUMBER:

**A4**

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

Oak Bay Avenue



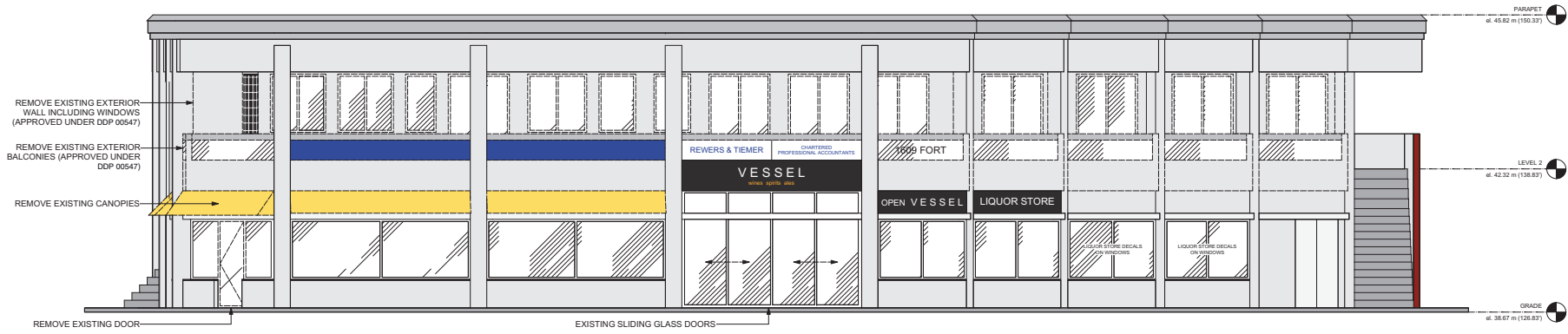
EXISTING VIEW FROM OAK BAY AVE



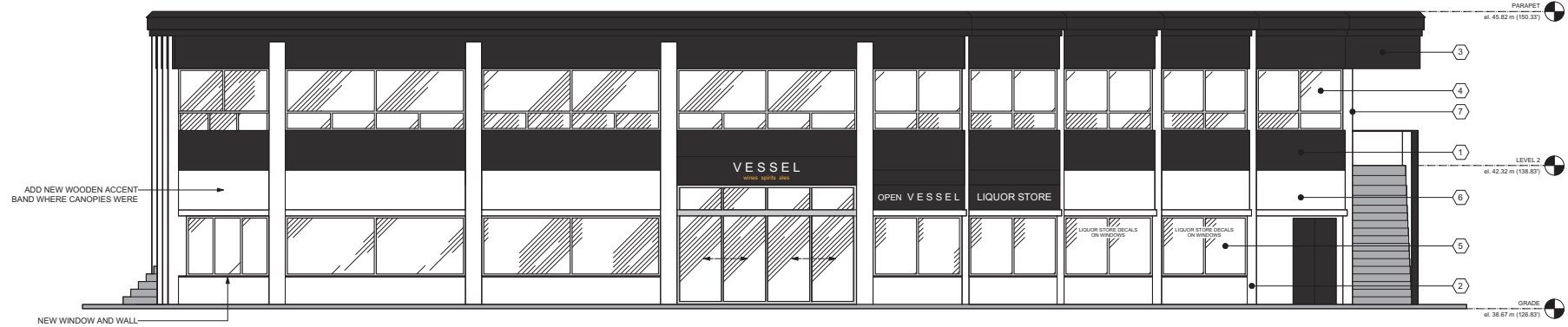
PROPOSED VIEW FROM OAK BAY AVE

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



1 EXISTING ELEVATION  
SCALE: 1:50



2 PROPOSED ELEVATION  
SCALE: 1:50  
APPROVED ON A SEPARATE APPLICATION (DDP 00547)

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**SL**

DATE:  
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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 RECEIVE 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	
	<b>BUILDING/TRIM PAINT</b> - BENJAMIN MOORE "BLACK JACK" 2133-20
	<b>BRICK PAINT</b> - BENJAMIN MOORE "SIMPLY WHITE" 2143-70
	<b>ALUMINUM WINDOWS</b> - BLACK (IF ALL NEW) OR ANNOXIDIZED ALUMINUM IF MATCHING EXISTING
	<b>WOOD</b> - VERTICAL TONGUE & GROOVE CEDAR SIDING IN NATURAL STAIN (OR SIMILAR)

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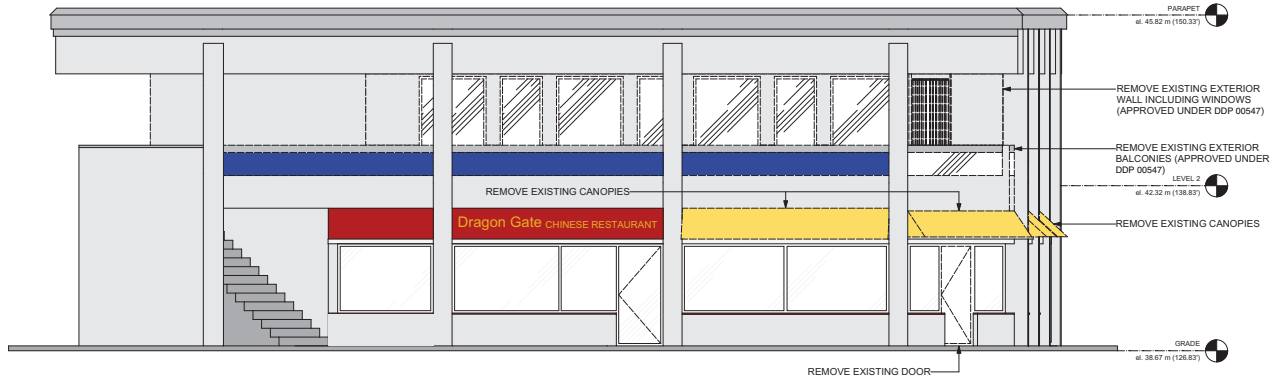
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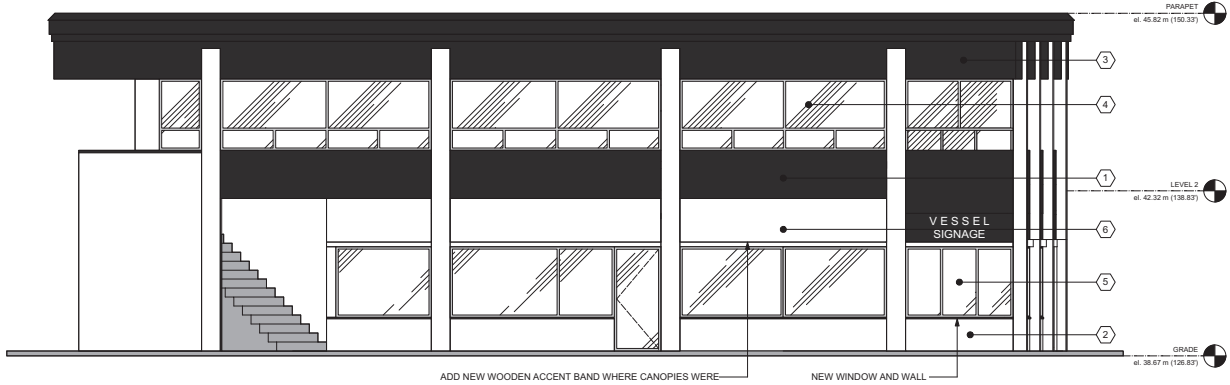
SCALE:  
**AS NOTED**

DRAWING TITLE:  
**EXISTING &  
PROPOSED  
ELEVATIONS**

DRAWING NUMBER:  
**A6**



1  
A6  
EXISTING ELEVATION  
SCALE: 1:50



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