



EXISTING SITE LOCATION

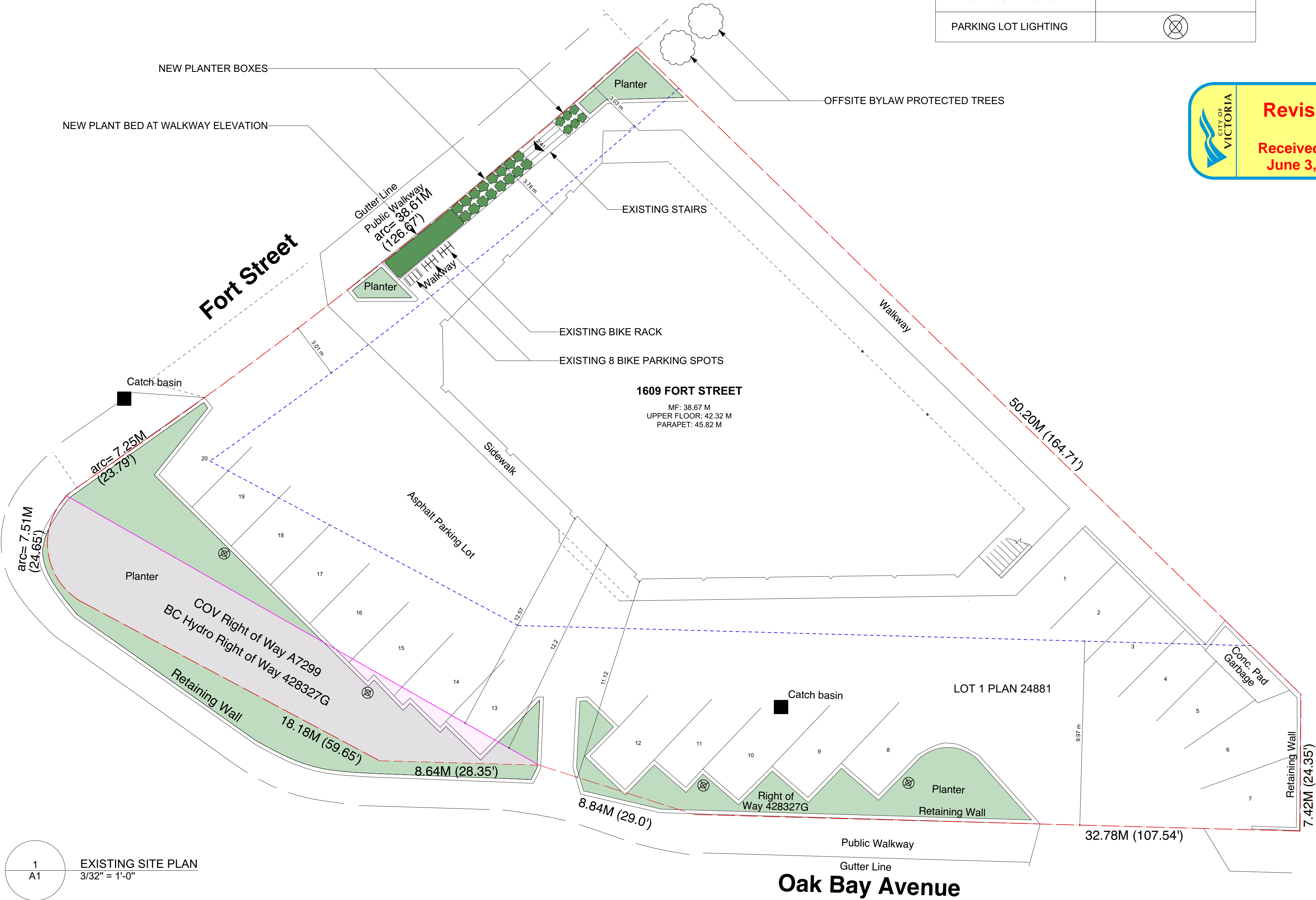
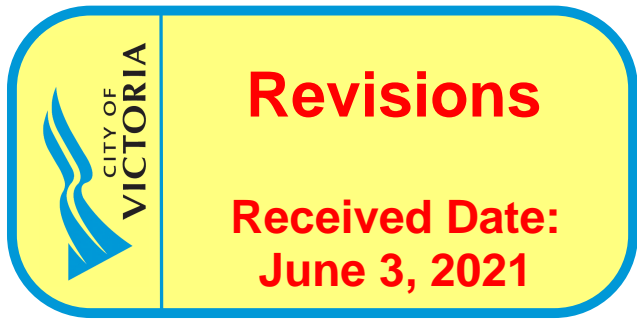


EXISTING BUILDING - FORT STREET



EXISTING BUILDING - OAK BAY AVENUE

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	
EXISTING VESSEL SPACE	RETAIL	327.0	1 SPACES PER 50 sqm	6.5	
PROPOSED VESSEL EXPANSION	RETAIL	126.8	1 SPACES PER 50 sqm	2.5	
TOTAL REQUIRED:				17	
TOTAL PROVIDED:				20	
BIKE PARKING REQUIREMENTS					
BUSINESS	USE	AREA (sqm)	LONG TERM CALCULATION	SHORT TERM CALCULATION	TOTAL SPACES
SECOND FLOOR OFFICE SPACE	OFFICE	432.5	1 SPACES PER 150 sqm = 2.9	1 SPACES PER 400 sqm = 1.1	4
EXISTING VESSEL SPACE	RETAIL	327.0	1 SPACES PER 200 sqm = 1.6	1 SPACES PER 200 sqm = 1.6	3.3
PROPOSED VESSEL EXPANSION	RETAIL	126.8	1 SPACES PER 200 sqm = 0.6	1 SPACES PER 200 sqm = 0.6	1.3
TOTAL PROVIDED & REQUIRED:					9 REQUIRED 12 PROVIDED

PROJECT:  
**VESSEL LIQUOR STORE EXPANSION**

PROJECT ADDRESS:  
  
1609 FORT STREET  
VICTORIA, BC

CLIENT:  
  
**VESSEL LIQUOR STORE**



ISSUED FOR: DATE:

REVISION NO.: DATE:  
1 JUNE 2, 2021

SAC PROJECT NO.:  
**VES-03-21**

DRAWN BY:  
**SL**

DATE:  
**JUNE 2, 2021**



SCALE:  
**AS NOTED**

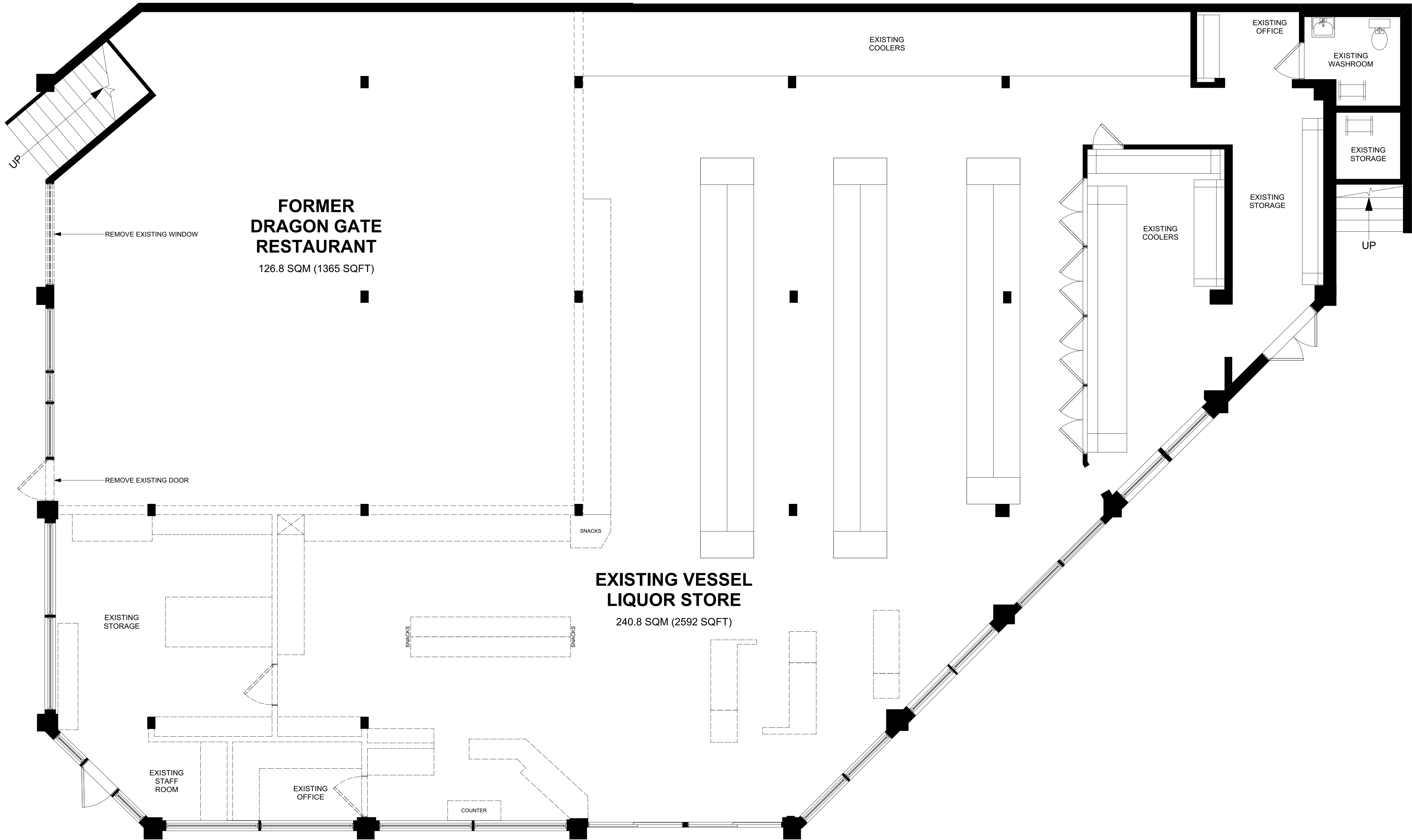
DRAWING TITLE:  
  
**SITE PLAN**

DRAWING NUMBER:

**A1**



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



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

PROJECT:  
**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:

REVISION NO.: DATE:

SAC PROJECT NO.:  
**VES-03-21**

DRAWN BY:  
**SL**

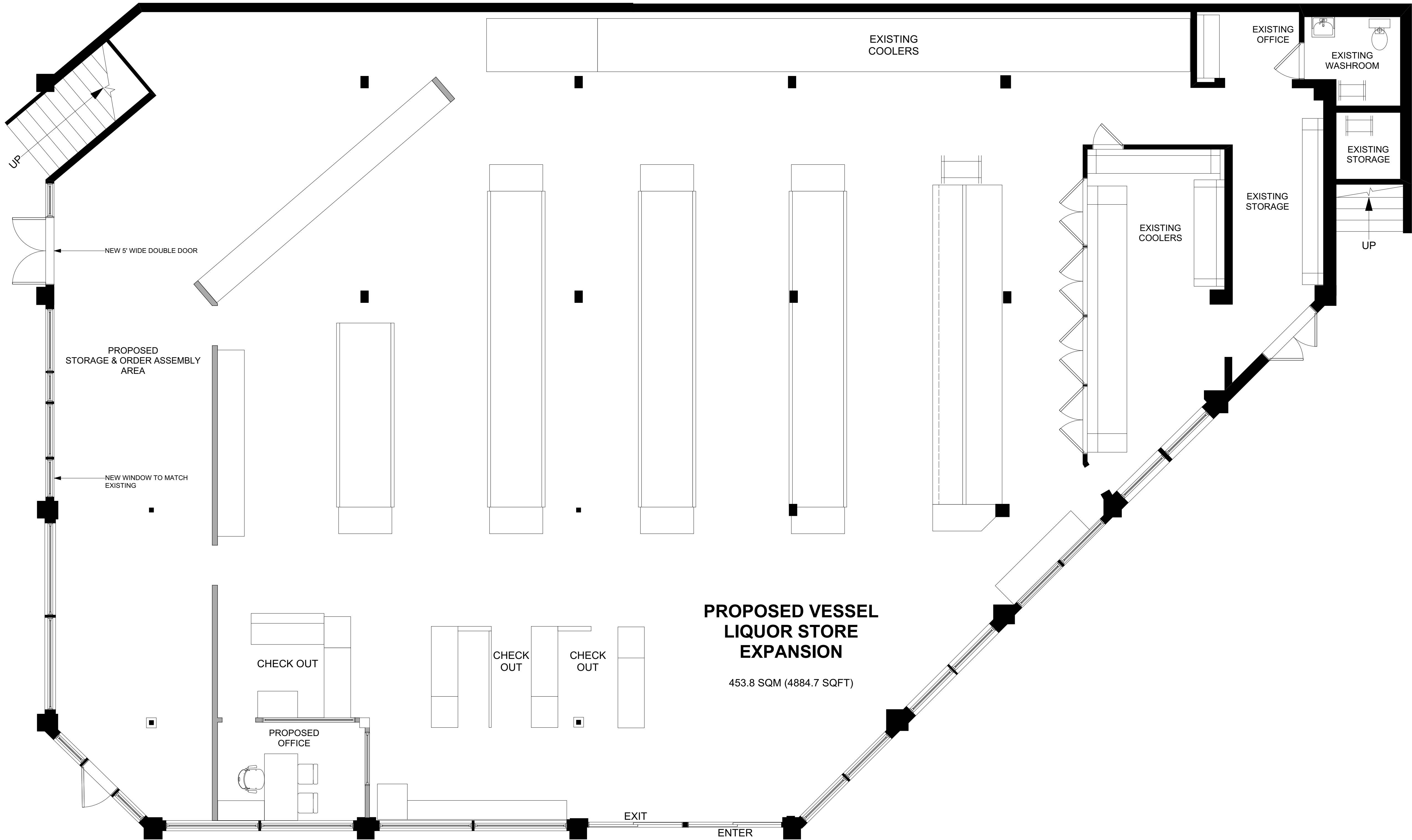
DATE:  
**JUNE 2, 2021**

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"

PROJECT:  
**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:

REVISION NO.: DATE:

SAC PROJECT NO.:  
**VES-03-21**

DRAWN BY:  
**SL**

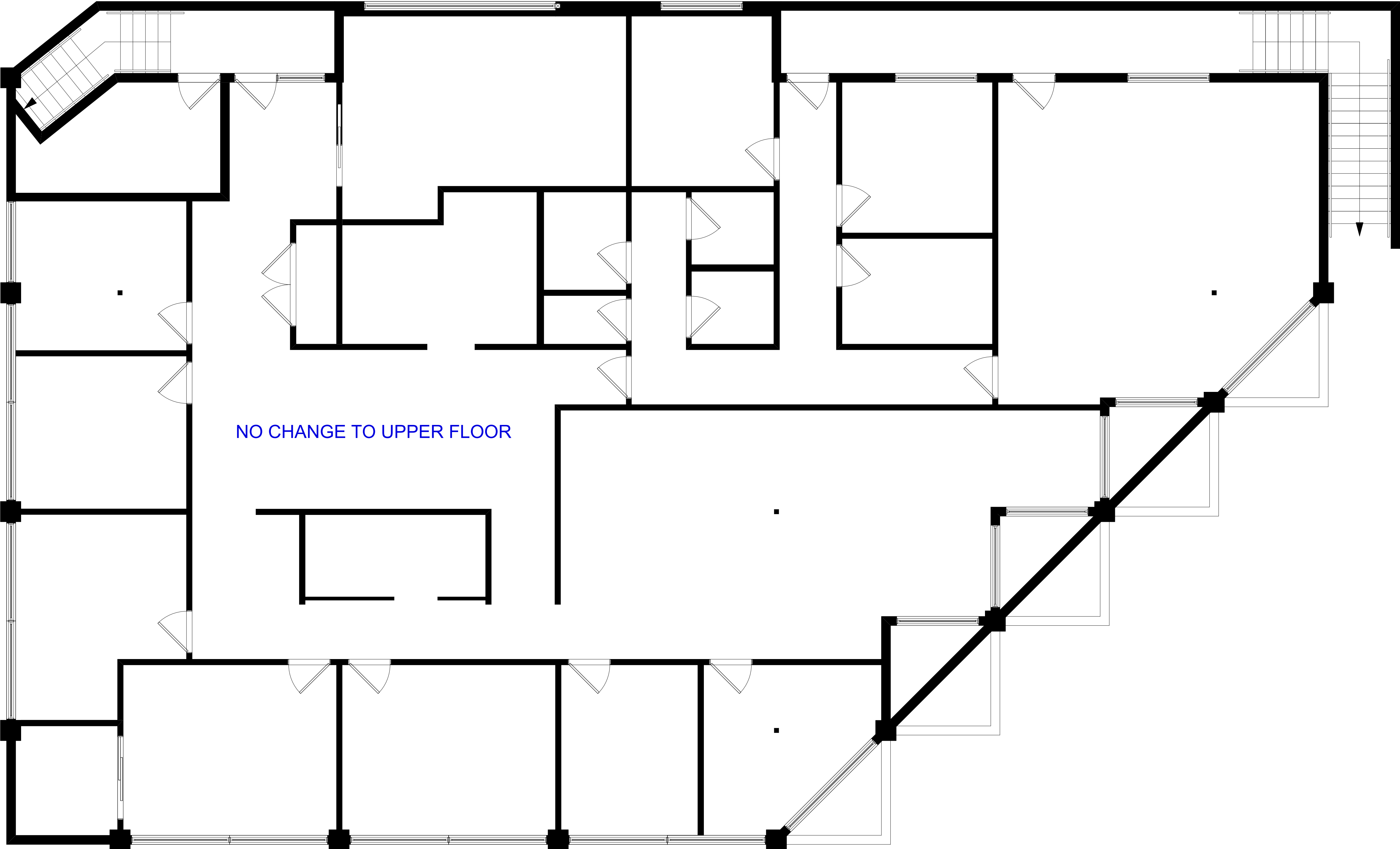
DATE:  
**JUNE 2, 2021**

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"

PROJECT:  
**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:

REVISION NO.: DATE:

SAC PROJECT NO.:  
**VES-03-21**

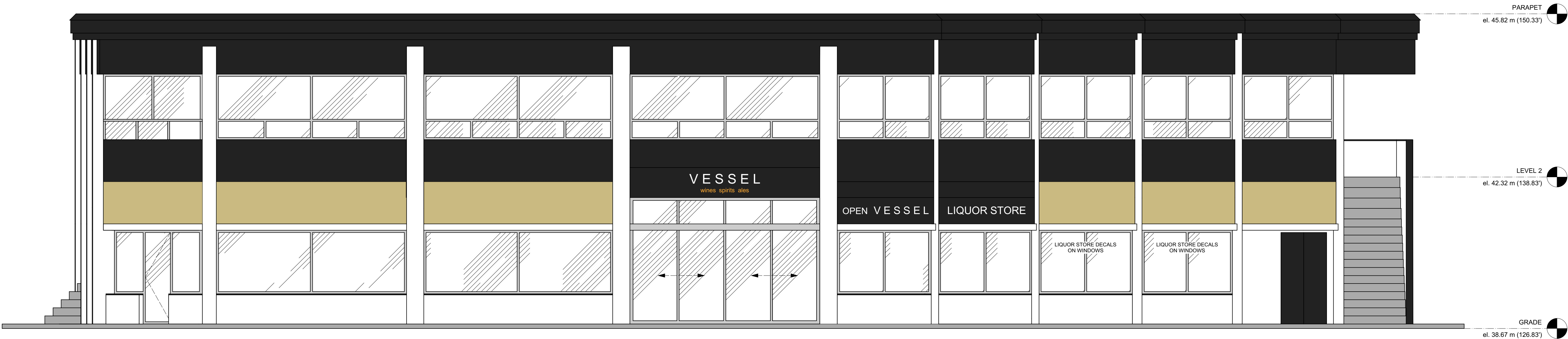
DRAWN BY:  
**SL**

DATE:  
**JUNE 2, 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

PROJECT:  
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:

REVISION NO.: DATE:

SAC PROJECT NO.:  
VES-03-21

DRAWN BY:  
SL

DATE:  
JUNE 2, 2021

SCALE:  
AS NOTED

DRAWING TITLE:  
  
EXISTING EAST  
ELEVATION

DRAWING NUMBER:  
  
A5



1  
A6  
EXISTING ELEVATION  
SCALE: 1:50



2  
A6  
PROPOSED ELEVATION  
SCALE: 1:50

PROJECT:  
**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:

REVISION NO.: DATE:

SAC PROJECT NO.:  
**VES-03-21**

DRAWN BY:  
**SL**

DATE:  
**JUNE 2, 2021**

SCALE:  
**AS NOTED**

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

DRAWING NUMBER:

**A6**