

Revisions
 Received Date:
 May 27, 2024

BICKERTON COURT - NEW BIKE SHELTER

250 DOUGLAS STREET - VICTORIA, BC



NOTES

3	TRB	MAY 23 2024	REVISED FOR DP
2	TRB	AUG 29 2023	REVISED FOR DP
1	TRB	MAR 02 2023	ISSUED FOR DP

no.	by	date	remarks
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Issue

M. Daniel Westwood
 Architect Ltd.

consultants

seals

drawn:	T.R.B.
date:	MAY 23, 2024
scale:	NTS
file:	###

project

250 DOUGLAS STREET
 NEW BIKE SHELTER

VICTORIA, BC

client

BICKERTON COURT

drawing title:

COVER PAGE

drawing no.

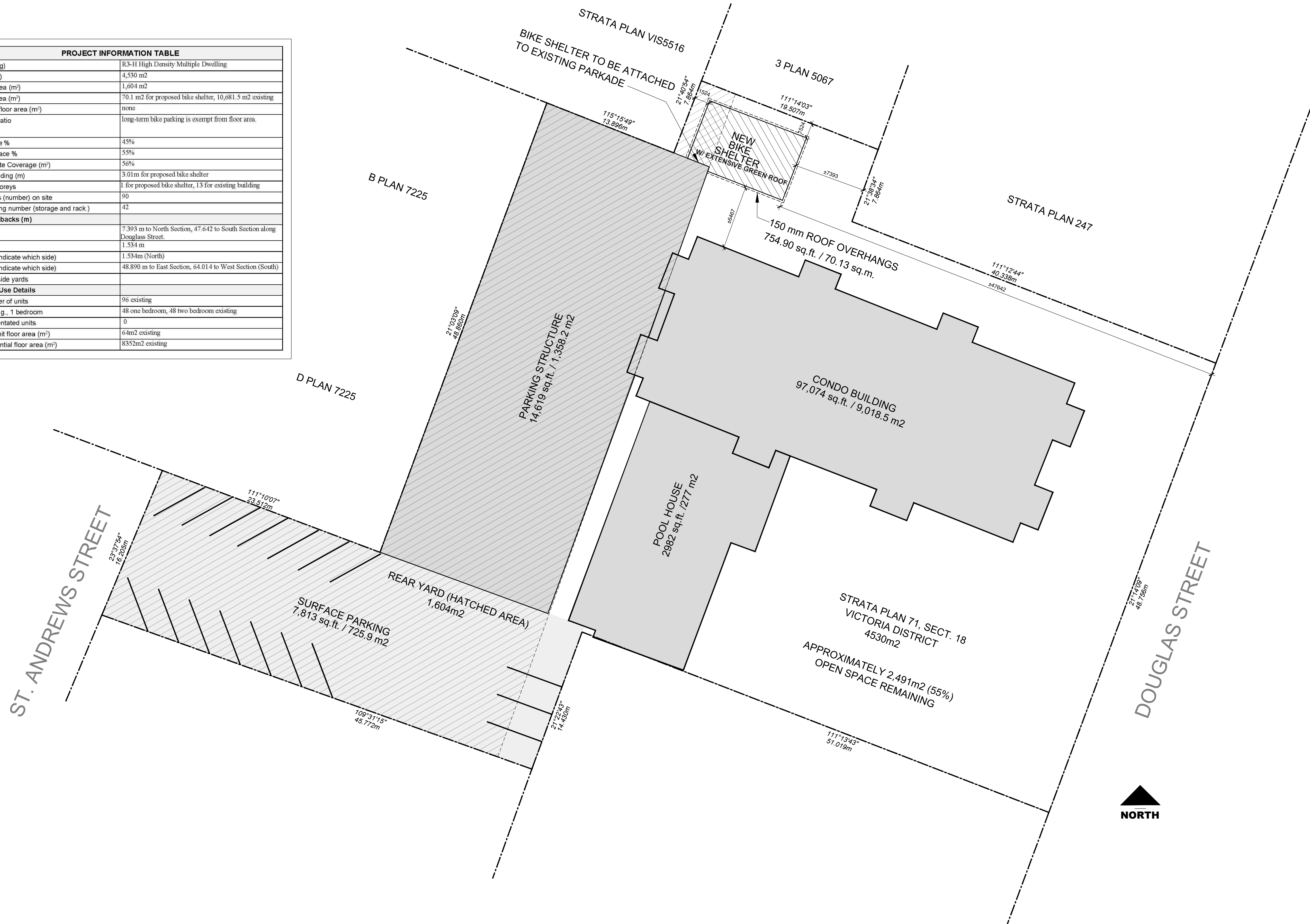
A1-0

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250 DOUGLAS STREET - VICTORIA, BC

LOT 1, SECTION 18, PLAN 14982

PROJECT INFORMATION TABLE	
Zone (existing)	R3-H High Density Multiple Dwelling
Site area (m ²)	4,530 m ²
Rear Yard Area (m ²)	1,604 m ²
Total floor area (m ²)	70.1 m ² for proposed bike shelter, 10,681.5 m ² existing
Commercial floor area (m ²)	none
Floor space ratio	long-term bike parking is exempt from floor area.
Site coverage %	45%
Open site space %	55%
Rear Yard Site Coverage (m ²)	56%
Height of building (m)	3.01m for proposed bike shelter
Number of storeys	1 for proposed bike shelter, 13 for existing building
Parking stalls (number) on site	90
Bicycle parking number (storage and rack)	42
Building Setbacks (m)	
Front yard	7.393 m to North Section, 47.642 to South Section along Douglas Street.
Rear yard	1.534 m
Side yard (indicate which side)	1.534m (North)
Side yard (indicate which side)	48.890 m to East Section, 64.014 to West Section (South)
Combined side yards	
Residential Use Details	
Total number of units	96 existing
Unit type, e.g., 1 bedroom	48 one bedroom, 48 two bedroom existing
Ground-orientated units	0
Minimum unit floor area (m ²)	64m ² existing
Total residential floor area (m ²)	8352m ² existing



NOTES

4	TRB	MAY 23 2024	REVISED FOR DP
3	TRB	AUG. 29 2023	REVISED FOR DP
2	TRB	JUN. 19 2023	ISSUED FOR DP REVISION 1
1	TRB	MAR. 02 2023	ISSUED FOR DP

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drawn:	T.R.B.
date:	MAY 23, 2024
scale:	1:200
file:	###

project

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NEW BIKE SHELTER

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drawing title:

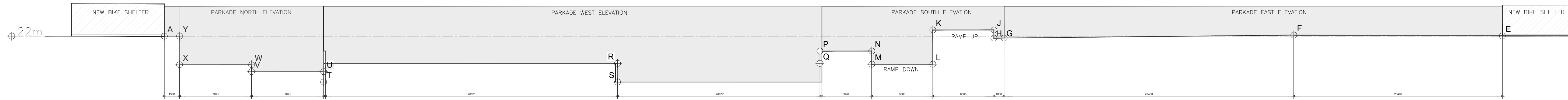
SITE PLAN

drawing no.

A2-0

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ELEVATIONS

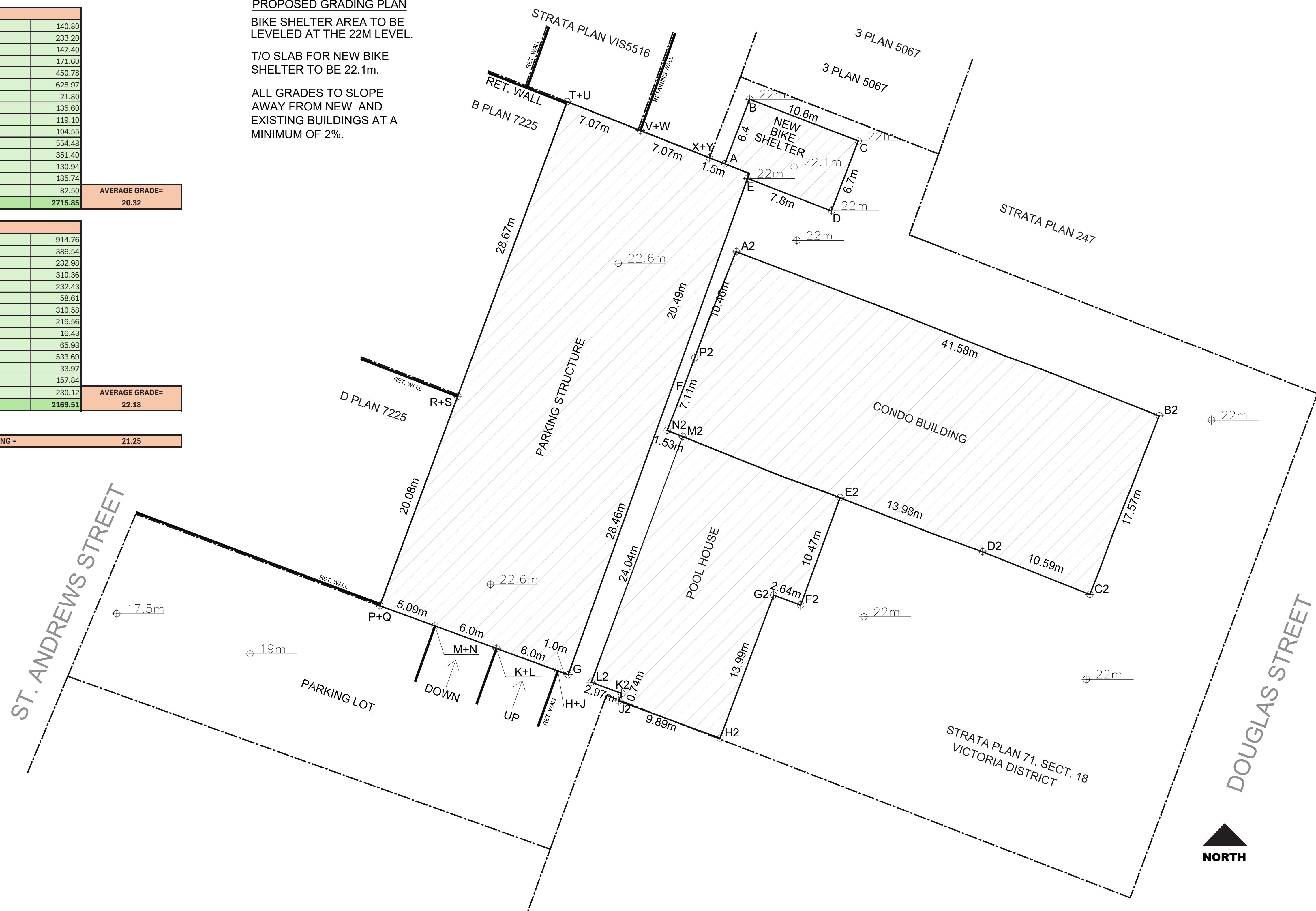


EXISTING AND PROPOSED GRADES KEY PLAN

PROPOSED GRADING PLAN
BIKE SHELTER AREA TO BE
LEVELED AT THE 22M LEVEL.

T/O SLAB FOR NEW BIKE
SHELTER TO BE 22.1m.

ALL GRADES TO SLOPE
AWAY FROM NEW AND
EXISTING BUILDINGS AT A
MINIMUM OF 2%.



GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN POINTS (METERS)	TOTALS
NEW BIKE SHELTER GRADES INCLUDING EXISTING GRADES FOR ATTACHED PARKADE			
A+B	22.00	6.40	140.80
B+C	22.00	10.60	233.20
C+D	22.00	6.70	147.40
D+E	22.00	7.80	171.60
E+F	22.00	20.49	450.78
F+G	22.10	28.46	628.97
G+H	21.80	1.00	21.80
H+I	22.60	6.00	135.60
I+J	19.85	6.00	119.10
J+K	20.54	5.09	104.55
K+L	19.34	28.67	554.48
L+M	17.50	20.08	351.40
M+N	18.52	7.07	130.94
N+O	19.20	7.07	135.74
O+P	22.00	3.75	82.50
AVERAGE GRADE=	20.32		
TOTALS	133.68	2715.85	

EXISTING CONDO BUILDING GRADES			
A2+B2	22.00	41.58	914.76
B2+C2	22.00	17.57	386.54
C2+D2	22.00	10.59	232.98
D2+E2	22.20	13.98	310.36
E2+F2	22.20	10.47	232.43
F2+G2	22.20	2.64	58.61
G2+H2	22.20	13.99	310.58
H2+I2	22.20	9.89	219.56
I2+J2	22.20	0.74	16.43
J2+K2	22.20	2.97	65.93
K2+L2	22.20	24.04	533.69
L2+N2	22.20	1.53	33.97
N2+P2	22.20	7.11	157.84
P2+A2	22.00	10.46	230.12
AVERAGE GRADE=	22.18		
TOTALS	97.82	2169.51	

AVERAGE GRADE INCLUDING CONDO BUILDING = 21.25

NOTES

3	TRB	FEB. 01 2024	REVISED FOR DP
2	TRB	AUG. 28 2023	REVISED FOR DP
1	TRB	MAR. 02 2023	ISSUED FOR DP

no.	by	date	remarks

Issue

**M. Daniel Westwood
Architect Ltd.**

consultants

seals

drawn: T.R.B.
date: MAR 02, 2023
scale: AS SHOWN
file: ####

project
**250 DOUGLAS STREET
NEW BIKE SHELTER**
VICTORIA, BC

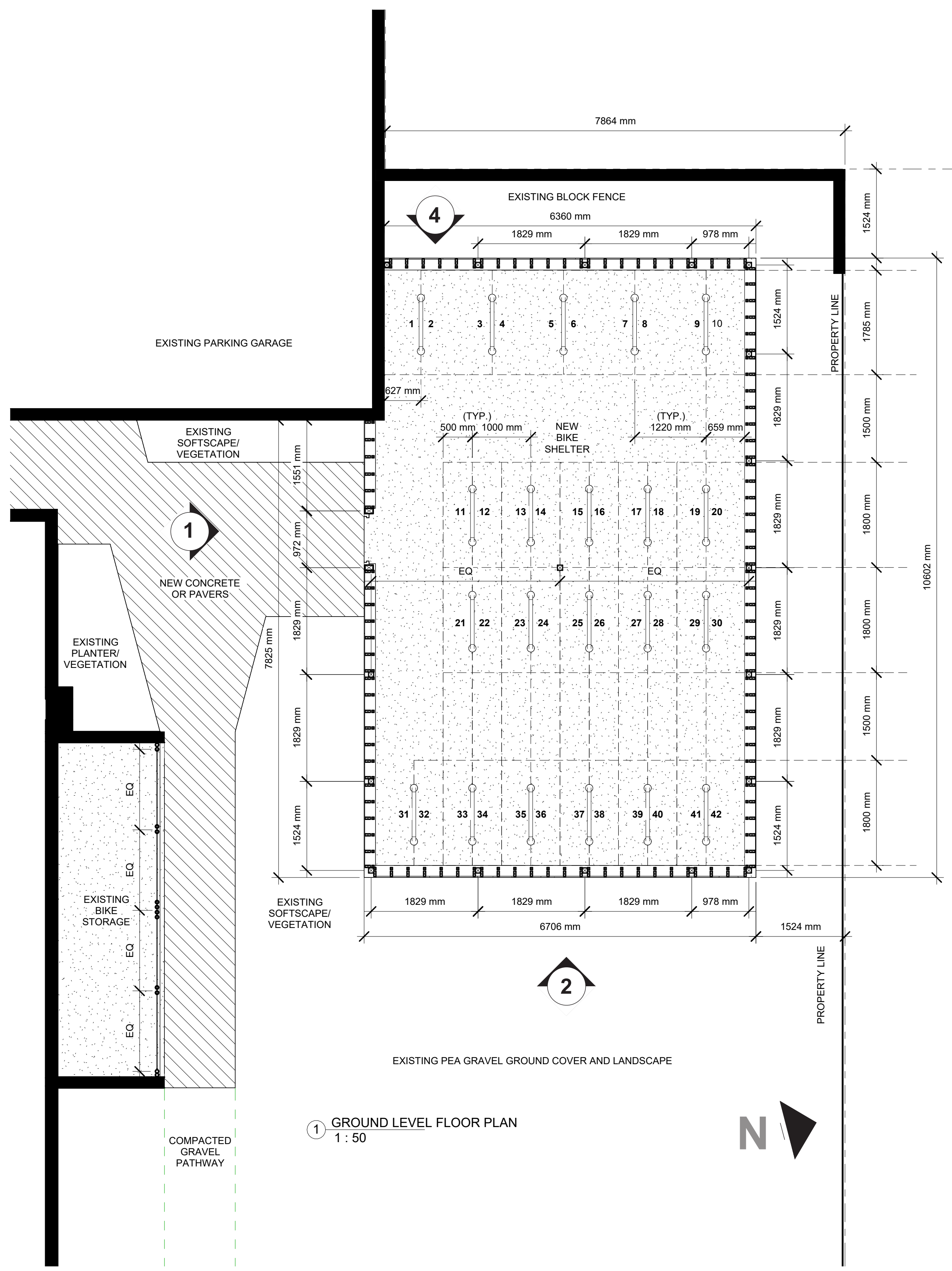
client
BICKERTON COURT

drawing title:
**BUILDING GRADING
AND CALCULATIONS**

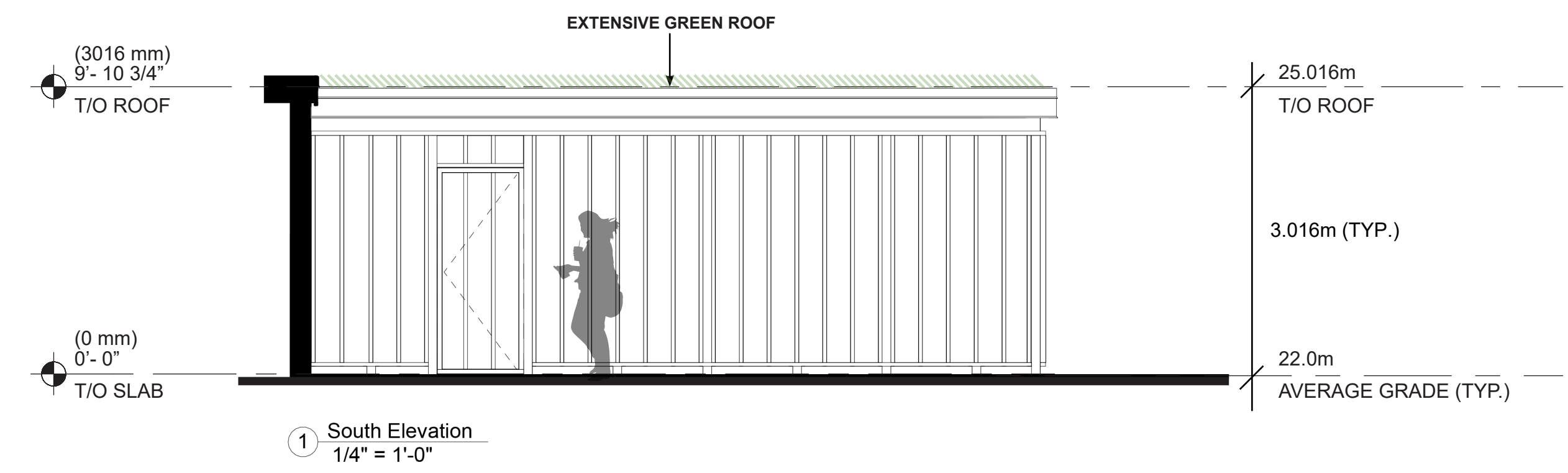
drawing no.
A2-2

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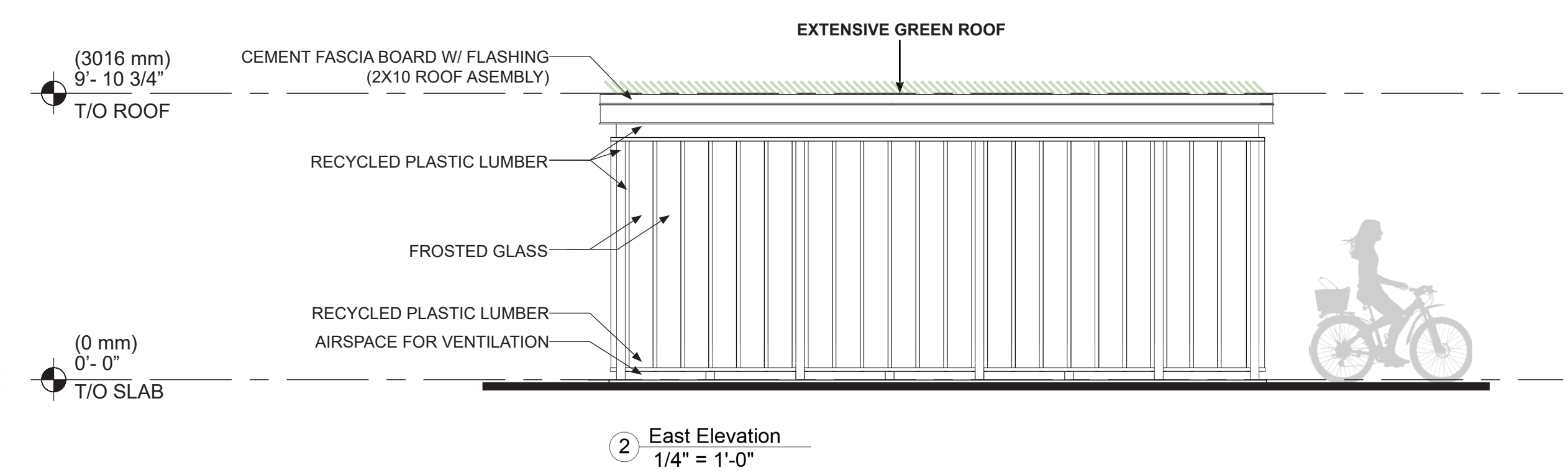
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scale:	AS SHOWN		
file:	###		
project	250 DOUGLAS STREET NEW BIKE SHELTER		
	VICTORIA, BC		
client	BICKERTON COURT		
drawing title:	FLOOR PLAN AND ELEVATIONS		
drawing no.	A4-0		
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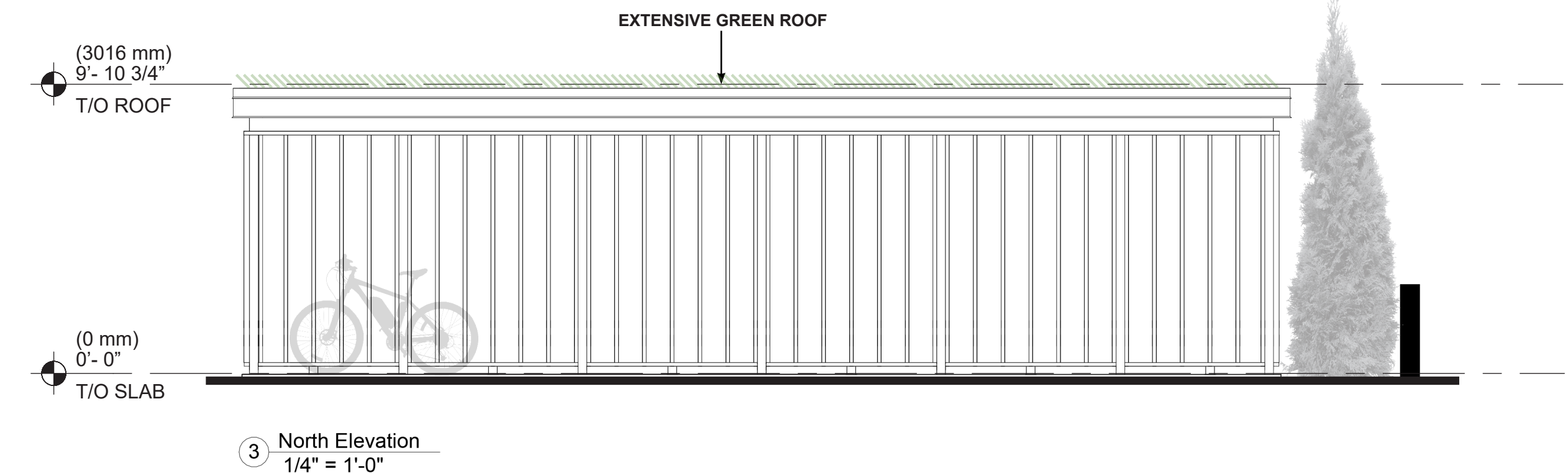
1 GROUND LEVEL FLOOR PLAN
1 : 50



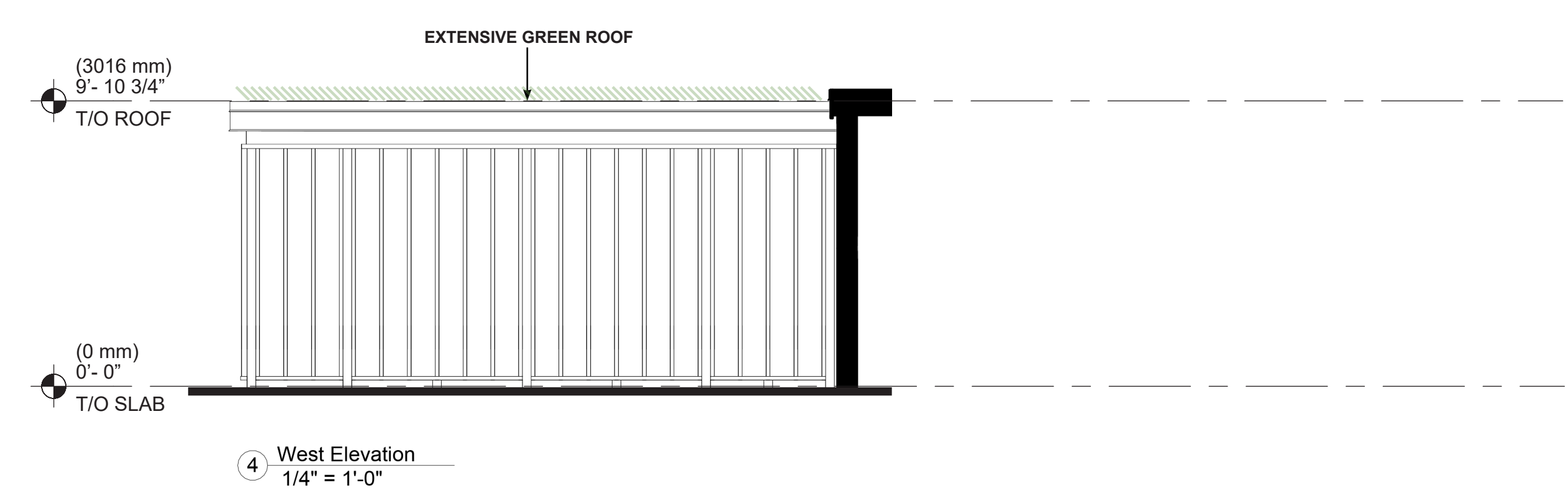
1 South Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"



3 North Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"



NOTES

1	TRB	FEB. 01 2024	ISSUED FOR DP
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Architect Ltd.

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project

250 DOUGLAS STREET
NEW BIKE SHELTER

VICTORIA, BC

client

BICKERTON COURT

drawing title:

PHOTOS OF EXISTING
CONDITIONS

drawing no.

A5-0

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