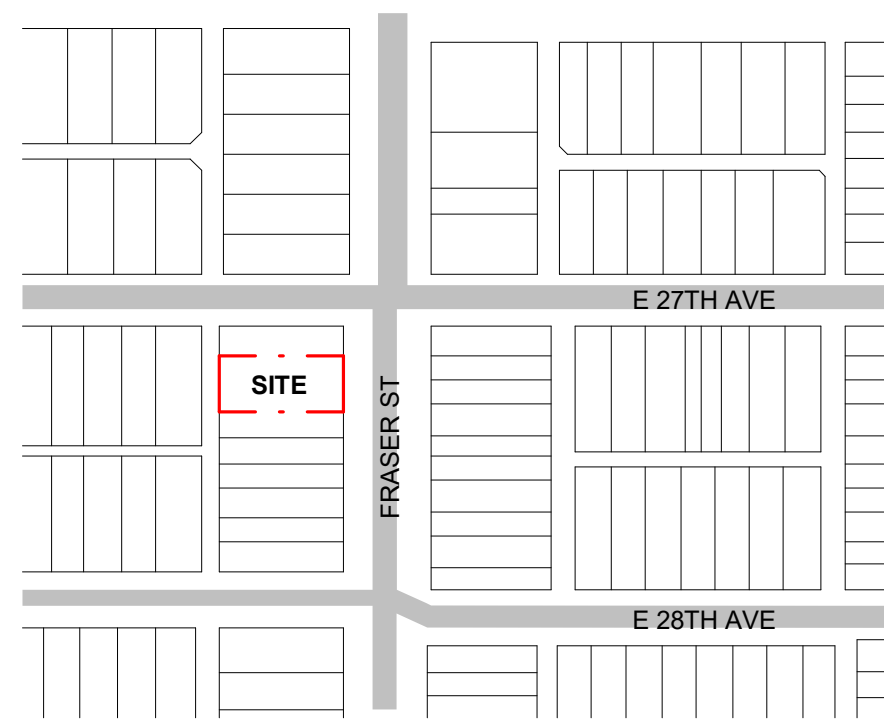


**1** MAIN FLOOR PLAN - PARKADE  
SCALE: 1/8" = 1'-0"



**SCOPE OF WORK**

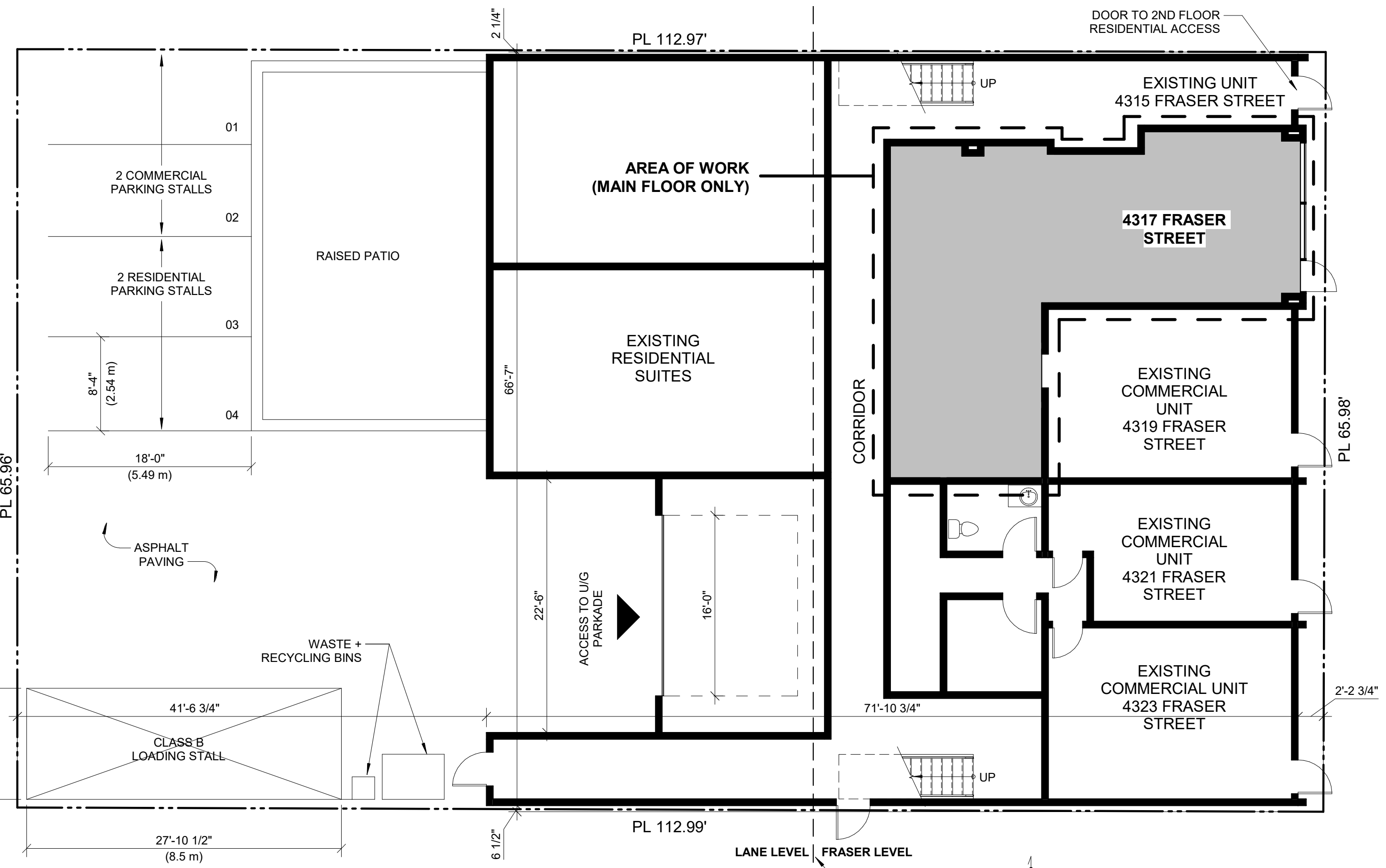
ALL WORK ASSOCIATED WITH THIS PERMIT IS FOR THE CHANGE OF USE IN A COMMERCIAL UNIT

NO REDUCTION OR CHANGE IN TRAVEL DISTANCE OR EXIT/EGRESS PROVISION IS ASSOCIATED WITH THIS WORK

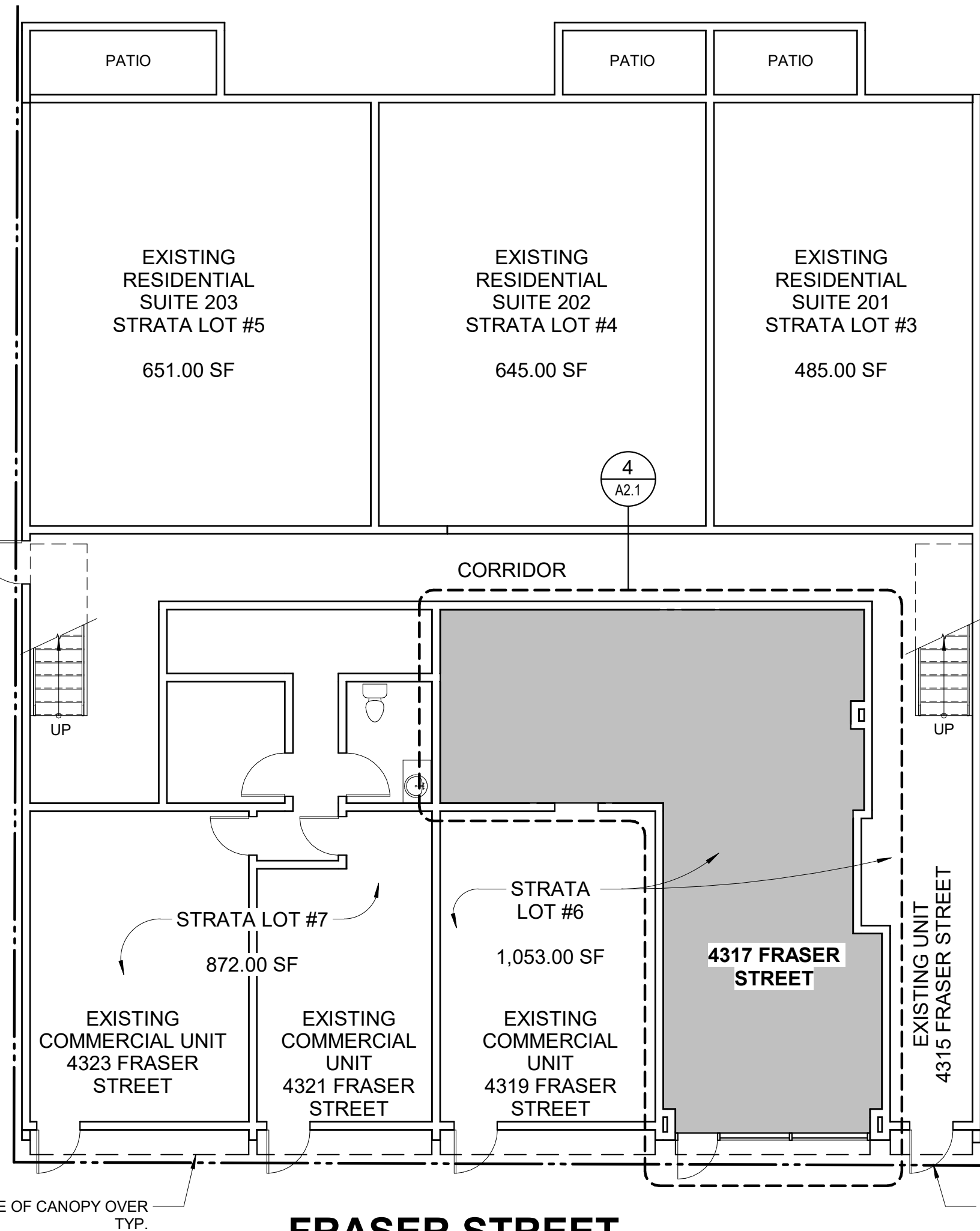
NO CHANGES OF BLDG AREA OR FLOOR AREA IS ASSOCIATED WITH THIS WORK

NO CHANGES OF THE BLDG'S FIRE RESISTANCE RATINGS OF EXISTING FLOORS AND LOAD-BEARING WALLS, COLUMNS AND BEAMS IS ASSOCIATED WITH THIS WORK

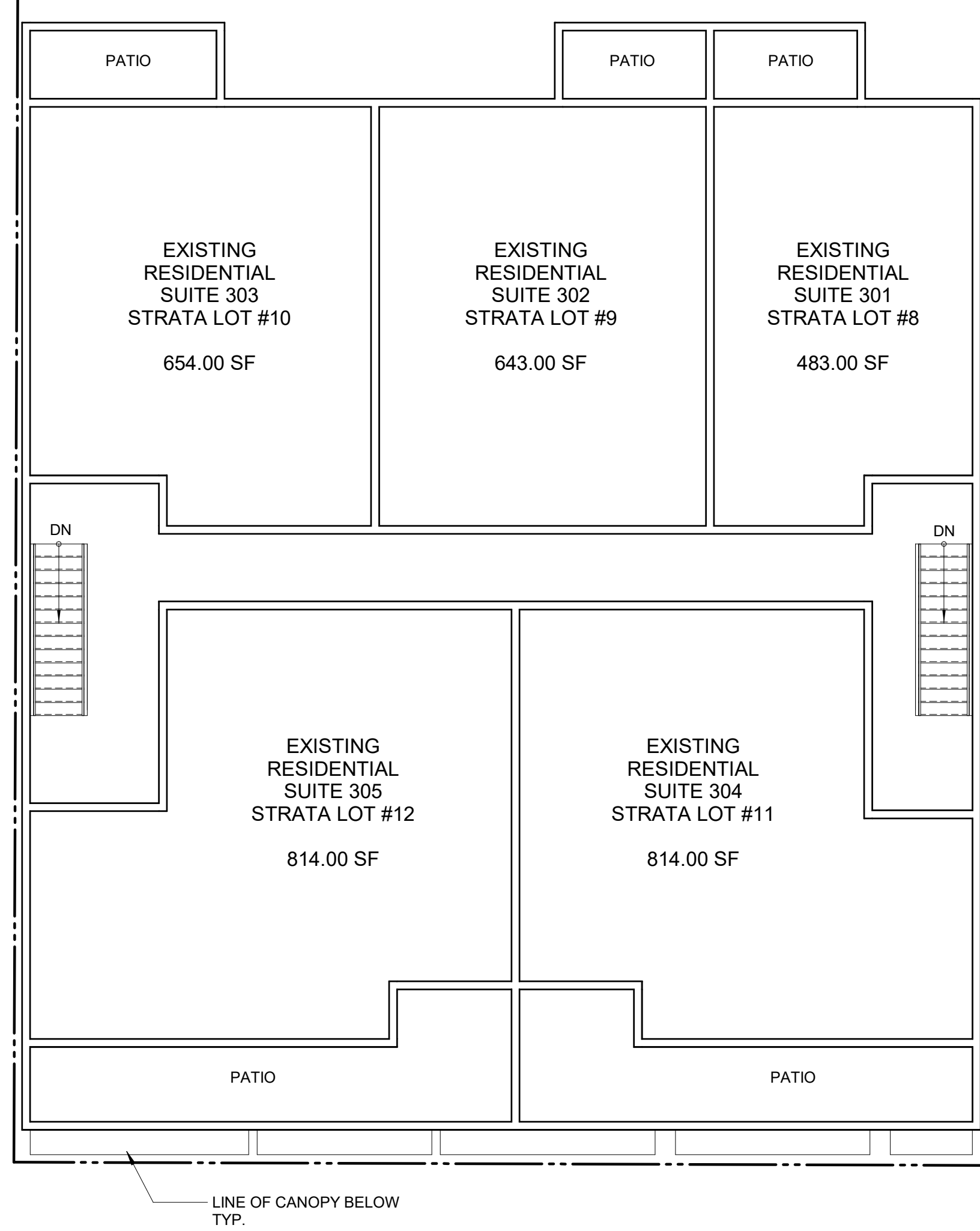
LANE



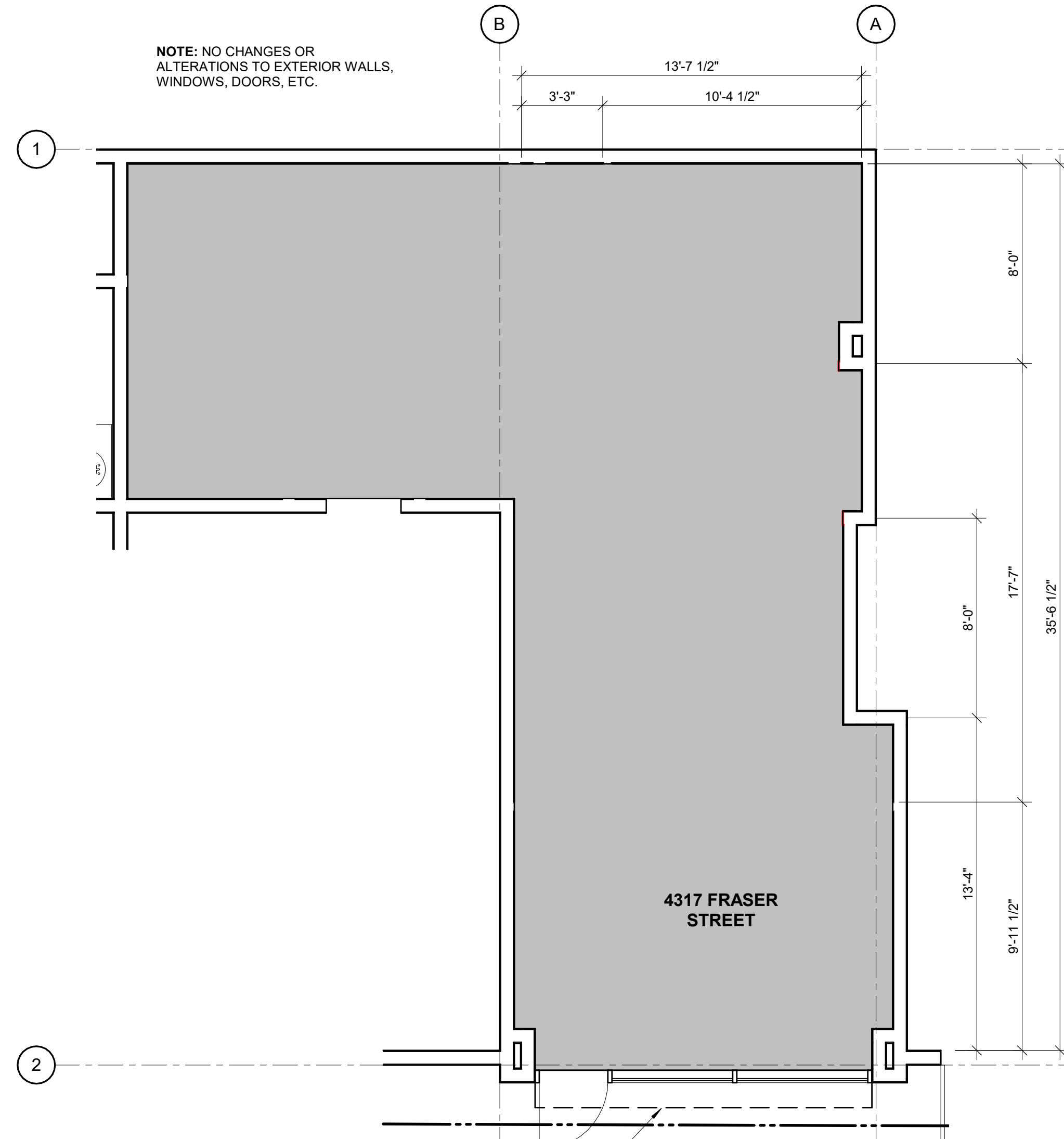
**5** SITE PLAN  
SCALE: 1/8" = 1'-0"



**2** 2ND FLOOR PLAN (FRASER STREET LOCATION PLAN)  
SCALE: 1/8" = 1'-0"



**3** 3RD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**4** 4317 FLOOR PLAN (ALTERATION PLAN)  
SCALE: 1/4" = 1'-0"

**PROJECT DATA**

**BUILDING TYPE**  
3 STOREY MIXED COMMERCIAL AND RESIDENTIAL W/ GRADE AND PARKADE PARKING

**LEGAL DESCRIPTION**  
STRATA LOT 6 PLAN VAS2378 DISTRICT LOT 391 & 392 LAND DISTRICT 36 UNDIV 98/768

PID 013-390-821

**CIVIC ADDRESS**  
BUILDING: 4315 FRASER STREET; UNIT: 4317 FRASER STREET

**ZONING**  
C-2 (COMMERCIAL)

**4317 FRASER ST UNIT AREA**  
550.00 SF (51.09 SM) UNIT  
165.00 SF (15.32 SM) W/R  
TOTAL: 715.00 SF (66.42 SM)

**TOTAL COMMERCIAL FLOOR AREA**  
1,925.00 SF (178.83 SM)

**TOTAL RESIDENTIAL FLOOR AREA**  
6,324.00 SF (587.51 SM)

**PARKING REQUIREMENTS**  
4.2.1.3 RESIDENTIAL  
1 SPACE PER DWELLING UNIT < 538.19 SF (50.00 SM)

0.60 SPACES PER DWELLING UNIT > 538.19 SF (50.00 SM) PLUS 1 SPACE PER 2,152.78 SF (200.00 SM) GFA

3 UNITS X 1 = 3  
7 UNITS X 0.60 = 4.20  
4,875.00 SF / 2,152.78 SF = 2.26

4.2.5.1 COMMERCIAL RETAIL  
1 SPACE PER 1,076.00 SF (100.00 SM)

1,925.00 SF / 1,076.00 SF = 1.78

**TOTAL REQ'D = 11.00 (11.24)**  
**TOTAL PROV'D = 12.00**

**LOADING REQUIREMENTS**  
5.2.1 RESIDENTIAL  
CLASS B:  
NONE REQ'D FOR < 100 UNITS

5.2.5 COMMERCIAL RETAIL  
CLASS B:  
1 SPACE TO 5,005.21 SF (485.00 SM)

**TOTAL REQ'D = 1 CLASS B**  
**TOTAL PROV'D = 1 CLASS B**

**BICYCLE REQUIREMENTS**  
6.2.1 RESIDENTIAL  
CLASS A  
1.50 SPACES FOR EVERY DWELLING UNIT < 699.65 SF (65.00 SM)

2.50 SPACES FOR EVERY DWELLING UNIT BTWN 699.65 SF (65.00 SM) AND 1,130.21 SF (105.00 SM)

8 UNITS X 1.50 = 12.00  
2 UNITS X 2.50 = 5.00

6.2.5 COMMERCIAL RETAIL  
NO STALLS REQUIRED

**TOTAL REQ'D = 17.00 CLASS A**  
**TOTAL PROV'D = NONE PROVIDED**  
**PER 6.1.2 BICYCLE SPACE REQUIREMENT EXEMPTIONS**

NO.	DATE	DESCRIPTION
1	07.10.2019	IF CHANGE OF USE
		DESCRIPTION

ISSUES / REVISIONS



PROJECT NAME

4317 FRASER STREET, VANCOUVER, BC

PROJECT ADDRESS

**FLOOR PLANS AND PROJECT DATA**

DRAWING NAME

SCALE As indicated

DRAWN LS

CHECKED NF

PROJECT NO. 19111

SHEET DATA

**A2.1**

DRAWING NO.