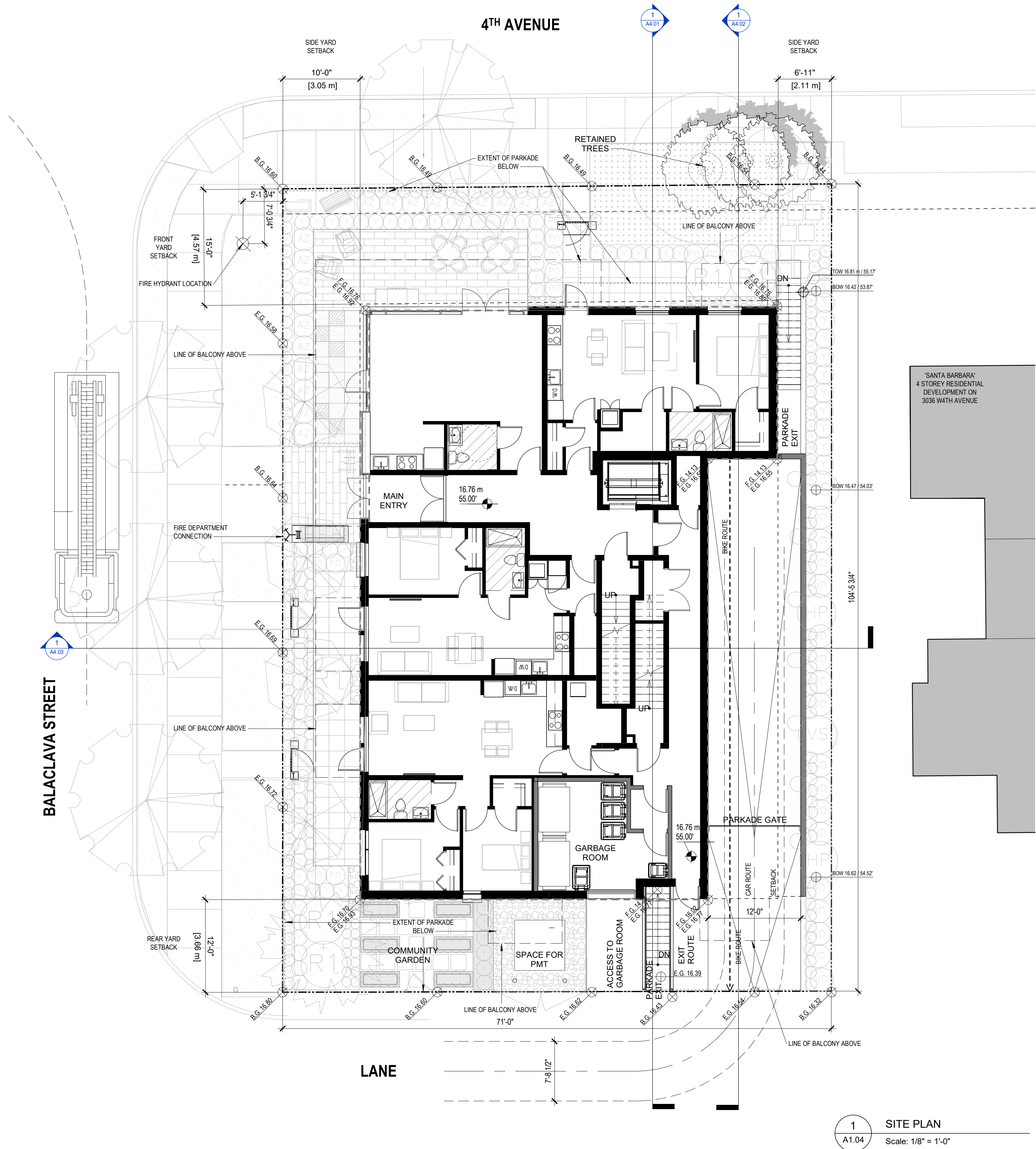




ISSUES		DATE
2	DP SUBMISSION	23rd JUN. '21
1	REZONING SUBMISSION	

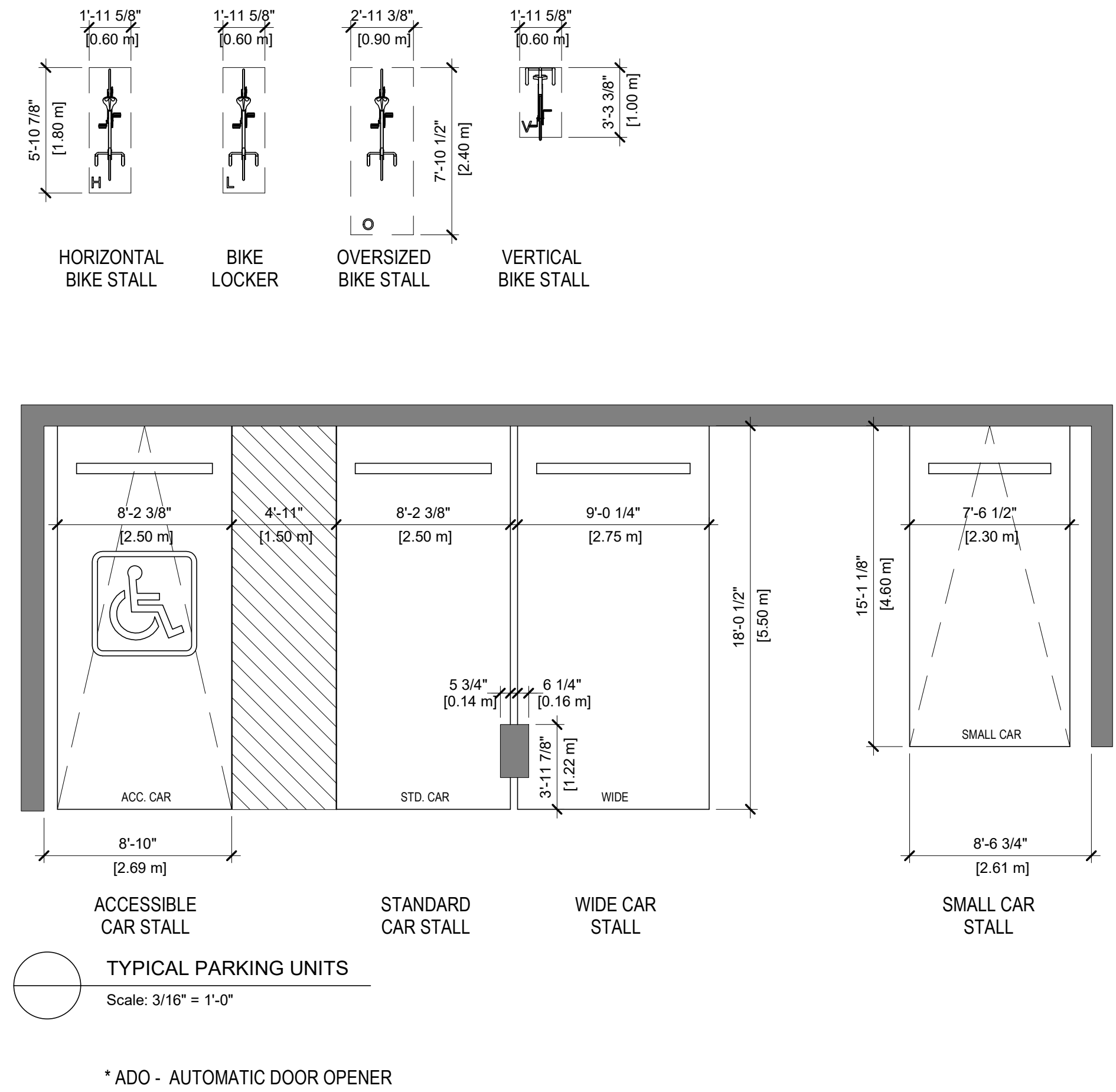
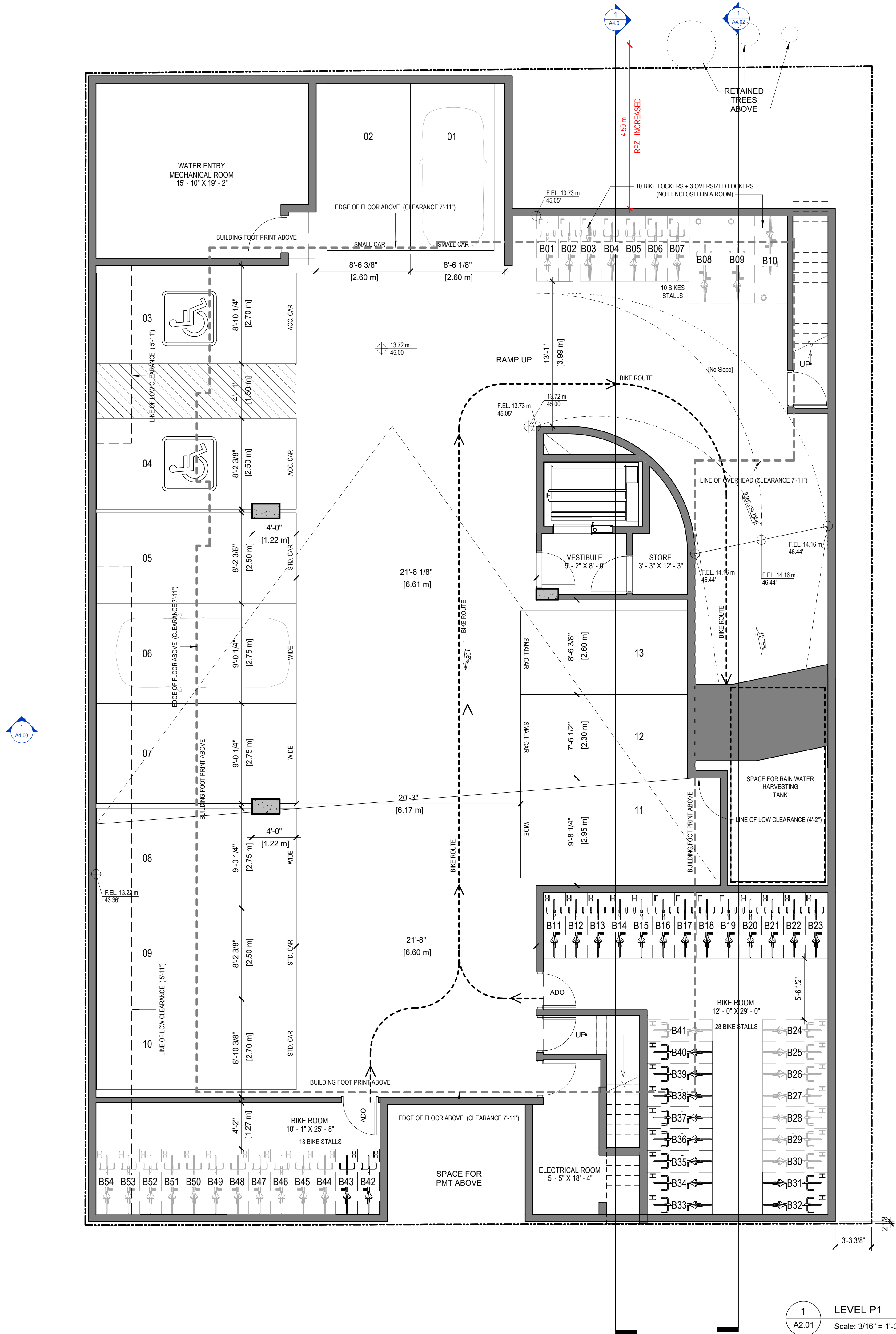
PROJECT NUMBER	DD50
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PROJECT
**RESIDENTIAL
DEVELOPMENT ON 2010
BALACLAVA ST.**
2010 Balaclava Street - Vancouver, BC

DRAWING TITLE
SITE PLAN

DRAWING No.

A1.04



CAR PARKING SCHEDULE	
CAR PARKING REQUIREMENTS PER 4.5B1 PARKING BYLAW	
1 SPACE FOR 125m ² (1345 sq.ft.) OF GROSS FLOOR AREA	
FLOOR AREA DEDICATED TO SECURED MARKET RENTAL UNITS (80% OF ...	17,764 sq.ft.
RESIDENT SPACES REQUIRED	=17,764 / 1,345
	= 13.2 SPACES
	=27 X 0.05
VISITOR SPACES REQUIRED @ 0.05 / UNIT	= 1.35 SPACES
	=13.2 + 1.35
TOTAL REQUIRED FOR SECURED MARKET RENTAL UNITS	= 14.55 SPACES
LEVEL A TRANSIT PROXIMITY REDUCTION @ 20%	= 11.64
TOTAL REQUIRED FOR SECURED MARKET RENTAL UNITS AFTER REDUCTION	= 12 SPACES
FLOOR AREA DEDICATED TO MIRHPPP UNITS (26% of total)	= 4,579 sq.ft.
	= 4,579/1345
RESIDENT SPACES REQUIRED	= 3.4 SPACES
	= 8 x 0.05
VISITOR SPACES REQUIRED @ 0.05 / UNIT	= 0.4 SPACES
	= 3.4 + 0.4
TOTAL REQUIRED FOR MIRHPPP UNITS	= 3.8 SPACES
LEVEL A TRANSIT PROXIMITY REDUCTION @ 30%	= 3.04
TOTAL REQUIRED FOR MIRHPPP UNITS AFTER REDUCTION	= 3 SPACES
TOTAL CAR PARKING SPACES REQUIRED FOR PROJECT	= 15 SPACES
TOTAL CAR PARKING SPACES PROVIDED (INCLUDING DOUBLE COUNTING ACCESSIBLE SPACES) (BREAK UP BELOW)	= 15 SPACES
ACCESSIBLE CAR STALL	2
SMALL PARKING STALL	4
STANDARD PARKING STALL	4
WIDE PARKING STALL	3

BIKE PARKING SCHEDULE	
BIKE REQUIREMENTS PER	6.0 Parking <i>Bylaw</i>
CLASS B (6.3)	3 STALLS
CLASS A (6.2.1)	
DWELLING UNITS UNDER 65M2	1.5/UNIT
1.5 x 35 =	52.5
TOTAL REQUIRED (6.4)	53 STALLS
10% IN LOCKERS (0.6m x 1.8mx 1.2m)	5 STALLS
5% OVERSIZED (0.9m x 2.4m x1.9m)	3 STALLS
< 30% VERTICAL (0.6m x1.0m x1.9m)	16 STALLS
TOTAL PROVIDED (BREAK UP BELOW)	53 STALLS
BIKE- HORIZONTAL	40
BIKE- LOCKERS	11
BIKE- OVERSIZED	3

ISSUES		DATE
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**RESIDENTIAL
DEVELOPMENT ON 2010
BALACLAVA ST.**

2010 Balaclava Street - Vancouver, BC

DRAWING TITLE

**FLOOR PLAN LEVEL
P1**

DRAWING No.

A2.01

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ISSUES		DATE
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PROJECT

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BALACLAVA ST.

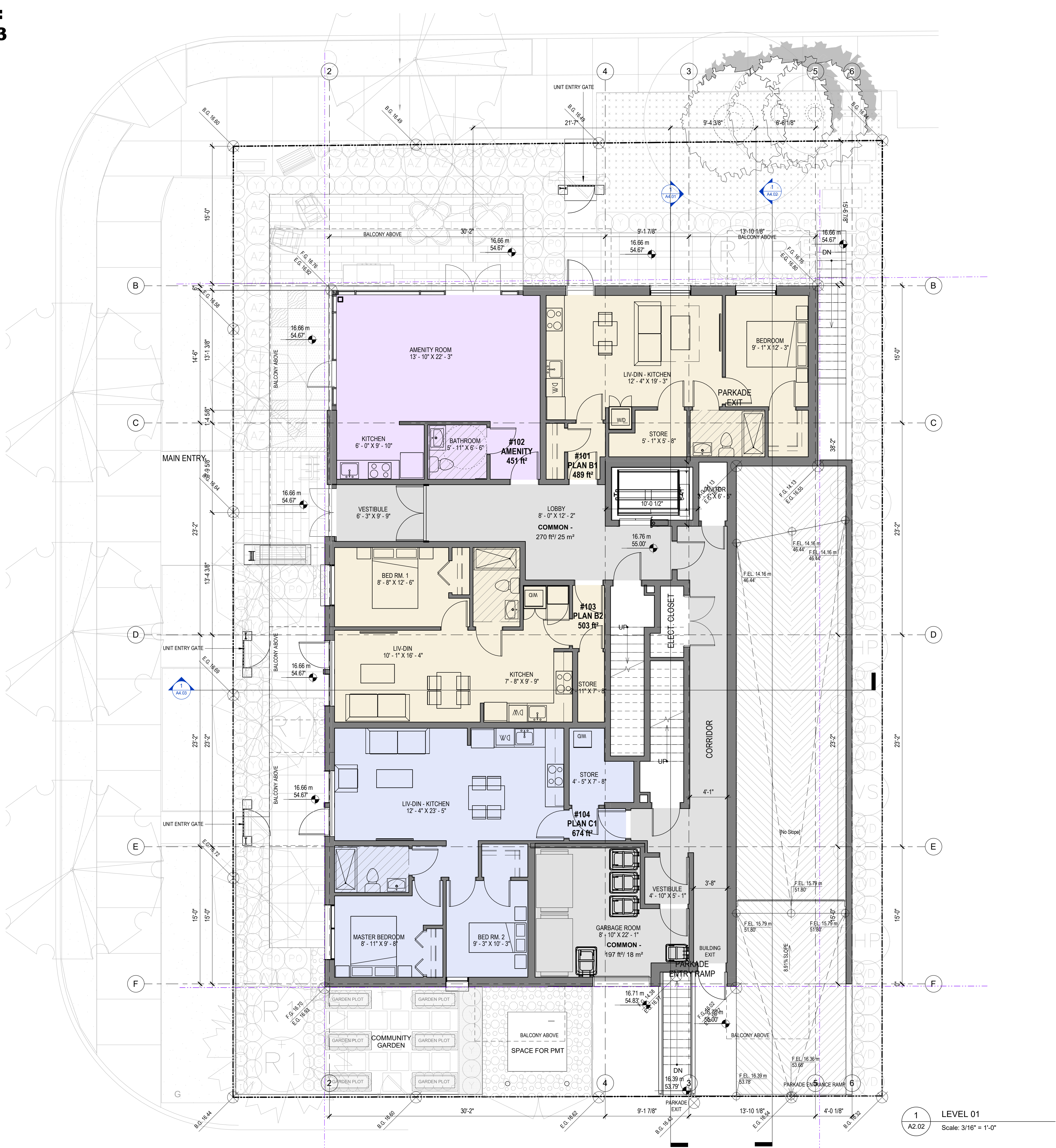
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DRAWING TITLE

FLOOR PLAN LEVEL
01

DRAWING No.

A2.02



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ISSUES

DATE

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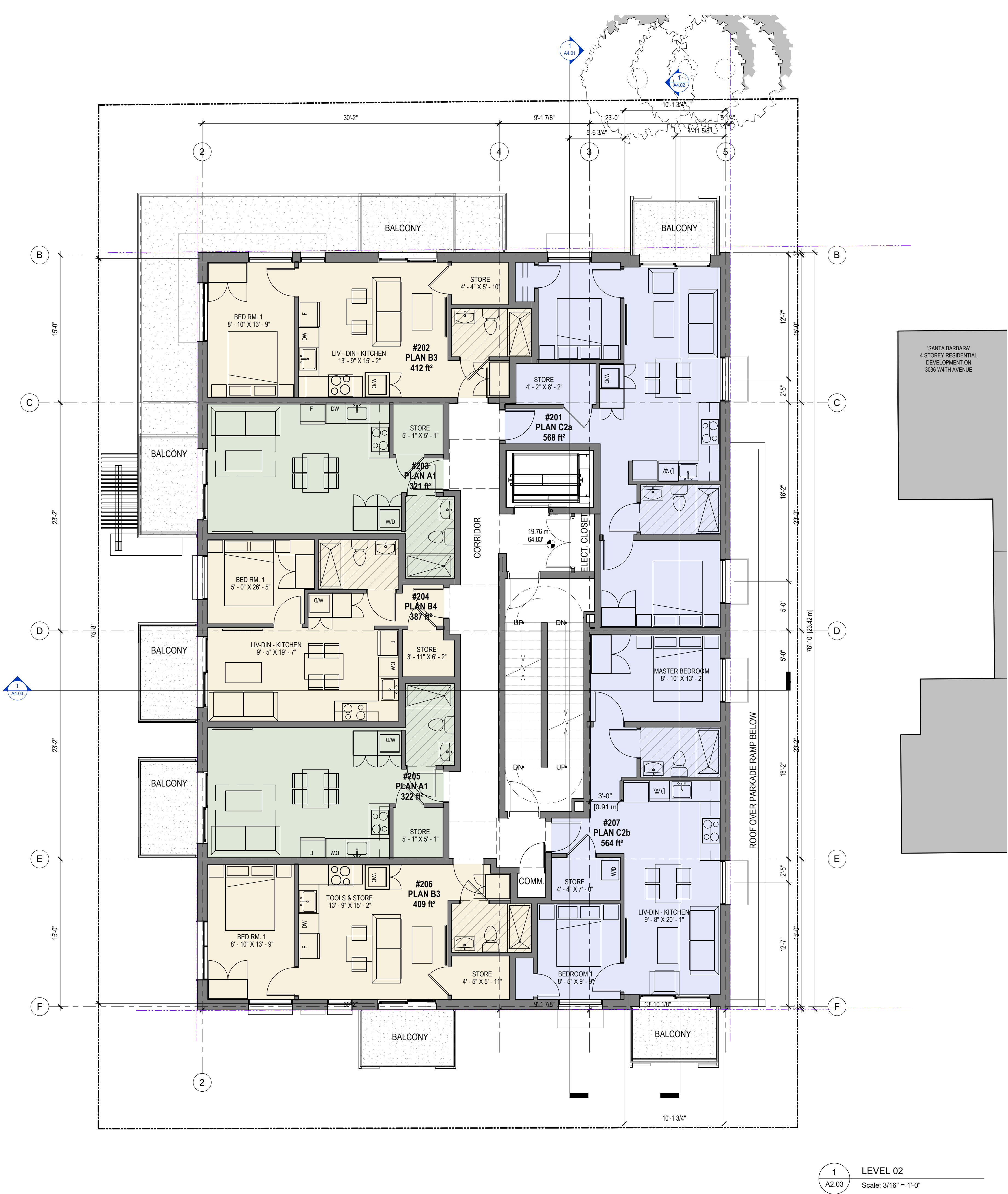
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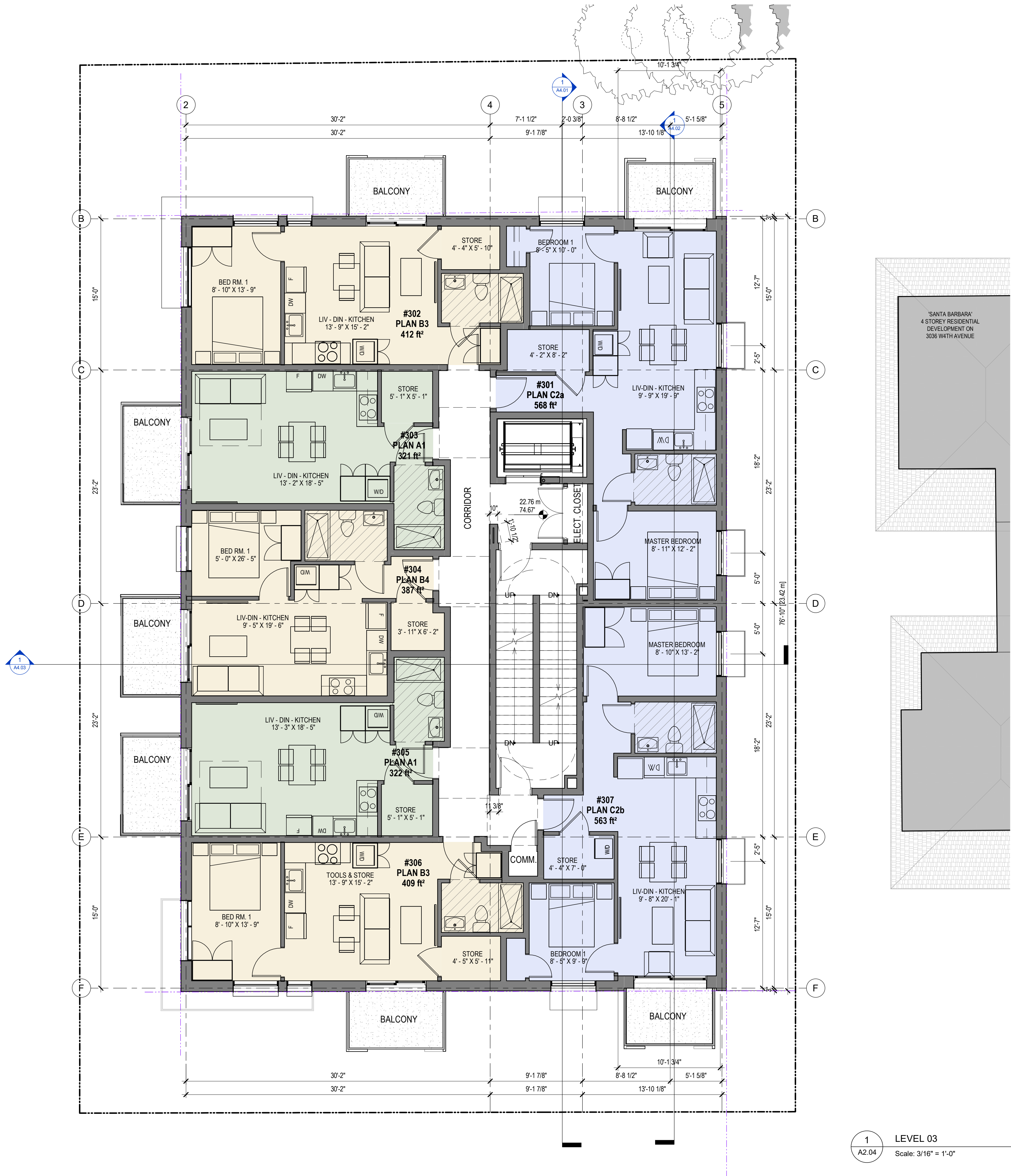
FLOOR PLAN LEVEL
02

DRAWING No.

A2.03

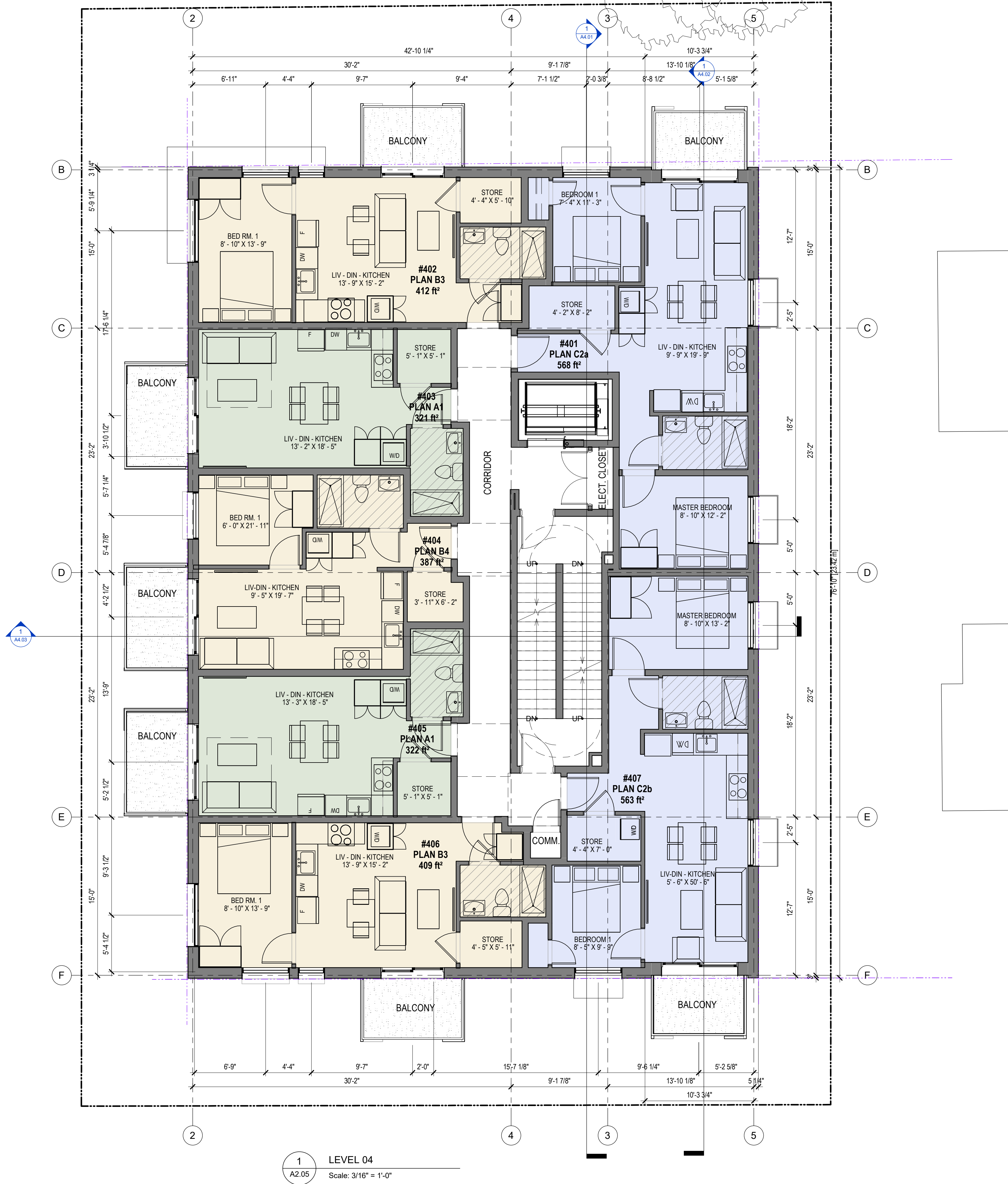


1 LEVEL 02
A2.03 Scale: 3/16" = 1'-0"



1 LEVEL 03
A2.04 Scale: 3/16" = 1'-0"

ISSUES		DATE
2	DP SUBMISSION	23rd JUN. '21
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RESIDENTIAL DEVELOPMENT ON 2010 BALACLAVA ST.		
2010 BalACLava Street - Vancouver, BC		
DRAWING TITLE		
FLOOR PLAN LEVEL 03		
DRAWING No.		



ISSUES		DATE
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**RESIDENTIAL
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DRAWING TITLE
**FLOOR PLAN LEVEL
04**

DRAWING No.

A2.05

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DRAWING TITLE

FLOOR PLAN LEVEL
05

DRAWING No.

A2.06

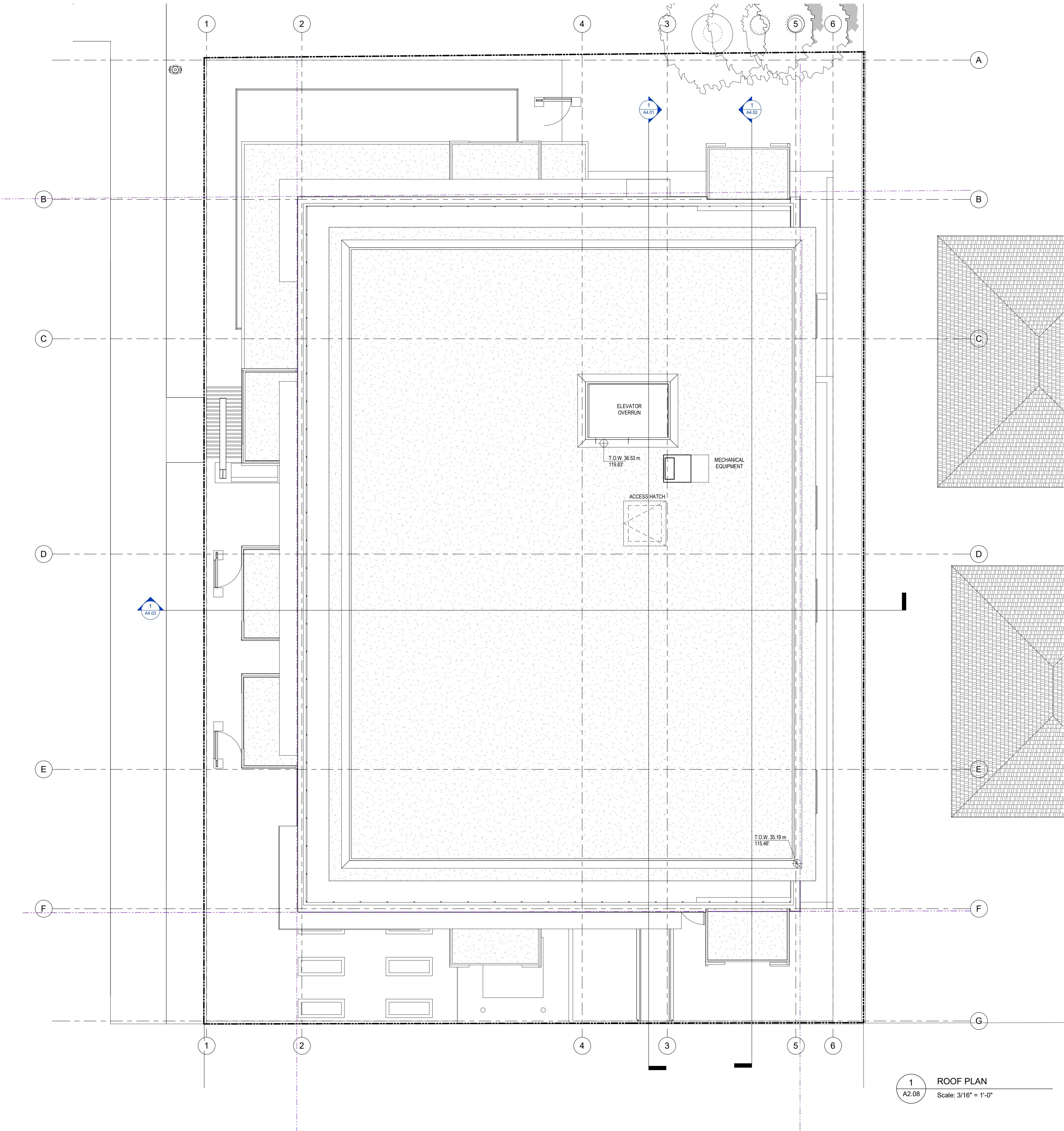
The floor plan for Level 05 shows a residential building layout with seven units. Units #501, #502, #503, #504, and #505 are located on the left side, while units #506 and #507 are on the right. Each unit includes a living/dining/kitchen area, a bedroom, a bathroom, and a balcony. A central corridor provides access to all units. The plan also shows a common area (COMM.) and a store. Dimensions are provided for all rooms and overall building dimensions. The drawing is oriented with North at the top.

1
A2.06

LEVEL 05
Scale: 3/16" = 1'-0"



A2.07



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RESIDENTIAL DEVELOPMENT ON 2010 BALACLAVA ST.		
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DRAWING TITLE		
FLOOR PLAN ROOF LEVEL		
DRAWING No.		
A2.08		

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1
A3.01 ELEVATION WEST
Scale: 3/16" = 1'-0"

MATERIAL LEGEND	
1	FIBER CEMENT PANEL-DARK GREY
2	FIBER CEMENT PANEL-LIGHT GREY
3	FIBER CEMENT PANEL-ACCENT COLOR
4	FINISHED CONCRETE - DARK GREY
6	DOUBLE GLAZED VINYL WINDOW - DARK GREY FRAME
7	DOUBLE GLAZED VINYL SLIDING DOOR - DARK GREY FRAME
8	PREFINISHED METAL FLASHING - DARK GREY
9	PREFINISHED METAL FLASHING - LIGHT GREY
10	WOODEN CANOPY ON M.S. FRAME
12	PREFINISHED DARK GREY ALUMINUM GUARDRAIL AT 42" WITH FROSTED GLASS PANELS
13	PREFINISHED DARK GREY ALUMINUM GUARDRAIL AT 42" WITH COLORED FROSTED GLASS PANELS
14	ALUMINUM LETTERING - PREFINISHED, DARK GREY COLOUR
15	PREFINISHED GARAGE DOOR - DARK GREY COLOUR
16	EYE BROW ELEMENT WITH PREFINISHED DARK GREY METAL FASCIA AND WHITE FIBER CEMENT SOFFIT
17	COLOUR STAINED METAL
18	DARK GREY BRICK CLADDING

ISSUES		DATE
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DRAWING TITLE	WEST ELEVATION
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DRAWING No.

A3.01

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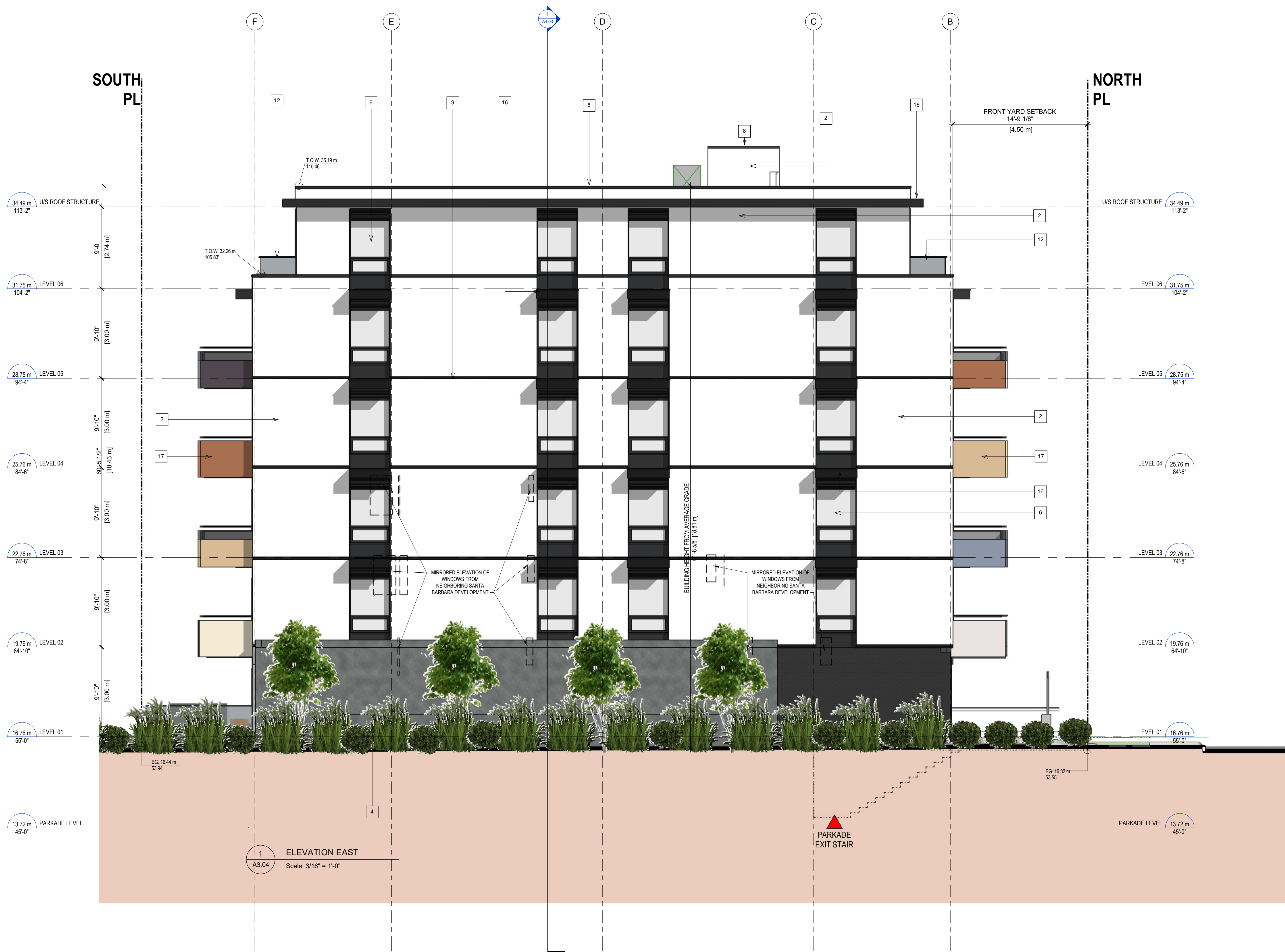
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DRAWING TITLE	SOUTH ELEVATION
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DRAWING No.

A3.03



ISSUES	DATE
2 DP SUBMISSION 1 REZONING SUBMISSION	23rd JUN. '21 21ST JAN. '20
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DRAWING TITLE

EAST ELEVATION