



**Bosch**

2331, 2335 ST. JOHNS STREET  
PID(s): 001-257-706

A0.0	Cover / Statistics
A1.1	Building Survey
A2.1	Level 1
A2.2	Level 1 Mezzanine
A2.3	Level 2 Parking
A2.4	Level 3
A2.5	Level 4
A2.6	Level 5
A2.7	Level 6
A2.8	Roof
A3.1	North Elevation
A3.2	East Elevation
A3.3	South Elevation
A3.4	West Elevation
A4.1	Building Section 1
A4.2	Building Section 2
A5.1	Site Photos
A6.2	Site Photos
A6.3	Perspective view
A6.4	Perspective view
A6.5	Perspective view



Site Contour  
Scale: 1/64" = 1'-0"

Site Area		100.00																	
Unit count		47 units																	
FDH	average	FDH	area	Total	FDH total	average	additional	FDH	area	FDH	area								
		2.0	4,000.00	0.0041	402.00	1.99	0.00	0.00	0.00	2.46	4,900.00								
unit	unit type	total	total	FDH exempt	FDH	total	required	unit	unit type	total	total								
area	area	sqft	sqft	sqft	sqft	sqft	sqft	area	area	sqft	sqft								
Level 1																			
Boat House	initial	7130	sqft		7130	sqft		1	loads	22	loads								
	Commercial	1234	sqft		1234	sqft		1	loads	1	loads								
	Mechanical	230	sqft		230	sqft		1	loads	1	loads								
	Circulation	350	sqft		350	sqft		230	sqft	1	loads								
Commercial Parking Subtotal										1	loads								
										22	loads								
Level 1																			
Parking	Circulation	157	sqft		157	sqft		157	sqft										
Level 1 Mechanical																			
Parking	Circulation	349	sqft		349	sqft		349	sqft										
Level 2																			
Parking	Circulation	349	sqft		349	sqft		349	sqft										
Level 3																			
501	1 Bed	815	sqft	0	815	sqft	1.50	loads	1.50	loads									
502	2 Bed Adaptable	983	sqft	22	983	sqft	1.50	loads	1.50	loads									
503	1 Bed	617	sqft	0	617	sqft	1.50	loads	1.50	loads									
504	1 Bed	617	sqft	0	617	sqft	1.50	loads	1.50	loads									
505	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
506	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
507	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
508	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
509	1 Bed	719	sqft	0	719	sqft	1.50	loads	1.50	loads									
510	2 Bed	845	sqft	0	845	sqft	1.50	loads	1.50	loads									
511	1 Bed	609	sqft	0	609	sqft	1.50	loads	1.50	loads									
512	2 Bed	983	sqft	1034	983	sqft	1279	sqft	1.50	loads									
C4	Circulation	1279	sqft		1279	sqft		1279	sqft										
Level 4																			
601	1 Bed	815	sqft	0	815	sqft	1.50	loads	1.50	loads									
602	1 Bed Adaptable	983	sqft	22	983	sqft	1.50	loads	1.50	loads									
603	1 Bed	617	sqft	0	617	sqft	1.50	loads	1.50	loads									
604	1 Bed	617	sqft	0	617	sqft	1.50	loads	1.50	loads									
605	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
606	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
607	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
608	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
609	1 Bed	719	sqft	0	719	sqft	1.50	loads	1.50	loads									
610	2 Bed	845	sqft	0	845	sqft	1.50	loads	1.50	loads									
611	1 Bed	609	sqft	0	609	sqft	1.50	loads	1.50	loads									
612	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
C4	Circulation	1279	sqft		1279	sqft		1279	sqft										
Level 5																			
621	1 Bed	815	sqft	0	815	sqft	1.50	loads	1.50	loads									
602	1 Bed Adaptable	983	sqft	22	983	sqft	1.50	loads	1.50	loads									
603	1 Bed	617	sqft	0	617	sqft	1.50	loads	1.50	loads									
604	1 Bed	617	sqft	0	617	sqft	1.50	loads	1.50	loads									
605	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
606	1 Bed	719	sqft	0	719	sqft	1.50	loads	1.50	loads									
607	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
608	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
609	1 Bed	719	sqft	0	719	sqft	1.50	loads	1.50	loads									
610	2 Bed	845	sqft	0	845	sqft	1.50	loads	1.50	loads									
611	1 Bed	609	sqft	0	609	sqft	1.50	loads	1.50	loads									
612	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
C5	Circulation	1282	sqft		1282	sqft		1282	sqft										
										906	sqft								
										1.50	loads								
Level 6																			
651	1 Bed	815	sqft	0	815	sqft	1.50	loads	1.50	loads									
602	1 Bed Adaptable	983	sqft	22	983	sqft	1.50	loads	1.50	loads									
603	1 Bed	617	sqft	0	617	sqft	1.50	loads	1.50	loads									
604	1 Bed	617	sqft	0	617	sqft	1.50	loads	1.50	loads									
605	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
606	1 Bed	719	sqft	0	719	sqft	1.50	loads	1.50	loads									
607	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
608	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
609	1 Bed	719	sqft	0	719	sqft	1.50	loads	1.50	loads									
610	2 Bed	845	sqft	0	845	sqft	1.50	loads	1.50	loads									
611	1 Bed	609	sqft	0	609	sqft	1.50	loads	1.50	loads									
612	2 Bed	983	sqft	0	983	sqft	1.50	loads	1.50	loads									
C6	Circulation	1302	sqft		1302	sqft		1302	sqft										
										906	sqft								
										1.50	loads								
Residential Parking Subtotal												74.00	loads						
												52.00	loads						
NNNN												50701	sqft						
												10253	sqft						
												42127	sqft						
												1120	sqft						
												45201	sqft						
												6218	sqft						
												20%	60%	2%	80%	12%			
Unit Count												Area				required		provided	
sq ft												sq ft				sq ft		sq ft	
4 units												4 units				4 units		4 units	
1 Bed												20 units				53%			
1 Bed Adaptable												4 units				9%			
2 Bed												11 units				23%			
3 Bed												2 units				5%			
Total												47 units				100%			
												unprovided				57 units		121%	
												unprovided				57 units		121%	
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PROJECT  
**Bosa Foods**  
2335 St Johns St

BUILDING CODE	BCBC 2011
ZONING	RM4, C
DEVELOPMENT PERMIT #	
BUILDING PERMIT #	

## DRAWING

### Cover Sheet and Statistics

**PH** Built to the Passive House Standard

Unless signed & sealed, these drawings are not to be used for approval by a authority or for reliance by a client or third party, including the general public.

**SCALE**

$1/8" = 1'-0"$  (unless noted otherwise)

PLOT DATE Jun 11, 2020

PROJECT NO.	DRAWING NO.
2115	A 0.0

STRATA PLAN NW282 AND LOT 22, BLOCK 1,  
PLAN 55, BOTH OF DISTRICT LOT 202,  
GROUP 1, NEW WESTMINSTER DISTRICT

2331, 2335 St. Johns Street  
Port Moody, B.C.

ZONING: RM4, C3

SCALE: 1 INCH = 16 FEET  
0 5 10 20 30 50  
All distances are in feet and decimals  
Percent unless otherwise indicated.  
Contour interval: 1.5 feet.

RM4.1  
E NV28.1  
SAN MH

STRATA  
PLAN  
EPS7319

copyright re  
This document  
original design  
eaves trough  
located  
located to or  
top of bank  
bottom of bank  
top of wall  
bottom of wall  
top of step  
bottom of step  
gutter  
overhang  
covered porch  
FILED  
diameter  
square feet  
invert

NOTE:  
All tree  
records  
May 24, 2020  
No. 29

LEGEND  
X 1/8" = 1'-0"

B

33

ST. JOHNS STREET

ST. ANDREWS STREET

QUEENS STREET

**CORNERSTONE**  
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Canada, V6A 1C1  
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REV.	YY MM DD	ISSUE
2	2022-11-07	Issue for Preliminary OP Application
1	2022-08-05	Issue for Review

**PROJECT**  
Bosa Foods  
2335 St Johns St

BUILDING CODE	BCBC 2018
ZONING	RM4, C3
DEVELOPMENT PERMIT #	
BUILDING PERMIT #	

**DRAWING**  
Survey

**PH** Built in the Province of British Columbia  
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**SCALE** 1/8" = 1'-0" (unless noted otherwise)

**PLOT DATE** Jun 11, 2020

PROJECT NO.	DRAWING NO.
2115	A 1.1

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2	2022-11-07	Issue for Preliminary OP Application
1	2022-08-05	Issue for Review
REV.	YY MM DD	ISSUE

**PROJECT**  
**Bosa Foods**  
2335 St Johns St

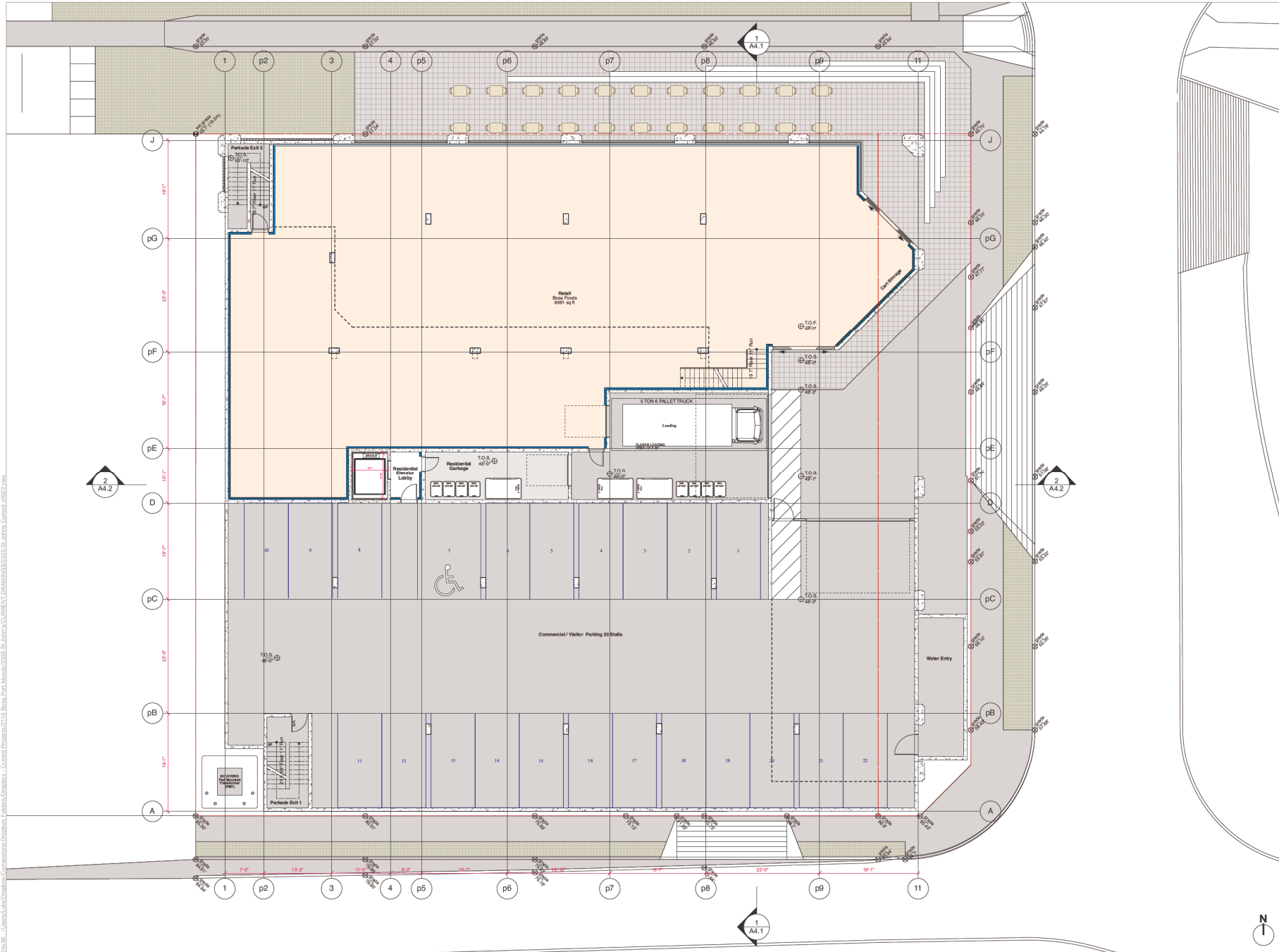
**BUILDING CODE** BCBC 2018  
**ZONING** RM4, C3  
**DEVELOPMENT PERMIT #**  
**BUILDING PERMIT #**

**DRAWING**  
**Level 1**

**PH** Built to the Province  
House Standard  
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**PLOT DATE** Jun 11, 2020

**PROJECT NO.** 2115  
**DRAWING NO.** A 2.1







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2	2022-11-07	Issue for Preliminary OP Application
1	2022-08-05	Issue for Review
REV.	YY MM DD	ISSUE

**PROJECT**  
**Bosa Foods**  
2335 St Johns St

**BUILDING CODE** BCBC 2018  
**ZONING** RM4, C3  
**DEVELOPMENT PERMIT #**  
**BUILDING PERMIT #**

**DRAWING**  
**Level 1 Mezzanine**

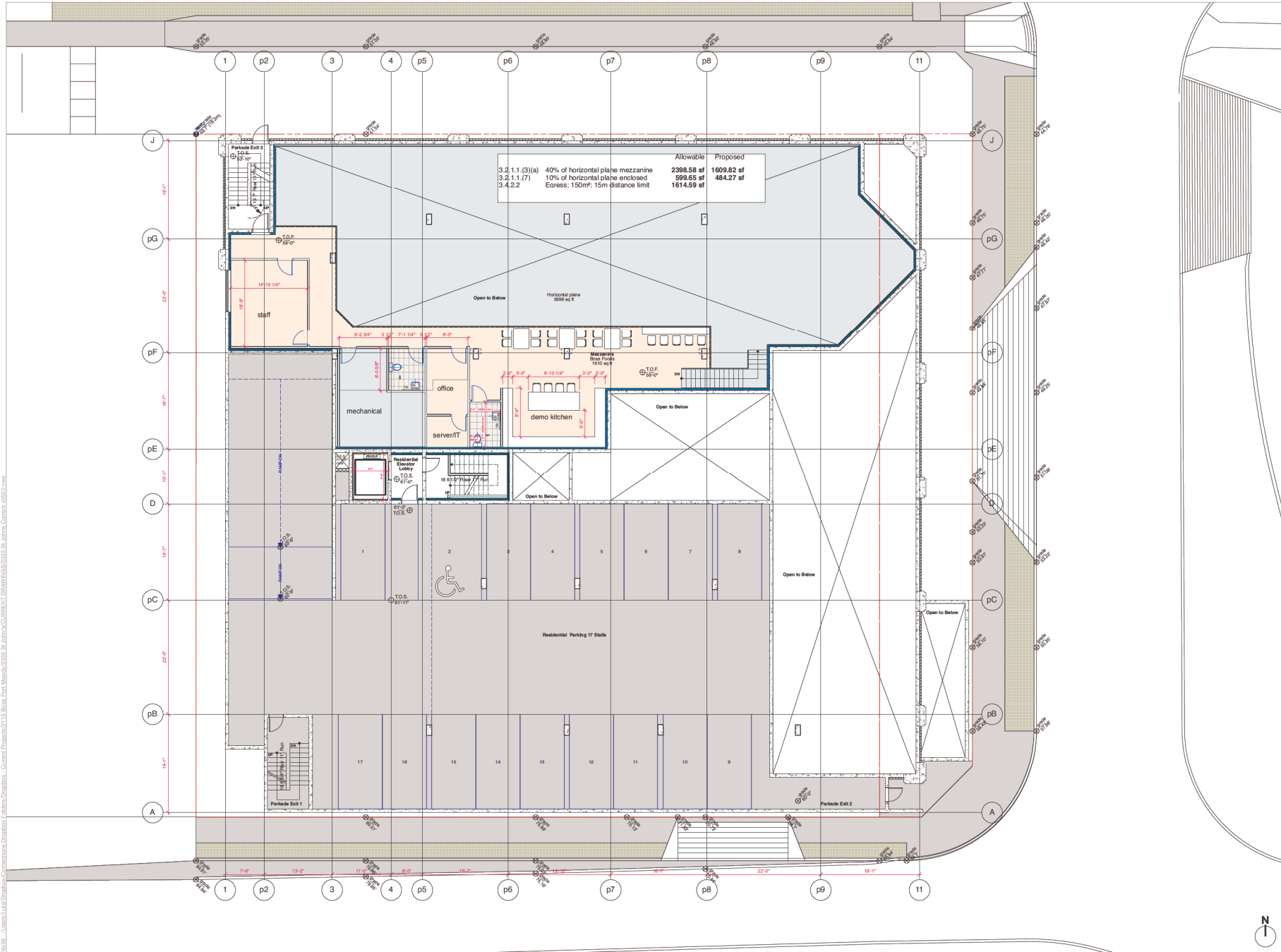
**PH** Built to the Plan  
House Standard

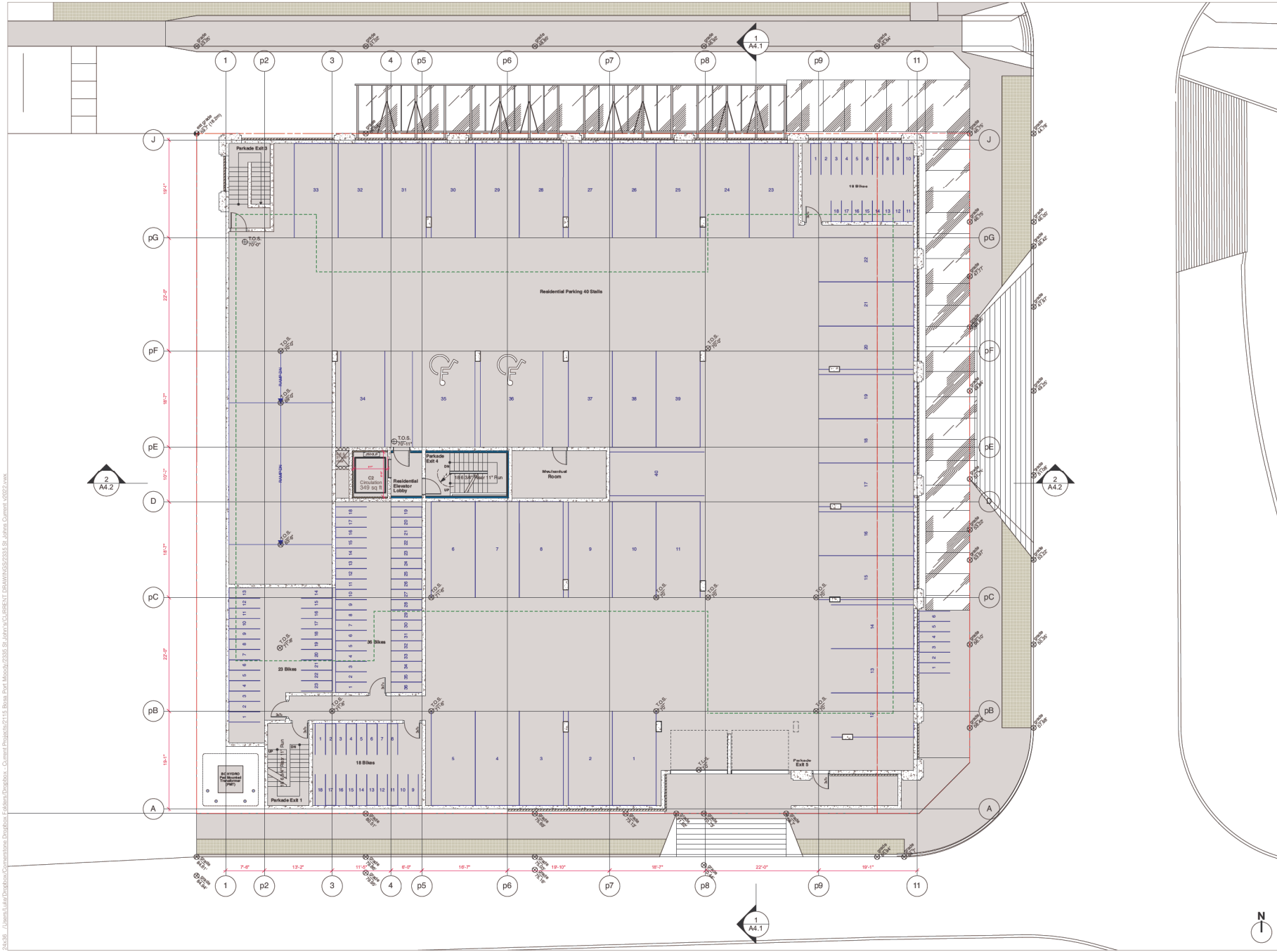
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**PLOT DATE** Jun 11, 2020

**PROJECT NO.** 2115  
**DRAWING NO.** A 2.2





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2	2022-11-07	Issue for Preliminary OP Application
1	2022-08-05	Issue for Review
REV.	YY MM DD	ISSUE

**PROJECT**  
**Bosa Foods**  
2335 St Johns St

**BUILDING CODE** BCBC 2018  
**ZONING** RM4, C3  
**DEVELOPMENT PERMIT #**  
**BUILDING PERMIT #**

**DRAWING**  
**Level 2 Parkade**

**PH** Built to the Province  
Minimum Standard  
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**SCALE** 1/8" = 1'-0" (unless noted otherwise)

**PLOT DATE** Jun 11, 2020  
**PROJECT NO.** 2115  
**DRAWING NO.** **A 2.3**

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2	2023-11-07	Issue for Preliminary DP Application
1	2023-08-05	Issue for Review
REV.	YY MM DD	ISSUE

**PROJECT**  
**Bosa Foods**  
2335 St Johns St

**BUILDING CODE** BCBC 2018  
**ZONING** RM4, C3  
**DEVELOPMENT PERMIT #**  
**BUILDING PERMIT #**  
**DRAWING**  
**Level 3**

**PH** Built to the Plan  
Issue: Standard  
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**SCALE** 1/8" = 1'-0" (unless noted otherwise)

**PLOT DATE** Jun 11, 2020  
**PROJECT NO.** 2115  
**DRAWING NO.** A2.4



\\s438 - \\\\james\user\projects\cornerstone\Bosafoods\2335 St Johns\A2.4\Bosafoods\_2335 St Johns\A2.4\Bosafoods\_2335 St Johns.dwg, 2023-11-07

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2	2022-11-07	Issue for Preliminary DP Application
1	2022-06-05	Issue for Review
<b>REV.</b>	<b>YY MM DD</b>	<b>ISSUE</b>

PROJECT  
**Bosa Foods**  
2335 St Johns St

BUILDING CODE	BCBC 2018
ZONING	RM4, C3
DEVELOPMENT PERMIT #	
BUILDING PERMIT #	

**DRAWING**  
**Level 4**

**PH** Built to the Passive House Standard

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**SCALE** 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE Jun 11, 2020

PROJECT NO.	DRAWING NO.
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2115 **A 2.5**



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2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
<b>REV.</b>	<b>YY MM DD</b>	<b>ISSUE</b>

PROJECT  
**Bosa Foods**  
2335 St Johns St

BUILDING CODE	BC8C 2018
ZONING	RM4, C3
DEVELOPMENT PERMIT #	
BUILDING PERMIT #	

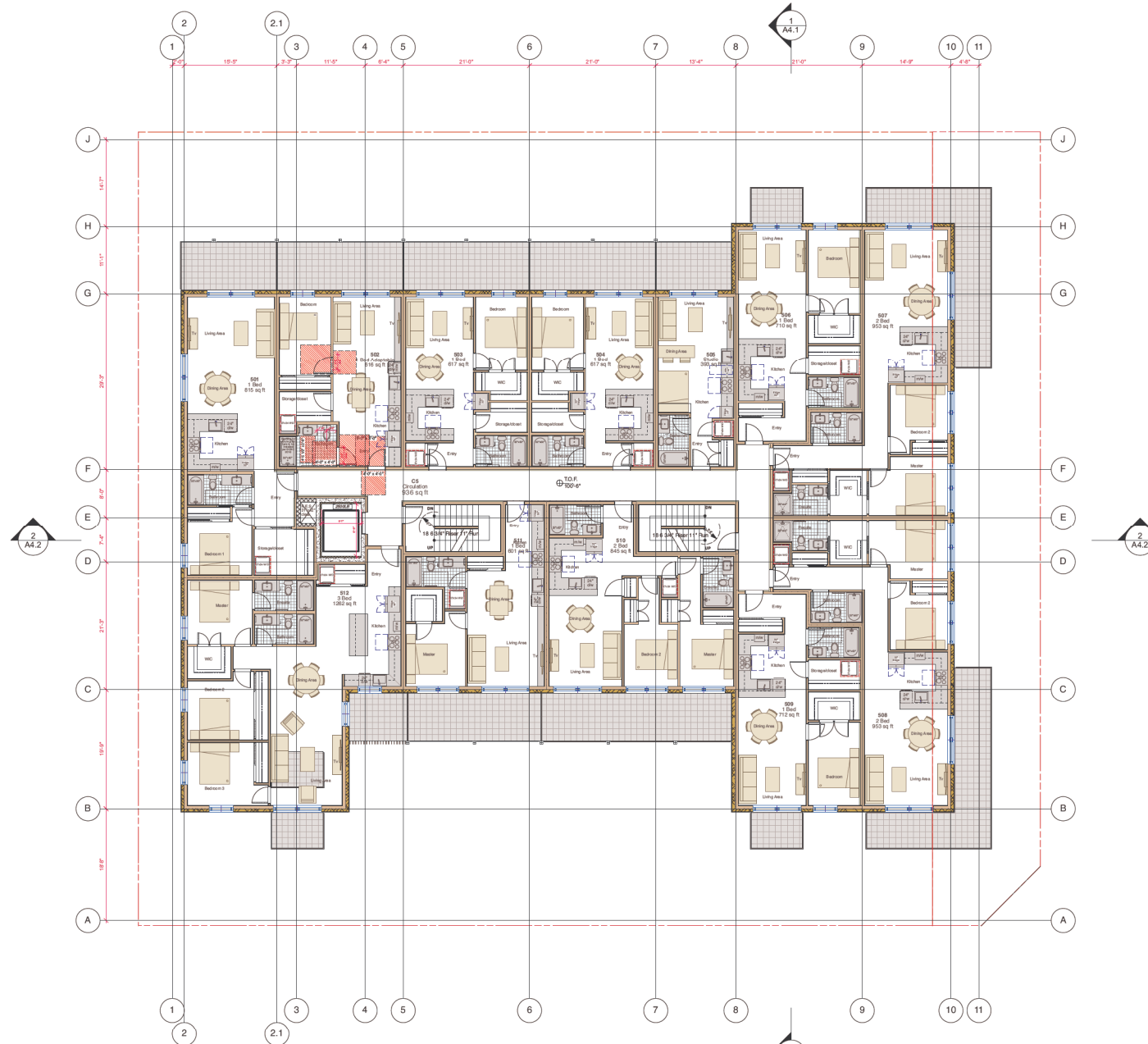
**DRAWING**  
**Level 5**

**PH** Built to the Passive House Standard

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PLOT DATE Jun 11, 2020

PROJECT NO. 2115  
DRAWING NO. A 2.6



M

J:\Users\j\My Documents\Cornerstone\Drawings\2115 Bosa Forest Meadows\2115 St John's\CU\REV\1\DRAWINGS\2115 St John's Current - 2022.2.via



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2	2022-11-07	Issue for Preliminary OP Application
1	2022-08-05	Issue for Review
REV.	YY MM DD	ISSUE

**PROJECT**  
**Bosa Foods**  
2335 St Johns St

**BUILDING CODE** BCBC 2018  
**ZONING** RM4, C3  
**DEVELOPMENT PERMIT #**  
**BUILDING PERMIT #**

**DRAWING**  
**Level 6**

**PH** Built in the Pacific  
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**SCALE** 1/8" = 1'-0" (unless noted otherwise)

**PLOT DATE** Jun 11, 2020

**PROJECT NO.** 2115  
**DRAWING NO.** A 2.7

BUILDING CODE	BC8C 2018
ZONING	RM4, C3
DEVELOPMENT PERMIT #	
BUILDING PERMIT #	

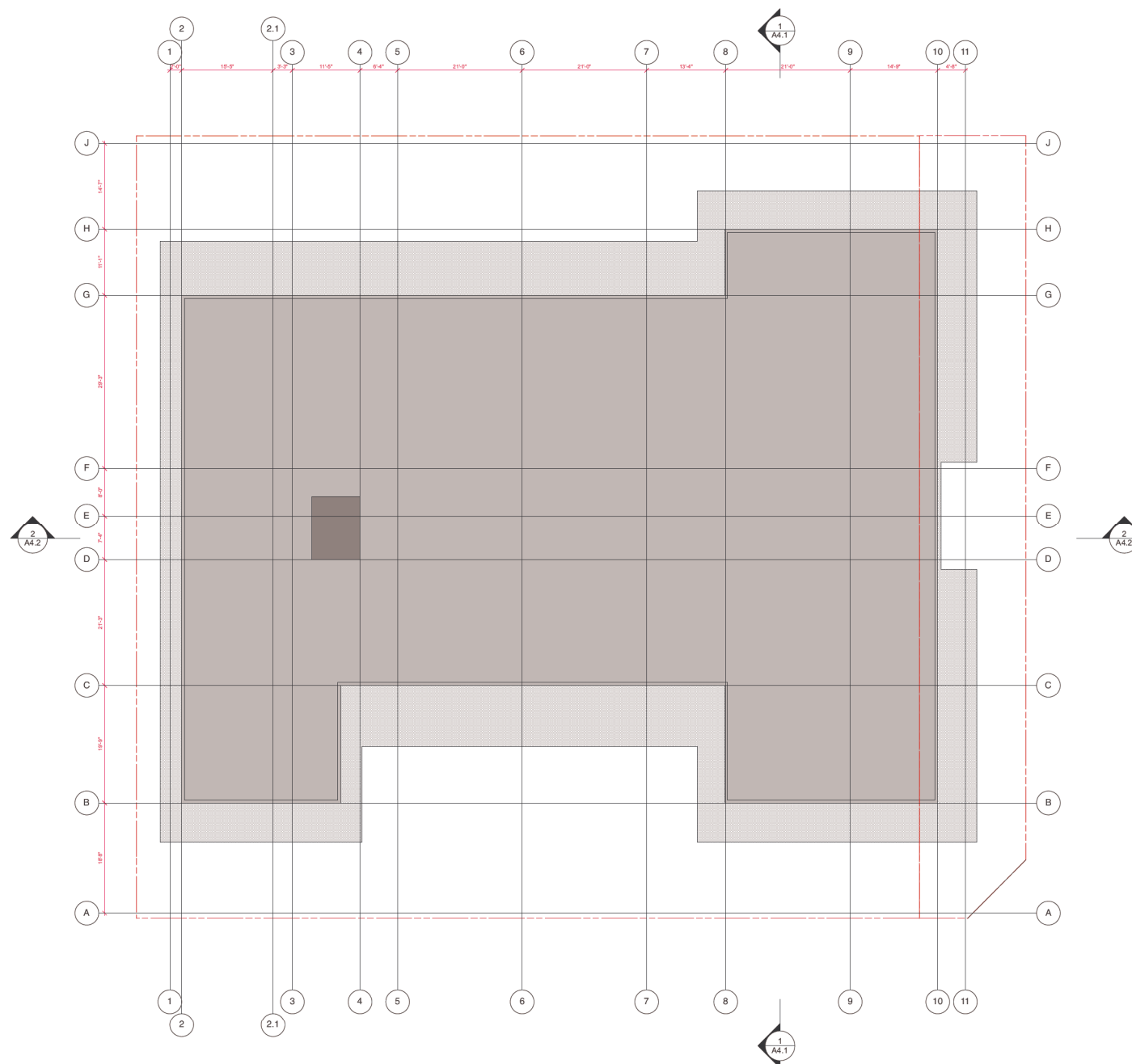
**PH** Built to the Passive House Standard

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**SCALE**

1/8" = 1'-0" (unless noted otherwise)

**PLOT DATE**





BUILDING CODE BCBC 2018  
ZONING RM4, C3  
DEVELOPMENT PERMIT #  
BUILDING PERMIT #  
DRAWING  
**North Elevation**





BUILDING CODE BCBC 2018  
ZONING RM4, C3  
DEVELOPMENT PERMIT #  
BUILDING PERMIT #  
DRAWING  
**East Elevation**

PLOT DATE Jun 11, 2020

PROJECT NO. 2115  
DRAWING NO. A 3.2



BUILDING CODE BCBC 2018  
ZONING RM4, C3  
DEVELOPMENT PERMIT #  
BUILDING PERMIT #  
DRAWING  
**South Elevation**

PLOT DATE Jun 11, 2020

PROJECT NO. 2115  
DRAWING NO. A 3.3



BUILDING CODE	BC8C 2018
ZONING	RM4, C3
DEVELOPMENT PERMIT #	
BUILDING PERMIT #	

**PH** Built to the Passive House Standard

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**SCALE** 1/8" = 1'-0" (unless noted otherwise)

PROJECT NO. 2115

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2	2022-11-07	Issue for Preliminary OP Application
1	2022-08-05	Issue for Review
REV.	YY MM DD	ISSUE

**PROJECT**  
**Bosa Foods**  
2335 St Johns St

**BUILDING CODE** BCBC 2018  
**ZONING** RM, C3  
**DEVELOPMENT PERMIT #**  
**BUILDING PERMIT #**

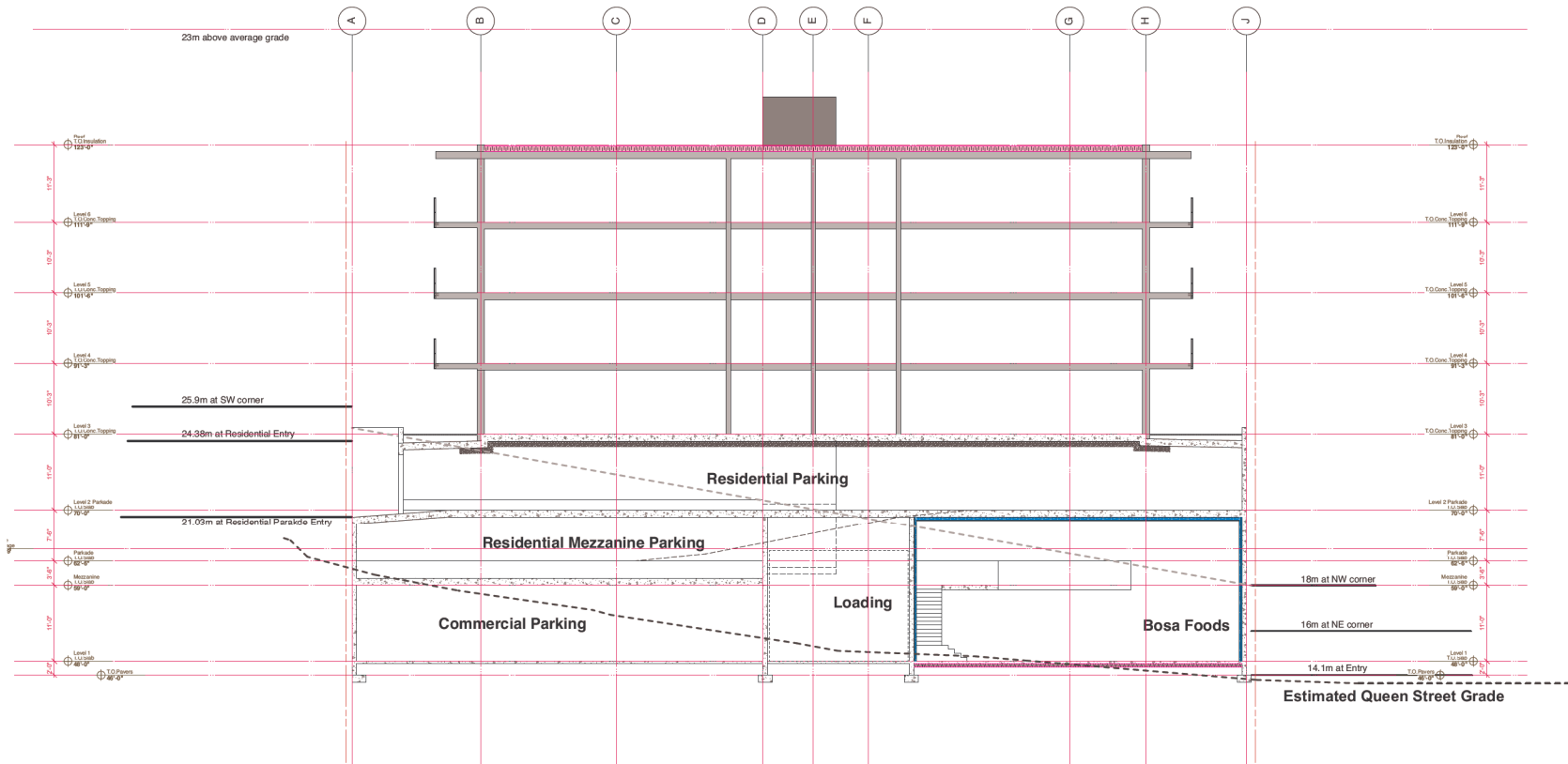
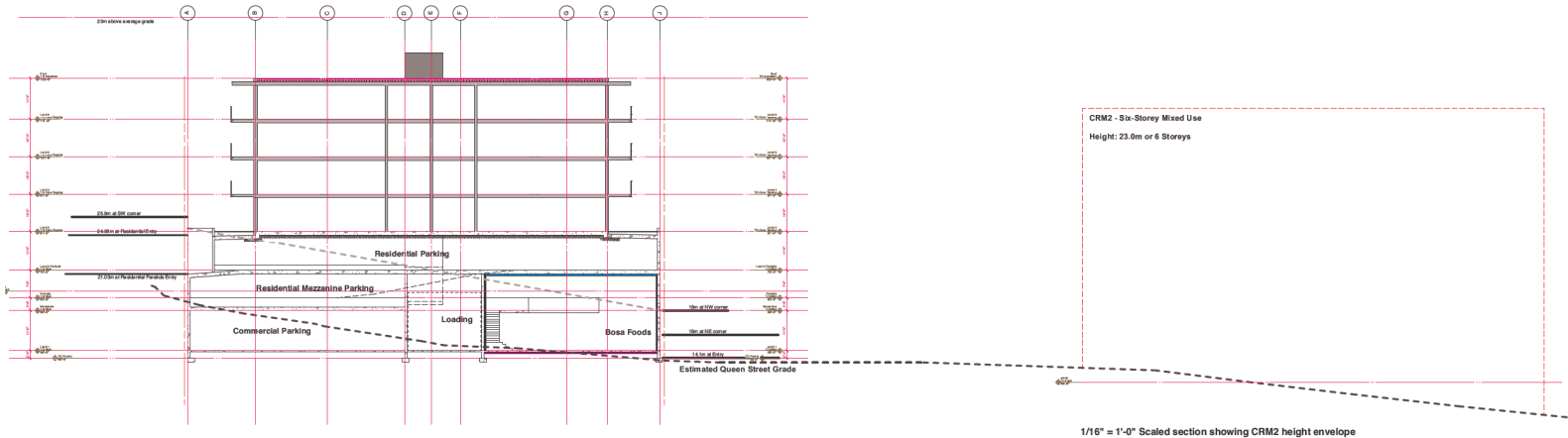
**DRAWING**  
**Building Section 1**

**PH** Built in the Province  
of British Columbia  
Vancouver (British Columbia)

**SCALE** 1/8" = 1'-0" (unless noted otherwise)

**PLOT DATE** Jun 11, 2020

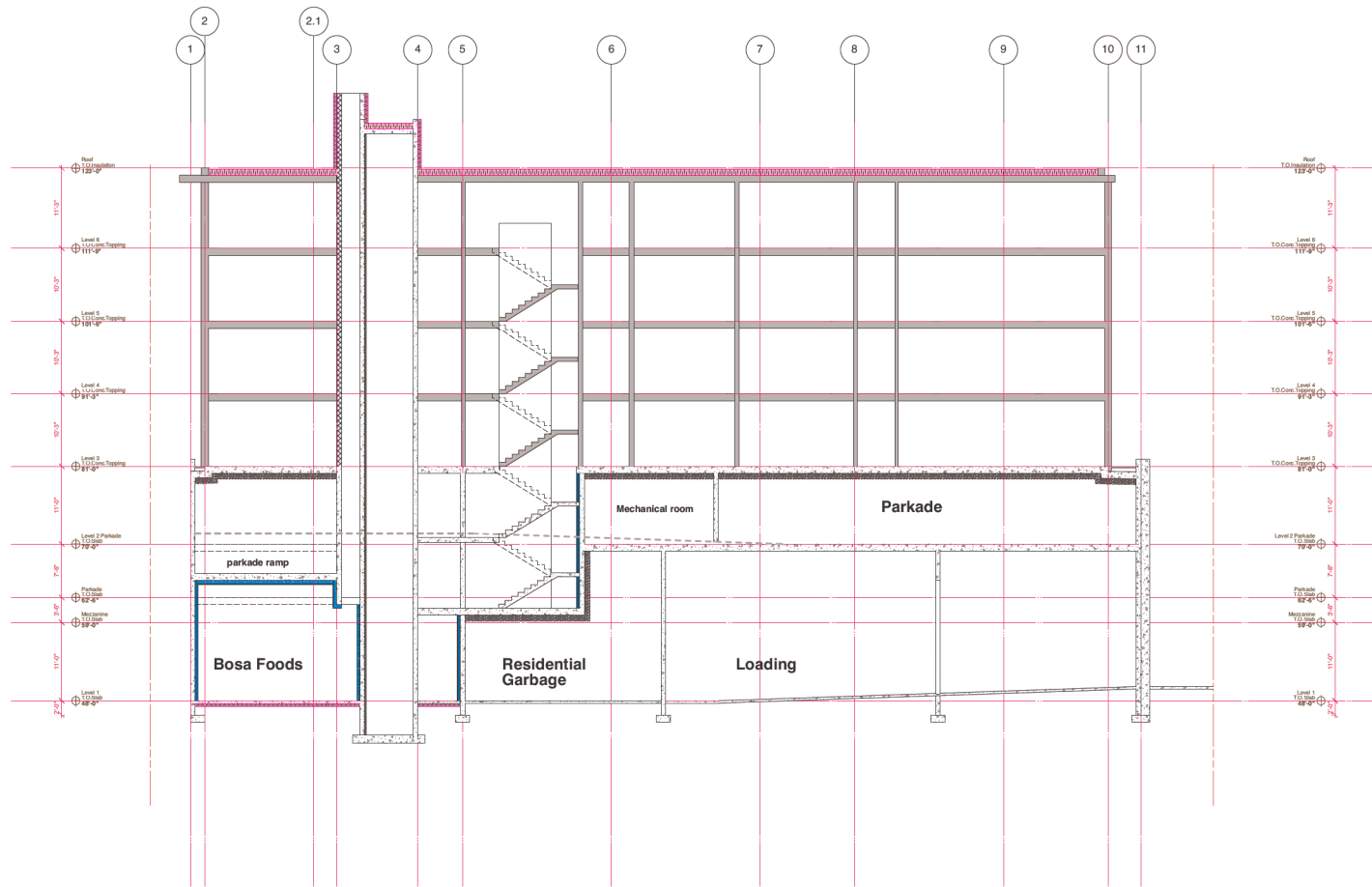
**PROJECT NO.** 2115  
**DRAWING NO.** A 4.1





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2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
REV.	YY MM DD	ISSUE

**PROJECT**  
**Bosa Foods**  
2335 St Johns St

**BUILDING CODE** BCBC 2018  
**ZONING** RM4, C3  
**DEVELOPMENT PERMIT #**  
**BUILDING PERMIT #**

**DRAWING**  
**Building Section 2**

**PH** Built to the Standard  
(Professional Engineer Stamp)  
Unless signed & sealed, these drawings are not to be used for approval by an authority or for reference by a client or third party, including the general public.  
**SCALE** 1/8" = 1'-0" (unless noted otherwise)

**PLOT DATE** Jun 11, 2020

**PROJECT NO.** 2115  
**DRAWING NO.** A 4.2







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2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
REV.	YY MM DD	ISSUE

PROJECT  
**Bosa Foods**  
2335 St Johns St

BUILDING CODE	BCBC 2018
ZONING	RM4, C3
DEVELOPMENT PERMIT #	
BUILDING PERMIT #	

## DRAWING

### Site Photos

**PH** Built to the Passive House Standard

Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.

**SCALE**

1/8" = 1'-0" (unless noted otherwise)

PROJECT NO. 2115  
DRAWING NO. **A 6.2**









2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
<b>REV.</b>	<b>YY MM DD</b>	<b>ISSUE</b>

PROJECT  
**Bosa Foods**  
2335 St Johns St

BUILDING CODE	BC8C 2018
ZONING	RM4, C3
DEVELOPMENT PERMIT #	
BUILDING PERMIT #	

### DRAWING

#### Perspective view

**PH** Built to the Passive House Standard

Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.

**SCALE** 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE Jun 11, 2020

PROJECT NO. 2115  
DRAWING NO. **A 6.4**



**CORNERSTONE**  
architecture

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fax 604 253-8133

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2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
<b>REV.</b>	<b>YY MM DD</b>	<b>ISSUE</b>

PROJECT  
**Bosa Foods**  
2335 St Johns St

BUILDING CODE	BCBC 2018
ZONING	RM4, C3
DEVELOPMENT PERMIT #	
BUILDING PERMIT #	

### DRAWING

#### Perspective view

**PH** Built to the Passive House Standard

Unless signed & sealed, these drawings are not to be used for approval by an authority or for reference by a client or third party, including the general public.

**SCALE**

$1/8" = 1'-0"$  (unless noted otherwise)

PROJECT NO. 2115 DRAWING NO. A 6.5