



2524 & 2528 ST. JOHNS STREET 6 STOREY MIXED USE DEVELOPMENT

**Mara+
Natha**
ARCHITECTURE

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 2025-2026 St. Johns St.
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It is the responsibility of the Owner and General Contractor to verify all dimensions and construction details in connection with these plans and they shall verify the accuracy of any errors, omissions or discrepancies. Any work completed without architect's knowledge and/or the full responsibility of the Owner and General Contractor.

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| 1 | Ground Floor Foundation | 2100-11 |
| 2 | Ground Floor Foundation | 2100-12 |
| 3 | Ground Floor Foundation | 2100-13 |
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| 99 | Ground Floor Foundation | 2100-109 |
| 100 | Ground Floor Foundation | 2100-110 |

Page 4 of 4

6 STOREY MIXED BUILDING

2524 & 2528 ST. JOHNS STREET, PORT MOODY, BC

Project No. 10000
 Project Name: 2524 & 2528 ST. JOHNS STREET
 Project Location: Port Moody, BC

TITLE SHEET

Scale: 1/8" = 1'-0"

A100

Sheet No.



ST. JOHNS ST

Mara + Natha
ARCHITECTURE

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Mara + Natha Architects Ltd.
2025-2026 St. Johns St.
Port Moody, BC V3H 2B1
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This plan set is for the proposed building. The responsibility of the client is to ensure that the building is constructed in accordance with the approved plans. The plan set does not constitute a warranty of any kind, and the client is responsible for ensuring that the building is constructed in accordance with the approved plans.

It is the responsibility of the Owner and General Contractor to verify all dimensions and construction details in accordance with the approved plans and to ensure that the building is constructed in accordance with the approved plans. Any work not in accordance with the approved plans is the responsibility of the Owner and General Contractor.

| | | |
|----|-------------------|-----------|
| 1 | Overall Site Plan | 2025-2026 |
| 2 | Overall Site Plan | 2025-2026 |
| 3 | Overall Site Plan | 2025-2026 |
| 4 | Overall Site Plan | 2025-2026 |
| 5 | Overall Site Plan | 2025-2026 |
| 6 | Overall Site Plan | 2025-2026 |
| 7 | Overall Site Plan | 2025-2026 |
| 8 | Overall Site Plan | 2025-2026 |
| 9 | Overall Site Plan | 2025-2026 |
| 10 | Overall Site Plan | 2025-2026 |

Page 4 of 4

4 STOREY MIXED-USE BUILDING

2025 & 2026 ST. JOHNS STREET, PORT MOODY, BC

Project Name: 4 STOREY MIXED-USE BUILDING
Project No: 10000
Project Date: 2025-2026
Project Location: 2025 & 2026 ST. JOHNS STREET, PORT MOODY, BC

SENDER - 1

Scale: 1" = 10'

A100.1

Sheet No:



SPRING STREET

**Mara+
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ARCHITECTURE

Architect: Robert H. Lee, AIA
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This plan was prepared by Mara + Natha Architects Ltd. The responsibility of this plan is to provide a design concept. The plan is not a final design and is not to be used for construction. The plan is not a final design and is not to be used for construction. The plan is not a final design and is not to be used for construction.

It is the responsibility of the Owner and General Contractor to verify all dimensions and construction details in accordance with the plan and to verify the accuracy of any measurements or dimensions. Any work constructed without architectural supervision is the full responsibility of the Owner and General Contractor.

| | | |
|---|----------------------------|-------------|
| 1 | Overall Building Footprint | 2,800 sq ft |
| 2 | Overall Building Height | 28.00 m |
| 3 | Overall Building Width | 21.00 m |
| 4 | Overall Building Depth | 21.00 m |
| 5 | Overall Building Area | 2,800 sq ft |
| 6 | Overall Building Volume | 2,800 cu m |
| 7 | Overall Building Weight | 2,800 tons |
| 8 | Overall Building Cost | 2,800,000 |

Page 4 of 4

4 STOREYS MIXED-USE BUILDING

2025 & 2026 ST. JOHN'S STREET, PORT MOODY, BC

Project Name: 2025 & 2026 ST. JOHN'S STREET, PORT MOODY, BC
 Project No.: 10000
 Project Date: 2025-2026

BENDER - 2

Owner: Bender

Project Name: 2025 & 2026 ST. JOHN'S STREET, PORT MOODY, BC
 Project No.: 10000
 Project Date: 2025-2026

A100.2



ST JOHNS STREET AERIAL VIEW



SPRING STREET AERIAL VIEW



ST JOHNS STREET & MARY STREET

**Mara⁺
Natha**
ARCHITECTURE

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 Moore + Mathis Architecture LLC
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 (410) 406-4000
 rob@moormath.com
 moormath.com

These films are **COMING SOON** and the **THEIR ARE BEASTS**. The reproduction of these films is very fine, in particular, the quality is excellent. The film not only is, but also of very high quality. The quality of the film is excellent, in particular, the quality is excellent. The quality of the film is excellent, in particular, the quality is excellent.

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| | | |
|---|--------------------------------------|------|
| 3 | Based on Randomness | 2.00 |
| 4 | Based on χ^2 Test Statistic | 2.00 |
| 5 | Based on Likelihood Ratio | 2.11 |
| 6 | Based on Fisher's | 2.00 |
| 7 | Probability (Geometric Distribution) | 2.00 |

Source: U.S. Census Bureau, *Current Population Reports*, 1990.

4 STOREYS MIXED BUILDING

2500 • 2504 ST. JOHN'S STREET, PORT WOOD, BC

| | |
|----------------------|------------------------------|
| Project Address: | |
| Project No. 104001 | Project Start Date 1/27/2012 |
| Project Information: | |

SENDER: S

Source: *Ibid.*

A100.5

800-368-6868



1 CONTEXT PLAN
1" = 150'

PROJECT DATA

EXIST. ADDRESS:
2024 ST. JOHNS ST., PORT WOOD, NC
2028 ST. JOHNS ST., PORT WOOD, NC

LEGAL DESCRIPTION:
2024 ST. JOHNS STREET
LOT 8, PLAN 1001, DISTRICT LOT 216, NEW WEST DISTRICT

2028 ST. JOHNS STREET
LOT 10, BLOCK 10, PLAN 1001, DISTRICT LOT 201, NEW WEST DISTRICT GROUP 1

USE:
2024 ST. JOHNS STREET
ST-1-10-10-10

2028 ST. JOHNS STREET
ST-1-10-10-10

EXISTING ZONE:
C-1

PROPOSED ZONE:
C-1

LOT AREA:
2024 ST. JOHNS ST. 437.58 sq' 5.479 SF
2028 ST. JOHNS ST. 1,213.88 sq' 13.881 SF
COMBINED TOTAL 1,651.46 sq' 19.360 SF

DENSITY:
PROPOSED: 3.86

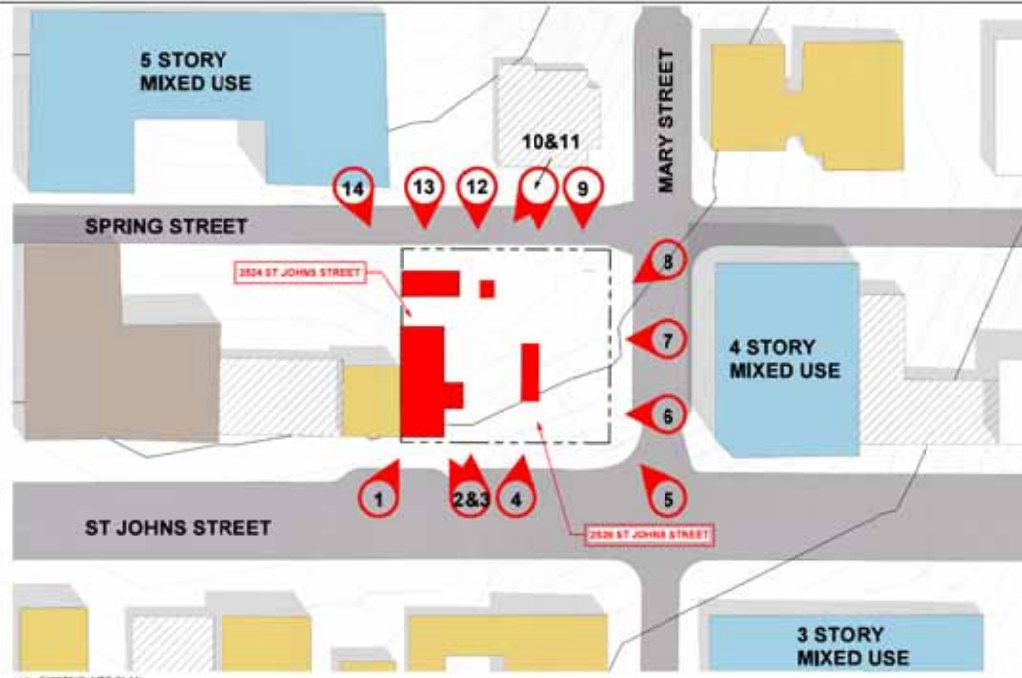
HEIGHT:
PROPOSED: 34.2m (8 STOREYS)

LOT COVERAGE:
PROPOSED: 8.21% (8.21% = 100' / 124' LOT)

LANDSCAPING:
a. ANY PART OF A LOT NOT USED FOR BUILDING, PARKING, LOADING, OR DRIVEWAYS SHALL BE LANDSCAPED.
b. ANY OFF-STREET PARKING, LOADING, OR UNENCLOSED STORAGE AREA SHALL BE SEPARATED FROM AN ADJACENT STREET BY A LANDSCAPED STRIP NOT LESS THAN 3.0 M WIDE, EXCEPT FOR RS AND RT ZONES.
c. ANY OFF-STREET PARKING, LOADING, OR UNENCLOSED STORAGE AREA SHALL BE SEPARATED FROM A DIRECTLY ADJUTING LOT BY A LANDSCAPED AREA OF NOT LESS THAN 3.0 M WIDE, EXCEPT FOR RS AND RT ZONES.
d. WHERE AN ACCESS DRIVEWAY ABUTS A LANDSCAPED SCREEN, THE SCREEN SHALL BE NOT MORE THAN 0.6 M IN HEIGHT FOR A MINIMUM DISTANCE OF 3.0 M, EXCEPT FOR RS AND RT ZONES.

LEGEND - EXISTING BUILDING TYPES

- EXISTING SITE VIEW
- EXISTING BUILDING ON A SITE
- SINGLE STORY COMMERCIAL
- 2 STORY COMMERCIAL
- 3 STORY COMMERCIAL
- 4+ STORY MIXED USE



2 EXISTING SITE PLAN
1" = 400'



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| NO. | REVISION | DATE |
|-----|-------------------|---------|
| 1 | Revised Site Plan | 2/28/24 |
| 2 | Revised Site Plan | 2/28/24 |
| 3 | Revised Site Plan | 2/28/24 |
| 4 | Revised Site Plan | 2/28/24 |
| 5 | Revised Site Plan | 2/28/24 |
| 6 | Revised Site Plan | 2/28/24 |
| 7 | Revised Site Plan | 2/28/24 |
| 8 | Revised Site Plan | 2/28/24 |
| 9 | Revised Site Plan | 2/28/24 |
| 10 | Revised Site Plan | 2/28/24 |
| 11 | Revised Site Plan | 2/28/24 |
| 12 | Revised Site Plan | 2/28/24 |
| 13 | Revised Site Plan | 2/28/24 |
| 14 | Revised Site Plan | 2/28/24 |

4 STOREYS MIXED USE BUILDING

2024 & 2028 ST. JOHNS STREET, PORT WOOD, BC

Project Number: 10000
Project Name: 4 STOREYS MIXED USE BUILDING
Project Location: 2024 & 2028 ST. JOHNS STREET, PORT WOOD, BC

SITE PLAN

Scale: 1" = 400'

A101



① MASSING - ORTHO - 1



② MASSING - ORTHO - 2



③ 3D VIEW - ST JOHNS - 1



④ 3D VIEW - ST JOHNS - 2



⑤ MASSING - PERSPECTIVE - 1



⑥ MASSING - ST JOHNS ST



⑦ MASSING - MARY ST



⑧ MASSING - SPRING ST

| | | |
|----|--------------------|---------|
| 1 | Board for Woodwork | 2/20/20 |
| 2 | Board for Woodwork | 2/20/20 |
| 3 | Board for Woodwork | 2/20/20 |
| 4 | Board for Woodwork | 2/20/20 |
| 5 | Board for Woodwork | 2/20/20 |
| 6 | Board for Woodwork | 2/20/20 |
| 7 | Board for Woodwork | 2/20/20 |
| 8 | Board for Woodwork | 2/20/20 |
| 9 | Board for Woodwork | 2/20/20 |
| 10 | Board for Woodwork | 2/20/20 |

4 STOREYS MIXED BUILDING

2024 + 2014 ST. JOHNS STREET, PORT MOODY, BC

Project Number

Project Name

Project Location

3D VIEWS

Sheet Title

Scale

Sheet No.

BICYCLE PARKING**REQUIRED NUMBER OF BICYCLE PARKING SPACES:****APARTMENT:**

LONG TERM SPACES: 1.5 SPACES PER DWELLING UNIT; NOT APPLICABLE TO BUILDINGS WITH LESS THAN 10 UNITS

COMMERCIAL USE:

LONG TERM SPACES: FOR ANY BUILDING WITH 750 SQ. FT. OR MORE OF FLOOR AREA, 1 SPACE PER 750 SQ. FT. OF FLOOR AREA

SHORT TERM SPACES: 6 SPACES FOR ANY BUILDING WITH 750 SQ. FT. OR MORE OF FLOOR AREA

Required Parking Space Dimensions

| Unit | Vehicle | Width | Depth | Accessories | Clearance | Notes |
|------------|-------------|-------|-------|-------------|-----------|-------|
| Apartment | Standard | 5.5' | 9.0' | N/A | 5.5' | |
| Parking | Street Car | 2.5' | N/A | 0.5' | 5.5' | |
| | Accessories | 2.5' | 5.5' | 0.5' | 5.5' | |
| | Van | 2.5' | N/A | 0.5' | 5.5' | |
| Parking | Standard | 2.5' | N/A | 0.5' | 5.5' | |
| | Street Car | 2.5' | N/A | 0.5' | 5.5' | |
| | Accessories | 2.5' | 5.5' | 0.5' | 5.5' | |
| All Other | Standard | 2.5' | N/A | 0.5' | 5.5' | |
| Situations | | | | | | |

Minimum setbacks for Off-Street Parking**Type of****Setback Requirements***

1. Setback from front of lot to front of parking area to be accessible

2. Setback from any lot line to rear of parking area to be accessible

3. Setback from any lot line to rear of parking area to be accessible

4. Setback from any lot line to rear of parking area to be accessible

5. Setback from any lot line to rear of parking area to be accessible

PROPOSED BICYCLE PARKING SPACES:

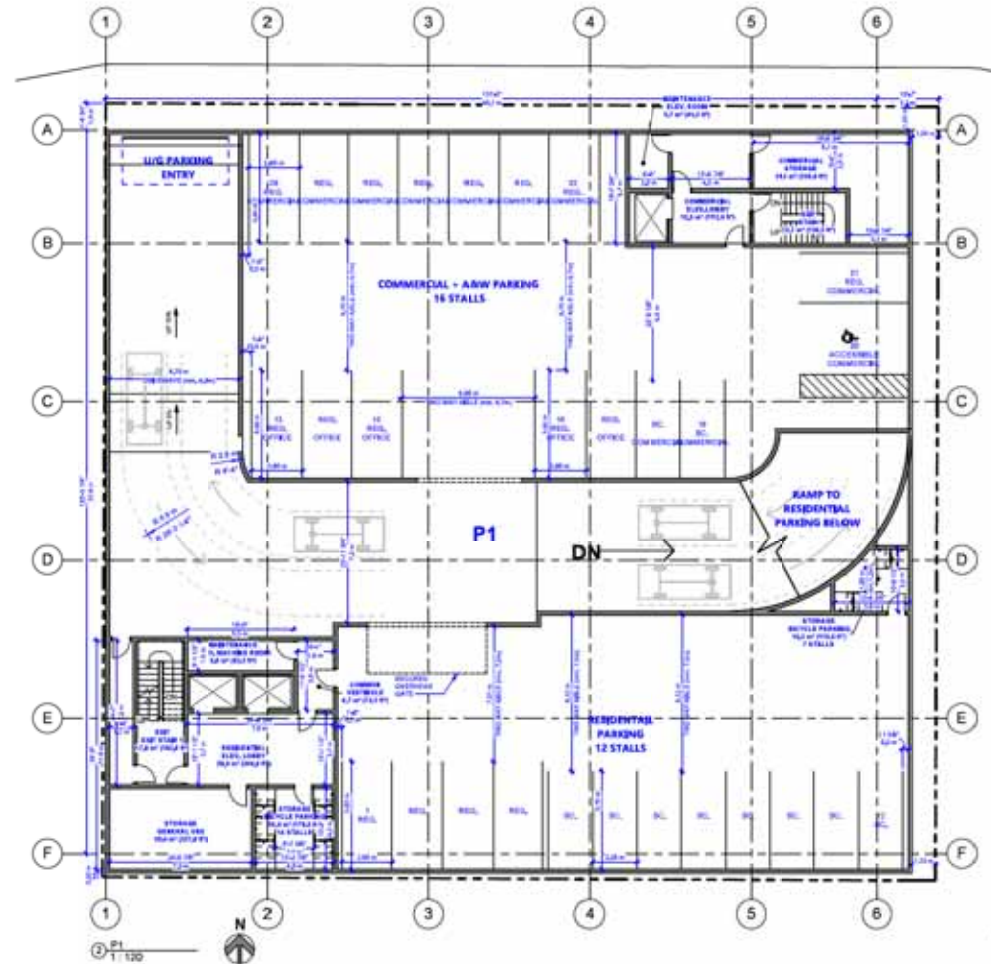
LONG TERM SPACES: 97

SHORT TERM SPACES: 12

| PARKING - REQUIRED - BICYCLE | | | |
|------------------------------|-----------------------------|----------------|-----------------|
| # UNITS | LONG TERM SPACES (per unit) | LONG TERM REQ. | SHORT TERM REQ. |
| 90 | 1.5 | 90 | 12 |

| PARKING - PROVIDED - BICYCLE LONG TERM | | | |
|--|------------------|---------------------|--|
| SIZE | STORAGE METHOD | # LONG TERM STORAGE | |
| BICYCLE PARKING (Min. 1.0m x 0.6m) | VERTICAL STORAGE | 97 | |

| PARKING - PROVIDED - BICYCLE SHORT TERM | | | |
|---|----------------|---------------------|--|
| SIZE | STORAGE METHOD | # SHORT TERM SPACES | |
| BICYCLE RACK @ CAPACITY | Rolling Rack | 12 | |

**4 STOREY MIXED BUILDING**

2024 + 2024 ST. JOHN STREET, PORT MOODY, BC

Project Number: 10000

Project Start Date: 2020-01-01

Project End Date: 2020-12-31

U/LG PARKING LEVEL 1

Scale: 1/120

A104

Conditions of Use (AS PER ZONING BYLAW 11.2.6.)

(a) Common Amenity Space shall be provided in the minimum amount of 3.0m² per Dwelling Unit, Outdoor Common Amenity Space shall not be located within the required setbacks.

AMENITY SPACE
MIN. REQUIRED: 3.0 m² PER DWELLING UNIT (OUTDOOR COMMON AMENITY SPACE SHALL NOT BE LOCATED WITHIN THE REQUIRED SETBACKS)
PROPOSED:

| AMENITY - REQUIRED | | | |
|--------------------|---------|------------------------|----------------------|
| UNIT | # UNITS | REQUIREMENT (per unit) | REQUIREMENT AREA |
| 60 | 60 | 3.0 m ² | 180.0 m ² |
| TOTAL UNITS: 60 | 60 | | 180.0 m ² |

| AMENITY - PROVIDED | | | |
|------------------------|------------|-------------|----------------------|
| Level | Department | Name | Comments |
| ROOF TOP | COMMON | ROOF GARDEN | AMENITY |
| TOTAL AMENITY SPACE: 1 | | | 460.6 m ² |

| EXTRA AMENITY | | | |
|------------------------|----------------|---------------------------------------|----------------------|
| Level | Name | Comments | Area |
| CRU 1 | PUBLIC | PUBLIC AMENITY SPACE ON SPRING STREET | 145.8 m ² |
| P2 | RESIDENTIAL | INDOOR OFFICE AMENITY | 91.5 m ² |
| P2 | OFFICE AMENITY | GREEN SPACE (OPEN TO ABOVE) | 213.5 m ² |
| TOTAL AMENITY SPACE: 3 | | | 445.9 m ² |

(b) Residential use on the ground level shall not exceed more than 50% of the overall ground level Floor Area.

| | | |
|---|--------------------|----------------|
| RESIDENTIAL FLOOR AREA @ G.L. | 168.6 | m ² |
| TOTAL GROUND LEVEL FLOOR AREA | 826.6 | m ² |
| F.A.R. : RESIDENTIAL @ GROUND LEVEL | = 0.20 x 100 = 20% | |
| MAX ALLOWED F.A.R. : RESIDENTIAL @ GROUND LEVEL | = 50% | |

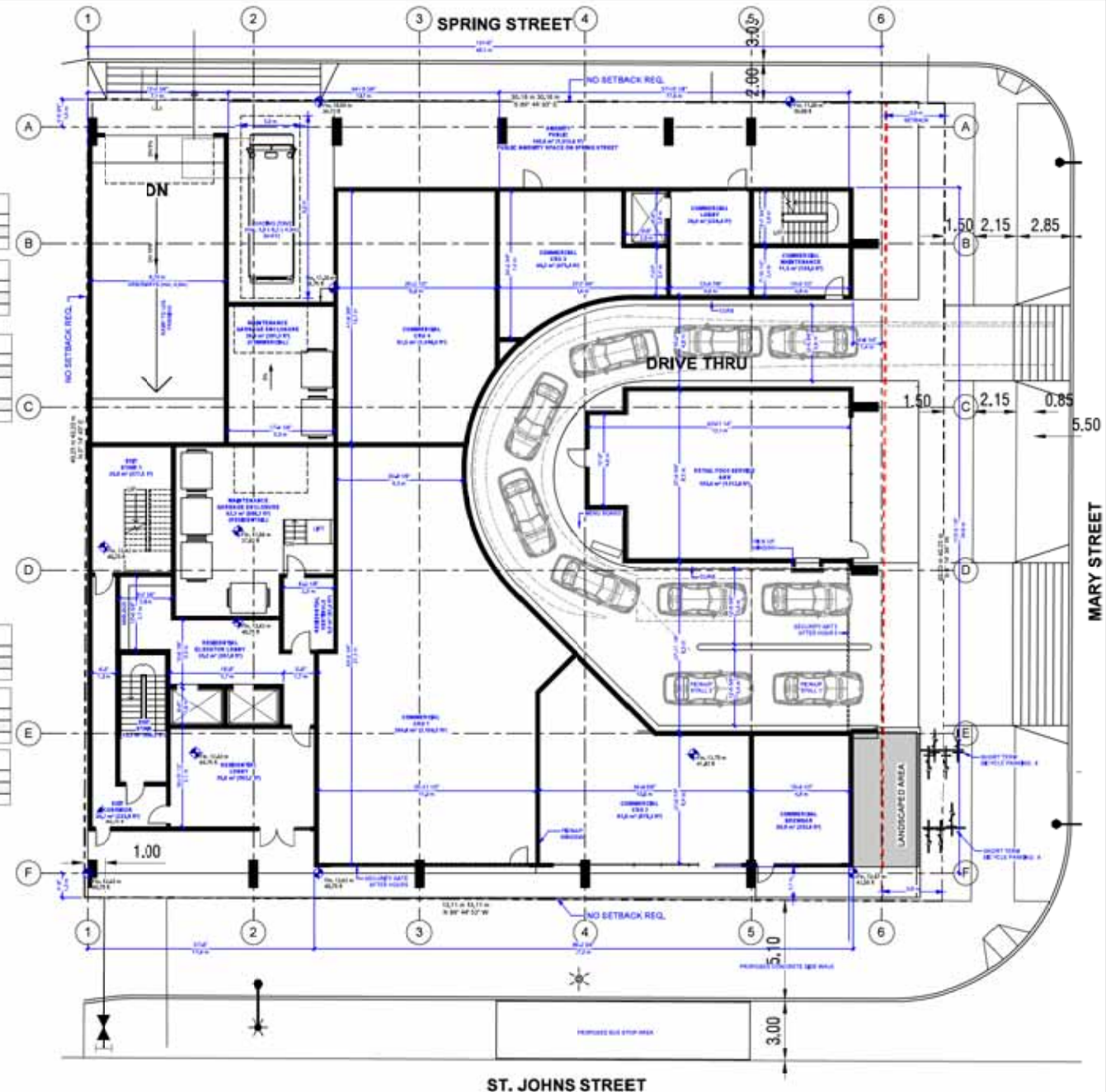
(c) Commercial use on the ground level shall occupy a minimum of 50% of the overall ground level Floor Area.

| | | |
|--|--------------------|----------------|
| COMMERCIAL FLOOR AREA @ G.L. | 658.0 | m ² |
| TOTAL GROUND LEVEL FLOOR AREA | 826.6 | m ² |
| F.A.R. : COMMERCIAL @ GROUND LEVEL | = 0.80 x 100 = 80% | |
| MIN. REQUIRED F.A.R. : COMMERCIAL @ GROUND LEVEL | = 50% | |

| GROUND LEVEL FLOOR AREA | | |
|-------------------------|------|----------------------|
| Level | Name | Area |
| CRU 1 | | 826.6 m ² |
| Grand total 5 | | 826.6 m ² |

| GROUND LEVEL RESIDENTIAL FLOOR AREA | | |
|-------------------------------------|-------------|----------------------|
| Level | Name | Area |
| CRU 1 | RESIDENTIAL | 168.6 m ² |
| Grand total 2 | | 168.6 m ² |

| GROUND LEVEL COMMERCIAL FLOOR AREA | | |
|------------------------------------|------------|----------------------|
| Level | Name | Area |
| CRU 1 | COMMERCIAL | 658.0 m ² |
| Grand total 3 | | 658.0 m ² |



**Mara⁺
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ARCHITECTURE

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It is the responsibility of the Owner and General Contractor to verify all dimensions and site conditions prior to construction of work and they shall verify the accuracy of any survey, site plan or other information and consult with the architect's knowledge and for the full responsibility of the Owner and General Contractor.

| | |
|------------------------|--------|
| 1. Architect/Engineer | 202004 |
| 2. Architect/Engineer | 202004 |
| 3. Architect/Engineer | 202004 |
| 4. Architect/Engineer | 202004 |
| 5. Architect/Engineer | 202004 |
| 6. Architect/Engineer | 202004 |
| 7. Architect/Engineer | 202004 |
| 8. Architect/Engineer | 202004 |
| 9. Architect/Engineer | 202004 |
| 10. Architect/Engineer | 202004 |

Sign & Seal

Project Title

4 STOREY MIX-USED BUILDING

2024 + 2024 ST. JOHNS STREET, PORT MOODY, BC

Project No. 200004

Project Start Date: SEPT 2023

Drawn Title: Scale 1:10

GROUND FLOOR PLAN



A107

| UNIT SCHEDULE | | | | | |
|-------------------------|------|-----------------------------------|----------|---------------------|----------------------|
| Level | UNIT | UNIT TYPE | # BED | AREA (SF) | AREA (SM) |
| BELOW MARKET RENTAL | | | | | |
| F3 | 301 | BELOW MARKET RENTAL (1 BED + DEN) | 879.5 SF | 83.1 m ² | |
| F3 | 302 | BELOW MARKET RENTAL (1 BED + DEN) | 749.8 SF | 69.7 m ² | |
| F3 | 303 | BELOW MARKET RENTAL (1 BED + DEN) | 785.1 SF | 72.5 m ² | |
| F3 | 304 | BELOW MARKET RENTAL (1 BED + DEN) | 779.7 SF | 72.4 m ² | |
| F3 | 305 | BELOW MARKET RENTAL (2 BED) | 746.5 SF | 69.4 m ² | |
| F3 | 306 | BELOW MARKET RENTAL (1 BED + DEN) | 676.6 SF | 62.9 m ² | |
| F3 | 307 | BELOW MARKET RENTAL (1 BED) | 537.5 SF | 49.9 m ² | |
| F3 | 308 | BELOW MARKET RENTAL (1 BED) | 572.0 SF | 53.1 m ² | |
| F3 | 310 | BELOW MARKET RENTAL (2 BED) | 837.6 SF | 77.8 m ² | |
| F3 | 311 | BELOW MARKET RENTAL (1 BED) | 611.5 SF | 56.8 m ² | |
| F3 | 312 | BELOW MARKET RENTAL (2 BED) | 949.6 SF | 88.2 m ² | |
| F3 | 313 | BELOW MARKET RENTAL (1 BED) | 515.9 SF | 47.9 m ² | |
| F3 | 314 | BELOW MARKET RENTAL (1 BED + DEN) | 788.9 SF | 73.3 m ² | |
| F3 | 315 | BELOW MARKET RENTAL (1 BED) | 643.8 SF | 59.8 m ² | |
| F3 | 316 | BELOW MARKET RENTAL (1 BED) | 573.5 SF | 53.3 m ² | |
| BELOW MARKET RENTAL: 15 | | | | 10,442.7 SF | 970.2 m ² |



| | | |
|-----|----------------------|---------|
| 1 | Revised for Redesign | 2/28/20 |
| 2 | Revised for Redesign | 2/28/20 |
| 3 | Revised for Redesign | 2/28/20 |
| 4 | Revised for Redesign | 2/28/20 |
| 5 | Revised for Redesign | 2/28/20 |
| 6 | Revised for Redesign | 2/28/20 |
| 7 | Revised for Redesign | 2/28/20 |
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| 100 | Revised for Redesign | 2/28/20 |

4 STOREYS MIXED BUILDING

2014 & 2015 ST. JOHN STREET, PORT MOODY, BC

Project Name

Project No. 10000

Project Location

3F FLOORPLAN (RESIDENTIAL)

Scale: 1/8"



A109

Sheet No.

| UNIT SCHEDULE | | | | | |
|------------------|------|---------------|---------------|--------------|------------------------|
| Level | UNIT | UNIT TYPE | # BED | AREA (SF) | AREA (SM) |
| MARKET RENTAL | | | | | |
| F4 | 313 | MARKET RENTAL | (2 BED + DEN) | 1,322.2 sq' | 113.5 m ² |
| F4 | 329 | MARKET RENTAL | (2 BED + DEN) | 1,322.2 sq' | 113.5 m ² |
| F4 | 330 | MARKET RENTAL | (1 BED + DEN) | 805.1 sq' | 74.8 m ² |
| F4 | 401 | MARKET RENTAL | (1 BED + DEN) | 879.9 sq' | 81.1 m ² |
| F4 | 402 | MARKET RENTAL | (1 BED) | 661.4 sq' | 61.4 m ² |
| F4 | 403 | MARKET RENTAL | (1 BED + DEN) | 780.1 sq' | 72.5 m ² |
| F4 | 404 | MARKET RENTAL | (1 BED) | 681.4 sq' | 64.2 m ² |
| F4 | 405 | MARKET RENTAL | (2 BED) | 742.0 sq' | 68.9 m ² |
| F4 | 406 | MARKET RENTAL | (1 BED + DEN) | 873.4 sq' | 82.6 m ² |
| F4 | 407 | MARKET RENTAL | (1 BED) | 537.5 sq' | 49.9 m ² |
| F4 | 408 | MARKET RENTAL | (2 BED) | 874.2 sq' | 83.3 m ² |
| F4 | 410 | MARKET RENTAL | (1 BED) | 537.1 sq' | 49.7 m ² |
| F4 | 412 | MARKET RENTAL | (1 BED + DEN) | 802.7 sq' | 74.8 m ² |
| F4 | 415 | MARKET RENTAL | (1 BED) | 648.0 sq' | 59.9 m ² |
| F4 | 416 | MARKET RENTAL | (1 BED) | 575.5 sq' | 53.5 m ² |
| MARKET RENTAL 15 | | | | 10,836.6 sq' | 1,007.0 m ² |



| UNIT SCHEDULE | | | | |
|-----------------|-------------|---------------|--------------|----------------------|
| Level | UNIT | UNIT TYPE | # BED | AREA (S/F) AREA (SM) |
| STRATA SALE | | | | |
| PS 501 | STRATA SALE | (1 BED) | 660.3 S/F | 61.3 m ² |
| PS 502 | STRATA SALE | (1 BED) | 726.8 S/F | 67.5 m ² |
| PS 503 | STRATA SALE | (1 BED + DEN) | 758.7 S/F | 70.4 m ² |
| PS 504 | STRATA SALE | (1 BED + DEN) | 757.8 S/F | 70.4 m ² |
| PS 505 | STRATA SALE | (1 BED) | 673.9 S/F | 62.6 m ² |
| PS 506 | STRATA SALE | (1 BED + DEN) | 642.9 S/F | 59.7 m ² |
| PS 507 | STRATA SALE | (1 BED) | 535.5 S/F | 49.7 m ² |
| PS 508 | STRATA SALE | (1 BED) | 578.4 S/F | 53.5 m ² |
| PS 510 | STRATA SALE | (1 BED + DEN) | 750.5 S/F | 69.7 m ² |
| PS 511 | STRATA SALE | (1 BED) | 556.4 S/F | 51.7 m ² |
| PS 512 | STRATA SALE | (1 BED + DEN) | 763.5 S/F | 70.9 m ² |
| PS 513 | STRATA SALE | (1 BED + DEN) | 768.4 S/F | 71.4 m ² |
| PS 514 | STRATA SALE | (2 BED) | 1,145.5 S/F | 106.4 m ² |
| PS 515 | STRATA SALE | (1 BED) | 645.0 S/F | 59.9 m ² |
| PS 516 | STRATA SALE | (1 BED) | 575.5 S/F | 53.5 m ² |
| STRATA SALE: 15 | | | 10,536.8 S/F | 976.9 m ² |



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| 1 | Revised for Construction | 2/28/20 |
| 2 | Revised for Construction | 2/28/20 |
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| 100 | Revised for Construction | 2/28/20 |

4 STOREYS MIXED-USE BUILDING

2034 + 2014 ST. JOHN'S STREET, PORT MOODY, BC

Project Name: 10000 Project No: 10000 Project Date: 2/28/20

5F FLOORPLAN (RESIDENTIAL)

Scale: 1/8" = 1'-0"

A111

| UNIT SCHEDULE | | | | | |
|-----------------|------|-------------|---------------|------------|------------------------|
| Level | UNIT | UNIT TYPE | # BED | AREA (SF) | AREA (SM) |
| STRATA SALE | | | | | |
| F6 | 334 | STRATA SALE | (1 BED) | 727.8 SF | 67.6 m ² |
| F6 | 335 | STRATA SALE | (1 BED + DEN) | 764.2 SF | 70.4 m ² |
| F6 | 336 | STRATA SALE | (1 BED + DEN) | 767.8 SF | 70.8 m ² |
| F6 | 338 | STRATA SALE | (1 BED) | 674.2 SF | 62.6 m ² |
| F6 | 339 | STRATA SALE | (1 BED + DEN) | 642.9 SF | 59.7 m ² |
| F6 | 340 | STRATA SALE | (1 BED + DEN) | 760.5 SF | 70.2 m ² |
| F6 | 341 | STRATA SALE | (1 BED) | 596.1 SF | 55.2 m ² |
| F6 | 343 | STRATA SALE | (1 BED) | 699.3 SF | 64.3 m ² |
| F6 | 344 | STRATA SALE | (1 BED) | 647.0 SF | 60.1 m ² |
| F6 | 345 | STRATA SALE | (1 BED) | 573.5 SF | 53.3 m ² |
| F6 | 346 | STRATA SALE | (1 BED) | 535.5 SF | 49.7 m ² |
| F6 | 347 | STRATA SALE | (1 BED) | 576.4 SF | 53.5 m ² |
| F6 | 348 | STRATA SALE | (1 BED + DEN) | 768.8 SF | 71.4 m ² |
| F6 | 352 | STRATA SALE | (1 BED + DEN) | 764.4 SF | 71.0 m ² |
| F6 | 353 | STRATA SALE | (2 BED) | 1,142.6 SF | 106.2 m ² |
| STRATA SALE: 15 | | | | 10534.8 SF | 978.7 m ² |
| TOTAL UNITS: 60 | | | | 42353.7 SF | 3,934.8 m ² |



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| 1 | Revised for Redesign | 2/28/22 |
| 2 | Revised for Redesign | 2/28/22 |
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| 60 | Revised for Redesign | 2/28/22 |

4 STOREYS MIXED BUILDING

2024 + 2025 ST. JOHN'S STREET, PORT MOODY, BC

Project Name: 10000

Project No: 10000

Project Date: 2/28/22

Project Status: 10000

6F FLOORPLAN (RESIDENTIAL)

Scale: 1/8" = 1'-0"

Project Name: 10000

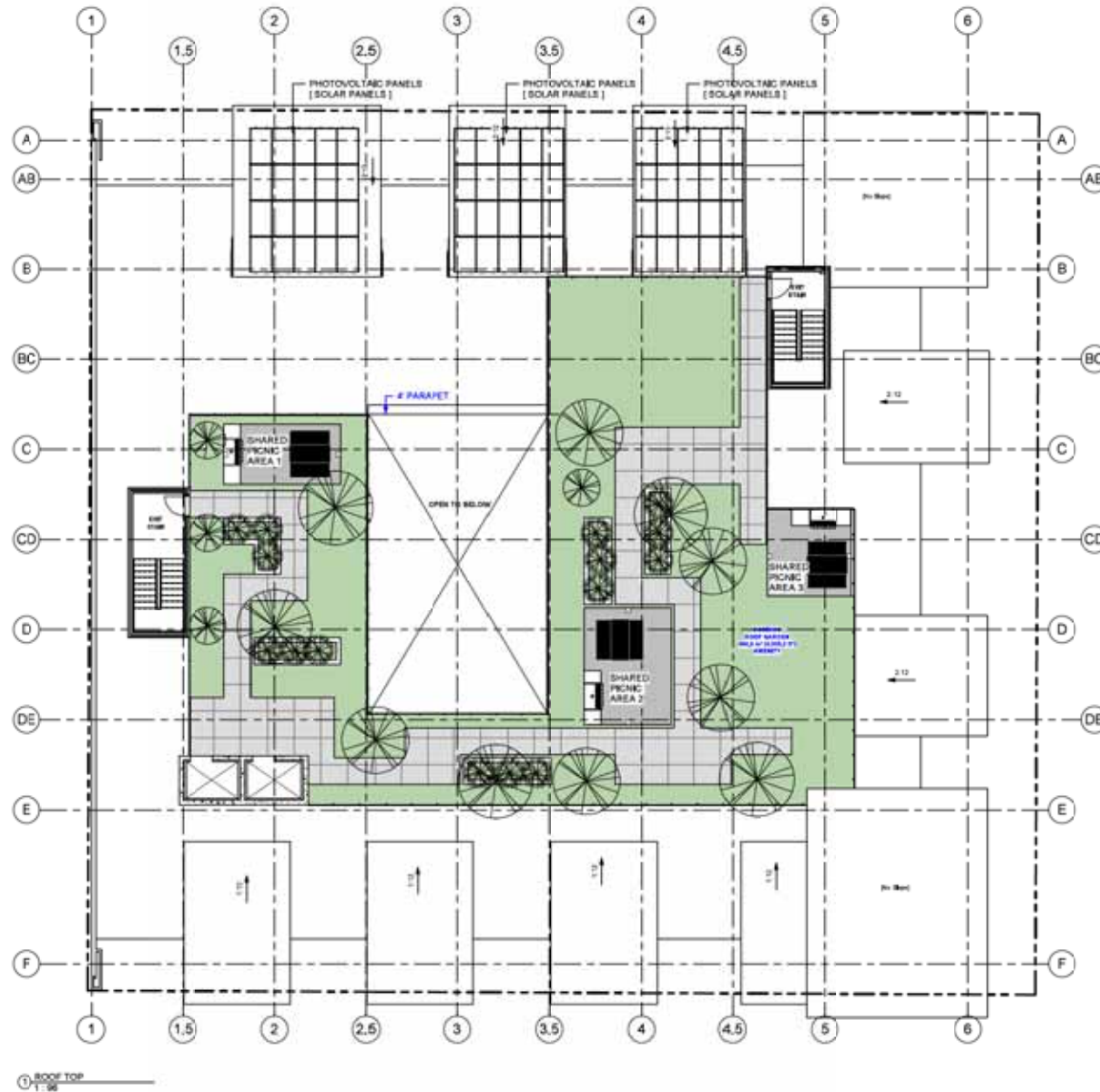
Project No: 10000

Project Date: 2/28/22

Project Status: 10000



A112



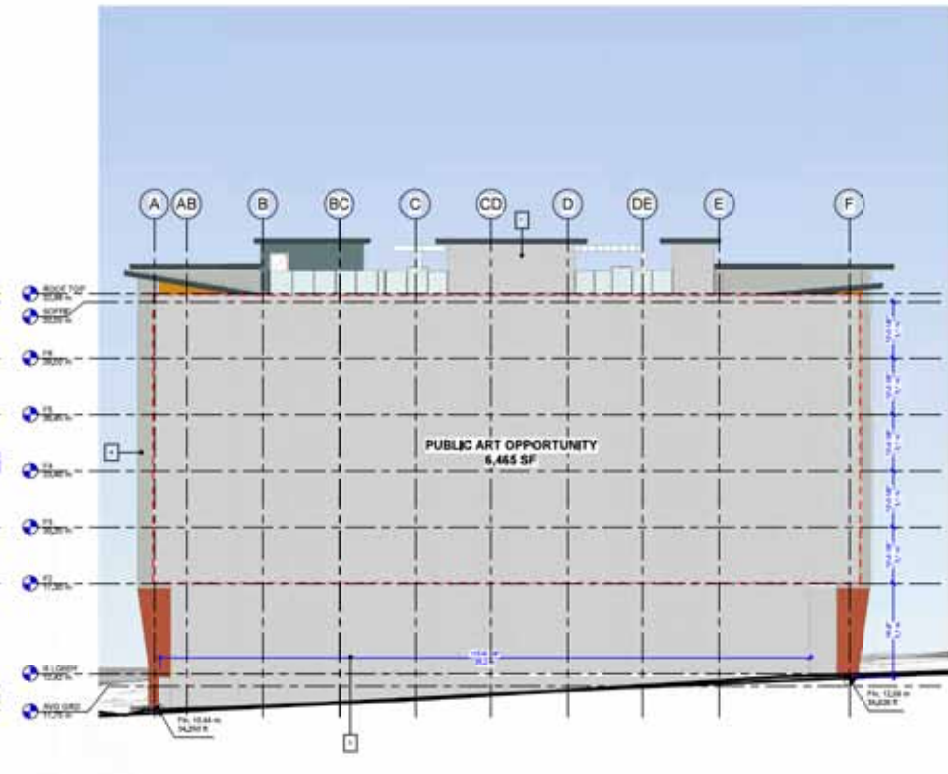
① ROOF TOP
1:96

| | | |
|---|----------------------------------|------|
| 3 | Second Year Mathematics | 2300 |
| 4 | Second Year East African History | 2301 |
| 5 | Second Year East African Science | 2310 |
| 6 | Second Year Physics | 2320 |
| 7 | Second Year Chemistry | 2330 |
| 8 | Second Year Biology | 2340 |





① ELEVATION - NORTH
1:125



② ELEVATION - WEST
1:125

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| 1. BOARD FORMED CONCRETE MANUFACTURED PAINT COLOUR WHITE | 2. SILENT THER INSULATION - DESERT SUNSET MANUFACTURED PAINT COLOUR WHITE COLOUR MATCH COLOUR WHITE COLOUR MATCH WHITE SPALLANCE - COAR | 3. SILENT THER INSULATION - WHITE SPALLANCE MANUFACTURED PAINT COLOUR WHITE COLOUR MATCH COLOUR WHITE COLOUR MATCH WHITE SPALLANCE - COAR | 4. SILENT THER INSULATION - RETROFLEXION MANUFACTURED PAINT COLOUR WHITE COLOUR MATCH COLOUR WHITE COLOUR MATCH WHITE SPALLANCE - COAR | 5. SILENT THER INSULATION - RETROFLEXION MANUFACTURED PAINT COLOUR WHITE COLOUR MATCH COLOUR WHITE COLOUR MATCH WHITE SPALLANCE - COAR | 6. SILENT THER INSULATION - RETROFLEXION MANUFACTURED PAINT COLOUR WHITE COLOUR MATCH COLOUR WHITE COLOUR MATCH WHITE SPALLANCE - COAR | 7. SILENT THER INSULATION - RETROFLEXION MANUFACTURED PAINT COLOUR WHITE COLOUR MATCH COLOUR WHITE COLOUR MATCH WHITE SPALLANCE - COAR | 8. SILENT THER INSULATION - RETROFLEXION MANUFACTURED PAINT COLOUR WHITE COLOUR MATCH COLOUR WHITE COLOUR MATCH WHITE SPALLANCE - COAR | 9. SILENT THER INSULATION - RETROFLEXION MANUFACTURED PAINT COLOUR WHITE COLOUR MATCH COLOUR WHITE COLOUR MATCH WHITE SPALLANCE - COAR | 10. SILENT THER INSULATION - RETROFLEXION MANUFACTURED PAINT COLOUR WHITE COLOUR MATCH COLOUR WHITE COLOUR MATCH WHITE SPALLANCE - COAR |
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| Item | Description | Quantity |
|------|----------------|----------|
| 1 | Board Formwork | 23000 |
| 2 | Board Formwork | 23000 |
| 3 | Board Formwork | 23000 |
| 4 | Board Formwork | 23000 |
| 5 | Board Formwork | 23000 |
| 6 | Board Formwork | 23000 |
| 7 | Board Formwork | 23000 |
| 8 | Board Formwork | 23000 |
| 9 | Board Formwork | 23000 |
| 10 | Board Formwork | 23000 |

4 STOREY MIXED-USE BUILDING

2021-2024 ST. JOHNS STREET, PORT MOODY, BC

Project No. 10000 Project Start Date: 2021-2024
 Project Name: 4 STOREY MIXED-USE BUILDING

ELEVATIONS - NORTH & WEST

Scale: 1/125

A117