

LEGAL:
PLAN OF SURVEY OF PROPOSED LOT A,
FORMERLY STRATAPLAN NW282 AND LOT 22,
BLOCK 1, PLAN 55, BOTH OF DISTRICT LOT 202,
GROUP 1, NEW WESTMINSTER DISTRICT

2335 St Johns
MIXED-USE RESIDENTIAL DEVELOPMENT

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



Occupant Loads									
3.4.3.2.(1) Exit Width shall be not less than:									
Storey	Use	Factor per 3.1.17.1	units	Quantity	units	Persons	(a) Doors, corridors, passageways, ramps +1.8 width required (6.1mm/person)	(b) Conforming stair width required (8.0mm/person)	(c) Ramps +1.8, non-conforming stair with required (9.2mm/person)
Ground level	Bosa Foods Store	3.7	sqm/person	511.62	sqm	138.27	843.48 mm	1106.20 mm	1272.13 mm
	Bosa Foods Kitchen	9.3	sqm/person	59.64	sqm	6.41	39.12 mm	51.31 mm	59.00 mm
	Bosa Foods Storage	46	sqm/person	67.91	sqm	1.48	9.01 mm	11.81 mm	13.58 mm
	Storage garage	46	sqm/person	662.40	sqm	14.40	87.44 mm	115.20 mm	132.48 mm
Mezzanine	Bosa Foods Mezzanine	3.7	sqm/person	170.29	sqm	46.02	280.75 mm	368.20 mm	423.43 mm
	Bosa Foods Staff room	1.85	sqm/person	36.00	sqm	28.54	125.29 mm	184.31 mm	188.56 mm
	Bosa Foods Office	9.3	sqm/person	5.76	sqm	0.62	3.74 mm	4.65 mm	5.70 mm
	Bosa Foods Storage	46	sqm/person	13.47	sqm	0.29	1.79 mm	2.34 mm	2.69 mm
P2	Storage garage	46	sqm/person	522.30	sqm	11.55	65.20 mm	90.83 mm	104.40 mm
P1	Storage garage	46	sqm/person	1467.58	sqm	31.90	184.02 mm	255.13 mm	293.52 mm
Level 1-4	Residential Dwelling Units					148.00	902.80 mm	1184.00 mm	1361.60 mm
Roof	Exterior Roof Garden	1.85	sqm/person	255.20	sqm	137.95	841.49 mm	1103.59 mm	1269.13 mm
	Amenity/Greenhouse	1.85	sqm/person	127.28	sqm	68.80	419.67 mm	550.39 mm	632.95 mm
Total						626.05			
Occupant loads in this table are worst-case and are used only for the purposes of determining exit widths.									
Notwithstanding widths required by occupant loads, the following minimum widths shall apply:									
Occupancy Classification	Exit Corridors and Passage ways	Ramps	Stairs	Doorways					
Group A, C, E, F	1100 mm	1100 mm	1100 mm	800.00 mm					
Commercial occupant load, Persons	Factor per 3.1.2.2(1.5)	Units per males	Units per females	Water Closets males	Water Closets females				
	211.871	1	water closet/300	water closet/150	8.71	1.41			



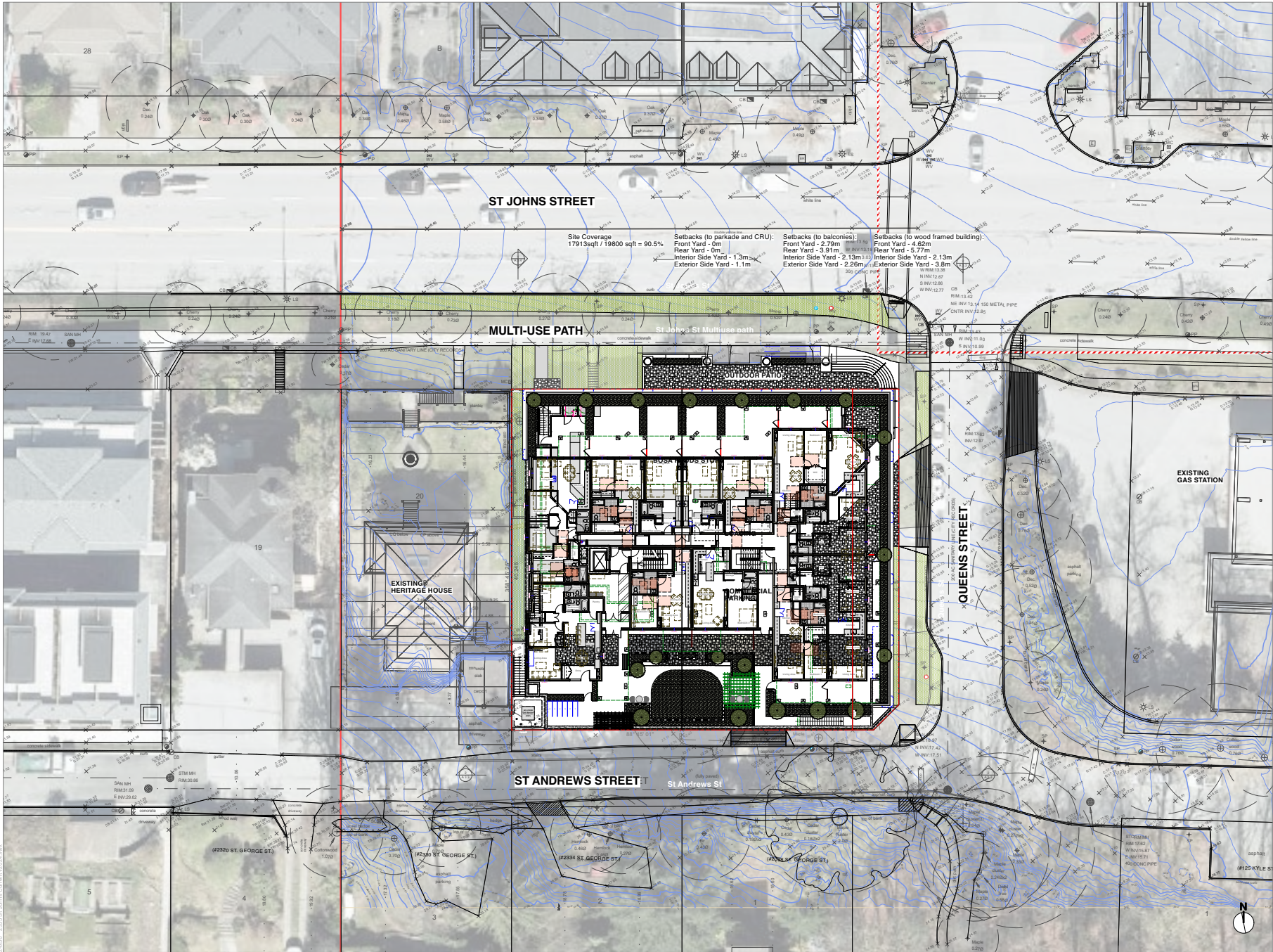
Site Contour
Scale: 1/64" = 1'-0"

Owner Name: Benedet Properties (St Johns) Ltd Address: 1465 Kootenay Street Vancouver, BC V5K4Y3 Phone: 604.253.5578 Contact: Bruno Benedet Jr.	Building Envelope Name: BC Building Science Ltd. Address: 611 Bent Court New Westminster, BC V3M0J8 Phone: 604.520.6456 Contact: Farshid Bagheri	Geotechnical Name: Geopacific Consultants Ltd Address: 1779 W. 75th Ave Vancouver, BC V6P6P2 Phone: 604.439.0922 Contact: Wyatt Johnson	Mechanical Name: Rocky Point Engineering Address: #208 - 20171 92A Ave Langley, BC V1M3A5 Phone: 604.888.7779 Contact: Richard Corra																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Architectural Name: Cornerstone Architecture Address: #307 - 611 Alexander Street Vancouver, BC V6A1E1 Phone: 604.253.8800 Contact: Simon Richards (Architect) Scott Kennedy (CRP)	Surveyor Name: Ken K. Wong & Associates Address: 5824 E. Hastings Street Burnaby BC V5B 1R4 Phone: 604.294.8881 Project#: TGA-773 Contact: Steve Wong	Landscape Name: Prospect & Refuge Address: 102-1661 W 2nd Ave. Vancouver, BC V6J1H3 Project#: 2023-10 Contact: Samantha Hunt-Weeks	Fire Suppression Name: Address: Phone: Project#: Contact:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Contractor Name: Noble Construction Address: #200 - 4308 Dawson Street Burnaby, BC V5C4B6 Phone: 604.294.1012 Contact: Christian Perizolo	Civil Name: MPT Engineering Co. Ltd. Address: #320 - 11120 Horseshoe Way Richmond, BC V7A5H7 Phone: 604.270.9331 Contact: Al Gerrebos	Structural Name: Weiler Smith Bowers Address: 118-3855 Henning Dr. Burnaby, BC V5C6N3 Phone: 604.294.3753 Contact: Jeff Bugg	Electrical Name: Address: Project#: Contact:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
<table><tr><td>Site Area</td><td>19800 sqft</td></tr><tr><td>FSR</td><td>2.83</td></tr><tr><td>Unit Count</td><td>48</td></tr></table>	Site Area	19800 sqft	FSR	2.83	Unit Count	48		<table><tr><td>Vehicles</td><td>Required</td><td>Provided</td><td>Accessible</td><td>Required</td><td>Accessible</td><td>Provided</td><td>Notes</td></tr><tr><td>Commercial</td><td>22</td><td>23</td><td></td><td></td><td></td><td></td><td>6.3-1 - 1 space per 40 sqm</td></tr><tr><td>Residential</td><td>35</td><td>51</td><td>2</td><td>2</td><td></td><td>2</td><td>0.72 stalls/Dwelling unit (TIA recommended)</td></tr><tr><td>Visitor</td><td>6</td><td>8</td><td>3</td><td>1</td><td></td><td>1</td><td>0.1 stalls/Dwelling unit (TIA recommended)</td></tr><tr><td>Total</td><td>62</td><td>81</td><td>3</td><td>3</td><td></td><td>3</td><td>6.4-1 - 3 accessible for 75-124 total stalls</td></tr></table>	Vehicles	Required	Provided	Accessible	Required	Accessible	Provided	Notes	Commercial	22	23					6.3-1 - 1 space per 40 sqm	Residential	35	51	2	2		2	0.72 stalls/Dwelling unit (TIA recommended)	Visitor	6	8	3	1		1	0.1 stalls/Dwelling unit (TIA recommended)	Total	62	81	3	3		3	6.4-1 - 3 accessible for 75-124 total stalls	<table><tr><td>Bikes</td><td>Required</td><td>Provided</td><td>Notes</td></tr><tr><td>Long term</td><td>73</td><td>73</td><td>6.10 - 3.5 spaces per Dwelling unit</td></tr><tr><td>Short term</td><td>6</td><td>6</td><td>6.10 - 3.6 spaces per 50 Dwelling units</td></tr><tr><td>Long term</td><td>1</td><td>1</td><td>6.10 - 3.1 space per 750 sqm of floor area</td></tr><tr><td>Short term</td><td>6</td><td>6</td><td>6.10 - 3.6 space for building with over 750 sqm</td></tr></table>	Bikes	Required	Provided	Notes	Long term	73	73	6.10 - 3.5 spaces per Dwelling unit	Short term	6	6	6.10 - 3.6 spaces per 50 Dwelling units	Long term	1	1	6.10 - 3.1 space per 750 sqm of floor area	Short term	6	6	6.10 - 3.6 space for building with over 750 sqm																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Site Area	19800 sqft																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
FSR	2.83																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Unit Count	48																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Vehicles	Required	Provided	Accessible	Required	Accessible	Provided	Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Commercial	22	23					6.3-1 - 1 space per 40 sqm																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Residential	35	51	2	2		2	0.72 stalls/Dwelling unit (TIA recommended)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Visitor	6	8	3	1		1	0.1 stalls/Dwelling unit (TIA recommended)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Total	62	81	3	3		3	6.4-1 - 3 accessible for 75-124 total stalls																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Bikes	Required	Provided	Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Long term	73	73	6.10 - 3.5 spaces per Dwelling unit																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Short term	6	6	6.10 - 3.6 spaces per 50 Dwelling units																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Long term	1	1	6.10 - 3.1 space per 750 sqm of floor area																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Short term	6	6	6.10 - 3.6 space for building with over 750 sqm																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
<table><tr><td>Total</td><td>Gross Floor Area</td><td>Commercial</td><td>Residential</td><td>Common</td><td>5.3.4.(b)(iii)</td><td>5.3.4.(b)(iv)</td><td>5.3.4.(b)(iv)</td><td>5.3.4.(b)(iv)</td><td>5.3.4.(b)(iv)</td><td>5.3.4.(b)(iv)</td></tr><tr><td>Area (sqft)</td><td>\$6033.45</td><td>\$9525.02</td><td>\$3778.83</td><td>\$129.60</td><td>1450.07</td><td>285.74</td><td>1429.92</td><td>0.00</td><td>240.02</td><td>\$2070.24</td></tr><tr><td>% of gross</td><td>100.0%</td><td>17.0%</td><td>66.7%</td><td>16.3%</td><td>2.7%</td><td>0.5%</td><td>2.6%</td><td>0.1%</td><td>0.4%</td><td>82.9%</td></tr></table>	Total	Gross Floor Area	Commercial	Residential	Common	5.3.4.(b)(iii)	5.3.4.(b)(iv)	5.3.4.(b)(iv)	5.3.4.(b)(iv)	5.3.4.(b)(iv)	5.3.4.(b)(iv)	Area (sqft)	\$6033.45	\$9525.02	\$3778.83	\$129.60	1450.07	285.74	1429.92	0.00	240.02	\$2070.24	% of gross	100.0%	17.0%	66.7%	16.3%	2.7%	0.5%	2.6%	0.1%	0.4%	82.9%		<table><tr><td>Ground Level Commercial</td><td>Unit type</td><td>Area (sqft)</td><td>Commercial</td><td>Residential</td><td>Common</td><td>Wall exclusion</td><td>Garbage exclusion</td><td>Amenity exclusion</td><td>Adaptable exclusion</td><td>HRV exclusion</td></tr><tr><td>C1</td><td>Circulation</td><td>381.10</td><td></td><td></td><td>381.10</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>G1</td><td>Garbage</td><td>285.74</td><td></td><td></td><td>285.74</td><td></td><td>285.74</td><td></td><td></td><td></td></tr><tr><td>Retail</td><td>Bosa Foods</td><td>6879.54</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Mezzanine / P2 Parkade</td><td>Unit type</td><td>Area (sqft)</td><td>Commercial</td><td>Residential</td><td>Common</td><td>Wall exclusion</td><td></td><td></td><td></td><td></td></tr><tr><td>C1</td><td>Circulation</td><td>1284.78</td><td></td><td></td><td>1284.78</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Mechanical</td><td>Bosa Foods</td><td>118.36</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Mezzanine</td><td>Bosa Foods</td><td>2449.20</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Retail</td><td>Bosa Foods</td><td>77.92</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>P1 Parkade</td><td>Unit type</td><td>Area (sqft)</td><td>Commercial</td><td>Residential</td><td>Common</td><td>Wall exclusion</td><td></td><td></td><td></td><td></td></tr><tr><td>C2</td><td>Circulation</td><td>392.03</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Level 1 Residential</td><td>Unit type</td><td>Area (sqft)</td><td>Commercial</td><td>Residential</td><td>Common</td><td>Wall exclusion</td><td></td><td>Amenity exclusion</td><td>Adaptable exclusion</td><td>HRV exclusion</td></tr><tr><td>1 01</td><td>3 Bed Adaptable</td><td>1119.45</td><td></td><td>1119.45</td><td></td><td>39.56</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>1 02</td><td>1 Bed Adaptable</td><td>596.94</td><td></td><td>596.94</td><td></td><td>7.22</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>1 03</td><td>Studio</td><td>441.17</td><td></td><td>441.17</td><td></td><td>11.38</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>1 04</td><td>Studio</td><td>441.17</td><td></td><td>441.17</td><td></td><td>11.38</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>1 05</td><td>1 Bed Adaptable</td><td>596.94</td><td></td><td>596.94</td><td></td><td>6.98</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>1 06</td><td>1 Bed Adaptable</td><td>724.27</td><td></td><td>724.27</td><td></td><td>17.62</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>1 07</td><td>2 Bed</td><td>987.24</td><td></td><td>987.24</td><td></td><td>34.80</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>1 08</td><td>2 Bed</td><td>987.25</td><td></td><td>987.25</td><td></td><td>34.83</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>1 09</td><td>1 Bed Adaptable</td><td>725.71</td><td></td><td>725.71</td><td></td><td>397.58</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>1 10</td><td>1 Bed</td><td>716.74</td><td></td><td>716.74</td><td></td><td>14.00</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>1 11</td><td>1 Bed Adaptable</td><td>610.44</td><td></td><td>610.44</td><td></td><td>13.06</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>1 12</td><td>2 Bed</td><td>1069.41</td><td></td><td>1069.41</td><td></td><td>47.79</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>1 C</td><td>Circulation</td><td>1495.61</td><td></td><td>1495.61</td><td></td><td>7.54</td><td></td><td></td><td>1386.00</td><td>0.00</td></tr><tr><td>Level 2 Residential</td><td>Unit type</td><td>Area (sqft)</td><td>Commercial</td><td>Residential</td><td>Common</td><td>Wall exclusion</td><td></td><td></td><td>Adaptable exclusion</td><td>HRV exclusion</td></tr><tr><td>2 01</td><td>3 Bed Adaptable</td><td>1120.18</td><td></td><td>1120.18</td><td></td><td>39.56</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>2 02</td><td>1 Bed Adaptable</td><td>597.83</td><td></td><td>597.83</td><td></td><td>7.22</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>2 03</td><td>Studio</td><td>441.78</td><td></td><td>441.78</td><td></td><td>11.38</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>2 04</td><td>Studio</td><td>441.78</td><td></td><td>441.78</td><td></td><td>11.38</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>2 05</td><td>1 Bed Adaptable</td><td>597.83</td><td></td><td>597.83</td><td></td><td>6.98</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>2 06</td><td>1 Bed Adaptable</td><td>724.28</td><td></td><td>724.28</td><td></td><td>17.60</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>2 07</td><td>2 Bed</td><td>987.24</td><td></td><td>987.24</td><td></td><td>34.80</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>2 08</td><td>2 Bed</td><td>987.25</td><td></td><td>987.25</td><td></td><td>34.80</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>2 09</td><td>1 Bed Adaptable</td><td>728.14</td><td></td><td>728.14</td><td></td><td>22.30</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>2 10</td><td>2 Bed</td><td>855.27</td><td></td><td>855.27</td><td></td><td>16.82</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>2 11</td><td>1 Bed Adaptable</td><td>612.81</td><td></td><td>612.81</td><td></td><td>13.06</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>2 12</td><td>3 Bed</td><td>1359.63</td><td></td><td>1359.63</td><td></td><td>52.51</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>2 C</td><td>Circulation</td><td>1058.37</td><td></td><td></td><td>1058.37</td><td>0.00</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>Level 3 Residential</td><td>Unit type</td><td>Area (sqft)</td><td>Commercial</td><td>Residential</td><td>Common</td><td>Wall exclusion</td><td></td><td></td><td>Adaptable exclusion</td><td>HRV exclusion</td></tr><tr><td>3 01</td><td>3 Bed Adaptable</td><td>1120.18</td><td></td><td>1120.18</td><td></td><td>39.56</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>3 02</td><td>1 Bed Adaptable</td><td>597.83</td><td></td><td>597.83</td><td></td><td>7.22</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>3 03</td><td>Studio</td><td>441.78</td><td></td><td>441.78</td><td></td><td>11.38</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>3 04</td><td>Studio</td><td>441.78</td><td></td><td>441.78</td><td></td><td>11.38</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>3 05</td><td>1 Bed Adaptable</td><td>597.83</td><td></td><td>597.83</td><td></td><td>6.98</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>3 06</td><td>1 Bed Adaptable</td><td>724.28</td><td></td><td>724.28</td><td></td><td>17.60</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>3 07</td><td>2 Bed</td><td>987.24</td><td></td><td>987.24</td><td></td><td>34.80</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>3 08</td><td>2 Bed</td><td>987.25</td><td></td><td>987.25</td><td></td><td>34.78</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>3 09</td><td>1 Bed Adaptable</td><td>728.14</td><td></td><td>728.14</td><td></td><td>22.30</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>3 10</td><td>2 Bed</td><td>855.27</td><td></td><td>855.27</td><td></td><td>16.82</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>3 11</td><td>1 Bed Adaptable</td><td>612.81</td><td></td><td>612.81</td><td></td><td>13.06</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>3 12</td><td>3 Bed</td><td>1359.63</td><td></td><td>1359.63</td><td></td><td>52.51</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>3 C</td><td>Circulation</td><td>1058.37</td><td></td><td></td><td>1058.37</td><td>0.00</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>Level 4 Residential</td><td>Unit type</td><td>Area (sqft)</td><td>Commercial</td><td>Residential</td><td>Common</td><td>Wall exclusion</td><td></td><td></td><td>Adaptable exclusion</td><td>HRV exclusion</td></tr><tr><td>4 01</td><td>3 Bed Adaptable</td><td>1120.18</td><td></td><td>1120.18</td><td></td><td>39.56</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>4 02</td><td>1 Bed Adaptable</td><td>597.83</td><td></td><td>597.83</td><td></td><td>7.22</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>4 03</td><td>Studio</td><td>441.78</td><td></td><td>441.78</td><td></td><td>11.38</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>4 04</td><td>Studio</td><td>441.78</td><td></td><td>441.78</td><td></td><td>11.38</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>4 05</td><td>1 Bed Adaptable</td><td>597.83</td><td></td><td>597.83</td><td></td><td>6.98</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>4 06</td><td>1 Bed Adaptable</td><td>724.28</td><td></td><td>724.28</td><td></td><td>17.60</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>4 07</td><td>2 Bed</td><td>987.24</td><td></td><td>987.24</td><td></td><td>34.80</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>4 08</td><td>2 Bed</td><td>987.25</td><td></td><td>987.25</td><td></td><td>34.80</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>4 09</td><td>1 Bed Adaptable</td><td>728.14</td><td></td><td>728.14</td><td></td><td>22.30</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>4 10</td><td>2 Bed</td><td>855.27</td><td></td><td>855.27</td><td></td><td>16.82</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>4 11</td><td>1 Bed Adaptable</td><td>612.81</td><td></td><td>612.81</td><td></td><td>13.06</td><td></td><td></td><td>21.53</td><td>5.00</td></tr><tr><td>4 12</td><td>3 Bed</td><td>1359.63</td><td></td><td>1359.63</td><td></td><td>52.51</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>4 C</td><td>Circulation</td><td>1058.37</td><td></td><td></td><td>1058.37</td><td>0.00</td><td></td><td></td><td>0.00</td><td>5.00</td></tr><tr><td>Roof Residential</td><td>Unit type</td><td>Area (sqft)</td><td>Commercial</td><td>Residential</td><td>Common</td><td>Wall exclusion</td><td>Garbage exclusion</td><td>Amenity exclusion</td><td>Adaptable exclusion</td><td>HRV exclusion</td></tr><tr><td>R A</td><td>Amenity</td><td>1429.92</td><td></td><td></td><td>1429.92</td><td>0.00</td><td></td><td></td><td>1429.92</td><td>0.00</td></tr><tr><td>R C</td><td>Circulation</td><td>685.30</td><td></td><td></td><td>685.30</td><td>0.00</td><td></td><td></td><td>3916.00</td><td>0.00</td></tr><tr><td></td><td>Outdoor amenity</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	Ground Level Commercial	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion	Garbage exclusion	Amenity exclusion	Adaptable exclusion	HRV exclusion	C1	Circulation	381.10			381.10						G1	Garbage	285.74			285.74		285.74				Retail	Bosa Foods	6879.54									Mezzanine / P2 Parkade	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion					C1	Circulation	1284.78			1284.78						Mechanical	Bosa Foods	118.36									Mezzanine	Bosa Foods	2449.20									Retail	Bosa Foods	77.92									P1 Parkade	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion					C2	Circulation	392.03									Level 1 Residential	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion		Amenity exclusion	Adaptable exclusion	HRV exclusion	1 01	3 Bed Adaptable	1119.45		1119.45		39.56			21.53	5.00	1 02	1 Bed Adaptable	596.94		596.94		7.22			21.53	5.00	1 03	Studio	441.17		441.17		11.38			0.00	5.00	1 04	Studio	441.17		441.17		11.38			0.00	5.00	1 05	1 Bed Adaptable	596.94		596.94		6.98			21.53	5.00	1 06	1 Bed Adaptable	724.27		724.27		17.62			21.53	5.00	1 07	2 Bed	987.24		987.24		34.80			21.53	5.00	1 08	2 Bed	987.25		987.25		34.83			0.00	5.00	1 09	1 Bed Adaptable	725.71		725.71		397.58			0.00	5.00	1 10	1 Bed	716.74		716.74		14.00			0.00	5.00	1 11	1 Bed Adaptable	610.44		610.44		13.06			21.53	5.00	1 12	2 Bed	1069.41		1069.41		47.79			0.00	5.00	1 C	Circulation	1495.61		1495.61		7.54			1386.00	0.00	Level 2 Residential	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion			Adaptable exclusion	HRV exclusion	2 01	3 Bed Adaptable	1120.18		1120.18		39.56			21.53	5.00	2 02	1 Bed Adaptable	597.83		597.83		7.22			21.53	5.00	2 03	Studio	441.78		441.78		11.38			0.00	5.00	2 04	Studio	441.78		441.78		11.38			0.00	5.00	2 05	1 Bed Adaptable	597.83		597.83		6.98			21.53	5.00	2 06	1 Bed Adaptable	724.28		724.28		17.60			21.53	5.00	2 07	2 Bed	987.24		987.24		34.80			0.00	5.00	2 08	2 Bed	987.25		987.25		34.80			0.00	5.00	2 09	1 Bed Adaptable	728.14		728.14		22.30			21.53	5.00	2 10	2 Bed	855.27		855.27		16.82			0.00	5.00	2 11	1 Bed Adaptable	612.81		612.81		13.06			21.53	5.00	2 12	3 Bed	1359.63		1359.63		52.51			0.00	5.00	2 C	Circulation	1058.37			1058.37	0.00			0.00	5.00	Level 3 Residential	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion			Adaptable exclusion	HRV exclusion	3 01	3 Bed Adaptable	1120.18		1120.18		39.56			21.53	5.00	3 02	1 Bed Adaptable	597.83		597.83		7.22			21.53	5.00	3 03	Studio	441.78		441.78		11.38			0.00	5.00	3 04	Studio	441.78		441.78		11.38			0.00	5.00	3 05	1 Bed Adaptable	597.83		597.83		6.98			21.53	5.00	3 06	1 Bed Adaptable	724.28		724.28		17.60			21.53	5.00	3 07	2 Bed	987.24		987.24		34.80			0.00	5.00	3 08	2 Bed	987.25		987.25		34.78			0.00	5.00	3 09	1 Bed Adaptable	728.14		728.14		22.30			21.53	5.00	3 10	2 Bed	855.27		855.27		16.82			0.00	5.00	3 11	1 Bed Adaptable	612.81		612.81		13.06			21.53	5.00	3 12	3 Bed	1359.63		1359.63		52.51			0.00	5.00	3 C	Circulation	1058.37			1058.37	0.00			0.00	5.00	Level 4 Residential	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion			Adaptable exclusion	HRV exclusion	4 01	3 Bed Adaptable	1120.18		1120.18		39.56			21.53	5.00	4 02	1 Bed Adaptable	597.83		597.83		7.22			21.53	5.00	4 03	Studio	441.78		441.78		11.38			0.00	5.00	4 04	Studio	441.78		441.78		11.38			0.00	5.00	4 05	1 Bed Adaptable	597.83		597.83		6.98			21.53	5.00	4 06	1 Bed Adaptable	724.28		724.28		17.60			21.53	5.00	4 07	2 Bed	987.24		987.24		34.80			0.00	5.00	4 08	2 Bed	987.25		987.25		34.80			0.00	5.00	4 09	1 Bed Adaptable	728.14		728.14		22.30			21.53	5.00	4 10	2 Bed	855.27		855.27		16.82			0.00	5.00	4 11	1 Bed Adaptable	612.81		612.81		13.06			21.53	5.00	4 12	3 Bed	1359.63		1359.63		52.51			0.00	5.00	4 C	Circulation	1058.37			1058.37	0.00			0.00	5.00	Roof Residential	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion	Garbage exclusion	Amenity exclusion	Adaptable exclusion	HRV exclusion	R A	Amenity	1429.92			1429.92	0.00			1429.92	0.00	R C	Circulation	685.30			685.30	0.00			3916.00	0.00		Outdoor amenity									
Total	Gross Floor Area	Commercial	Residential	Common	5.3.4.(b)(iii)	5.3.4.(b)(iv)	5.3.4.(b)(iv)	5.3.4.(b)(iv)	5.3.4.(b)(iv)	5.3.4.(b)(iv)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Area (sqft)	\$6033.45	\$9525.02	\$3778.83	\$129.60	1450.07	285.74	1429.92	0.00	240.02	\$2070.24																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
% of gross	100.0%	17.0%	66.7%	16.3%	2.7%	0.5%	2.6%	0.1%	0.4%	82.9%																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Ground Level Commercial	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion	Garbage exclusion	Amenity exclusion	Adaptable exclusion	HRV exclusion																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
C1	Circulation	381.10			381.10																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
G1	Garbage	285.74			285.74		285.74																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Retail	Bosa Foods	6879.54																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Mezzanine / P2 Parkade	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
C1	Circulation	1284.78			1284.78																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Mechanical	Bosa Foods	118.36																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Mezzanine	Bosa Foods	2449.20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Retail	Bosa Foods	77.92																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
P1 Parkade	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
C2	Circulation	392.03																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Level 1 Residential	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion		Amenity exclusion	Adaptable exclusion	HRV exclusion																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
1 01	3 Bed Adaptable	1119.45		1119.45		39.56			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
1 02	1 Bed Adaptable	596.94		596.94		7.22			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
1 03	Studio	441.17		441.17		11.38			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
1 04	Studio	441.17		441.17		11.38			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
1 05	1 Bed Adaptable	596.94		596.94		6.98			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
1 06	1 Bed Adaptable	724.27		724.27		17.62			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
1 07	2 Bed	987.24		987.24		34.80			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
1 08	2 Bed	987.25		987.25		34.83			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
1 09	1 Bed Adaptable	725.71		725.71		397.58			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
1 10	1 Bed	716.74		716.74		14.00			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
1 11	1 Bed Adaptable	610.44		610.44		13.06			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
1 12	2 Bed	1069.41		1069.41		47.79			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
1 C	Circulation	1495.61		1495.61		7.54			1386.00	0.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Level 2 Residential	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion			Adaptable exclusion	HRV exclusion																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
2 01	3 Bed Adaptable	1120.18		1120.18		39.56			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
2 02	1 Bed Adaptable	597.83		597.83		7.22			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
2 03	Studio	441.78		441.78		11.38			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
2 04	Studio	441.78		441.78		11.38			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
2 05	1 Bed Adaptable	597.83		597.83		6.98			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
2 06	1 Bed Adaptable	724.28		724.28		17.60			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
2 07	2 Bed	987.24		987.24		34.80			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
2 08	2 Bed	987.25		987.25		34.80			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
2 09	1 Bed Adaptable	728.14		728.14		22.30			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
2 10	2 Bed	855.27		855.27		16.82			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
2 11	1 Bed Adaptable	612.81		612.81		13.06			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
2 12	3 Bed	1359.63		1359.63		52.51			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
2 C	Circulation	1058.37			1058.37	0.00			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Level 3 Residential	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion			Adaptable exclusion	HRV exclusion																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
3 01	3 Bed Adaptable	1120.18		1120.18		39.56			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
3 02	1 Bed Adaptable	597.83		597.83		7.22			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
3 03	Studio	441.78		441.78		11.38			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
3 04	Studio	441.78		441.78		11.38			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
3 05	1 Bed Adaptable	597.83		597.83		6.98			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
3 06	1 Bed Adaptable	724.28		724.28		17.60			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
3 07	2 Bed	987.24		987.24		34.80			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
3 08	2 Bed	987.25		987.25		34.78			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
3 09	1 Bed Adaptable	728.14		728.14		22.30			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
3 10	2 Bed	855.27		855.27		16.82			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
3 11	1 Bed Adaptable	612.81		612.81		13.06			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
3 12	3 Bed	1359.63		1359.63		52.51			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
3 C	Circulation	1058.37			1058.37	0.00			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Level 4 Residential	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion			Adaptable exclusion	HRV exclusion																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4 01	3 Bed Adaptable	1120.18		1120.18		39.56			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4 02	1 Bed Adaptable	597.83		597.83		7.22			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4 03	Studio	441.78		441.78		11.38			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4 04	Studio	441.78		441.78		11.38			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4 05	1 Bed Adaptable	597.83		597.83		6.98			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4 06	1 Bed Adaptable	724.28		724.28		17.60			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4 07	2 Bed	987.24		987.24		34.80			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4 08	2 Bed	987.25		987.25		34.80			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4 09	1 Bed Adaptable	728.14		728.14		22.30			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4 10	2 Bed	855.27		855.27		16.82			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4 11	1 Bed Adaptable	612.81		612.81		13.06			21.53	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4 12	3 Bed	1359.63		1359.63		52.51			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4 C	Circulation	1058.37			1058.37	0.00			0.00	5.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Roof Residential	Unit type	Area (sqft)	Commercial	Residential	Common	Wall exclusion	Garbage exclusion	Amenity exclusion	Adaptable exclusion	HRV exclusion																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
R A	Amenity	1429.92			1429.92	0.00			1429.92	0.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
R C	Circulation	685.30			685.30	0.00			3916.00	0.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	Outdoor amenity																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															



IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review



CORNERSTONE
architecture

307 - 611 Alexander Street
Vancouver, British Columbia,
Canada V6A 1E1
www.cornerstonearch.com
tel. 604-253-8807

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

Num.	YY MM DD	ISSUE / REVISION ▼
7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2023-11-07	Issue for Preliminary DP Application
1	2023-08-05	Issue for Review

PROJECT
Bosa Foods
2335 St Johns St

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

DRAWING
Site Plan

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.

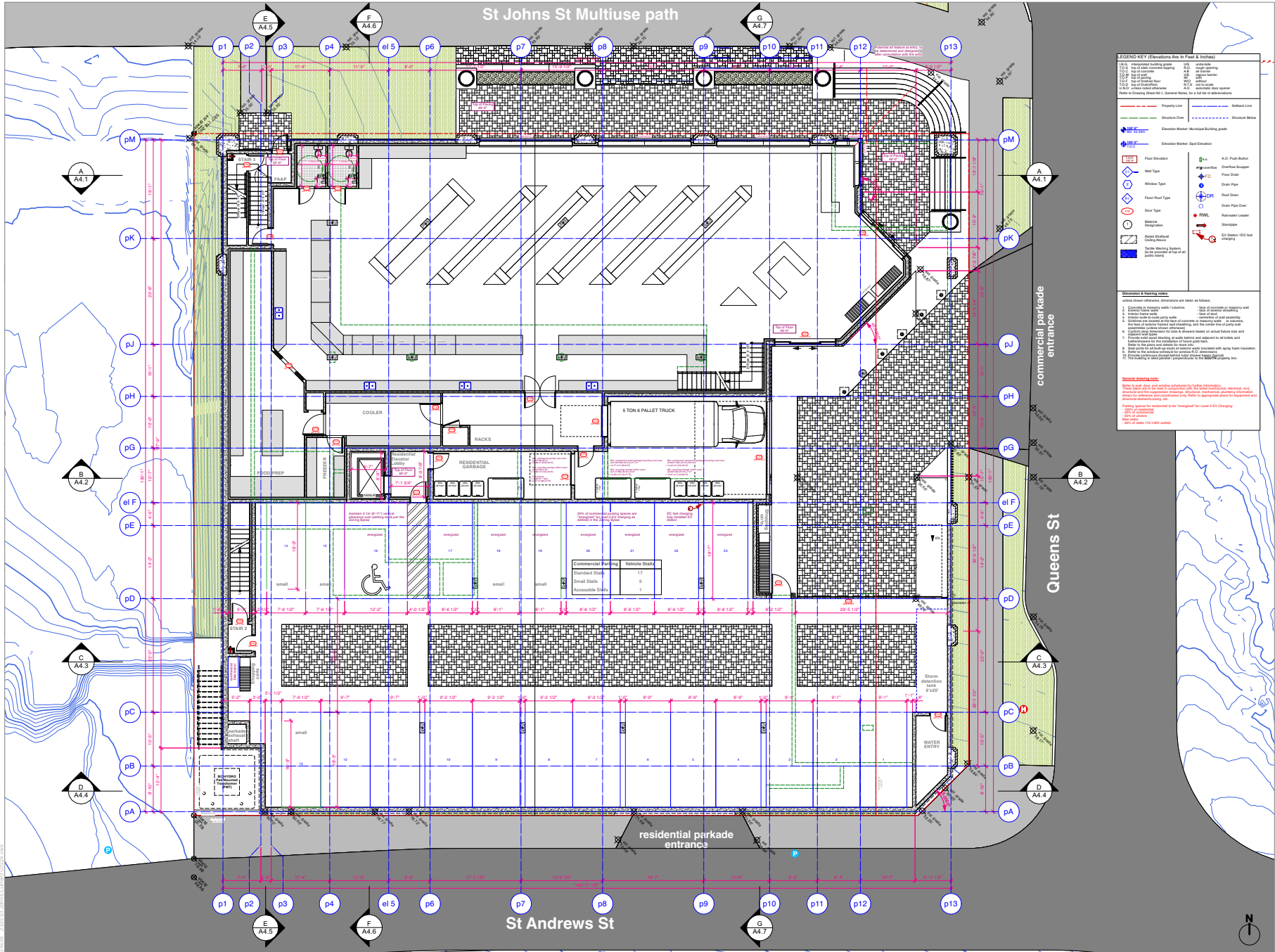
SCALE
1/16" = 1'-0" (unless noted otherwise)

PLOT DATE Jun 14, 2024

PROJECT NO. 2119
DRAWING NO. **A1.0**

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.



7	2024-06-14	Plan Issue for DP Application
6	2024-03-22	Revision for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2023-11-07	Issue for Preliminary DP Application
1	2023-08-05	Issue for Review
Num.	YY MM DD	▲ ISSUE / REVISION ▼

PROJECT
Bosa Foods
2335 St Johns St

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

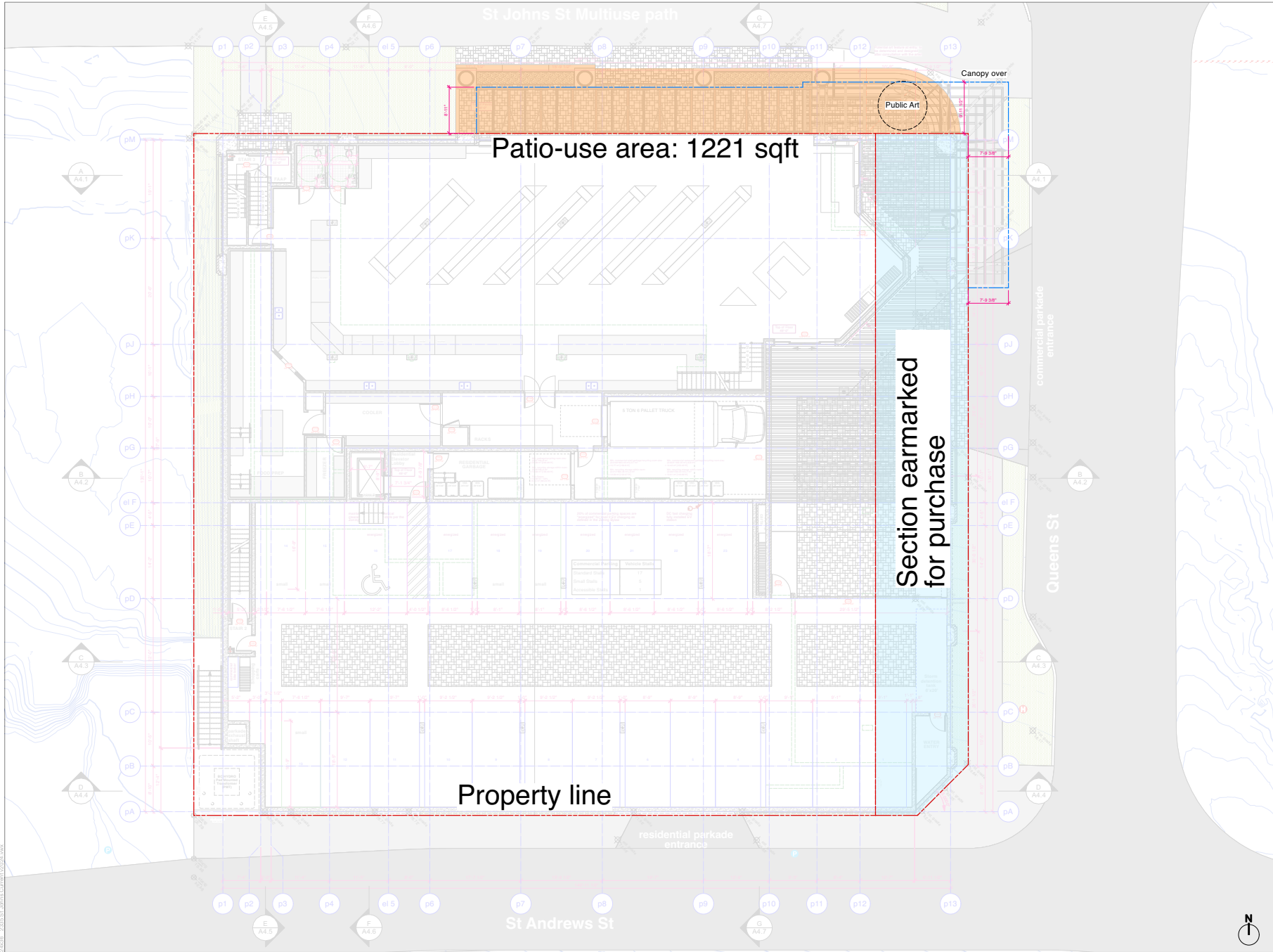
DRAWING
Ground level commercial

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

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

PLOT DATE Jun 14, 2024

PROJECT NO. 2119
DRAWING NO. A2.1



CORNERSTONE
architecture

307 - 611 Alexander Street
Vancouver, British Columbia,
Canada V6A 1E1
www.cornerstonearch.com
tel. 604-253-8807

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

Num.	YY MM DD	ISSUE / REVISION ▼
7	2024-06-14	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2023-11-07	Issue for Preliminary DP Application
1	2023-08-05	Issue for Review

PROJECT
Bosa Foods
2335 St Johns St

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

DRAWING
Level 1 Patio use

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 14, 2024

PROJECT NO. 2119
DRAWING NO. A2.1.1

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

7	2024-06-14	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
Num.	YY MM DD	▲ISSUE / REVISION ▼

PROJECT

Bosa Foods

2335 St Johns St

BUILDING CODE

©CBC 2018

ZONING RM4, C3

DEVELOPMENT PERMIT #

BUILDING PERMIT # _____

DRAWING

Amenity Area

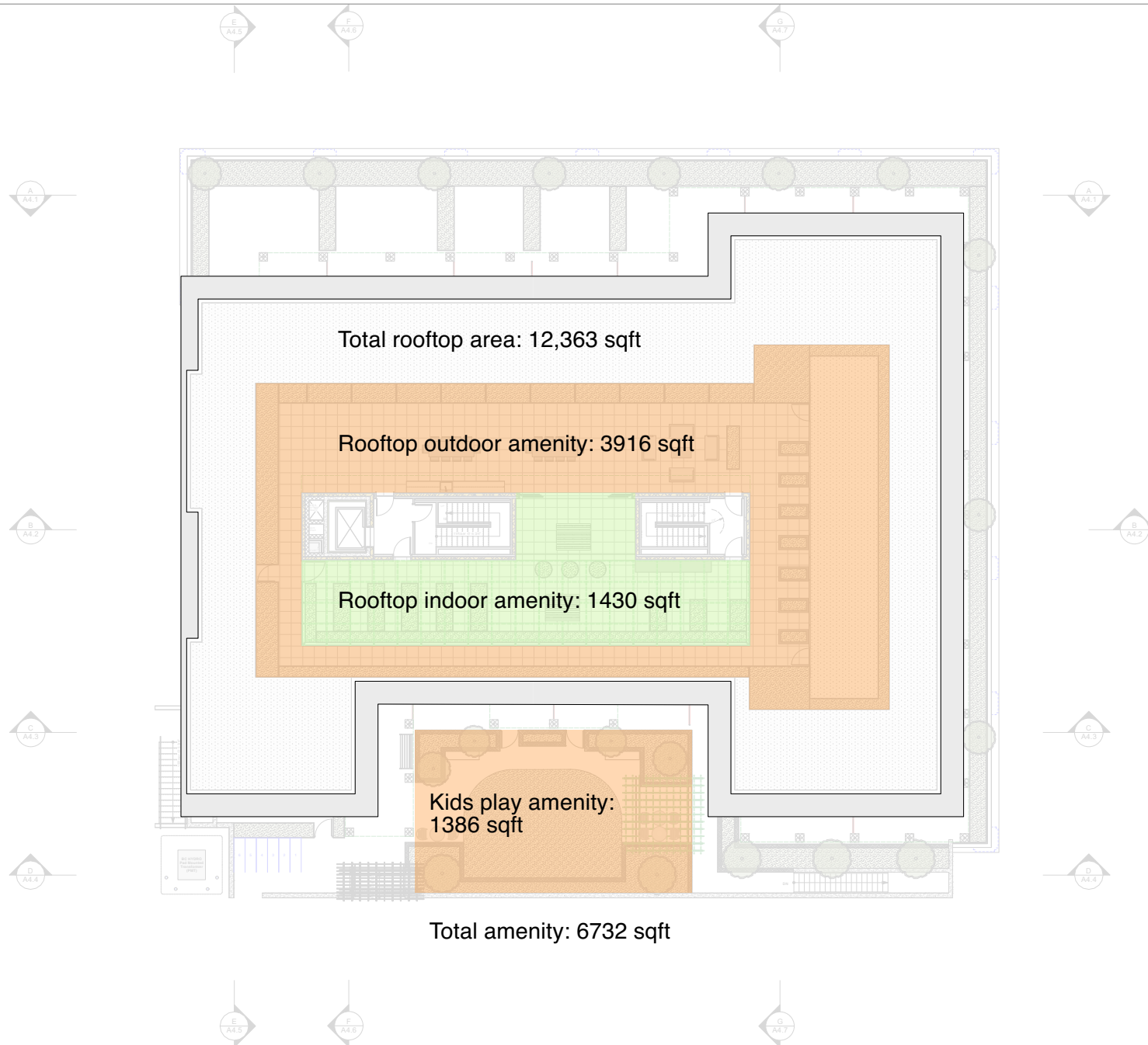
Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.

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

PLOT DATE _____

Mar 9, 2023

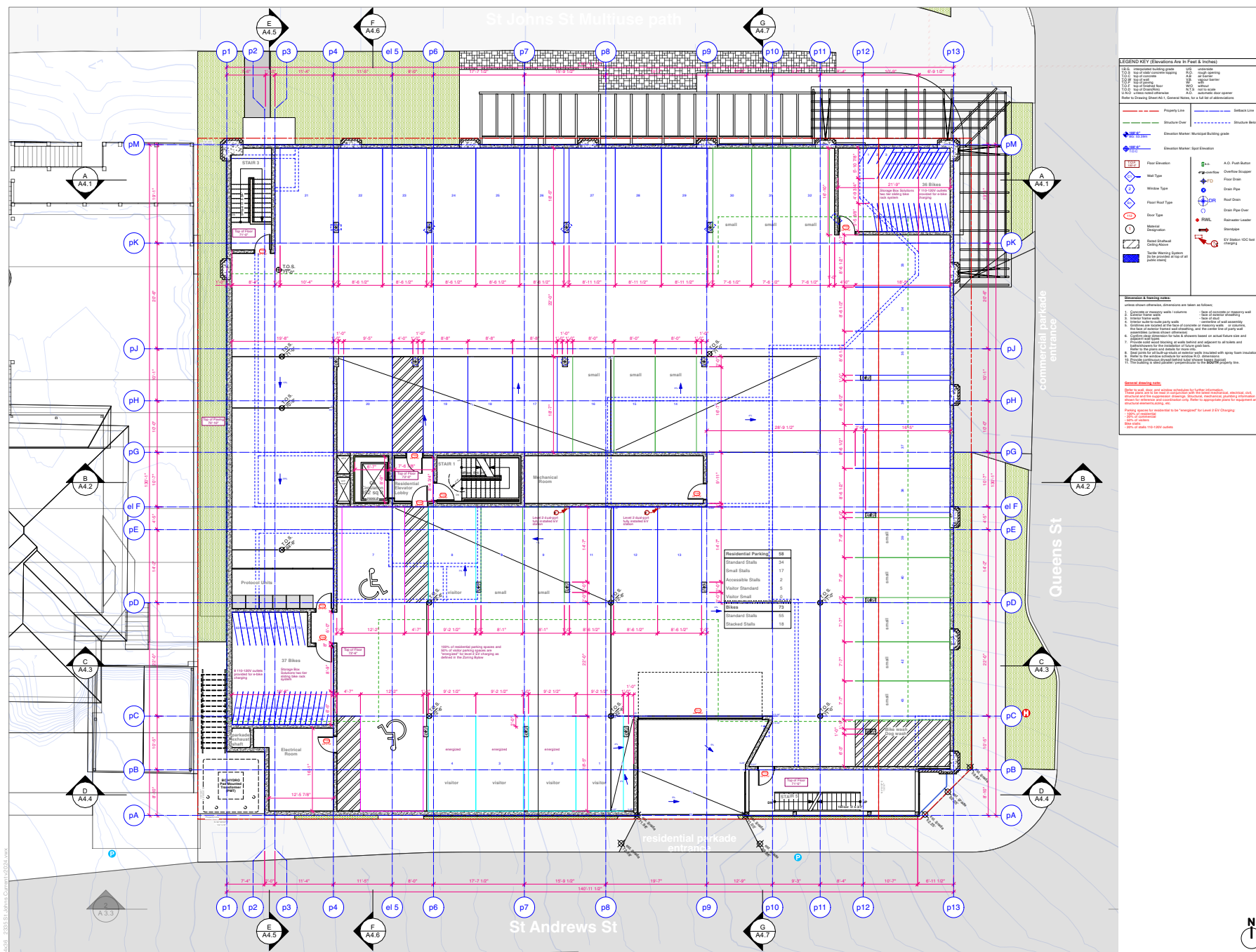
PROJECT NO.	DRAWING NO.
-------------	-------------

2119 **A2.1.2**

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**



PROJECT NO. 2119



DRAWING

Residential P1 Parkade

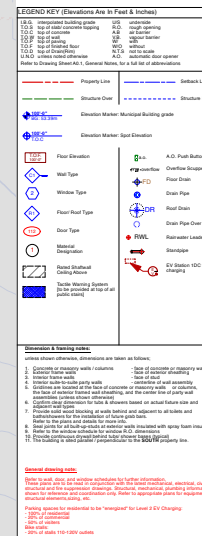
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE _____

PROJECT NO. 2119
DRAWING NO. A2.3

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Comerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the relevant Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**



7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Reissue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
Num.	YY MM DD	▲ISSUE / REVISION▼

PROJECT
Bosa Foods
2335 St. Johns St

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

DRAWING

Residential Level 1

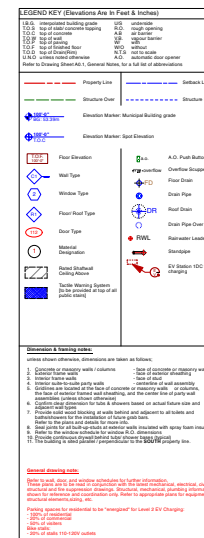
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE _____

PROJECT NO. 2119
DRAWING NO. A2.4

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the relevant Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**



7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Reissue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP 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

Residential Level 2

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)

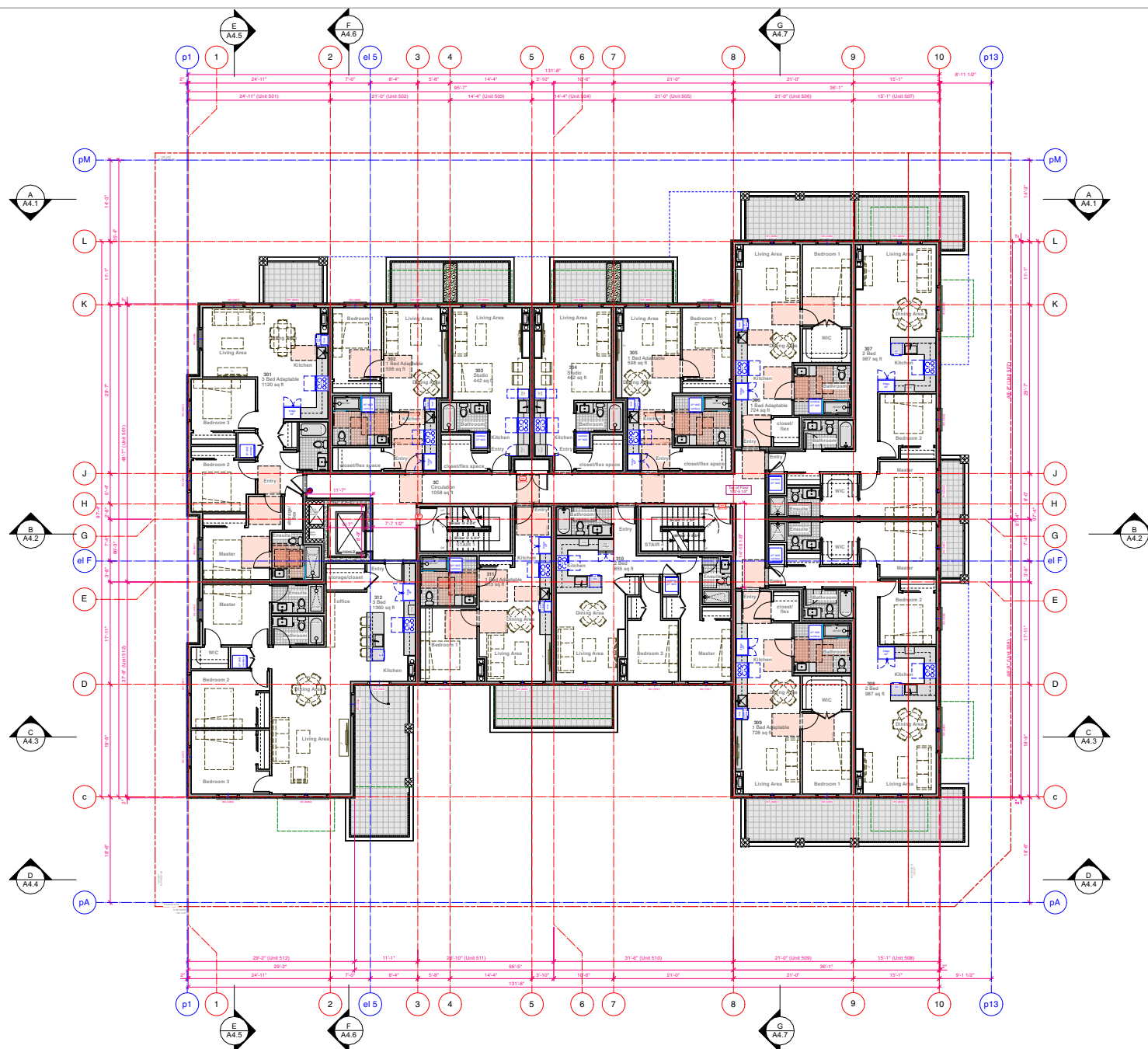
PLOT DATE _____

PROJECT NO.	DRAWING NO.
2119	A2.5

307 - 611 Alexander Street
Vancouver, British Columbia
Canada V6A 1E1
www.comerarch.com

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

[illegible]

7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Reissue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP 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

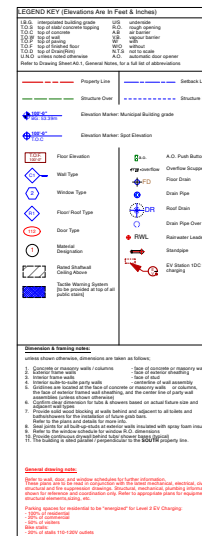
Residential Level 3

Unless signed & sealed, these drawings are not to be used for approval by an

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

PLOT DATE _____

PROJECT NO.	DRAWING NO.
2119	A2.6



7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Reissue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
Issues	VV MM DD	▲ISSUE / DIVISION▼

PROJECT
Bosa Foods
2335 St Johns St

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

DRAWING

Residential Level 4

Unless signed & sealed, these drawings are not to be used for approval by an

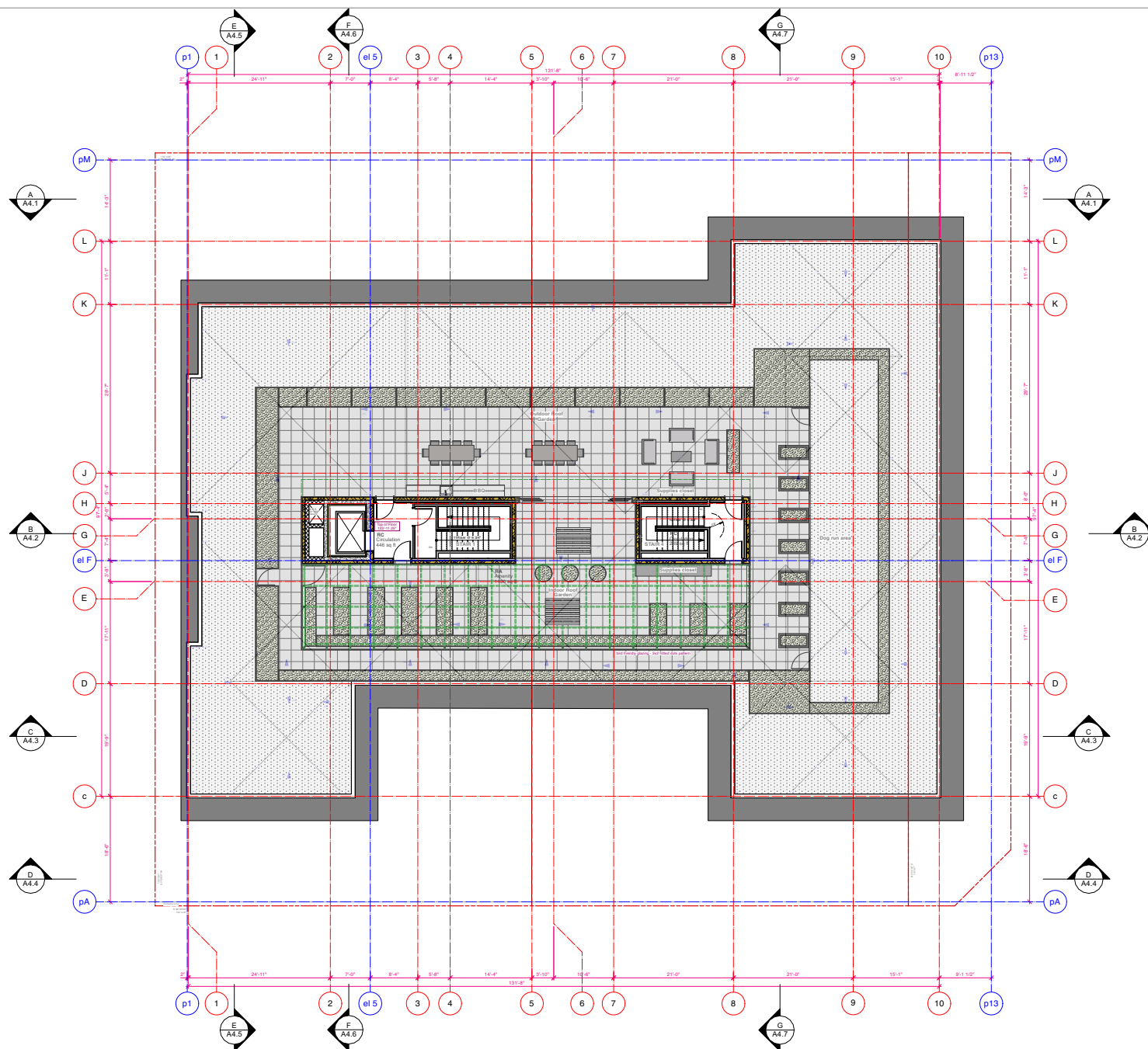
SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE _____

PROJECT NO.	DRAWING NO.
2119	A2.7

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

[illegible]

7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Reissue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review

PROJECT
Bosa Foods
2335 St. Johns St

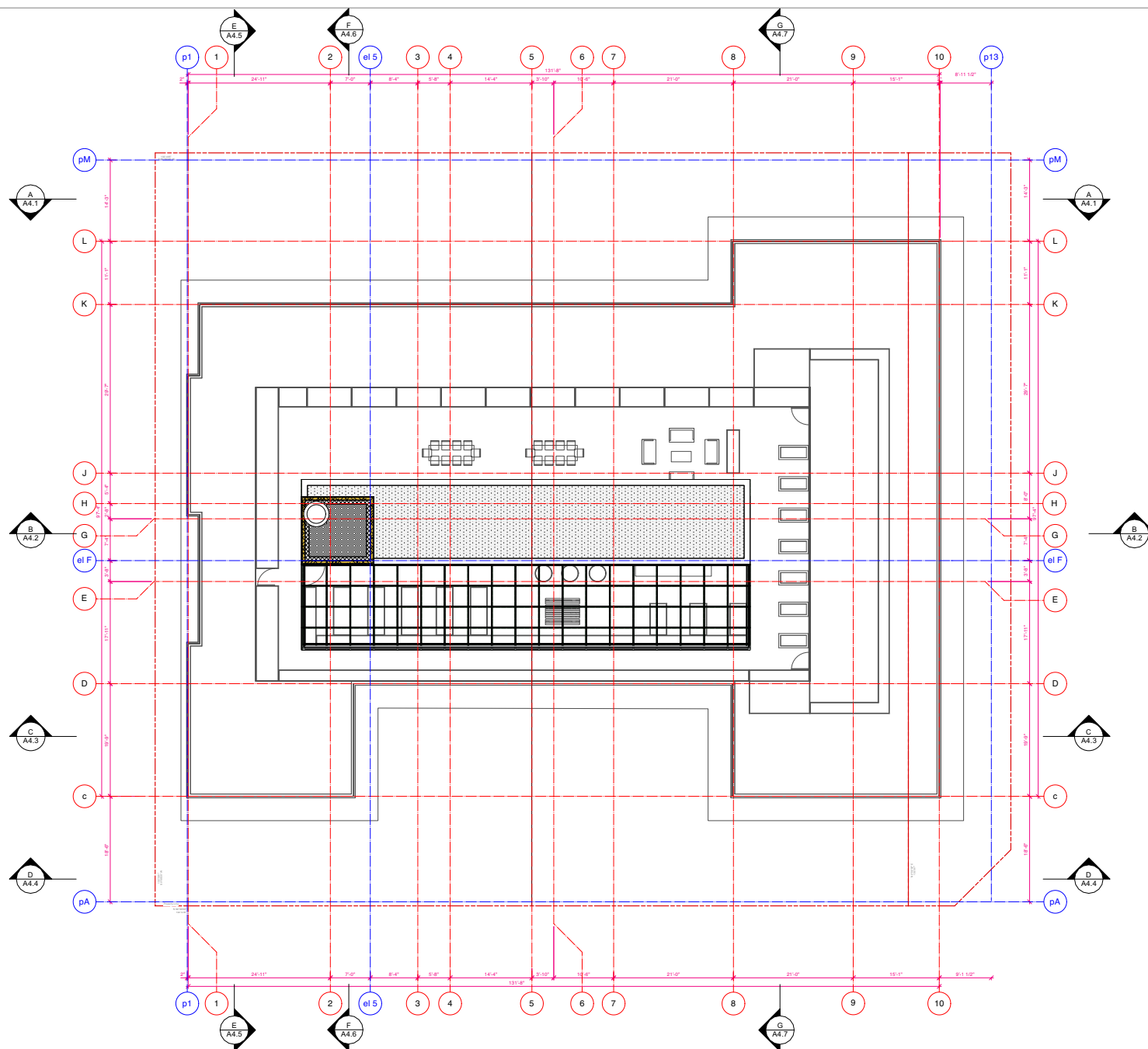
BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING
Roof

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 14, 2024	
PROJECT NO.	DRAWING NO.
2119	A2.8

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

[illegible]

7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Reissue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP 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

Upper Roof

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

PLOT DATE _____

PROJECT NO.	DRAWING NO.
2119	A2.9

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.

7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
Num.	YY MM DD	▲ ISSUE / REVISION ▼

PROJECT
Bosa Foods
2335 St Johns St

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

DRAWING
North Elevation

Bosa Foods - St. Johns St.				
FINISH SCHEDULE				
No.	Material	Manufacturer	Texture	Colour
1.1	Parapet and perimeter metal corner and cap flashing	Lux metal	Wood grains	Iron Ore
1.2	Metal roof over slot ventilation	James Hardie	Wood grains	Pecan
1.3	Perimeter metal cap flashing over cement board fascia	James Hardie		Charcoal Grey
2.1	V-shape siding	Lux metal siding cladding	Wood grains	Pecan
2.2	Frame ceramic panel siding	James Hardie	Smooth	Arctic White
2.3	Frame ceramic vertical siding	James Hardie	Smooth	Arctic White
2.4	Frame ceramic rectangular cap siding	James Hardie	Cedarmin	Iron Gray
2.5	Painted concrete wall	Concrete		Charcoal
2.6	Architectural stone over glass	Shouko	Peppery	Deerfoot
2.7	Architectural stone over glass	Shouko	Rock	Deerfoot
2.8	Through wall siding and stone	James Hardie and stone		Charcoal Grey
3.1	Wavy windows & doors			Charcoal Grey
3.2	Perimeter steel entry door			Iron Gray
3.3	Glass guardrail system over glass & cap	AT&T SHS		Iron Gray
3.5	Aluminum wall bar guardrail			Iron Ore
3.7	Perimeter glass door restoration			Charcoal Grey
3.8	Double-glazed aluminum windows & sliding glass doors with			Iron Gray
3.9	Perimeter garage door rest			Iron Gray
4.1	Aluminum screen & glass over opaque glass			Iron Gray
4.2	Aluminum planters			Iron Gray
4.3	Aluminum planters			Iron Ore

Bosa Foods - St. Johns St.				
FINISH SCHEDULE				
No.	Material	Manufacturer	Texture	Colour
4.5	Heavy timber wood canopy with resistant treated wood over painted finish metal connectors and full cap where exposed	see landscape		
4.6	Isopar formed architectural concrete wall with clear elastomeric paint or Allen block planters	see landscape		
5.1	Wood and steel canopy over glass & tables			Iron Ore
5.2	Steel canopy over glass & tables			Iron Ore
5.3	Steel canopy over glass & tables			Iron Ore
5.4	Concrete wall, canopy and decorative ledge	Concrete	Dark Wood	Charcoal Grey
5.5	Aluminum decorative system		Aluminum	Charcoal Grey
5.6	Aluminum decorative system		Aluminum	Charcoal Grey
5.7	Aluminum signage		Aluminum	Charcoal Grey

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)

PLAT DATE
Jun 14, 2024

PROJECT NO.
2119

DRAWING NO.
A3.1

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
Num. YY MM DD		▲ ISSUE / REVISION ▼

PROJECT
Bosa Foods
2335 St Johns St

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

DRAWING
East Elevation

Bosa Foods - St. Johns St.				
FINISH SCHEDULE				
No.	Material	Manufacturer	Texture	Colour
1.1	Parapet and precastor metal corner and cap flashing	Lux metal	Wood grains	Iron Ore
1.2	Metal roof and eave ventilation	James Hardie	Wood grains	Pecan
1.3	Precastor metal cap flashing over cement board fascia	James Hardie		Charcoal Grey
2.1	V-groove siding	Lux metal siding cladding	Wood grains	Pecan
2.2	Frame ceramic panel cladding	James Hardie	Smooth	Arctic White
2.3	Frame ceramic vertical siding	James Hardie	Smooth	Arctic White
2.4	Frame ceramic rectangular cap siding	James Hardie	Clearalini	Iron Gray
2.5	Painted concrete wall	Concrete	Charcoal	Charcoal
2.6	Architectural stone over glass	Shouko	Rapier	Deerfoot
2.7	Architectural stone over glass	Shouko	Rock	Deerfoot
2.8	Through wall siding and stone	James Hardie and stone		Charcoal Grey
3.1	Window & doors			Charcoal Grey
3.2	Painted steel entry door			Iron Gray
3.3	Glass glazing system over glass & cap	AT&T SHI		Char
3.5	Aluminum wall bar glazing			Iron Ore
3.7	Painted garage door (reformat)			Charcoal Grey
3.8	Painted garage door (new windows & sliding glass doors) (new)			Iron Gray
3.9	Painted garage door (new)			Iron Gray
4.1	Aluminum screen & glass over opaque glass			Iron Gray
4.2	Aluminum planters			Iron Gray
4.3	Aluminum planters			Iron Ore

Bosa Foods - St. Johns St.				
FINISH SCHEDULE				
No.	Material	Manufacturer	Texture	Colour
4.5	Heavy timber wood cladding (new resistant treated wood) (new painted finish metal connectors and full cap where exposed)	see landscape		
4.6	Isolated structural architectural concrete wall (new clear elastic paint or Allen block planters)	see landscape		
5.1	Wood and metal canopy over glass & cables			Iron Ore
5.2	Steel canopy over glass & cables			Iron Ore
5.3	Steel cable long balcony			Iron Ore
5.4	Concrete wall, canopy and decorative ledge	Concrete	Dark Red	Dark Red
5.5	Aluminum decorative system	Aluminum	Charcoal Grey	Charcoal Grey
5.6	Aluminum decorative system	Aluminum	Charcoal Grey	Charcoal Grey
5.7	Aluminum signage	Aluminum		

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

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

PLAT DATE Jun 14, 2024

PROJECT NO. 2119
DRAWING NO. A3.2

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**



Num.	YY MM DD	▲ISSUE / REVISION ▼
7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review

PROJECT
Bosa Foods
2335 St Johns St

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

DRAWING
South Elevation

Bosa Foods - St. Johns St.				
FINISH SCHEDULE				
No.	Material	Manufacturer	Texture	Colour
1.1	Parapet and perimeter steel corner and cap flashing	Lux metal	Wood grains	Iron Ore
1.2	Metal roof one slot ventilation	James Hardie	Wood grains	Pecan
1.3	Perimeter metal cap flashing over cement board fascia	James Hardie		Charcoal Grey
2.1	V-shape siding	Lux metal siding cladding	Wood grains	Pecan
2.2	Frame cement panel cladding	James Hardie	Smooth	Arctic White
2.3	Frame cement vertical siding	James Hardie	Smooth	Arctic White
2.4	Frame cement horizontal lap siding	James Hardie	Clear grain	Iron Gray
2.5	Painted concrete wall	Concrete	Charcoal	Charcoal
2.6	Architectural stone one ground	Shouko	Rapier	Desert Tan
2.7	Architectural stone one ground	Shouko	Rock	Desert Tan
2.8	Through wall siding and stone	James Hardie and stone		Charcoal Grey
3.1	Wavy windows & doors	Aluminum		Charcoal Grey
3.2	Frame steel entry door			Iron Gray
3.3	Glass guardrail system one glass & cap	AT&T Smith		Clear
3.5	Aluminum wall bar guardrail			Iron Ore
3.7	Perforated galvanized steel rebar			Charcoal Grey
3.8	Cladding glass one window & sliding glass door rest			Iron Gray
3.9	Perforated galvanized steel rebar			Iron Gray
4.1	Aluminum screen & glass one opaque glass			Iron Gray
4.2	Aluminum planters			Iron Gray
4.3	Aluminum planters			Iron Ore

Bosa Foods - St. Johns St.				
FINISH SCHEDULE				
No.	Material	Manufacturer	Texture	Colour
4.5	Heavy timber wood canopy (fire resistant treated wood) one painted finish metal connectors and full cap where exposed		see landscape	
4.6	Spigot formed architectural concrete wall one clear elastomeric paint or Allen block planters		see landscape	
5.1	Wood and steel canopy one glass & cables			Iron Ore
5.2	Steel canopy one glass & cables			Iron Ore
5.3	Steel cable long balcony			Iron Ore
5.4	Concrete wall, canopy and decorative ledge	Concrete	Dark Red	Charcoal Grey
5.6	Aluminum decorative screen	Aluminum		Charcoal Grey
5.7	Aluminum decorative screen	Aluminum		Charcoal Grey

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)

PLAT DATE
Jun 14, 2024

PROJECT NO.
2119

DRAWING NO.
A3.3

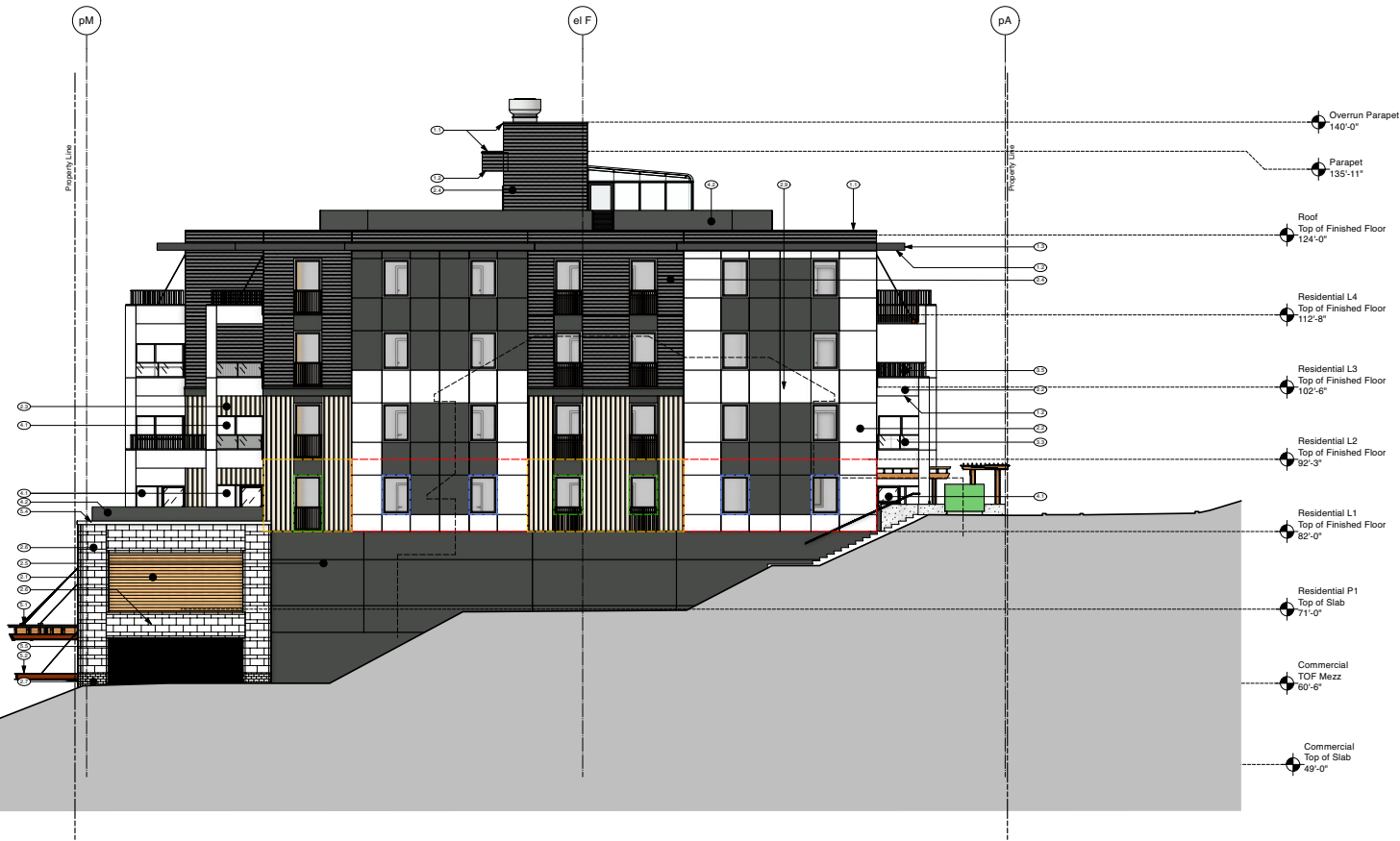
IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

Num.	YY MM DD	ISSUE / REVISION ▼
7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review

PROJECT
Bosa Foods
2335 St Johns St

BUILDING CODE BCBG 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING
West Elevation



Spatial Separation		BCBG 2018	
Limiting elevation	1.878 ft	5.50 ft	
Exposing bldg face	4.00 sqm	0.00 sqft	
Allowed openings	4.882 sqm	53.11 sqft	
Proposed openings	3.30 sqm	35.33 sqft	
Exposing bldg face			
Orientation	Length (ft)	Height (ft)	Area (sqft)
West	4.00	5.58	22.33
West	4.00	5.58	22.33
West	4.00	5.58	22.33
West	4.00	5.58	22.33
Openings			
Orientation	Length (ft)	Height (ft)	Area (sqft)
West	4.00	5.58	22.33
West	4.00	5.58	22.33
West	4.00	5.58	22.33
West	4.00	5.58	22.33
Limiting elevation			
2.00 ft	2.50 ft		
Exposing bldg face	22.86 sqm	245.18 sqft	
Allowed openings	7.27 sqm	78.25 sqft	
Proposed openings	4.24 sqm	45.67 sqft	
Exposing bldg face			
Orientation	Length (ft)	Height (ft)	Area (sqft)
West	12.50	10.23	127.865
West	22.95	10.23	235.32
West	4.00	5.58	22.33
West	4.00	5.58	22.33
Openings			
Orientation	Length (ft)	Height (ft)	Area (sqft)
West	4.00	5.58	22.33
West	4.00	5.58	22.33
West	4.00	5.58	22.33
West	4.00	5.58	22.33

Bosa Foods - St. Johns St.				
No.	Material	Manufacturer	Texture	Colour
1.1	Parapet over precast concrete corner and cap flashing	Lux metal	Wood grains	peccan
1.2	Metal roof over parapet	James Hardie	Charcoal grey	
1.3	Precast concrete cap flashing over cement board base	James Hardie	Charcoal grey	
2.1	Vertical siding	Lux metal siding	Wood grains	peccan
2.2	Horizontal siding	James Hardie	Smooth	Arctic white
2.3	Horizontal siding	James Hardie	Smooth	Arctic white
2.4	Horizontal siding	James Hardie	Smooth	Arctic white
2.5	Horizontal siding	James Hardie	Smooth	Arctic white
2.6	Horizontal siding	James Hardie	Smooth	Arctic white
2.7	Horizontal siding	James Hardie	Smooth	Arctic white
2.8	Horizontal siding	James Hardie	Smooth	Arctic white
2.9	Horizontal siding	James Hardie	Smooth	Arctic white
2.10	Horizontal siding	James Hardie	Smooth	Arctic white
2.11	Horizontal siding	James Hardie	Smooth	Arctic white
2.12	Horizontal siding	James Hardie	Smooth	Arctic white
2.13	Horizontal siding	James Hardie	Smooth	Arctic white
2.14	Horizontal siding	James Hardie	Smooth	Arctic white
2.15	Horizontal siding	James Hardie	Smooth	Arctic white
2.16	Horizontal siding	James Hardie	Smooth	Arctic white
2.17	Horizontal siding	James Hardie	Smooth	Arctic white
2.18	Horizontal siding	James Hardie	Smooth	Arctic white
2.19	Horizontal siding	James Hardie	Smooth	Arctic white
2.20	Horizontal siding	James Hardie	Smooth	Arctic white
2.21	Horizontal siding	James Hardie	Smooth	Arctic white
2.22	Horizontal siding	James Hardie	Smooth	Arctic white
2.23	Horizontal siding	James Hardie	Smooth	Arctic white
2.24	Horizontal siding	James Hardie	Smooth	Arctic white
2.25	Horizontal siding	James Hardie	Smooth	Arctic white
2.26	Horizontal siding	James Hardie	Smooth	Arctic white
2.27	Horizontal siding	James Hardie	Smooth	Arctic white
2.28	Horizontal siding	James Hardie	Smooth	Arctic white
2.29	Horizontal siding	James Hardie	Smooth	Arctic white
2.30	Horizontal siding	James Hardie	Smooth	Arctic white
2.31	Horizontal siding	James Hardie	Smooth	Arctic white
2.32	Horizontal siding	James Hardie	Smooth	Arctic white
2.33	Horizontal siding	James Hardie	Smooth	Arctic white
2.34	Horizontal siding	James Hardie	Smooth	Arctic white
2.35	Horizontal siding	James Hardie	Smooth	Arctic white
2.36	Horizontal siding	James Hardie	Smooth	Arctic white
2.37	Horizontal siding	James Hardie	Smooth	Arctic white
2.38	Horizontal siding	James Hardie	Smooth	Arctic white
2.39	Horizontal siding	James Hardie	Smooth	Arctic white
2.40	Horizontal siding	James Hardie	Smooth	Arctic white
2.41	Horizontal siding	James Hardie	Smooth	Arctic white
2.42	Horizontal siding	James Hardie	Smooth	Arctic white
2.43	Horizontal siding	James Hardie	Smooth	Arctic white
2.44	Horizontal siding	James Hardie	Smooth	Arctic white
2.45	Horizontal siding	James Hardie	Smooth	Arctic white
2.46	Horizontal siding	James Hardie	Smooth	Arctic white
2.47	Horizontal siding	James Hardie	Smooth	Arctic white
2.48	Horizontal siding	James Hardie	Smooth	Arctic white
2.49	Horizontal siding	James Hardie	Smooth	Arctic white
2.50	Horizontal siding	James Hardie	Smooth	Arctic white
2.51	Horizontal siding	James Hardie	Smooth	Arctic white
2.52	Horizontal siding	James Hardie	Smooth	Arctic white
2.53	Horizontal siding	James Hardie	Smooth	Arctic white
2.54	Horizontal siding	James Hardie	Smooth	Arctic white
2.55	Horizontal siding	James Hardie	Smooth	Arctic white
2.56	Horizontal siding	James Hardie	Smooth	Arctic white
2.57	Horizontal siding	James Hardie	Smooth	Arctic white
2.58	Horizontal siding	James Hardie	Smooth	Arctic white
2.59	Horizontal siding	James Hardie	Smooth	Arctic white
2.60	Horizontal siding	James Hardie	Smooth	Arctic white
2.61	Horizontal siding	James Hardie	Smooth	Arctic white
2.62	Horizontal siding	James Hardie	Smooth	Arctic white
2.63	Horizontal siding	James Hardie	Smooth	Arctic white
2.64	Horizontal siding	James Hardie	Smooth	Arctic white
2.65	Horizontal siding	James Hardie	Smooth	Arctic white
2.66	Horizontal siding	James Hardie	Smooth	Arctic white
2.67	Horizontal siding	James Hardie	Smooth	Arctic white
2.68	Horizontal siding	James Hardie	Smooth	Arctic white
2.69	Horizontal siding	James Hardie	Smooth	Arctic white
2.70	Horizontal siding	James Hardie	Smooth	Arctic white
2.71	Horizontal siding	James Hardie	Smooth	Arctic white
2.72	Horizontal siding	James Hardie	Smooth	Arctic white
2.73	Horizontal siding	James Hardie	Smooth	Arctic white
2.74	Horizontal siding	James Hardie	Smooth	Arctic white
2.75	Horizontal siding	James Hardie	Smooth	Arctic white
2.76	Horizontal siding	James Hardie	Smooth	Arctic white
2.77	Horizontal siding	James Hardie	Smooth	Arctic white
2.78	Horizontal siding	James Hardie	Smooth	Arctic white
2.79	Horizontal siding	James Hardie	Smooth	Arctic white
2.80	Horizontal siding	James Hardie	Smooth	Arctic white
2.81	Horizontal siding	James Hardie	Smooth	Arctic white
2.82	Horizontal siding	James Hardie	Smooth	Arctic white
2.83	Horizontal siding	James Hardie	Smooth	Arctic white
2.84	Horizontal siding	James Hardie	Smooth	Arctic white
2.85	Horizontal siding	James Hardie	Smooth	Arctic white
2.86	Horizontal siding	James Hardie	Smooth	Arctic white
2.87	Horizontal siding	James Hardie	Smooth	Arctic white
2.88	Horizontal siding	James Hardie	Smooth	Arctic white
2.89	Horizontal siding	James Hardie	Smooth	Arctic white
2.90	Horizontal siding	James Hardie	Smooth	Arctic white
2.91	Horizontal siding	James Hardie	Smooth	Arctic white
2.92	Horizontal siding	James Hardie	Smooth	Arctic white
2.93	Horizontal siding	James Hardie	Smooth	Arctic white
2.94	Horizontal siding	James Hardie	Smooth	Arctic white
2.95	Horizontal siding	James Hardie	Smooth	Arctic white
2.96	Horizontal siding	James Hardie	Smooth	Arctic white
2.97	Horizontal siding	James Hardie	Smooth	Arctic white
2.98	Horizontal siding	James Hardie	Smooth	Arctic white
2.99	Horizontal siding	James Hardie	Smooth	Arctic white
3.00	Horizontal siding	James Hardie	Smooth	Arctic white

Bosa Foods - St. Johns St.				
No.	Material	Manufacturer	Texture	Colour
4.5	Heavy timber wood canopy over glass & cables	see landscape		
4.6	Spigot formed architectural concrete wall over clear elastomeric paint or Allen block planters	see landscape		
5.1	Wood and steel canopy over glass & cables			terra cotta
5.2	Steel canopy over glass & cables			terra cotta
5.3	Steel canopy over glass & cables			terra cotta
5.4	Concrete wall, canopy and decorative ledge	Concrete	Dark grey	
5.5	Aluminum decorative system	Aluminum	Charcoal grey	
5.6	Aluminum decorative system	Aluminum	Charcoal grey	
5.7	Aluminum decorative system	Aluminum	Charcoal grey	

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)

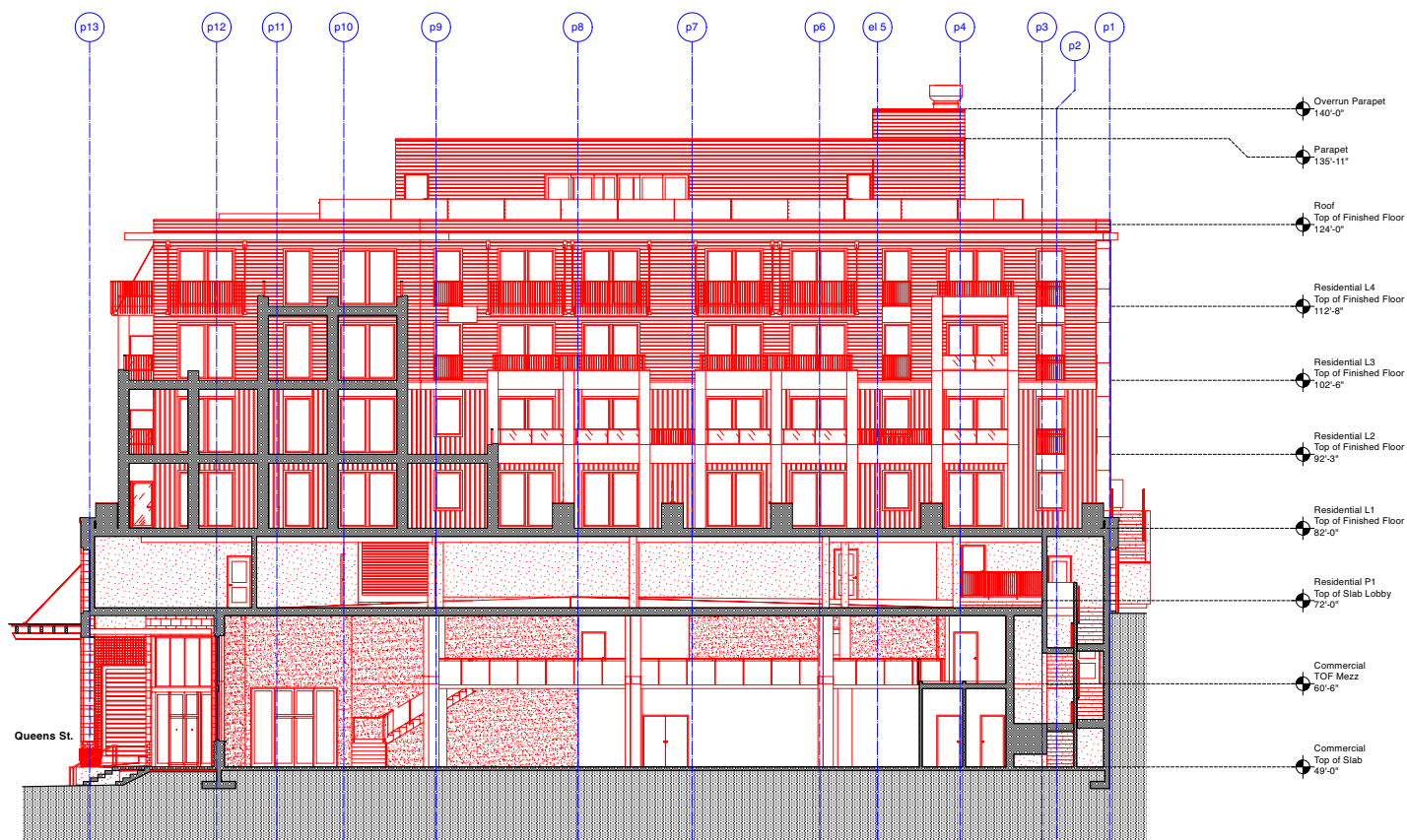
PLAT DATE
Jun 14, 2024

PROJECT NO.
2119

DRAWING NO.
A3.4

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**



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

7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Reissue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP 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

Building Section A-A

Unless signed & sealed, these drawings are not to be used for approval by an

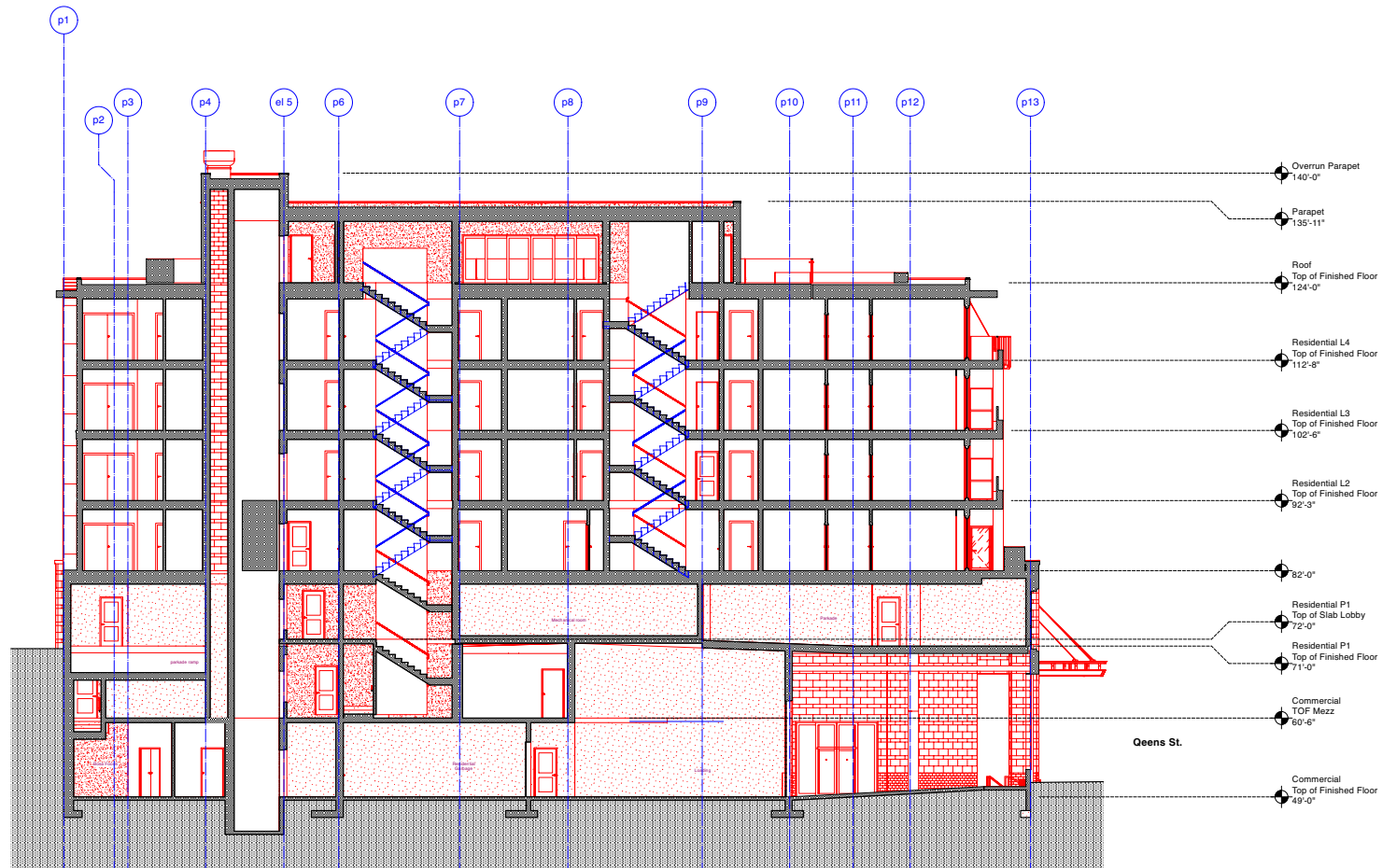
SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE _____

PROJECT NO.	DRAWING NO.
2119	A4.1

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**



B
A-4.2 Section B-B
 Scale: 1/8" = 1'-0"

7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2023-11-07	Issue for Preliminary DP Application
1	2023-08-05	Issue for Review

Num. YY MM DD **▲** ISSUE / REVISION **▼**

PROJECT
Bosa Foods
 2335 St Johns St

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

DRAWING
Building Section B-B

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

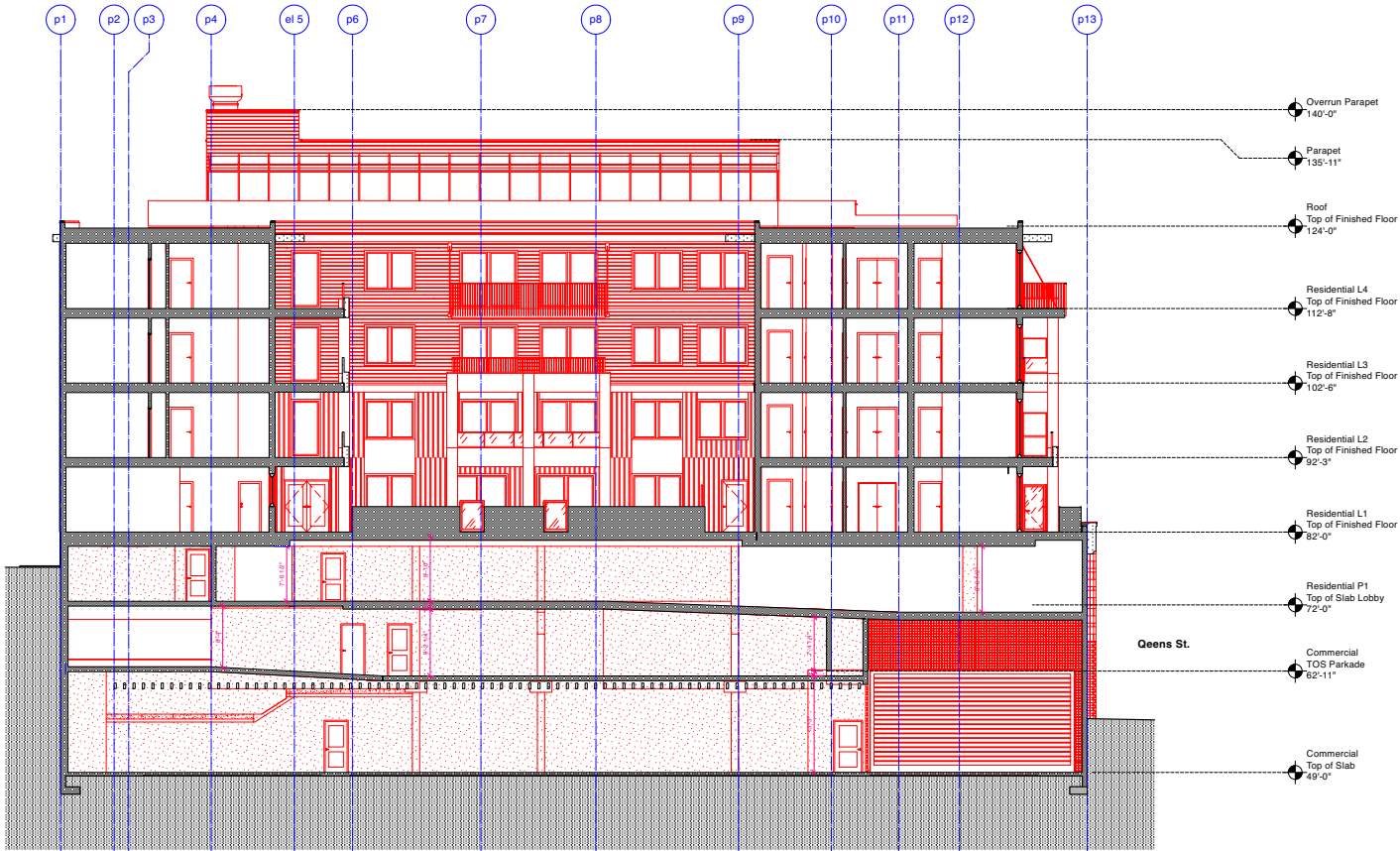
SCALE
 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE Jun 14, 2024

PROJECT NO. 2119
DRAWING NO. **A4.2**

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**



C
A 4.3 Section C-C
Scale: 1/8" = 1'-0"

7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2023-11-07	Issue for Preliminary DP Application
1	2023-08-05	Issue for Review

Num.	YY MM DD	ISSUE / REVISION ▼

PROJECT
Bosa Foods
2335 St Johns St

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

DRAWING
Building Section C-C

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.

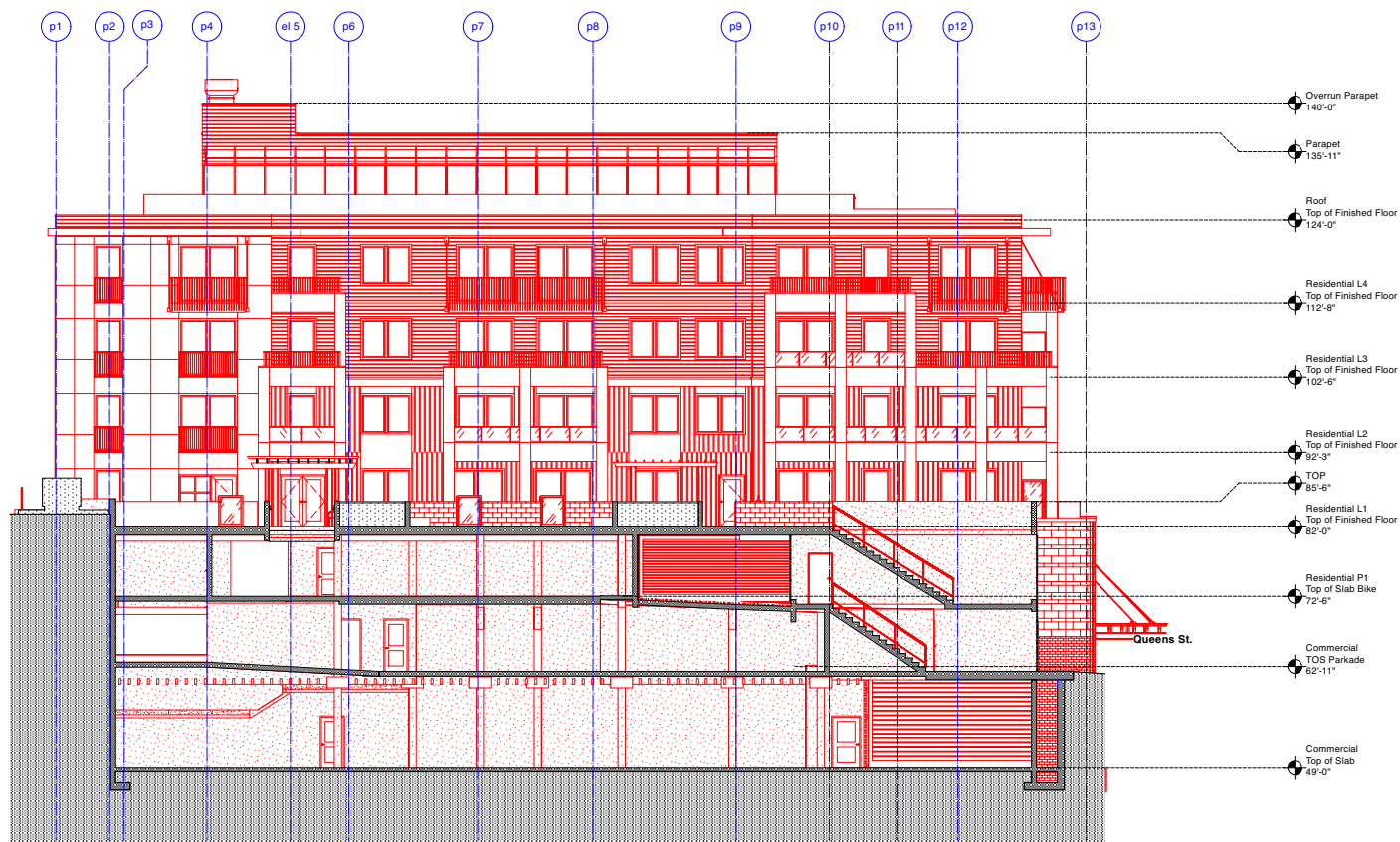
SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Jun 14, 2024

PROJECT NO. 2119
DRAWING NO. **A4.3**

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Comerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**



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

7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Reissue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP 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
Building Section D-D

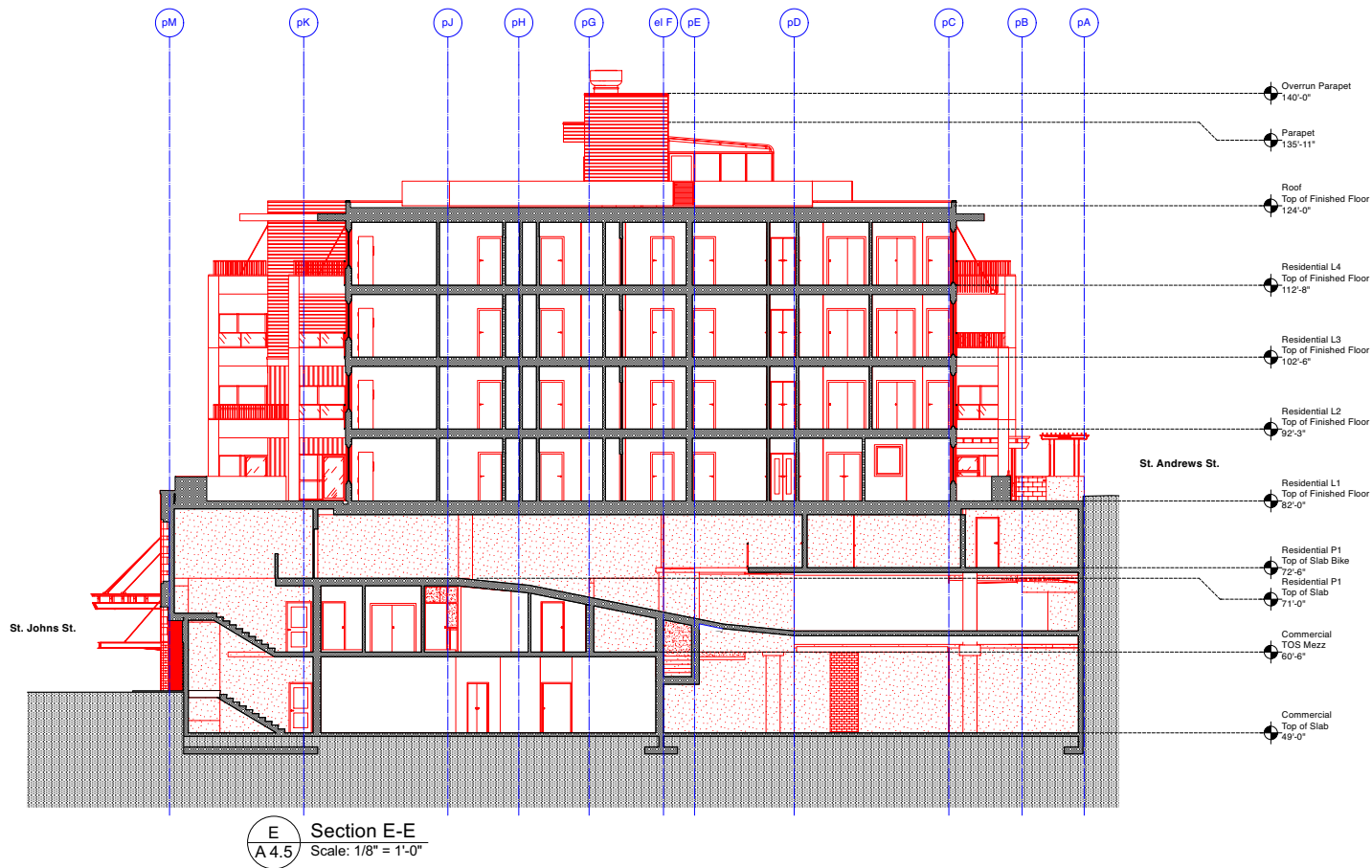
Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.

PLOT DATE _____

PROJECT NO.	DRAWING NO.
2119	A4.4

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**



7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review

Num.	YY MM DD	▲ ISSUE / REVISION ▼
------	----------	----------------------

PROJECT
Bosa Foods
2335 St Johns St

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

DRAWING
Building Section E-E

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)

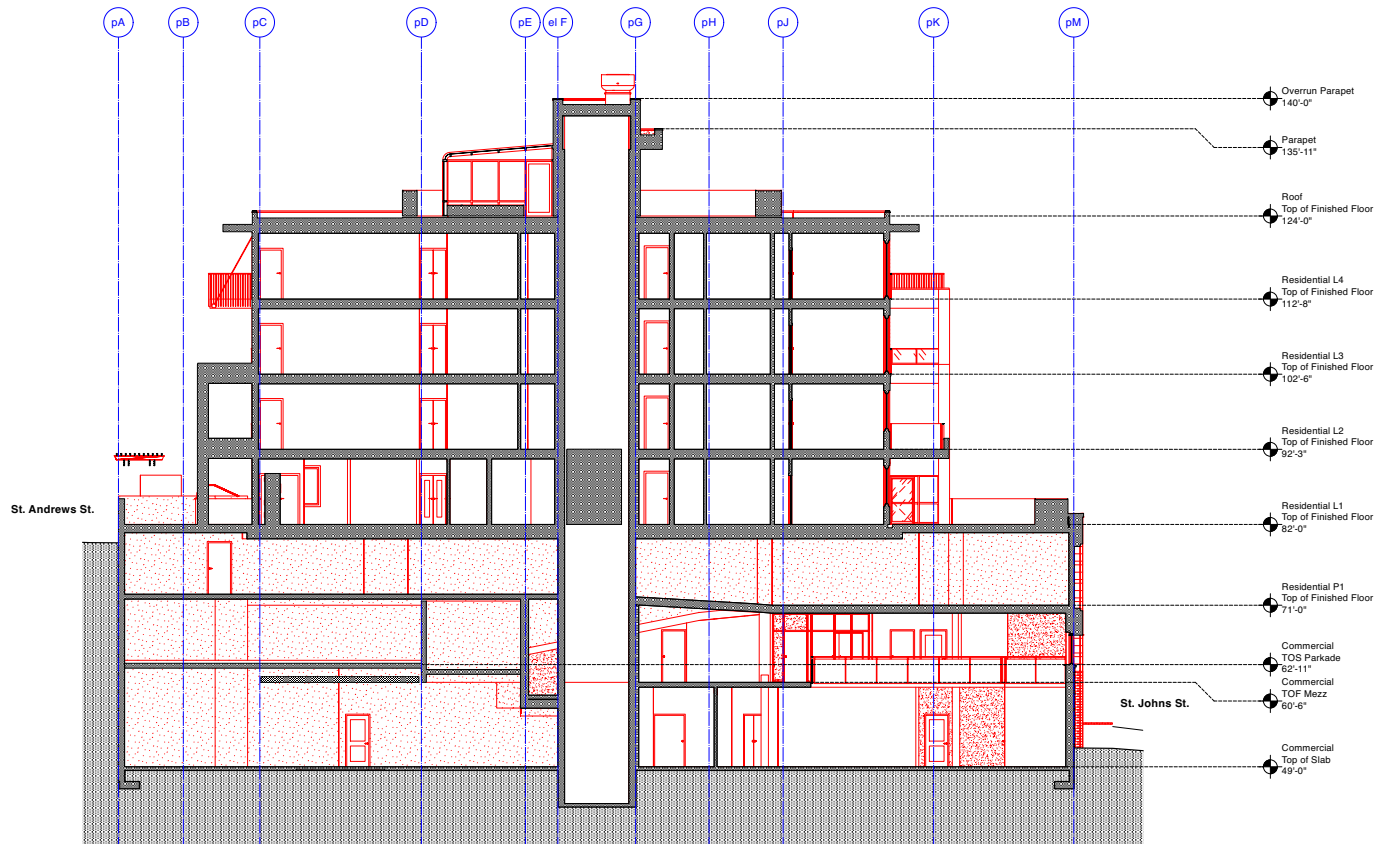
PLOT DATE
Jun 14, 2024

PROJECT NO.
2119

DRAWING NO.
A4.5

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.



7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review

Num. YY MM DD ISSUE / REVISION ▼

PROJECT
Bosa Foods
2335 St Johns St

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

DRAWING
Building Section F-F

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 14, 2024

PROJECT NO. 2119
DRAWING NO. **A4.6**

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2023-11-07	Issue for Preliminary DP Application
1	2023-08-05	Issue for Review
Num.	YY MM DD	▲ ISSUE / REVISION ▼

PROJECT
Bosa Foods
2335 St Johns St

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

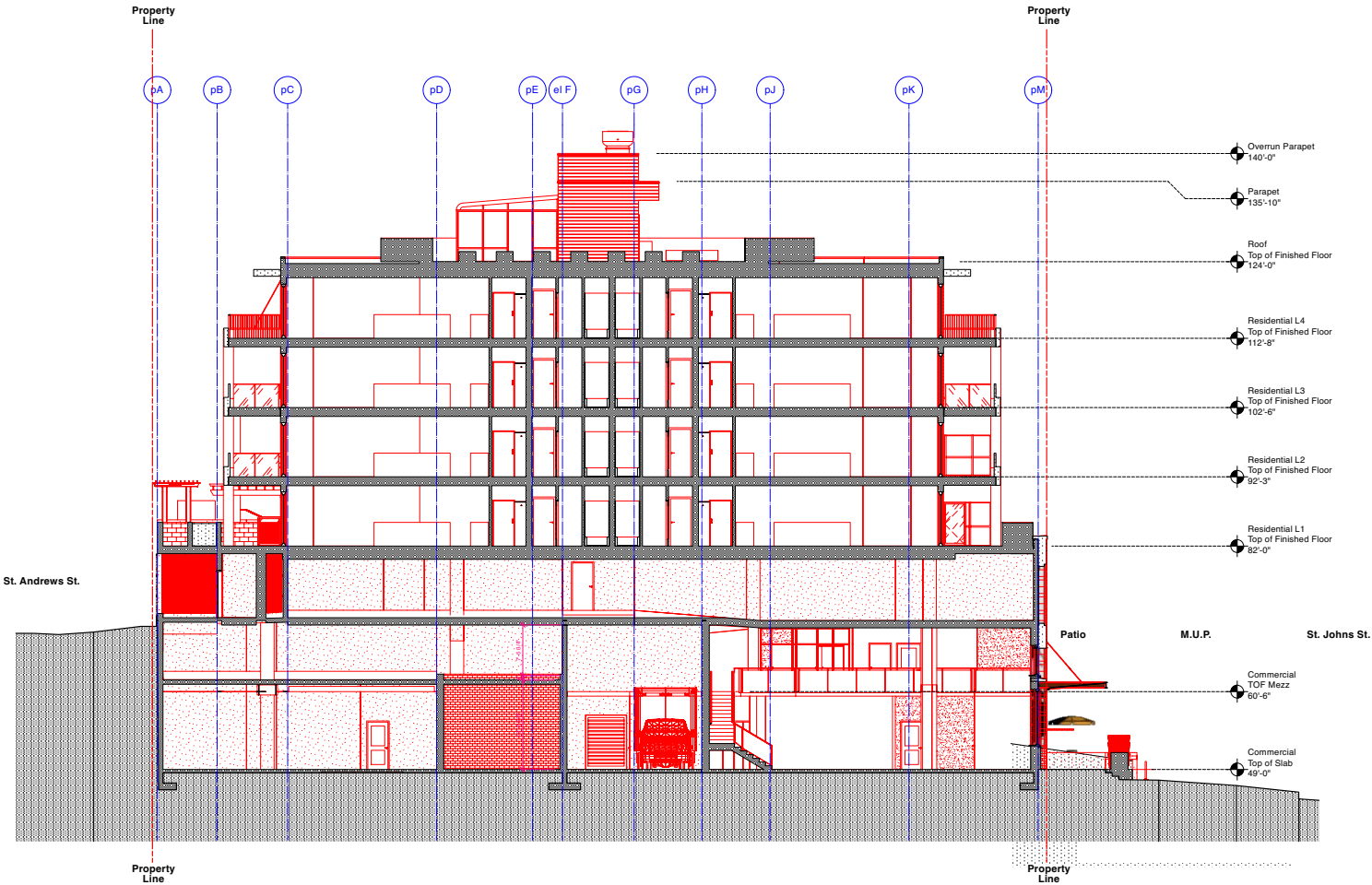
DRAWING
Building Section G-G

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

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

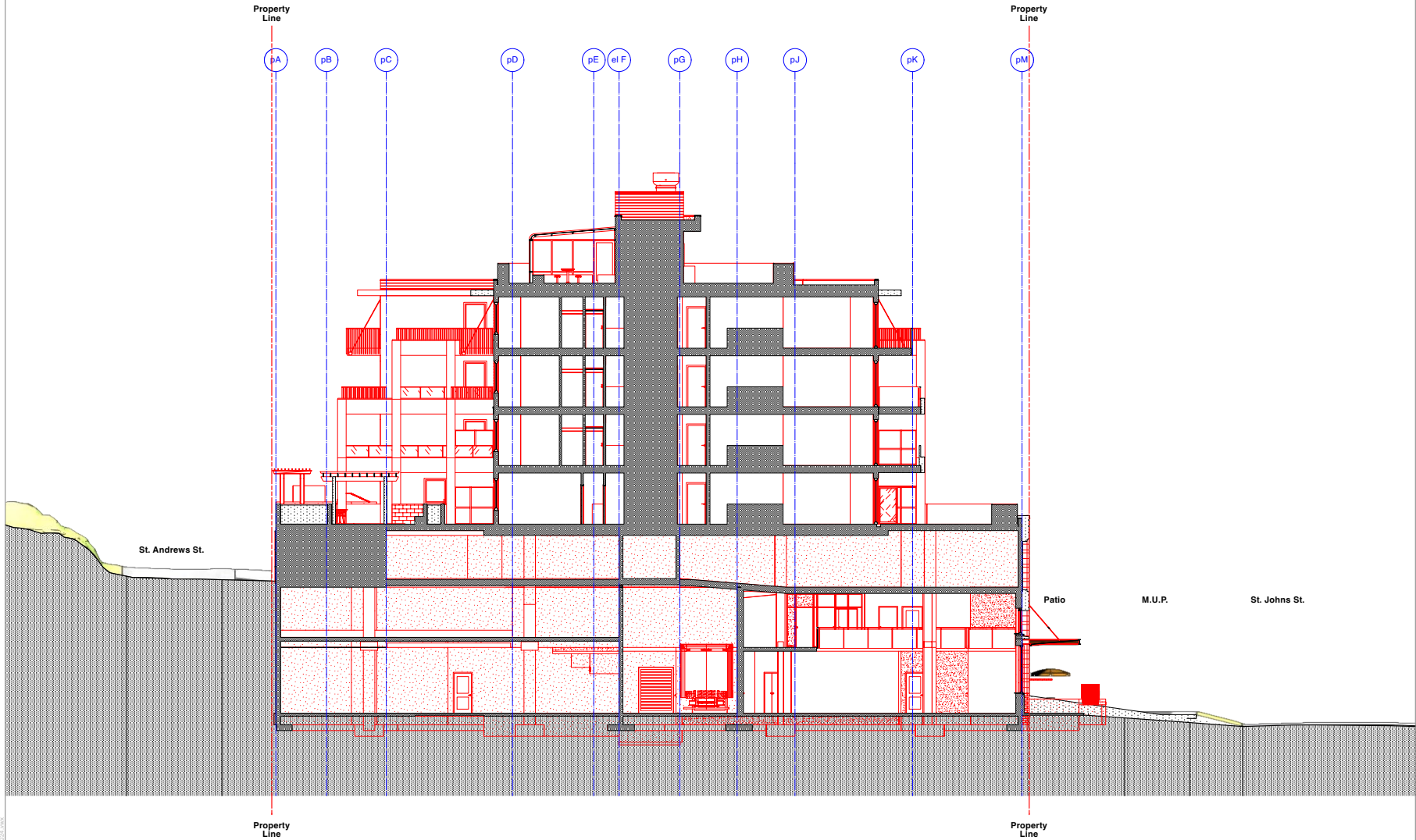
PLOT DATE Jun 14, 2024

PROJECT NO. 2119
DRAWING NO. **A4.7**



IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.



7	2024-06-14	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review

Num. YY MM DD ▲ISSUE / REVISION ▼

PROJECT
Bosa Foods
2335 St Johns St

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

DRAWING
Building Section G-2

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 14, 2024

PROJECT NO. 2119
DRAWING NO. **A4.7.1**

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

Num.	YY MM DD	ISSUE / REVISION ▼
7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP 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 #

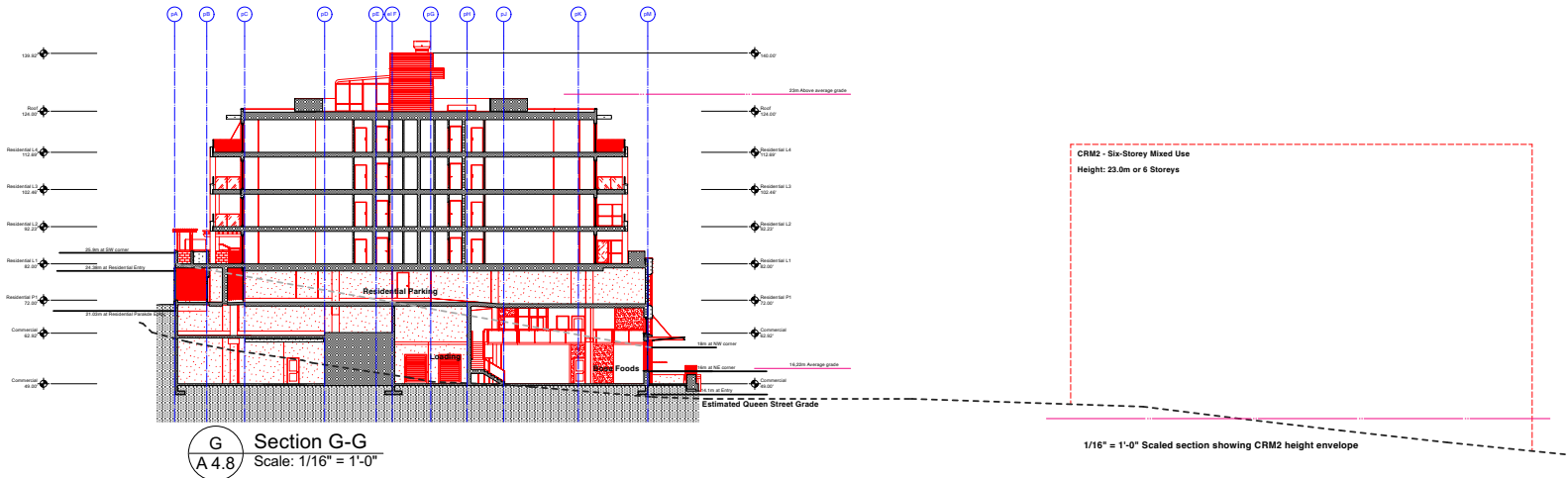
DRAWING
**Building Section G-G
Context**

Unless signed & sealed, these drawings are not to be used for approval by an

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

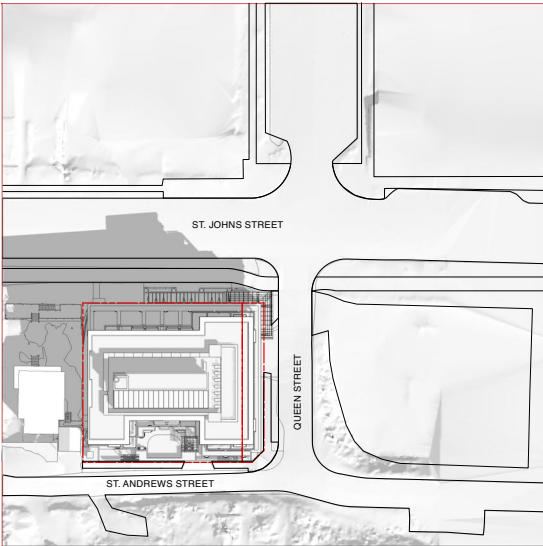
PLOT DATE Jun 14, 2024

PROJECT NO. 2119
DRAWING NO. **A4.8**

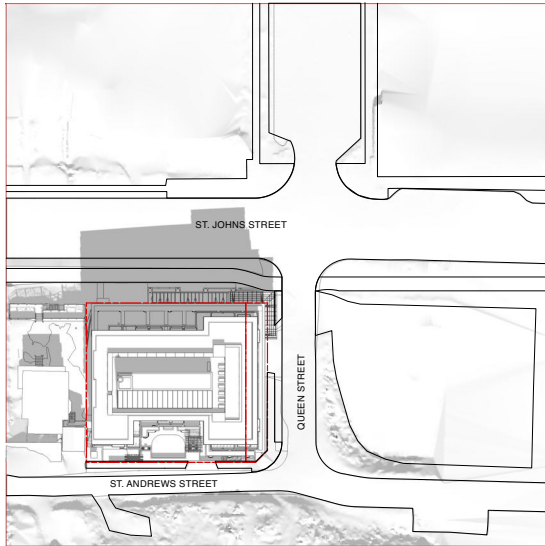


IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction unless issued for that purpose by the Architect.

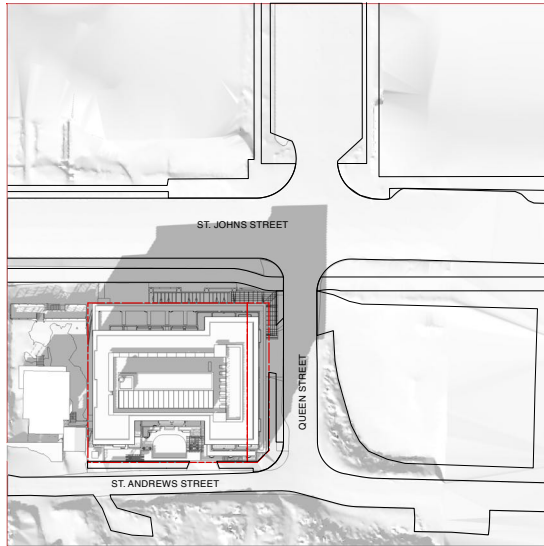
Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**



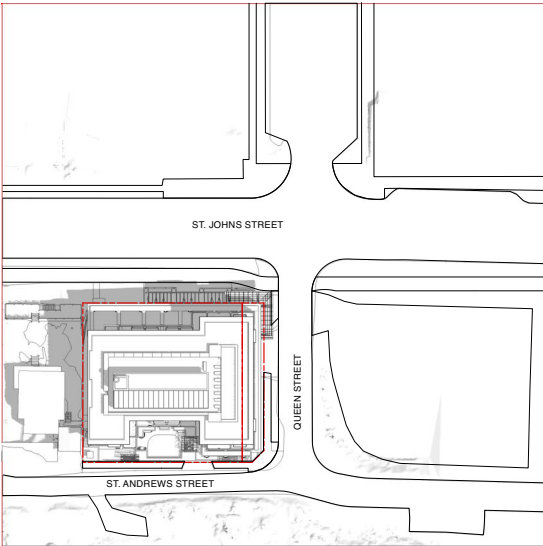
1 March 21st - 10:00AM



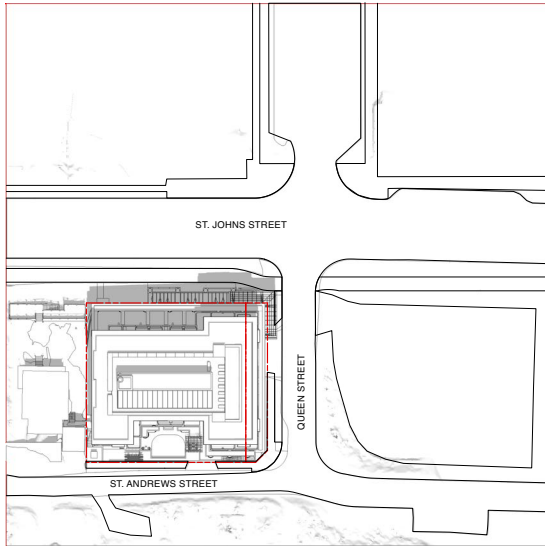
2 March 21st - 12:00PM



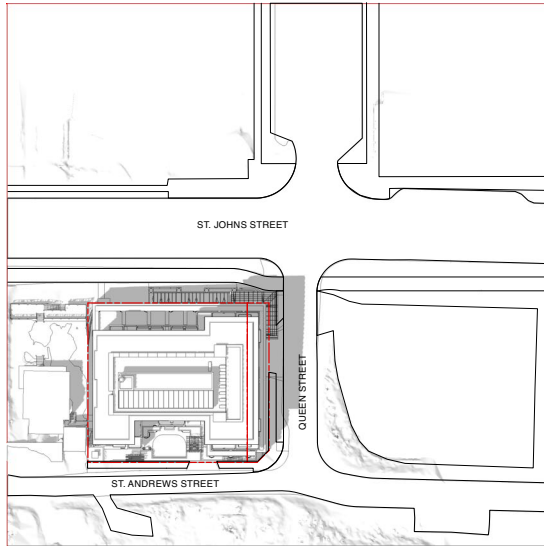
3 March 21st - 2:00PM



4 June 21st - 10:00AM



5 June 21st - 12:00PM



6 June 21st - 2:00PM

Num.	YY MM DD	▲ISSUE / REVISION ▼
7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP 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
Shadow Analysis

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 14, 2024

PROJECT NO. 2119
DRAWING NO. **A5.1**

307 - 611 Alexander Street
Vancouver, British Columbia
Canada V6A 1E1
www.comenarch.com

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

7	2024-06-14	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review

BUILDING CODE	BCBC 2018
ZONING	DM4, C

ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

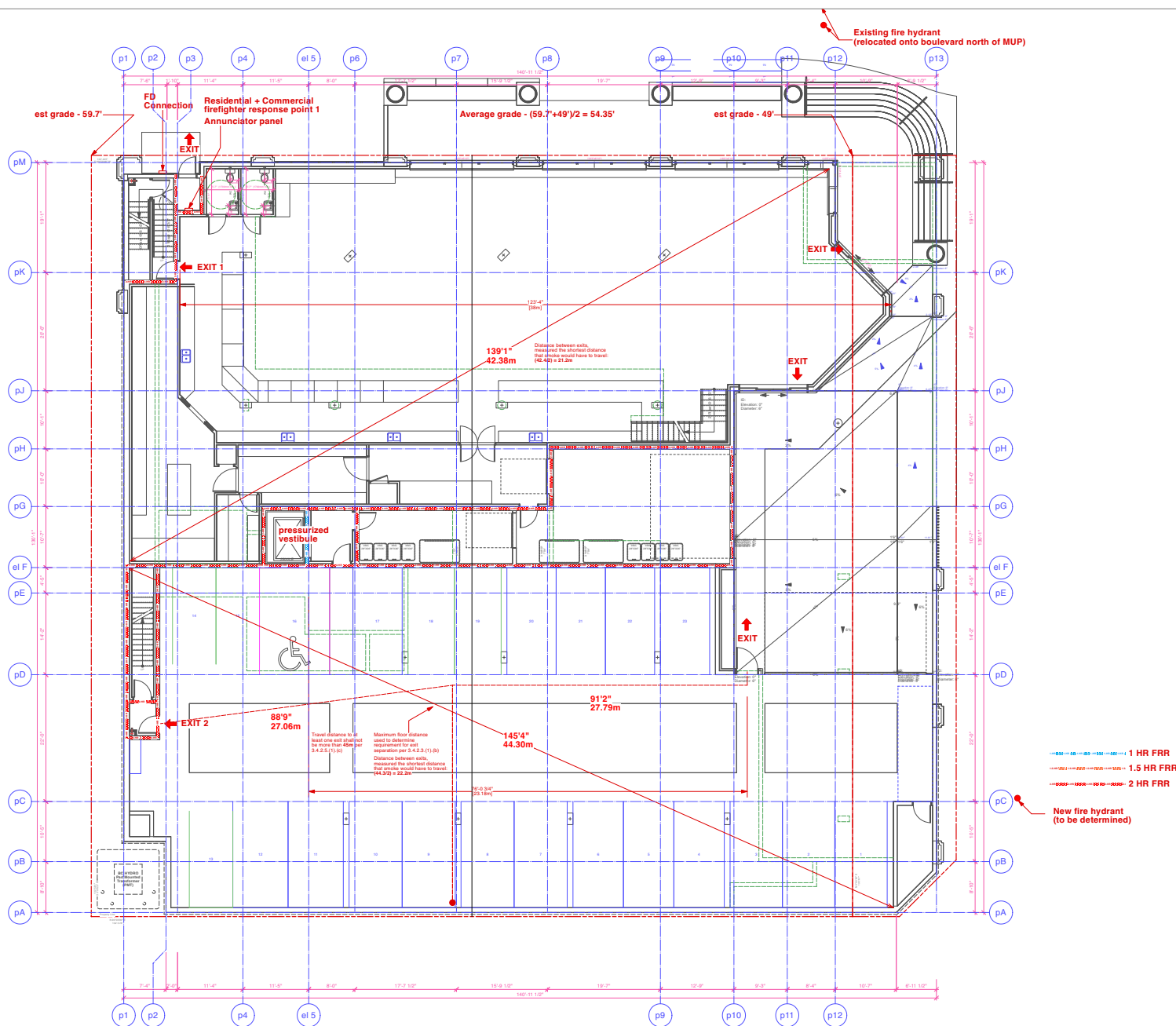
DRAWING
Level 1 Code

Unless signed & sealed, these drawings are not to be used for approval by an

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

PLOT DATE _____

PROJECT NO.
2119



C



307 - 611 Alexander Street
Vancouver, British Columbia,
Canada V6A 1E1
www.cornerstonearch.com
tel. 604-253-8800

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

7	2024-06-14	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
Num.	YY MM DD	▲ ISSUE / REVISION ▼

PROJECT
Bosa Foods
2335 St Johns St

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

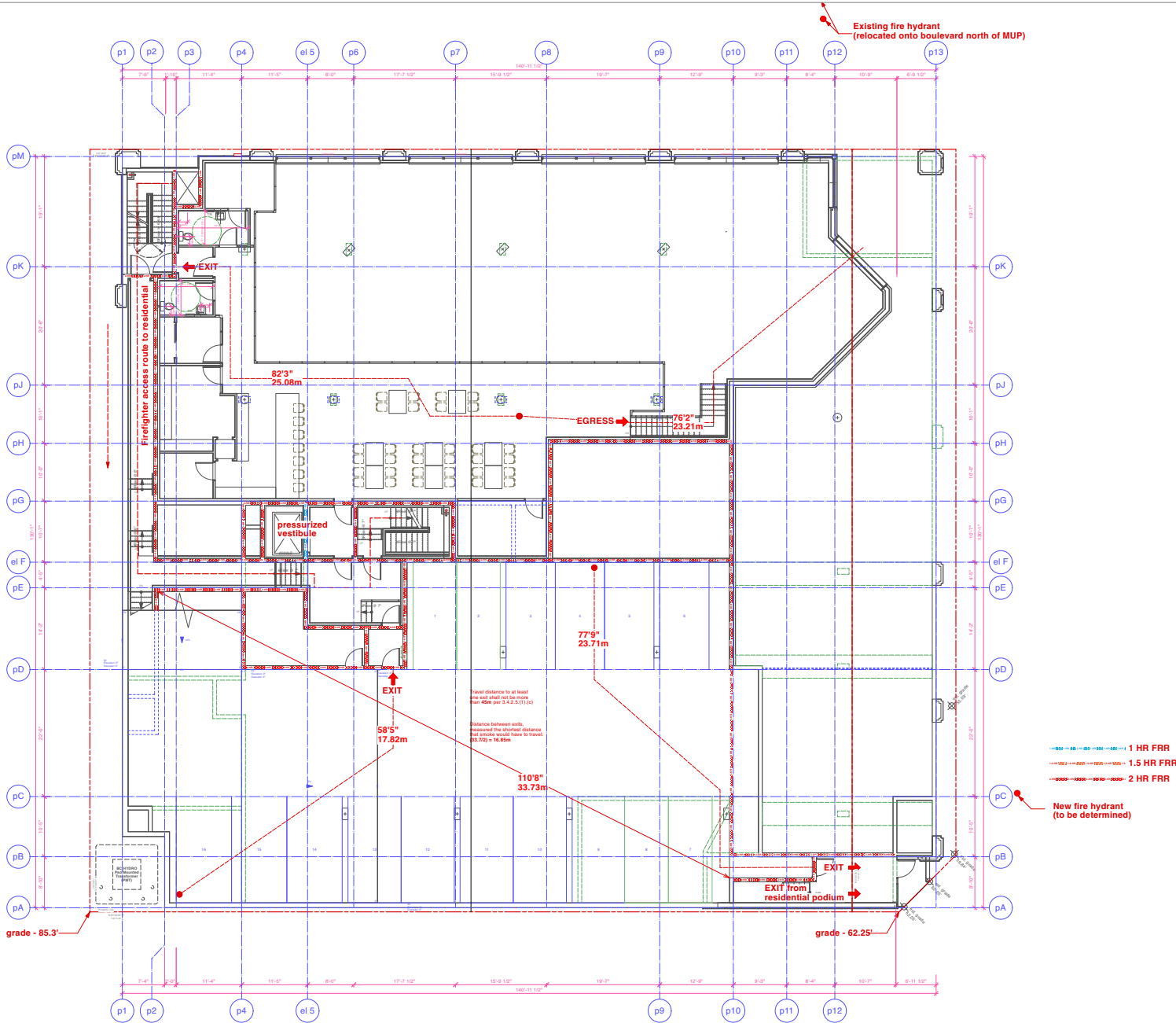
DRAWING
Level 1 Mezzanine
Code

Unless signed & sealed, these drawings are not to be used for approval by an

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

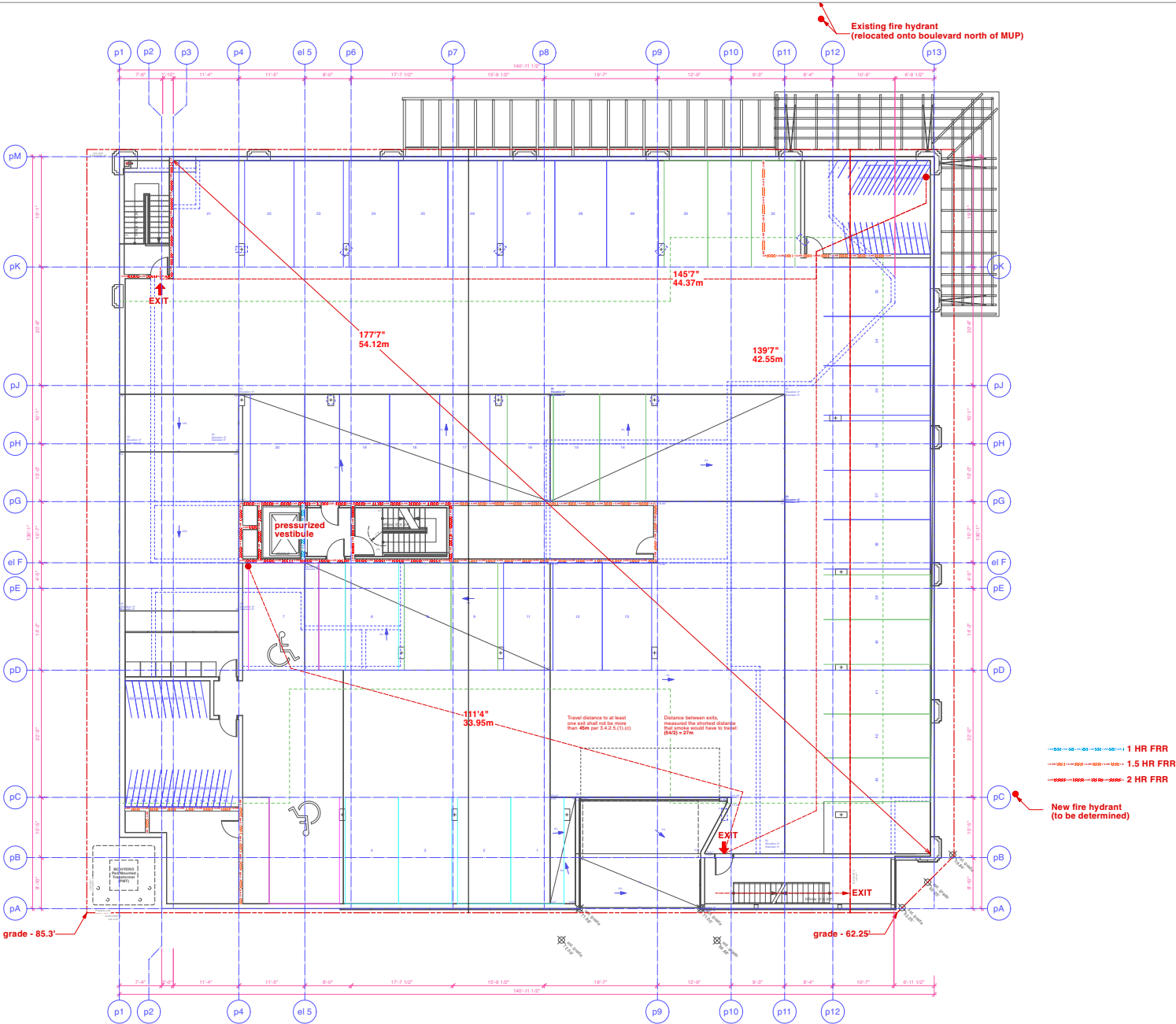
PLOT DATE Jun 14, 2024

PROJECT NO. 2119
DRAWING NO. A5.3



IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.



7	2024-06-14	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
Num.	YY MM DD	ISSUE / REVISION ▼

PROJECT
Bosa Foods
2335 St Johns St

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

DRAWING
Level 2 Parkade Code

Unless signed & sealed, these drawings are not to be used for approval by an authority having jurisdiction.

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

PLOT DATE Jun 14, 2024

PROJECT NO. 2119
DRAWING NO. A5.4

307 - 611 Alexander Street
Vancouver, British Columbia
Canada V6A 1E1
www.comerarch.com

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

7	2024-06-14	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review

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

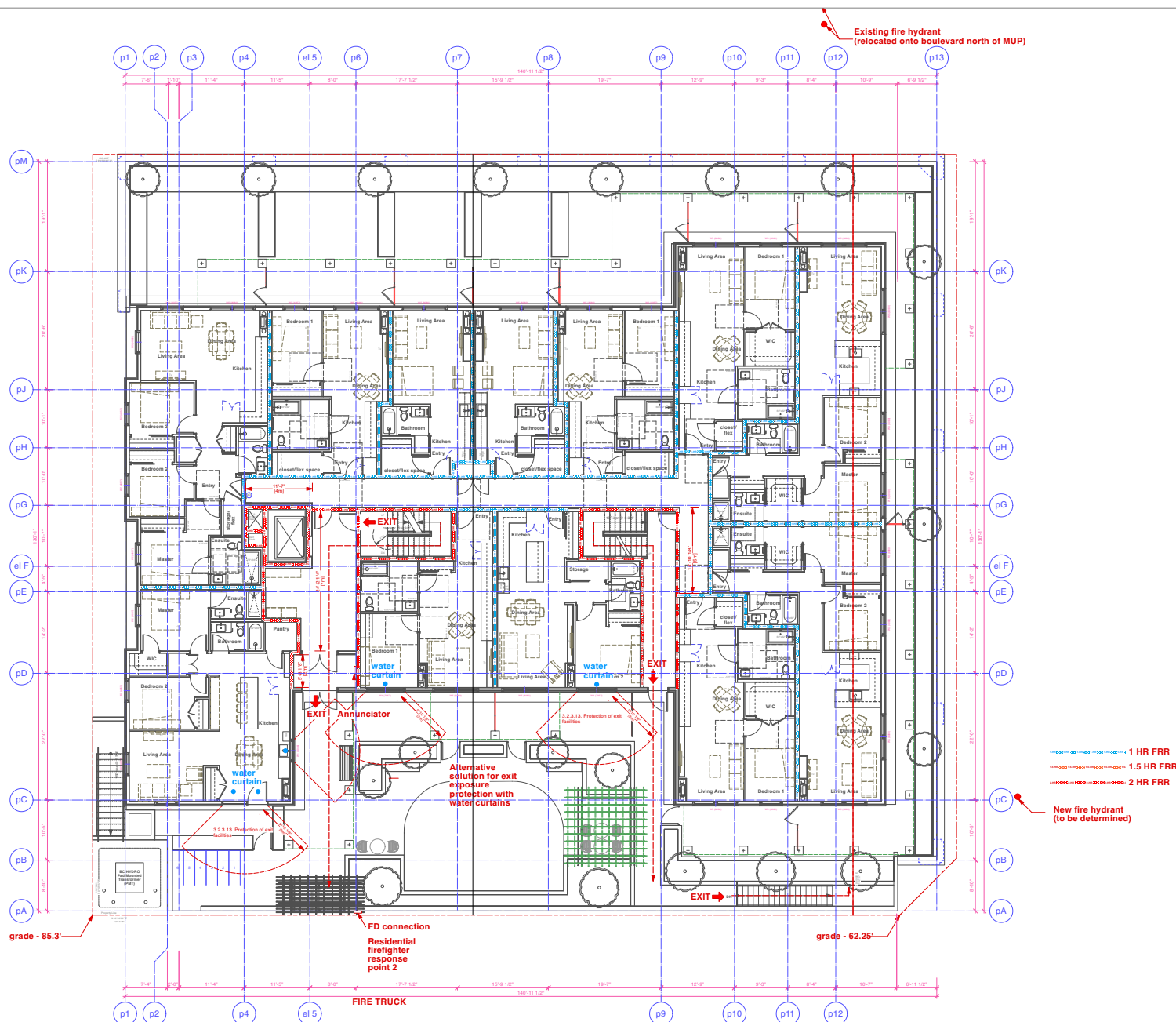
DRAWING
Level 3 Code

Unless signed & sealed, these drawings are not to be used for approval by an

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

PLOT DATE _____

PROJECT NO.	DRAWING NO.
2119	A5.5



C

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.

7	2024-06-14	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review

Num. YY MM DD ISSUE / REVISION ▼

PROJECT
Bosa Foods
2335 St Johns St

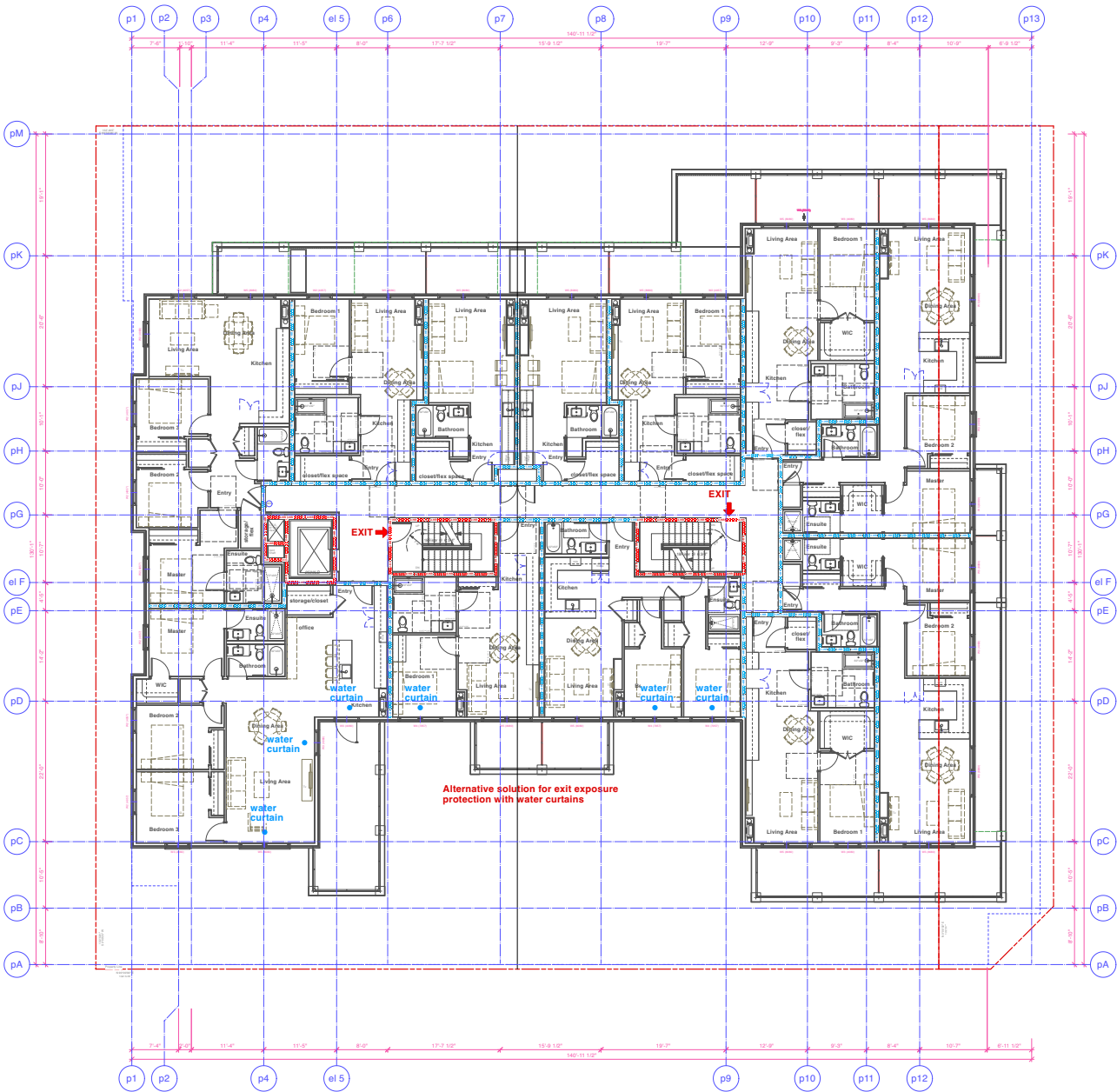
BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
Level 4 Code

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

PLOT DATE Jun 14, 2024

PROJECT NO. 2119
DRAWING NO. **A5.6**



IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

7	2024-06-14	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
Num.	YY MM DD	▲ISSUE / REVISION ▼

PROJECT

Bosa Foods
2335 St Johns St

BUILDING CODE BCBC 2018

ZONING RM4, C3

DEVELOPMENT PERMIT # _____
BUILDING PERMIT # _____

DRAWING

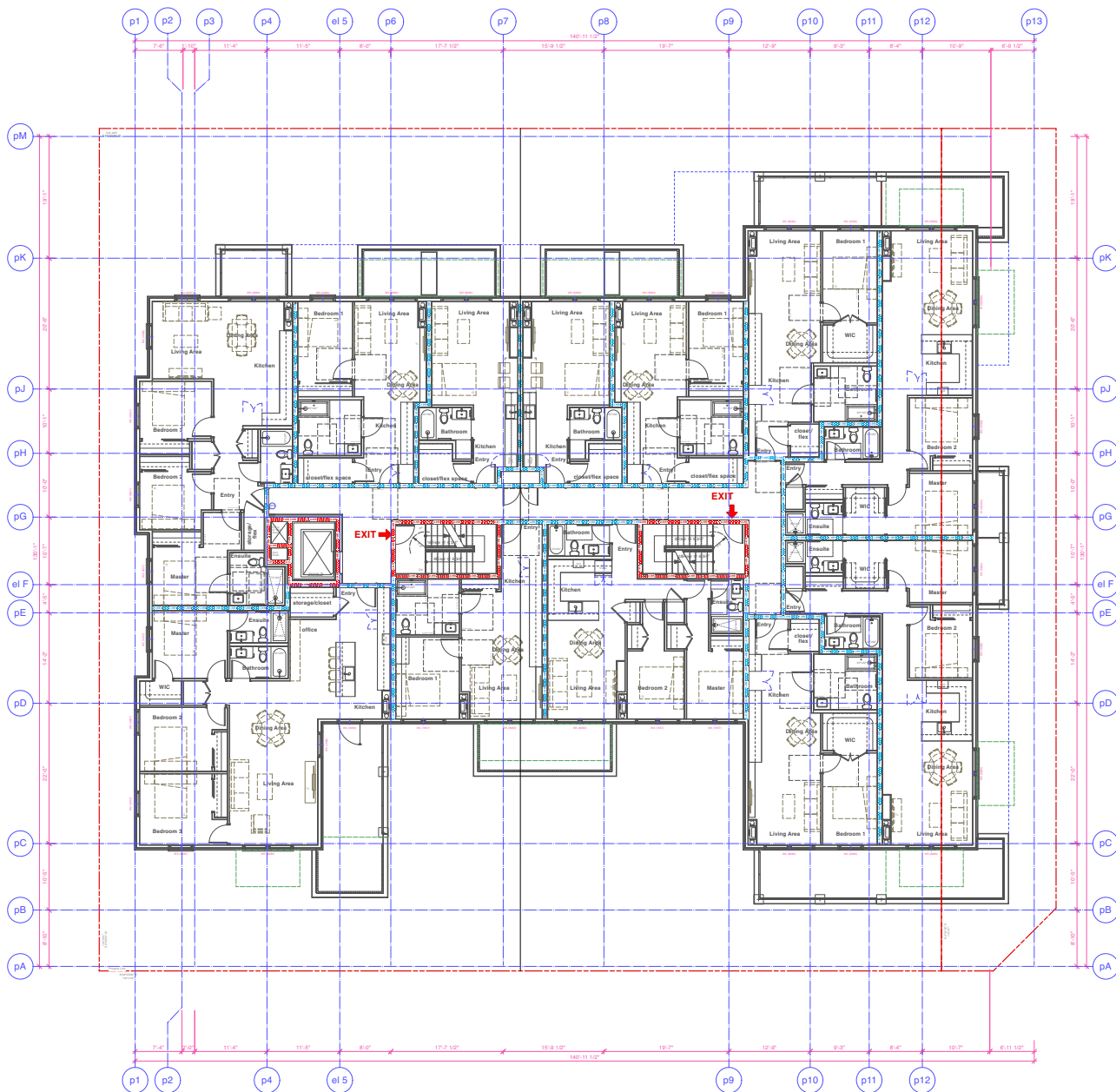
Level 5 Code

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 _____

PROJECT NO.	DRAWING NO.
-------------	-------------

2119 **A5.7**

0.000 534 0.000 38 0.000 25 0.000 334 0.000 38 0.000 4 **1 HR FRR**
 0.000 300 0.000 145 0.000 100 0.000 145 0.000 300 0.000 145 **1.5 HR FRR**
 0.000 300 0.000 145 0.000 100 0.000 145 0.000 300 0.000 145 **2 HR FRR**



IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.

7	2024-06-14	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
Num.	YY MM DD	ISSUE / REVISION ▼

PROJECT
Bosa Foods
2335 St Johns St

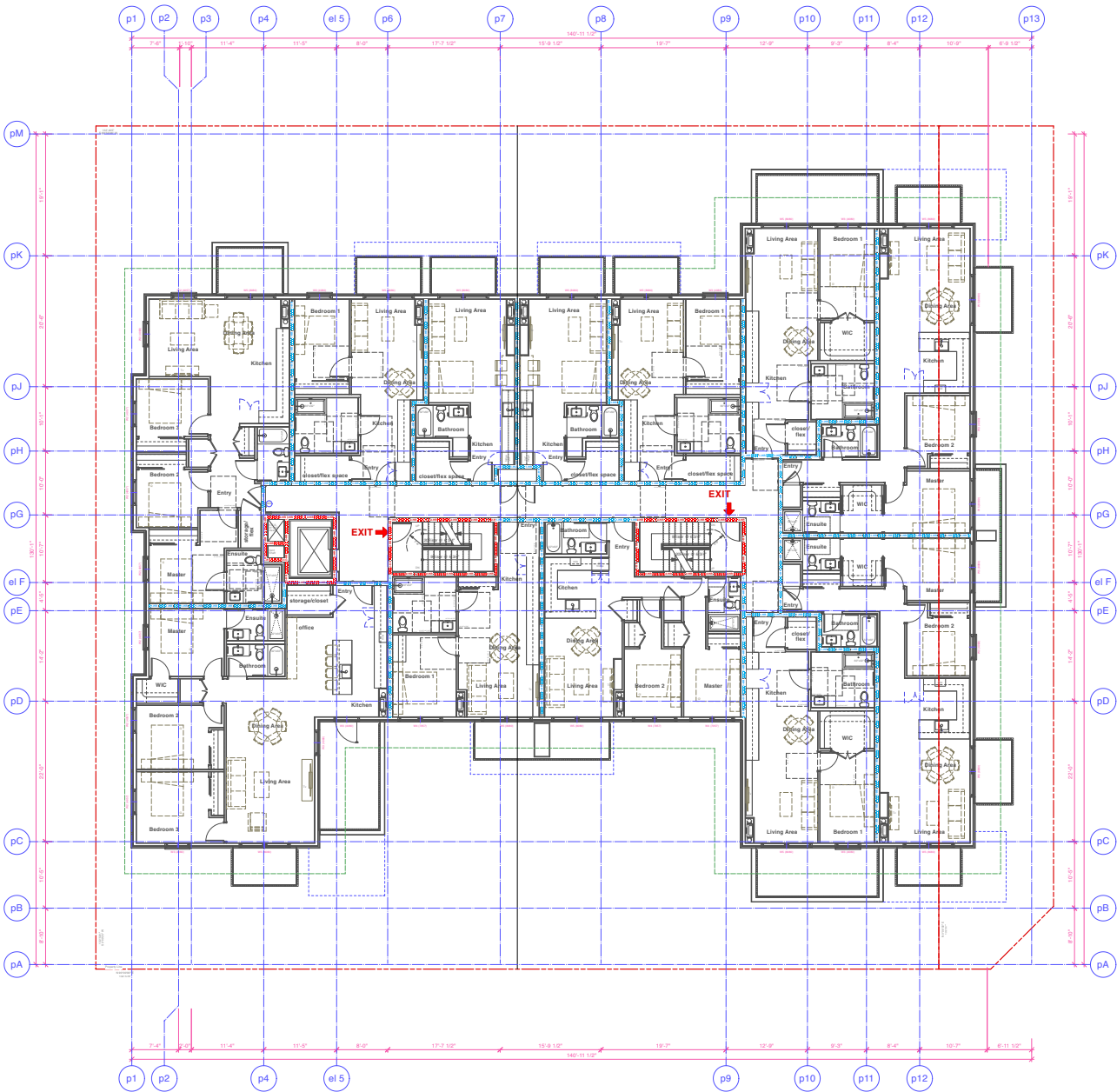
BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
Level 6 Code

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

PLOT DATE Jun 14, 2024

PROJECT NO. 2119
DRAWING NO. A5.8



---SBC---SB---SB---SBC---SBC--- 1 HR FRR
---SBC---SBC---SBC---SBC---SBC--- 1.5 HR FRR
---SBC---SBC---SBC---SBC---SBC--- 2 HR FRR



Vancouver, British Columbia
Canada V6A 1E1

www.cornierarch.com

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Comerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

7	2024-06-14	Re-Issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review

Bosa Foods
2335 St Johns St

ZONING RM4, C3

DEVELOPMENT PERMIT #

BUILDING PERMIT #

DRAWING

Roof Code

Unless signed & sealed, these drawings are not to be used for approval by an

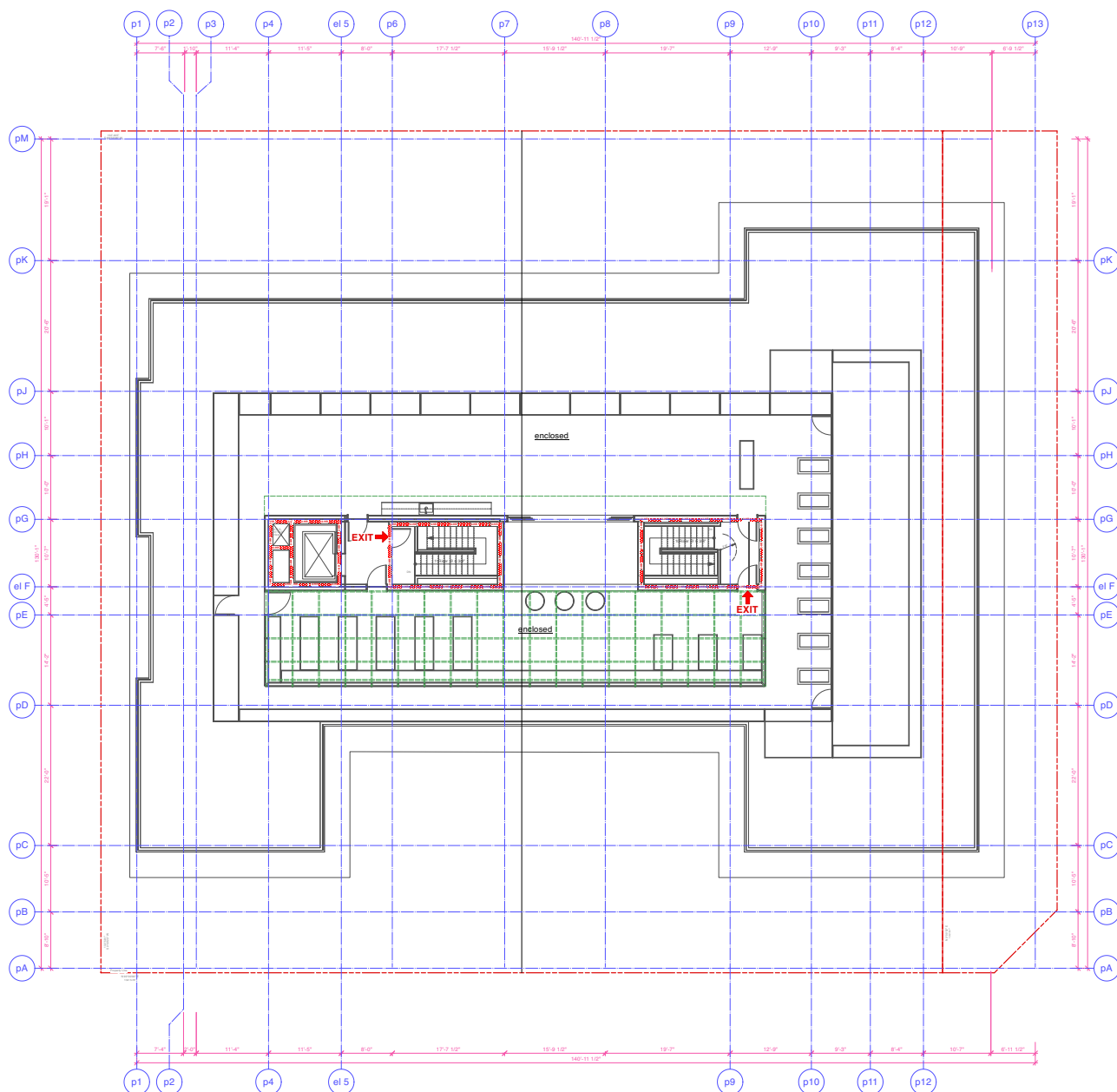
SCALE

PLOT DATE _____

PROJECT NO.	DRAWING NO.
-------------	-------------

0110 AF 0

C

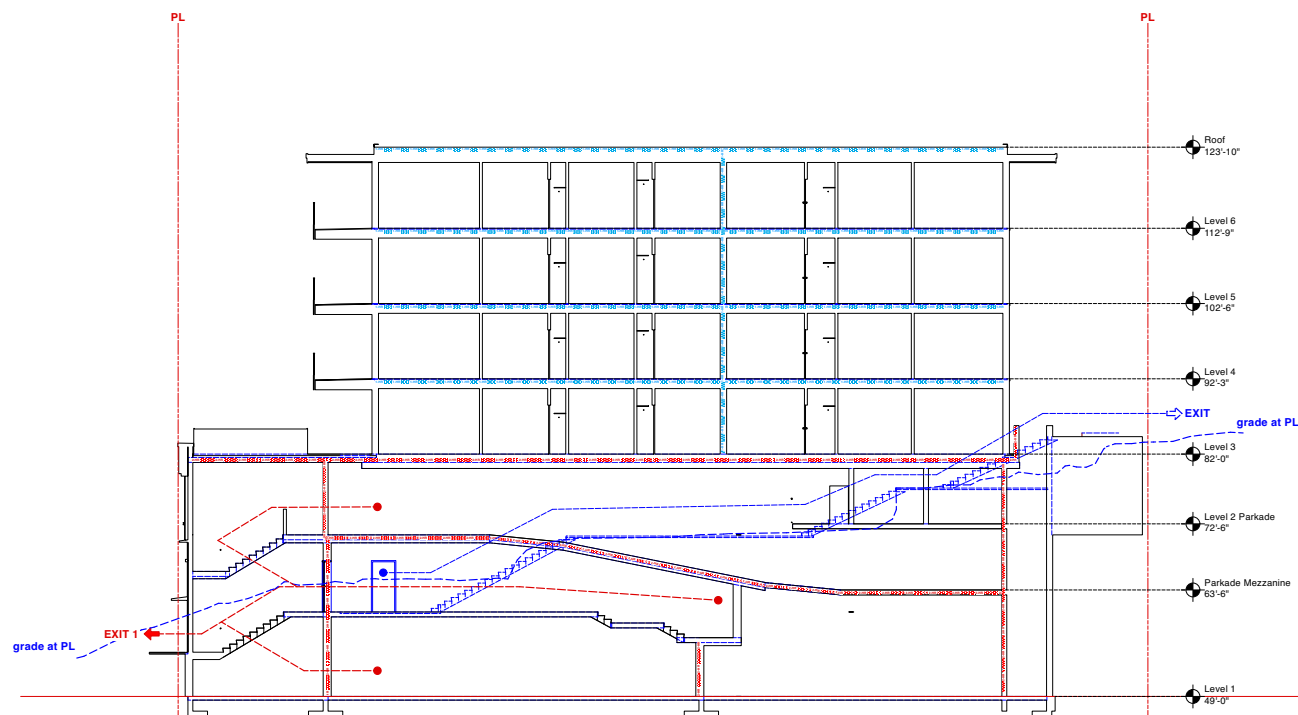
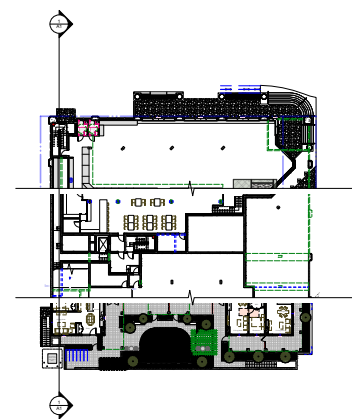


1 HR FRR

307 - 611 Alexander Street
Vancouver, British Columbia,
Canada V6A 1E1
www.cornearch.com

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**



PROJECT
Bosa Foods
2335 St Johns St

BUILDING CODE BCRC 2018

BUILDING CODE	2006 LRS
ZONING	RM4, C3

DEVELOPMENT PERMIT #

BUILDING PERMIT #

DRAWING

Section Code

Section Code

[illegible]

Journal of Management Education 36(7) 809–826

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

[illegible]

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

Journal of Management Inquiry 20(6) 798-814

[illegible]

Journal of Management Inquiry 20(6) 798-814

Journal of Management Inquiry 20(6) 798-814

Unless signed & sealed, these drawings are not to be used for approval by an

SCALE

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

PLOT DATE _____

Jun 14, 2024

BRUNNEN

PROJECT NO.	DRAWING NO.
-------------	-------------

2119 A5 10

2119 **AJ.10**

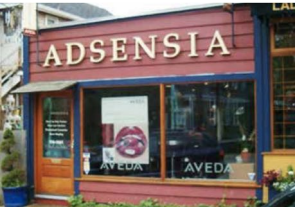
Precedence Heritage Buildings



Old City Hall
2425 St. Johns St



P. Burns & Co. Butcher Shop
2419 Clarke St



John's Barber Shop
2337 Clarke St



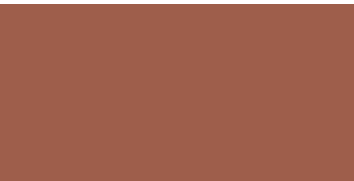
Tremaine Residence
205 Second Ave



Ioco Groceteria
Third Ave



Roe & Abernethy Grocery Store
2407-2409 Clarke St



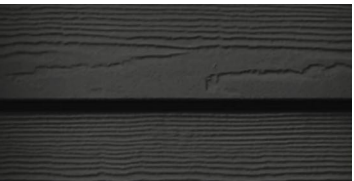
Terra Cotta Colour



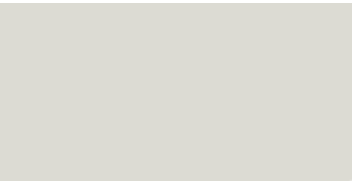
Shouldice Stone - Tapestry Finish
Desert Buff



Shouldice Stone - Rock Finish
Desert Buff



JamesHardie - Panel Siding
Cedarmill - Iron Gray



JamesHardie - Panel Siding
Smooth - Arctic White



LUX metal - V-Groove Siding
Wood Grains - Pecan

7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
Num.	YY MM DD	▲ISSUE / REVISION ▼

PROJECT
Bosa Foods
2335 St Johns St

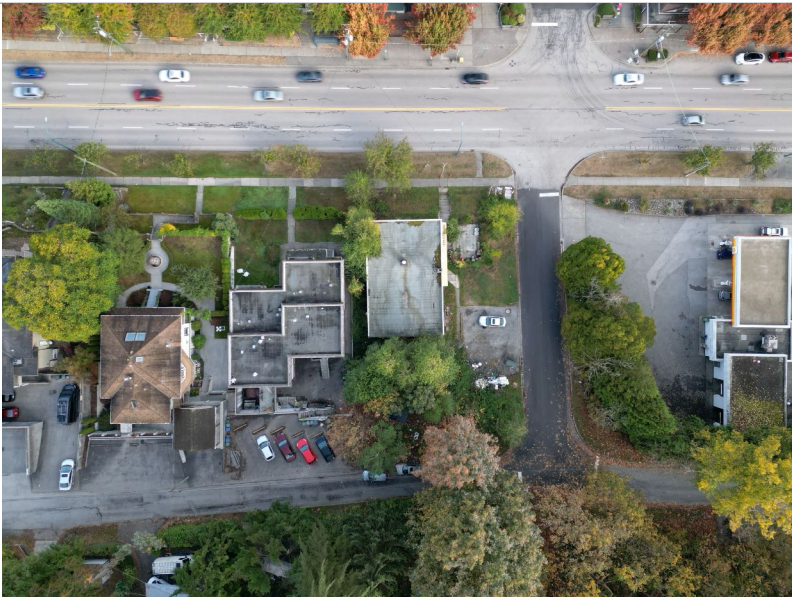
BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
Material Board

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

PLOT DATE Jun 14, 2024

PROJECT NO. 2119
DRAWING NO. **A6.0**



Top down view of the site



Northeast aerial view



Northwest aerial view



Southeast aerial view

CORNERSTONE
architecture

307 - 611 Alexander Street
Vancouver, British Columbia,
Canada V6A 1E1
www.cornerstonearch.com
tel. 604-253-8600

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.
Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
Num.	YY MM DD	▲ISSUE / REVISION ▼

PROJECT
Bosa Foods
2335 St Johns St

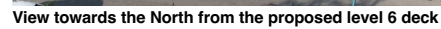
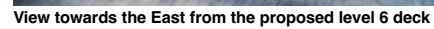
BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
Site Photos

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 14, 2024

PROJECT NO. 2119
DRAWING NO. **A6.1**



Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

PROJECT NO. 2119



Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

PROJECT NO. 2119

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

East commercial parkade entry
from Queens St



Northeast retail entry
from St Johns St



7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2023-11-07	Issue for Preliminary DP Application
1	2023-08-05	Issue for Review

PROJECT
Bosa Foods
2335 St Johns St

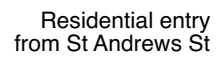
BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
Perspective view

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 14, 2024

PROJECT NO. 2119
DRAWING NO. A6.4





Northwest view
from St Johns St



West view from
the neighbour's yard

CORNERSTONE
architecture

307 - 611 Alexander Street
Vancouver, British Columbia,
Canada V6A 1E1
www.cornerstonearch.com
tel. 604-253-8800

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

Num.	YY MM DD	▲ ISSUE / REVISION ▼
7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Re-issue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2023-11-07	Issue for Preliminary DP Application
1	2023-08-05	Issue for Review

PROJECT
Bosa Foods
2335 St Johns St

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

DRAWING
Perspective view

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 14, 2024

PROJECT NO. 2119
DRAWING NO. **A6.6**

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS.**

Southeast view
from Queens St



Bird's eye view



7	2024-06-14	Re-issue for DP Application
6	2024-03-22	Reissue for DP Application
5	2023-06-19	Issue for DP Application
4	2023-06-05	Issue for Review
3	2023-04-19	Issue for Review
2	2022-11-07	Issue for Preliminary DP Application
1	2022-08-05	Issue for Review
Num.	YY MM DD	▲ISSUE / REVISION ▼

PROJECT

Bosa Foods

2335 St Johns St

BUILDING CODE

©CBC 2018

ZONING RM4, C3

DEVELOPMENT PERMIT #

DRAWING

Perspective view

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 _____

PROJECT NO. _____ DRAWING NO. _____

2119 **A6.7**