

5-STOREY MIXED USE DEVELOPMENT AT 2805 ST JOHNS STREET, PORT MOODY, B.C.



Revision Schedule		
No	Description	Date
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2	ISSUED FOR PRE-APP SUBMISSION	DEC 10 2016
1	ISSUED FOR CLIENT FOR PRE-APP	DEC 07 2016
Project Name		
5-STOREY MIXED USE BUILDING		
Project Address		
2805 St Johns Street Port Moody, B.C.		
Sheet Name		
TITLE SHEET		
Sheet No.		
A000		
Project No.		
Start of Project		
MAY 2017		
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NORTH PERSPECTIVE VIEW



NORTHEAST BIRD EYE PERSPECTIVE VIEW



SOUTHWEST BIRD EYE PERSPECTIVE VIEW

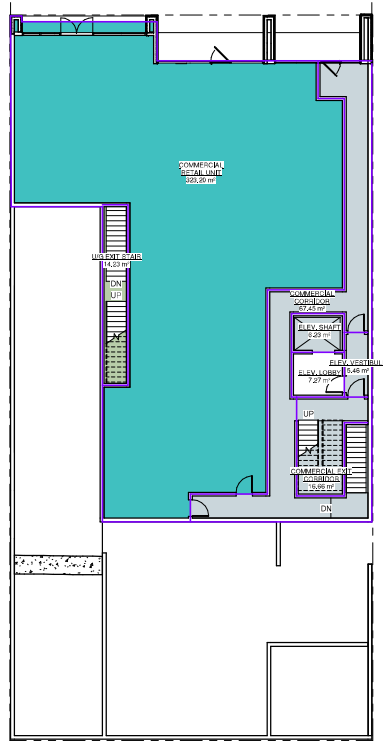


NORTHEAST PERSPECTIVE VIEW

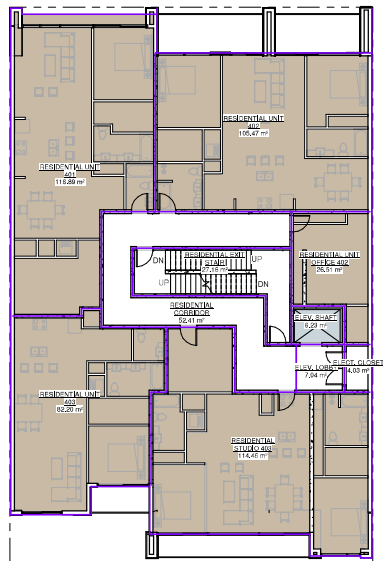


SOUTHWEST PERSPECTIVE VIEW

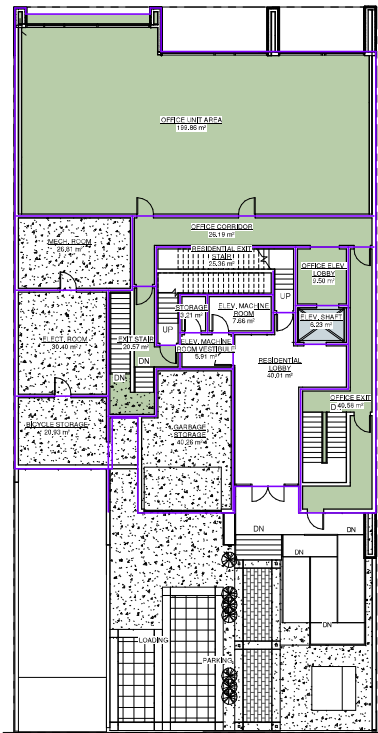
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2805 St Johns Street Port Moody, B.C.		
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SITE PHOTOGRAPH		
Sheet No.		
A001		
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A001, A002, A003		



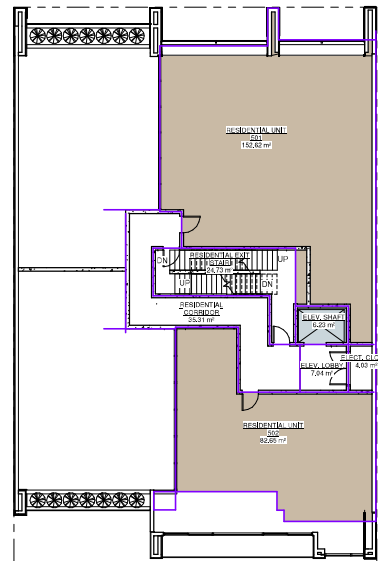
② COMMERCIAL GROUND FLOOR
3/32' = 1/4"



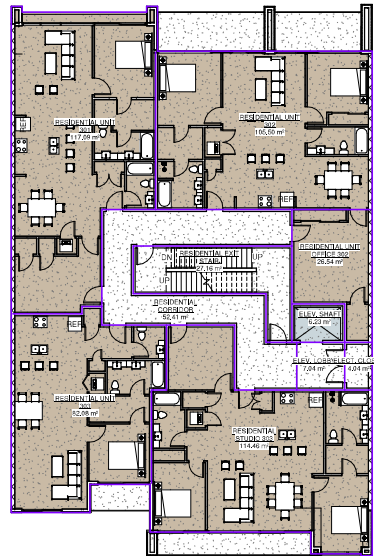
⑤ 4TH FLOOR
3/32' = 1/4"



③ 2ND FLOOR
3/32' = 1/4"



⑥ 5TH FLOOR WITH MEZZANINE
3/32' = 1/4"



④ 3RD FLOOR
3/32' = 1/4"

GROSS FLOOR AREA	
Name	Area

COMMERCIAL GROUND FLOOR	
COMMERCIAL CORRIDOR	725.99 SF
COMMERCIAL EXIT CORRIDOR	179.33 SF
COMMERCIAL RETAIL UNIT	3478.85 SF
ELEV. LOBBY	76.26 SF
ELEV. SHAFT	67.08 SF
ELEV. VESTIBULE	58.75 SF
U/G EXIT STAIR	153.22 SF
COMMERCIAL GROUND FLOOR: 7	4741.59 SF
2ND FLOOR	
BICYCLE STORAGE	225.25 SF
ELECT. ROOM	327.25 SF
ELEV. MACHINE ROOM	52.42 SF
ELEV. MACHINE ROOM VESTIBULE	63.64 SF
ELEV. SHAFT	67.08 SF
EXIT STAIR	221.42 SF
GARAGE STORAGE	433.30 SF
MECH. ROOM	288.58 SF
OFFICE CORRIDOR	281.89 SF
OFFICE ELEV. LOBBY	102.22 SF
OFFICE EXIT	436.78 SF
OFFICE UNIT AREA	2151.26 SF
RESIDENTIAL EXIT STAIR	273.03 SF
RESIDENTIAL LOBBY	430.68 SF
STORAGE	34.58 SF
2ND FLOOR: 15	5419.39 SF
3RD FLOOR	
ELECT. CLOSET	43.33 SF
ELEV. LOBBY	75.75 SF
ELEV. SHAFT	67.08 SF
RESIDENTIAL CORRIDOR	564.10 SF
RESIDENTIAL EXIT STAIR	292.40 SF
RESIDENTIAL STUDIO 303	1232.00 SF
RESIDENTIAL UNIT 301	1260.38 SF
RESIDENTIAL UNIT 302	1135.64 SF
RESIDENTIAL UNIT 303	883.54 SF
RESIDENTIAL UNIT OFFICE 302	285.66 SF
3RD FLOOR: 10	5840.01 SF
4TH FLOOR	
ELECT. CLOSET	43.33 SF
ELEV. LOBBY	75.75 SF
ELEV. SHAFT	67.08 SF
RESIDENTIAL CORRIDOR	564.10 SF
RESIDENTIAL EXIT STAIR	292.40 SF
RESIDENTIAL STUDIO 403	1232.02 SF
RESIDENTIAL UNIT 401	1258.24 SF
RESIDENTIAL UNIT 402	1135.27 SF
RESIDENTIAL UNIT 403	884.83 SF
RESIDENTIAL UNIT OFFICE 402	285.35 SF
4TH FLOOR: 10	5838.36 SF
5TH FLOOR	
ELECT. CLOSET	43.33 SF
ELEV. LOBBY	75.75 SF
ELEV. SHAFT	67.08 SF
RESIDENTIAL CORRIDOR	380.12 SF
RESIDENTIAL EXIT STAIR	265.24 SF
RESIDENTIAL UNIT 501	1642.80 SF
RESIDENTIAL UNIT 502	889.65 SF
5TH FLOOR: 7	3364.97 SF
Grand total: 49	25204.32 SF

COMMERCIAL AREA FOR PARKING...	
Name	Area

COMMERCIAL GROUND FLOOR	
COMMERCIAL CORRIDOR	67.45 m²
COMMERCIAL EXIT CORRIDOR	16.66 m²
COMMERCIAL RETAIL UNIT	323.20 m²
ELEV. LOBBY	7.27 m²
ELEV. SHAFT	6.25 m²
ELEV. VESTIBULE	5.46 m²
COMMERCIAL GROUND FLOOR: 6	426.27 m²
Grand total: 6	426.27 m²

OFFICE AREA FOR PARKING CALCULATION	
Name	Area

COMMERCIAL GROUND FLOOR	
U/G EXIT STAIR	14.23 m²
COMMERCIAL GROUND FLOOR: 1	14.23 m²
2ND FLOOR	
ELEV. SHAFT	6.23 m²
EXIT STAIR	20.57 m²
OFFICE CORRIDOR	26.19 m²
OFFICE ELEV. LOBBY	9.50 m²
OFFICE EXIT	40.58 m²
OFFICE UNIT AREA	199.86 m²
2ND FLOOR: 6	302.92 m²
Grand total: 7	317.16 m²

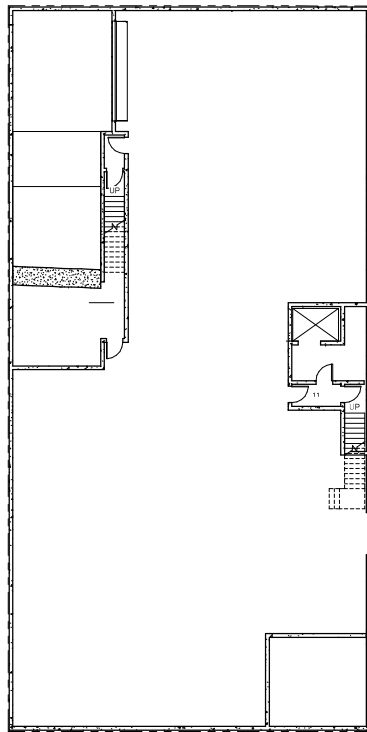
COMMERCIAL PARKING RATIO VARIANCE

PARKING CALCULATION GROSS CALCULATION
TOTAL REQUIRED PARKING
REQUIRED: 18 STALLS (1 H.C. + 5.76 + 2.88 + 17.00)
PROVIDED: 18 STALLS (1 H.C. + 15 REGULAR + 2 SMALL)
VARIANCE: 8 STALLS
COMMERCIAL AREA
GROSS COMMERCIAL FLOOR AREA: 495.27 m²
REQUIRED NUMBER OF STALL: 5.76 STALLS (1 = 426.27 m² / 74)
GROSS AREA
GROSS COMMERCIAL FLOOR AREA: 318.26 m²
REQUIRED NUMBER OF STALL: 2.88 STALLS (1 = 318.26 / 108)

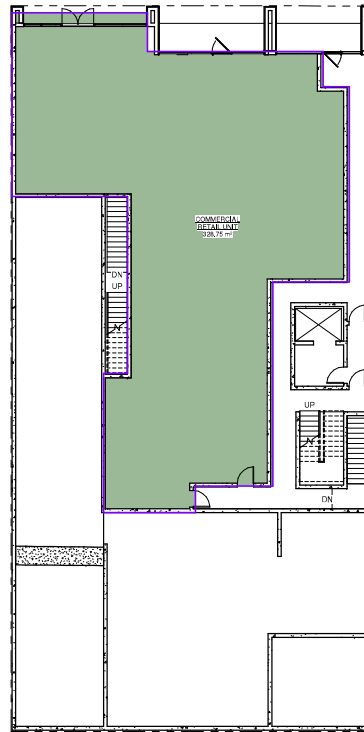
COMMERCIAL & RESIDENTIAL PARKING RATIO VARIANCE

PARKING CALCULATION GROSS CALCULATION
TOTAL REQUIRED PARKING
REQUIRED: 24 STALLS (20.88 + 5.76 + 2.88 + 15.00)
PROVIDED: 18 STALLS (1 H.C. + 15 REGULAR + 2 SMALL)
VARIANCE: 6 STALLS
COMMERCIAL AREA
GROSS COMMERCIAL FLOOR AREA: 495.27 m²
REQUIRED NUMBER OF STALL: 5.76 STALLS (1 = 426.27 m² / 74)
OFFICE AREA
GROSS OFFICE FLOOR AREA: 318.26 m²
REQUIRED NUMBER OF STALL: 2.88 STALLS (1 = 318.26 / 108)
RESIDENTIAL 15 UNITS
TOTAL NUMBER OF RESIDENTIAL UNIT: 10
REQUIRED NUMBER OF STALLS: 15.0 STALLS (1 = 10 X 1.5)
FOR RESIDENCE: 15 STALLS
FOR VISITORS INCLUDED IN 15 STALLS

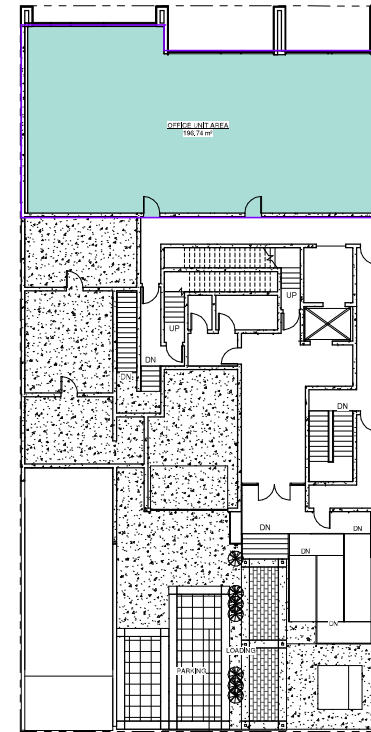
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5-STORY MIXED USE BUILDING		
Project Name		
Project Address		
2805 St Johns Street Port Moody, B.C.		
Sheet Name		
GROSS AREA PLANS		
Sheet No.		
A010		
Project No.		
Start of Project		
MAY 2017		
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A010 - GROSS AREA PLANS		



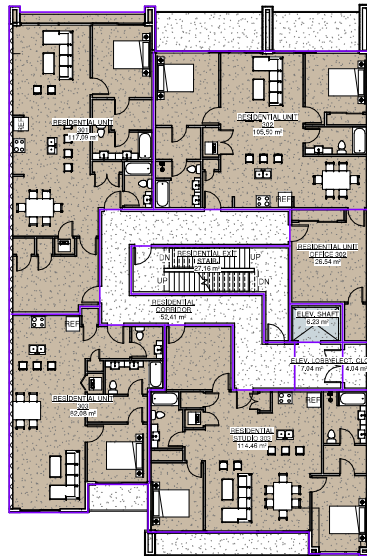
① U/G PARKING
3/32" = 1'-0"



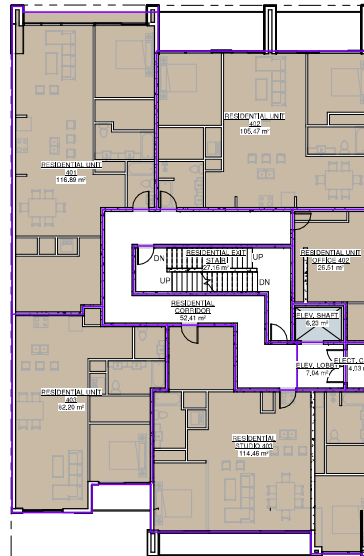
② COMMERCIAL GROUND FLOOR
3/32" = 1'-0"



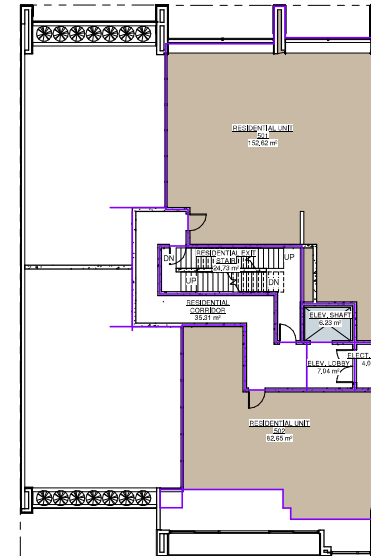
③ 2ND FLOOR
3/32" = 1'-0"



④ 3RD FLOOR
3/32" = 1'-0"



⑤ 4TH FLOOR
3/32" = 1'-0"



⑥ 5TH FLOOR
3/32" = 1'-0"

COMMERCIAL FLOOR AREA (TOTAL 8 UNITS)
NET COMMERCIAL FLOOR AREA
526.45 m²

GROUND FLOOR
COMMERCIAL RENTAL UNIT 325.19 m²

2ND FLOOR
OFFICE UNIT 195.26 m²

RESIDENTIAL FLOOR AREA (TOTAL 10 UNITS)
NET RESIDENTIAL FLOOR AREA
1,393.87 m²

3RD FLOOR
UNIT 301 115.15 m²
UNIT 302 152.73 m² (+ 117.89 + 36.04 OFFICES)
UNIT 303 157.89 m² (+ 118.95 + 45.03 STUDIOS)

4TH FLOOR
UNIT 401 115.15 m²
UNIT 402 152.73 m² (+ 117.89 + 36.04 OFFICES)
UNIT 403 157.89 m² (+ 118.95 + 45.03 STUDIOS)

5TH FLOOR & 6TH FLOOR (PENTHOUSE WITH MEZZANINE)
UNIT 501 314.42 m² (+ 251.21 + 72.21 MEZZANINE)
UNIT 502 251.21 m² (+ 157.95 + 93.26 MEZZANINE)

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2805 St Johns Street Port Moody, B.C.		
Sheet Name		
NET AREA PLANS		
Sheet No.		
A011		
Project No.		
Start of Project		
MAY 2017		
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ARCH. AAA, BAA		

ST. JOHN'S STREET

ST. ANDREWS STREET

1 SITE PLAN
1:100

ELEVATION LEGEND
EXISTING EXISTING
FINISHED FINISHED
EAF EXISTING & FINISHED

PROJECT DATA

Civic ADDRESS
2805 ST. JOHN'S STREET
PORT MOODY, B.C.

LEGAL DESCRIPTION
LOT 13 BLOCK 19 DISTRICT LOT 201
GROUP 1 NEW WESTMINSTER
DISTRICT PLAN 72

PID: 011-452-439

ZONING
EXISTING: RS1
PROPOSED: CD

LOT AREA
809.4 m² (8,712.31 SF)

BUILDING TYPE
5-STORY W/ U/G PARKING
COMBUSTIBLE
SPRINKLERED

SITE COVERAGE
PROPOSED: 62.8 % (0.138 = 508.62 / 809.4)

FLOOR AREA
PROPOSED GROSS FLOOR AREA: 2 667.88 m²

COMMERCIAL GROUND FLOOR: 437.15 m²
2ND FLOOR (RESIDENTIAL LOBBY): 498.69 m²
3RD FLOOR: 551.44 m²
4TH FLOOR: 551.44 m²
5TH FLOOR: 464.81 m²

DENSITY
PERMITTED: 2.5 = 21,780 SF (8,712 SF X 2.5)
PROPOSED:

SETBACK

PROPOSED
FRONT (NORTH): 0.05 m
REAR (SOUTH): 9.69 m
SIDE (EAST): 0.05 m
SIDE (WEST): 0.05 m

BUILDING HEIGHT

AVERAGE GRADE (EXISTING & FINISHED): 22.19 m (= 22.98 + 23.10 + 21.59 - 21.09) / 4
PROPOSED BUILDING HEIGHT: 23.05 m (75' 7 1/2")

PARKING CALCULATION (GROSS CALCULATION)

TOTAL REQUIRED PARKING
REQUIRED: 24 STALLS (23.69 = 5.76 + 2.93 + 15.00)
PROVIDED: 18 STALLS (1 HIC, 15 REGULAR, 2 SMALL)

VARIANCE: 6 STALLS

COMMERCIAL AREA
GROSS COMMERCIAL FLOOR AREA: 426.27 m²
REQUIRED NUMBER OF STALL: 5.76 STALLS (= 426.27 m² / 74)

OFFICE AREA
GROSS COMMERCIAL FLOOR AREA: 316.36 m²
REQUIRED NUMBER OF STALL: 2.93 STALLS (= 316.36 / 108)

RESIDENTIAL: 10 UNITS
TOTAL NUMBER OF RESIDENTIAL UNIT: 10
REQUIRED NUMBER OF STALLS: 15.0 STALLS (= 10 X 1.5)
FOR RESIDENCE: 16 STALLS
FOR VISITORS: INCLUDED IN 16 STALLS

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Project Name

5-STORY MIXED USE BUILDING

Project Address

2805 St Johns Street
Port Moody, B.C.

Sheet Name

SITE PLAN & U/G PARKING PLAN

Sheet No.

A101

Project No.

Start of Project

MAY 2017

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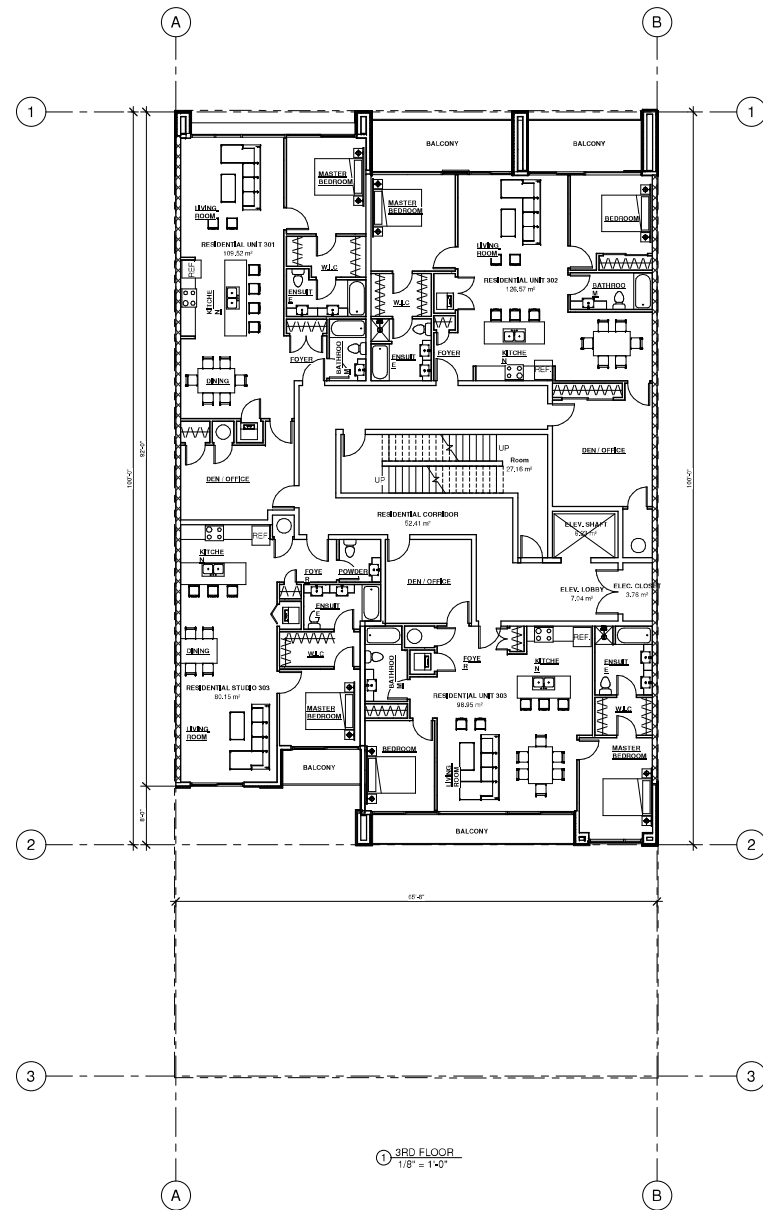
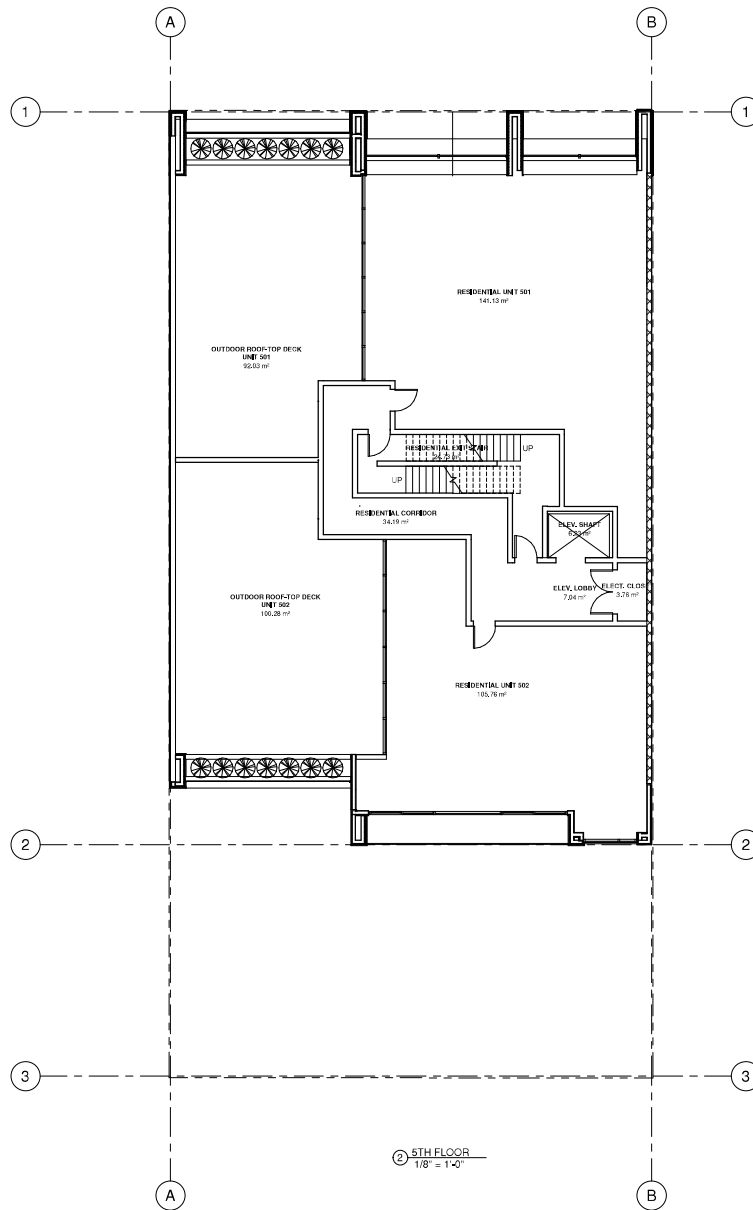
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Project Name

5-STOREY MIXED USE BUILDING

Project Address
2805 St Johns Street
Port Moody, B.C.

Sheet Name
3TH, 4TH AND 5TH FLOOR PLAN

Sheet No.
A102

Project No.

Start of Project
MAY 2017

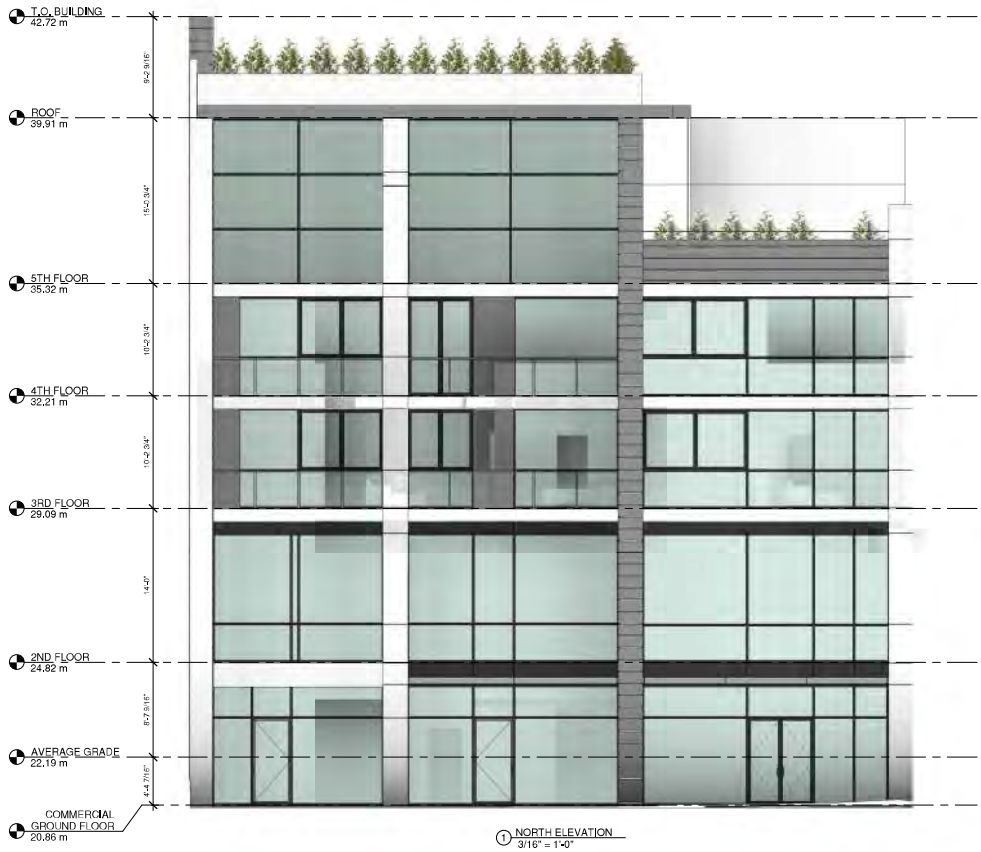
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ALIC. AAA. BAA.



EXTERIOR MATERIAL FINISHES			
			
HARDIE PANEL BORDS COLOR RATTLE GRAY BY AL13 ARCHITECTURAL SYSTEM	WOOD GRAINED METAL SIDING COLOR DARK CHERRY BY LONGBOARD	HARDIE PANEL BORDS SIDING COLOR LIGHT ARCHITECTURAL SYSTEM	WOOD GRAINED METAL SIDING COLOR LIGHT CHERRY BY LONGBOARD

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Project Name	5-STOREY MIXED USE BUILDING
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Project Address	2805 St Johns Street Port Moody, B.C.
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Sheet Name	NORTH ELEVATION
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Sheet No.	A103
Project No.	
Start of Project	MAY 2017

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① SOUTH ELEVATION
3/16" = 1'-0"

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Project Name
5-STORY MIXED USE BUILDING

Project Address
2805 St Johns Street
Port Moody, B.C.

Sheet Name
SOUTH ELEVATION

Sheet No.
A104

Project No.
MAY 2017

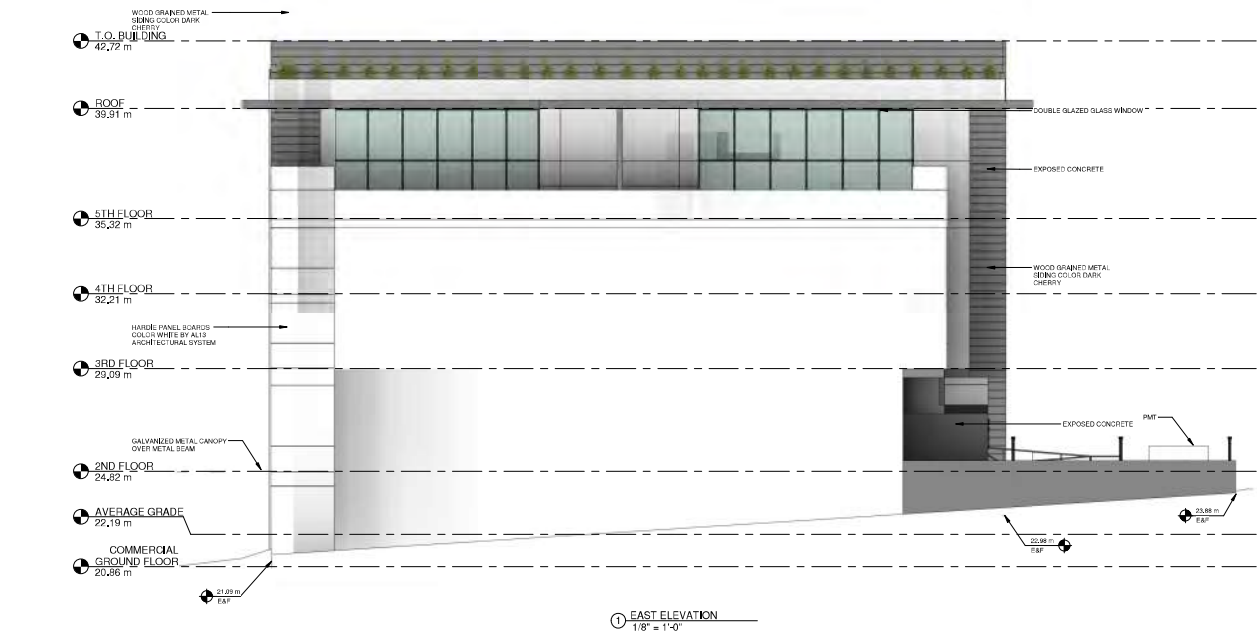
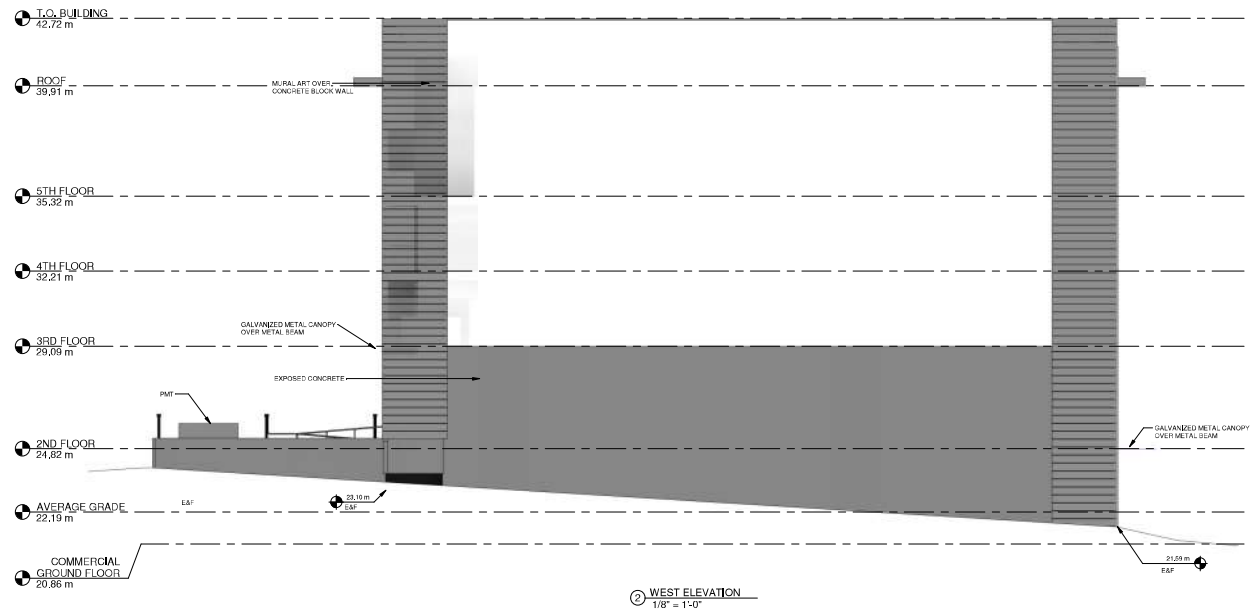
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5-STOREY MIXED USE BUILDING

Project Address
2805 St Johns Street
Port Moody, B.C.

Sheet Name
EAST AND WEST ELEVATIONS

Sheet No.
A105

Project No.

Start of Project
MAY 2017

SIGN & SEAL

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It is the responsibility of the Owner and General Contractor to verify all dimensions and site conditions prior to commencement of work and they shall notify the architect of any errors, omissions or discrepancies. Any work completed without architect's knowledge will be the full responsibility of the Owner and General Contractor.

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ALBC AAA RAA



PROJECTED DEVELOPMENT
ELEVATION NORTH ELEVATION (ST
JOHNS STREET)
① 1" = 20'-0"

Revision Schedule

No	Description	Date
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2	ISSUED FOR PRE-APP SUBMISSION	DEC 10 2019
1	ISSUED FOR CLIENT FOR PRE-APP	DEC 07 2019

Project Name

5-STORY MIXED USE
BUILDING

Project Address

2805 St Johns Street
Port Moody, B.C.

Sheet Name

PROJECTED
CONTEXT ELEVATION

Sheet No.

A106

Project No.

Start of Project

MAY 2017

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