

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



Revision Schedule		
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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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ALBC, AAA, BAA		



NORTH PERSPECTIVE VIEW



NORTHEAST BIRD EYE PERSPECTIVE VIEW



SOUTHWEST BIRD EYE PERSPECTIVE VIEW

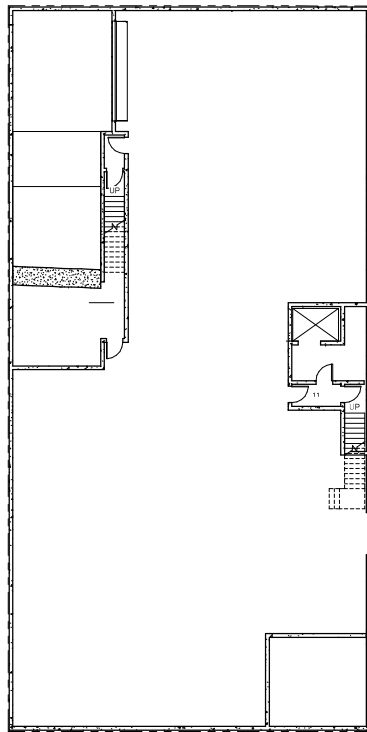


NORTHEAST PERSPECTIVE VIEW

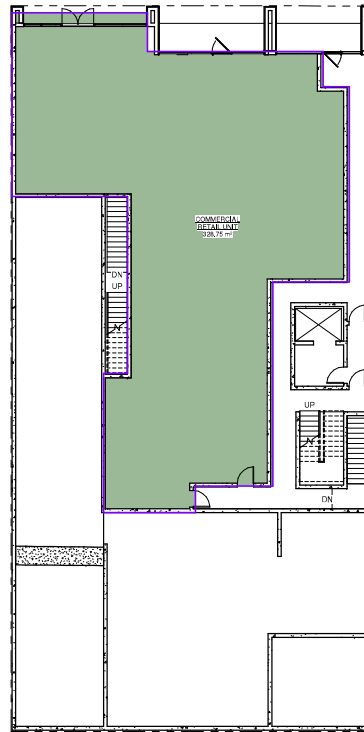


SOUTHWEST PERSPECTIVE VIEW

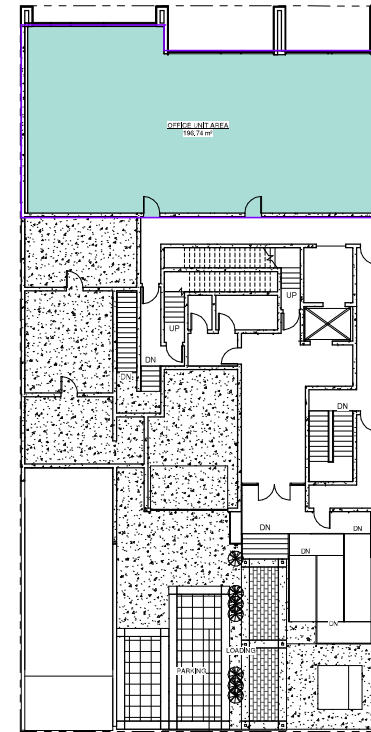
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5-STORY MIXED USE BUILDING		
Project Address		
2805 St Johns Street Port Moody, B.C.		
Sheet Name		
SITE PHOTOGRAPH		
Sheet No.		
A001		
Project No.		
Start of Project		
MAY 2017		
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A001, A002, A003		



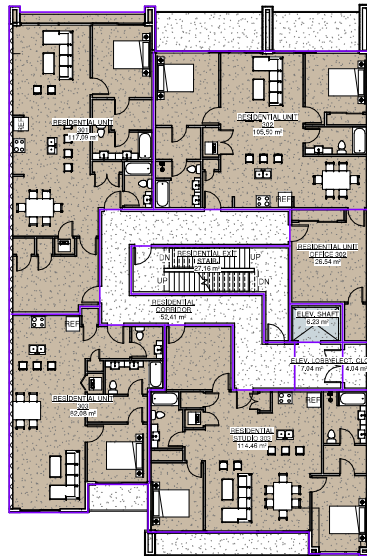
① U/G PARKING
3/32" = 1'-0"



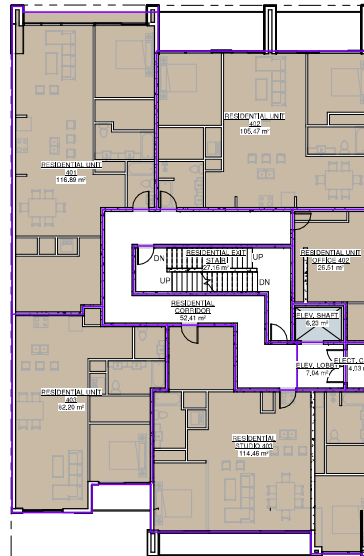
② COMMERCIAL GROUND FLOOR
3/32" = 1'-0"



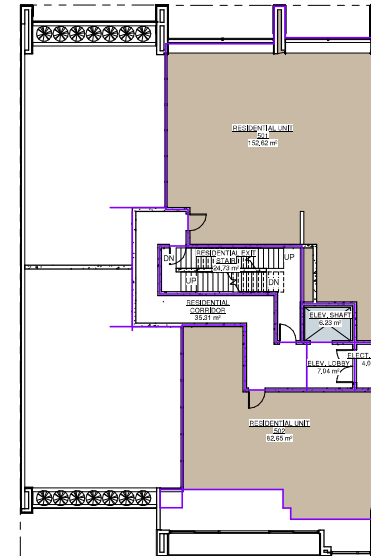
③ 2ND FLOOR
3/32" = 1'-0"



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 OFFICE)
UNIT 303 157.89 m² (+ 118.95 + 45.13 OFFICE)

4TH FLOOR
UNIT 401 115.15 m²
UNIT 402 152.73 m² (+ 117.89 + 36.04 OFFICE)
UNIT 403 157.89 m² (+ 118.95 + 45.13 OFFICE)

5TH FLOOR (PENTHOUSE WITH MEZZANINE)
UNIT 501 314.42 m² (+ 251.21 + 72.21 MEZZANINE)
UNIT 502 251.21 m² (+ 187.95 + 63.26 MEZZANINE)

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Project Name		
5-STORY MIXED USE BUILDING		
Project Address		
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
EAP 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): 499.69 m²
3RD FLOOR: 551.44 m²
4TH FLOOR: 551.44 m²
5TH FLOOR: 464.81 m²

DENSITY
PERMITTED: 2.5 = 21,780 SF (8,172 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

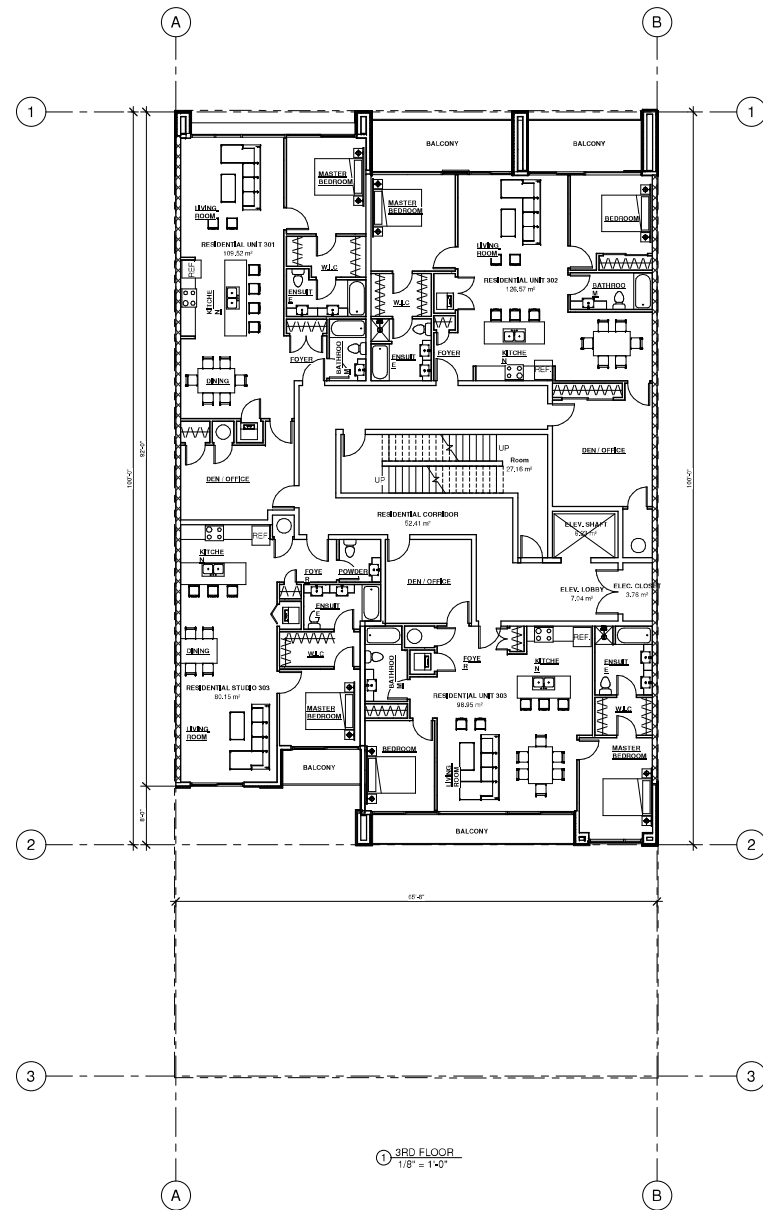
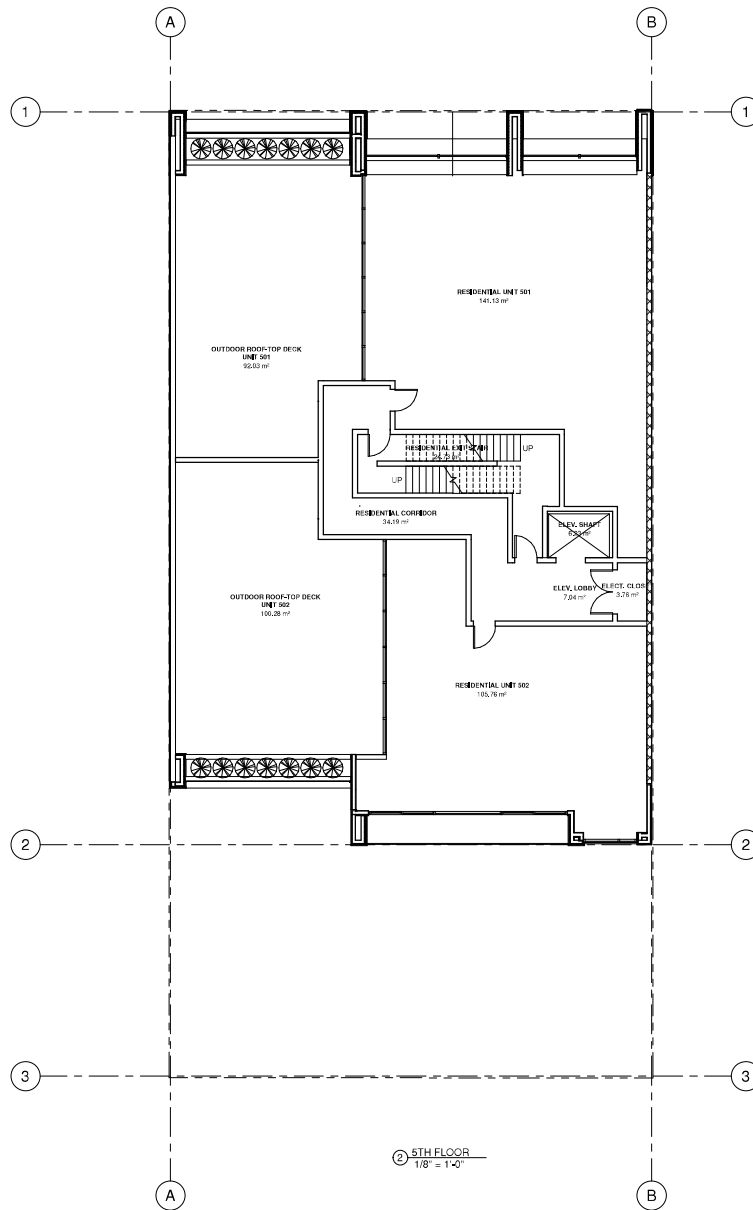
COMMERCIAL AREA
GROSS COMMERCIAL FLOOR AREA: 426.27 m²
REQUIRED NUMBER OF STALL: 5.76 STALLS (= 426.27 m² / 74)

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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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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A101 - 101 - 101		



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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

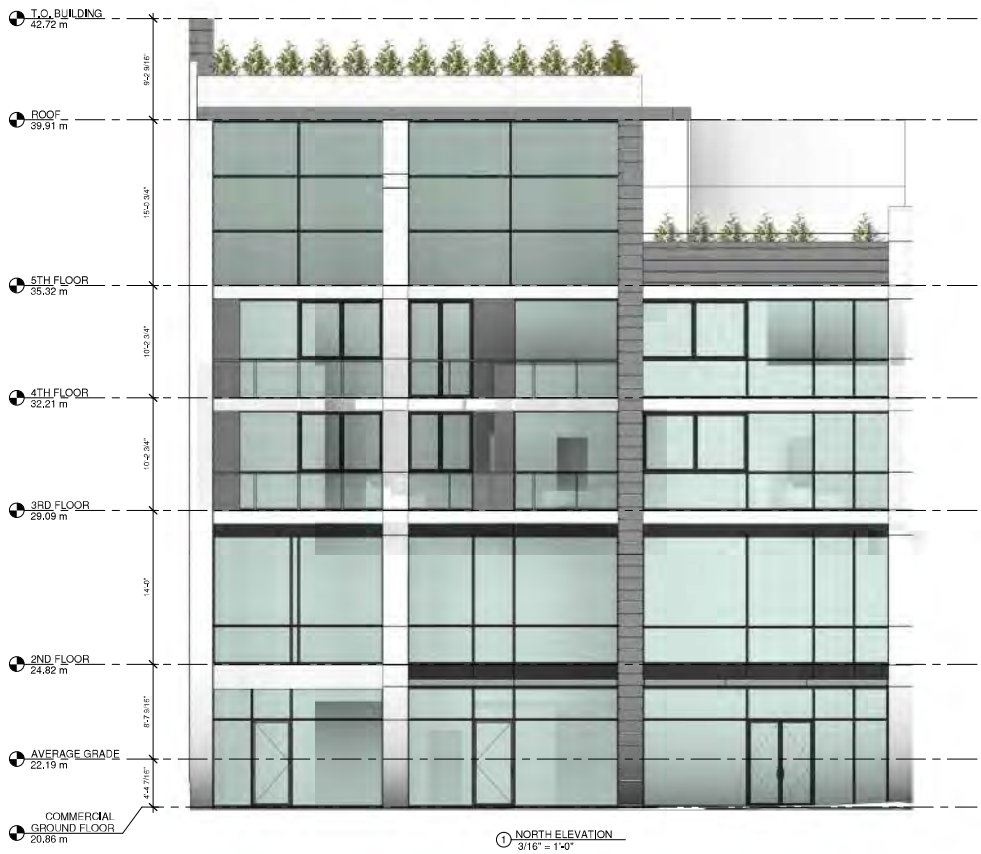
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ALIC. AAA. BAA.



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
COLOR WHITE BY AL13
ARCHITECTURAL SYSTEM



WOOD GRAINED METAL
SIDING COLOR LIGHT
CHERRY BY LONGBOARD

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17		9		1	ISSUED FOR CLIENT FOR PRE-APP DEC 07 2019

Project Name
**5-STOREY MIXED USE
BUILDING**

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

Sheet Name
NORTH ELEVATION

Sheet No.
A103

Project No.

Start of Project
MAY 2017

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ABC, AAA, SAA



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

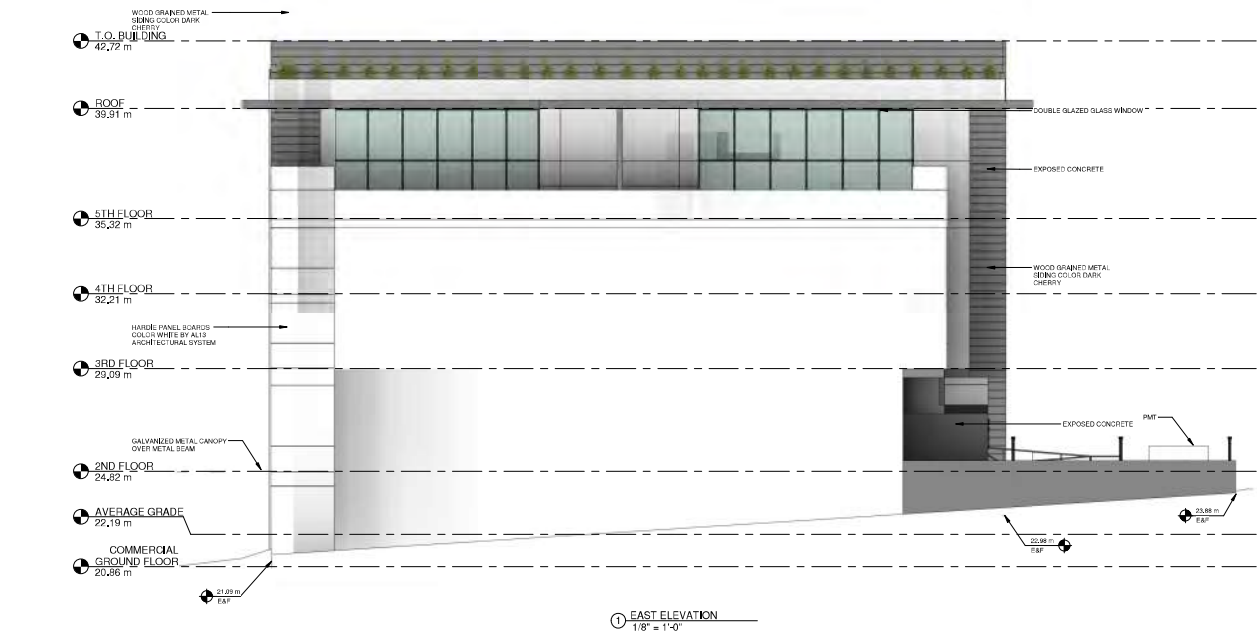
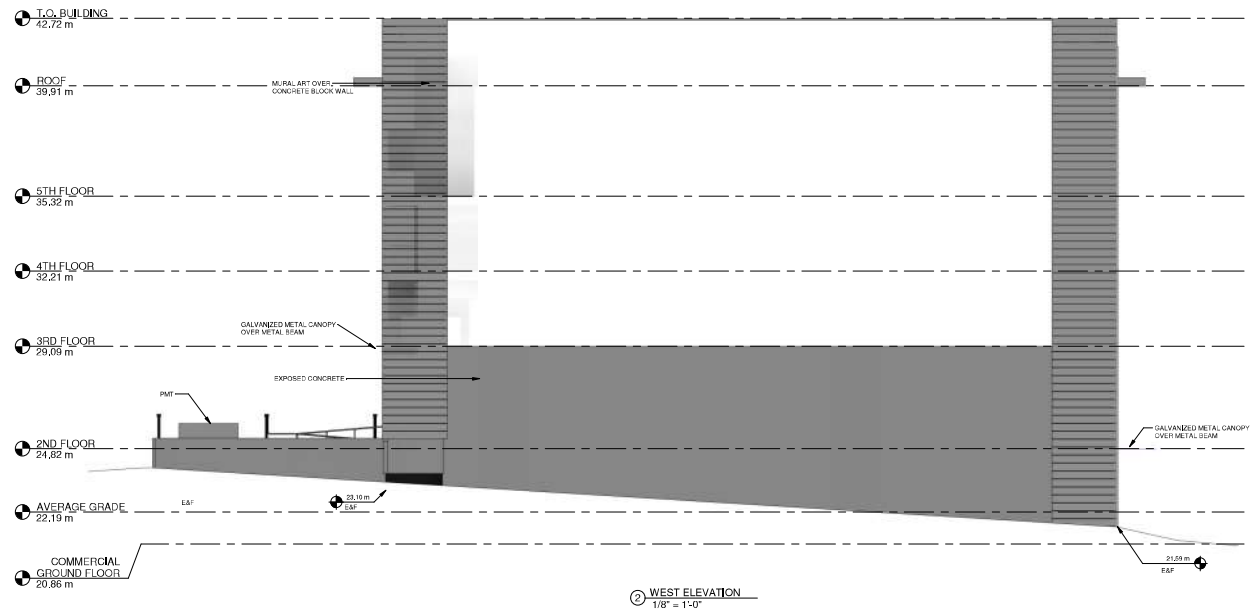
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5-STORY MIXED USE BUILDING

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

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ALBC AAA RAA



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

Revision Schedule

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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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