

STRATA PLAN OF AIR SPACE PARCEL A
DISTRICT LOT 526 GROUP 1
NEW WESTMINSTER DISTRICT
AIR SPACE PLAN EPP45677
BCGS 92G.025

Sheet 1 of 8 Sheets
STRATA PLAN EPS2414



All distances are in metres and decimals thereof.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:750.

Integrated Survey Area No. 31, City of Vancouver, NAD83 (CSRS)
4.0.0.BC.1.GVRD.

Grid bearings are derived from Air Space Plan EPP45677

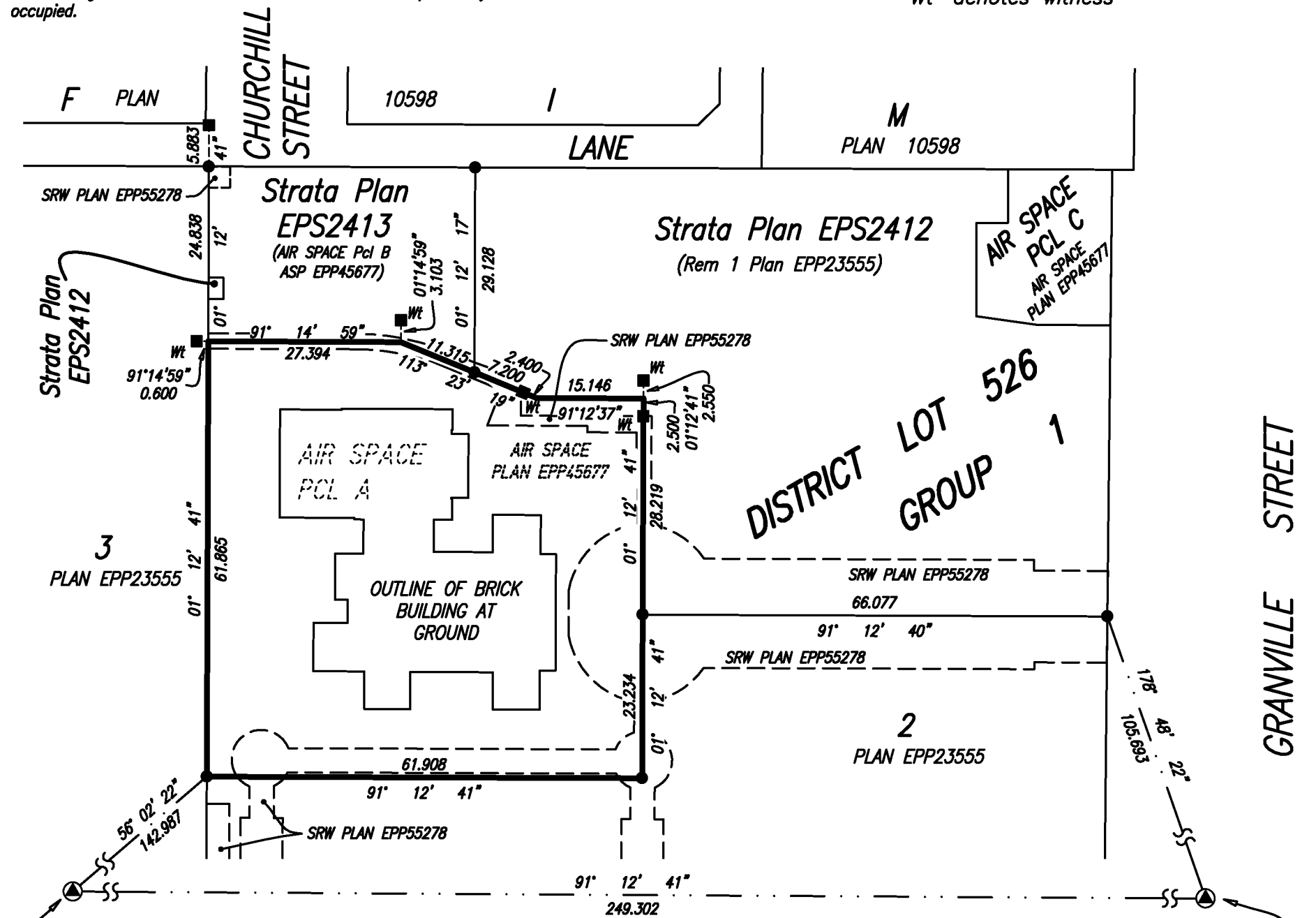
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from conventional surveying observations to geodetic control monuments V-1233 and GCM# 186452 (No Marking).

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995946 which has been derived from geodetic control monument V-1233 (GCM#695106) and GCM#186452.

Certain parts of the buildings shown hereon are not within the external boundaries of the land that is the subject of the strata plan and appropriate and necessary easements or other interest are required to provide for these encroachments.

The buildings included on this Strata Plan have been previously occupied.

- LEGEND
- ⊙ denotes control monument found
 - denotes standard iron post found
 - denotes lead plug found
 - PCL denotes parcel
 - ASP denotes air space plan
 - GCM denotes geodetic control monument
 - Rem denotes Remainder
 - SRW denotes Statutory Right of Way
 - Wt denotes witness



GCM 186452 (NO TABLET MARKING)
NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM Zone 10 North
UTM Northing: 5451866.17
UTM Easting: 489535.32
Point Combined Factor: 0.9995954
Estimated Horizontal Positional Accuracy is 0.02m

Civic Address:
1520 Atlas Lane, Vancouver, BC

See Sheet 2 for exterior brick dimensions.

This plan lies within the Greater Vancouver Regional District and the City of Vancouver.

The field survey represented by this plan was completed by Sandra A Wards, B.C.L.S. (834) on the 17th day of December, 2015.

ECR# 182090

Datum V-1233
NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM Zone 10 North
UTM Northing: 5451860.90
UTM Easting: 489784.47
Point Combined Factor: 0.9995937
Estimated Network Horizontal Accuracy is 0.02m



WSP Surveys (BC) Limited Partnership
300-65 Richmond St, New Westminister, BC

PROJECT REF./DRAWING No.
48433 SC03 R12 MN STRATA

2016/01/18 - 12:20 C:\Users\laverley\appdata\local\temp\AcPublish_4644\46433 SC03 R12 MN strata.dwg

GROUND FLOOR BUILDING
EXTERIOR PLAN

SHEET 2 OF 8 SHEETS
STRATA PLAN EPS2414



All distances are in metres and decimals thereof.

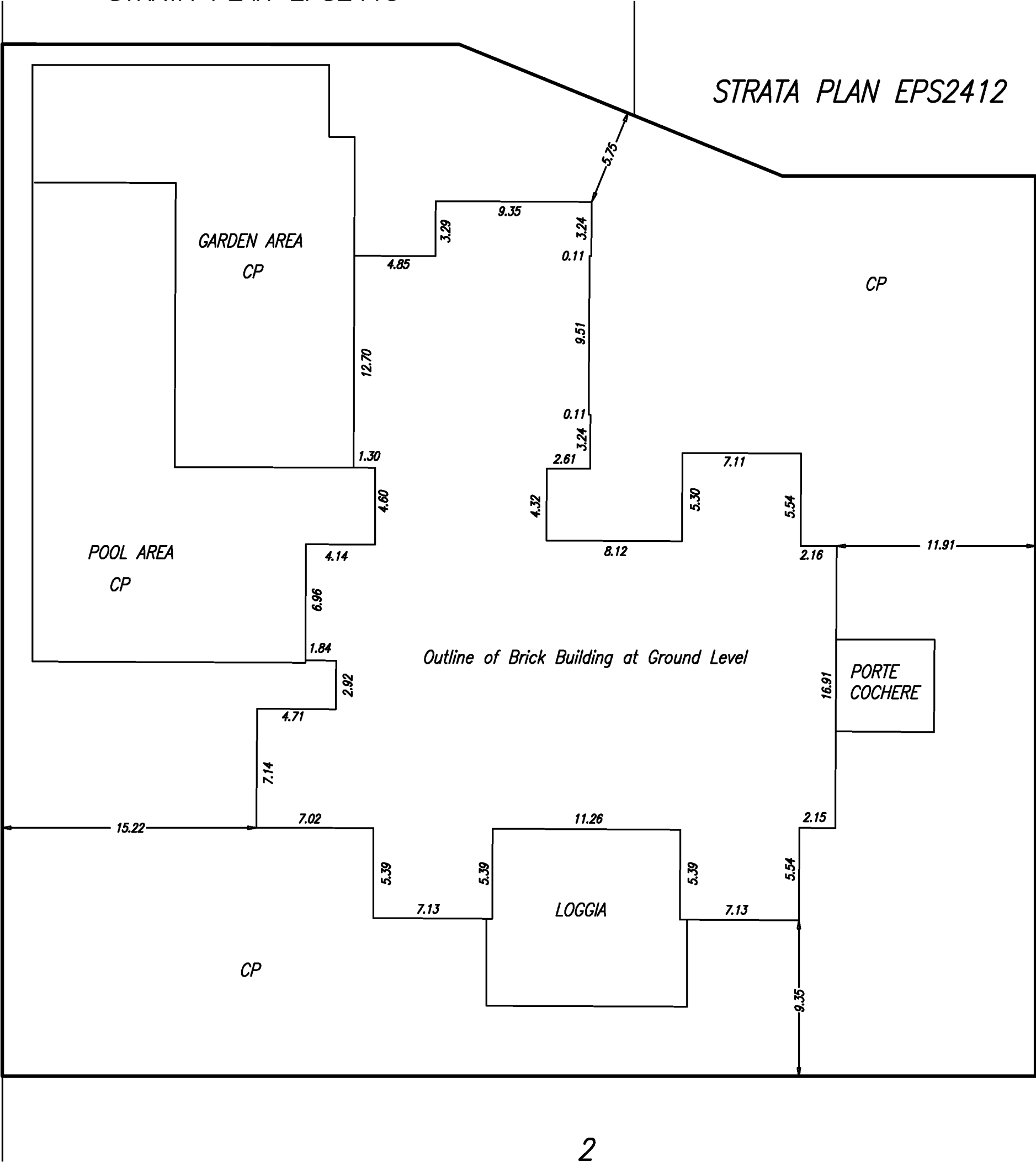
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250.

- LEGEND**
- CP ——— DENOTES COMMON PROPERTY
- PCL ——— DENOTES PARCEL



STRATA PLAN EPS2413

STRATA PLAN EPS2412



2

2016/01/18 - 12:20 C:\Users\laverley.kernesse\appdata\local\temp\AcPublish_4644\46433 SC03 R12 MN strata.dwg



WSP Surveys (BC) Limited Partnership
300-65 Richmond St, New Westminster, BC

PROJECT REF./DRAWING No.
48433 SC03 R12 MN STRATA

Sandra A Wards BCLS
December 21, 2015

FLOOR PLANS
LEVEL P1

SHEET 3 OF 8 SHEETS

STRATA PLAN EPS2414

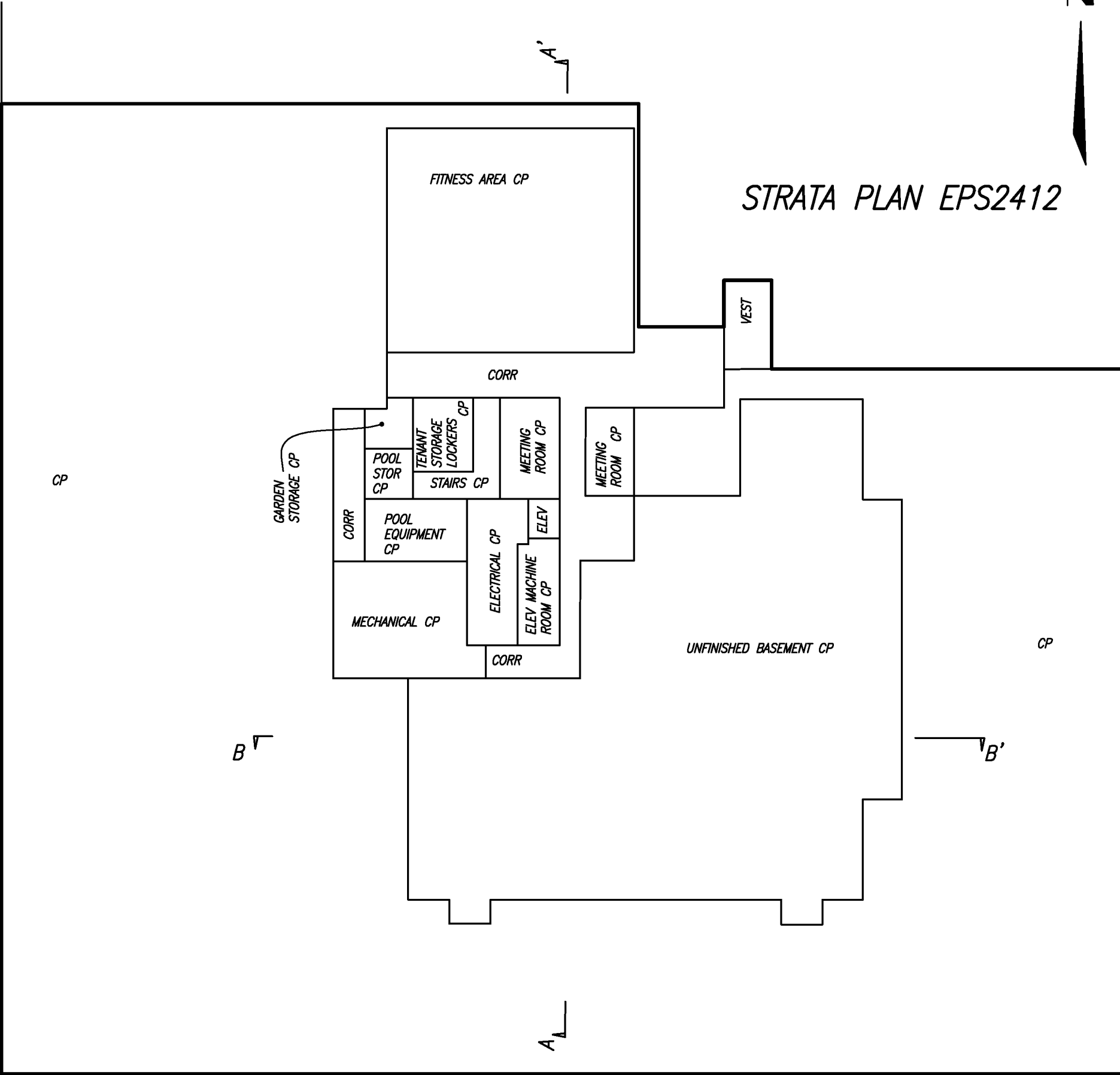
LEGEND

- CP DENOTES COMMON PROPERTY
- CORR DENOTES CORRIDOR CP
- ELEV DENOTES ELEVATOR CP
- STOR DENOTES STORAGE ROOM CP
- VEST DENOTES VESTIBULE CP



All distances are in metres and decimals thereof.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250.



C:\Users\laverley.kernesse\appdata\local\temp\AcPublish_4644\46433 SC03 R12 MN strata.dwg 2016/01/18 - 12:20



WSP Surveys (BC) Limited Partnership
300-65 Richmond St, New Westminster, BC

PROJECT REF./DRAWING No.
48433 SC03 R12 MN STRATA

Sandra A Wards BCLS
December 21, 2015

STRATA PLAN EPS2414

FLOOR PLANS
SECOND FLOOR

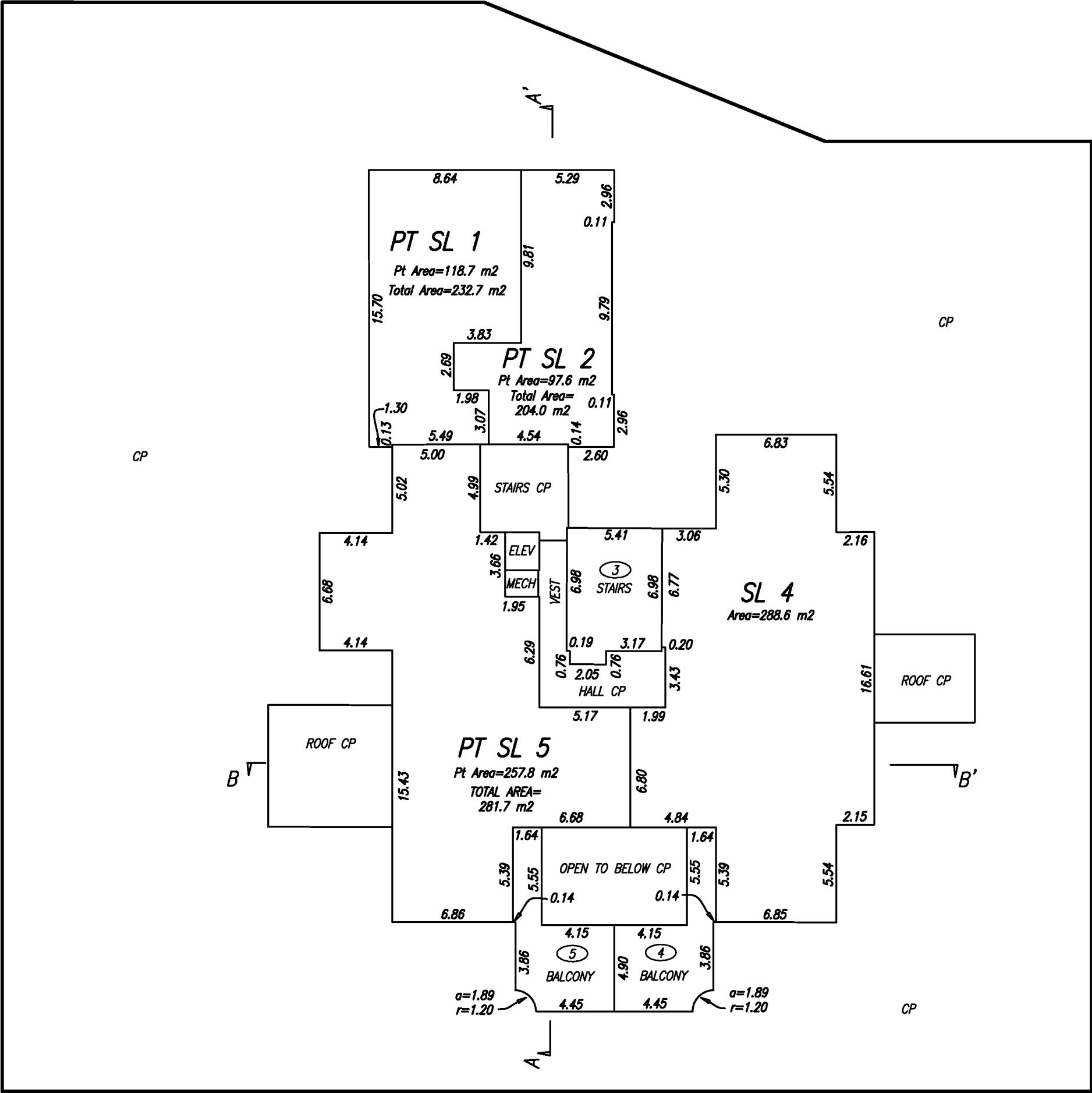
SHEET 5 OF 8 SHEETS
STRATA PLAN EPS2414

- LEGEND**
- CP ——— DENOTES COMMON PROPERTY
 - SL ——— DENOTES STRATA LOT
 - PT ——— DENOTES PART
 - m2 ——— DENOTES SQUARE METRES
 - ELEV ——— DENOTES ELEVATOR CP
 - WC ——— DENOTES WASHROOM CP
 - VEST ——— DENOTES VESTIBULE CP
 - MECH ——— DENOTES MECHANICAL SHAFT CP
 - (XX) ——— DENOTES LIMITED COMMON PROPERTY FOR SL (TYPICAL)



All distances are in metres and decimals thereof.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250.



C:\Users\laverley.kernesse\appdata\local\temp\AcPublish_4644\46433 SC03 R12 MN strata.dwg 2016/01/18 - 12:20



WSP Surveys (BC) Limited Partnership
300-65 Richmond St, New Westminster, BC

PROJECT REF./DRAWING No.
48433 SC03 R12 MN STRATA

Sandra A Wards BCLS
December 21, 2015

Strata Lot Boundaries – (Section 68 SPA)
To centre line of walls between Strata Lots;
To centre line of walls between Strata Lots and Common Property
Except:
To Fourteen (14) centimetres inside of the exterior face of brick wall unless otherwise noted.

FLOOR PLANS
THIRD FLOOR

SHEET 6 OF 8 SHEETS

STRATA PLAN EPS2414

LEGEND

CP

DENOTES COMMON PROPERTY

SL

DENOTES STRATA LOT

PT

DENOTES PART

m2

DENOTES SQUARE METRES

ELEV

DENOTES ELEVATOR CP

MECH

DENOTES MECHANICAL SHAFT CP

XX

DENOTES LIMITED COMMON PROPERTY FOR SL (TYPICAL)

N

5

2.5

0

5

10

15

20

All distances are in metres and decimals thereof.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250.

The figure is a detailed third-floor strata plan for EPS2414. It shows the layout of several strata lots and common property areas. Lot 1 (PT SL 1) and Lot 2 (PT SL 2) are at the top, each with a terrace and a point area of 11.8 m2. Lot 5 (PT SL 5) is in the middle left, with a point area of 23.9 m2. Lot 6 (SL 6) is the largest central lot with an area of 202.0 m2. To the right of Lot 6 is another terrace area (TERRACE 6) with a point area of 11.36 m2. Common property (CP) areas include a roof, stairs, elevator (ELEV), and mechanical shaft (MECH). Dimensions are provided for various walls and boundaries. Section lines A-A' and B-B' are indicated for cross-sections. The plan also shows the 'OUTLINE OF LEVEL BELOW' for the areas above and below the third floor.

2016/01/18 - 12:20 C:\Users\laverley.kernesse\appdata\local\temp\AcPublish_4644\46433 SC03 R12 MN strata.dwg

WSP

WSP Surveys (BC) Limited Partnership

300-65 Richmond St, New Westminster, BC

PROJECT REF./DRAWING No.

48433 SC03 R12 MN STRATA

Sandra A Wards BCLS

December 21, 2015

Strata Lot Boundaries – (Section 68 SPA)

To centre line of walls between Strata Lots; To centre line of walls between Strata Lots and Common Property

Except:

To Fourteen (14) centimetres inside of the exterior face of brick wall unless otherwise noted as follows:

C-x.xx denotes to Centre line of Wall

Page 6 of 8

FLOOR PLANS

ROOF

LEGEND

CP DENOTES COMMON PROPERTY

52.505101520

All distances are in metres and decimals thereof.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250.

SHEET 7 OF 8 SHEETS

STRATA PLAN EPS2414

The diagram is a roof plan for a building. It features a large rectangular area representing the roof. Within this area, there are several smaller rectangular shapes representing different roof sections. These sections are labeled 'ROOF CP'. The plan also shows 'OUTLINE OF LEVEL BELOW' for various parts of the roof. Section lines are indicated by 'A-A' and 'B-B' with arrows pointing to the respective sections. The plan is surrounded by 'CP' (Common Property) areas. A north arrow is located in the upper left corner of the plan area.

2016/01/18 - 12:20 C:\Users\lbeverley\kermess\appdata\local\temp\AcPublish_4644\46433 SC03 R12 MN strata.dwg

WSP

WSP Surveys (BC) Limited Partnership

300-65 Richmond St, New Westminster, BC

PROJECT REF./DRAWING No.

48433 SC03 R12 MN STRATA

Sandra A Wards BCLS
December 21, 2015

Page 7 of 8

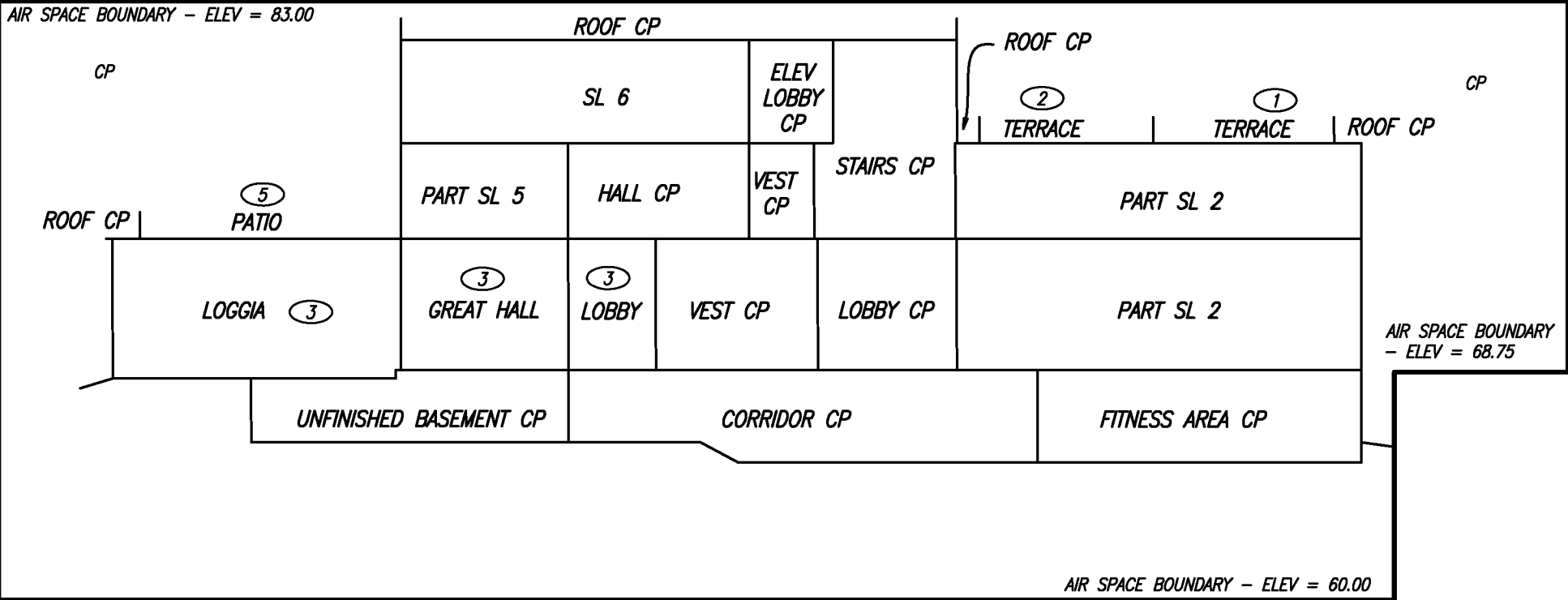
CROSS SECTIONS

SHEET 8 OF 8 SHEETS

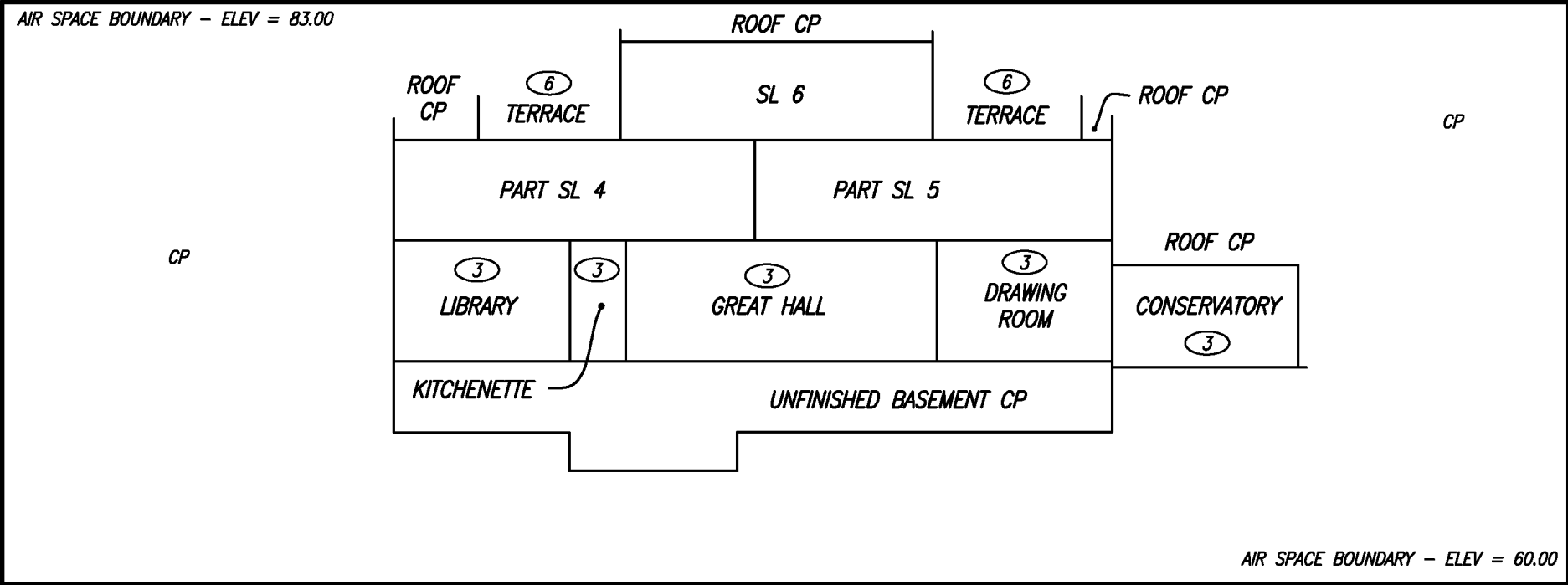
STRATA PLAN EPS2414

LEGEND

- CP ——— DENOTES COMMON PROPERTY
- ELEV ——— DENOTES ELEVATOR CP
- SL ——— DENOTES STRATA LOT
- VEST ——— DENOTES VESTIBULE CP
- (XX) ——— DENOTES LIMITED COMMON PROPERTY FOR SL (TYPICAL)



WEST ELEVATION
SECTION A–A’



SOUTH ELEVATION
SECTION B’–B



WSP Surveys (BC) Limited Partnership
300–65 Richmond St, New Westminster, BC

PROJECT REF./DRAWING No.
48433 SC03 R12 MN STRATA

Sandra A Wards BCLS
December 21, 2015