

STRATA PLAN OF AIR SPACE
PARCEL 2, BLOCK 37, DISTRICT
LOT 185, GROUP 1, N.W.D.,
AIR SPACE PLAN EPP79676

"CITY OF VANCOUVER"
B.C.G.S. 92G.025

SCALE 1:300



ALL DISTANCES ARE IN METRES.

THE INTENDED PLOT SIZE OF THIS
PLAN IS 279mm IN WIDTH BY 432mm
IN HEIGHT (B SIZE) WHEN PLOTTED AT
A SCALE OF 1:300

INTEGRATED SURVEY AREA No. 31
(VANCOUVER) NAD 83
(CSRS) 4.0.0.BC.1.GVRD
UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED
HORIZONTAL POSITIONAL ACCURACY ACHIEVED
HAVE BEEN DERIVED FROM THE MASCOT
PUBLISHED COORDINATES AND STANDARD
DEVIATIONS FOR GEODETIC CONTROL
MONUMENTS V-3503 AND V-2759.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL
DISTANCES UNLESS OTHERWISE SPECIFIED.
TO COMPUTE GRID DISTANCES, MULTIPLY
GROUND-LEVEL DISTANCES BY THE AVERAGE
COMBINED FACTOR OF 0.99959855
WHICH HAS BEEN DERIVED FROM GEODETIC
CONTROL MONUMENTS V-3503 AND V-2759.

LEGEND

GRID BEARINGS ARE DERIVED FROM
OBSERVATIONS BETWEEN GEODETIC
CONTROL MONUMENTS V-3503 AND V-2759.

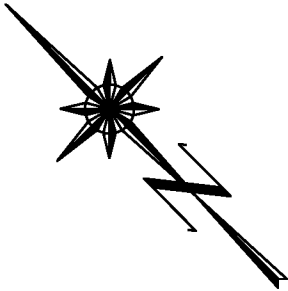
ELEVATIONS SHOWN ARE IN METRES
TO THE CVD28 GVRD DATUM DERIVED
FROM THE CITY OF VANCOUVER GEODETIC
CONTROL MONUMENT V-2759,
ELEVATION=38.160 METRES

- ⬤ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES LEAD PLUG FOUND
- D - DENOTES DESTROYED
- SL. - DENOTES STRATA LOT
- PT. - DENOTES PART
- N.P.S. - DENOTES NOT PART OF STRATA PLAN
- Ⓢ - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING
COMMON PROPERTY
- ⓂⓈ - DENOTES MECHANICAL SPACE
BEING COMMON PROPERTY
- ⓇⓁ1 - DENOTES ROOF DECK BEING LIMITED
COMMON PROPERTY FOR THE
TYPICAL EXCLUSIVE USE OF SL. 1
- Ⓟ1 - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
TYPICAL EXCLUSIVE USE OF SL. 1

BENNETT LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C. V3R 5Y5
PHONE : 604-582-0717

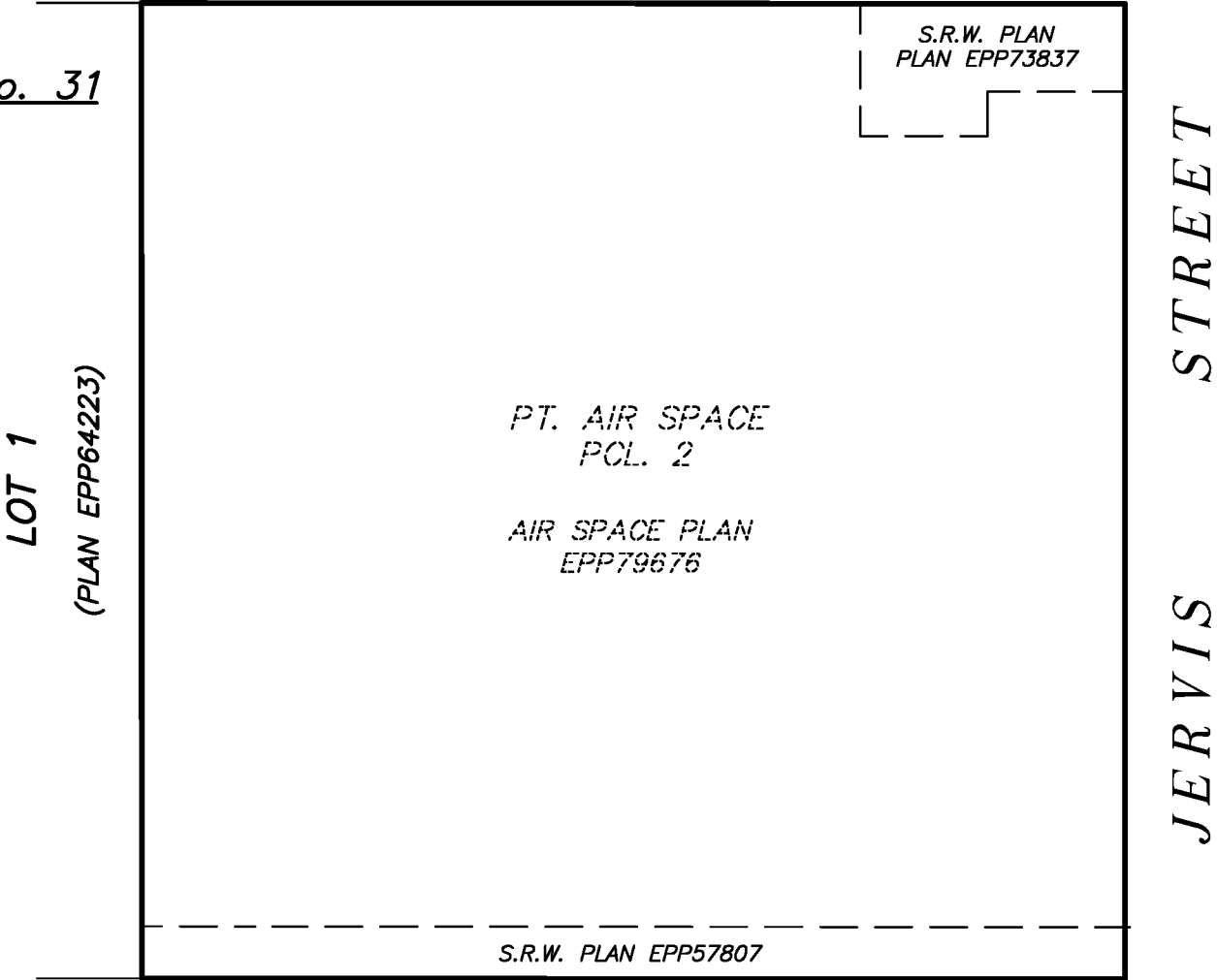
DRAWING # 30933-13
FILE # 30933-13_FS
DATE : JULY 6, 2018

STRATA PLAN EPS4184



"THE JERVIS"
1171 JERVIS STREET
VANCOUVER, B.C.

LANE



SEE SHEET #2 FOR ISOMETRIC VIEW
SEE SHEET #3 FOR BOUNDARY DIMENSIONS
SEE SHEETS #4 TO #6 FOR BUILDING LOCATION AND DIMENSIONS

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE NOT SET ON THE TRUE CORNER(S)
AND ARE SET ALONG THE PRODUCTION OF THE
PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.

THIS STRATA PLAN CONTAINS LIMITED COMMON
PROPERTY ACCORDING TO SEC. 73 (a)(i) OF
THE STRATA PROPERTY ACT.

THE BUILDINGS SHOWN HEREON ARE WITHIN
THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.

THE BUILDINGS INCLUDED IN THIS STRATA
PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED.

NOTE:

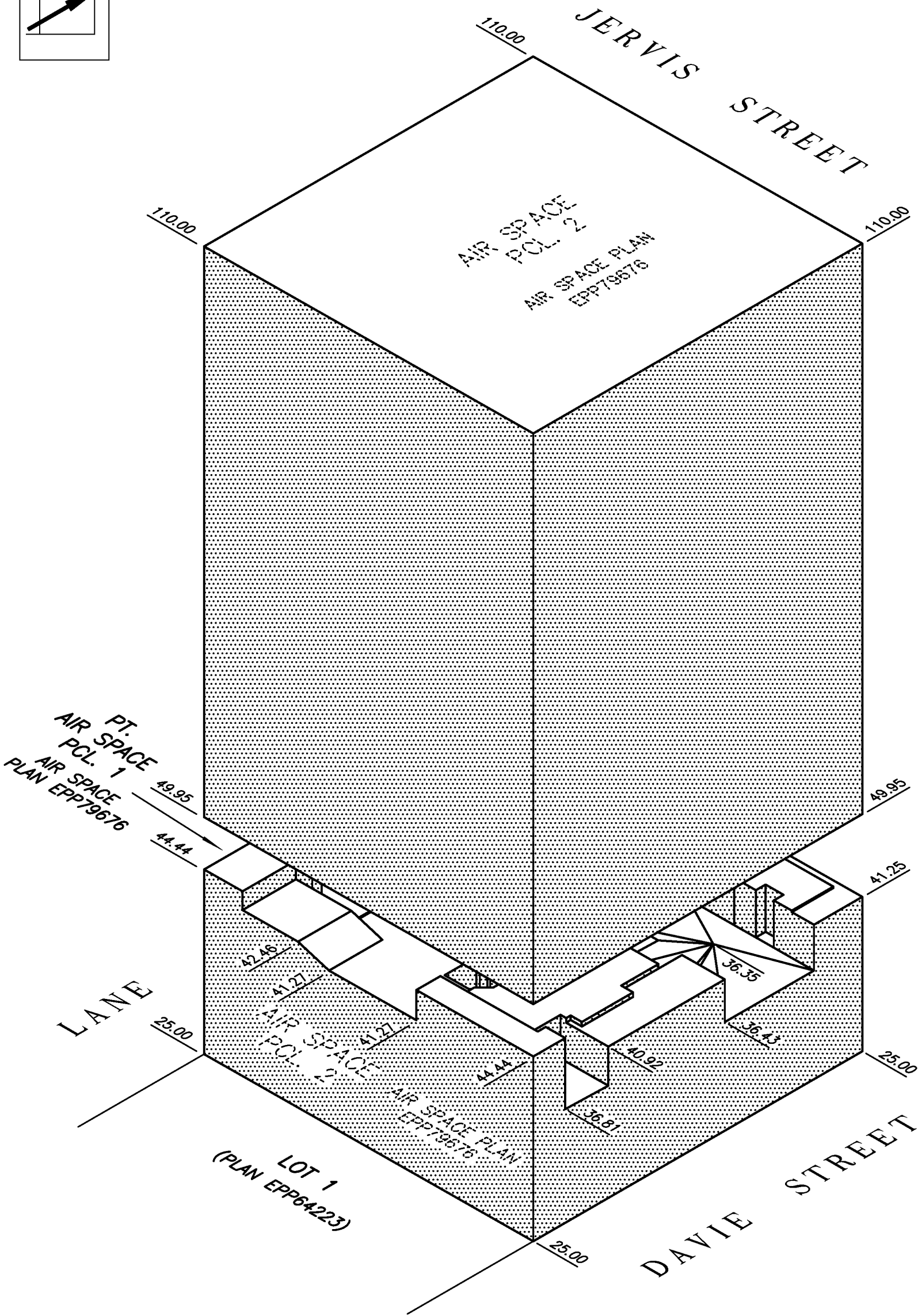
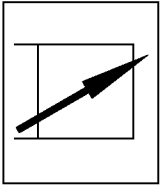
STRATA LOT BOUNDARIES ARE DEFINED AS:

- EXTERIOR FACE OF STRUCTURAL WALLS
- 0.025 METRES (ONE INCH) IN FROM THE CORRIDOR WALLS
- LESSER OF 0.152 METRES (SIX INCHES) OR CENTER LINE
OF SUITE/STAIRS OR SUITE/ELEVATOR CORE WALLS
- CENTER LINE OF PARTY WALLS

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

ISOMETRIC VIEW
OF AIR SPACE PARCEL 2,
AIR SPACE PLAN EPP79676

STRATA PLAN EPS4184

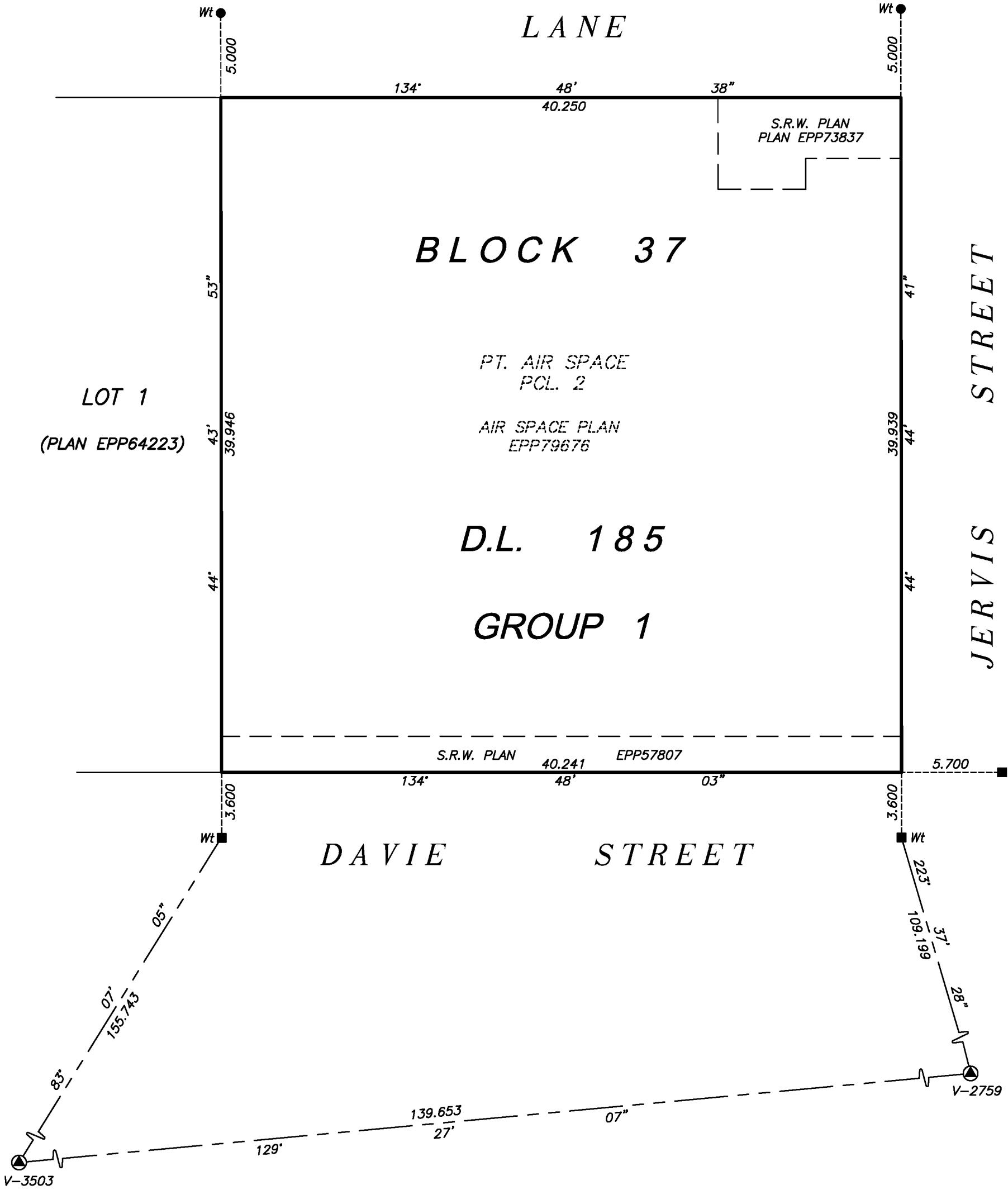
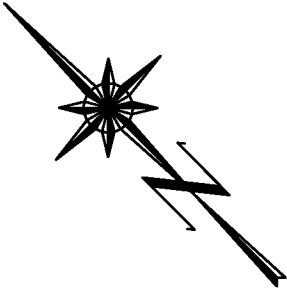
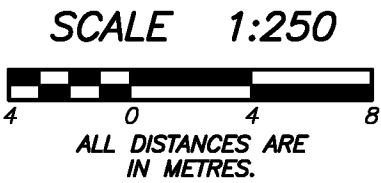


ISOMETRIC VIEW

ELEVATION 25.00 TO 110.00
NOT TO SCALE

BOUNDARY DIMENSIONS

STRATA PLAN EPS4184



THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 6TH DAY OF JULY, 2018. MIKE E. SHAW, B.C.L.S. #691

DRAWING # 30933-13
FILE # 30933-13_POST

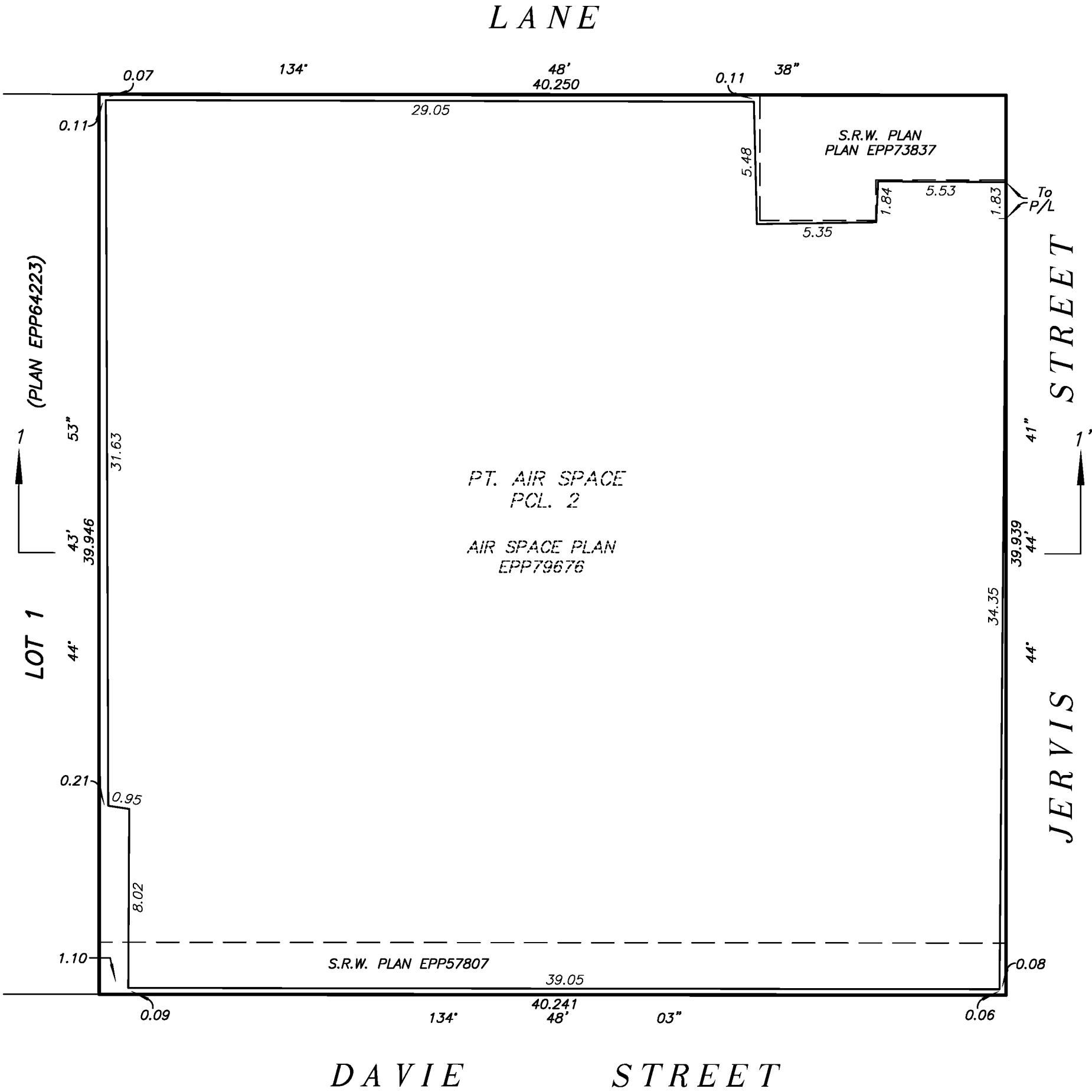
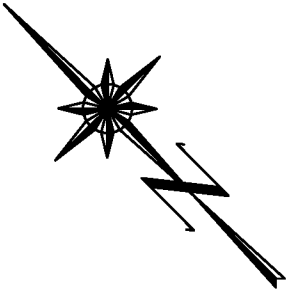
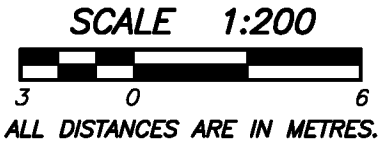
DATUM: NAD83 (CSRS) 4.0.0.BC.1.GVRD, UTM ZONE 10.				
CONTROL MONUMENT	NORTHING	EASTING	ESTIMATED HORIZONTAL POSITIONAL ACCURACY	COMBINED FACTOR
V-3503	5458924.469	490000.999	±0.02	0.9995989
V-2759	5458835.765	490108.790	±0.02	0.9995982
NOTE: FOR MAPPING PURPOSES ONLY.				

MIKE E. SHAW, B.C.L.S.
JULY 6, 2018

BOUNDARY DIMENSIONS
AND BUILDING LOCATION

STRATA PLAN EPS4184

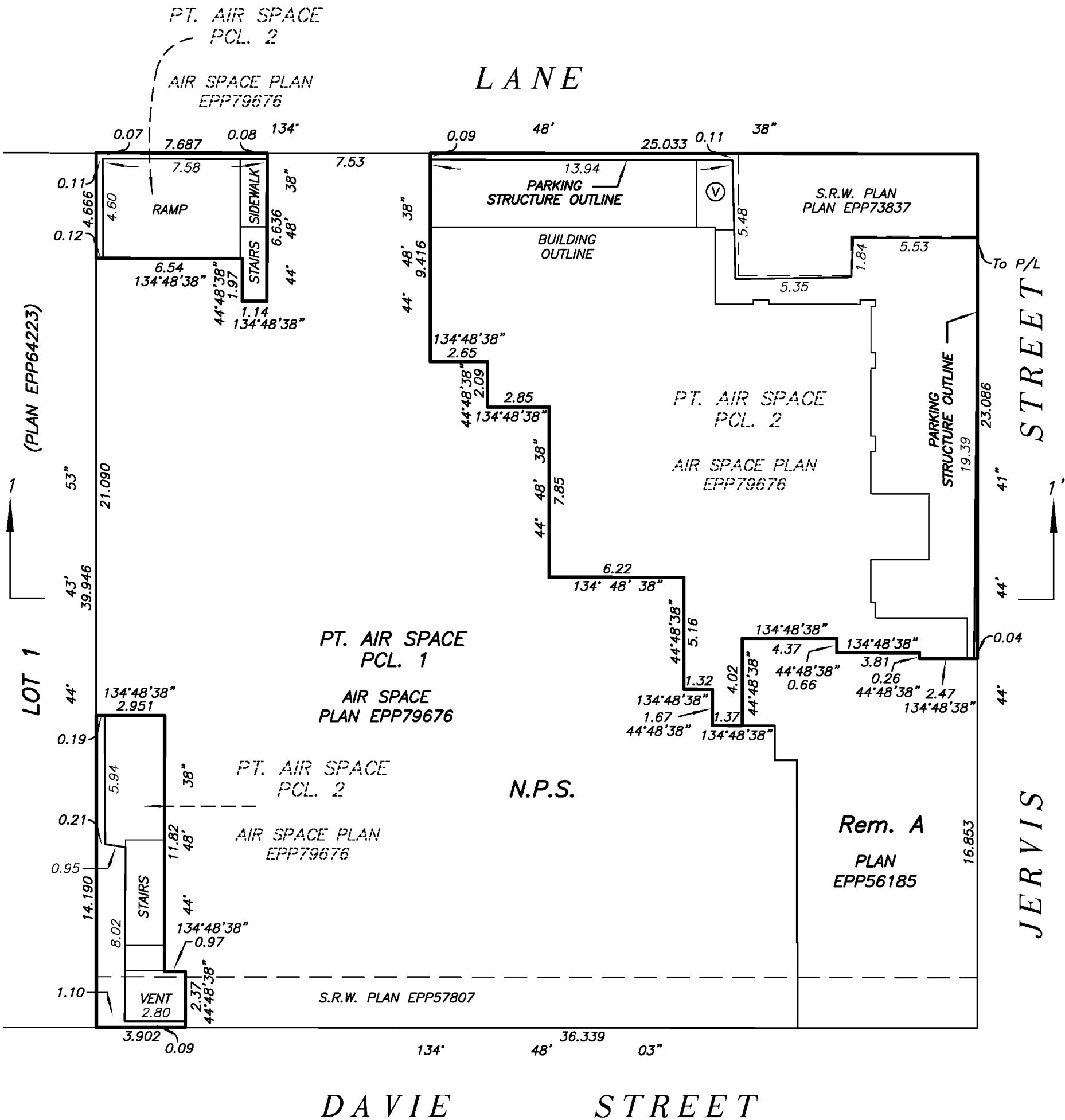
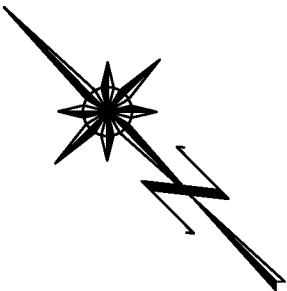
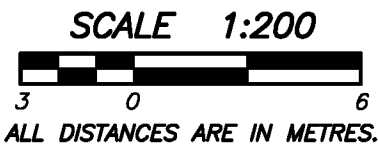
ELEVATION FROM 25.00 TO 36.96



BOUNDARY DIMENSIONS
AND BUILDING LOCATION

STRATA PLAN EPS4184

ELEVATION FROM 40.68 TO 44.44



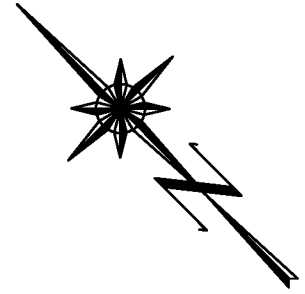
BOUNDARY DIMENSIONS AND BUILDING LOCATION

ELEVATION FROM 49.95 TO 110.00

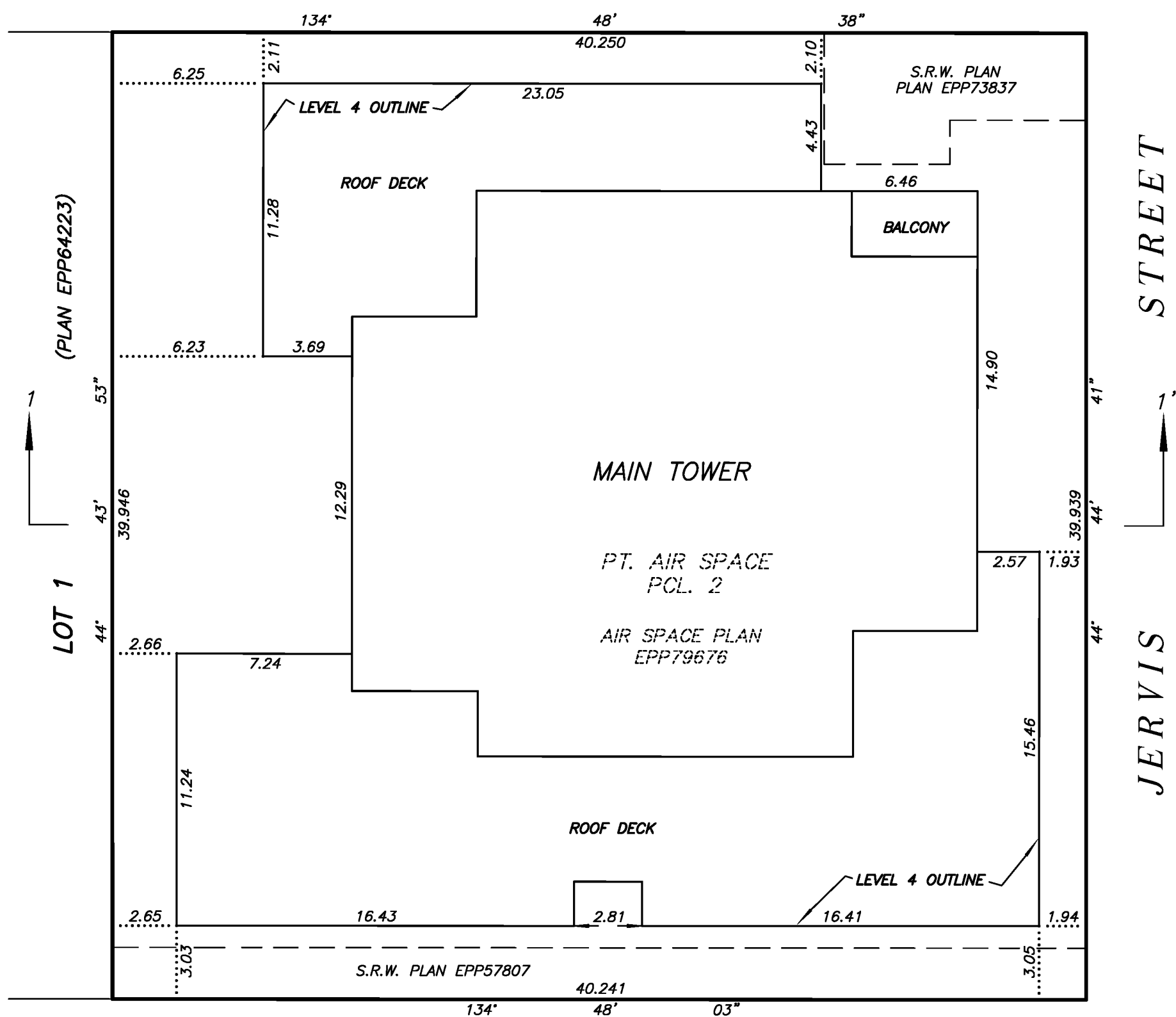
SCALE 1:200



ALL DISTANCES ARE IN METRES.



LANE



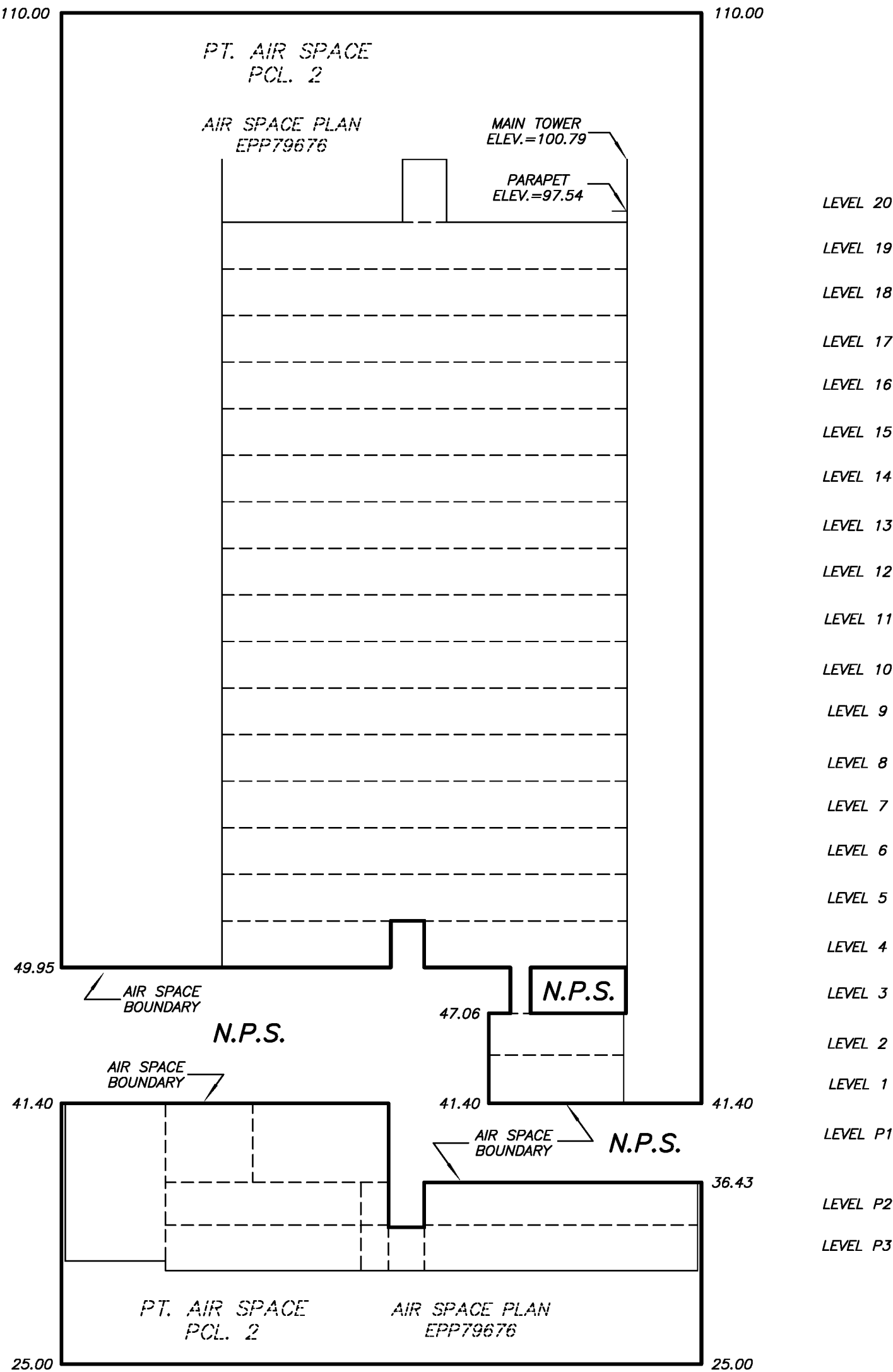
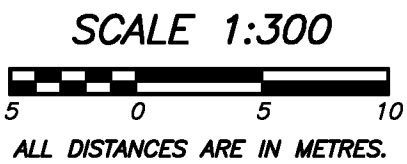
DAVIE STREET

DRAWING # 30933-13
FILE # 30933-13_CE_L4

MIKE E. SHAW, B.C.L.S.
JULY 6, 2018

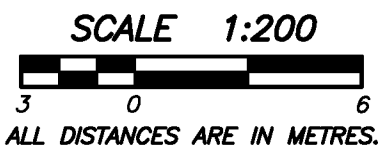
BUILDING LOCATION
SECTION 1 – 1'

STRATA PLAN EPS4184

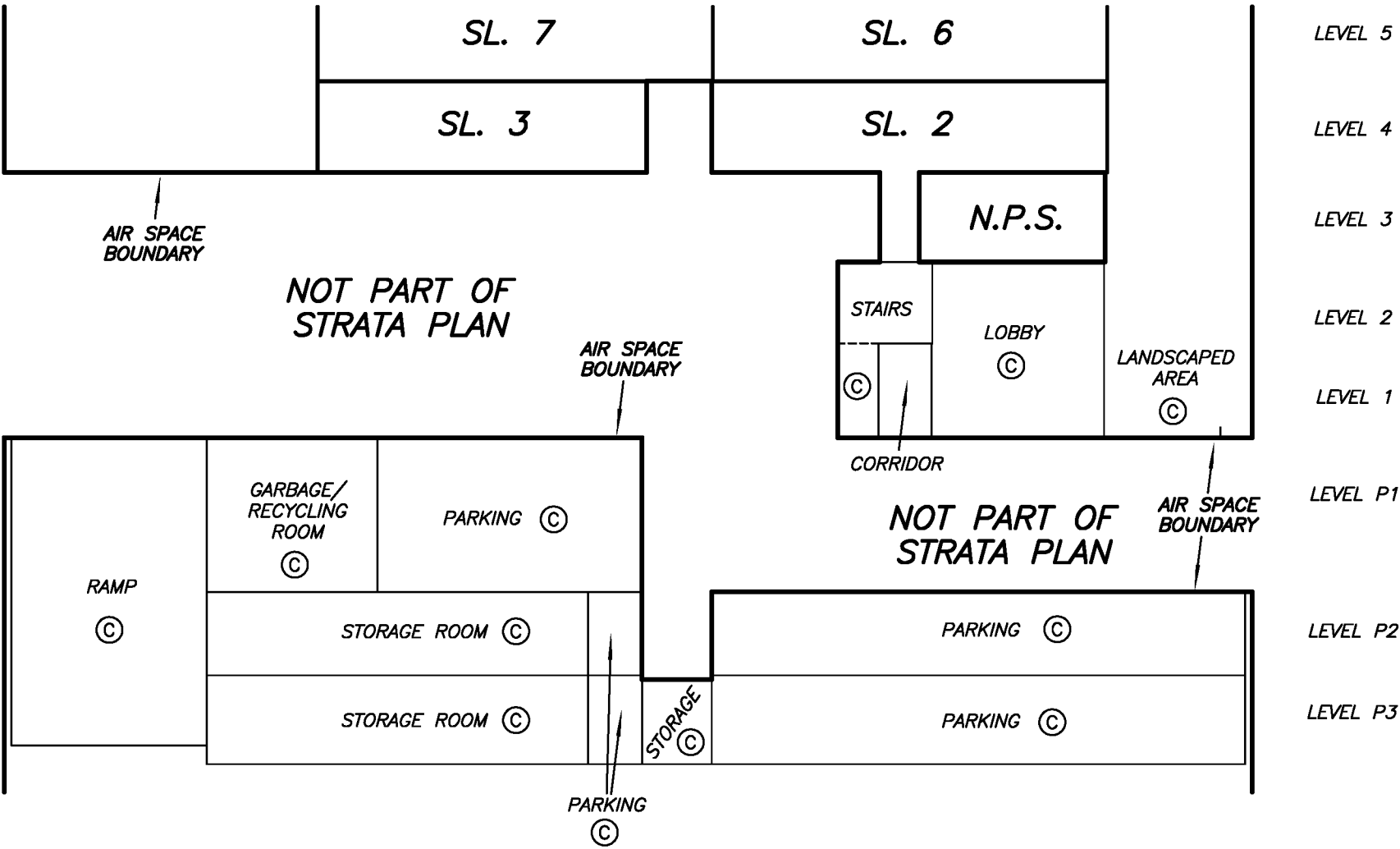


SECTION A – A'

STRATA PLAN EPS4184

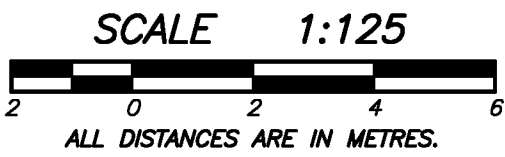


SEE SHEET #9
FOR CONTINUATION



SECTION A – A'

STRATA PLAN EPS4184



SEE SHEET #10
FOR CONTINUATION

SL. 35	SL. 34	LEVEL 12
SL. 31	SL. 30	LEVEL 11
SL. 27	SL. 26	LEVEL 10
SL. 23	SL. 22	LEVEL 9
SL. 19	SL. 18	LEVEL 8
SL. 15	SL. 14	LEVEL 7
SL. 11	SL. 10	LEVEL 6
SL. 7	SL. 6	LEVEL 5
SL. 3	SL. 2	LEVEL 4

AIR SPACE
BOUNDARY

NOT PART OF
STRATA PLAN

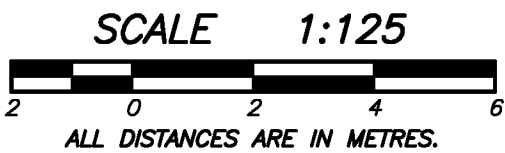
VESTIBULE
©

LEVEL 3

SEE SHEET #8
FOR CONTINUATION

SECTION A – A'

STRATA PLAN EPS4184

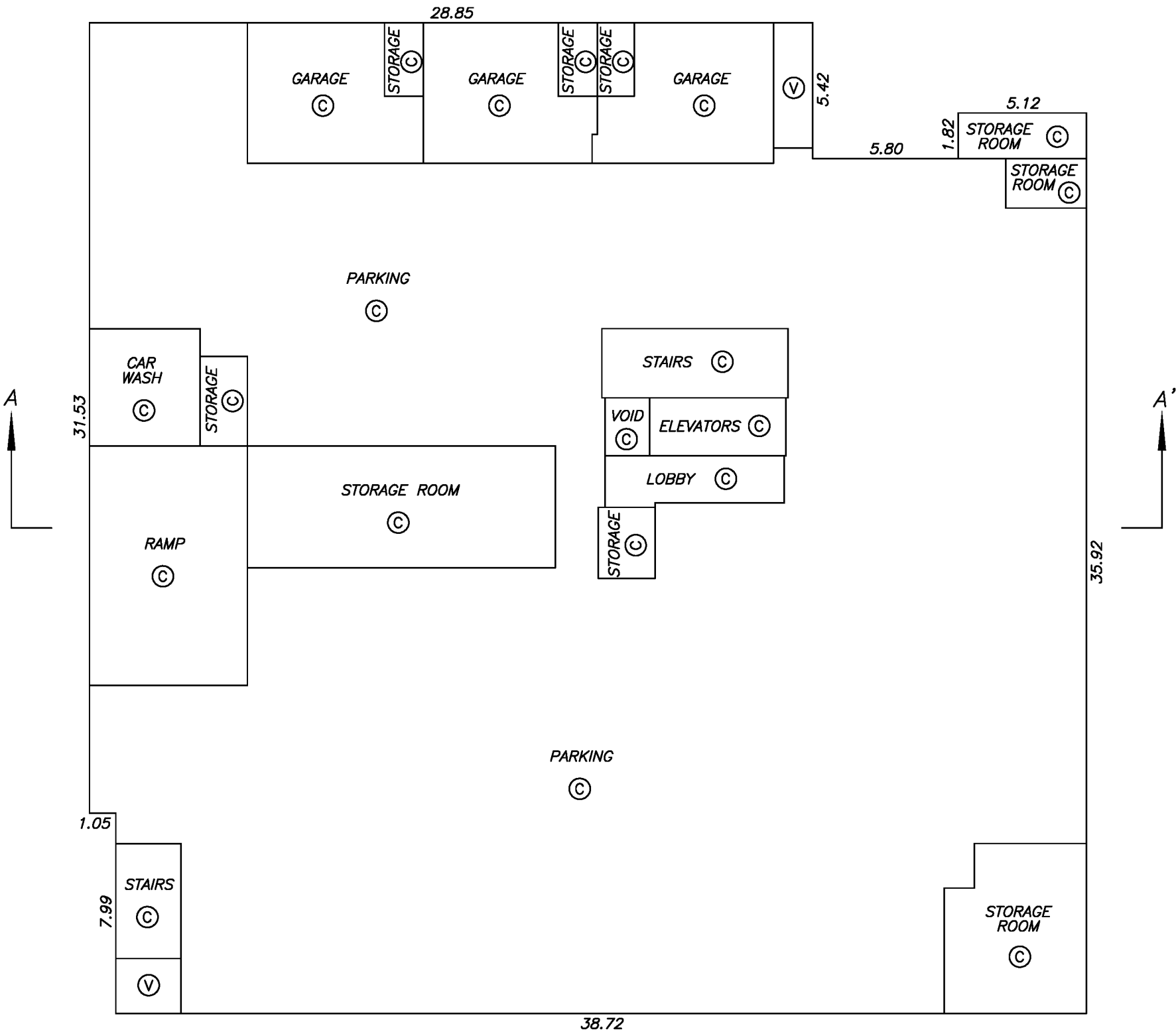
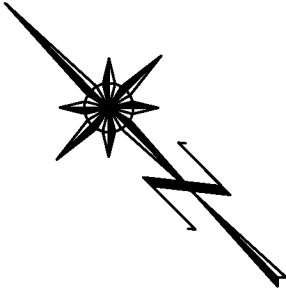
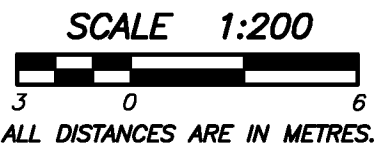


ROOF ©		LEVEL 20
RD58	RD57 GREEN ROOF ©	
SL. 58	SL. 57	LEVEL 19
SL. 56	SL. 55	LEVEL 18
SL. 54	SL. 53	LEVEL 17
SL. 51	SL. 50	LEVEL 16
SL. 47	SL. 46	LEVEL 15
SL. 43	SL. 42	LEVEL 14
SL. 39	SL. 38	LEVEL 13
SL. 35	SL. 34	LEVEL 12
SL. 31	SL. 30	LEVEL 11

SEE SHEET #9
FOR CONTINUATION

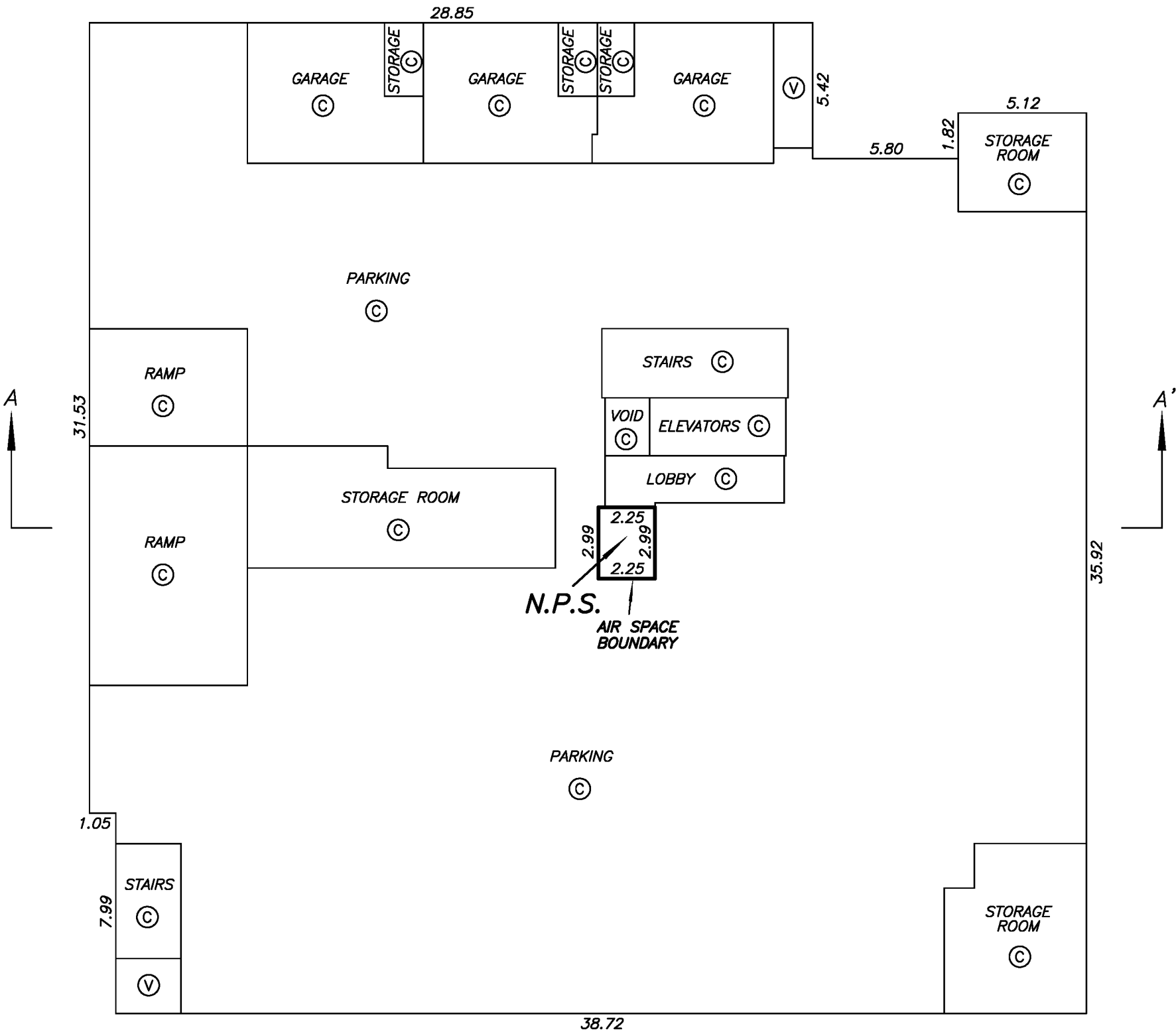
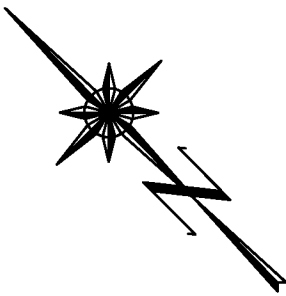
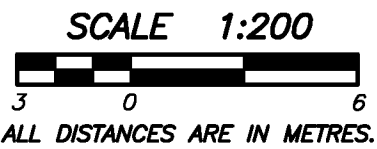
PARKING LEVEL P3
FLOOR PLAN

STRATA PLAN EPS4184



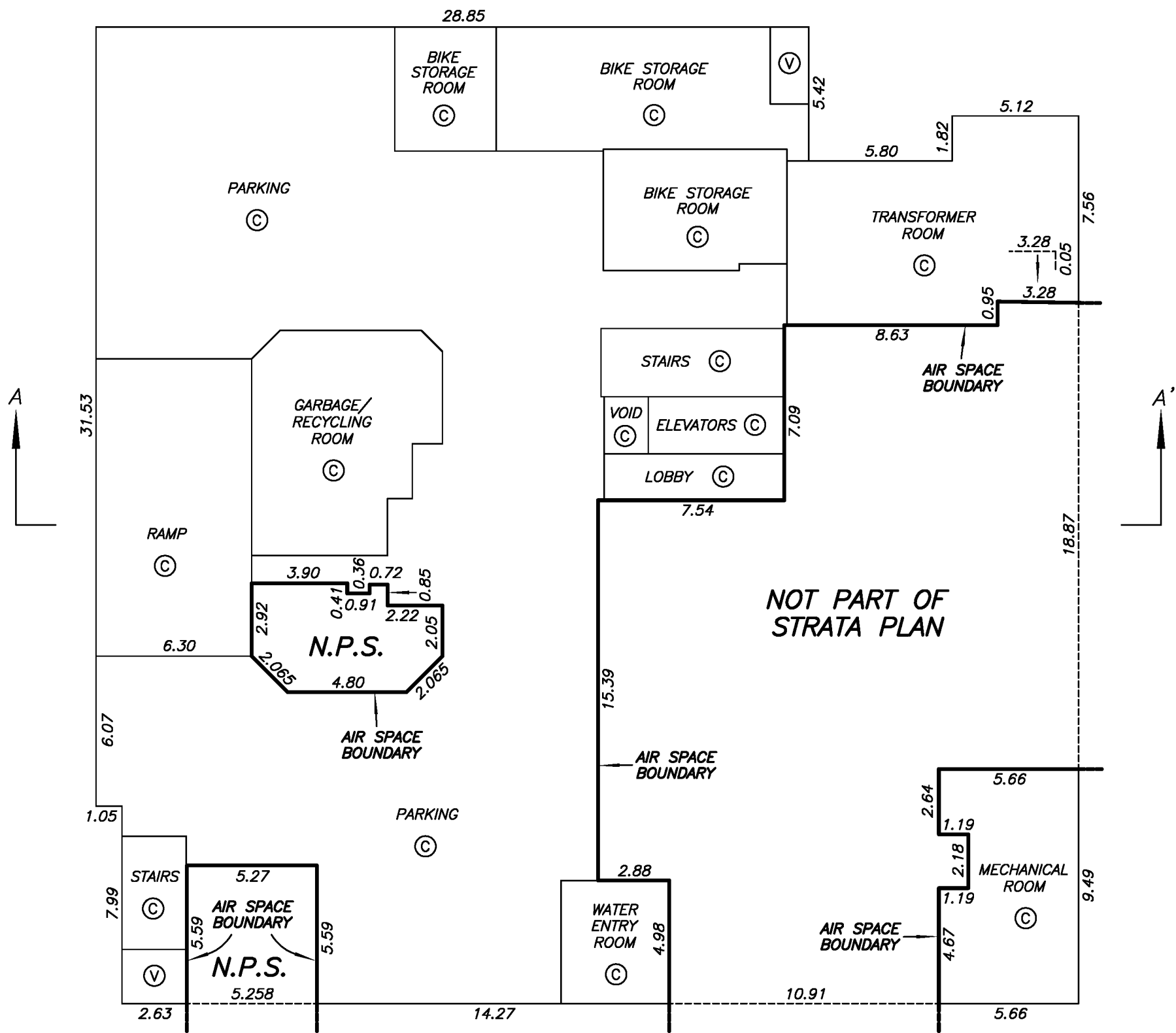
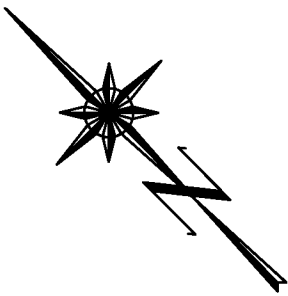
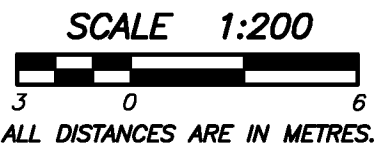
PARKING LEVEL P2
FLOOR PLAN

STRATA PLAN EPS4184



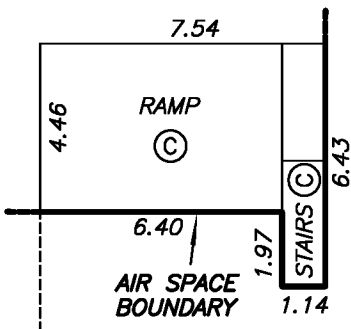
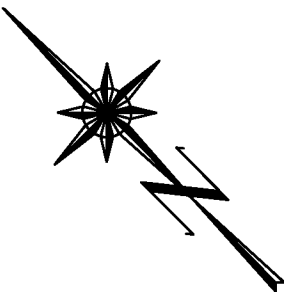
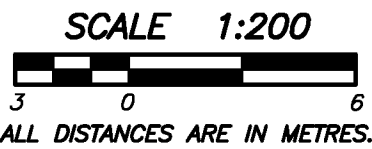
PARKING LEVEL P1
FLOOR PLAN

STRATA PLAN EPS4184



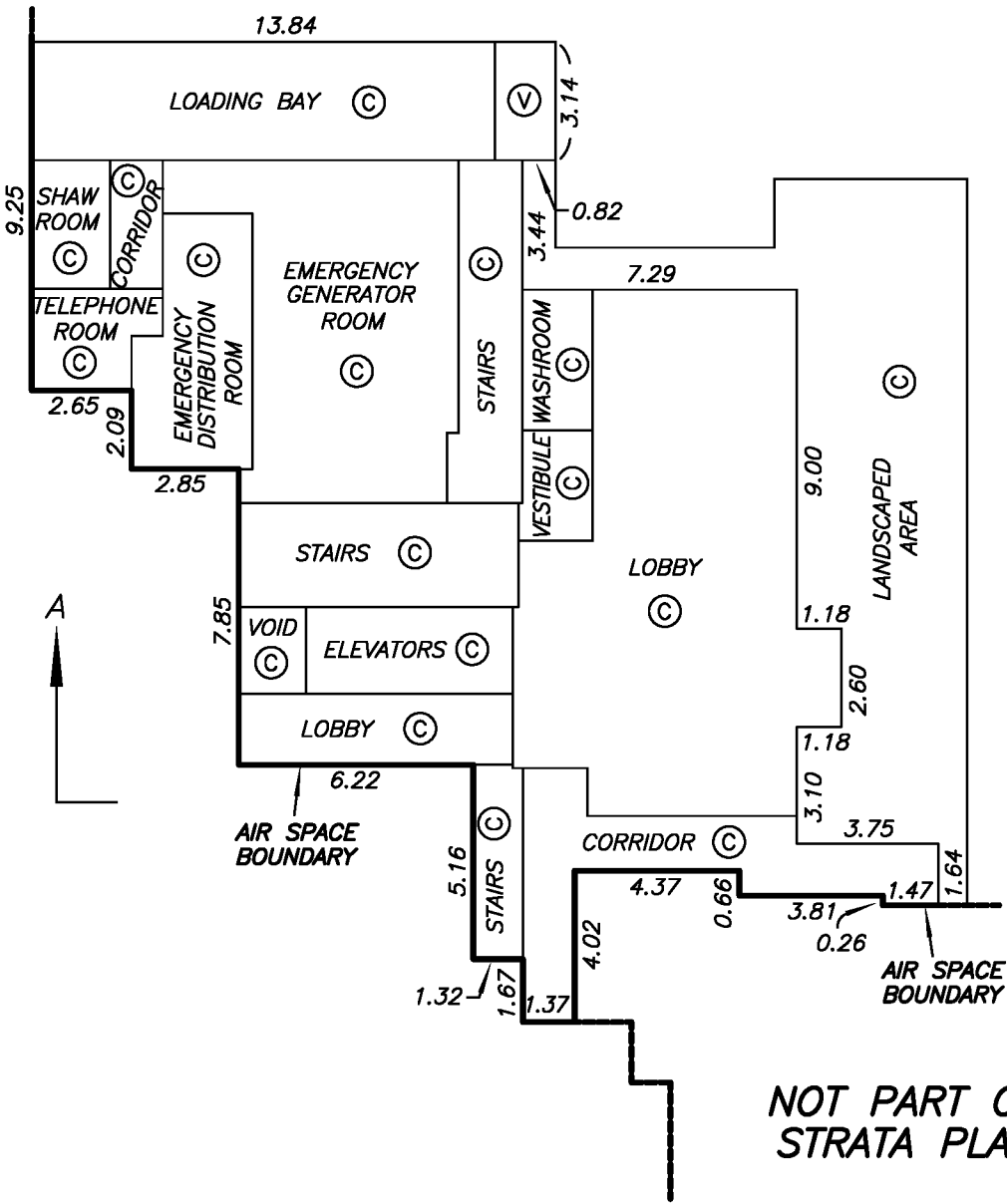
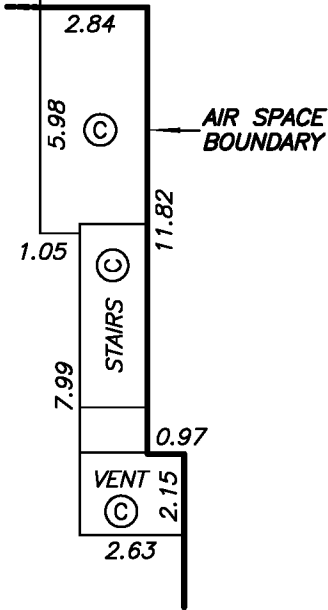
LEVEL 1
FLOOR PLAN

STRATA PLAN EPS4184



21.09

NOT PART OF
STRATA PLAN



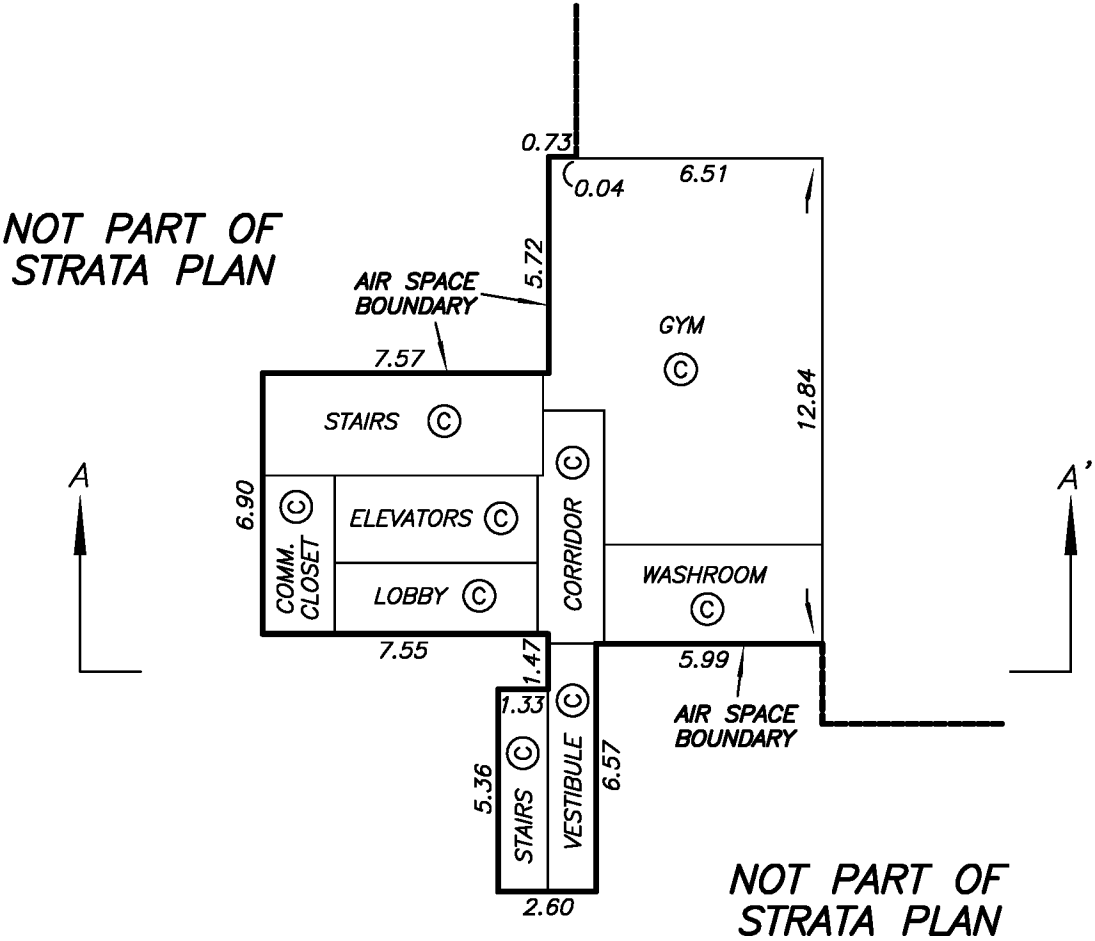
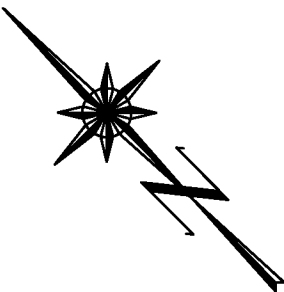
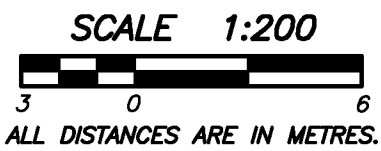
A

A'

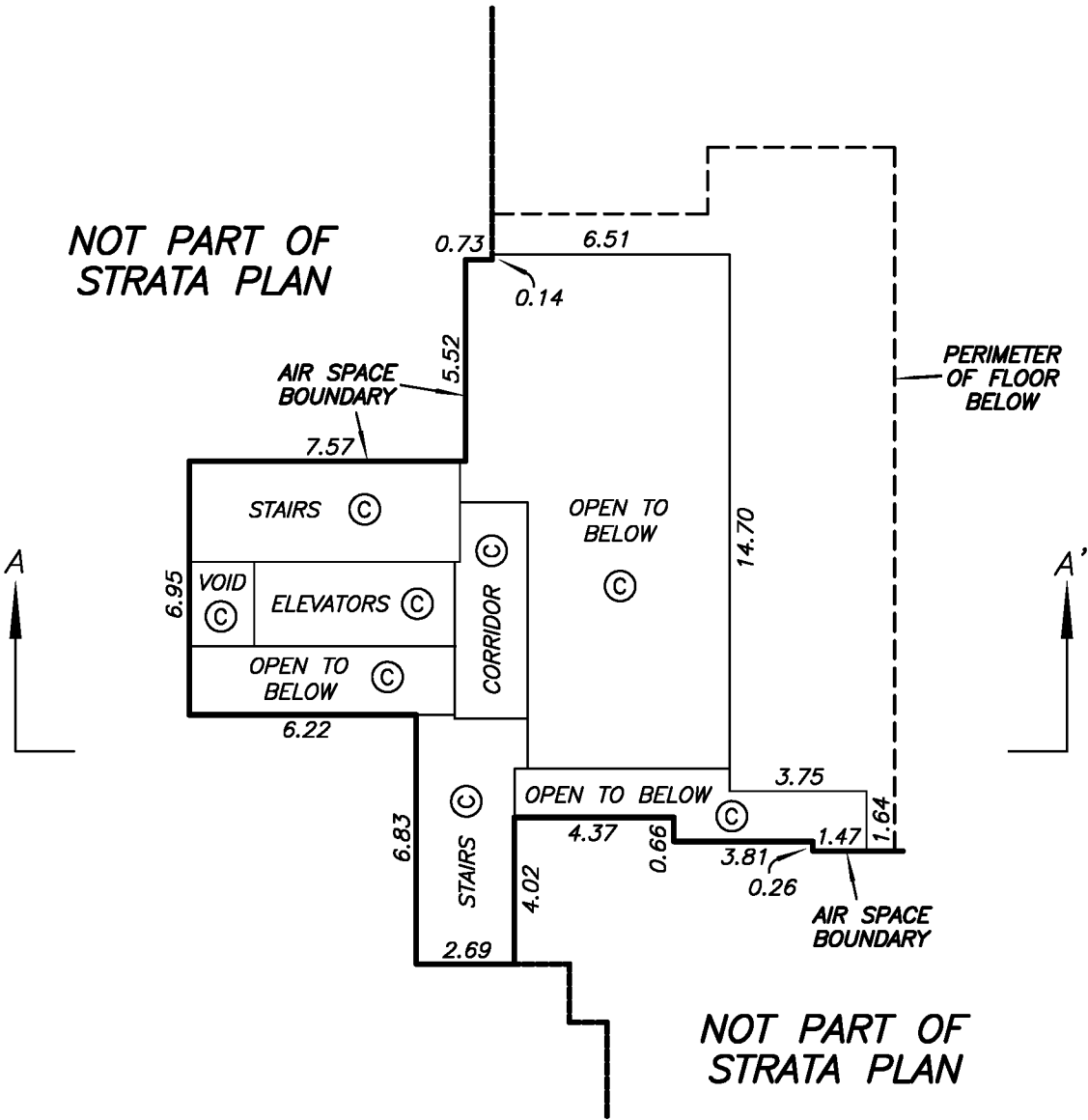
NOT PART OF
STRATA PLAN

FLOOR PLANS

STRATA PLAN EPS4184



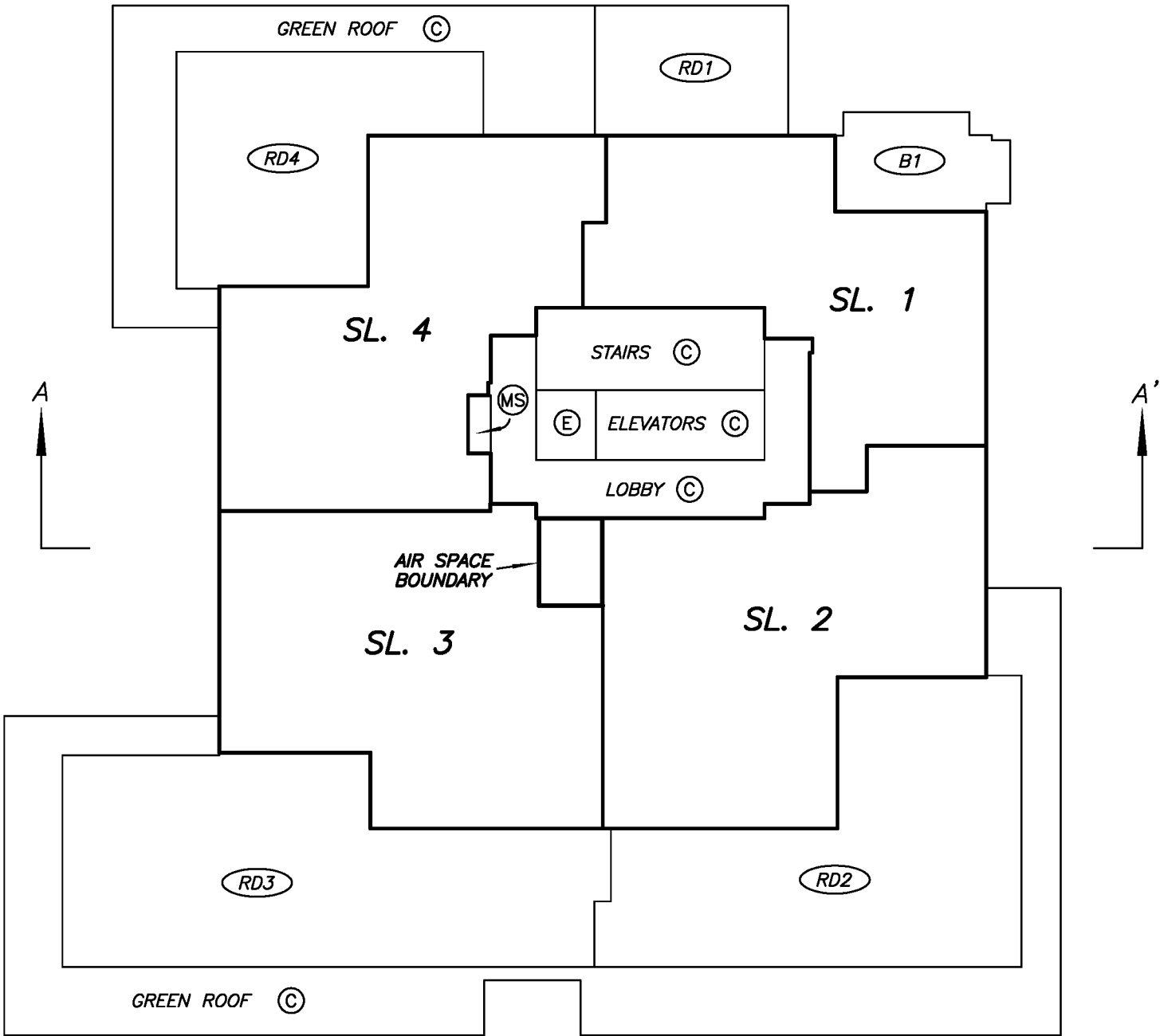
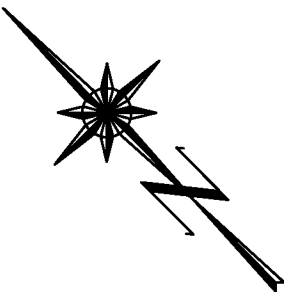
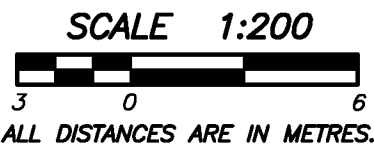
LEVEL 3



LEVEL 2

LEVEL 4
FLOOR PLAN

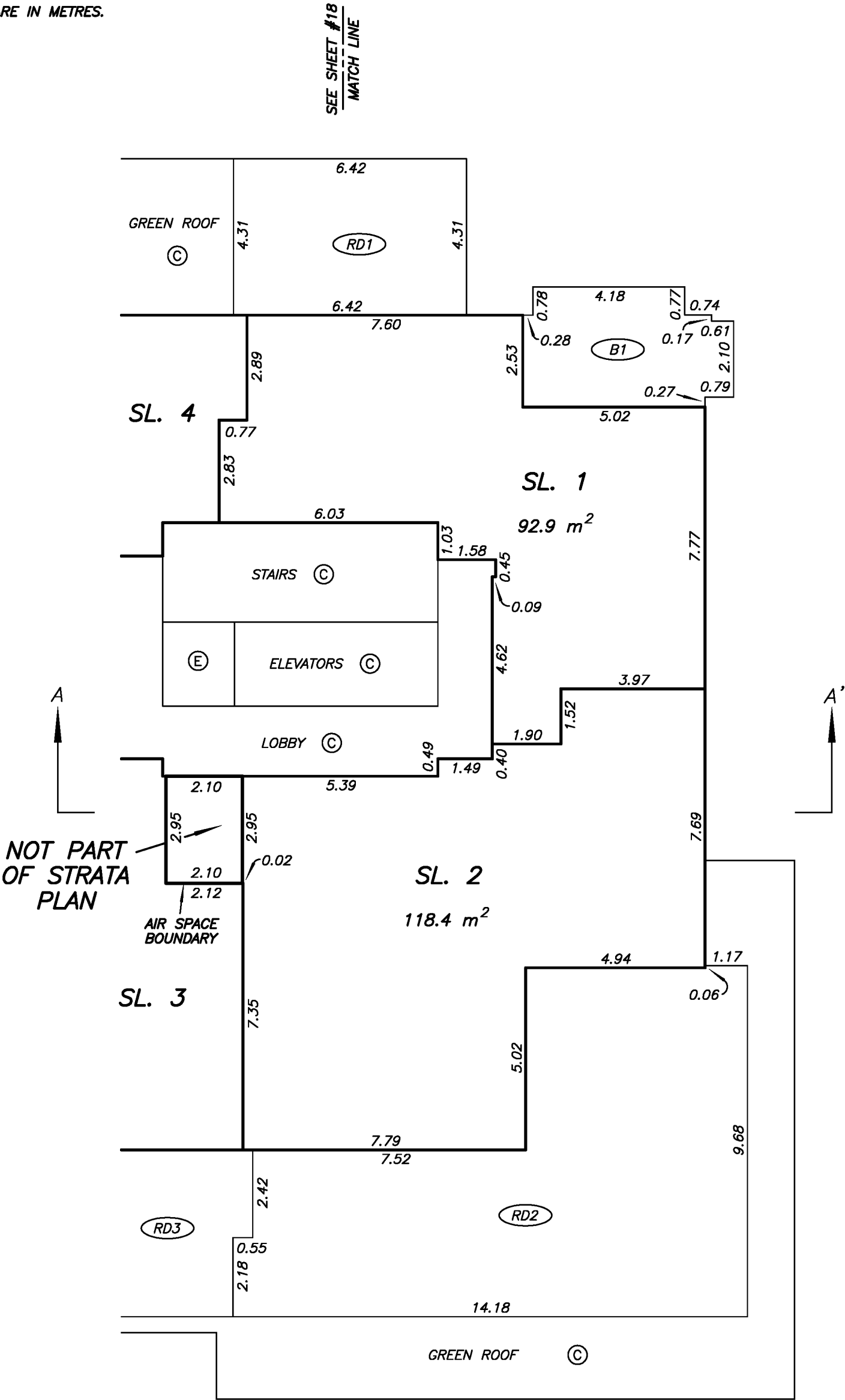
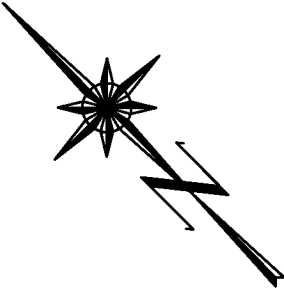
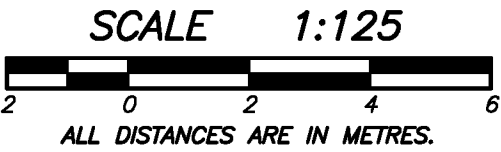
STRATA PLAN EPS4184



SEE SHEET #17 AND #18
FOR STRATA LOT DIMENSIONS

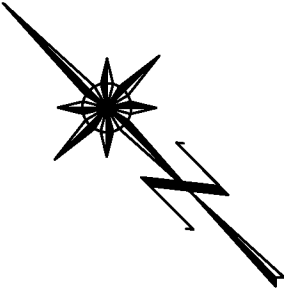
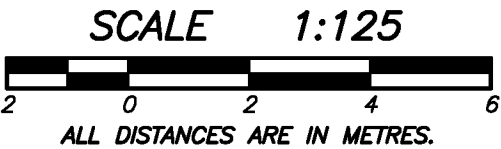
LEVEL 4
FLOOR PLAN

STRATA PLAN EPS4184

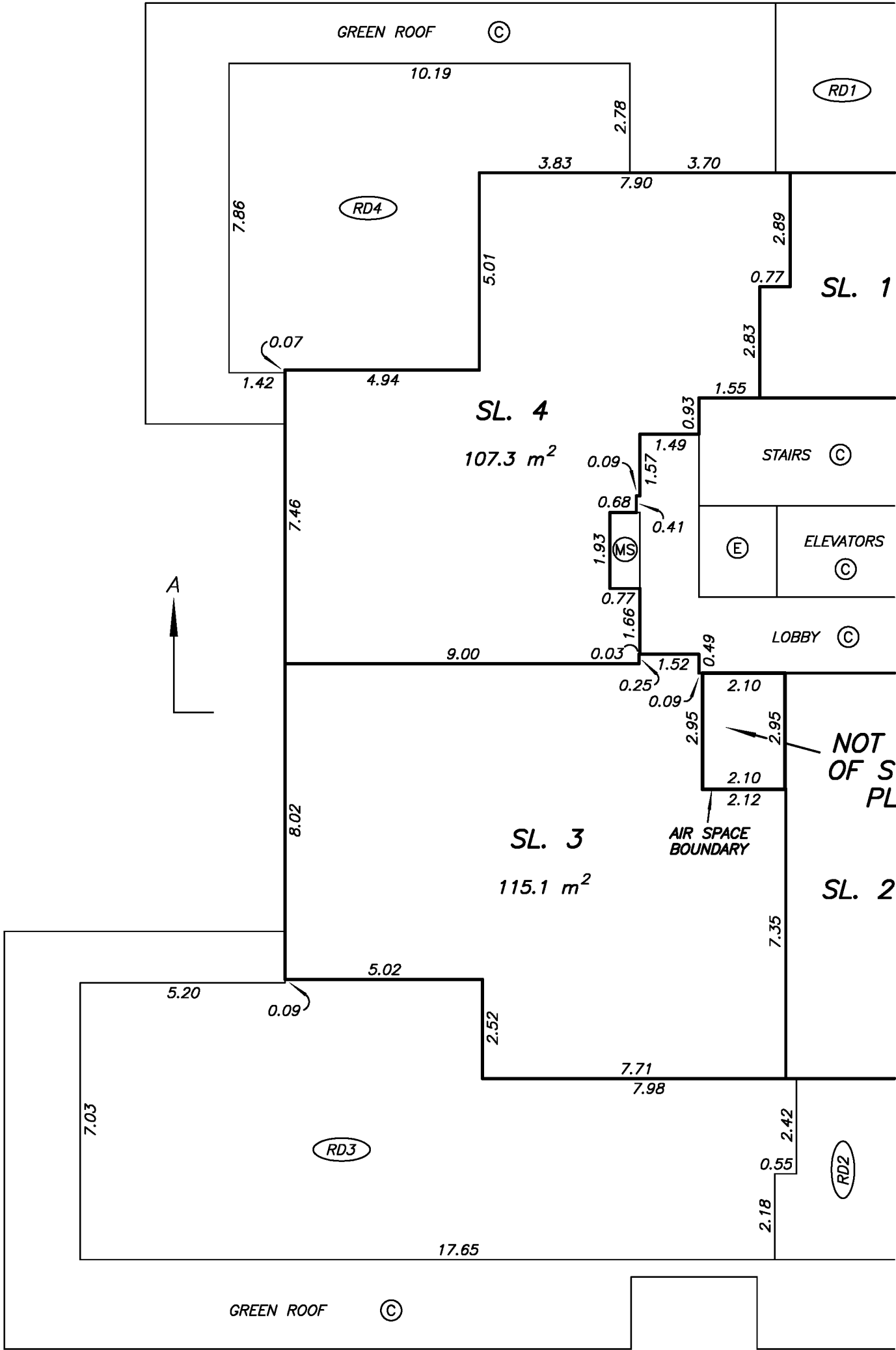


LEVEL 4
FLOOR PLAN

STRATA PLAN EPS4184



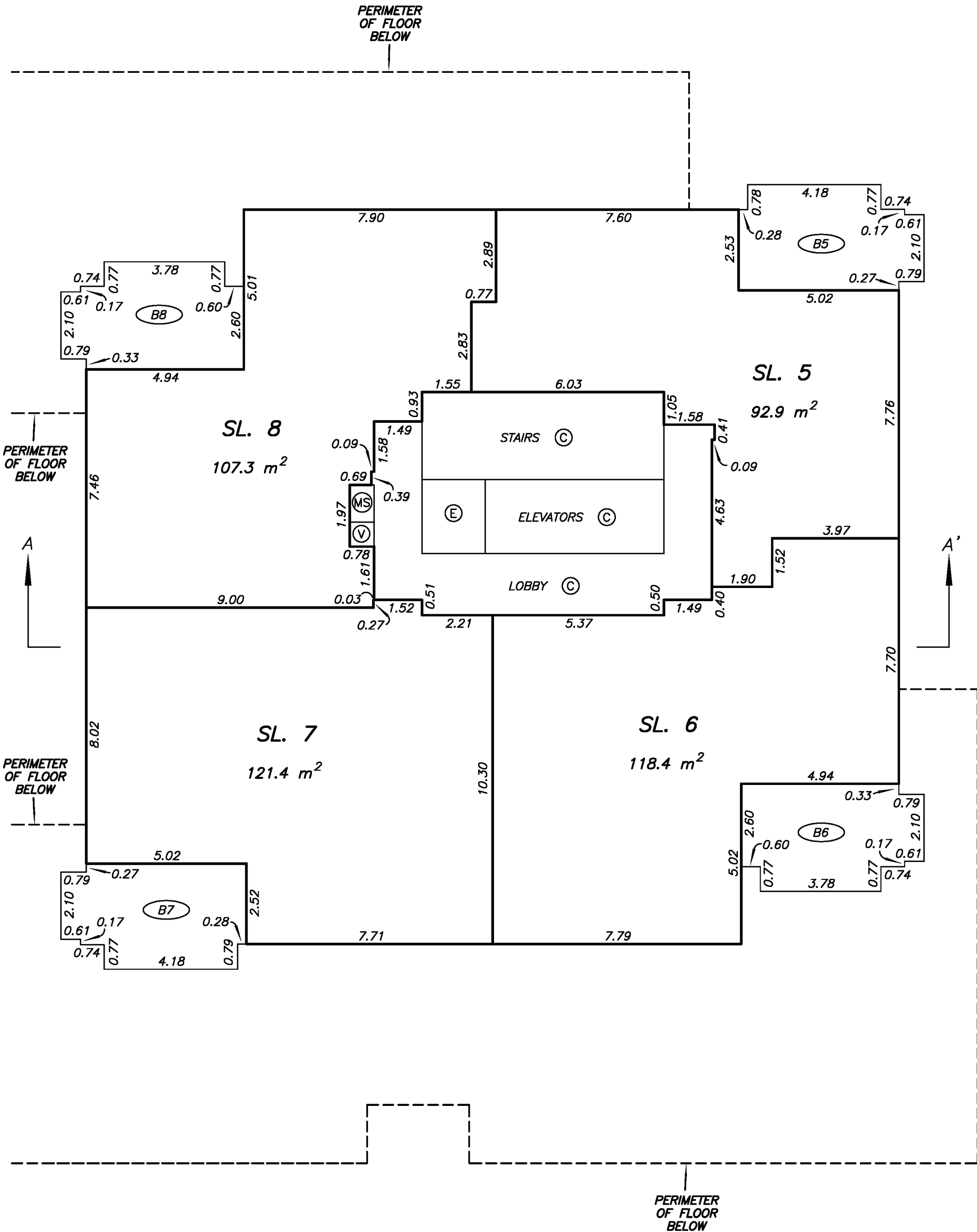
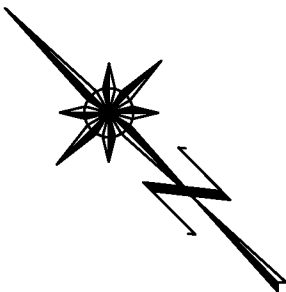
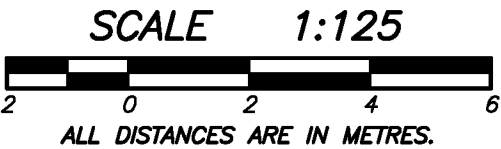
MATCH LINE
SEE SHEET #17



MATCH LINE
SEE SHEET #17

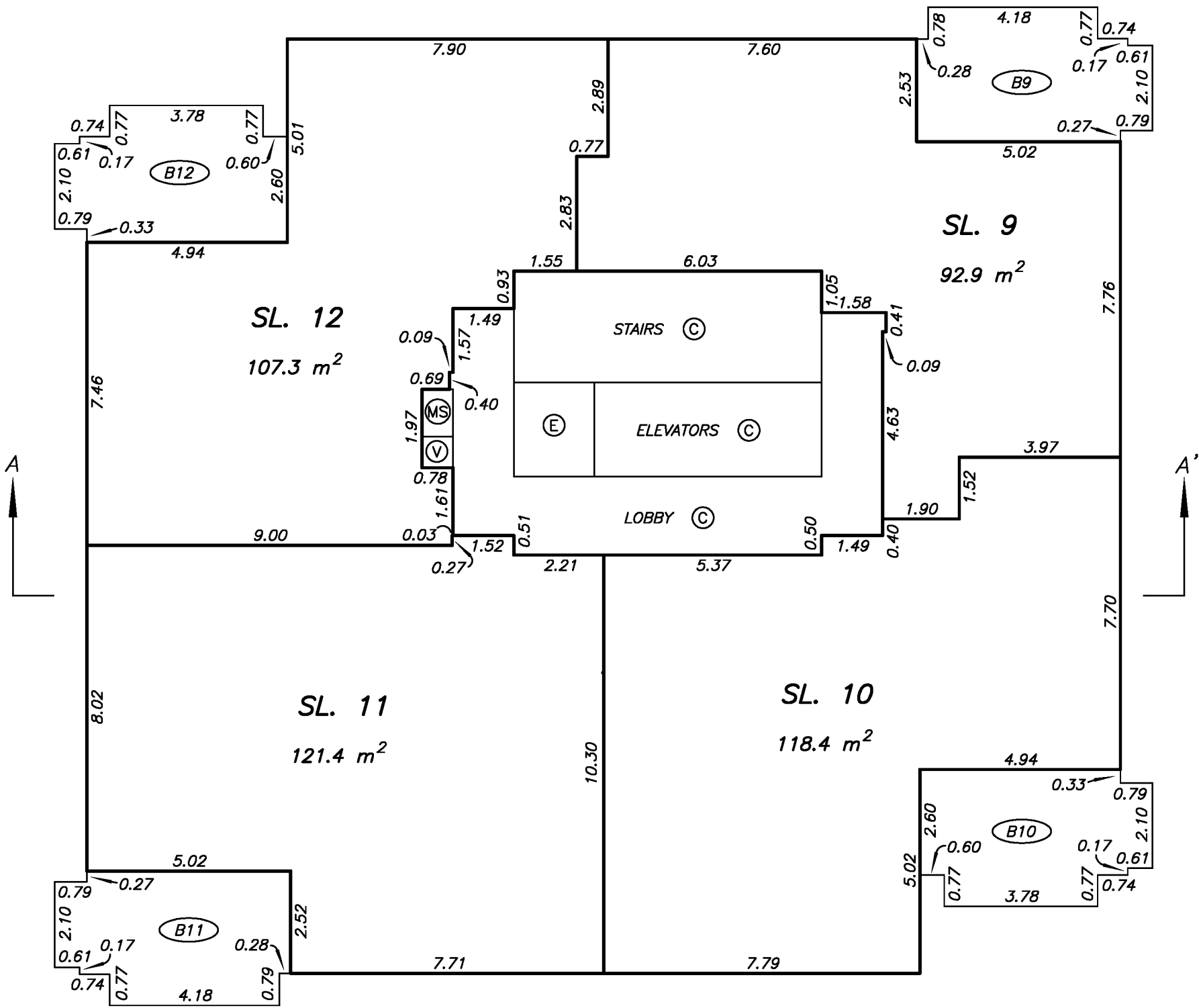
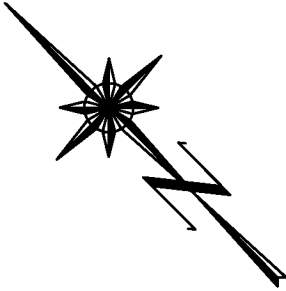
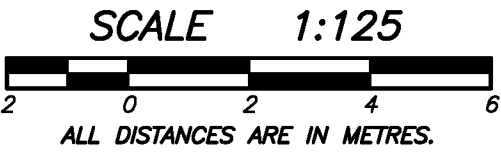
LEVEL 5
FLOOR PLAN

STRATA PLAN EPS4184



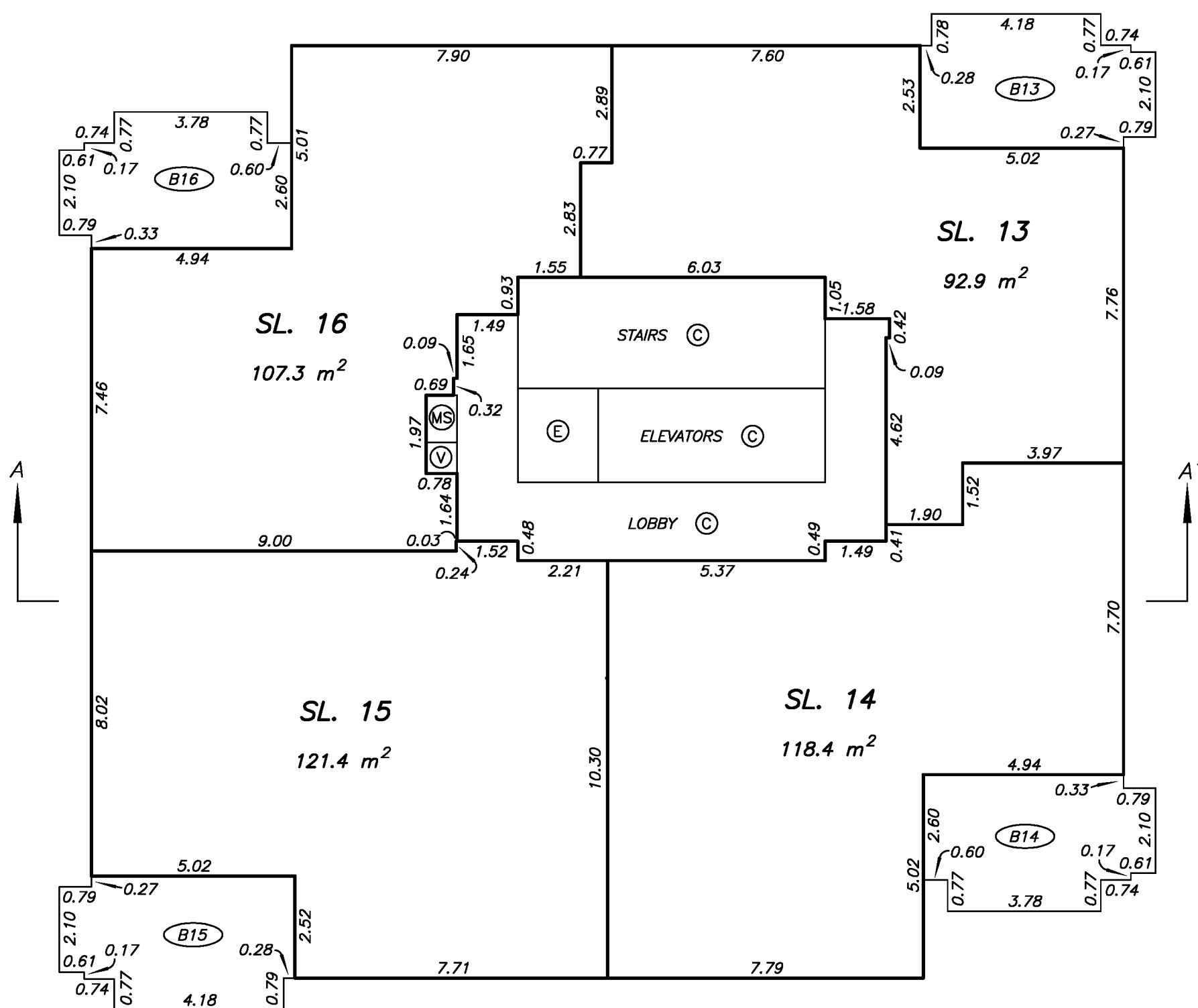
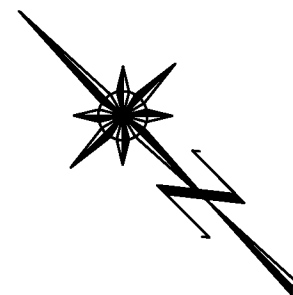
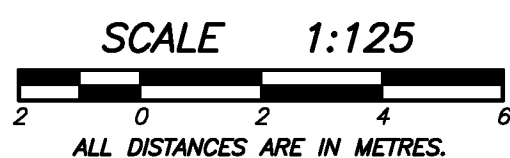
LEVEL 6
FLOOR PLAN

STRATA PLAN EPS4184



LEVEL 7
FLOOR PLAN

STRATA PLAN EPS4184

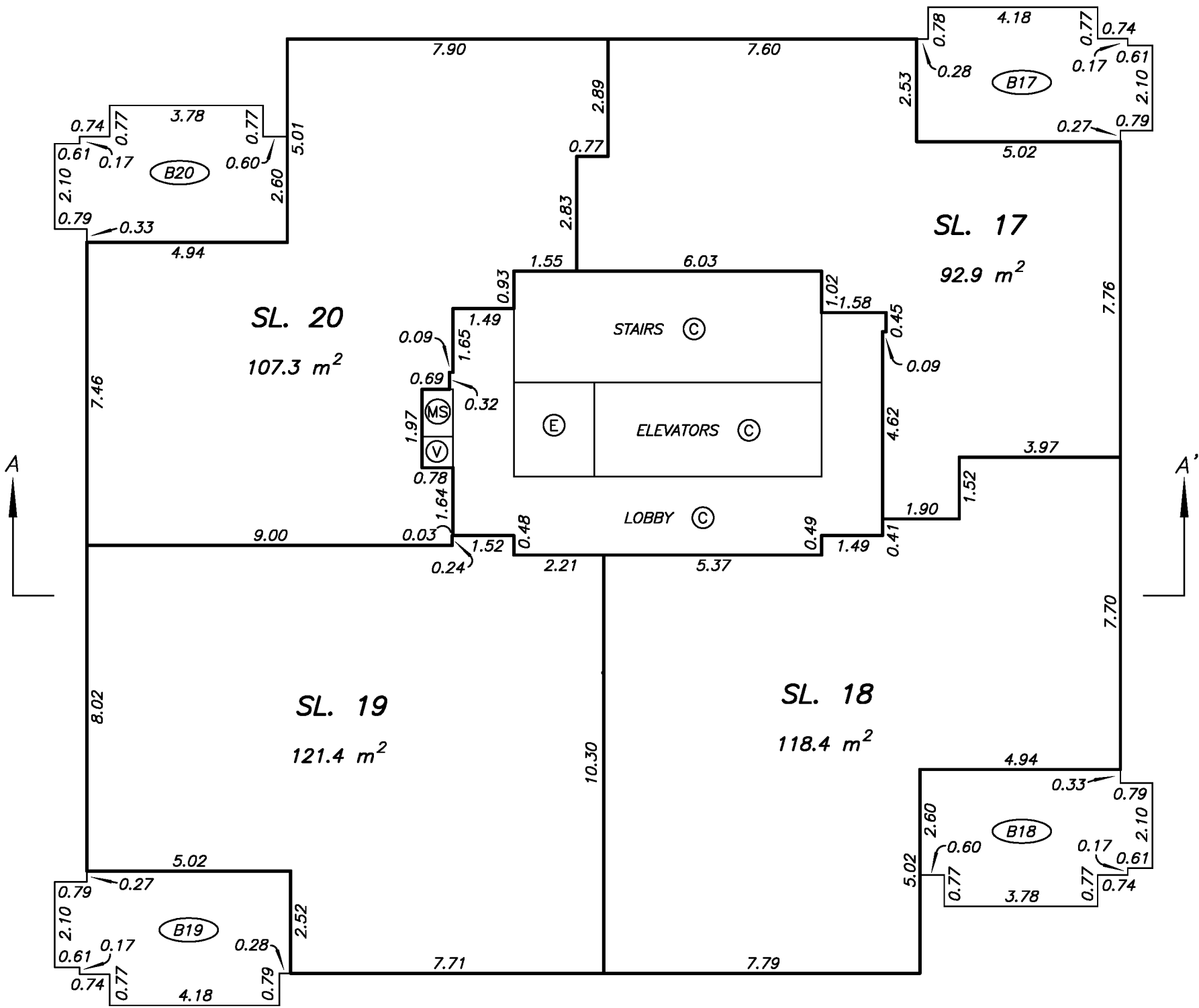
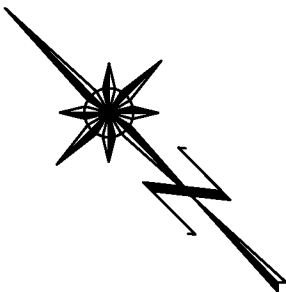
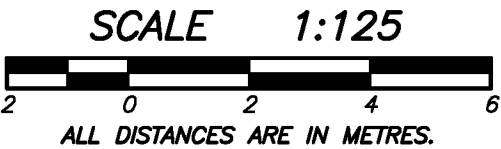


DRAWING # 30933-13
FILE # 30933-13_FP

MIKE E. SHAW, B.C.L.S.
JULY 6, 2018

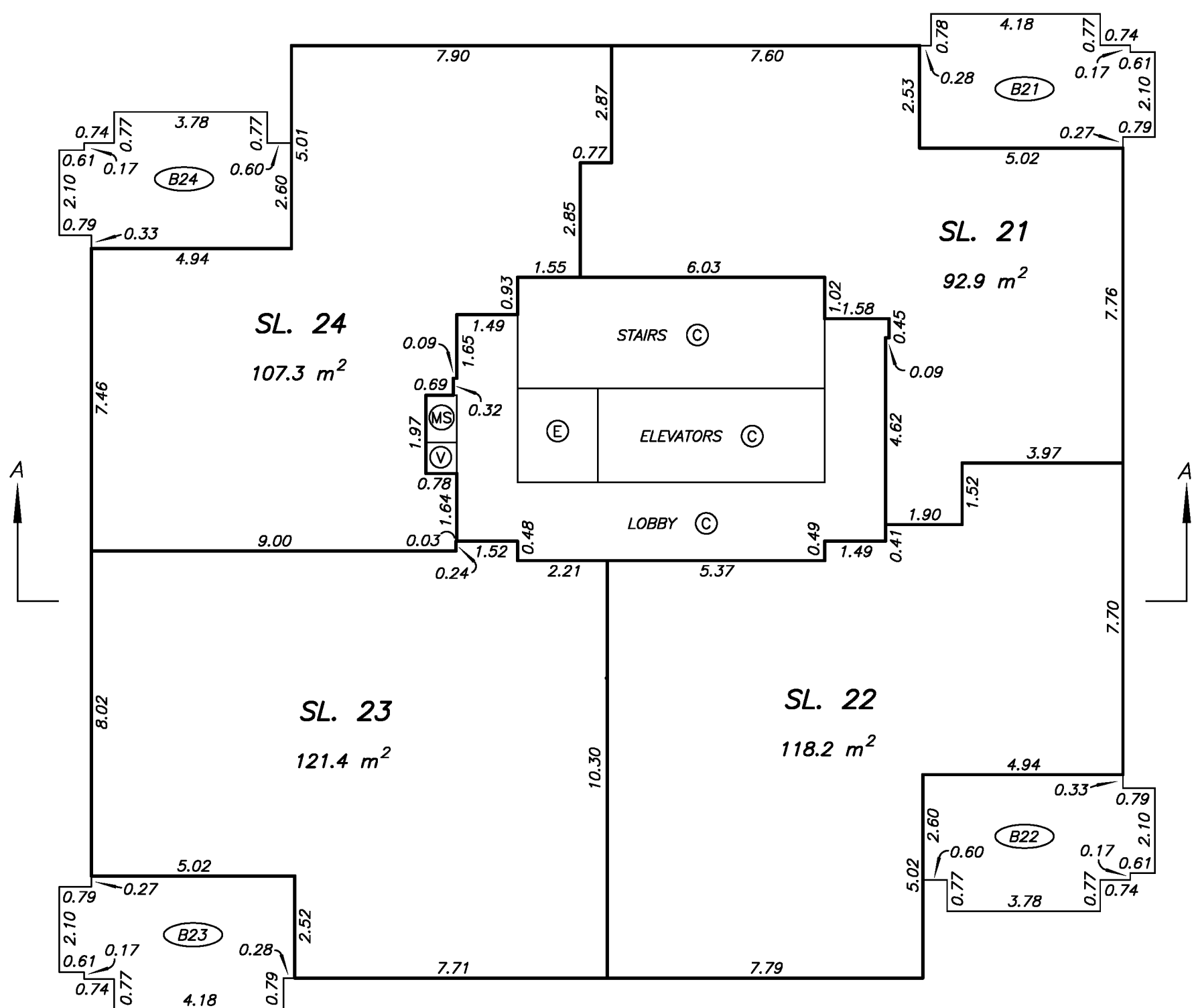
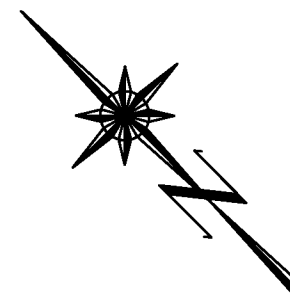
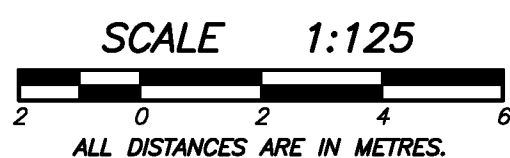
LEVEL 8
FLOOR PLAN

STRATA PLAN EPS4184



LEVEL 9
FLOOR PLAN

STRATA PLAN EPS4184

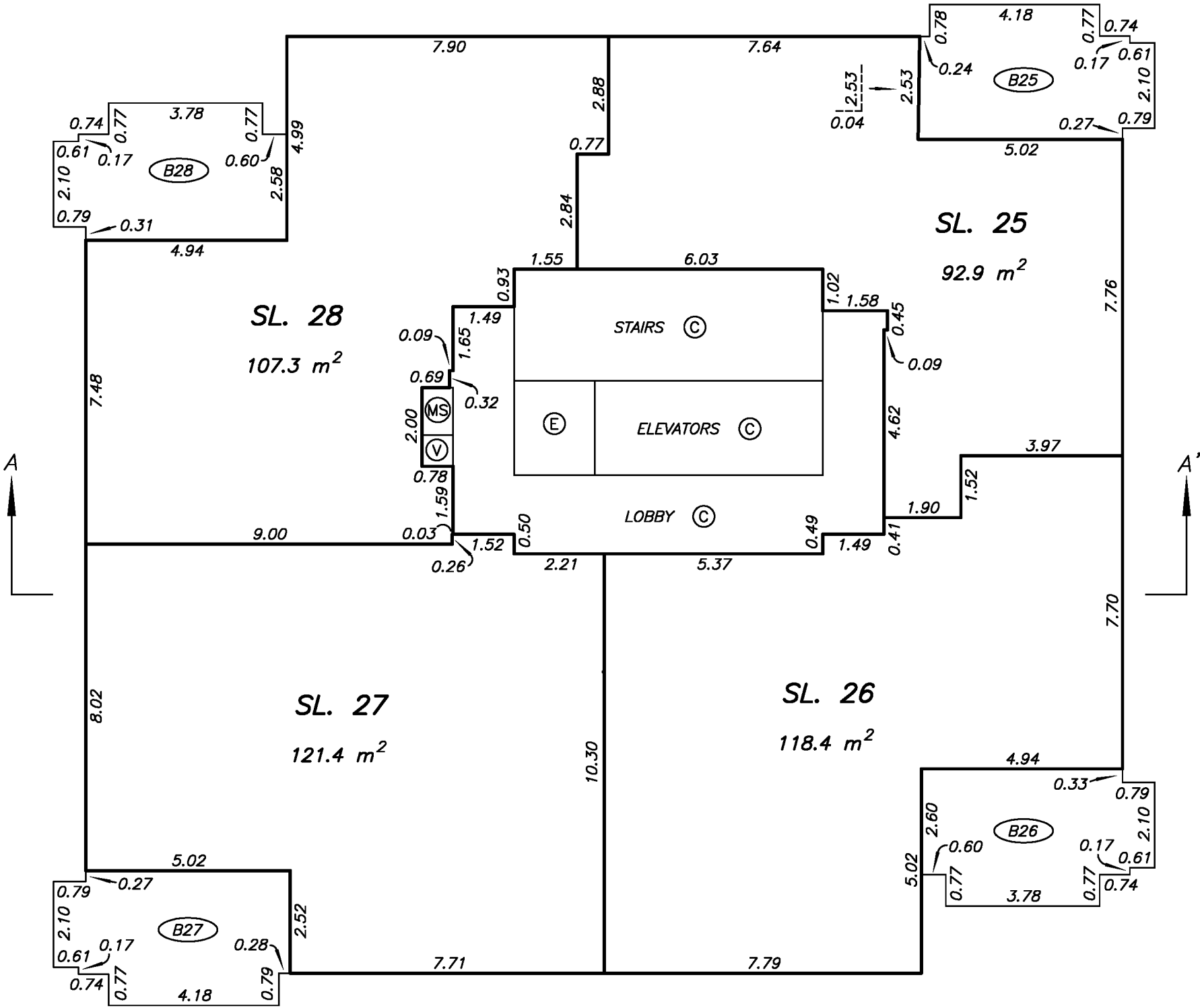
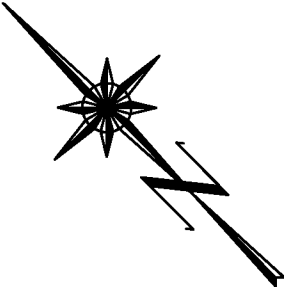
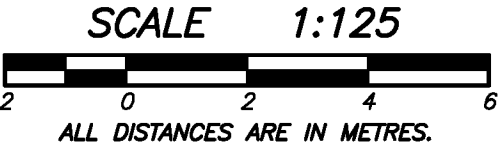


DRAWING # 30933-13
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MIKE E. SHAW, B.C.L.S.
JULY 6, 2018

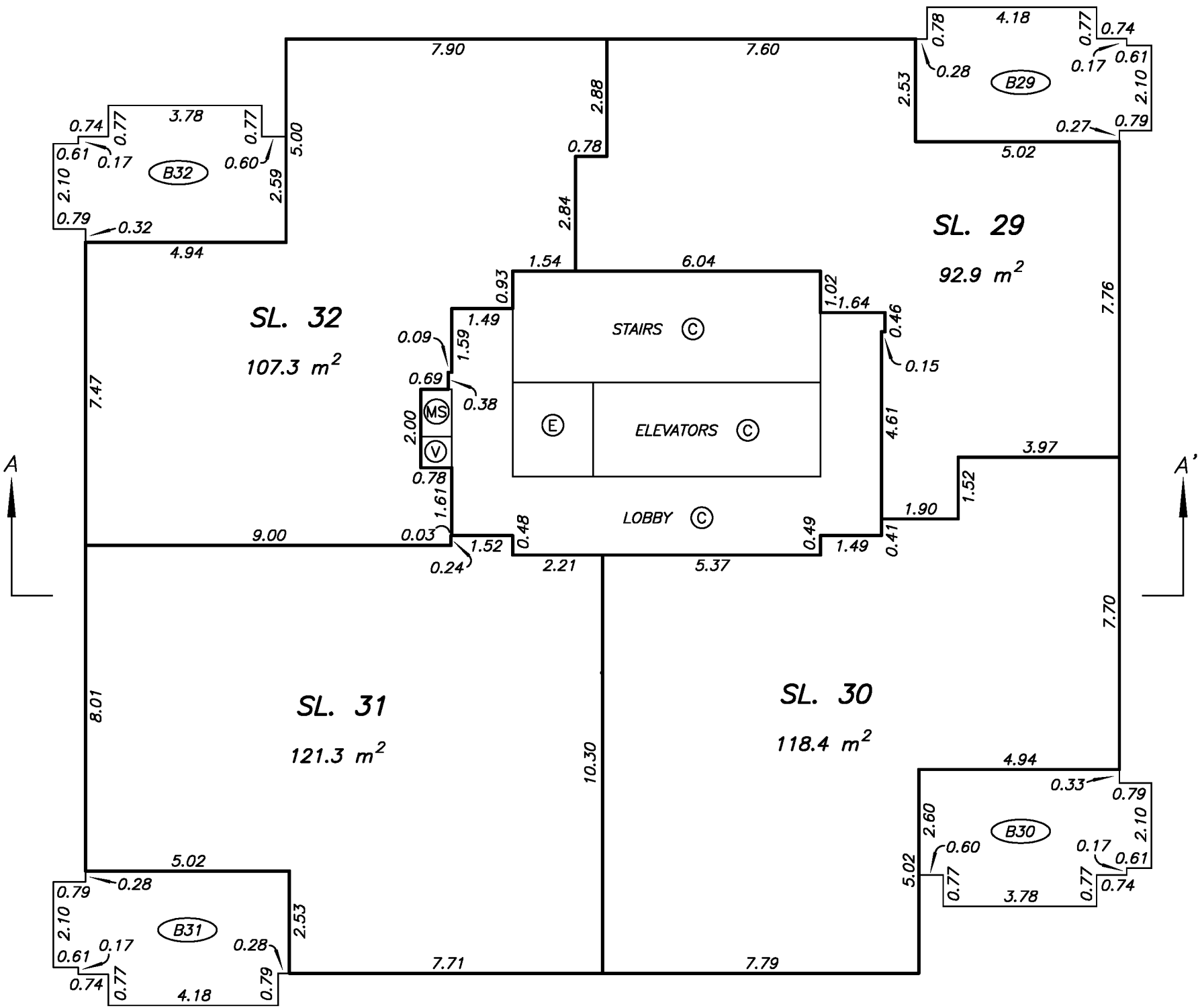
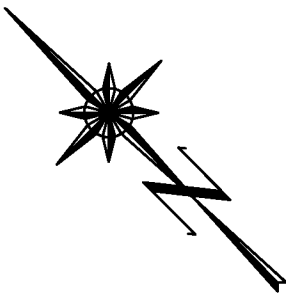
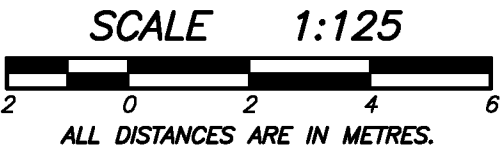
LEVEL 10
FLOOR PLAN

STRATA PLAN EPS4184



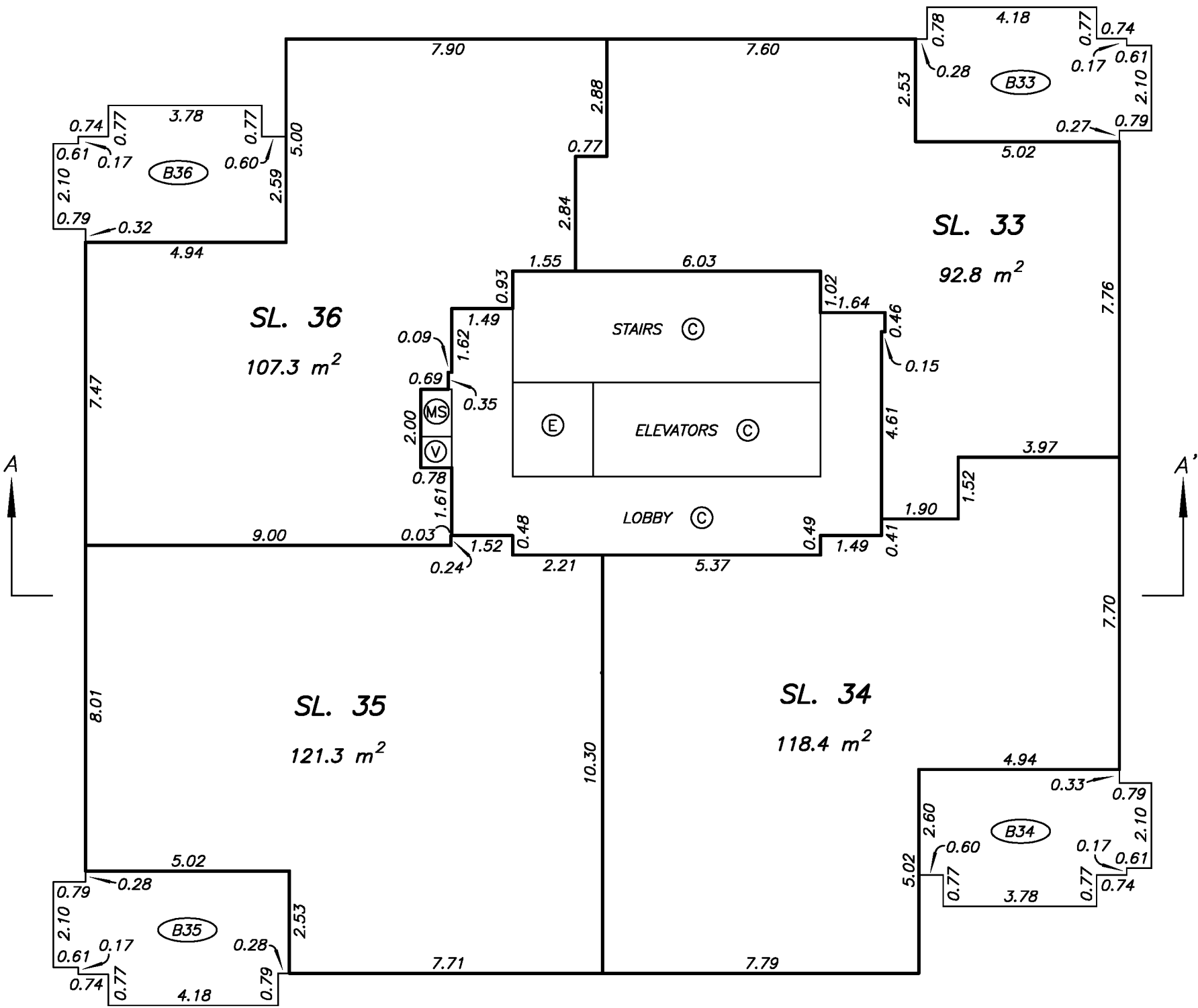
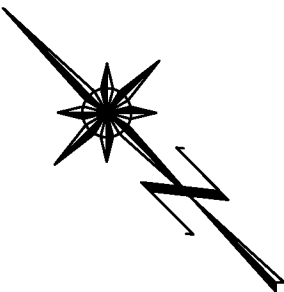
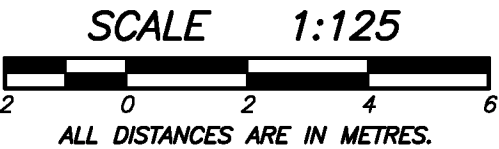
LEVEL 11
FLOOR PLAN

STRATA PLAN EPS4184



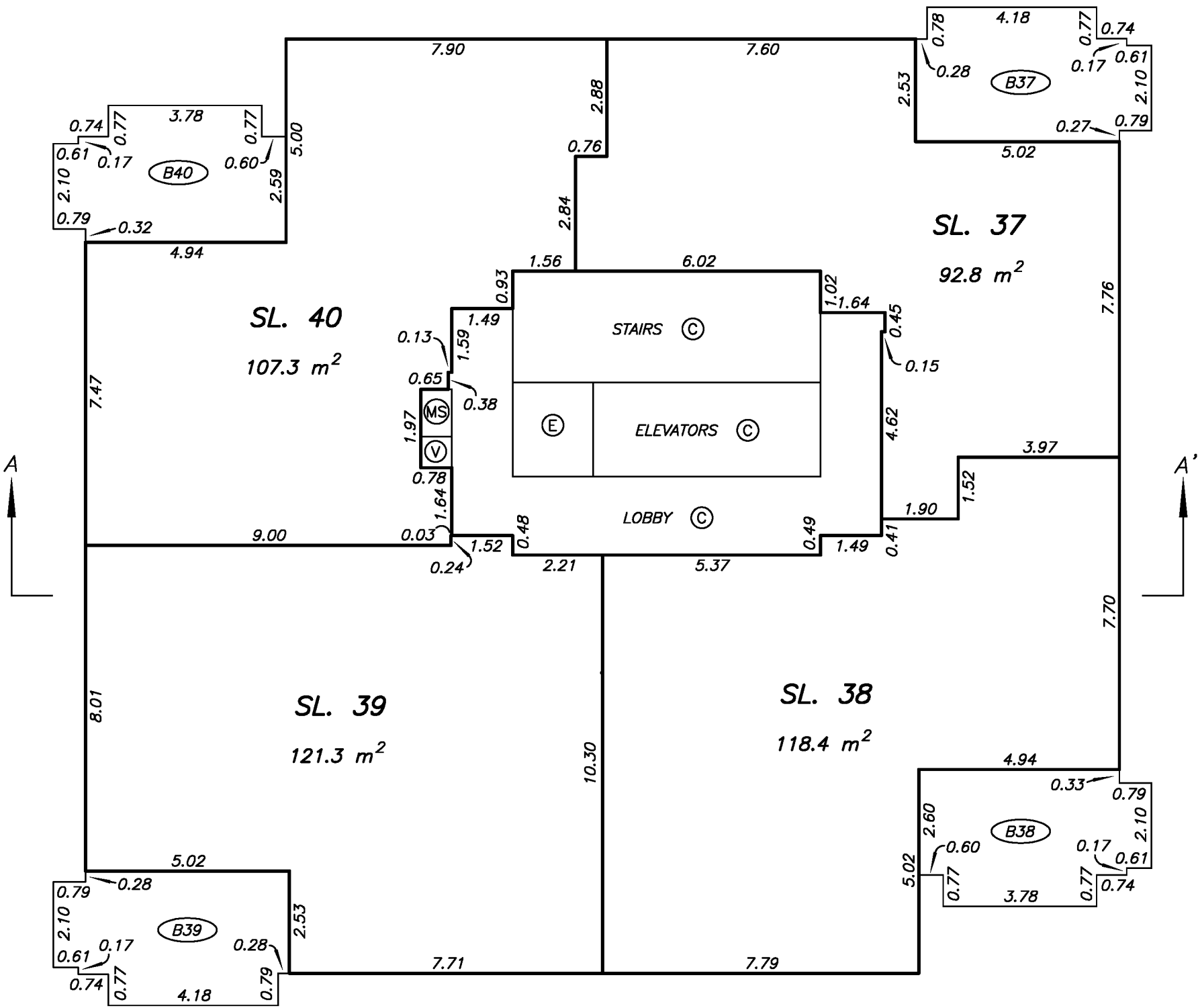
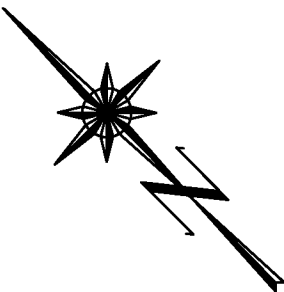
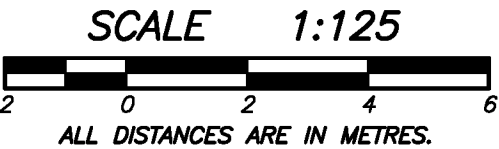
LEVEL 12
FLOOR PLAN

STRATA PLAN EPS4184



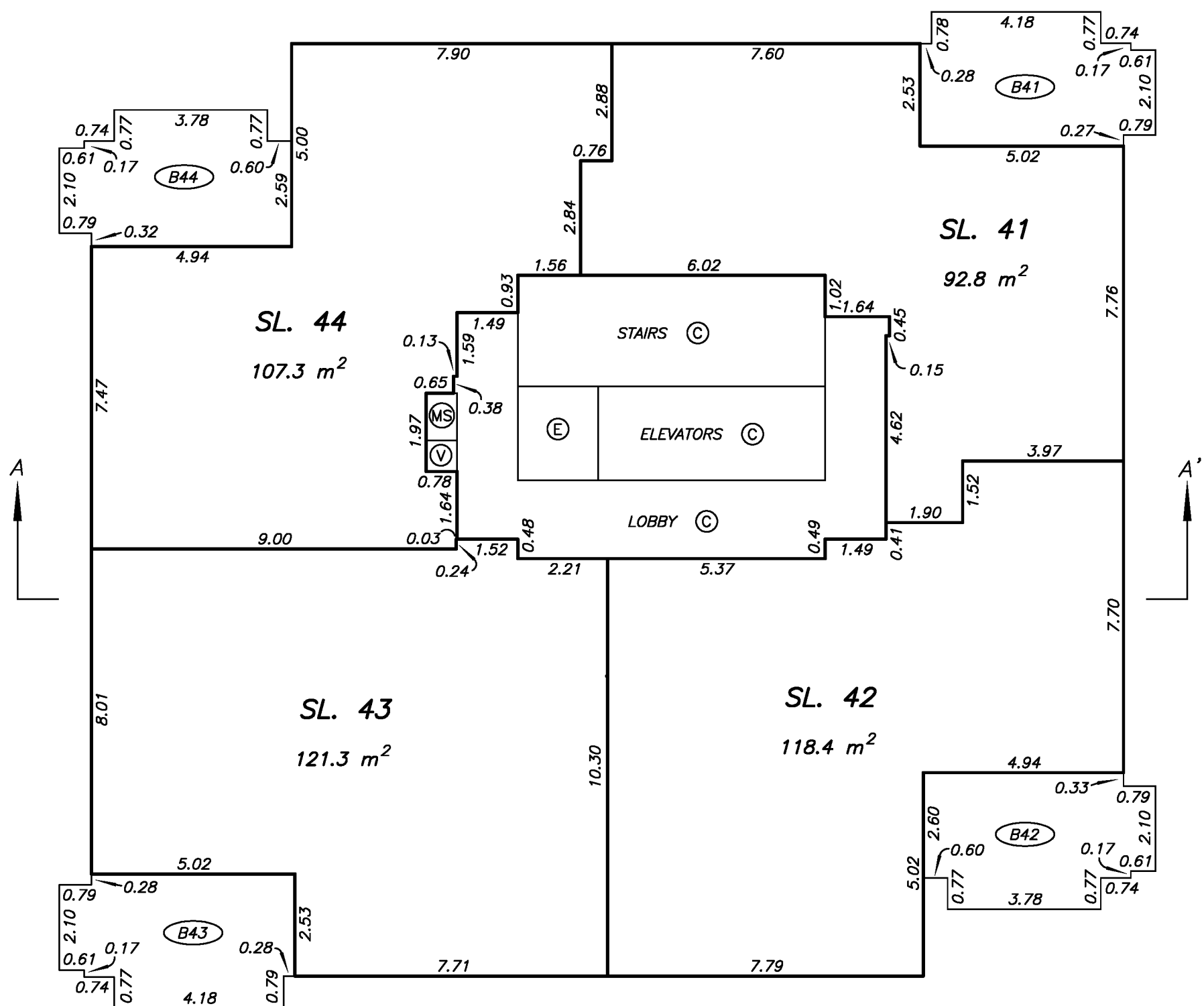
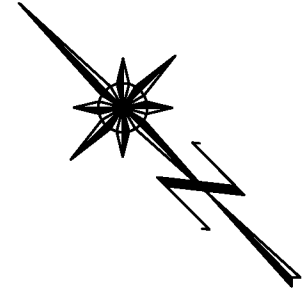
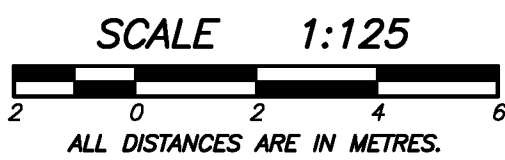
LEVEL 13
FLOOR PLAN

STRATA PLAN EPS4184



LEVEL 14
FLOOR PLAN

STRATA PLAN EPS4184

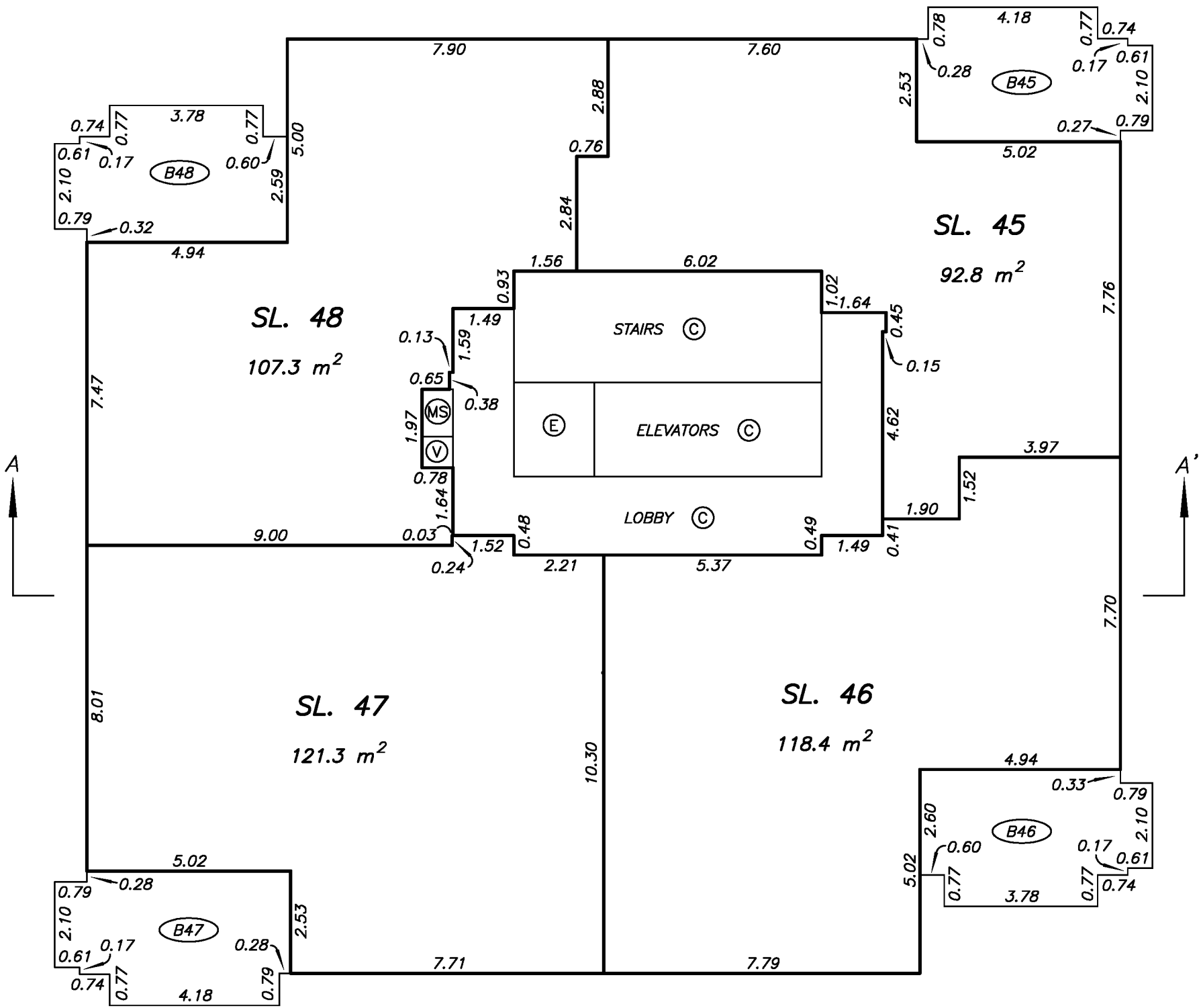
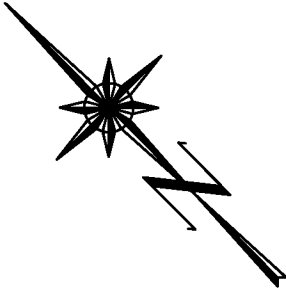
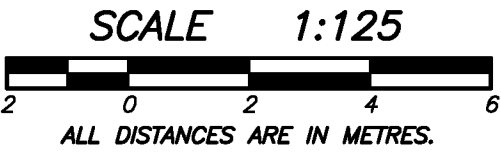


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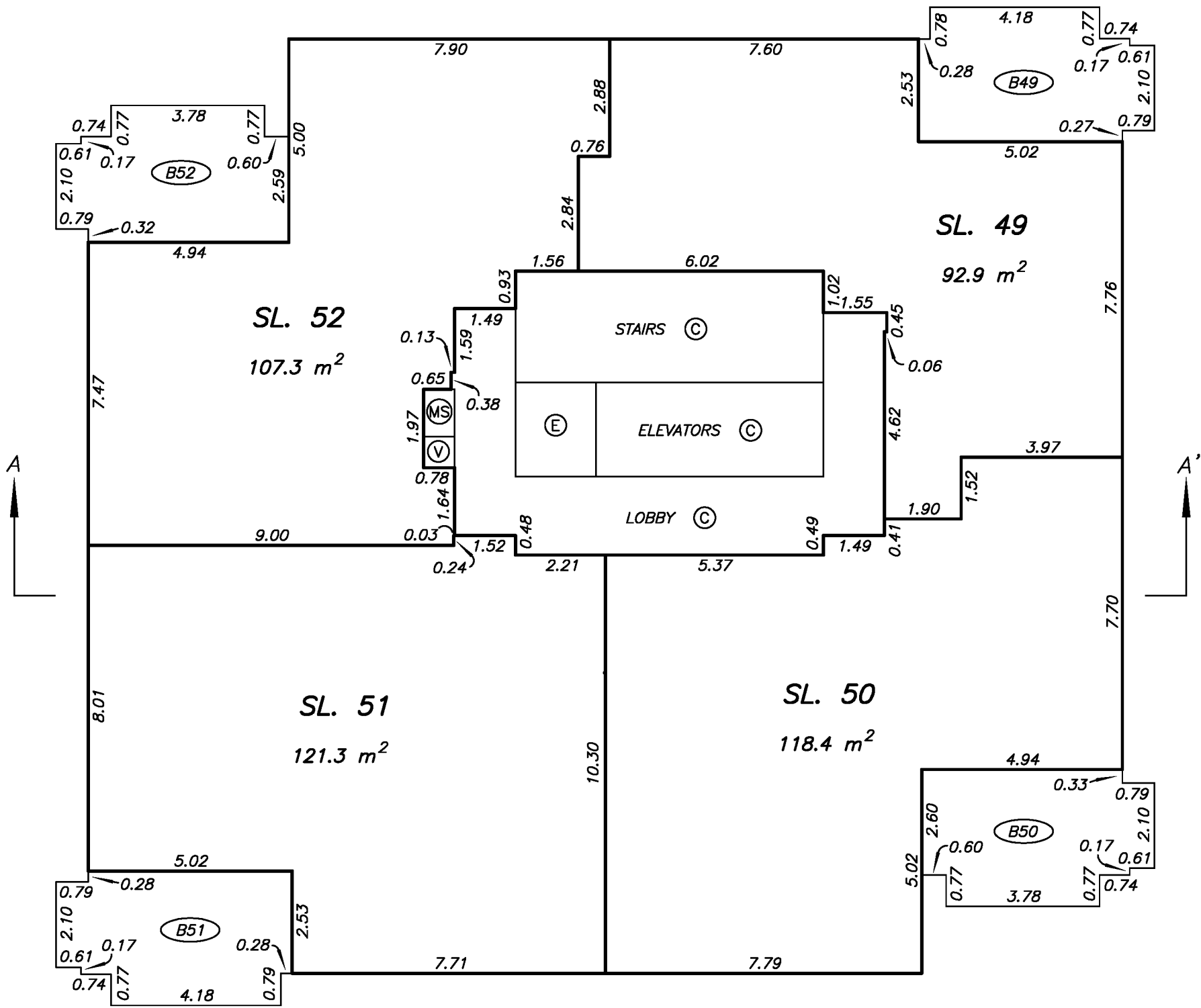
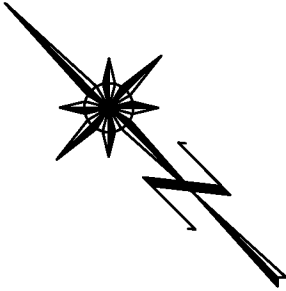
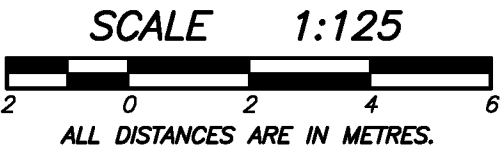
LEVEL 15
FLOOR PLAN

STRATA PLAN EPS4184



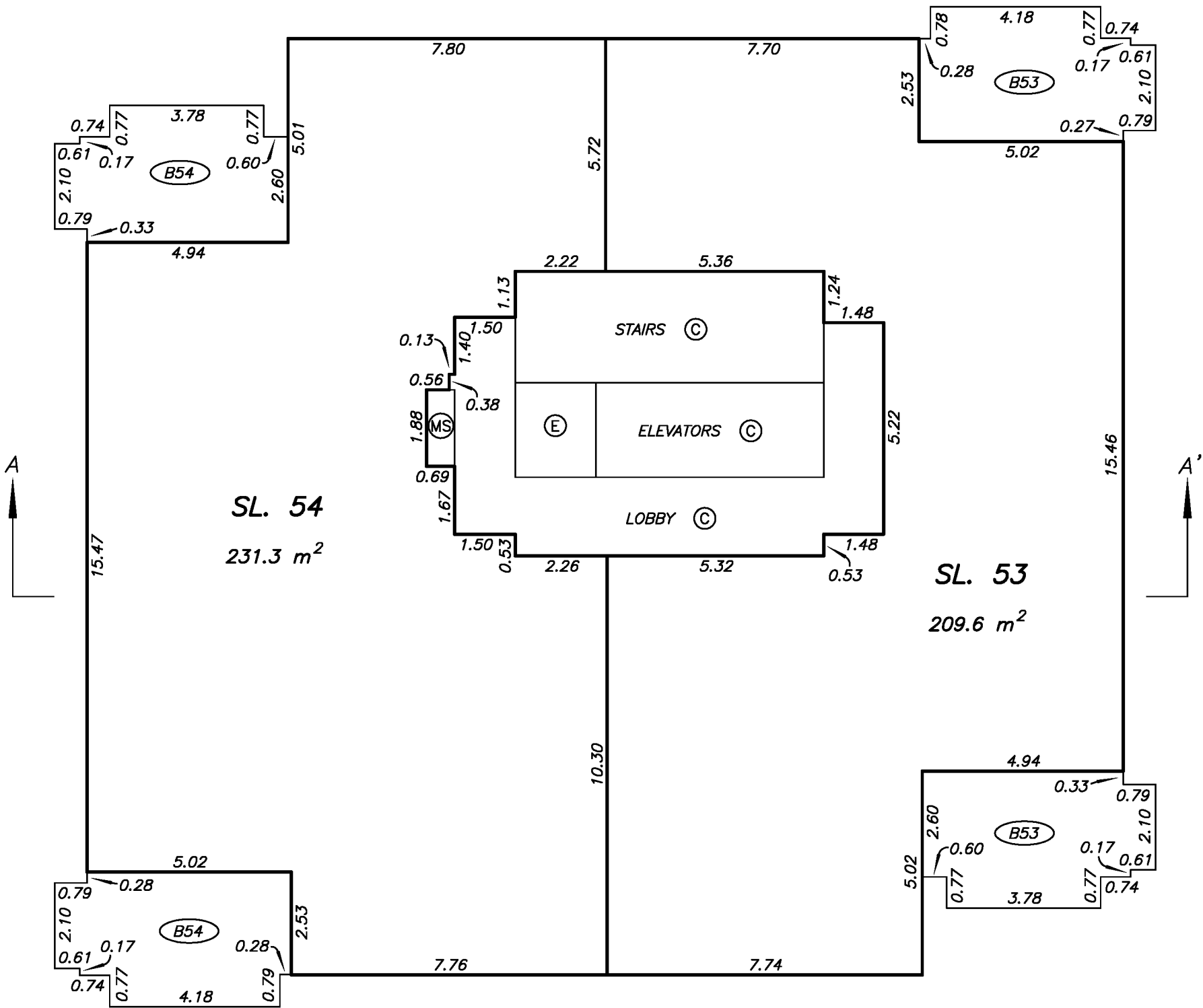
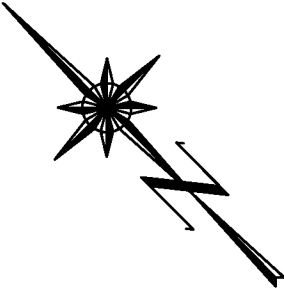
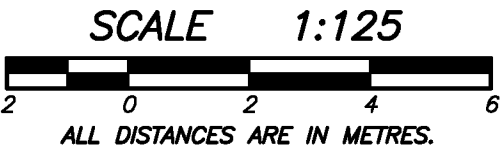
LEVEL 16
FLOOR PLAN

STRATA PLAN EPS4184



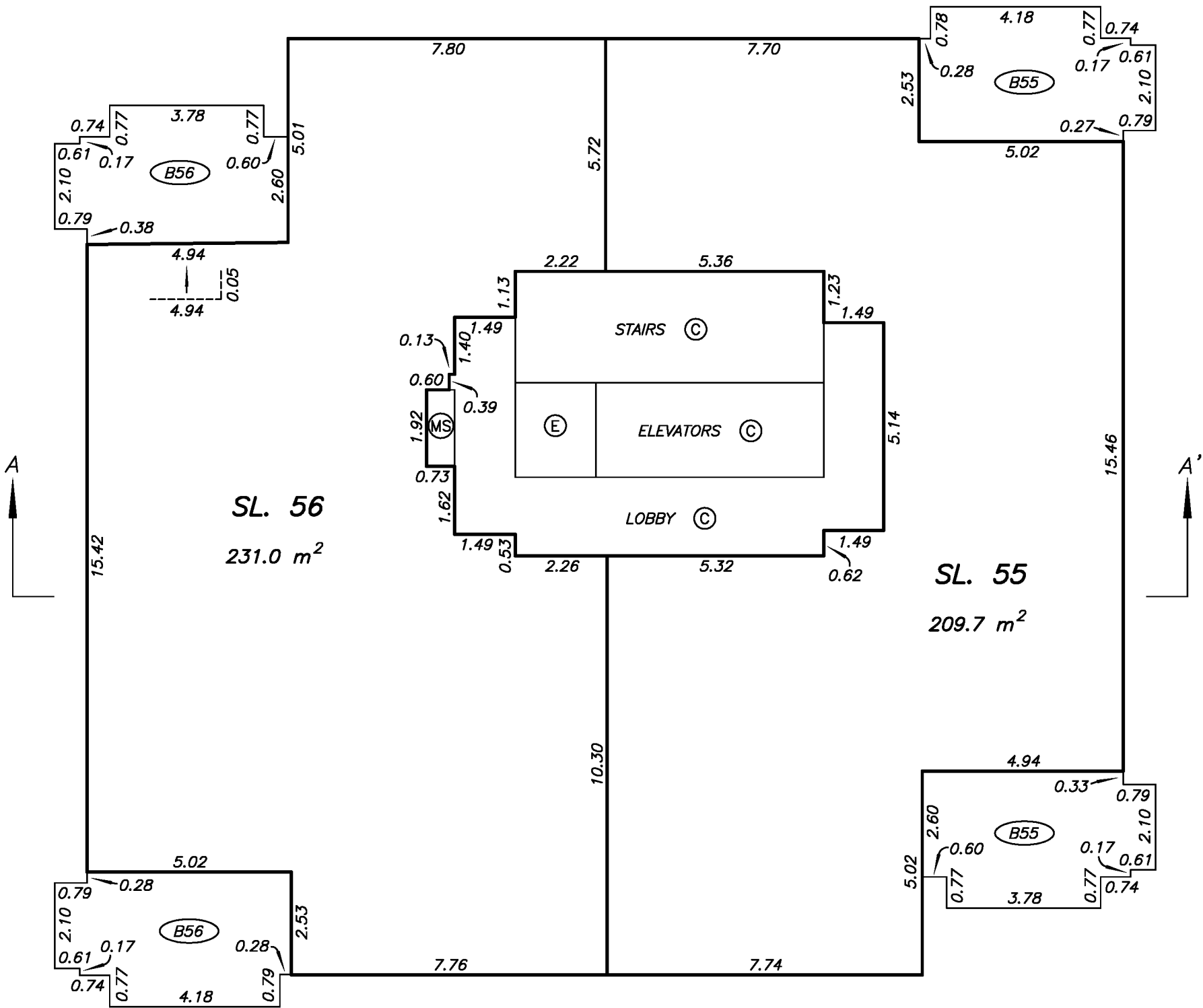
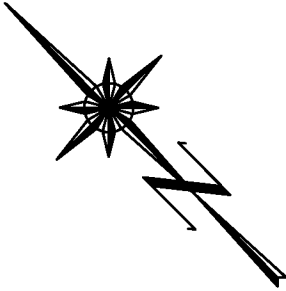
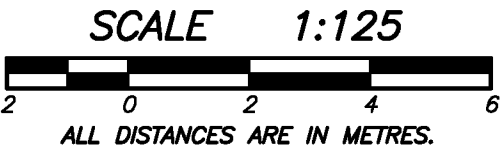
LEVEL 17
FLOOR PLAN

STRATA PLAN EPS4184



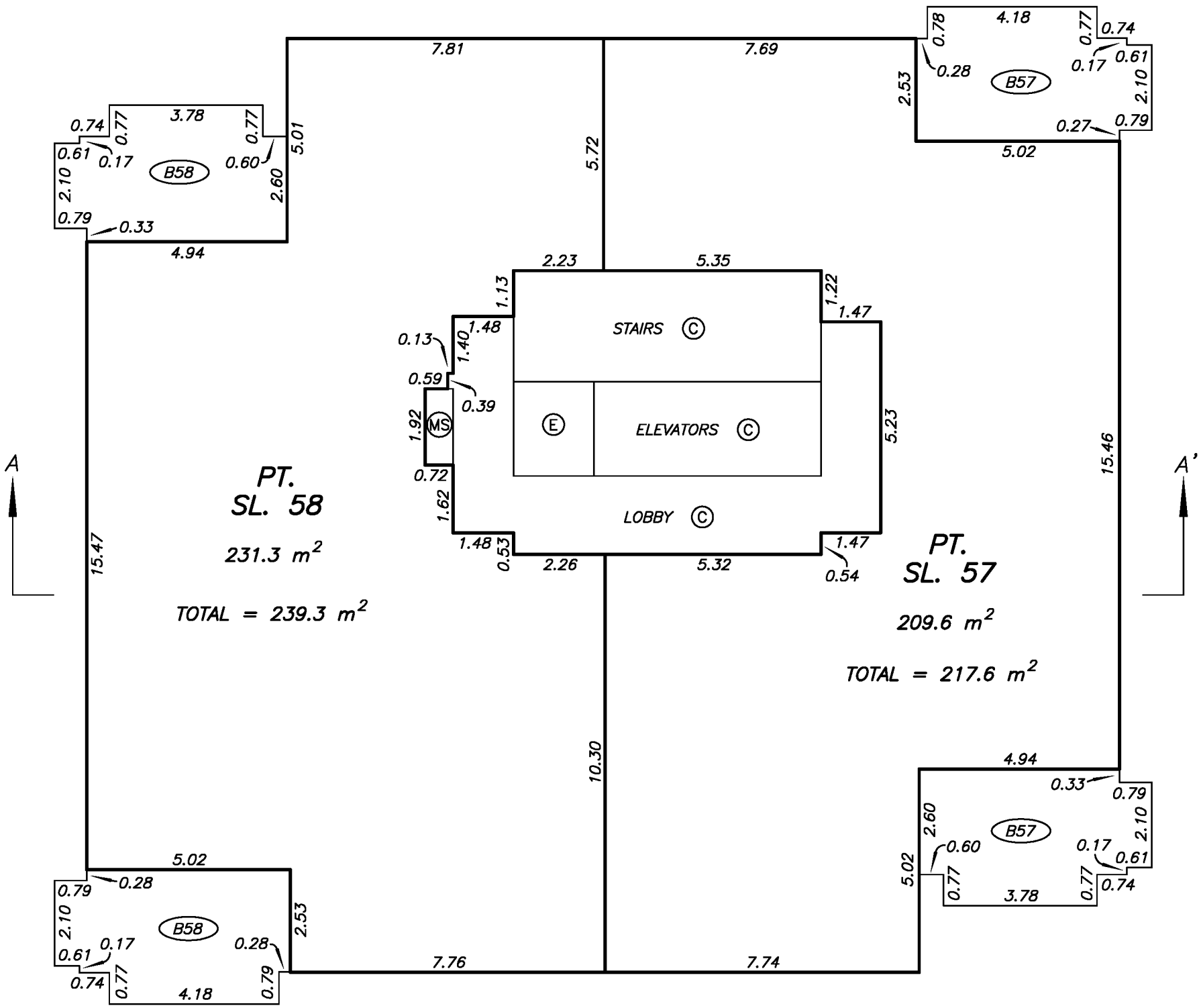
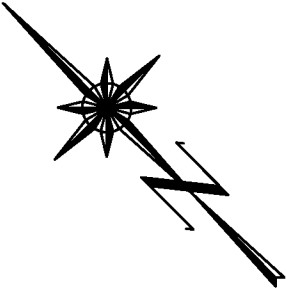
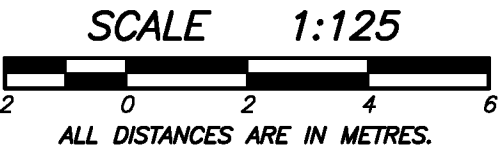
LEVEL 18
FLOOR PLAN

STRATA PLAN EPS4184



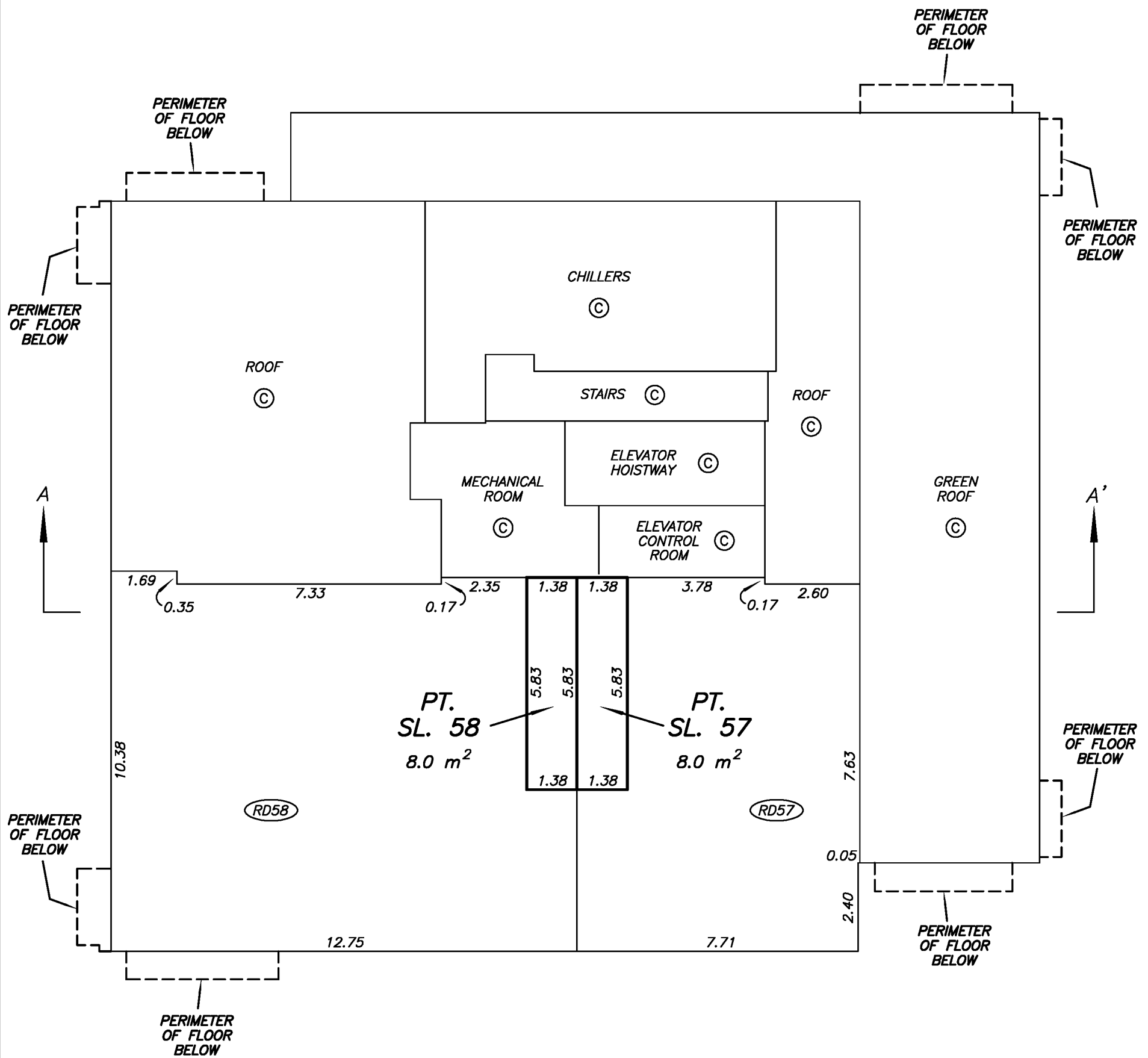
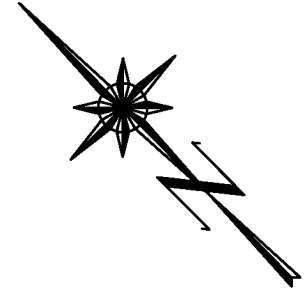
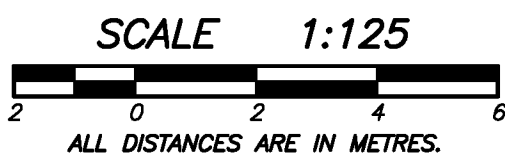
LEVEL 19
FLOOR PLAN

STRATA PLAN EPS4184



LEVEL 20
FLOOR PLAN

STRATA PLAN EPS4184



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