STRATA PLAN OF AIR SPACE PARCEL 1 BLOCK 6 DISTRICT LOT 36 GROUP 1 NEW WESTMINSTER DISTRICT AIR SPACE PLAN EPP60815

STRATA PLAN EPS3424

BCGS 92G.025

10 5 0 10 20 30 40

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 1:500.

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

Grid bearings are derived from observations between geodetic control monuments V–2720 and V–1627.

The UTM coordinates and estimated horizontal positional accuracy achieved have been derived from conventional survey observations to geodetic control monuments V–2720 and V–1627.

This plan shows horizontal ground–level distances unless otherwise specified. To compute grid distances, multiply ground–level distances by the average combined factor of 0.9995856 which has been derived from geodetic control monuments V–2720 and V–1627.

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 interests are required to provide for these encroachments.

The building included in this strata plan has not previously been occupied.

LEGEND

- ▲ denotes control monument found
- ● denotes standard iron post found
- ■ denotes lead plug found
- ○ denotes standard iron post placed
- □ denotes lead plug placed

CP	DENOTES COMMON PROPERTY
ELEV	DENOTES ELEVATOR CP
m2	DENOTES SQUARE METRES
PT	DENOTES PART
SL	DENOTES STRATA LOT
STOR	DENOTES STORAGE CP
VEST	DENOTES VESTIBULE CP
WC	DENOTES WASHROOM CP
Wt	DENOTES WITNESS
(31)	DENOTES LIMITED COMMON PROPERTY FOR INDICATED SL (TYPICAL)

See Sheet 2 for building perimeter dimensions.

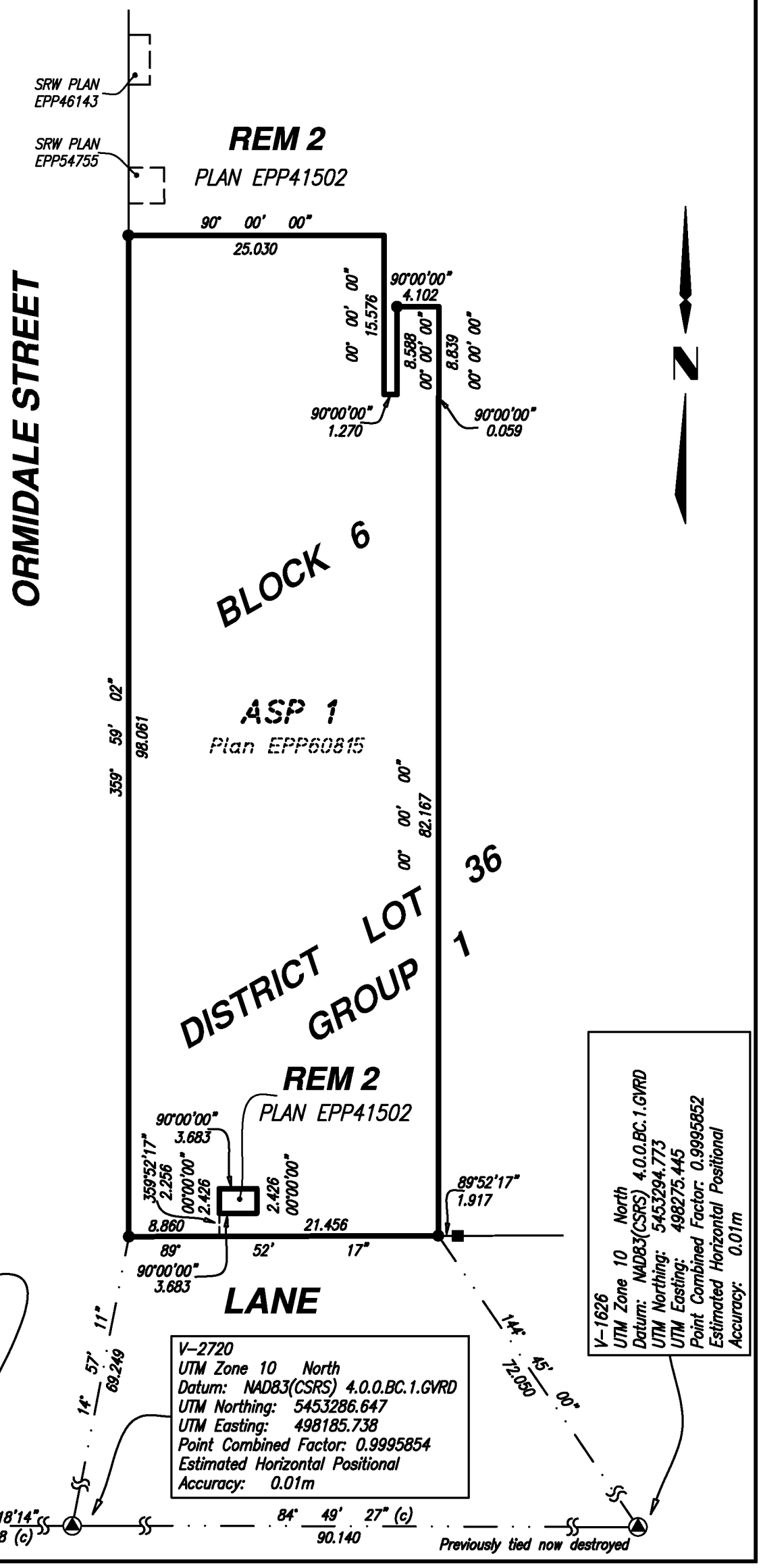
This plan lies within the Greater Vancouver Regional District and the City of Vancouver.

The field survey represented by this plan was completed by Rory O'Connell, B.C.L.S. (876) on the 27th day of September, 2016.

ECR#193330

Civic Address:
5598 Ormidale Street, Vancouver, BC

Strata Lot Boundaries – (Section 68 SPA)
To Centreline of all demising walls between strata lots
To centreline of walls between strata lots and common property
To 5cm into concrete walls on all elevator/stairwell core and parkage walls
To exterior face of framing on all exterior walls unless otherwise noted.



WSP

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

PROJECT REF./DRAWING No.
048577 SCSU02–R02 MIDRISE

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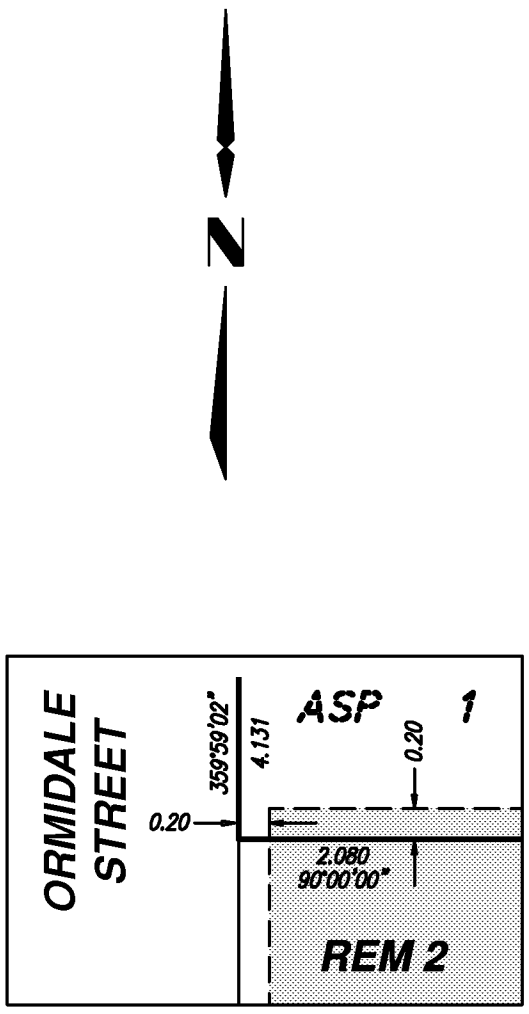
FOUNDATION SHEET

STRATA PLAN EPS3424

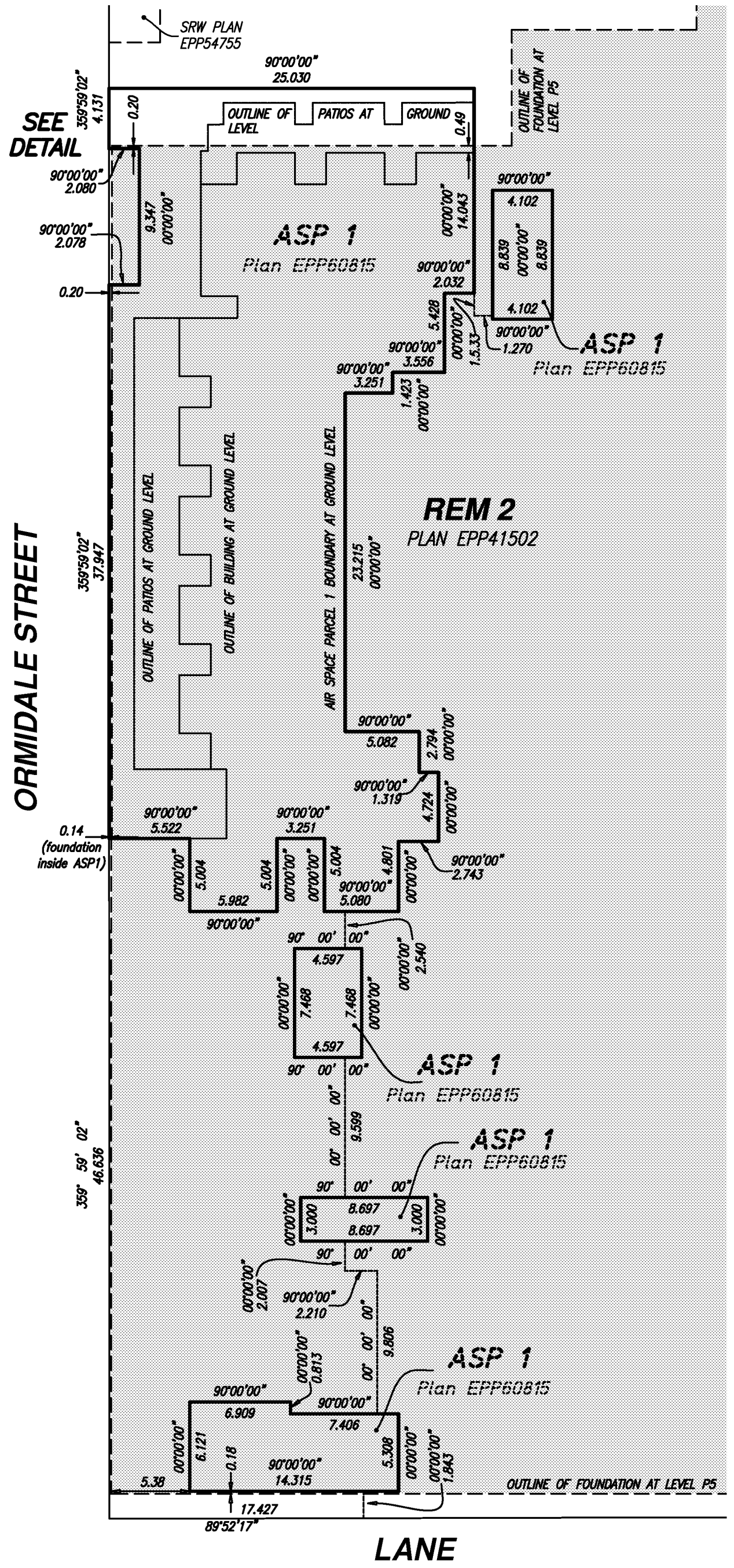
6 3 0 6 12 18 24

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 1:300.



DETAIL
NOT TO SCALE



Rory C. O'Connell BCLS
November 19, 2016

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PROJECT REF./DRAWING No.
048577 SCSU02–R02 MIDRISE

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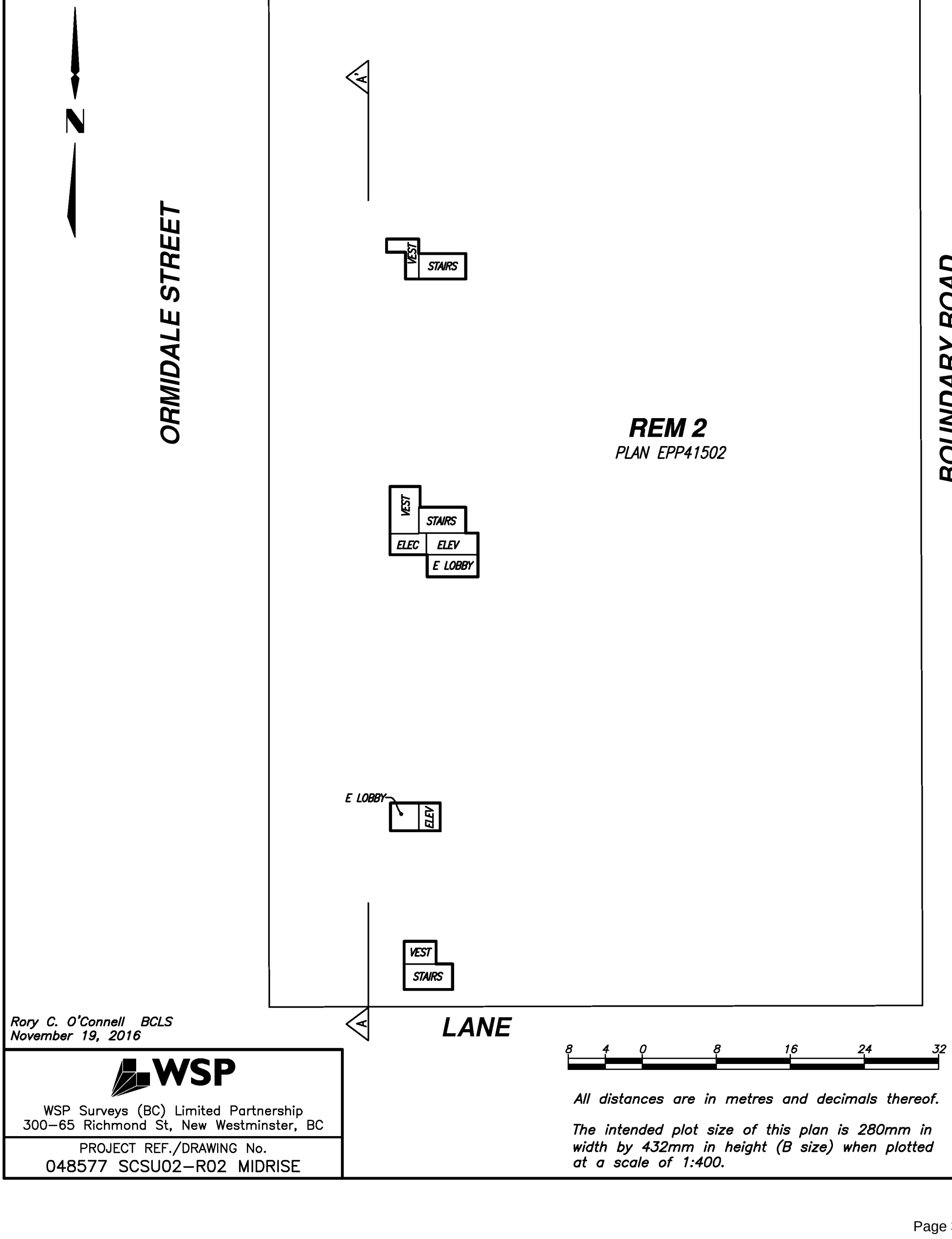
FLOOR PLANS
PARKING LEVEL 5

STRATA PLAN EPS3424

LEGEND

CP	———	DENOTES COMMON PROPERTY
ELEC	———	DENOTES ELECTRICAL ROOM CP
ELEV	———	DENOTES ELEVATOR CP
E LOBBY	———	DENOTES ELEVATOR LOBBY CP
MECH	———	DENOTES MECHANICAL SHAFT CP
STAIRS	———	DENOTES STAIRS CP
VEST	———	DENOTES VESTIBULE CP



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PROJECT REF./DRAWING No.
048577 SCSU02–R02 MIDRISE

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 1:400.

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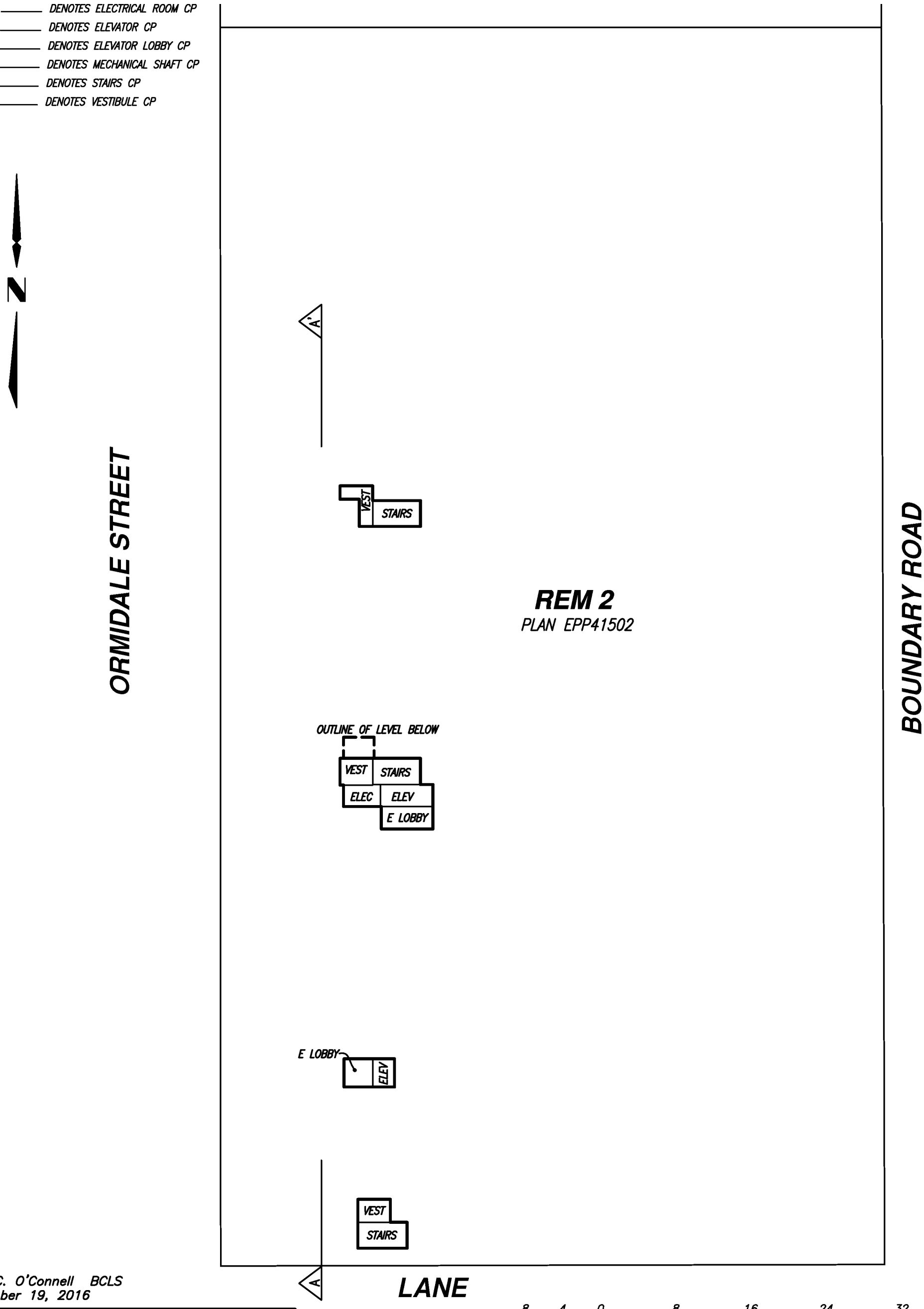
FLOOR PLANS PARKING LEVEL 4

STRATA PLAN EPS3424

LEGEND

CP	———	DENOTES COMMON PROPERTY
ELEC	———	DENOTES ELECTRICAL ROOM CP
ELEV	———	DENOTES ELEVATOR CP
E LOBBY	———	DENOTES ELEVATOR LOBBY CP
MECH	———	DENOTES MECHANICAL SHAFT CP
STAIRS	———	DENOTES STAIRS CP
VEST	———	DENOTES VESTIBULE CP



8 4 0 8 16 24 32

All distances are in metres and decimals thereof.

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048577 SCSU02–R02 MIDRISE

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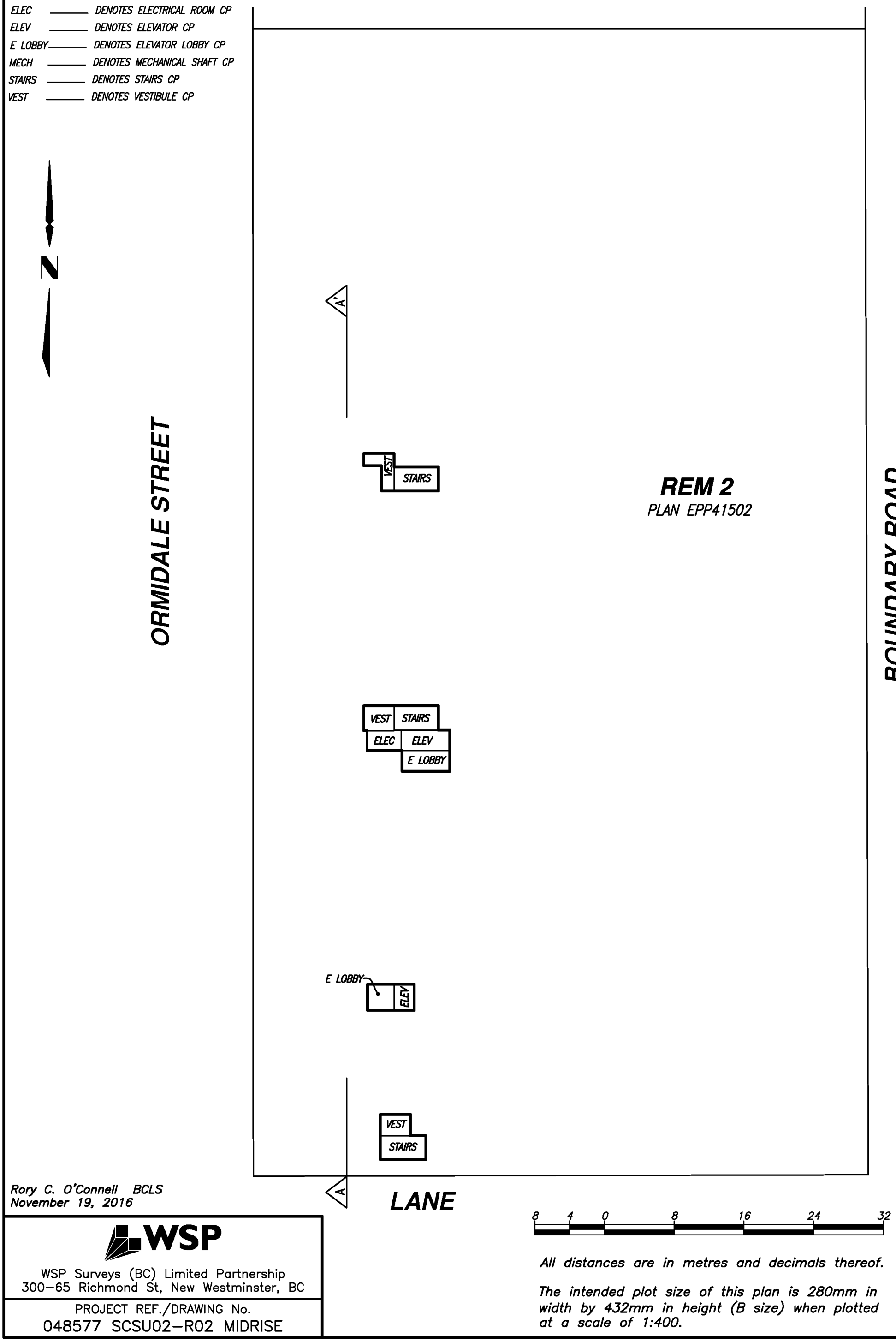
FLOOR PLANS PARKING LEVEL 3

STRATA PLAN EPS3424

LEGEND

CP	———	DENOTES COMMON PROPERTY
ELEC	———	DENOTES ELECTRICAL ROOM CP
ELEV	———	DENOTES ELEVATOR CP
E LOBBY	———	DENOTES ELEVATOR LOBBY CP
MECH	———	DENOTES MECHANICAL SHAFT CP
STAIRS	———	DENOTES STAIRS CP
VEST	———	DENOTES VESTIBULE CP



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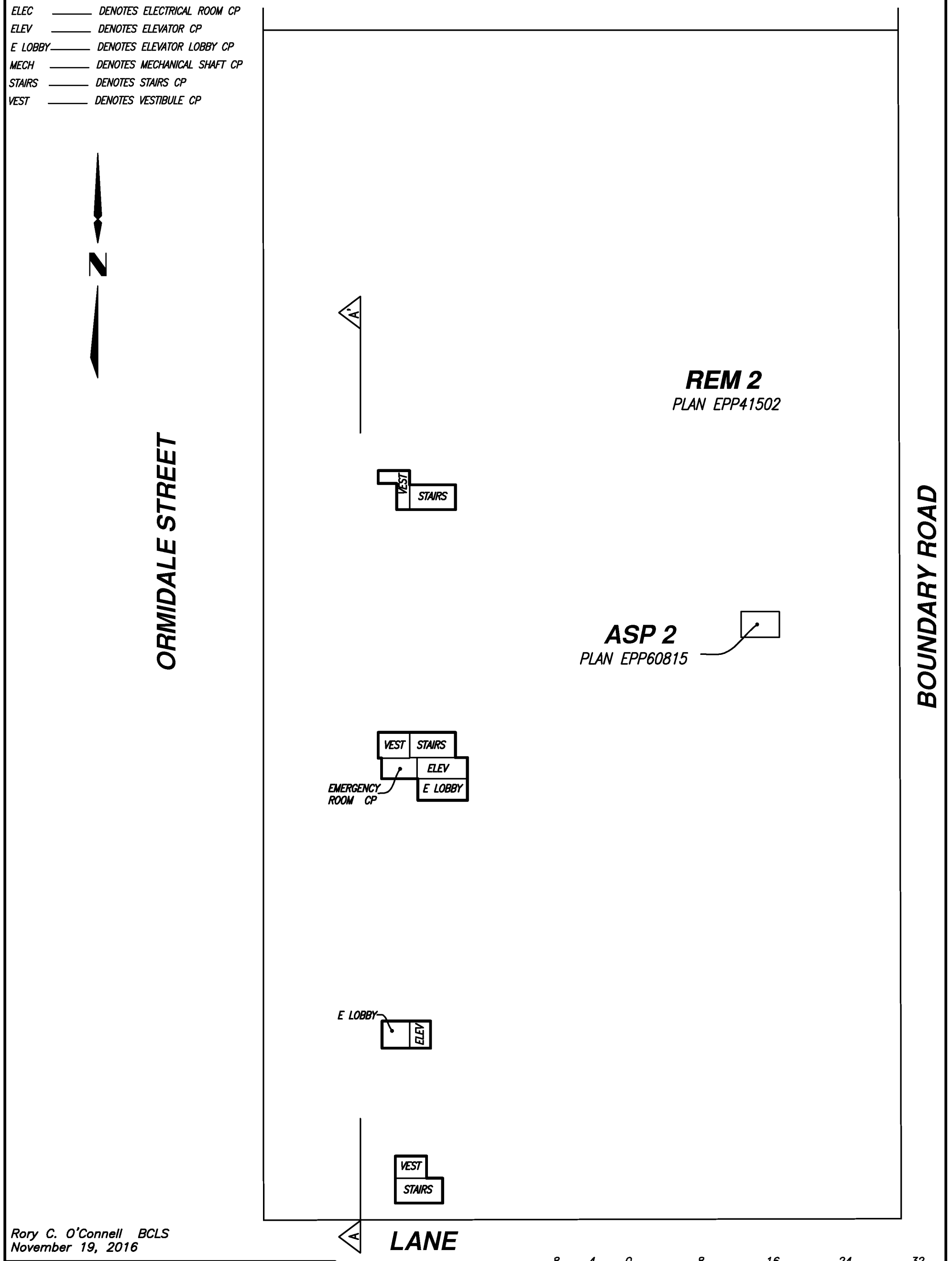
FLOOR PLANS PARKING LEVEL 2

STRATA PLAN EPS3424

LEGEND

CP	———	DENOTES COMMON PROPERTY
ELEC	———	DENOTES ELECTRICAL ROOM CP
ELEV	———	DENOTES ELEVATOR CP
E LOBBY	———	DENOTES ELEVATOR LOBBY CP
MECH	———	DENOTES MECHANICAL SHAFT CP
STAIRS	———	DENOTES STAIRS CP
VEST	———	DENOTES VESTIBULE CP



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PROJECT REF./DRAWING No.
048577 SCSU02–R02 MIDRISE

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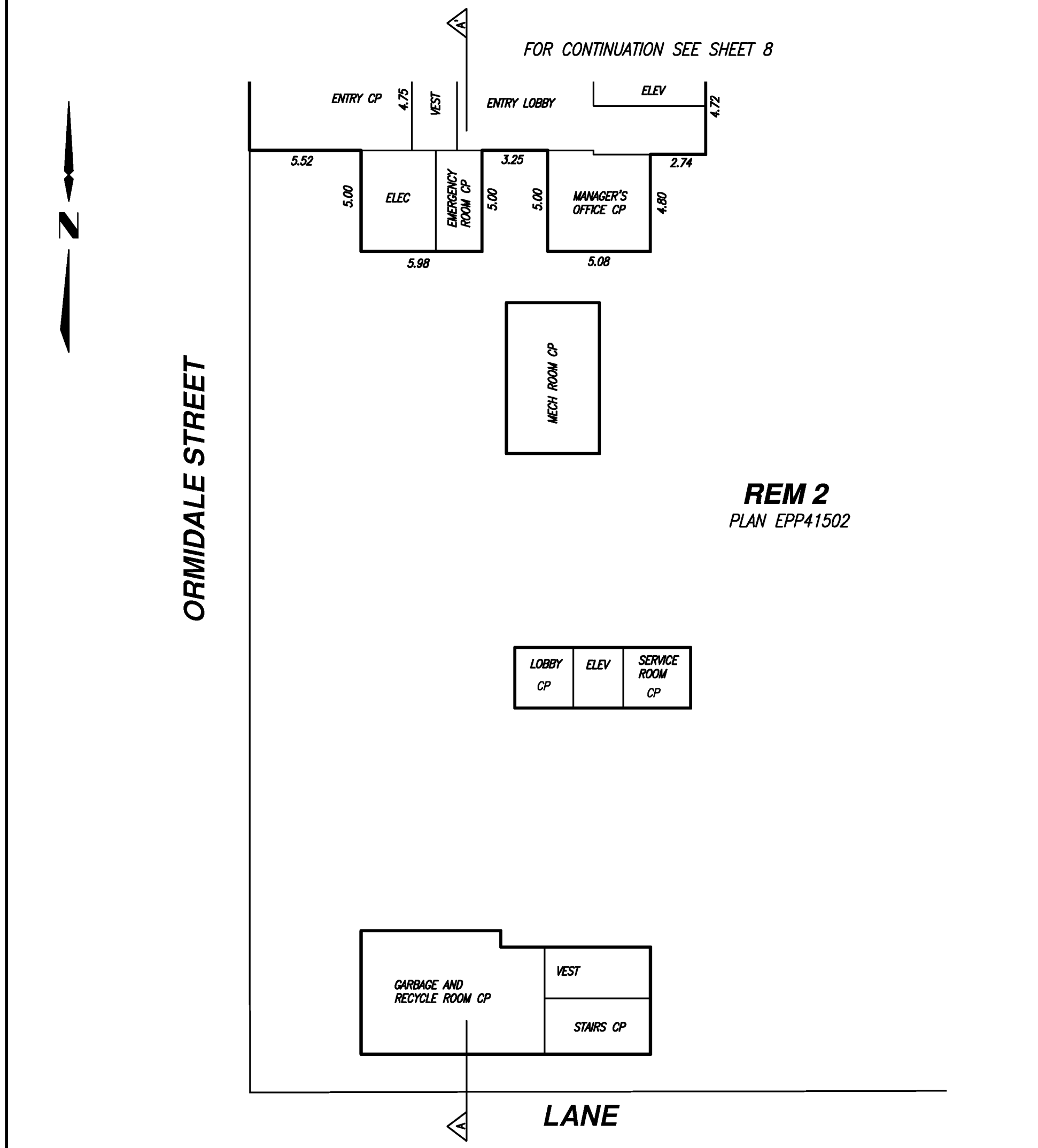
FLOOR PLANS
GROUND LEVEL SOUTH

STRATA PLAN EPS3424

LEGEND

CP ——— DENOTES COMMON PROPERTY
CORR ——— DENOTES CORRIDOR CP
ELEC ——— DENOTES ELECTRICAL SHAFT CP
ELEV ——— DENOTES ELEVATOR CP
MECH ——— DENOTES MECHANICAL SHAFT CP
VEST ——— DENOTES VESTIBULE CP



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PROJECT REF./DRAWING No.
048577 SCSU02–R02 MIDRISE

4 2 0 4 8 12 16

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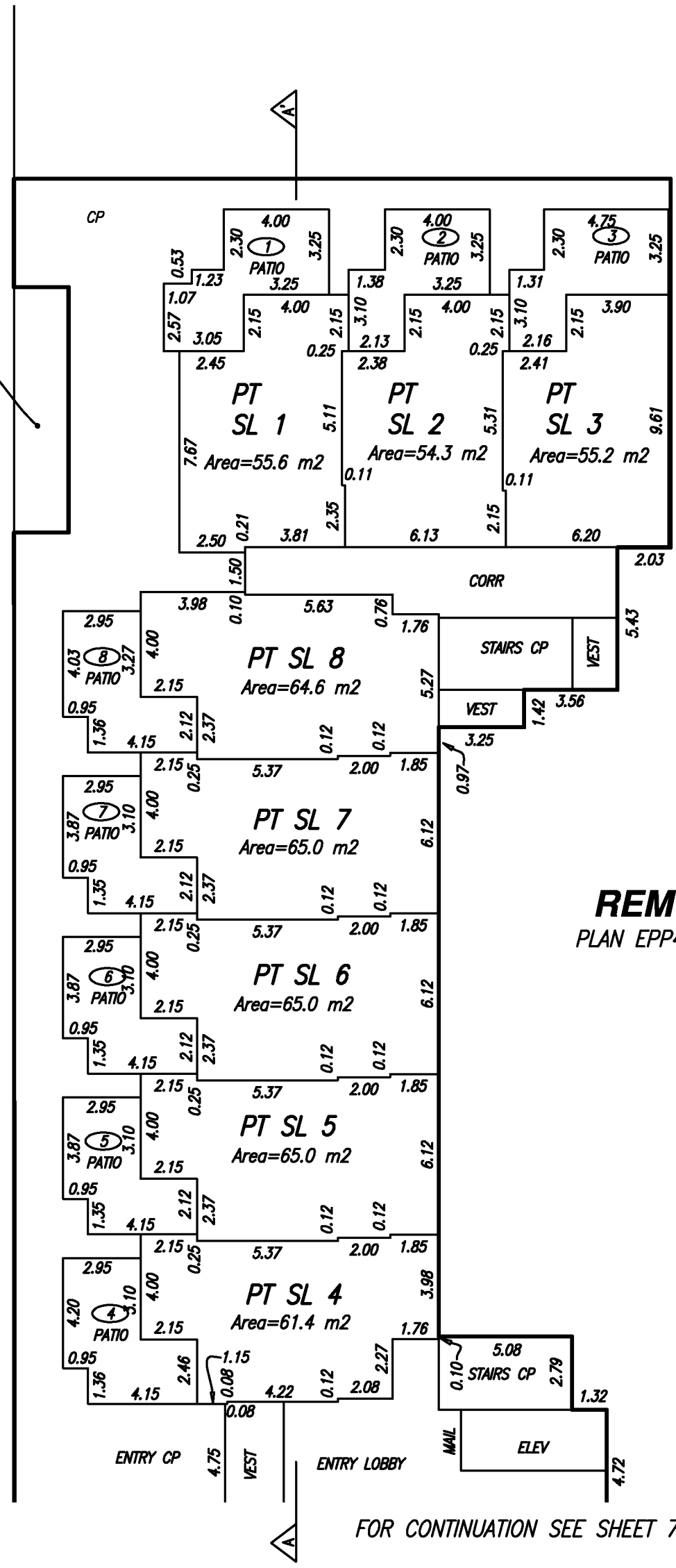
FLOOR PLANS
GROUND LEVEL NORTH

STRATA PLAN EPS3424

LEGEND

CP ——— DENOTES COMMON PROPERTY
CORR ——— DENOTES CORRIDOR CP
ELEC ——— DENOTES ELECTRICAL SHAFT CP
ELEV ——— DENOTES ELEVATOR CP
MECH ——— DENOTES MECHANICAL SHAFT CP
VEST ——— DENOTES VESTIBULE CP
(31) ——— DENOTES LIMITED COMMON PROPERTY FOR INDICATED SL (TYPICAL)

METHOD OF MEASUREMENT:
–TO CENTRELINE OF ALL DEMISING WALLS BETWEEN STRATA LOTS
–TO CENTRELINE OF WALLS BETWEEN STRATA LOTS AND COMMON PROPERTY
–TO 5cm INTO CONCRETE WALLS ON ALL ELEVATOR/STAIRWELL CORE AND PARKADE WALLS
–TO EXTERIOR FACE OF FRAMING ON ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED.



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PROJECT REF./DRAWING No.
048577 SCSU02–R02 MIDRISE

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FLOOR PLANS LEVEL 2 SOUTH

STRATA PLAN EPS3424

LEGEND

CP ——— DENOTES COMMON PROPERTY
CORR ——— DENOTES CORRIDOR CP
ELEC ——— DENOTES ELECTRICAL SHAFT CP
ELEV ——— DENOTES ELEVATOR CP
MECH ——— DENOTES MECHANICAL SHAFT CP
VEST ——— DENOTES VESTIBULE CP
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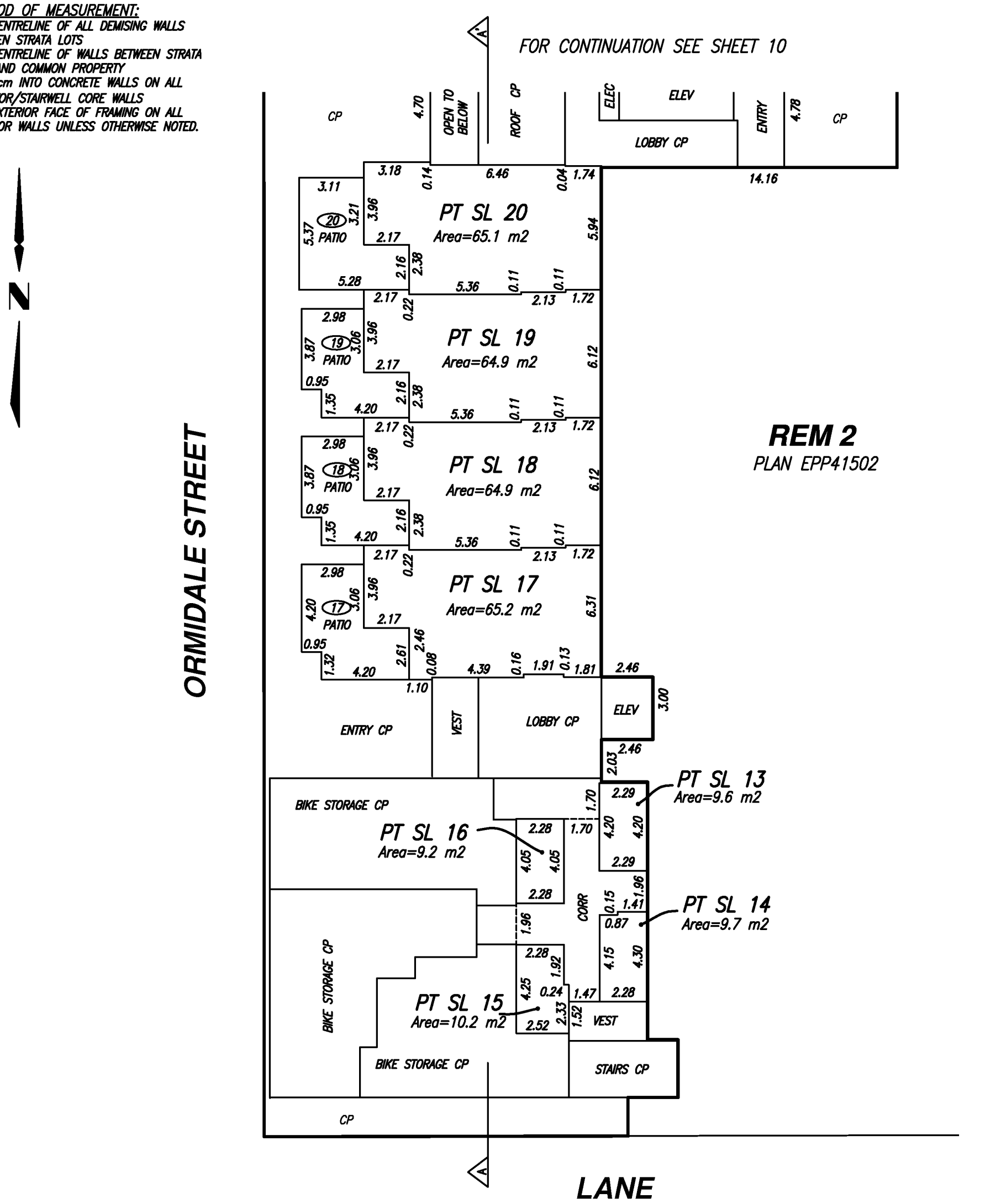

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4 2 0 4 8 12 16

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FLOOR PLANS LEVEL 2 NORTH

STRATA PLAN EPS3424

LEGEND

CP ——— DENOTES COMMON PROPERTY
CORR ——— DENOTES CORRIDOR CP
ELEC ——— DENOTES ELECTRICAL SHAFT CP
ELEV ——— DENOTES ELEVATOR CP
MECH ——— DENOTES MECHANICAL SHAFT CP
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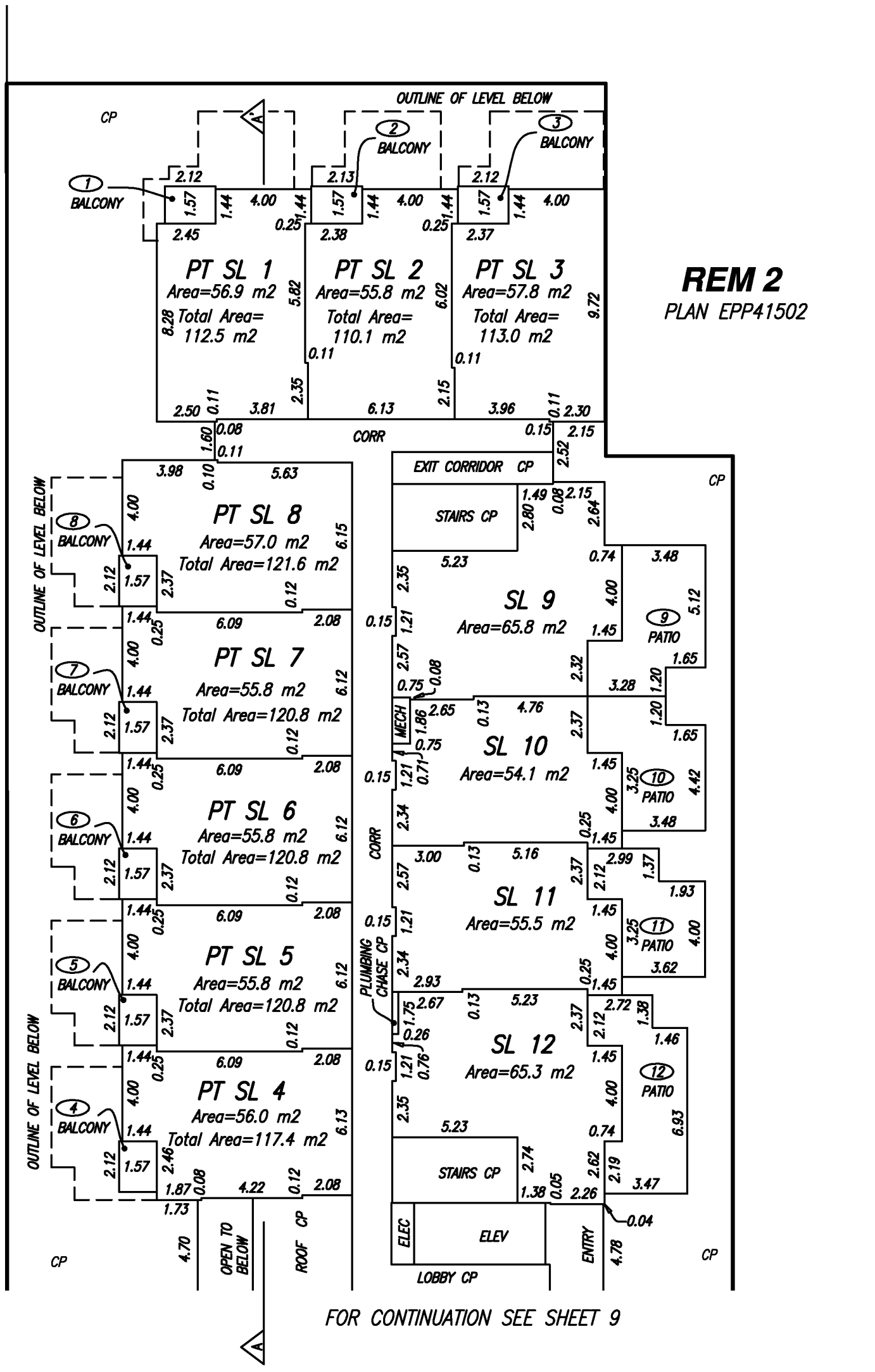
–TO EXTERIOR FACE OF FRAMING ON ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED.

N

ORMIDALE STREET



FOR CONTINUATION SEE SHEET 9

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November 19, 2016

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300–65 Richmond St, New Westminster, BC

PROJECT REF./DRAWING No.
048577 SCSU02–R02 MIDRISE

6 3 0 6 12 18 24

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FLOOR PLANS LEVEL 3 SOUTH

STRATA PLAN EPS3424

LEGEND

CP ——— DENOTES COMMON PROPERTY
CORR ——— DENOTES CORRIDOR CP
ELEC ——— DENOTES ELECTRICAL SHAFT CP
ELEV ——— DENOTES ELEVATOR CP
MECH ——— DENOTES MECHANICAL SHAFT CP
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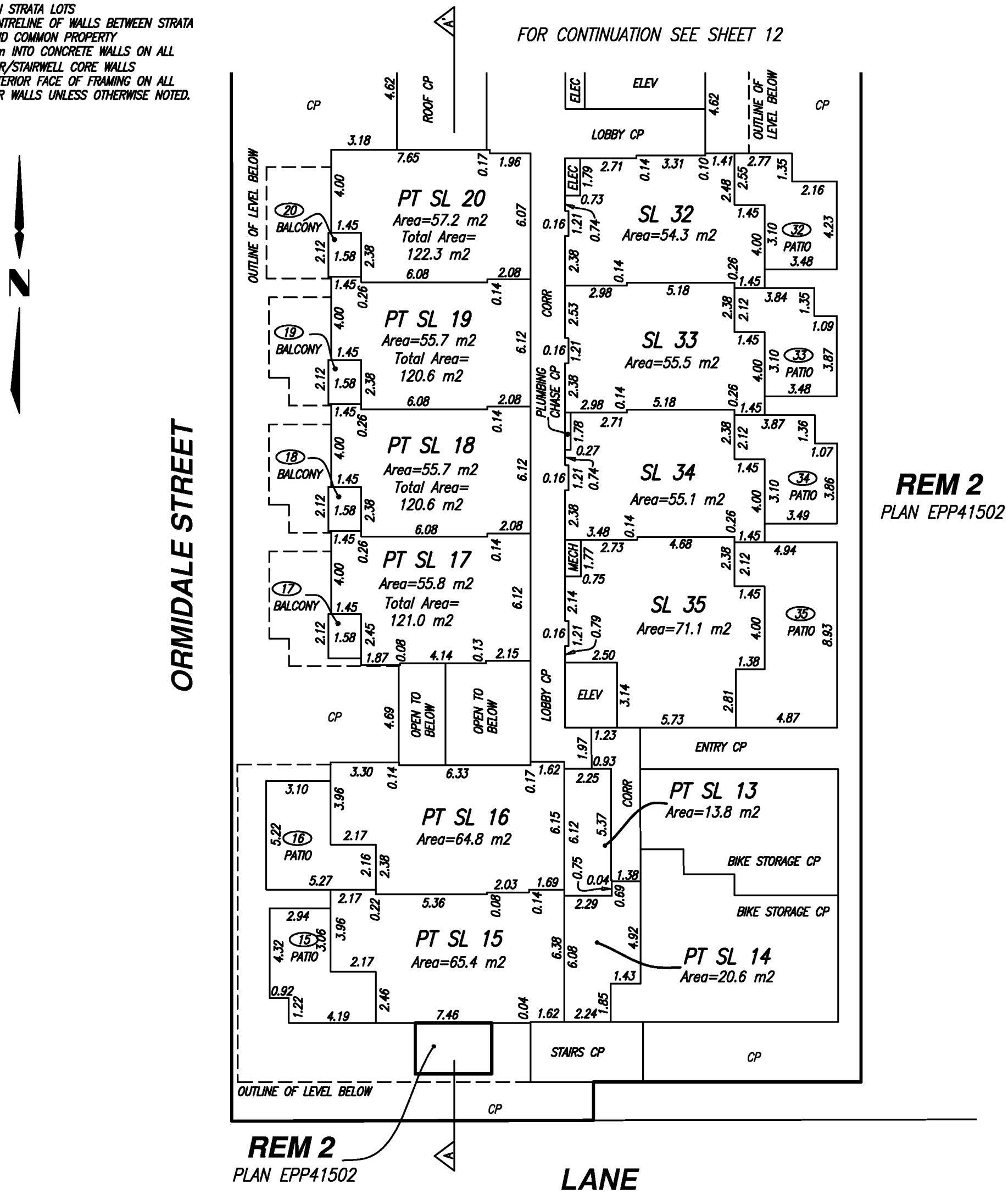

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PROJECT REF./DRAWING No.
048577 SCSU02–R02 MIDRISE

4 2 0 4 8 12 16

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FLOOR PLANS LEVEL 3 NORTH

STRATA PLAN EPS3424

LEGEND

CP ——— DENOTES COMMON PROPERTY
CORR ——— DENOTES CORRIDOR CP
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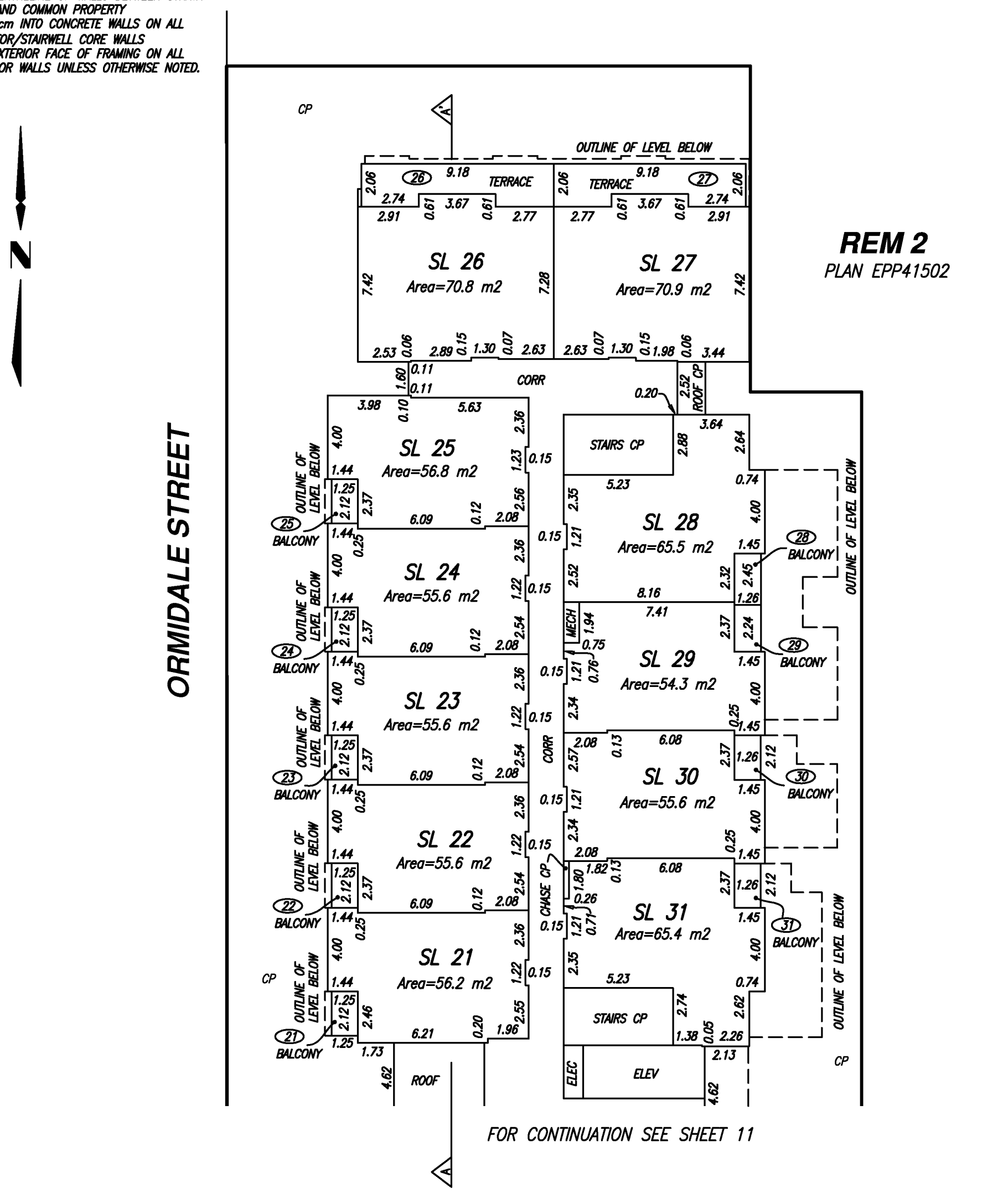

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FLOOR PLANS LEVEL 5 SOUTH

STRATA PLAN EPS3424

NOTE: NO LEVEL 4

LEGEND

CP	DENOTES COMMON PROPERTY
CORR	DENOTES CORRIDOR CP
ELEC	DENOTES ELECTRICAL SHAFT CP
ELEV	DENOTES ELEVATOR CP
MECH	DENOTES MECHANICAL SHAFT CP
VEST	DENOTES VESTIBULE CP
(31)	DENOTES LIMITED COMMON PROPERTY FOR INDICATED SL (TYPICAL)

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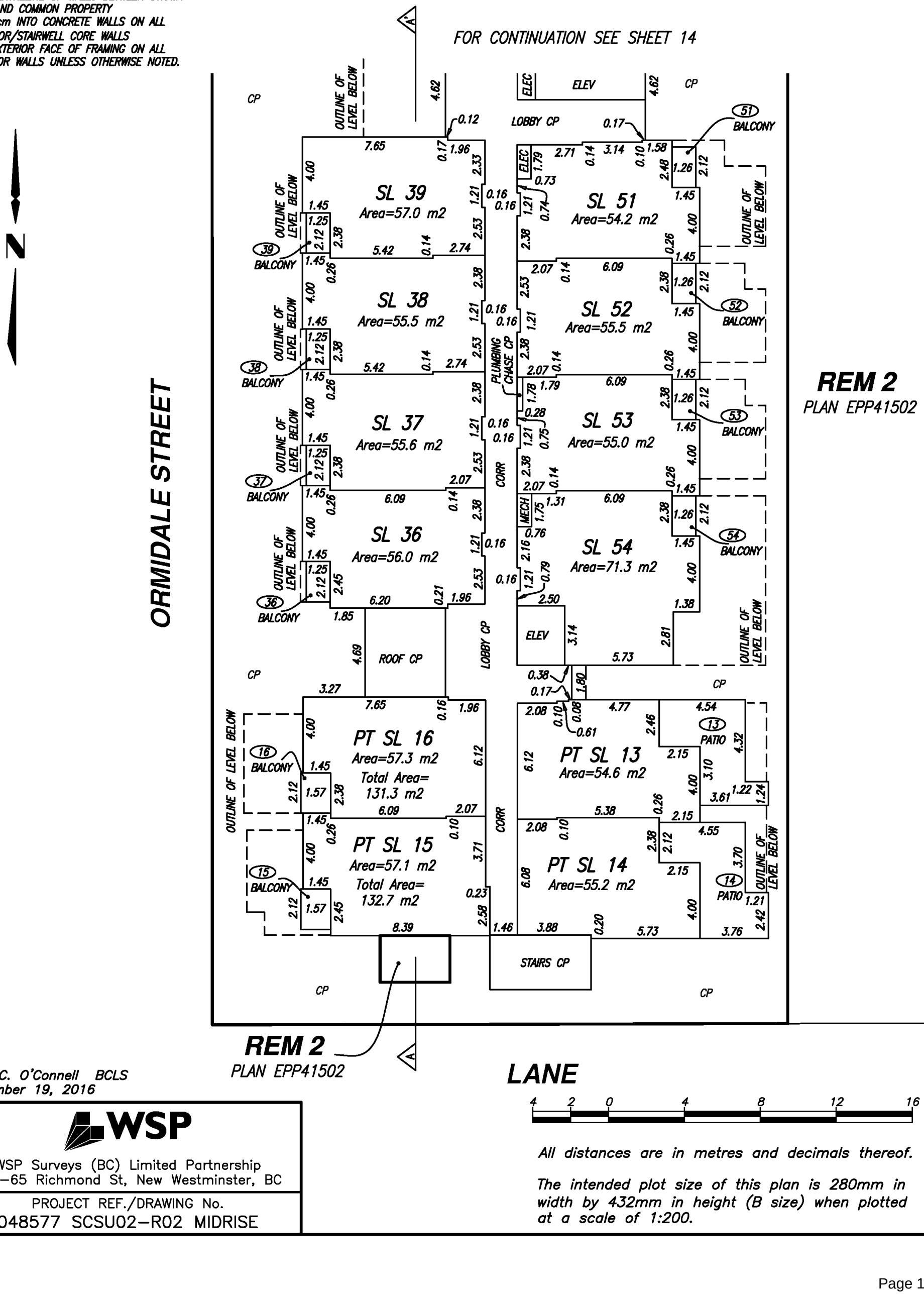

Rory C. O'Connell BCLS
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FLOOR PLANS LEVEL 5 NORTH

STRATA PLAN EPS3424

NOTE: NO LEVEL 4

LEGEND

CP ——— DENOTES COMMON PROPERTY
CORR ——— DENOTES CORRIDOR CP
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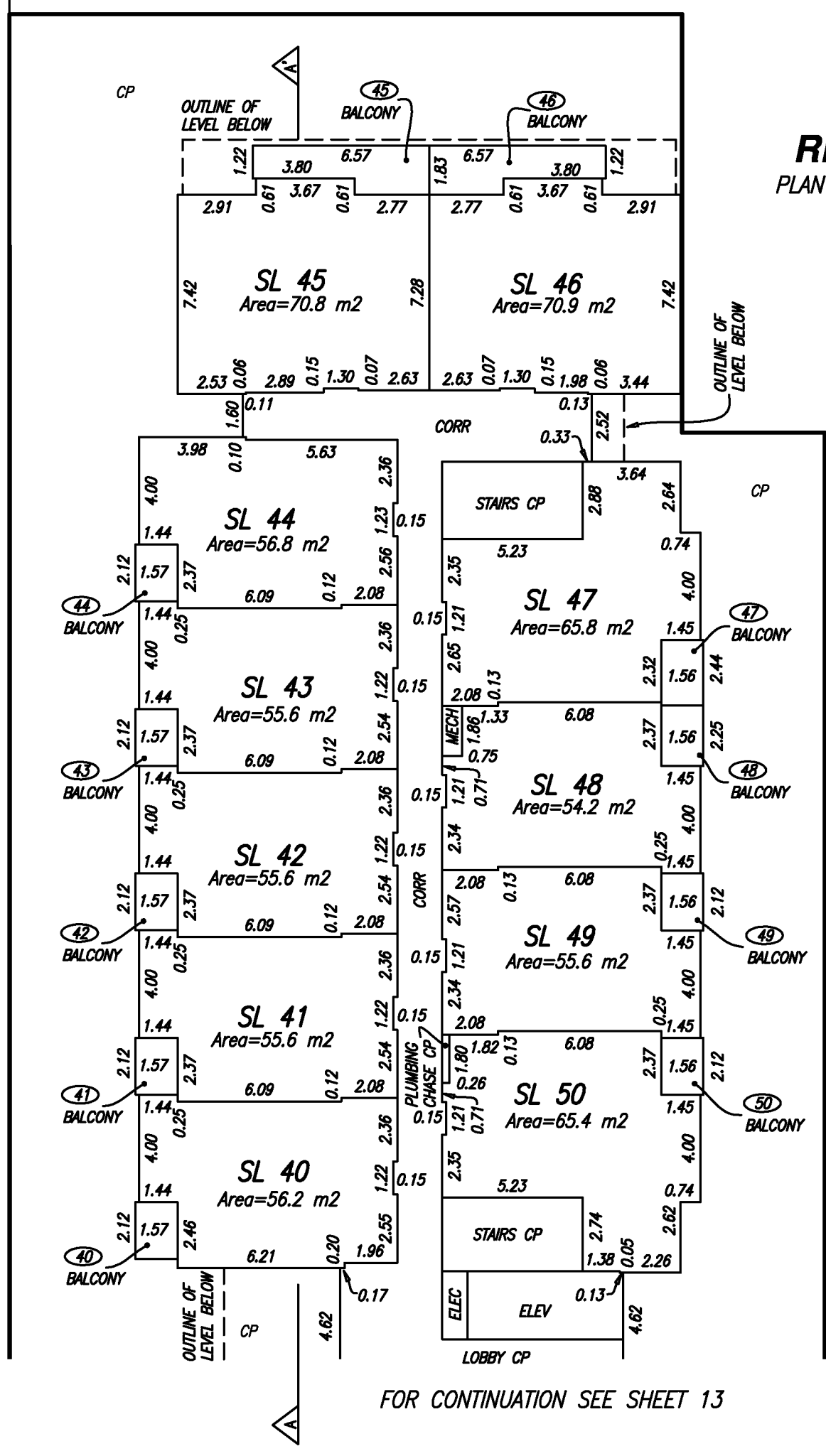
N

ORMIDALE STREET



REM 2
PLAN EPP41502

FOR CONTINUATION SEE SHEET 13

Rory C. O'Connell BCLS
November 19, 2016

WSP

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

PROJECT REF./DRAWING No.
048577 SCSU02–R02 MIDRISE

4 2 0 4 8 12 16

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FLOOR PLANS LEVEL 6 SOUTH

STRATA PLAN EPS3424

LEGEND

CP ——— DENOTES COMMON PROPERTY
CORR ——— DENOTES CORRIDOR CP
ELEC ——— DENOTES ELECTRICAL SHAFT CP
ELEV ——— DENOTES ELEVATOR CP
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-TO CENTRELINE OF WALLS BETWEEN STRATA LOTS AND COMMON PROPERTY
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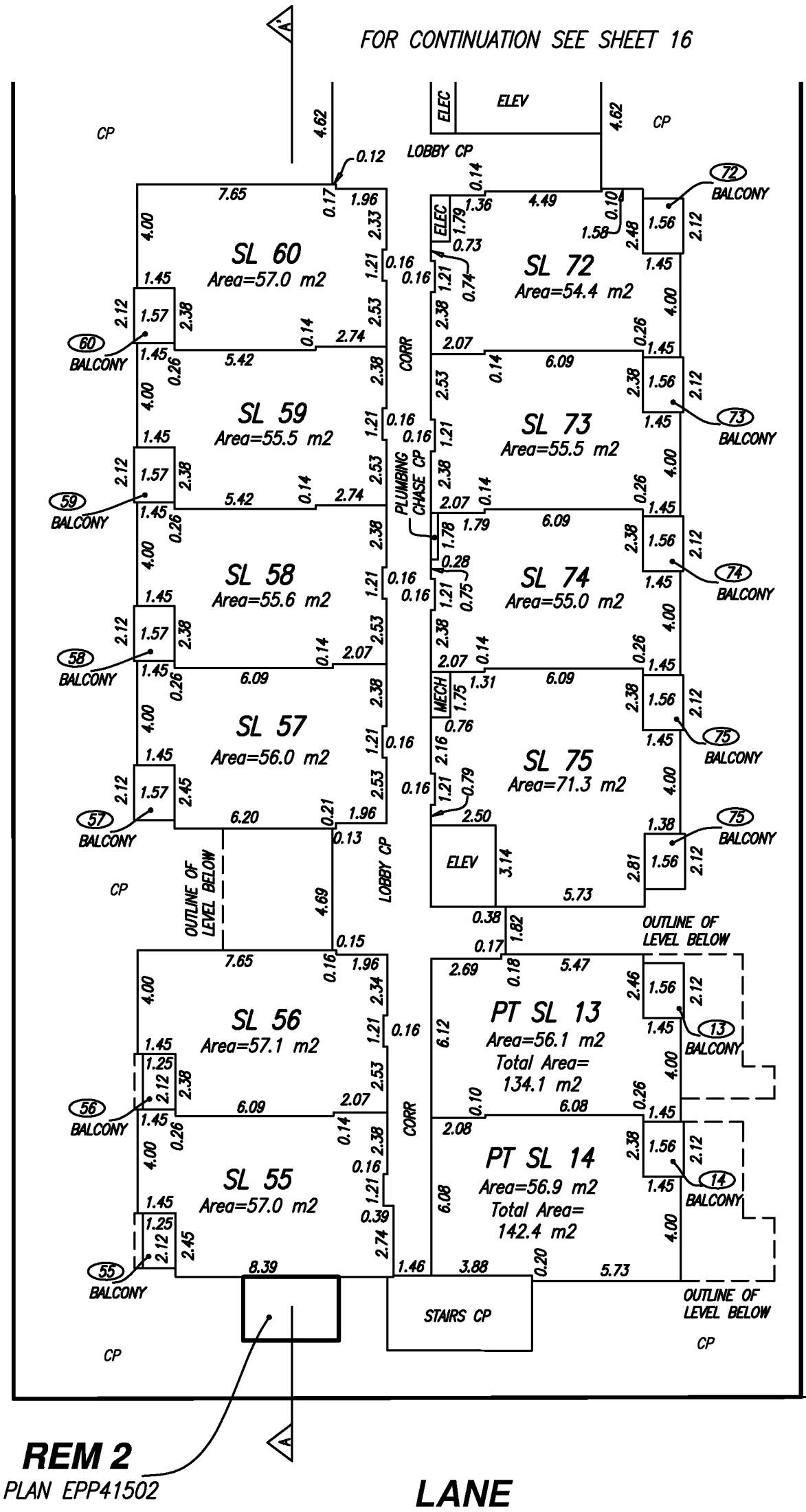
-TO EXTERIOR FACE OF SHEETING ON ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED.

FOR CONTINUATION SEE SHEET 16



ORMIDALE STREET

REM 2
PLAN EPP41502

REM 2
PLAN EPP41502

LANE

Rory C. O'Connell BCLS
November 19, 2016

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

PROJECT REF./DRAWING No.
048577 SCSU02–R02 MIDRISE

6 3 0 6 12 18 24

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 1:300.

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FLOOR PLANS
LEVEL 6 NORTH

STRATA PLAN EPS3424

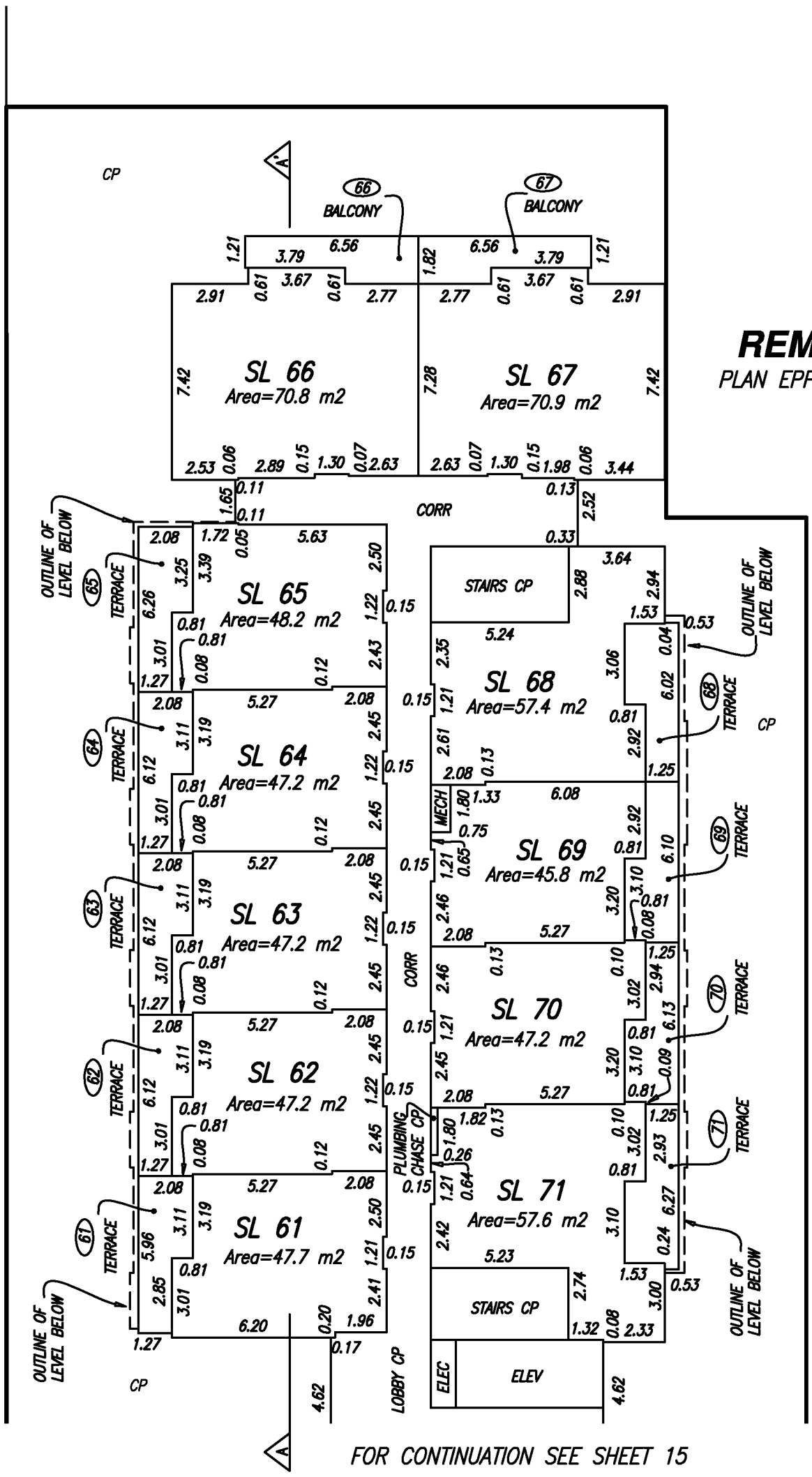
LEGEND

CP ——— DENOTES COMMON PROPERTY
CORR ——— DENOTES CORRIDOR CP
ELEC ——— DENOTES ELECTRICAL SHAFT CP
ELEV ——— DENOTES ELEVATOR CP
MECH ——— DENOTES MECHANICAL SHAFT CP
VEST ——— DENOTES VESTIBULE CP
(31) ——— DENOTES LIMITED COMMON PROPERTY FOR INDICATED SL (TYPICAL)

METHOD OF MEASUREMENT:
-TO CENTRELINE OF ALL DEMISING WALLS BETWEEN STRATA LOTS
-TO CENTRELINE OF WALLS BETWEEN STRATA LOTS AND COMMON PROPERTY
-TO 5cm INTO CONCRETE WALLS ON ALL ELEVATOR/STAIRWELL CORE WALLS
-TO EXTERIOR FACE OF SHEETING ON ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED.

N

ORMIDALE STREET



FOR CONTINUATION SEE SHEET 15

Rory C. O'Connell BCLS
November 19, 2016

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

PROJECT REF./DRAWING No.
048577 SCSU02–R02 MIDRISE

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FLOOR PLANS LEVEL 7 SOUTH

STRATA PLAN EPS3424

LEGEND

CP ——— DENOTES COMMON PROPERTY
CORR ——— DENOTES CORRIDOR CP
ELEC ——— DENOTES ELECTRICAL SHAFT CP
ELEV ——— DENOTES ELEVATOR CP
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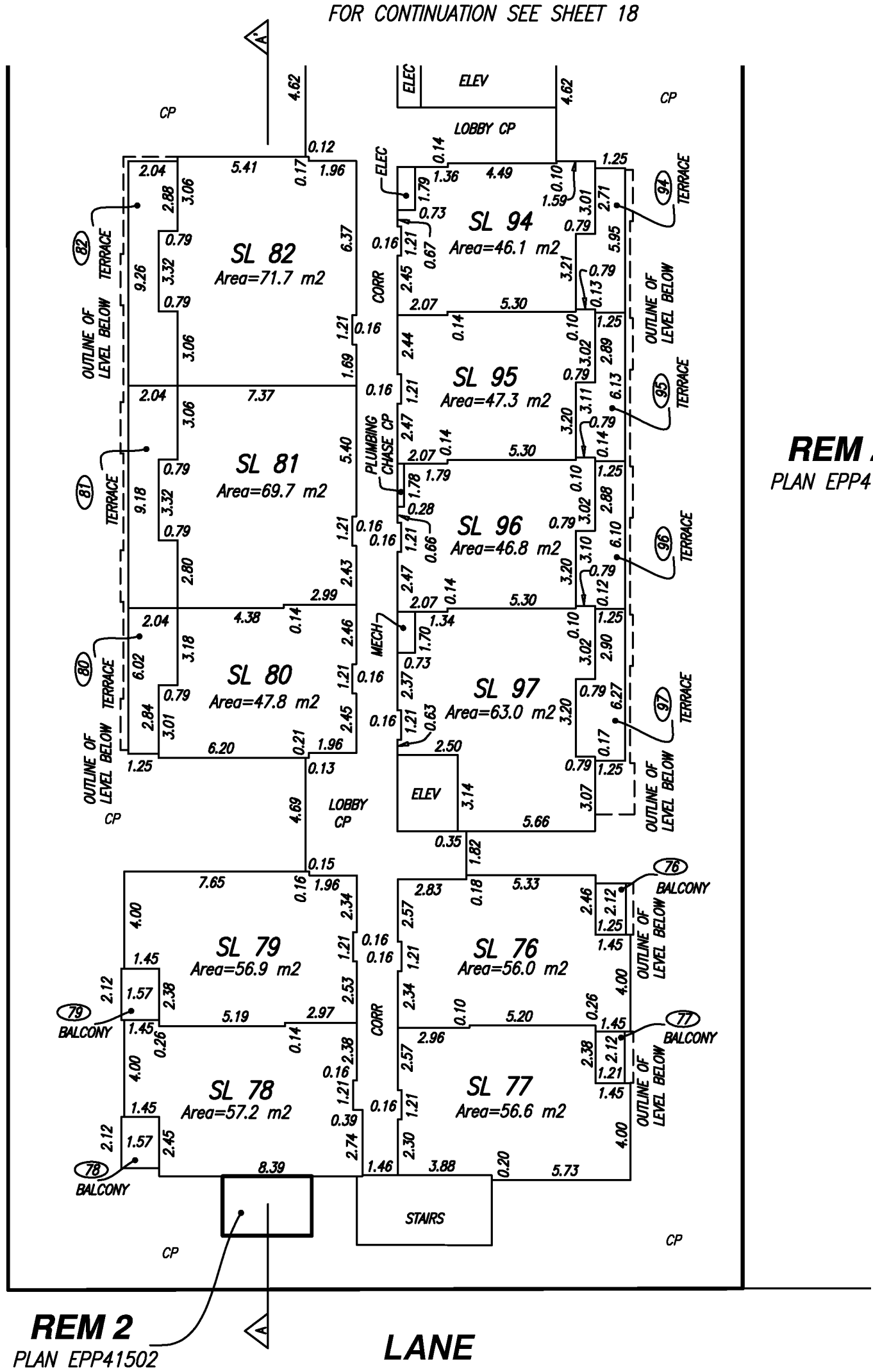
FOR CONTINUATION SEE SHEET 18



ORMIDALE STREET

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November 19, 2016

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PROJECT REF./DRAWING No.
048577 SCSU02–R02 MIDRISE

4 2 0 4 8 12 16

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FLOOR PLANS LEVEL 7 NORTH

STRATA PLAN EPS3424

LEGEND

CP ——— DENOTES COMMON PROPERTY
CORR ——— DENOTES CORRIDOR CP
ELEC ——— DENOTES ELECTRICAL SHAFT CP
ELEV ——— DENOTES ELEVATOR CP
MECH ——— DENOTES MECHANICAL SHAFT CP
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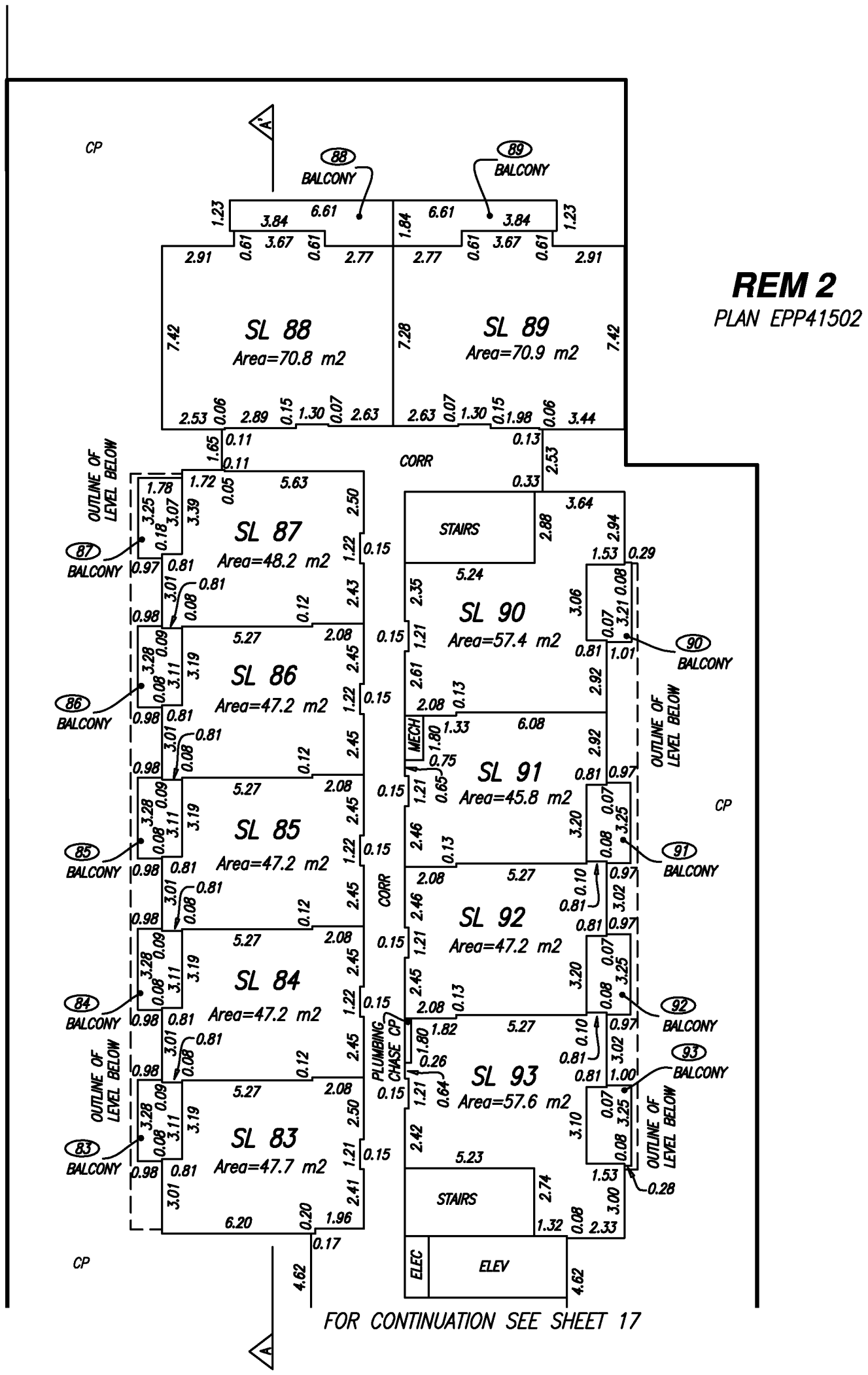
N

ORMIDALE STREET



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November 19, 2016

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FLOOR PLANS LEVEL 8 SOUTH

STRATA PLAN EPS3424

LEGEND

CP ——— DENOTES COMMON PROPERTY
CORR ——— DENOTES CORRIDOR CP
ELEC ——— DENOTES ELECTRICAL SHAFT CP
ELEV ——— DENOTES ELEVATOR CP
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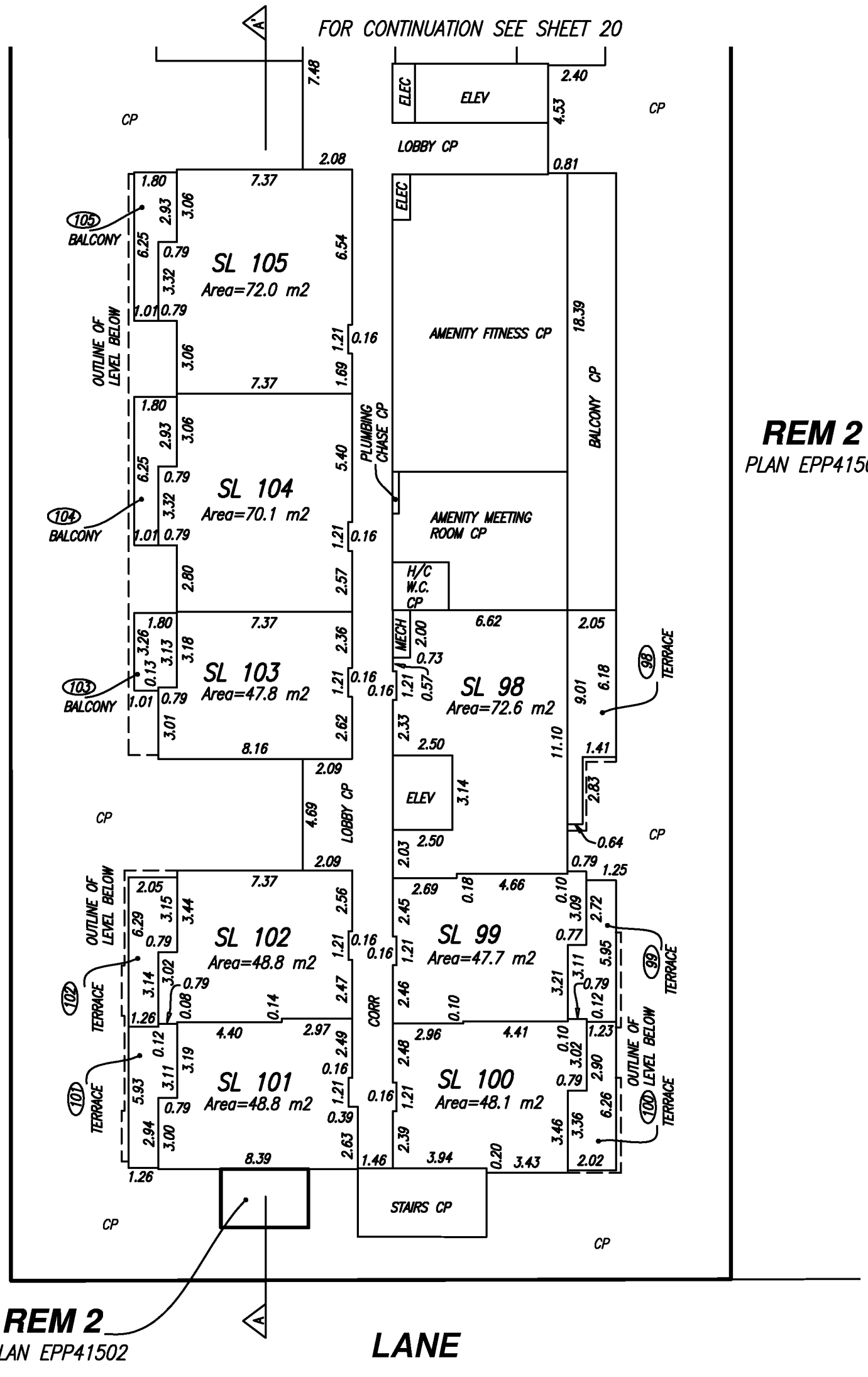
ORMIDALE STREET



REM 2
PLAN EPP41502

LANE

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November 19, 2016

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300–65 Richmond St, New Westminster, BC

PROJECT REF./DRAWING No.
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FLOOR PLANS
LEVEL 8 NORTH

STRATA PLAN EPS3424

LEGEND

CP	DENOTES COMMON PROPERTY
CORR	DENOTES CORRIDOR CP
ELEC	DENOTES ELECTRICAL SHAFT CP
ELEV	DENOTES ELEVATOR CP
MECH	DENOTES MECHANICAL SHAFT CP
VEST	DENOTES VESTIBULE CP
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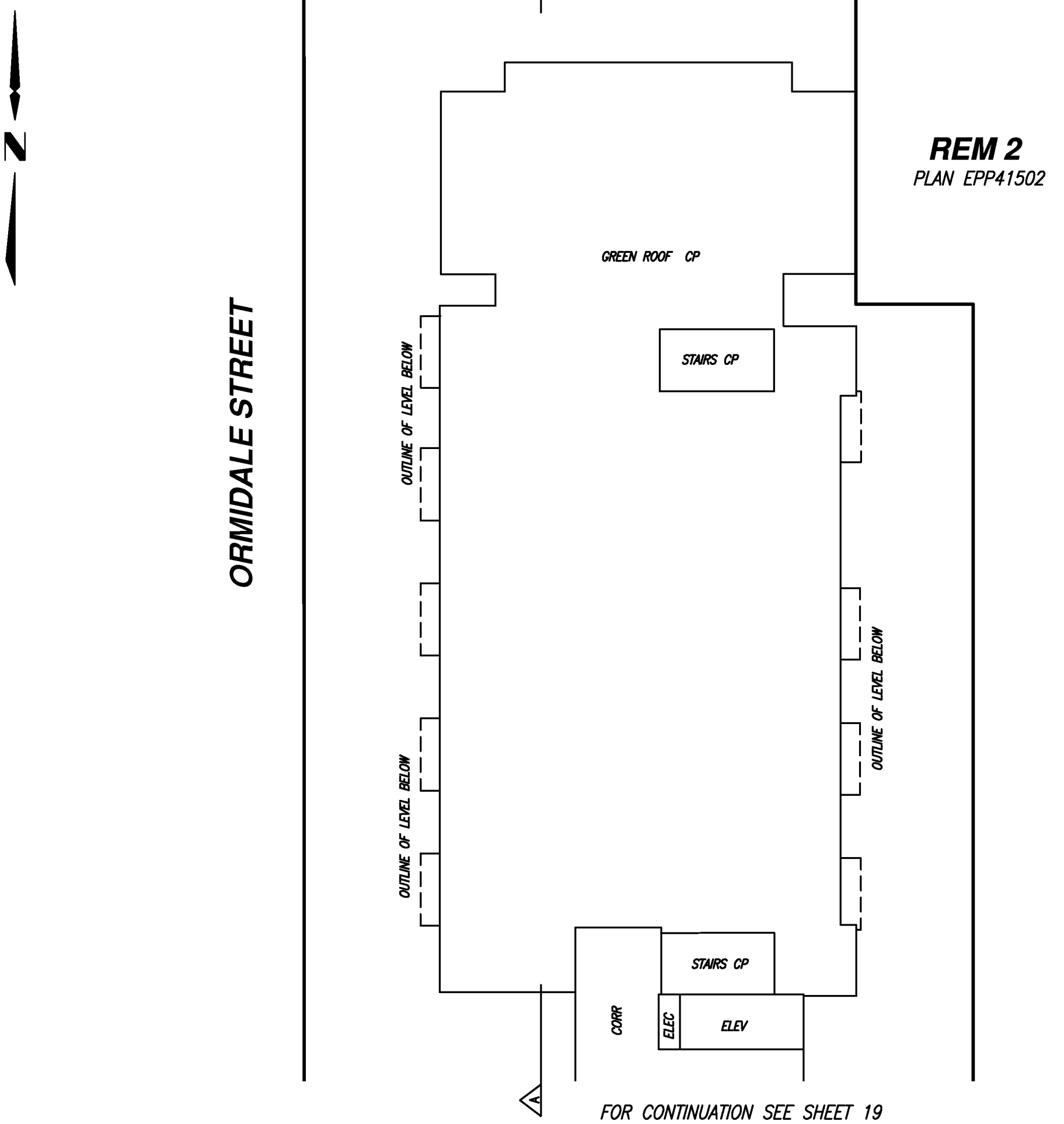

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FLOOR PLANS ROOF LEVEL

STRATA PLAN EPS3424

LEGEND

CP _____ DENOTES COMMON PROPERTY
ELEV _____ DENOTES ELEVATOR CP
VEST _____ DENOTES VESTIBULE CP

ORMIDALE STREET

CP
OUTLINE OF LEVEL BELOW
CP
OUTLINE OF LEVEL BELOW
STAIRS
ELEC
ELEV
CP
ROOF LOBBY CP
OUTLINE OF LEVEL BELOW
GREEN ROOF CP
OUTLINE OF LEVEL BELOW
STAIRS CP
CP
ELEV OVERRUN
OUTLINE OF LEVEL BELOW
OUTLINE OF LEVEL BELOW
CP
STAIRS CP

REM 2
PLAN EPP41502

REM 2
PLAN EPP41502

LANE

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November 19, 2016

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CROSS SECTIONS

STRATA PLAN EPS3424

6 3 0 6 12 18 24

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LEGEND

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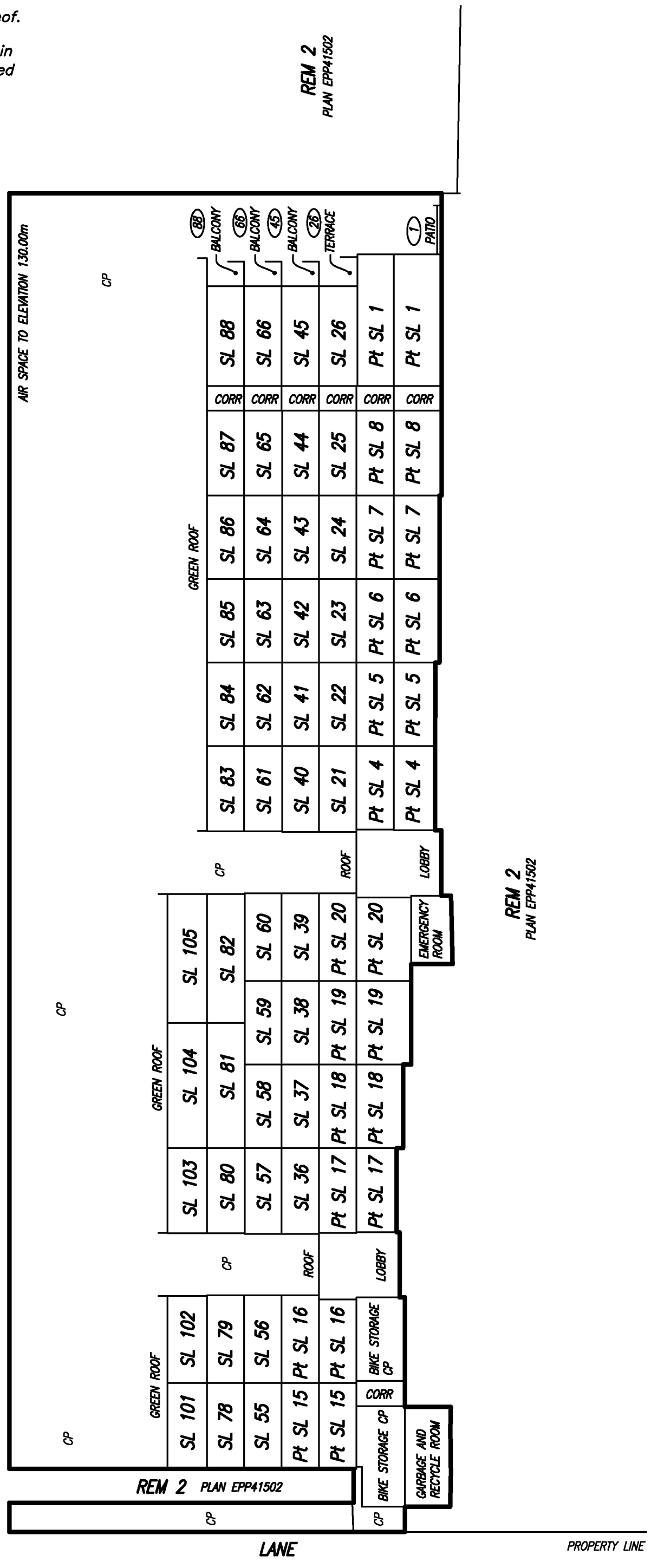
CORR ——— DENOTES CORRIDOR CP

(31) ——— DENOTES LIMITED COMMON PROPERTY FOR INDICATED SL (TYPICAL)



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