

STRATA PLAN OF LOT 1
BLOCK 25 DISTRICT LOT 237 GROUP 1
NEW WESTMINSTER DISTRICT PLAN EPP73021
EXCEPT AIR SPACE PLAN EPP78162

DISTRICT OF WEST VANCOUVER

BCGS 92G.035



SCALE 1 : 400 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 864 mm IN WIDTH BY 560 mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

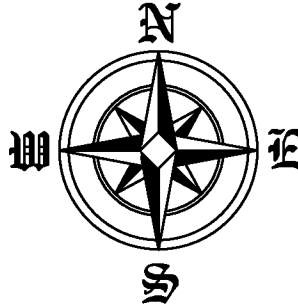
GRID BEARINGS ARE DERIVED FROM REAL TIME KINEMATIC GNSS OBSERVATIONS AND ARE REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM REAL TIME KINEMATIC GNSS OBSERVATIONS TO THE BRITISH COLUMBIA ACTIVE CONTROL SYSTEM STATION BCVC.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9886639.

THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF -15.169 METRES.

LEAD PLUG #1
Datum: NAD83(CSRs) 4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 55463908.996 m
UTM Easting: 488793.201 m
Estimated horizontal positional accuracy: 0.035 m



LMS532
23
Bk.
LMS974

THAT PART OF LOT A IN
REFERENCE PLAN 953
EXCEPT THE SOUTH 20 FEET
OF LOTS 13 TO 15
BC RAILWAY RIGHT OF WAY
REFERENCE PLAN 953

SRW PLAN EPP5307

Rem. A
4390
PLAN
B
Bk. 24

CLOSED ROAD
REFERENCE PLAN 15362

Rem. BLOCK 26
PLAN 4210

LEGEND

- DENOTES LEAD PLUG FOUND
- DENOTES IRON POST FOUND
- m.2 DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- ⊙ DENOTES COMMON PROPERTY
- ⓔ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓜ DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- Ⓥ DENOTES VESTIBULE BEING COMMON PROPERTY
- ⓓ DENOTES DUCT BEING COMMON PROPERTY
- Ⓢ DENOTES STAIRS BEING COMMON PROPERTY
- ⓔ DENOTES ELEVATOR BEING COMMON PROPERTY
- Ⓟ DENOTES PLANTER BEING COMMON PROPERTY
- Ⓢ DENOTES COMMON FACILITY
- Ⓢ-1 DENOTES DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 15th DAY OF DECEMBER, 2017
JESSE MORIN, BCLS (880)
ECR#: 206664

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

CERTAIN PARTS OF THE BUILDING 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 BEEN PREVIOUSLY OCCUPIED

THIS PLAN IS PHASE 1 OF A 2 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT LYING WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE DISTRICT OF WEST VANCOUVER

THE COMMON FACILITIES, GYM, YOGA, POWDER ROOM, AND LOUNGE, IN THIS PHASE ARE SUBJECT TO THE CONDITIONS SET OUT IN THE FORM P FILED FOR THIS STRATA PLAN

"AMBLESIDE"

CIVIC ADDRESS:
1355 BELLEVUE AVENUE
WEST VANCOUVER

14TH STREET

MARINE DRIVE

DL 237

7 STOREY BUILDING
(SEE SHEETS 2 AND 3
FOR BUILDING LOCATION
AND DETAILS)

PART FORMERLY LOT B
PLAN 11655

Rem. 1
PLAN EPP73021

PART FORMERLY LOT 1
PLAN BCP52158

G. 1

2
PLAN EPP73021

Bk. 25

BELLEVUE AVENUE

BC RAILWAY RIGHT OF WAY

ARGYLE AVENUE

1
Bk.
PLAN

2

3

4951
27

4

CLOSED ROAD
Ex. PLAN 16443

ARGYLE AVENUE

1A
PLAN 4962

AMBLESIDE PARK
Ex. PLAN 4012

13TH STREET

BC RAILWAY
RIGHT OF WAY

REFERENCE PLAN 4011
SRW PLAN EPP4963

LEAD PLUG #2
Datum: NAD83(CSRs) 4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5463823.928 m
UTM Easting: 4488944.410 m
Estimated horizontal positional accuracy: 0.035 m

BUILDING LOCATION AND DETAILS

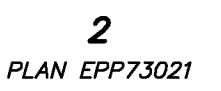
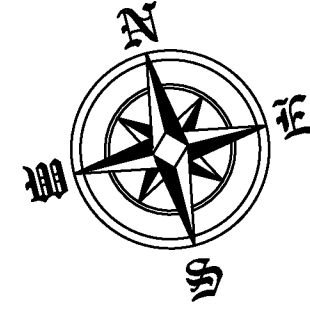
0 5 10
SCALE 1:150 DISTANCES ARE IN METRES
THE INTENDED PLOT SCALE OF THIS PLAN IS 864 mm
IN WIDTH BY 560 mm IN HEIGHT (D SIZE) WHEN
PLOTTED AT A SCALE OF 1:150.



STRATA PLAN EPS4754
PHASE 1



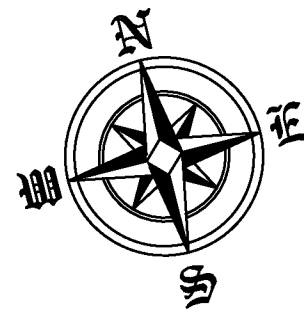
JESSE MORIN, BOLS
Date: DECEMBER 21, 2017
File: 4490\Strata\Final\Phase 1
Dwg: 4490-FS-PH1



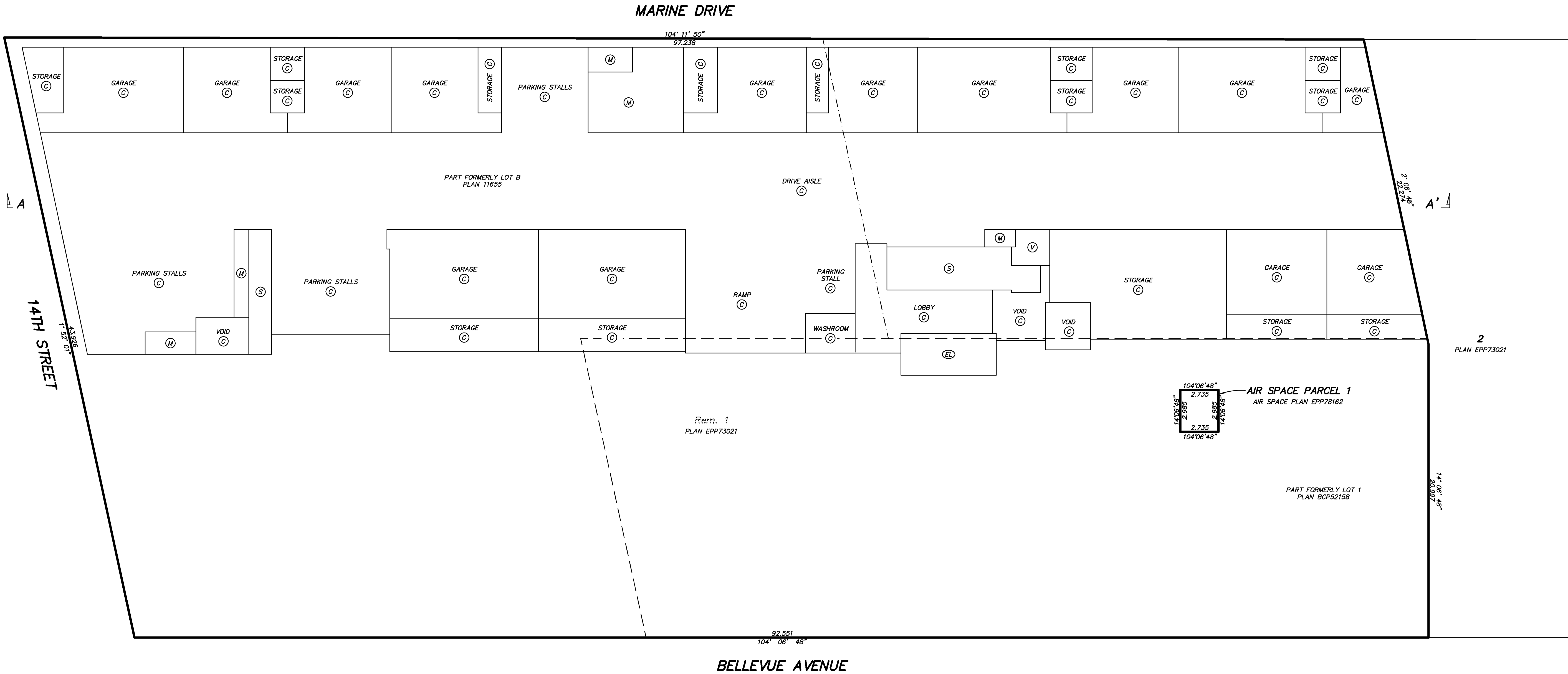
**BUTLER
SUNDVICK** JESSE MORIN, BCLS
Date: DECEMBER 21, 2017
File: 4490\Strata\Final\Phase 1
Dwg: 4490-FS-PH1

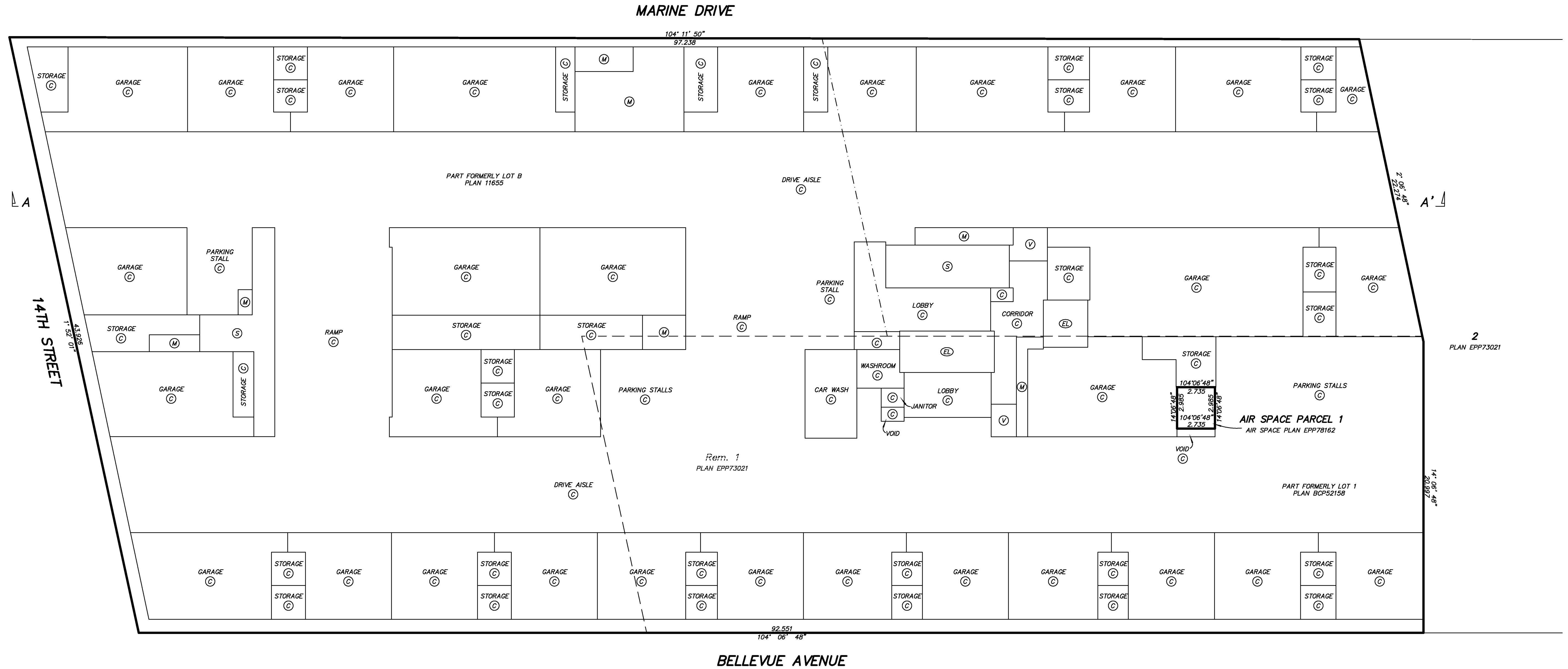
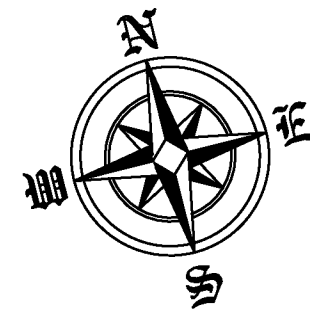
PARKING LEVEL P3

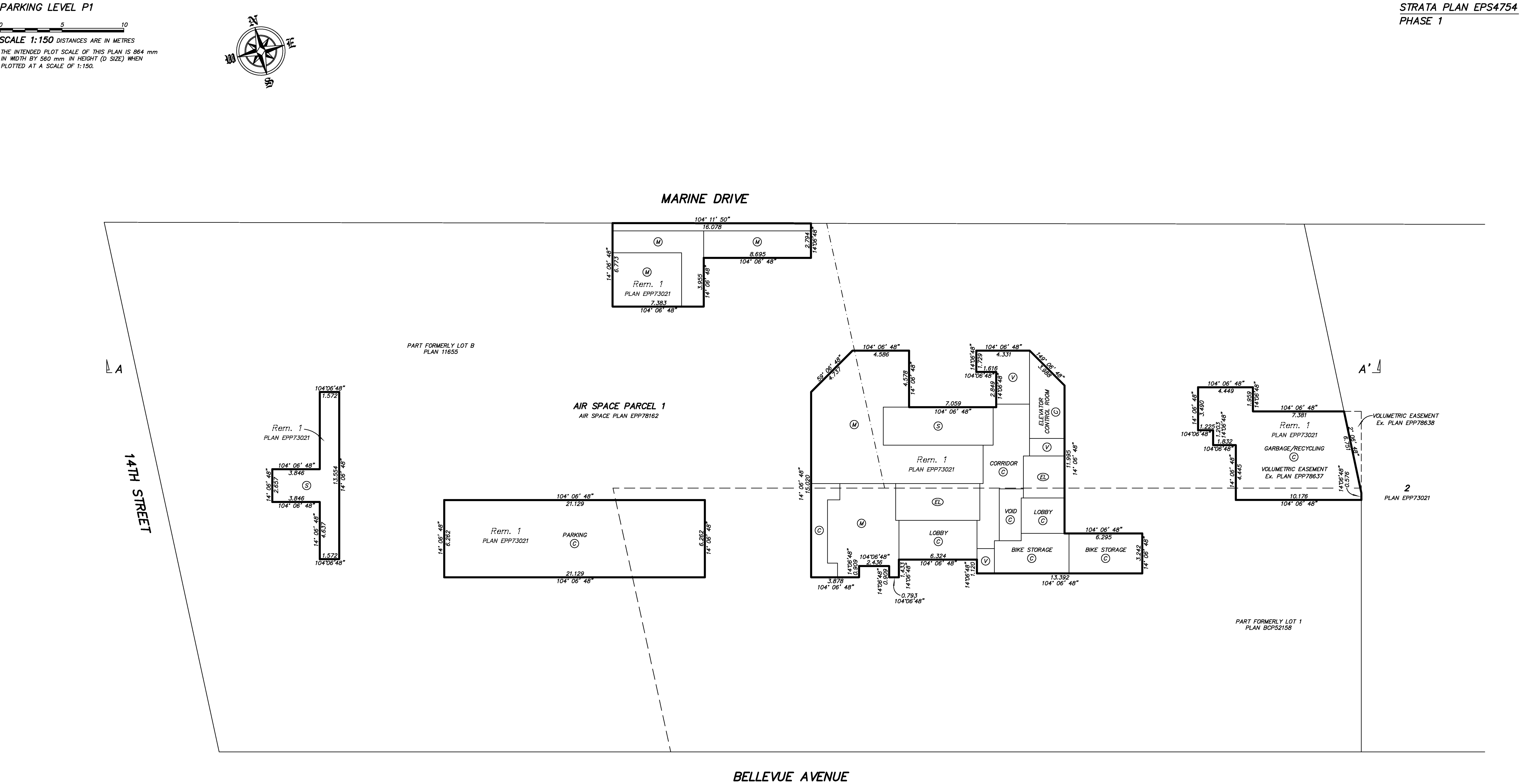
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PHASE 1

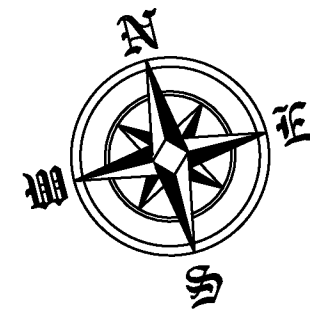






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The site plan illustrates the proposed 14th Street Station, which is a rectangular building with a total area of 104' 06" 48". The building is divided into several rooms, including a Lobby, Amenity, Storage, and a TEL/TV Room. The plan also shows a parking lot with 10 spaces, a bus stop, and a bicycle rack. The station is located on the corner of 14th Street and 1st Avenue. The plan includes dimensions for all boundaries and areas, as well as labels for various rooms and features.

Station Building Dimensions:

- Overall dimensions: 104' 06" 48" (width) x 14' 06" 48" (depth).
- Room dimensions:
 - Lobby: 104' 06" 48" x 14' 06" 48"
 - Amenity: 104' 06" 48" x 14' 06" 48"
 - Storage: 104' 06" 48" x 14' 06" 48"
 - TEL/TV Room: 104' 06" 48" x 14' 06" 48"

Parking Lot Dimensions:

- Overall dimensions: 104' 06" 48" (width) x 14' 06" 48" (depth).
- Room dimensions:
 - Room 1: 104' 06" 48" x 14' 06" 48"
 - Room 2: 104' 06" 48" x 14' 06" 48"
 - Room 3: 104' 06" 48" x 14' 06" 48"
 - Room 4: 104' 06" 48" x 14' 06" 48"
 - Room 5: 104' 06" 48" x 14' 06" 48"
 - Room 6: 104' 06" 48" x 14' 06" 48"
 - Room 7: 104' 06" 48" x 14' 06" 48"
 - Room 8: 104' 06" 48" x 14' 06" 48"
 - Room 9: 104' 06" 48" x 14' 06" 48"
 - Room 10: 104' 06" 48" x 14' 06" 48"

Other Features:

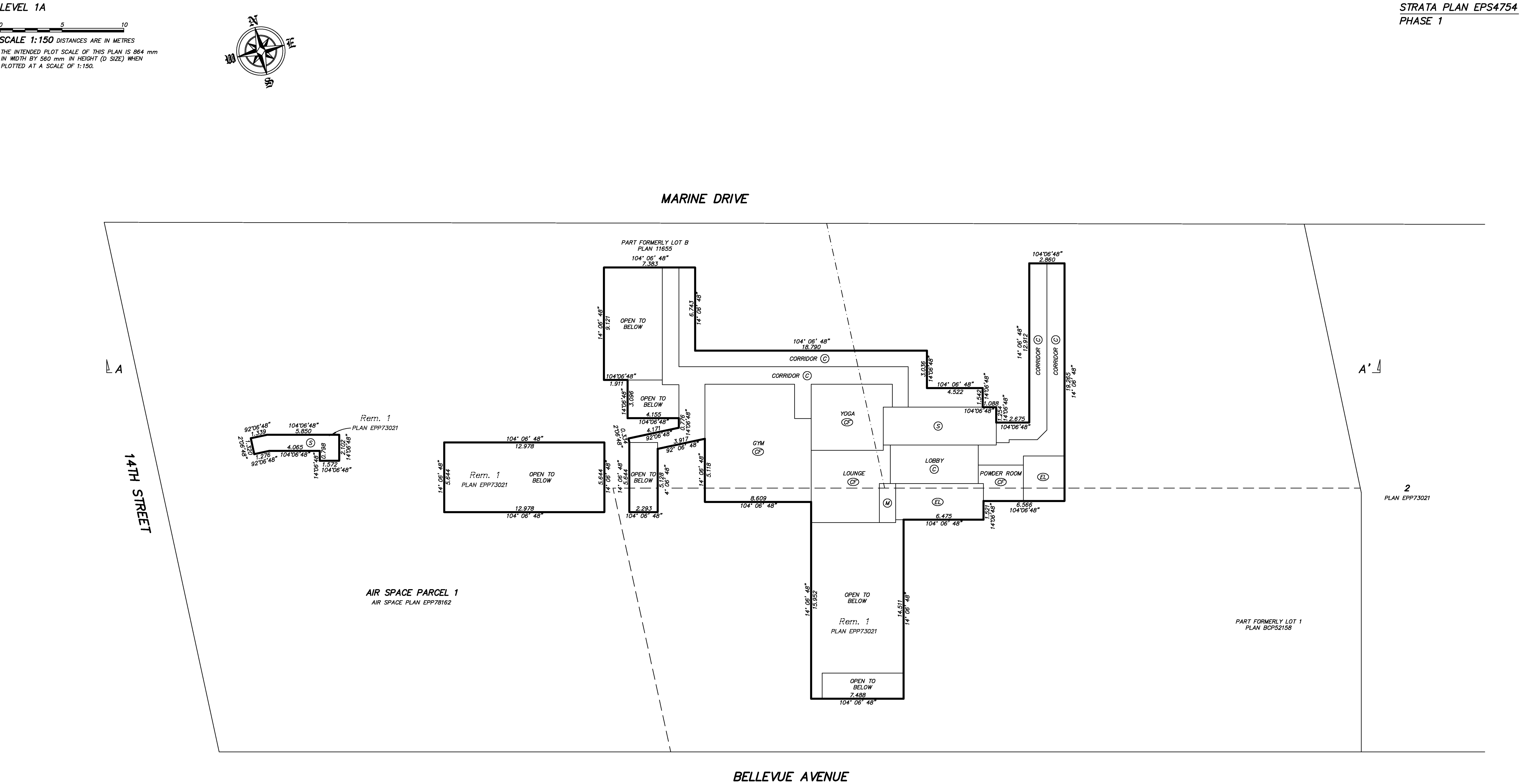
- Bus Stop: 104' 06" 48" x 14' 06" 48"
- Bicycle Rack: 104' 06" 48" x 14' 06" 48"
- Rem. 1: 104' 06" 48" x 14' 06" 48"
- Rem. 2: 104' 06" 48" x 14' 06" 48"
- Rem. 3: 104' 06" 48" x 14' 06" 48"
- Rem. 4: 104' 06" 48" x 14' 06" 48"
- Rem. 5: 104' 06" 48" x 14' 06" 48"
- Rem. 6: 104' 06" 48" x 14' 06" 48"
- Rem. 7: 104' 06" 48" x 14' 06" 48"
- Rem. 8: 104' 06" 48" x 14' 06" 48"
- Rem. 9: 104' 06" 48" x 14' 06" 48"
- Rem. 10: 104' 06" 48" x 14' 06" 48"

PART FORMERLY LOT 1
PLAN BCP52158

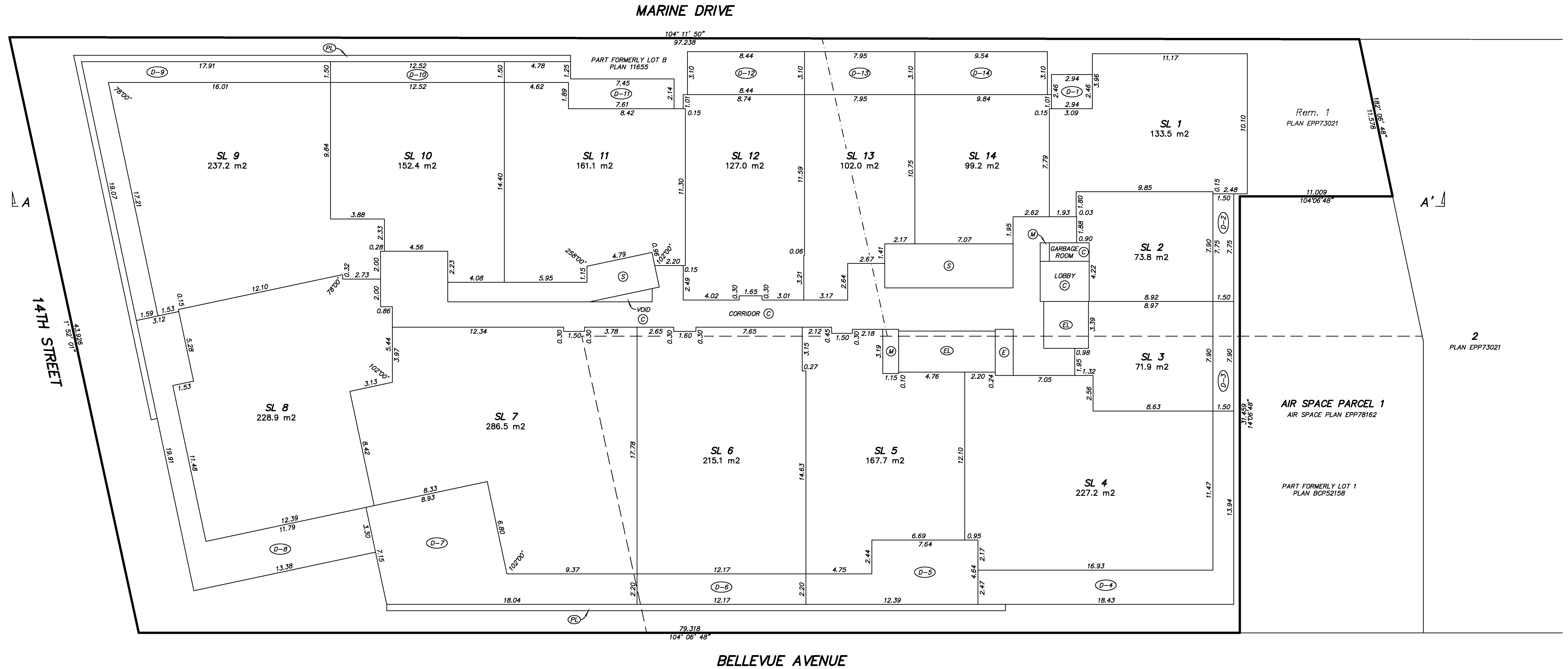
2
PLAN EPP73021

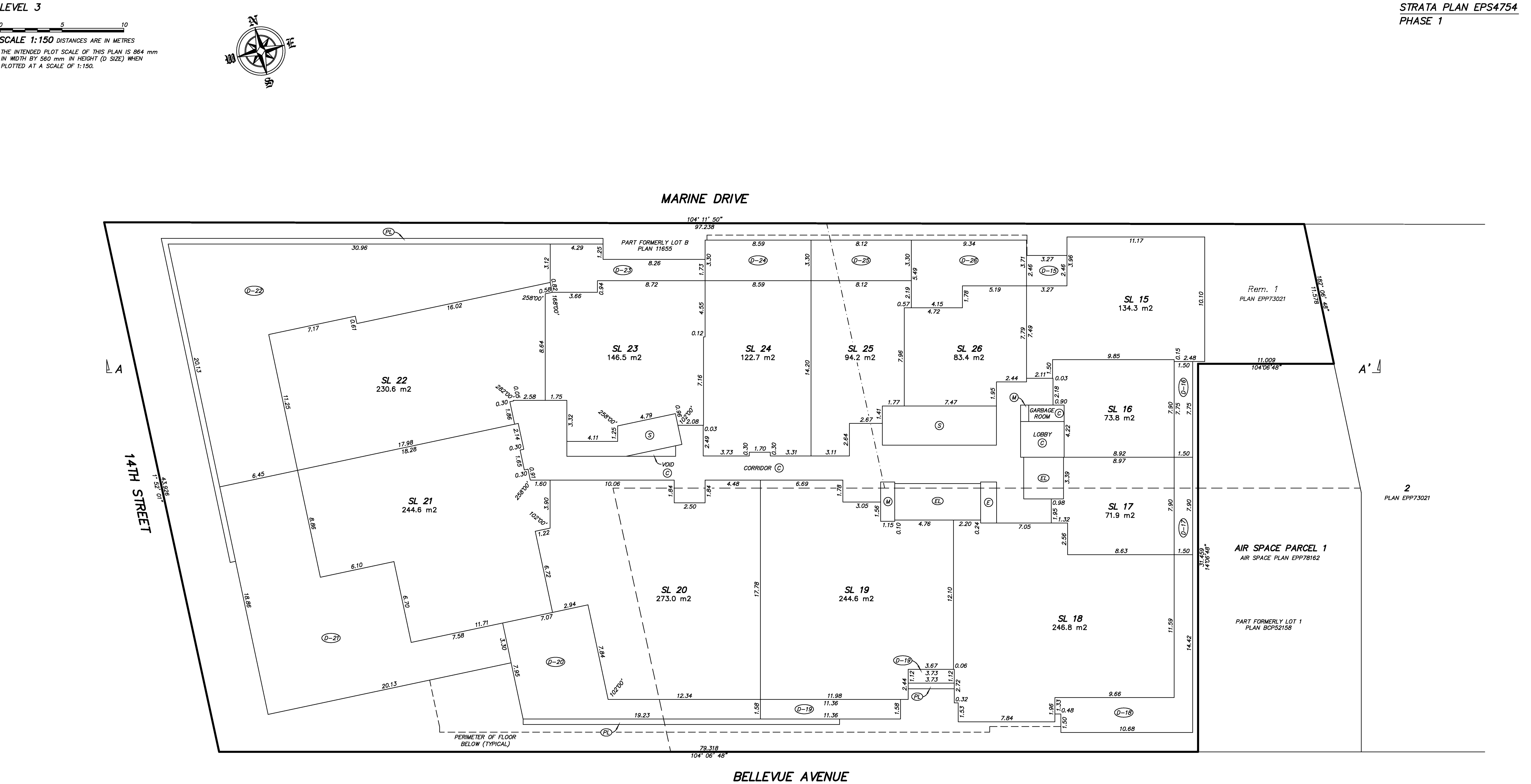


JESSE MORIN, BCLS
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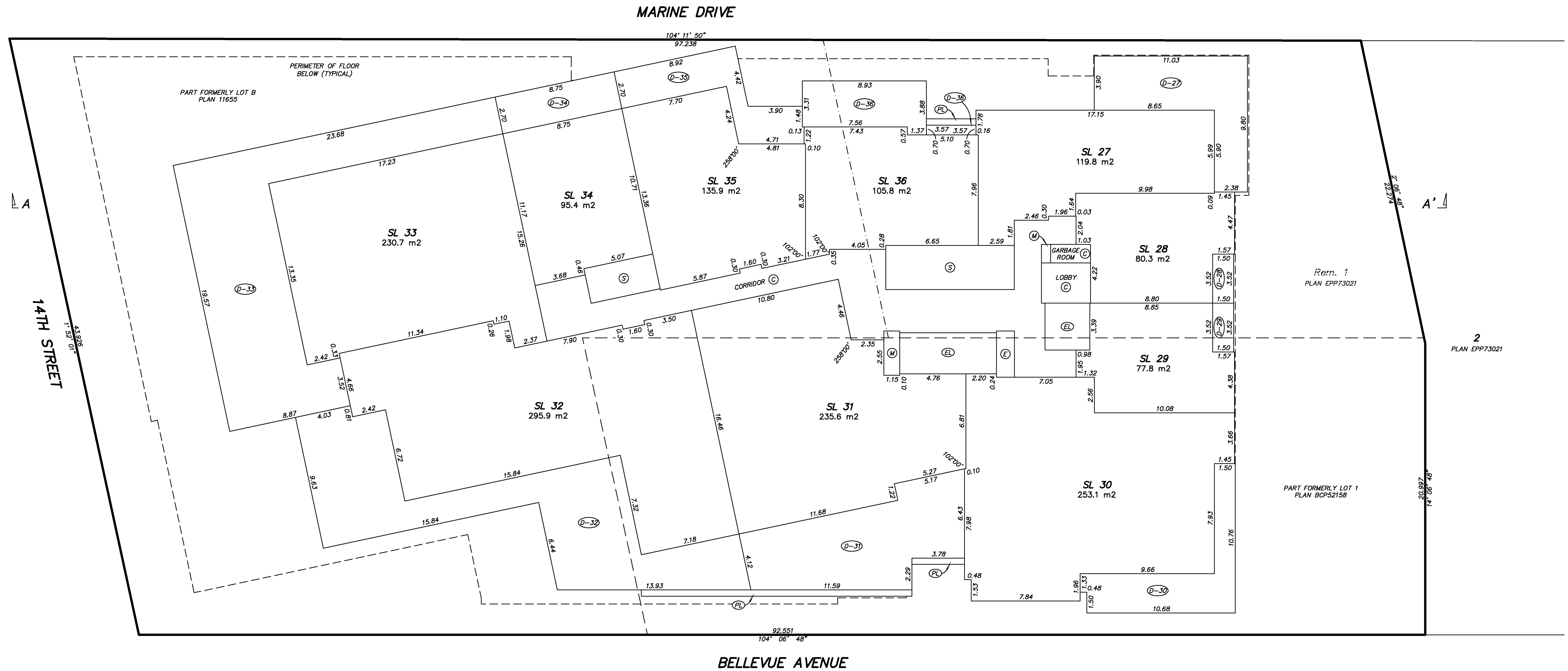


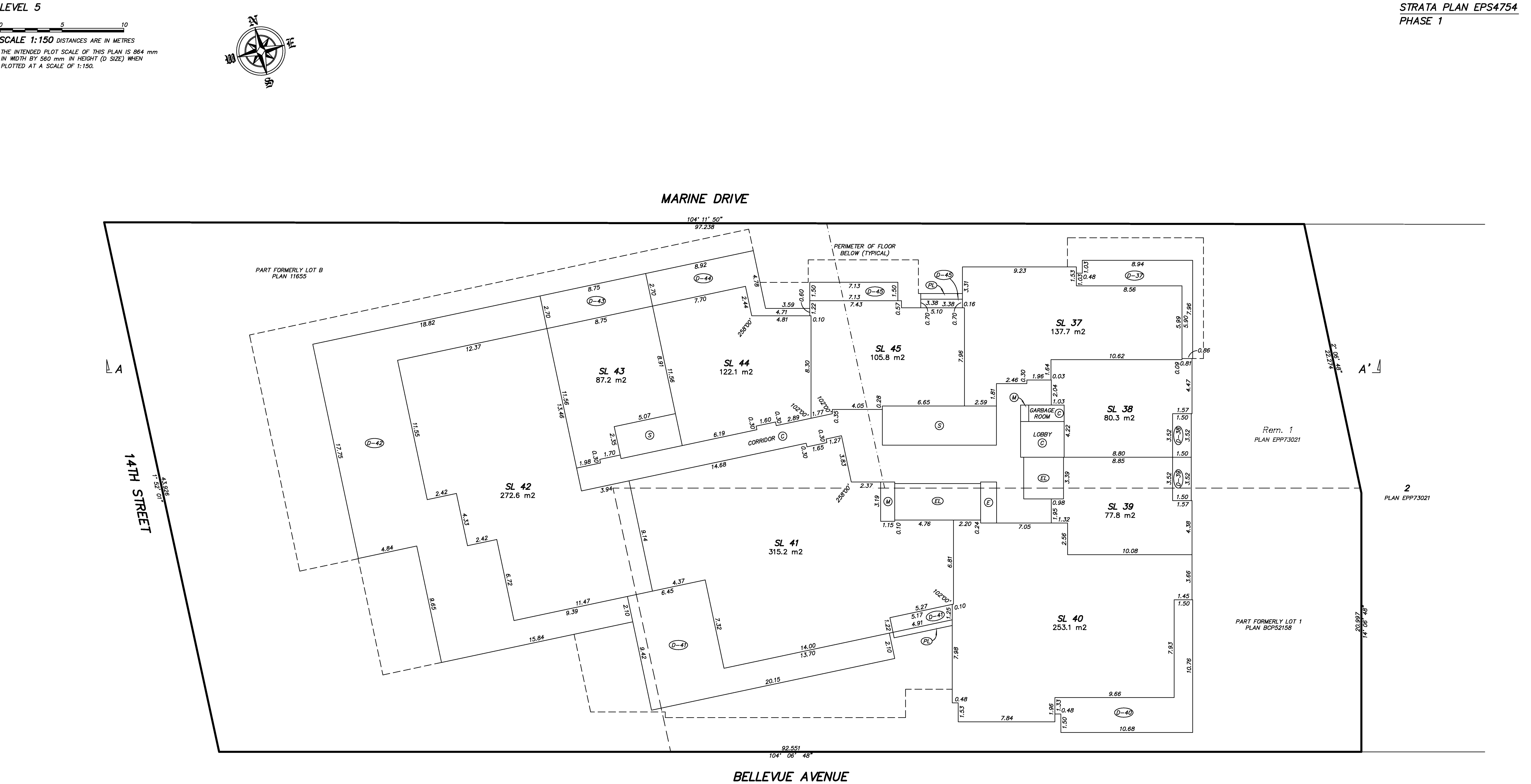
STRATA PLAN EPS4754
PHASE 1





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PHASE 1



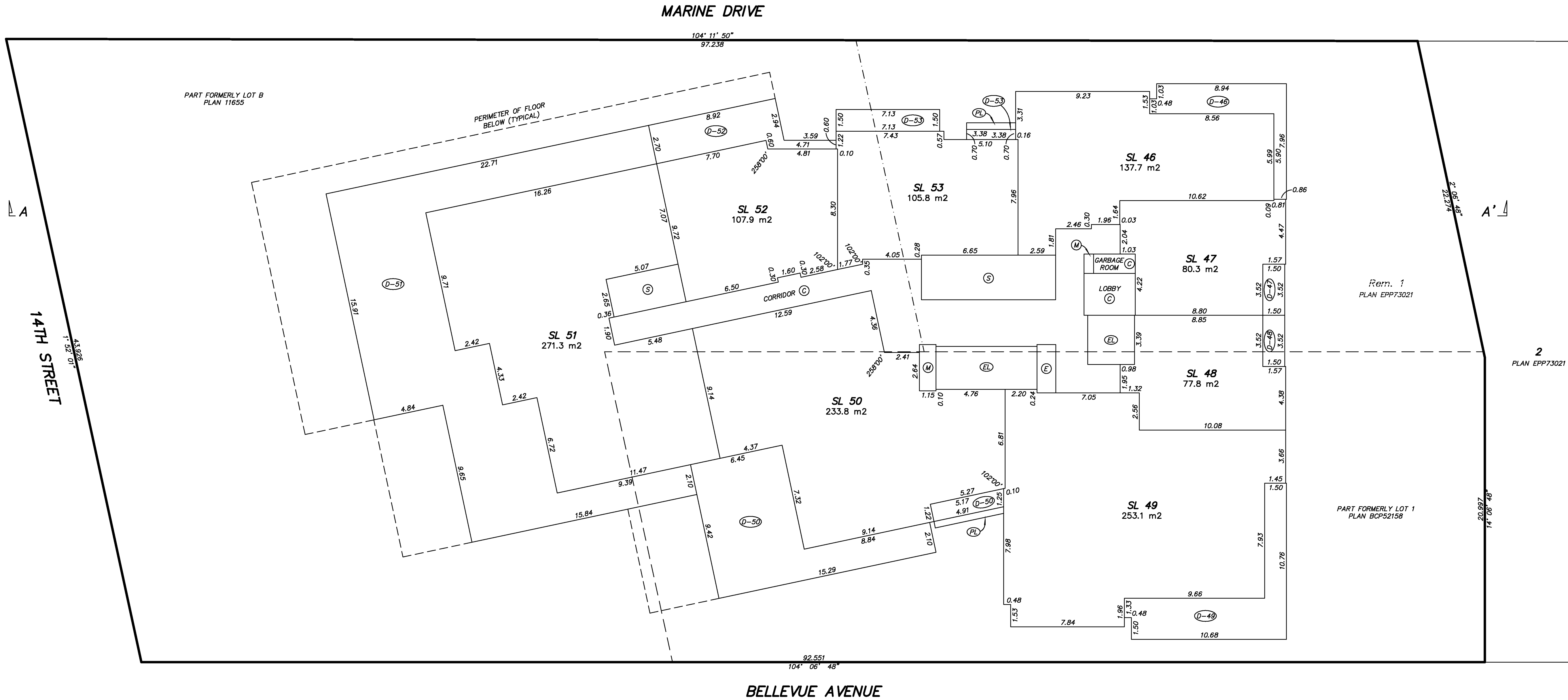


LEVEL 6

0 5 10
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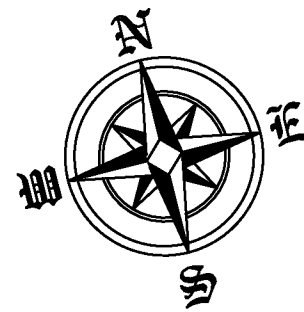


LEVEL 7

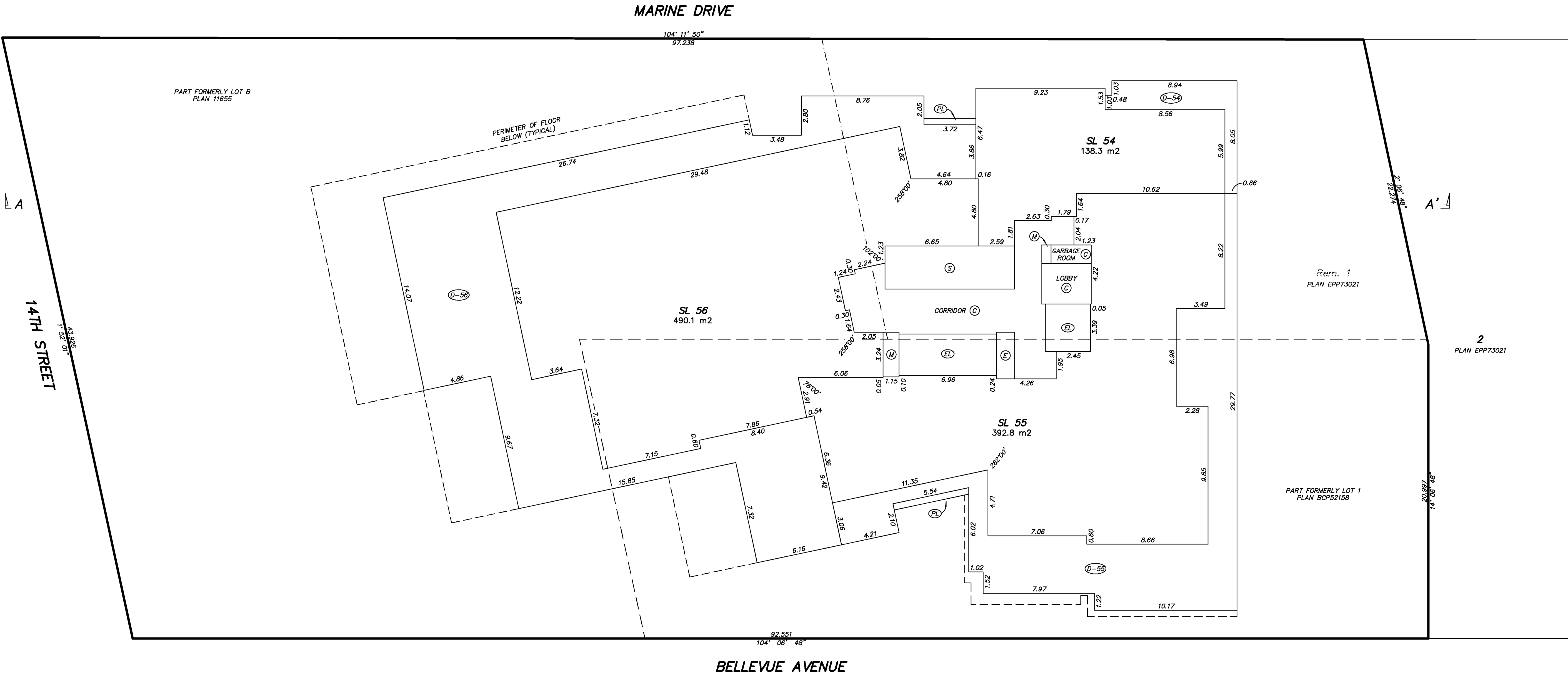
0 5 10

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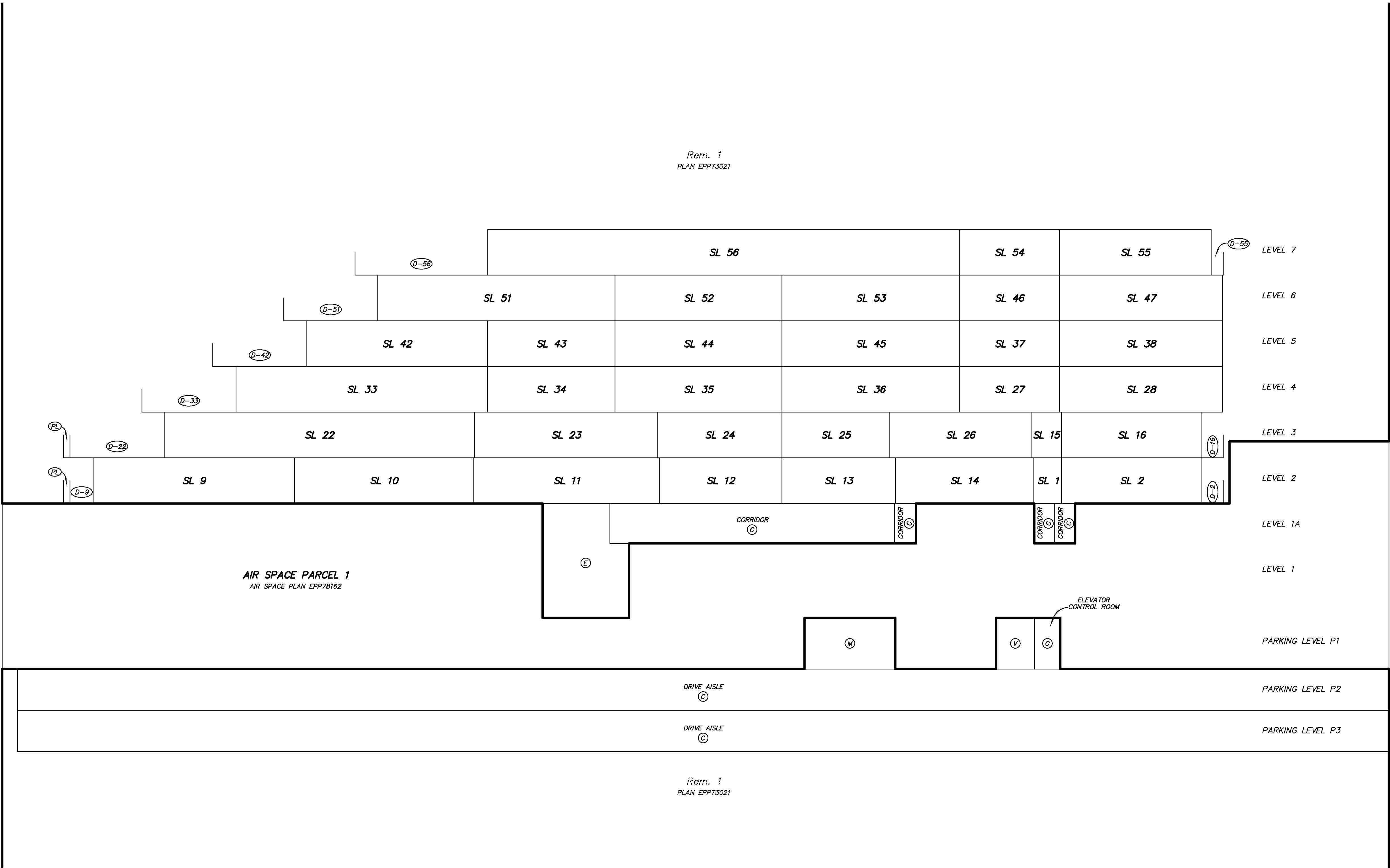


SECTION A-A'

0 5 10
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PHASE 1

14TH STREET



2
PLAN EPP73021



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