

STRATA PLAN OF PART OF LOT 1
DISTRICT LOT 757 GROUP 1
NEW WESTMINSTER DISTRICT PLAN EPP51795

PHASE ONE SHEET 1 OF 12 SHEETS
STRATA PLAN EPS5715

BCGS 92G.016

SCALE 1:750



ALL DIMENSIONS ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:750

INTEGRATED SURVEY AREA NO. 49, NEW WESTMINSTER BC, NAD83 (CSRS) 4.0.0.BC.1.GVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 89H6081 AND 89H6098

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM CONVENTIONAL SURVEY OBSERVATIONS TO GEODETIC CONTROL MONUMENTS 89H6081 AND 89H6098

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99960305 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 89H6081 AND 89H6098

LEGEND

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- ELEC ELECTRICAL CLOSET (COMMON PROPERTY)
- INDICATES COMMON PROPERTY
- OTB INDICATES OPEN TO BELOW
- Pt INDICATES PART



CIVIC ADDRESS:

189 WOOD STREET
NEW WESTMINSTER, BC

89H6081
UTM Zone 10 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD.
UTM northing: 5448236.177
UTM easting: 504588.853
Point combined factor: 0.9996030
Estimated Horizontal Positional Accuracy: 0.02m

89H6098
UTM Zone 10 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD.
UTM northing: 5448086.263
UTM easting: 504381.419
Point combined factor: 0.9996031
Estimated Horizontal Positional Accuracy: 0.02m

DECK AREAS
ARE DEFINED AS TO HEIGHT BY
THE CENTRE OF THE FLOOR ABOVE
OR ITS EXTENSIONS, OR WHERE
THERE IS NO FLOOR ABOVE
BY THE AVERAGE HEIGHT OF
STRATA LOTS WITHIN THE SAME
BUILDING, UNLESS OTHERWISE NOTED.

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 – 152 STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616
File: 123559_PG1.DWG

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 CITY OF NEW WESTMINSTER

STRATA LOT MEASUREMENTS ARE 90°
OR 45° UNLESS NOTED OTHERWISE.
STRATA LOT DIMENSIONS ARE MEASURED TO:
– OUTSIDE OF EXTERIOR WALLS
– CENTERLINE OF PARTY WALLS

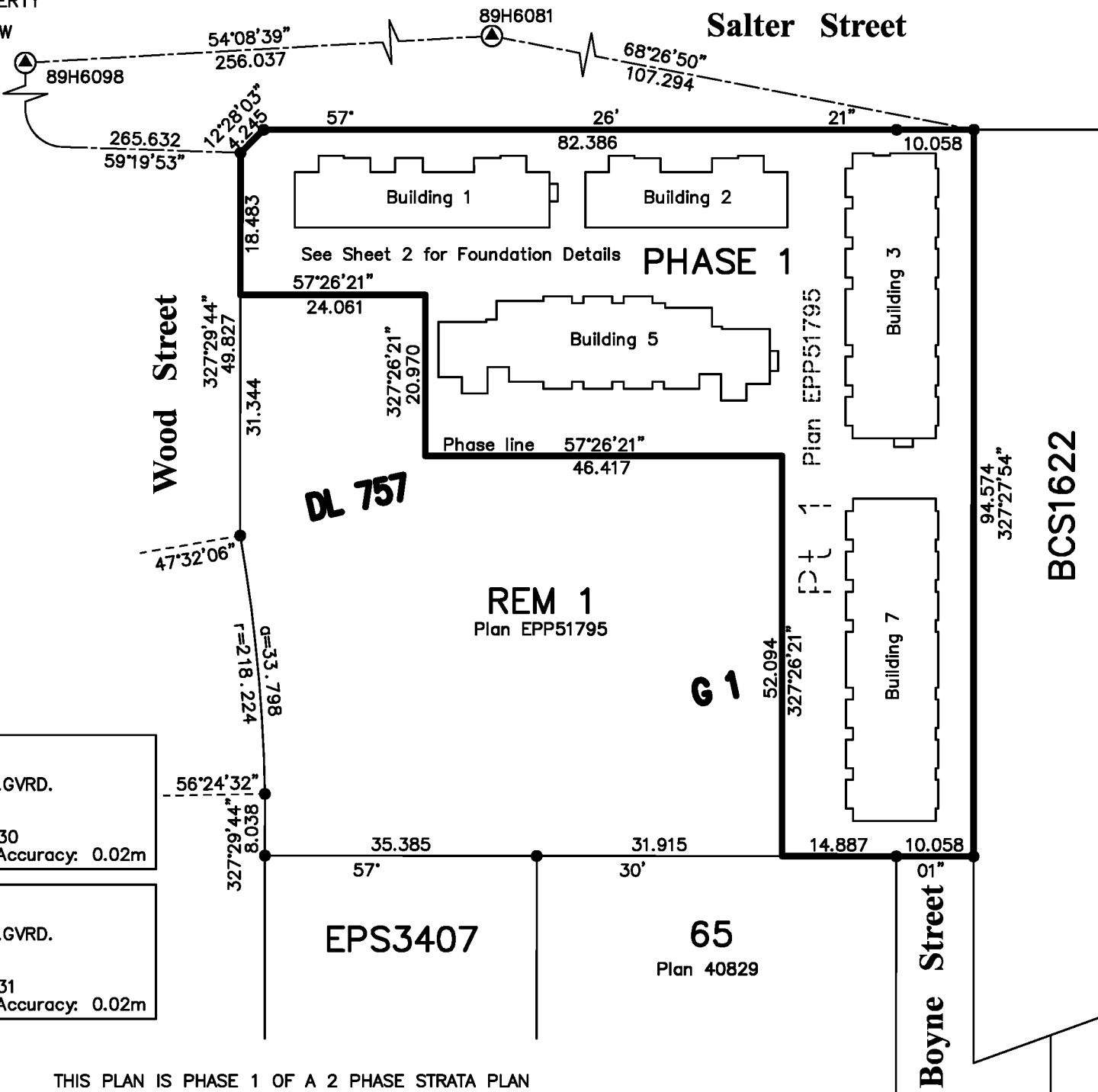
DECK AREAS ARE
LIMITED COMMON PROPERTIES FOR
THE USE OF THE STRATA LOT INDICATED
(eg: D-1)

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

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

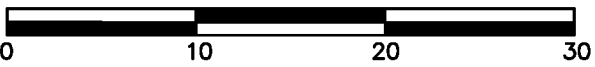
THIS PLAN LIES WITHIN THE METRO VANCOUVER
REGIONAL DISTRICT – CITY OF NEW WESTMINSTER

THE FIELD SURVEY REPRESENTED BY THIS PLAN
WAS COMPLETED ON THE 21st DAY OF FEBRUARY, 2019
GU GORDON YU, BCLS #808



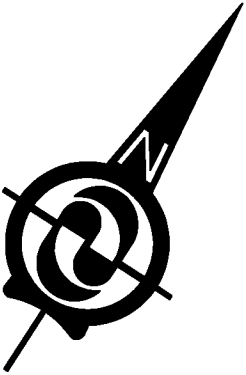
FOUNDATION DETAILS

SCALE 1: 400



All distances are in metres.

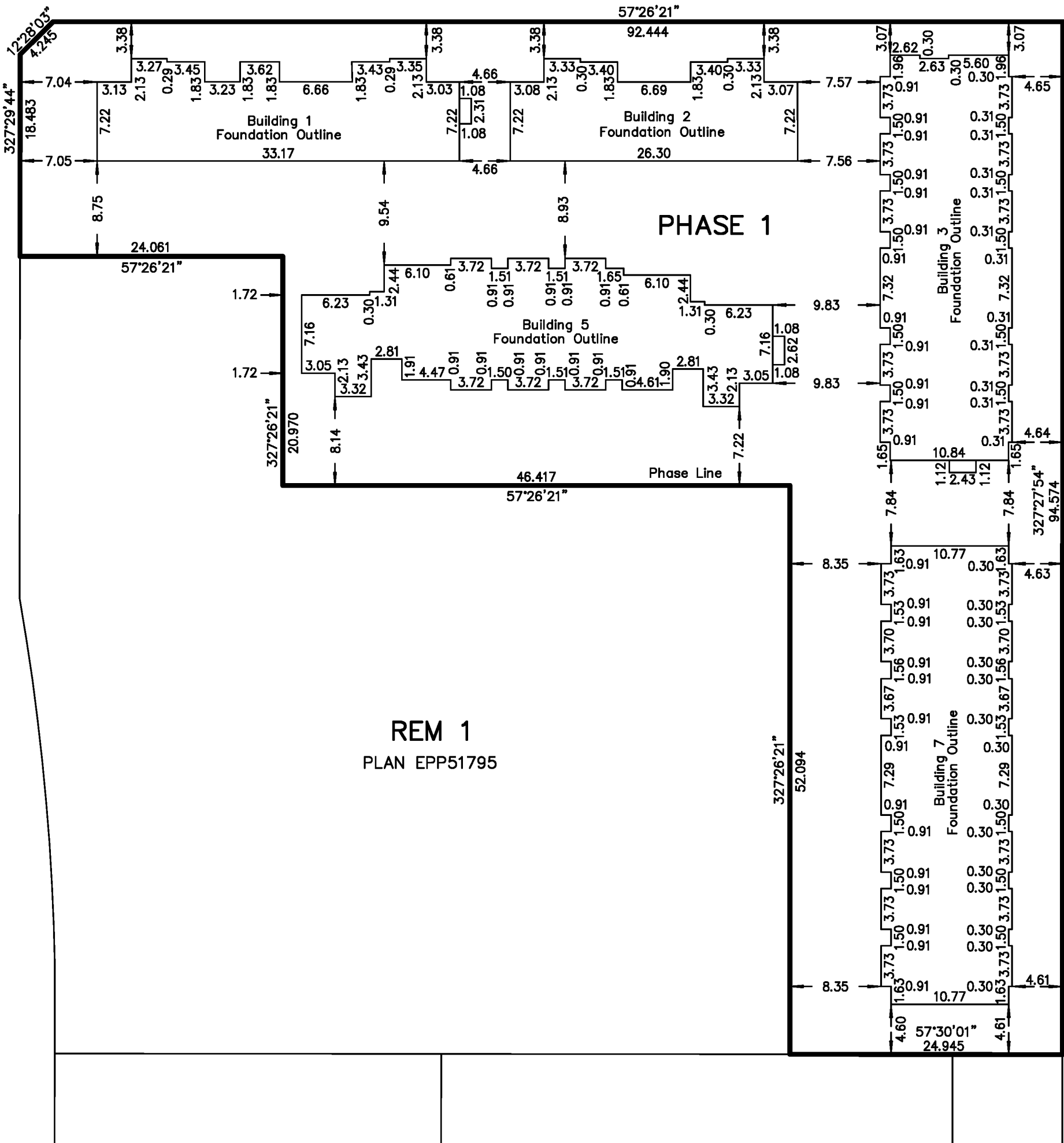
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400



Salter Street

PHASE 1
STRATA PLAN EPS5715

SHEET 2 OF 12 SHEETS



H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 – 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583–1616
File: 123559_PG2.DWG

GU GORDON YU, BCLS #808
DATE: FEBRUARY 21, 2019

BUILDING 1

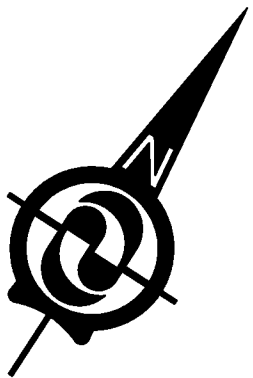
SCALE 1:200



All distances are in metres.

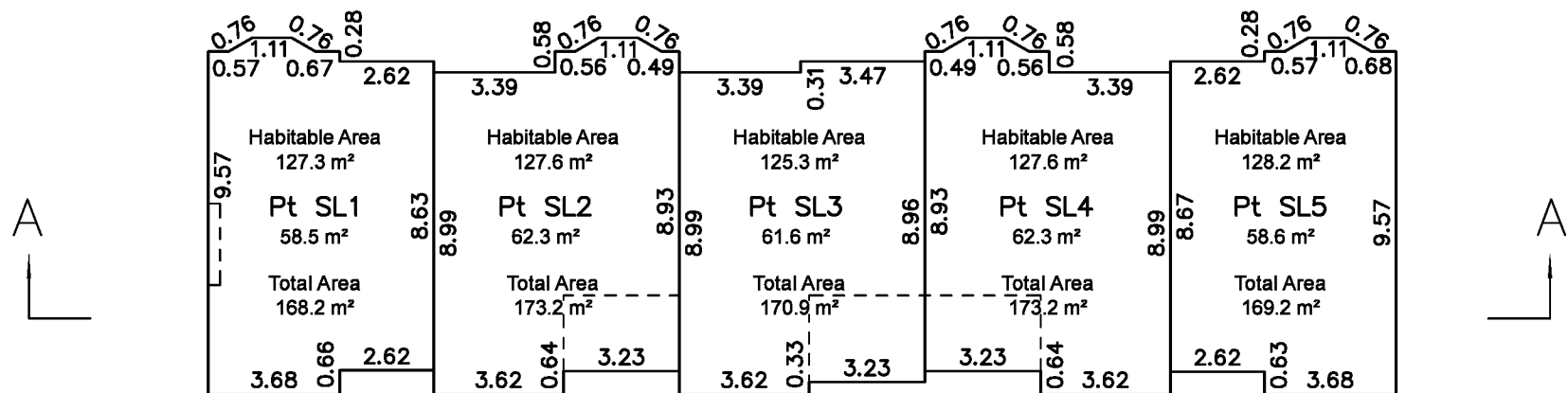
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----- PERIMETER OF FLOOR BELOW

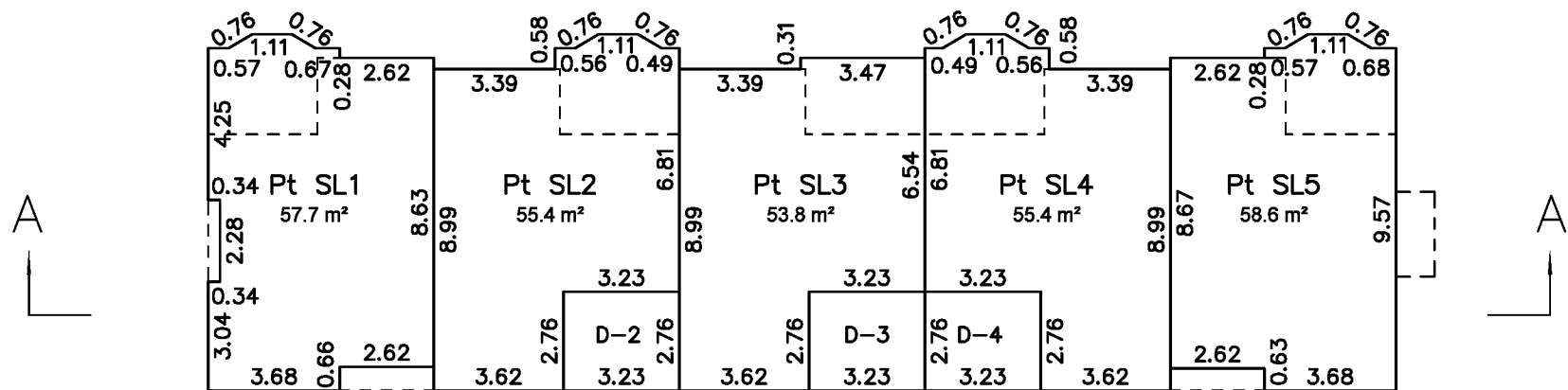


PHASE 1
STRATA PLAN EPS5715

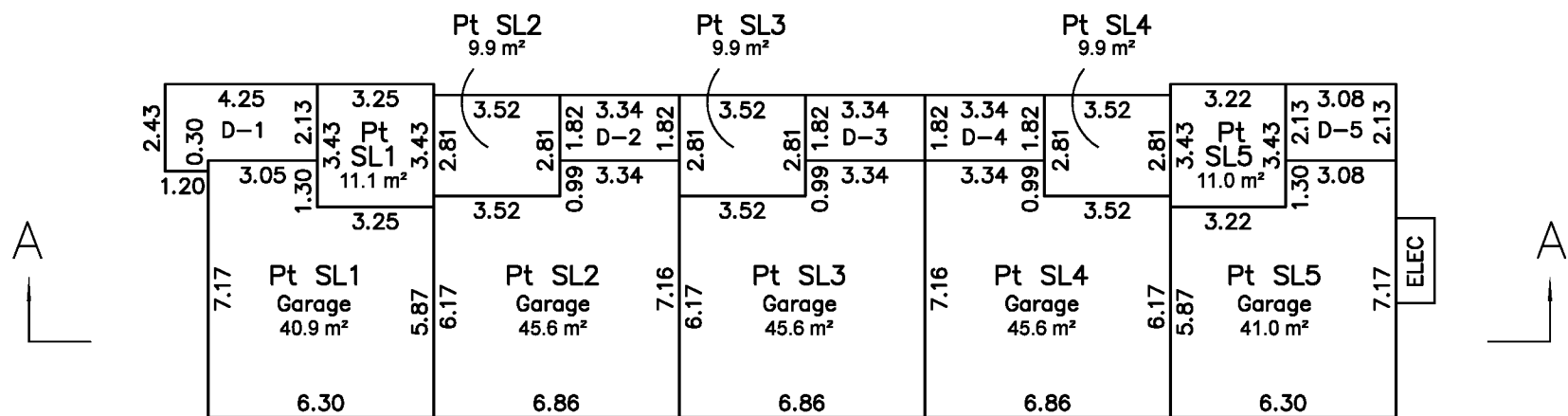
SHEET 3 OF 12 SHEETS



Level 3



Level 2



Level 1

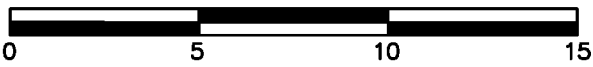
H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616
File: 123559_1.DWG

GU GORDON YU, BCLS #808
DATE: FEBRUARY 21, 2019

BUILDING 5

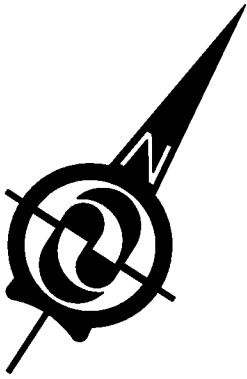
SCALE 1: 200



All distances are in metres.

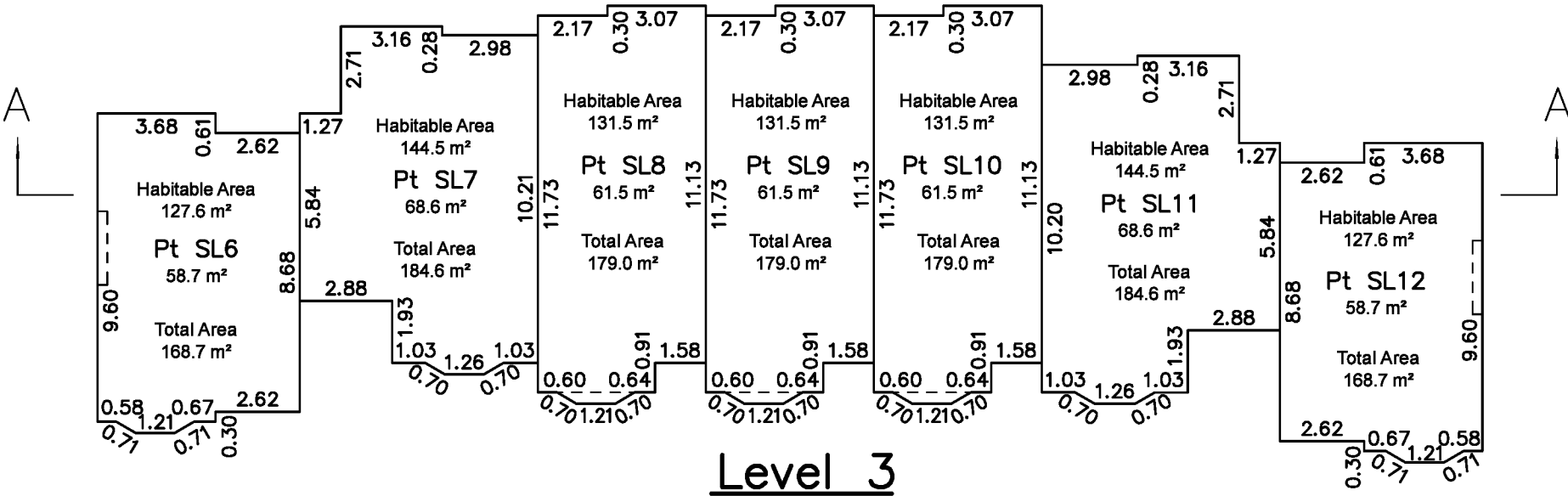
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----- PERIMETER OF FLOOR BELOW

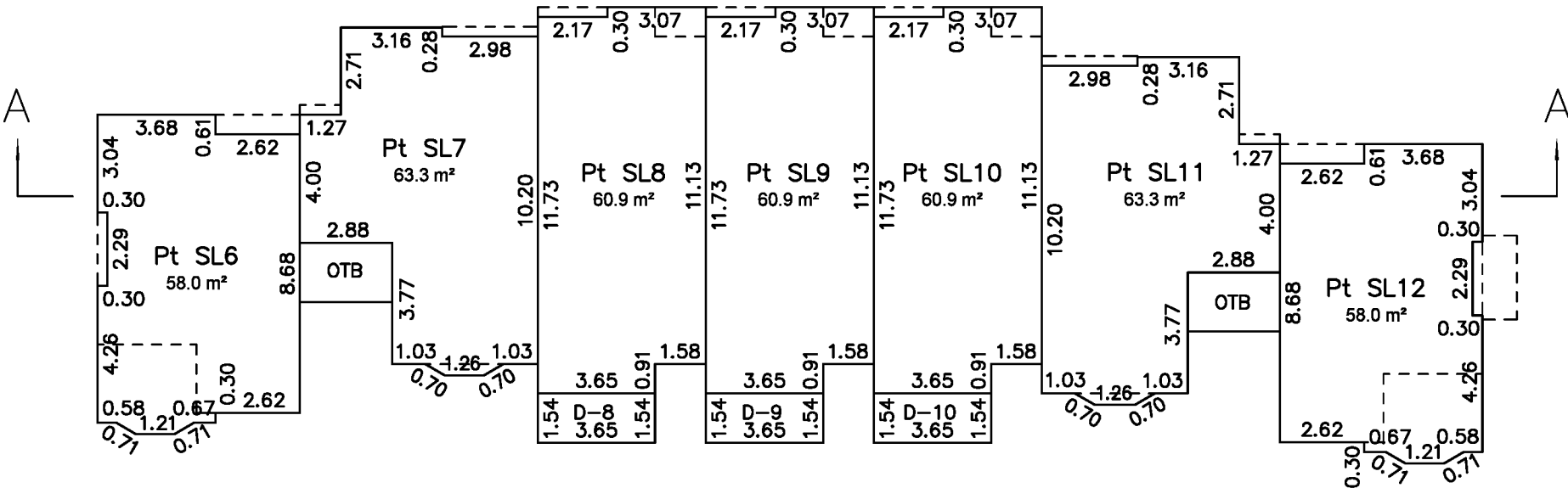


PHASE 1
STRATA PLAN EPS5715

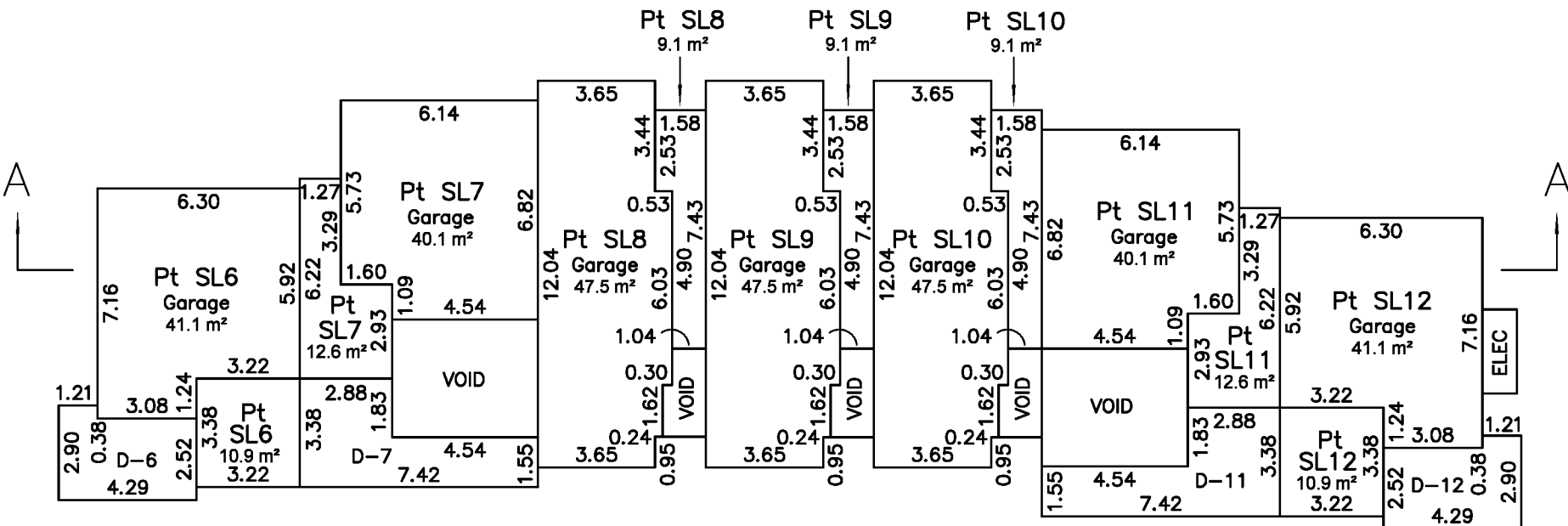
SHEET 4 OF 12 SHEETS



Level 3



Level 2



Level 1

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616
File: 123559_5.DWG

GU GORDON YU, BCLS #808
DATE: FEBRUARY 21, 2019

BUILDING 2

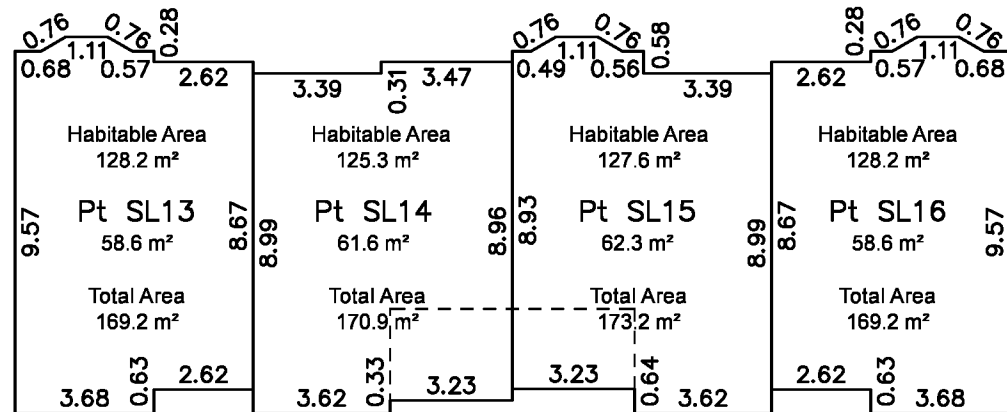
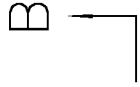
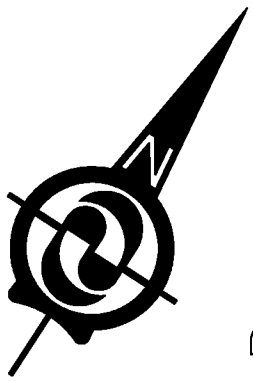
SCALE 1: 200



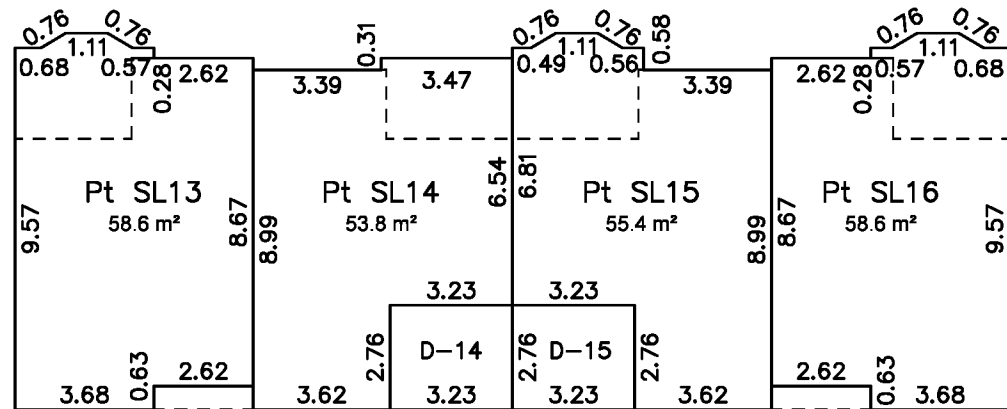
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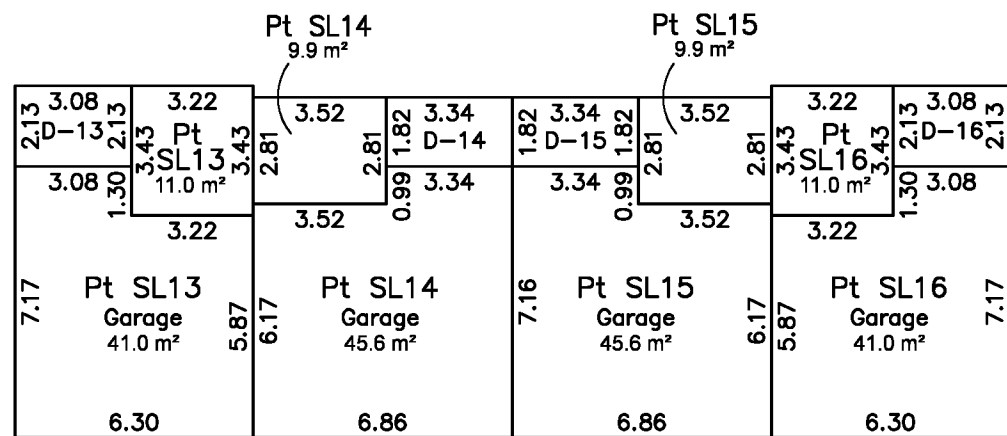
----- PERIMETER OF FLOOR BELOW



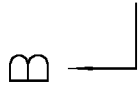
Level 3



Level 2



Level 1



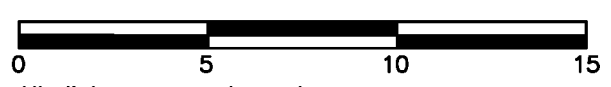
H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616
File: 123559_2.DWG

GU GORDON YU, BCLS #808
DATE: FEBRUARY 21, 2019

BUILDING 3

SCALE 1:200



All distances are in metres.

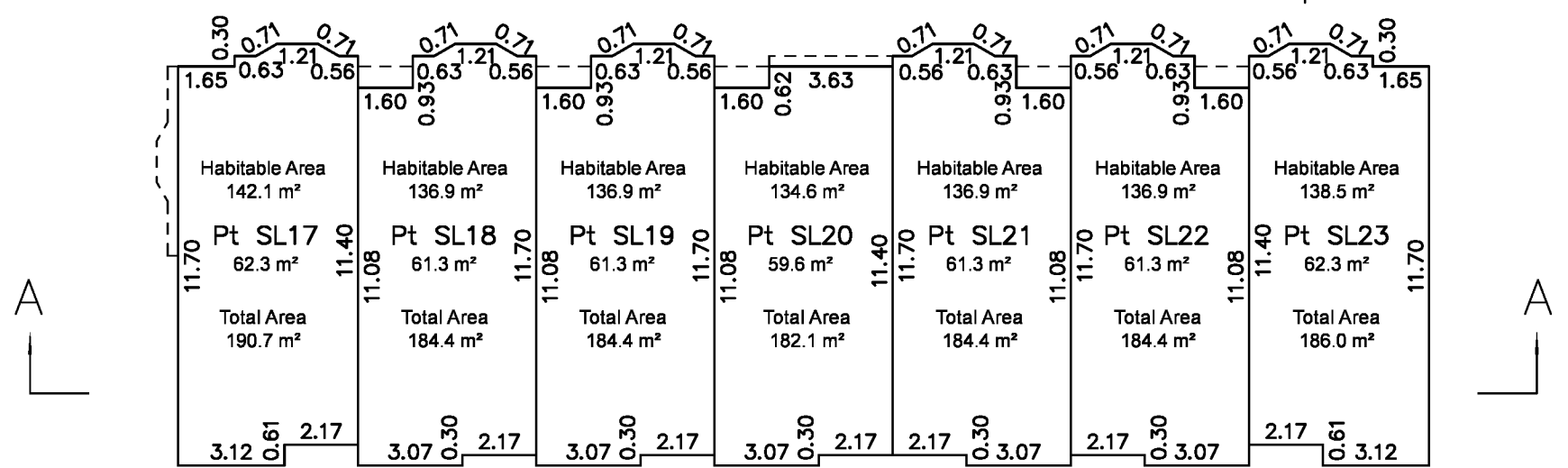
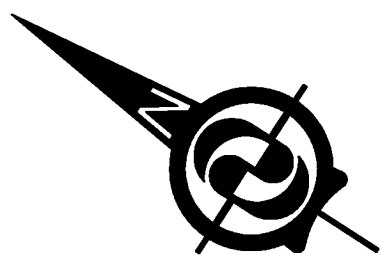
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----- PERIMETER OF FLOOR BELOW

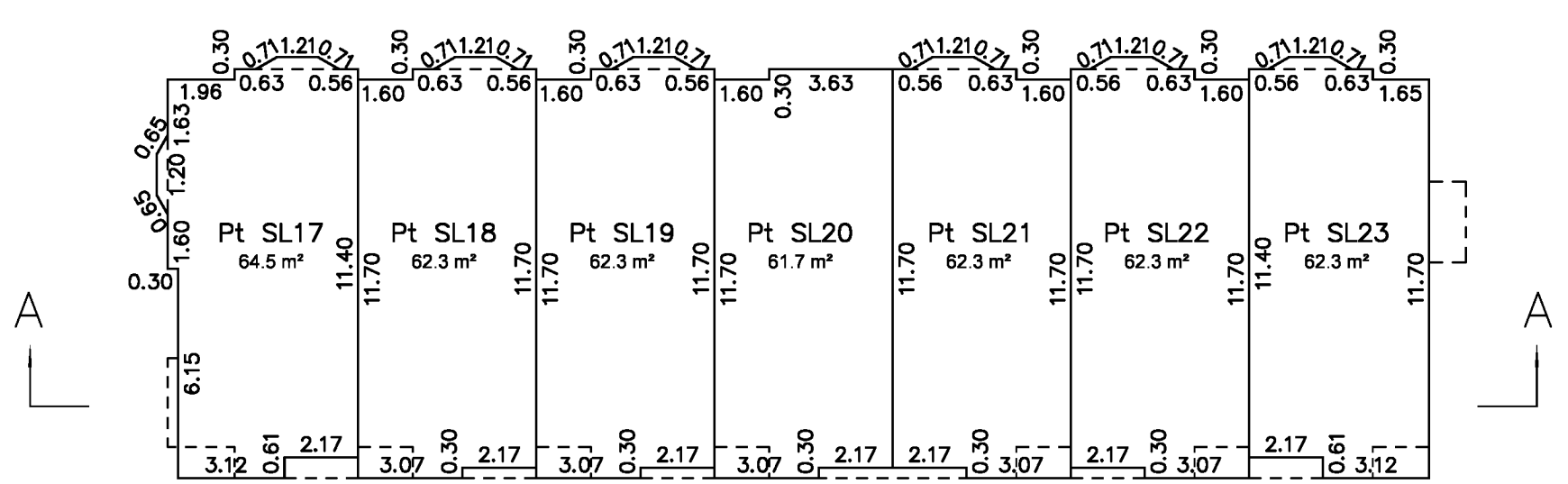


PHASE 1
STRATA PLAN EPS5715

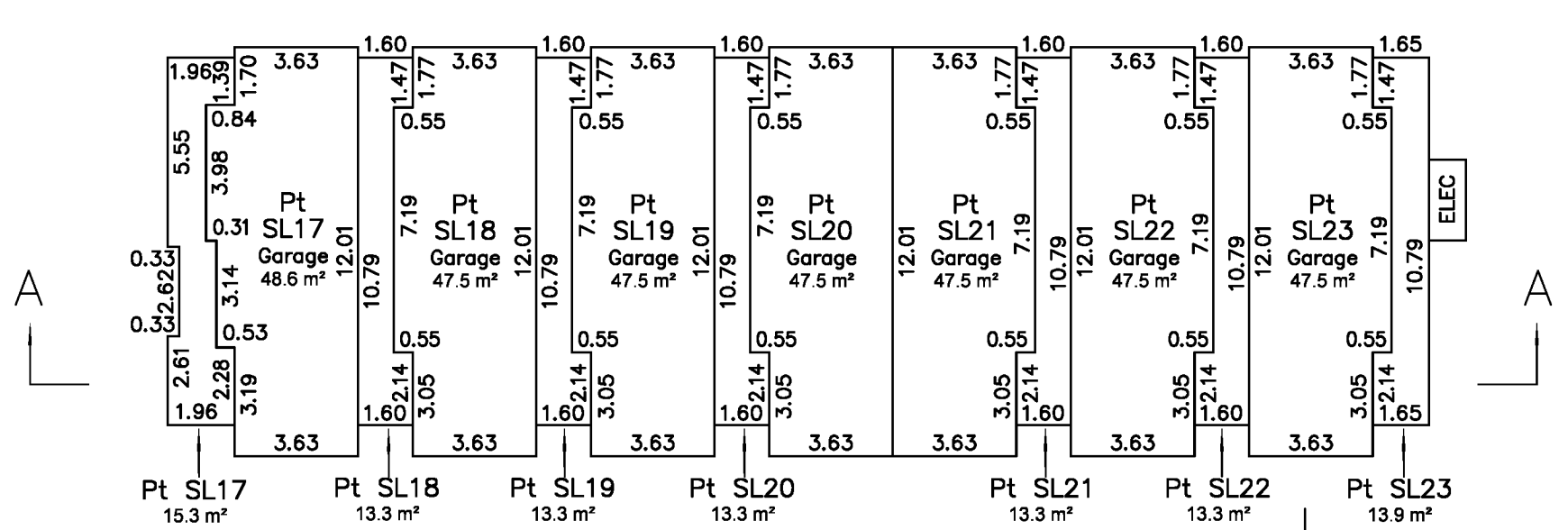
SHEET 6 OF 12 SHEETS



Level 3



Level 2



Level 1

**H.Y. AND ASSOCIATES
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616

File: 123559_3.DWG

GU GORDON YU, BCLS #808
DATE: FEBRUARY 21, 2019

BUILDING 7

SCALE 1: 200



All distances are in metres.

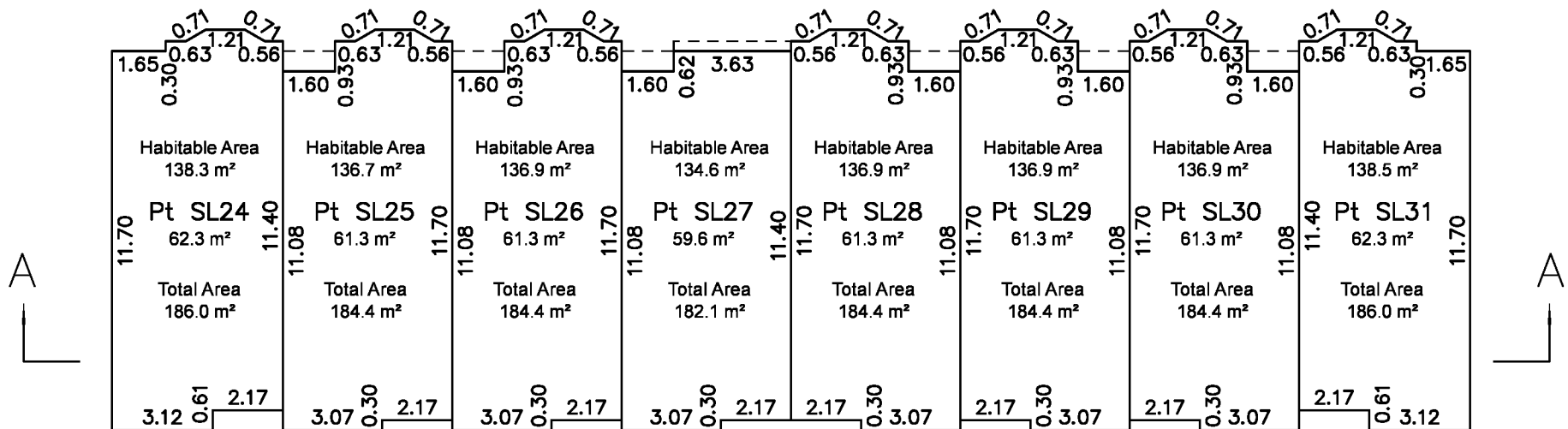
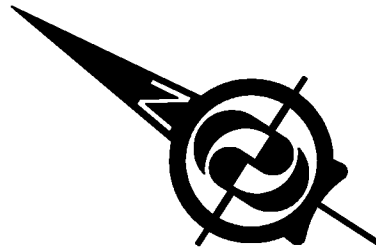
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----- PERIMETER OF FLOOR BELOW

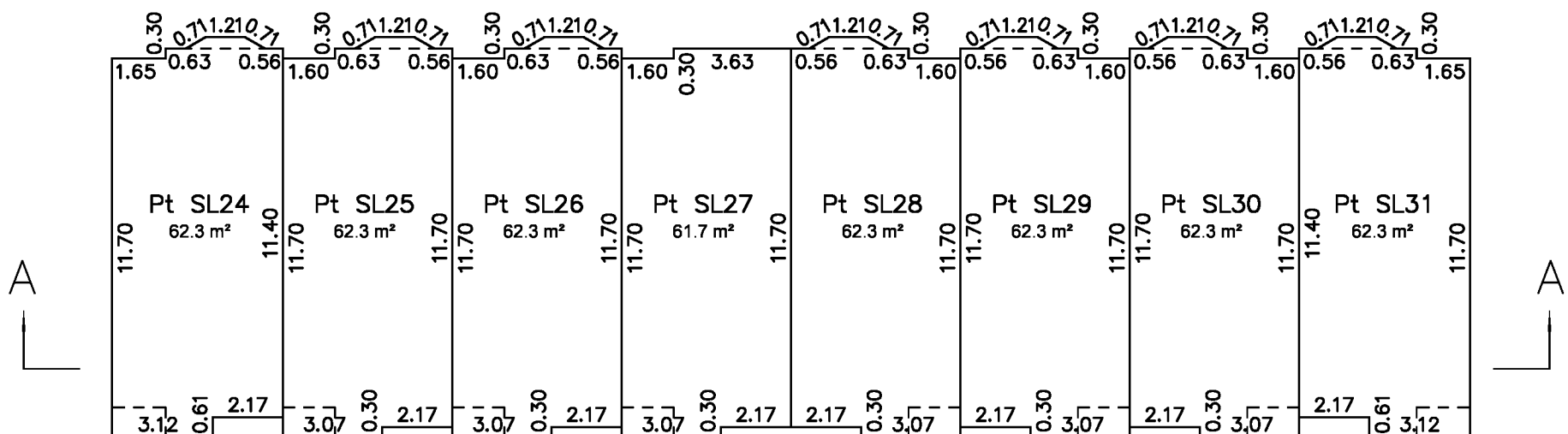


PHASE 1
STRATA PLAN EPS5715

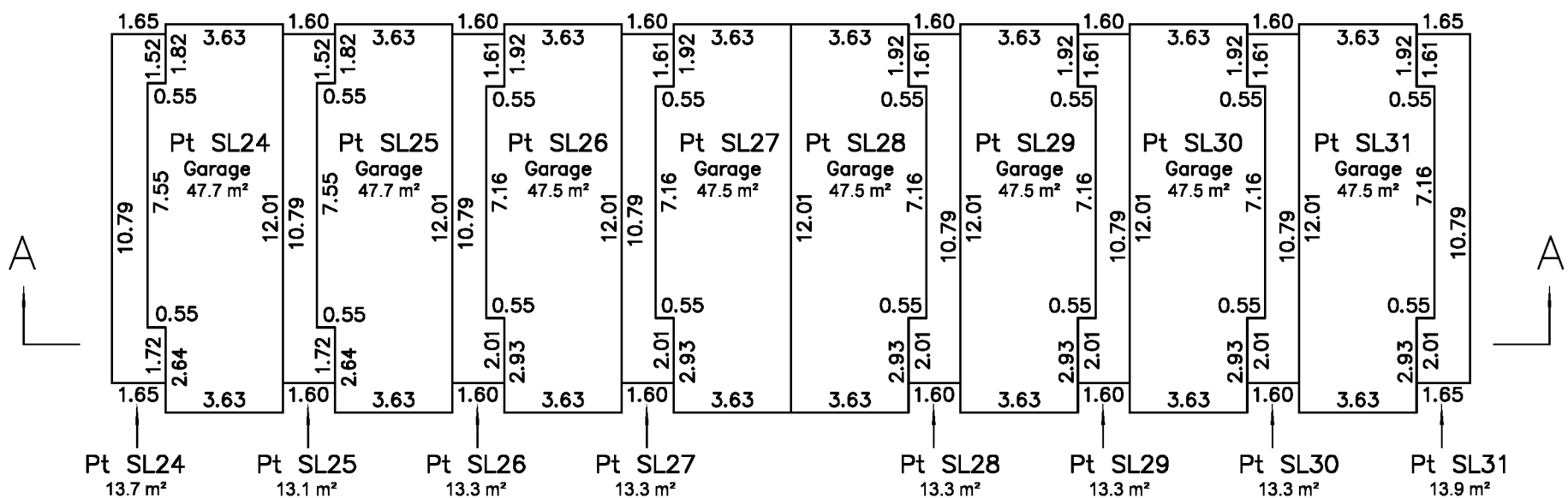
SHEET 7 OF 12 SHEETS



Level 3



Level 2



Level 1

**H.Y. AND ASSOCIATES
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616

File: 123559_7.DWG

GU GORDON YU, BCLS #808
DATE: FEBRUARY 21, 2019

SECTIONS OF BUILDING 1

SCALE 1:200

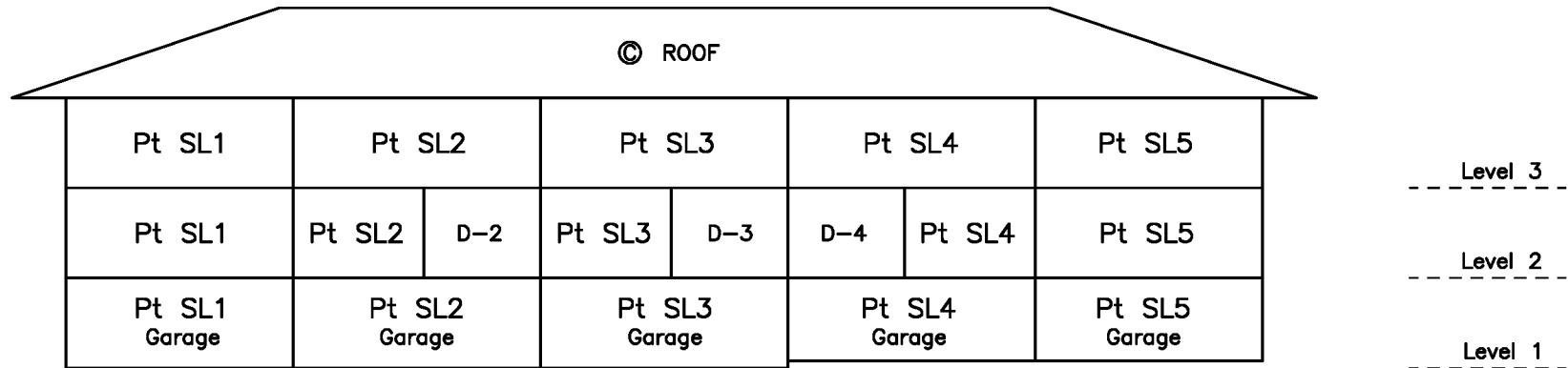


All distances are in metres.

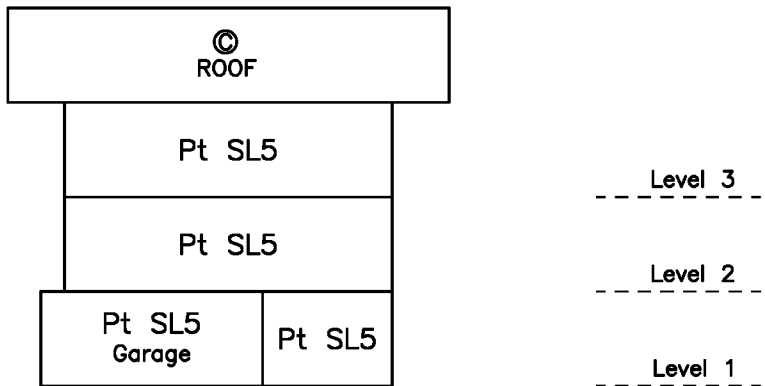
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1
STRATA PLAN EPS5715

SHEET 8 OF 12 SHEETS



Section A-A



Section B-B

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 – 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616
File: 123559_SEC_1.DWG

GU GORDON YU, BCLS #808
DATE: FEBRUARY 21, 2019

SECTIONS OF BUILDING 5

SCALE 1:200

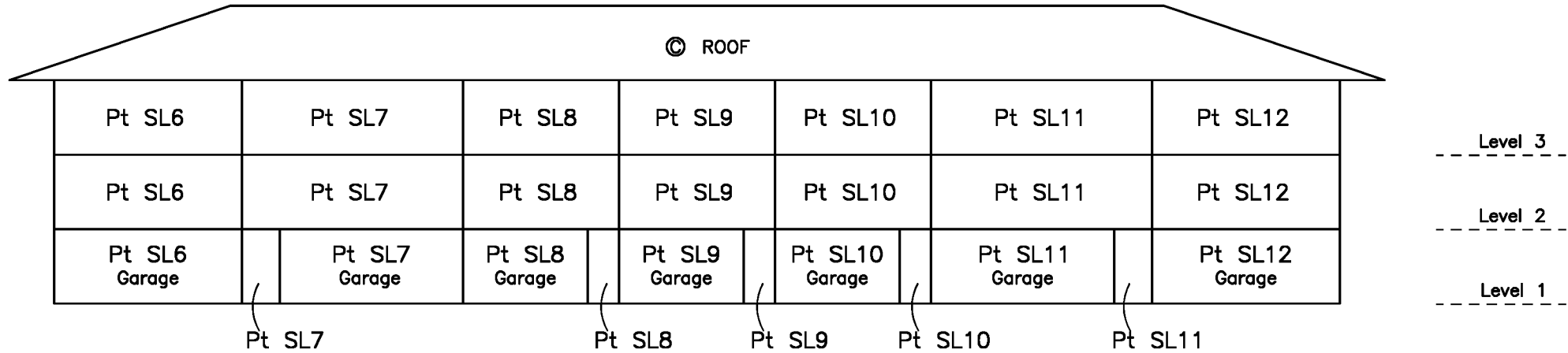


All distances are in metres.

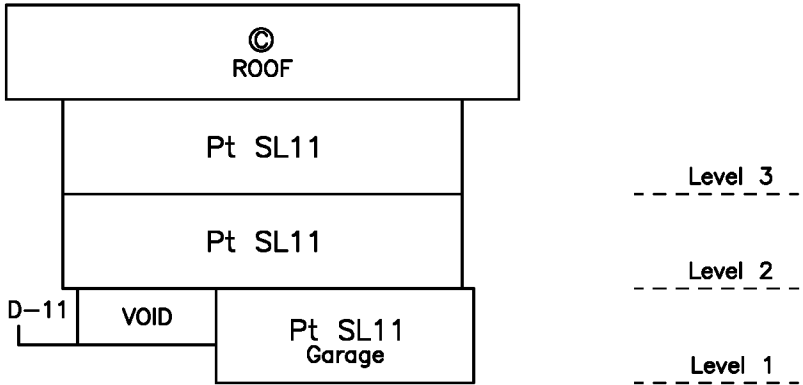
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PHASE 1
STRATA PLAN EPS5715

SHEET 9 OF 12 SHEETS



Section A–A



Section B–B

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 – 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583–1616
File: 123559_SEC_5.DWG

GU GORDON YU, BCLS #808
DATE: FEBRUARY 21, 2019

SECTIONS OF BUILDING 2

SCALE 1:200

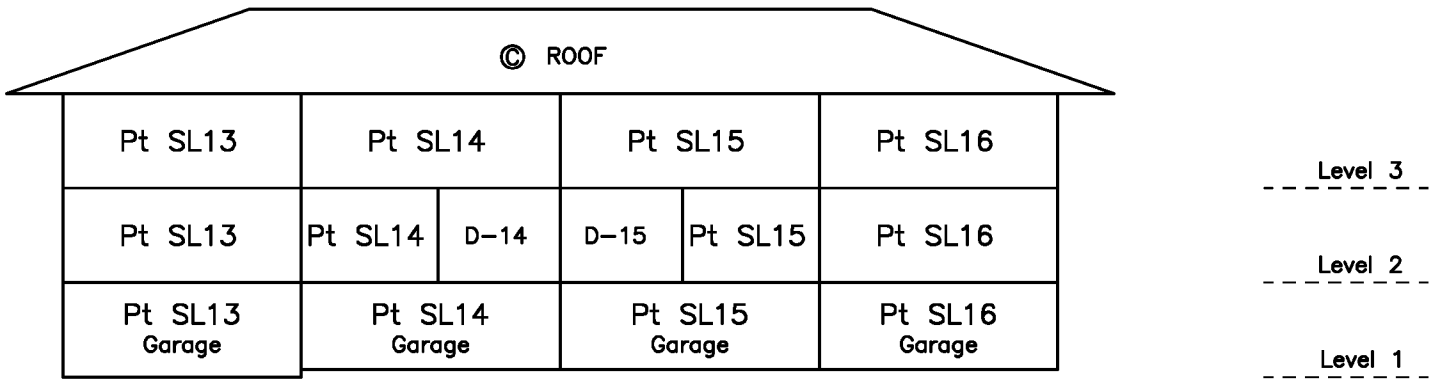


All distances are in metres.

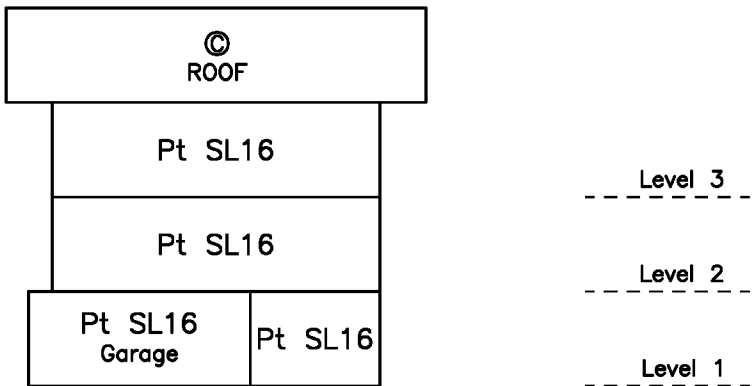
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PHASE 1
STRATA PLAN EPS5715

SHEET 10 OF 12 SHEETS



Section A-A



Section B-B

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 – 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616
File: 123559_SEC_2.DWG

GU GORDON YU, BCLS #808
DATE: FEBRUARY 21, 2019

Status: Filed

Plan #: EPS5715 App #: CA7494005 Ctrl #: (Altered)

RCVD: 2019-05-09 RQST: 2020-10-20 16.47.36

SECTIONS OF BUILDING 3

SCALE 1:200

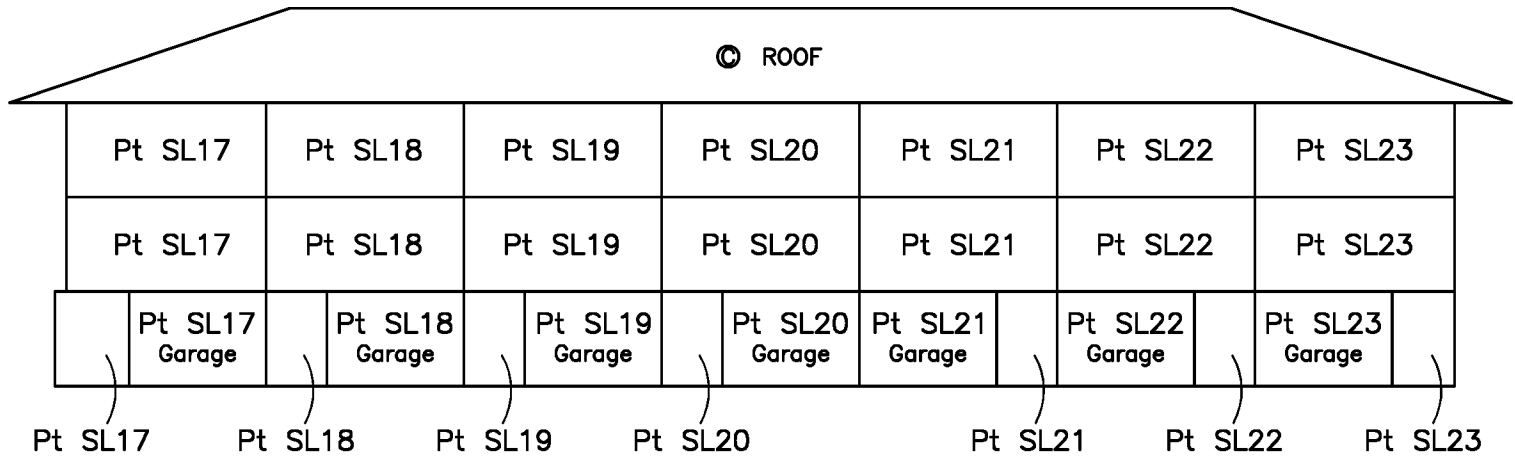


All distances are in metres.

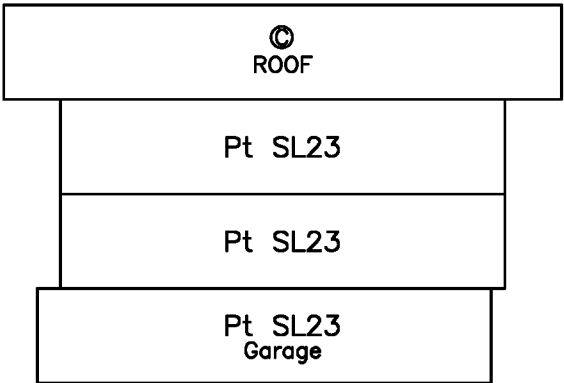
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PHASE 1
STRATA PLAN EPS5715

SHEET 11 OF 12 SHEETS



Section A-A



Section B-B

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 – 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583–1616
File: 123559_SEC_3.DWG

GU GORDON YU, BCLS #808
DATE: FEBRUARY 21, 2019

STRATA PLAN OF LOT 1
DISTRICT LOT 757 GROUP 1
NEW WESTMINSTER DISTRICT PLAN EPP51795
EXCEPT PHASE 1 STRATA PLAN EPS5715

PHASE TWO SHEET 1 OF 10 SHEETS
STRATA PLAN EPS5715

BCGS 92G.016

SCALE 1:750



ALL DIMENSIONS ARE IN METRES

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INTEGRATED SURVEY AREA NO. 49, NEW WESTMINSTER BC, NAD83 (CSRS) 4.0.0.BC.1.GVRD.

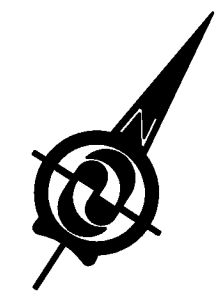
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89H6081
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Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD.
UTM northing: 5448236.177
UTM easting: 504588.853
Point combined factor: 0.9996030
Estimated Horizontal Positional Accuracy: 0.02m

89H6098
UTM Zone 10 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD.
UTM northing: 5448086.263
UTM easting: 504381.419
Point combined factor: 0.9996031
Estimated Horizontal Positional Accuracy: 0.02m



CIVIC ADDRESS:
189 WOOD STREET
NEW WESTMINSTER, BC

LEGEND

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)
- INDICATES COMMON PROPERTY
- D INDICATES DECK
- Pt INDICATES PART
- OTB INDICATES OPEN TO BELOW
- VOID INDICATES NO ACCESS AREA (COMMON PROPERTY)

DECK AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR ABOVE BY THE AVERAGE HEIGHT OF STRATA LOTS WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.

**H.Y. AND ASSOCIATES
LAND SURVEYING LTD.**
200, 9128 – 152 STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616
File: 123559_PG1.DWG

THIS PLAN IS PHASE 2 OF A 2 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT LYING WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR CITY OF NEW WESTMINSTER

STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.
STRATA LOT DIMENSIONS ARE MEASURED TO:
– OUTSIDE OF EXTERIOR WALLS
– CENTERLINE OF PARTY WALLS

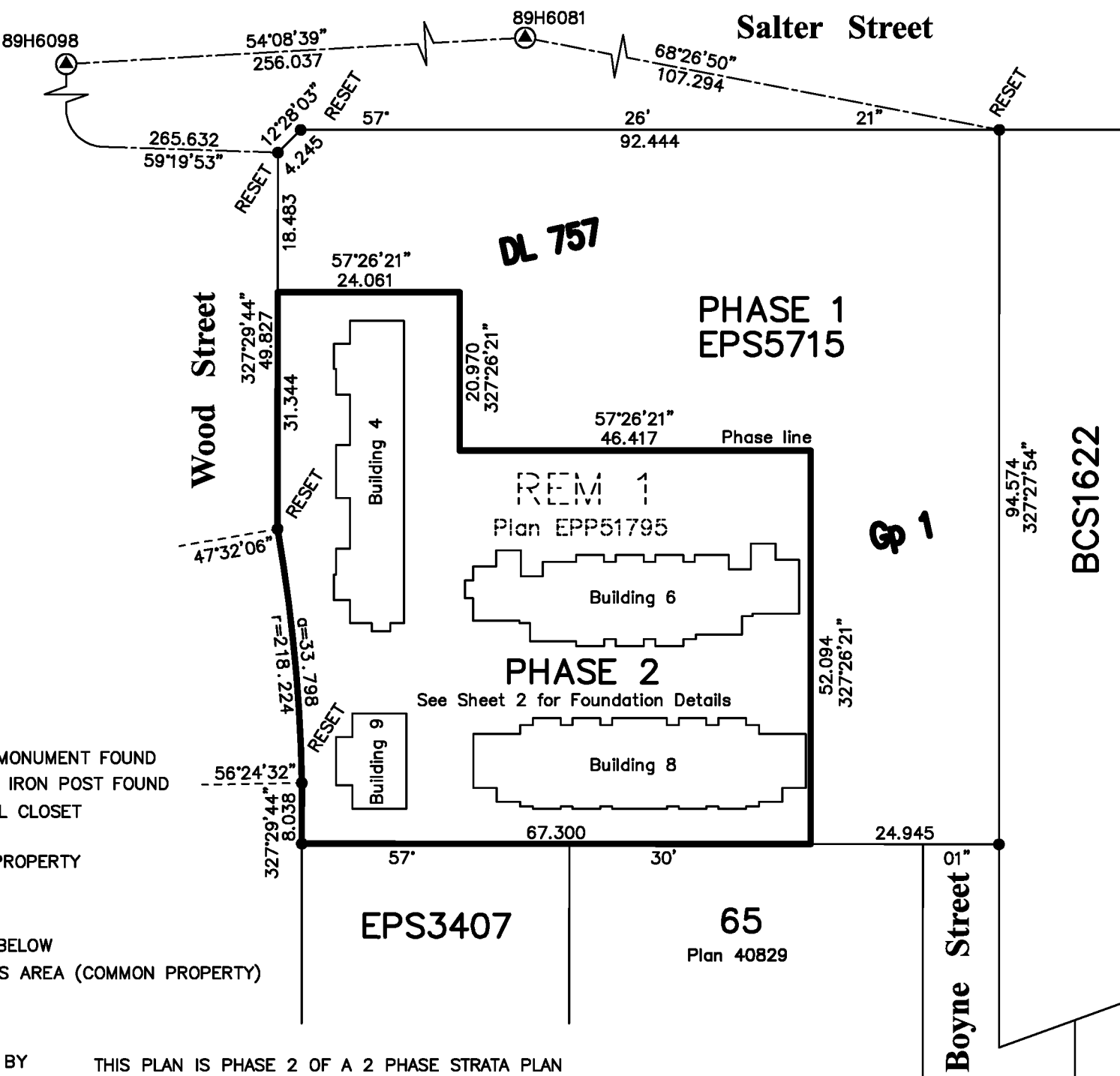
DECK AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: D-32)

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

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

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT – CITY OF NEW WESTMINSTER

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 27th DAY OF MAY, 2019
GU GORDON YU, BCLS #808



FOUNDATION DETAILS

SCALE 1: 400

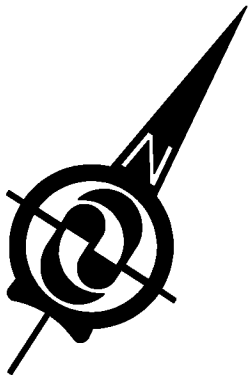


All distances are in metres.

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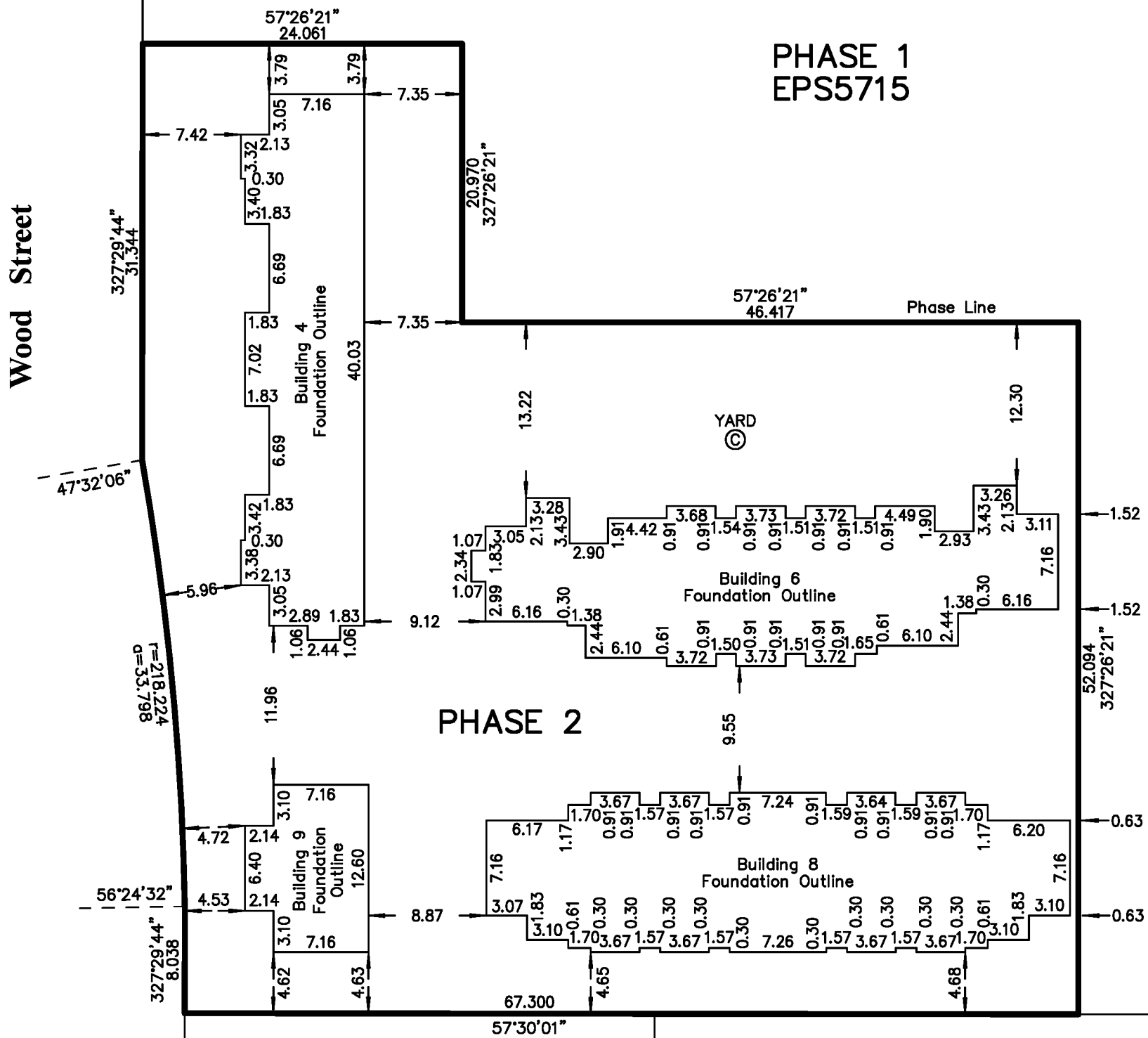
PHASE 2
STRATA PLAN EPS5715

SHEET 2 OF 10 SHEETS



Salter Street

Wood Street



H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 – 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583–1616
File: 123559_PG2.DWG

GU GORDON YU, BCLS #808
DATE: MAY 27, 2019

BUILDING 6

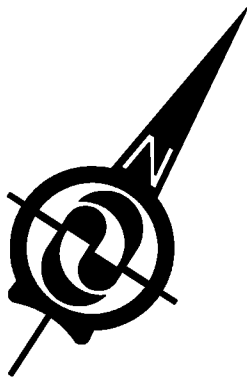
SCALE 1: 200



All distances are in metres.

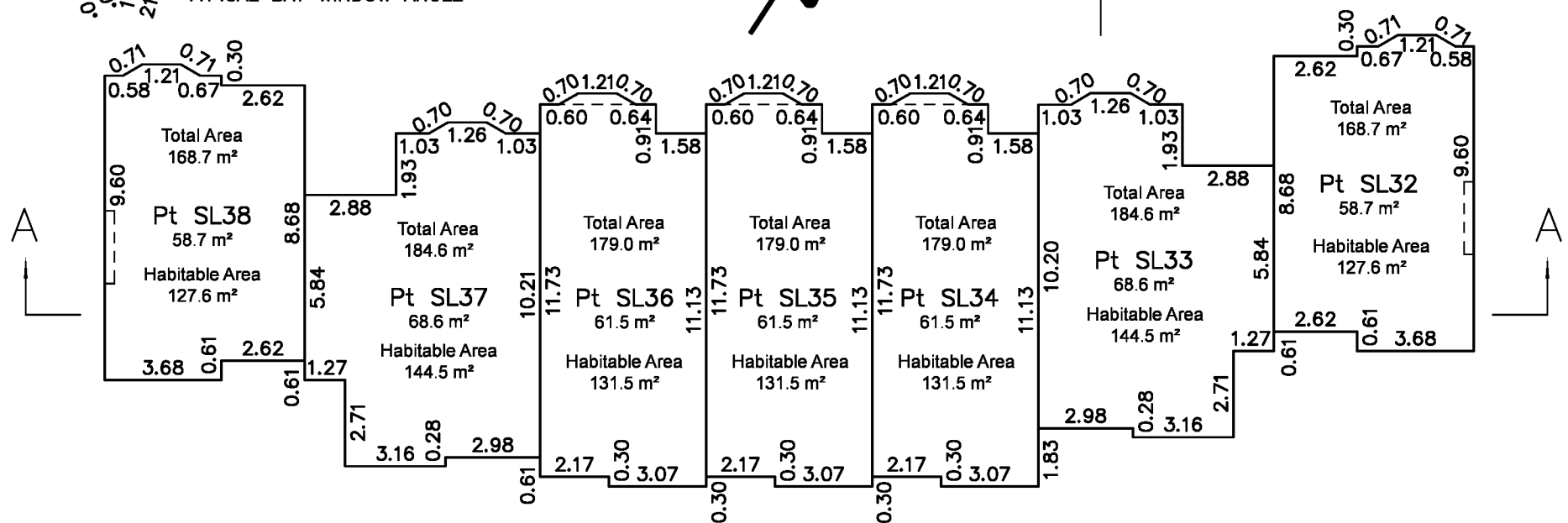
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----- PERIMETER OF FLOOR BELOW

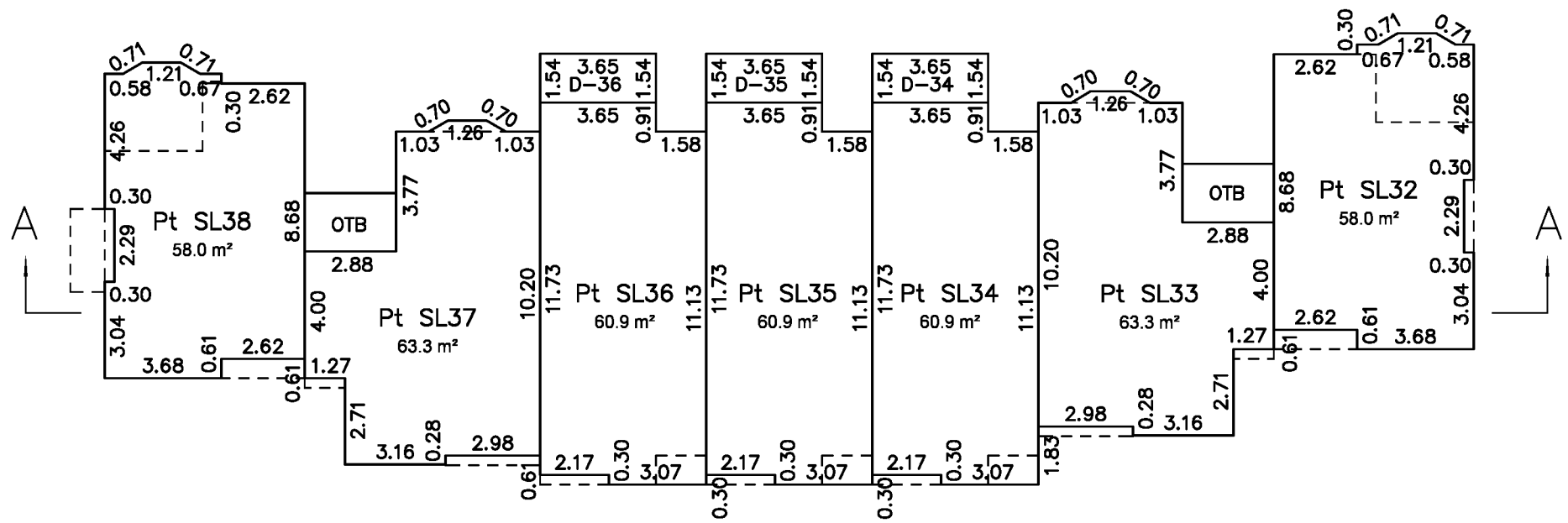


PHASE 2
STRATA PLAN EPS5715

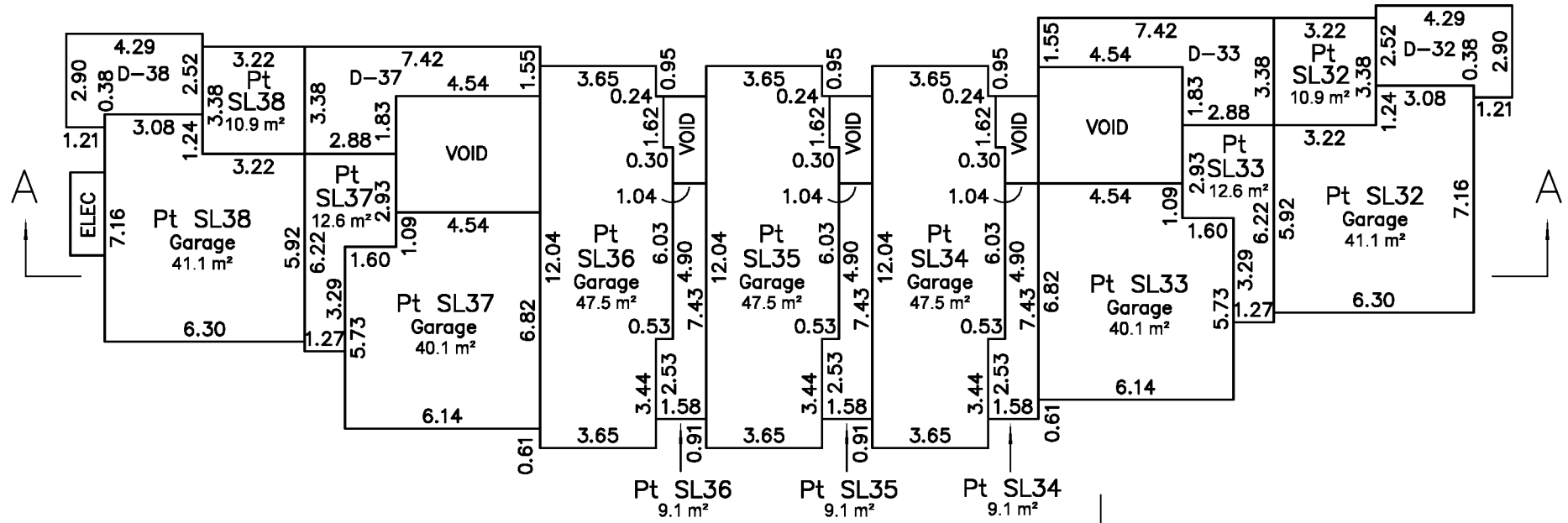
SHEET 3 OF 10 SHEETS



Level 3



Level 2



Level 1

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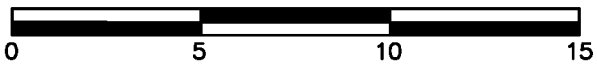
200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616

File: 123559_6.DWG

GU GORDON YU, BCLS #808
DATE: MAY 27, 2019

BUILDING 8

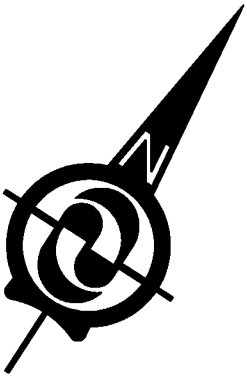
SCALE 1: 200



All distances are in metres.

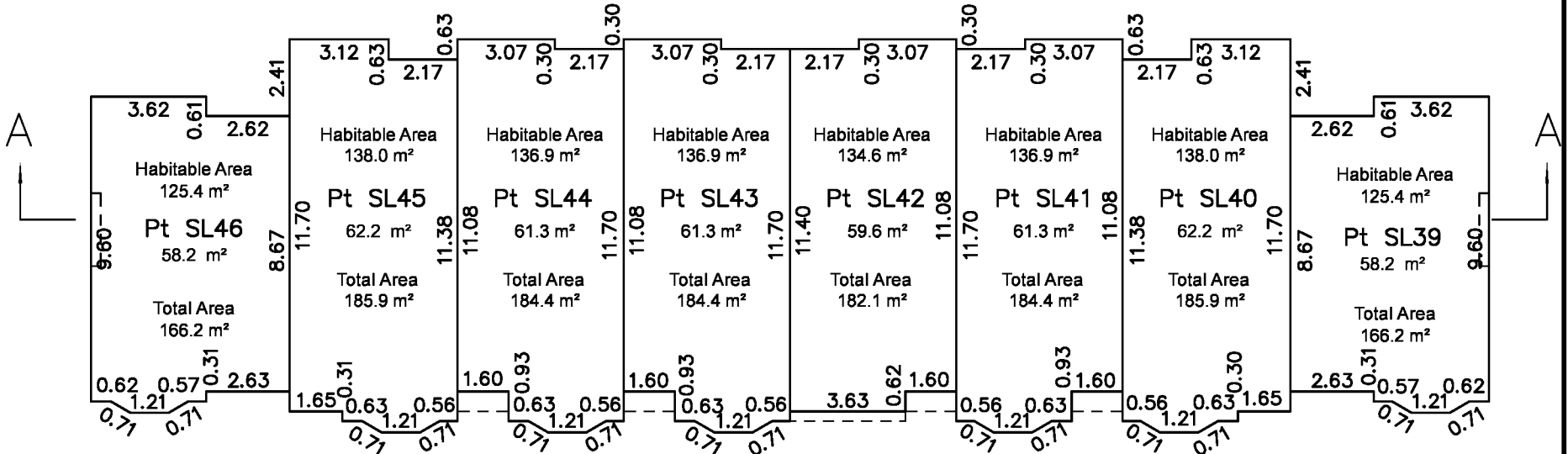
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

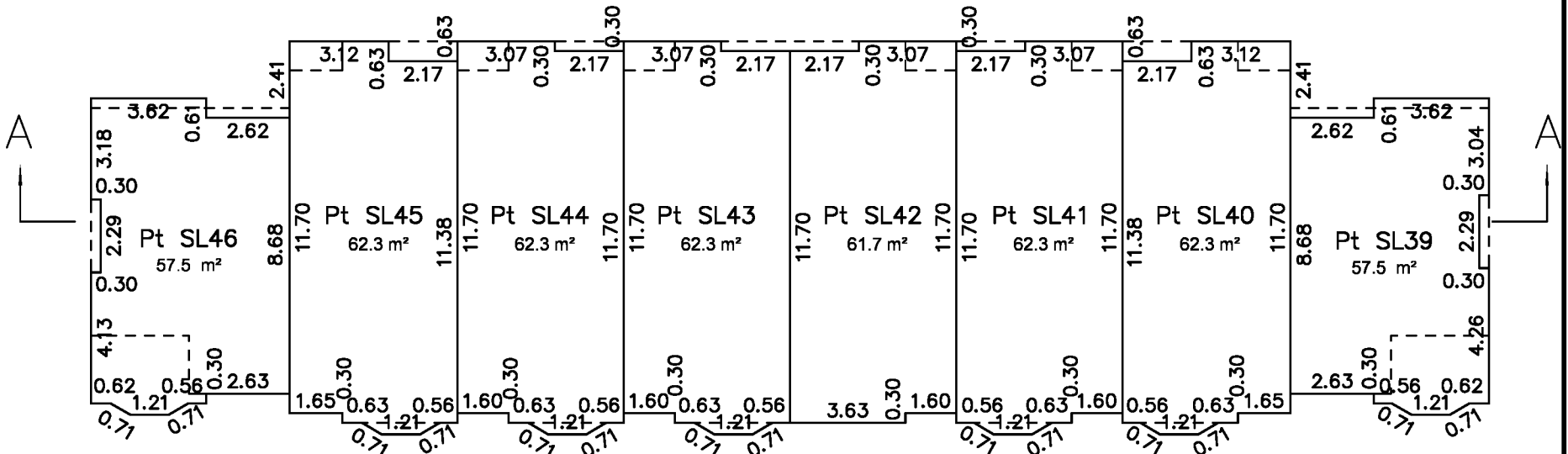


PHASE 2
STRATA PLAN EPS5715

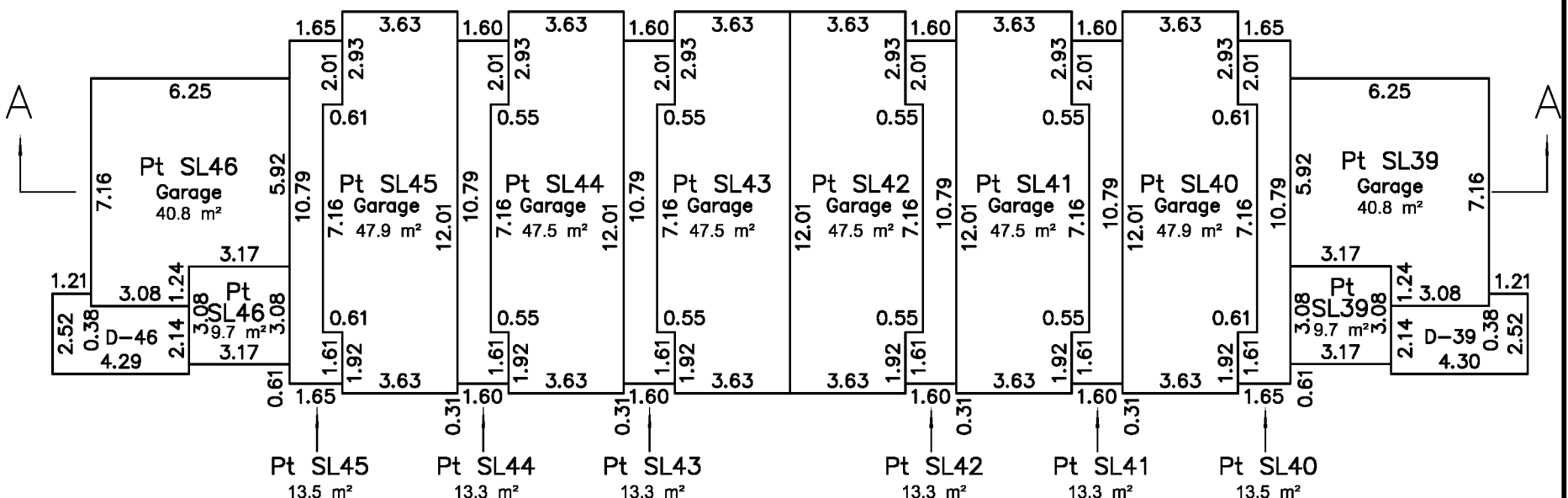
SHEET 4 OF 10 SHEETS



Level 3



Level 2



Level 1

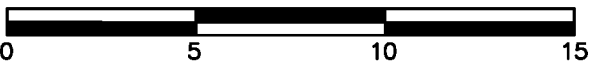
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File: 123559_8.DWG

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DATE: MAY 27, 2019

BUILDING 9

SCALE 1:200



All distances are in metres.

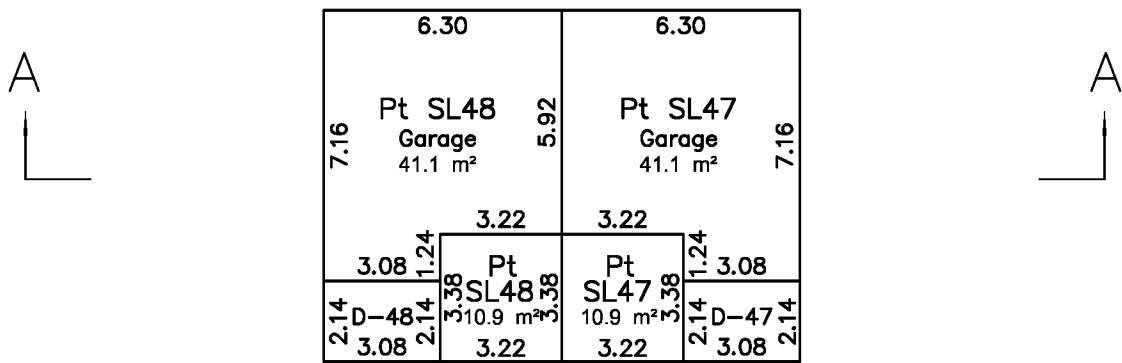
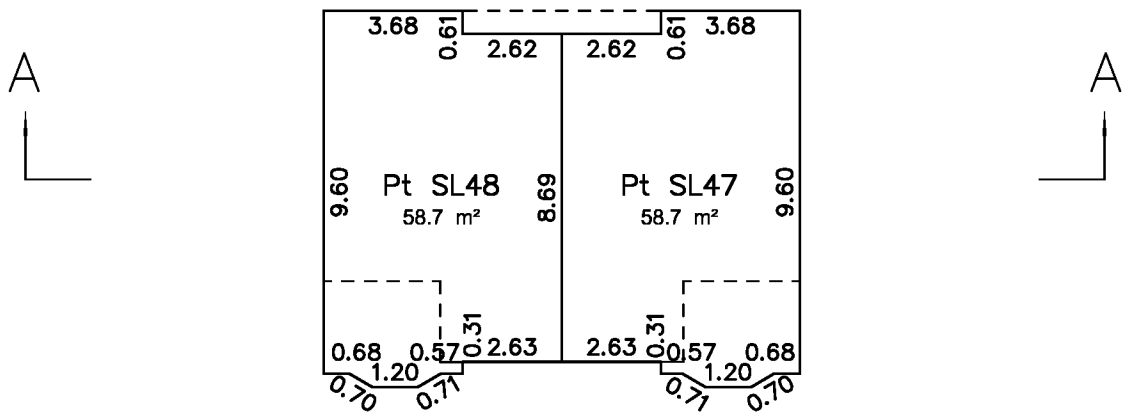
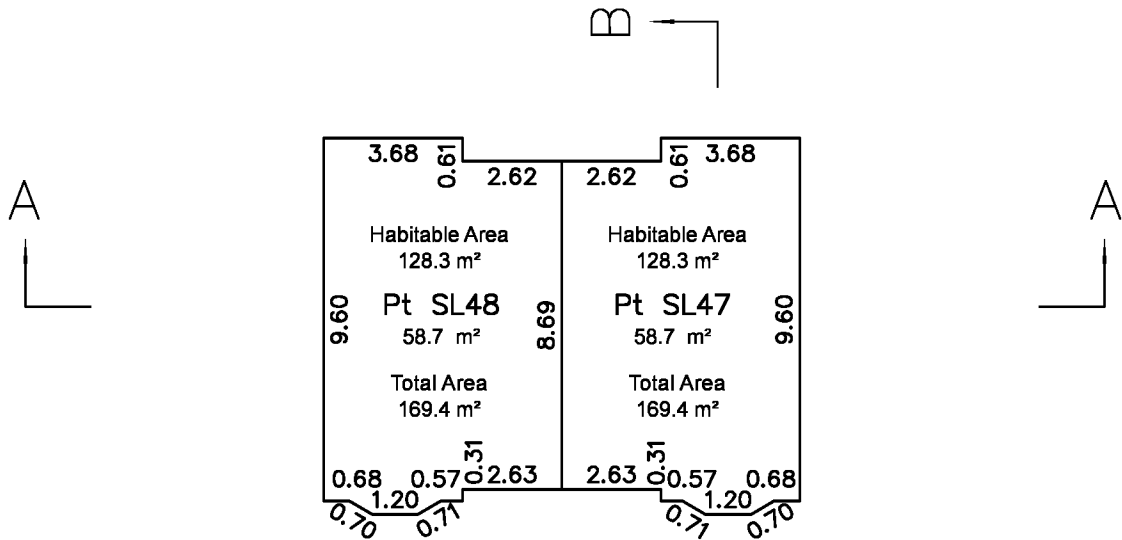
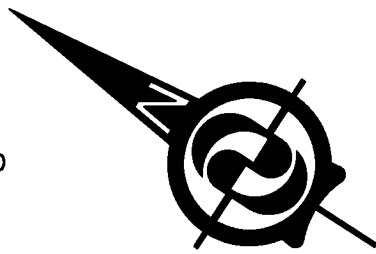
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW



PHASE 2
STRATA PLAN EPS5715

SHEET 5 OF 10 SHEETS



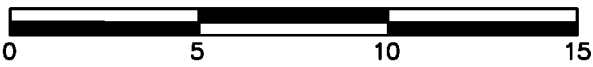
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File: 123559_9.DWG

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DATE: MAY 27, 2019

BUILDING 4

SCALE 1: 200



All distances are in metres.

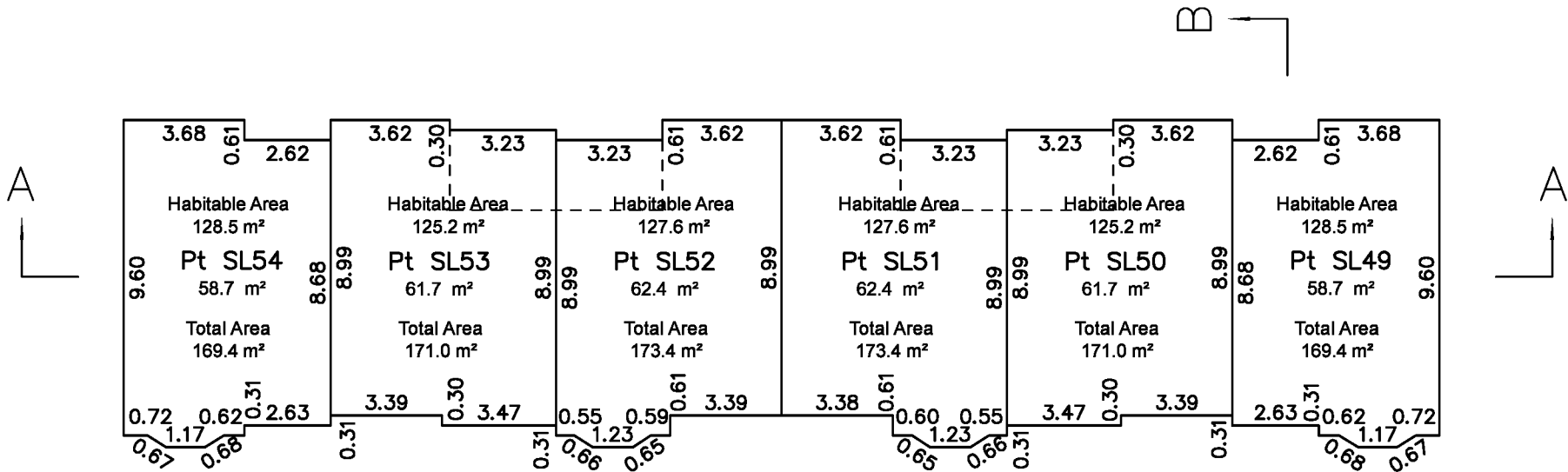
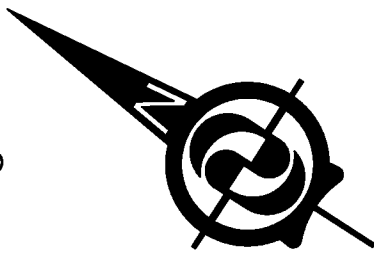
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

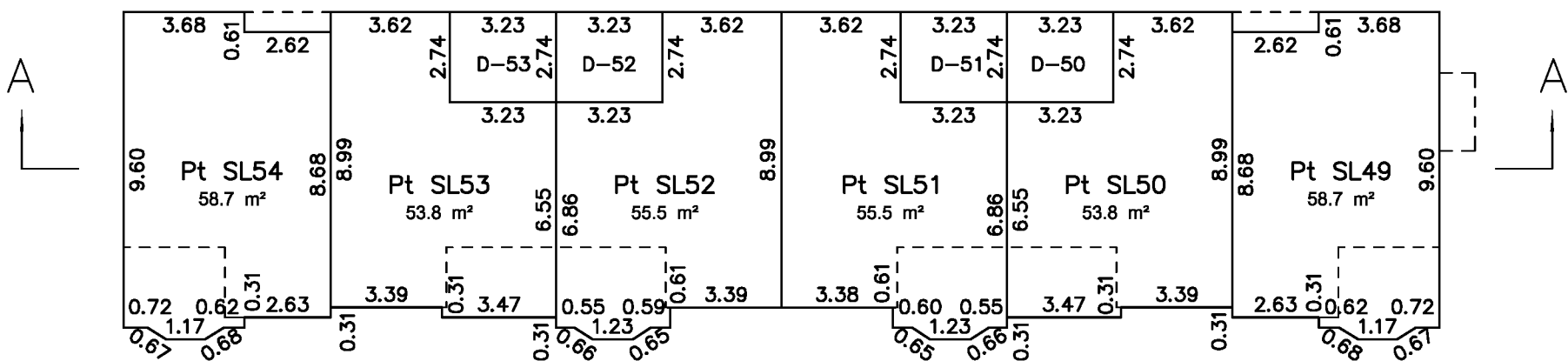


PHASE 2
STRATA PLAN EPS5715

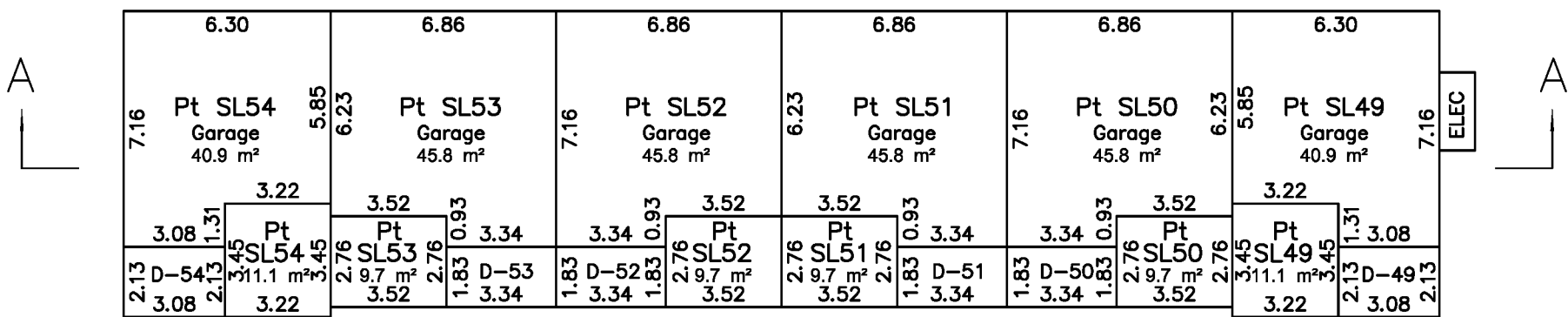
SHEET 6 OF 10 SHEETS



Level 3



Level 2



Level 1

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File: 123559_4.DWG

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DATE: MAY 27, 2019

SECTIONS OF BUILDING 6

SCALE 1:200

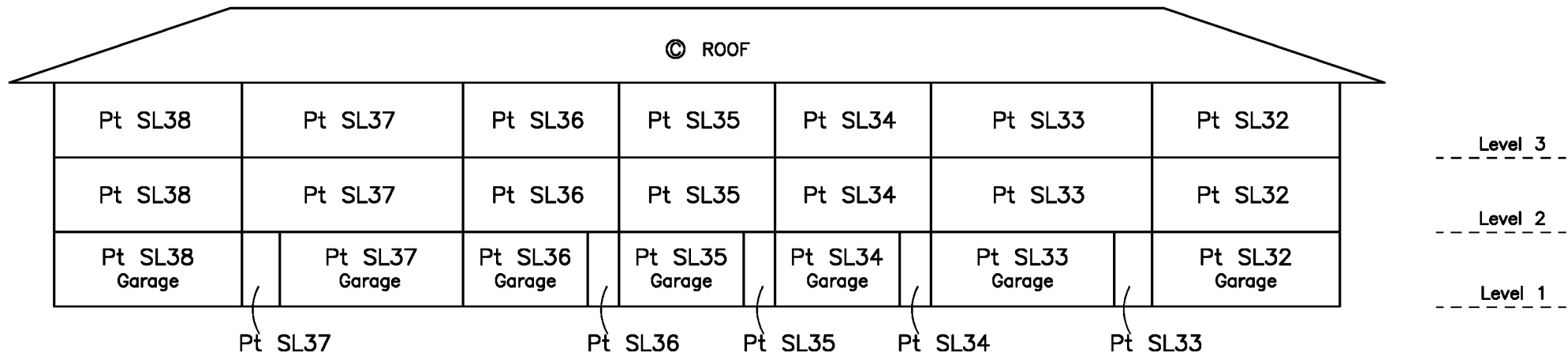


All distances are in metres.

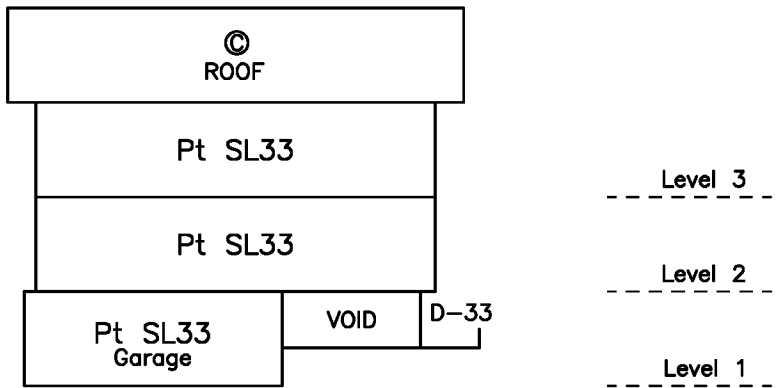
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 2
STRATA PLAN EPS5715

SHEET 7 OF 10 SHEETS



Section A-A



Section B-B

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File: 123559_SEC_6.DWG

GU GORDON YU, BCLS #808
DATE: MAY 27, 2019

SECTIONS OF BUILDING 8

SCALE 1:200

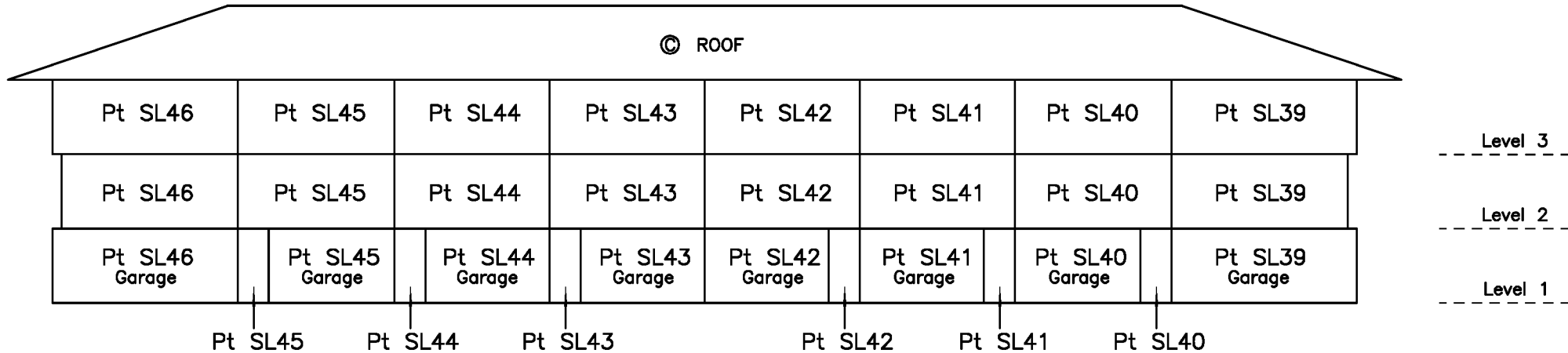


All distances are in metres.

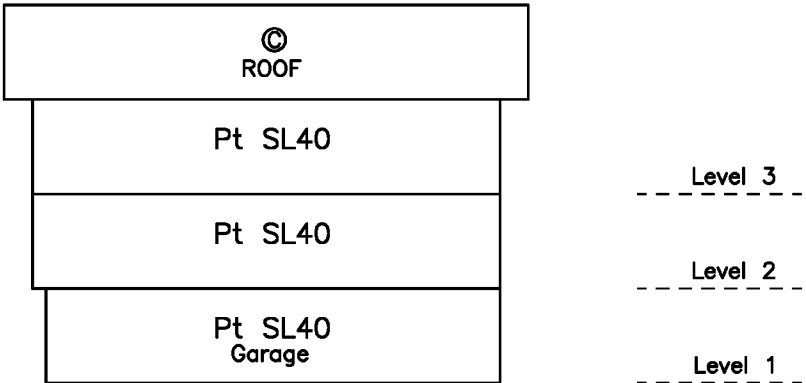
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 2
STRATA PLAN EPS5715

SHEET 8 OF 10 SHEETS



Section A–A



Section B–B

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File: 123559_SEC_8.DWG

GU GORDON YU, BCLS #808
DATE: MAY 27, 2019

SECTIONS OF BUILDING 9

SCALE 1:200

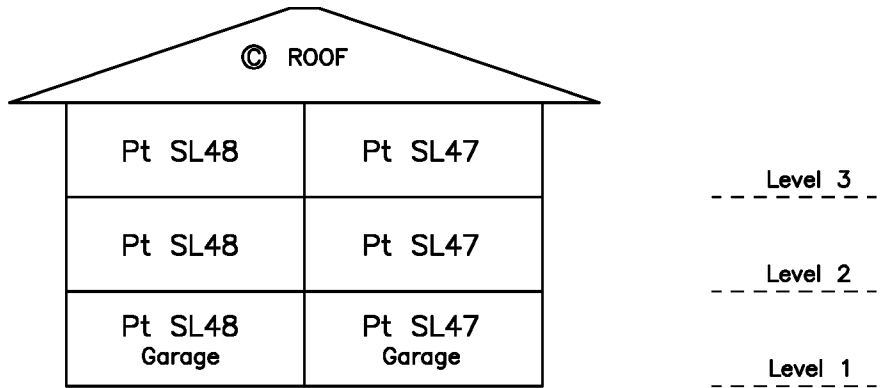


All distances are in metres.

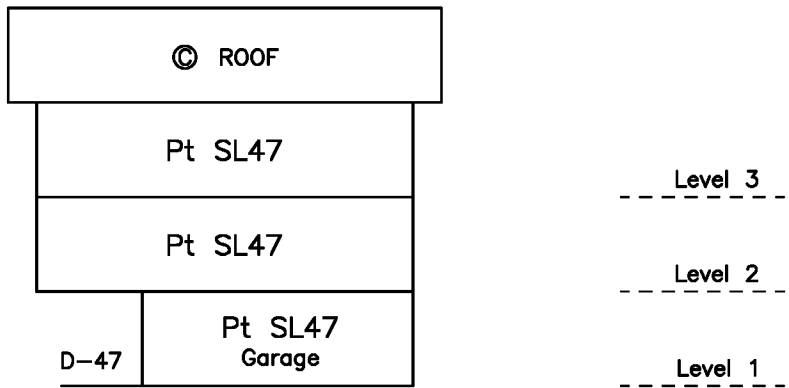
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 2
STRATA PLAN EPS5715

SHEET 9 OF 10 SHEETS



Section A-A



Section B-B

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File: 123559_SEC_9.DWG

GU GORDON YU, BCLS #808
DATE: MAY 27, 2019

SECTIONS OF BUILDING 4

SCALE 1:200

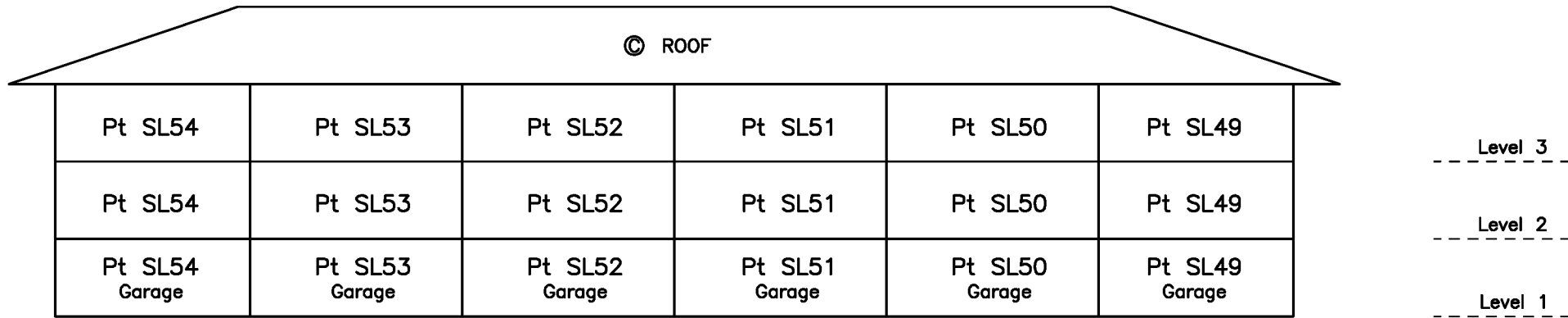


All distances are in metres.

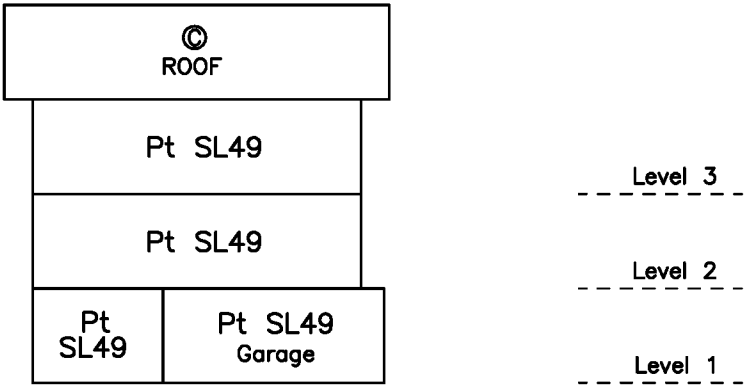
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 2
STRATA PLAN EPS5715

SHEET 10 OF 10 SHEETS



Section A-A



Section B-B

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