Status: Filed Plan #: EPS1548 App #: CA3224003 Ctrl #: 137-280-6553 RCVD: 2013-07-09 RQST: 2019-04-22 21.43.36

STRATA PLAN OF LOT 2 SUBURBAN BLOCK 14 NEW WESTMINSTER DISTRICT PLAN BCP50247

B.C.G.S. 92G.016

CITY OF NEW WESTMINSTER

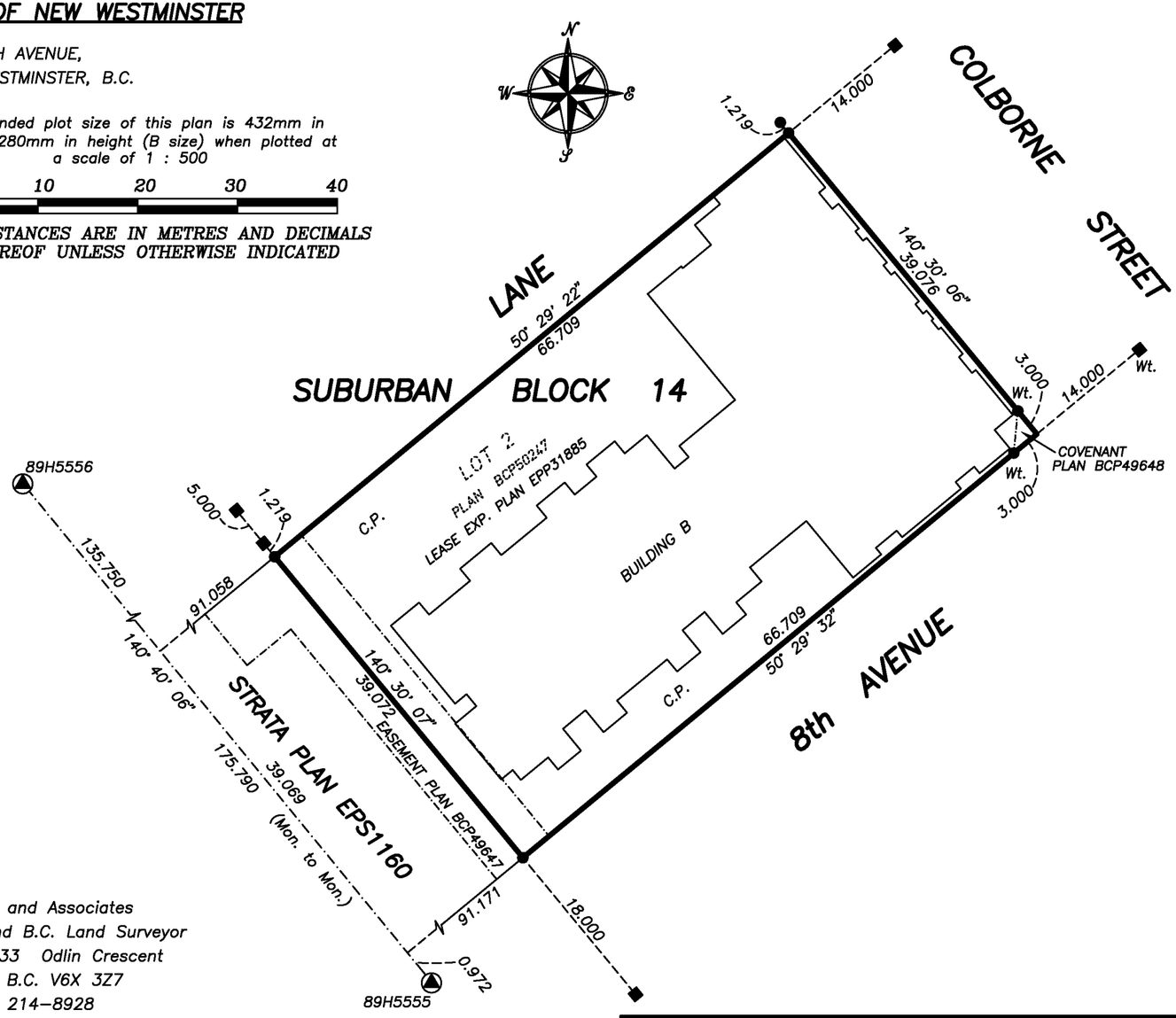
#55 8TH AVENUE,
NEW WESTMINSTER, B.C.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1 : 500

0 5 10 20 30 40

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

FIRST SHEET
STRATA PLAN EPS1548



NOTE:
This plan shows one or more witness posts which are set along the production of the property boundary unless otherwise noted.

Integrated Survey Area No. 49 (New Westminster), NAD83(CSRS). Grid bearings are derived from observations between control monuments.
This plan shows horizontal ground level distance except where otherwise noted. To compute grid distance, multiply ground–level distance by the combined factor of 0.9995919 which has been derived from 89H5555 and 89H5556.

This plan lies within the Greater Vancouver Regional District.

This plan lies within the City of New Westminster.

The buildings included in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

LEGEND:

⊕	Control Monument Found
●	Standard Iron Post Found
■	Standard Lead Plug Found
L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
L.C.P.(R)	denotes limited common property for S.L.1 to S.L.73
L.C.P.(C)	denotes limited common property for S.L.74 to S.L.78
O.T.B.	denotes open to below
E.C.	denotes electrical closet
Wt.	denotes witness

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 – 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214–8928
Fax: 214–8929
E–mail: office@jctam.com
Website: www.jctam.com
File No. 3658–FS–B

Strata lot boundaries in this strata plan are defined as follows: Exterior face of 0.01m offset from exterior structural walls. Centreline of demising walls between strata lots.

The field survey represented by this plan was completed by Johnson C. Tam, B.C.L.S. on the 26th day of June, 2013.

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BUILDING FOUNDATION

SHEET 2 OF 9 SHEETS

STRATA PLAN EPS1548

L A N E

1.14

50° 29' 22"

66.709

63.30

1.14

3.20

Foundation corner is 0.20 clear of Colborne Street.

EASEMENT PLAN BCP49647

21.14

140° 30' 07"

39.072

3.22

LOT 2

PLAN BCP50247

BUILDING B FOUNDATION

140° 30' 06"

37.84

39.076

COLBORNE STREET

STRATA PLAN EPS1160

Foundation corner is 0.09 clear of 8th Avenue, 0.17 clear of Colborne Street.

Foundation corner is 0.10 clear of 8th Avenue.

43.37

1.59

66.709

23.18

4.67

50° 29' 32"

COVENANT PLAN BCP49648

8 t h A V E N U E

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NOTE:
Dimensions are shown to exterior of concrete foundation except where otherwise noted.

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

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

JOHNSON C. TAM, B.C.L.S.

June 26th, 2013.

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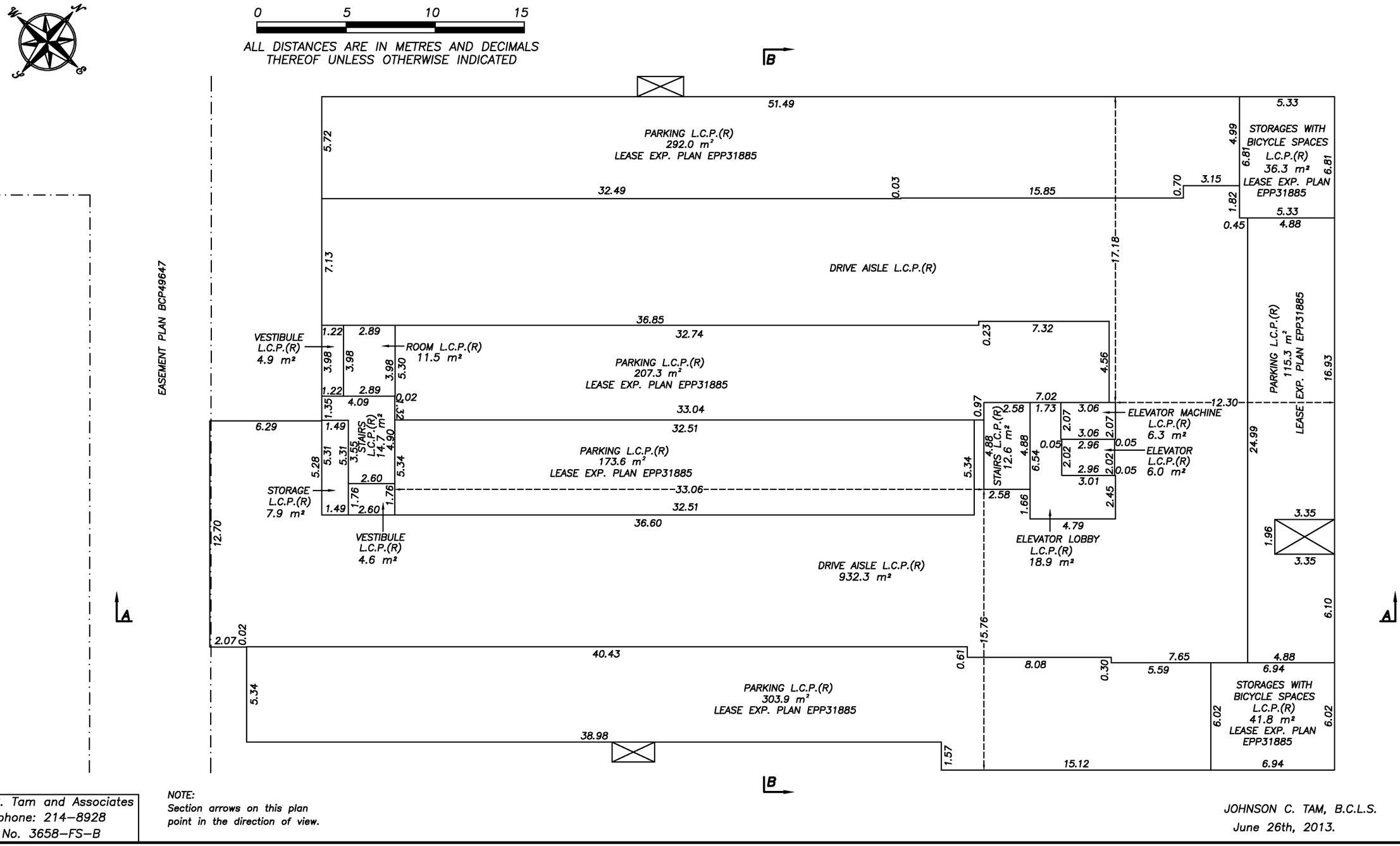
STRATA PLAN EPS1548

PARKING LEVEL P2

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

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



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NOTE:
Section arrows on this plan point in the direction of view.

JOHNSON C. TAM, B.C.L.S.
June 26th, 2013.

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SHEET 4 OF 9 SHEETS

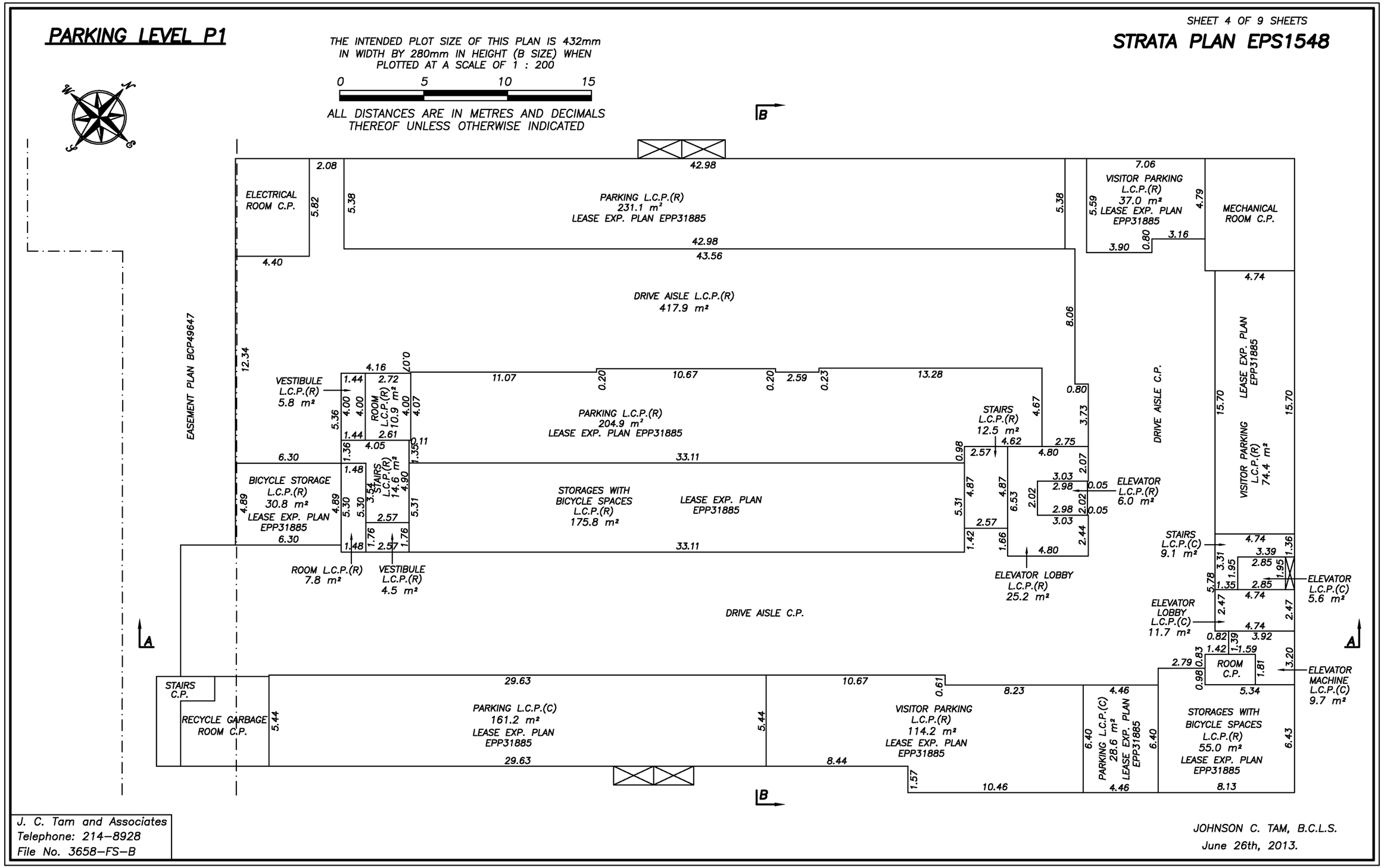
STRATA PLAN EPS1548

PARKING LEVEL P1

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

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



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JOHNSON C. TAM, B.C.L.S.
June 26th, 2013.

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SHEET 5 OF 9 SHEETS

STRATA PLAN EPS1548

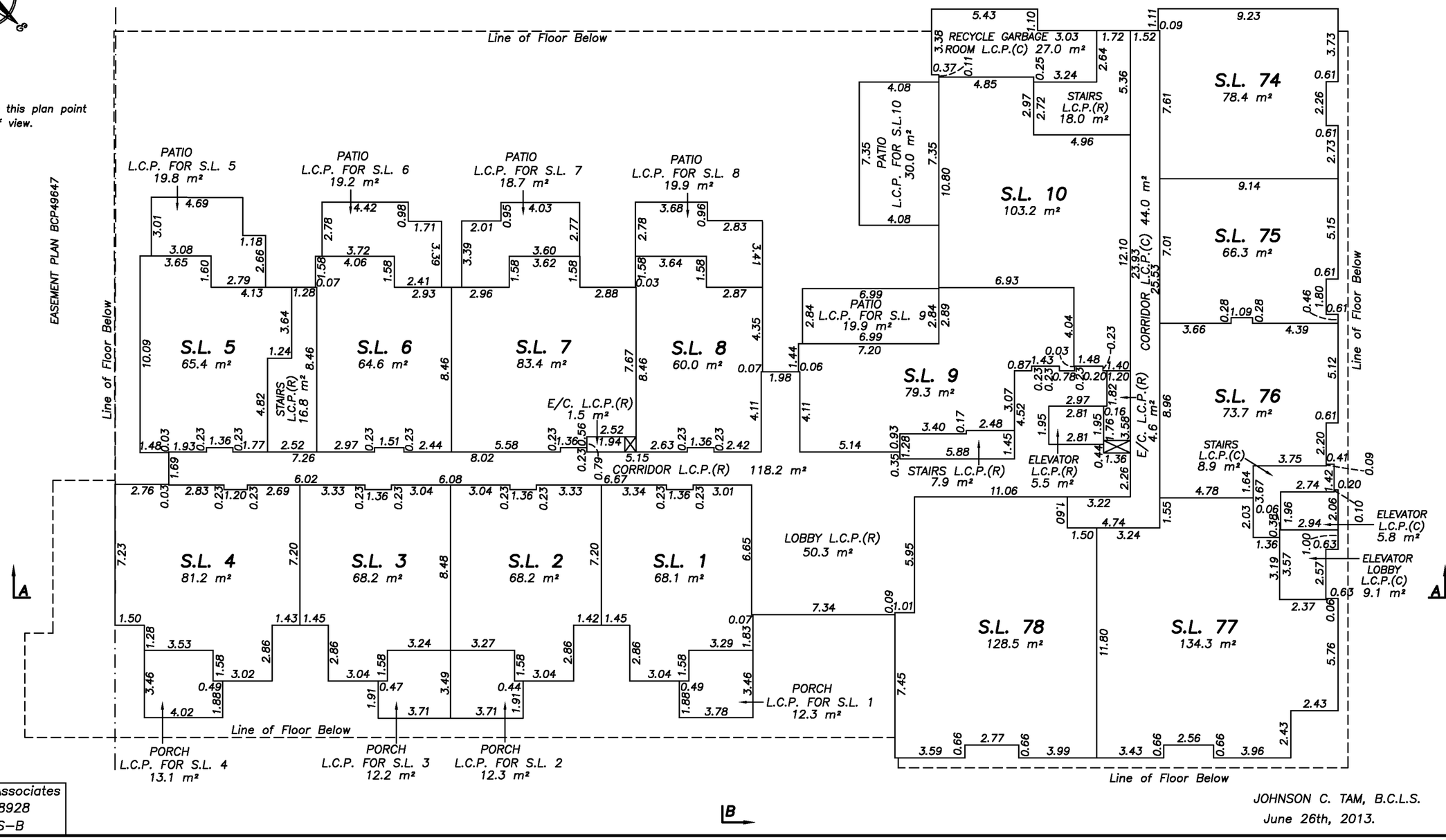
LEVEL 1
STRATA LOTS 1 TO 10, AND 74 TO 78

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

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

NOTE:
Section arrows on this plan point in the direction of view.



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JOHNSON C. TAM, B.C.L.S.
June 26th, 2013.

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STRATA PLAN EPS1548

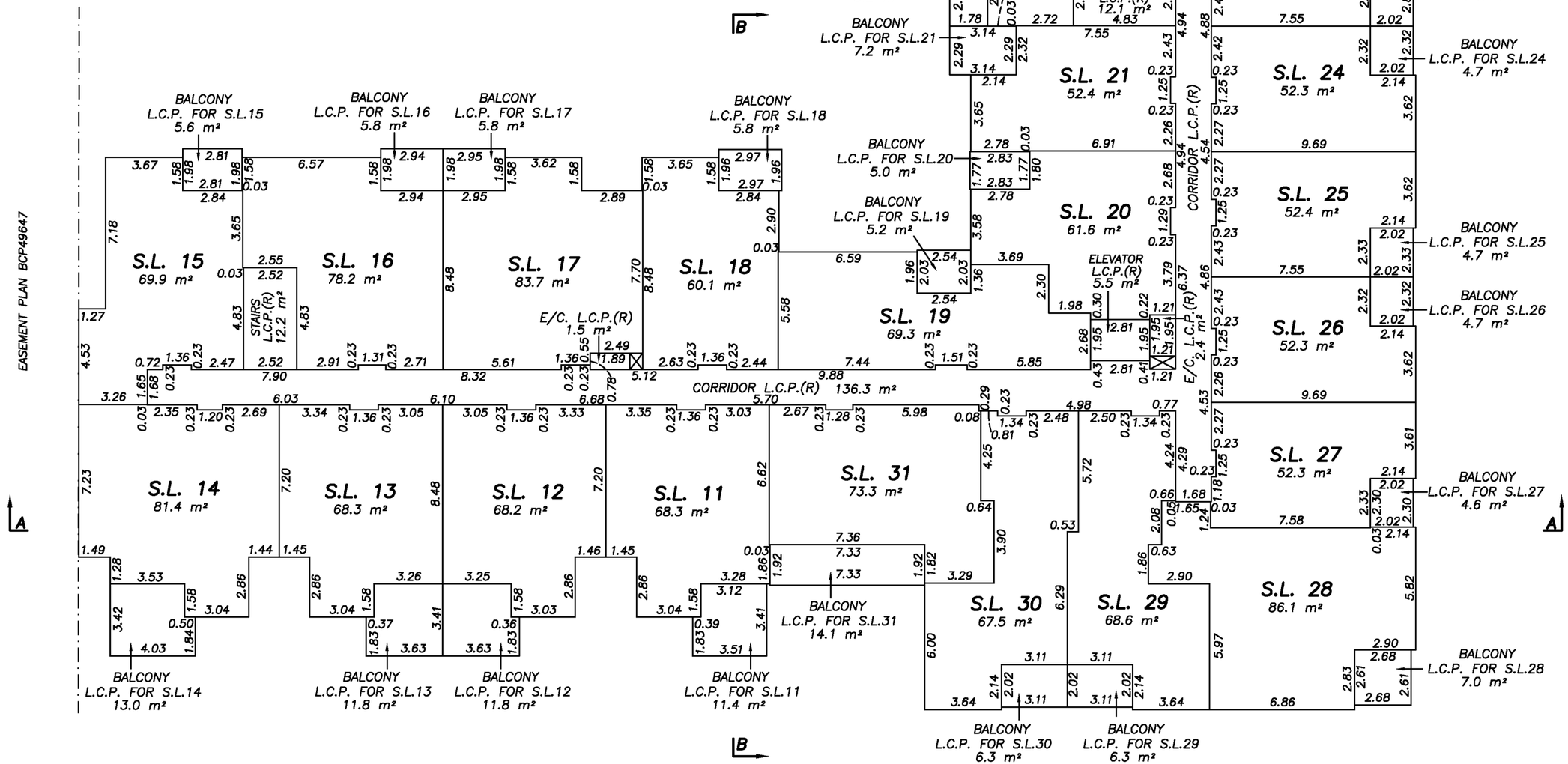
LEVEL 2

STRATA LOTS 11 TO 31

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

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



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File No. 3658-FS-B

NOTE:
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JOHNSON C. TAM, B.C.L.S.
June 26th, 2013.

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STRATA PLAN EPS1548

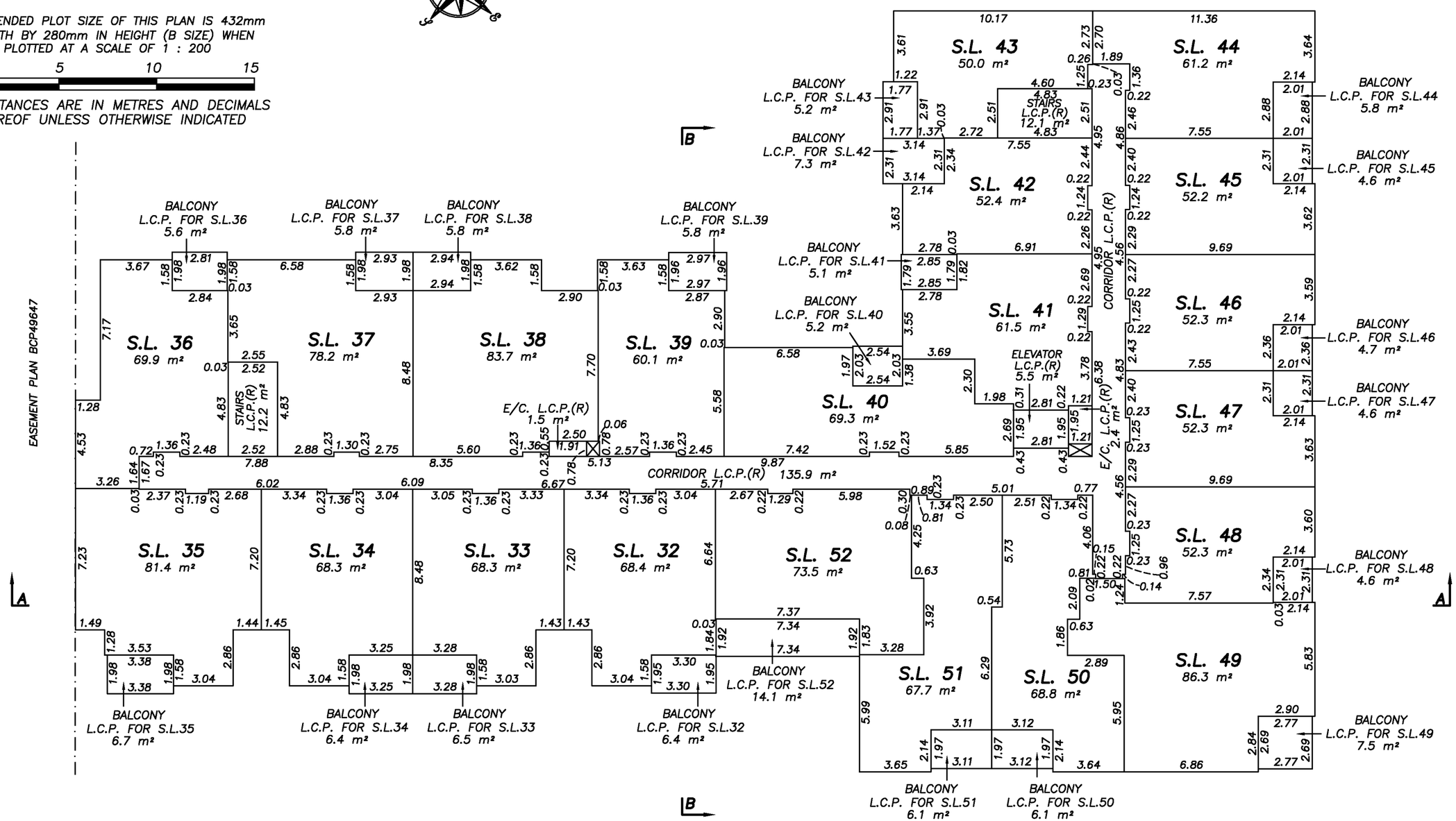
LEVEL 3

STRATA LOTS 32 TO 52

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

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



NOTE:
Section arrows on this plan point in the direction of view.

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File No. 3658–FS–B

JOHNSON C. TAM, B.C.L.S.
June 26th, 2013.

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STRATA PLAN EPS1548

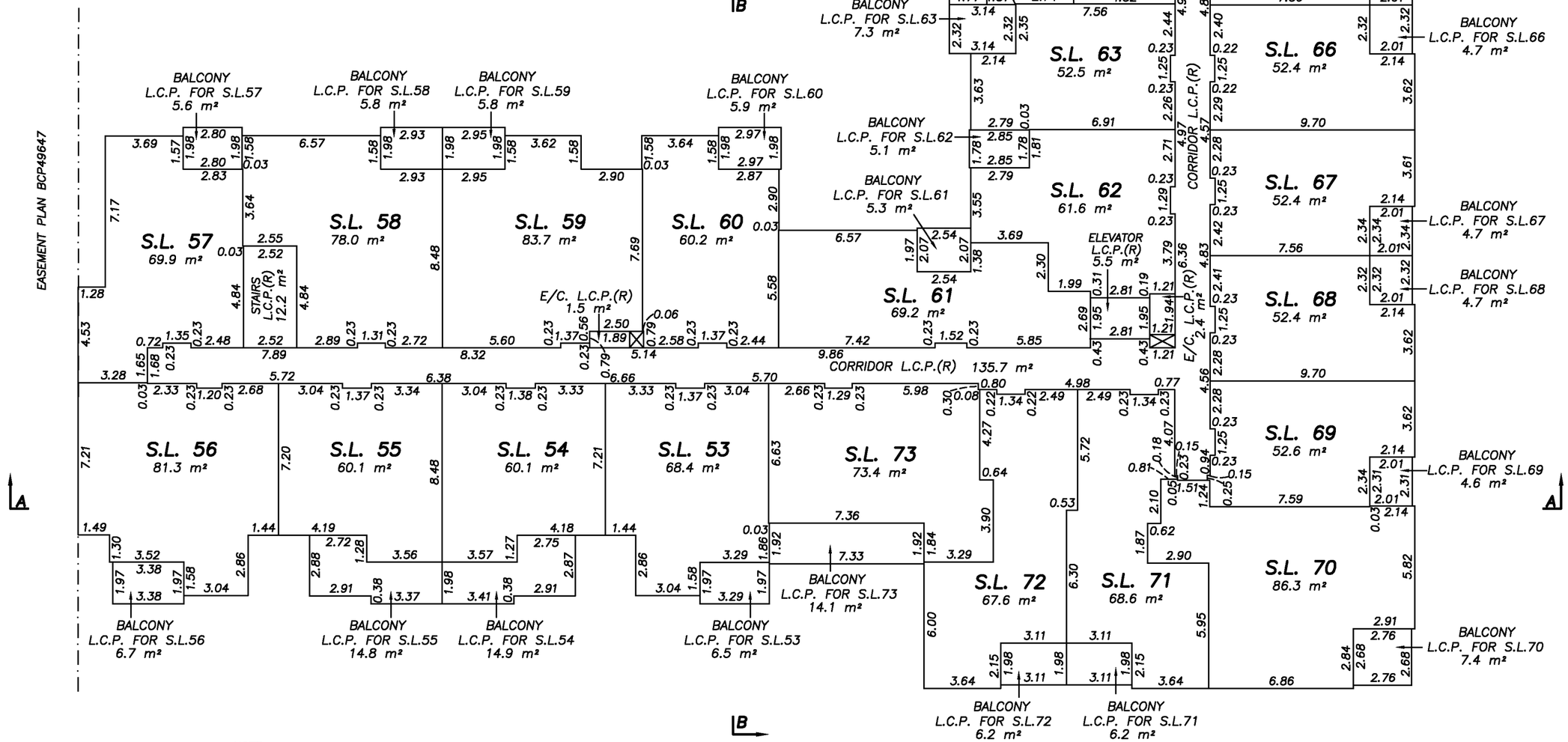
LEVEL 4

STRATA LOTS 53 TO 73

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

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



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File No. 3658–FS–B

NOTE:
Section arrows on this plan point in the direction of view.

JOHNSON C. TAM, B.C.L.S.
June 26th, 2013.

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STRATA PLAN EPS1548

BUILDING SECTIONS

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

0 5 10 15

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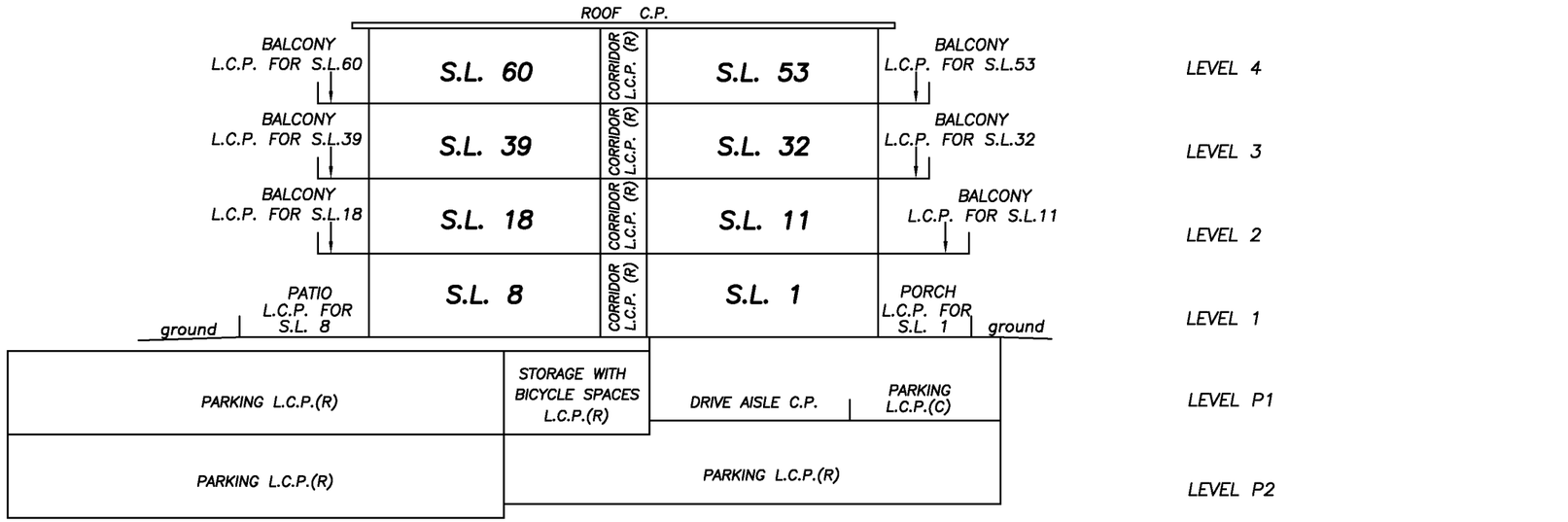
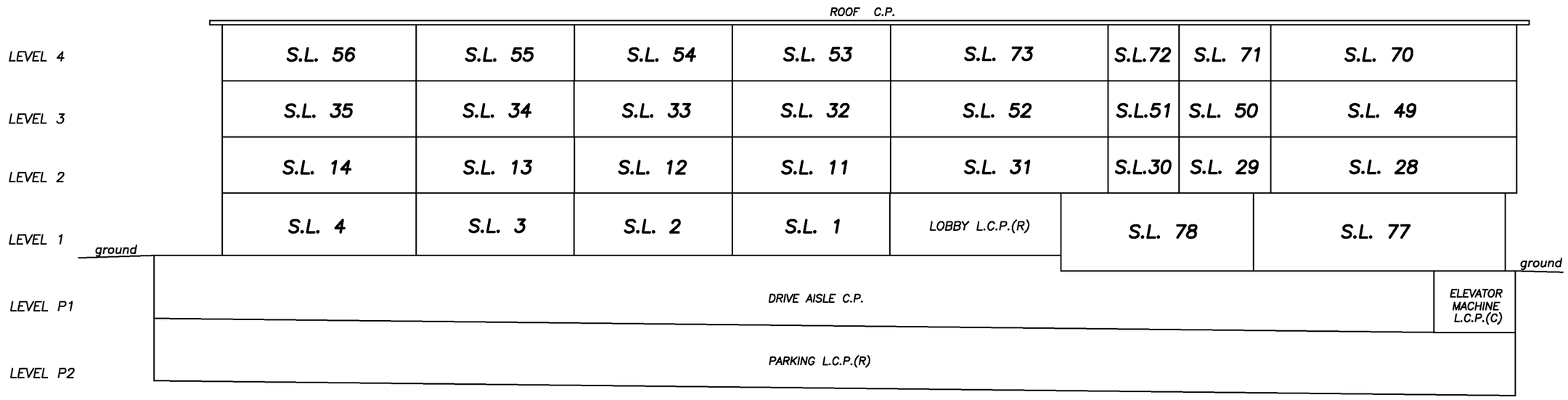


SECTION B – B



SECTION A – A

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June 26th, 2013.

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