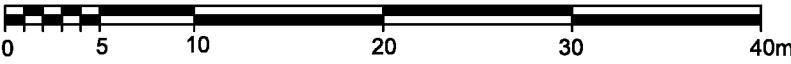


STRATA PLAN OF LOT 1,
BLOCK 13, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN EPP85819

CITY OF NEW WESTMINSTER

BCGS 92G026



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

CIVIC ADDRESS

618 CARNARVON STREET
CITY OF NEW WESTMINSTER, B.C.

THE NAME OF THE DEVELOPMENT IS:

'618 CARNARVON'

SHEET 1 OF 45 SHEETS
STRATA PLAN EPS9855

- LEGEND
- DENOTES CONTROL MONUMENT FOUND
 - DENOTES LEAD PLUG FOUND
 - DENOTES STANDARD IRON POST PLACED
 - DENOTES LEAD PLUG PLACED
 - SL DENOTES STRATA LOT
 - PT DENOTES PART
 - CP DENOTES COMMON PROPERTY
 - LCP DENOTES LIMITED COMMON PROPERTY
 - NH DENOTES NOT HABITABLE
 - m² DENOTES SQUARE METRES
 - Wt DENOTES WITNESS
 - USP DENOTES UNSUITABLE TO POST
 - (TYP) DENOTES TYPICAL
 - NH DENOTES NOT HABITABLE
 - Ⓒ DENOTES COMMERCIAL (STRATA LOTS 1 TO 3 INCLUSIVE)
 - Ⓓ DENOTES RESIDENTIAL (STRATA LOTS 4 TO 266 INCLUSIVE)
 - Ⓔ DENOTES EXHAUST VENT
 - COR DENOTES CORRIDOR

ALL ANGLES DEFLECT BY MULTIPLES OF 90°
UNLESS OTHERWISE NOTED

RESET MEANS SURVEY EVIDENCE PREVIOUSLY SET ON
PLAN EPP85819 (OCTOBER 2, 2018), LOST AND REPLACED
USING TIES FROM ORIGINAL CONTROL TRAVERSE

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

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No.49
CITY OF NEW WESTMINSTER, NAD83 (CSRS) 4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS 6045 AND 89H6047 AND
ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED

TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE
AVERAGE COMBINED FACTOR OF 0.9995949. THE AVERAGE FACTOR HAS BEEN
DETERMINED BASED ON GEODETIC CONTROL MONUMENTS 6045 AND 89H9047

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED
HAVE BEEN DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND
STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 6045 AND 89H9047

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN
WAS COMPLETED ON THE 26TH DAY OF OCTOBER, 2023
DAN ROBERT MACHON, BCLS (751)

THE BUILDINGS IN THIS STRATA PLAN HAVE NOT
BEEN PREVIOUSLY OCCUPIED

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

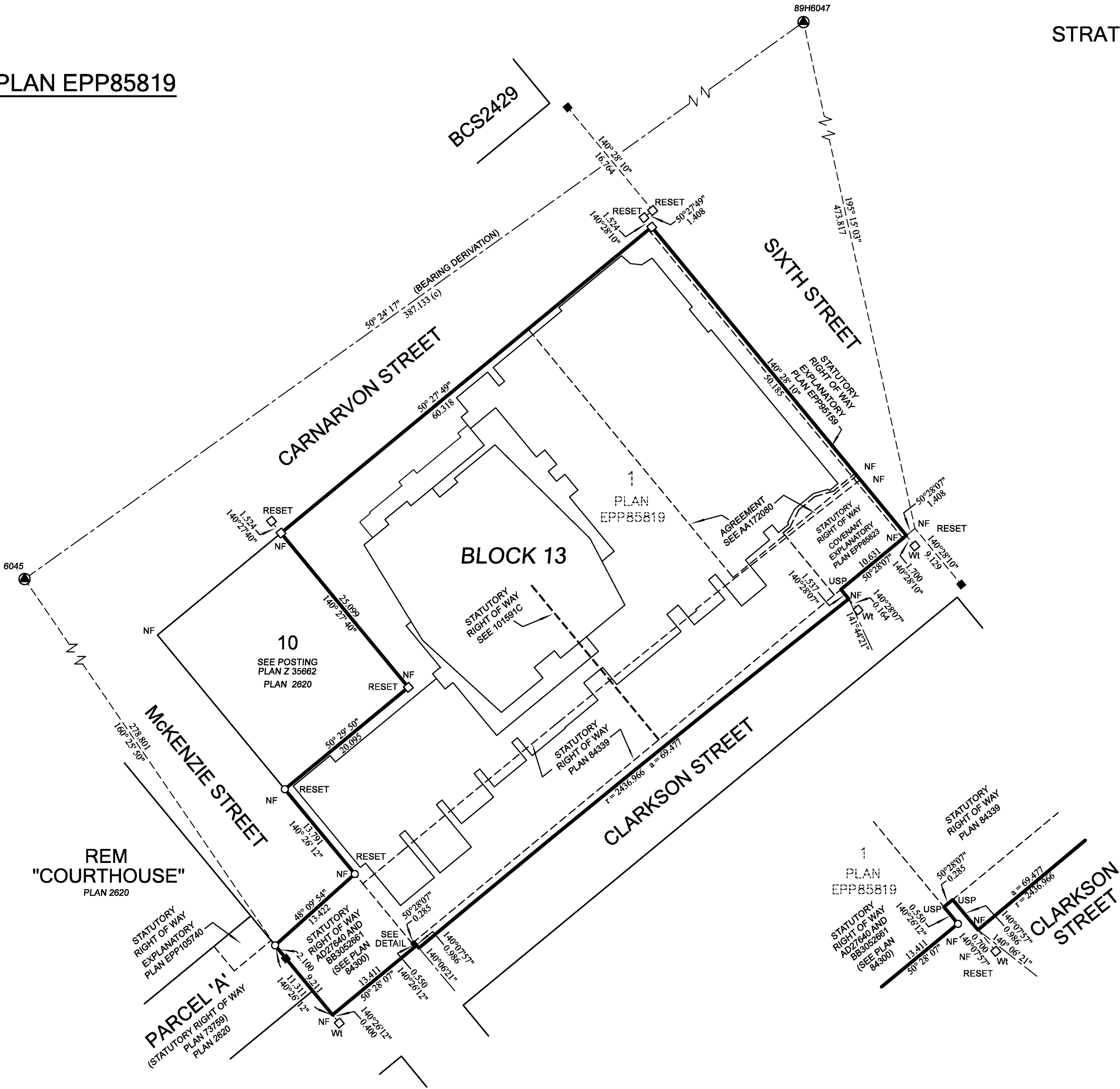
OFFSETS TO PROPERTY LINES ARE PERPENDICULAR
THERE TO AND ARE MEASURED TO THE EXTERIOR FACE
OF BUILDING FOUNDATION WALLS

UTM COORDINATES			
DATUM: NAD83(CSRS) 4.0.0.BC.1.MVRD, UTM ZONE 10			
MARKER	NORTHING	EASTING	ABSOLUTE ACCURACY (ESTIMATED)
6045	5450305.798	506492.301	0.02 METRES
89H6047	5450552.441	506790.492	0.02 METRES

S 578-D
030-626-293

No.618 CARNARVON STREET
FB.2761 p.132 - 137, FB.2815 p.112 - 155, FB.2986 p.2 - 42 M3461-40 NEW WEST

HOBBS, WINTER & MacDONALD
B.C. LAND SURVEYORS
113-828 HARBOURSIDE DRIVE,
NORTH VANCOUVER, B.C., V7P 3R9
TEL 604-986-1371 FAX 604-986-5204
EMAIL: admin@hwmsurveys.com



FOUNDATION DETAIL

0 1 2 3 4 5 10 15m

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

SHEET 2 OF 45 SHEETS

STRATA PLAN EPS9855

CARNARVON STREET

1
PLAN
EPP85819

PARKADE
FOUNDATION

10

SEE POSTING
PLAN Z 35662
PLAN 2620

LINE OF PARKADE
FOUNDATION

LINE OF PARKADE
FOUNDATION

STATUTORY
RIGHT OF WAY
EXPLANATORY
PLAN EPP95159

AGREEMENT
SEE AA172080

REM COURTHOUSE
PLAN 2620

MCKENZIE STREET

SIXTH STREET

STATUTORY
RIGHT OF WAY
EXPLANATORY
PLAN EPP105740

STATUTORY
RIGHT OF WAY
AD27640 AND
BB3052661
(SEE PLAN 84300)

STATUTORY
RIGHT OF WAY
SEE 101591C

AGREEMENT
SEE AA172080

STATUTORY
RIGHT OF WAY
COVENANT
EXPLANATORY
PLAN EPP85823

PARCEL 'A'
(STATUTORY RIGHT OF WAY
PLAN 73759)
PLAN 2620

STATUTORY
RIGHT OF WAY
PLAN 84339

LINE OF PARKADE
LEVEL 1

CLARKSON STREET

OFFSET DIMENSIONS ON THIS SHEET ARE FROM EXTERIOR OF FOUNDATION TO
PROPERTY LINE, AND ARE PERPENDICULAR TO PROPERTY LINES.

DAN ROBERT MACHON, BCLS (751)
OCTOBER 26TH, 2023

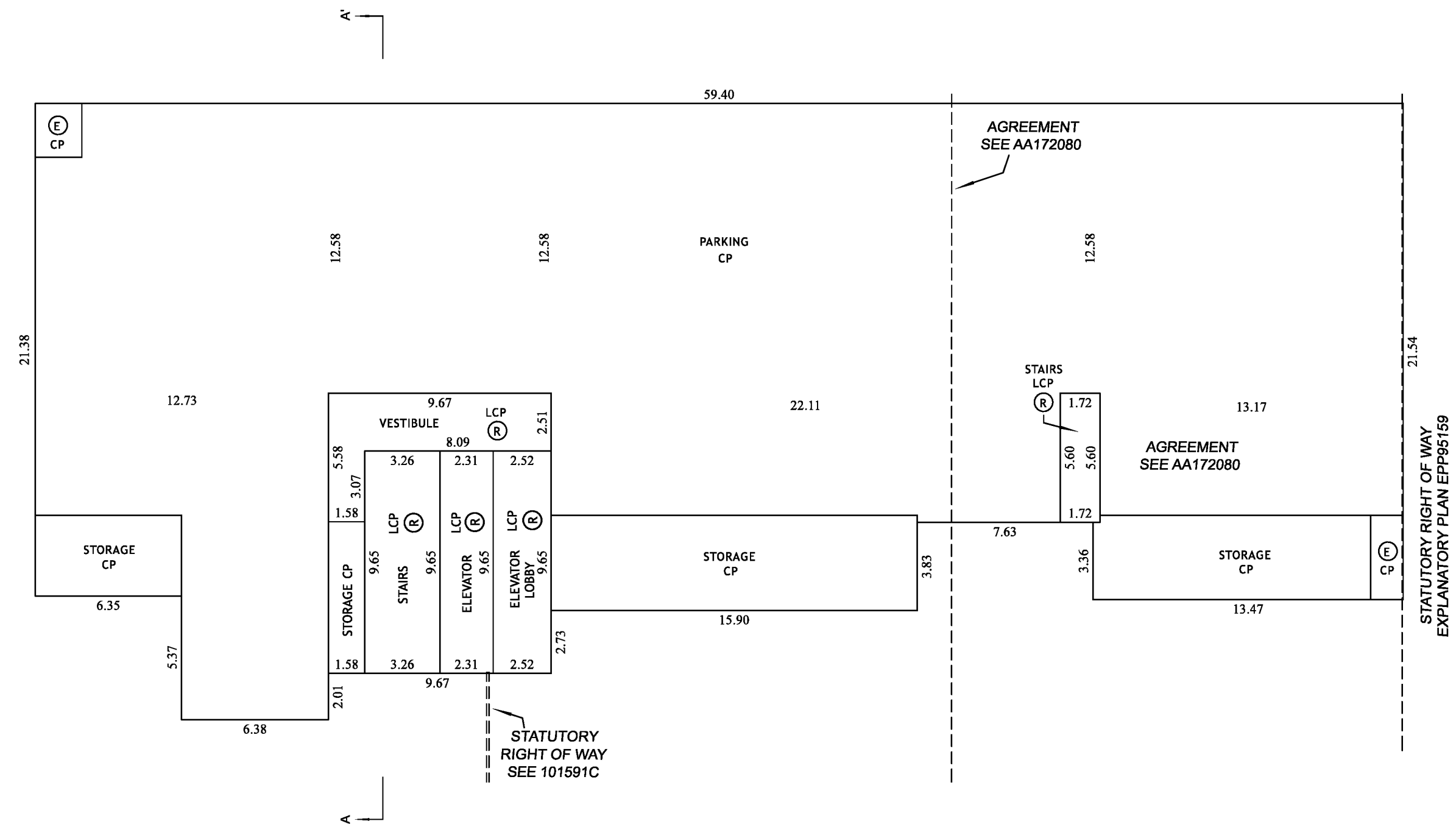
S 578-D
M3461-40 NEW WESTMINSTER

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SHEET 3 OF 45 SHEETS

STRATA PLAN EPS9855

SHEET 3 OF 45 SHEETS



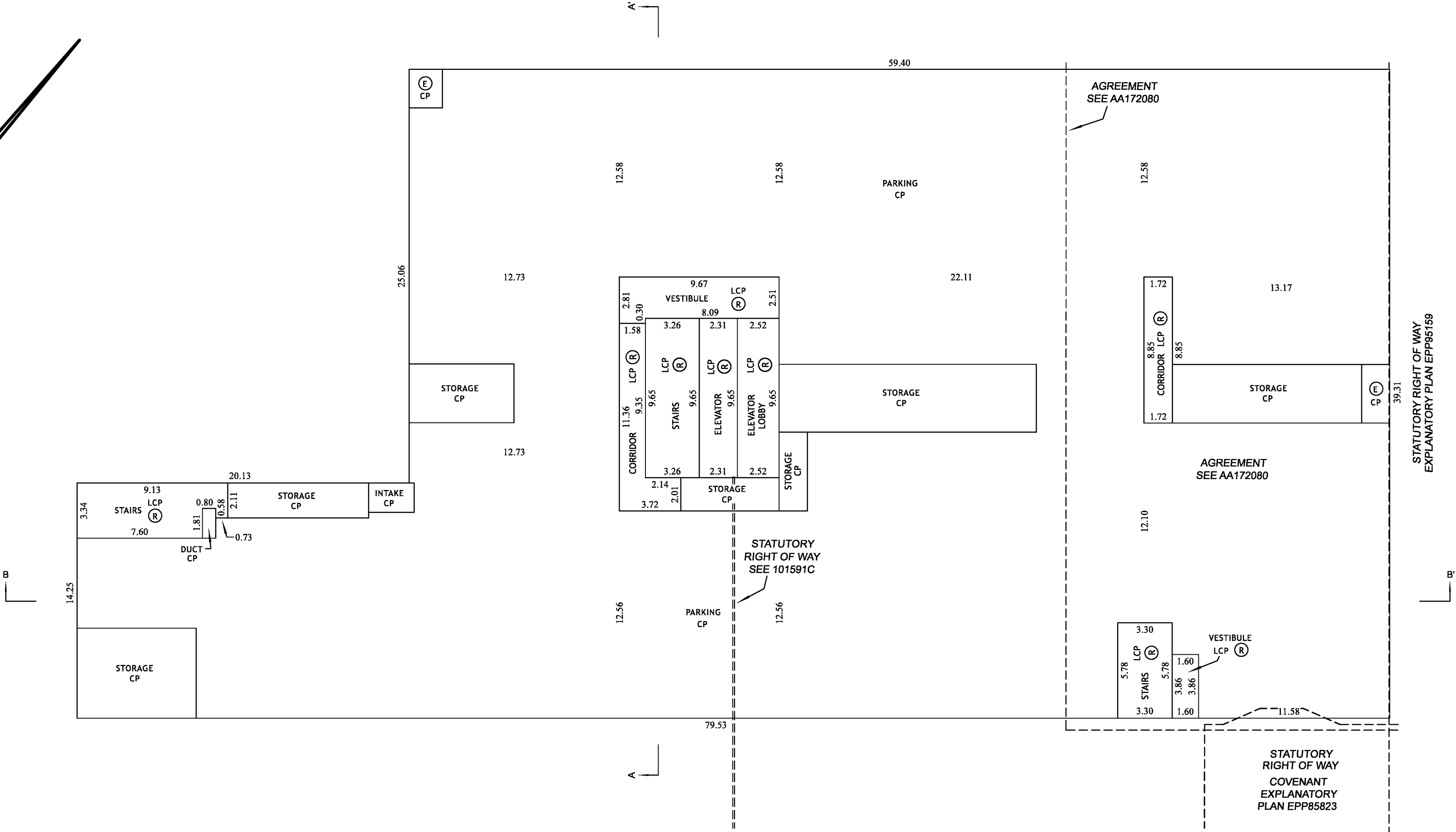
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FLOOR PLANS

0 1 2 3 4 5 10 15m
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WHEN PLOTTED AT A SCALE OF 1: 200

LEVEL P4

SHEET 4 OF 45 SHEETS
STRATA PLAN EPS9855



ALL ANGLES DEFLECT BY MULTIPLES OF 90° DEGREES
UNLESS OTHERWISE INDICATED.
CROSS SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.

DAN ROBERT MACHON, BCLS (751)
OCTOBER 26TH, 2023

S 578-D
M3461-40 NEW WESTMINSTER

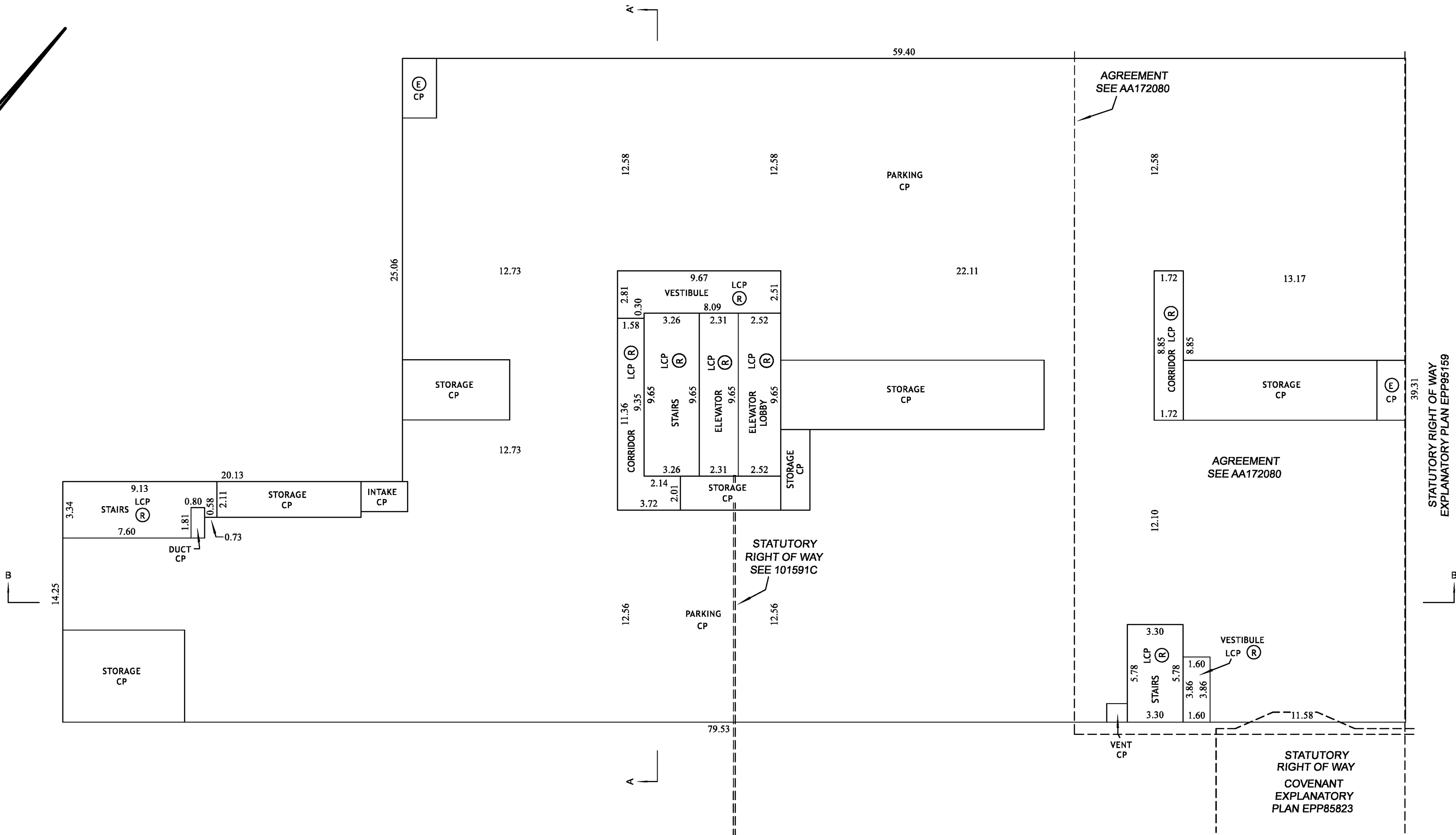
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LEVEL P3

SHEET 5 OF 45 SHEETS
STRATA PLAN EPS9855



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DAN ROBERT MACHON, BCLS (751)
OCTOBER 26TH, 2023

S 578-D
M3461-40 NEW WESTMINSTER

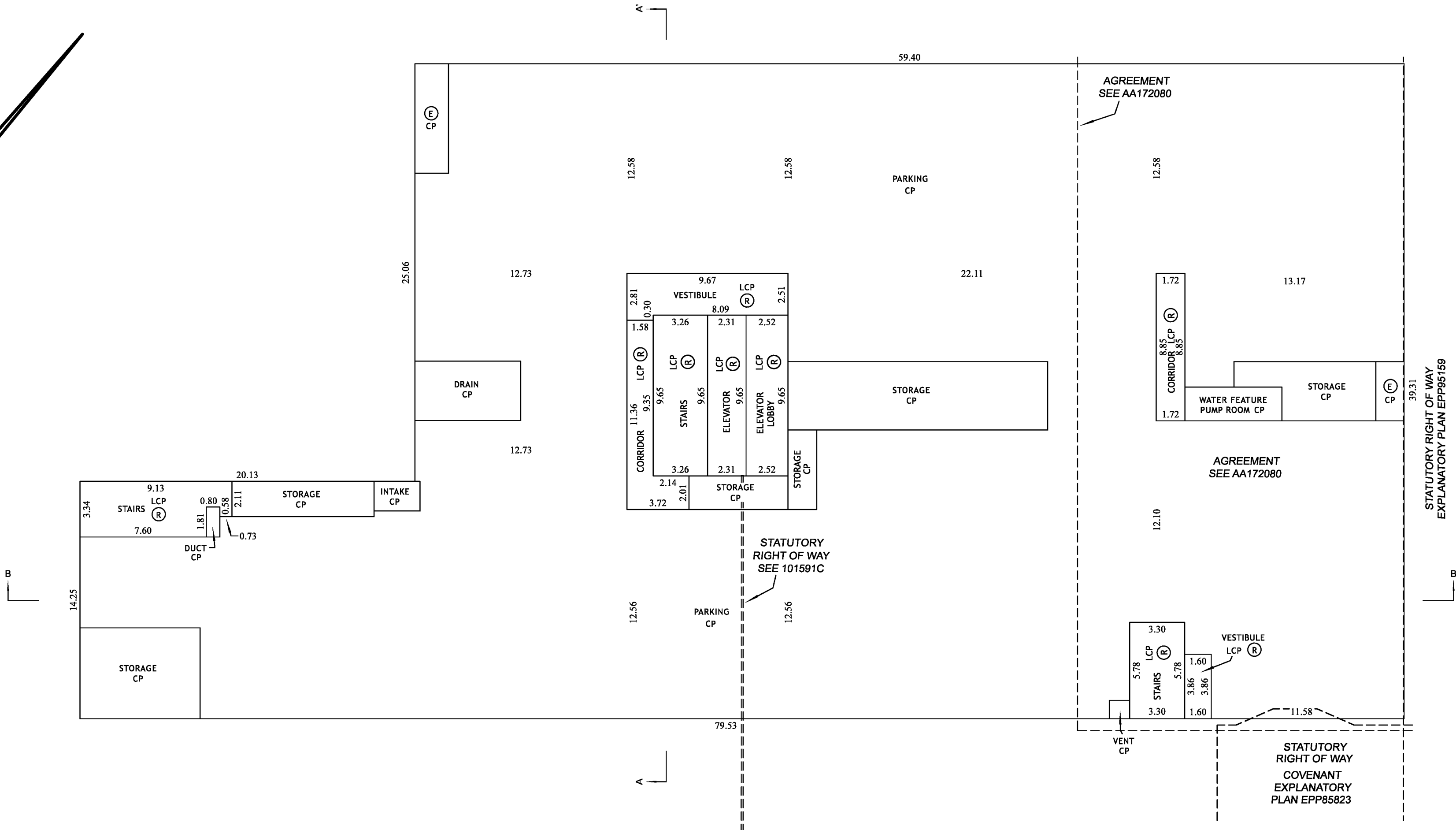
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FLOOR PLANS

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LEVEL P2

SHEET 6 OF 45 SHEETS
STRATA PLAN EPS9855



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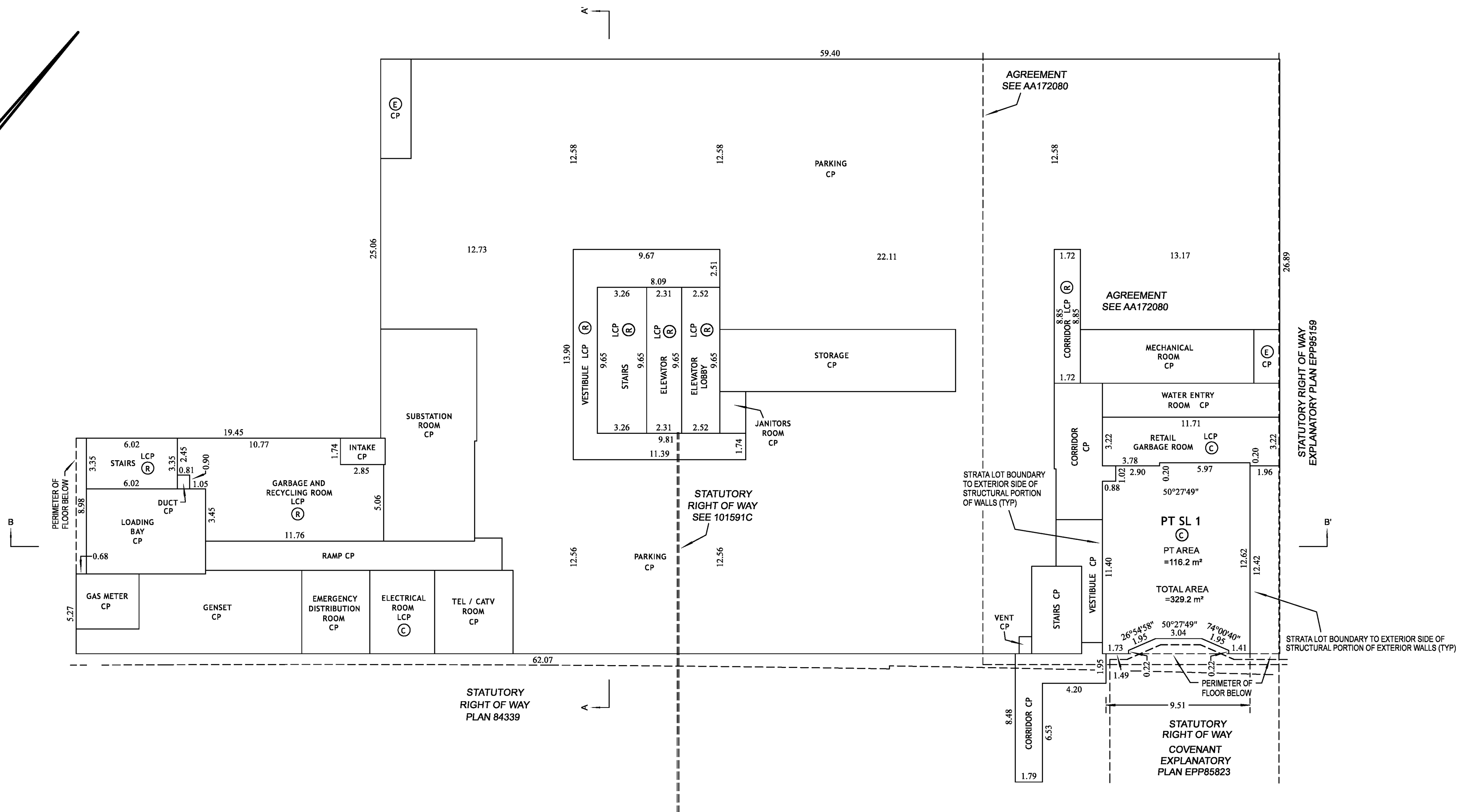
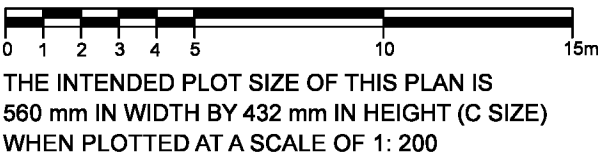
DAN ROBERT MACHON, BCLS (751)
OCTOBER 26TH, 2023

S 578-D
M3461-40 NEW WESTMINSTER

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SHEET 7 OF 45 SHEETS

STRATA PLAN EPS9855



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THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE MIDPOINT OF THE STRUCTURAL
PORTION OF PARTY WALLS, FLOORS, CEILINGS BETWEEN STRATA LOTS.

THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE EXTERIOR PORTION OF THE
EXTERIOR STRUCTURAL WALLS WHERE A STRATA LOT ABUTS COMMON PROPERTY.

CROSS SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.

DAN ROBERT MACHON, BCLS (751)
OCTOBER 26TH, 2023

M3461-40 S 578-D NEW WESTMINSTER

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FLOOR PLANS

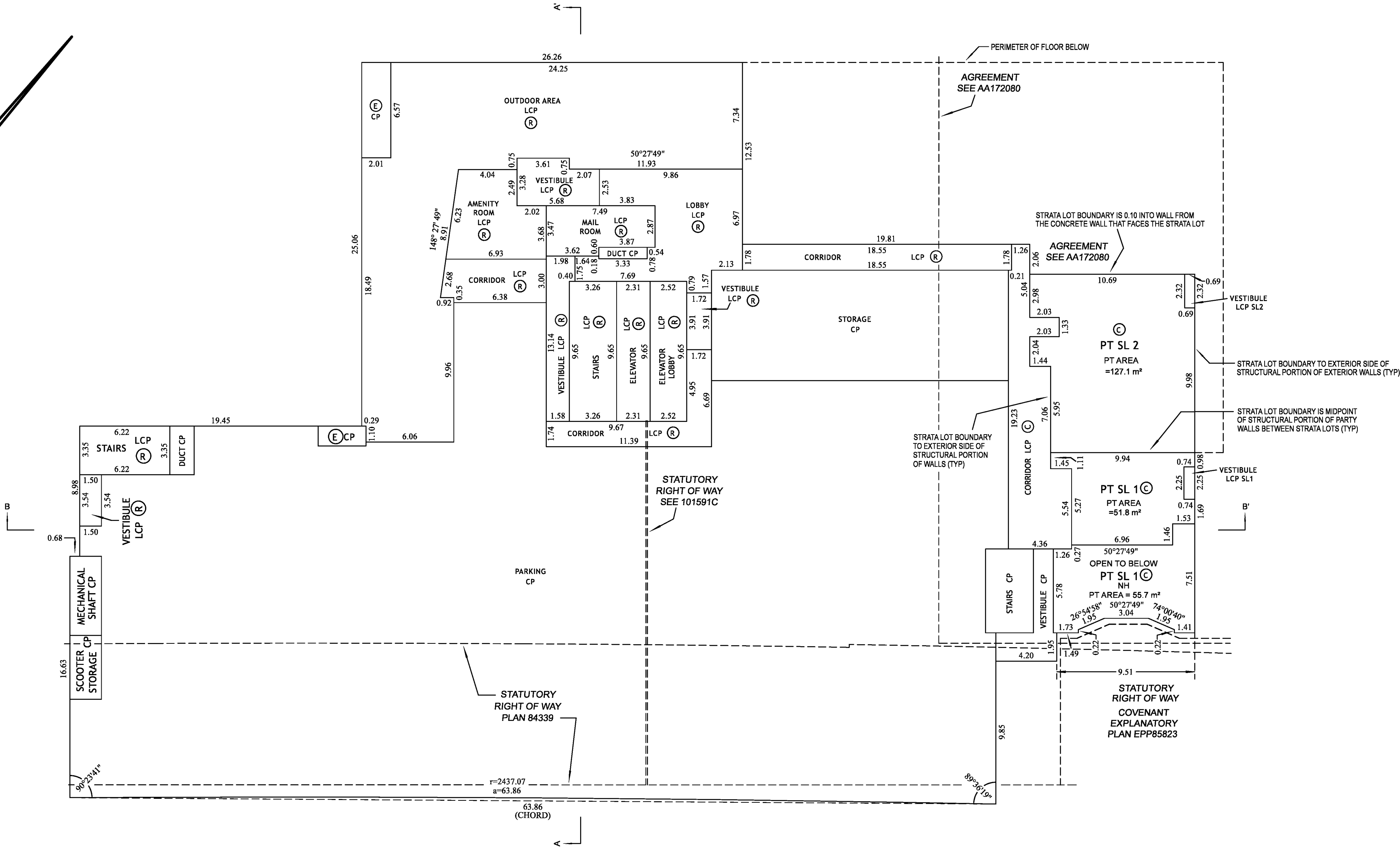
0 1 2 3 4 5 10 15m

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WHEN PLOTTED AT A SCALE OF 1: 200

LEVEL 1

SHEET 8 OF 45 SHEETS

STRATA PLAN EPS9855



FLOOR PLANS

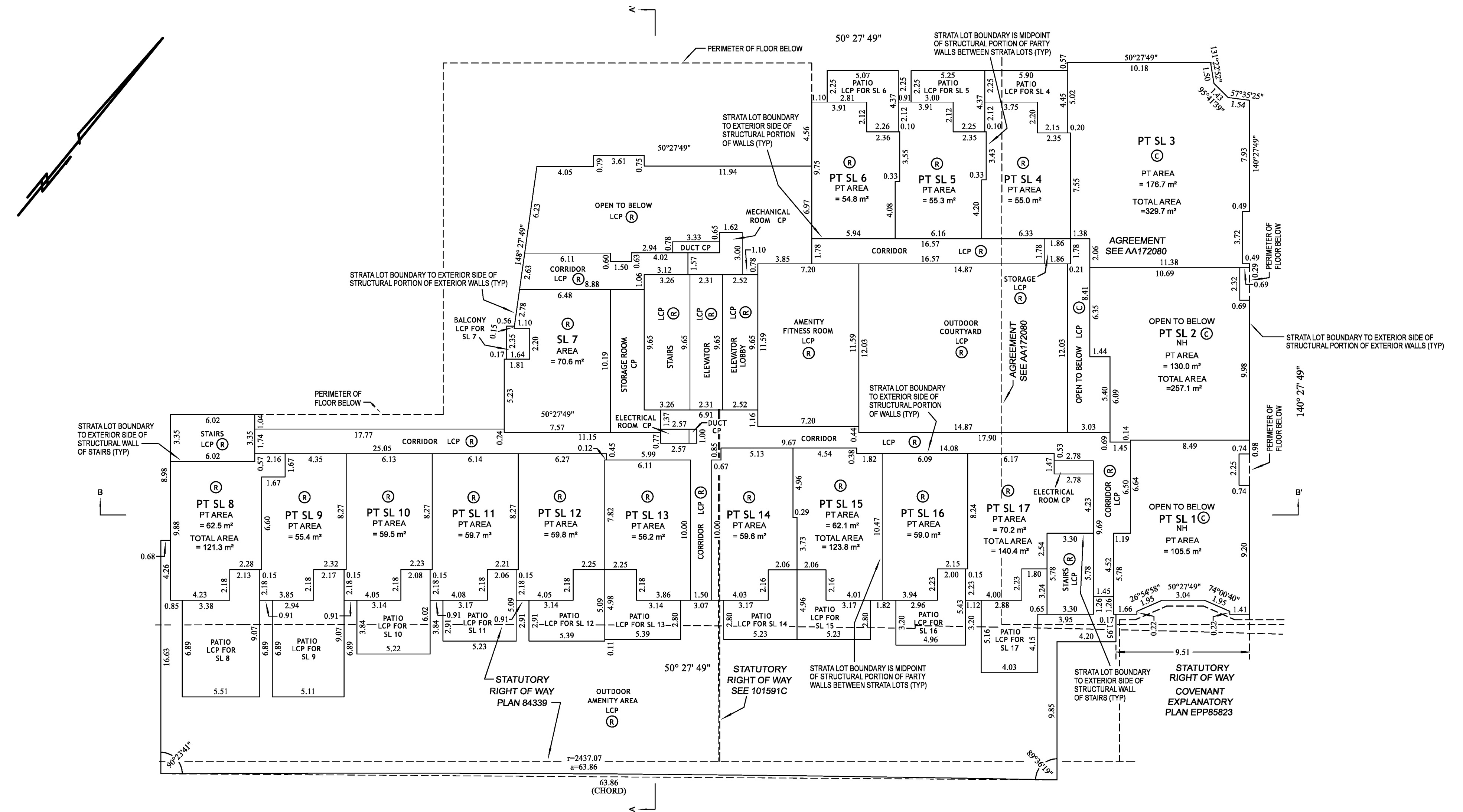
0 1 2 3 4 5 10 15m

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WHEN PLOTTED AT A SCALE OF 1: 200

LEVEL 2

SHEET 9 OF 45 SHEETS

STRATA PLAN EPS9855



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CROSS SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.

DAN ROBERT MACHON, BCLS (751)
OCTOBER 26TH, 2023

LIMITED COMMON PROPERTY HEIGHT DELIMITER STATEMENT

ALL LCP PATIO, DECK, AMENITY AREAS, AND BALCONY AREAS ARE DEFINED AS TO HEIGHT BY THE CENTERLINE OF THE
FLOOR/CEILING ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR/CEILING ABOVE,
BY A HEIGHT OF 3 METRES ABOVE THE CEILING BELOW THE LCP AREA.

HOBBS, WINTER & MacDONALD
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FLOOR PLANS

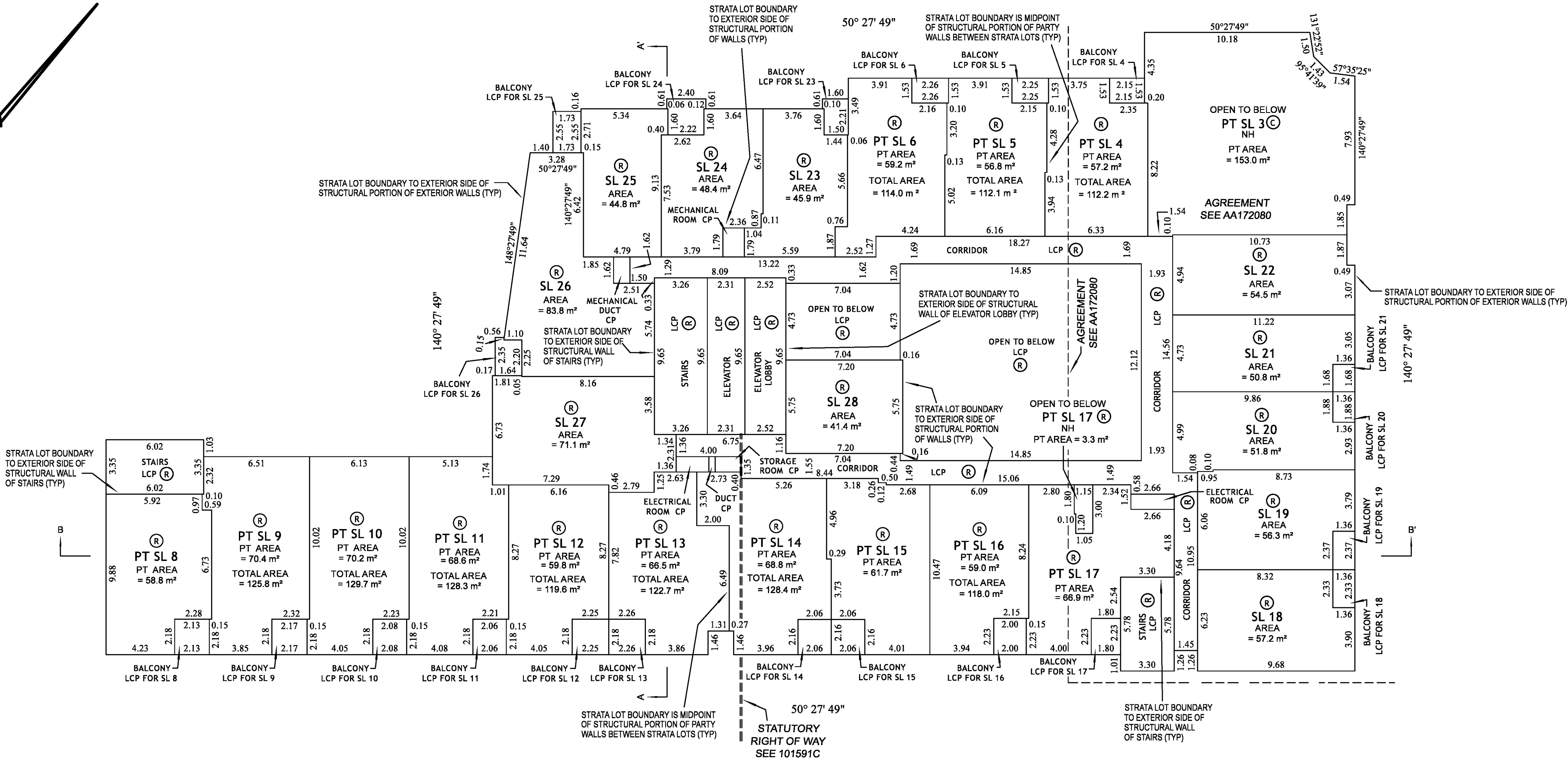
0 1 2 3 4 5 10 15m

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LEVEL 3

SHEET 10 OF 45 SHEETS

STRATA PLAN EPS9855



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DAN ROBERT MACHON, BCLS (751)
OCTOBER 26TH, 2023

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S 578-D
M3461-40 NEW WESTMINSTER

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FLOOR PLANS

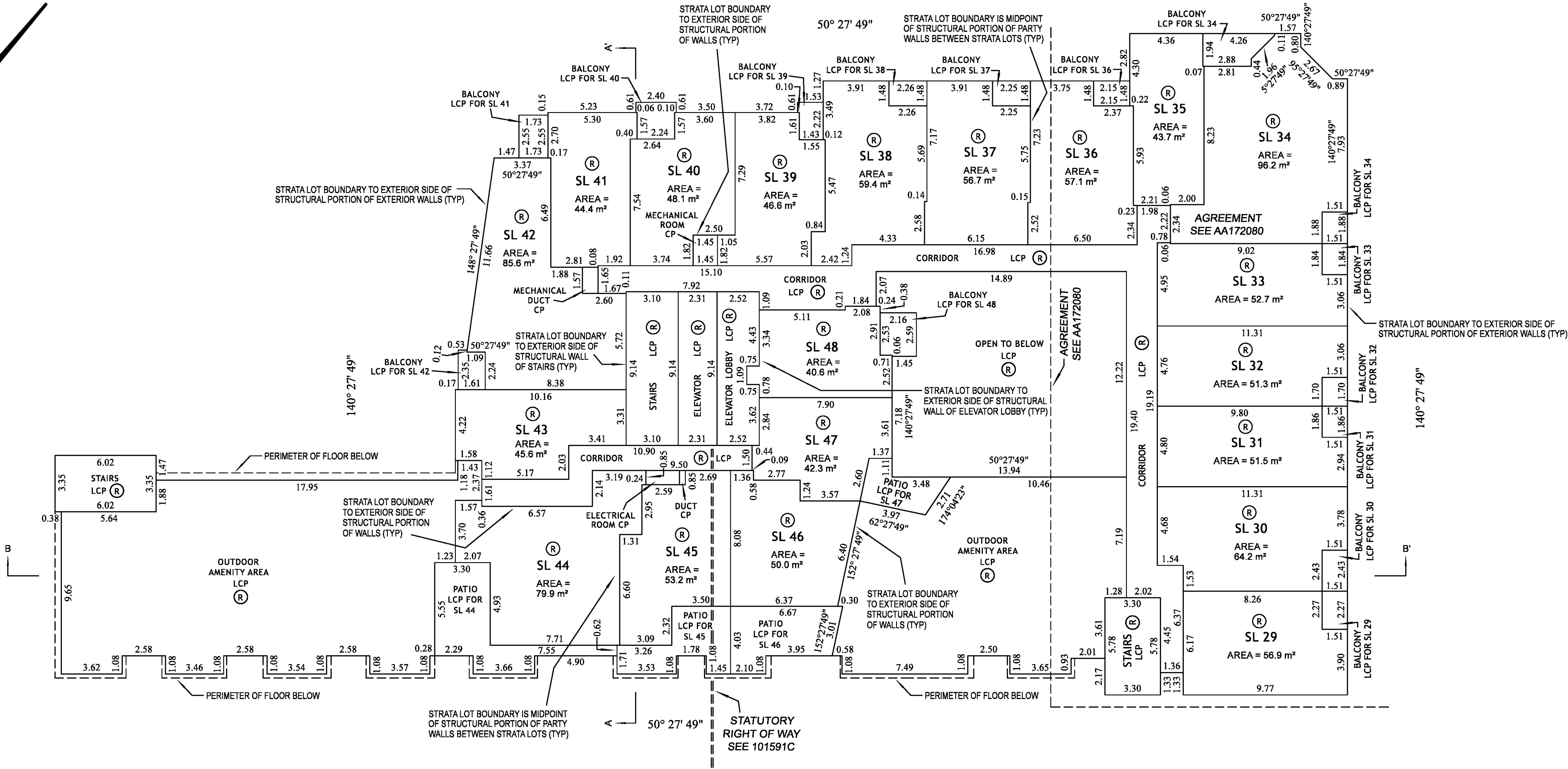
0 1 2 3 4 5 10 15m

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WHEN PLOTTED AT A SCALE OF 1: 200

LEVEL 4

SHEET 11 OF 45 SHEETS

STRATA PLAN EPS9855



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DAN ROBERT MACHON, BCLS (751)
OCTOBER 26TH, 2023

LIMITED COMMON PROPERTY HEIGHT DELIMITER STATEMENT

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S 578-D
M3461-40 NEW WESTMINSTER

FLOOR PLANS

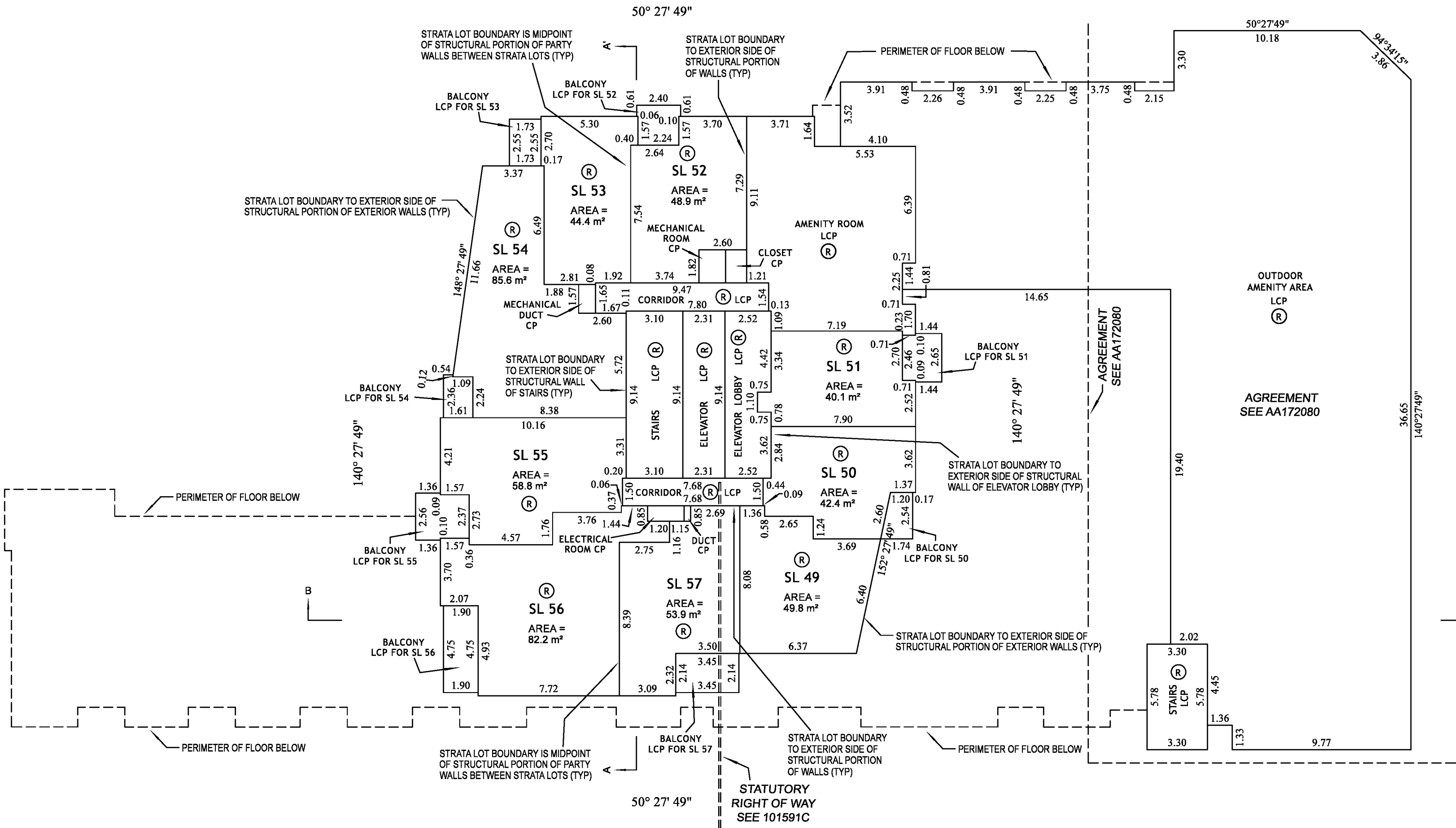
0 1 2 3 4 5 10 15m

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LEVEL 5

SHEET 12 OF 45 SHEETS

STRATA PLAN EPS9855



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CROSS SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.

DAN ROBERT MACHON, BCLS (751)
OCTOBER 26TH, 2023

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S 578-D
M3461-40 NEW WESTMINSTER

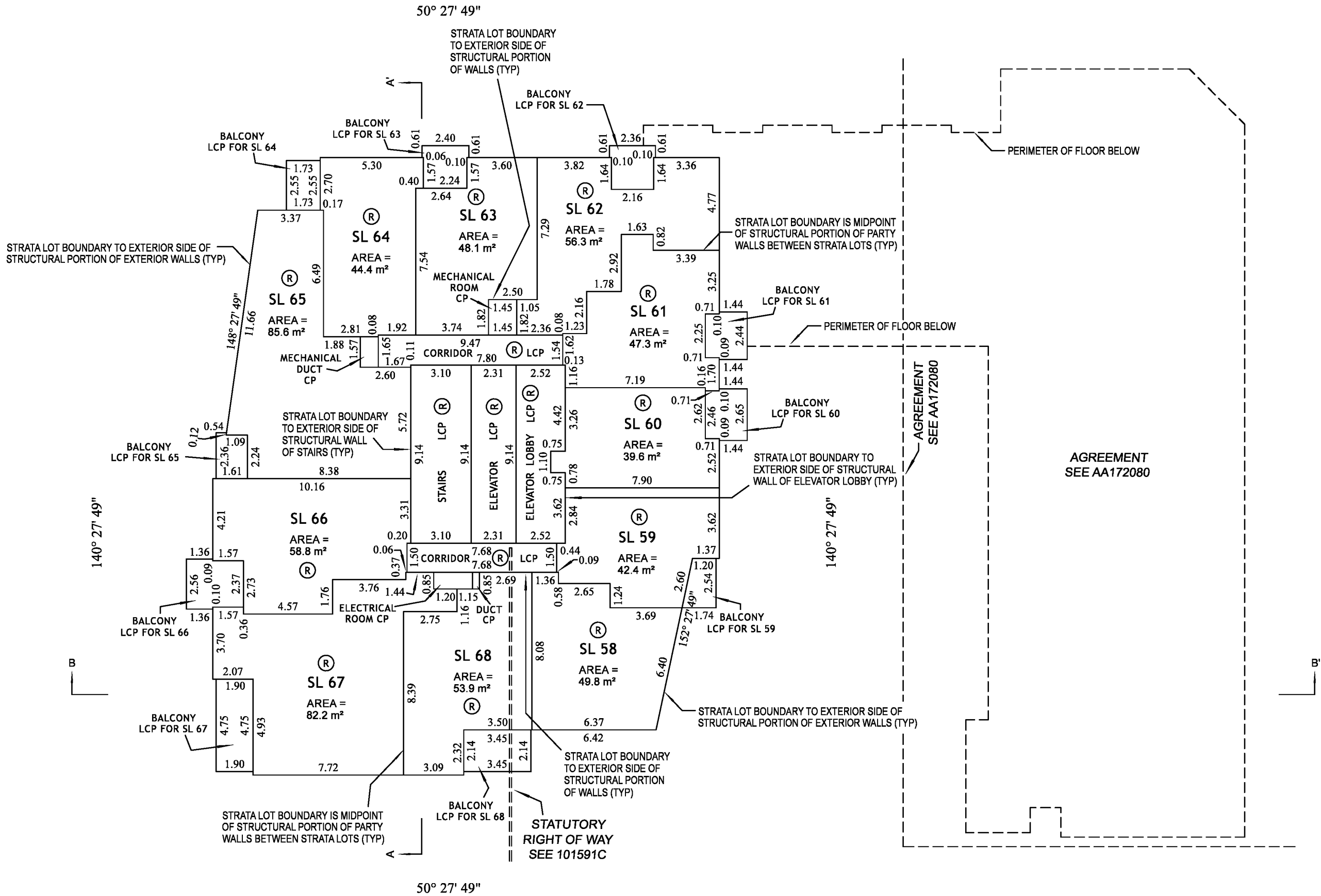
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FLOOR PLANS

0 1 2 3 4 5 10 15m
THE INTENDED PLOT SIZE OF THIS PLAN IS
560 mm IN WIDTH BY 432 mm IN HEIGHT (C SIZE)
WHEN PLOTTED AT A SCALE OF 1: 200

LEVEL 6

SHEET 13 OF 45 SHEETS
STRATA PLAN EPS9855

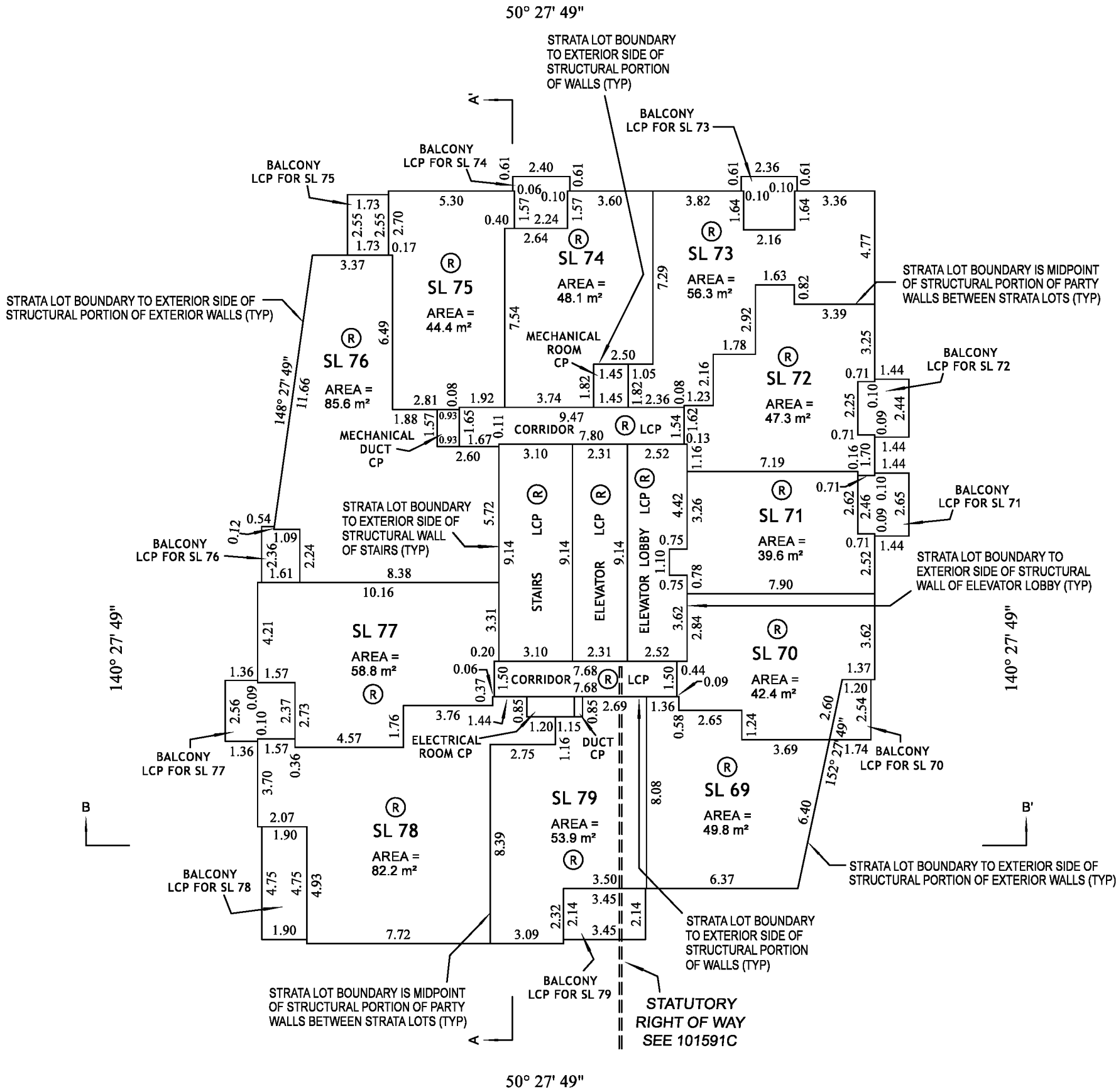


FLOOR PLANS

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WHEN PLOTTED AT A SCALE OF 1: 200

LEVEL 7

SHEET 14 OF 45 SHEETS
STRATA PLAN EPS9855



SHEET 15 OF 45 SHEETS

STRATA PLAN EPS9855

[illegible]

HOBBBS, WINTER & MacDONALD
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FLOOR PLANS

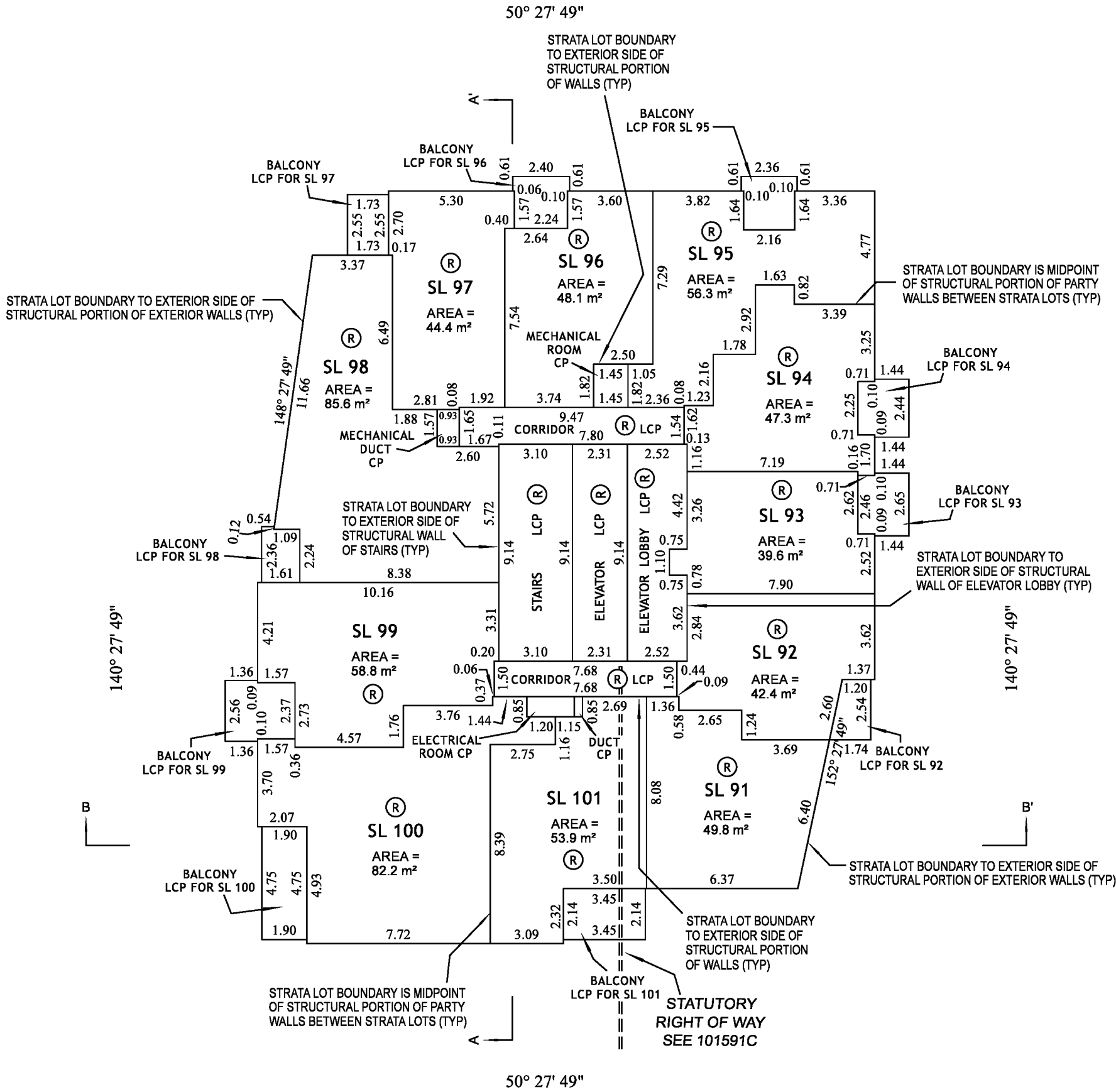
0 1 2 3 4 5 10 15m

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LEVEL 9

SHEET 16 OF 45 SHEETS

STRATA PLAN EPS9855

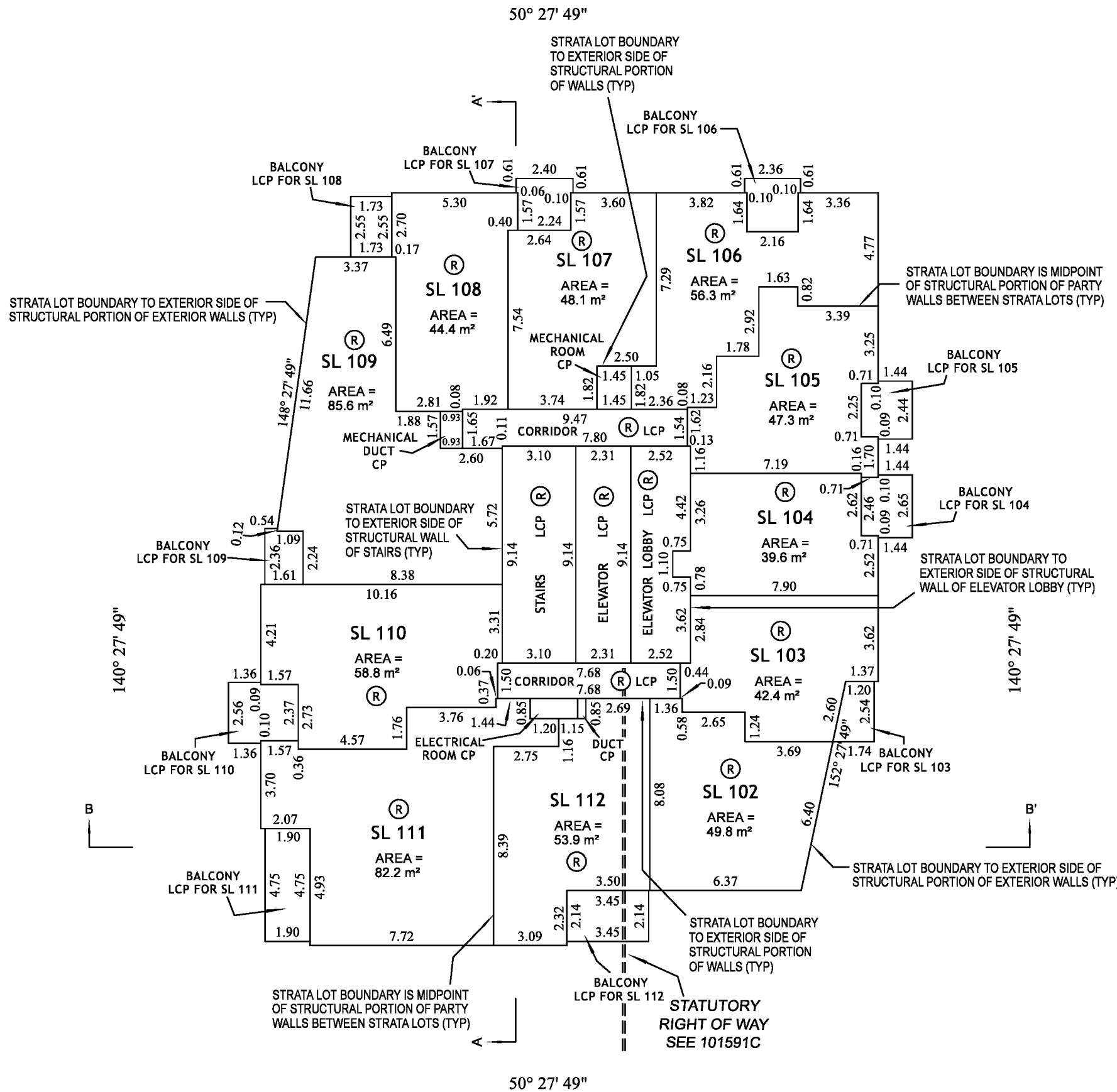


FLOOR PLANS

0 1 2 3 4 5 10 15m
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WHEN PLOTTED AT A SCALE OF 1: 200

LEVEL 10

SHEET 17 OF 45 SHEETS
STRATA PLAN EPS9855



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CROSS SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.

DAN ROBERT MACHON, BCLS (721)
OCTOBER 26TH, 2023

LIMITED COMMON PROPERTY HEIGHT DELIMETER STATEMENT
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S 578-D
M3461-40 NEW WESTMINSTER

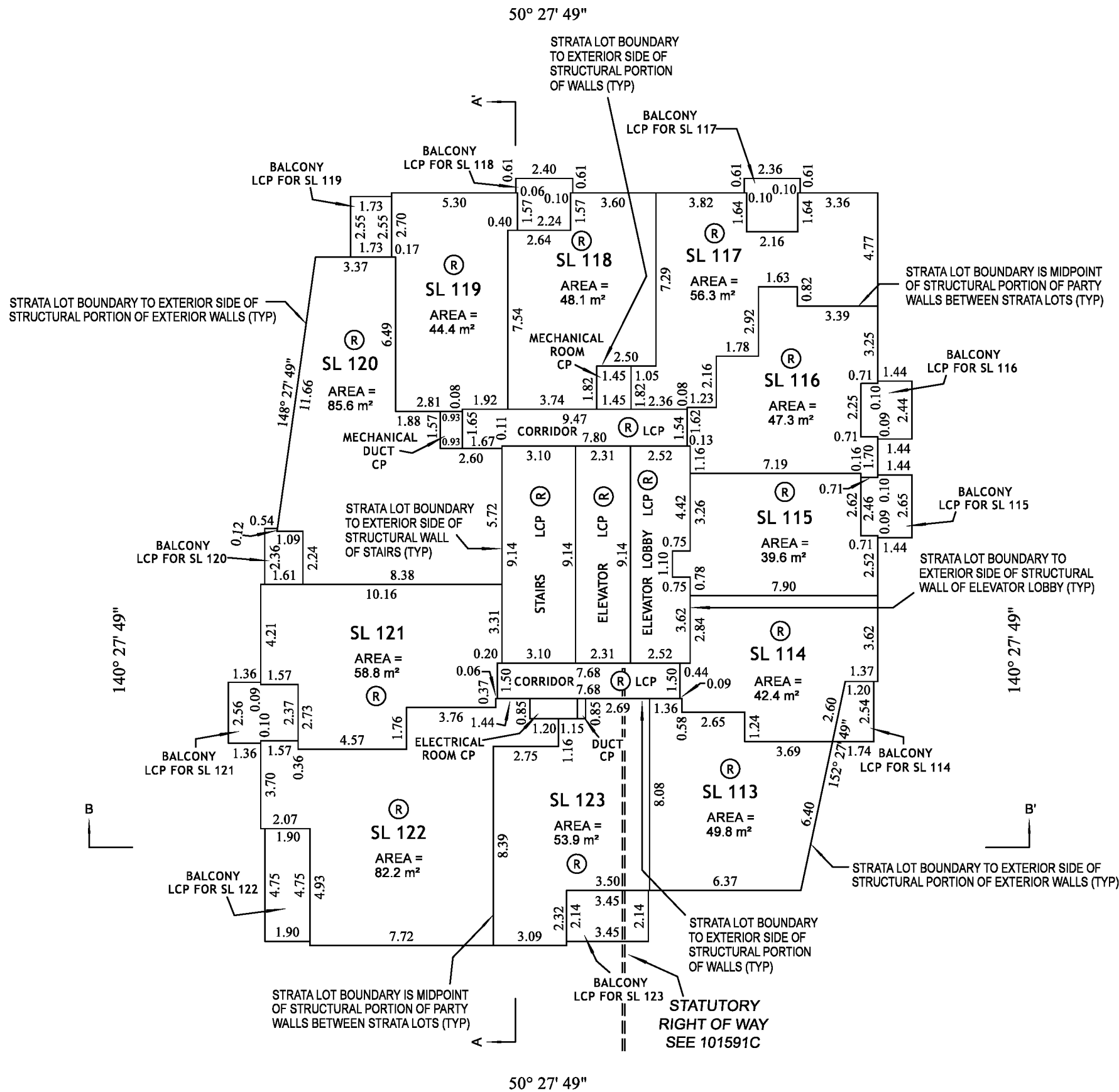
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FLOOR PLANS

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LEVEL 11

SHEET 18 OF 45 SHEETS
STRATA PLAN EPS9855

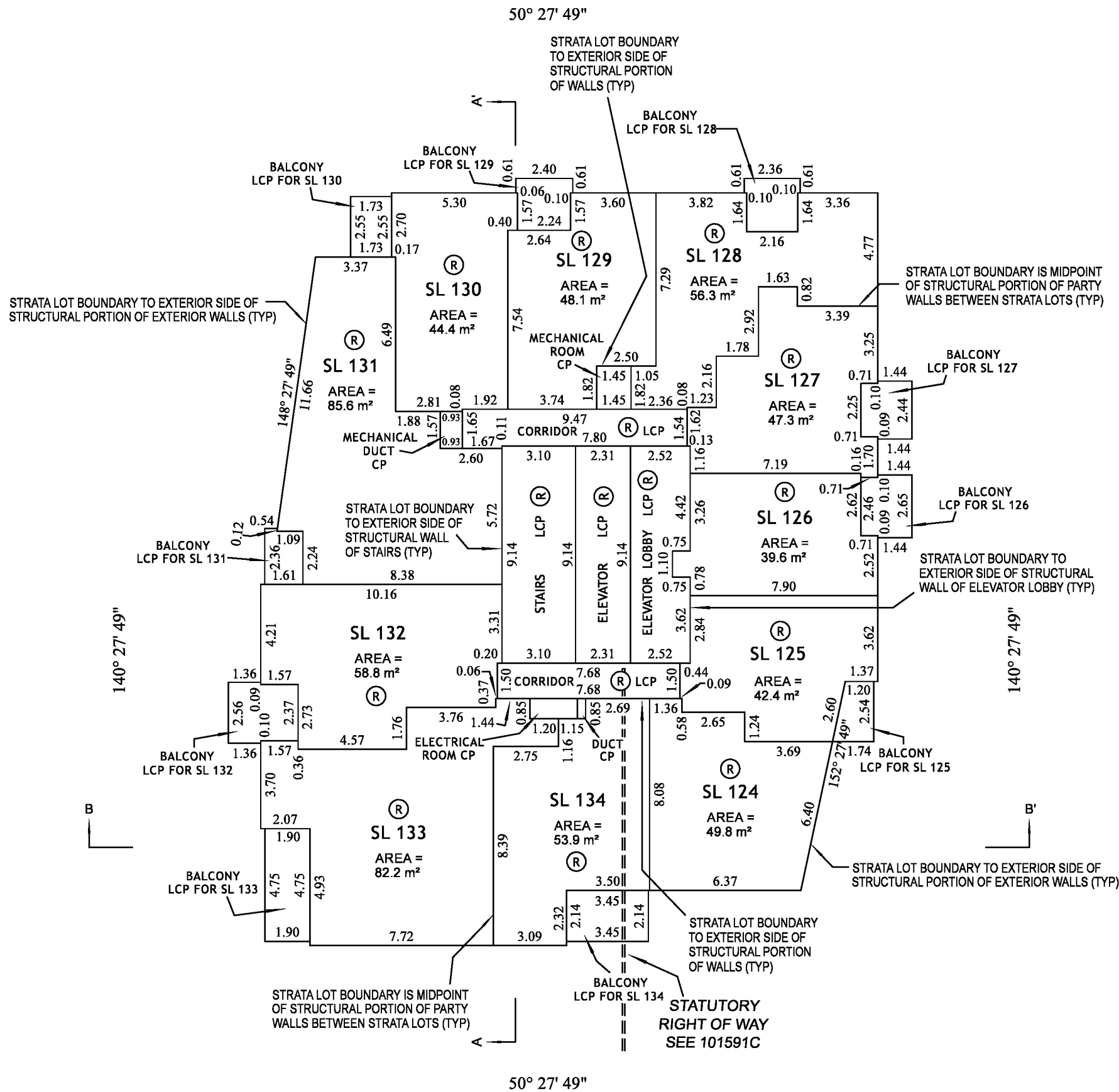


FLOOR PLANS

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LEVEL 12

SHEET 19 OF 45 SHEETS
STRATA PLAN EPS9855

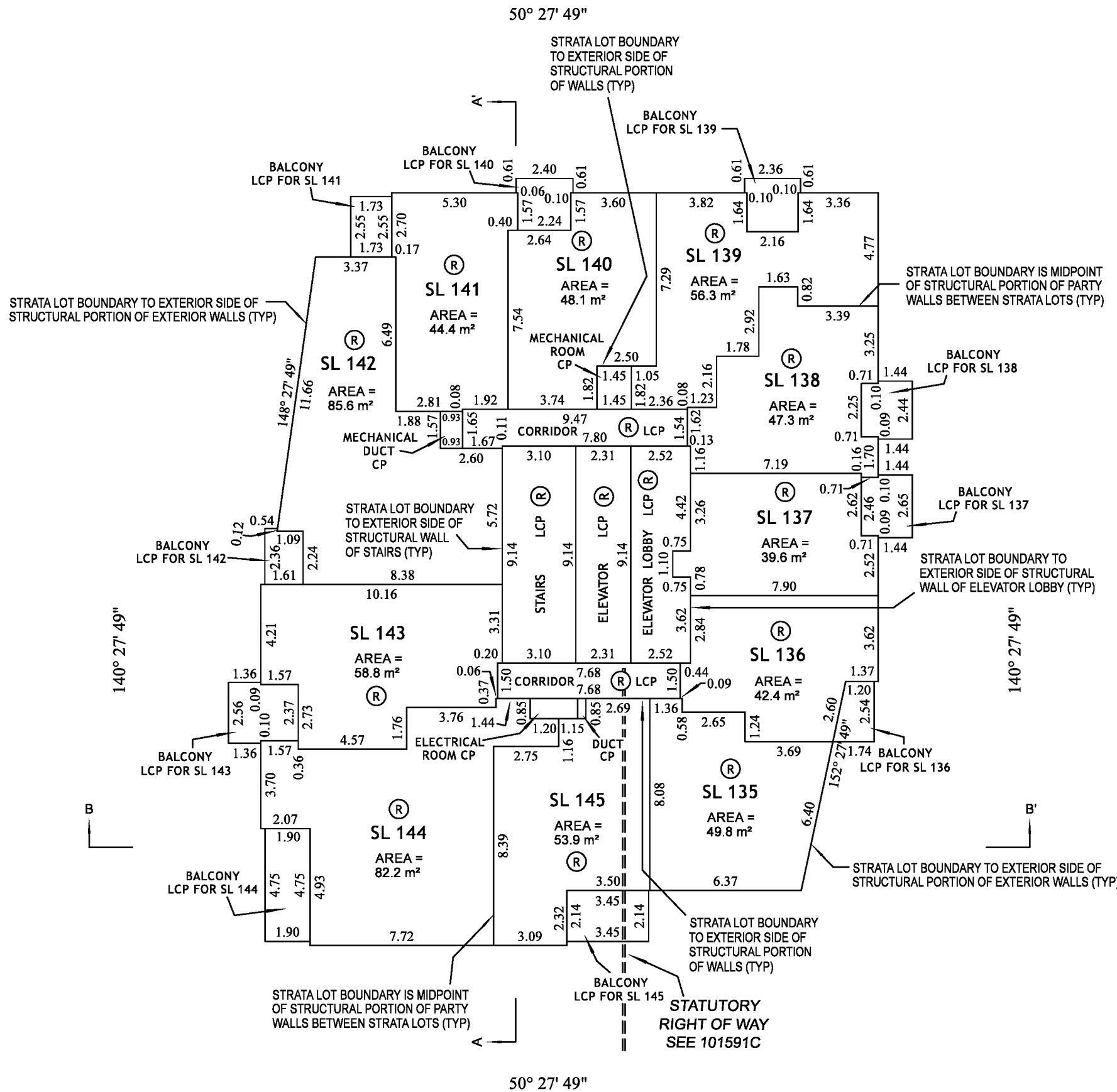


FLOOR PLANS

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LEVEL 13

SHEET 20 OF 45 SHEETS
STRATA PLAN EPS9855

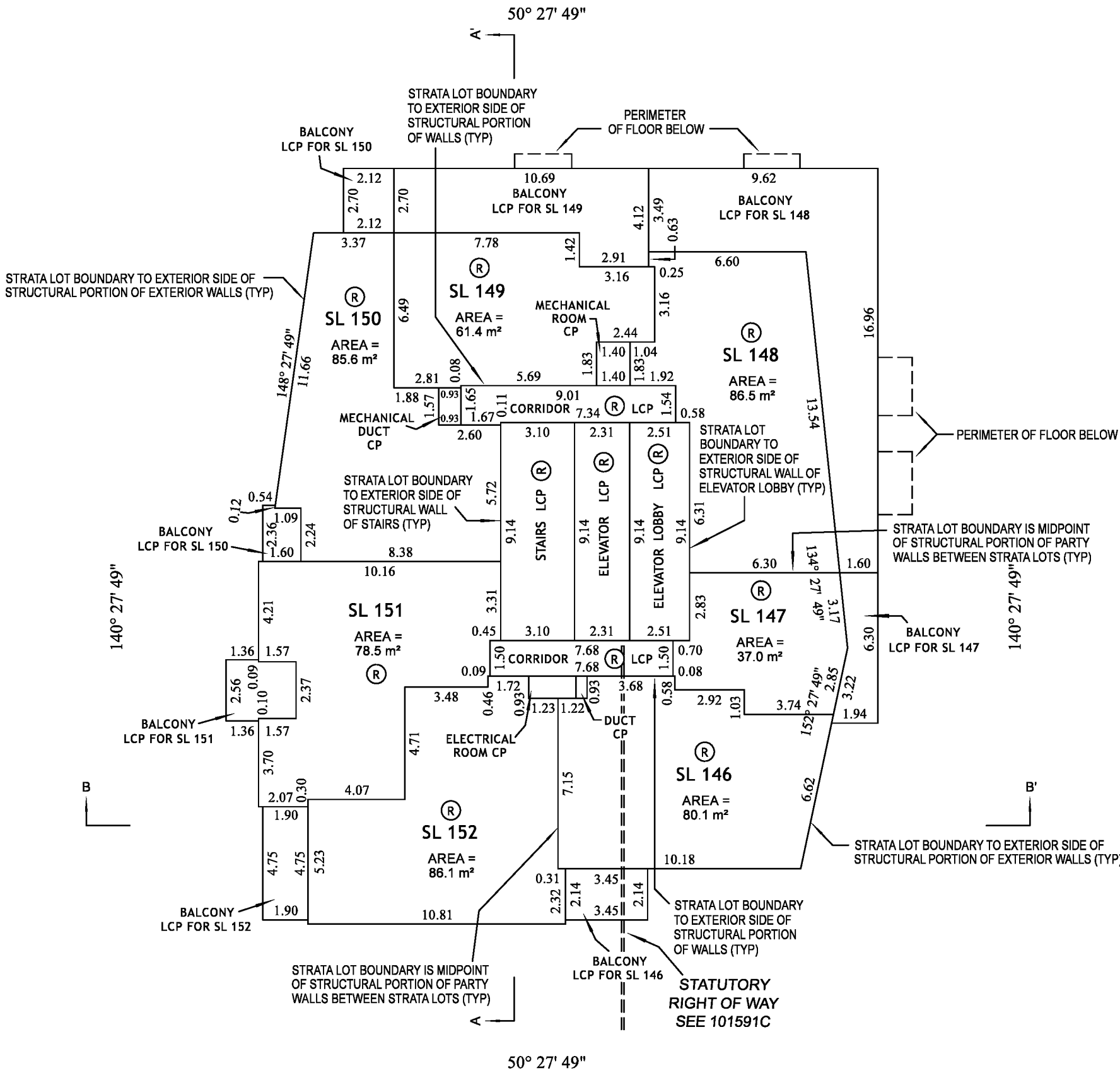


FLOOR PLANS

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LEVEL 14

SHEET 21 OF 45 SHEETS
STRATA PLAN EPS9855

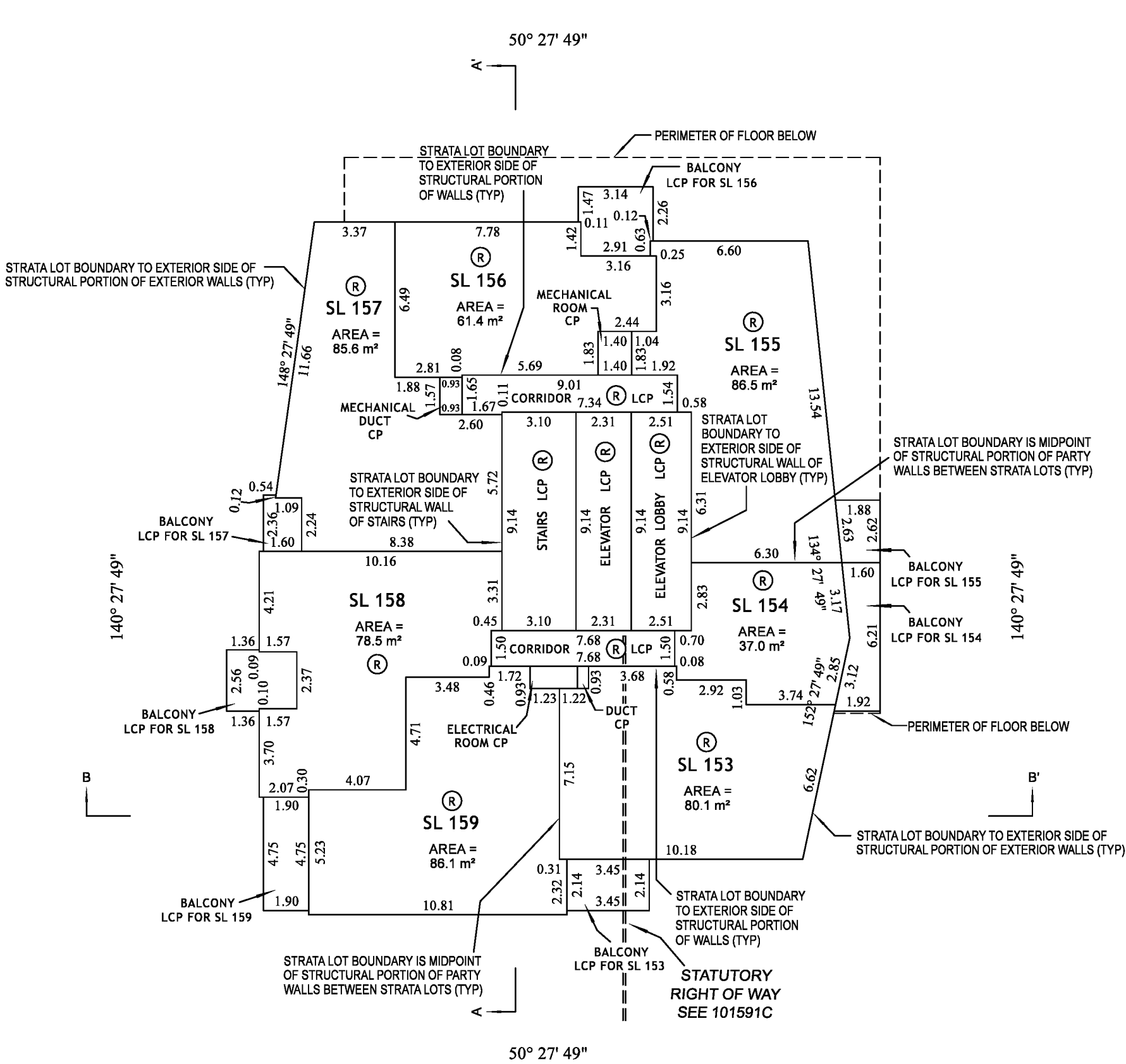


FLOOR PLANS

0 1 2 3 4 5 10 15m
THE INTENDED PLOT SIZE OF THIS PLAN IS
560 mm IN WIDTH BY 432 mm IN HEIGHT (C SIZE)
WHEN PLOTTED AT A SCALE OF 1: 200

LEVEL 15

SHEET 22 OF 45 SHEETS
STRATA PLAN EPS9855

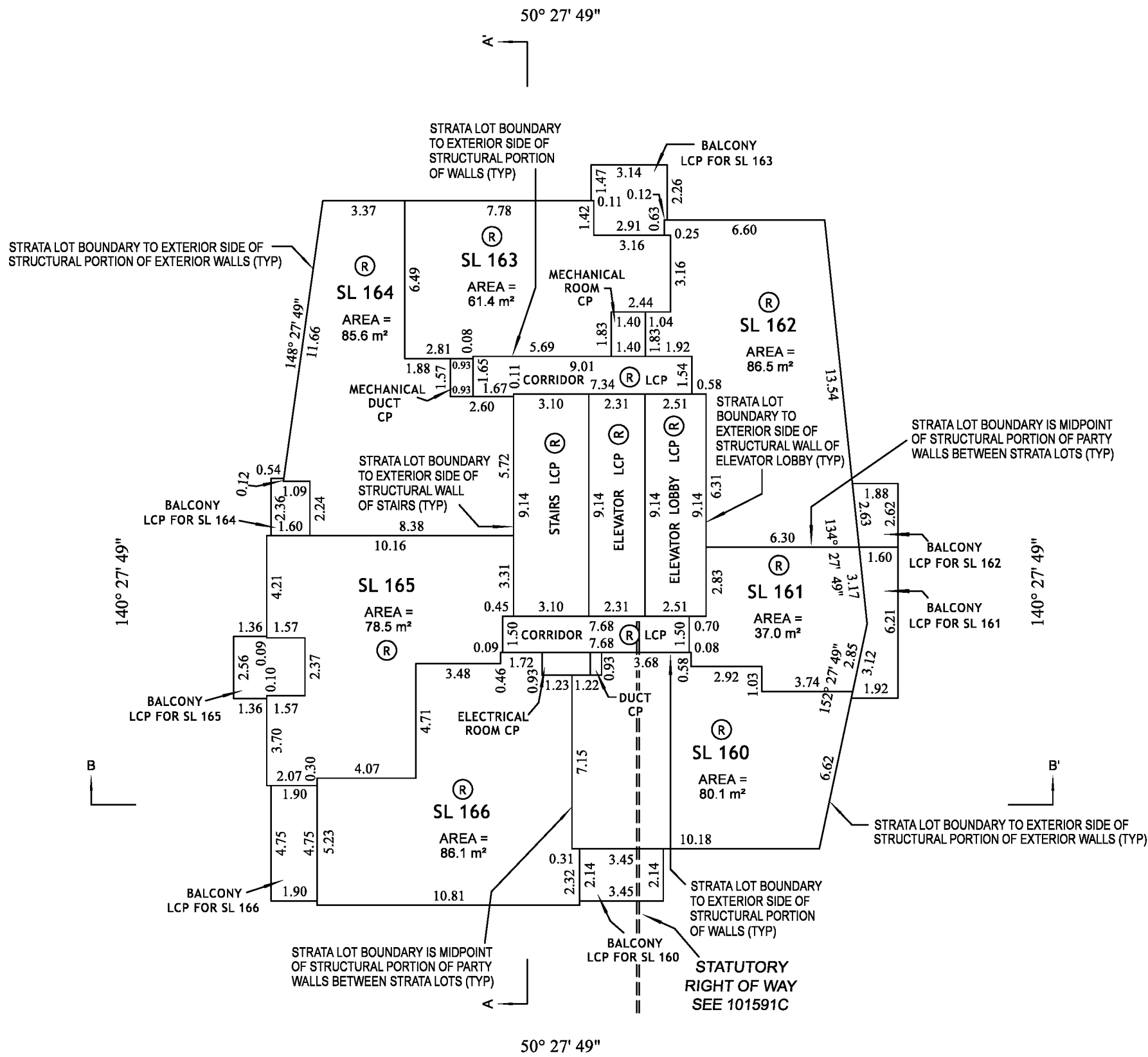


FLOOR PLANS

0 1 2 3 4 5 10 15m
THE INTENDED PLOT SIZE OF THIS PLAN IS
560 mm IN WIDTH BY 432 mm IN HEIGHT (C SIZE)
WHEN PLOTTED AT A SCALE OF 1: 200

LEVEL 16

SHEET 23 OF 45 SHEETS
STRATA PLAN EPS9855



ALL ANGLES DEFLECT BY MULTIPLES OF 90° DEGREES
UNLESS OTHERWISE INDICATED.

THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE MIDPOINT OF THE STRUCTURAL
PORTION OF PARTY WALLS, FLOORS, CEILINGS BETWEEN STRATA LOTS.

THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE EXTERIOR PORTION OF THE
EXTERIOR STRUCTURAL WALLS WHERE A STRATA LOT ABUTS COMMON PROPERTY.

CROSS SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.

DAN ROBERT MACHON, BCLS (721)
OCTOBER 26TH, 2023

LIMITED COMMON PROPERTY HEIGHT DELIMITER STATEMENT
ALL LCP PATIO, DECK AND BALCONY AREAS ARE DEFINED AS TO HEIGHT BY THE CENTERLINE OF THE
FLOOR/CEILING ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR/CEILING ABOVE,
BY A HEIGHT OF 3 METRES ABOVE THE CEILING BELOW THE LCP AREA.

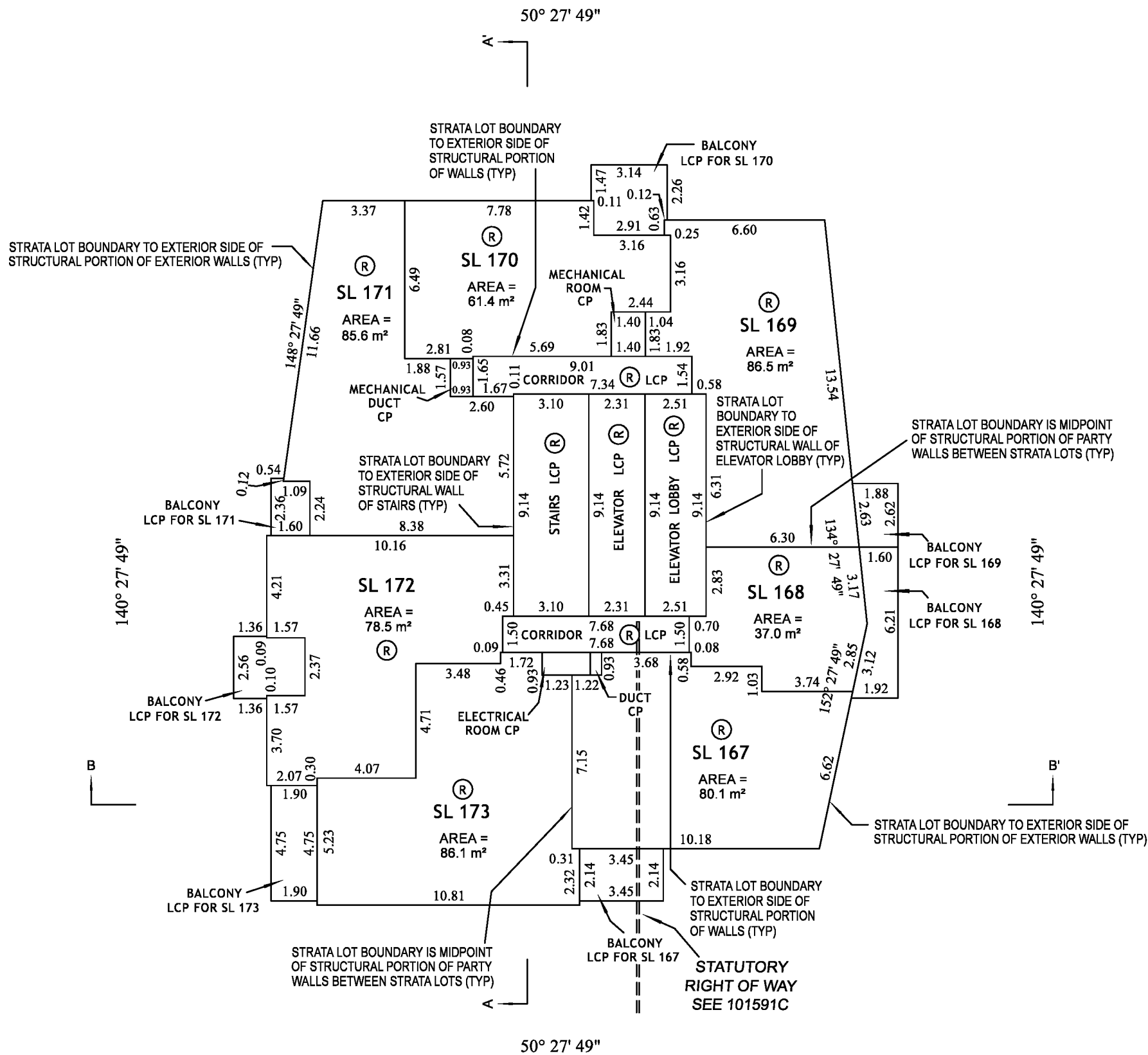
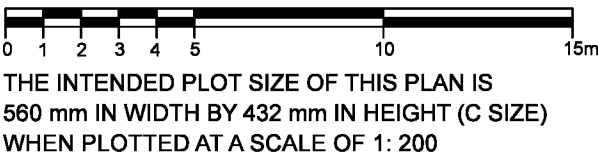
S 578-D
M3461-40 NEW WESTMINSTER

HOBBS, WINTER & MacDONALD
B.C. LAND SURVEYORS
113-828 HARBOURSIDE DRIVE,
NORTH VANCOUVER, B.C., V7P 3R9
TEL 604-986-1371 FAX 604-986-5204
EMAIL: admin@hwm surveys.com

LEVEL 17

SHEET 24 OF 45 SHEETS

STRATA PLAN EPS9855



ALL ANGLES DEFLECT BY MULTIPLES OF 90° DEGREES
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DAN ROBERT MACHON, BCLS (721)
OCTOBER 26TH, 2023

LIMITED COMMON PROPERTY HEIGHT DELIMETER STATEMENT

ALL LCP PATIO, DECK AND BALCONY AREAS ARE DEFINED AS TO HEIGHT BY THE CENTERLINE OF THE FLOOR/CEILING ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR/CEILING ABOVE, BY A HEIGHT OF 3 METRES ABOVE THE CEILING BELOW THE LCP AREA.

M3461-40 S 578-D
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SHEET 25 OF 45 SHEETS

STRATA PLAN EPS9855

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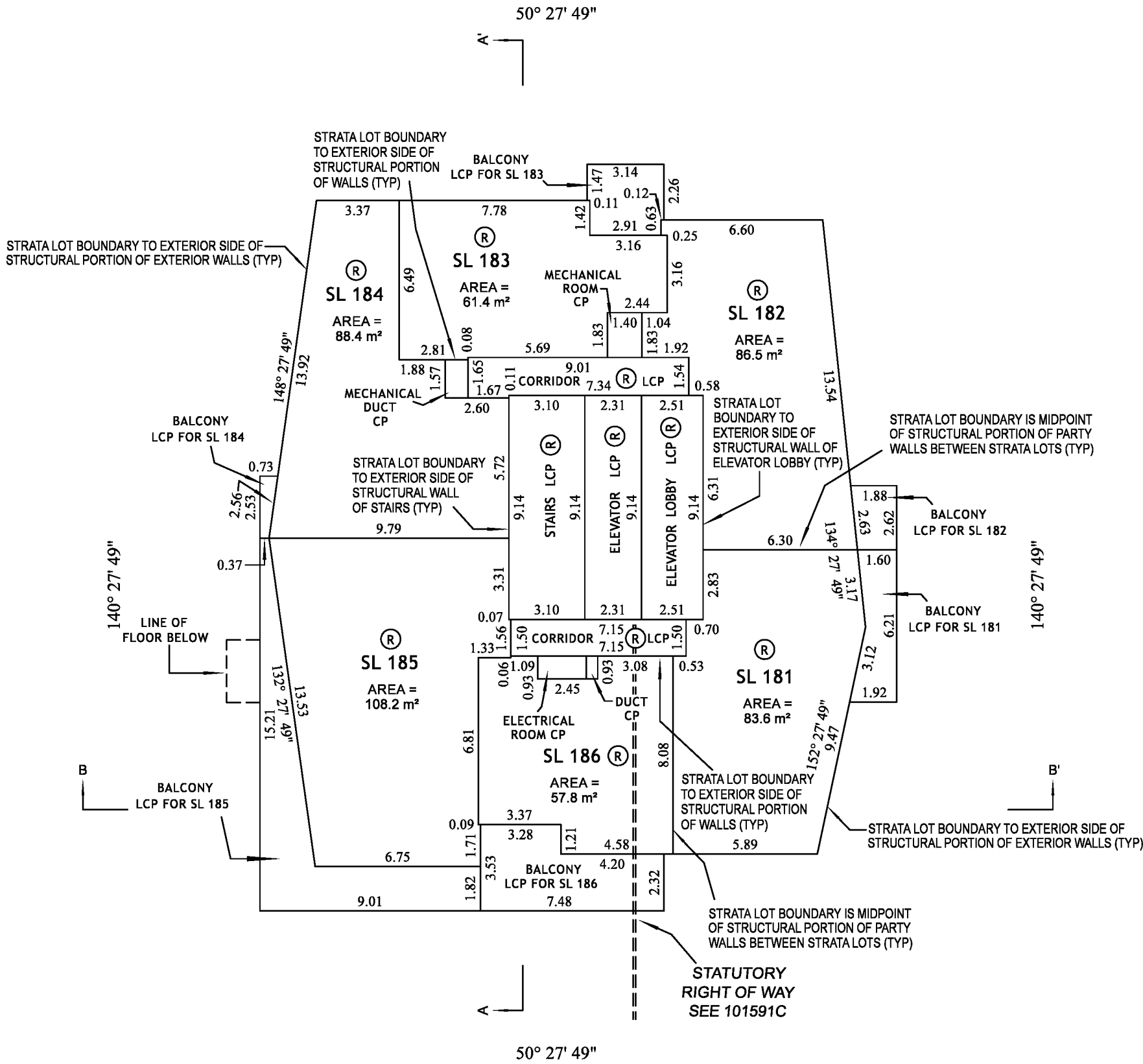
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FLOOR PLANS

0 1 2 3 4 5 10 15m
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LEVEL 19

SHEET 26 OF 45 SHEETS
STRATA PLAN EPS9855



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DAN ROBERT MACHON, BCLS (721)
OCTOBER 26TH, 2023

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M3461-40 NEW WESTMINSTER

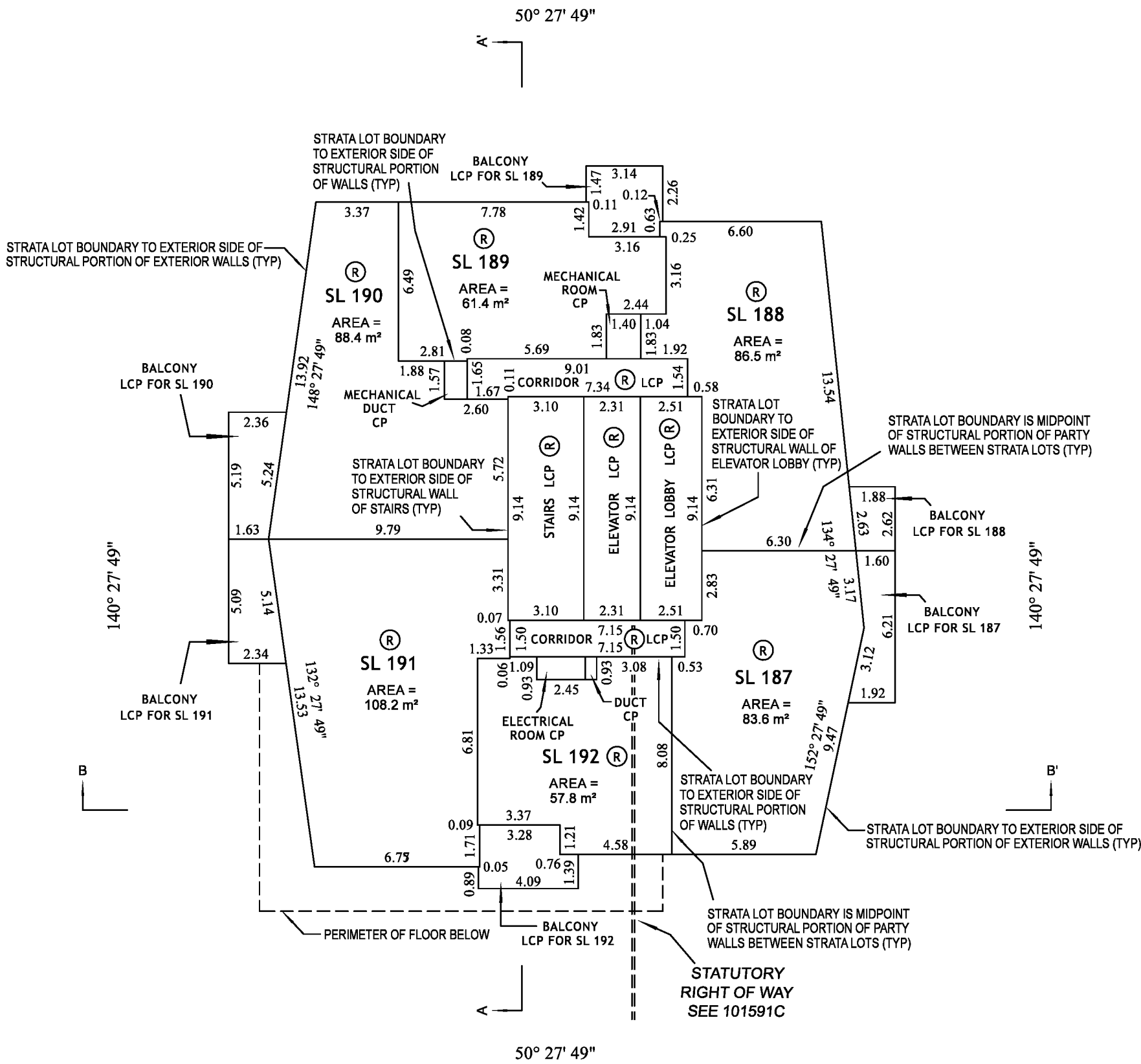
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LEVEL 20

SHEET 27 OF 45 SHEETS
STRATA PLAN EPS9855



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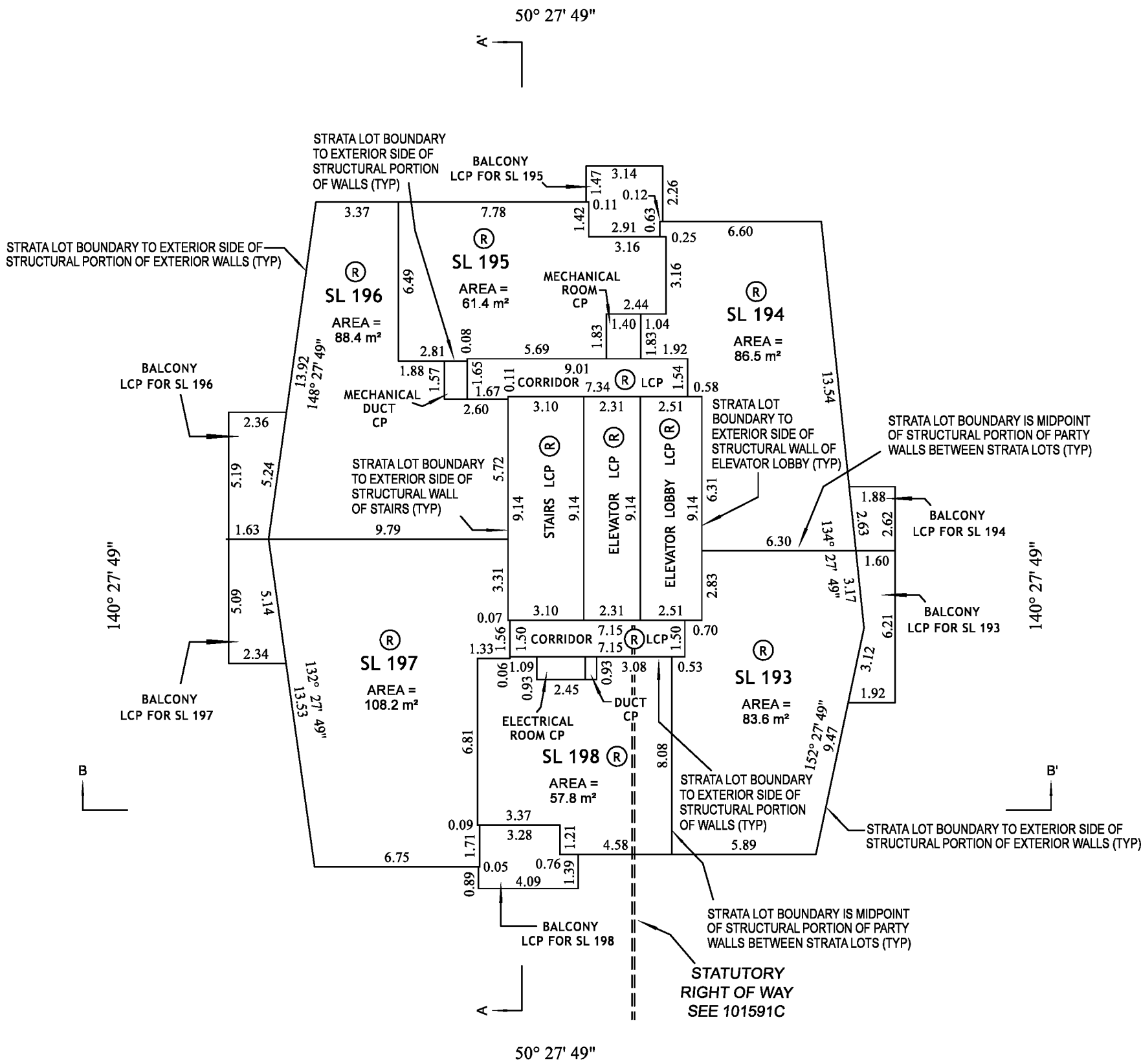
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LEVEL 21

SHEET 28 OF 45 SHEETS
STRATA PLAN EPS9855



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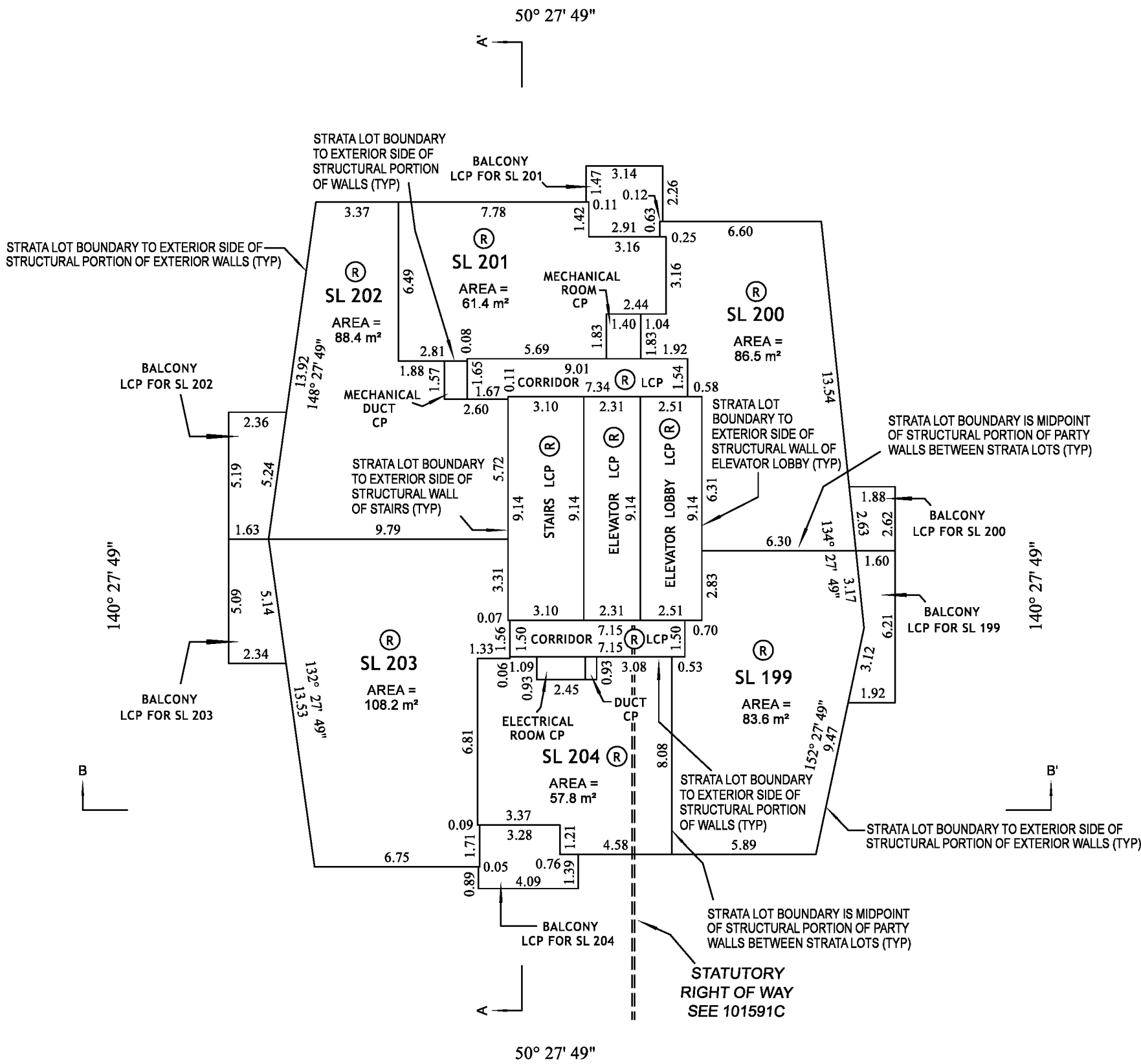
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LEVEL 22

SHEET 29 OF 45 SHEETS
STRATA PLAN EPS9855



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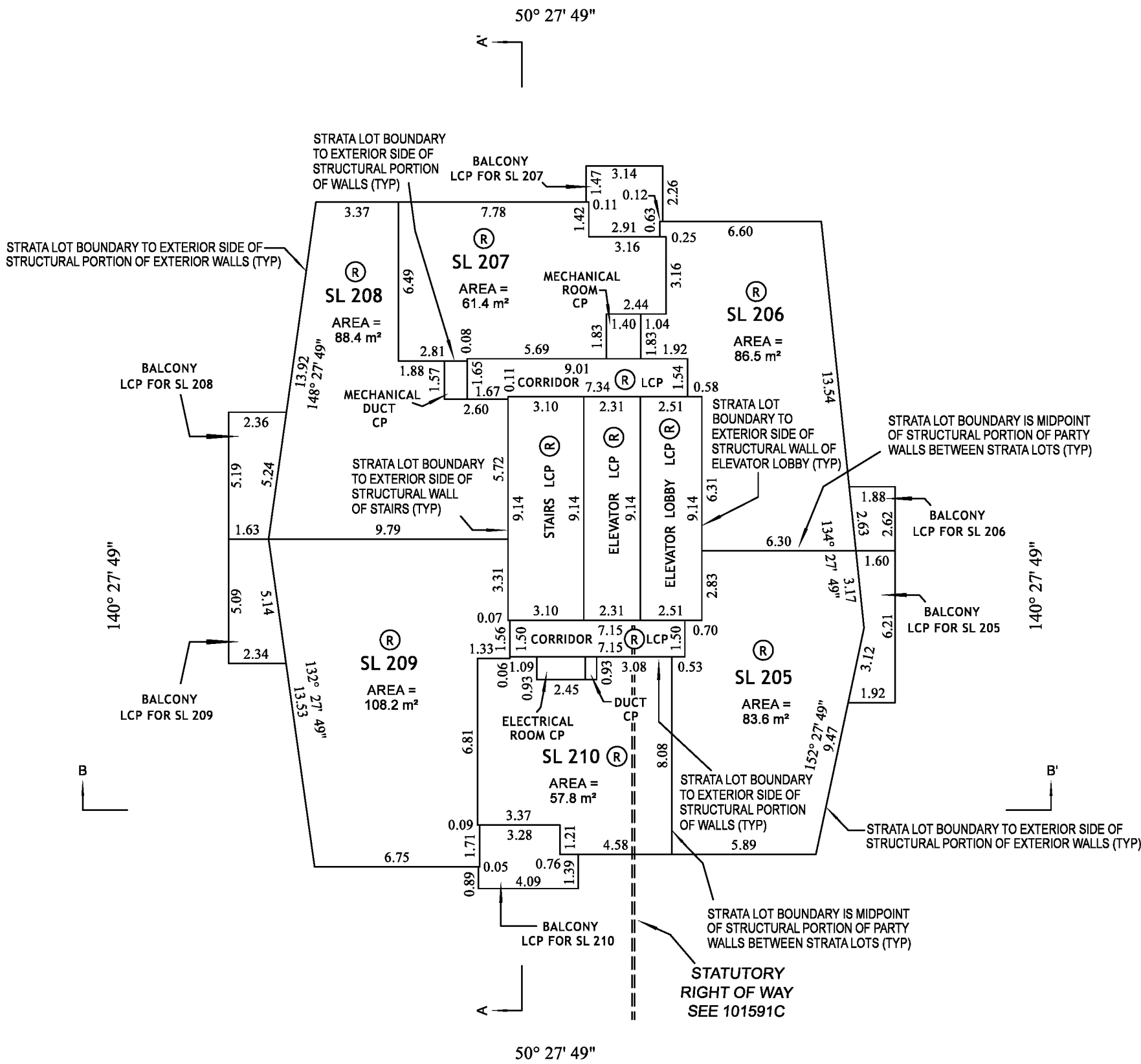
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LEVEL 23

SHEET 30 OF 45 SHEETS
STRATA PLAN EPS9855

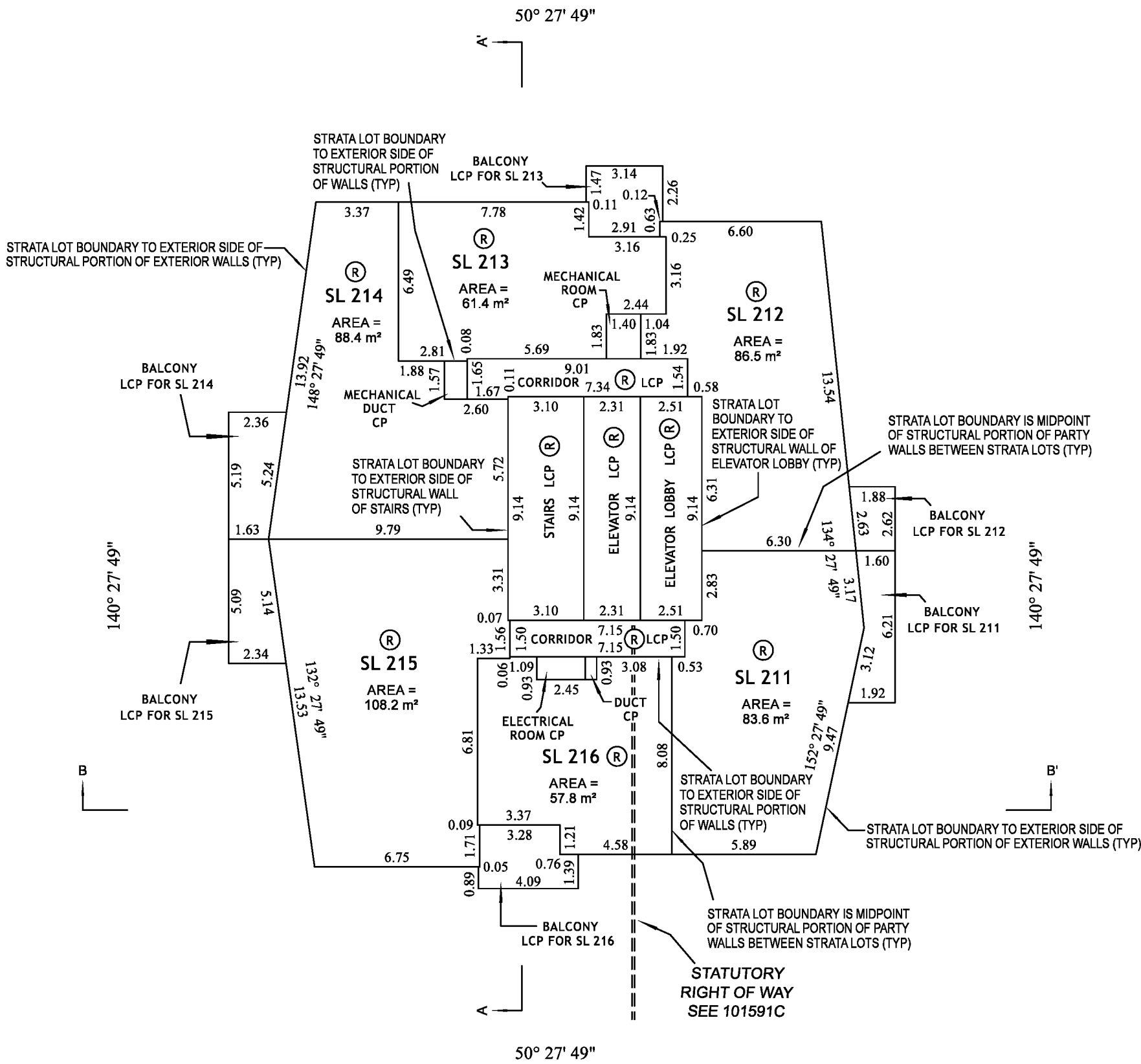


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LEVEL 24

SHEET 31 OF 45 SHEETS
STRATA PLAN EPS9855

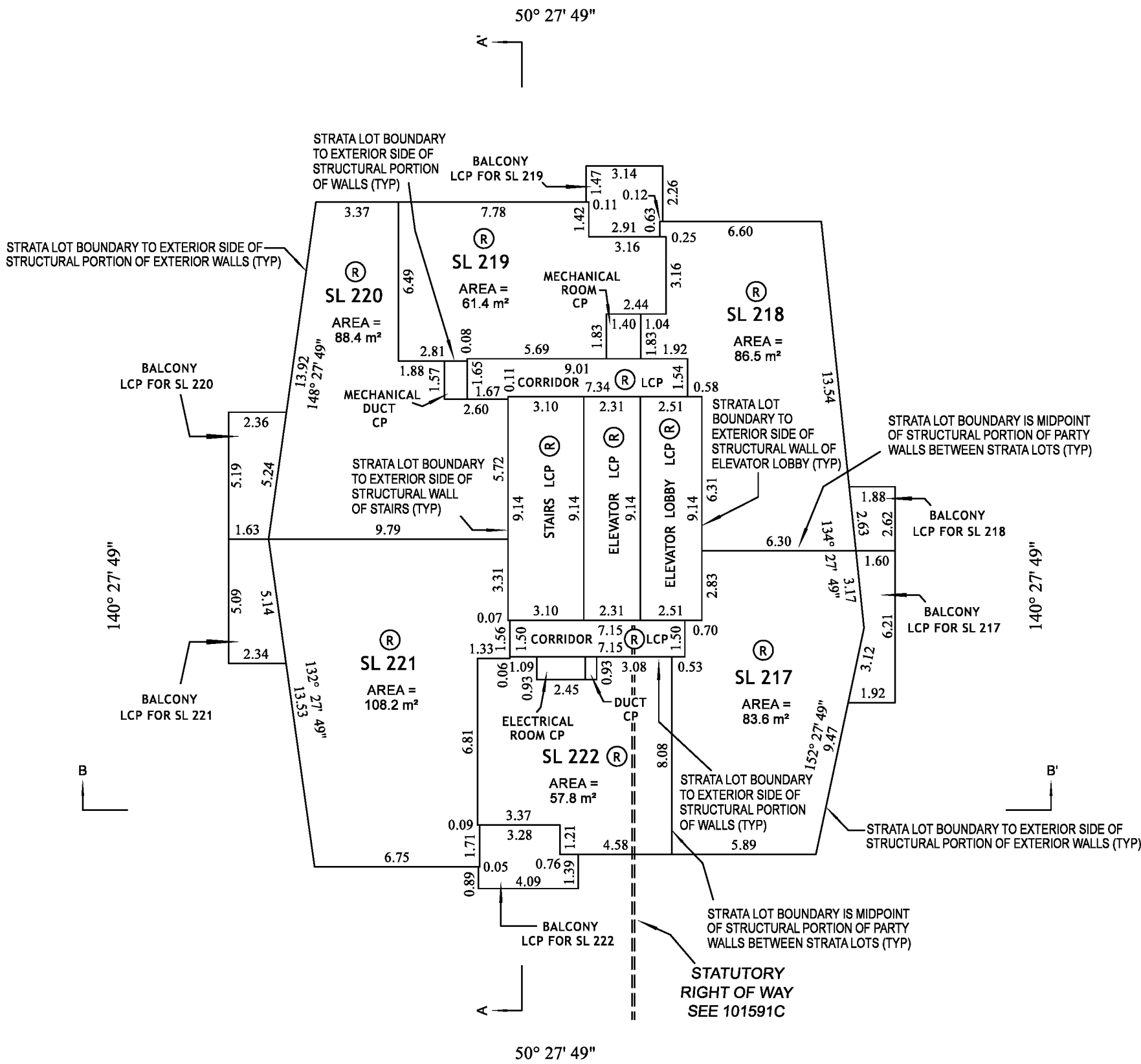


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LEVEL 25

SHEET 32 OF 45 SHEETS
STRATA PLAN EPS9855



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S 578-D
M3461-40 NEW WESTMINSTER

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SHEET 33 OF 45 SHEETS

STRATA PLAN EPS9855

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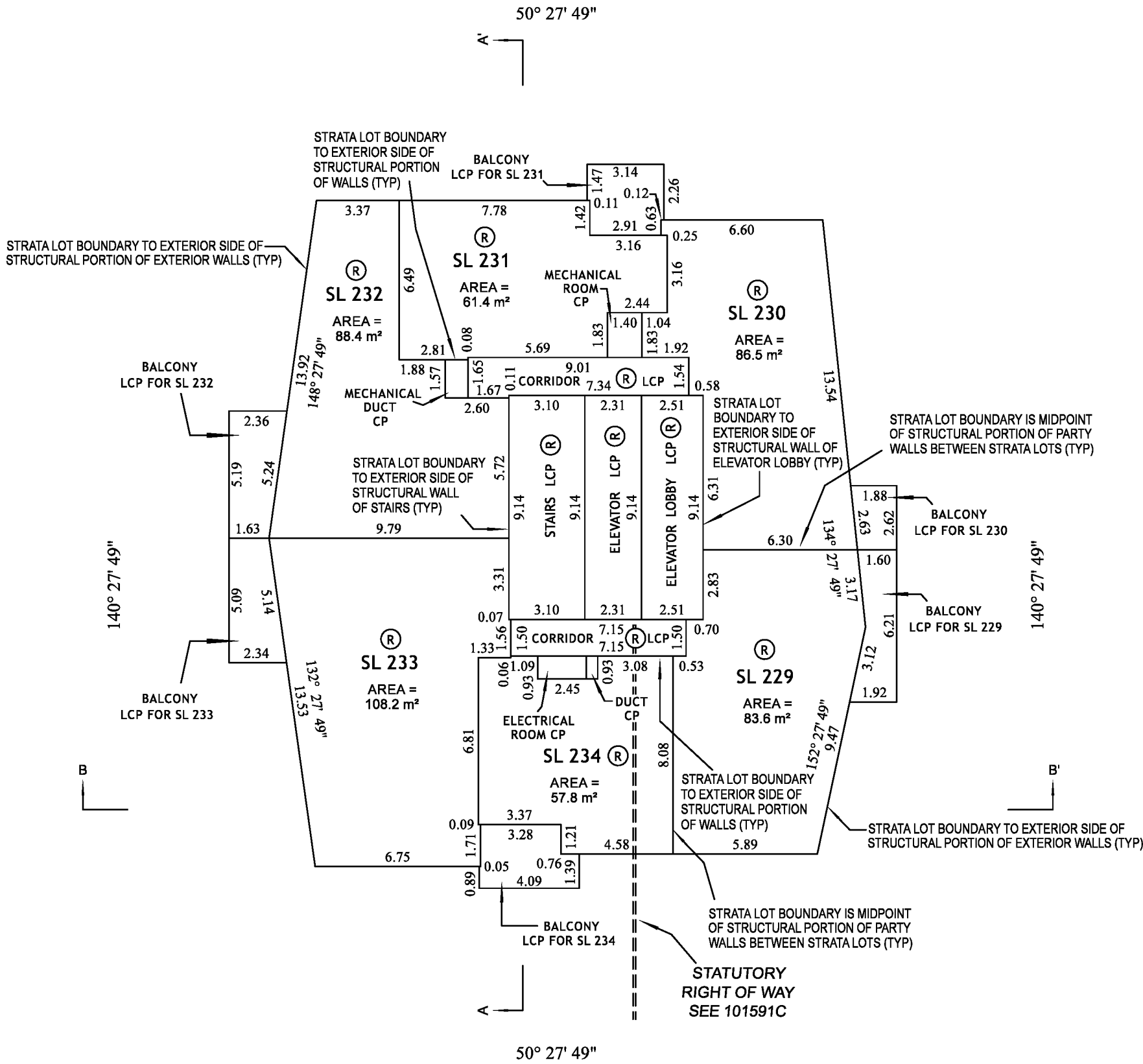
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FLOOR PLANS

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LEVEL 27

SHEET 34 OF 45 SHEETS
STRATA PLAN EPS9855



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S 578-D
M3461-40 NEW WESTMINSTER

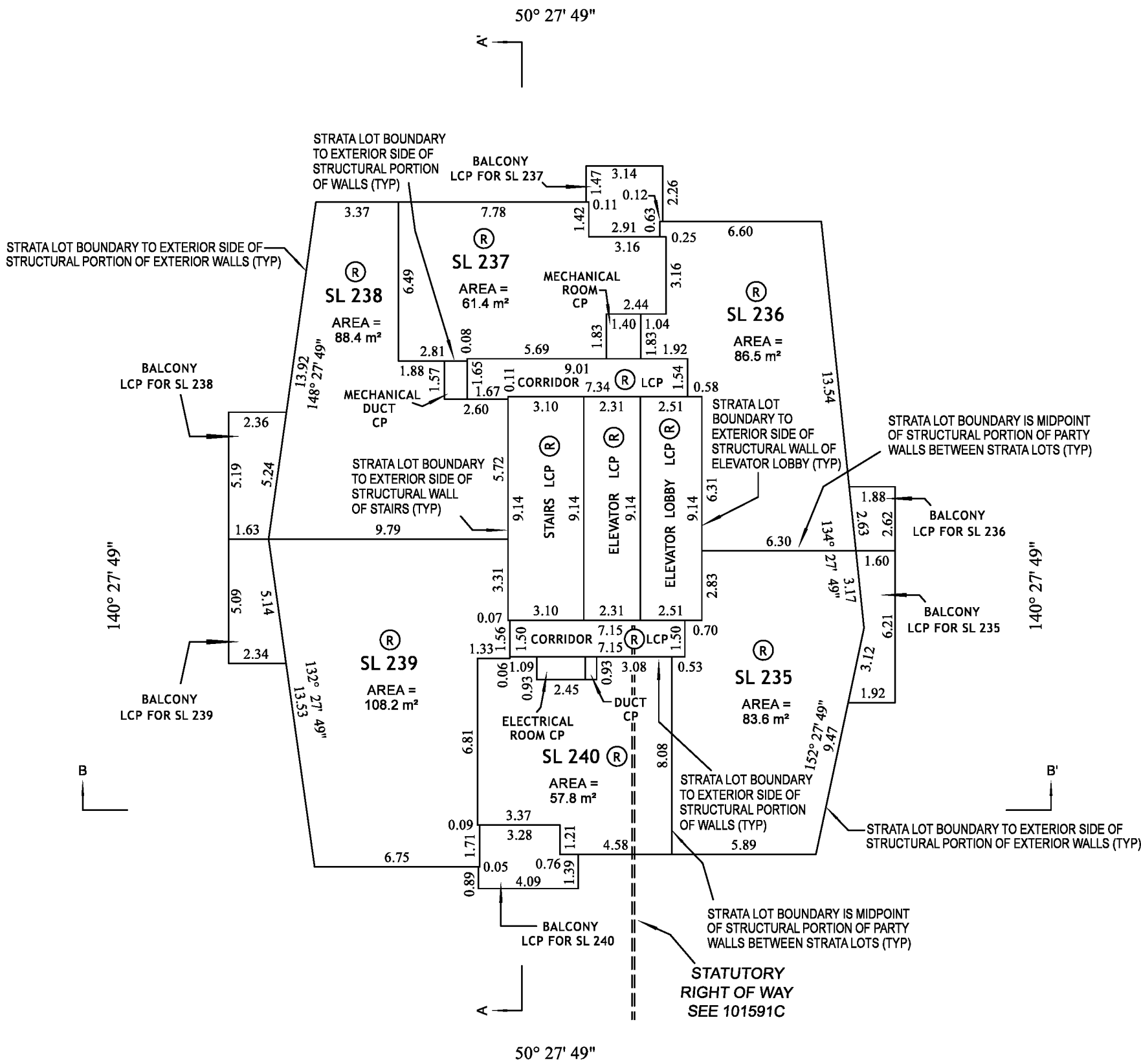
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FLOOR PLANS

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LEVEL 28

SHEET 35 OF 45 SHEETS
STRATA PLAN EPS9855

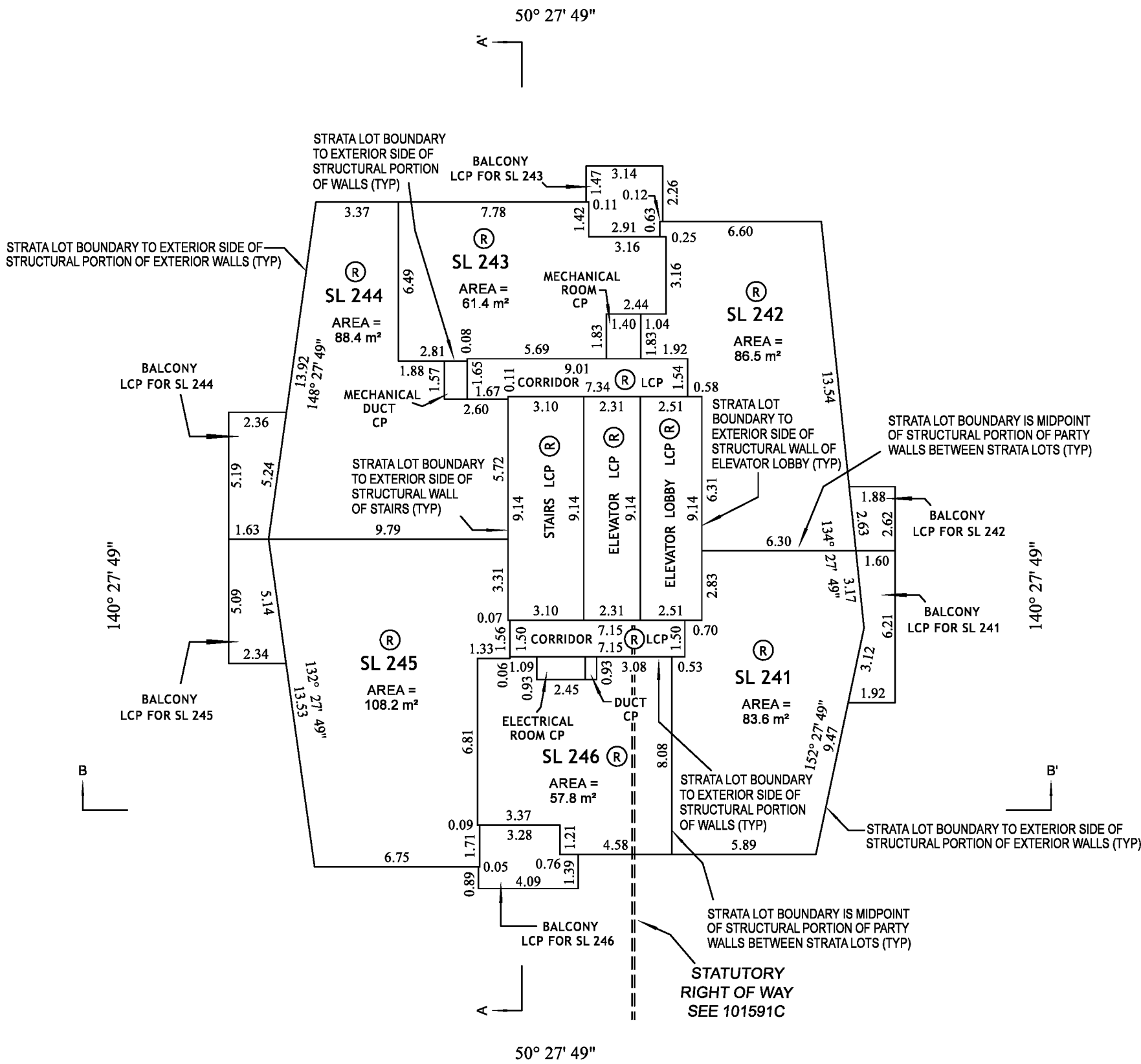


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LEVEL 29

SHEET 36 OF 45 SHEETS
STRATA PLAN EPS9855

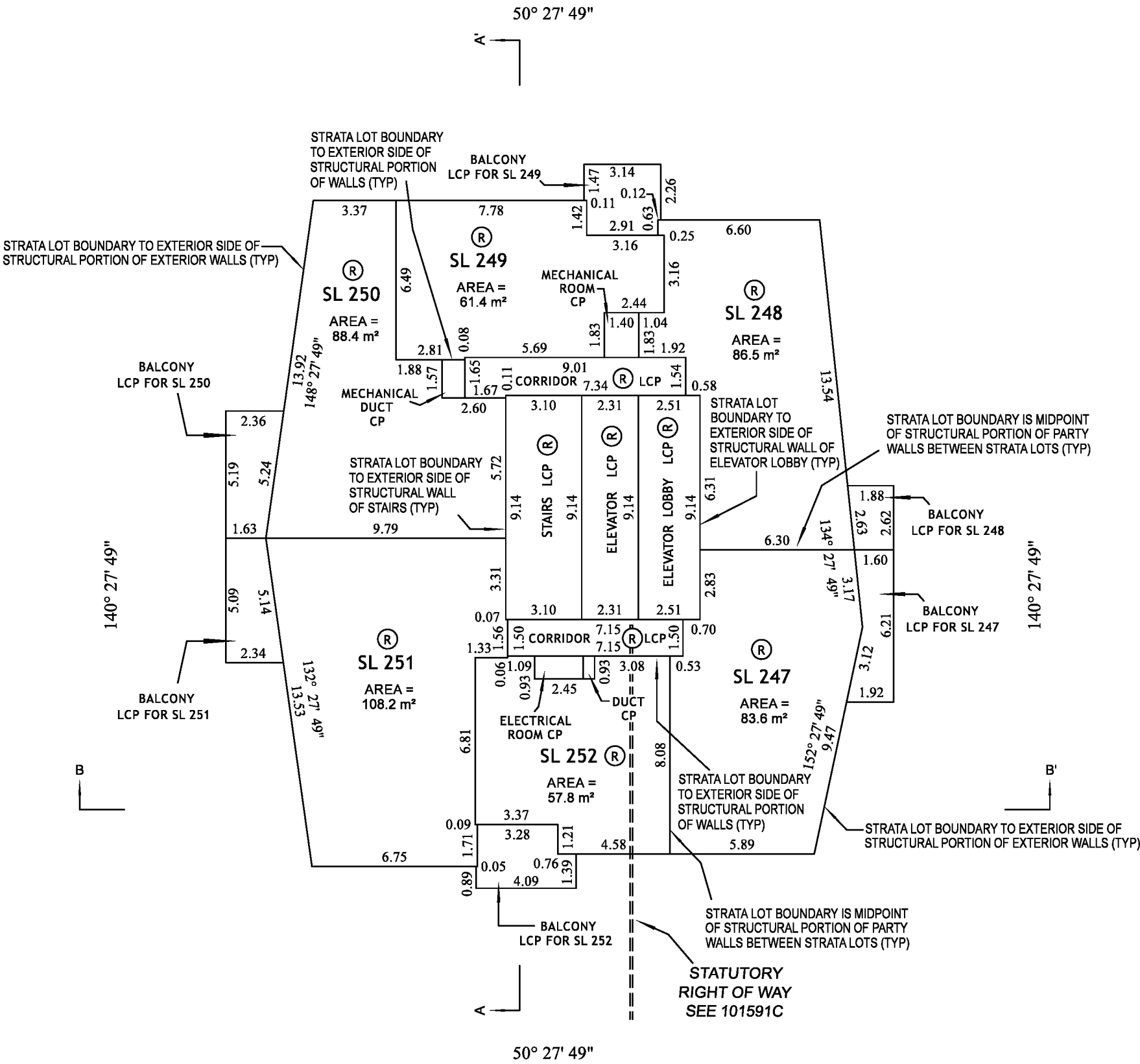
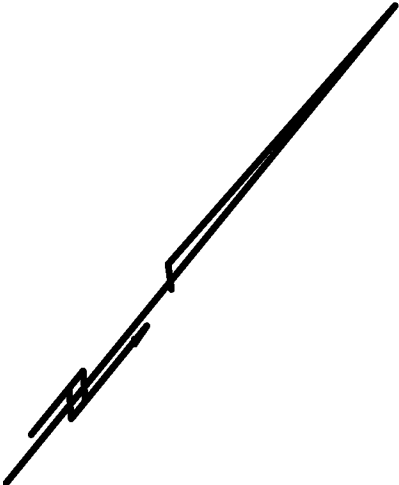


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LEVEL 30

SHEET 37 OF 45 SHEETS
STRATA PLAN EPS9855



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CROSS SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.

DAN ROBERT MACHON, BCLS (721)
OCTOBER 26TH, 2023

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M3461-40 NEW WESTMINSTER

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SHEET 38 OF 45 SHEETS

STRATA PLAN EPS9855

50° 27' 49"

140° 27' 49"

140° 27' 49"

50° 27' 49"

STRATA LOT BOUNDARY TO EXTERIOR SIDE OF STRUCTURAL PORTION OF WALLS (TYP)

BALCONY LCP FOR SL 255

SL 255
AREA = 61.4 m²

MECHANICAL ROOM CP

SL 254
AREA = 86.5 m²

STRATA LOT BOUNDARY TO EXTERIOR SIDE OF STRUCTURAL WALL OF STAIRS (TYP)

MECHANICAL DUCT CP

STAIRS LCP

ELEVATOR LCP

ELEVATOR LOBBY LCP

STRATA LOT BOUNDARY IS MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS BETWEEN STRATA LOTS (TYP)

BALCONY LCP FOR SL 254

BALCONY LCP FOR SL 253

SL 257
AREA = 108.2 m²

SL 253
AREA = 83.6 m²

SL 258
AREA = 57.8 m²

ELECTRICAL ROOM CP

DUCT CP

STRATA LOT BOUNDARY TO EXTERIOR SIDE OF STRUCTURAL PORTION OF WALLS (TYP)

STRATA LOT BOUNDARY IS MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS BETWEEN STRATA LOTS (TYP)

STATUTORY RIGHT OF WAY
SEE 101591C

BALCONY LCP FOR SL 256

BALCONY LCP FOR SL 257

BALCONY LCP FOR SL 258

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SHEET 39 OF 45 SHEETS

STRATA PLAN EPS9855

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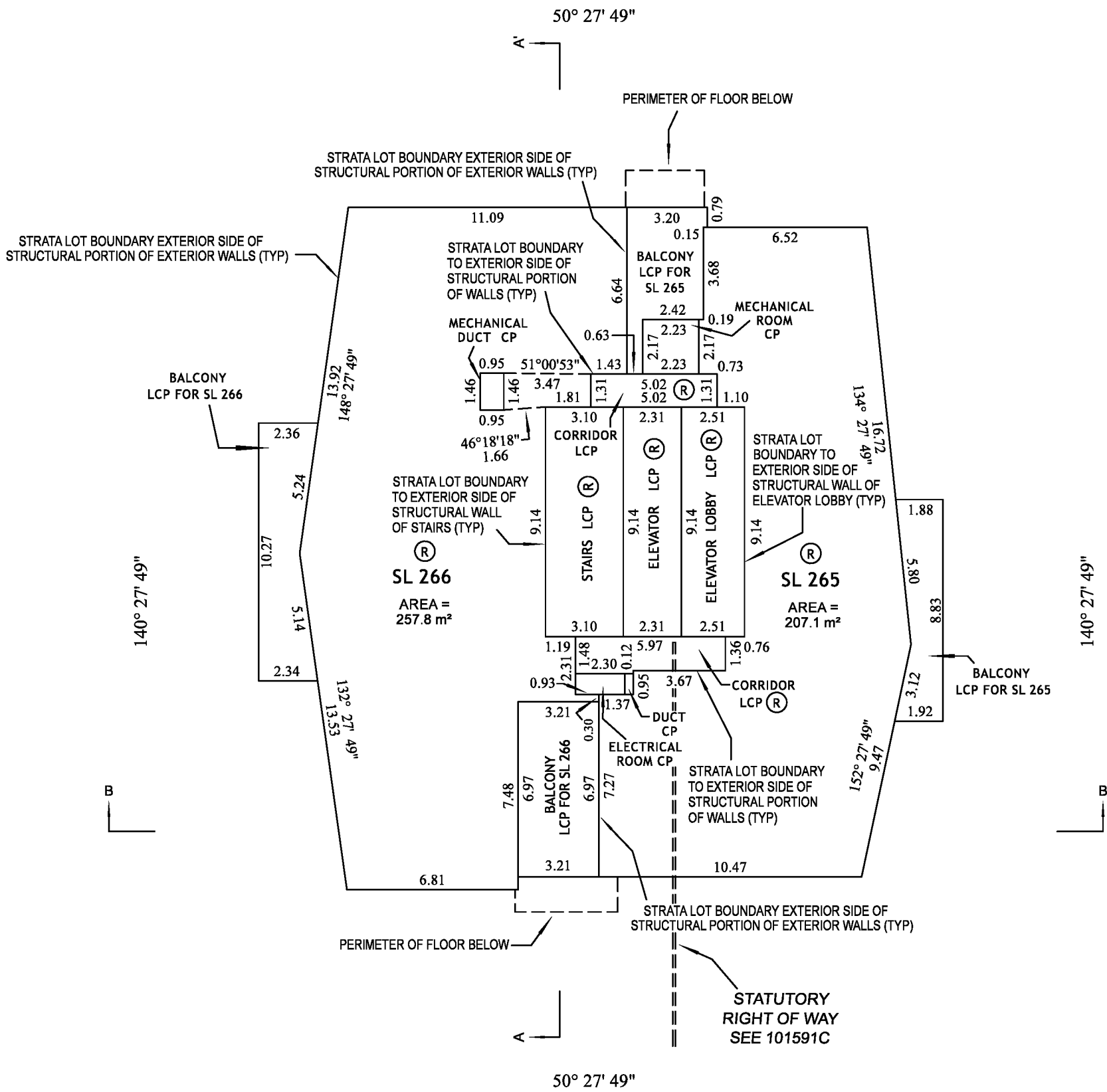
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LEVEL 33

SHEET 40 OF 45 SHEETS
STRATA PLAN EPS9855

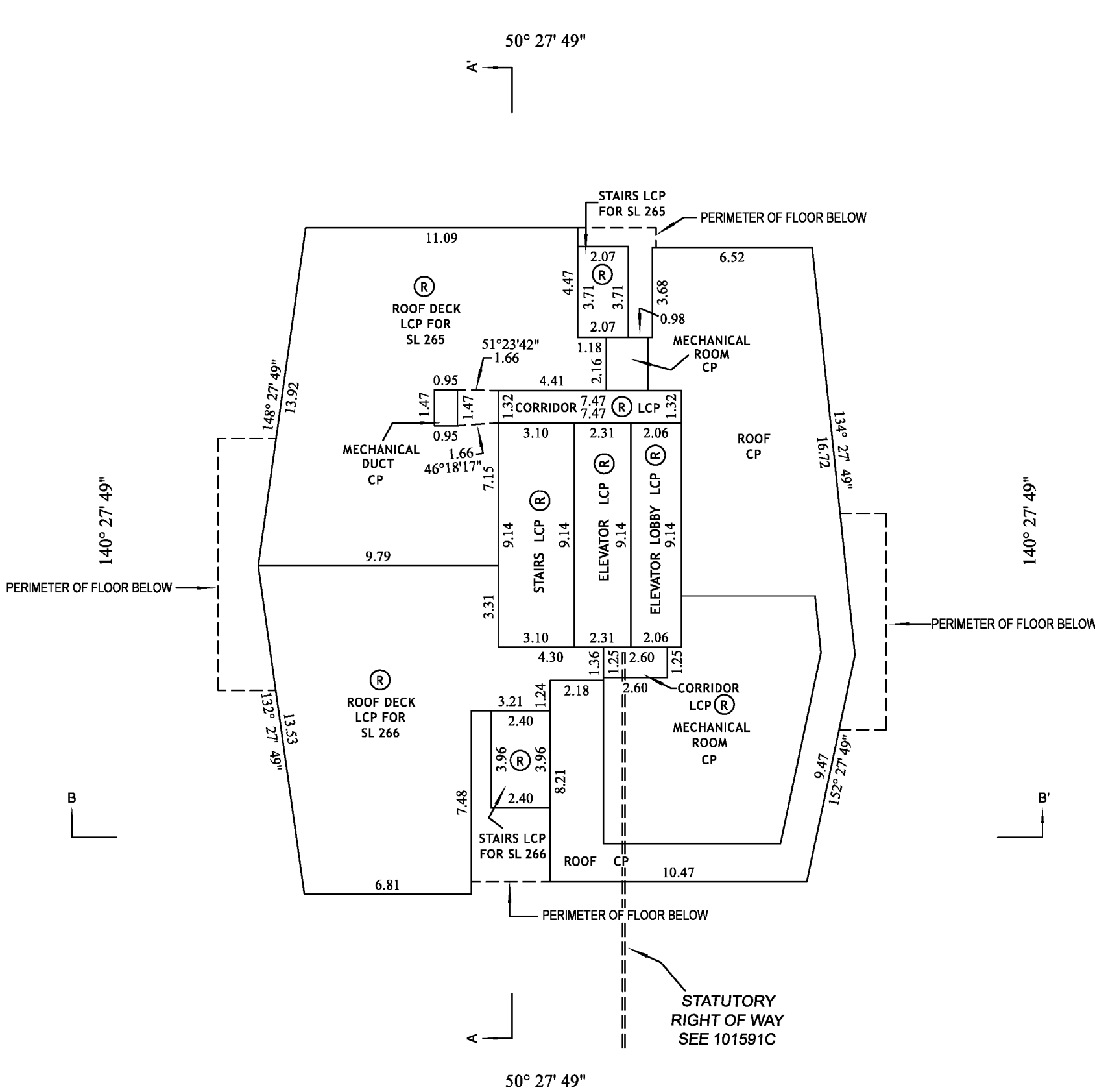


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LEVEL 34

SHEET 41 OF 45 SHEETS
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OCTOBER 26TH, 2023

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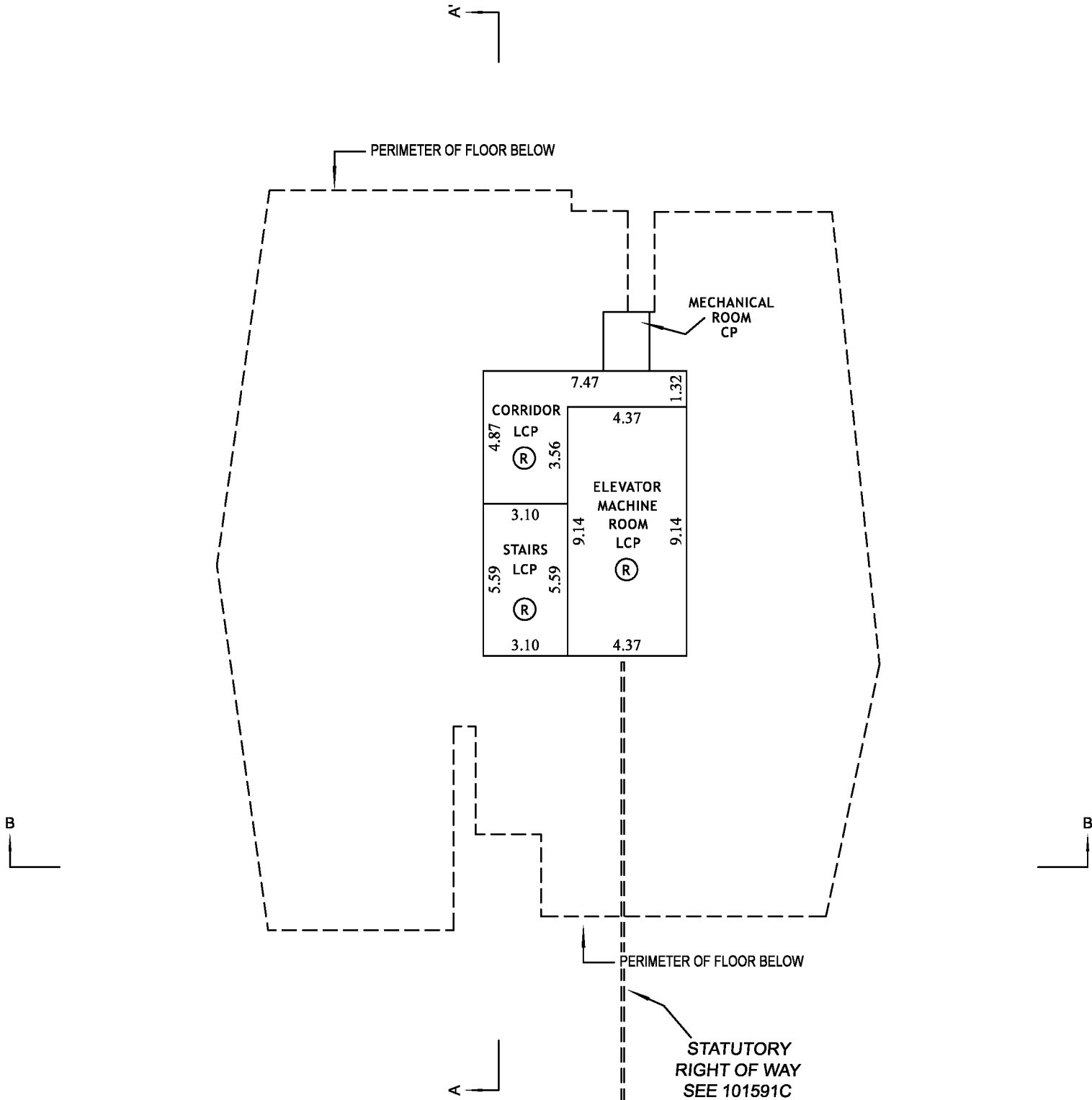
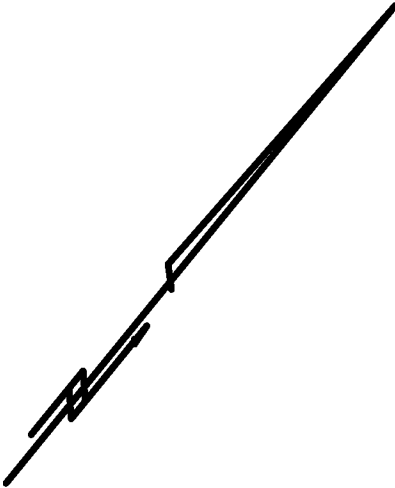
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LEVEL 35

SHEET 42 OF 45 SHEETS
STRATA PLAN EPS9855



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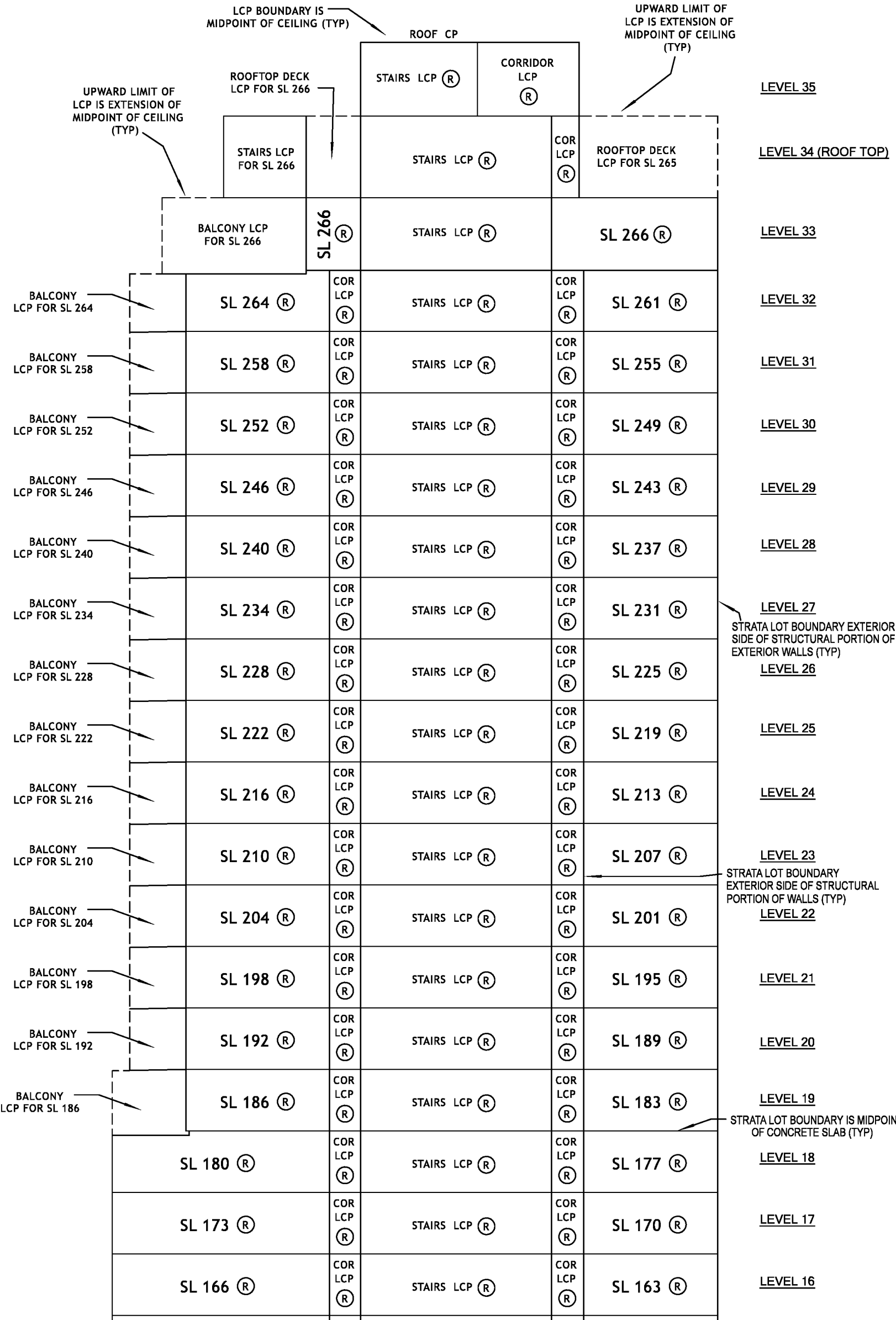
DAN ROBERT MACHON, BCLS (751)
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SHEET 43 OF 45 SHEETS

STRATA PLAN EPS9855



LIMITED COMMON PROPERTY HEIGHT DELIMITER STATEMENT

ALL LCP PATIO, DECK, AMENITY AREAS, AND BALCONY AREAS ARE DEFINED AS TO HEIGHT BY THE CENTERLINE OF THE FLOOR/CEILING ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR/CEILING ABOVE, BY A HEIGHT OF 3 METRES ABOVE THE CEILING BELOW THE LCP AREA.

HOBBS, WINTER & MacDONALD
B.C. LAND SURVEYORS
113-828 HARBOURSIDE DRIVE,
NORTH VANCOUVER, B.C., V7P 3R9
TEL 604-986-1371 FAX 604-986-5204
EMAIL: admin@hwmsurveys.com

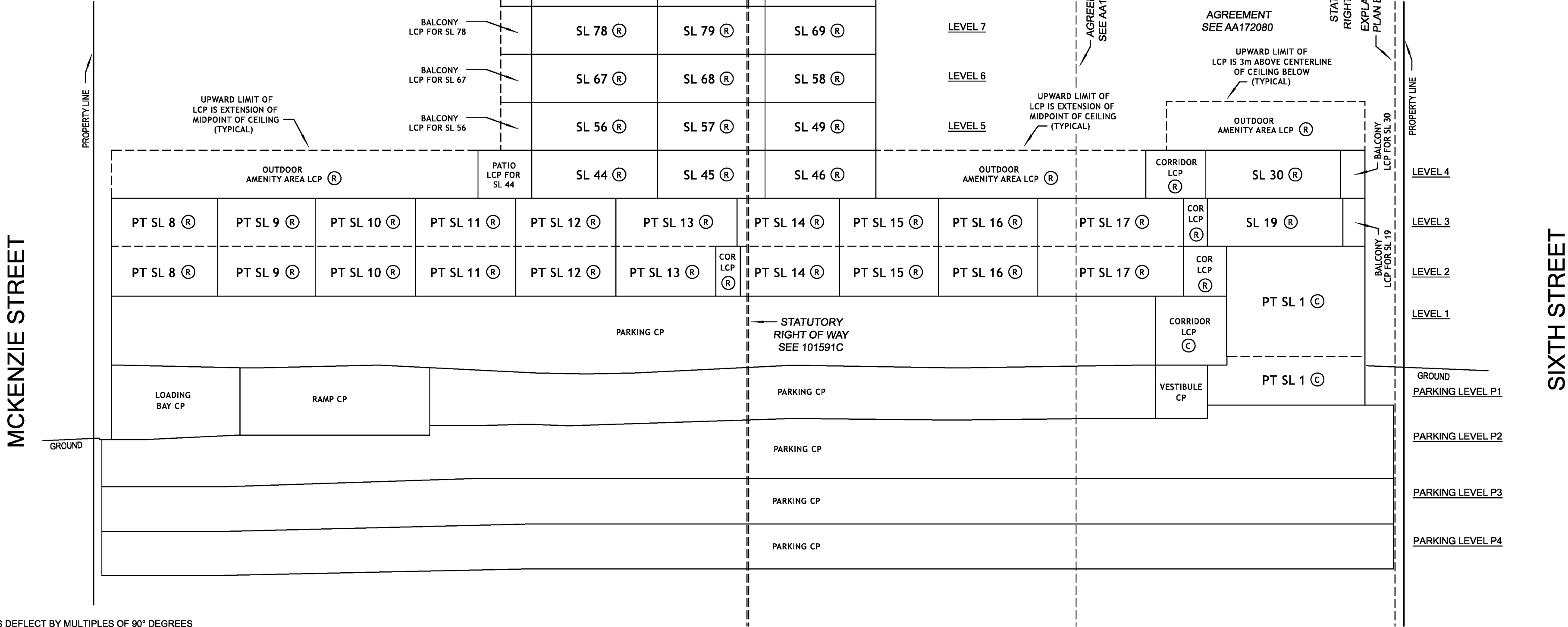
CROSS SECTION B - B'

0 1 2 3 4 5 10 15m

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

SHEET 44 OF 45 SHEETS

STRATA PLAN EPS9855



ALL ANGLES DEFLECT BY MULTIPLES OF 90° DEGREES
UNLESS OTHERWISE INDICATED.

THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE MIDPOINT OF THE STRUCTURAL
PORTION OF PARTY WALLS, FLOORS, CEILINGS BETWEEN STRATA LOTS.

THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE EXTERIOR PORTION OF THE
EXTERIOR STRUCTURAL WALLS WHERE A STRATA LOT ABUTS COMMON PROPERTY.

DAN ROBERT MACHON, BCLS (721)
OCTOBER 26TH, 2023

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S 578-D
M3461-40 NEW WESTMINSTER

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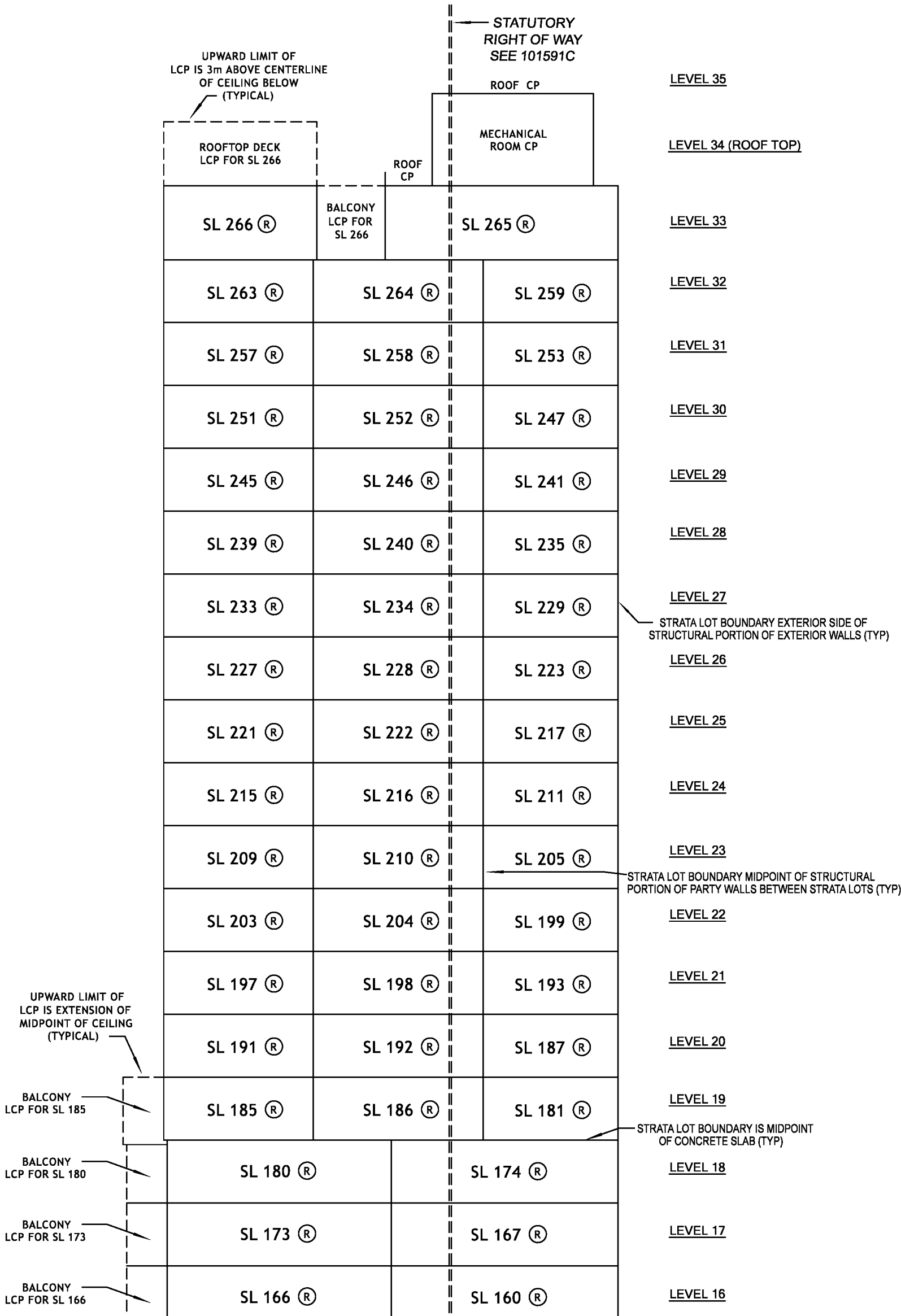
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