STRATA PLAN OF PART OF LOT 3
SECTION 14 TOWNSHIP 39
NEW WESTMINSTER DISTRICT PLAN BCP481

CITY OF COQUITLAM

B.C.G.S. 92G.027

0 50 100

SCALE 1 : 1000 DISTANCES ARE IN METRES

STRATA PLAN BCS 1293
PHASE ONE

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C.
MAY 11 2005

J. Mac Donald /EP
REGISTRAR

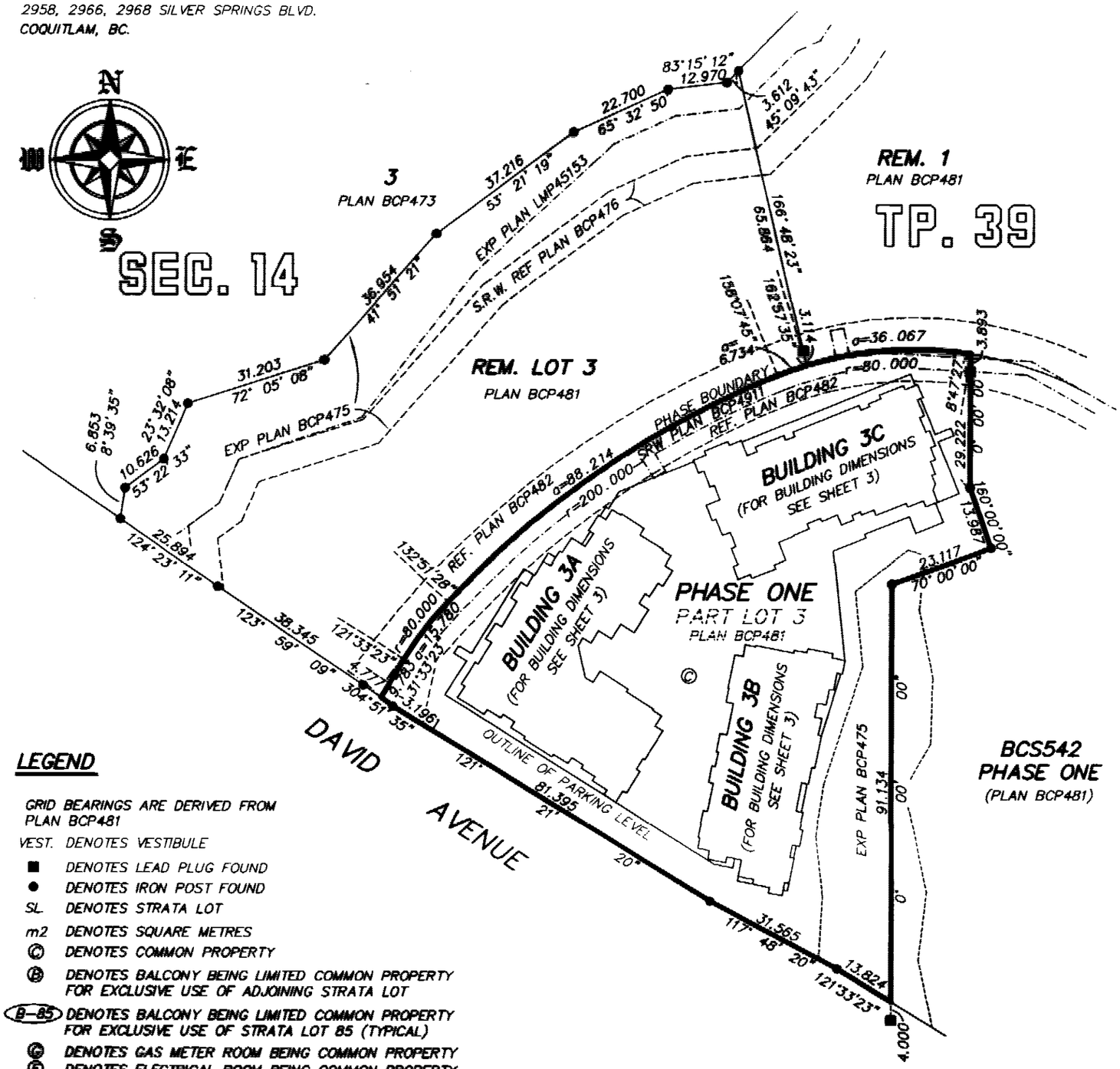
Bx233311 - Bx233451

INTEGRATED SURVEY AREA No. 14 (COQUITLAM)
NAD83 (CSRS)

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR, 0.9995921

CIVIC ADDRESS:

2958, 2966, 2968 SILVER SPRINGS BLVD.
COQUITLAM, BC.



LEGEND

GRID BEARINGS ARE DERIVED FROM PLAN BCP481

VEST. DENOTES VESTIBULE

■ DENOTES LEAD PLUG FOUND

● DENOTES IRON POST FOUND

SL DENOTES STRATA LOT

m2 DENOTES SQUARE METRES

Ⓒ DENOTES COMMON PROPERTY

Ⓑ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT

(B-85) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 85 (TYPICAL)

Ⓖ DENOTES GAS METER ROOM BEING COMMON PROPERTY

Ⓔ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY

Ⓥ DENOTES VENT BEING COMMON PROPERTY

L.C.P. DENOTES LIMITED COMMON PROPERTY

(CF) DENOTES COMMON FACILITY, NAMELY: (AMENITY ROOM) LOCATED ON PARKING LEVEL V1 UNDER BUILDING 3C

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR, OF DELTA, BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 6th DAY OF APRIL, 2005. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER ECP.#30162 ON THE 19th DAY OF APRIL, 2005

B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

DYCK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4, 19089 94th AVENUE
SURREY, B.C. V4N 3S4
T. 604-513-9611 F. 604-513-2202
FILE : 3006/STRATA
DWG : 3006-S11

ORIGINAL

FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

STRATA PLAN BCS 1293
PHASE ONE

STRATA PROPERTY ACT

OWNER:

POLYGON SILVER SPRINGS DEVELOPMENT LTD.
(INC. No. 481367)

Name RALF SCHMIDTKE
Authorized Signatory

Name ROBERT BRUNO
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name STEVE MEYER
900-1333 W. Broadway
ADDRESS
Vancouver V6H 4C2
Development Coordinator
OCCUPATION OF WITNESS

MORTGAGEE:

THE BANK OF NOVA SCOTIA

Name PATRICK BARNMAN
Authorized Signatory

Name Jean-Paul Baker
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name D. Atker Nanny Atker
3400-650 West Georgia
ADDRESS
Vancouver, BC V6B 4N7
Banker
OCCUPATION OF WITNESS

APPROVED AS PHASE ONE OF A TWO PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: MAY 2, 2005

APPROVING OFFICER
CITY OF COQUITLAM

THE CITY OF COQUITLAM, THE REGISTERED OWNER OF COVENANTS BP49501, BT281744, BT281747, BT281749, BT281751, BT281753, BT281767, BT281768, BT110232, BT281787, BT281799, BT281806 AND BT281812 HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATURES

MAYOR

CLERK

I CERTIFIY THAT THE AMENITY ROOM WHICH ACCORDING TO THE PHASED STRATA PLAN DECLARATION IN FORM P FILED FOR THIS STRATA PLAN WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAS BEEN PROVIDED FOR IN ACCORDANCE WITH SECTION 225(2) OF THE STRATA PROPERTY ACT.

DATE: MAY 2, 2005

APPROVING OFFICER
CITY OF COQUITLAM

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF APRIL 19, 2005 BEEN PREVIOUSLY OCCUPIED.

B.C.L.S.

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.
DATE: APRIL 19, 2005

B.C.L.S.

APRIL 19, 2005
FILE: 3006-S11

ORIGINAL

FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

BUILDING LOCATION

0 20 40

SCALE 1 : 400 DISTANCES ARE IN METRES

STRATA PLAN BCS 1293
PHASE ONE

REM. 1
PLAN BCP481

REM LOT 3
PLAN BCP481

PHASE BOUNDARY

SRW PLAN BCP4911

REF. PLAN BCP482

OUTLINE OF PARKING LEVEL

BUILDING 3C

BUILDING 3B

BUILDING 3A

PHASE ONE
PART LOT 3
PLAN BCP481

BCS542
PHASE ONE
(PLAN BCP481)

EXP PLAN BCP475

OUTLINE OF PARKING LEVEL

OUTLINE OF PARKING LEVEL 69.43

DAVID AVENUE

124°51'35" 121° 21' 20" 117° 48' 20"

81.395

APRIL 19, 2005
FILE: D 3006
DWG: 3006-S12

ORIGINAL

FILED NMBCS1293 W22802 2006-12-18-16.49.46.437776

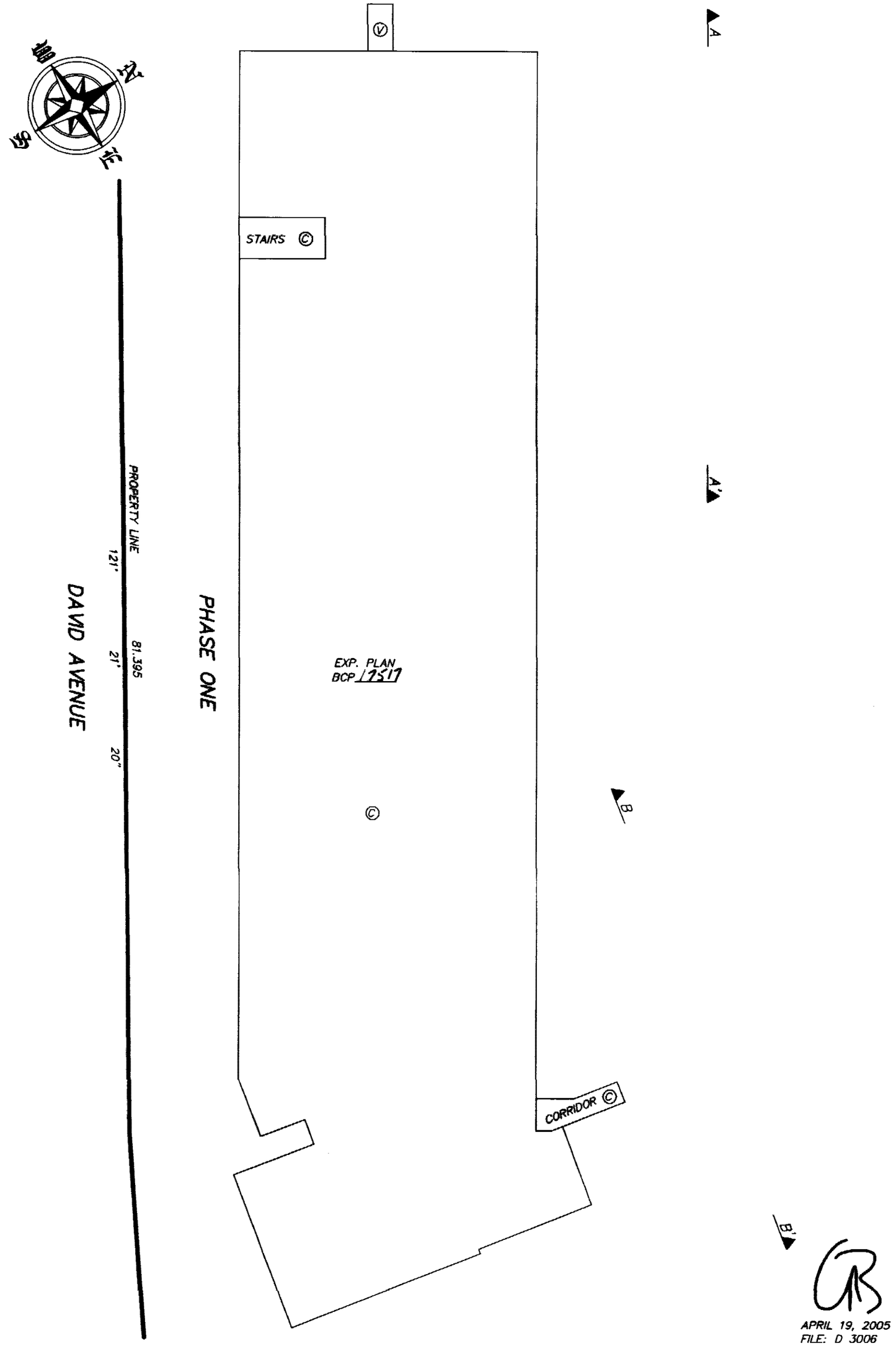
PARKING LEVEL P3

STRATA PLAN BCS 1293
PHASE ONE

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

NOTE: THIS FLOOR IS ENTIRELY COMMON PROPERTY



APRIL 19, 2005
FILE: D 3006
DWG: 3006-S12

ORIGINAL

FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

PARKING LEVEL P2

0 20 40

SCALE 1 : 400 DISTANCES ARE IN METRES

STRATA PLAN BCS /293
PHASE ONE

REM. LOT 3
PLAN BCP481

PHASE LINE
SRW PLAN BCP4911
REF. PLAN BCP4812

r=200.000
d=58.214

PHASE ONE

STAIRS
MECHANICAL
ELEVATOR
MACHINE ROOM
LOBBY
BIKE
GARBAGE/ RECYCLING
A
A'
B
B'
EXP. PLAN BCP /7516
EXP. PLAN BCP
ELEVATOR
MECHANICAL
JANITOR
CORRIDOR
MACHINE
EXP. PLAN BCP
SL.63
SL.60
SL.62
SL.61
STAIRS
BUILDING 38 - LEVEL 1 (SEE SHEET 14 FOR DETAILS)
STAIRS
MECHANICAL
PERIMETER OF FLOOR BELOW

23.117
00"
00'
70'
PROPERTY LINE
0'
00'
91.134
00"
EXP PLAN BCP475
BCS542

PROPERTY LINE
81.395
121'
21'
20"
31.565
117'
48'
20"

DAVID AVENUE

APRIL 19, 2005
FILE: D 3006
DWG: 3006-S12

ORIGINAL

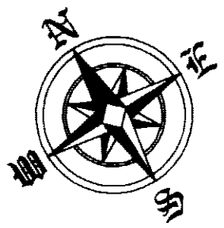
FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

PARKING LEVEL P1

STRATA PLAN BCS 1293
PHASE ONE

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES



REM. LOT 3
PLAN BCP481

PHASE LINE
r=200.00
d=58.21°
SRW PLAN BCP4911
REF. PLAN BCP482

EXP. PLAN BCP 17515

EXP. PLAN BCP 17515

LOBBY
MACHINE ROOM
ELEVATOR
STAIRS
PERIMETER OF FLOOR BELOW

STAIRS
MECHANICAL
VEST.
STAIRS
LOBBY
ELEVATOR
MAIL
EXP. PLAN BCP 17515

A
A'

SL.1
SL.11
BUILDING 3A – LEVEL 1
(SEE SHEET 8 FOR DETAILS)
SL.2

PHASE ONE

APRIL 19, 2005
FILE: D 3006
DWG: 3006-S12

ORIGINAL

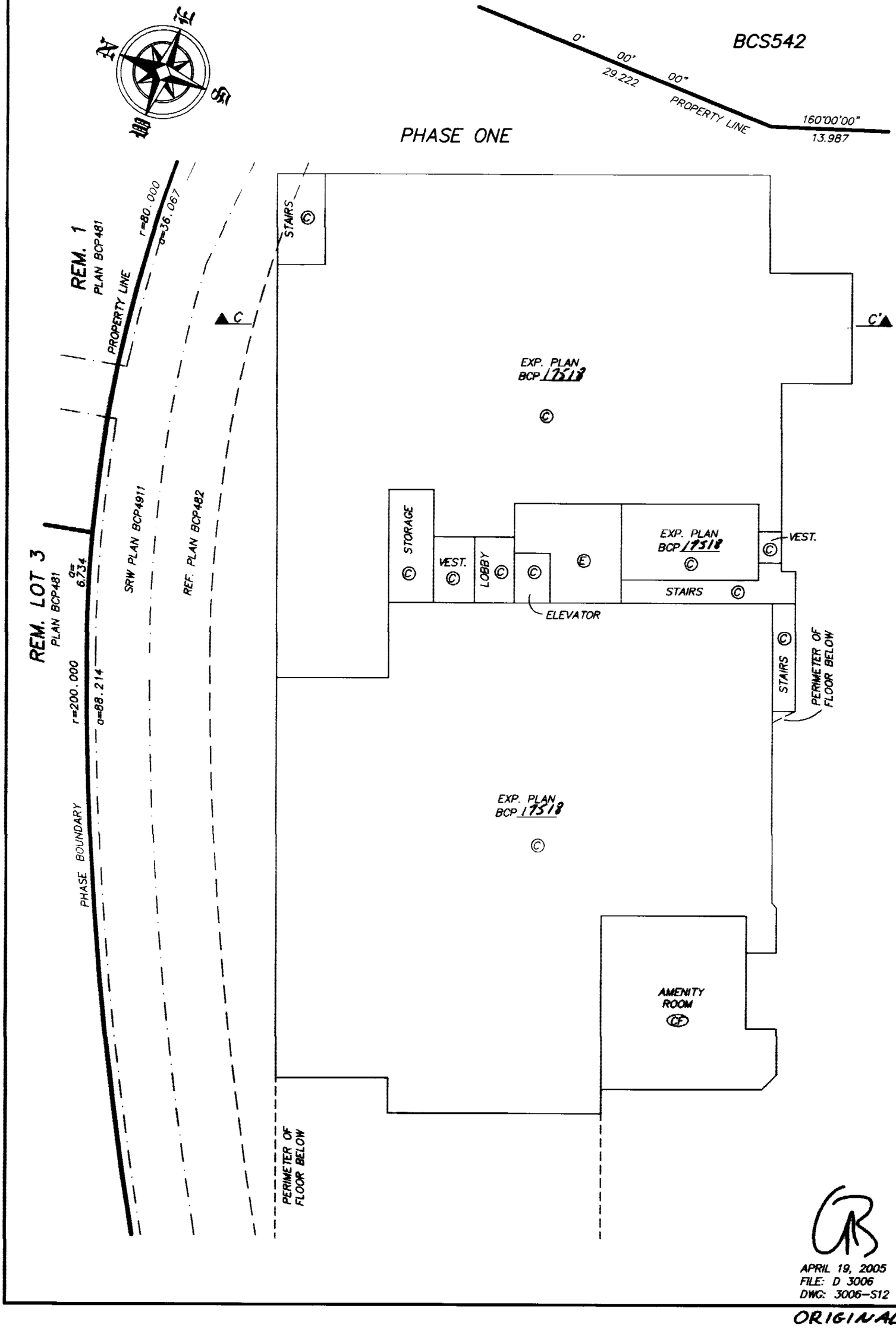
PARKING LEVEL V1

STRATA PLAN BCS /293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

NOTE: THIS FLOOR IS ENTIRELY COMMON PROPERTY



APRIL 19, 2005
FILE: D 3006
DWG: 3006-S12

ORIGINAL

FILED NMBCS1293 W22802 2006-12-18-16.49.46.437776

FLOOR PLAN
BUILDING 3A – LEVEL 1

STRATA PLAN BCS 1293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

PARKING LEVEL P1
(SEE SHEET 6 FOR CONTINUATION)

EXP. PLAN BCP 7515

MECHANICAL

VEST.

STAIRS

LOBBY

ELEVATOR

MAIL

EXP. PLAN BCP 7515

A A'

SL.1
70.4 m2

SL.11
88.6 m2

SL.2
70.3 m2

SL.3
70.3 m2

SL.4
59.3 m2

SL.5
94.7 m2

SL.10
88.4 m2

SL.9
113.6 m2

SL.8
97.3 m2

SL.7
97.3 m2

SL.6
106.6 m2

STAIRS

CORRIDOR

PERIMETER OF FLOOR BELOW

APRIL 19, 2005
FILE: D 3006
DWG: 3006–S14

ORIGINAL

FILED NMBCS1293 W22802 2006-12-18-16.49.46.437776

FLOOR PLAN
BUILDING 3A – LEVEL 2

STRATA PLAN BCS 1293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

PERIMETER OF FLOOR BELOW (TYPICAL)

SL.13
91.5 m2

SL.14
96.8 m2

SL.12
93.9 m2

SL.15
70.4 m2

SL.25
88.4 m2

SL.16
70.3 m2

SL.17
70.3 m2

SL.18
59.3 m2

SL.19
94.7 m2

SL.24
88.4 m2

SL.23
113.6 m2

SL.22
97.3 m2

SL.21
97.3 m2

SL.20
106.6 m2

STAIRS

OPEN TO LOBBY BELOW

JANITOR

ELEVATOR

CORRIDOR

A A'

APRIL 19, 2005
FILE: D 3006
DWG: 3006–S14

ORIGINAL

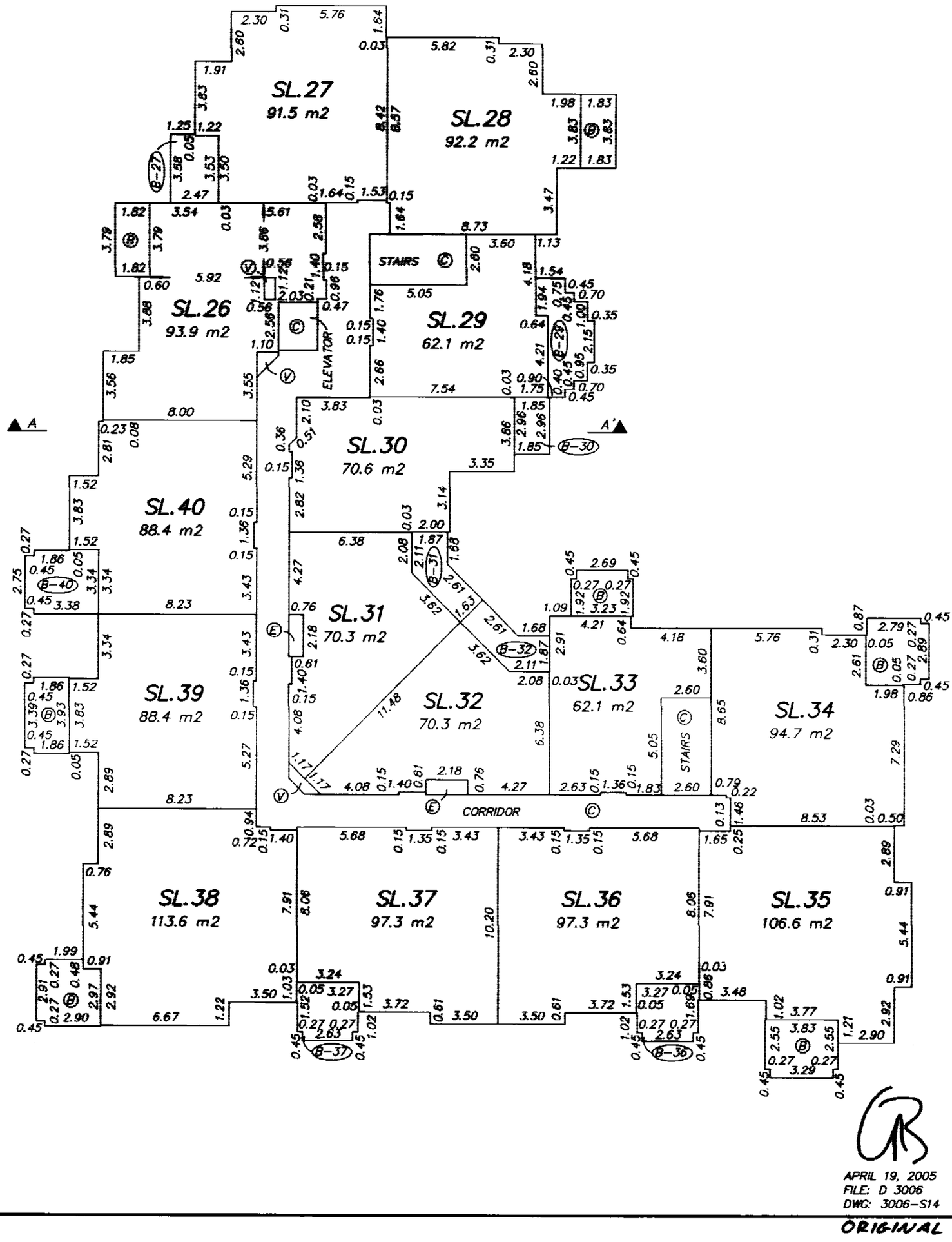
FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

FLOOR PLAN
BUILDING 3A – LEVEL 3

STRATA PLAN BCS /293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES



APRIL 19, 2005
FILE: D 3006
DWG: 3006-S14

ORIGINAL

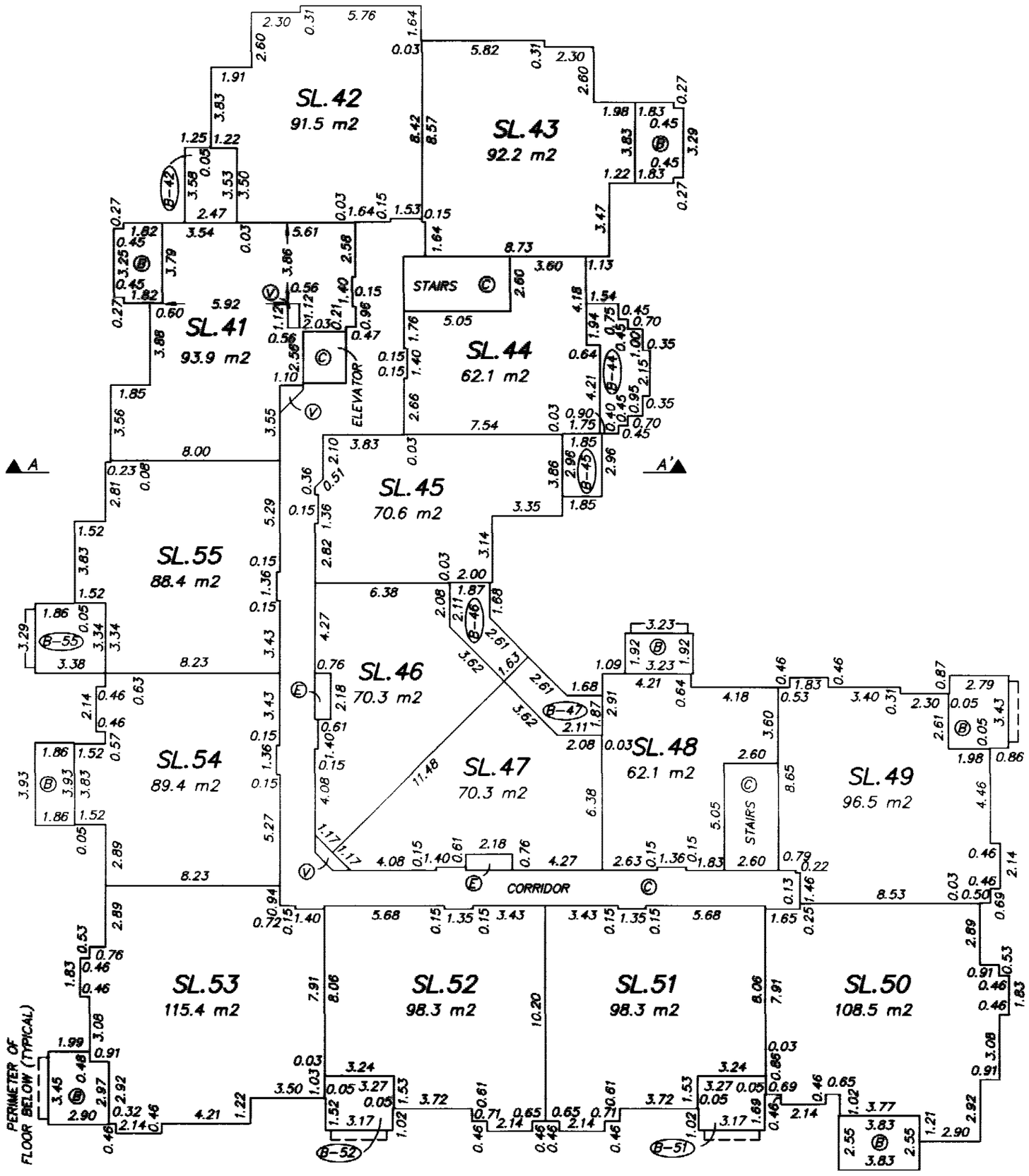
FILED NMBCS1293 W22802 2006-12-18-16.49.46.437776

FLOOR PLAN
BUILDING 3A – LEVEL 4

STRATA PLAN BCS /293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES



APRIL 19, 2005
FILE: D 3006
DWG: 3006-S14

ORIGINAL

FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

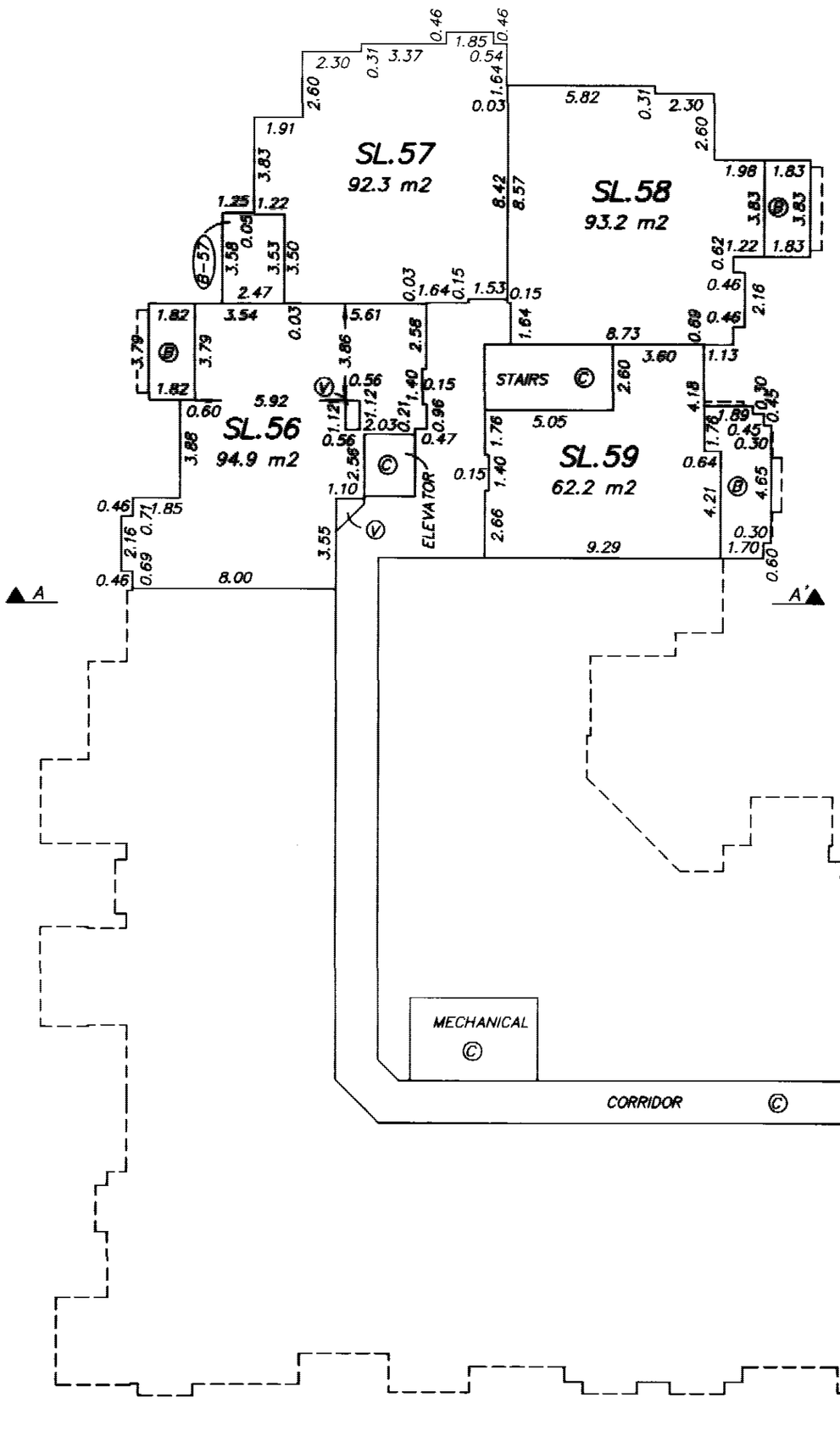
FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

FLOOR PLAN
BUILDING 3A – LEVEL 5

STRATA PLAN BCS /293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES



APRIL 19, 2005
FILE: D 3006
DWG: 3006–S14

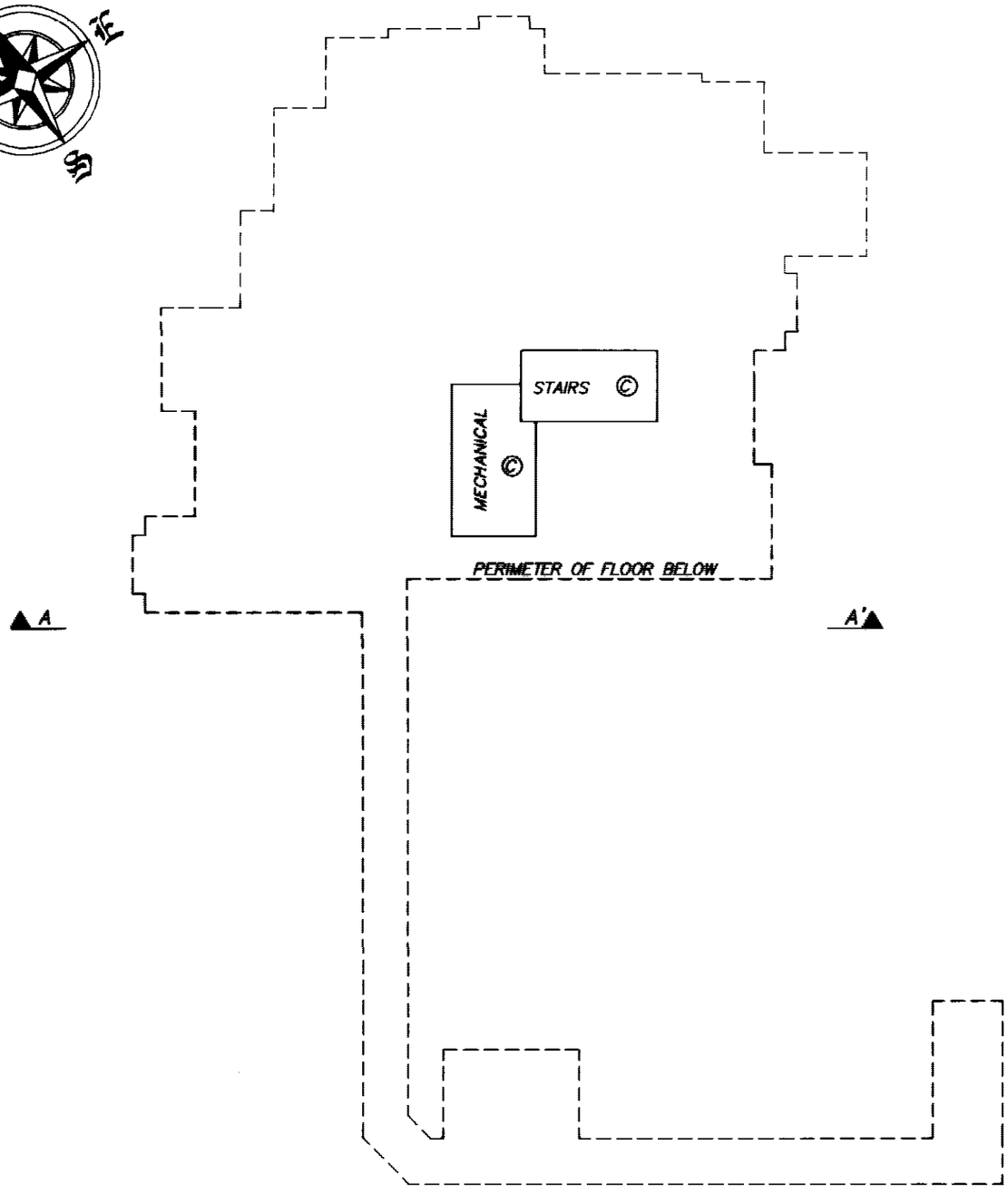
ORIGINAL

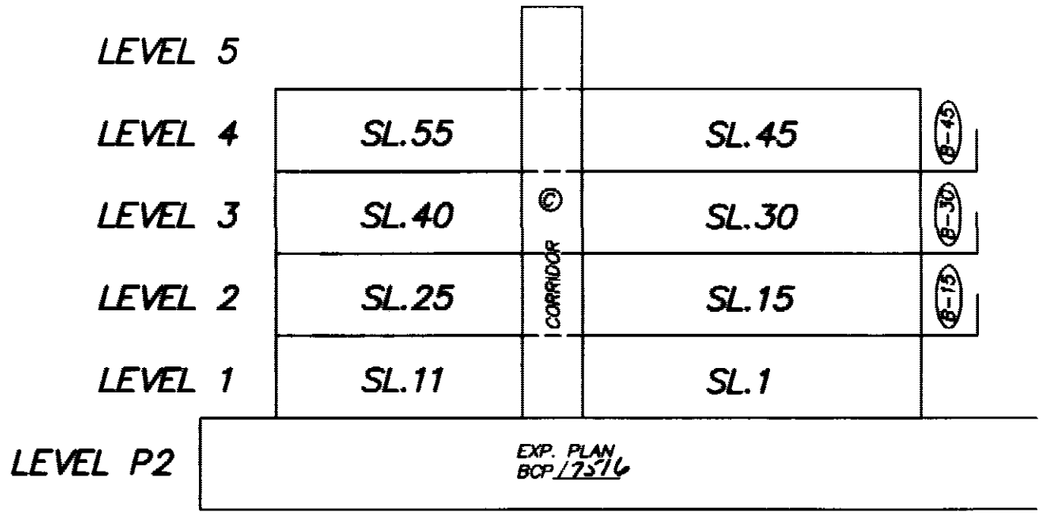
BUILDING 3A
ROOF AND SECTION

STRATA PLAN BCS /293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES





SECTION A–A'

APRIL 19, 2005
FILE: D 3006
DWG: 3006–S14

ORIGINAL

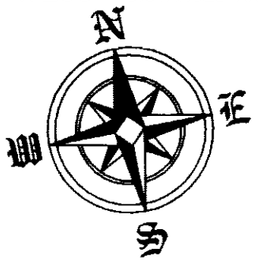
FILED NMBCS1293 W22802 2006-12-18-16.49.46.437776

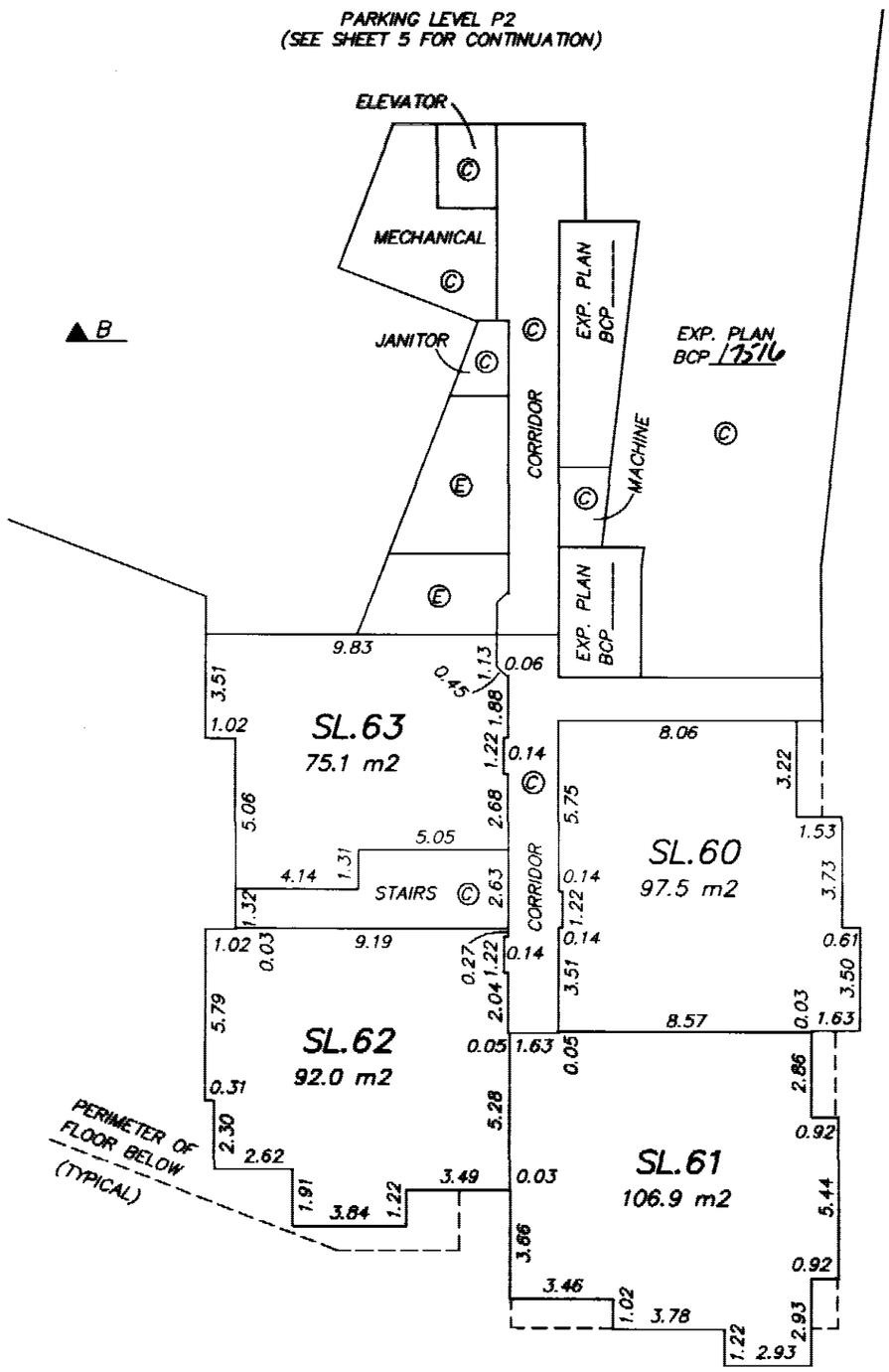
FLOOR PLAN
BUILDING 3B – LEVEL 1

STRATA PLAN BCS 1293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES





APRIL 19, 2005
FILE: D 3006
DWG: 3006–S14

ORIGINAL

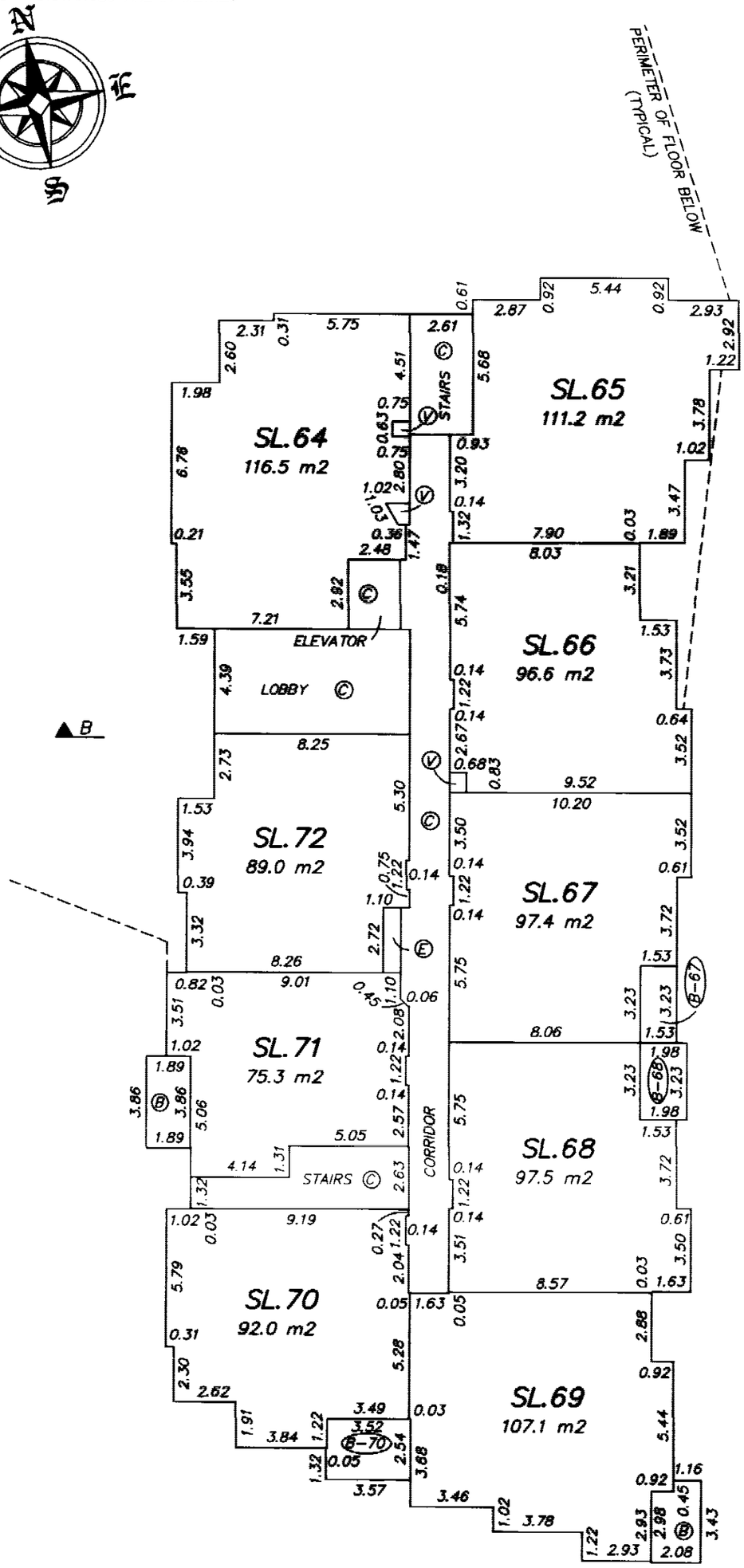
FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

FLOOR PLAN
BUILDING 3B – LEVEL 2

STRATA PLAN BCS 1293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES



APRIL 19, 2005
FILE: D 3006
DWG: 3006-S14

ORIGINAL

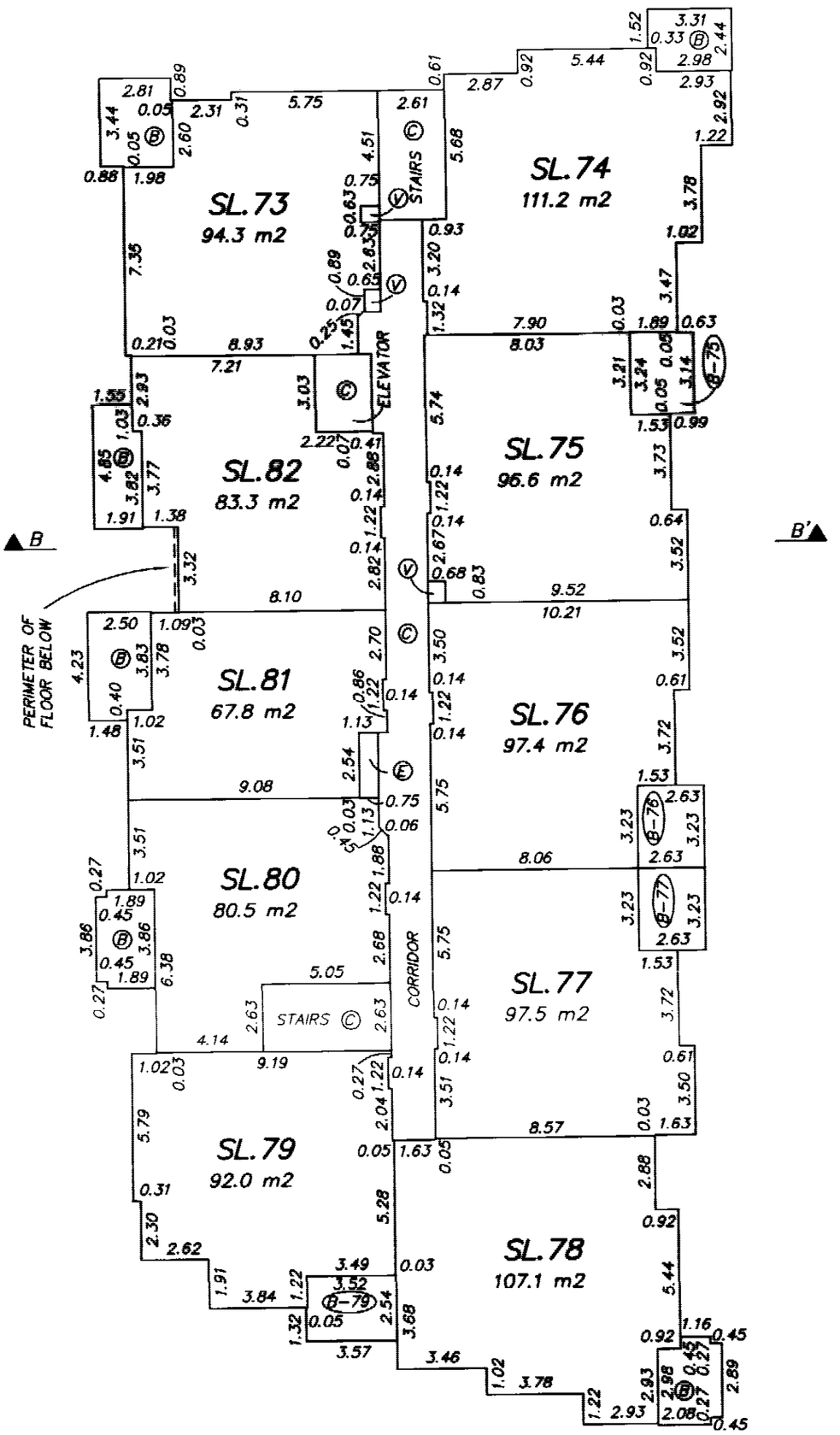
FILED NMBCS1293 W22802 2006-12-18-16.49.46.437776

FLOOR PLAN
BUILDING 3B – LEVEL 3

STRATA PLAN BCS 1293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES



APRIL 19, 2005
FILE: D 3006
DWG: 3006-S14

ORIGINAL

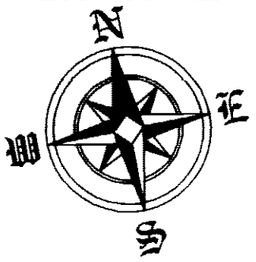
FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

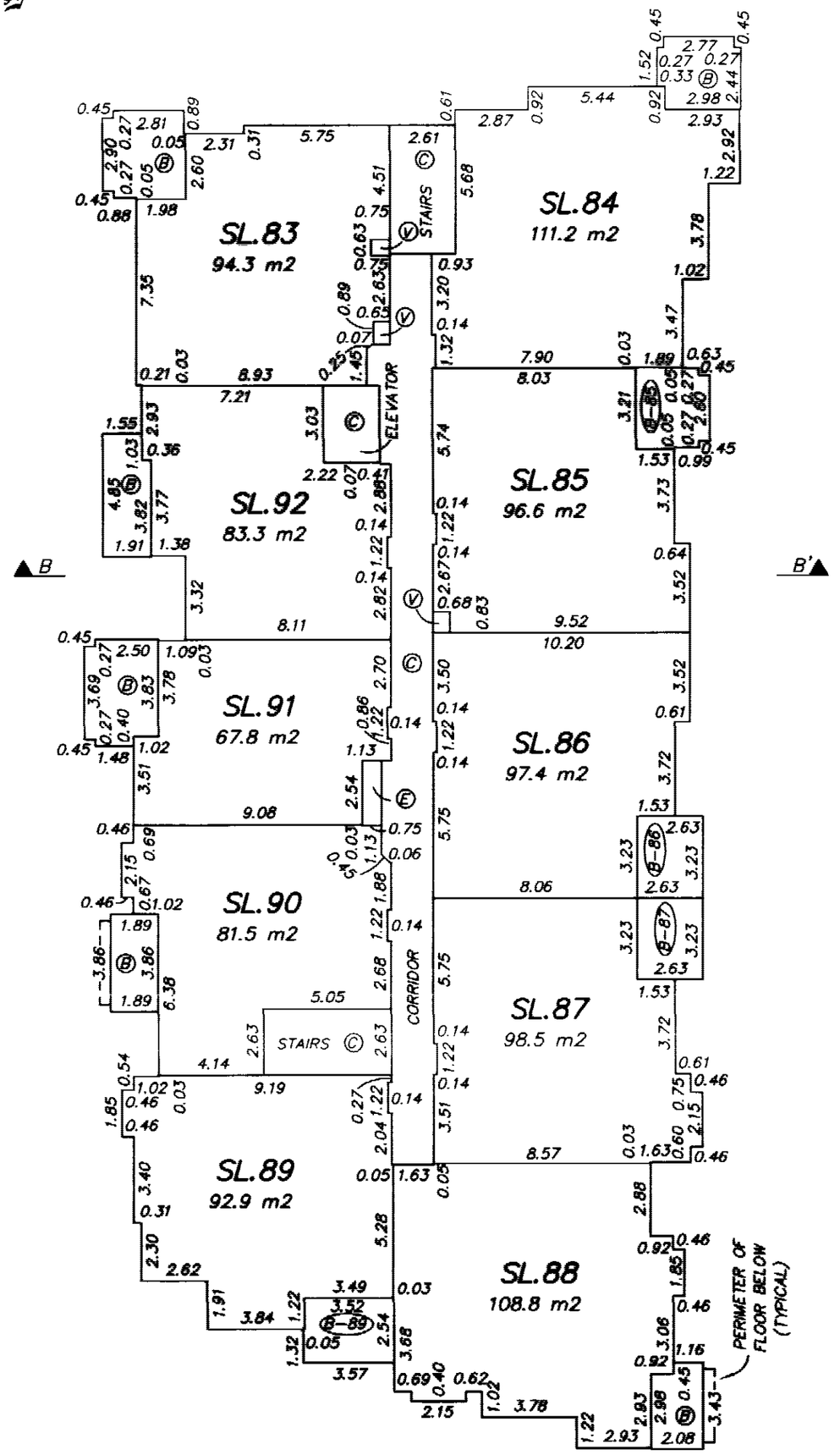
FLOOR PLAN
BUILDING 3B – LEVEL 4

STRATA PLAN BCS /293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES





APRIL 19, 2005
FILE: D 3006
DWG: 3006–S14

ORIGINAL

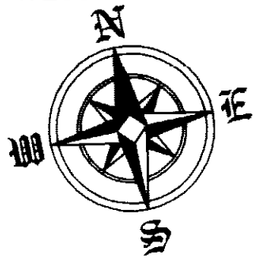
FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

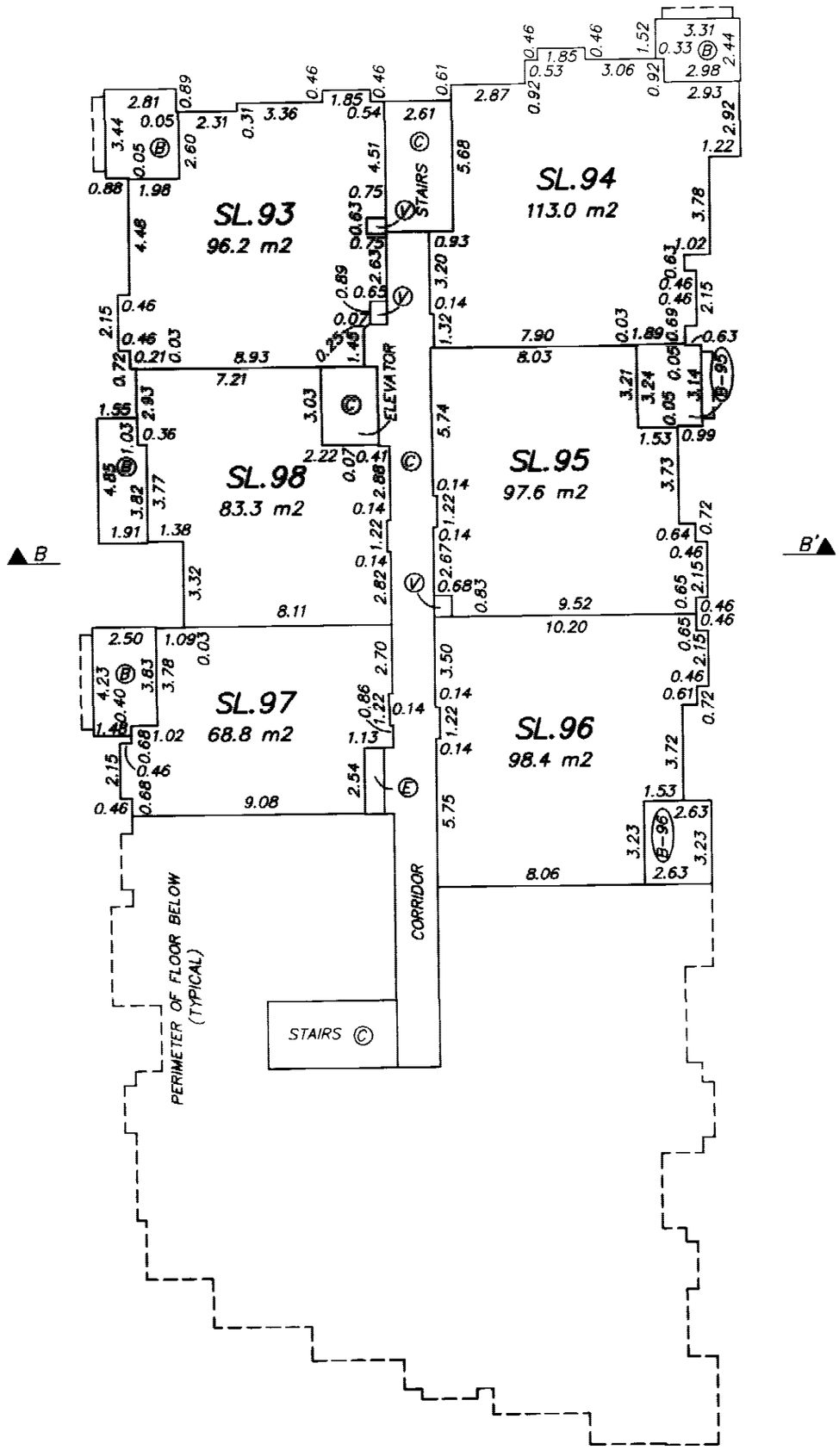
FLOOR PLAN
BUILDING 3B – LEVEL 5

STRATA PLAN BCS /293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES





APRIL 19, 2005
FILE: D 3006
DWG: 3006–S14

ORIGINAL

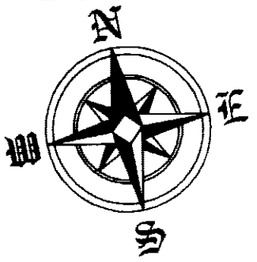
FILED NMBCS1293 W22802 2006-12-18-16.49.46.437776

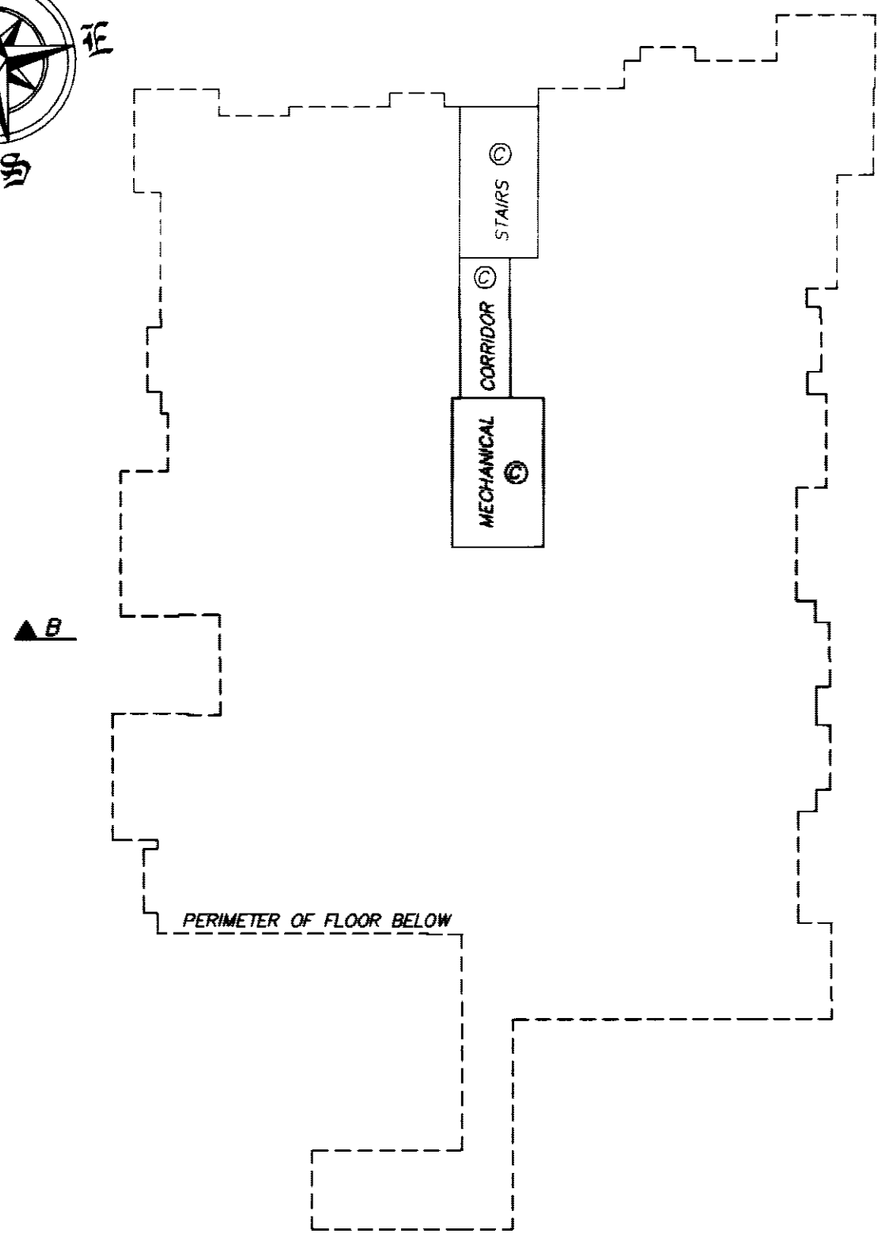
BUILDING 3B
ROOF AND SECTION

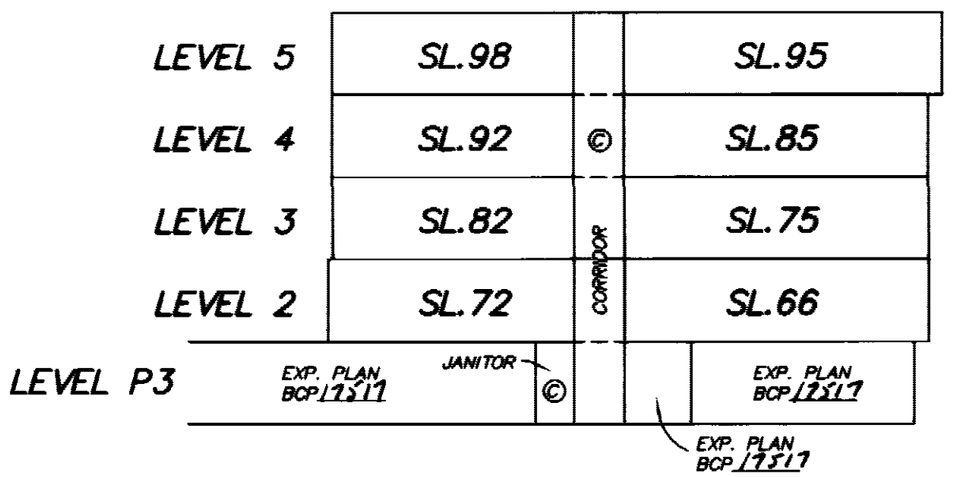
STRATA PLAN BCS 1293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES







SECTION B–B'

APRIL 19, 2005
FILE: D 3006
DWG: 3006–S14

ORIGINAL

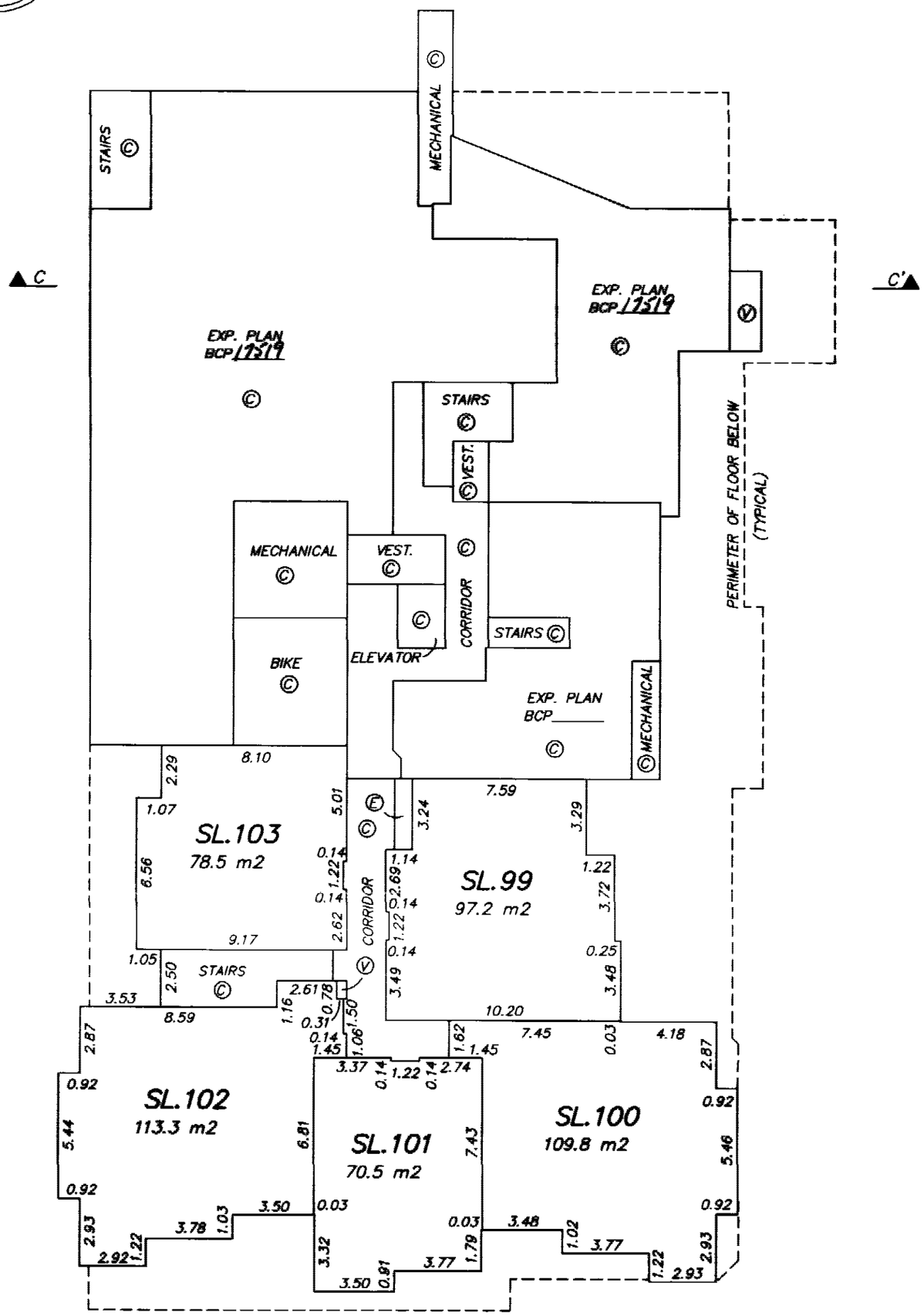
FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

FLOOR PLAN
BUILDING 3C – LEVEL 1
& PARKING LEVEL V2

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

STRATA PLAN BCS /293
PHASE ONE



APRIL 19, 2005
FILE: D 3006
DWG: 3006–S14

ORIGINAL

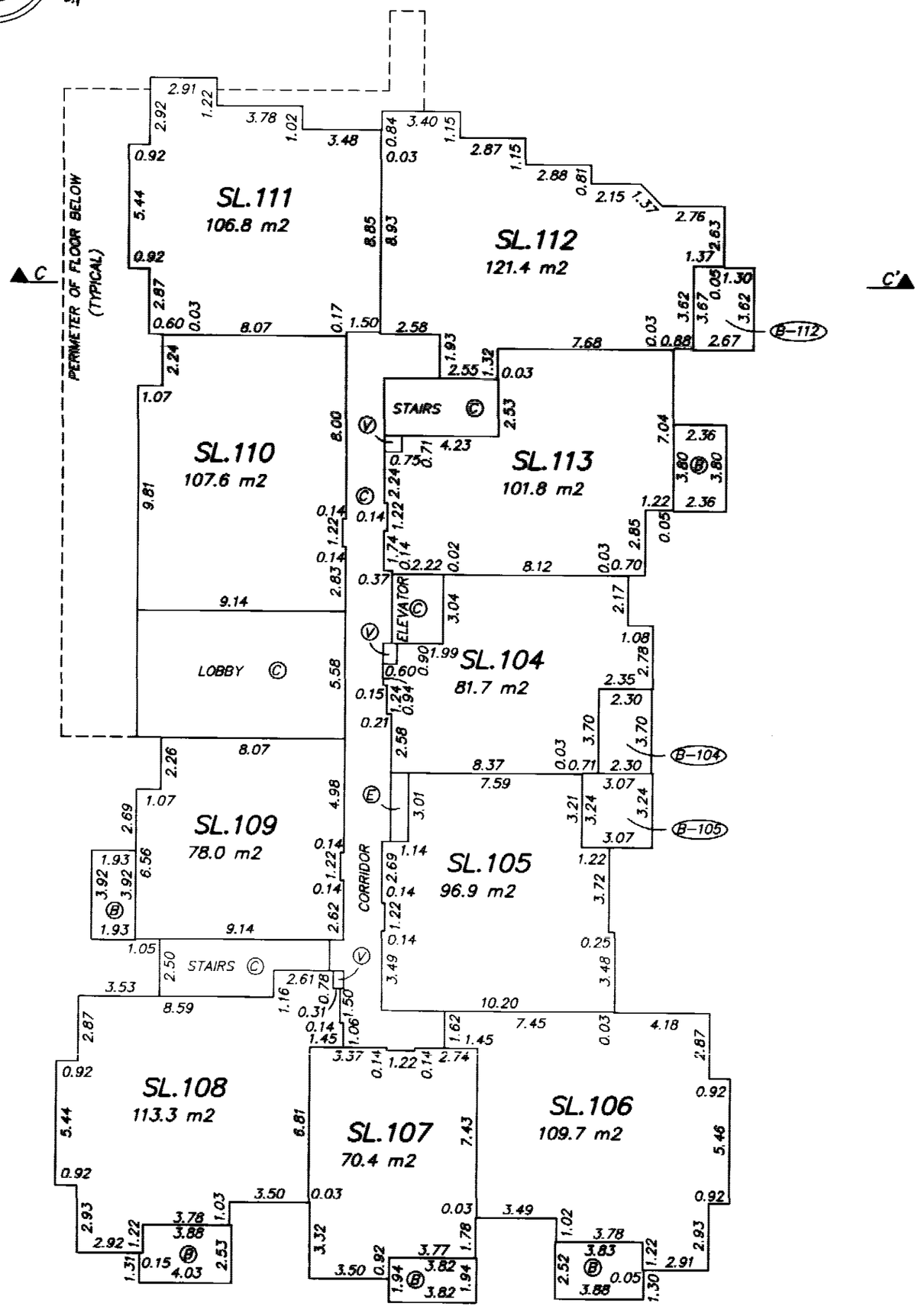
FILED NMBCS1293 W22802 2006-12-18-16.49.46.437776

FLOOR PLAN
BUILDING 3C – LEVEL 2

STRATA PLAN BCS /293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES



APRIL 19, 2005
FILE: D 3006
DWG: 3006–S14

ORIGINAL

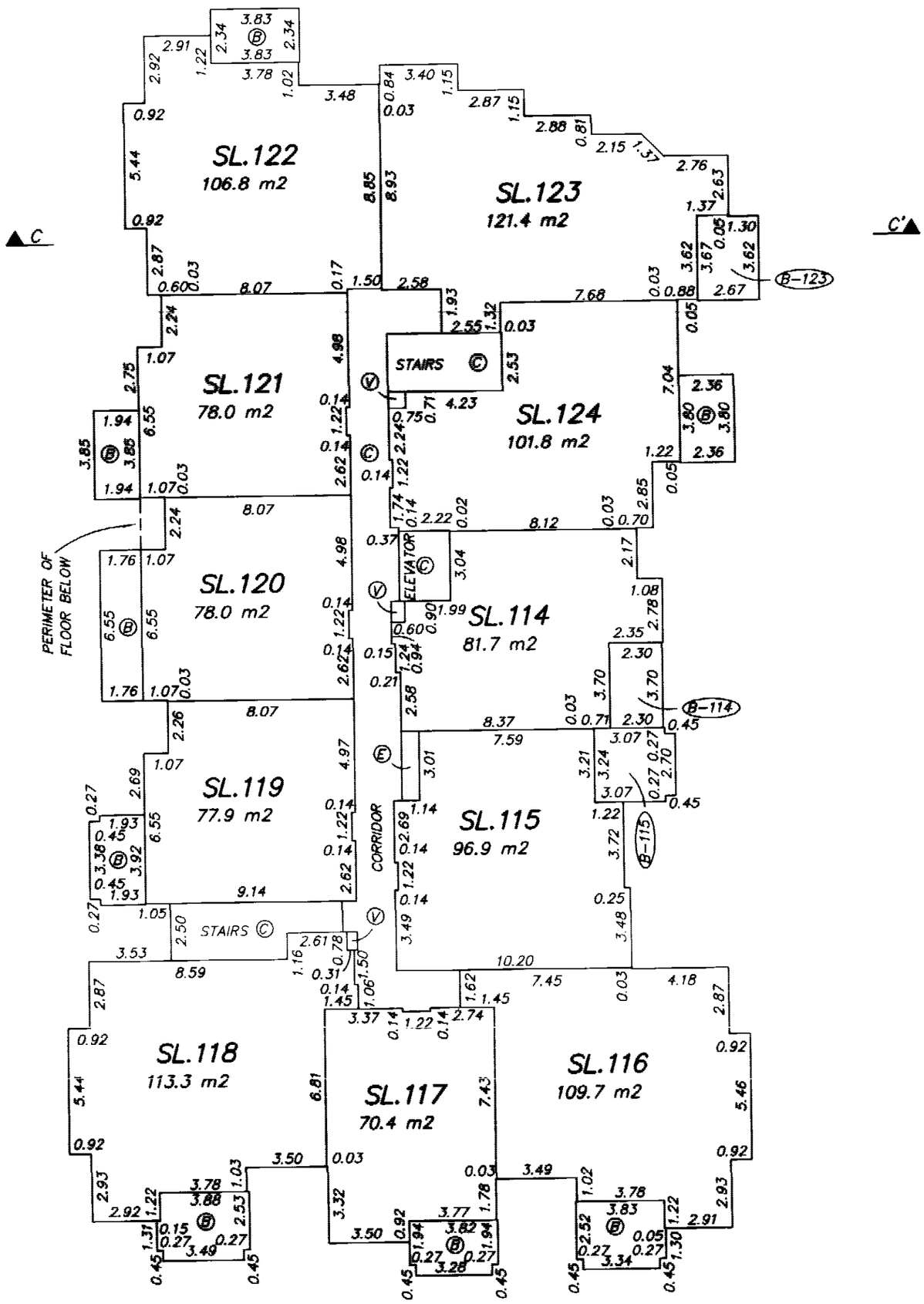
FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

FLOOR PLAN
BUILDING 3C – LEVEL 3

STRATA PLAN BCS 1293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES



APRIL 19, 2005
FILE: D 3006
DWG: 3006–S14

ORIGINAL

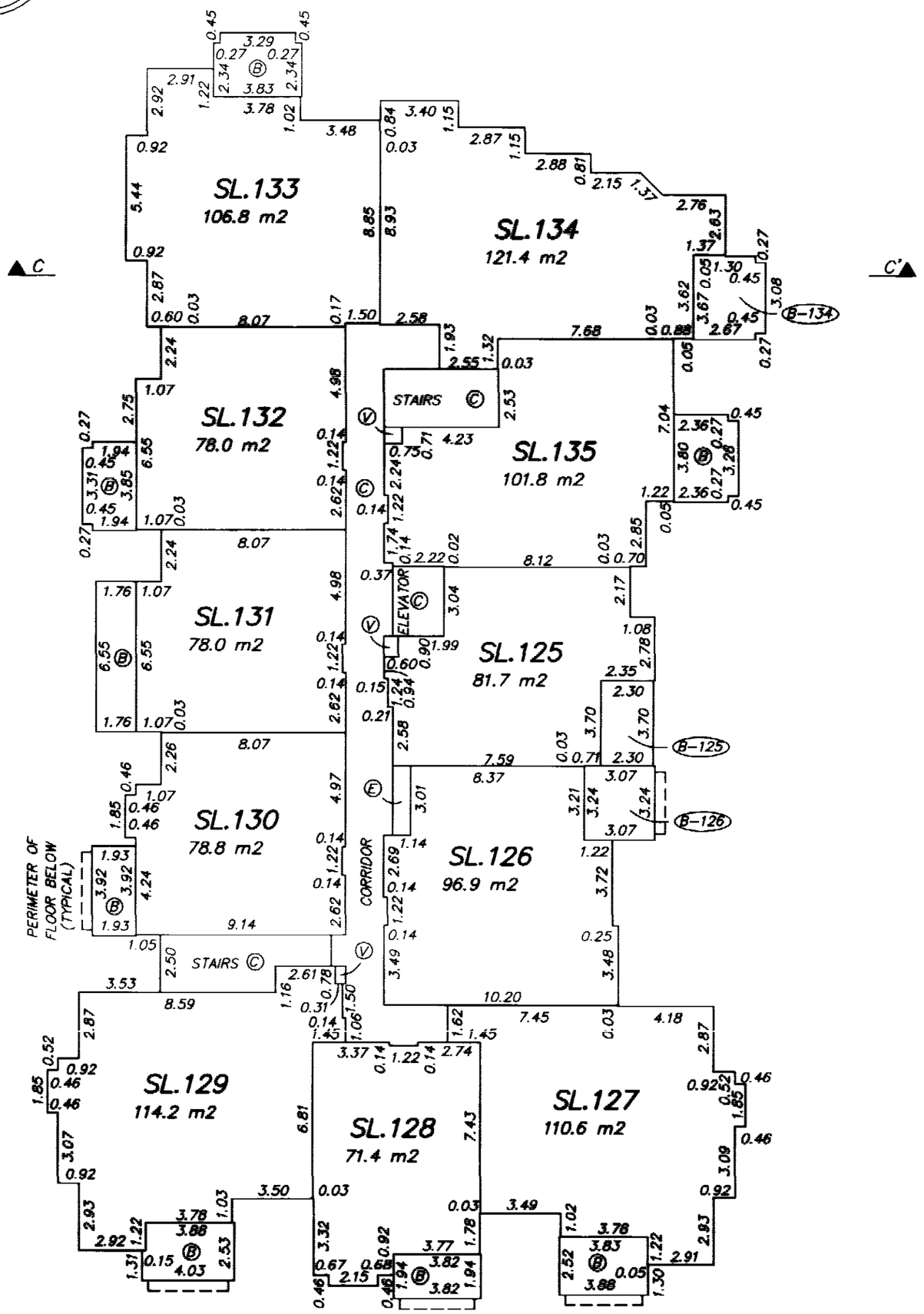
FILED NMBCS1293 W22802 2006-12-18-16.49.46.437776

FLOOR PLAN
BUILDING 3C – LEVEL 4

STRATA PLAN BCS 1293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES



APRIL 19, 2005
FILE: D 3006
DWG: 3006–S14

ORIGINAL

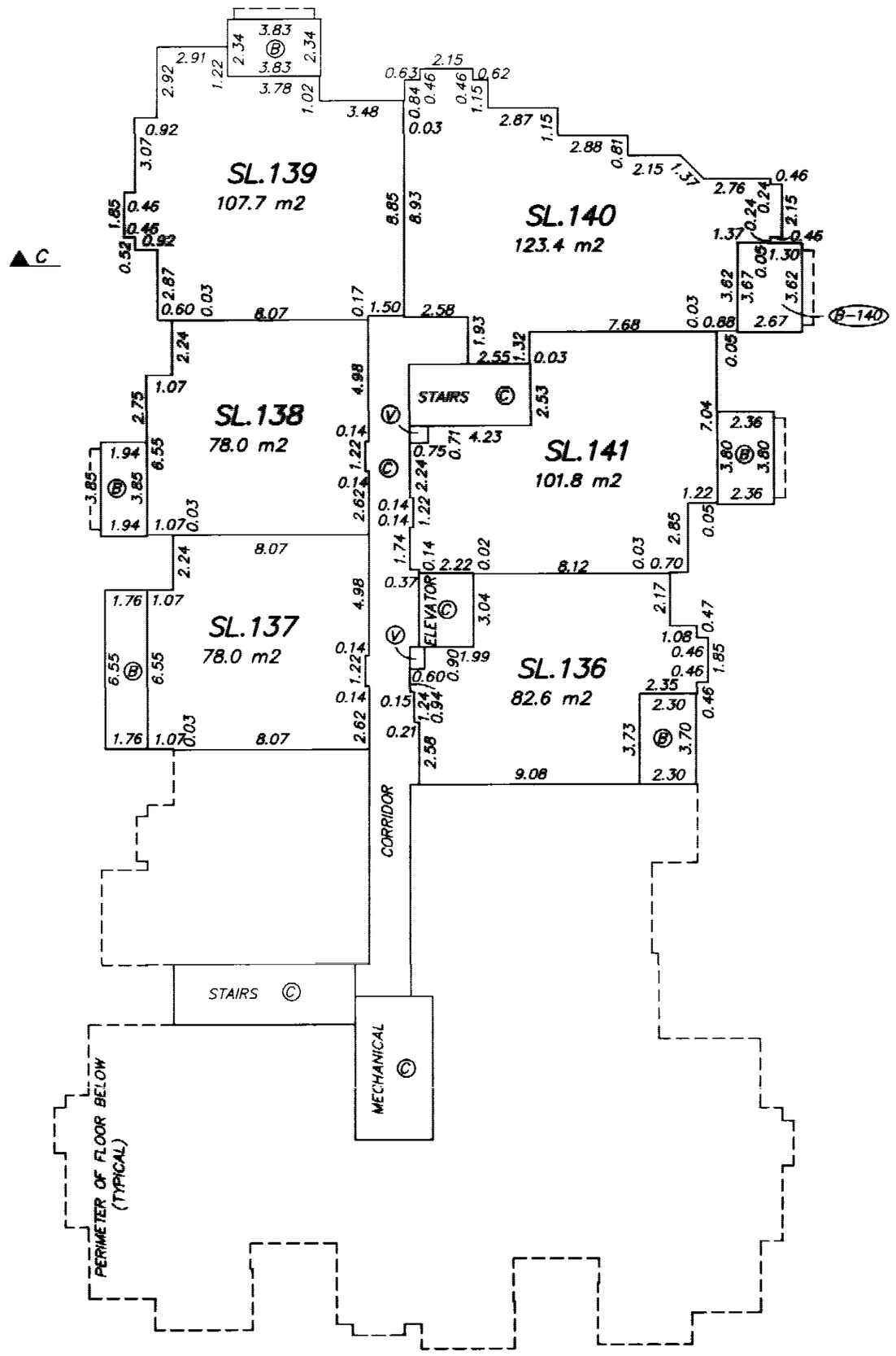
FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

FLOOR PLAN
BUILDING 3C – LEVEL 5

STRATA PLAN BCS 1293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES



APRIL 19, 2005
FILE: D 3006
DWG: 3006-S14

ORIGINAL

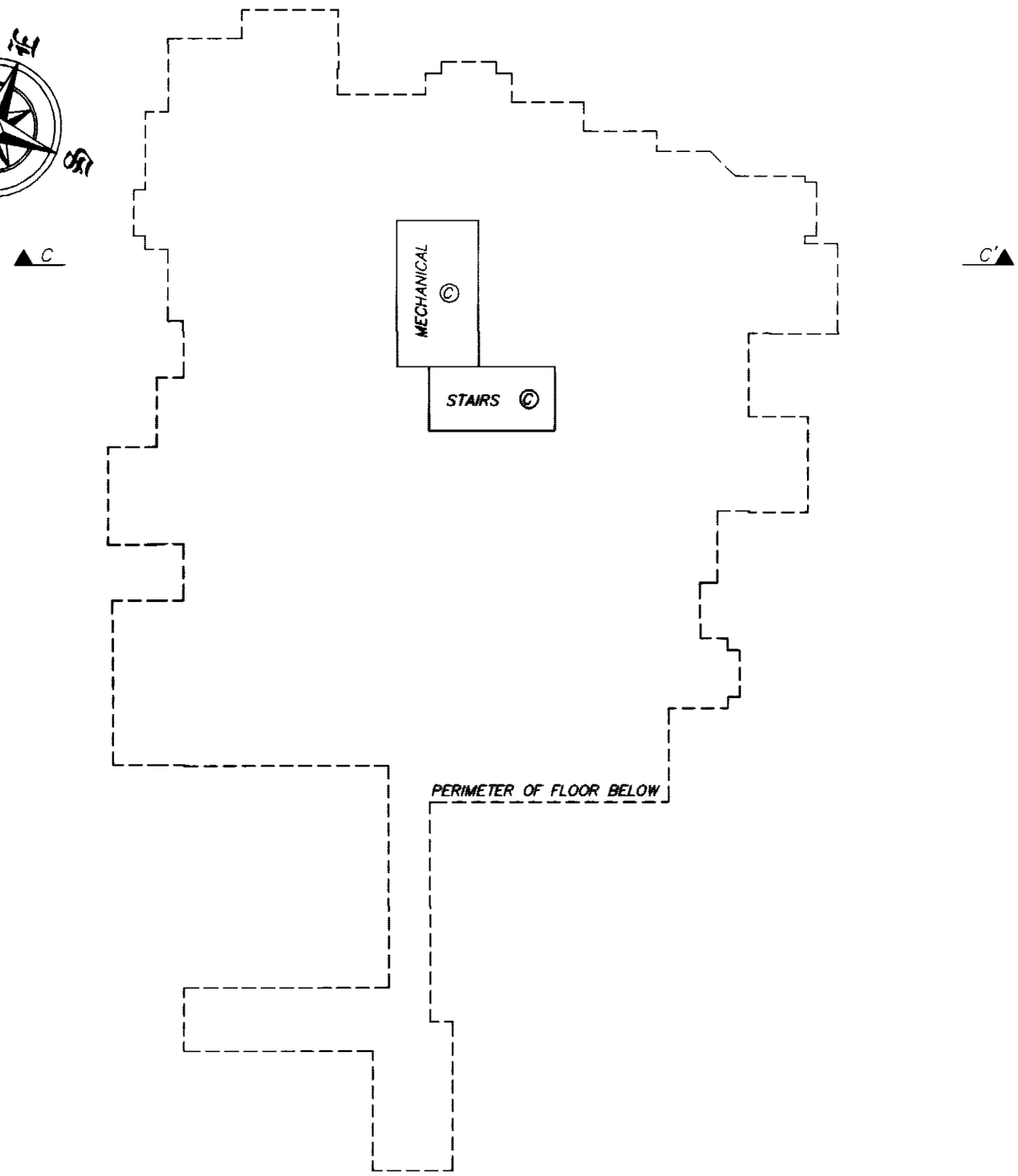
FILED NWBCS1293 W22802 2006-12-18-16.49.46.437776

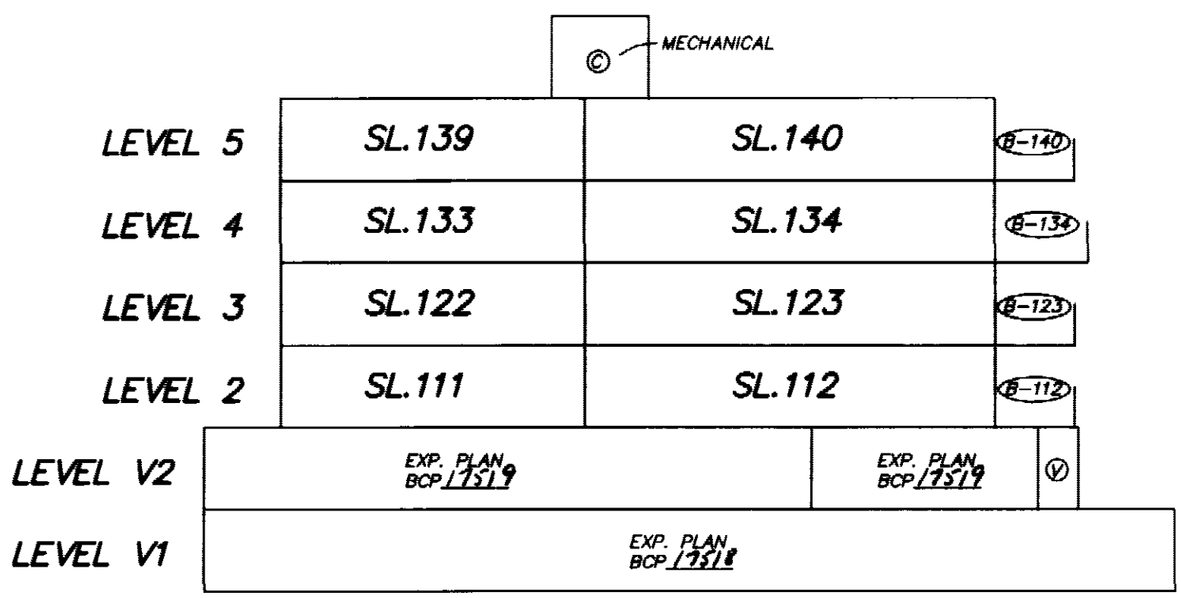
BUILDING 3C
ROOF AND SECTION

STRATA PLAN BCS /293
PHASE ONE

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES





SECTION C–C'

APRIL 19, 2005
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ORIGINAL

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