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STRATA PLAN OF LOT 1 BLOCK 36
NEW WESTMINSTER DISTRICT PLAN EPP72584

STRATA PLAN EPS6050

BCGS 92G.026

SCALE 1:500

0 10 20 30

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 1:500

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

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 6038 AND 6078 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 6038 AND 6078

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995994 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 6038 AND 6078

LEGEND

⊛	INDICATES CONTROL MONUMENT FOUND
●	INDICATES STANDARD IRON POST FOUND
O	INDICATES STANDARD IRON POST PLACED
©	INDICATES COMMON PROPERTY
A	INDICATES ACCESS/VESTIBULE (LIMITED COMMON PROPERTY)
B	INDICATES BALCONY (LIMITED COMMON PROPERTY)
S	INDICATES STORAGE (LIMITED COMMON PROPERTY)
T	INDICATES TERRACE (LIMITED COMMON PROPERTY)
V	INDICATES VENT (COMMON PROPERTY)
PT	INDICATES PART
SL	INDICATES STRATA LOT
STO	INDICATES STORAGE (COMMON PROPERTY)
VEST	INDICATES VESTIBULE (COMMON PROPERTY)
ELEC	INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)

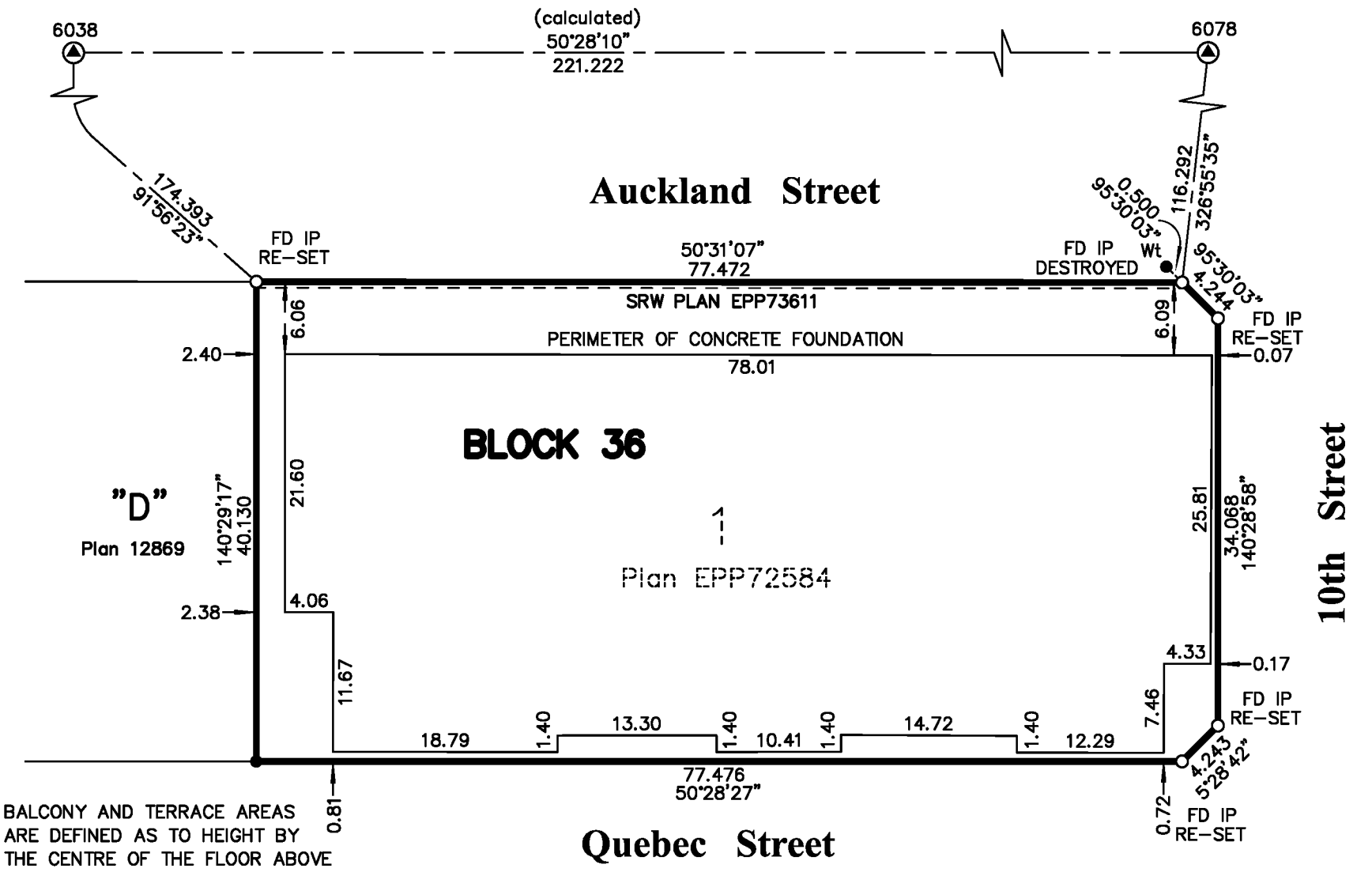
CIVIC ADDRESS:

SL1 1021 QUEBEC STREET
SL2 1019 QUEBEC STREET
SL3 1017 QUEBEC STREET
SL4 1015 QUEBEC STREET
SL5 1013 QUEBEC STREET
SL6 1011 QUEBEC STREET
SL7 1009 QUEBEC STREET
SL8 1007 QUEBEC STREET
SL9 1005 QUEBEC STREET
SL10 1018 AUCKLAND STREET
SL11 1020 AUCKLAND STREET
SL12 1003 QUEBEC STREET
SL13 1001 QUEBEC STREET
SL14 – SL88:
1012 AUCKLAND STREET
NEW WESTMINSTER, BC

6038
UTM Zone 10 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1.MVRD.
UTM northing: 5449950.188
UTM easting: 505709.107
Point combined factor: 0.9996018
Estimated Absolute Accuracy: 0.02m

6078
UTM Zone 10 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1.MVRD.
UTM northing: 5450090.937
UTM easting: 505879.664
Point combined factor: 0.9995970
Estimated Absolute Accuracy: 0.02m

RE-SET INDICATES PREVIOUSLY TIED ON AUGUST 24, 2017 (SEE PLAN EPP72584), LOST, AND RESET USING TIES FROM THE ORIGINAL CONTROL TRAVERSE



BALCONY AND TERRACE 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.

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File: 154241_PG1.DWG

STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.
STRATA LOT DIMENSIONS ARE MEASURED TO:
- OUTSIDE OF EXTERIOR WALLS (STRUCTURAL PORTION ONLY)
- CENTERLINE OF PARTY WALLS

ACCESS, BALCONY, STORAGE AND TERRACE ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED SHOWN AS (eg: A1, B-4, S2, T-1)

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

THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED.

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

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 26th DAY OF MARCH, 2020
GU GORDON YU, BCLS #808

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STRATA PLAN EPS6050

TOWNHOUSE (LEVEL P4)

SCALE 1:200

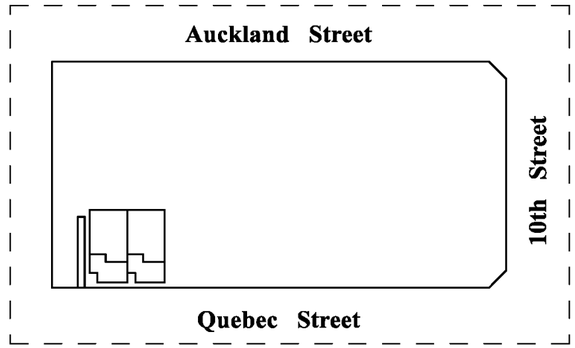
0 5 10 15

All distances are in metres.

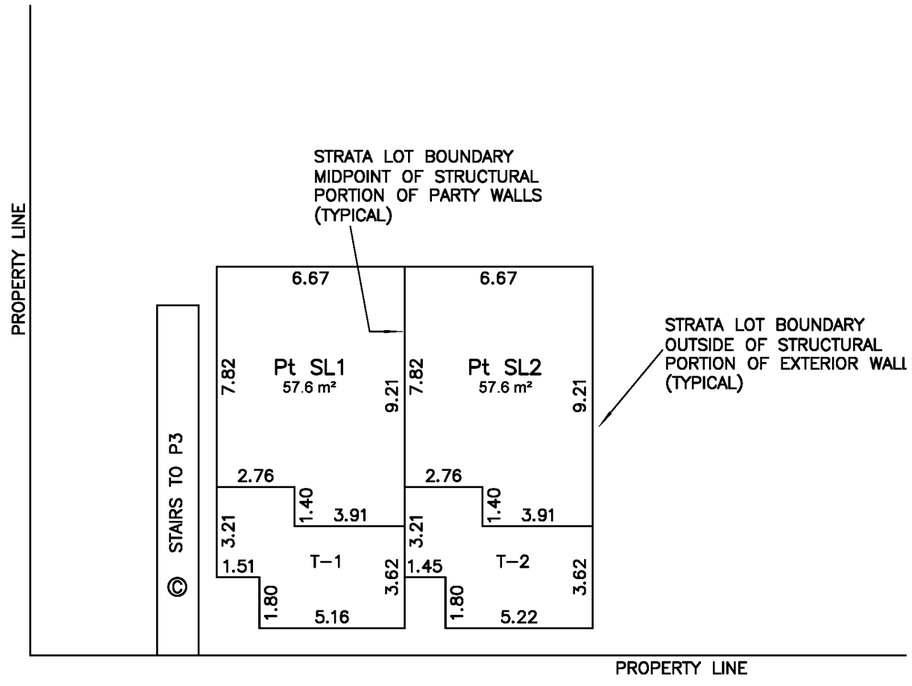
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

STRATA LOT BOUNDARIES DEFINED AS:

–MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS



KEY PLAN
SCALE 1 : 1000



Quebec Street

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File: 154241_P4_TH.DWG

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TOWNHOUSE/PARKING (LEVEL P3)

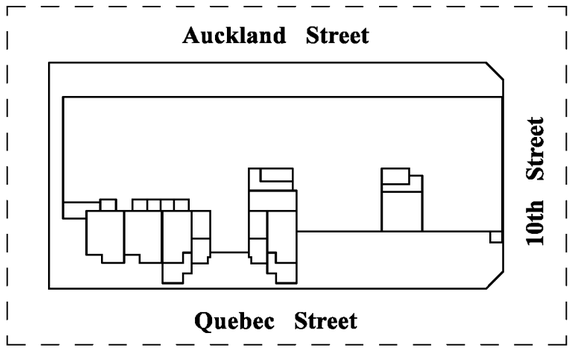
SCALE 1:200

0 5 10 15

All distances are in metres.

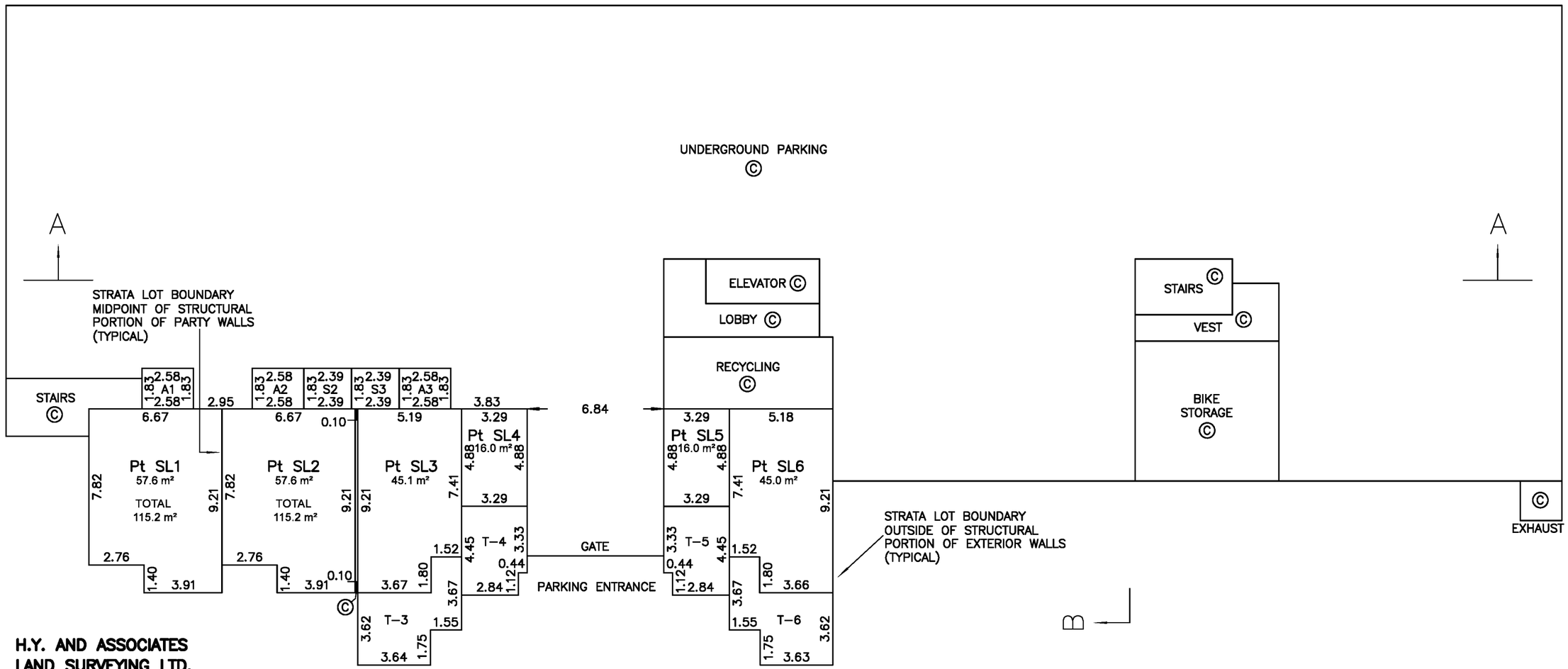
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

KEY PLAN
SCALE 1 : 1000



STRATA PLAN EPS6050

STRATA LOT BOUNDARIES DEFINED AS:
–MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS



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LAND SURVEYING LTD.

File: 154241_P3_PARKING.DWG

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TOWNHOUSE/PARKING (LEVEL P2)

SCALE 1:200

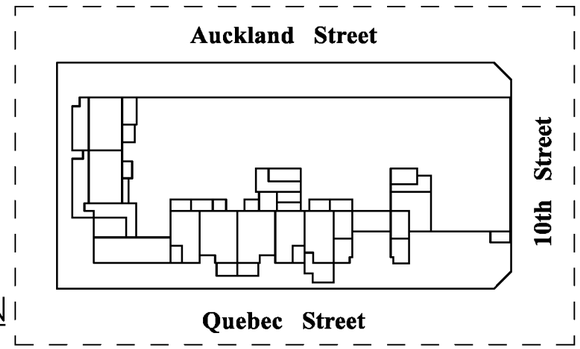
0 5 10 15

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

- - - - - - - PERIMETER OF FLOOR BELOW

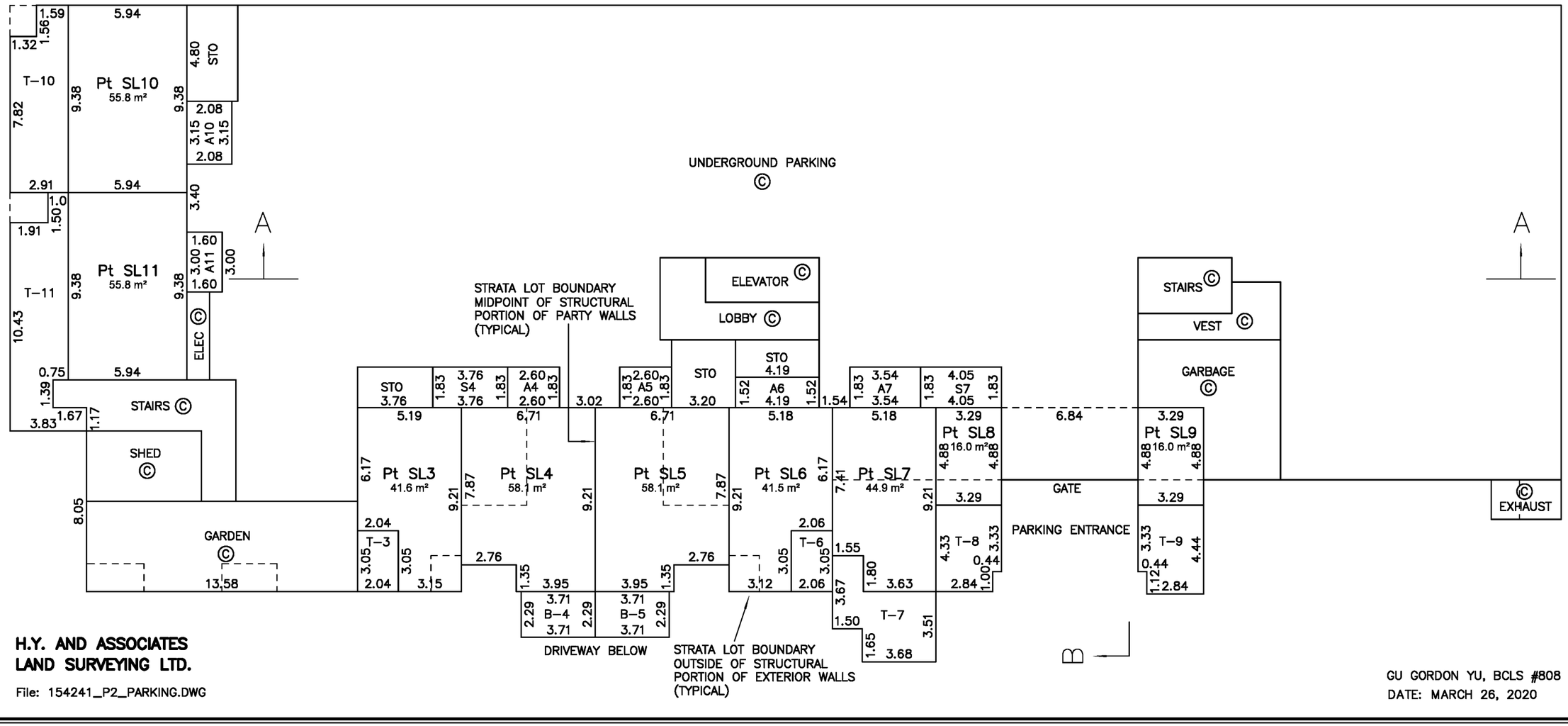
KEY PLAN
SCALE 1 : 1000



SHEET 4 OF 13 SHEETS

STRATA PLAN EPS6050

STRATA LOT BOUNDARIES DEFINED AS:
–MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS



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File: 154241_P2_PARKING.DWG

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TOWNHOUSE/PARKING (LEVEL P1)

SCALE 1:200

0 5 10 15

All distances are in metres.

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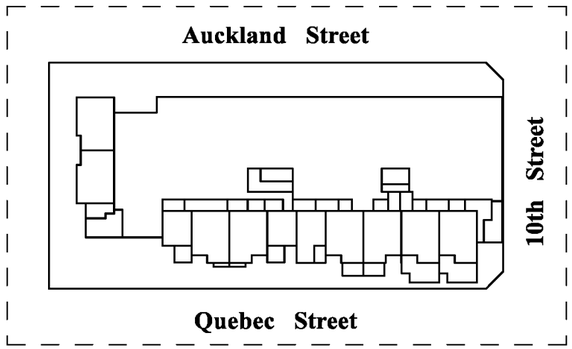
- - - - - - - PERIMETER OF FLOOR BELOW

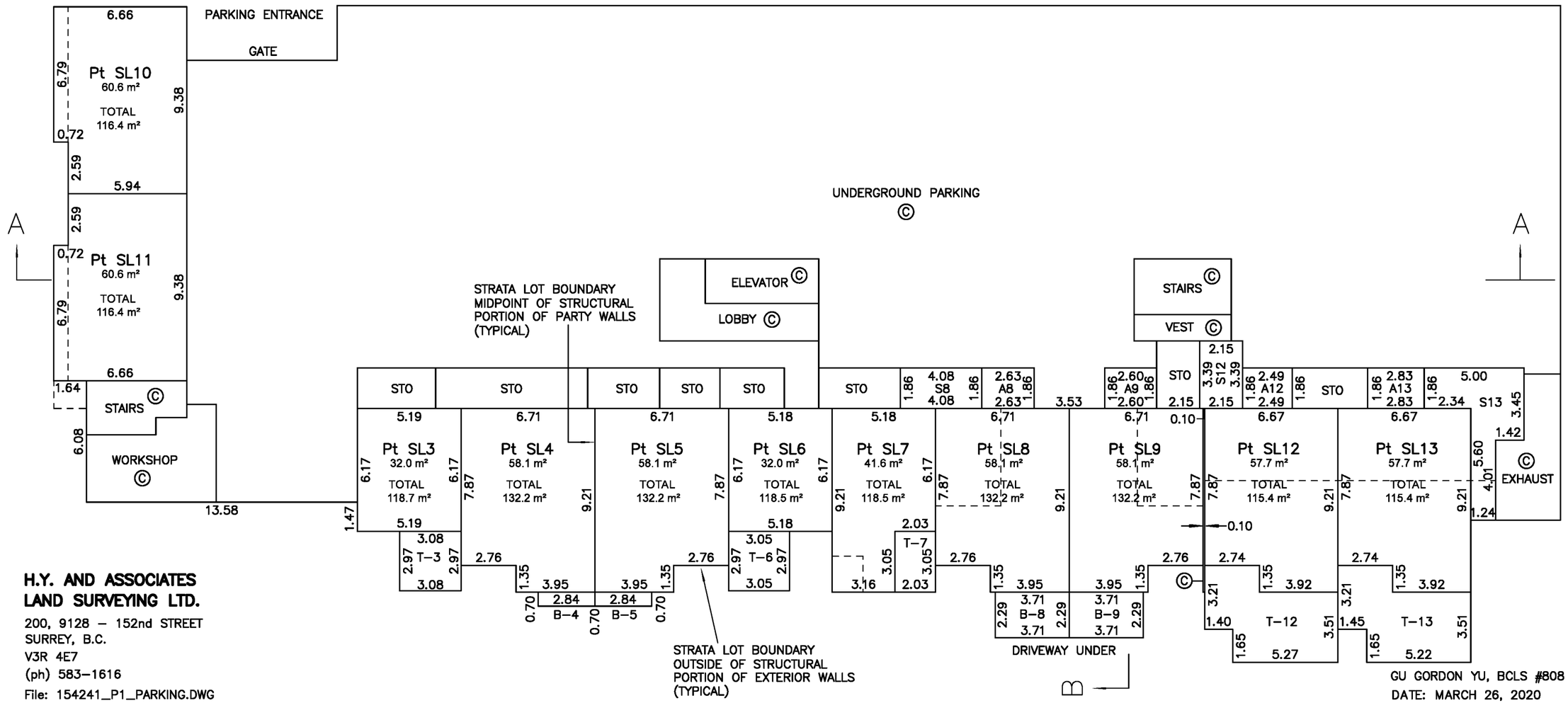
KEY PLAN
SCALE 1 : 1000



SHEET 5 OF 13 SHEETS

STRATA PLAN EPS6050

STRATA LOT BOUNDARIES DEFINED AS:
–MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS



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STRATA PLAN EPS6050

GROUND FLOOR

SCALE 1:200

0 5 10 15

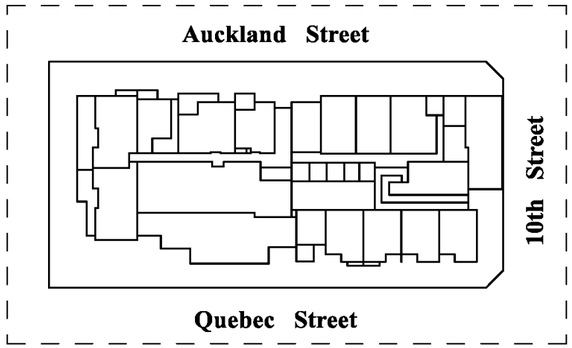
All distances are in metres.

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

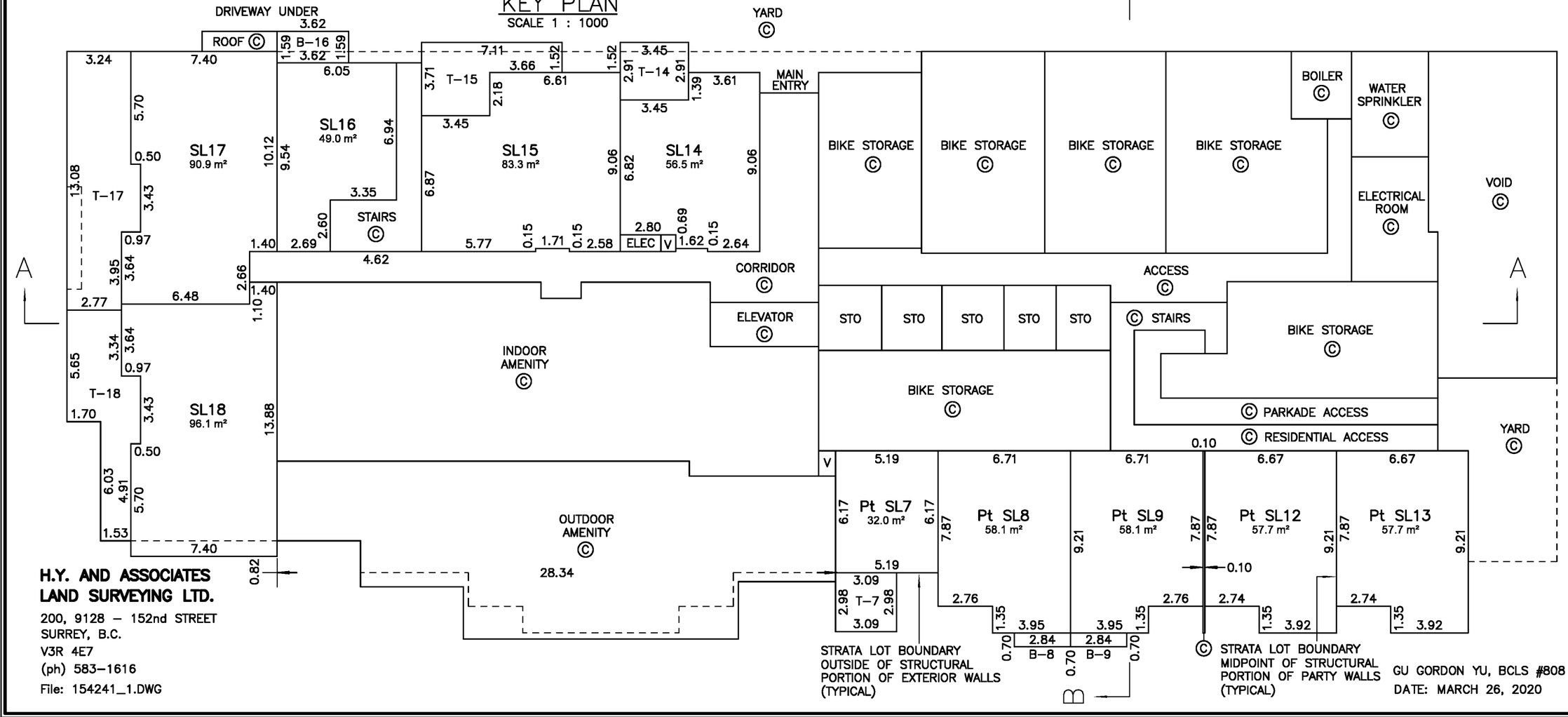
- - - - - - - PERIMETER OF FLOOR BELOW

STRATA LOT BOUNDARIES DEFINED AS:

–MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS



KEY PLAN
SCALE 1 : 1000



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File: 154241_1.DWG

STRATA LOT BOUNDARY OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS (TYPICAL)

© STRATA LOT BOUNDARY MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS (TYPICAL)

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STRATA PLAN EPS6050

2nd FLOOR

SCALE 1:200

0 5 10 15

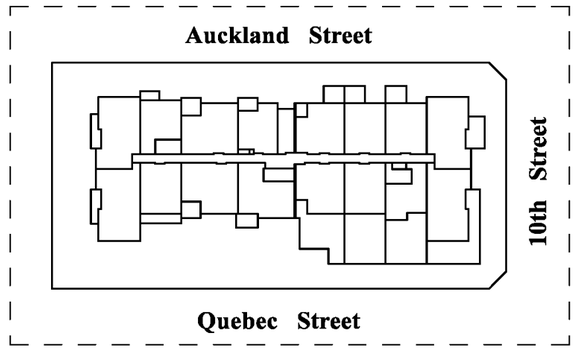
All distances are in metres.

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

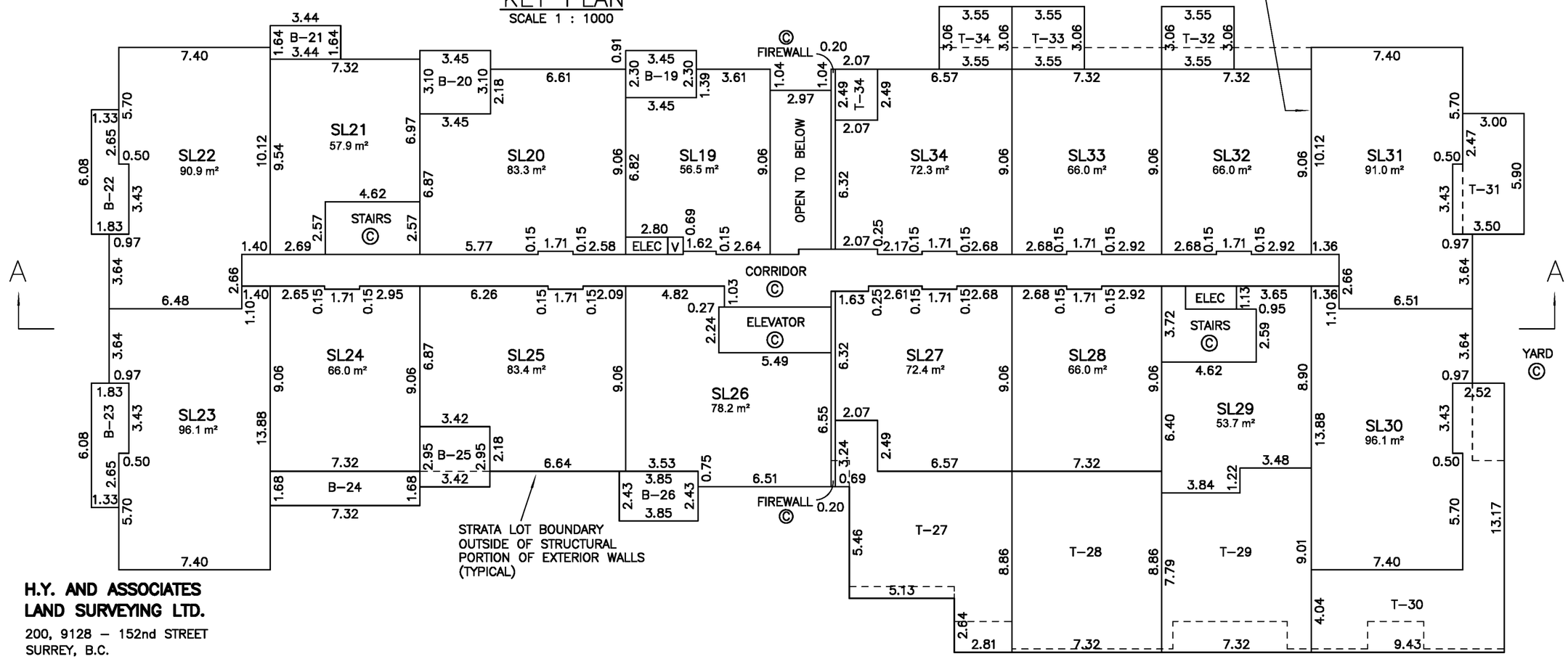
- - - - - - - PERIMETER OF FLOOR BELOW

STRATA LOT BOUNDARIES DEFINED AS:

–MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS



KEY PLAN
SCALE 1 : 1000



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STRATA PLAN EPS6050

3rd FLOOR

SCALE 1:200

0 5 10 15

All distances are in metres.

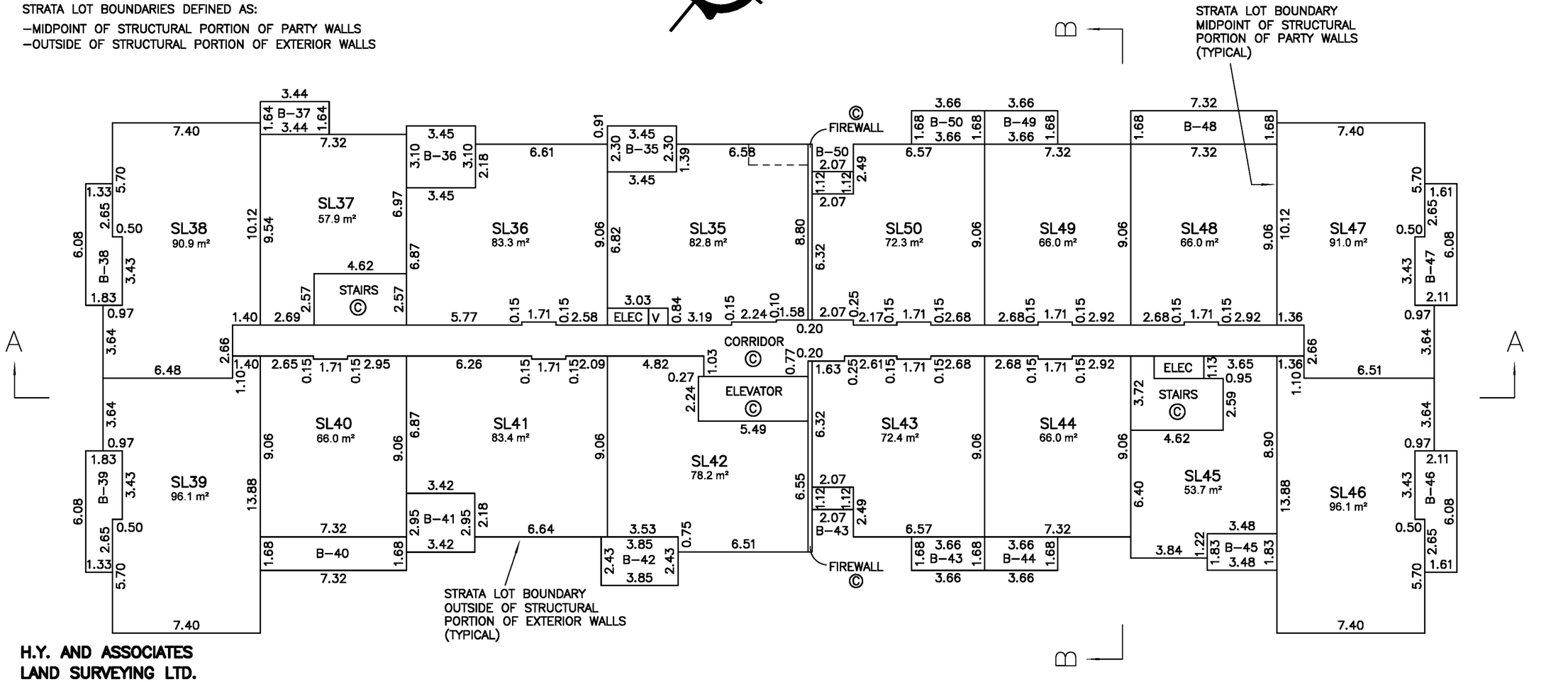
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

- - - - - - - PERIMETER OF FLOOR BELOW

STRATA LOT BOUNDARIES DEFINED AS:

–MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS

–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS



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File: 154241_3.DWG

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SHEET 9 OF 13 SHEETS

STRATA PLAN EPS6050

4th FLOOR

SCALE 1:200

0 5 10 15

All distances are in metres.

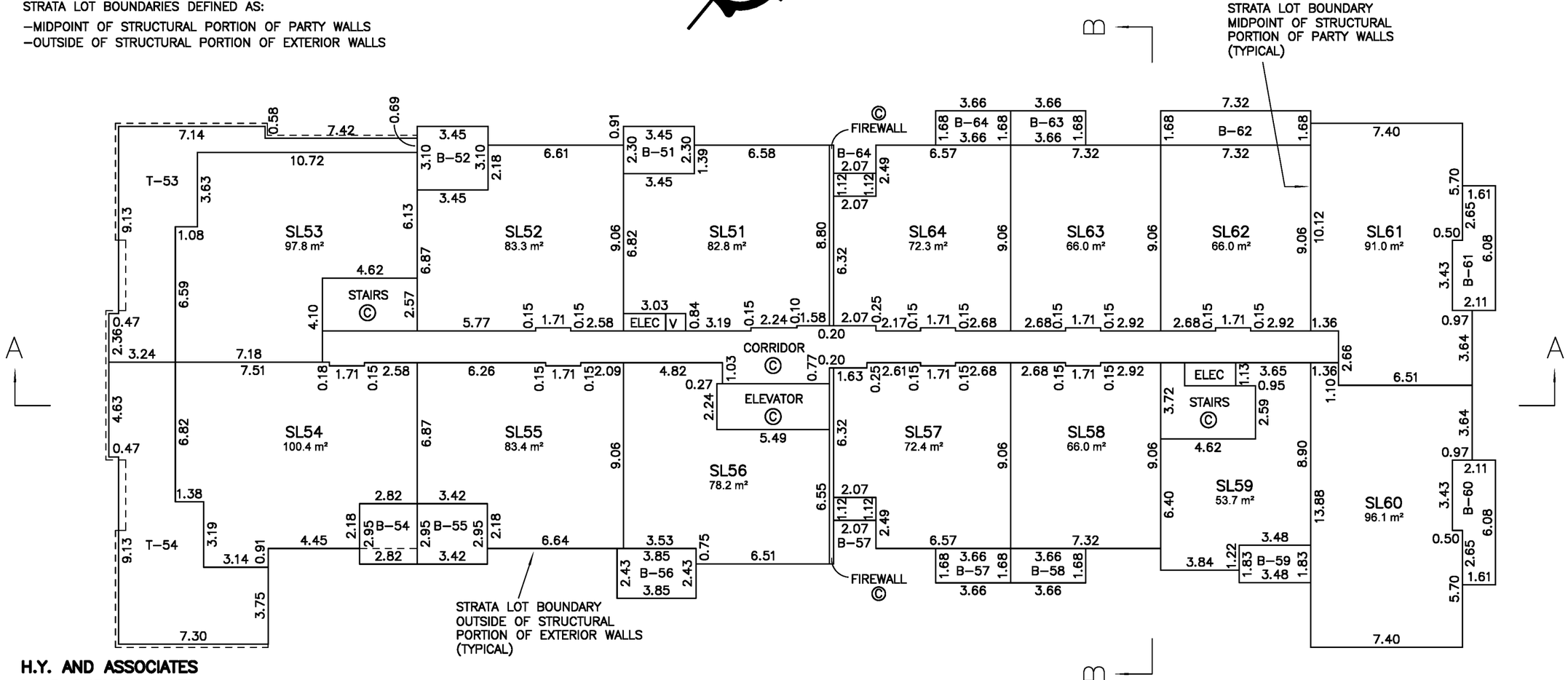
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

- - - - - - - PERIMETER OF FLOOR BELOW

STRATA LOT BOUNDARIES DEFINED AS:

–MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS

–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS



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File: 154241_4.DWG

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SHEET 10 OF 13 SHEETS

STRATA PLAN EPS6050

5th FLOOR

SCALE 1:200

0 5 10 15

All distances are in metres.

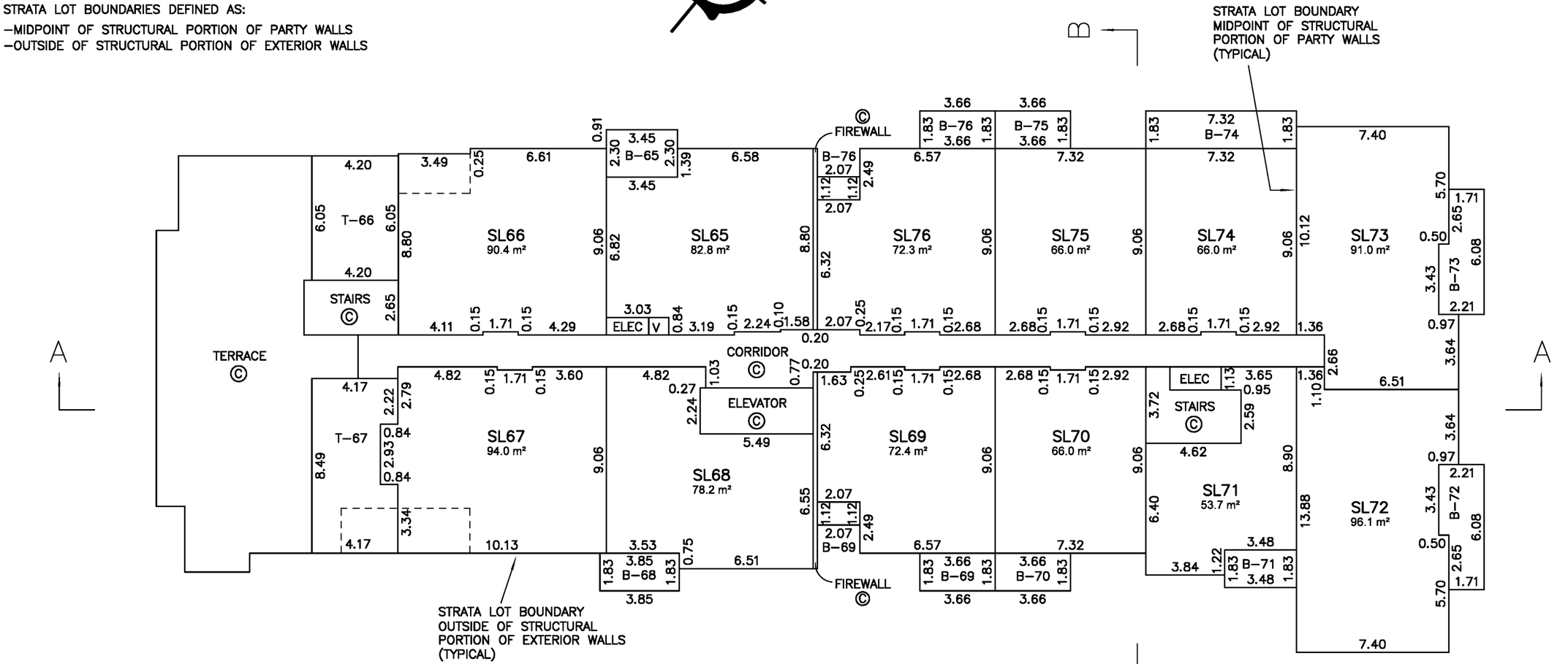
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

- - - - - - - PERIMETER OF FLOOR BELOW

STRATA LOT BOUNDARIES DEFINED AS:

–MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS

–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS



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File: 154241_5.DWG

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SHEET 11 OF 13 SHEETS

STRATA PLAN EPS6050

6th FLOOR

SCALE 1:200

0 5 10 15

All distances are in metres.

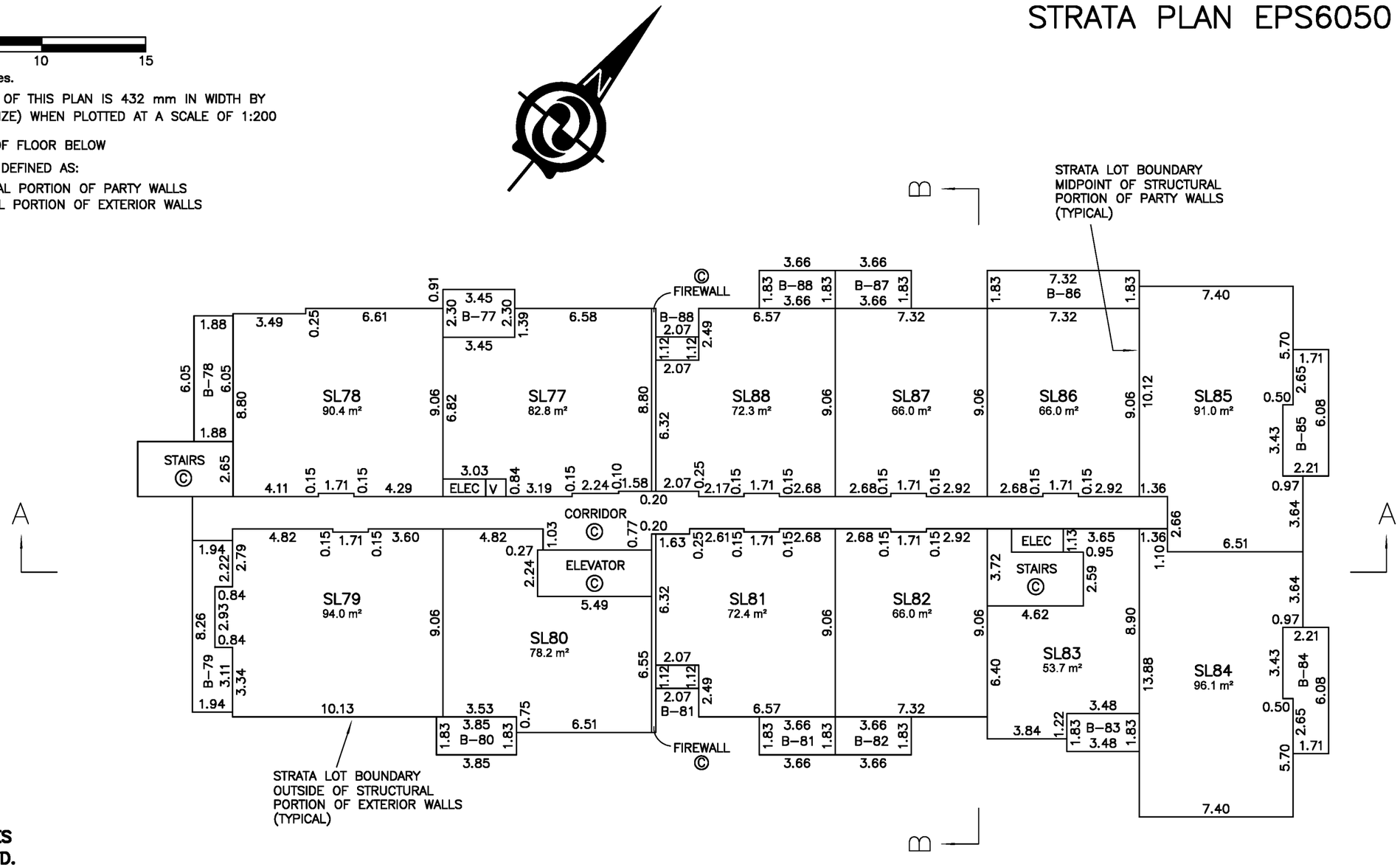
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

- - - - - - - PERIMETER OF FLOOR BELOW

STRATA LOT BOUNDARIES DEFINED AS:

–MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS

–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS



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STRATA PLAN EPS6050

CROSS SECTION A–A

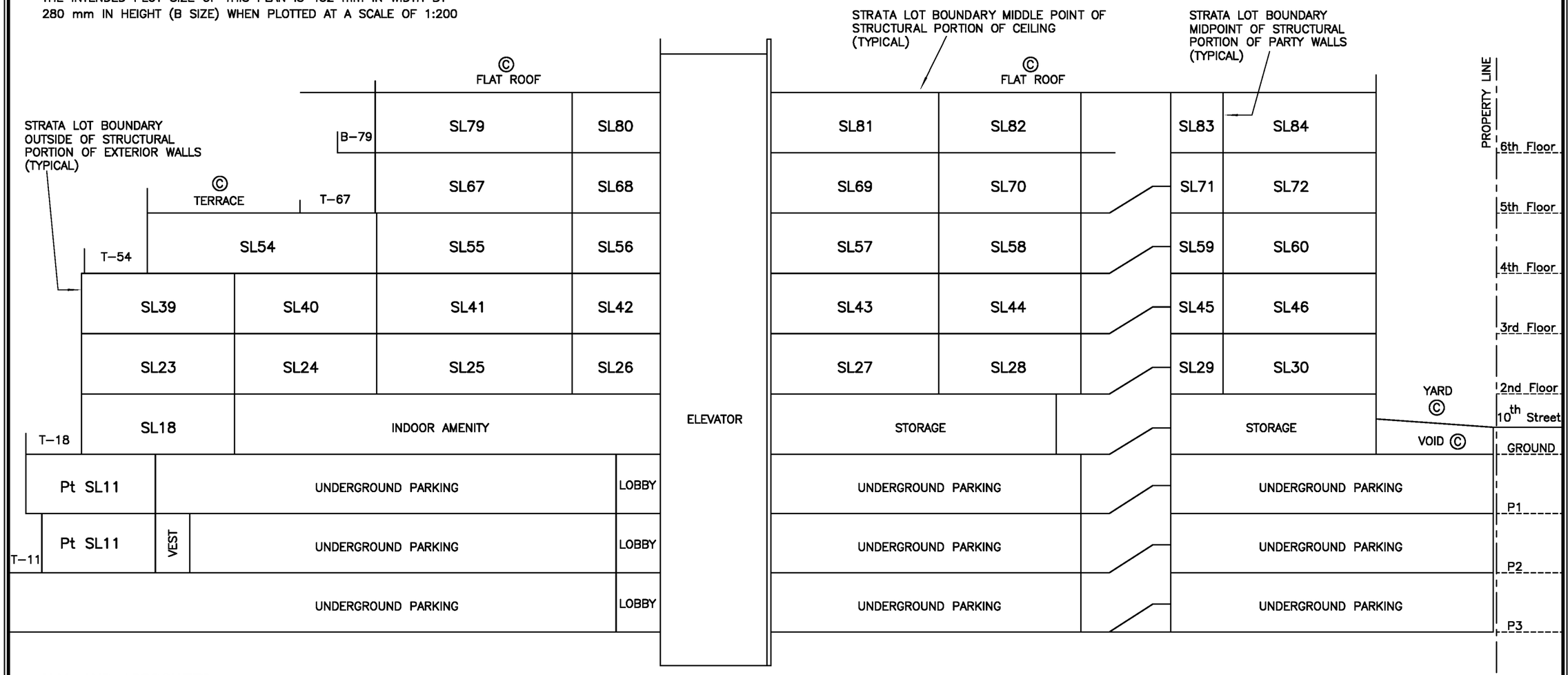
SCALE 1:200

0 5 10 15

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

STRATA LOT BOUNDARIES DEFINED AS:
–MIDPOINT OF STRUCTURAL PORTION OF CEILING
–MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS



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LAND SURVEYING LTD.
200, 9128 – 152nd STREET
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V3R 4E7
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File: 154241_SEC A.DWG

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STRATA PLAN EPS6050

CROSS SECTION B–B

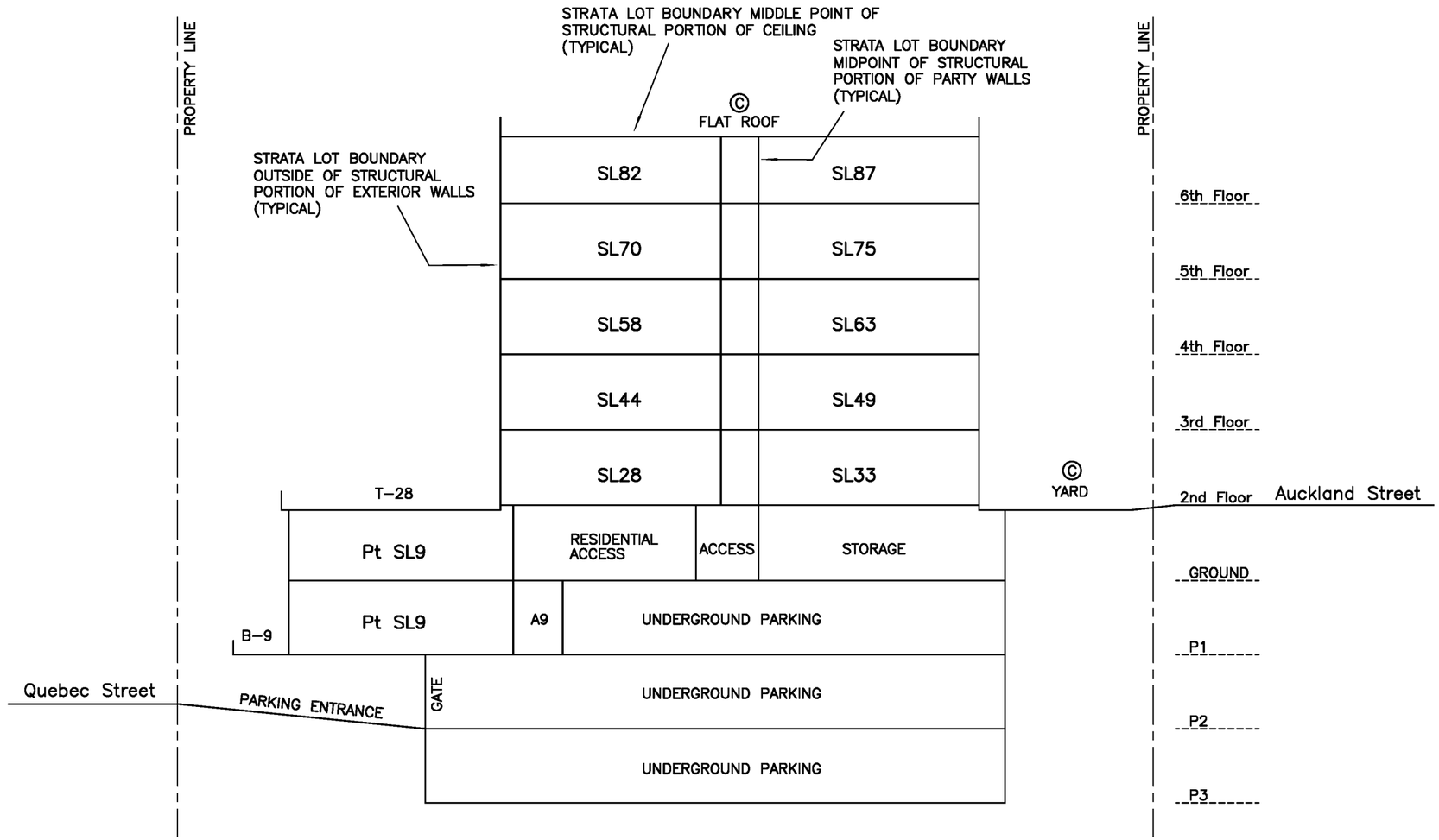
SCALE 1:200

0 5 10 15

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

STRATA LOT BOUNDARIES DEFINED AS:
–MIDPOINT OF STRUCTURAL PORTION OF CEILING
–MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS



H.Y. AND ASSOCIATES LAND SURVEYING LTD.
200, 9128 – 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583–1616
File: 154241_SEC B.DWG

GU GORDON YU, BCLS #808
DATE: MARCH 26, 2020

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