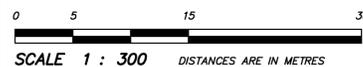


STRATA PLAN OF LOT B BLOCK 3 DISTRICT LOT 318 PLAN 14204

SHEET 1 OF 8 SHEETS
STRATA PLAN EPS9796

CITY OF VANCOUVER
BCGS 92G.025



THE INTENDED PLOT SCALE OF THIS PLAN IS 884 mm IN WIDTH BY 560 mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:300.

INTEGRATED SURVEY AREA No. 31, VANCOUVER NAD83(CSRS) 4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS V-2832 AND V-3015 AND ARE REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES FOR GEODETIC CONTROL MONUMENTS V-2832 AND V-3015.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996038 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS V-2832 AND V-3015.

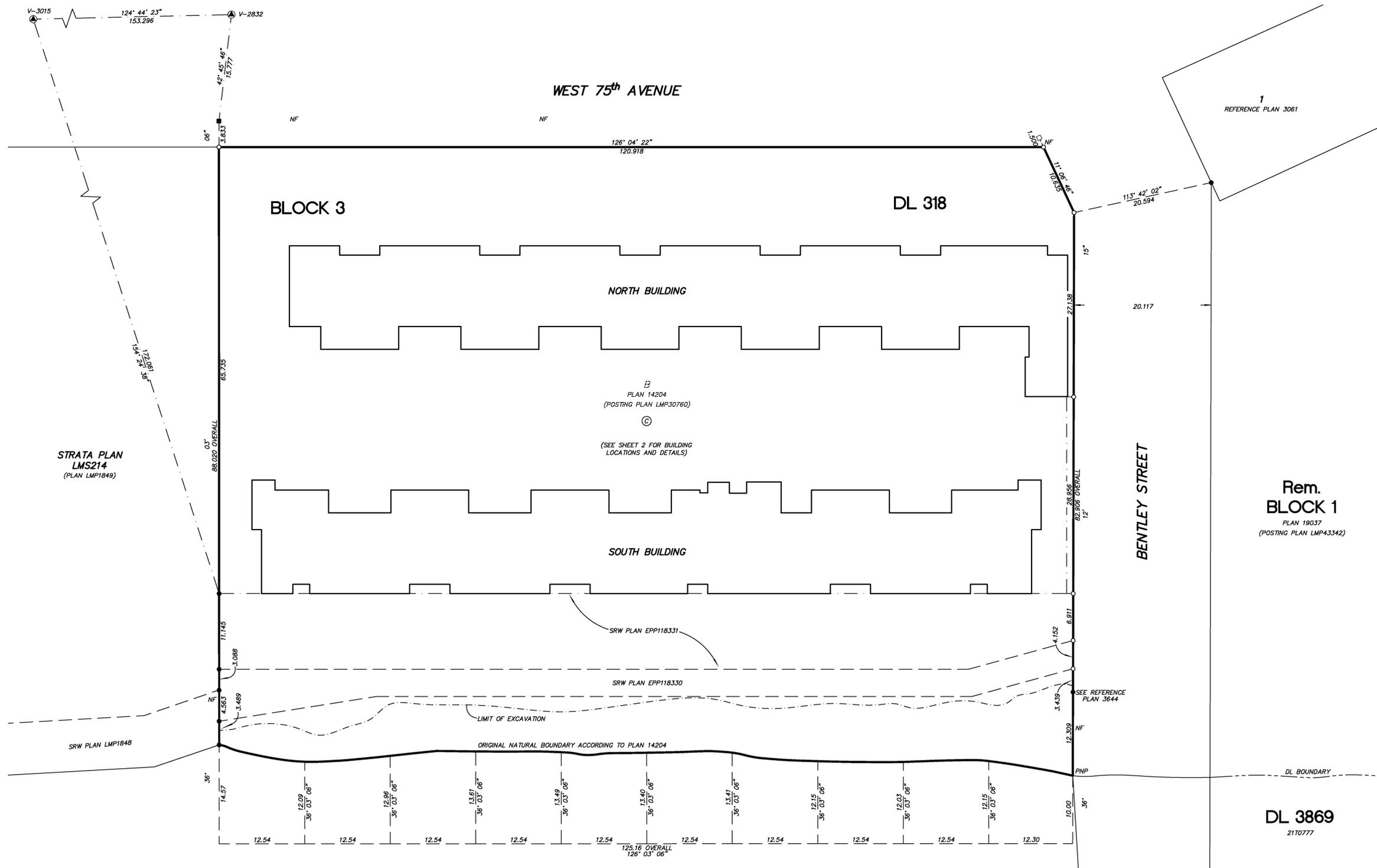
LEGEND

- FOUND PLACED
- ▲ DENOTES CONTROL MONUMENT
 - DENOTES LEAD PLUG
 - DENOTES STANDARD IRON POST
 - NF DENOTES NOTHING FOUND
 - PNP DENOTES POSTING NOT PRACTICAL
 - m² DENOTES SQUARE METRES
 - SL DENOTES STRATA LOT
 - PT DENOTES PART
 - T DENOTES TOTAL
 - PS-1 DENOTES PARKING STALL 1 (TYPICAL)
 - ⊙ DENOTES COMMON PROPERTY
 - ⊕ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
 - ⊖ DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
 - ⊙ DENOTES STAIRS BEING COMMON PROPERTY
 - ⊕ DENOTES ELEVATOR BEING COMMON PROPERTY
 - ⊖ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 21 (TYPICAL)
 - ⊙ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 14 (TYPICAL)
 - LCP14 DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 14 (TYPICAL)

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

REFERENCE POSTS ARE ON THE PRODUCTION OF PROPERTY LINES UNLESS OTHERWISE NOTED

NAD83 (CSRS) 4.0.0.BC.1.MVRD UTM ZONE 10 COORDINATES			
TABLET MARKING	NORTHING	EASTING	ABSOLUTE ACCURACY
V-2832	5450260.447 m	489513.175 m	0.01 m
V-3015	5450347.756 m	489387.272 m	0.02 m



NOTE:
NOTICE UNDER SECTION 68 OF THE STRATA PROPERTY ACT, STRATA LOT BOUNDARIES ARE DEFINED AS 0.015m TOWARDS THE STRATA LOT FROM THE EXTERIOR FACE OF EXTERIOR WALLS, THE EXTERIOR FACE OF INTERIOR WALLS ADJOINING COMMON AREAS, AND THE CENTRE LINE OF DEMISING WALLS BETWEEN STRATA LOTS.

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

LCP AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSION OR WHERE THERE IS NO FLOOR ABOVE, LCP AREAS DO NOT HAVE A DESIGNATED UPPER VERTICAL LIMIT, UNLESS OTHERWISE NOTED



'RIVERWORKS'

CIVIC ADDRESSES:
NORTH BUILDING - 1568 WEST 75TH AVENUE
SOUTH BUILDING - 9123 BENTLEY STREET
VANCOUVER, BC

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 8th DAY OF JANUARY, 2024
JESSE MORIN, BCL (880)
EOR# 278227

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

4605 - 20020 84 Ave
Langley, BC V2Y 5K8
www.buttersundvick.ca
Tel. 604-513-9611
File: 4745\Strata\Final
Dwg: 4745-FS-Rev.1



BUILDING LOCATIONS AND DETAILS



SCALE 1 : 200 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 864 mm IN WIDTH BY 560 mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:200.

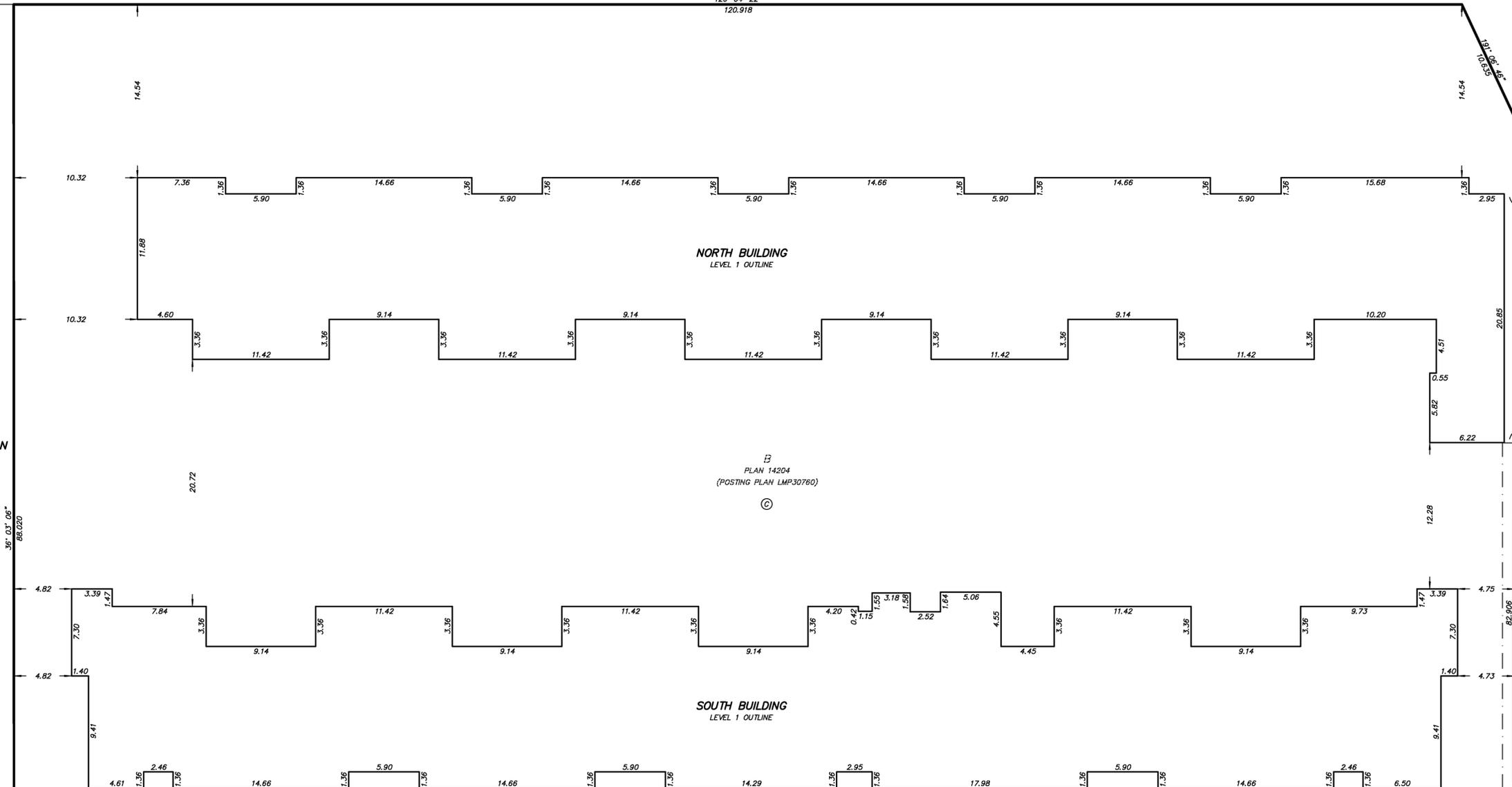


STRATA PLAN
LMS214
(PLAN LMP1849)

WEST 75th AVENUE

126° 04' 22"
120.918

SHEET 2 OF 8 SHEETS
STRATA PLAN EPS9796



PLAN 14204
(POSTING PLAN LMP30780)

SOUTH BUILDING
LEVEL 1 OUTLINE

SRW PLAN EPP118331

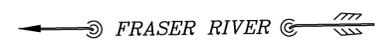
SRW PLAN EPP118330

TO SRW
TO SRW
TO SRW

LIMIT OF EXCAVATION

ORIGINAL NATURAL BOUNDARY ACCORDING TO PLAN 14204

SEE COVER SHEET FOR OFFSETS TO NATURAL BOUNDARY



FRASER RIVER

DL 6060
12TU0968

DL 6209
07TU1357

OFFSETS ARE PERPENDICULAR TO PROPERTY LINES

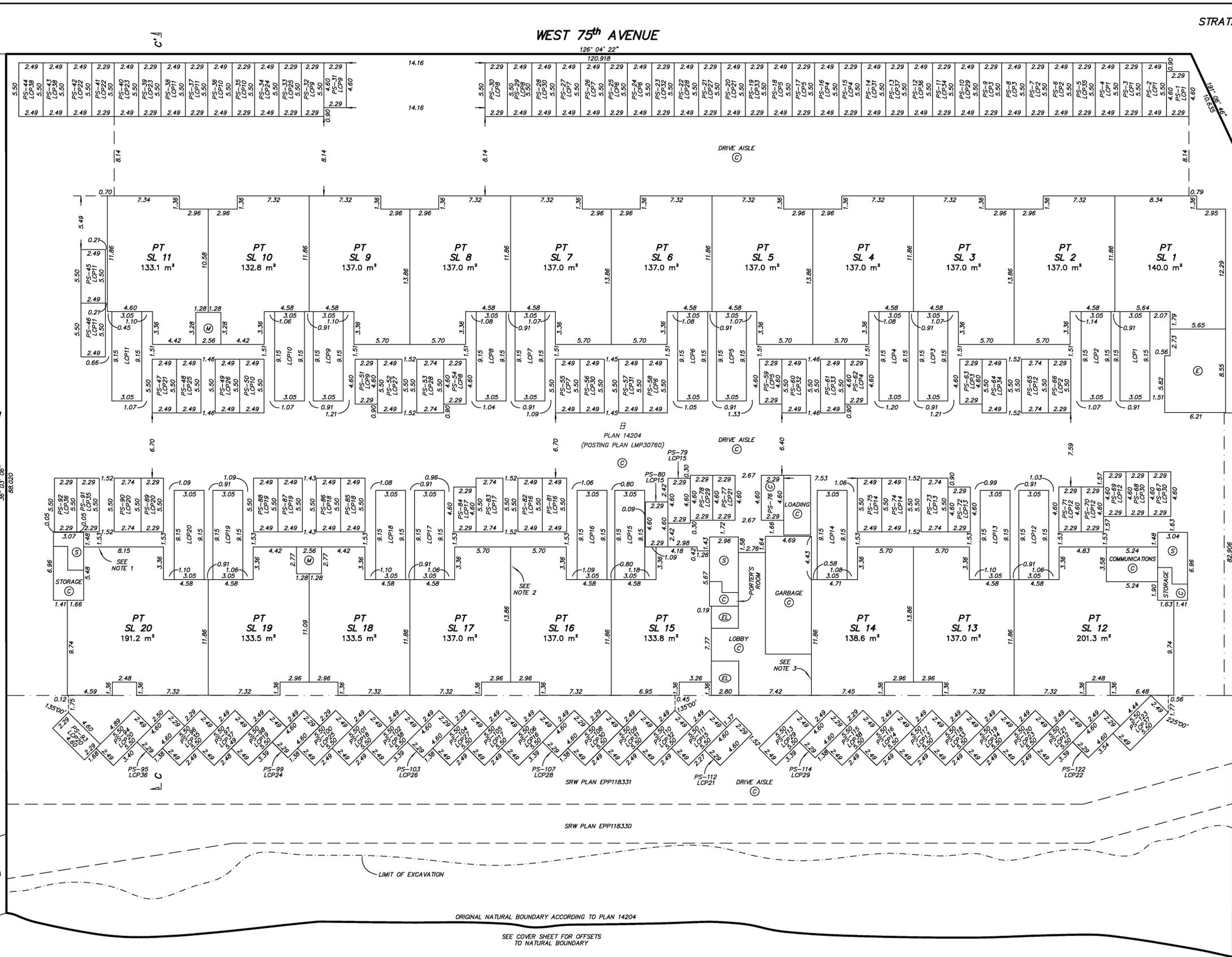
JESSE MORIN, BCLS
Date: JANUARY 8, 2024
File: 4745\Strata\Final
Dwg: 4745-FS-Rev.1



THE INTENDED PLOT SCALE OF THIS PLAN IS 864 mm IN WIDTH BY 560 mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:200.



STRATA PLAN LMS214 (PLAN LMP1849)

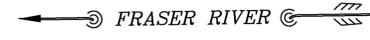


- NOTES:**
- NOTE 1: STRATA LOT BOUNDARY 0.015m TOWARDS THE STRATA LOT FROM THE EXTERIOR FACE OF EXTERIOR WALLS (TYPICAL)
 - NOTE 2: STRATA LOT BOUNDARY CENTRELINE OF DEMISING WALLS BETWEEN STRATA LOTS (TYPICAL)
 - NOTE 3: STRATA LOT BOUNDARY EXTERIOR FACE OF WALLS ADJACENT TO COMMON AREAS (TYPICAL)
 - NOTE 4: STRATA LOT BOUNDARY CENTRELINE FLOOR/CEILING (TYPICAL)
 - NOTE 5: UPPER LIMIT OF LCP IS THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS OR WHERE THERE IS NO FLOOR ABOVE, LCP AREAS DO NOT HAVE A DESIGNATED UPPER VERTICAL LIMIT, UNLESS OTHERWISE NOTED (TYPICAL)

- LEGEND**
- m² DENOTES SQUARE METRES
 - SL DENOTES STRATA LOT
 - PT DENOTES PART
 - T DENOTES TOTAL
 - PS-1 DENOTES PARKING STALL 1 (TYPICAL)
 - (C) DENOTES COMMON PROPERTY
 - (E) DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
 - (M) DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
 - (S) DENOTES STAIRS BEING COMMON PROPERTY
 - (EL) DENOTES ELEVATOR BEING COMMON PROPERTY
 - (B-21) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 21 (TYPICAL)
 - LCP14 DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 14 (TYPICAL)

LCP AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSION OR WHERE THERE IS NO FLOOR ABOVE, LCP AREAS DO NOT HAVE A DESIGNATED UPPER VERTICAL LIMIT, UNLESS OTHERWISE NOTED

SECTION ARROWS POINT IN THE DIRECTION OF VIEW



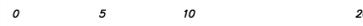
DL 6060
12TU0968

DL 6209
07TU1357



JESSE MORIN, BCLS
Date: JANUARY 8, 2024
File: 4745\Strata\Final
Dwg: 4745-FS-Rev.1

LEVEL 2



SCALE 1 : 200 DISTANCES ARE IN METRES

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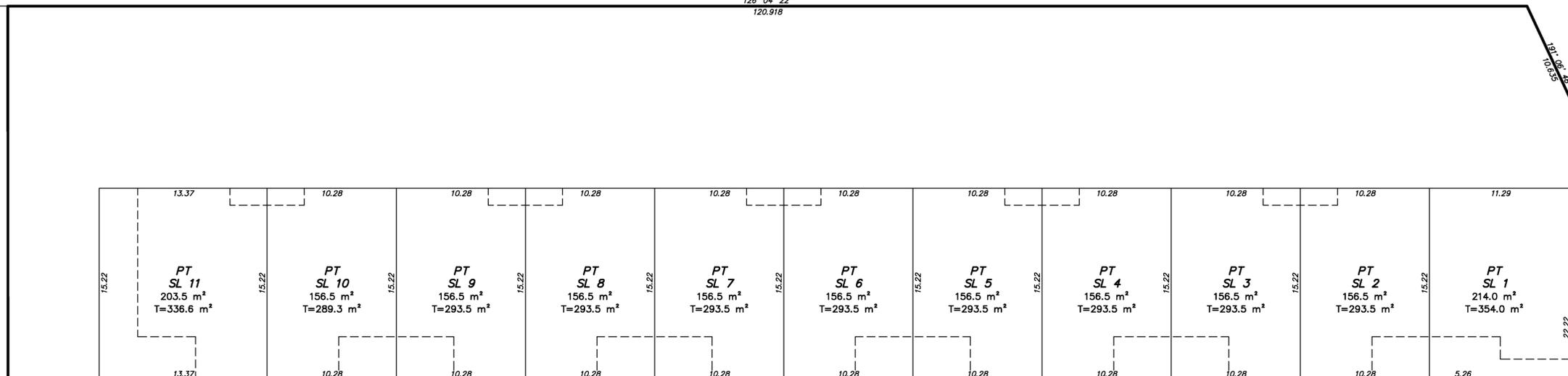


SHEET 4 OF 8 SHEETS
STRATA PLAN EPS9796

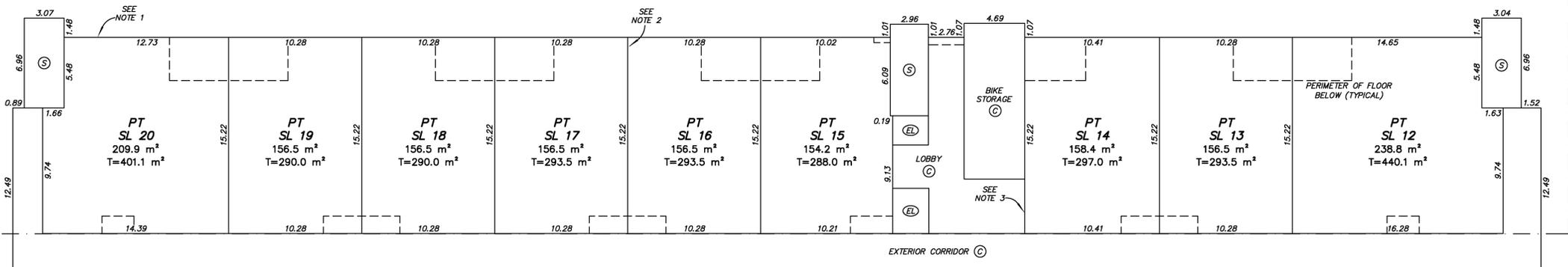
STRATA PLAN
LMS214
(PLAN LMP1849)

WEST 75th AVENUE

126° 04' 22"
120.918



PLAN 14204
(POSTING PLAN LMP30780)



NOTES:

NOTE 1: STRATA LOT BOUNDARY 0.015m TOWARDS THE STRATA LOT FROM THE EXTERIOR FACE OF EXTERIOR WALLS (TYPICAL)

NOTE 2: STRATA LOT BOUNDARY CENTRELINE OF DEMISING WALLS BETWEEN STRATA LOTS (TYPICAL)

NOTE 3: STRATA LOT BOUNDARY EXTERIOR FACE OF WALLS ADJACENT TO COMMON AREAS (TYPICAL)

NOTE 4: STRATA LOT BOUNDARY CENTRELINE FLOOR/CEILING (TYPICAL)

NOTE 5: UPPER LIMIT OF LCP IS THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS OR WHERE THERE IS NO FLOOR ABOVE, LCP AREAS DO NOT HAVE A DESIGNATED UPPER VERTICAL LIMIT, UNLESS OTHERWISE NOTED (TYPICAL)

LEGEND

- m² DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- PT DENOTES PART
- T DENOTES TOTAL
- PS-1 DENOTES PARKING STALL 1 (TYPICAL)
- (C) DENOTES COMMON PROPERTY
- (E) DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- (M) DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
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SECTION ARROWS POINT IN THE DIRECTION OF VIEW

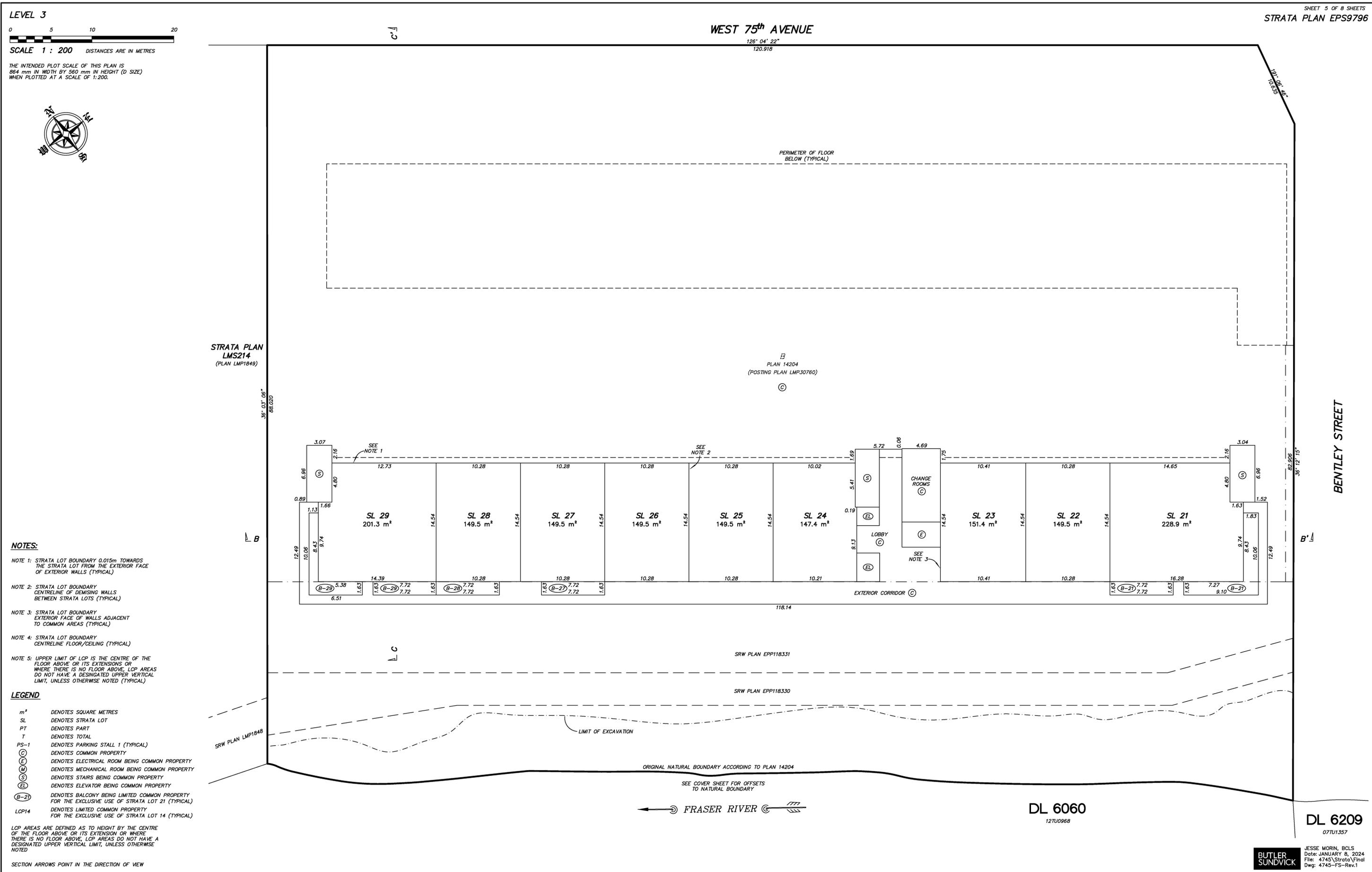
BENTLEY STREET

FRASER RIVER

DL 6060
12TU0968

DL 6209
07TU1357

JESSE MORIN, BCLS
Date: JANUARY 8, 2024
File: 4745\Strata\Final
Dwg: 4745-FS-Rev.1



LEVEL 3

0 5 10 20

SCALE 1 : 200 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 864 mm IN WIDTH BY 560 mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:200.



STRATA PLAN LMS214 (PLAN LMP1849)

WEST 75th AVENUE
126° 04' 22"
120.918

SHEET 5 OF 8 SHEETS
STRATA PLAN EPS9796

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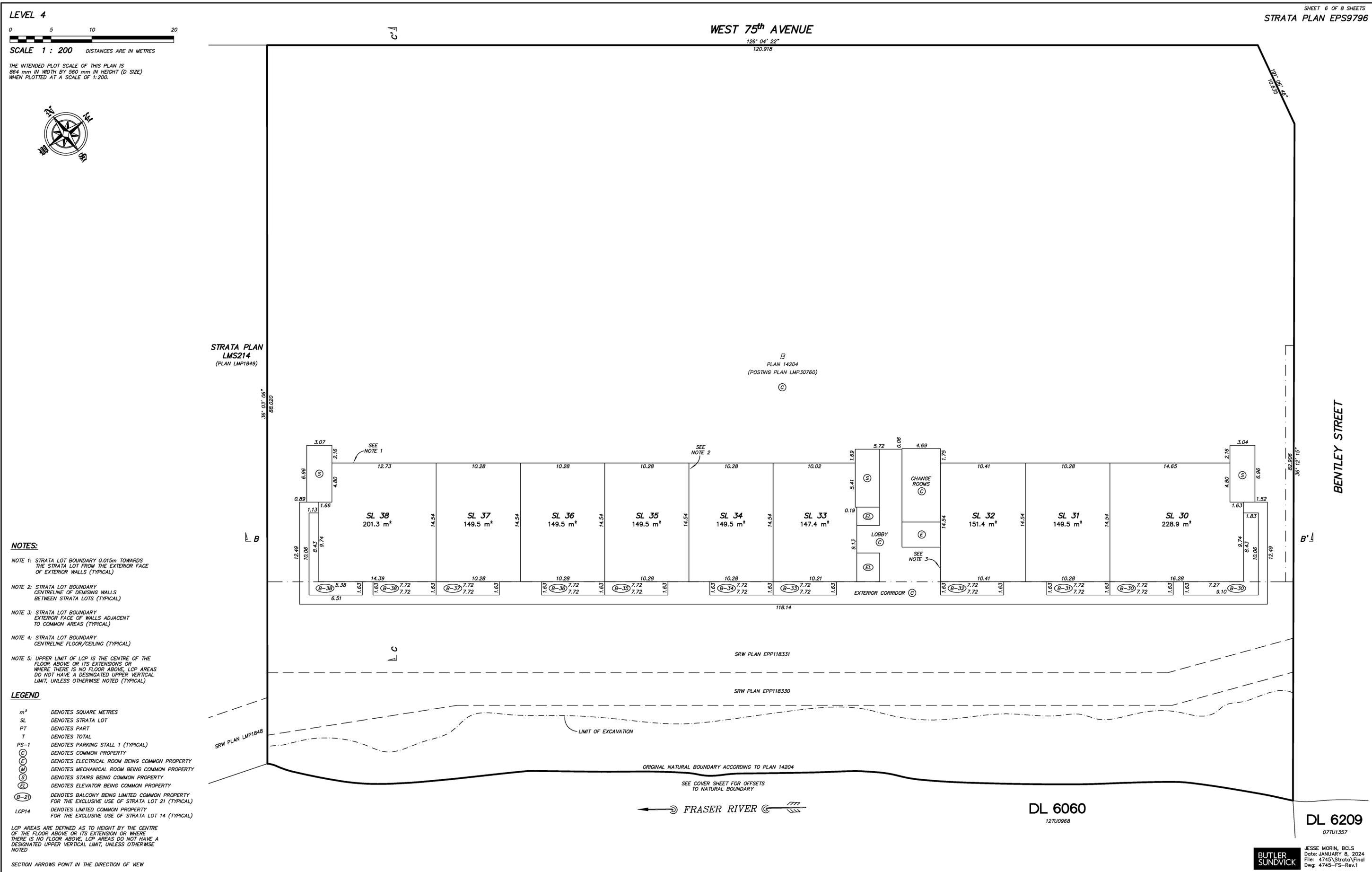
- LEGEND**
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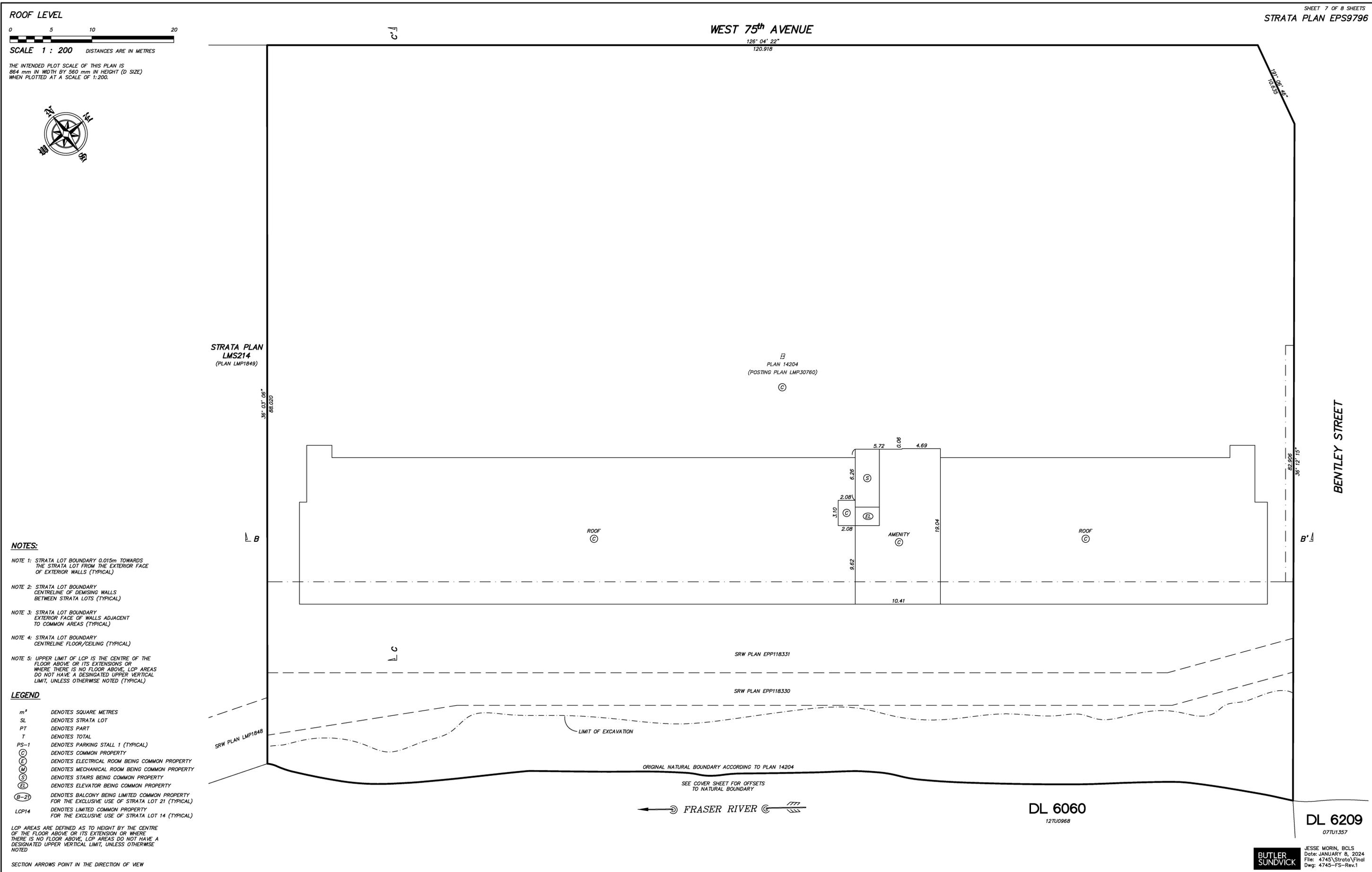
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SECTION ARROWS POINT IN THE DIRECTION OF VIEW

JESSE MORIN, BCLS
Date: JANUARY 8, 2024
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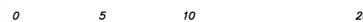


BENTLEY STREET

FRASER RIVER

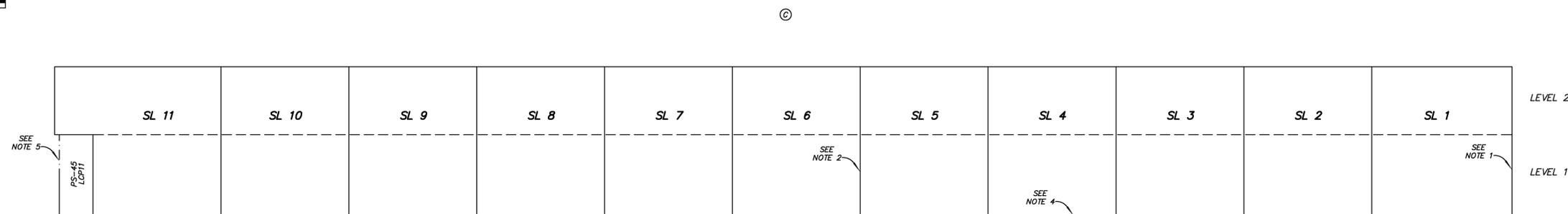
BUTLER SUNDVICK
JESSE MORIN, BCLS
Date: JANUARY 8, 2024
File: 4745\Strata\Final
Dwg: 4745-FS-Rev.1

CROSS SECTIONS

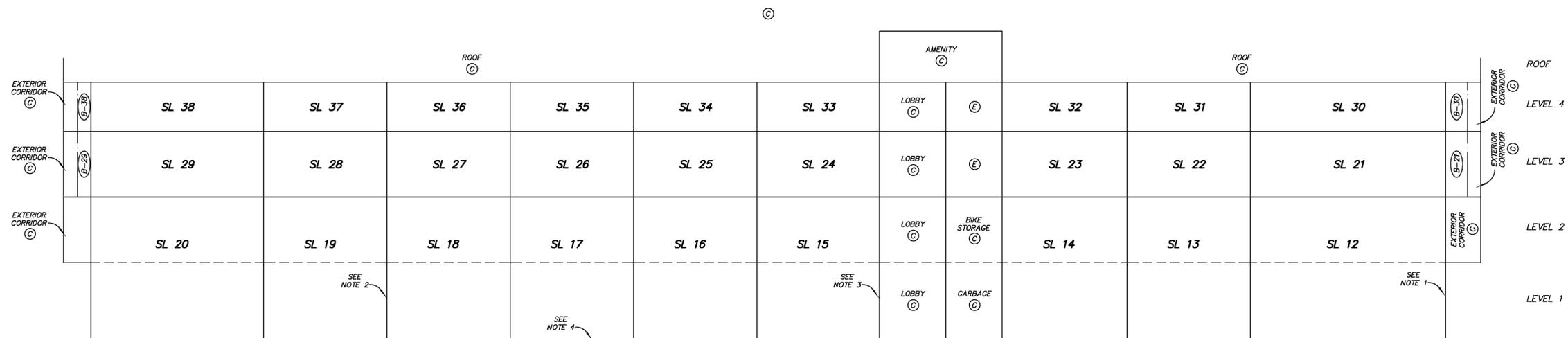


SCALE 1 : 200 DISTANCES ARE IN METRES

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



NORTH BUILDING
CROSS SECTION A-A'



SOUTH BUILDING
CROSS SECTION B-B'

NOTES:

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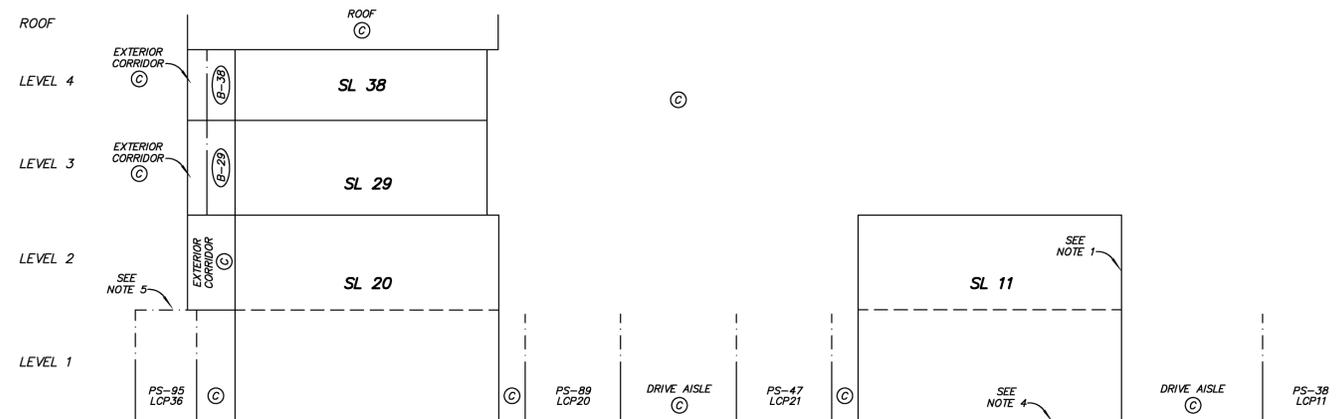
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SECTION ARROWS POINT IN THE DIRECTION OF VIEW



SOUTH BUILDING
CROSS SECTION C-C'

