



Attachment # 2
Proposed Strata Plan

STRATA PLAN OF LOT 1 BLOCK 5 GROUP 1 NWD PLAN EPP125082

SHEET 1 OF 9 SHEETS

STRATA PLAN EPS9319

BCGS 92G.016

CITY OF NEW WESTMINSTER



ALL HORIZONTAL GROUND-LEVEL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS
280mm IN WIDTH BY 432mm IN HEIGHT (B-SIZE)
WHEN PLOTTED AT A SCALE OF 1:250.

DRAFT
MAR 23, 2023

LEGEND

- ▲ INDICATES CONTROL MONUMENT FOUND
- INDICATES LEAD PLUG FOUND
- S.L. INDICATES STRATA LOT
- PT. INDICATES PART
- C.P. INDICATES COMMON PROPERTY
- LCP INDICATES LIMITED COMMON PROPERTY
- NSP INDICATES NOT SUITABLE FOR POSTING
- NF INDICATES NOTHING FOUND
- m² INDICATES SQUARE METRES
- Wt INDICATES WITNESS
- (P/L) INDICATES PROPERTY LINE
- (BLDG) INDICATES BUILDING
- MECH INDICATES MECHANICAL

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

OFFSET SURVEY POSTS ARE ON THE PRODUCTION OF PROPERTY LINES UNLESS INDICATED OTHERWISE.

NAME OF DEVELOPMENT

OCCIDENTAL LOFTS

ADDRESSES:

- (1) S.L.1: #714 COLUMBIA STREET,
NEW WESTMINSTER, B.C.
- (2) S.L.2-S.L.8: #716 COLUMBIA STREET,
NEW WESTMINSTER, B.C.

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF NEW WESTMINSTER.

NOTES:

THE BUILDING IN THIS STRATA PLAN HAS BEEN PREVIOUSLY OCCUPIED.

- 1) THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN SUBJECT TO CLAUSE 2 OF THIS ENDORSEMENT.
- 2) CERTAIN PARTS OF THE BUILDING ARE NOT WITHIN THE EXTERNAL BOUNDARIES BUT APPROPRIATE AND NECESSARY EASEMENTS OR OTHER INTERESTS ARE REGISTERED UNDER No. CA _____, AND EASEMENT PLAN EPP128087 AS SET OUT IN SECTION 244(1)(f) OF THE STRATA PROPERTY ACT.

NOTES:

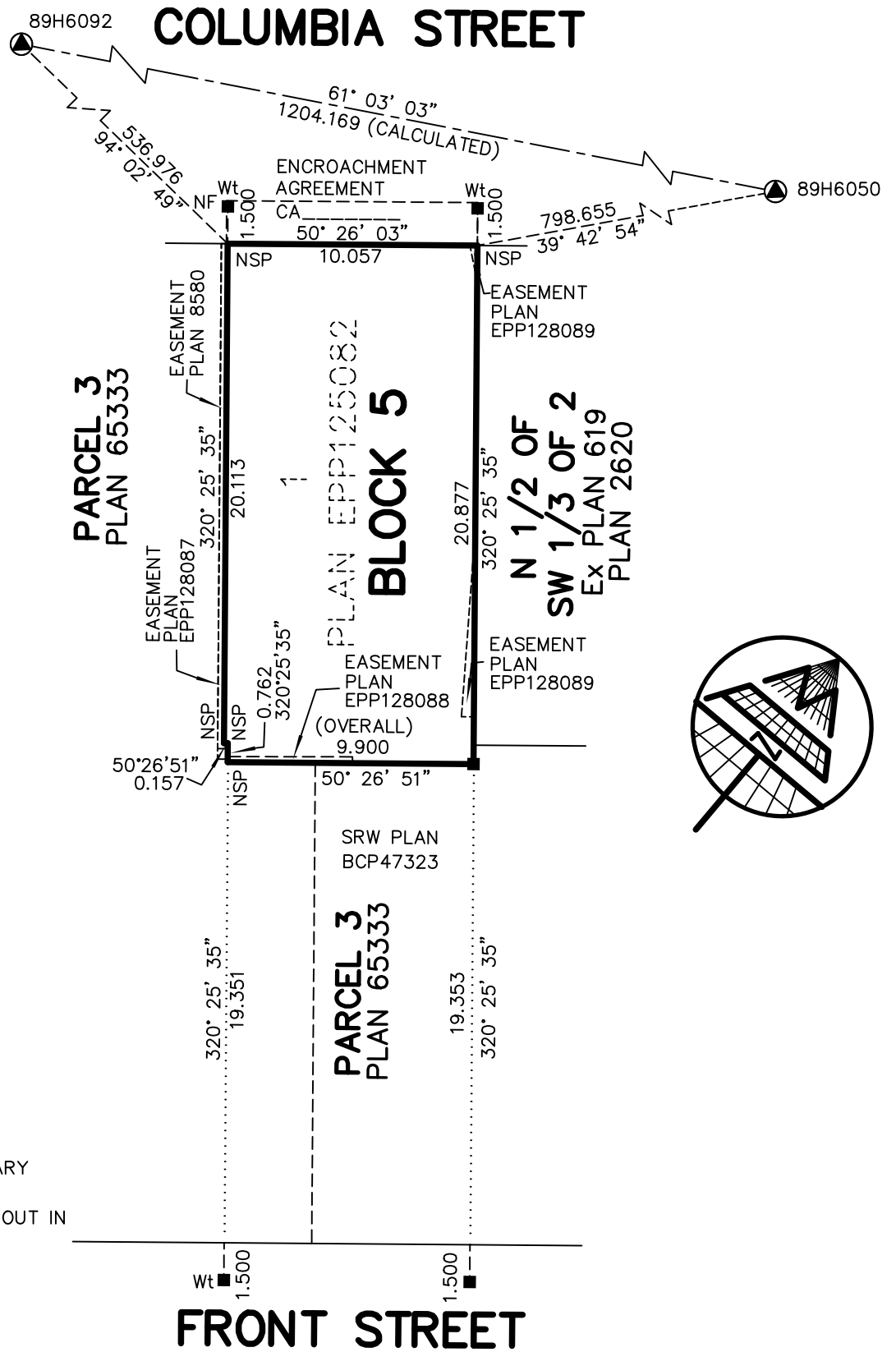
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- 4) THE C.P. OR LCP SIDE OF THAT WALL WHERE STRATA LOT BOUNDARIES DIVIDE A STRATA LOT FROM ADJACENT C.P. OR LCP

STORAGES ARE LIMITED COMMON PROPERTY FOR THE USE OF THE STRATA LOTS INDICATED, (EG. LCP-2).

STORAGE AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR IT'S EXTENSIONS, OR WHERE THERE IS NO FLOOR ABOVE BY THE AVERAGE HEIGHT OF STRATA LOTS WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.

ALL ANGLES DEFLECT BY MULTIPLES OF 45 OR 90 DEGREES UNLESS OTHERWISE INDICATED.



NOTES:

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 89H6050 AND 89H6092 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10, (123° WEST LONGITUDE).

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995989. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON GEODETIC CONTROL MONUMENTS 89H6050 AND 89H6092.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 89H6050 AND 89H6092.

WHERE INDICATED, PARTS OF THIS PLAN HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES.

MATSON PECK & TOPLISS SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 19652-FINAL STRATA.DWG

NAD83 (CSRS) 4.0.0.BC.1.MVRD UTM ZONE 10 COORDINATES			
TABLET MARKING	NORTHING	EASTING	ABSOLUTE ACCURACY
89H6050	5,450,518.678	507,071.156	0.018
89H6092	5,449,936.053	506,017.872	0.022

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE ___TH DAY OF MARCH, 2023
JOE COELHO, BCLS (#750)

NW-23-19652-STRATA

BUILDING LOCATION

STRATA PLAN EPS9319

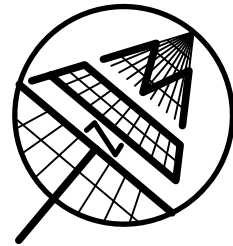
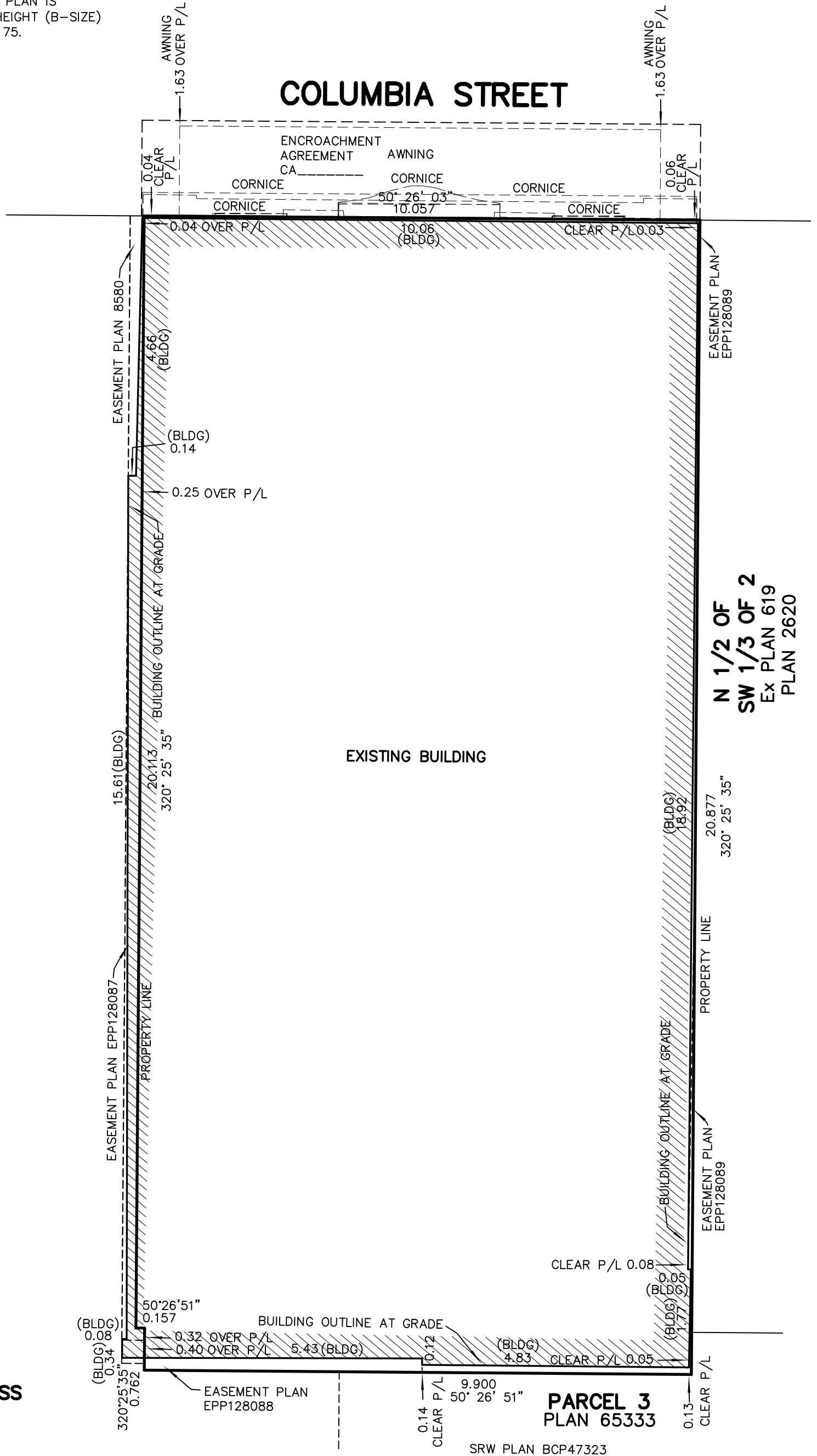
SCALE 1:75



ALL HORIZONTAL GROUND-LEVEL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B-SIZE) WHEN PLOTTED AT A SCALE OF 1:75.

COLUMBIA STREET



**N 1/2 OF
SW 1/3 OF 2**
Ex PLAN 619
PLAN 2620

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NOTE:

OFFSETS TO PROPERTY LINES ARE PERPENDICULAR
THERETO AND ARE MEASURED TO THE OUTSIDE
EDGE OF CONCRETE BUILDING WALLS AND WINDOW FRAMES.

PARCEL 3 PLAN 65333

SRW PLAN BCP47323

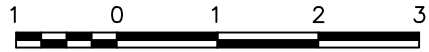
JOE COELHO, BCLS (#750)

THIS ___TH DAY OF MARCH, 2023

LOWER FLOOR

STRATA PLAN EPS9319

SCALE 1:75

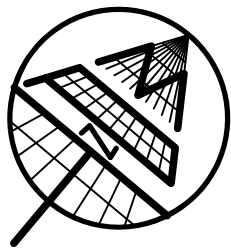


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COLUMBIA STREET

50° 26' 03"
10.057



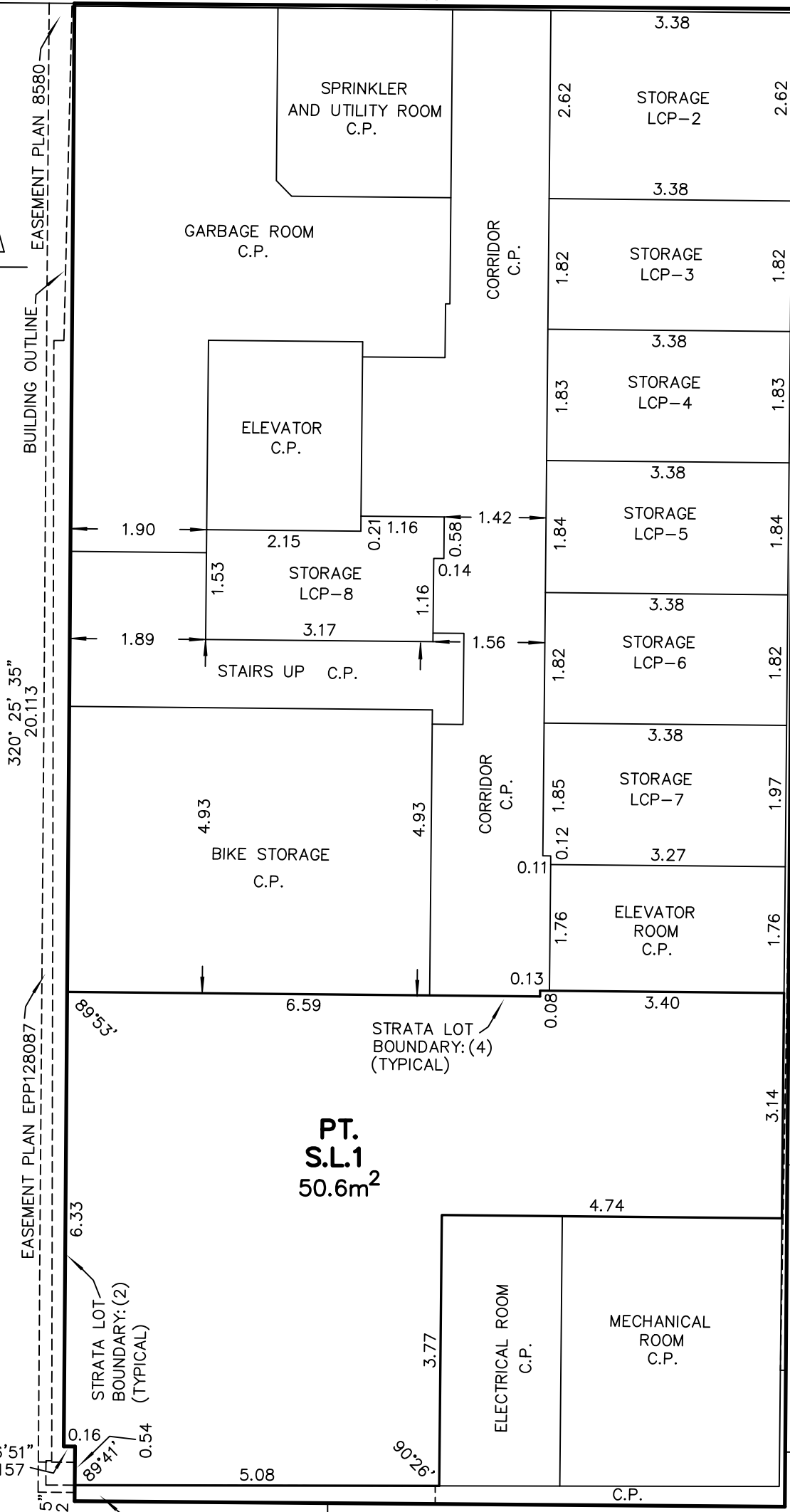
**PARCEL 3
PLAN 65333**

**N 1/2 OF
SW 1/3 OF 2
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PLAN 2620**

NOTES:

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SECTION ARROWS POINT IN THE DIRECTION OF VIEW.



NOTES:

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NW-23-19652-STRATA

**PARCEL 3
PLAN 65333**

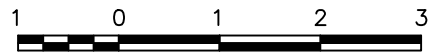
SRW PLAN BCP47323

JOE COELHO, BCLS (#750)
THIS ___TH DAY OF MARCH, 2023

MAIN FLOOR

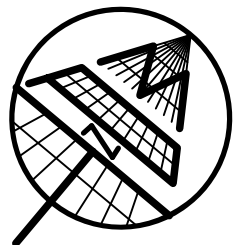
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COLUMBIA STREET



PARCEL 3
PLAN 65333

PT. S.L.1
156.1m²
TOTAL AREA: 206.7m²

N 1/2 OF
SW 1/3 OF 2
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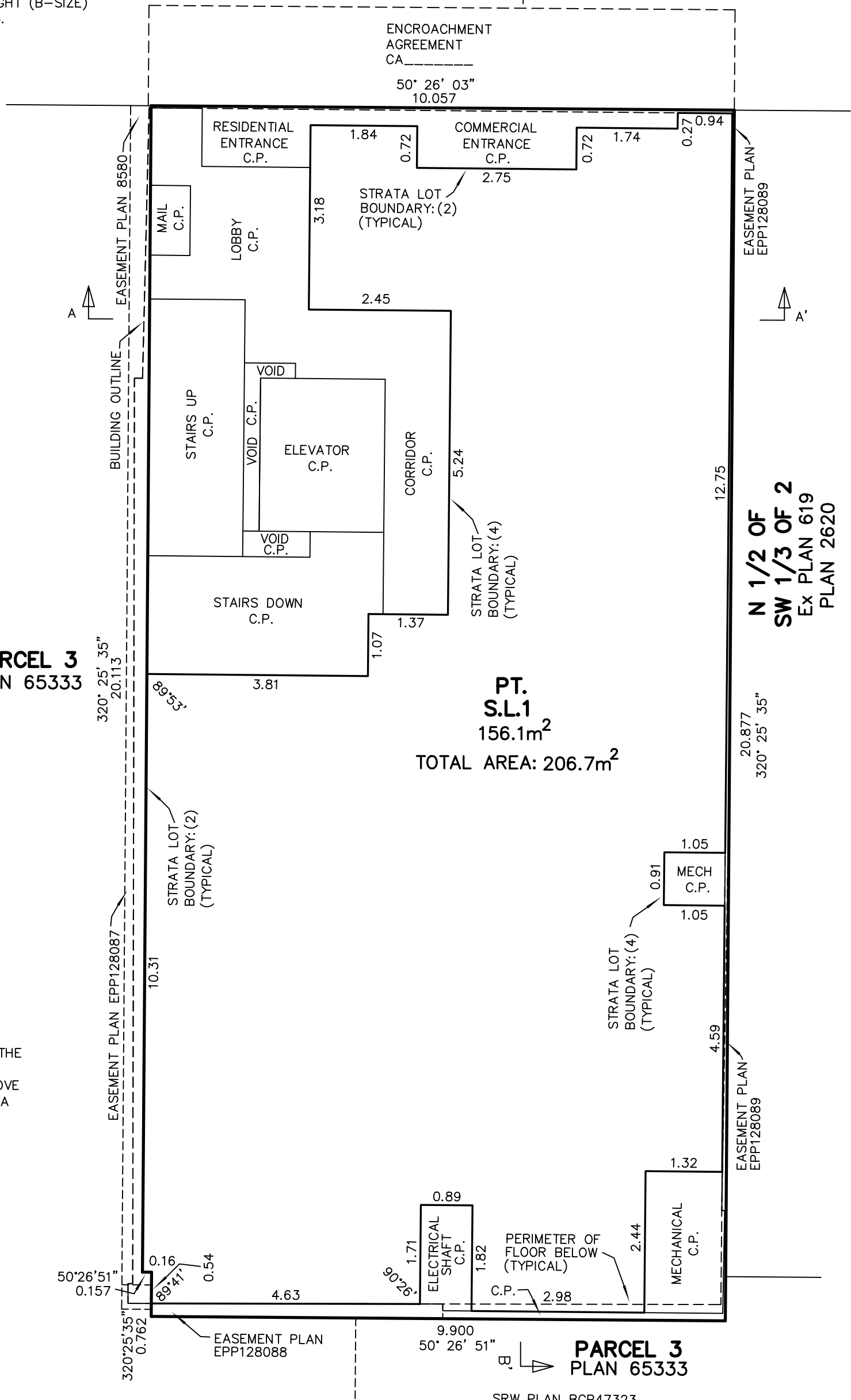
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NW-23-19652-STRATA

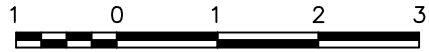
JOE COELHO, BCLS (#750)
 THIS ___TH DAY OF MARCH, 2023



SECOND FLOOR

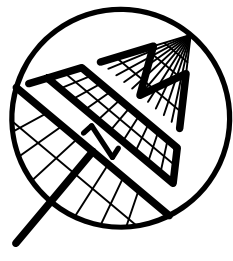
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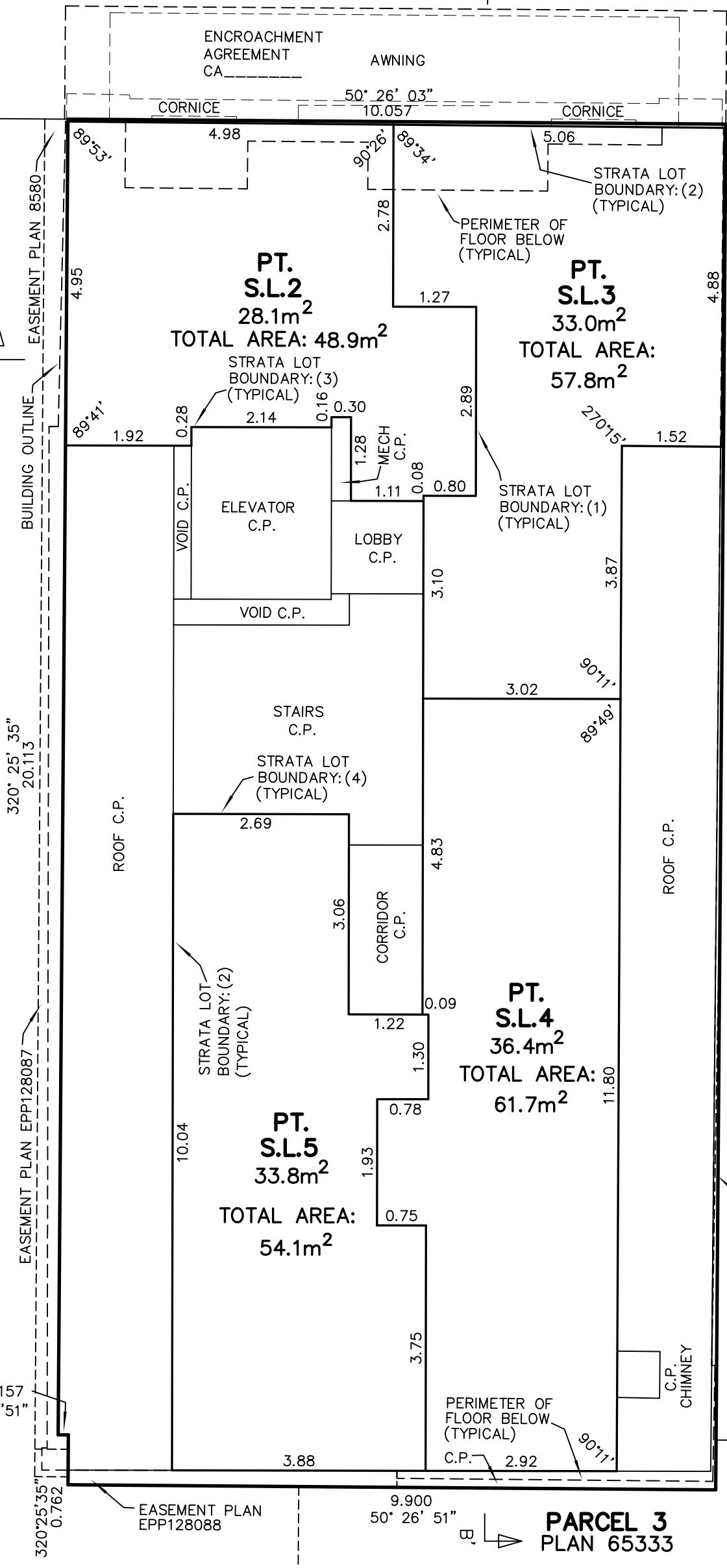
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PLAN 65333

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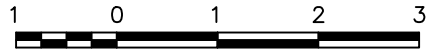
JOE COELHO, BCLS (#750)
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NW-23-19652-STRATA

MEZZANINE

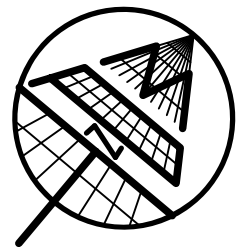
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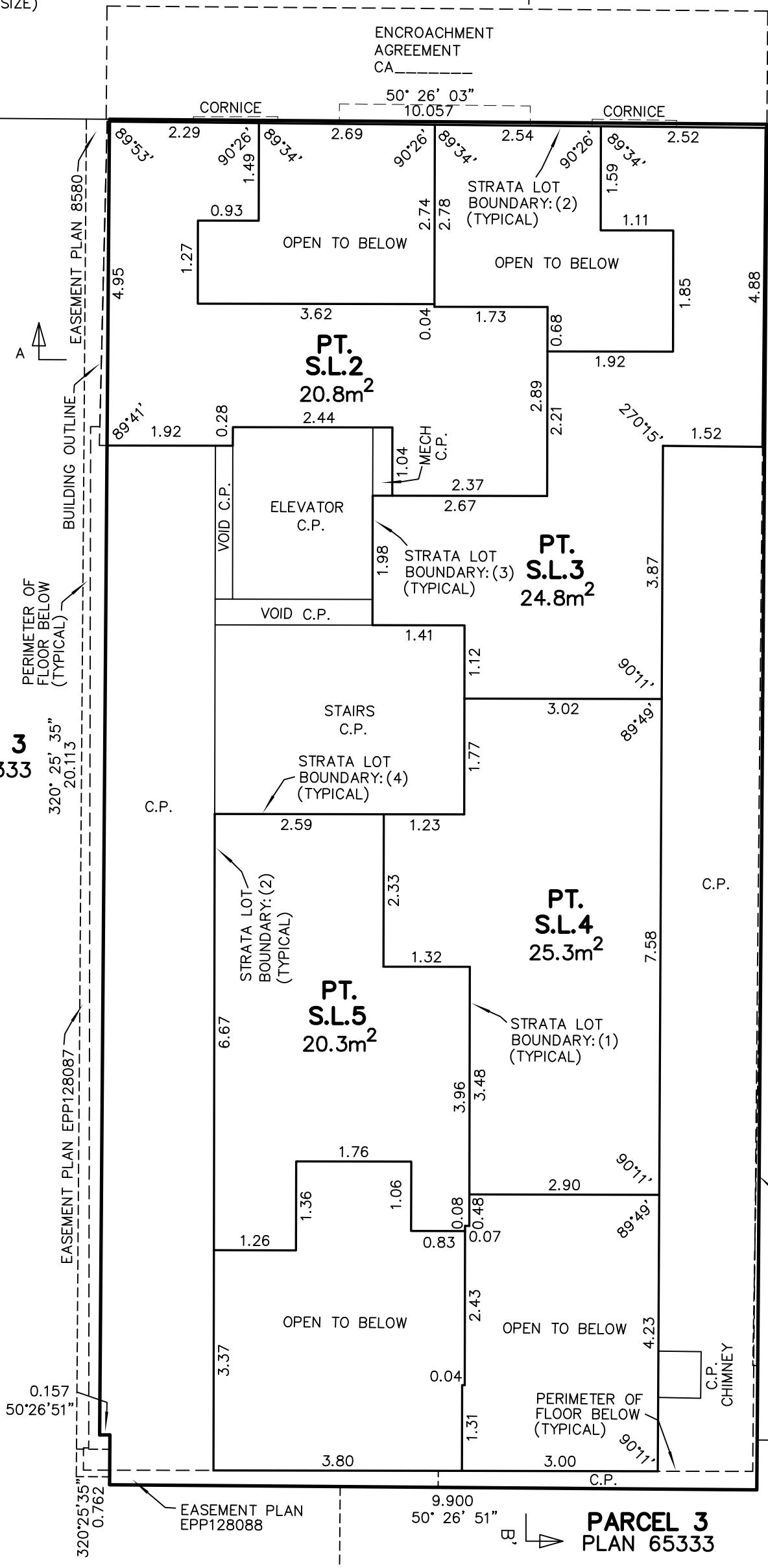
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SRW PLAN BCP47323

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JOE COELHO, BCLS (#750)
 THIS ___TH DAY OF MARCH, 2023

THIRD FLOOR

SHEET 7 OF 9 SHEETS

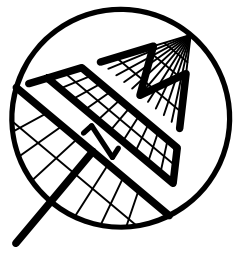
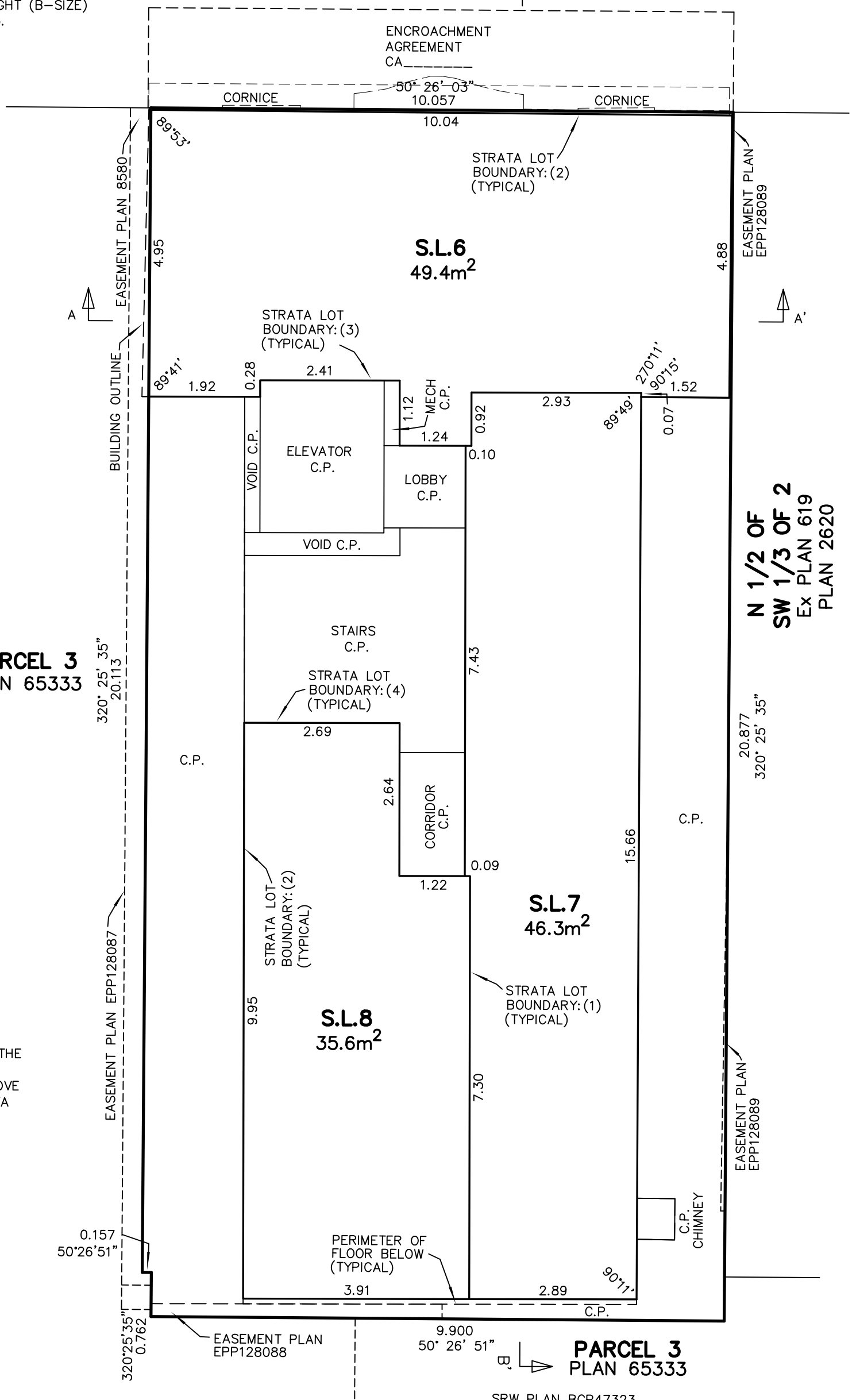
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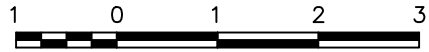
NW-23-19652-STRATA

JOE COELHO, BCLS (#750)
 THIS ___TH DAY OF MARCH, 2023

ROOF

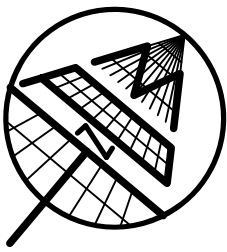
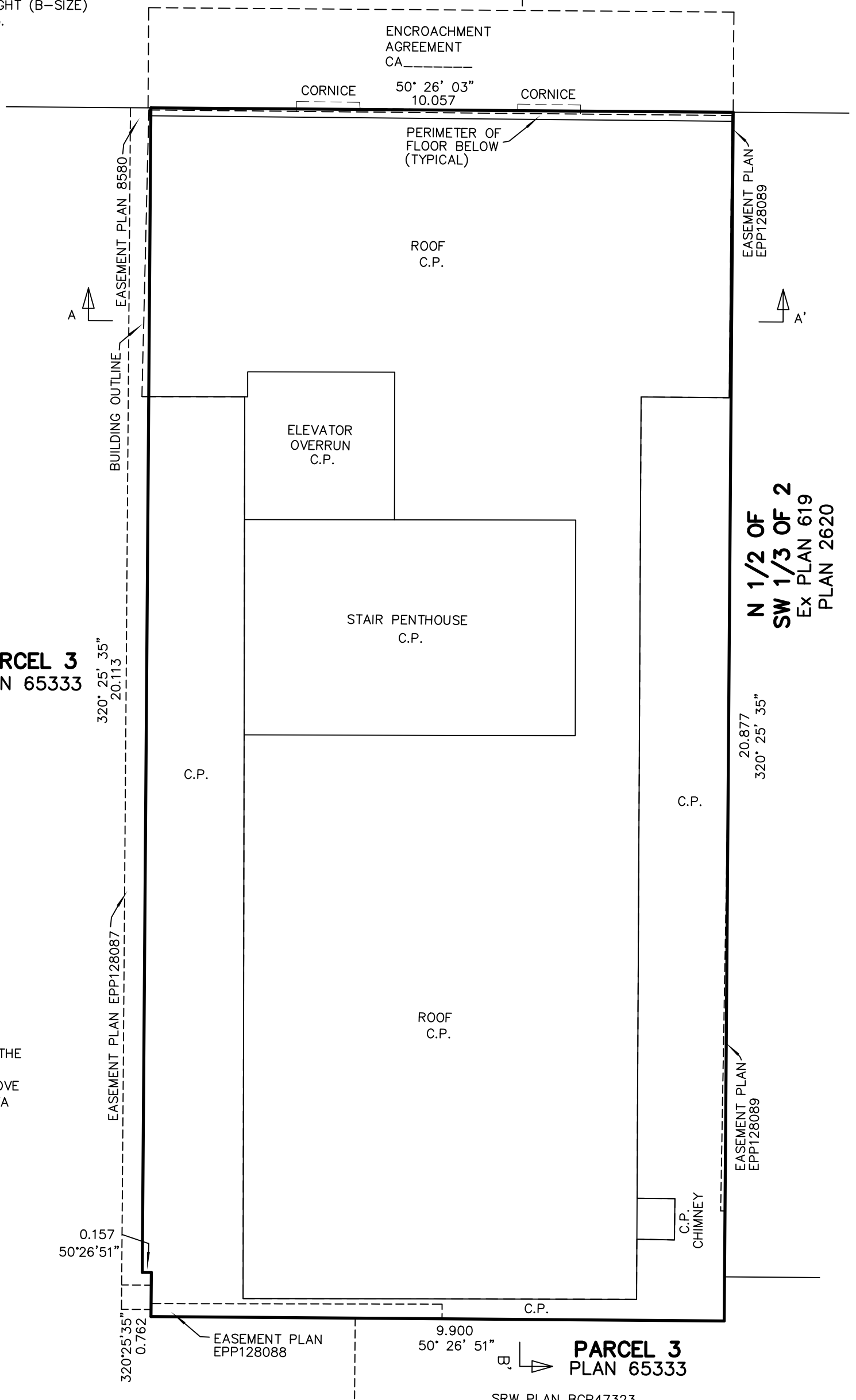
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COLUMBIA STREET



PARCEL 3
PLAN 65333

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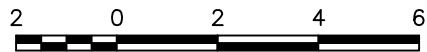
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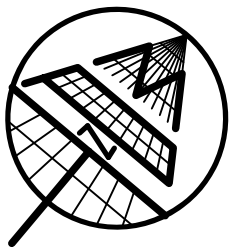
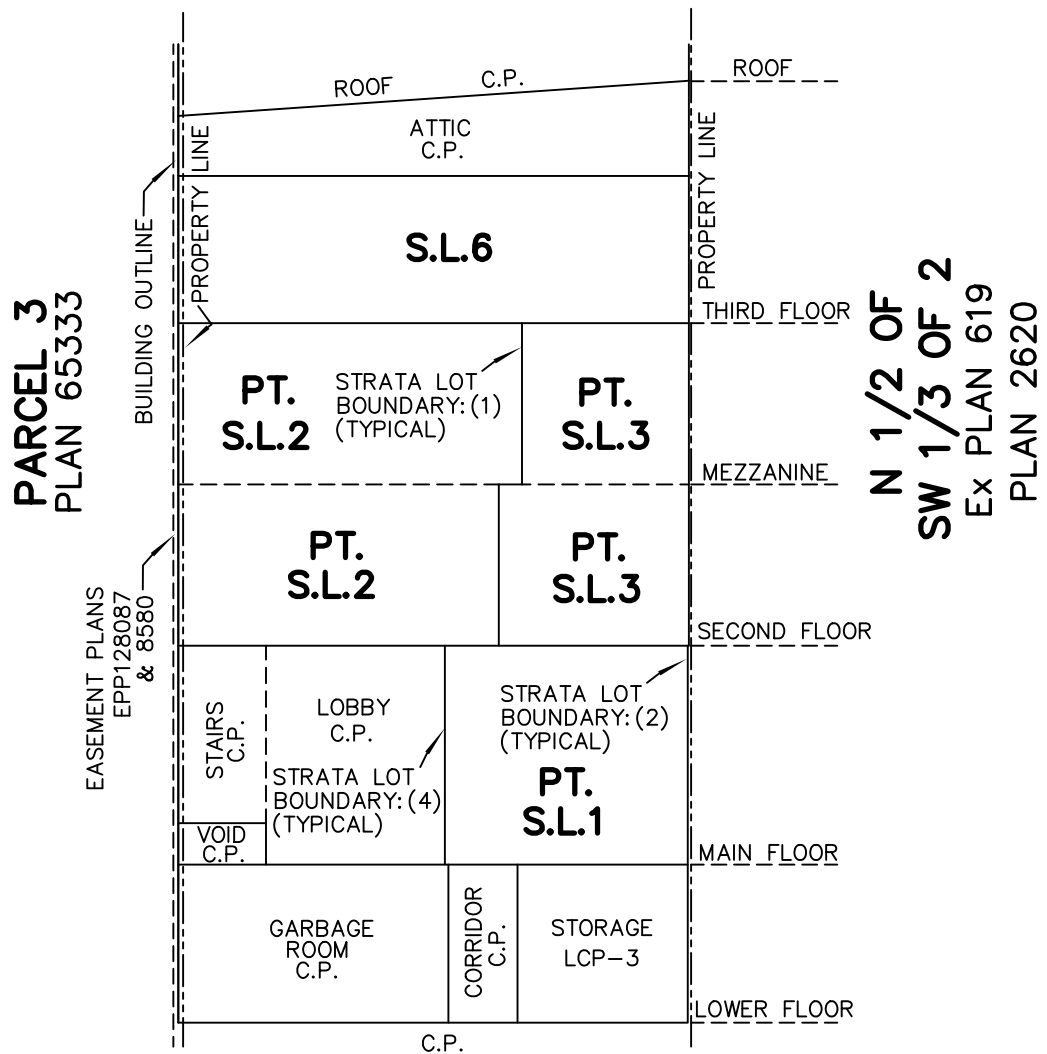
CROSS SECTIONS

SCALE 1:150

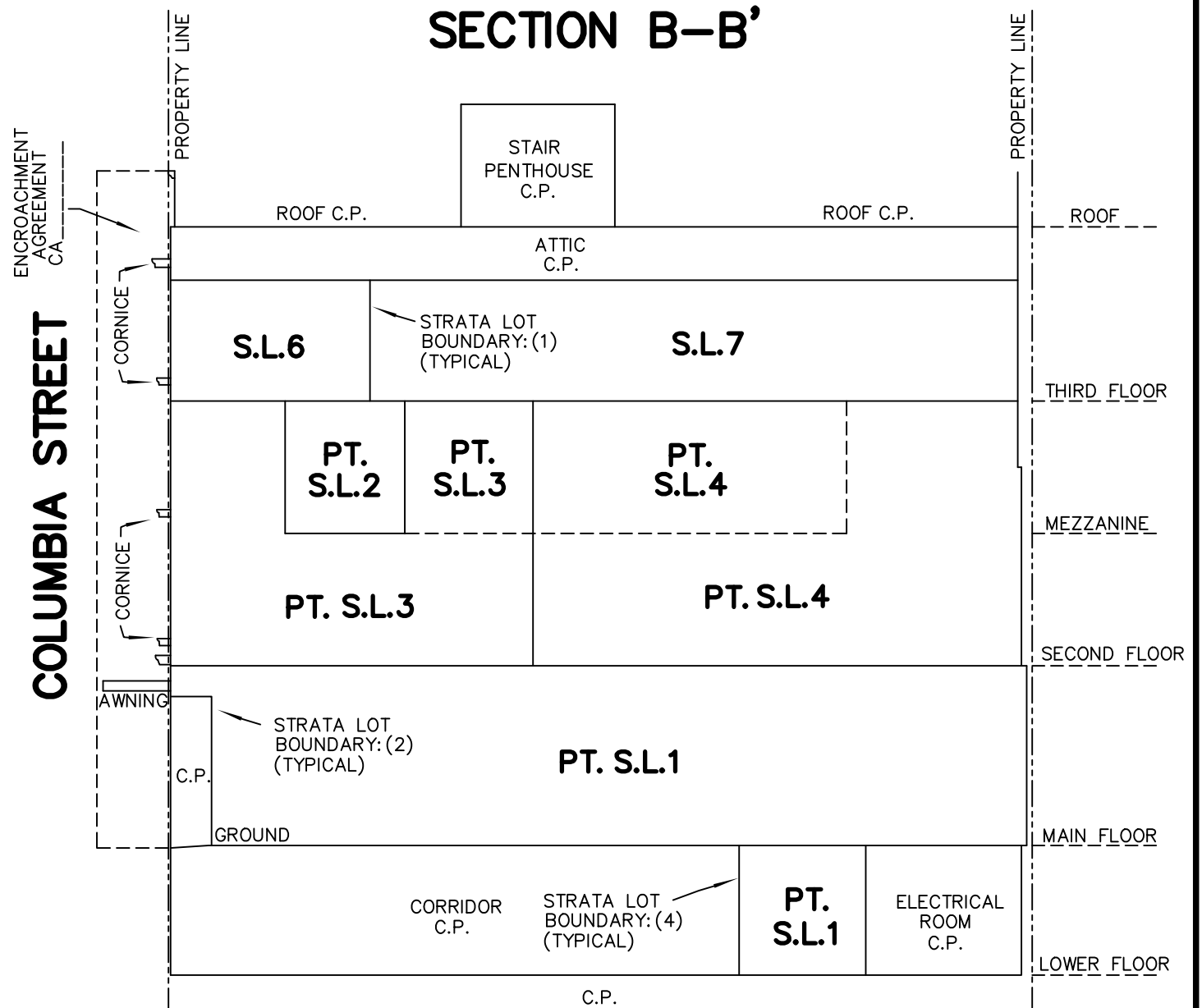


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SECTION A-A'



SECTION B-B'



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