

**STRATA PLAN OF PART OF LOT A
SECTION 28 TOWNSHIP 12
NEW WESTMINSTER DISTRICT PLAN EPP72327
EXCEPT PHASE 1 STRATA PLAN EPS4275**

PHASE TWO SHEET 1 OF 14 SHEETS
STRATA PLAN EPS4275

BCGS 92G.028

SCALE 1:1000



ALL DIMENSIONS ARE IN METRES

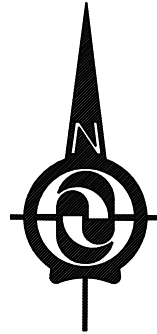
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

INTEGRATED SURVEY AREA NO. 36, MAPLE RIDGE, BC, NAD83 (CSRS) 4.0.0.BC.1.GVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 84H0060 AND 84H0062

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM CONVENTIONAL SURVEY OBSERVATIONS TO GEODETIC CONTROL MONUMENTS 84H0060 AND 84H0062

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996101 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 84H0060 AND 84H0062



CIVIC ADDRESS:
13260 236th STREET
MAPLE RIDGE, BC

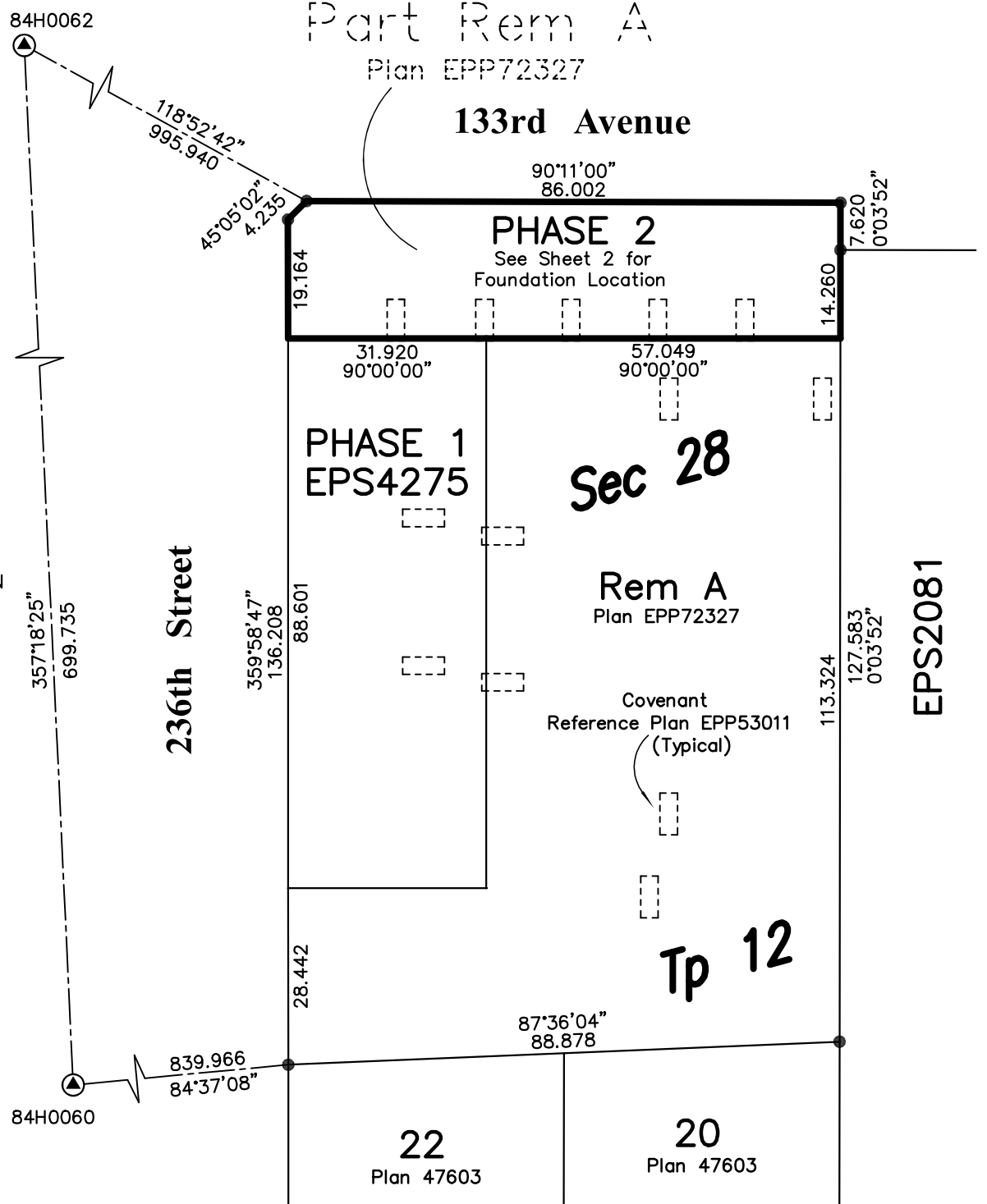
LEGEND

- ▲ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- ⊙ INDICATES COMMON PROPERTY
- PT INDICATES PART
- T INDICATES TOTAL
- ELEC INDICATES ELECTRICAL CLOSET

84H0062
UTM Zone 10 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD.
UTM northing: 5455145.413
UTM easting: 530558.144
Point combined factor: 0.9996082
Estimated Horizontal Positional Accuracy: 0.02m

84H0060
UTM Zone 10 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD.
UTM northing: 5454446.723
UTM easting: 530591.007
Point combined factor: 0.9996121
Estimated Horizontal Positional Accuracy: 0.02m

THIS PLAN IS PHASE 2 OF A 5 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT LYING WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR CITY OF MAPLE RIDGE



DECK 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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STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.
STRATA LOT DIMENSIONS ARE MEASURED TO:
- OUTSIDE OF EXTERIOR WALLS
- CENTERLINE OF PARTY WALLS
DECK AND CRAWL SPACE AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: D-14, C-14)

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - MUNICIPALITY OF MAPLE RIDGE
THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED.
THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE 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 18th DAY OF MAY, 2017
GU GORDON YU, BCLS #808

FOUNDATION DETAILS

SCALE 1:300



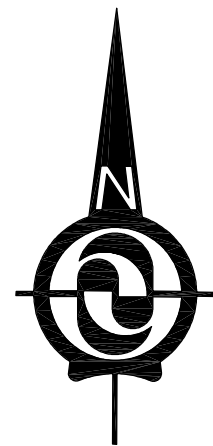
All distances are in metres.

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 1:300

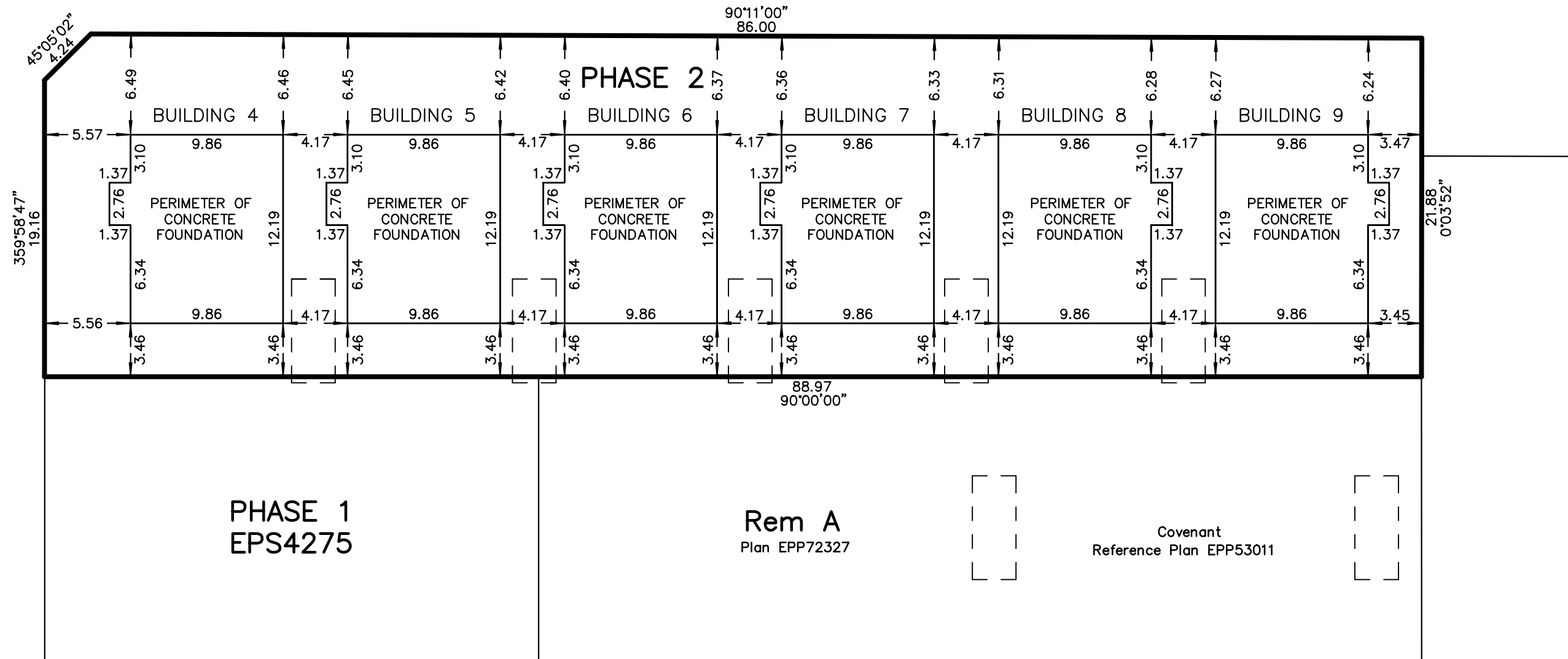
PHASE 2 STRATA PLAN EPS4275

SHEET 2 OF 14 SHEETS

133rd Avenue



236th Street



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DATE: MAY 18, 2017

BUILDING 4

SCALE 1:200



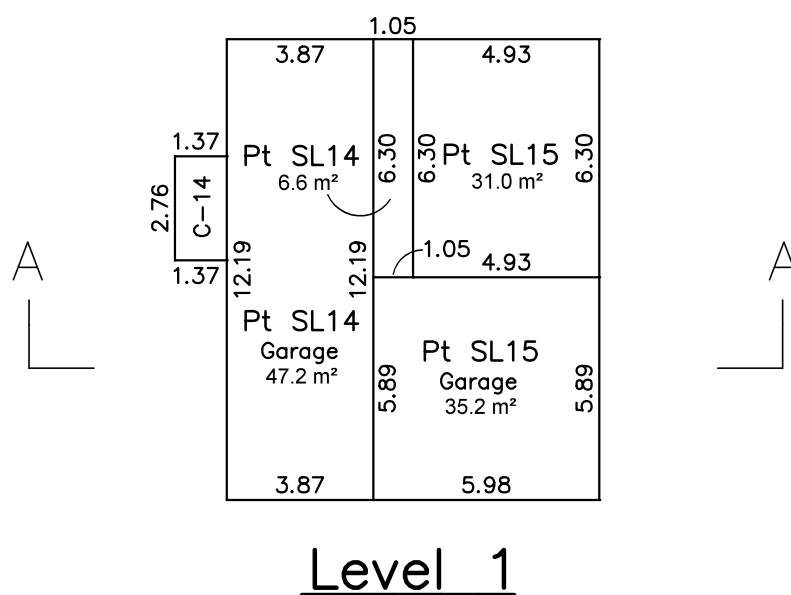
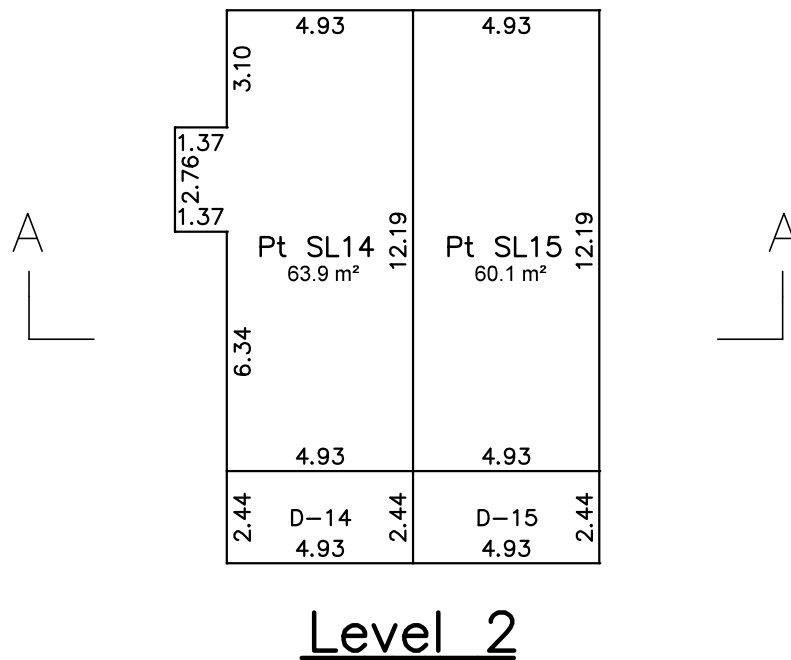
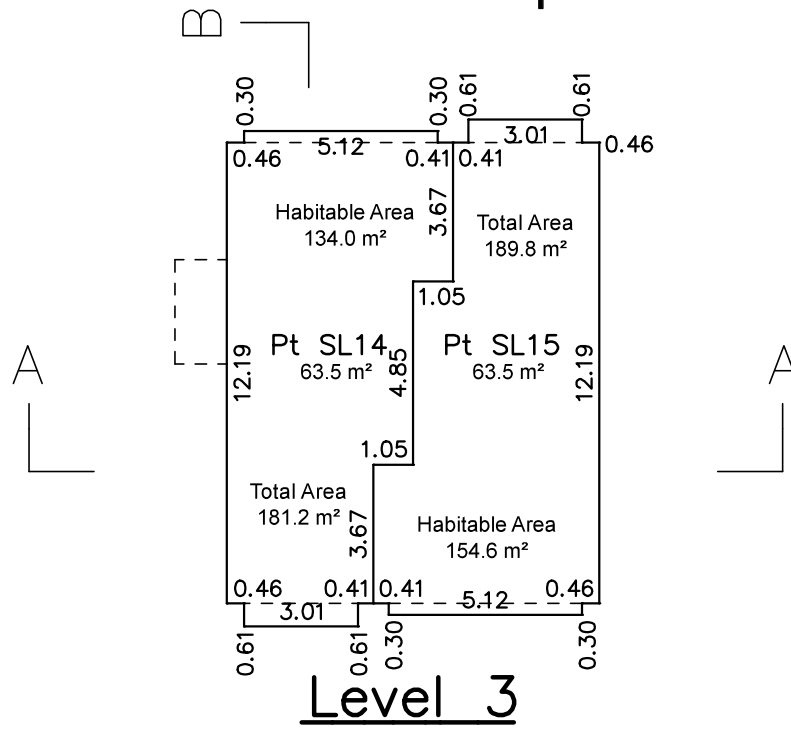
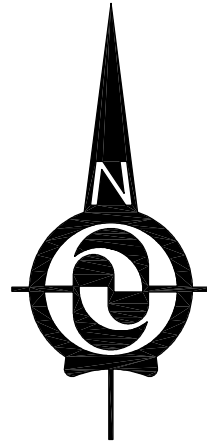
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----- PERIMETER OF FLOOR BELOW

PHASE 2 STRATA PLAN EPS4275

SHEET 3 OF 14 SHEETS

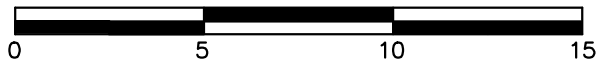


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BUILDING 5

SCALE 1:200



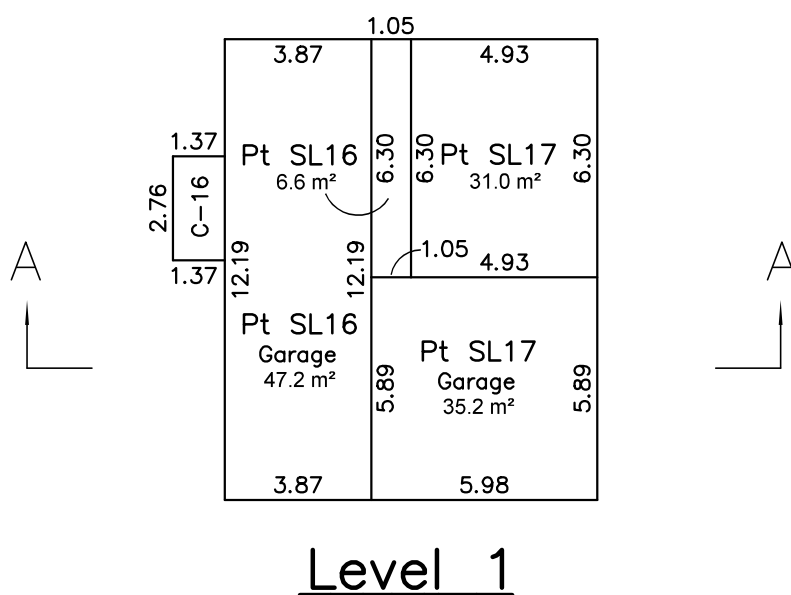
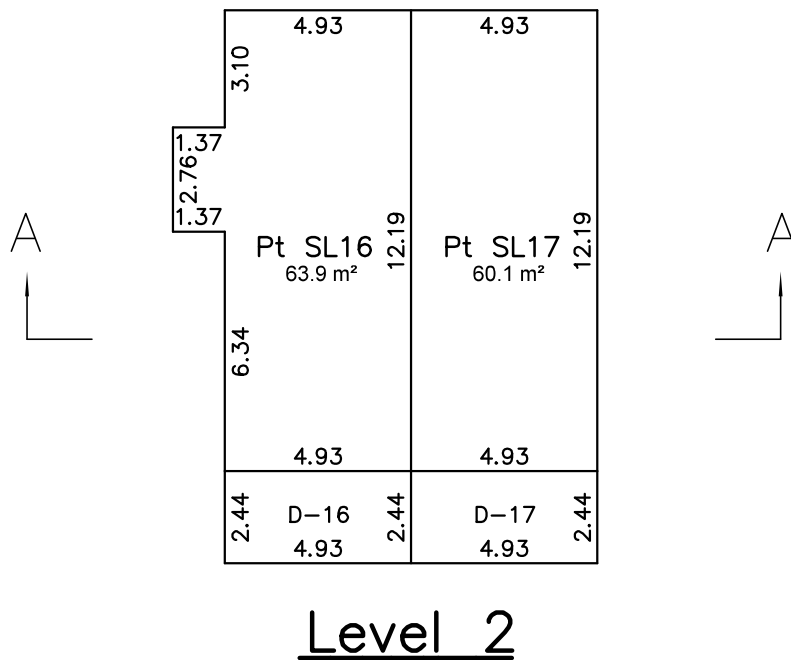
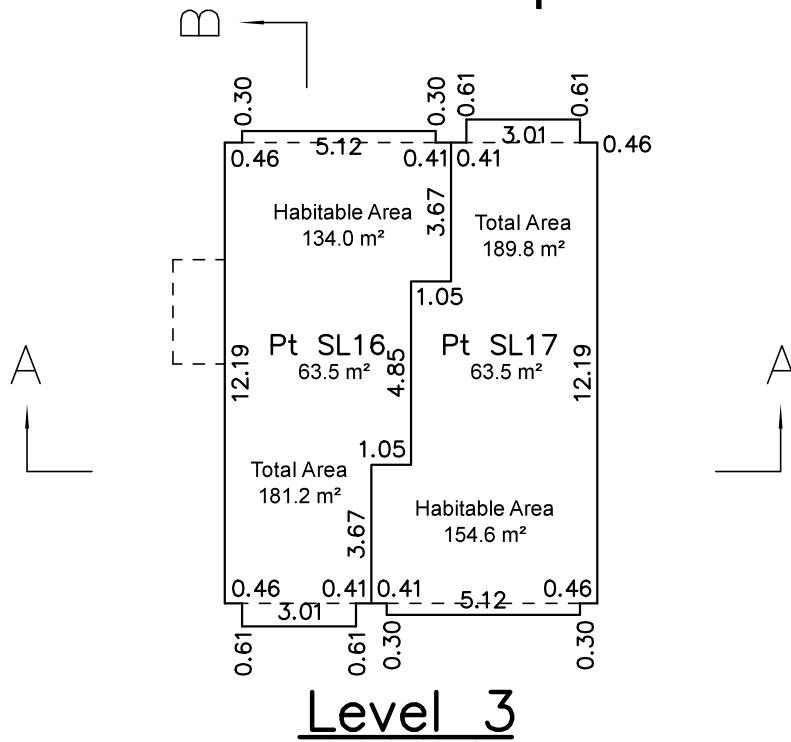
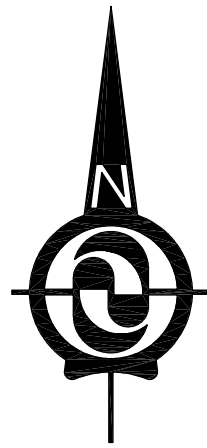
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PHASE 2 STRATA PLAN EPS4275

SHEET 4 OF 14 SHEETS

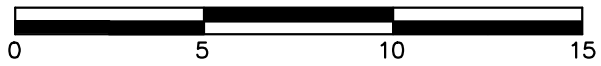


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BUILDING 6

SCALE 1:200



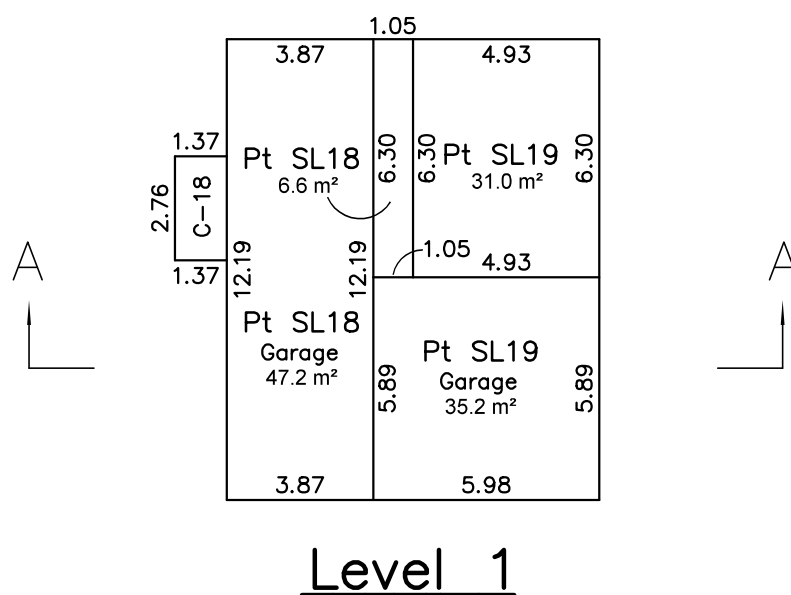
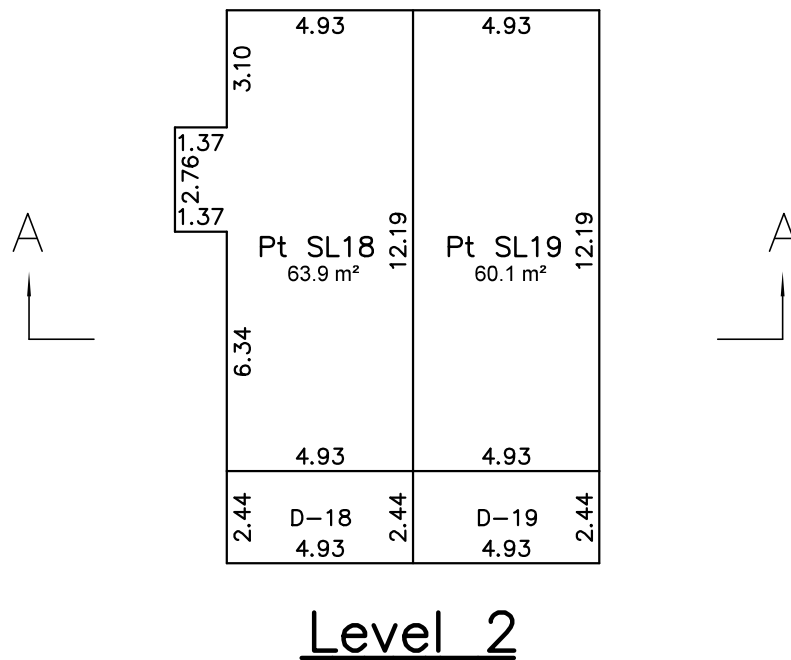
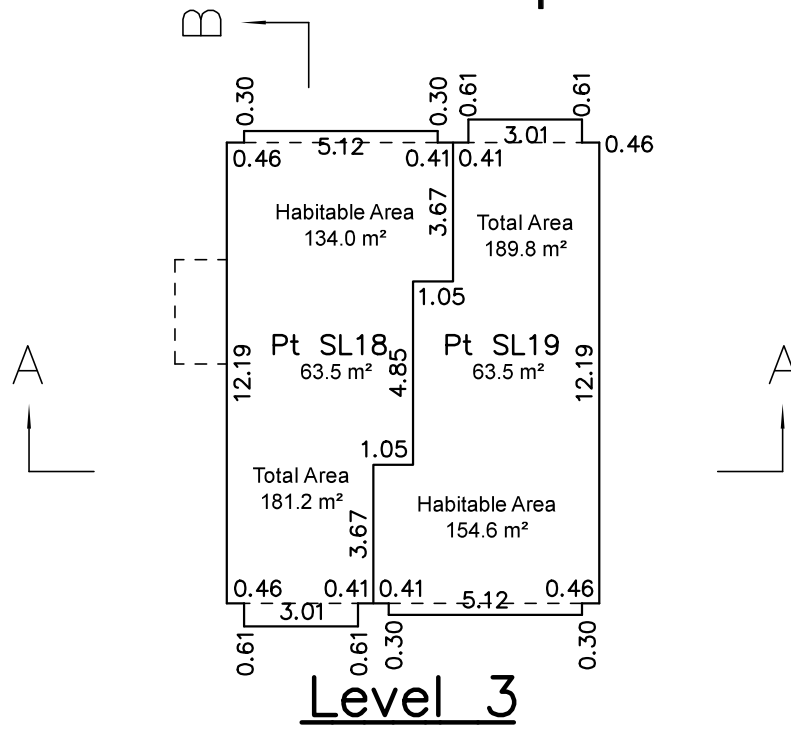
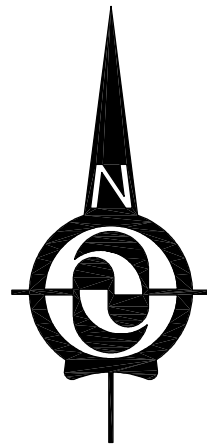
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PHASE 2 STRATA PLAN EPS4275

SHEET 5 OF 14 SHEETS



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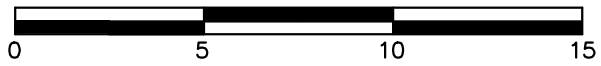
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DATE: MAY 18, 2017

BUILDING 7

SCALE 1:200



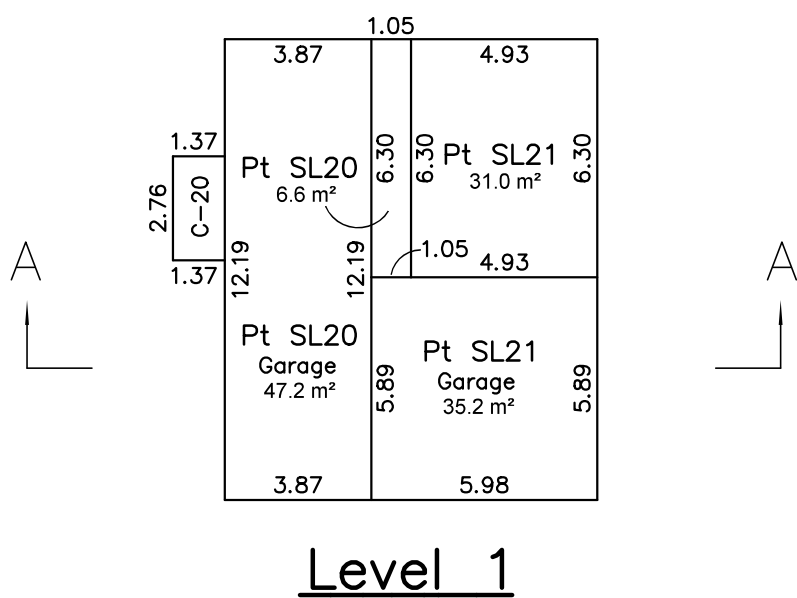
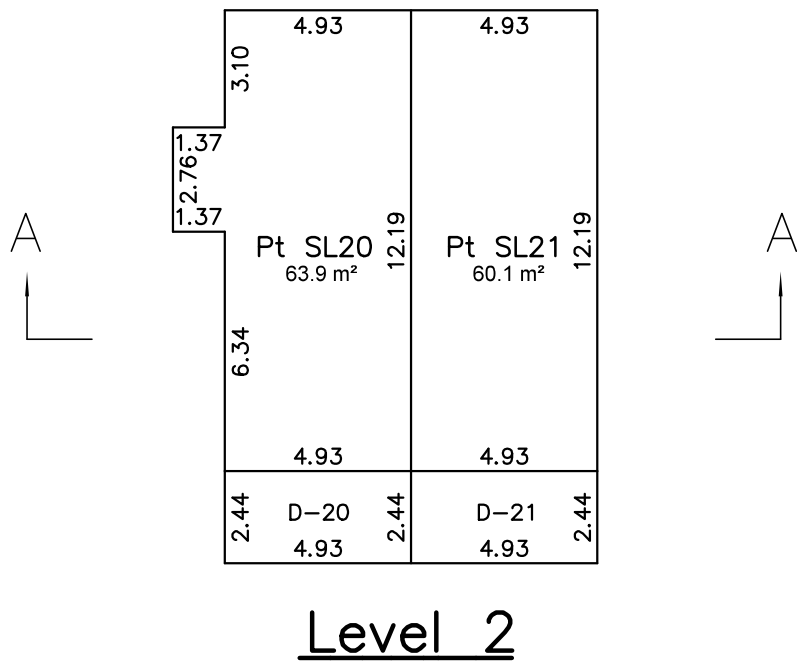
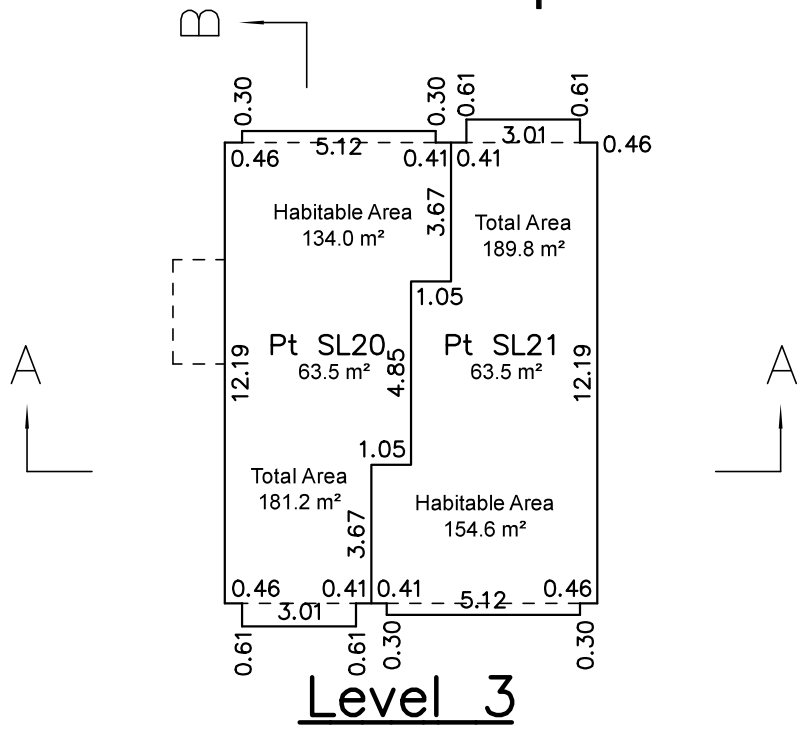
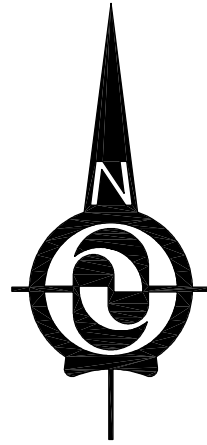
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PHASE 2 STRATA PLAN EPS4275

SHEET 6 OF 14 SHEETS

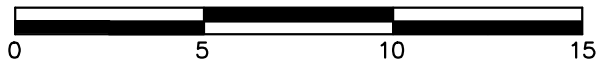


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BUILDING 8

SCALE 1:200



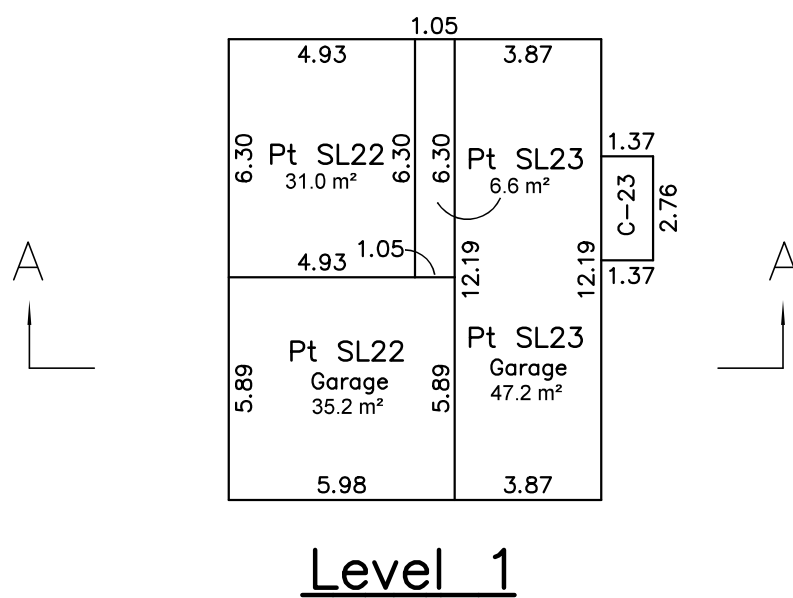
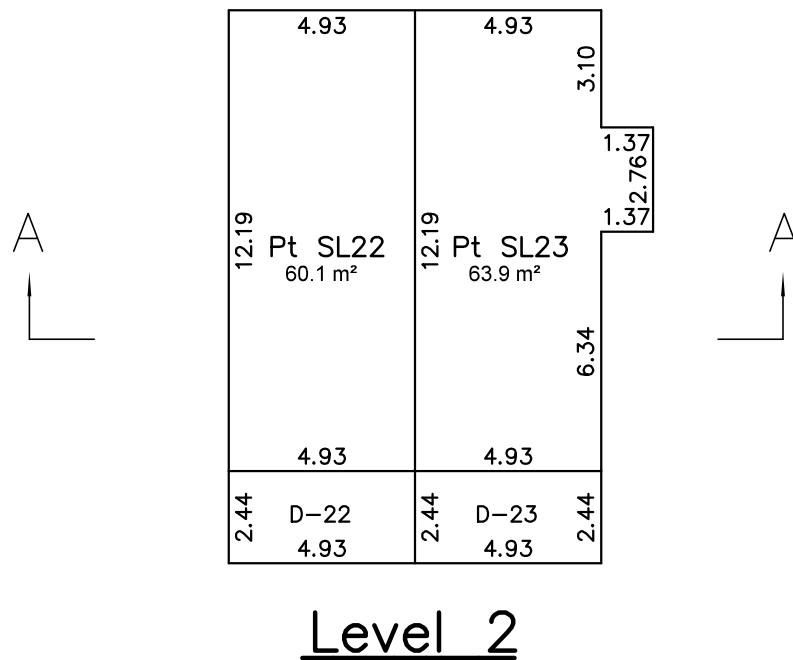
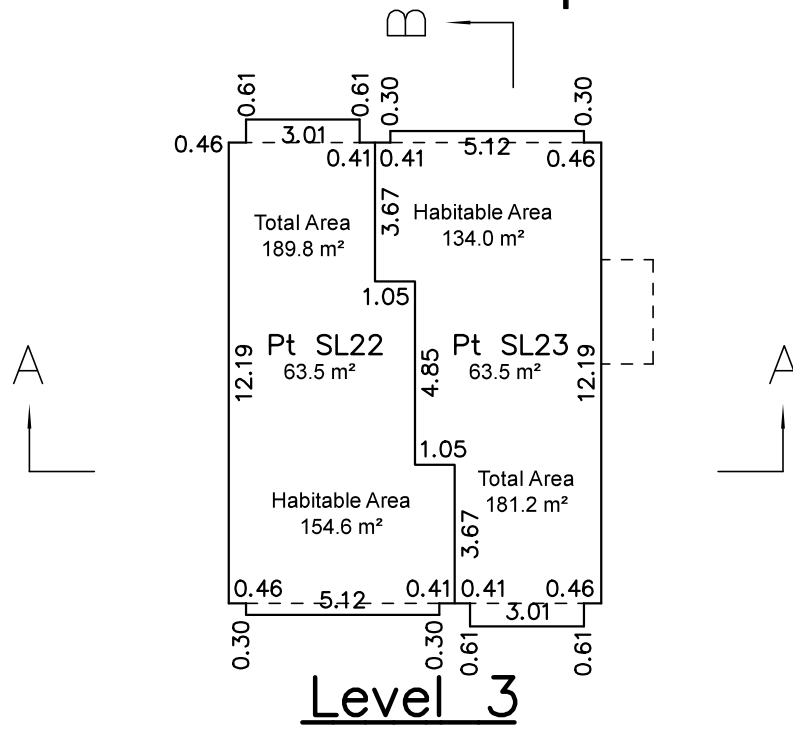
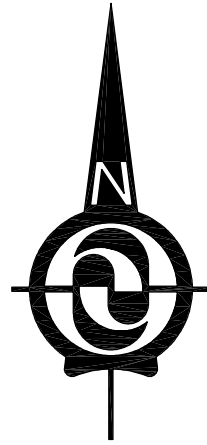
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SHEET 7 OF 14 SHEETS



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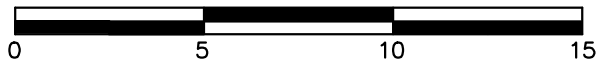
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DATE: MAY 18, 2017

BUILDING 9

SCALE 1:200



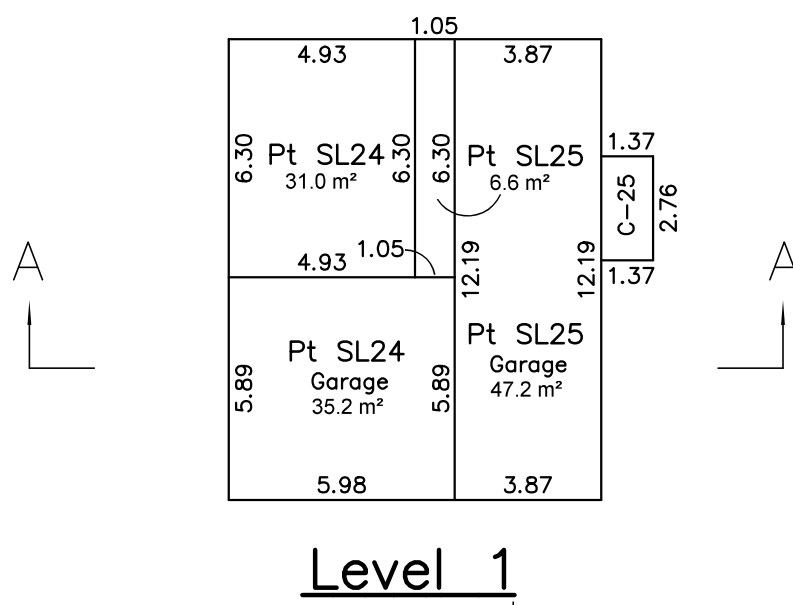
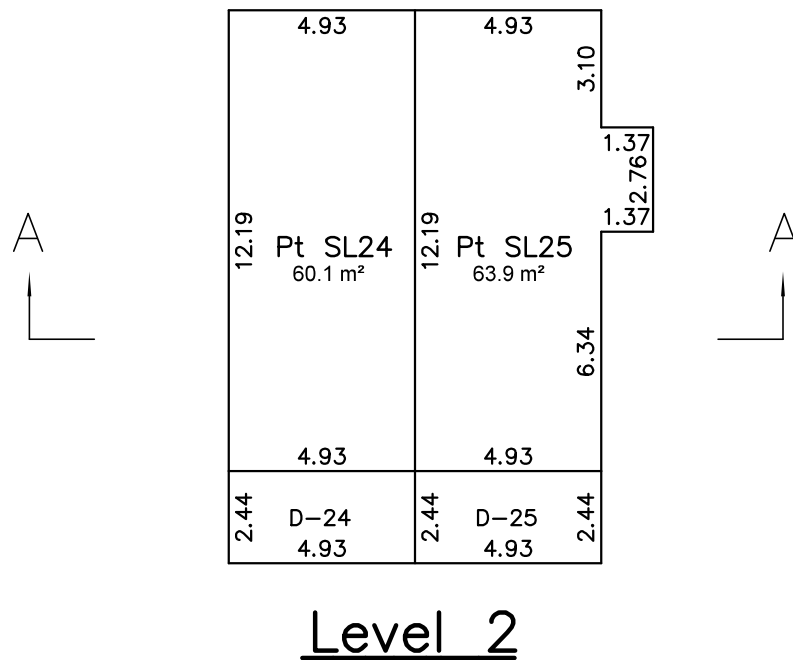
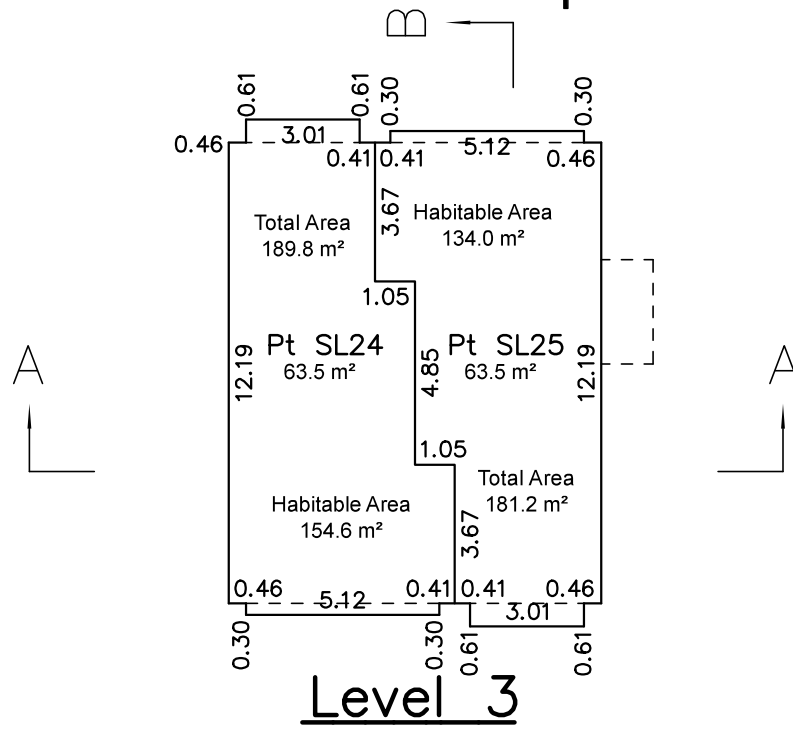
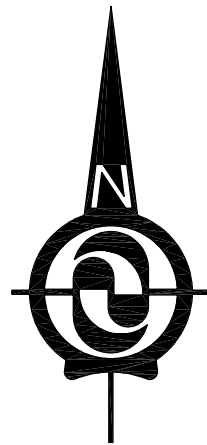
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----- PERIMETER OF FLOOR BELOW

PHASE 2 STRATA PLAN EPS4275

SHEET 8 OF 14 SHEETS

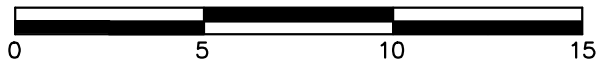


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SECTIONS OF BUILDING 4

SCALE 1:200

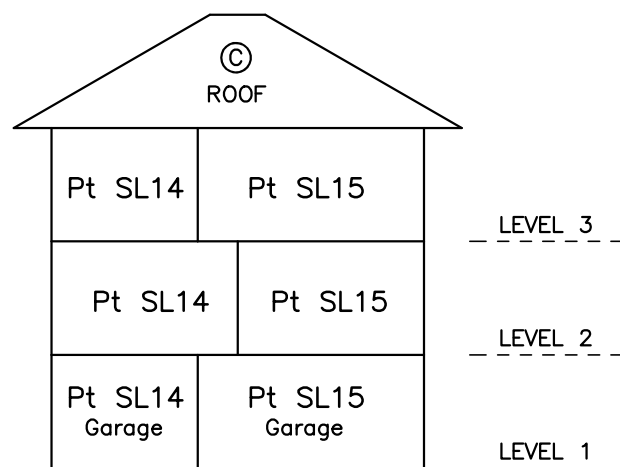


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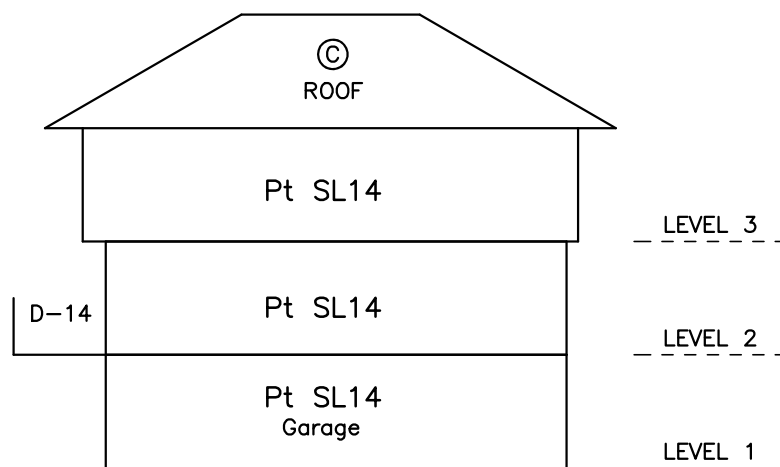
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PHASE 2 STRATA PLAN EPS4275

SHEET 9 OF 14 SHEETS



SECTION A-A



SECTION B-B

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GU GORDON YU, BCLS #808
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SECTIONS OF BUILDING 5

SCALE 1:200

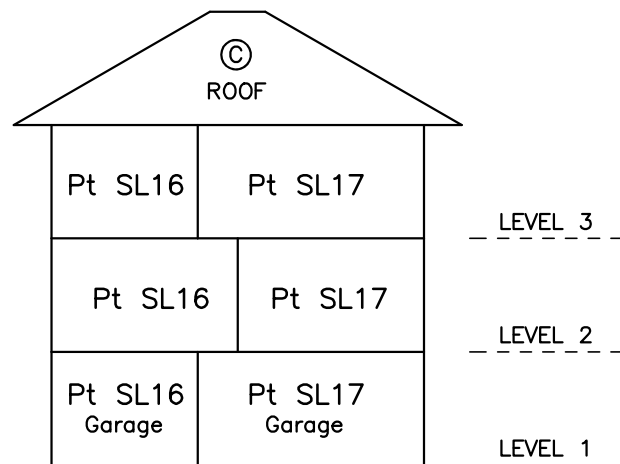


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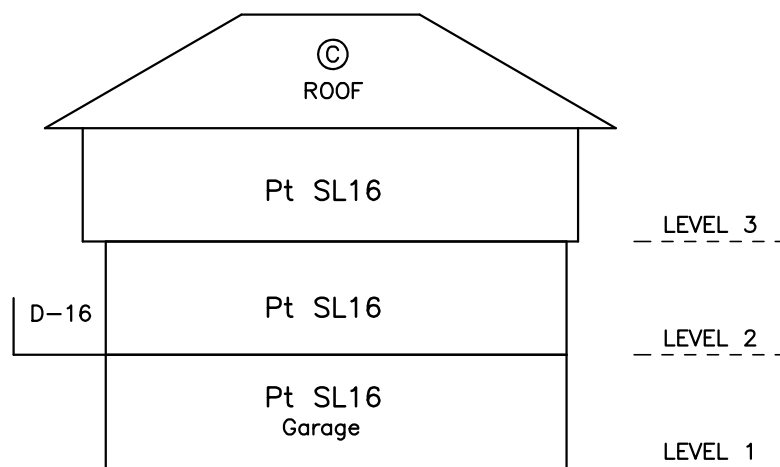
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PHASE 2 STRATA PLAN EPS4275

SHEET 10 OF 14 SHEETS



SECTION A-A



SECTION B-B

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File: 164468_5_SEC.DWG

GU GORDON YU, BCLS #808
DATE: MAY 18, 2017

SECTIONS OF BUILDING 6

SCALE 1:200

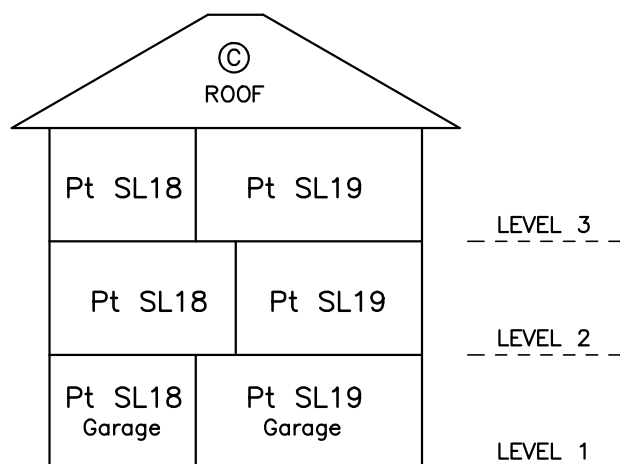


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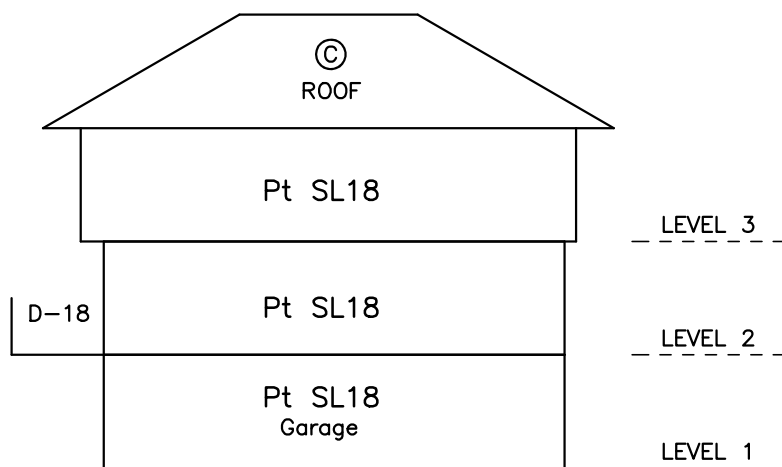
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 2 STRATA PLAN EPS4275

SHEET 11 OF 14 SHEETS



SECTION A-A



SECTION B-B

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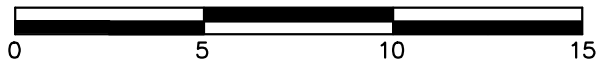
(ph) 583-1616

File: 164468_6_SEC.DWG

GU GORDON YU, BCLS #808
DATE: MAY 18, 2017

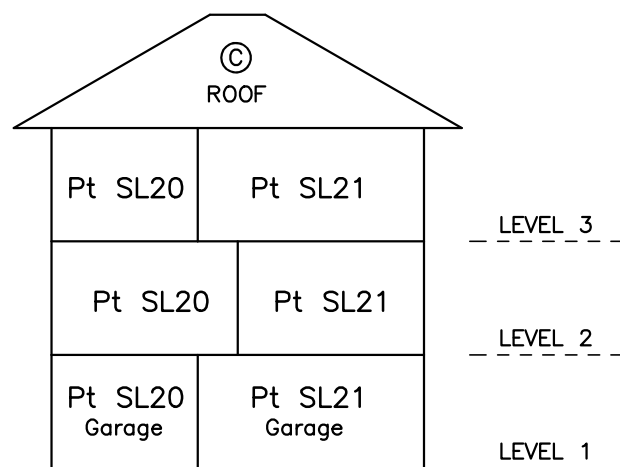
SECTIONS OF BUILDING 7

SCALE 1:200

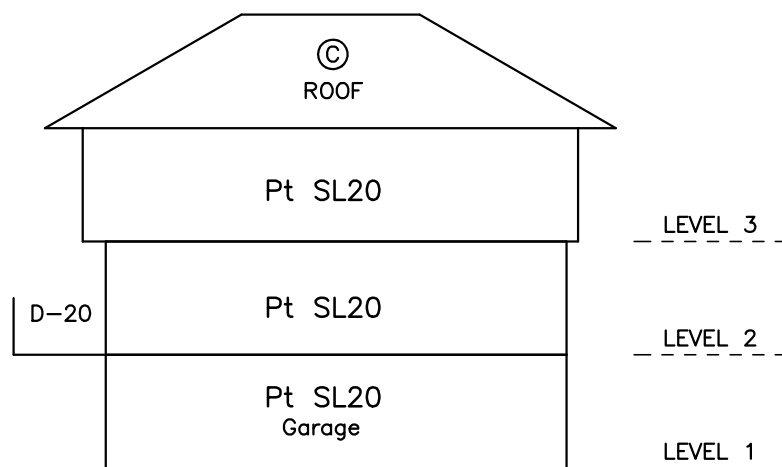


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SECTION A-A



SECTION B-B

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File: 164468_7_SEC.DWG

GU GORDON YU, BCLS #808
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SECTIONS OF BUILDING 8

SCALE 1:200

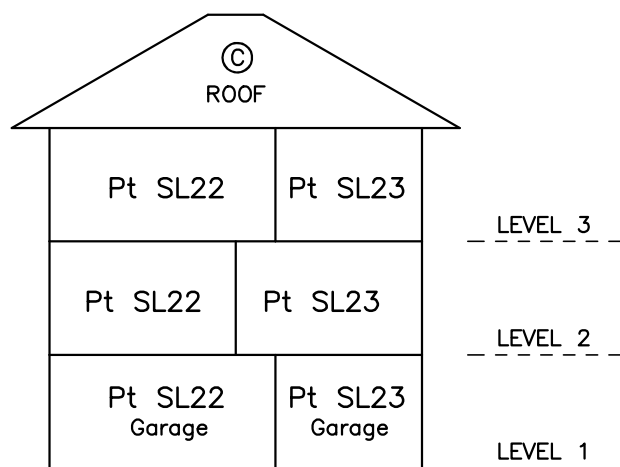


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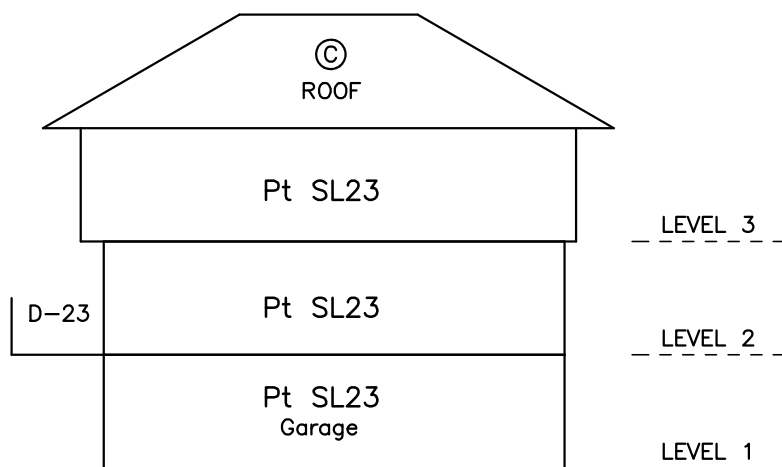
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PHASE 2 STRATA PLAN EPS4275

SHEET 13 OF 14 SHEETS



SECTION A-A



SECTION B-B

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File: 164468_8_SEC.DWG

GU GORDON YU, BCLS #808
DATE: MAY 18, 2017

SECTIONS OF BUILDING 9

SCALE 1:200

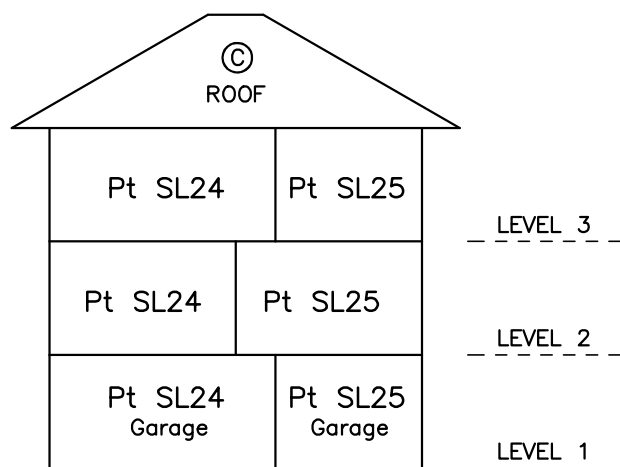


All distances are in metres.

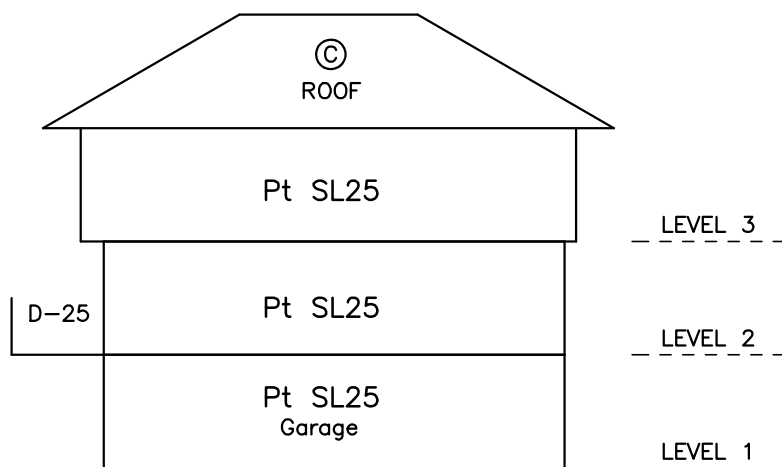
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 2 STRATA PLAN EPS4275

SHEET 14 OF 14 SHEETS



SECTION A-A



SECTION B-B

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File: 164468_9_SEC.DWG

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