STRATA PLAN OF LOT 1
DISTRICT LOT 2022 GROUP 1
NEW WESTMINSTER DISTRICT PLAN EPP55877

STRATA PLAN EPS7127

DISTRICT OF NORTH VANCOUVER

BCGS 92G.035

0 20 40

SCALE 1 : 400 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

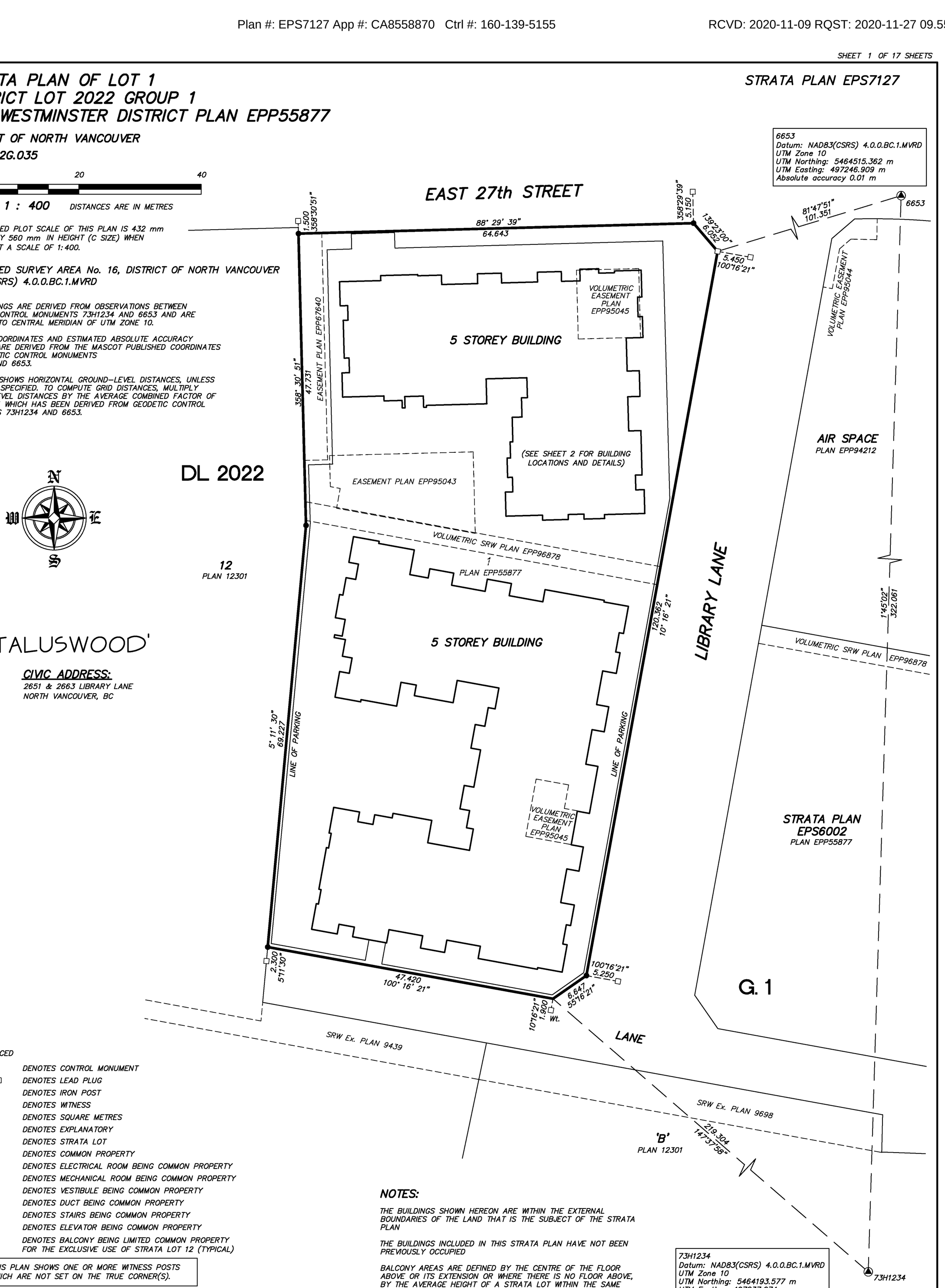
INTEGRATED SURVEY AREA No. 16, DISTRICT OF NORTH VANCOUVER
NAD83(CSRS) 4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 73H1234 AND 6653 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 73H1234 AND 6653.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99958285 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 73H1234 AND 6653.

6653
Datum: NAD83(CSRS) 4.0.0.BC.1.MVRD
UTM Zone 10
UTM Northing: 5464515.362 m
UTM Easting: 497246.909 m
Absolute accuracy 0.01 m



'TALUSWOOD'

CIVIC ADDRESS:
2651 & 2663 LIBRARY LANE
NORTH VANCOUVER, BC

73H1234
Datum: NAD83(CSRS) 4.0.0.BC.1.MVRD
UTM Zone 10
UTM Northing: 5464193.577 m
UTM Easting: 497237.074 m
Absolute accuracy 0.01 m

LEGEND

FOUND	PLACED	
▲		DENOTES CONTROL MONUMENT
	□	DENOTES LEAD PLUG
●		DENOTES IRON POST
Wt.		DENOTES WITNESS
m2		DENOTES SQUARE METRES
Ex.		DENOTES EXPLANATORY
SL		DENOTES STRATA LOT
(C)		DENOTES COMMON PROPERTY
(E)		DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
(M)		DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
(V)		DENOTES VESTIBULE BEING COMMON PROPERTY
(D)		DENOTES DUCT BEING COMMON PROPERTY
(S)		DENOTES STAIRS BEING COMMON PROPERTY
(EL)		DENOTES ELEVATOR BEING COMMON PROPERTY
(B-12)		DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 12 (TYPICAL)

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

NOTES:

THE BUILDINGS SHOWN HEREON ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN

THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED

BALCONY AREAS ARE DEFINED BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSION OR WHERE THERE IS NO FLOOR ABOVE, BY THE AVERAGE HEIGHT OF A STRATA LOT WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED

NOTICE UNDER SECTION 68 OF THE STRATA PROPERTY ACT. STRATA LOT BOUNDARIES ARE DEFINED AS THE CENTRELINE OF EXTERIOR STRUCTURAL WALLS, THE CENTRE LINE OF THE DEMISING WALLS BETWEEN STRATA LOTS, THE EXTERIOR FACE OF INTERIOR STUD WALLS AND CONCRETE WALLS ADJOINING COMMON AREAS, EXCEPT WALLS ADJACENT TO CONCRETE CORE WALLS WHERE THE STRATA LOT SIDE OF THE CONCRETE WALL IS HELD.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 4th DAY OF SEPTEMBER, 2020
GARY SUNDVICK, BCLS (637)
ECR#: 242359

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

BUTLER SUNDVICK
4 – 19089 94th Ave
Surrey, BC V4N 3S4
www.butlersundvick.ca
Tel. 604-513-9611

File: 5015/Strata/Final
Dwg: 5015-FS

BUILDING LOCATIONS AND DETAILS

STRATA PLAN EPS7127

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250.



EAST 27th STREET

88° 29' 39"
64.643

EXTERIOR FACE (PARKING LEVEL P2) 43.82

139°23'00"
6.052

EASEMENT PLAN EPP96940

VOLUMETRIC EASEMENT PLAN EPP95045

5 STOREY BUILDING
MAIN FLOOR OUTLINE

358° 30' 51"
47.731

35.06

42.15

EASEMENT PLAN EPP95043

VOLUMETRIC SRW PLAN EPP96878

12
PLAN 12301

1
PLAN EPP55877

EXTERIOR FACE (PARKING LEVEL P2)

LIBRARY LANE

120.362
10° 16' 21"

5° 11' 30"
69.227

68.99

78.80

5 STOREY BUILDING
MAIN FLOOR OUTLINE

VOLUMETRIC EASEMENT PLAN EPP95045

EXTERIOR FACE (PARKING LEVEL P2)

LANE

47.420
100° 16' 21"

6.647
55°16'21"

28.33

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PARKING LEVEL P2

STRATA PLAN EPS7127

NORTH

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200.



EASEMENT PLAN EPP67640

EASEMENT PLAN EPP95043

(D)

(C) STORAGE Ex. PLAN EPP105595

(M)

(E)

(EL) (C) LOBBY

(V) (S) (V)

(S)

(C) PARKING Ex. PLAN EPP105595

(E)

(E) (EL) (C) LOBBY

(C) STORAGE Ex. PLAN EPP105595

(C) RAMP

A

A'

B

B'

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PARKING LEVEL P2
SOUTH

STRATA PLAN EPS7127

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200.



EASEMENT PLAN EPP67640

EASEMENT PLAN EPP95043

(S)

B

(V) (S) (V)

(E)

B'

(C) PARKING
Ex. PLAN EPP105595

(E)
(EL) (C) LOBBY

(C) RAMP

(C) STORAGE
Ex. PLAN EPP105595

(S) (V)
(EL) (C) LOBBY
(E)

(V)

(S)

(C) STORM WATER DETENTION TANK

(C) STORAGE
Ex. PLAN EPP105595

(C)

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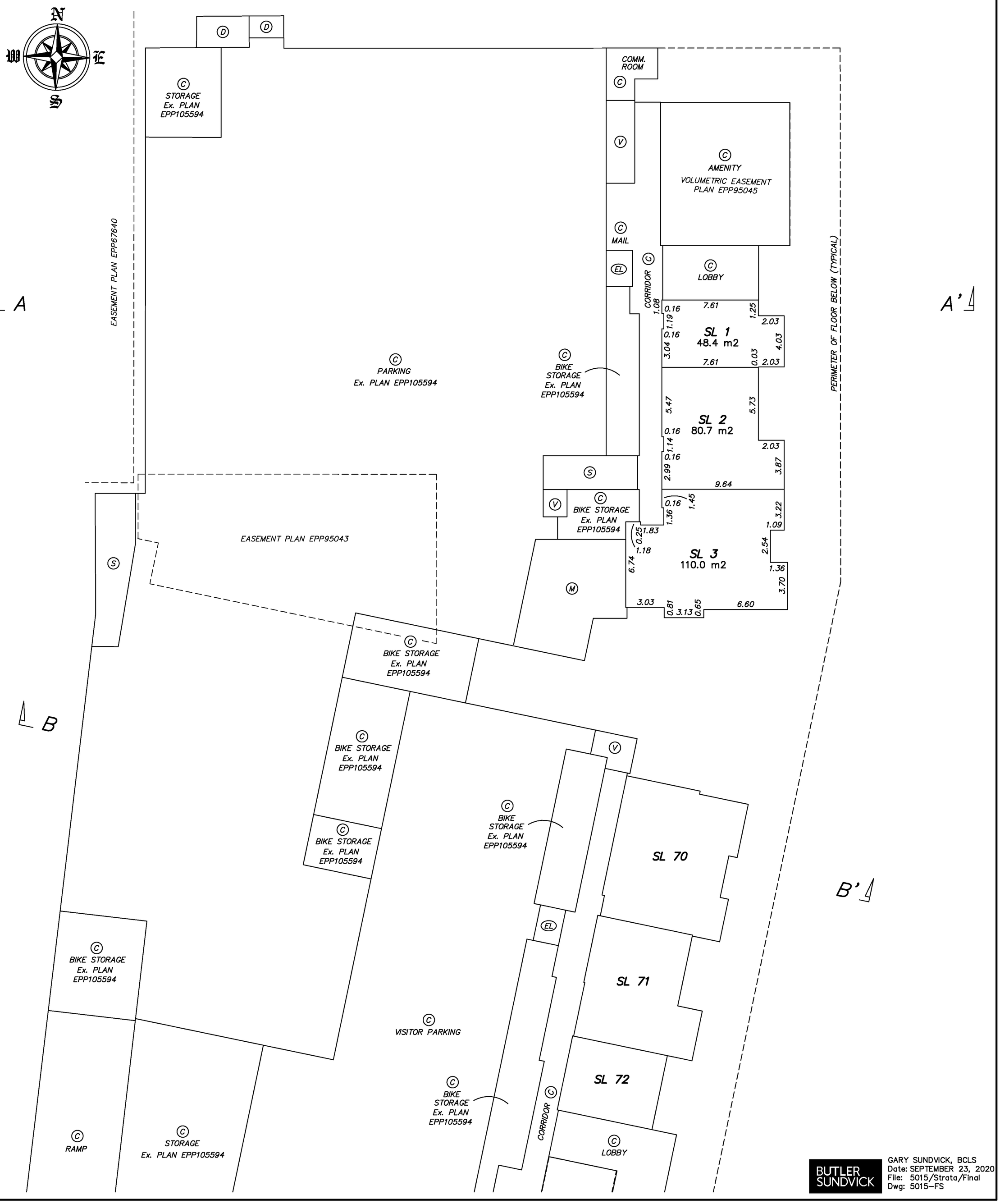
PARKING LEVEL P1
NORTH

STRATA PLAN EPS7127

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200.



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PARKING LEVEL P1
SOUTH

STRATA PLAN EPS7127

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200.



EASEMENT PLAN EPP67640

EASEMENT PLAN EPP95043

B

B'

SL 2

SL 3

(S) (C) BIKE STORAGE Ex. PLAN EPP105594 (V) (M)

(C) BIKE STORAGE Ex. PLAN EPP105594

(C) BIKE STORAGE Ex. PLAN EPP105594

(C) PARKING Ex. PLAN EPP105594

(C) BIKE STORAGE Ex. PLAN EPP105594

(C) BIKE STORAGE Ex. PLAN EPP105594

(C) VISITOR PARKING

(C) BIKE STORAGE Ex. PLAN EPP105594

(C) RAMP

(C) STORAGE Ex. PLAN EPP105594

(C) MAIL

(C) AMENITY VOLUMETRIC EASEMENT PLAN EPP95045

(C) LOBBY

(C) BIKE STORAGE Ex. PLAN EPP105594

(C) DOG WASH

(C) GARBAGE/RECYCLING

CORRIDOR (C)

CORRIDOR (C)

(V) (S) (EL)

SL 70
106.8 m2
5.90 0.25 3.92 4.28 0.67 3.35 0.67 3.42 2.20 0.08 7.62 7.42 1.63 0.20 9.59

SL 71
81.5 m2
5.40 0.08 4.30 0.08 9.52 7.62 1.98 4.00 1.98 5.70 0.08

SL 72
45.3 m2
5.95 7.62 5.95

SL 73
81.1 m2
2.84 0.15 0.27 0.15 5.58 7.62 7.42 1.79 0.20 0.19 1.98 3.75 1.98 5.75

SL 74
106.3 m2
9.43 0.20 0.10 2.20 3.14 0.67 3.43 0.67 4.30 5.90 0.25 3.92

PERIMETER OF FLOOR BELOW (TYPICAL)

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Date: SEPTEMBER 23, 2020
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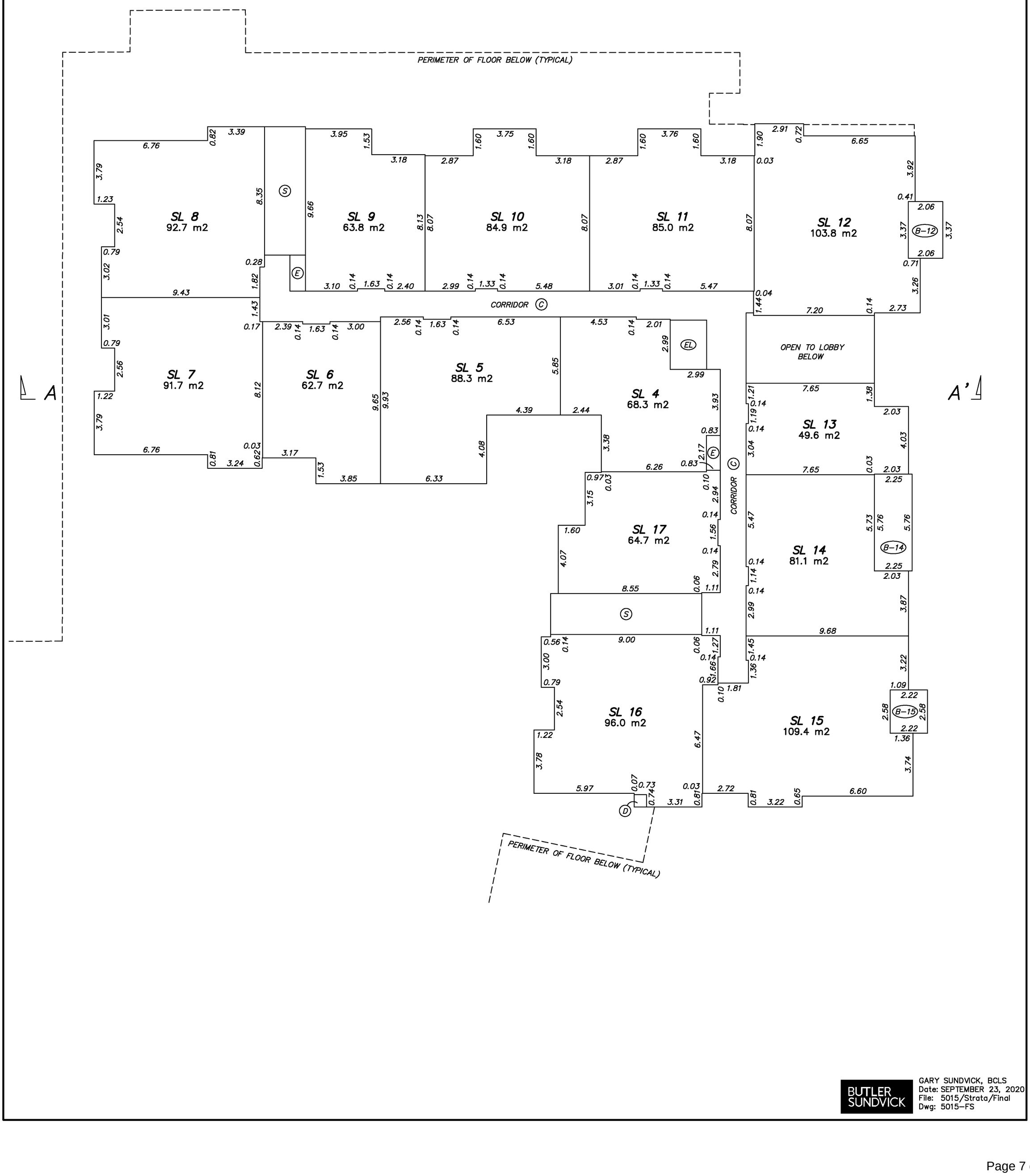
BUILDING C
LEVEL 1

STRATA PLAN EPS7127

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



BUTLER SUNDVICK

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Date: SEPTEMBER 23, 2020
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BUILDING C
LEVEL 2

STRATA PLAN EPS7127

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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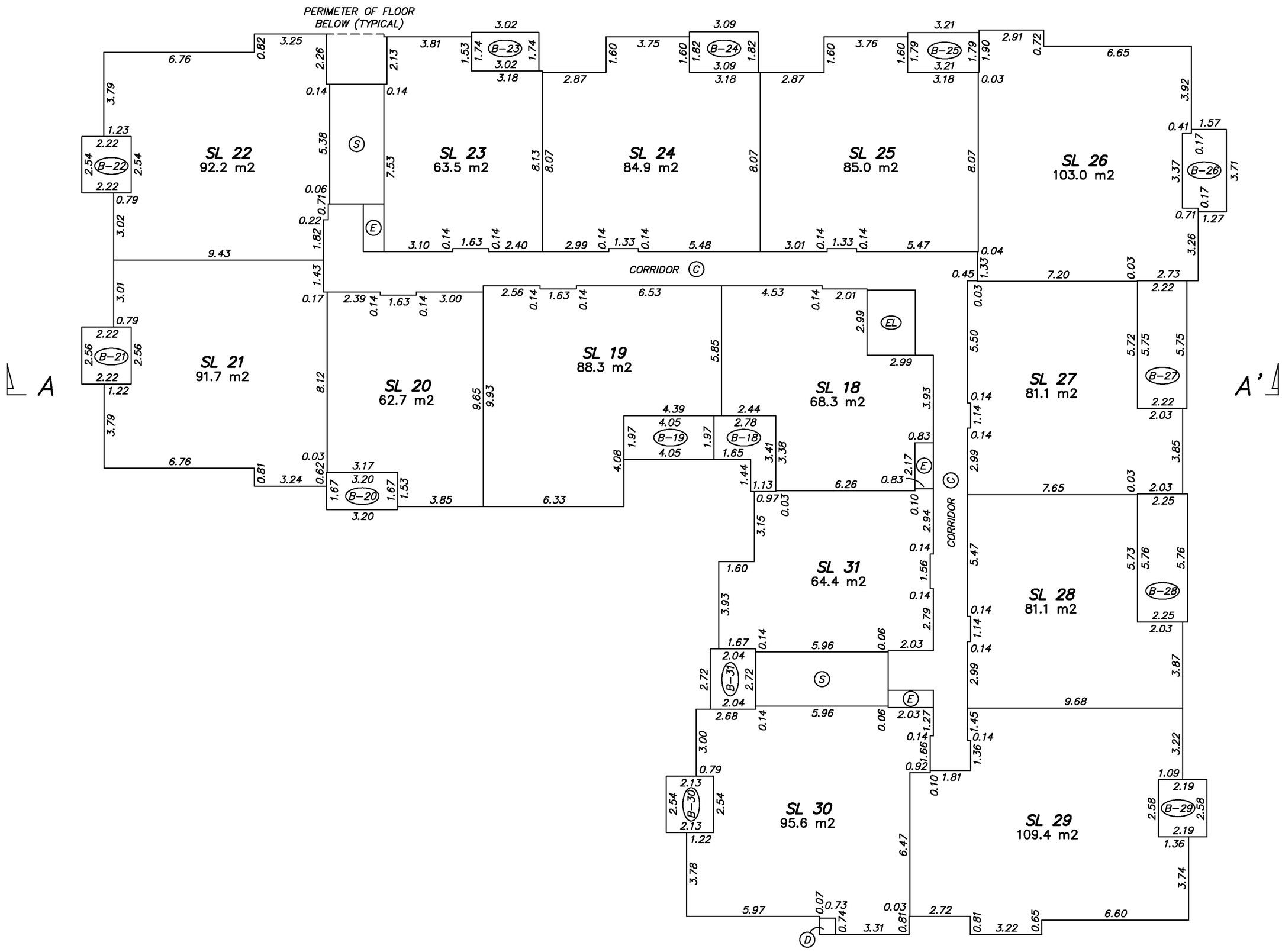

BUTLER SUNDVICK

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Date: SEPTEMBER 23, 2020
File: 5015/Strata/Final
Dwg: 5015-FS

BUILDING C
LEVEL 3

STRATA PLAN EPS7127

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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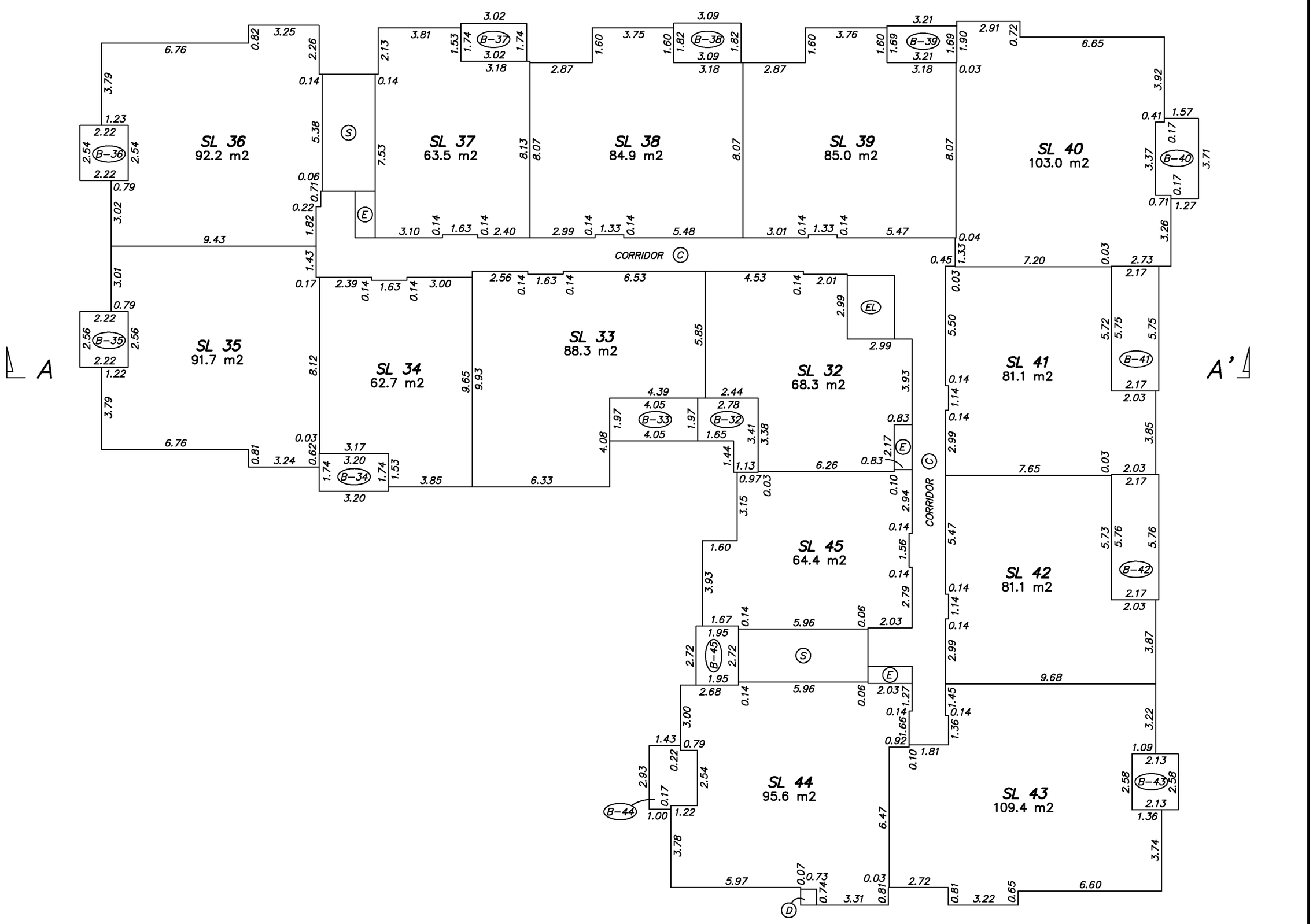

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BUILDING C
LEVEL 4

STRATA PLAN EPS7127

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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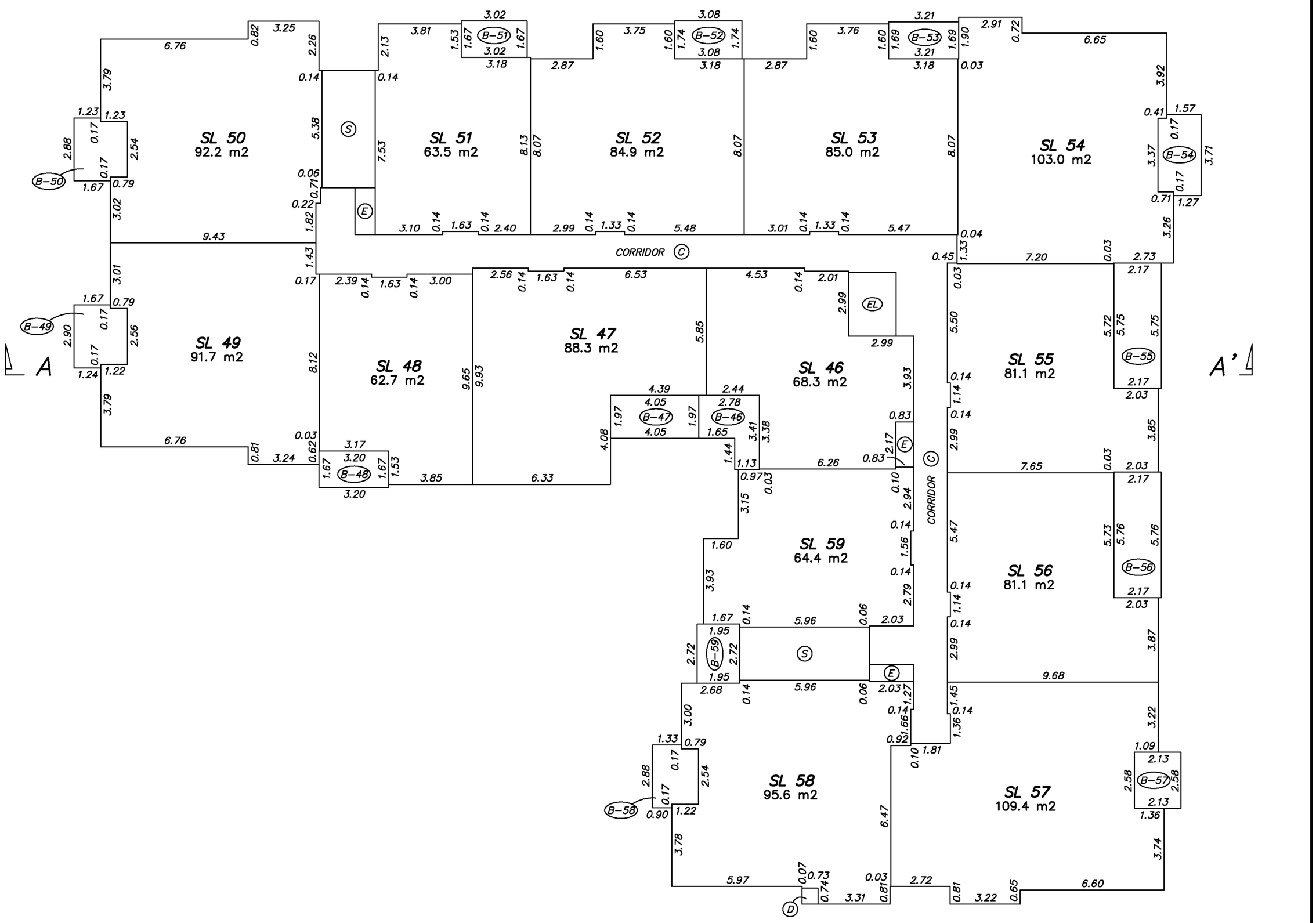

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BUILDING C
LEVEL 5

STRATA PLAN EPS7127

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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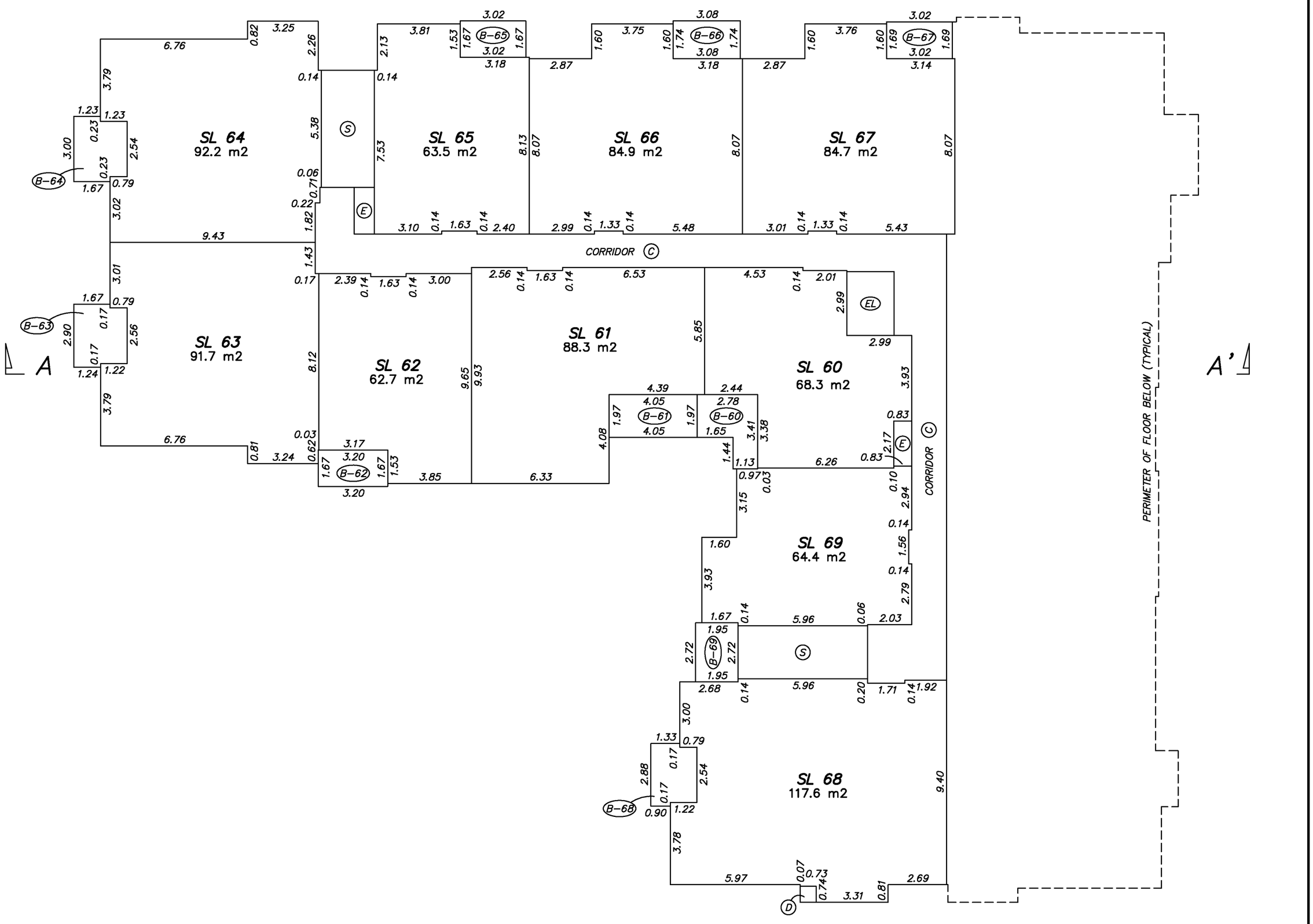

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Dwg: 5015-FS

BUILDING D
LEVEL 1

STRATA PLAN EPS7127

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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PERIMETER OF FLOOR BELOW (TYPICAL)

PERIMETER OF FLOOR BELOW (TYPICAL)

B

B'

SL 80 57.9 m2

SL 81 92.3 m2

SL 82 62.5 m2

SL 83 80.8 m2

SL 84 80.7 m2

SL 85 107.7 m2

SL 78 87.6 m2

SL 79 91.3 m2

SL 77 67.5 m2

SL 86 81.9 m2

SL 87 45.9 m2

SL 76 84.3 m2

OPEN TO LOBBY BELOW

CORRIDOR

SL 75 84.8 m2

SL 88 81.9 m2

SL 94 92.1 m2

SL 95 86.4 m2

SL 96 60.7 m2

SL 89 80.7 m2

SL 93 92.7 m2

SL 92 81.1 m2

SL 91 80.9 m2

SL 90 107.6 m2

BUTLER SUNDVICK

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BUILDING D
LEVEL 2

STRATA PLAN EPS7127

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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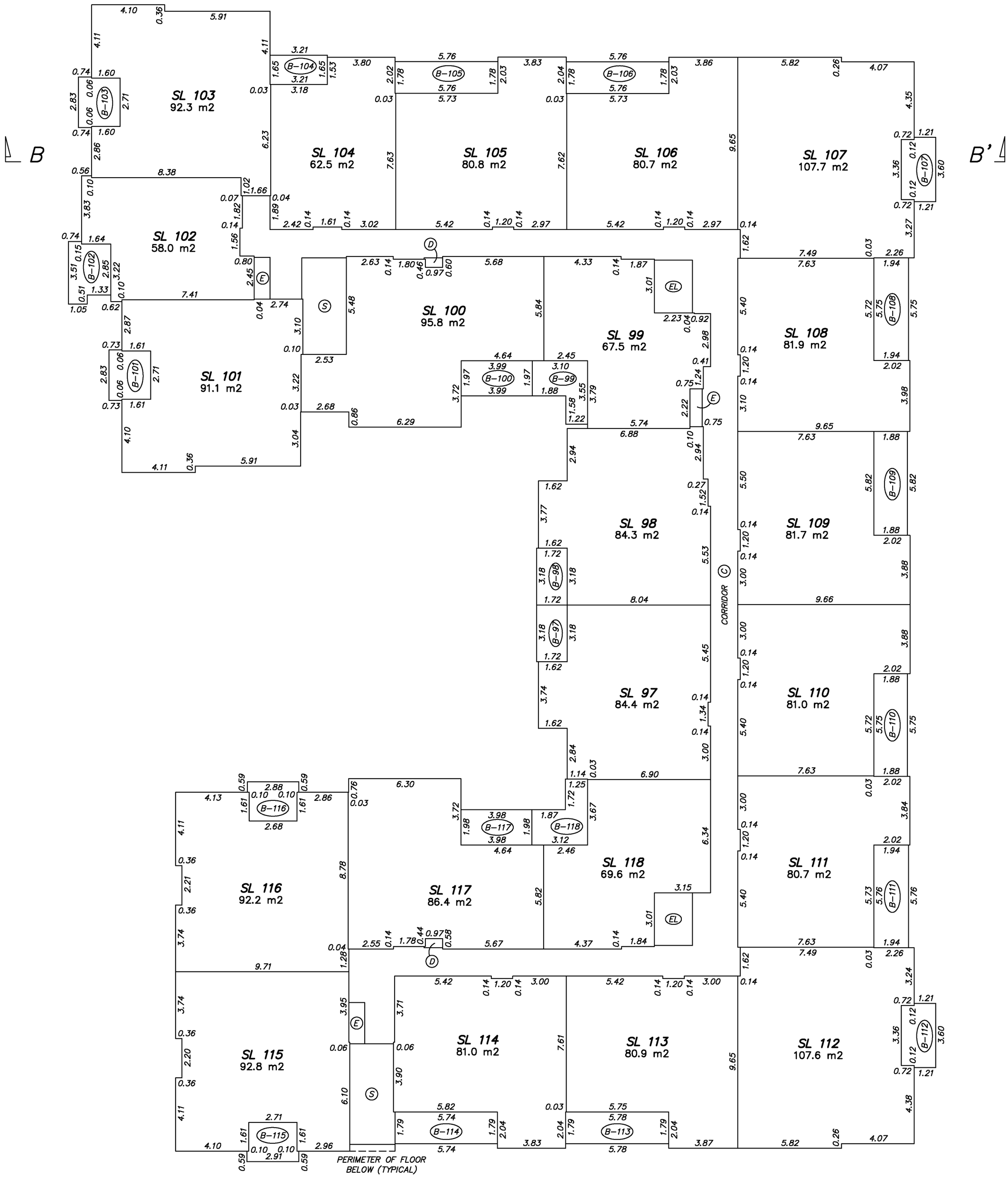

BUTLER SUNDVICK

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Dwg: 5015-FS

BUILDING D
LEVEL 3

STRATA PLAN EPS7127

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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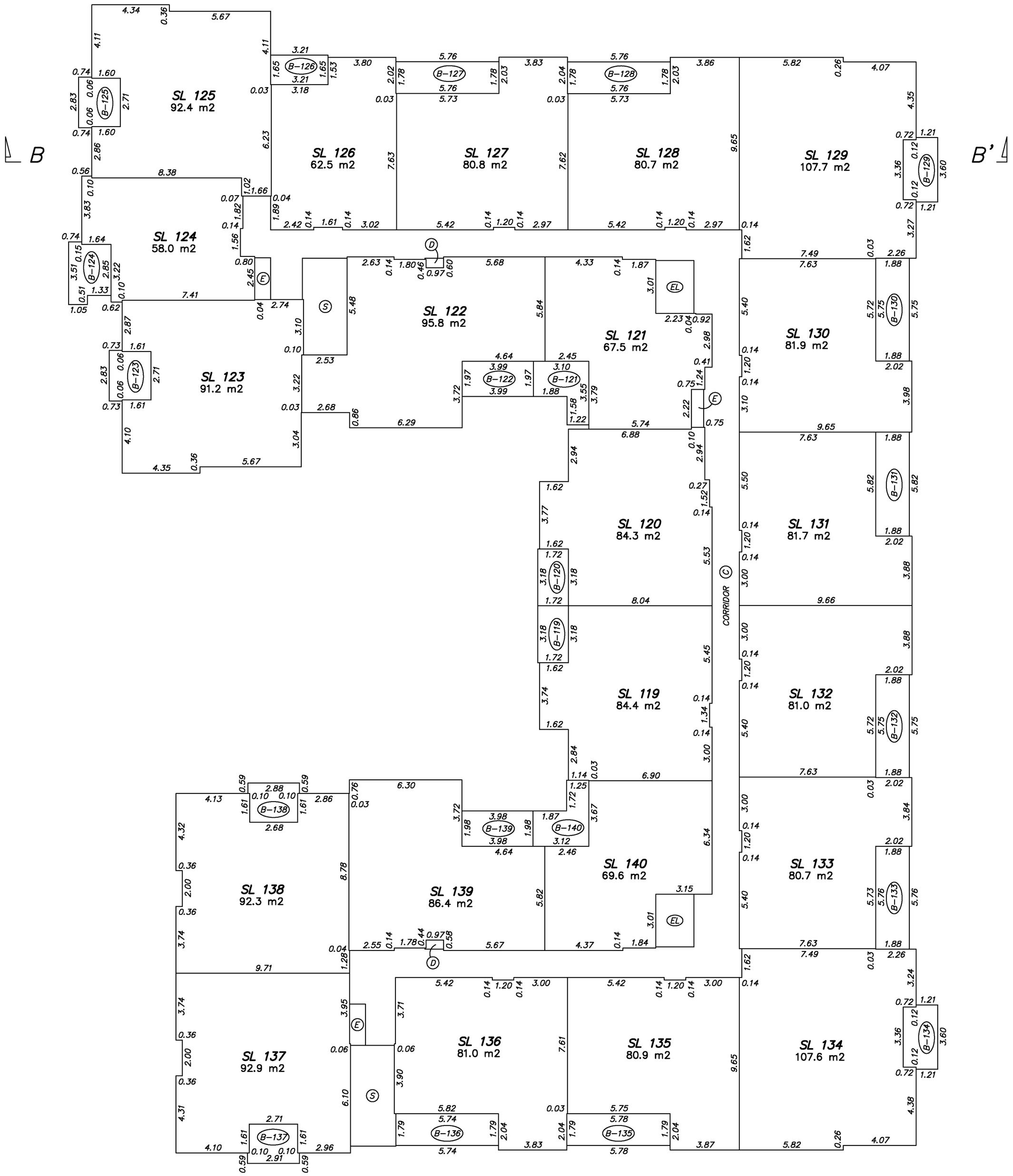

BUTLER SUNDVICK

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Dwg: 5015-FS

BUILDING D
LEVEL 4

STRATA PLAN EPS7127

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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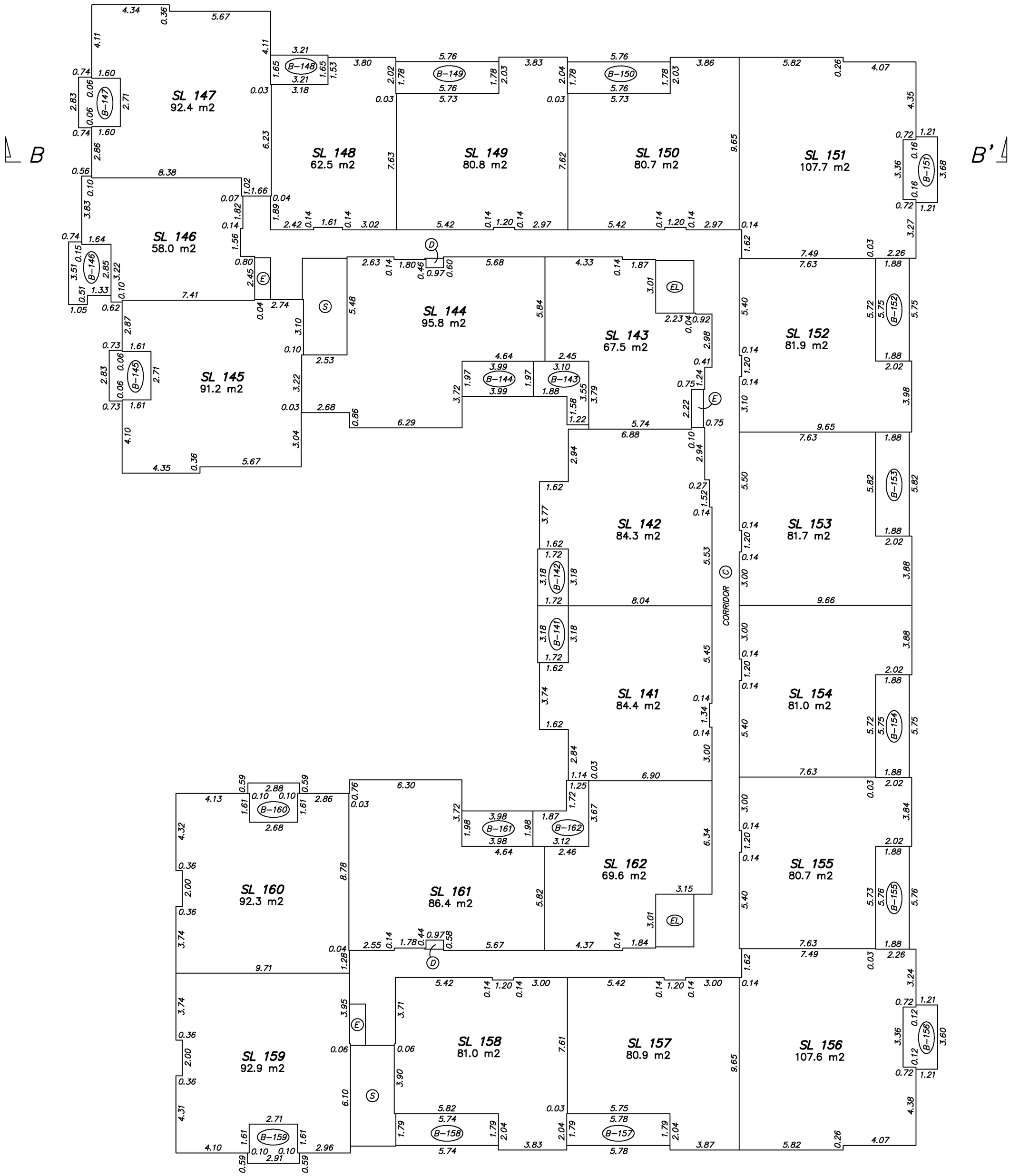

BUTLER SUNDVICK

GARY SUNDVICK, BCLS
Date: SEPTEMBER 23, 2020
File: 5015/Strata/Final
Dwg: 5015-FS

BUILDING D
LEVEL 5

STRATA PLAN EPS7127

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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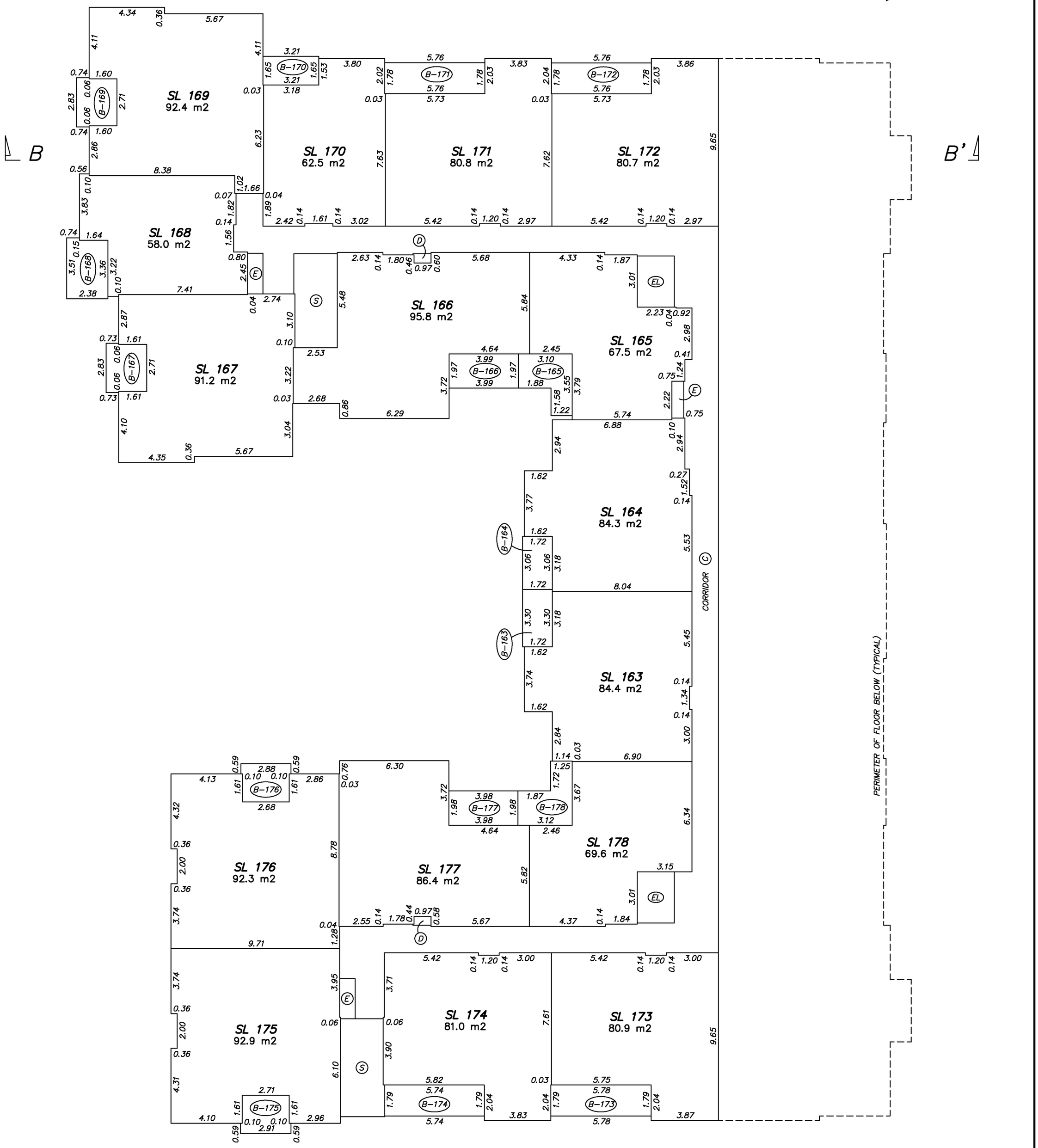

BUTLER SUNDVICK

GARY SUNDVICK, BCLS
Date: SEPTEMBER 23, 2020
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Dwg: 5015-FS

CROSS-SECTIONS

STRATA PLAN EPS7127

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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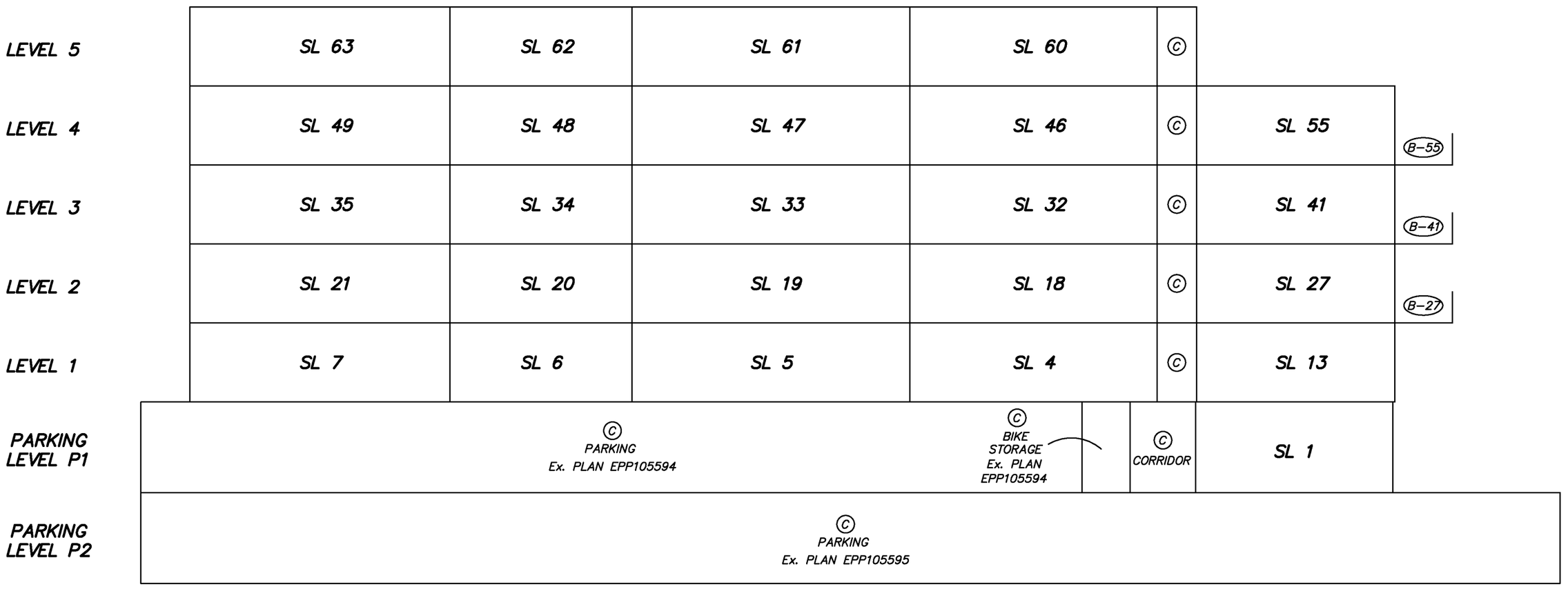
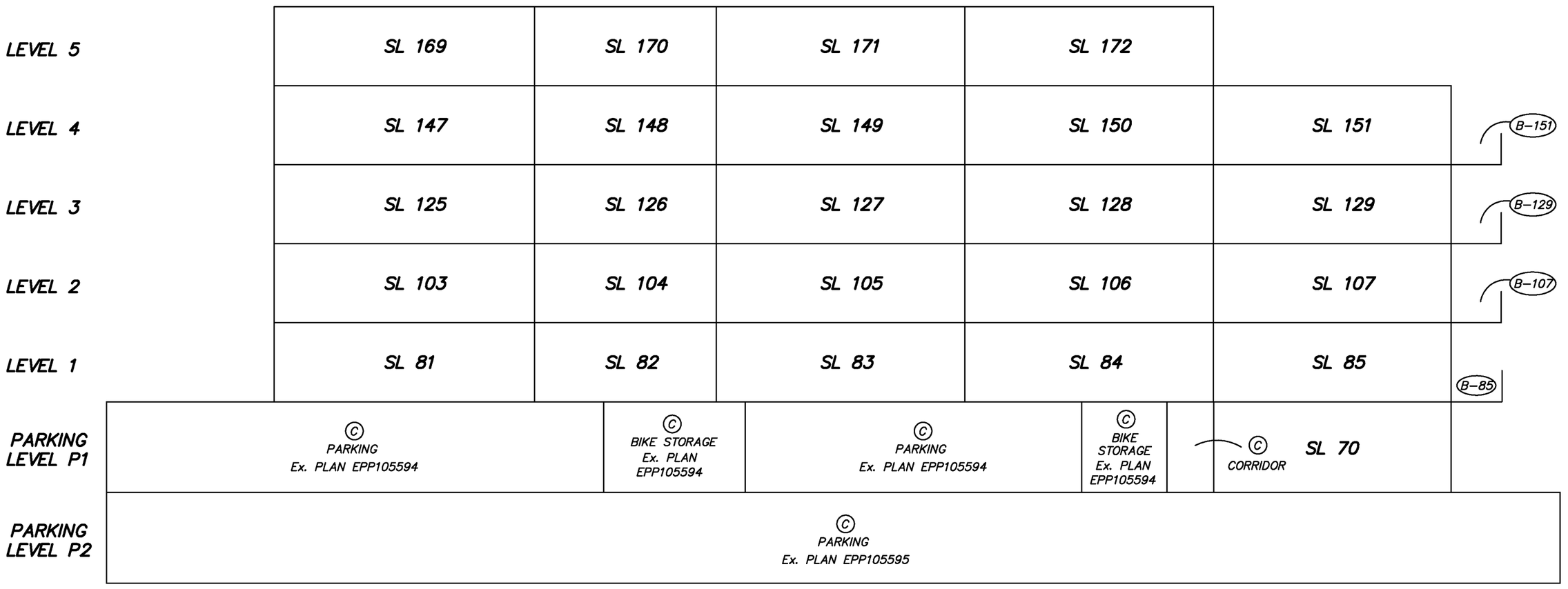


CROSS-SECTION A – A'



CROSS-SECTION B – B'

BUTLER SUNDVICK

GARY SUNDVICK, BCLS
Date: SEPTEMBER 23, 2020
File: 5015/Strata/Final
Dwg: 5015-FS