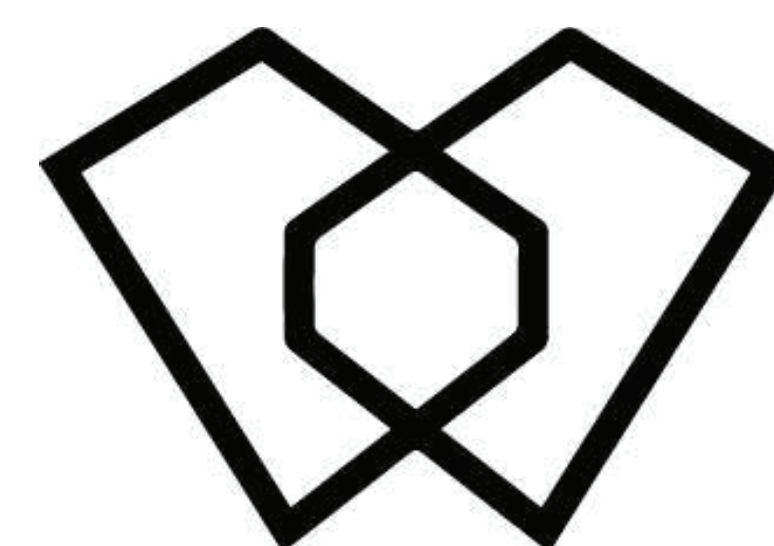




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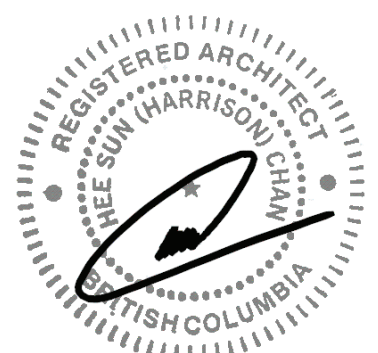


westbank

M3-111 EAST 5TH AVE

8580.001

ISSUE (C1) - REZONING APPLICATION , 2025-03-25



SURVEY PLAN OF PORTIONS OF BLOCK 24 DISTRICT LOT 200A
GROUP 1 NEW WESTMINSTER DISTRICT

SCALE 1:200



TREE SYMBOLOGY

DN: 0.3

DNOTES TREE TYPE

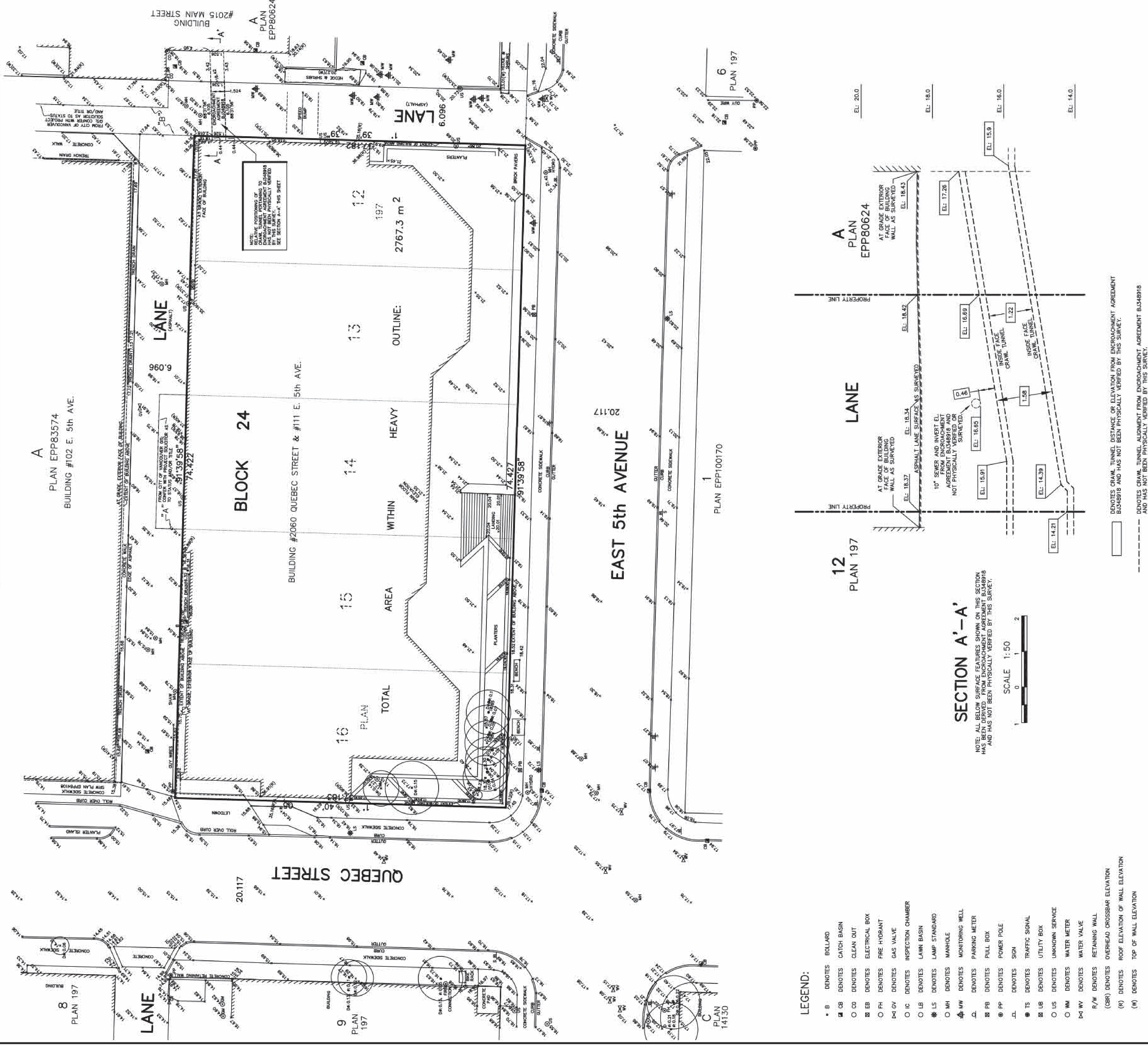
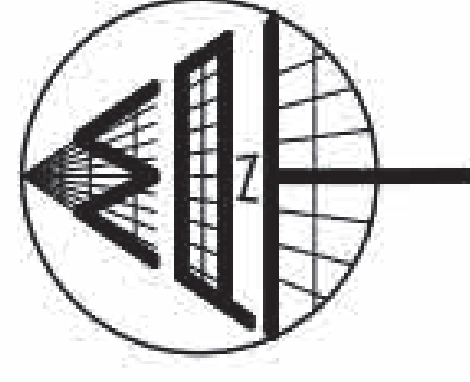
DNOTES TRUNK DIAMETER

DNOTES CONFEROUS TREE

DNOTES DECIDUOUS TREE

LANDS DEALT WITH:

PARCEL IDENTIFIER	LEGAL DESCRIPTION
004-908-767	LOT 12 BLOCK 24 DISTRICT LOT 200A GROUP 1 NWD PLAN 197
004-909-143	LOT 13 BLOCK 24 DISTRICT LOT 200A GROUP 1 NWD PLAN 197
004-909-259	LOT 14 BLOCK 24 DISTRICT LOT 200A GROUP 1 NWD PLAN 197
004-909-275	LOT 15 BLOCK 24 DISTRICT LOT 200A GROUP 1 NWD PLAN 197
004-909-291	LOT 16 BLOCK 24 DISTRICT LOT 200A GROUP 1 NWD PLAN 197
"A"	FROM CITY OF VANCOUVER GIS; CONFER WITH PROJECT SOLICITOR AS TO STATUS AND/OR TITLE
"B"	FROM CITY OF VANCOUVER GIS; CONFER WITH PROJECT SOLICITOR AS TO STATUS AND/OR TITLE



SECTION A'-A'

NOTE: ALL BELOW SURFACE FEATURES SHOWN ON THIS SECTION
HAS BEEN DERIVED FROM ENCROACHMENT AGREEMENT BJ348918
AND HAS NOT BEEN PHYSICALLY VERIFIED BY THIS SURVEY.



LEGEND:

- | | | |
|-------|--------|----------------------------------|
| * 8 | DNOTES | BOLLARD |
| ☑ 08 | DNOTES | CATCH BASIN |
| ○ 00 | DNOTES | CLEAN OUT |
| EB | DNOTES | ELECTRICAL BOX |
| ○ FH | DNOTES | FIRE HYDRANT |
| 04 GV | DNOTES | GAS VALVE |
| ○ IC | DNOTES | INSPECTION CHAMBER |
| ○ LB | DNOTES | LAWN BASIN |
| ✱ LS | DNOTES | LAMP STANDARD |
| ○ MH | DNOTES | MANHOLE |
| ▲ MW | DNOTES | MONITORING WELL |
| △ | DNOTES | PARKING METER |
| ○ PB | DNOTES | PULL BOX |
| ⊙ PP | DNOTES | POWER POLE |
| TL | DNOTES | SIGN |
| ● TS | DNOTES | TRAFFIC SIGNAL |
| ○ UB | DNOTES | UTILITY BOX |
| ○ US | DNOTES | UNKNOWN SERVICE |
| ○ WM | DNOTES | WATER METER |
| 04 WV | DNOTES | WATER VALVE |
| R/W | DNOTES | RETAINING WALL |
| (GBR) | DNOTES | OVERHEAD CROSSBAR ELEVATION |
| (R) | DNOTES | ROOF ELEVATION OF WALL ELEVATION |
| (N) | DNOTES | TOP OF WALL ELEVATION |

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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 17802-1-TPG-4-A-DWG

DATE OF PLAN ISSUANCE:

MARCH 11, 2015
FEBRUARY 17, 2017 ENCHANCEMENT AGREEMENT BJ348918 (CRAWL TUNNEL) PLOTTED
MARCH 28, 2018 (UPDATED LEGAL)
APRIL 5, 2018 (ADDITIONAL POWER POLE)
NOVEMBER 14, 2019 (ADDITIONAL TOPOGRAPHY)
APRIL 23, 2022 (ADDITIONAL TOPOGRAPHY)

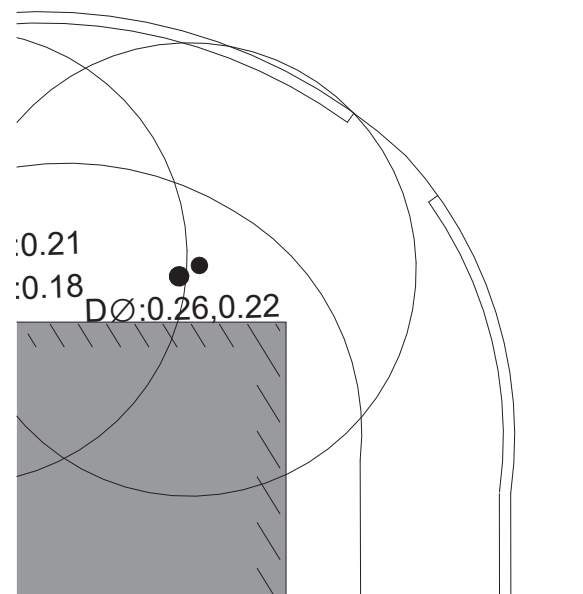
CERTIFIED CORRECT
THIS 23rd DAY OF APRIL, 2022.

Digitally signed by
JOSE COELHO H78565
Date: 2022.04.22
09:50:36 -0300

Jose Coelho

BC LAND SURVEYOR

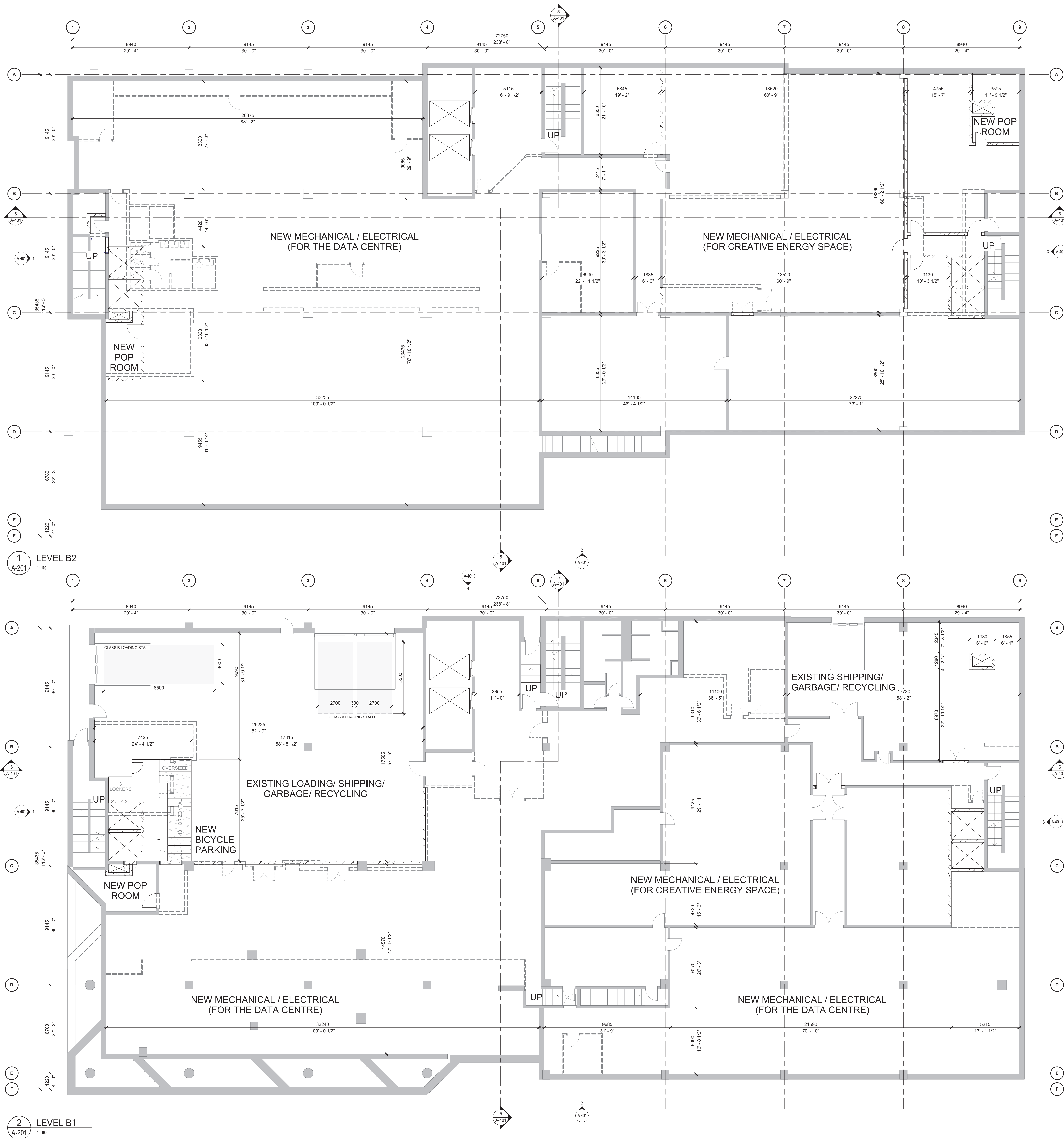
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03/25/2025

A-102

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Key Plan

ISSUES/REVISIONS		
ISSUE	TITLE	DATE
C	ISSUE C1: REZONING APPLICATION	2024-08-14
C1	ISSUE C1: REZONING APPLICATION	2025-03-25

Seal



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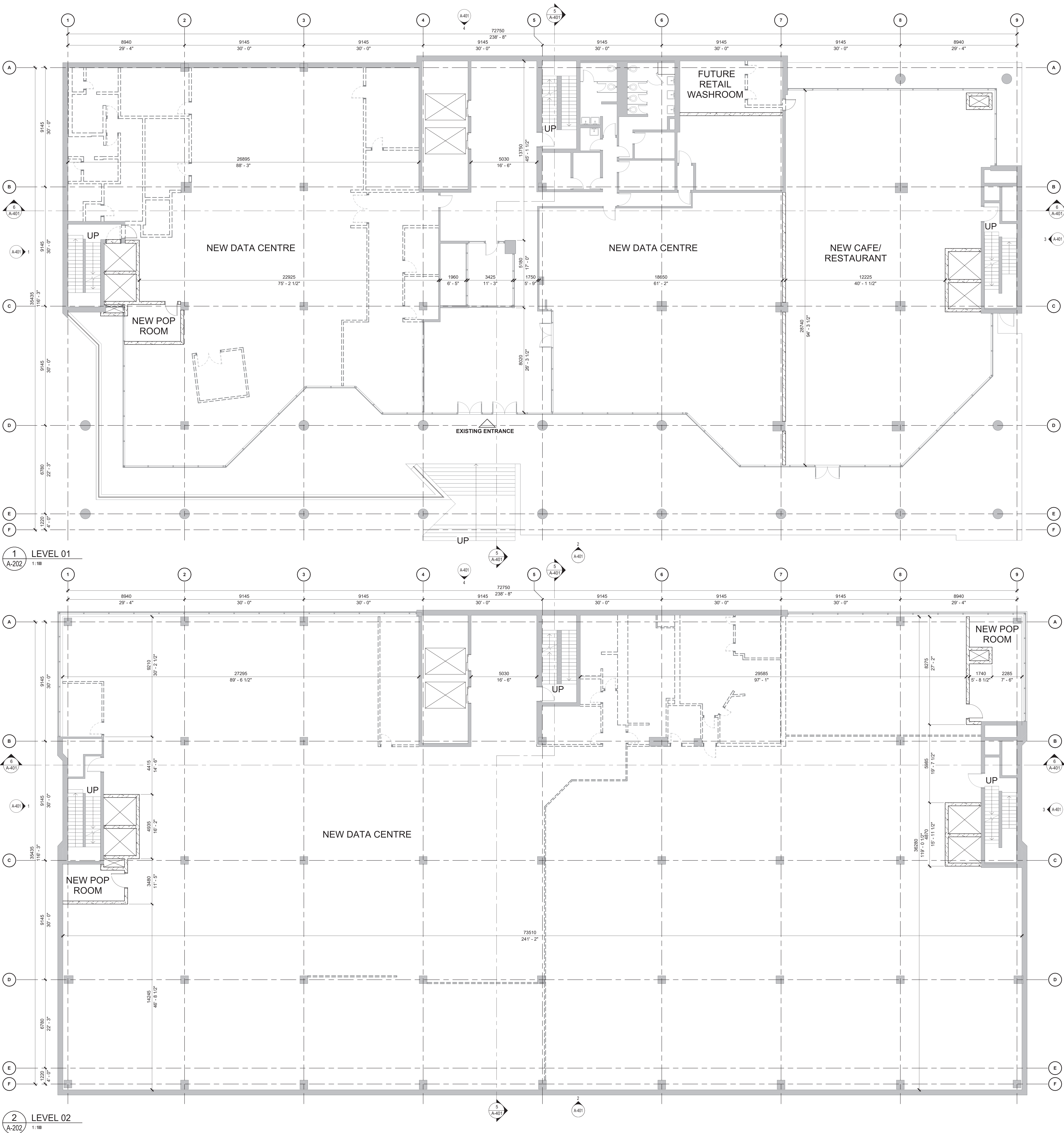
111 E 5th Ave, Vancouver,
BC V5T 4L1

Drawing Title
**DEMOLITION AND REVISED
INTERIOR FLOOR PLAN -
LEVEL B2 & LEVEL B1**

Date	03/25/2025	Scale	1 : 100
Drawn By	Author		
Checked By	Checker		
Project No.	8580.001		

Drawing No.

A-201



EXISTING BUILDING
FOOTPRINT AND EXTENT
TO REMAIN.
ONLY FOR INTERIOR
ALTERATION AND USE.

WALL LEGEND		
	DASHED LINES INDICATE ITEMS TO BE REMOVED	
	SOLID LINES AND TONED INDICATE ITEMS TO REMAIN	
	NEW CONSTRUCTION	

ISSUES/REVISIONS		
ISSUE	TITLE	DATE
C	ISSUE (C), REZONING APPLICATION	2024-08-14
C1	ISSUE (C1), REZONING APPLICATION	2025-03-25

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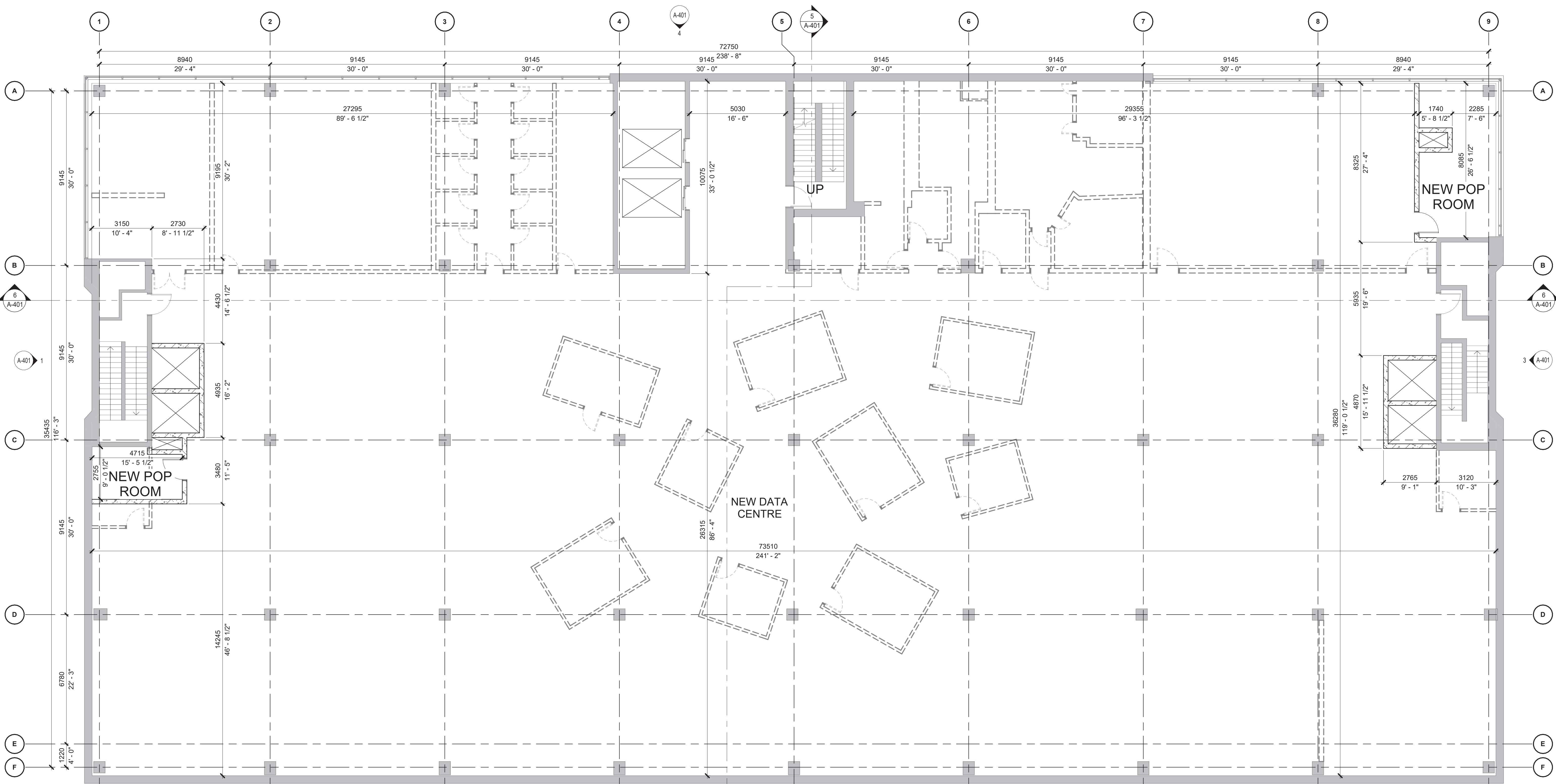
Drawing Title

DEMOLITION AND REVISED
INTERIOR FLOOR PLAN -
LEVEL 01 & LEVEL 02

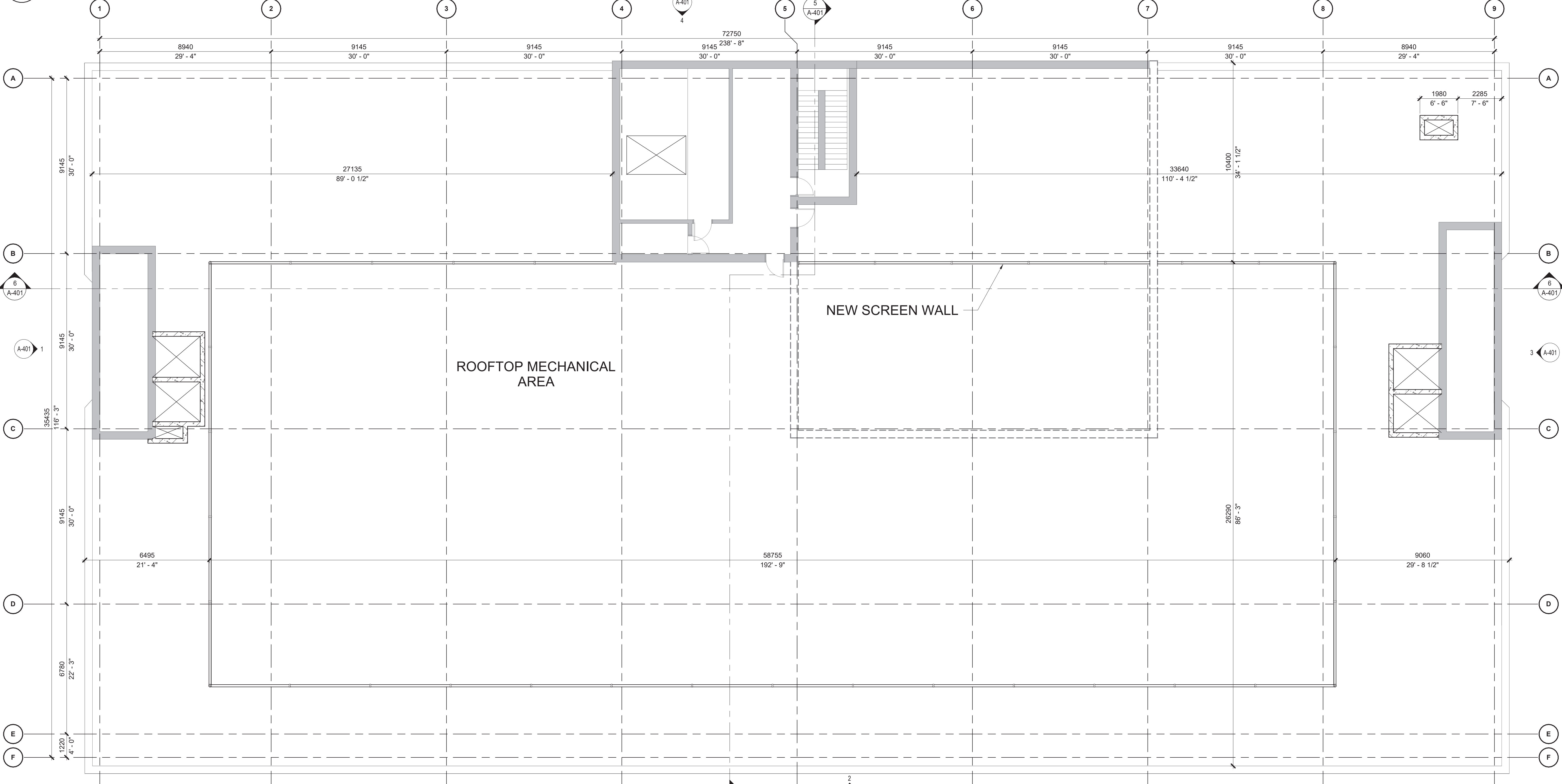
Date	03/25/2025	Scale	1 : 100
Drawn By	Author		
Checked By	Checker		
Project No.	8580.001		

Drawing No.

A-202



1 LEVEL 03
A-203 1:88



2 ROOF PLAN
A-203 1:100

EXISTING BUILDING
FOOTPRINT AND EXTENT
TO REMAIN.
ONLY FOR INTERIOR
ALTERATION AND USE.

WALL LEGEND		
	DASHED LINES INDICATE ITEMS TO BE REMOVED	
	SOLID LINES AND TONED INDICATE ITEMS TO REMAIN	
	NEW CONSTRUCTION	

Key Plan

ISSUES/REVISIONS		
ISSUE	TITLE	DATE
C	ISSUE (C): REZONING APPLICATION	2024-08-14
C1	ISSUE (C1): REZONING APPLICATION	2025-03-25

Seal



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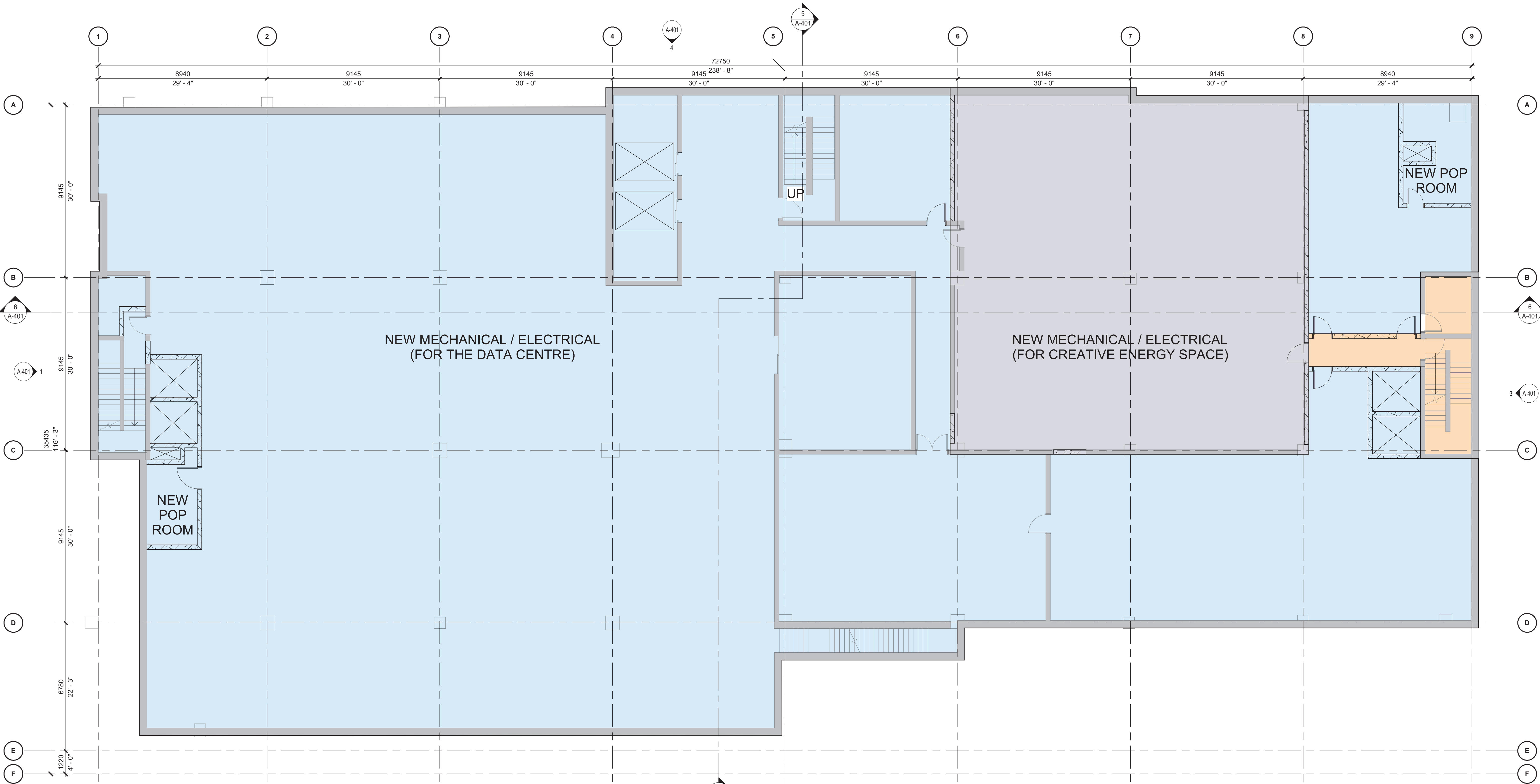
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BC V5T 4L1

Drawing Title
**DEMOLITION AND REVISED
INTERIOR FLOOR PLAN -
LEVEL 3 & ROOF PLAN**

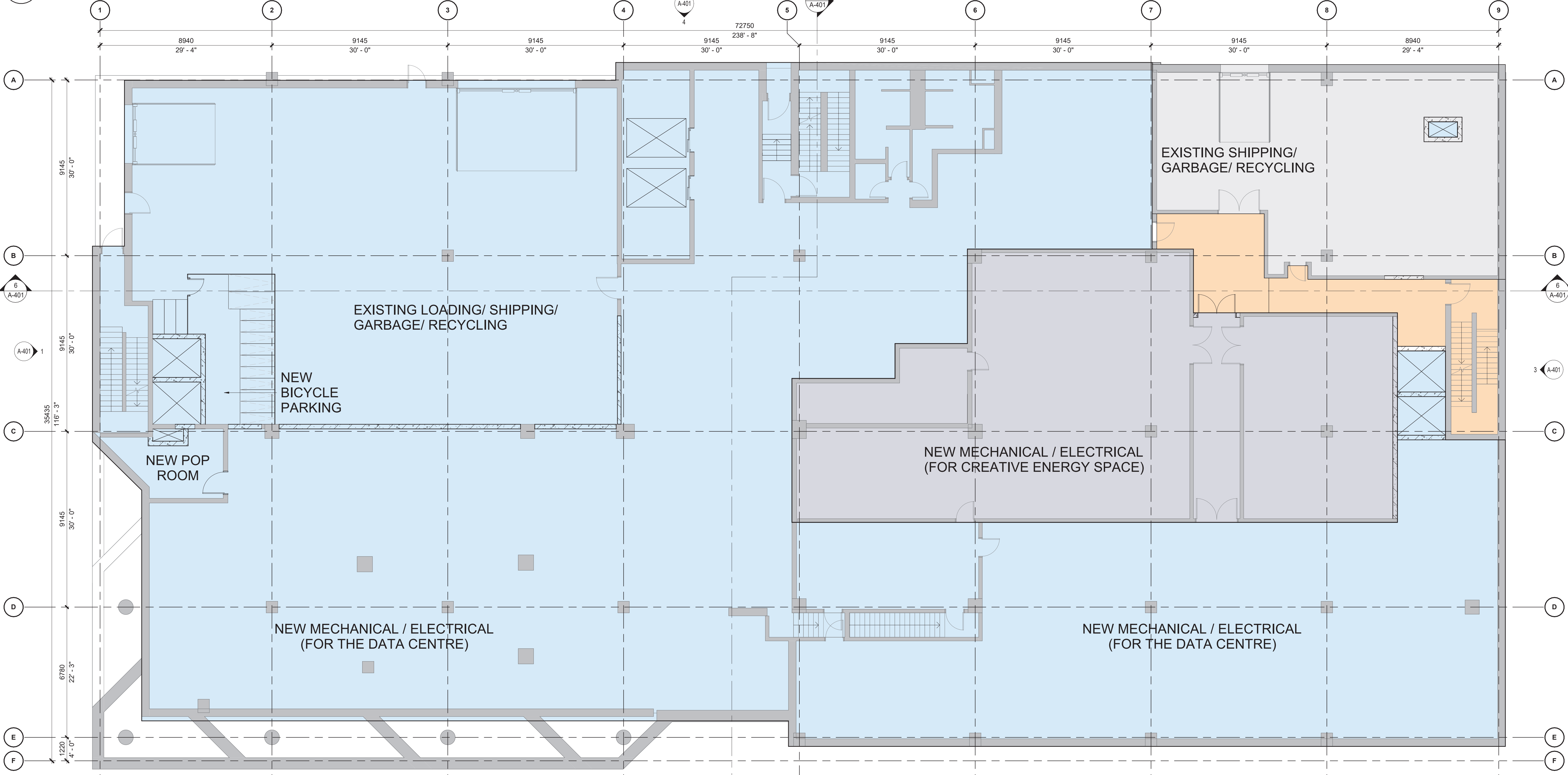
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Drawn By	Author		
Checked By	Checker		
Project No.	8580.001		

Drawing No.

A-203



1 AREA PLAN - LEVEL B2
A-204 1:100



2 AREA PLAN - LEVEL B1
A-204 1:100

BUILDING AREAS TABLE

Level	Use Area (m2)			Exclusions (m2)			Total (m2)	
	A	B	C	D	E	F	A to F	A to C
	Restaurant /Cafe	Data Centre	Shared Area	Creative Energy (Mechanical /Electrical)	Exclusion for Restaurant/Cafe (Loading /Shipping /Garbage /Recycling /Mechanical /Electrical)	Exclusion for Data Centre (Loading /Shipping /Garbage /Recycling /Mechanical /Electrical)	Gross Floor Area**	Floor Area***
ROOF	0.00	124.73	0.00	0.00	0.00	0.00	124.73	124.73
LEVEL 3	0.00	2,753.13	0.00	0.00	0.00	0.00	2,753.13	2,753.13
LEVEL 2	0.00	2,753.14	0.00	0.00	0.00	0.00	2,753.14	2,753.14
LEVEL 1	459.23	1,495.68	35.38	0.00	0.00	0.00	1,990.28	1,990.28
LEVEL B1	0.00	0.00	71.13	358.15	183.59	1,879.71	2,492.57	71.13
LEVEL B2	0.00	0.00	41.28	365.03	0.00	1,847.61	2,253.92	41.28
Total (m2)	459.23	7,126.68	147.79	723.18	183.59	3,727.32	12,367.77	7,733.69
Total (ft2)	4,943.06	76,710.94	1,590.78	7,784.24	1,976.10	40,120.48	133,125.61	83,244.78

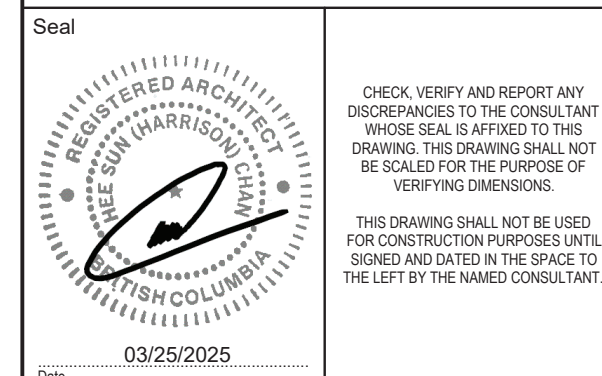
* Use Area excludes Shared Area and Exclusions
** GFA excludes balconies, decks & patios, but includes exclusions.
*** Floor Area includes Shared Areas, but not exclusions.

	Restaurant /Cafe	Data Centre	Total
Use Area (m²)	459.23	7,126.68	
% of Use Ratio	6.05%	93.95%	
Shared Area (m²)	6.95	138.84	147.79
Total Use Floor Area (m²)	466.17	7,265.52	7,733.69
FSR for each Use	0.17	2.63	2.80

FSR SUMMARY

Building Floor Area (m2)	7,733.69
Site Area (m2)	2,767.30
FSR	2.80

ISSUES/REVISIONS		
ISSUE	TITLE	DATE
C	ISSUE C1: REZONING APPLICATION	2024-08-14
C1	ISSUE C1: REZONING APPLICATION	2025-03-25



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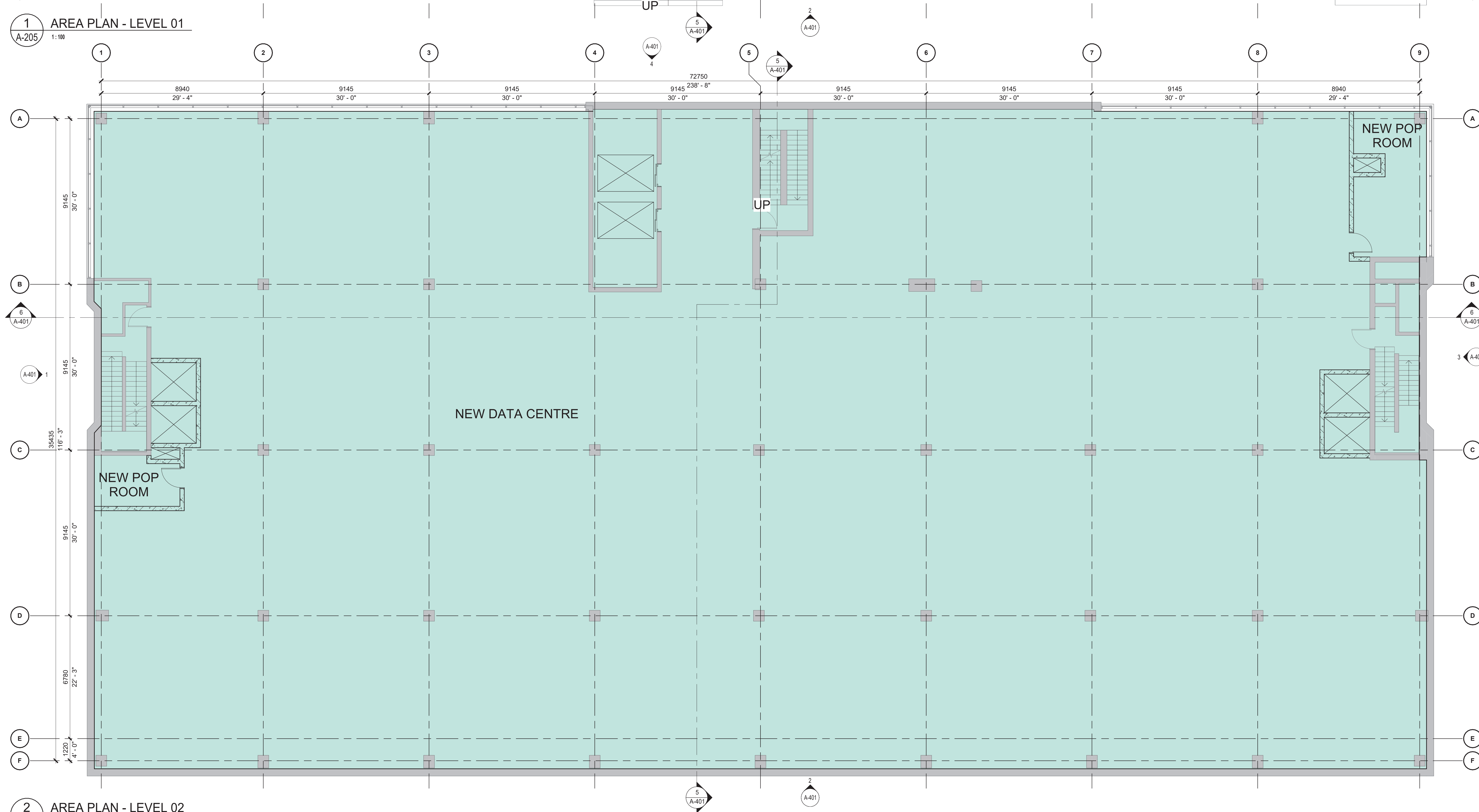
M3-111 EAST 5TH AVE
111 E 5th Ave, Vancouver,
BC V5T 4L1

Drawing Title
AREA PLAN - LEVEL B2 & LEVEL B1

Date	03/25/2025	Scale	1 : 100
Drawn By	Author		
Checked By	Checker		
Project No.	8580.001		

Drawing No.

A-204



* Use Area excludes Shared Area and Exclusions

** GFA excludes balconies, decks & patios, but includes exclusions.

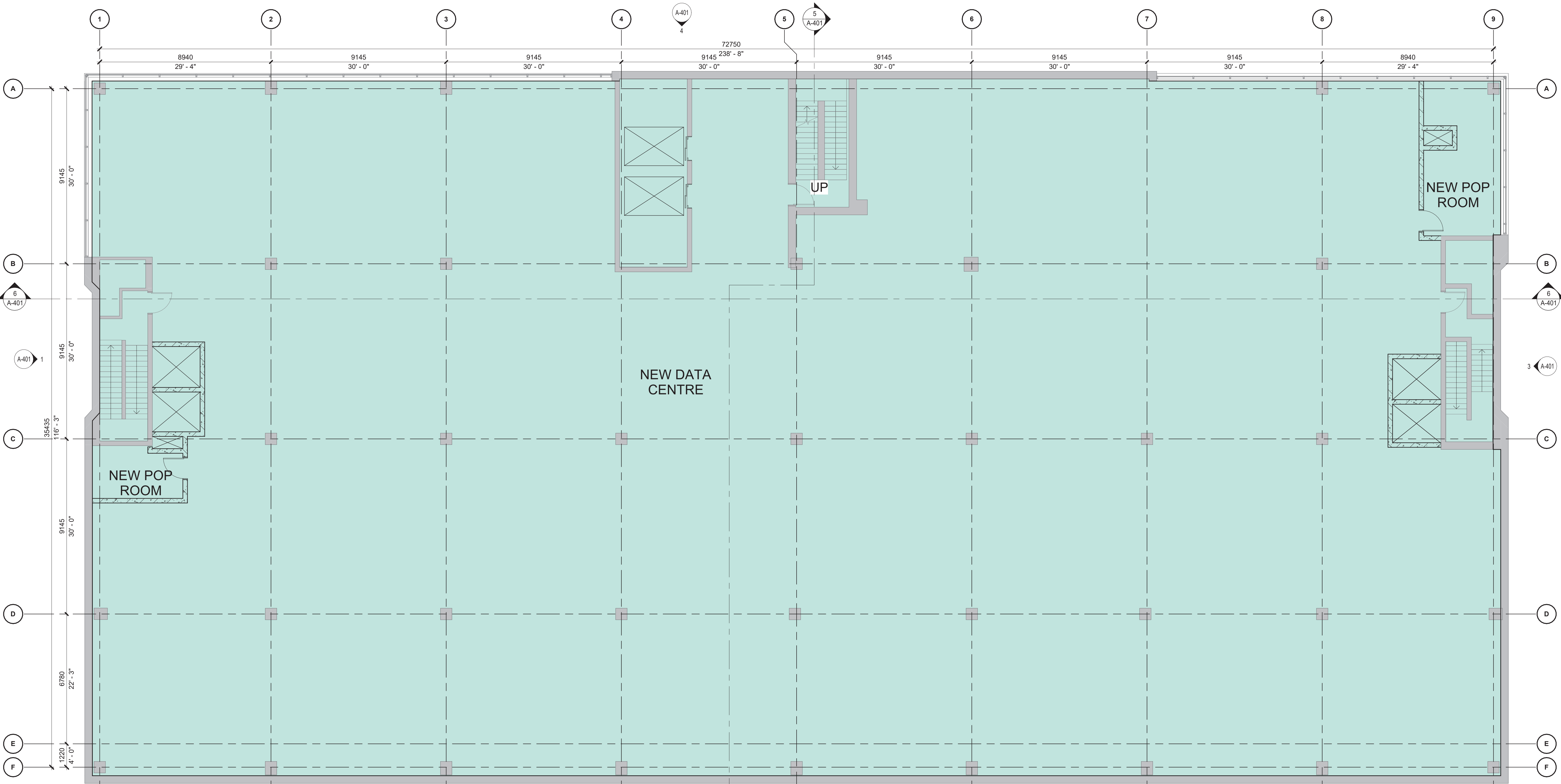
*** Floor Area includes Shared Areas, but not exclusions.

	Restaurant /Café	Data Centre	Total
Use Area (m ²)	459.23	7,126.68	
% of Use Ratio	6.05%	93.95%	
Shared Area (m ²)	8.95	138.84	147.79
Total Use Floor Area (m²)	468.17	7,265.52	7,733.69
FSR for each Use	0.17	2.63	2.80

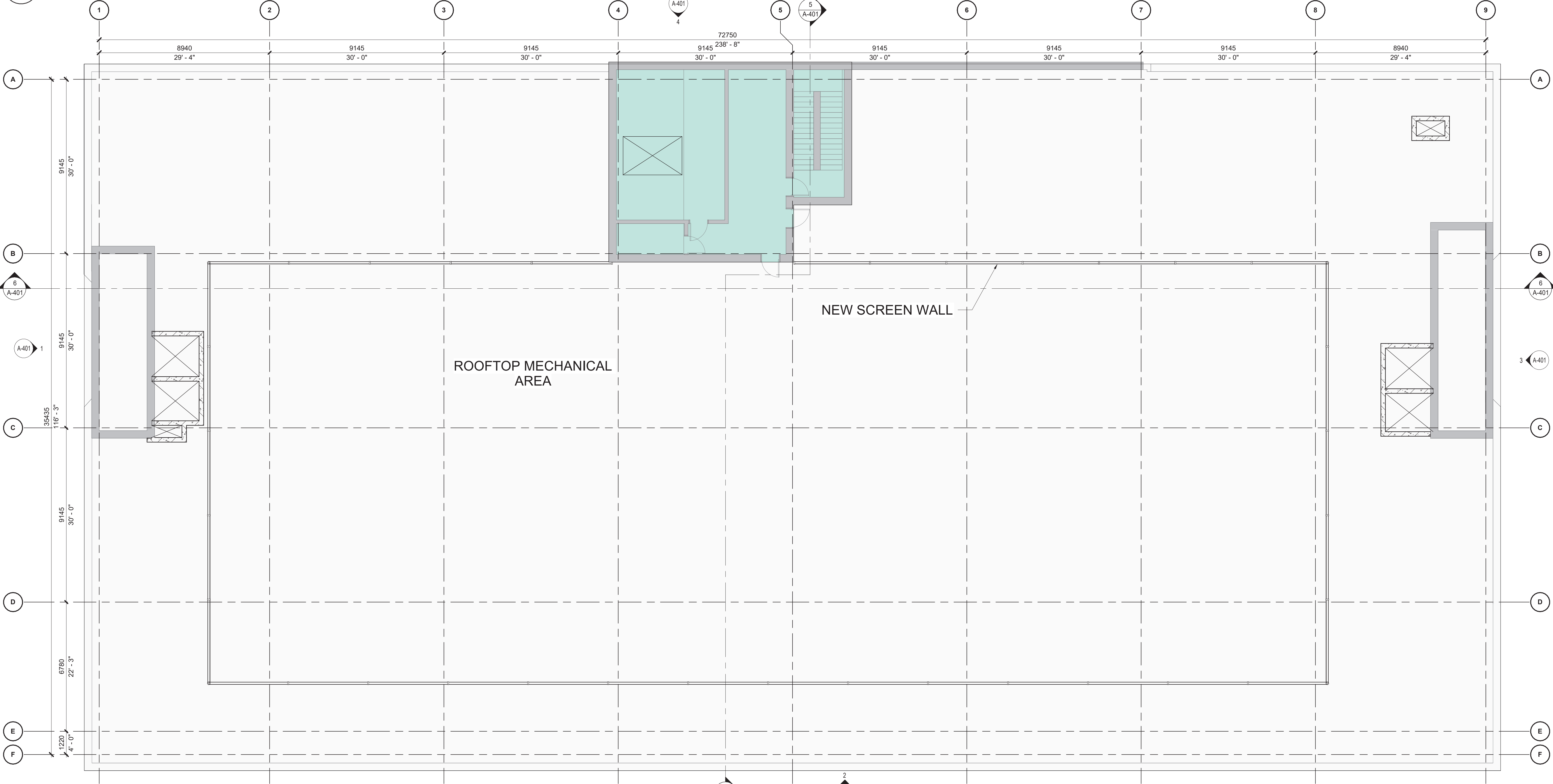
FSR SUMMARY	
Building Floor Area (m ²)	7,733.69
Site Area (m ²)	2,767.30
FSR	2.80

Seal 	CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE COLLEGE ASAP. PRINTING IS IN RED INK. NO DRAWING. THIS DRAWING SHALL NOT BE ISSUED ON THE FUNDING OF THE COLLEGE DISBURSEMENT. THIS DRAWING SHALL NOT BE USED FOR OTHER THAN THE PURPOSES FOR WHICH ISSUED IN THE SPACE TO THE LEFT OF THE DRAWING (CROSS-OUT)
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Drawing Title	
AREA PLAN - LEVEL 1 & LEVEL 2	
Date	Scale
03/25/2025	1 : 100
Drawn by	Project Name
Author	N
Cheeked by	
Checker	
Project No.	
8580.001	
Drawing No.	
A-205	



1 AREA PLAN - LEVEL 03
A-206 1:100



2 AREA PLAN - ROOF PLAN
A-206 1:100

BUILDING AREAS TABLE

	Use Area (m2)			Exclusions (m2)			Total (m2)	
	A	B	C	D	E	F	A to F	A to C
Level	Restaurant /Cafe	Data Centre	Shared Area	Creative Energy (Mechanical /Electrical)	Exclusion for Restaurant/Cafe (Loading /Shipping /Garbage /Recycling /Mechanical /Electrical)	Exclusion for Data Centre (Loading /Shipping /Garbage /Recycling /Mechanical /Electrical)	Gross Floor Area **	Floor Area**
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LEVEL 2	0.00	2,753.14	0.00	0.00	0.00	0.00	2,753.14	2,753.14
LEVEL 1	459.23	1,495.68	35.38	0.00	0.00	0.00	1,990.28	1,990.28
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FSR SUMMARY

Building Floor Area (m2)	7,733.69
Site Area (m2)	2,767.30
FSR	2.80

Key Plan

ISSUES/REVISIONS

ISSUE	TITLE	DATE
C	ISSUE C1: REZONING APPLICATION	2024-08-14
C1	ISSUE C1: REZONING APPLICATION	2025-03-25

Seal



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BC V5T 4L1

Drawing Title

AREA PLAN - LEVEL 3 &
ROOF

Date

03/25/2025

Project No.

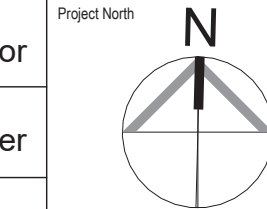
8580.001

Author

Checker

Drawing No.

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A-206

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03/26/2025	

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PERSPECTIVE

Author	Project North
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8580.001

A-402

