STRATA PLAN OF AIR SPACE PARCEL 1
SECTION 31 BLOCK 4 NORTH RANGE 5 WEST
NEW WESTMINSTER DISTRICT AIR SPACE PLAN EPP75991

STRATA PLAN EPS5401

BCGS 92G.015 CITY OF RICHMOND

0 25 50

SCALE 1 : 500 DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500.

INTEGRATED SURVEY AREA No. 18
(CITY OF RICHMOND) NAD83 (CSRS)

GRID BEARINGS ARE DERIVED FROM AIR SPACE PLAN EPP75991

"THE GARDENS"

"DAHLIA"

NOTICE:

CERTAIN PARTS OF THE BUILDING SHOWN HEREON ARE NOT WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN AND APPROPRIATE AND NECESSARY EASEMENTS OR OTHER INTERESTS ARE REQUIRED TO PROVIDE FOR THESE ENCROACHMENTS.

THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED

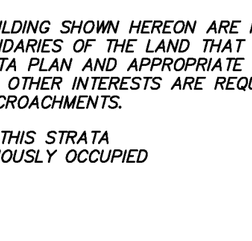
LEGEND

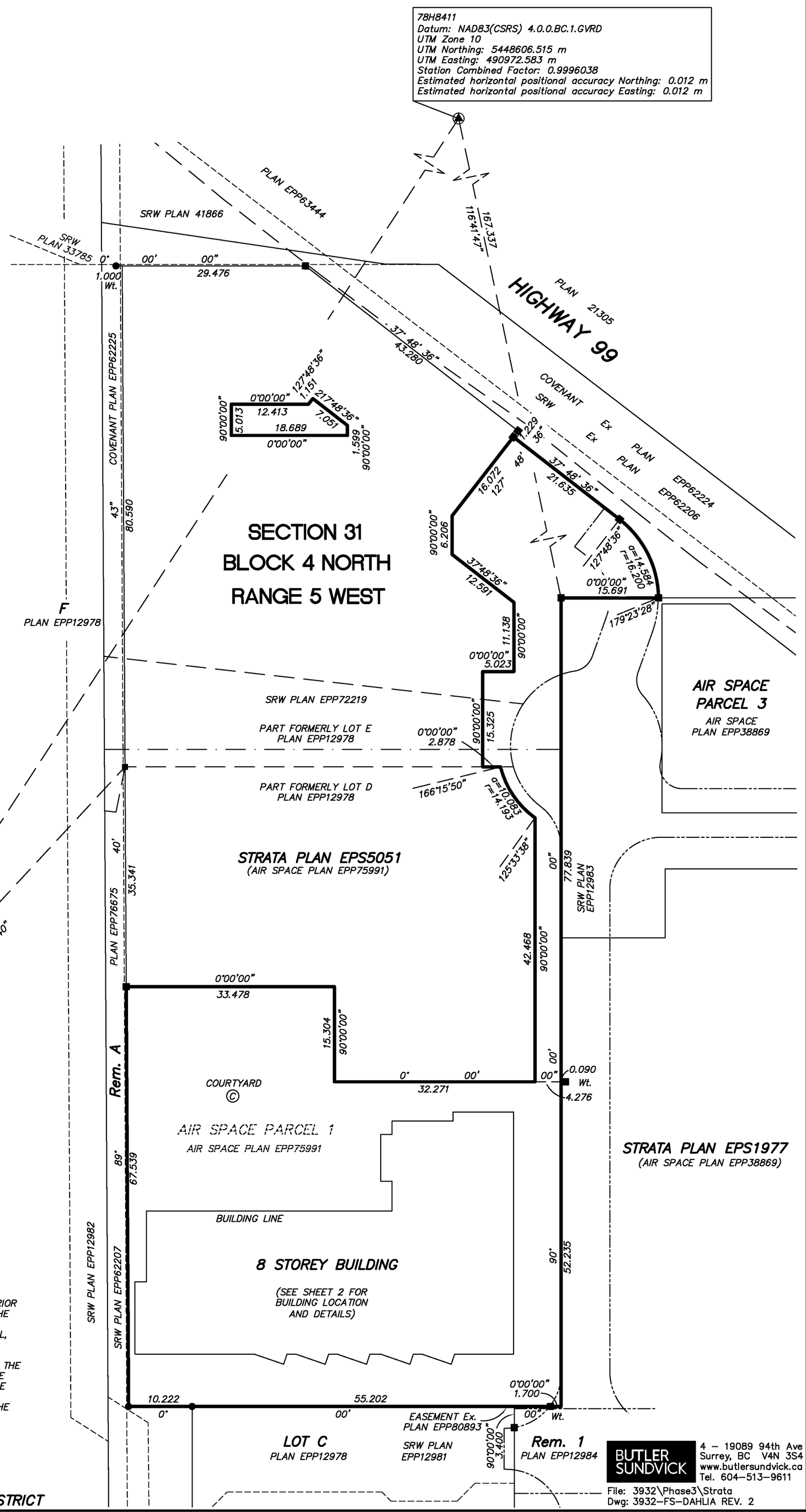
FOUND	PLACED	
▲		DENOTES CONTROL MONUMENT
■	□	DENOTES LEAD PLUG
●	○	DENOTES IRON POST
SL		DENOTES STRATA LOT
m2		DENOTES SQUARE METRES
Ⓒ		DENOTES COMMON PROPERTY
Ⓓ		DENOTES DUCT BEING COMMON PROPERTY
Ⓔ		DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
Ⓜ		DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
Ⓥ		DENOTES VOID BEING COMMON PROPERTY
B–17		DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 17 (TYPICAL)
P–1		DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)

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

78H8411
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5448606.515 m
UTM Easting: 490972.583 m
Station Combined Factor: 0.9996038
Estimated horizontal positional accuracy Northing: 0.012 m
Estimated horizontal positional accuracy Easting: 0.012 m

92H0965
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5443097.521 m
UTM Easting: 493317.478 m
Station Combined Factor: 0.9996034
Estimated horizontal positional accuracy Northing: 0.012 m
Estimated horizontal positional accuracy Easting: 0.014 m





NOTE:

WHERE THE STATA LOT IS BOUND BY:

- AN EXTERIOR WALL, THE STRATA LOT BOUNDARY SHALL BE MEASURED AT THE EXTERIOR SURFACES OF THE STRUCTURAL PORTION OF THE EXTERIOR BUILDING WALL, OR TO THE CENTRE LINE OF GLASS WHERE THE EXTERIOR WALL IS PREDOMINATELY GLASS;
- INTERIOR COMMON PROPERTY, BEING THE CORRIDOR AND ANY ASSOCIATED ELECTRICAL, MECHANICAL, AND VENTILATION ENCLOSURES, THE STRATA LOT BOUNDARY SHALL BE MEASURED AT THE COMMON PROPERTY SIDE OF THE STRUCTURAL WALLS;
- INTERIOR COMMON PROPERTY BOUNDED BY A CONCRETE BUILDING CORE WALL, BEING THE ELEVATORS AND STAIRS, THE STRATA LOT BOUNDARY SHALL BE MEASURED FROM THE STRATA LOT SIDE OF THE CONCRETE BUILDING CORE WALL 0.15 METRES TOWARDS THE COMMON PROPERTY; OR
- ANY UNDEFINED WALL TYPE, THE STRATA LOT BOUNDARY SHALL BE MEASURED AT THE CENTRE LINE OF THE STRUCTURAL PORTION OF WALLS.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 14th DAY OF SEPTEMBER, 2018
GARY SUNDVICK, BCLS (637)
ECR#: 217007

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

BUTLER SUNDVICK
4 – 19089 94th Ave
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Tel. 604–513–9611

File: 3932\Phase3\Strata
Dwg: 3932–FS–DAHLIA REV. 2

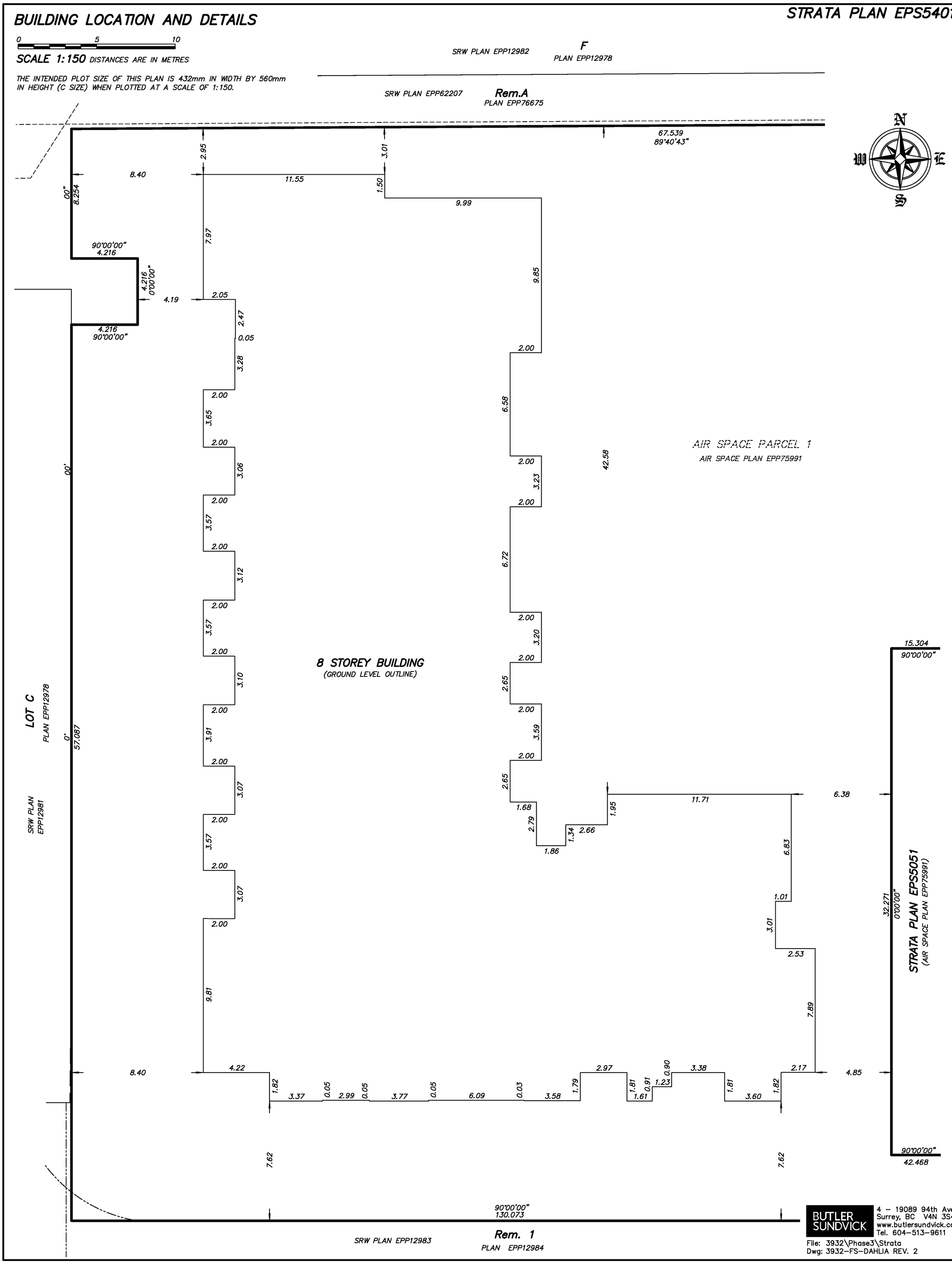
BUILDING LOCATION AND DETAILS

STRATA PLAN EPS5401

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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



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FLOOR PLAN – PARKING LEVEL 1

STRATA PLAN EPS5401

0 5 10 15 20

SCALE 1 : 200 DISTANCES ARE IN METRES

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

N W E S

SRW PLAN EPP12982

F
PLAN EPP12978

A'

SRW Ex. PLAN EPP62207

Rem. A
PLAN EPP76675

89°40'43"
106.829

RAMP ©

BIKE STORAGE ROOM ©

STAIRS ©

EASEMENT Ex. PLAN EPP75992

AIR SPACE PARCEL 1
AIR SPACE PLAN EPP75991

PARKING ©

LOBBY ©

VESTIBULE ©

ELEVATOR ©

(SEE SHEET 4 FOR CONTINUATION)

AIR SPACE PARCEL 2
AIR SPACE PLAN EPP75991

0°00'00"
1.041

1.519
90°00'00"

6.561
0°00'00"

4.329
90°00'00"

BIKE STORAGE ©

LOT C
PLAN EPP12978

0°00'00"
69.556

SRW PLAN EPP12981

SEE DETAIL

EASEMENT Ex. PLAN EPP80893

BIKE STORAGE ROOM ©

STAIRS ©

EASEMENT Ex. PLAN EPP75992

STAIRS ©

BIKE STORAGE ROOM ©

GARBAGE ROOM ©

EASEMENT Ex. PLAN EPP75992

EASEMENT Ex. PLAN EPP75992

DRIVE AISLE ©

A

90°00'00"
130.073

SRW PLAN EPP12983

Rem. 1
PLAN EPP12984

0°00'00"
69.556

OVER 0.02

CLEAR 0.01

C
PLAN EPP12978

EASEMENT Ex. PLAN EPP80893

BIKE STORAGE ROOM ©

CLEAR 0.01

OVER 0.09

Rem. 1
PLAN EPP12984

0.15

EASEMENT Ex. PLAN EPP75992

DETAIL
NOT TO SCALE

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FLOOR PLAN – PARKING LEVEL 1

STRATA PLAN EPS5401

0 5 10 15 20

SCALE 1 : 200 DISTANCES ARE IN METRES

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

N W E S

SRW PLAN EPP12982

F
PLAN EPP12978

Rem. A

SRW Ex. PLAN EPP62207 PLAN EPP76675

89°40'43" 106.829

BIKE STORAGE ©

EASEMENT Ex. PLAN EPP75992

BIKE STORAGE ©

5.330 0°00'00"

12.581 90°00'00"

0°00'00" 0.879

8.153 90°00'00"

6.490 0°00'00"

0°00'00" 1.702

4.55

4.013 90°00'00"

90°00'00"

WATER FEATURE PUMP ROOM ©

2.838

2.382 0°00'00"

3.376 90°00'00"

0°00'00" 2.947

90°00'00"

4.555

00" 2.706

90° 00' 00" 70.108

00' 5.830

12.237 90°00'00"

0° 2.019

70.108 90° 00' 00"

AIR SPACE PARCEL 1
AIR SPACE PLAN EPP75991
(BELOW STRATA PLAN EPS5051) ©

STRATA PLAN EPS5051
(AIR SPACE PLAN EPP75991)

AIR SPACE PARCEL 1
AIR SPACE PLAN EPP75991

PARKING ©

(SEE SHEET 3 FOR CONTINUATION)

28.469 0°00'00"

SRW PLAN EPP72219

(SEE SHEET 5 FOR CONTINUATION)

0°00'00" 1.041

90°00'00" 5.505

BIKE STORAGE

1.519 90°00'00"

6.561 0°00'00" ©

5.023 0°00'00"

90°00'00" 47.036

PARKING ©

5.023 0°00'00"

EASEMENT Ex. PLAN EPP75992

11.138 90°00'00"

4.329 90°00'00"

EASEMENT Ex. PLAN EPP75992

AIR SPACE PARCEL 1
AIR SPACE PLAN EPP75991

DRIVE AISLE ©

SRW PLAN EPP12983

90°00'00" 130.073

Rem. 1
PLAN EPP12984

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FLOOR PLAN – PARKING LEVEL 1

STRATA PLAN EPS5401

0 5 10 15 20

SCALE 1 : 200 DISTANCES ARE IN METRES

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

N W E S

BIKE STORAGE ©

5.330 0°00'00"

8.153 90°00'00"

0°00'00" 0.879

90° 00' 00" 70.108

AIR SPACE PARCEL 1
AIR SPACE PLAN EPP75991
(BELOW STRATA PLAN EPS5051) ©

70.108 90° 00' 00"

STRATA PLAN EPS5051
(AIR SPACE PLAN EPP75991)

90°00'00" 5.013

3.569 00"

BIKE STORAGE ©

7.849 00'

AIR SPACE PARCEL 1
AIR SPACE PLAN EPP75991

12.413 0°00'00"

EASEMENT Ex. PLAN EPP75992

1.151 127°48'36"

7.271 0°

7.051 37°48'36"

EASEMENT Ex. PLAN EPP75992

1.599 90°00'00"

SRW PLAN EPP72219

(SEE SHEET 4 FOR CONTINUATION)

EASEMENT Ex. PLAN EPP75996

6.206 90°00'00"

37°48'36" 12.591

127°48'36" 16.072

EASEMENT Ex. PLAN EPP75992

90°00'00" 47.036

PARKING ©

5.023 0°00'00"

EASEMENT Ex. PLAN EPP75992

11.138 90°00'00"

AIR SPACE PARCEL 1
AIR SPACE PLAN EPP75991

SRW PLAN EPP12983

DRIVE AISLE ©

90°00'00" 130.073

RAMP ©

21.635 37°48'36"

Rem. A
PLAN EPP76675

Rem. 1
PLAN EPP12984

15.691 0°00'00"

127°36'37"

α=14.584 r=16.200

179°22'52"

EPP62206 PLAN
EPP62224 PLAN

Ex SRW COVENANT

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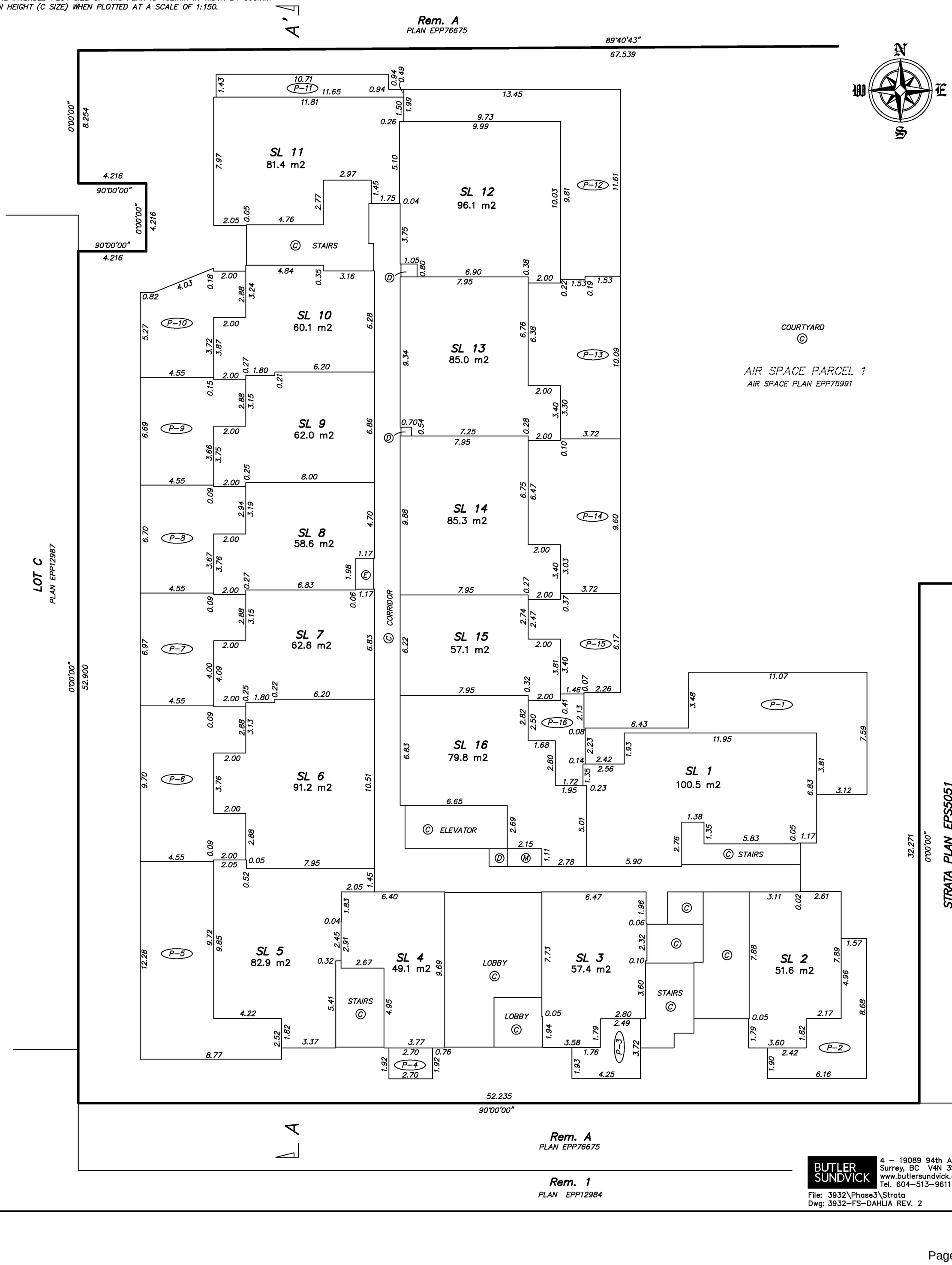
FLOOR PLAN – LEVEL 1

STRATA PLAN EPS5401

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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



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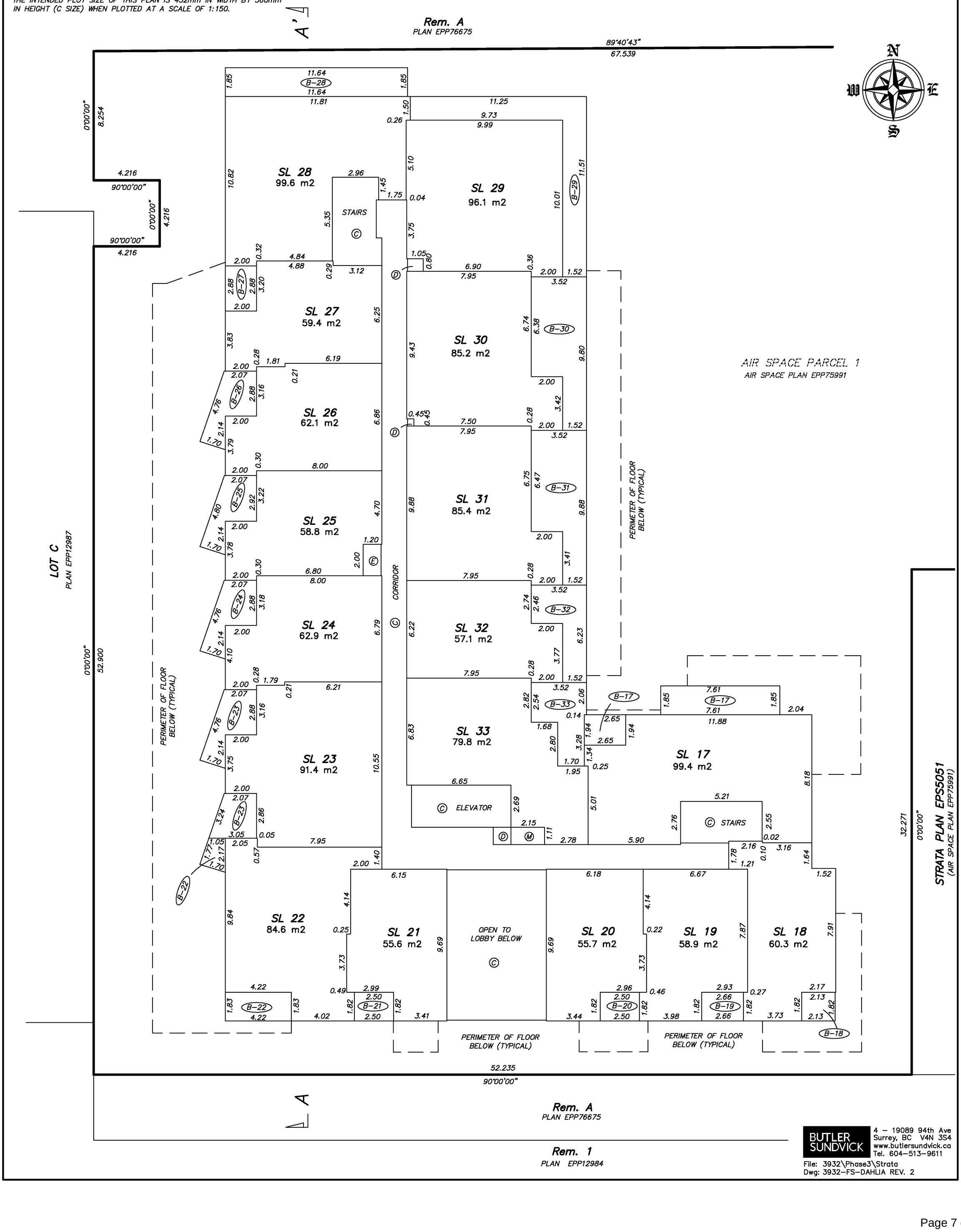
FLOOR PLAN – LEVEL 2

STRATA PLAN EPS5401

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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



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File: 3932\Phase3\Strata
Dwg: 3932–FS–DAHLIA REV. 2

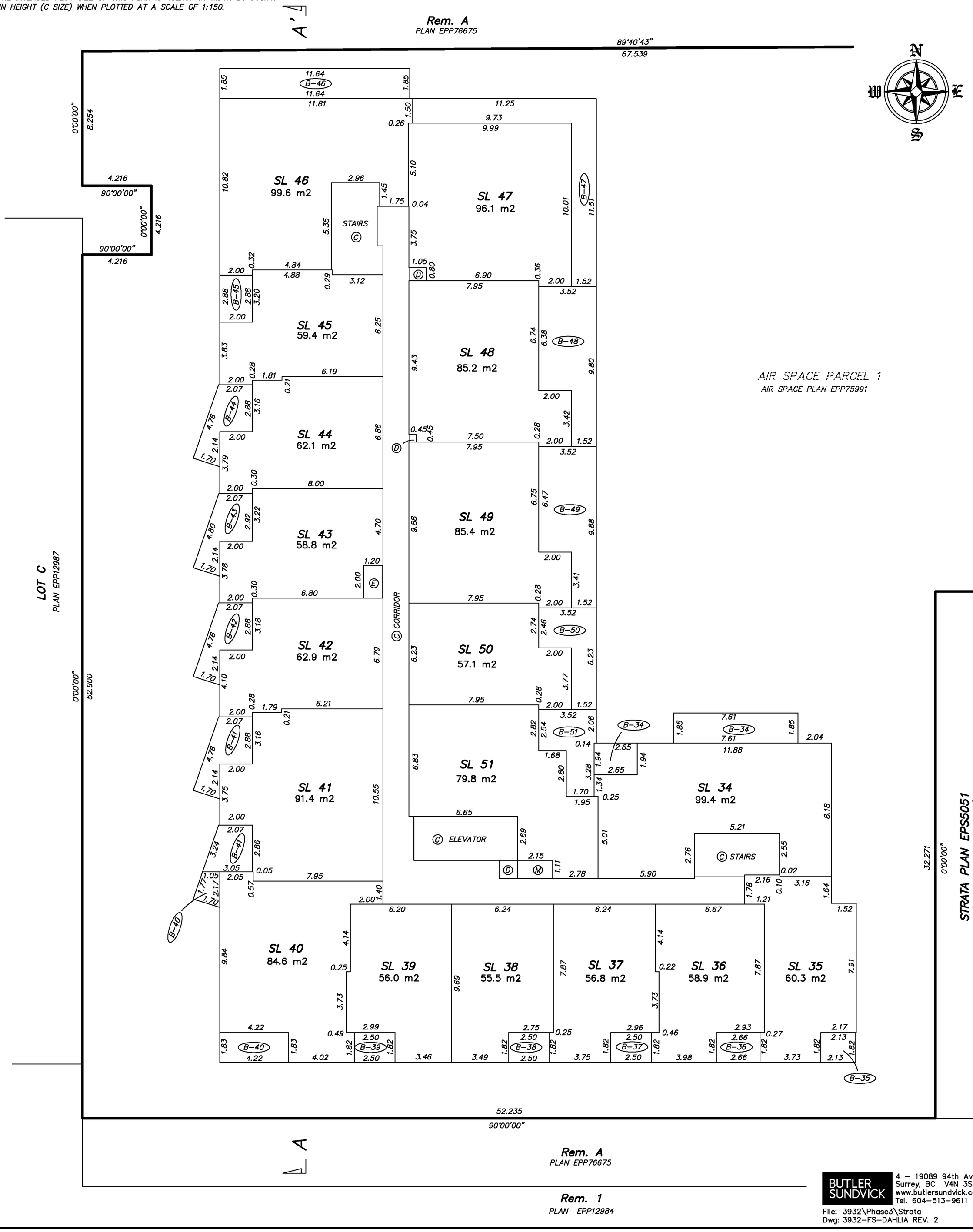
FLOOR PLAN – LEVEL 3

STRATA PLAN EPS5401

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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



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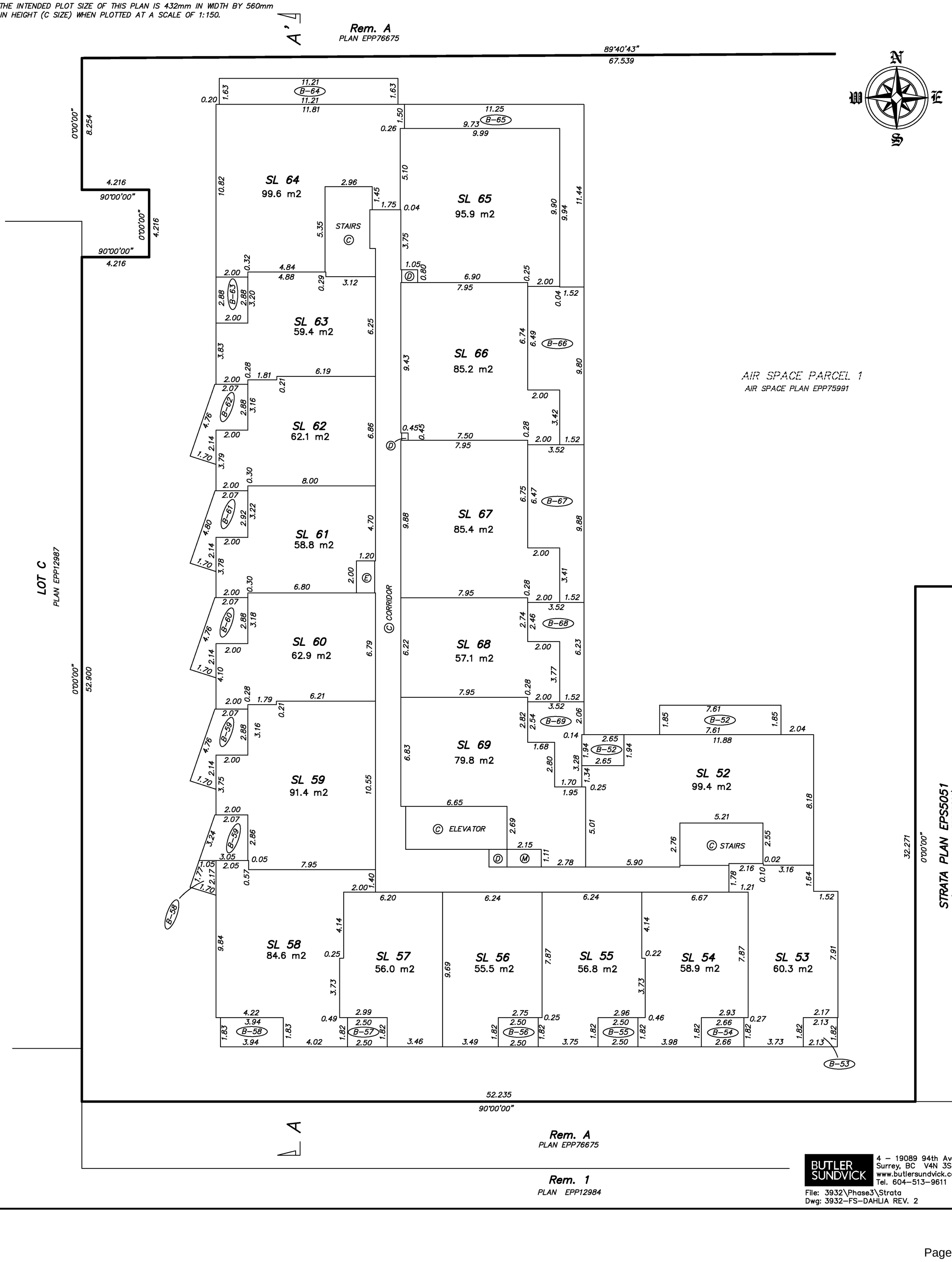
FLOOR PLAN – LEVEL 5

STRATA PLAN EPS5401

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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



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File: 3932\Phase3\Strata
Dwg: 3932–FS–DAHLIA REV. 2

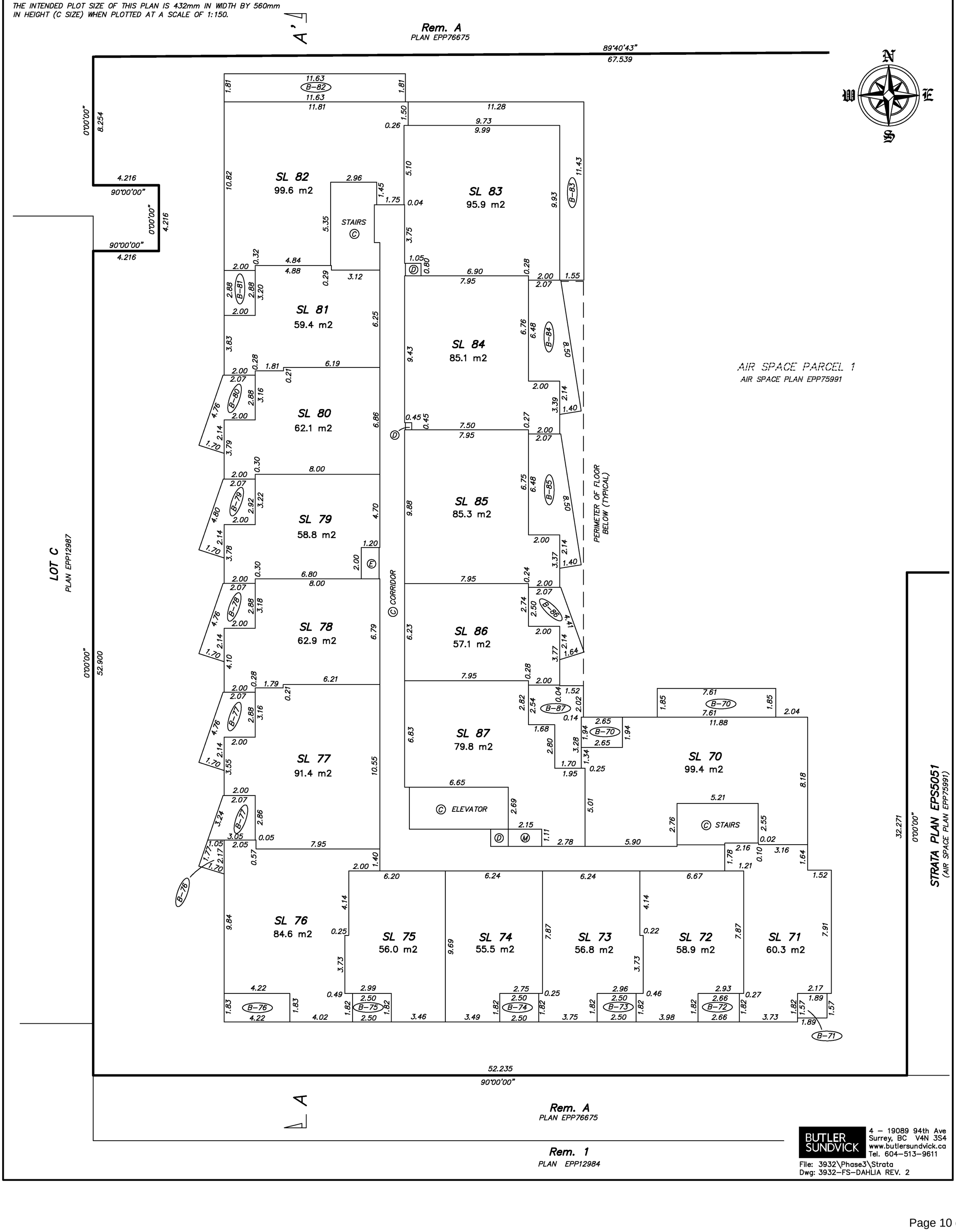
FLOOR PLAN – LEVEL 6

STRATA PLAN EPS5401

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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



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File: 3932\Phase3\Strata
Dwg: 3932–FS–DAHLIA REV. 2

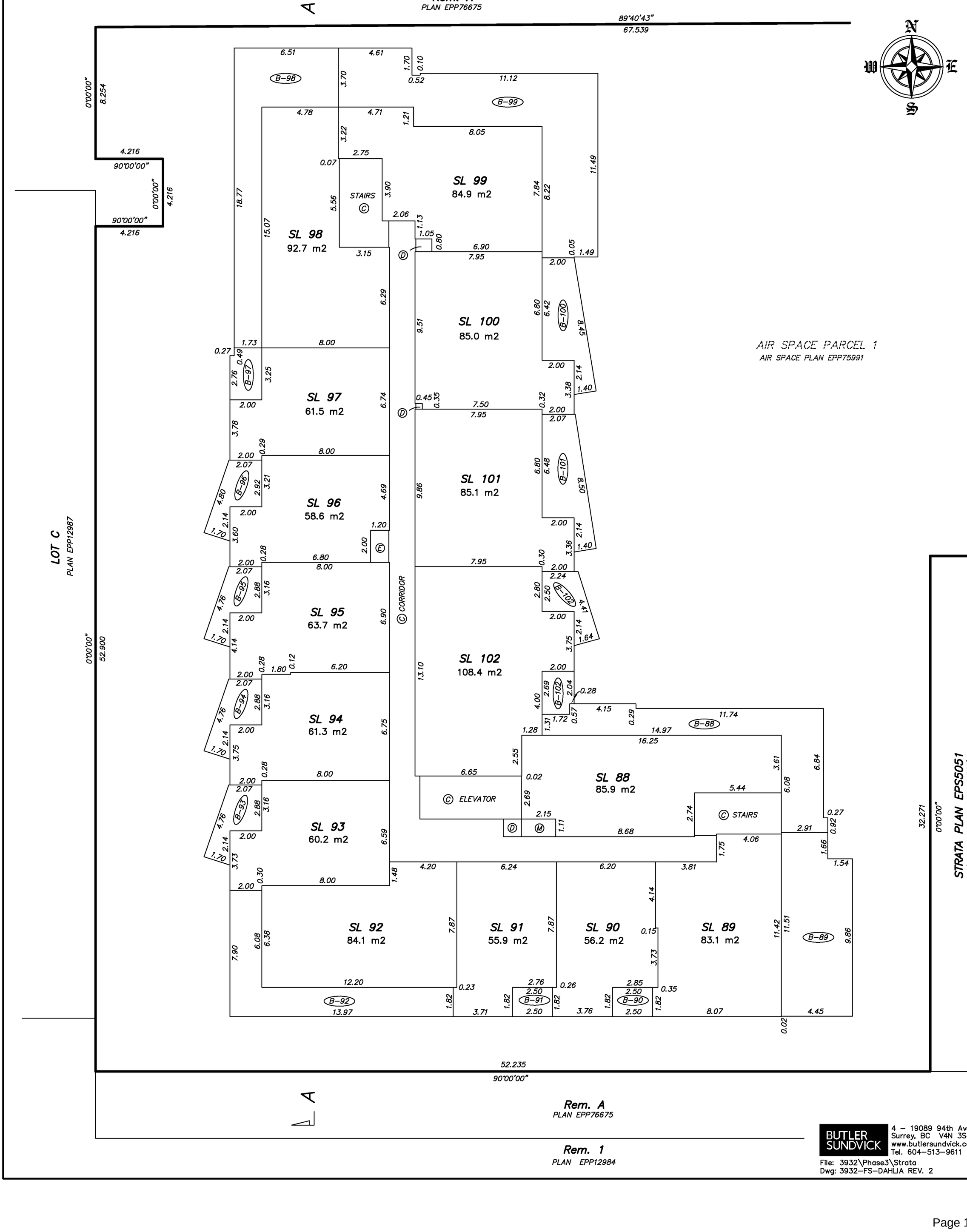
FLOOR PLAN – LEVEL 7

STRATA PLAN EPS5401

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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



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File: 3932\Phase3\Strata
Dwg: 3932–FS–DAHLIA REV. 2

FLOOR PLAN – LEVEL 8

STRATA PLAN EPS5401

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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

A'

Rem. A
PLAN EPP76675

89°40'43"
67.539

N W E S

0°00'00"
8.254

4.216
90°00'00"
4.216
0°00'00"
4.216
90°00'00"
4.216

LOT C
PLAN EPP12987

0°00'00"
52.900

6.78 14.86 2.10
B–113 B–114
4.78 4.55 1.21
3.22 8.05
2.75
0.07
5.56 3.90 STAIRS Ⓒ
2.06 1.13
1.05 0.80
3.15 Ⓓ 6.90
7.95
2.10
17.17 15.07 11.53 7.84 8.22

SL 113
92.7 m2

SL 114
84.9 m2

6.29
8.00
2.00
3.25 B–112 3.25
2.00
6.74
3.78
2.00 0.29 8.00
2.07
4.80 B–111 2.92 3.21
2.14 2.00
1.70 3.76
1.20
2.00 Ⓔ
2.00 0.28 6.80
2.07
4.78 B–110 2.88 3.16
2.14 2.00
1.70 4.14
2.00 0.28 1.80 0.12 6.20
2.07
4.78 B–109 2.88 3.16
2.14 2.00
1.70 3.75
2.00 0.28 8.00
2.07
4.78 B–108 2.88 3.16
2.14 2.00
1.70 3.73
2.00 0.30 8.00
6.90
6.75
6.59
4.69

SL 111
58.6 m2

SL 110
63.7 m2

SL 109
61.3 m2

SL 108
60.2 m2

SL 107
84.1 m2

Ⓒ CORRIDOR

9.51
9.86
13.10

SL 115
85.0 m2

SL 116
85.1 m2

SL 117
108.4 m2

6.80 6.42 B–115 8.45
2.00 2.10
3.38 1.40
0.45 0.35 7.50 0.32
Ⓓ 7.95 2.00
2.07
6.80 6.48 B–116 8.50
2.00
3.36 2.14
1.40
7.95 0.30
2.00
2.24
2.80 2.50 B–117 4.41
2.00
3.75 2.14 1.64
2.00
4.00 2.68 B–117 2.09 0.25
0.54 0.05
1.32 1.75
1.28
15.87
B–103
14.97
16.25
2.55
6.65 0.02
Ⓒ ELEVATOR
2.65
2.15
Ⓓ Ⓜ 1.05 8.68
2.74 Ⓒ STAIRS
3.61 6.06 7.97
5.44
2.90
4.06
1.75
1.48 4.20 6.24 6.20 3.81
4.14
7.87 7.87 0.15
3.73
11.42 11.55 B–104 11.55
7.90 6.08 6.38

SL 103
85.9 m2

SL 107
84.1 m2

SL 106
55.9 m2

SL 105
56.2 m2

SL 104
83.1 m2

12.20 0.23 2.76 0.26 2.62 0.35
2.50 2.50
B–107 1.82 B–106 1.82 B–105 1.82
13.97 3.71 2.50 3.76 2.50 8.07 2.90

AIR SPACE PARCEL 1
AIR SPACE PLAN EPP75991

32.271
0°00'00"

STRATA PLAN EPS5051
(AIR SPACE PLAN EPP75991)

52.235
90°00'00"

L A

Rem. A
PLAN EPP76675

Rem. 1
PLAN EPP12984

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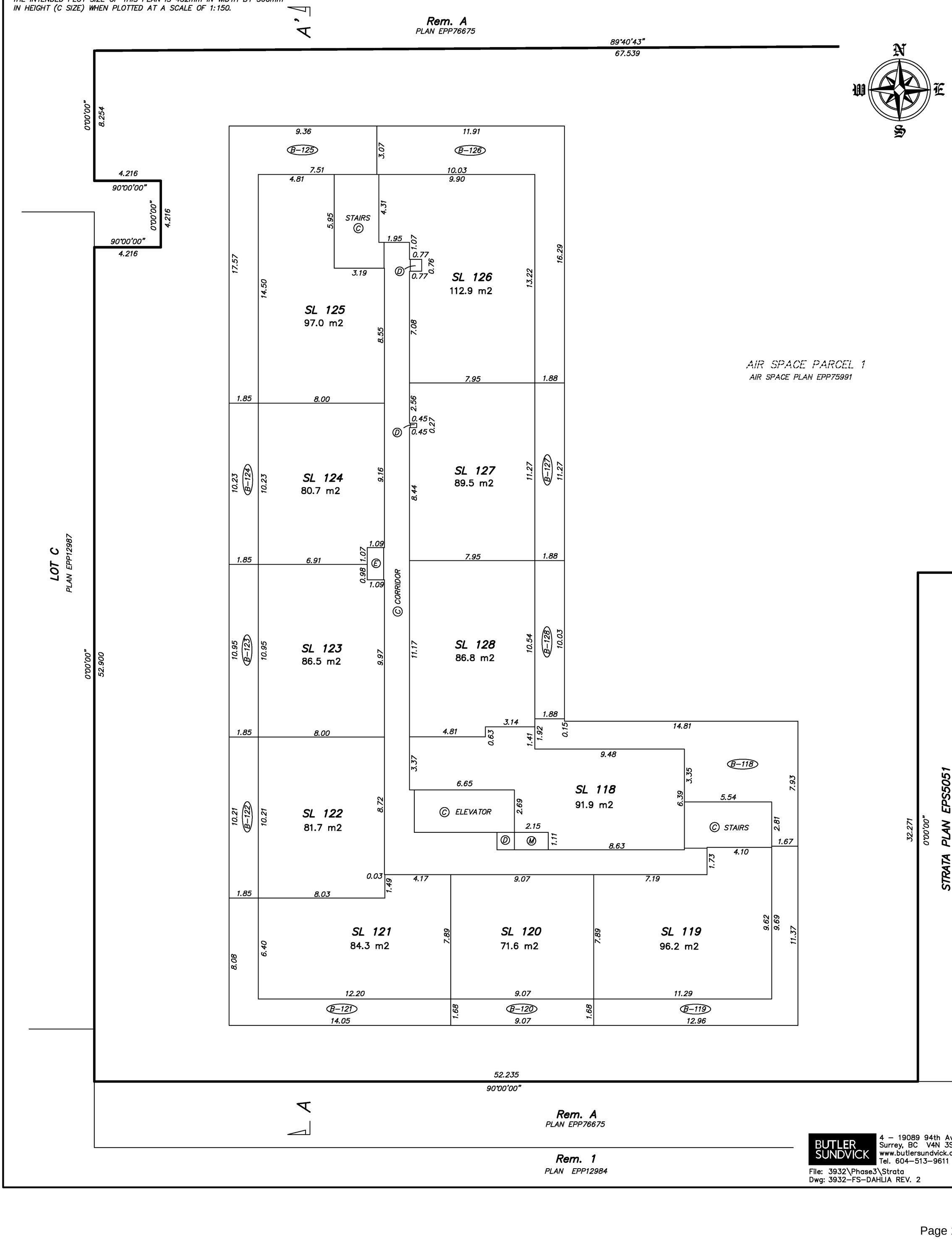
FLOOR PLAN – LEVEL 9

STRATA PLAN EPS5401

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

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



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File: 3932\Phase3\Strata
Dwg: 3932–FS–DAHLIA REV. 2

SECTION A–A'

0 5 10

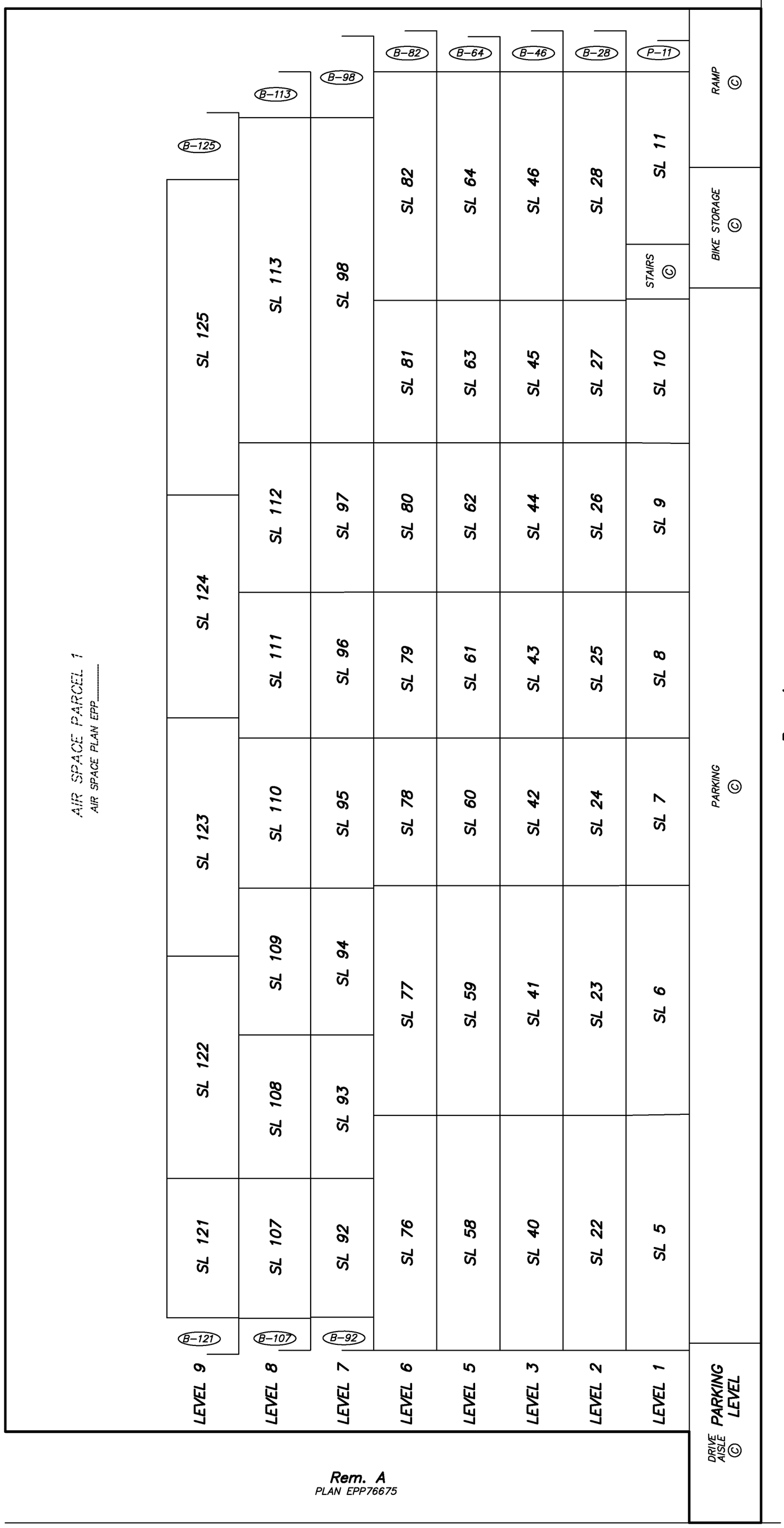
SCALE 1:150 DISTANCES ARE IN METRES

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

STRATA PLAN EPS5401

F
PLAN EPP712978

Rem. A
PLAN EPP76675



Rem. A
PLAN EPP76675

AIR SPACE PARCEL 1
AIR SPACE PLAN EPP_____

PARKING ©

Rem. A
PLAN EPP76675

Rem. A
PLAN EPP76675

Rem. 1
PLAN EPP12984

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File: 3932\Phase3\Strata
Dwg: 3932–FS–DAHLIA REV. 2