

STRATA PLAN OF PART OF LOT A, SEC 3, TP 23, ODYD, PLAN EPP87466, EXCEPT PHASES 1, 2, 3 AND 4 STRATA PLAN EPS5459.

SHEET 1 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 5

CITY OF KELOWNA
BCOS 82E.003
SCALE 1:500 METRIC

The finished plot size of this plan is 550mm in width by 864mm in height (D-size) when plotted at a scale of 1:500 METRIC.

LEGEND

- Denotes Control Monument Found
- Denotes Boundary from Post Found
- Denotes Lead Plug Found
- W1 Denotes Witness

This plan shows one or more witness posts that are not set on the true corner(s).

Distances shown are horizontal, ground-level distances. In metres and decimals thereof.

Integrated Survey Area No. 4, City of Kelowna.
NAD83(CSRS) 4.0 0 BC 1.

Grid bearings are derived from observations between geodetic control monuments 69H2130 and 69H2135 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 69H2130 and 69H2135.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999943 which has been derived from geodetic control monument 69H2130.

Dimensions of the strata lots are measured to the centre of all walls. Part strata lot decks abutting common property are measured to the edge of the constructed deck.

Vertical boundaries of strata lots are defined by the centre of floor and ceiling.

Civic Address:
610 Academy Way
Kelowna BC V1Y 0E8

This plan is Phase 5 of a 12 Phase Strata Plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Kelowna.

NAD83(CSRS) 4.0 0 BC 1 UTM ZONE 11 COORDINATES			
Point	Northing	Easting	Absolute Accuracy
69H2135	5532569.238	326377.361	0.02
69H2130	5532305.695	327226.778	0.02

D.A. GODDARD SURVEYS
103-1358 St. Paul Street, Kelowna
Ph: 418189-515

REMAINDER
C
PLAN EPP33993

SEC 3

TP 23

PHASE 5

PLAN EPP87466

See page 3 for Foundation Dimensions

PLAN EPP87466

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PLAN EPP87466

7
PLAN EPP53793

This plan lies within the Regional District of Central Okanagan.

The buildings shown herein 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.

The field survey represented by this plan was completed on the 25th day of September, 2022.

Ray O'Connell SCLS #676

FOUNDATIONS

SCALE 1:100 METRIC

The intended print size of this plan is 500mm in width by 854mm in height (D-size) when plotted at a scale of 1:100 METRIC.

LEGEND

SL Denotes Strata Lot

Building offsets are perpendicular to property line/phase boundaries and measured to the exterior face of concrete foundations.

Dimensions of the strata lots are measured to the centre of all walls. Part strata lot decks abutting common property are measured to the edge of the constructed deck.

Vertical boundaries of strata lots are defined by the centre of floor and ceiling.

All angles deflected by multiples of 45 or 90 degrees unless otherwise indicated.

SHEET 2 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 5

REM A
PLAN EPP87466

A
PLAN
EPP87466

COMMON PROPERTY

Building Foundation
SL 61-64

Building Foundation
SL 57-60

STRATA
PLAN
EPS5459
PHASES
1 TO 4

SRW PLAN EPP9301

SRW PLAN EPP9301

BASEMENT FLOOR

SCALE 1:100 METRIC

The intended print size of this plan is 562mm in width by 854mm in height (D-size) when plotted at a scale of 1:100 METRIC.

LEGEND

SL Denotes Strata Lot

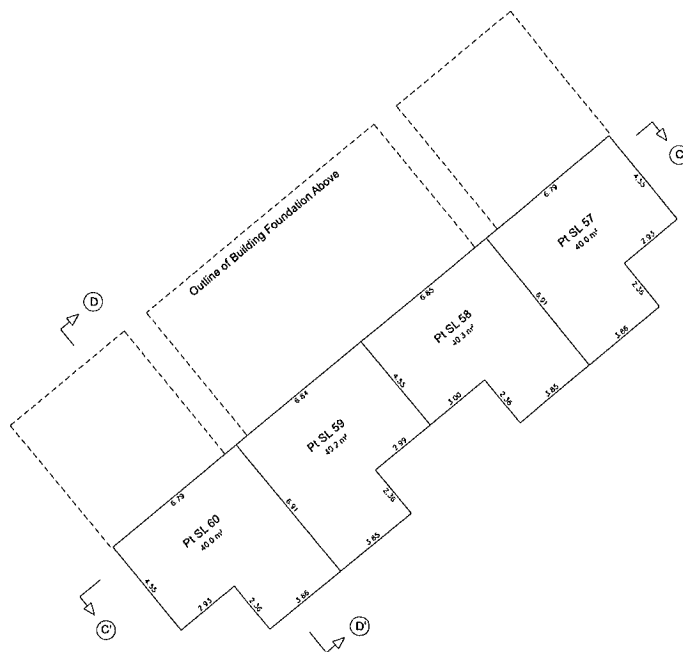
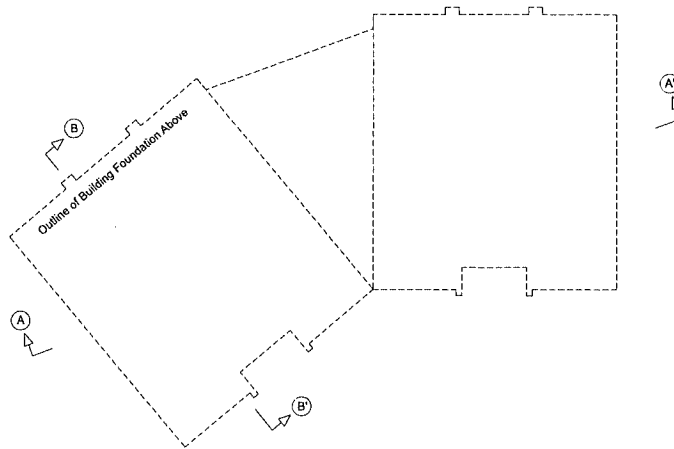
Pl Denotes Part

Dimensions of the strata lots are measured to the centre of all walls.

Vertical boundaries of strata lots are defined by the centre of floor and ceiling.

All angles defined by multiples of 45 or 90 degrees unless otherwise indicated.

SHEET 3 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 5



MAIN FLOOR

SCALE 1:100 METRIC



The intended plot size of this plan is 560mm in width by 864mm in height (D-422a) when plotted at a scale of 1:100 METRIC.

LEGEND

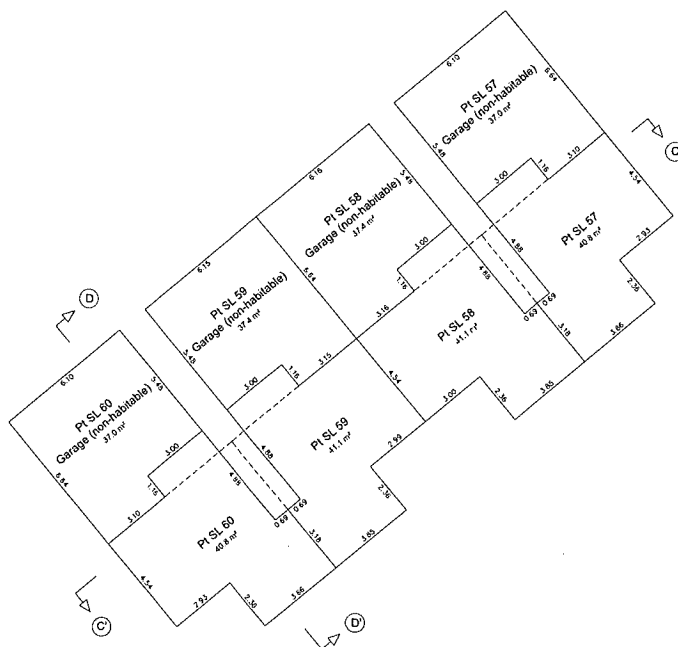
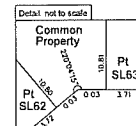
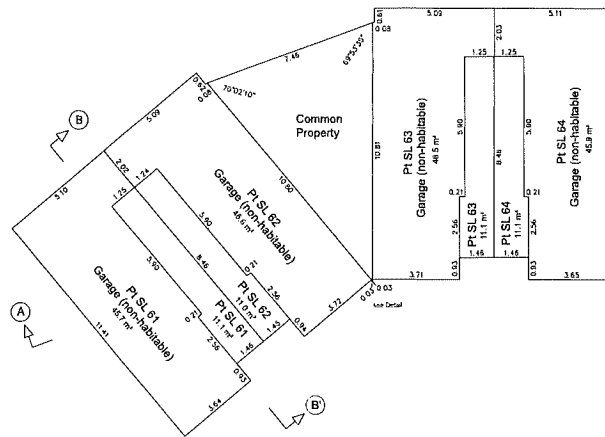
SL Denotes Strata Lot
Pt Denotes Point
--- Denotes floor below

Dimensions of the strata lots are measured to the centre of all walls

Vertical boundaries of strata lots are defined by the centre of floor and ceiling

All angles deflected by multiples of 45 or 90 degrees unless otherwise indicated

SHEET 4 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 5



SHEET 5 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 5

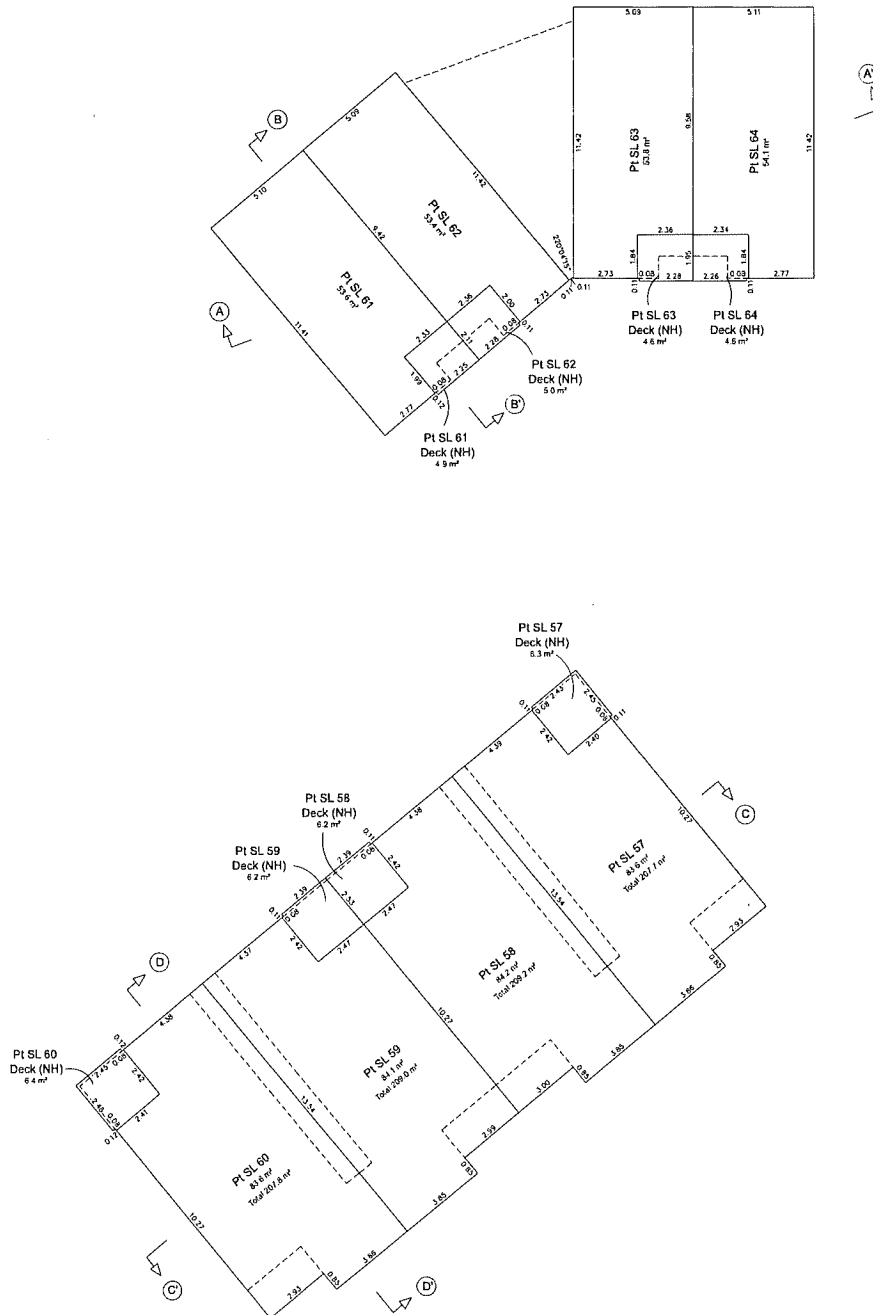
The intended plot size of this plan is 560mm in width by 864mm in height (D-size) when plotted at a scale of 1:100 METRIC.

SL Denotes Strata Lot
Pl Denotes Part
NH Denotes Non-Habitable
--- Denotes floor below

Dimensions of the strata lots are measured to the centre of all walls. Part strata lot decks abutting common property are measured to the edge of the constructed deck.

Vertical boundaries of strata lots are defined by the centre of floor and ceiling

All angles defined by multiples of 45 or 90 degrees unless otherwise indicated



THIRD FLOOR

SCALE 1:100 METRIC

The intended plot size of this plan is 500mm in width by 824mm in height (D-size) when plotted at a scale of 1:100 METRIC.

LEGEND

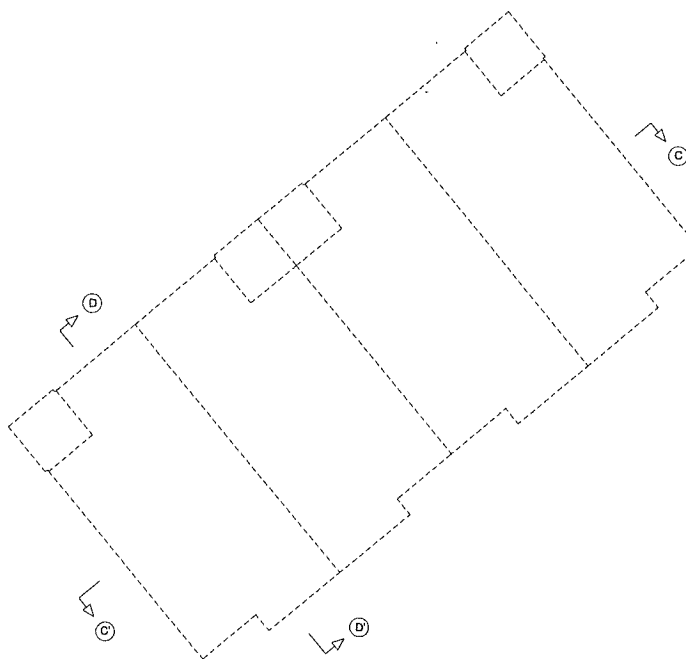
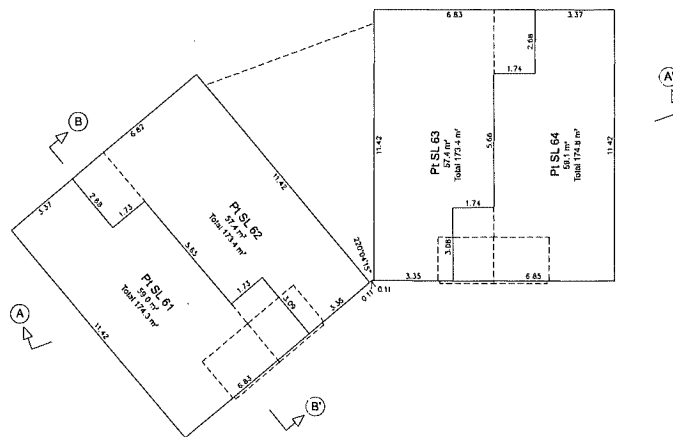
SL Denotes Strata Lot
PL Denotes Part
--- Denotes Floor below

Dimensions of the strata lots are measured to the centre of all walls.

Vertical boundaries of strata lots are defined by the centre of floor and ceiling.

All angles defined by multiples of 45 or 90 degrees unless otherwise indicated.

SHEET 6 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 5



SECTIONS

NOT TO SCALE

SHEET 7 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 5

LEGEND

SL Denotes Strata Lot
Pt Denotes Part
NH Denotes Non-Residential
CP Denotes Common Property
Roof Denotes all components of Roof system
Dimensions of the strata lots are measured to the centre of all walls. Part strata lot decks sharing common property are measured to the edge of the constructed deck.
Vertical boundaries of strata lots are defined by the centre of floor and ceiling.

