

STRATA PLAN OF PART OF LOT A, SEC 3, TP 23, ODYD, PLAN EPP87466, EXCEPT STRATA PLAN EPS5459 (PHASES 1-6).

SHEET 1 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 7

CITY OF KELLOWNA
BCGS 82E.093
SCALE 1:500 METRIC

The intended plot size of this plan is 560mm in width by 840mm in height (B-size) when plotted at a scale of 1:500 METRIC.

LEGEND

- ⊕ Denotes Control Monument Found
- ⊙ Denotes Standard Iron Post Found
- ⊙ Denotes Lead Plug Found
- ⊙ Denotes Standard Iron Post Found
- ⊙ Denotes Iron post searched and Not Found
- ⊙ 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 decimal thereof.

Integrated Survey Area No. 4, City of Kelowna, (M-33) (CSRS) 4.0 8.0 1.1.

Grid bearings are derived from observations between geodetic control monuments 9642130 and 9642136 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and associated absolute accuracy achieved are derived from the NAD83/CSRS published coordinates and standard deviations for geodetic control monuments 9642130 and 9642136.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99994 which has been derived from geodetic control monuments 9642130.

Dimensions of the strata lots are measured to the centre of all walls. Part strata lots showing common property are measured to the edge of the consolidated deck.

Vertical boundaries of strata lots are defined by the centre of foot and ceiling and subterranean thereof.

Civic Address:

610 Academy Way

Kelowna BC V1Y 0E3

This plan is Phase 7 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 8.0 1.1 UTM ZONE 11 COORDINATES			
Point	Northing	Easting	Absolute Accuracy
9642136	5532919.210	126307.361	0.02
9642130	5532955.955	127226.774	0.02

D.A. GODDARD SURVEYS
103-118 St. Paul Street, Kelowna
B.C. V1Y 1S5-5T1

REMAINDER
C
PLAN EPP33993

SEC 3

TP 23

REM A
PLAN EPP87466

STRATA PLAN EPS5459
PHASES 1 to 6

ACADEMY WAY

VINT ROAD

STRATA PLAN
EPS3697

7
PLAN EPP53793

This plan lies within the Regional District of Central Okanagan.

The buildings shown hereon are within the external boundaries of the land that is the subject of this 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 28th day of November, 2023.

Rory O'Connell, BCLS 6678

SHEET 2 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 7

The intended plot size of this plan is 250mm in width by 854mm in height (D-size) when plotted at a scale of 1:100 METRIC.

SL Derives Strain List

Building offsets are perpendicular to property lines 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 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 and extensions thereof.

All angles defined by multiples of 45 or 30 degrees unless otherwise indicated.



BASEMENT FLOOR

SCALE 1:100 METRIC

The infixed plot size of this plan is 350mm in width by 864mm in height (D-size) when plotted at a scale of 1:100 METRIC

LEGEND

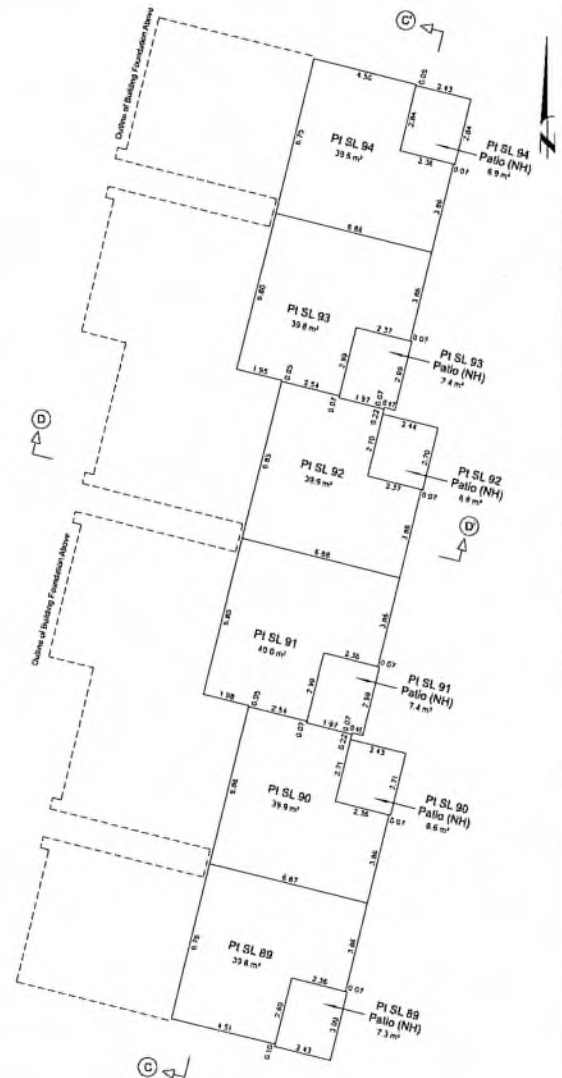
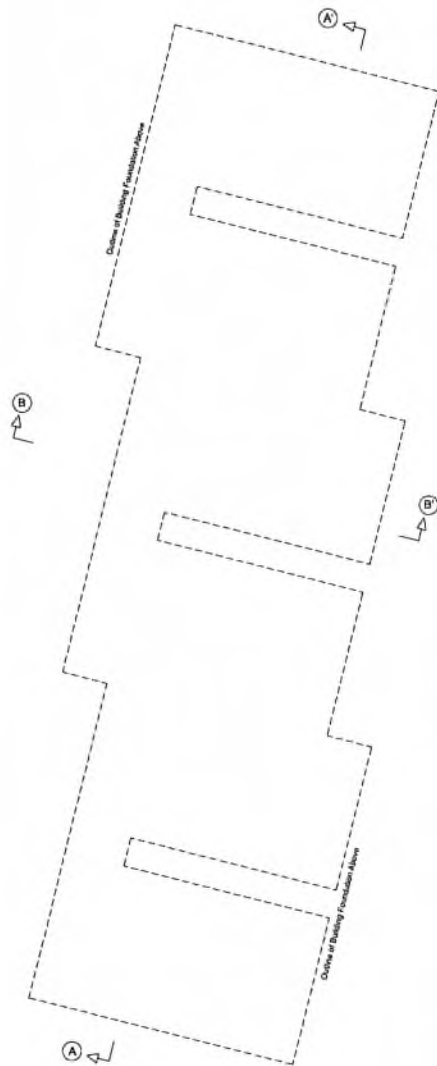
SL Denotes Strata Lot
PI Denotes Part

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 and extensions thereof.

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

SHEET 3 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 7



MAIN FLOOR

SCALE 1:100 METRIC

The intended plot size of this plan is 350mm in width by 884mm in height (D-size) when plotted at a scale of 1:100 METRIC

LEGEND

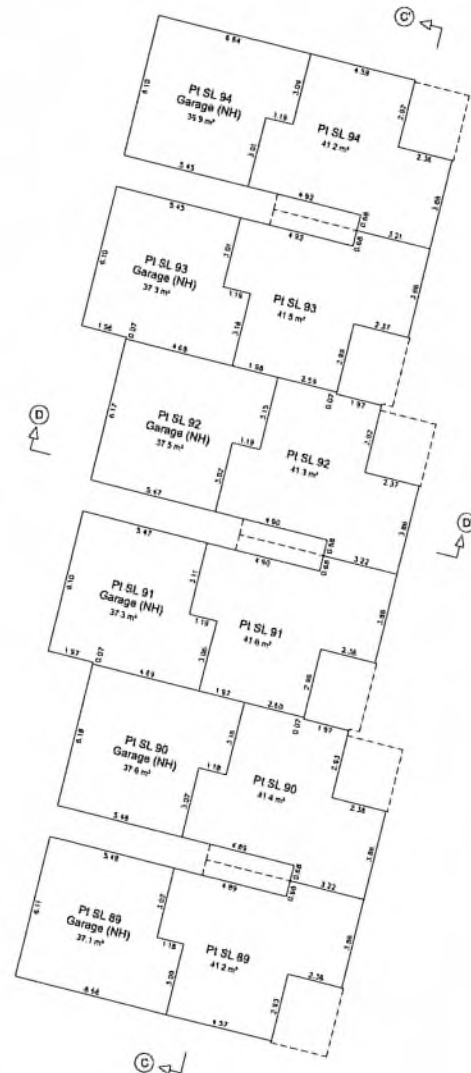
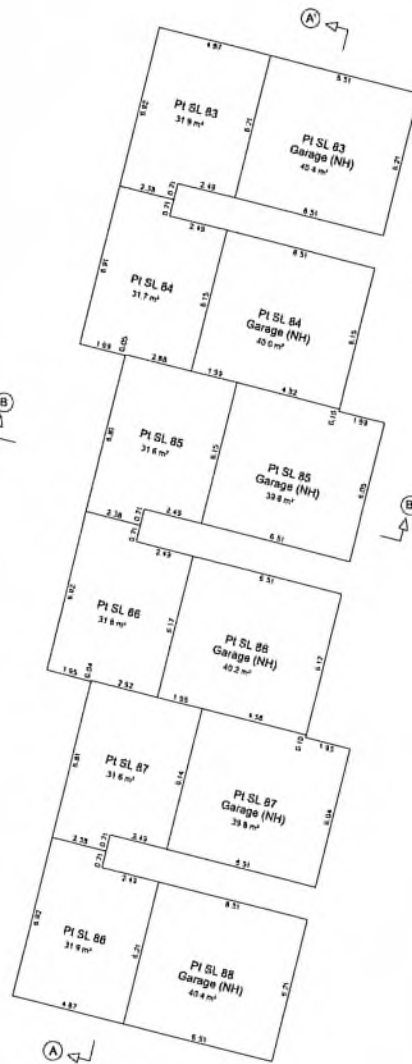
SL Denotes Strata Lot
PI Denotes Part

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 and extensions thereof.

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

SHEET 4 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 7



SECOND FLOOR

SHEET 5 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 7

SCALE 1:100 METRIC

The intended plot size of this plan is 550mm in width by 864mm in height (D size) when plotted at a scale of 1:100 METRIC

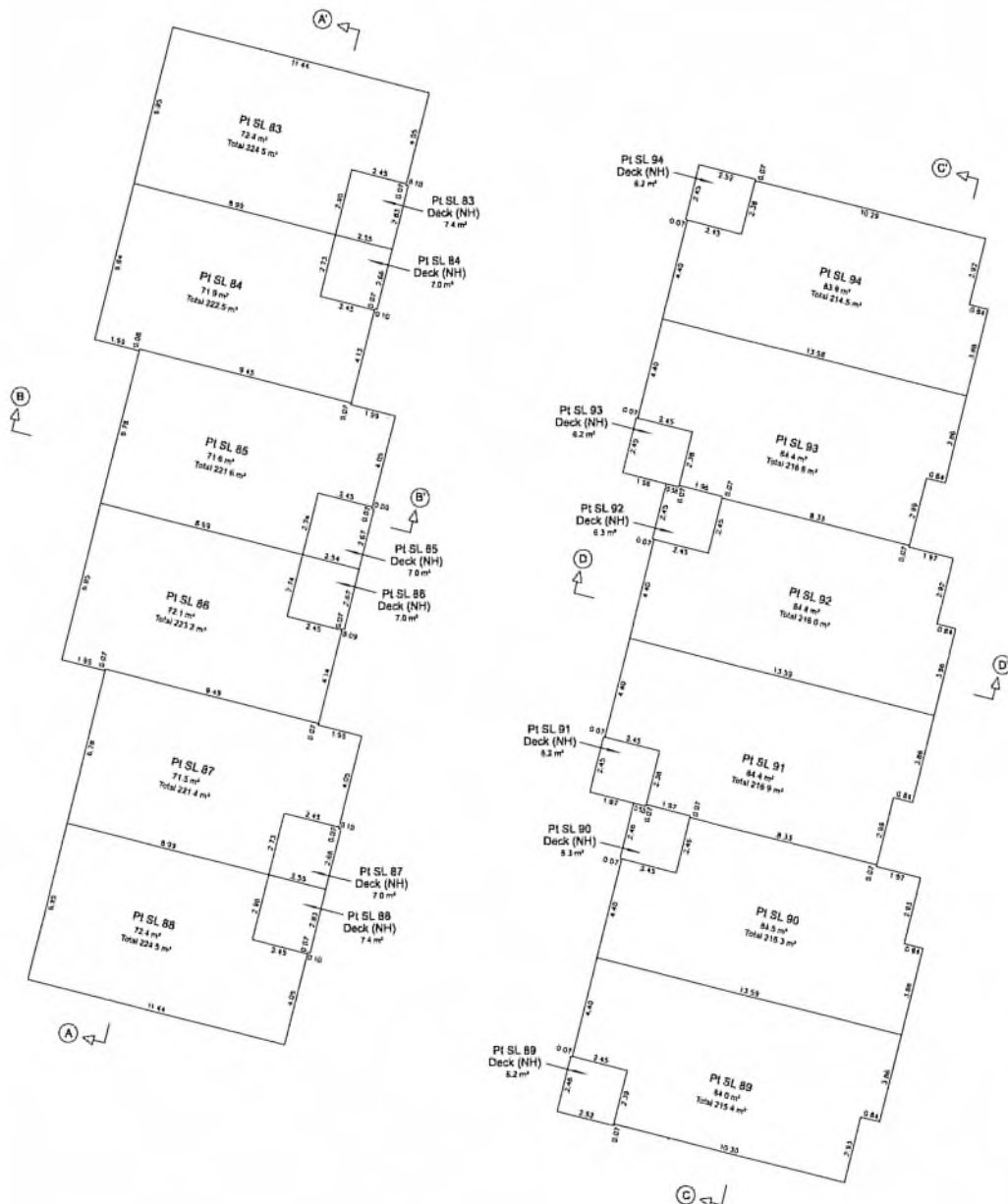
LEGEND

SL Denotes Strata Lot
Pl Denotes Part
Fm 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 and extensions thereof.

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



THIRD FLOOR

SCALE 1:100 METRIC



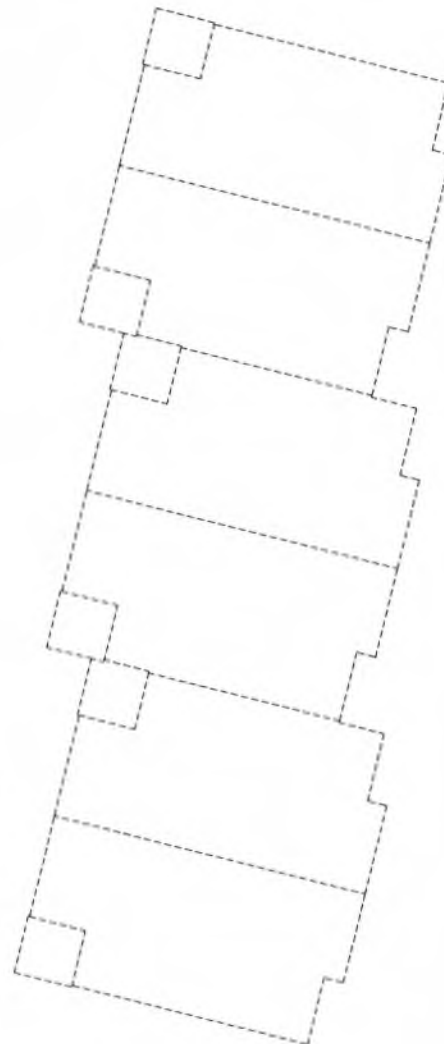
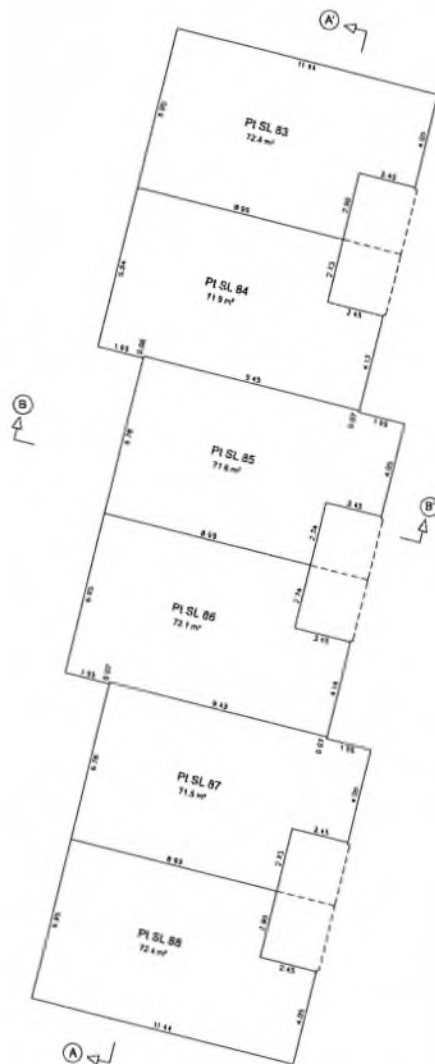
LEGEND

SL - Denotes Strata Lot
 PI - Denotes Part
 HH - 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 and extensions thereof.

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



SHEET 6 OF 7 SHEETS
 STRATA PLAN EPS5459
 PHASE 7

SECTIONS

NOT TO SCALE

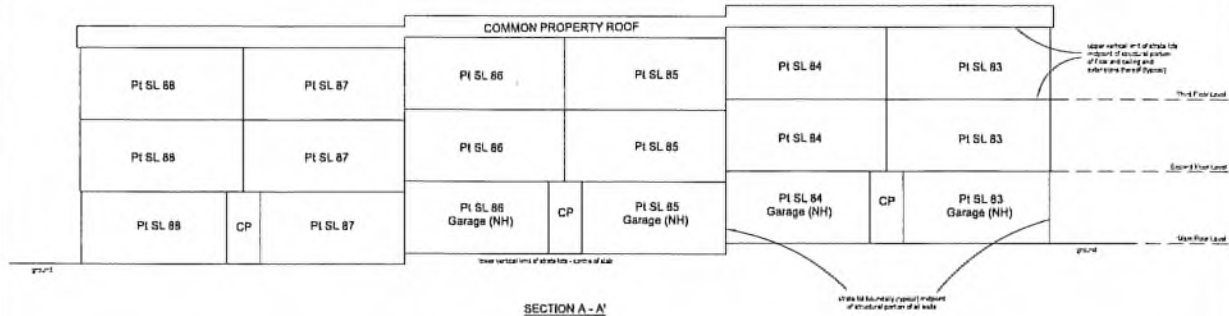
SHEET 7 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 7

LEGEND

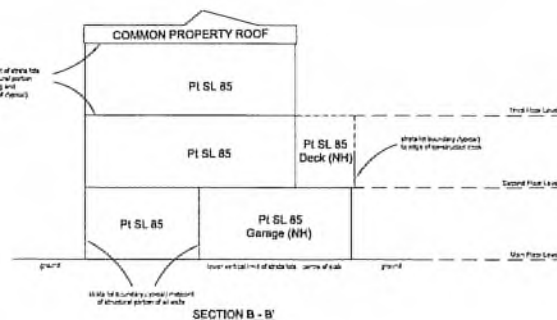
SL Denotes Strata Lot
Pl Denotes Part
NH Denotes Non-Habitable
CP Denotes Common Property
Roof Denotes all components of Roof system

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

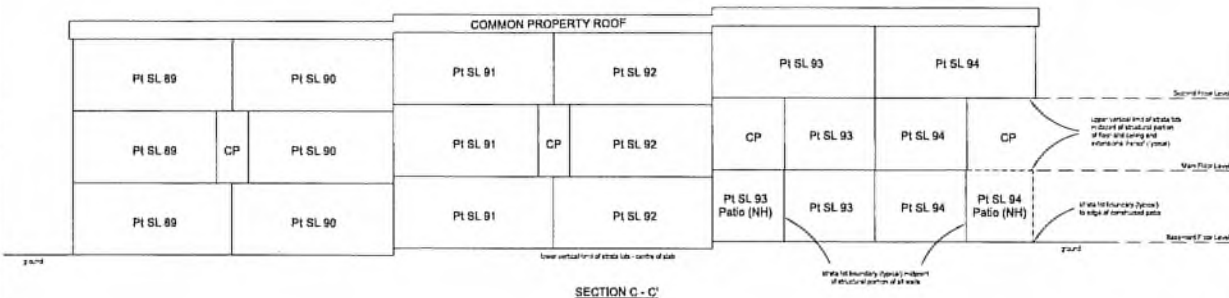
Vertical boundaries of strata lots are defined by the centre of floor and ceiling above and extensions thereof.



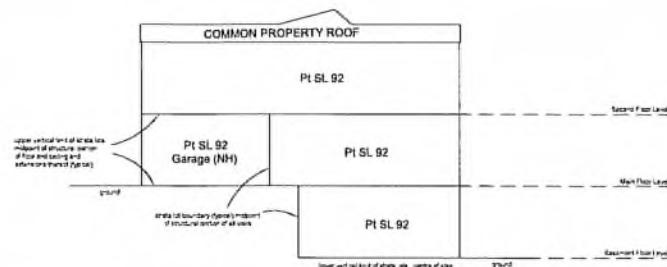
SECTION A - A'



SECTION B - B'



SECTION C - C'



SECTION D - D'