

**STRATA PLAN OF PART OF LOT 2,  
 SECTION 31, TOWNSHIP 26,  
 ODYD, PLAN EPP100150**

BCGS 82E-093

The intended plot size of this plan is 432mm in width by 280mm in height (A size) when plotted at a scale of 1:600 (All distances are in metres)

- LEGEND**
- Denotes Standard Iron post (Type 5) found
  - Denotes Standard Iron post (Type 5) placed
  - ⊙ Denotes Control Monument found
  - PT Denotes part of
  - Reset Denotes IP set at location shown on Plan EPP100150 (February, 2020) and replaced using ties from original control traverse

Integrated Survey Area No. 4, City of Kelowna, NAD83 (CSRS) 4.0.0.BC.1

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracies achieved are derived from Real-time GNSS survey ties to geodetic control monuments 73H1793 and 74H2435 from Leica Smartnet station ID 0002.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined factor of 0.99992168 which has been derived from geodetic control monument 73H1793, CGVD 28 (HTV2.0)

Note: The coordinates and estimated absolute accuracies shown on this plan are a result of an independent and accurate GNSS survey and do not represent official published coordinates.

The common facilities in this phase are subject to the conditions set out in the Form P filed for this strata plan.

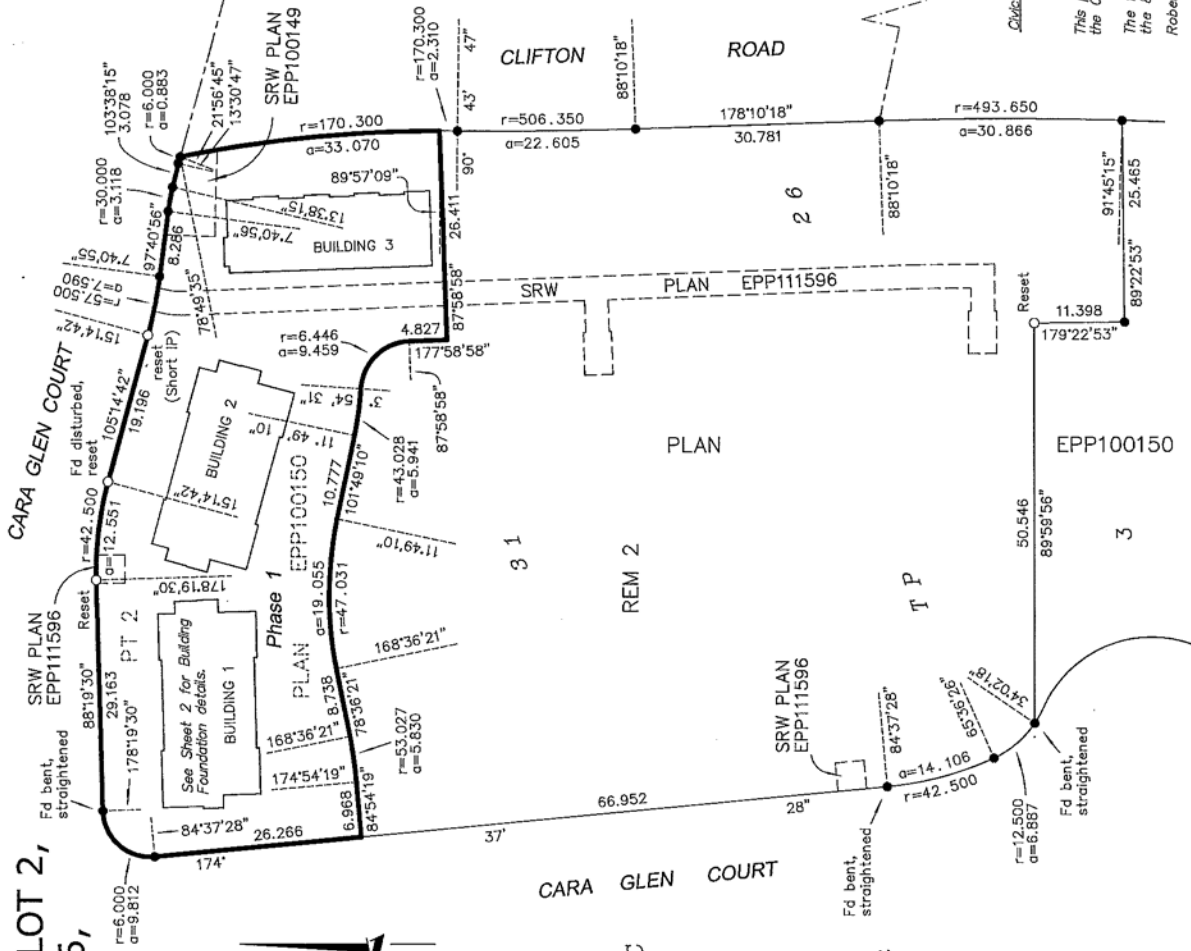
The buildings in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

This plan is Phase 1 of a 4 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Kelowna.

**RUNNALS DENBY**  
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 Email: rob@runnalsdenby.com

DWG. No.: 15609 Strata Ph1  
 FILE: 15609



GCM 73H1793  
 UTM Zone 11 coordinates  
 Datum: NAD83(CSRS) 4.0.0.BC.1  
 UTM northing: 5531148.674  
 UTM easting: 323074.234  
 Estimated Absolute Accuracy  
 Achieved: 0.02m.

GCM 74H2435  
 UTM Zone 11 coordinates  
 Datum: NAD83(CSRS) 4.0.0.BC.1  
 UTM northing: 5530186.896  
 UTM easting: 323085.832  
 Estimated Absolute Accuracy  
 Achieved: 0.02m.

City Address: 1435 Cara Glen Court,  
 Kelowna, BC

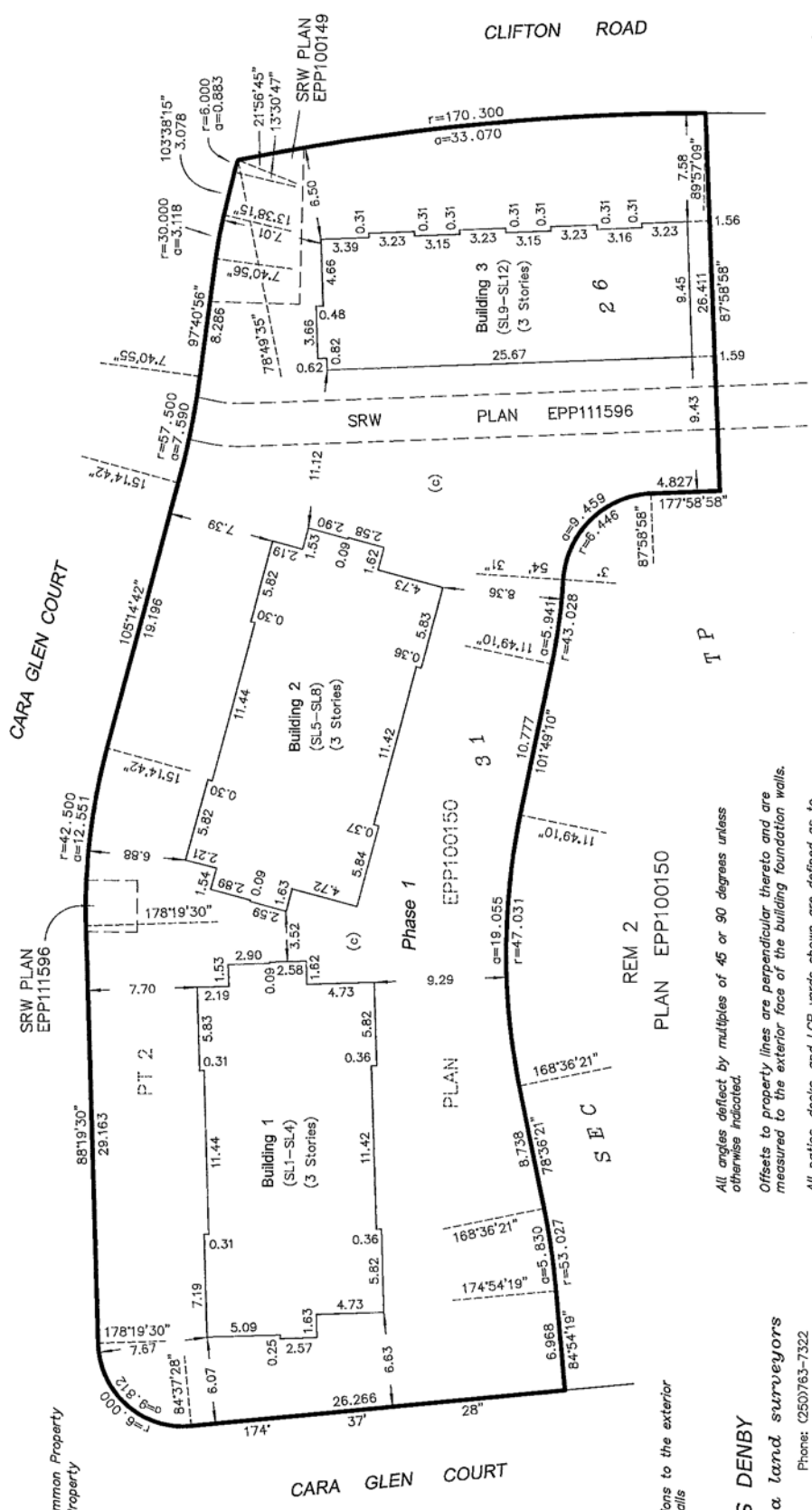
This plan lies within the Regional District of Central Okanagan and the City of Kelowna  
 The field survey represented by this plan was completed on the 8th day of November, 2021.  
 Robert T. Macdonald, BCLS 873

**BUILDING FOUNDATIONS**



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:300  
 (All distances are in metres)

- LEGEND**
- SL Denotes Strata Lot
  - PT Denotes part of
  - LCP Denotes Limited Common Property
  - (c) Denotes Common Property



This sheet shows dimensions to the exterior of concrete foundation walls

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

Offsets to property lines are perpendicular thereto and are measured to the exterior face of the building foundation walls.

All patios, decks, and LCP yards shown are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

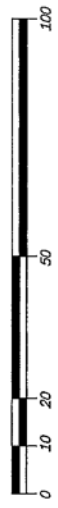
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 FILE: 15609

# STRATA PLAN EPS8089 PHASE 1

## BUILDING 1 LEVEL 1

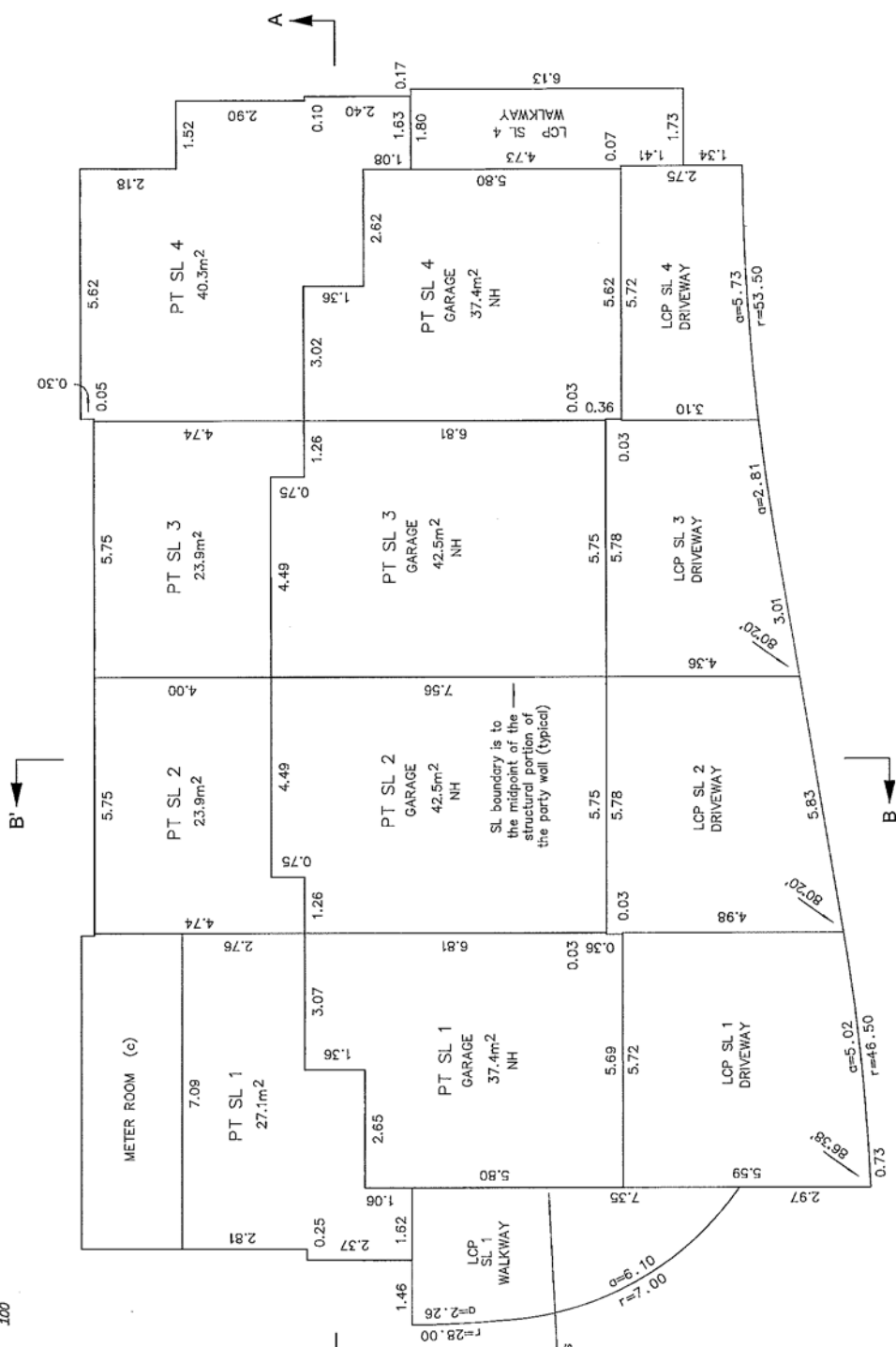


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:100  
( All distances are in metres )

- LEGEND**
- SL Denotes Strata Lot
  - PT Denotes part of
  - (c) Denotes Common Property
  - LCP Denotes Limited Common Property
  - NH Denotes Non-habitable

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows on this plan point in the direction of view.



Strata lot boundary midpoint of structural portion of exterior walls (typical)

All LCP patios, decks, walkways and driveways shown are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

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 DWG. No.: 15609 Strata Ph1 FILE: 15609

# STRATA PLAN EPS8089 PHASE 1

## BUILDING 1 LEVEL 2



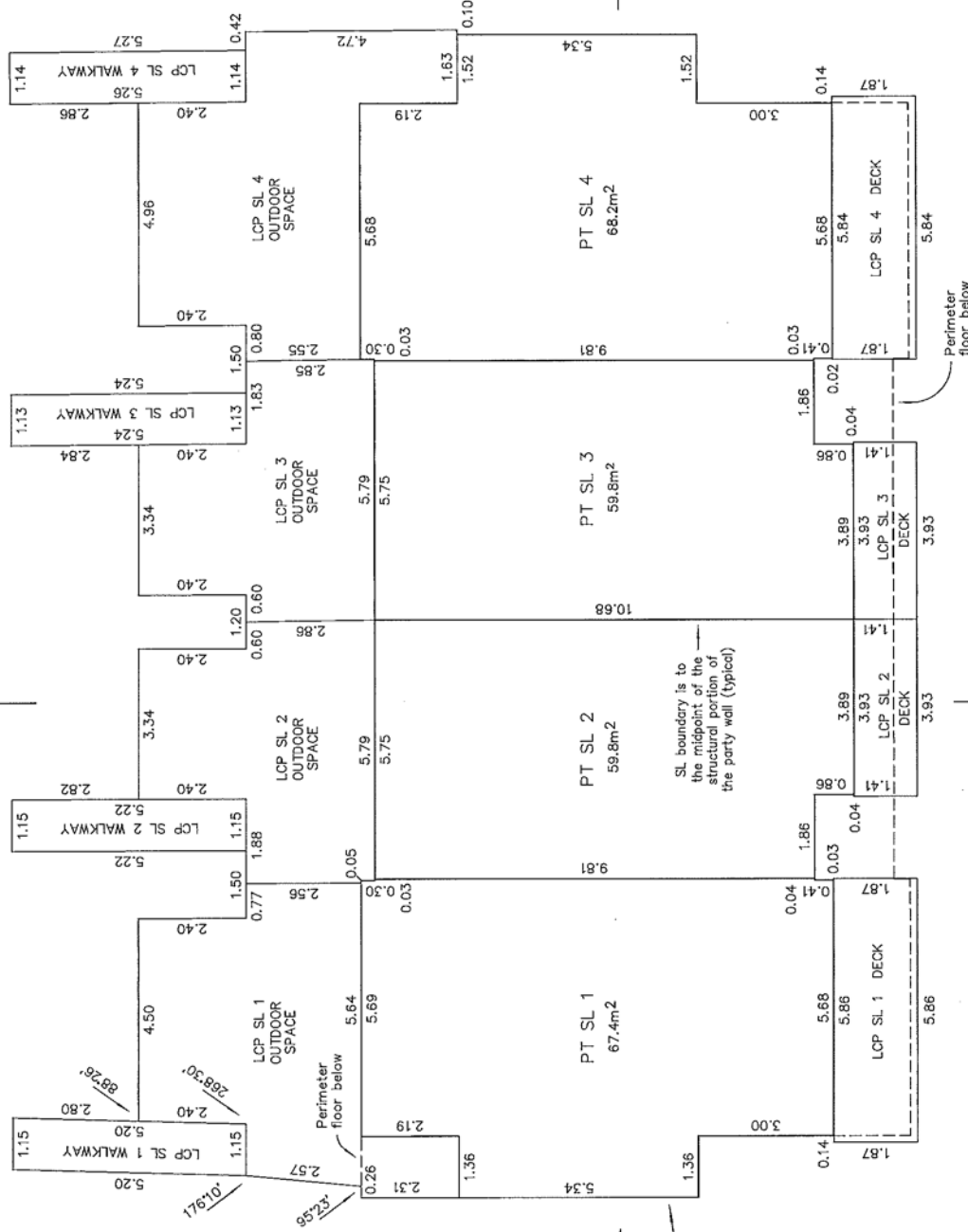
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:100  
( All distances are in metres )

**LEGEND**

- SL Denotes Strata Lot
- PT Denotes part of
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This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows on this plan point in the direction of view.



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Robert T. Macdonald, BCLS 873  
November 8, 2021

**BUILDING 1  
LEVEL 3**

SHEET 5 OF 14 SHEETS  
**STRATA PLAN EPS8089  
PHASE 1**

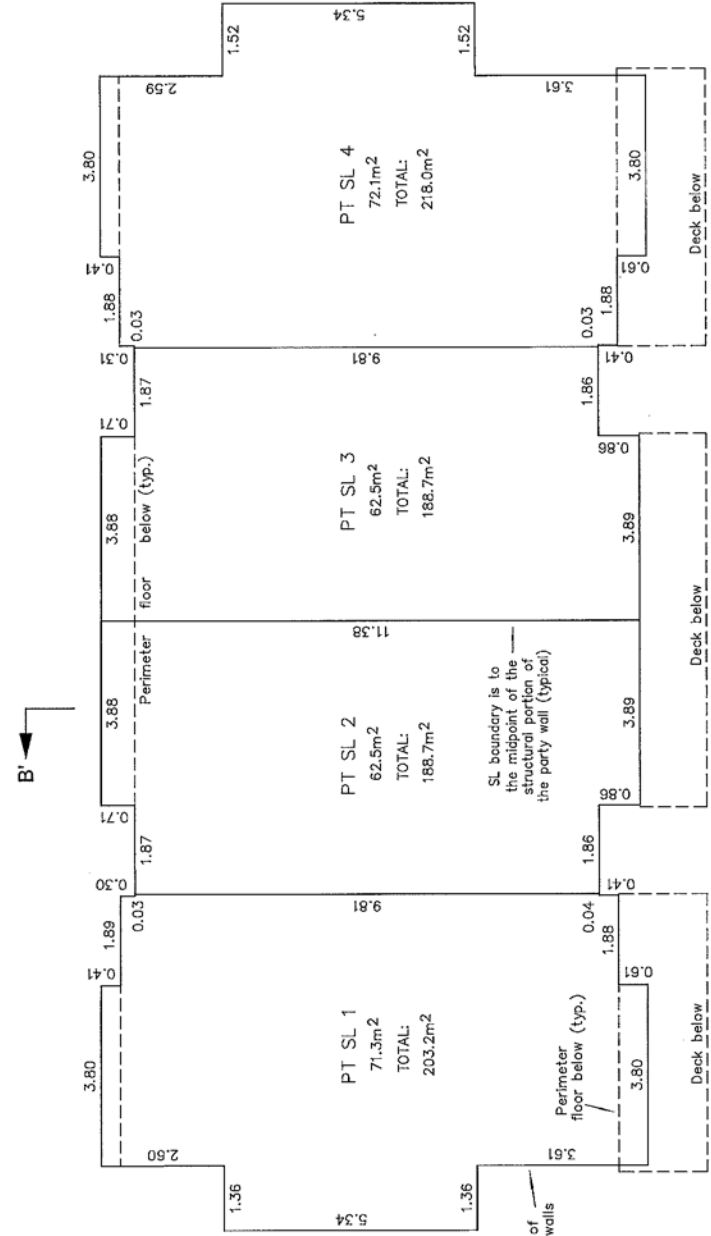
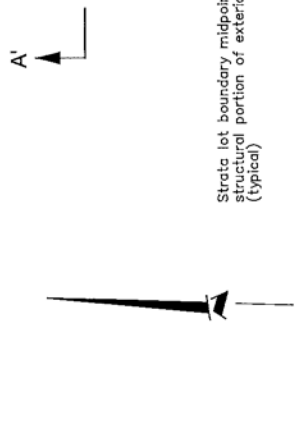


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:100  
( All distances are in metres )

- LEGEND**
- SL Denotes Strata Lot
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This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows on this plan point in the direction of view.



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November 8, 2021

# STRATA PLAN EPS8089 PHASE 1

## SECTION A' - A

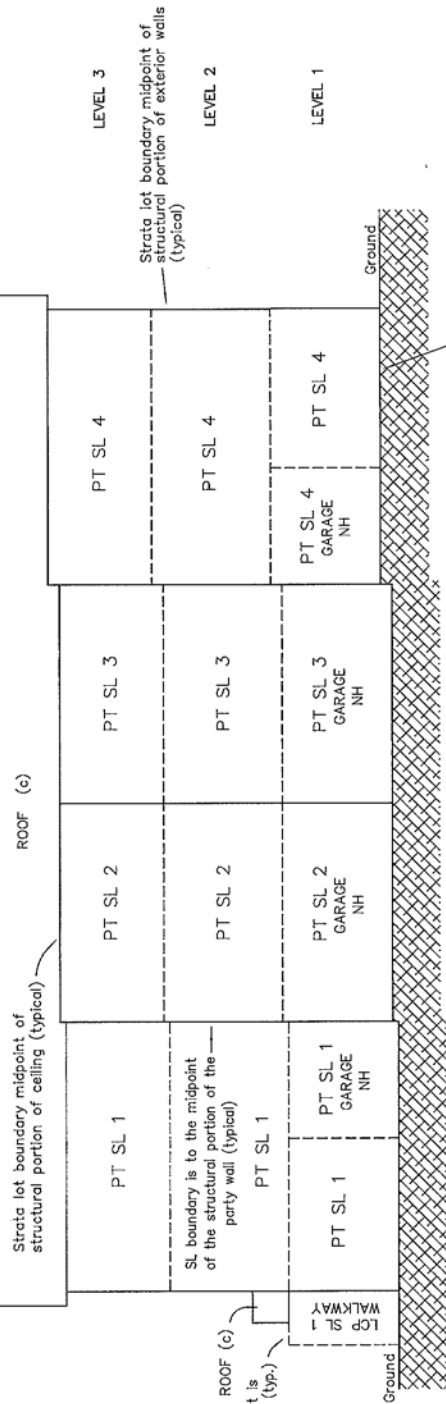
## BUILDING 1 CROSS SECTIONS



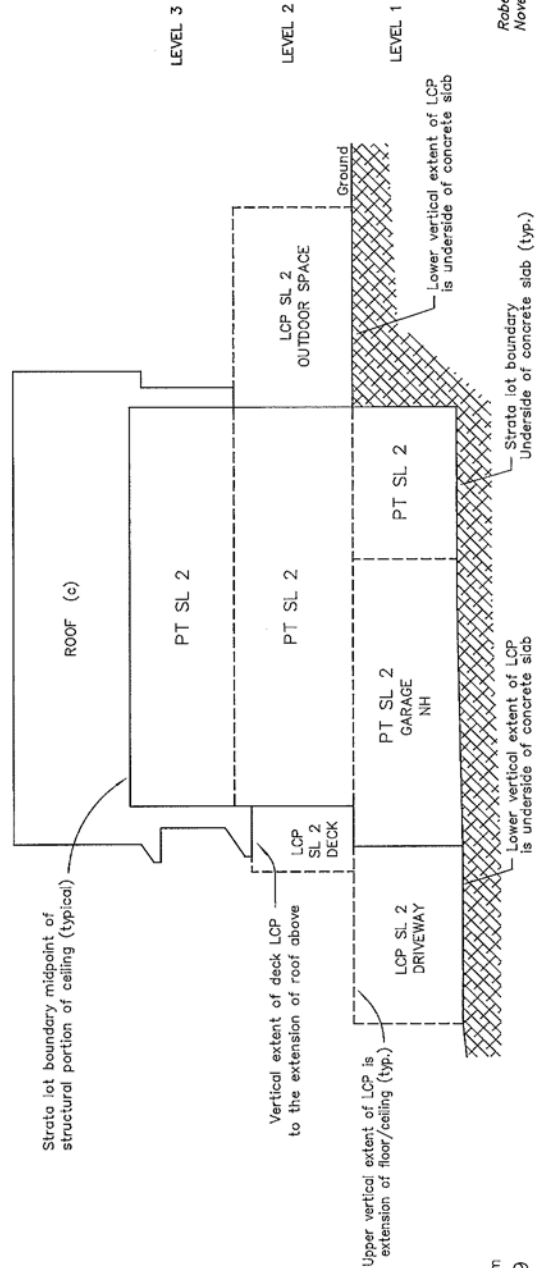
The intended plot size of this plan is 432mm in width by 280mm in height (6 sizes) when plotted at a scale of 1:125  
( All distances are in metres )

### LEGEND

- SL Denotes Strata Lot
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- LCP Denotes Limited Common Property
- NH Denotes non-habitable



## SECTION B - B'



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 November 8, 2021

**BUILDING 2  
LEVEL 1**

SHEET 7 OF 14 SHEETS  
**STRATA PLAN EPS8089  
PHASE 1**

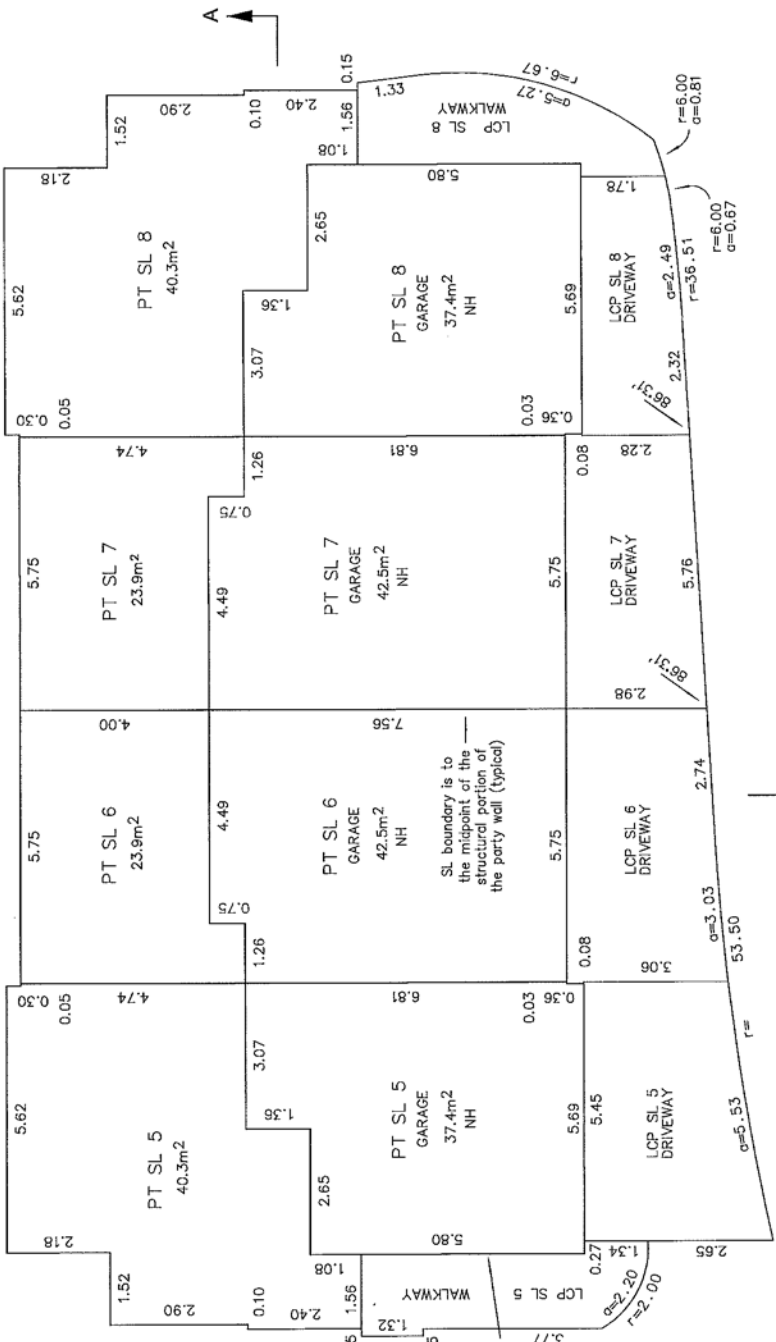


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:100  
( All distances are in metres )

- LEGEND**
- SL Denotes Strata Lot
  - PT Denotes part of
  - (c) Denotes Common Property
  - LCP Denotes Limited Common Property
  - NH Denotes Non-habitable

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows on this plan point in the direction of view.



Strata lot boundary midpoint of structural portion of exterior walls (typical)

All LCP patios, decks, walkways and driveways shown are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

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 DWG. No: 15609 Strata Ph1 FILE: 15609

Robert T. Macdonald, BCLS 873  
November 8, 2021

**BUILDING 2  
LEVEL 2**



The intended plot size of this plan is 432mm in width by 280mm in height (A size) when plotted at a scale of 1:100  
( All distances are in metres )

**LEGEND**

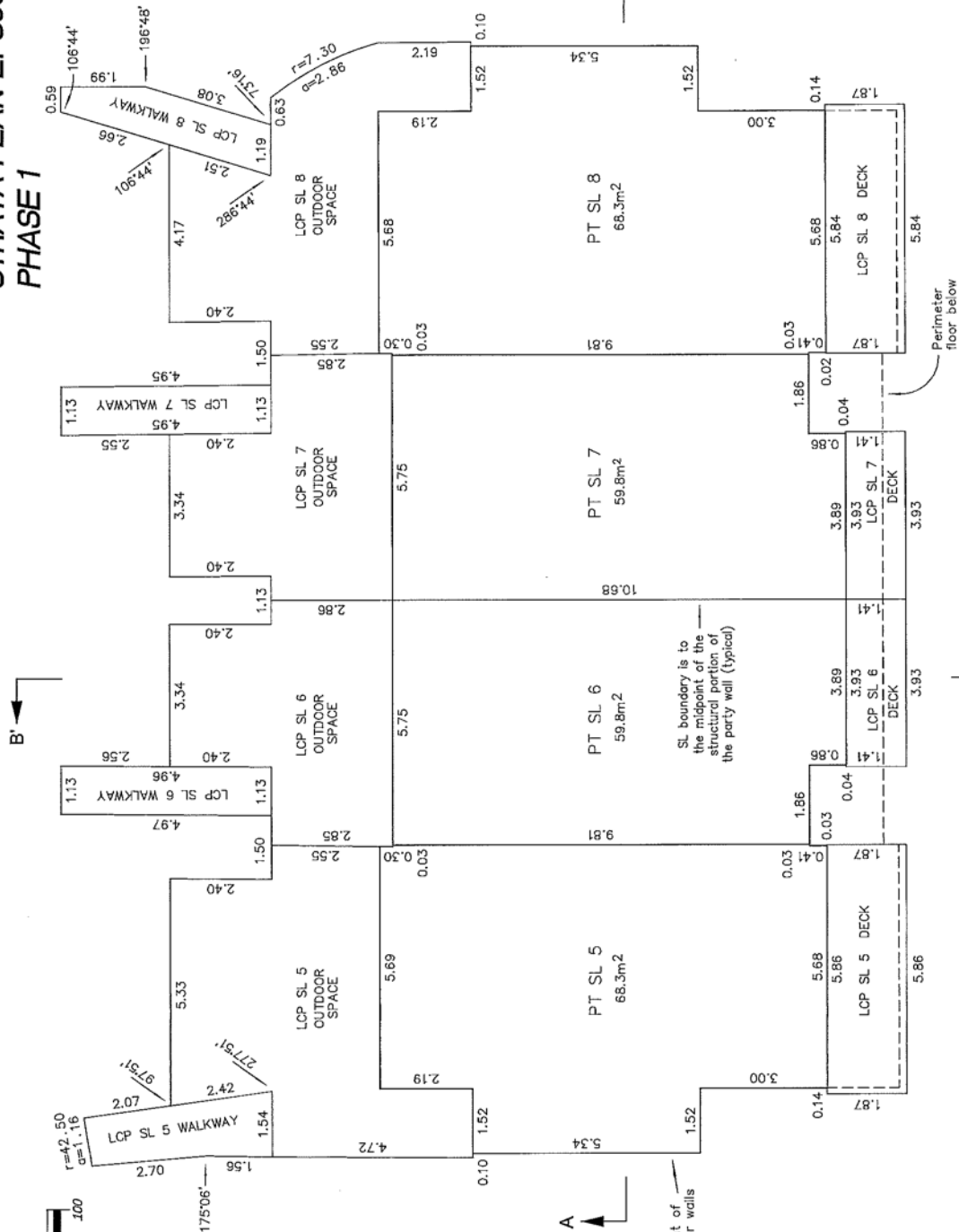
- SL Denotes Strata Lot
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Section arrows on this plan point in the direction of view.

**STRATA PLAN EPS8089  
PHASE 1**

SHEET 8 OF 14 SHEETS



Strata lot boundary midpoint of structural portion of exterior walls (typical)

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FILE: 15609

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November 6, 2021



# BUILDING 2 LEVEL 3



The intended plot size of this plan is 432mm in width by 280mm in height (3 size) when plotted at a scale of 1:100  
( All distances are in metres )

### LEGEND

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This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows on this plan point in the direction of view.



Strata lot boundary midpoint of structural portion of exterior walls (typical)

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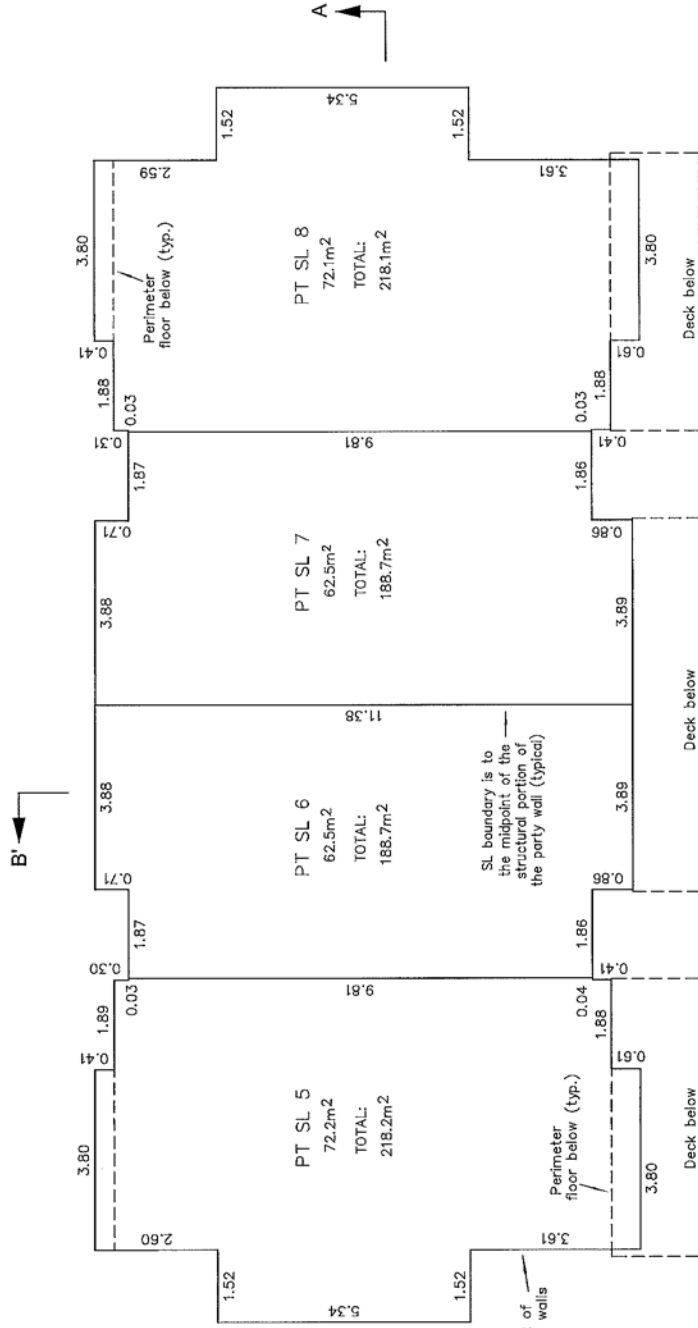
Fax: (250)763-4413

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FILE: 15609

DWG. No.: 15609 Strata Ph1

# STRATA PLAN EPS8089 PHASE 1



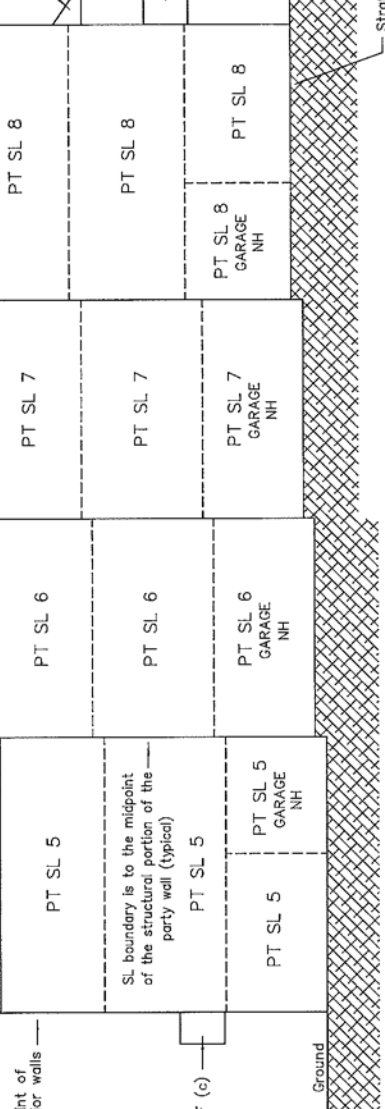
SECTION A' - A

**BUILDING 2 CROSS SECTIONS**

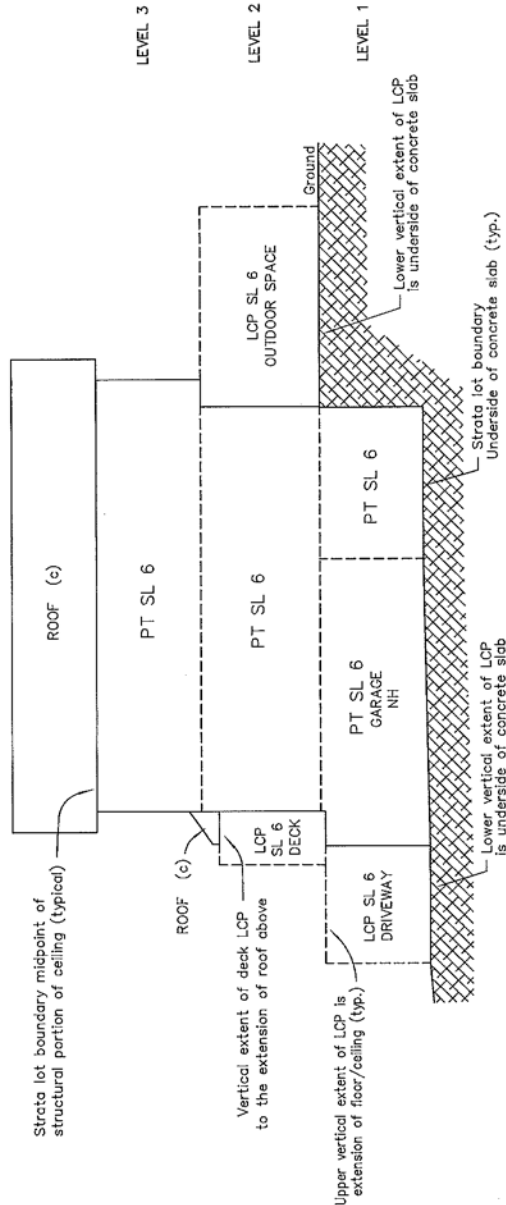


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:125  
 ( All distances are in metres )

- LEGEND**
- SL Denotes Strata Lot
  - PT Denotes part of
  - (c) Denotes Common Property
  - LCP Denotes Limited Common Property
  - NH Denotes non-habitable



SECTION B - B'



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 FILE: 15609  
 DWG. No.: 15609 Strata Ph1

Robert T. Macdonald, B.C.S. 873  
 November 8, 2021

# BUILDING 3 LEVEL 1



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:100  
( All distances are in metres )

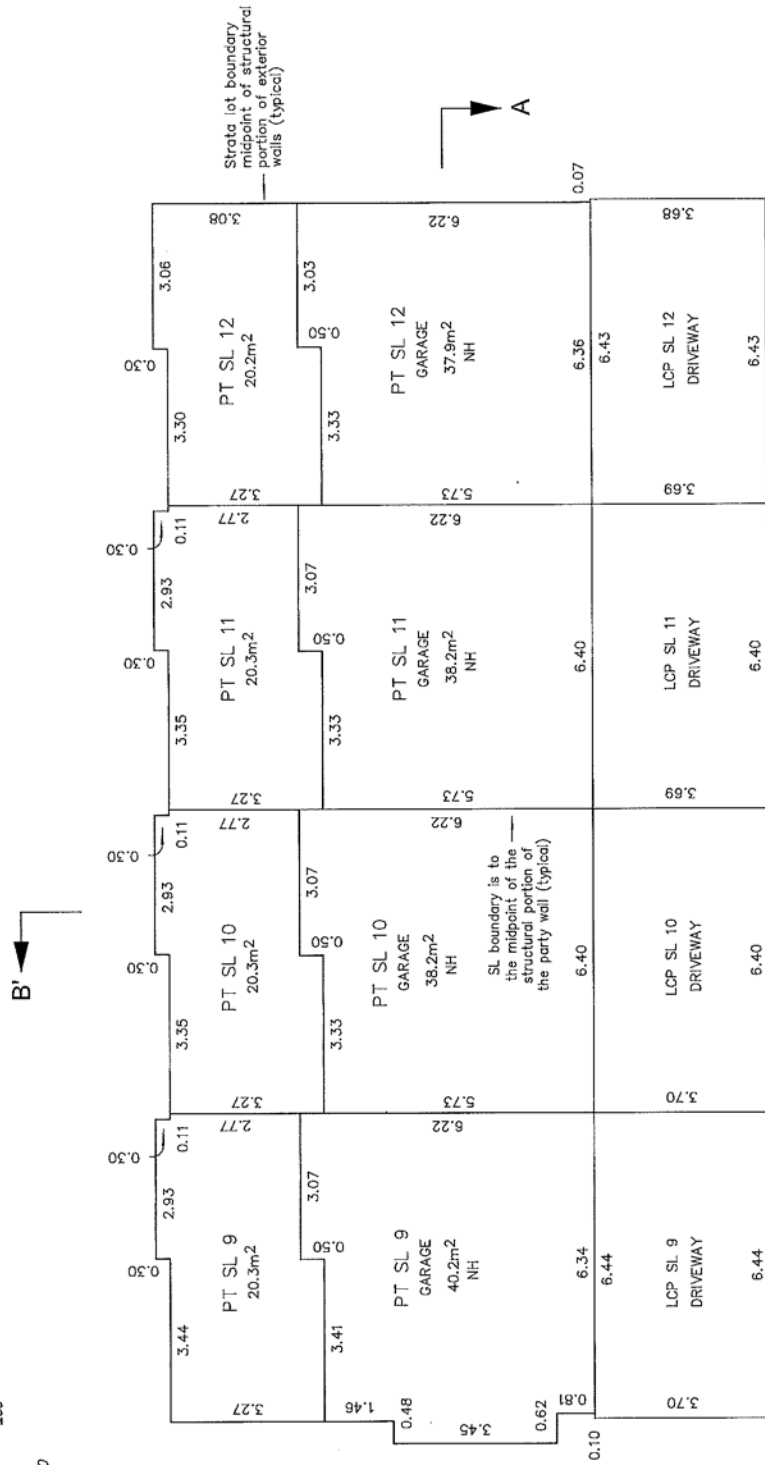
- LEGEND**
- SL Denotes Strata Lot
  - PT Denotes part of
  - (c) Denotes Common Property
  - LCP Denotes Limited Common Property
  - NH Denotes Non-habitable

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows on this plan point in the direction of view.

# STRATA PLAN EPS8089 PHASE 1

SHEET 11 OF 14 SHEETS



All LCP patios, decks, walkways and driveways shown are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

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FILE: 15609

Robert T. Macdonald, BCLS 873  
November 8, 2021

**BUILDING 3  
LEVEL 2**



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:100  
( All distances are in metres )

**LEGEND**

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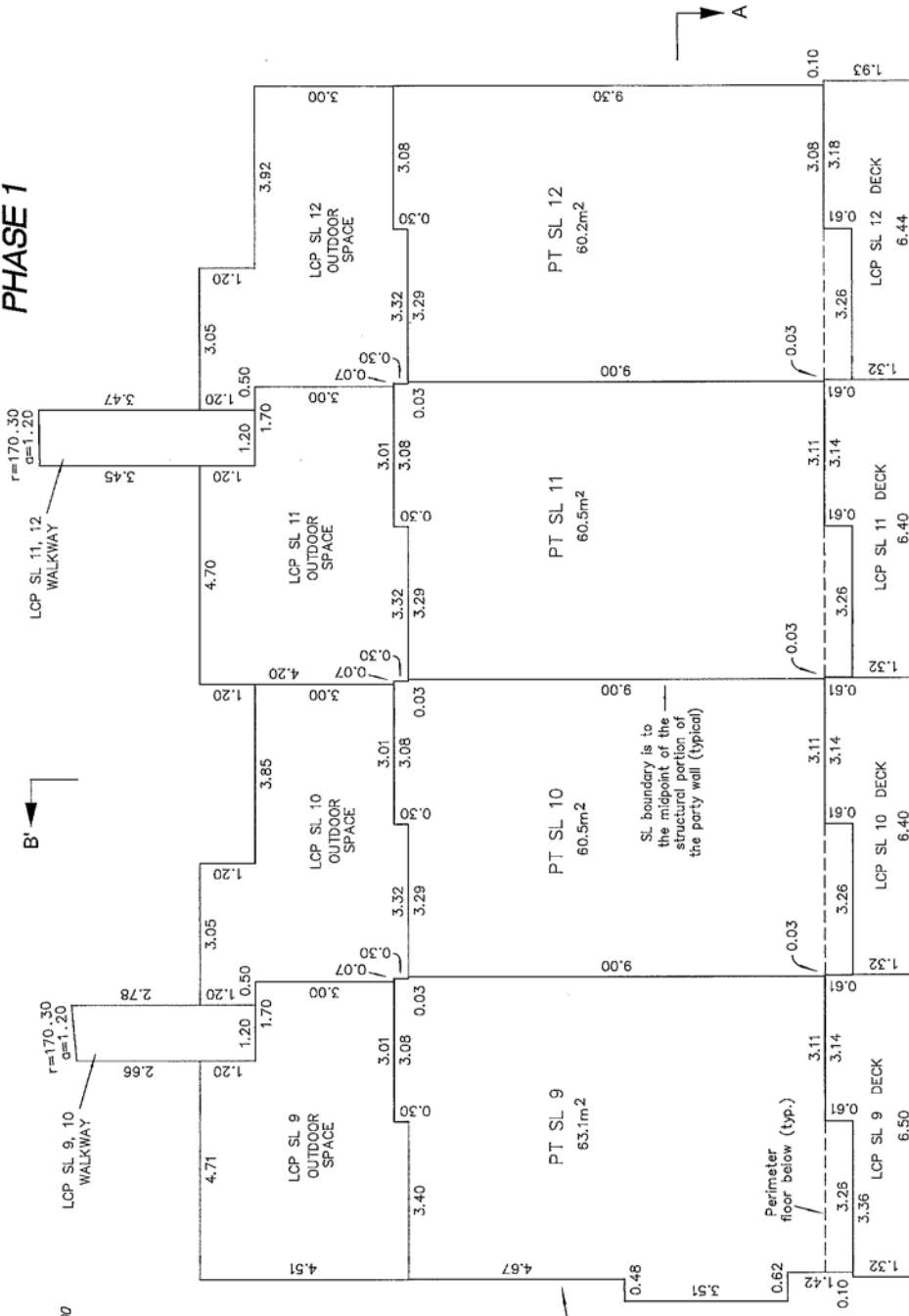
This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows on this plan point in the direction of view.

Strata lot boundary midpoint of structural portion of exterior walls (typical)

**STRATA PLAN EPS8089  
PHASE 1**

SHEET 12 OF 14 SHEETS



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FILE: 15609

Robert T. Macdonald, BCLS 873  
November 8, 2021

# STRATA PLAN EPS8089 PHASE 1

## BUILDING 3 LEVEL 3



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:100  
( All distances are in metres )

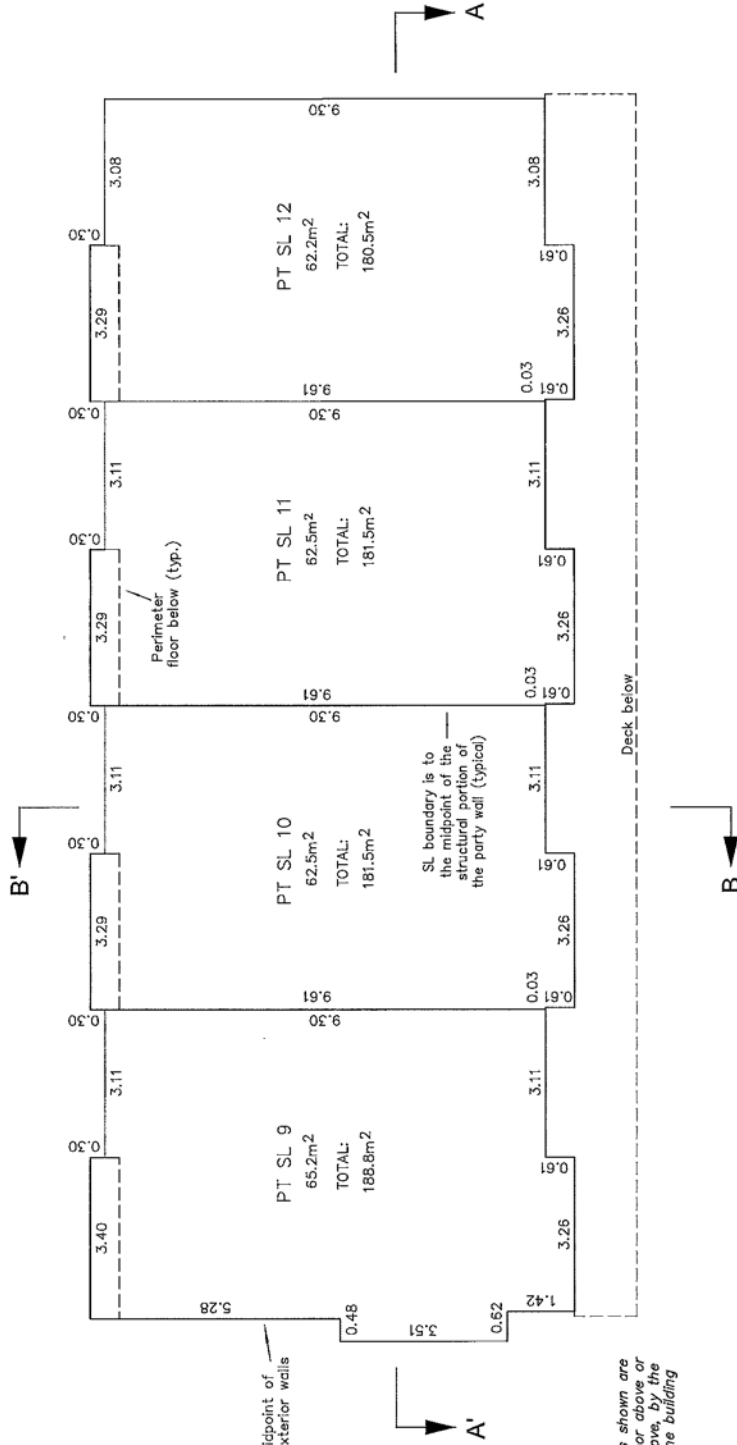
**LEGEND**

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Section arrows on this plan point in the direction of view.

Strata lot boundary midpoint of structural portion of exterior walls (typical)



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# STRATA PLAN EPS8089 PHASE 1

## BUILDING 3 CROSS SECTIONS

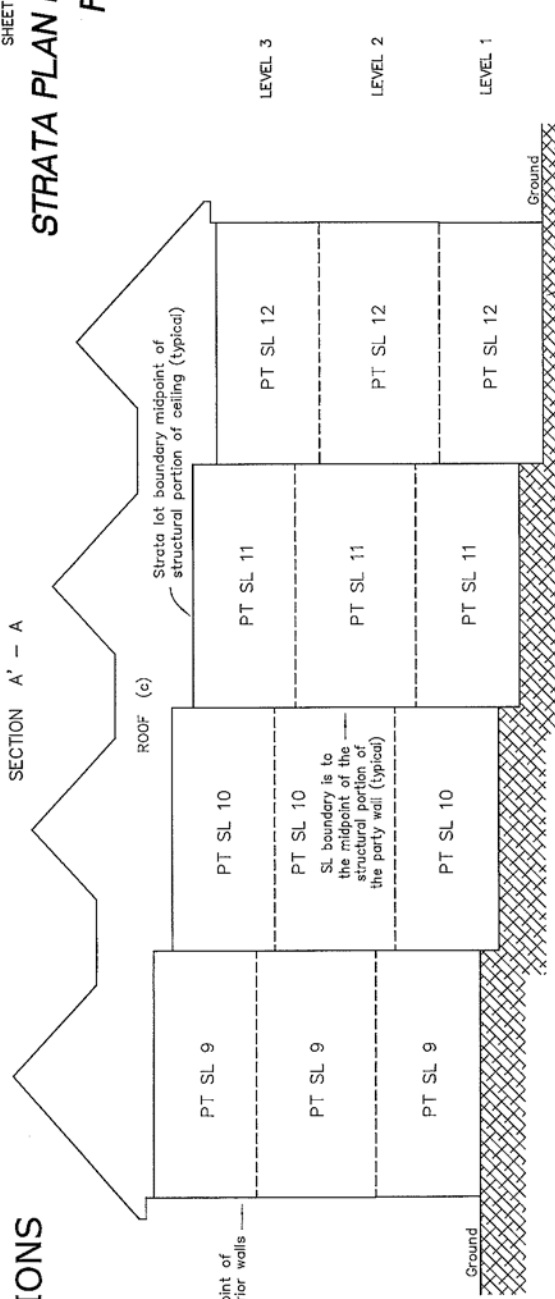


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:125  
( All distances are in metres )

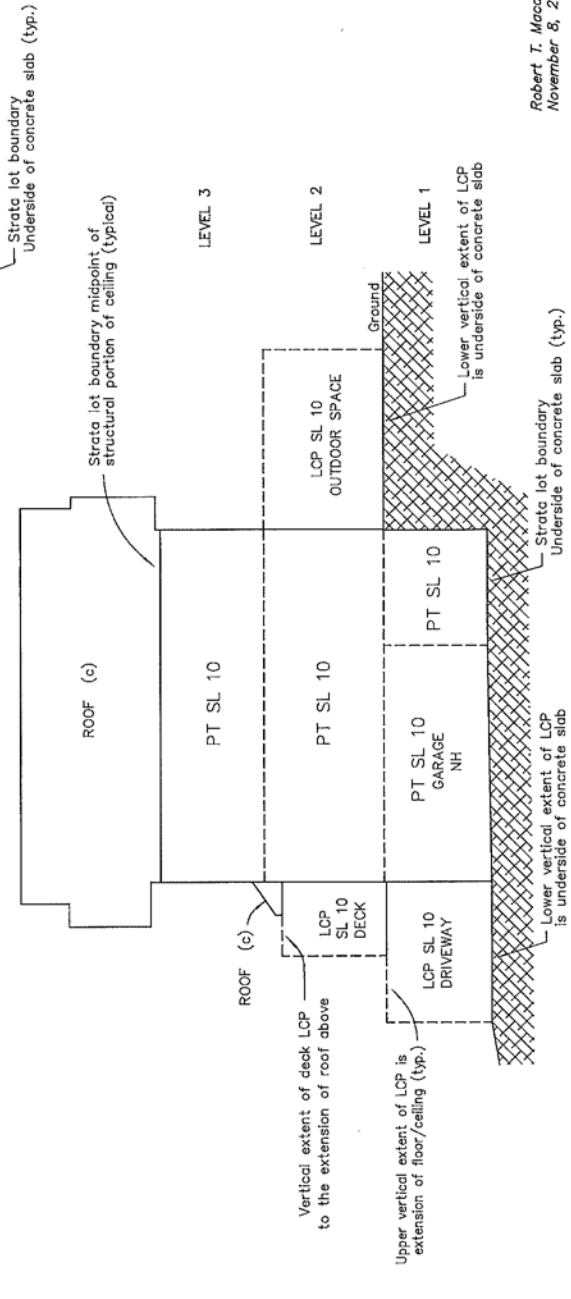
**LEGEND**

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Strata lot boundary midpoint of structural portion of exterior walls (typical)



**SECTION B-B'**



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