

STRATA PLAN OF PART OF LOT B, DL 1688S, SDYD, PLAN
EPP115270, EXCEPT STRATA PLAN EPS8911 (PHASE 1)

PLAN EPS8911

SHEET 1 OF 5
PHASE 2

CITY OF KELOWNA
BCGS 82E.073
SCALE 1:750 METRIC

The intended plot size of this plan is 432mm in width by 560mm in height (C-size) when plotted at a scale of 1:750 METRIC.

LEGEND

- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Wt Denotes Witness
- SL Denotes Strata Lot

This plan shows one or more witness posts which 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 plan EPP71339 and are referred to the central meridian of UTM Zone 11.

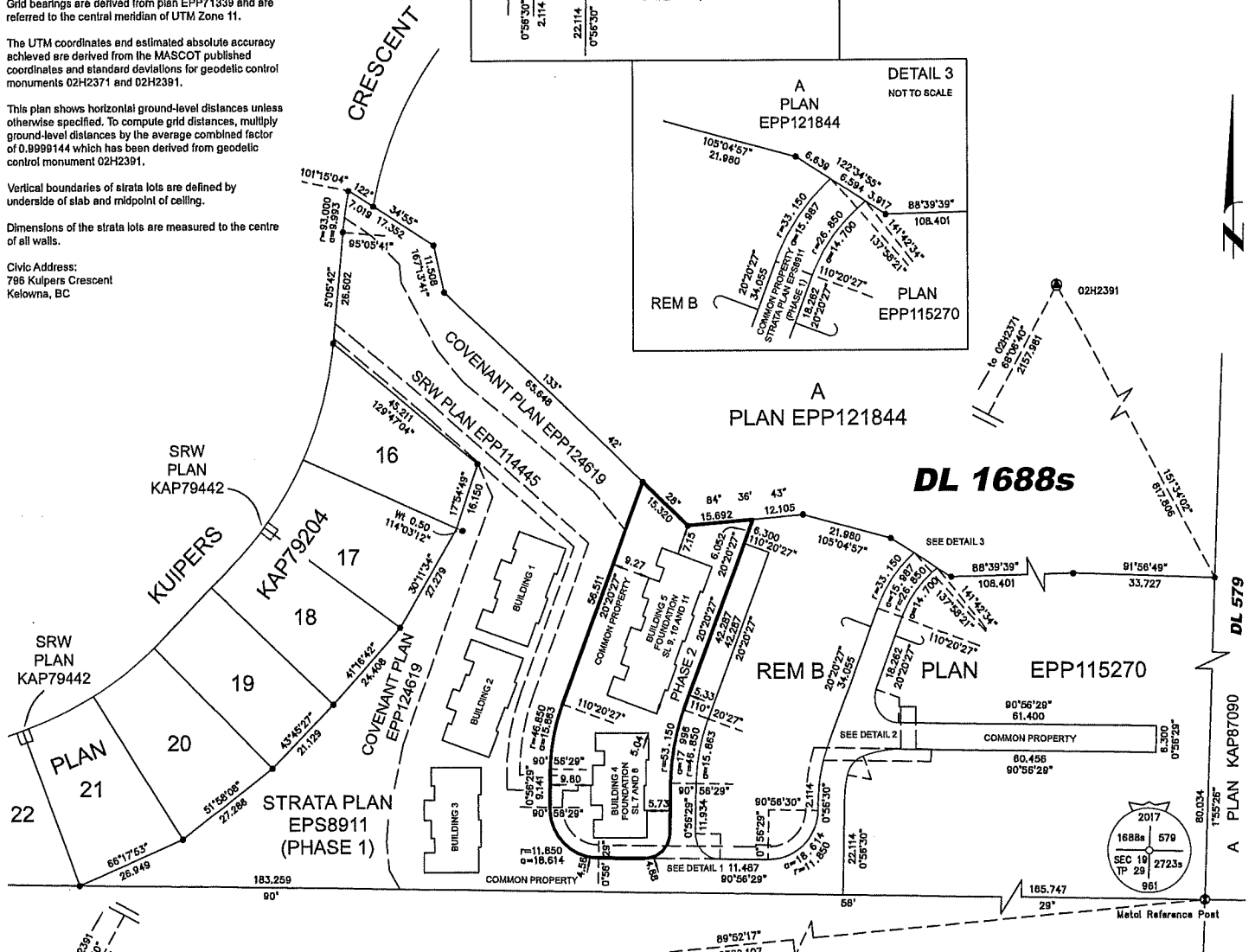
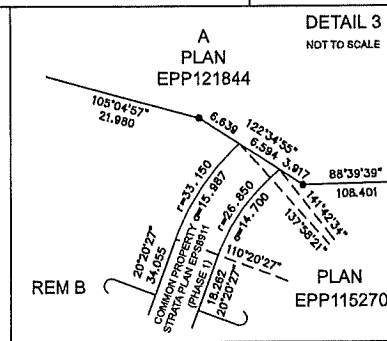
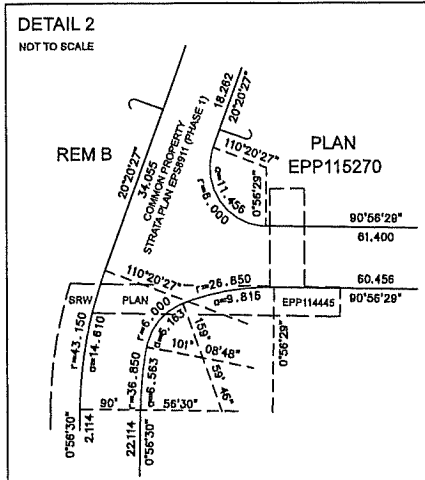
The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 02H2371 and 02H2391.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999144 which has been derived from geodetic control monument 02H2391.

Vertical boundaries of strata lots are defined by underside of slab and midpoint of ceiling.

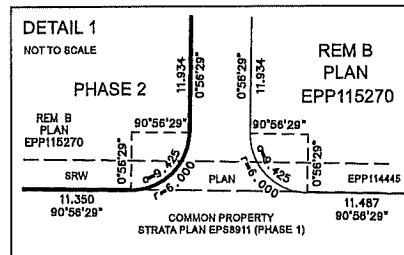
Dimensions of the strata lots are measured to the centre of all walls.

Civic Address:
796 Kulpers Crescent
Kelowna, BC



REM SW 1/4 SEC 19 TP 29
SEC 19 TP 29

NAD83(CSRS) 4.0.0.BC.1 UTM ZONE 11 COORDINATES			
Point	Northing	Easting	Absolute Accuracy
02H2371	5518669.828	319341.896	0.01
02H2391	5519674.272	321344.133	0.01



The buildings shown hereon 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.

This plan is a Phase Two of a Five Phase Strata Plan under section 224 of the Strata Property Act lying within the jurisdiction of the approving officer for the City of Kelowna.

This plan lies within the Regional District of Central Okanagan.

The field survey represented by this plan was completed on the 16th day of February, 2023.

Simone Porcellato, BCLS, #981

FOUNDATIONS AND LCP

PLAN EPS8911

SHEET 2 OF 5
PHASE 2

SCALE 1:300 METRIC



The intended plot size of this plan is 432mm in width by 560mm in height (C-size) when plotted at a scale of 1:300 METRIC.

LEGEND

LCP Denotes "Limited Common Property, limited for the use of Strata Lot."
SL Denotes Strata Lot

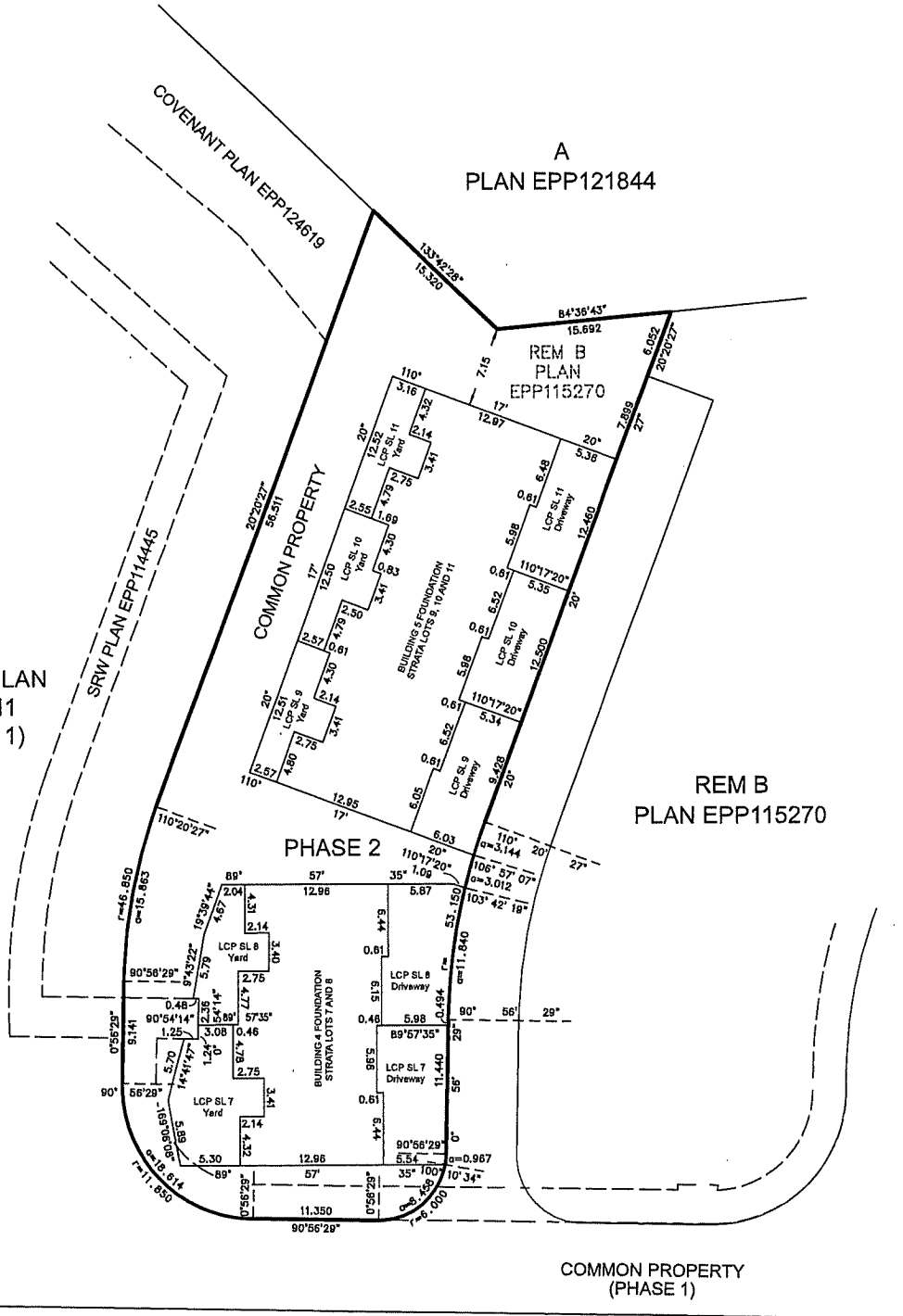
Strata Lot boundaries are defined horizontally by the midpoint of the structural portion of exterior walls and the midpoint of the structural portion of walls between strata lots.

Strata Lot boundaries are defined vertically by the underside of concrete slab, and the midpoint of the structural portion of ceiling.

LCP yard and driveway areas have no upper vertical limit. LCP patios and decks are defined as to height by the centre of floor or ceiling above, and its extensions.

All angles are multiples of 90 degrees unless indicated otherwise.

STRATA PLAN
EPS8911
(PHASE 1)



REM SW 1/4 SEC 19 TP 29

MAIN FLOOR

PLAN EPS8911

SHEET 4 OF 5
PHASE 2

SCALE 1:200 METRIC



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 METRIC.

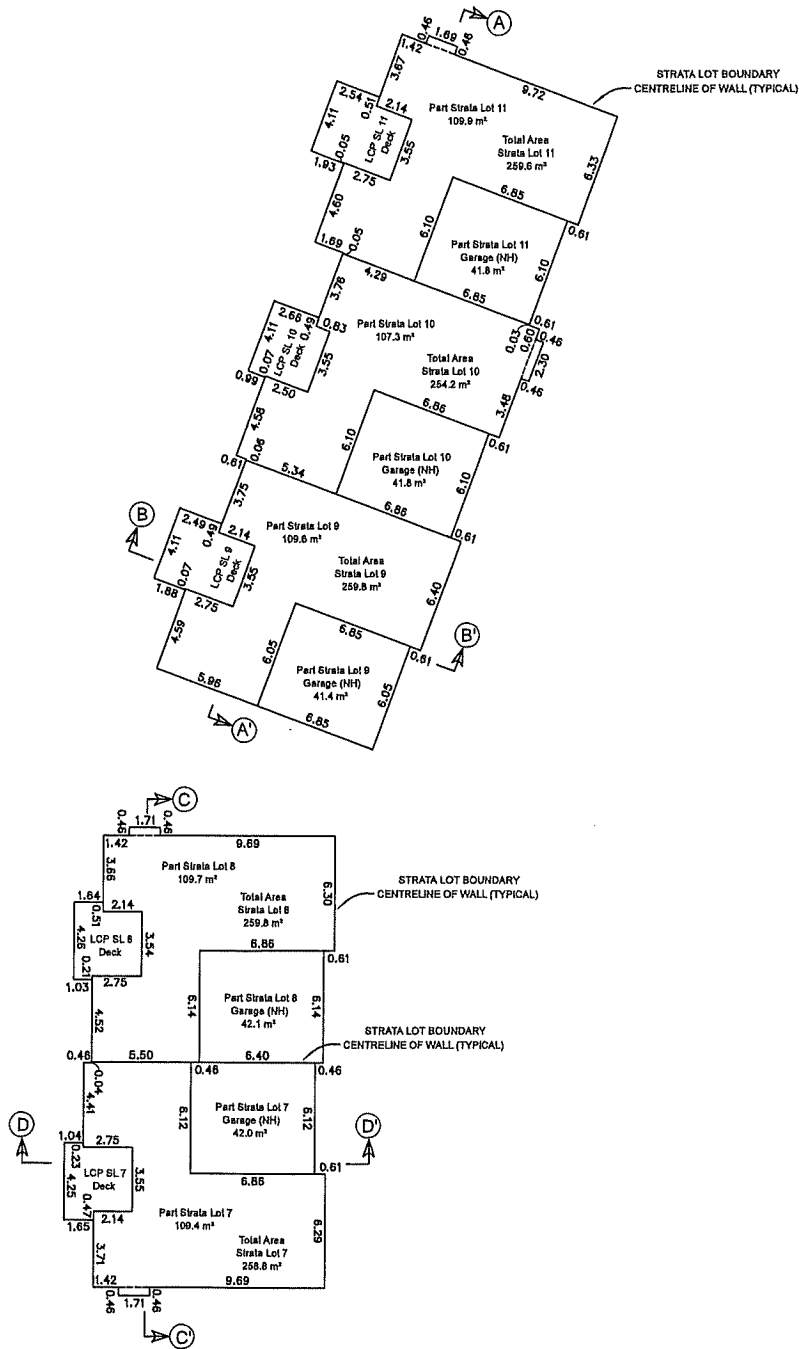
LEGEND

- LCP Denotes "Limited Common Property, limited for the use of Strata Lot _"
- SL Denotes Strata Lot
- NH Denotes Non-Habitable
- Denotes Perimeter of Floor Below

Strata Lot boundaries are defined horizontally by the midpoint of the structural portion of exterior walls and the midpoint of the structural portion of walls between strata lots.

Strata Lot boundaries are defined vertically by the underside of concrete slab, and the midpoint of the structural portion of ceiling.

LCP yard and driveway areas have no upper vertical limit. LCP patios and decks are defined as to height by the centre of floor or ceiling above, and its extensions.



CROSS SECTIONS

PLAN EPS8911

SHEET 5 OF 5
PHASE 2

NOT TO SCALE

LEGEND

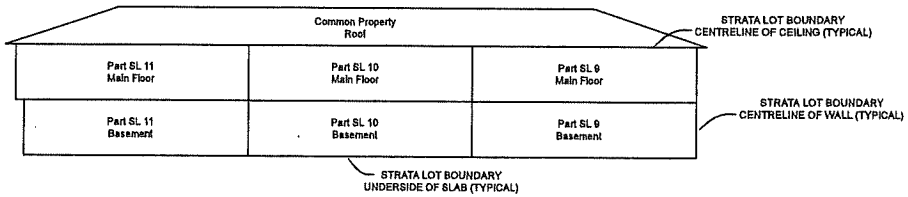
- LCP Denotes "Limited Common Property, limited for the use of Strata Lot _"
- SL Denotes Strata Lot
- NH Denotes Non-Habitable
- roof Denotes Entire Roof System

Strata Lot boundaries are defined horizontally by the midpoint of the structural portion of exterior walls and the midpoint of the structural portion of walls between strata lots.

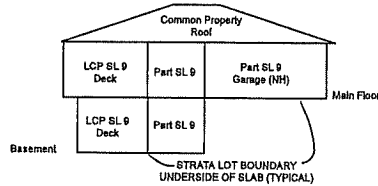
Strata Lot boundaries are defined vertically by the underside of concrete slab, and the midpoint of the structural portion of ceiling.

LCP yard and driveway areas have no upper vertical limit. LCP patios and decks are defined as to height by the centre of floor or ceiling above, and its extensions.

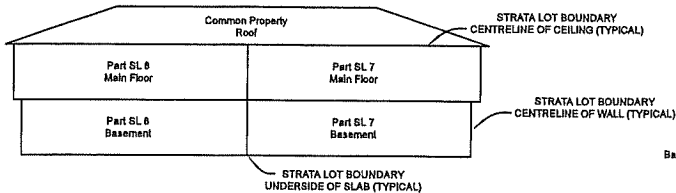
A - A'



B - B'



C - C'



D - D'

