

STRATA PLAN OF LOT A SECTION 14 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP116963

SHEET 1 OF 4 SHEETS

STRATA PLAN EPS9906

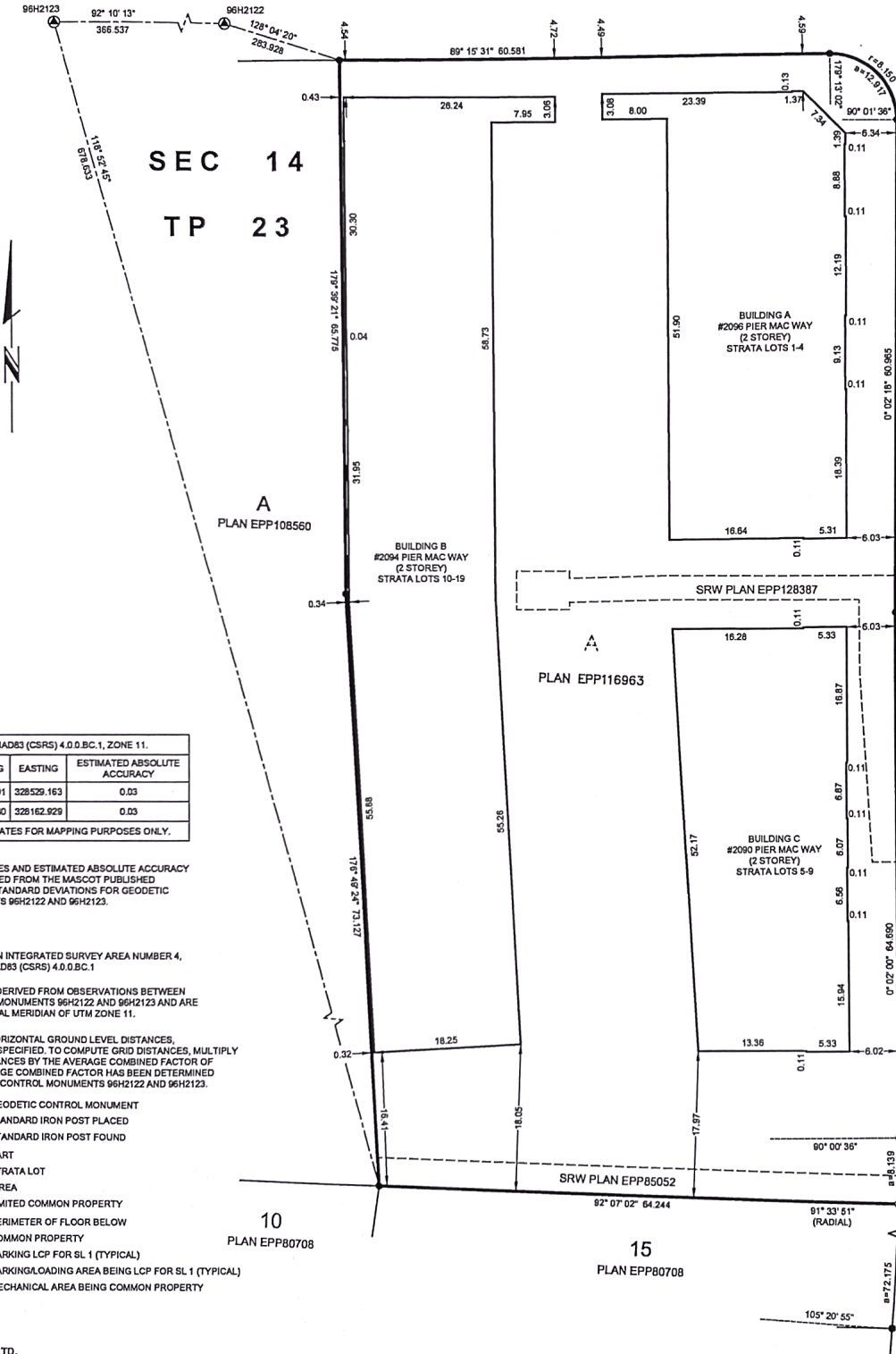
CITY OF KELOWNA
BCGS 82E.083

CIVIC ADDRESS: 2090, 2094, & 2096 PIER MAC WAY

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:400

MATRIX CRESCENT



DATUM: NAD83 (CSRS) 4.0.0.BC.1, ZONE 11.			
MARKER	NORTHING	EASTING	ESTIMATED ABSOLUTE ACCURACY
96H2122	5537123.801	328529.163	0.03
96H2123	5537137.650	328162.928	0.03

NOTE: COORDINATES FOR MAPPING PURPOSES ONLY.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 96H2122 AND 96H2123.

LEGEND

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NUMBER 4, CITY OF KELOWNA, NAD83 (CSRS) 4.0.0.BC.1

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 96H2122 AND 96H2123 AND ARE REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 11.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996896. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON GEODETIC CONTROL MONUMENTS 96H2122 AND 96H2123.

- ⊙ - DENOTES GEODETIC CONTROL MONUMENT
- - DENOTES STANDARD IRON POST PLACED
- - DENOTES STANDARD IRON POST FOUND
- PT - DENOTES PART
- SL - DENOTES STRATA LOT
- A - DENOTES AREA
- LCP - DENOTES LIMITED COMMON PROPERTY
- PFB - DENOTES PERIMETER OF FLOOR BELOW
- ⊕ - DENOTES COMMON PROPERTY
- Ⓜ - DENOTES PARKING LCP FOR SL 1 (TYPICAL)
- Ⓜ - DENOTES PARKING/LOADING AREA BEING LCP FOR SL 1 (TYPICAL)
- Ⓜ - DENOTES MECHANICAL AREA BEING COMMON PROPERTY

bennett
 LAND SURVEYING LTD.
 BC LAND SURVEYORS
 #201-1470 ST. PAUL STREET
 KELOWNA, BC
 V1Y 2E5
 TEL 250-763-5711
 www.bennettsurveys.com

OFFSETS TO THE PROPERTY LINES ARE PERPENDICULAR THERETO AND ARE MEASURED TO THE EXTERIOR FACE OF THE BUILDING WALLS

FB726 P132-155; FB727 P16-17, P50-51, P130-137 (PB)

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 LIES WITHIN 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 23RD DAY OF OCTOBER, 2023 JAVIER SIU, BCLS 934

FLOOR PLANS
MAIN FLOOR

STRATA PLAN EPS9906

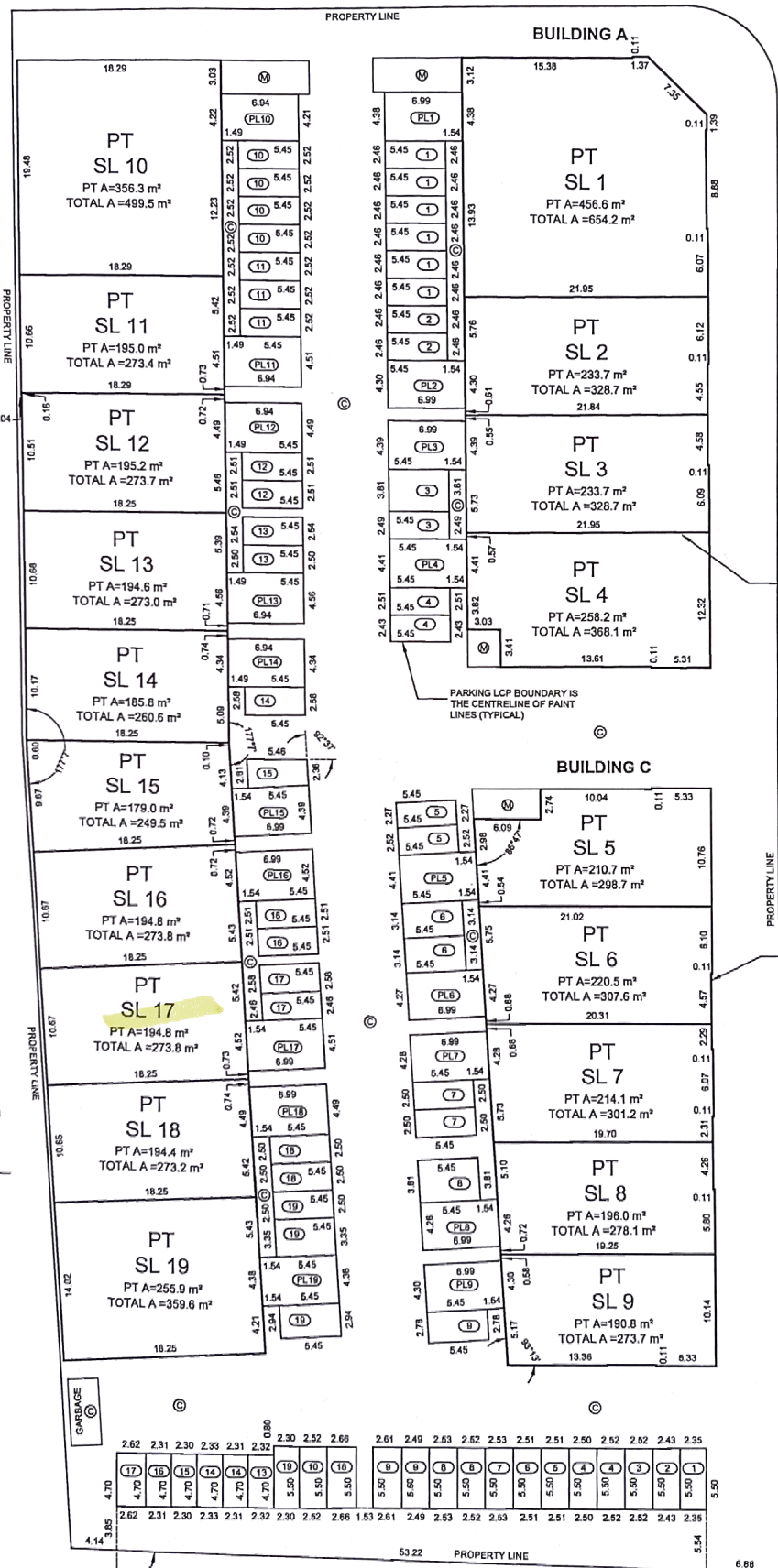
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

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

ALL ANGLES ARE 45° OR 90° AND MULTIPLES THEREOF, UNLESS OTHERWISE NOTED.



INITIALS
WAB



SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE OUTSIDE OF FINISHED PORTION OF EXTERIOR WALLS AND THE MIDPOINT BETWEEN STRUCTURAL PORTIONS OF PARTY WALLS BETWEEN STRATA LOTS

PARKING STALLS OF LIMITED COMMON PROPERTY DO NOT HAVE A DESIGNATED UPPER VERTICAL EXTENT UNLESS OTHERWISE NOTED.

bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
#201-1470 ST. PAUL STREET
KELOWNA, BC
V1Y 2E6
TEL 250-763-8711
www.bennettsurveys.com

STRATA LOT BOUNDARY IS THE MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS BETWEEN STRATA LOTS (TYPICAL)

STRATA LOT BOUNDARY IS THE OUTSIDE OF FINISHED PORTION OF EXTERIOR WALLS (TYPICAL)

PARKING LCP BOUNDARY IS THE CENTRELINE OF PAINT LINES (TYPICAL)

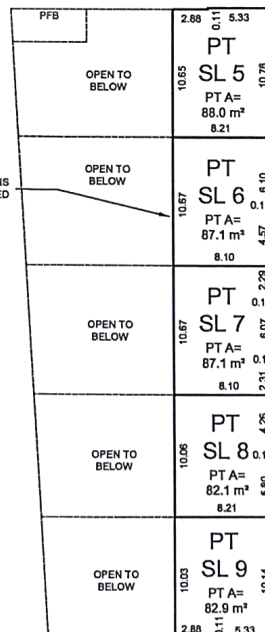
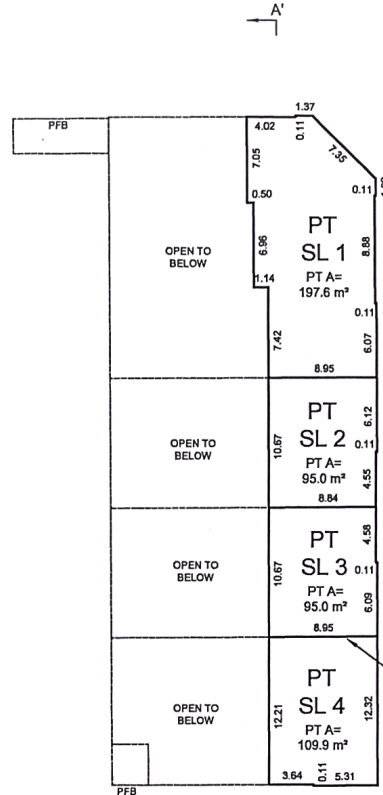
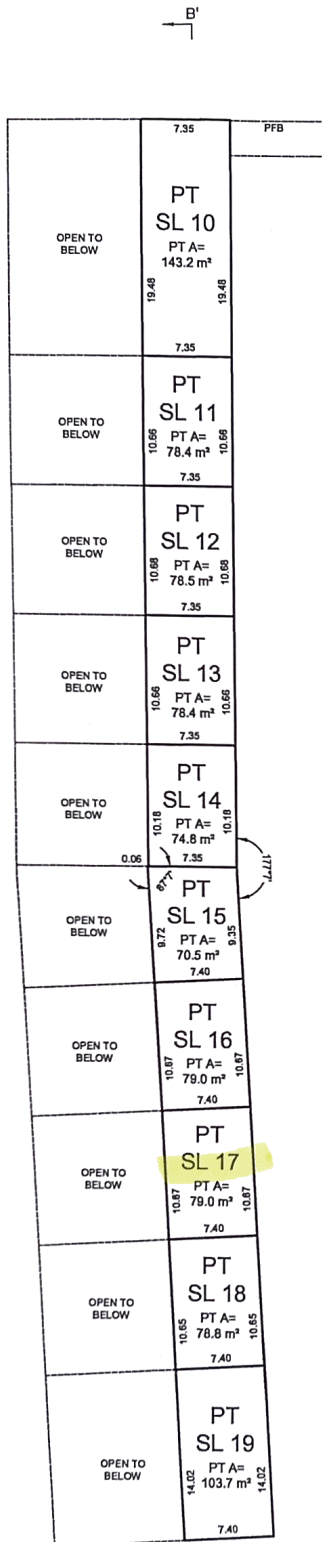
FLOOR PLANS MEZZANINE

STRATA PLAN EPS9906



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 660mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:300

ALL ANGLES ARE 45° OR 90° AND MULTIPLES THEREOF, UNLESS OTHERWISE NOTED.



BUILDING B

BUILDING A

BUILDING C

STRATA LOT BOUNDARY IS THE MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS BETWEEN STRATA LOTS (TYPICAL)

STRATA LOT BOUNDARY IS THE OUTSIDE OF FINISHED PORTION OF MEZZANINE LEVEL (TYPICAL)

STRATA LOT BOUNDARY IS THE OUTSIDE OF FINISHED PORTION OF EXTERIOR WALLS (TYPICAL)

SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE OUTSIDE OF FINISHED PORTION OF EXTERIOR WALLS AND THE MIDPOINT BETWEEN STRUCTURAL PORTIONS OF PARTY WALLS BETWEEN STRATA LOTS

bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
#201-1470 ST. PAUL STREET
KELOWNA, BC
V1Y 2E6
TEL 250-763-5711
www.bennettsurveys.com

JAVIER SIU, BCLS
23RD DAY OF OCTOBER, 2023.

STRATA PLAN EPS9906

CROSS SECTIONS

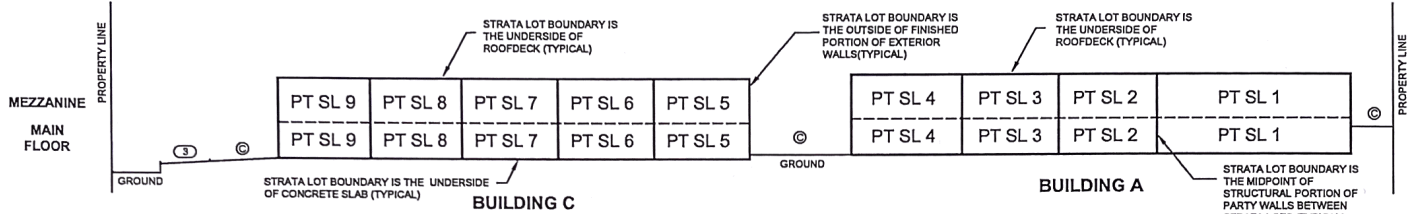


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

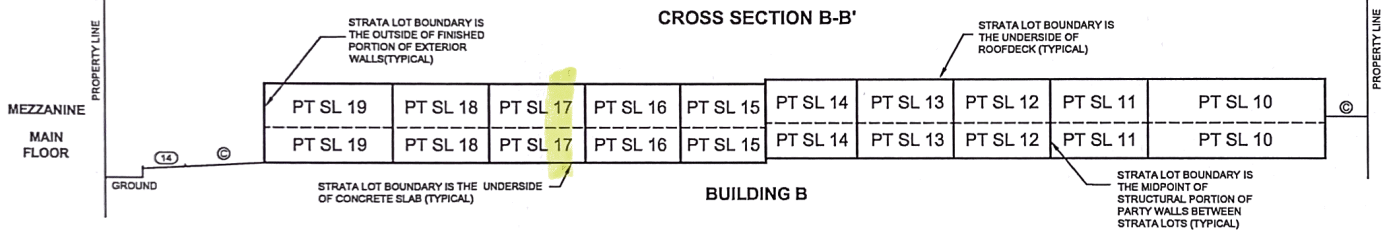
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:400

ALL ANGLES ARE 45° OR 90° AND MULTIPLES THEREOF, UNLESS OTHERWISE NOTED.

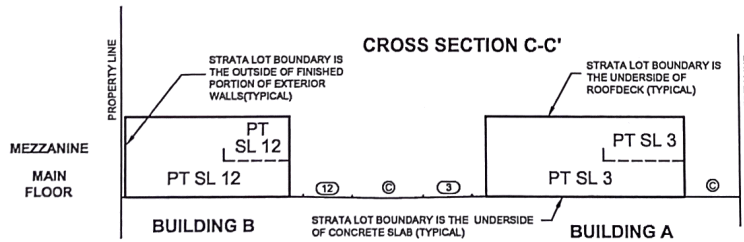
CROSS SECTION A-A'



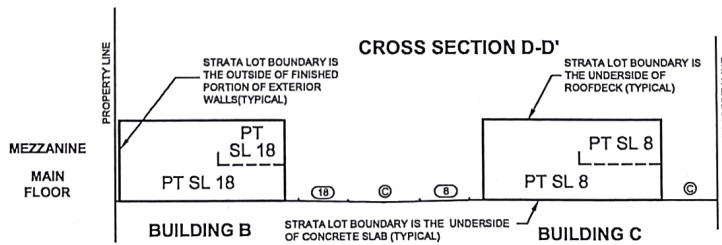
CROSS SECTION B-B'



CROSS SECTION C-C'



CROSS SECTION D-D'



SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE OUTSIDE OF FINISHED PORTION OF EXTERIOR WALLS AND THE MIDPOINT OF PARTY WALLS BETWEEN STRATA LOTS

PARKING STALLS OF LIMITED COMMON PROPERTY DO NOT HAVE A DESIGNATED UPPER VERTICAL EXTENT UNLESS OTHERWISE NOTED.

bennett LAND SURVEYING LTD. BC LAND SURVEYORS #201-1470 ST. PAUL STREET KELOWNA, BC V1Y 2E6 TEL 250-763-5711 www.bennettsurveys.com

JAVIER SIU, BCLS 23RD DAY OF OCTOBER, 2023.