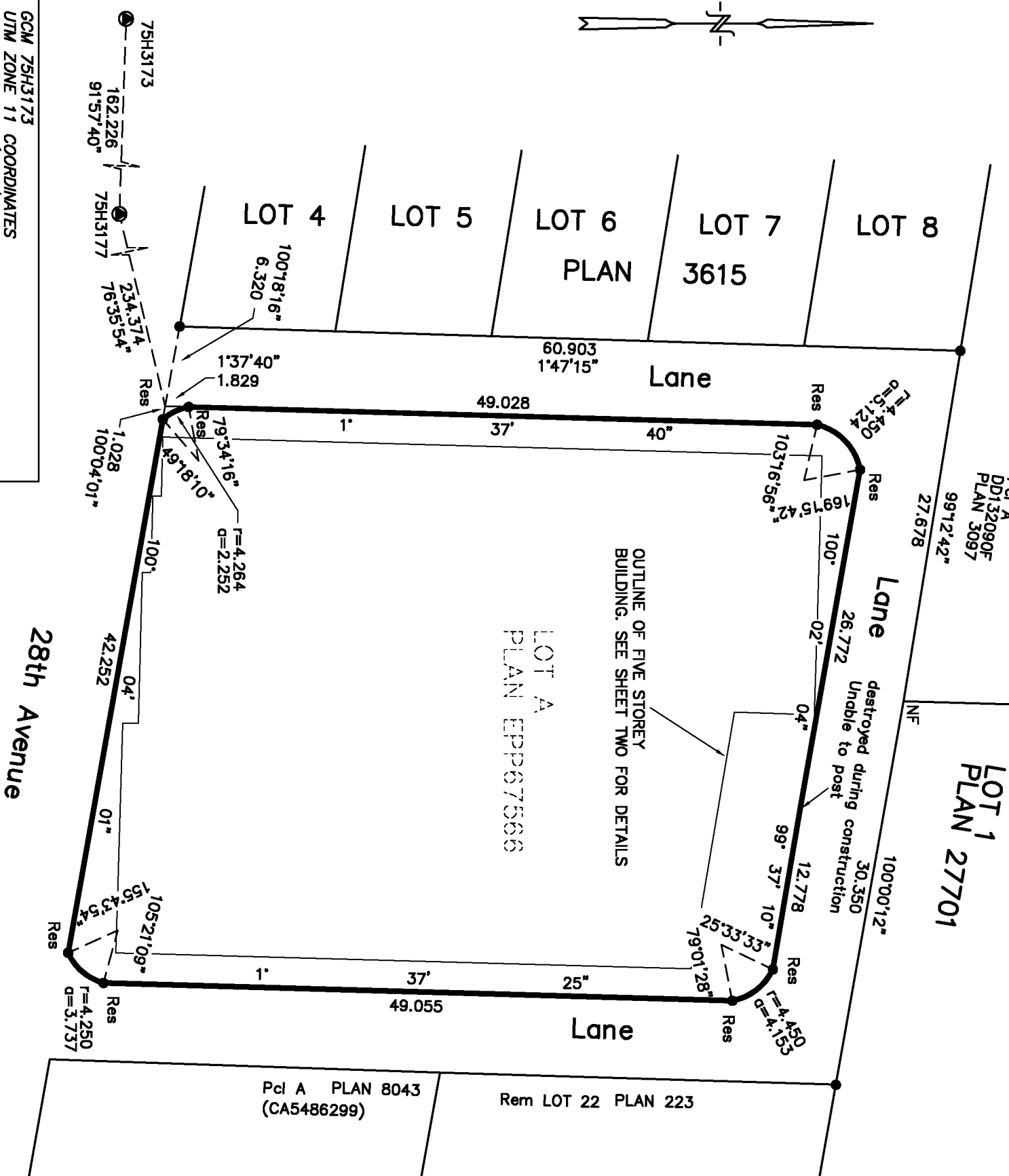


# STRATA PLAN OF LOT A, DL 72, ODDY, PLAN EPP67566.

SHEET 1 OF 8 SHEETS  
STRATA PLAN EPS4270

City of Vernon  
BCGS No. 82L.024  
SCALE 1:400

ALL DISTANCES SHOWN IN METRES AND DECIMALS THEREOF  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH x 432mm IN HEIGHT (B size) WHEN PLOTTED AT A SCALE OF 1:500



GCM 75H3173  
 UTM ZONE 11 COORDINATES  
 Datum NAD83 (GSRs) 4.0.0.BC.1  
 UTM NORTHING.....5570217.388  
 UTM EASTING.....337202.201  
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY IS 0.02m  
 COMBINED FACTOR IS 0.9998701

GCM 75H3177  
 UTM ZONE 11 COORDINATES  
 Datum NAD83 (GSRs) 4.0.0.BC.1  
 UTM NORTHING.....55570211.837  
 UTM EASTING.....337364.311  
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY IS 0.02m  
 COMBINED FACTOR IS 0.9998693

### LEGEND

- INTEGRATED SURVEY AREA NUMBER 19, CITY OF VERNON, NAD83 (GSRs) 4.0.0.BC.1
- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 75H3173 AND 75H3177.
- THE UTM CO-ORDINATES AND ESTIMATED NETWORK HORIZONTAL POSITIONAL ACCURACY ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 75H3173 AND 75H3177.
- THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL MEASURED DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9998697 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 75H3173 AND 75H3177.
- DENOTES STANDARD IRON POST FOUND
- ⊙ DENOTES CONTROL MONUMENT FOUND
- SL DENOTES STRATA LOT
- Pt DENOTES PART OF STRATA LOT
- (C) DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT
- Res DENOTES RESTORED ORIGINAL POSTS FROM SURVEYED REFERENCE POINTS DURING TIME OF SUREY
- ALL ANGLES DEFLECT BY MULTIPLES OF 45 DEGREES UNLESS OTHERWISE INDICATED.

CERTAIN PARTS OF THE BUILDING SHOWN HEREON ARE NOT WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN AND APPROPRIATE AND NECESSARY EASEMENTS OR OTHER INTERESTS ARE REQUIRED TO PROVIDE FOR THESE ENCROACHMENTS.

PARTS OF THE ROOF OF THE BUILDING PROJECT OUTSIDE THE LIMITS OF LOT A, PLAN EPP67566, AND ARE COVERED BY VOLUMETRIC EASEMENT PLAN EPP93070. NO STRATA LOTS OR LIMITED COMMON PROPERTY ARE OUTSIDE THE EXTERNAL BOUNDARIES OF THE LAND.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NORTH OKANAGAN AND THE VERNON ASSESSMENT AREA.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 7th DAY OF MAY, 2019.  
 JASON R. SHORTT, BCLS #770

THE CIVIC ADDRESS IS:  
 3409 28th Avenue, VERNON, B.C.

**russell shortt**  
 Land SURVEYORS  
 2801-32nd Street, Vernon, B.C. V1T 5L8  
 Phone: (250)345-0511 Email: jasons@rshortt.ca  
 F.B. 1292 File: 25573 226761\_220719

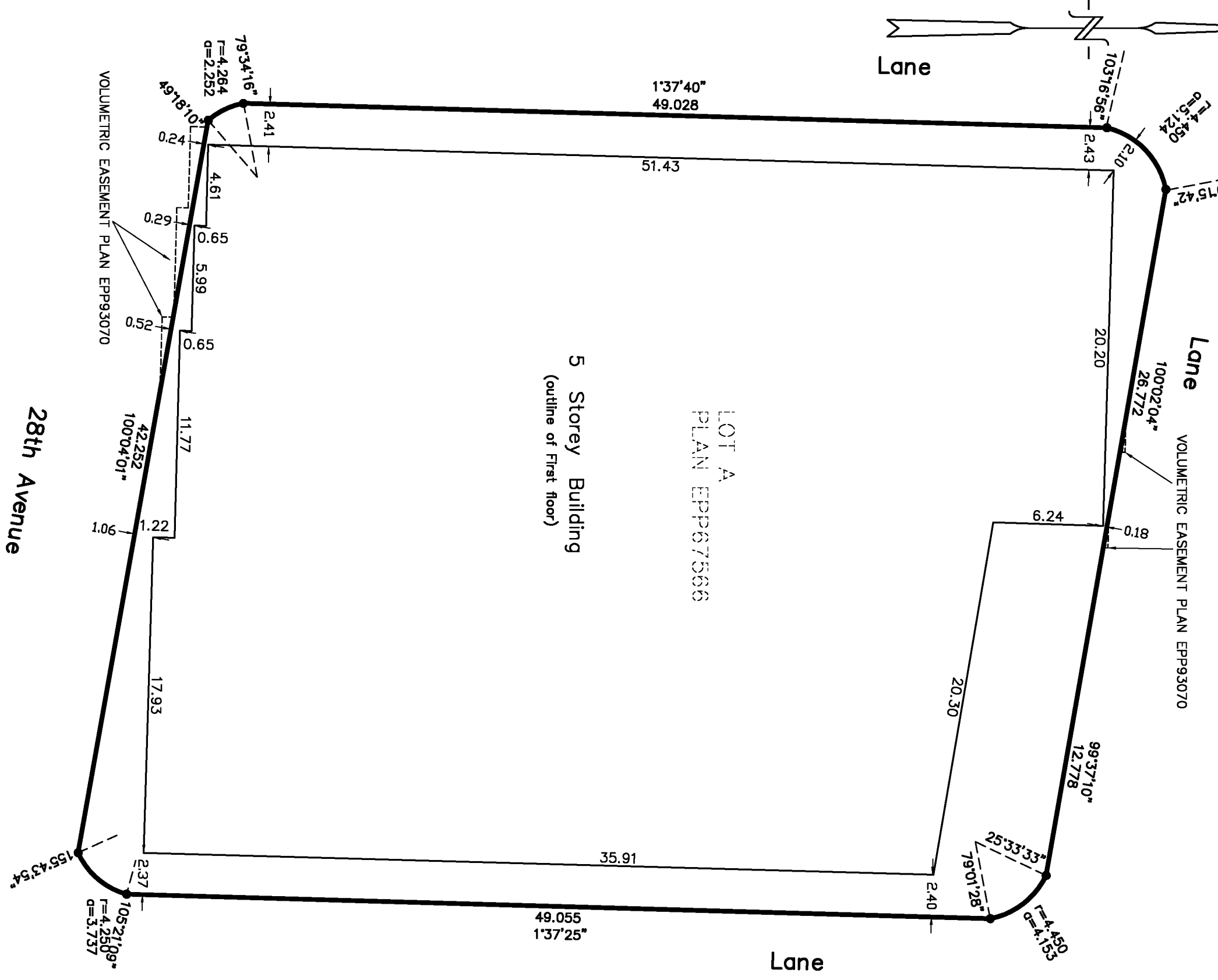
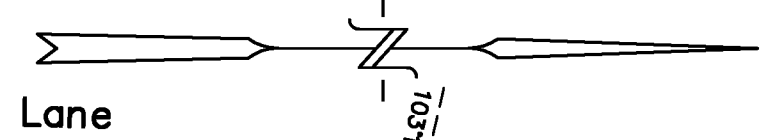
# Building location.

SHEET 2 OF 8 SHEETS  
STRATA PLAN EPS4270

BCGS No 82L.024  
SCALE 1:250



All distances in metres and decimals thereof.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH x 432mm IN HEIGHT (B size) WHEN PLOTTED AT A SCALE OF 1:250



THIS SHEET SHOWS DIMENSIONS OF EXTERIOR FOUNDATION WALLS.  
OFFSETS TO PROPERTY LINES ARE PERPENDICULAR THERETO AND ARE MEASURED TO THE EXTERIOR FACE OF BUILDING FOUNDATION WALLS.

J.R. SHORTT, BCLS #770  
JULY 22, 2019  
FILE: 25573

# LCP and Common Property, 1st Floor.

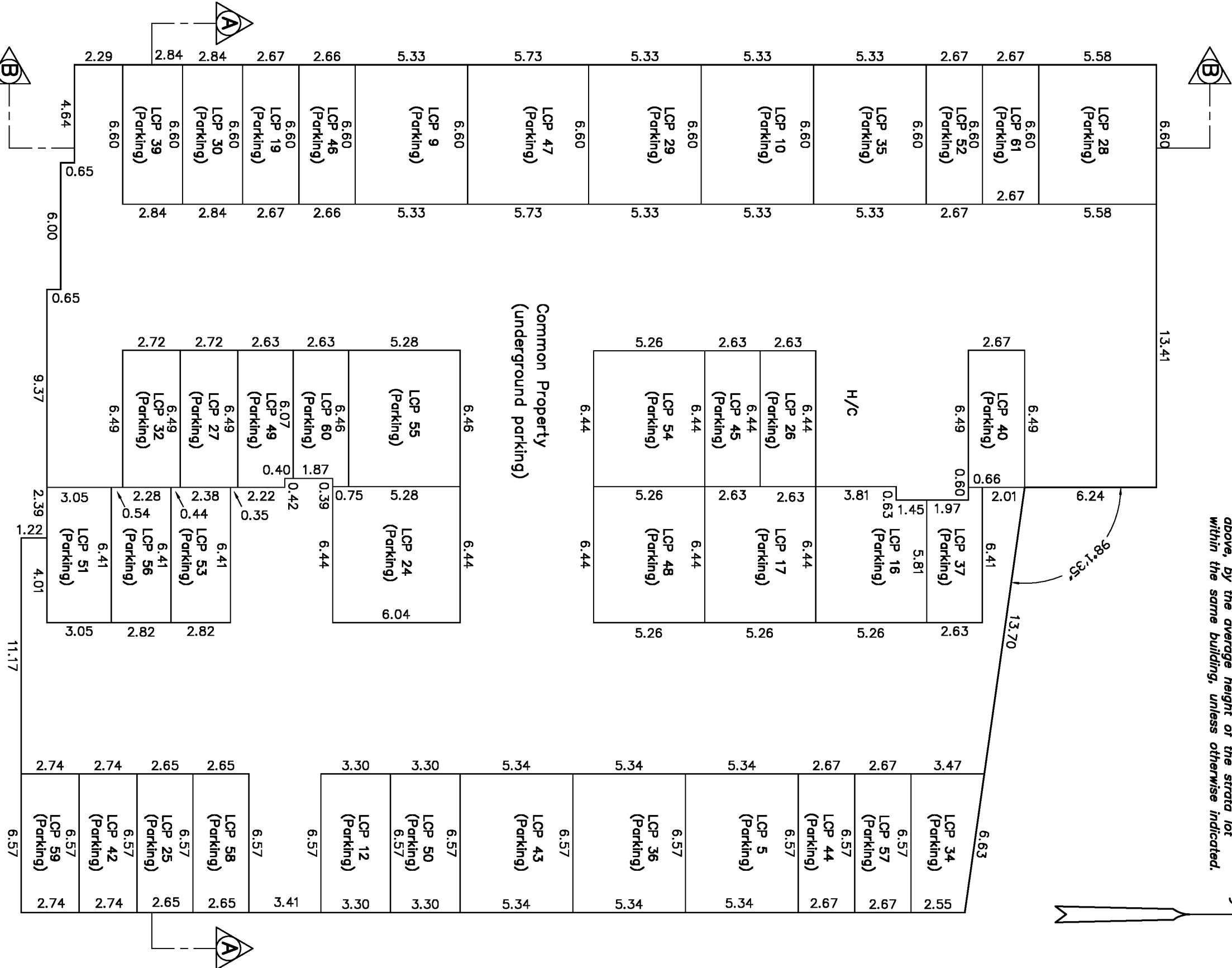
SHEET 3 OF 8 SHEETS  
STRATA PLAN EPS4270

BCGS No 82L.024  
SCALE 1:200



All distances in metres and decimals thereof.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH x  
432mm IN HEIGHT (B size) WHEN PLOTTED AT A SCALE OF 1:200

All LCP and deck areas are defined as to height by  
the centerline of the floor/ceiling above of its  
extensions, or where there is not floor/ceiling  
above, by the average height of the strata lot  
within the same building, unless otherwise indicated.



SECTION ARROWS ON THIS PLAN POINT IN THE  
DIRECTION OF VIEW.  
THIS SHEET SHOWS DIMENSIONS TO THE CENTRE OF ALL  
WALLS.

J.R. SHORTT, BCLS #770  
JULY 22, 2019  
FILE: 25573

# Strata Lots 1-4, 2nd Floor.

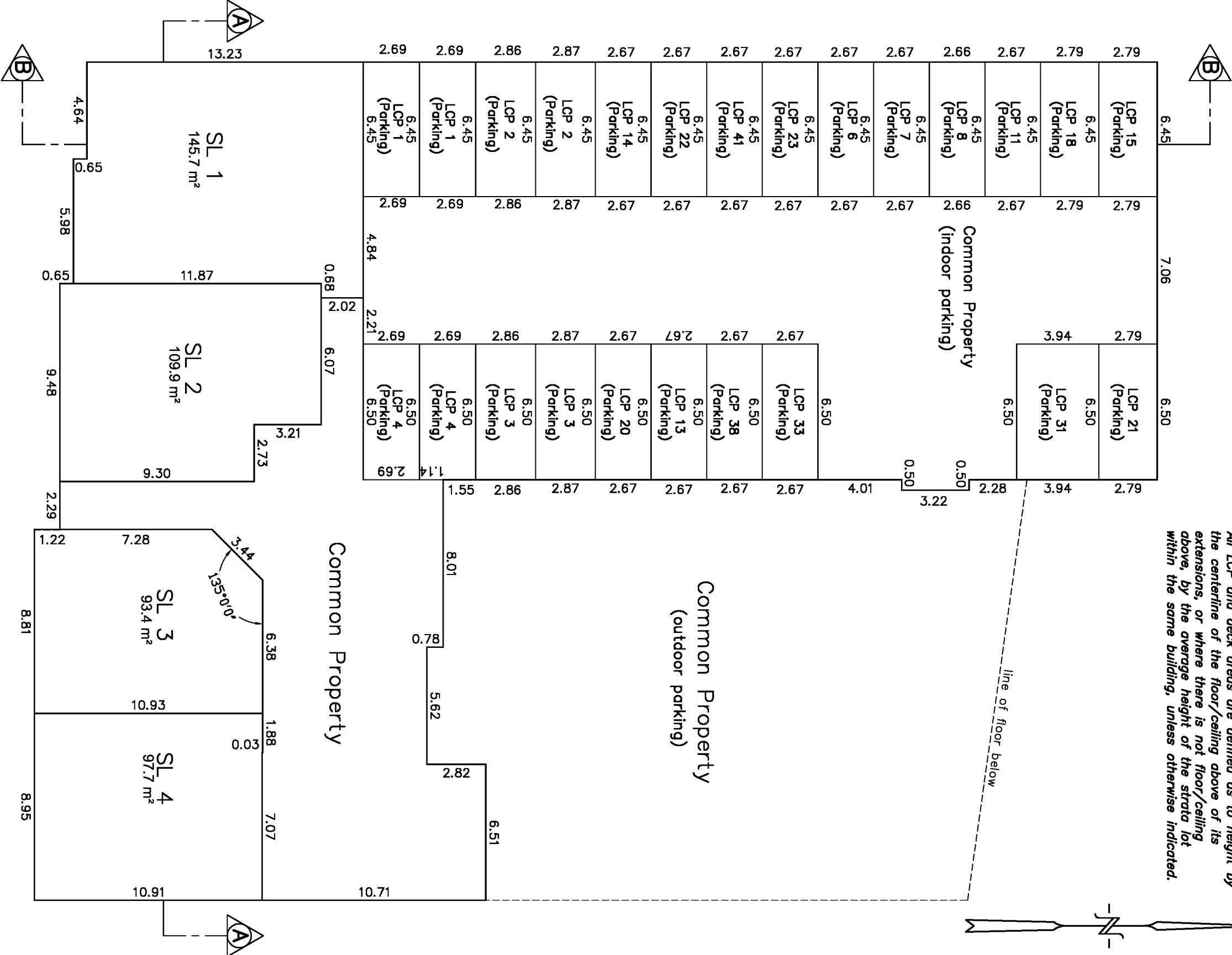
BCGS No 82L.024  
SCALE 1:200

SHEET 4 OF 8 SHEETS  
STRATA PLAN EPS4270



All distances in metres and decimals thereof.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH x 432mm IN HEIGHT (B size) WHEN PLOTTED AT A SCALE OF 1:200

All LCP and deck areas are defined as to height by the centerline of the floor/ceiling above of its extensions, or where there is not floor/ceiling above, by the average height of the strata lot within the same building, unless otherwise indicated.



SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.  
THIS SHEET SHOWS DIMENSIONS TO THE CENTRE OF ALL WALLS.

J.R. SHORTT, BCLS #770  
JULY 22, 2019  
FILE: 25573

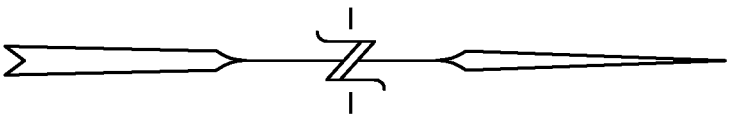
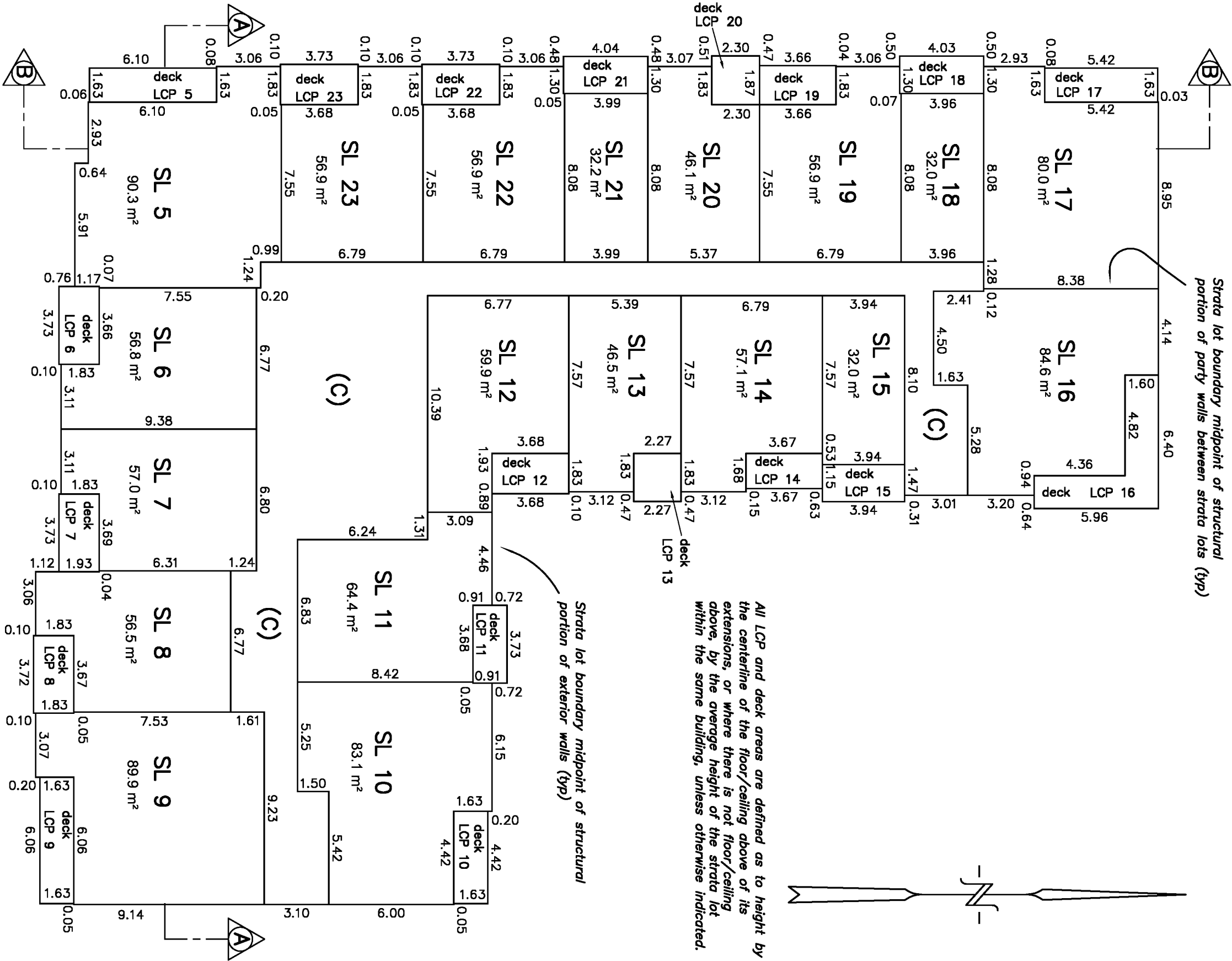
# Strata Lots 5-23, 3rd Floor.

BCGS No 82L.024  
SCALE 1:200



All distances in metres and decimals thereof.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH x  
432mm IN HEIGHT (B size) WHEN PLOTTED AT A SCALE OF 1:200

SHEET 5 OF 8 SHEETS  
STRATA PLAN EPS4270



SECTION ARROWS ON THIS PLAN POINT IN THE  
DIRECTION OF VIEW.  
THIS SHEET SHOWS DIMENSIONS TO THE CENTRE OF ALL  
WALLS.

J.R. SHORTT, BCLS #770  
JULY 22, 2019  
FILE: 25573

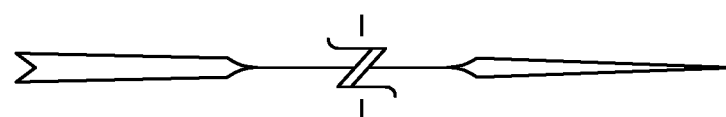
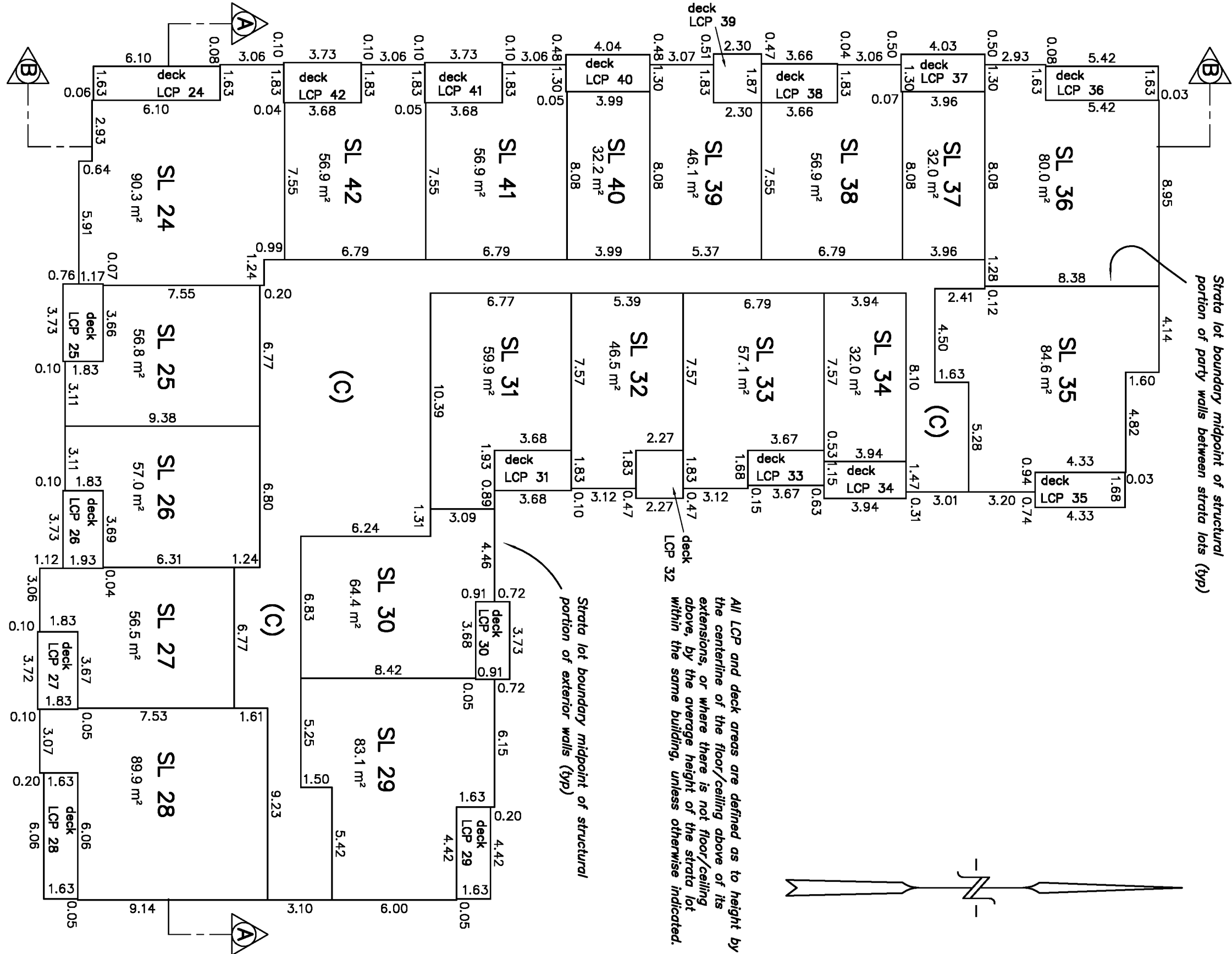
# Strata Lots 24-42, 4th Floor.

BCGS No 82L.024  
SCALE 1:200



All distances in metres and decimals thereof.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH x  
432mm IN HEIGHT (B size) WHEN PLOTTED AT A SCALE OF 1:200

SHEET 6 OF 8 SHEETS  
STRATA PLAN EPS4270



SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.  
THIS SHEET SHOWS DIMENSIONS TO THE CENTRE OF ALL WALLS.

J.R. SHORTT, BCLS #770  
JULY 22, 2019  
FILE: 25573

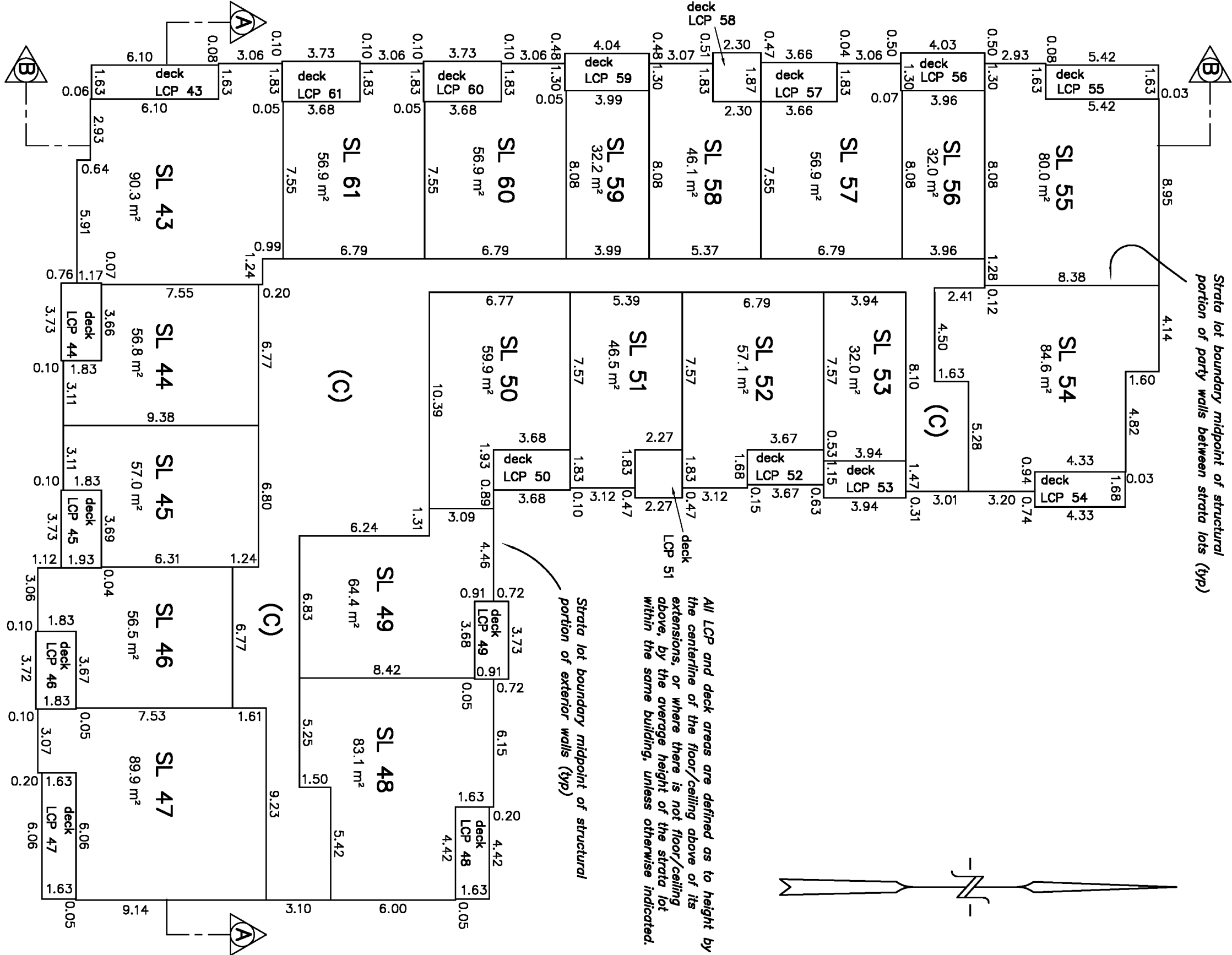
# Strata Lots 43-61, 5th Floor.

SHEET 7 OF 8 SHEETS  
STRATA PLAN EPS4270

BCGS No 82L.024  
SCALE 1:200



All distances in metres and decimals thereof.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH x  
432mm IN HEIGHT (B size) WHEN PLOTTED AT A SCALE OF 1:200



Strata lot boundary midpoint of structural portion of party walls between strata lots (typ)

All LCP and deck areas are defined as to height by the centerline of the floor/ceiling above of its extensions, or where there is not floor/ceiling above, by the average height of the strata lot within the same building, unless otherwise indicated.

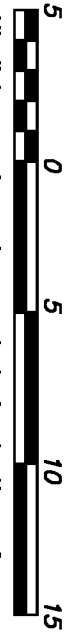
Strata lot boundary midpoint of structural portion of exterior walls (typ)

SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.  
THIS SHEET SHOWS DIMENSIONS TO THE CENTRE OF ALL WALLS.

J.R. SHORTT, BCLS #770  
JULY 22, 2019  
FILE: 25573

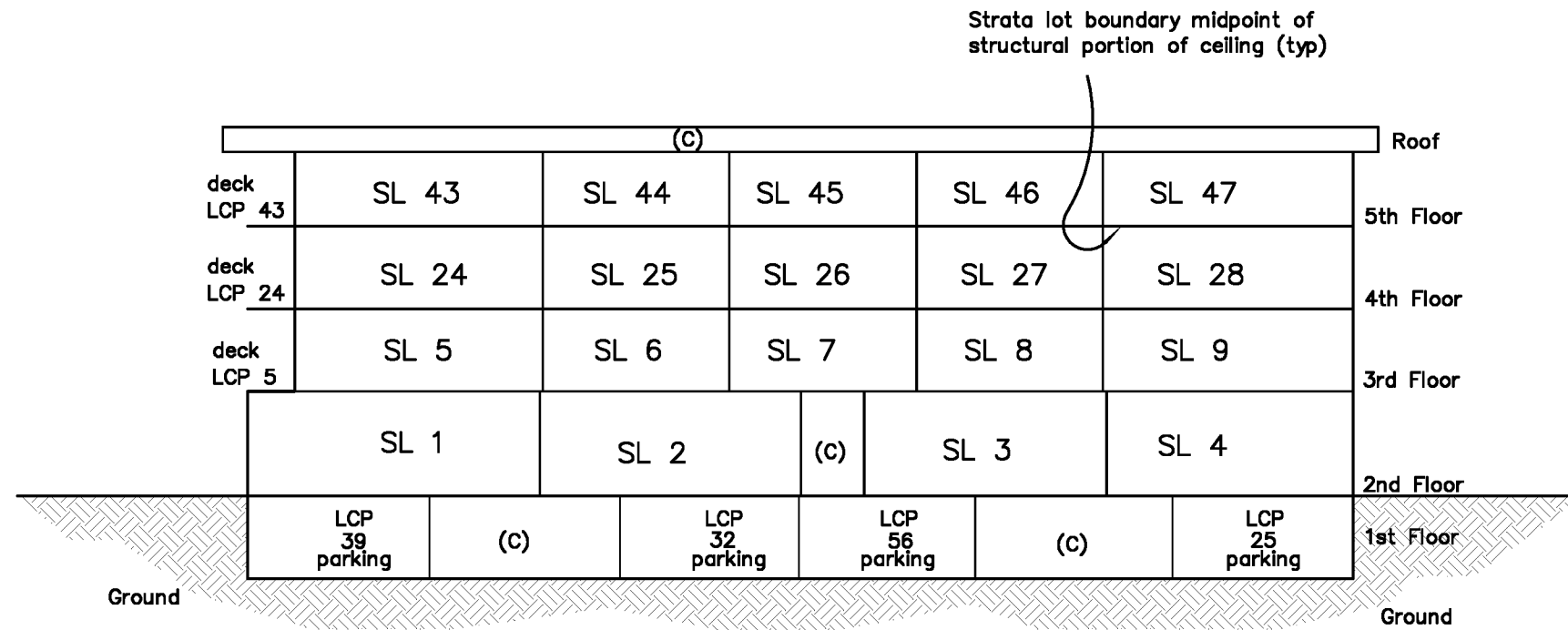
**Building Sections**

BCGS No 82L.024  
SCALE 1:250

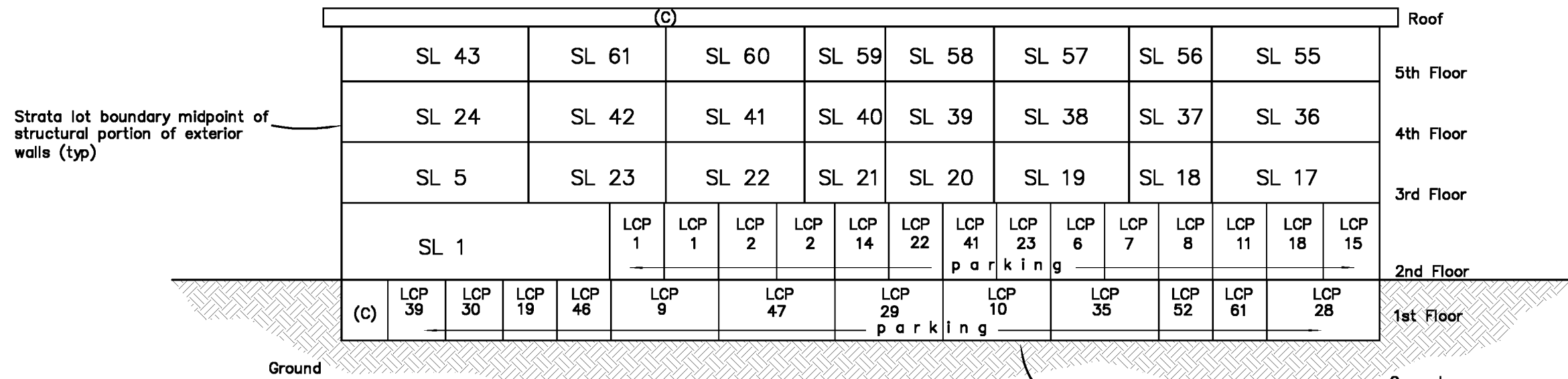


All distances in metres and decimals thereof.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH x 432mm IN HEIGHT (B size) WHEN PLOTTED AT A SCALE OF 1:250

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**Building Section A**



**Building Section B**

SHEET 8 OF 8 SHEETS  
STRATA PLAN EPS4270

J.R. SHORTT, BCLS #770  
JULY 22, 2019  
FILE: 25573