

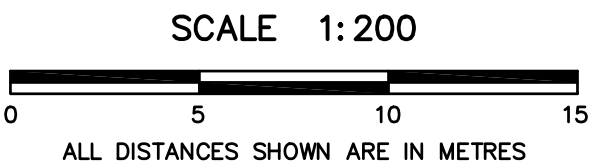
SKETCH PLAN SHOWING FOUNDATION LAYOUT FOR
CONSTRUCTION OF AN APARTMENT TO BE BUILT ON
LOT 1, BLOCK 781, DL 2450s, SDYD, PLAN 3085

PID: 007-595-476
CHARGES: NONE

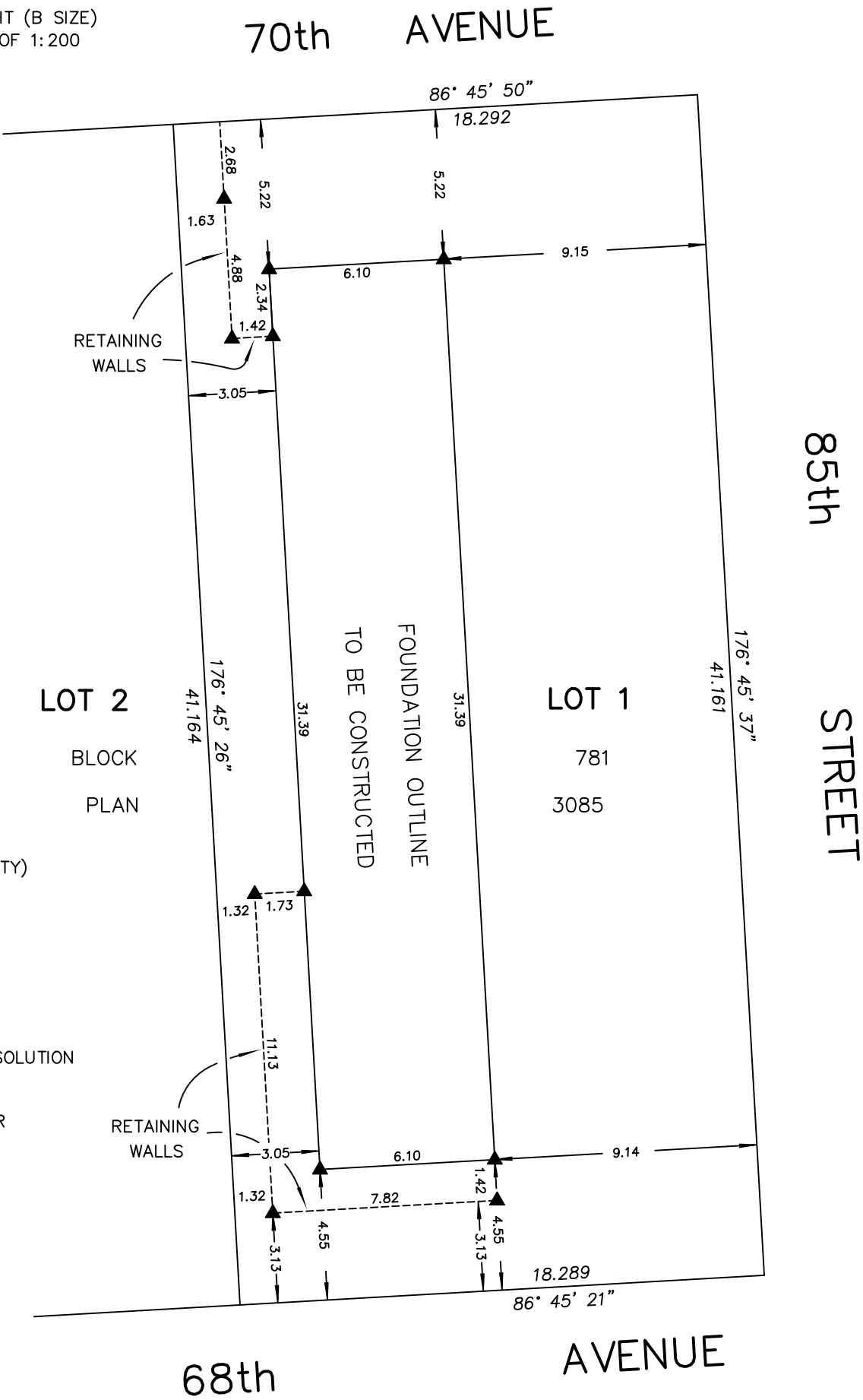
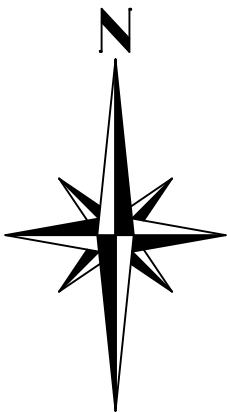
CIVIC ADDRESS:
6802 - 85th STREET, OSOYOOS

CLIENT: SHANE HODAK /
COASTAL CITY INVESTMENTS LTD.

FIELD SURVEY DATE: APRIL 4, 2024



THE INTENDED SIZE OF THIS PLAN IS 280 mm
IN WIDTH BY 432 mm IN HEIGHT (B SIZE)
WHEN PLOTTED AT A SCALE OF 1:200



NOTES:

● DENOTES IRON POST FOUND
(NONE EXIST ON THE SUBJECT PROPERTY)

▲ DENOTES SPIKE SET

NOT SUITABLE FOR
MORTGAGE PURPOSES

LOT DIMENSIONS ARE DERIVED
FROM LAND TITLE OFFICE RECORDS
PLAN 3085, AND FIELD TIES WITH RESOLUTION
BEARINGS ARE UTM GRID, ZONE 11

THIS SKETCH PLAN WAS PREPARED FOR
CONSTRUCTION LAYOUT PURPOSES
AND IS FOR THE EXCLUSIVE
USE OF THE CLIENT SHOWN.

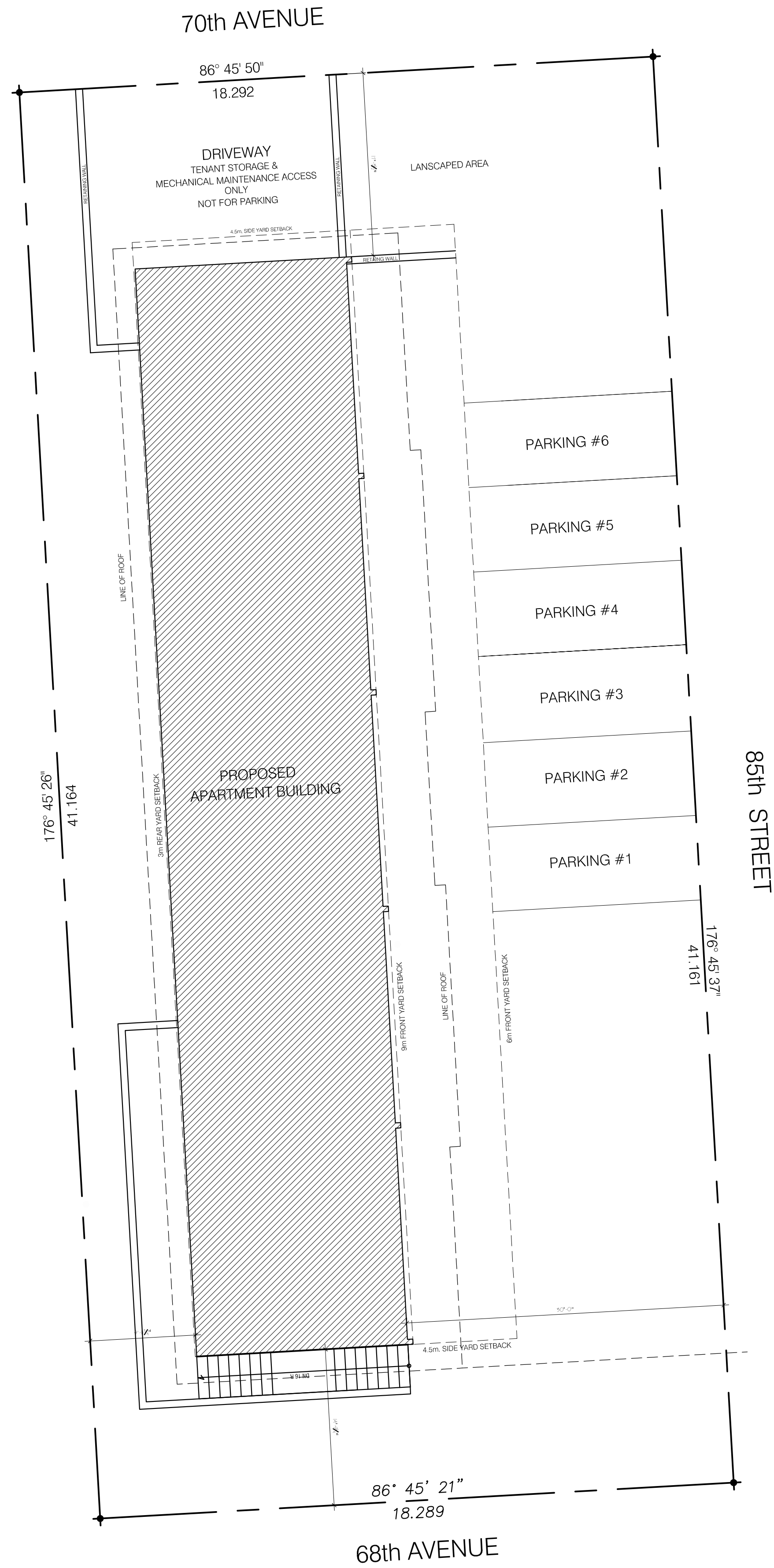
THIS DOCUMENT SHOWS THE RELATIVE LOCATION
OF THE PRE-CONSTRUCTION SPIKES WITH RESPECT
TO THE BOUNDARIES OF THE PARCEL DESCRIBED
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SURVEYED BY BRAD PENDERGRAFT BCLS 668

PENDERGRAFT PROFESSIONAL
LAND SURVEYING INC.

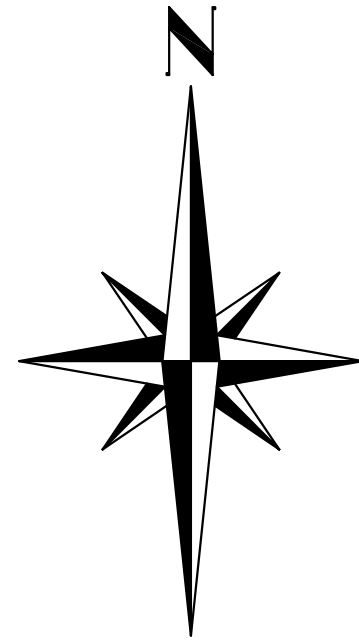
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OSOYOOS, B.C. ©
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PHONE:(250) 495-7127
email: brad@pendergrafterveysing.ca

OUR FILE NO. 1213203 LAY1.DWG
DC FILE NO. 1162546



SITE PLAN

SCALE: 1/8"=1'-0"



LOT 1, BLOCK 781, DL 2450s, SDYD, PLAN 3085
6802 - 85th STREET, OSOY00S

ZONING- R7

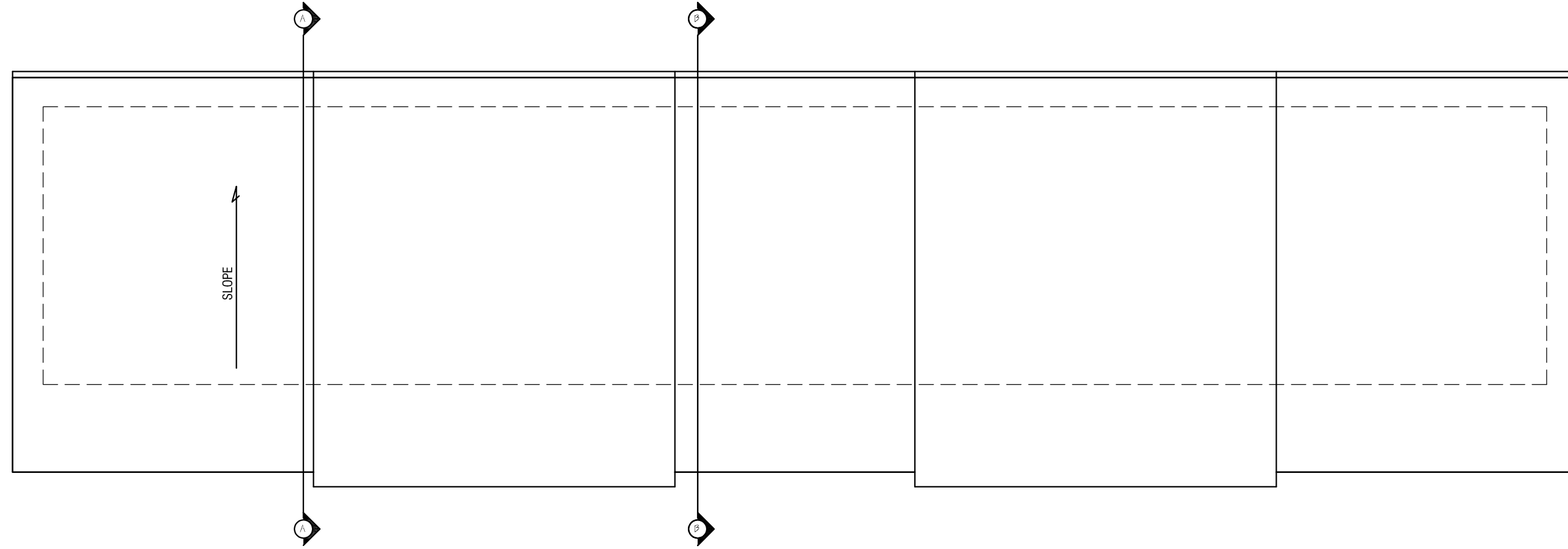
LOT AREA= 8104.6 sq. ft.

BUILDING AREA= 2060 sq. ft.

COVERAGE =25.4%

ROOF PLAN

SCALE: 1/8"=1'-0"



INDEX:

- A1.1 SITE / ROOF PLAN
- A2.1 FOUNDATION / BASEMENT FLOOR PLANS
- A2.2 MAIN FLOOR PLAN
- A3.1 FRONT & RIGHT SIDE ELEVATIONS
- A3.2 REAR & LEFT SIDE ELEVATIONS
- A4.1 SECTION

GENERAL NOTES:

-All work to be in compliance with the current standards of the British Columbia Building Code, current electrical and plumbing codes and all local codes and bylaws which take precedence.

-All work shall be performed in all respects to good building codes.

NO. REVISION:	DATE:	INTL:	DATE:	SHEET NO.
0. ISSUED FOR PERMIT	JUNE 8, 2022	SM	SEPT 19, 22	A1.1 4
1. BASEMENT SUITE	SEPT 8, 2022	SM	SCALE:	
2. ROOFLINE REVISIONS	SEPT 14, 2022	SM	AS SHOWN	
3. STORAGE LOCKER REVISIONS	JUNE 14, 23	SM	DRAWN BY:	
4. ADJUSTMENT TO WALL DETAIL	JUNE 14, 23	SM		

SITE PLAN
ROOF PLAN

HODAK APARTMENTS
6802 - 85th STREET
OSOY00S, B.C.

phone: 250.869.6763
email: susan@sjmdesign.ca

SJM

DESIGN