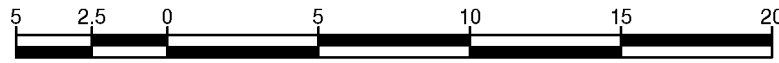


STRATA PLAN OF LOT A SECTION 72 ESQUIMALT DISTRICT PLAN EPP63481

Sheet 1 of 11 Sheets

STRATA PLAN EPS4085

BCGS 92B.073



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250.

All distances are in metres and decimals thereof.

Integrated Survey Area No. 51, City of Langford, NAD83 (CSRS) 3.0.0.BC.1.CRD.

Grid bearings are derived from observations between geodetic control monuments 94H1522 and 94H2049.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from MASCOT published coordinates and standard deviations for geodetic control monuments 94H1522 and 94H2049.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996073 which has been derived from geodetic control monuments 94H1522 and 94H2049.

LEGEND

- ⊙ denotes control monument found
- denotes standard iron post found
- denotes lead plug found

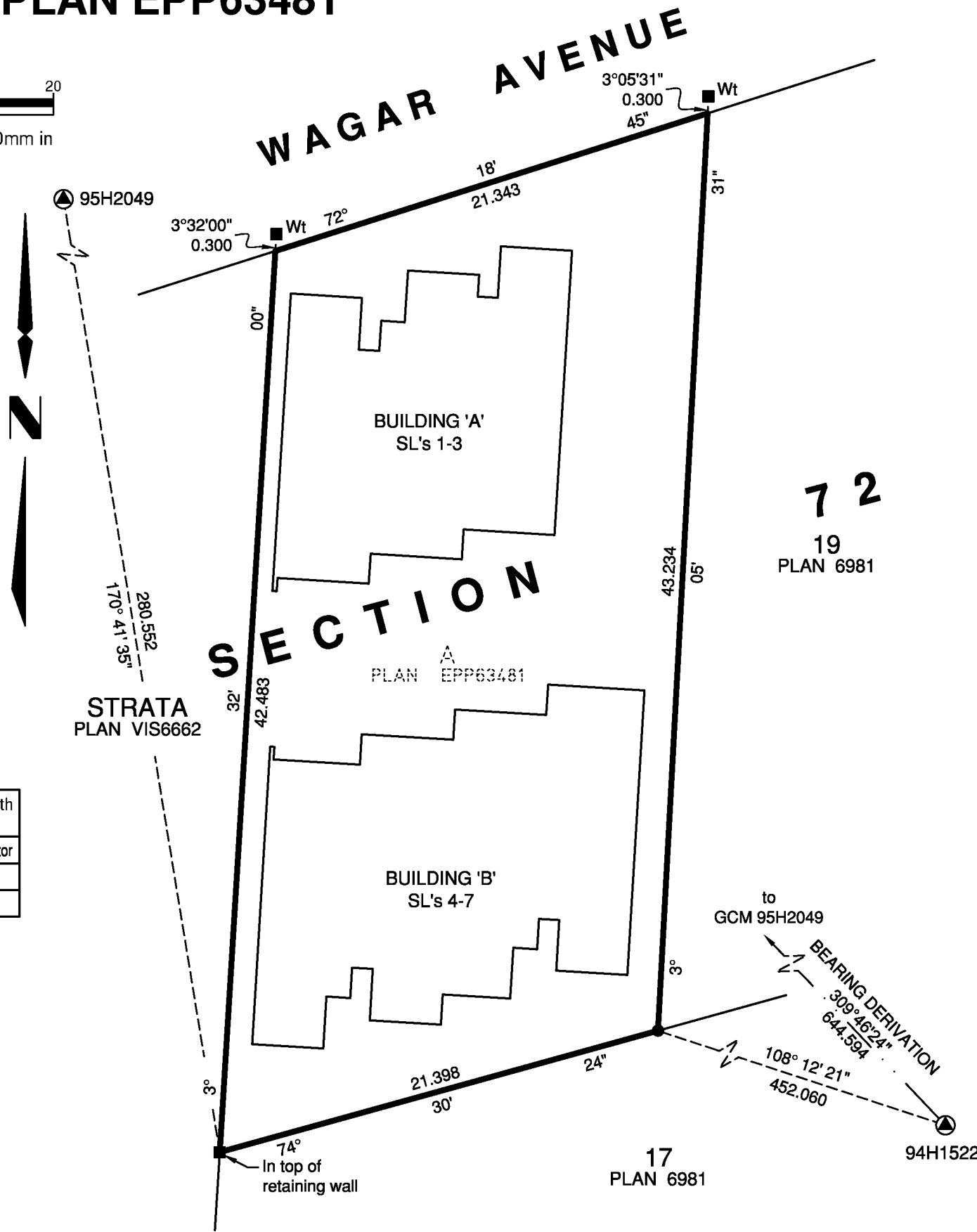
Note: This plan shows one or more witness posts which are not set on the true corner(s).

Datum: NAD83(CSRS) 3.0.0.BC.1.CRD		UTM Zone 10 North	
Estimated Horizontal Positional Accuracy: 0.02m			
Point	UTM Northing	UTM Easting	Point Combined Factor
94H1522	5366306.716	463900.531	0.9996072
95H2049	5366718.936	463405.303	0.9996074

Civic Address:
679 Wagar Avenue
Langford, BC

All building angles are multiples of 90° unless otherwise noted.

Building ties are from the concrete building foundation at ground level perpendicular to property lines unless otherwise shown.



WSP
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Strata lot boundaries are defined by the centre line of structural portion of walls.

Patios and balconies are defined by outermost edge of surface.

All patios and balconies 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.

Garages are not included in the habitable area.

See Sheets 2 and 3 for building perimeter dimensions.

The buildings included 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 Capital Regional District and the City of Langford.

The field survey represented by this plan was completed on the 19th day of January, 2017.

David J. Kaczowka, BCLS 957

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BUILDING A - LOCATION PART SL'S 1 TO 3 INCLUSIVE

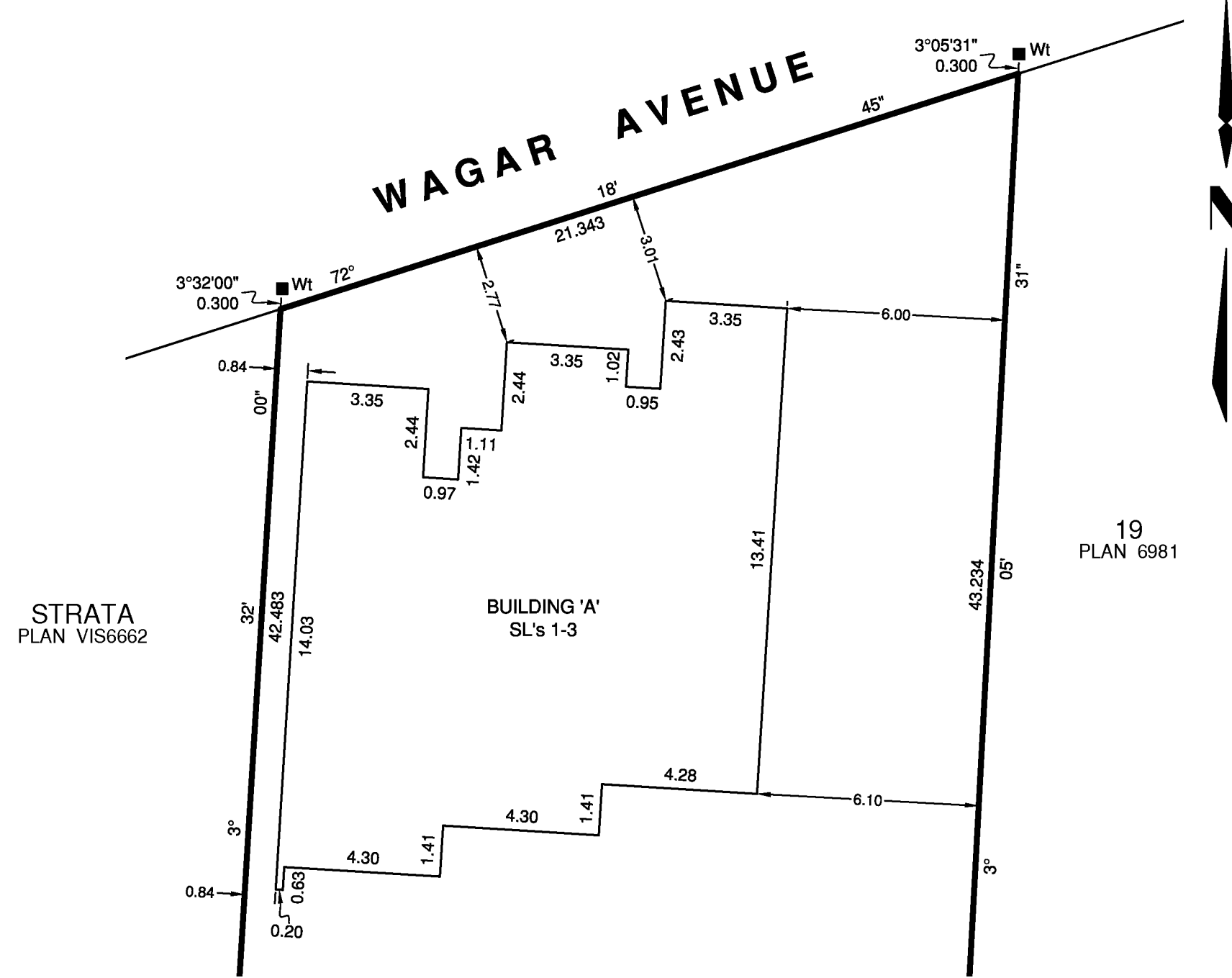
Sheet 2 of 11 Sheets

STRATA PLAN EPS4085



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All distances are in metres and decimals thereof.



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010056534-SCSU01-R00

David J. Kaczowka, BCLS 957
January 19, 2017

BUILDING B - LOCATION PART SL'S 4 TO 7 INCLUSIVE

Sheet 3 of 11 Sheets

STRATA PLAN EPS4085



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

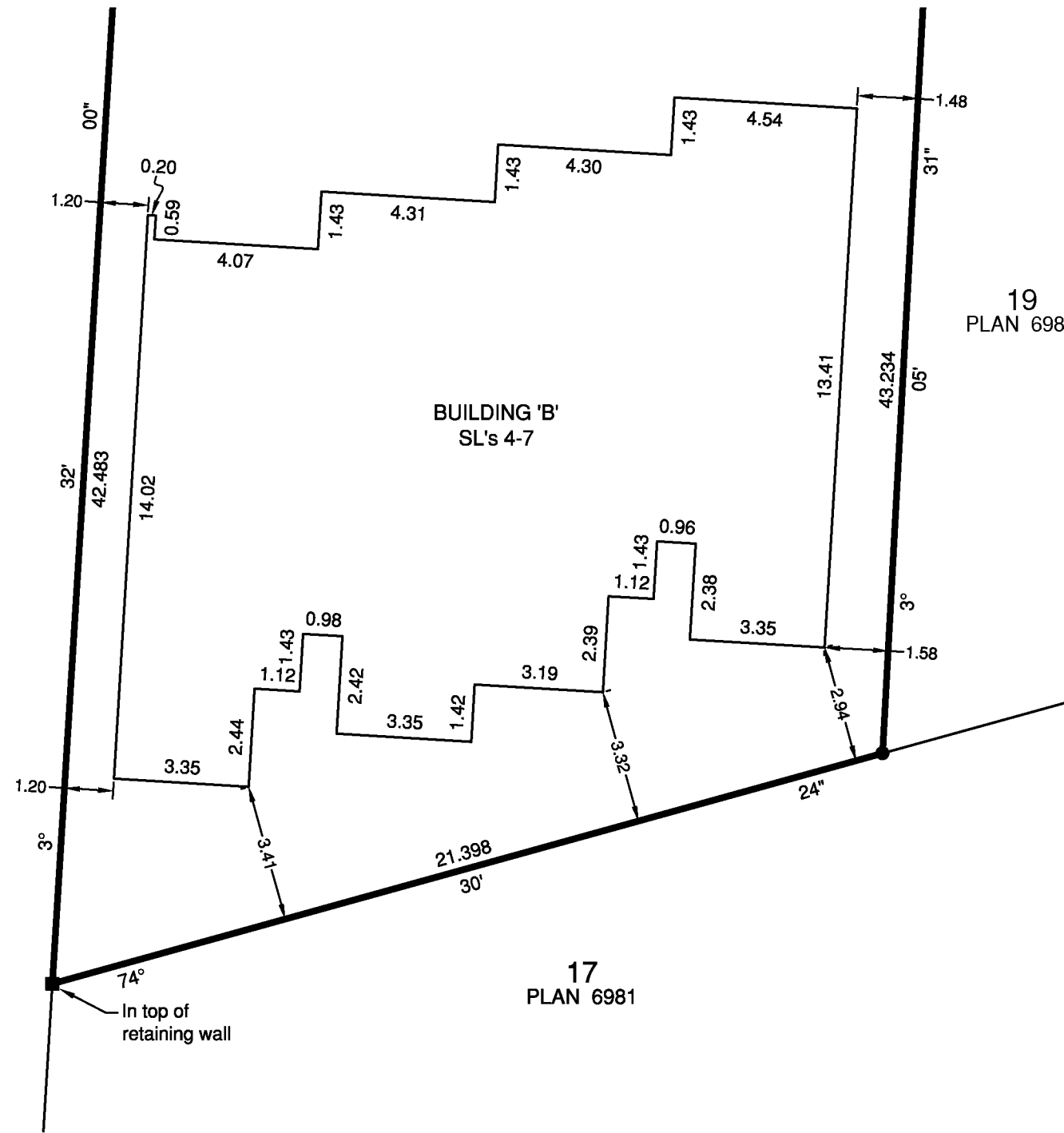
All distances are in metres and decimals thereof.

STRATA
PLAN VIS6662

BUILDING 'B'
SL's 4-7

19
PLAN 6981

17
PLAN 6981



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David J. Kaczowka, BCLS 957
January 19, 2017

BUILDING A - LEVEL 1 PART SL'S 1 TO 3 INCLUSIVE

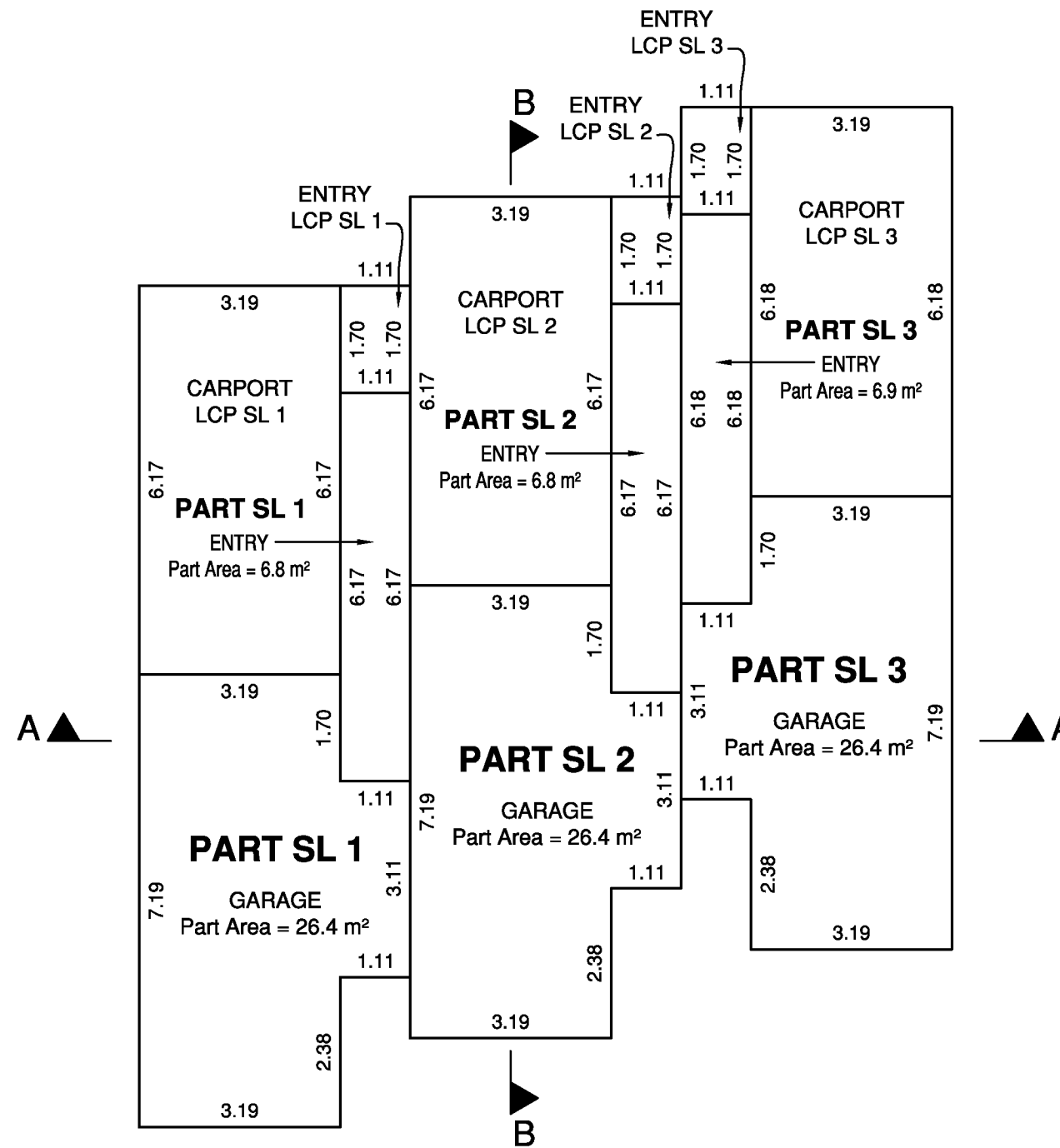
Sheet 4 of 11 Sheets

STRATA PLAN EPS4085



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 and decimals thereof.



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January 19, 2017

BUILDING A - LEVEL 2 PART SL'S 1 TO 3 INCLUSIVE

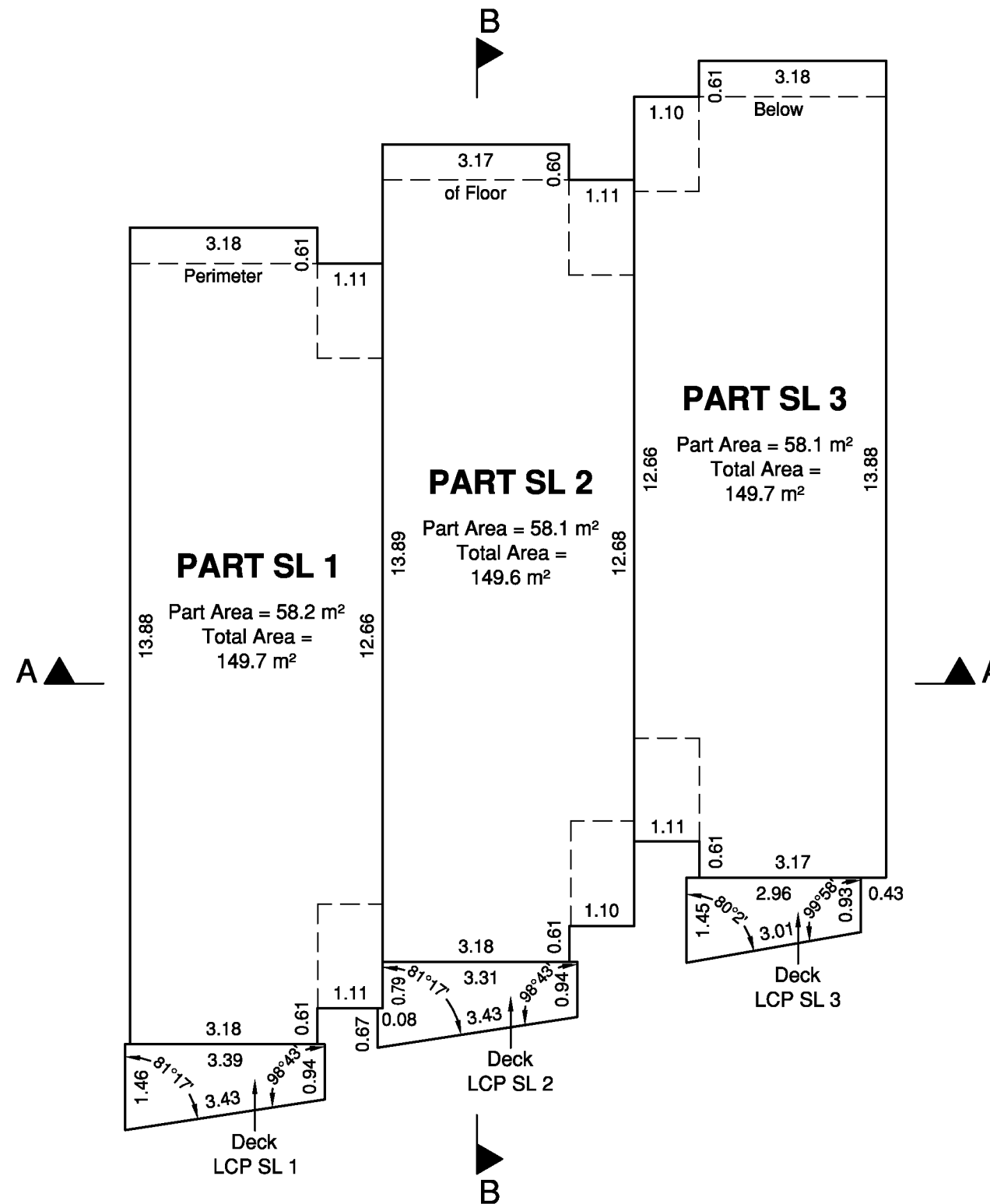
Sheet 5 of 11 Sheets

STRATA PLAN EPS4085



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 and decimals thereof.



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David J. Kaczowka, BCLS 957
January 19, 2017

BUILDING A - LEVEL 3 PART SL'S 1 TO 3 INCLUSIVE

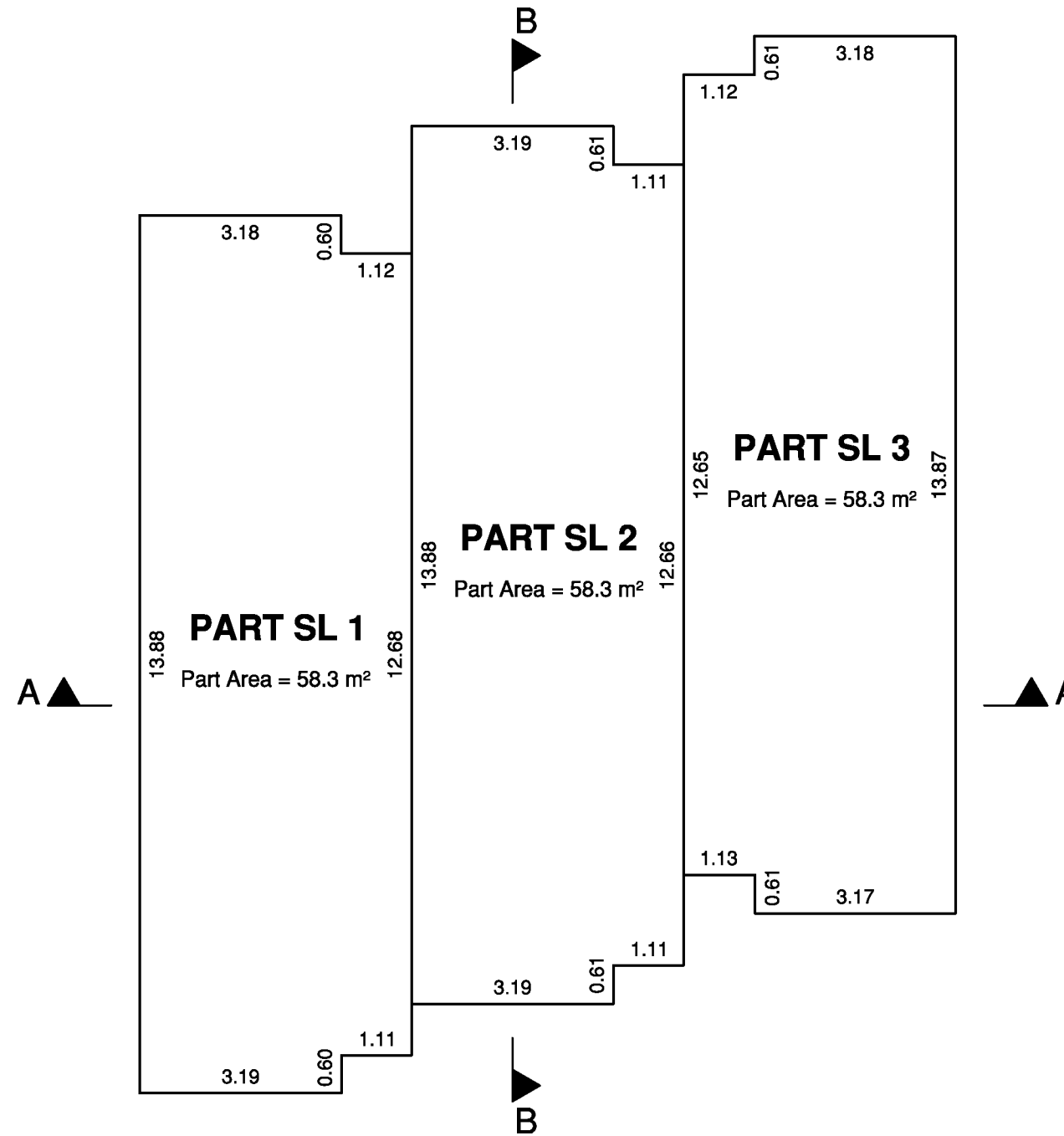
Sheet 6 of 11 Sheets

STRATA PLAN EPS4085



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 and decimals thereof.



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David J. Kaczowka, BCLS 957
January 19, 2017

BUILDING B - LEVEL 1 PART SL'S 4 TO 7 INCLUSIVE

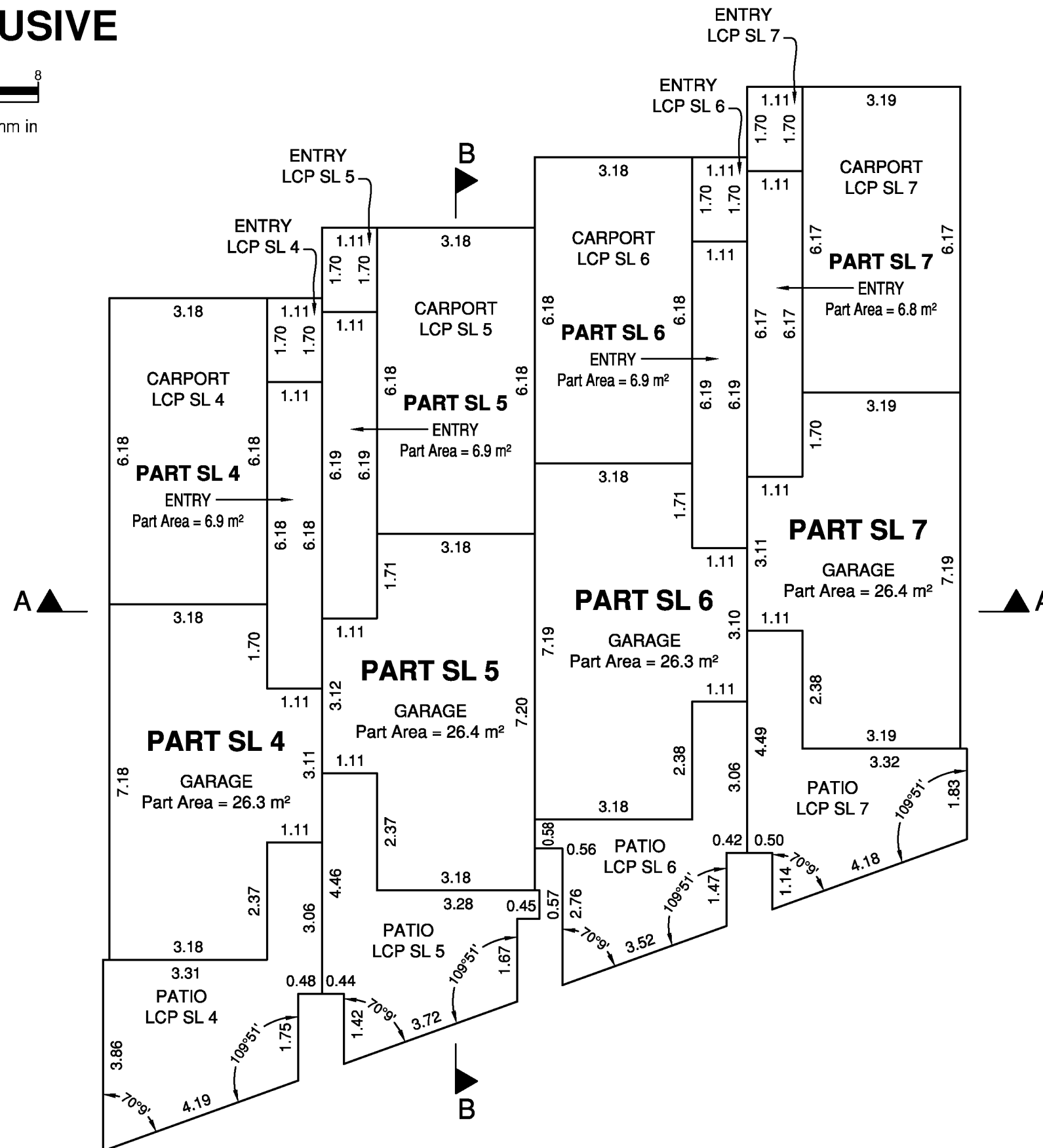
Sheet 7 of 11 Sheets

STRATA PLAN EPS4085



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 and decimals thereof.



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David J. Kaczowka, BCLS 957
January 19, 2017

BUILDING B - LEVEL 2 PART SL'S 4 TO 7 INCLUSIVE

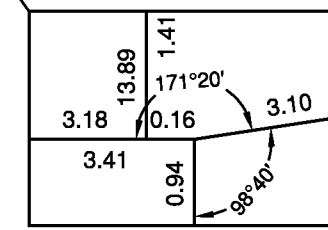
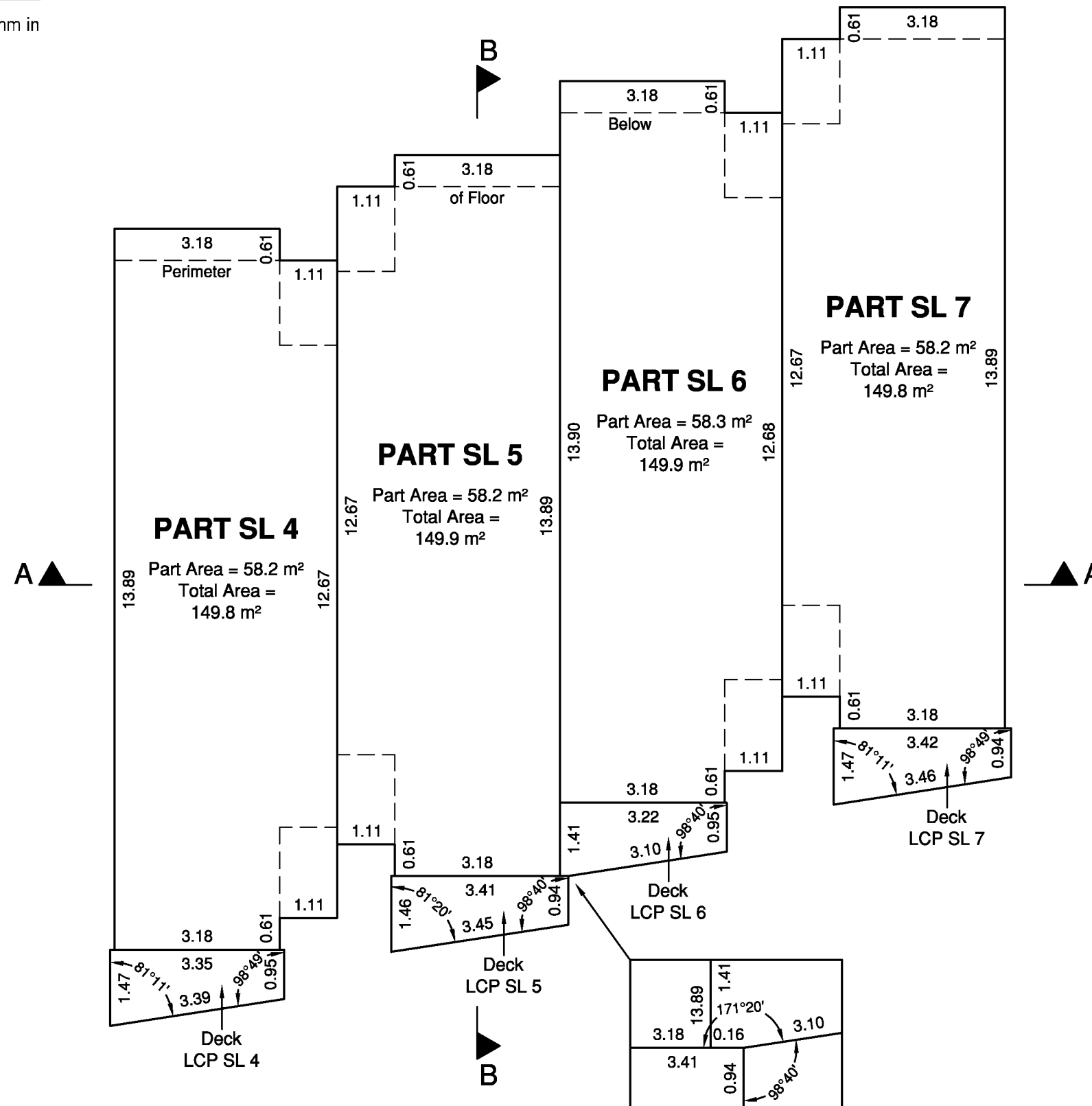
Sheet 8 of 11 Sheets

STRATA PLAN EPS4085



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 and decimals thereof.



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David J. Kaczowka, BCLS 957
January 19, 2017

BUILDING B - LEVEL 3 PART SL'S 4 TO 7 INCLUSIVE

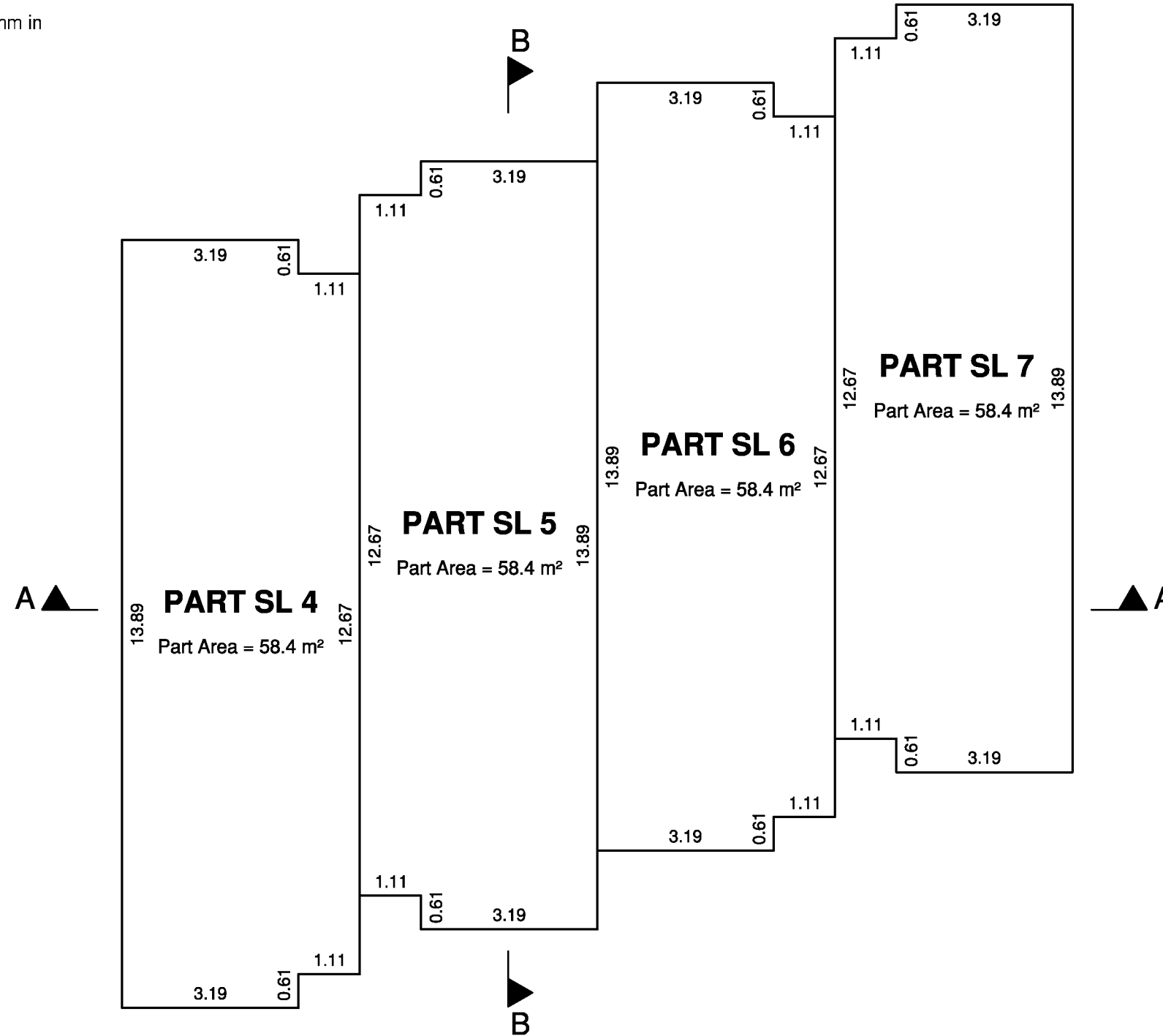
Sheet 9 of 11 Sheets

STRATA PLAN EPS4085



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 and decimals thereof.



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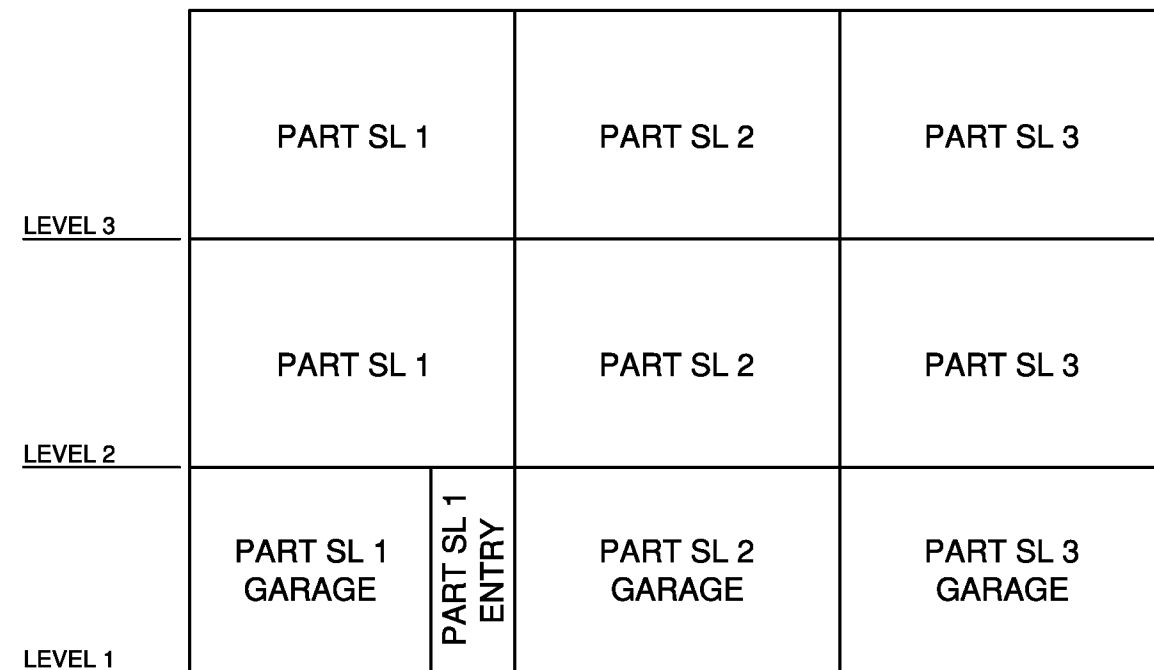
PROJECT REF./DRAWING No.
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David J. Kaczowka, BCLS 957
January 19, 2017

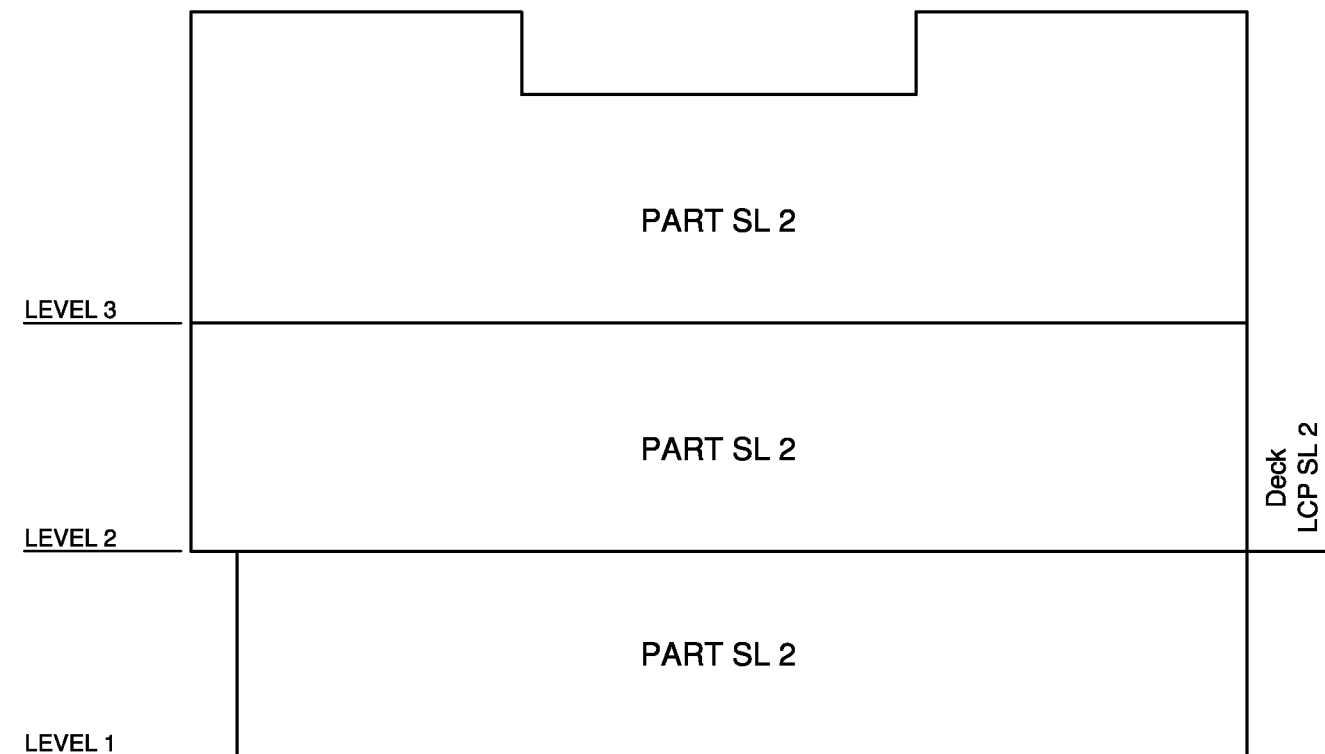
BUILDING A - SECTIONS SL'S 1 TO 3 INCLUSIVE

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STRATA PLAN EPS4085



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

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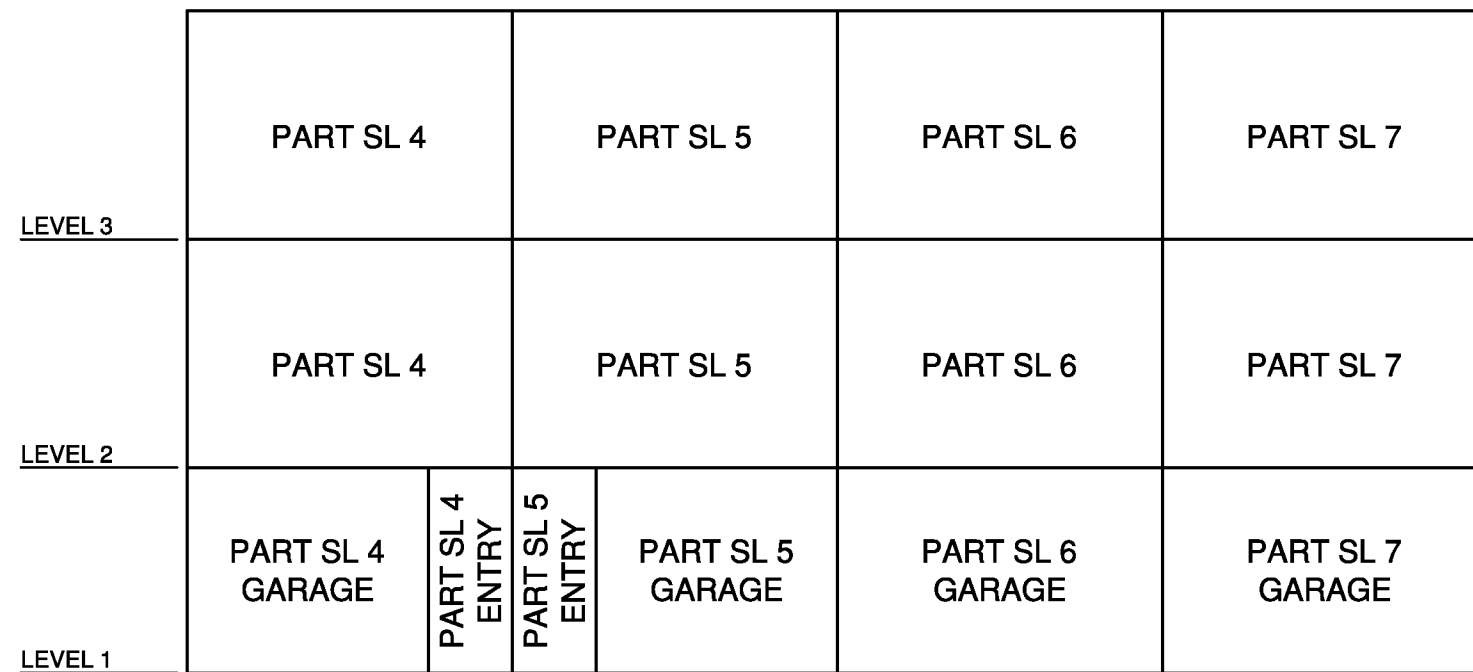
PROJECT REF./DRAWING No.
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January 19, 2017

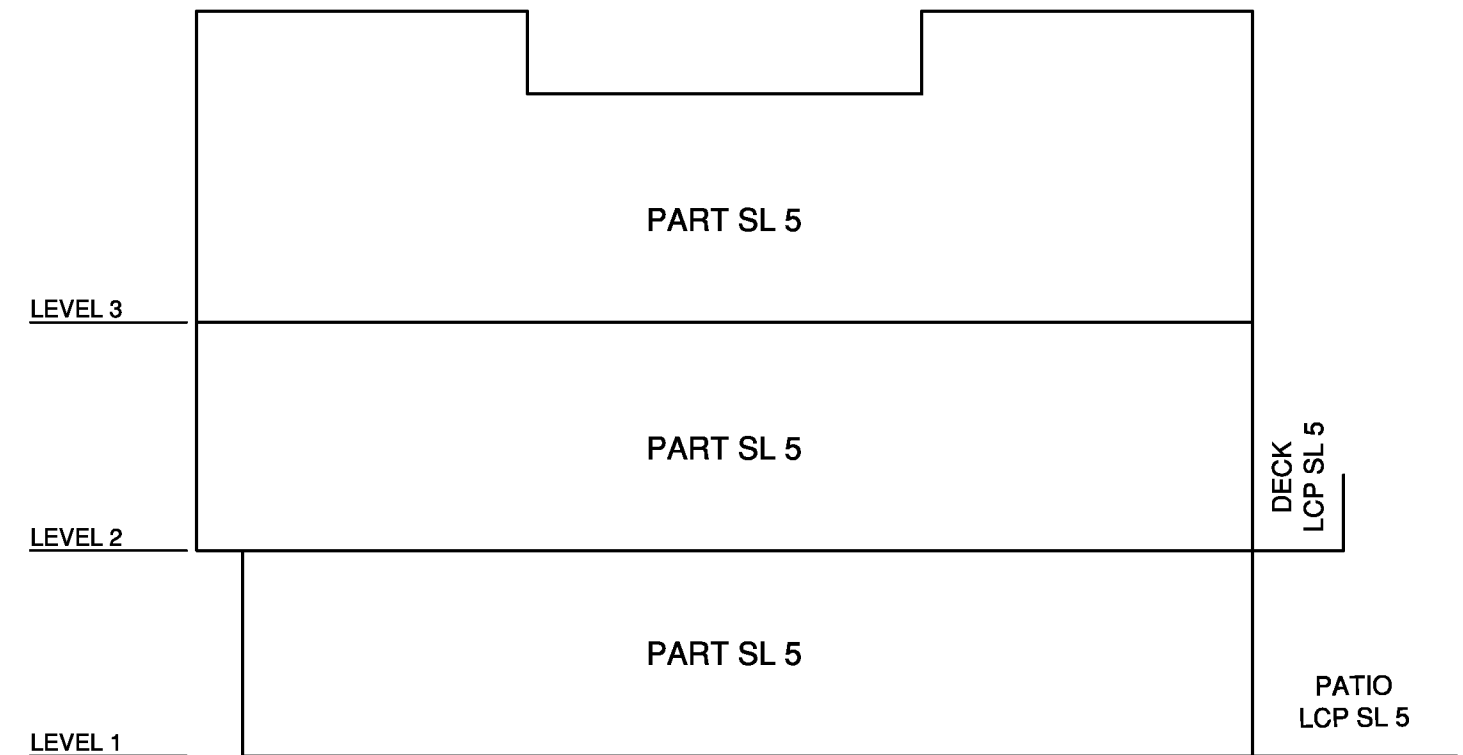
BUILDING B - SECTIONS SL'S 4 TO 7 INCLUSIVE

Sheet 1 of 11 Sheets

STRATA PLAN EPS4085



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

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