

# Strata Plan of Lot 2, Section 75, Esquimalt District, Plan EPP75724.

Sheet 1 of 8 Sheets  
Strata Plan EPS6035

BCGS 92B.043



The intended plot size of this plan is 864 mm in width by 560 mm in height (D size) when plotted at a scale of 1:200

### Legend:

Grid Bearings are derived from observations between Geodetic Control Monuments #621490 (88H3935) and #135822 (89H4904), both located in ISA #40 and referred to the central meridian of UTM Zone 10.

This plan shows horizontal ground level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.99960985 which has been derived from Geodetic Control Monuments #621490 and #135822.

The UTM Coordinates and estimated absolute accuracy achieved are derived from the published MASCOT coordinate listings for Geodetic Control Monuments #621490 and #135822.

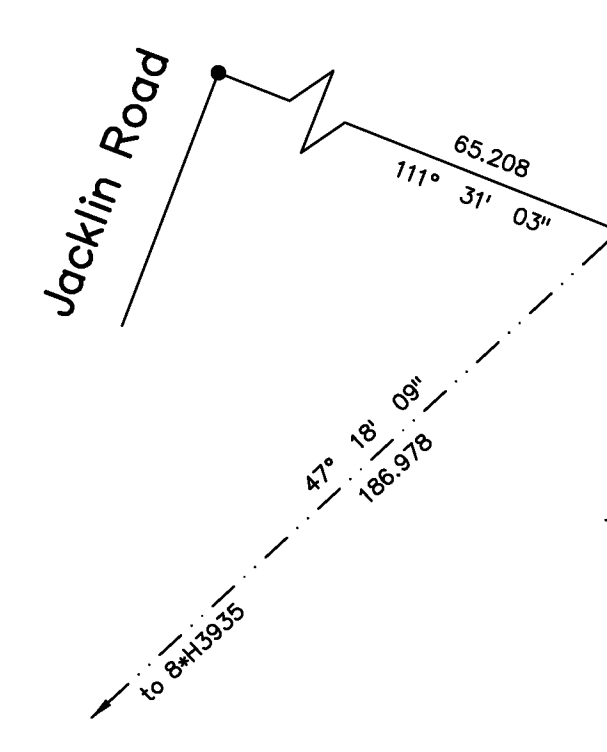
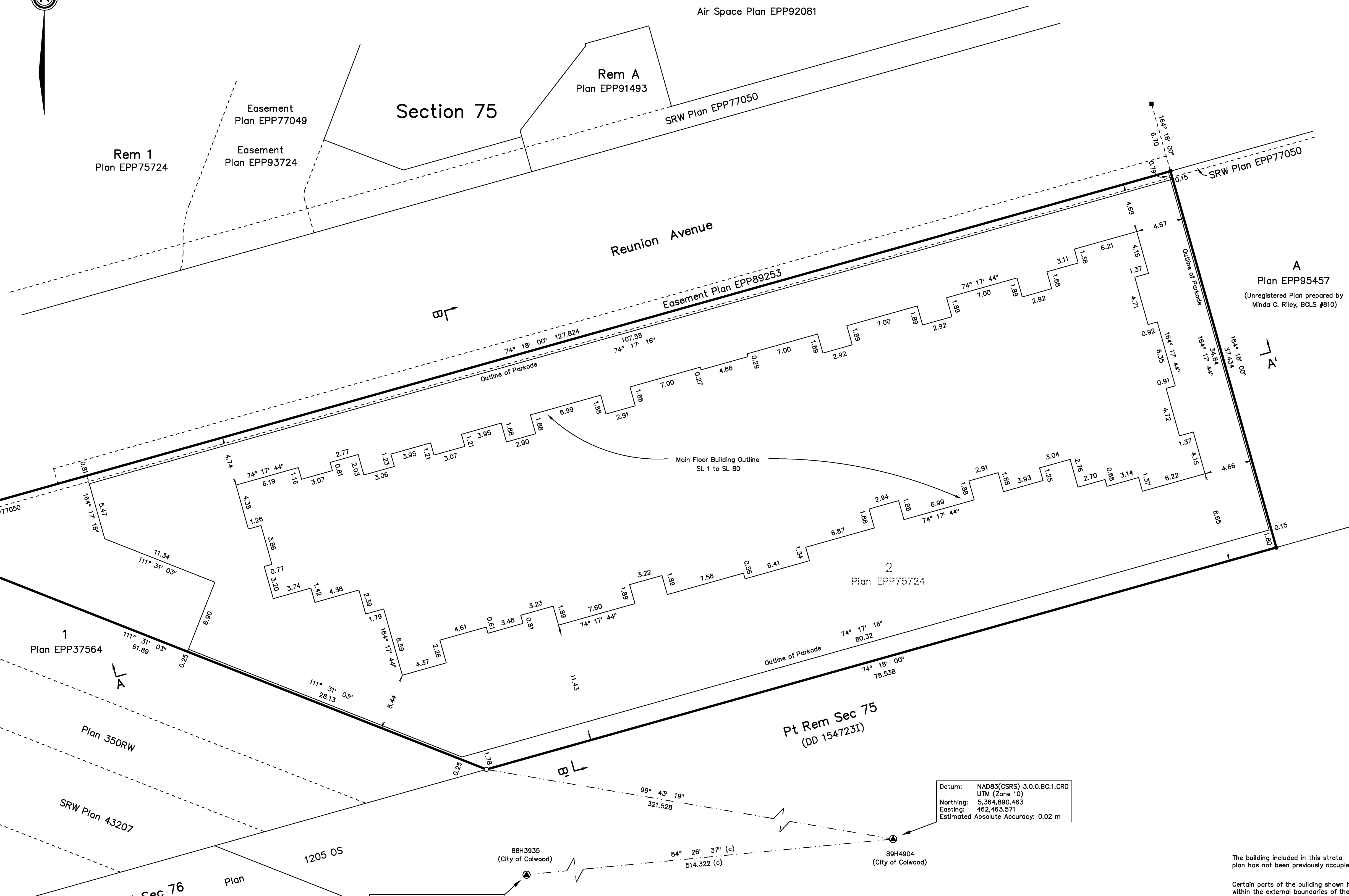
All angles deflect by multiples of 45 degrees unless otherwise indicated. Offsets shown are to exterior foundation walls unless otherwise noted.

Strata lot boundary dimensions are to the centreline of party walls, floors and ceilings, and to the exterior of the structural portion of the exterior walls, unless otherwise indicated. All strata lots and LCP areas are defined as to height by the centre of the floor above/below or its extensions, or where there is no floor above by the average height of the strata lot within the same building, unless otherwise indicated.

- m<sup>2</sup> Denotes Square metres
- SL Denotes Strata Lot
- P.A. Denotes Part Area
- T.A. Denotes Total Area
- CP Denotes Common Property
- LCP Denotes Limited Common Property appurtenant to adjacent SL if not noted otherwise
- PT Denotes Part
- PFB Denotes Perimeter of Floor Below
- Elec Denotes Electrical Room
- V Denotes Vent Shaft
- Mech Denotes Mechanical Room
- Elev Denotes Elevator
- Comm Denotes Communications Room
- Vest Denotes Vestibule
- Col Denotes Column
- Standard Iron Post Found
- Standard Iron Post Placed
- Lead Plug Found
- ⊙ Geodetic Control Monument Found

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

See Sheet 2 for Civic Addresses



Datum: NAD83(CSRS) 3.0.0.BC.1.CRD  
UTM (Zone 10)  
Northing: 5,364,890.463  
Easting: 462,463.571  
Estimated Absolute Accuracy: 0.02 m

Datum: NAD83(CSRS) 3.0.0.BC.1.CRD  
UTM (Zone 10)  
Northing: 5,364,840.684  
Easting: 461,951.867  
Estimated Absolute Accuracy: 0.01 m

**McIlvaney Riley Land Surveying Inc.**  
#113 - 2244 Sooke Road  
Victoria, B.C. V9B 1X1  
(250) 474-5538  
www.mrls.ca  
File: 6048STRATA\_EPS6035

The building included in this strata plan has not been previously occupied.

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 interests are required to provide for these encroachments.

This plan lies within the Capital Regional District and the City of Langford.

The field survey represented by this plan was completed on the 23rd day of January, 2020  
Minda C. Riley, BCL.S #810

# Parkade - Common Property Areas

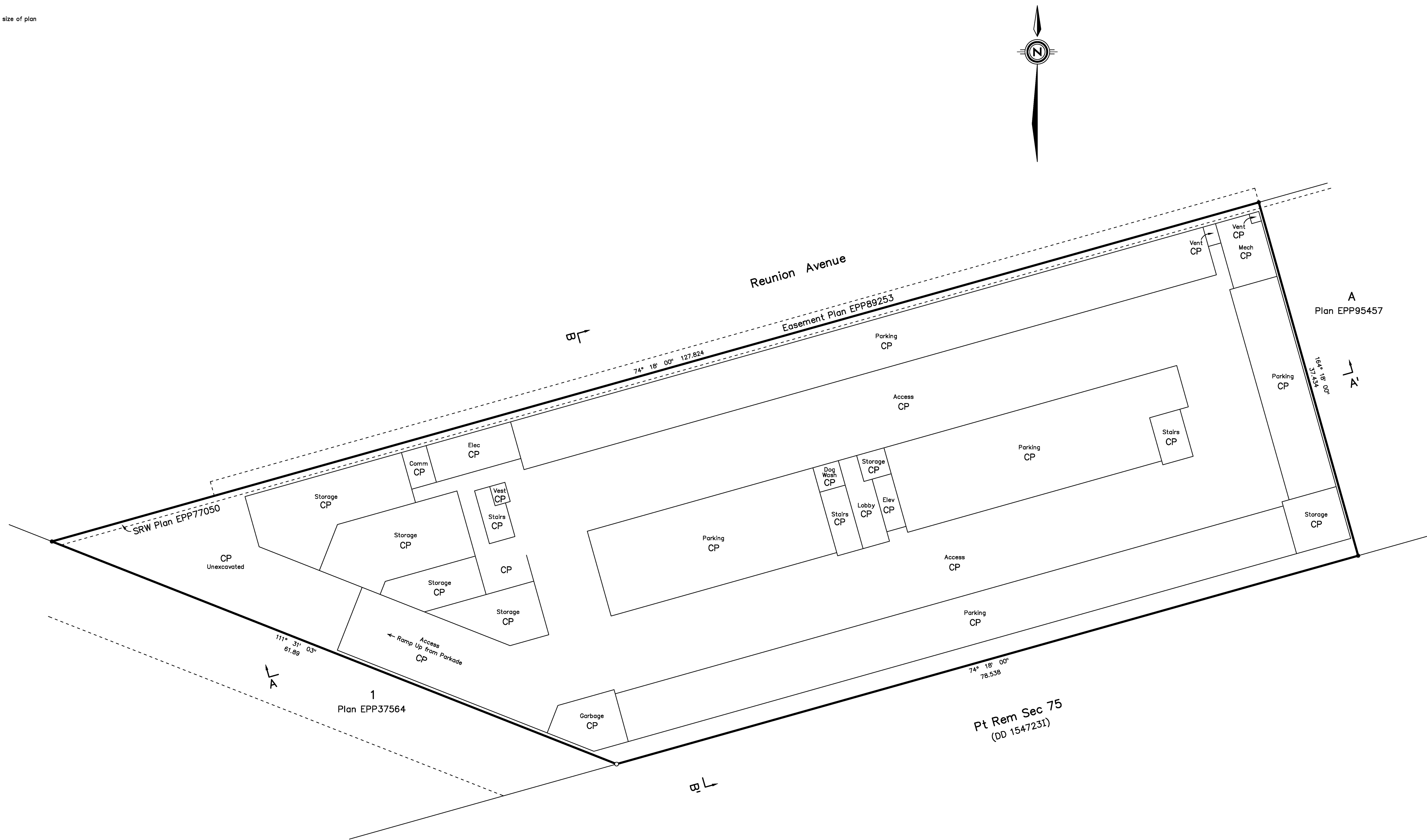


Scale of this sheet is 1:200 at intended plot size of plan

See Sheet 1 for Legend

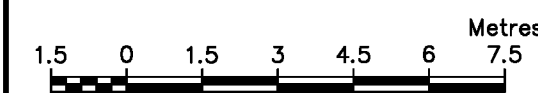
### Civic Addresses:

- SL 1 = #118 - 960 Reunion Avenue
- SL 2 = #116 - 960 Reunion Avenue
- SL 3 = #114 - 960 Reunion Avenue
- SL 4 = #112 - 960 Reunion Avenue
- SL 5 = #110 - 960 Reunion Avenue
- SL 6 = #108 - 960 Reunion Avenue
- SL 7 = #106 - 960 Reunion Avenue
- SL 8 = #104 - 960 Reunion Avenue
- SL 9 = #102 - 960 Reunion Avenue
- SL 10 = #101 - 960 Reunion Avenue
- SL 11 = #103 - 960 Reunion Avenue
- SL 12 = #105 - 960 Reunion Avenue
- SL 13 = #107 - 960 Reunion Avenue
- SL 14 = #109 - 960 Reunion Avenue
- SL 15 = #111 - 960 Reunion Avenue
- SL 16 = #113 - 960 Reunion Avenue
- SL 17 = #218 - 960 Reunion Avenue
- SL 18 = #216 - 960 Reunion Avenue
- SL 19 = #214 - 960 Reunion Avenue
- SL 20 = #212 - 960 Reunion Avenue
- SL 21 = #210 - 960 Reunion Avenue
- SL 22 = #208 - 960 Reunion Avenue
- SL 23 = #206 - 960 Reunion Avenue
- SL 24 = #204 - 960 Reunion Avenue
- SL 25 = #202 - 960 Reunion Avenue
- SL 26 = #201 - 960 Reunion Avenue
- SL 27 = #203 - 960 Reunion Avenue
- SL 28 = #205 - 960 Reunion Avenue
- SL 29 = #207 - 960 Reunion Avenue
- SL 30 = #209 - 960 Reunion Avenue
- SL 31 = #211 - 960 Reunion Avenue
- SL 32 = #213 - 960 Reunion Avenue
- SL 33 = #318 - 960 Reunion Avenue
- SL 34 = #316 - 960 Reunion Avenue
- SL 35 = #314 - 960 Reunion Avenue
- SL 36 = #312 - 960 Reunion Avenue
- SL 37 = #310 - 960 Reunion Avenue
- SL 38 = #308 - 960 Reunion Avenue
- SL 39 = #306 - 960 Reunion Avenue
- SL 40 = #304 - 960 Reunion Avenue
- SL 41 = #302 - 960 Reunion Avenue
- SL 42 = #301 - 960 Reunion Avenue
- SL 43 = #303 - 960 Reunion Avenue
- SL 44 = #305 - 960 Reunion Avenue
- SL 45 = #307 - 960 Reunion Avenue
- SL 46 = #309 - 960 Reunion Avenue
- SL 47 = #311 - 960 Reunion Avenue
- SL 48 = #313 - 960 Reunion Avenue
- SL 49 = #418 - 960 Reunion Avenue
- SL 50 = #416 - 960 Reunion Avenue
- SL 51 = #414 - 960 Reunion Avenue
- SL 52 = #412 - 960 Reunion Avenue
- SL 53 = #410 - 960 Reunion Avenue
- SL 54 = #408 - 960 Reunion Avenue
- SL 55 = #406 - 960 Reunion Avenue
- SL 56 = #404 - 960 Reunion Avenue
- SL 57 = #402 - 960 Reunion Avenue
- SL 58 = #401 - 960 Reunion Avenue
- SL 59 = #403 - 960 Reunion Avenue
- SL 60 = #405 - 960 Reunion Avenue
- SL 61 = #407 - 960 Reunion Avenue
- SL 62 = #409 - 960 Reunion Avenue
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- SL 64 = #413 - 960 Reunion Avenue
- SL 65 = #518 - 960 Reunion Avenue
- SL 66 = #516 - 960 Reunion Avenue
- SL 67 = #514 - 960 Reunion Avenue
- SL 68 = #512 - 960 Reunion Avenue
- SL 69 = #510 - 960 Reunion Avenue
- SL 70 = #508 - 960 Reunion Avenue
- SL 71 = #506 - 960 Reunion Avenue
- SL 72 = #504 - 960 Reunion Avenue
- SL 73 = #502 - 960 Reunion Avenue
- SL 74 = #501 - 960 Reunion Avenue
- SL 75 = #503 - 960 Reunion Avenue
- SL 76 = #505 - 960 Reunion Avenue
- SL 77 = #507 - 960 Reunion Avenue
- SL 78 = #509 - 960 Reunion Avenue
- SL 79 = #511 - 960 Reunion Avenue
- SL 80 = #513 - 960 Reunion Avenue



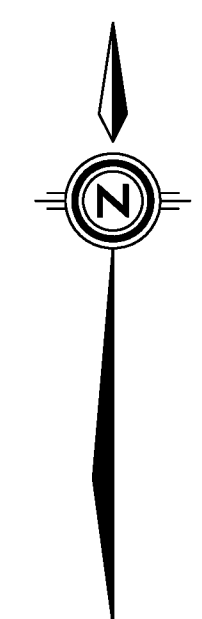
# Main Floor - Strata Lots 1 to 16

Sheet 3 of 8 Sheets  
Strata Plan EPS6035

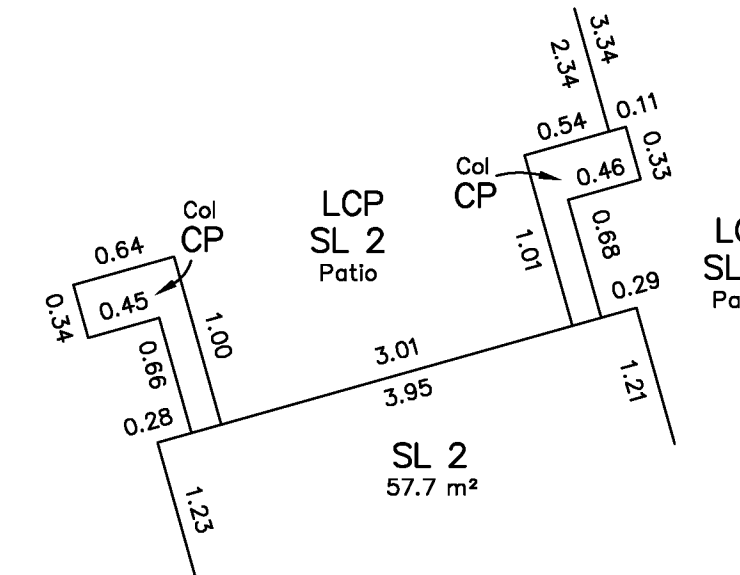


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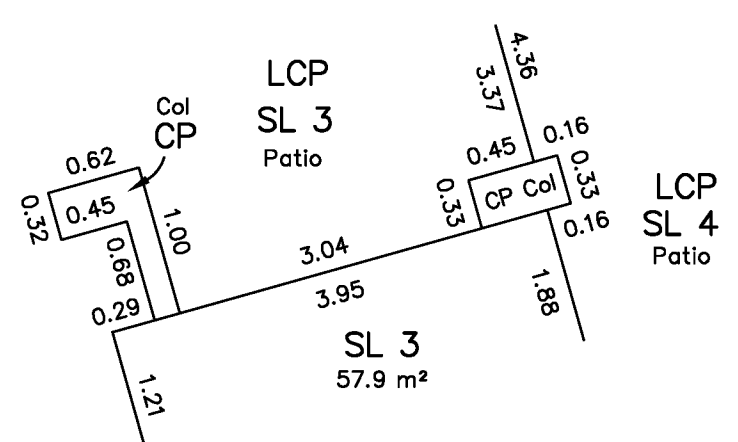
See Sheet 1 for Legend



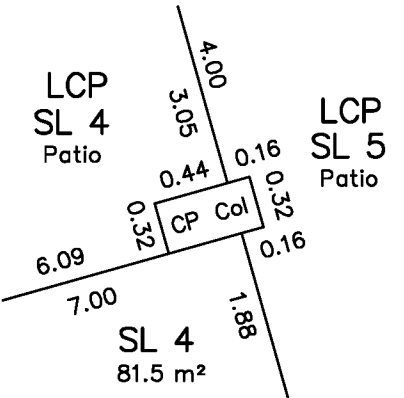
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Exaggerated for Clarity



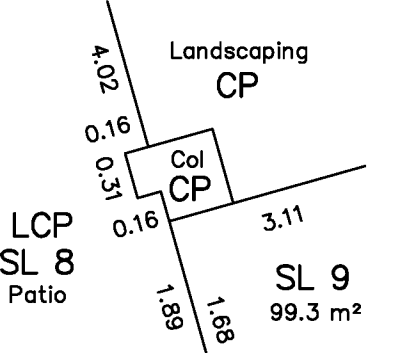
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Exaggerated for Clarity



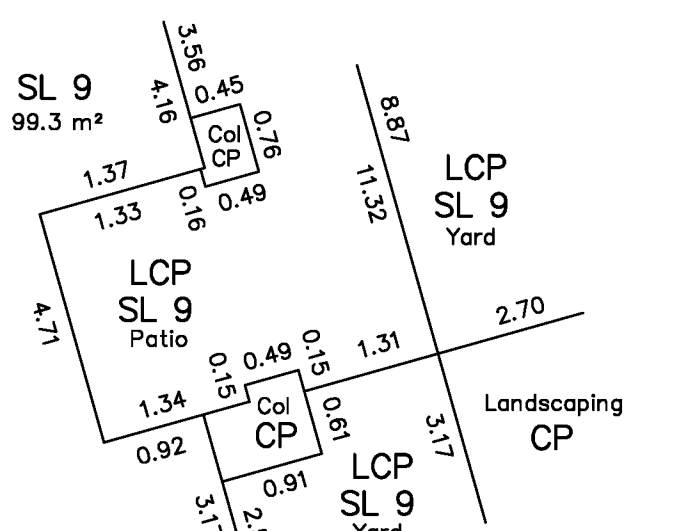
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Exaggerated for Clarity



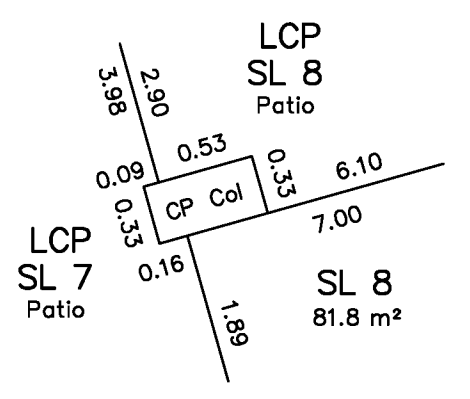
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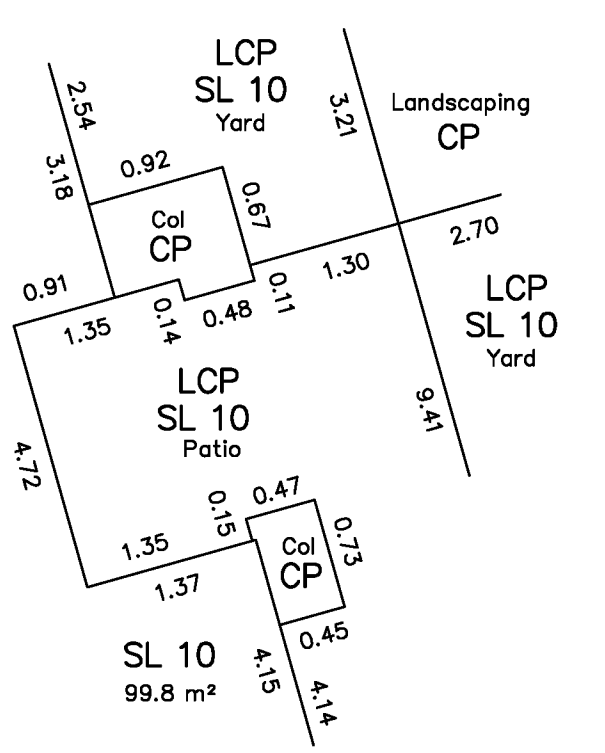
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Exaggerated for Clarity



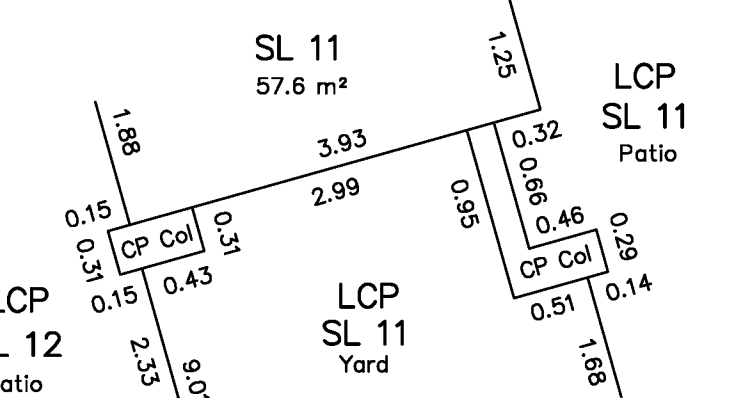
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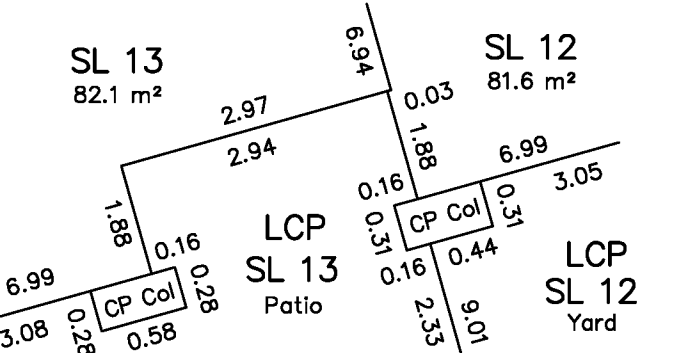
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Exaggerated for Clarity



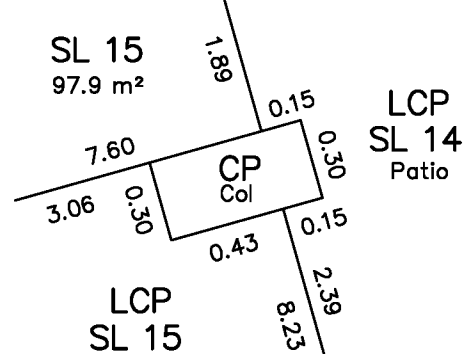
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Exaggerated for Clarity



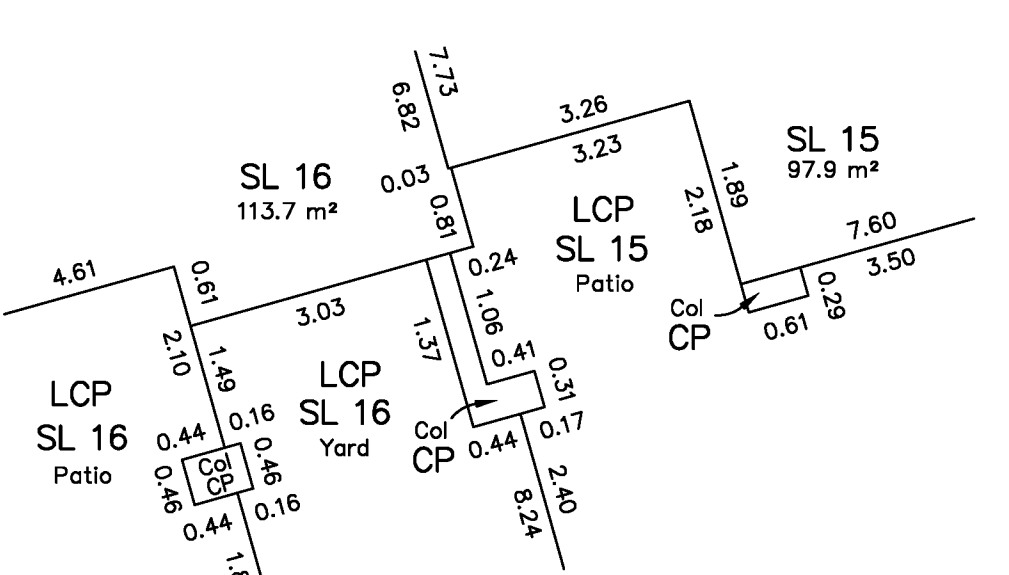
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Exaggerated for Clarity



**Detail 10**  
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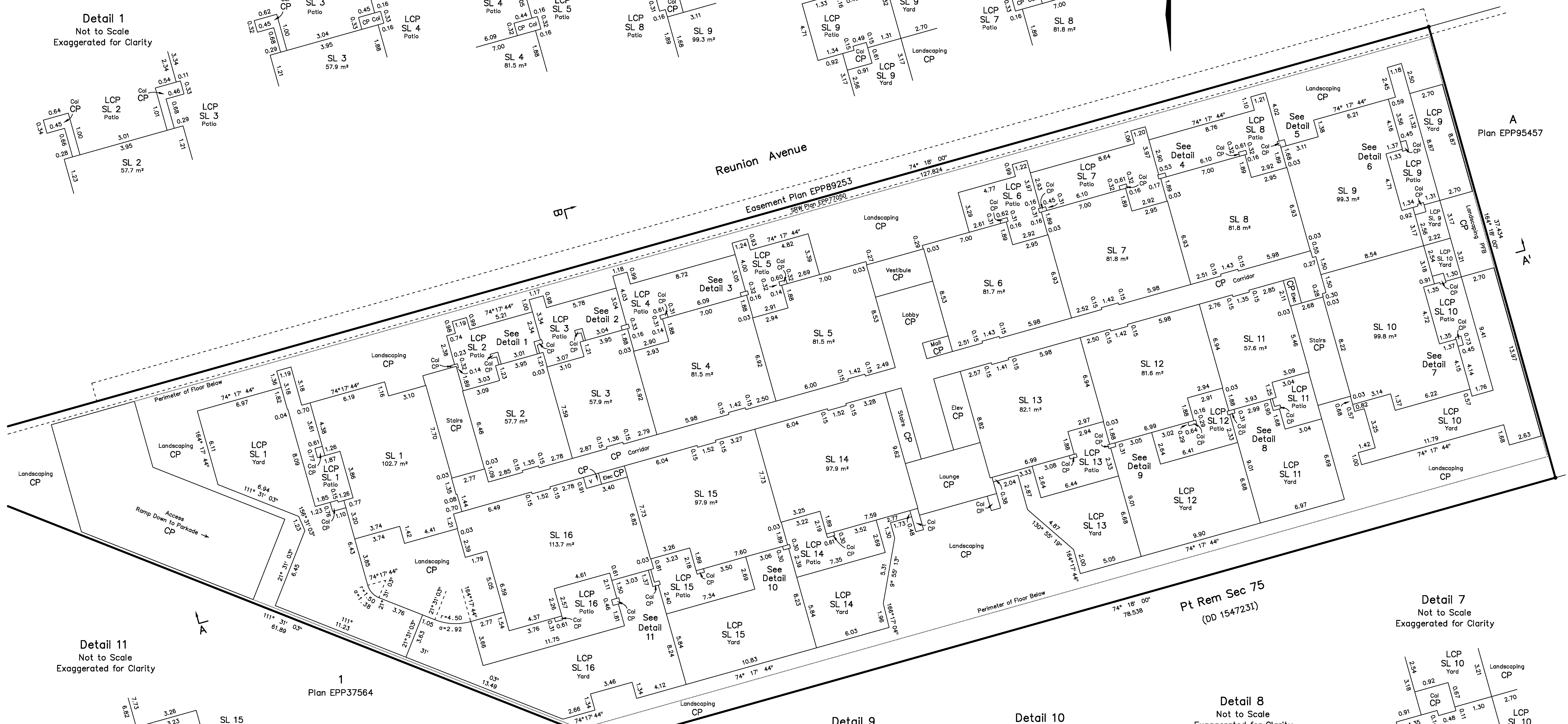


**Detail 11**  
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Exaggerated for Clarity

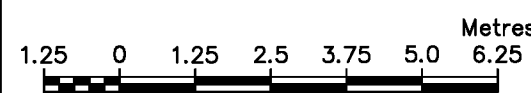


1  
Plan EPP37564

Pt Rem Sec 75  
(DD 1547231)

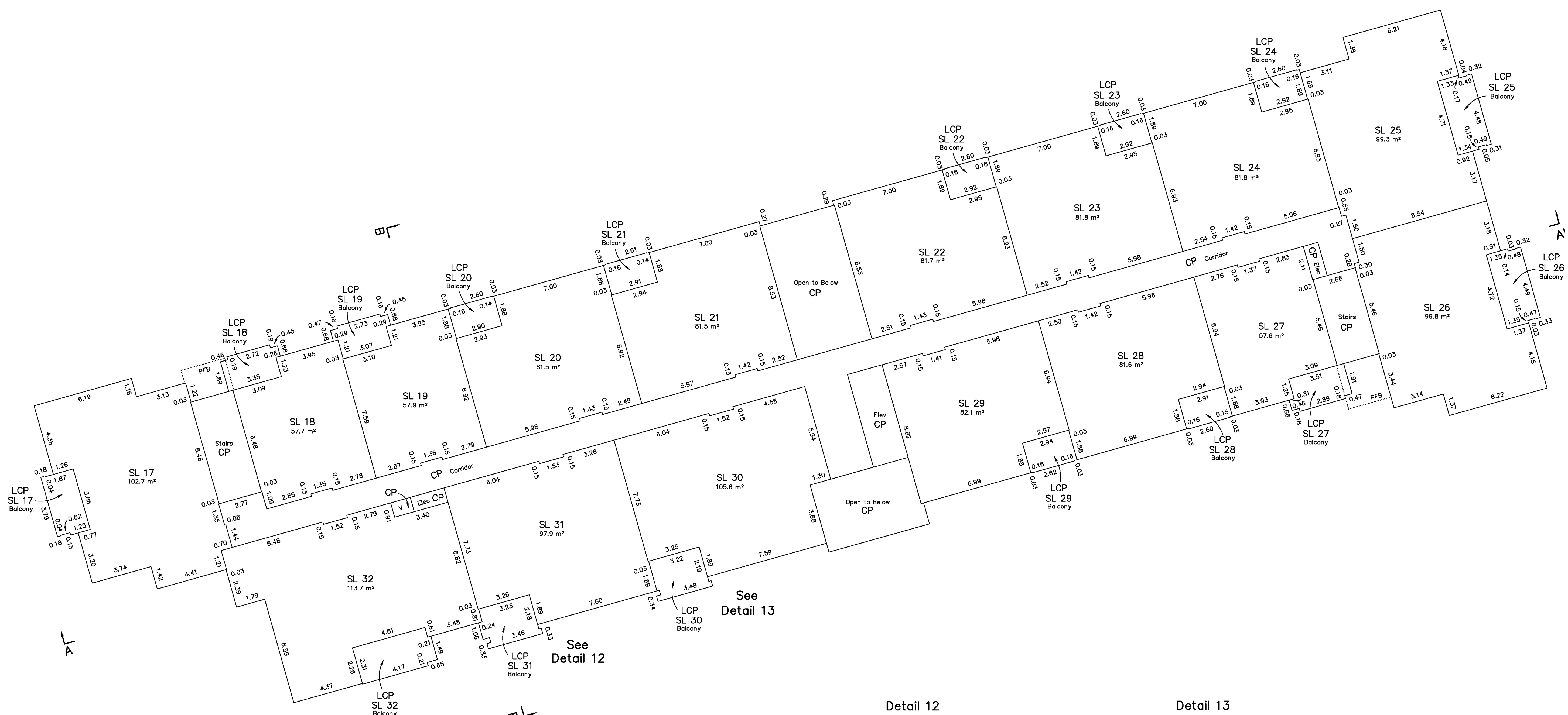
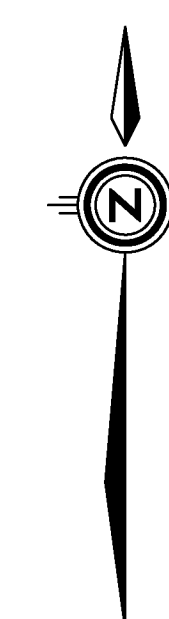


# Second Floor - Strata Lots 17 to 32



Scale of this sheet is 1:125 at intended plot size of plan

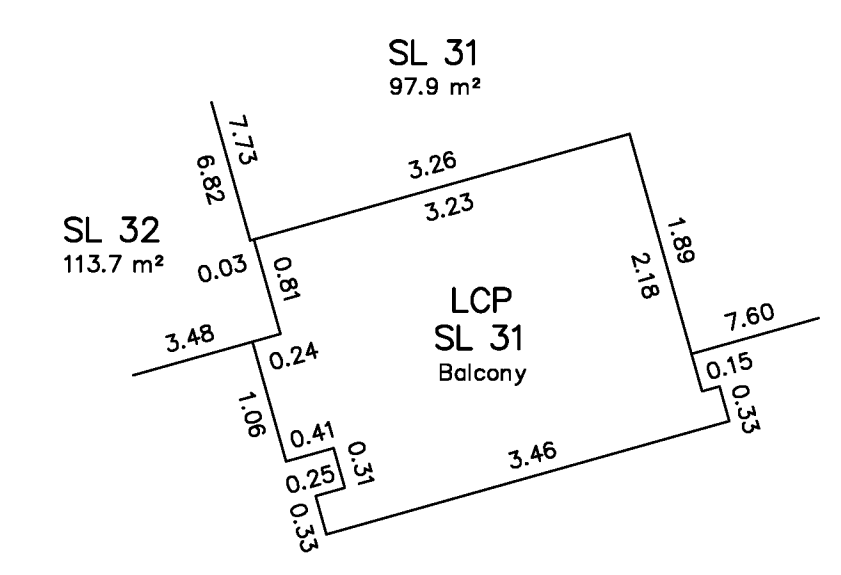
See Sheet 1 for Legend



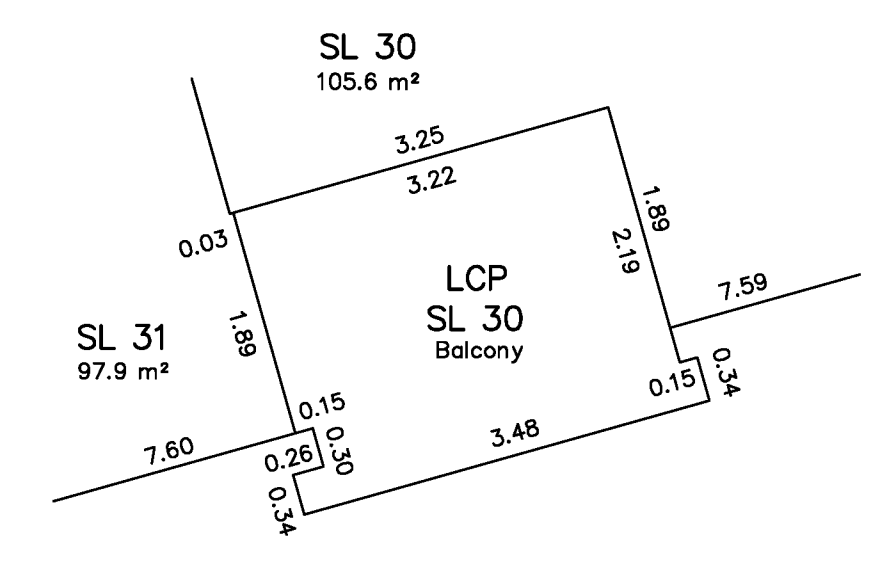
See Detail 13

See Detail 12

Detail 12  
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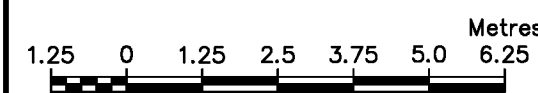


Detail 13  
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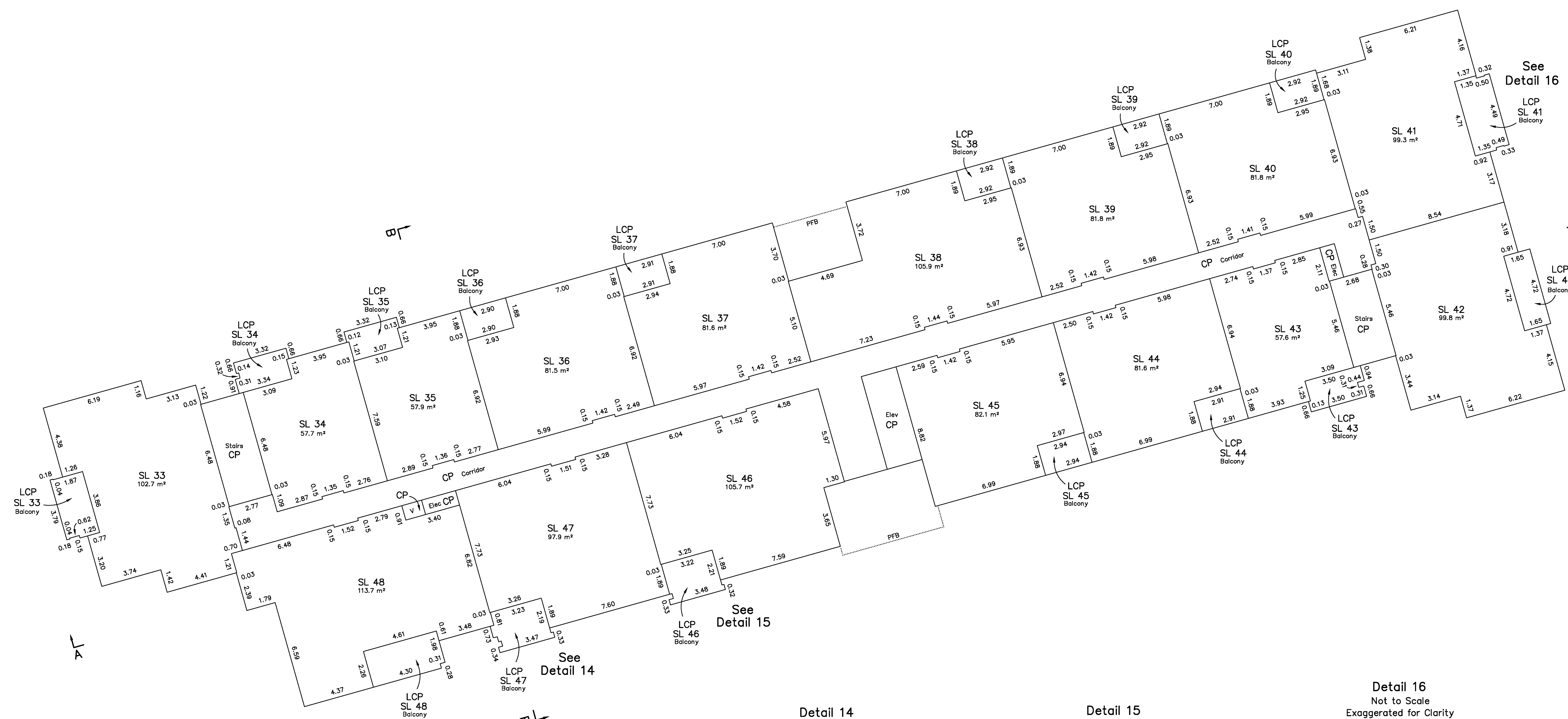
# Third Floor - Strata Lots 33 to 48

Sheet 5 of 8 Sheets  
Strata Plan EPS6035



Scale of this sheet is 1:125 at intended plot size of plan

See Sheet 1 for Legend

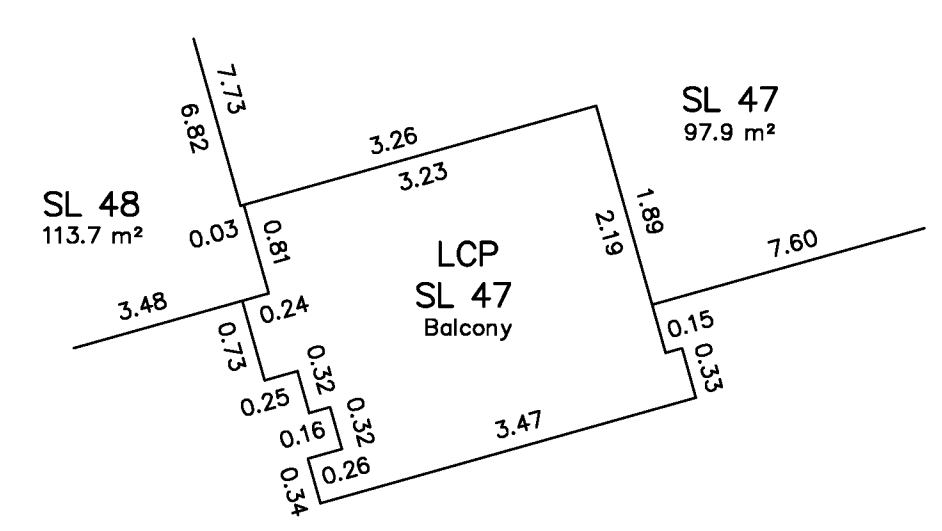


See Detail 15

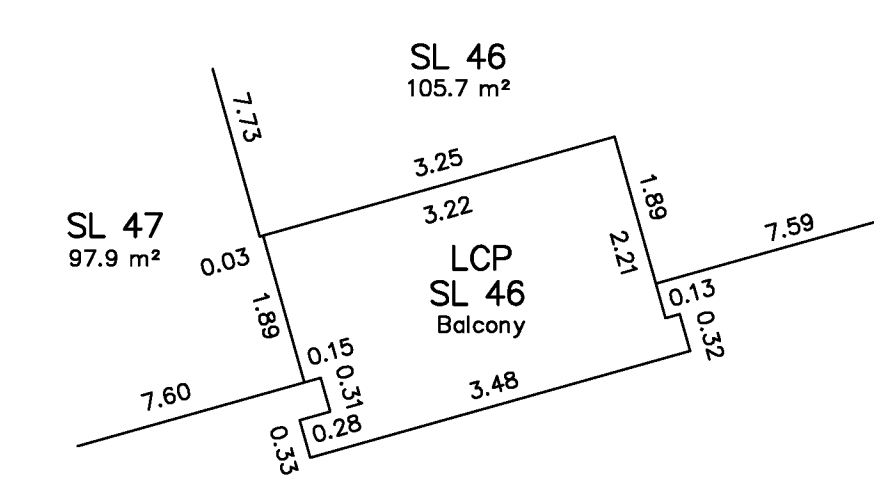
See Detail 14

See Detail 16

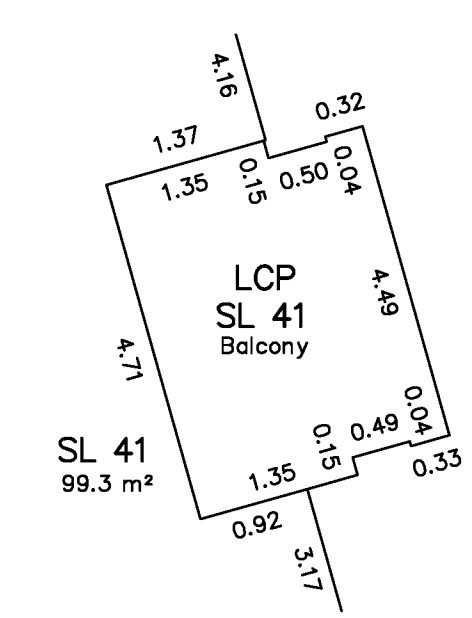
**Detail 14**  
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Exaggerated for Clarity



**Detail 15**  
Not to Scale  
Exaggerated for Clarity

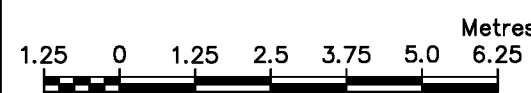


**Detail 16**  
Not to Scale  
Exaggerated for Clarity



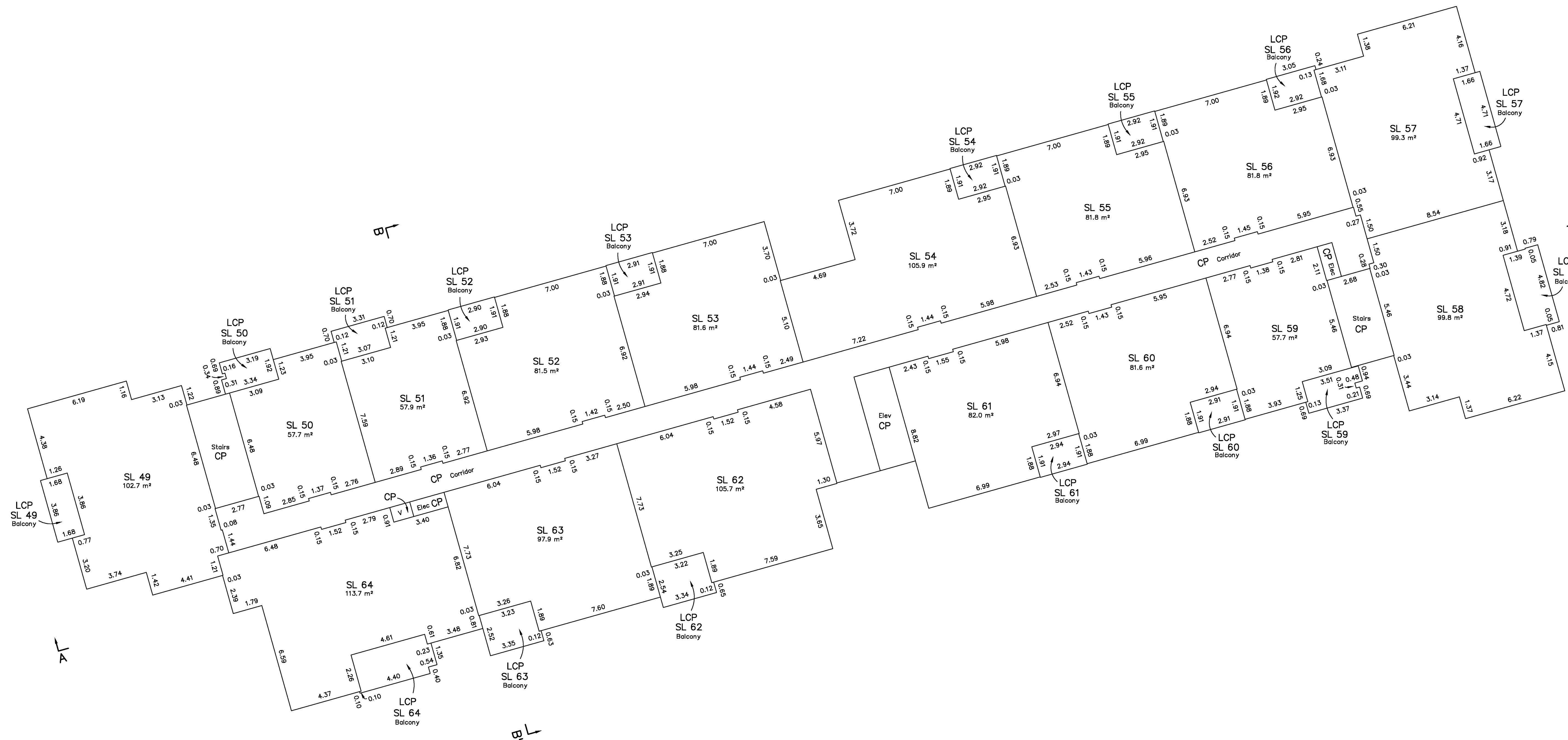
# Fourth Floor - Strata Lots 49 to 64

Sheet 6 of 8 Sheets  
Strata Plan EPS6035

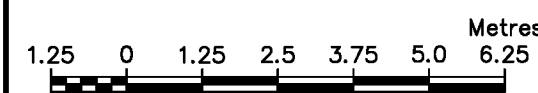


Scale of this sheet is 1:125 at intended plot size of plan

See Sheet 1 for Legend

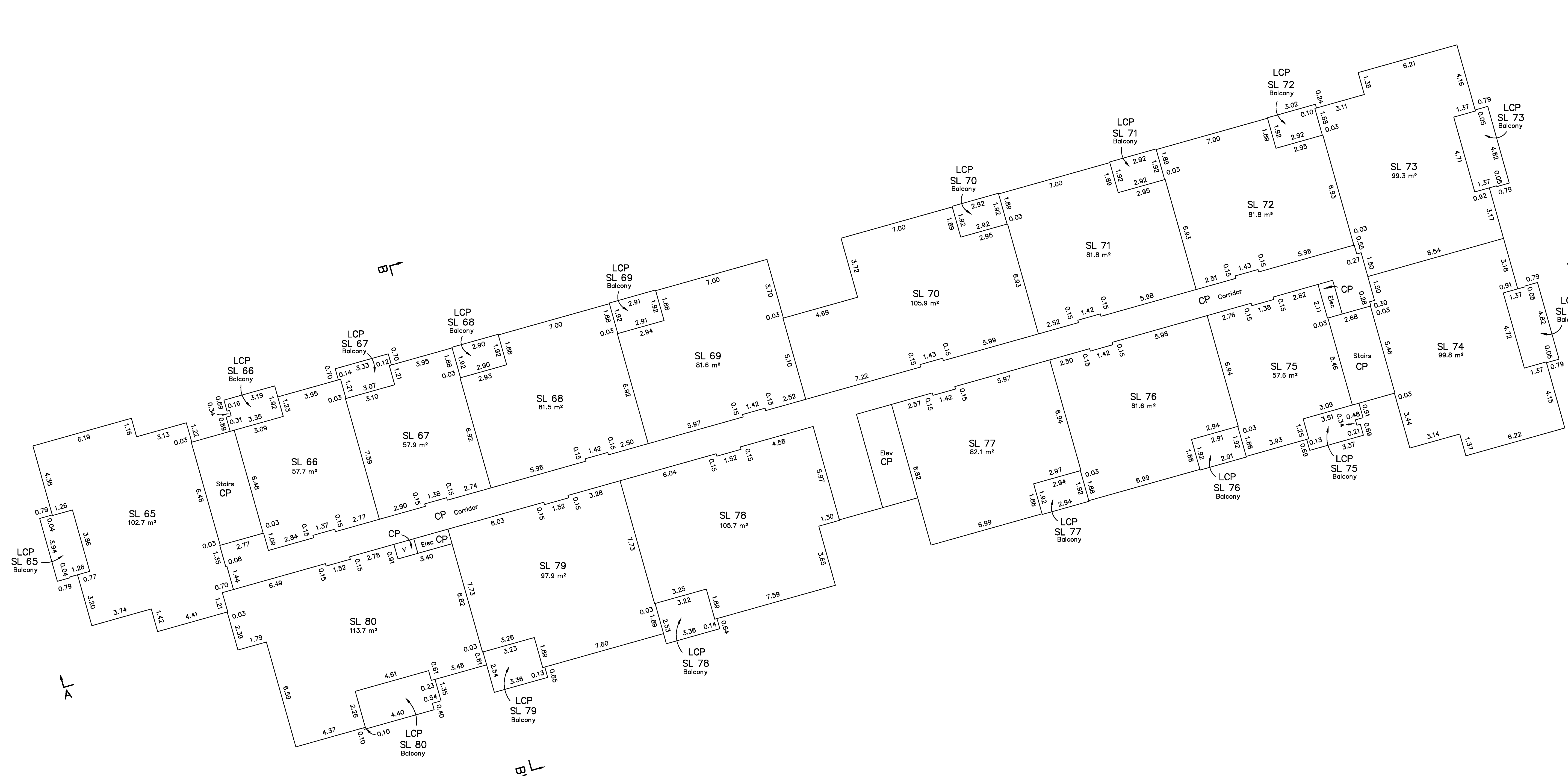


# Fifth Floor - Strata Lots 65 to 80



Scale of this sheet is 1:125 at intended plot size of plan

See Sheet 1 for Legend



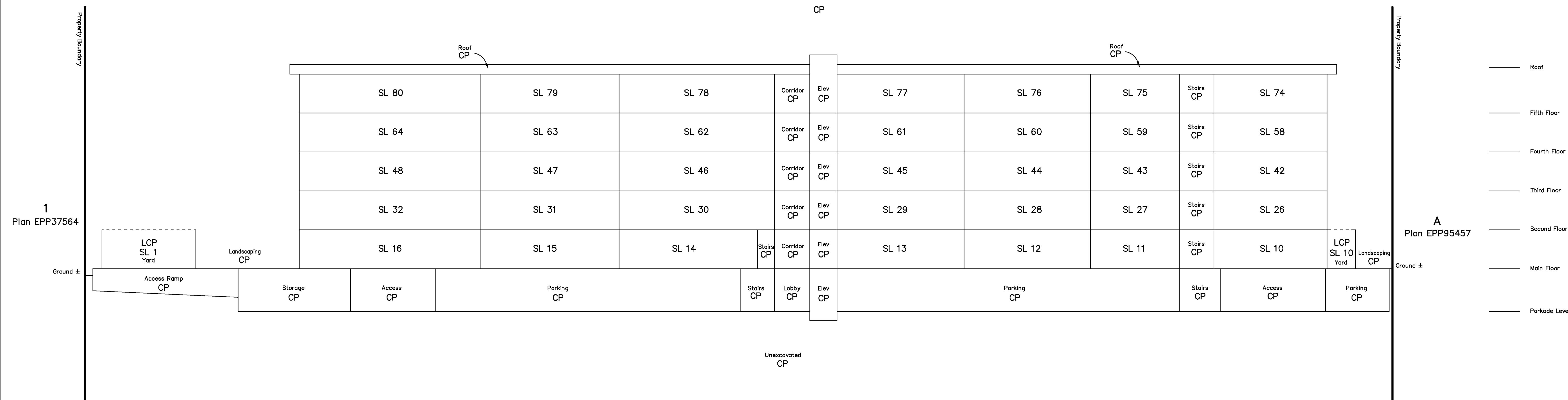
# Cross Sections



Scale of this sheet is 1:150 at intended plot size of plan

See Sheet 1 for Legend

## Section A - A'



## Section B - B'

