AIR SPACE PLAN OF PART OF LOT A SECTION 14 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP145716

AIR SPACE PLAN EPP*****

PURSUANT TO SECTION 141 OF LAND TITLE ACT
BCGS 92G.017

BOOK OF REFERENCE

DESCRIPTION	TOTAL AREA	TOTAL VOLUME
AIR SPACE PARCEL 1		
AIR SPACE PARCEL 2		

ELEVATIONS ARE TO GEODETIC DATUM AND ARE DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENT 88H4508 WITH AN ELEVATION OF 89.824m (CVD28GVRD - 2005)

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 41, LANGLEY TOWNSHIP, BC, NAD83 (CSRS) 4.0.0.BC.1.MVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 88H4507 AND 88H4508 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 88H4507 AND 88H4508

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995972. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED FROM CONTROL MONUMENTS 88H4507 AND 88H4508

UNLESS SHOWN OTHERWISE, THE LIMITS OF THE AIRSPACE PARCELS' SURFACES ARE DEFINED BY HORIZONTAL AND VERTICAL PLANES

LEGEND

- ⊕ INDICATES CONTROL MONUMENT FOUND
- ■ INDICATES LEAD PLUG FOUND
- ● INDICATES STANDARD IRON POST FOUND
- \+ INDICATES UNMONUMENTED POINT
- (X) INDICATES LOCAL COORDINATE POINT NUMBER X (TYPICAL)
- Pt INDICATES PART OF
- EL INDICATES ELEVATION
- ASP INDICATES AIR SPACE PARCEL
- AOP INDICATES AIR SPACE PARCEL BOUNDARY ON PARENT PARCEL PROPERTY LINE

PRELIMINARY

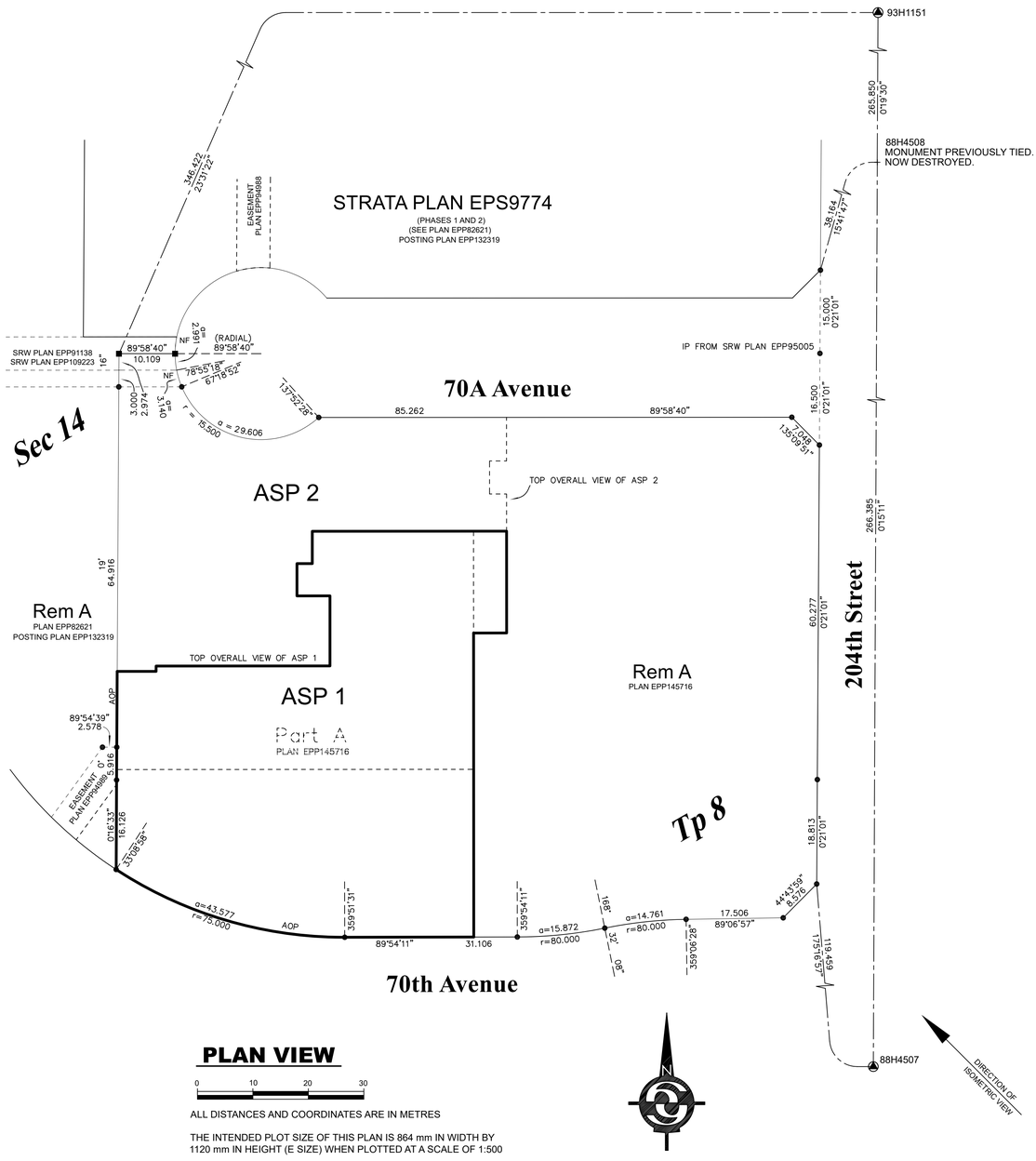
AIR SPACE BOUNDARIES ARE PRELIMINARY AND HAVE BEEN DEFINED ACCORDING TO COLOR PLAN PROVIDED DECEMBER 17, 2025 AND ARCHITECURAL CAD PROVIDED JANUARY 6, 2026

REVISION 1 BASED ON COLOR PLAN PROVIDED JANUARY 26, 2026

93H1151
UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) 4.0.0.BC.1.MVRD.
UTM NORTHING: 5442350.882
UTM EASTING: 525012.690
ESTIMATED ABSOLUTE ACCURACY: 0.014

88H4508
UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) 4.0.0.BC.1.MVRD.
UTM NORTHING: 5442085.144
UTM EASTING: 525011.182
ESTIMATED ABSOLUTE ACCURACY: 0.015

88H4507
UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) 4.0.0.BC.1.MVRD.
UTM NORTHING: 5441818.869
UTM EASTING: 525010.006
ESTIMATED ABSOLUTE ACCURACY: 0.015

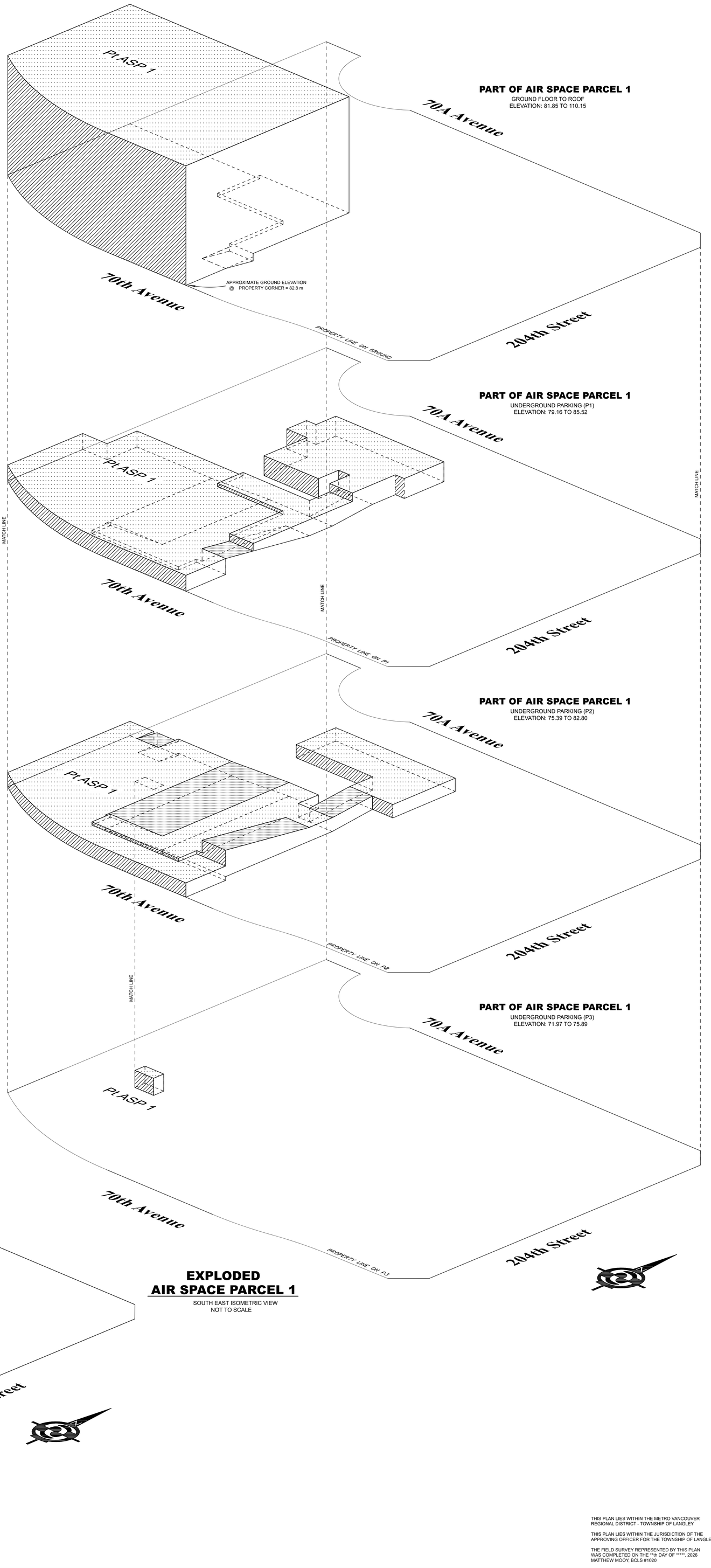


PLAN VIEW

0 10 20 30

ALL DISTANCES AND COORDINATES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 864 mm IN WIDTH BY 1120 mm IN HEIGHT (E SIZE) WHEN PLOTTED AT A SCALE OF 1:500



PART OF AIR SPACE PARCEL 1
GROUND FLOOR TO ROOF
ELEVATION: 81.85 TO 110.15

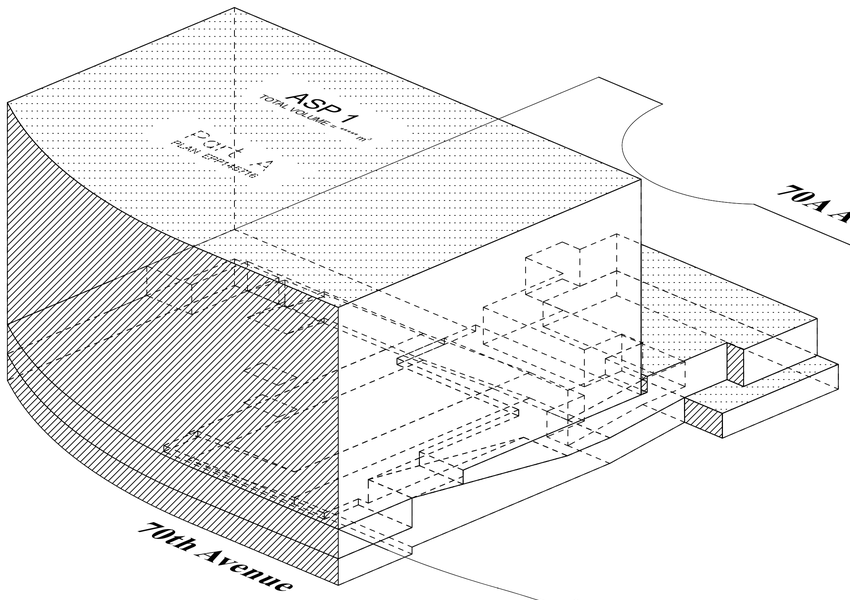
PART OF AIR SPACE PARCEL 1
UNDERGROUND PARKING (P1)
ELEVATION: 79.16 TO 85.52

PART OF AIR SPACE PARCEL 1
UNDERGROUND PARKING (P2)
ELEVATION: 75.39 TO 82.80

PART OF AIR SPACE PARCEL 1
UNDERGROUND PARKING (P3)
ELEVATION: 71.97 TO 75.89

EXPLODED AIR SPACE PARCEL 1

SOUTH EAST ISOMETRIC VIEW
NOT TO SCALE



AIR SPACE PARCEL 1

SOUTH EAST ISOMETRIC VIEW
NOT TO SCALE

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.
200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 604-583-1616
File: 225934_ASP.DWG

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - TOWNSHIP OF LANGLEY

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE TOWNSHIP OF LANGLEY

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE **th DAY OF *****, 2026
MATTHEW MOOY, BCLS #1020

LANGLEY PROJECT NUMBER: 08-14-0204

AIR SPACE PLAN OF PART OF LOT A SECTION 14 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP145716

AIR SPACE PLAN EPP*****

PURSUANT TO SECTION 141 OF LAND TITLE ACT
BCGS 92G.017

BOOK OF REFERENCE

DESCRIPTION	TOTAL AREA	TOTAL VOLUME
AIR SPACE PARCEL 1		
AIR SPACE PARCEL 2		

ELEVATIONS ARE TO GEODETIC DATUM AND ARE DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENT 88H4508 WITH AN ELEVATION OF 89.824m (CVD28GVRD - 2005)

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 41, LANGLEY TOWNSHIP, BC, NAD83 (CSRS) 4.0.0.BC.1.MVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 88H4507 AND 88H4508 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 88H4507 AND 88H4508

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995972. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED FROM CONTROL MONUMENTS 88H4507 AND 88H4508

UNLESS SHOWN OTHERWISE, THE LIMITS OF THE AIRSPACE PARCELS' SURFACES ARE DEFINED BY HORIZONTAL AND VERTICAL PLANES

LEGEND

- ▲ INDICATES CONTROL MONUMENT FOUND
- ■ INDICATES LEAD PLUG FOUND
- ● INDICATES STANDARD IRON POST FOUND
- \+ INDICATES UNMONUMENTED POINT
- (X) INDICATES LOCAL COORDINATE POINT NUMBER X (TYPICAL)
- Pt INDICATES PART OF
- EL INDICATES ELEVATION
- ASP INDICATES AIR SPACE PARCEL
- AOP INDICATES AIR SPACE PARCEL BOUNDARY ON PARENT PARCEL PROPERTY LINE

PRELIMINARY

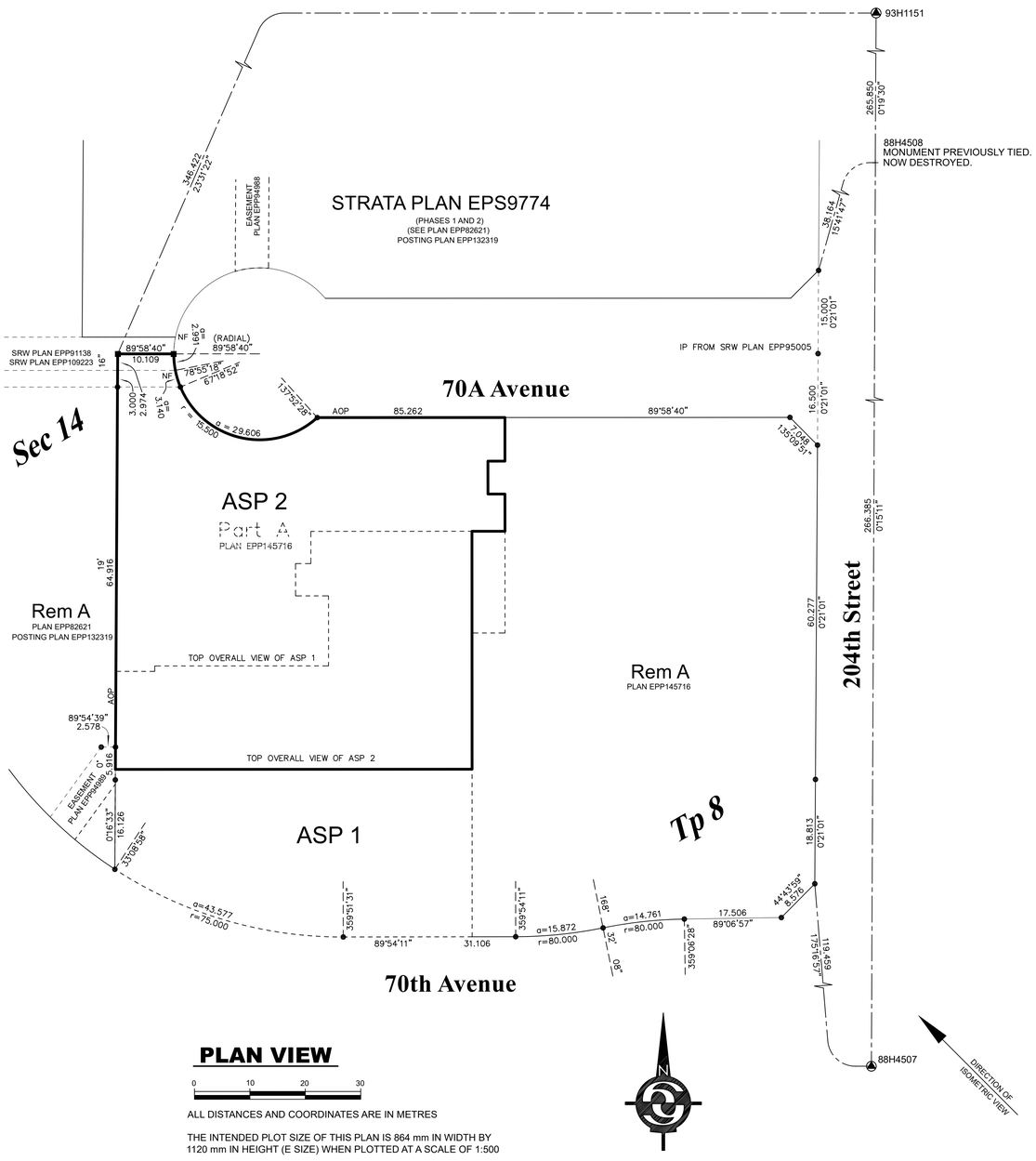
AIR SPACE BOUNDARIES ARE PRELIMINARY AND HAVE BEEN DEFINED ACCORDING TO COLOR PLAN PROVIDED DECEMBER 17, 2025 AND ARCHITECURAL CAD PROVIDED JANUARY 6, 2026

REVISION 1 BASED ON COLOR PLAN PROVIDED JANUARY 26, 2026

93H1151
UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) 4.0.0.BC.1.MVRD.
UTM NORTHING: 5442350.882
UTM EASTING: 525012.690
ESTIMATED ABSOLUTE ACCURACY: 0.014

88H4508
UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) 4.0.0.BC.1.MVRD.
UTM NORTHING: 5442085.144
UTM EASTING: 525011.182
ESTIMATED ABSOLUTE ACCURACY: 0.015

88H4507
UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) 4.0.0.BC.1.MVRD.
UTM NORTHING: 5441818.869
UTM EASTING: 525010.006
ESTIMATED ABSOLUTE ACCURACY: 0.015

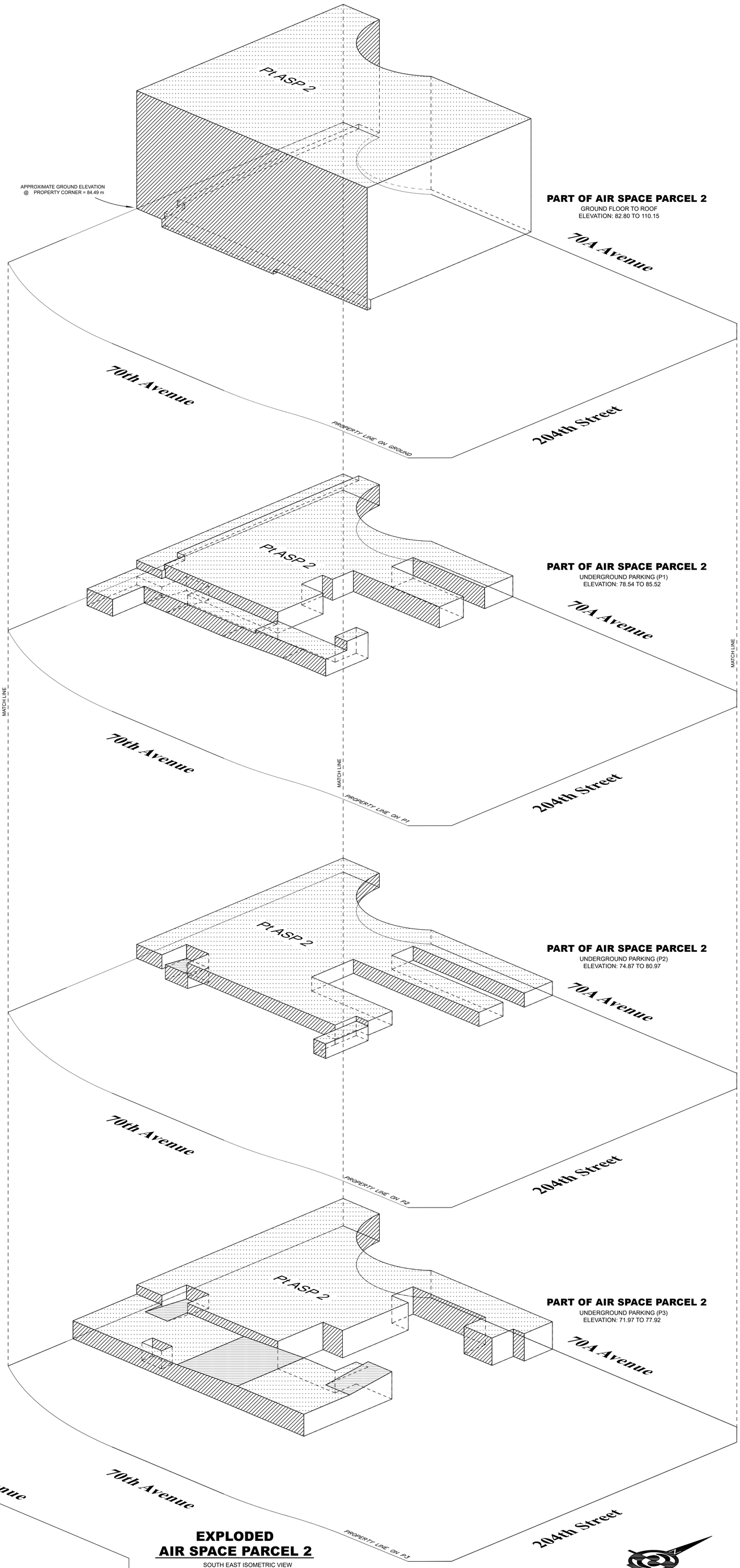


PLAN VIEW

0 10 20 30

ALL DISTANCES AND COORDINATES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 864 mm IN WIDTH BY 1120 mm IN HEIGHT (E SIZE) WHEN PLOTTED AT A SCALE OF 1:500

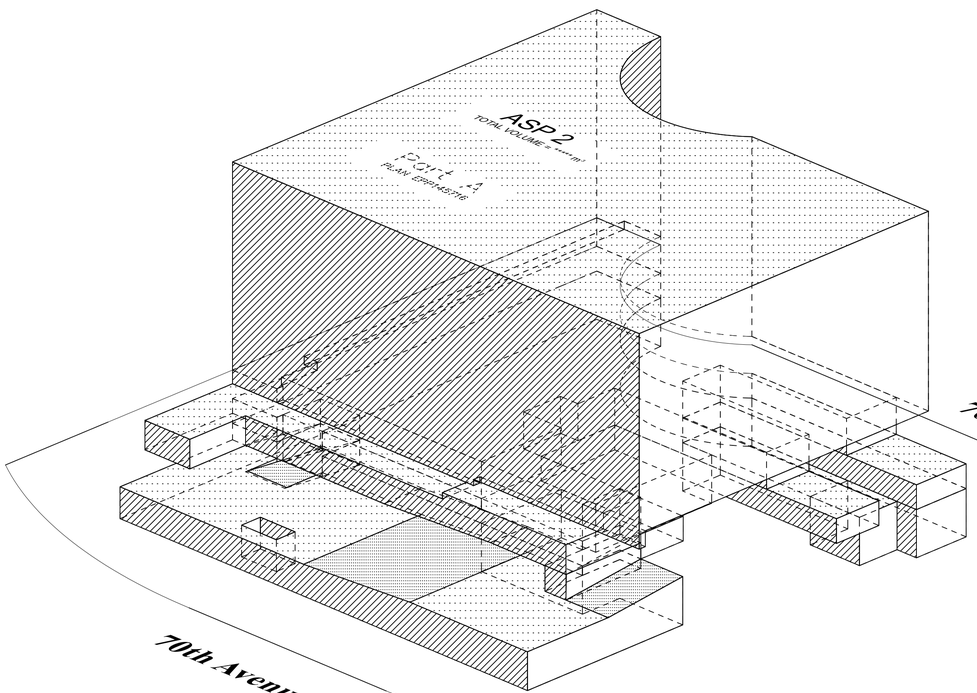


PART OF AIR SPACE PARCEL 2
GROUND FLOOR TO ROOF
ELEVATION: 82.80 TO 110.15

PART OF AIR SPACE PARCEL 2
UNDERGROUND PARKING (P1)
ELEVATION: 78.54 TO 85.52

PART OF AIR SPACE PARCEL 2
UNDERGROUND PARKING (P2)
ELEVATION: 74.87 TO 80.97

PART OF AIR SPACE PARCEL 2
UNDERGROUND PARKING (P3)
ELEVATION: 71.97 TO 77.92



AIR SPACE PARCEL 2
SOUTH EAST ISOMETRIC VIEW
NOT TO SCALE

EXPLODED AIR SPACE PARCEL 2
SOUTH EAST ISOMETRIC VIEW
NOT TO SCALE

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.
200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 604-583-1616
File: 225934_ASP.DWG

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - TOWNSHIP OF LANGLEY

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE TOWNSHIP OF LANGLEY

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE **th DAY OF *****, 2026
MATTHEW MOOY, BCLS #1020

LANGLEY PROJECT NUMBER: 08-14-0204