

# AIR SPACE PLAN OF PART OF LOT 1 DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT PLAN EPP130627

PURSUANT TO SECTION 14.1 OF THE LAND TITLE ACT  
BCOS 8262083

The intended use of this plan is shown in with by 300mm in height (300mm) when plotted at a scale of 1:200  
(All distances and elevations are in metres.)

- LEGEND**
- Demolish Standard iron post (Type 3) found
  - Demolish Standard iron post (Type 2) placed
  - Demolish Control Monument found
  - Demolish Support Peg
  - Demolish monument
  - Demolish stake markers
  - Demolish Air Space parcel centre coordinate point number 100 (1st)
  - Demolish common point between sheets
  - Demolish Air Space parcel centre coordinate point number 41 (1st)
  - Demolish survey line
  - Demolish a post repositioned July 2023 (see Plan EPP120827) and not used as part from the original control traverse
  - Demolish nothing found
  - Demolish witness
- Note: This plan shows one or more witness points which are not on the four corners.

Horizontal Control: based on 4 City of Vancouver NAD83 (CRS) 4383(2)  
Grid bearings are derived from GNSS observations and are related to the central meridian of UTM Zone 11.  
The UTM coordinates and individual absolute locations referred are derived from the Canadian GNSS survey line to geospatial control monuments 7542780 and 7542781.  
The plan shows horizontal ground-level distances between adjacent corners. To compute and calculate, multiply ground-level distances by the combined factor of 0.999963 which has been derived from geospatial control monuments 7542780.

Note: Elevations are in metres, derived from GSD 7542780 located at Lakeshore Road between Lakeshore Road and 41st Street (Elevation = 34.53).  
Elevations are specific, referenced to CHVD50C orthoheight.

Traverse: NAD 83 and BCN 95 are used with high confidence in concrete setbacks.

Setbacks: shown elsewhere in the plan of the air space parcel's boundaries are defined by horizontal and vertical planes.

Section: shown on this plan point in the direction of view. (See sheet 2)

Area: shown on this sheet are all 3-CADs in all sheets.



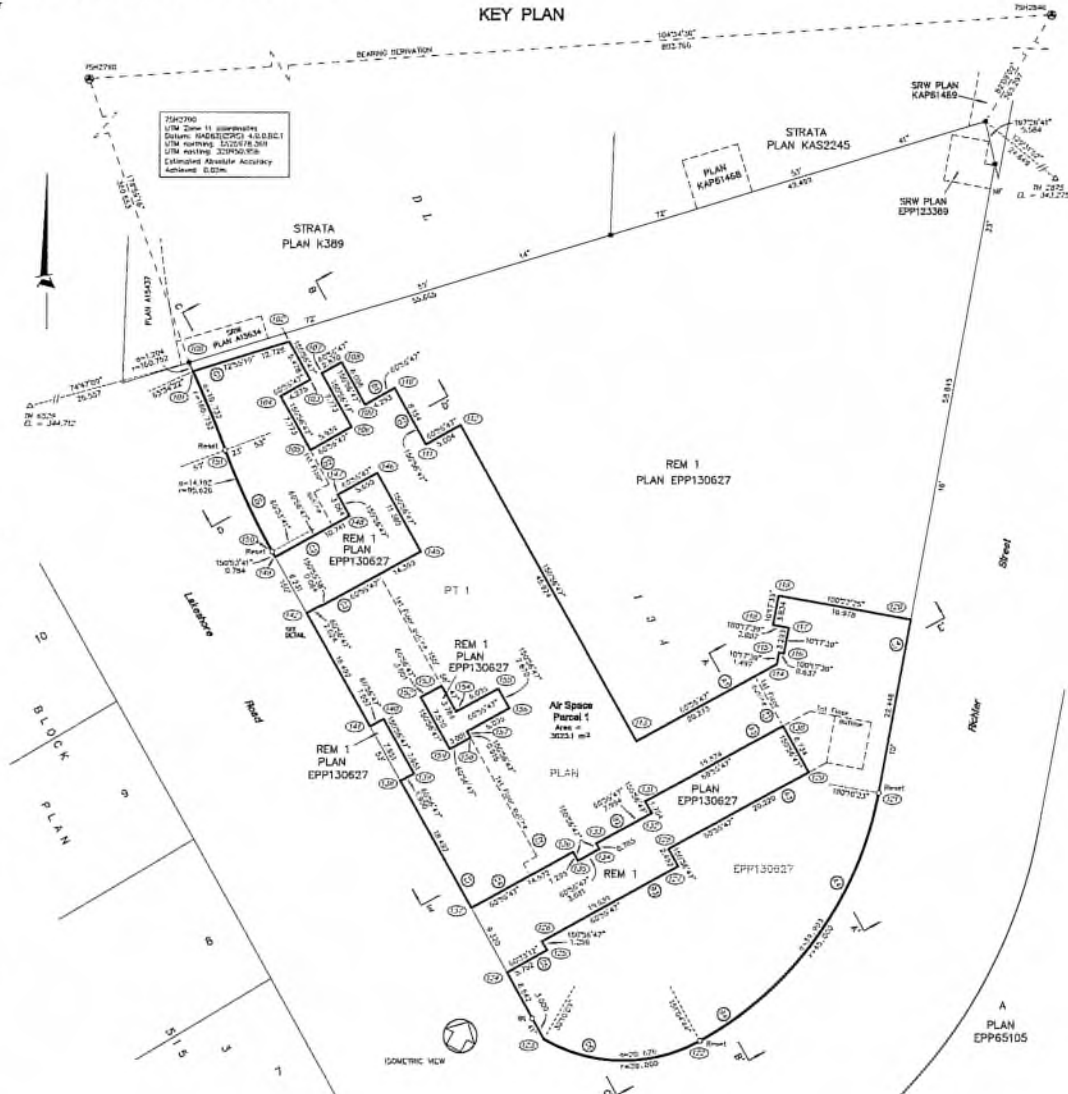
**RUNNALLS DENBY**  
british columbia land surveyors

255A Lawrence Avenue  
Vancouver, B.C.  
V1T 4A2

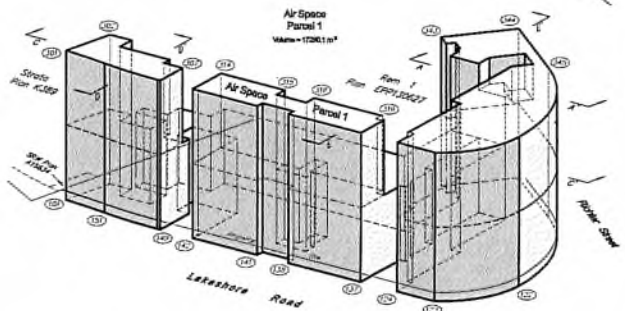
Phone: (604) 763-7322  
Email: jdenby@runnallsdenby.com

DWG. No. 22840 AIR SPACE FILE: 15049

## KEY PLAN



**7542780**  
UTM Zone 11 coordinates  
Datum: NAD83(CRS) 4383(2)  
UTM northing: 5278591.48  
UTM easting: 527859.10  
Estimated Absolute Accuracy  
Achieved: 0.02m

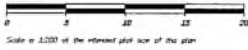


Air Space	
Ground Floor Volume	= 11,911.0 m <sup>3</sup>
First Floor Volume	= 5,376.1 m <sup>3</sup>
Total Volume	= 17,287.1 m <sup>3</sup>

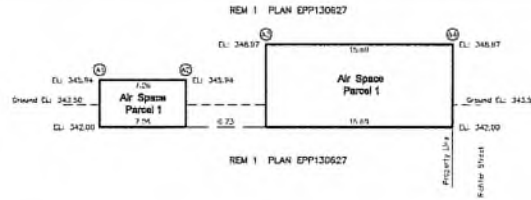
This plan is within the jurisdiction of the Planning Department of the City of Vancouver.  
This plan is within the jurisdiction of the Approving Officer for the City of Vancouver.  
The field survey represented by this plan was completed on the 19th day of September, 2024.  
Jennifer Ashton, B.S.L. 873



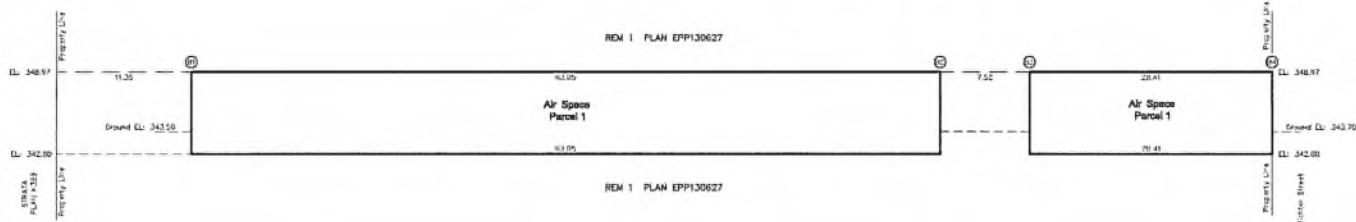
CROSS SECTIONS



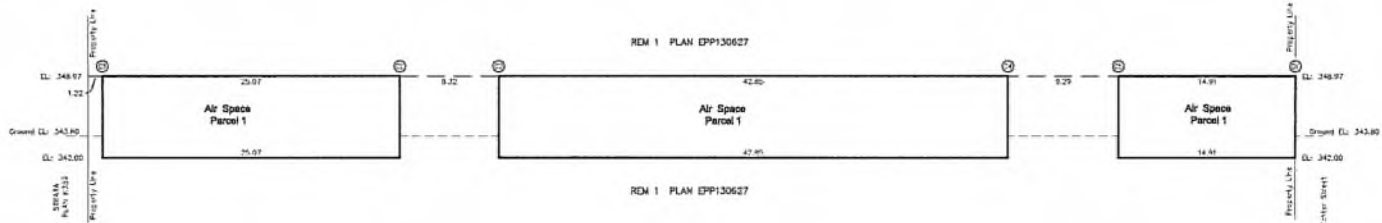
CROSS SECTION A - A'



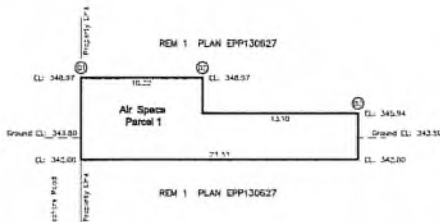
CROSS SECTION B - B'



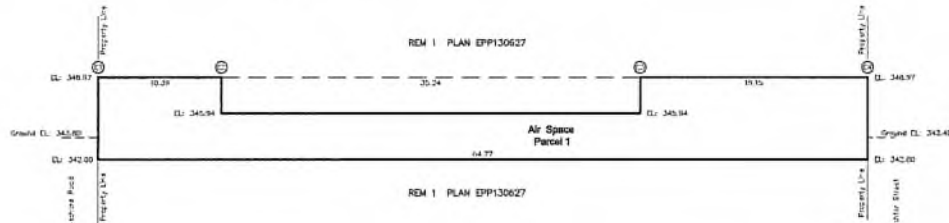
CROSS SECTION C - C'



CROSS SECTION D - D'



CROSS SECTION E - E'



Point #	Northings	Eastings
A1	4938.319	10018.674
A2	4932.100	10010.300
A3	4946.378	10022.250
A4	4932.500	10012.443
B1	4936.471	10034.151
B2	4940.537	10034.746
B3	4934.944	10026.244
B4	4939.360	10026.311
C1	4939.841	10027.883
C2	4937.374	10030.264
C3	4930.460	10030.104
C4	4933.000	10029.474
D1	4934.676	10044.477
D2	4931.839	10031.470
D3	4936.077	10031.410
D4	4940.242	10031.337
D5	4943.300	10028.000
D6	4933.070	10034.107
D7	4938.714	10043.760
D8	4945.808	10034.083
D9	4943.125	10032.876

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 1978 627

Jennifer Ashton, BCLS 584  
 Date: September 19, 2024

DWG No: 2204 AB 224E FILE: 15094