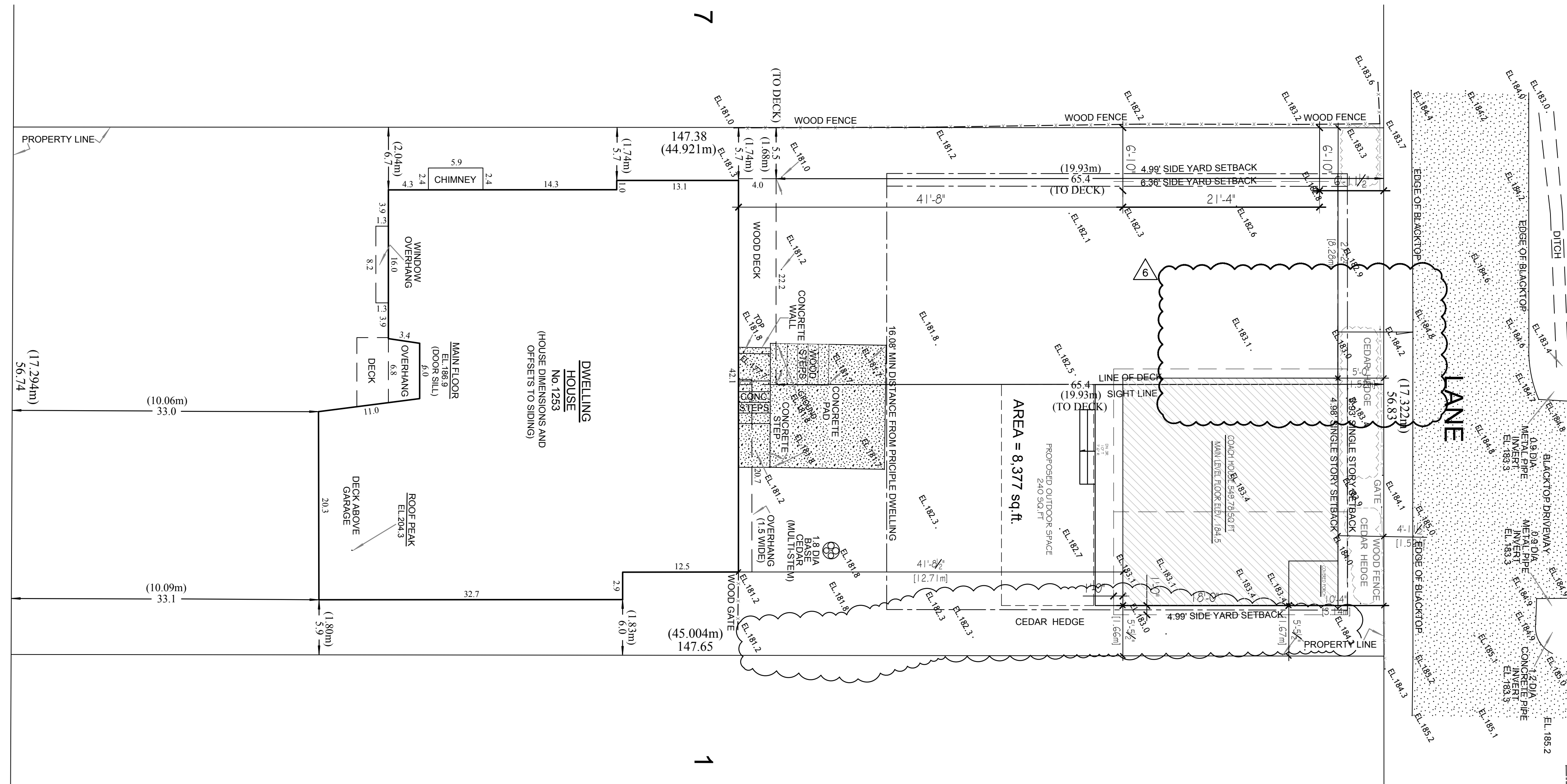


JIMMY YEE RESIDENCE

1253 HAYWOOD AVE, WEST VANCOUVER B.C. V7T 1V2



HAYWOOD AVENUE



BENCHMARK CUT CORNER WEST PIN OF MANHOLE ELEVATION 178.68 FEET

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

DRAWING LIST

A - 0.0	COVER PAGE, SITE PLAN & LEGAL DESCRIPTION
A - 0.1	LANDSCAPING PLAN
A - 1.0	PROPOSED COACH HOUSE PLAN
A - 2.0	EXTERIOR ELEVATIONS & SECTION
A - 2.1	MAIN HOUSE EXTERIOR ELEVATION

NOTES:
ALL CONSTRUCTION TO BE IN COMPLIANCE WITH 2024 BCBC.

PROJECT INFORMATION:

CIVIC ADDRESS: 1253 HAYWOOD AVE, WEST VANCOUVER B.C. V7T 1V2

LEGAL DESCRIPTION: PID: 006-617-298 FOLIO: 13-0156 LOT 6, PLAN VAP3969, PART N 1/2 OF NW 1/4 DISTRICT LOT 1052, GROUP 1, NEW WESTMINSTER LAND DISTRICT

ZONING: RS5: SINGLE FAMILY RESIDENTIAL

PROJECT DATA	ALLOWED	EXISTING	PROPOSED
SITE INFORMATION			
Lot Area	778.25m ² / 8,377 SQFT		
SET BACKS			
Coach house/Garage			
Min. Front Yard	4.9m	12.7m	
Min. Rear Yard	1.2m	1.5m	
Min. Side Yard (West)	1.5m	6.55m	
Min. Side Yard (East)	1.5m	1.67m	
HEIGHT			
Coach house/Garage			
Building Height Front	4.57m / 15'		4.54m / 14'-11"
PROPOSED AREA			
Principal Dwelling			
FSR	0.3 233 m ² (2513.1 sq ft)	302.4 (3,255.6 sq ft)	
Upper Level		1,106 sq ft	
Main Level		1,336 sq ft	
Basement net		813.6 sq ft	
Coach house	48.6m ²		51.96m ²
Site Coverage	266m ² sq ft (2863 sq ft)	168m ² (1881.3 sq ft)	262.5m ² (2825.69sq ft)
AVERAGE GRADE	183.2		

AVERAGE GRADE CALCULATIONS:

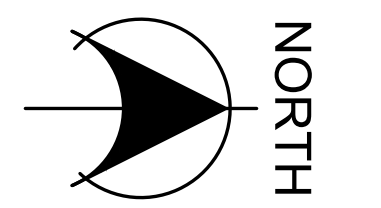
ENDPOINTS	FINISHED GRADE	NATURAL GRADE
A	183.0	183.0
B	184.0	184.0
C	183.4	183.4
D	183.0	183.0
E	182.5	182.5
TOTAL:	183.2	183.2

WALL SECTION	LOWER OF FINISHED OR NATURAL AT WALL SECTION ENDPOINT	AVERAGE GRADE	LENGTH	AVERAGE GRADE X LENGTH
A-B	A=183.0 B=184.0	183.5	19.833	32,639.35
B-C	B=184.0 C=183.4	183.7	5.333	979.67
C-D	C=183.4 D=183.0	183.2	18.0	3,297.6
D-E	D=183.0 E=182.5	182.175	24.667	4,493.71
E-A	E=182.5 A=183.0	182.75	23.333	4,264.10

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CLIENT'S APPROVAL FOR CONSTRUCTION

CLIENT: _____
DATE: _____ / _____ / 2023
NOTE: CONTRACTORS WILL BUILD AS PER THESE WORKING DRAWINGS



NO.	ISSUE/REVISION	DATE
13		
12		
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6	ISSUE FOR BP	JAN-22-2025
5	ISSUE FOR BP	NOV-14-2024
4	ISSUE FOR BP	SEPT-18-2024
3	ISSUE FOR REVIEW	SEPT-17-2024
2	ISSUE FOR BP	JUL-30-2024
1	ISSUE FOR REVIEW	JUL-04-2024

JESSICA BREMNER
INTERIOR DESIGN

ADDRESS: #1703, 151 EAST 15TH ST, NORTH VANCOUVER
EMAIL: JESSICA@JESSICABREMNERDESIGN.COM
PHONE: (604) 366-6399

PROJECT TITLE & ADDRESS:
JIMMY YEE RESIDENCE
1253 HAYWOOD AVE,
WEST VANCOUVER, BC

DRAWING NAME:
COVER PAGE, SITE PLAN,
LEGAL DESCRIPTION

PROJECT NO.: 1253HAY
DATE: MAY - 09 - 2024
DRAWN BY: JB
CHECKED BY: JB
SCALE: AS NOTED
DRAWING NUMBER:

A- 0.0 OF 2.1



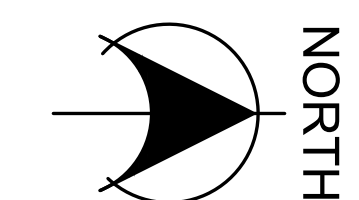
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NO.	ISSUE/REVISION	DATE
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PROJECT TITLE & ADDRESS:

JIMMY YEE RESIDENCE

1253 HAYWOOD AVE,
WEST VANCOUVER, BC

DRAWING NAME:

LANDSCAPING PLAN

PROJECT NO.: 1253HAY

DATE: MAY - 09 - 2024

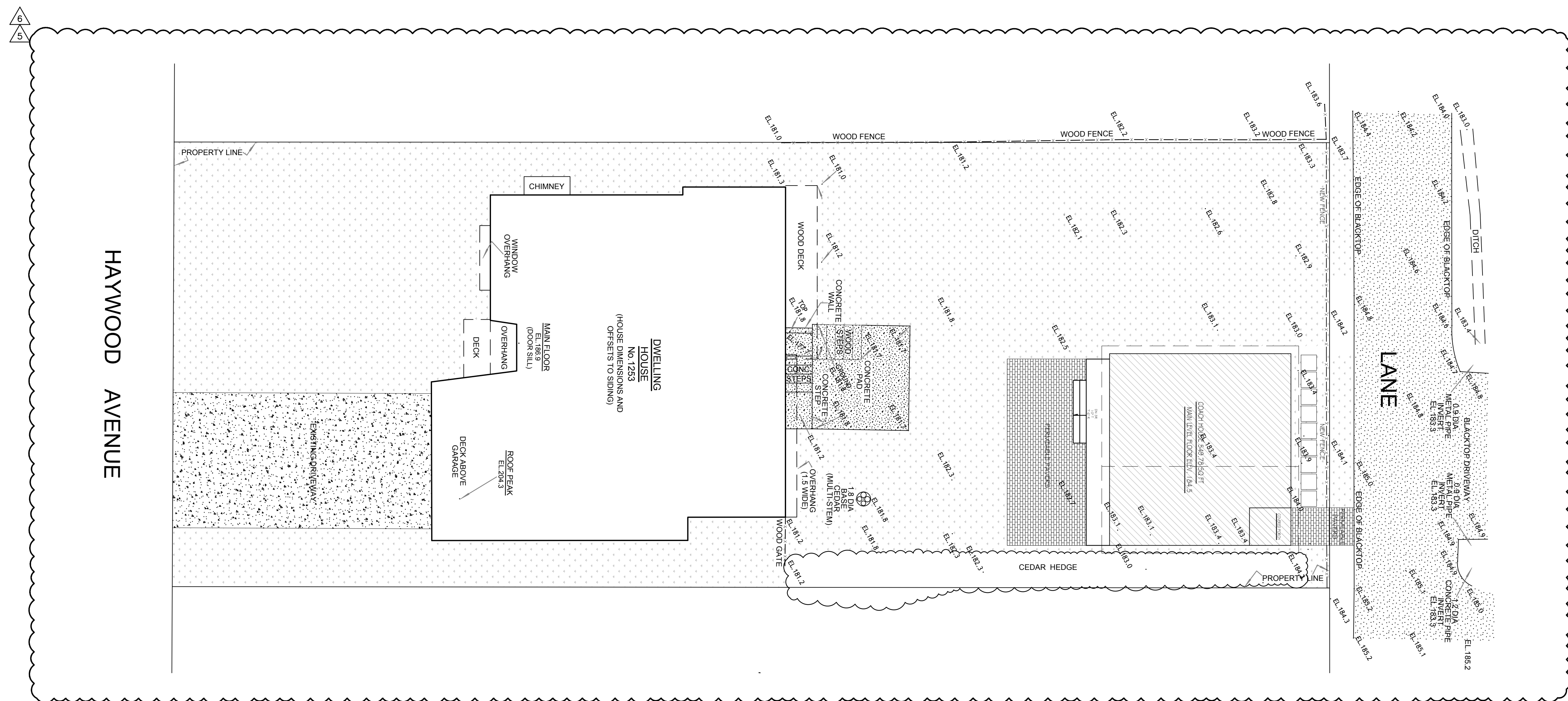
DRAWN BY: JB

CHECKED BY: JB

SCALE: AS NOTED

DRAWING NUMBER:

A- 0.1 OF 2.1



1 LANDSCAPING PLAN
A-0.1 SCALE: 1/8" = 1'-0"

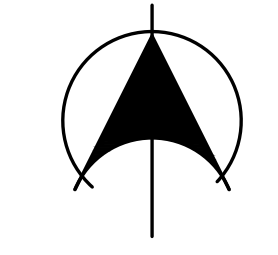


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NORTH



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PROJECT TITLE & ADDRESS:
JIMMY YEE RESIDENCE
 1253 HAYWOOD AVE,
 WEST VANCOUVER, BC

DRAWING NAME:
 PROPOSED COACH HOUSE PLAN

PROJECT NO.: 1253HAY

DATE: MAY - 09 - 2024

DRAWN BY: JB

CHECKED BY: JB

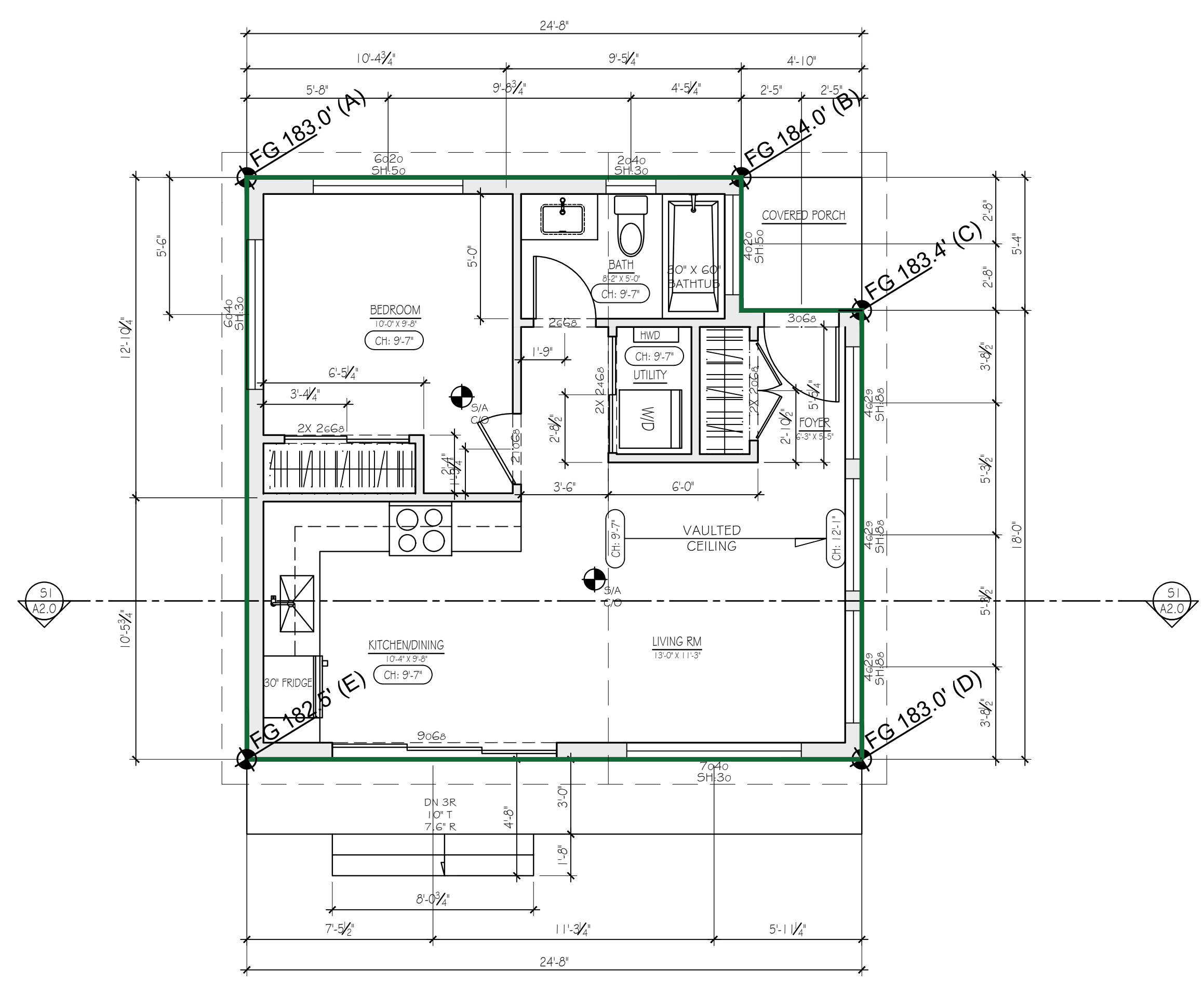
SCALE: AS NOTED

DRAWING NUMBER:

A-1.0 OF 2.1

WALL LEGEND
 ——— NEW WALL - STUDS @ 16" O.C. GWS BOTH SIDES

ELECTRICAL LEGEND
 NEW SMOKE ALARM + CARBON MONOXIDE DETECTOR



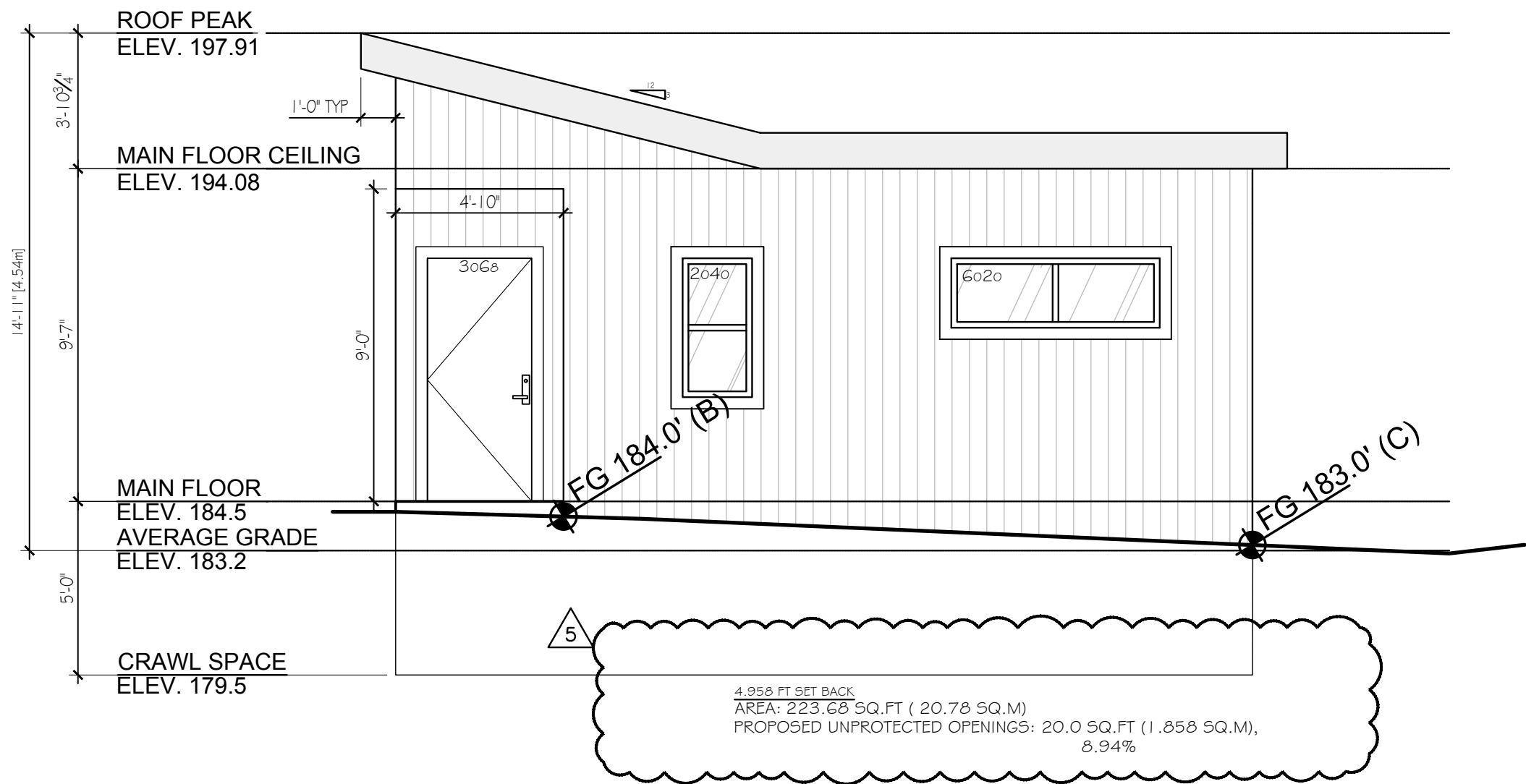
1
 A-1.0 PROPOSED COACH HOUSE PLAN
 SCALE: 1/4" = 1'-0"

jb

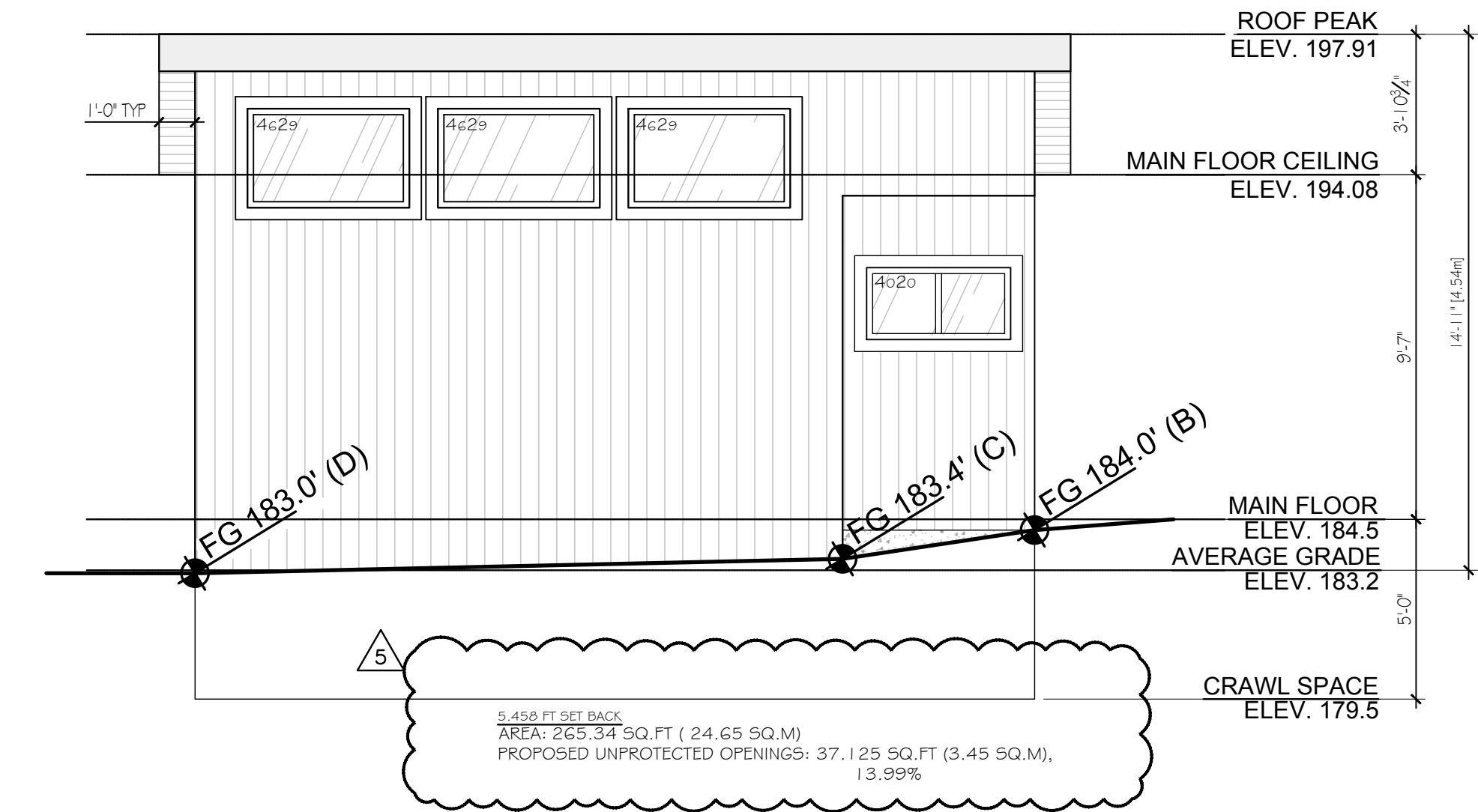
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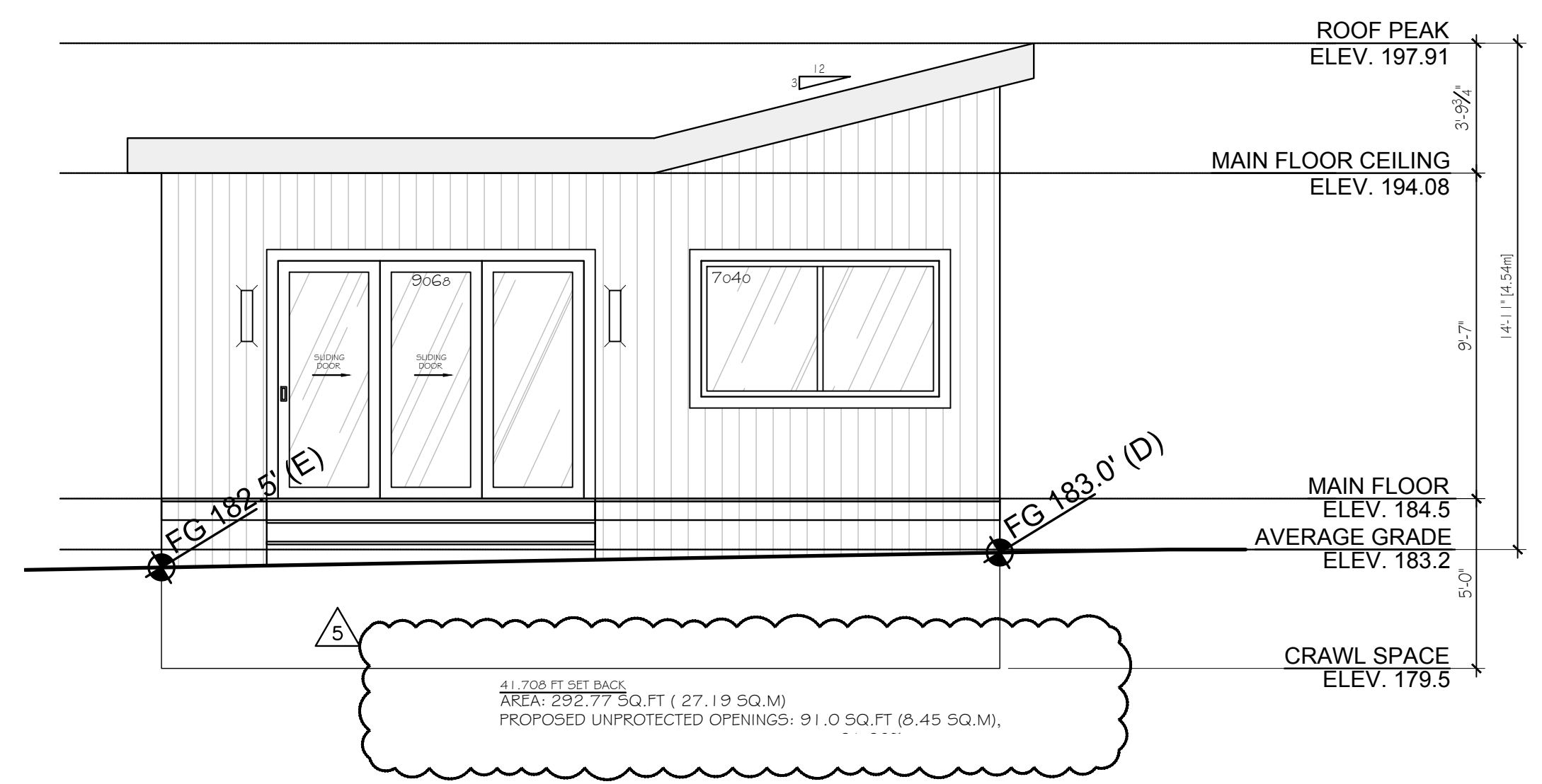
CLIENT _____
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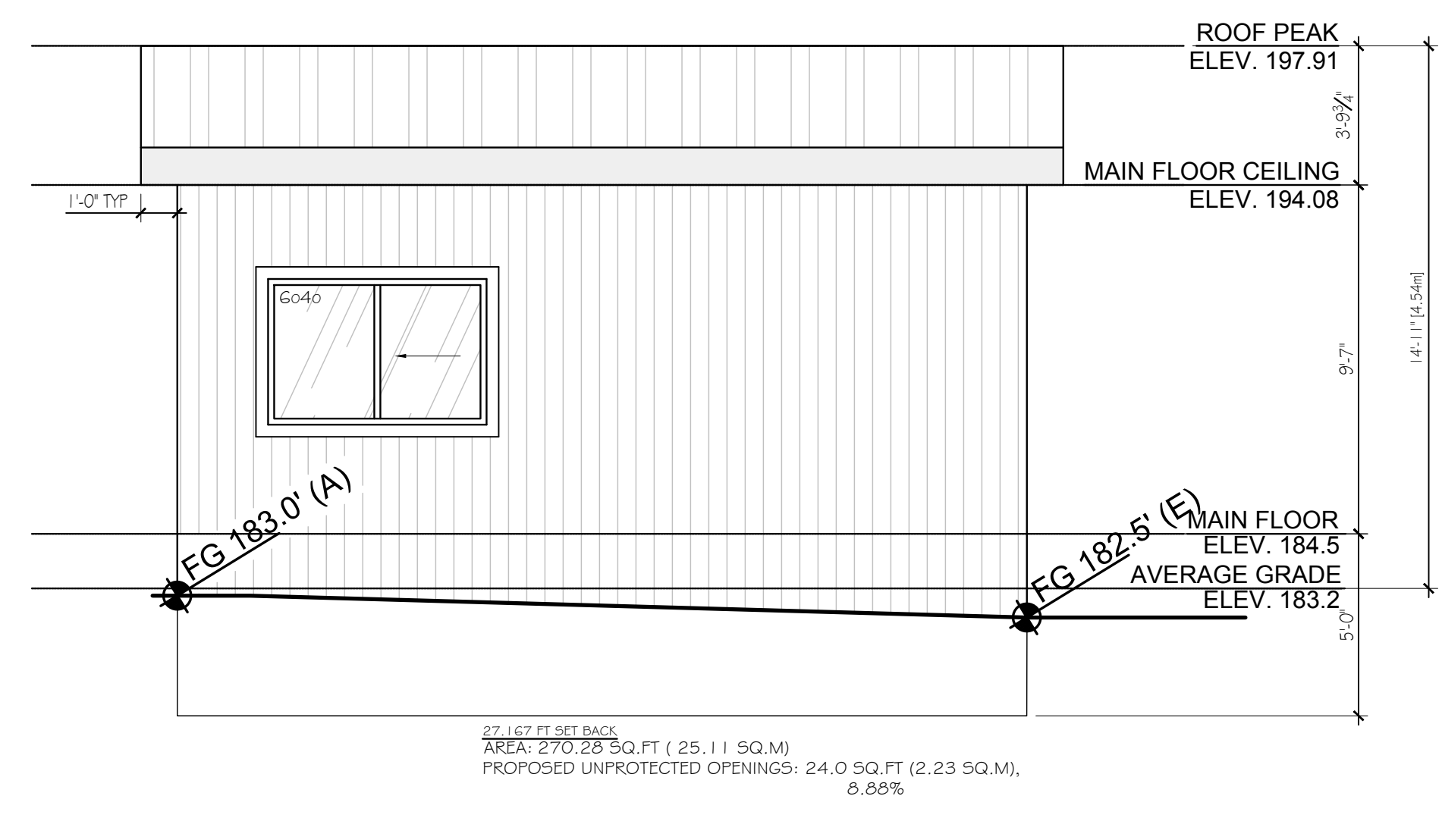
1 EXTERIOR ELEVATION: NORTH
 A-2.0 SCALE: 1/4" = 1'-0"



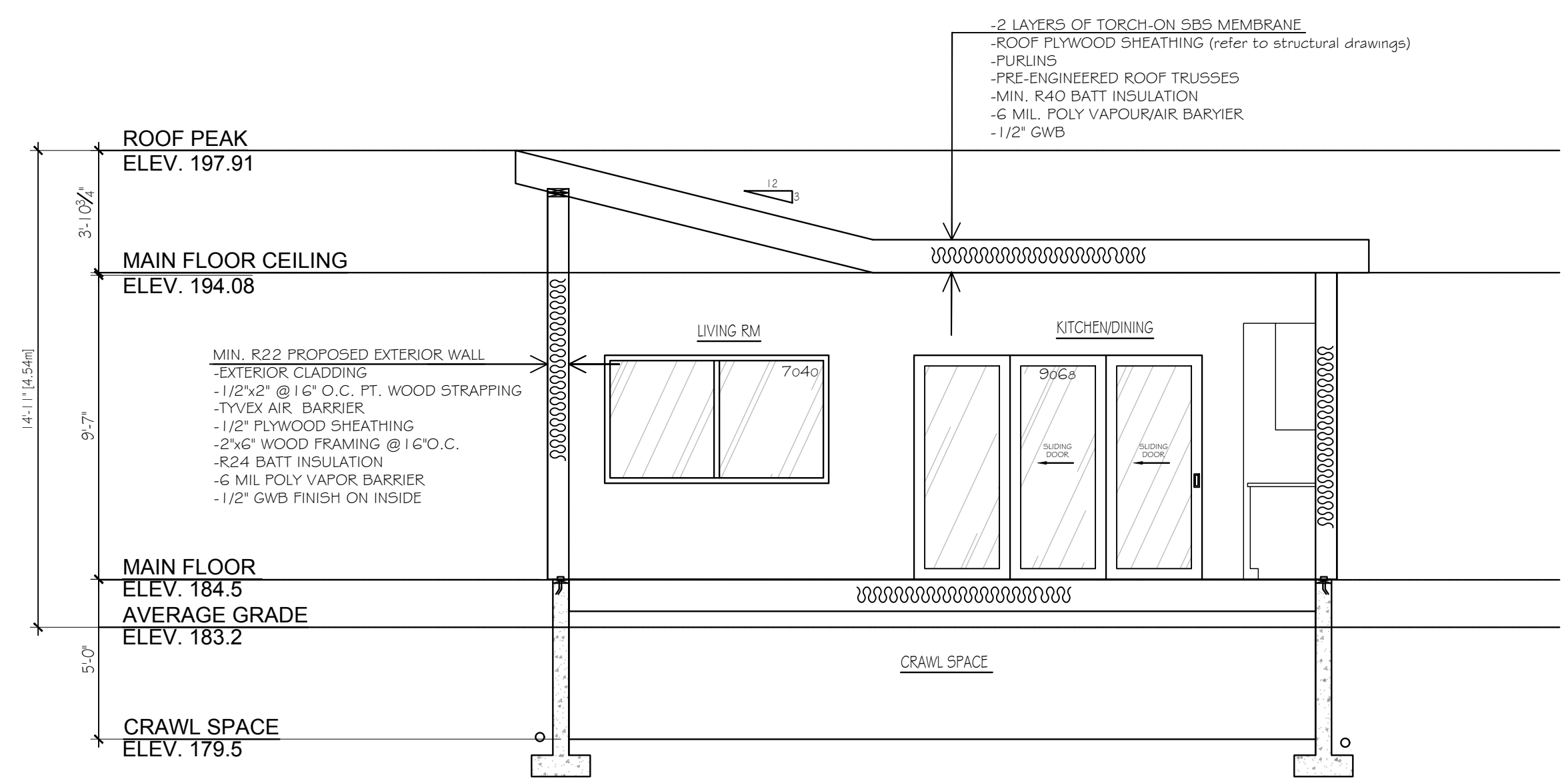
2 EXTERIOR ELEVATION: EAST
 A-2.0 SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATION: SOUTH
 A-2.0 SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEVATION: WEST
 A-2.0 SCALE: 1/4" = 1'-0"



S1 SECTION
 A-1.0 SCALE: 1/4" = 1'-0"

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PROJECT TITLE & ADDRESS:
JIMMY YEE RESIDENCE
 1253 HAYWOOD AVE,
 WEST VANCOUVER, BC

DRAWING NAME:
EXTERIOR ELEVATIONS & SECTION

PROJECT NO.: 1253HAY
 DATE: MAY - 09 - 2024
 DRAWN BY: JB
 CHECKED BY: JB
 SCALE: AS NOTED

DRAWING NUMBER:

jb

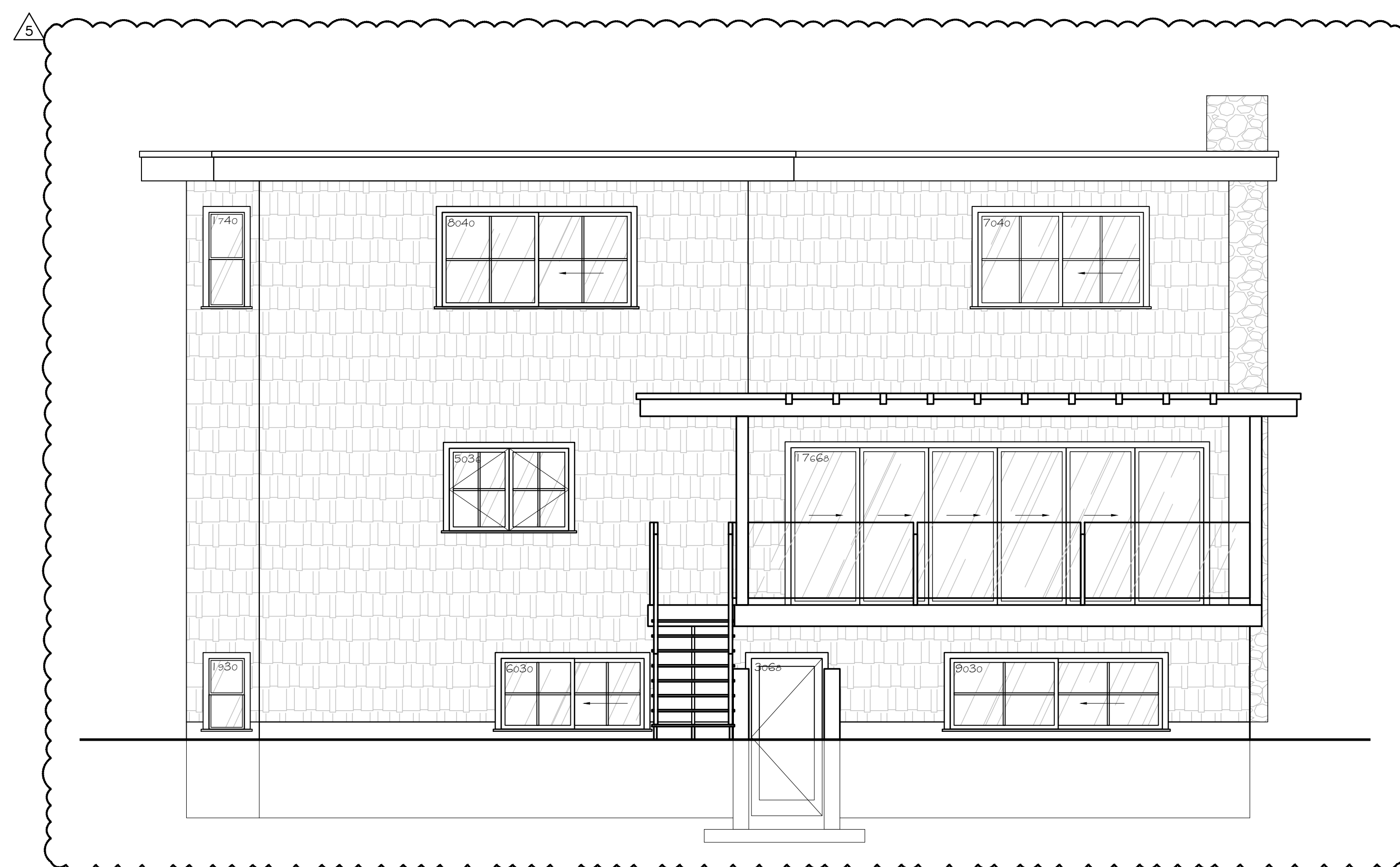
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CLIENT

DATE: / / 2023

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1 MAIN HOUSE EXTERIOR ELEVATION: NORTH
A-2.1 SCALE: 1/4" = 1'-0"

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PROJECT TITLE & ADDRESS:

**JIMMY YEE
RESIDENCE**
1253 HAYWOOD AVE,
WEST VANCOUVER, BC

DRAWING NAME:

MAIN HOUSE EXTERIOR ELEVATION

PROJECT NO.: 1253HAY

DATE: MAY - 09 - 2024

DRAWN BY: JB

CHECKED BY: JB

SCALE: AS NOTED

DRAWING NUMBER:

A- 2.1 OF 2.1