

1591 Haywood Ave, West Vancouver, BC V7V 1W4, Future Lot B

Zoned RS-5 Single Family, Approved development permit allows for a FAR of .43 on 6,770 sq ft lot with all variances approved with preapproved building style. Potential secondary suite increases Total Square Feet to 3,450.

| | |
|-------------------|-------|
| Upper Floor | 1105 |
| Main Floor | 1175 |
| Lower | 1168 |
| Garage | 432 |
| Gross Floor Area | 3880 |
| Main House | 2,950 |
| Secondary Suite | 500 |
| Total Square Feet | 3,450 |

North edge of lot directly abuts a treed, unimproved alleyway, which provides separation from neighbours. Northeast corner of the lot bisected by charming Vinson Creek.

Driveway access is via unimproved alleyway.

Garage slab at same level as main floor, easy access into house with space for an elevator.

Lot is ready to build, with site servicing to be completed, temporary power already established.

Potential assignment of builder contract (Cost plus 7%)





WEST ELEVATION

SCALE: 1/4" = 1'-0"

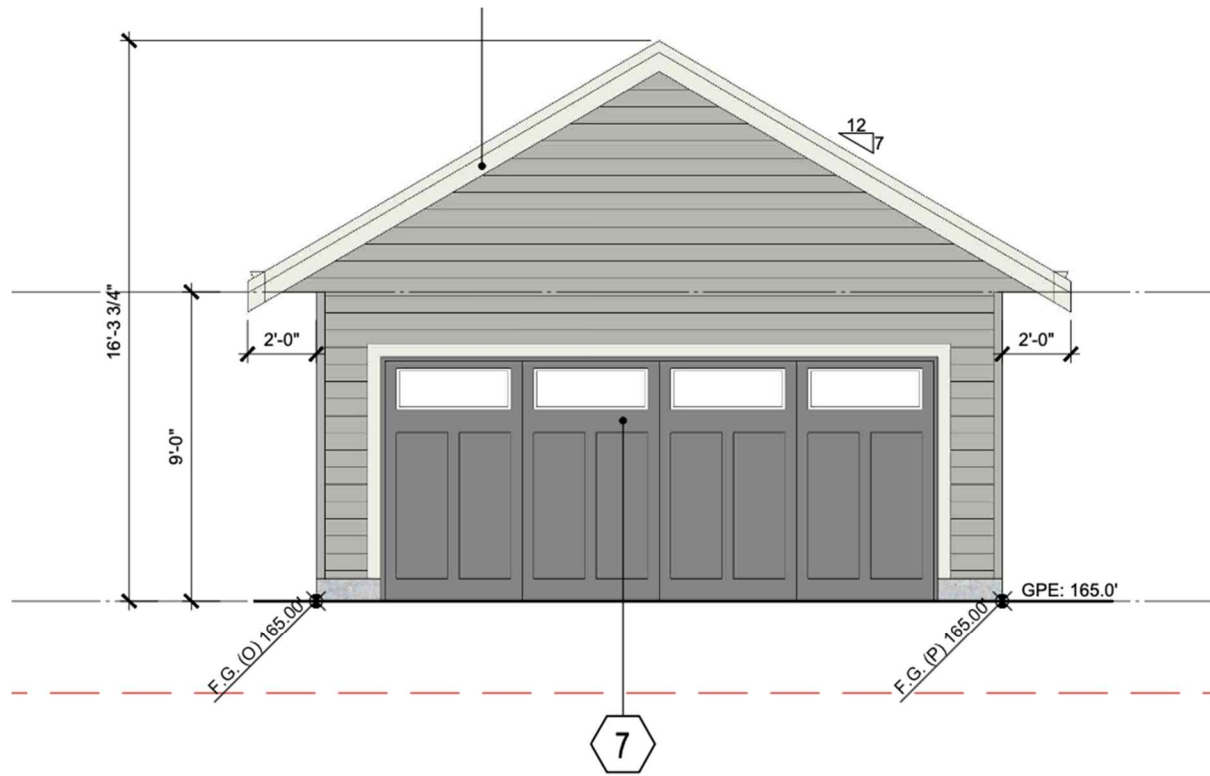
| EXPOSURE CALCULATION | | 9.10.15 |
|---------------------------------|-------------|---------|
| AREA OF EXPOSING BUILDING FACE: | 48.44 m² | |
| LIMITING DISTANCE: | 15.00m | |
| ALLOW. GLAZED OPENINGS %: | 100% | |
| ACTUAL GLAZED OPENINGS AREA: | 7.61m² | |
| ACTUAL GLAZED OPENINGS %: | 15.72% | |
| FIRE RESISTANCE RATING: | 0 | |
| WALL CONSTRUCTION: | combustible | |
| WALL CLADDING: | combustible | |



EAST ELEVATION

SCALE: 1/4" = 1'-0"
(HIGHEST BUILDING FACE)

Garage



WEST ELEVATION

SCALE: 1/4" = 1'-0"