OCP AMENDMENT, REZONING & DP APPLICATION

2095 MATHERS AVENUE, WEST VANCOUVER, BC

LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159

2095 MATHERS AVENUE , WEST VANCOUVER, BC

No.	Description	Date

Home Design & Interior Design

tel: 778-713-7139,
email: eva999design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.

REZONING & DP

DRAWING TITLE:

COVER PAGE

Project number:

Date: 30 Oct. 2020

Design:

Checked by:

P00

Scale 1/4"=1'-0"

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OCP AMENDMENT, REZONING & DP APPLICATION

2095 MATHERS AVENUE, WEST VANCOUVER, BC

LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159

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No.	Description	Date

Home Design & Interior Design
tel: 778-713-7139,
email: eva999design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.

REZONING & DP

DRAWING TITLE:

TABLE OF CONTENTS

Project number:

Date: 23 July 2020

Design:

Checked by:

P01

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OCP AMENDMENT, REZONING & DP APPLICATION

2095 MATHERS AVENUE, WEST VANCOUVER, BC

LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159

2111 MATHERS AVENUE

2109 MATHERS AVENUE

2120 MATHERS AVENUE

2112 MATHERS AVENUE

2055 MATHERS AVENUE

2015 MATHERS AVENUE

1995 MATHERS AVENUE

CONTEXT IN COMMUNITY

SCALE: 3/64"=1'-0"

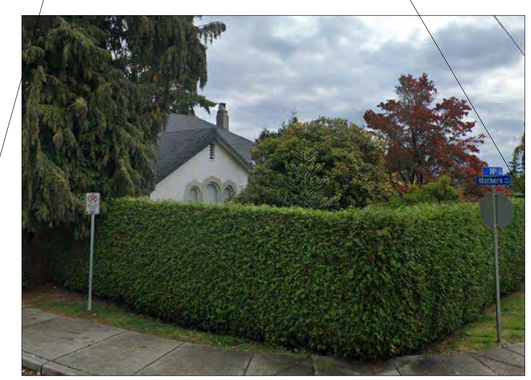
N

PROJECT SITE

2095 MATHERS AVENUE WEST, VANCOUVER, BC

1490 MATHERS AVENUE

1487 MATHERS AVENUE



1488 MATHERS AVENUE

No.	Description	Date

Home Design & Interior Design
tel: 778-713-7139,
email: eva999design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.

REZONING & DP

DRAWING TITLE:

CONTEXT IN COMMUNITY

Project number:

Date: 23 July 2020

Design:

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P02

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OCP AMENDMENT, REZONING & DP APPLICATION

2095 MATHERS AVENUE, WEST VANCOUVER, BC

LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159

LOCATION AND CONTEXT PLAN

SCALE: 3/64"=1'-0"

EXPLANATION:

2095 MATHERS AVENUE, WEST VANCOUVER, BC

CURRENT PROJECT DATA

CURRENT ZONING: RS3
LOT AREA: 12698 SQFT (1179.7 M2)
LOT WIDTH: 103.40 FT (31.47 M)
LOT DEPTH: 124.93 FT (38.08 M)
REQUIRED FRONT YARD SETBACK: 29.86FT
ALLOWED FLOOR AREA: 2551.13 SQFT (237M2)

PROPOSED PROJECT DATA

PROPOSED SUBDIVISION ZONING: RS5
LOT 1 AREA: 6296 SQFT (584.90 M2) / LOT 2 AREA: 6400 SQFT (594.56 M2)
LOT 1 WIDTH: 52.00 FT (15.85 M) / LOT 2 WIDTH: 51.24 FT (15.62 M)
LOT 1 AND LOT 2 BOTH DEPTH: 124.93 FT (38.08 M)
PROPOSED FRONT YARD SETBACK: >29.86FT
PROPOSED FLOOR AREA: < 2551.13 SQFT (237M2)

COMMUNITY / NEIGHBOURHOOD BENEFIT:

1.PROPOSED TWO SMALL SIZE HOUSE INSTEAD OF ONE MASSIVE HOUSE
2.PROPOSE TWO MORE SECONDARY SUITE FOR NEIGHBOURHOOD
3.PROPOSED REPLACE EXISTING MAPLE TREE INSTEAD OF REMOVE IT
4.PROPOSED NEW WALKWAY FOR NEIGHBOURHOOD
5.PROPOSED SIMPLE AND PLEASING BUILDING MASSING
6.PROPOSED NATURAL EXTERIOR FINISHES

No.	Description	Date

Home Design & Interior Design
tel: 778-713-7139,
email: eva999design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.

REZONING & DP

DRAWING TITLE:

LOCATION AND CONTEXT PLAN EXPLANATION

Project number:

Date: 23 July 2020

Design:

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P03

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OCP AMENDMENT, REZONING & DP APPLICATION

2095 MATHERS AVENUE, WEST VANCOUVER, BC

LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159

PROJECT STATISTICS

LOT 1

LEGAL DESCRIPTION		
LOT 8, DISTRICT LOT 1088		
NEW WESTMINSTER DISTRICT, PLAN 9159		
ADDRESS:		
2095 Mathers Avenue West Van , B.C.		
ZONING:		RS3
LOT SIZE: (sq ft)		6296.00
LOT WIDTH:(sq ft)		52.00
LOT DEDTH:(sq ft)		124.93
SITE COVERAGE: (sq ft)		
ALLOWED (40%):		2518.40
PROPOSED:		2026.81
MAIN BLDG:		1314.67
COVERED PORCH:		272.14
GARAGE:		440.00
FLOOR SPACE RATIO CALCULATION: (sq ft)		
ALLOWED:(237M2)		2551.13
PROPOSED:		2547.68
MAIN FLOOR:		1314.67
SECOND FLOOR:		1194.17
GARAGE		440.00
		-440.00
BASEMENT FLOOR:		0.00
100% EXEMPT:	1538.88	0.00
82% EXEMPT:	215.78	38.84
0% EXEMPT:	0	0.00
SUBTOTAL:	1754.66	38.84
TOTAL AREA:		2547.68
FLOOR SPACE RATIO ACTUAL: (sq ft)		
MAIN FLOOR:		1314.67
SECOND FLOOR:		1194.17
GARAGE:		440.00
BASEMENT FLOOR:		1754.66
TOTAL AREA:		4703.50
REQUIRED FRONT YARD SETBACK:(ft)		29.86
PROPOSED FRONT YARD SETBACK:(ft)		30.11
REQUIRED FRONT REAR SETBACK:(ft)		29.86
PROPOSED REAR YARD SETBACK:(ft)		30.08
REQUIRED SIDE YARD SETBACK:(ft)	10% LOT WIDTH MAX.9.84'	5.20
REQUIRED COMBINED SIDE YARD SETBACK:(ft)	25% LOT WIDTH	13.00
PROPOSED SIDE YARD SETBACK:(ft)	WEST	8.29
	EAST	5.20
AVERAGE NATURAL GRADE:(ft)		284.84
AVERAGE FINISHED GRADE:(ft)		284.86
ALLOWABLE MAX. BUILDING HEIGHT:(ft)		25.00
ALLOWABLE MAX. BUILDING HEIGHT ELEV:(ft)		309.84
ALLOWABLE MAX. BUILDING FACE HEIGHT:(ft)		22.00
MAX. ALLOWABLE OVER 22.00':		12.83
BUILDING FACE SHOWN OVER 22.0':		12.00
PAVING WITHIN THE REQUIRED FRONT YARD: (sq ft)		
ALLOWED: 50% OF LOT FRONT YARD AREA		680.50
PROPOSED:		105.00
FRONT YARD AREA:		1361.00
PAVING AREA PATIO:		0.00
PAVING AREA WALKWAY:		105.00

PROJECT STATISTICS

LOT 2

LEGAL DESCRIPTION		
LOT 8, DISTRICT LOT 1088		
NEW WESTMINSTER DISTRICT, PLAN 9159		
ADDRESS:		
2095 Mathers Avenue West Van , B.C.		
ZONING:		RS3
LOT SIZE: (sq ft)		6400.00
LOT WIDTH:(sq ft)		51.24
LOT DEDTH:(sq ft)		124.93
SITE COVERAGE: (sq ft)		
ALLOWED (40%):		2560.00
PROPOSED:		2151.25
MAIN BLDG:		1320.15
COVERED PORCH:		391.10
GARAGE:		440.00
FLOOR SPACE RATIO CALCULATION: (sq ft)		
ALLOWED:(237M2)		2551.13
PROPOSED:		2547.93
MAIN FLOOR:		1320.15
SECOND FLOOR:		1227.78
GARAGE		440.00
		-440.00
BASEMENT FLOOR:		0.00
100% EXEMPT:	1320.15	0.00
93.12% EXEMPT:	0	0.00
0% EXEMPT:	0	0.00
SUBTOTAL:	1320.15	0.00
TOTAL AREA:		2547.93
FLOOR SPACE RATIO ACTUAL: (sq ft)		
MAIN FLOOR:		1320.15
SECOND FLOOR:		1227.78
GARAGE:		440.00
BASEMENT FLOOR:		1320.15
TOTAL AREA:		4308.08
REQUIRED FRONT YARD SETBACK:(ft)		29.86
PROPOSED FRONT YARD SETBACK:(ft)		30.01
REQUIRED FRONT REAR SETBACK:(ft)		29.86
PROPOSED REAR YARD SETBACK:(ft)		33.62
REQUIRED SIDE YARD SETBACK:(ft)	10% LOT WIDTH MAX.9.84'	5.12
REQUIRED COMBINED SIDE YARD SETBACK:(ft)	25% LOT WIDTH	12.81
PROPOSED SIDE YARD SETBACK:(ft)	WEST	7.71
	EAST	5.20
AVERAGE NATURAL GRADE:(ft)		286.76
AVERAGE FINISHED GRADE:(ft)		287.00
ALLOWABLE MAX. BUILDING HEIGHT:(ft)		25.00
ALLOWABLE MAX. BUILDING HEIGHT ELEV:(ft)		311.76
ALLOWABLE MAX. BUILDING FACE HEIGHT:(ft)		22.00
MAX. ALLOWABLE OVER 22.00':		12.75
BUILDING FACE SHOWN OVER 22.0':		9.38
PAVING WITHIN THE REQUIRED FRONT YARD: (sq ft)		
ALLOWED: 50% OF LOT FRONT YARD AREA		769.00
PROPOSED:		698.00
FRONT YARD AREA:		1538.00
PAVING AREA PATIO:		200.00
PAVING AREA WALKWAY:		498.00

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.
REZONING & DP

DRAWING TITLE:
PROJECT STATISTICS
LOT 1 AND LOT 2

Project number:
Date: 23 July 2020
Design:
Checked by:

P04

Scale 1/8"=1'-0"

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WESVAN CONSTRUCTION INC.

Home Design & Interior Design
tel: 778-713-7139
email: eva999design@gmail.com

No.	Description	Date

OCP AMENDMENT, REZONING & DP APPLICATION

2095 MATHERS AVENUE, WEST VANCOUVER, BC

LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159

STREET ELEVATION (MATHERS AVENUE)
MAIN MATERIALS REFERENCE
LOT 1

LOT 1 MAIN ELEVATION SCALE: 1/4"=1'-0"

LOT 1 MAIN ELEVATION MATERIAL REFERENCE

EXTERIOR FINISH MATERIALS

1. ASPHALT SHINGLES ROOF SPEC. & COLOR: BLACK
2. METAL FLASHING & ALUMINUM HALF ROUND GUTTER
3. SMOOTH STUCCO COLOR: ROCKPORT GREY
4. CEDAR WOOD SOFFIT W/ CONTINUOUS VENT UNDER
5. THERMALLY BROKEN DOUBLE GLAZED LOW E VINYL WINDOW
6. STAINED CEDAR WOOD SIDING
7. BASALT STONE FACING

No.	Description	Date

Home Design & Interior Design
tel: 778-713-7139,
email: eva999design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.

REZONING & DP

DRAWING TITLE:
STREET ELEVATION (MATHERS AVENUE) AND MAIN MATERIALS REFERENCE ----LOT 1

Project number:
Date: 30 Oct. 2020
Design:
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Scale 1/4"=1'-0"

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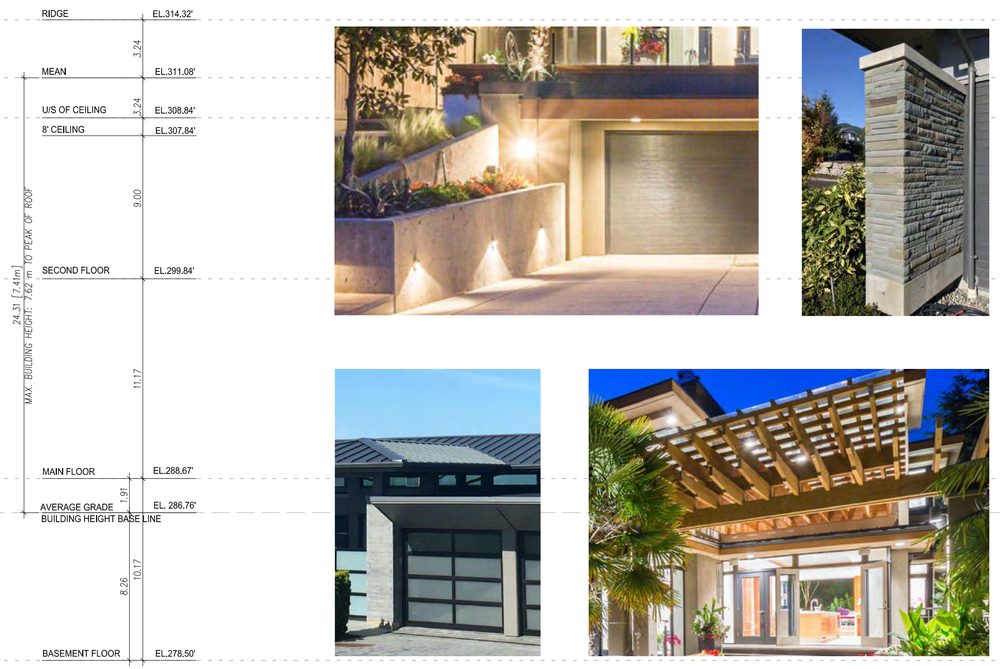
OCP AMENDMENT, REZONING & DP APPLICATION

2095 MATHERS AVENUE, WEST VANCOUVER, BC

LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159

STREET ELEVATION (MATHERS AVENUE)
MAIN MATERIALS REFERENCE
LOT 2



LOT 2 MAIN ELEVATION MATERIAL REFERENCE

LOT 2 MAIN ELEVATION SCALE: 1/4"=1'-0"

EXTERIOR FINISH MATERIALS

1. ASPHALT SHINGLES ROOF SPEC. & COLOR: BLACK
2. METAL FLASHING & ALUMINUM HALF ROUND GUTTER
3. SMOOTH STUCCO COLOR: ROCKPORT GREY
4. CEDAR WOOD SOFFIT W/ CONTINUOUS VENT UNDER
5. THERMALLY BROKEN DOUBLE GLAZED LOW E VINYL WINDOW
6. STAINED CEDAR WOOD SIDING
7. BASALT STONE FACING

No.	Description	Date

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email: eva999design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.

REZONING & DP

DRAWING TITLE:
STREET ELEVATION (MATHERS AVENUE) AND MAIN MATERIALS REFERENCE ----LOT 2

Project number:
Date: 23 July 2020
Design:
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P06

Scale 1/4"=1'-0"

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OCP AMENDMENT, REZONING & DP APPLICATION

2095 MATHERS AVENUE, WEST VANCOUVER, BC

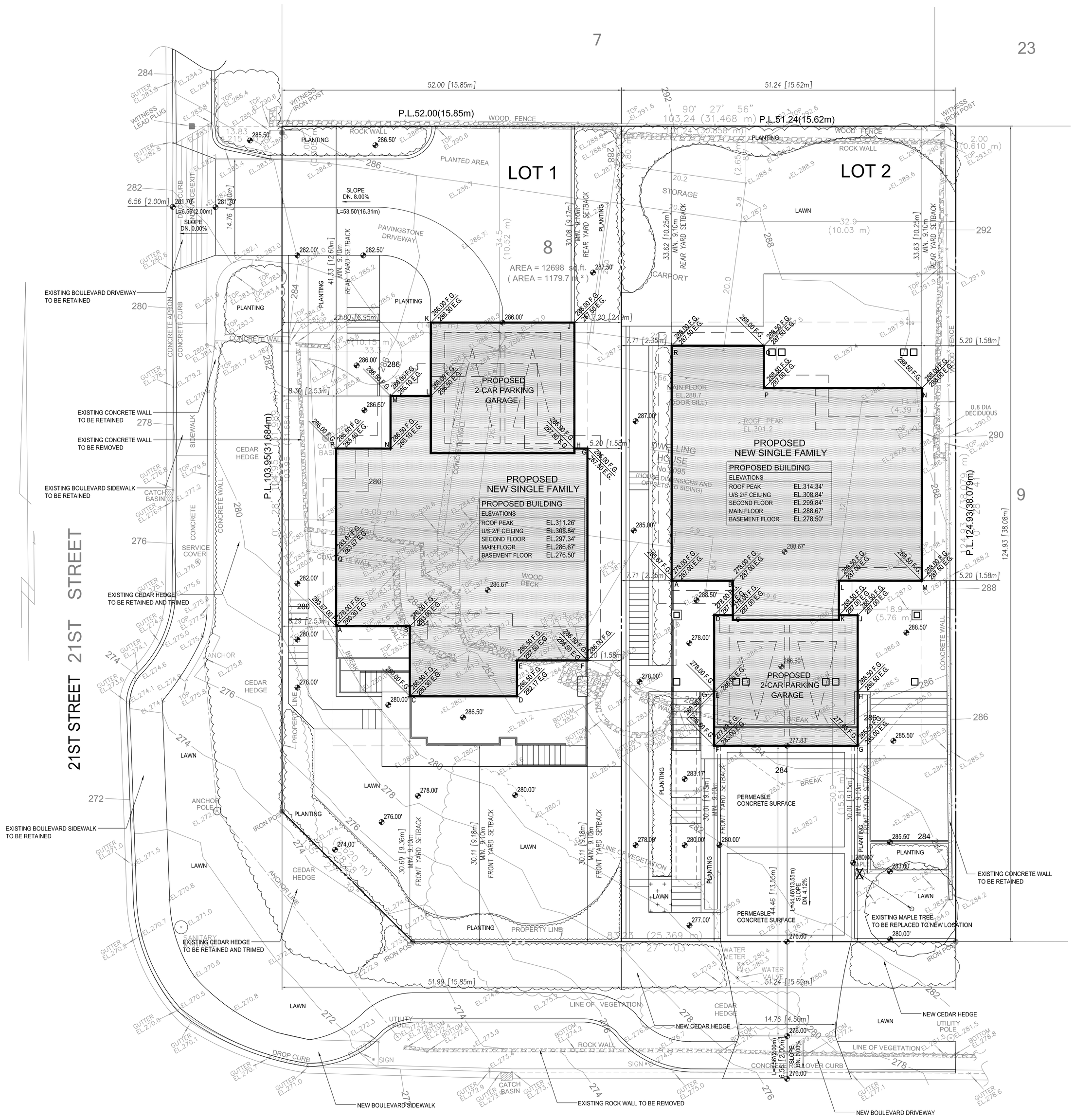
LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159

TOPOGRAPHIC SURVEY PLAN OF LOT 8, DISTRICT LOT 1088, PLAN 9159

P.I.D. 008-161-721

SCALE 1 INCH = 8 FEET



SITE PLAN

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

NOTE:

LAND HEREIN WITHIN BUILDING SCHEME, SEE 327900L

FOR RESTRICTIVE COVENANT R79454, SEE330096L

ELEVATIONS

ELEVATIONS ARE TO DISTRICT OF WEST VANCOUVER GEODETIC DATUM.

BENCH MARK USED : INVERT OF SANITARY MANHOLE LOCATED AT THE INTERSECTION OF MATHERS AVENUE AND 21ST STREET
INVERT ELEVATION 262.23 FEET (GEODETIC DATUM)

BENCH MARK SET: TOP OF ARROWHEAD NUT ON FIRE HYDRANT LOCATED AT THE SOUTH EAST CORNER OF INTERSECTION OF 21ST STREET AND MATHERS AVENUE
ELEVATION 269.33 FEET.

BENCH MARK

TOP OF ARROWHEAD NUT OF FIRE HYDRANT
ELEVATION 269.33 FEET
(POSITION APPROXIMATE)

CERTIFIED CORRECT THIS 4TH DAY OF FEBRUARY, 2015

DRM B.C.L.S.

FB.2513 p.30 – 54 M 3203–10 WV

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No.	Description	Date

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WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.
REZONING & DP

DRAWING TITLE:
SITE PLAN

Project number:
Date: 30 Oct. 2020
Design:
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OCP AMENDMENT, REZONING & DP APPLICATION

2095 MATHERS AVENUE, WEST VANCOUVER, BC

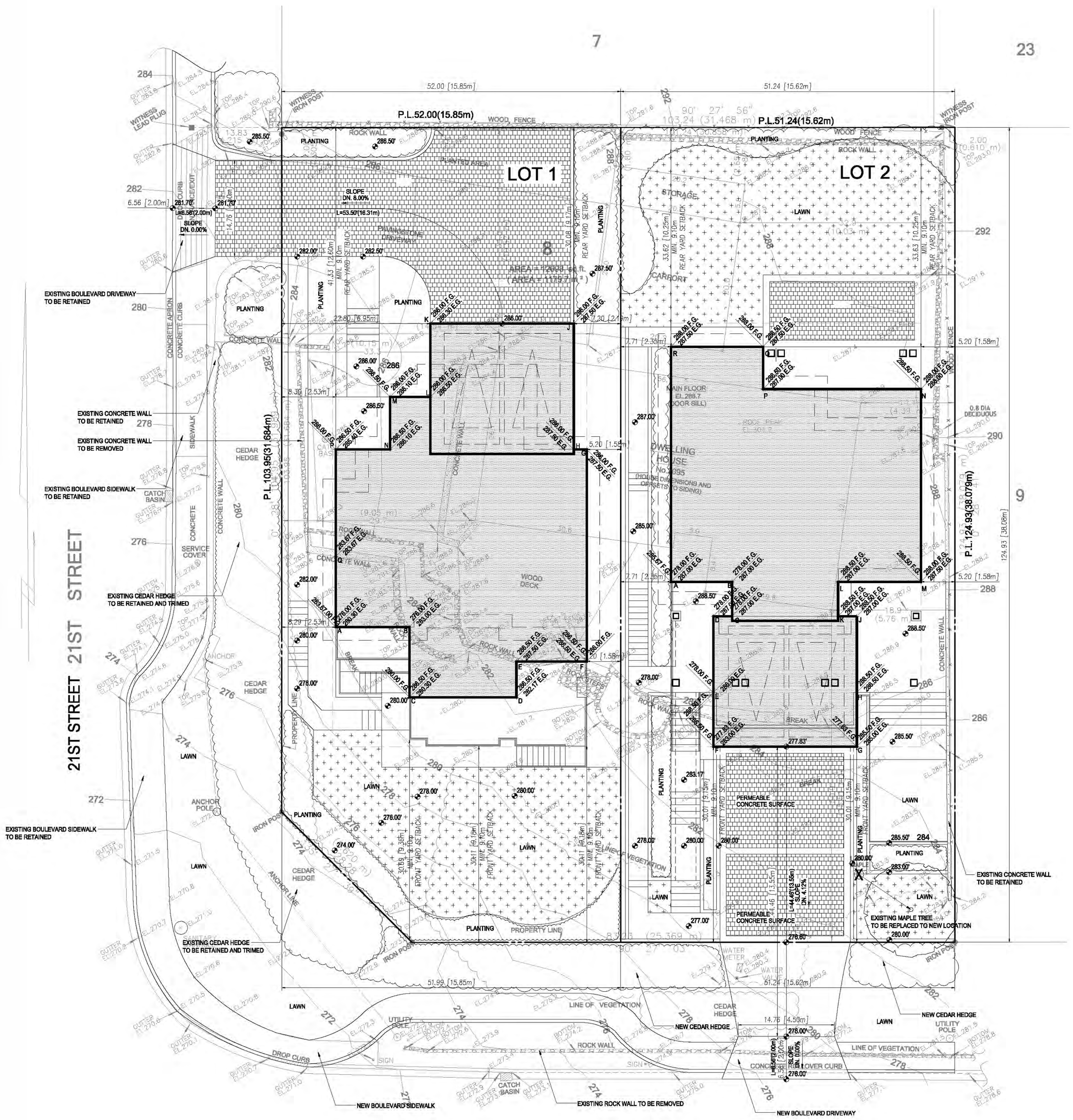
LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159

TOPOGRAPHIC SURVEY PLAN OF LOT 8, DISTRICT LOT 1088, PLAN 9159

P.I.D. 008-161-721

SCALE 1 INCH = 8 FEET



MATHERS AVENUE MATHERS AVENUE

LANDSCAPE AND STREETSCAPE PLAN

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

NOTE:

LAND HEREIN WITHIN BUILDING SCHEME, SEE 327900L

FOR RESTRICTIVE COVENANT R79454, SEE330096L

ELEVATIONS

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BENCH MARK SET: TOP OF ARROWHEAD NUT ON FIRE HYDRANT LOCATED AT THE SOUTH EAST CORNER OF INTERSECTION OF 21ST STREET AND MATHERS AVENUE
ELEVATION 269.33 FEET.

BENCH MARK
TOP OF ARROWHEAD NUT OF FIRE HYDRANT
ELEVATION 269.33 FEET
(POSITION APPROXIMATE)

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DRM B.C.L.S.

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FB:2513 p.30 - 54 M 3203-10

No.	Description	Date

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email: ews99design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.
REZONING & DP

DRAWING TITLE:
LANDSCAPE AND STREETSCAPE PLAN

Project number:
Date: 30 Oct. 2020
Design:
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P08

Scale 1/8"=1'-0"

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OCP AMENDMENT, REZONING & DP APPLICATION

2095 MATHERS AVENUE, WEST VANCOUVER, BC

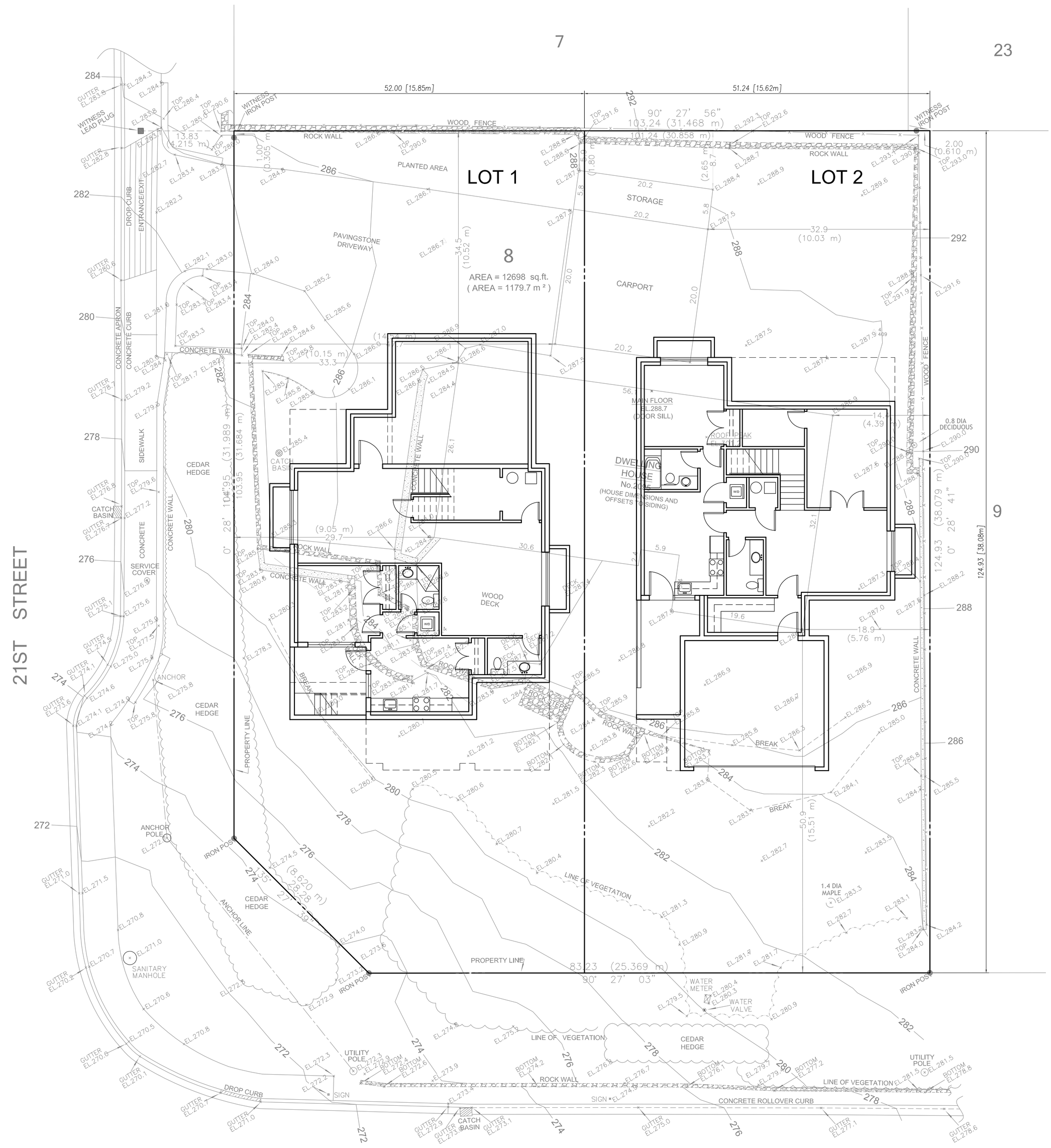
LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159

TOPOGRAPHIC SURVEY PLAN OF LOT 8, DISTRICT LOT 1088, PLAN 9159

P.I.D. 008-161-721

SCALE 1 INCH = 8 FEET



LOWER FLOOR PLANS (OVERALL SITE)

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

NOTE:

LAND HEREIN WITHIN BUILDING SCHEME, SEE 327900L

FOR RESTRICTIVE COVENANT R79454, SEE330096L

ELEVATIONS

ELEVATIONS ARE TO DISTRICT OF WEST VANCOUVER GEODETIC DATUM.

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ELEVATION 269.33 FEET.

BENCH MARK

TOP OF ARROWHEAD NUT OF FIRE HYDRANT
ELEVATION 269.33 FEET
(POSITION APPROXIMATE)

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FB.2513 p.30 – 54 M 3203–10 WV

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email: eva999design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.
REZONING & DP

DRAWING TITLE:
LOWER FLOOR PLANS (OVERALL SITE)

Project number:
Date: 30 Oct. 2020
Design:
Checked by:

Scale 1/8"=1'-0"

P09

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OCP AMENDMENT, REZONING & DP APPLICATION

2095 MATHERS AVENUE, WEST VANCOUVER, BC

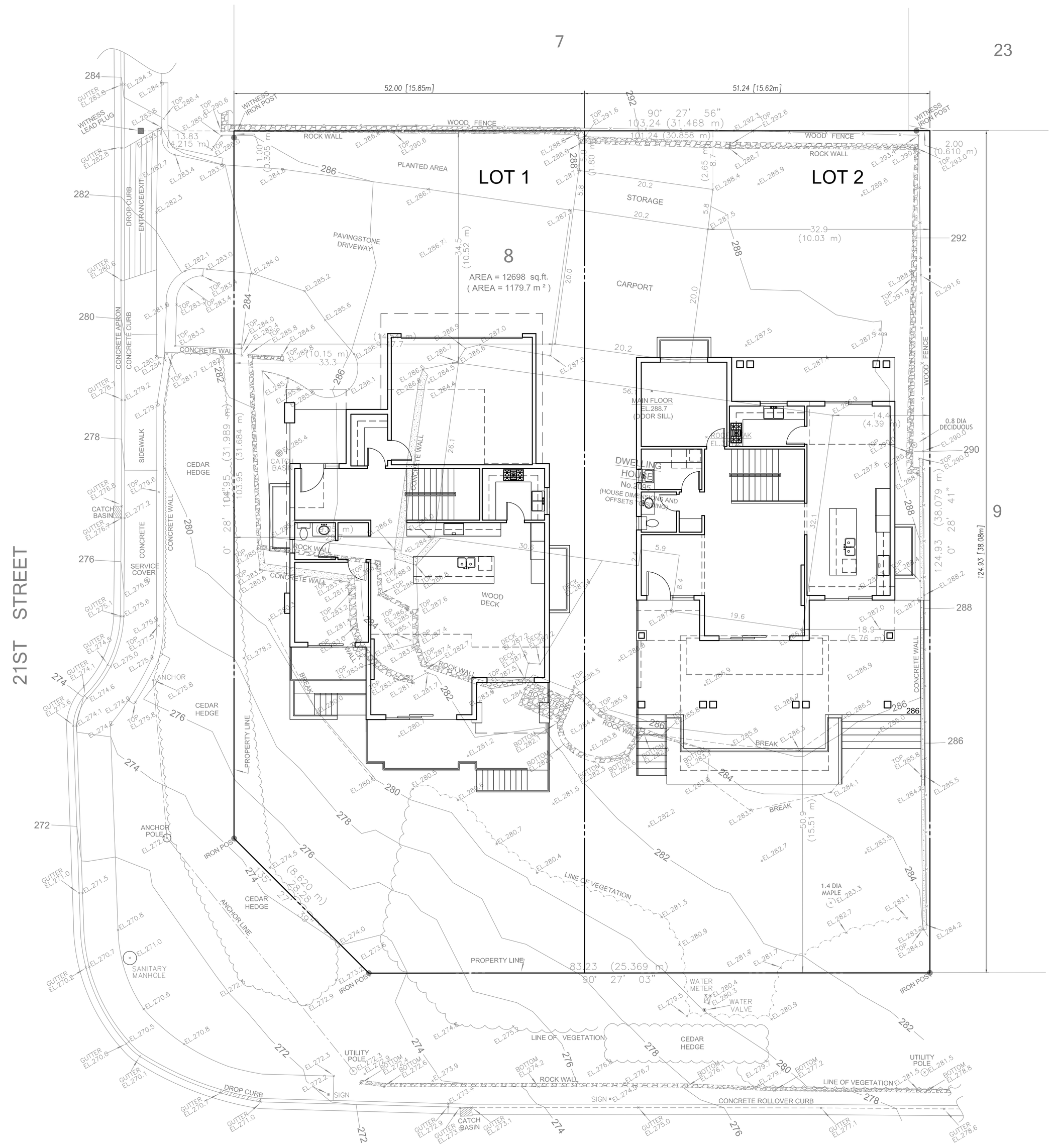
LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159

TOPOGRAPHIC SURVEY PLAN OF LOT 8, DISTRICT LOT 1088, PLAN 9159

P.I.D. 008-161-721

SCALE 1 INCH = 8 FEET


7
23
8
9
LOT 1
LOT 2
52.00 [15.85m]
51.24 [15.62m]
90° 27' 56"
103.24 (31.468 m)
101.24 (30.858 m)
83.23 (25.369 m)
90° 27' 03"
124.93 [38.08m]
AREA = 12698 sq.ft.
(AREA = 1179.7 m ²)
21ST STREET
MATHERS AVENUE
PAVINGSTONE DRIVEWAY
CARPORT
STORAGE
PLANTED AREA
WOOD FENCE
ROCK WALL
CONCRETE WALL
WOOD DECK
MAIN FLOOR
EL.288.7
(DOOR SILL)
DWELLING HOUSE
No.2095
(HOUSE DIMENSIONS AND OFFSETS PENDING)
CEDAR HEDGE
LINE OF VEGETATION
PROPERTY LINE
ANCHOR LINE
IRON POST
WITNESS IRON POST
WITNESS LEAD PLUG
CATCH BASIN
SERVICE COVER
SANITARY MANHOLE
UTILITY POLE
WATER METER
WATER VALVE
1.4 DIA MAPLE
0.8 DIA DECIDUOUS
DROP CURB
CONCRETE ROLLOVER CURB
SIDEWALK
CONCRETE
CONCRETE APRON
CONCRETE CURB
ENTRANCE/EXIT
ANCHOR
SIGN
BREAK
ROOF BREAK
ROOF STEPS
BOTTOM EL.282.7
BOTTOM EL.283.4
BOTTOM EL.282.3
BOTTOM EL.282.6
BOTTOM EL.276.1
BOTTOM EL.277.2
BOTTOM EL.278.8
BOTTOM EL.274.2
BOTTOM EL.272.6
BOTTOM EL.272.4
BOTTOM EL.272.9
BOTTOM EL.272.3
BOTTOM EL.284.0
BOTTOM EL.281.5
DECK EL.287.2
DECK EL.287.5
DECK EL.287.4
DECK EL.287.0
DECK EL.287.3
DECK EL.287.1
DECK EL.287.6
DECK EL.287.7
DECK EL.287.8
DECK EL.287.9
DECK EL.288.0
DECK EL.288.2
DECK EL.288.4
DECK EL.288.6
DECK EL.288.8
DECK EL.288.9
DECK EL.289.0
DECK EL.289.2
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DECK EL.291.8
DECK EL.292.0
DECK EL.292.2
DECK EL.292.4
DECK EL.292.6
DECK EL.292.8
DECK

OCP AMENDMENT, REZONING & DP APPLICATION

2095 MATHERS AVENUE, WEST VANCOUVER, BC

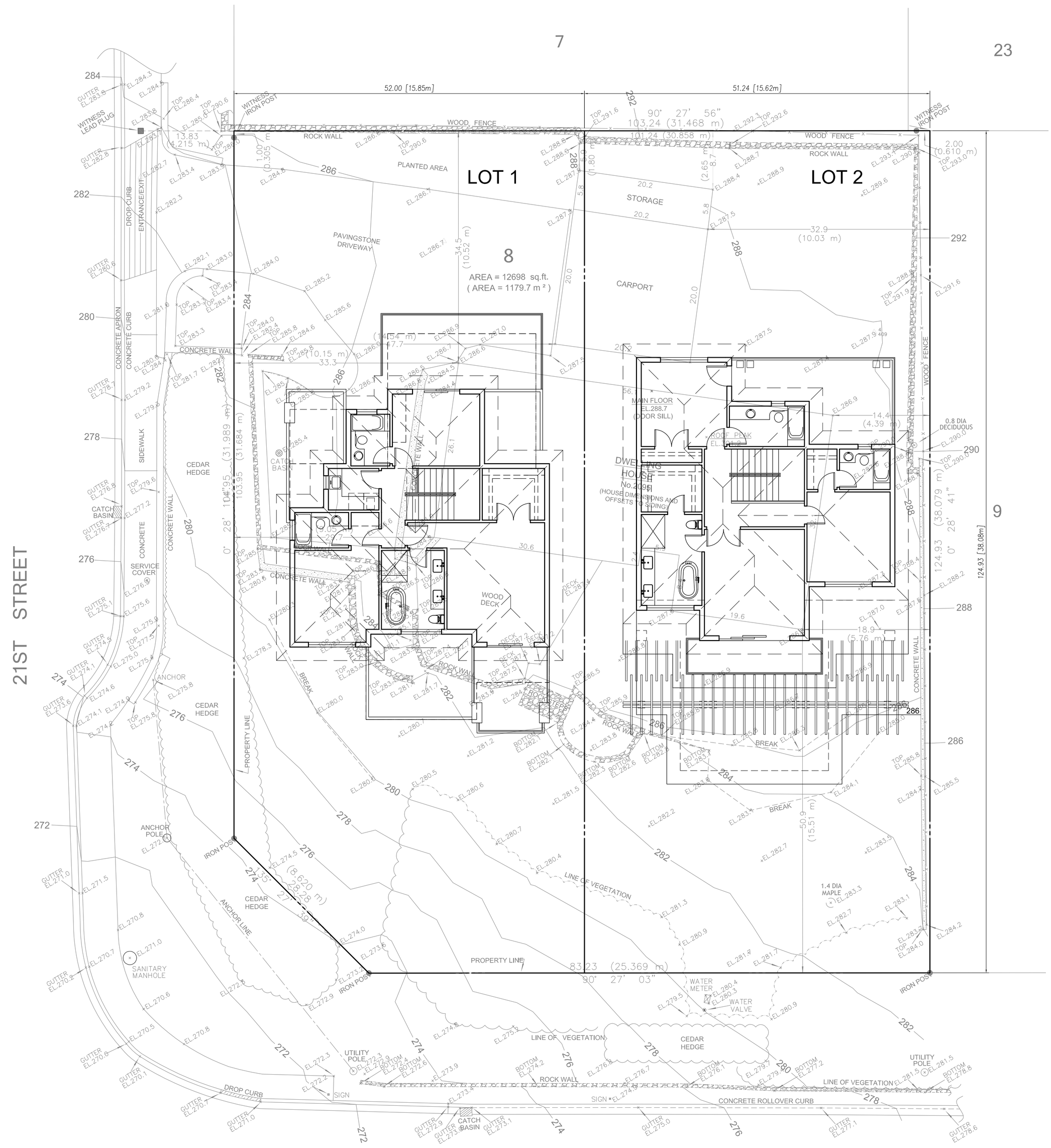
LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159

TOPOGRAPHIC SURVEY PLAN OF LOT 8, DISTRICT LOT 1088, PLAN 9159

P.I.D. 008-161-721

SCALE 1 INCH = 8 FEET



UPPER FLOOR PLANS (OVERALL SITE)

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

NOTE:

LAND HEREIN WITHIN BUILDING SCHEME, SEE 327900L

FOR RESTRICTIVE COVENANT R79454, SEE330096L

ELEVATIONS

ELEVATIONS ARE TO DISTRICT OF WEST VANCOUVER GEODETIC DATUM.

BENCH MARK USED : INVERT OF SANITARY MANHOLE LOCATED AT THE INTERSECTION OF MATHERS AVENUE AND 21ST STREET
INVERT ELEVATION 262.23 FEET (GEODETIC DATUM)

BENCH MARK SET: TOP OF ARROWHEAD NUT ON FIRE HYDRANT LOCATED AT THE SOUTH EAST CORNER OF INTERSECTION OF 21ST STREET AND MATHERS AVENUE
ELEVATION 269.33 FEET.

BENCH MARK

TOP OF ARROWHEAD NUT OF FIRE HYDRANT
ELEVATION 269.33 FEET
(POSITION APPROXIMATE)

CERTIFIED CORRECT THIS 4TH DAY OF FEBRUARY, 2015

DRM B.C.L.S.

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TEL 604–986–1371 FAX 604–986–5204
EMAIL: admin@hwmsurveys.com

FB.2513 p.30 – 54 M 3203–10 WV

No.	Description	Date

Home Design & Interior Design
tel: 778-713-7139.
email: eva999design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.
REZONING & DP

DRAWING TITLE:
UPPER FLOOR PLANS (OVERALL SITE)

Project number:
Date: 30 Oct. 2020
Design:
Checked by:

P11

Scale 1/8"=1'-0"

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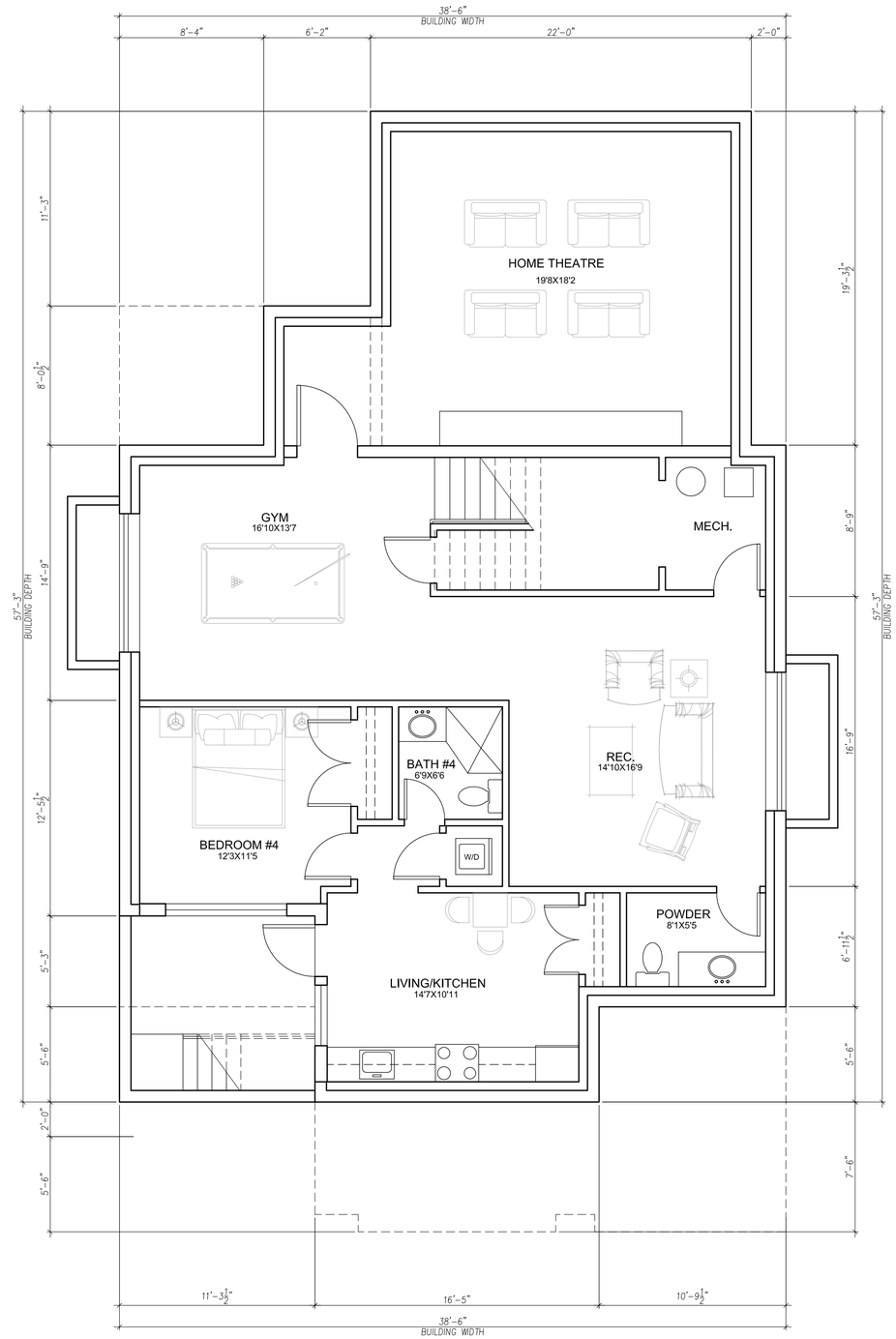
OCP AMENDMENT, REZONING & DP APPLICATION

2095 MATHERS AVENUE, WEST VANCOUVER, BC

LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159



LOT 1 LOWER FLOOR PLAN SCALE: 1/4"=1'-0" MAIN BUILDING AREA:1754.67 sq.ft.

No.	Description	Date

Home Design & Interior Design
tel: 778-713-7139,
email: eva999design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.

REZONING & DP

DRAWING TITLE:

LOT 1 LOWER FLOOR PLAN

Project number:

Date: 30 Oct. 2020

Design:

Checked by:

P12

Scale 1/4"=1'-0"

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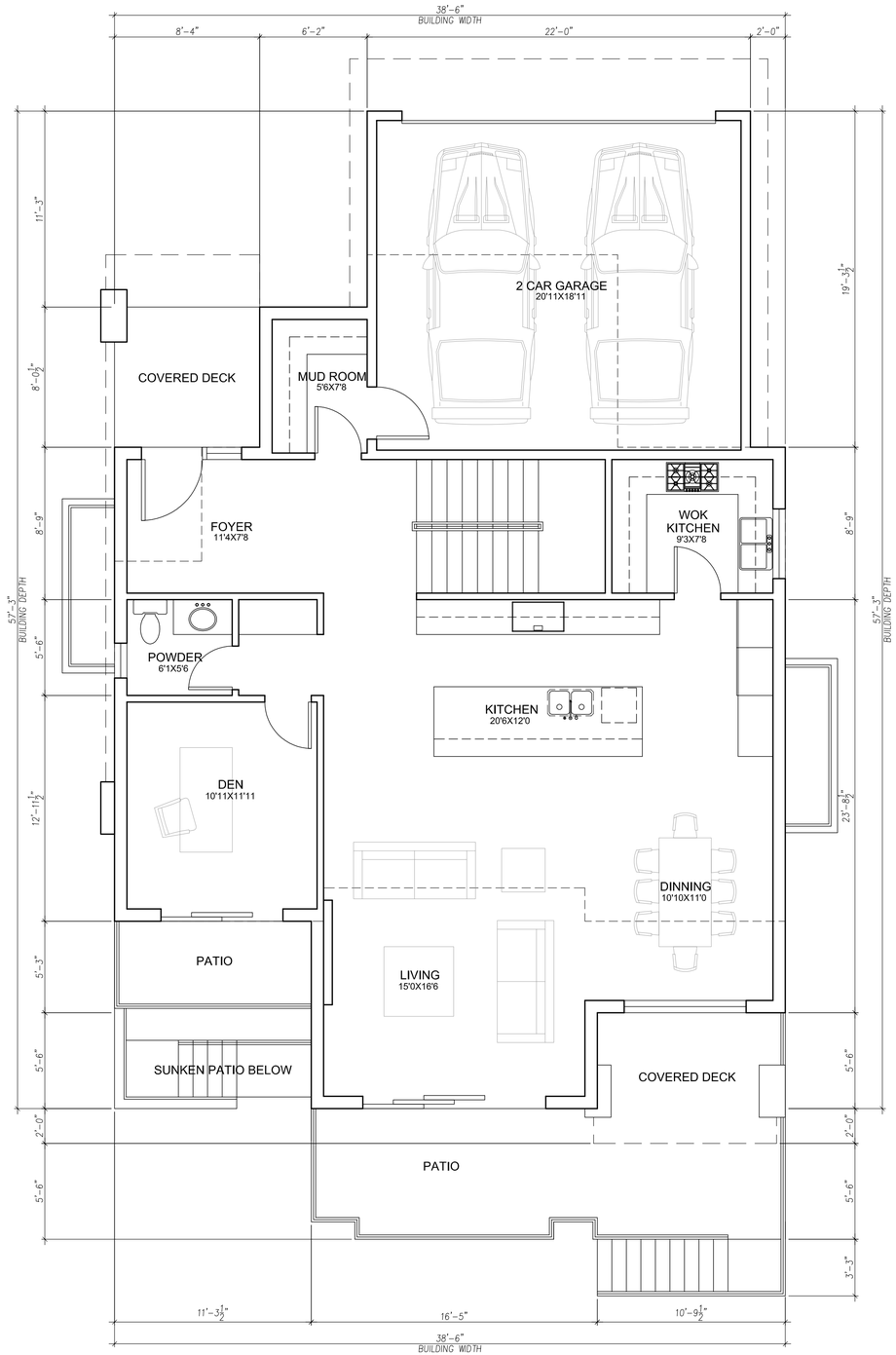
OCP AMENDMENT, REZONING & DP APPLICATION

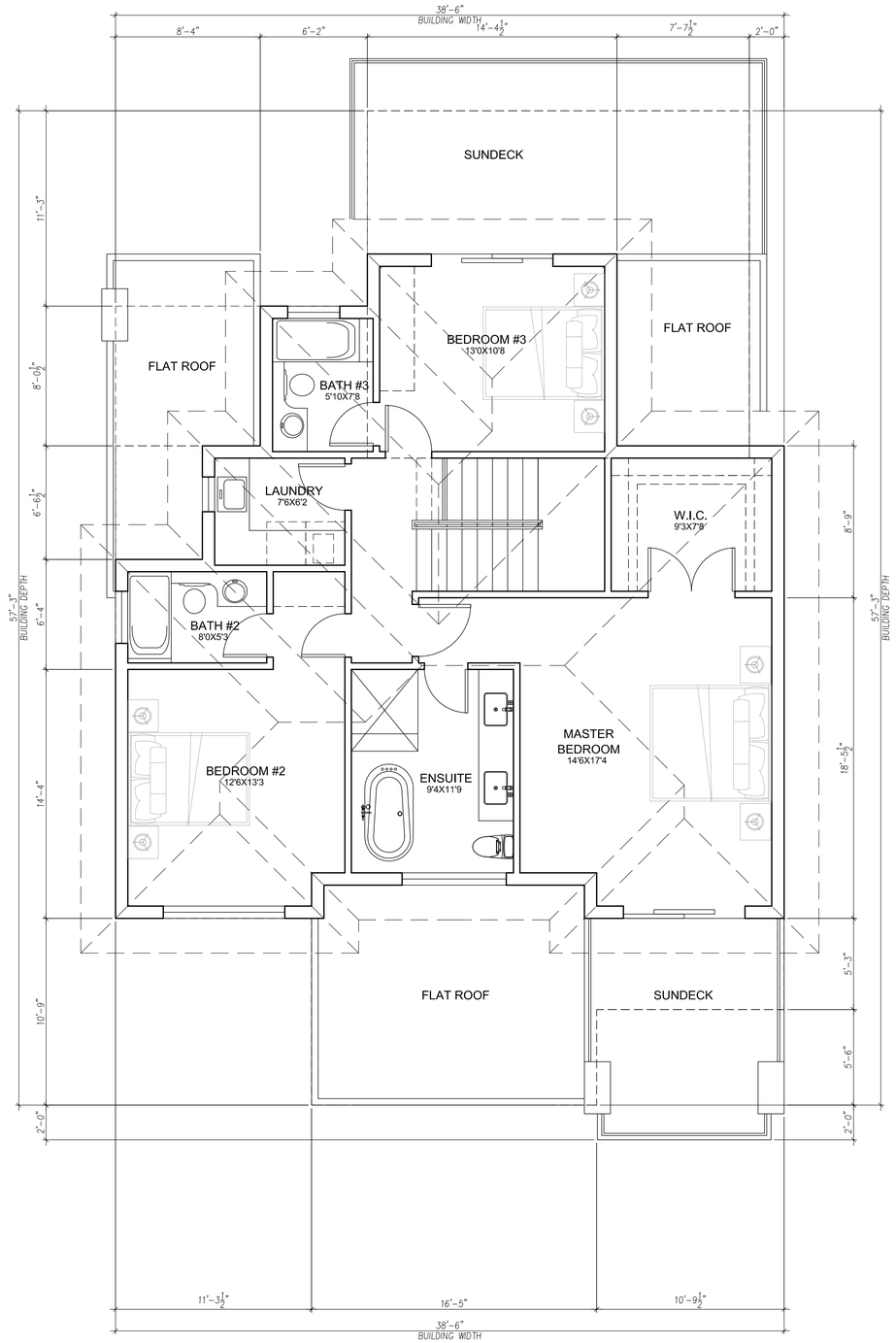
2095 MATHERS AVENUE, WEST VANCOUVER, BC

LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159



LOT 1 MAIN FLOOR PLAN SCALE: 1/4"=1'-0" MAIN BUILDING AREA:1314.67 sq.ft.
GARAGE:440.00 sq.ft.



LOT 1 UPPER FLOOR PLAN SCALE: 1/4"=1'-0" MAIN BUILDING AREA:1194.17 sq.ft.

No.	Description	Date

Home Design & Interior Design
tel: 778-713-7139,
email: eva999design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.

REZONING & DP

DRAWING TITLE:

LOT 1 MAIN AND UPPER FLOOR PLAN

Project number:

Date: 30 Oct. 2020

Design:

Checked by:

P13

Scale 1/4"=1'-0"

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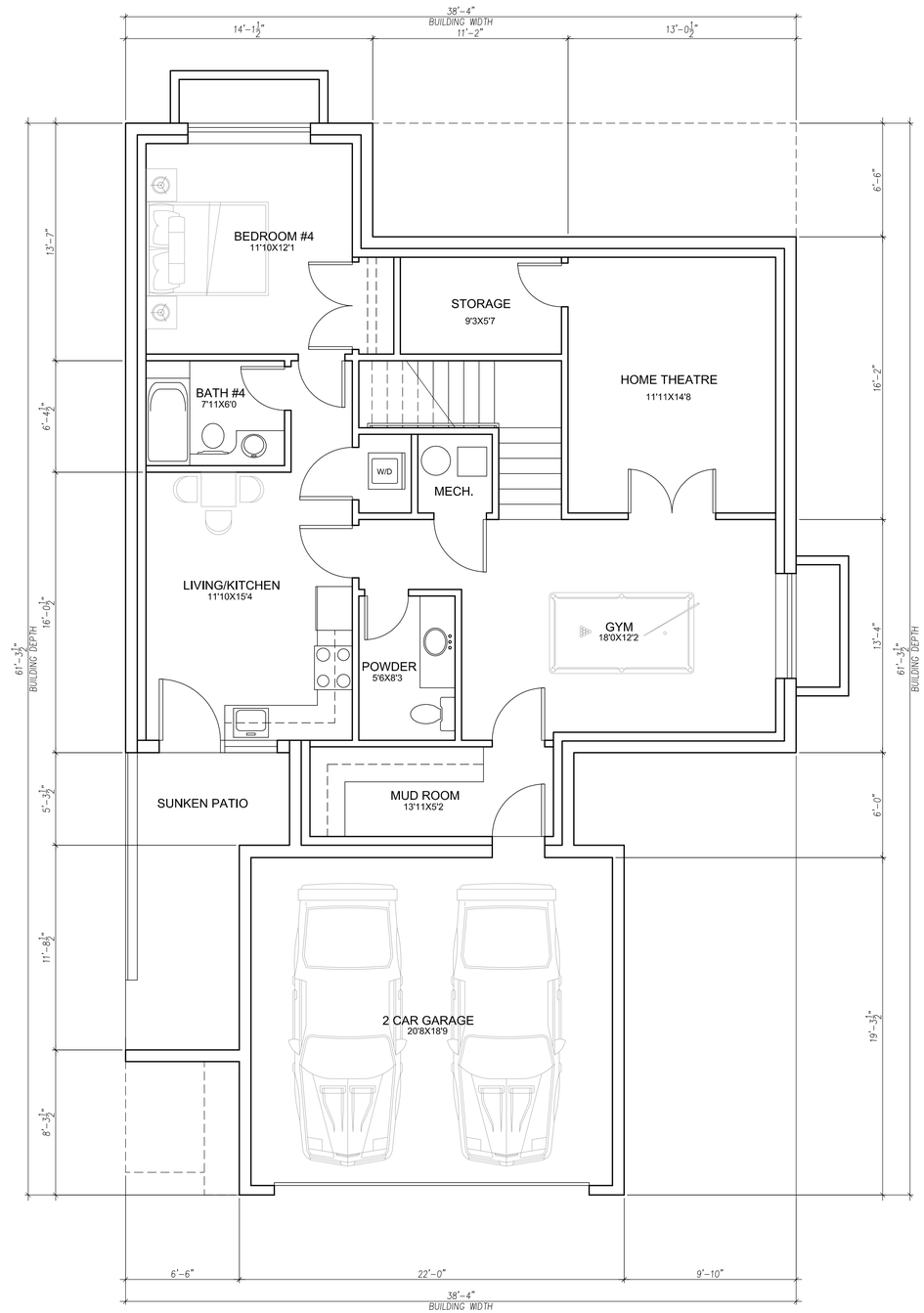
OCP AMENDMENT, REZONING & DP APPLICATION

2095 MATHERS AVENUE, WEST VANCOUVER, BC

LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159



LOT 2 LOWER FLOOR PLAN SCALE: 1/4"=1'-0"

MAIN BUILDING AREA:1320.15 sq.ft.
GARAGE:440.00 sq.ft.

No.	Description	Date

Home Design & Interior Design
tel: 778-713-7139,
email: eva999design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.

REZONING & DP

DRAWING TITLE:

LOT 2 LOWER FLOOR PLAN

Project number:

Date: 23 July 2020

Design:

Checked by:

P14

Scale 1/4"=1'-0"

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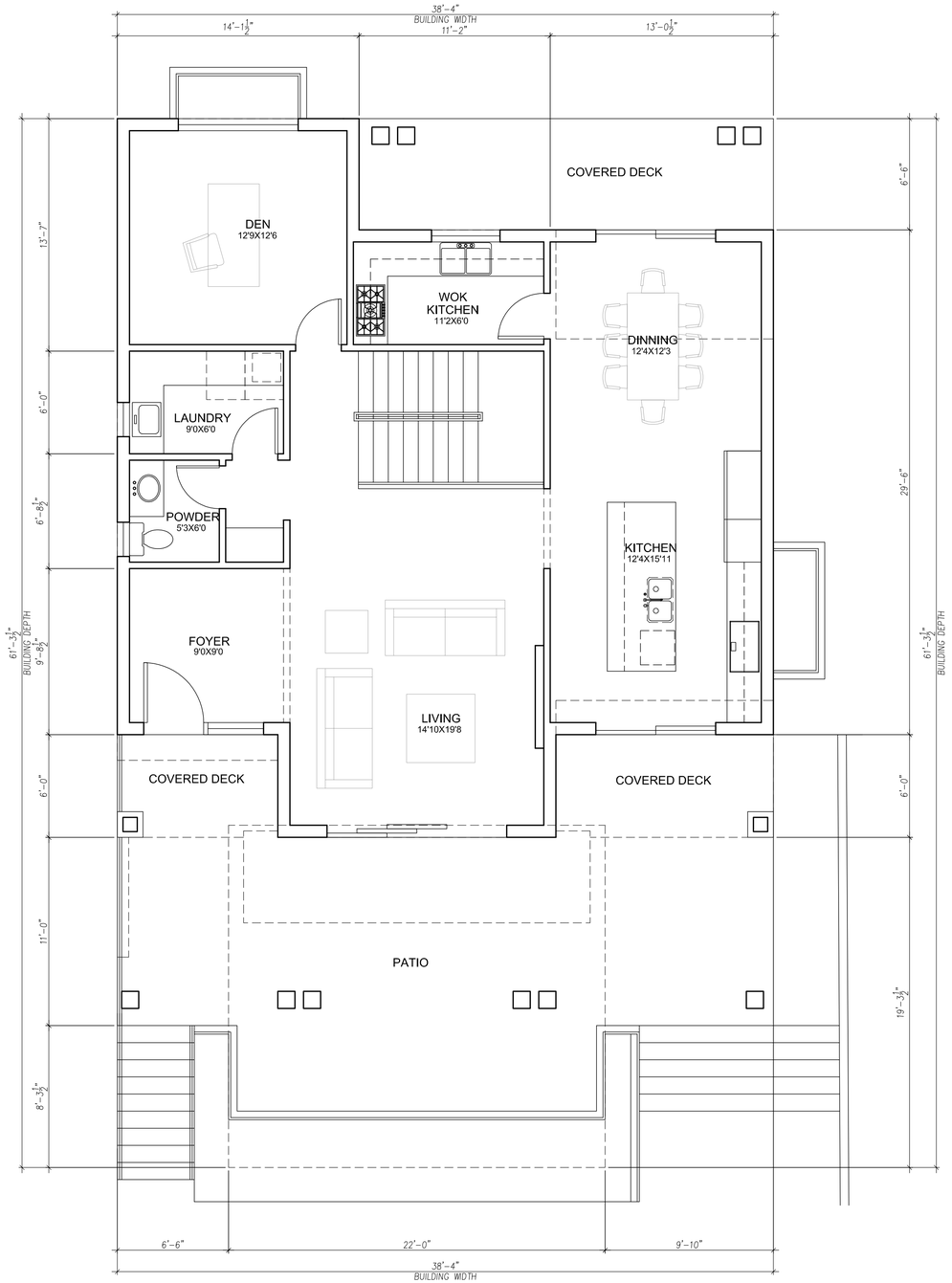
OCP AMENDMENT, REZONING & DP APPLICATION

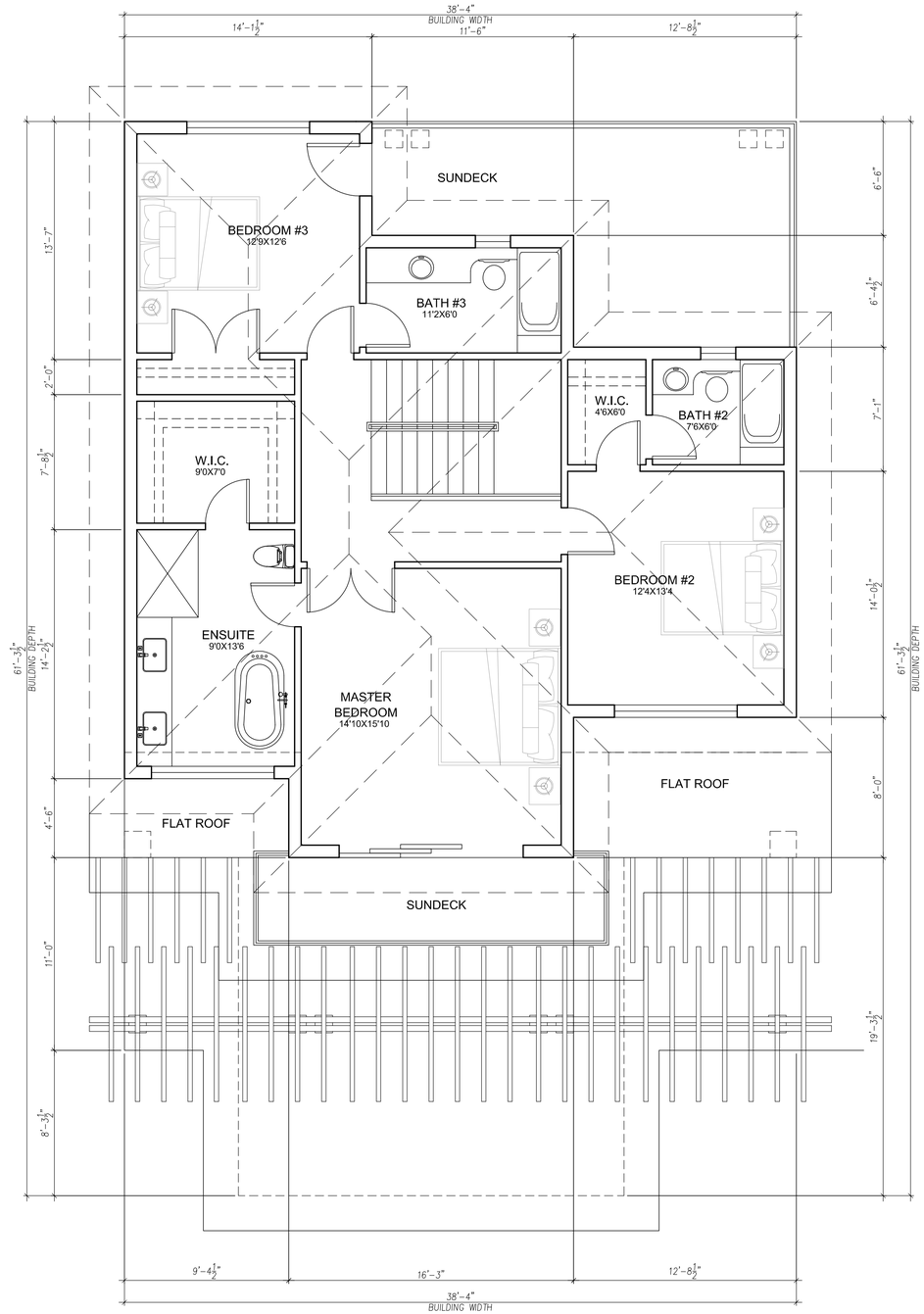
2095 MATHERS AVENUE, WEST VANCOUVER, BC

LEGAL DESCRIPTION

LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159



LOT 2 MAIN FLOOR PLAN SCALE: 1/4"=1'-0" MAIN BUILDING AREA:1320.15 sq.ft.



LOT 2 UPPER FLOOR PLAN SCALE: 1/4"=1'-0" MAIN BUILDING AREA:1227.78 sq.ft.

No.	Description	Date

Home Design & Interior Design
tel: 778-713-7139,
email: eva999design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.

REZONING & DP

DRAWING TITLE:

LOT 2 MAIN AND UPPER FLOOR PLAN

Project number:

Date: 23 July 2020

Design:

Checked by:

P15

Scale 1/4"=1'-0"

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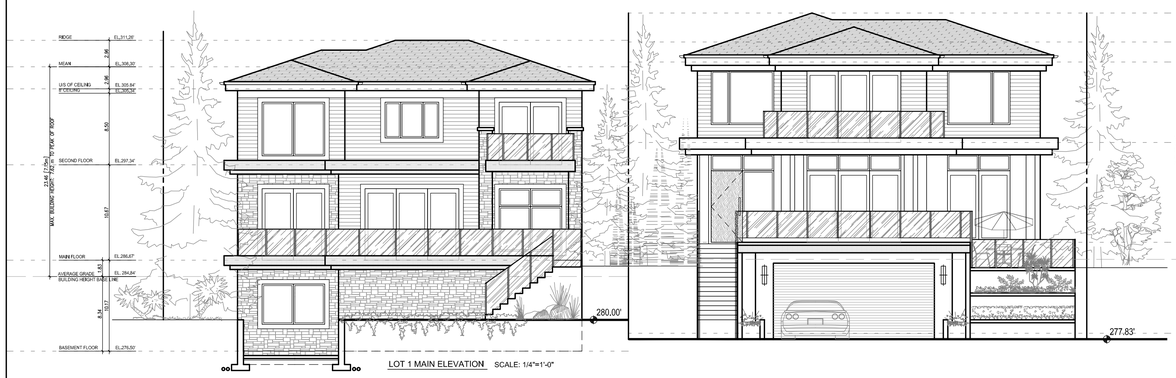
OCP AMENDMENT, REZONING & DP APPLICATION

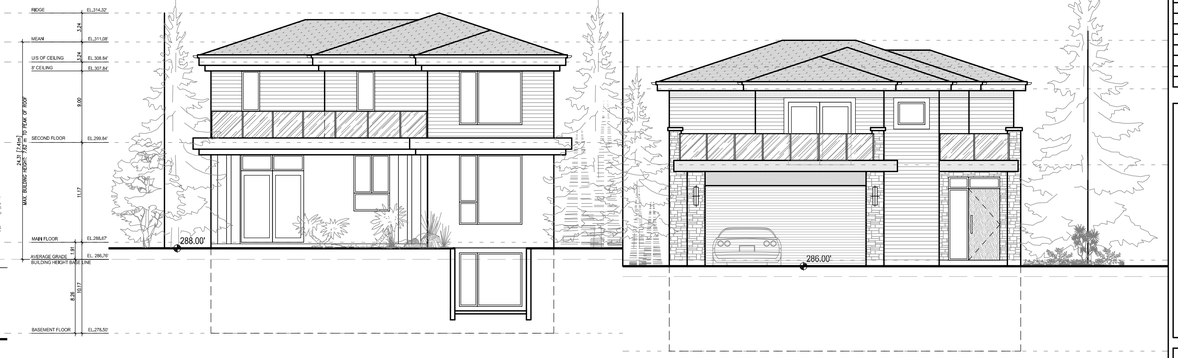
2095 MATHERS AVENUE , WEST VANCOUVER, BC

LEGAL DESCRIPTION

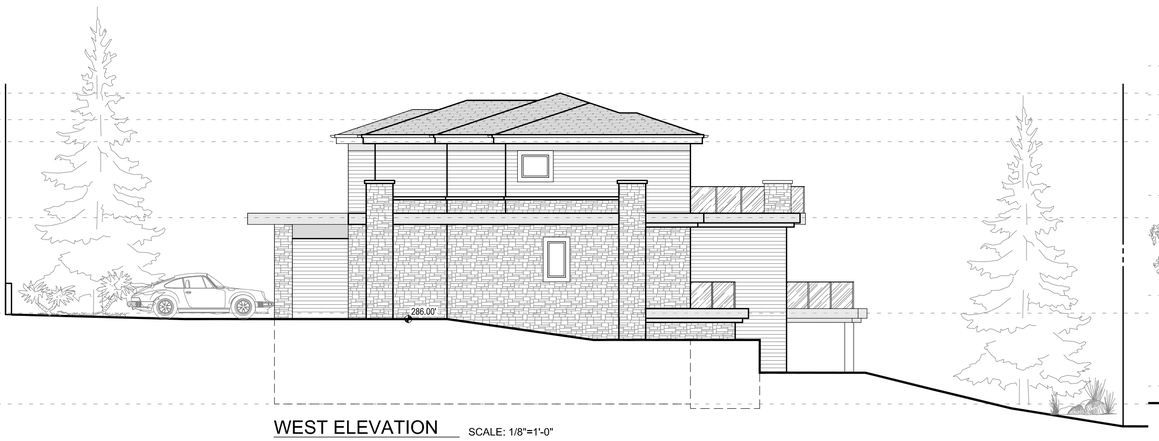
LOT 8, DISTRICT LOT 1088 NEW WESTMINSTER DISTRICT, PLAN 9159



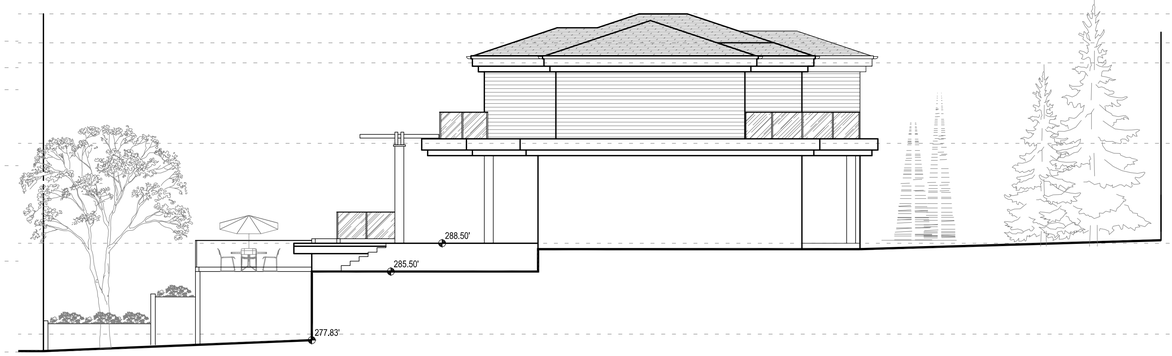
SOUTH ELEVATION SCALE: 1/8"=1'-0"



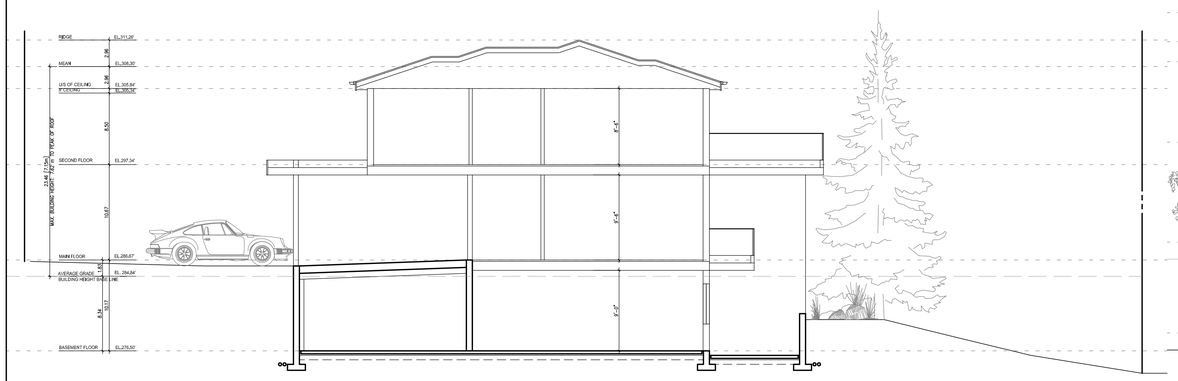
NORTH ELEVATION SCALE: 1/8"=1'-0"



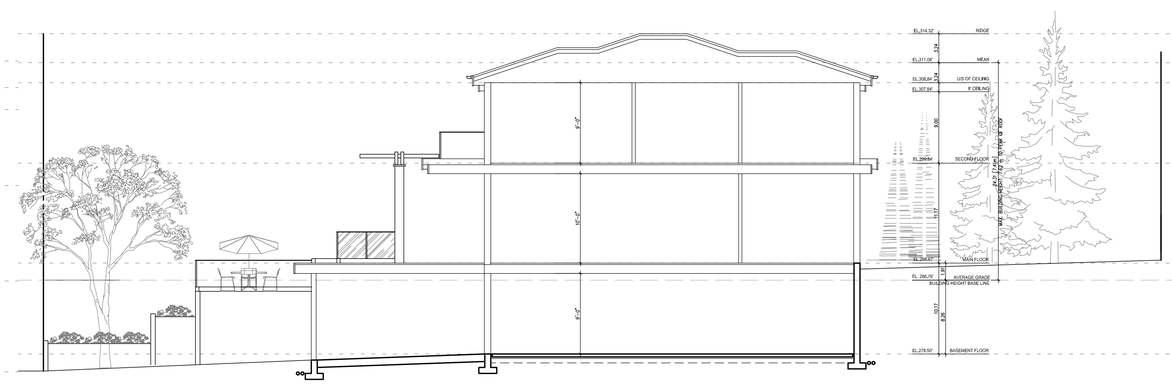
WEST ELEVATION SCALE: 1/8"=1'-0"



EAST ELEVATION SCALE: 1/8"=1'-0"



LOT 1 SITE SECTION SCALE: 1/8"=1'-0"



LOT 2 SITE SECTION SCALE: 1/8"=1'-0"

No.	Description	Date

Home Design & Interior Design

tel: 778-713-7139,
email: eva999design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.

REZONING & DP

DRAWING TITLE:

SITE SECTIONS AND ELEVATIONS

Project number:

Date: 30 Oct. 2020

Design:

Checked by:

P16

Scale 1/8"=1'-0"

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TOPOGRAPHIC SURVEY PLAN OF LOT 8,
DISTRICT LOT 1088, PLAN 9159

P.I.D. 008-161-721

SCALE 1 INCH = 8 FEET

NOTE:

LAND HEREIN WITHIN BUILDING SCHEME, SEE 327900L

FOR RESTRICTIVE COVENANT R79454, SEE330096L

ELEVATIONS

ELEVATIONS ARE TO DISTRICT OF WEST VANCOUVER GEODETIC DATUM.

BENCH MARK USED : INVERT OF SANITARY MANHOLE LOCATED AT THE INTERSECTION OF MATHERS AVENUE AND 21ST STREET
INVERT ELEVATION 262.23 FEET (GEODETIC DATUM)

BENCH MARK SET: TOP OF ARROWHEAD NUT ON FIRE HYDRANT LOCATED AT THE SOUTH EAST CORNER OF INTERSECTION OF 21ST STREET AND MATHERS AVENUE
ELEVATION 269.33 FEET.

BENCH MARK

TOP OF ARROWHEAD NUT OF FIRE HYDRANT
ELEVATION 269.33 FEET
(POSITION APPROXIMATE)

CERTIFIED CORRECT THIS 4TH DAY OF FEBRUARY, 2015

DRM B.C.L.S.

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TEL 604–986–1371 FAX 604–986–5204
EMAIL: admin@hwmsurveys.com

FB.2513 p.30 – 54 M 3203–10 WV

No.	Description	Date

Home Design & Interior Design
tel. 778-713-7139,
email: eva996design@gmail.com

WESVAN CONSTRUCTION INC.

RS3 SINGLE FAMILY HOUSE
2095 Mathers Ave
West Vancouver, B.C.
REZONING & DP

DRAWING TITLE: SURVEY

Project number:
Date: 23 July 2020
Design:
Checked by:

Scale 1/8"=1'-0"

P17

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