



NATURAL ENVIRONMENTAL & HAZARD
DEVELOPMENT PERMIT

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PROJECT TEAM

ARCHITECTURAL

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ARCHITECT'S SEAL

CITY STAMP

NO.	Date	Description	BY
3	25-09-04	ISSUED FOR BP	NJ
1	25-03-14	ISSUED FOR REVIEW	NJ

DESIGNED UNDER PART 9, BCBC 2024

MAJOR OCCUPANCY CLASSIFICATION
RESIDENTIAL C

BURGERS ARCHITECTURE

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2509 MATHERS AVE

2509 MATHERS AVENUE
WEST VANCOUVER, BC

A000

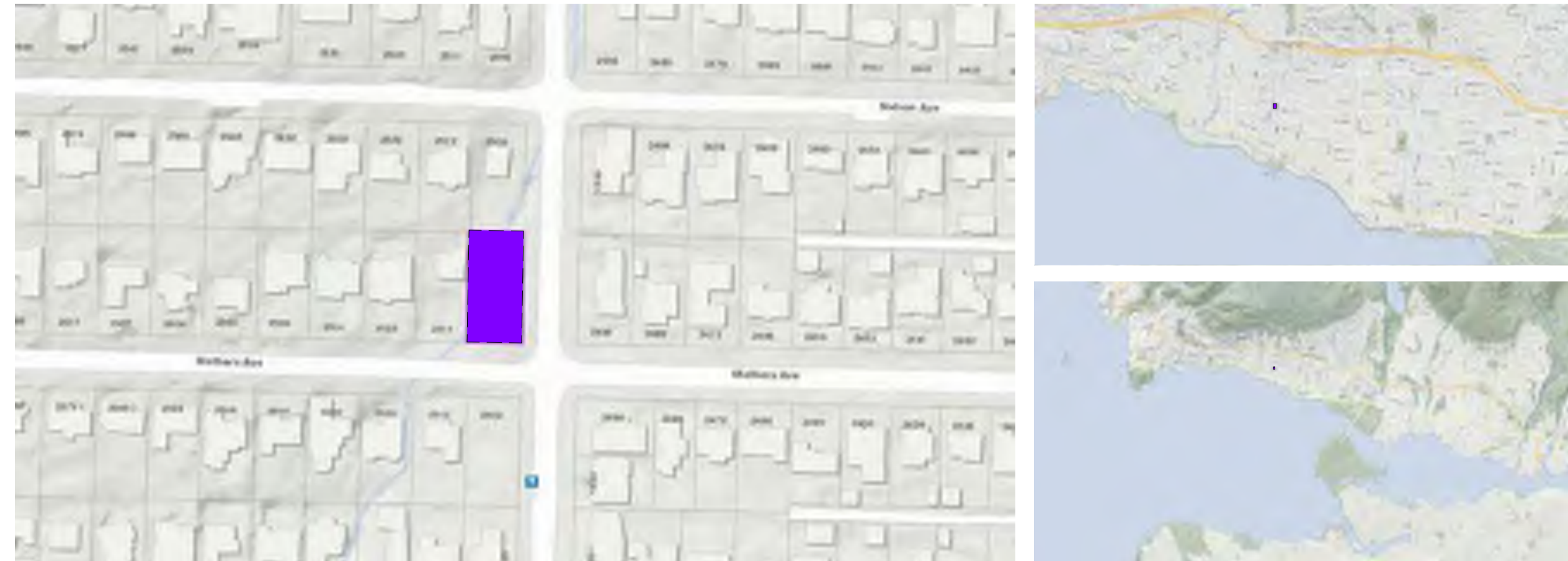
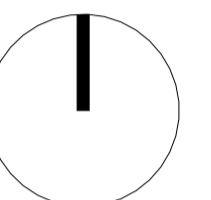
COVER SHEET

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE



ARCHITECT'S SEAL

CITY STAMP



1 context images

PROJECT INFORMATION		CIVIC ADDRESS		2509 MATHERS AVE, WEST VANCOUVER, BC, V7V 2J2	
		LEGAL DESCRIPTION		LOT 12 BLOCK 11 DISTRICT LOT 555 PLAN 2261	
		FOLIO		06-0703	
		PARCEL IDENTIFIER (PID)		005-963-648	
		ZONING		RS4	
		EXISTING BUILDING BUILT		1946 / 08 - TO BE DEMOLISHED	
		TYPE OF BUILD		NEW SINGLE FAMILY HOME	
		ENERGY STEP CODE		STEP CODE 4 PROPOSED	
BYLAW COMPLIANCE					
GOVERNING BYLAW: Bylaw n. 4662, 2010					
REFERENCED SECTION	BYLAW DESCRIPTION	DATA		APPLICABLE BYLAW LANGUAGE / NOTES	
		ft ²	m ²		
Bylaw 203.03	SITE AREA	8578	796.9	731 m ² minimum	
		ft	m		
Bylaw 203.04	SITE WIDTH	65.01	19.8	18.3 m minimum, except 21.7 m minimum for a flanking lot	
Bylaw 120.17	AVERAGE GRADE	144.56	44.06	SEE A011-Due to hardship in this site the city has allowed us to use the FCL : 147.4' level for average grade.	
		PERMITTED		PROPOSED	
		ft ²	m ²	ft ²	m ²
Bylaw 204.05 (2)	SITE COVERAGE	2863.2	266	1834.36	170.41
Bylaw 120.29 (3) (a) (i)	SITE COVERAGE + 4%	2977.72	276.64	1834.36	170.41
Bylaw 204.06 (1)	ALLOWABLE F.A.R.	2573.4	239.07	2668.38	247.90
Bylaw 120.29 (2) (a) (i)	ALLOWABLE F.A.R. + 4%	2676.33	248.63	2668.38	247.90
		ft	m	ft	m
Bylaw 204.10	BUILDING HEIGHT	25.00	7.62	25.49	7.77
Bylaw 120.29 (1) (a) (i)	BUILDING HEIGHT + 0.15 m	25.49	7.77	25.49	7.77
Bylaw 204.12	HIGHEST BUILDING FACE	22.00	6.70	SEE A012 FOR DRAWINGS	6.70 m maximum - Maximum Exemption of 33% of the length of the highest building face
Bylaw 120.29 (1) (a) (i)	HIGHEST BUILDING FACE + 0.15 m	22.47	6.85	SEE A012 FOR DRAWINGS	0.15 m where building meets Step 4 of the Energy Step Code; SEE A012
Bylaw 204.11	STOREYS	2 + BASEMENT		2 + BASEMENT	
		2 + BASEMENT		2 + BASEMENT	
Bylaw 120.06 & 204.07	BACK YARD NORTH	29.86	9.10	29.86	9.10
Bylaw 120.06 & 203.07	FRONT YARD SOUTH	29.86	9.10	10	3.04
Bylaw 120.29 (4) (a) (i)	FRONT YARD SOUTH - 0.15m	29.36	8.95	10	3.04
Bylaw 204.09 (2) (b) (ii)	COMBINED SIDE YARD	9.74	2.97	9.74	2.97
Bylaw 204.09 (2) (a) (i)	EAST SIDE YARD	6.0	1.48	5	1.52
Bylaw 204.09 (2) (a) (i)	EAST SIDE YARD - 0.15m	5.5	1.3	5	1.52
Bylaw 204.09 (2) (a) (i)	WEST SIDE YARD	6.5	1.98	9.74	2.97
		ft ²	m ²	ft ²	m ²
Bylaw 130.16 (7)	FRONT YARD AREA			SEE LANDSCAPE DRAWINGS	
Bylaw 130.16 (7) (b)	IMPERMEABLE SURFACES AREA	325.43	30.23		
Bylaw 130.16 (8) (1)	PERMEABLE PAVERS AREA				Maximum 50% of the site area of the yard.
	OFF STREET PARKING	1 parking spots			
	AVERAGE GRADE	AVERAGE GRADE = FCL (FLOOD CONSTRUCTION LEVELS) = 147.4'			

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MAJOR OCCUPANCY CLASSIFICATION
RESIDENTIAL C

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2509 MATHERS AVE

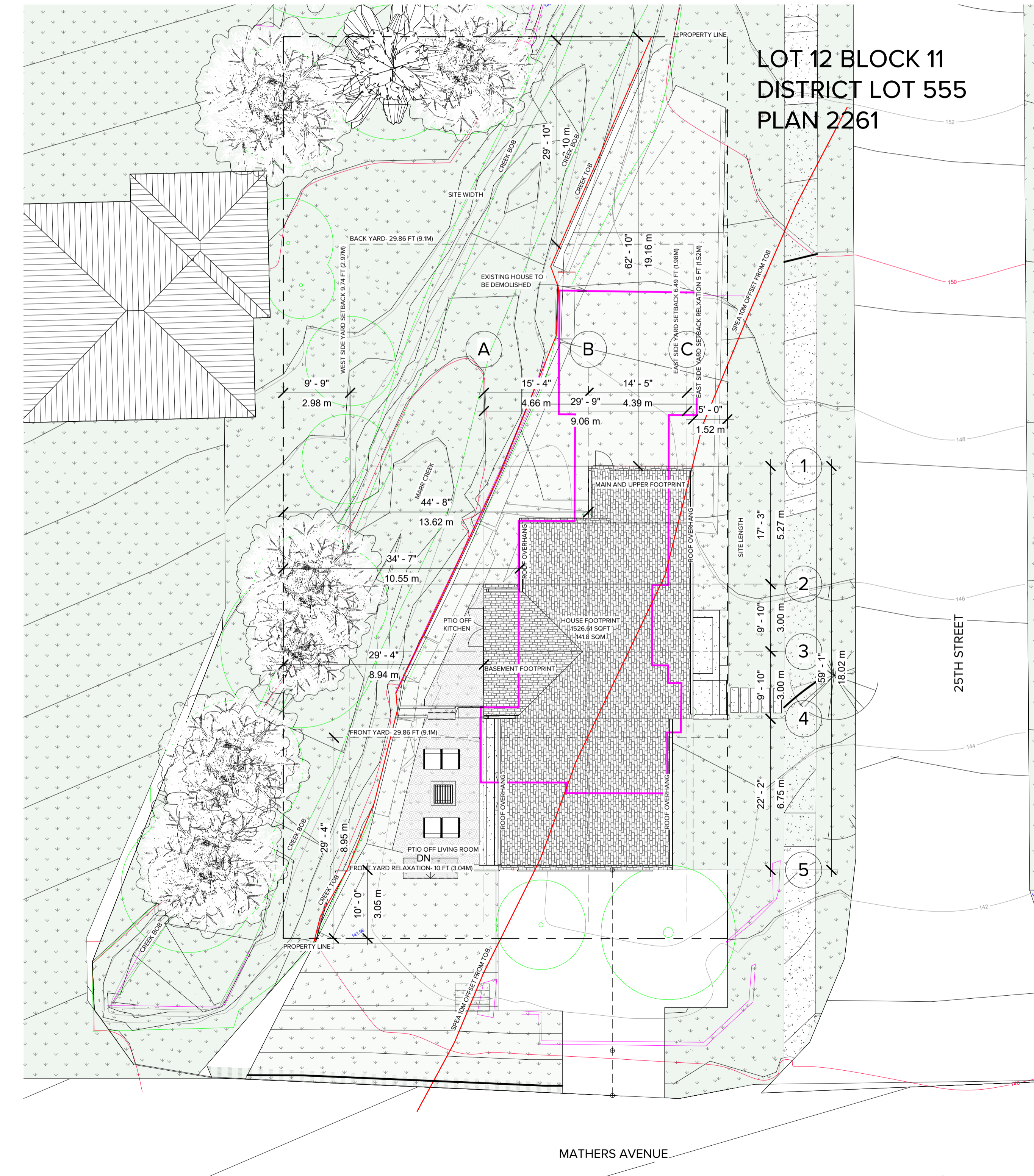
2509 MATHERS AVENUE
WEST VANCOUVER, BC

As indicated

A001

SITE CONTEXT PLAN

2 CONTEXT PLAN
3/32" = 1'-0"



MATHERS AVENUE

**LOT 12 BLOCK 11
DISTRICT LOT 555
PLAN 2261**



2522 Nelson Avenue



2512 Nelson Ave



2508 25th Street



2478 Nelson Ave



2484 Nelson Ave



1590 25th Street



2473 Mathers Avenue



2511 Mathers Avenue



2523 Mathers Avenue



2531 Mathers Avenue



2539 Mathers Avenue



2530 Mathers Avenue



2522 Mathers Avenue



2512 Mathers Avenue



2504 Mathers Avenue



2485 Mathers Avenue



2495 Mathers Avenue



2472 Mathers Avenue



2486 Mathers Avenue

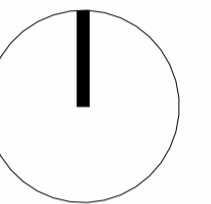


2504 Mathers Avenue



ARCHITECT'S SEAL

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2509 MATHERS AVE
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WEST VANCOUVER, BC

1/64" = 1'-0"

A002
NEIGHBOURHOOD CONTEXT

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views from the roof of current house



Looking South West

Looking South East

Looking South



Panoramic view looking South East to South West



1-View from 25th street looking North



3-View from Mathers Avenue looking West



2-View from 25th street looking South



4-View from Mathers Avenue looking East

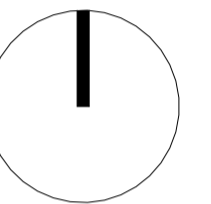


5-View from Mathers Avenue looking North East across Marr creek



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2509 MATHERS AVE

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WEST VANCOUVER, BC

A003

EXISTING SITE CONTEXT

GENERAL NOTES

1. CODES AND DOCUMENTS REFERRED TO IN THESE DOCUMENTS ARE TO BE THE LATEST EDITION.
2. THE CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. FINAL DIMENSIONS OF ALL COMPONENTS ARE THE CONTRACTOR'S RESPONSIBILITY.
3. ALL EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE OR TO FACE OF PLYWOOD SHEATHING UNLESS NOTED OTHERWISE.
4. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
5. ALL LABOUR MATERIALS AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF THE BC BUILDING CODE AND RELEVANT BYLAWS AND LEGISLATION.
6. PROVIDE ALL REQUIRED BLOCKING AND BACKING WHETHER INDICATED OR NOT AS DIRECTED BY ARCHITECT OR ENGINEER.
7. BUILDING TO BE SPRINKLERED TO NFPA AND BC FIRE CODE.
8. ALL FLOOR-TO-CEILING GLAZING TO BE STRUCTURAL SAFETY GLASS.

HATCHES

DETAIL / SECTION

	BATT INSULATION
	CONCRETE
	DIMPLED MEMBRANE
	EARTH
	GRAVEL
	GYPSUM WALLBOARD
	METAL
	PLYWOOD
	RIGID INSULATION
	SPRAY FOAM INSULATION
	WOOD

PLAN

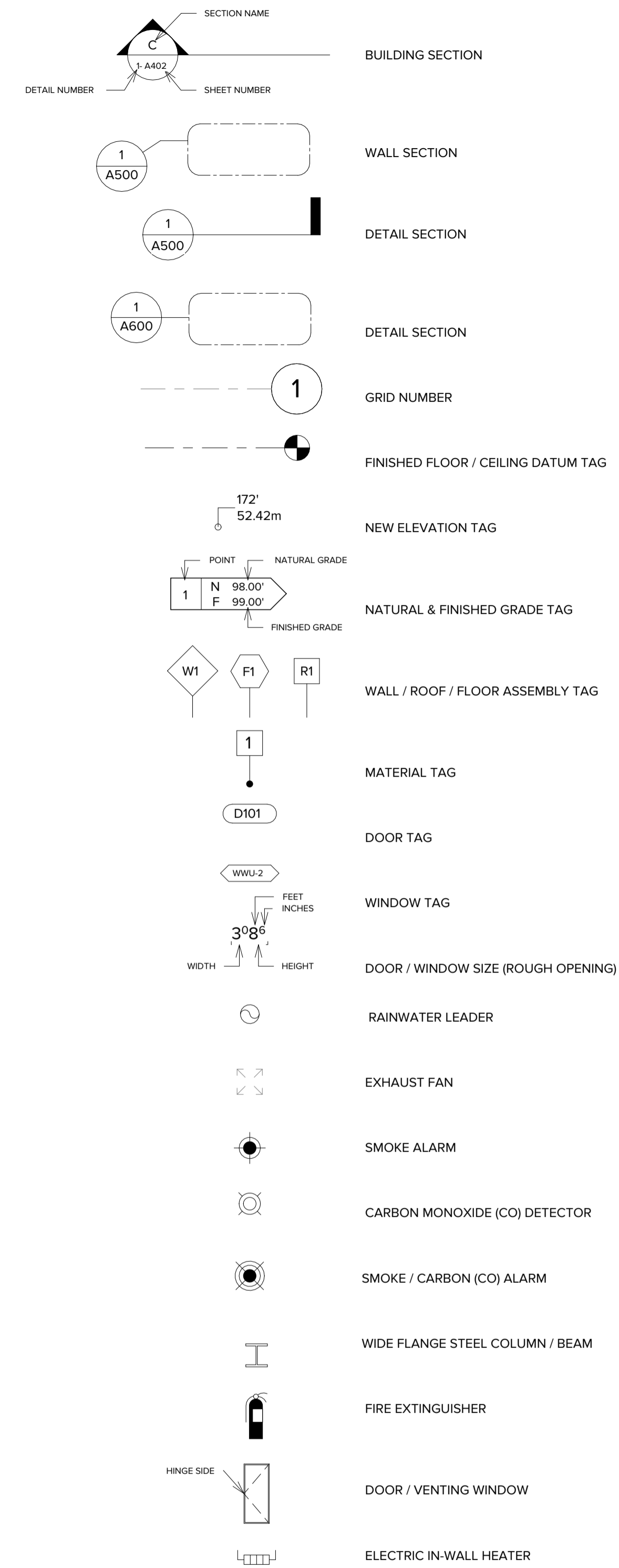
	CONCRETE PAVERS
	GRAVEL
	TILE
	TORCH APPLIED ROOFING MEMBRANE
	STANDING SEAM ZINC METAL ROOF

ELEVATION

	CONCRETE
	GLASS
	METAL FLASHING
	SWISS PEARL PANELS
	TEMPERED GLASS

ABBREVIATIONS

& or +	AND
@	AT
?	CENTER LINE
Ø	DIAMETER
#	NUMBER
±	PLUS/MINUS
ABV	ABOVE
A/C	AIR CONDITIONING
ADD'L	ADDITIONAL
AHU	AIR HANDLER UNIT
ARCH	ARCHITECTURAL
AVG	AVERAGE
BF	BRACED FRAME
BM	BEAM
B.O.	BOTTOM OF
BOW	BOTTOM OF WALL
CH	CEILING HEIGHT
CL	CENTER LINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	DRYER
DBL	DOUBLE
DIA	DIAMETER
DIAG	DIAGONAL
DN	DOWN
DP	DEEP
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EFF	EFFECTIVE
EL	ELEVATION
ELEC	ELECTRIC(AL)
EP	EMBED PLATE
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
F.A.R.	FLOOR AREA RATIO
FL	FLOOR
F.O.	FACE OF
FR	FRIDGE
FT	FOOT OR FEET
FTG	FOOTING
GFA	GROSS FLOOR AREA
GL	GLASS or GLAZED
GR	GRADE
HBF	HIGHEST BUILDING FACE
HD	HOLD DOWN
HORIZ	HORIZONTAL
HR	HOUR
HRV	HEAT RECOVERY VENTILATOR
HSS	HOLLOW STRUCTURAL STEEL
HT	HEIGHT
INSUL	INSULATION
INT	INTERIOR
LD	LIMITING DISTANCE
LSL	LAMINATED STRAND LUMBER
LT	LIGHT
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N/A	NOT APPLICABLE
NO.	NUMBER
NTS	NOT TO SCALE
O.C. or O/C	ON CENTER
O.D.	OUTSIDE DIMENSION
P.L.	PROPERTY LINE
PSL	PARALLEL STRAND LUMBER
QTY	QUANTITY
R-	THERMAL RESISTANCE (U.S.)
RAD	RADIUS
REINF	REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION
RM	ROOM
R.O.	ROUGH OPENING
RSI	THERMAL RESISTANCE (SI)
RWL	RAINWATER LEADER
SF	SQUARE FEET
SM	SQUARE METER
SP	SPRINKLER
SPEC	SPECIFICATIONS
SO	SQUARE
ST	STRAP TYPE
STD	STANDARD
STRUCT	STRUCTURAL
SW	SHEARWALL
TBC	TO BE CONFIRMED
TBD	TO BE DETERMINED
TEMP	TEMPERATURE
T&G	TONGUE & GROOVE
THK	THICK
TJ	SOLID WEB TRUSS JOIST
T.O.	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U.S. or U/S	UNDERSIDE
VERT	VERTICAL
W	WASHING MACHINE
WC	WATER CLOSET
W/	WITH
W/O	WITHOUT
XPS	EXTRUDED POLYSTYRENE



ARCHITECT'S SEAL

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2509 MATHERS AVE
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WEST VANCOUVER, BC

NOT TO SCALE

A004

GENERAL NOTES

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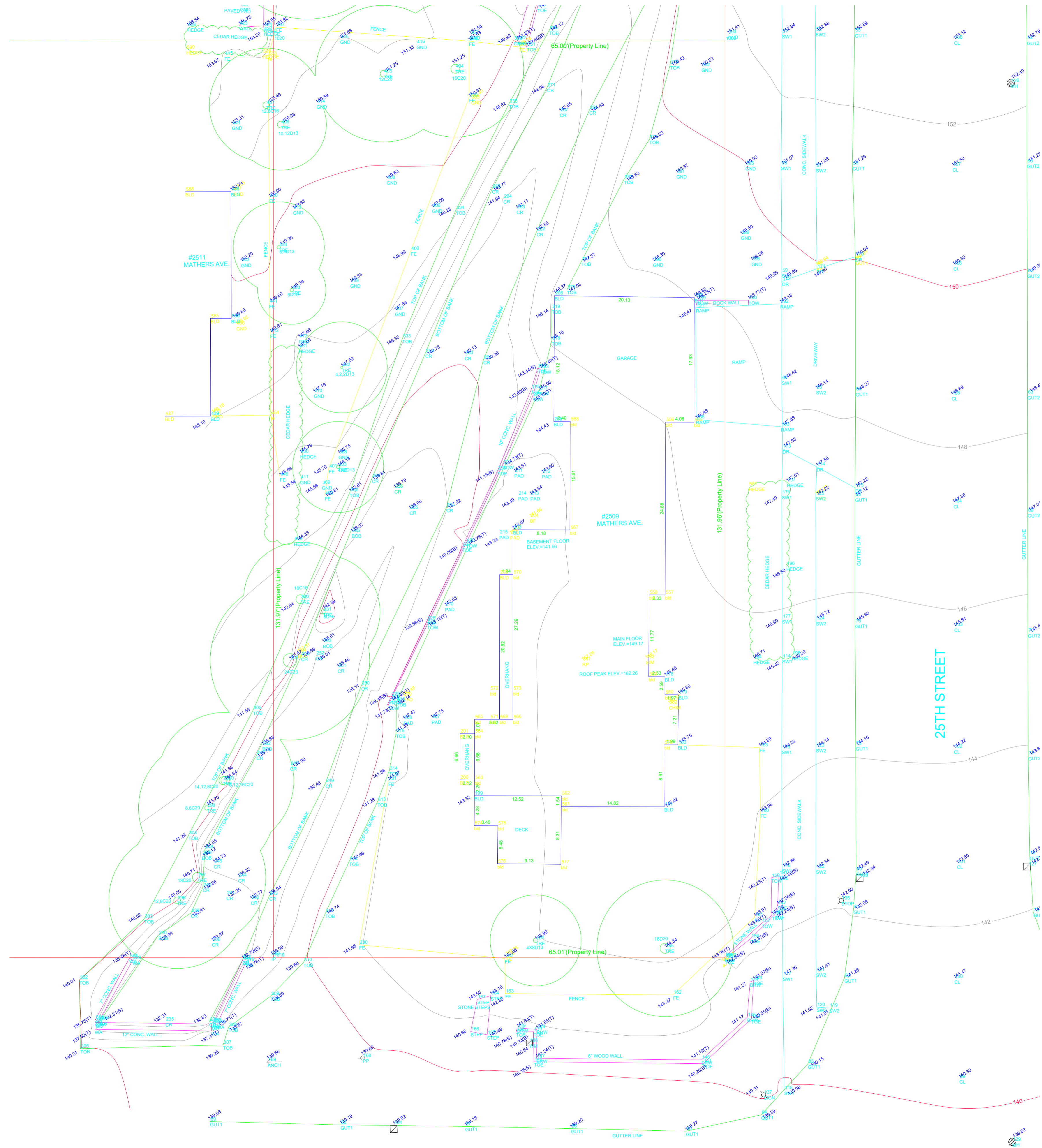
2509 MATHERS AVE

2509 MATHERS AVENUE
WEST VANCOUVER, BC

1/8" = 1'-0"

A005

SITE SURVEY



1 SURVEY
1/8" = 1'-0"

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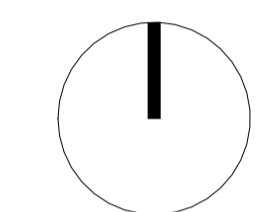


1 SITE PLAN
1/8" = 1'-0"



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2509 MATHERS AVE
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1/8" = 1'-0"

A010

SITE PLAN

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE



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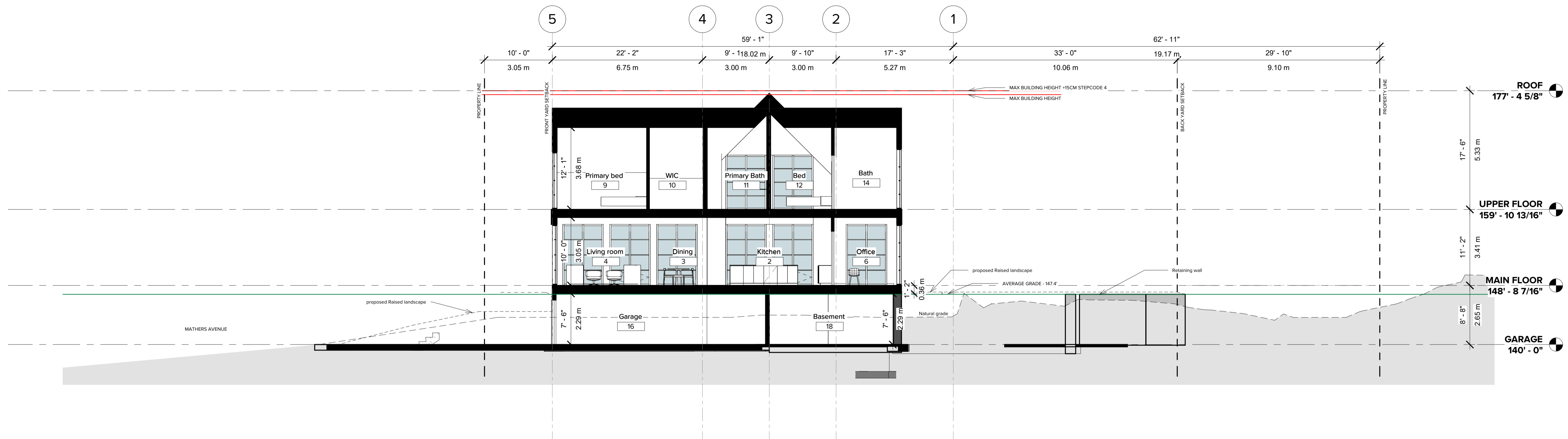
2509 MATHERS AVENUE
WEST VANCOUVER, BC

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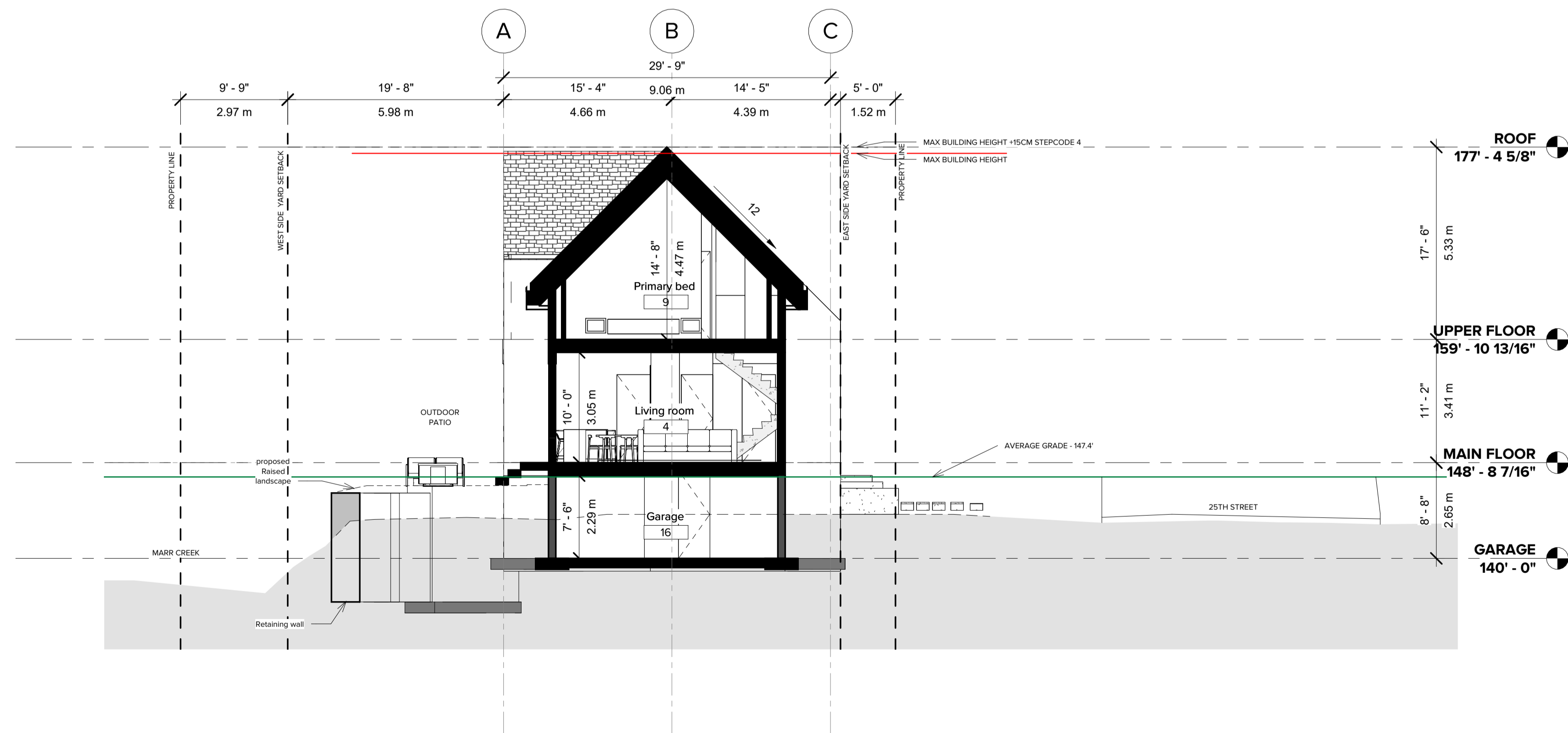
A011

SITE SECTIONS

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1 SITE SECTION 1
1/8" = 1'-0"

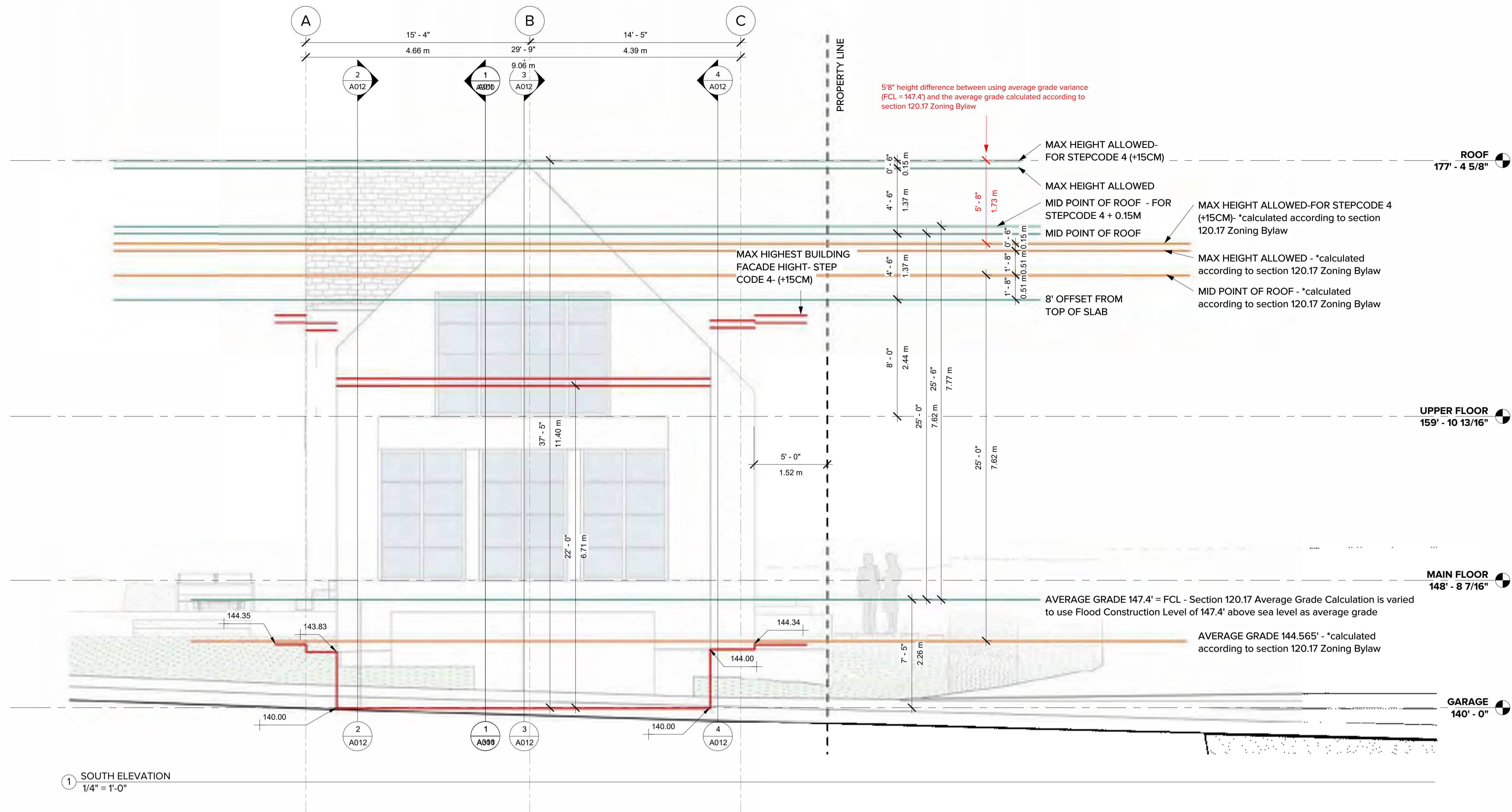


2 SITE SECTION 2
1/8" = 1'-0"

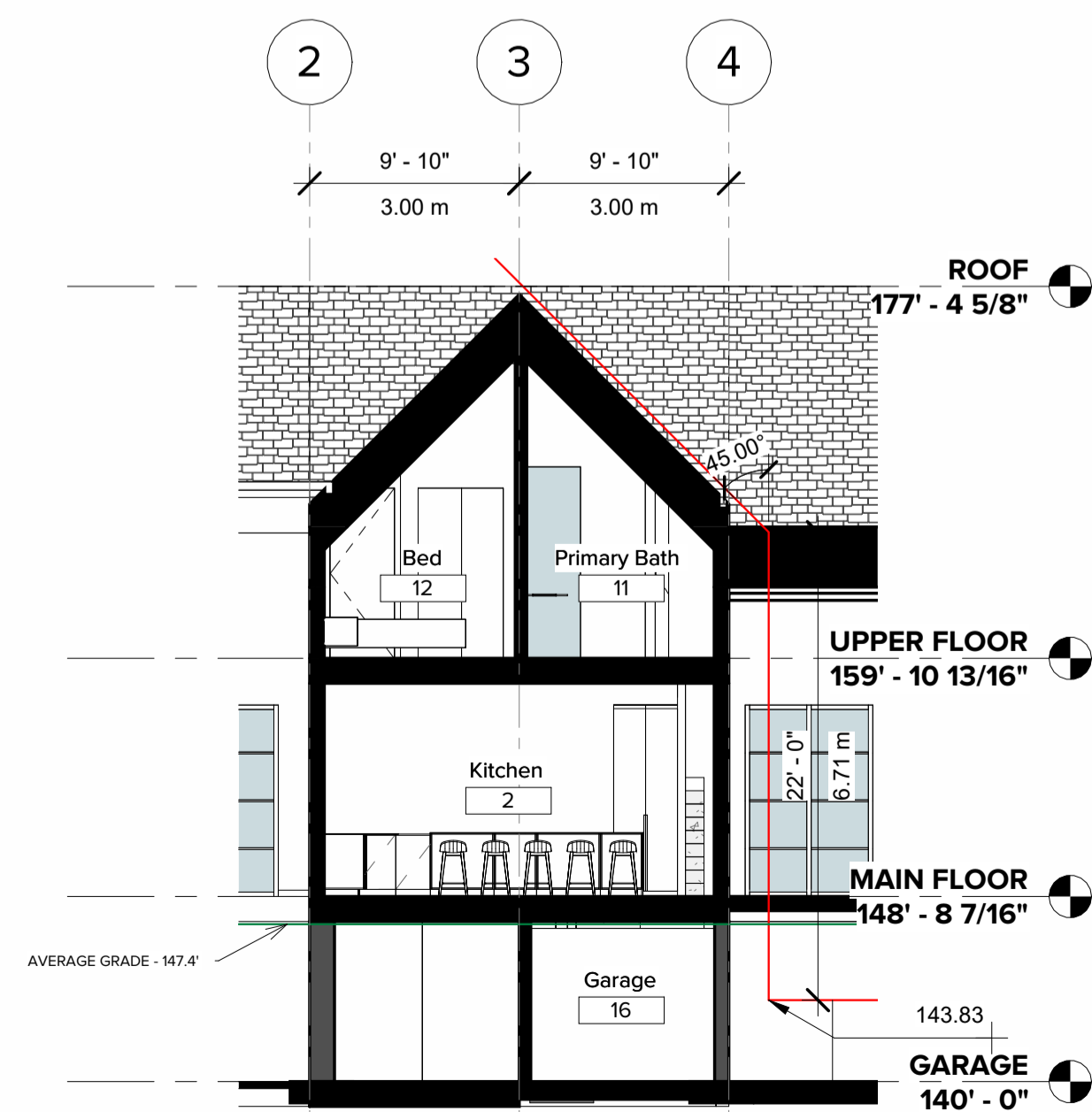


ARCHITECT'S SEAL

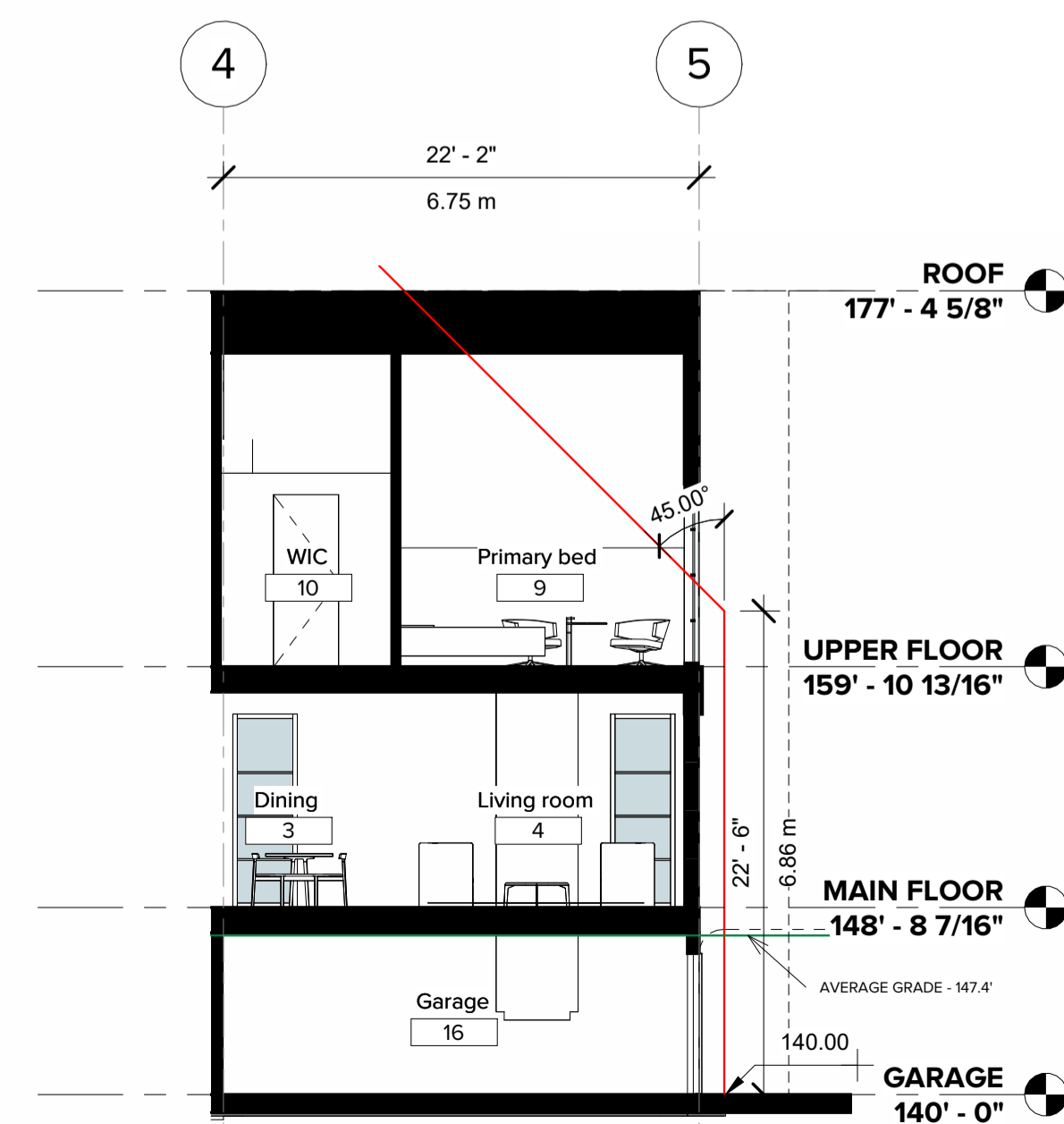
CITY STAMP



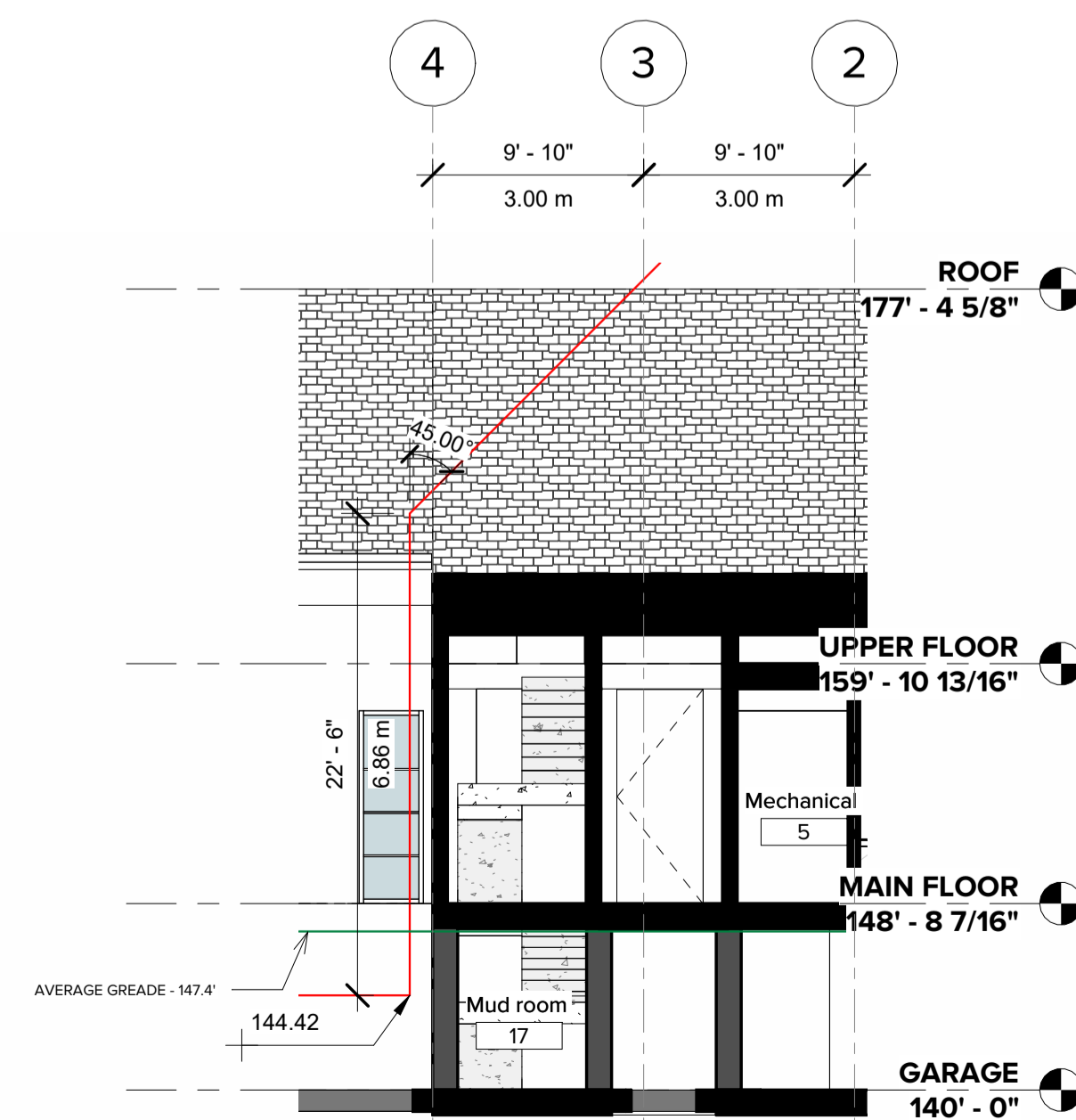
1 SOUTH ELEVATION
1/4" = 1'-0"



2 Section 4-HIGHEST BUILDING FACADE
1/8" = 1'-0"



3 Section 5-HIGHEST BUILDING FACADE-NOT CONFORMING
1/8" = 1'-0"



4 Section 7-HIGHEST BUILDING FACADE
1/8" = 1'-0"

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As indicated

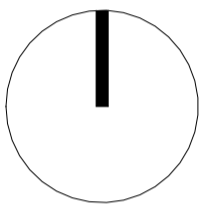
A012
HEIGHT AND HIGHEST BUILDING FACADE

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A021

AREA CALCULATIONS

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SITE COVERAGE

	SQFT	SQM
GROSS SITE AREA	8578	796.92
TOTAL BUILDING AREA	1834.36	170.41
% SITE COVERAGE	21.38%	
*max area coverage for sites with site area between 664 and 885 sqm	2863	266 33.37%

FAR CALCULATIONS

	SQFT	SQM
TOTAL FLOOR AREA	3975.19	369.30
GARAGE	624.52	58.01
GARAGE EXEMPT AREA	441.0	41.0
GARAGE NET AREA	183.52	17.04

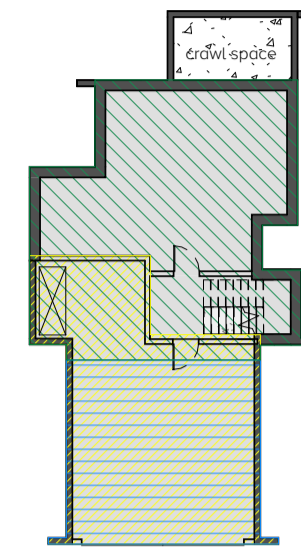
BASEMENT PARTIAL EXCLUSION

AVERAGE GRADE	BASEMENT FLOOR ELEVATION			
147.4'	140.0'	=	0.850	X100
148.703'	140.0'			85.0%

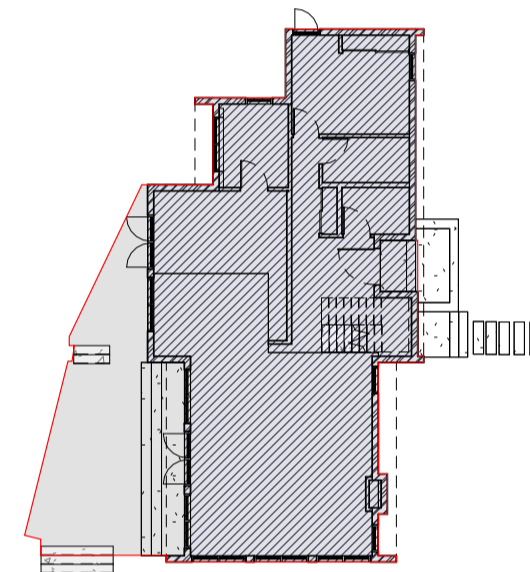
BASEMENT EXEMPTION %	85.0%
GROSS BASEMENT AREA	1265.79 117.59
ELIGIBLE PARTIAL EXEMPTION BASEMENT AREA	823.96 76.54
BASEMENT EXEMPTION	85.0% EXEMPTED -700.36 -65.06
NET BASEMENT AREA	123.6 11.48

NET MAIN FLOOR AREA	1400.42 130.10
NET UPPER FLOOR AREA	1079.24 100.26
PROJECTED AREA	+65.12 +6.05
NET TOTAL AREA	2668.38 247.90

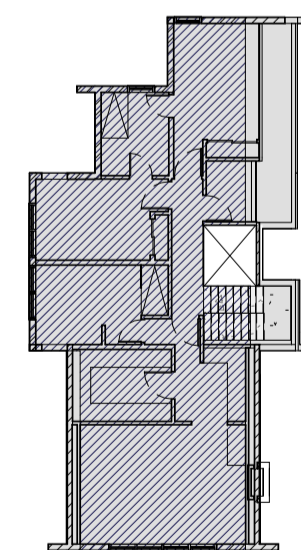
ALLOWABLE FLOOR AREA	2573.4 239.07
ALLOWABLE FLOOR AREA + STEPCODE 4 BONUS 4%	2676.33 248.63
ALLOWABLE FLOOR AREA RATIO	0.30
ALLOWABLE FLOOR AREA RATIO + STEPCODE 4 BONUS 4%	0.312
ACHIEVED FLOOR AREA RATIO	0.311



① GARAGE
3/64" = 1'-0"



② MAIN FLOOR
3/64" = 1'-0"

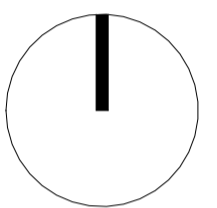


③ UPPER FLOOR
3/64" = 1'-0"



ARCHITECT'S SEAL

CITY STAMP



NO.	Date	Description	BY
3	25-09-04	ISSUED FOR BP	NJ
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1	25-03-14	ISSUED FOR REVIEW	NJ

NO. Date Description BY

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MAJOR OCCUPANCY CLASSIFICATION
RESIDENTIAL C

BURGERS ARCHITECTURE

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V7V 1Y1

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FAX 604 926 9141
EMAIL cedric@burgersarchitecture.com

2509 MATHERS AVE

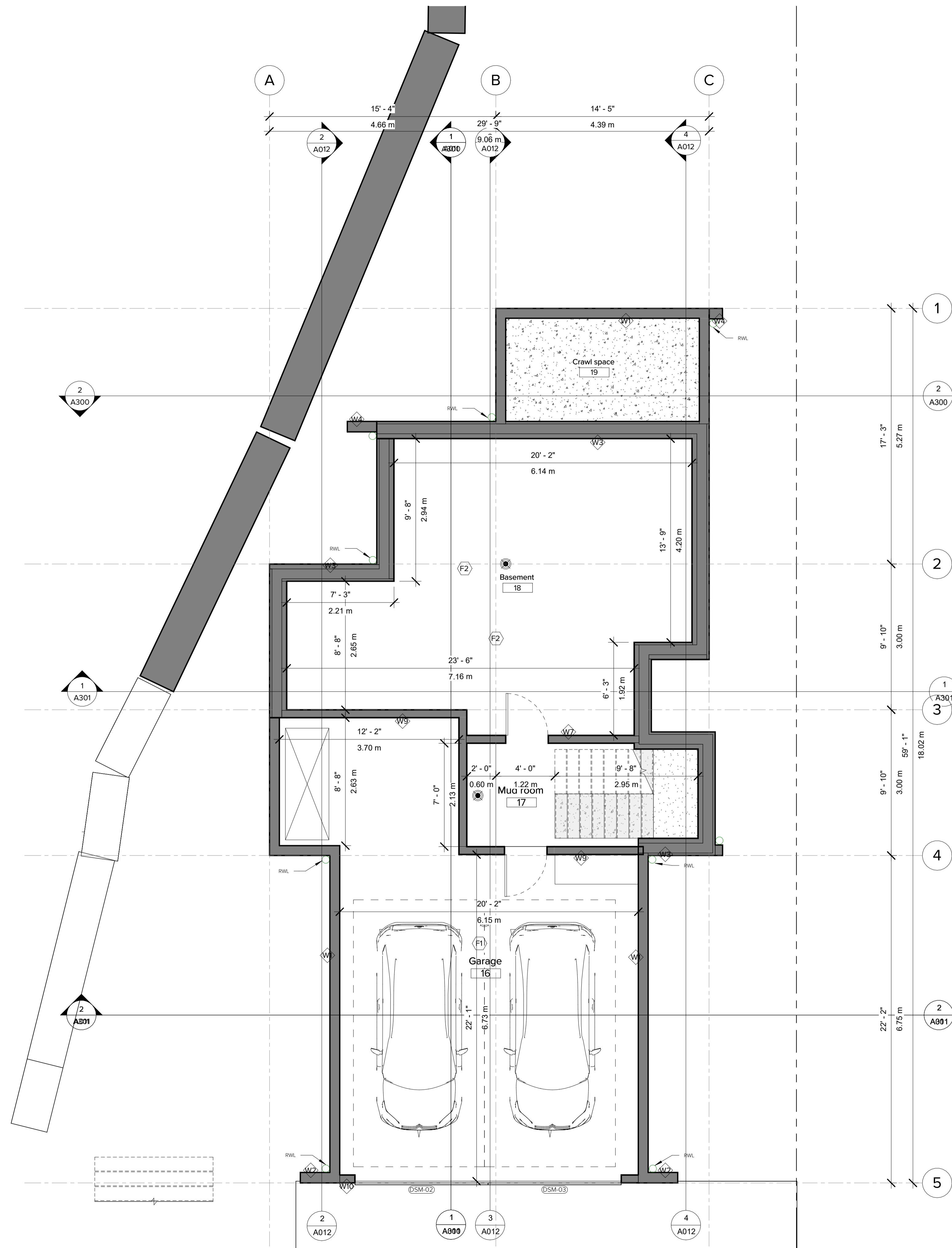
2509 MATHERS AVENUE
WEST VANCOUVER, BC

1/4" = 1'-0"

A100

GARAGE FLOOR

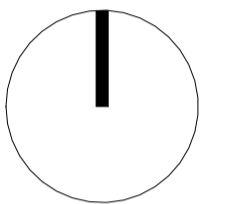
BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE





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CITY STAMP



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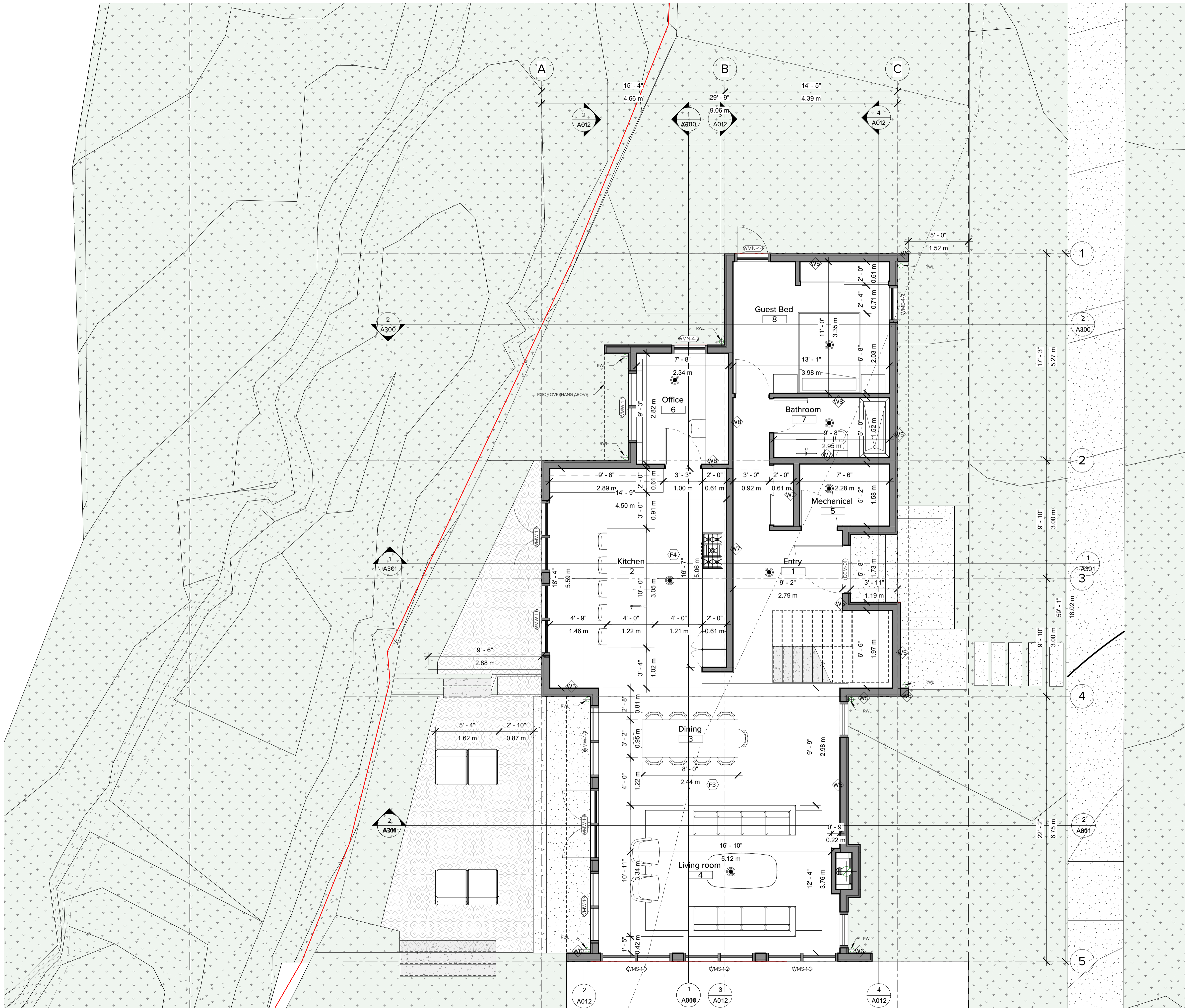
2509 MATHERS AVE
2509 MATHERS AVENUE
WEST VANCOUVER, BC

1/4" = 1'-0"

A101

MAIN FLOOR

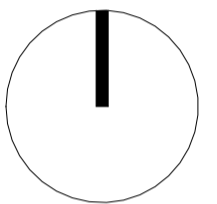
BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE





ARCHITECT'S SEAL

CITY STAMP



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2509 MATHERS AVE

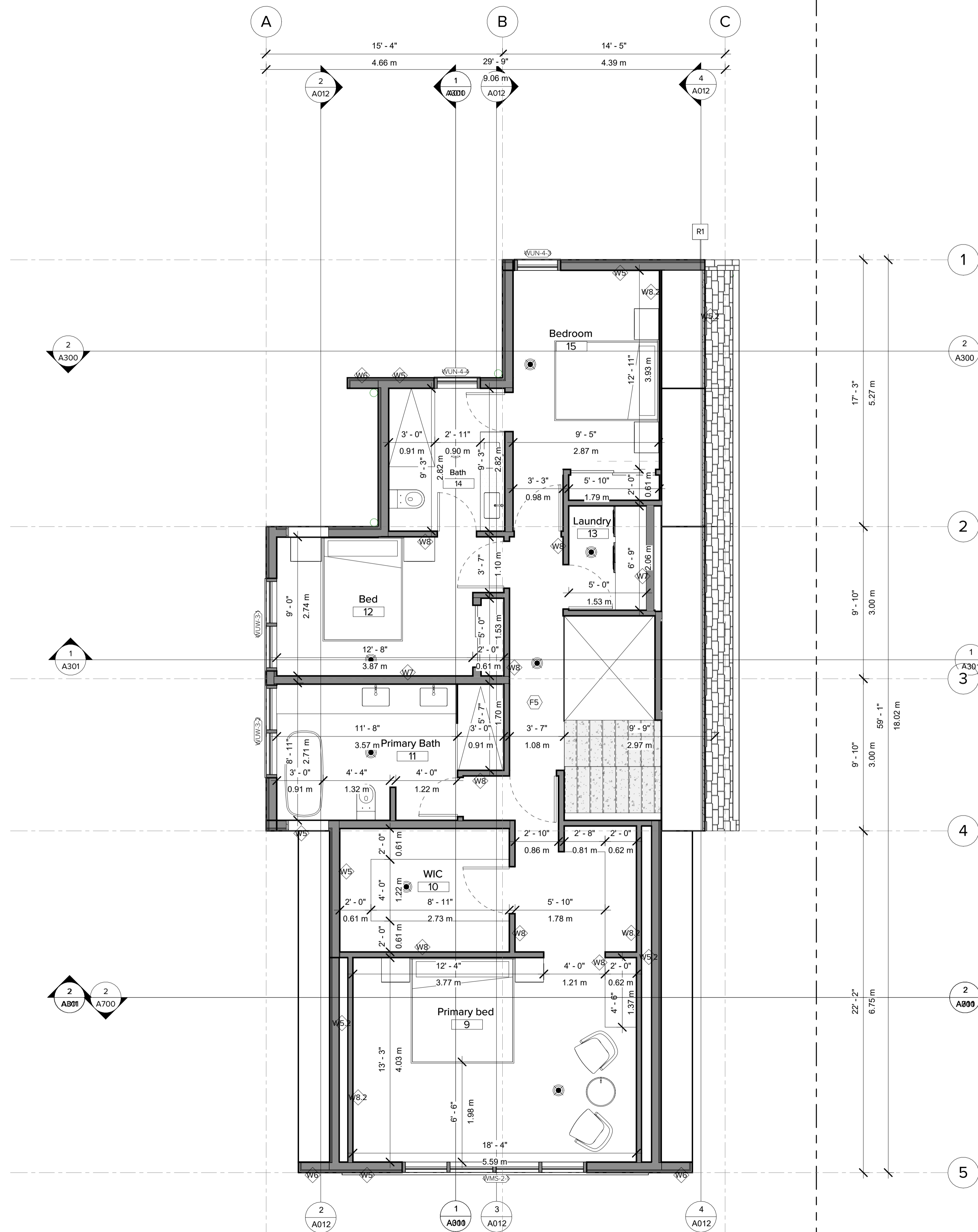
2509 MATHERS AVENUE
WEST VANCOUVER, BC

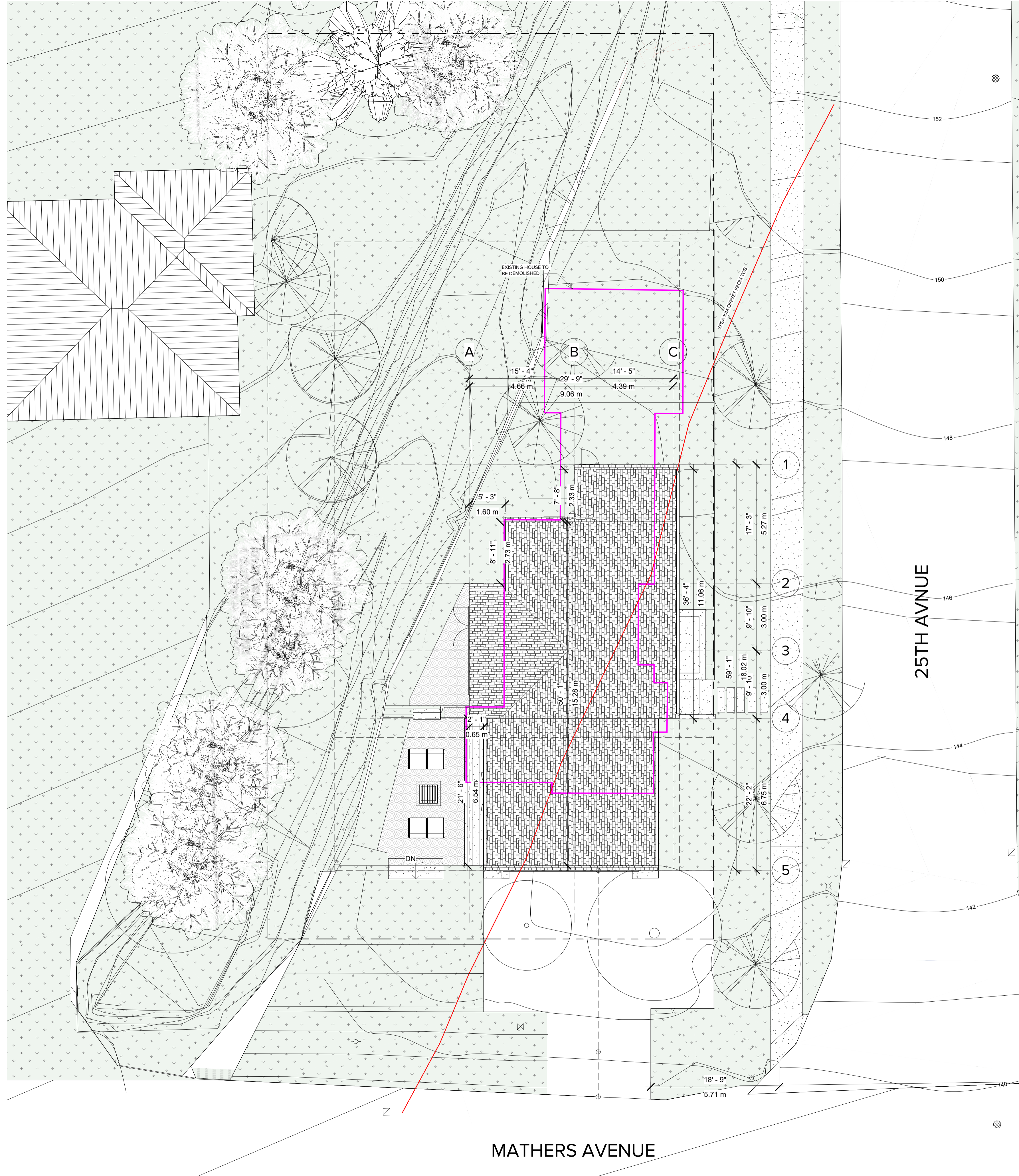
1/4" = 1'-0"

A102

SECOND FLOOR PLAN

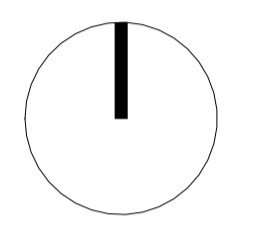
BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE





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2509 MATHERS AVE
 2509 MATHERS AVENUE
 WEST VANCOUVER, BC

1/8" = 1'-0"

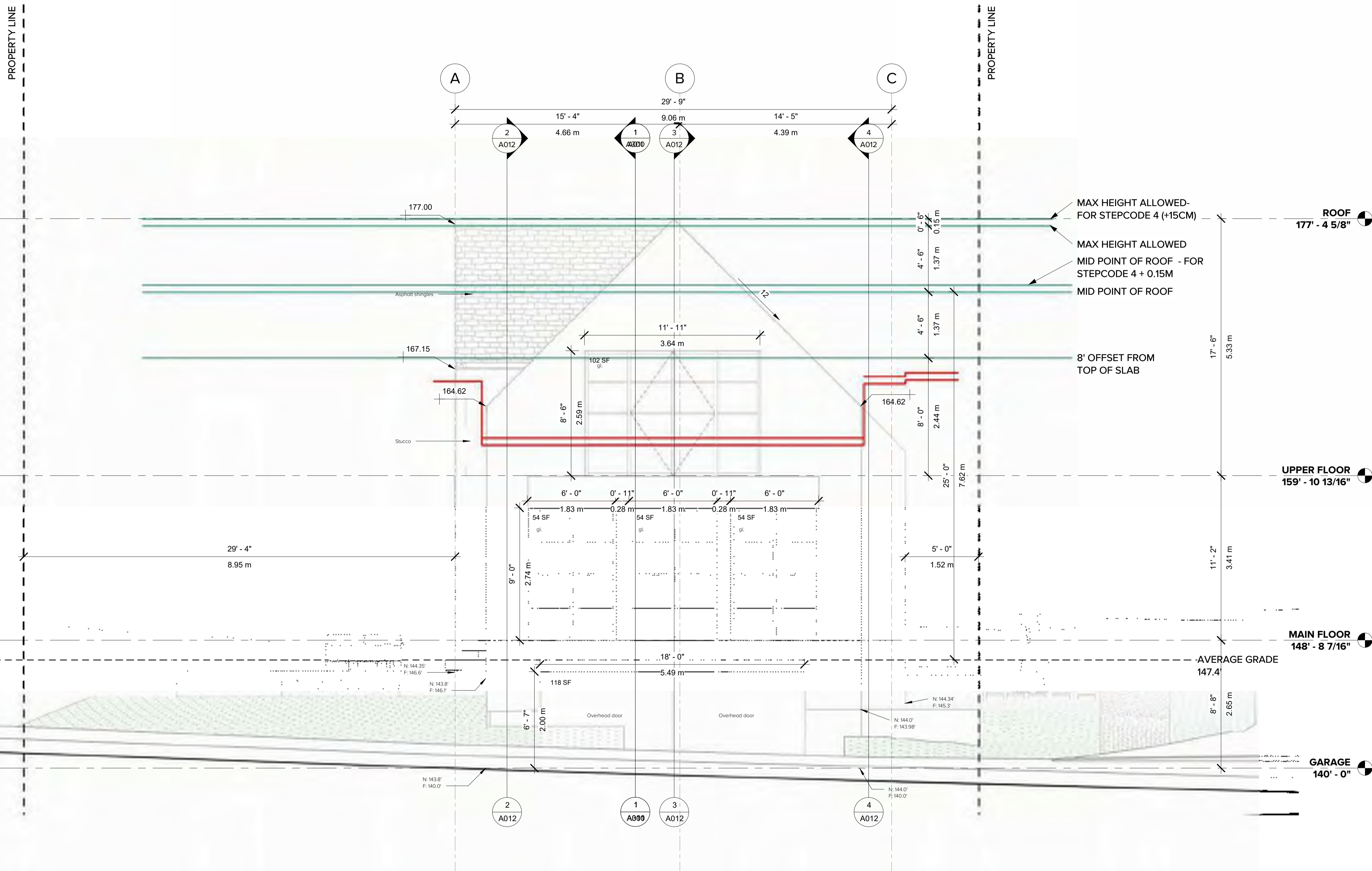
A103
 ROOF PLAN

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ARCHITECT'S SEAL

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2509 MATHERS AVE
2509 MATHERS AVENUE
WEST VANCOUVER, BC

1/4" = 1'-0"

A200

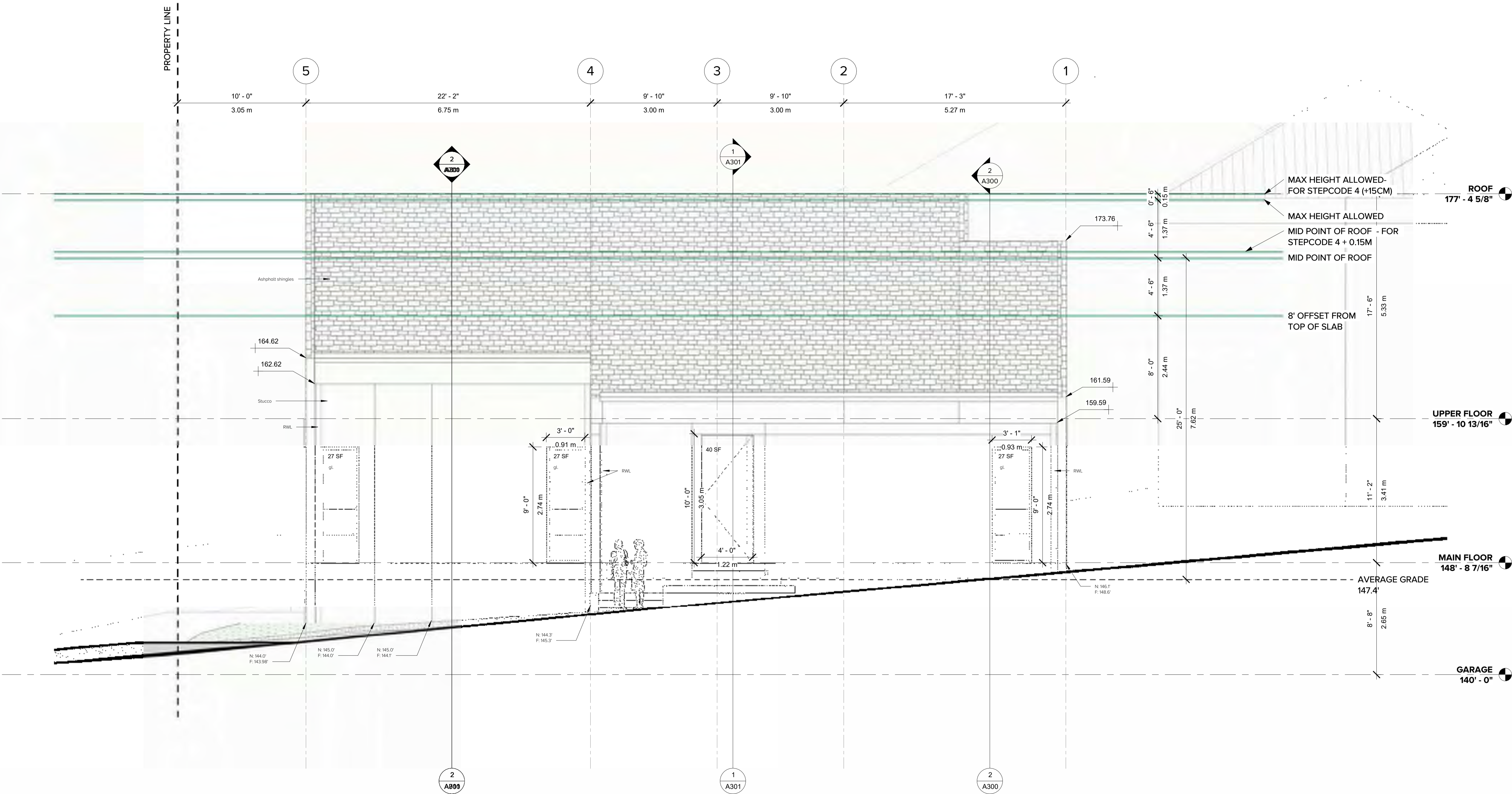
SOUTH ELEVATION

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE



ARCHITECT'S SEAL

BURGERS ARCHITECTURE



YY-MM-D	NO.	DESCRIPTION	BY
25-09-04	3	ISSUED FOR BP	NJ
25-04-15	2	ISSUED FOR DP	NJ
25-03-14	1	ISSUED FOR REVIEW	NJ

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2509 MATHERS AVE
 2509 MATHERS AVENUE
 WEST VANCOUVER, BC

1/4" = 1'-0"

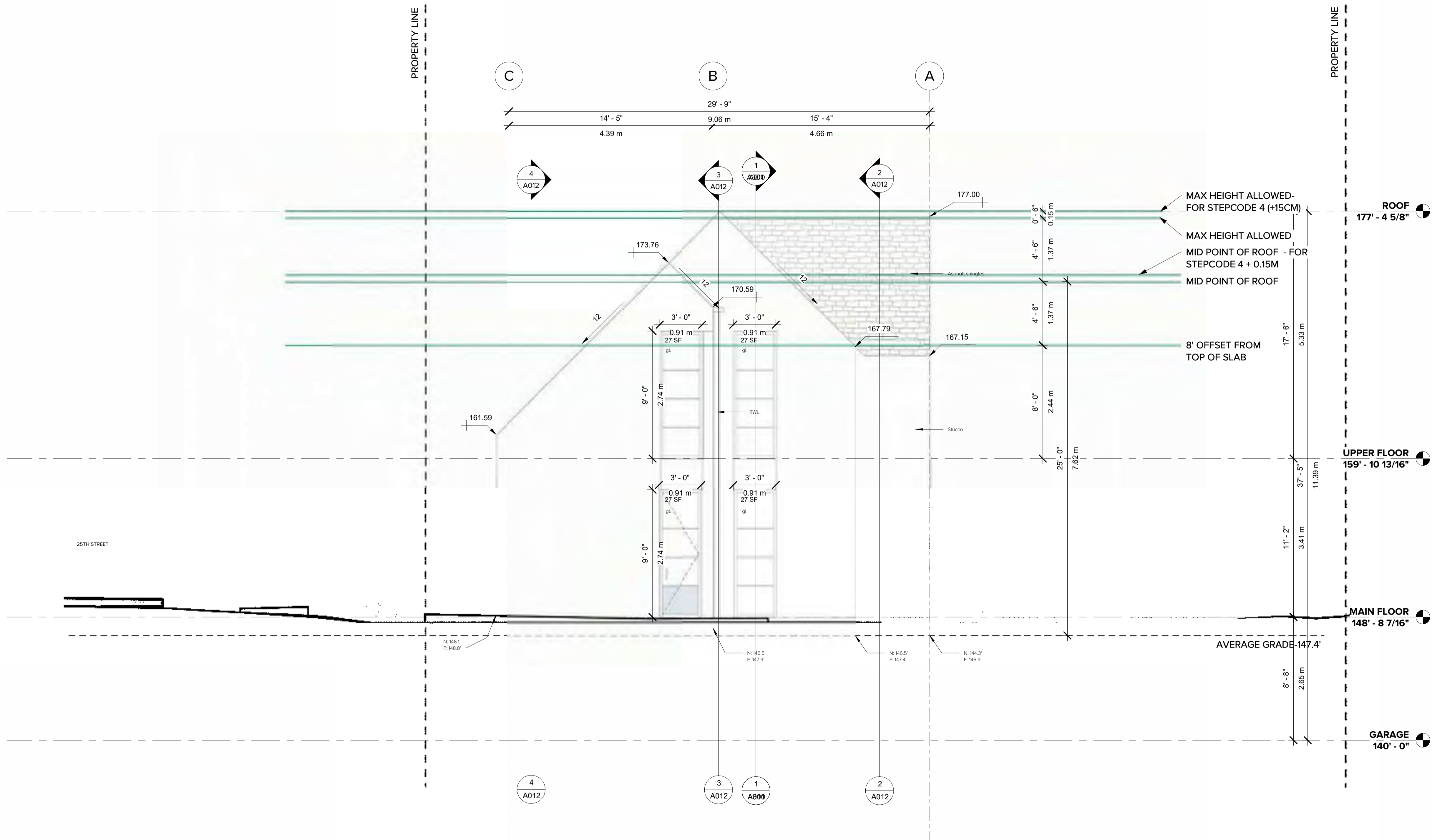
A201
 EAST ELEVATION



ARCHITECT'S SEAL

CITY STAMP

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE



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2509 MATHERS AVE
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WEST VANCOUVER, BC

1/4" = 1'-0"

A202

NORTH ELEVATION



ARCHITECT'S SEAL

BURGERS ARCHITECTURE

BURGERS ARCHITECTURE

BURGERS ARCHITECTURE



ROOF
177' - 4 5/8"

UPPER FLOOR
159' - 10 13/16"

MAIN FLOOR
148' - 8 7/16"

GARAGE
140' - 0"

25-09-04	3	ISSUED FOR BP	NJ
25-04-15	2	ISSUED FOR DP	NJ
25-03-14	1	ISSUED FOR REVIEW	NJ
YY-MM-D	NO.	DESCRIPTION	BY
D			

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MAJOR OCCUPANCY CLASSIFICATION:
GROUP C

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2509 MATHERS AVE
2509 MATHERS AVENUE
WEST VANCOUVER, BC

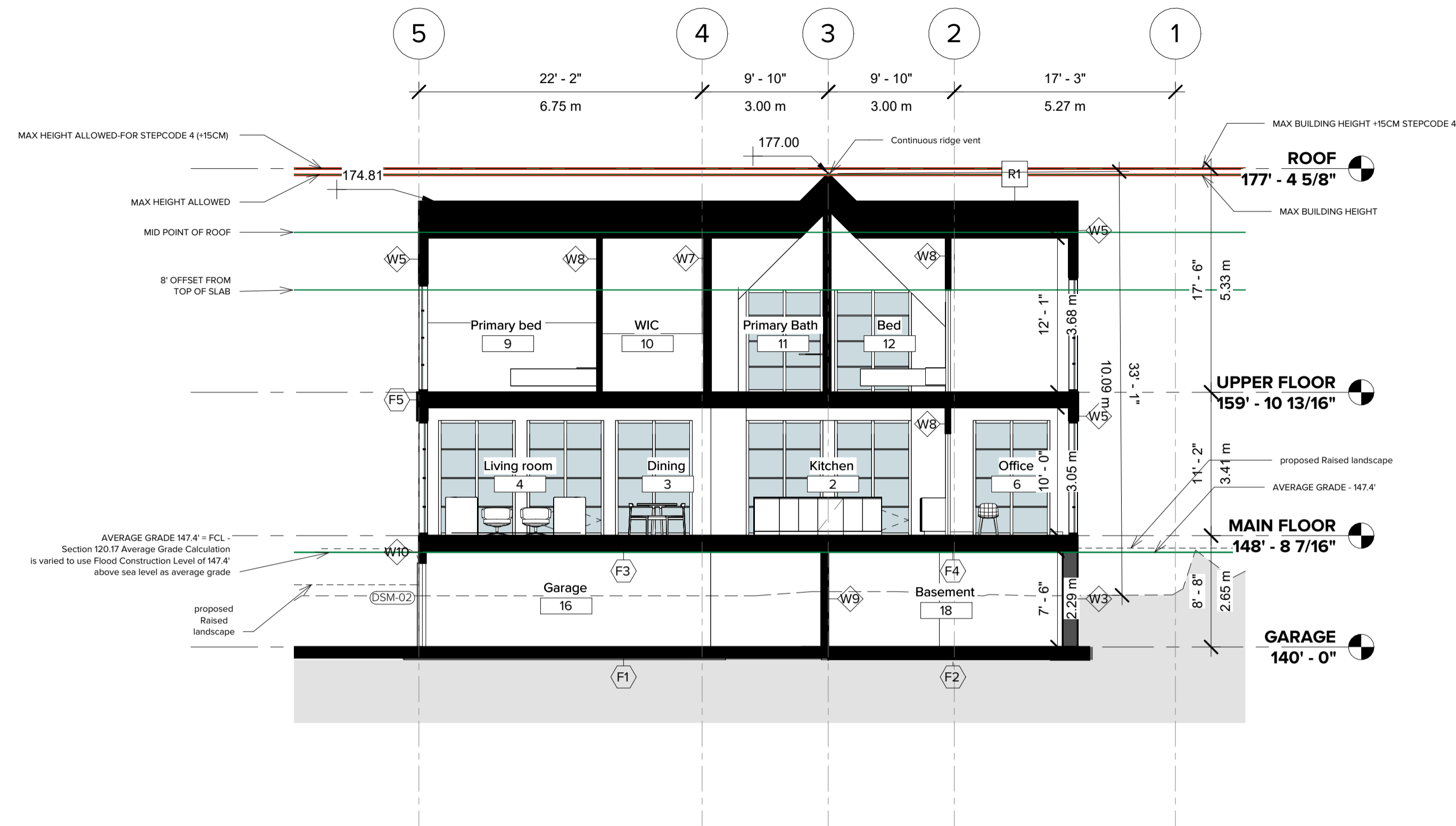
1/4" = 1'-0"

A203
WEST ELEVATION

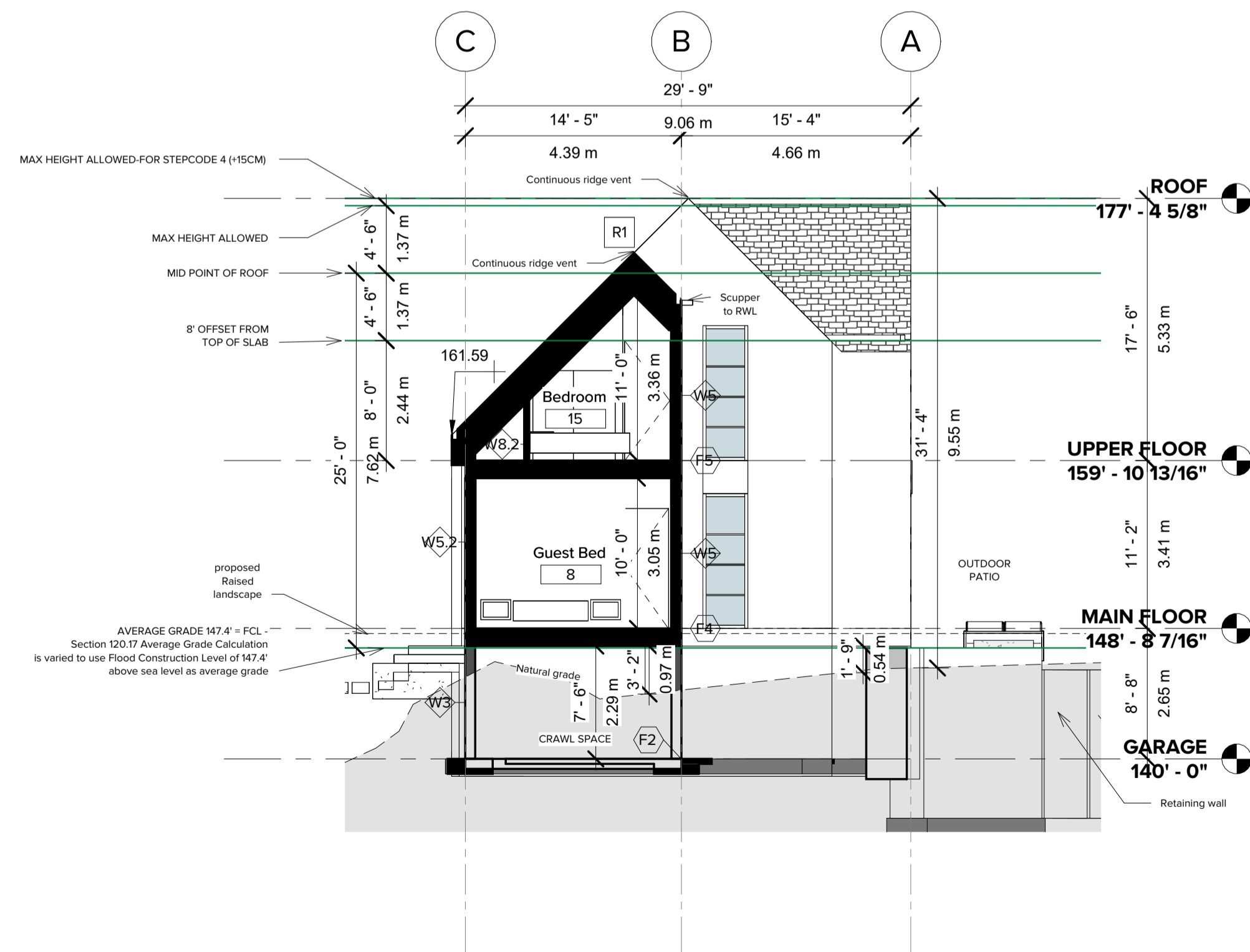


ARCHITECT'S SEAL

CITY STAMP



① Section 1
1/8" = 1'-0"



② Section 2
1/8" = 1'-0"

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2509 MATHERS AVE

2509 MATHERS AVENUE
WEST VANCOUVER, BC

1/8" = 1'-0"

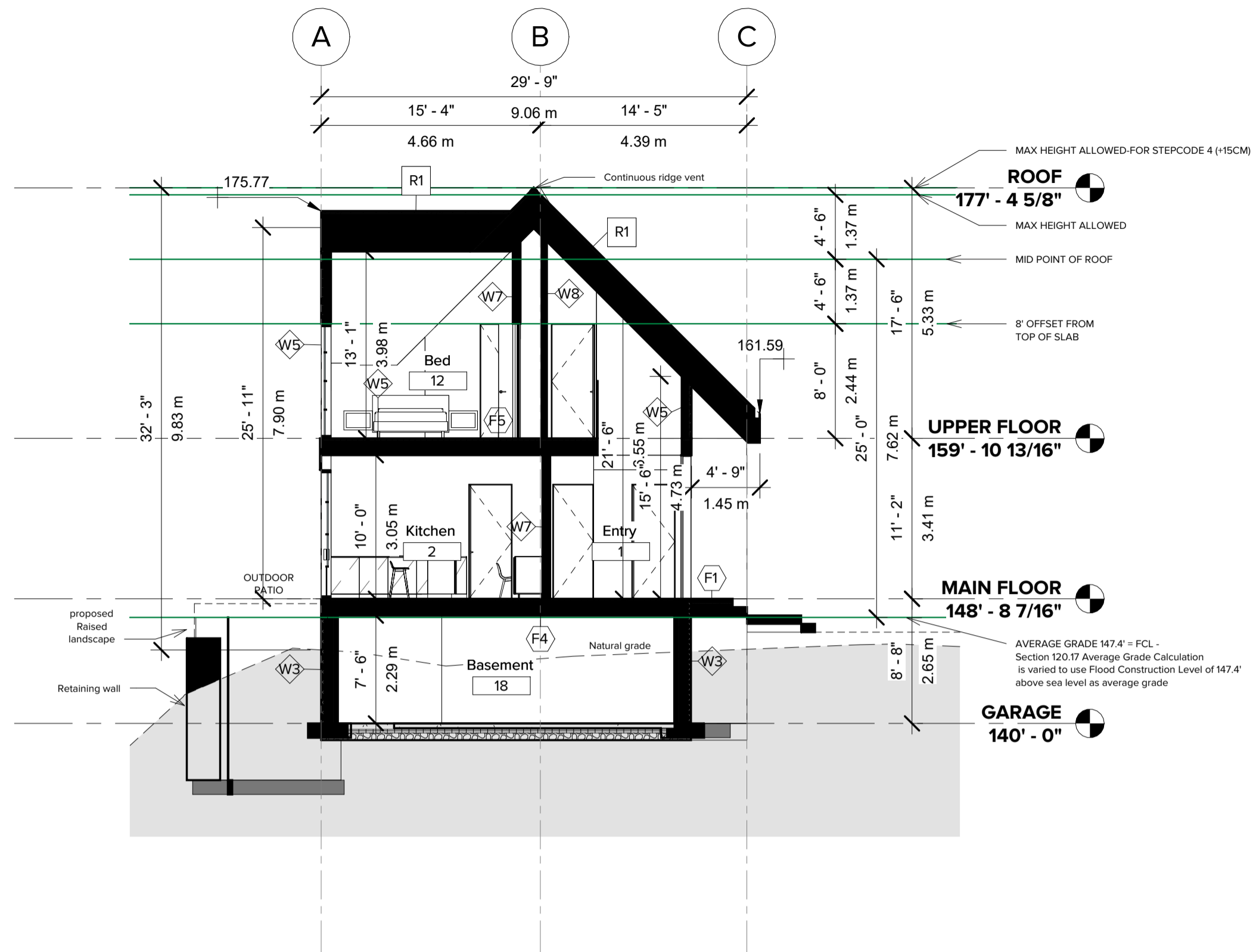
A300

SECTIONS 1 & 2

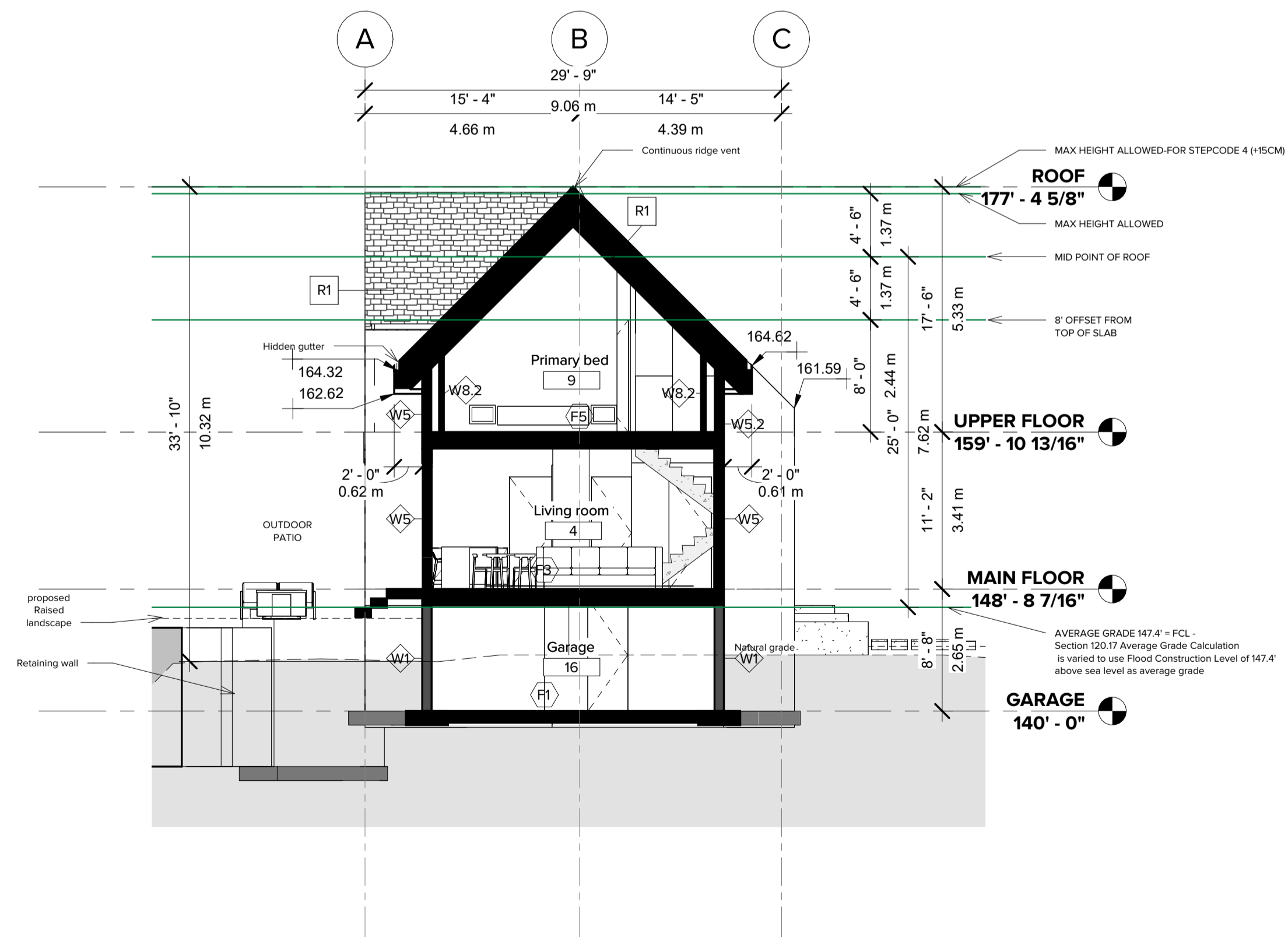


ARCHITECT'S SEAL

CITY STAMP



1 Section 8
1/8" = 1'-0"



2 Section 9
1/8" = 1'-0"

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2509 MATHERS AVE
2509 MATHERS AVENUE
WEST VANCOUVER, BC

1/8" = 1'-0"

A301

SECTIONS 3 & 4



① SOUTH WEST CORNER BY THE CREEK LOOKING NORTH EAST



② EXTERIOR VIEW- SOUTH EAST CORNER LOOKING NORTH WEST



③ EXTERIOR VIEW- NORTH WEST CORNER LOOKING SOUTH



④ EXTERIOR VIEW- WEST SIDE OF CREEK LOOKING EAST



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WEST VANCOUVER, BC

A800

3D VIEW - EXTERIOR

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