

ZONING DATA

LEGAL DESCRIPTION: LOT 20, BLK. 230, D.L. 546, PLAN 3410			
LOT ADDRESS: 234 E. 25th STREET			
PID:	011-434-732	ZONE:	RS2
LOT AREA: 2846.6 SF			
ALLOWED		PROPOSED	
SITE COVERAGE PRINCIPAL:		854.0 SF (30%)	
SITE COVERAGE TOTAL:		1138.6 SF (40%)	
GROSS FLOOR AREA:		1423.3 SF (50%)	
PRINCIPAL BLDG. TOP PLATE:		487.49 F	
PRINCIPAL BLDG. HEIGHT:		494.39 F	
GARAGE HEIGHT:		479.81 F	
IMPERMEABLE AREA:		1992.6 SF (70%)	

PRIMARY HOME MAIN FLOOR AREA: 751.0 SF
PRIMARY HOME UPPER FLOOR AREA: 671.5 SF
TOTAL FAR 1422.5 SF

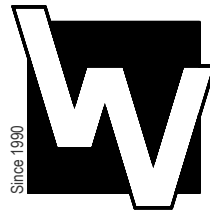
SITE COVERAGE PRINCIPAL BUILDING INCLUDING
COVERED PART OF REAR DECK AND PORCH: 853.0 SF
SITE COVERAGE OF GARAGE: 265.4 SF
TOTAL SITE COVERAGE: 1118.4 SF

East

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THESE PLANS ARE IN COMPLIANCE WITH THE 2018 B.C. BUILDING CODE



**WESTERN VIEW
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838 REGENT STREET,
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westernview-hd@shaw.ca

CLIENT:
PRESTIGE ENTERPRISES
JOB NAME:
234 E. 25TH STREET
EAST PROPERTY
DATE:
JANUARY 12, 2025
SCALE:
1/8"=1'-0" UNLESS NOTED
SHEET:
1
OF:
4

BEAM AND LINTEL TABLE

ALL BEAMS AND LINTELS TO BE D F # 2 OR BETTER UNLESS OTHERWISE NOTED.

ALL BEAMS AND LINTELS OUTSIDE THE SCOPE OF THE CBC TO BE CONFIRMED BY STRUCTURAL ENGINEER.

ALL BEAMS AND LINTELS SUPPORTING POINT LOADS TO BE CONFIRMED BY STRUCTURAL ENGINEER.

THIS BEAM TABLE IS GENERIC. BEAM SIZES SHOWN MAY NOT BE USED.

Ⓐ 2-2X8 DROP	Ⓐ 4-2X10 DROP
Ⓑ 2-2X8 FLUSH	Ⓑ 4-2X10 FLUSH
Ⓒ 3-2X8 DROP	Ⓒ 2-2X12 DROP
Ⓓ 3-2X8 FLUSH	Ⓓ 2-2X12 FLUSH
Ⓔ 4-2X8 DROP	Ⓔ 3-2X12 DROP
Ⓕ 4-2X8 FLUSH	Ⓕ 3-2X12 FLUSH
Ⓖ 2-2X10 DROP	Ⓖ 4-2X12 DROP
Ⓗ 2-2X10 FLUSH	Ⓗ 4-2X12 FLUSH
Ⓘ 3-2X10 DROP	Ⓘ ENG. DROP
Ⓙ 3-2X10 FLUSH	Ⓙ ENG. FLUSH

East

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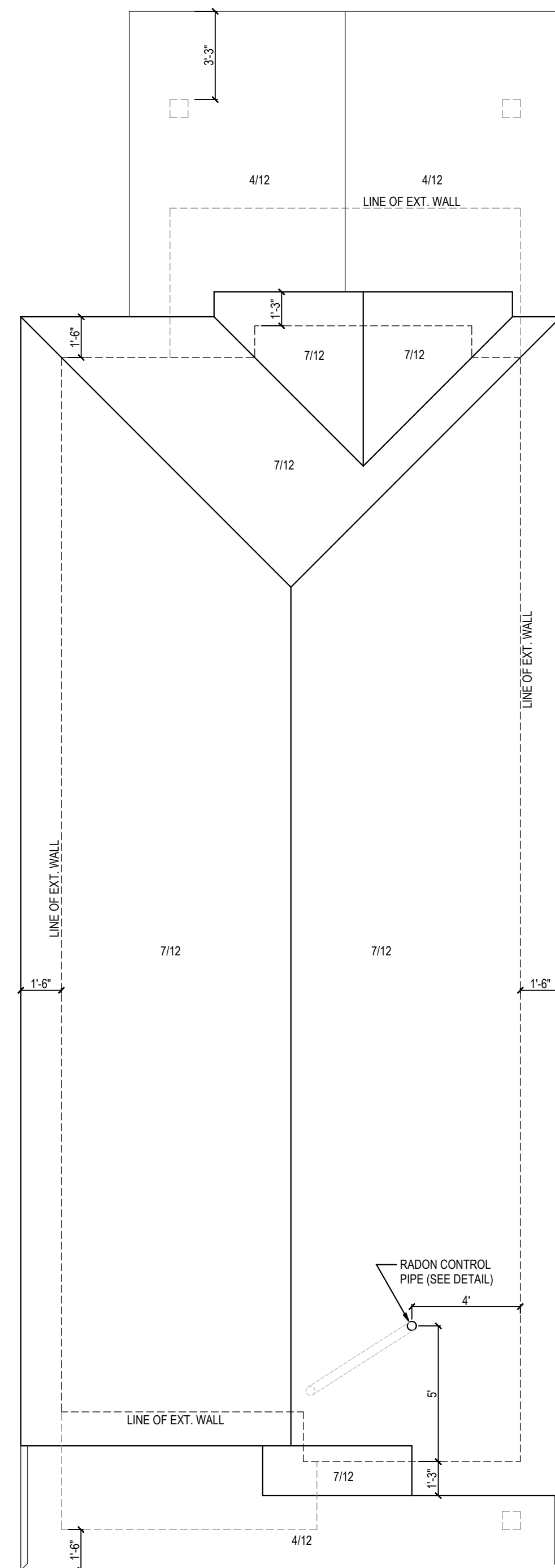
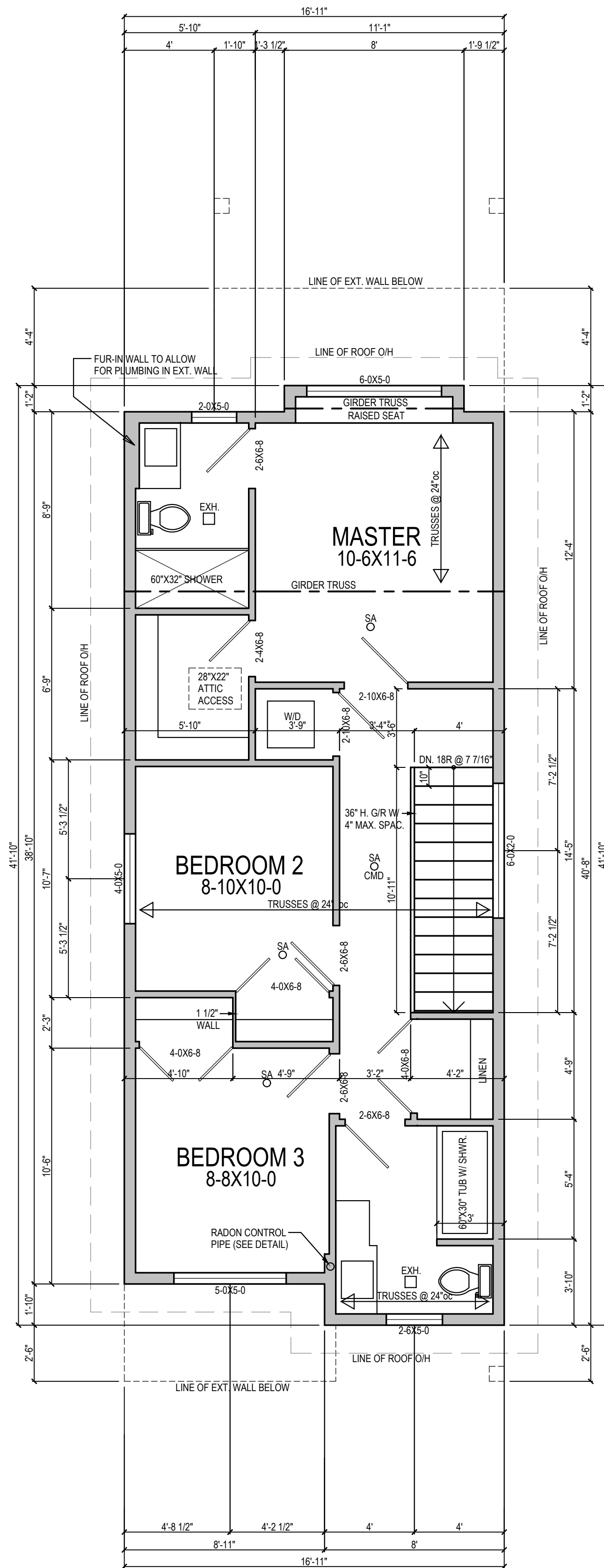
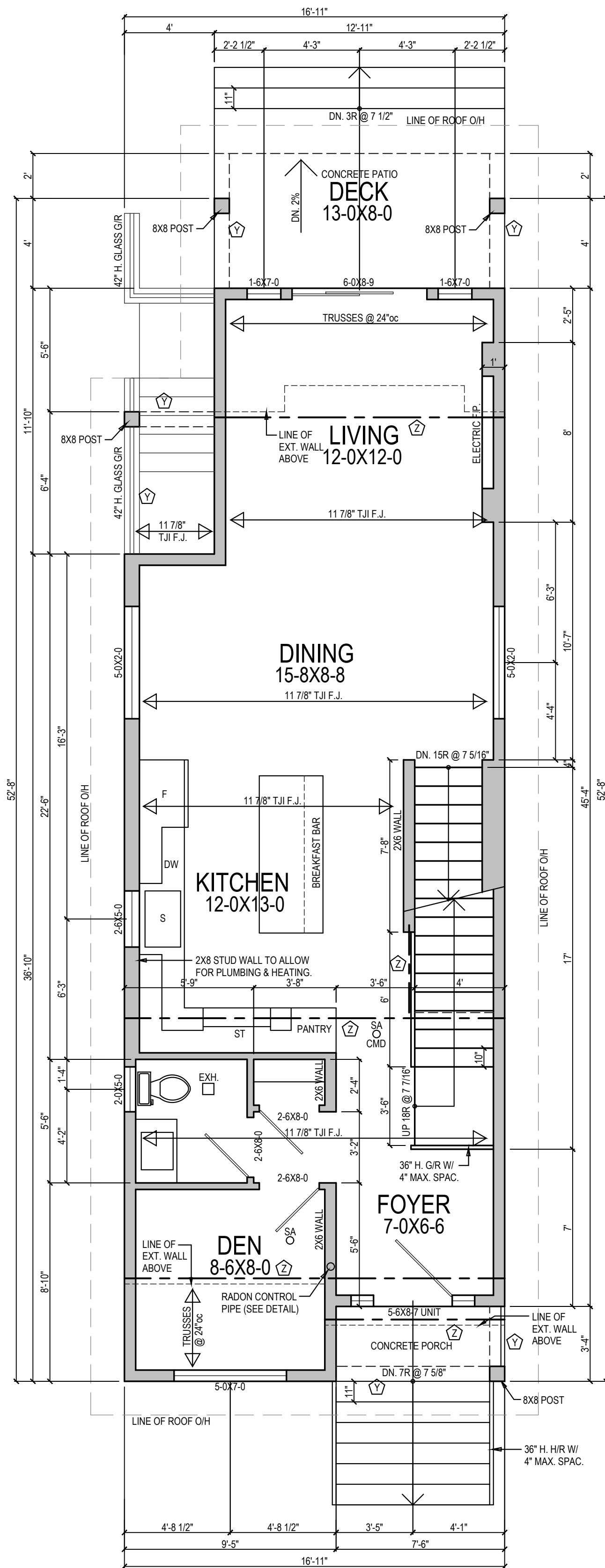
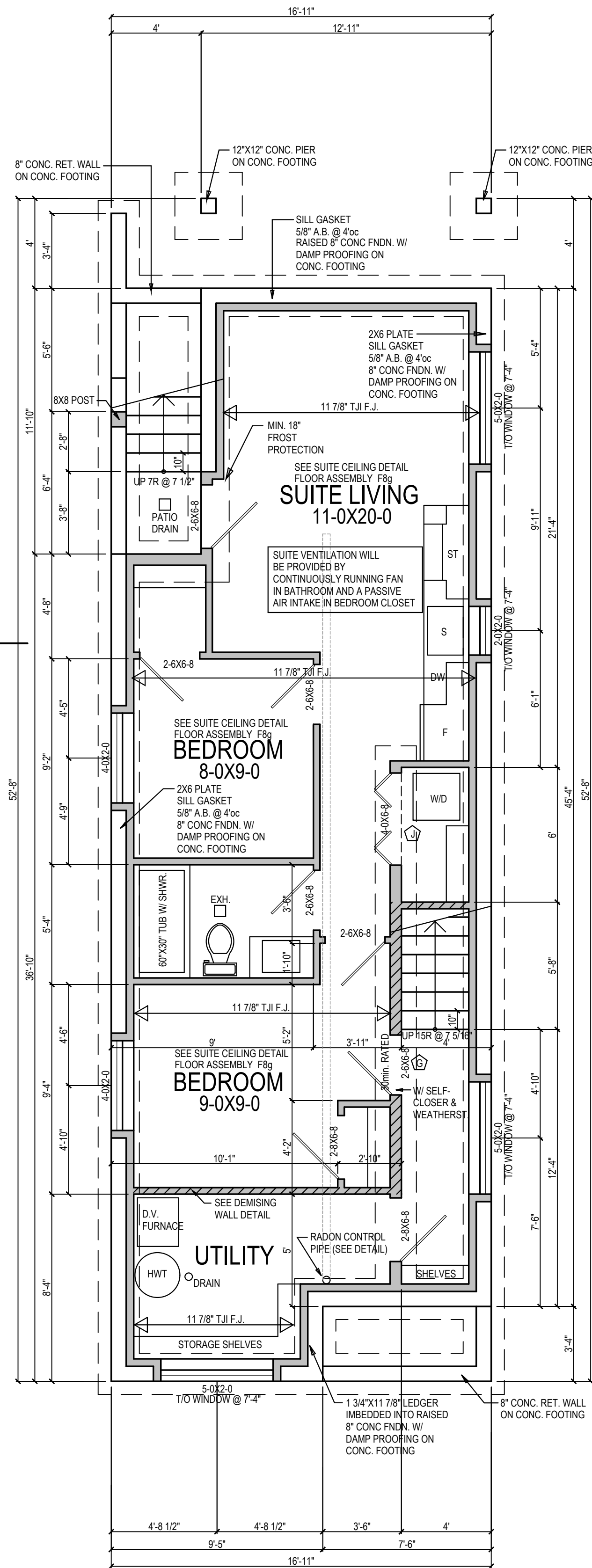
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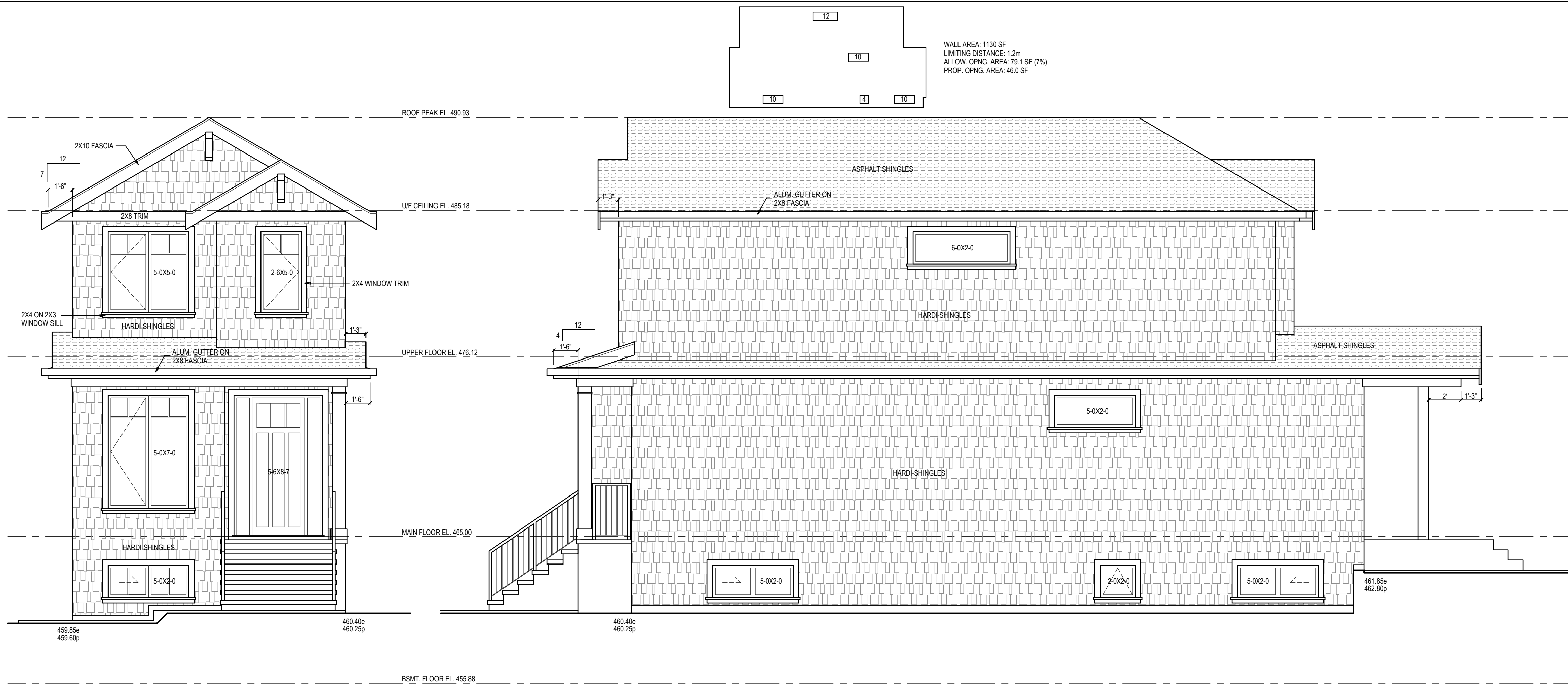
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westernview-hd@shaw.ca

CLIENT:
PRESTIGE ENTERPRISES

JOB NAME:
**234 E. 25TH STREET
EAST PROPERTY**

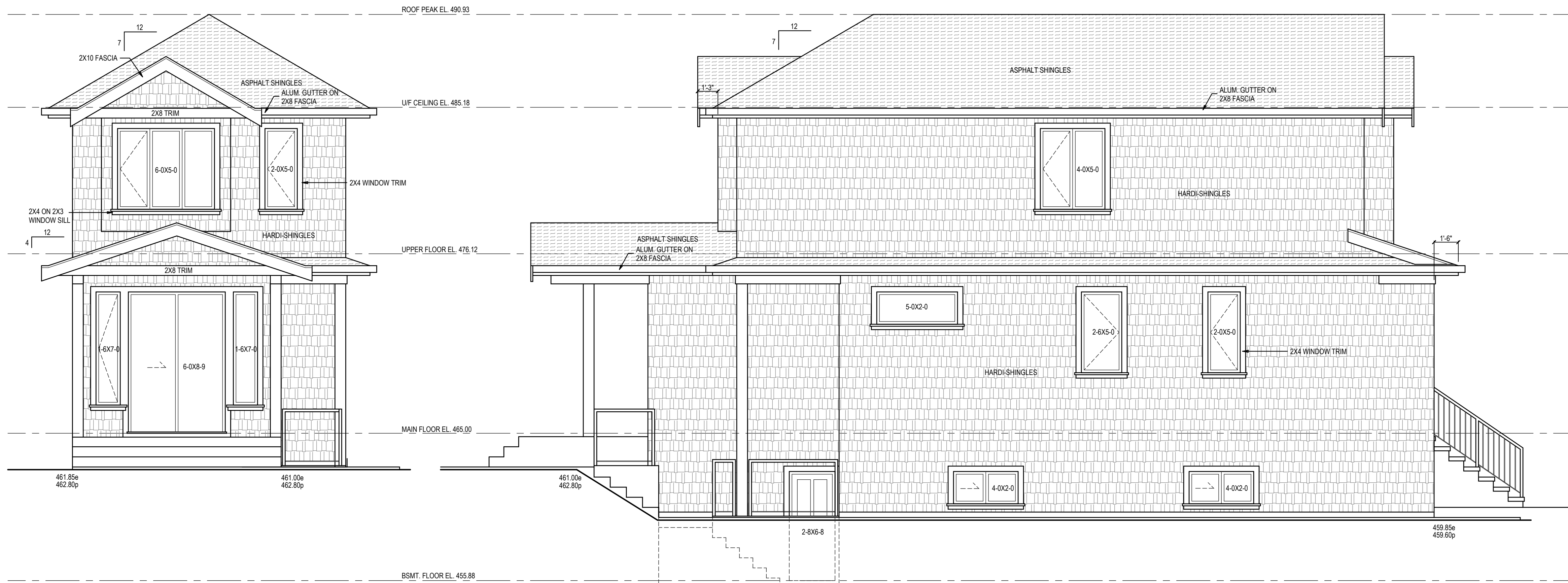
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SCALE: 1/4"=1'-0" UNLESS NOTED	OF: 4





SOUTH ELEVATION

EAST ELEVATION

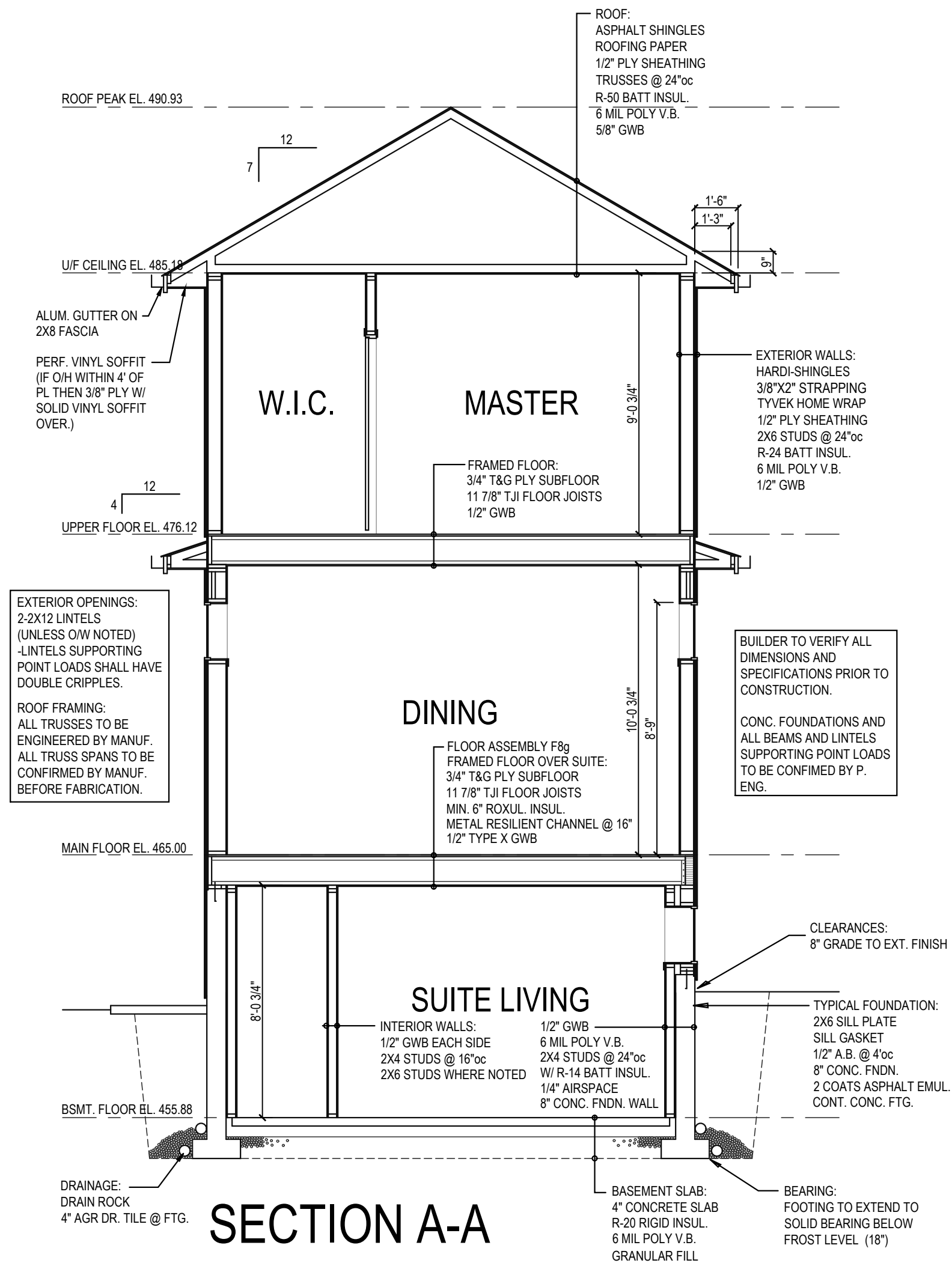


NORTH ELEVATION

WEST ELEVATION

FRONT PROPERTY GRADE = (457.89 + 459.54) / 2 = 458.61
REAR PROPERTY GRADE = (463.70 + 465.92) / 2 = 464.81
REFERENCE GRADE = 458.81 + (6.20 X 0.4) = 461.29
MINIMUM FIRST STOREY FLOOR EL. 461.29 + 2.5 = 463.79
MAXIMUM TOP PLATE EL. 461.29 + 26.2 = 487.49
MAXIMUM ROOF PEAK EL. 461.29 + 33.1 = 494.39

WALL AREA: 1160 SF
LIMITING DISTANCE: 1.2m
ALLOW. OPNG. AREA: 81.2 SF (7%)
PROP. OPNG. AREA: 88.5 SF



SECTION A-A

East

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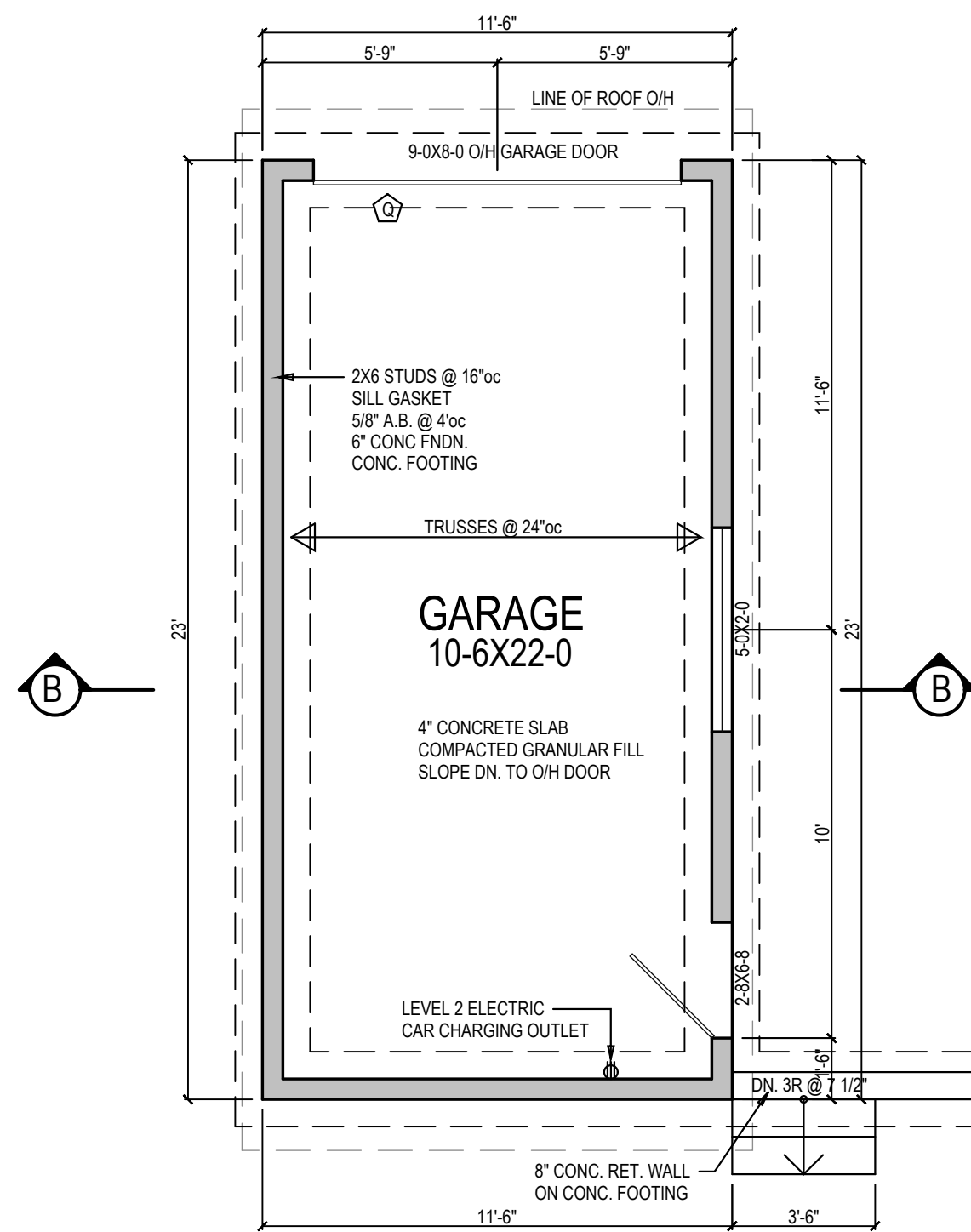


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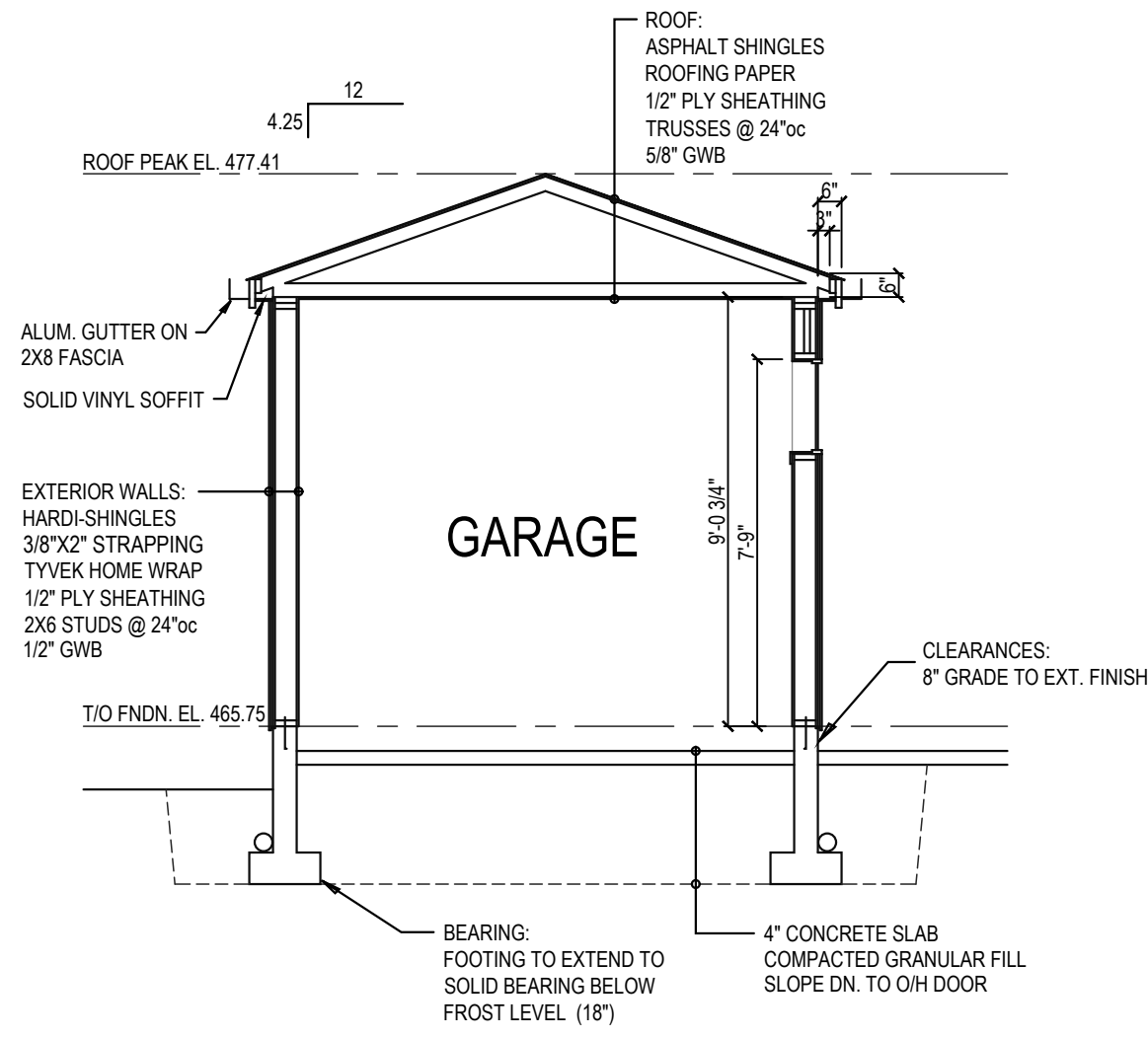
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EAST PROPERTY

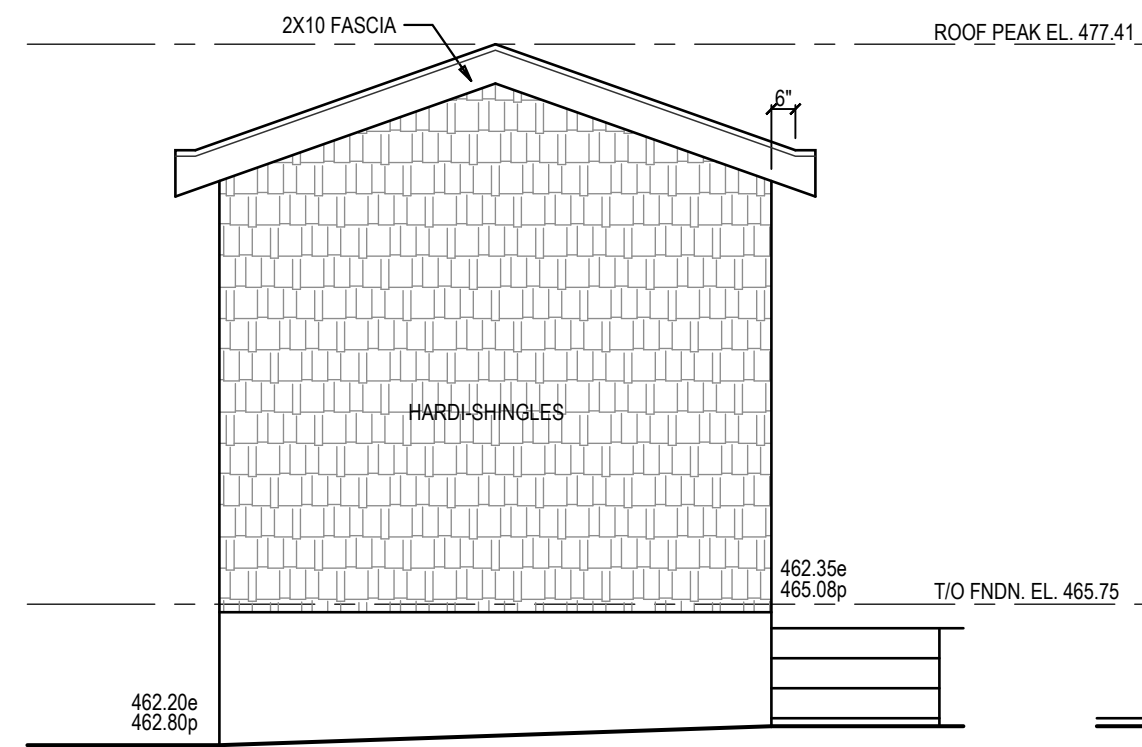
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SHEET: 3
OF: 4



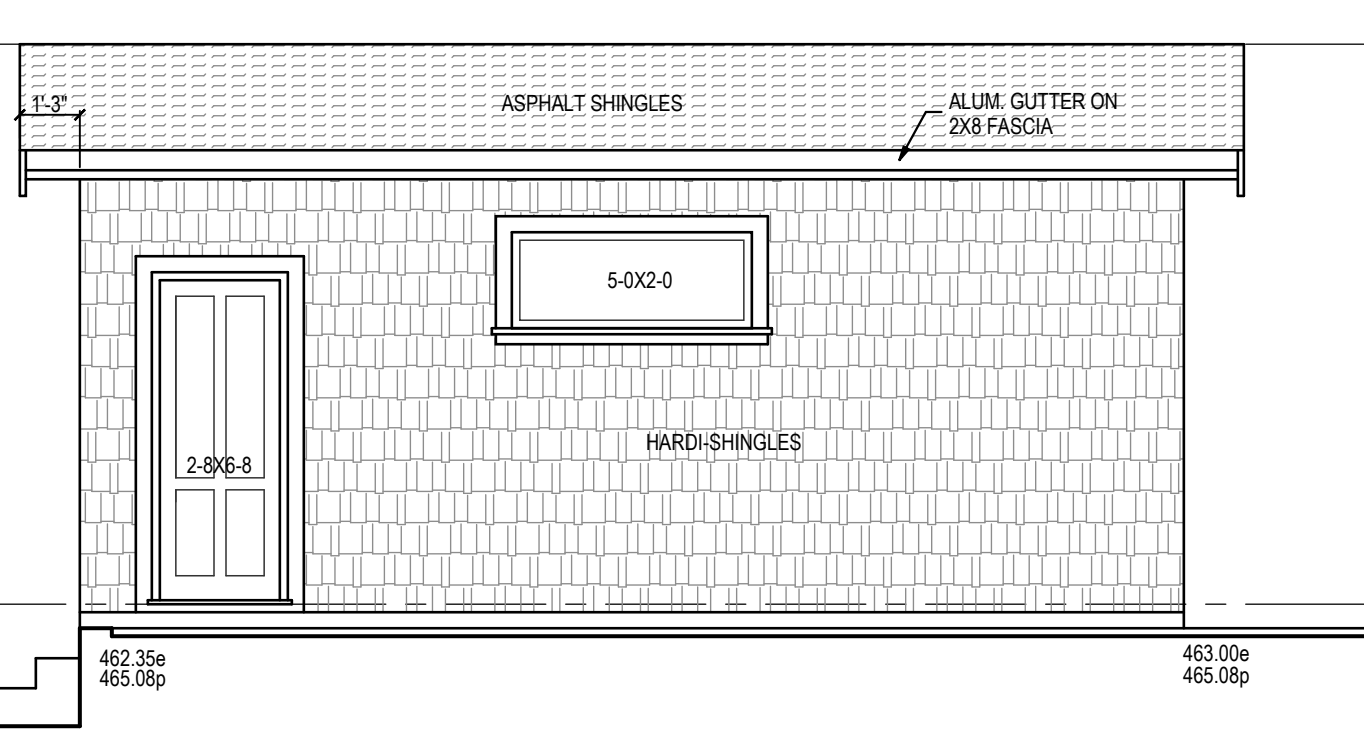
GARAGE PLAN
264.5 SF



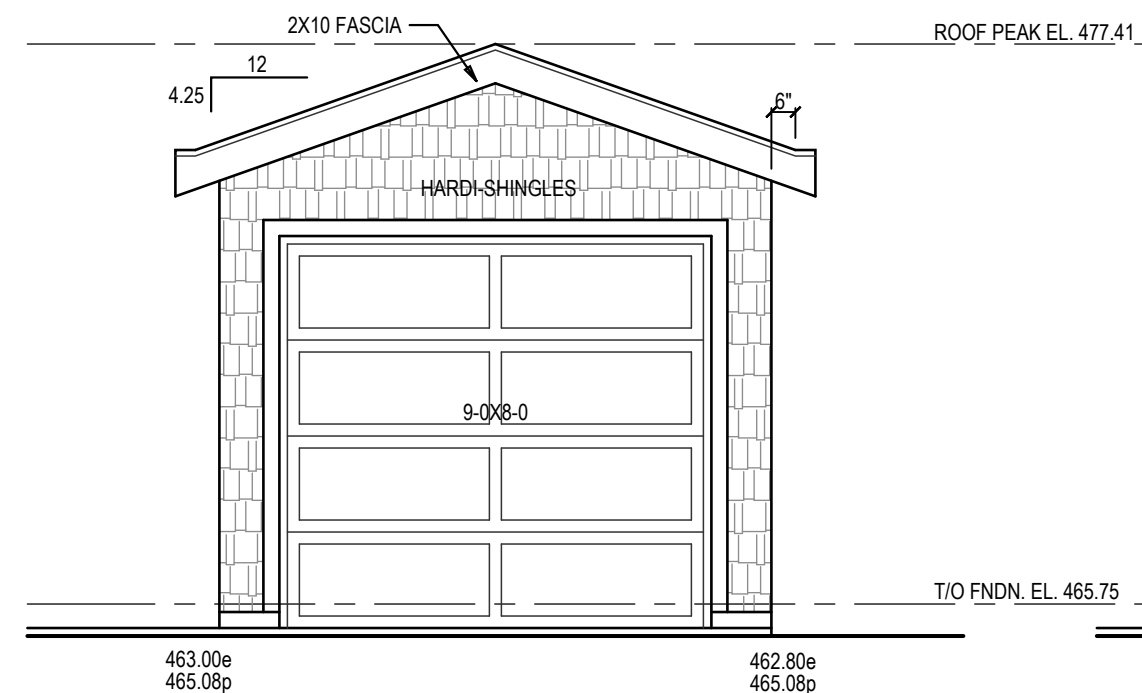
SECTION B-B



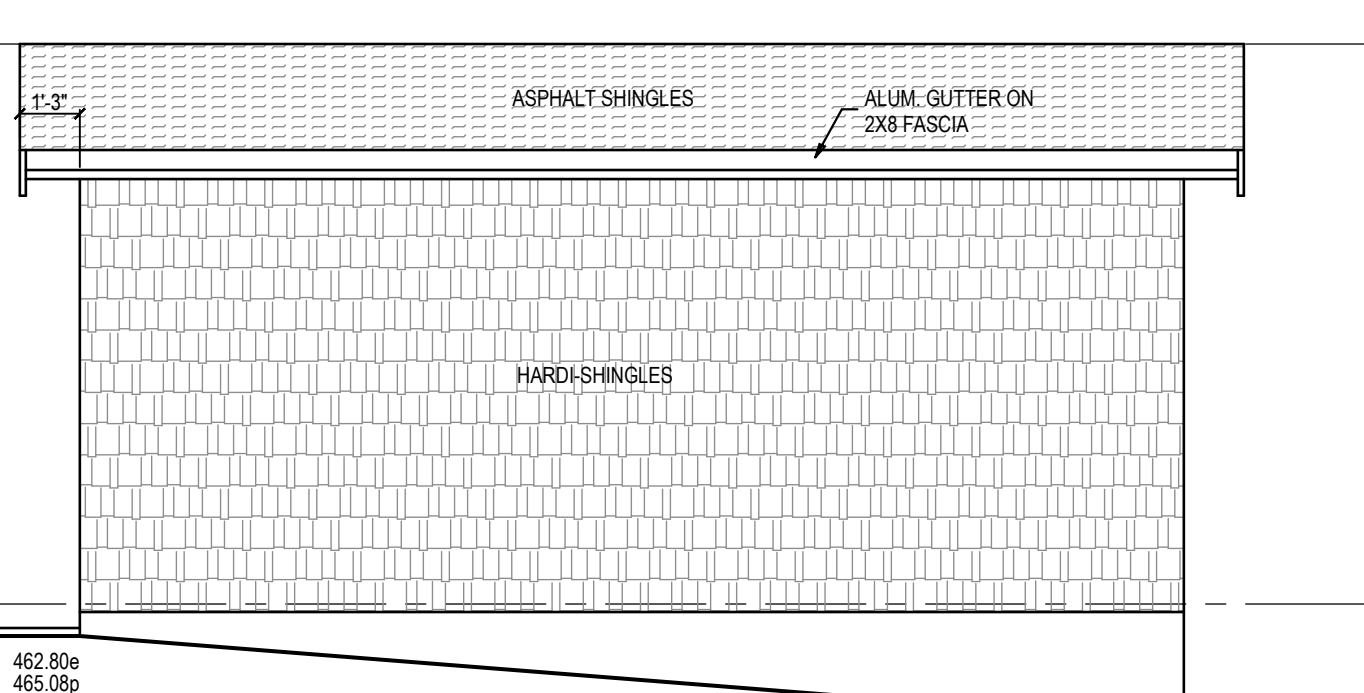
SOUTH ELEVATION



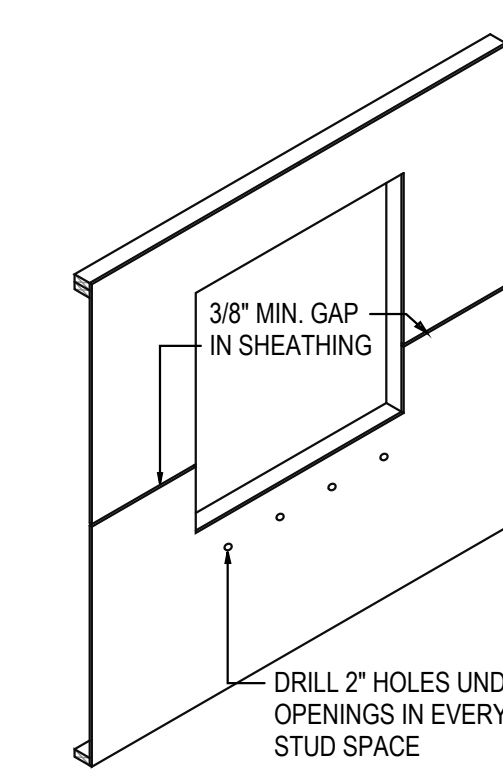
EAST ELEVATION



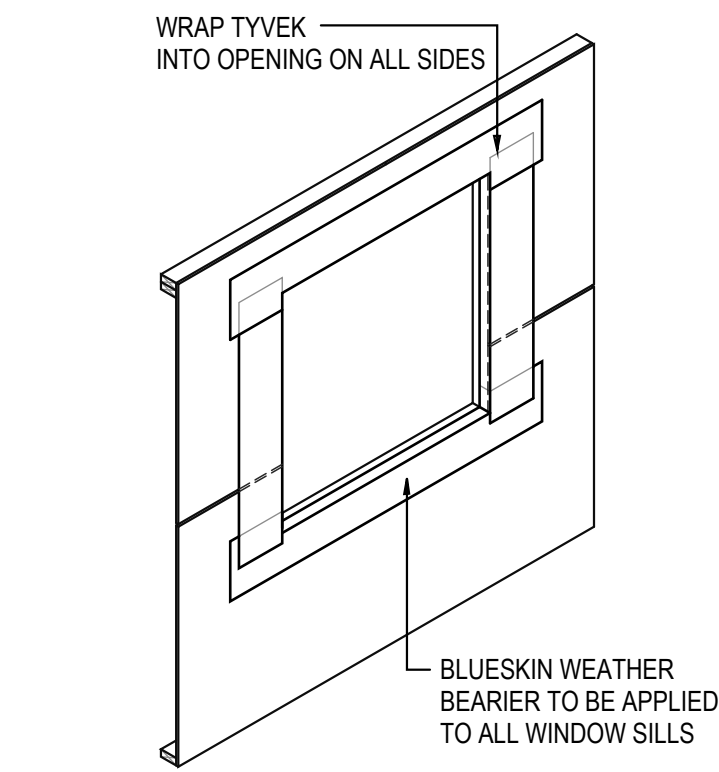
NORTH ELEVATION



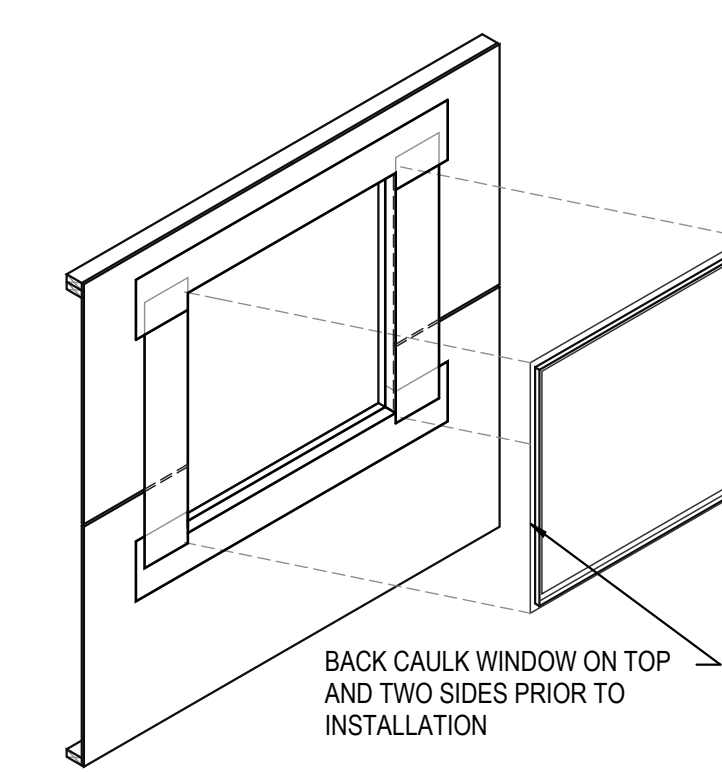
WEST ELEVATION



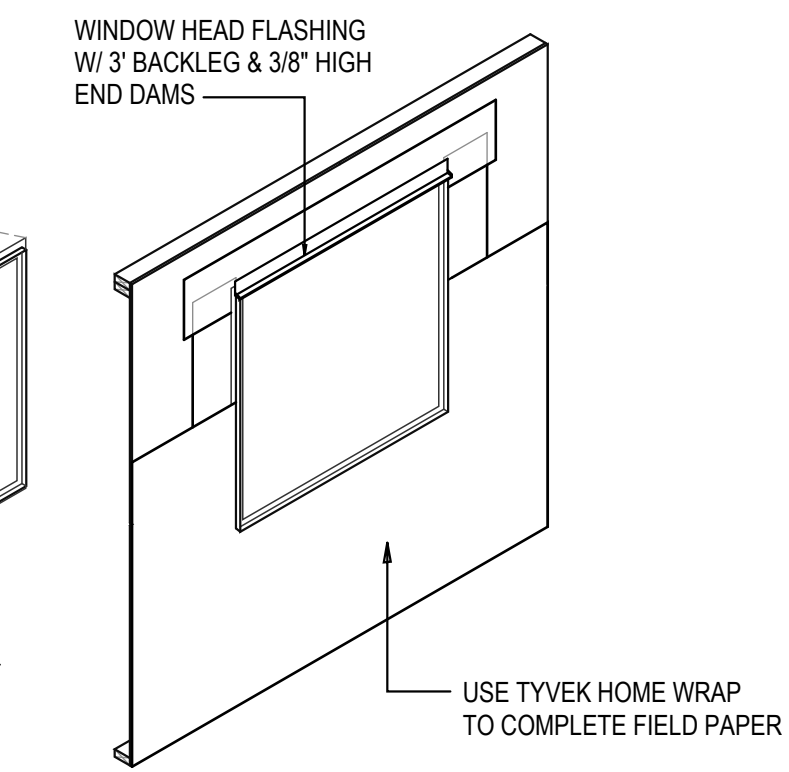
ROUGH OPENING DETAIL
N.T.S.



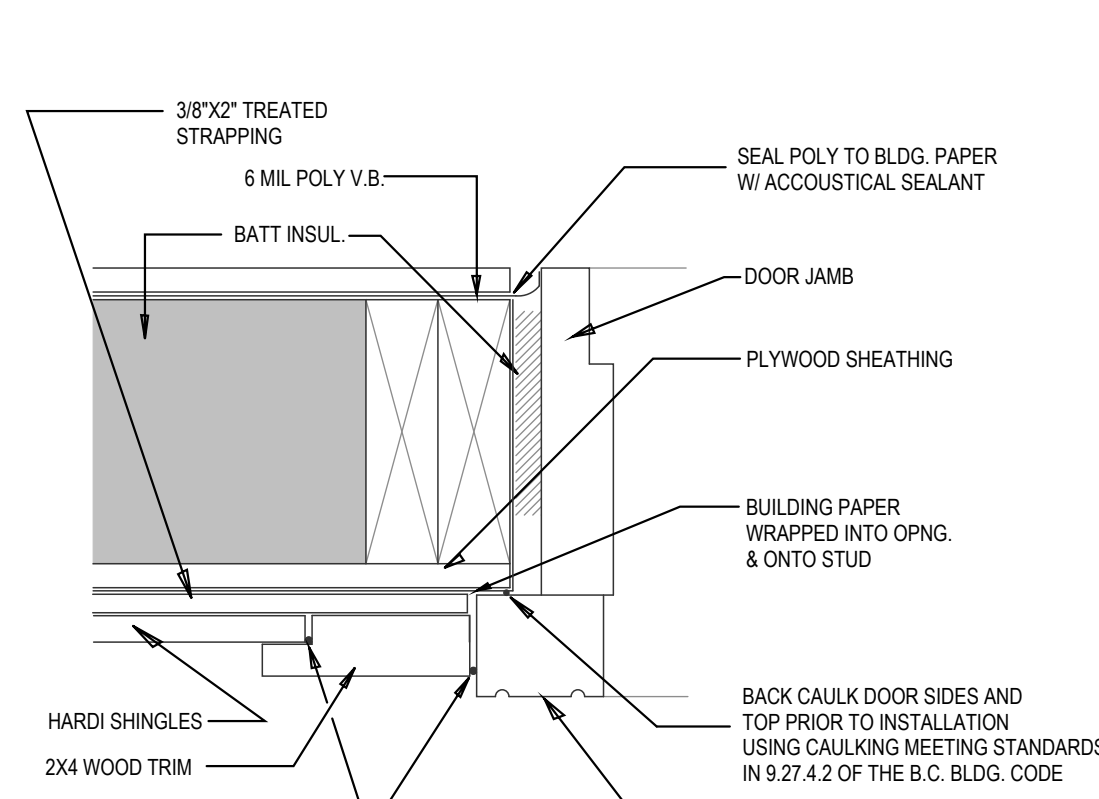
HOME WRAP @ OPENING DETAIL
N.T.S.



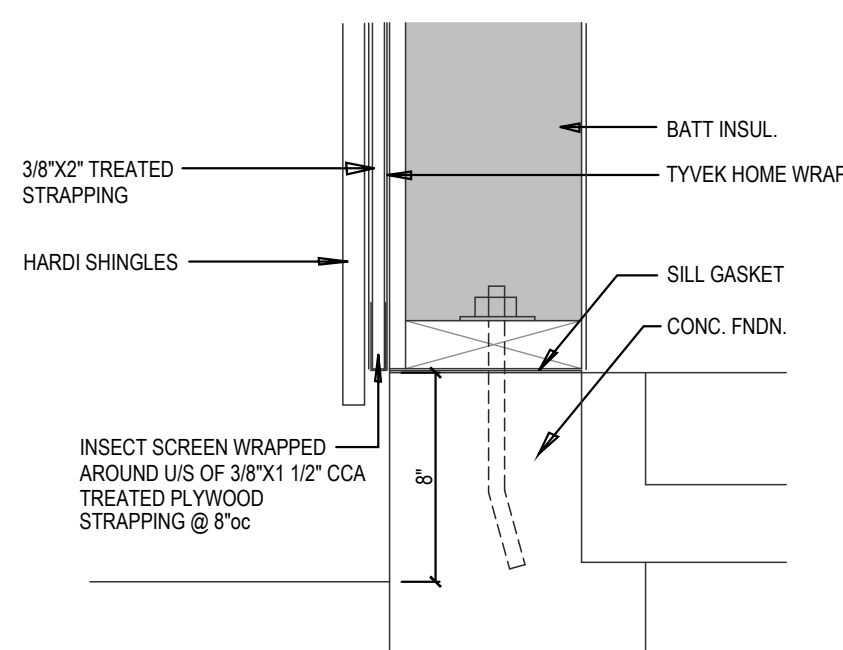
WINDOW INSTALLATION DETAIL
N.T.S.



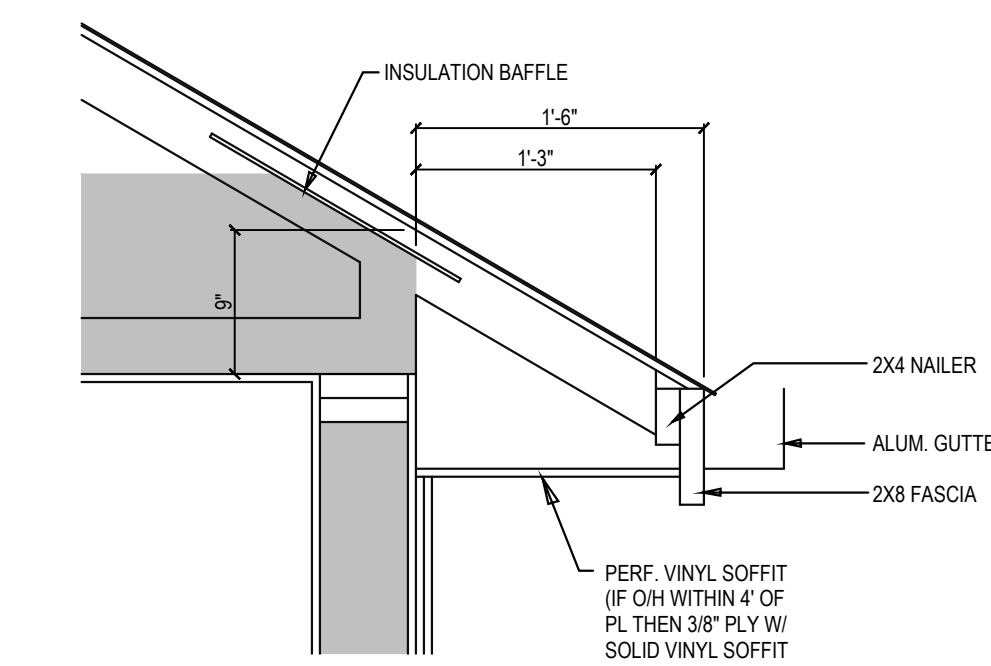
HOME WRAP INSTALLATION
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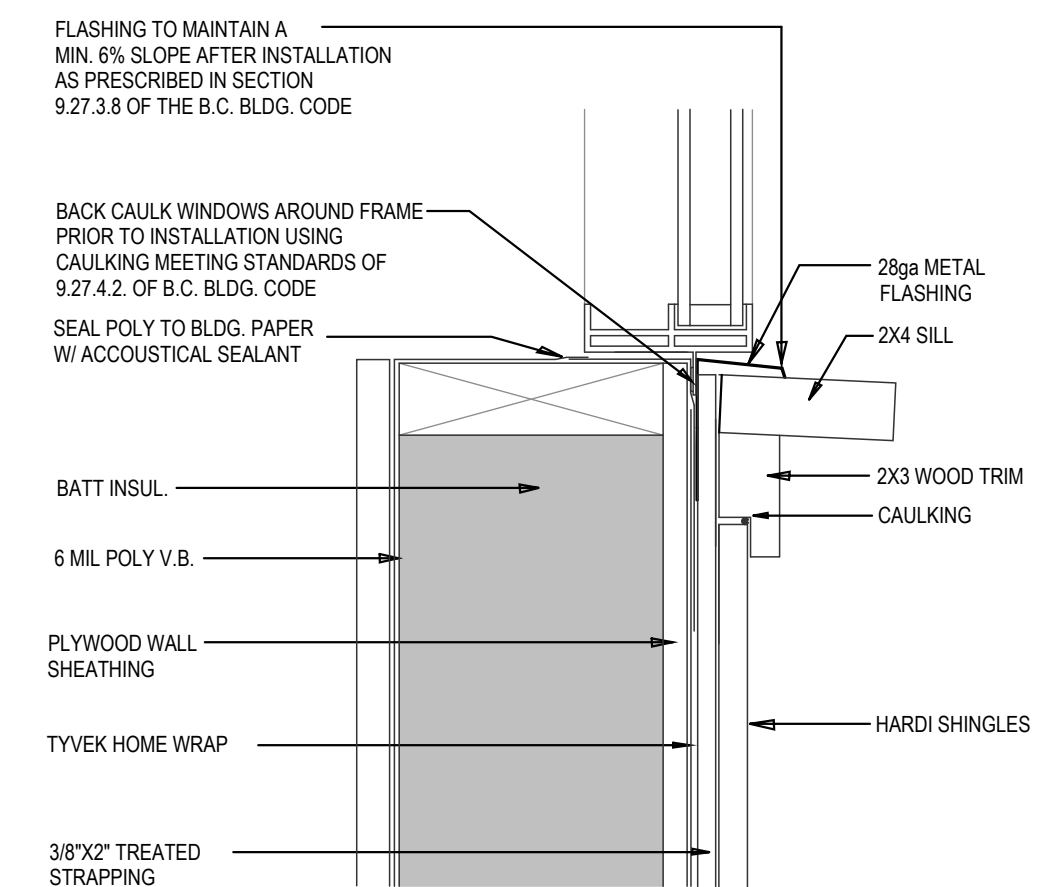
DOOR JAMB DETAIL
SCALE: 3"=1"



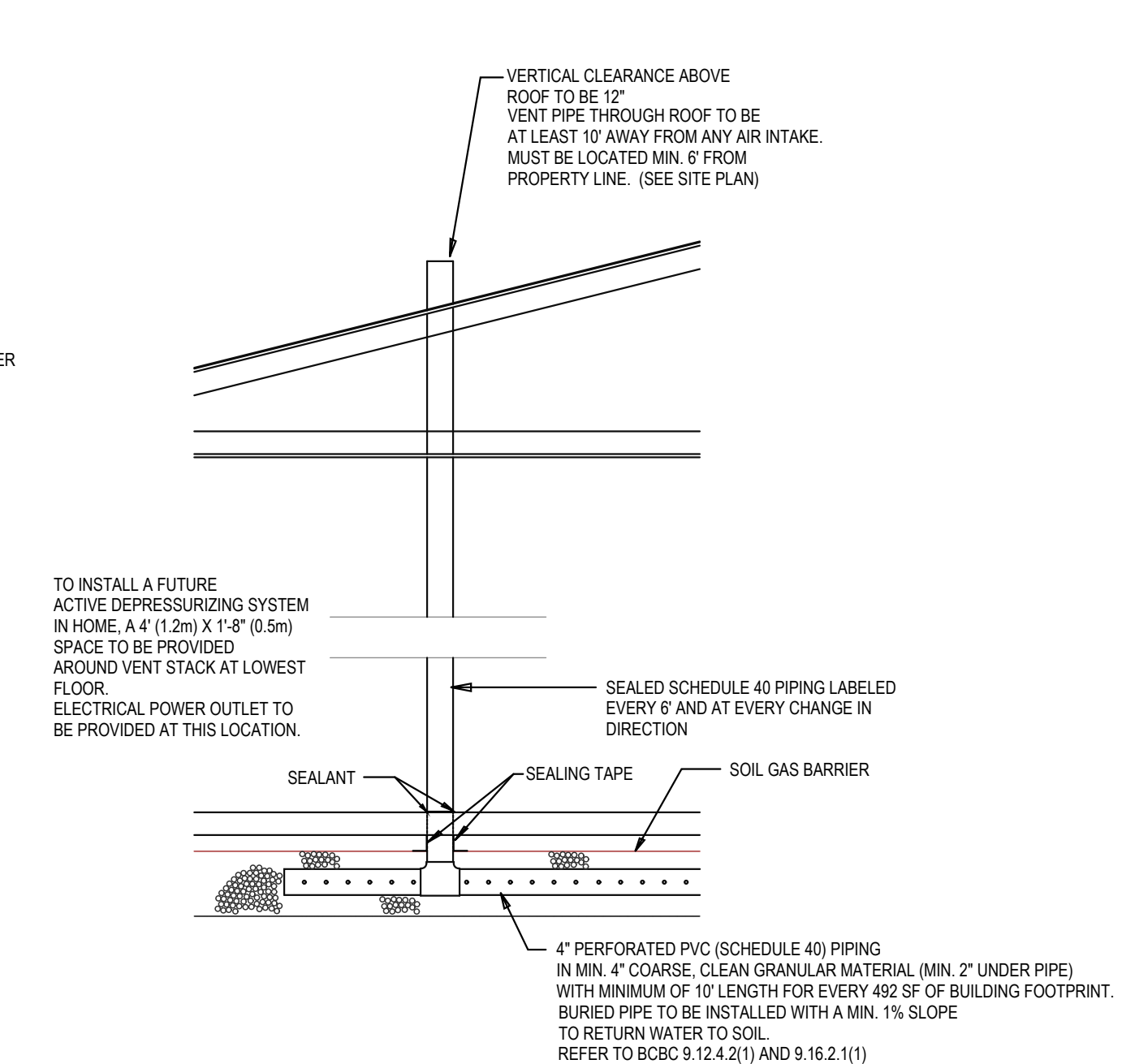
WALL BASE DETAIL
2"=1"



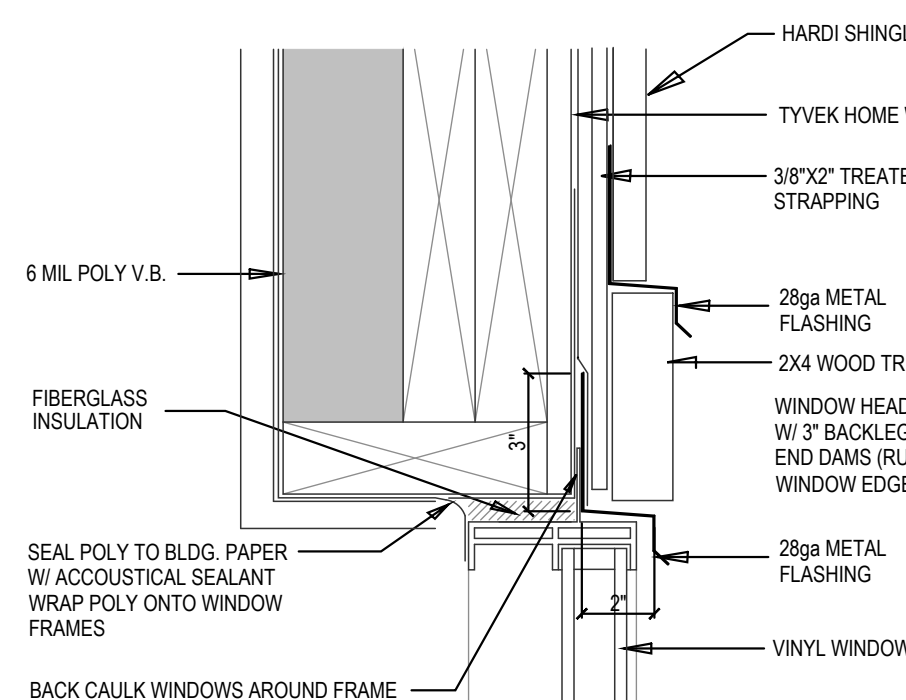
EAVE DETAIL
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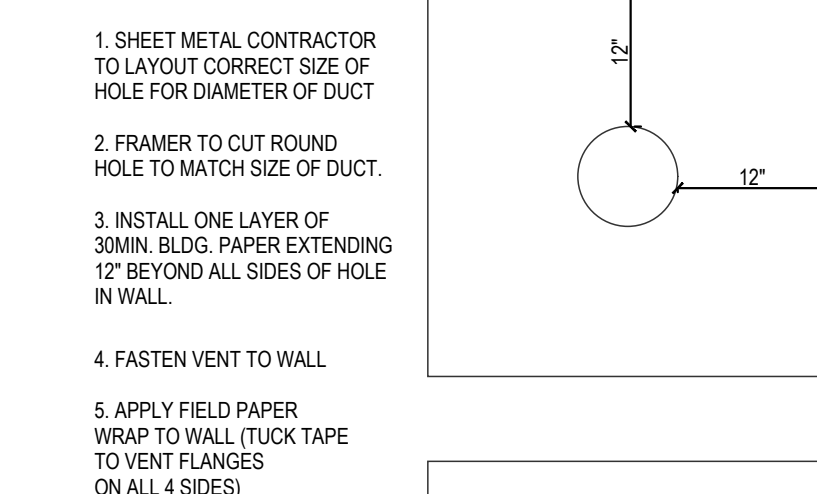
WINDOW SILL DETAIL
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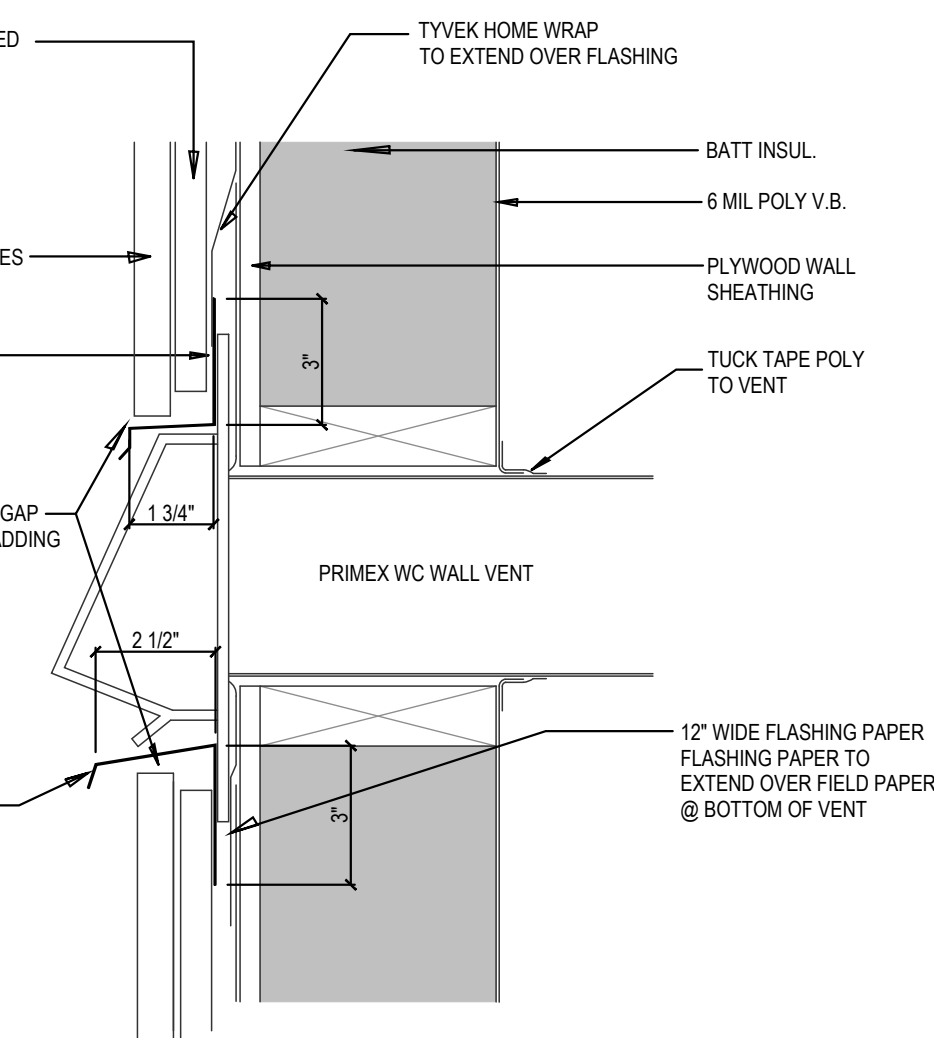
RADON CONTROL DETAIL
1/2=1'-0"



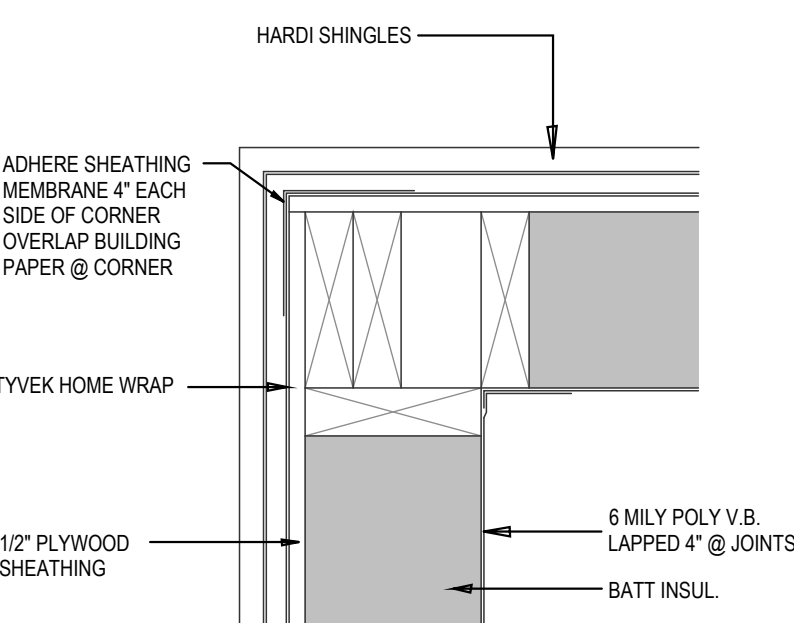
WINDOW HEAD DETAIL
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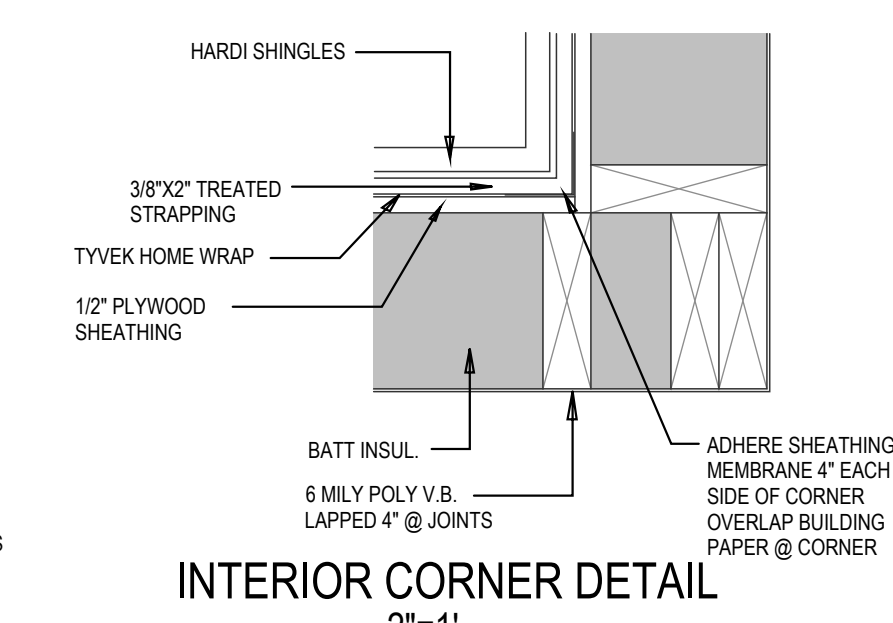
WALL VENT CAP INSTALLATION
N.T.S.



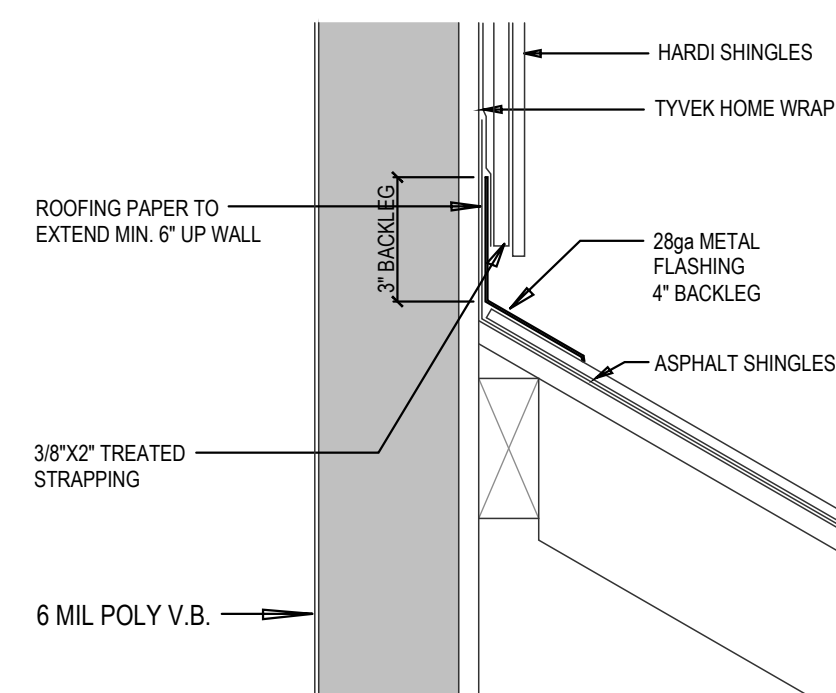
WALL VENT DETAIL
SCALE: 2 1/2"=1"



EXTERIOR CORNER DETAIL
2"=1"



INTERIOR CORNER DETAIL
2"=1"



ROOF TO WALL DETAIL
N.T.S.

BEAM AND LINTEL TABLE			
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ALL BEAMS AND LINTELS OUTSIDE THE SCOPE OF THE BCBC TO BE CONFIRMED BY STRUCTURAL ENGINEER.			
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Ⓐ 2-2X8 DROP	Ⓐ 2-2X8 FLUSH	Ⓐ 4-2X10 DROP	Ⓐ 4-2X10 FLUSH
Ⓑ 2-2X8 FLUSH	Ⓑ 2-2X8 FLUSH	Ⓑ 2-2X12 DROP	Ⓑ 2-2X12 FLUSH
Ⓒ 2-2X8 DROP	Ⓒ 2-2X8 FLUSH	Ⓒ 3-2X12 DROP	Ⓒ 3-2X12 FLUSH
Ⓓ 2-2X8 FLUSH	Ⓓ 2-2X8 FLUSH	Ⓓ 3-2X12 FLUSH	Ⓓ 3-2X12 FLUSH
Ⓔ 2-2X10 DROP	Ⓔ 2-2X10 FLUSH	Ⓔ 4-2X12 DROP	Ⓔ 4-2X12 FLUSH
Ⓕ 2-2X10 FLUSH	Ⓕ 2-2X10 FLUSH	Ⓕ 4-2X12 FLUSH	Ⓕ 4-2X12 FLUSH
Ⓖ 2-2X10 DROP	Ⓖ 2-2X10 FLUSH	Ⓖ 4-2X12 FLUSH	Ⓖ 4-2X12 FLUSH
Ⓗ 2-2X10 FLUSH	Ⓗ 2-2X10 FLUSH	Ⓗ 4-2X12 FLUSH	Ⓗ 4-2X12 FLUSH

East

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