

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: 2846.3 SF	
ALLOWED	PROPOSED
SITE COVERAGE PRINCIPAL: 853.9 SF (30%)	
853.0 SF	
SITE COVERAGE TOTAL: 1138.5 SF (40%)	
1118.4 SF	
GROSS FLOOR AREA: 1423.1 SF (50%)	
1422.5 SF	
PRINCIPAL BLDG. TOP PLATE: 425.50 F	
484.18 F	
PRINCIPAL BLDG. HEIGHT: 492.40 F	
489.93 F	
GARAGE HEIGHT: 478.10 F	
475.81 F	
IMPERMEABLE AREA: 1992.4 SF (70%)	
1885 SF	

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

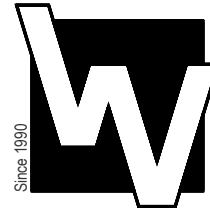
SITE COVERAGE PRINCIPAL BUILDING INCLUDING
COVERED PART OF REAR DECK AND PORCH: 853.0 SF
SITE COVERAGE OF GARAGE: 285.4 SF
TOTAL SITE COVERAGE: 1118.4 SF

West

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



**WESTERN VIEW
HOME DESIGN Ltd.**
838 REGENT STREET,
COQUITLAM, B.C. V3J 5K3
604-831-9843
westernview-hd@shaw.ca

CLIENT:
PRESTIGE ENTERPRISES

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

DATE:
JANUARY 12, 2025

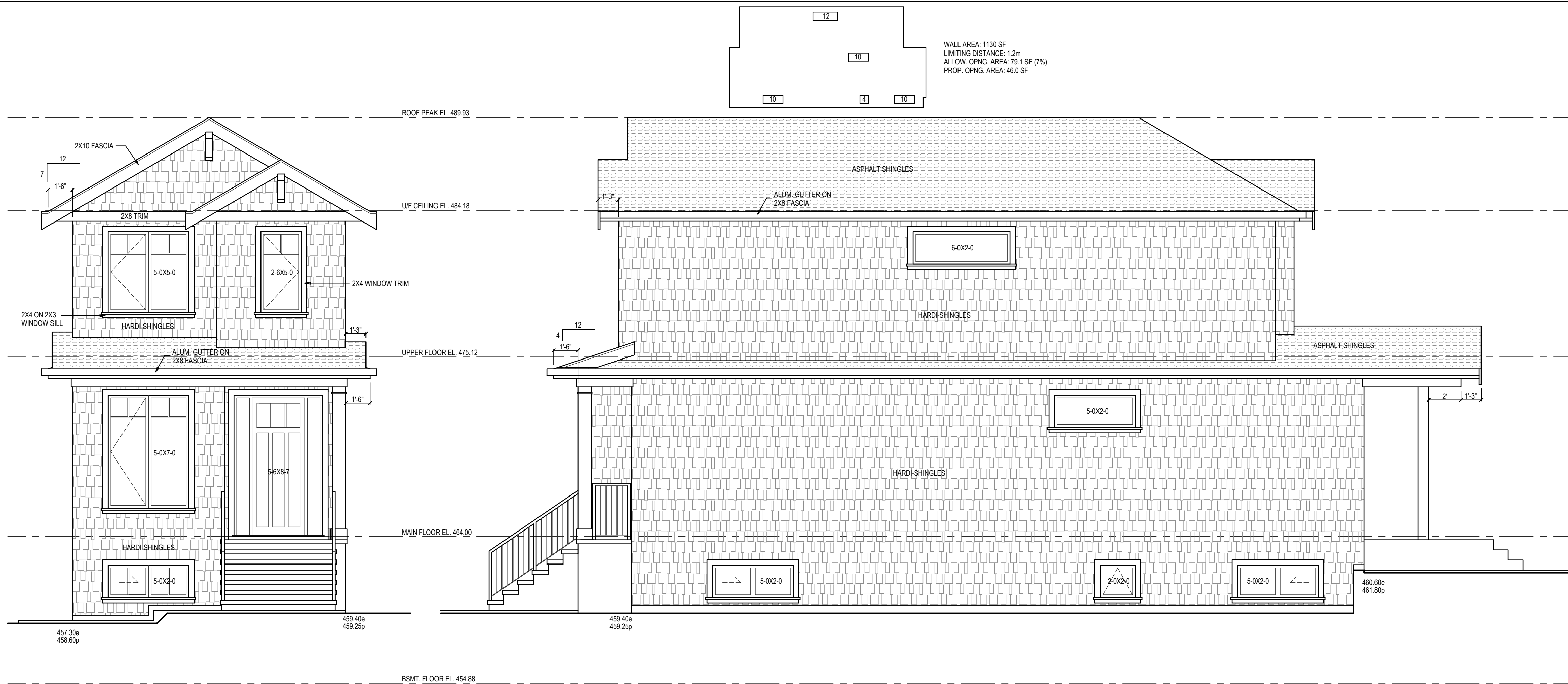
SCALE:
1/8"=1'-0" UNLESS NOTED

SHEET:
1
OF:
4

A 2-2X DROP	L 4-2X10 DROP
B 2-2X8 FLUSH	M 4-2X10 FLUSH
C 3-2X8 DROP	N 2-2X12 DROP
D 3-2X8 FLUSH	P 2-2X12 FLUSH
E 4-2X8 DROP	Q 3-2X12 DROP
F 4-2X8 FLUSH	R 3-2X12 FLUSH
G 2-2X10 DROP	S 4-2X12 DROP
H 2-2X10 FLUSH	T 4-2X12 FLUSH
J 3-2X10 DROP	Y ENG. DROP
K 3-2X10 FLUSH	Z ENG. FLUSH

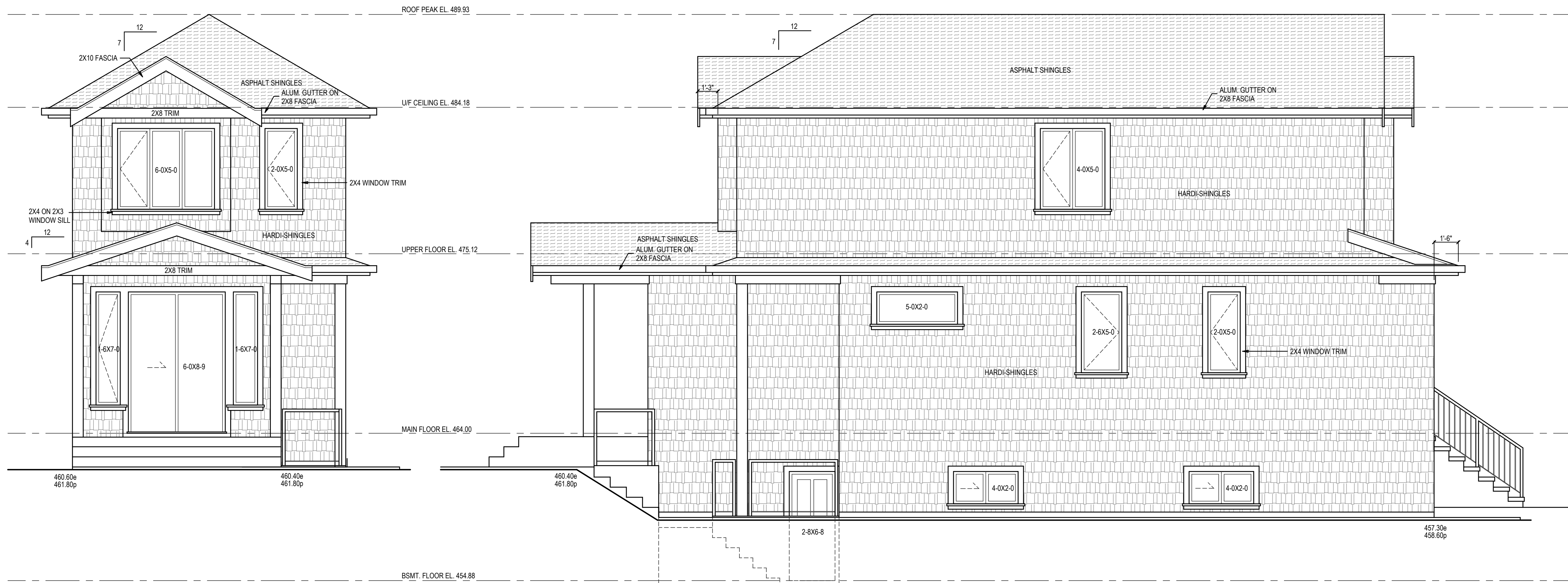


CLIENT:	
PRESTIGE ENTERPRISES	
JOB NAME:	
334 E. 25TH STREET	
WEST PROPERTY	
DATE:	SHEET:
JANUARY 12, 2025	2
SCALE:	OF:
4"=1'-0" UNLESS NOTED	4



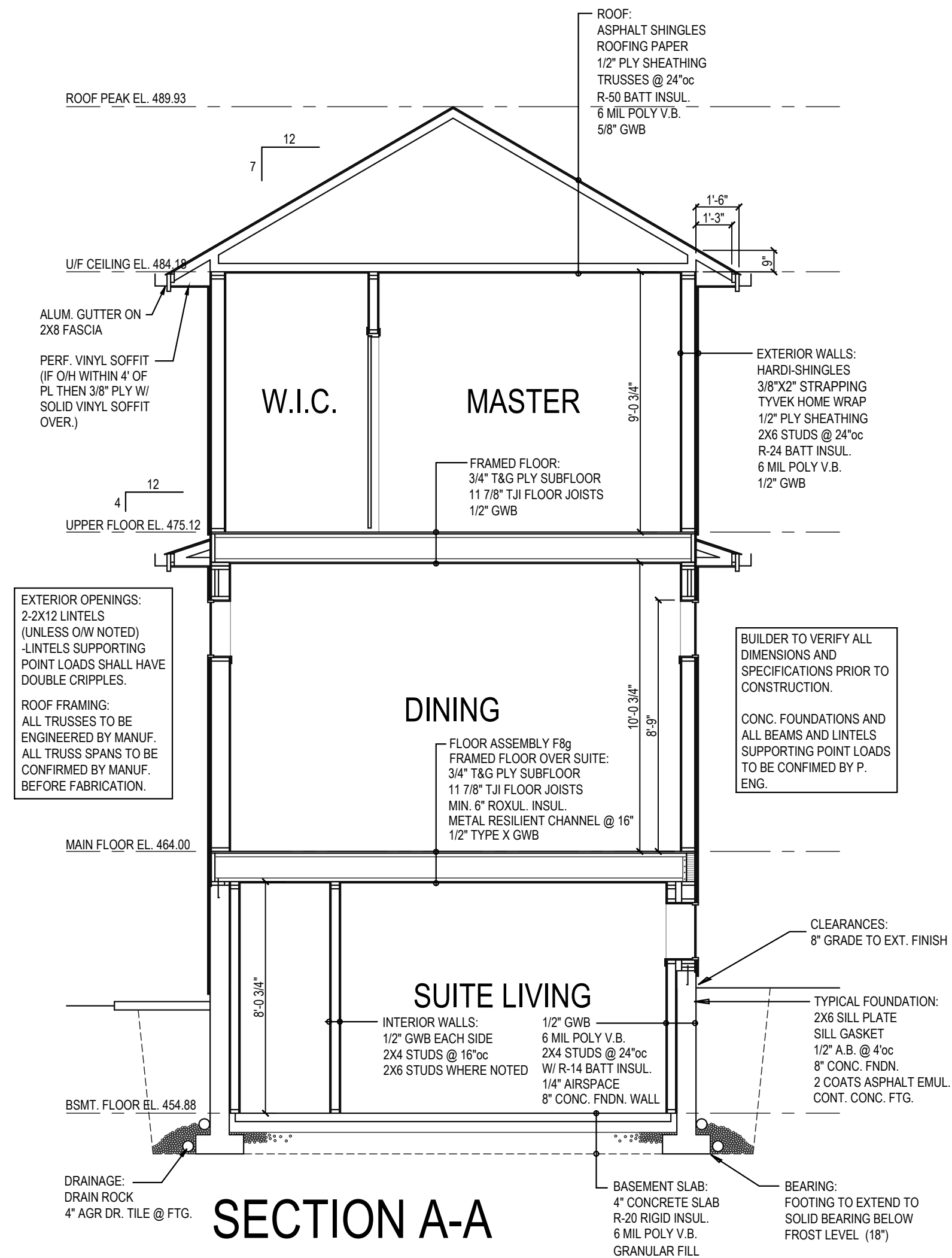
SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION



SECTION A-A

West

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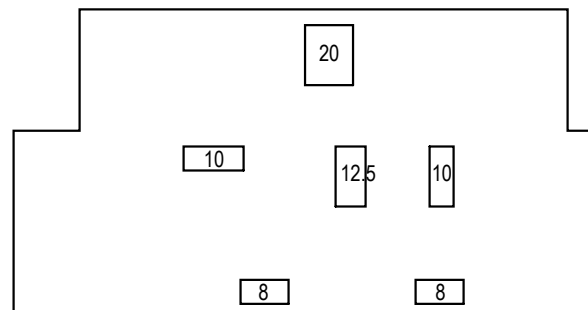
THESE PLANS ARE IN COMPLIANCE WITH THE 2024 B.C. BUILDING CODE

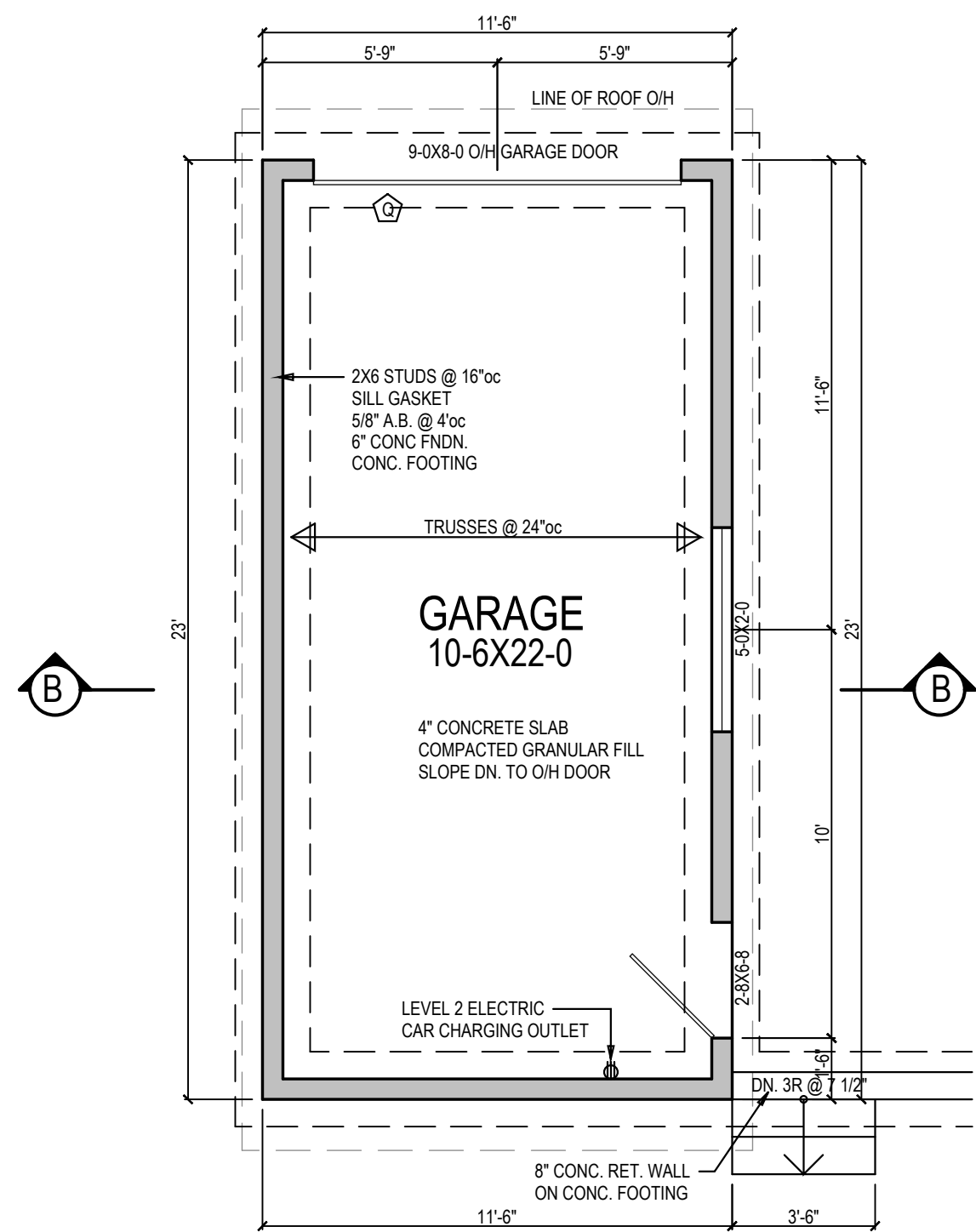
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234 E. 25TH STREET
WEST PROPERTY
DATE: JANUARY 12, 2025
SCALE: 1/4"=1'-0" UNLESS NOTED
SHEET: 3
OF: 4

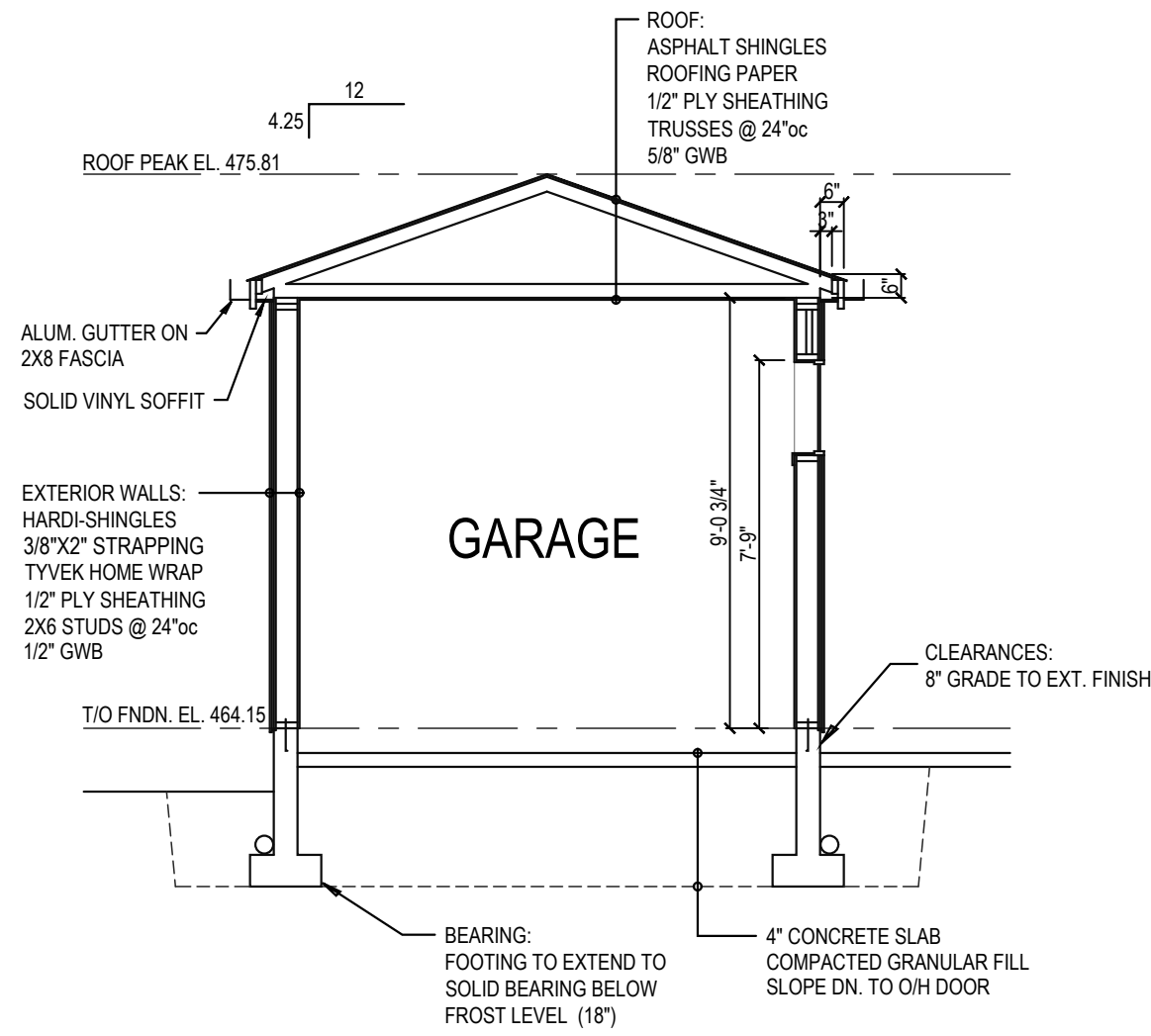
FRONT PROPERTY GRADE = $(455.85 + 457.69) / 2 = 456.77$
REAR PROPERTY GRADE = $(462.51 + 463.70) / 2 = 463.11$
REFERENCE GRADE = $456.77 + ((5.34 \times 0.4) + 469.30) = 469.30$
MINIMUM FIRST STOREY FLOOR EL. $459.30 + 2.5 = 461.80$
MAXIMUM TOP PLATE EL. $459.30 + 26.2 = 485.50$
MAXIMUM ROOF PEAK EL. $459.30 + 33.1 = 492.40$

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

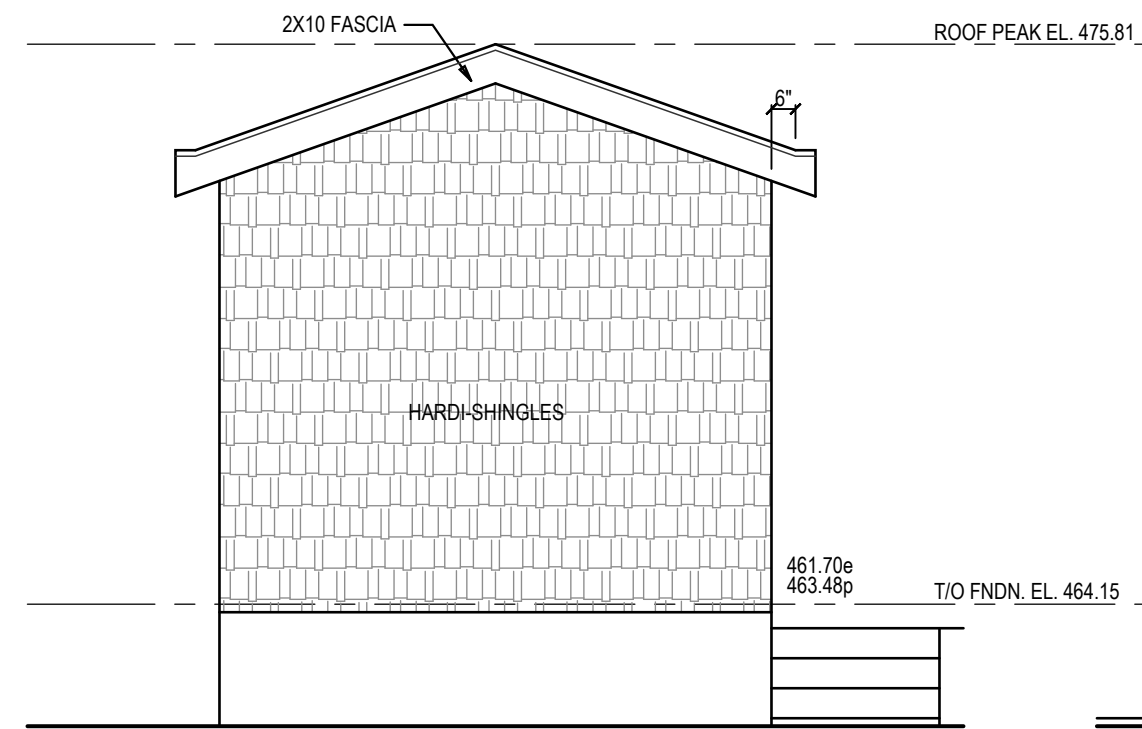




GARAGE PLAN
264.5 SF

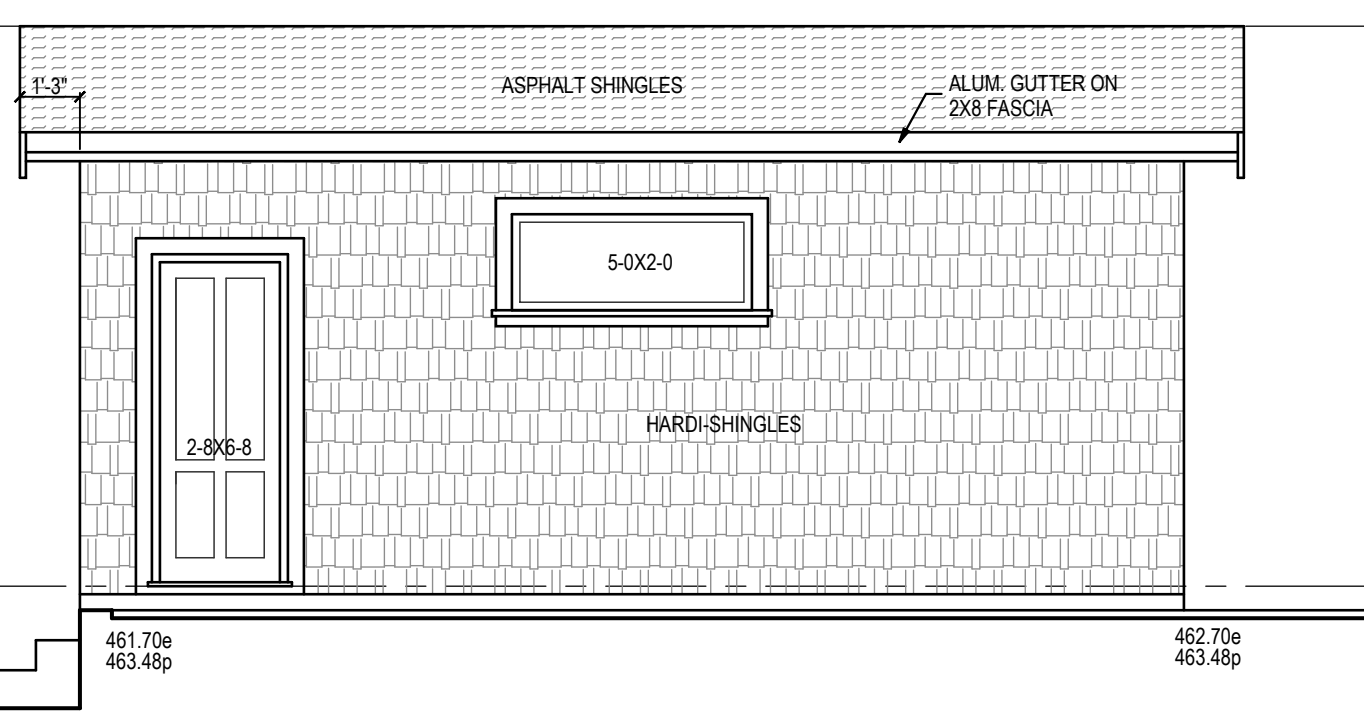


SECTION B-B

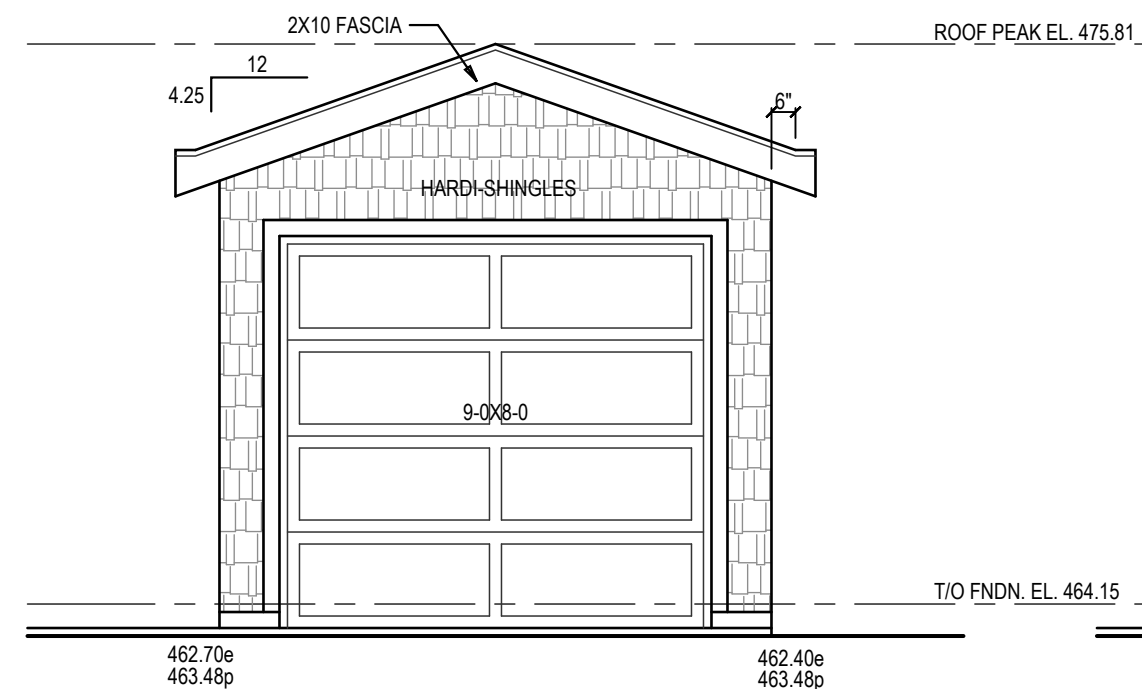


SOUTH ELEVATION

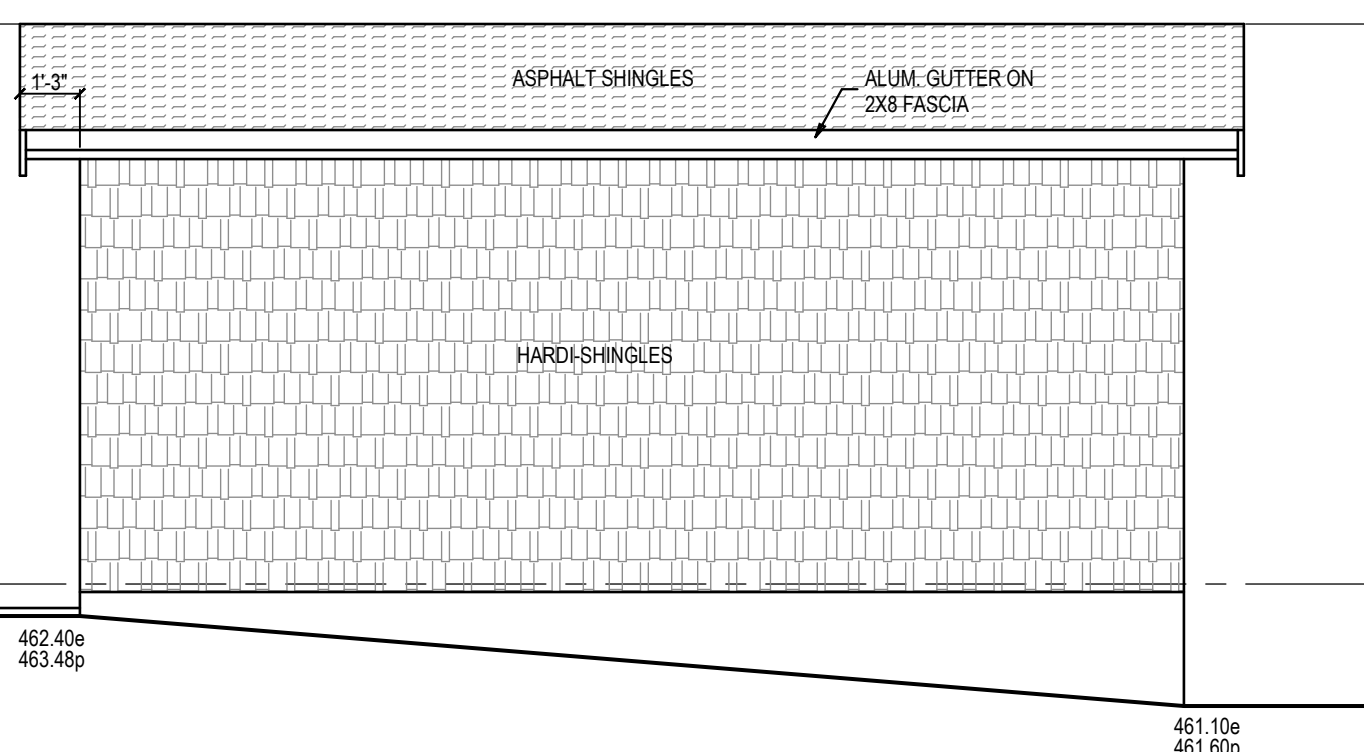
REAR PROPERTY GRADE = (462.51 + 463.70) / 2 = 463.10
MAX. GARAGE ROOF PEAK EL. 463.10 + 15.00 = 478.10



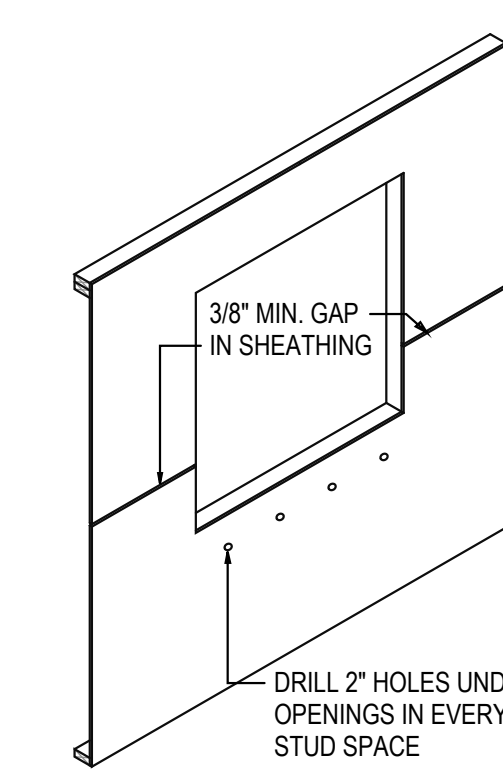
EAST ELEVATION



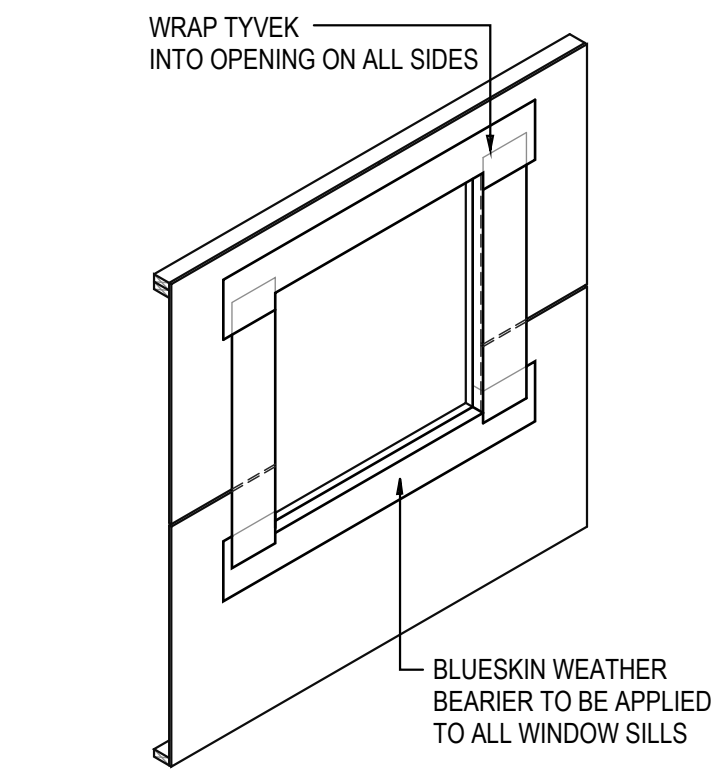
NORTH ELEVATION



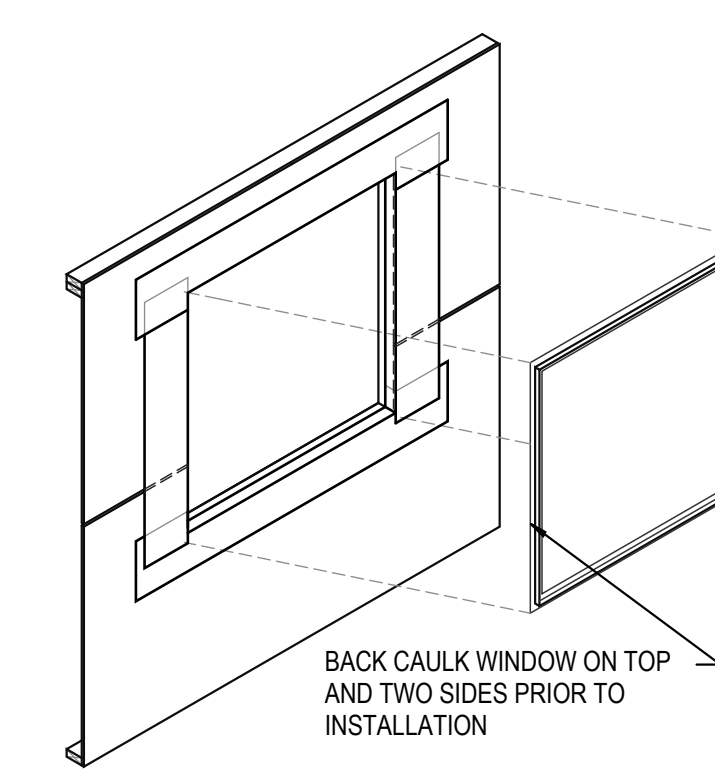
WEST ELEVATION



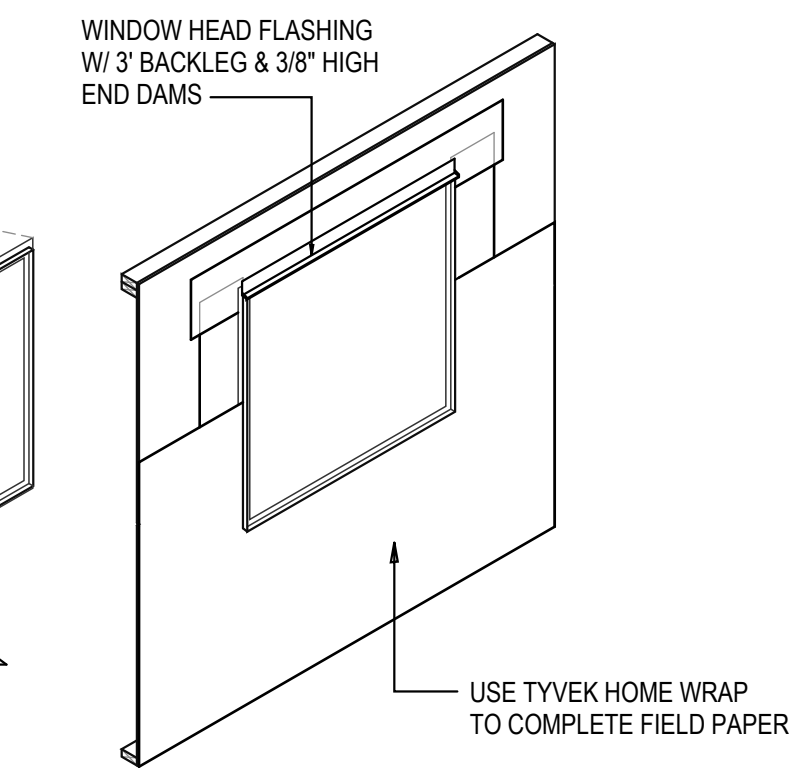
ROUGH OPENING DETAIL
N.T.S.



HOME WRAP @ OPENING DETAIL
N.T.S.



WINDOW INSTALLATION DETAIL
N.T.S.



HOME WRAP INSTALLATION
N.T.S.

BEAM AND LINTEL TABLE

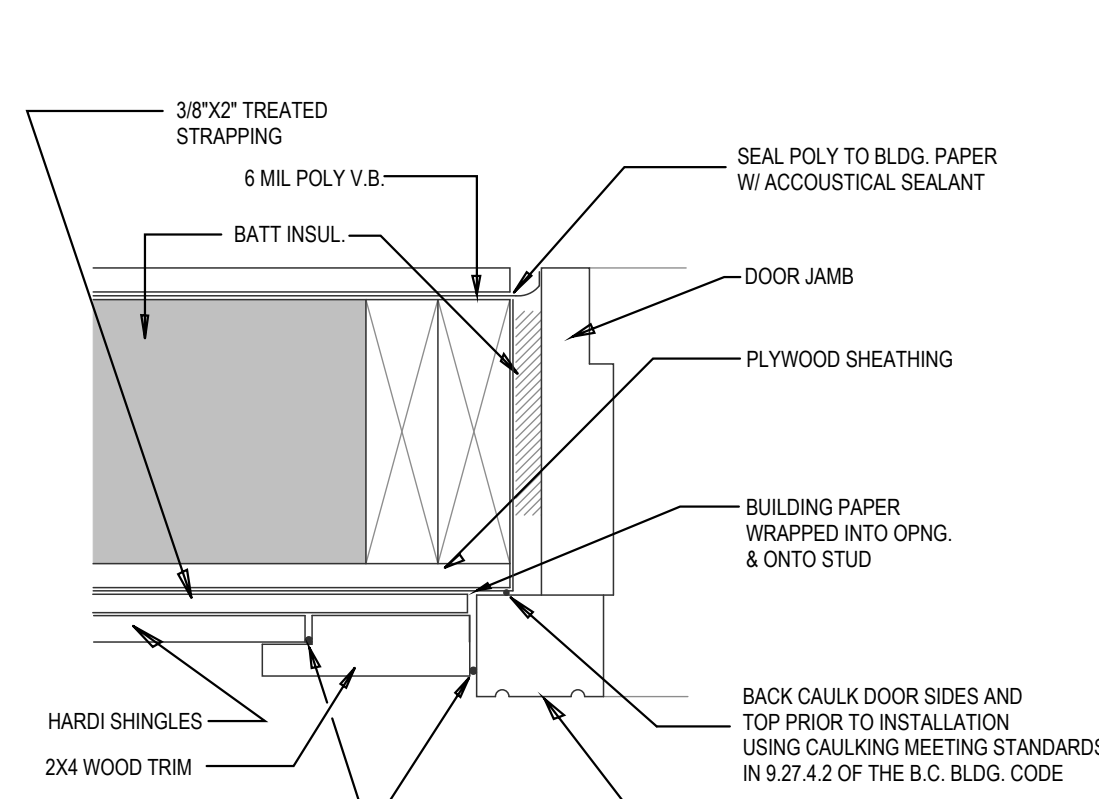
ALL BEAMS AND LINTELS TO BE D F # 2 OR BETTER UNLESS OTHERWISE NOTED.

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

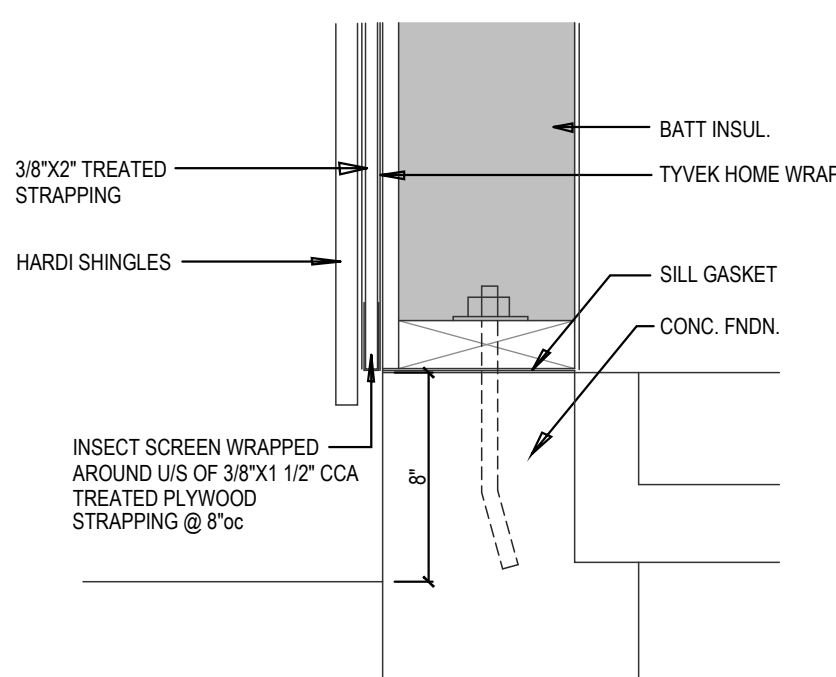
ALL BEAMS AND LINTELS SUPPORTING POINT LOADS TO BE CONFIRMED BY STRUCTURAL ENGINEER.

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

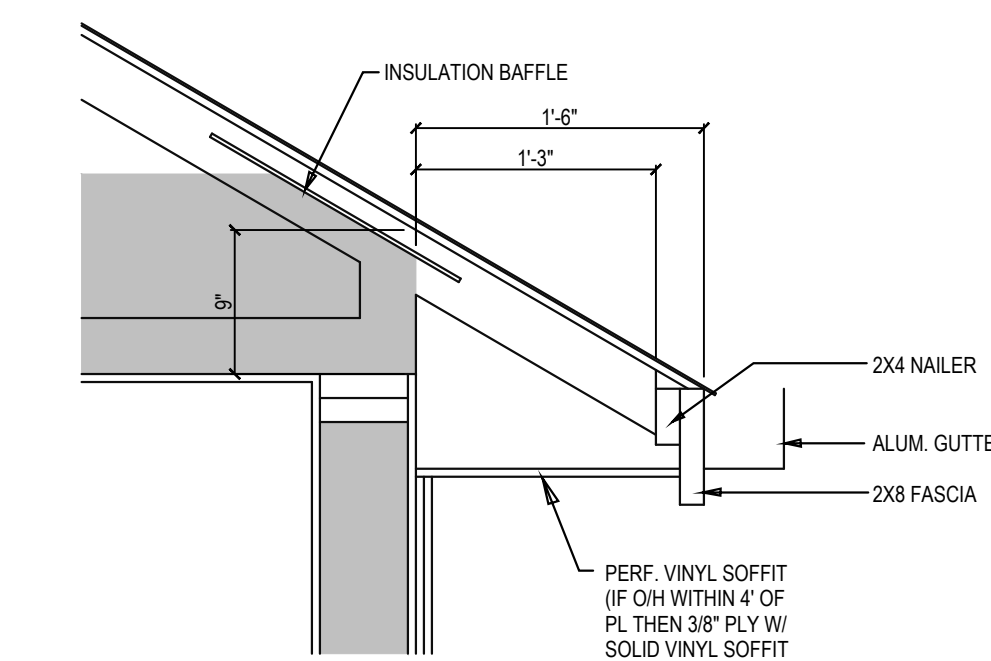
Ⓐ 2-2X8 DROP	Ⓛ 4-2X10 DROP
Ⓑ 2-2X8 FLUSH	Ⓜ 4-2X10 FLUSH
Ⓒ 3-2X8 DROP	Ⓨ 2-2X12 DROP
Ⓓ 3-2X8 FLUSH	Ⓩ 2-2X12 FLUSH
Ⓔ 4-2X8 DROP	ⓐ 3-2X12 DROP
Ⓕ 4-2X8 FLUSH	ⓑ 3-2X12 FLUSH
Ⓖ 2-2X10 DROP	ⓓ 4-2X12 DROP
Ⓗ 3-2X10 DROP	ⓔ 4-2X12 FLUSH
Ⓘ 3-2X10 FLUSH	ⓕ ENG. DROP
Ⓚ 3-2X10 FLUSH	ⓖ ENG. FLUSH



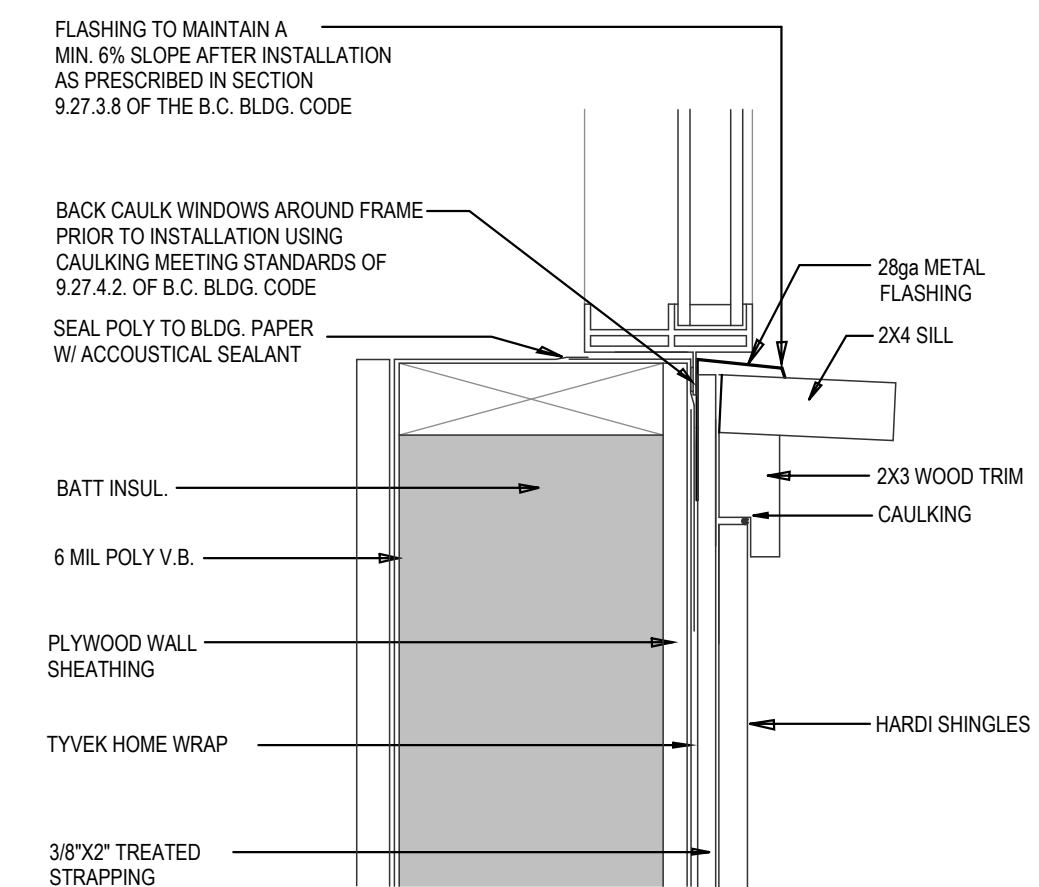
DOOR JAMB DETAIL
SCALE: 3"=1"



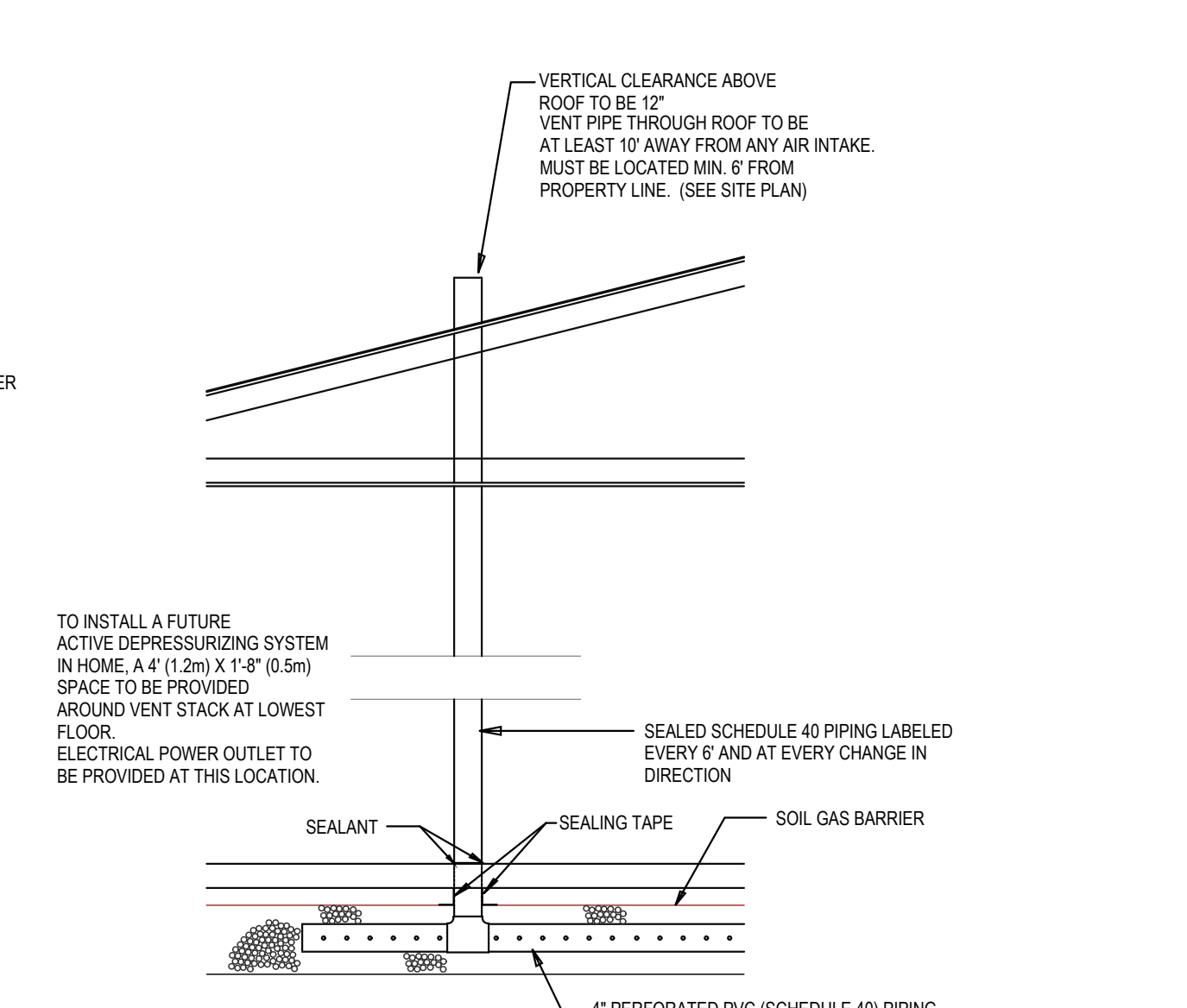
WALL BASE DETAIL
2"=1"



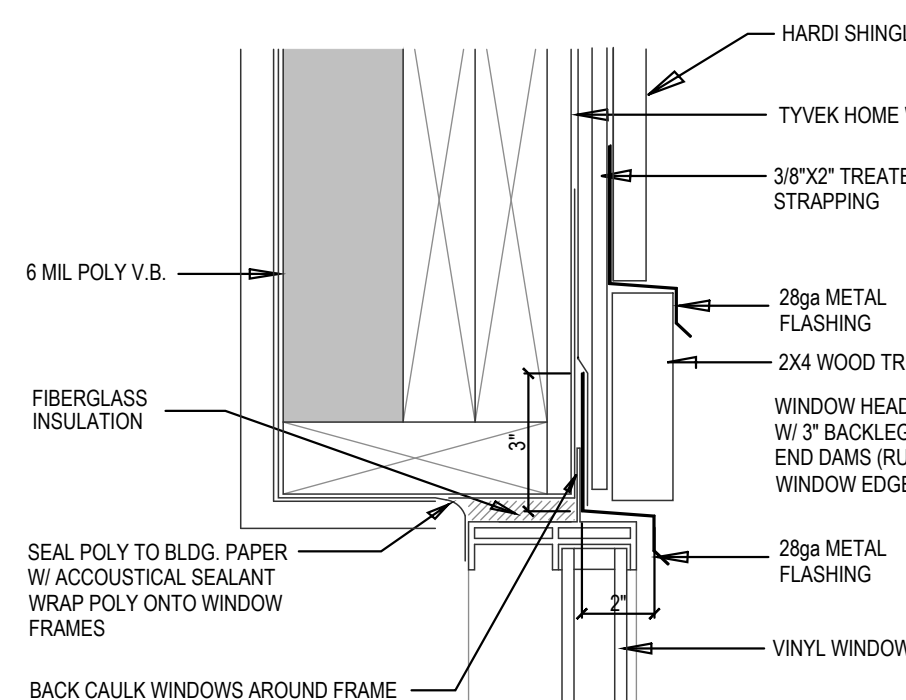
EAVE DETAIL
SCALE: 1"=1"



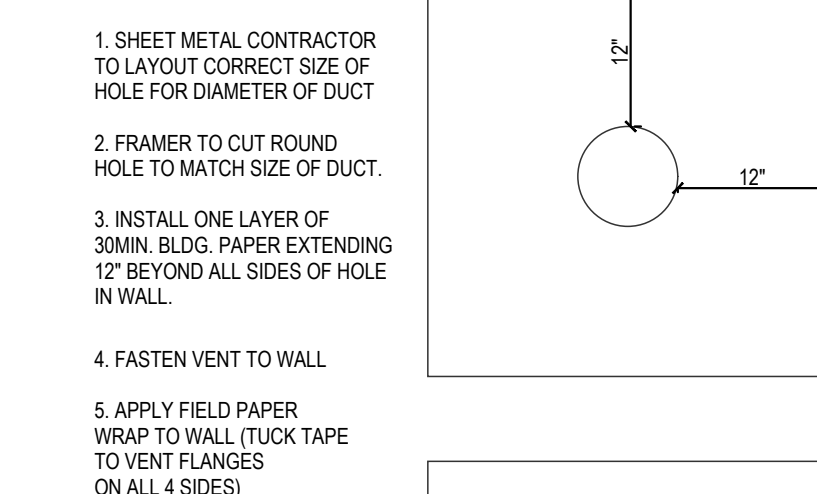
WINDOW SILL DETAIL
SCALE: 3"=1"



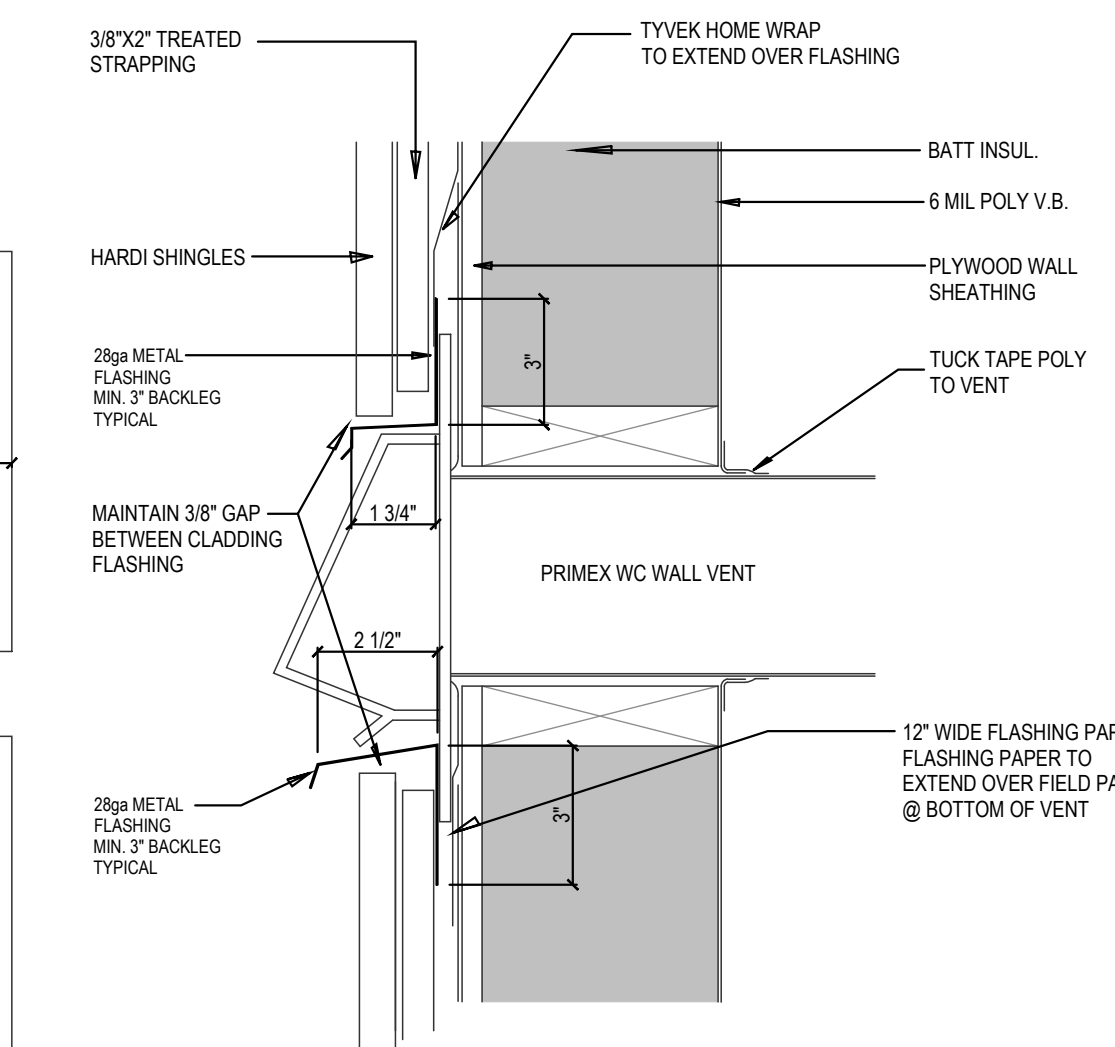
RADON CONTROL DETAIL
1/2"=1'-0"



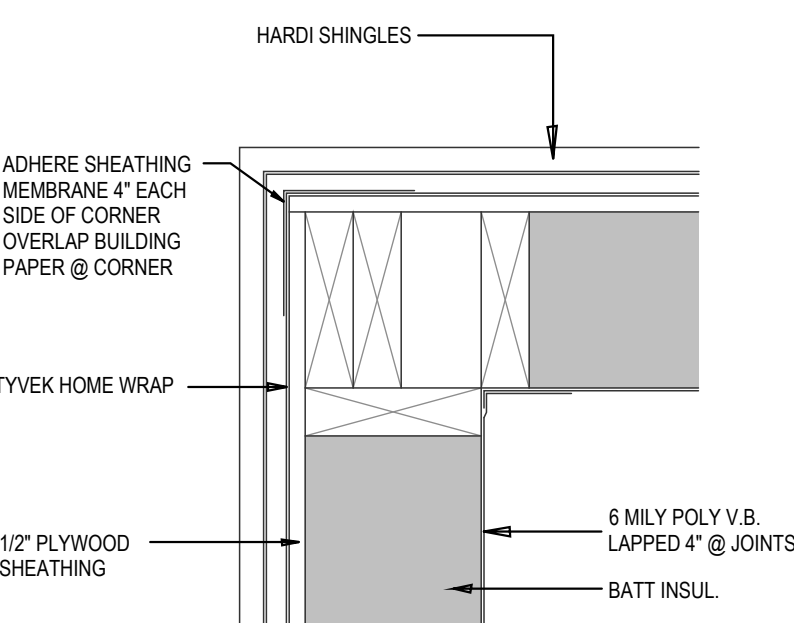
WINDOW HEAD DETAIL
SCALE: 3"=1"



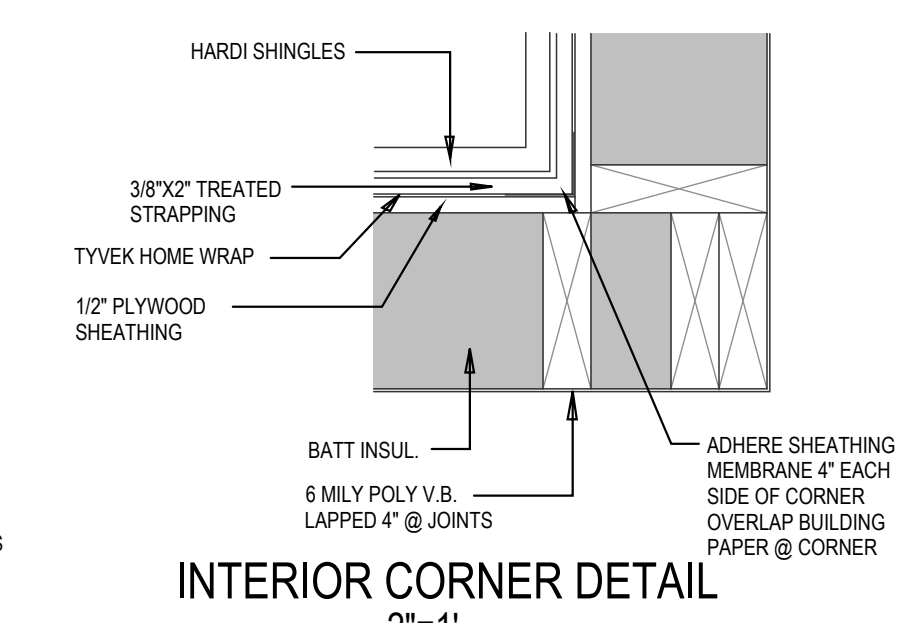
WALL VENT CAP INSTALLATION
N.T.S.



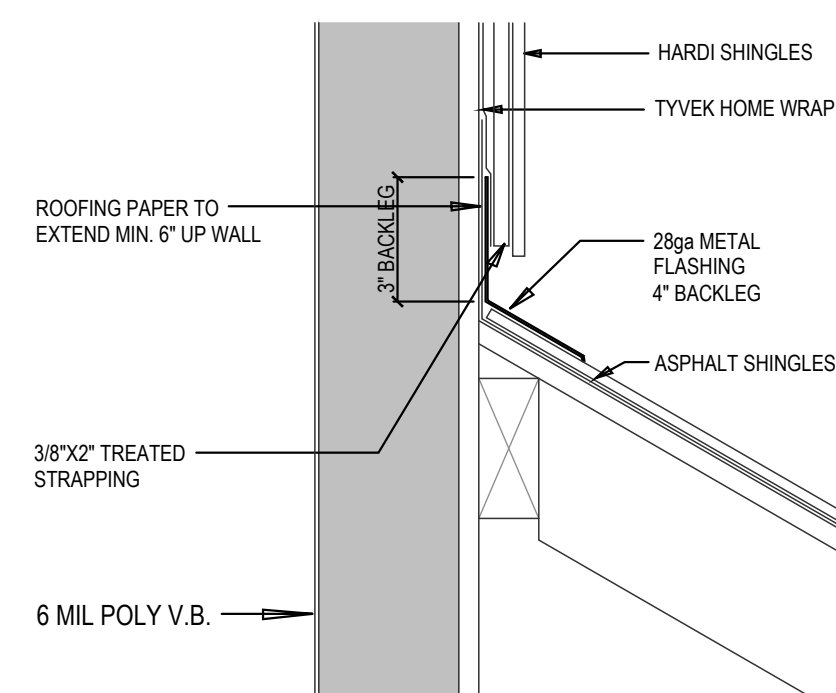
WALL VENT DETAIL
SCALE: 2 1/2"=1"



EXTERIOR CORNER DETAIL
2"=1"



INTERIOR CORNER DETAIL
2"=1"



ROOF TO WALL DETAIL
N.T.S.

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