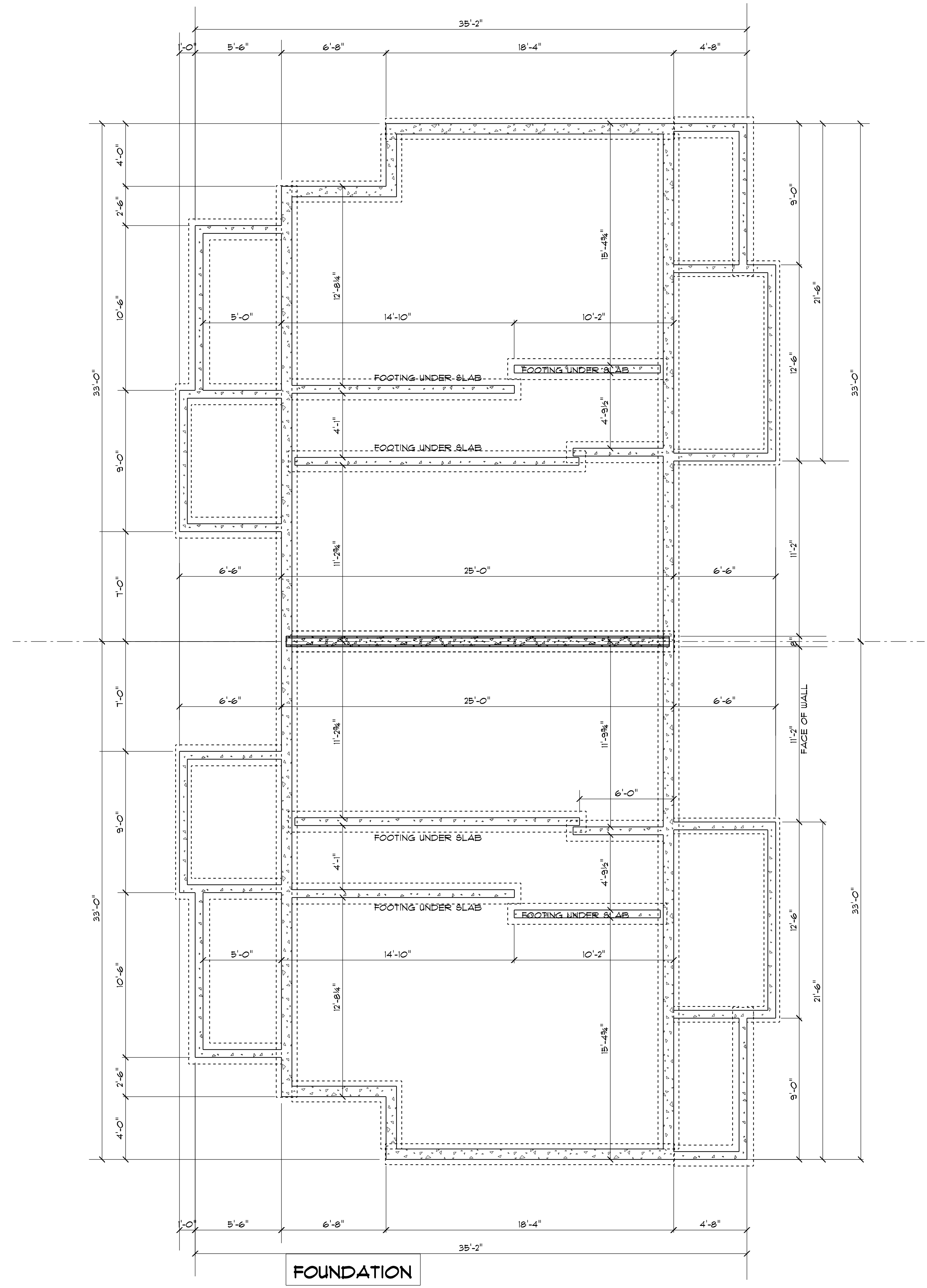
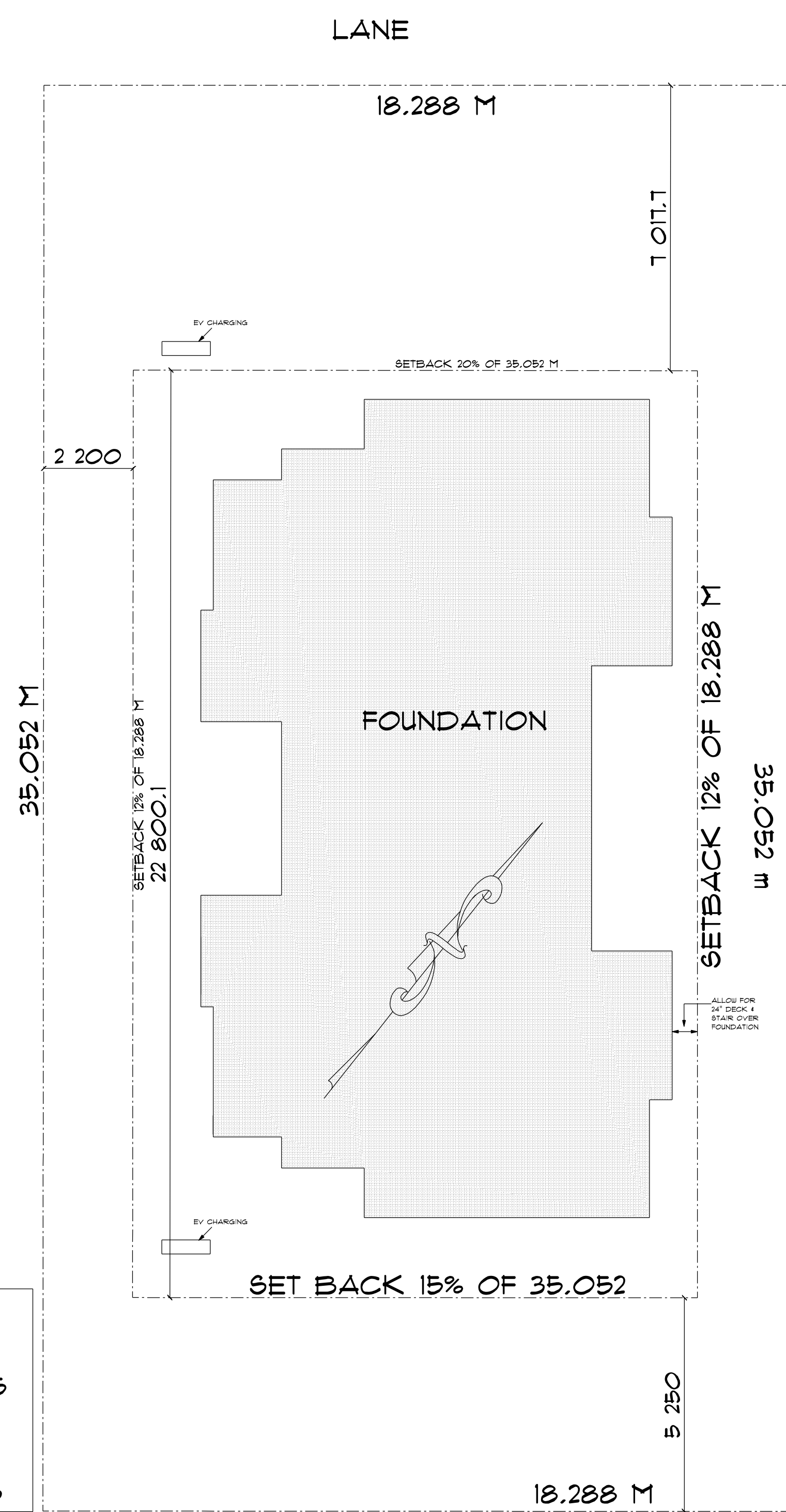


159 8TH ST
COURTENAY
AMENDED LOT 25
DD55213N
BLOCK 9 DL21
CX DIST PL 472B

BUILDING COVER = 192.67 SM
LOT AREA = 641.03 SM
% COVER = 30%

FLOOR AREA RATIO
LOT AREA = 641.03 SM
FLOOR AREA = 289.9 SM = (3120.6 SF)
% FAR = 45.2%

SITE PLAN TO SCALE
FOR PARKING ETC
REFER TO LANDSCAPING
PLANS BY
SILVER AND OR



NOTES-

ENGINEERING OF
ROOF TRUSSES
& RELATED BEAMS
BY TRUSS CO

DIMENSIONS ARE
TO FRAMING
(NOT FINISH.)
EXT. BLDG LINE IS
OUTSIDE / SHEATH.

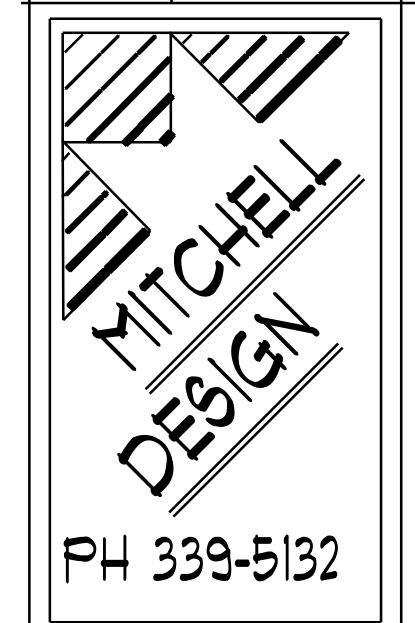
CAUTION:
INDICATED DIMENSIONS WILL BE REASONABLY ACCURATE BUT ALL DIMENSIONS AND HIDDEN ELEMENTS
OF DESIGN AND STRUCTURE MUST BE CONFIRMED IN THE FIELD PRIOR TO PURCHASES

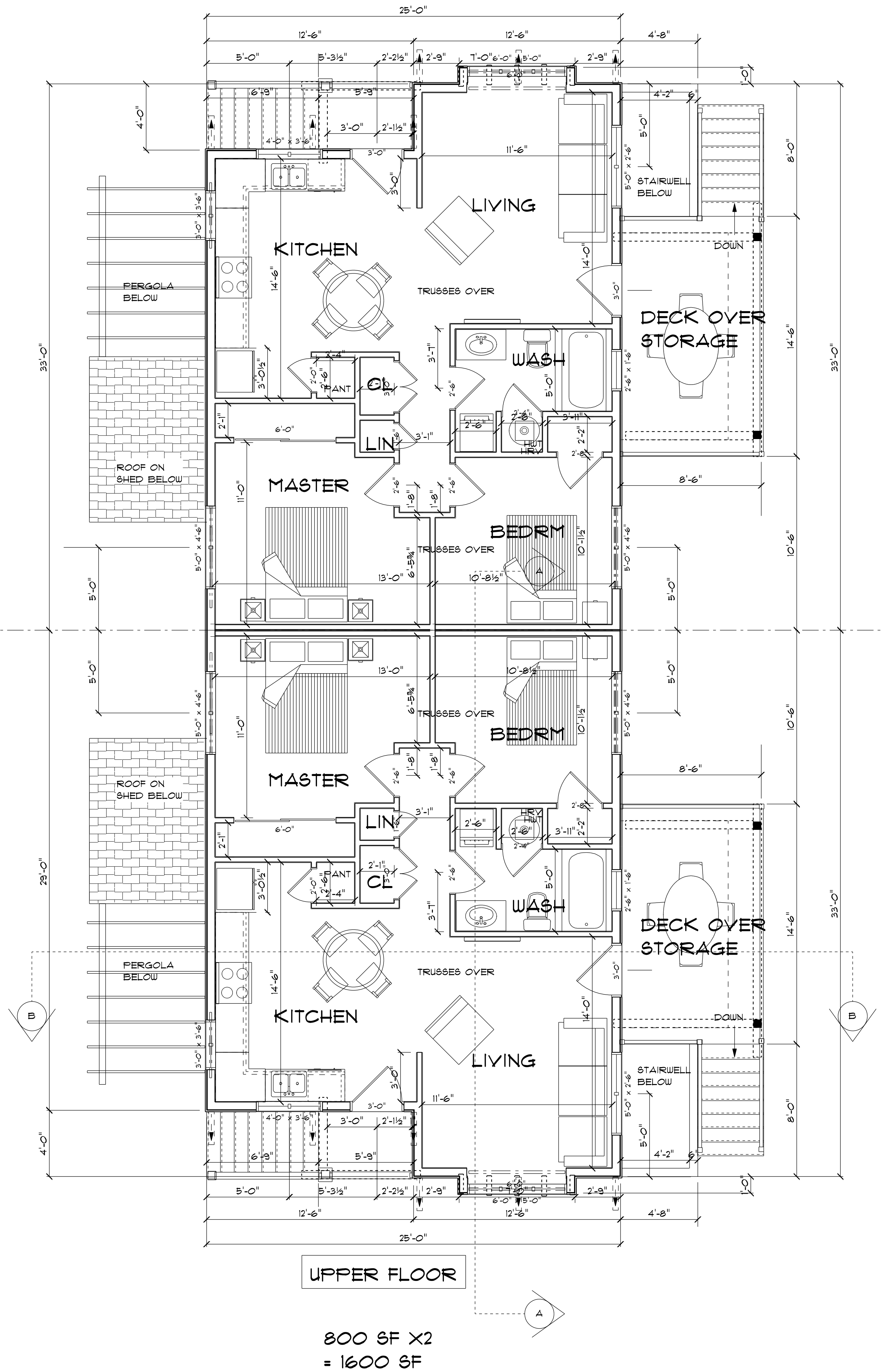
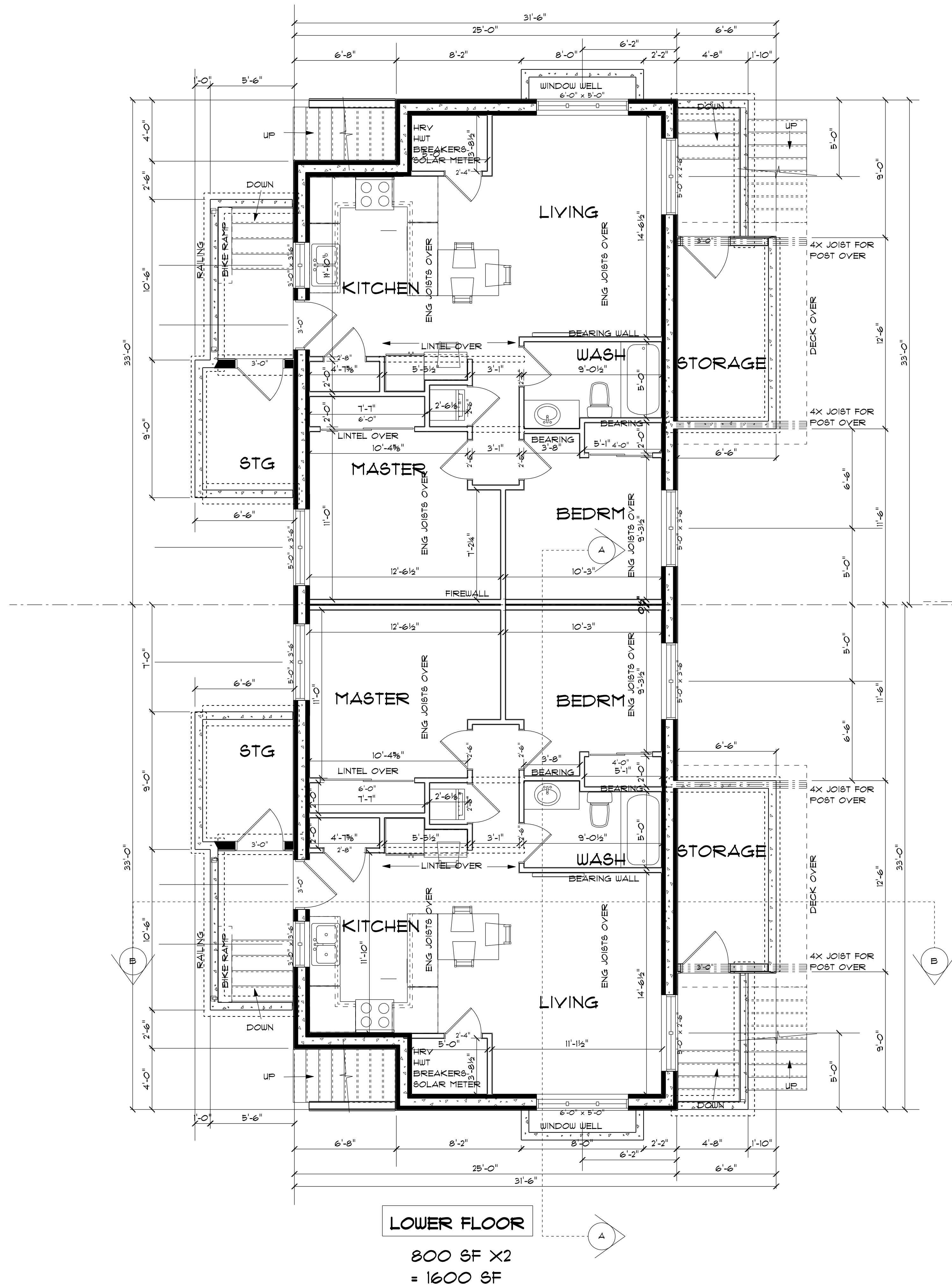
DWG # 1 OF 3
SCALE- 1/4"

TITLE- SITE, LANDSCAPE
DATE - JANUARY 2 2022

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PROJECT- Nik Szumanski -4 PLEX
ADDRESS- 159 8TH ST, COURTENAY





NOTES-

ENGINEERING OF
ROOF TRUSSES
& RELATED BEAMS
BY TRUSS CO

DIMENSIONS ARE
TO FINISH
(NOT FINISH).
EXT. BLDG. LINE IS
OUTSIDE / SHEATH.

CAUTION
INDICATED DIMENSIONS WILL BE REASONABLY ACCURATE BUT ALL DIMENSIONS AND HIDDEN ELEMENTS
OF DESIGN AND STRUCTURE MUST BE CONFIRMED IN THE FIELD PRIOR TO PURCHASES

TITLE- FOUNDATION AND MAIN

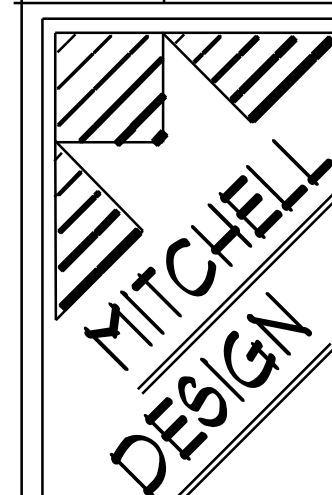
DWG # 2 OF 3

SCALE- 1/4"

DATE - JANUARY 2 2022

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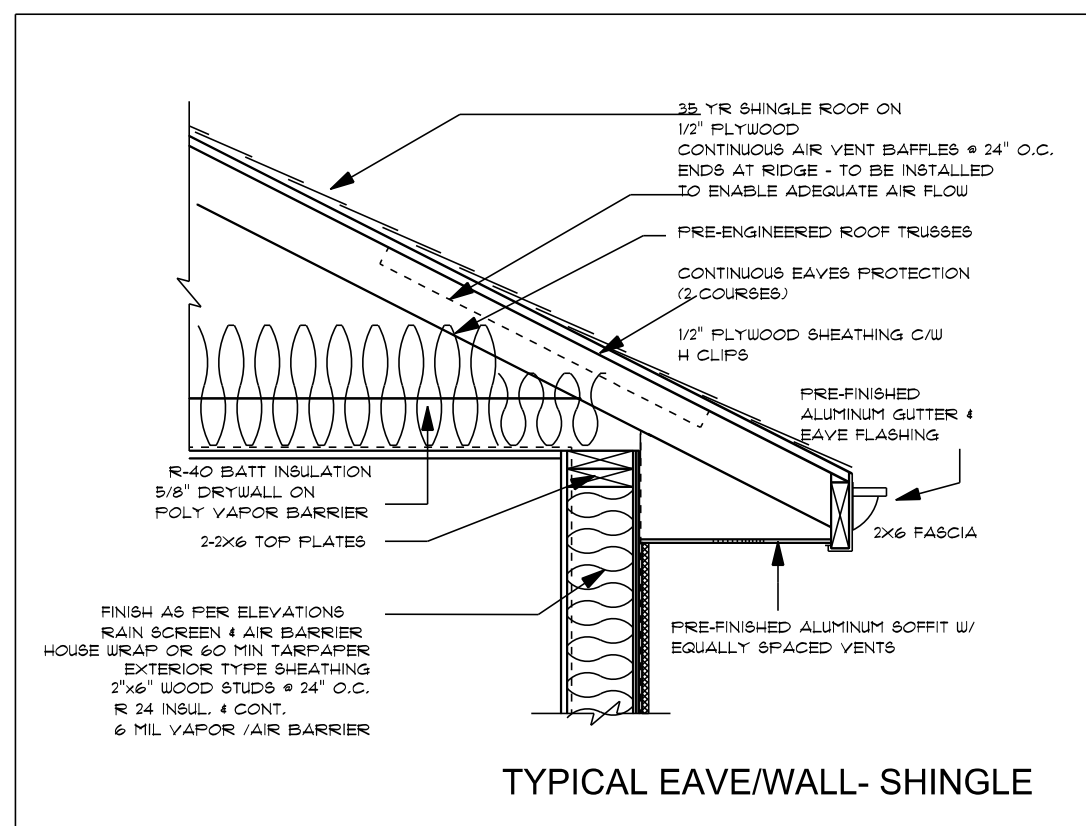
PROJECT- Nik Szymanski -4 PLEX
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PH 339-5132

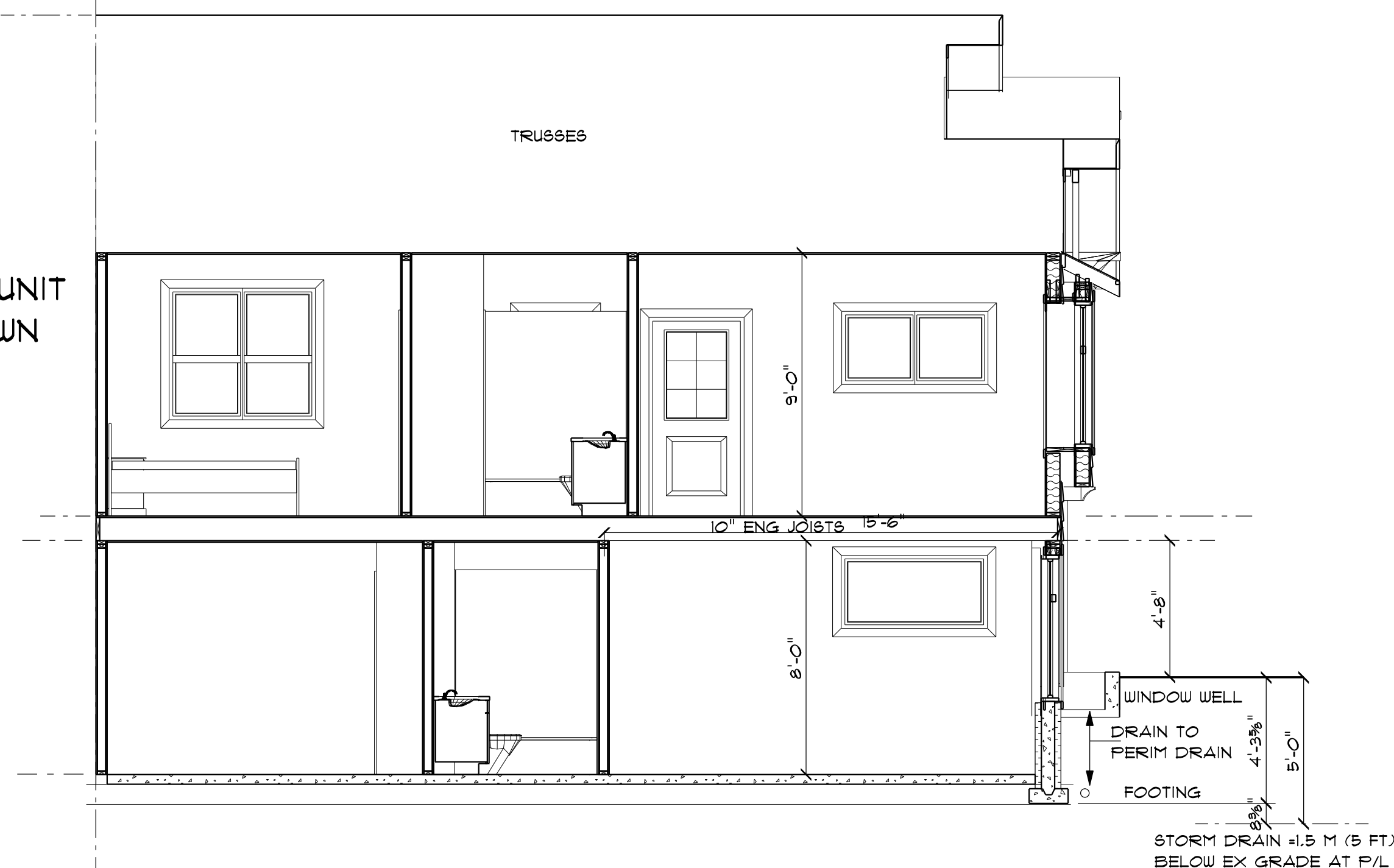


END ELEV



TYPICAL EAVE/WALL- SHINGLE

MIRROR UNIT NOT SHOWN

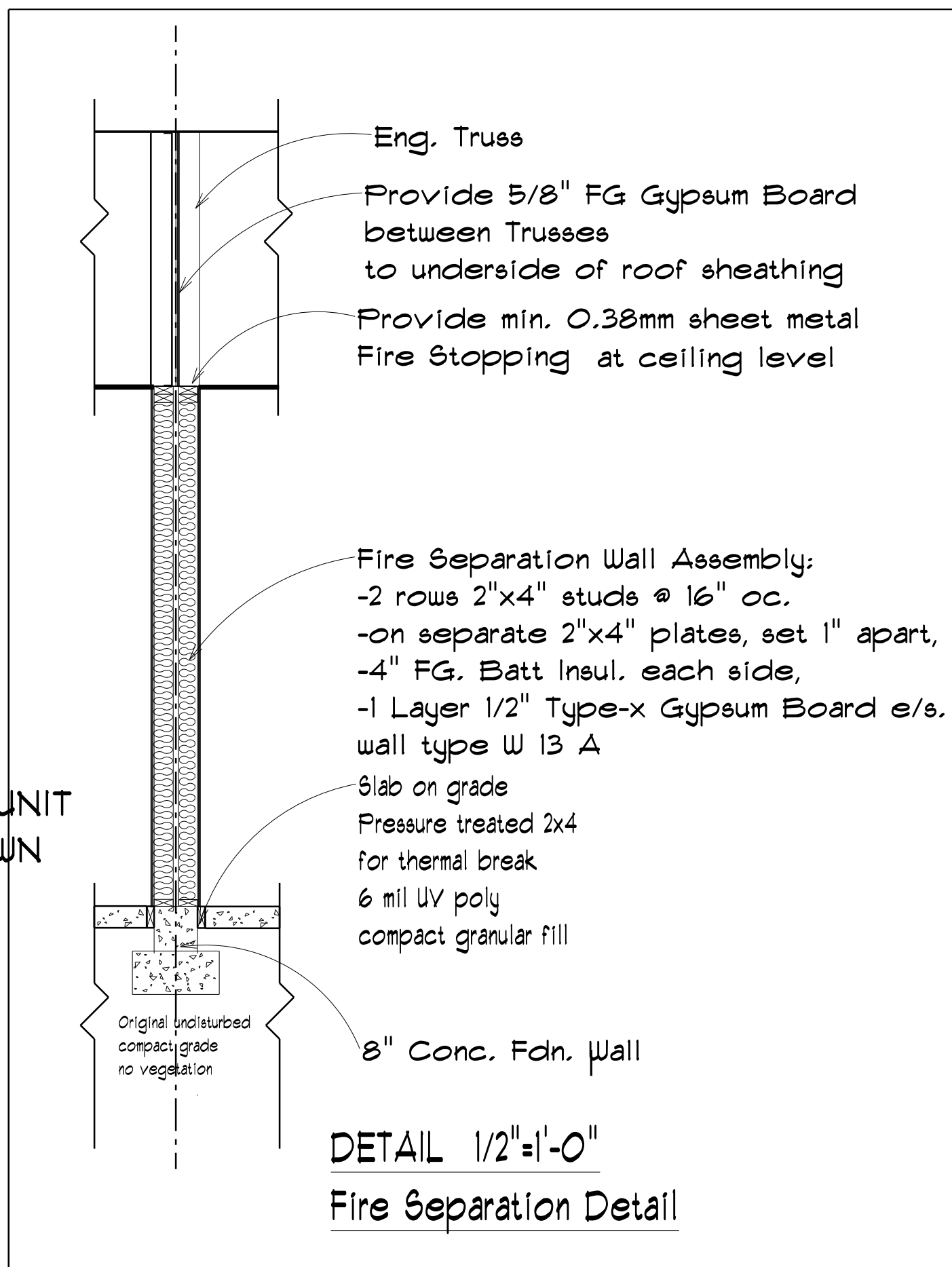


SECTION AA

MIRROR UNIT NOT SHOWN



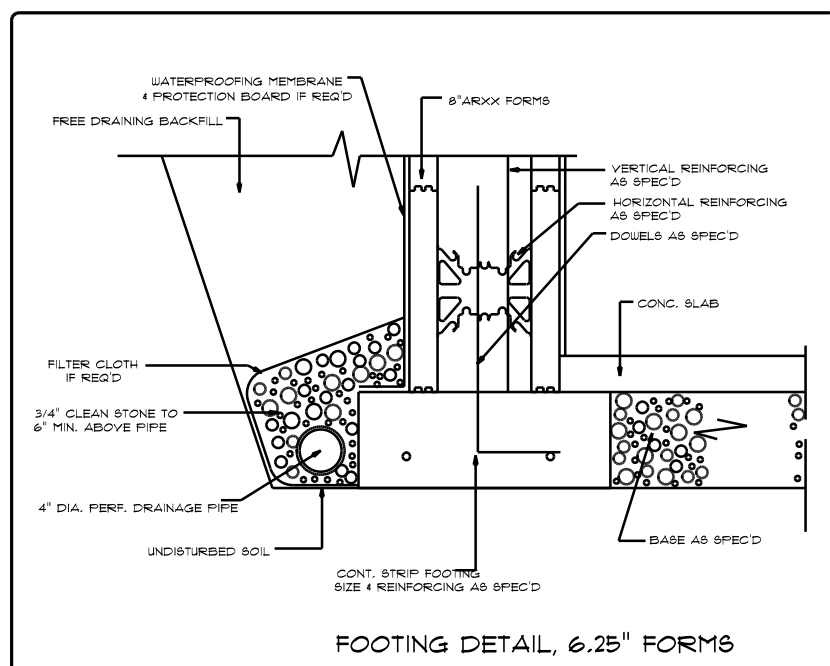
LEFT ELEV



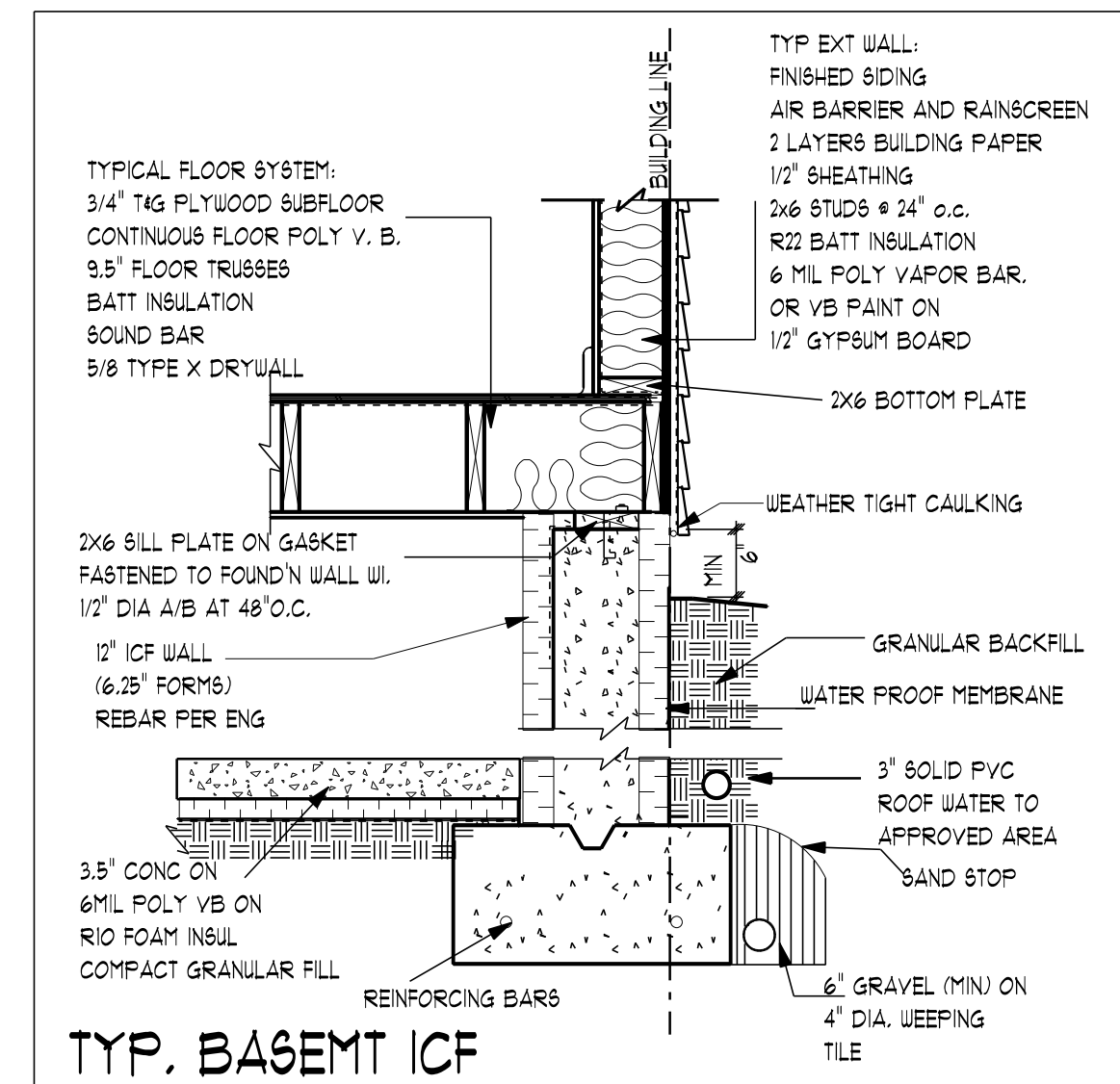
MIRROR UNIT NOT SHOWN



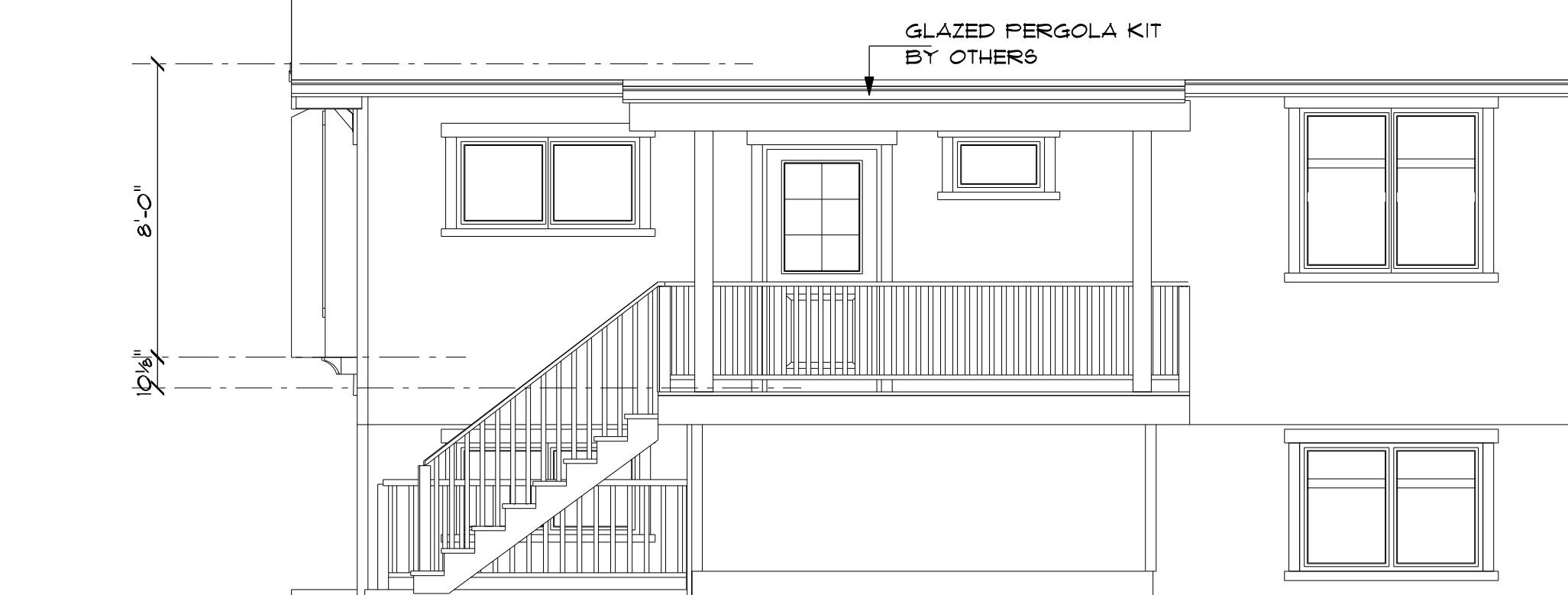
SECTION BB



TYPICAL ICF



TYP. BASEMT ICF



RIGHT ELEV

NOTES-

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DWG # 3 OF 3

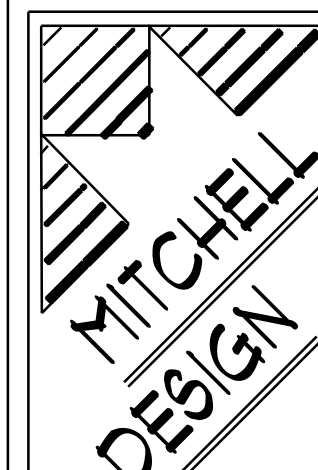
SCALE- 1/4"

TITLE- ELEV&S AND SECTIONS

DATE - JANUARY 2 2022

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PROJECT- Nik Szumanski -4 PLEX
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