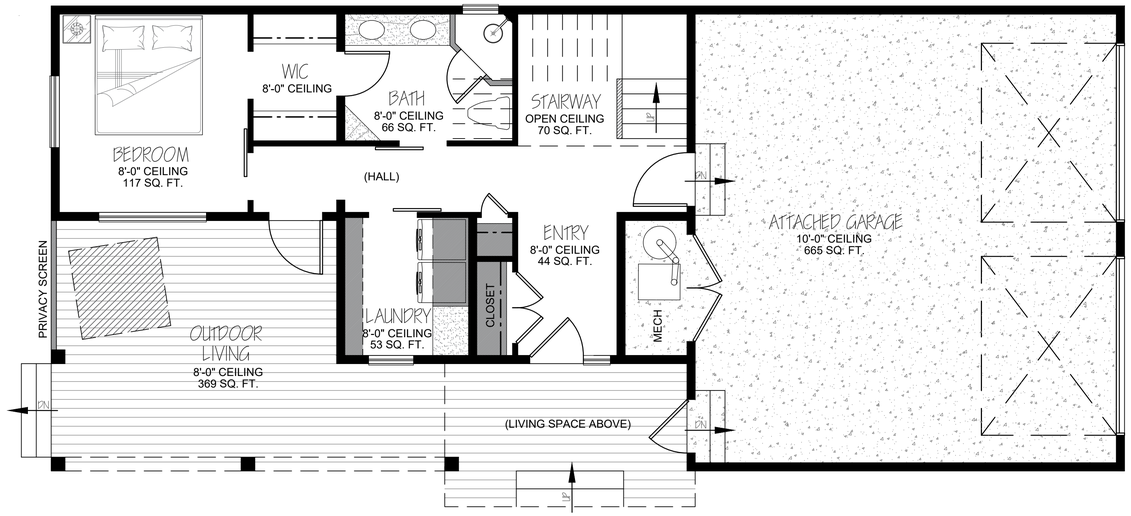
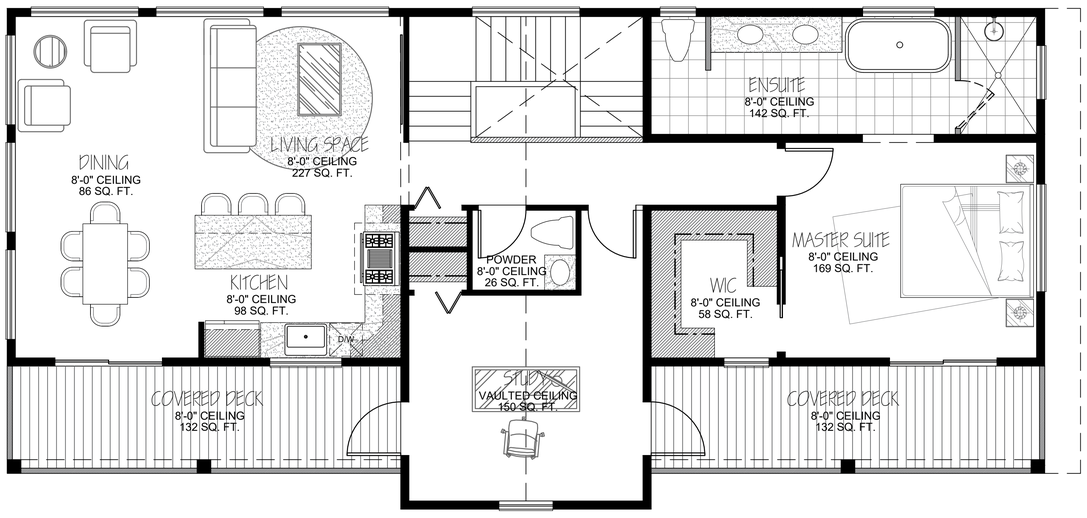


1 MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
FINISHED SPACE: 554 SQ. FT.
ATTACHED GARAGE: 665 SQ. FT.
1 BED, 1 BATH



2 UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"
FINISHED SPACE: 1178 SQ. FT.
2 BED, 1 1/2 BATH

SCALE : 1/4" = 1'-0"
0' 1' 2' 4' 8'

SELKIRK DESIGN CO.

FOR DESIGN ONLY

THESE PLANS HAVE NOT BEEN REVIEWED BY A LICENSED ENGINEER AND STRUCTURAL MEMBERS HAVE BEEN PROVIDED AS A COURTESY FOR BIDDING PURPOSES ONLY. SELKIRK DESIGN COMPANY HOLDS NO LIABILITY FOR STRUCTURAL COMPONENTS IN THESE PLAN AND IT IS UP TO THE OWNER AND BUILDER TO VERIFY ALL STRUCTURAL ITEMS PRIOR TO CONSTRUCTION.

KOVALCHUK DEVELOPMENT

MAIN AND UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"

SCALES SHOWN ARE FOR 24" X 36" PRINTS ONLY

DATE: 2-22-2024

THE DIMENSIONS SHOWN ON THE PLANS SHALL BE ATTAINED WITHIN LIMITS OF PRECISION THAT GOOD CONSTRUCTION PRACTICES WILL PERMIT

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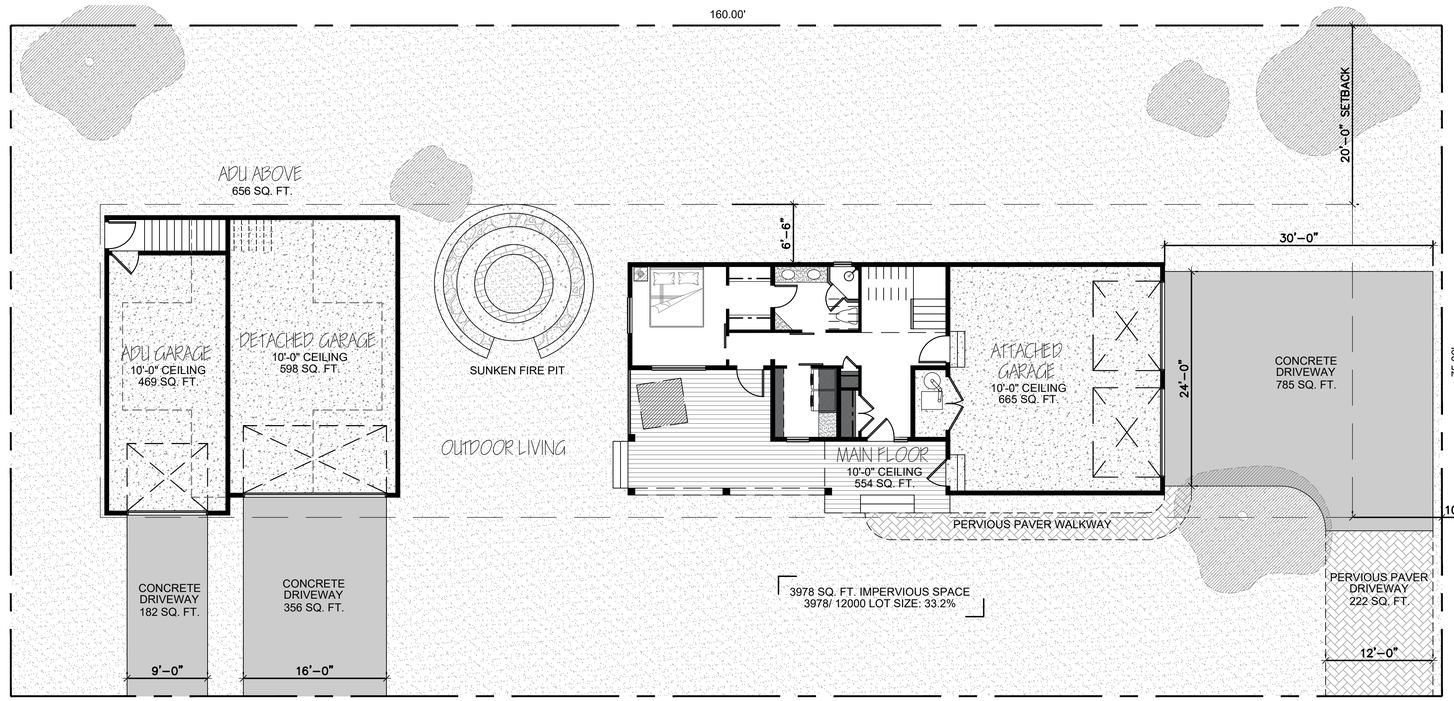

1 SITE EXHIBIT
SCALE: 1/8" = 1'-0"

2 CONCEPTUAL SITE ELEVATION
SCALE: 1/8" = 1'-0"

SPACE SUMMARY

TOTAL FINISHED SPACE:
1732 SQ. FT.

FEATURES:
3 BED, 2 1/2 BATH

ATTACHED GARAGE SPACE:
665 SQ. FT.
REMAINING REQ'D. GARAGE SPACE:

1732 FIN. HOUSE SQ. FT.
- 665 SQ. FT.GARAGE SPACE
=1067 SQ. FT. MIN. ADD'L. DETACHED GARAGE SPACE REQ'D.

DETACHED GARAGE SPACE PROVIDED:
1067 SQ. FT.

MAX ADU FINISHED SPACE:

1732 SQ. FT. FINISHED HOUSE SPACE
x 0.40 (40%)
= 693 SQ. FT.

ADU FINISHED SPACE PROVIDED
~ 613 SQ. FT.

SCALE : 1/4" = 1'-0"
0' 1' 2' 4' 8'

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KOVALCHUK DEVELOPMENT

SITE EXHIBIT

SCALE: 1/4"=1'-0"
SCALES SHOWN ARE FOR 24" X 36" PRINTS ONLY
DATE: 2-22-2024

THE DIMENSIONS SHOWN ON THE PLANS SHALL BE ATTAINED WITHIN LIMITS OF PRECISION THAT GOOD CONSTRUCTION PRACTICES WILL PERMIT

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