



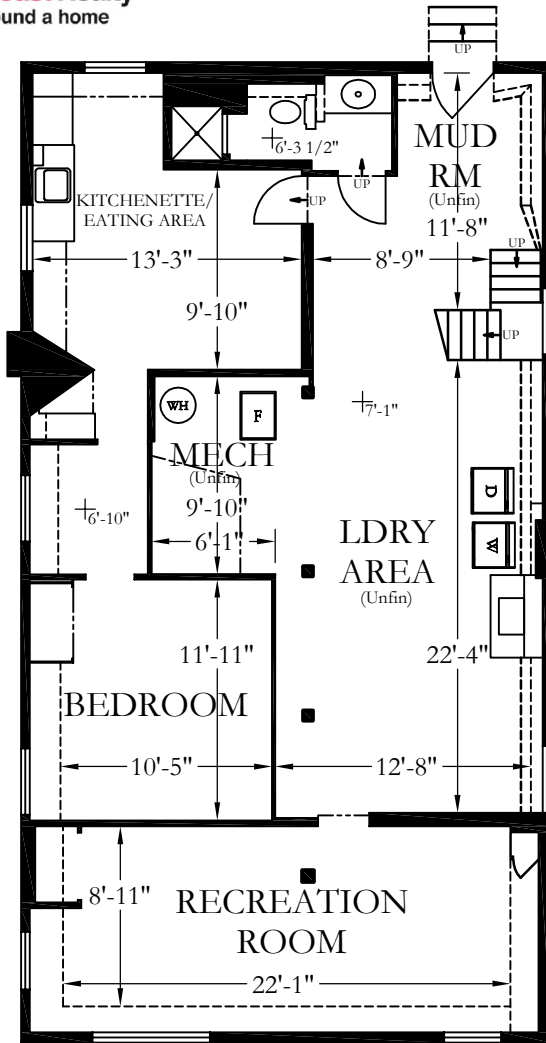
MIKE INGEL\*  
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4474 W 12TH AVE  
 VANCOUVER, BC

FLOOR PLAN  
 Measured: Sep 5, 2016



LOWER FLOOR

FLOOR SUMMARY

Above Grade

Floor	Fin	Unfin	Low Ht <sup>1</sup>	Total (sf)
Main	1,053	25		1,078
Upper	774		134	908

Below Grade

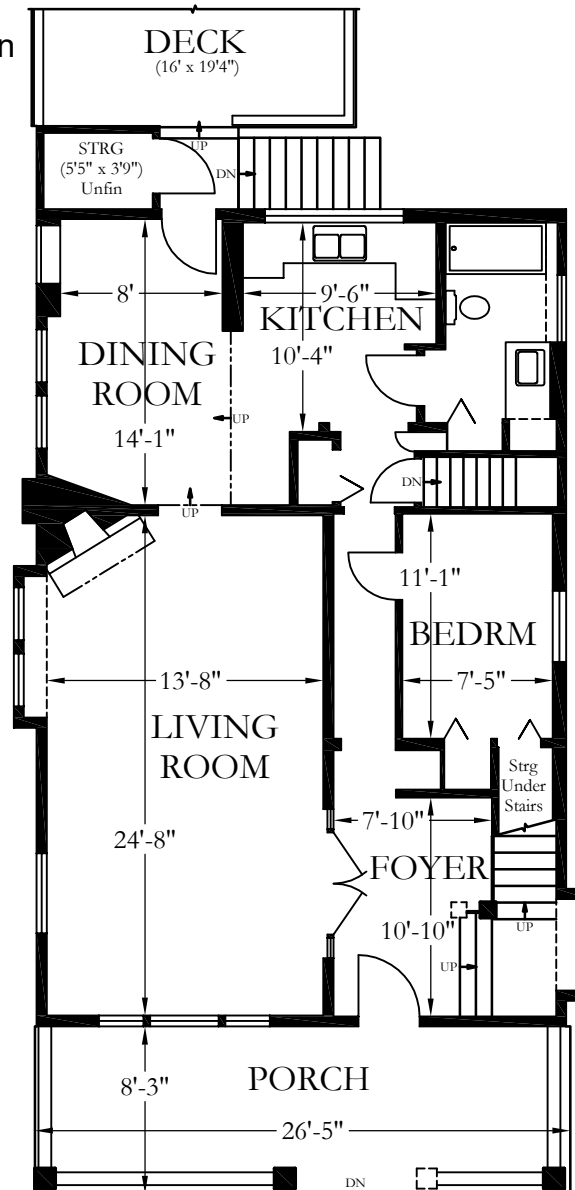
Floor	Fin	Unfin	Low Ht <sup>1</sup>	Total (sf)
Lower	290	512	461	1,263

1. Ceiling height below 7'-0"

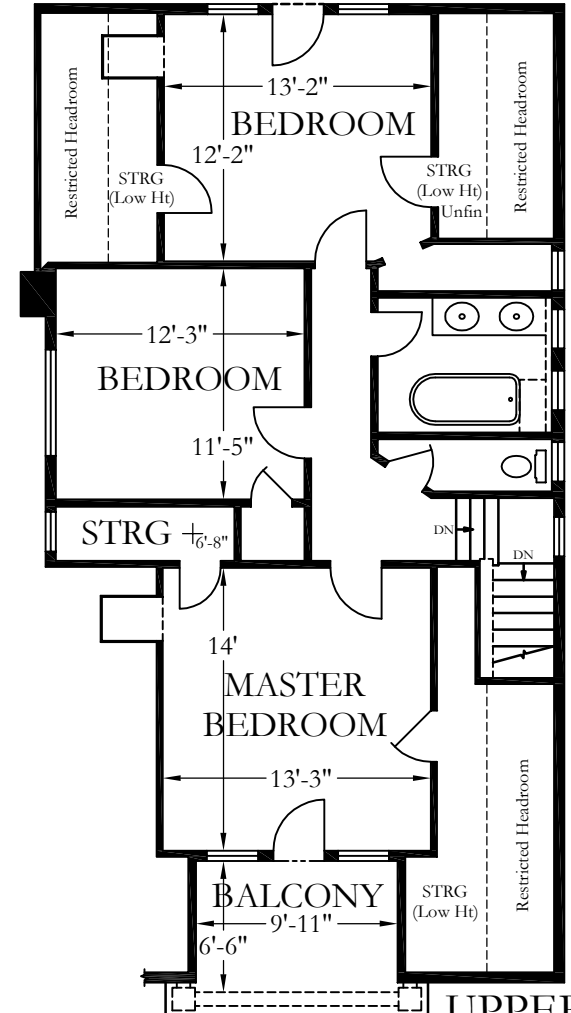
2. Restricted headroom 5'-0" and below

BUILDING SUMMARY (sf)  
 Total (Above & Below Grade): 3,249

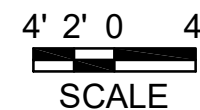
Other Areas	(sf)
Restricted Headroom <sup>2</sup>	147
Porch & Stairs	288
Deck & Stairs	348
Balcony	86
Bsm't Egress Stairs	9
<b>Total Other Areas:</b>	<b>878</b>



MAIN FLOOR



UPPER FLOOR



Note: Areas Based on ANSI STANDARD  
 Z765-2003 for Residential Buildings

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