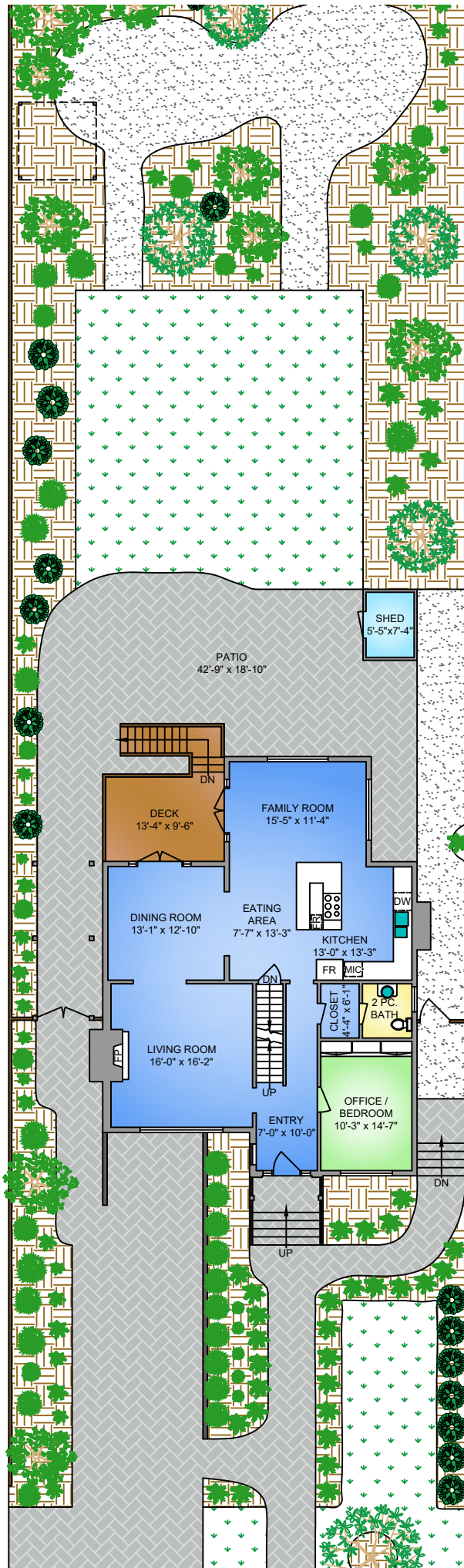
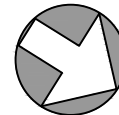


964 NEWPORT AVENUE SITE PLAN

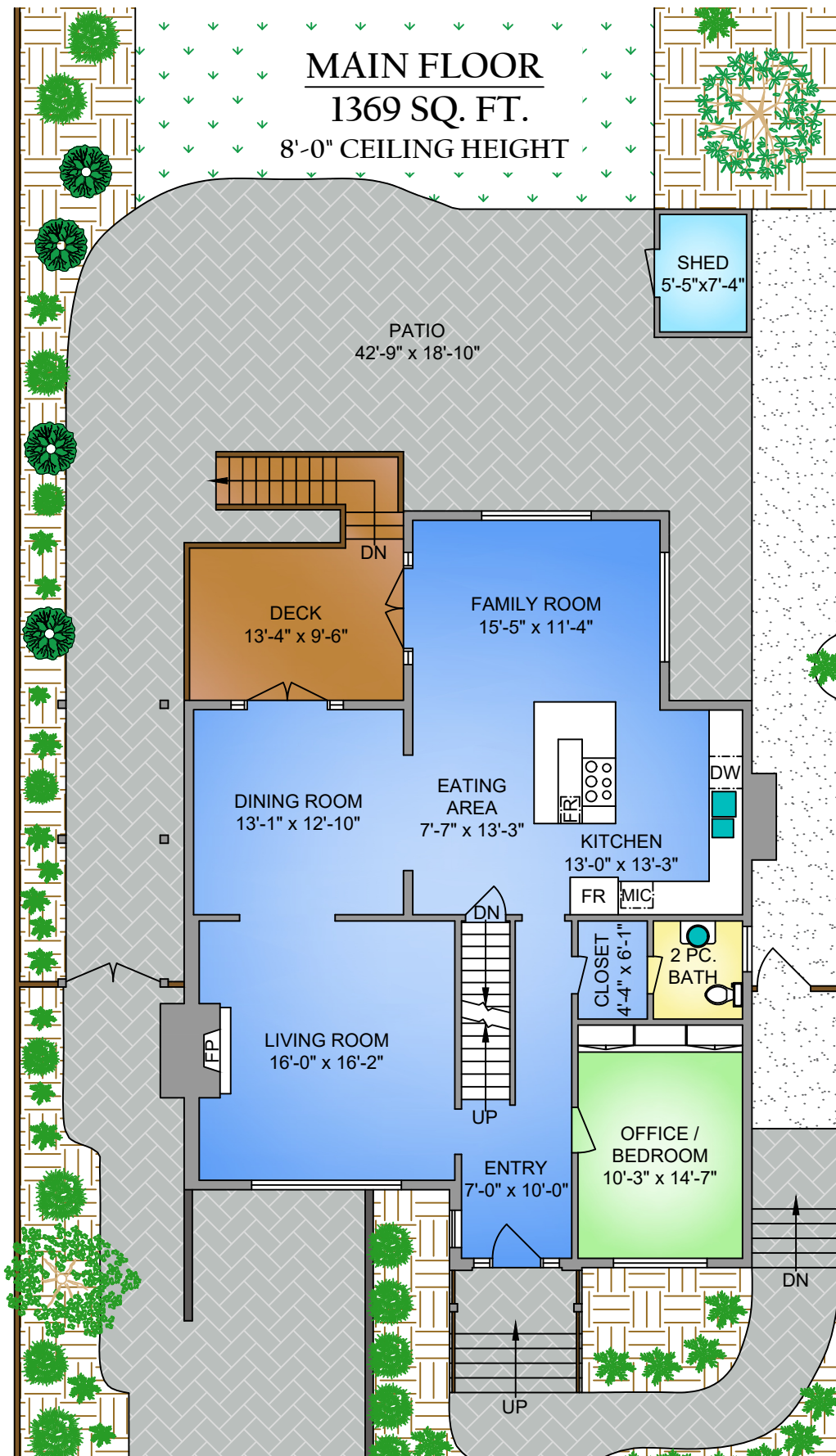


NORTH



0' 5' 10'
SCALE

964 NEWPORT AVENUE OCTOBER 8, 2026 PREPARED FOR THE EXCLUSIVE USE OF ELI MAVRIKOS PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1369	-	760
UPPER	1263	-	-
LOWER	813	321	232
TOTAL	3445	321	992



MAIN FLOOR

1369 SQ. FT.

8'-0" CEILING HEIGHT

SHED
5'-5"x7'-4"

PATIO
42'-9" x 18'-10"

DECK
13'-4" x 9'-6"

FAMILY ROOM
15'-5" x 11'-4"

DINING ROOM
13'-1" x 12'-10"

EATING AREA
7'-7" x 13'-3"

KITCHEN
13'-0" x 13'-3"

LIVING ROOM
16'-0" x 16'-2"

2 PC.
BATH

CLOSET
4'-4" x 6'-1"

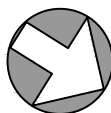
FR MIC

LIVING ROOM
16'-0" x 16'-2"

ENTRY
7'-0" x 10'-0"

OFFICE /
BEDROOM
10'-3" x 14'-7"

NORTH



0' 5' 10'
SCALE

Eli. MAVRIKOS
COLLECTIVE

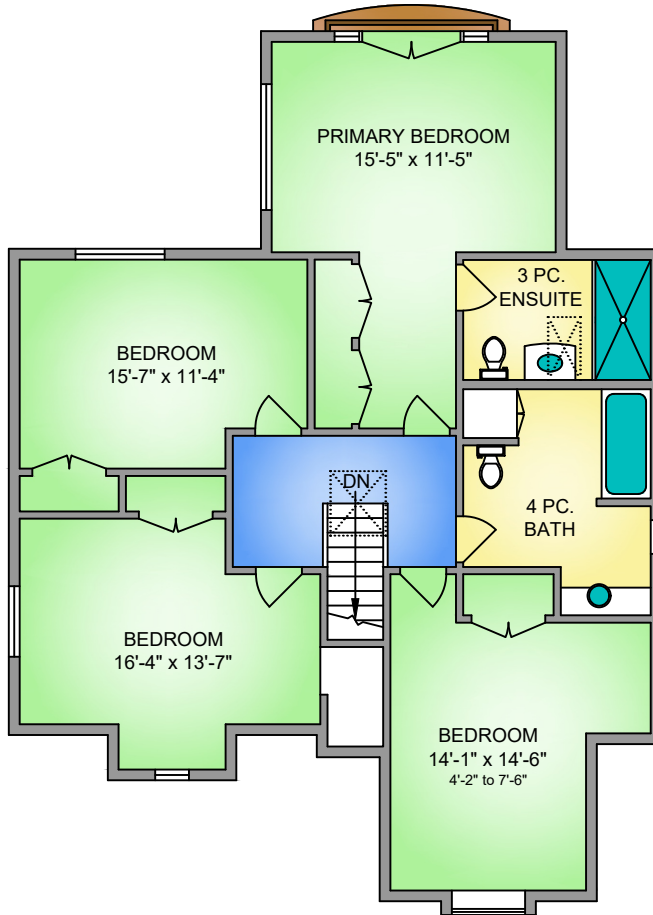
PROPER MEASURE
PRECISION

250-884-9753
matt@propermeasure.com
www.propermeasure.com

964 NEWPORT AVENUE
OCTOBER 8, 2026

PREPARED FOR THE EXCLUSIVE USE OF ELI MAVRIKOS
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

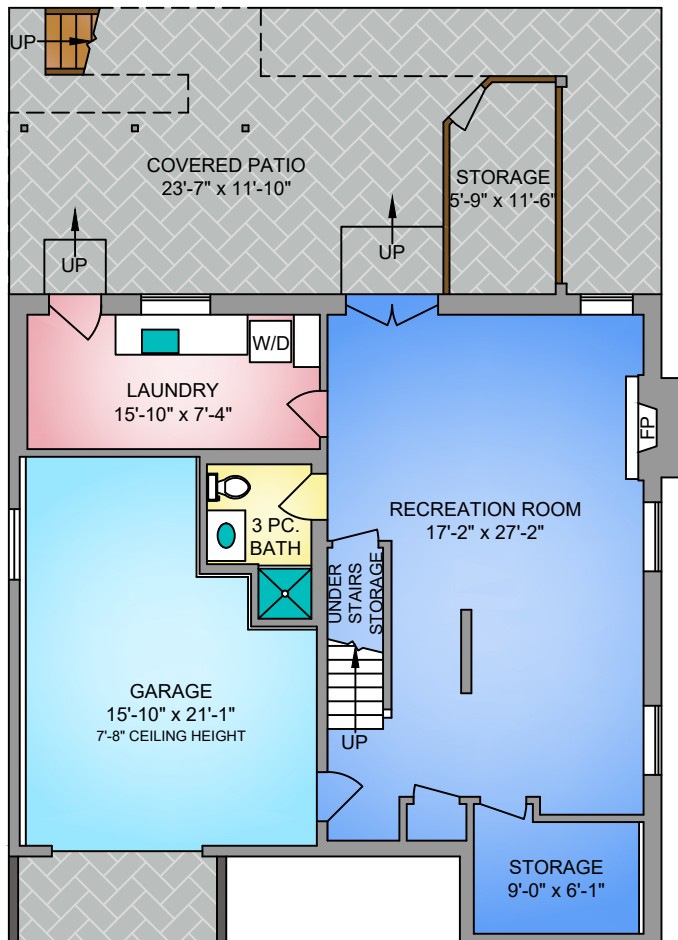
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1369	-	760
UPPER	1263	-	-
LOWER	813	321	232
TOTAL	3445	321	992



UPPER FLOOR

1263 SQ. FT.

4'-2" TO 8'-0" VAULTED HEIGHT

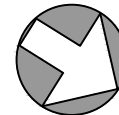


LOWER FLOOR

813 SQ. FT.

7'-2" CEILING HEIGHT

NORTH



0' 5' 10'
SCALE

964 NEWPORT AVENUE OCTOBER 8, 2026 PREPARED FOR THE EXCLUSIVE USE OF ELI MAVRIKOS PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1369	-	760
UPPER	1263	-	-
LOWER	813	321	232
TOTAL	3445	321	992