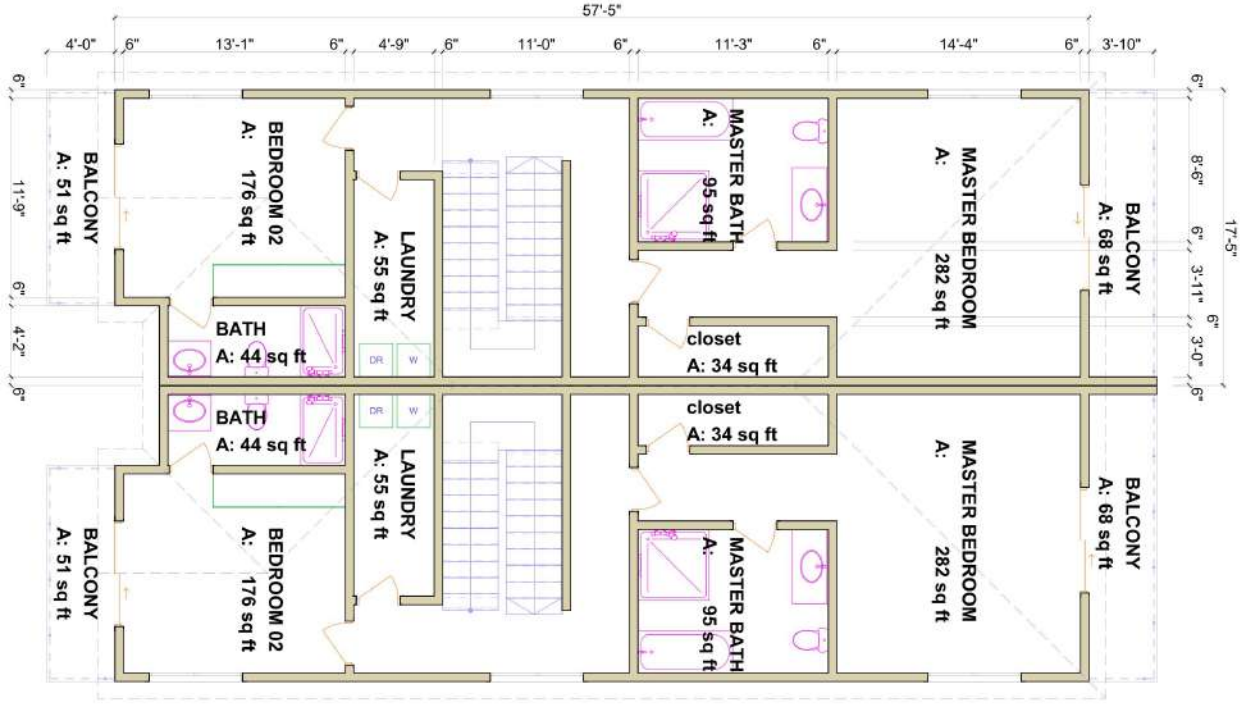
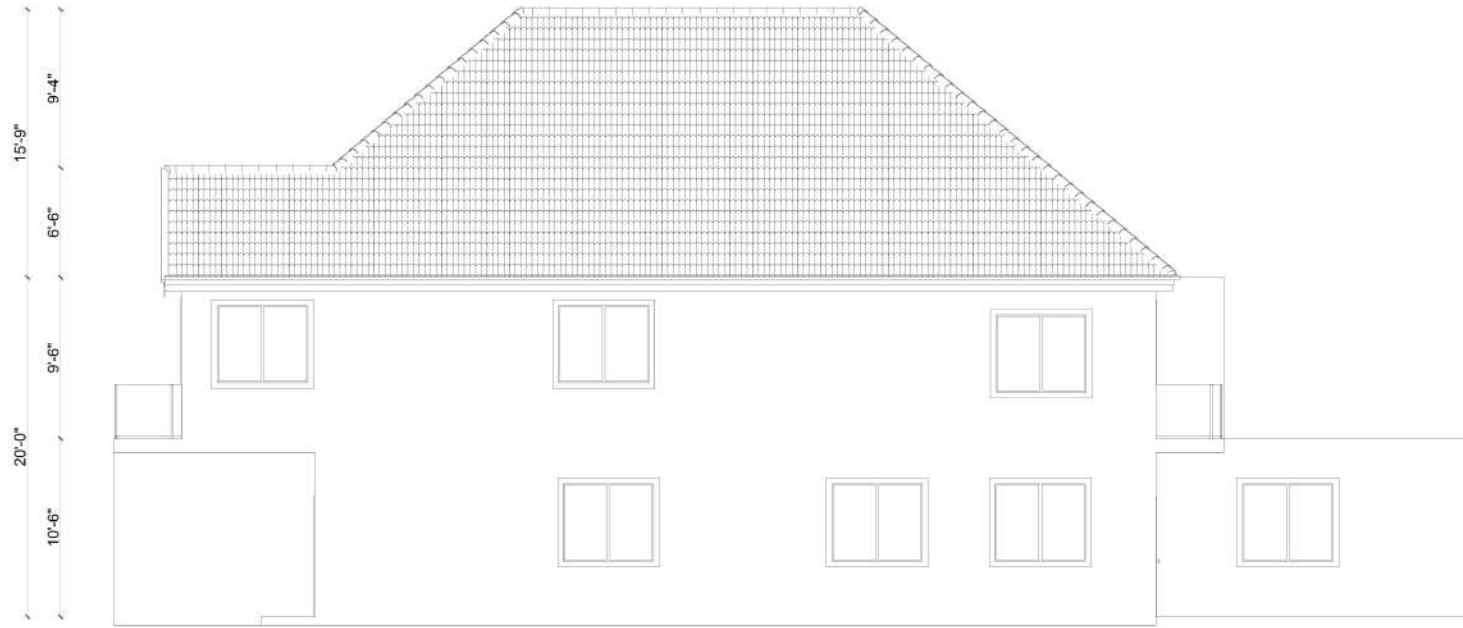


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

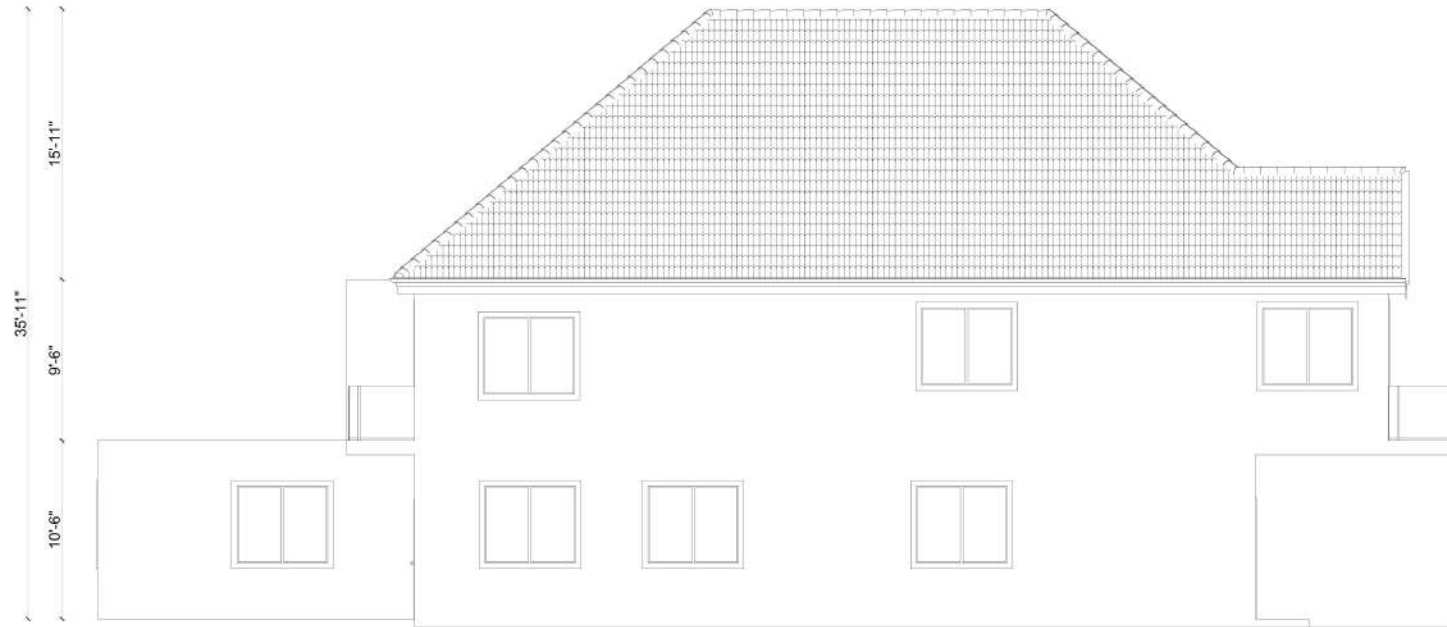
A 101



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

1104 VIRGINIA AVE. - +/- 3840 SQUARE FEET DUPLEX - AREA CALCULATION			
	<u>UNIT A (SQ FT)</u>	<u>UNIT B (SQ FT)</u>	<u>TOTAL FOR UNIT A & B (SQ FT)</u>
FIRST FLOOR GROSS AREA	1007	1007	2014
SECOND FLOOR GROSS AREA	912	912	1824
TOTAL GROSS AREA UNIDER ROOF	1919	1919	3838
GARAGE	273	273	546
BALCONIES	119	119	238
ENTRY	40	40	80
TOTAL LIVING AREA	1487	1487	2974

*** Area calculations are approximate & to be verified by Seller's appointed Licensed Architect / Engineer. Seller assumes no liability of numerical errors.*

