



FIRST FLOOR ELEVATION (SUB-FLOOR)	
BUILDING - I	ELEVATION
UNITS E, F	1024.76
UNITS C, D	1026.87
UNITS B, A	1028.72

LEGEND

- VERTICAL DATUM - U.S.G.S. MEAN SEA LEVEL
528 # - AREA OF UNIT (SQUARE FEET)
- DENOTES GENERAL COMMON AREA
- ORIENTATION FOR PLAN VIEWS



ENGINEER'S CERTIFICATE
I, Roland P. Moring, A REGISTERED ENGINEER IN
THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THIS PLAN,
EXHIBIT "A", ACCURATELY SHOWS THE UNITS DELINEATED AND COMPLIES
WITH THE PROVISIONS OF SECTION 55-79.58 PARAGRAPH (b) OF CON-
DOMINIUM ACT. I FURTHER CERTIFY THAT UNLESS NOTED OTHERWISE
ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.
GIVEN UNDER MY HAND THIS 27th DAY OF Oct., 1987.

- NOTES:
1. INCLUDED AS PART OF EACH UNIT IS THE DRY WALL COVERING ENCLOSING SUCH UNIT. ALL INTERIOR DIMENSIONS SHOWN ON THIS PLAN, ARE MEASURED TO THE INSIDE FACE OF STUDS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION WALLS.
 2. SQUARE FOOTAGE SHOWN DOES NOT INCLUDE AREA FOR FIREPLACE, PATIOS, BALCONIES.
 3. ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUB-FLOOR TO BOTTOM OF JOISTS.
 4. UNIT DIMENSIONS SHOWN ARE TYPICAL AND ARE BASED UPON THE MEDIAN OF FIELD MEASUREMENTS OF ALL UNITS. SUBSTANTIALLY ALL DIMENSIONS FALL WITHIN A TOLERANCE OF 0.16 FEET OF THOSE SHOWN.
 5. UNIT FLOOR AREAS ARE BASED ON THE BUILDING PLANS AND ARE WITHIN TWO PERCENT OF THE ACTUAL FLOOR AREAS.

EXHIBIT "A"
PLAT OF
ON BROADWAY CONDOMINIUM
BEING THE EAST 10' OF LOT 12, ALL OF LOT 13 AND WEST 30' OF LOT 14, BLOCK 12
CRYSTAL SPRING LAND CO. MAP
(RKE. CO. P.B. 1 PG. 102 & 103)
ROANOKE, VIRGINIA
PROPERTY OF:
A. L. ROBERTS & JERRY W. GRUBB

SCALE: 1"=20' DATE: 23 OCTOBER, 1987
BUFORD T. LUMSDEN & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA