FIRST FLOOR

FRONT

Key labels (First Floor): CONCRETE PATIO, HT.=9.73', HT.=9.75', CONCRETE PATIO, UNIT 102 1,718 S.F. HT.=8.96', ELEVATOR, UNIT 103 1,837 S.F. NOT YET COMPLETED (SEE NOTE #6) HT.=8.97', UNIT 104 1,716 S.F. HT.=8.98', COMMUNITY ROOM, UNIT 101 1,718 S.F. HT.=8.99', HT.=9.73', UNIT 105 1,657 S.F. HT.=8.98', UNIT 106 1,685 S.F. HT.=8.98', GENERAL COMMON AREA, CONCRETE PAD, HT.=9.77', CONCRETE PATIO UNDER CONSTRUCTION, VESTIBULE, CONCRETE PATIO, HT.=9.73', CONCRETE PATIO

BASEMENT FLOOR

FRONT

Key labels (Basement Floor): ELEVATOR EQUIPMENT ROOM, STORAGE #6, STORAGE #5, STORAGE #4, STORAGE #3, STORAGE #2, STORAGE #7, STORAGE #1, ELEVATOR, TRASH DISCHARGE AREA, GARAGE DOOR, STORAGE #8, NOT YET COMPLETE (SEE NOTE #6), STORAGE #18, STORAGE #17, GENERAL COMMON AREA (SEE NOTE #5), DESIGNATED PARKING SPACES (TYPICAL), STORAGE #9, STORAGE #10, STORAGE #13, STORAGE #12, STORAGE #11, STORAGE #14, PUMP ROOM, STORAGE #19, STORAGE #16, STORAGE #15

FRONT SECTION

LEFT SIDE SECTION

FLOOR ELEVATIONS

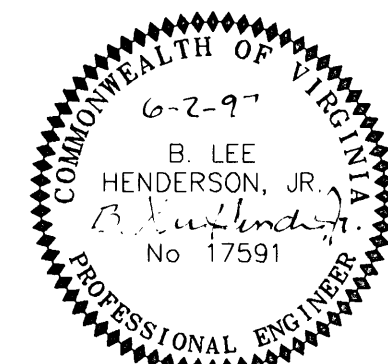|	
BASE. FLOOR ELEV.=	981.45'
1ST FLOOR ELEV.=	992.46'
2ND FLOOR ELEV.=	1003.18'
3RD FLOOR ELEV.=	1013.89'

ENGINEER'S CERTIFICATE:

I, B. LEE HENDERSON, JR., 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 CONDOMINIUM ACT. I FURTHER CERTIFY THAT UNLESS NOTED OTHERWISE ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

GIVEN UNDER MY HAND THIS 2ND DAY OF JUNE 1997.

B. LEE HENDERSON, JR., P.E.

COMMONWEALTH OF VIRGINIA
B. LEE HENDERSON, JR.
No. 17591
PROFESSIONAL ENGINEER
6-2-97

PLAT OF
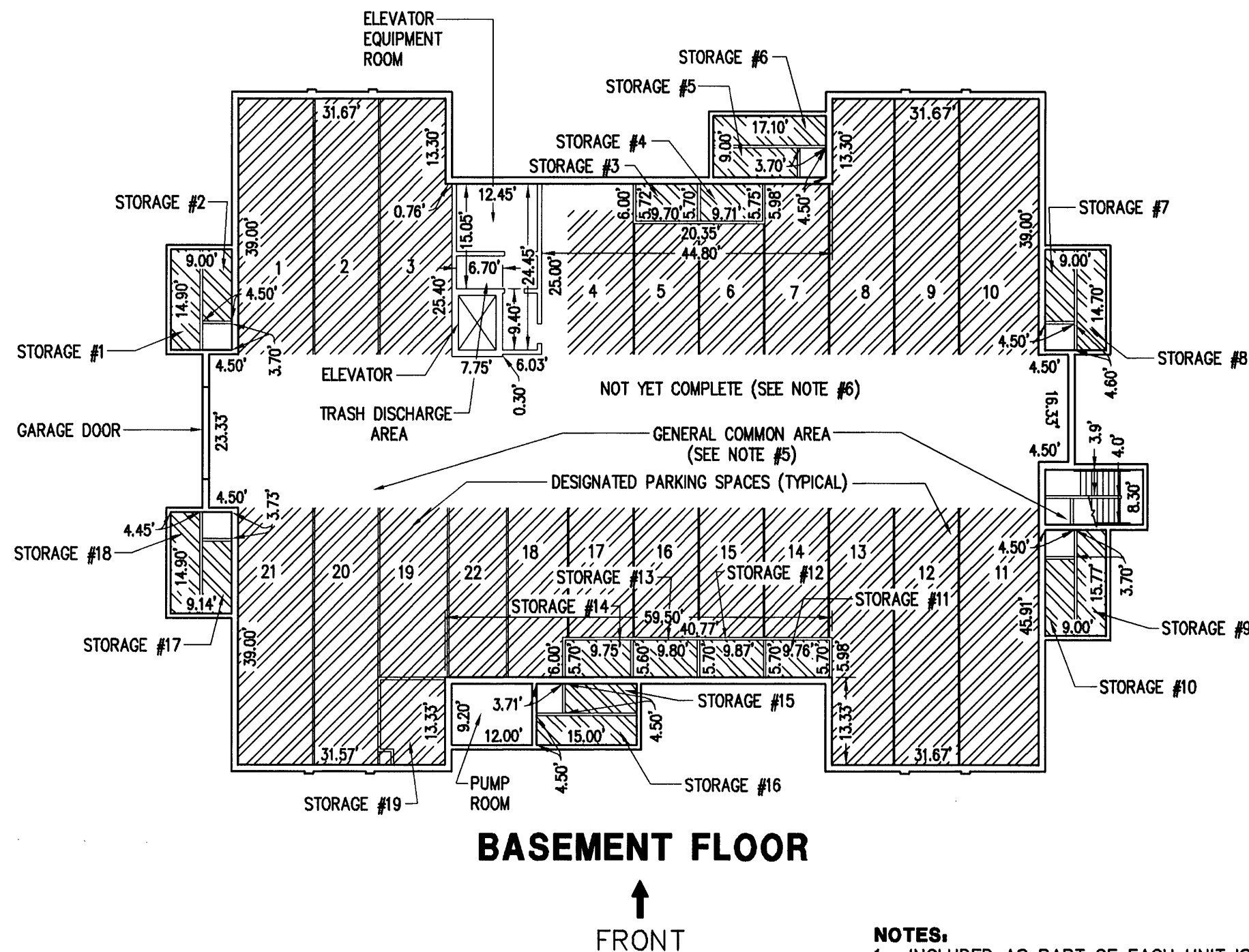
"SOUTH JEFFERSON PLACE"
A CONDOMINIUM
PROPERTY OF
RADFORD & COMPANY

SITUATED ALONG JEFFERSON STREET AND 22ND STREET

ROANOKE, VIRGINIA

SCALE: 1" = 20'   DATE: 2 JUNE 1997

LUMSDEN ASSOCIATES, P.C.
ENGINEERS – SURVEYORS – PLANNERS
ROANOKE, VIRGINIA

COMM. #95-489

LEGEND

VERTICAL DATUM	U.S.G.S. MEAN SEA LEVEL 1929
(hatched)	DENOTES LIMITED COMMON AREA
(box)	DENOTES GENERAL COMMON AREA
1,650 S.F.	AREA OF UNIT (SQUARE FEET)
↑	ORIENTATION FOR PLAN VIEW
HT.=8.70'	DISTANCE-FLOOR TO CEILING
– – – –	CEILING LINE ABOVE

NOTES:

1. INCLUDED AS PART OF EACH UNIT IS THE DRY WALL COVERING ENCLOSING SUCH UNIT. ALL INTERIOR DIMENSIONS SHOWN ON THIS PLAT ARE MEASURED TO THE INSIDE FACE OF STUDS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION WALLS.
2. ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUB-FLOOR TO BOTTOM OF JOISTS.
3. 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 0.08 FEET OF THOSE SHOWN.
4. UNIT FLOOR AREAS ARE BASED ON THE BUILDING PLANS AND ARE WITHIN 2% OF THE ACTUAL FLOOR AREAS.
5. ALL PARKING SPACES AND STORAGE WILL BE ASSIGNED AT A LATER DATE AND ARE LIMITED COMMON ELEMENT.
6. UNITS 101, 102, 104, 105, 106, 207, 208, 209, 210, 212, 313, 314, 315, 316, AND 317 ARE SUBSTANTIALLY COMPLETE, ALL OTHER UNITS ARE NOT YET COMPLETE.