

Main Building: Total Exterior Area Above Grade 19567.94 sq ft



0 10 20 ft

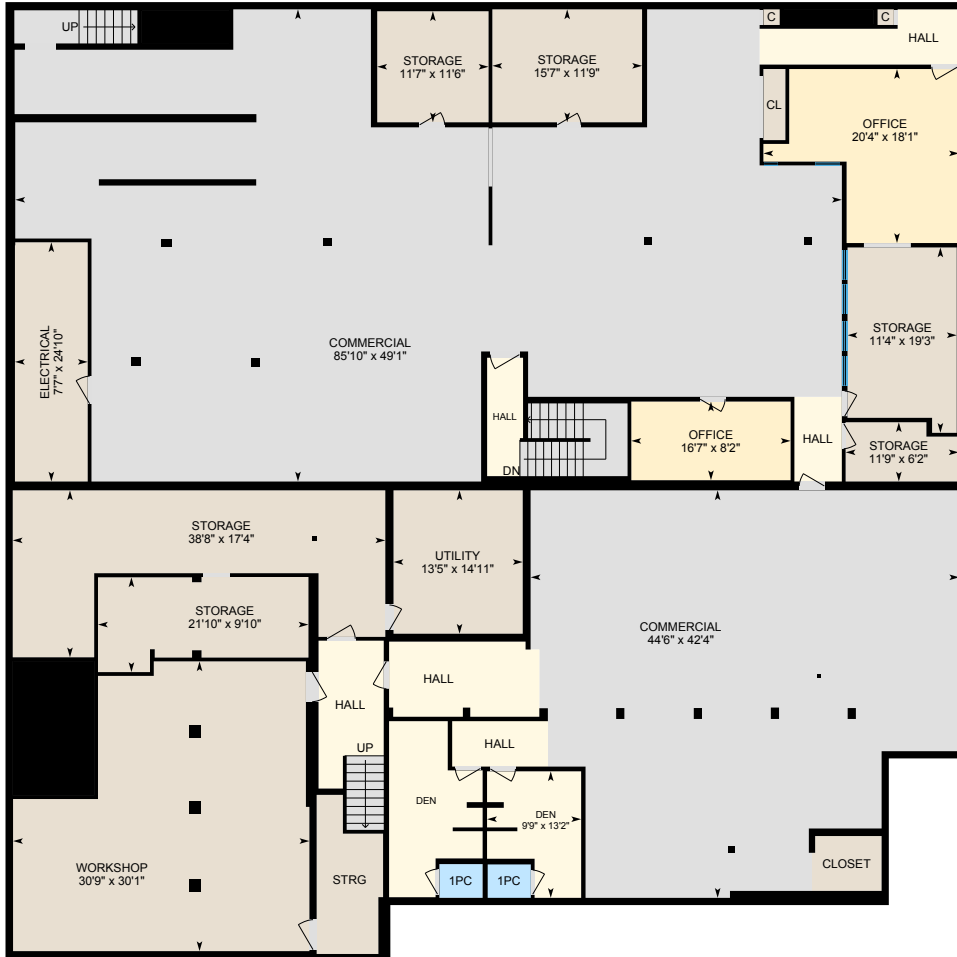


Entrance - Leads To Basement And 2nd Floor
Exterior Area 93.36 sq ft

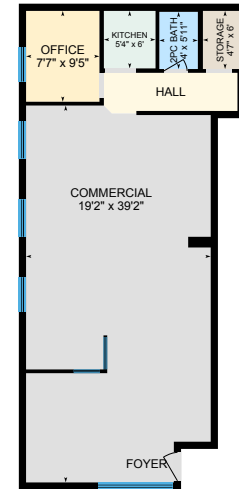


5005, 5007, 5009 50th Avenue

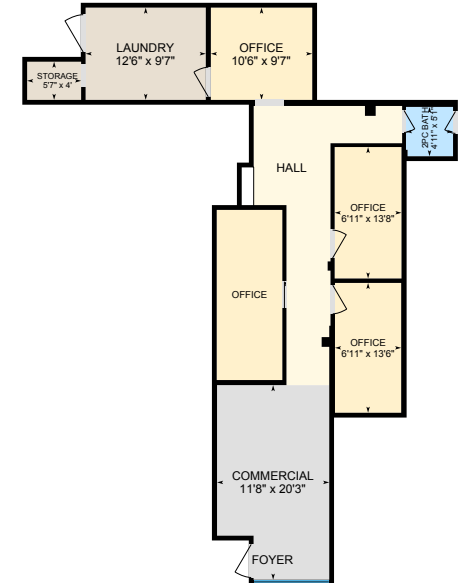
Main Building: Total Exterior Area Above Grade 19567.94 sq ft



Basement (Below Grade)
Exterior Area 9430.93 sq ft



Vixen Hair Den
Exterior Area 1068.43 sq ft



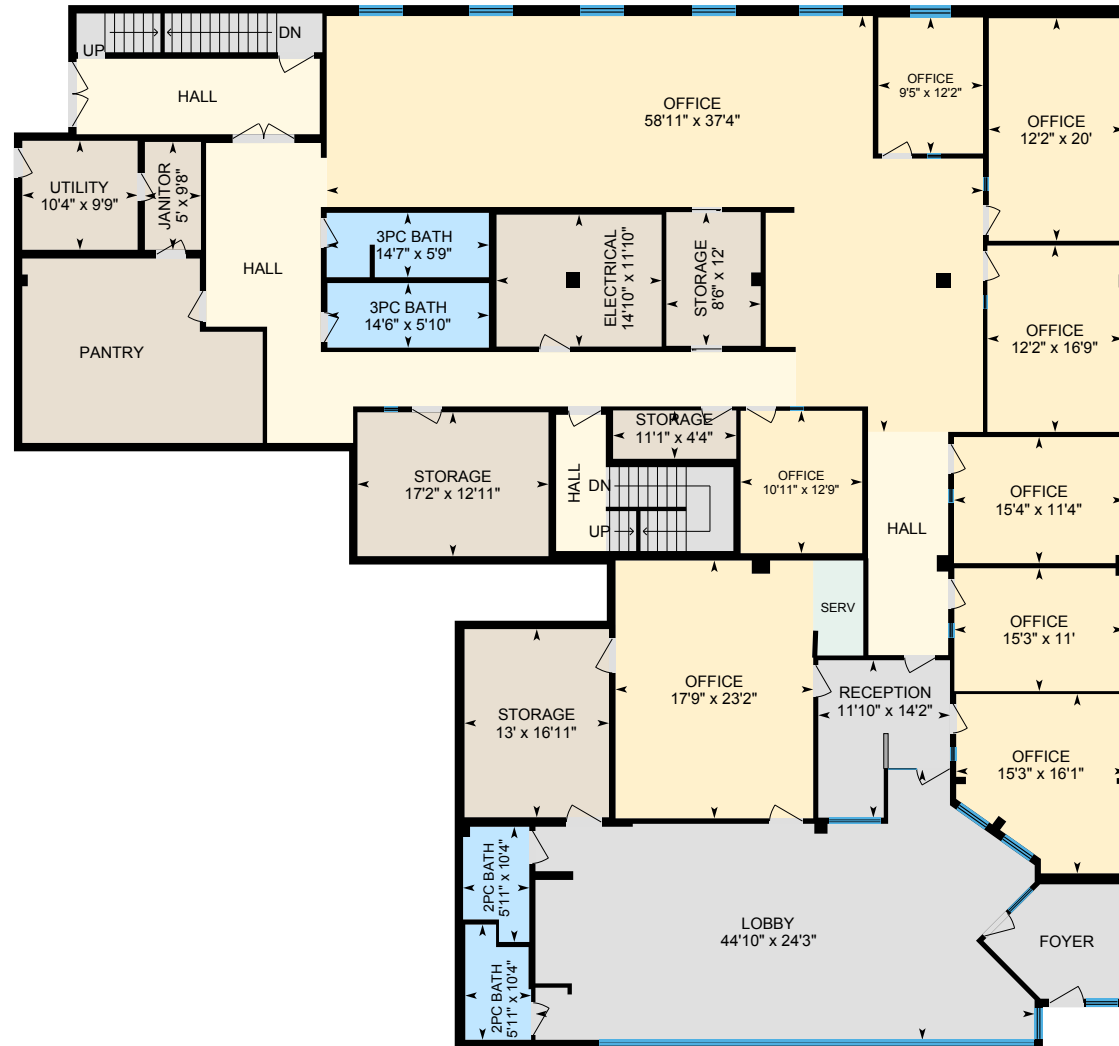
Etandah Day Spa
Exterior Area 1145.10 sq ft

0 8 16
ft

PREPARED: 2020/08/24

5005, 5007, 5009 50th Avenue

1st Floor - Bdic Exterior Area 7200.23 sq ft
Interior Area 6889.78 sq ft



0 7 14
ft

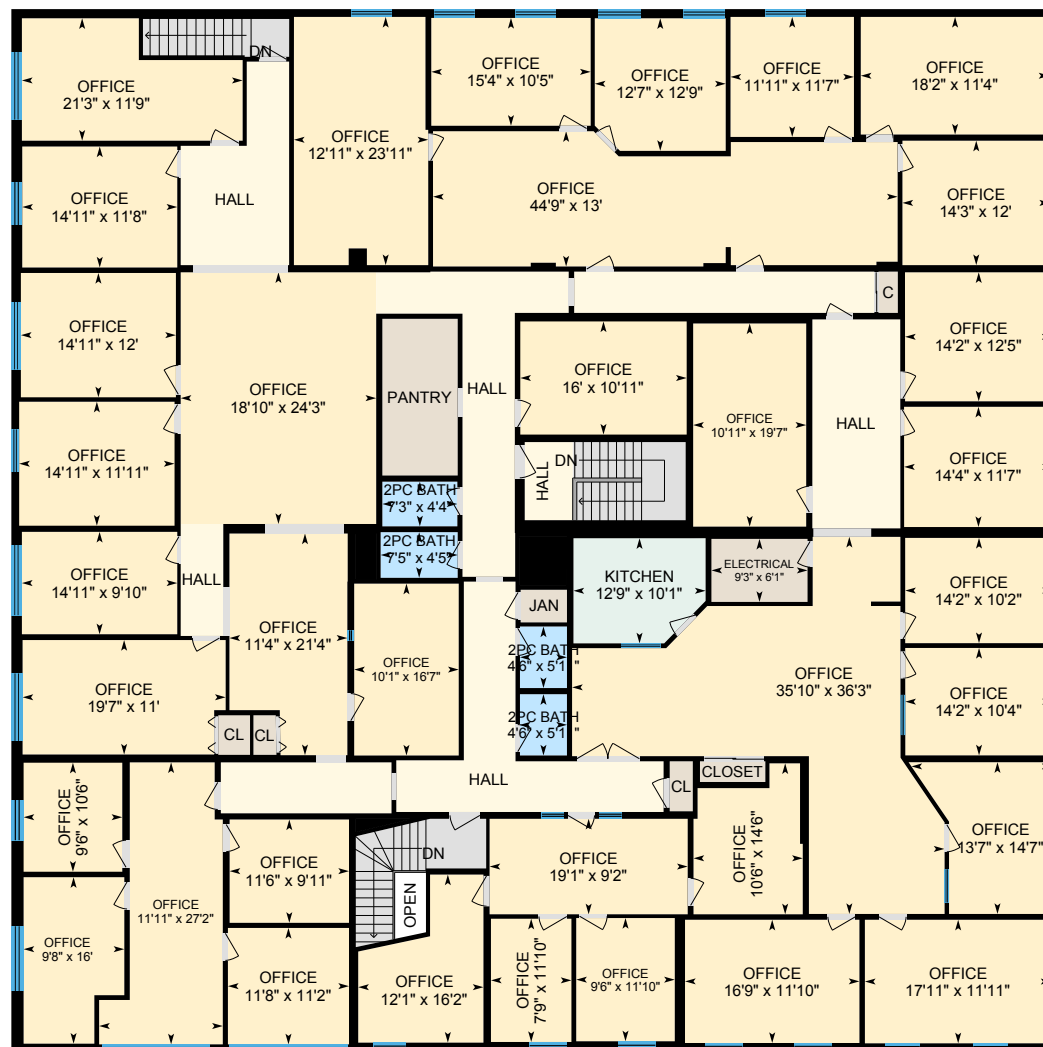
PREPARED: 2020/08/24



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2nd Floor Exterior Area 10060.83 sq ft

Interior Area 9760.52 sq ft

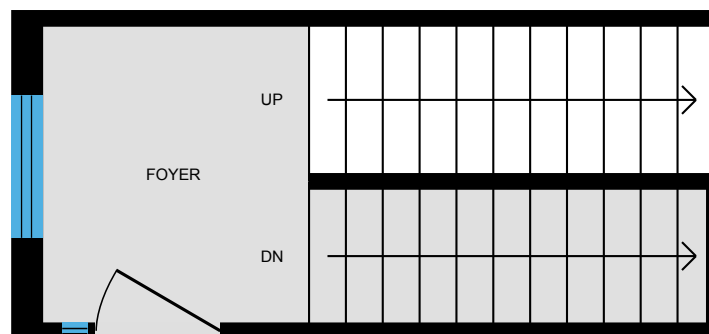


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Entrance - Leads To Basement And 2nd Floor Exterior Area 93.36 sq ft
Interior Area 77.79 sq ft



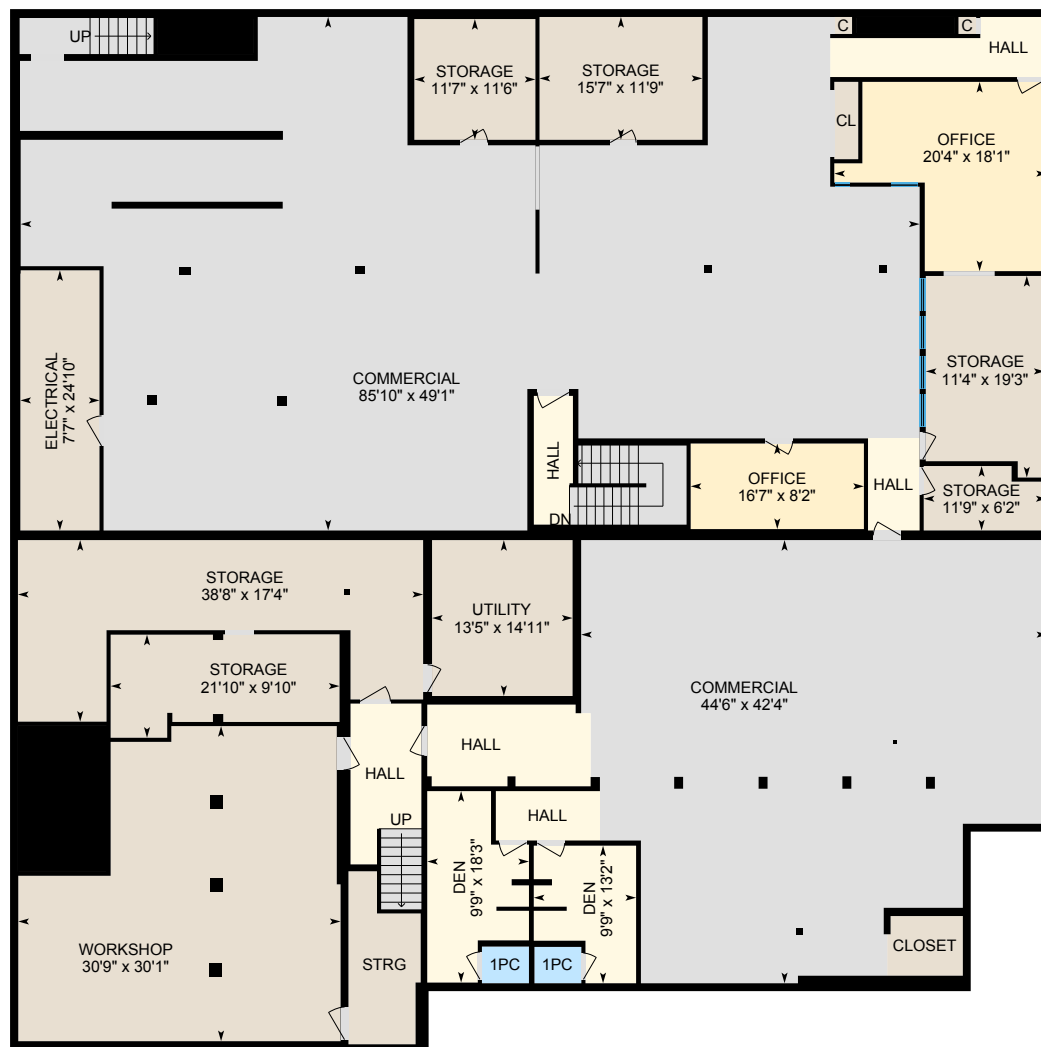
0 2 4 ft

PREPARED: 2020/08/24



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Basement (Below Grade) Exterior Area 9430.93 sq ft
Interior Area 9133.06 sq ft



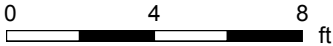
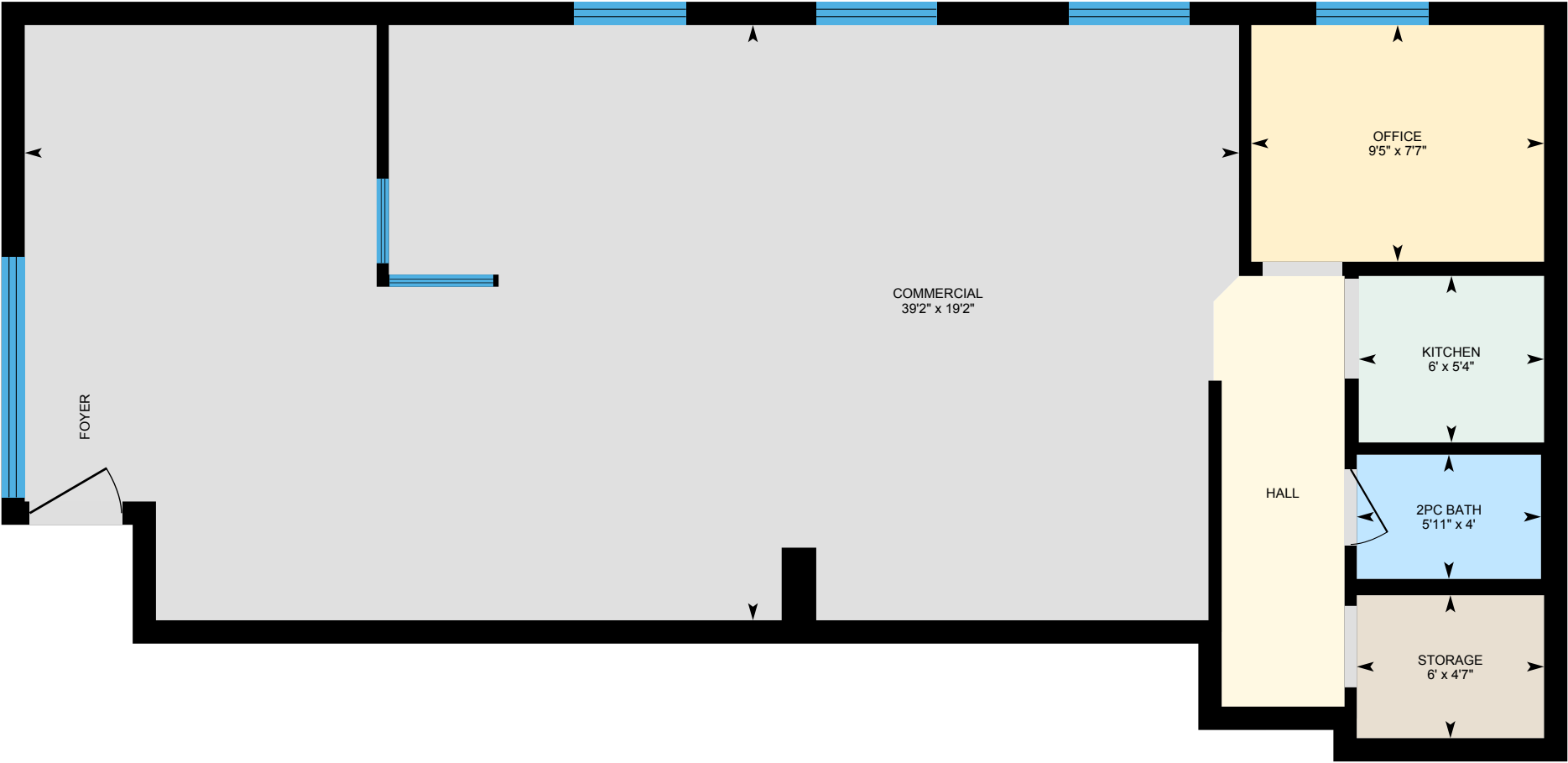
0 7 14
ft

PREPARED: 2020/08/24



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Vixen Hair Den Exterior Area 1068.43 sq ft
Interior Area 958.04 sq ft



PREPARED: 2020/08/24



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Etanda Day Spa Exterior Area 1145.10 sq ft
Interior Area 1036.86 sq ft



0 5 10
ft

PREPARED: 2020/08/24



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Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

1ST FLOOR - BDIC

2pc Bath: 5'11" x 10'4"

2pc Bath: 5'11" x 10'4"

3pc Bath: 14'7" x 5'9"

3pc Bath: 14'6" x 5'10"

Electrical: 14'10" x 11'10"

Janitor: 5' x 9'8"

Lobby: 44'10" x 24'3"

Office: 10'11" x 12'9"

Office: 12'2" x 16'9"

Office: 17'9" x 23'2"

Office: 58'11" x 37'4"

Office: 9'5" x 12'2"

Office: 15'4" x 11'4"

Office: 12'2" x 20'

Office: 15'3" x 16'1"

Office: 15'3" x 11'

Reception: 11'10" x 14'2"

Storage: 11'1" x 4'4"

Storage: 17'2" x 12'11"

Storage: 8'6" x 12'

Storage: 13' x 16'11"

Utility: 10'4" x 9'9"

2ND FLOOR

2pc Bath: 4'6" x 5'11"

2pc Bath: 4'6" x 5'11"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

1ST FLOOR - BDIC

Interior Area: 6889.78 sq ft

Perimeter Wall Length: 413 ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 7200.23 sq ft

2ND FLOOR

Interior Area: 9760.52 sq ft

Excluded Area: 18.34 sq ft

Perimeter Wall Length: 400 ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 10060.83 sq ft

ENTRANCE - LEADS TO BASEMENT AND 2ND FLOOR

Interior Area: 77.79 sq ft

Perimeter Wall Length: 21 ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 93.36 sq ft

BASEMENT (Below Grade)

Interior Area: 9133.06 sq ft

Perimeter Wall Length: 396 ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 9430.93 sq ft

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Property Details

Room Measurements

2pc Bath: 7'5" x 4'5"
2pc Bath: 7'3" x 4'4"
Electrical: 9'3" x 6'1"
Kitchen: 12'9" x 10'1"
Office: 14'11" x 11'8"
Office: 14'11" x 9'10"
Office: 9'6" x 11'10"
Office: 19'1" x 9'2"
Office: 14'4" x 11'7"
Office: 19'7" x 11'
Office: 11'4" x 21'4"
Office: 7'9" x 11'10"
Office: 13'7" x 14'7"
Office: 35'10" x 36'3"
Office: 14'11" x 12'
Office: 14'2" x 10'4"
Office: 14'2" x 10'2"
Office: 14'2" x 12'5"
Office: 14'3" x 12'
Office: 12'7" x 12'9"
Office: 44'9" x 13'
Office: 12'11" x 23'11"
Office: 21'3" x 11'9"
Office: 11'8" x 11'2"
Office: 11'11" x 27'2"
Office: 11'11" x 11'7"
Office: 9'8" x 16'
Office: 16' x 10'11"
Office: 15'4" x 10'5"
Office: 16'9" x 11'10"
Office: 10'6" x 14'6"

Floor Area Information

VIXEN HAIR DEN

Interior Area: 958.04 sq ft
Perimeter Wall Length: 147 ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 1068.43 sq ft

ETANDAH DAY SPA

Interior Area: 1036.86 sq ft
Perimeter Wall Length: 217 ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 1145.10 sq ft

Total Above Grade Floor Area

Main Building Interior: 18723.01 sq ft
Main Building Excluded: 18.34 sq ft
Main Building Exterior: 19567.94 sq ft

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Property Details

Room Measurements

Office: 17'11" x 11'11"
Office: 14'11" x 11'11"
Office: 12'1" x 16'2"
Office: 10'11" x 19'7"
Office: 10'1" x 16'7"
Office: 11'6" x 9'11"
Office: 9'6" x 10'6"
Office: 18'2" x 11'4"
Office: 18'10" x 24'3"

Floor Area Information

BASEMENT

1pc: 4'6" x 3'6"
1pc: 4'6" x 3'6"
Commercial: 85'10" x 49'1"
Commercial: 44'6" x 42'4"
Den: 9'9" x 18'3"
Den: 9'9" x 13'2"
Electrical: 7'7" x 24'10"
Office: 16'7" x 8'2"
Office: 20'4" x 18'1"
Storage: 11'4" x 19'3"
Storage: 11'9" x 6'2"
Storage: 15'7" x 11'9"
Storage: 11'7" x 11'6"
Storage: 21'10" x 9'10"
Storage: 38'8" x 17'4"
Utility: 13'5" x 14'11"
Workshop: 30'9" x 30'1"

VIXEN HAIR DEN

2pc Bath: 4' x 5'11"

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Property Details

Room Measurements

Floor Area Information

Commercial: 19'2" x 39'2"
Kitchen: 5'4" x 6'
Office: 7'7" x 9'5"
Storage: 4'7" x 6'

ETANDAH DAY SPA

2pc Bath: 4'11" x 5'1"
Commercial: 11'8" x 20'3"
Laundry: 12'6" x 9'7"
Office: 6'10" x 17'8"
Office: 6'11" x 13'8"
Office: 6'11" x 13'6"
Office: 10'6" x 9'7"
Storage: 5'7" x 4'

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iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. Perimeter Wall Thickness is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. Perimeter Wall Length is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.