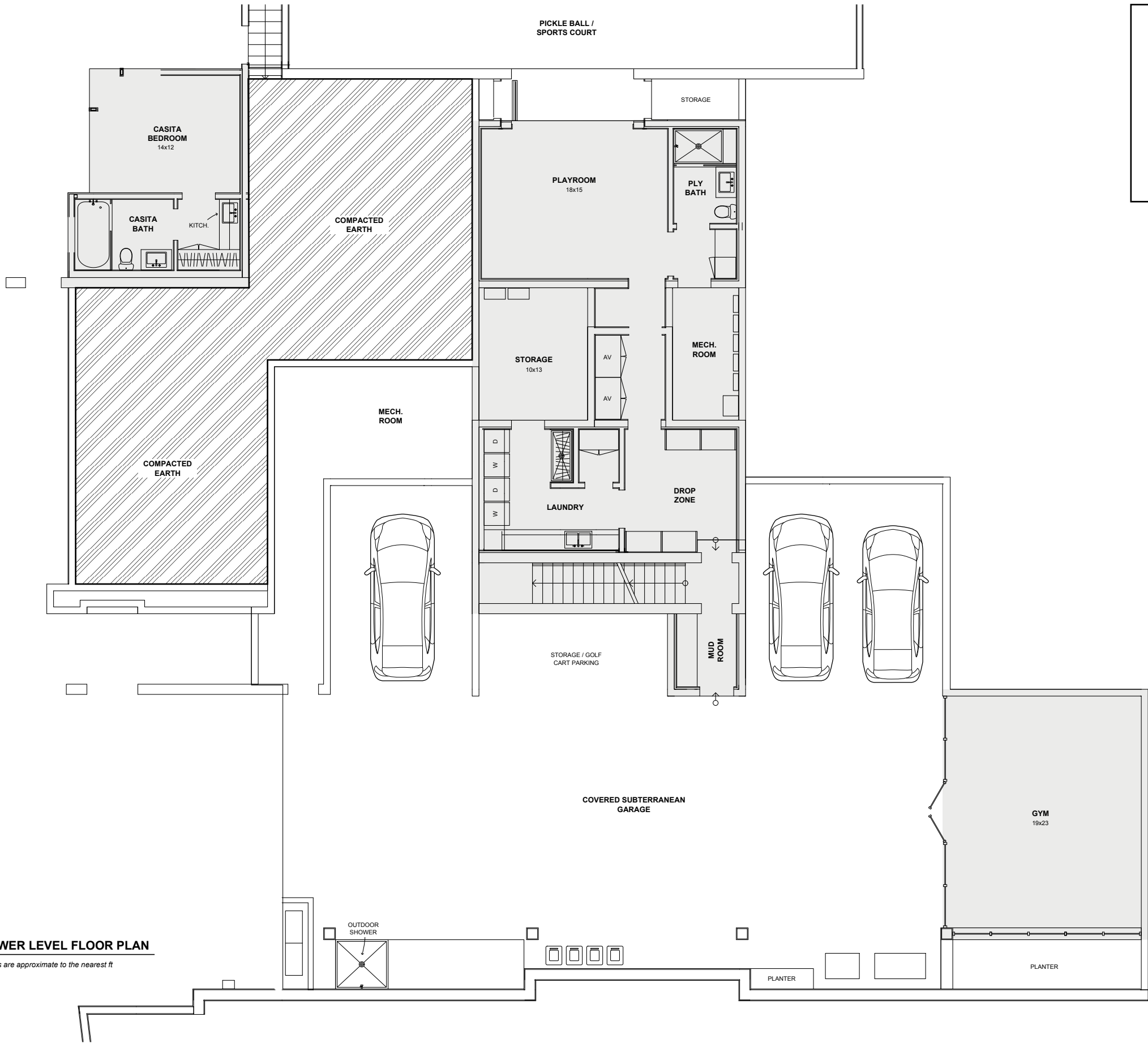




FLOOR AREA SUMMARY	
SUBTERRANEAN GARAGE	2,795 SQ FT
LOWER LEVEL	1,362 SQ FT
GYM	497 SQ FT
CASITA	356 SQ FT
MAIN LEVEL	3,804 SQ FT
SECOND LEVEL	1,374 SQ FT
TOTAL LIVING SPACE * NOT INCLUDING GARAGE	7,393 SQ FT

1 2160 BALBOA AVE - LOWER LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0" * Room dimensions are approximate to the nearest ft