10 Edison Dr, St. Albert, AB

Main Building: Total Exterior Area Above Grade 2210.07 sq ft

Main Floor
Exterior Area 987.97 sq ft

Main Floor
DINING
10'2" x 12'2"
122 sq ft

LIVING
14'10" x 27"
371 sq ft

KITCHEN
10'2" x 10'8"
159 sq ft

CLOSET
CLO

OPEN FAMILY
12'1" x 21'6"
216 sq ft

PREPARED: Nov 2020

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.
Main Building: Total Exterior Area Above Grade 2210.07 sq ft

3rd Floor
Exterior Area 874.29 sq ft

Basement (Below Grade)
Exterior Area 871.81 sq ft

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10 Edison Dr, St. Albert, AB

Main Floor

Total Exterior Area 987.97 sq ft
Total Interior Area 903.77 sq ft

GARAGE
23’7” x 19’
448 sq ft

FOYER

CLO

2PC BATH
7’5” x 3’

CLOSET

HALL

UP

UP

DN

DN

HALL

KITCHEN
15’8” x 10’2”
159 sq ft

LIVING
27’ x 14’10”
371 sq ft

DINING
12’2” x 10’2”
122 sq ft

PREPARED: Nov 2020

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.
2nd Floor
Total Exterior Area 347.81 sq ft
Total Interior Area 291.00 sq ft

OPEN

FAMILY
21'6" x 12'1"
216 sq ft

LAUNDRY
5'5" x 0'1"
33 sq ft

PREPARED: Nov 2020

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10 Edison Dr, St. Albert, AB

3rd Floor
Total Exterior Area 874.29 sq ft
Total Interior Area 805.25 sq ft

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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
MAIN FLOOR
2pc Bath: 3’ x 7’5” | 22 sq ft
Dining: 10’2” x 12’2” | 122 sq ft
Garage: 19’ x 23’7” | 448 sq ft
Kitchen: 10’2” x 15’8” | 159 sq ft
Living: 14’10” x 27’ | 371 sq ft

2ND FLOOR
Family: 12’1” x 21’6” | 216 sq ft
Laundry: 6’1” x 5’5” | 33 sq ft

3RD FLOOR
4pc Bath: 6’3” x 7’5” | 44 sq ft
5pc Ensuite: 10’11” x 12’8” | 95 sq ft
Bedroom: 10’1” x 11’2” | 112 sq ft
Bedroom: 10’ x 15’2” | 135 sq ft
Primary: 14’8” x 16’ | 232 sq ft

BASEMENT
4pc Bath: 9’ x 4’11” | 44 sq ft
Bedroom: 9’1” x 10’9” | 94 sq ft
Rec Room: 13’10” x 29’8” | 347 sq ft
Storage: 13’6” x 7’2” | 97 sq ft
Storage: 3’11” x 13’6” | 53 sq ft
Utility: 9’1” x 8’5” | 77 sq ft

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
MAIN FLOOR
Interior Area: 903.77 sq ft
Excluded Area: 448.07 sq ft
Perimeter Wall Length: 156 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 987.97 sq ft

2ND FLOOR
Interior Area: 291.00 sq ft
Excluded Area: 101.03 sq ft
Perimeter Wall Length: 105 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 347.81 sq ft

3RD FLOOR
Interior Area: 805.25 sq ft
Perimeter Wall Length: 128 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 874.29 sq ft

BASEMENT (Below Grade)
Interior Area: 792.55 sq ft
Perimeter Wall Length: 146 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 871.81 sq ft

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.
Customer Name: Sam Elias
Prepared: Nov 16, 2020

The Total Above Grade Floor Area is the RMS size of the property. Use Exterior Area for detached properties and Interior Area for properties with common walls, such as half-duplexes, townhouses, and apartments.
10 Edison Dr, St. Albert, AB

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, non-enclosed open spaces, such as decks and balconies.

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.
10 Edison Dr, St. Albert, AB

Measurement Diagram for: Main Floor
Exterior Wall Thickness: 6.5 in

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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.
Measurement Diagram for: 3rd Floor
Exterior Wall Thickness: 6.5 in

PREPARED: Nov 2020

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.
Measurement Diagram for: Basement
Exterior Wall Thickness: 6.5 in

PREPARED: Nov 2020

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.