10 Edison Dr, St. Albert, AB

Main Building: Total Exterior Area Above Grade 205.32 m²

Main Floor
Exterior Area 91.79 m²

2nd Floor
Exterior Area 32.31 m²

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.
10 Edison Dr, St. Albert, AB

Main Building: Total Exterior Area Above Grade 205.32 m²

3rd Floor
Exterior Area 81.22 m²

Basement (Below Grade)
Exterior Area 80.99 m²

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10 Edison Dr, St. Albert, AB

2nd Floor
Total Exterior Area 32.31 m²
Total Interior Area 27.03 m²

OPEN

FAMILY
6.55m x 3.68m
20.1 m²

LAUNDRY
1.66m x 1.84m
3.1 m²

PREPARED: Nov 2020

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10 Edison Dr, St. Albert, AB

3rd Floor
Total Exterior Area 81.22 m²
Total Interior Area 74.81 m²

- **4PC BATH**: 2.27m x 1.90m, 4.0 m²
- **CLOSET**
- **BEDROOM**: 3.40m x 3.07m, 10.4 m²
- **CLOSET**
- **BEDROOM**: 4.62m x 3.04m, 12.5 m²
- **PRIMARY**: 4.87m x 4.48m, 21.5 m²
- **WIC**
- **5PC ENSUITE**: 3.85m x 3.32m, 8.8 m²

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10 Edison Dr, St. Albert, AB

Basement
Total Exterior Area 80.99 m²
Total Interior Area 73.63 m²

STORAGE
4.10m x 2.10m
4.9 m²

BEDROOM
3.27m x 2.77m
8.7 m²

CLOSET

4PC BATH
1.49m x 2.75m
4.1 m²

UTILITY
2.58m x 2.77m
7.1 m²

REC ROOM
9.04m x 4.23m
32.2 m²

STORAGE
2.19m x 4.11m
9.0 m²

CLOSET

STORAGE
4.10m x 1.20m
4.9 m²

CLOSET
UP

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.
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: 0.90m x 2.26m | 2.0 m²
Dining: 3.10m x 3.71m | 11.4 m²
Garage: 5.80m x 7.18m | 41.6 m²
Kitchen: 3.10m x 4.78m | 14.8 m²
Living: 4.52m x 8.23m | 34.4 m²

2ND FLOOR
Family: 3.68m x 6.55m | 20.1 m²
Laundry: 1.84m x 1.66m | 3.1 m²

3RD FLOOR
4pc Bath: 1.90m x 2.27m | 4.0 m²
5pc Ensuite: 3.32m x 3.85m | 8.8 m²
Bedroom: 3.07m x 3.40m | 10.4 m²
Bedroom: 3.04m x 4.62m | 12.5 m²
Primary: 4.48m x 4.87m | 21.5 m²

BASEMENT
4pc Bath: 2.75m x 1.49m | 4.1 m²
Bedroom: 2.77m x 3.27m | 8.7 m²
Rec Room: 4.23m x 9.04m | 32.2 m²
Storage: 4.11m x 2.19m | 9.0 m²
Storage: 1.20m x 4.10m | 4.9 m²
Utility: 2.77m x 2.58m | 7.1 m²

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: 83.96 m²
Excluded Area: 41.63 m²
Perimeter Wall Length: 47.4 m
Perimeter Wall Thickness: 17 cm
Exterior Area: 91.79 m²

2ND FLOOR
Interior Area: 27.03 m²
Excluded Area: 9.39 m²
Perimeter Wall Length: 32.0 m
Perimeter Wall Thickness: 17 cm
Exterior Area: 32.31 m²

3RD FLOOR
Interior Area: 74.81 m²
Perimeter Wall Length: 38.9 m
Perimeter Wall Thickness: 17 cm
Exterior Area: 81.22 m²

BASEMENT (Below Grade)
Interior Area: 73.63 m²
Perimeter Wall Length: 44.6 m
Perimeter Wall Thickness: 17 cm
Exterior Area: 80.99 m²

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.
<table>
<thead>
<tr>
<th>Room Measurements</th>
<th>Floor Area Information</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Above Grade Floor Area</td>
</tr>
<tr>
<td></td>
<td>Main Building Interior: 185.81 m²</td>
</tr>
<tr>
<td></td>
<td>Main Building Excluded: 51.01 m²</td>
</tr>
<tr>
<td></td>
<td>Main Building Exterior: 205.32 m²</td>
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</tbody>
</table>

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.

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.
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

Extterior 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: 17 cm

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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: 3rd Floor
Exterior Wall Thickness: 17 cm

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.
10 Edison Dr, St. Albert, AB

Measurement Diagram for: Basement
Exterior Wall Thickness: 17 cm

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PREPARED: Nov 2020