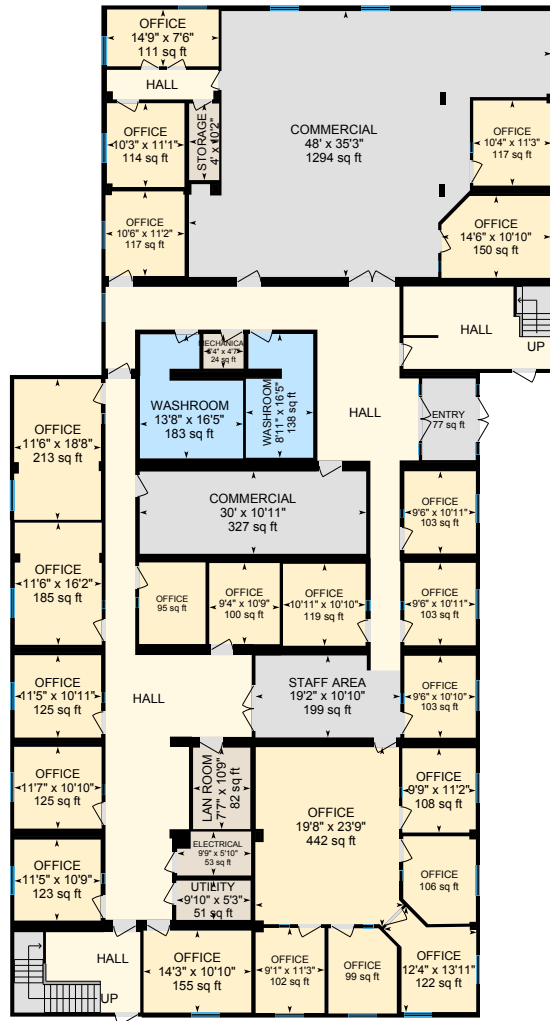
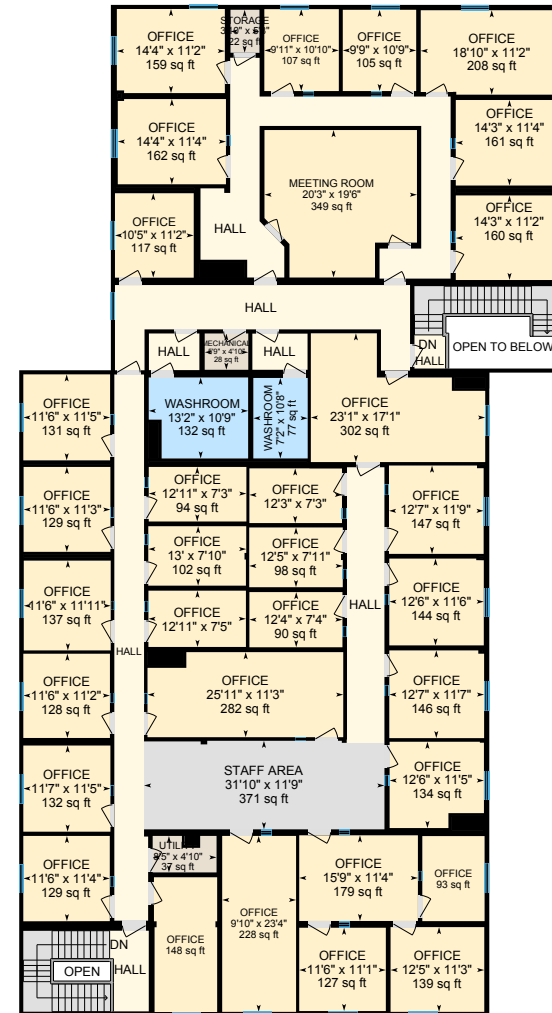


ATCO 22-Unit 2-Storey Office Complex

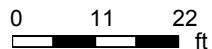
Main Building: Total Exterior Area Above Grade 16340.85 sq ft



Main Floor
Exterior Area 8221.80 sq ft



2nd Floor
Exterior Area 8119.05 sq ft



ATCO 22-Unit 2-Storey Office Complex

Main Floor Exterior Area 8221.80 sq ft
Interior Area 7999.65 sq ft



0 10 20
ft

ATCO 22-Unit 2-Storey Office Complex

2nd Floor Exterior Area 8119.05 sq ft
Interior Area 7896.61 sq ft
Excluded Area 112.34 sq ft



0 10 20
ft

ATCO 22-Unit 2-Storey Office Complex

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

MAIN FLOOR

Commercial: 30' x 10'11" | 327 sq ft
Commercial: 48' x 35'3" | 1294 sq ft
Electrical: 9'9" x 5'10" | 53 sq ft
Entry: 7'1" x 10'10" | 77 sq ft
Lan Room: 7'7" x 10'9" | 82 sq ft
Mechanical: 5'4" x 4'7" | 24 sq ft
Office: 12'4" x 13'11" | 122 sq ft
Office: 9'1" x 11'3" | 102 sq ft
Office: 9'1" x 11'4" | 99 sq ft
Office: 9'8" x 11'7" | 106 sq ft
Office: 9'6" x 10'10" | 103 sq ft
Office: 9'9" x 11'2" | 108 sq ft
Office: 14'3" x 10'10" | 155 sq ft
Office: 11'5" x 10'9" | 123 sq ft
Office: 19'8" x 23'9" | 442 sq ft
Office: 9'6" x 10'11" | 103 sq ft
Office: 10'11" x 10'10" | 119 sq ft
Office: 9'4" x 10'9" | 100 sq ft
Office: 10'4" x 11'3" | 117 sq ft
Office: 11'5" x 10'11" | 125 sq ft
Office: 8'10" x 10'10" | 95 sq ft
Office: 11'6" x 16'2" | 185 sq ft
Office: 9'6" x 10'11" | 103 sq ft
Office: 10'6" x 11'2" | 117 sq ft
Office: 14'6" x 10'10" | 150 sq ft
Office: 10'3" x 11'1" | 114 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: 7999.65 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 8221.80 sq ft

2ND FLOOR

Interior Area: 7896.61 sq ft
Excluded Area: 112.34 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 8119.05 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 15896.25 sq ft
Excluded Area: 112.34 sq ft
Exterior Area: 16340.85 sq ft

ATCO 22-Unit 2-Storey Office Complex

Property Details

Room Measurements

Office: 11'6" x 18'8" | 213 sq ft
Office: 14'9" x 7'6" | 111 sq ft
Office: 11'7" x 10'10" | 125 sq ft
Staff Area: 19'2" x 10'10" | 199 sq ft
Storage: 4' x 10'2"
Utility: 9'10" x 5'3" | 51 sq ft
Washroom: 8'11" x 16'5" | 138 sq ft
Washroom: 13'8" x 16'5" | 183 sq ft

Floor Area Information

2ND FLOOR

Mechanical: 5'9" x 4'10" | 28 sq ft
Meeting Room: 20'3" x 19'6" | 349 sq ft
Office: 14'3" x 11'4" | 161 sq ft
Office: 8'3" x 17'10" | 148 sq ft
Office: 12'7" x 11'7" | 146 sq ft
Office: 11'6" x 11'5" | 131 sq ft
Office: 12'11" x 7'3" | 94 sq ft
Office: 14'3" x 11'2" | 160 sq ft
Office: 18'10" x 11'2" | 208 sq ft
Office: 14'4" x 11'4" | 162 sq ft
Office: 10'5" x 11'2" | 117 sq ft
Office: 14'4" x 11'2" | 159 sq ft
Office: 15'9" x 11'4" | 179 sq ft
Office: 12'3" x 7'3"
Office: 9'9" x 10'9" | 105 sq ft
Office: 11'6" x 11'4" | 129 sq ft
Office: 12'5" x 11'3" | 139 sq ft
Office: 12'11" x 7'5"
Office: 11'6" x 11'1" | 127 sq ft
Office: 9'11" x 10'10" | 107 sq ft
Office: 8'3" x 11'3" | 93 sq ft

ATCO 22-Unit 2-Storey Office Complex

Property Details

Room Measurements

Floor Area Information

- Office: 13' x 7'10" | 102 sq ft
- Office: 12'5" x 7'11" | 98 sq ft
- Office: 11'7" x 11'5" | 132 sq ft
- Office: 12'6" x 11'6" | 144 sq ft
- Office: 11'6" x 11'2" | 128 sq ft
- Office: 11'6" x 11'11" | 137 sq ft
- Office: 12'6" x 11'5" | 134 sq ft
- Office: 25'11" x 11'3" | 282 sq ft
- Office: 12'7" x 11'9" | 147 sq ft
- Office: 23'1" x 17'1" | 302 sq ft
- Office: 12'4" x 7'4" | 90 sq ft
- Office: 9'10" x 23'4" | 228 sq ft
- Office: 11'6" x 11'3" | 129 sq ft
- Staff Area: 31'10" x 11'9" | 371 sq ft
- Storage: 3'10" x 5'8" | 22 sq ft
- Utility: 8'5" x 4'10" | 37 sq ft
- Washroom: 13'2" x 10'9" | 132 sq ft
- Washroom: 7'2" x 10'8" | 77 sq ft

ATCO 22-Unit 2-Storey Office Complex

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. 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.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

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.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

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

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

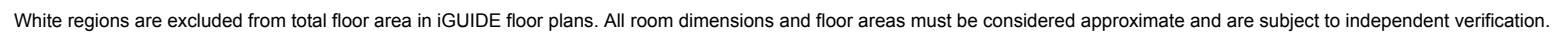
B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

Exterior Wall Thickness: 6.5 in



ATCO 22-Unit 2-Storey Office Complex

Measurement Diagram for: 2nd Floor

Exterior Wall Thickness: 6.5 in

