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No.	Description	Date

**SHEET INDEX**

A00-00	COVER
A00-01	PROJECT OVERVIEW & URBAN VILLAGE
A00-02	CODE REVIEW
A00-03	CONSTRUCTION ASSEMBLIES
A00-04	DOOR & WINDOW SCHEDULE
A00-05	CONSIDERED FRAMING OPTION
A00-06	CHOSEN FRAMING OPTION
A01-01	SITE PLAN
A01-02	PARKING PROPOSAL
A02-01	MAIN FLOOR PLAN
A02-02	SECOND FLOOR PLAN

A02-03	THIRD FLOOR PLAN
A02-04	ROOF PLAN
A02-05	FOUNDATION PLAN
A03-01	NORTH & WEST ELEVATIONS
A03-02	SOUTH & EAST ELEVATIONS
A04-01	CROSS SECTIONS
A04-02	LONGITUDINAL SECTIONS
A05-01	WALL SECTIONS
A06-01	DETAILS
P00-01	PRESENTATION FLOOR PLANS
P00-02	PRESENTATION ELEVATIONS & 3D

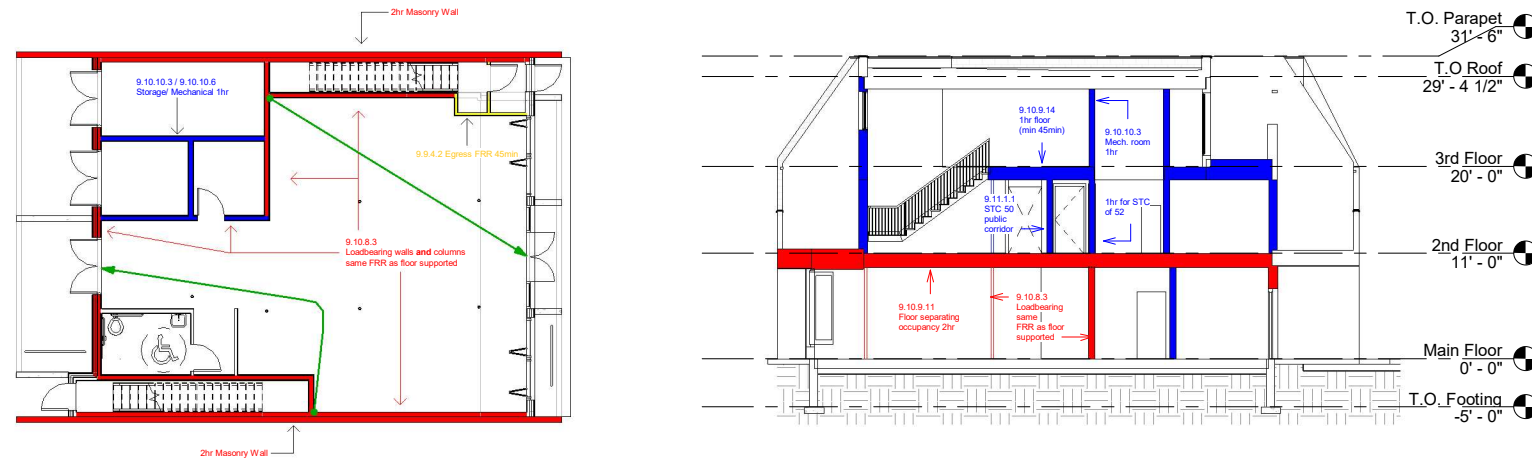
# 209 19 STREET NW

Roshan Mathew

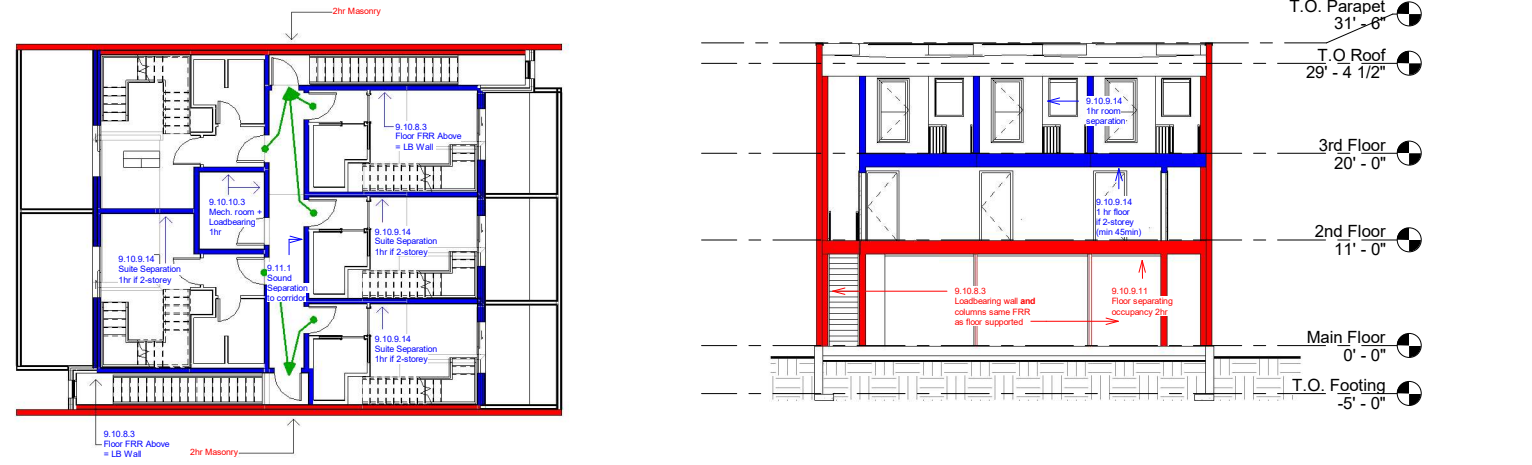
Date 08-03-2023

Roshan M.	
SEM 2 - MIXED USE	
Cover	
Project number	02
Date	24-04-2023
Drawn by	Roshan Mathew
Checked by	Checker
A00-01	
Scale	1/4" = 1'-0"

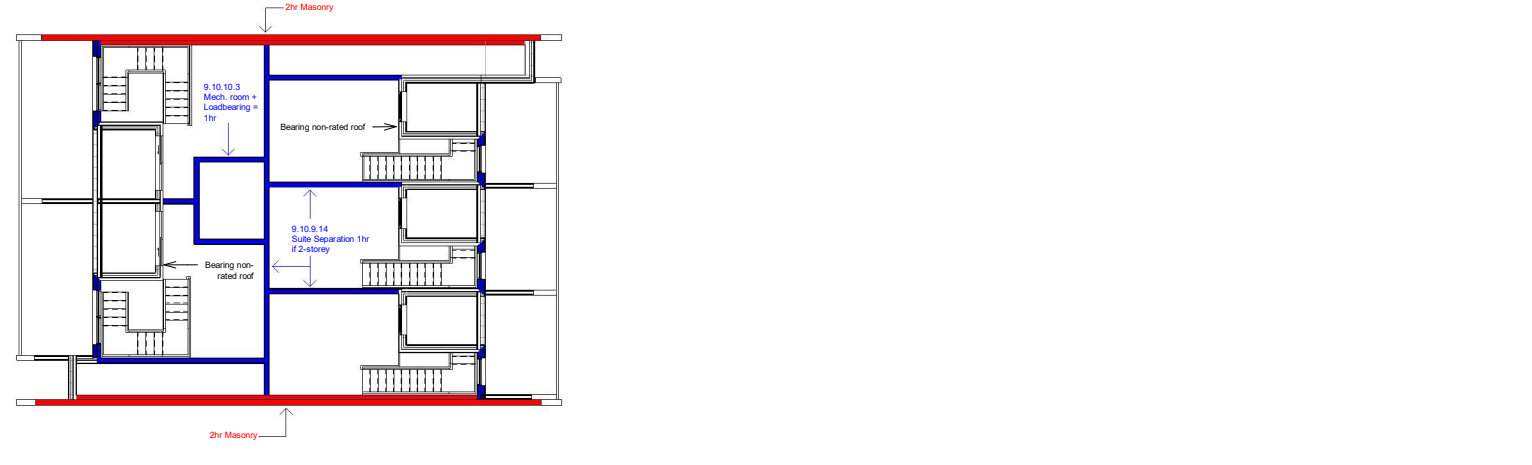




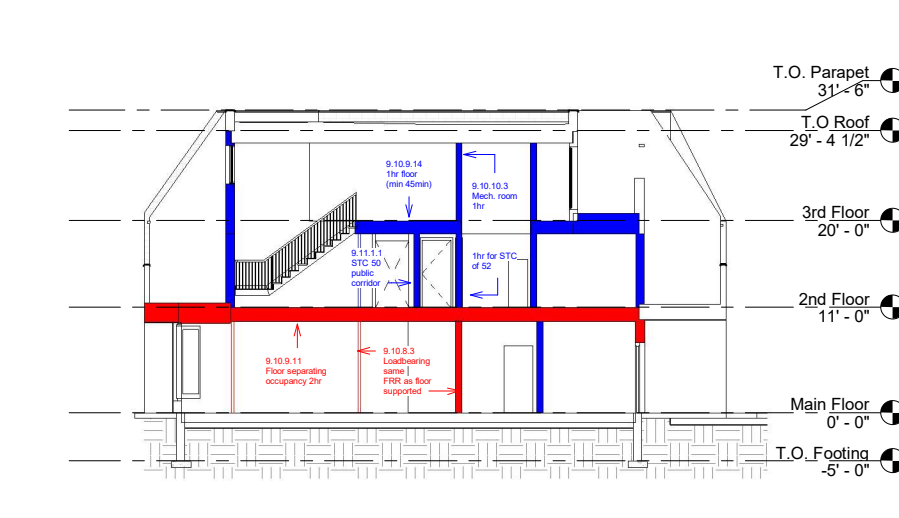
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3/32" = 1'-0"



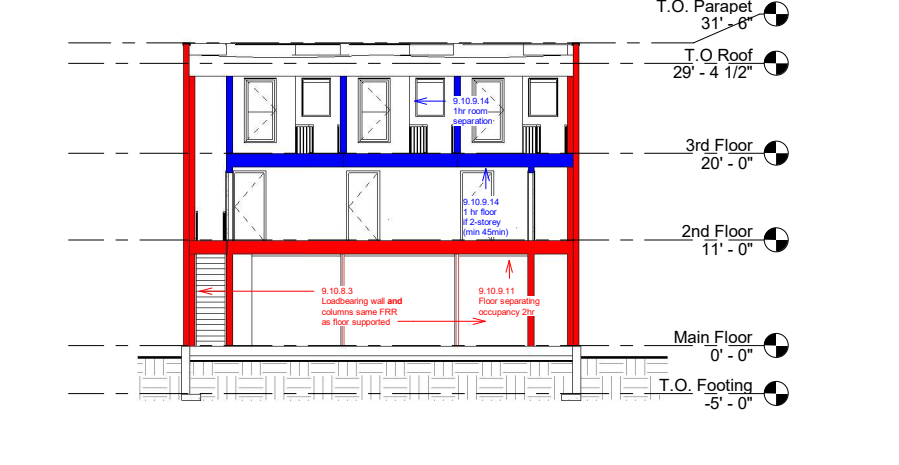
2 2nd Floor CODE  
3/32" = 1'-0"



3 Mezzanine Floor CODE  
3/32" = 1'-0"



5 Longitudinal Section CODE  
1" = 10'-0"



4 Cross Section CODE  
1" = 10'-0"

# CODE REVIEW

## DESIGN OF SPACES/ EGRESS

CODE	ACTUAL
PUBLIC CORRIDOR SIZE (9.9.3.3)	1100mm MIN / 1160mm
PROJECTION INTO CORRIDOR (9.9.5.3)	100mm MAX / 0 / NONE
CEILING HEIGHTS (9.5.3.1)	
MAIN FLOOR	2110mm MIN / 2908mm
SECOND FLOOR	2110mm MIN / 2330mm
THIRD FLOOR	2110mm MIN / 2464mm
NUMBER OF REQUIRED EXITS (9.9.2.9.7.4)	2 / 2
RESIDENTIAL MAX TRAVEL DISTANCE	15.0M MAX / 4.50M
COMMERCIAL MAX TRAVEL DISTANCE	15.0M MAX / 10.2M
MAX LENGTH DEAD END CORRIDOR	5.86M MAX / NONE
EGRESS DOOR AND WINDOW SIZES (9.9.10.1)	
EGRESS WINDOW SIZE	0.35 SQ M MIN / MEETS CODE
EGRESS DOORWAY CLEAR WIDTH	800mm MIN / 914mm
EGRESS DOORWAY CLEAR HEIGHT	2032mm MIN / 2134mm
STAIRS (mm) (9.8.2.1/9.8.4)	
EGRESS STAIR (RISE/RUN/WIDTH) Max Min Min	180mm, 280mm, 910mm / 178mm, 280mm, 910mm
STAIR IN EAST FACING SUITES (RISE/RUN/WIDTH)	200mm, 255mm, 864mm / 200mm, 267mm, 864mm
STAIR IN WEST FACING SUITES (RISE/RUN/WIDTH)	200mm, 255mm, 864mm / 191mm, 267mm, 864mm
CONTINUITY OF HANDRAILS (9.8.7.2)	GRASPABLE ENTIRE LENGTH / YES
MIN CLEAR HEIGHT ABOVE STAIR (9.8.2.2)	EGRESS / 2065mm / YES
WITHIN SUITES	1956mm / 2010mm

## GENERAL NOTES

Proposed development falls under part 9 of the National Building Code (2019)

**MUNICIPAL ADDRESS**  
209 19 STREET NW  
CALGARY, AB

**LEGAL ADDRESS**  
LOT 6&7, BLOCK 22

**BUILDING HEIGHT** 3 Storeys  
**BUILDING OCCUPANCY** Group C  
**FAR MAX = 1.0 ACTUAL = 0.92**

**STC RATINGS**

DEMISING WALLS	53
SECOND FLOOR	55
THIRD FLOOR	N/A

\*Third Floor Assembly Has No Required STC - Each Unit Is 2-Storey

\*More Detailed Assemblies and RSI calculations in A00-03

\*All RSI Minimums Assume No Heat-Recovery Ventilator

\*FRR Required For Closures (9.10.13.1) Found In A00-04

## ASSEMBLY RSI RATINGS

EXTERIOR WALLS (9.36.2.6.-A)	MIN	ACTUAL
2HR FRR MASONRY WALL: 7 5/8" CONCRETE BLOCKS + 6 1/2" FROST WALL	3.08	4.17 (135%)
2HR FRR EXTERIOR WALL: W2a WITH FIBRE CEMENT CLADDING 2 LYRS 5/8" TYPE X GYPSUM + 3 1/2" INSULATION + 2 LYRS TYPE X SHEATHING	3.08	5.83 (189%)
1HR FRR EXTERIOR WALL: ULC W301 cUL W307 WITH FIBRE CEMENT CLADDING	3.08	5.58 (181%)
1 LVR 5/8" TYPE X GYPSUM + 3 1/2" INSULATION + 1 LVR TYPE X SHEATHING	3.08	5.56 (181%)
NON-RATED EXTERIOR WALL:	3.08	5.56 (181%)
<b>FLOOR (9.36.2.8.-A)</b>		
SLAB ON GRADE: 6" CONCRETE SLAB, 6" RIGID INSULATION	3.72	4.79 (129%)
<b>ROOFS (9.36.2.6.-A)</b>		
2HR FRR INSET BALCONY: ICC-ES ESR-1153 Assembly G *CALCULATIONS IN A00-03	5.02	7.07 (141%)
1HR FRR INSET BALCONY: F4a *CALCULATIONS IN A00-03	5.02	7.45 (148%)
NON-RATED ROOF:	5.02	8.13 (162%)
*DETAILED CALCULATIONS IN A00-03		

## FIRE RATED ASSEMBLIES & STC RATINGS

2 HR	
1 HR	
45 MIN	

### FIRE RATED WALLS 9.10.3.1.-A

**EXTERIOR WALLS**

**2HR FRR EXTERIOR WALL:** W2a WITH FIBRE CEMENT CLADDING  
2 LYRS 5/8" TYPE X GYPSUM + 3 1/2" INSULATION + 2 LYRS TYPE X SHEATHING

**1HR FRR EXTERIOR WALL:** ULC W301 cUL W307 WITH FIBRE CEMENT CLADDING  
1 LVR 5/8" TYPE X GYPSUM + 3 1/2" INSULATION + 1 LVR TYPE X SHEATHING

**2HR FRR MASONRY WALL:** 7 5/8" CONCRETE BLOCKS + 6 1/2" FROST WALL

**INTERIOR WALLS**

**45MIN FRR INTERIOR WALL W1b STC: 34**  
1 LVR 1/2" TYPE X GYPSUM BOTH SIDES + 3 1/2" INSULATION

**1HR FRR INTERIOR WALL W8a STC: 52**  
2 LYR 5/8" TYPE X GYPSUM ONE SIDE, 1 LYR ON OTHER, 1 1/2" INSULATION, STAGGERED STUDS

**2HR FRR INTERIOR WALL W2a STC: 38**  
2 LYR 5/8" TYPE X GYPSUM ON BOTH SIDES, 3 1/2" INSULATION, STAGGERED STUDS

## FIRE RATED ASSEMBLIES & STC RATINGS

### FIRE RATED FLOORS & ROOFS 9.10.3.1.-B

**FLOORS**

**2HR FRR FLOOR:** ICC-ES ESR-1153 Assembly G STC: >50  
2 LYR 5/8" TYPE C GYPSUM, RESILIENT CHANNEL, 1 LYR TYPE C GYPSUM, 1" SUBFLOOR

**1HR FRR FLOOR:** F4a  
2 LYR 5/8" TYPE X GYPSUM, 1" SUBFLOOR

**ROOFS**

**2HR FRR INSET BALCONY:** ICC-ES ESR-1153 Assembly G + CONCRETE TOPPING  
2 LYR 5/8" TYPE C GYPSUM, RESILIENT CHANNEL, 1 LYR TYPE C GYPSUM, 1" SHEATHING

**1HR FRR INSET BALCONY:** F4a + CONCRETE TOPPING  
2 LYR 5/8" TYPE X GYPSUM, 1" SHEATHING

#### NOTES:

**NBC: 9.11.1.1**  
ALL WALLS AND FLOORS SEPARATING SUITES OR OCCUPANCIES HAVE AN STC RATING ABOVE 50

**NBC: 9.10.9.14**  
ALL PARTY WALLS BETWEEN 2-STOREY SUITES 1HR FRR AS PER NBC

**NBC: 9.10.9.11**  
FLOOR SEPARATING OCCUPANCY 2HR FRR AS PER NBC

**NBC: 9.10.10.3 & 9.10.10.6**  
ALL STORAGE AND MECHANICAL ROOMS HAVE MIN FRR OF 1HR

**NBC: 9.10.8.3**  
ALL BEARING WALLS MATCH THE FRR OF THE SUPPORTED FLOOR

No.	Description	Date

Roshan M.  
SEM 2 - MIXED USE CODE

Project number 02  
Date 24-04-2023  
Drawn by Roshan Mathew  
Checked by Checker

# A00-03

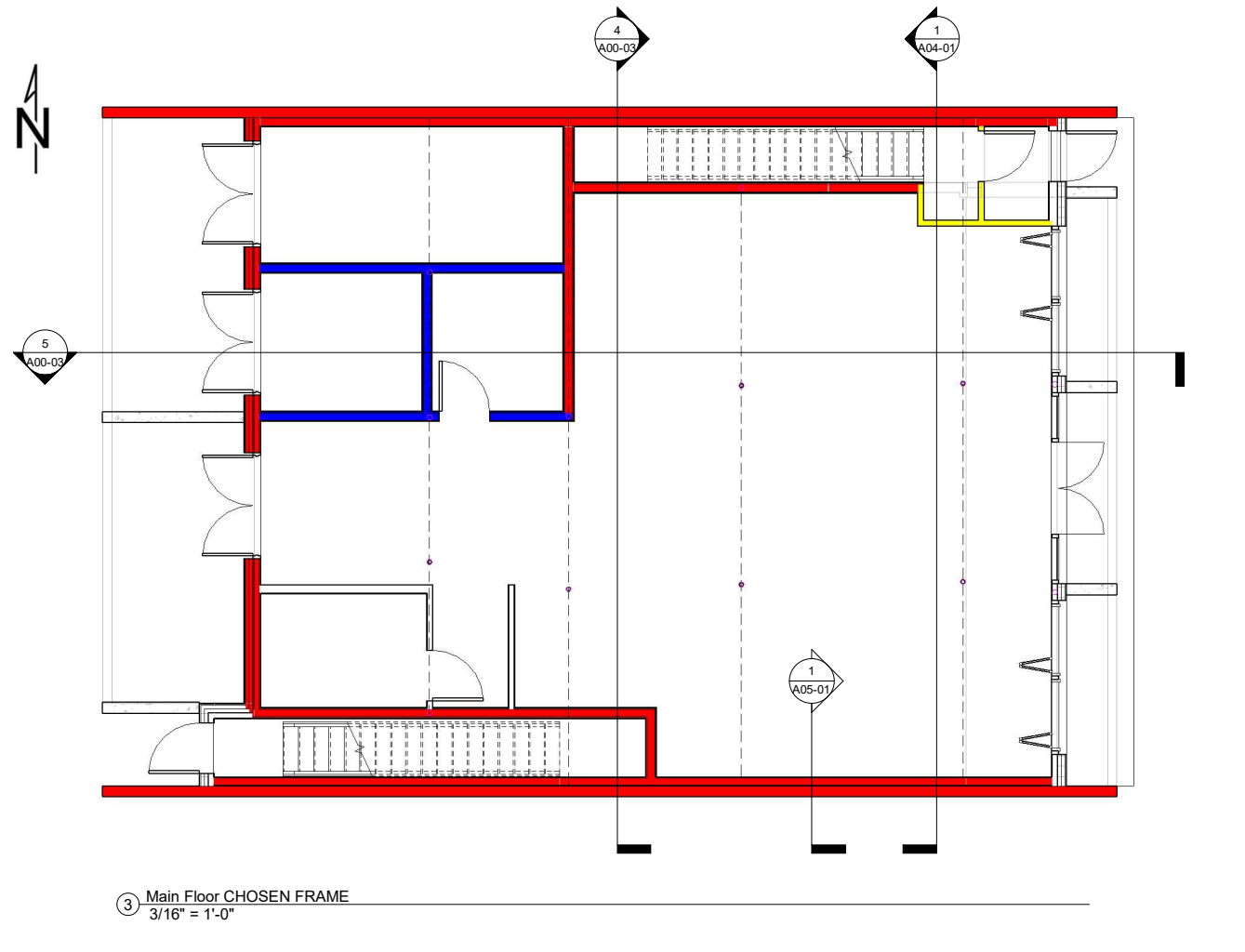
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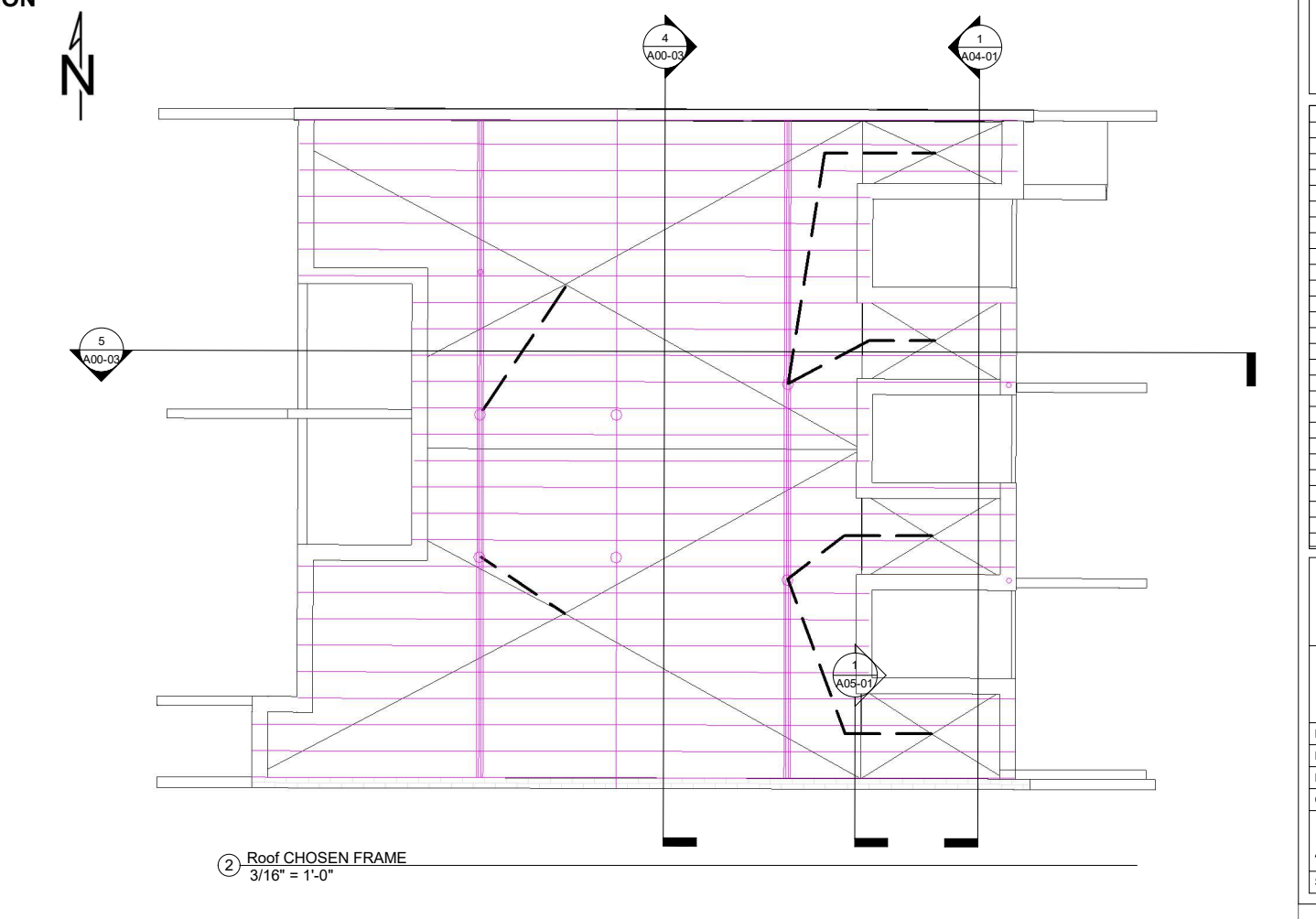
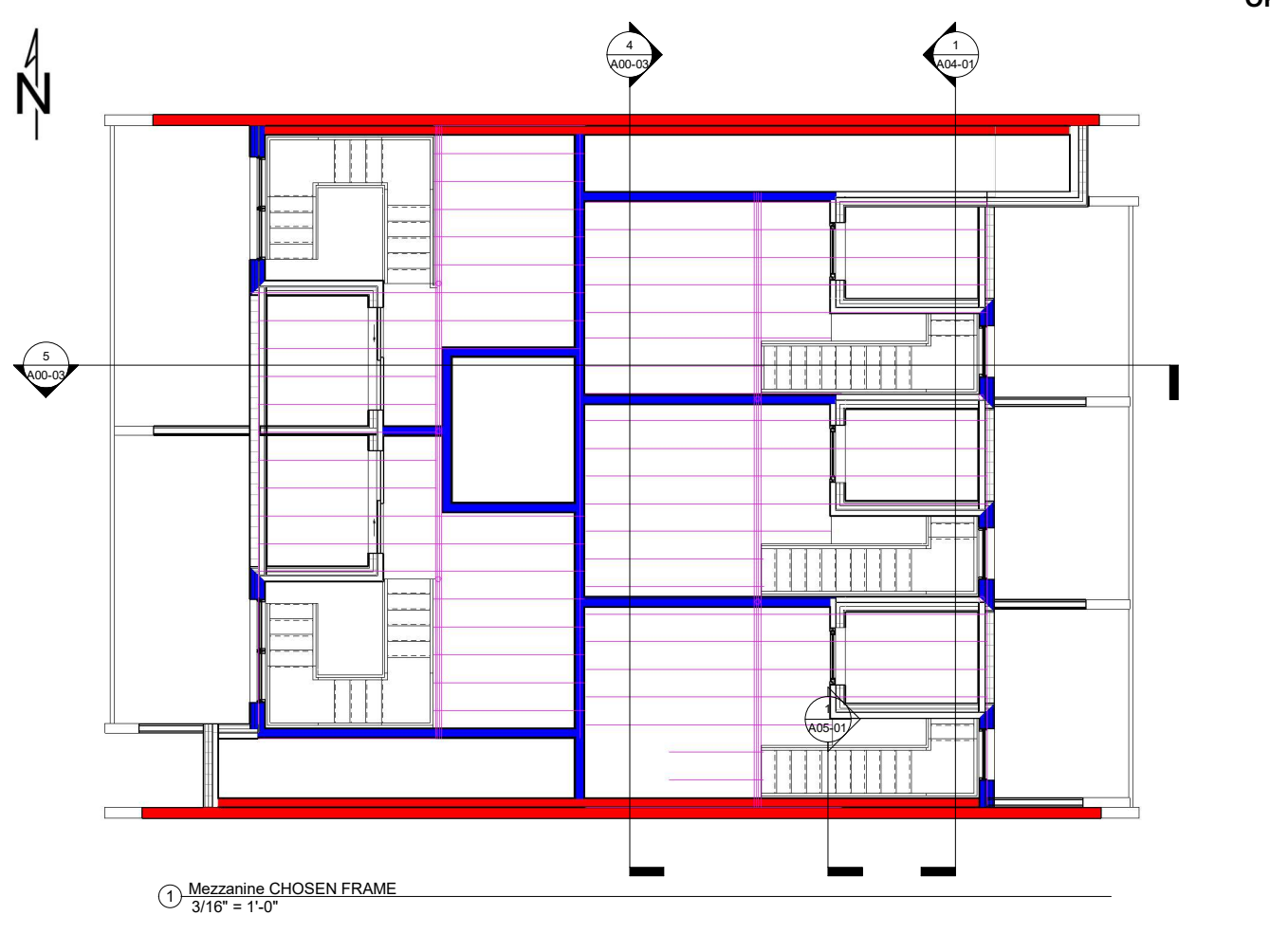




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**CHOSEN FRAMING OPTION**

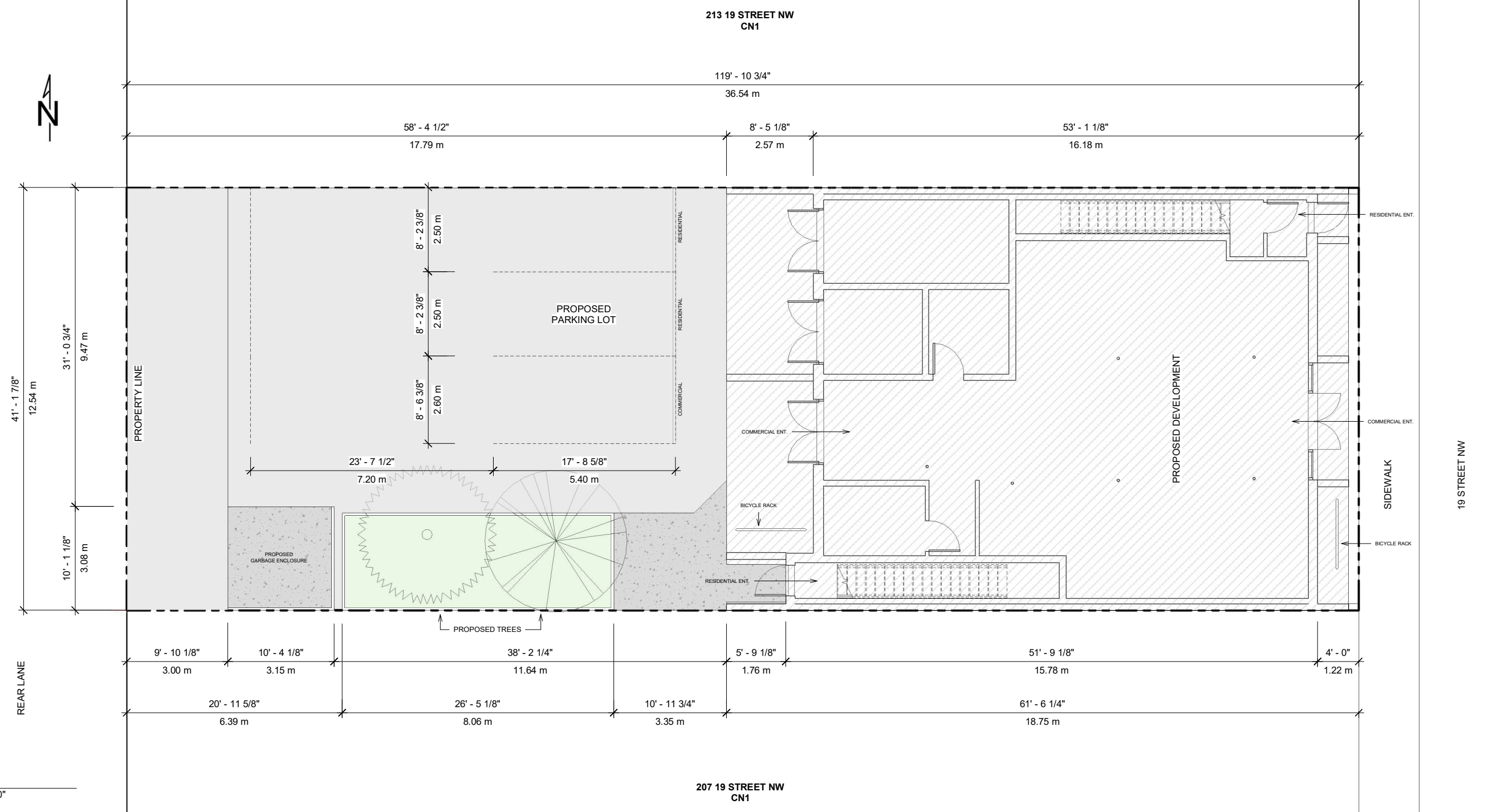


No.	Description	Date

Roshan M.  
 SEM 2 - MIXED USE  
 Chosen Framing Option  
 Project number 02  
 Date 24-04-2023  
 Drawn by Roshan Mathew  
 Checked by Checker  
**A00-07**  
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2023-04-27 10:43:39 AM

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**PARCEL INFORMATION & BYLAW REVIEW**

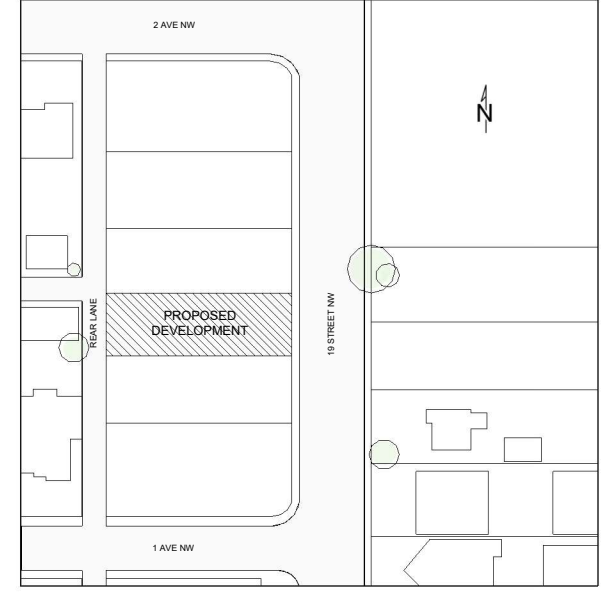
PARCEL	
LEGAL ADDRESS	LOT 6 & 7 ,BLOCK 22
MUNICIPAL ADDRESS	209, 19ST, NW
PLAN	2554AC
TOTAL LOT AREA	458.2 SQ M (4932 SQ FT)
LAND USE DESIGNATION	CN-1
MAX FAR (LUB 706)	1.0
BUILDING INFORMATION	
GROUND FLOOR AREA	189 SQ M
SECOND FLOOR AREA	152 SQ M
THIRD FLOOR AREA	78.9 SQ M
GROSS FLOOR AREA	420 SQ M
LUB:706 FAR (MAX 1.0)	0.92
LUB:707 BUILDING HEIGHT (MAX 10.0M)	9.60 M
UNITS	COMMERCIAL 1, RESIDENTIAL 5
PREDICTED COMMERCIAL USE	FLOWER SHOP

BYLAW RESTRICTIONS		ACTUAL	
LUB:713 FRONT SETBACK (3.0M MAX)		1.22M	
LUB:714 REAR SETBACK (3.0M MIN)		3.00M	
LUB:715 SIDE SETBACK (NONE)		NONE	
LUB:707 BUILDING HEIGHT (10.0M)		9.60M	
LUB:691 LANDSCAPING		1 CONIFEROUS 1 DECIDUOUS	BOTH MEETING MIN DIAMETER
LUB:697(2) GARBAGE ENCLOSURE NOT IN SETBACK AREA		YES	
GARBAGE ENCLOSURE (MIN 3M X 3M)		3.15M X 3.08M	
LUB:709 LENGTH OF FACADE FACING COMMERCIAL STREET		>80%	
LUB:706(1) STORE ENTRANCE FACING COMMERCIAL STREET		YES	
LUB:711(1) MAXIMUM USE AREA (MAX 300 SQ M)		231 SQ M	

PARKING		ACTUAL	
LUB:694-1 CAR PARKING (3 RESIDENTIAL, 1 COMMERCIAL REQ.)		REFER TO A01-02	
LUB:719 BICYCLE PARKING (2 CLASS-2 REQ.)		4 CLASS-2, 6 CLASS-1	
LUB:711(1) DRIVING ISLE WIDTH (MIN 7.20M)		7.20M	
LUB:122 PARKING STALL WIDTH (2.60M COM, 2.50M RES)		2.60M COMMERCIAL 2.50M RESIDENTIAL	
LUB:122 PARKING STALL LENGTH (5.4M)		5.4M	
LUB:710 VEHICLE ACCESS FROM REAR LANE		YES	
LUB:125 DISTANCE OF BICYCLE STAND FROM PARKING STALL (MIN 2.0M)		3.1M	

**LEGEND**

- PROP. LINE
- [Hatched Box] PROPOSED DEVELOPMENT
- [Grey Box] PROPOSED CONC. PAVING
- [Light Grey Box] PROPOSED ASPHALT
- [Green Box] PROPOSED LANDSCAPING
- [Tree Symbol] SCHUBERT CHOKECHERRY
- [Tree Symbol] SIBERIAN LARCH



No.	Description	Date

Roshan M.

SEM 2 - MIXED USE  
Site Plan

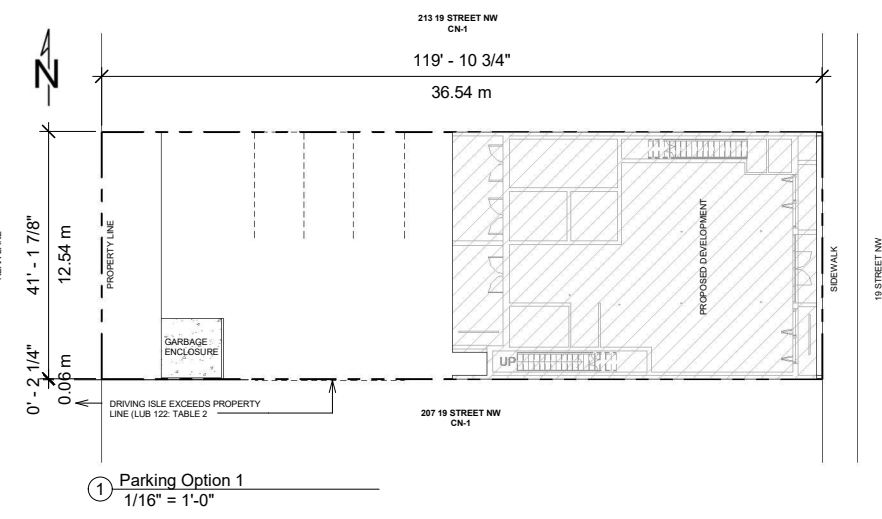
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Date 24-04-2023  
Drawn by Roshan Mathew  
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**A01-01**

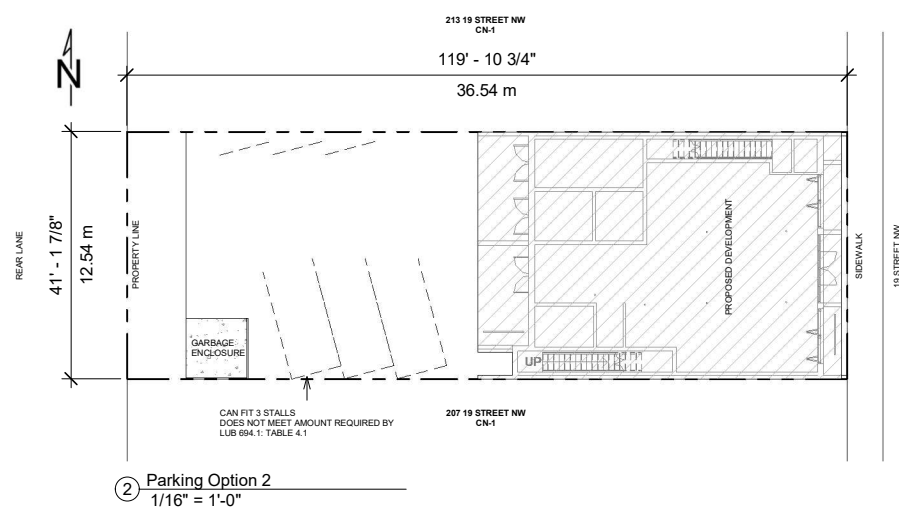
Scale As indicated



## PARKING EXAMPLE 1



## PARKING EXAMPLE 2



## PROPOSED TENANTS

**5 RESIDENTIAL TENANTS**  
(3 REQUIRED PARKING STALLS)

**1 COMMERCIAL TENANT**  
(1 REQUIRED PARKING STALL)

BASED ON THE PARCEL AND DESIGN DIMENSIONS, ONLY A MAXIMUM OF 3 PARKING STALLS CAN BE PROVIDED.

ONE LESS THAN REQUIRED BY LUB 694.1 FOR THE NUMBER OF TENANTS IN THE PROPOSED DESIGN

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## 19 ST NW DEVELOPMENT PLAN

19 ST NW STREETSCAPING (KENSINGTON ROAD TO 7TH AV)



## EXEMPTION JUSTIFICATION

**PRIMARY RESIDENTIAL TENANTS ARE PREDICTED TO BE STUDENTS**

**20-24 MIN TRANSIT CONNECTION TO U OF C AND 12-14 MIN TRANSIT CONNECTION TO SAIT**

**20-22 MIN TRANSIT CONNECTION TO THE CORE (DOWNTOWN)**

**11% OF COMMUTERS IN WEST HILLHURST ARE CYCLISTS (CALGARY TOTAL=2%)**

**AREA IS AN IMPORTANT WALKING/ BIKING CORRIDOR**

**DIRECT CONNECTION TO DOWNTOWN CYCLING NETWORK ONCE PROTECTED LANES ARE ADDED**

DESIGN TIES INTO THE FUTURE OF 19 ST NW

## PROPOSAL

ONE CAR PARKING STALL REMOVED IN EXCHANGE FOR ONE CLASS-1 BICYCLE PARKING STALL FOR EACH TENANT

TWO ADDITIONAL CLASS-2 BICYCLE PARKING STALLS

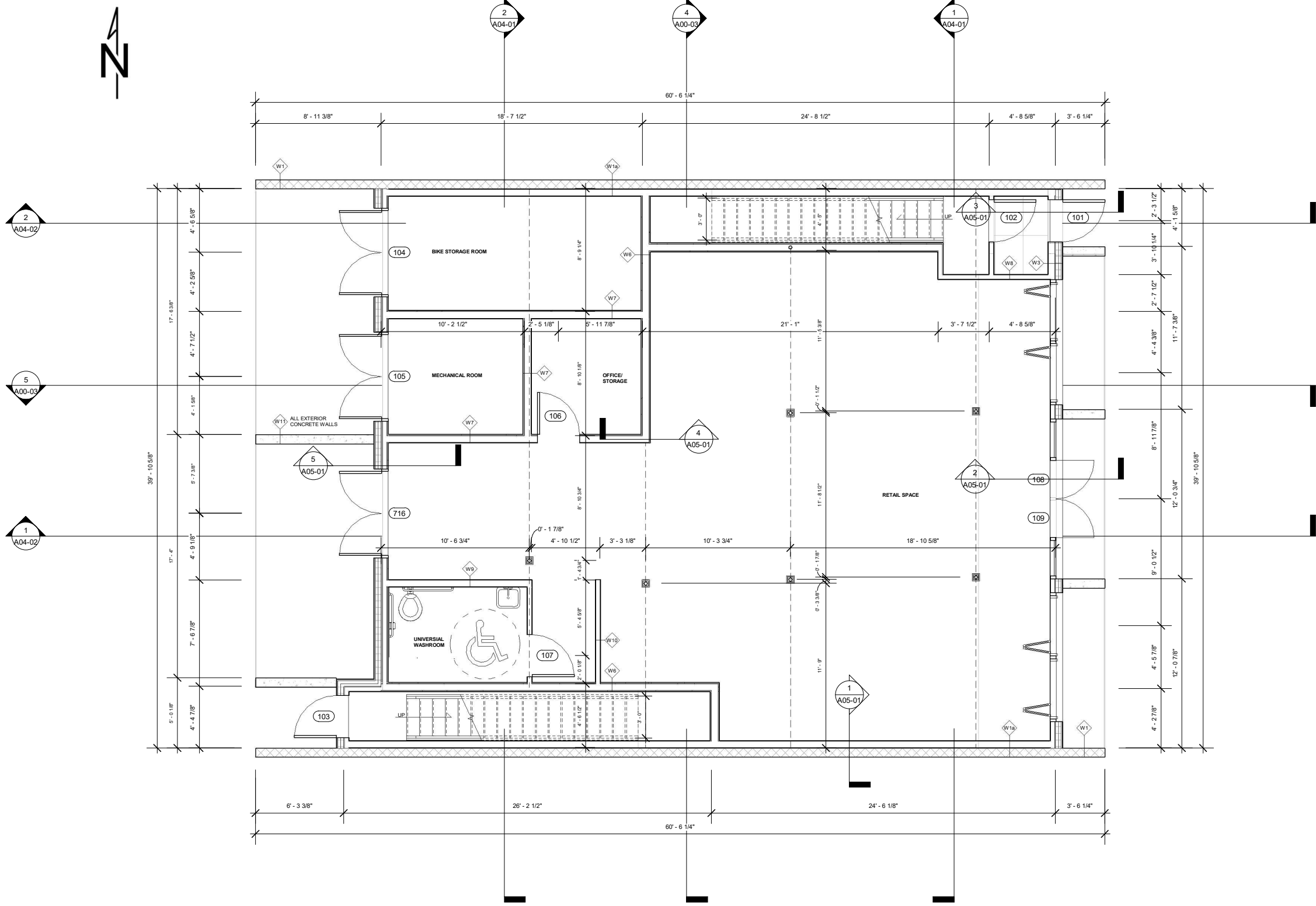
No.	Description	Date

Roshan M.
SEM 2 - MIXED USE
Parking Proposal

Project number	02
Date	24-04-2023
Drawn by	Roshan Mathew
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**A01-02**  
Scale As indicated

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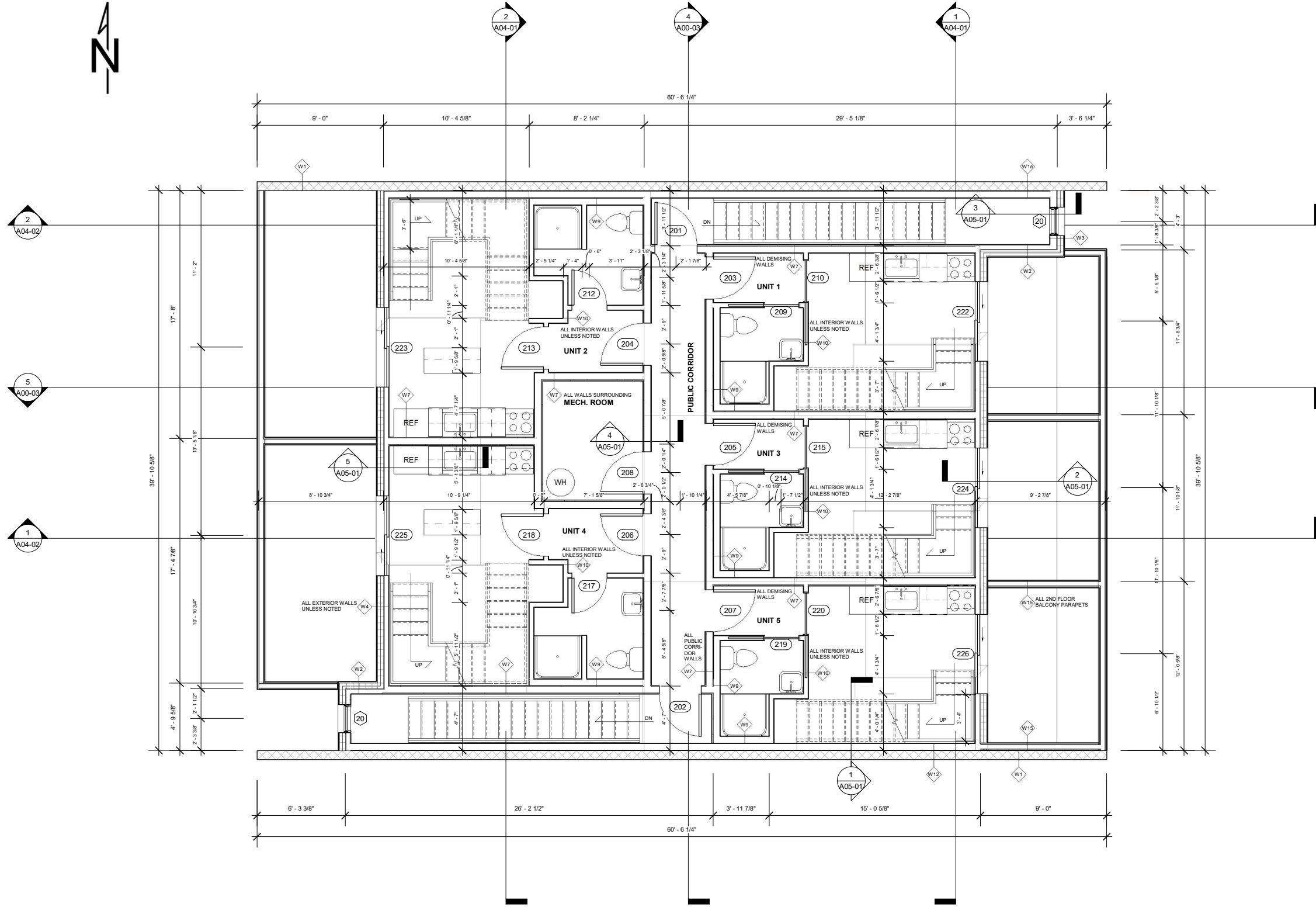


① Main Floor  
1/4" = 1'-0"

No.	Description	Date

Roshan M.	
SEM 2 - MIXED USE	
Main Floor Plan	
Project number	02
Date	24-04-2023
Drawn by	Roshan Mathew
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<b>A02-01</b>	
Scale	1/4" = 1'-0"

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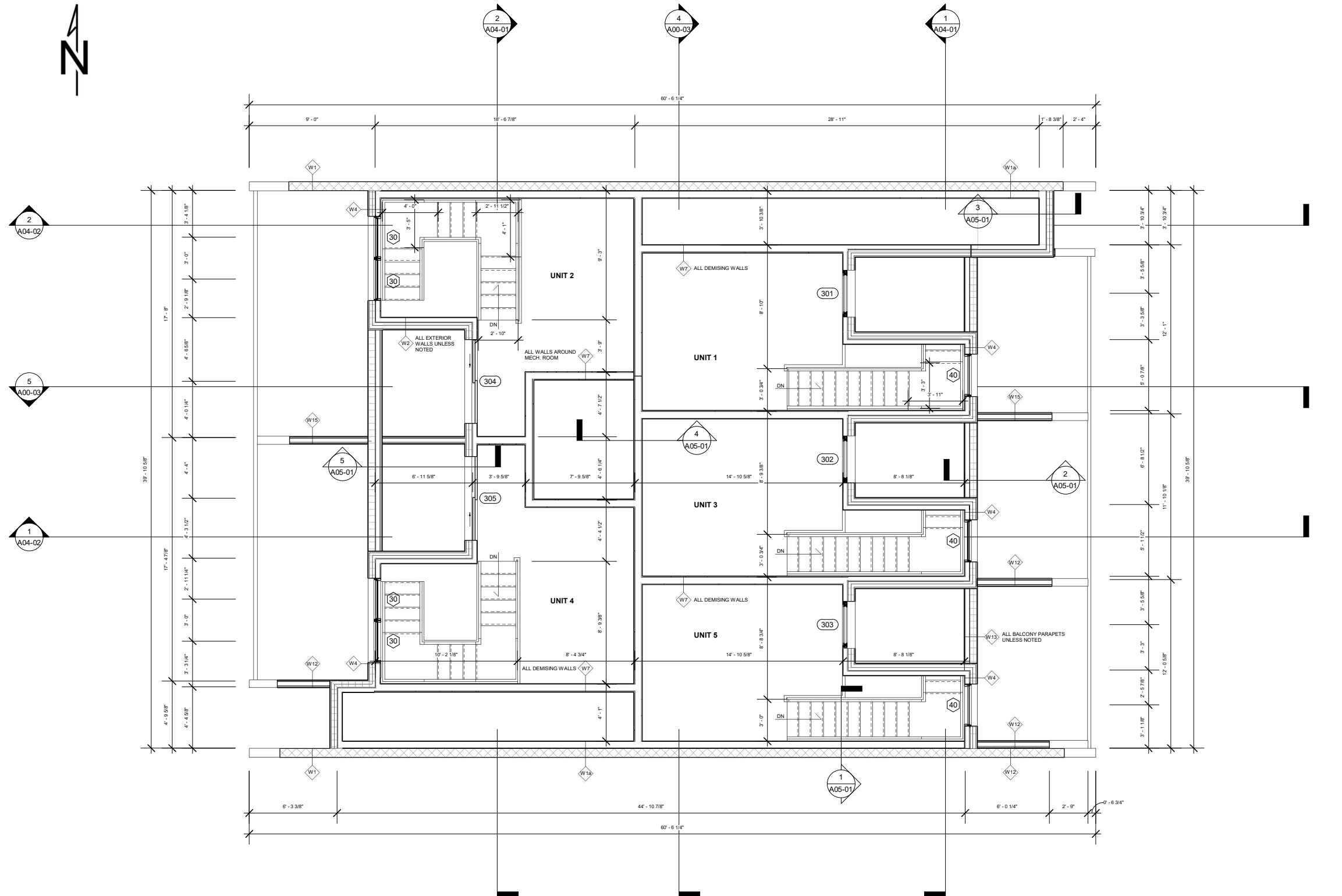


1 2nd Floor  
1/4" = 1'-0"

No.	Description	Date

Roshan M.	
SEM 2 - MIXED USE	
Second Floor Plan	
Project number	02
Date	24-04-2023
Drawn by	Roshan Mathew
Checked by	Checker
<b>A02-02</b>	
Scale	1/4" = 1'-0"

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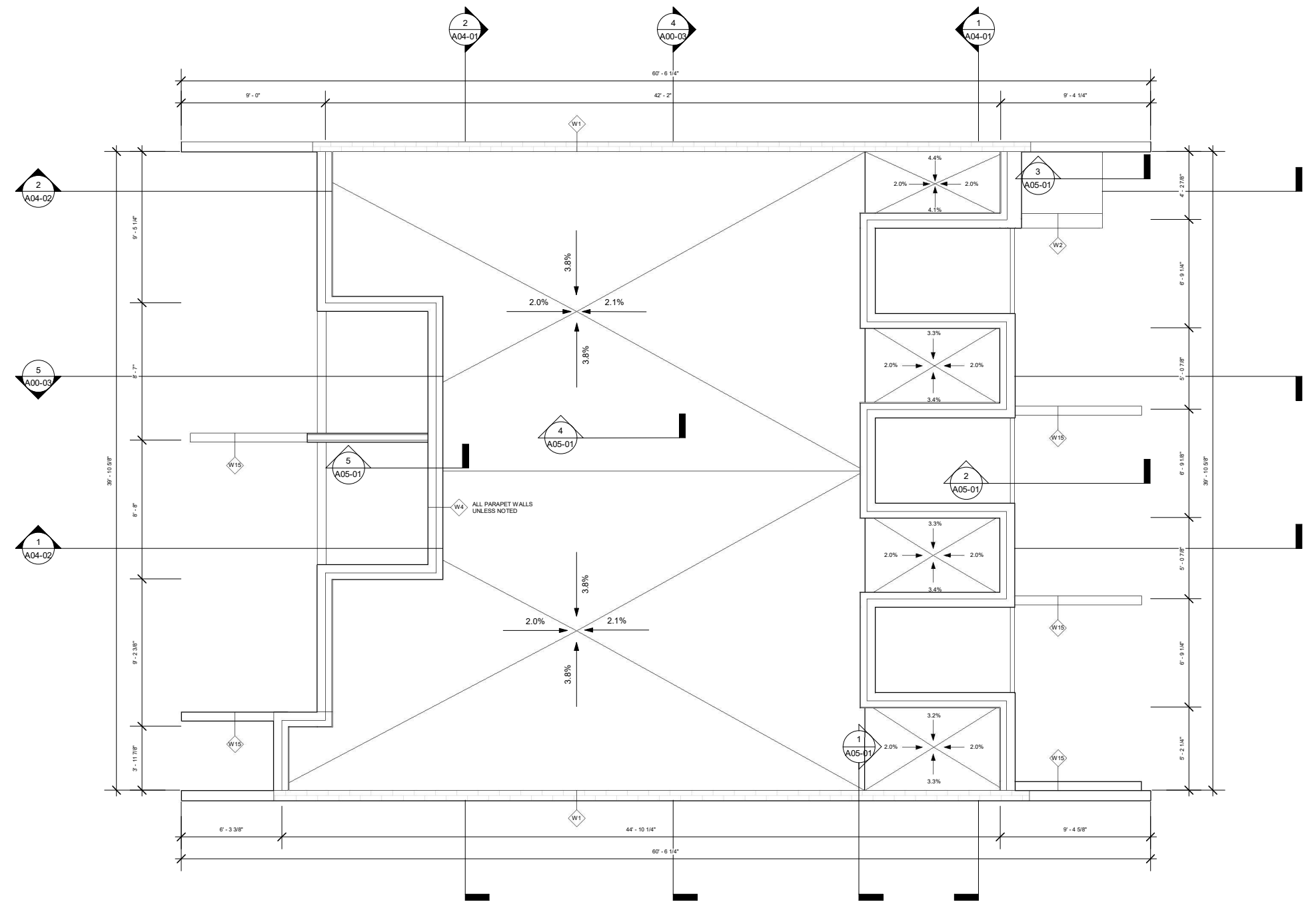


**1** 3rd Floor  
1/4" = 1'-0"

No.	Description	Date

Roshan M.	
SEM 2 - MIXED USE	
Third Floor Plan	
Project number	02
Date	24-04-2023
Drawn by	Roshan Mathew
Checked by	Checker
<b>A02-03</b>	
Scale	1/4" = 1'-0"

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① T.O Roof  
1/4" = 1'-0"

No.	Description	Date

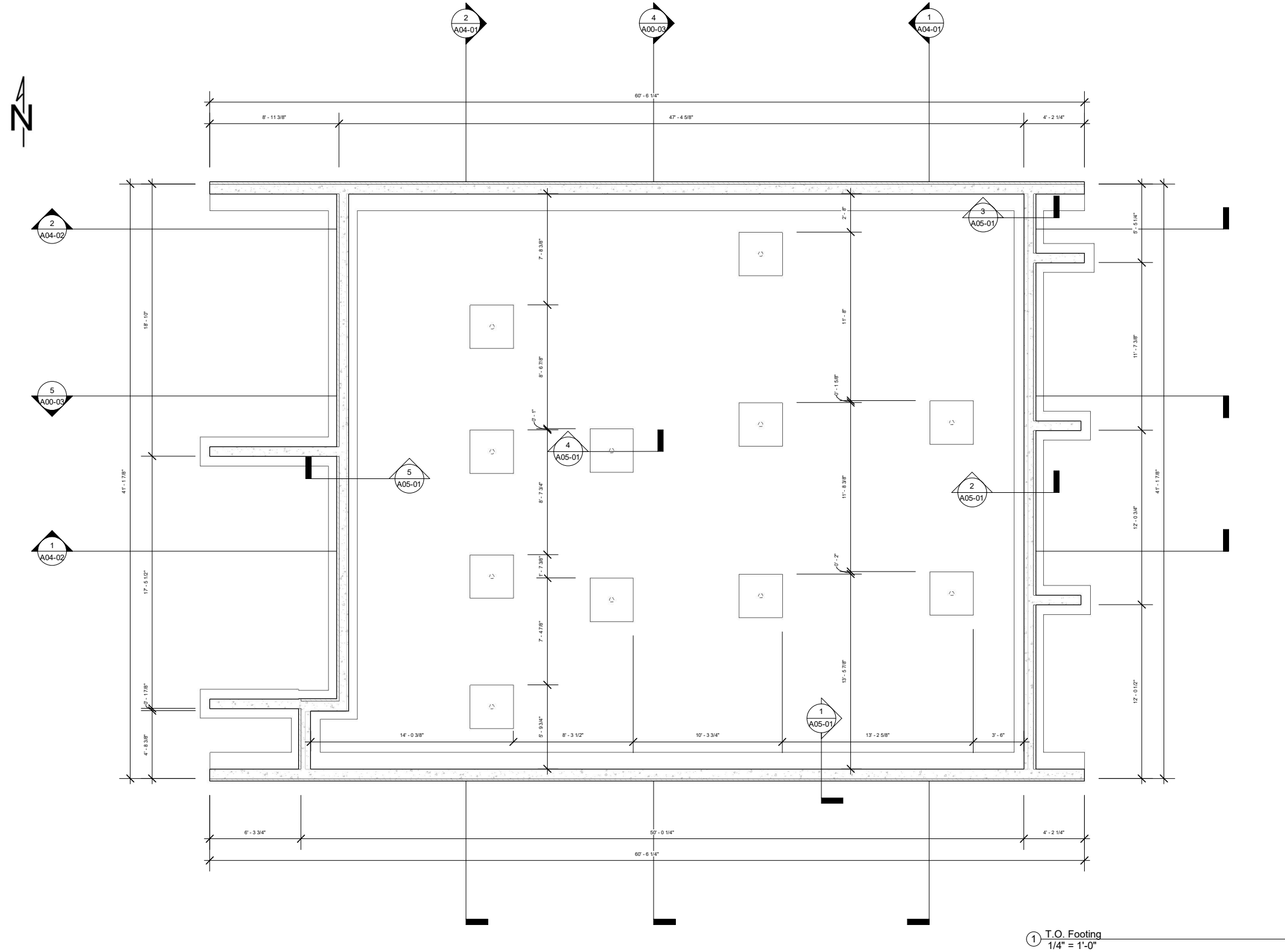
Roshan M.  
SEM 2 - MIXED USE  
Roof Plan

Project number	02
Date	24-04-2023
Drawn by	Author
Checked by	Checker

**A02-04**

Scale	1/4" = 1'-0"
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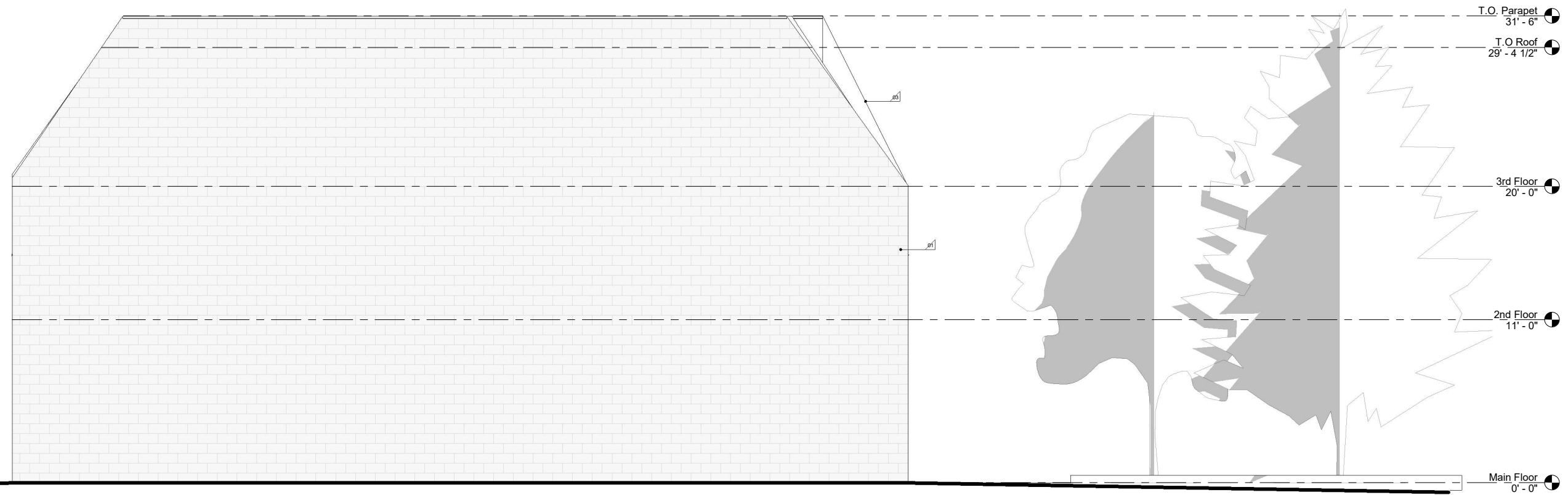


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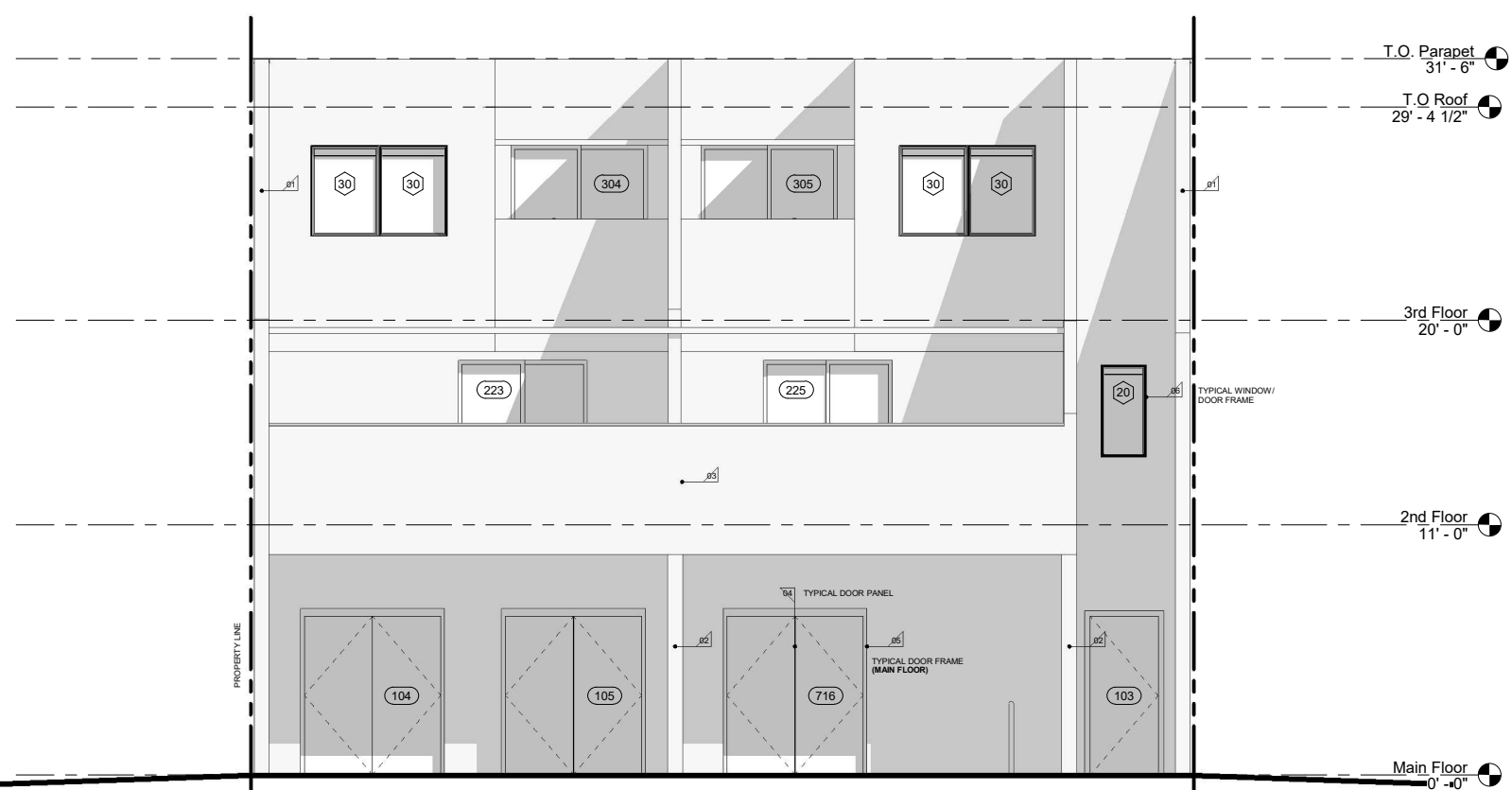
Roshan M.  
 SEM 2 - MIXED USE  
 Foundation Plan

Project number 02  
 Date 24-04-2023  
 Drawn by Roshan Mathew  
 Checked by Checker  
**A02-05**  
 Scale 1/4" = 1'-0"

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 Address  
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1 North  
 1/4" = 1'-0"



2 West  
 1/4" = 1'-0"

**LEGEND**

01 CONCRETE MASONRY BRICKS

02 CONCRETE

03 EQUITONE CEMENT PANELS - HESSIAN

04 STEEL - GUNMETAL GRAY

05 STEEL - CYBER YELLOW

06 ALUMINIUM - CYBER YELLOW

GUNMETAL GRAY
  HESSIAN PANELS
  CYBER YELLOW

No.	Description	Date

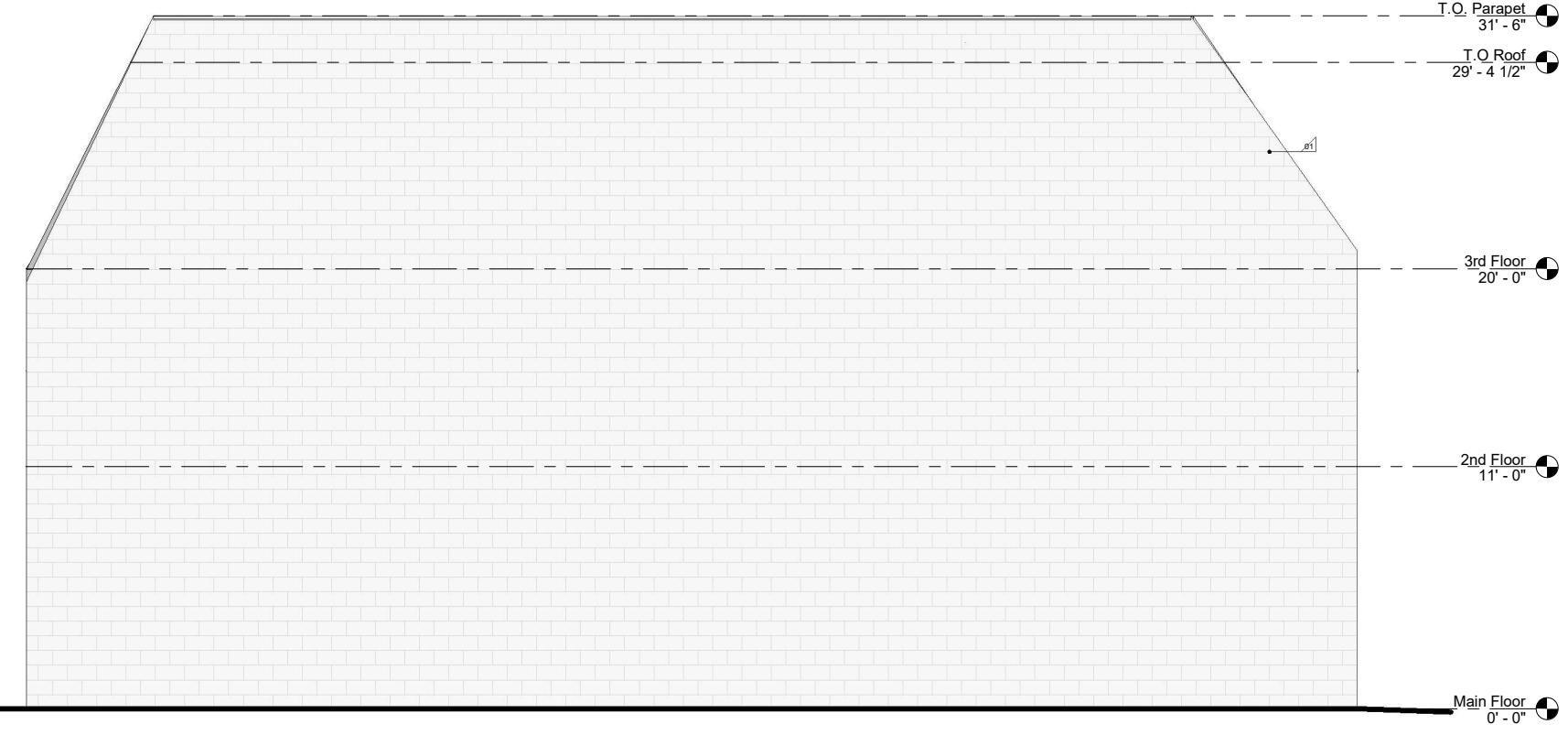
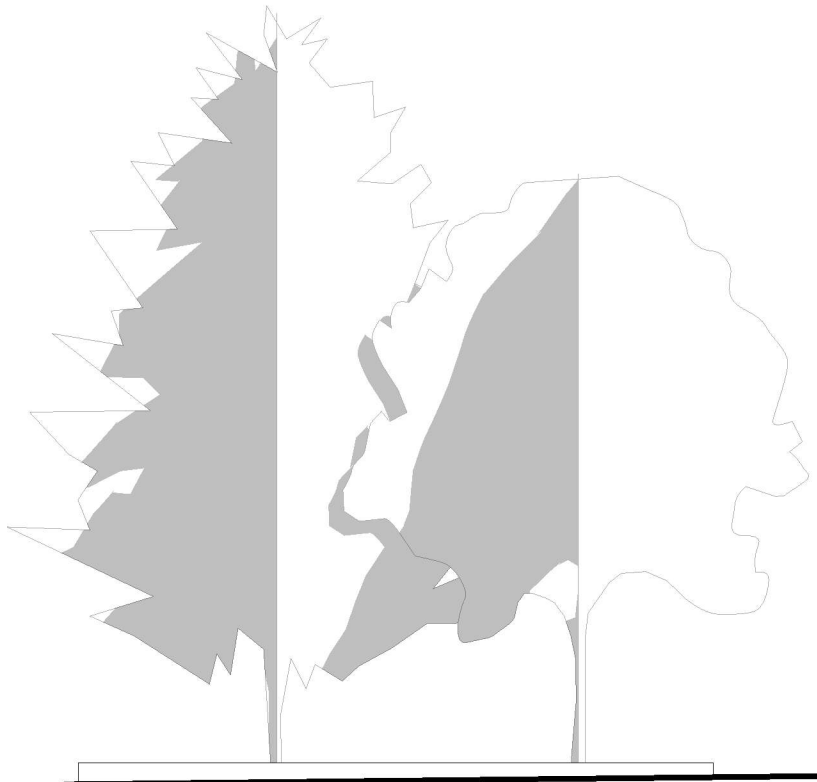
Roshan M.

SEM 2 - MIXED  
 USE  
 North & West  
 Elevations

Project number 02  
 Date 24-04-2023  
 Drawn by Roshan Mathew  
 Checked by Checker

**A03-01**  
 Scale 1/4" = 1'-0"

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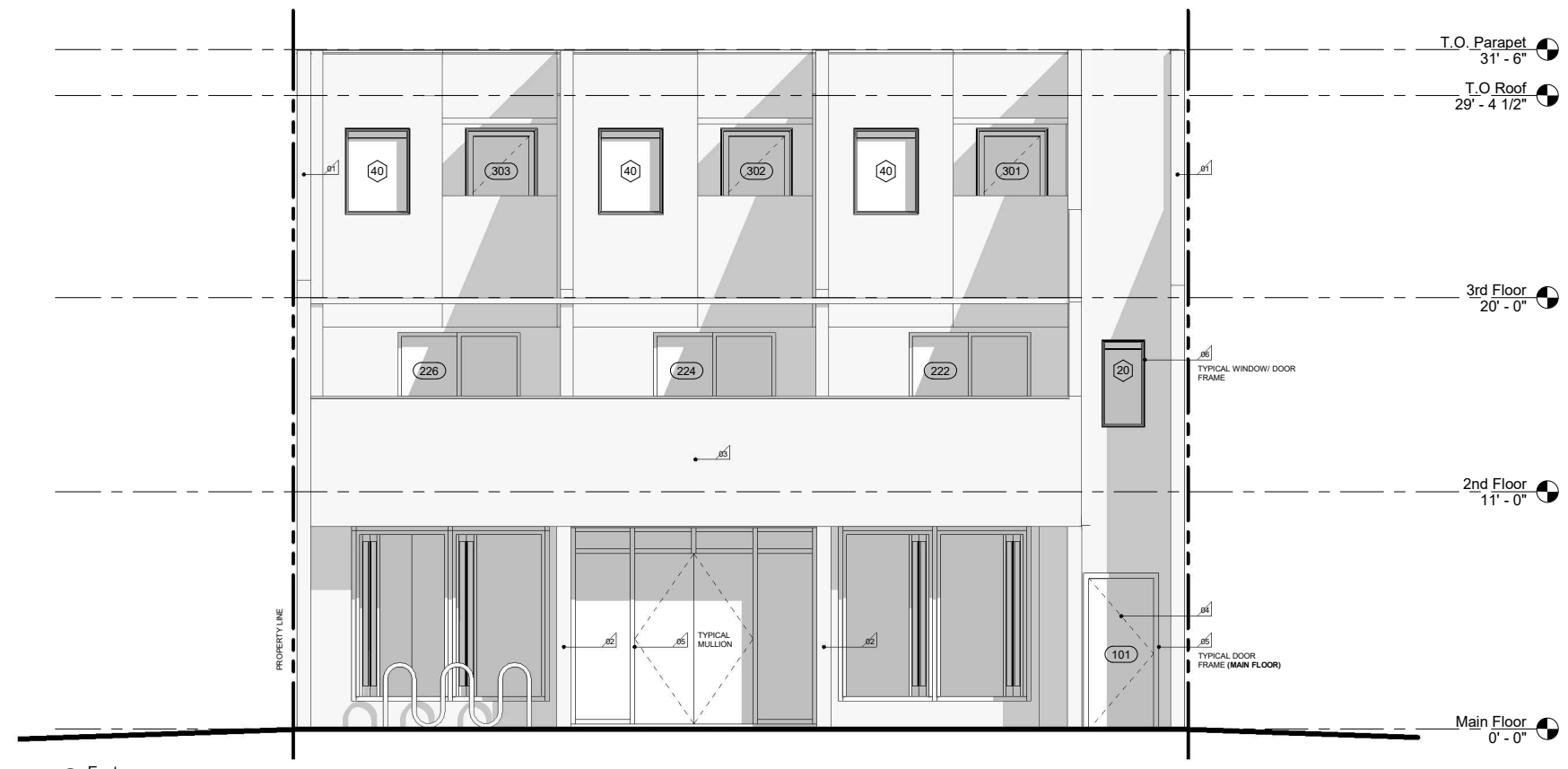


② South  
1/4" = 1'-0"

### LEGEND

- 01 CONCRETE MASONRY BRICKS
- 02 CONCRETE
- 03 EQUISTONE CEMENT PANELS - HESSIAN
- 04 STEEL - GUNMETAL GRAY
- 05 STEEL - CYBER YELLOW
- 06 ALUMINIUM - CYBER YELLOW

GUNMETAL GRAY	HESSIAN PANELS	CYBER YELLOW



① East  
1/4" = 1'-0"

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No.	Description	Date

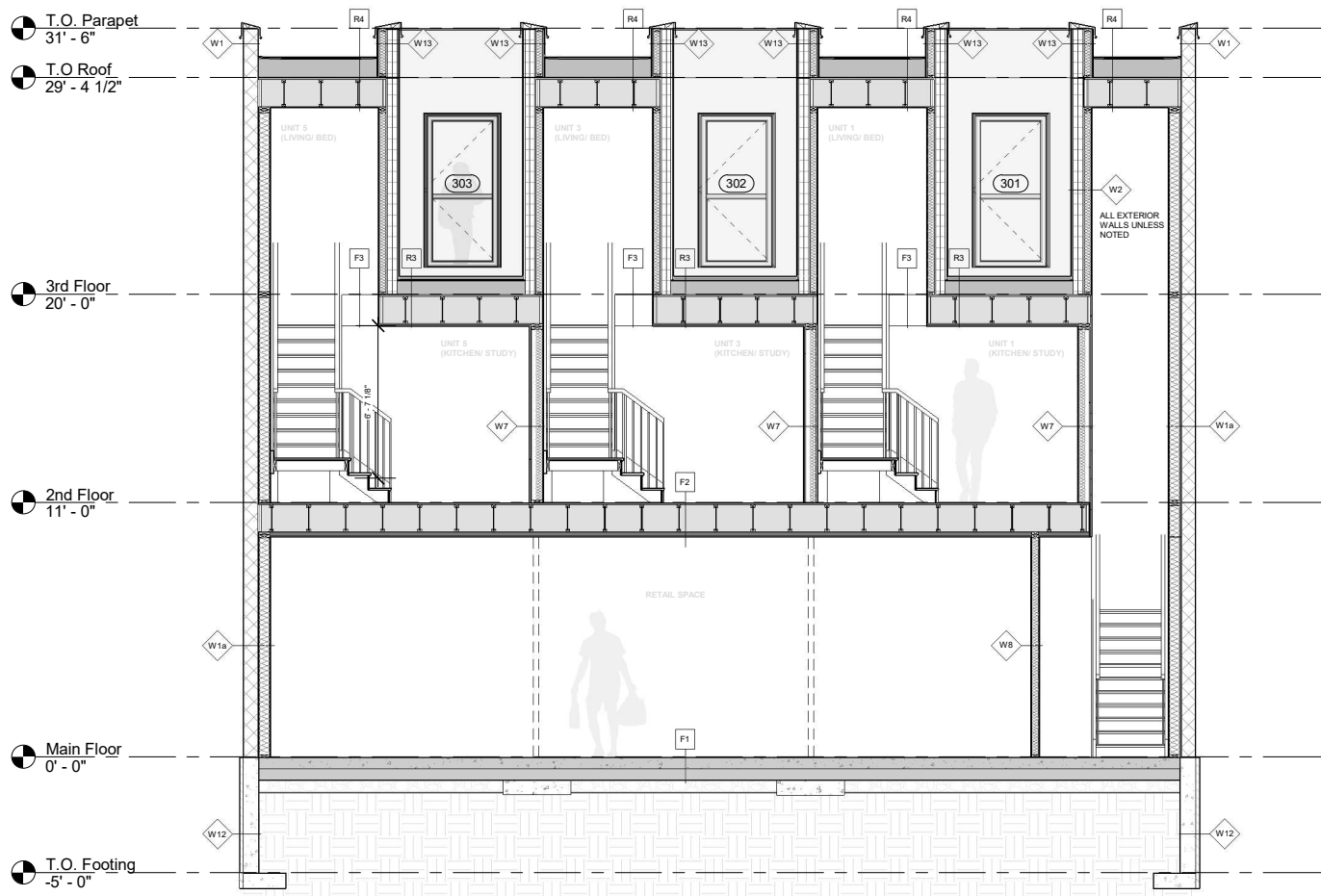
Roshan M.  
SEM 2 - MIXED  
USE  
South & East  
Elevations

Project number: 02  
Date: 24-04-2023  
Drawn by: Roshan Mathew  
Checked by: Checker

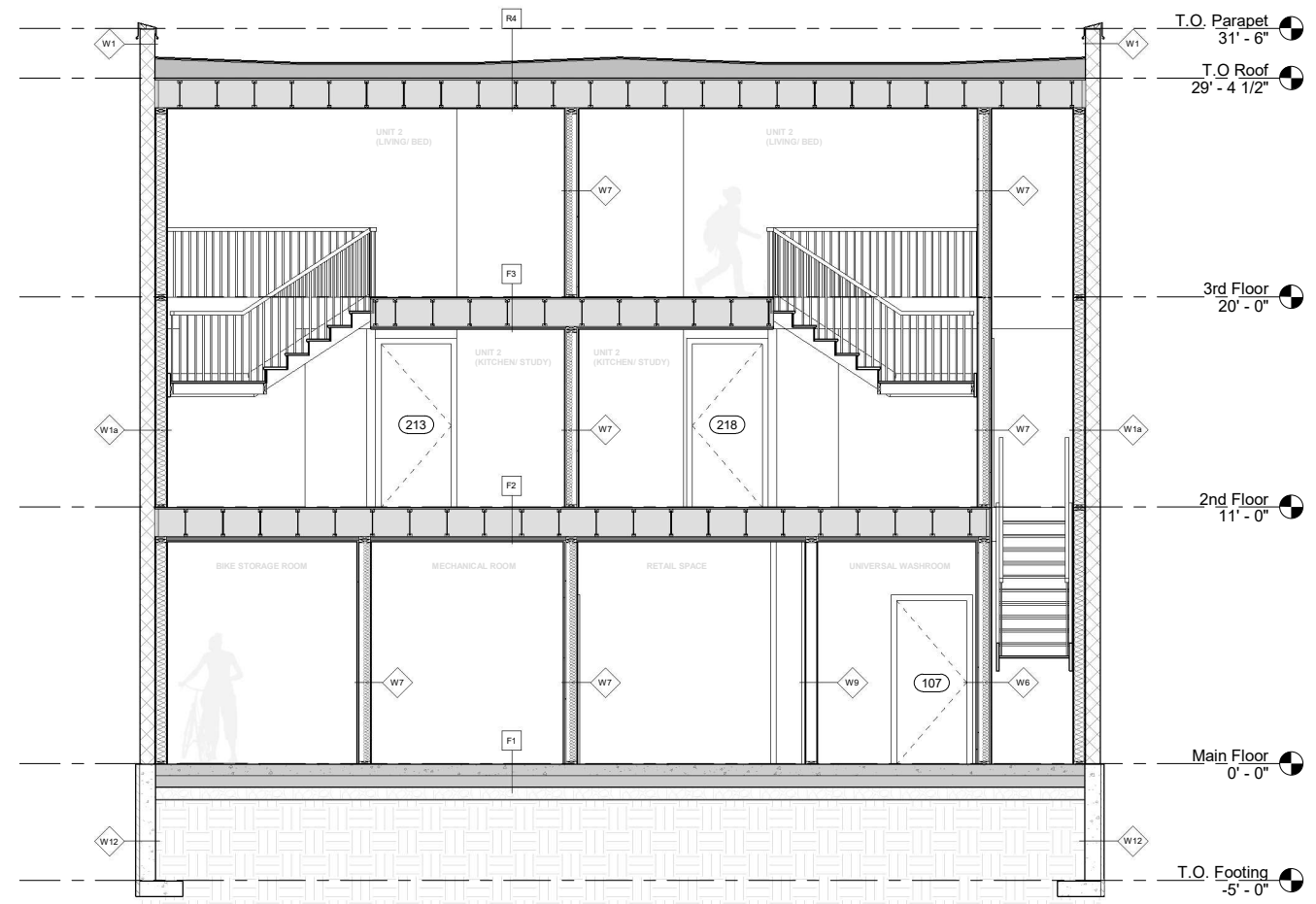
**A03-02**  
Scale: 1/4" = 1'-0"



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1 Cross Section  
1/4" = 1'-0"



2 Cross Section 2  
1/4" = 1'-0"

No.	Description	Date

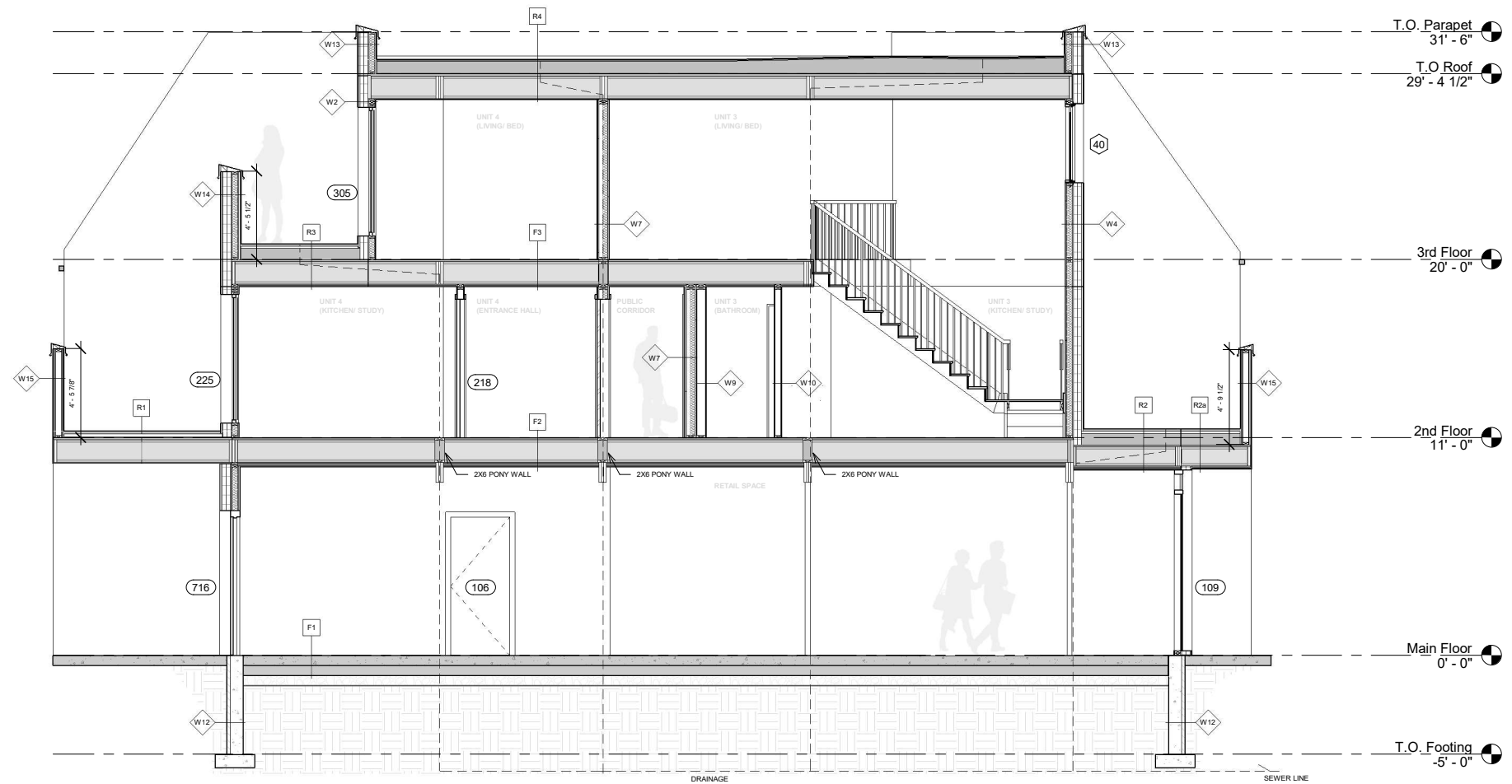
Roshan M.  
SEM 2 - MIXED USE  
Cross Sections

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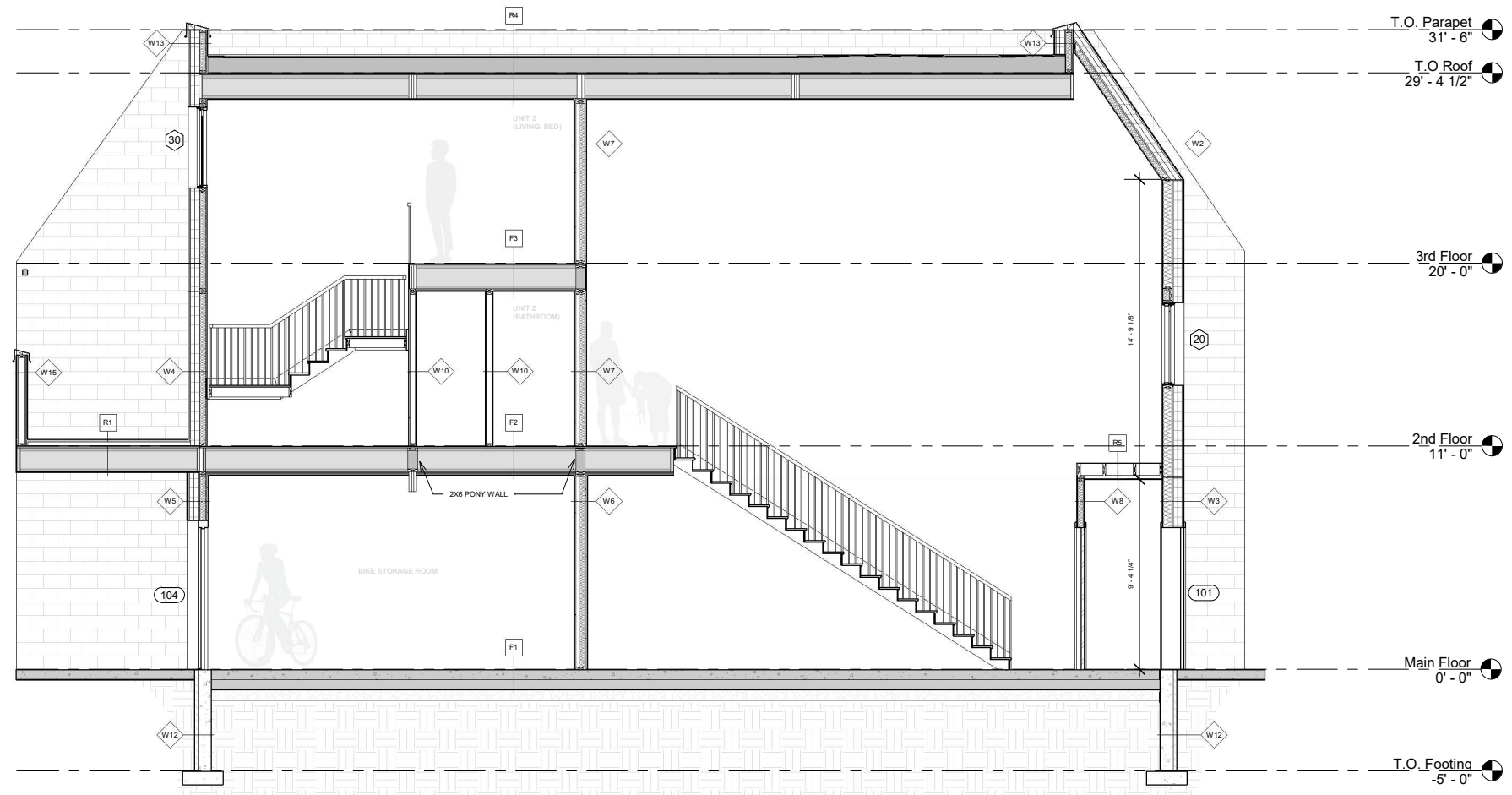
Project number 02  
Date 24-04-2023  
Drawn by Roshan Mathew  
Checked by Checker

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**A04-01**  
Scale 1/4" = 1'-0"



① Longitudinal Section  
1/4" = 1'-0"



② Longitudinal Section 2  
1/4" = 1'-0"

Consultant  
Address  
Phone  
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No.	Description	Date

Roshan M.	
SEM 2 - MIXED USE	
Longitudinal Sections	
Project number	02
Date	24-04-2023
Drawn by	Roshan Mathew
Checked by	Checker
<b>A04-02</b>	
Scale	1/4" = 1'-0"

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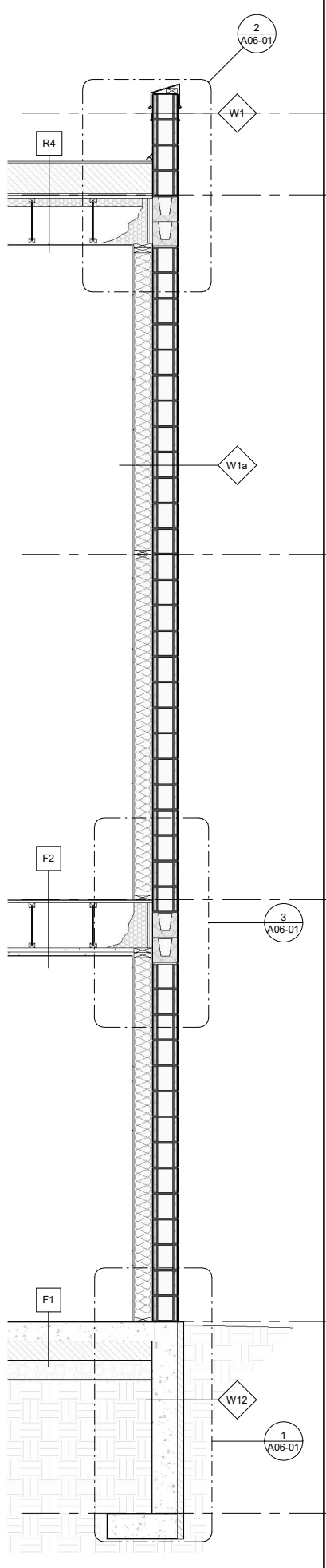
No.	Description	Date

Roshan M.  
SEM 2 - MIXED USE  
Wall Sections

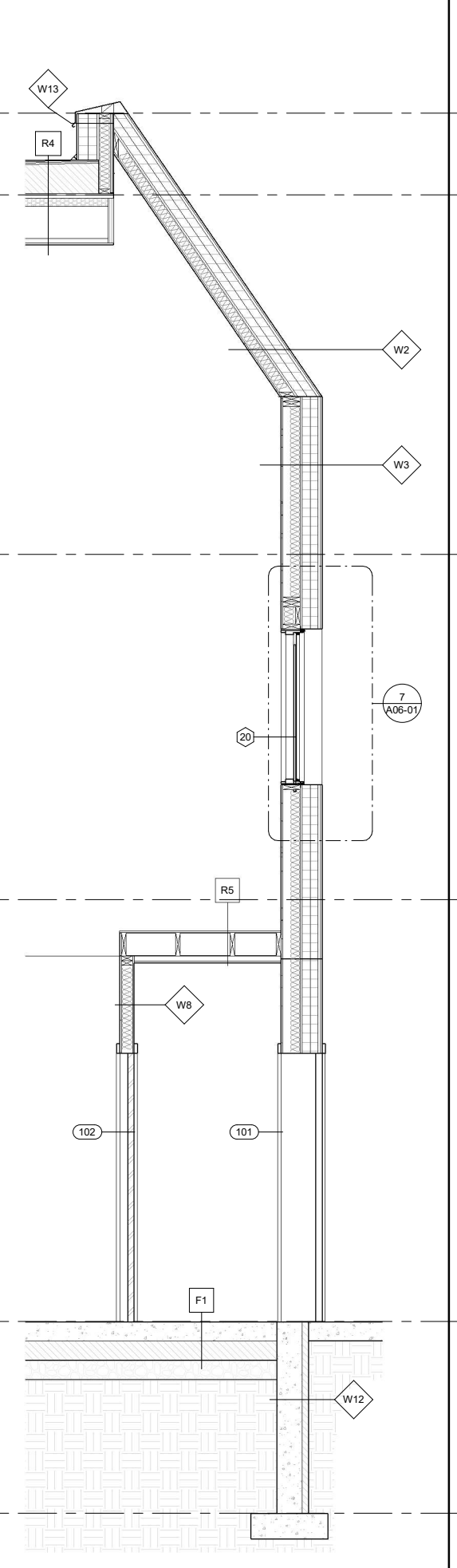
Project number 02  
Date 24-04-2023  
Drawn by Roshan Mathew  
Checked by Checker

### A05-01

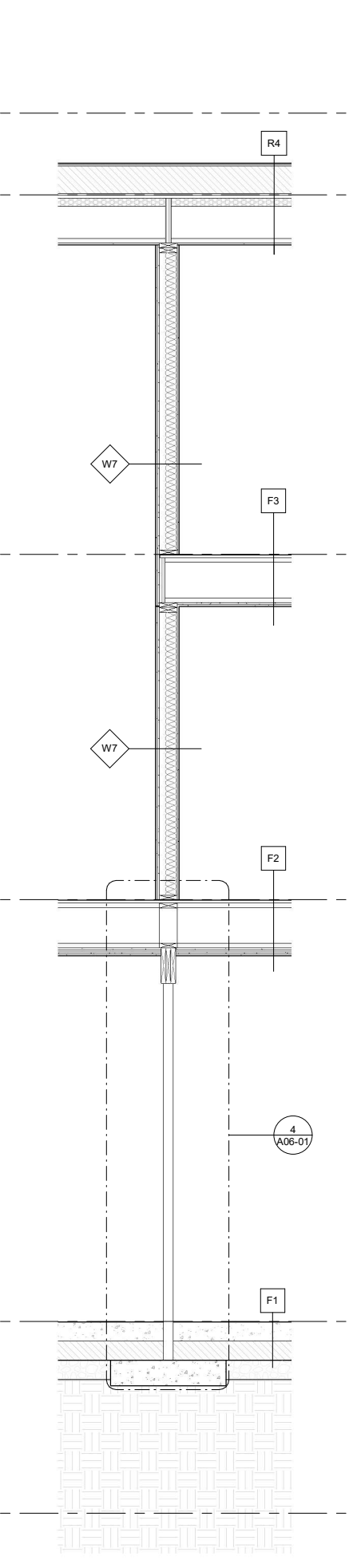
Scale 1/2" = 1'-0"



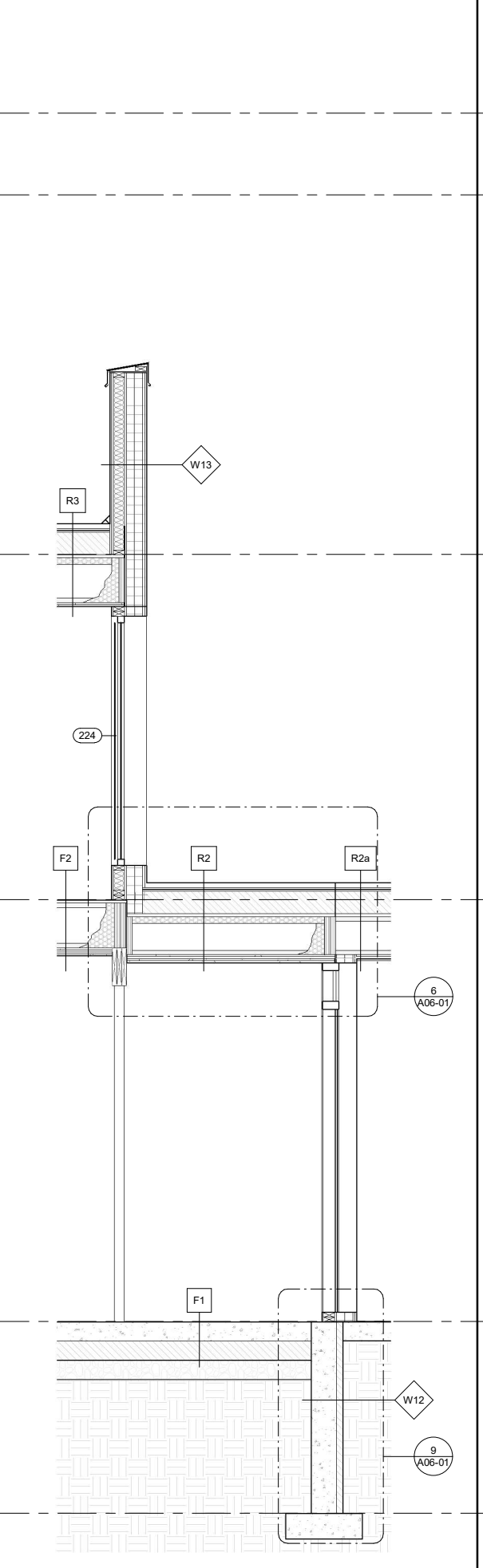
1 Masonry Wall  
1/2" = 1'-0"



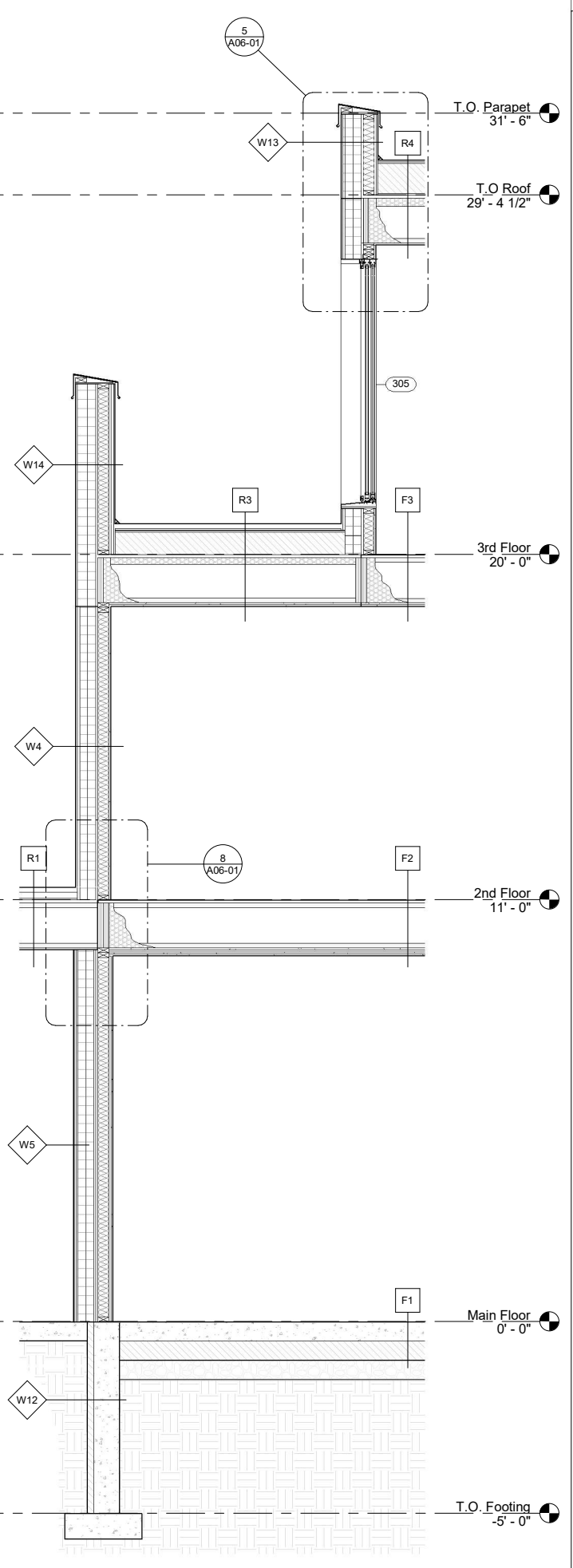
3 Slanted Wall  
1/2" = 1'-0"



4 Load Bearing Wall/ Column  
1/2" = 1'-0"



2 Curtain Wall to Balcony  
1/2" = 1'-0"







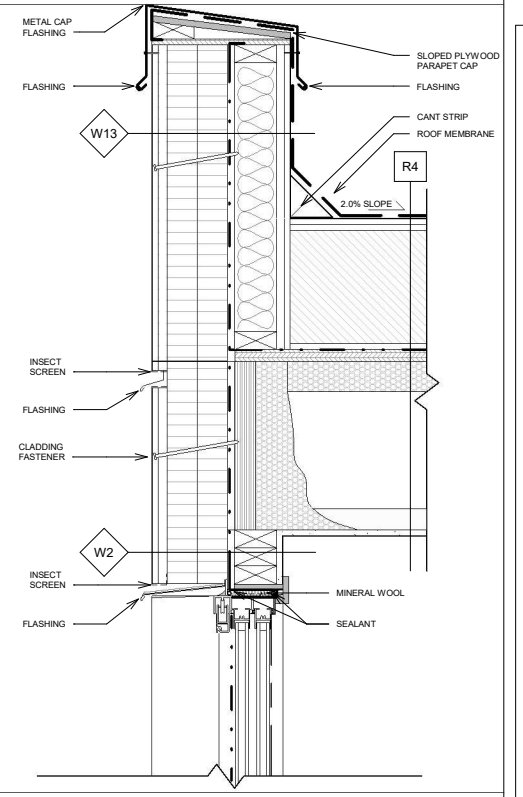
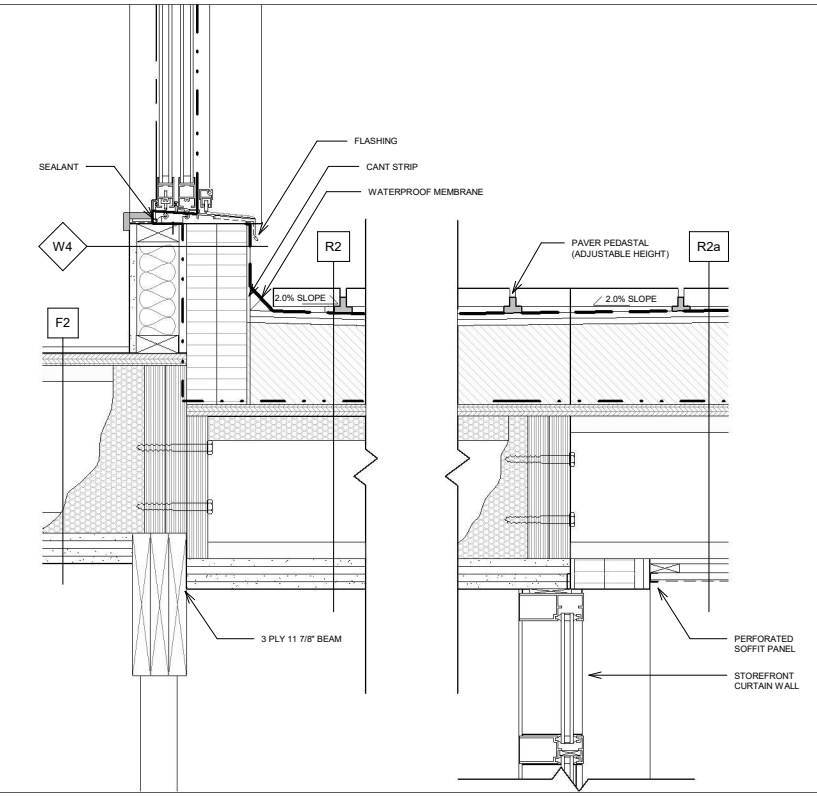
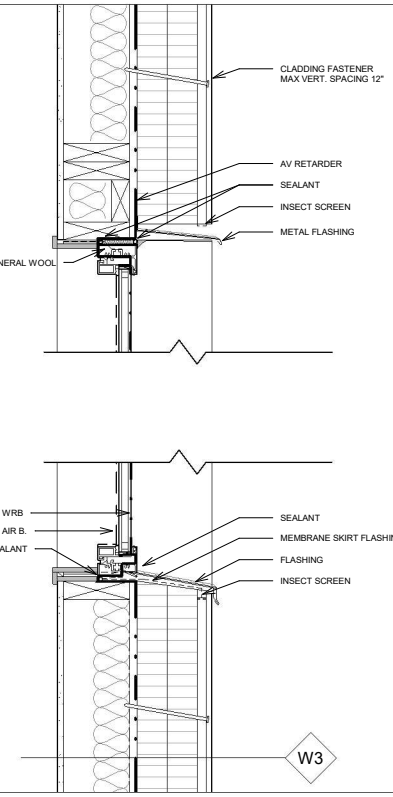
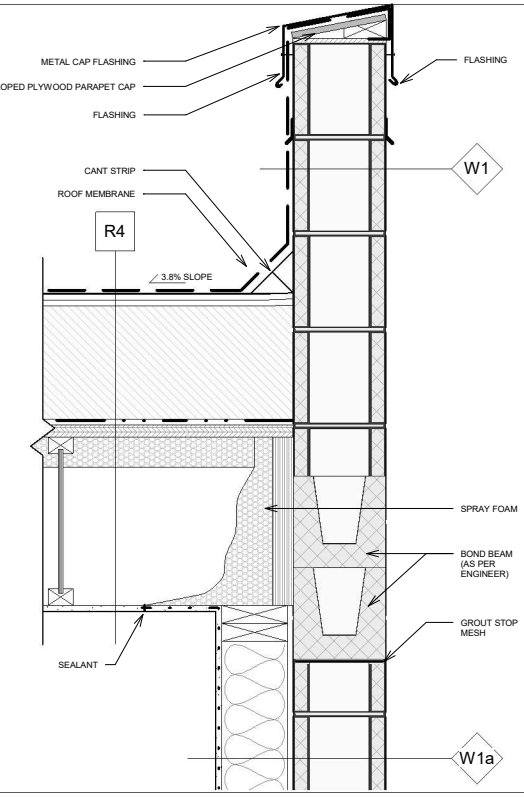
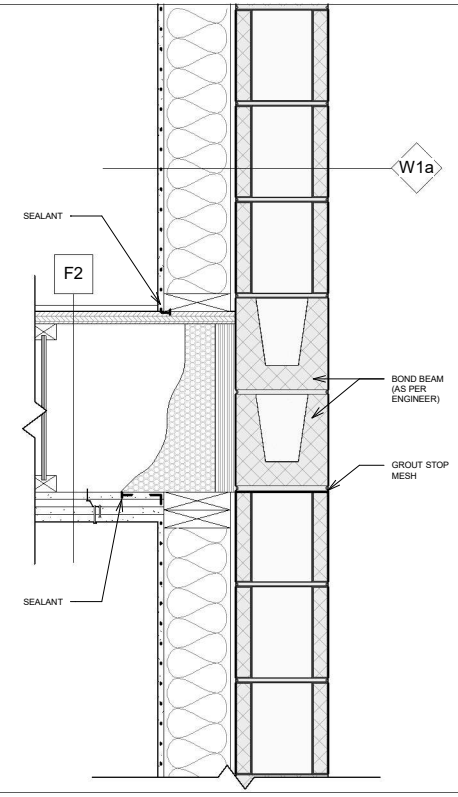
5 West Facing Wall to Balcony  
1/2" = 1'-0"

T.O. Parapet 31' - 6"  
T.O. Roof 29' - 4 1/2"  
3rd Floor 20' - 0"  
2nd Floor 11' - 0"  
Main Floor 0' - 0"  
T.O. Footing -5' - 0"

# LEGEND

Consultant  
Address  
Phone  
Fax  
e-mail

- VAPOUR CONTROL 
- AV CONTROL 
- WATER CONTROL 
- AIR CONTROL 
- RIGID INSULATION 
- SPRAY FOAM 
- MINERAL WOOL 



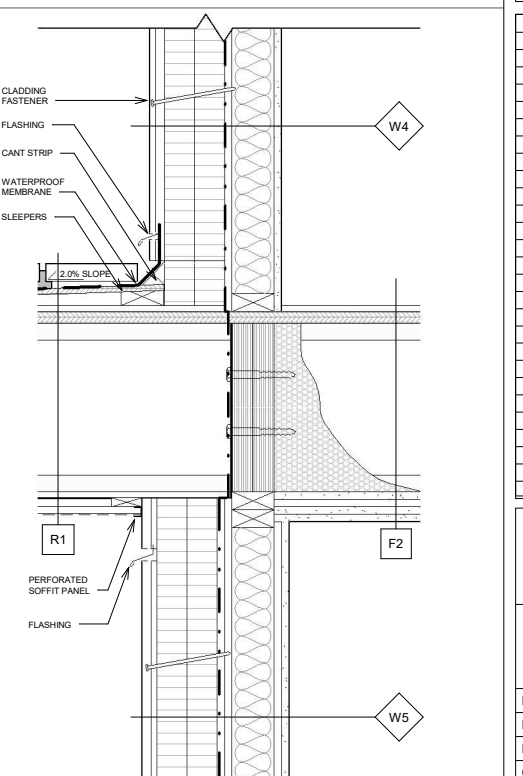
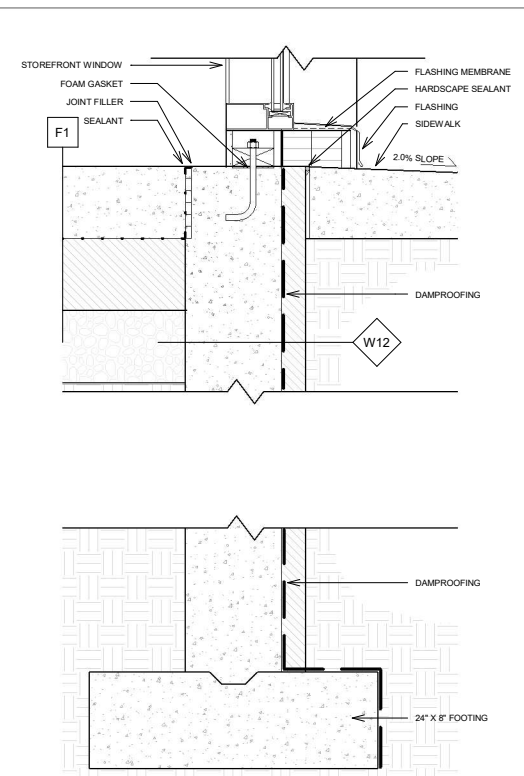
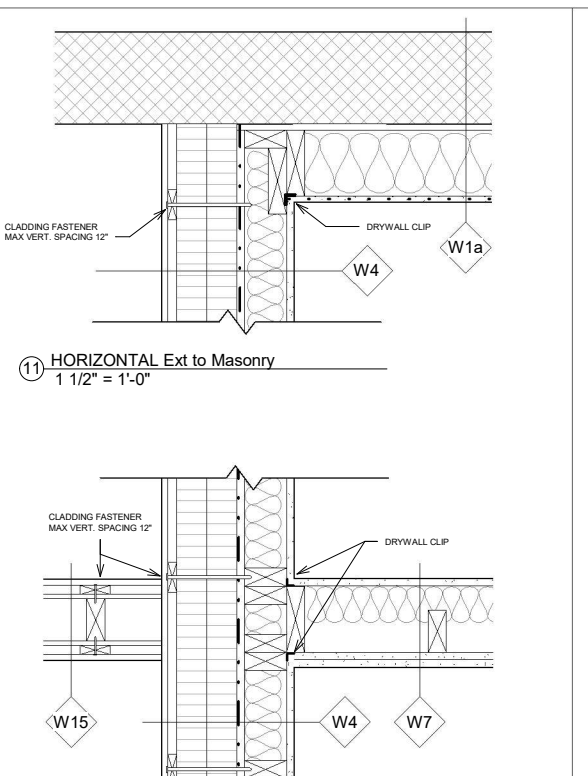
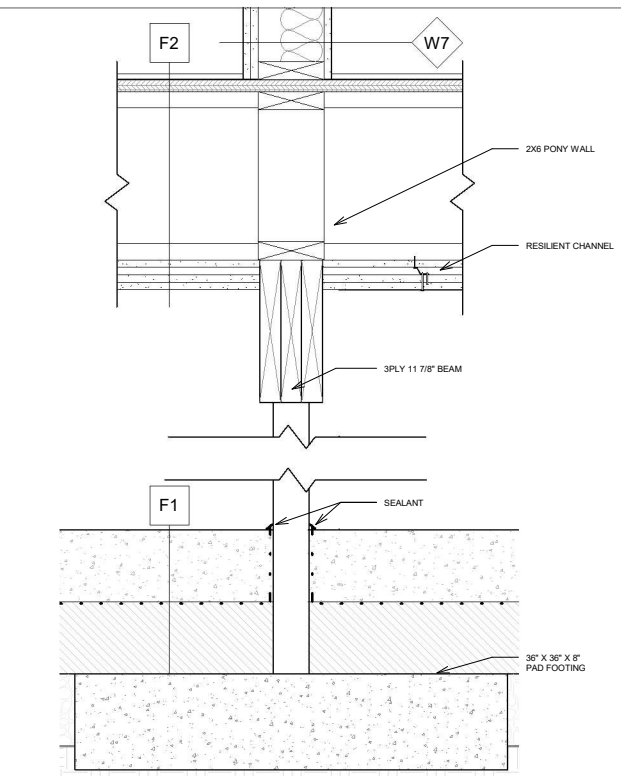
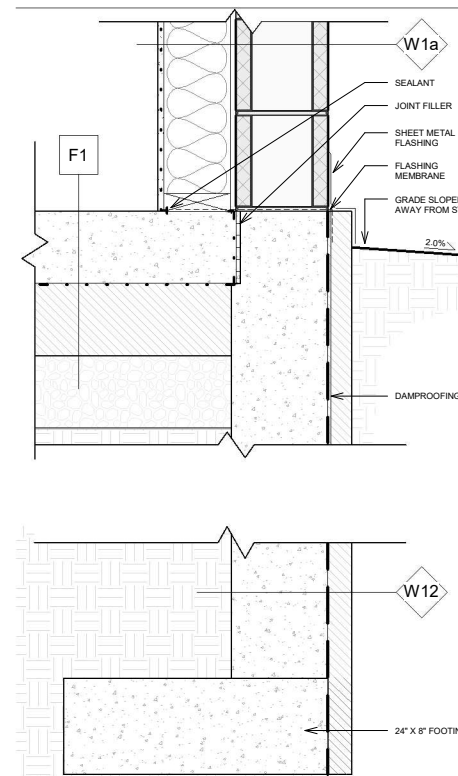
3 Main Floor to Second Floor Connection  
1 1/2" = 1'-0"

2 Masonry Wall to Parapet  
1 1/2" = 1'-0"

7 Fixed Window Detail  
1 1/2" = 1'-0"

6 Main Floor to Balcony  
1 1/2" = 1'-0"

5 EXT Wall to Parapet  
1 1/2" = 1'-0"



1 Foundation Wall to Masonry  
1 1/2" = 1'-0"

4 Load Bearing Column to Wall  
1 1/2" = 1'-0"

10 HORIZONTAL Ext to Staggered Stud Wall  
1 1/2" = 1'-0"

9 Foundation Wall to Curtain Wall  
1 1/2" = 1'-0"

8 Second Floor Cantilever Balcony  
1 1/2" = 1'-0"

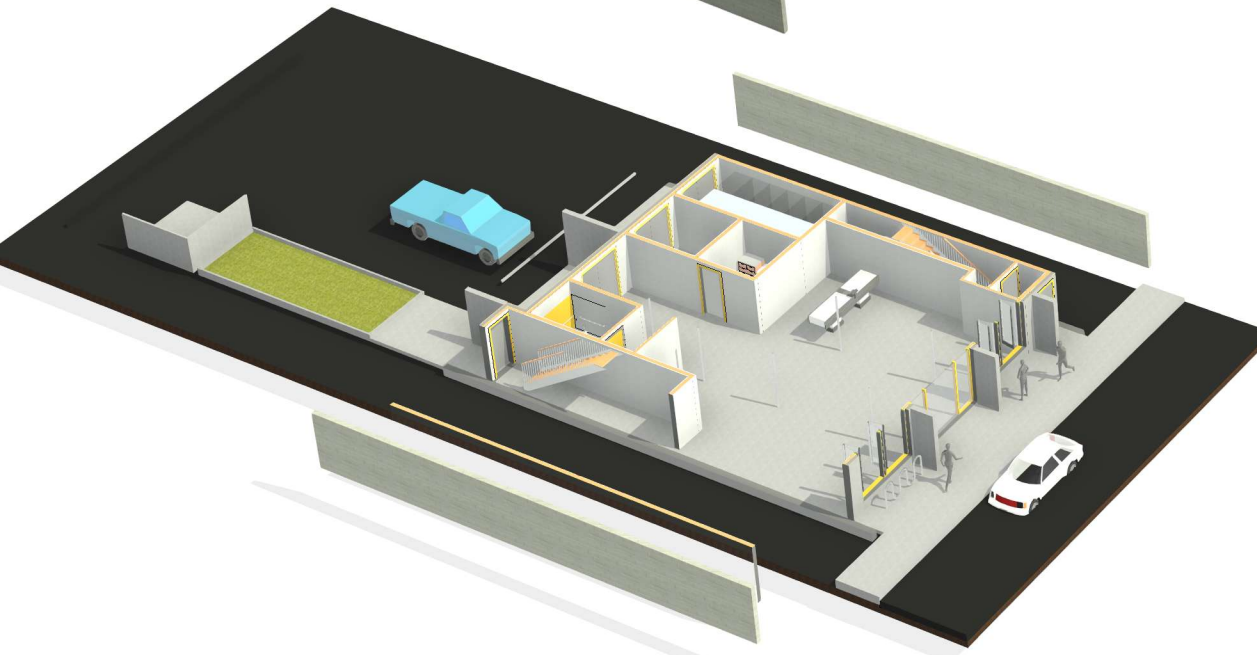
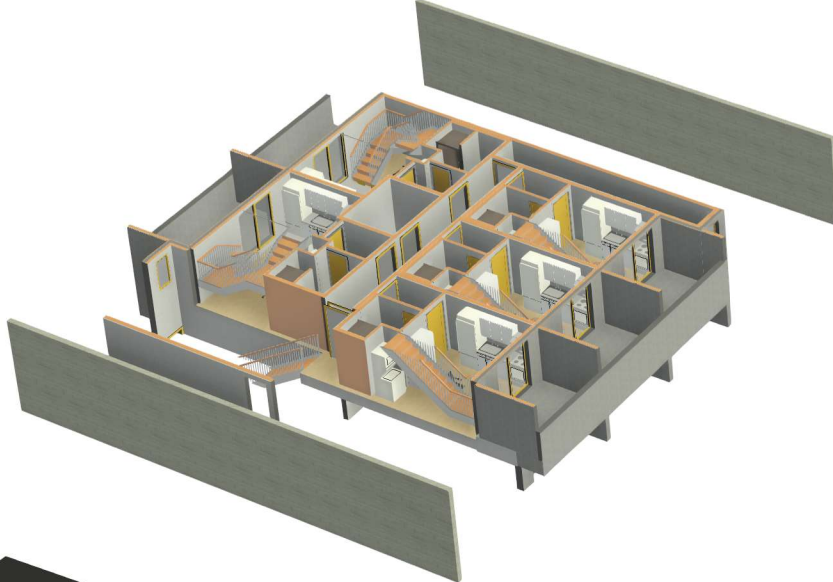
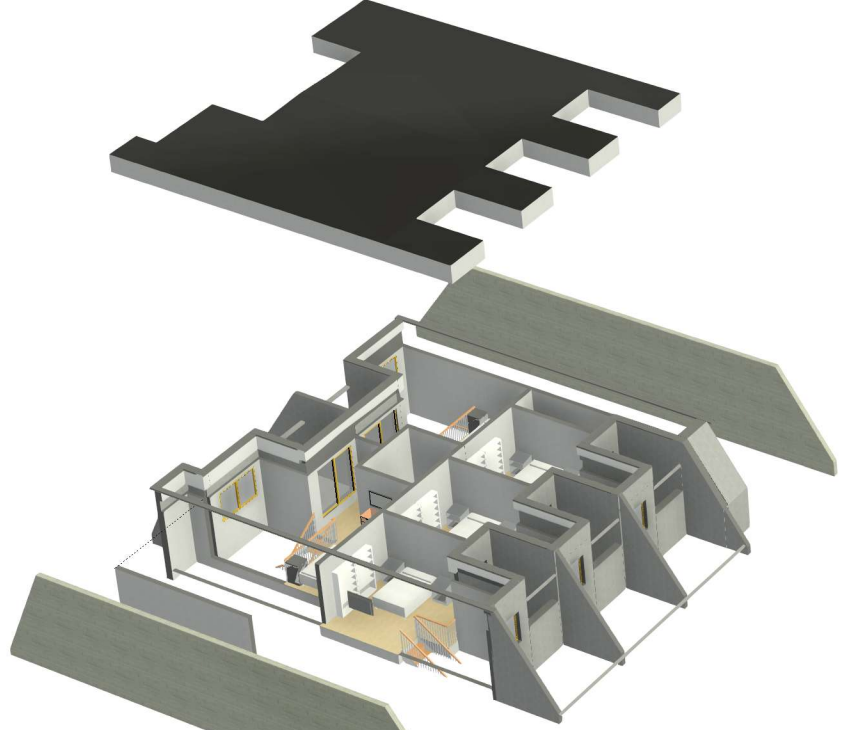
No.	Description	Date

Roshan M.  
SEM 2 - MIXED  
USE  
Details

Project number: 02  
Date: 24-04-2023  
Drawn by: Roshan Mathew  
Checked by: Checker

**A06-01**  
Scale: As indicated

Consultant  
Address  
Phone  
Fax  
e-mail

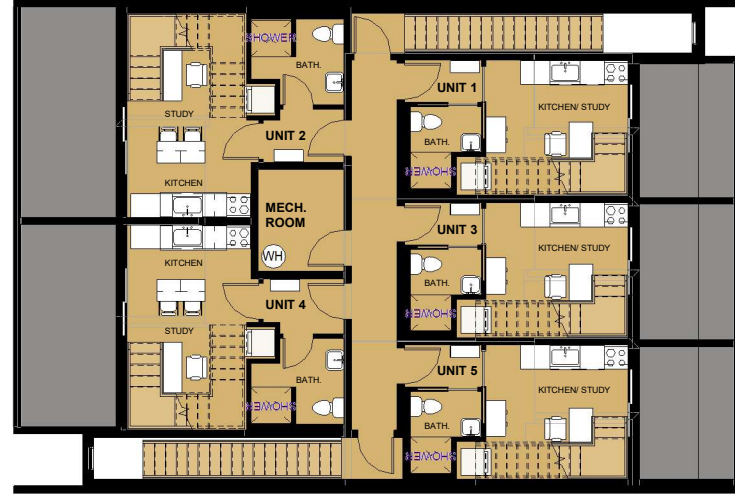


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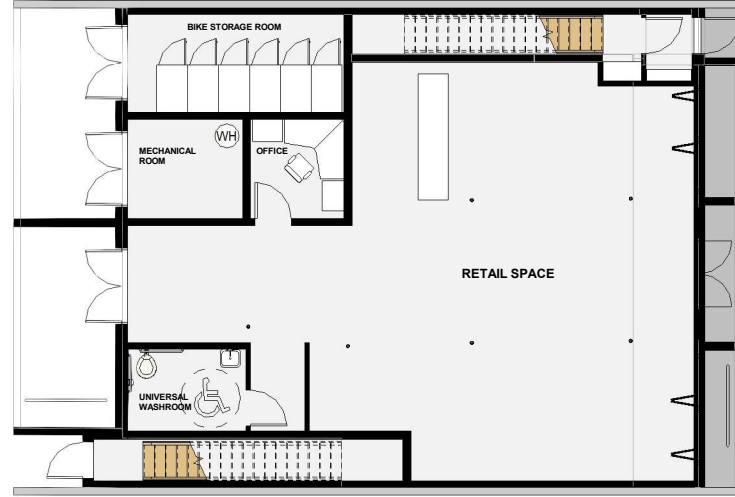
⑥ Third Floor PRES  
1/8" = 1'-0"

N



⑤ 2nd Floor PRES  
1/8" = 1'-0"

N



① Main Floor PRES  
1/8" = 1'-0"

### UNIT SIZES

UNIT 2:		UNIT 1:	
ENTRANCE HALL	28.3 SQ FT	ENTRANCE HALL	22.5 SQ FT
BATHROOM	50.0 SQ FT	BATHROOM	32.8 SQ FT
KITCHEN/ STUDY	137.7 SQ FT	KITCHEN/ STUDY	107.8 SQ FT
LIVING/ BEDROOM	127.1 SQ FT	LIVING/ BEDROOM	149.5 SQ FT
BALCONY	183.9 SQ FT	BALCONY	129.4 SQ FT
<b>TOTAL</b>	<b>343.1 SQ FT</b>	<b>TOTAL</b>	<b>312.7 SQ FT</b>
TOTAL w BALCONY	527.0 SQ FT	TOTAL w BALCONY	442.1 SQ FT
UNIT 4:		UNIT 3:	
ENTRANCE HALL	29.1 SQ FT	ENTRANCE HALL	22.5 SQ FT
BATHROOM	50.4 SQ FT	BATHROOM	32.8 SQ FT
KITCHEN/ STUDY	138.2 SQ FT	KITCHEN/ STUDY	107.8 SQ FT
LIVING/ BEDROOM	129.3 SQ FT	LIVING/ BEDROOM	149.5 SQ FT
BALCONY	184.4 SQ FT	BALCONY	129.4 SQ FT
<b>TOTAL</b>	<b>347.8 SQ FT</b>	<b>TOTAL</b>	<b>312.7 SQ FT</b>
TOTAL w BALCONY	531.4 SQ FT	TOTAL w BALCONY	442.1 SQ FT
MAIN FLOOR:		UNIT 5:	
RETAIL SPACE	1197 SQ FT	ENTRANCE HALL	22.5 SQ FT
OFFICE	64.2 SQ FT	BATHROOM	32.8 SQ FT
UNIVERSAL WASHROOM	67.1 SQ FT	KITCHEN/ STUDY	107.8 SQ FT
BIKE STORAGE ROOM	146.4 SQ FT	LIVING/ BEDROOM	149.5 SQ FT
MECHANICAL ROOM	79.1 SQ FT	BALCONY	129.4 SQ FT
		<b>TOTAL</b>	<b>312.7 SQ FT</b>
		TOTAL w BALCONY	442.1 SQ FT

### INTERIORS



No.	Description	Date

Roshan M.  
SEM 2 - MIXED USE  
Presentation Floor Plans

Project number	02
Date	24-04-2023
Drawn by	Roshan Mathew
Checked by	Checker

## P00-01

Scale: As indicated

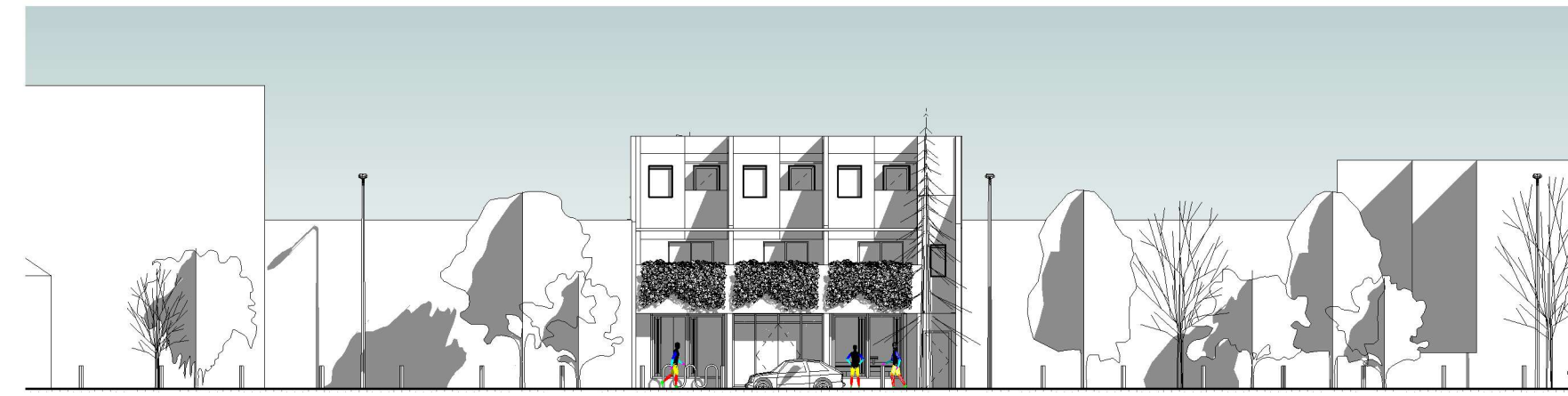
Consultant  
Address  
Phone  
Fax  
e-mail

No.	Description	Date

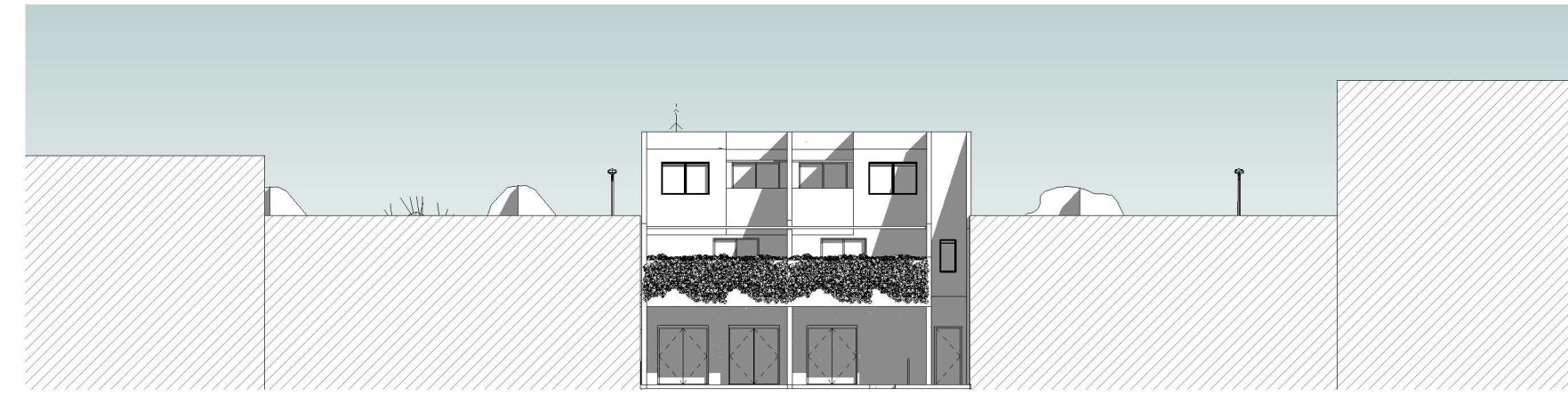
Roshan M.  
SEM 2 - MIXED USE  
Presentation Elevations & 3D

Project number 02  
Date 24-04-2023  
Drawn by Roshan Mathew  
Checked by Checker

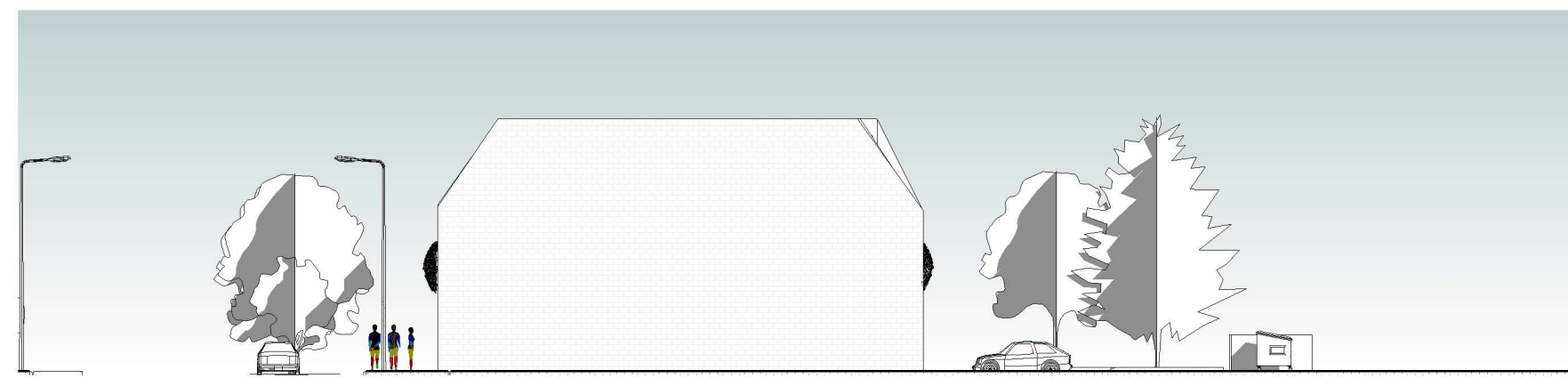
**P00-02**  
Scale As indicated



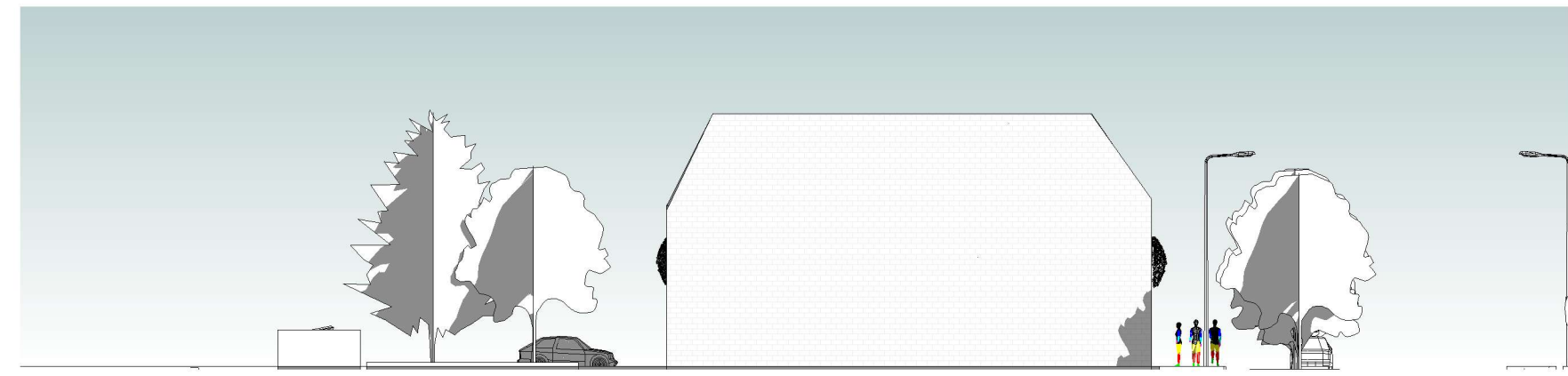
① East PRES  
3/32" = 1'-0"



② West PRES1  
3/32" = 1'-0"



③ North PRES  
3/32" = 1'-0"



④ South PRES  
3/32" = 1'-0"

