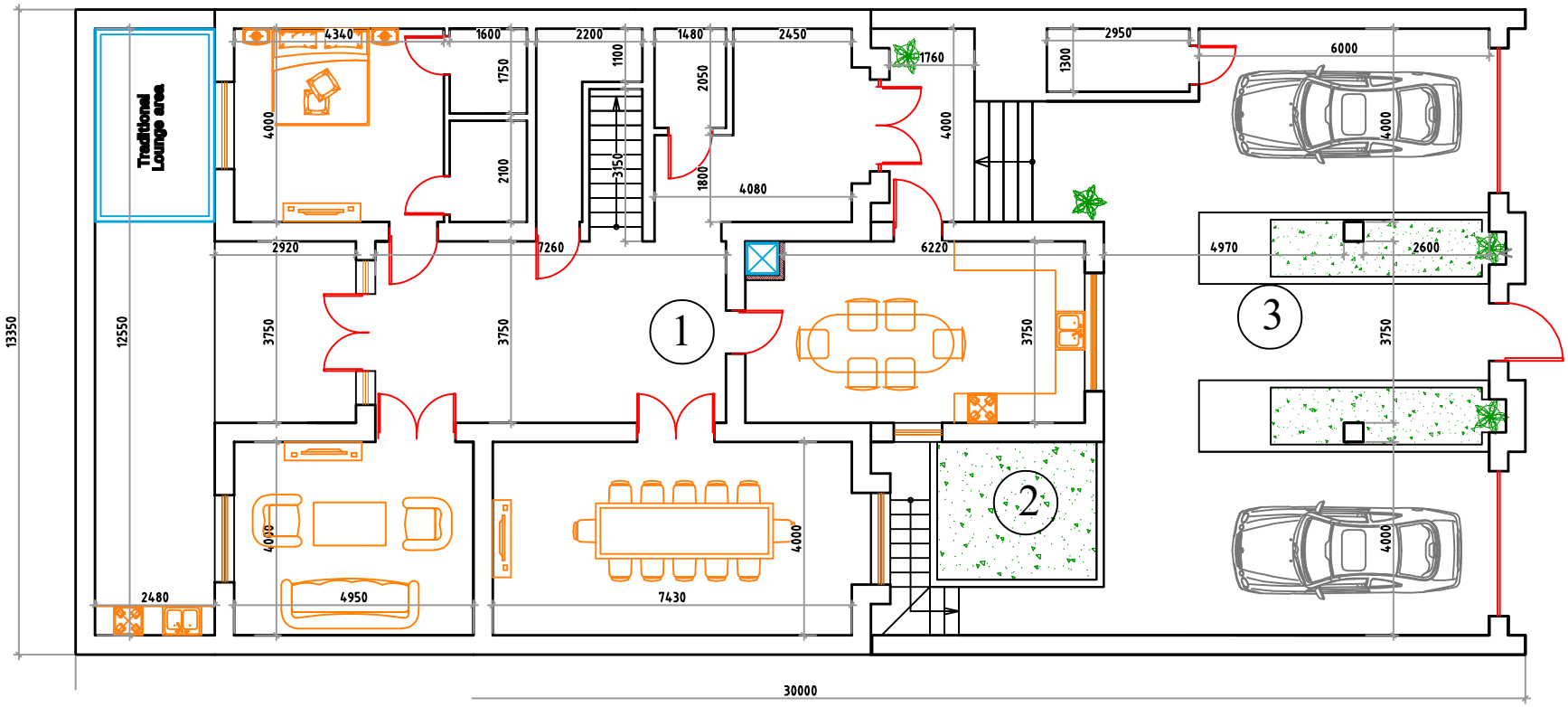
Master Site Plan



NOTES

1. AREAS
Land plot 410.00 m². Building footprint 397.14 m². Total area (external measurement) 753.88 m². Useful area 670.26 m². Living area 176.17 m². Drawing dimensions in mm.

2. ENTRANCE
Covered entrance atrium with two parking zones and a central pedestrian gallery. Two decorative waterfalls with green zones. The courtyard is inside the perimeter and not visible from the street.

3. STRUCTURE
Fired brick with RC frame, columns 400×400 mm. Site seismicity 8 points (MSK-64); columns and stairs strengthened per the 2020 technical survey. Insolation calculation available.

4. UTILITIES
Mains gas, water and 3-phase electricity. Diesel standby generator 12.5 kVA with automatic transfer switch.

Plans are for information, redrawn from the 2020 preliminary design. Cadastral figures prevail.

№	Description	Area, m²	Source
1	Land plot	410.00	Cadastral passport
2	Building footprint	397.14	Cadastral passport
3	Total area (external measurement)	753.88	Cadastral passport
4	Useful area	670.26	Cadastral passport
5	Living area	176.17	Cadastral passport
6	Covered atrium with parking	169.98	Drawings

Floor plans for information

Two-storey residence with attic and basement
Location: Durmon, Birlik Mahalla, Qibray District
Tashkent Region, Uzbekistan

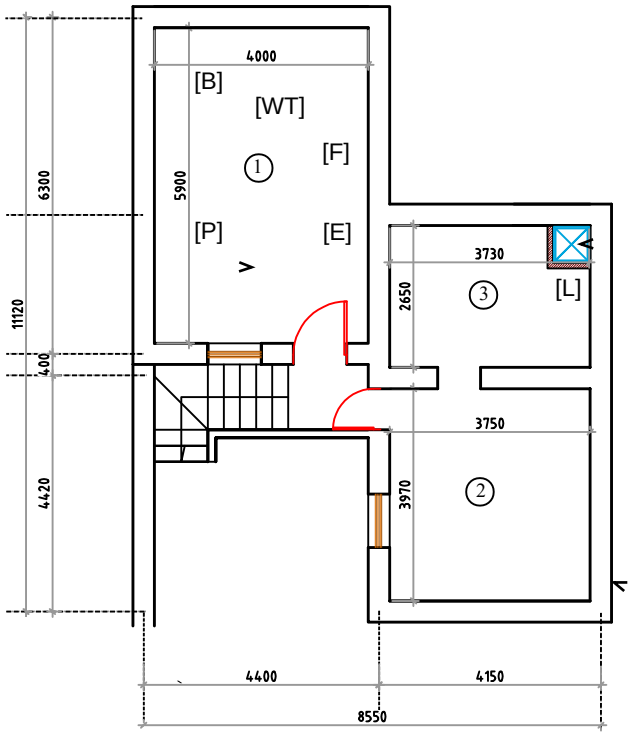
Scale: 1:100 (for A3 size)

Master Site Plan

Based on Union MV Project, 2020

Basement Plan

№	Room	Area, m²	Equipment / use
1	Boiler and water room	23.60	Boilers, 300 L heater, tanks 2 × 1,000 L, pumps, filters, stabilizers
2	Workshop	14.89	Technical and maintenance room
3	Cold storage	9.88	Pantry; lift stop
L	Lift shaft	-	Lift serving 4 levels
	Total basement rooms	**48.37**	**Per drawings**



TECHNICAL LEGEND:

[WT] – Water tanks 2 × 1,000 L
[B] – Boilers (2, dual-circuit)
[P] – Water pressure pumps
[F] – Water filters
[E] – Electrical board, stabilizers
[L] – Lift

BASEMENT NOTES

1. ENGINEERING
Two dual-circuit gas boilers (Watson) and a 300 L storage water heater. Water reserve: two 1,000 L tanks with pressure pumps and multi-stage filters. Main electrical board and three 30 kVA voltage stabilizers (Andeli).

2. LIFT
Lift serving four levels, from the basement to the attic. Custom-built and installed during construction (2020–2021); no factory passport.

3. AREAS
Basement rooms per drawings: 48.37 m². Cadastral figures prevail.

Floor plans for information

Two-storey residence with attic and basement
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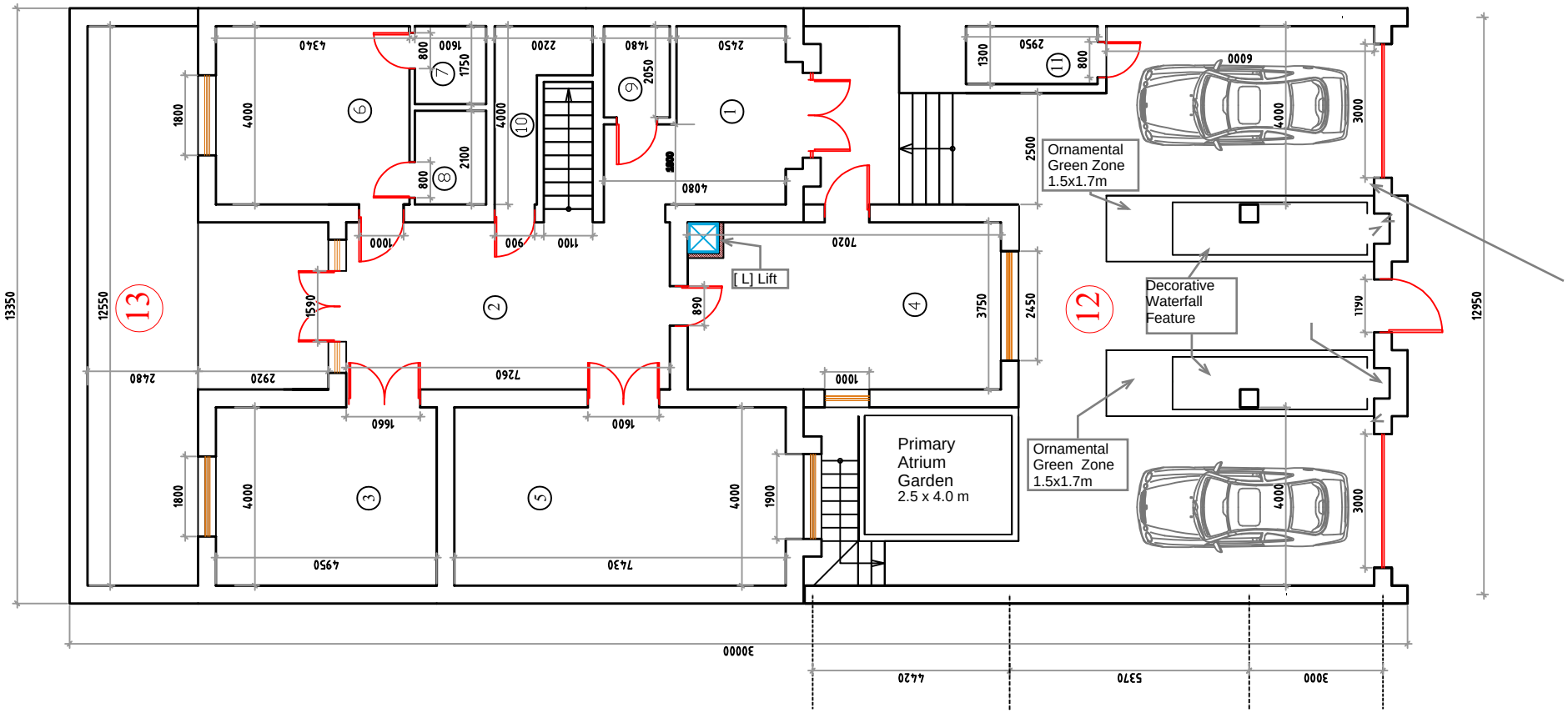
Scale: 1:100 (for A3 size)

Basement Plan

Based on Union MV Project, 2020

Level 01: Ground Floor & Grand Atrium Plan



LEVEL 01 NOTES

1. LAYOUT
Covered entrance atrium 169.98 m² with two parking zones; double-height central part. Main stairs, lift and a separate basement stair. Rear private courtyard 31.12 m².

2. ENTRANCE
Two decorative waterfalls flanking the central entrance gallery. Two entrance green zones and an atrium garden. Lounge area for a traditional tapchan.

3. STRUCTURE & UTILITIES
Site seismicity 8 points (MSK-64); columns and stairs strengthened per the 2020 technical survey. Mains gas, water, 3-phase electricity.

LEVEL 01 ROOM SCHEDULE

№	Description	Area (sq m)	№	Description	Area (sq m)
1	Entrance Foyer	9.80	8	Master Walk-in Closet	3.36
2	Grand Distribution Hall	27.23	9	Guest Powder Room	3.03
3	Family TV Lounge	19.80	10	Laundry & Utility Room	6.13
4	Gourmet Kitchen & Dining Suite	26.33	11	Atrium Restroom (Service)	3.84
5	Formal Living & Reception Room	29.72	12	Front Indoor Atrium	169.98
6	Ground Floor Master Suite	17.36	13	Rear Private Courtyard	31.12
7	Master En-suite Bathroom	2.80		Total net internal area	350.50

Areas per drawings. Cadastral figures prevail.

Floor plans for information

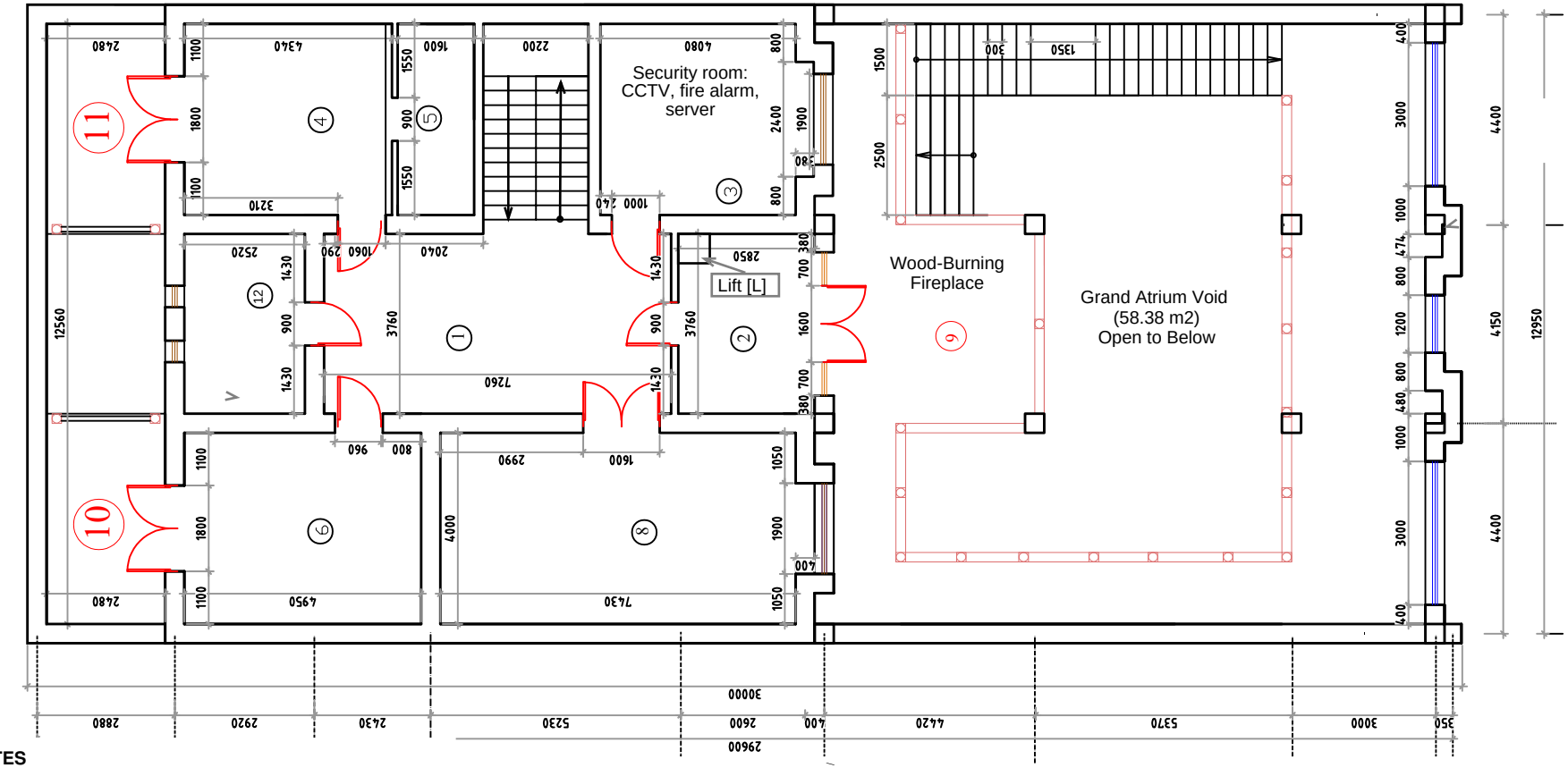
Two-storey residence with attic and basement
Location: Durmon, Birlik Mahalla, Qibray District
Tashkent Region, Uzbekistan

Scale: 1:100 (for A3 size)

Level 1: Ground Floor & Indoor Atrium Plan

Based on Union MV Project, 2020

Level 02: Grand Gallery & Private Suites Plan



LEVEL 02 NOTES

1. ARCHITECTURE
Grand gallery 121.13 m² with balustrades around the atrium void (58.38 m², open to Level 01). Wood-burning fireplace.

2. ROOMS
Security room (03): CCTV, fire alarm, server cabinet. Library (02) with lift stop. Two private balconies, 10.90 m² each.

3. STRUCTURE
RC frame columns 400×400 mm from foundation to attic. Site seismicity 8 points; columns and stairs strengthened per the 2020 technical survey.

№	Room	Area, m²	Note
1	Distribution hall	27.30	Access to rooms and stairs
2	Library and media room	10.90	Lift stop
3	Office / security room	17.30	CCTV, fire alarm, server
4	Master suite (rear)	17.23	Balcony access
5	Master bathroom	6.40	En-suite
6	Bedroom (rear)	19.80	Balcony access
7	Main stairwell	8.80	Levels 01-03
8	Guest suite (front)	30.40	
9	Grand gallery with fireplace	121.13	Wood-burning fireplace
10	Balcony (bedroom)	10.90	
11	Balcony (master suite)	10.90	
12	Bathroom and laundry	9.48	
V	Atrium void (open to below)	58.38	Not included in total
	Total level 02	**290.54**	

Floor plans for information

Two-storey residence with attic and basement
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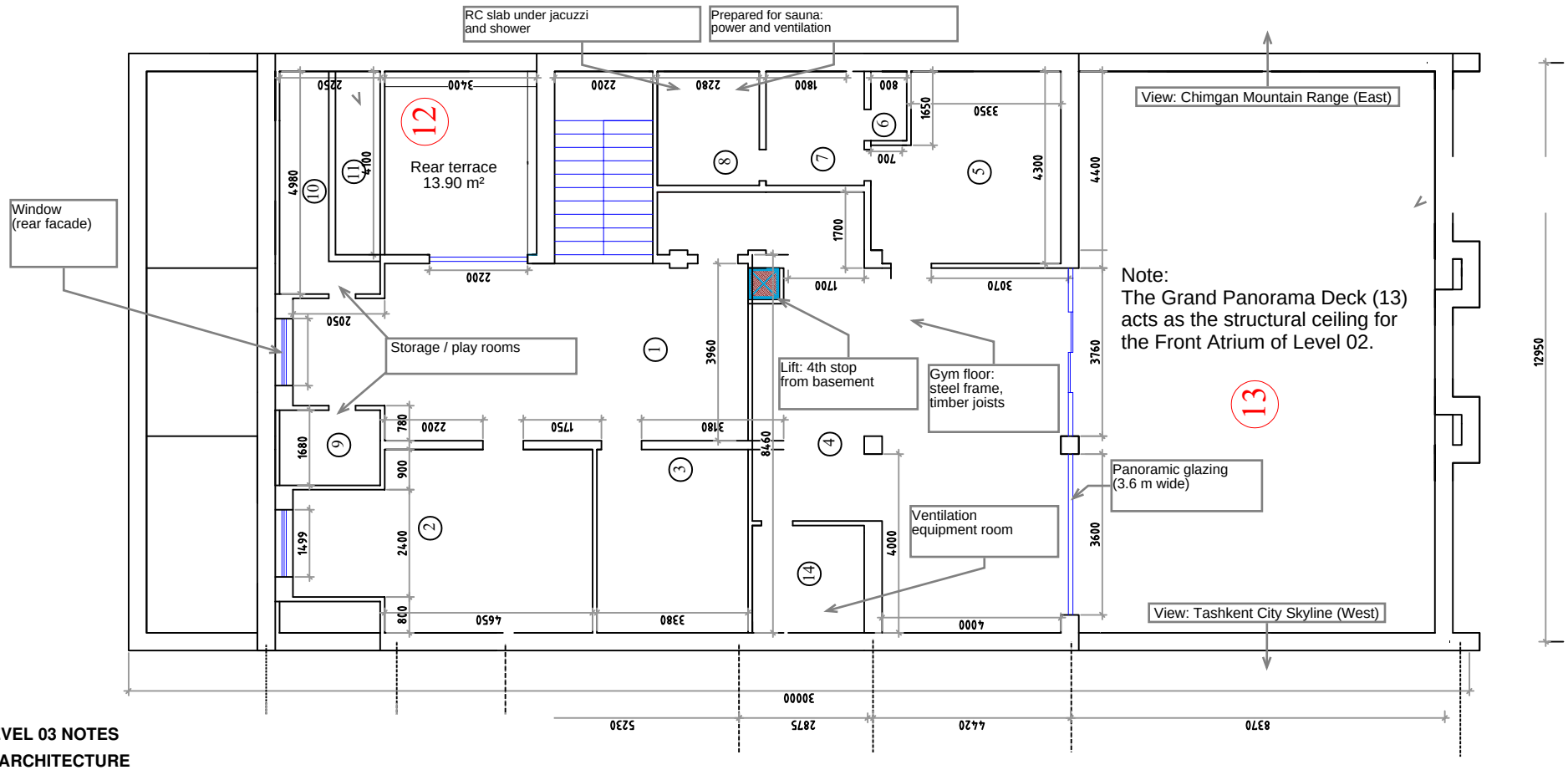
Level 02: Grand Gallery & Private Suites Plan

Based on Union MV Project, 2020

Level 03: Attic, Wellness & Panorama Deck Plan



LEVEL 03 NOTES

1. ARCHITECTURE
Panorama deck (13) 100.10 m²: RC slab over the front atrium, views of the Chimgan range and the city. Rear terrace (12) 13.90 m².

2. WELLNESS & GYM
Gym (04) 48.80 m². Spa room (08): jacuzzi for two; prepared for a sauna (power and ventilation), no sauna cabin installed. Shower room (07).

3. ENGINEERING
Generator room (11): diesel standby generator 12.5 kVA (Vackson KDE12T3) with automatic transfer switch. Ventilation equipment room (14).

4. STRUCTURE
Gym and lounge on a steel frame with timber-joist floor; RC slab under the jacuzzi and shower. Site seismicity 8 points.

№	Room	Area, m²	Note
1	Central hall	49.00	Access to all rooms
2	Guest suite	23.90	Sloped ceiling
3	Wardrobe	13.80	Storage
4	Gym	48.80	Panoramic glazing to the deck
5	Wellness lounge	16.70	Wellness zone
6	WC	1.20	
7	Shower room	5.60	
8	Spa room	5.80	Jacuzzi for two; prepared for sauna (no cabin)
9	Storage room (left)	3.70	
10	Storage / play room (right)	6.31	
11	Generator room	4.10	Diesel generator 12.5 kVA
12	Rear terrace	13.90	Open terrace
13	Panorama deck	100.10	Views of Chimgan and the city
	Total level 03	**292.91**	**Including terraces**

Floor plans for information

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Level 03: Attic, Wellness & Panorama Deck Plan

Based on Union MV Project, 2020