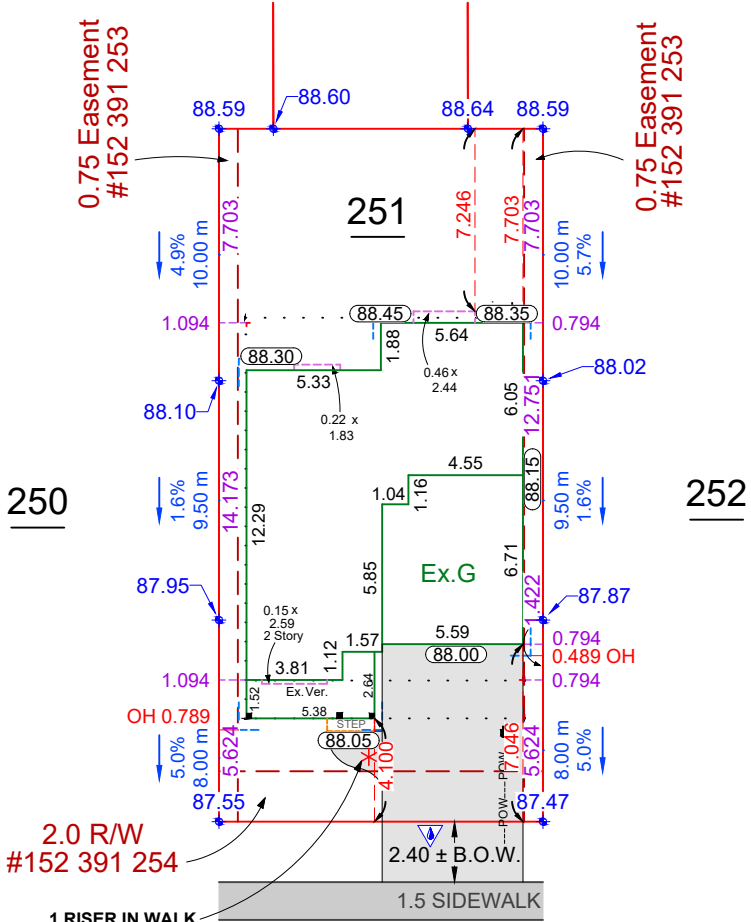
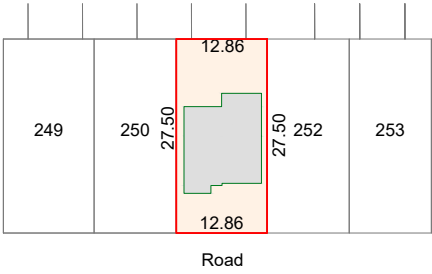


PLOT PLAN



Front














ELEVATION DETAILS	
HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	89.01
BOTTOM OF FOOTING:	85.86
BASEMENT HEIGHT:	8'6"
FINISHED GRADE AT-FRONT STEP:	88.05
4 RISE, DOWN 6" +1 IN WALK	
FINISHED GRADE AT-BACK OF HOUSE:	
L-88.30, M-88.45, R-88.35	
GRADE BELOW-BACK/SIDE DOOR SILL:	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	88.65
GARAGE FLOOR:	*SEE NOTES*
SANITARY SEWER SERVICE INVERT:	84.72
FOOTING SIZE:	0.20

NOTES

- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
💧 RAIN WATER LEADERS NOT REQUIRED.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS
BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.

- GARAGE SLAB AT OVERHEAD DOOR RECOMMENDED TO BE SET 2'2" BELOW TOP OF CONCRETE FOUNDATION WALL.
- SLAB ELEVATION: 88.00 GARAGE FOOTING: 85.86

DETAILS	
- LOT AREA:	353.65 m ² (3806.7 ft ²)
- HOUSE AREA:	146.47 m ² (1576.6 ft ²)
- HOUSE COVERAGE:	41.42 %
- DRIVEWAY AREA:	52.79 m ² (568.2 ft ²)
CITY OF EDMONTON LANDSCAPING REQUIREMENTS:	
2 New Deciduous Tree :	50 mm Caliper
1 New Coniferous Tree :	2.5 m Height
6 New Shrubs	

LEGEND									
PROPOSED CLEAN OUT		PROPOSED HYDRANT		PROPOSED BACK OF CURB	B.O.C.	DESIGN GRADE ELEVATION			
PROPOSED STREET LIGHT		PROPOSED SERVICE PEDESTAL		PROPOSED BACK OF WALK	B.O.W.	AS-BUILT ELEVATION			
PROPOSED C.C. LOCATION		PROPOSED POWER SERVICE		PROPOSED LIP OF LANE	L.O.L.	PROPOSED ELEVATION			
PROPOSED TRANSFORMER		PROPOSED FENCE LINE		PROPOSED UTILITY VAULT		CENTERLINE ELEVATION			

LEGAL INFORMATION		
LOT	BLOCK	PLAN NUM.
251	1	152 5690
CIVIC ADDRESS:		
17328 9 AVENUE S.W		
LOCATION		SUBDIVISION
EDMONTON		WINDERMERE

P **Pals Geomatics Corp.**

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
PHONE: 780-455-3177
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EDMONTON, ALBERTA T5S 1G7

Canadian
Home
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Associations
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Edmonton Region



DWG DETAILS			
Rev. No.	Date:	Drafted By:	Description
PP	11/1/21	LMATYJANKA	
01	11/22/21	LMATYJANKA	OVERHANG
BUILDER/OWNER: PACESETTER HOMES			
MODEL: OSCAR (STANDARD)			
JOB NUM.: 10545			
LOT ZONING: DC1 17121		SCALE: 1:300	