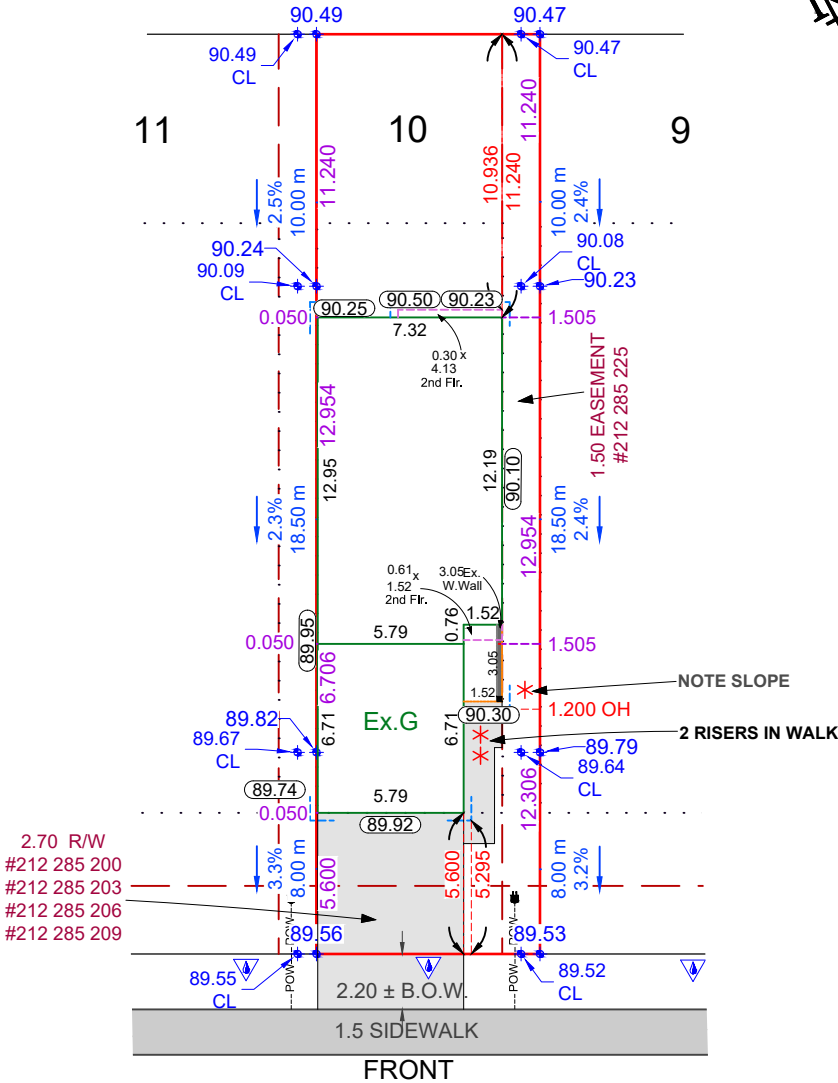
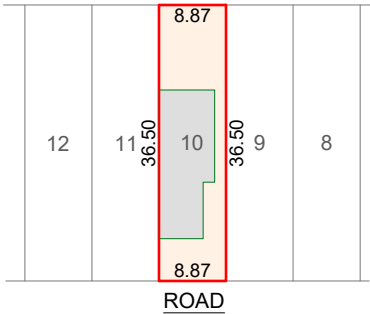
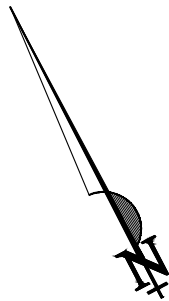


PLOT PLAN



ELEVATION DETAILS	
HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	91.01
BOTTOM OF FOOTING:	87.76
BASEMENT HEIGHT:	9'0"
FINISHED GRADE AT-FRONT STEP:	90.30
3 RISE DOWN 4" + 2 IN WALK	
FINISHED GRADE AT-BACK OF HOUSE:	
L- 90.25 M- 90.50 R- 90.25	
GRADE BELOW-BACK/SIDE DOOR SILL:	90.10
GRADE AT SIDE ENTRY	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	90.71
GARAGE FLOOR:	*SEE NOTES*
SANITARY SEWER SERVICE INVERT:	86.78
FOOTING SIZE:	0.20

NOTES
- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- 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 DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- 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.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.
RAIN WATER LEADERS REQUIRED.
- GARAGE SLAB AT OVERHEAD DOOR RECOMMENDED TO BE SET 27" BELOW TOP OF CONCRETE FOUNDATION WALL. SLAB ELEVATION: 89.92 GARAGE FOOTING: 88.45

DETAILS	
- LOT AREA: 323.75 m <sup>2</sup> (3484.9 ft <sup>2</sup> )	
- HOUSE AREA: 138.34 m <sup>2</sup> (1489.0 ft <sup>2</sup> )	
- HOUSE COVERAGE: 42.73 %	
- DRIVEWAY AREA: 45.17 m <sup>2</sup> (486.2 ft <sup>2</sup> )	
- LOT WIDTH AT 9 m FRONT SETBACK = 8.87 m	
<b>CITY OF EDMONTON LANDSCAPING REQUIREMENTS:</b>	
1 New Deciduous Tree : 50 mm Caliper	
1 New Coniferous Tree : 2.5 m Height	
4 New Shrubs	

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

LEGAL INFORMATION		
LOT	BLOCK	PLAN NUM.
10	26	212 2958
CIVIC ADDRESS:		
15636 18 AVENUE SW		
LOCATION	SUBDIVISION	
EDMONTON	GLENRIDGING	

# Pals Geomatics Corp.

EMAIL: PLOTPLAN@PALSGEOMATICS.COM  
PHONE: 780-455-3177  
FAX: 780-481-1301  
10704 - 176TH STREET NW  
EDMONTON, ALBERTA T5S 1G7

Member

DWG DETAILS			
Rev. No.	Date:	Drafted By:	Description
PP	4/12/23	AMACDONALD	
01	4/18/23	AWANG	GRADES/RISER
02	5/12/23	AWANG	GRADE
BUILDER/OWNER: PACESETTER HOMES			
MODEL: COLUMBIA (FH-GR) (STANDARD)			
JOB NUM.: 30773			
LOT ZONING: DC1-18748		SCALE: 1:300	