

BASEMENT LOCATION MUST BE EXACT.
CONTACT STANTEC GEOMATICS TO
PINPOINT WALL LOCATION ON FOOTINGS
SURVEY.EDMONTON@STANTEC.COM

ZERO LOT LINE: SEE
ACCEPTED POLICY 14-01

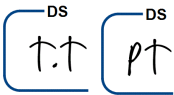
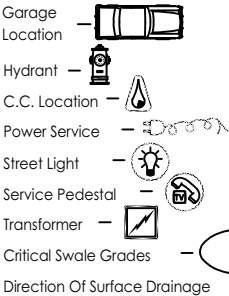
LEGEND

1 HR FIRE SEPARATION	—————
1 HR F.R.R	-----
45min FIRE SEPARATION	—————
45min F.R.R	-----

CITY OF EDMONTON
LANDSCAPING REQUIREMENTS
(PER DWELLING):
1 DECIDUOUS TREE
1 CONIFEROUS TREE
4 SHRUBS

BF: 2.21m / 7'-3"

DRAINAGE TYPE — STANDARD SPLIT



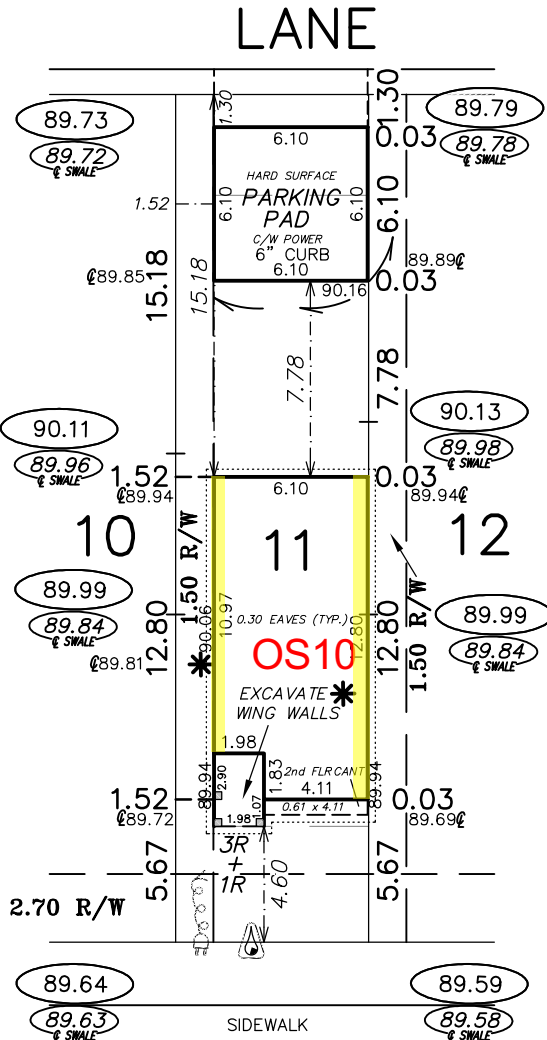
House Type	2 STOREY
Finished Floor	90.70
Bottom Footing	87.61
Finished Grade Front	89.99 3 RISE + DOWN 7" + 1 RISE
Finished Grade Back	90.19
Bottom Side Door Sill	90.12 * 3 RISE INSIDE
Bottom Bsm't Window	WELLS AS REQ'D
Top Conc. Bsm't Wall	90.40
Finished Garage Floor	Back = 90.06 Front = 89.96
Sanitary Sewer Invert	86.89
JOIST	0.30
CONC. WALL	2.59
FOOTING	0.20

BROOKLYN (STEPS ON LEFT)

SCALE 1 : 300



RPL



FRONT

LOT AREA = 257.40 m²
HOUSE AREA = 82.66 m²
HOUSE COVERAGE = 32.11 %
PARKING PAD AREA = 37.16 m²
PARKING PAD COVERAGE = 14.44 %
LOT WIDTH AT 4.50m SETBACK IS 7.65 m

Foundation Wall Height: 8' 6"

Rain Water Leaders: Required

*It is the responsibility of the builder to contact the soils consultant to determine if there are any special considerations pertaining to house foundation construction.
*The elevation of this house has been designed so that it will be in conformance with the lot grading plan.
*This plan is subject to the approval of the local approving authority and the agent responsible for the architectural control guidelines.
*Stantec Geomatics will accept no responsibility for any costs incurred due to an error or omission on this plan if construction starts prior to the subject approvals.
*All dimensions and services shown must be confirmed by contractor prior to excavation.
*All distances shown are in metres and decimals thereof.
*This Plot Plan is the property of Stantec Geomatics. It is forbidden to use this Plot Plan for survey layout of the building location and/or elevation without prior written consent from Stantec Geomatics.



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Legal Description
LOT 11 BLOCK 27 PLAN 212-2958
GLENRIDDING
Municipal Address
15633 18 AVENUE SW
EDMONTON
Builder
PACESETTER HOMES
Title
Plot Plan
Your File: 30790
DH 05/12/22 PP