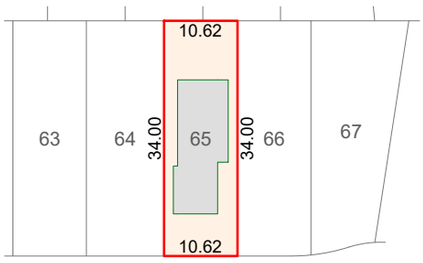
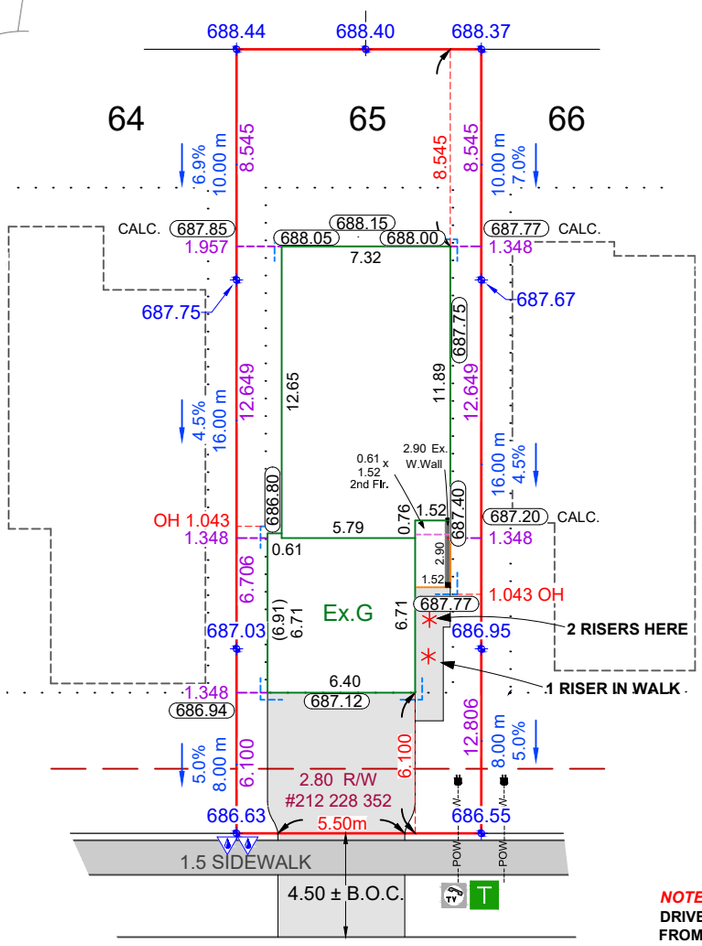
PLOT PLAN





NOTE:
DRIVEWAY MUST BE 1.25M FROM STREET FURNITURE.

NOTE:
DRIVEWAY MUST BE CURVED/ANGLED.

FRONT

ELEVATION DETAILS

HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	688.66
BOTTOM OF FOOTING:	685.72
BASEMENT HEIGHT:	8'0"
FINISHED GRADE AT-FRONT STEP:	687.77
4 RISE, DOWN 7" +3 IN WALK	
FINISHED GRADE AT-BACK OF HOUSE:	
L-688.05, M-688.15, R-688.00	
GRADE BELOW-BACK/SIDE DOOR SILL:	687.75
GRADE @ SIDE ENTRY	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	688.36
GARAGE FLOOR:	*SEE NOTES*
SANITARY SEWER SERVICE INVERT:	684.03
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 TO BE DETERMINED.**
  (NO INFORMATION ON ENGINEERING, CONTACT ENGINEER PRIOR TO CONSTRUCTION)

- GARAGE SLAB AT OVERHEAD DOOR RECOMMENDED TO BE SET 4'1" BELOW TOP OF CONCRETE FOUNDATION WALL.
SLAB ELEVATION: 687.12 GARAGE FOOTING: 685.49

DETAILS

- LOT AREA: 361.08 m² (3886.6 ft²)
- HOUSE AREA: 138.83 m² (1494.3 ft²)
- HOUSE COVERAGE: 38.45 %
- DRIVEWAY AREA: 55.01 m² (592.2 ft²)
- LOT WIDTH AT 6 m FRONT SETBACK = 10.62 m

LEGEND

PROPOSED CLEAN OUT		PROPOSED HYDRANT		PROPOSED BACK OF CURB	B.O.C.	DESIGN GRADE ELEVATION	00.00
PROPOSED STREET LIGHT		PROPOSED SERVICE PEDESTAL		PROPOSED BACK OF WALK	B.O.W.	AS-BUILT ELEVATION	00.00
PROPOSED C.C. LOCATION		PROPOSED POWER SERVICE	POW	PROPOSED LIP OF LANE	L.O.L.	PROPOSED ELEVATION	00.00
PROPOSED TRANSFORMER	T	PROPOSED FENCE LINE	X	PROPOSED UTILITY VAULT	V	CENTERLINE ELEVATION	CL 0.0

LEGAL INFORMATION

LOT	BLOCK	PLAN NUM.
65	9	212 2356

CIVIC ADDRESS:

28 JENNIFER CRESCENT

LOCATION	SUBDIVISION
ST ALBERT	JENSEN LAKES

Pals Geomatics Corp.

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

Canadian Home Builders Association — Edmonton Region — Member

DWG DETAILS

Rev. No.	Date:	Drafted By:	Description
PP	9/13/23	LALEA	
01	9/15/23	AWANG	GRADES/RISER

BUILDER\OWNER: PACESETTER HOMES
MODEL: COLUMBIA (MF-JL) (STANDARD)
JOB NUM.: 30950
LOT ZONING: RX
SCALE: 1:300