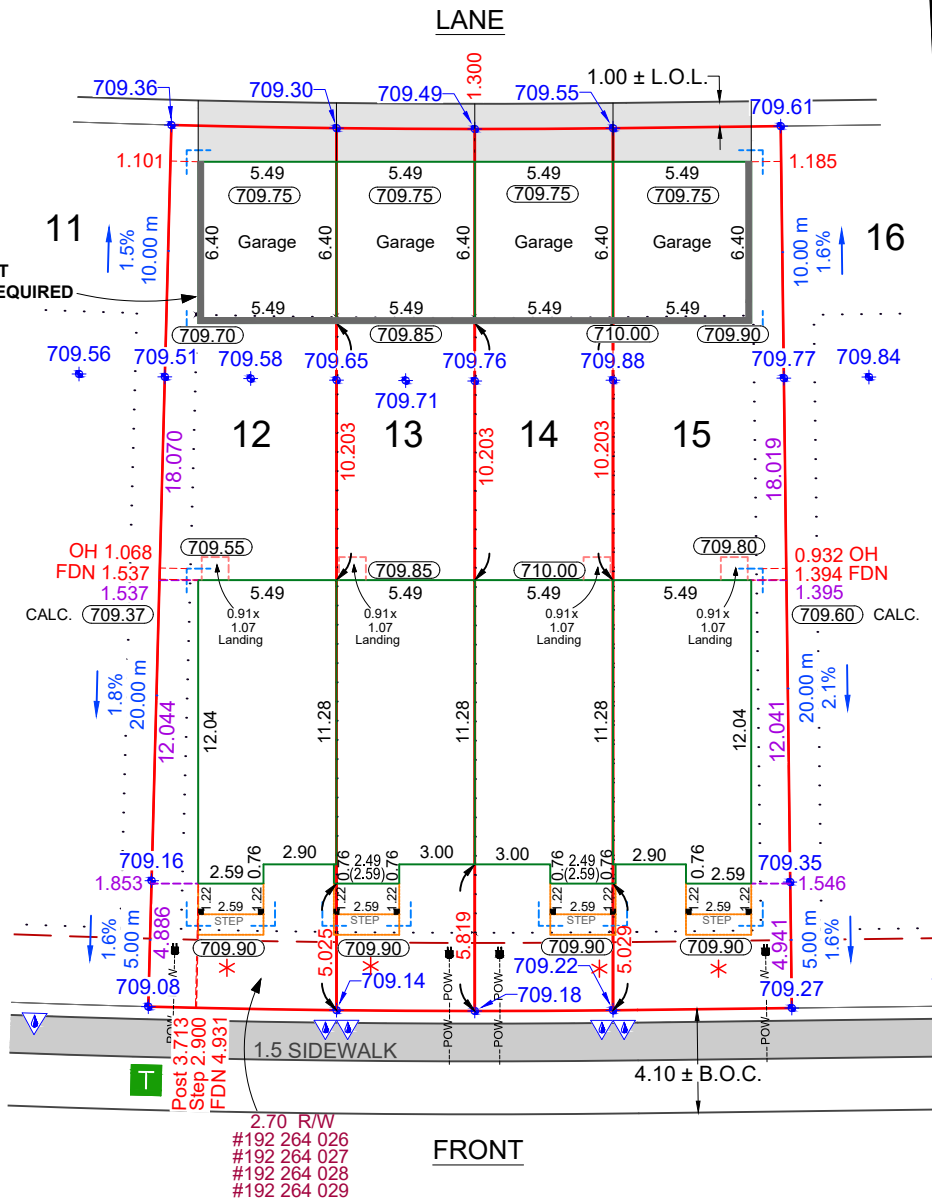
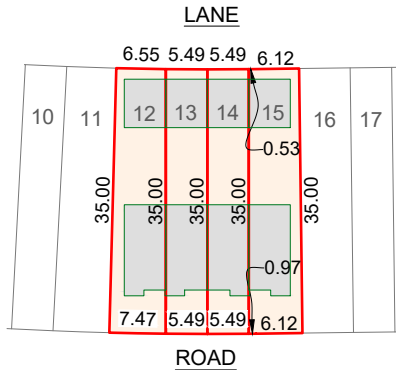


PLOT PLAN



ELEVATION DETAILS	
HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	710.61
BOTTOM OF FOOTING:	707.51
BASEMENT HEIGHT:	8'6"
FINISHED GRADE AT-FRONT STEP:	709.90
3 RISE, DOWN 7"	
FINISHED GRADE AT-BACK OF HOUSE:	
L-709.55, M-710.00, R-709.80	
GRADE BELOW-BACK/SIDE DOOR SILL:	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	710.31
GARAGE FLOOR:	709.75
SANITARY SEWER SERVICE INVERT:	SEE DETAILS
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.	
RAIN WATER LEADERS REQUIRED.	
CITY OF EDMONTON LANDSCAPING REQUIREMENTS (PER LOT):	
1 New Deciduous Tree (50 mm Caliper) or 1 New Coniferous Tree (2.5 m Height) & 4 New Shrubs	
- SANITARY SEWER INVERT (LOT 12) = 706.39	
- SANITARY SEWER INVERT (LOT 13) = 706.39	
- SANITARY SEWER INVERT (LOT 14) = 706.47	
- SANITARY SEWER INVERT (LOT 15) = 706.47	

DETAILS	
- LOT AREA (12): 245.36 m ² (2641.0 ft ²)	
- HOUSE AREA: 67.01 m ² (721.3 ft ²)	
- HOUSE COVERAGE: 27.31 %	
- GARAGE AREA: 35.12 m ² (378.0 ft ²)	
- GARAGE COVERAGE: 14.31 %	
- TOTAL COVERAGE: 41.62 %	
- DRIVEWAY AREA: 13.05 m ² (140.5 ft ²)	
- LOT AREA (13): 192.01 m ² (2066.8 ft ²)	
- HOUSE AREA: 67.01 m ² (721.2 ft ²)	
- HOUSE COVERAGE: 34.90 %	
- GARAGE AREA: 35.12 m ² (378.0 ft ²)	
- GARAGE COVERAGE: 18.29 %	
- TOTAL COVERAGE: 53.19 %	
- DRIVEWAY AREA: 12.68 m ² (136.5 ft ²)	
- LOT AREA (14): 192.01 m ² (2066.8 ft ²)	
- HOUSE AREA: 67.01 m ² (721.2 ft ²)	
- HOUSE COVERAGE: 34.90 %	
- GARAGE AREA: 35.12 m ² (378.0 ft ²)	
- GARAGE COVERAGE: 18.29 %	
- TOTAL COVERAGE: 53.19 %	
- DRIVEWAY AREA: 12.67 m ² (136.4 ft ²)	
- LOT AREA (15): 240.64 m ² (2590.2 ft ²)	
- HOUSE AREA: 67.01 m ² (721.3 ft ²)	
- HOUSE COVERAGE: 27.85 %	
- GARAGE AREA: 35.12 m ² (378.0 ft ²)	
- GARAGE COVERAGE: 14.59 %	
- TOTAL COVERAGE: 42.44 %	
- DRIVEWAY AREA: 12.97 m ² (139.7 ft ²)	

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

LEGAL INFORMATION		
LOT	BLOCK	PLAN NUM.:
12 & 13 & 14 & 15	7	192 3107
CIVIC ADDRESS:		
1265 ROSENTHAL BOULEVARD N.W. (LOT 12) 1267 ROSENTHAL BOULEVARD N.W. (LOT 13) 1269 ROSENTHAL BOULEVARD N.W. (LOT 14) 1271 ROSENTHAL BOULEVARD N.W. (LOT 15)		
LOCATION	SUBDIVISION	
EDMONTON	ROSENTHAL	

P

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 Member

Edmonton Region

DWG DETAILS			
Rev. No.	Date:	Drafted By:	Description
PP 02	12/9/20 4/14/21	JGRAY AMACDONALD	SETBACKS
BUILDER/OWNER: PACESETTER HOMES			
MODEL: GLENMORE 4 (H-R) (SHELL4GG-H1)			
JOB NUM.: 60041/42/43/44			
LOT ZONING: RF5			
SCALE: 1:300			