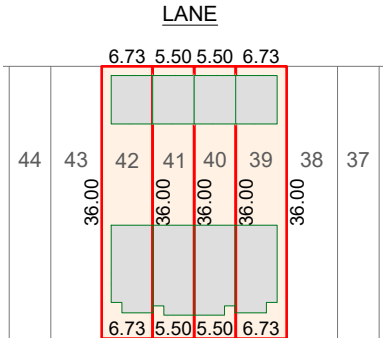
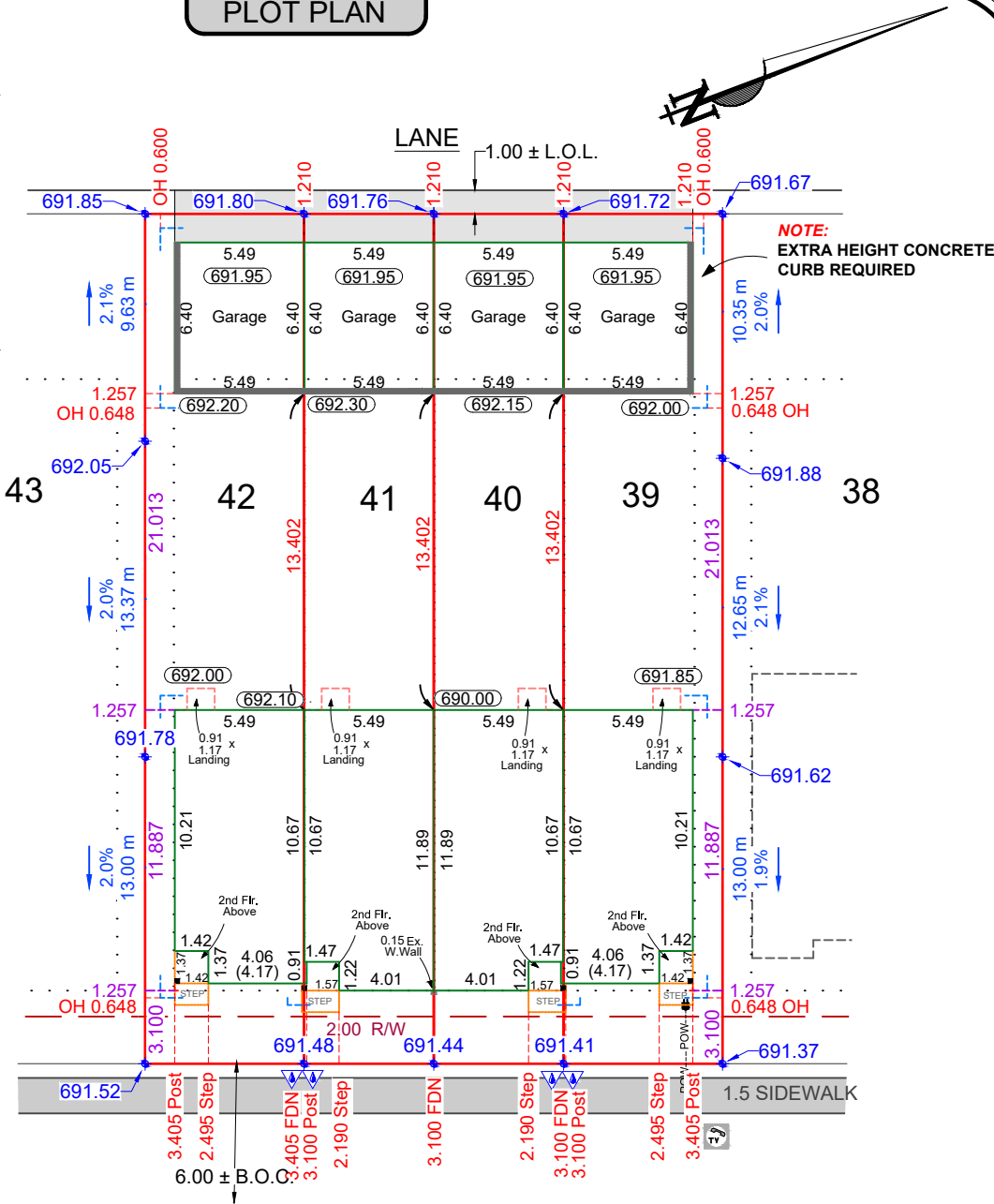


PLOT PLAN



ROAD



ELEVATION DETAILS	
HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	692.71
BOTTOM OF FOOTING:	689.61
BASEMENT HEIGHT:	8' 6"
FINISHED GRADE AT-FRONT STEP:	691.82
4 RISE, DOWN 7"	
FINISHED GRADE AT-BACK OF HOUSE:	
SEE PLOT PLAN	
GRADE BELOW-BACK/SIDE DOOR SILL:	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ.
TOP OF CONCRETE BASEMENT WALL:	692.41
GARAGE FLOOR:	691.95
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.	
- SANITARY SEWER INVERT (LOT 39&40) = 688.66	
- SANITARY SEWER INVERT (LOT 41&42) = 688.73	

DETAILS	
- LOT AREA (39): 242.28 m ² (2607.9 ft ²)	
- HOUSE AREA: 63.64 m ² (685.0 ft ²)	
- HOUSE COVERAGE: 26.27 %	
(VERANDA INCLUDED)	
- GARAGE AREA: 35.12 m ² (378.0 ft ²)	
- GARAGE COVERAGE: 14.49 %	
- TOTAL COVERAGE: 40.76 %	
- DRIVEWAY AREA: 12.09 m ² (130.2 ft ²)	
- LOT AREA (40): 198.00 m ² (2131.3 ft ²)	
- HOUSE AREA: 65.16 m ² (701.3 ft ²)	
- HOUSE COVERAGE: 32.91 %	
(VERANDA INCLUDED)	
- GARAGE AREA: 35.12 m ² (378.0 ft ²)	
- GARAGE COVERAGE: 17.74 %	
- TOTAL COVERAGE: 50.64 %	
- DRIVEWAY AREA: 12.15 m ² (130.8 ft ²)	
- LOT AREA (41): 198.00 m ² (2131.3 ft ²)	
- HOUSE AREA: 65.16 m ² (701.3 ft ²)	
- HOUSE COVERAGE: 32.91 %	
(VERANDA INCLUDED)	
- GARAGE AREA: 35.12 m ² (378.0 ft ²)	
- GARAGE COVERAGE: 17.74 %	
- TOTAL COVERAGE: 50.64 %	
- DRIVEWAY AREA: 12.15 m ² (130.8 ft ²)	
- LOT AREA (42): 242.28 m ² (2607.9 ft ²)	
- HOUSE AREA: 63.64 m ² (685.0 ft ²)	
- HOUSE COVERAGE: 26.27 %	
(VERANDA INCLUDED)	
- GARAGE AREA: 35.12 m ² (378.0 ft ²)	
- GARAGE COVERAGE: 14.49 %	
- TOTAL COVERAGE: 40.76 %	
- DRIVEWAY AREA: 12.09 m ² (130.2 ft ²)	

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.
39,40,41 & 42	4	202 2271
CIVIC ADDRESS:		
81 COPPERHAVEN DRIVE (LOT 39)		
83 COPPERHAVEN DRIVE (LOT 40)		
85 COPPERHAVEN DRIVE (LOT 41)		
87 COPPERHAVEN DRIVE (LOT 42)		
LOCATION	SUBDIVISION	
SPRUCE GROVE	COPPERHAVEN	

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	6/11/21	AMACDONALD	
BUILDER/OWNER: PACESETTER HOMES			
MODEL: SARATOGA/SANTA ANITA/SANTA ANITA/SARATOGA			
JOB NUM.: 60314/60313/60312/60311			
LOT ZONING: R1		SCALE: 1:300	