

ELEVATION DETAILS					
HOUSE TYPE:	2 STOREY				
FINISHED FLOOR:	93.66				
BOTTOM OF FOOTING:	90.72				
BASEMENT HEIGHT:	8' 0"				
FINISHED GRADE AT-FRONT STEP:	92.77				
4 RISE, DOWN 7"					
FINISHED GRADE AT-BACK OF HOUSE:					
L- 92.95, M- 93.15, R- 92.80					
GRADE BELOW-BACK/SIDE DOOR SILL:					
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ,				
TOP OF CONCRETE BASEMENT WALL:	93.36				
GARAGE FLOOR:	92.85				
SANITARY SEWER SERVICE INVERT:	SEE DETAILS				
FOOTING SIZE:	0.20				

- 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. ARAIN WATER LEADERS REQUIRED. - FRONT SETBACK MAY BE REDUCED TO 3M, WHEN A LANDSCAPED BOULEVARD IS PROVIDED. - SANITARY SEWER INVERT (LOT 27) = 89.56 - SANITARY SEWER INVERT (LOT 28) = 89.56 - SANITARY SEWER INVERT (LOT 29) = 89.48 - SANITARY SEWER INVERT (LOT 30) = 89.48 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

NOTES

DETAILS
- LOT AREA (27): 270.00 m² (2906.2 ft²) - HOUSE AREA: 63.64 m² (685.0 ft²) - HOUSE COVERAGE: 23.57 % - GARAGE AREA: 35.12 m² (378.0 ft²) - GARAGE COVERAGE: 13.01 % - TOTAL COVERAGE: 36.58 % - DRIVEWAY AREA: 21.27 m² (228.9 ft²)
- LOT AREA (28): 192.04 m² (2067.1 ft²) - HOUSE AREA: 65.16 m² (701.3 ft²) - HOUSE COVERAGE: 33.93 % - GARAGE AREA: 35.12 m² (378.0 ft²) - GARAGE COVERAGE: 18.29 % - TOTAL COVERAGE: 52.22 % - DRIVEWAY AREA: 22.04 m² (237.3 ft²)
- LOT AREA (29): 192.04 m² (2067.1 ft²) - HOUSE AREA: 65.16 m² (701.3 ft²) - HOUSE COVERAGE: 33.93 % - GARAGE AREA: 35.12 m² (378.0 ft²) - GARAGE COVERAGE: 18.29 % - TOTAL COVERAGE: 52.22 % - DRIVEWAY AREA: 22.04 m² (237.2 ft²)
- LOT AREA (30): 271.88 m² (2926.5 ft²) - HOUSE AREA: 63.64 m² (685.0 ft²) - HOUSE COVERAGE: 23.41 % - GARAGE AREA: 35.12 m² (378.0 ft²) - GARAGE COVERAGE: 12.92 % - TOTAL COVERAGE: 36.32 %

PROPOSED TRANS	DSED TRANSFORMER		PROPOSED FENCE LINE	
LEGAL INFORMATION				
LOT	BLOCK	PLAN NUM.		
27, 28, 29 & 30	9	222 1602		
CIVIC ADDRESS:				
483 GLENRIDDING RAVINE DRIVE SW (LOT 27) 485 GLENRIDDING RAVINE DRIVE SW (LOT 28)				EMAIL: P

PROPOSED HYDRANT

PROPOSED SERVICE PEDESTAL

PROPOSED POWER SERVICE

(1)

SUBDIVISION

GLENRIDDING

PROPOSED CLEAN OUT

PROPOSED STREET LIGHT

PROPOSED C.C. LOCATION

LOCATION

EDMONTON



LEGEND

On TY PROPOSED BACK OF CURB

PROPOSED BACK OF WALK

PROPOSED UTILITY VAULT

PROPOSED LIP OF LANE

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 176TH STREET NW

EDMONTON, ALBERTA T5S 1G7

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	DWG DETAILS						
	Rev. No.	Date:	Drafte	ed By:	Description		
	. PP	12/12/22	AMACD	ONALD			
	0.1	.01 1/25/23 AMACDONALD		ONALD	GAR. LOC		
	02	3/1/23	AWA	NG	GRADES		
er	BUILDER\OWNER: PACESETTER HOMES						
	MODEL: SARATOGA(L)/SANTA ANITA(L)/SANTA ANITA(R)/SARATOGA(R						
	JOB NUM.: 60621/60622/60623/60624						
١.	LOT ZO	NING: DC	1 18922	SCALE: 1	:300		

DESIGN GRADE ELEVATION

(00.00)

AS-BUILT ELEVATION

PROPOSED ELEVATION

CENTERLINE ELEVATION

- DRIVEWAY AREA: 21.25 m² (228.8 ft²)

B.O.C.

B.O.W.

L.O.L.