



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.**
- 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

DETAILS	
- LOT AREA (27):	270.00 m ² (2906.2 ft ²)
- HOUSE AREA:	63.64 m ² (685.0 ft ²)
- HOUSE COVERAGE:	23.57 %
- GARAGE AREA:	35.12 m ² (378.0 ft ²)
- GARAGE COVERAGE:	13.01 %
- TOTAL COVERAGE:	36.58 %
- DRIVEWAY AREA:	21.27 m ² (228.9 ft ²)
- LOT AREA (28):	192.04 m ² (2067.1 ft ²)
- HOUSE AREA:	65.16 m ² (701.3 ft ²)
- HOUSE COVERAGE:	33.93 %
- GARAGE AREA:	35.12 m ² (378.0 ft ²)
- GARAGE COVERAGE:	18.29 %
- TOTAL COVERAGE:	52.22 %
- DRIVEWAY AREA:	22.04 m ² (237.3 ft ²)
- LOT AREA (29):	192.04 m ² (2067.1 ft ²)
- HOUSE AREA:	65.16 m ² (701.3 ft ²)
- HOUSE COVERAGE:	33.93 %
- GARAGE AREA:	35.12 m ² (378.0 ft ²)
- GARAGE COVERAGE:	18.29 %
- TOTAL COVERAGE:	52.22 %
- DRIVEWAY AREA:	22.04 m ² (237.2 ft ²)
- LOT AREA (30):	271.88 m ² (2926.5 ft ²)
- HOUSE AREA:	63.64 m ² (685.0 ft ²)
- HOUSE COVERAGE:	23.41 %
- GARAGE AREA:	35.12 m ² (378.0 ft ²)
- GARAGE COVERAGE:	12.92 %
- TOTAL COVERAGE:	36.32 %
- DRIVEWAY AREA:	21.25 m ² (228.8 ft ²)



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Canadian Home Builders Association

Edmonton Region Member



DWG DETAILS			
Rev. No.	Date:	Drafted By:	Description
PP	12/12/22	AMACDONALD	
01	1/25/23	AMACDONALD	GAR. LOC.
02	3/1/23	AWANG	GRADES

BUILDER\OWNER: **PACESETTER HOMES**

MODEL: **SARATOGA(L)/SANTA ANITA(L)/SANTA ANITA(R)/SARATOGA(R)**

JOB NUM.: **60621/60622/60623/60624**

LOT ZONING: **DC1 18922** **SCALE: 1:300**