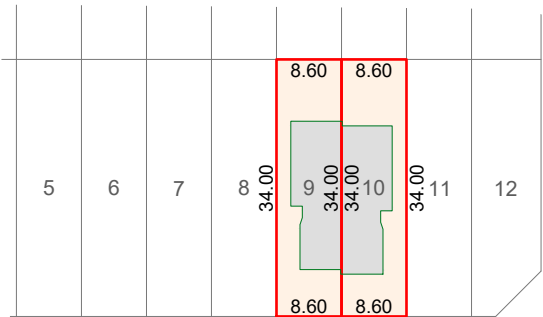
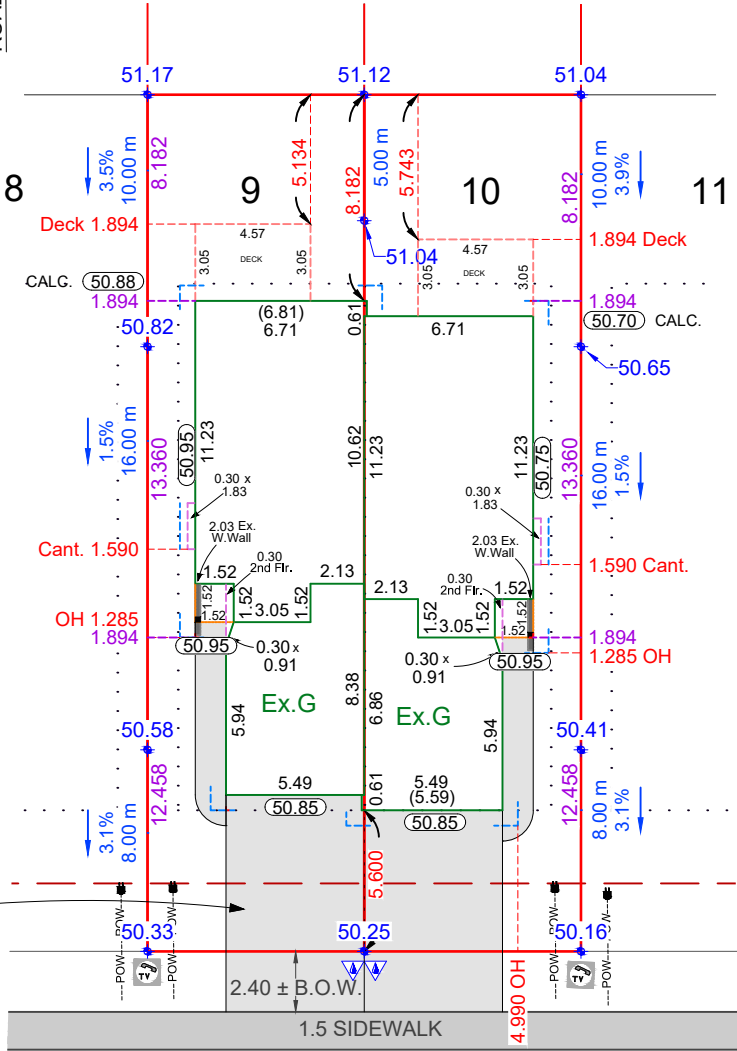


PLOT PLAN



ROAD

ROAD



NOTE:
DRIVEWAY MUST BE 1.0 M
FROM STREET FURNITURE.

NOTE:
DRIVEWAY MUST BE 1.0 M
FROM STREET FURNITURE.

FRONT

ELEVATION DETAILS	
HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	51.86
BOTTOM OF FOOTING:	48.61
BASEMENT HEIGHT:	9'0"
FINISHED GRADE AT-FRONT STEP:	50.95
4 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	
L-51.10, M-51.25, R-50.90	
GRADE BELOW-BACK/SIDE DOOR SILL:	
L-50.95 GRADE AT SIDE ENTRY R-50.75 GRADE AT SIDE ENTRY	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	51.56
GARAGE FLOOR:	*SEE NOTES*
SANITARY SEWER SERVICE INVERT:	47.50
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 NOT REQUIRED.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.
- GARAGE SLAB AT OVERHEAD DOOR RECOMMENDED TO BE SET 2'4" BELOW TOP OF CONCRETE FOUNDATION WALL. SLAB ELEVATION: 50.85 GARAGE FOOTING: 49.43

DETAILS
- LOT AREA (9): 292.40 m ² (3147.4 ft ²)
- HOUSE AREA: 123.75 m ² (1332.0 ft ²)
- HOUSE COVERAGE: 42.32 %
- DECK AREA: 13.94 m ² (150.0 ft ²)
- DECK COVERAGE: 4.77 %
- DRIVEWAY AREA: 47.17 m ² (507.8 ft ²)
- LOT AREA (10): 292.40 m ² (3147.4 ft ²)
- HOUSE AREA: 123.75 m ² (1332.0 ft ²)
- HOUSE COVERAGE: 42.32 %
- DECK AREA: 13.94 m ² (150.0 ft ²)
- DECK COVERAGE: 4.77 %
- DRIVEWAY AREA: 43.89 m ² (472.4 ft ²)
CITY OF EDMONTON LANDSCAPING REQUIREMENTS (PER LOT):
1 New Deciduous Tree : 50 mm Caliper
1 New Coniferous Tree : 2.5 m Height
4 New Shrubs

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.
9 & 10	2	232 2123
CIVIC ADDRESS:		
2019 155 AVENUE NW (LOT 9) 2021 155 AVENUE NW (LOT 10)		
LOCATION	SUBDIVISION	
EDMONTON	GORMAN	

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	12/20/23	AWANG	
BUILDER/OWNER: LIBAN HOMES			
MODEL: (STANDARD)			
JOB NUM.:			
LOT ZONING: RF4		SCALE: 1:300	