

Blockface Average = 10.749m

**NOTE:**  
ALL DIMENSIONS SHOWN  
TO FOUNDATION WALL,  
FINAL EXTERIOR CLADDING  
MAY ALTER DIMENSIONS

XX.XX Denotes Existing Elevation  
 (XX.XX) Denotes Proposed Elevation

**NOTE:**  
Mature Neighborhood  
Sideyard Requirements  
Must Be Confirmed By  
The City of Edmonton.

**\*\* FRONT SETBACK  
SUBJECT TO ADJACENT  
DWELLINGS.**

Lot Area: 565.78 Sq M  
 House Area: 131.38 Sq M  
 House Coverage: 23.22%  
 (Cov. Deck Included)  
 Garage Area: 66.80 Sq M  
 Garage Coverage: 11.81%  
 Total Site Coverage: 35.03%

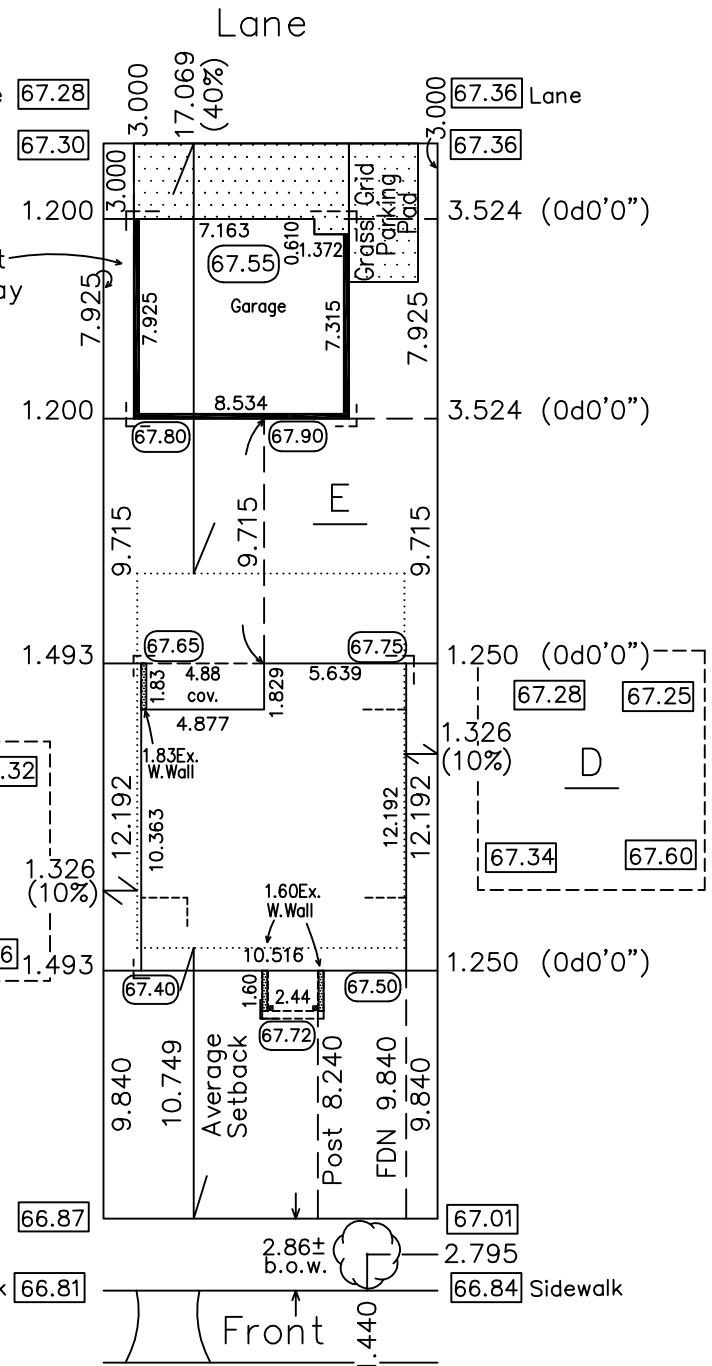
Driveway Area: 26.44 Sq M

RF1 Underlying Zoning

**Note:**  
Builder/Owner responsible  
to ensure back fill  
levels meet all codes.

- PROPOSED CLEAN OUT SHOWN
- PROPOSED MANHOLE SHOWN
- PROPOSED STREET LIGHT SHOWN
- PROPOSED HYDRANT SHOWN
- PROPOSED C.C. LOCATION SHOWN
- PROPOSED TRANSFORMER SHOWN
- PROPOSED SERVICE PEDESTAL SHOWN
- PROPOSED POWER SHOWN

HOUSE TYPE	2 Storey
FINISHED FLOOR	68.36
BOTTOM OF FOOTING	65.06
FINISHED GRADE AT - FRONT STEP	67.72
- BACK OF HOUSE	L-67.65, R-67.75
BOTTOM OF - BACK/SIDE DOOR SILL	Well as Required
- BASEMENT WINDOWS	68.01
TOP OF CONCRETE BASEMENT WALL	67.55 (Garage Footing at 66.13)
GARAGE FLOOR	
SANITARY SEWER SERVICE INVERT	To Be Determined Prior To Excavation
FOOTING SIZE	0.20



**CITY OF EDMONTON  
LANDSCAPING REQUIREMENTS:**

- 2 New Deciduous Tree: 50mm Caliper
- 1 New Coniferous Tree: 2.5m Height
- 6 New Shrubs

ALL DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF.  
 ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.  
 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

DATE OF REVISION 1 July 5/15  
 F.P. \_\_\_\_\_

LOT E BLOCK 12 PLAN 1234 AB  
 SUBDIVISION Subdivision ABC  
 IN Edmonton ALBERTA

SCALE: 1 : 300 DATE DRAWN: Apr. 7/15

**COMPANY XYZ**