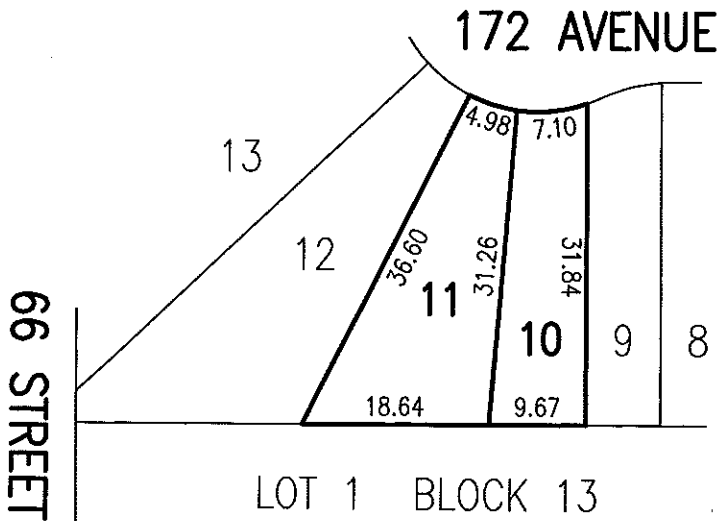


LEGAL DESCRIPTION: LOTS 10 & 11 BLOCK 13 PLAN 152 0589

MUNICIPAL ADDRESS:
6531 172 AVENUE NW &
6533 172 AVENUE NW.

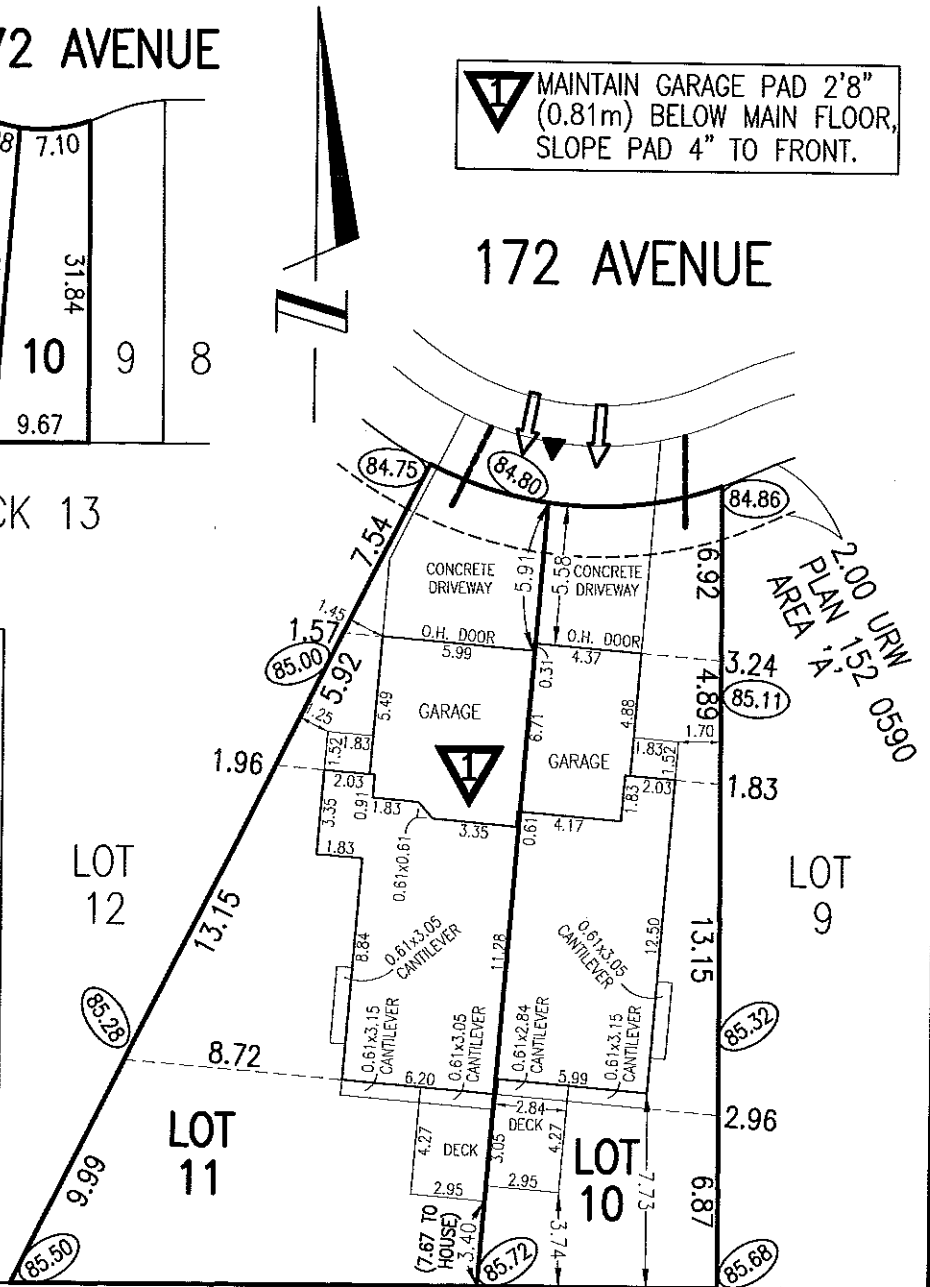
McCONACHIE CITY OF EDMONTON



LOT 1 BLOCK 13

MAINTAIN GARAGE PAD 2'8" (0.81m) BELOW MAIN FLOOR, SLOPE PAD 4" TO FRONT.

LOT 10 ZONING: RF4	
SITE WIDTH=	AVERAGE LOT GRADE=85.26
HOUSE AREA	77.11 sq.m.
HOUSE COVERAGE=29.64%	
DECK AREA	10.71 sq.m.
DECK COVERAGE=4.12%	
GARAGE AREA	30.84 sq.m.
GARAGE COVERAGE=11.86%	
LOT AREA	260.13 sq.m.
TOTAL SITE COVERAGE (EXCLUDING DECK)	41.50%
LOT 11 ZONING: RF4	
SITE WIDTH=	AVERAGE LOT GRADE=85.19
HOUSE AREA	81.88 sq.m.
HOUSE COVERAGE=21.60%	
DECK AREA	10.78 sq.m.
DECK COVERAGE=2.84%	
GARAGE AREA	42.92 sq.m.
GARAGE COVERAGE=11.32%	
LOT AREA	379.02 sq.m.
TOTAL SITE COVERAGE (EXCLUDING DECK)	32.93%



LOT 1 BLOCK 13

SCALE: 1:300

NORTHLAND SURVEYS

PLOT PLAN

PREPARED FOR:
JAYTEC HOMES

NOTES:

- Distances and elevations shown are in metres and decimals thereof
- The design information shown on this plan is subject to approval of the Local Approving Authority.

FILE: HBR-4165 (IU)

MAY 8, 2015

BUILDING GRADES

HOUSE TYPE: DUPLEX (Two Storey)

BOTTOM OF FOOTING	82.96
Garage Bottom of Footing	83.58
Basement Windows	(Wells) Front Finished Grade (4 rise)
Garage Pad @ O.H.Door	85.30 Back Finished Grade (3 rise)
	86.21
	85.40
	85.60

LEGEND (DESIGN LOCATIONS)

- POWER CONNECTION
- o SERVICE PEDESTAL
- o STREET LIGHT
- ▲ WATER VALVE (C.C.)
- TRANSFORMER
- ⊕ HYDRANT
- ➔ DRIVE LOCATION