

LEGAL DESCRIPTION: LOTS 12 & 13 BLOCK 13 PLAN 152 0589

MUNICIPAL ADDRESS:

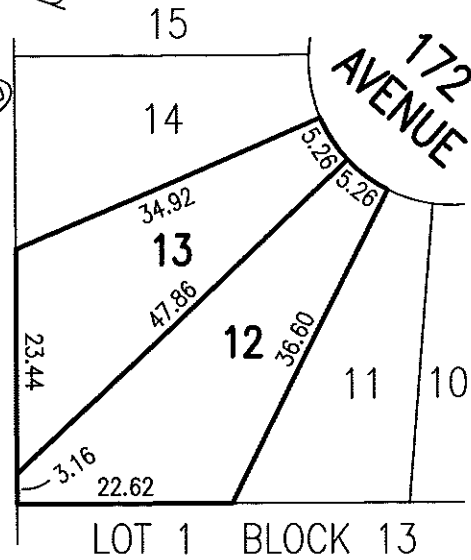
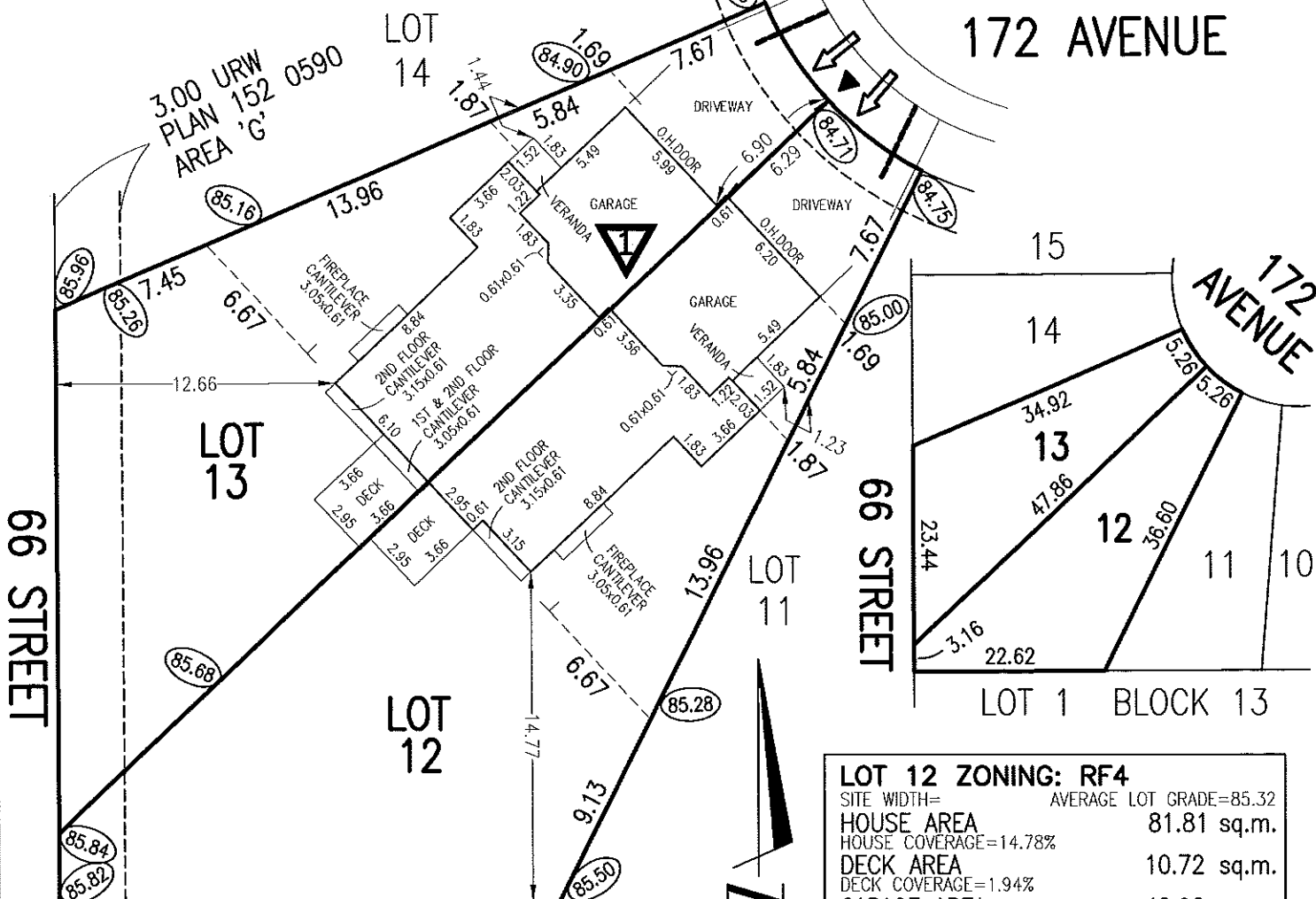
6535 - 172 AVENUE &
6537 - 172 AVENUE NW

McCONACHIE CITY OF EDMONTON

2.00 URW
PLAN 152 0590
AREA 'A'

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

172 AVENUE



66 STREET

66 STREET

172 AVENUE

LOT 1 BLOCK 13

LOT 1 BLOCK 13

3.50 URW
PLAN 152 0590
AREA 'G'

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.

LOT 12 ZONING: RF4

SITE WIDTH=	AVERAGE LOT GRADE=85.32
HOUSE AREA	81.81 sq.m.
HOUSE COVERAGE=14.78%	
DECK AREA	10.72 sq.m.
DECK COVERAGE=1.94%	
GARAGE AREA	42.92 sq.m.
GARAGE COVERAGE=7.75%	
LOT AREA	553.48 sq.m.
TOTAL SITE COVERAGE	22.53%
(EXCLUDING DECK)	

LOT 13 ZONING: RF4

SITE WIDTH=	AVERAGE LOT GRADE=85.29
HOUSE AREA	81.81 sq.m.
HOUSE COVERAGE=16.37%	
DECK AREA	10.78 sq.m.
DECK COVERAGE=2.16%	
GARAGE AREA	42.92 sq.m.
GARAGE COVERAGE=8.59%	
LOT AREA	499.67 sq.m.
TOTAL SITE COVERAGE	24.96%
(EXCLUDING DECK)	

SCALE: 1:300

NORTHLAND SURVEYS

PREPARED FOR:
JAYTEC HOMES

PLOT PLAN

FILE: HBR-4168 (GW)

MAY 8, 2015

BUILDING GRADES

BOTTOM OF FOOTING	82.86	HOUSE TYPE:	2 STOREY (DUPLEX)
Garage Bottom of Footing	83.48	Finished Floor	86.11
Basement Windows	(Wells)	Front Finished Grade (4 rise)	85.30
Garage Pad @ O.H.Door	85.20	Back Finished Grade (3 rise)	85.50

LEGEND (DESIGN LOCATIONS)

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