

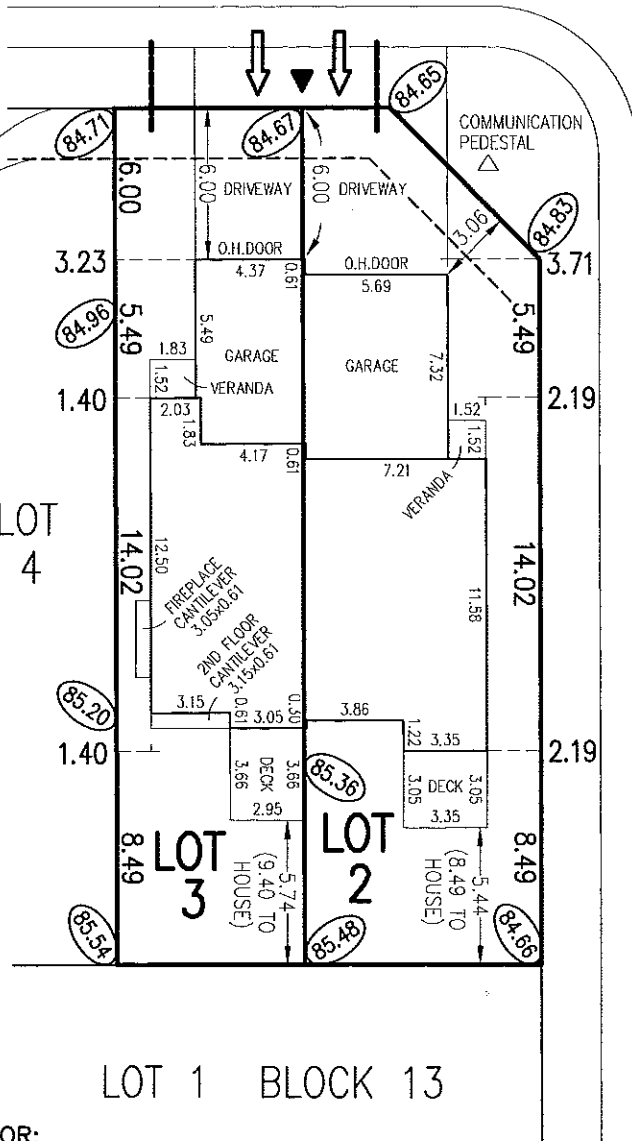
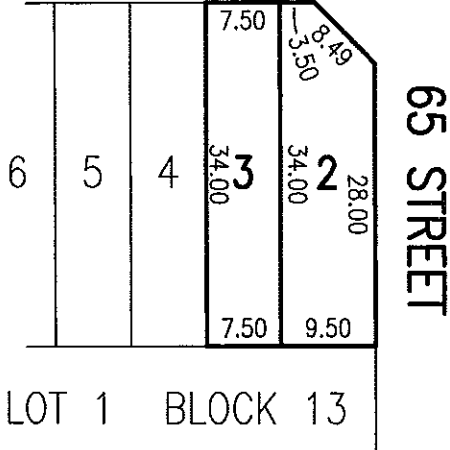
LEGAL DESCRIPTION: LOTS 2 & 3 BLOCK 13 PLAN 152 0589

MUNICIPAL ADDRESS:
6515 172 AVENUE NW &
6517 172 AVENUE NW.

McCONACHIE CITY OF EDMONTON

172 AVENUE

172 AVENUE



LOT 2 ZONING: RF4	
SITE WIDTH=9.50	AVERAGE LOT GRADE=84.86
HOUSE AREA	82.31 sq.m.
HOUSE COVERAGE=26.99%	
DECK AREA	10.22 sq.m.
DECK COVERAGE=3.35%	
GARAGE AREA	42.36 sq.m.
GARAGE COVERAGE=13.89%	
LOT AREA	305.00 sq.m.
TOTAL SITE COVERAGE	40.88%
(EXCLUDING DECK)	
LOT 3 ZONING: RF4	
SITE WIDTH=7.50	AVERAGE LOT GRADE=85.10
HOUSE AREA	77.11 sq.m.
HOUSE COVERAGE=30.24%	
DECK AREA	10.78 sq.m.
DECK COVERAGE=4.23%	
GARAGE AREA	30.84 sq.m.
GARAGE COVERAGE=12.09%	
LOT AREA	255.00 sq.m.
TOTAL SITE COVERAGE	42.33%
(EXCLUDING DECK)	

2.00 URW
PLAN 152 0590
AREA 'A'



SCALE: 1:300

NORTHLAND SURVEYS

PREPARED FOR:
JAYTEC HOMES LTD.

PLOT PLAN

FILE: HBR-4257 AUGUST 25, 2015

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.

BUILDING GRADES	HOUSE TYPE: TWO STOREY (DUPLEX)
BOTTOM OF FOOTING	82.76
Garage Bottom of Footing	83.38 Finished Floor
Basement Windows	(Wells) Front Finished Grade (4 rise)
Garage Pad @ O.H.Door	85.10 Back Finished Grade (3 rise)

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