

- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS
BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.

Edmonton

DEVELOPMENT PERMIT

APPROVED

Feb 04, 2019

BY: Kenneth Yeung
DEVELOPMENT AUTHORITY
CITY FILE #: 281224757-001

CITY OF EDMONTON LANDSCAPING
REQUIREMENTS:

- 2 New deciduous tree : 50 mm caliper
- 1 New coniferous tree : 2.5 m height
- 6 New shrubs

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

Average Setback = 8.375 m

NOTE:
Cantilever Subject To All
Building Code Regulations
Builder/Owner Responsible
To Ensure Compliance.

- XX.XX Existing Elevations Shown Thus
- Existing Trees Shown Thus
- 1 1st Storey Windows

- LOT AREA: 497.57 m² (5355.8 ft²)
- HOUSE AREA: 118.77 m² (1278.4 ft²)
- HOUSE COVERAGE: 23.87 %
- DECK AREA: 29.78 m² (320.6 ft²)
- DECK COVERAGE: 5.99 %
- VERANDA AREA: 10.64 m² (114.6 ft²)
- VERANDA COVERAGE: 2.14 %
- GARAGE AREA: 58.55 m² (630.2 ft²)
- GARAGE COVERAGE: 11.77 %
- TOTAL COVERAGE: 35.64 %
- DRIVEWAY AREA: 11.88 m² (127.9 ft²)

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

** FRONT SETBACK
SUBJECT TO ADJACENT
DWELLINGS.

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	69.26
BOTTOM OF FOOTING	66.01
FINISHED GRADE AT - FRONT STEP	68.45
- BACK OF HOUSE	68.65
GRADE BELOW - BACK/SIDE DOOR SILL	
- BASEMENT WINDOWS	Well As Required
TOP OF CONCRETE BASEMENT WALL	68.96
GARAGE FLOOR	N/A
SANITARY SEWER SERVICE INVERT	To Be Determined Prior To Excavation
FOOTING SIZE	0.20

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
F.P.

MODEL (Standard)

BUILDER/OWNER Urban Core Luxury Homes

LOT 30A BLOCK 4 PLAN 182 0253
SUBDIVISION Parkview
IN Edmonton ALBERTA

SCALE: 1 : 300

DATE DRAWN: Mar. 9/18 JM



Pals Geomatics
Corp.

