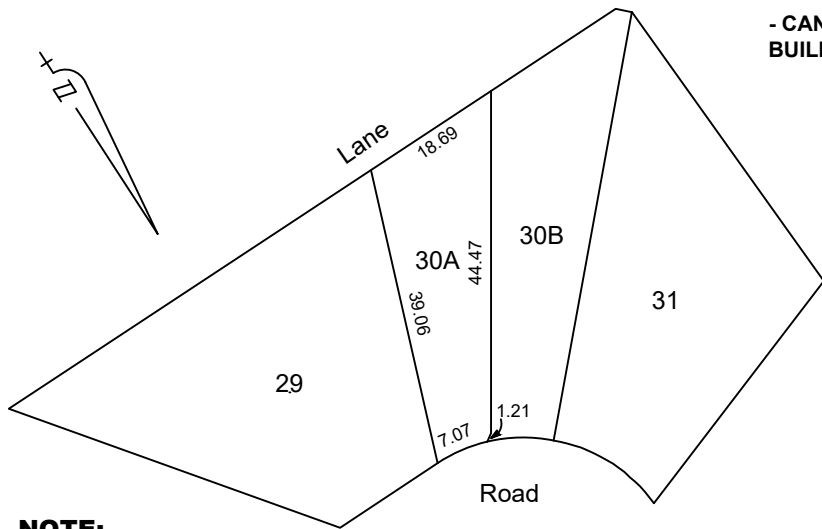


- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS  
BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.

**Edmonton**  
DEVELOPMENT PERMIT  
**APPROVED**  
**Feb 04, 2019**


BY:   
DEVELOPMENT AUTHORITY  
CITY FILE#: 281224757-001



**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 m<sup>2</sup> (5355.8 ft<sup>2</sup>)
- HOUSE AREA: 118.77 m<sup>2</sup> (1278.4 ft<sup>2</sup>)
- HOUSE COVERAGE: 23.87 %
- DECK AREA: 29.78 m<sup>2</sup> (320.6 ft<sup>2</sup>)
- DECK COVERAGE: 5.99 %
- VERANDA AREA: 10.64 m<sup>2</sup> (114.6 ft<sup>2</sup>)
- VERANDA COVERAGE: 2.14 %
- GARAGE AREA: 58.55 m<sup>2</sup> (630.2 ft<sup>2</sup>)
- GARAGE COVERAGE: 11.77 %
- TOTAL COVERAGE: 35.64 %
- DRIVEWAY AREA: 11.88 m<sup>2</sup> (127.9 ft<sup>2</sup>)

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

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

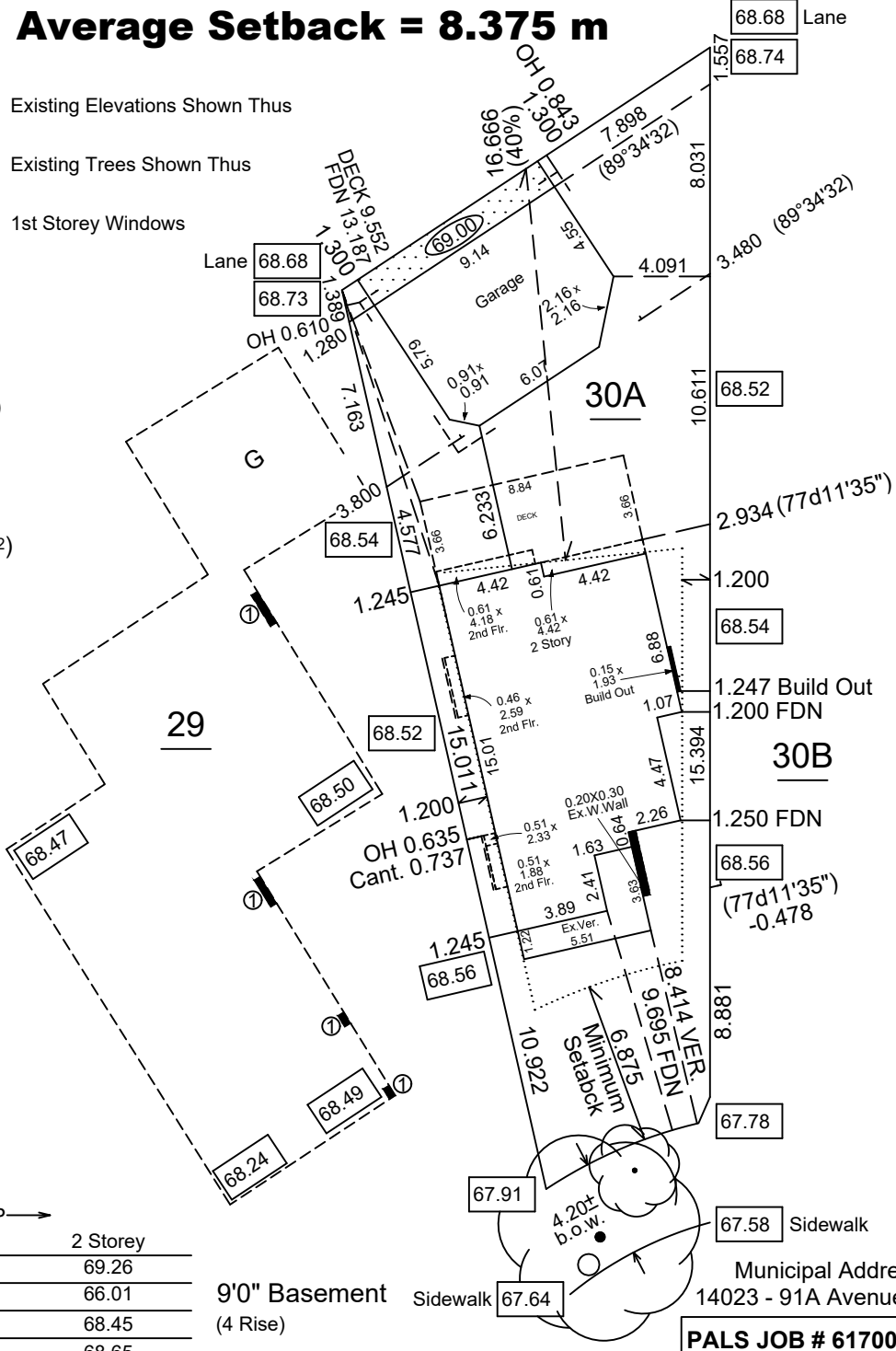
RF1 Underlying Zoning

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



Municipal Address:  
14023 - 91A Avenue N.W.  
**PALS JOB # 61700035-A**


|                                |
|--------------------------------|
| Job. No.140232                 |
| 10 FEB. 1/19 JK House          |
| 9 Jan. 11/19 JK House/Garage   |
| 8 Dec. 14/18 JK House          |
| 7 Nov. 29/18 JK House Location |
| 6 Nov. 28/18 JK House          |
| 5 Aug. 7/18 JK House Location  |
| 4 Aug. 1/18 JK House           |
| 3 June 11/18 JK Garage/Loc.    |
| 2 Mar. 28/18 JM Garage         |
| 1 Mar. 14/18 JK Job #          |

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.** 