

A DEVELOPMENT PERMIT IS REQUIRED PRIOR TO STAKEOUT

CONTRACTOR/BUILDER IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES. CONTACT UTILITY SAFETY PARTNERS PRIOR TO EXCAVATION.



PROPOSED GRADES SHOWN ON THIS PLAN ARE APPROXIMATE. SEE ENGINEERED GRADING PLAN FOR FINAL ELEVATIONS. THE NUMBER OF RISERS SHOWN ON THIS PLAN ARE ESTIMATED.

LEGEND

PERPENDICULAR/RADIAL DISTANCE.....	4.44/3.33(R)
SUBJECT LOT BOUNDARY (RED).....	
MINIMUM SETBACK LINE (BLUE).....	
PROPOSED CANTILEVER LINE.....	
PROPOSED EAVES LINE.....	
PROPOSED CONCRETE SURFACE.....	
CANTILEVER.....	CANT
FOUNDATION.....	FND
LANDING.....	LDG
EXISTING STRUCTURE.....	
EXISTING CONCRETE SURFACE.....	
EXISTING TREE.....	
EXISTING LAMP POST.....	LP
EXISTING POWER POLE.....	PP
EXISTING FIRE HYDRANT.....	
EXISTING CATCH BASIN.....	
EXISTING TRANSFORMER.....	
EXISTING CC VALVE.....	
EXISTING ELEVATION.....	100.00

SITE COVERAGE

LOT AREA	649.81 Sq. M.
DWELLING AREA	216.12 Sq. M.
GARAGE AREA	74.65 Sq. M.
DWELLING COVERAGE	33.26%
GARAGE COVERAGE	11.49%
TOTAL COVERAGE	44.75%
EXCLUDES FRONT LANDING AREA	
FRONT LANDING AREA	4.95 Sq. M.
FRONT LANDING COVERAGE	0.76%

CONSTRUCTION DETAILS

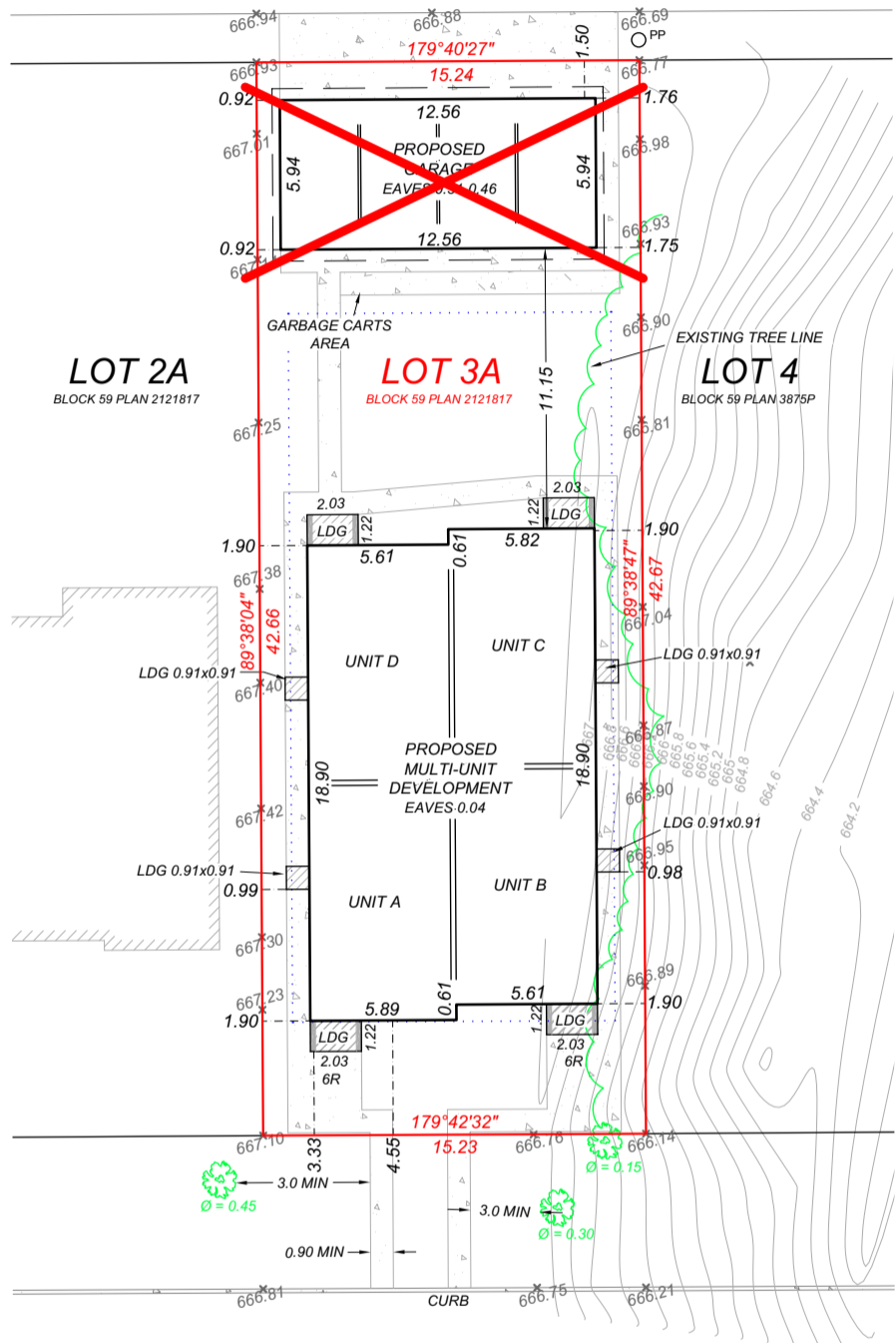
HOUSE TYPE	MULTI-UNIT
FINISHED FLOOR	668.31
BOTTOM OF FOOTING	665.06
TOP FOUNDATION WALL	668.00

JOIST SIZE	0.31
FOUNDATION HEIGHT	2.74
FOOTING SIZE	0.20

GARAGE SLAB @ OVERHEAD DOOR	667.00
FINISHED GRADE @ FRONT OF HOUSE	667.10
FINISHED GRADE @ BACK OF HOUSE	667.14
BOTTOM OF SIDE/BACK DOOR SILL	667.75
BOTTOM OF BASEMENT WINDOWS	WELL AS REQ'D
SANITARY SEWER INVERT TO BE DETERMINED BEFORE CONSTRUCTION	
AVERAGE GRADE OF LOT CORNERS	666.74

LAND USE
 CURRENT: RS
 OVERLAY: RVO (AREA 2)

- GENERAL NOTES**
- This plan is subject to the approval of the local approving authority.
 - All dimensions and elevations are in meters and decimals thereof.
 - All dimensions shown must be confirmed by the contractor prior to excavation.
 - Elevations are referred to Geodetic Monument: ASCM 157297
 - All areas, dimensions and/or existing improvements are subject to confirmation by a legal property survey.
 - All building dimensions are to the exterior of the foundation wall. Final exterior cladding may alter dimensions.
 - The Builder/Owner shall verify the location and elevation of the sanitary, water, and storm services (as applicable) with the utility provider. In general, the exact location of existing services shall be field verified.
 - The Builder/Owner shall be responsible for any errors or omissions should construction begin prior to this plan being approved by the local approving authority.
 - It is the responsibility of the Builder/Owner to contact a qualified geotechnical consultant to determine ground and subsurface conditions that may affect foundation design.
 - Contours are shown at 0.2m intervals, contours are only shown for part of Lot 3A and part of Lot 4



131 STREET NW

REVISION HISTORY

1. Issued for Approval	February 13, 2025
2. Revised (Design/Walkways)	May 13, 2025
3. Revised (Landings)	August 27, 2025
4. Revised (Design)	October 15, 2025
5. Revised (FFE)	November 27, 2025
6. Revised (Landscape design)	November 28, 2025

LEGAL DESCRIPTION: Lot 3A Block 59 Plan 2121817
 MUNICIPAL ADDRESS: 10510 - 131 Street NW, Edmonton, AB
 NEIGHBORHOOD: Glenora
 BUILDER/OWNER: TS Modern Homes

PLOT PLAN
 REV: 6 PROJECT: 2025506