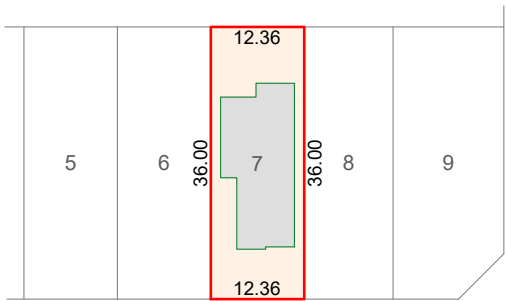


PLOT PLAN



ROAD

ROAD



3'0" FROM LANDING TO GRADE  
EXTERIOR STEPS REQ'D

1 RISER IN WALK

FRONT

NOTE:  
DRIVEWAY MUST BE CURVED/ANGLED.

ELEVATION DETAILS	
HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	90.29
BOTTOM OF FOOTING:	87.03
BASEMENT HEIGHT:	9'0"
FINISHED GRADE AT-FRONT STEP:	89.45
4 RISE, DOWN 4" + 1 IN WALK	
FINISHED GRADE AT-BACK OF HOUSE:	L-88.55, M-88.65, R-88.55
GRADE BELOW-BACK/SIDE DOOR SILL:	88.80
GRADE AT SIDE ENTRY	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	89.97
GARAGE FLOOR:	*SEE NOTES*
SANITARY SEWER SERVICE INVERT:	85.78
FOOTING SIZE:	0.20

NOTES
- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- 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
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
RAIN WATER LEADERS TO BE DETERMINED. (NO INFORMATION ON ENGINEERING, CONTACT ENGINEER PRIOR TO CONSTRUCTION)
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.
- GARAGE SLAB AT OVERHEAD DOOR RECOMMENDED TO BE SET 28" BELOW TOP OF CONCRETE FOUNDATION WALL. SLAB ELEVATION: 89.15 GARAGE FOOTING: 87.73

DETAILS
- LOT AREA: 444.96 m <sup>2</sup> (4789.5 ft <sup>2</sup> )
- HOUSE AREA: 189.38 m <sup>2</sup> (2038.5 ft <sup>2</sup> )
- HOUSE COVERAGE: 42.56 %
- DECK AREA: 15.48 m <sup>2</sup> (166.7 ft <sup>2</sup> )
- DECK COVERAGE: 3.48 %
- DRIVEWAY AREA: 71.70 m <sup>2</sup> (771.8 ft <sup>2</sup> )

LEGEND					
PROPOSED CLEAN OUT		PROPOSED HYDRANT		PROPOSED BACK OF CURB	B.O.C.
PROPOSED STREET LIGHT		PROPOSED SERVICE PEDESTAL		PROPOSED BACK OF WALK	B.O.W.
PROPOSED C.C. LOCATION		PROPOSED POWER SERVICE		PROPOSED LIP OF LANE	L.O.L.
PROPOSED TRANSFORMER		PROPOSED FENCE LINE		PROPOSED UTILITY VAULT	

LEGAL INFORMATION		
LOT	BLOCK	PLAN NUM.
7	18	242 2448
CIVIC ADDRESS:		
86 JUBILATION DRIVE		
LOCATION	SUBDIVISION	
ST. ALBERT	JENSEN LAKES	



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EDMONTON, ALBERTA T5S 1G7



DWG DETAILS			
Rev. No.	Date:	Drafted By:	Description
PP	6/30/25	AWANG	
01	7/3/25	AWANG	GRADES/RISERS
02	7/14/25	JGRAY	LOC./CANT
BUILDER/OWNER: PARKWOOD MASTER BUILDER			
MODEL: WESTPORT 32' COASTAL FARMHOUSE (STANDARD)			
JOB NUM.: 25055JLP			
LOT ZONING: SLR		SCALE: 1:300	