

THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. THE CITY OF EDMONTON IS NOT RESPONSIBLE FOR THE USE OF THIS DRAWING. NOR GUARANTEES APPROVAL. PLEASE REFER TO ALL APPLICABLE RULES AND REGULATIONS PRIOR TO SUBMISSION OF A FORMAL APPLICATION

NOTES

1. This plan is subject to approval of the local development authority
2. All dimensions and elevations are in meters and decimals thereof
3. All dimensions shown must be confirmed by the contractor
4. Elevations are referred to Geodetic Monument: ASCM 172940
5. All areas and dimensions are subject to confirmation by legal survey
6. The Builder/Owner shall be responsible for an error or omissions should construction begin prior to approval
7. All building dimensions shown are to the exterior of the foundation wall
8. The contractor is responsible for locating and protection all utilities
9. A Development Permit is required prior to stakeout in event of any applicable variances
10. Zoning is RF3, Mature Neighbourhood Overlay

STATISTICS

TOTAL LOT AREA:	655.09 SQ.M
DWELLING AREA:	217.67 SQ.M
DWELLING ROOF AREA:	232.41 SQ.M
GARAGE AREA:	79.90 SQ.M
GARAGE ROOF AREA:	99.58 SQ.M
TOTAL STRUCTURE ROOF AREA:	331.99 SQ.M
LANDING AND WALKWAY AREA:	141.8 SQ.M
DWELLING SITE COVERAGE:	33.23%
GARAGE SITE COVERAGE:	12.2%
TOTAL SITE COVERAGE:	45.43%
FINISHED FLOOR HEIGHT:	671.06
BOTTOM OF FOOTING:	667.76
TOP OF FOUNDATION WALL:	670.70
FOUNDATION HEIGHT:	2.74
FOOTING SIZE:	0.20
GARAGE FLOOR ELEVATION @ OVERHEAD DOOR:	670.00
FINISHED GRADE @ FRONT OF HOUSE:	670.30
FINISHED GRADE @ BACK OF HOUSE:	670.42
EXISTING ELEVATION:	22.22
PROPOSED ELEVATION:	(22.22)
PROPOSED SWALE INVERT:	(22.22)
PROPOSED SLOPE:	20.0m @ 2.0%
IMPERMEABLE DISCHARGE TO LID:	303.93 SQ.M
10% IMPERMEABLE DISCHARGE:	30.39 SQ.M
LID SIZE:	33.52 SQ.M

LEGEND

- EXISTING DECIDUOUS TREE
- CATCH BASIN
- IRON BAR
- ROOF LEADER AND DOWNSPOUT
- SURFACE ELEVATION
- TIE INTO EXIST. ELEV.
- SIDEWALK
- SIDEWALK WITH CURB
- CONCRETE
- LID RAIN GARDEN
- SOD
- MULCH AND PLANTERS
- LID OUTLET/OVERFLOW ROCKS AND GRASSES

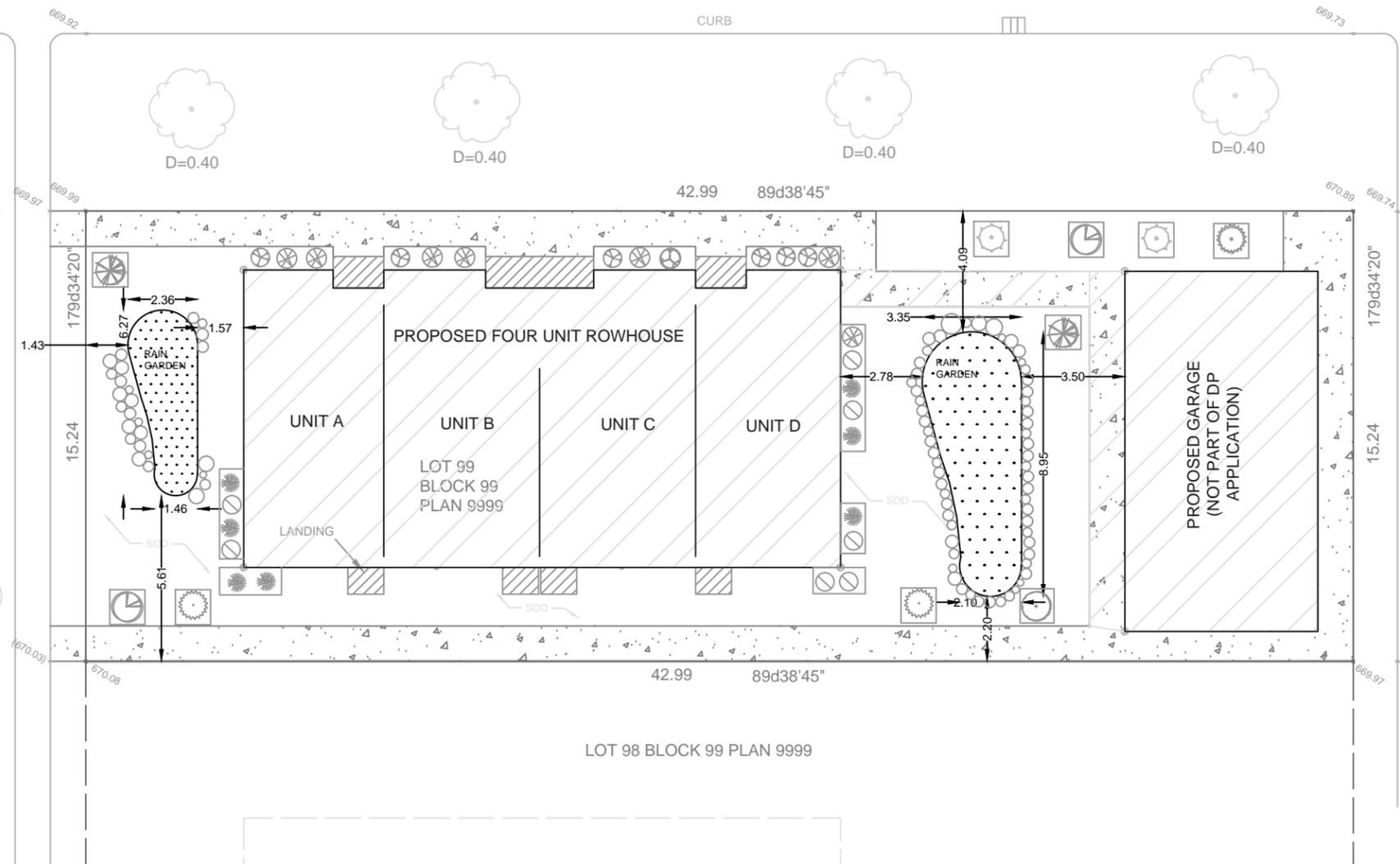
LOT 9 BLOCK 99 PLAN 9999 AB
99 999 STREET NW
EDMONTON AB

SCALE 1:500 UNITS: METRES
DATE 2023

LANDSCAPE PLAN

COMPANY NAME, ADDRESS AND CONTACT INFORMATION

999 AVENUE NW



LOT 98 BLOCK 99 PLAN 9999

TREES (DECIDUOUS AND CONIFEROUS, EXISTING AND PROPOSED)

KEY	BOTANICAL NAME	COMMON NAME	SIZE	GNTY.	REMARKS
	PICEA PUNGENS	BABY BLUE EYES SPRUCE	HT.: 20 FEET SP.: 10 FEET	2	CONIFEROUS
	POPULUS TREMULA 'ERECTA'	SWEDISH ASPEN		1	CONIFEROUS
	THUJA OCCIDENTALIS	BRANDON CEDAR	HT.: 12 FEET SP.: 03 FEET	2	CONIFEROUS
	BETULA PLATYPHYLLA 'JEFPARK'	PARKLAND PILLAR	HT.: 25 FEET SP.: 07 FEET	3	DECIDUOUS
	MALUS BACCATA 'COLUMNARIS'	ROSTHERN COLUMNAR CRABAPPLE	HT.: 16 FEET SP.: 06 FEET	3	DECIDUOUS
	EXIST. FRAXINUS PENNSYLVANICA		HT.: VARIES SP.: VARIES	6	CITY OWNED

SHRUBS (DECIDUOUS AND CONIFEROUS)

KEY	BOTANICAL NAME	COMMON NAME	SIZE	GNTY.	REMARKS
	VIBURNUM OPULUS NANUM	DWARF EUROPEAN CRANBERRY	5 GALLON	7	DECIDUOUS
	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GALLON	7	DECIDUOUS
	JUNIPERUS HORIZONTALIS	WILTONII JUNIPER	5 GALLON	7	CONIFEROUS
	MUGO PINE COMPACT	PINUS MUGO 'SLOWMOUND'	5 GALLON	7	CONIFEROUS

75% OF REQUIRED CONIFEROUS TREES SHALL BE A MINIMUM OF 3.0m IN HEIGHT AND 25% SHALL BE A MINIMUM HEIGHT OF 3.5m OR MORE
50% OF REQUIRED DECIDUOUS TREES SHALL BE A MINIMUM OF 55mm CALIPER AND 50% SHALL BE A MINIMUM OF 75mm CALIPER
THE MINIMUM DECIDUOUS SHRUB SIZE SHALL BE 250mm IN HEIGHT AND A SPREAD OF 400mm MINIMUM FOR CONIFEROUS

SAMPLE PLAN FOR REFERENCE ONLY

