



SITE DESCRIPTION:

LEGAL ADDRESS
 LOT: 5
 BLOCK: 44
 PLAN: 129
MUNICIPAL ADDRESS
 10417 - 69 AVENUE NW
 LOT AREA
 (4,521 sq ft) 420.1 sq m

ZONING
 CURRENT: RF3 WITH MATURE
 NEIGHBOURHOOD OVERLAY
 PROPOSED: DC2

ZONING INFORMATION

FLOOR AREA UNIT A (750sq ft) 69.7 sq m
 FLOOR AREA UNIT B (750sq ft) 69.7 sq m
TOTAL FLOOR AREA (1500 sq ft) 139.4 sq m

COVERAGE
 PROPOSED (INCLUDING DECK & STAIRS ABOVE 2'-0" HEIGHT)
 182.6 sq m / 420 sq m = 43%

SETBACKS

FRONT YARD (MUST BE CONSISTENT WITH BLOCK FACE)
 PROPOSED: (21'-4") 6.5 m

SIDE YARDS
 PROPOSED: (4'-0" & 5'-0") 1.2 m & 1.5 m

REAR YARD
 PROPOSED: (31'-8") 9.7 m

BUILDING HEIGHT
 PROPOSED HEIGHT: (29'-6") 9.0m

1 SITE PLAN
 A001 3/16" = 1'-0"

6255

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
3	RE-ISSUED FOR REZONING	1.17.13
2	ISSUED FOR REZONING	12.19.12
1	ISSUED FOR REVIEW	09.04.12

Caliber
 Semi-detached Housing

10417 - 69 Ave NW
 Edmonton, Alberta

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Contractor shall read drawing in conjunction with written specifications. All dimensions and conditions shall be verified on site. Any questions shall be directed to the Architect prior to proceeding with construction. Do not scale drawings.

Brian Allsopp
 Architect Ltd.

1000 Parsons Road SW
 Edmonton, Alberta, Canada T6X 0J4
 Phone: 780-433-7828
 Fax: 780-429-7171
 info@brianallsopp.com
 www.brianallsopp.com

SITE PLAN

Jan 17, 2013

1220

A001

