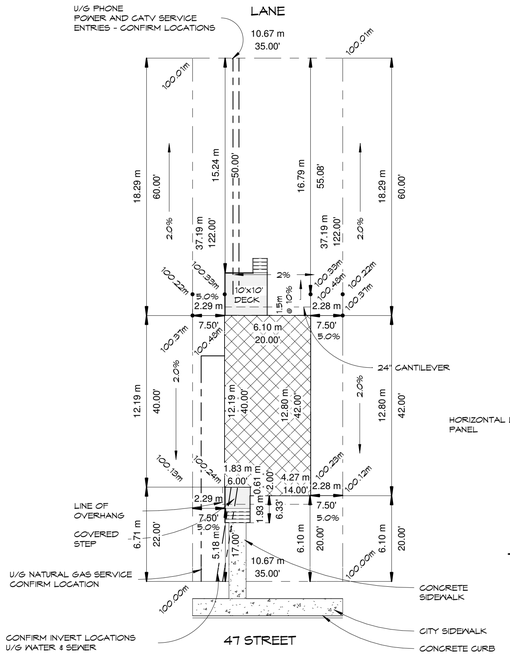


LEGAL DESCRIPTION

LOT 23
BLOCK 8
PLAN 192-4972

5016 47th STREET
LLOYDMINSTER, ALBERTA

SITE AREA: 396.82m² (4,271.33ft²)
BUILDING AREA HOUSE AND COVERED STEP: 79.71m² (858.00ft²)
BUILDING AREA HOUSE, COVERED STEP AND DECK: 84.00m² (904.00ft²)

COVERAGE: 22.4%

ZONING: DC1

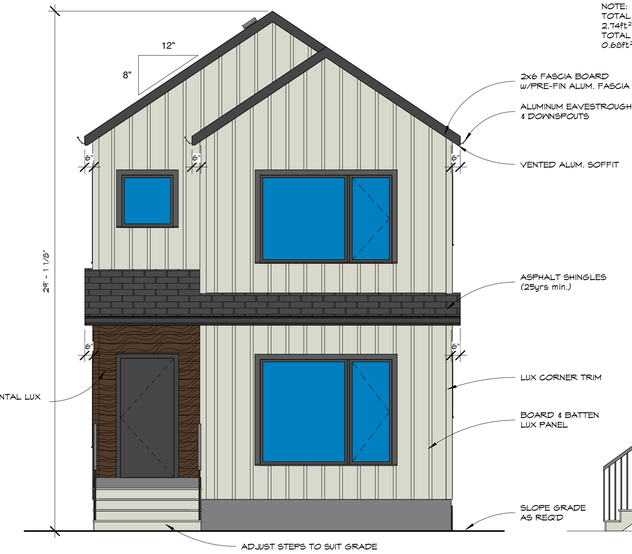
LIMITING DISTANCE

WEST WALL AREA - 75.42m²
UPO AREA - 2.32m²
LIMITING DISTANCE - 2.24m
% EXPOSING BUILDING FACE AREA - 3.00%
% ALLOWED - 5%

EAST WALL AREA - 79.09m²
UPO AREA - 3.10m²
LIMITING DISTANCE - 2.28m
% EXPOSING BUILDING FACE AREA - 3.93%
% ALLOWED - 5%

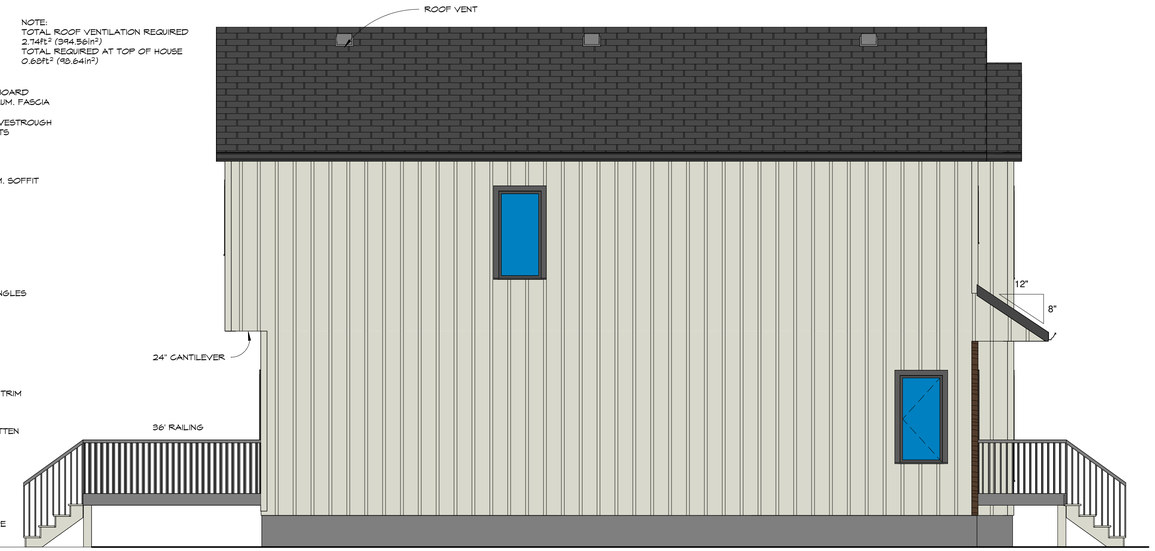
CONFIRM EASMEMENTS AND SERVICES PRIOR TO CONSTRUCTION

5 **Site Plan**
1 : 200

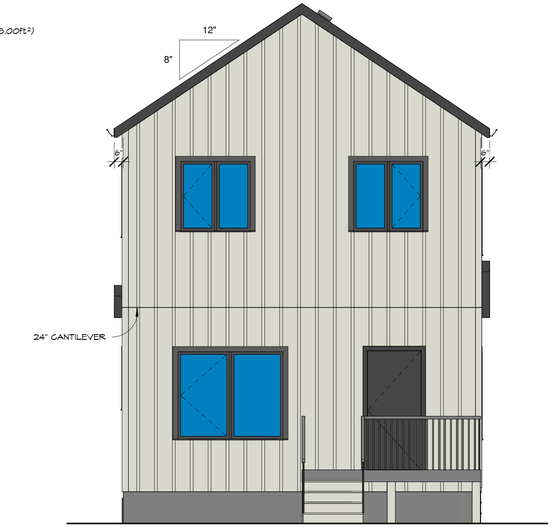


1 **Front Elevation**
1/4" = 1'-0"

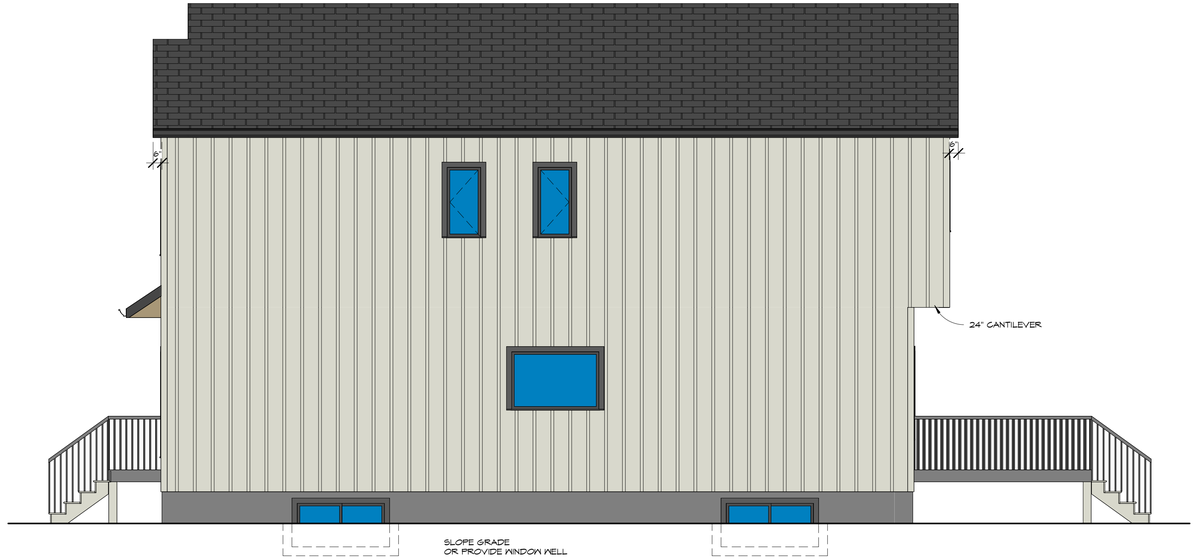
NOTE:
TOTAL ROOF VENTILATION REQUIRED
2.74ft² (394.56in²)
TOTAL REQUIRED AT TOP OF HOUSE
0.68ft² (98.64in²)



2 **Left Elevation**
1/4" = 1'-0"



3 **Rear Elevation**
1/4" = 1'-0"



4 **Right Elevation**
1/4" = 1'-0"

Drawing List

A1 Site Plan & Elevations
A2 Main, Second Floor and Foundation Plans
A3 Section & Details

LLOYDMINSTER, AB. PH. (780) 875-7500 CONTACT@UCGPLANS.COM
UCG
UNIVERSAL CONSULTING GROUP LTD.

THIS PLAN IS PROTECTED UNDER COPYRIGHT LAW. NO REPRODUCTION OF THE ILLUSTRATIONS OR WORDING GIVEN HEREIN, IN WHOLE OR IN PART, IS PERMITTED UNLESS WRITTEN PERMISSION FROM UNIVERSAL CONSULTING GROUP LTD. PERMITS THE PURCHASER OF THESE PLANS THE RIGHT TO CONSTRUCT ONE (1) DWELLING FOR PERSONAL USE ONLY. ALTERATIONS TO THESE PLANS CANNOT BE REQUIRED UNLESS PRIOR WRITTEN PERMISSION FROM UNIVERSAL CONSULTING GROUP LTD. IS OBTAINED.

ENGINEER

Revision Schedule

Revision Date	Rev.	Revision Description
2024/05/16	1	Issued for Pricing
2024/06/20	2	Issued for DP

PROJECT
Custom Residential 2-Storey

DRAWING
Site Plan & Elevations

CLIENT
Discovery Homes

SCALE: As indicated
DATE: Issue Date
FILE: R2024-0313
DRAWN: SAK
CHECKED: KP
DWG No
A1

ISSUED FOR CONSTRUCTION