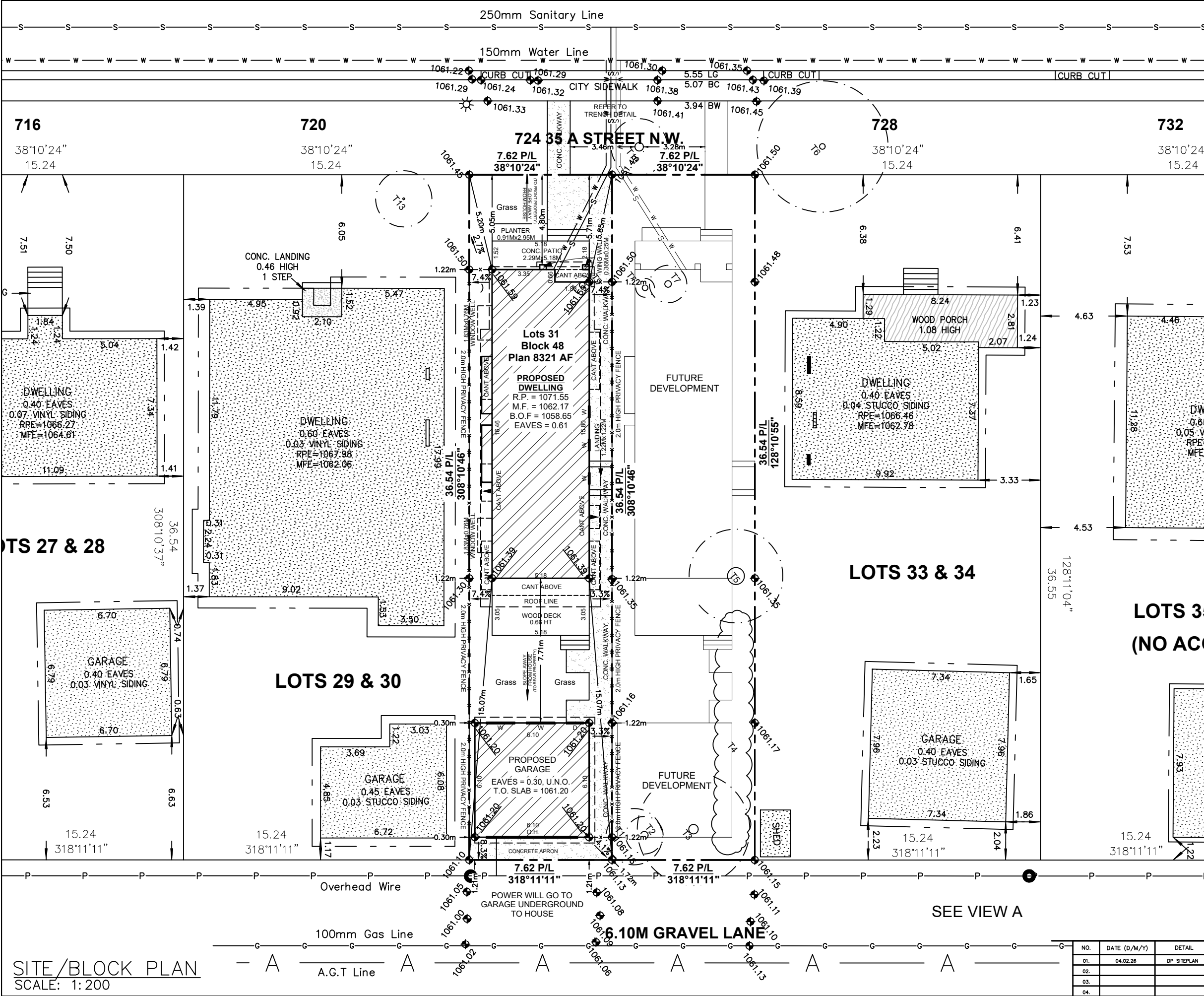




SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: $\blacksquare$ = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 55269 AND 179085
ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

- $\blacksquare$ ----- denotes Calculation points
- $\boxtimes$ ----- denotes Water Valve
- $\blacklozenge$ ----- denotes Gas Valve
- $\odot$ ----- denotes Manhole
- $\odot$ ----- denotes Tree
- $\bullet$ ----- denotes Power Pole
- $\triangle$ ----- denotes Sign
- $\odot$ ----- denotes Light Standard
- X-X- denotes Fence
- S- denotes Sanitary Line
- ST- denotes Storm Line
- W- denotes Water Line
- G- denotes Gas Line
- E- denotes Electrical Line
- A.G.T- denotes A.G.T Line
- denotes Utility Right of Way Line
- denotes Property Line
- denotes Door
- denotes Main Floor Windows
- denotes Second Floor Windows
- denotes Basement Floor Windows
- denotes Shed Hatch
- denotes Detached Garage Hatch
- denotes Main Building Hatch
- denotes Concrete and Asphalt Hatch
- denotes Wood Hatch

'Cant.' denotes Cantilevers
'Enc.' denotes Encroach(es)
'BW' denotes Back of Walkway
'BOW' denotes Bottom of Wall

'Conc.' denotes Concrete
'Ret.' denotes Retaining
'BC' denotes Back of Curb
'TOW' denotes Top of Wall

Disclaimer
The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: R-C2 Residential
Contextual One/Two

SCALE 1:200

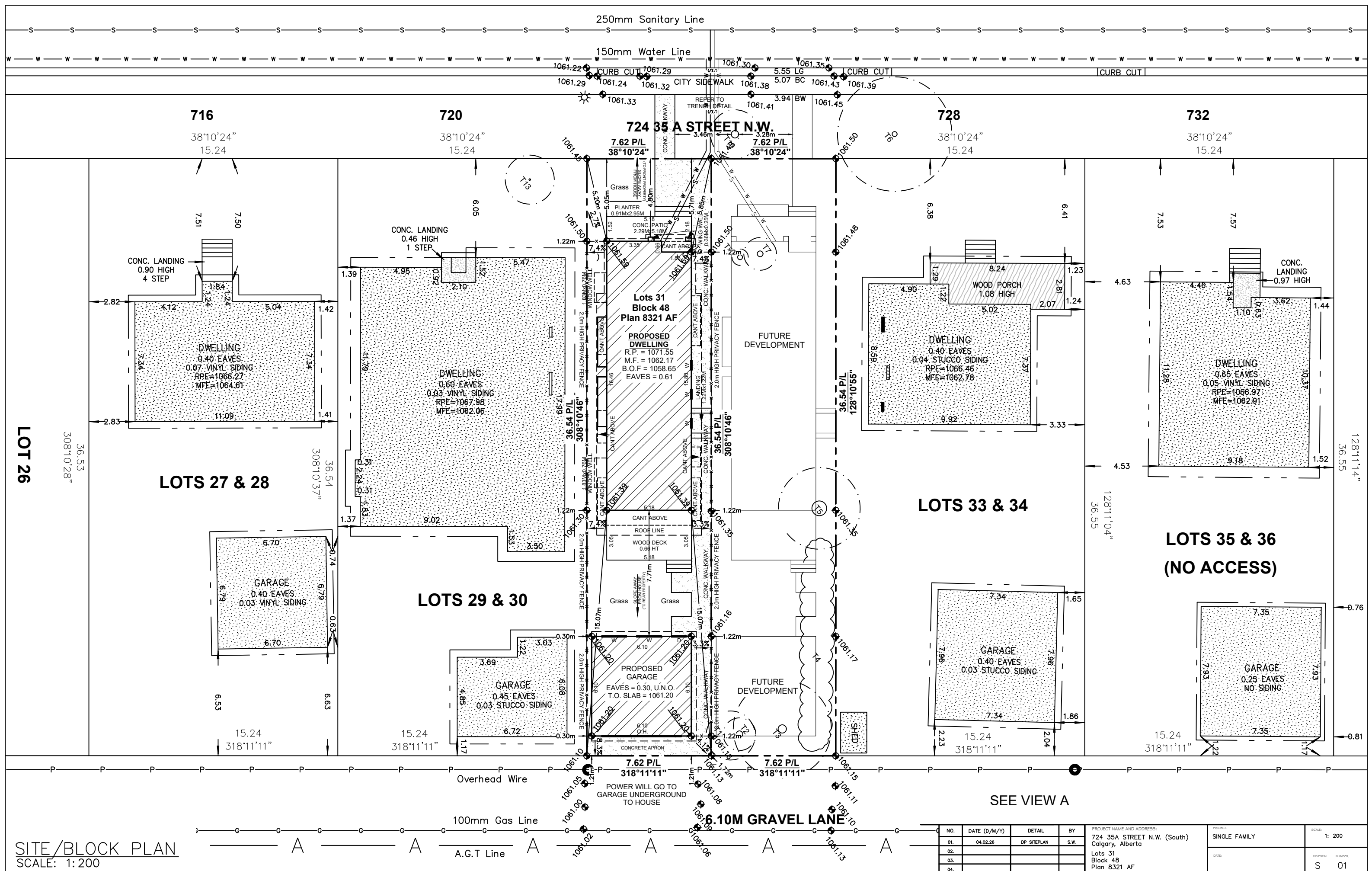
LEGAL DESCRIPTION:

Lots 31
Block 48
Plan 8321 AF
MUNICIPAL ADDRESS:
724 35A STREET N.W. (South)
Calgary, Alberta

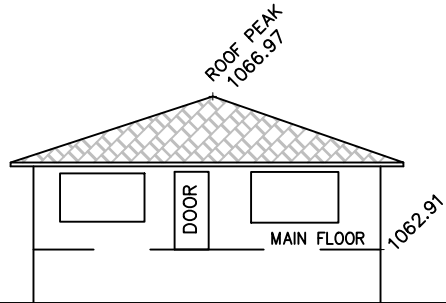
LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)				PROJECT NAME AND ADDRESS:		PROJECT:		SCALE:	
LOT SIZE: 278.278 SQ M HOUSE SIZE: 84.077 SQ M COVERED PORCH: 0.000 SQ M CANT.: 3.406 SQ M GARAGE: 37.161 SQ M WING WALL: 0.181 SQ M				724 35A STREET N.W. (South) Calgary, Alberta		SINGLE FAMILY		1: 200	
TOTAL: 124.825/278.278 = 44.86%				Lots 31 Block 48 Plan 8321 AF		DATE:		DIVISION NUMBER	
								S 01	

SITE/BLOCK PLAN
SCALE: 1:200

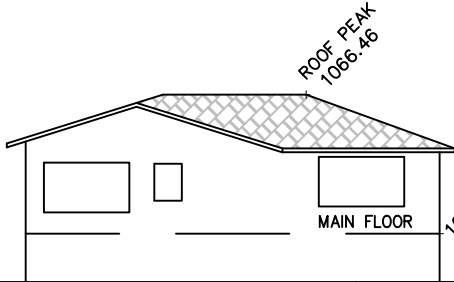
NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	04.02.26	DP SITEPLAN	S.W.	724 35A STREET N.W. (South) Calgary, Alberta	SINGLE FAMILY	1: 200
02.				Lots 31 Block 48 Plan 8321 AF	DATE:	DIVISION NUMBER
03.						
04.						



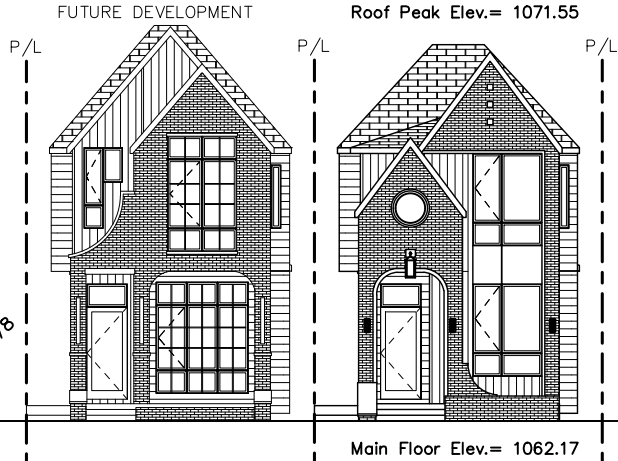
LOT 37



732 35A STREET N.W.
(LOTS 35 & 36, BLOCK 48, PLAN 8321 AF)
FACING 35A STREET N.W.

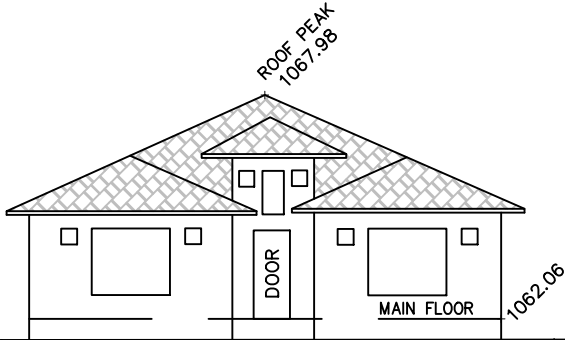


728 35A STREET N.W.
(LOTS 33 & 34, BLOCK 48, PLAN 8321 AF)
FACING 35A STREET N.W.

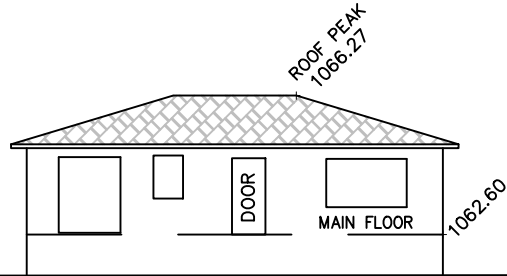


724 35A STREET N.W.
(LOTS 31, BLOCK 48, PLAN 8321 AF)
FACING 35A STREET N.W.

NORTH WEST STREETSCAPE

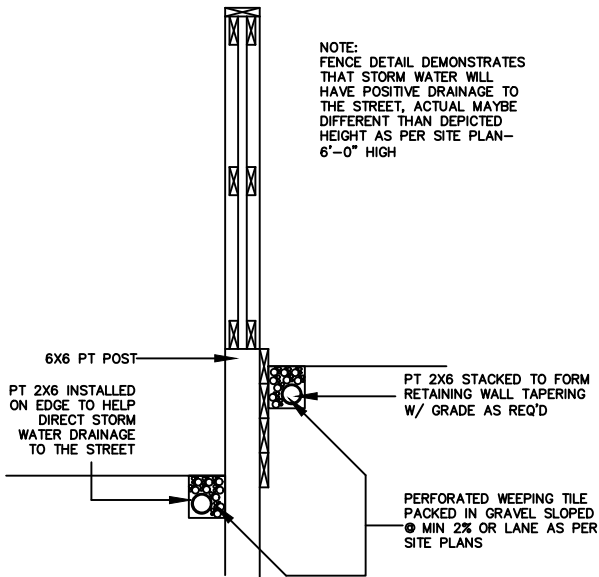


722 & 720 35A STREET N.W.
(LOTS 29 & 30, BLOCK 48, PLAN 8321 AF)
FACING 35A STREET N.W.



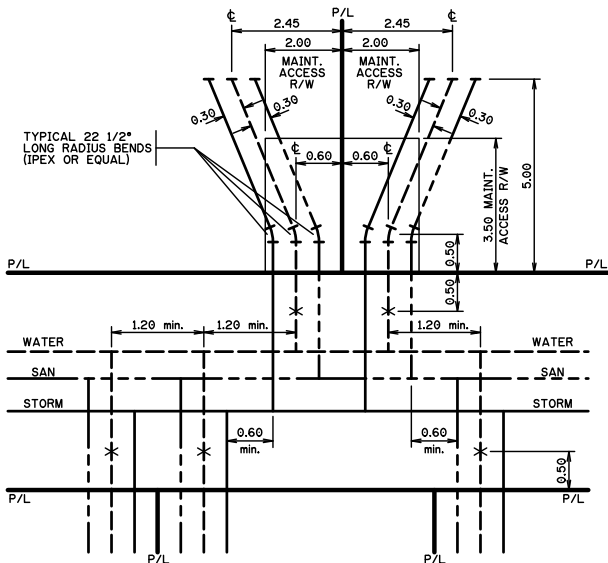
716 35A STREET N.W.
(LOTS 27 & 28, BLOCK 48, PLAN 8321 AF)
FACING 35A STREET N.W.

LOT 26



FENCE SECTION DETAIL
SCALE: NTS

- NOTES:
1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
 2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
 3. SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
 4. THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
 5. DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
 6. WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
 7. THE DEEP SERVICE LINES ARE TO BE FLARED INTO SEPARATE TRENCHES INSIDE THE PROPERTY AND EXTENDED TO 3.5m INSIDE OF P/L OR 5.0m INSIDE OF P/L WHEN CROSSING THE SHALLOW UTILITY EASEMENT. A SINGLE LONG RADIUS 22½ DEGREE BEND IS PERMITTED ON THE STORM AND SANITARY SERVICES RESPECTIVELY, AND SHALL BE LOCATED ON PROPERTY AT THE P/L WITHIN THE MAINTENANCE RIGHT OF WAY.
 8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TRENCH DETAIL
SCALE: NTS

SINGLE FAMILY SQFT.

	NEW HOME
BASEMENT	918.00 SQ FT
MAIN FLOOR	941.67 SQ FT
UPPER FLOOR	1051.50 SQ FT
TOTAL AREA	1993.17 SQ FT

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.40	2.00	2.00	In Subject Property	To be Removed
T2	Deciduous	0.10	3.00	5.00	In Subject Property	To be Removed
T3	Deciduous	0.25	6.00	6.00	In Subject Property	To be Removed
T4	Bush	—	2.00	4.50	In Subject Property	To be Removed
T5	Deciduous	0.90	5.00	7.00	In Subject Property	To be Removed
T6	Deciduous	0.30	7.00	11.00	In City Property	To Stay
T7	Deciduous	0.35	2.00	2.00	In Subject Property	To be Removed
T8	Deciduous	0.30	1.00	1.50	In Subject Property	To be Removed
T9	Deciduous	0.30	1.00	1.50	In Subject Property	To be Removed
T10	Deciduous	0.45	3.00	1.50	In City Property	To Stay
T11	Deciduous	0.80	12.00	12.00	In City Property	To be Removed
T12	Coniferous	0.08	1.50	3.00	In City Property	To Stay
T13	Deciduous	0.10	3.00	5.00	In Adjacent Property	To Stay
T14	Bush	—	1.00	1.50–2.00	In City Property	To Stay
T15	Bush	—	1.00	1.50–2.00	On Property Line	To be Removed

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE:
01.	04.02.26	DP SITEPLAN	S.W.	724 35A STREET N.W. (South) Calgary, Alberta	SINGLE FAMILY	AS SHOWN
02.				Lots 31 Block 48 Plan 8321 AF	DATE:	DIVISION NUMBER
03.						S 02
04.						



FLOOR AREA

BASEMENT = 918.00 SQ. FT.

MAIN = 941.67 SQ. FT.

UPPER = 1051.50 SQ. FT.

TOTAL = 1993.17 SQ. FT.

PROJECT NOTES:

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AND HOME OWNER. ANY ISSUE NEEDS TO
BE NOTIFIED TO THE DESIGNER TO BE
RESOLVED BEFORE PROCEEDING

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	13/02/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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PURPOSE WITHOUT THE WRITTEN
PERMISSION

ALL WORK MUST COMPLY WITH THE MOST
RECENT EDITION OF THE ALBERTA
BUILDING CODE AND ANY OTHER
GOVERNING AUTHORITIES.

PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X _____

PRINTED: 2026-02-23 3:41:02 PM

PROJECT NAME:

724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

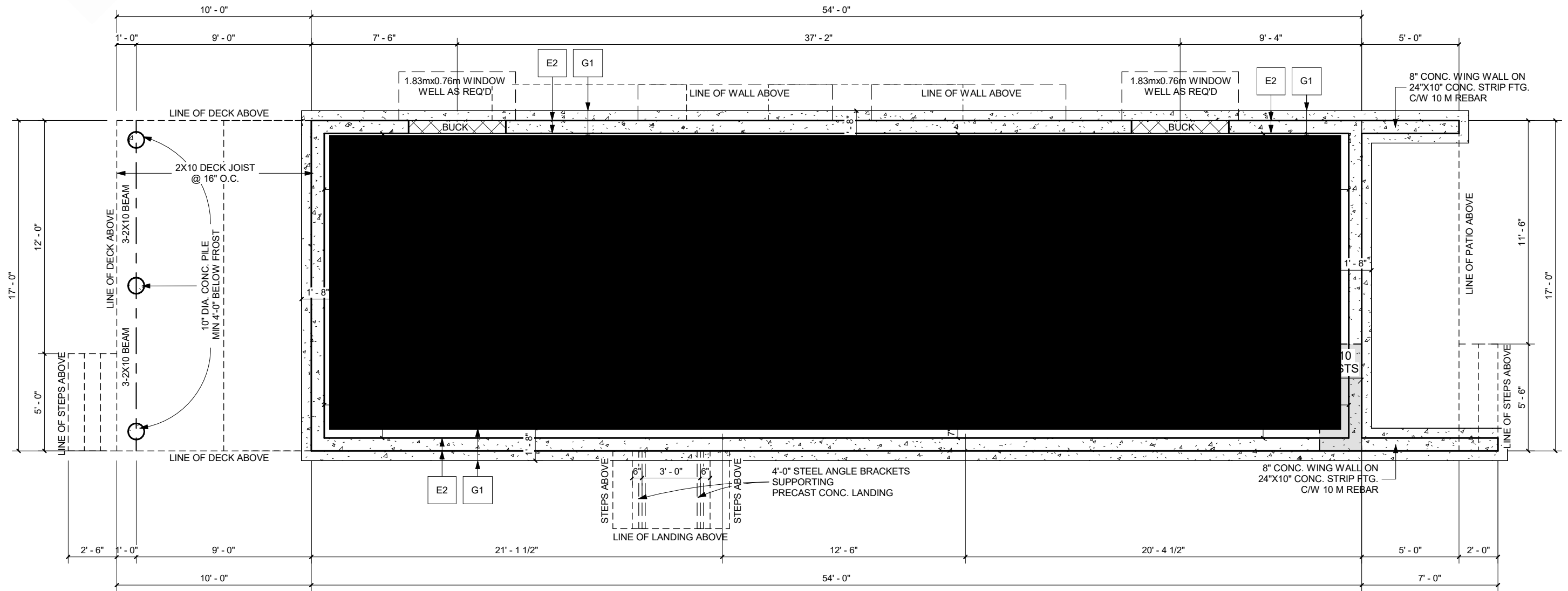
42 - 26

SCALE:

AS SHOWN

SHEET:

A-0.0



FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

(PROPOSED BUILDING WILL BE DESIGNED AS TO PREVENT STRUCTURAL DAMAGE BY FLOOD WATER)

PROJECT NOTES:

-ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING

FOR RADON PIPE SIZE:
-THE CODE IS NOT SPECIFIC ON THE TYPE OF PIPE THAT MAY BE USED, ONLY ON THE DIMENSION OF NOT LESS THAN 100mm (4")

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02.	--	--	--
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04.	--	--	--
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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-02-23 3:41:03 PM



PROJECT NAME:

724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

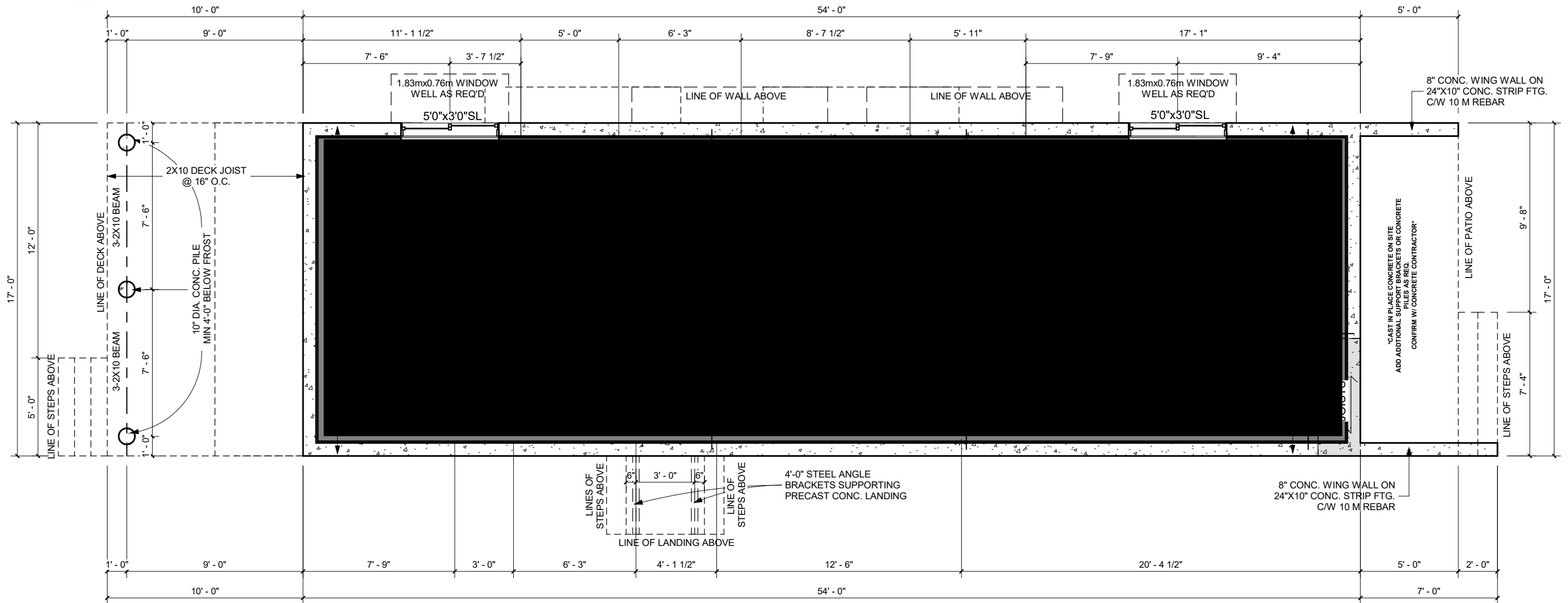
42 - 26

SCALE:

AS SHOWN

SHEET:

A-1.0



9'-0" BASEMENT FLOOR

BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0"

WITH LIFE BREATH RNC 205 HEAT RECOVERY VENTILATION
(SEE SPEC. FOR DETAILS A-4.3)

- ENSURE HEADROOM AT ELEC. PANEL IS MIN 6'-6" AND HAS 39" CLEARANCE
- EXACT FURNACE & HWT LOCATION & ORIENTATION TO BE DETERMINE BY HEATING CONTRACTOR. RADON PIPING LOCATION TBD ON SITE.
- LENNOX FURNACE WITH AFUE Rating of 95% -98.7%
- BRADFORD WATER HEATER WITH 0.67-0.70 ENERGY STAR RATING AND 70-80 RECOVERY EFFICIENCY

PROJECT NOTES:

BASEMENT FLOOR AREA
TOTAL = 918.00 SQ. FT.

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-02-23 3:41:03 PM



PROJECT NAME:

724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER:

JT

SCALE:

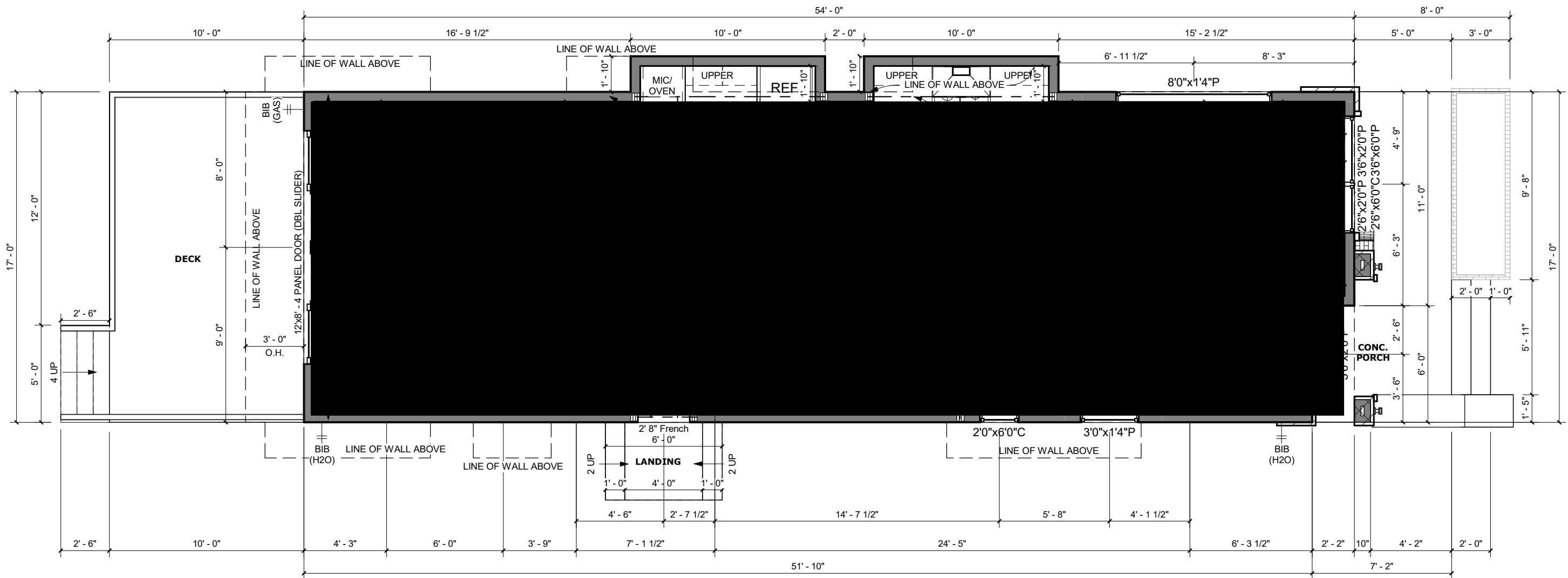
AS SHOWN

JOB #:

42 - 26

SHEET:

A-1.1



11'-1 1/8" MAIN FLOOR

MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

-ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE
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PROJECT NOTES:

MAIN FLOOR AREA
TOTAL = 941.67 SQ. FT.

SPRAY FOAM NOTES: CCMC#14140-L
2LBS SPRAY FOAM INSULATION TO BE USED OF RIM JOISTS
-FRAME TOP OF MAIN FLOOR WINDOWS TO MATCH HEIGHT OF
EXT DOOR AND TRANSOM UNLESS NOTED
-ALL SIDEYARD CANTILEVERS MUST BE DRYWALLED W/ 5/8
DRYWALL & NON VENTING SOFFIT ON UNDERSIDE, NAILING
PATTERN TO BE 6" OC ON PERIMETER AND 8" OC IN THE FIELD-
GALVANISED NAILS TO BE USED

DO NOT SCALE DRAWINGS.
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ISSUES:

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02.	--	--	--
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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-02-23 3:41:03 PM



PROJECT NAME:

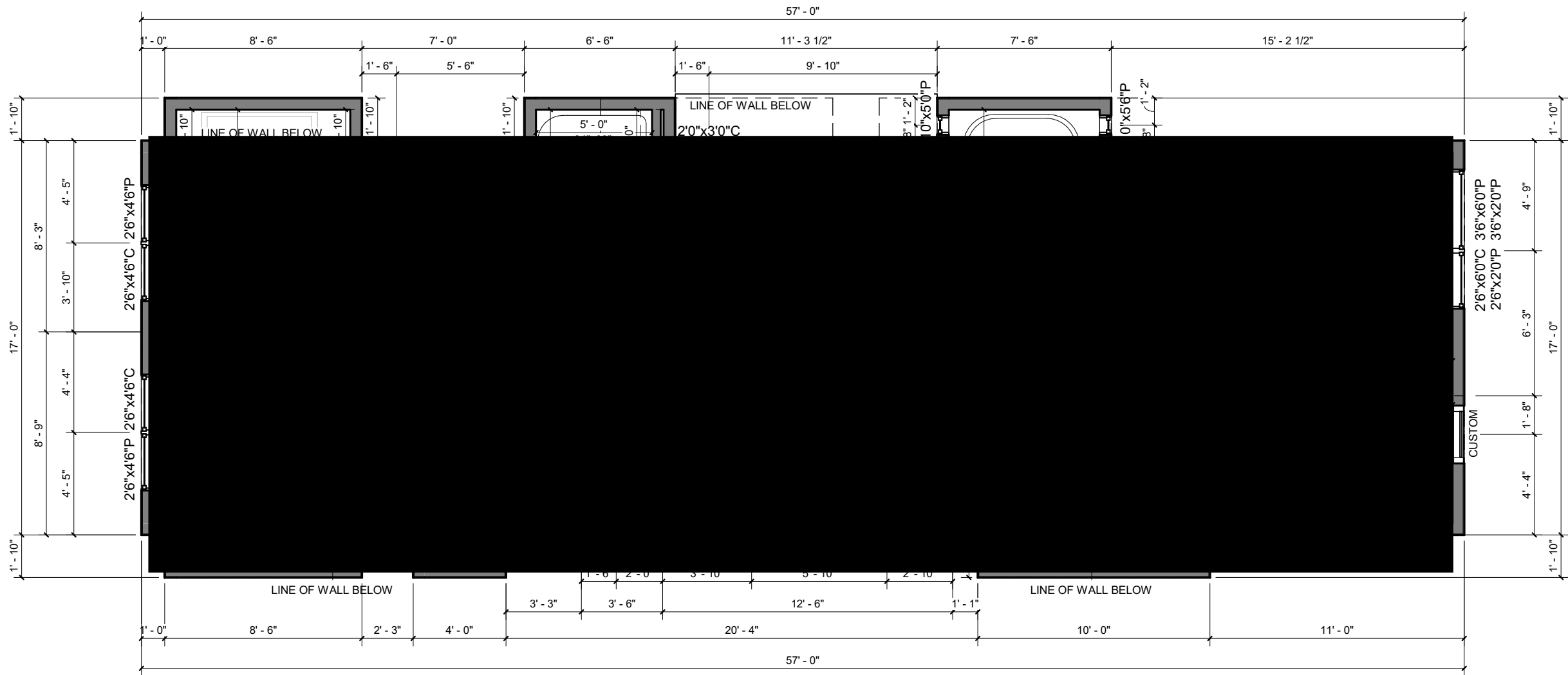
724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER:
JT

JOB #:
42 - 26

SCALE:
AS SHOWN

SHEET:
A-1.2



9'-1 1/8" UPPER FLOOR

UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"

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PROJECT NOTES:

UPPER FLOOR AREA
TOTAL = 1051.50 SQ. FT.

SPRAY FOAM NOTES: CCMC#14140-L
2LBS SPRAY FOAM INSULATION TO BE USED OF RIM JOISTS
-FRAME TOP OF MAIN FLOOR WINDOWS TO MATCH HEIGHT OF
EXT DOOR AND TRANSOM UNLESS NOTED
-ALL SIDEYARD CANTILEVERS MUST BE DRYWALLED W/ 5/8
DRYWALL & NON VENTING SOFFIT ON UNDERSIDE, NAILING
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ISSUES:

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02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-02-23 3:41:04 PM



PROJECT NAME:

724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

42 - 26

SCALE:

AS SHOWN

SHEET:

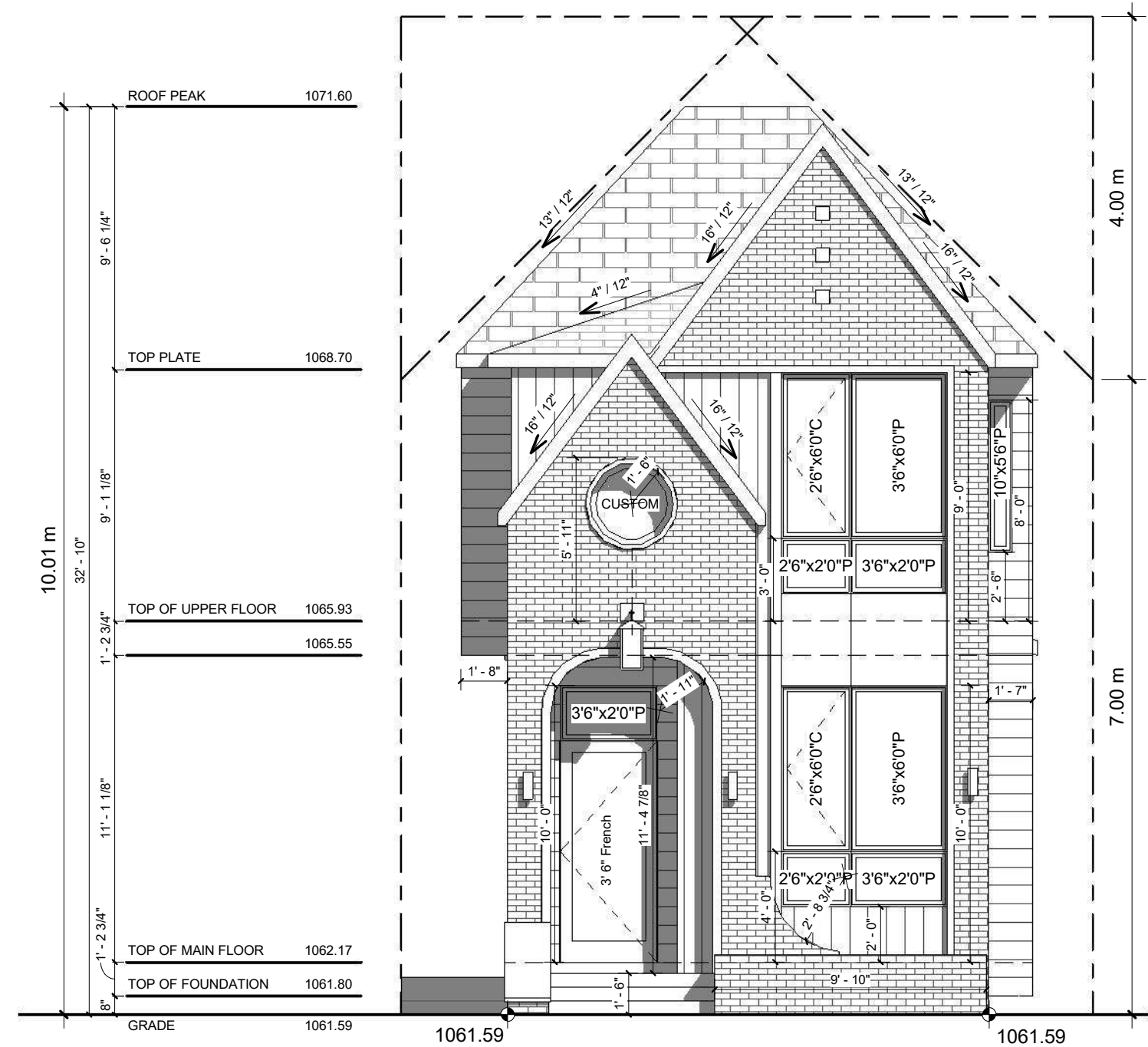
A-1.3

EXTERIOR FINISHES:

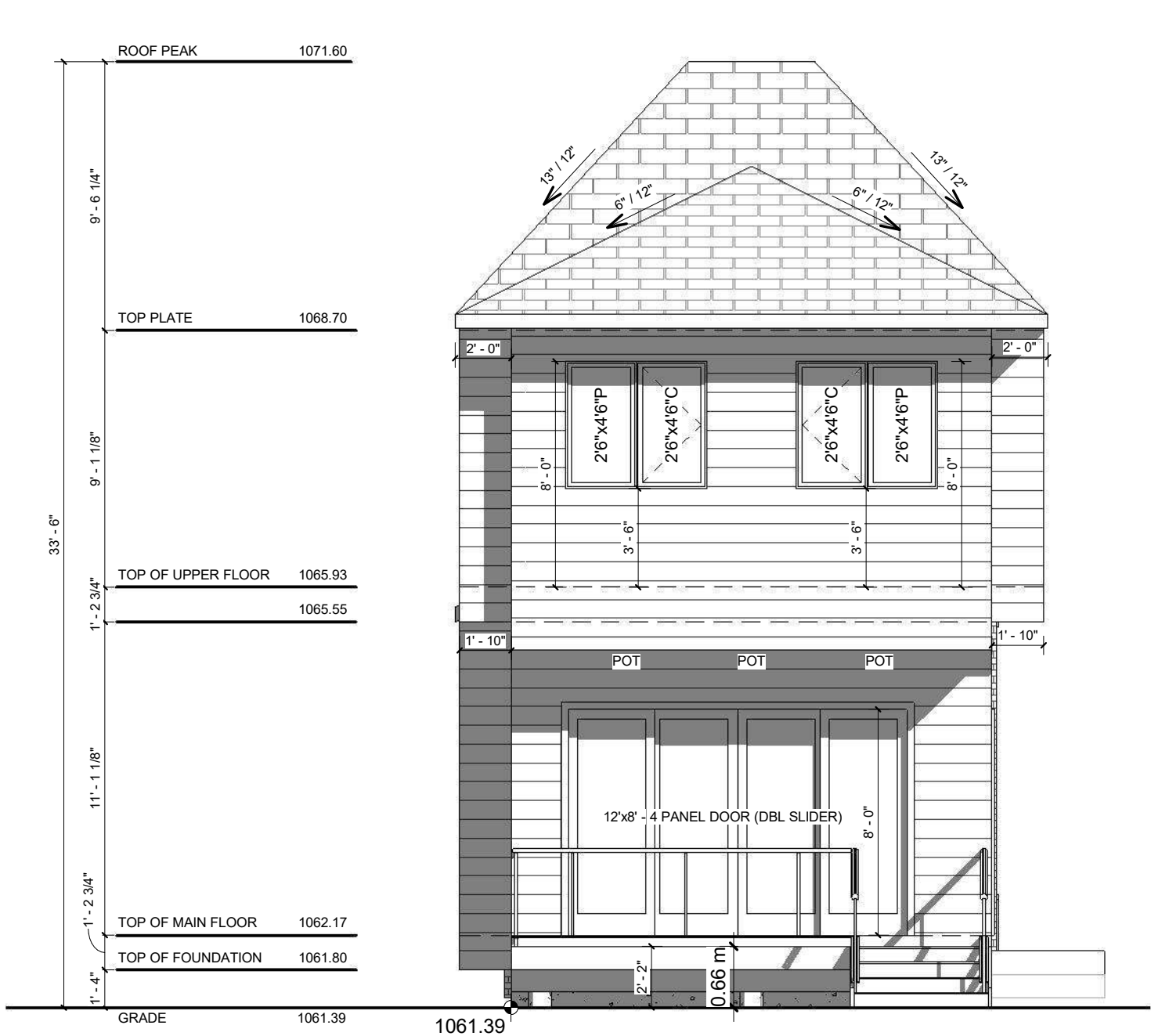
1	ASPHALT SHINGLES	4	SMOOTH STUCCO - WHITE	7	CONCRETE PARGING
2	6" ALUMNIMUM FASCIA	5	SMART BOARD FINISH - WHITE	8	BLACK SLATS
3	STUCCO FINISH	6	CAST-IN-PLACE CONCRETE		

VENTED SOFFIT NOTES:

-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	13/02/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-02-23 3:41:05 PM



PROJECT NAME:

724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

42 - 26

SCALE:

AS SHOWN

SHEET:

A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	SMOOTH STUCCO - WHITE	7	CONCRETE PARGING
2	6" ALUMNIMUM FASCIA	5	SMART BOARD FINISH - WHITE	8	BLACK SLATS
3	STUCCO FINISH	6	CAST-IN-PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1279.12 SQ. FT.
WINDOW AREA = 48.81 SQ. FT.
TOTAL: 48.81 / 1279.12 = 3.82%

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT NOTES:

-ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	13/02/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

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PROJECT NAME:

724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

42 - 26

SCALE:

AS SHOWN

SHEET:

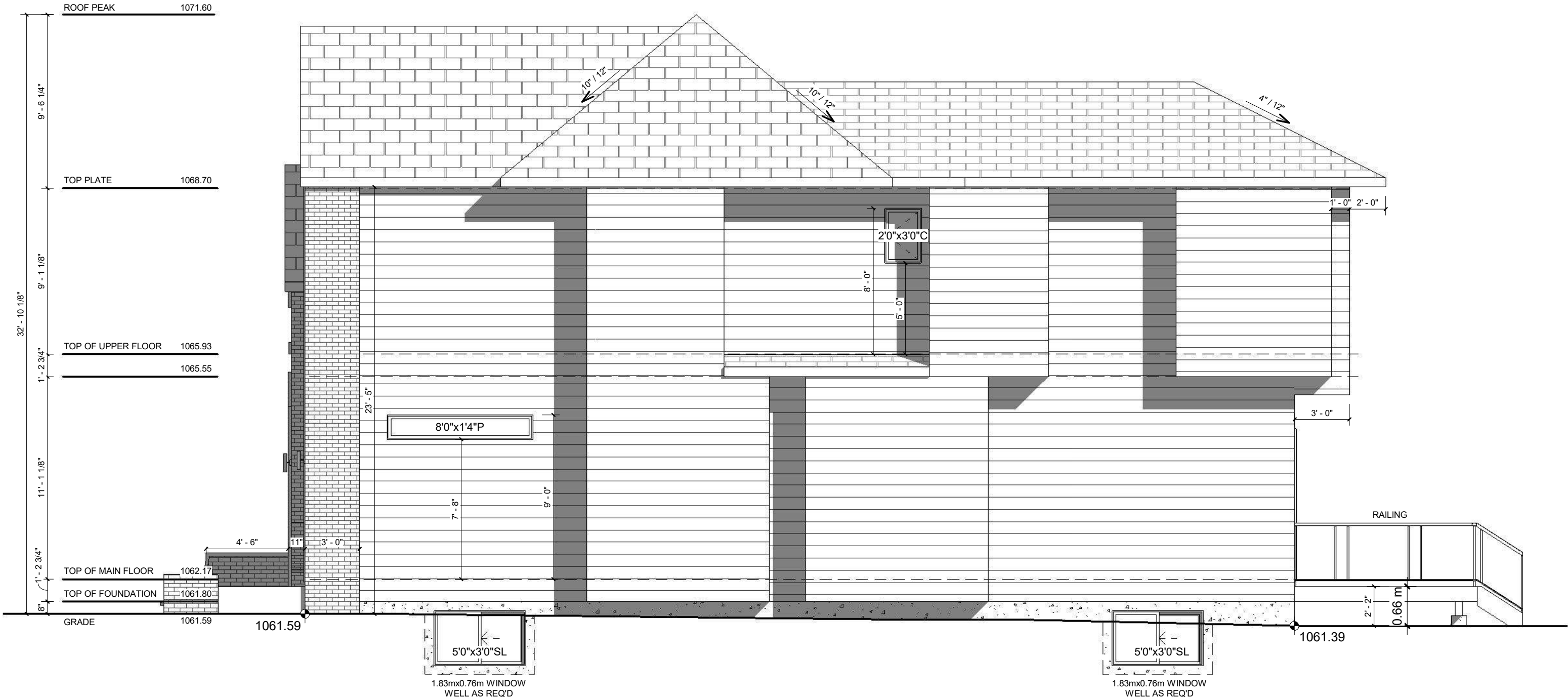
A-2.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	SMOOTH STUCCO - WHITE	7	CONCRETE PARGING
2	6" ALUMNIMUM FASCIA	5	SMART BOARD FINISH - WHITE	8	BLACK SLATS
3	STUCCO FINISH	6	CAST-IN-PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1476.52 SQ. FT.
WINDOW AREA = 65.13 SQ. FT.
TOTAL: 65.13 / 1476.52 = 4.41%

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

PROJECT NOTES:

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PROJECT:

NEW HOME

STATUS:

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SIGNATURES:

X

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PROJECT NAME:

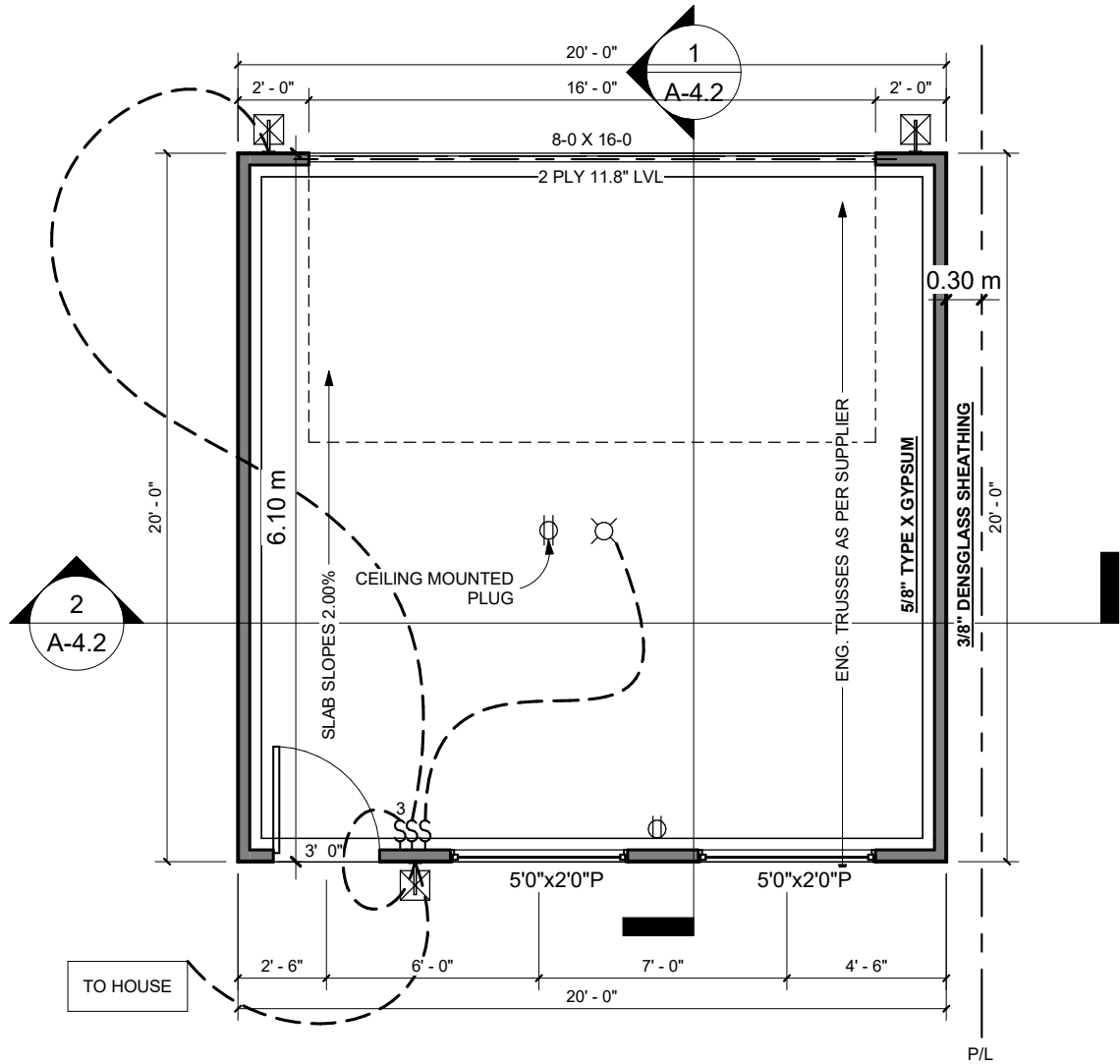
724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER:
JT

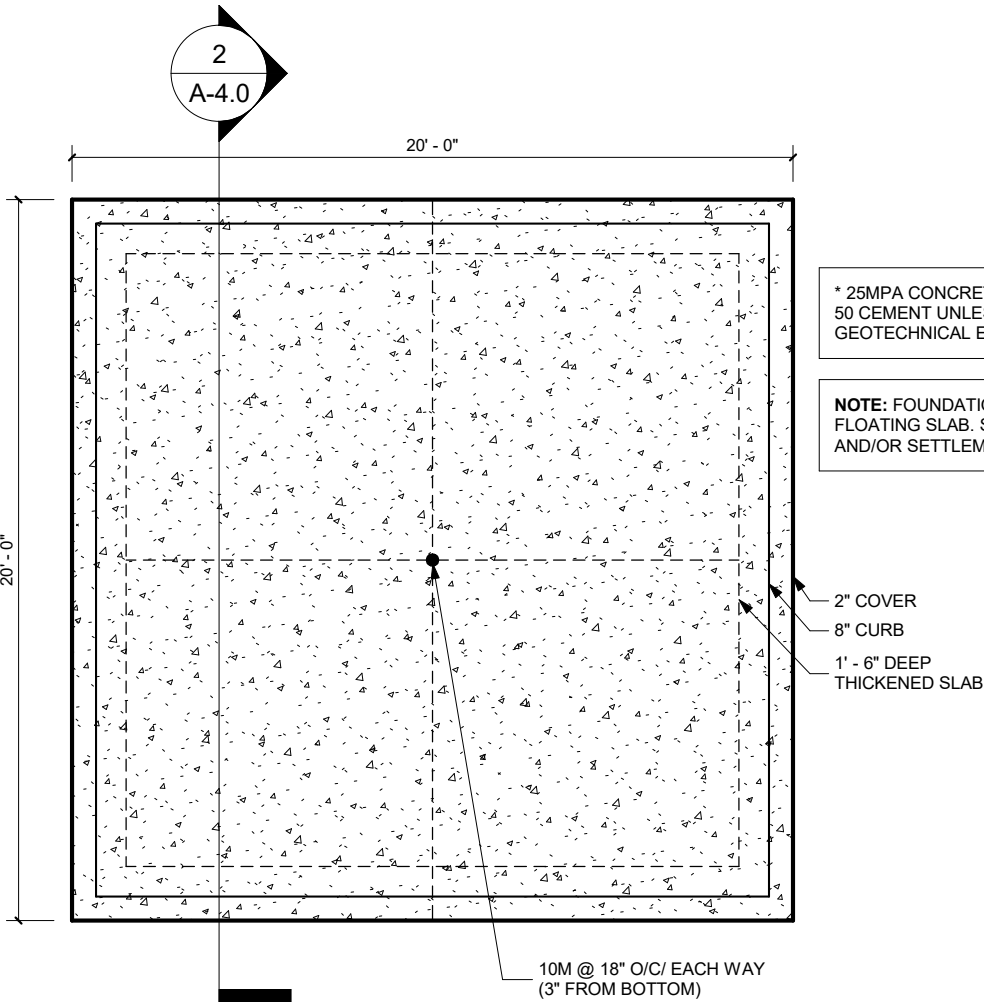
JOB #:
42 - 26

SCALE:
AS SHOWN
AS SHOWN

SHEET:
A-2.2

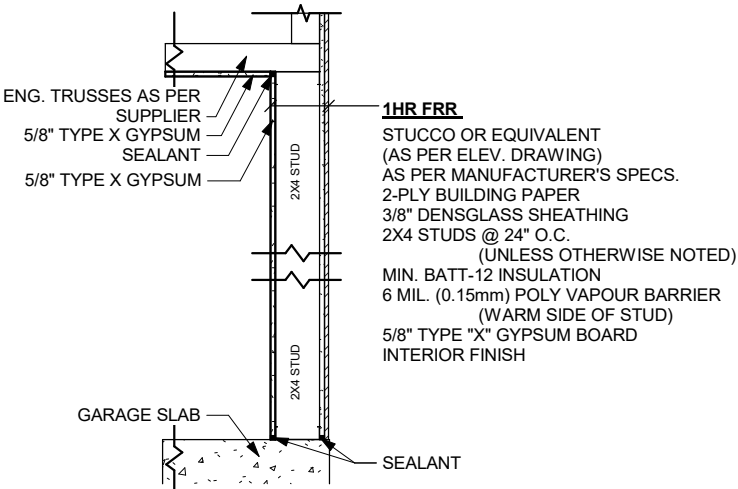


GARAGE FLOOR PLAN
SCALE: 3/16" = 1'-0"

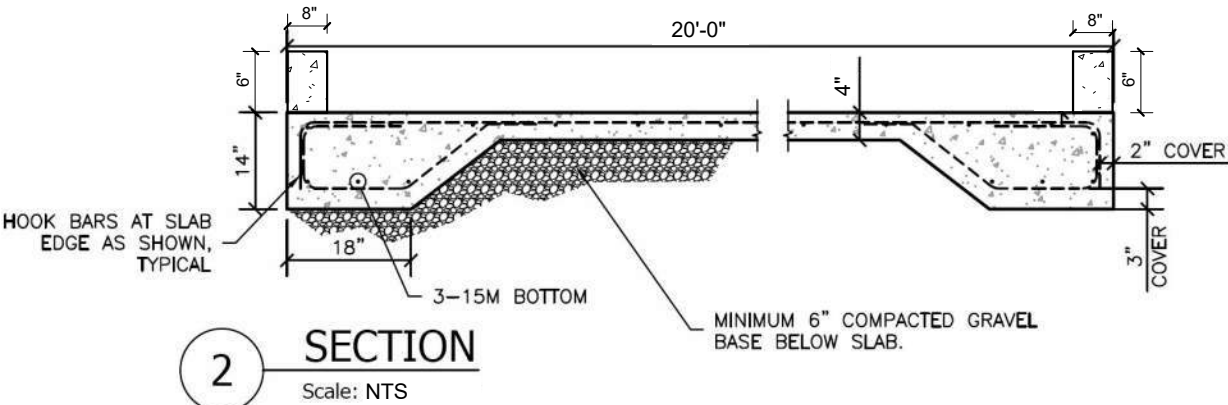


GARAGE FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

ELECTRICAL SCHEDULE			
DATA	DATA OUTLET	CEILING FIXTURE	
TV OUTLET	WALL SCONES		
4-WAY SWITCHING	POT LIGHTING		
3-WAY SWITCHING	SMOKE DETECTOR		
SINGLE SWITCHING	STANDARD PLUG		
BATH FAN	GFI PLUG		



GARAGE 1HR FRR WALL
SCALE: NTS



SECTION 2
Scale: NTS

PROJECT NOTES:

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PROJECT:
NEW HOME

STATUS: -

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X _____

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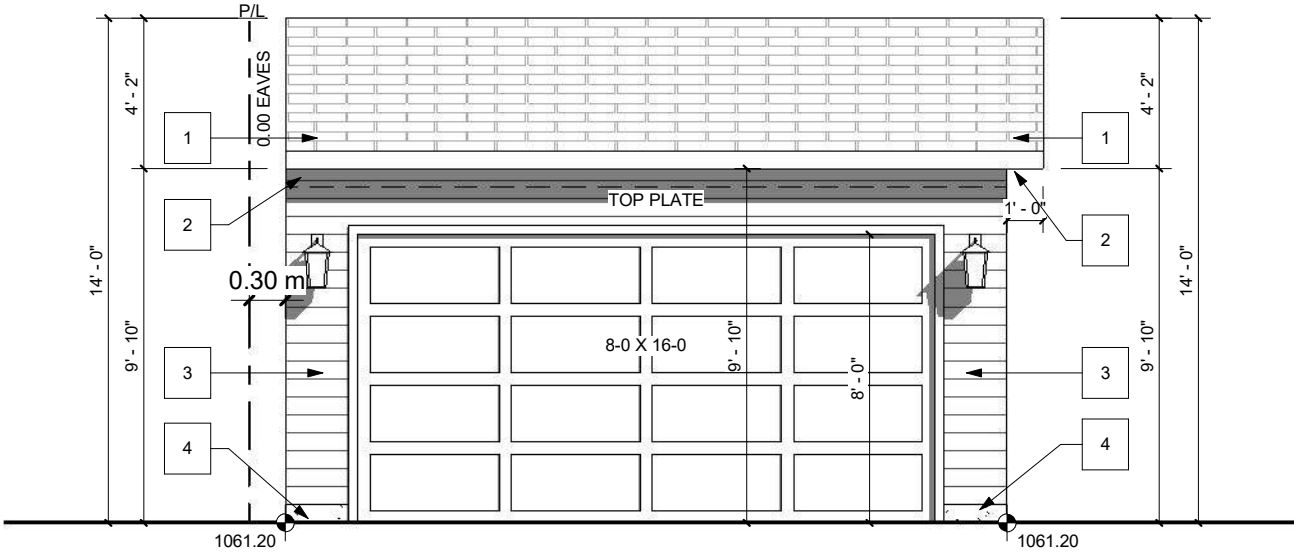
PROJECT NAME:
724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 42 - 26

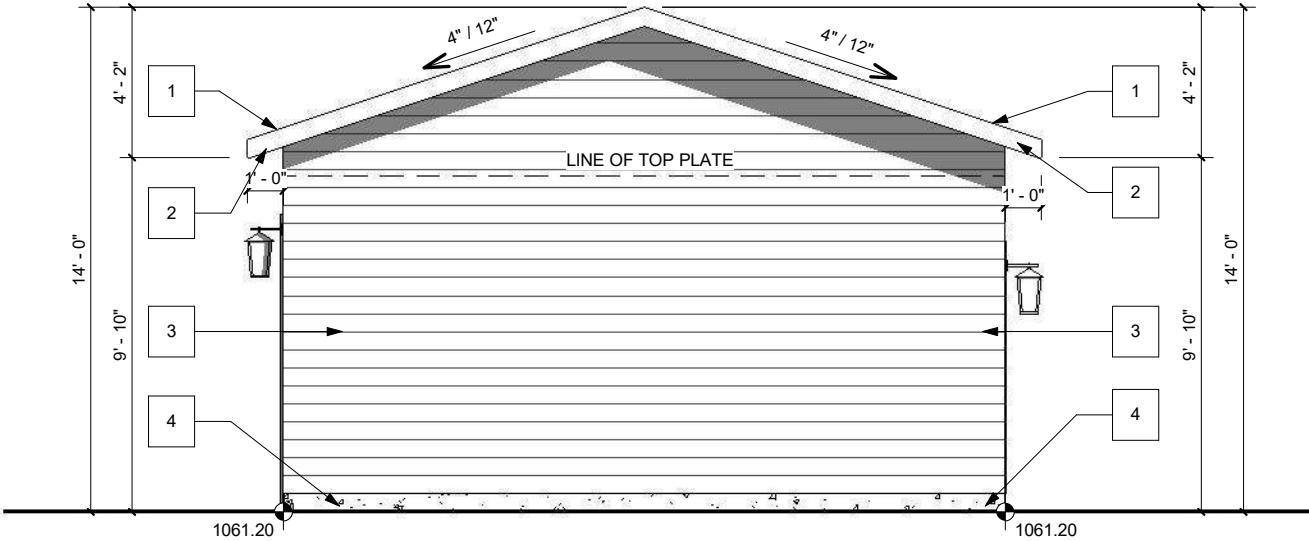
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EXTERIOR FINISHES:

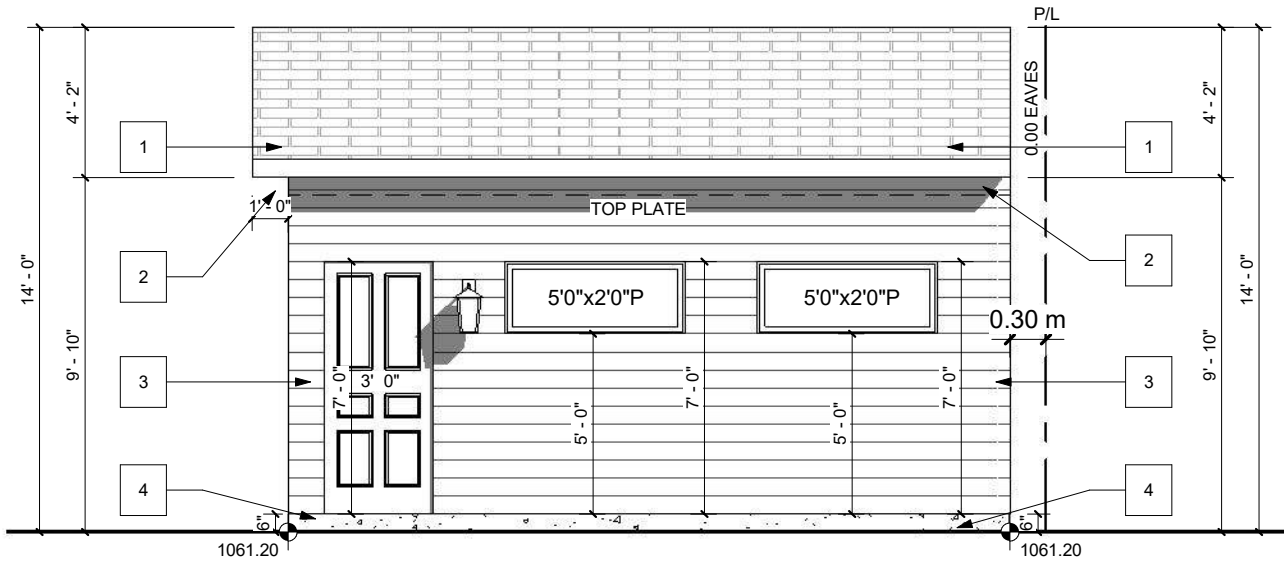
- 1 ASPHALT SHINGLES
- 2 8" ALUMNIMUM FASCIA
- 3 SIDING FINISH
- 4 CONC. PARGING



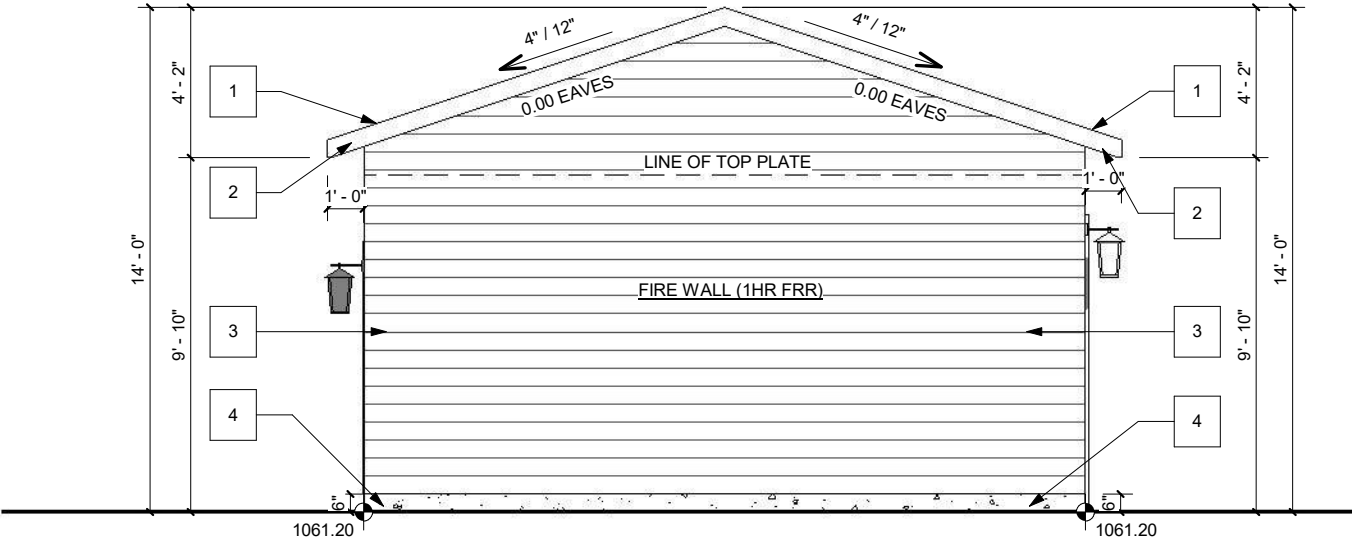
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



GARAGE RIGHT
SCALE: 3/16" = 1'-0"



GARAGE REAR
SCALE: 3/16" = 1'-0"



GARAGE LEFT
SCALE: 3/16" = 1'-0"

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PROJECT:
NEW HOME

STATUS: -

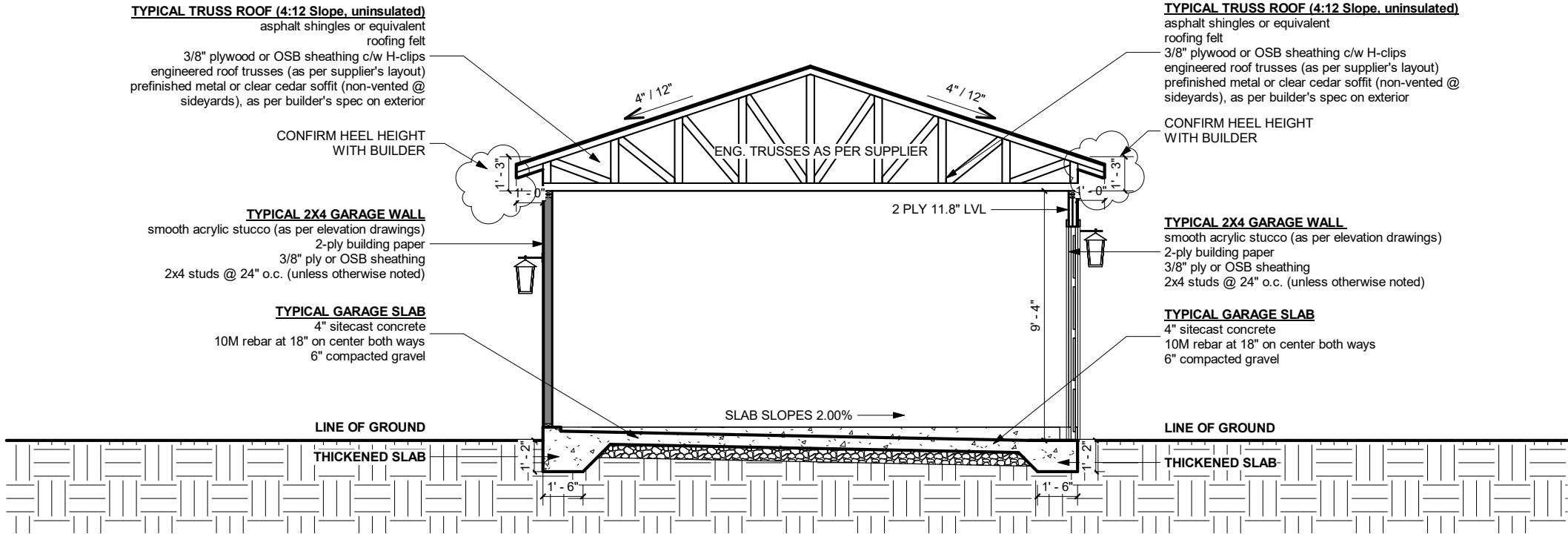
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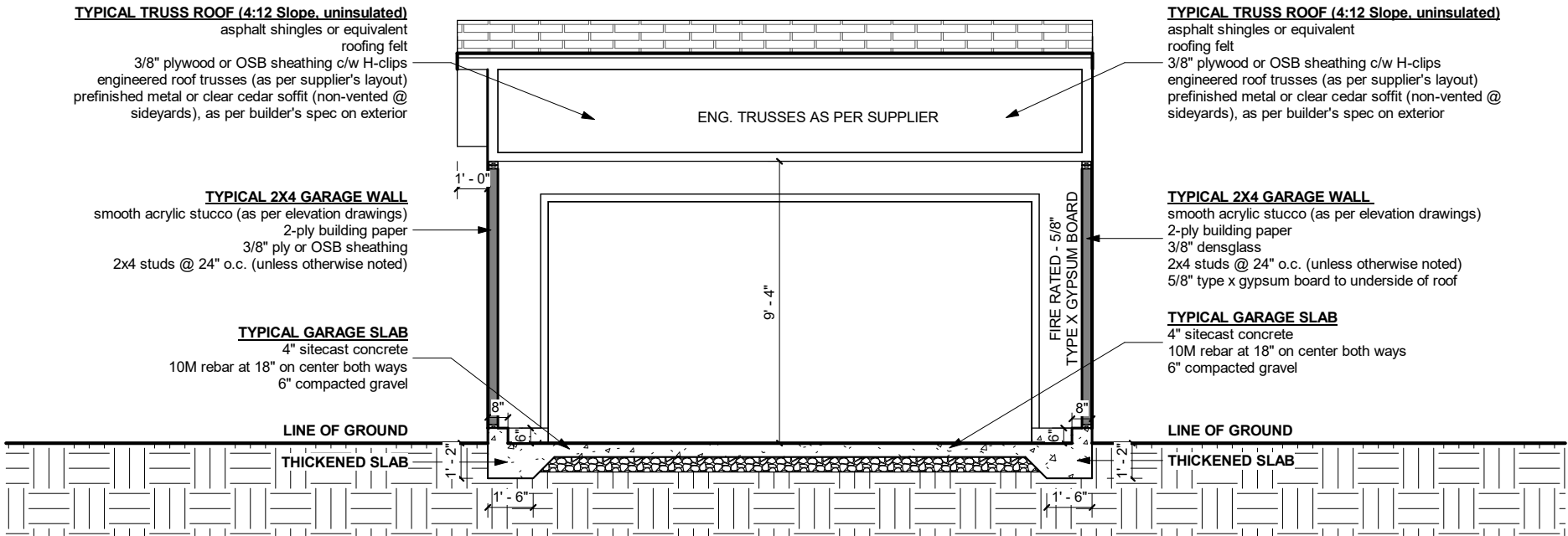
PROJECT NAME:
724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 42 - 26

SCALE: AS SHOWN SHEET: A-4.1



GARAGE SECTION 1
SCALE: 3/16" = 1'-0"



GARAGE SECTION 2
SCALE: 3/16" = 1'-0"

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

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PROJECT NAME:
724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 42 - 26

SCALE: AS SHOWN SHEET: A-4.2