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NOT FOR CONSTRUCTION

SLVGD ARCHITECTURE INC.
 201, 6323 BOWNESS RD. NW
 CALGARY, AB T3B 0E4
 587.351.1950
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LEGAL DESCRIPTION:
 PLAN:
 BLOCK:
 LOT:

ISSUE/REVISION:	
26-03-03	-DP SET
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JOB TITLE:

143 WASKATENAU CRES. NW
 CALGARY AB.

JOB #:	DATE:	26-03-03
175	SCALE:	AS SHOWN
DESIGN BY: SLVGD	DRAWN BY:	ABC

DRAWING TITLE:
 TITLE PAGE

PAGE:
 DP0.0

WASKATENAU CRES. TOWNHOUSES

143 WASKATENAU CRES. NW



143 WASKATENAU CRES. FROM STREET EAST SIDE



143 WASKATENAU CRES. FROM BACK LANE WEST

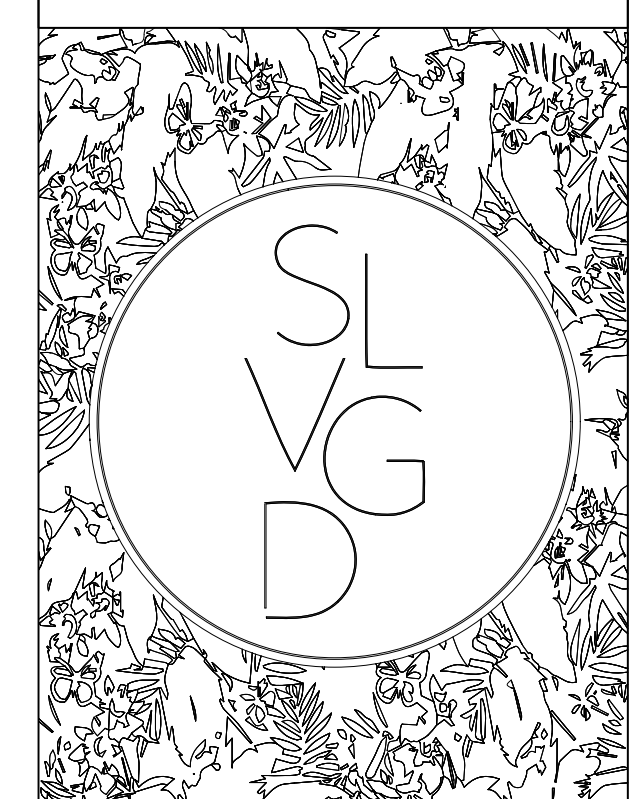


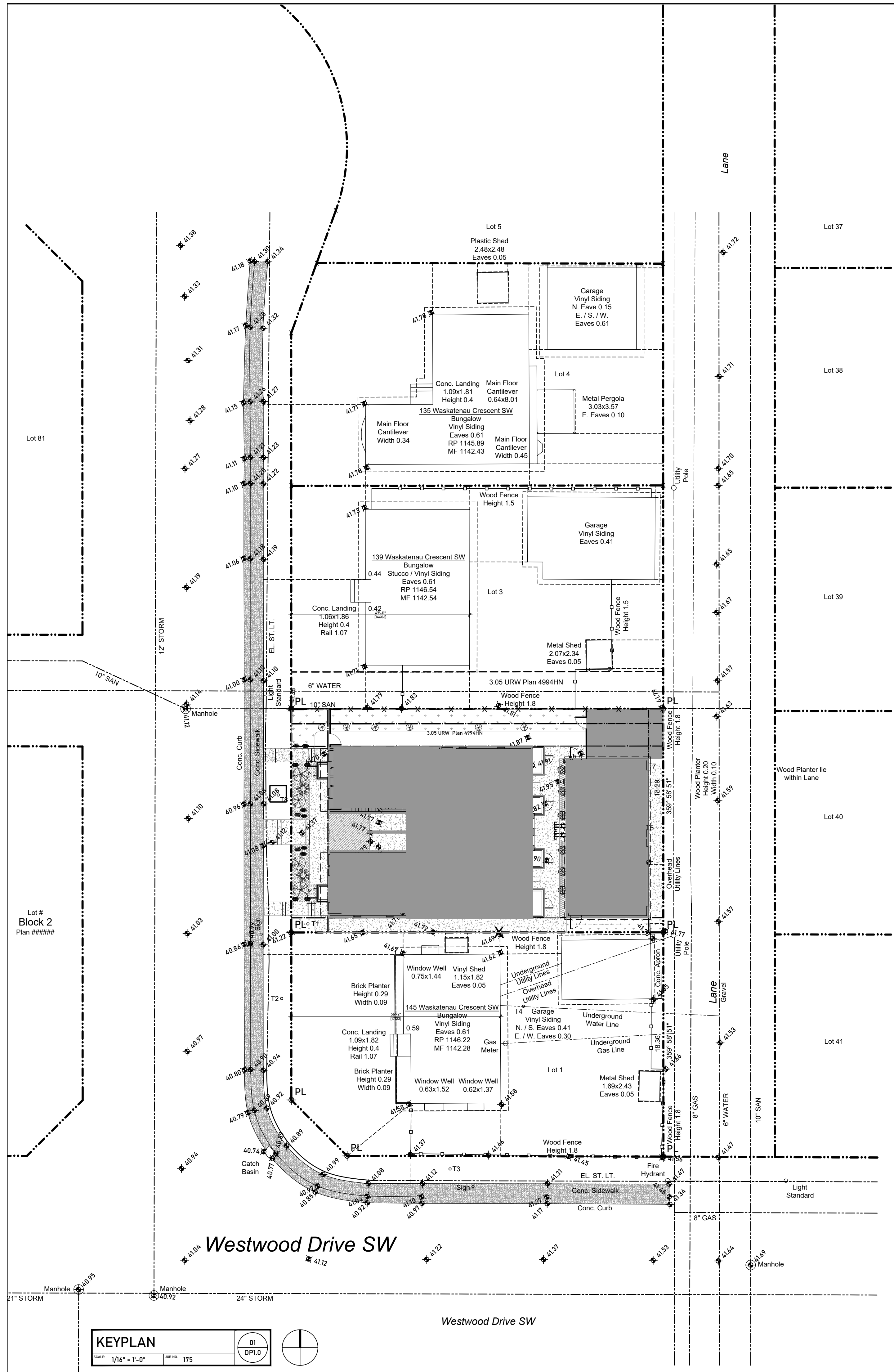
143 WASKATENAU CRES. FROM SE CORNER



143 WASKATENAU CRES. FROM NE CORNER

DRAWING LIST	
DP0.0	TITLE PAGE
DP1.0	KEY PLAN & PROJECT INFORMATION
DP1.1	SITE PLAN
DP1.2	LANDSCAPE
DP2.0	BASEMENT / MAIN FLOOR PLANS
DP2.1	SECOND / THIRD FLOOR PLANS
DP3.0	ELEVATIONS
DP3.1	ELEVATIONS
DP4.0	SECTIONS





SITE PLAN SYMBOLS & MARKERS

	NORTH ARROW
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	UNDERGROUND GAS LINE
	STORM SEWER LINE
	DENOTES UTILITY POST
	DENOTES MAIN FLOOR WINDOW
	DENOTES 2ND FLOOR WINDOW
	DENOTES 3RD FLOOR WINDOW
	DENOTES BASEMENT WINDOW
	DENOTES CANTILEVER
	DENOTES BACK OF SIDEWALK
	DENOTES BACK OF CURB
	DENOTES LIP OF GUTTER
	DENOTES CONCRETE
	DENOTES RETAINING
	DENOTES TOP OF WALL
	DENOTES BOTTOM OF WALL
	EXISTING GRADE DATUM
	PROPOSED GRADE DATUM
	PROPERTY LINE
	ADJACENT PROPERTY LINES
	EXISTING BUILDING TO BE REMOVED

Tree Table (m)

Trunk Ø	Drip Ø	Height	Species
T1	0.25	1.0	Coniferous
T2	0.55	7.0	Deciduous
T3	0.40	4.0	Deciduous
T4	0.25	3.0	Deciduous
T5	0.60	7.0	Deciduous
T6	0.50	5.0	Deciduous
T7	0.60	3.0	Deciduous
T8	0.05	0.5	ULMUS AMERICANA

PROJECT INFORMATION

MUNICIPAL ADDRESS: 143 WASKATENAU CRES. SW. CALGARY, AB

SURVEY INFORMATION: THIRD ROCK GEOMATICS. DATE: NOV. 21, 2025 TO JAN 27, 2026. COMPLETED BY: MS. FILE: 26-0033-4994HN;1,2

LEGAL DESCRIPTION: LOT 2, BLOCK 1, PLAN: 4994HN

LOT AREA: 5996.57 SQ FT (557.1 SQM)

LOT COVERAGE: ALLOWABLE PARCEL COVERAGE: 60.0% = 3,597.94 SQ FT (334.26 SQM)

SITE AREA: 5996.57 SQ FT (557.1 SQM)

BUILDING COVERAGE: 3369.39 SQ FT (313.02 SQM)

% COVERAGE: 56.2%

NOTES:

- DWELLING UNITS WILL BE "SOLAR READY" AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY
- PARKING STALLS CONSIDERED EV CAPABLE (CAPABLE OF SUPPORTING A MINIMUM OF 40 AMPS AT 208 VOLTS FOR ELECTRIC VEHICLE CHARGING)
- ROOFING MATERIALS WILL MEET OR EXCEED THE IMPACT RESISTANCE OF CLASS 4 RATED ROOFING SYSTEM WITH IMPACT RATING FOR UL2218 OR FM4473

LAND USE BYLAW ANALYSIS BASED ON IP2007

526 (2) THIS PROPOSED ROWHOUSE BUILDING IS A PERMITTED USE IN THE RESIDENTIAL - GRADE ORIENTED INFILL AND COMPLIES WITH ALL RULES AS PER SECTION 347.3

DENSITY

529 THE MAXIMUM DENSITY FOR PARCELS DESIGNATED RCG DISTRICT IS 75 UNITS PER HECTARE.

PARCEL COVERAGE

534 (4) 60.0 PER CENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY OF 60 UNITS PER HECTARE OR GREATER.

BUILDING SETBACK FROM FRONT PROPERTY LINE

537 THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 M

BUILDING SETBACK FROM SIDE PROPERTY LINE

539 (1) SUBJECT TO SUBSECTIONS (3) THROUGH (9) THE MIN. BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS 1.2M.

BUILDING SETBACK FROM REAR PROPERTY LINE

540 (1) ON A LANED OR CORNER PARCEL, THE MINIMUM BUILDING SETBACK FROM A REAR PROPERTY LINE IS 1.2 M

BUILDING HEIGHT

541 (1) UNLESS OTHERWISE REFERENCED IN SUBSECTIONS (2), (3) AND (4) THE MAXIMUM BUILDING HEIGHT IS 11.0 m MEASURED FROM GRADE

(2) WHERE A BUILDING SETBACK IS REQUIRED FROM A PROPERTY LINE SHARED WITH ANOTHER PARCEL DESIGNATED WITH A LOW DENSITY RESIDENTIAL DISTRICT OR, THE M-CG OR H-GO DISTRICT, THE MAX. BUILDING HEIGHT: (a) IS THE GREATER OF: (i) THE HIGHEST GEODETIC ELEVATION OF A MAIN RESIDENTIAL BUILDING ON THE ADJOINING PARCEL OR (ii) 7.0 METRES FROM GRADE MEASURED AT THE SHARED PROPERTY LINE AND (b) INCREASES AT A 45 DEGREE ANGLE TO A MAX OF 11.0 METRES MEASURED FROM GRADE

PROPOSED BUILDING HEIGHT IS 10.965 M, MEASURED FROM LOWEST POINT OF ADJACENT GRADE TO PROPOSED HOUSE FOUNDATION.

LANDSCAPE PLAN REQUIREMENTS

542 (7) A MINIMUM OF 30.0 PERCENT OF THE LANDSCAPE AREA MUST BE COVERED WITH SOFT SURFACED LANDSCAPING

PLANTING REQUIREMENTS

542.2 (2) A MINIMUM OF 1.0 TREE AND 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110.0 SQM OF PARCEL AREA

(3) SHRUBS MUST BE A MINIMUM HEIGHT OR SPREAD OF 0.6m AT THE TIME OF PLANTING

AMENITY

543 (1) FOR DEVELOPMENTS OF THREE UNITS OR MORE, EACH UNIT AND SUITE MUST HAVE AMENITY SPACE THAT IS LOCATED OUTDOORS AND IS LABELLED ON THE REQUIRED LANDSCAPE PLAN.

BALCONIES

544 (2) A BALCONY ATTACHED TO A CONTEXTUAL SINGLE DETACHED DWELLING, CONTEXTUAL SEMI-DETACHED DWELLING, OR ROWHOUSE BUILDING THAT IS A PERMITTED USE: (a) MAY BE LOCATED ON A SIDE FACADE OF A BUILDING; (b) WHERE IT FORMS PART OF THE FRONT FACADE AND IS NOT RECESSED BACK MORE THAN 4.5 M FROM THE FRONT FACADE (c) WHERE IT IS ON THE STREET SIDE OF A CORNER PARCEL.

MOTOR VEHICLE PARKING STALL

546 (2) THE MINIMUM NUMBER OF MOTOR VEHICLE PARKING STALLS IS CALCULATED BASED ON THE SUM OF ALL UNITS AND SUITED AT A RATE OF 0.5 STALLS PER UNIT OR SUITE

BICYCLE PARKING STALLS

546.2 THE MINIMUM NUMBER OF BICYCLE PARKING STALLS - CLASS 1 IS CALCULATED BASED ON THE SUM OF ALL UNITS AND SUITES AT A RATE OF 1.0 STALL PER UNIT OR SUITE WHERE A UNIT OR SUITE IS NOT PROVIDED A MOTOR VEHICLE PARKING STALL LOCATED IN A PRIVATE GARAGE OR MOBILITY STORAGE LOCKER.

WASTE, RECYCLING AND ORGANICS

546.3 FOR DEVELOPMENTS OF THREE OR MORE UNITS, GARBAGE, RECYCLING AND ORGANICS MUST BE STORED IN A SCREENED LOCATION APPROVED BY DEVELOPMENT AUTHORITY.

DESIGN STANDARDS FOR THE STORAGE AND COLLECTION OF WASTE

1.2 MULTI-FAMILY DEVELOPMENTS

1.2.1 GENERAL REQUIREMENTS

(4) THE ANTICIPATED TOTAL VOLUME OF WASTE PRODUCED PER WEEK IS CALCULATED USING 0.24m³ (0.3yd³) MULTIPLIED BY THE TOTAL NUMBER OF DWELLING UNITS.

(5) THE MAXIMUM GRADE WHERE CONTAINERS ARE STORED, MANEUVERED, OR COLLECTED IS 2% IN ALL DIRECTIONS

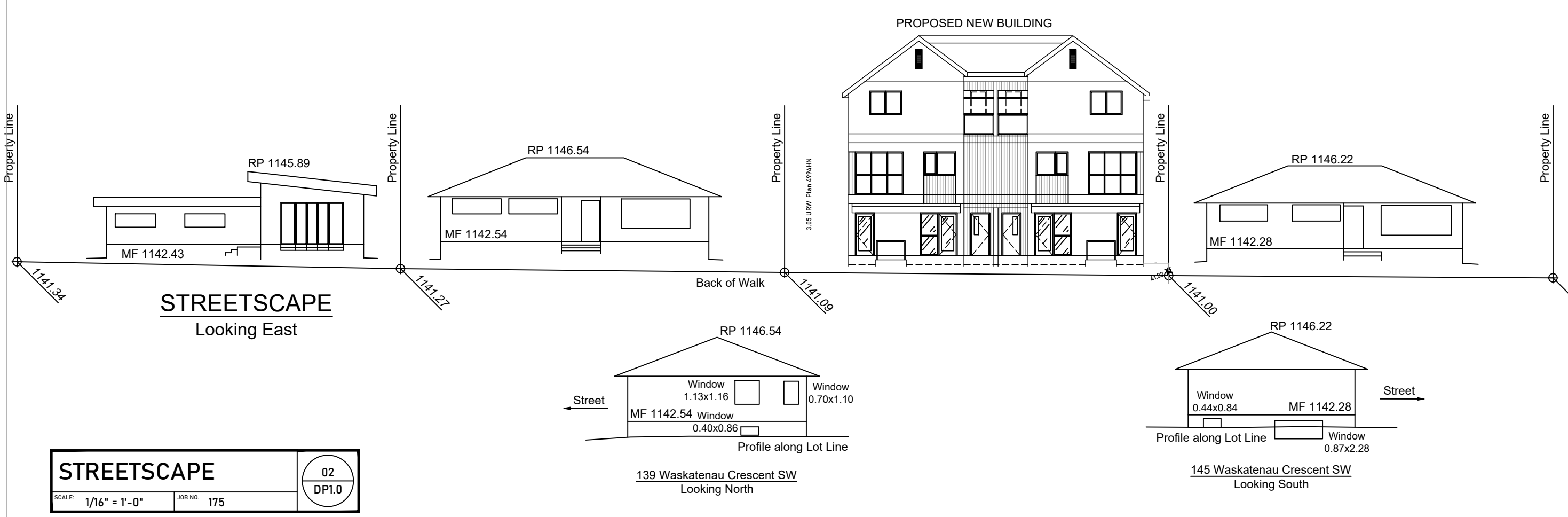
NUMBER OF DWELLING UNITS: 4 UNITS
 VOLUME OF WASTE PRODUCED: 0.24m³
 TOTAL VOLUME OF WASTE PRODUCED PER WEEK: 0.96m³

BUILDING CODE ANALYSIS

PROJECT DESCRIPTION: NEW MAJOR OCCUPANCY(S): GROUP C - RESIDENTIAL OCCUPANCIES

BUILDING AREA: MAIN BUILDING: 2424.27 SQ FT (225.22 SQM) GARAGE: 945.12 SQ FT (87.8 SQM) DENSITY CALCULATION (75 UNITS PER HECTARE): 5996.57 SQ FT (557.1 SQM) = 4.18 UNITS NUMBER OF STOREYS: 3 BUILDING HEIGHT: #.#.# m

SPRINKLER SYSTEM PROVIDED: NOT REQUIRED
 FIRE ALARM REQUIRED: NOT REQUIRED
 PERMITTED CONSTRUCTION: COMBUSTIBLE
 ACTUAL CONSTRUCTION: COMBUSTIBLE



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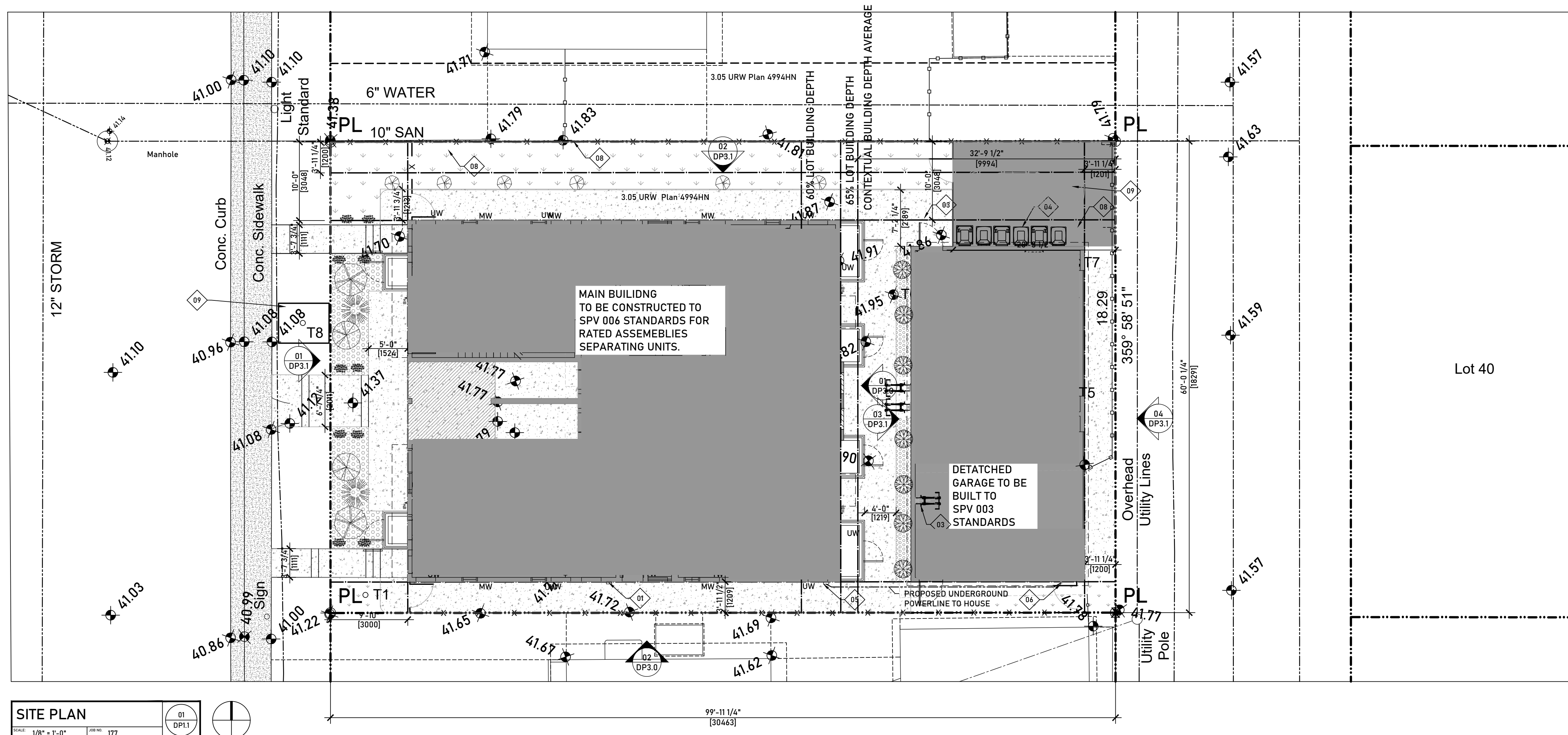
JOB TITLE:
 143 WESKATENAU CRES. NW
 CALGARY AB.

JOB #: 175
DATE: 26-03-03
SCALE: AS SHOWN
DESIGN BY: SLVGD **DRAWN BY:** ABC

DRAWING TITLE:
 KEY PLAN

PAGE:
 DP1.0





SITE PLAN SYMBOLS & MARKERS	
	NORTH ARROW
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	UNDERGROUND GAS LINE
	STORM SEWER LINE
	DENOTES UTILITY POST
	DENOTES MAIN FLOOR WINDOW
	DENOTES 2ND FLOOR WINDOW
	DENOTES 3RD FLOOR WINDOW
	DENOTES BASEMENT WINDOW
	DENOTES CANTILEVER
	DENOTES BACK OF SIDEWALK
	DENOTES BACK OF CURB
	DENOTES LIP OF GUTTER
	DENOTES CONCRETE
	DENOTES RETAINING
	DENOTES TOP OF WALL
	DENOTES BOTTOM OF WALL
	EXISTING GRADE DATUM
	PROPOSED GRADE DATUM
LINE TYPE LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINES
	EXISTING BUILDING TO BE REMOVED

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JOB #:	DATE:	26-03-03
175	SCALE:	AS SHOWN
DESIGN BY:	SLVGD	DRAWN BY:
		ABC

DRAWING TITLE:
 SITEPLAN

PAGE:
 DP1.1

SITE PLAN
 1/8" = 1'-0"
 01 DP1.1

KEYNOTES FOR DWG DP1.1:

SHOWN AS THUS: G.C. TO READ ALL KEYNOTES PRIOR TO CONSTRUCTION

	-PROPOSED GAS METER LOCATION.
	-PROPOSED WATER METER LOCATION.
	- PROPOSED CLASS 1 BICYCLE STORAGE
	-PROPOSED W&R LOCATION
	-PROPOSED ELECTRICAL METER LOCATION
	-PROPOSED POWER MAST, RUN TO UNDERGROUND CONDUIT TO HOUSE
	-OUTLINE OF HOUSE TO BE DEMOLISHED
	- PROPOSED NEW 2.0M FENCE
	-PROPOSED ASPHALT PAVED OUTSIDE PARKING STALL

GENERAL NOTES FOR DWG DP1.1:

G.C. TO READ ALL NOTES PRIOR TO CONSTRUCTION

- THE MAIN HOUSE IS TO BE CONSTRUCTED TO THE CITY OF CALGARY SPV 006 STANDARDS.
- THE GARAGE IS TO BE CONSTRUCTED TO THE CITY OF CALGARY SPV 003 STANDARDS.

SITE FINISH LEGEND

	CONCRETE
	BARK MULCH
	SOD
	ASPHALT





EAST ELEVATION
 SCALE: 3/16" = 1'-0" JOB NO: 175
 01 DP3.0

KEYNOTES FOR DWG DP3.0:

SHOWN AS THIS: G.C. TO READ ALL KEYNOTES PRIOR TO CONSTRUCTION

- 01 - PROPOSED GAS METER LOCATION
- 02 - PROPOSED ELECTRICAL METER LOCATION
- 03 - PROPOSED ELECTRICAL MAST LOCATION LEADS TO UNDERGROUND CONDUIT TO HOUSE
- 04 - PROPOSED WINDOW WELL LOCATION

MATERIAL LEGEND

- 01 VERTICAL METAL SIDING
- 02 PRE-MANUFACTURED WINDOW
- 03 STUCCO
- 04 ASPHALT SHINGLES
- 05 GUARD RAIL
- 06 PRE-MANUFACTURED METAL DOOR
- 07 PRE-MANUFACTURED GLAZED DOOR
- 08 PREMANUFACTURED LOUVRED VENTS
- 09 PREMANUFACTURED EGRESS WINDOWS
- 10 PREMANUFACTURED METAL FASCIA

UNIT 4

LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4	
2.00	2.77
MAX AREA (m ²)	AREA OF UNPROTECTED OPENINGS %
30	12
38.82	11.2
40	11
SUMMARY	
LIMITING DISTANCE (M)	2.77
AREA OF EX. BUILDING FACE M 2	38.82
MAX AREA OF UNPROTECTED OPENINGS %	19.48
MAX AREA OF UNPROTECTED OPENINGS M 2	7.56
PLANNED AREA OF UNPROTECTED OPENINGS %	16.90
PLANNED AREA OF UNPROTECTED OPENINGS M 2	6.56

UNIT 3

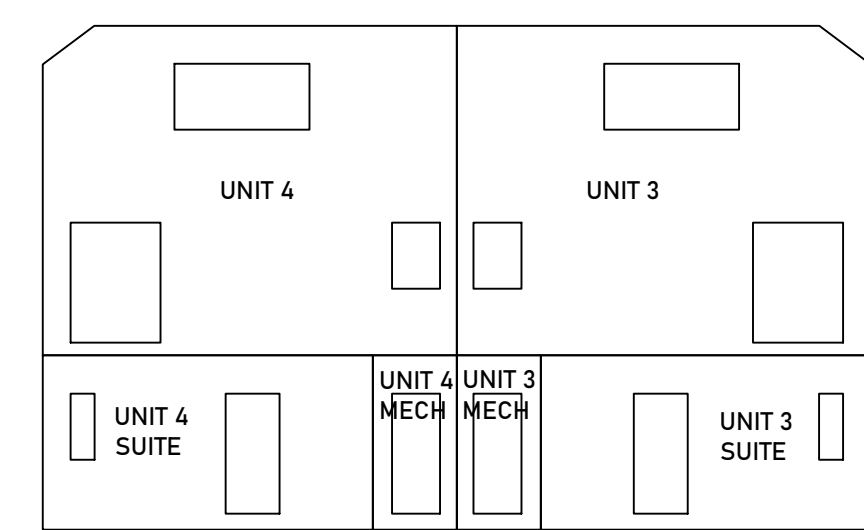
LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4	
2.00	2.77
MAX AREA (m ²)	AREA OF UNPROTECTED OPENINGS %
30	12
38.82	11.2
40	11
SUMMARY	
LIMITING DISTANCE (M)	2.77
AREA OF EX. BUILDING FACE M 2	38.82
MAX AREA OF UNPROTECTED OPENINGS %	19.48
MAX AREA OF UNPROTECTED OPENINGS M 2	7.56
PLANNED AREA OF UNPROTECTED OPENINGS %	16.90
PLANNED AREA OF UNPROTECTED OPENINGS M 2	6.56

UNIT 4 SUITE

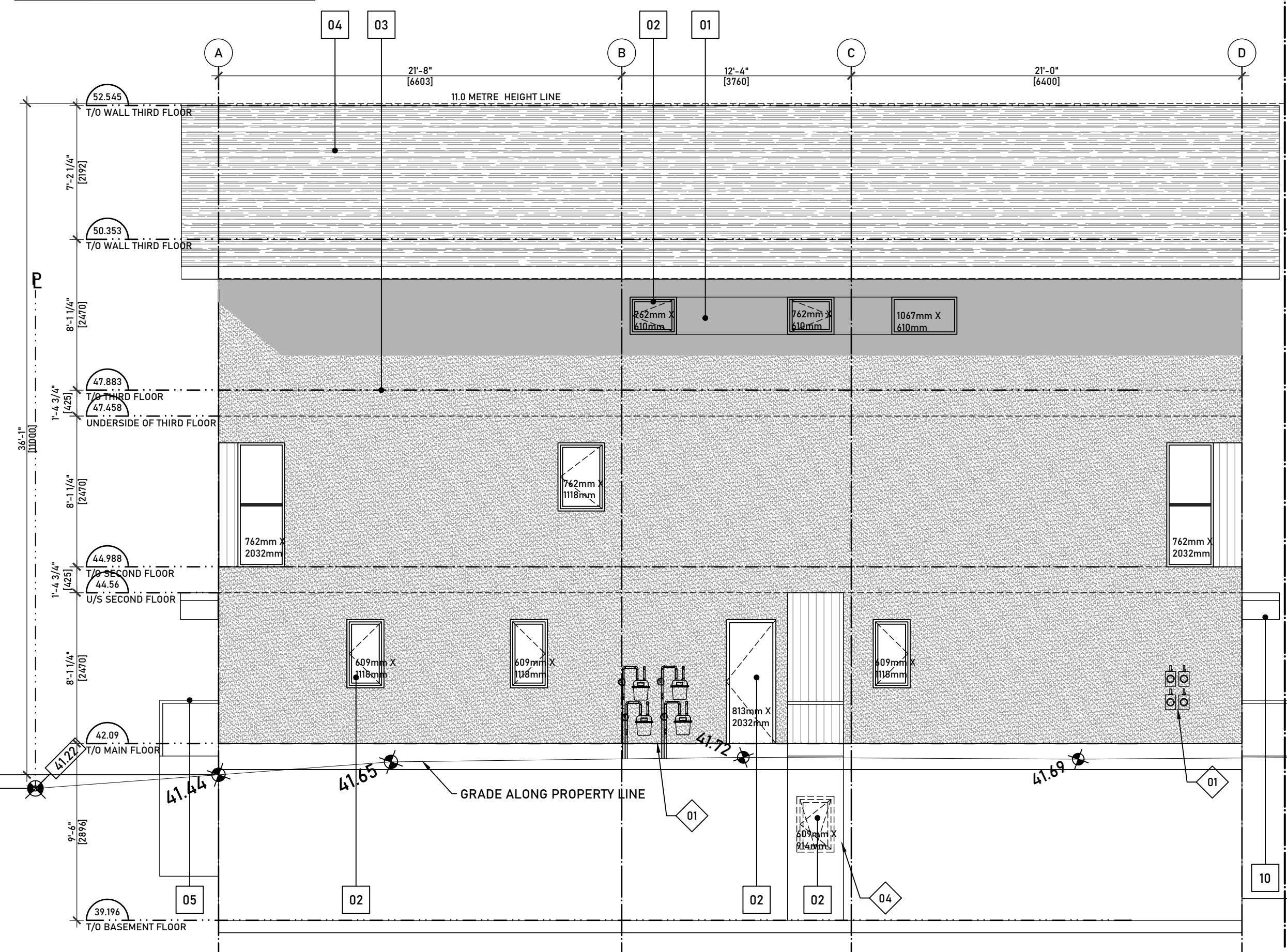
LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4	
2.00	2.77
MAX AREA (m ²)	AREA OF UNPROTECTED OPENINGS %
16.50	12
SUMMARY	
LIMITING DISTANCE (M)	2.77
AREA OF EX. BUILDING FACE M 2	16.50
MAX AREA OF UNPROTECTED OPENINGS %	22.40
MAX AREA OF UNPROTECTED OPENINGS M 2	3.70
PLANNED AREA OF UNPROTECTED OPENINGS %	14.00
PLANNED AREA OF UNPROTECTED OPENINGS M 2	2.31

UNIT 3 SUITE

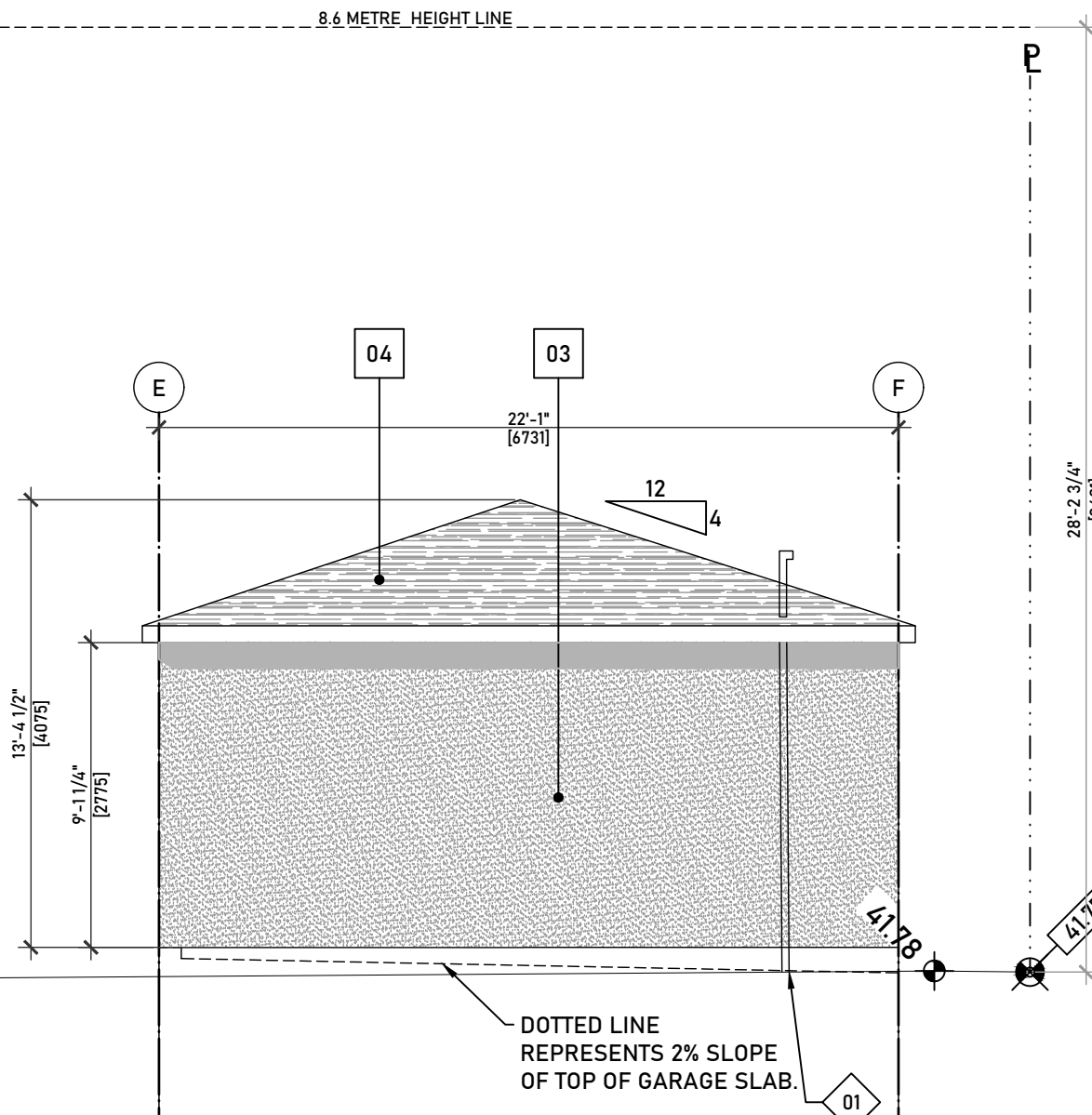
LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4	
2.00	2.77
MAX AREA (m ²)	AREA OF UNPROTECTED OPENINGS %
16.50	12
SUMMARY	
LIMITING DISTANCE (M)	2.77
AREA OF EX. BUILDING FACE M 2	16.50
MAX AREA OF UNPROTECTED OPENINGS %	22.40
MAX AREA OF UNPROTECTED OPENINGS M 2	3.70
PLANNED AREA OF UNPROTECTED OPENINGS %	14.00
PLANNED AREA OF UNPROTECTED OPENINGS M 2	2.31



EAST ELV L.D.
 SCALE: 3/16" = 1'-0" JOB NO: 175
 03 DP3.0



SOUTH ELEVATION
 SCALE: 3/16" = 1'-0" JOB NO: 175
 02 DP3.0



SUITE UNIT 1

LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4	
2.00	2.77
MAX AREA (m ²)	7
24.22	7
SUMMARY	
LIMITING DISTANCE (M)	1.20
AREA OF EX. BUILDING FACE M 2	24.22
MAX AREA OF UNPROTECTED OPENINGS %	7.0000
MAX AREA OF UNPROTECTED OPENINGS M 2	1.70
PLANNED AREA OF UNPROTECTED OPENINGS %	5.62
PLANNED AREA OF UNPROTECTED OPENINGS M 2	1.36

SUITE UNIT 4

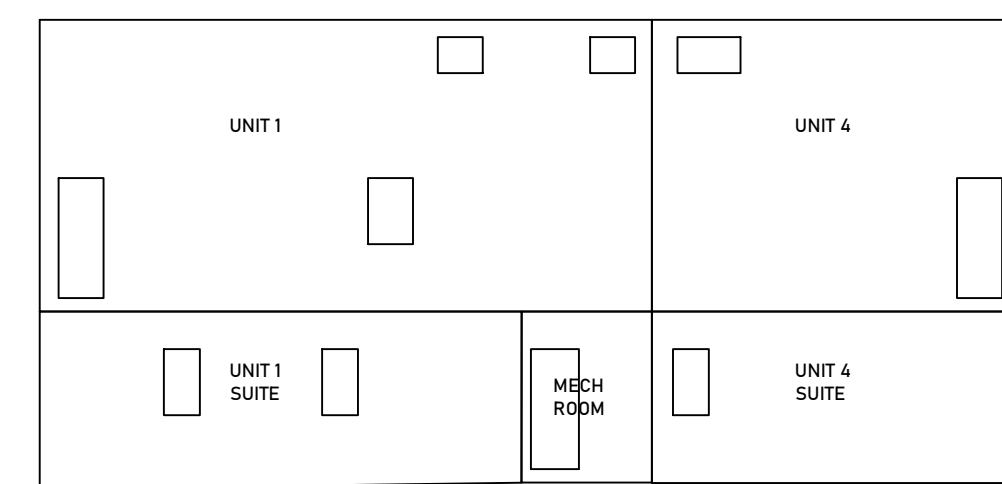
LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4	
2.00	2.77
MAX AREA (m ²)	7
18.59	7
SUMMARY	
LIMITING DISTANCE (M)	1.20
AREA OF EX. BUILDING FACE M 2	18.59
MAX AREA OF UNPROTECTED OPENINGS %	7.0000
MAX AREA OF UNPROTECTED OPENINGS M 2	1.30
PLANNED AREA OF UNPROTECTED OPENINGS %	3.66
PLANNED AREA OF UNPROTECTED OPENINGS M 2	0.68

UNIT 1

LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4	
2.00	2.77
MAX AREA (m ²)	7
40	7
51.17	7
50	7
SUMMARY	
LIMITING DISTANCE (M)	1.20
AREA OF EX. BUILDING FACE M 2	51.17
MAX AREA OF UNPROTECTED OPENINGS %	7.0000
MAX AREA OF UNPROTECTED OPENINGS M 2	3.58
PLANNED AREA OF UNPROTECTED OPENINGS %	6.51
PLANNED AREA OF UNPROTECTED OPENINGS M 2	3.33

UNIT 4

LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4	
2.00	2.77
MAX AREA (m ²)	7
30	7
31.60	7
40	7
SUMMARY	
LIMITING DISTANCE (M)	1.20
AREA OF EX. BUILDING FACE M 2	31.60
MAX AREA OF UNPROTECTED OPENINGS %	7.0000
MAX AREA OF UNPROTECTED OPENINGS M 2	2.21
PLANNED AREA OF UNPROTECTED OPENINGS %	6.96
PLANNED AREA OF UNPROTECTED OPENINGS M 2	2.20



SOUTH ELV L.D.
 SCALE: 3/16" = 1'-0" JOB NO: 175
 04 DP3.0

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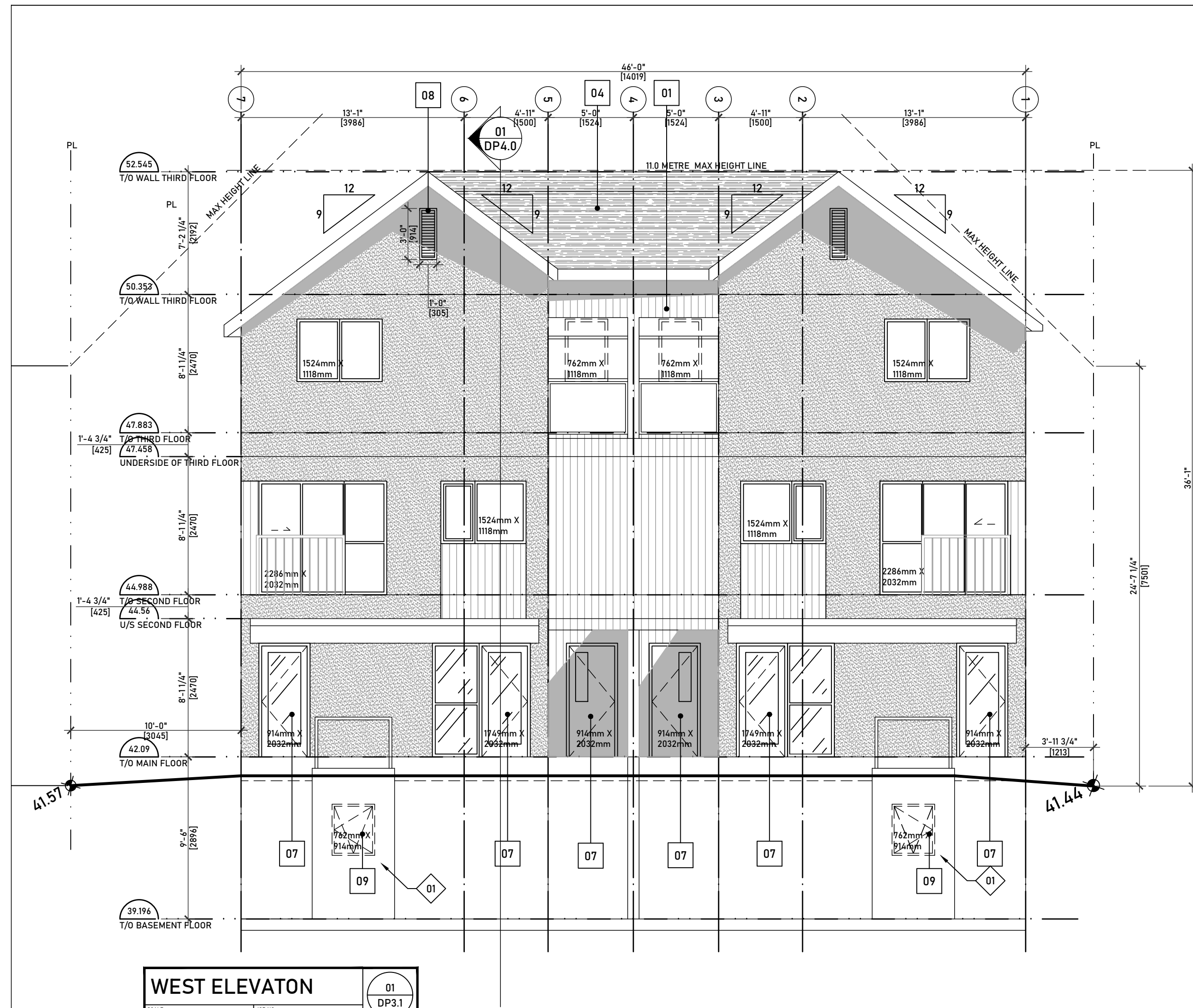
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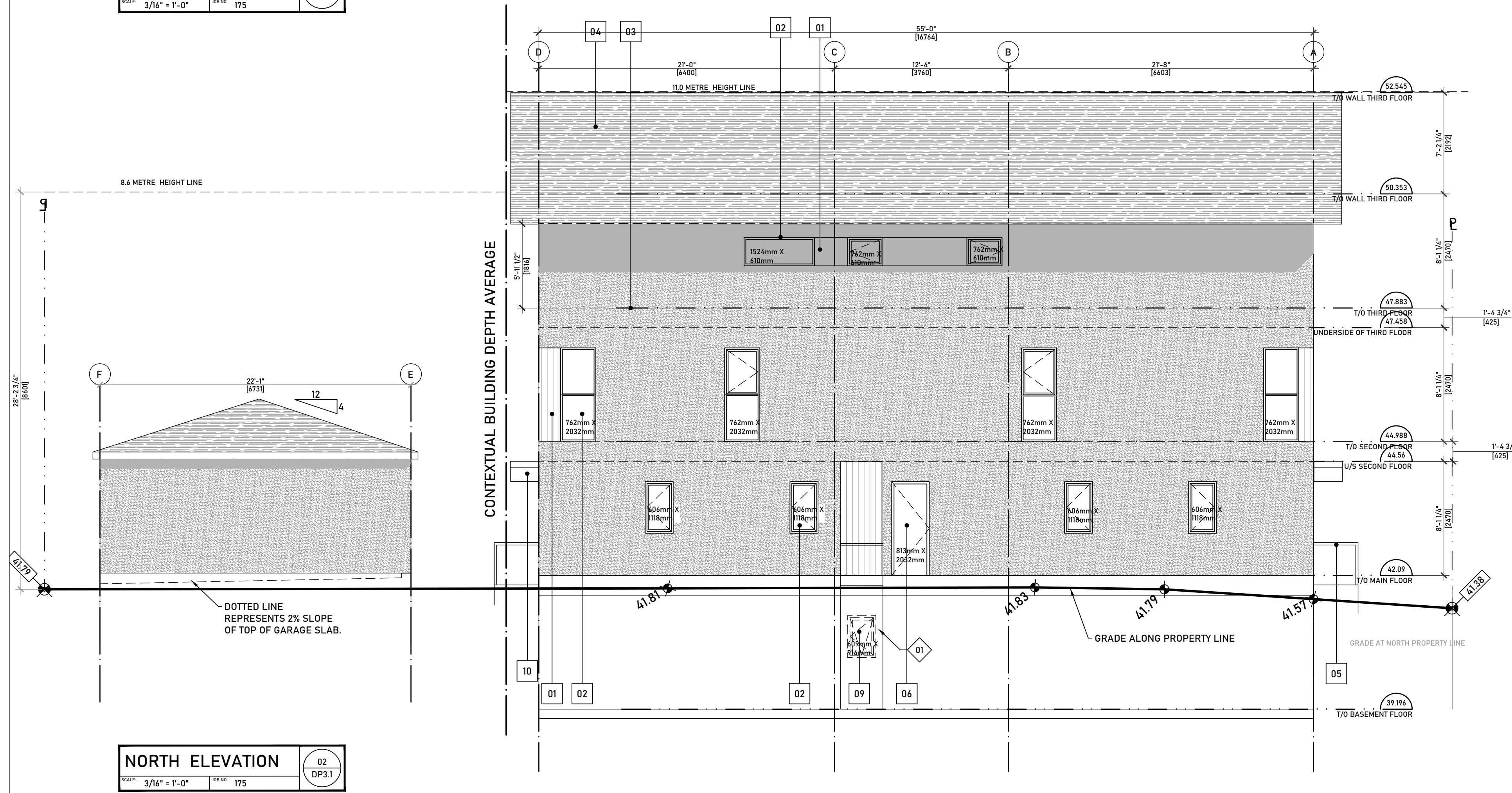
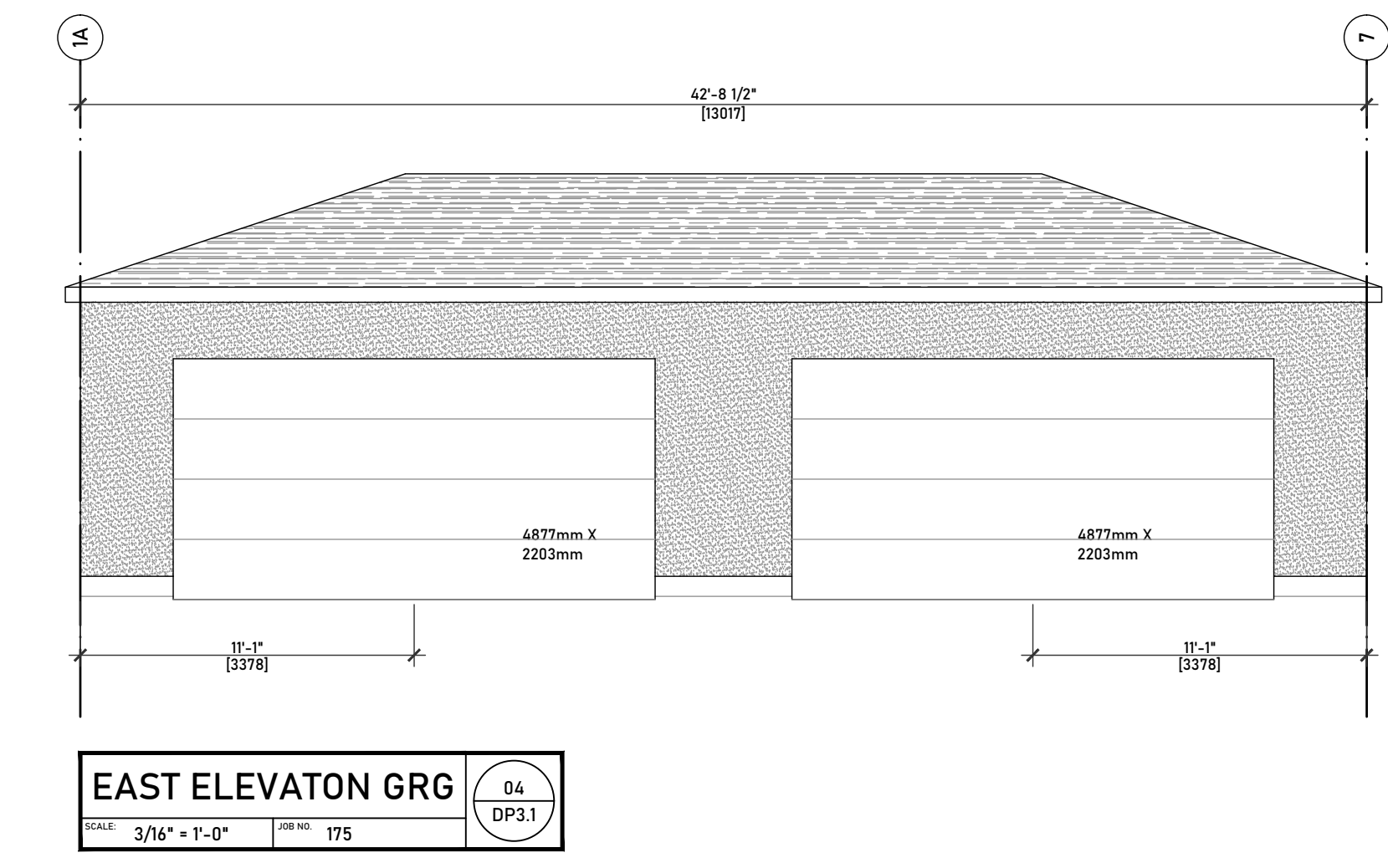
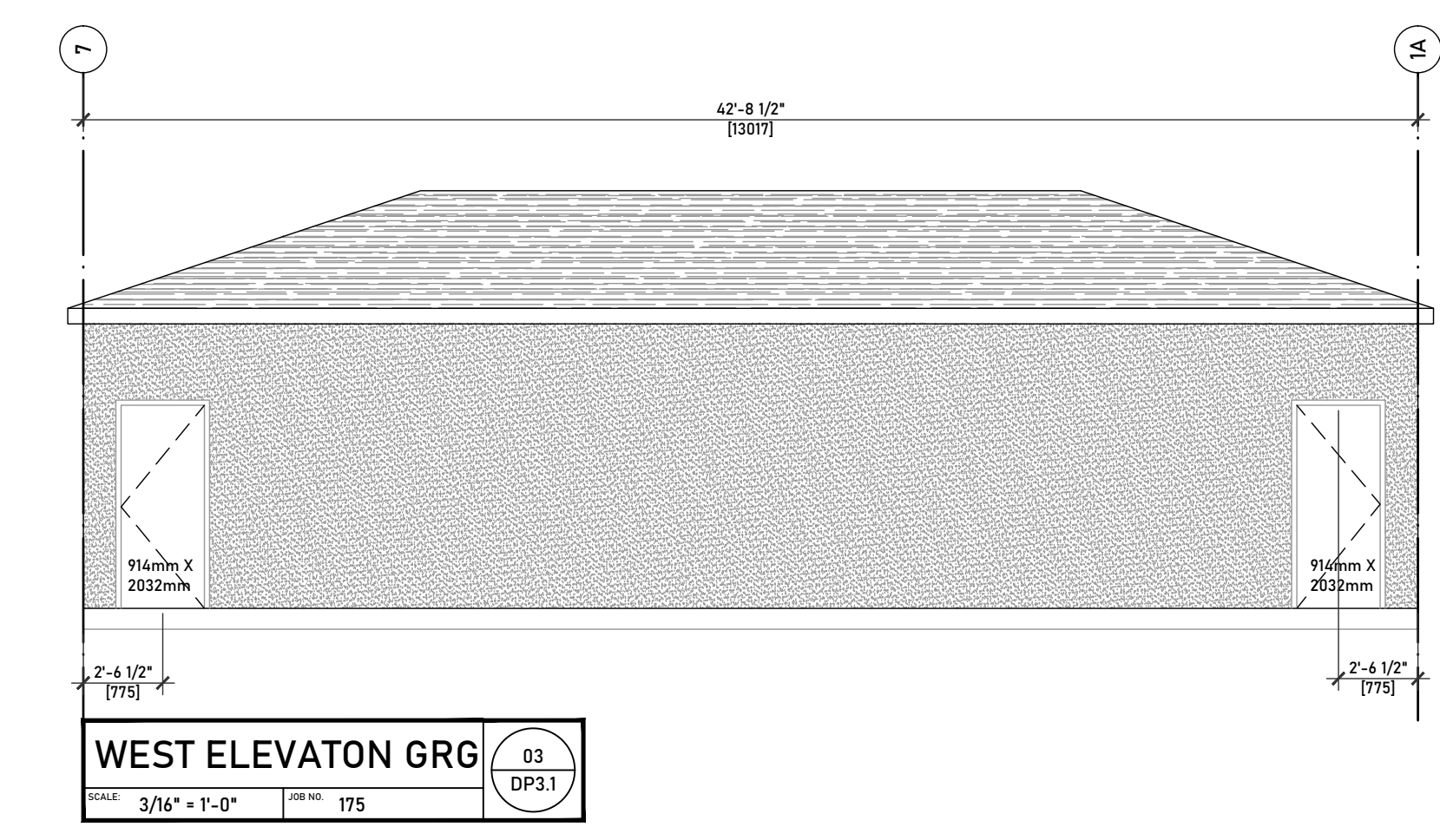




KEYNOTES FOR DWG: DP3.1
 SHOWN AS THIS: G.C. TO READ ALL KEYNOTES PRIOR TO CONSTRUCTION
 - WINDOW WELL LOCATION

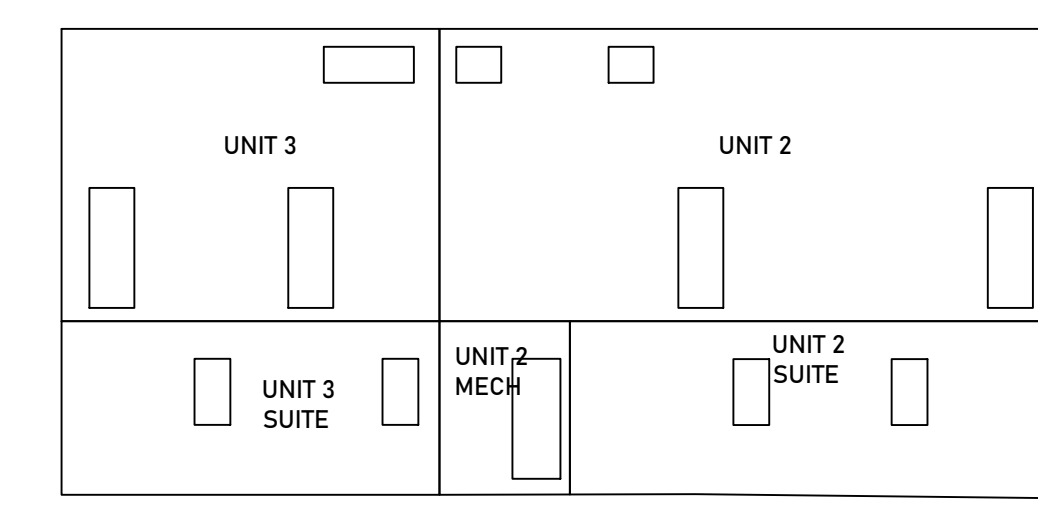
MATERIAL LEGEND

01	VERTICAL METAL SIDING
02	PRE-MANUFACTURED WINDOW
03	STUCCO
04	ASPHALT SHINGLES
05	GUARD RAIL
06	PRE-MANUFACTURED METAL DOOR
07	PRE-MANUFACTURED GLAZED DOOR
08	PREMANUFACTURED LOUVRED VENTS
09	PREMANUFACTURED EGRESS WINDOWS
10	PREMANUFACTURED METAL FASCIA



UNIT 2		UNIT 3	
LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4		LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4	
MAX AREA (m ²)	AREA OF UNPROTECTED OPENINGS %	2.00	3.00
50	10	19.00	28
51.32	9.97	18.85	27.74
100	9	13.50	18
SUMMARY		SUMMARY	
LIMITING DISTANCE (M)	3.00	LIMITING DISTANCE (M)	3.00
AREA OF EX. BUILDING FACE M ²	51.32	AREA OF EX. BUILDING FACE M ²	98.67
MAX AREA OF UNPROTECTED OPENINGS %	18.85	MAX AREA OF UNPROTECTED OPENINGS %	13.73
MAX AREA OF UNPROTECTED OPENINGS M ²	9.68	MAX AREA OF UNPROTECTED OPENINGS M ²	13.55
PLANNED AREA OF UNPROTECTED OPENINGS %	7.85	PLANNED AREA OF UNPROTECTED OPENINGS %	4.08
PLANNED AREA OF UNPROTECTED OPENINGS M ²	4.03	PLANNED AREA OF UNPROTECTED OPENINGS M ²	4.03

UNIT 2 SUITE		UNIT 3 SUITE	
LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4		LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4	
MAX AREA (m ²)	AREA OF UNPROTECTED OPENINGS %	2.00	3.00
24.10	12	25.50	39
SUMMARY		SUMMARY	
LIMITING DISTANCE (M)	3.00	LIMITING DISTANCE (M)	3.00
AREA OF EX. BUILDING FACE M ²	24.10	AREA OF EX. BUILDING FACE M ²	18.81
MAX AREA OF UNPROTECTED OPENINGS %	25.50	MAX AREA OF UNPROTECTED OPENINGS %	25.50
MAX AREA OF UNPROTECTED OPENINGS M ²	6.15	MAX AREA OF UNPROTECTED OPENINGS M ²	4.80
PLANNED AREA OF UNPROTECTED OPENINGS %	5.64	PLANNED AREA OF UNPROTECTED OPENINGS %	7.23
PLANNED AREA OF UNPROTECTED OPENINGS M ²	1.36	PLANNED AREA OF UNPROTECTED OPENINGS M ²	1.36



NORTH ELV. L.D.
 SCALE: 3/16" = 1'-0" DRW NO: 175

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NOT FOR CONSTRUCTION

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LEGAL DESCRIPTION:
 PLAN:
 BLOCK:
 LOT:

ISSUE/REVISION:

NO.	DESCRIPTION
26-03-03	-DP SET
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-	-
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-	-

JOB TITLE:

143 WESKATENU CRES. NW
 CALGARY AB.

JOB #: 175
 DATE: 26-03-03
 SCALE: AS SHOWN
 DESIGN BY: SLVGD
 DRAWN BY: ABC

DRAWING TITLE:
 ELEVATIONS

PAGE:
 DP3.1

