

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 8
SUBJECT: Development Item: *Accessory Dwelling Unit*
USE: Discretionary Use, with no Variances

DATE: December 10, 2020
APPLICATION: PRDP20203462

APPLICATION: Dwelling, single detached (existing), construction of an addition including an accessory dwelling unit.

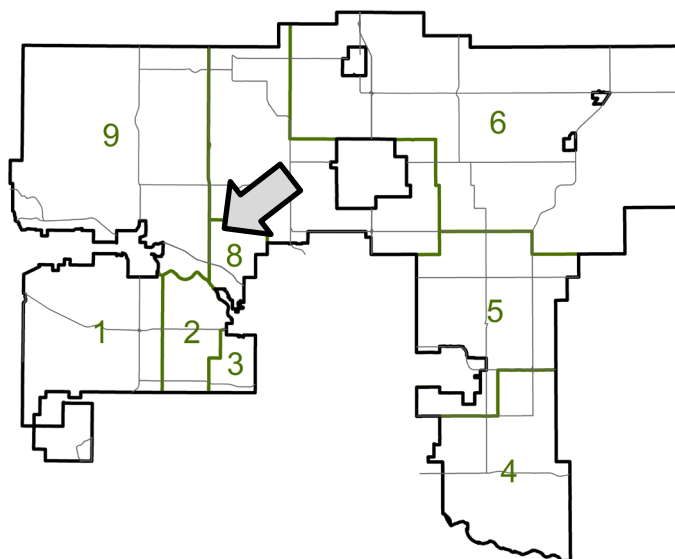
GENERAL LOCATION: located approximately 0.50 km (1/3 mile) south of Twp. Rd. 254 and on the west side of Hwy 1.

LAND USE DESIGNATION: Residential, Country Residential District (R-CRD) under Land Use Bylaw C-8000-2020

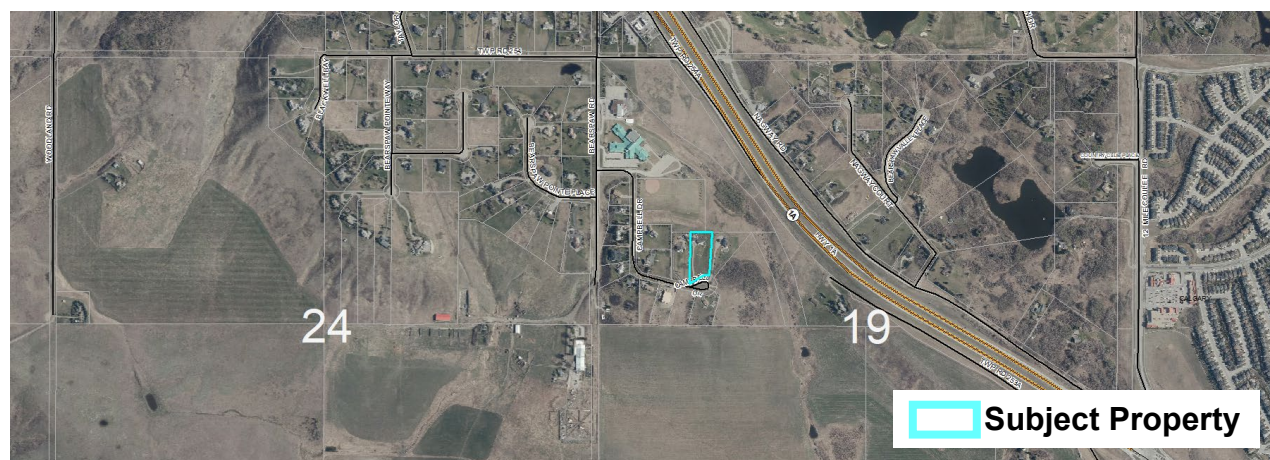
ADMINISTRATION RECOMMENDATION: Administration recommends Approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203462 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20203462 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Bronwyn Culham - Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: October 22, 2020	File: 05619060
Application: PRDP20203462	Applicant/Owner: Nguyen, Andrew & Erin
Legal Description: Lot 2, Block 9, Plan 9912049, NW-19-25-02-05	General Location: located approximately 0.50 km (1/3 mile) south of Twp. Rd. 254 and on the west side of Hwy 1.
Land Use Designation: Residential, Country Residential District (R-CRD) and Land Use Bylaw C-8000-2020	Gross Area: ± 0.82 hectares (± 2.04 acres)
File Manager: Bronwyn Culham	Division: 8

PROPOSAL:

The proposal is for a dwelling, single detached (existing), construction of an addition including an accessory dwelling unit (ADU). The ADU will be constructed on top of the existing attached garage within the principal dwelling. The total floor area of the ADU is approximately 80.26 sq. m (864.00 sq. ft.). The existing rear entrance of the house would be relocated for more accessibility to the proposed ADU. The garage would be extended and an extension would be constructed between the house and garage to connect both spaces.

The ADU would be serviced through an existing connection from the communal pipe system from Blazer Water Systems Ltd, and the onsite private sewage treatment system.

Property History:

Development Permit History:

- PRDP20190508 Accessory building (existing), relaxation of total number of accessory building; Closed-Approved April 24, 2019
- 2002-DP-10108 Dwelling and accessory building (garage), moved-in, and relaxation of the maximum building area (garage); Closed-Complete December 12, 2002

Building Permit History:

- 2003-BP-16141 Single family dwelling; occupancy granted Jan 20, 2003
- 2003-BP-16143 Accessory Building (garage); Open Application Jan 20, 2003
- PRBD20203633 Residential Renovation; Waiting for Applicant Information

Land Use Bylaw Requirements:

Section 8 Definitions

ACCESSORY DWELLING UNIT (ADU) means a subordinate Dwelling Unit that may be located within a principal building or an accessory building. An Accessory Dwelling Unit that is external to the principal building shall be on a permanent foundation and has a minimum gross floor area (GFA) of 37.1 m² (399.34 ft²).

DWELLING or DWELLING UNIT means a building or portion of a building consisting of one or more rooms operated or intended to be operated as a permanent residence for a household, containing cooking, sleeping and sanitary facilities only for that unit. All Dwellings or Dwelling Units shall have a permanent foundation.

Accessory Dwelling Unit

Section 122 Accessory Dwelling Unit General Requirements:

- a) Where an Accessory Dwelling Unit is not located within another Dwelling Unit, it shall be considered part of the total building area of an accessory building,*
 - The proposed ADU is located within the principal dwelling unit
- b) Accessory Dwelling Units shall:*
 - i. Be constructed on a permanent foundation,*
 - The proposed ADU is located within the existing dwelling (garage), which is on a permanent foundation.
 - ii. Comply with the regulations in the applicable District,*
 - The proposed ADU complies with the regulations in the R-CRD District.
 - iii. Not exceed a gross floor area of 150 sq. m (1614.59 sq. ft.),*
 - The gross floor area of the ADU is 80.26 sq. m (864.00 sq. ft.).
 - iv. Include sleeping, sanitary, and cooking facilities,*
 - As per the floor plans provided with the application, the ADU contains a kitchen, bedroom, washroom, laundry, sitting room, and two reading rooms.
 - v. Provide a minimum of one dedicated on-site parking stall, and*
 - There is one parking spot available for the ADU within the existing garage.
 - vi. Have a distinct County address to facilitate accurate emergency response;*
 - The municipal address for the ADU is A 78 CAMPBELL DRIVE.

Section 123 Accessory Dwelling Unit Site Requirements:

- a) A parcel shall be limited to one Accessory Dwelling Unit, unless otherwise stated in a given District.*
 - The property contains one proposed ADU

Section 124 Accessory Dwelling Unit Site Requirements:

- a) A Development Permit application will respond to Section 122 and 123 and further set out:*
 - i. The architectural character of the Accessory Dwelling Unit,*
 - The applicant has indicated that the exterior dwelling is being renovated and that the exterior features of the ADU will be in keeping with the style of the renovations on the dwelling

ii. The location and setbacks of the Accessory Dwelling Unit,

- Front Yard
 - **Permitted:** 15.00 m (49.21 ft.)
 - **Proposed:** 96.81 m (317.61 ft.)
- Side Yard
 - **Permitted:** 3.00 m (9.84 ft.)
 - **Proposed:** 6.03 m (19.78 ft.) / 19.14 m (62.79 ft.)
- Rear Yard
 - **Permitted:** 6.00 m (19.69 ft.)
 - **Proposed:** 15.04 m (49.34 ft.)

iii. Amenity space for the Accessory Dwelling Unit, and

- The ADU shares access to all land and amenity space on the property

iv. Any landscaping or screening.

- The ADU will be part of the principal dwelling with the construction of an additional storey. No landscaping was indicated as part of the application.

Residential, Country Residential District (R-CRD)

Section 325 Discretionary Uses

Accessory Dwelling Unit

Section 327 Maximum Density is 2 Dwelling Units per parcel (1 Dwelling, Single detached and 1 other Dwelling Unit)

- The property contains one dwelling, single detached plus the proposed ADU

Section 329 Maximum Dwelling Height

- **Permitted:** 12.00 m (30.37 ft.)
- **Proposed:** ~9.44 m (31.00 ft.)

STATUTORY PLANS:

The subject property is located within the City of Calgary / Rocky View County Intermunicipal Development Plan (IDP). The application was circulated in accordance with the policies in the IDP; however, the City did not provide any comments.

INSPECTOR'S COMMENTS:

Inspection: November 24, 2020

- Construction on dwelling has begun, no construction on Accessory Dwelling Unit
- Some screening via shrubs
- Ample parking in garage
- Access to amenity space

CIRCULATIONS:
Alberta Transportation

- Regarding application for the following municipal approval: Addition (ADU) to existing home

Referral/File Number	Description	Location
RSDP033136-1	DEVELOPMENT REFERRAL – PRDP20203462 Dwelling, single detached (existing), construction of an addition including an accessory dwelling unit	Highway 1A NW-19-25-02-05 Lot 2 Block 9 Plan 9912049,

- In reviewing the application, the proposed development falls within the control distance of a provincial highway as outline in the Highways Development and Protection Act/ Regulation. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion.
- Pursuant to Section 25(3)(c) of the *Highways Development and Protection Regulation*, Alberta Transportation issues an exemption from the permit requirements to Andrew and Erin Nguyen for the development listed above.

City of Calgary

- No comments received.

Building Services Review

- Advisory Condition – The tapered tread in the new stairs for the ADU must match the run dimension for the other treads in the flight.
- Advisory Condition – Furnace and water heater for ADU must be located in an insulated space
- Advisory Condition – Mechanical room for ADU walls must be drywalled.
- Advisory Condition – doorway between main house and foyer requires a self-closing door
- Advisory Condition – Reading room must be separated from the stairs
- Advisory Condition – Foyer cannot be ducted by the ADU mechanical room nor the main house mechanical room
- Advisory Condition – Foyer must be heated with a separate heating system like electric baseboard heat.
- Advisory Condition – If the garage is to be shared then a wall must be installed to separate the two sides.

Development Compliance Officer Review

- Development Compliance has no comments or concerns related to the attached application.

Planning and Development - Engineering Services Review

- No requirements at this time.

OPTIONS:

Option #1: (this would allow the proposed development)

APPROVAL, subject to the following conditions:

Description:

- 1) That an addition including an Accessory Dwelling Unit, approximately (80.26 sq. m (864.00 sq. ft.) in gross floor area, may be constructed on the subject parcel, in general accordance with the submitted application and design drawings, dated October 23, 2020, titled *Extension of Residence* and Site Survey, as prepared by Global Raymac Surveys, dated August 20, 2020; File 20CR0850.

Prior to Issuance:

- 2) That prior to issuance of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.

Permanent:

- 3) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
- 4) That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
- 5) That the Accessory Dwelling Unit shall be subordinate to the dwelling, single detached.
- 6) That there shall be a distinct municipal address created for each dwelling unit (the dwelling, single detached and the ADU located on the subject site, to facilitate accurate emergency response. *Note, the municipal address for the Accessory Dwelling Unit is A 78 CAMPBELL DRIVE.*
- 7) That there shall be adequate water servicing provided for the Accessory Dwelling Unit and it is the Applicant/Owner's responsibility to provide water quantity in accordance with the recommendations found in Module 2 of the document "Water Wells That Last for Generations" published by Agriculture and Agri-Food Canada, Alberta Environment, Alberta Agriculture and Food.
- 8) That there shall be adequate sanitary sewer servicing provided for the Accessory Dwelling Unit.

Advisory:

- 9) That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 10) That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
- 11) That during construction, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 12) That a Building Permit and applicable sub trades for the addition and for the Accessory Dwelling Unit shall be obtained through Building Services prior to any construction taking place.
- 13) That water conservation measures shall be implemented in the Accessory Dwelling Unit, such as low-flow toilets, shower heads and other water conserving devices.
- 14) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months

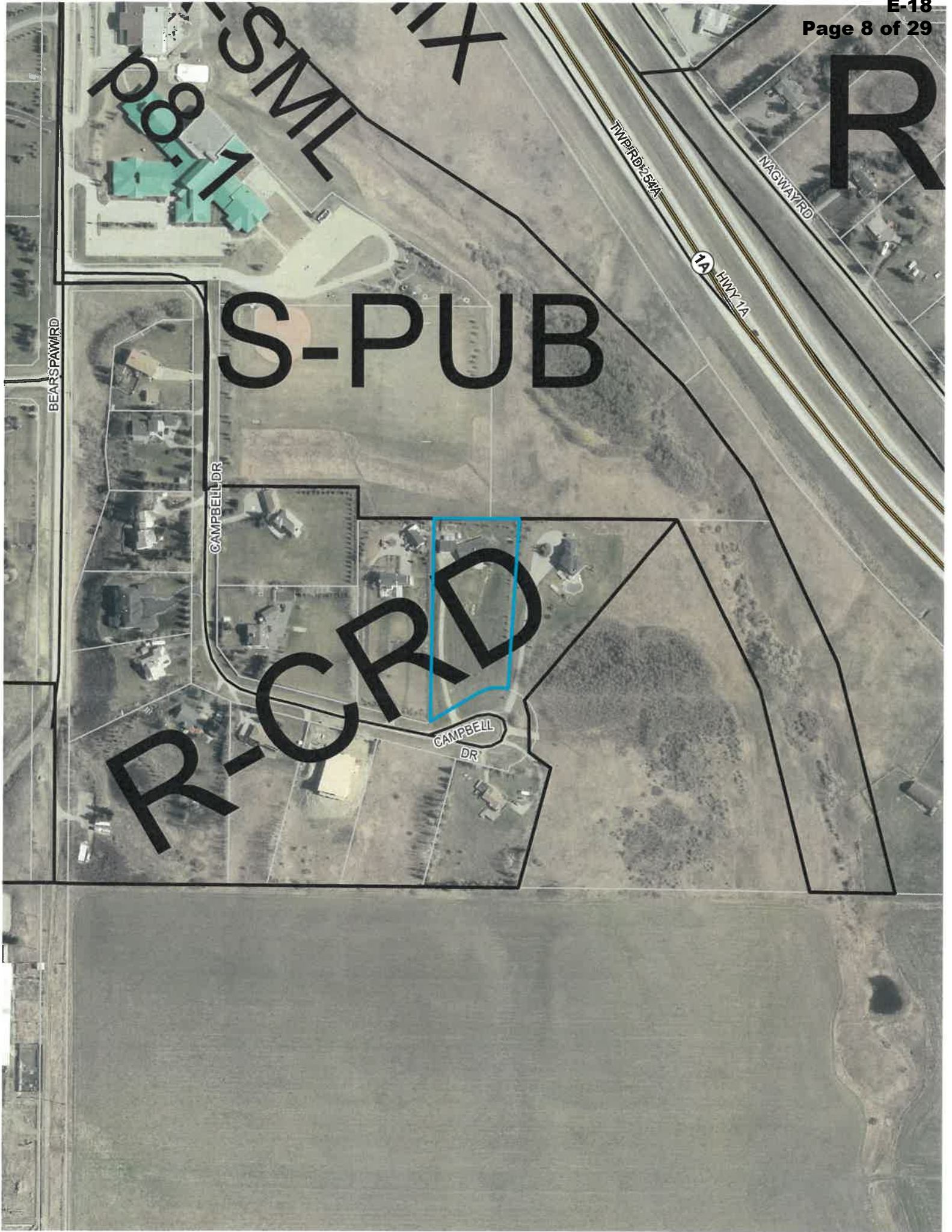
of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

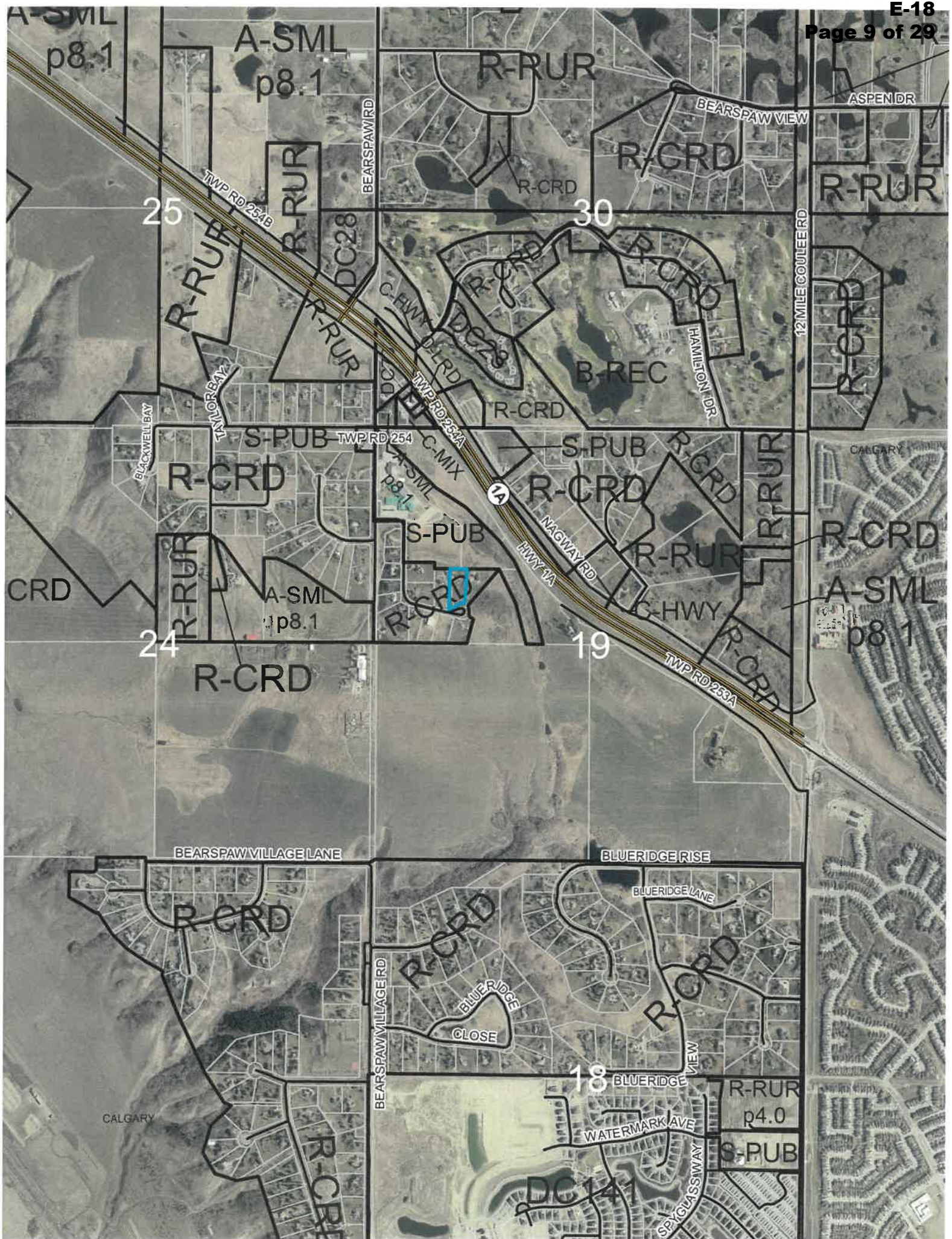
- 15) That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
- 16) That if this Development Permit is not issued by **June 30, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Option #2: (this would not allow the development to proceed)

REFUSAL, for the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.







ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	20203462
ROLL NO.	05619060
RENEWAL OF	-
FEES PAID	\$515
DATE OF RECEIPT	10/22/2020

APPLICANT/OWNER

Applicant Name: Andrew Nguyen / Erin Nguyen

Business/Organization Name (if applicable):

Landowner Name(s) per title (if not the Applicant):

Business/Organization Name (if applicable):

Mailing Address:

Postal Code:

Telephone (Primary):

Email:

LEGAL LAND DESCRIPTION - Subject site

All/part of: NW 1/4 Section: 19 Township: 25 Range: 2 West of: 5 Meridian Division:

All parts of Lot(s)/Unit(s): 2 Block: 9 Plan: 9912049 Parcel Size (ac/ha): 2.04

Municipal Address: 78 Campbell Drive

Land Use District: R-CRD

APPLICATION FOR - List use and scope of work

We will be using the ADU for our mother/mother in law. SHE ALREADY LIVES with us. We will connect the house to the detached garage and add the ADU ABOVE THE GARAGE.

Variance Rationale Included: ☐ YES ☐ NO ☐ N/ADP Checklist Included: ☒ YES ☐ NO**SITE INFORMATION**

- a. Oil or gas wells present on or within 100 metres of the subject property(s) ☐ YES ☒ NO
- b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) ☐ YES ☒ NO
- c. Abandoned oil or gas well or pipeline present on the property ☐ YES ☒ NO
(Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/index.html>)
- d. Subject site has direct access to a developed Municipal Road (accessible public roadway) ☒ YES ☐ NO

AUTHORIZATIONI, ANDREW NGUYEN / ERIN NGUYEN (Full name in Block Capitals), hereby certify (initial below):EN That I am the registered owner OR _____ That I am authorized to act on the owner's behalf.EN That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.EN That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.EN **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the *Municipal Government Act*.

Applicant Signature

Landowner Signature

Date OCT 26, 2020Date OCT 26, 2020



ROCKY VIEW COUNTY

ACCESSORY DWELLING UNIT (ADU) INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	00619060
DISTRICT	

DETAILS/DESCRIPTION		BUILDING TYPE/LOCATION
Gross floor area of ADU	864 (m ² /ft. ²)	<input type="checkbox"/> Existing OR <input checked="" type="checkbox"/> New Building
Height of building (if applicable)	25' 4" (m/ft.)	Located within:
Age of building (if existing)	new	<input checked="" type="checkbox"/> Principal Dwelling
Contains sleeping, cooking, and sanitary facilities?	<input checked="" type="checkbox"/> YES, shown on plan <input type="checkbox"/> NO	<input type="checkbox"/> Accessory Building
Number of bedrooms	1	<input type="checkbox"/> Manufactured Home
Number of parking spaces allotted	1	<input type="checkbox"/> Tiny Home
Location of parking area: one stall in garage		<input type="checkbox"/> Other (specify):
Is the ADU constructed on a permanent foundation? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Describe outdoor and/or amenity space allocated to ADU: Shares access to all land.		
Describe how the ADU complements the primary dwelling in architectural character (i.e., roof pitch, exterior finishing, windows, etc.): Exterior of existing dwelling is being renovated and all styles/windows/features have been considered together.		
Describe how the ADU minimizes impact on neighboring properties (i.e., location of ADU on parcel, design of building, screening/landscaping elements etc.): It is part of our home, for our mother and will look as if it is just our principal dwelling from the outside.		
NOTE: Submission to include photographs of the existing principal dwelling/building (all sides). Refer to Development Permit Checklist for requirements.		
WATER SOURCE		
<input checked="" type="checkbox"/> Connection to Communal Water System (Provide Letter of Confirmation from system operator) going through existing house <input type="checkbox"/> Share Existing Groundwater Well <input type="checkbox"/> New Well		
NOTE: The location of new or existing wells is to be shown on a site plan; Groundwater Interference Report required when there are 6 or more parcels on a quarter-section		
SEWAGE TREATMENT AND DISPOSAL		
<input type="checkbox"/> Connection to Communal Sewage Collection System (Provide Letter of Confirmation from system operator) <input checked="" type="checkbox"/> Connection to Existing Private Sewage Treatment System (show location on Site Plan) Going through existing house <input type="checkbox"/> Expansion of Existing Private Sewage Treatment System (show location on Site Plan) <input type="checkbox"/> Construction of New Private Sewage Treatment System (show location on Site Plan)		

Applicant Signature

Date OCT 26 2020

October 22, 2020

Attn: Rocky View County

File #:

RE: **78 Campbell Drive, Bearspaw, Alberta T3L 2P5**

Lot 2, Block 9, Plan 991 2049 within NW 1/4 Sec 19 TWP 25 RGE 2 W5W

Owners: Andrew and Erin Nguyen

Introduction:

We are requesting permission for an accessory dwelling unit (ADU) on our existing residential property in a proposed newly built second floor over the garage. The intended use of the ADU is a 'mother-in-law' suite, for my mother who currently resides in the home.

Scope of work:

- Construct additional floor above existing garage space.
- Extend existing garage.
- Relocate existing entrance at the rear to the side of the house for more accessibility.
- Construct an extension between existing house and garage to connect both spaces.



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0027 999 440 9912049;9;2 181 246 374

LEGAL DESCRIPTION
 PLAN 9912049
 BLOCK 9
 LOT 2
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 0.825 HECTARES (2.04 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;2;25;19;NW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 041 160 405

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 246 374	15/11/2018	TRANSFER OF LAND	\$820,000	\$820,000

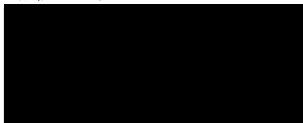
OWNERS

ANDREW MINH NGUYEN

AND

ERIN MADELINE NGUYEN

BOTH OF:



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
981 083 830	23/03/1998	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
181 246 374

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
991 191 499	07/07/1999	UTILITY RIGHT OF WAY GRANTEE - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. AS TO PORTION OR PLAN:9912050
021 207 012	14/06/2002	RESTRICTIVE COVENANT
181 246 375	15/11/2018	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500 EDMONTON CITY CENTRE EAST EDMONTON ALBERTA T5J5E8 ORIGINAL PRINCIPAL AMOUNT: \$820,000

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 26 DAY OF
OCTOBER, 2020 AT 02:54 P.M.

ORDER NUMBER: 40386462

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Date: November 24, 2020





Date: November 24, 2020



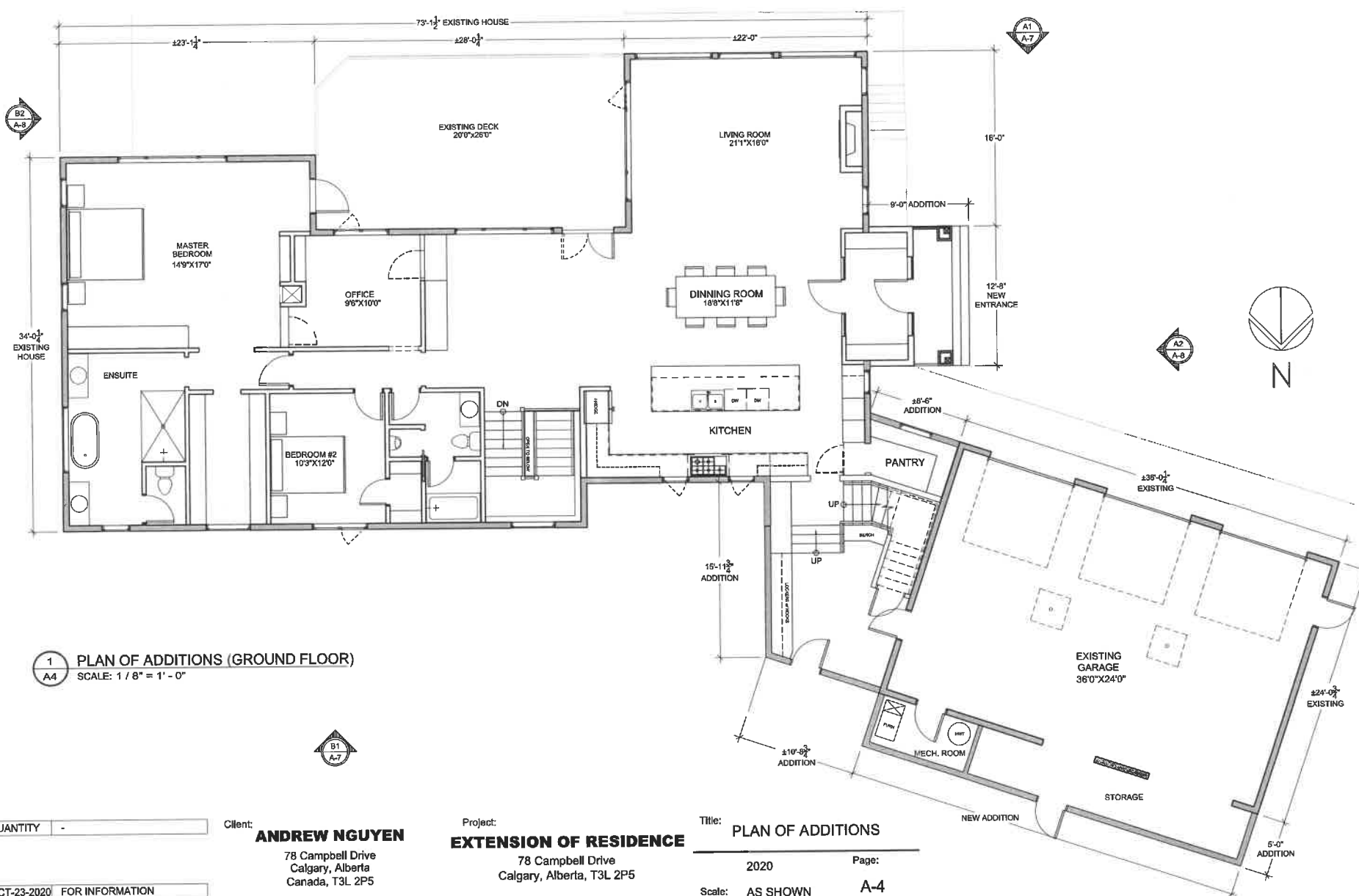
Date: November 24, 2020



Date: November 24, 2020







QUANTITY	-
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Client: **ANDREW NGUYEN**
78 Campbell Drive
Calgary, Alberta
Canada, T3L 2P5

Project:
EXTENSION OF RESIDENCE
78 Campbell Drive
Calgary, Alberta, T3L 2P5

Title: **PLAN OF ADDITIONS**

2020

Page:

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A-4

OCT-23-2020	FOR INFORMATION
DATE	DESCRIPTION



ELEVATION
SCALE: 1 / 8" = 1' - 0"

ELEVATION
SCALE: 1 / 8" = 1' - 0"

QUANTITY -

Client: **ANDREW NGUYEN**
78 Campbell Drive
Calgary, Alberta
Canada, T3L 2P5

Project: **EXTENSION OF RESIDENCE**
78 Campbell Drive
Calgary, Alberta, T3L 2P5

Title: **ELEVATIONS**
2020
Page: **A-7**
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OCT-23-2020	FOR INFORMATION
DATE	DESCRIPTION



A2 ELEVATION
A8 SCALE: 1 / 8" = 1' - 0"



B2 ELEVATION
A8 SCALE: 1 / 8" = 1' - 0"

QUANTITY -

Client: **ANDREW NGUYEN**
 78 Campbell Drive
 Calgary, Alberta
 Canada, T3L 2P5

Project: **EXTENSION OF RESIDENCE**
 78 Campbell Drive
 Calgary, Alberta, T3L 2P5

Title: **ELEVATIONS**

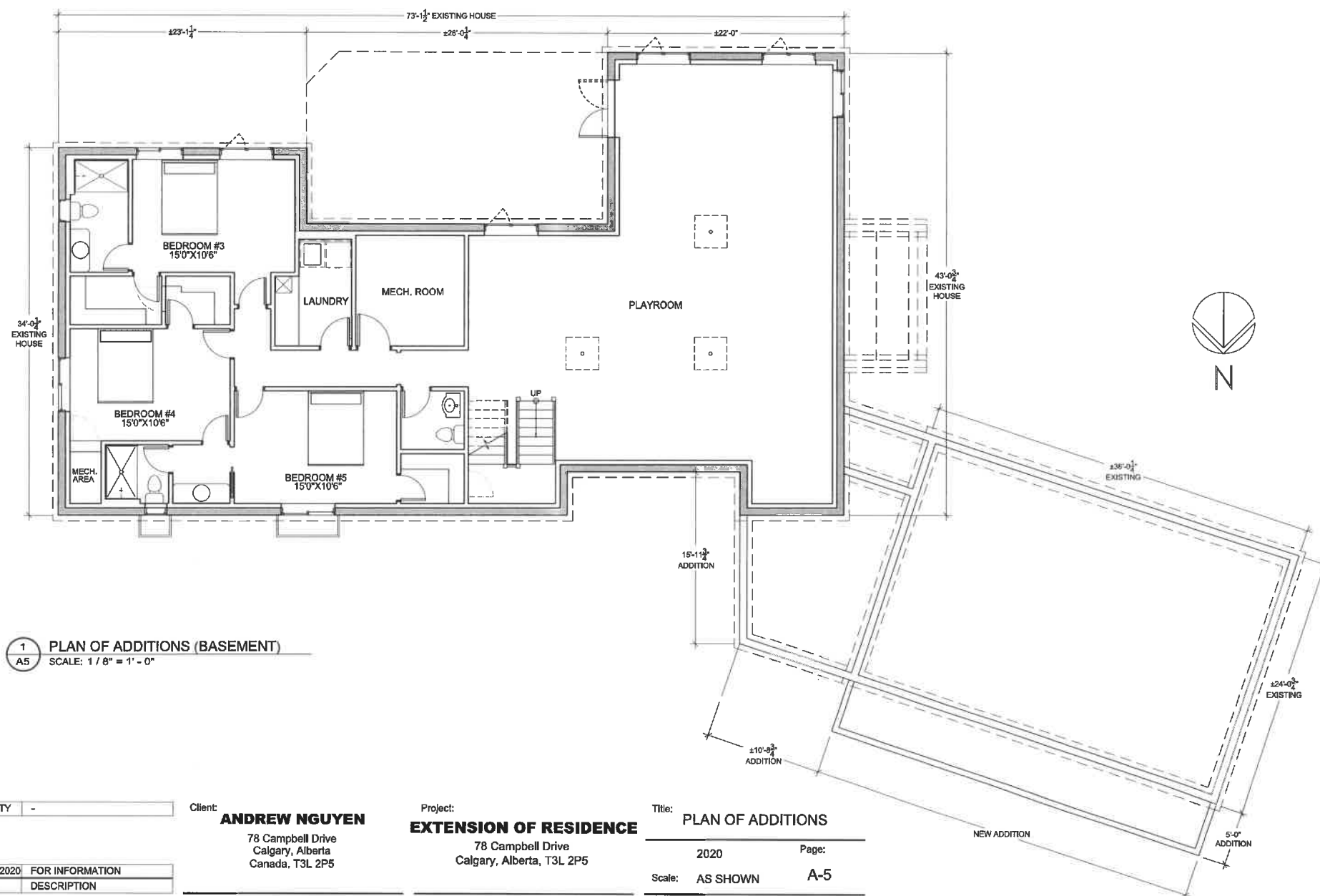
2020

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OCT-23-2020	FOR INFORMATION
DATE	DESCRIPTION



QUANTITY	-
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Client: **ANDREW NGUYEN**

78 Campbell Drive
Calgary, Alberta
Canada, T3L 2P5

Project:
EXTENSION OF RESIDENCE

78 Campbell Drive
Calgary, Alberta, T3L 2P5

Title: **PLAN OF ADDITIONS**

2020

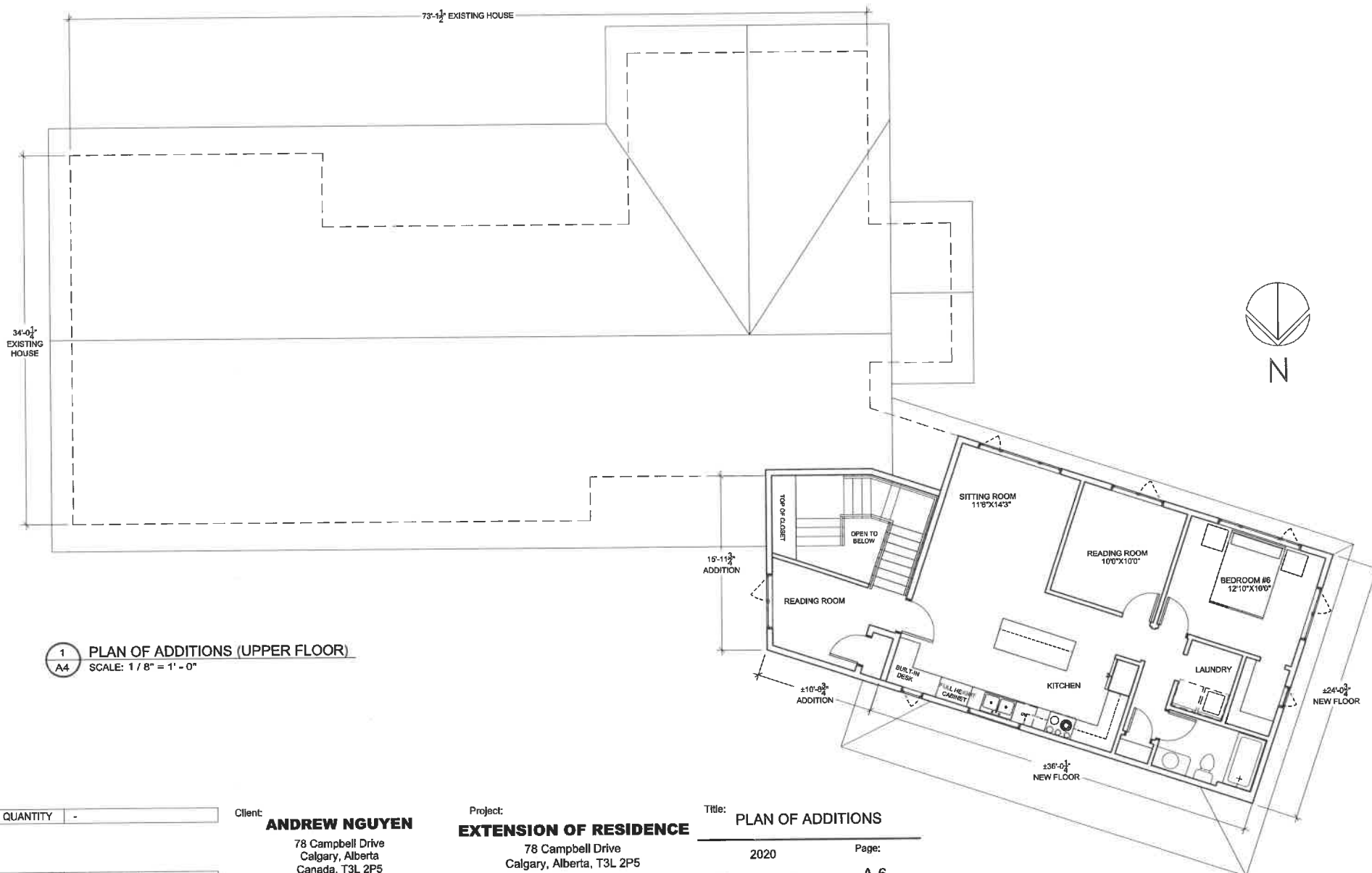
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A-5

OCT-23-2020	FOR INFORMATION
DATE	DESCRIPTION

DATE	DESCRIPTION
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1 PLAN OF ADDITIONS (UPPER FLOOR)
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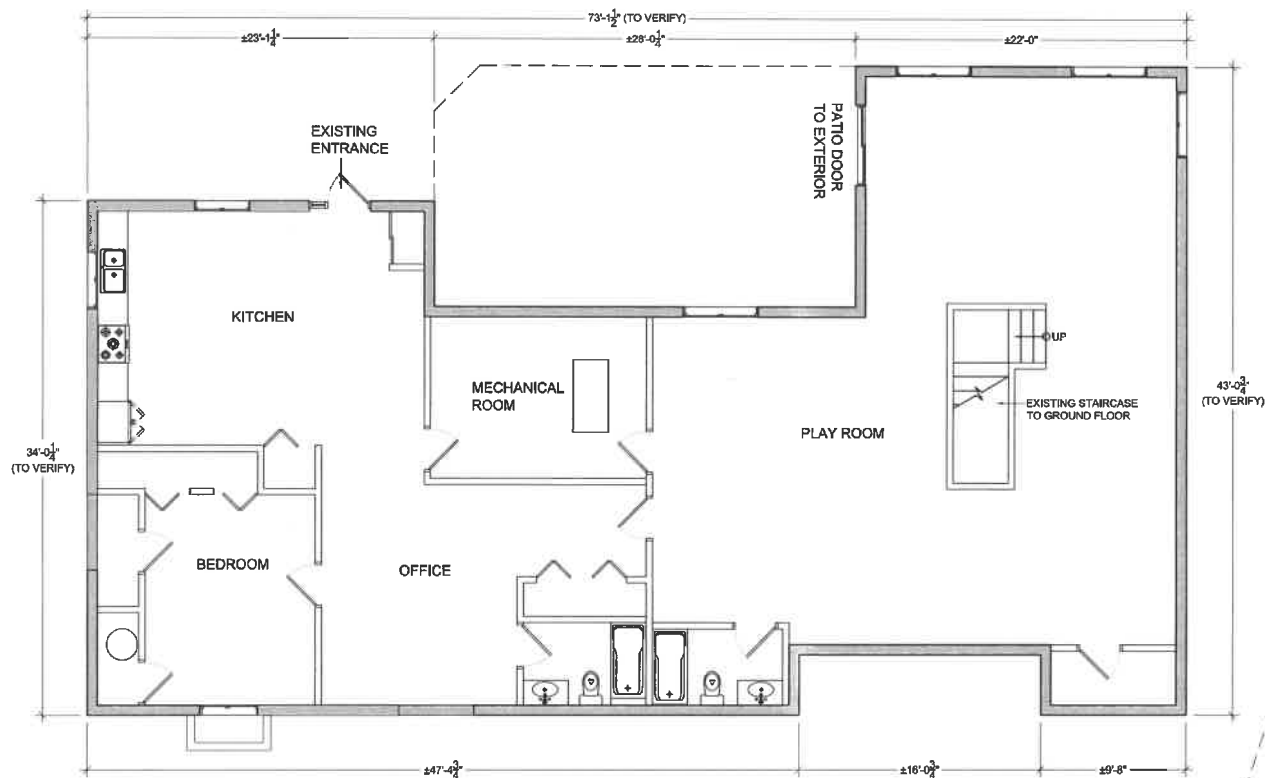
QUANTITY	-
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Client: **ANDREW NGUYEN**
 78 Campbell Drive
 Calgary, Alberta
 Canada, T3L 2P5

Project: **EXTENSION OF RESIDENCE**
 78 Campbell Drive
 Calgary, Alberta, T3L 2P5

Title: **PLAN OF ADDITIONS**
 2020
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 Page: A-6

OCT-23-2020	FOR INFORMATION
DATE	DESCRIPTION



1
A2 **PLAN OF EXISTING (BASEMENT)**
 SCALE: 1/8" = 1' - 0"

QUANTITY -

Client: **ANDREW NGUYEN**
 78 Campbell Drive
 Calgary, Alberta
 Canada, T3L 2P5

Project: **EXTENSION OF RESIDENCE**
 78 Campbell Drive
 Calgary, Alberta, T3L 2P5

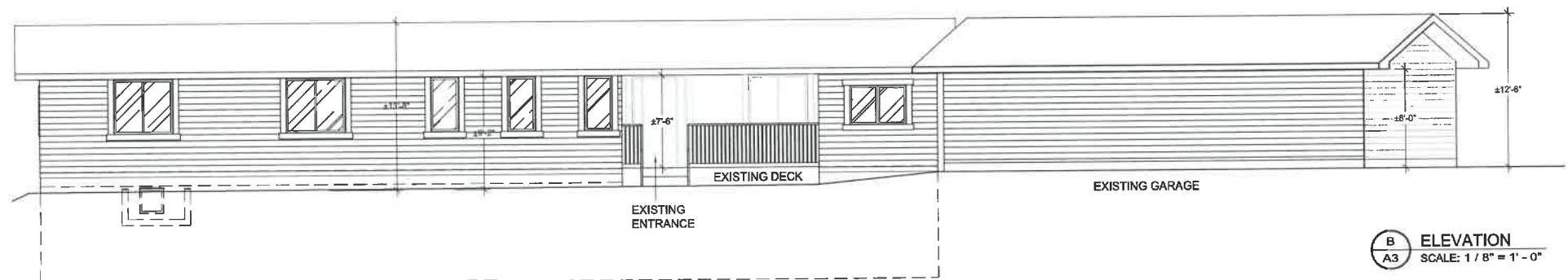
Title: **PLAN OF EXISTING**

OCT-23-2020 FOR INFORMATION
 DATE DESCRIPTION

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A
A3 **ELEVATION**
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B
A3 **ELEVATION**
 SCALE: 1 / 8" = 1' - 0"

QUANTITY -

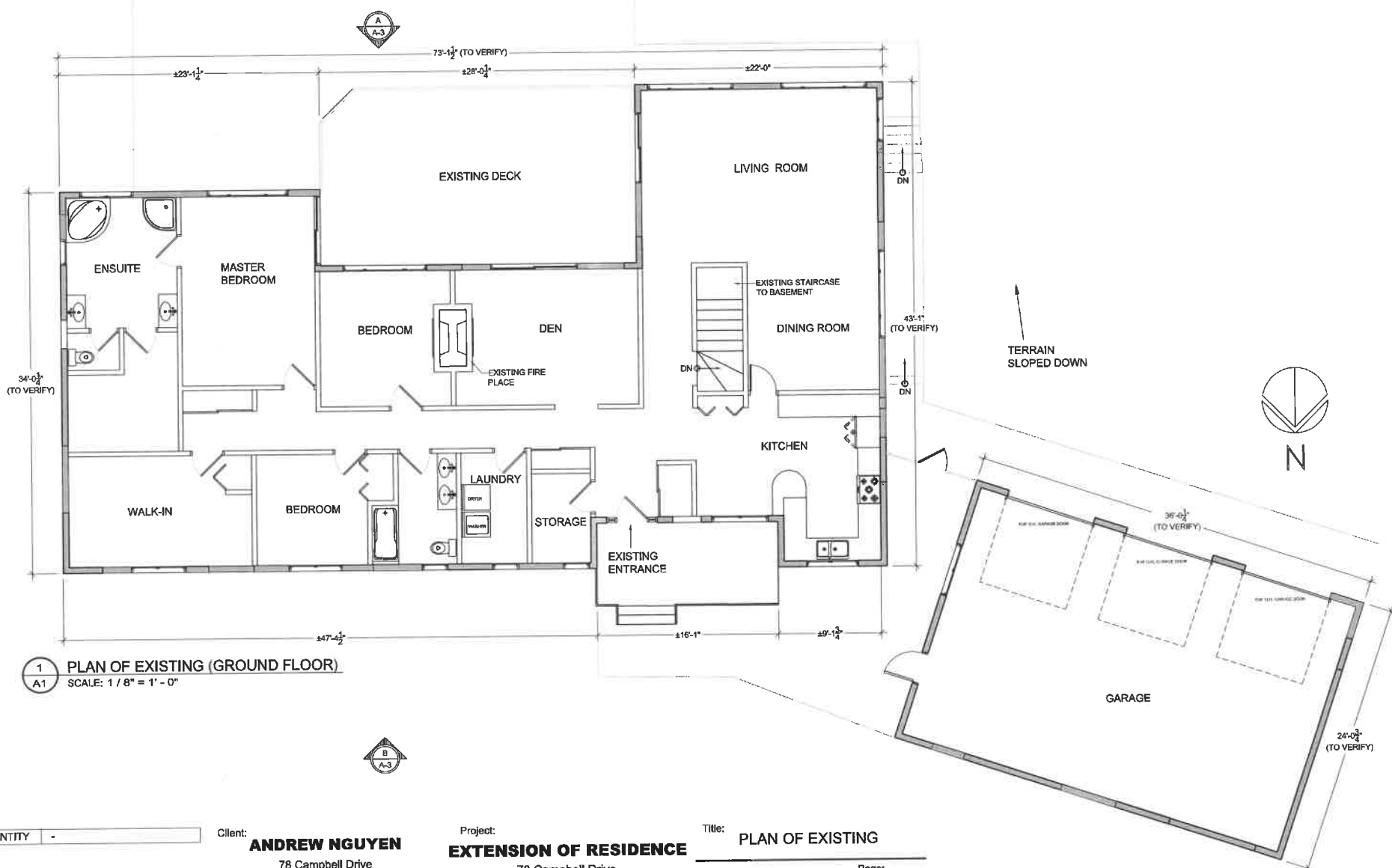
Client:
ANDREW NGUYEN
 78 Campbell Drive
 Calgary, Alberta
 Canada, T3L 2P5

Project:
EXTENSION OF RESIDENCE
 78 Campbell Drive
 Calgary, Alberta, T3L 2P5

Title:
ELEVATIONS OF EXISTING
 2020
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A-3

OCT-23-2020	FOR INFORMATION
DATE	DESCRIPTION





QUANTITY -

Client: **ANDREW NGUYEN**

Project: **EXTENSION OF RESIDENCE**

Title: **PLAN OF EXISTING**

78 Campbell Drive
 Calgary, Alberta
 Canada, T3L 2P5

78 Campbell Drive
 Calgary, Alberta, T3L 2P5

2020

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OCT-23-2020	FOR INFORMATION
DATE	DESCRIPTION