

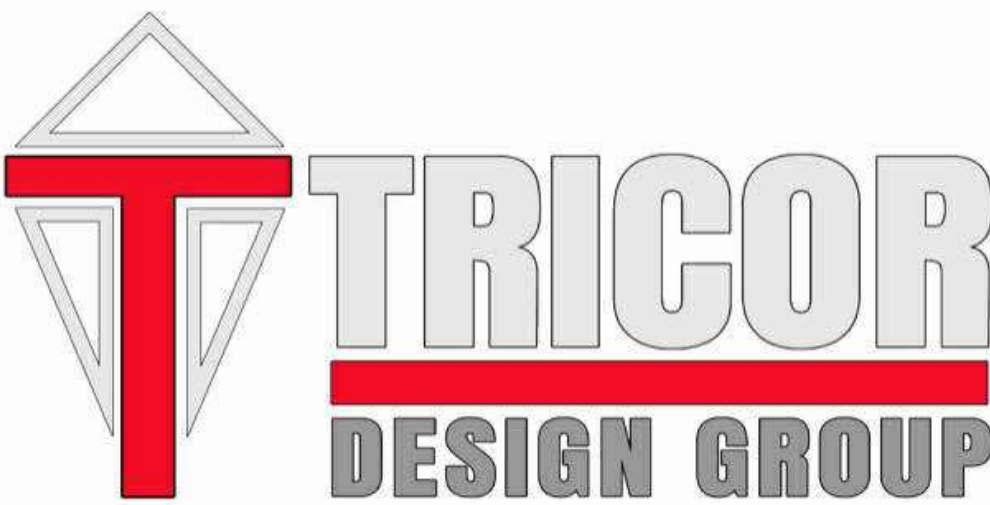
SEMI-DETACHED
21 WILLWOOD DRIVE SW,
CALGARY, AB



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-03-11

REV. DATE : -



#202, 4216 10th Street NE Calgary,
Alta T2E 6K3
P:403.203.1970 F:403.203.1990
info@tricordesigns.com
www.tricordesigns.com

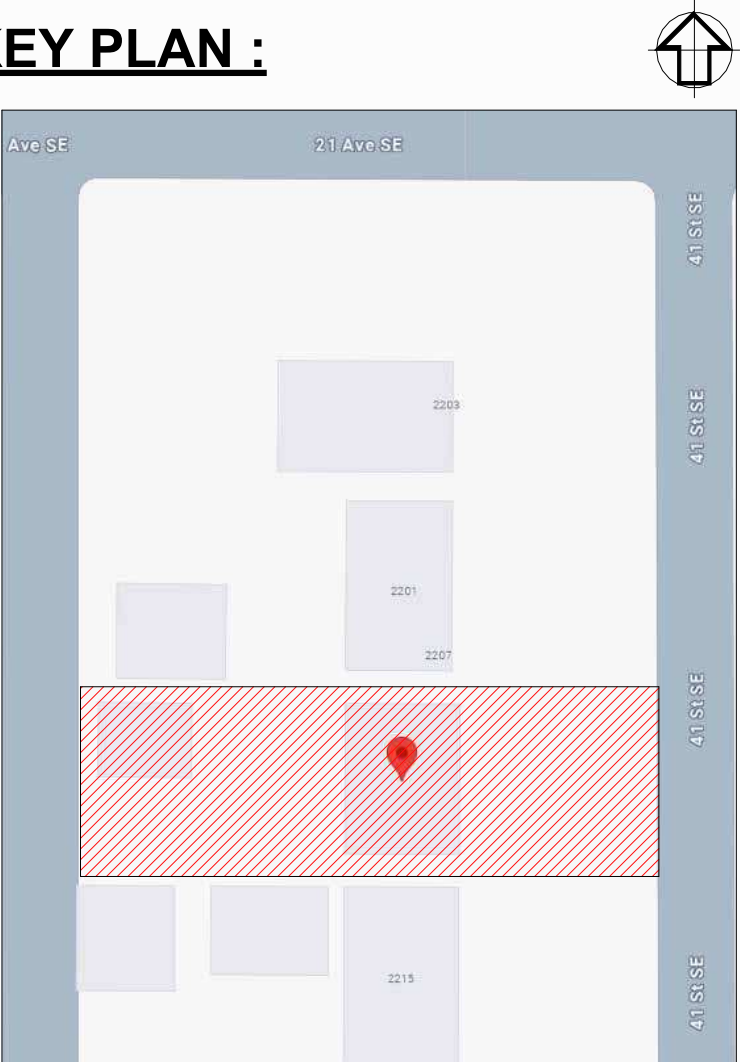
LIST OF DRAWINGS:

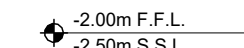
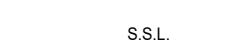
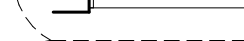
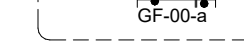
- G-001 GENERAL NOTES
- A-001 EXISTING SURVEY
- A-002 PROPOSED & EXISTING SITE PLAN
- A-003 PROPOSED SITE PLAN
- A-004 STREETScape
- A-101 PROPOSED BASEMENT AND MAIN FLOOR PLAN
- A-102 PROPOSED UPPER FLOOR PLAN AND LOFT PLAN
- A-201 PROPOSED FRONT AND REAR ELEVATION
- A-202 PROPOSED RIGHT AND LEFT ELEVATION
- A-301 BUILDING SECTIONS AND ROOF PLAN

UNIT 1			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	834.00	77.48
	UPPER FLOOR	870.00	80.83
	LOFT FLOOR	354.00	32.89
	TOTAL	2058.00	191.19
	BASEMENT FLOOR	436.00	40.51
	GRAND TOTAL	2494.00	231.70
	GARAGE	377.00	35.02
	PATIO	113.00	10.50
	PORCH	50.00	4.65

UNIT 2			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	841.00	78.13
	UPPER FLOOR	875.00	81.29
	LOFT FLOOR	354.00	32.89
	TOTAL	2070.00	192.31
	BASEMENT FLOOR	443.00	41.16
	GRAND TOTAL	2513.00	233.47
	GARAGE	377.00	35.02
	PATIO	108.00	10.03
	PORCH	50.00	4.65

KEY PLAN :



ARCHITECTURAL ABBREVIATIONS				GENERAL NOTES (CONT.)		WALL AND PARTATION NOTES		ARCHITECTURAL SYMBOLS	
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL	9.	PROVIDE AND MAINTAIN CONTINUOUS FIRE/SMOKE SEPERATIONS. EACH TRADE IS TO FIRE STOP ALL SERVICE PENETRATIONS ASSOCIATED WITH THEIR WORK WITH APPROVED AND ULC LISTED FIREPROOF SYSTEMS. REFER TO AND COMPLY WITH CITY OF CALGARY "FIRE STOPPING SERVICES PENETRATIONS IN BUILDINGS" DOCUMENT. FIRE DAMPERS AT DUCTWORK PENETRATIONS. FIRESTOPPING AT ALL PIPE PENETRATIONS IN FIRE RATES ASSEMBLIES ARE TO BE ANTICIPATED/INCLUDED IN THE SCOPE OF WORK WHETHER INDICATED OR NOT.	A.	ALL WALLS TO U/S OF STRUCTURAL UNLESS NOTED OTHERWISE. ALLOW FOR APPLICABLE FIRESTOPPING INSTALLATION.		LEVEL IN PLAN
ALUM	ALUMINUM	MIN	MINIMUM						LEVEL IN ELEVATION OR SECTION
APPROX	APPROXIMATED	MISC	MISCELLANEOUS	10.	PROVIDE AND MAINTAIN CONTINUOUS AIR/ VAPOUR BARRIER SYSTEM. CAULK AROUND OPENINGS AND GAPS WITH COMPATIBLE SEALANT TO ACHIEVE A CONTINUOUS BARRIER.	B.	FOR ALL LOAD BEARING WALLS REFER TO STRUCTURAL DRAWINGS.		GRID NUMBERS
ARCH	ARCHITECTURAL	MTD	MOUNTED						PARKING NUMBER
BLDG	BUILDING	N/A	NOT APPLICABLE	11.	PROVIDE AND MAINTAIN CONTINUOUS ACOUSTIC BARRIER SYSTEM. AVOID SOUND TRANSMISSION THROUGH DIRECT CONTACT AT ACOUSTICALLY TREATED SURFACES. COMPLETELY SEAL ALL PENETRATIONS WITH ACOUSTIC SEALANT, TAPE AND INSULATION AS REQUIRED TO PREVENT SOUND TRANSFER AND MAINTAIN THE REQUIRED STC RATINGS OF THE WALL SYSTEMS. PROVIDE APPROVED ISOLATION METHODS TO ALL NOISE GENERATING AND MOVING EQUIPMENT, AND HARD CONNECTIONS AT SERVICES TO STRUCTURE.	C.	MECHANICAL LINES TO BE INSULATED, REFER TO MECHANICAL SPECIFICATION.		SECTION NUMBER
C/W	COMPLETE WITH	NIC	NOT IN CONTRACT						DRAWING NUMBER WHERE THE SECTION APPEARS
CJ	CONTROL JOINT	NTS	NOT TO SCALE	12.	ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT MANUFACTURER AND SITE CONDITIONS PRIOR TO FABRICATION. REFER TO MANUFACTURERS INSTALLATION MANUAL.	D.	WHERE A WALL IS MADE UP OF DIFFERENT PARTITION TYPES, PROVIDE RESILIENT CHANNEL (IF REQUIRED) AND ADDITIONAL LAYER OF GYPSUM BOARD (IF REQUIRED) SO THAT FINISHED GYPSUM BOARD FACES IN SMOOTH, ALIGN AND CONTINUOUS. AT WASHROOM / TUB / SHOWER INSTALLATIONS AT RATED PARTITIONS, ALLOW FOR GYPSUM BOARD LAYER OVER LIP OF FIXTURE FOR CONTINUOUS WALL FINISH ON ADJACENT WALLS.		ELEVATION NUMBER
CL	CENTRE LINE	OC	ON CENTRE						DRAWING NUMBER WHERE THE ELEVATION APPEARS
CLG	CEILING	OD	OUTSIDE DIAMETER	13.	ALL INTERIOR DOOR OPENINGS IN STUD FRAMING WALLS TO BE SPACED A MINIMUM OF 4" (102mm) FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.	E.	GRID LINE IS CENTER LINE OF PARTY WALL, TYPICAL FOR ALL SUITES.		NORTH DIRECTION
CLT	CLOSET	OH	OVERHEAD						SUSPENDED CEILING TYPE
COL	COLUMN	PL	PROPERTY LINE	14.	ALL INTERIOR DOOR OPENINGS IN CONCRETE OR CONCRETE BLOCK WALLS TO BE 6" (152mm) FROM THE ADJACENT WALL (OR FLUSH WITH FACE OF WALL IN TIGHT CONDITIONS), UNLESS NOTED OTHERWISE.	F.	REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL REQUIREMENT AND LOCATION.		SUSPENDED CEILING HEIGHT
CONC	CONCRETE	PT	PAINT / PAINTED						DOOR OPENING ID
CONST	CONSTRUCTION	PVC	POLYVINYL CHLORIDE	15.	CONFIRM ALL ROUGH OPENING SIZES AND CONNECTION REQUIREMENTS FOR MECHANICAL, ELECTRICAL AND OWNER SUPPLIED EQUIPMENT. ADJUST ROUGH OPENINGS SIZES TO SUIT	G.	ALL OSB SHEATHING SHALL BE 0-2 GRADE.		ROOM / SPACE NUMBER
COORD	COORDINATE	R	RADIUS OR RISER						DETAIL NUMBER
CORR	CORRIDOR	R/H	RANGE AND HOOD FAN	16.	PROVIDE AND INSTALL SOLID BLOCKING AND BACKING WITHIN THE WALLS FOR ALL WASHROOM AND BATHROOM ACCESSORIES, HANDRAILS, GUARDS, LADDERS, MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT, ETC. AS REQUIRED FOR PROPER ANCHORING	H.	REFER TO MECHANICAL AND ELECTRICAL DRAWINGS TO INDICATE GENERAL LOCATION AND ROUTE TO BE FOLLOWED BY PIPES AND DUCTS, CONDUITS ETC. INSTALL IN SUCH A WAY AS TO CONSERVE HEADROOM AND INTERFERE AS LITTLE AS POSSIBLE WITH THE FREE USE OF THE SPACE OF THOUGH WHICH THEY PASS. KEEP ALL PIPES, DUCTS, CONDUITS AS TIGHT AS POSSIBLE TO THE BEAM OR OTHER LIMITING MEMBERS WHERE HEADROOM OR SPACE APPEAR INADEQUATE. NOTIFY THE ARCHITECTS BEFORE PROCEEDING WITH FABRICATION AND/OR INSTALLATION. RELOCATE WHERE NECESSARY TO MAINTAIN 2100MM HEADROOM WITHIN PARKING AREA.		DRAWING NUMBER WHERE THE DETAIL APPEARS
CPT	CARPET	RD	ROOF DRAIN						
D	DEPTH / DEEP	REQD	REQUIRED	17.	INSTALL & CONNECT OWNER SUPPLIED EQUIPMENT OR APPLIANCES AS DIRECTED, CENTERED, LEVEL AND TRUE.				DETAIL NUMBER
D/W	DISHWASHER	REV	REVERSE						
DN	DOWN	RI	RIGID INSULATION	18.	EXTERIOR WALL CONSTRUCTION TO COMPLY WITH "ALBERTA WALL & CEILING BUREAU" DETAILS AND REQUIREMENTS.				DETAIL NUMBER
DWG	DRAWING	RO	ROUGH OPENING						
EA	EACH	RWL	RAINWATER LEADER	19.	MECHANICAL LINES ARE NOT TO BE IN CONTACT WITH THE STUD WALLS OR CONCRETE WALL OR FLOOR ASSEMBLIES. ISOLATE ALL PIPES TO AVOID SOUND TRANSMISSION. INSTALL NEOPRENE RUBBER PAD ON TOP OF SUBSTRATE SURFACE (BOTTOM PLATE, CONCRETE ETC.) BEFORE ALL MECHANICAL CLAMPS ARE TIGHTENED INTO PLACE.				DETAIL NUMBER
ELEC	ELECTRICAL	S	SINK						
ELEV	ELEVATION	SIM	SIMILAR	20.	PARKING LINES TO BE 100mm (4") WIDE PAINTED LINES. PARKING STALL NUMBERS TO BE 150mm (6") HIGH SIGNS FASTENDED TO THE WALL OR CHAIN LINK FENCING AT EACH STALL AND MOUNTED AT 915mm (36") A.F.F.. FOR AT GRADE PARKING STALLS, PAINT STALL NUMBERS AT THE FRONTS OF THE STALLS USING THE SAME PAINT AS THE PARKING STALL LINES. THESE NUMBERS SHALL BE 300mm (12") HIGH				DETAIL NUMBER
EQ	EQUAL	SPEC	SPECIFICATIONS						
F	FRIDGE	STD	STANDARD	21.	BARRIER FREE PARKING SYMBOLS TO BE 405mm X 405mm (16" X 16") METAL SIGNS MOUNTED ON THE WALL OR FENCING AT EACH BARRIER FREE PARKING STALL AT 915mm (36") A.F.F.. FOR AT GRADE PARKING STALLS, PAINT THE INTERNATIONAL SYMBOL OF ACCESS ON THE PAVEMENT TO A SIZE OF 600mm X 600mm (24" X 24") AT THE FRONT OF THE PARKING STALL.				DETAIL NUMBER
FD	FLOOR DRAIN	STRUCT	STRUCTURAL						
FE	FIRE EXTINGUISHER	T&G	TONGUE & GROOVE	22.	FOR EXTERIOR VISITOR PARKING STALLS, PROVIDE METAL SIGNAGE 305mm W x 460mm H (12" x 16") ON 915mm (36") HG1H GALVANIZED METAL POSTS. SIGNAGE TO READ "VISITOR PARKING ONLY".				DETAIL NUMBER
FG	FIBREGLASS	T/O	TOP OF						
FLR	FLOOR	TYP	TYPICAL						DETAIL NUMBER
FRR	FIRE RESISTANCE RATING	U/S	UNDERSIDE						DETAIL NUMBER
GALV	GALVANIZED	USJ	UNDERSIDE OF JOIST						DETAIL NUMBER
GL	GLASS	VB	VAPOUR BARRIER						DETAIL NUMBER
GWB	GYPSUM WALL BOARD	VEST	VESTIBULE						DETAIL NUMBER
HT	HEIGHT	W	WIDTH						DETAIL NUMBER
INSUL	INSULATION	W/	WITH						DETAIL NUMBER
L	LONG	W/D	WASHER AND DRYER						DETAIL NUMBER
MAX	MAXIMUM	W/O	WALL OVEN						DETAIL NUMBER
MC	MEDICINE CABINET	WIC	WALK IN CLOSET						DETAIL NUMBER
GENERAL NOTES									
1. ALL CONSTRUCTION TO COMPLY WITH NATIONAL BUILDING CODE 2023 – ALBERTA EDITION (NBC23AE). REGULATIONS, RULES, AND BY-LAWS SET BY THE AUTHORITY HAVING JURISDICTION.									
2. THE GENERAL CONTRACTOR SHALL ARRANGE FOR AND COORDINATE ALL INCOMING AND OUTGOING MECHANICAL AND ELECTRICAL SERVICES FOR THE PROJECT, AND ALL ROAD IMPROVEMENTS ASSOCIATED WITH THE PROJECT.									
3. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ACTIVITIES AS REQUIRED TO ENSURE EFFICIENT, CORRECT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK TO AVOID CONFLICT IN THE TRADE WORK AND SCHEDULE.									
4. VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO FABRICATION. PROMPTLY NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS.									
5. PROVIDE ALL WARRANTIES, BONDS AND MANUFACTURER'S OPERATING INSTRUCTION AND SERVICE MANUALS AS WELL AS PARTS LISTS AT THE COMPLETION OF THE PROJECT.									
6. DIMENSIONS ARE TAKEN TO FACE OF STUD, TO FACE OF CONCRETE AND / OR BLOCK WALLS AND TO FACE OF CONCRETE SLAB.									
7. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS SHAPES, SIZES, LOCATION AND REINFORCEMENT.									
8. ALL CONSTRUCTION TO COMPLY WITH INDUSTRY TRADE STANDARDS, AS WELL AS MANUFACTURER'S RECOMMENDATIONS, TO THE EXTENT THAT THOSE INSTRUCTIONS AND RECOMMENDATIONS ARE MORE EXPLICIT OR STRINGENT THAN THE REQUIREMENTS CONTAINED IN THESE CONTRACT DOCUMENTS. IN THE CASE OF CONFLICT BETWEEN STANDARDS, THE MOST STRINGENT WILL APPLY									

DESIGNED BY:

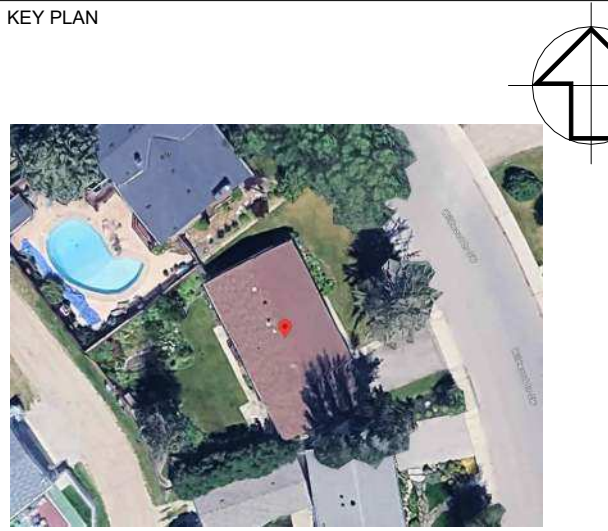


RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

#202, 4216 10TH STREET NE
CALGARY, AB
T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

REVISIONS:				
NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	-	DTR	W.B / G.K	E.R

ISSUES:				
NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2025-07-02	DEVELOPMENT PERMIT SET	T.J / W.B	E.Z / E.R

THE CLIENT :
SMART DREAM HOMES

PROJECT :
SEMI-DETACHED

ADDRESS:
**21 WILLWOOD DRIVE SW,
CALGARY, AB**

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
GENERAL NOTES

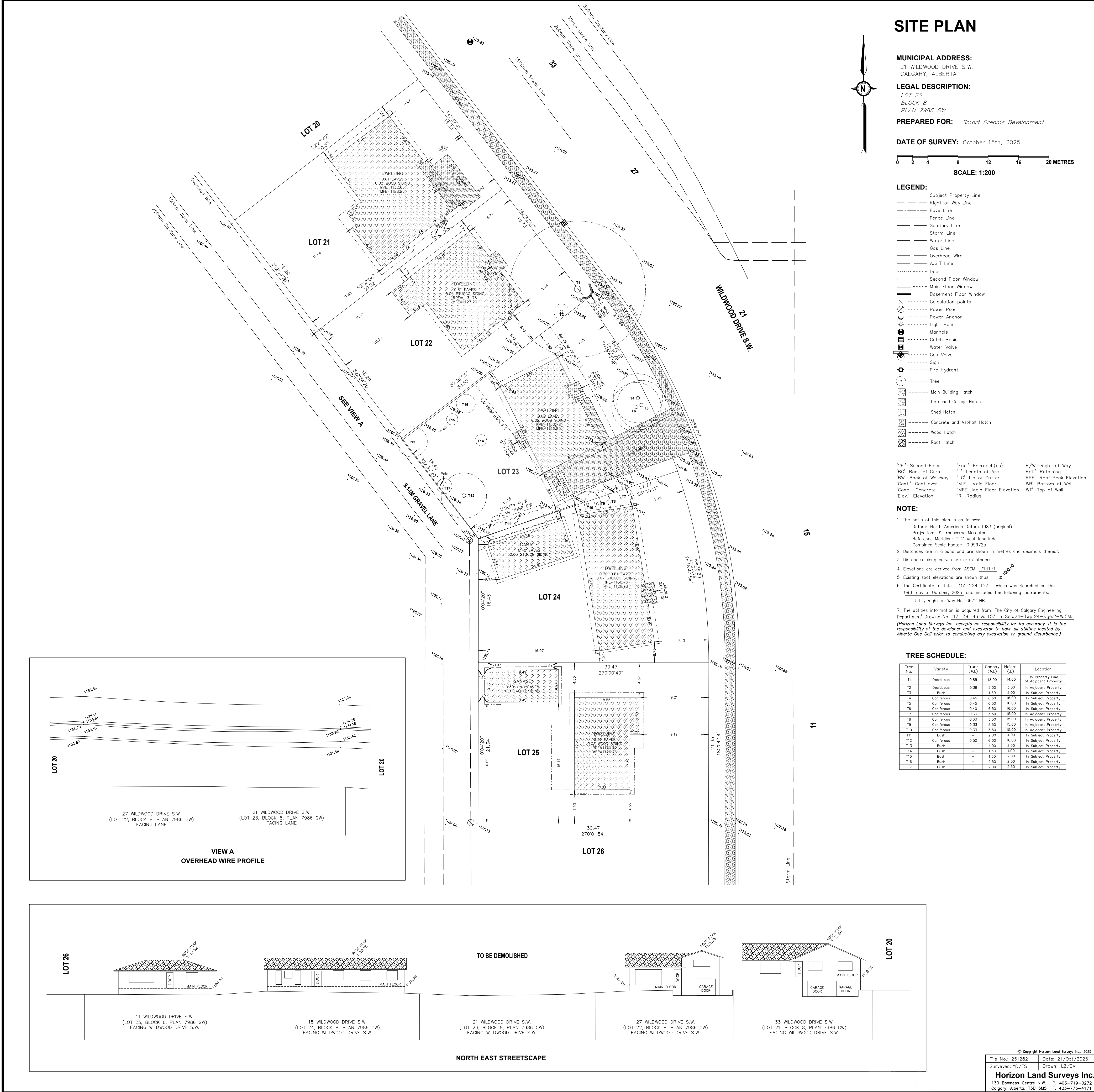
DRAWING NO.
G-001

DRAWN BY:
T.J / W.B

CHECKED BY:
E.R

DATE:
-

SCALE:



SITE - PLAN

MUNICIPAL ADDRESS:-

ZONING : R-CG

PLAN 7986 GW,

NOTES:

Note: Ur

PROPOSED COVERAGE CALCULATION:

MAXIMUM COVERAGE
FREE RATE 5.14%

TOTAL FROST COVERED COVERAGE = 42.00%

PROJECT SETBACK REQUIREMENTS:

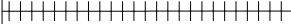
METRES.
(RAY WINDOWS AND EAVES MAY BE

- CONSTRUCTION ACCESS TO BE FROM REAR LANE

- CITY BOULEVARD IS TO REMAIN FREE OF

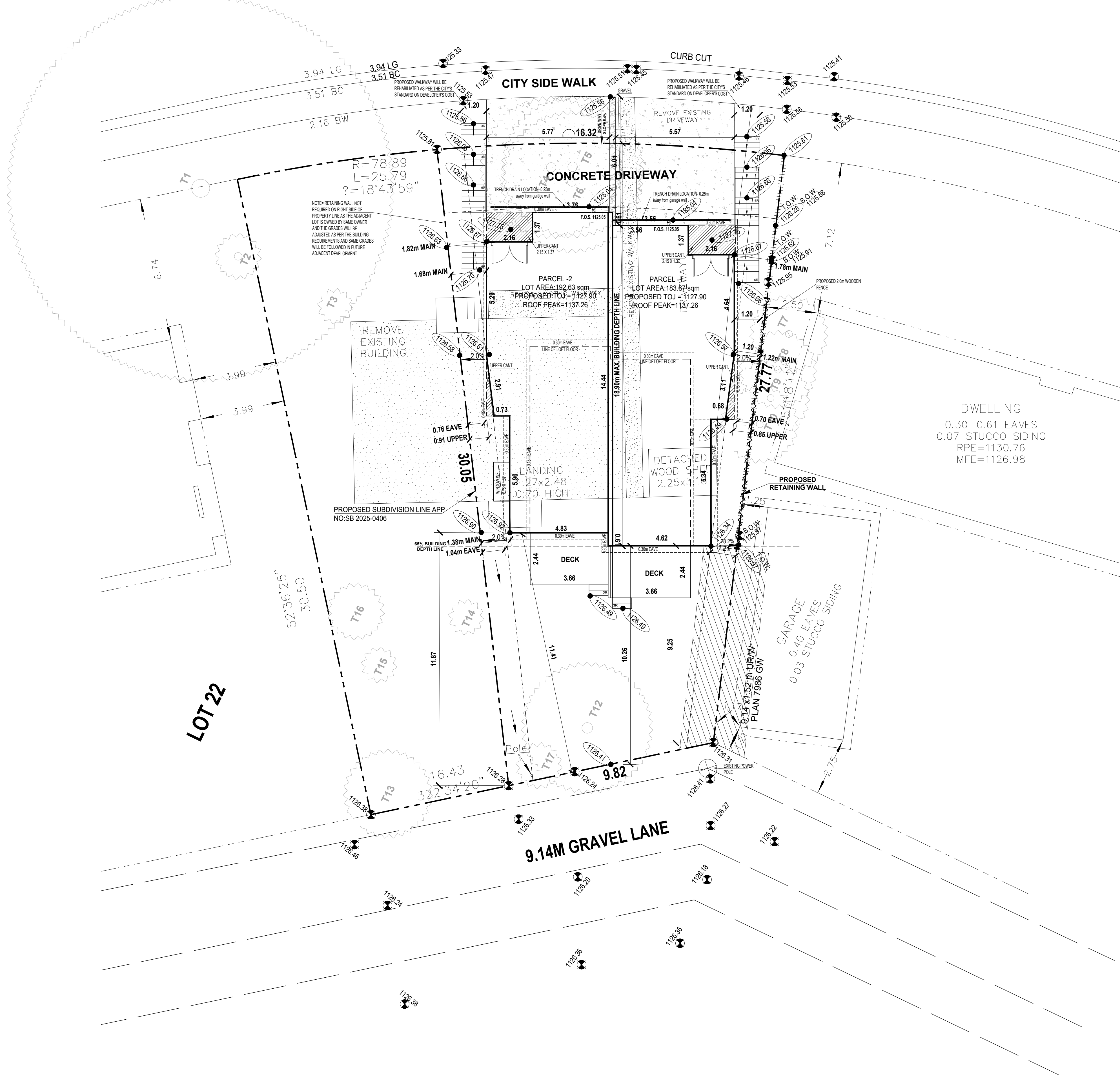
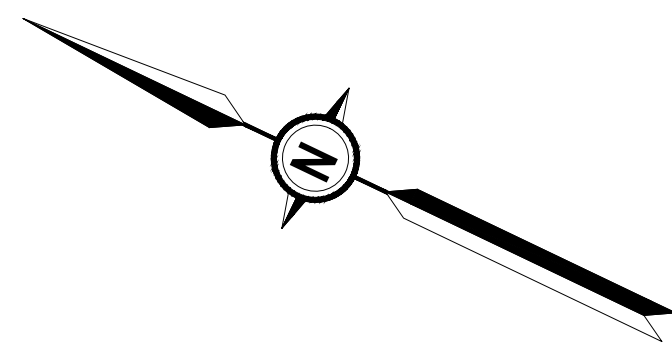
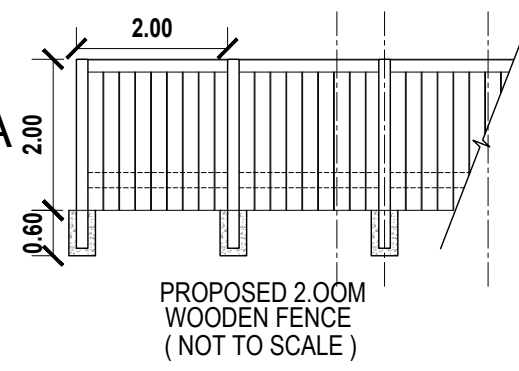
EXCAVATED MATERIAL AND STORAGE OF
CONSTRUCTION MATERIAL IS NOT PERMITTED

CONSTRUCTION MATERIALS IS NOT PERMITTED

LEGEND		LEGEND		LEGEND	
	PROPOSED NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS		STORM LINE		NEED TO TRIM
	SETBACK		UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BUILDING REMOVE
	UTILITY LINES POWER		UPPER CANT		CONCRETE

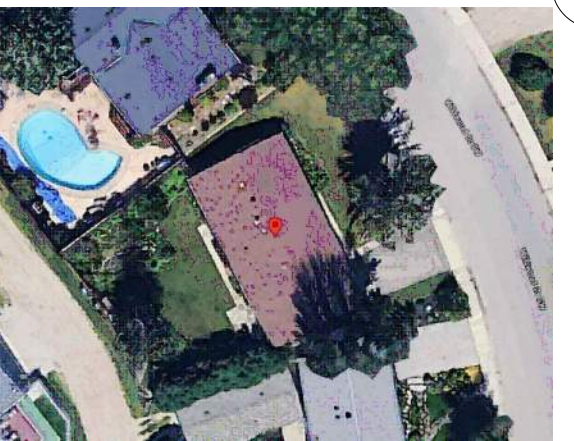
--	--	--

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location
T1	Deciduous	0.85	18.00	14.00	On Property Line of Adjacent Property
T2	Deciduous	0.36	2.00	3.00	In Adjacent Property
T3	Bush	—	1.50	2.00	In Subject Property
T4	Coniferous	0.45	6.50	16.00	In Subject Property
T5	Coniferous	0.45	6.50	16.00	In Subject Property
T6	Coniferous	0.40	6.50	16.00	In Subject Property
T7	Coniferous	0.33	3.50	15.00	In Adjacent Property
T8	Coniferous	0.33	3.50	15.00	In Adjacent Property
T9	Coniferous	0.33	3.50	15.00	In Adjacent Property
T10	Coniferous	0.33	3.50	15.00	In Adjacent Property
T11	Bush	—	2.00	4.00	In Subject Property
T12	Coniferous	0.50	6.00	18.00	In Subject Property
T13	Bush	—	4.00	2.50	In Subject Property
T14	Bush	—	1.50	1.00	In Subject Property
T15	Bush	—	1.50	2.00	In Subject Property
T16	Bush	—	2.50	2.50	In Subject Property
T17	Bush	—	2.00	2.50	In Subject Property



#202 , 4216 10TH STREET NE, PHONE: (403)203-1970

KEY PLAN



DRAWING ANY ERRORS MUST BE

ISSUES:				
No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				

ISSUES:				
No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				

SEMI-DETACHED

ADDRESS

DRAWING TITLE

CLAIMING NO.	NAME	ADDRESS	CITY	STATE	ZIP	DATE
1	...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
4	...	...	...	...	...	...
5	...	...	...	...	...	...
6	...	...	...	...	...	...
7	...	...	...	...	...	...
8	...	...	...	...	...	...
9	...	...	...	...	...	...
10	...	...	...	...	...	...
11	...	...	...	...	...	...
12	...	...	...	...	...	...
13	...	...	...	...	...	...
14	...	...	...	...	...	...
15	...	...	...	...	...	...
16	...	...	...	...	...	...
17	...	...	...	...	...	...
18	...	...	...	...	...	...
19	...	...	...	...	...	...
20	...	...	...	...	...	...
21	...	...	...	...	...	...
22	...	...	...	...	...	...
23	...	...	...	...	...	...
24	...	...	...	...	...	...
25	...	...	...	...	...	...
26	...	...	...	...	...	...
27	...	...	...	...	...	...
28	...	...	...	...	...	...
29	...	...	...	...	...	...
30	...	...	...	...	...	...
31	...	...	...	...	...	...
32	...	...	...	...	...	...
33	...	...	...	...	...	...
34	...	...	...	...	...	...
35	...	...	...	...	...	...
36	...	...	...	...	...	...
37	...	...	...	...	...	...
38	...	...	...	...	...	...
39	...	...	...	...	...	...
40	...	...	...	...	...	...
41	...	...	...	...	...	...
42	...	...	...	...	...	...
43	...	...	...	...	...	...
44	...	...	...	...	...	...
45	...	...	...	...	...	...
46	...	...	...	...	...	...
47	...	...	...	...	...	...
48	...	...	...	...	...	...
49	...	...	...	...	...	...
50	...	...	...	...	...	...
51	...	...	...	...	...	...
52	...	...	...	...	...	...
53	...	...	...	...	...	...
54	...	...	...	...	...	...
55	...	...	...	...	...	...
56	...	...	...	...	...	...
57	...	...	...	...	...	...
58	...	...	...	...	...	...
59	...	...	...	...	...	...
60	...	...	...	...	...	...
61	...	...	...	...	...	...
62	...	...	...	...	...	...
63	...	...	...	...	...	...
64	...	...	...	...	...	...
65	...	...	...	...	...	...
66	...	...	...	...	...	...
67	...	...	...	...	...	...
68	...	...	...	...	...	...
69	...	...	...	...	...	...
70	...	...	...	...	...	...
71	...	...	...	...	...	...
72	...	...	...	...	...	...
73	...	...	...	...	...	...
74	...	...	...	...	...	...
75	...	...	...	...	...	...
76	...	...	...	...	...	...
77	...	...	...	...	...	...
78	...	...	...	...	...	...
79	...	...	...	...	...	...

DRAWN BY: R.W	CHECKED BY: EZ
------------------	-------------------

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-

21 WILLWOOD DRIVE SW, CALGARY, ALBERTA

ZONING : R-CG

LEGAL ADDRESS:-

PLAN 7986 GW, BLOCK 8, LOT 23

NOTES:

Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey. Positions of spot elevations are approximate. Distances are in meters and decimals thereof.

PROPOSED COVERAGE CALCULATION:

LOT AREA = 376.78 m²
MAXIMUM COVERAGE (45%) = 169.55 m²
PROPOSED BUILDING COVERAGE = 161.40 m²
TOTAL PROPOSED COVERAGE = 42.83%

PROJECT SETBACK REQUIREMENTS:

- BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF .6m INTO THE FRONT SETBACK AREA)
- MINIMUM 1.2 m REAR SETBACK
- MINIMUM 1.20 m SIDE SETBACK

NOTE:

- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

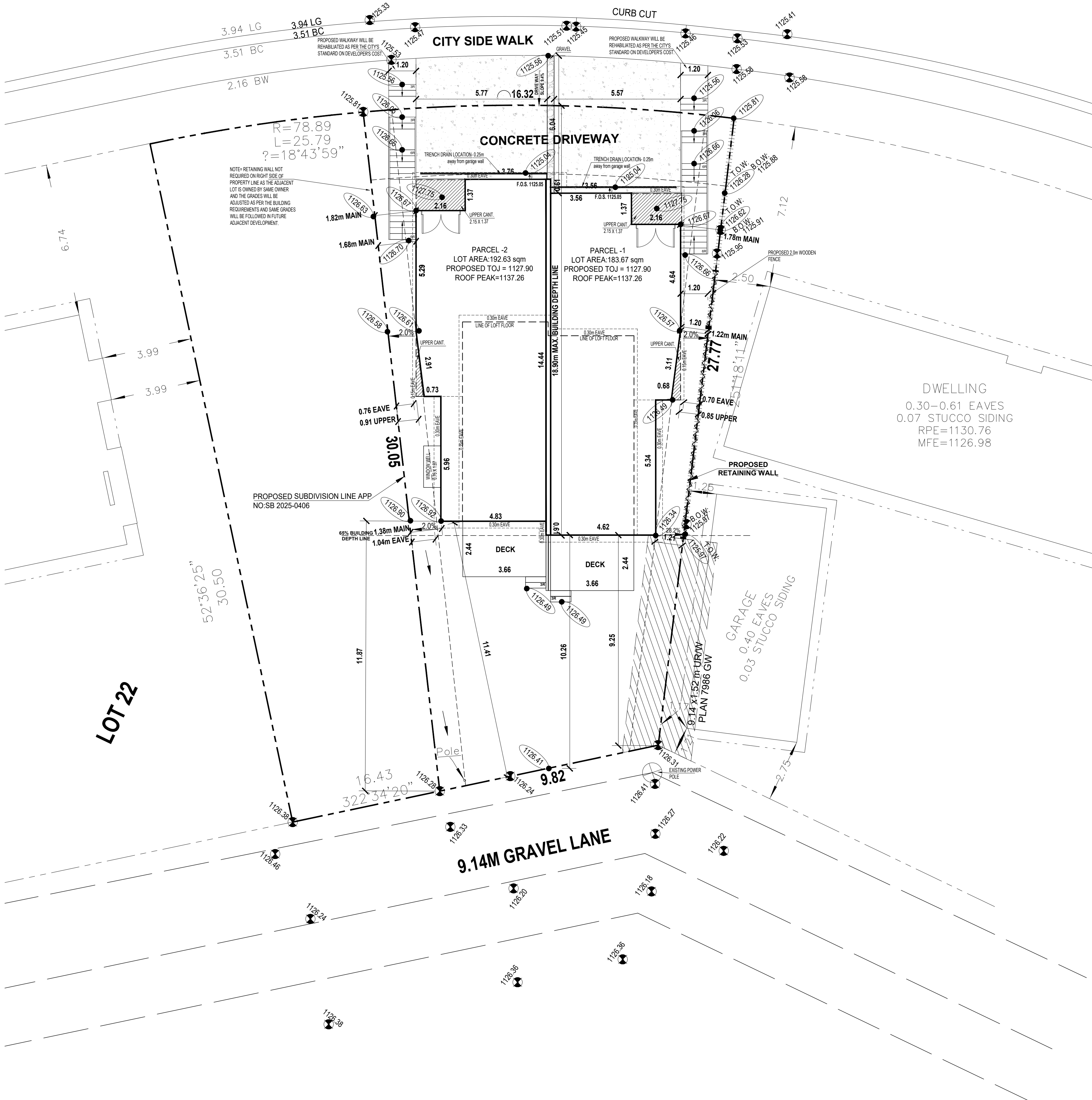
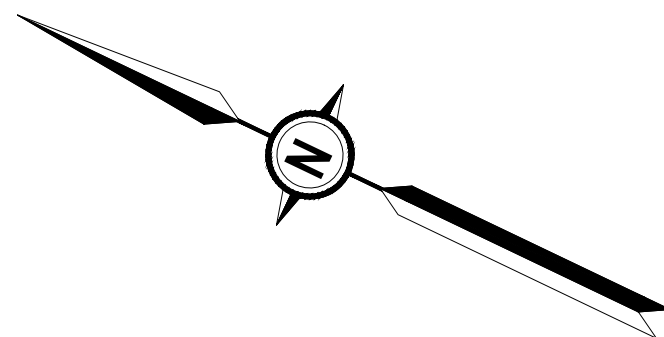
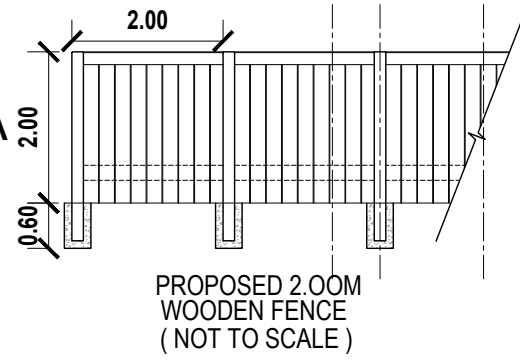
LEGEND		LEGEND		LEGEND	
	PROPOSED NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS		STORM LINE		NEED TO TRIM
	SETBACK		UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BUILDING REMOVE
	UTILITY LINES POWER		UPPER CANT		CONCRETE

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location
T1	Deciduous	0.85	18.00	14.00	On Property Line of Adjacent Property
T2	Deciduous	0.36	2.00	3.00	In Adjacent Property
T3	Bush	—	1.50	2.00	In Subject Property
T4	Coniferous	0.45	6.50	16.00	In Subject Property
T5	Coniferous	0.45	6.50	16.00	In Subject Property
T6	Coniferous	0.40	6.50	16.00	In Subject Property
T7	Coniferous	0.33	3.50	15.00	In Adjacent Property
T8	Coniferous	0.33	3.50	15.00	In Adjacent Property
T9	Coniferous	0.33	3.50	15.00	In Adjacent Property
T10	Coniferous	0.33	3.50	15.00	In Adjacent Property
T11	Bush	—	2.00	4.00	In Subject Property
T12	Coniferous	0.50	6.00	18.00	In Subject Property
T13	Bush	—	4.00	2.50	In Subject Property
T14	Bush	—	1.50	1.00	In Subject Property
T15	Bush	—	1.50	2.00	In Subject Property
T16	Bush	—	2.50	2.50	In Subject Property
T17	Bush	—	2.00	2.50	In Subject Property

NOTE= ALL EXISTING TREES WITHIN THE SUBJECT PROPERTY WILL BE REMOVED ON DEVELOPER'S COST.

- THERE IS NO EXISTING PUBLIC TREE IN SUBJECT LOT.



DESIGNED BY:



RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL.
tricordesigns.com

#202, 4216 10TH STREET NE,
CALGARY, AB.
T2E 6K3

PHONE: (403) 203-1970
FAX: (403) 203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 - ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				

THE CLIENT :

SMART DREAM HOMES

PROJECT :

SEMI-DETACHED

ADDRESS:

21 WILLWOOD DRIVE SE,
CALGARY, ALBERTA

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED SITE PLAN

DRAWING NO.

A-003

DRAWN BY:

R.W

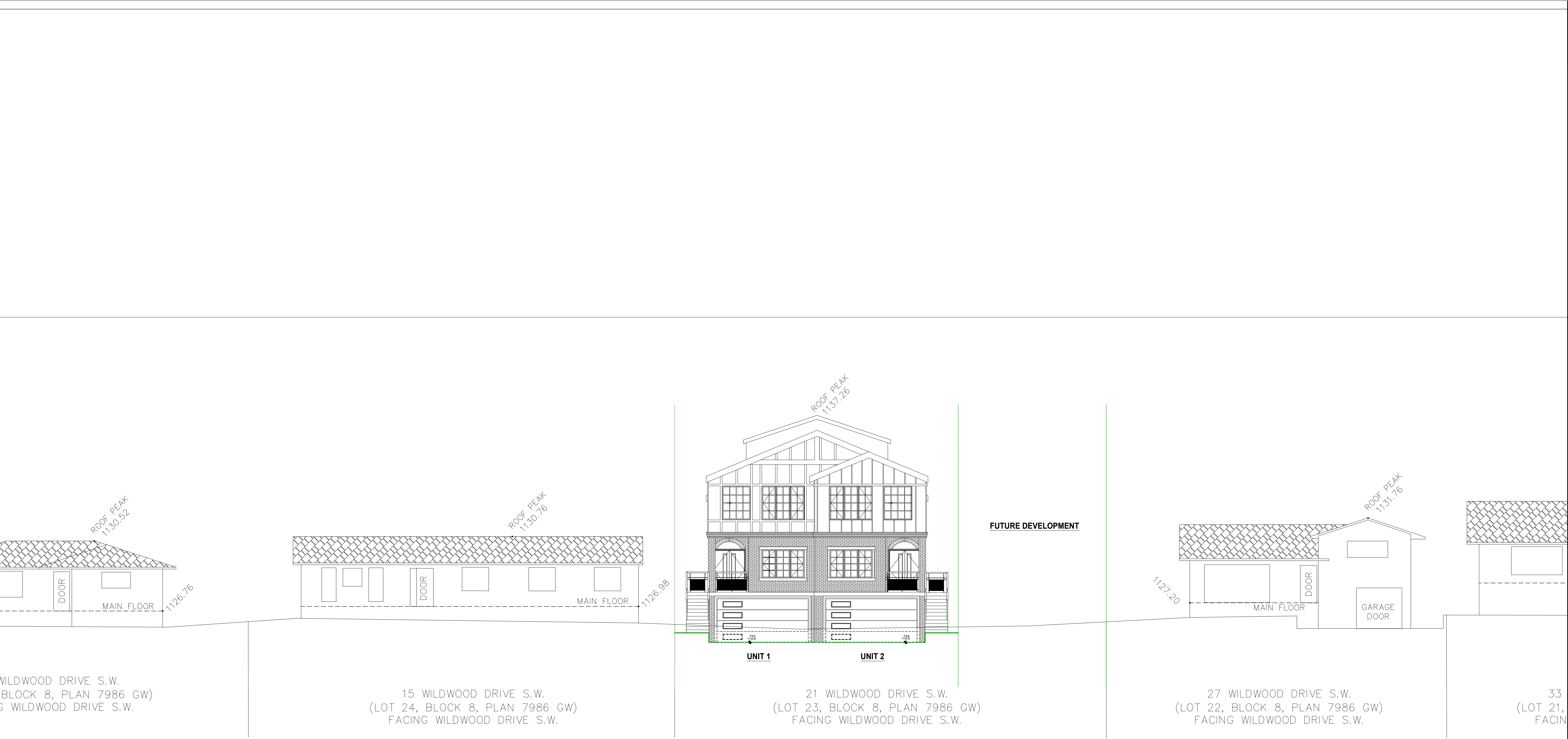
CHECKED BY:

E.Z

DATE:

2026-03-03

SCALE: 1:100



WILDWOOD DRIVE S.W.
BLOCK 8, PLAN 7986 GW)
3 WILDWOOD DRIVE S.W.

15 WILDWOOD DRIVE S.W.
(LOT 24, BLOCK 8, PLAN 7986 GW)
FACING WILDWOOD DRIVE S.W.

21 WILDWOOD DRIVE S.W.
(LOT 23, BLOCK 8, PLAN 7986 GW)
FACING WILDWOOD DRIVE S.W.

27 WILDWOOD DRIVE S.W.
(LOT 22, BLOCK 8, PLAN 7986 GW)
FACING WILDWOOD DRIVE S.W.

33
(LOT 21,
FACIN

NORTH EAST STREETSCAPE

DESIGNED BY:



TRICOR
DESIGN GROUP

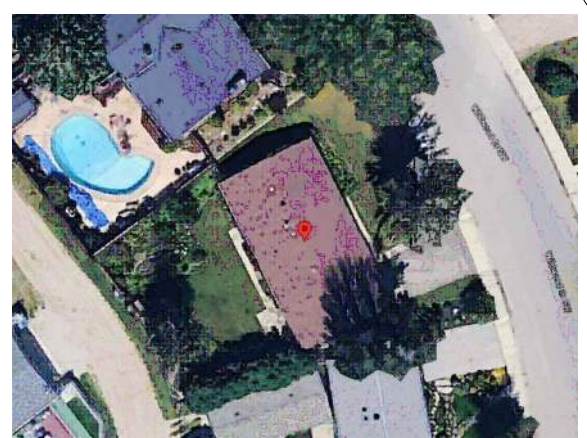
RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL.

tricordesigns.com

#202, 4216 10TH STREET NE,
CALGARY, AB,
T2E 6K3

PHONE: (403) 203-1970
FAX: (403) 203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.

- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.

- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.

- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 - ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				

THE CLIENT :

SMART DREAM HOMES

PROJECT :

SEMI-DETACHED

ADDRESS:

21 WILLWOOD DRIVE SE,
CALGARY, ALBERTA

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

STREETSCAPE

DRAWING NO.

A-004

DRAWN BY:

R.W

CHECKED BY:

EZ

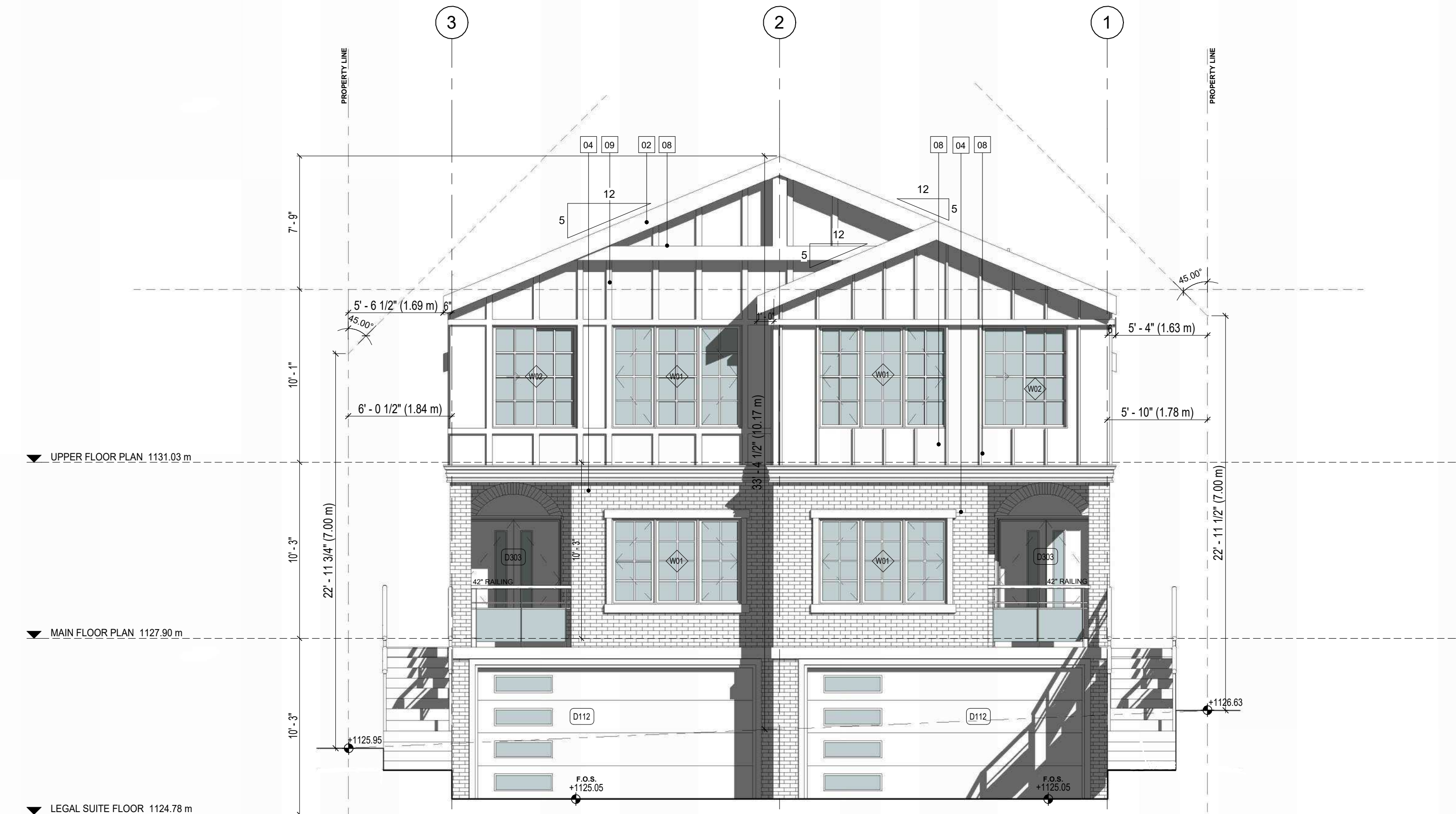
DATE:

2026-03-03

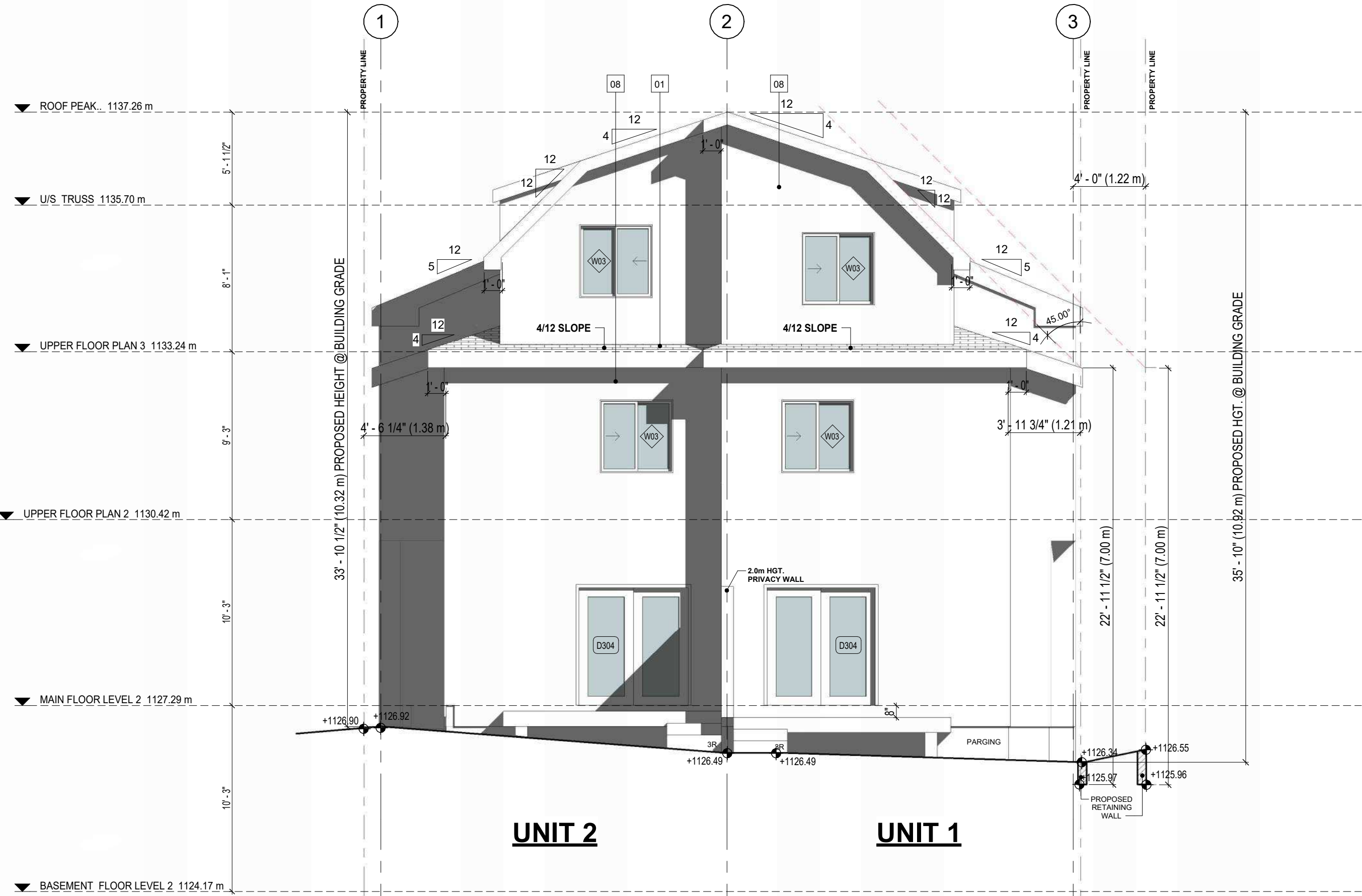
SCALE: N.T.S

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
04	EXTERIOR MANUFACTURED BRICK VENEER
05	STUCCO CLADDING
07	4" TRIM LIGHT GRAY
08	STUCCO CLADING LIGHT
09	4" GRAY TRIM
11	4" TRIM DARK
12	4" STONE CAP
13	TRIM - HORIZONTAL /VERTICAL 8"

WINDOWS SCHEDULE.			
Type Mark	Width	Height	Family and Type
LEGAL SUITE FLOOR			
W04	5' - 0"	3' - 0"	TRC-SLD-Double1: WINDOW WELL
MAIN FLOOR PLAN			
W05	2' - 0"	5' - 0"	TRC-PICTURE-03: P
UPPER FLOOR PLAN 2			
W01	7' - 6"	5' - 0"	TRC-CAS/FIX/CAS-TRIPLE: C-P-C
W03	4' - 0"	4' - 0"	TRC-EXT-SLD-DOUBLE: SL
UPPER FLOOR PLAN			
W01	7' - 6"	6' - 0"	TRC-CAS/FIX/CAS-TRIPLE: C-P-C
W02	5' - 0"	6' - 0"	TRC-SLD-Double: SL
UPPER FLOOR PLAN 3			
W03	4' - 0"	4' - 0"	TRC-EXT-SLD-DOUBLE: SL

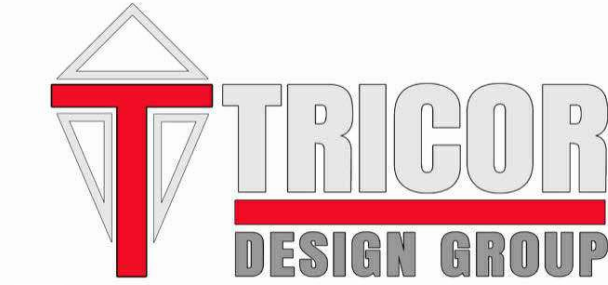


1 FRONT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"

DESIGNED BY:



RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

#202, 4216 10TH STREET NE
CALGARY, AB
T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	-	DTR	W.B / G.K	E.R

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2025-07-02	DEVELOPMENT PERMIT SET	T.J / W.B	E.Z / E.R

THE CLIENT :

SMART DREAM HOMES

PROJECT :

SEMI-DETACHED

ADDRESS:

21 WILLWOOD DRIVE SW,
CALGARY, AB

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED FRONT & REAR
ELEVATIONS

DRAWING NO.

A-201

DRAWN BY:

T.J / W.B

CHECKED BY:

E.Z / E.R

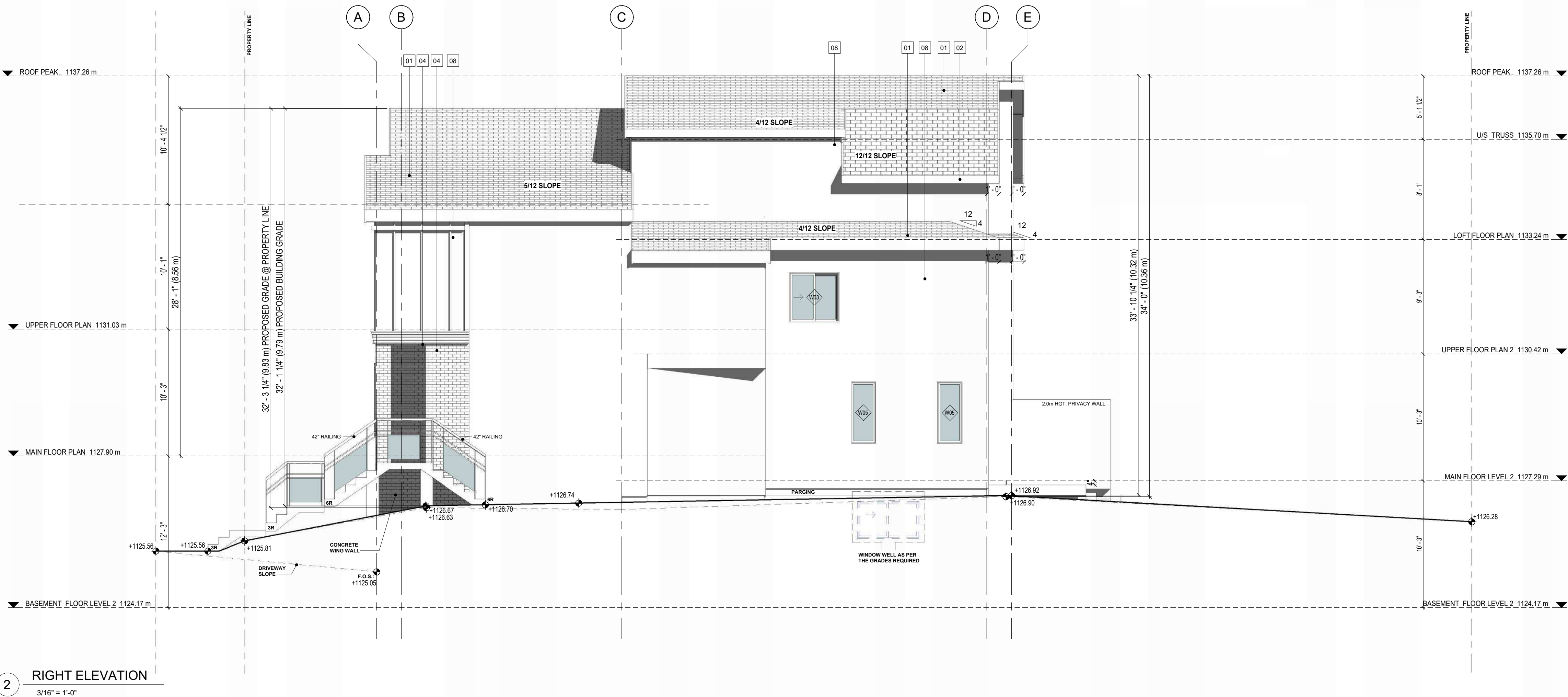
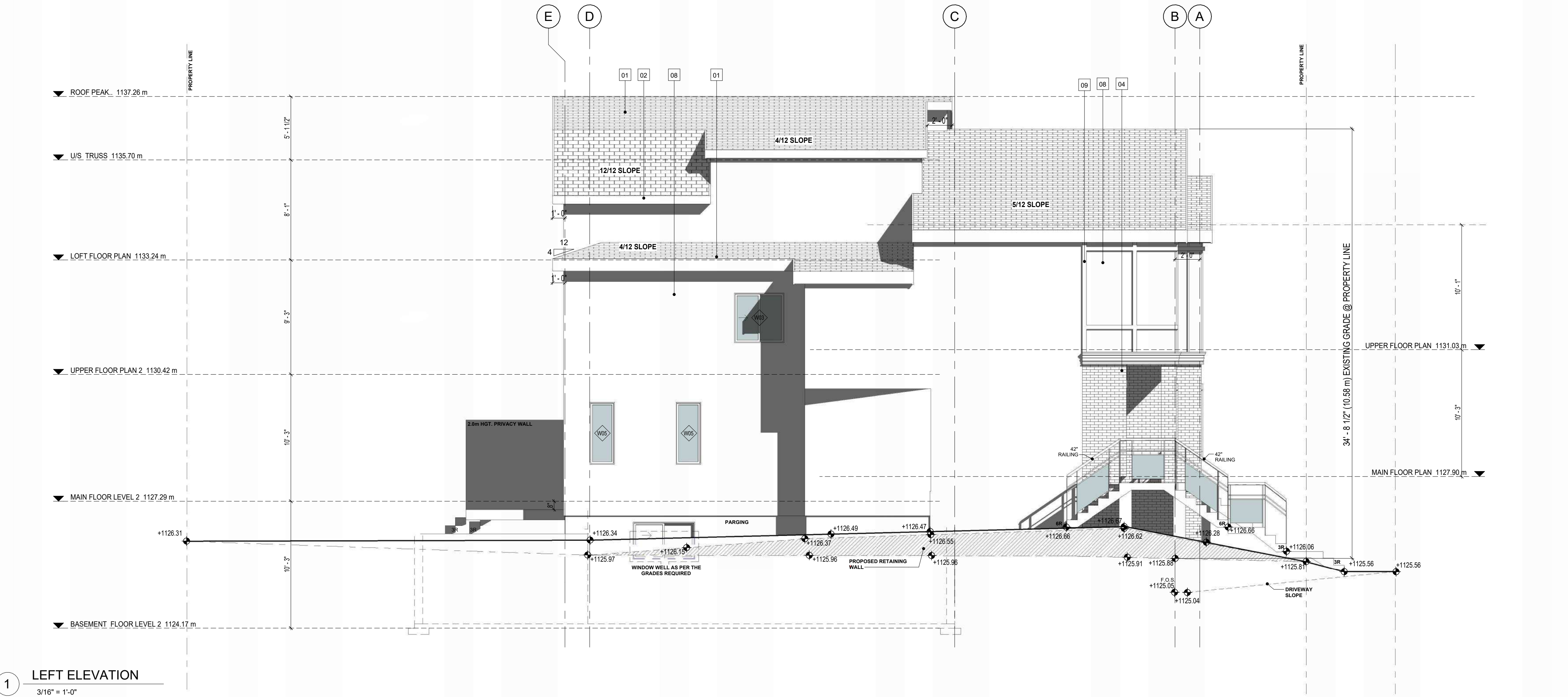
DATE:

-

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

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
04	EXTERIOR MANUFACTURED BRICK VENEER
05	STUCCO CLADDING
07	4" TRIM LIGHT GRAY
08	STUCCO CLADDING LIGHT
09	4" GRAY TRIM
11	4" TRIM DARK
12	4" STONE CAP
13	TRIM - HORIZONTAL /VERTICAL 8"

WINDOWS SCHEDULE.			
Type Mark	Widt h	Height	Family and Type
LEGAL SUITE FLOOR			
W04	5' - 0"	3' - 0"	TRC-SLD-Double1: WINDOW WELL
MAIN FLOOR PLAN			
W05	2' - 0"	5' - 0"	TRC-PICTURE-03: P
UPPER FLOOR PLAN 2			
W01	7' - 6"	5' - 0"	TRC-CAS/FIX/CAS-TRIPLE: C-P-C
W03	4' - 0"	4' - 0"	TRC-EXT-SLD-DOUBLE: SL
UPPER FLOOR PLAN			
W01	7' - 6"	6' - 0"	TRC-CAS/FIX/CAS-TRIPLE: C-P-C
W02	5' - 0"	6' - 0"	TRC-SLD-Double: SL
UPPER FLOOR PLAN 3			
W03	4' - 0"	4' - 0"	TRC-EXT-SLD-DOUBLE: SL



DESIGNED BY:

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

#202, 4216 10TH STREET NE
CALGARY, AB
T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN

NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	-	DTR	W.B / G.K	E.R

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2025-07-02	DEVELOPMENT PERMIT SET	T.J / W.B	E.Z / E.R

THE CLIENT:

SMART DREAM HOMES

PROJECT:

SEMI-DETACHED

ADDRESS:

21 WILLWOOD DRIVE SW,
CALGARY, AB

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED RIGHT & LEFT
ELEVATIONS

DRAWING NO.

A-202

DRAWN BY:

T.J / W.B

CHECKED BY:

E.R.

DATE:

-

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