157 WEDGEWOOD DRIVE SW CONVERSION

Project number

0001

Client Name

WILDWOOD DEVELOPMENTS INCORPORATED

Project Address

157 WEDGEWOOD DRIVE SW
CALGARY. AB

LOT 58 BLOCK 22 PLAN 975HC

Project Status

DEVELOPMENT PERMIT

Date

2026.10.16

DRAWING INDEX

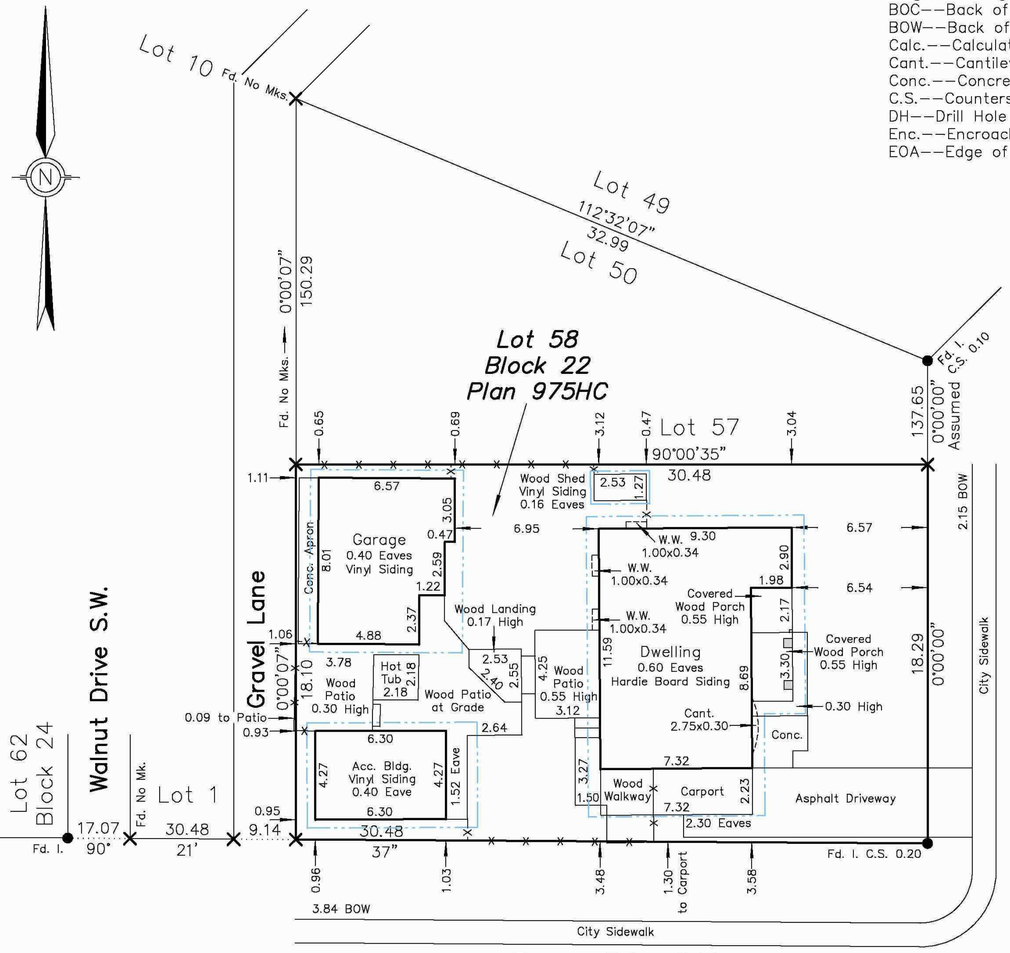
SHEET NUMBER	SHEET NAME
DP 0.0	COVER
DP 1.1	SURVEY PLAN
DP 1.2	SITE PLAN
DP 1.3	LANDSCAPE PLAN
DP 2.0	MAIN FLOOR PLAN
DP 2.1	BASEMENT AND UPPER FLOOR PLAN
DP 3.0	ELEVATIONS
DP 4.0	SECTIONS



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

ABBREVIATIONS

A--Arc Length
Acc.--Accessory
A/C--Air Conditioner
Bldg--Building
BOC--Back of Curb
BOW--Back of Walk
Calc.--Calculated
Cant.--Cantilever
Conc.--Concrete
C.S.--Countersunk
DH--Drill Hole
Enc.--Encroaches
EOA--Edge of Asphalt
EOR--Edge of Road
Fd.--Found
I.--Iron Post
I.B.--Iron Bar
M.A.--Maintenance Access
Mk.--Mark
O.D.--Overland Drainage
P/L--Property Line
Reg.--Registration
Ret.--Retaining
R/W--Right of Way
W/O--Walkout Basement
W.W.--Window Well



NOTE:
UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.

LEGAL DESCRIPTION:
Lot 58
Block 22
Plan 975HC

MUNICIPAL ADDRESS:
157 Wedgewood Drive S.W.
Calgary, Alberta

DATE OF SURVEY: April 22nd, 2020.

LEGEND
Distances are in metres and decimals thereof.
Found Iron Posts are shown thus: _____ ●
Drill Holes are shown thus: _____ ■
Found Iron Bars are shown thus: _____ ♦
Found Concrete Nails are shown thus: _____ ▲
Calculation points are shown thus: _____ ×
Pillars and posts are shown thus: _____ □
Property lines are shown thus: _____
Utility Right of Ways are shown thus: _____
Eaves are shown thus: _____
Fences are shown thus: _____ –x–x–
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.

PURPOSE:
This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, or a submittal to the municipality for the compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed.The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

NOTE:
Title information is based on the C. of T. 201 003 384 which was searched on the 28th day of April, 2020, and is subject to:
No Pertinent Registration.

CERTIFICATION:
I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly within those standards and as of the date of this Report, I am of the opinion that:

1. the Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements, and rights-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the Property
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property
5. unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

Dated at Calgary, Alberta on this
30th day of April, 2020

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 273
ARC
SURVEYS LTD.

Jerrad Gerein, A.L.S.
This document is not valid unless it bears an original or digital signature in blue ink and an Arc Surveys Ltd. permit stamp in red ink.

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Arc Surveys Ltd.
201B 38th Avenue NE, Calgary, AB T2E 2M3
Ph.: 403-277-1272 www.arcsurveys.ca
Fax: 403-277-1275 info@arcsurveys.ca

Surveyed: JC | Drawn: CZ/CZ | Scale: 1: 250 (0m 2.5 5 10) | File No.: 200789

No.	Description	Date

157 WEDGEWOOD DRIVE SW CONVERSION

WILDWOOD DEVELOPMENTS INCORPORATED

157 WEDGEWOOD DRIVE SW
CALGARY. AB

LOT 58 BLOCK 22 PLAN 975HC

SURVEY PLAN

DP 1.1

Project number	0001
Date	2026.10.16
Drawn by	SC
Checked by	SC
Scale	

TRUE NORTH

PROJECT NORTH

SITE INFORMATION

MUNICIPAL ADDRESS
#157 WEDGEWOOD DRIVE SW
CALGARY. AB

LEGAL ADDRESS
LOT 58 BLOCK 22
PLAN 975HC

LAND USE DESIGNATION
DC – DIRECT CONTROL DISTRICT

SITE AREA	+/- 555.11 m²
TOTAL COVERED BUILDING AREA	137.55 m²
PARCEL COVERAGE	24.78%
FAR	3.38
TOTAL PARKING STALLS	4
VISITOR	2
COMMERCIAL	2
TOTAL BICYCLE STALLS (CLASS 2)	3

NOTES

1. PROPOSED PARKING STALLS
2. PROPOSED WOODEN STEPS AND LANDING
3. PROPOSED 1:12 SLOPE ACCESSIBLE WOODEN RAMP ONLY FOR CAFE
4. PROPOSED BICYCLE STALLS (CLASS 2)
5. PROPOSED WINDOW WELL (3'9" X 2'7")
6. PROPOSED WINDOW WELL (3'2" X 2'7")
7. PROPOSED WOODEN FENCE (4' HIGH)
8. EXISTING ENTRANCE DOOR TO BE USED FOR BASEMENT AND SECOND FLOOR BUSINESSES
9. PROPOSED AMENITY OUTDOOR PATIO
10. PROPOSED W/R SCREENING / FENCE (1700MM HIGH) WITH FOUR 0.24m³ ROLLING CART
11. PROPOSED CONCRETE STEPS/WALKWAY
12. FIVE LOOP WAVE STYLE BIKE RACK PLACED 600MM AWAY FROM PHYSICAL BARRIER
13. FIRE TRUCK MOVEMENT
14. W&R TRUCK MOVEMENT
15. **SPATIAL SEPARATION COMPLIANCE PER NBC-AE 9.10.14.4.(8) / 9.10.15.4.(6)** UNPROTECTED OPENING LIMITS DO NOT APPLY BETWEEN THE MAIN DWELLING AND THE EXISTING DETACHED ACCESSORY GARAGE LOCATED ON THE SAME PROPERTY. FURTHERMORE, SEPARATION DISTANCE OF 22'-9" (6.93 M) PROVIDES >3.0 M TO AN ASSUMED PROPERTY LINE.
16. TREE 'T8' IS A PUBLIC TREE WAS REMOVED BY URBAN FORESTRY
17. EXISTING AND RETAINED FRONT DRIVEWAY WILL BE REPAVED WITH ASHPHALT.
18. EXISTING GRASS WILL BE RETAINED NEXT TO EXISTING DRIVEWAY
19. PROPOSED EXTERNAL FIRE STAIRCASE

LEGEND

- EXISTING BUILDING
- EXISTING SOD (SOFTSCAPE)/LAWN TO REMAIN(UNTOUCHED)
- ASPHALT (HARDSCAPE)
- PROPOSED CONCRETE PAVEMENT
- EXISTING GRASS NEXT TO EXISTING DRIVEWAY
- WOODEN WALKWAY/PATIO
- EXISTING GRAVEL ON SITE
- PROPOSED 2' WIDE MULCH BED IN REPLACEMENT OF EXISTING PEA GRAVEL
- EXISTING ENTRY
- EXISTING EXIT
- PROPOSED ENTRY FOR COFFEE SHOP
- PROPOSED EXIT FOR COFFEE SHOP
- W — EXISTING EXTERIOR WINDOWS LOCATION MAIN FLOOR LEVEL
- D — EXISTING EXTERIOR DOORS LOCATION MAIN FLOOR LEVEL
- W1 — PROPOSED EXTERIOR WINDOWS FOR COFFEE SHOP
- D1 — EXISTING EXTERIOR DOORS FOR COFFEE SHOP
- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREES
- EXISTING CONIFEROUS TREES
- EXISTING BUSHES
- P — OVERHEAD ELECTRIC LINE
- S — 200MM SANITARY LINE
- W — 200MM WATER LINE
- F — EXISTING FENCE
- 1000.23 — EXISTING GRADE
- 1000.23 — PROPOSED GRADE

TREE SCHEDULE

NO.	SYMBOL	VARIETY	CALLIPER(+/-)	CANOPY(+/-)	HEIGHT(+/-)	LOCATION	OWNERSHIP	STATUS
T1		White Spruce	0.30	3.0	8.0	Private Tree	In Subject Property	Existing(To Remain)
T2		White Spruce	0.50	4.0	9.0	Private Tree	In Subject Property	Existing(To Remain)
T3		White Spruce	0.40	4.0	9.0	Private Tree	In Subject Property	Existing(To Remain)
T4		Mugo Pine	0.50	5.0	8.0	Public Tree	In City Property	Existing(To Remain)
T5		Ninebark	---	3.0	3.0	Private Shrub	In Subject Property	Proposed
T6		Common Purple Lilac	---	1.0	1.0	Public Shrub	In City Property	Existing(To Remain)
T7		Common Purple Lilac	---	1.0	1.0	Public Shrub	In City Property	Existing(To Remain)
T8		White Spruce	0.50	5.0	12.0	Public Tree	In City Property	Removed
T9		White Spruce	0.60	6.0	12.0	Public Tree	In City Property	Existing(To Remain)
T10		White Spruce	0.30	4.0	12.0	Public Tree	In City Property	Existing(To Remain)
T11		Common Purple Lilac	---	3.0	4.0	Public Shrub	In City Property	Existing(To Remain)
T12		White Spruce	0.30	4.0	12.0	Public Tree	In City Property	Existing(To Remain)
T13		Trembling Aspen	0.60	3.0	---	Private Tree	In Subject Property	Existing(To Removed)
T14		Colorado Blue Spruce	0.30	4.0	6.0	Private Tree	In Subject Property	Existing(To Remain)
T15		Saskatoon bush	---	3.0	3.0	Private Shrub	In Subject Property	Existing(To Remain)
T16		Saskatoon bush	---	2.0	3.0	Private Shrub	In Subject Property	Existing(To Remain)
T17		Trembling Aspen	0.60	3.0	---	Private Tree	Neighbours Property	Existing(To Remain)
T18		Colorado Blue Spruce	0.30	4.0	6.0	Private Tree	Neighbours Property	Existing(To Remain)
T19		Columnar Aspen	0.50	4.0	9.0	Private Tree	In Subject Property	Proposed

NOTE:
1) ALL SOFT LANDSCAPED AREA TO BE IRRIGATED BY DRIP IRRIGATION SYSTEM.

2) A MINIMUM OF 300MM TOPSOIL IS TO BE USED FOR ALL ABSORBENT LANDSCAPING AREAS WITHIN THIS SITE

3) ALL PLANT MATERIALS MUST BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

No.	Description	Date

157 WEDGEWOOD DRIVE SW CONVERSION

WILDWOOD DEVELOPMENTS INCORPORATED

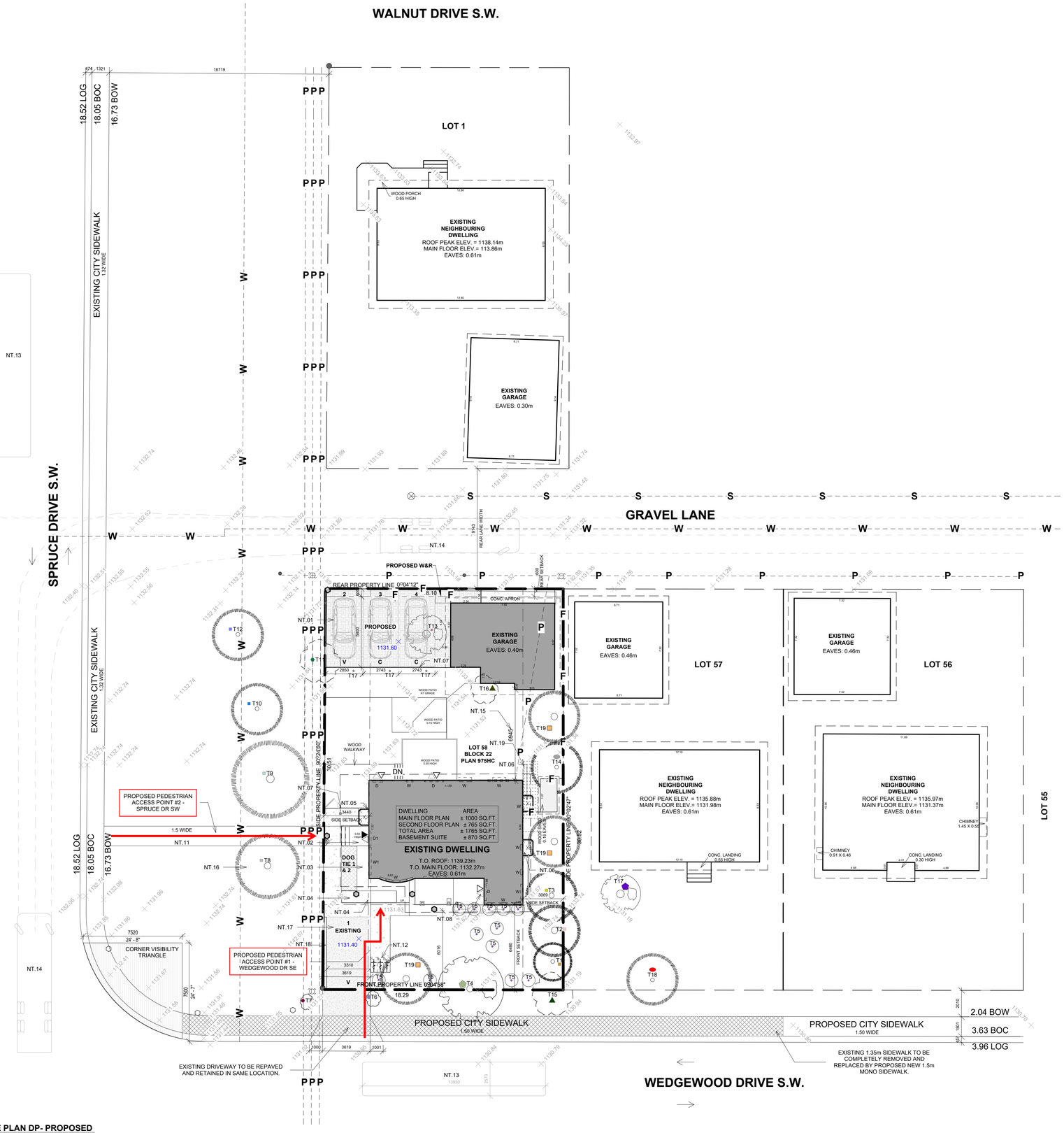
157 WEDGEWOOD DRIVE SW
CALGARY. AB

LOT 58 BLOCK 22 PLAN 975HC

SITE PLAN

DP 1.2

Project number	0001
Date	2026.10.16
Drawn by	AB
Checked by	SC
Scale	As indicated



1 **SITE PLAN DP- PROPOSED**
1 : 150

TRUE NORTH

PROJECT NORTH

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#157 WEDGEWOOD DRIVE SW
CALGARY. AB

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No.	Description	Date

157 WEDGEWOOD DRIVE SW CONVERSION

WILDWOOD DEVELOPMENTS INCORPORATED

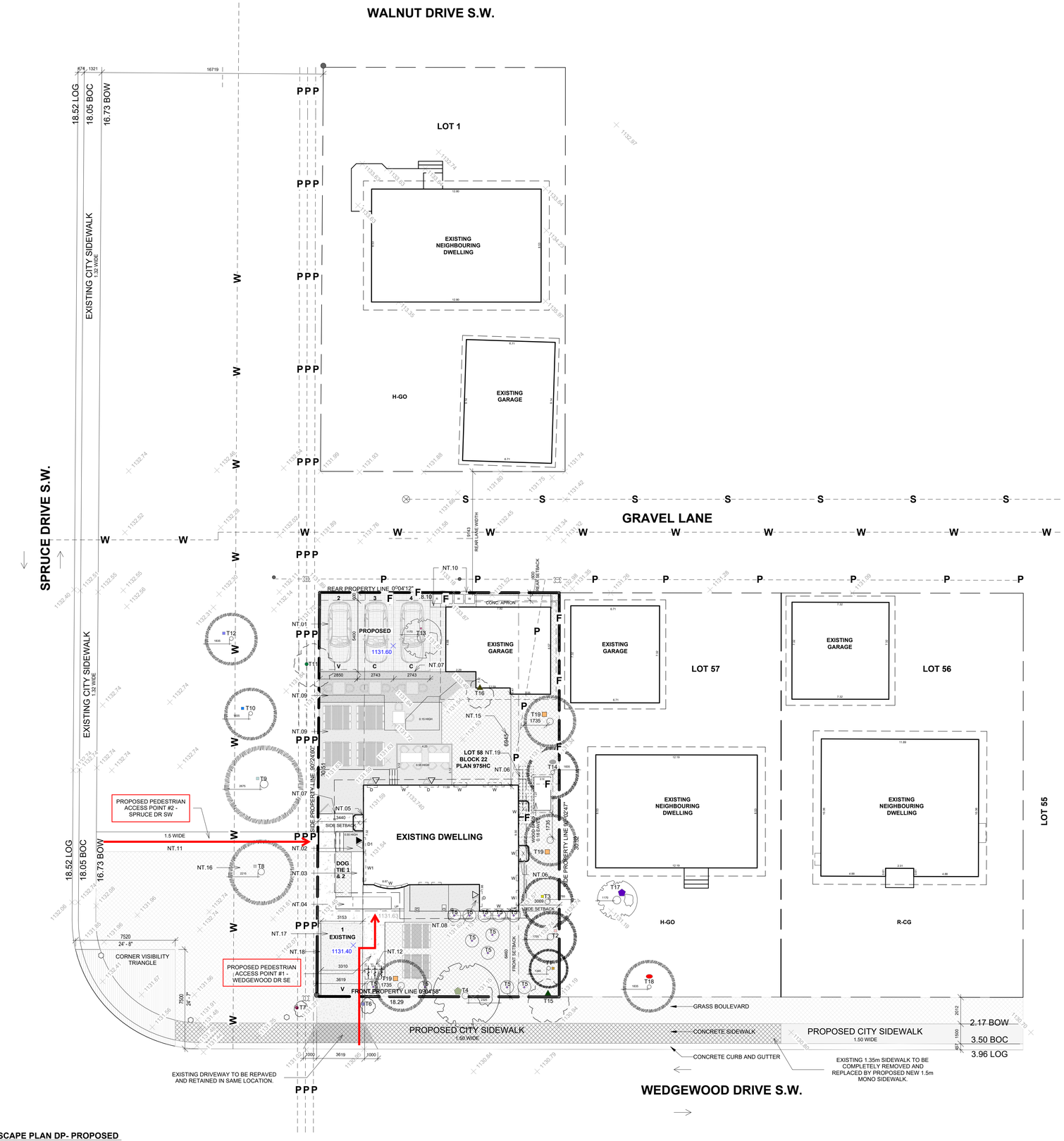
157 WEDGEWOOD DRIVE SW
CALGARY. AB

LOT 58 BLOCK 22 PLAN 975HC

LANDSCAPE PLAN

DP 1.3

Project number	0001
Date	2026.10.16
Drawn by	AB
Checked by	SC
Scale	As indicated



1 **LANDSCAPE PLAN DP- PROPOSED**
1 : 150

MATERIAL LEGEND

1. EXISTING ASHPHALT SHINGLES, RED TONE
2. PROPOSED DARK BROWN PAINT ON EXISTING CEDAR SHINGLE SIDING
3. PROPOSED BLUE PAINT ON EXISTING WOODEN SIDING
4. EXISTING CONCRETE, LIGHT GREY TONE
5. EXISTING PEBBLE DASH ON CONCRETE
6. PROPOSED OVERHANG SIGNAGE- 1' 0" X 9' 0" DARK GREY METAL SUPPORTED BY DARK GREY BRACKETS
7. PROPOSED SIGNAGE ON SECOND FLOOR- 1' 0" X 5' 3"
8. PROPOSED OVERHANG SIGNAGE- 1' 0" X 6' 0" DARK GREY METAL SUPPORTED BY DARK GREY BRACKETS
9. PROPOSED OVERHANG SIGNAGE- 1' 0" X 4' 0" DARK GREY METAL SUPPORTED BY DARK GREY BRACKETS
10. PROPOSED WOODEN FENCE - 4' HIGH

OPENING SCHEDULE

- W1 EXISTING 2X4 PARTITION WALL
- W2 EXISTING FOUNDATION WALL
- W3 EXISTING 2X6 PLUMBING WALL
- W4 PROPOSED 2-HR F.R.R WALL
- W5 PROPOSED 2X4 PARTITION WALL
- W6 EXISTING EXTERIOR WALL ABOVE GRADE
- W7 PROPOSED EXTERIOR WALL ABOVE GRADE

- D1 EXISTING 30" X 84" DOOR
- D2 EXISTING 55" X 80" BIFOLD DOOR
- D3 PROPOSED 32" X 84" EMERGENCY EXIT F.R.R DOOR
- D4 PROPOSED 30" X 84" FIRE RATED DOOR
- D5 PROPOSED 60" X 84" DOUBLE SWING DOOR
- D6 PROPOSED 55" X 80" BIFOLD DOOR

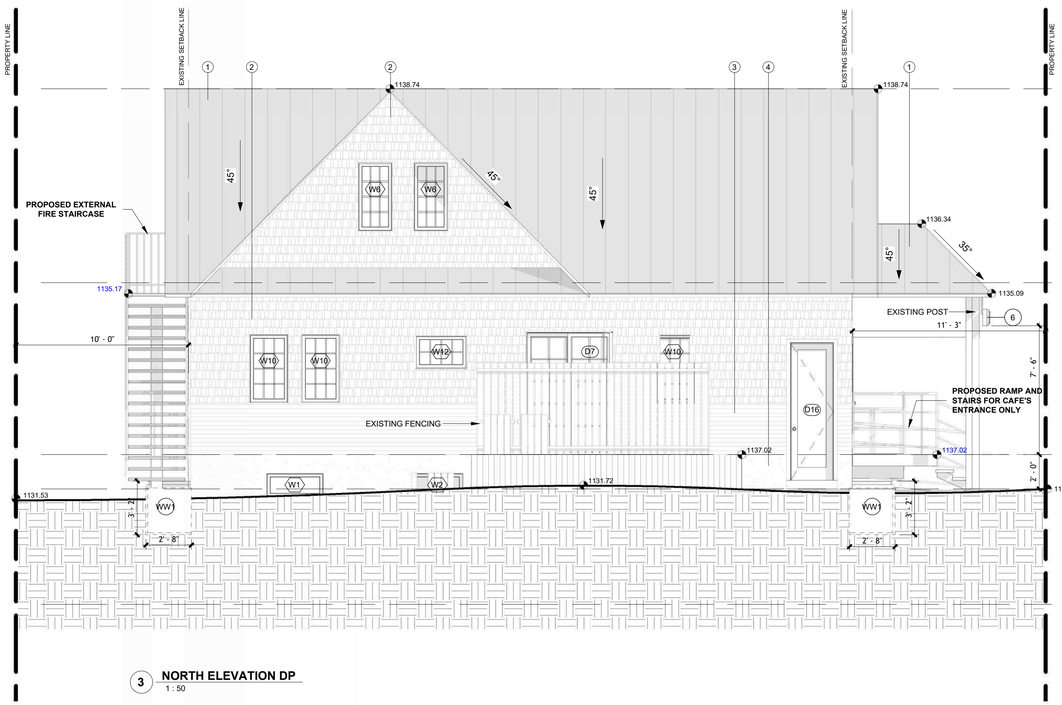
- D7 EXISTING 84" X 84" PATIO SLIDING DOOR
- D8 EXISTING 60" X 80" DOUBLE SWING DOOR
- D9 EXISTING 36" X 84" BARN DOOR
- D10 EXISTING 30" X 84" DOOR
- D11 PROPOSED 60" X 84" DOUBLE SWING DOOR
- D12 PROPOSED 55" X 80" BIFOLD DOOR

- D13 PROPOSED 32" X 84" EMERGENCY EXIT DOOR
- D14 PROPOSED 30" X 84" DOOR
- D15 PROPOSED 36" X 84" ACCESSIBLE DOOR
- D16 EXISTING 30" X 96" LOADING ACCESS AND FIRE DOOR

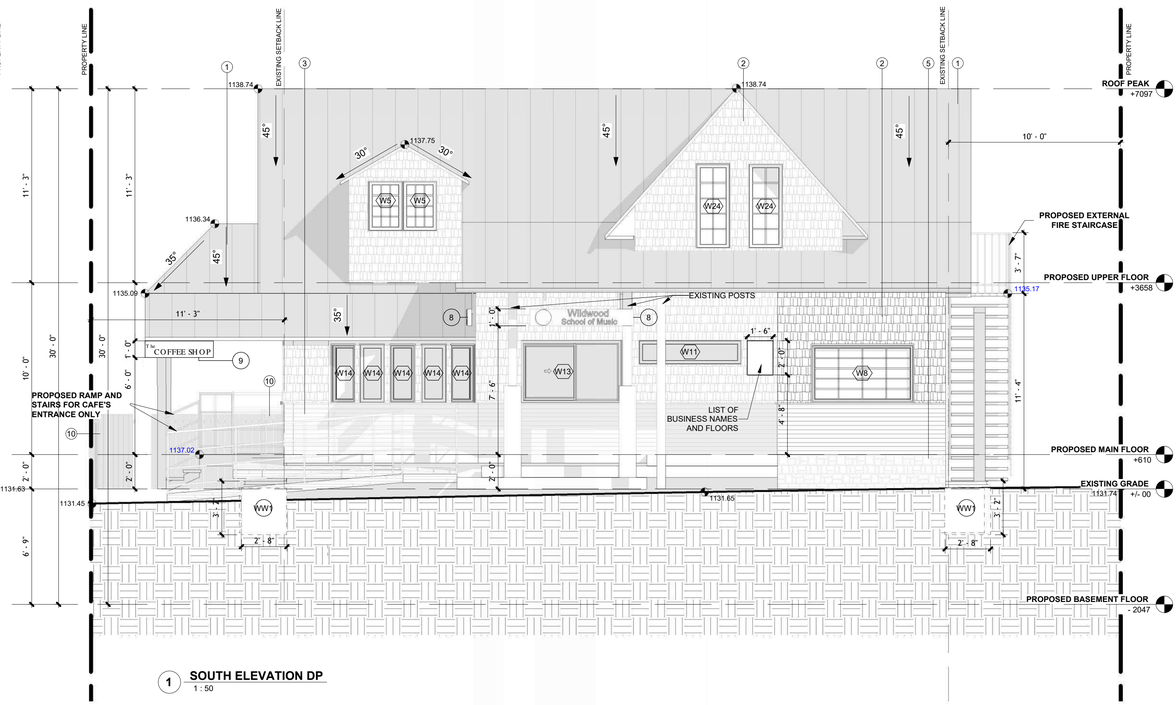
- W1 EXISTING 18" X 40" WINDOW
- W2 EXISTING 18" X 36" WINDOW
- W3 PROPOSED 18" X 40" WINDOW
- W4 PROPOSED 18" X 40" WINDOW
- W5 EXISTING 24" X 40" WINDOW
- W6 EXISTING 24" X 48" WINDOW

- W7 EXISTING 24" X 40" WINDOW
- W8 EXISTING 42" X 72" NON-OPENING WINDOW
- W9 EXISTING 18" X 48" WINDOW
- W10 EXISTING 15" X 48" NON-OPENING WINDOW
- W11 EXISTING 18" X 72" NON-OPENING WINDOW
- W12 EXISTING 24" X 36" NON-OPENING WINDOW

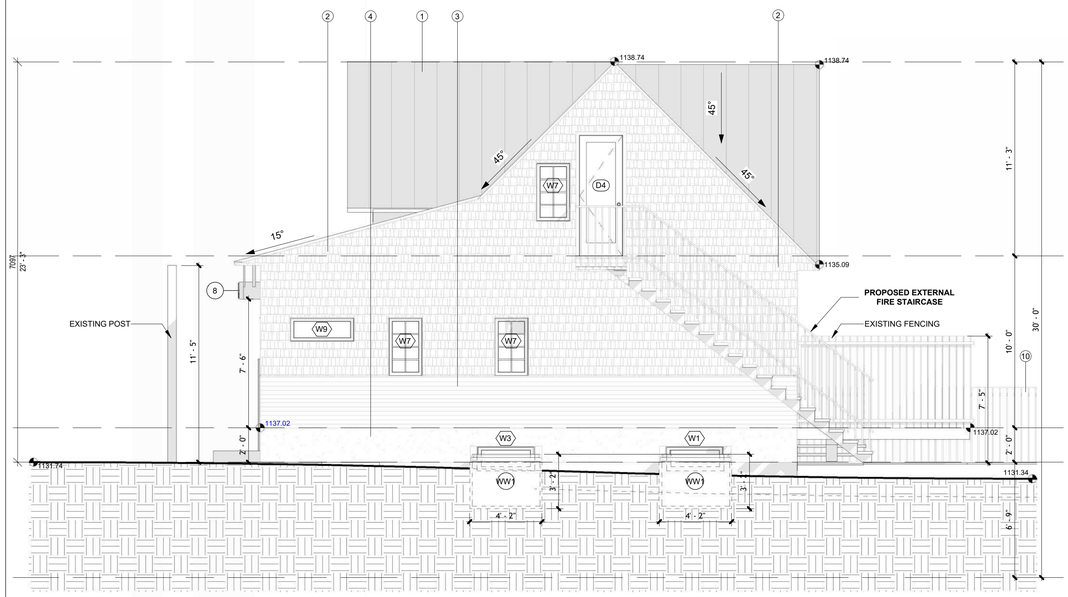
- W13 PROPOSED 48" X 70" OPENING SLIDING WINDOW
- W14 EXISTING 42" X 18" NON-OPENING WINDOW
- W15 PROPOSED 42" X 30" WINDOW
- W16 PROPOSED 42" X 84" WINDOW
- WW1 PROPOSED 45° X 31" WINDOW WELL



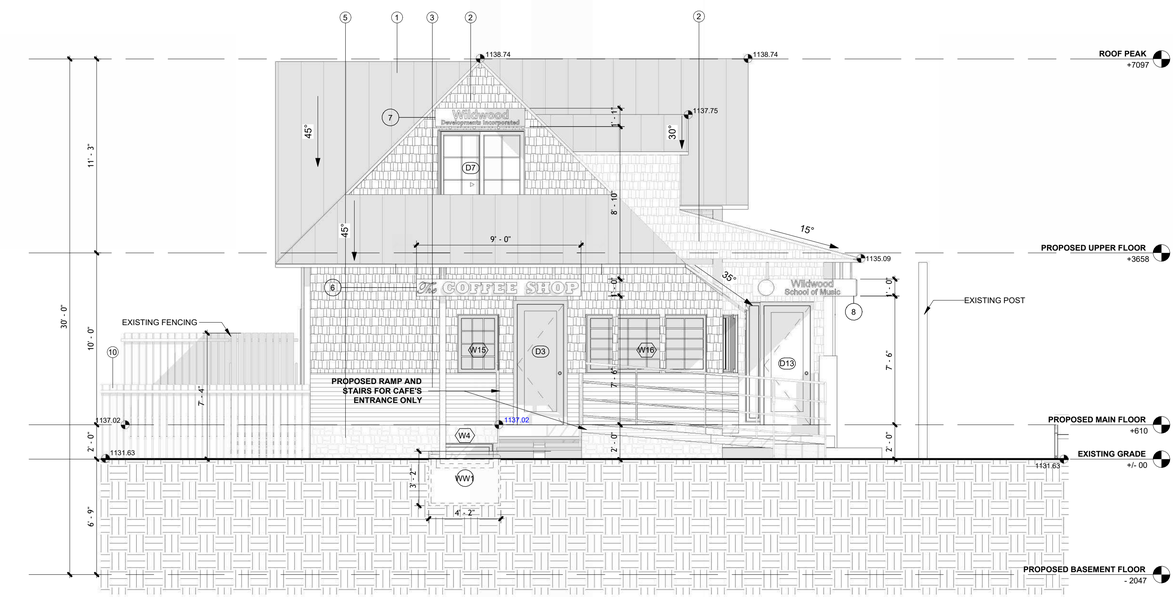
3 **NORTH ELEVATION DP**
1 : 50



1 **SOUTH ELEVATION DP**
1 : 50



2 **EAST ELEVATION DP**
1 : 50



4 **WEST ELEVATION DP**
1 : 50

No.	Description	Date

157 WEDGEWOOD DRIVE SW CONVERSION

WILDWOOD DEVELOPMENTS INCORPORATED

157 WEDGEWOOD DRIVE SW
CALGARY. AB

LOT 58 BLOCK 22 PLAN 975HC

ELEVATIONS

DP 3.0

Project number	0001
Date	2026.10.16
Drawn by	AB
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Scale	1 : 50