

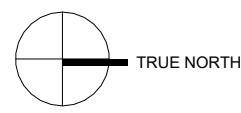
157 WEDGEWOOD DRIVE SW
CONVERSION

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	2026.05.12

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





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 24.75%
FAR 3.38

TOTAL PARKING STALLS 4
VISITOR 2
COMMERCIAL 2
ACCESSIBLE 1
TOTAL BICYCLE STALLS (CLASS 2) 5

SITE PLAN NOTES

1. PROPOSED PARKING STALLS
2. PROPOSED WOODEN STEPS AND LANDING
3. PROPOSED 1:12 SLOPE ACCESSIBLE WOODEN RAMP
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)
11. PROPOSED CONCRETE STEPS/WALKWAY
12. PROPOSED ASPEN TREES: CALIPER- 60MM, CANOPY- 1.5- 2.0m, HEIGHT- 4.0- 5.0m

SITE PLAN LEGEND

- EXISTING BUILDING
- EXISTING ENTRY
- EXISTING EXIT
- PROPOSED ENTRY FOR COFFEE SHOP
- PROPOSED EXIT FOR COFFEE SHOP
- EXISTING EXTERIOR WINDOWS LOCATION MAIN FLOOR LEVEL
- EXISTING EXTERIOR DOORS LOCATION MAIN FLOOR LEVEL
- PROPOSED EXTERIOR WINDOWS FOR COFFEE SHOP
- EXISTING EXTERIOR DOORS FOR COFFEE SHOP

- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREES
- EXISTING CONIFEROUS TREES
- EXISTING BUSHES

- OVERHEAD ELECTRIC LINE
- 200MM SANITARY LINE
- 200MM WATER LINE
- EXISTING FENCE
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING SIGNAGE
- PROPOSED SIGNAGE
- ASPHALT SURFACE MATERIAL

TREE SCHEDULE

NO.	VARIETY	CALLIPER(±)	CANOPY(±)	HEIGHT(±)	LOCATION
T1	Elm Tree	0.60	12.0	9.0	In City Property
T2	Spruce	0.45	7.0	10.0	In Adjacent's Property
T3	Spruce	0.50	7.0	12.0	In Adjacent's Property
T4	Spruce	0.61	9.0	10.0	In Subject Property
T5	Spruce	0.40	7.0	10.0	In Subject Property
T6	Spruce	0.40	7.0	10.0	In Subject Property
T7	Pine Tree	0.20	1.5	3.0	In Subject Property
T8	Deciduous Tree	0.25	4.0	4.0	In Subject Property
T9	Deciduous Tree	1.00	10.0	8.0	In Subject Property
T10	Lilac Bush	---	4.0	2.5	In Subject Property
T11	Spruce	0.20	5.0	7.0	In Subject Property
T12	Deciduous Tree	0.80	10.0	9.0	In Adjacent's Property
T13	Spruce	0.40	8.0	10.0	In Subject Property
T14	Tree Cluster	1.00	9.0	6.0	In Subject Property
T15	Tree Cluster	1.20	8.0	7.0	In Subject Property
T16	Spruce	0.35	5.0	8.0	In Subject Property
T17	Lilac Bush	---	4.0	3.5	In Subject Property
T18	Cornusopale	0.25	6.0	4.0	In Subject Property
T19	Tree	0.20	2.5	4.0	In Subject Property
T20	Pine Tree	0.40	4.0	6.0	In Subject Property
T21	Tree Cluster	0.61	6.0	5.0	In Subject Property
T22	Tree	0.50	4.0	4.0	In Subject Property
T23	Spruce	0.45	6.0	8.0	In Subject Property
T24	Spruce	0.13	1.0	5.0	In Subject Property
T25	Spruce	0.45	6.0	10.0	In Subject Property
T26	Spruce	0.61	7.0	10.0	In Subject Property
T27	Spruce	0.40	9.0	8.0	In Adjacent's Property
T28	Spruce	0.40	5.0	8.0	In Adjacent's Property
T29	Spruce	0.30	6.0	1.5	In Adjacent's Property
T30	Deciduous Tree	0.20	4.0	5.0	In Adjacent's Property
T31	Lilac Bush	---	1.5	3.5	In City Property

PRELIMINARY
DRAWINGS

NOT FOR
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INCORPORATED

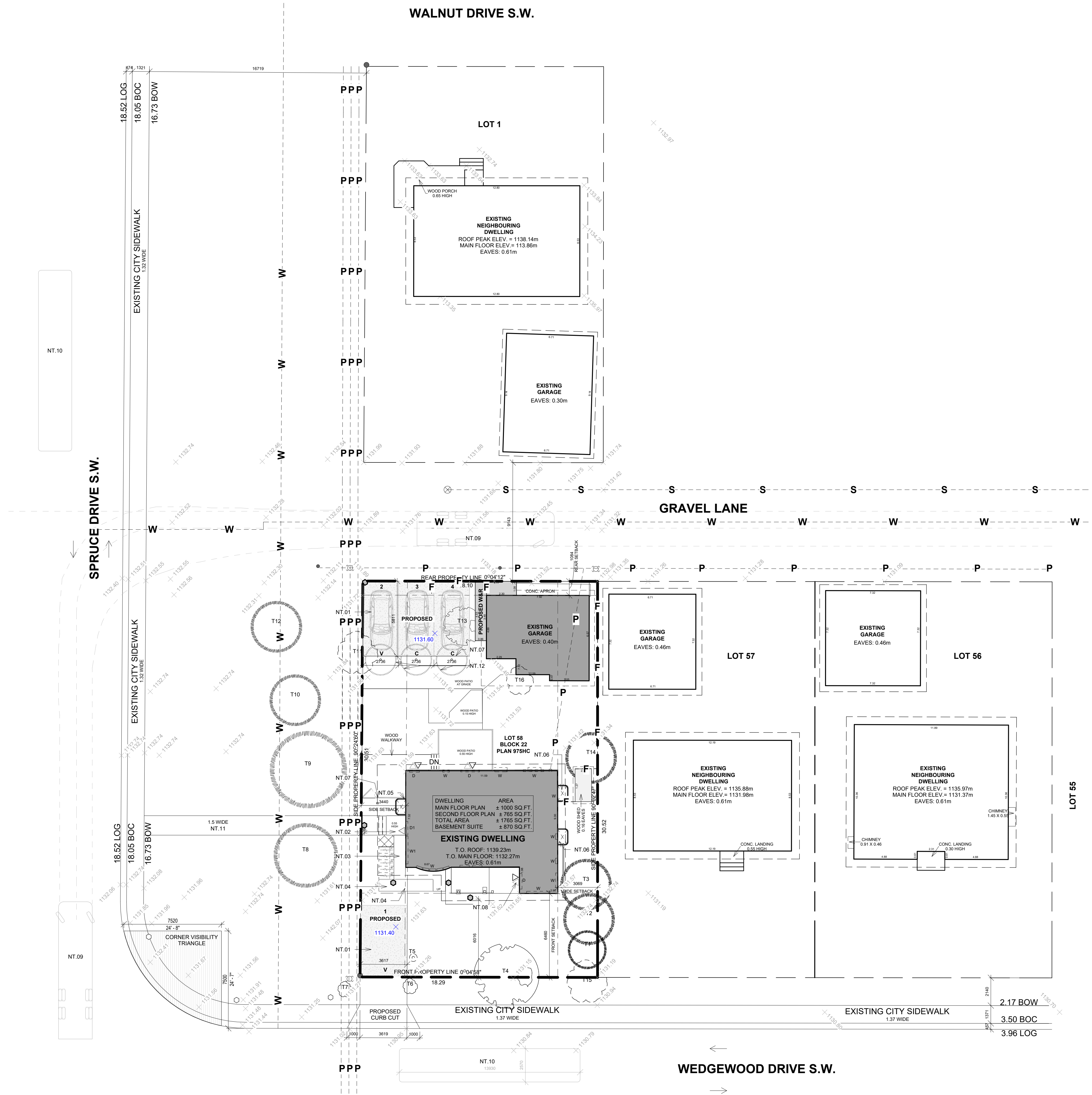
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CALGARY, AB

LOT 58 BLOCK 22 PLAN 975HC

SITE PLAN

DP 1.2

Project number	0001
Date	2026.05.12
Drawn by	AB
Checked by	SC
Scale	As indicated



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DRAWINGS

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MATERIAL LEGEND

- EXISTING ASPHALT SHINGLES, RED TONE
- PROPOSED DARK BROWN PAINT ON EXISTING CEDAR SHINGLE SIDING
- PROPOSED BLUE PAINT ON EXISTING WOODEN SIDING
- EXISTING CONCRETE, LIGHT GREY TONE
- EXISTING PEBBLE DASH ON CONCRETE
- PROPOSED OVERHANG SIGNAGE- 1' 6" X 15' 3"
DARK GREY METAL SUPPORTED BY DARK GREY BRACKETS
- PROPOSED SIGNAGE ON SECOND FLOOR- 1' 6" X 15' 3"
- PROPOSED OVERHANG SIGNAGE- 1' 6" X 5' 11"
DARK GREY METAL SUPPORTED BY DARK GREY BRACKETS
- PROPOSED OVERHANG ELLIPTICAL SIGNAGE-
DARK GREY METAL SUPPORTED BY DARK GREY BRACKETS
- 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" 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

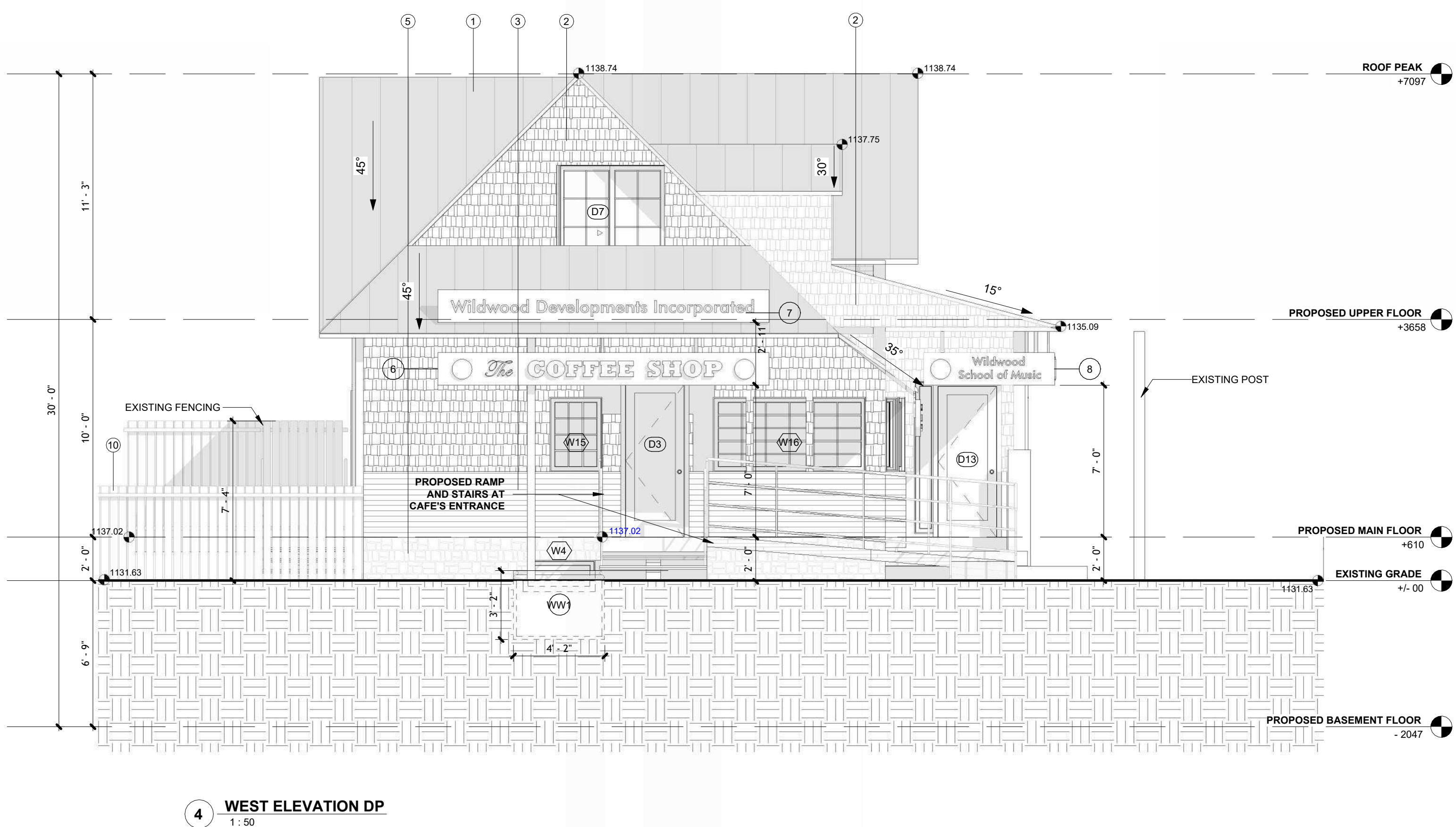
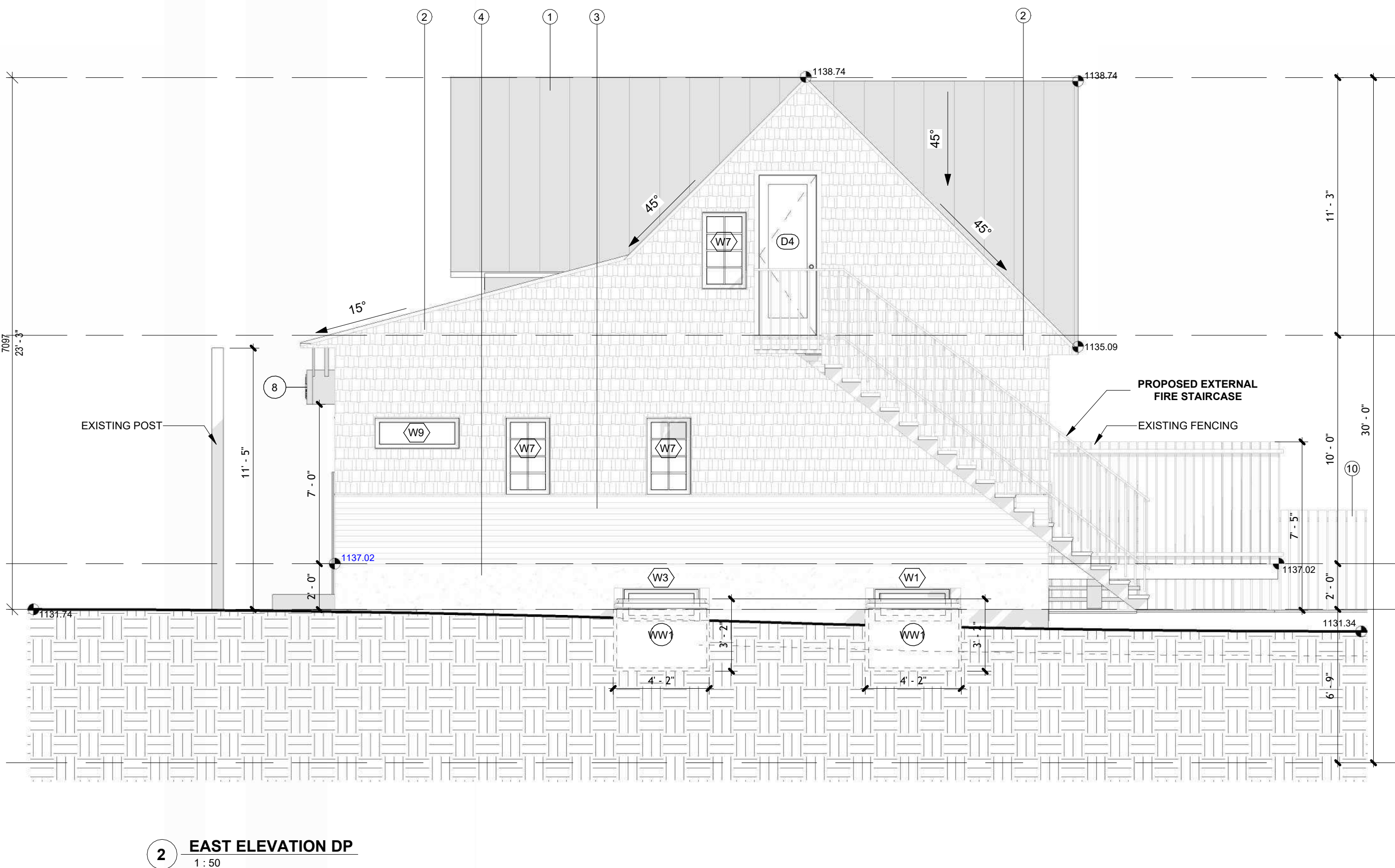
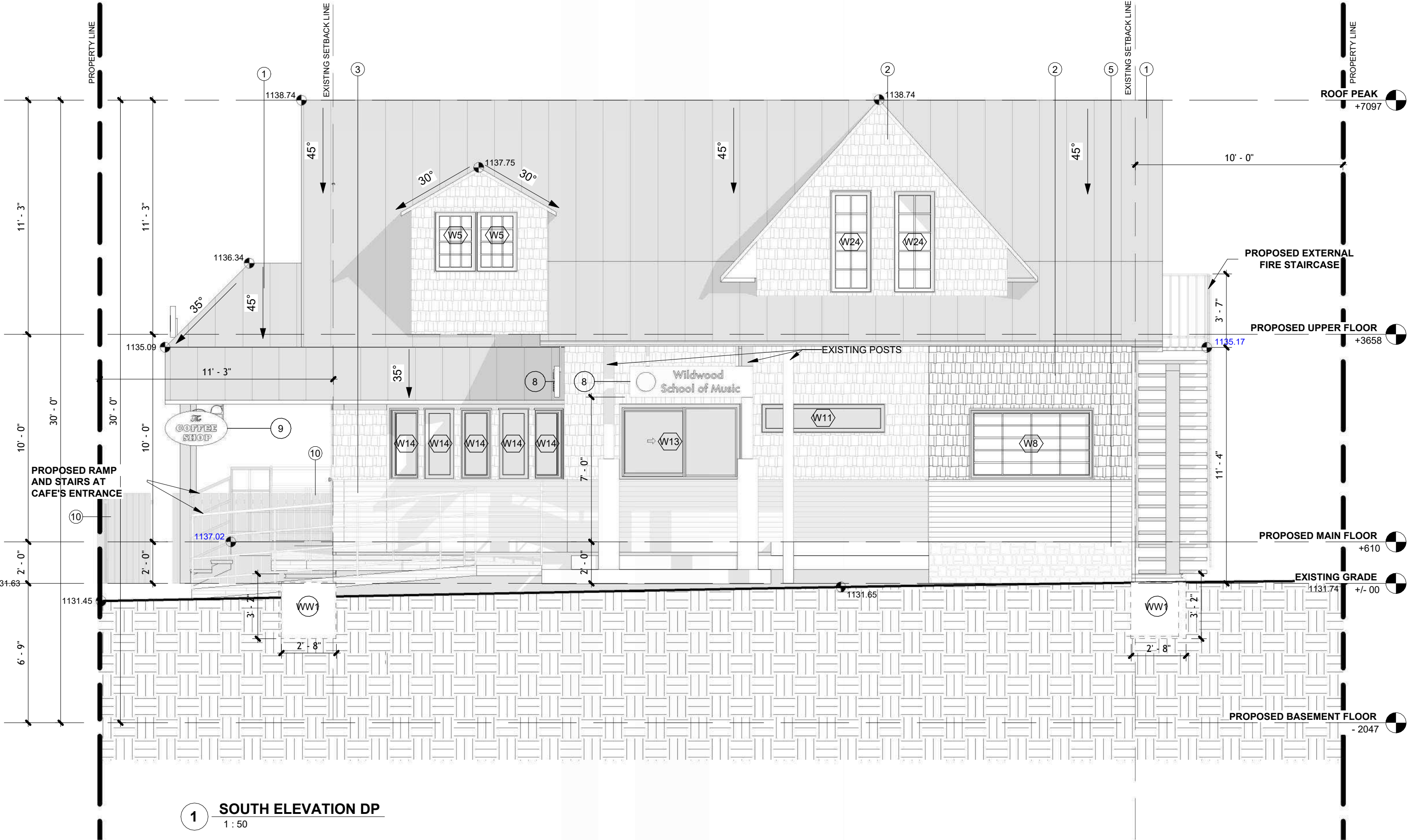
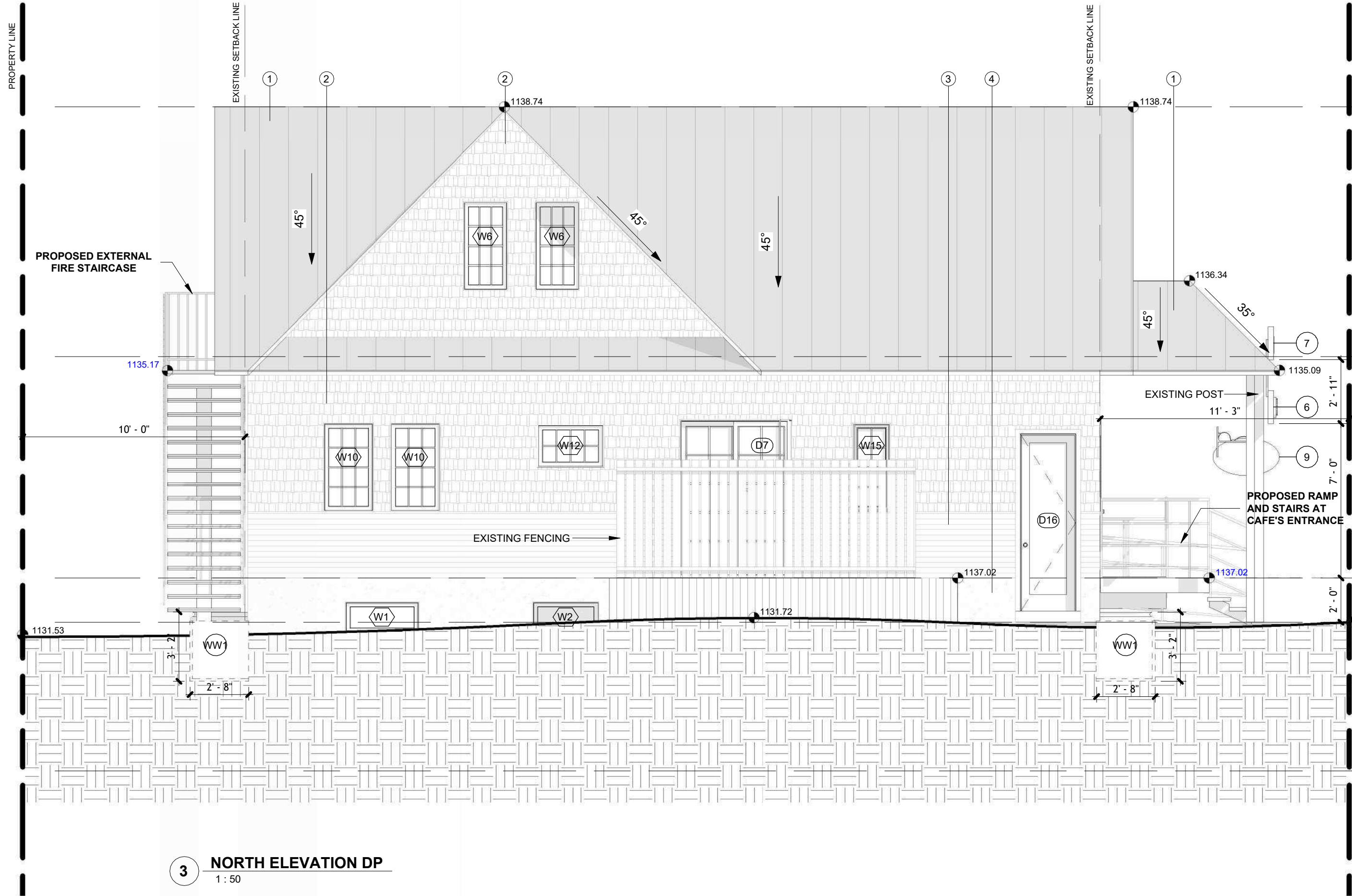
- D7 EXISTING 84" X 84" SLIDING DOOR
D8 EXISTING 60" X 80" DOUBLE SWING DOOR
D9 EXISTING 36" X 84" BARN DOOR
D10 EXISTING 30" X 84" DOOR
D11 PROPOSED 60" X 84" DOUBLE SWING DOOR
D12 PROPOSED 55" X 80" BIFOLD DOOR

- D13 PROPOSED 32" X 84" ENTRY/EXIT DOOR
D14 PROPOSED 30" X 84" DOOR
D15 PROPOSED 36" X 84" ACCESSIBLE DOOR
D16 EXISTING 30" X 96" SERVICE 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" WINDOW
W9 EXISTING 18" X 48" WINDOW
W10 EXISTING 15" X 48" WINDOW
W11 EXISTING 18" X 72" WINDOW
W12 EXISTING 24" X 36" WINDOW

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



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ELEVATIONS

DP 3.0

Project number	0001
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Scale	1 : 50