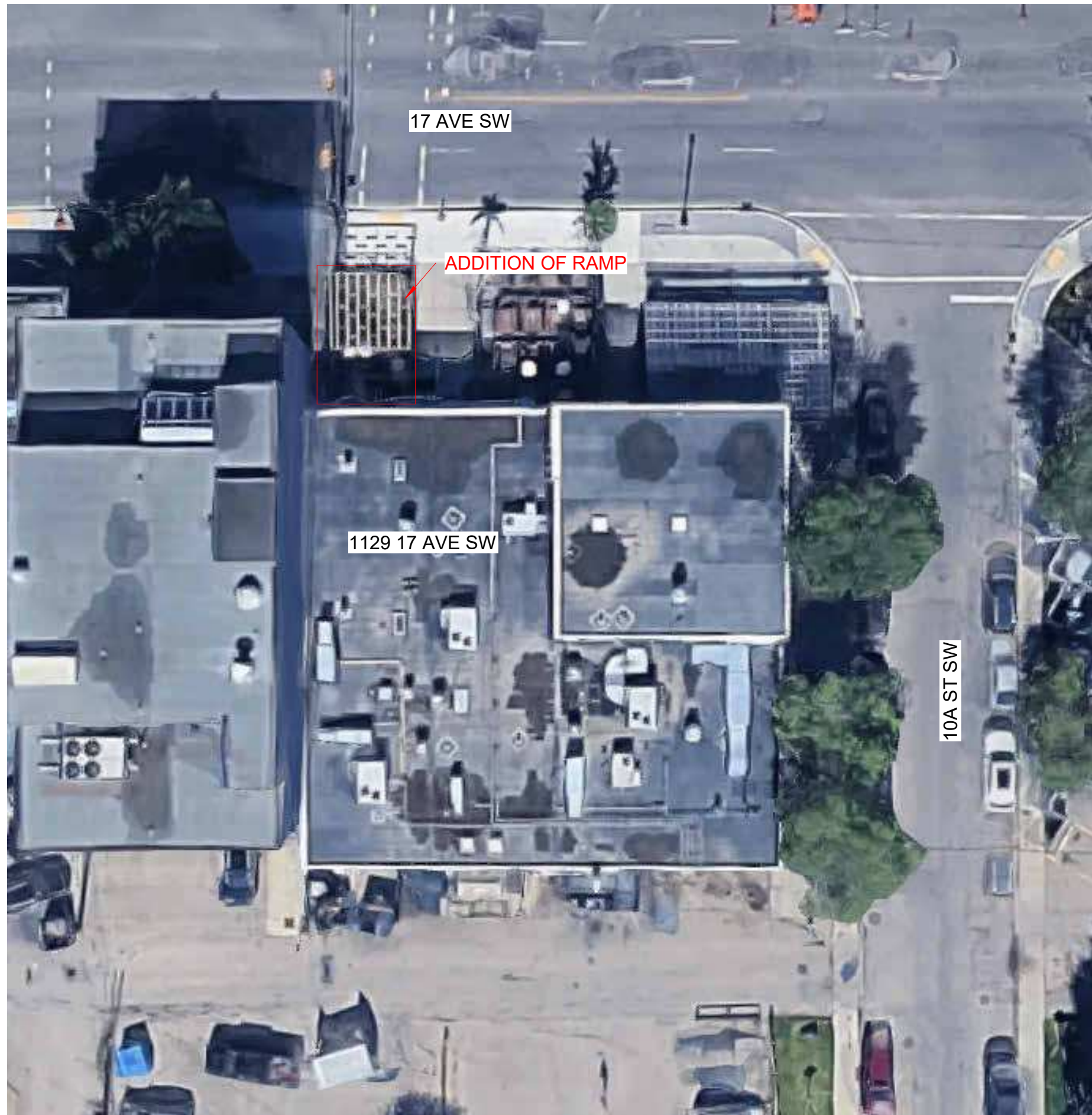




SITE CHANGES
1129 17 AVE SW
CALGARY, AB

ADDITION OF BARRIER FREE
ACCESS RAMP TO SITE

Sheet List	
Sheet Number	Sheet Name
A100	COVER PAGE
A102	SITE CHANGES

GENERAL NOTES

1- GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS

2- ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

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NO DESCRIPTION DATE

Client
Macro Realty & Management Ltd.

Project
SITE CHANGES

Address
1129 17 AVE SW
CALGARY, AB

Sheet
COVER PAGE

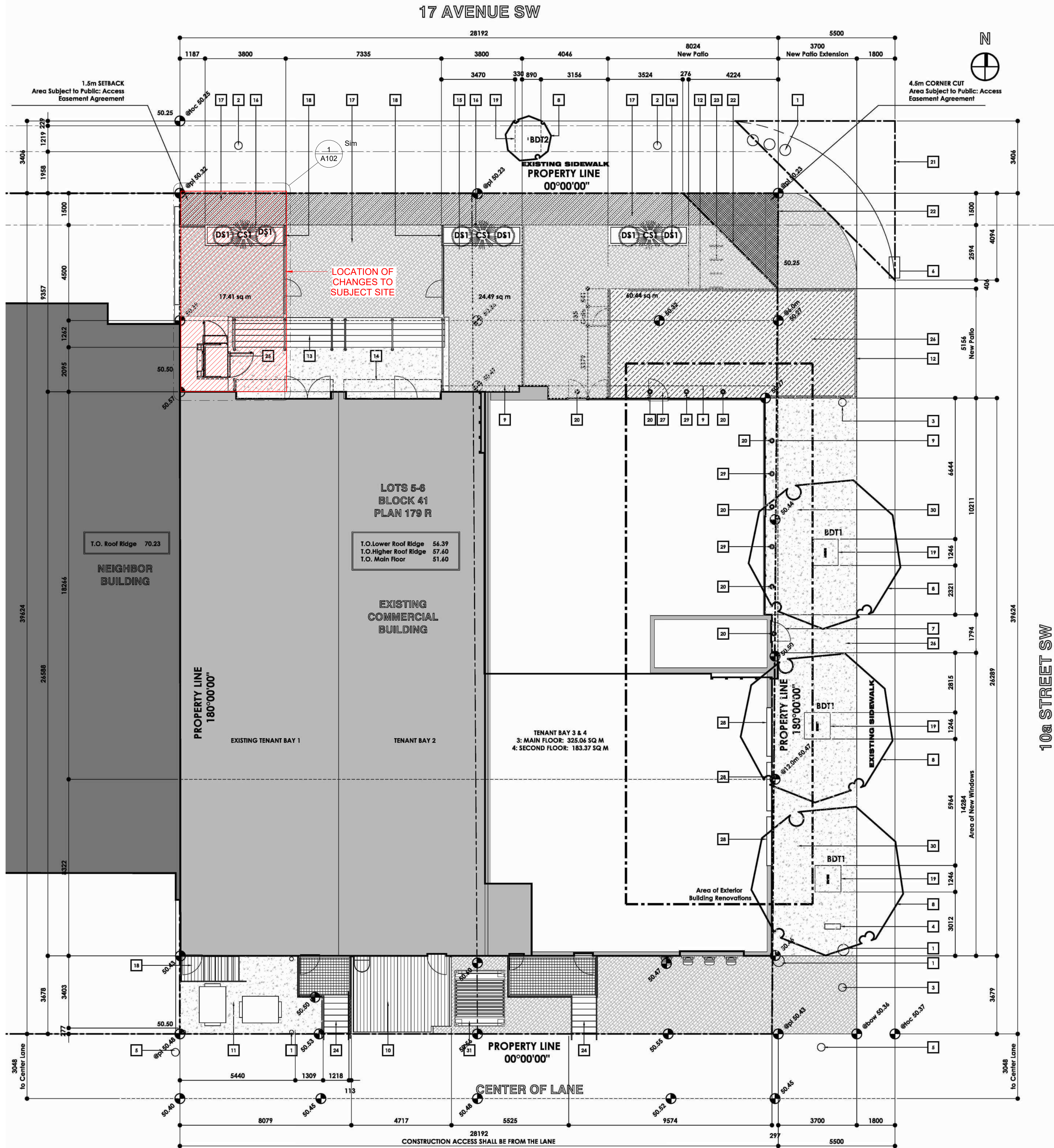
Project Number N/A

A100

Scale 1 : 100



MEIGA DEVELOPMENT CORPORATION
STE 210 - 815 10TH AVE SW
CALGARY, ALBERTA, T2R 0B4
T: 403-303-2715
E: MEIGAHOME@GMAIL.COM



1 Siteplan
1 : 100

100 1000 5000

LOT INFORMATION

MUNICIPAL ADDRESS:

1127 & 1129 - 17th Avenue SW

LEGAL ADDRESS:

Lots 5-6 / Block 41 / Plan 179 R

ZONING:

C-COR 1 B3.0 h23

USES (EXISTING & UNCHANGED):

Main Floor: Small/Medium Restaurant
Second Floor: Office Group / Office

SCOPE OF WORK:

Exterior renovations to building are to elevations only. New Windows located along East Elevation are proposed. New Entrance Doors to provide direct access to the Outdoor Patio space are proposed. New Outdoor Patio size and location is proposed.

SITE INFORMATION

SITE AREA:

Site Area = 1117.06 m²

FLOOR AREA RATIO (UNCHANGED):

Building footprint remains the same. Exterior renovations only.

SITE COVERAGE (UNCHANGED):

Building footprint remains the same. Exterior renovations only.

PARKING (EXISTING)

PARKING REQUIREMENTS:

Existing parking conditions.

SETBACK (EXISTING)

SETBACK REQUIREMENTS:

Commercial District : no minimum requirement for setback.
All setback are existing and will not be altered

LANDSCAPING

LANDSCAPING REQUIREMENTS:

New landscaping areas to be serviced by an underground irrigation system.

SIGNAGE

SIGNAGE:

All existing signage on the property to remain.
New tenant sign is proposed on the North Elevation. (See detail A-011)

EXISTING BOULEVARD TREE

Deciduous Trees				
Key	Scientific Name	Common Name	Planting Size	3
BDT1	Ulmus Americana	American Elm	300mm CAL., 7.0m Canopy 9.8m Height	1
BDT2	Cornus x 'Rutban'	Dogwood	75mm CAL., 350mm Canopy 3m Height	4

EXISTING PLANTING

Deciduous Shrubs				
Key	Scientific Name	Common Name	Planting Size	8
DS1	Juniper Sabina "Arcadia"	Juniper "Arcadia"	Max. 400-500mm ht., Min. 4 major basal stems. Root Spread 250mm. - #2 cont.	
Coniferous Shrubs				
Key	Scientific Name	Common Name	Planting Size	4
CS1	Pinus Mugo	Mugo Pine	Max. 400 spr., Root ball Diameter 350mm Container size #5.	12

LEGEND NOTES:

- Existing Bollard - To Remain
- Existing Light Standard - To Remain
- Existing 2hrs PARKING Sign - To Remain
- Existing Utility Box - To Remain
- Existing Utility Pole (Power, Cable, Phone) - To Remain
- Existing Catch Basin - To Remain
- Existing Exit Door - To Remain
- Existing Deciduous Tree - To Remain
- Existing Cantilevers Above - To Remain
- Existing Concrete Loading Dock with Wood Rolling
- Existing Garbage Collection Area
- New Terrace Metal Rolling - (See Detail A-011)
- Existing Concrete Steps - To Remain
- Existing Canopy - To Remain
- Existing Concrete Paver Patio - To Remain
- Existing Wood Planter box - To Remain
- Existing Hard Landscaping - To Remain
- New Exit Landing & Stair
- Existing Tree Grate - To Remain
- Existing Exterior Pot Light 100W - To Remain
- Visibility Corner Triangle 7500 x 7500mm
- Corner Cut 4500 x 4500mm
- Existing Bicycle Racks, Class 2 - To Remain
- Existing Metal Landing & Stair - To Remain
- Existing Handicap Access Chair Lift - To Remain
- New Concrete - Broom Finish
- New Patio Entrance Door
- New Windows
- New Outdoor Speaker
- New Concrete as per City Standards
- New Storage Container
- Spot Elevations
For Geodetic Elevations + 1000.00

NOTE: All grades existing and are not altered.

Windows or Doors

LEGEND:

- Existing Building, Area of Tenant Improvement
- Existing Building
- Existing Hard Landscaping (Not Altered)
- NEW Stamped Concrete
- NEW Concrete as per City Standards
- Existing Concrete

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Sheet

SITE PLAN

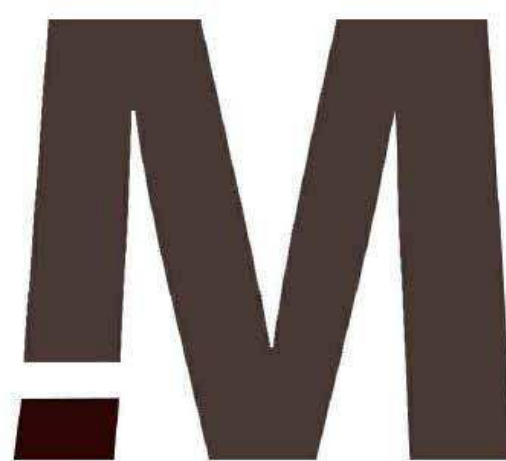
Project Number

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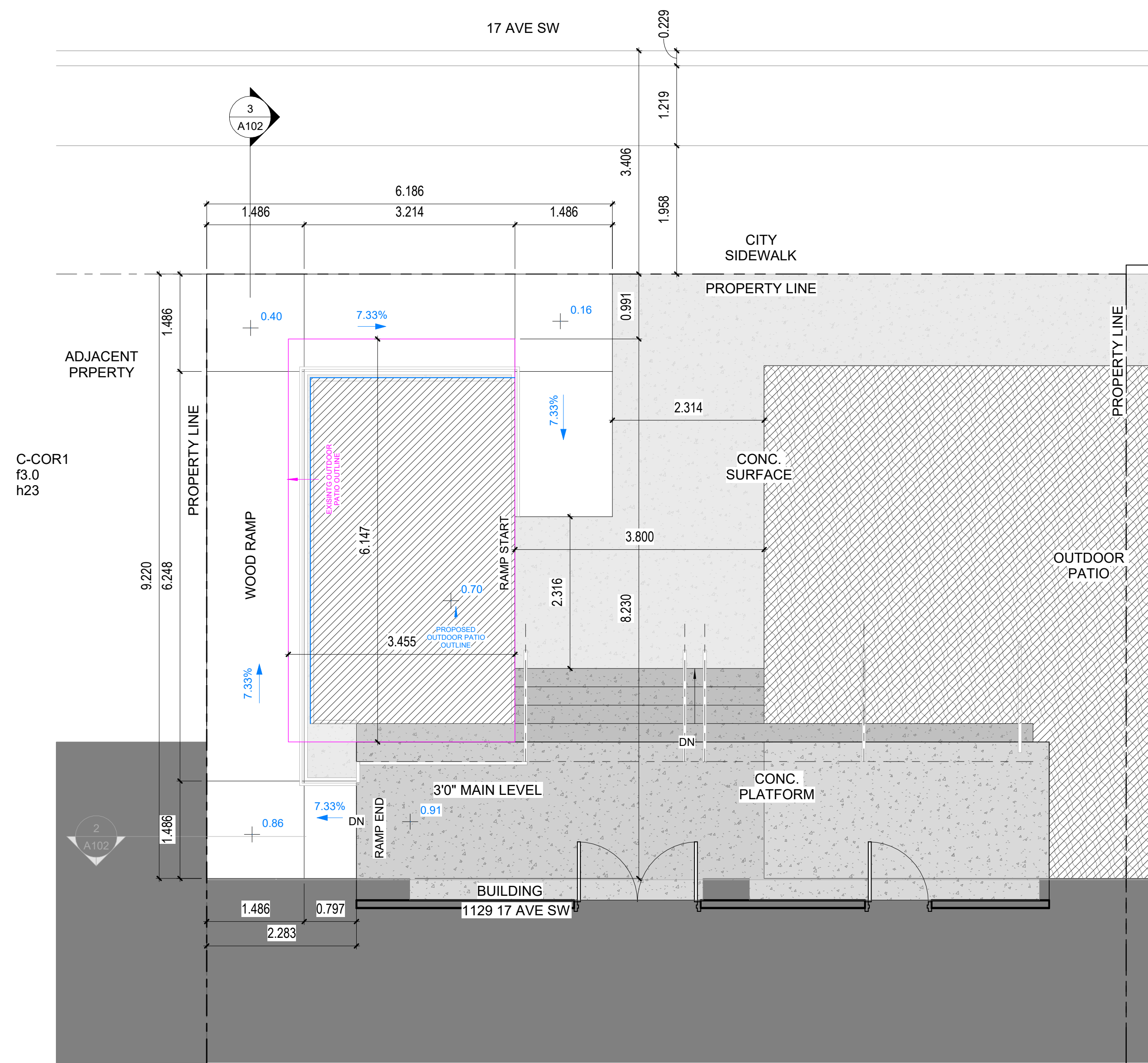
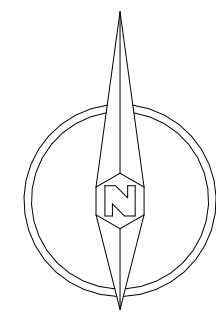
A101

Scale

1 : 100



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1 Site
1 : 50

CODE REVIEW:

RAMP DESIGN BASED ON THE ALBERT ACCESSIBILITY GUIDE 2024
AND NATIONAL BUILDING CODE ALBERTA EDITION 2023

3.8.3.5.(1) RAMP IN A BARRIER FREE PATH OF TRAVEL SHALL:

3.8.3.5.(1)(a) HAVE A CLEAR WIDTH OF NOT LESS THAN 1000mm.

3.8.3.5.(1)(b) HAVE A UNIFORM SLOPE NOT MORE THAN 1/12

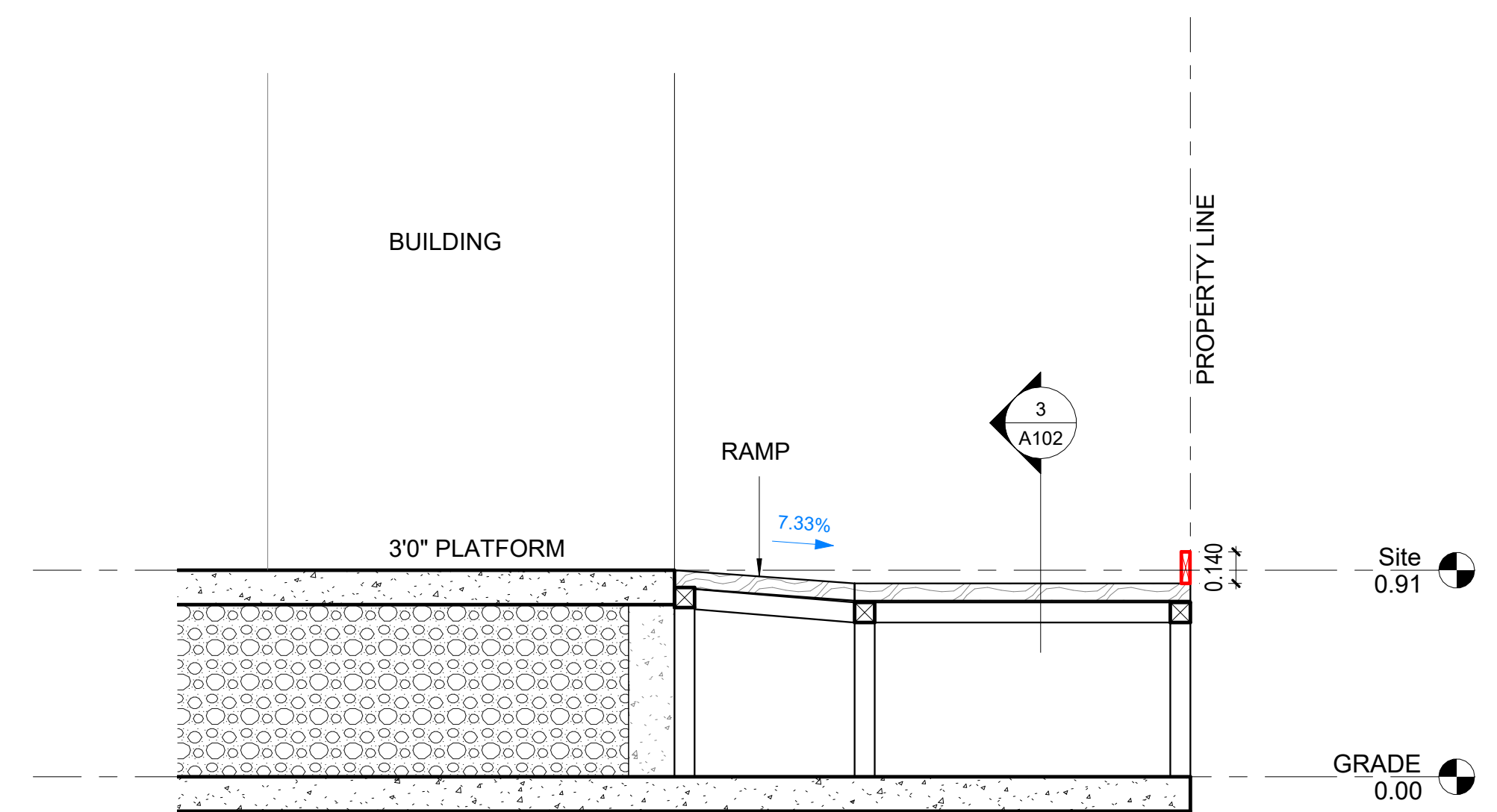
3.8.3.5.(1)(d) HAVE LEVEL ARE NOT LESS THAN 1350mm LONG AND AS
WIDE AS THE RAMP AT INTERVALS NOT MORE THAN 9m ALONG THE
RAMP LENGTH.

3.8.3.5.(1)(f) BE EQUIPPED WITH GUARDS

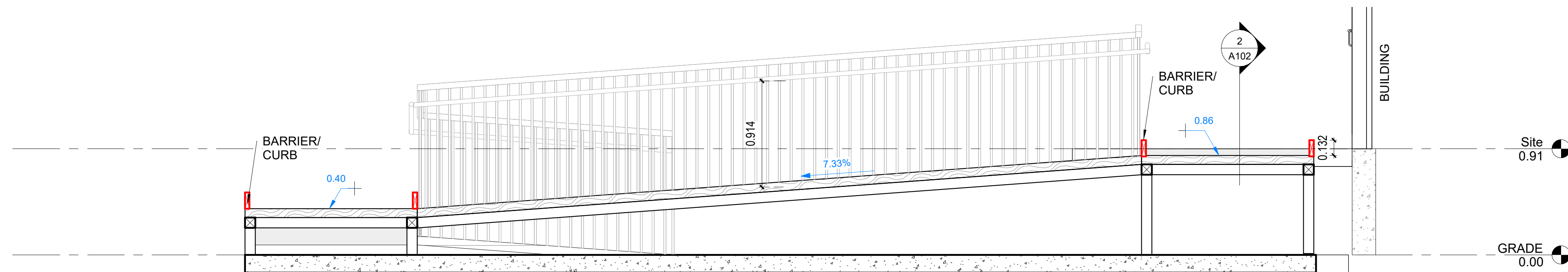
3.8.3.5.(1)(g) HAVE A LEVEL NOT LESS THAN 1350mm BY 1350mm
WHERE A RAMP AMKES A 90° TURN.

3.8.3.5.(2) HANDRAILS INSTALLED IN ADDITION TO GUARDS NEED NOT
PROVIDE GUARDS.

3.8.3.5.(5) RAMP AND LANDINGS NOT AT GRADE SHALL HAVE EDGE
PROTECTION CONSISTING OF A CURB NOT LESS THAN 75mm HIGH



2 Ramp Section 1
1 : 25



3 Ramp Section 2
1 : 25

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As indicated



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