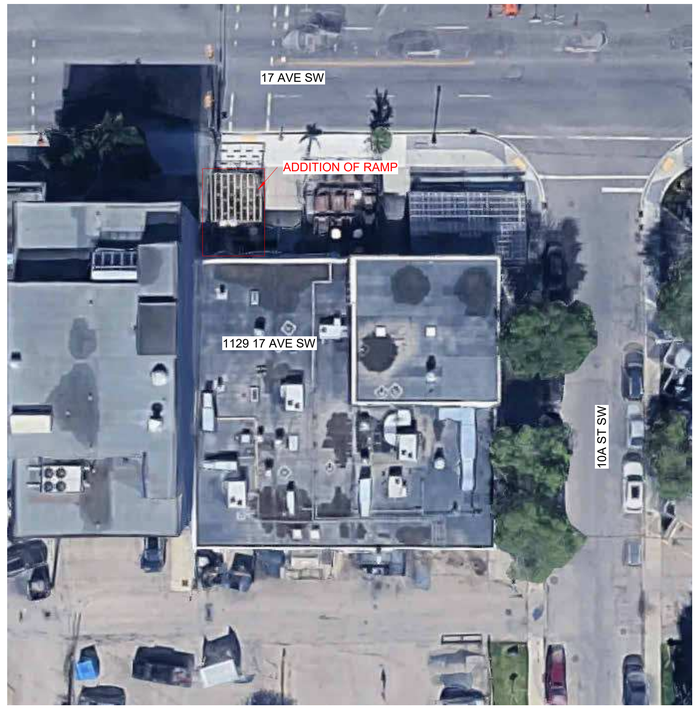


SITE CHANGES
1129 17 AVE SW
CALGARY, AB

ADDITION OF BARRIER FREE
ACCESS RAMP TO SITE

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

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

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

NO	DESCRIPTION	DATE
	ISSUED FOR DP SUBMISSION	8/17/2026 1:08:26 PM

Client

Macro Realty & Management Ltd.

Project

SITE CHANGES

Address

1129 17 AVE SW
CALGARY, AB

Sheet

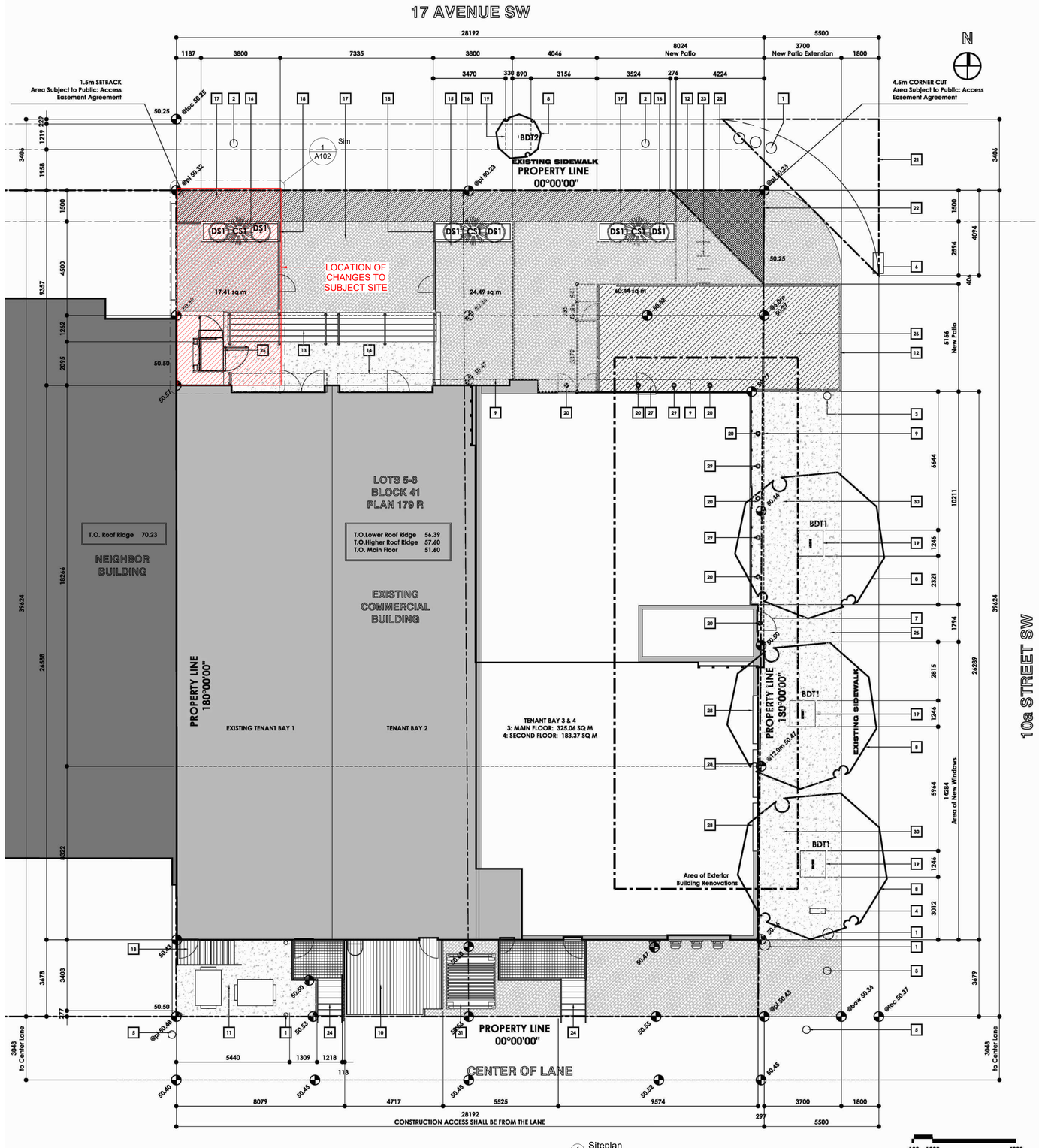
COVER PAGE

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

LOT INFORMATION

MUNICIPAL ADDRESS:
1127 & 1129 - 17th Avenue SW

LEGAL ADDRESS:
Lots 5-6 / Block 41 / Plan 179 R

ZONING:
C-COR 1 f3.0 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)

LEGEND NOTES:

1 Existing Bollard - To Remain
2 Existing Light Standard - To Remain
3 Existing 2hrs PARKING Sign - To Remain
4 Existing Utility Box - To Remain
5 Existing Utility Pole (Power, Cable, Phone) - To Remain
6 Existing Catch Basin - To Remain
7 Existing Exit Door - To Remain
8 Existing Deciduous Tree - To Remain
9 Existing Cantilevers Above - To Remain
10 Existing Concrete Loading Dock with Wood Railing
11 Existing Garbage Collection Area
12 New Terrace Metal Railing - (See Detail A-011)
13 Existing Concrete Steps - To Remain
14 Existing Canopy - To Remain
15 Existing Concrete Paver Patio - To Remain
16 Existing Wood Planter box - To Remain
17 Existing Hard Landscaping - To Remain
18 New Exit Landing & Stair
19 Existing Tree Grate - To Remain
20 Existing Exterior Pot Light 100W - To Remain
21 Visibility Corner Triangle 7500 x 7500mm
22 Corner Cut 4500 x 4500mm
23 Existing Bicycle Racks, Class 2 - To Remain
24 Existing Metal Landing & Stair - To Remain
25 Existing Handicap Access Chair Lift - To Remain
26 New Concrete - Broom Finish
27 New Patio Entrance Door
28 New Windows
29 New Outdoor Speaker
30 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

EXISTING BOULEVARD TREE

Deciduous Trees

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

EXISTING PLANTING

Deciduous Shrubs

Key	Scientific Name	Common Name	Planting Size	
DS1	Juniper Sabina "Arcadia"	Juniper "Arcadia"	Max. 400-500mm ht., Min. 4 major basal stems. Root Spread 250mm. - #2 cont.	8

Coniferous Shrubs

Key	Scientific Name	Common Name	Planting Size	
CS1	Pinus Mugo	Mugo Pine	Max. 400 spr., Root ball Diameter 350mm Container size #5.	12

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NO	DESCRIPTION	DATE

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Client
Macro Realty & Management Ltd.

Project
SITE CHANGES

Address
1129 17 AVE SW
CALGARY, AB

Sheet
SITE PLAN

Project Number N/A

A101

Scale 1 : 100

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