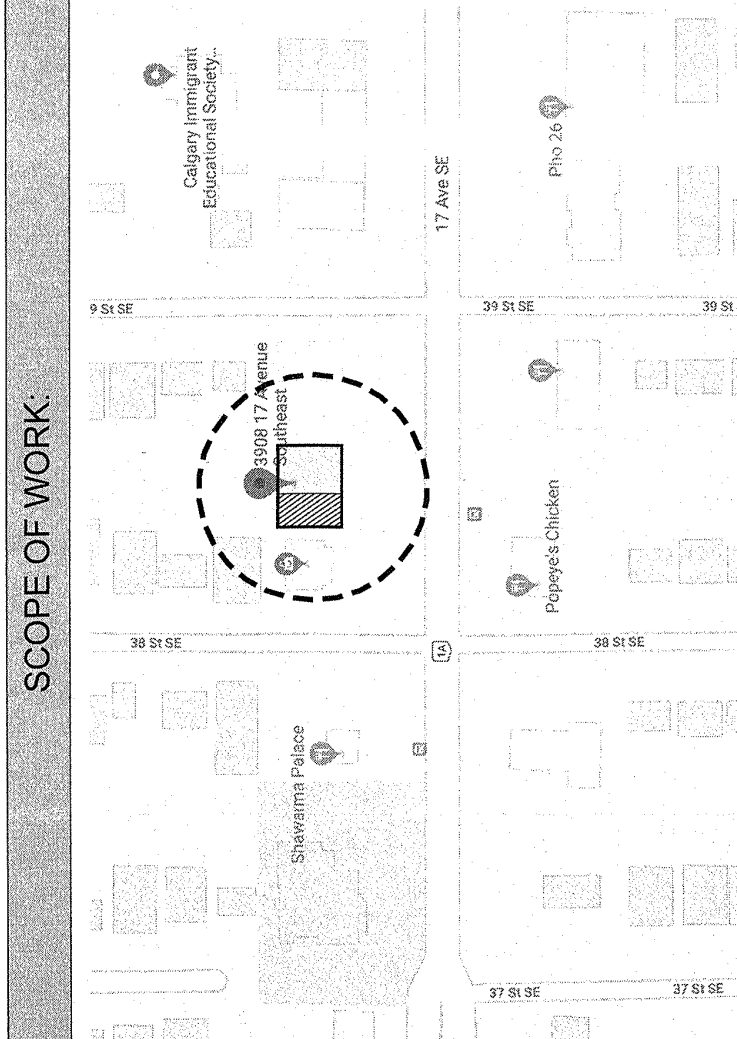
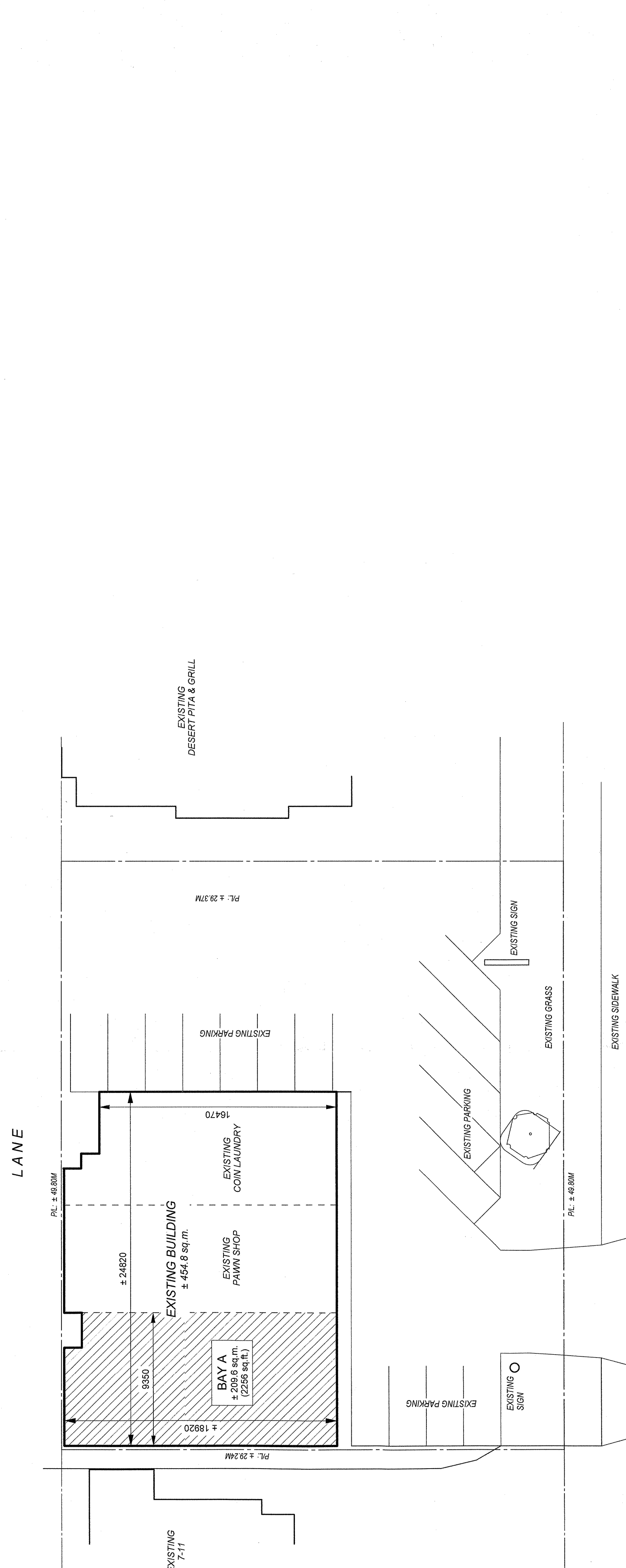
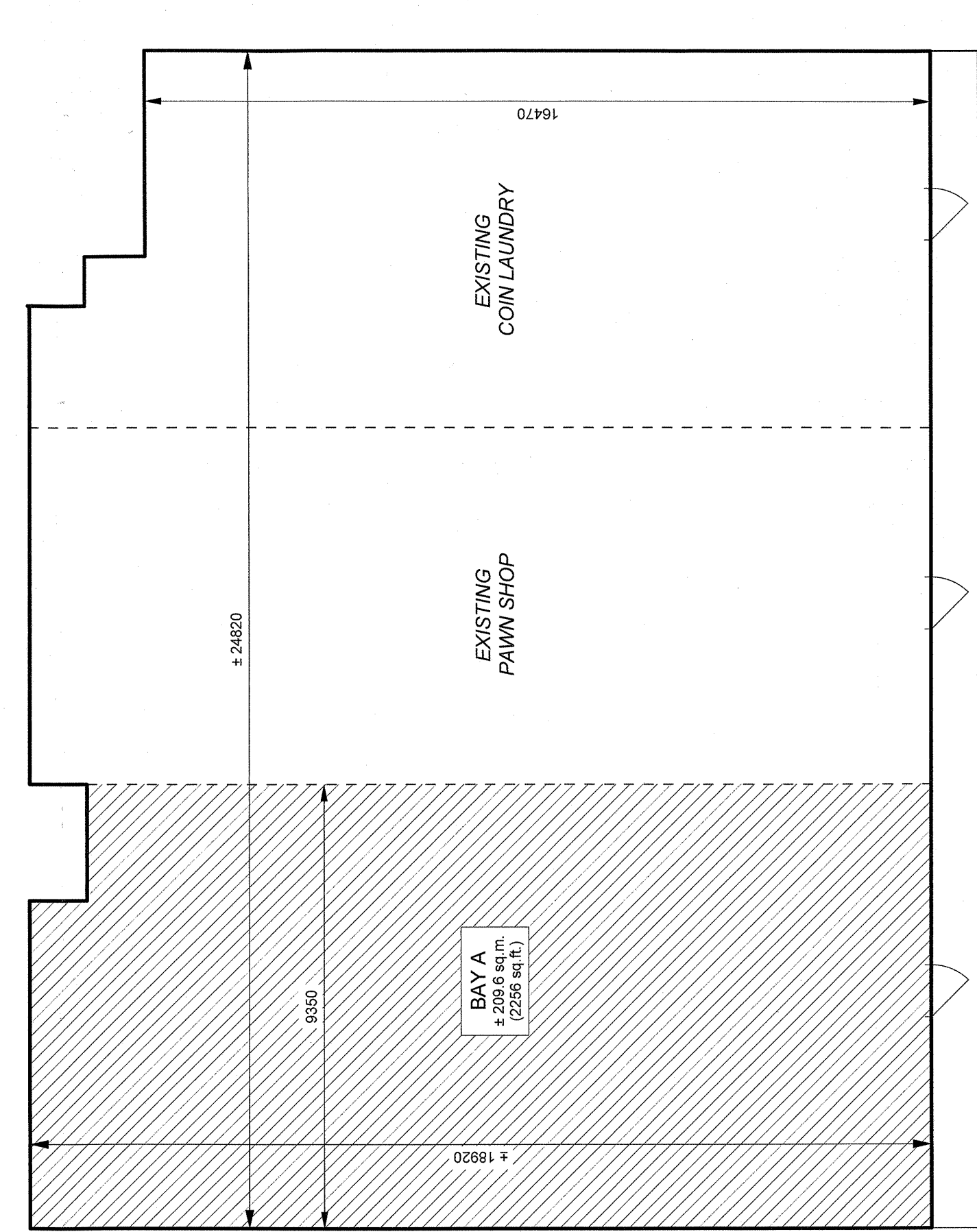
 Rick Balbi Architect Ltd #15, 5917 - 1 st Street S.W. Calgary, Alberta T2H 0G4 Ph: (403) 243-7253 - 3078 general@rabb.ca	Architect	Site Plan	Drawing Title: Site Plan	JOB No: 18-049 DATE: February 12, 2018 DRAWN: PB	Sheet DP1 of 1
THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF RICK BALBI ARCHITECT LTD. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.					

<p>SCOPE OF WORK:</p> 	<p>SITE INFORMATION</p> <p>LEGAL DESCRIPTION: LOTS 3 to 7 BLOCK 6 PLAN 2700 A.H. ADDRESS: 3908 17 AVE SE, CALGARY, ALBERTA. LAND USE: C-COR22.0M12 Commercial - Corridor 2 EXISTING BUILDING AREA: ± 209.6 sq.m. (± 2,256 sq.ft.) SITE AREA:</p>	<p>SCOPE OF WORK:</p> <p>INTERIOR RENOVATION OF EXISTING BUILDING FOR NEW LIQUOR STORE.</p>	<p>PARKING REQUIREMENTS</p> <p>EXISTING DEVELOPMENT EXISTING PARKING: ± 16 STALLS • PREVIOUS TENANCY: PIZZA SHOP - REQUIRES A MINIMUM OF 2.85 MOTOR VEHICLE PARKING STALLS PER 100 SQUARE METRES OF PUBLIC USE PUBLIC SPACE = 209.6 x 0.40 = 83.8 sq.m. - ASSUMED 15% PUBLIC SPACE = 209.6 x 0.15 = 31.44 sq.m. 8.38 x 2.85 = 23.9 ± 24 stalls req'd.</p> <p>• PROPOSED TENANCY: LIQUOR STORE - REQUIRES A MINIMUM OF 5.0 MOTOR VEHICLE PARKING STALLS PER 1000 SQUARE METRES OF GROSS USABLE AREA - ASSUMED 15% PUBLIC SPACE = 209.6 x 0.15 = 31.44 sq.m. 157.6 x 0.825 = 130 STALLS REQ'D</p>
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CITY OF CALGARY - PLANNING DEPARTMENT AND REGIONAL DEVELOPMENT
 THESE ARE THE PLANS ASSIGNED TO THE DEVELOPMENT PERMIT NO.
 DP No 2018-0707 Date Received FEB 2 1 2018



SITE PLAN
SCALE: 1:200



SCHEMATIC FLOOR PLAN
SCALE: 1:100

FILE COPY

