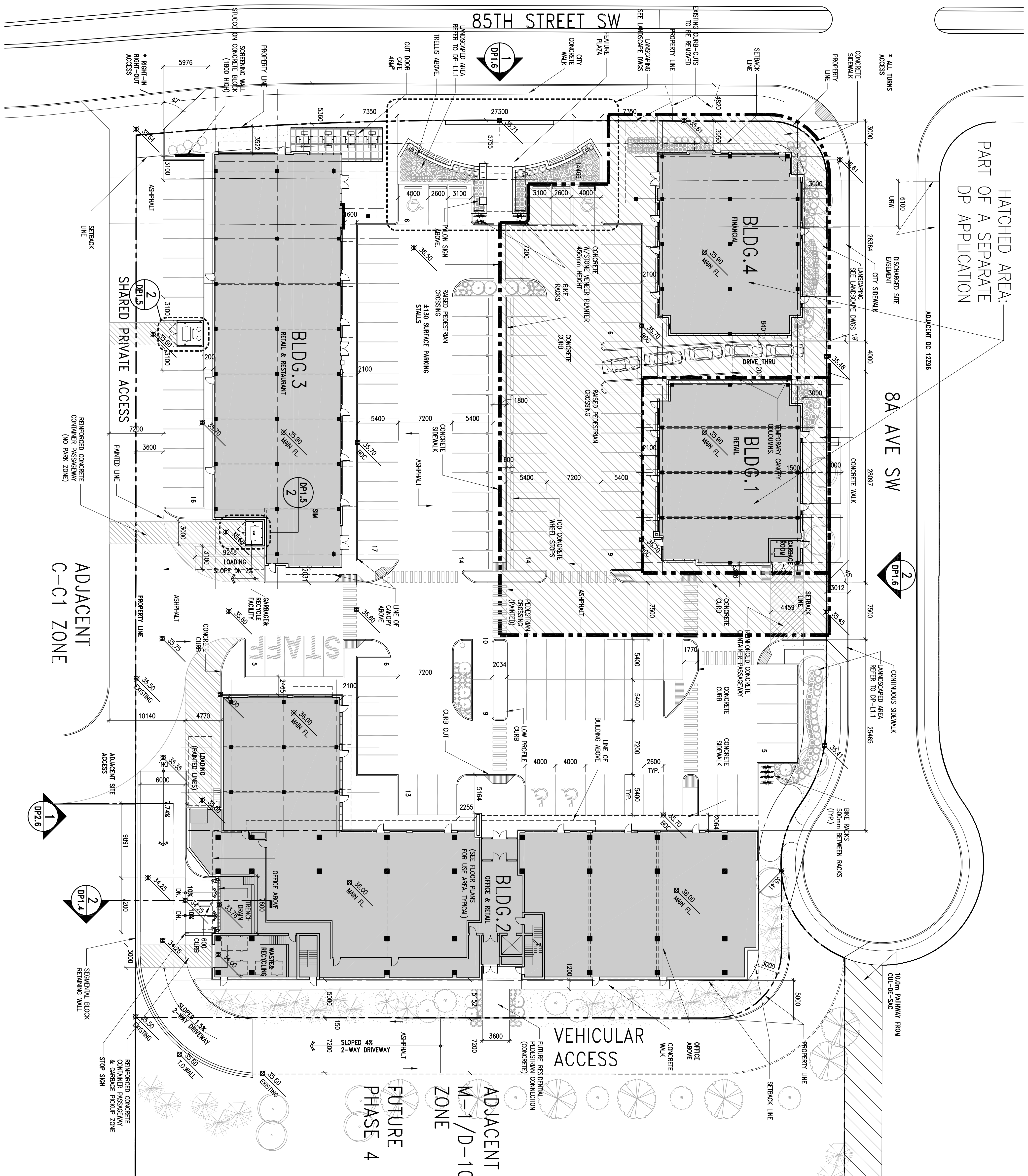


HATCHED AREA:  
PART OF A SEPARATE  
DP APPLICATION



**SITE STATISTICS**

MUNICIPAL ADDRESS: 882 85TH STREET SW, CALGARY, ALBERTA  
 LEGAL ADDRESS: 1750 17th Ave SW, CALGARY, ALBERTA  
 ZONING: DC (C-082)  
 SITE AREA: 10,695 M<sup>2</sup>; 264 AC; 1.07 HA  
 MAX. FLOOR AREA RATIO: 2  
 MAX. BUILDING HT.: 16 M  
 FROM YARD SETBACK: 3 M (ADJACENT RESIDENTIAL)  
 REAR YARD SETBACK: 3 M (ADJACENT LINE + ROAD)  
 SIDE YARD SETBACK: 3 M (ADJACENT LINE + ROAD)

**BUILDING AREAS:**

RETAIL:	1,200 M <sup>2</sup>	(12,915 SF)
BANKING PART OF THIS DP APPLICATION	465 M <sup>2</sup>	(5,000 SF)
RETAIL (NOT PART OF THIS DP APPLICATION)	465 M <sup>2</sup>	(5,000 SF)
RESTAURANT:	300 M <sup>2</sup>	(3,282 SF)
RETAIL SUB-TOTAL:	2,430 M <sup>2</sup>	(26,199 SF)
OFFICE (BUILDING 2):		
MAIN FLOOR: 750M <sup>2</sup> + 409M <sup>2</sup> SERVICE AREA =	1,155 M <sup>2</sup>	(12,215 SF)
2nd FLOOR:	1,240 M <sup>2</sup>	(13,345 SF)
3rd FLOOR:	1,065 M <sup>2</sup>	(11,465 SF)
OFFICE SUB-TOTAL =	3,440 M <sup>2</sup>	(37,025 SF)
OFFICE GROSS USABLE AREAS:		
55% OF 2ND AND 3RD FLOOR	2,490 M <sup>2</sup>	(26,800 SF)
+OFFER MAIN FLOOR =	200 M <sup>2</sup>	(2,153 SF)
TOTAL BUILDING AREAS (INCLUDING BANK BUILDING):	5,870 M <sup>2</sup>	(63,185 SF)

FAR: 2.055

\* NOTE: OFFICE / PERSONAL SERVICE TENANCIES LOCATIONS TO BE DETERMINED AT A LATER DATE

**PARKING STATISTICS:**

**BYLAW REQUIRED:**

- RETAIL: (4 STALLS / 100 M<sup>2</sup> GROSS FLOOR AREA) = 68 STALLS
- FINANCIAL INSTITUTION: (3 STALLS / 100 M<sup>2</sup> GROSS USABLE FLOOR AREA) = 14 STALLS
- (228 STALLS / 10 M<sup>2</sup> PUBLIC AREA) = 43 STALLS
- (150 M<sup>2</sup> PUBLIC SEATING AREA)
- OFFICE: (2 STALLS / 100 M<sup>2</sup> GROSS USABLE FLOOR AREA) = 50 STALLS
- MEDICAL OFFICE: (6 STALLS / 100 M<sup>2</sup> GROSS USABLE FLOOR AREA) = 12 STALLS
- REDUCED STALLS (90%): (4 STALLS FOR 2nd FLOOR = 1 PER 50M<sup>2</sup> TO A MAX OF 4 STALLS FOR 3rd FLOOR = 1 PER 50M<sup>2</sup> TO A MAX OF 4 STALLS FOR 3rd FLOOR = 225 STALLS/10M<sup>2</sup> OF OUTDOOR AREA GREATER THAN 25M<sup>2</sup>(10M<sup>2</sup>K6)) = -4 STALLS
- OUT-DOOR CAFÉ: (46 M<sup>2</sup> (495 SF)) = 6 STALLS
- 225 STALLS/10M<sup>2</sup> OF OUTDOOR AREA GREATER THAN 25M<sup>2</sup>(10M<sup>2</sup>K6)) = 185 STALLS

**PROVIDED PARKING STALLS:**

- SURFACE: 1190 STALLS
- UNDERGROUND: 1167 STALLS
- TOTAL: 2357 STALLS (-18 STALLS)

**LOADING STALLS:**

- REQUIRED: 1 LOADING STALL / 3500 M<sup>2</sup> GROSS FLOOR AREA
- NO LOADING STALL REQUIRED FOR FINANCIAL INSTITUTION
- PROVIDED LOADING STALLS: 2 STALLS

**HANDICAP PARKING STALLS REQUIRED:**

- 3 STALLS / 100 + 1 STALL FOR EACH ADDITIONAL 100 = PROVIDED: 4 HANDICAP STALLS: 4 STALLS

**GARAGE AND RECYCLE AREA:**

- REQUIRED: 100 SF / 10000 SF GROSS FLOOR AREA
- INTERNAL STORAGE ROOM: CONTAINER PASSAGE WAY MUST BE A MINIMUM OF 3M WIDE AND BE CONSTRUCTED OF REINFORCED CONCRETE.
- PROVIDED: 590 SF
- RETAIL BUILDING-2: 680 SF
- TOTAL: 1270 SF

**EXTERNAL ENCLOSURE:**

- MIN. 3M CLEAR OPENING AND 3M CLEAR DEPTH.
- MIN. 2.4M WIDE DRIVEWAY FROM THE SITE ENTRANCE TO THE WASTE AND RECYCLING COLLECTION LOCATION.
- PROVIDED: 1 EXTERNAL ENCLOSURE
- RETAIL BUILDING-3 (AS PER REQUIRED): 2 EXTERNAL ENCLOSURE
- TOTAL: 1 EXTERNAL ENCLOSURE

**BICYCLE PARKING**

- CLASS 2: REQUIRED 1 PER 250 M<sup>2</sup> GROSS USABLE RETAIL AND 1 PER 1500 M<sup>2</sup> GROSS USABLE OFFICE
- (2,445 M<sup>2</sup> / 250 ±10 STALLS +2,695 M<sup>2</sup> / 1,000± 3 STALLS) = 13 STALLS
- CLASS 1: REQUIRED 1 PER 1000 M<sup>2</sup> GROSS USABLE OFFICE
- (2,995 M<sup>2</sup> / 1,000± 3 STALLS) = 3 STALLS
- TOTAL: PROVIDED: 16 STALLS

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**NOT FOR CONSTRUCTION**

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 The contractor shall verify all levels, dimensions, and dimensions prior to commencement of work. All errors and omissions must be reported to the architect immediately.  
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Issue No.	Date	Description
01	2010-09-23	DESIGN/PERMIT

client  
**Brimor DEVELOPMENTS**  
 drawing title  
**882 85th STREET SW**  
**CALGARY, AB**

project title  
**WEST 85th**  
 drawing title  
**882 85th STREET SW**  
**CALGARY, AB**  
 drawing title  
**SITE PLAN**  
 scale: 1:250  
 drawn by: NB  
 checked by: SP  
 project no: 209-030  
 date issued: 2010-02-02  
 revision no: **DP1.2**