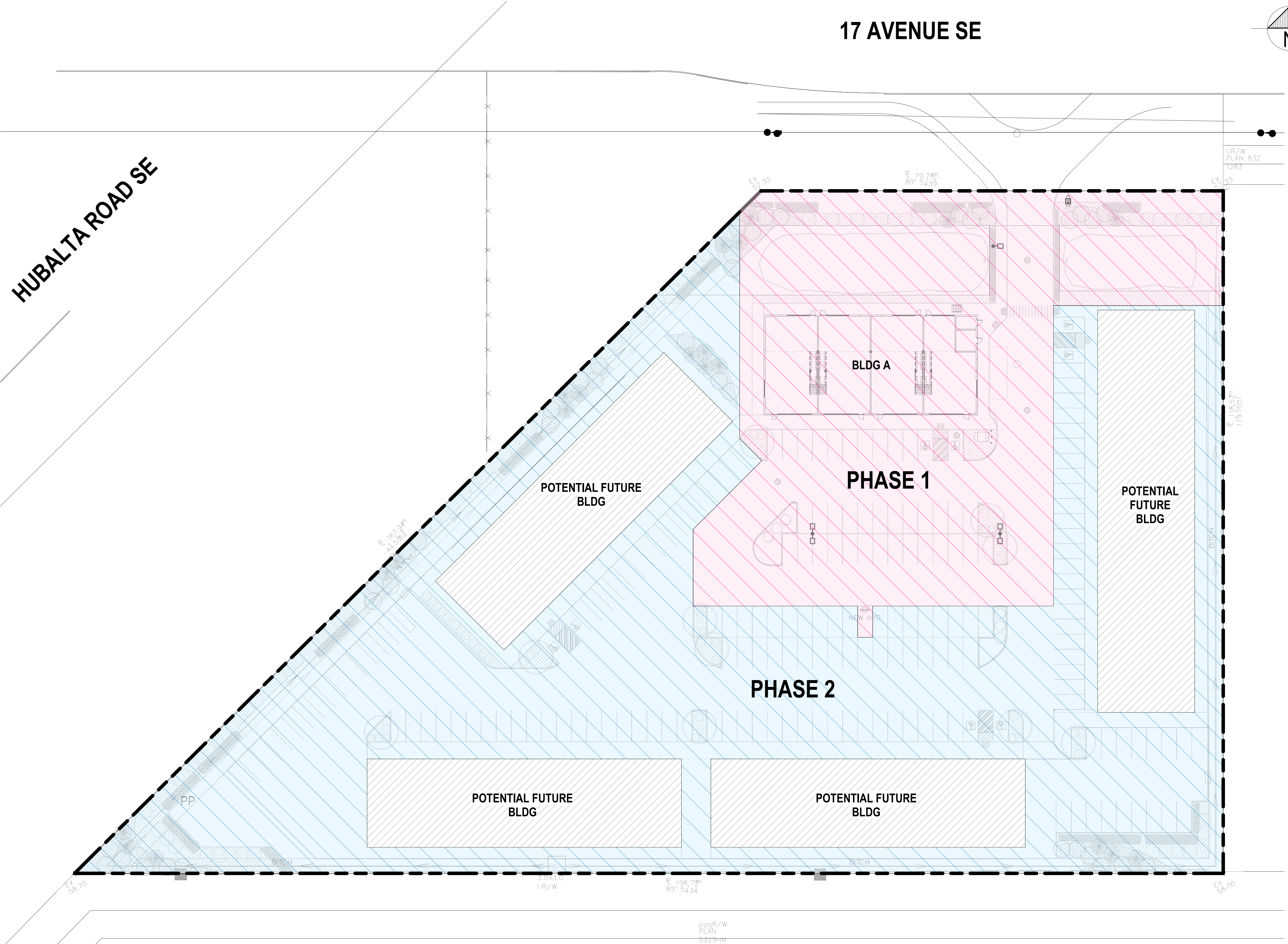




Issue	PROJECT NO.
1	22-5356

HUBALTA ROAD SE

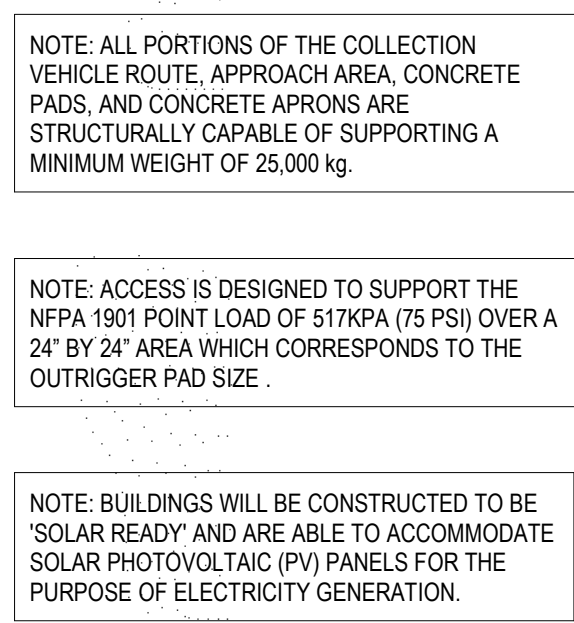
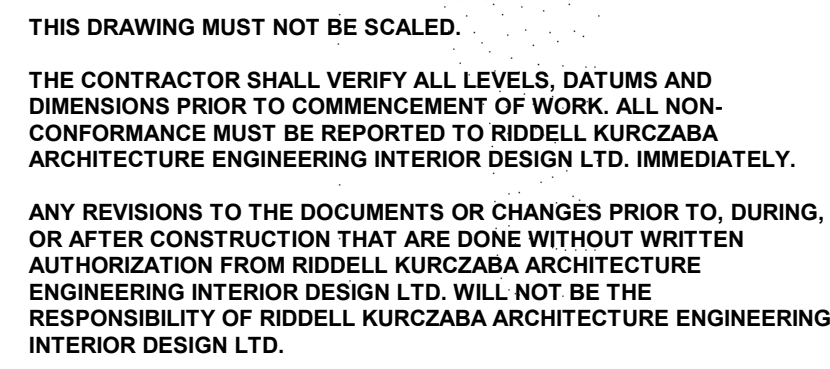


DP-1.00

DEVELOPMENT PERMIT

1 PHASING PLAN
DP-1.00 SCALE: 1 : 300

HUBALTA ROAD SE



STAMP

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CONNECT CREATE STAND-OUT

CONNECT CREATE STAND-OUT

ROCKMOUNT CORPORATION

HUBALTA PLAZA

5805 17 AVENUE SE, CALGARY, ALBERTA

DRAWN BY Jenny Li	REVIEWED BY Peter Schulz
DATE 07/05/23	SCALE 1 : 300

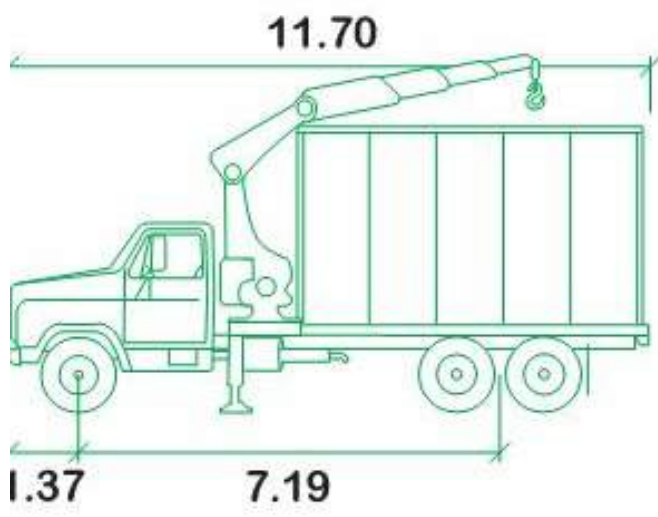
SITE PLAN - PHASE 1

Issue	PROJECT NO.
1	22-5356

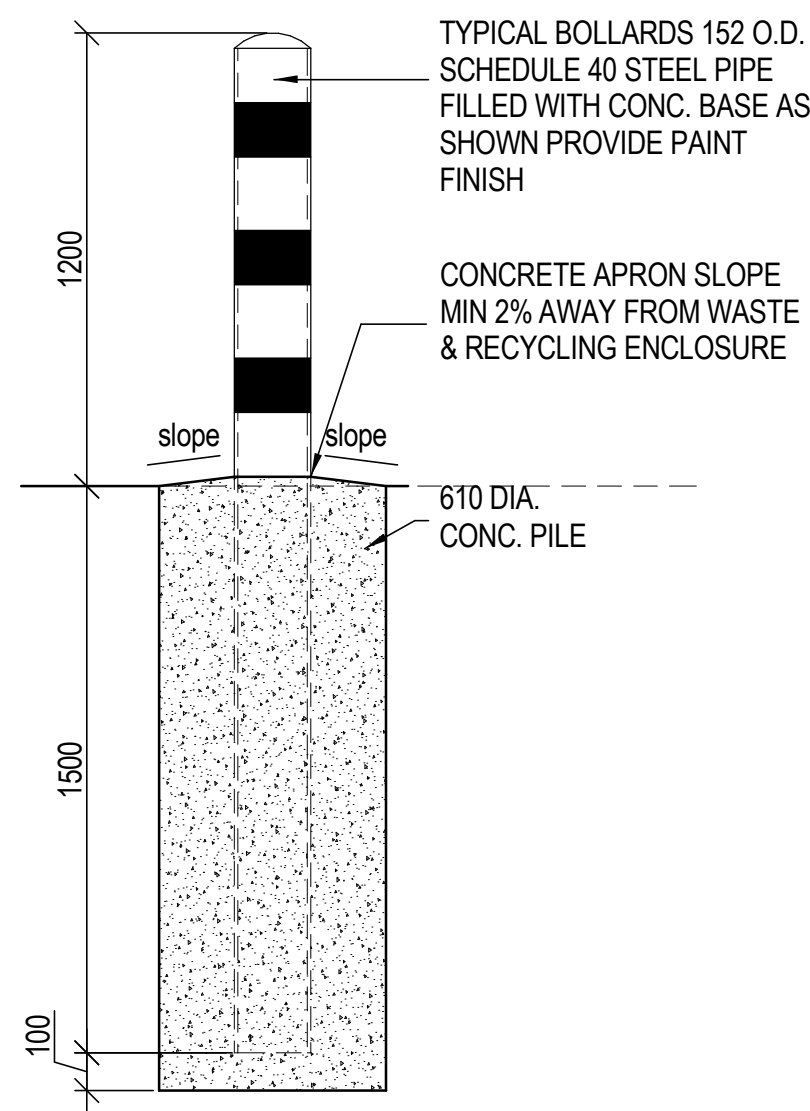
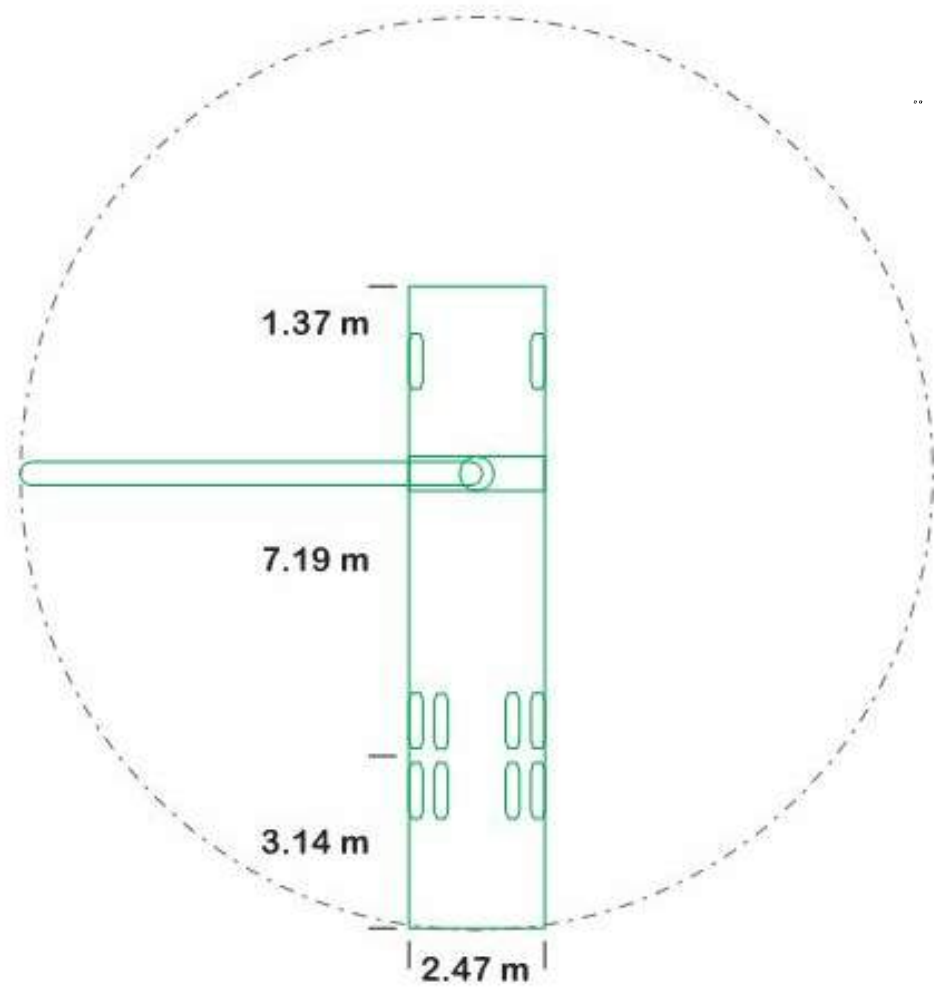
DP-1.01

1 SITE PLAN
DP-1.01 SCALE: 1 : 300

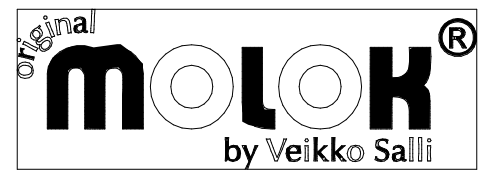
SURVEY PREPARED BY: RAYMAC SURVEYS LTD



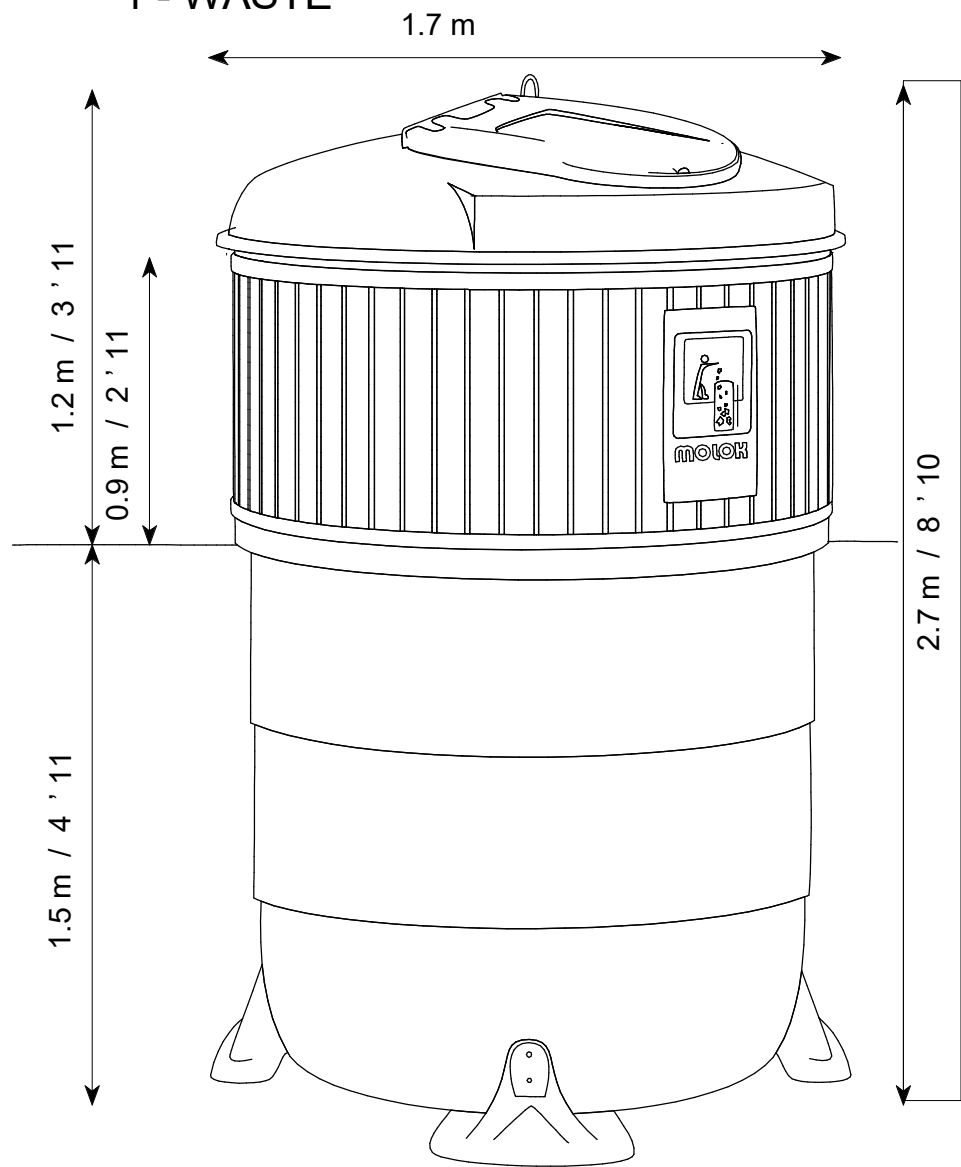
Molok meters
Width : 2.47
Track : 2.47
Lock to Lock Time : 6.0
Steering Angle : 53.0



1 GARBAGE BOLLARD DETAIL
DP-1.02 SCALE: 1 : 20



M-5000
Capacity: 6.5 yd³
1 - RECYCLING
1 - WASTE



- Signage / Use:
- ☐ Waste
 - ☐ Recyclables
 - ☐ Paper
 - ☐ Cardboard
 - ☐ Glass

- ☐ Quick Lid

Lid Type:

- ☐ Standard lid:
 - ☐ all black
 - ☐ all blue
 - ☐ black with blue user lid
- ☐ Standard lid with cardboard slot:
 - ☐ all black
 - ☐ all blue
 - ☐ black with blue user lid
- ☐ Bear lid

User Opening:

- ☐ Full open (69 cm diameter)
- ☐ Half open
- ☐ 35 cm diameter
- ☐ 30 cm diameter
- ☐ 17 cm diameter
- ☐ 30 x 15 cm rectangle

- ☐ Locking Latch

- ☐ User Lid Support

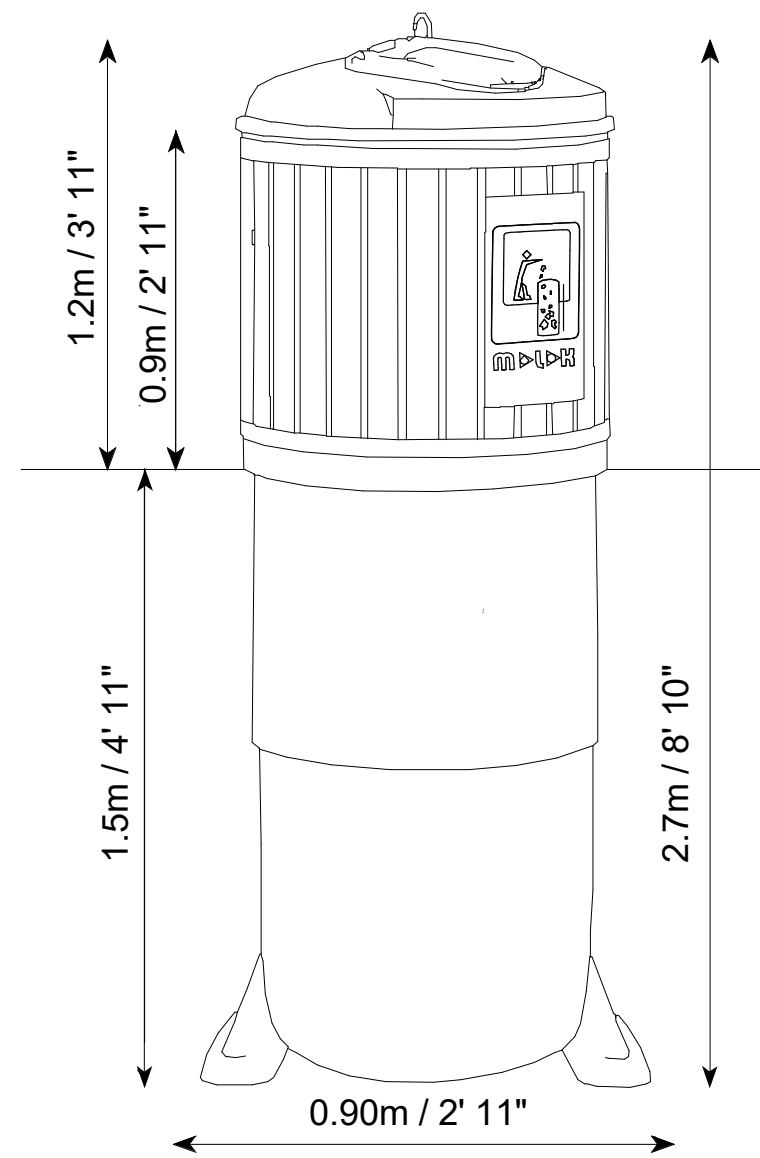
Liner:

- ☐ Standard lifting bag
- ☐ Hard-sided lifting container
- ☐ Semi-hard lifting bag

Framing:

- ☐ Eor® plastic framing
 - ☐ cedar
 - ☐ mahogany
- ☐ Recycled plastic framing
 - ☐ red
 - ☐ orange
 - ☐ cedar
 - ☐ beige
 - ☐ green
 - ☐ blue
 - ☐ grey
 - ☐ black
- ☐ Aluminum framing
 - ☐ silver
 - ☐ black

M-1300
Capacity: 1.7 yd³
1 - ORGANICS



2 WASTE / RECYCLING DETAILS
DP-1.02 SCALE: NTS



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CONNECT CREATE STAND-OUT

ROCKMOUNT CORPORATION

HUBALTA PLAZA

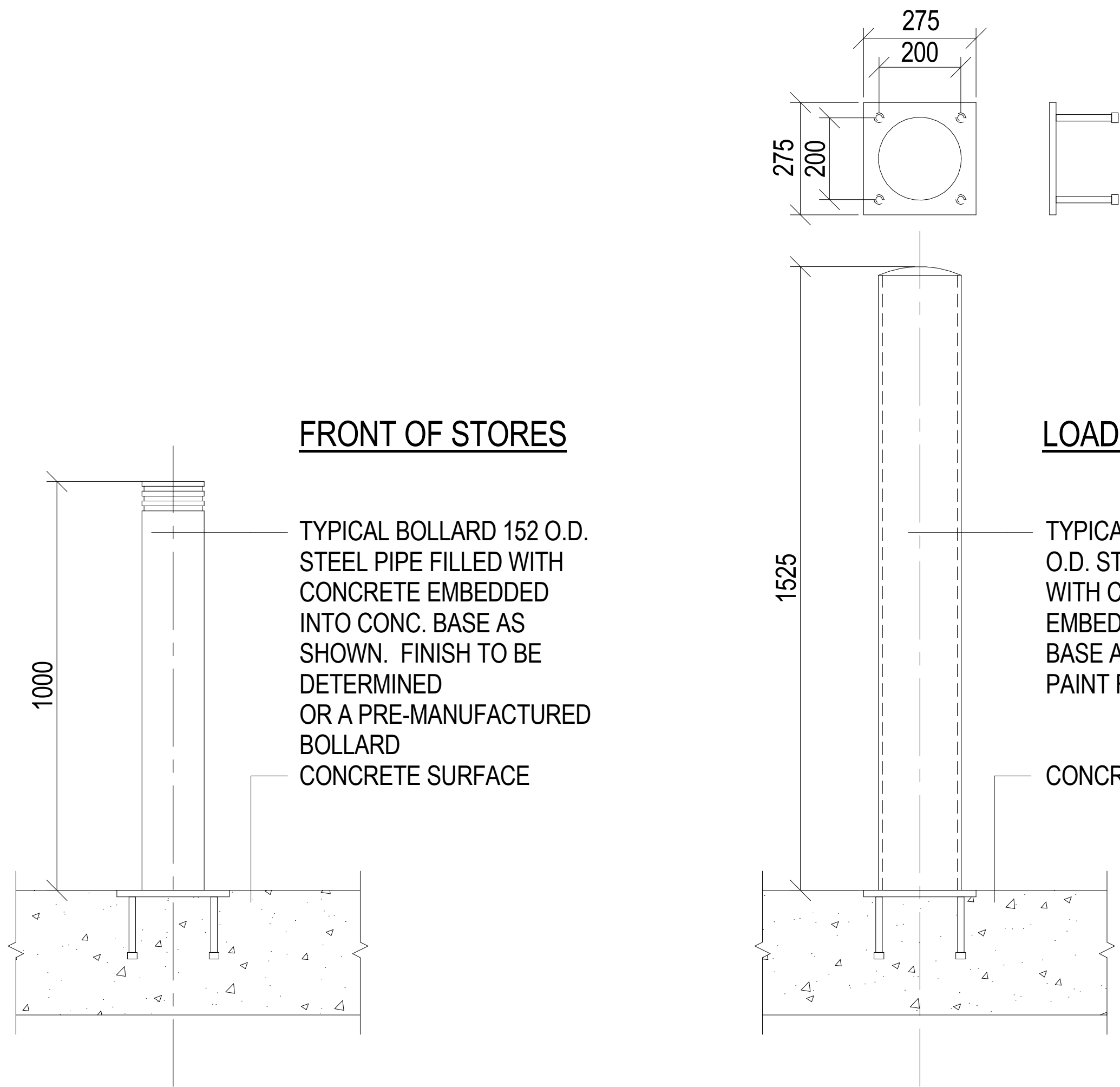
5805 17 AVENUE SE, CALGARY, ALBERTA

DRAWN BY Jenny Li	REVIEWED BY Peter Schulz
DATE 07/18/23	SCALE 1 : 20

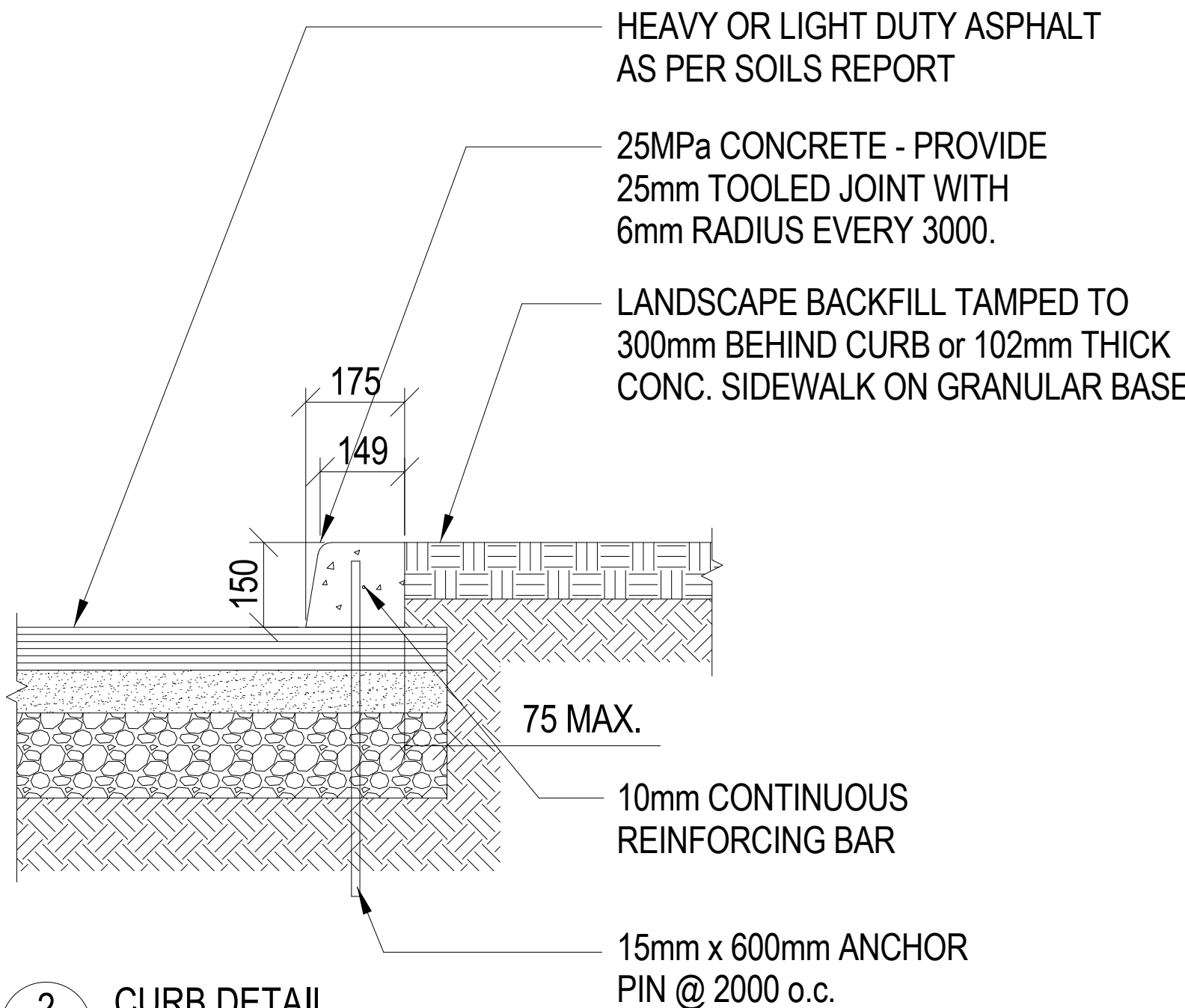
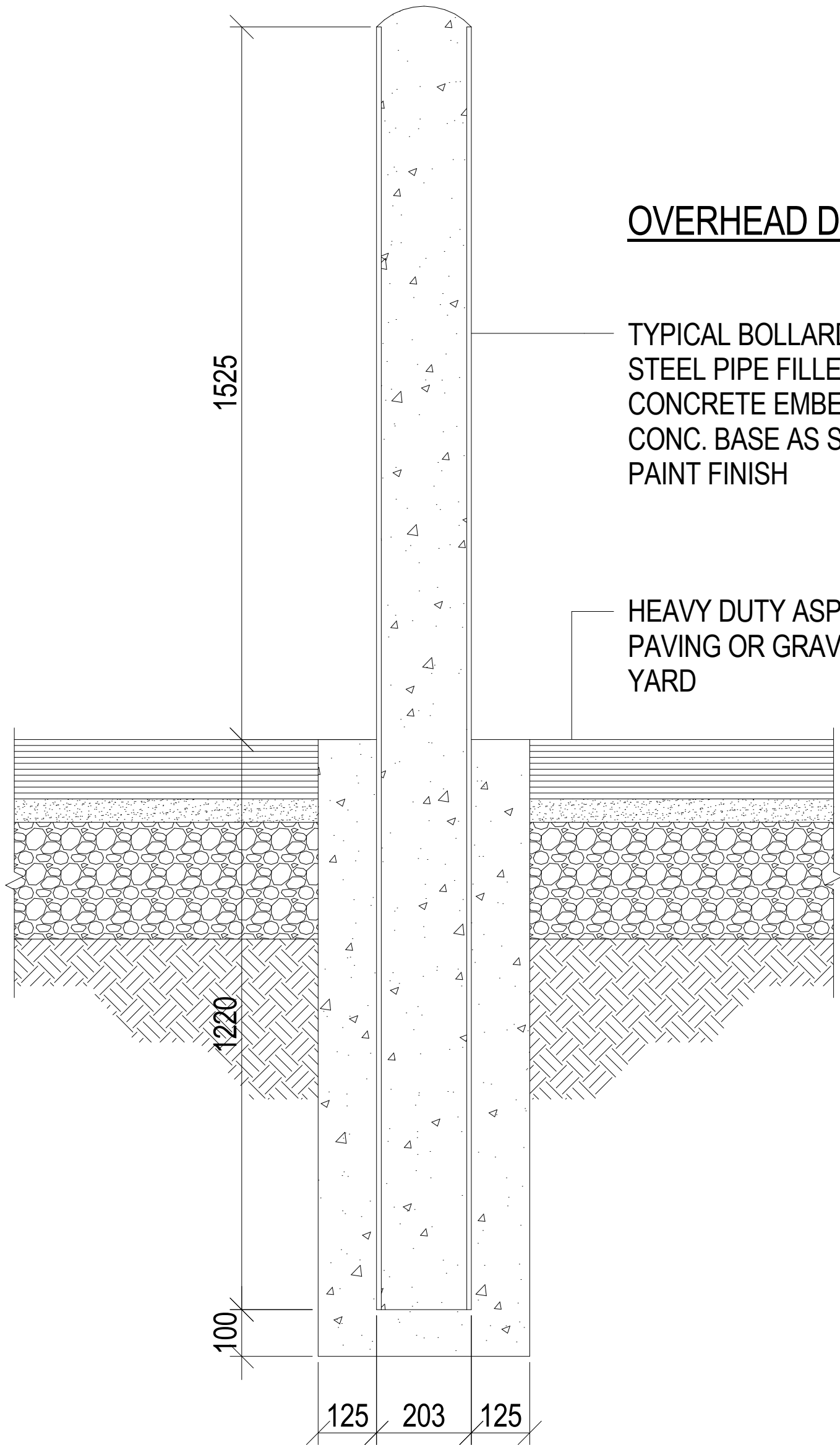
WASTE / RECYCLING ENCLOSURE
& TRUCK DETAILS

Issue 1	PROJECT NO. 22-5356
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DP-1.02

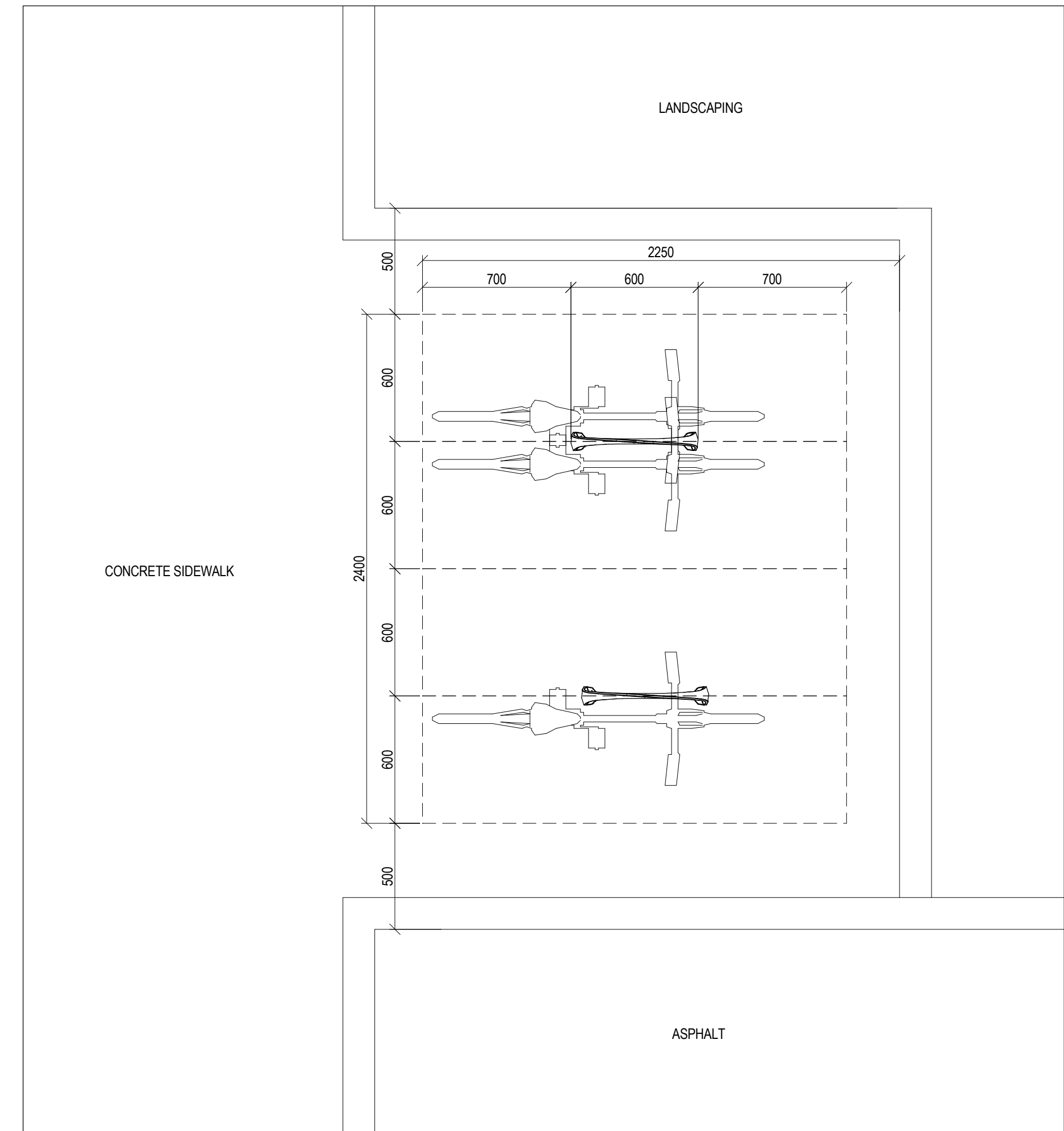


EMBED PLATE
225 X 225 X 19 WELDPLATE @
STRUCTURAL BOLLARDS
C/W 4-19 DIA X 200 LG
NELSON STUDS

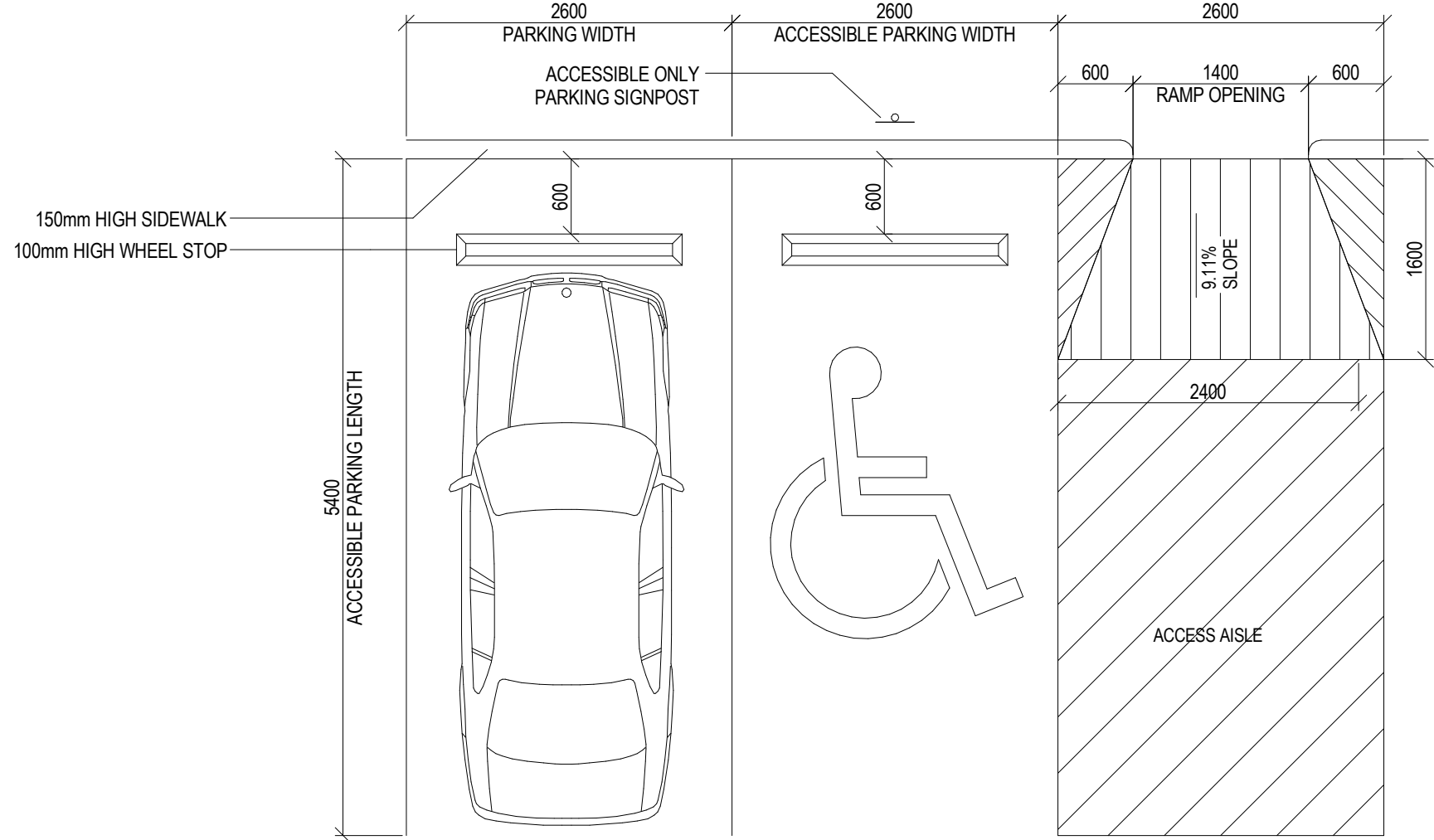


1 BOLLARD DETAILS
DP-1.03 SCALE: 1:10

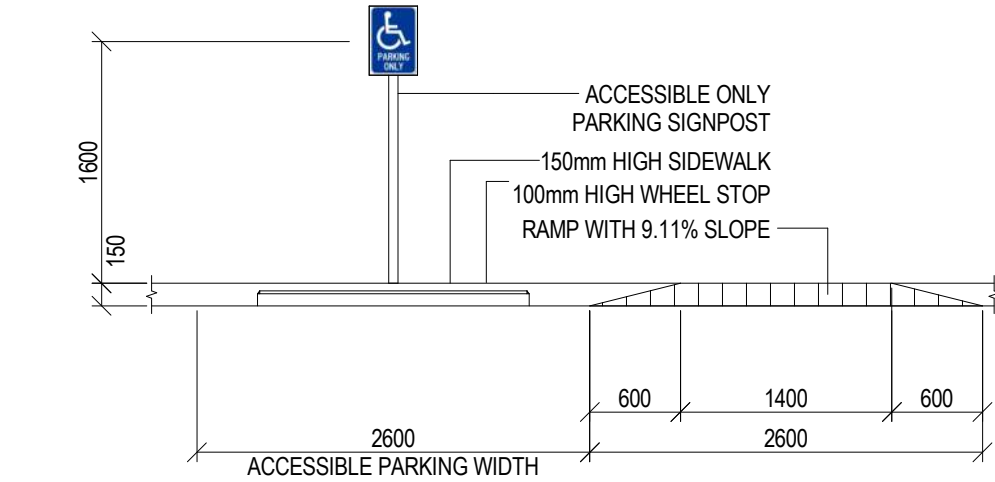
2 CURB DETAIL
DP-1.03 SCALE: 1:10



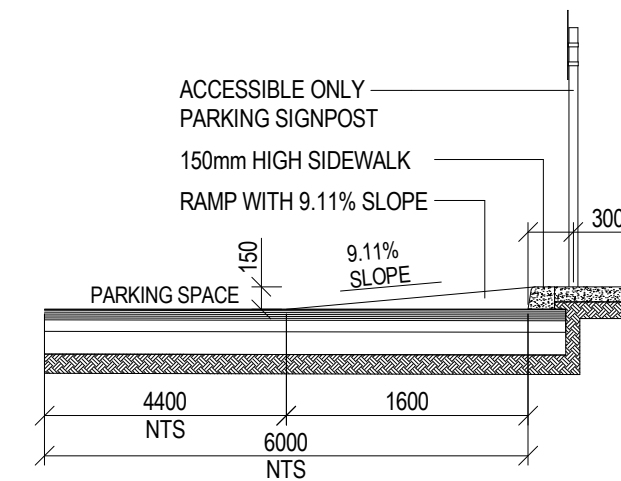
6 BIKE RACK DETAIL
DP-1.03 SCALE: 1:20



3 ACCESSIBLE PARKING AREA PLAN
DP-1.03 SCALE: 1:50



4 ACCESSIBLE PARKING AREA ELEVATION
DP-1.03 SCALE: 1:50



5 ACCESSIBLE RAMP DETAIL
DP-1.03 SCALE: 1:50

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CONNECT CREATE STAND-OUT

ROCKMOUNT CORPORATION

HUBALTA PLAZA

5805 17 AVENUE SE, CALGARY, ALBERTA

DRAWN BY
Jenny Li

REVIEWED BY
Peter Schulz

DATE
07/18/23

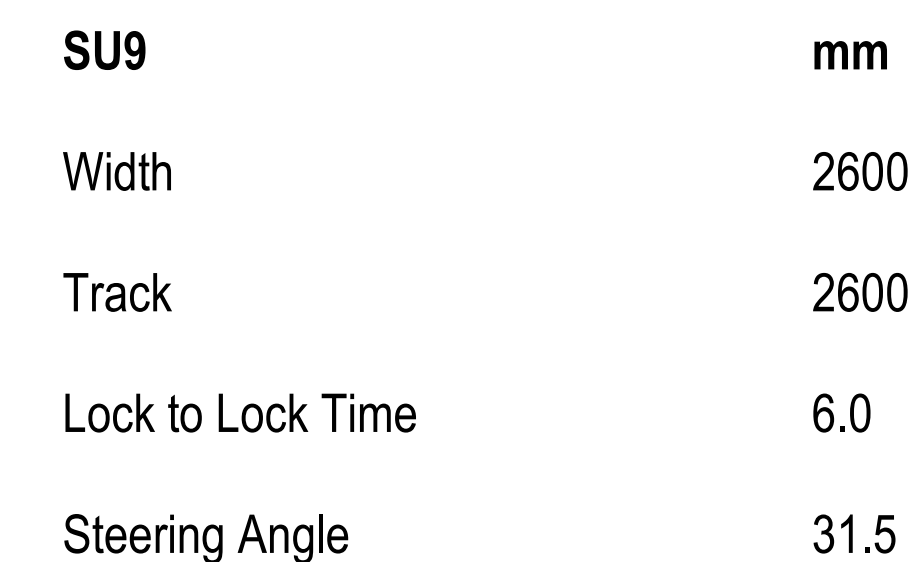
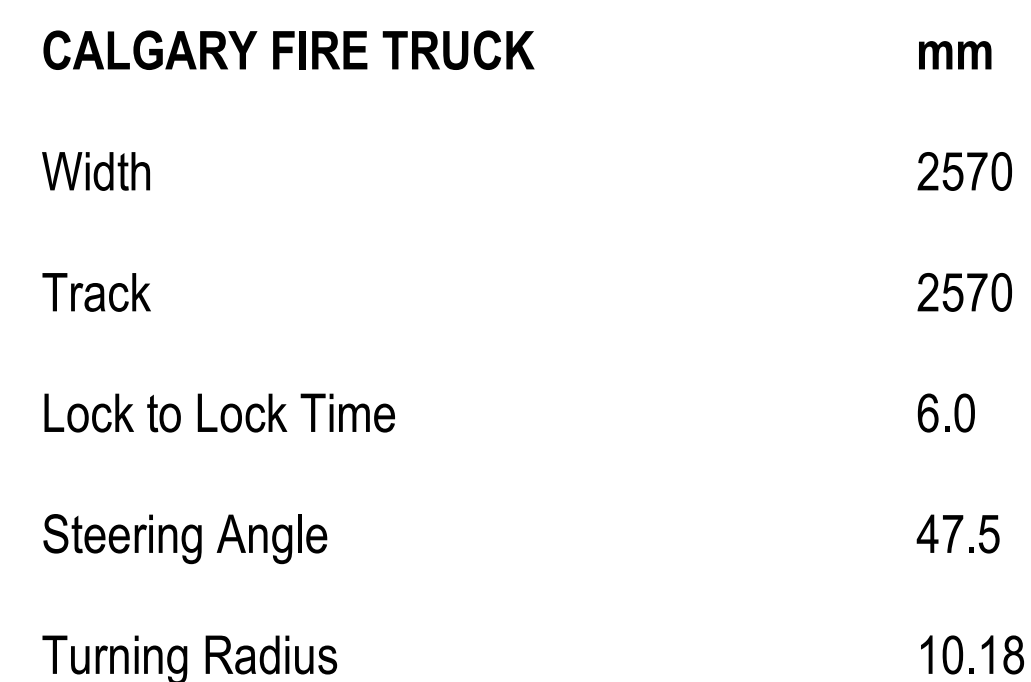
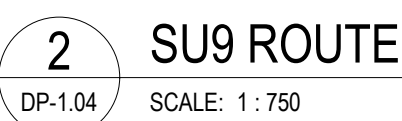
SCALE
As indicated

BOLLARD, CURB, ACCESSIBLE
PARKING & BIKE RACK DETAILS

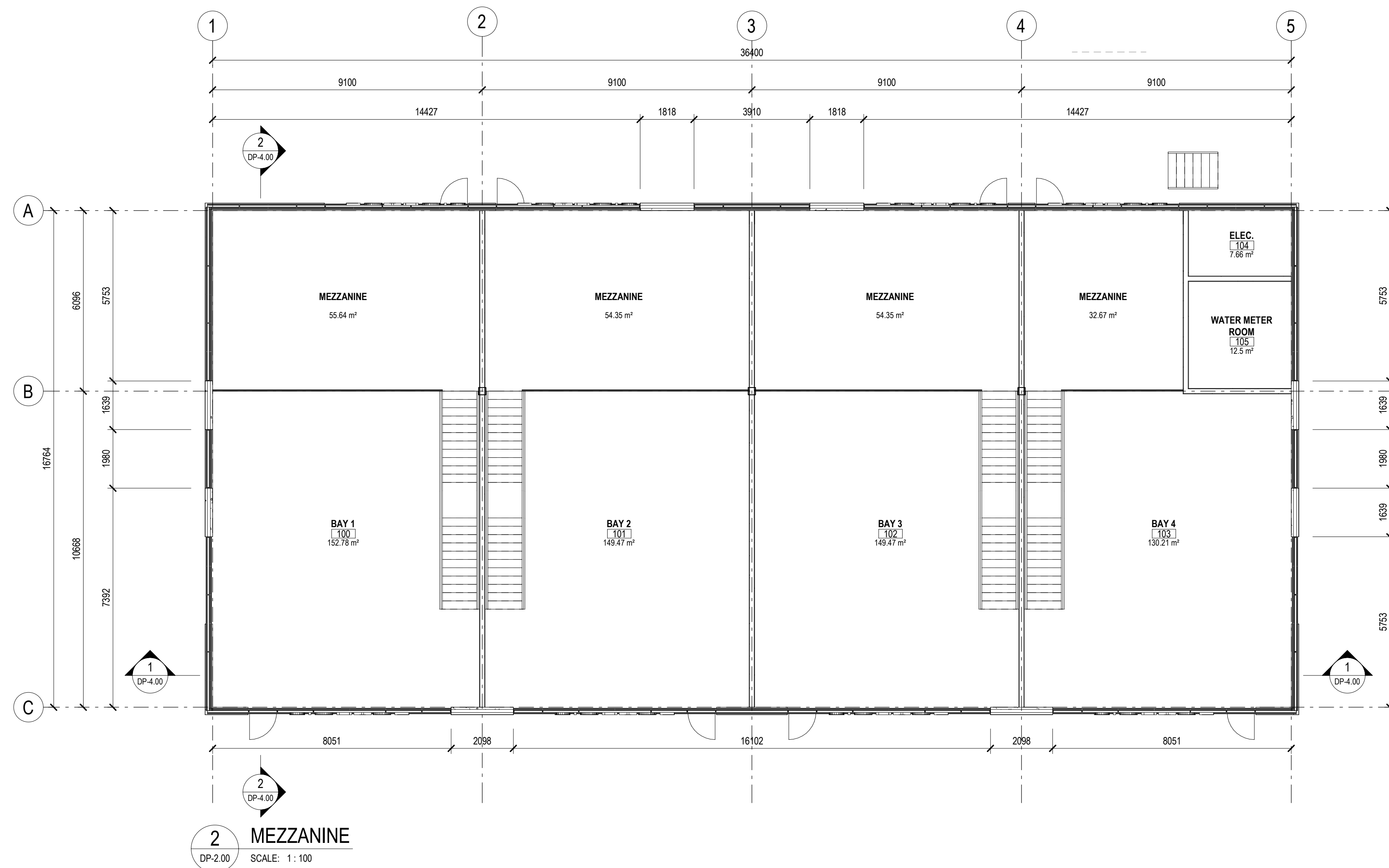
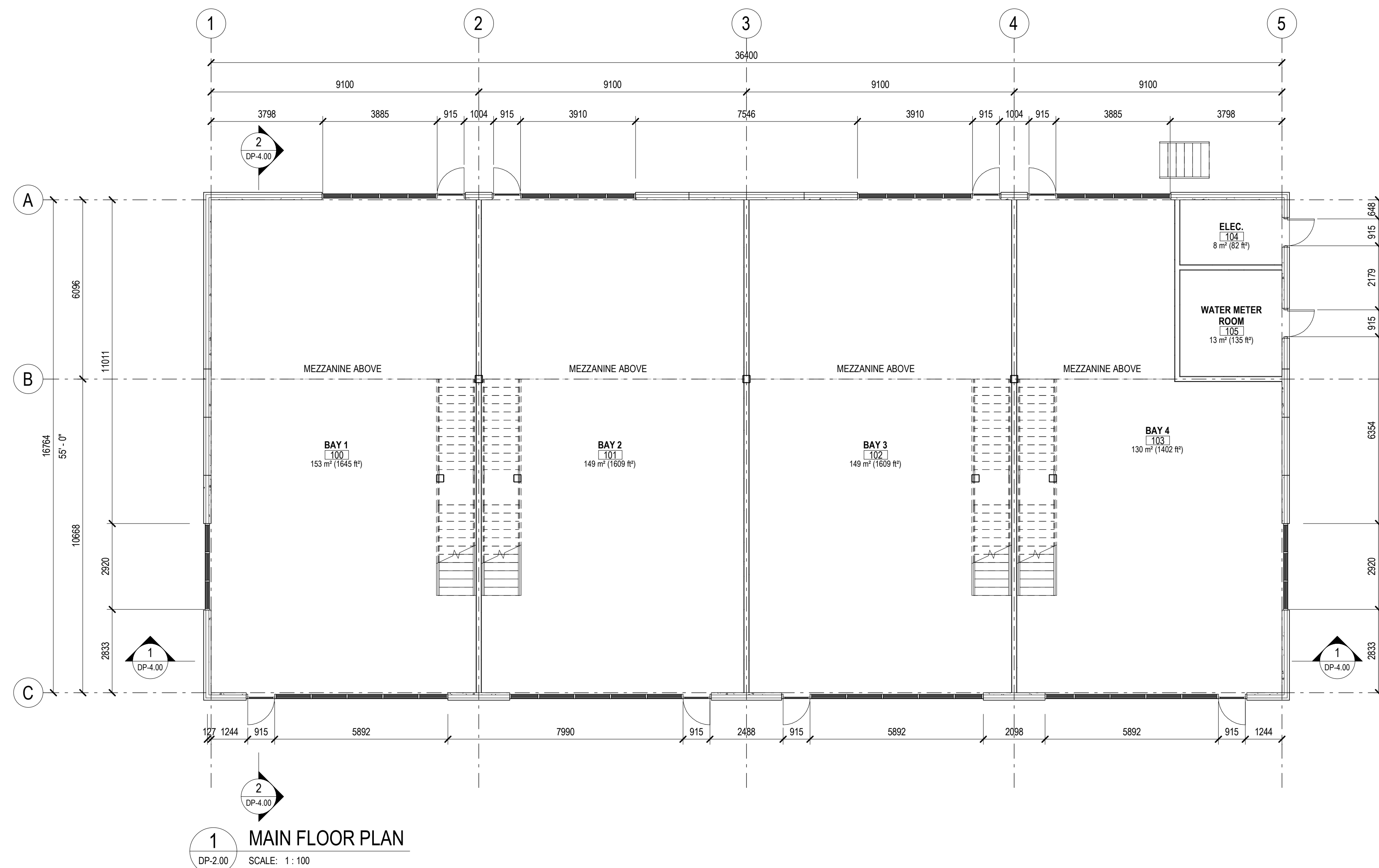
Issue
1

PROJECT NO.
22-5356

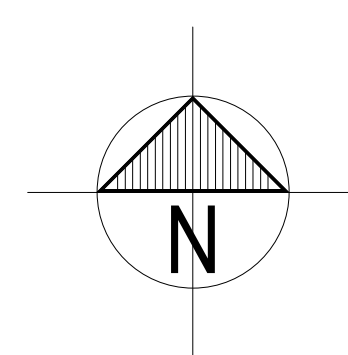
DP-1.03



DEVELOPMENT PERMIT



NOTE:
25% OF THE AREA WILL POTENTIALLY
BE OFFICE SPACES ON THE
MEZZANINE LEVEL.



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CONNECT

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STAND-OUT

ROCKMOUNT CORPORATION

HUBALTA PLAZA

5805 17 AVENUE SE, CALGARY, ALBERTA

DRAWN BY
Jenny Li

REVIEWED BY
Peter Schulz

DATE
07/29/18

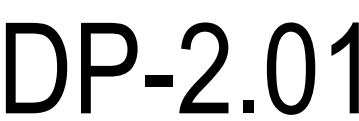
SCALE
1 : 100

MAIN FLOOR PLAN & MEZZANINE

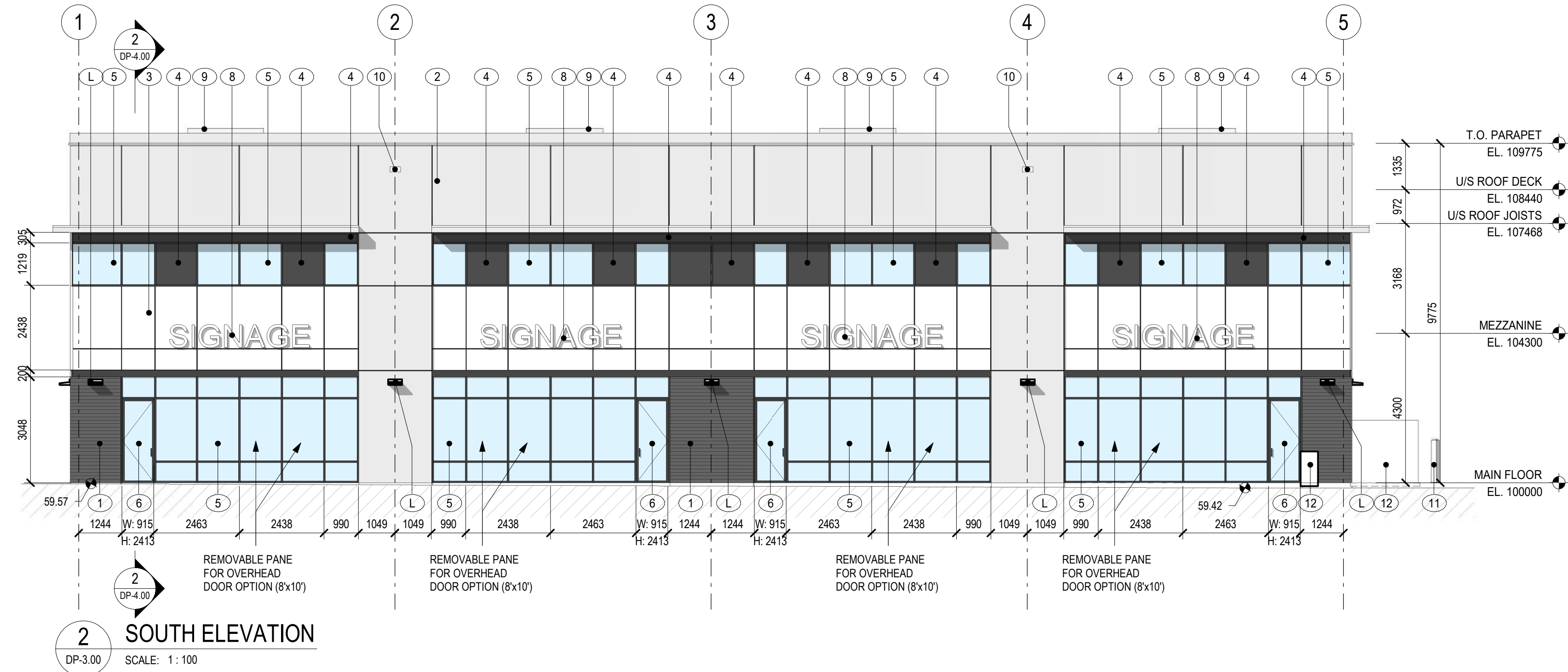
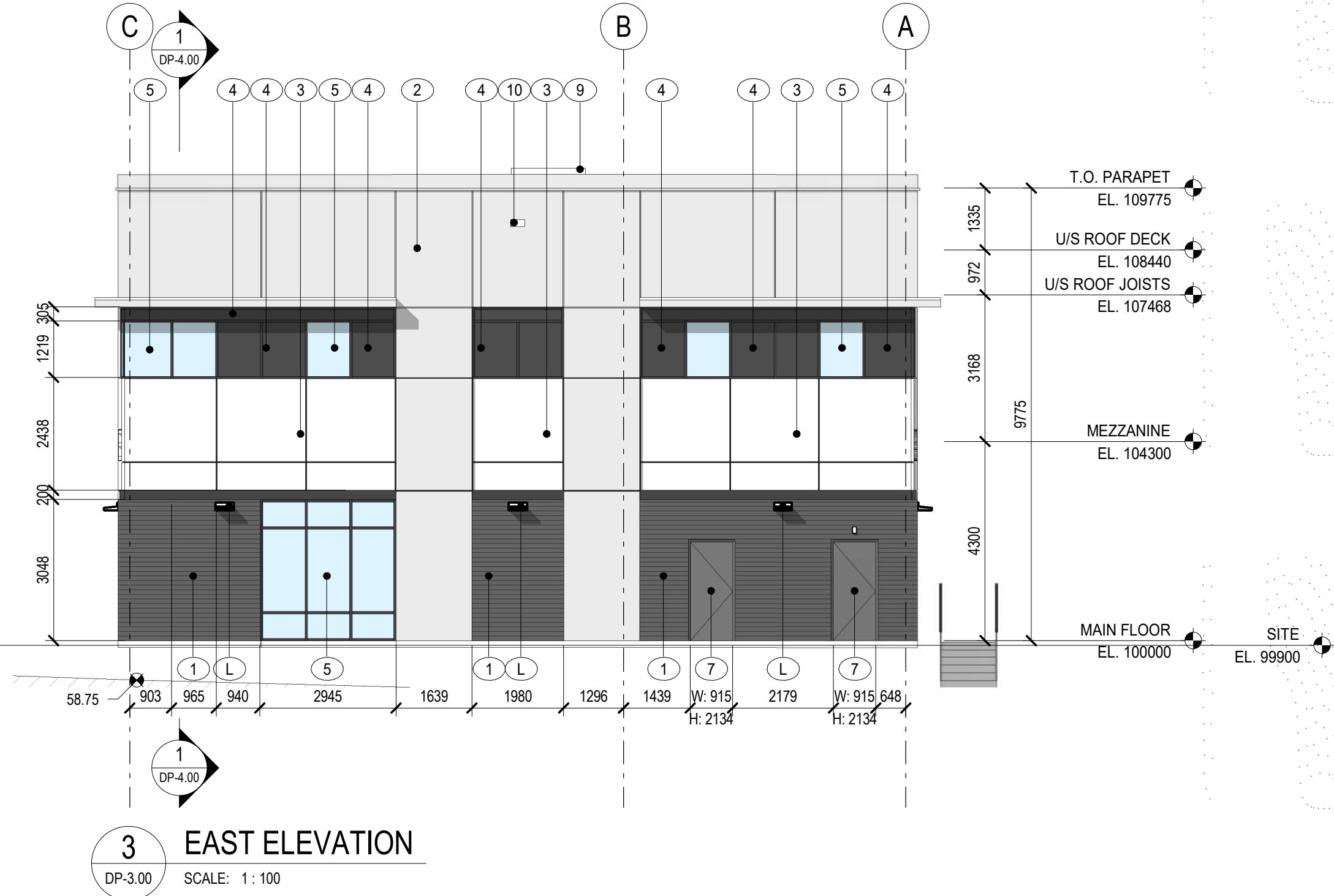
Issue
1

PROJECT NO.
12.5256

DP-2.00



1 ROOF PLAN
DP-2.01 SCALE: 1 : 100



MATERIAL LEGEND	
1	STONE OR BRICK MASONRY - PROPOSED COLOUR: CHARCOAL
2	METAL COMPOSITE PANEL OR SIMILAR - PROPOSED COLOUR: GREY
3	METAL COMPOSITE PANEL OR SIMILAR - PROPOSED COLOUR: WHITE
4	ALUMINUM OR GLASS SPANDREL IN THE HIGH PERFORMANCE GLAZING SYSTEM - PROPOSED COLOUR: CHARCOAL
5	HIGH PERFORMANCE WINDOW FRAMING WITH BLACK MULLIONS AND CAPS GLAZING - 6mm GREY TEMPERED, AIRSPACE FILLED WITH ARGON, 6mm SOLARBAND 60 LOW E ON SURFACE #3 TEMPERED
6	ALUMINUM ENTRY AND EXIT DOORS, GLAZING TO MATCH ITEM 5 AT ENTRY DOORS, ITEM 4 AT EXIT DOORS
7	METAL INSULATED UTILITY DOORS AND FRAMES
8	PROPOSED TENANT SIGN - MOUNTED LETTERING
9	MECHANICAL UNIT
10	SCUPPER
11	BOLLARD
12	ELECTRICAL EQUIPMENT

LIGHTING LEGEND	
L	REFER TO ELECTRICAL DRAWINGS FOR LIGHTING

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CONNECT CREATE STAND-OUT

ROCKMOUNT CORPORATION

HUBALTA PLAZA

5805 17 AVENUE SE, CALGARY, ALBERTA

DRAWN BY
Jenny Li

REVIEWED BY
Peter Schulz

DATE
01/15/19

SCALE
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OVERALL BUILDING ELEVATIONS

Issue
1

PROJECT NO.
22-5356

DP-3.00

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DRAWN BY Jenny Li	REVIEWED BY Peter Schulz
DATE 01/15/19	SCALE As indicated

DP-4.00



NOTES

- 1. THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 2. ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
- 3. ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
- 4. DO NOT SCALE DRAWINGS.
- 5. ALL PLANTING BEDS TO HAVE A MINIMUM OF 75MM DEPTH CHARCOAL MULCH UNLESS OTHERWISE NOTED.
- 6. ALL SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND LOW WATER IRRIGATION SYSTEM, WITH EXTENT OF WATERING LIMITED TO TREES AND SHRUBS ONLY.
- 7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

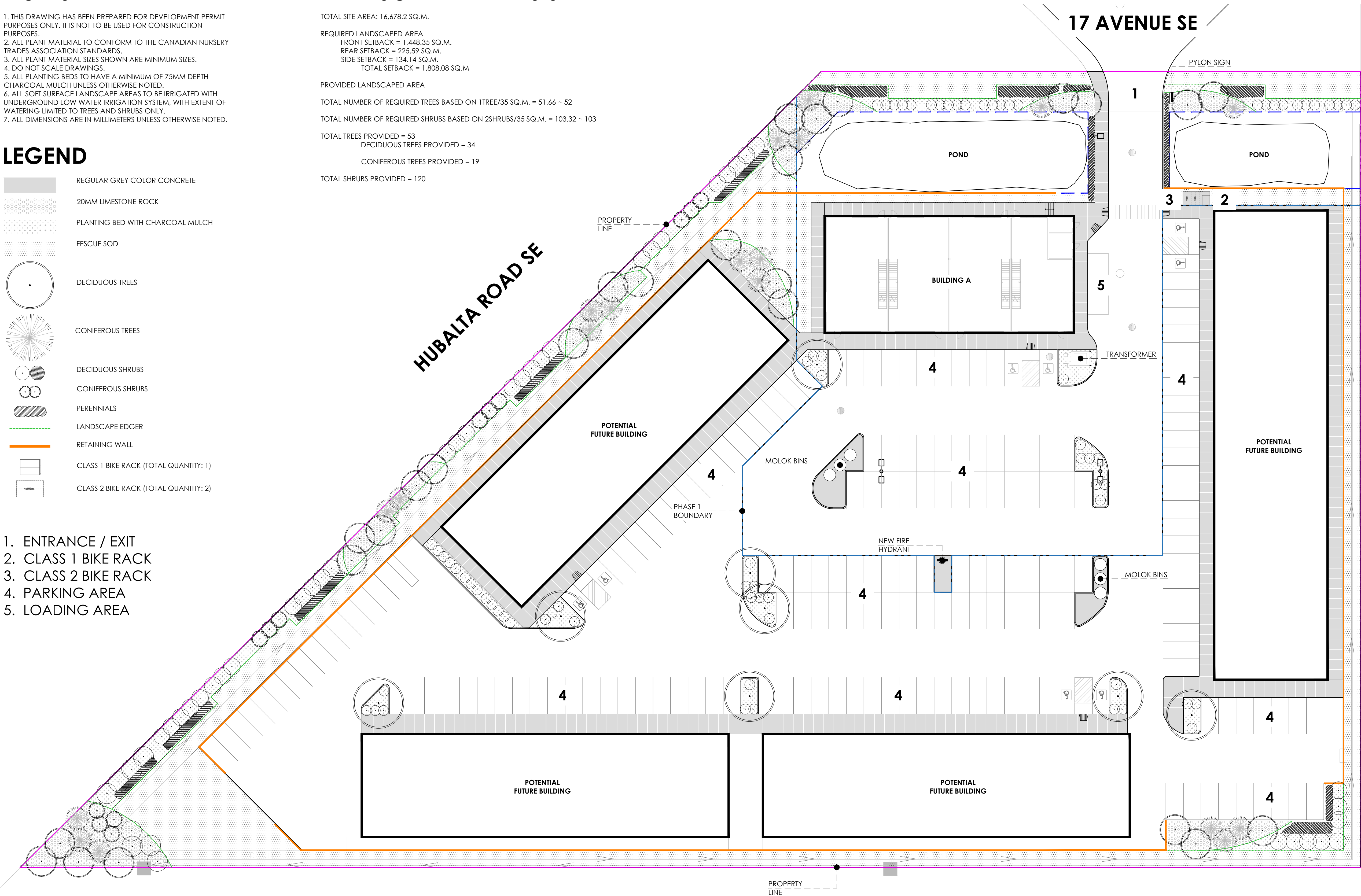
LEGEND

- REGULAR GREY COLOR CONCRETE
- 20MM LIMESTONE ROCK
- PLANTING BED WITH CHARCOAL MULCH
- FESCUE SOD
- DECIDUOUS TREES
- CONIFEROUS TREES
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- PERENNIALS
- LANDSCAPE EDGER
- RETAINING WALL
- CLASS 1 BIKE RACK (TOTAL QUANTITY: 1)
- CLASS 2 BIKE RACK (TOTAL QUANTITY: 2)

- 1. ENTRANCE / EXIT
- 2. CLASS 1 BIKE RACK
- 3. CLASS 2 BIKE RACK
- 4. PARKING AREA
- 5. LOADING AREA

LANDSCAPE ANALYSIS

TOTAL SITE AREA: 16,678.2 SQ.M.
REQUIRED LANDSCAPED AREA
FRONT SETBACK = 1,448.35 SQ.M.
REAR SETBACK = 225.59 SQ.M.
SIDE SETBACK = 134.14 SQ.M.
TOTAL SETBACK = 1,808.08 SQ.M
PROVIDED LANDSCAPED AREA
TOTAL NUMBER OF REQUIRED TREES BASED ON 1TREE/35 SQ.M. = 51.66 ~ 52
TOTAL NUMBER OF REQUIRED SHRUBS BASED ON 2SHRUBS/35 SQ.M. = 103.32 ~ 103
TOTAL TREES PROVIDED = 53
DECIDUOUS TREES PROVIDED = 34
CONIFEROUS TREES PROVIDED = 19
TOTAL SHRUBS PROVIDED = 120



ISSUED FOR
COORD
DP

DATE
230728
230802

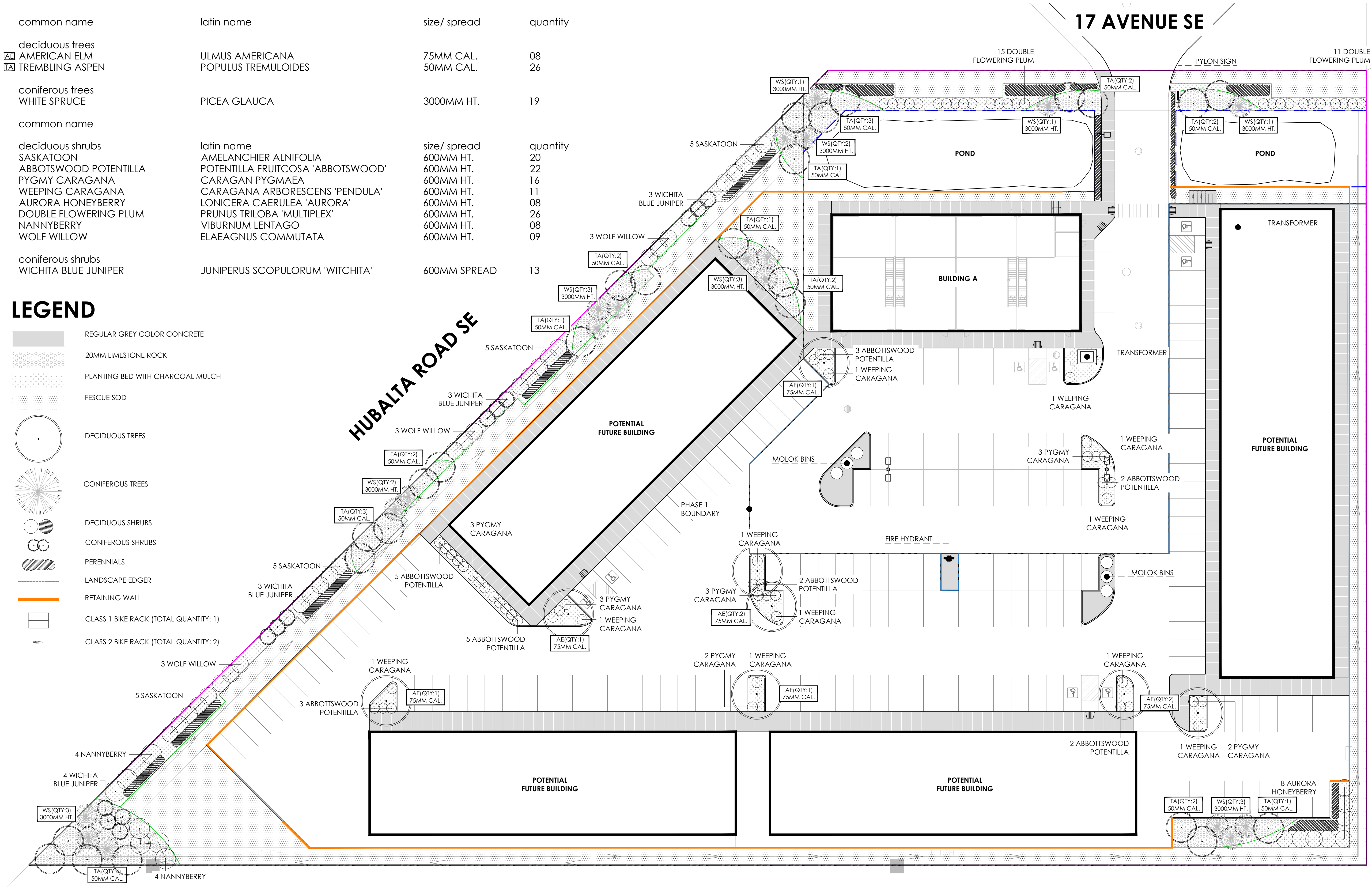
SCALE 1:300
DATE 230802
DRAWN BY JY
CHECKED BY YN

PLANTING SCHEDULE

common name	latin name	size/ spread	quantity
deciduous trees			
AE AMERICAN ELM	ULMUS AMERICANA	75MM CAL.	08
TA TREMBLING ASPEN	POPULUS TREMULOIDES	50MM CAL.	26
coniferous trees			
WHITE SPRUCE	PICEA GLAUCA	3000MM HT.	19
common name	latin name	size/ spread	quantity
deciduous shrubs			
SASKATOON	AMELANCHIER ALNIFOLIA	600MM HT.	20
ABBOTSWOOD POTENTILLA	POTENTILLA FRUITCOSA 'ABBOTSWOOD'	600MM HT.	22
PYGMY CARAGANA	CARAGAN PYGMAEA	600MM HT.	16
WEeping CARAGANA	CARAGANA ARBORESCENS 'PENDULA'	600MM HT.	11
AURORA HONEYBERRY	LONICERA CAERULEA 'AURORA'	600MM HT.	08
DOUBLE FLOWERING PLUM	PRUNUS TRILOBA 'MULTIPLEX'	600MM HT.	26
NANNYBERRY	VIBURNUM LENTAGO	600MM HT.	08
WOLF WILLOW	ELAEAGNUS COMMUTATA	600MM HT.	09
coniferous shrubs			
WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA'	600MM SPREAD	13

LEGEND

- REGULAR GREY COLOR CONCRETE
- 20MM LIMESTONE ROCK
- PLANTING BED WITH CHARCOAL MULCH
- FESCUE SOD
- DECIDUOUS TREES
- CONIFEROUS TREES
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- PERENNIALS
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- CLASS 1 BIKE RACK (TOTAL QUANTITY: 1)
- CLASS 2 BIKE RACK (TOTAL QUANTITY: 2)



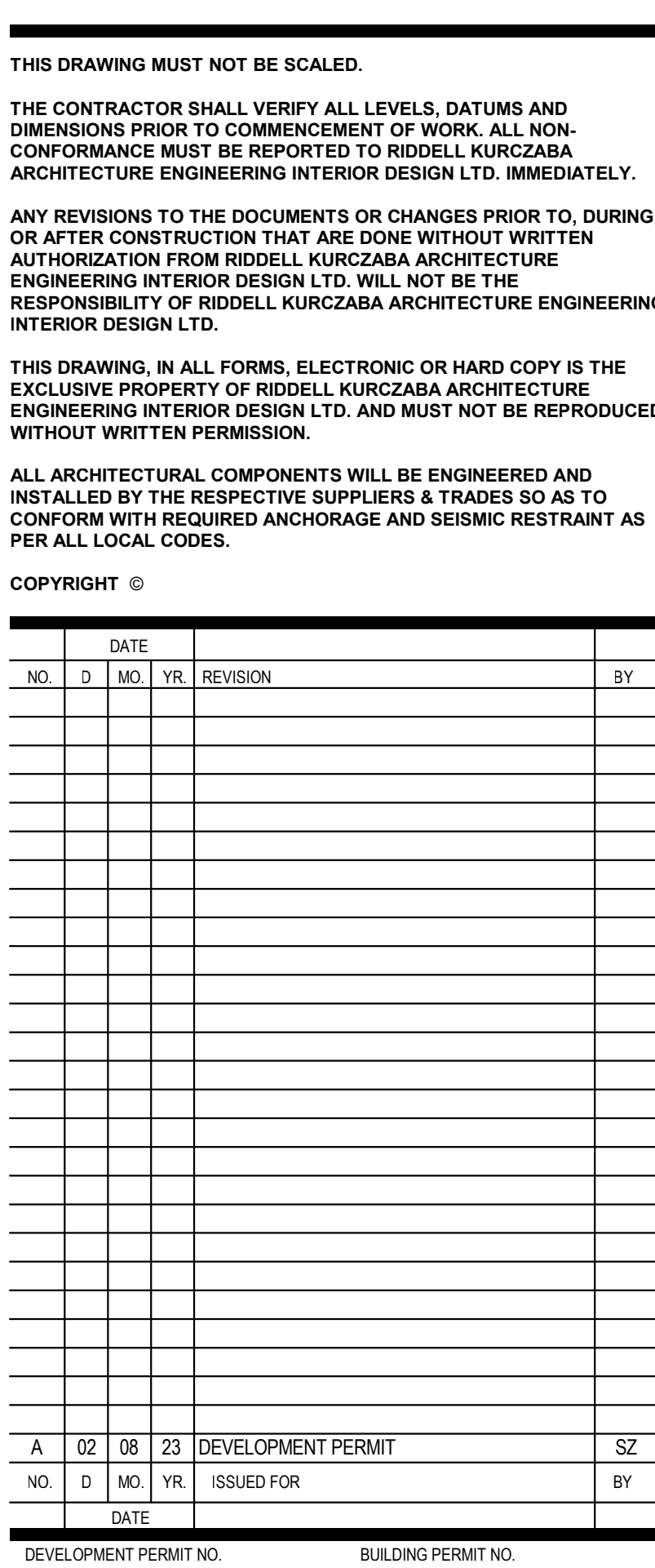
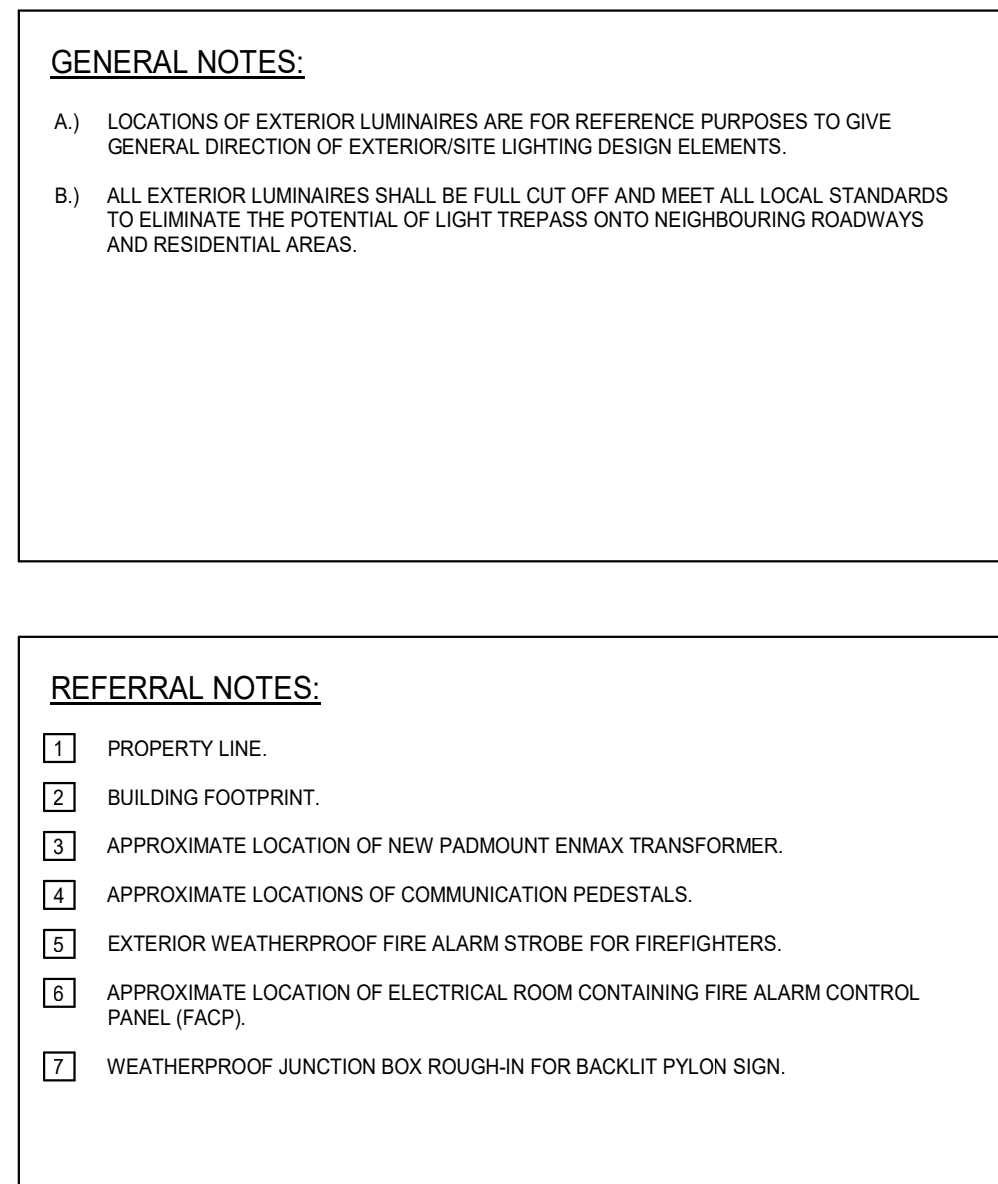
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DATE	230802
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DRAWN BY RK	REVIEWED BY SZ/BC
	DATE 28/07/23
	SCALE AS SHOWN

Issue	PROJECT NO.
A	23215

DPE-1.00

TYPE 300_301
TYPICAL POLE LUMINAIRE

TYPE 305
TYPICAL WALL LUMINAIRE

DEVELOPMENT PERMIT SHEET LIST	
SHEET NUMBER	SHEET NAME
DPE-1.00	ELECTRICAL SITE PLAN - PHASE 1
DPE-1.01	SITE LIGHTING CALCULATIONS - PHASE 1

17 AVENUE SE

HUBALTA ROAD SE

PHASE 1

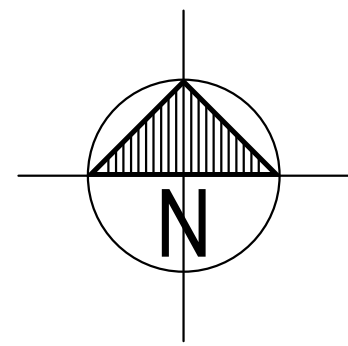
DRIVING AISLE

PARKING LOT AREA

PHASE 2

REFERRAL NOTES:

1 ADDITIONAL ILLUMINATION WILL BE PROVIDED IN THIS AREA THROUGH FUTURE DEVELOPMENT.



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ALL ARCHITECTURAL COMPONENTS WILL BE ENGINEERED AND
INSTALLED BY THE RESPECTIVE SUPPLIERS & TRADES SO AS TO
CONFORM WITH REQUIRED ANCHORAGE AND SEISMIC RESTRAINT AS
PER ALL LOCAL CODES.

				DATE	
NO.	D	MO	YR.	REVISION	BY
A	02	08	23	DEVELOPMENT PERMIT	SZ
NO.	D	MO.	YR.	ISSUED FOR	BY
DATE					

**PRELIMINARY
NOT FOR
CONSTRUCTION**



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FINANCIAL CORPORATION

5805 - 17 AVENUE SE
CALGARY, ALBERTA

DRAWN BY RK	REVIEWED BY SZ/BC
	DATE 28/07/23
	SCALE AS SHOWN

SITE LIGHTING CALCULATIONS - PHASE 1

Issue	PROJECT NO.
A	23215

DPE-1.01

DEVELOPMENT PERMIT

