# HANAA PLAZA

4115 108 AVE. NE CALGARY





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AR GEOTECHICAL ENGINEERING


ARCHITECTURAL DRAWINGS

| Sheet No. | Sheet Name |
|---|---|
| DP101 | SURVEY PLAN |
| DP102 | SITE PLAN |
| DP102A | PHASING PLAN |
| DP103 | SITE PLAN DETAILS |
| DP104 | SITE PLAN DETAILS |
| DP105 | KEY AREA PLAN |
| DP106 | VEHICULAR SWEEP PATHS |
| DP107 | SITE SECTIONS |
| DP108 | SITE SECTIONS |
| DP109 | SITE SECTIONS |
| DP201A | BUILDING A - MAIN FLOOR PLAN 1 |
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| DP201C | BUILDING A - ROOF PLAN 1 |
| DP201D | BUILDING A - ROOF PLAN 2 |
| DP202A | BUILDING A - FRONT ELEVATION |
| DP202B | BUILDING A - REAR ELEVATION |

ARCHITECTURAL DRAWINGS

| Sheet No. | Sheet Name |
|---|---|
| DP202C | BUILDING A - SIDE ELEVATIONS |
| DP203A | BUILDING A - SECTIONS |
| DP203B | BUILDING A - SECTIONS |
| DP204 | BUILDING B - FLOOR PLAN AND ROOF PLAN |
| DP205 | BUILDING B - ELEVATIONS |
| DP206 | BUILDING B - SECTIONS |
| DP207A | BUILDING C - U/G FLOOR PLAN |
| DP207B | BUILDING C - U/G FLOOR PLAN |
| DP207C | BUILDING C MAIN FLOOR PLAN |
| DP207D | BUILDING C MAIN FLOOR PLAN |
| DP207E | BUILDING C SECOND FLOOR PLAN |
| DP207F | BUILDING C SECOND FLOOR PLAN |
| DP207G | BUILDING C ROOF PLAN |
| DP207H | BUILDING C ROOF PLAN |
| DP208A | BUILDING C - ELEVATIONS |
| DP208B | BUILDING C - ELEVATIONS |

ARCHITECTURAL DRAWINGS

| Sheet No. | Sheet Name |
|---|---|
| DP208C | BUILDING C - ELEVATIONS |
| DP209A | BUILDING C - SECTIONS |
| DP209B | BUILDING C - SECTIONS |
| DP210A | BUILDING D - MAIN FLOOR PLAN 1 |
| DP210B | BUILDING D - MAIN FLOOR PLAN 2 |
| DP210C | BUILDING D - ROOF PLAN 1 |
| DP210D | BUILDING D - ROOF PLAN 2 |
| DP211A | BUILDING D - FRONT ELEVATION |
| DP211B | BUILDING D - REAR ELEVATION |
| DP211C | BUILDING D - SIDE ELEVATIONS |
| DP212A | BUILDING D - SECTIONS |
| DP212B | BUILDING D - SECTIONS |
| DP213 | BUILDING E -FLOOR PLAN & ROOF PLAN |
| DP214 | BUILDING E - ELEVATIONS |
| DP215 | BUILDING E - SECTIONS |

LANDSCAPE DRAWINGS

| Sheet No. | Sheet Name |
|---|---|
| L0.1 | NOTES |
| L1.1 | LANDSCAPE PLAN |
| L2.1 | DETAILS |

CIVIL DRAWINGS

| Sheet No. | Sheet Name |
|---|---|
| C01 | SITE GRADING PLAN |
| C02 | SITE SERVICING PLAN |

TOPOGRAPHICAL AND BOUNDARY SURVEY

TRAFFIC CONTROL PLAN

GEOTECHNICAL REPORT

RE-ISSUED FOR DEVELOPMENT PERMIT - NOV 17, 2026

| STATISTICS AND DEVELOPMENT DATA SUMMARY | | |
|---|---|---|
| Project no: AB1024 | | Dated: NOV 13, 2026 |
| This project date is preliminary at this stage of the project. Exact scope, zoning, uses and size only be detaremined upon the city hall approval. Design review, Civil and code issues, site and tree survey may change from the written below. Therefore the client should not base any purchase, building cost and any other decesion on this document. | | |
| Description of property | | Commrecial strip mall including retail and consumer services, office spaces, a daycare, restaurants, and drive-throughs |
| Municipal Address: | | 4115 108 AV NE |
| Legal Address: | | Plan: 2210553 ;Block:2 ;Lot:13 |
| Zoning: | | Industrial – Commercial (I-C) District |
| Current Bylaw | | 1P2007 |
| Permitted use | | Retail & consumer service,office, Daycare, Restaurant: Food Service, Drive throughs. |
| Site Area: | m2 | ft2 |
| | **10,706.00** | 115,238.43 |
| **Building area:** | | |
| Building A | 1,616.50 | 17,400.00 |
| Building B | 297.29 | 3,200.00 |
| Building C | 3,838.38 | 41,316.00 |
| Building D | 1,374.95 | 14,800.00 |
| Building E | 353.03 | 3,800.00 |
| **Total Building area** | **7,480.15** | 80,516.00 |

| LOT COVERAGE & FAR | | |
|---|---|---|
| | **Permitted** | **Proposed** |
| Lot Coverage | - | 0.51 |
| FAR | 1 | 0.45 |

| BUILDING SETBACKS | | |
|---|---|---|
| | **Permitted** | **Proposed** |
| Front Lot line (FLL): | 6m | 6m |
| Rear Lot line (RLL): | 1.2m | 1.2m |

| BUILDING HEIGHT | | |
|---|---|---|
| | **Allowed** | **Proposed** |
| Building A | 12m | **4.87m** |
| Building B | 12m | **4.87m** |
| Building C | 12m | **9.145m** |
| Building D | 12m | **4.87m** |
| Building E | 12m | **4.87m** |

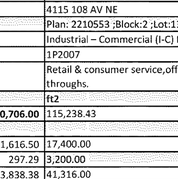
| GARBAGE AND WASTE MANAGEMENT | | |
|---|---|---|
| | **Required** | **Proposed** |
| Total | **37m3** | **39.86m3** |
| | | See Garbage Calculation Table |

| VEHICLE PARKING | | |
|---|---|---|
| Parking Requirements: | **Required** | **Provided** |
| Total Parking | TIA | **281** |
| U/G parking stalls | | **90** |
| Surface paking stalls | | **191 (incl. 22 EV stalls)** |
| B.F Parking Stalls | 6 | **6** |
| **Loading** | 1 | **2** |
| **Bike parking** | 20 | **26** |
| Class 1 stalls | 2 | **8** |
| Class 2 stalls | 16 | **16** |
| Incl. Spaces | 2 | **2** |

(PLEASE NOTE THE GEOTECHNICALELEVATIOSN IS AS PER THE CIVIL DRAWINGS,CONTRACTOR TO CONFIRM BASED ON CIVILDRAWINGS)

## SITE LEGEND

PROPERTY LINE
SETBACK LINE
CONCRETE SIDEWALK
ASPHALT AREA
OUTDOOR EMPLOYEE AREA
LANDSCAPE AREA
MH MANHOLE
CB CATCH BASIN
H/C SPLAY
LS NEW LIGHT STANDARD
DIRECTIONAL ARROW
FH FIRE HYDRANT
BIKE RACK




FINISHED GRADE FG: 1000.00
EXISTING GRADE EG: 1000.00




SITE AERIAL




1. SITE PLAN
DP102 1" = 30'-0"


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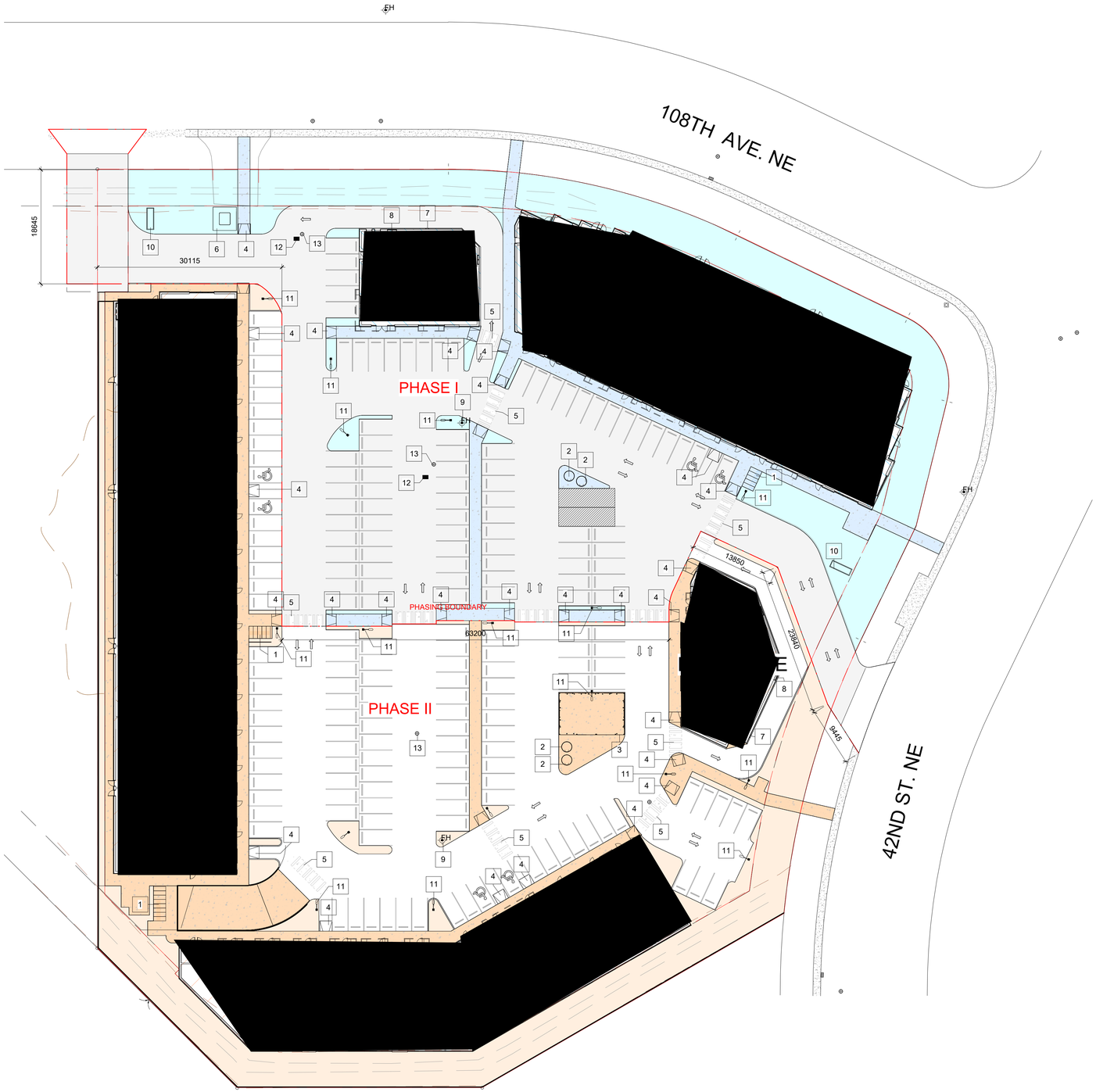
DRAWING TITLE
SITE PLAN

| Project number | Date | MAR 05 2025 |
|---|---|---|
| AB1024 | Scale | As indicated |
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DP102 REVISION 8

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| PHASE I | PHASE II |
|---|---|
| 7,706.29m² (82,949.8sqf) | 9,558.15m² (102,883.1sqf) |
| BUILDING | BUILDING |
| CONCRETE PATH | CONCRETE PATH |
| HEAVY DUTY ASPHALT | HEAVY DUTY ASPHALT |
| GRASS | GRASS |

KEYNOTE LEGEND

| | |
|---|---|
| 1 | CLASS 2 BIKE ON CONCRETE SURFACE. |
| 2 | MOLOK BINS. RE: DETAILS. |
| 3 | GARBAGE ENCLOSURE. |
| 4 | CURB CUT. RE: SITE DETAILS. |
| 5 | PAINTED CROSSWALK. |
| 6 | SITE TRANSFORMER. |
| 7 | DRIVE THROUGH MENU BOARD. |
| 8 | ORDER PICK-UP WINDOW. |
| 9 | FIRE HYDRANT. RE: CIVIL DRAWINGS. |
| 10 | PYLON SIGN. |
| 11 | LIGHT POLE. |
| 12 | CATCH BASIN. RE: CIVIL DRAWINGS. |
| 13 | MANHOLE. RE: CIVIL DRAWINGS. |

1 DP102A PHASING PLAN
1" = 30'-0"


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DRAWING TITLE
PHASING PLAN

| | |
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DP102A

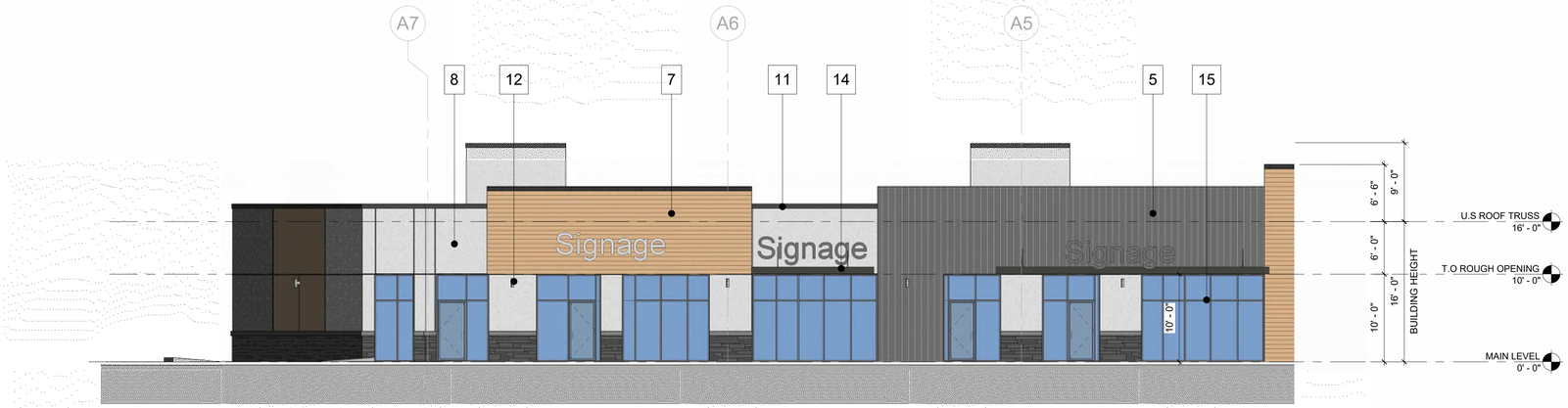
REVISION 8

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7 DP202A BUILDING A - FRONT ELEVATION (SOUTH).
1" = 20'-0"

| MATERIAL LEGEND | |
|---|---|
| 1 | METAL PANEL - COLOR: CLOUD WHITE |
| 2 | METAL PANEL - COLOR: CHARCOAL |
| 3 | METAL PANEL - COLOR: RED |
| 4 | EIFS STUCCO - COLOR: CHERRY |
| 5 | CORRUGATED METAL PANEL - COLOR: DARK GREY |
| 6 | EIFS STUCCO - COLOR: GREY |
| 7 | HARDIE PANEL - COLOR: WALNUT |
| 8 | EIFS STUCCO - COLOR: ARCTIC WHITE |
| 9 | BRICK VENEER - COLOR: GREY |
| 10 | STONE VENEER - COLOR: GRAY |
| 11 | METAL FLASHING - COLOR: CHARCOAL |
| 12 | EXTERIOR LIGHT FIXTURES |
| 13 | STUCCO REVEAL |
| 14 | METAL CANOPY - COLOR: CHARCOAL |
| 15 | GLAZING FRAME - COLOR: CHARCOAL |
| 16 | METAL EXIT DOOR - COLOR: GREY |




1 DP202A BUILDING A - FRONT ELEVATION (SOUTH) ENLARGED 1
1/8" = 1'-0"




2 DP202A BUILDING A - FRONT ELEVATION (SOUTH) ENLARGED 2
1/8" = 1'-0"

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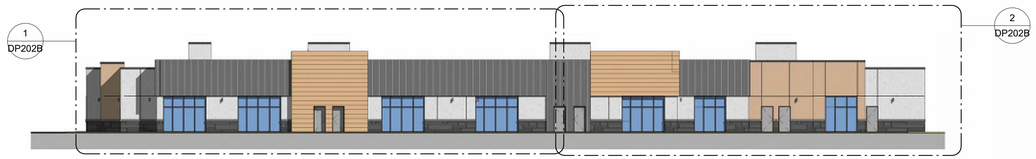
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DRAWING TITLE
BUILDING A - FRONT ELEVATION

| | |
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| DP202A | REVISION 8 |

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3 DP202B BUILDING A - REAR ELEVATION (NORTH)
1" = 20'-0"




1 DP202B BUILDING A - REAR ELEVATION (NORTH) ENLARGED 1
1/8" = 1'-0"




2 DP202B BUILDING A - REAR ELEVATION (NORTH) ENLARGED 2
1/8" = 1'-0"

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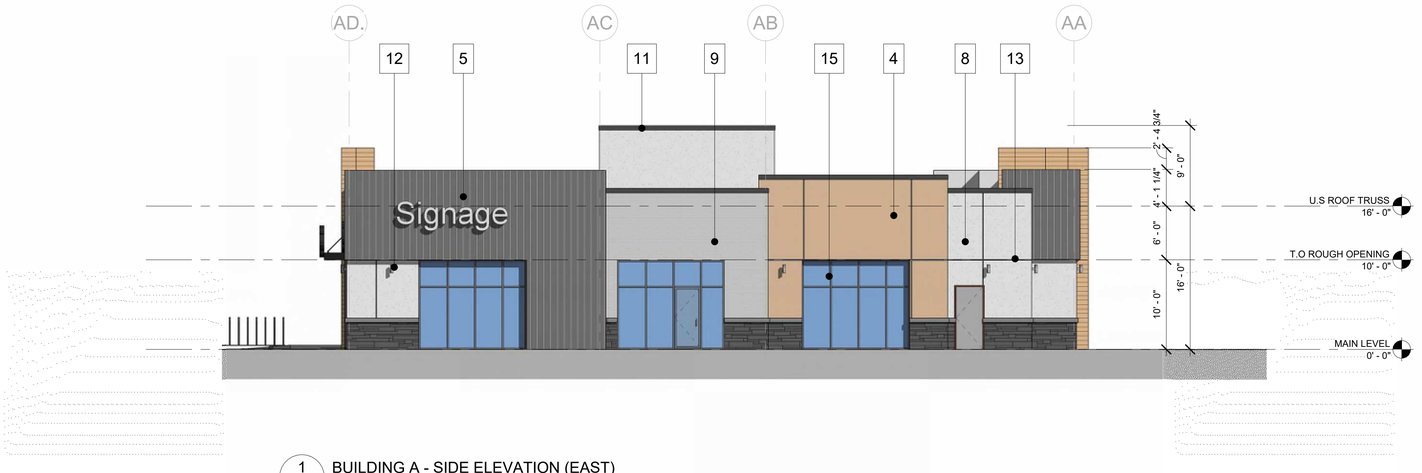
DRAWING TITLE
BUILDING A - REAR ELEVATION

| | |
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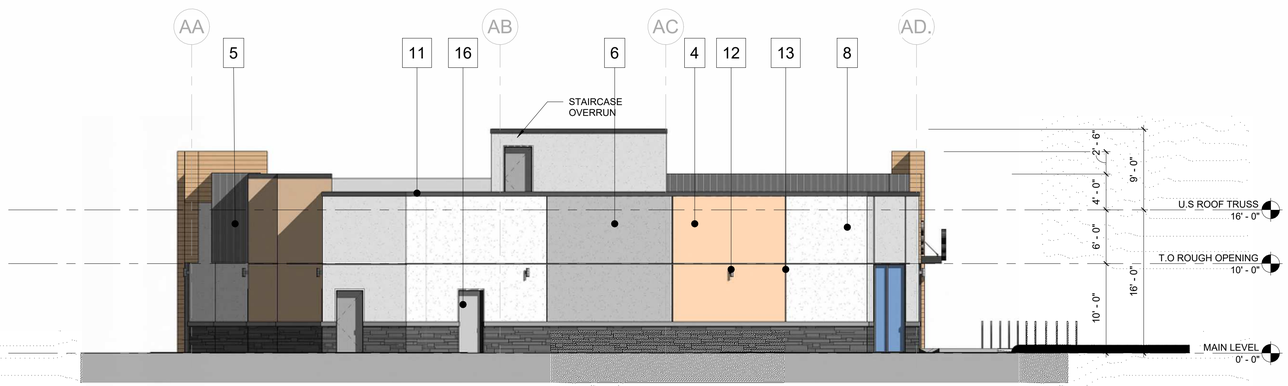
DP202B

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1 DP202C BUILDING A - SIDE ELEVATION (EAST)
1/8" = 1'-0"




2 DP202C BUILDING A - SIDE ELEVATION (WEST)
1/8" = 1'-0"

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BUILDING A - SIDE ELEVATIONS

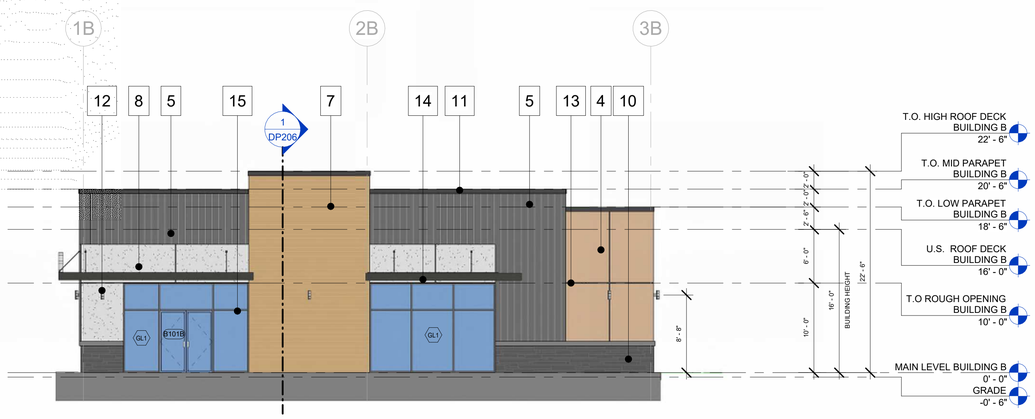
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DP202C

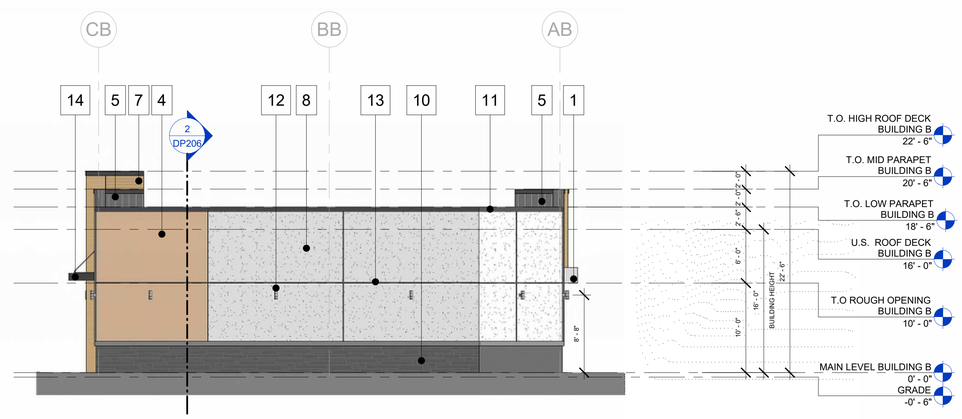
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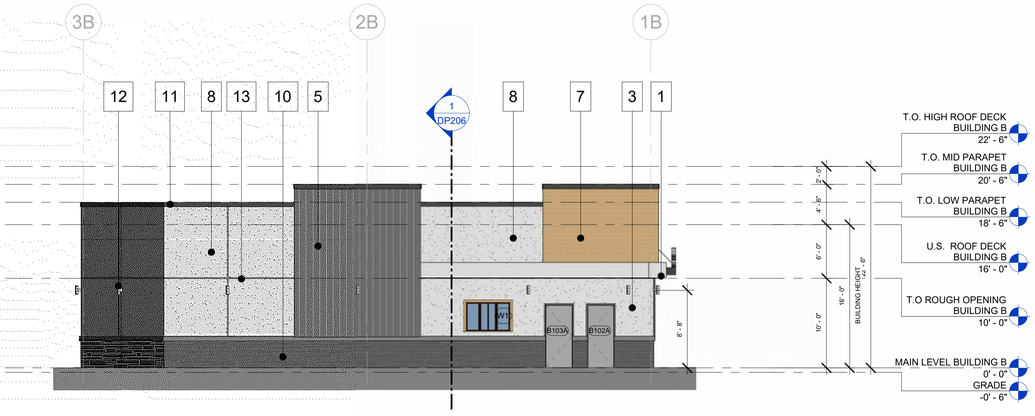
| MATERIAL LEGEND | |
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| 8 | EIFS STUCCO - COLOR: ARCTIC WHITE |
| 10 | STONE VENEER - COLOR: GREY |
| 11 | METAL FLASHING - COLOR: CHARCOAL |
| 12 | EXTERIOR LIGHT FIXTURE |
| 13 | STUCCO REVEL |
| 14 | METAL CANOPY -COLOR :CHARCOAL |
| 15 | GLAZING FRAME -COLOR:CHARCOAL |
| 16 | METAL EXIT DOOR - GREY |



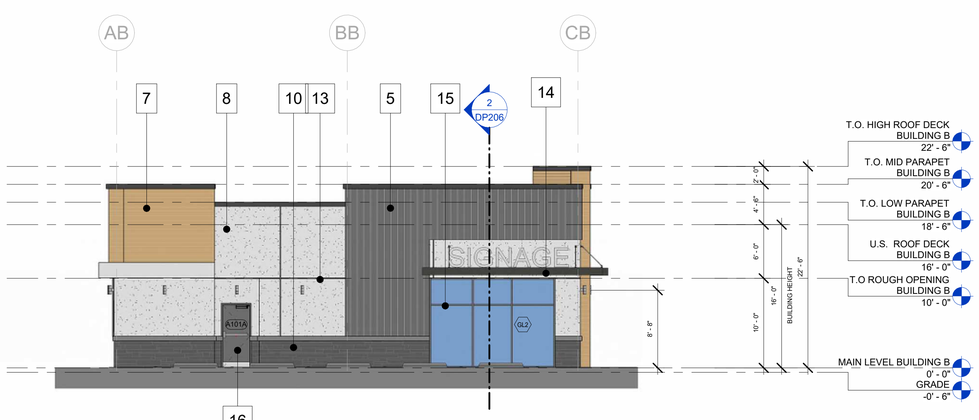

1 DP205 BUILDING B - FRONT ELEVATION SOUTH
1/8" = 1'-0"




2 DP205 BUILDING B - REAR ELEVATION NORTH
1/8" = 1'-0"




3 DP205 BUILDING B - REAR ELEVATION WEST
1/8" = 1'-0"




4 DP205 BUILDING B - SIDE ELEVATION EAST
1/8" = 1'-0"


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PROJECT

Hanaa Plaza

4115 108 AVE. NE CALGARY

DRAWING TITLE

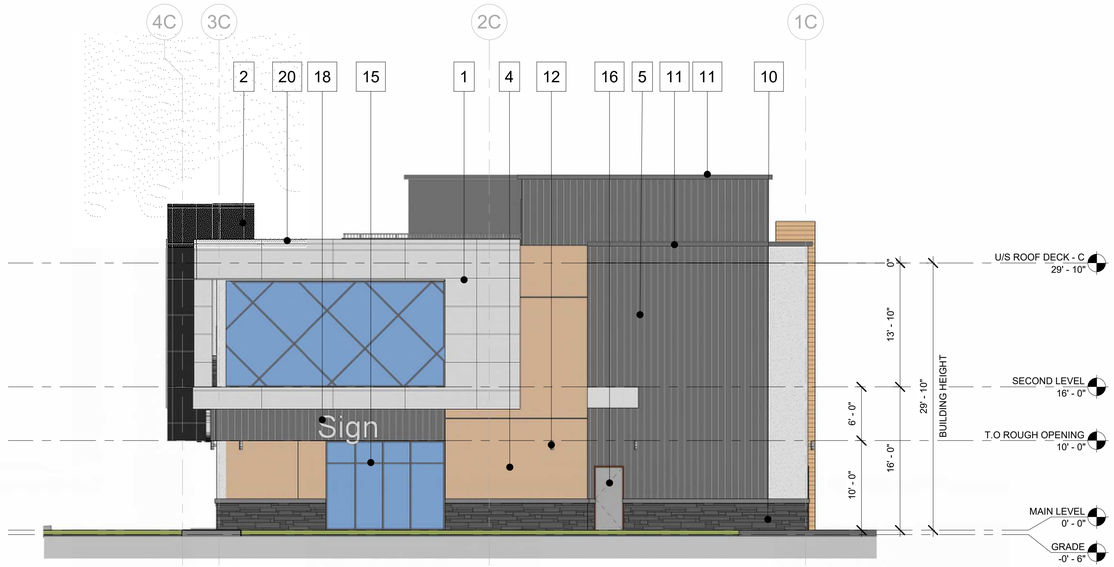
BUILDING B - ELEVATIONS

| Project number | Date |
|---|---|
| AB1024 | MAR 05 2025 |
| | Scale: As indicated |
| Drawn by: JR | Checked by: TD |

REVISION

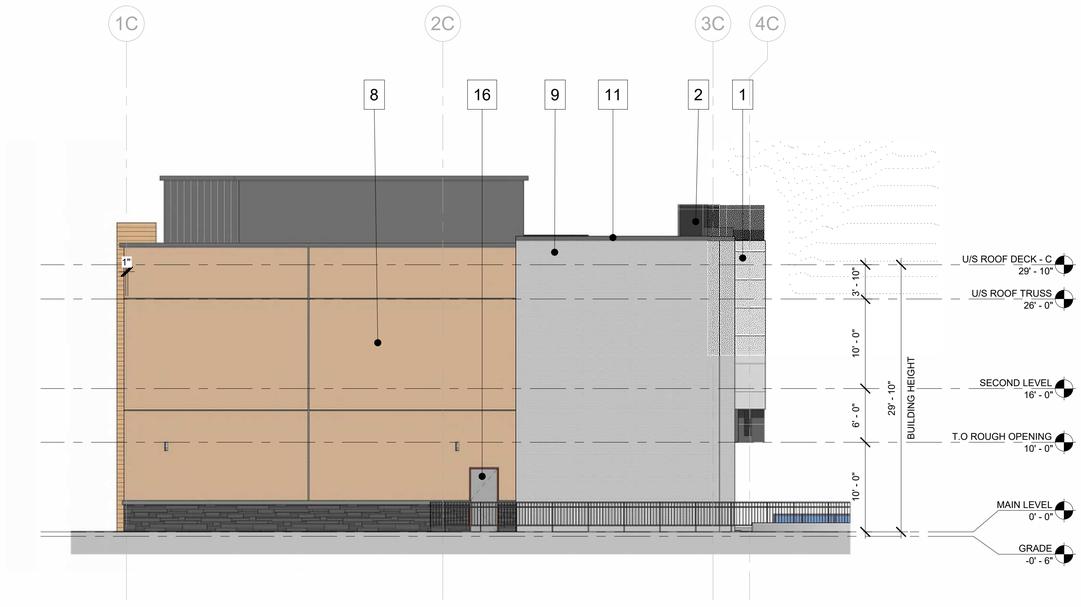
DP205 8

2025-05-29 10:03:25 AM




3 DP208A BUILDING C - SIDE ELEVATION (NORTH)
1/8" = 1'-0"

| MATERIAL LEGEND | |
|---|---|
| 1 | METAL PANEL - COLOR: CLOUD WHITE |
| 2 | METAL PANEL - COLOR: CHARCOAL |
| 4 | EIFS STUCCO - COLOR: CHERRY |
| 5 | CORRUGATED METAL PANEL - COLOR: DARK GREY |
| 8 | EIFS STUCCO - COLOR: ARCTIC WHITE |
| 9 | BRICK VENEER - COLOR: GREY |
| 11 | METAL FLASHING - COLOR: DARK GREY |
| 10 | STONE VENEER COLOR: GREY |
| 12 | EXTERIOR LIGHT FIXTURE |
| 15 | GLAZING FRAME - COLOUR CHARCOAL |
| 16 | METAL EXIT DOOR - COLOUR GRAY |
| 18 | SIGNAGE |
| 20 | METAL FLASHING - COLOR: CLOUD WHITE |




4 DP208A BUIDLING C - SIDE ELEVATION (SOUTH)
1/8" = 1'-0"


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|---|---|---|---|
| 8 | 2026-11-17 | Re-Issued for DP | TD |
| 7 | 2026-10-16 | Re-Issued for DP | TD |
| 6 | 2026-07-08 | Re-Issued for DP | TD |
| 5 | 2026-02-26 | Re-Issued for DP | TD |
| 4 | 2025-12-12 | Re-Issued for DP | TD |
| 3 | 2025-11-25 | Re-Issued for DP | JR |
| 2 | 2025-10-15 | Issued for DP | JR |
| 1 | 2025-04-07 | Issued for DART Pre-application | TD |

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PROJECT
HANAA PLAZA
4115 108 AVE. NE CALGARY

DRAWING TITLE
BUILDING C - ELEVATIONS

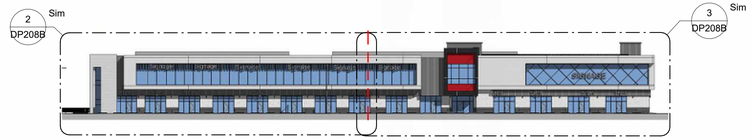
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|---|---|
| Project number AB1024 | Date MAR 05 2025 |
| | Scale As indicated |
| Drawn by JR | Checked by TD |

DP208A

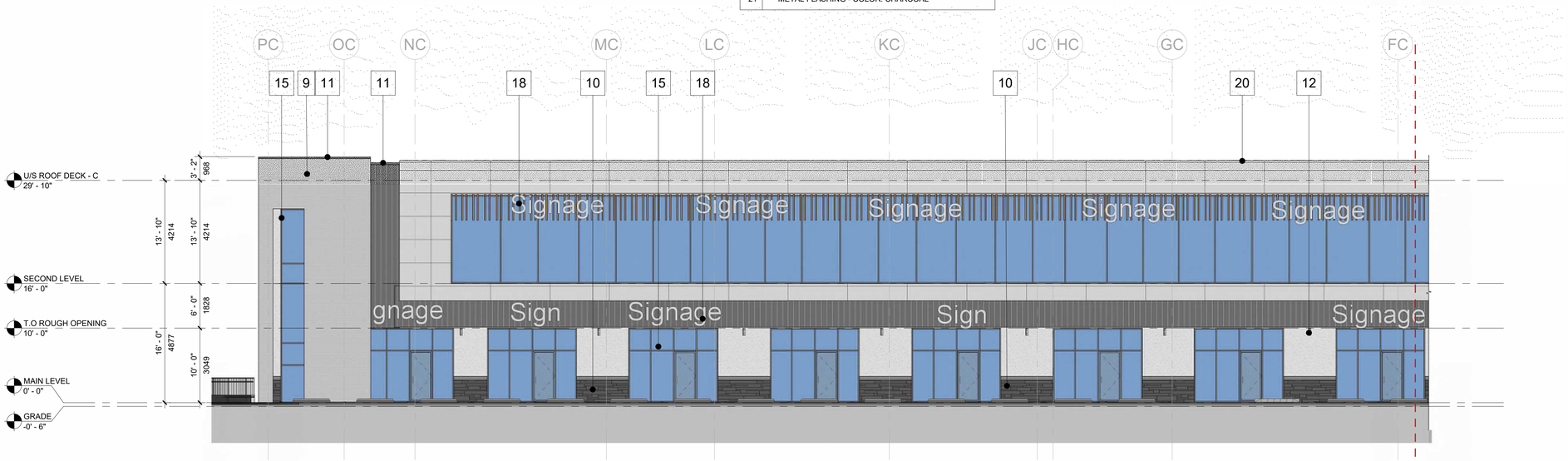
REVISION 8

18/11/2026 2:22:18 PM

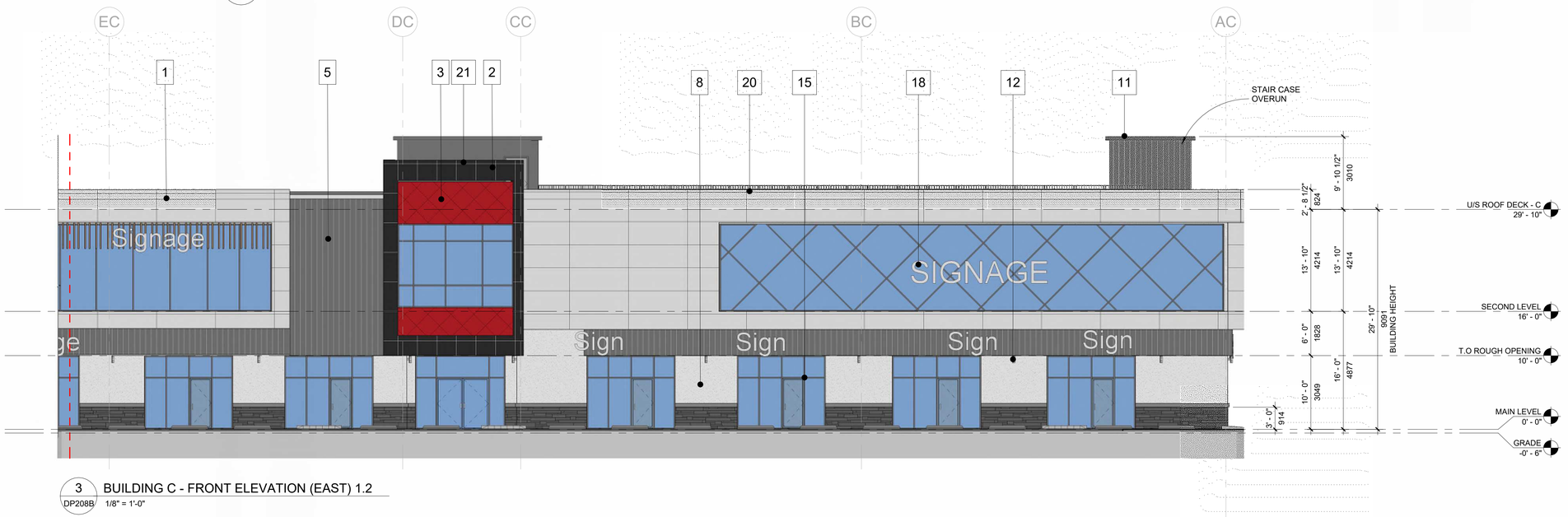
| MATERIAL LEGEND | |
|---|---|
| 1 | METAL PANEL - COLOR: CLOUD WHITE |
| 2 | METAL PANEL - COLOR: CHARCOAL |
| 3 | METAL PANEL - COLOR: RED |
| 4 | EIFS STUCCO - COLOR: CHERRY |
| 5 | CORRUGATED METAL PANEL - COLOR: DARK GREY |
| 8 | EIFS STUCCO - COLOR: ARCTIC WHITE |
| 9 | BRICK VENEER - COLOR: GREY |
| 10 | STONE VENEER - COLOR: GREY |
| 11 | METAL FLASHING - COLOR: DARK GREY |
| 12 | EXTERIOR LIGHT FIXTURE |
| 15 | GLAZING FRAME - COLOUR CHARCOAL |
| 18 | SIGNAGE |
| 20 | METAL FLASHING - COLOR: CLOUD WHITE |
| 21 | METAL FLASHING - COLOR: CHARCOAL |




1 DP208B — BUILDING C - FRONT ELEVATION (EAST)
1" = 40'-0"




2 DP208B — BUILDING C - FRONT ELEVATION (EAST) 1.1
1/8" = 1'-0"




3 DP208B — BUILDING C - FRONT ELEVATION (EAST) 1.2
1/8" = 1'-0"


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|---|---|---|---|
| 7 | 2026-10-16 | Re-Issued for DP | TD |
| 6 | 2026-07-08 | Re-Issued for DP | TD |
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PROJECT
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4115 108 AVE. NE CALGARY

DRAWING TITLE
BUILDING C - ELEVATIONS

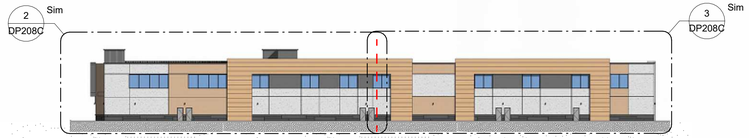
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|---|---|
| AB1024 | MAR 05 2025 |
| Drawn by: JR | Scale: As indicated |
| | Checked by: TD |

DP208B

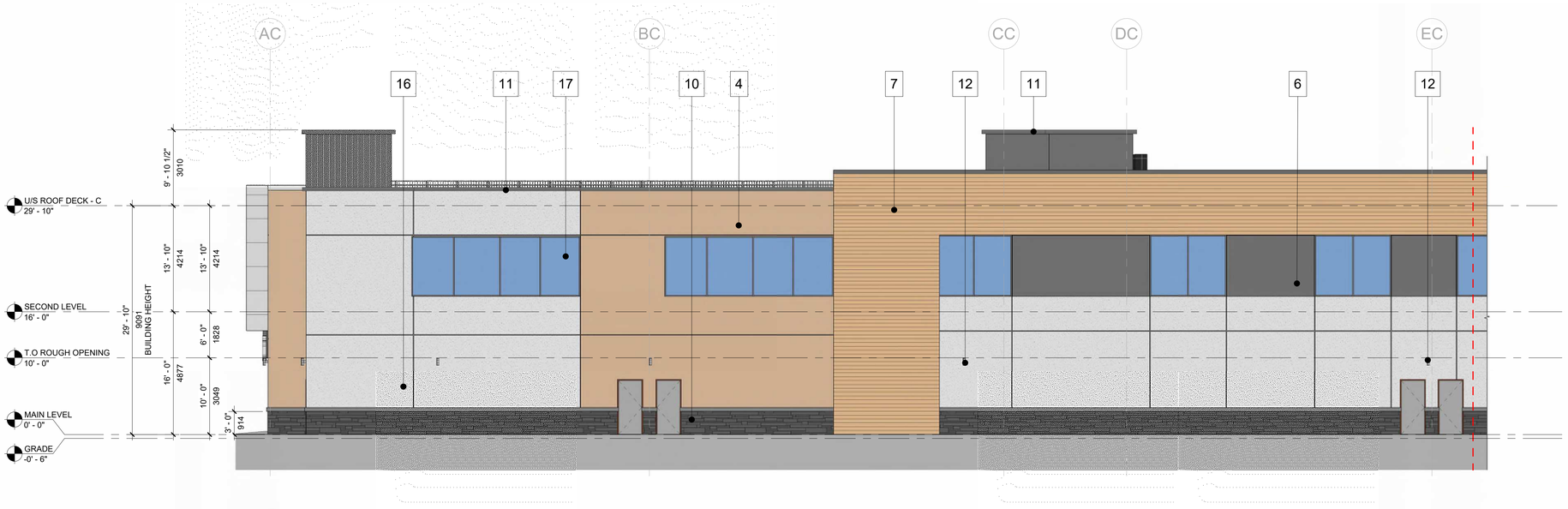
REVISION 7

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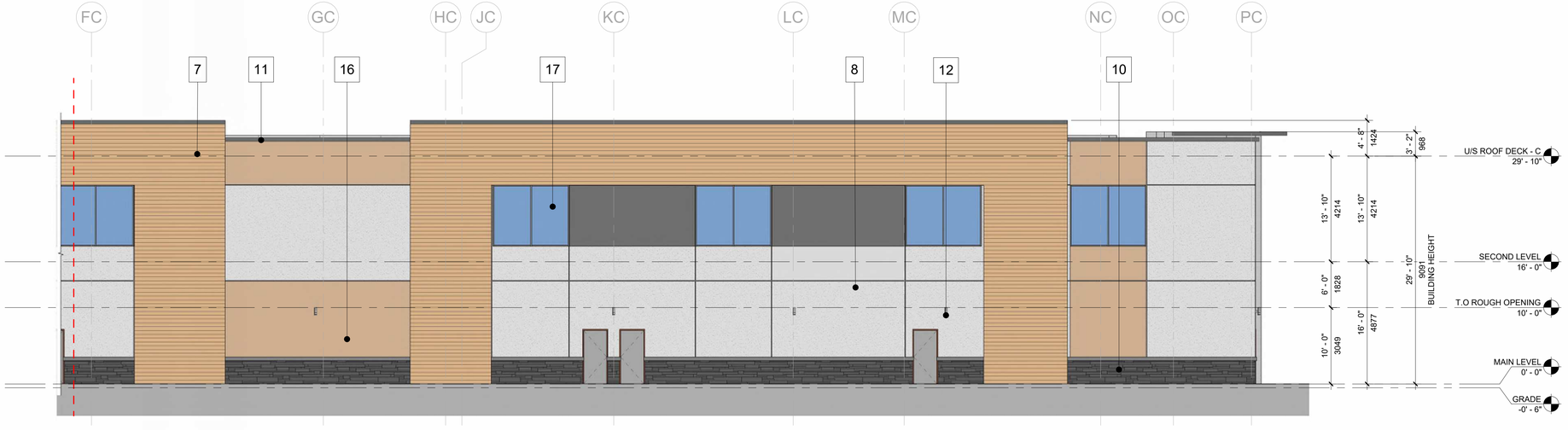
| MATERIAL LEGEND | |
|---|---|
| 1 | METAL PANEL - COLOR: CLOUD WHITE |
| 2 | METAL PANEL - COLOR: CHARCOAL |
| 4 | EIFS STUCCO - COLOR: CHERRY |
| 5 | CORRUGATED METAL PANEL - COLOR: DARK GREY |
| 8 | EIFS STUCCO - COLOR: ARCTIC WHITE |
| 9 | BRICK VENEER - COLOR: GREY |
| 10 | STONE VENEER - COLOR: GREY |
| 11 | METAL FLASHING - COLOR: DARK GREY |
| 12 | EXTERIOR LIGHT FIXTURE |
| 15 | GLAZING FRAME - COLOUR CHARCOAL |
| 16 | METAL EXIT DOOR - COLOUR GRAY |
| 17 | GLAZING |
| 18 | SIGNAGE |




1 DP208C BUILDING C - REAR ELEVATION (WEST)
1" = 40'-0"




2 DP208C BUILDING C - REAR ELEVATION (WEST) 1.1
1/8" = 1'-0"




3 DP208C BUILDING C - REAR ELEVATION (WEST) 1.2
1/8" = 1'-0"


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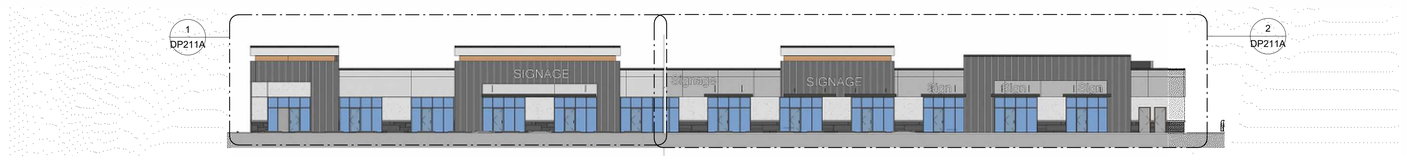
DRAWING TITLE
BUILDING C - ELEVATIONS

| | |
|---|---|
| Project number AB1024 | Date MAR 05 2025 |
| | Scale As indicated |
| Drawn by JR | Checked by TD |

DP208C

REVISION 8

18/11/2026 2:22:42 PM

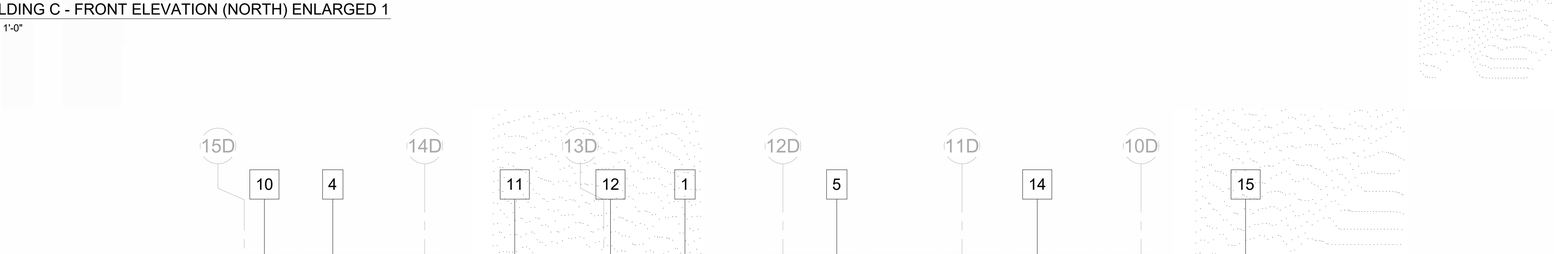



3 DP211A BUILDING D - FRONT ELEVATION.
1" = 20'-0"

| MATERIAL LEGEND | |
|---|---|
| 1 | METAL PANEL - COLOR: CLOUD WHITE |
| 2 | METAL PANEL - COLOR: CHARCOAL |
| 3 | METAL PANEL - COLOR: RED |
| 4 | EIFS STUCCO - COLOR: CHERRY |
| 5 | CORRUGATED METAL PANEL - COLOR: DARK GREY |
| 6 | EIFS STUCCO - COLOR: GREY |
| 7 | HARDIE PANEL - COLOR: WALNUT |
| 8 | EIFS STUCCO - COLOR: ARCTIC WHITE |
| 9 | BRICK VENEER - COLOR: GREY |
| 10 | STONE VENEER - COLOR: GRAY |
| 11 | METAL FLASHING - COLOR: CHARCOAL |
| 12 | EXTERIOR LIGHT FIXTURES |
| 13 | STUCCO REVEAL |
| 14 | METAL CANOPY - COLOR: CHARCOAL |
| 15 | GLAZING FRAME - COLOR: CHARCOAL |
| 16 | METAL EXIT DOOR - COLOR: GREY |




1 DP211A BUILDING C - FRONT ELEVATION (NORTH) ENLARGED 1
1/8" = 1'-0"




2 DP211A BUILDING D - FRONT ELEVATION (NORTH) ENLARGED 2
1/8" = 1'-0"


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| 3 | 2025-11-25 | Re-Issued for DP | JR |
| 2 | 2025-10-15 | Issued for DP | JR |
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PROJECT
HANAA PLAZA
4115 108 AVE. NE CALGARY

DRAWING TITLE
BUILDING D - FRONT ELEVATION

| | |
|---|---|
| Project number AB1024 | Date MAR 05 2025 |
| | Scale As indicated |
| Drawn by JR | Checked by TD |

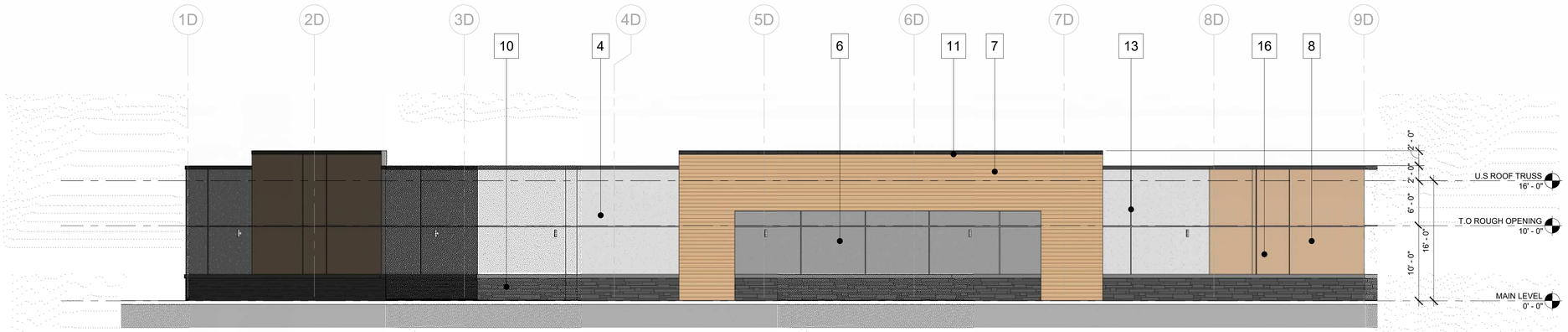
REVISION 8

DP211A

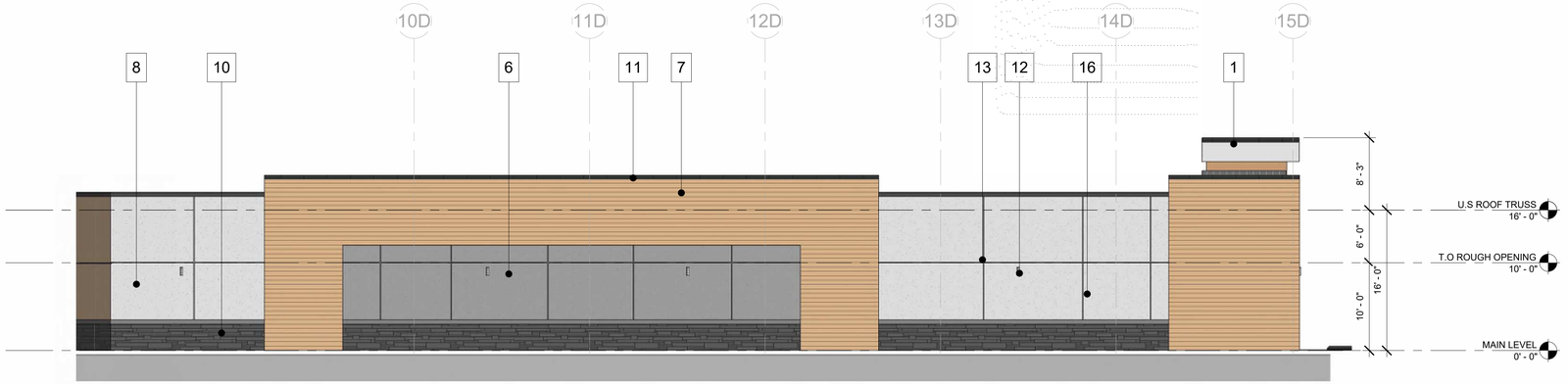
18/11/2026 2:22:22 PM




3 DP211B BUILDING D -REAR ELEVATION (SOUTH).
1" = 20'-0"




1 DP211B BUILDING D -REAR ELEVATION (SOUTH) ENLARGED 1
1/8" = 1'-0"




2 DP211B BUILDING D -REAR ELEVATION (SOUTH) ENLARGED 2
1/8" = 1'-0"

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PROJECT
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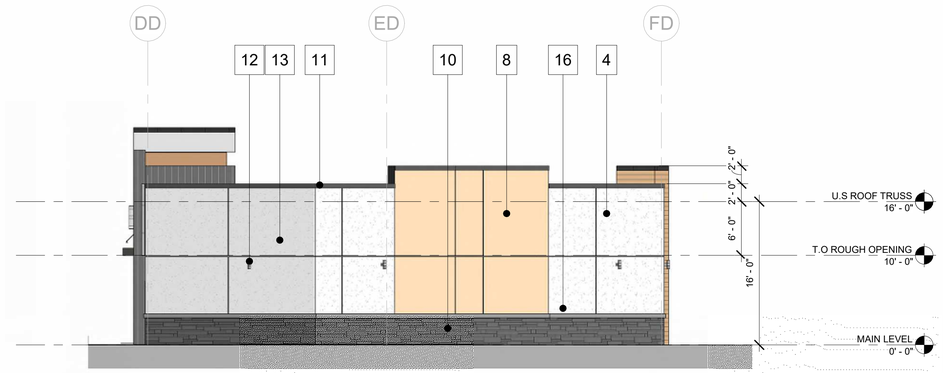
DRAWING TITLE
BUILDING D - REAR ELEVATION

| | |
|---|---|
| Project number AB1024 | Date MAR 05 2025 |
| | Scale As indicated |
| Drawn by JR | Checked by TD |

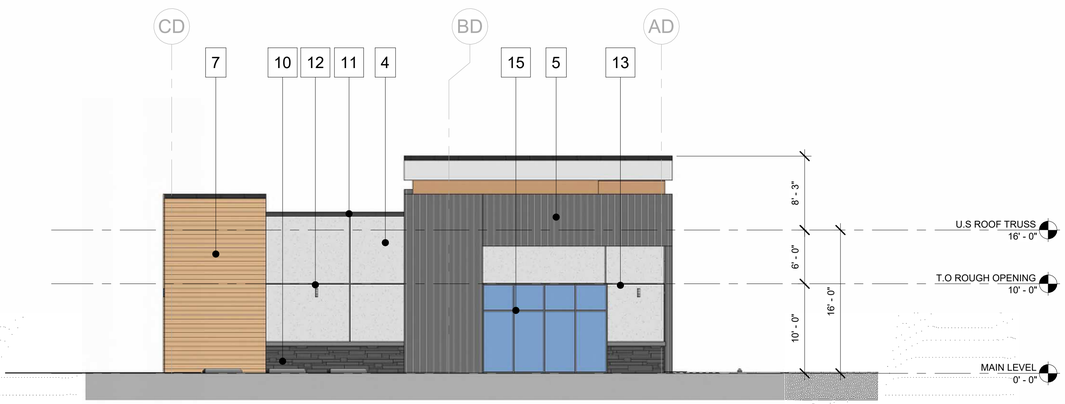
DP211B

REVISION 8

18/11/2026 2:22:31 PM




1 DP211C BUILDING D - SIDE ELEVATION (WEST).
1/8" = 1'-0"




2 DP211C BUILDING D - SIDE ELEVATION (EAST).
1/8" = 1'-0"

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| 4 | 2025-12-12 | Re-Issued for DP | TD |
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PROJECT
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4115 108 AVE. NE CALGARY

DRAWING TITLE
BUILDING D - SIDE ELEVATIONS

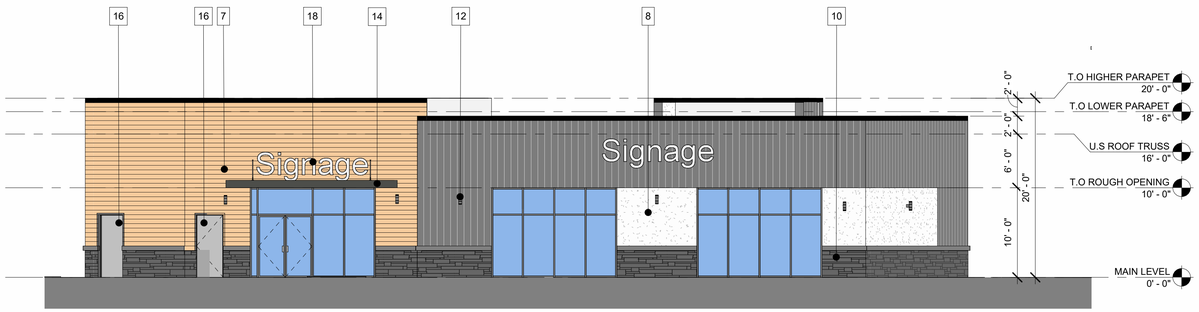
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|---|---|
| Project number AB1024 | Date MAR 05 2025 |
| | Scale 1/8" = 1'-0" |
| Drawn by JR | Checked by TD |

DP211C

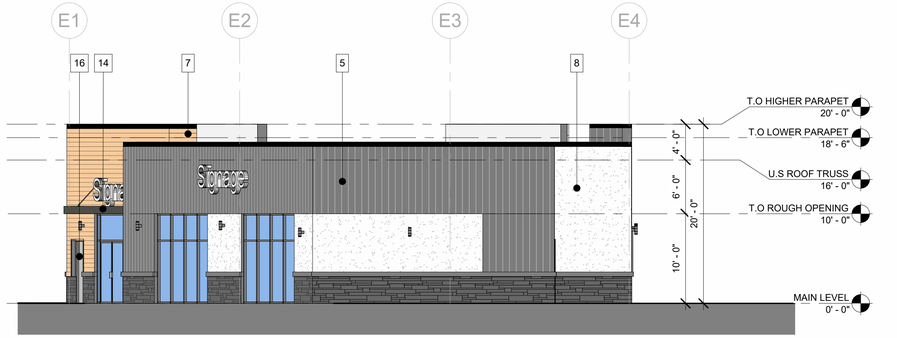
REVISION 8

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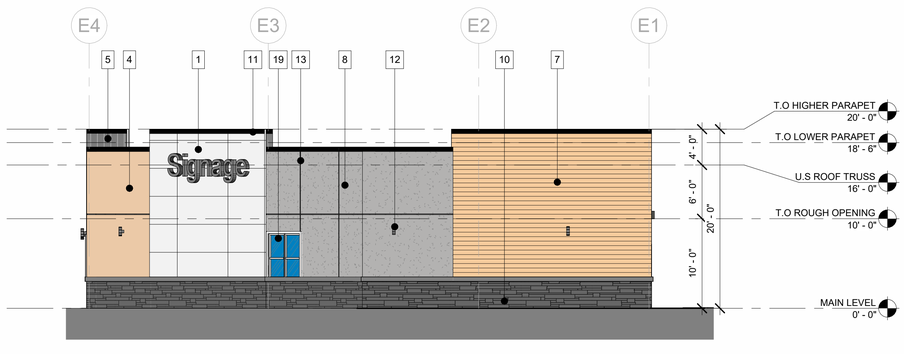
| MATERIAL LEGEND | |
|---|---|
| 1 | METAL PANEL - COLOR: CLOUD WHITE |
| 4 | EIFS STUCCO - COLOR: CHERRY |
| 5 | METAL PANEL - COLOR: DARK GREY |
| 7 | HARDIE PANEL - COLOR: WALNUT |
| 8 | EIFS STUCCO - COLOR: ARCTIC WHITE |
| 10 | STONE VENEER - COLOR: GREY |
| 11 | METAL FLASHING - COLOR: DARK GREY |
| 12 | EXTERIOR LIGHT FIXTURE |
| 13 | STUCCO REVEAL |
| 14 | METAL CANOPY - COLOR: CHARCOAL |
| 15 | GLAZING FRAME - COLOR: CHARCOAL |
| 16 | METAL DOOR - COLOR: GREY |
| 17 | GLAZING |
| 18 | SIGNAGE |
| 19 | DRIVE THROUGH WINDOW |



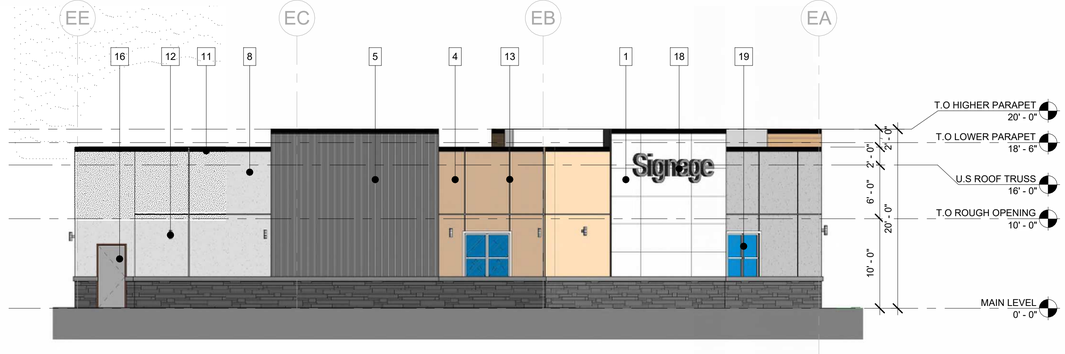

1 DP214 BUILDING E - FRONT ELEVATION (WEST)
1/8" = 1'-0"




2 DP214 BUILDING E - SIDE ELEVTION (SOUTH)
1/8" = 1'-0"




3 DP214 BUILDING E - SIDE ELEVATION (NORTH)
1/8" = 1'-0"




4 DP214 BUILDING E - REAR ELEVATION (EAST)
1/8" = 1'-0"


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| 7 | 2026-10-16 | Re-Issued for DP | TD |
| 6 | 2026-07-08 | Re-Issued for DP | TD |
| 5 | 2026-02-26 | Re-Issued for DP | TD |
| 4 | 2025-12-12 | Re-Issued for DP | TD |
| 3 | 2025-11-25 | Re-Issued for DP | JR |
| 2 | 2025-10-15 | Issued for DP | JR |
| 1 | 2025-04-07 | Issued for DART Pre-application | TD |

CONSULTANT

PERMIT STAMP

SEAL


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PROJECT
HANAA PLAZA
4115 108 AVE. NE CALGARY

DRAWING TITLE
BUILDING E - ELEVATIONS

| | |
|---|---|
| Project number AB1024 | Date MAR 05 2025 |
| | Scale As indicated |
| Drawn by JR | Checked by TD |

DP214

REVISION 8

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