

ROYAL VISTA OFFICE DEVELOPMENT

PROJECT INFORMATION

GENERAL

PROJECT TITLE	ROYAL VISTA OFFICE DEVELOPMENT		
LEGAL DESCRIPTION	LOT:	3	
	BLOCK:	5	
	PLAN:	081 3886	
MUNICIPAL ADDRESS			
12 ROYAL VISTA WAY NW CALGARY, ALBERTA			
LANDSCAPING	LAND USE:	1-B (INDUSTRIAL BUSINESS DISTRICT)	
	PARCEL AREA:	7317.85m ²	
	FLOOR AREA RATIO (PERMITTED):	1	
	FLOOR AREA RATIO (PROPOSED):	0.3	
	USE(S):	OFFICE(PERMITTED), RESTAURANT SMALL (DISCRETIONARY)	
LANDSCAPING	MIN 1.0 TREES AND 2.0 SHRUBS:	PER EVERY35 SQ. M	
	PENISULAS:	2.6m TYPICAL	
	BUFFERS:	2.75M	

BUILDING STATISTICS

LEVEL 01	OFFICE:	758 SQ. M
	RESTAURANT:	91 SQ. M
	COMMON AREA (INCL. STAIRS AND WASH RMS)	210 SQ. M
	SERVICE AREA (INCL. ELEVATOR)	7 SQ. M
	GROSS FLOOR AREA:	1066 SQ. M
LEVEL 2	OFFICE:	867 SQ. M
	COMMON AREAS (INCL. STAIRS AND WASH RMS)	129 SQ. M
	SERVICE AREAS (INCL. ELEVATOR)	7 SQ. M
	GROSS FLOOR AREA:	1003 SQ. M

SUMMARY	TOTAL GROSS USABLE FLOOR AREA:	1719 SQ. M
	TOTAL GROSS FLOOR AREA:	2069 SQ. M
	BUILDING EFFICIENCY:	83%

PARKING

VEHICULAR PARKING	OFFICE:	35
	RESTAURANT - SMALL*:	16
	TOTAL REGULAR STALLS:	51
	BARRIER FREE DESIGNATED STALLS:	4
	LOADING STALLS:	1
	TOTAL STALLS:	56

60% OF AREA DINING & BEVERAGE SPACE - TBC
*REQUIRED ABC 3.8.2.2.4

BICYCLE PARKING	OFFICE - CLASS 1:	2
	OFFICE - CLASS 2:	2
	RESTAURANT - SMALL - CLASS 1:	0
	RESTAURANT - SMALL - CLASS 2:	0

BUILDING CODE REVIEW

THE FOLLOWING REVIEW PROVIDES GENERAL INFORMATION FOR BUILDING DESIGN
CRITERIA ONLY AND IS NOT INTENDED TO DESCRIBE ALL DESIGN AND CONSTRUCTION

ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE NATIONAL
BUILDING CODE OF CANADA 2015 (NBC) UNLESS NOTED OTHERWISE

MAJOR OCCUPANCY CLASSIFICATIONS (3.1.2)			
STORAGE GARAGE (PARKADE):	OFFICE:	GROUP D	(A-3.1.2.1.(1))
	RESTAURANT:	GROUP A DIV. 2 OR 4	(A-3.1.2.1.(1))
	STORAGE GARAGE (PARKADE):	GROUP F DIV. 3	(A-3.1.2.1.(1))
BUSINESS AND PERSONAL SERVICES ASSEMBLY* LOW HAZARD INDUSTRIAL*			

BUILDING HEIGHT	"OFFICE":	2 STOREYS ABOVE GRADE
	STORAGE GARAGE (PARKADE):	1 STOREY BASEMENT/PARKADE

BUILDING AREAS	PARKADE:	1016m ²
	LEVEL 01:	1102m ²
	LEVEL 02:	1046m ²

MAJOR OCCUPANCY FIRE SEPERATION (3.1.3.1)

MAJOR OCCUPANCY	MIN. FIRE RESISTANCE RATING OF FIRE SEPERATION		
	GROUP A DIV. 2	GROUP F DIV. 3	GROUP D
GROUP A DIV. 2	~	1	2HR
GROUP F DIV. 3	1	~	1
GROUP D	2HR	~	~

STORAGE GARAGE AS SEPARATE BUILDING (3.1.3.1)

MULTIPLE MAJOR OCCUPANCIES (3.2.2.4.)
GROUP F - DIV. 3: LOW HAZARD INDUSTRIAL
GROUP D: BUSINESS AND PERSONAL SERVICES

OCCUPANT LOAD (3.1.17.) PER FLOOR AREA OR PART OF A FLOOR AREA

LEVEL 01	OFFICE:	101
	TOTAL RESTAURANT:	50
	DINING, BEVERAGE, CAFETERIA SPACE:	46
	KITCHEN:	4

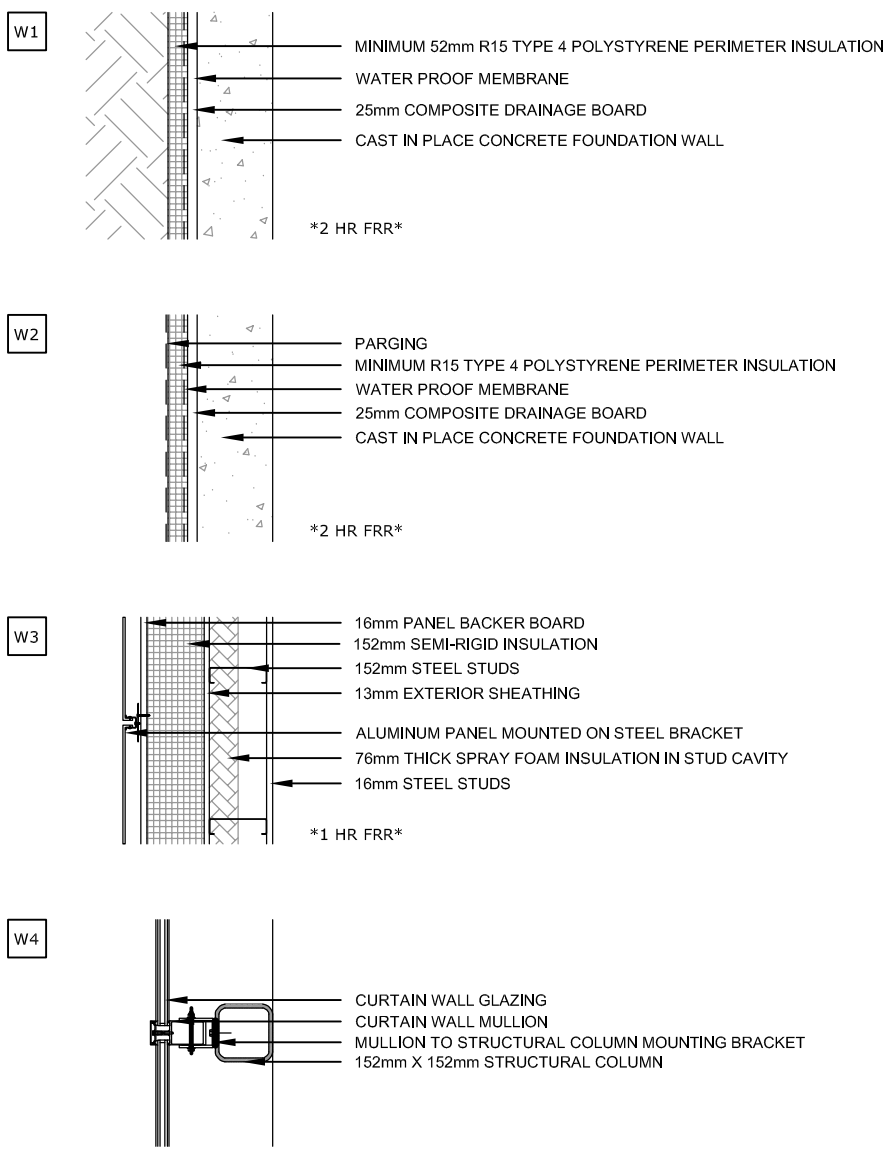
LEVEL 02	OFFICE:	105
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TOTAL BUILDING OCCUPANCY	261
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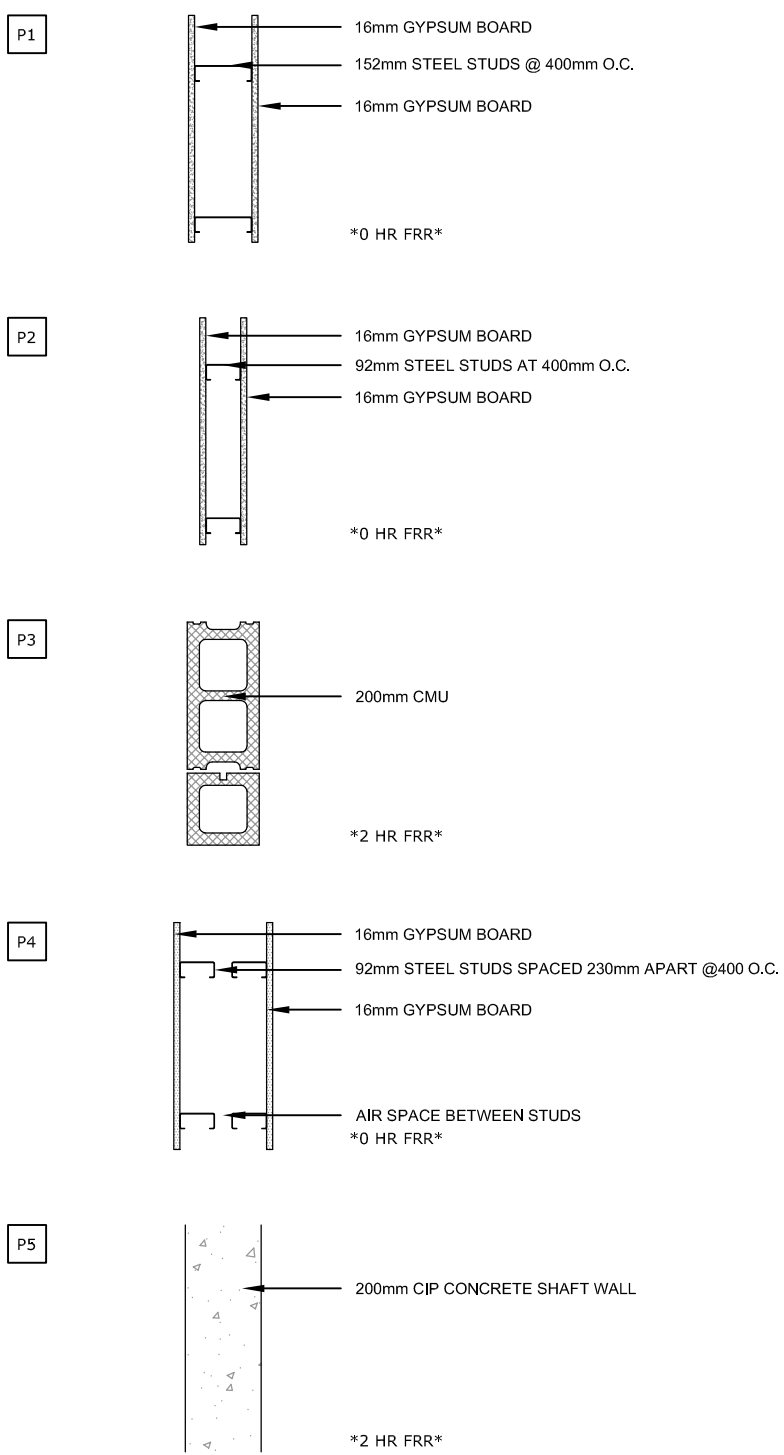
PLUMBING FACILITIES (3.7.2.2)		WATER CLOSETS (PER SEX)	LAVATORIES
TOTAL OFFICE (3.7.2.2.-B / 3.7.2.3.):		MALE: 3 FEMALE: 6	MIN. 1
RESTAURANT (3.7.2.2.-A / 3.7.2.3.):		MALE: 1 FEMALE: 1	MIN. 1
60% OF AREA DINING & BEVERAGE SPACE - TBC			

ASSEMBLIES

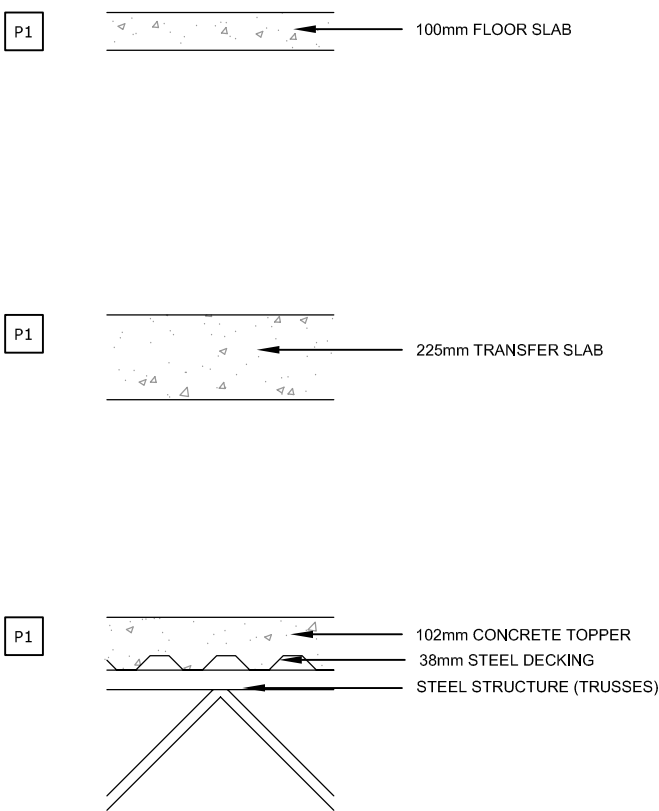
EXTERIOR WALL TYPES



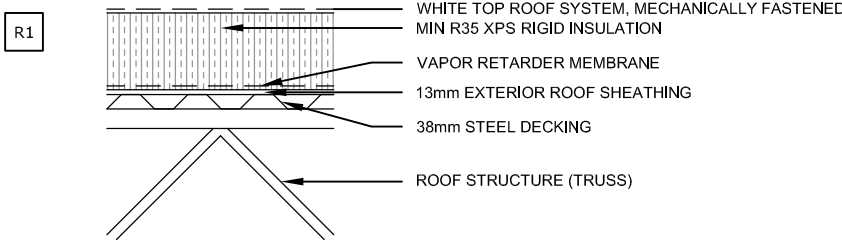
INTERIOR PARTITION TYPES



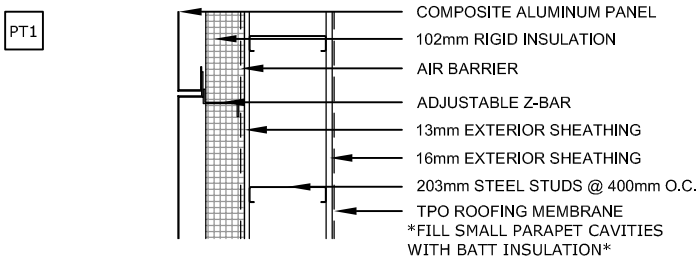
FLOOR TYPES



ROOF TYPES

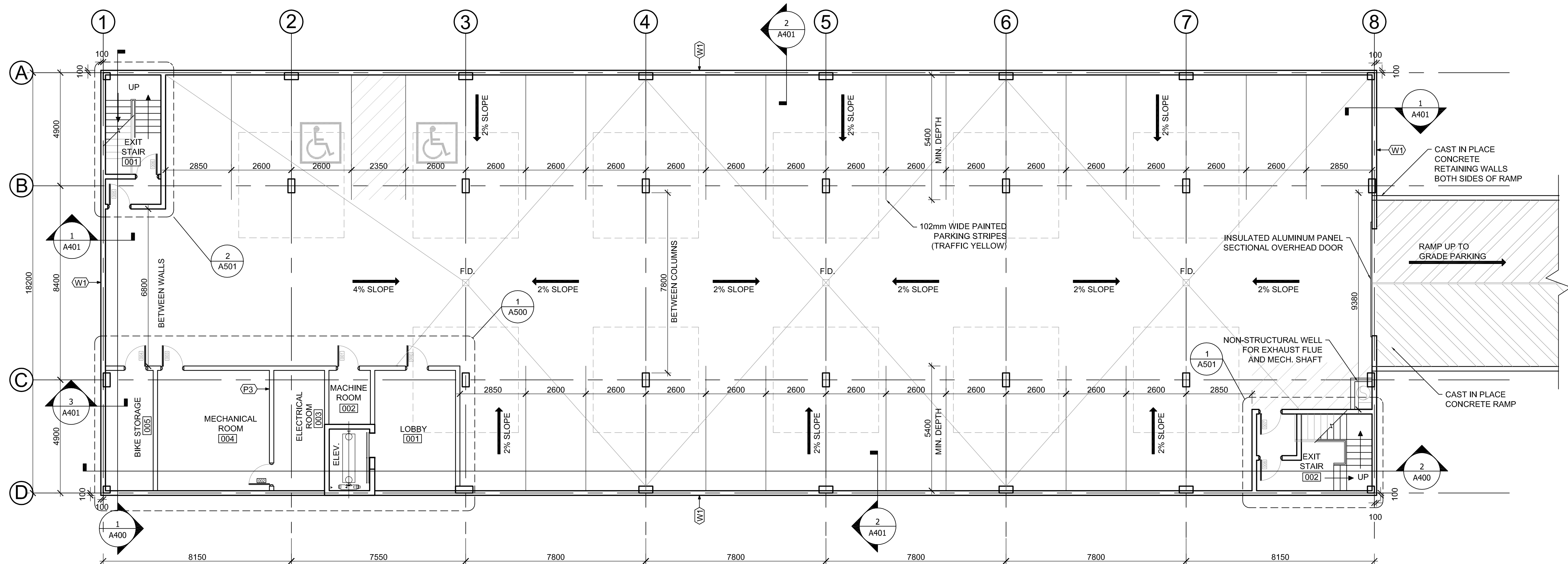


PARAPET TYPES





A100



1 PARKADE PLAN

SCALE 1:100 JD

PROJECT
ROYAL VISTA OFFICE
DEVELOPMENT

2 ROYAL VISTA WAY

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DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS, DATUMS AND
LEVELS PRIOR TO COMMENCEMENT OF
WORK.

REPORT DISCREPANCIES OR
MISSIONS TO THE CONSULTANT
IMMEDIATELY.

ISSUED		
O.	DESCRIPTION	DATE
	SUBMISSION 1	YY/MM/DD

EALS

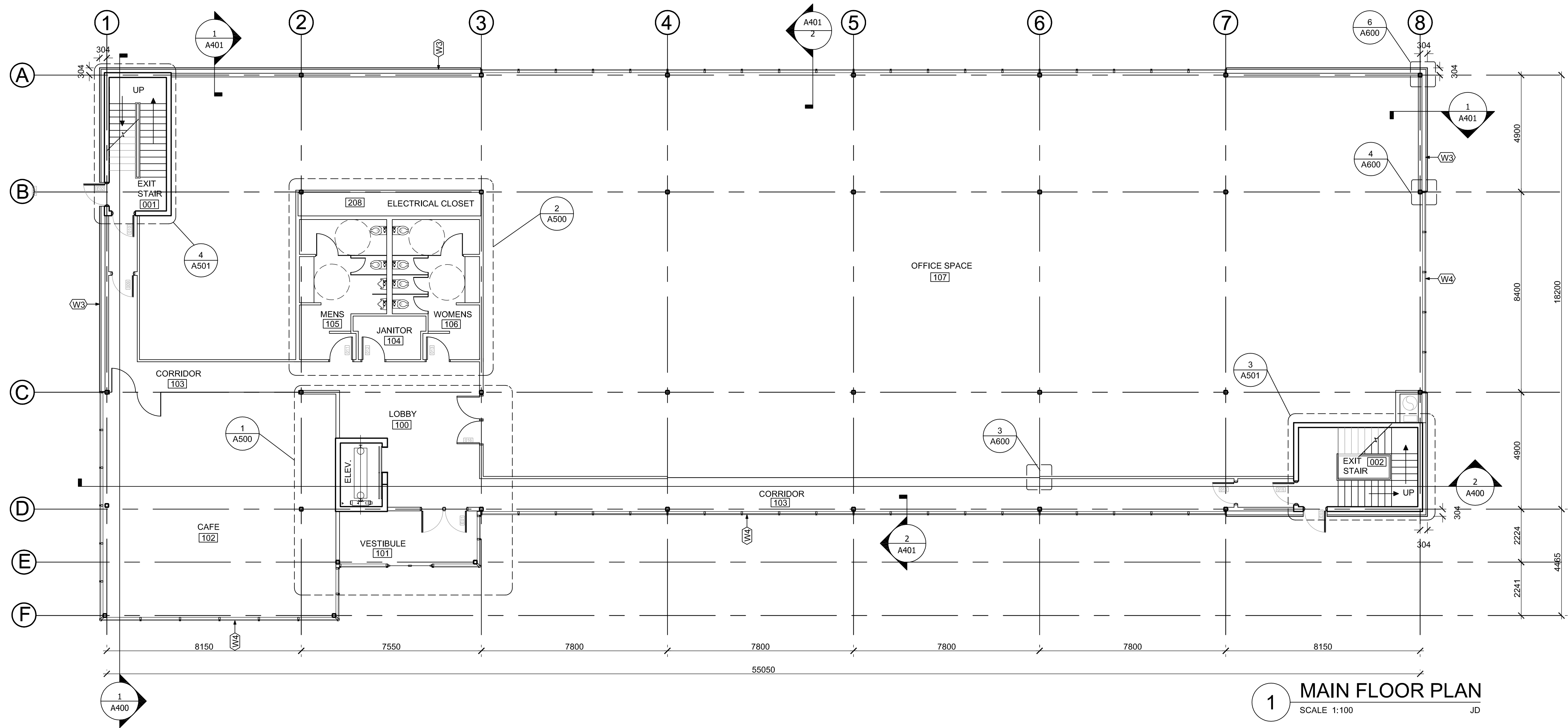
EYPLAN

HEET

PARKADE PLAN

RAWN BY: JD CHECKED BY: PJ

A200



PROJECT
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12 ROYAL VISTA WAY

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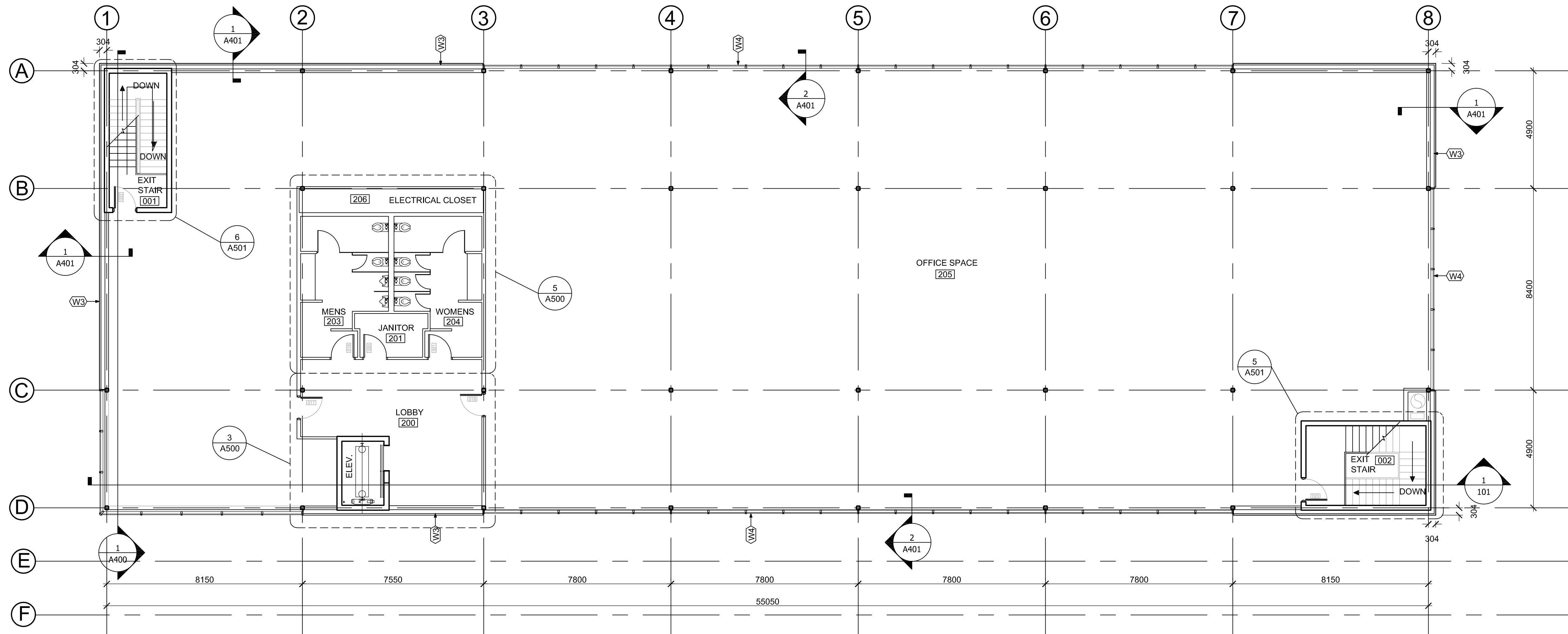
SEALS

KEYPLAN

SHEET
MAIN FLOOR PLAN

DRAWN BY: JD CHECKED BY: PJ

A201



1 SECOND FLOOR PLAN
SCALE 1:100 JD

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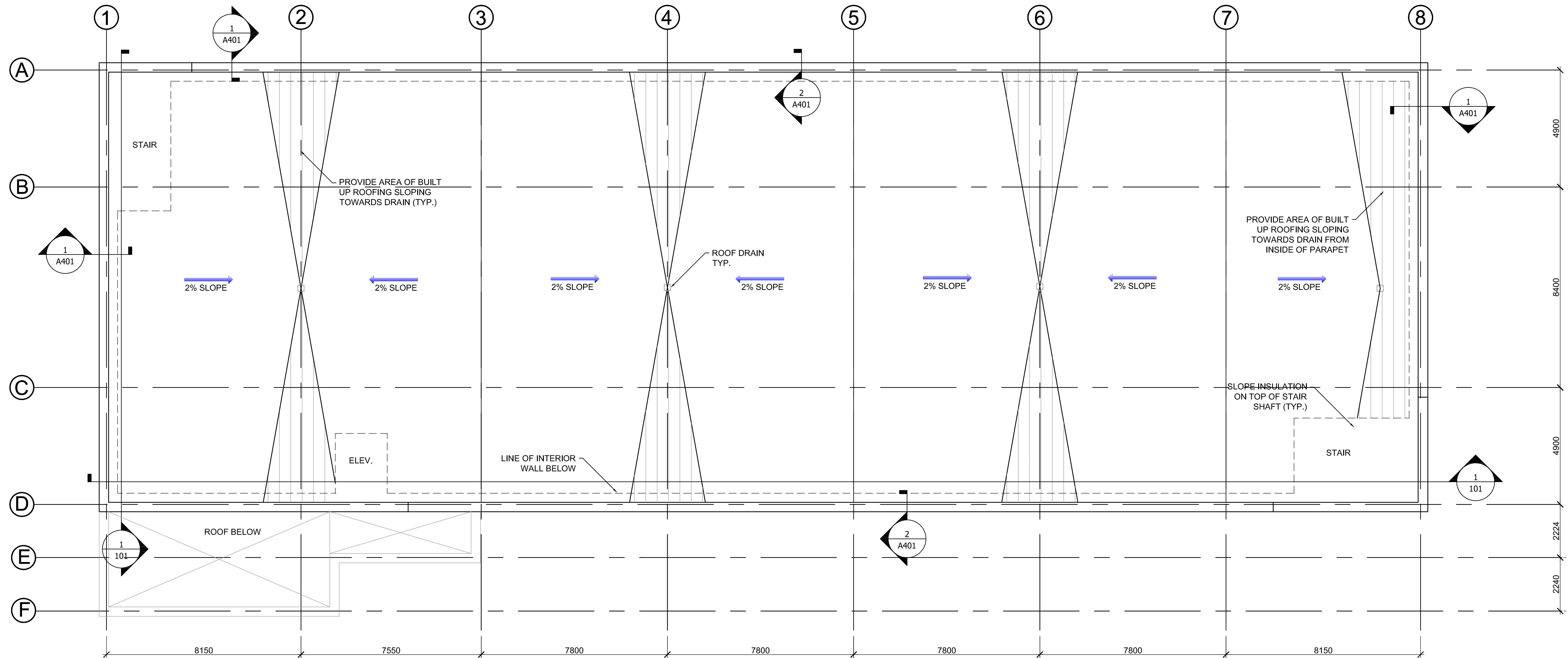
KEYPLAN

SHEET

**SECOND FLOOR
PLAN**

DRAWN BY: JD CHECKED BY: PJ

A202



1

ROOF PLAN

SCALE 1:100 JD

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KEYPLAN

SHEET

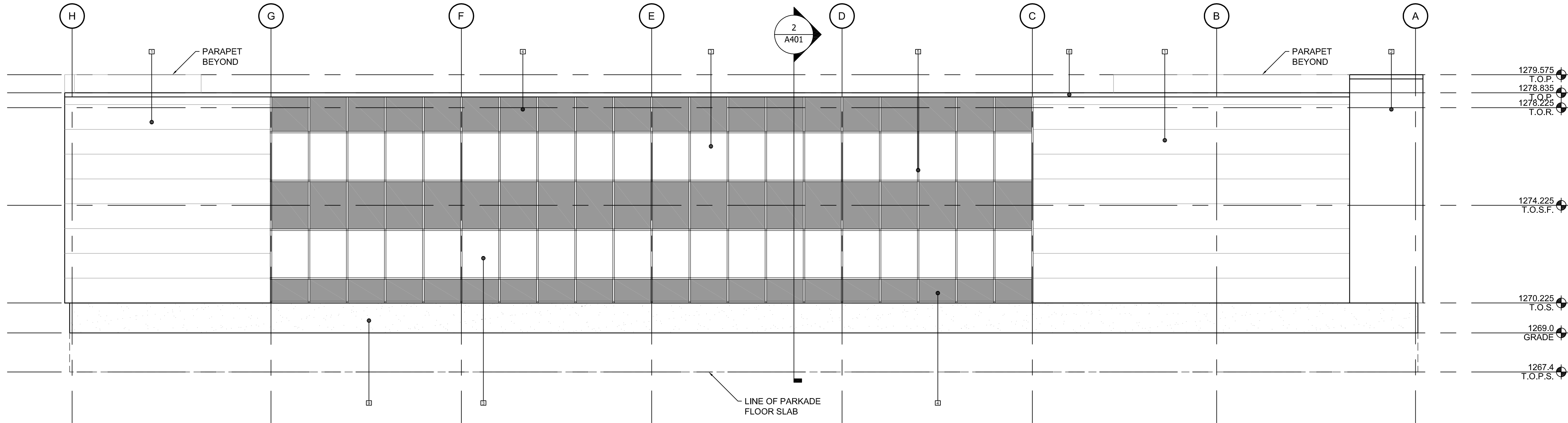
ROOF PLAN

DRAWN BY: JD CHECKED BY: PJ

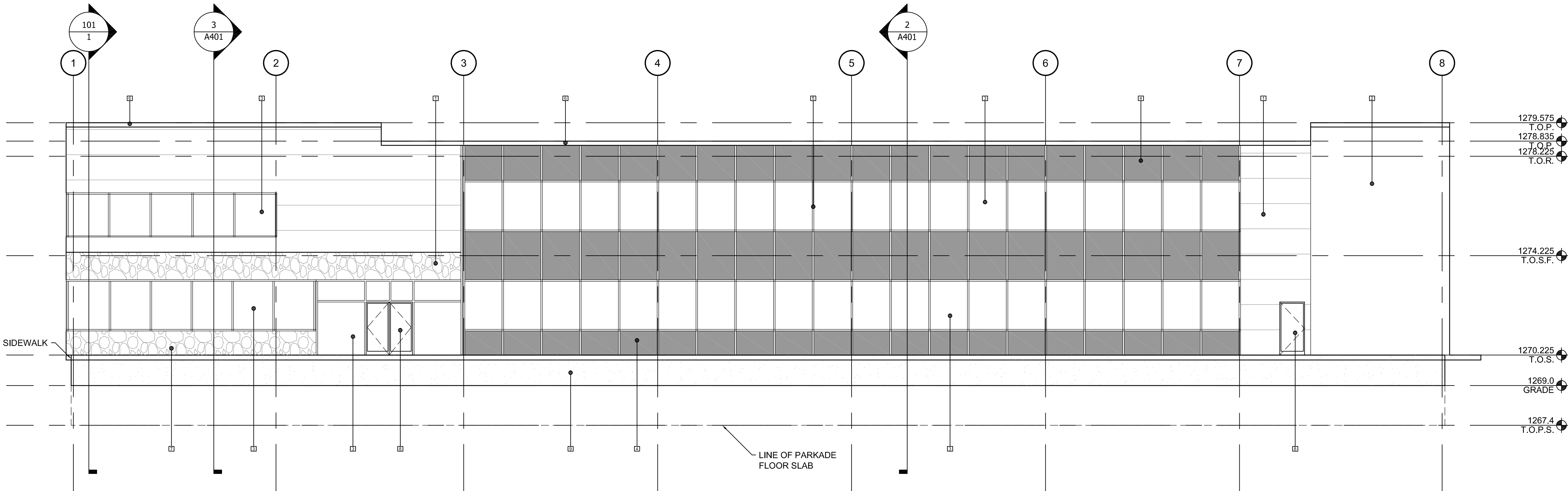
A203

EXTERIOR FINISH LEGEND

1. EXTERIOR GRADE
2. ALUMINUM PANELLING
3. EXTERIOR ALUMINUM PANELING SYSTEM ON CONCRETE
4. SEALED GLASS UNIT WITH LOW-E COATING
5. SPANDREL GLASS TO MATCH SEALED GLASS UNITS
6. ALUMINUM GLAZING FRAME SYSTEM
7. PRE-FINISHED ALUMINUM FLASHING
8. EXTERIOR GRADE ROCK FINISH
9. HOLLOW METAL INSULATED DOOR WITH PRESSED STEEL FRAME
9. PARGING



2 NORTH-EAST ELEVATION
SCALE 1:100 JD



1 SOUTH-WEST ELEVATION
SCALE 1:100 JD

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SEALS

KEYPLAN

SHEET

ELEVATIONS

DRAWN BY: JD CHECKED BY: PJ

A300

EXTERIOR FINISH LEGEND

1. EXTERIOR GRADE
2. ALUMINUM PANELLING
3. EXTERIOR ALUMINUM PANELING SYSTEM ON CONCRETE
4. SEALED GLASS UNIT WITH LOW-E COATING
5. SPANDREL GLASS TO MATCH SEALED GLASS UNITS
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8. EXTERIOR GRADE ROCK FINISH
9. HOLLOW METAL INSULATED DOOR WITH PRESSED STEEL FRAME
10. PARGING

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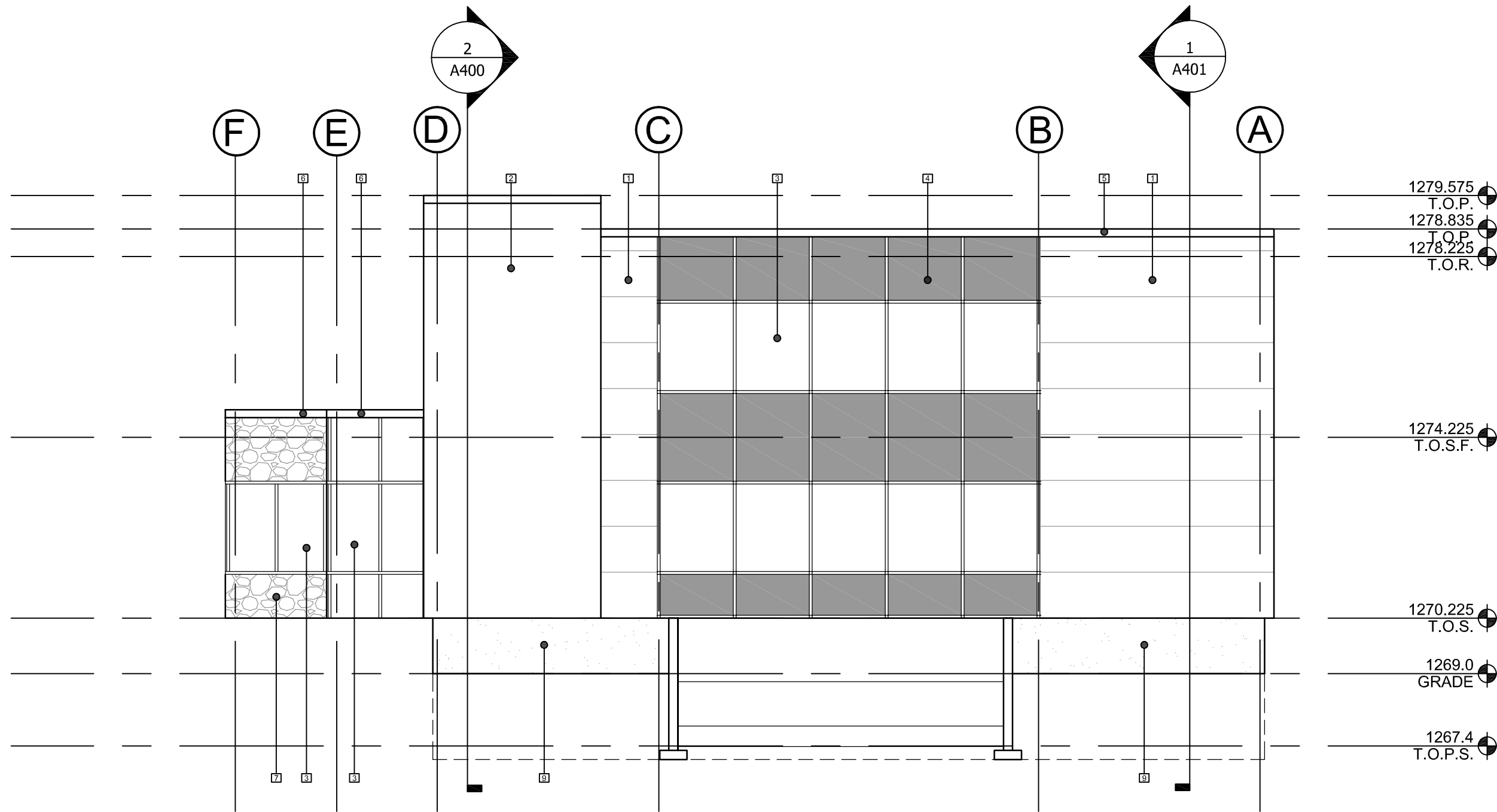
KEYPLAN

SHEET

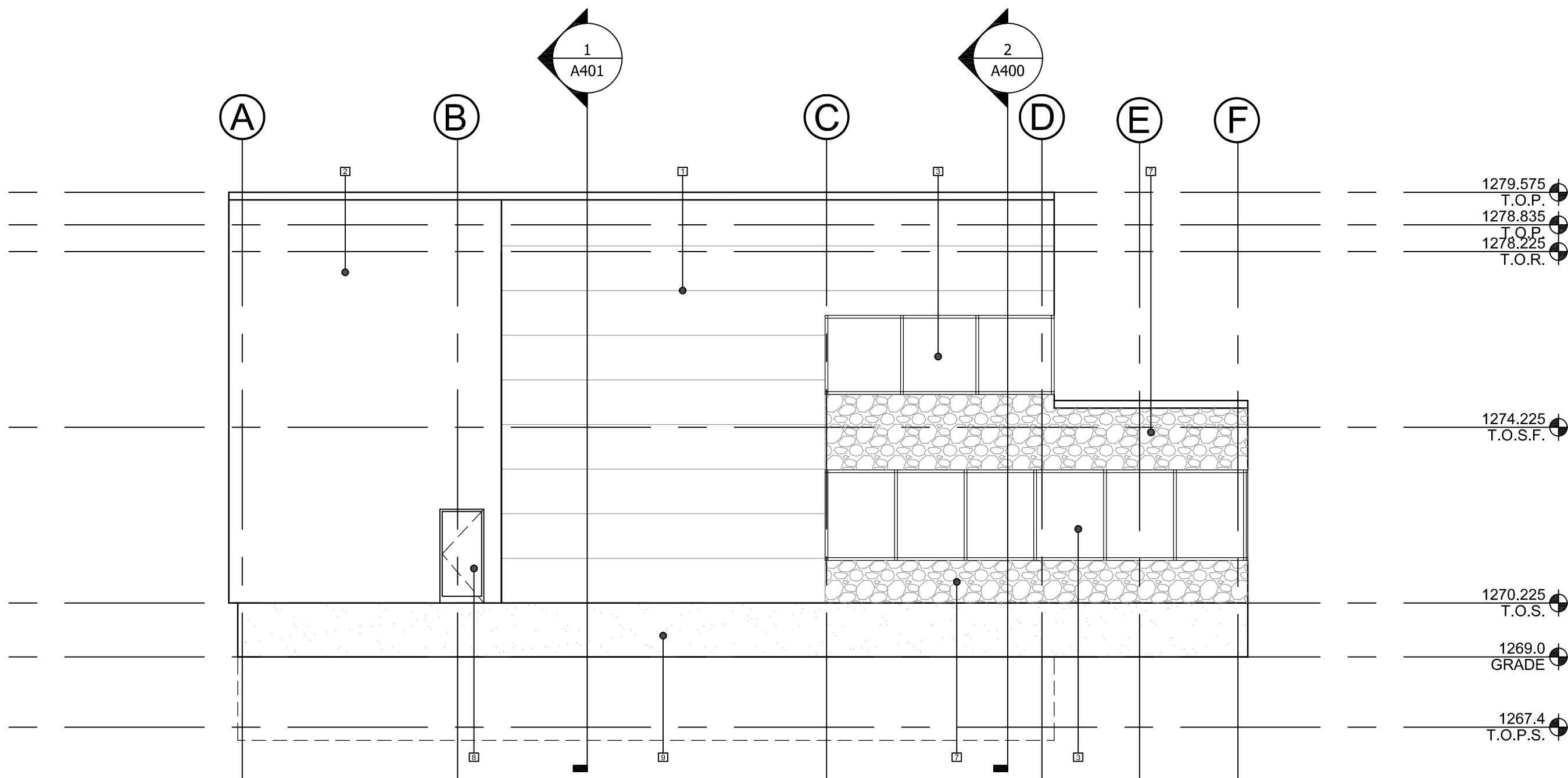
ELEVATIONS

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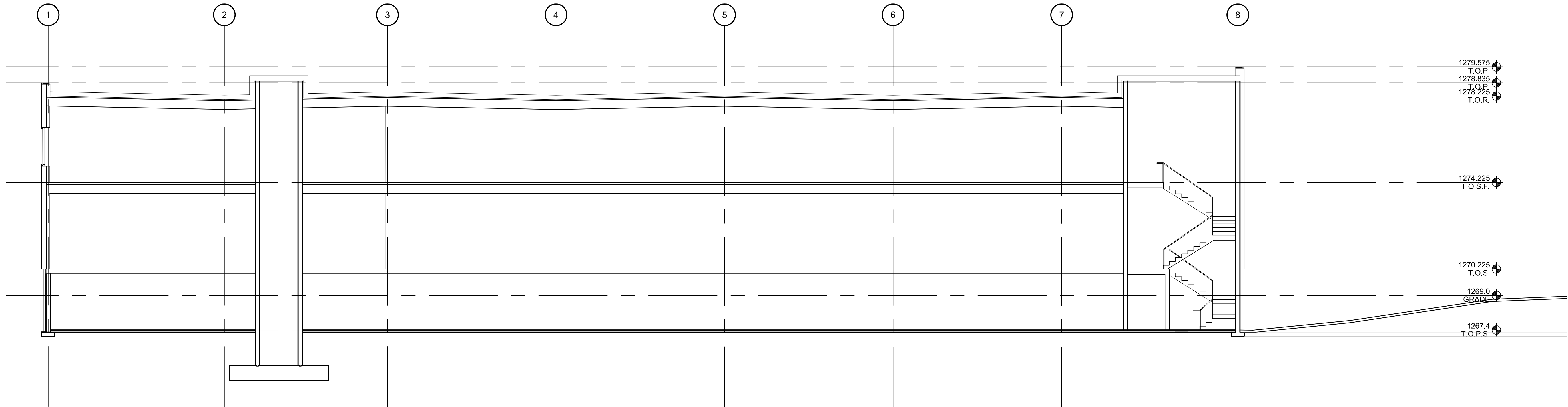
A301



2 SOUTH-EAST ELEVATION
SCALE 1:100 JD



1 NORTH-EAST ELEVATION
SCALE 1:100 JD



2 LONG SECTION
SCALE 1:100 JD

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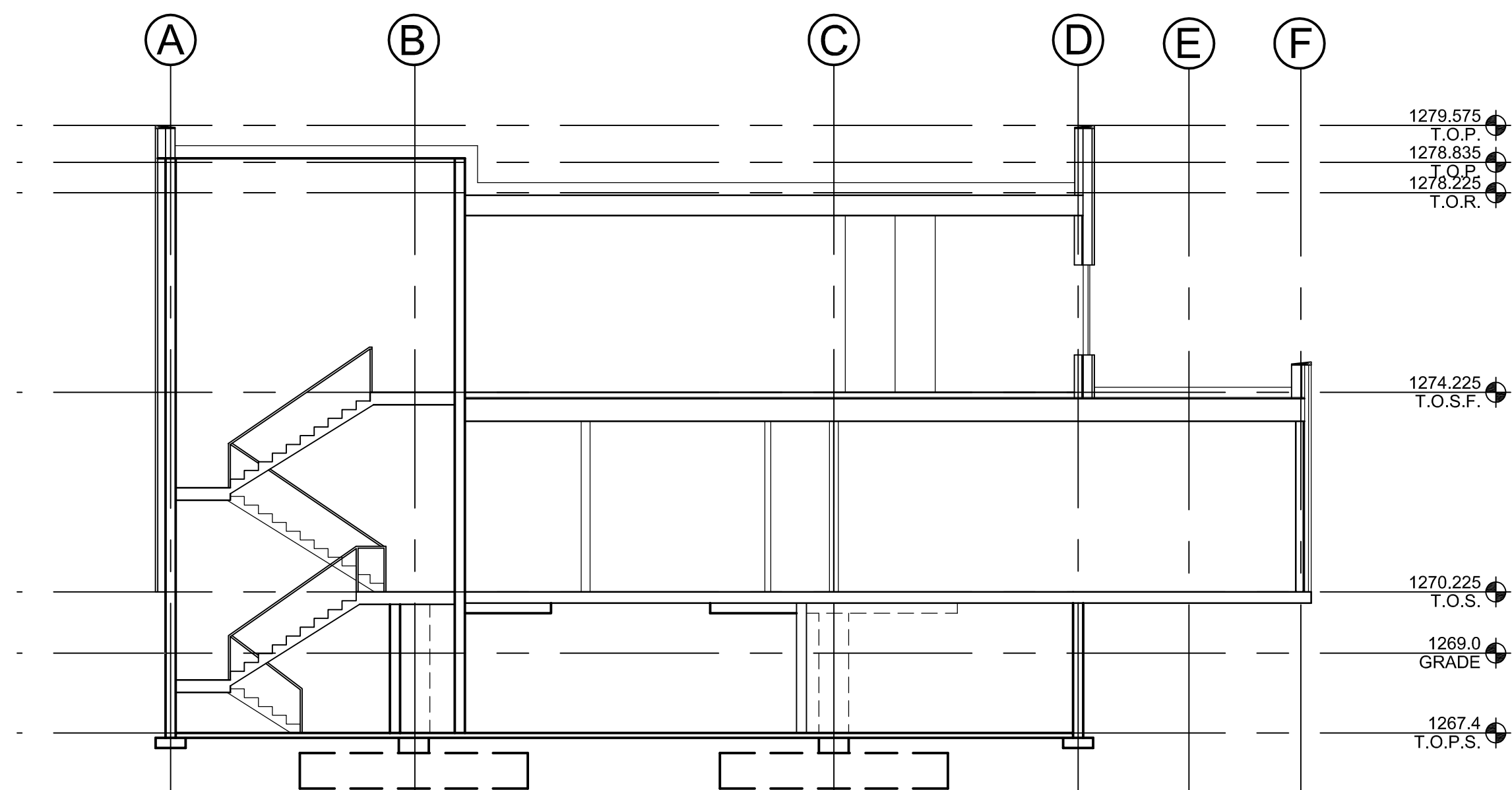
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SEALS



1 SHORT SECTION
SCALE 1:100 JD

KEYPLAN

SHEET
SECTIONS

DRAWN BY: JD CHECKED BY: PJ

A400

2 ROYAL VISTA WAY

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EALS

EYPLAN

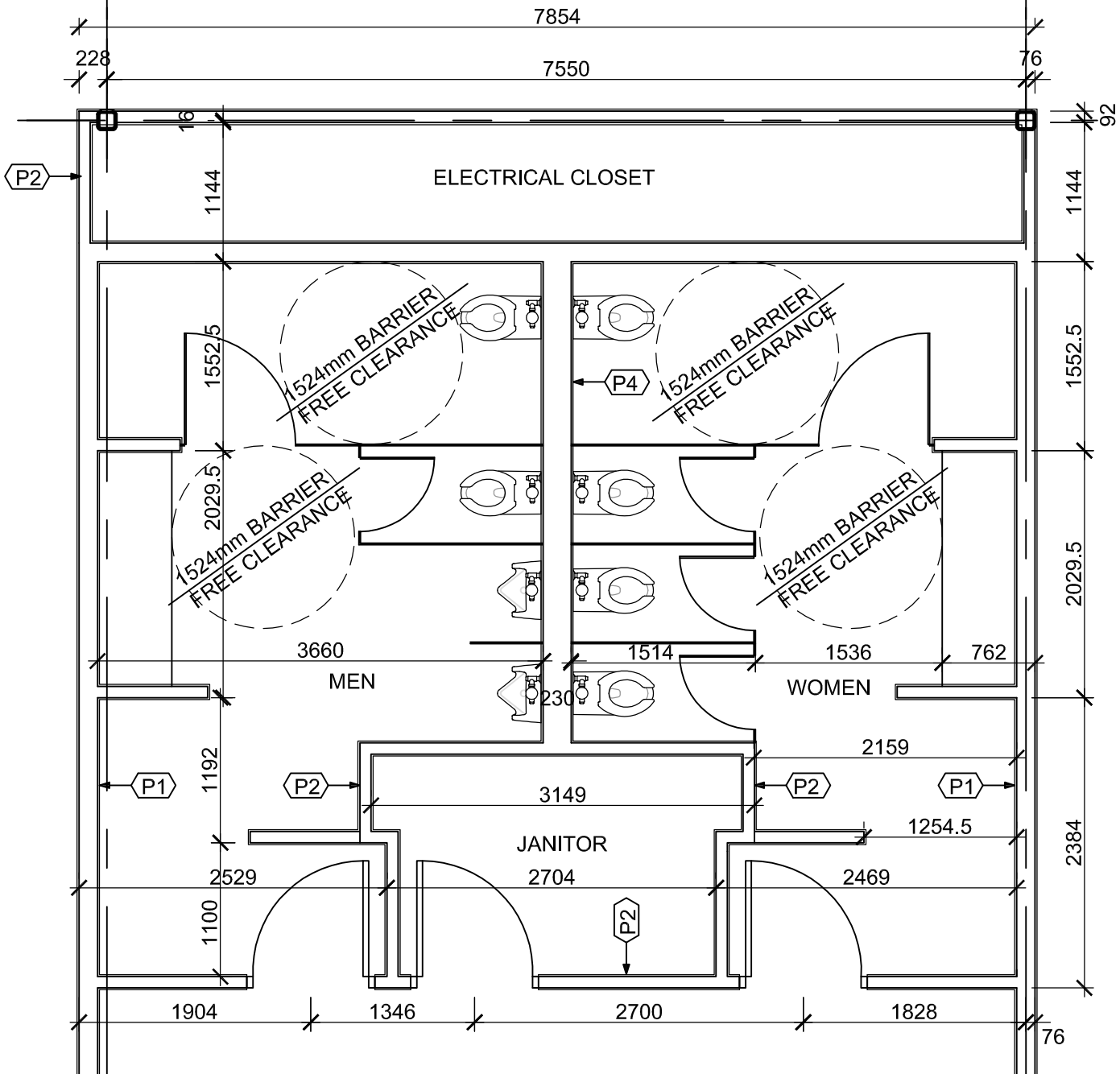
HEET

SECTIONS

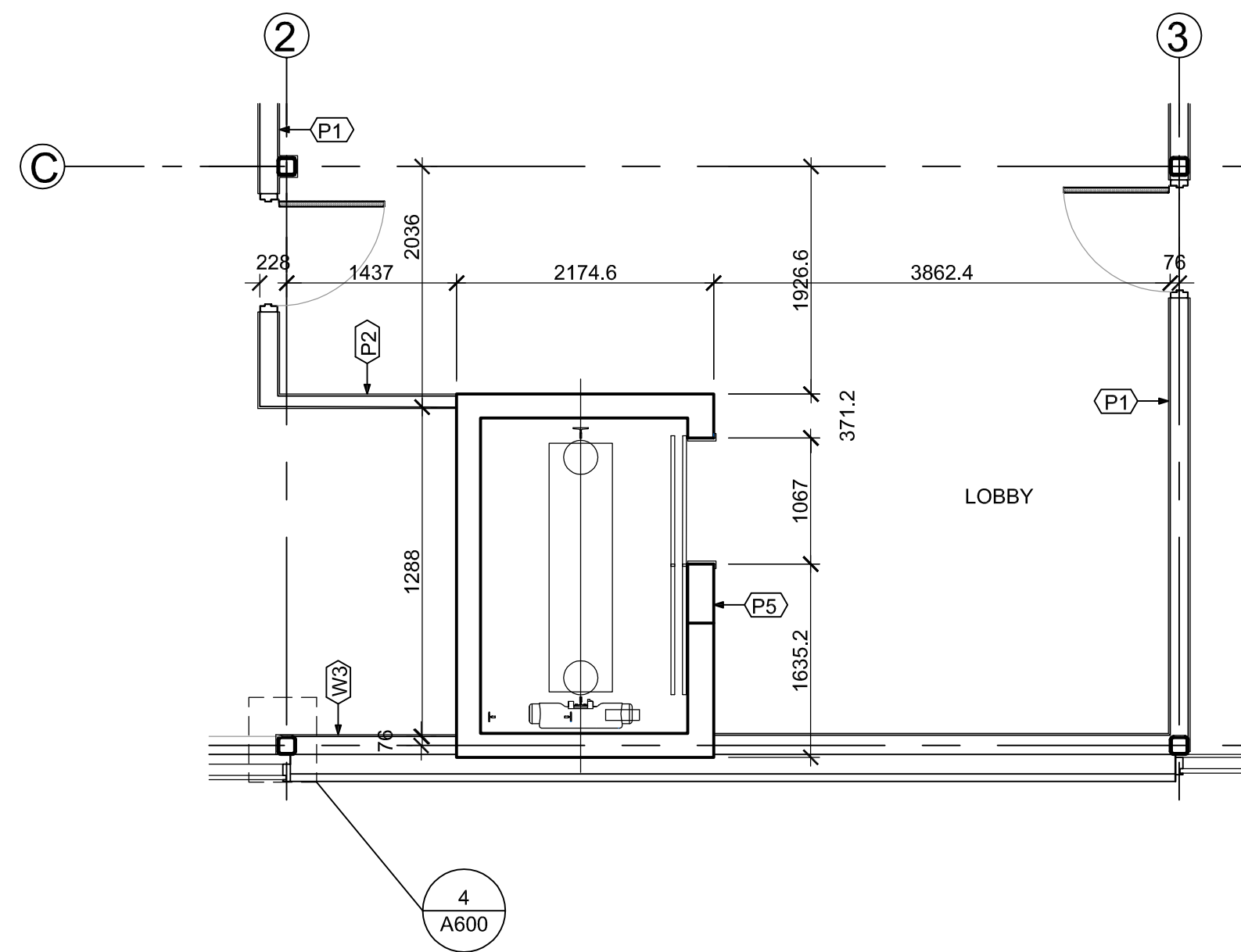
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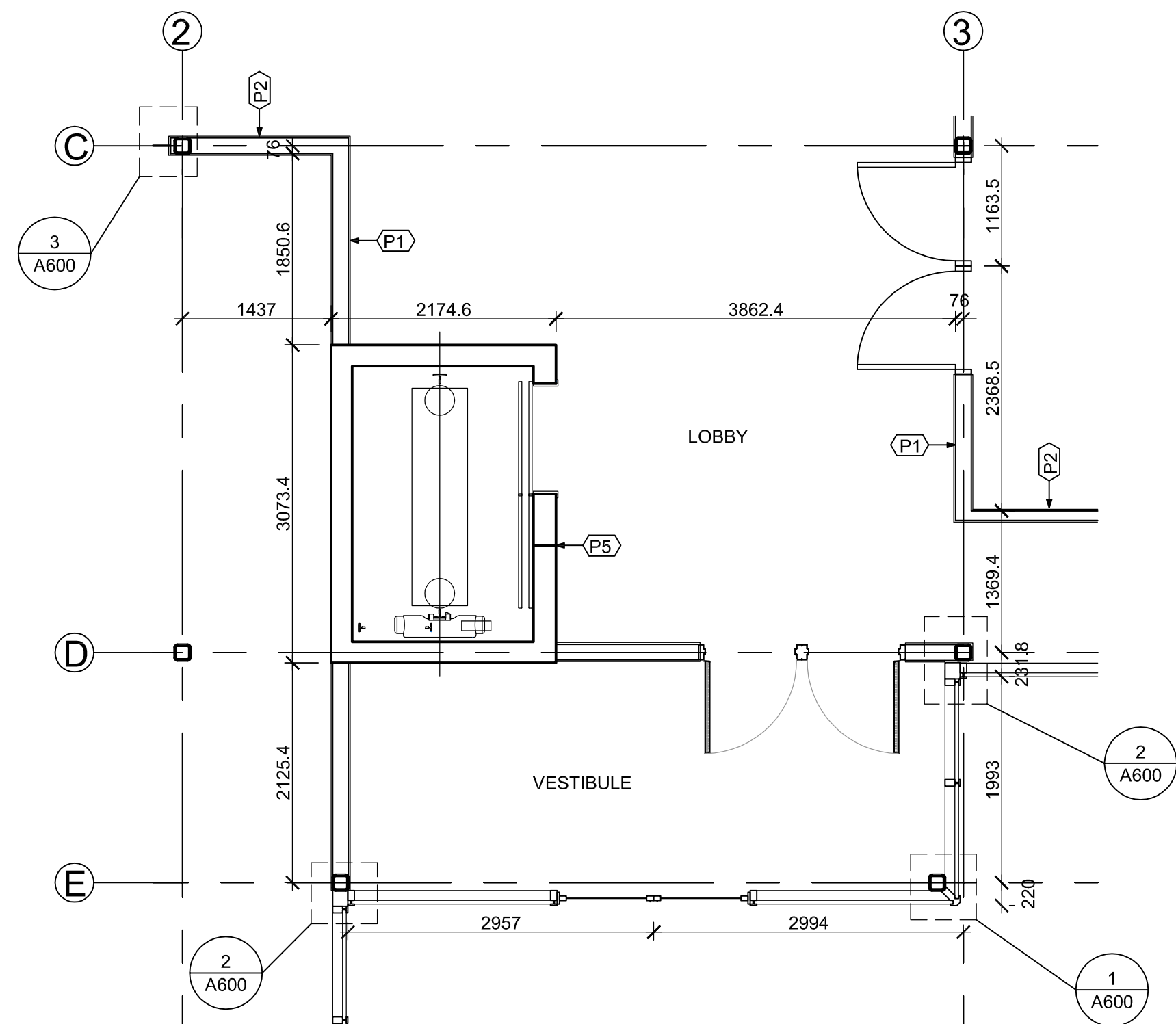




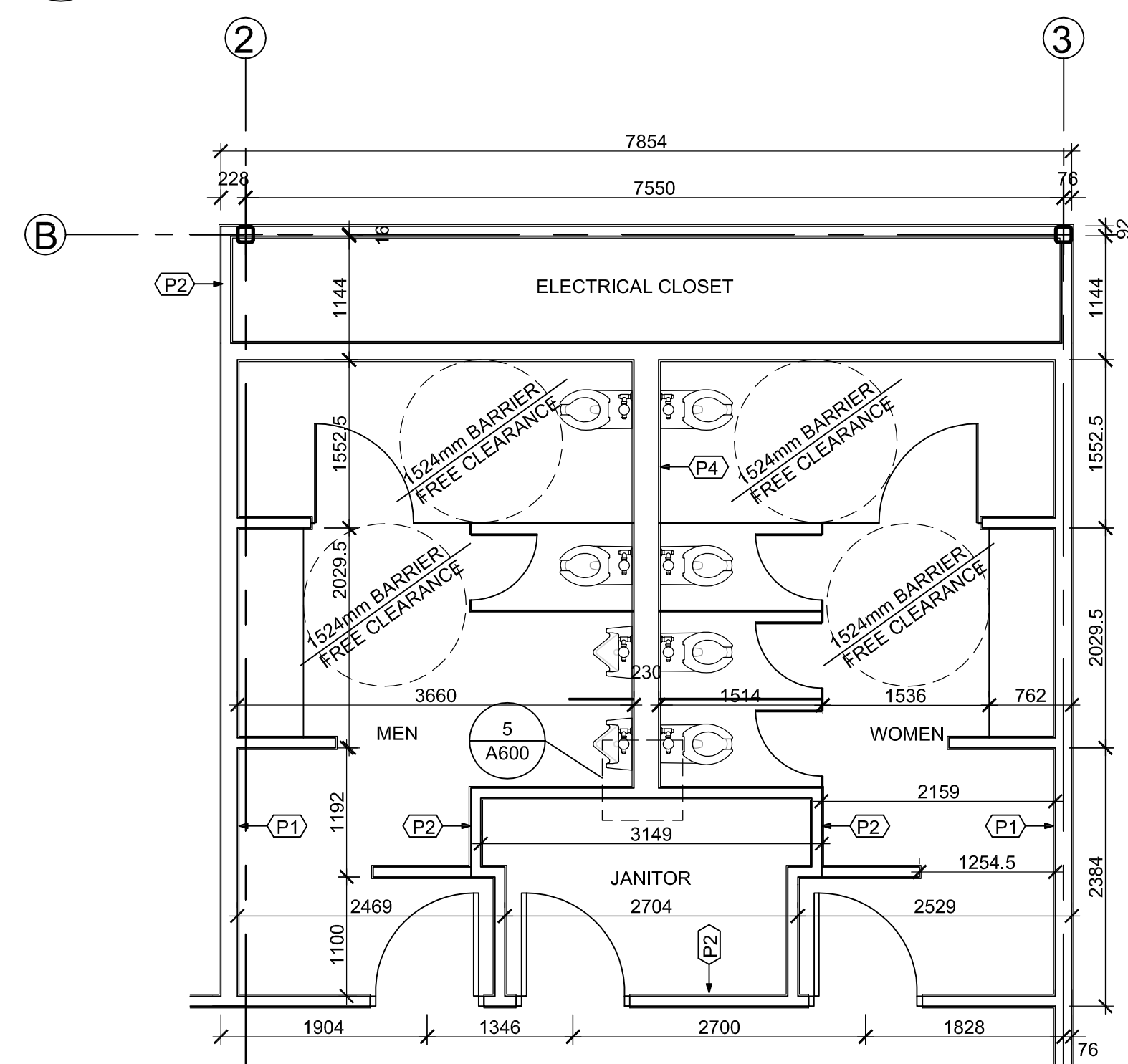
5 ENLARGED SECOND FLOOR WASHROOM PLAN
SCALE 1:50 JD



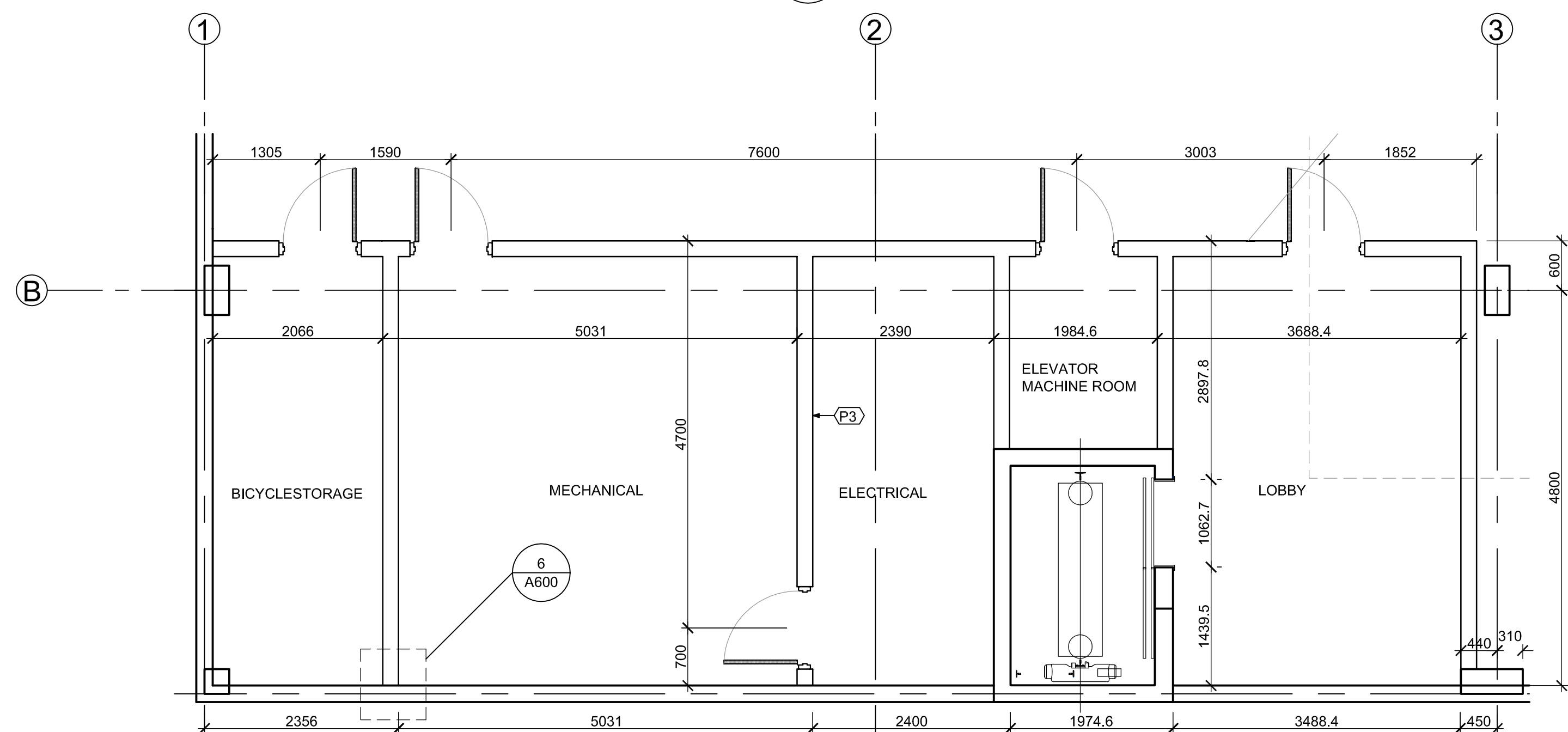
3 ENLARGED SECOND FLOOR LOBBY PLAN
SCALE 1:50 JD



2 ENLARGED MAIN FLOOR LOBBY PLAN
SCALE 1:50 JD



4 ENLARGED MAIN FLOOR WASHROOM PLAN
SCALE 1:50 JD



1 ENLARGED PARKADE LOBBY PLAN

SCALE 1:50 JD

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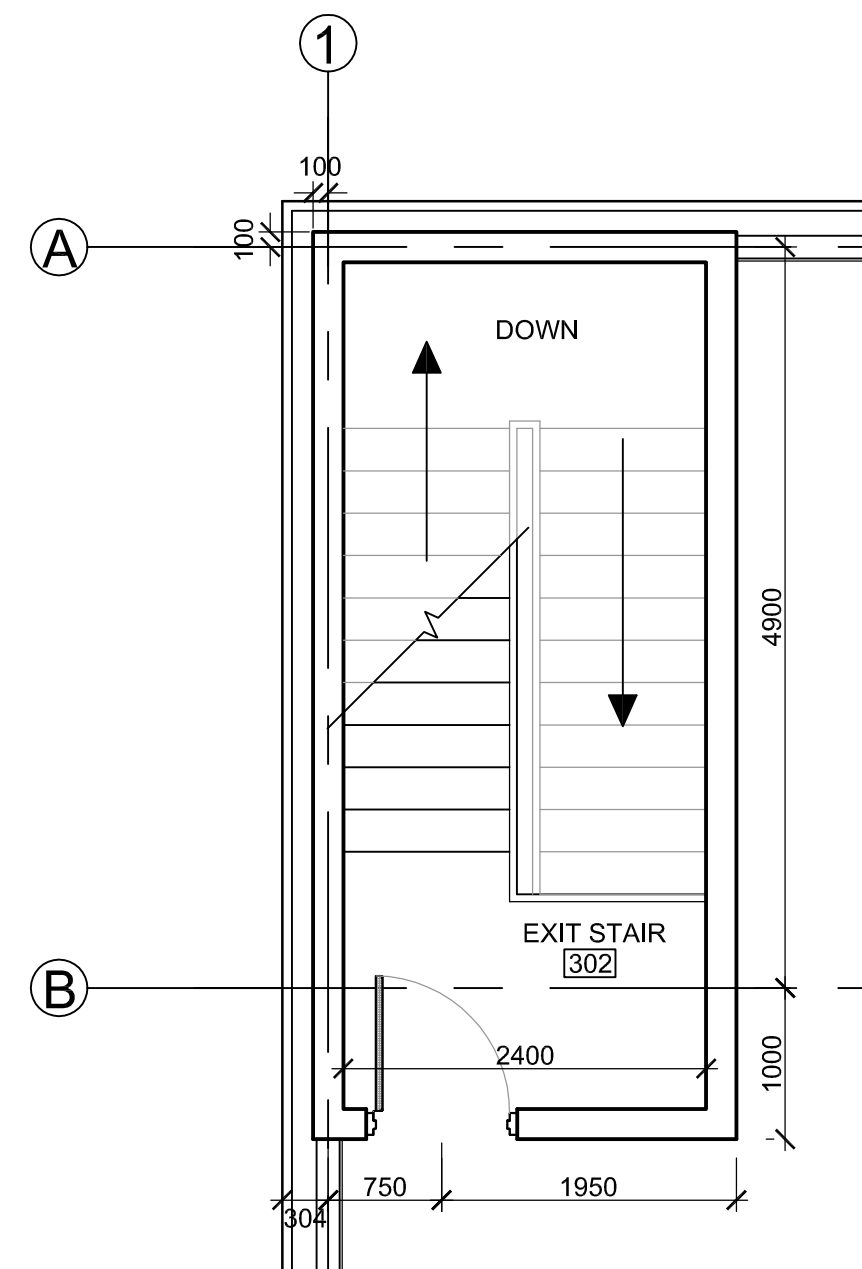
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HEFT

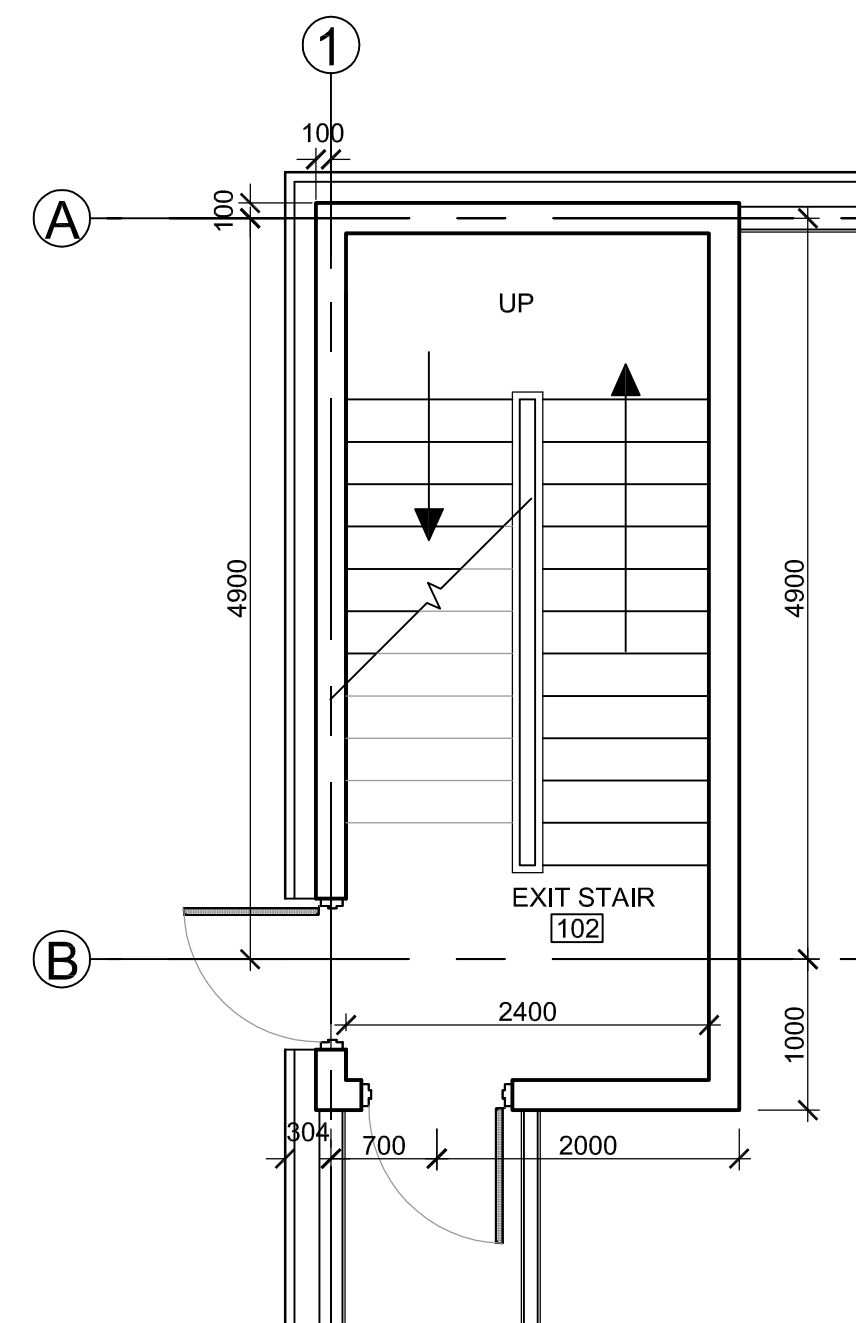
ENLARGED FLOOR PLANS

RAWN BY: JD CHECKED BY: BL

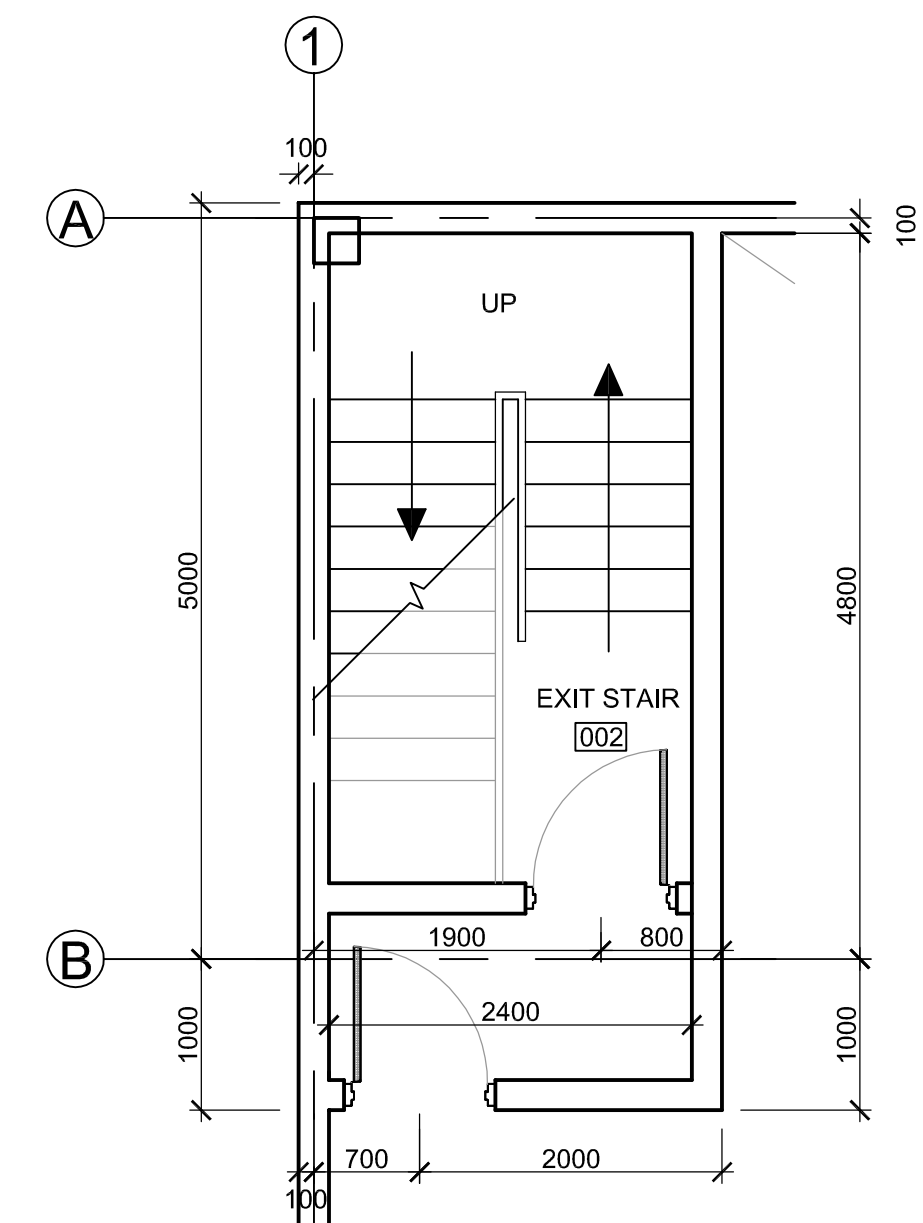
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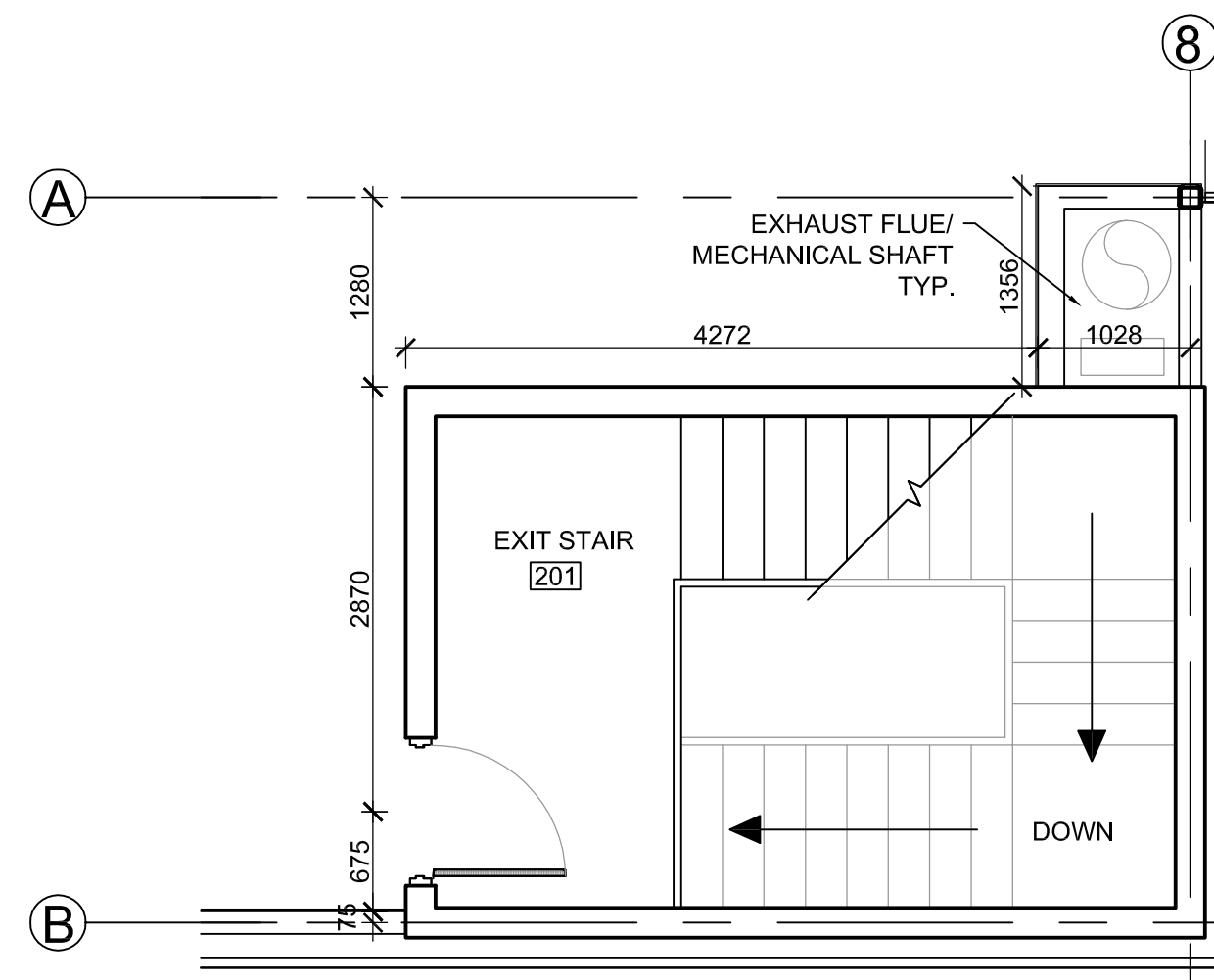
6 ENLARGED SECOND FLOOR STAIR PLAN
SCALE 1:50 JD



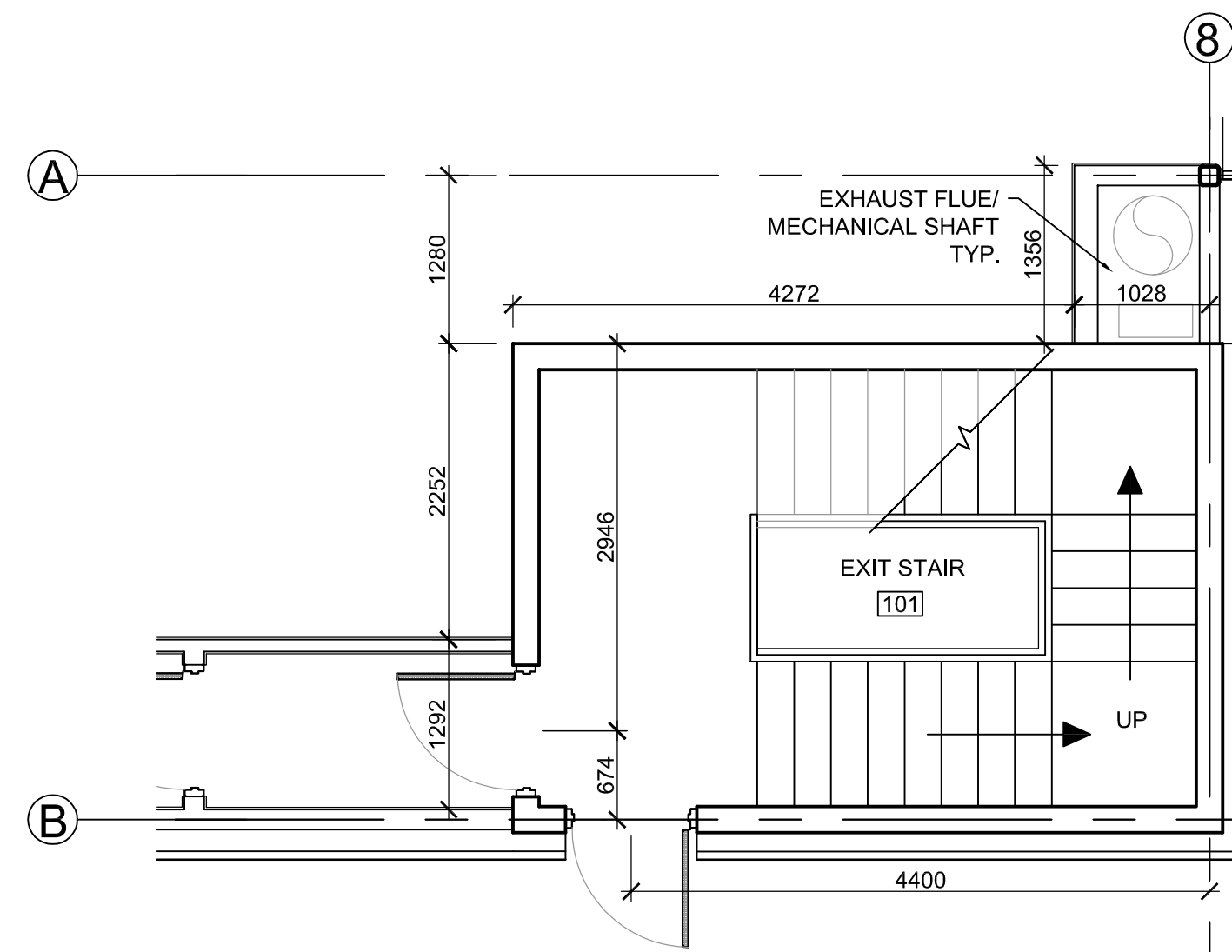
4 ENLARGED MAIN FLOOR STAIR PLAN
SCALE 1:50 JD



2 ENLARGED PARKADE STAIR PLAN
SCALE 1:50 JD

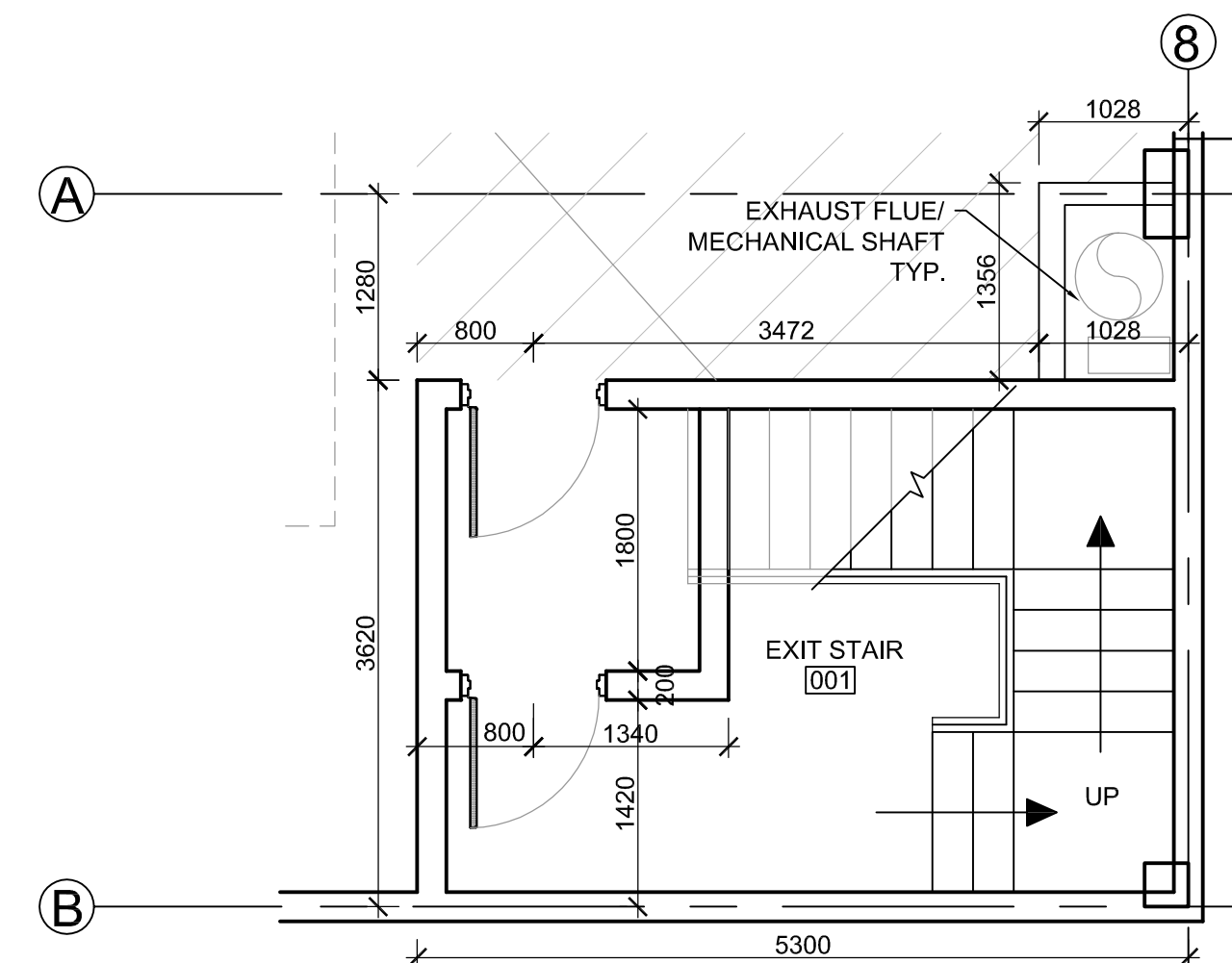


5 ENLARGED SECOND FLOOR STAIR PLAN
SCALE 1:50 JD



3 ENLARGED MAIN FLOOR STAIR PLAN

SCALE 1:50 JD



1 ENLARGED PARKADE STAIR PLAN
SCALE 1:50 JD

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EALS

EYPLAN

HEET

ENLARGED STAIR PLANS

RAWN BY: JD CHECKED BY: BL

A501

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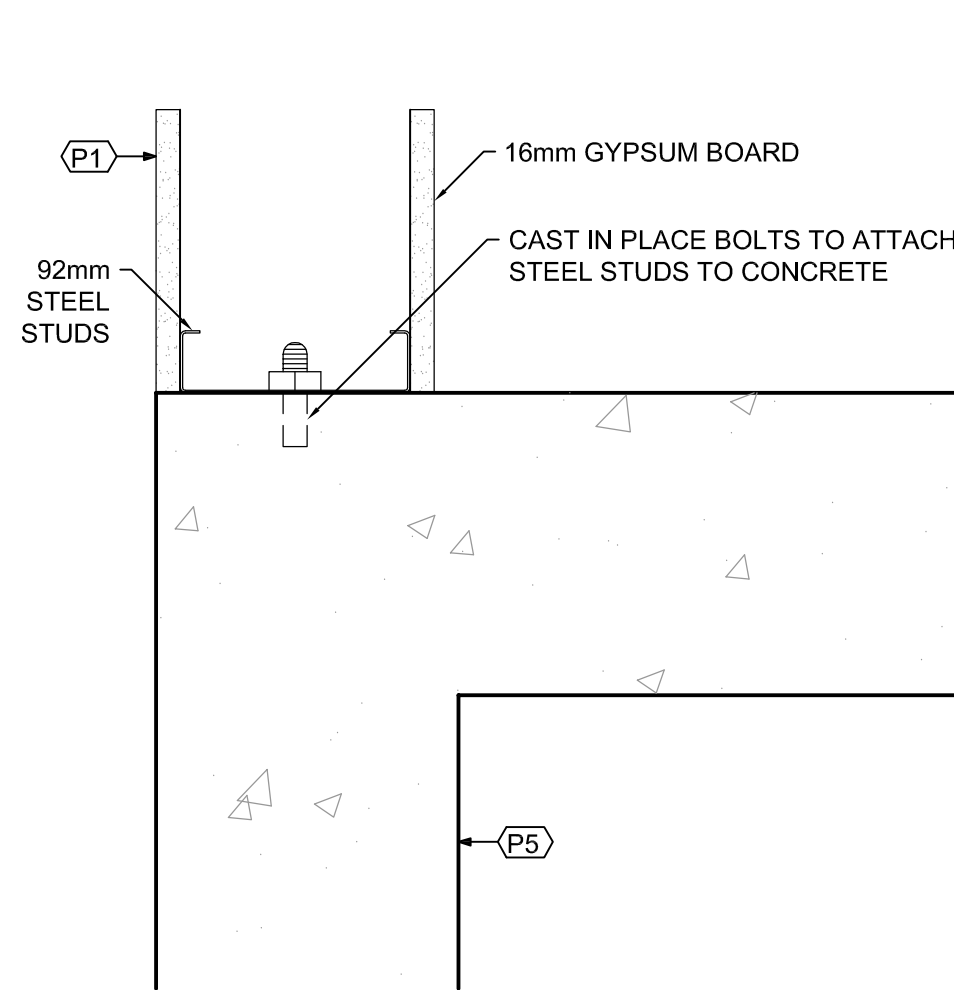
KEYPLAN

SHEET

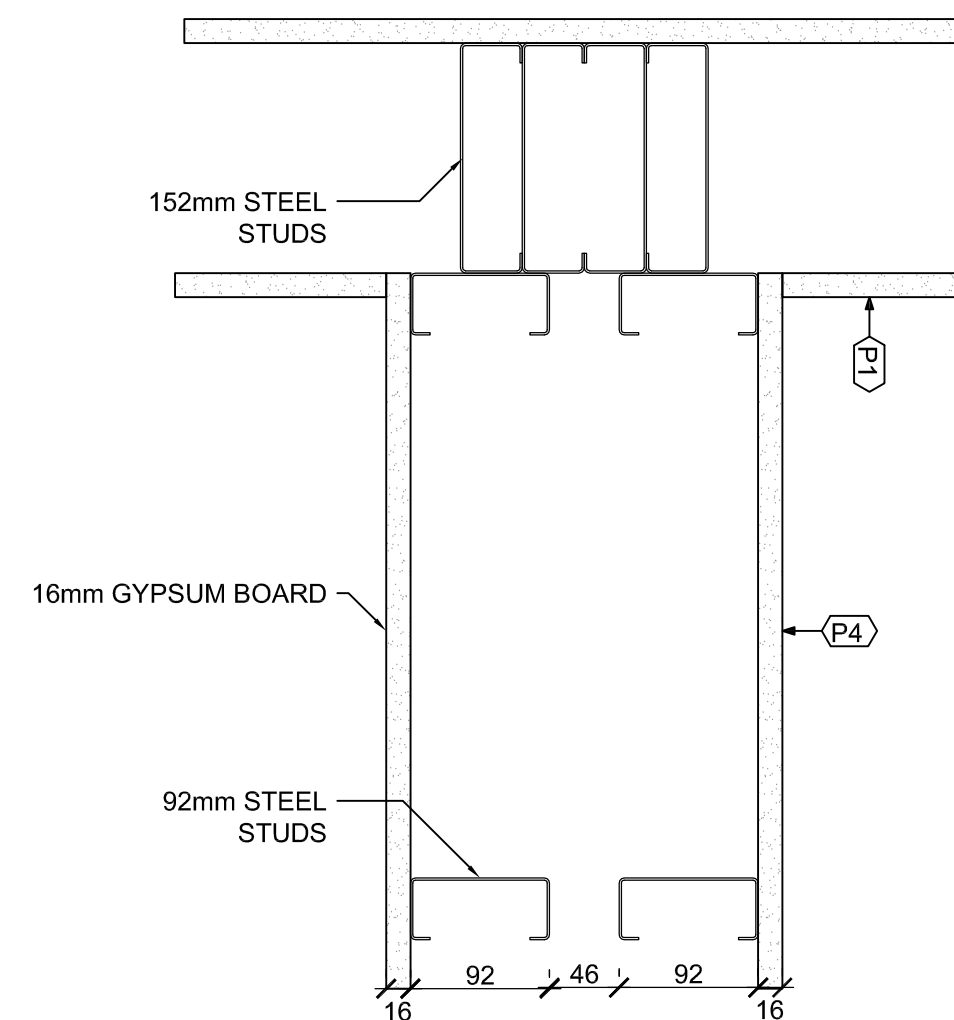
PLAN DETAILS

DRAWN BY: JD CHECKED BY: BL

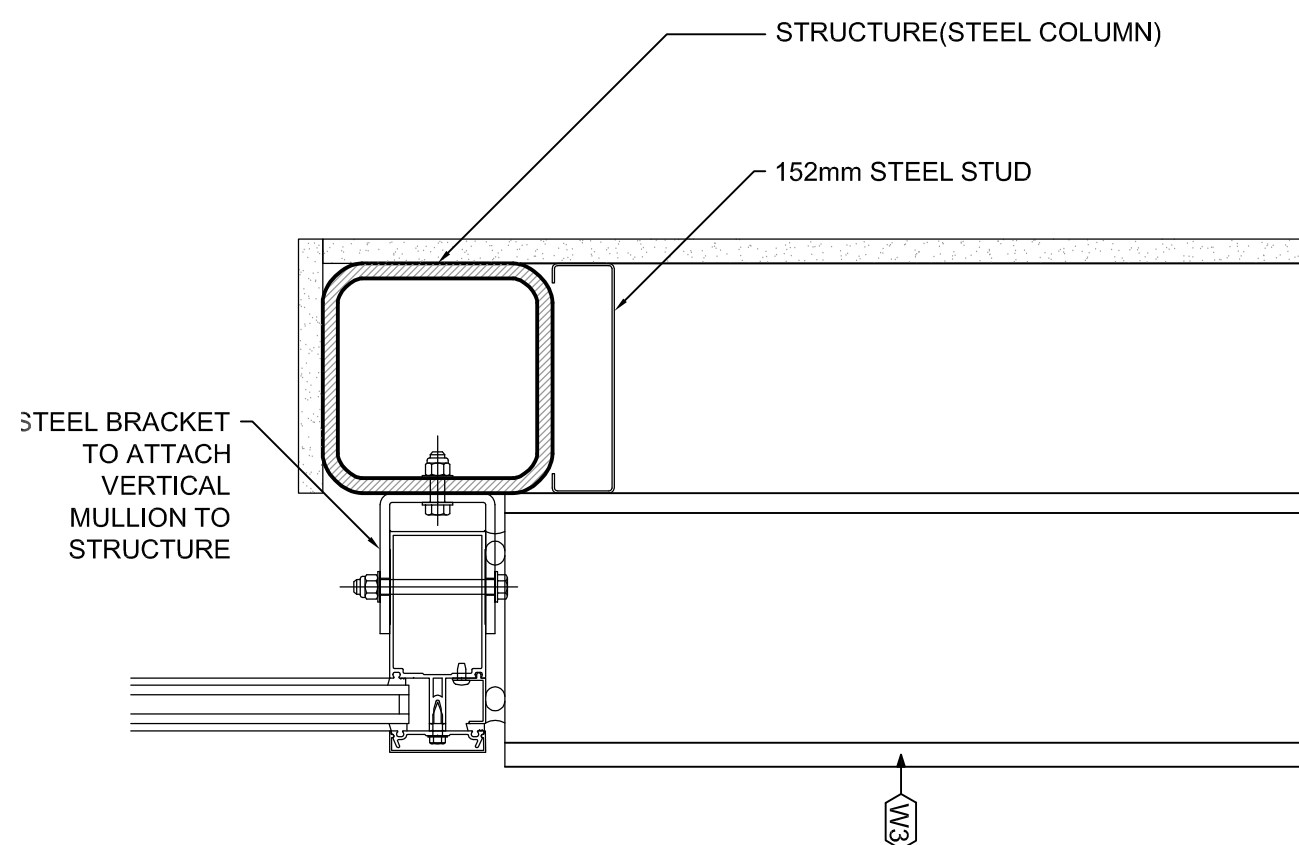
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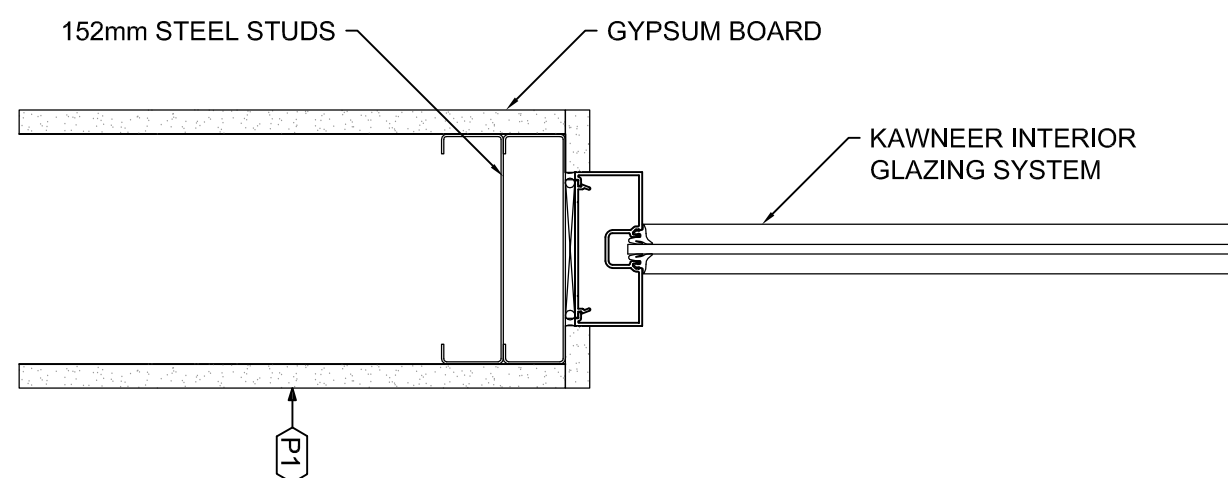
6 CONCRETE CONNECTION DETAIL
SCALE 1:5 JD



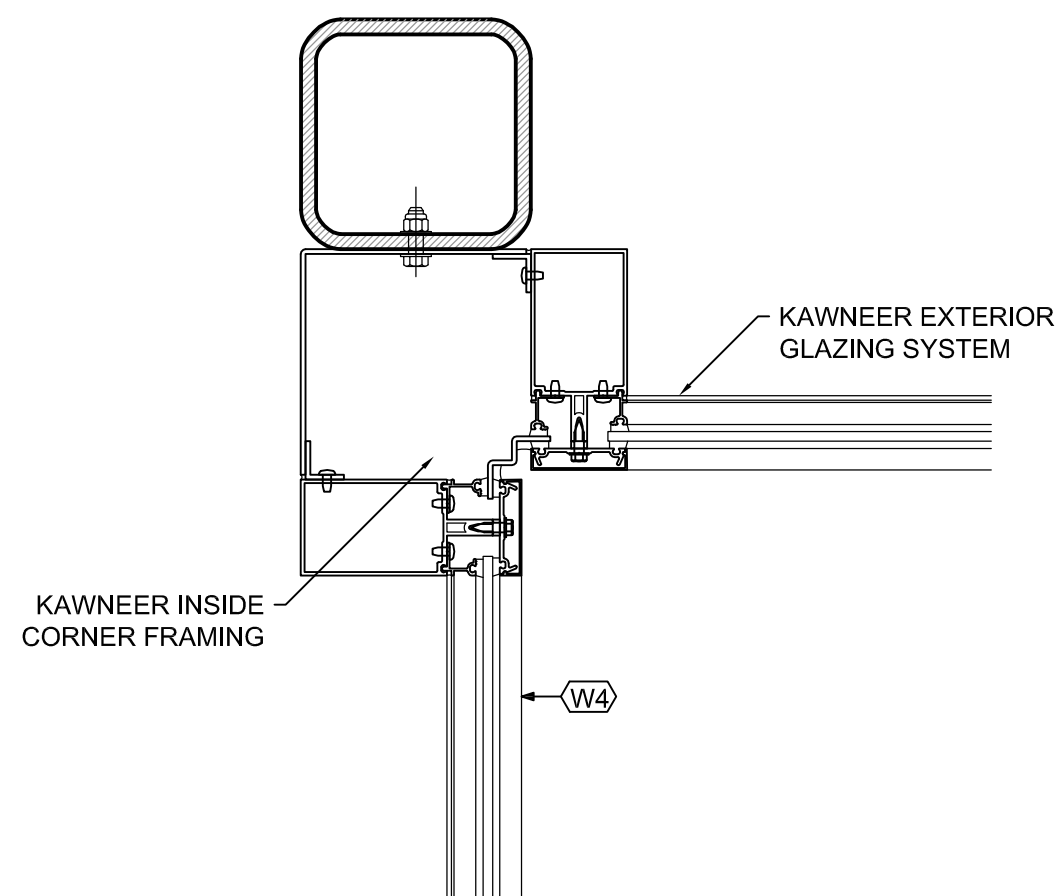
5 PLUMBING WALL CONNECTION DETAIL
SCALE 1:5 JD



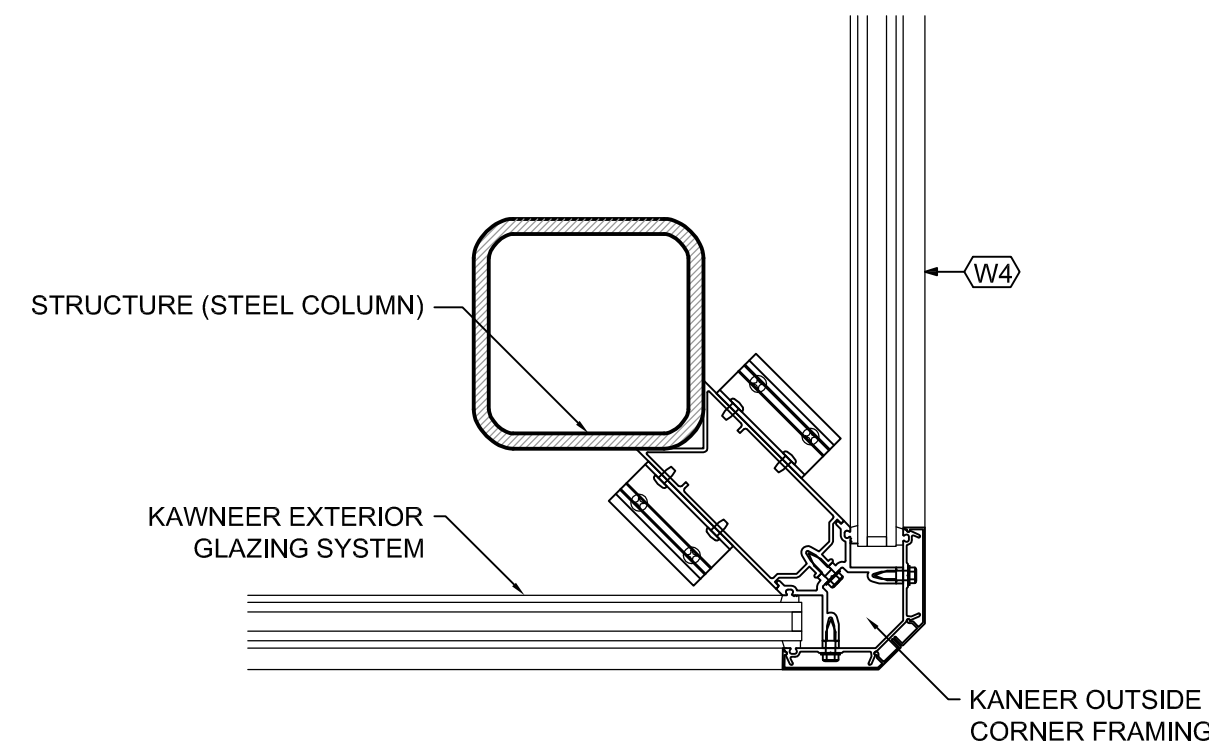
4 CURTAIN WALL END CONNECTION
SCALE 1:5 JD



3 INTERIOR WINDOW WALL CONNECTION
SCALE 1:5 JD



2 CORNER CURTAIN WALL DETAIL
SCALE 1:5 JD



1 CORNER CURTAIN WALL DETAIL
SCALE 1:5 JD

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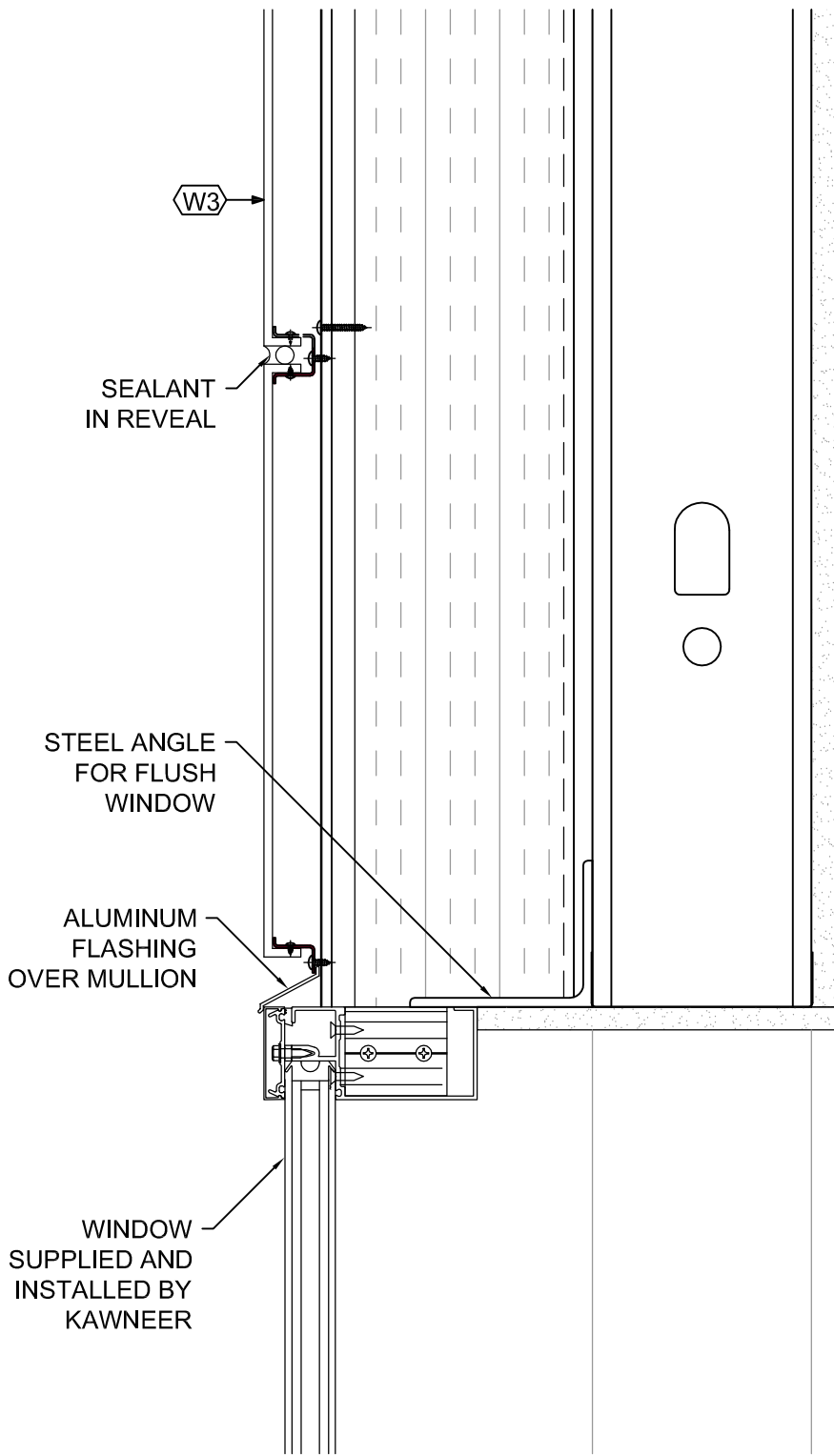
SEALS

KEYPLAN

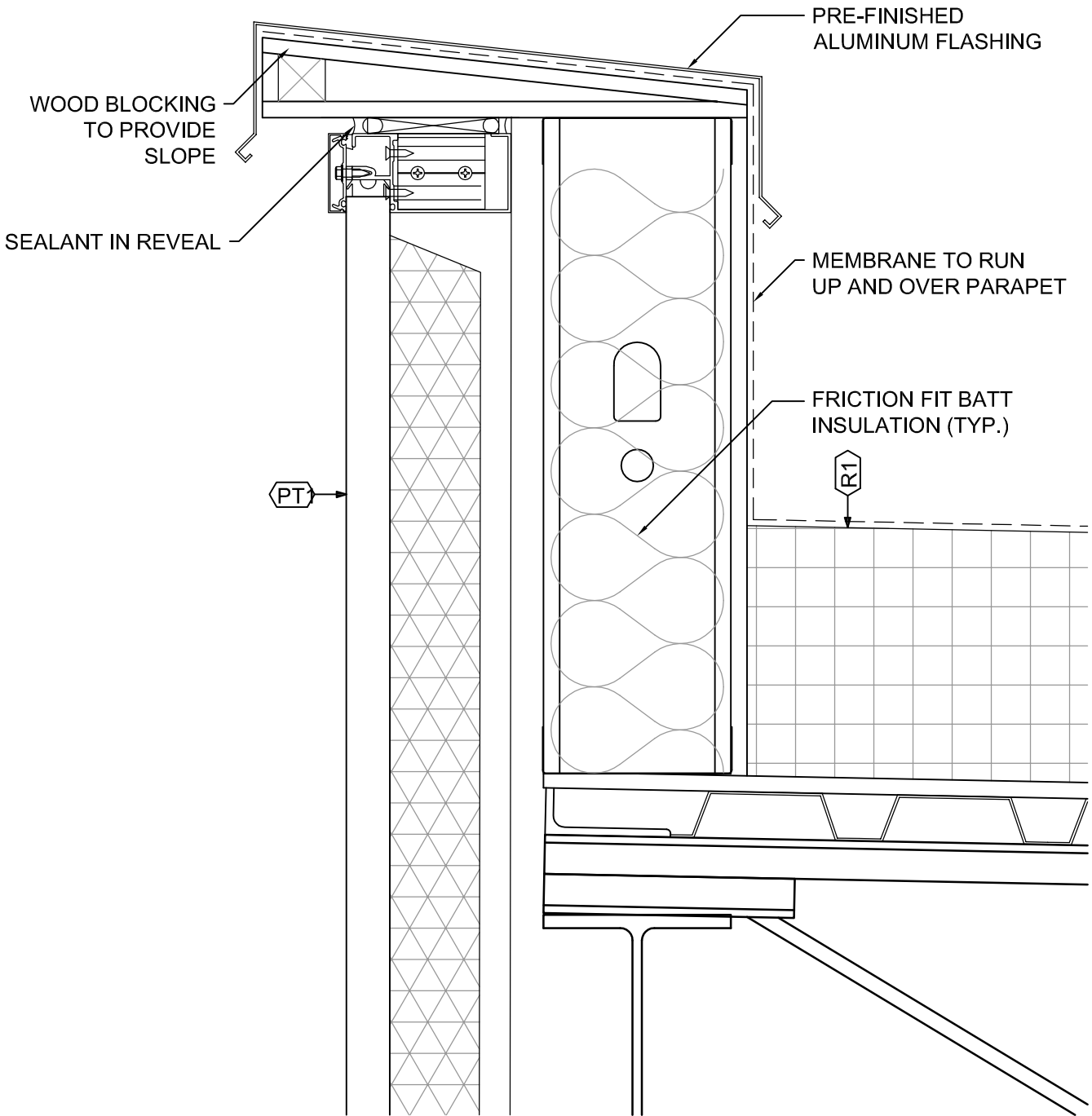
SHEET
SECTION DETAILS

DRAWN BY: JD CHECKED BY: BL

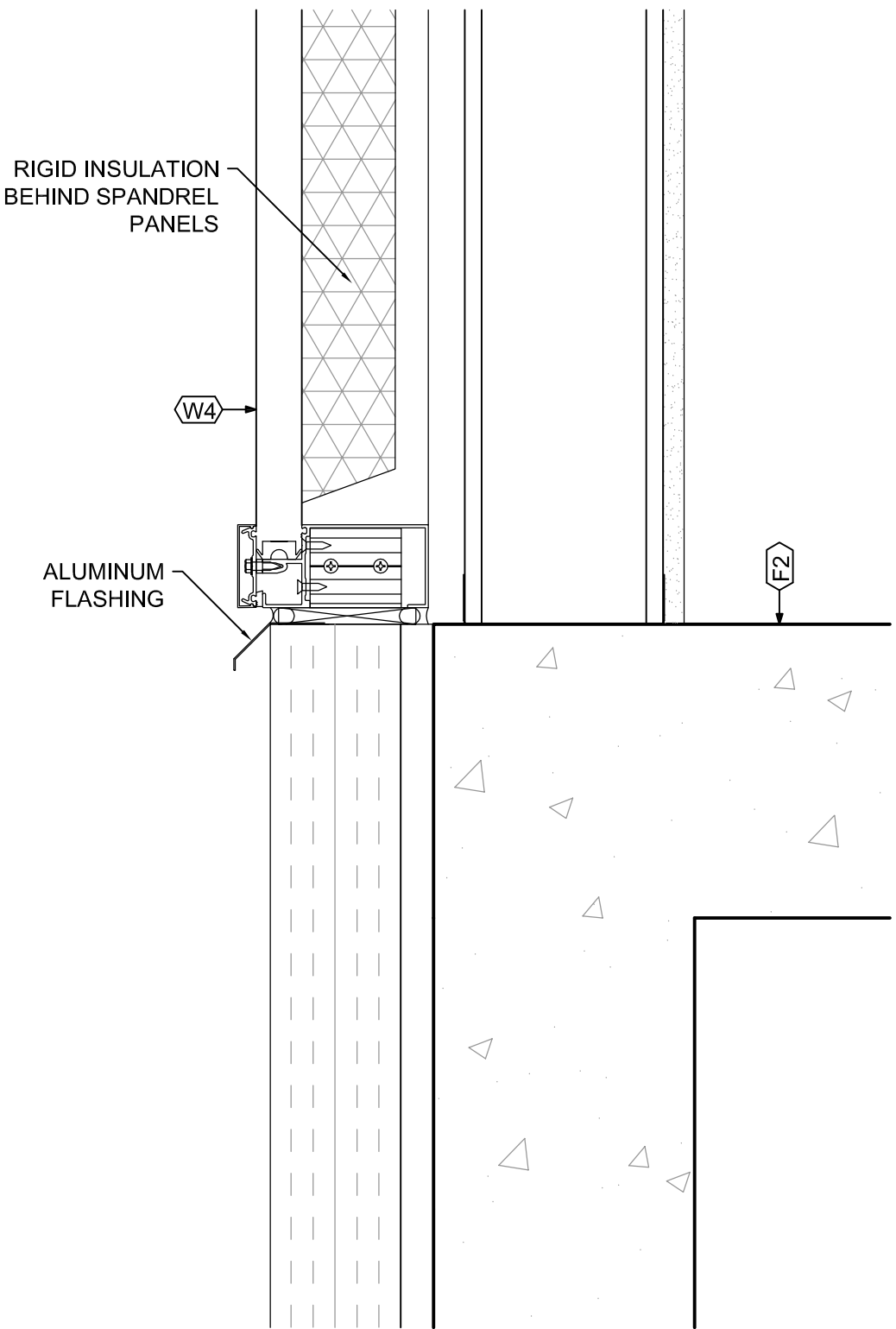
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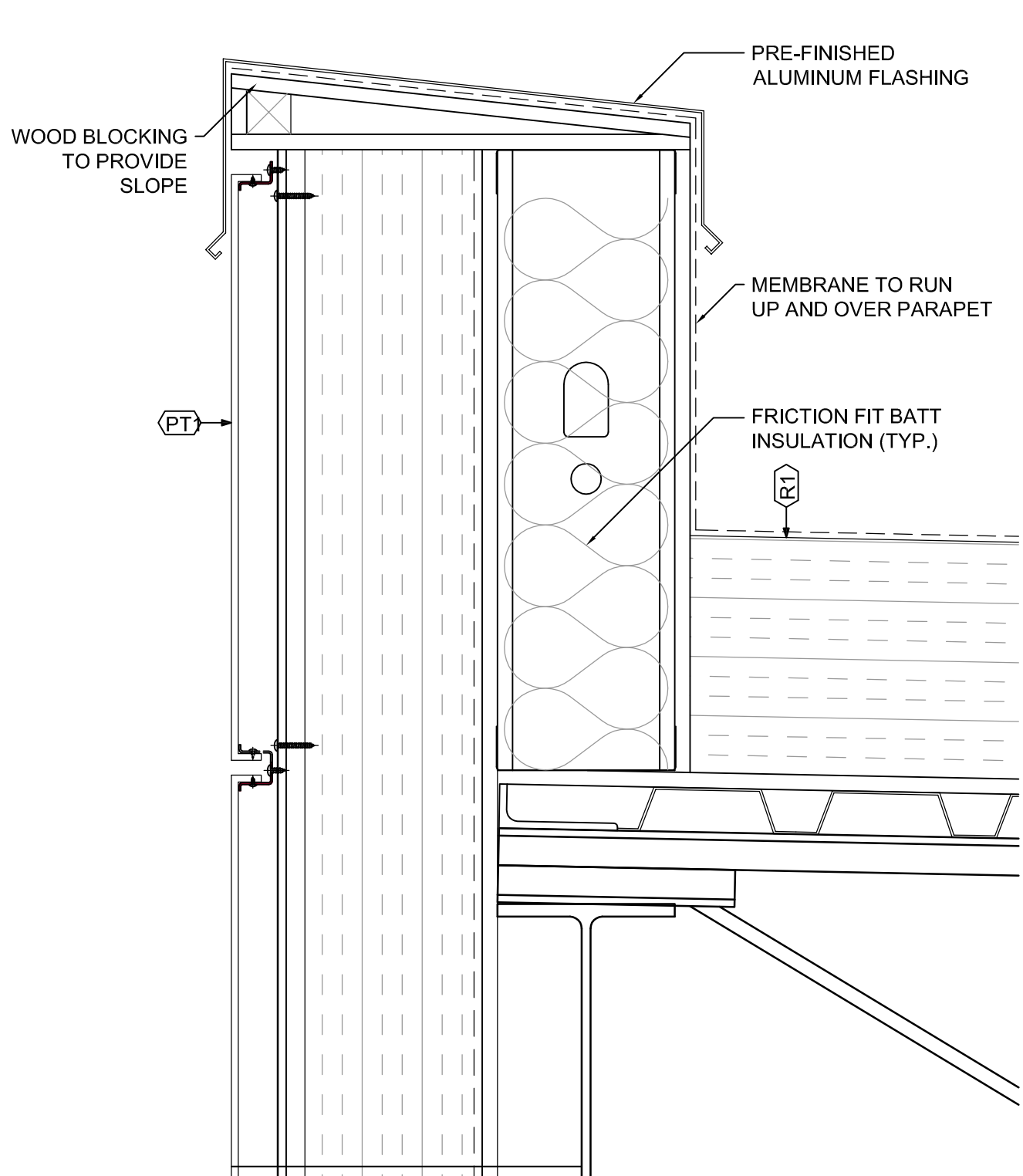
7 PUNCH WINDOW @ HEADER
SCALE 1:5 JD



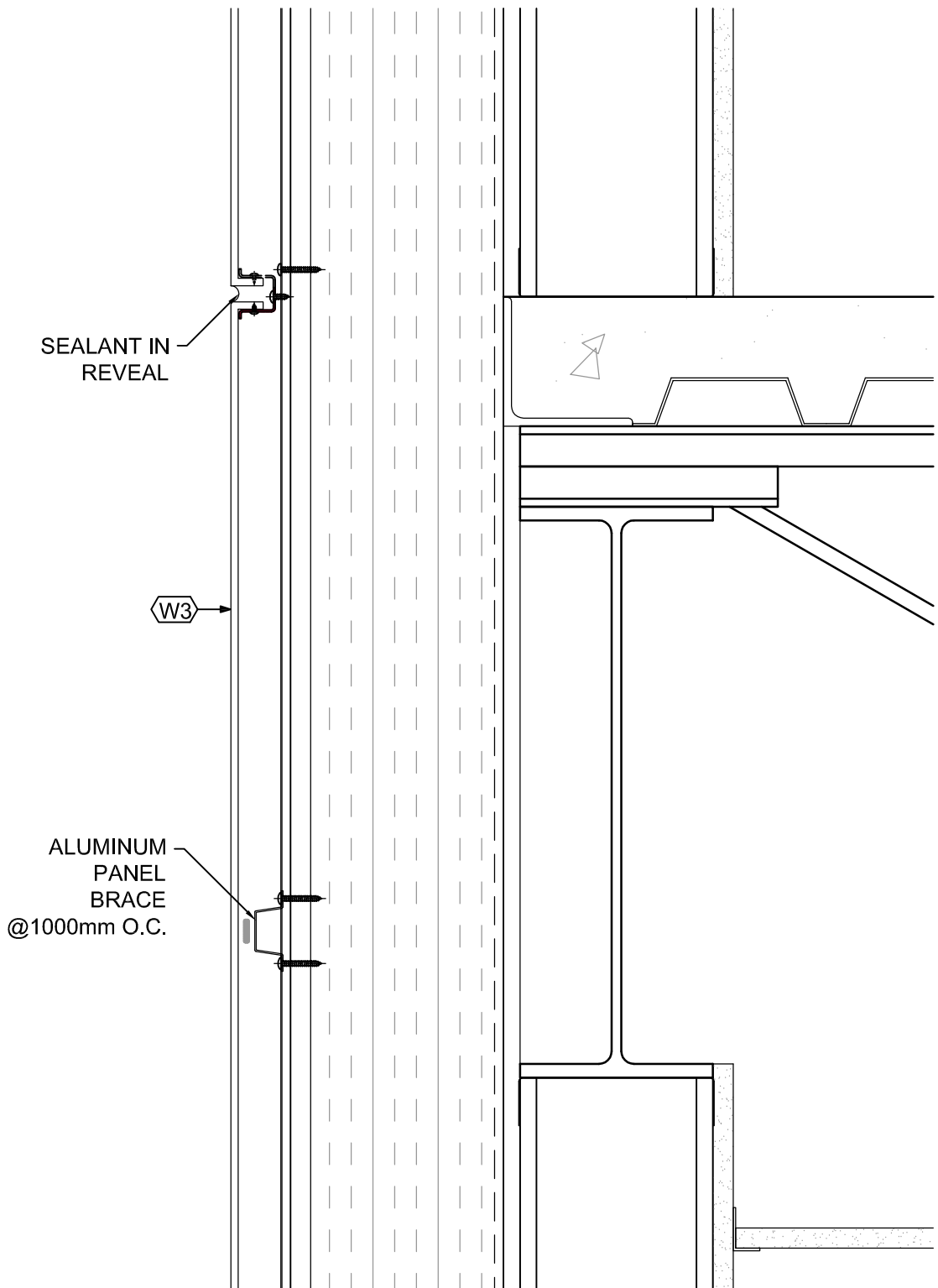
6 W4 @ PARAPET DETAIL
SCALE 1:5 JD



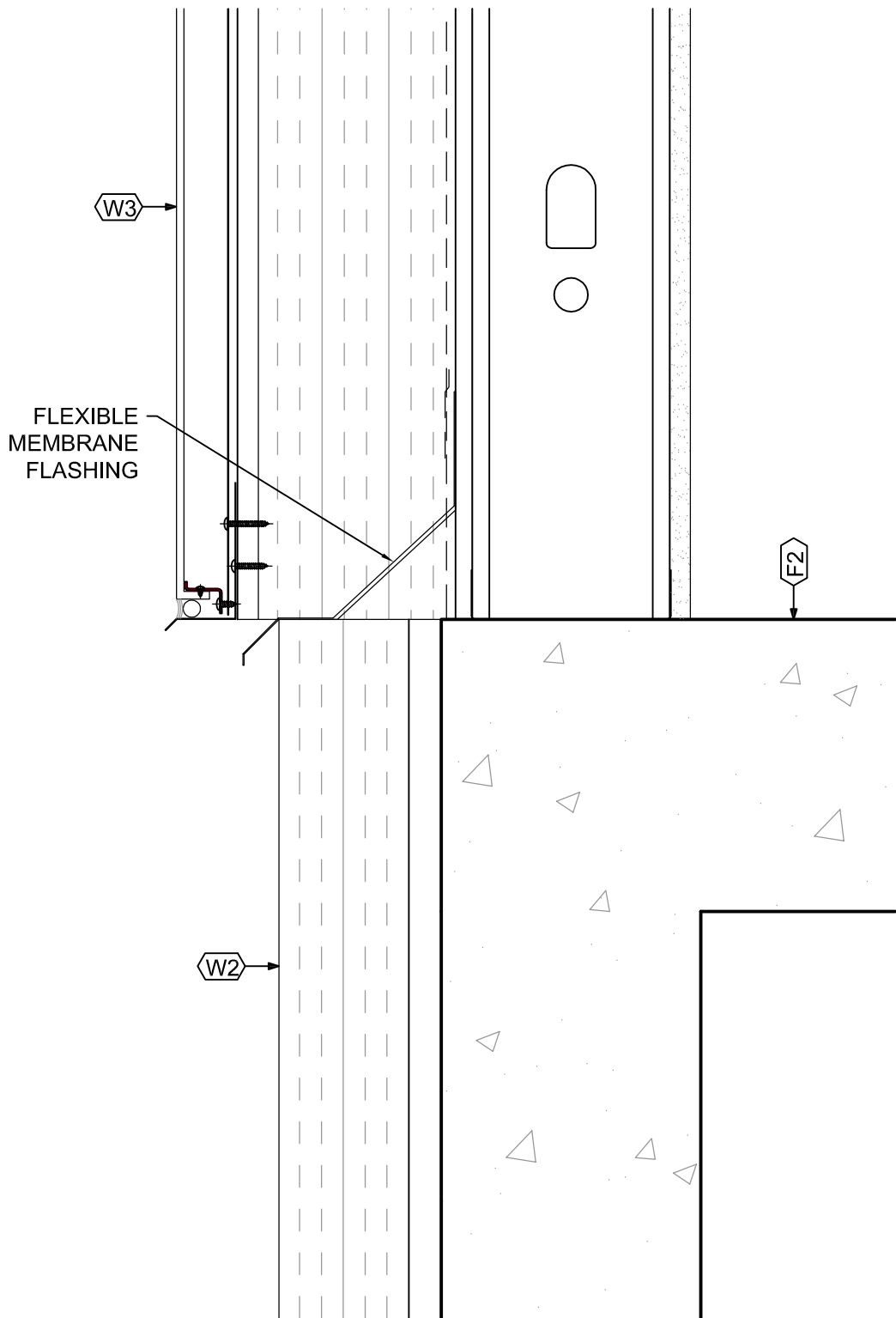
5 W4 @ BASE DETAIL
SCALE 1:5 JD



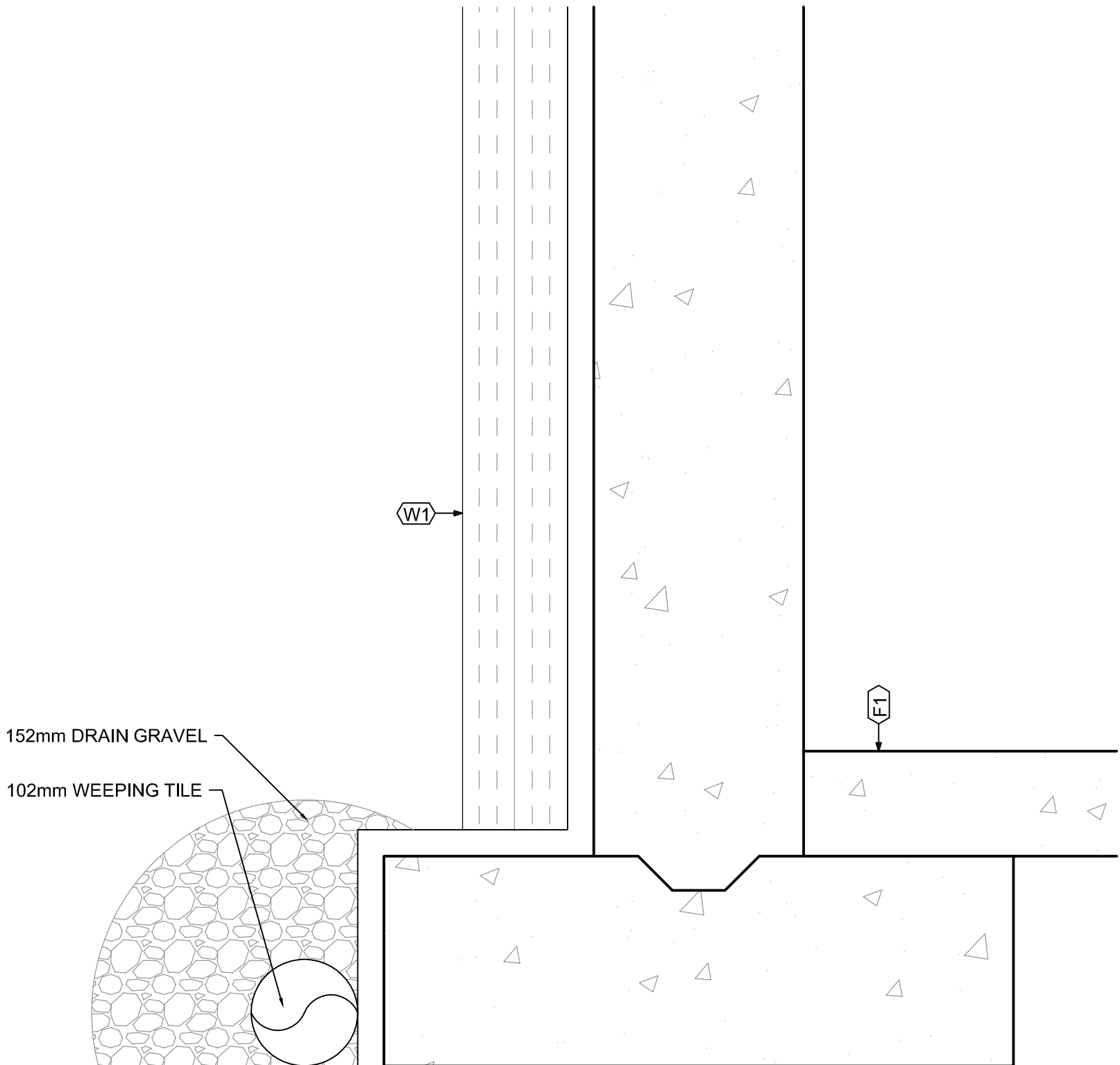
4 W3 @ PARAPET DETAIL
SCALE 1:5 JD



3 W3 @ SECOND FLOOR DETAIL
SCALE 1:5 JD



2 W3 @ BASE DETAIL
SCALE 1:5 JD



1 FOOTING DETAIL
SCALE 1:5 JD