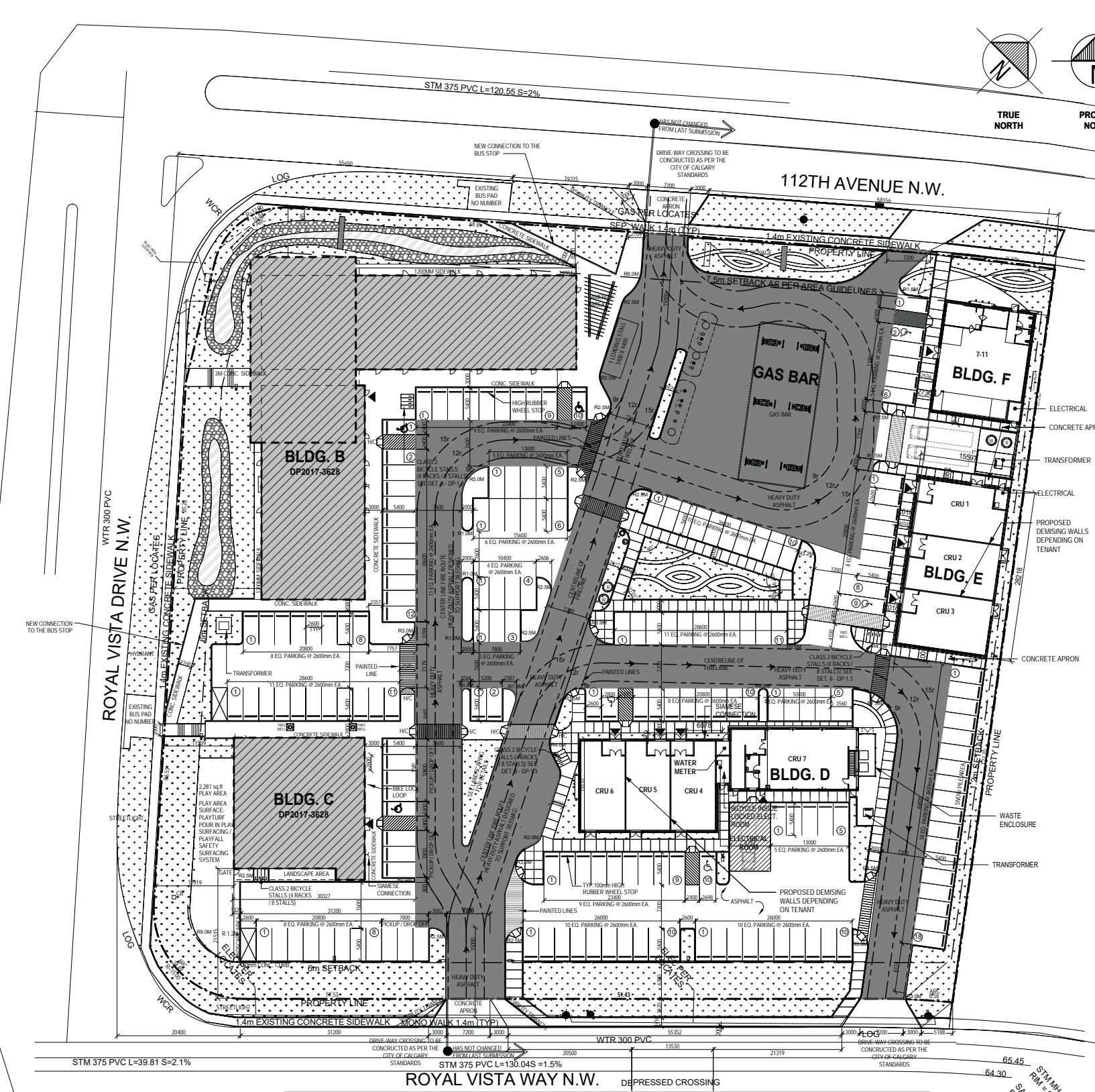
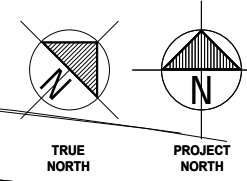


SITE STATISTICS																						
PROJECT DESCRIPTION:	PROPOSED REALIGNMENT OF PHASING PLAN AS PER CONSTRUCTION SCHEDULE AND MINOR LANDSCAPING CHANGES.																					
MUNICIPAL ADDRESS:	4 ROYAL VISTA WAY NW CALGARY, AB																					
LEGAL DESCRIPTION:	LOT: 5 BLOCK: 5 PLAN: 1410966																					
LAND USE DESIGNATION:	IB - INDUSTRIAL BUSINESS (F1 - H2)																					
APPLICABLE BY-LAW:	1P2007																					
PROPOSED USE:	PERMITTED USES: OFFICE, CONVENIENCE FOOD STORE, INSTRUCTIONAL FACILITY DISCRETIONARY USES: FITNESS CENTRE, CHILD CARE SERVICE, GAS BAR, MEDICAL CLINIC, RETAIL & CONSUMER SERVICES, RESTAURANT LICENSED - MEDIUM																					
MAXIMUM HEIGHT:	6.8m																					
SETBACKS AREA:	FRONT SETBACK: 7.5m (NORTHWEST - 112 AVE N.W.) (AS PER AREA GUIDELINES) REAR SETBACK: 6.0m (SOUTHWEST - ROYAL VISTA WAY N.W.) SIDE SETBACK: 6.0m (SOUTHWEST - ROYAL VISTA DRIVE N.W.) SIDE SETBACK: 1.2m (NORTHEAST - ADJACENT LOT)																					
SITE ANALYSIS																						
SITE AREA:	LOT 1: 9,400 sqm / 101,180 sq ft / 2.32 Acres / 0.94h LOT 2: 8,000 sqm / 86,111 sq ft / 1.86 Acres / 0.88h TOTAL SITE AREA: 17,400 sqm / 187,292 sq ft / 4.3 Acres / 1.74h																					
GROSS FLOOR AREA (G.F.A.) AND GROSS USABLE FLOOR AREA (G.U.F.A.):	<table border="1"> <thead> <tr> <th>BUILDING</th> <th>LEVELS G.F.A.</th> <th>BUILDING G.F.A.</th> </tr> </thead> <tbody> <tr> <td>BUILDING B (2 STOREY)</td> <td>BUILT</td> <td>BUILT</td> </tr> <tr> <td>BUILDING C (1 STOREY)</td> <td>BUILT</td> <td>BUILT</td> </tr> <tr> <td>BUILDING D (1 STOREY + BASEMENT)</td> <td>BASEMENT: 111.65 sqm LEVEL 1: 606.71 sqm</td> <td>718.36 sqm</td> </tr> <tr> <td>BUILDING E (1 STOREY)</td> <td>LEVEL 1: 439.90 sqm</td> <td>439.90 sqm</td> </tr> <tr> <td>BUILDING F (1 STOREY)</td> <td>LEVEL 1: 277.67 sqm</td> <td>277.67 sqm</td> </tr> <tr> <td colspan="3">TOTAL G.F.A. BLDG D + E + F = 1,435.93 sqm / 15,456.22 sq ft</td> </tr> </tbody> </table>	BUILDING	LEVELS G.F.A.	BUILDING G.F.A.	BUILDING B (2 STOREY)	BUILT	BUILT	BUILDING C (1 STOREY)	BUILT	BUILT	BUILDING D (1 STOREY + BASEMENT)	BASEMENT: 111.65 sqm LEVEL 1: 606.71 sqm	718.36 sqm	BUILDING E (1 STOREY)	LEVEL 1: 439.90 sqm	439.90 sqm	BUILDING F (1 STOREY)	LEVEL 1: 277.67 sqm	277.67 sqm	TOTAL G.F.A. BLDG D + E + F = 1,435.93 sqm / 15,456.22 sq ft		
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FLOOR AREA RATIO:	MAX FLOOR AREA RATIO (FAR) PERMITTED: 1 PROPOSED FLOOR AREA RATIO (FAR): G.F.A. 5,944.74 sqm / 17,400 sqm. SITE AREA sqm. = 0.35																					
SITE COVERAGE:	PROPOSED SITE COVERAGE = BUILDING FOOTPRINT sqm / SITE AREA sqm x 100 = % BUILDING FOOTPRINT = BLDG 'B' (1,422.87 sqm) + BLDG 'C' (469.76 sqm) + BLDG 'D' + BLDG 'E' + BLDG 'F' (1,324.28 sqm) = 3,216.92 sqm PROPOSED SITE COVERAGE = 3,216.92 sq / 17,400 sqm x 100 = 18.49%																					
PARKING ANALYSIS																						
OFFICES:	2.0 STALLS PER 100sq2 OF G.U.F.A. 479 sqm / 100 x 2 = 9.58 or 10 REQUIRED																					
DAYCARE FACILITY:	1 MOTOR VEHICLE PARKING STALLS PER 2 EMPLOYEES OR 1 STALL PER 10 CHILDREN, WHICHEVER IS GREATER NUMBER OF CHILDREN: 100 STALLS PROVIDED: 10																					
MEDICAL CLINIC - 201:	6.0 STALLS PER 100sq2 OF G.U.F.A. 562 sqm / 100 x 6 = 33.72 or 34 REQUIRED																					
RETAIL & CONSUMER SERVICES - 105:	4.0 STALLS PER 100sq2 OF G.U.F.A. 298 sqm / 100 x 4 = 10.32 or 11 REQUIRED																					
RETAIL & CONSUMER SERVICES - 104:	4.0 STALLS PER 100sq2 OF G.U.F.A. 189 sqm / 100 x 4 = 7.56 or 8 REQUIRED																					
FITNESS - 101:	5.0 STALLS PER 100sq2 OF G.U.F.A. 298 sqm / 100 x 5 = 14.90 or 15 REQUIRED																					
RETAIL & CONSUMER SERVICES - 102:	4.0 STALLS PER 100sq2 OF G.U.F.A. (NO SEATING) 107 sqm / 100 x 4 = 4.28 or 5 REQUIRED																					
INSTRUCTIONAL FACILITY - 102:	5.0 STALLS PER 100sq2 OF G.U.F.A. 136 sqm / 100 x 5 = 4.30 or 5 REQUIRED																					
RESTAURANT LICENSED - MEDIUM - 106:	2.85 STALLS PER 100sq2 OF PUBLIC AREA (60 - 70 SEATING) 136 sqm / 10 x 2.85 = 38.76 OR 39 REQUIRED - 1/2 KITCHEN & 1/2 PUBLIC TO DETERMINE PUBLIC AREA																					
BUILDING D:	RETAIL AND CONSUMER SERVICES: GROSS USABLE FLOOR AREA: 4.0 STALLS PER 100 sqm. OF G.U.F.A. 530.87 sqm / 100 x 4 = 21.51 or 22 REQUIRED																					
BUILDING E:	RETAIL AND CONSUMER SERVICES: GROSS USABLE FLOOR AREA: 4.0 STALLS PER 100 sqm. OF G.U.F.A. 409.90 sqm / 100 x 4 = 16.39 or 17 REQUIRED																					
BUILDING F:	CONVENIENCE FOOD STORE: GROSS USABLE FLOOR AREA: 4.0 STALLS PER 100 sqm. OF G.U.F.A. 262.02 sqm / 100 x 4 = 10.48 or 11 REQUIRED																					
BUILDING G:	GAS BAR: GROSS USABLE FLOOR AREA: 2.0 STALLS PER 100 sqm. OF G.U.F.A. 287.44 sqm / 100 x 2 = 5.75 or 6 REQUIRED																					
PARKING STALLS CALCULATION:																						
TOTAL PARKING STALLS REQUIRED:	194 PARKING STALLS (INCL. PICK UP AND DROP-OFF STALLS)																					
TOTAL PARKING STALLS PROVIDED:	184 PARKING STALLS (INCL. PICK UP AND DROP-OFF STALLS)																					
TOTAL PICK UP AND DROP-OFF STALLS REQUIRED:	10 STALLS																					
TOTAL PICK UP AND DROP-OFF STALLS PROVIDED:	10 STALLS																					
REQUIRED 1 LOADING STALLS PER 930.0 SQUARE METERS OF GROSS FLOOR AREA WHERE THE CUMULATIVE GROSS FLOOR AREA OF ALL BUILDINGS ON A PARCEL IS GREATER THAN 930.0 SQUARE METERS.																						
6,945.08 sqm / 930.0 sqm =	0.74 STALLS																					
TOTAL LOADING STALLS REQUIRED =	1 STALLS																					
TOTAL LOADING STALLS PROVIDED =	2 STALLS																					
BICYCLE PARKING STALLS CALCULATIONS																						
OFFICE:	CLASS 1: 1.0 BICYCLE PARKING STALL - PER 1000.0 SQUARE METERS OF G.U.F.A. BLDG B = 1996.0 sqm / 1000 sqm x 1 = 1.9 OR 2 REQUIRED CLASS 2: 1.0 BICYCLE PARKING STALL - PER 1000.0 SQUARE METERS OF G.U.F.A. BLDG B = 1996.0 sqm / 1000 sqm x 1 = 1.9 OR 2 REQUIRED																					
DAYCARE:	CLASS 1: NOT REQUIRED CLASS 2: 1.0 BICYCLE PARKING STALL - PER 250.0 SQUARE METERS OF G.U.F.A. BLDG C = 478.23 sqm / 250 sqm x 1 = 1.9 OR 2 REQUIRED																					
MEDICAL CLINIC:	CLASS 1: NOT REQUIRED CLASS 2: 1.0 BICYCLE PARKING STALL - PER 250.0 SQUARE METERS OF G.U.F.A. 562 sqm / 250 sqm x 1 = 2.2 OR 3 REQUIRED																					
MEDICAL MARIJUANA COUNSELLING:	CLASS 1: NOT REQUIRED CLASS 2: 1.0 BICYCLE PARKING STALLS - PER 250.0 SQUARE METERS OF G.U.F.A. 258 sqm / 250 sqm x 1 = 1.03 OR 2 REQUIRED																					
RETAIL AND CONSUMER SERVICE:	CLASS 1: NOT REQUIRED CLASS 2: 1.0 BICYCLE PARKING STALLS - PER 250.0 SQUARE METERS OF G.U.F.A. 189 sqm / 250 sqm x 1 = 0.8 OR 1 REQUIRED																					
FITNESS CENTRE:	CLASS 1: NOT REQUIRED CLASS 2: 1.0 BICYCLE PARKING STALLS - PER 250 SQUARE METERS OF G.U.F.A. 298 sqm / 250 sqm x 1 = 1.19 OR 2 REQUIRED																					
TAKE-OUT FOOD SERVICE:	CLASS 1: NOT REQUIRED CLASS 2: 1.0 BICYCLE PARKING STALLS - PER 250 SQUARE METERS OF PUBLIC AREA: 27 sqm / 250 sqm x 1 = 0.3 OR 1 REQUIRED																					
RESTAURANT - LICENSED - SMALL:	CLASS 1: NOT REQUIRED CLASS 2: 1.0 BICYCLE PARKING STALLS - PER 250 SQUARE METERS OF PUBLIC AREA: 86 sqm / 250 sqm x 1 = 0.5 OR 1 REQUIRED																					
RESTAURANT - LICENSED - MEDIUM:	CLASS 1: NOT REQUIRED CLASS 2: 1.0 BICYCLE PARKING STALLS - PER 250 SQUARE METERS OF PUBLIC AREA: 136 sqm / 250 sqm x 1 = 0.5 OR 1 REQUIRED																					
BUILDING D: RETAIL AND CONSUMER SERVICE:	CLASS 1: NOT REQUIRED CLASS 2: 1.0 BICYCLE PARKING STALLS - PER 250 SQUARE METERS OF PUBLIC AREA: 530.87 sqm / 250 sqm x 1 = 2.12 OR 3 REQUIRED																					
BUILDING E: RETAIL AND CONSUMER SERVICE:	CLASS 1: NOT REQUIRED CLASS 2: 1.0 BICYCLE PARKING STALLS - PER 250 SQUARE METERS OF PUBLIC AREA: 401.95 sqm / 250 sqm x 1 = 1.61 OR 2 REQUIRED																					
CONVENIENCE FOOD STORE:	CLASS 1: NOT REQUIRED CLASS 2: 1.0 BICYCLE PARKING STALLS - PER 250 SQUARE METERS OF PUBLIC AREA: 262.02 sqm / 250 sqm x 1 = 1.05 OR 2 REQUIRED																					
TOTAL CLASS 1 STALLS REQUIRED: 2 TOTAL CLASS 1 STALLS PROVIDED: 2 (2 STALLS LOCKED IN BUILDING D ELECTRICAL ROOM) TOTAL CLASS 2 STALLS REQUIRED: 22 TOTAL CLASS 2 STALLS PROVIDED: 24																						



LEGEND:	
G	MOLOK M-1300 CAPACITY: 1.7 yd³ FOR GREASE WASTE
R	MOLOK M-3000 CAPACITY: 6.5 yd³ FOR RECYCLE WASTE
O	MOLOK M-1300 CAPACITY: 1.7 yd³ FOR ORGANIC / COMPOSTABLE WASTE
W	MOLOK M-5000 CAPACITY: 6.5 yd³ FOR GARBAGE WASTE
	HEAVY-DUTY ASPHALT
	LANDSCAPED AREA

1 SITE PLAN
DP-1.01 SCALE: 1:350



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NO.	DATE	BY	REVISION		
04	07	10	DTR2 SUBMISSION		
03	10	08	DTR SUBMISSION		
02	13	05	DEVELOPMENT PERMIT		
01	18	02	PRE-APP SUBMISSION		
NO.	D	MO	YR.	ISSUED FOR	BY

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CONNECT CREATE STAND-OUT



ROYAL VISTA SITE PLAN
REVISION PHASE 3

CALGARY, ALBERTA

DRAWN BY: Jenny Li
REVIEWED BY: Sameer Deshpande

DATE: 18 February 2020
SCALE: As indicated

NEW SITE PLAN & SITE STATISTICS

Issue: 04 PROJECT NO: 20-4866

DP-1.01