2025-12-08 3:02:19 PM



ROYAL VISTA LIVING

ARCHITECTURAL

casola·koppe ARCHITECTS

CIVIL

Stantec

ELECTRICAL + MECHANICAL

TLJ ENGINEERING MECHANICAL ELECTRICAL WWW.TLJ-ENG.COM

LANDSCAPE

arquiecos

DRAWING LIST

Architectural

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Revision Schedule

Number	Date (yy/mm/dd)	Description
1	2025-12-08	SUBMITTED FOR DP

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PROJECT NAME AND ADDRESS

ROYAL VISTA LIVING

17 ROYAL VISTA DRIVE NW
LOT 9, BLOCK 1, PLAN 081 3886

DRAWING

TITLE PAGE, LIST OF CONSULTANTS, DRAWING INDEX

DRAWN BY	JOB NO.	Building Permit
SV	2409	#

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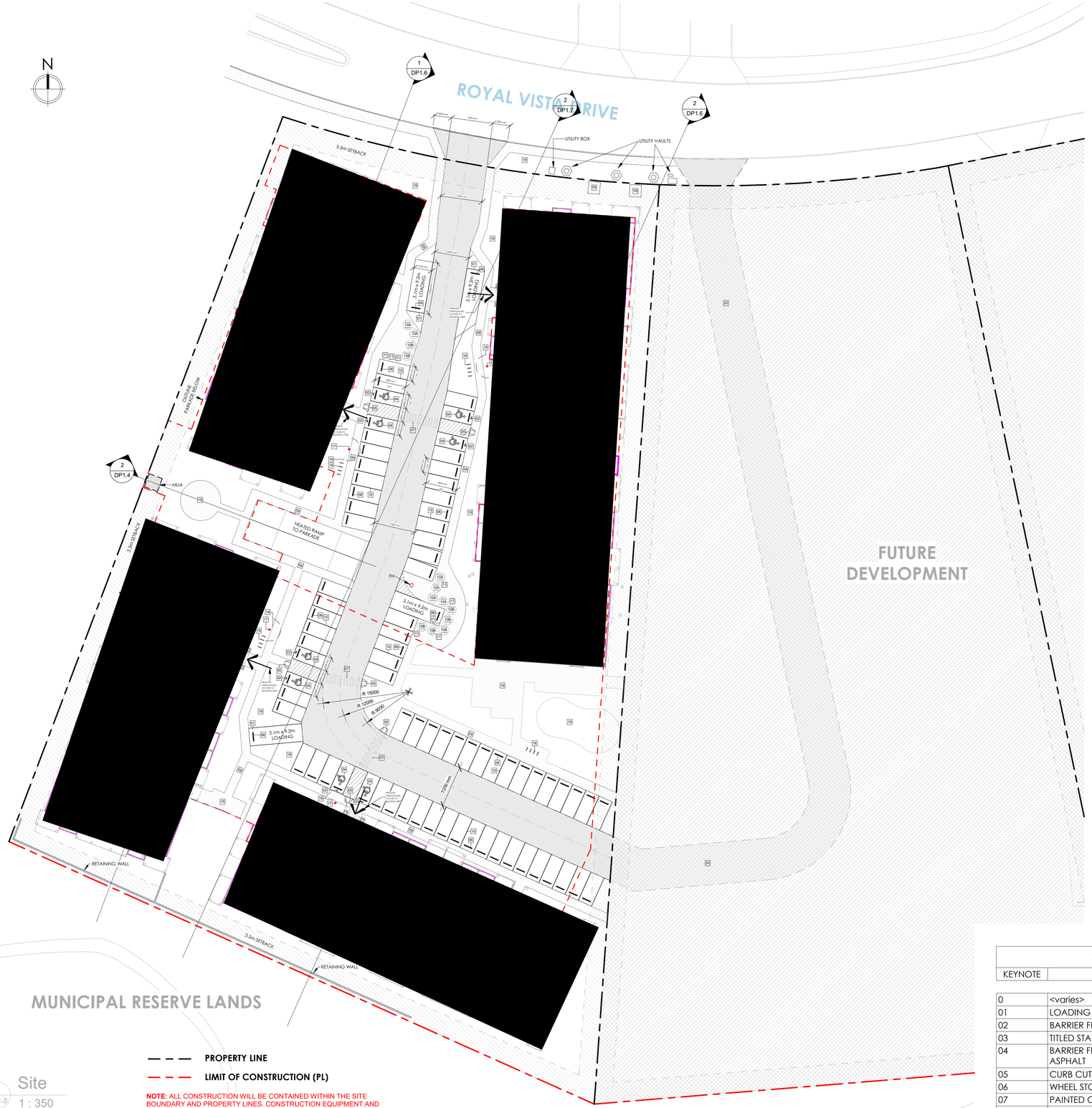
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1 DP1.0 Site
1 : 350

PROPERTY LINE

LIMIT OF CONSTRUCTION (PL)

NOTE: ALL CONSTRUCTION WILL BE CONTAINED WITHIN THE SITE BOUNDARY AND PROPERTY LINES. CONSTRUCTION EQUIPMENT AND MATERIALS WILL ACCESS OR BE DELIVERED FROM ROYAL VISTA DRIVE. EXISTING FENCE AND MUNICIPAL RESERVE LANDS OUTSIDE OF THE SITE BOUNDARY WILL NOT BE AFFECTED BY CONSTRUCTION.

PROJECT INFORMATION & ZONING COMPLIANCE TABLE

(CALGARY ZONING BYLAW NO. 1P 2007)

SITE ADDRESS: 17 ROYAL VISTA DRIVE NW

SITE LEGAL ADDRESS: LOT 9 BLOCK 1 PLAN 0813886

ZONING: M-H1 Multi-Residential - High Density Low Rise District

SITE AREA: 1.26 Hectares / 3.12 acres / 12626.19 m2

DENSITY: 309 units = 245.24 UPH / 99.04 UPA

PROPOSED DEVELOPMENT: (4) MULTI-FAMILY RESIDENTIAL BUIDINGS / WOOD FRAME / NEW CONSTRUCTION / 5-6 STOREY WITH U/G PARKADE / (2/4) SLOPE-ADAPTIVE BUILDINGS

BUILDING GFA:
Building 1000 : 6852.47 m2
Building 2000 : 6100.32 m2
Building 3000 : 6650.33 m2
Building 4000 : 7970.25 m2

Total GFA: 27573.38 m2

F.A.R.: 27573.38 m2 / 12626.19 m2 = 2.18

BUILDING HEIGHT: MAX. 26.0m HEIGHT AT HIGHEST ROOF: 22.71m

PARKING REQ:
RESIDENT PARKING REQUIRED:
309 UNITS (0.625 STALLS / DWELLING UNIT) = 194 STALLS

BARRIER FREE PARKING REQUIRED:
N.B.C. (AE) 2023: 4 FOR 51-100 STALLS, 1 STALL FOR EACH ADDITIONAL 100 STALLS = 5 STALLS

LOADING STALLS REQUIRED:
1 LOADING STALL REQUIRED PER BUILDING OF 20 UNITS OR MORE = 4 STALLS

TOTAL PARKING STALLS REQUIRED: 204 (+4 LOADING)

PARKING STANDARDS
RESIDENT STALLS = 2.5m x 5.4m
BARRIDER FREE STALLS = 2.6m x 5.4m
LOADING STALLS = 3.1m x 9.2m
90° PARKING = 7.2m DRIVE AISLE

PARKING PROVIDED: 213 UNDERGROUND STALLS
75 SURFACE DWELLING (INCLUDING 6 BARRIER FREE)
TOTAL PROVIDED = 288 STALLS

4 LOADING STALLS
TOTAL PROVIDED = 4

BICYCLE PARKING CLASS 1: 309 UNITS (1.0/UNIT) = 309 STALLS 310 BIKE CAGES PROVIDED U/G
CLASS 2: 309 UNITS (0.1/UNIT) = 30.9 STALLS 32 PROVIDED AT SURFACE

STREET SETBACKS: Min. 0.0m — 0.0m @ NORTH, EAST, WEST, AND SOUTH PROPERTY LINE

LANDSCAPED AREA: 37% of site area — 38.89% PROVIDED

WASTE & RECYCLING: (309 UNITS) X 0.24m3 = 74.1m3 — 22 MOLOK BINS PROVIDED:
6 X M-5000 WASTE BINS @ 5m3/BIN = 30 m3
7 X M-5000 RECYCLE BINS @ 5m3/BIN = 35m3
7 X M-1300 ORGANICS BINS @ 1.3m3/BIN = 9.1m3
TOTAL PROVIDED = 74.1m3

A. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION
B. REFER TO LANDSCAPE DRAWINGS FOR ALL MATERIALS SPECIFIC TO LANDSCAPING
C. REFER TO ELECTRICAL FOR SITE LIGHTING LAYOUT
D. ALL PARKING STALLS AND DRIVEWAYS SHALL NOT HAVE ANY GRADES GREATER THAN 4%
E. ALL PATIOS TO PROVIDE MIN. 5 SQM OF AMENITY SPACE AND HAVE NO DIMENSION LESS THAN 2.0M
F. PARKING STALLS TO BE: 2500mm x 5400mm - RESIDENT STALLS
G. ALL BARRIER-FREE STALLS TO BE: 3700mm x 5400mm
H. ALL STALLS HAVE NO OVERHEAD OBSTRUCTION - FULL OVERHEAD CLEARANCE
I. WASTE & RECYCLING - PRIVATE EARTHBIN PICK-UP
J. ALL LOADING STALLS HAVE NO OVERHEAD OBSTRUCTION - FULL OVERHEAD CLEARANCE
K. ALL LOADING STALLS SURFACE - HEAVY DUTY ASPHALT
L. ALL SIDEWALKS 1200MM WIDE - TYPICAL
M. ALL VISITORS PARKING STALLS TO HAVE SIGNAGE @ SIDEWALK
N. ALL BARRIER FREE PARKING STALLS TO HAVE SIGNAGE @ SIDEWALK
O. ALL DEVELOPMENT ON SITE IS PROPOSED
P. SEE CIVIL DRAWINGS FOR LOCATIONS OF ALL CATCH BASINS, UTILITY POLES AND GUY WIRES
Q. EMERGENCY ACCESS TO BE CONSTRUCTED TO SUPPORT 85000LBS AND TO BE MAINTAINED CLEAR OF ICE AND SNOW
R. ALL PORTIONS OF THE COLLECTION VEHICLE ROUTE / APPROACH AREA / CONCRETE PADS / CONCRETE APRONS / PARKING STRUCTURES ARE STRUCTURALLY CAPABLE OF SUPPORTING A MINIMUM WEIGHT OF 85,000 LBS/38,556 KG

SITE KEYNOTES	
KEYNOTE	DESCRIPTION
0	<varies>
01	LOADING STALL SIGNAGE
02	BARRIER FREE PARKING SIGNAGE
03	TITLED STALL SIGNAGE
04	BARRIER FREE PARKING SYMBOL PAINTED ON ASPHALT
05	CURB CUT
06	WHEEL STOP
07	PAINTED CROSSWALK
08	2.0m CONCRETE PATHWAY
09	1.2m SIDEWALK - BROOM FINISH CONCRETE
09a	1.5m SIDEWALK - BROOM FINISH CONCRETE

SITE KEYNOTES	
KEYNOTE	DESCRIPTION
10	100mm PAINTED PARKING LINES
10A	M-5000 BIN FOR WASTE
10B	M-5000 BIN FOR RECYCLING
11	M-1300 BIN FOR ORGANICS
12	WASTE & RECYCLING AREA
14	FIRE ALARM PANEL
15	AT GRADE UNIT PATIO
16	CLASS 2 BICYCLE STALLS
17	SIAMESE CONNECTION
18	LOCK BOX
19	REFER TO LANDSCAPE DRAWINGS
20	TEMPORARY ACCESS ROAD

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1	2025-12-08	SUBMITTED FOR DP

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PROJECT NAME AND ADDRESS

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17 ROYAL VISTA DRIVE NW
LOT 9, BLOCK 1, PLAN 081 3886

DRAWING

SITE PLAN

DRAWN BY	JOB NO.	Building Permit
SV	2409	#

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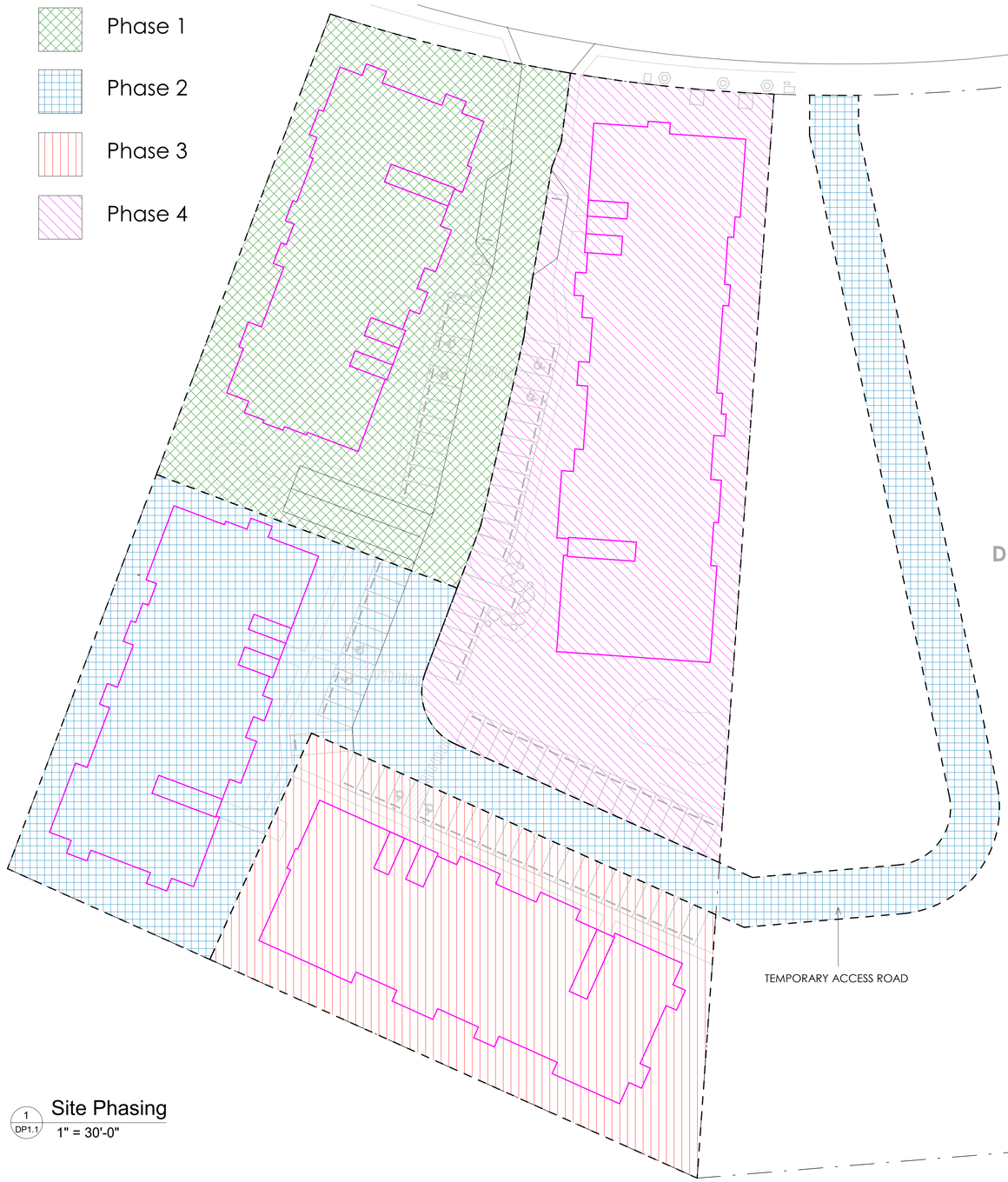
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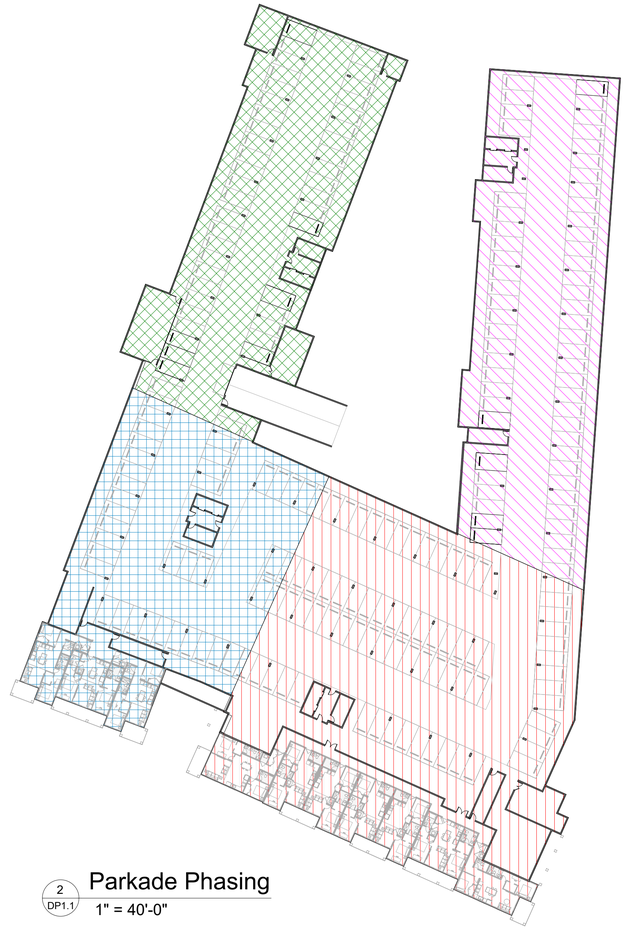
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1 DP1.1 Site Phasing
1" = 30'-0"



2 DP1.1 Parkade Phasing
1" = 40'-0"

NOTE: TEMPORARY ACCESS ROAD ON ADJACENT SITE TO BE BUILT AS PART OF PHASE 2 AND COMPLETED PRIOR TO OVERALL OCCUPANCY EXCEEDING 100 UNITS.

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SITE PHASING PLAN

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1. SOUTHEAST LOOKING NORTHWEST



2. SOUTH LOOKING WEST



1 DP1.2 Photo Legend
1" = 60'-0"



3. SOUTHEAST LOOKING NORTH



4. NORTH LOOKING NORTH

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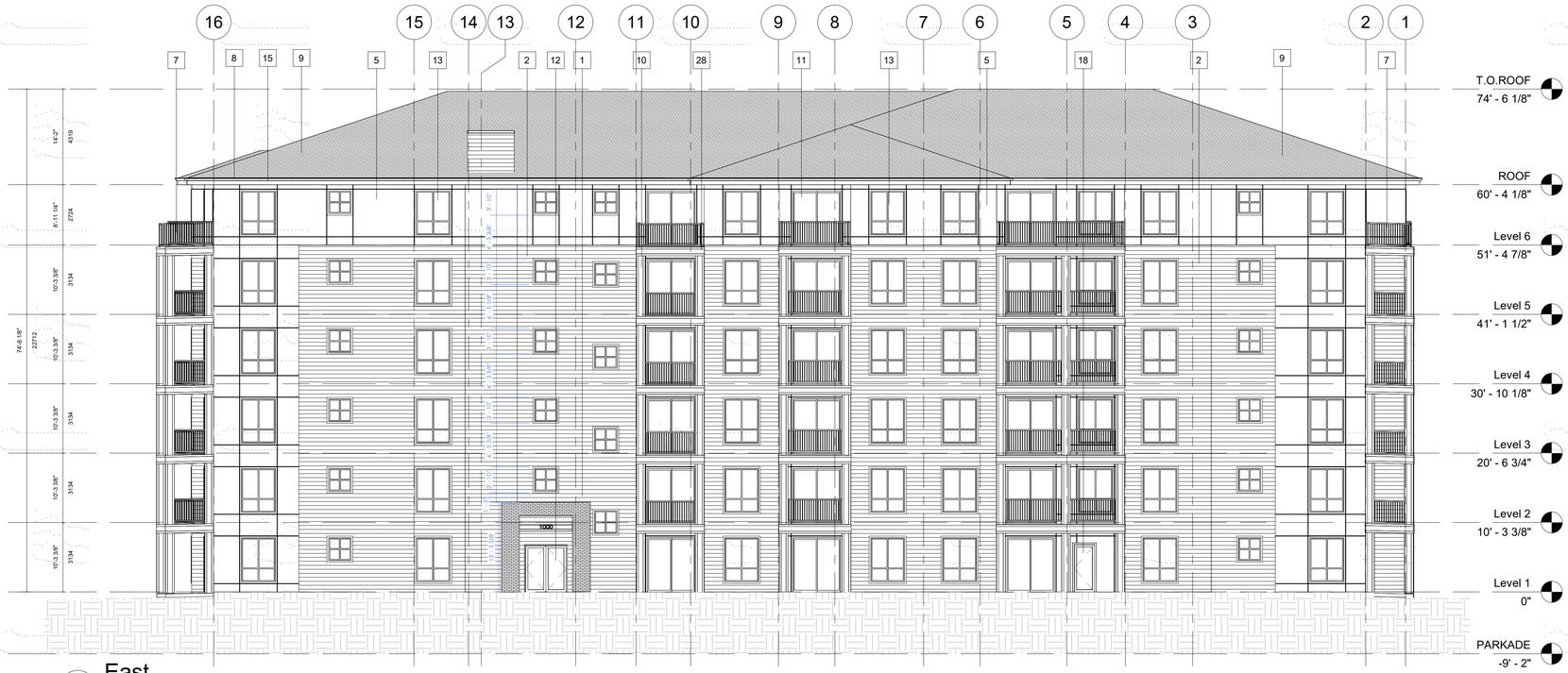
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SHEET
DP1.2

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2 DP3.0 East

1" = 10'-0"



1 DP3.0 South

1" = 10'-0"

Keynotes	
1	BRICK (WHITE)
2	FIBRE-CEMENT SIDING - HARDIE (IRON GREY)
5	FIBRE-CEMENT PANEL - HARDIE (ARCTIC WHITE)
7	BLACK METAL RAILINGS
8	PREFINISHED ALUMINUM GUTTER
9	ROOF - ASPHALT SHINGLES
10	BUILT UP COLUMN - FIBRE CEMENT BOARD (ARCTIC WHITE)
11	PATIO/BALCONY - SLIDING DOOR C/W GLAZING (BLACK)
12	BUILDING ENTRY - DOUBLE DOOR C/W GLAZING (BLACK)
13	VINYL WINDOWS (BLACK)
15	10" FASCIA (BLACK)
18	STAIR EXIT DOOR C/W GLAZING (BLACK)
20	CONCRETE PATIO
28	SMARTBOARD - FIBRE CEMENT BOARD (ARCTIC WHITE)

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LOT 9, BLOCK 1, PLAN 081 3886

DRAWING

ELEVATIONS

DRAWN BY	JOB NO.	Building Permit #
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SHEET: **DP3.0**

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1 DP3.1 **West**
1" = 10'-0"



2 DP3.1 **North**
1" = 10'-0"

Keynotes	
1	BRICK (WHITE)
2	FIBRE-CEMENT SIDING - HARDIE (IRON GREY)
5	FIBRE-CEMENT PANEL - HARDIE (ARCTIC WHITE)
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1 / DP3.2 West
1" = 10'-0"



2 / DP3.2 North
1" = 10'-0"

Keynotes	
2	FIBRE-CEMENT SIDING - HARDIE (IRON GREY)
5	FIBRE-CEMENT PANEL - HARDIE (ARCTIC WHITE)
7	BLACK METAL RAILINGS
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DP3.2

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2 DP3.3 East
1" = 10'-0"



1 DP3.3 South
1" = 10'-0"

Keynotes	
2	FIBRE-CEMENT SIDING - HARDIE (IRON GREY)
5	FIBRE-CEMENT PANEL - HARDIE (ARCTIC WHITE)
7	BLACK METAL RAILINGS
8	PREFINISHED ALUMINUM GUTTER
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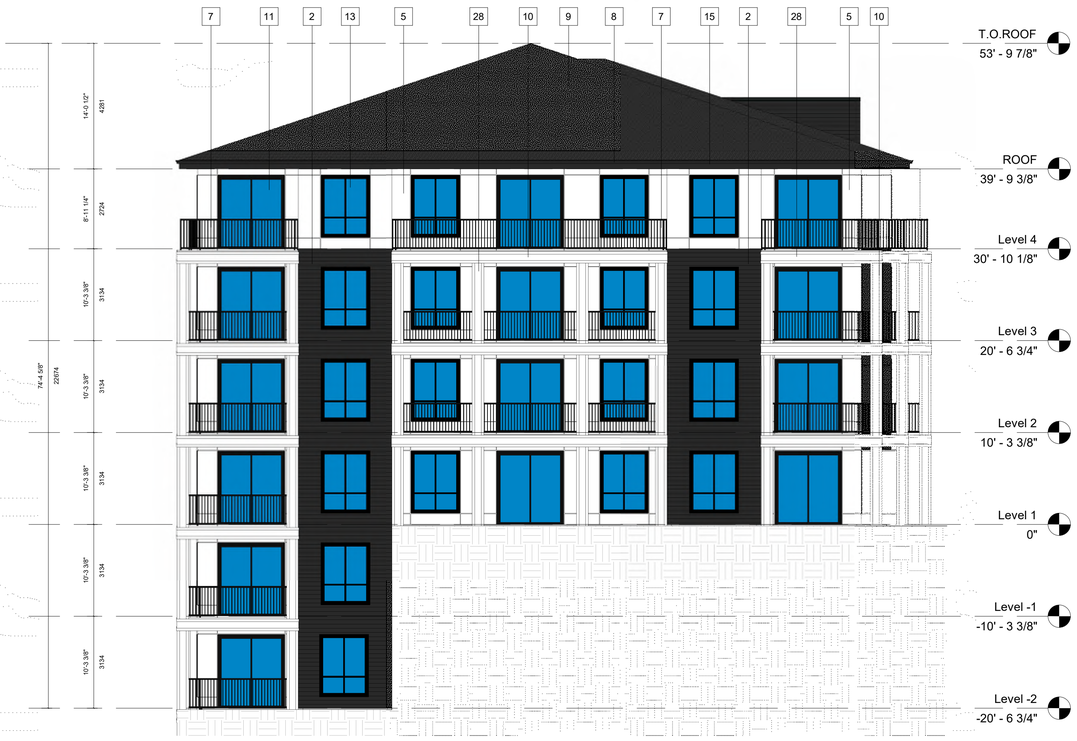
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DP3.3

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1 DP3.4 South
1/8" = 1'-0"



2 DP3.4 West
1/8" = 1'-0"

Keynotes	
2	FIBRE-CEMENT SIDING - HARDIE (IRON GREY)
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PROJECT NAME AND ADDRESS

ROYAL VISTA LIVING
BUILDING 3000

17 ROYAL VISTA DRIVE NW
LOT 9, BLOCK 1, PLAN 081 3886

DRAWING

ELEVATIONS

DRAWN BY	JOB NO.	Building Permit #
KH	2409	

CHECKED BY
SV

ISSUE DATE (yy/mm)
2025/12

SCALE
AS NOTED

SHEET
DP3.4

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2 DP3.5 North
1/8" = 1'-0"



1 DP3.5 East
1/8" = 1'-0"

Keynotes	
2	FIBRE-CEMENT SIDING - HARDIE (IRON GREY)
5	FIBRE-CEMENT PANEL - HARDIE (ARCTIC WHITE)
7	BLACK METAL RAILINGS
8	PREFINISHED ALUMINUM GUTTER
9	ROOF - ASPHALT SHINGLES
10	BUILT UP COLUMN - FIBRE CEMENT BOARD (ARCTIC WHITE)
11	PATIO/BALCONY - SLIDING DOOR C/W GLAZING (BLACK)
12	BUILDING ENTRY - DOUBLE DOOR C/W GLAZING (BLACK)
13	VINYL WINDOWS (BLACK)
15	10" FASCIA (BLACK)
18	STAIR EXIT DOOR C/W GLAZING (BLACK)
28	SMARTBOARD - FIBRE CEMENT BOARD (ARCTIC WHITE)

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REVISIONS

Revision Schedule

Number	Date (yy/mm/dd)	Description
1	2025-12-08	SUBMITTED FOR DP

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PROJECT NAME AND ADDRESS

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BUILDING 3000

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ELEVATIONS

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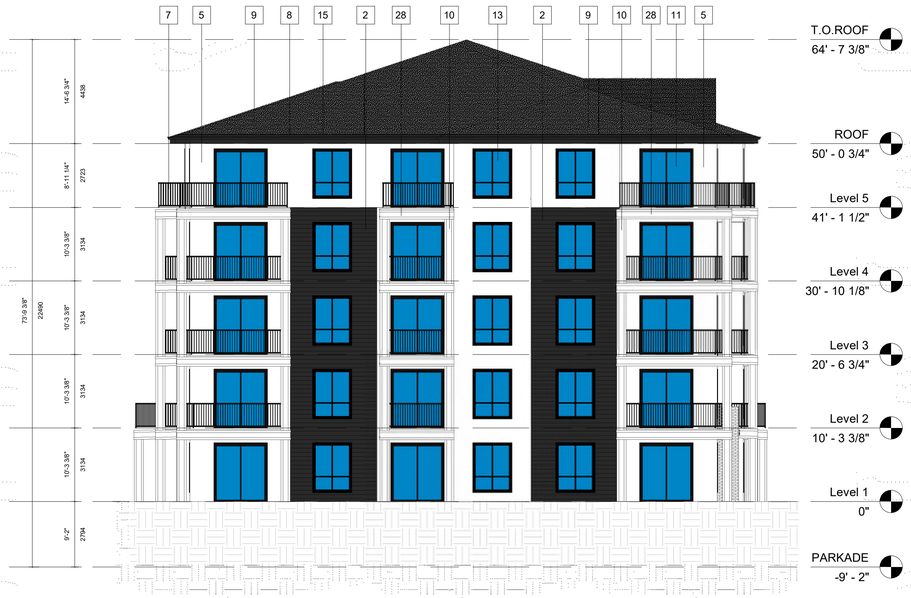
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SHEET
DP3.5

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2 DP3.6 WEST
1" = 10'-0"



1 DP3.6 NORTH
1" = 10'-0"

Keynotes	
1	BRICK (WHITE)
2	FIBRE-CEMENT SIDING - HARDIE (IRON GREY)
5	FIBRE-CEMENT PANEL - HARDIE (ARCTIC WHITE)
7	BLACK METAL RAILINGS
8	PREFINISHED ALUMINUM GUTTER
9	ROOF - ASPHALT SHINGLES
10	BUILT UP COLUMN - FIBRE CEMENT BOARD (ARCTIC WHITE)
11	PATIO/BALCONY - SLIDING DOOR C/W GLAZING (BLACK)
12	BUILDING ENTRY - DOUBLE DOOR C/W GLAZING (BLACK)
13	VINYL WINDOWS (BLACK)
15	10" FASCIA (BLACK)
28	SMARTBOARD - FIBRE CEMENT BOARD (ARCTIC WHITE)

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ROYAL VISTA LIVING
BUILDING 4000
17 ROYAL VISTA DRIVE NW
LOT 9, BLOCK 1, PLAN 081 3886

DRAWING
ELEVATIONS

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1 DP3.7 **EAST**
1" = 10'-0"



2 DP3.7 **SOUTH**
1" = 10'-0"

Keynotes	
1	BRICK (WHITE)
2	FIBRE-CEMENT SIDING - HARDIE (IRON GREY)
5	FIBRE-CEMENT PANEL - HARDIE (ARCTIC WHITE)
7	BLACK METAL RAILINGS
8	PREFINISHED ALUMINUM GUTTER
9	ROOF - ASPHALT SHINGLES
10	BUILT UP COLUMN - FIBRE CEMENT BOARD (ARCTIC WHITE)
11	PATIO/BALCONY - SLIDING DOOR C/W GLAZING (BLACK)
12	BUILDING ENTRY - DOUBLE DOOR C/W GLAZING (BLACK)
13	VINYL WINDOWS (BLACK)
15	10" FASCIA (BLACK)
28	SMARTBOARD - FIBRE CEMENT BOARD (ARCTIC WHITE)

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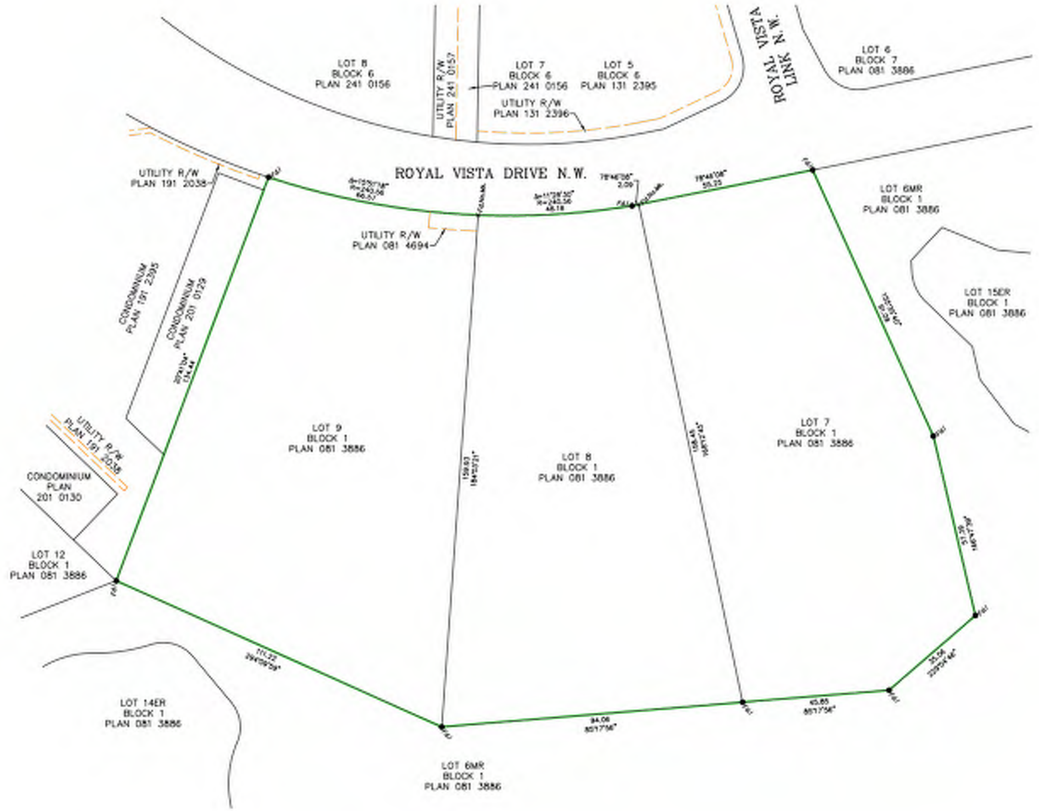
PROJECT NAME AND ADDRESS
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BUILDING 4000
17 ROYAL VISTA DRIVE NW
LOT 9, BLOCK 1, PLAN 081 3886

DRAWING
ELEVATIONS

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CITY OF CALGARY, ALBERTA

PLAN SHOWING SURVEY OF

SITE PLAN AND ELEVATIONS

OF

Lot 7, 8 & 9, Block 1, Plan 081 3886

WITHIN

N.W.1/4 Sec. 22, Twp.25, Rge.2 W. 5 M.

SCALE: 1: 750 (0, 5, 10 Meters)

BY: NATHAN PRINS, A.L.S. 2024

LEGEND

Distances shown are in metres and decimals thereof.
Distances shown on curved boundaries are Arc distances.
Elevations are derived from ASCM 48536.7 = 1252.654
Bearings are Grid and derived from GPS observations.
The Coordinate System used for this plan is:
Datum – North American Datum 1983
Projection – 3° Transverse Mercator
Reference Meridian – 114° West Longitude
Combined Scale Factor – 0.999757

Elevations are shown thus: x 1252.12
Catch basins are shown thus:
Manholes are shown thus:
Fire Hydrants are shown thus:
Light Standards are shown thus:
Water Valves are shown thus:
Signs are shown thus:
Sanitary lines are shown thus: SAN SAN SAN SAN SAN SAN
Storm lines are shown thus: ST ST ST ST ST ST
Water lines are shown thus:
Face of Curb lines are shown thus:
Lip of Gutter lines are shown thus:
Contour lines are at 0.25m intervals and shown thus:

NOTE:
ALL UNDERGROUND SERVICES ARE TAKEN FROM CITY OF CALGARY BLOCK PROFILE, AND HAVE NOT BEEN LOCATED BY THE SURVEYOR.

PROPERTY IS SUBJECT TO REGISTERED DOCUMENTS:
UTILITY RIGHT OF WAY REGISTERED AS NO. 081 444 425.

ABBREVIATIONS

ASCM	Alberta Survey Control Marker	Res.	Restored
N.	North	Wit.	Witness
S.	South	R	Radius
E.	East	L	Arc Length
W.	West	ha	Hectare
Sec.	Section	Ac.	Acre
Twp.	Township	Spk.	Spike
Rge.	Range	DH	Drill Hole
M.	Meridian	m	Metres
Fd.	Found	B.O.C.	Back of Curb
Pl.	Placed	L.O.G.	Lip of Gutter
I.	Iron Post	WCR	Wheel Chair Ramp
I.Bar	Iron Bar	CC	Curb Cut
Mk.	Mark	CB	Catch Basin
Mp.	Marker Post	MH	Manhole
C.S.	Countersunk	LS	Light Standard
(R)	Radial Bearing	WV	Water Valve
R/W	Right-of-Way	BM	Benchmark
Re-est.	Re-established		

The survey was performed on August 27, 2024

Certified Correct this 16th Day of September, 2024

P 078
TRONNES GEOMATICS INC.

Alberta Land Surveyor

ADDRESS OF SITE

25, 21 & 17 ROYAL VISTA DRIVE N.W.
CALGARY, ALBERTA

REGISTERED OWNERS

AS OF C. OF T. NO. 081 322 989 +35, 081 322 989 +36,
081 322 989 +37 = THE CITY OF CALGARY

TRONNES GEOMATICS

CAUTION – PRIOR TO ANY CONSTRUCTION UNDERGROUND FACILITIES NEED TO BE LOCATED BY: ALBERTA 1 CALL — CALL BEFORE YOU DIG 1-800-242-3447

CAD File: 24-1223-ST1-0.dwg

TRONNES GEOMATICS INC. 6135 – 10th Street S.E., Calgary, Alberta T2H 2Z8; 403-207-0303; File: 24-1223

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REVISIONS

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1	2025-12-08	SUBMITTED FOR DP

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PROJECT NAME AND ADDRESS

ROYAL VISTA LIVING

17 ROYAL VISTA DRIVE NW
LOT 9, BLOCK 1, PLAN 081 3886

DRAWING

SURVEY

DRAWN BY	JOB NO.	Building Permit #
SV	2409	

CHECKED BY: TC

ISSUE DATE (yy/mm): 2025/12

SCALE: AS NOTED

SHEET: S-1

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1 overall landscape plan
Scale: 1:350

Site 1 Information

Address:	Royal Vista Drive NW Calgary, AB
City of Calgary Zoning:	M-1 Multiresidential - Low Profile

Landscape Statistics

Overall Site Area		**12,636.06** sq m	
Landscape area required		4,675.34 sq m	37.00%
low water landscape			
Landscape area provided		4,914.31 sq m	38.89%
Soft Landscape area		3,577.33 sq m	
Hard Landscape area		1,336.98 sq m	

		required	provided
Tree requirements			
1 tree per 45 sq m	Total	109.2	118
Deciduous Trees		81.9	79.00
	75mm cal	41.0	38
	50mm cal	41.0	41
Coniferous Trees		27.3	39.00
	3m height	13.7	33.00
	2m height	13.7	6.00
Shrub Requirements		required	provided
2 Shrubs per 45 sq m	Total	218.4	417
	Deciduous		321.00
	Coniferous		73.00
	Ornamental Grass		23.00

legend

trees

- lodgepole pine, min 3m height
- scotch pine, min 3m height
- columnar blue spruce, min 2m height
- amur maple, min 75 mm cal
- lone star linden, min 75mm cal
- red rocket maple, min 75 mm cal
- trembling aspen, min 75 mm cal
- pinnacle birch, min 50 mm cal
- japanese lilac, min 50 mm cal

shrubs

- dwarf mugo pine, min 600mm ht or spread
- savin juniper, min 600mm ht or spread
- candy corn spirea, min 600mm ht or spread
- little devil ninebark, min 600mm ht or spread
- variegated dogwood, min 600mm ht or spread
- potentilla, min 600mm ht or spread
- wild rose, min 600mm ht or spread

grasses and goundcovers

- flame grass, min #2 container
- karl foerster grass, min #2 container
- prairie fire switch grass, min #2 container
- wood mulch, fine ground
- sod, over 300mm of topsoil
- rock mulch, ±20 - 40mm washed round rock

Plant List

Qty	Common Name	Botanical Name
Ornamental Grasses and Groundcovers		
23	Flame Grass	Miscanthus sinensis 'Purpurascens'
Shrubs		
Coniferous		
49	Dwarf Mugo Pine	Pinus mugo 'pumilio'
24	Russian Sage	Perovskia atriplicifolia
Deciduous		
9	Alpine Currant	Ribes alpinum
64	Amber Jubilee Ninebark	Physocarpus opulifolius 'Jefam'
76	Double play candy corn spirea	Spiraea japonica 'candy corn'
130	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'
5	Oso Easy Paprika Rose	Rosa sp ' Oso Paprika'
18	Pink Beauty Potentilla	Potentilla fruticosa 'Pink Beauty'
19	Purple Emperor Coneflower	Echinacea purpurea 'Purple Emperor'
Trees		
Coniferous		
17	Lodgepole Pine	Pinus contorta 'var. latifolia'
16	Scotch Pine	Pinus sylvestris
6	Columnar Spruce	Picea pungens 'Fastigiata'
Deciduous		
12	Amur Maple	Acer ginnala
11	Lone Star Linden	Tilia cordata
15	Red Rocket Red Maple	Acer rubrum 'Red Rocket'
8	Dakota Pinnacle Birch	Betula platyphylla 'Fargo'
33	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'



Proposed bench
Maglin Iconic bench
Titanium powdercoat colour
Surface mount



Proposed bike rack
Maglin Iconic bike rack
Titanium powdercoat colour
Surface mount

Arquiecos Group Ltd.
Design and Development Consultants
8-121 Village Heights SW
Calgary, Alberta T3H 2L2
p. 403.618.44.27
e. info@arquiecos.com

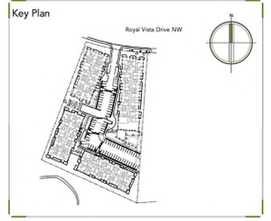
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   Contractors to verify all dimensions, datum, elevations and grading on site prior to commencing work. Report any discrepancies immediately
4. Any variatons and design changes to the information shown on these drawings must not be carried out without written authorization from Arquiecos Grup Ltd. the Project Owner or the Owner's Representative
5. Any references made to the location of all existing and proposed utilities, including URW must be verified on site prior to comencing work. Report any and all conflicts identified immediately.
6. Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards.
   Any discrepancies between municipal standards and details presented in these drawings must be reported immediately. Municipal Construction standards rule over these drawings.

Irrigation Notes

1. All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards.
2. Water delivery to be limited to trees and shrub beds. Spray heads only within areas with sod.
3. Contractor is responsible for coordination with other trades and subconsultants regarding the specifics of the system, including location of power and water sources.
   Ensure power and water meters are properly installed and operating prior to utilization of the system.

Key Plan



6	development permit	26.02.10
5	development permit	25.12.02
4	review and coordination	25.11.26
3	development permit	25.01.29
2	REDS development permit review	24.12.10
	Issued for:	Date. (yy.mm.dd)

Project No.
18-007

Project Title.
Royal Vista Living
Multifamily

Calgary, A.B.

Drawing Title:
Landscape Plan

Drawn by: cmp
Checked by: cmp
Drawing No. L-02
Scale: 1:350