

901 DAYCARE

ISSUED FOR DEVELOPMENT PERMIT

2026.06.19

PROJECT NUMBER:

26.003

PARCEL ADDRESS:

LEGAL: LOTS: 25-26, BLOCK: 5, PLAN: 29340

MUNICIPAL: 901 17 AVENUE N.W.,
CALGARY, AB

DRAWING LIST: INDEX: ARCHITECTURE

FAAS	
601 - 1812 4 ST SW, CALGARY, AB T2S 1W	
DP.000	TITLE SHEET
DP.100	BLOCK PLAN
DP.101	SITE PLAN
L.100	LANDSCAPE PLAN
DP.201	MAIN FLOOR PLAN
DP.202	SECOND FLOOR PLAN
DP.203	THIRD FLOOR PLAN
DP.204	AMENITY ROOF PLAN
DP.300	BUILDING SECTION
DP.301	PARKING SECTION
DP.400	ELEVATIONS
DP.401	ELEVATIONS
DP.500	RENDERS
S.100	SURVEY

PROJECT INFORMATION:

PARCEL ADDRESS:

LEGAL:	L: 25-26, B: 5, P: 29340
MUNICIPAL:	901 17 AVENUE N.W., CALGARY, AB
COMMUNITY:	MOUNT PLEASANT
ZONING:	M-X2

PROPOSED GROSS BUILDING AREA & AMENITY:

MAIN:	311.65 SQ.M. / 3354.59 SQ.FT.
SECOND:	386.67 SQ.M. / 4162.09 SQ.FT.
THIRD:	290.68 SQ.M. / 3128.88 SQ.FT.

TOTAL: 988.99 SQ.M. / 10 645.56 SQ.FT.

TOTAL OUTDOOR AMENITY: 439.06 SQ.M. / 4726.05 SQ.FT.

BLDG. CLASSIFICATION & TECHNICAL OVERVIEW:

BASED ON THE **NATIONAL BUILDING CODE 2023 (ALBERTA EDITION)** PART 3.2.2.25 Group A, Division 2, up to 2 Storeys 1) A building classified as Group A, Division 2 is permitted to conform to Sentence (2) provided a) it is not more than 2 storeys in building height, and b) it has a building area not more than the value in Table 3.2.2.25



(ARTISTIC REPRESENTATION ONLY)

BYLAW REGULATIONS:

BUILDING SETBACKS:

FRONT (NORTH):	PERMITTED
SIDE (EAST):	3.0m
REAR (SOUTH):	1.2m
SIDE (WEST):	1.2m

PARCEL COVERAGE:

PARCEL AREA:	533.32 SQ.M. / 5740.58 SQ.FT.
BUILDING FOOT PRINT:	311.65 SQ.M. / 3354.59 SQ.FT.
PARCEL COVERAGE PROPOSED:	58%

FLOOR AREA RATIO:

MAXIMUM ALLOWED FAR 3.0:	3.0 X 5740.58 SQ.FT.
TOTAL:	=17 221.73 SQ.FT.
	= FAR 1.62 (10 645.56 SQ.FT)

VEHICULAR PARKING:

REQUIRED PICK UP/DROP OFF	
1 STALLS / 10 CHILDREN	
TOTAL PARKING STALLS PROPOSED:	4.0 STALLS

WASTE & RECYCLING:

WASTE:	2 x 0.24 m³ BINS = 0.48 m³
RECYCLING:	1 x 0.24 m³ BINS = 0.24 m³
ORGANICS:	1 x 0.24 m³ BINS = 0.24 m³
TOTAL:	4 BINS = 0.96m³

PRIVATE PICK UP UP TO TWICE WEEKLY



FORMED ALLIANCE ARCHITECTURE STUDIO

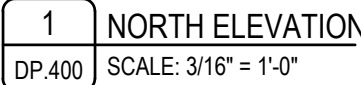
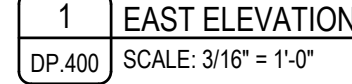


1. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
2. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
3. REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.
4. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
5. PROVIDE EXTERIOR LIGHTING AT ALL FRONT ENTRY AREAS. WALL MOUNTED.

N.01	PARKING STALL
N.02	MAIN ENTRY
N.03	LINE OF BUILDING ABOVE
N.04	LINE OF CANOPY ABOVE
N.05	PROPOSED SCREENED AND COVERED WASTE AND RECYCLING
N.06	PROPOSED 1.2M FENCE
N.07	PROPOSED SIGNAGE FOR 17 AVE NW LOADING AREA
N.08	F.D CONNECTION

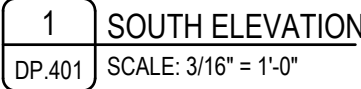
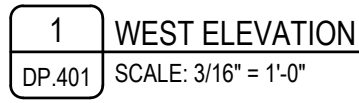
- | | |
|---|------------------------------|
|  | EXISTING GEODETTIC ELEVATION |
|  | PROPOSED GEODETTIC ELEVATION |
|  | ELECTRICAL METER LOCATION |
|  | GAS METER LOCATION |
|  | WATER METER LOCATION |

[illegible]



M1.1 SERVICE METER C/W PANEL BACKING FINISH AND TRIM SURROUND
COLOUR = TO MATCH ADJACENT FINISH





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1 RENDER NORTH VIEW
DP.500 NTS



2 RENDER EAST VIEW
DP.500 NTS



3 RENDER SOUTH VIEW
DP.500 NTS

RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	2026.06.19

- ☐ CONSTRUCTION YYYY-MM-DD
☐ TENDER YYYY-MM-DD
☐ BUILDING PERMIT YYYY-MM-DD

PROJECT NAME

901 DAYCARE

MUNICIPAL ADDRESS

901 17 AVE NW

LEGAL ADDRESS

L: 25-26 B: 5 P: 29340

PROJECT NO.

26.003

DRAWN CHECKED
DD XXXX

DATE SCALE
2025-08-11 AS NOTED

DRAWING TITLE
RENDERS

DRAWING NUMBER

DP.500