7480 17th AVE SW



ARTISTIC RENDER — FOR REFERENCE ONLY

ISSUED FOR DEVELOPMENT PERMIT

2026.10.06

PROJECT NUMBER:

25.053

PARCEL ADDRESS:

LEGAL: LOT 15, BLOCK B, PLAN 5767 GG

MUNICIPAL: 7480 - 7412 17TH AVE SW

DP REFERENCE:

DRAWING LIST:

INDEX: ARCHITECTURE

FAAS

303 - 1812 4 ST SW, CALGARY, AB T2S 1W1

DP.001	PHASING PLAN
DP.002	FIRE / WASTE & RECYCLINGACCESS PLAN
DP.003	SITE CONTEXT
DP.100	SITE PLAN
DP.101	SITE DETAILS
DP.201	BLDG 1 - MAIN & 2ND FLOOR PLAN
DP.202	BLDG 1 - 3RD FLOOR PLAN & ROOF PLAN
DP.203	BLDG 2 - MAIN & 2ND FLOOR PLAN
DP.204	BLDG 2 - 3RD FLOOR PLAN & ROOF PLAN
DP.205	BLDG 3 - MAIN & 2ND FLOOR PLAN
DP.206	BLDG 3 - 3RD FLOOR PLAN & ROOF PLAN
DP.207	BLDG 4 - MAIN & 2ND FLOOR PLAN
DP.208	BLDG 4 - 3RD FLOOR PLAN & ROOF PLAN
DP.209	BLDG 5 - MAIN & 2ND FLOOR PLAN
DP.210	BLDG 5 - 3RD FLOOR PLAN & ROOF PLAN
DP.211	BLDG 6 - MAIN & 2ND FLOOR PLAN
DP.212	BLDG 6 - 3RD FLOOR PLAN & ROOF PLAN
DP.213	BLDG 7 - MAIN & 2ND FLOOR PLAN
DP.214	BLDG 7 - 3RD FLOOR PLAN & ROOF PLAN
DP.215	BLDG 8 - MAIN & 2ND FLOOR PLAN
DP.216	BLDG 8 - 3RD FLOOR PLAN & ROOF PLAN
DP.217	BLDG 9 - MAIN & 2ND FLOOR PLAN
DP.218	BLDG 9 - 3RD FLOOR PLAN & ROOF PLAN
DP.219	BLDG 10 - MAIN & 2ND FLOOR PLAN
DP.220	BLDG 10 - 3RD FLOOR PLAN & ROOF PLAN
DP.301	BLDG 1 - ELEVATIONS
DP.302	BLDG 2 - ELEVATIONS
DP.303	BLDG 3 - ELEVATIONS
DP.304	BLDG 4 - ELEVATIONS
DP.305	BLDG 5 - ELEVATIONS
DP.306	BLDG 6 - ELEVATIONS
DP.307	BLDG 7 - ELEVATIONS
DP.308	BLDG 8 - ELEVATIONS
DP.309	BLDG 9 - ELEVATIONS
DP.310	BLDG 10 - ELEVATIONS
DP.500	SUPPLEMENTAL RENDERS

INDEX: CIVIL

INDEX: LANDSCAPE

BUILDING INFORMATION

ADDRESSING:

LEGAL: LOT 15, BLOCK B, PLAN 5767 GG

MUNICIPAL: 7480 & 7412 - 17TH AVE S.W.
CALGARY, AB

COMMUNITY: ASPEN WOODS

ZONING: R-G (EXISTING)
PROPOSED: DC BASED ON M-G

SETBACKS:

	PERMITTED	PROVIDED
NORTH	2m	2m
EAST	2m	2m
SOUTH	3m	3m
WEST	4m	4m

PROJECT AREA:

SITE AREA: 10,569.11 m² 113,764.97 ft² (1.06 HA / 2.61 ACRE)

BUILDING FOOTPRINT: 4081.45m² 43931.98ft²

COVERAGE: 38.62%

BICYCLE PARKING:

MIN. 0.5 CLASS I BICYCLE STALLS/ UNIT = 31 STALLS REQUIRED
61 PROVIDED

MIN. 0.1 CLASS II BICYCLE STALLS/ UNIT = 7 STALLS REQUIRED
8 PROVIDED

BUILDING HEIGHT:

MAXIMUM HEIGHT: 12 METERS

VEHICULAR PARKING:

MIN. 2.0 RESIDENT STALLS / RESIDENCE UNIT = 122 STALLS REQUIRED
122 PROPOSED

MIN. .8 STALLS REQUIRED: 9 PROPOSED

NOTE: ONE VISITOR STALL IS AN ACCESSIBLE PARKING STALL

DENSITY:

MINIMUM ALLOWED: 35 UNITS/ HECTARE
MAXIMUM ALLOWED: 60 UNITS/ HECTARE
PROPOSED DENSITY: 57.72 UNITS/ HECTARE
TOTAL PROPOSED UNITS: 61 UNITS PROPOSED

AMENITY SPACE:

MINIMUM REQUIRED: 305 SQ. METERS
PROVIDED: 1,012.46

PUBLIC: 780.00 SQUARE METERS
PRIVATE: 232.46 SQUARE METERS
PROVIDED: 1,012.45

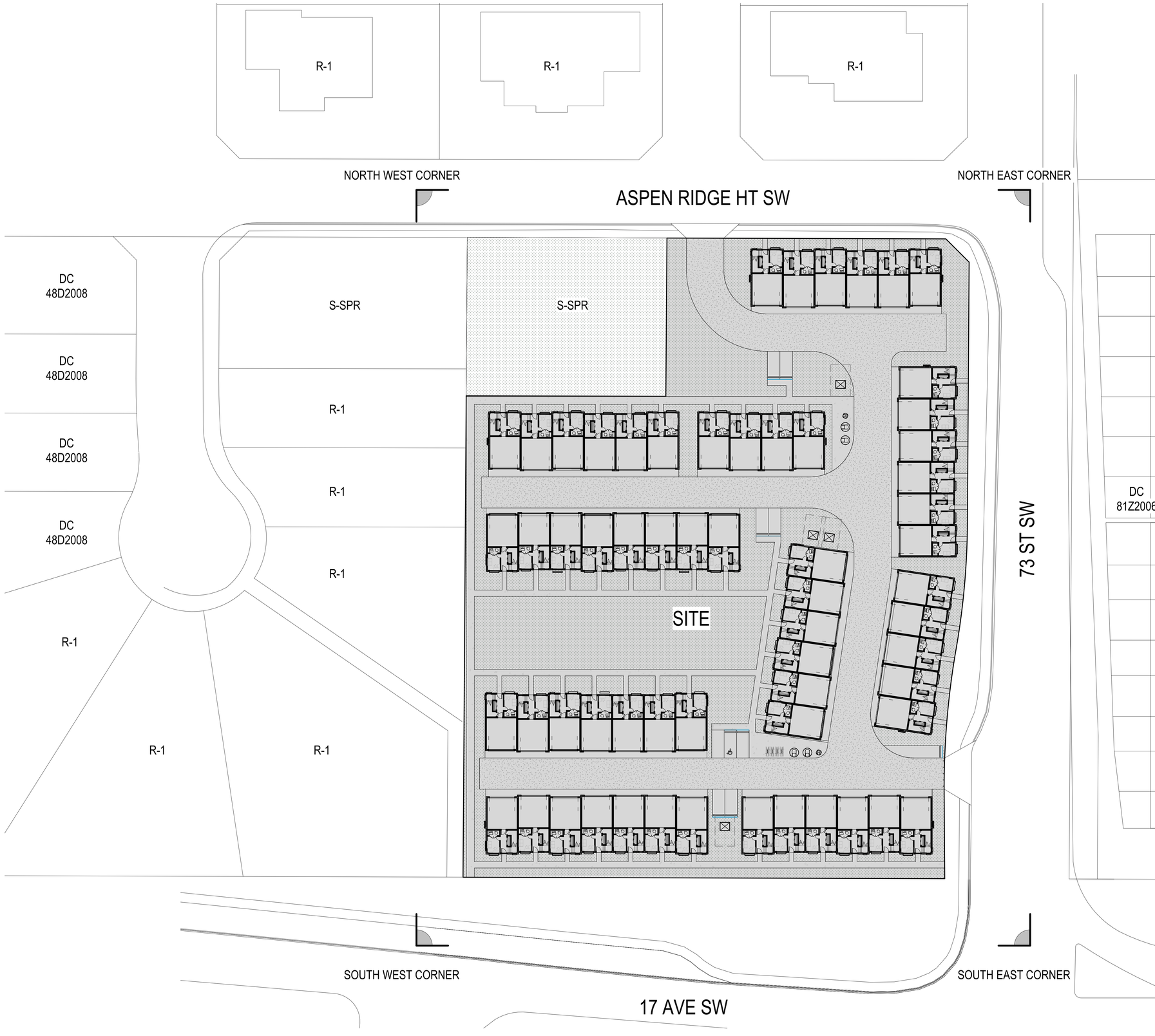
BUILDING AREA:

BLDG 1				**BLDG 2**				**BLDG 3**				**BLDG 4**				**BLDG 5**			
LEVEL 1:	401.47m²	4321.33ft²		LEVEL 1:	401.47m²	4321.33ft²		LEVEL 1:	334.51m²	3600.67ft²		LEVEL 1:	267.62m²	2880.67ft²		LEVEL 1:	401.47m²	4321.33ft²	
LEVEL 2:	330.54m²	3557.87ft²		LEVEL 2:	330.54m²	3557.87ft²		LEVEL 2:	275.41m²	2964.51ft²		LEVEL 2:	220.32m²	2371.56ft²		LEVEL 2:	330.54m²	3557.87ft²	
LEVEL 3:	401.47m²	4321.33ft²		LEVEL 3:	401.47m²	4321.33ft²		LEVEL 3:	334.51m²	3600.67ft²		LEVEL 3:	267.62m²	2880.67ft²		LEVEL 3:	401.47m²	4321.33ft²	
TOTAL:	1133.48m²	12200.53ft²		TOTAL:	1133.48m²	12200.53ft²		TOTAL:	944.43m²	10165.85ft²		TOTAL:	755.56m²	8132.89ft²		TOTAL:	1133.48m²	12200.53ft²	
BLDG 6				**BLDG 7**				**BLDG 8**				**BLDG 9**				**BLDG 10**			
LEVEL 1:	535.25m²	5761.33ft²		LEVEL 1:	401.47m²	4321.33ft²		LEVEL 1:	468.36m²	5041.33ft²		LEVEL 1:	468.36m²	5041.33ft²		LEVEL 1:	401.47m²	4321.33ft²	
LEVEL 2:	475.42m²	5117.33ft²		LEVEL 2:	356.59m²	3838.33ft²		LEVEL 2:	385.65m²	4151.08ft²		LEVEL 2:	416.00m²	4477.83ft²		LEVEL 2:	356.59m²	3838.33ft²	
LEVEL 3:	535.25m²	5761.33ft²		LEVEL 3:	401.47m²	4321.33ft²		LEVEL 3:	468.36m²	5041.33ft²		LEVEL 3:	468.36m²	5041.33ft²		LEVEL 3:	401.47m²	4321.33ft²	
TOTAL:	1545.92m²	16639.99ft²		TOTAL:	1159.53m²	12480.99ft²		TOTAL:	1322.37m²	14233.74ft²		TOTAL:	1352.72m²	14560.49ft²		TOTAL:	1159.53m²	12480.99ft²	

ANNESLEY

FORMED ALLIANCE ARCHITECTURE STUDIO

FILE PATH: C:\Users\MatthewDeVos / FAAS Architecture\FAAS projects\25.053 AX\ 1 REVIT\ 2 Sheets\ 2.1 Project Files\25.053 AX-17TH SITE-STAKEHOLDER-mw.rvt
PLOT DATE: 2026-10-07 3:54:48 PM



1 SITE CONTEXT
DP.003 1 : 350

FILE PATH: C:\Users\MarcShaffner - FAAS Architecture\FAAS projects\25.053 Art - 7480 17 Avenue SW\Revit\13 Project Files\13.5 Revit Art 13 Project Files 25.053.Art - 7480 17TH AVE SW_R25.rvt
PLOT DATE: 2026-10-06 11:38:09 PM



NORTH EAST CORNER



NORTH WEST CORNER



SOUTH EAST CORNER



SOUTH WEST CORNER

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

RELEASES

NO	DESCRIPTION	DATE
DP.2	DEVELOPMENT PERMIT	2026.10.06

- [ ] CONSTRUCTION
- [ ] TENDER
- [ ] BUILDING PERMIT

PROJECT NAME
7480 17th AVE SW

MUNICIPAL ADDRESS
7480 17TH AVE SW

LEGAL ADDRESS
LOT 15, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

DRAWN	CHECKED
MM	SB

DATE	SCALE
2026.10.06	1 : 350

DRAWING TITLE
SITE CONTEXT

DRAWING NUMBER
DP.003

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.

ASPEN RIDGE HEIGHTS SW



1 DP.100 **SITE PLAN** 1 : 250

FILE PATH: C:\Users\MarcSteffen - FAAS Architecture\FAAS projects\25.053 AR - 17800 3 Sisters\7 Files\3 Revit\3.3 Project Files\25.053.AR - 17TH ASPEN RIDGE ESTATES_R25.rvt
PLOT DATE: 2026-10-06 11:38:06 PM

GENERAL NOTES

A. REFER TO GEOTECHNICAL REPORT FOR SURFACE AND SUBSURFACE REQUIREMENTS.
B. REFER TO CIVIL FOR SITE WORK AND DETAILS INCLUDING BUT NOT LIMITED TO, EXISTING CONDITIONS AND SERVICES, CATCH BASINS, MANHOLES, GRADES, UPSTAND WALLS, SITE SERVIES, & FIRE HYDRANTS.
C. REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.
D. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
E. REFER TO ELECTRICAL FOR SITE WORK AND DETAILS INCLUDING BUT NOT LIMITED TO, TRANSFORMER LOCATIONS, LIGHTING LAYOUT, FIXTURE TYPES, & SECURITY.
F. REFER TO LANDSCAPE FOR CONTROL JOINTS.
G. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE, APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNERS EXPENSE.
H.

SYMBOL LEGEND

- BUILDING FOOTPRINT
- GREY CONCRETE - BROOM FINISH
- SOFT SCAPING - REFER TO LANDSCAPE
- PROPERTY LINE
- SETBACK LINE

SHEET NOTES

- N.01 ENTRANCE
- N.02 PROPOSED FIRE TRUCK ACCESS EMERGENCY ACCESS
- N.03 WASTE & RECYCLING
- N.04 CLASS II BIKE RACKS
- N.05 VISITOR PARKING STALLS
- N.06 TRANSFORMERS
- N.07 EMERGENCY BREAK AWAY POSTS
- N.08 HEAVY DUTY ASPHALT SURFACE DESIGNED TO SUPPORT 38,555KG / 85,000LBS AND DESIGNED TO SUPPORT THE NFPA 1901 POINT LOAD OF 517KPA (75PSI) OVER A 24"x24" AREA WHICH CORRESPONDS TO THE OUTRIGGER PAD SIZE

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

RELEASES

NO	DESCRIPTION	DATE
DP.2	DEVELOPMENT PERMIT	2026.10.06

- [ ] CONSTRUCTION
- [ ] TENDER
- [ ] BUILDING PERMIT

PROJECT NAME
7480 17th AVE SW

MUNICIPAL ADDRESS
7480 17TH AVE SW

LEGAL ADDRESS
LOT 15, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

DRAWN	CHECKED
MM	SB

DATE	SCALE
2026.10.06	As indicated

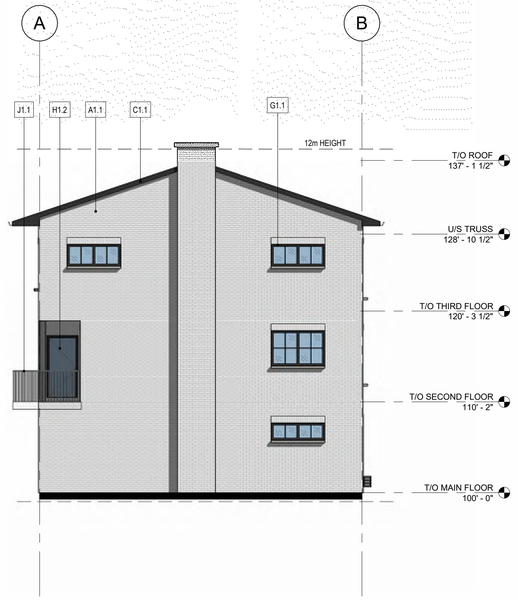
DRAWING TITLE
SITE PLAN

DRAWING NUMBER
DP.100

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.



1 DP.301 **NORTH ELEVATION**
1/8" = 1'-0"



3 DP.301 **EAST ELEVATION**
1/8" = 1'-0"

FINISH MATERIAL LEGEND

A - BRICK SIDING
A1.1 WHITE THIN BRICK

B - LAP SIDING
B1.1 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = IRON GRAY

B1.2 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = ARCTIC WHITE

C - METAL CLADDING
C1.1 PRE FINISHED METAL FASCIA & SOFFIT COLOUR = BLACK

D - TRIM
D1.1 TRIM = IRON GRAY

D1.2 TRIM = ARCTIC WHITE

E - PARGING
E1.1 PARGING COLOUR = NATURAL

F - ROOFING
F1.1 ASPHALT ROOF SHINGLES COLOUR = BLACK

G - WINDOWS
G1.1 PVC FRAME COLOUR = BLACK

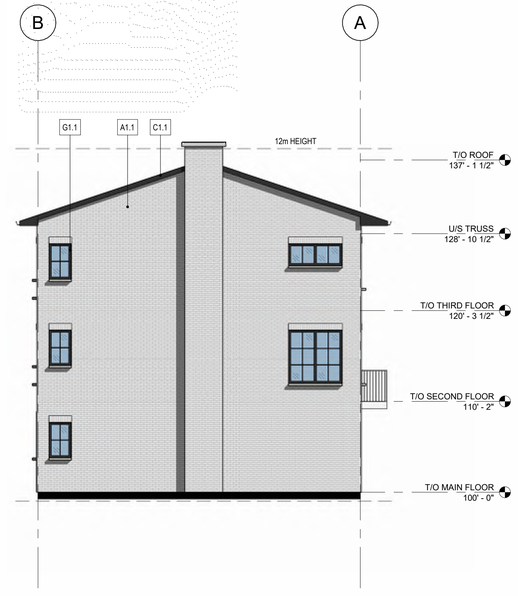
H - DOORS
H1.1 SWING DOOR COLOUR = VARIES

H1.2 GLASS BALCONY DOOR

H2.1 GARAGE DOOR COLOUR = WHITE



2 DP.301 **SOUTH ELEVATION**
1/8" = 1'-0"



4 DP.301 **WEST ELEVATION**
1/8" = 1'-0"

FILE PATH: C:\Users\MarcRuffino - FAAS Architecture\FAAS projects\25.053 AH_7480\2 B Source Files\23.7 Revit\23.7 Project Files\25.053 AH_17TH BLOCK.rvt
PLOT DATE: 2026-10-06 1:54:26 PM

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

RELEASES

NO	DESCRIPTION	DATE
DP.2	DEVELOPMENT PERMIT	2026.10.06

- ☐ CONSTRUCTION
- ☐ TENDER
- ☐ BUILDING PERMIT

PROJECT NAME
AH_7480

MUNICIPAL ADDRESS
7480 17TH AVE SW

LEGAL ADDRESS
LOT 15, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

DRAWN	CHECKED
MM	SB

DATE	SCALE
2026.10.06	1/8" = 1'-0"

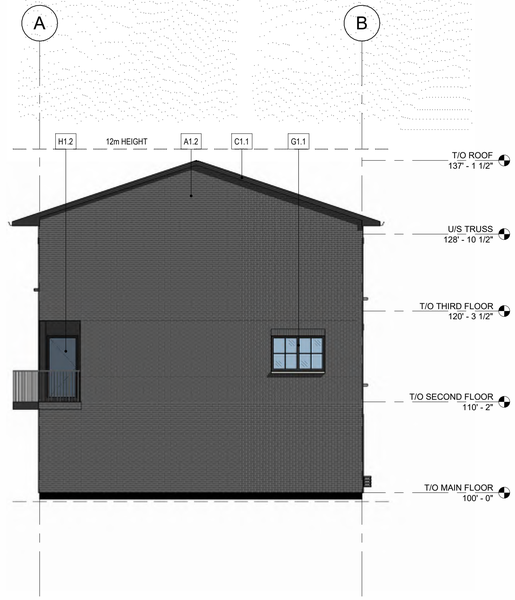
DRAWING TITLE
BLDG 1 - ELEVATIONS

DRAWING NUMBER
DP.301

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.



1 DP.302 **EAST ELEVATION**
1/8" = 1'-0"



3 DP.302 **SOUTH ELEVATION**
1/8" = 1'-0"

FINISH MATERIAL LEGEND

A - BRICK SIDING
A1.2 BLACK THIN BRICK

B - SIDING
B1.1 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = IRON GRAY

B1.2 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = ARCTIC WHITE

C - METAL CLADDING
C1.1 PRE FINISHED METAL FASCIA & SOFFIT COLOUR = BLACK

D - TRIM
D1.1 TRIM = IRON GRAY

D1.2 TRIM = ARCTIC WHITE

F - ROOFING
F1.1 ASPHALT ROOF SHINGLES COLOUR = BLACK

G -WINDOWS
G1.1 PVC FRAME COLOUR = BLACK

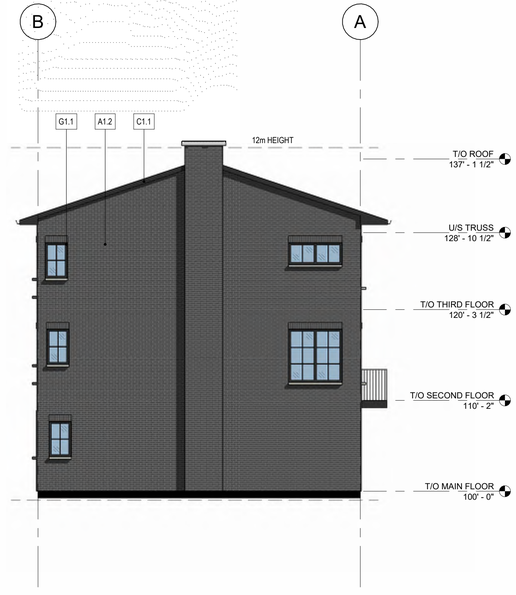
H - DOORS
H1.1 SWING DOOR COLOUR = VARIES

H1.2 GLASS BALCONY DOOR

H2.1 GARAGE DOOR COLOUR = WHITE



2 DP.302 **WEST ELEVATION**
1/8" = 1'-0"



4 DP.302 **NORTH ELEVATION**
1/8" = 1'-0"

FILE PATH: C:\Users\MarcRuffino - FAAS Architecture\FAAS projects\25.053 AH_7480 0 St sw nr 17ave\3-7 Revit\3.3 Project Files\25.053 AH 17TH BLDG2021-wp-R25.rvt
PLOT DATE: 2026-10-06 2:23:14 PM

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

RELEASES

NO	DESCRIPTION	DATE
DP.2	DEVELOPMENT PERMIT	2026.10.06

- [ ] CONSTRUCTION
- [ ] TENDER
- [ ] BUILDING PERMIT

PROJECT NAME
PROJECT NAME

MUNICIPAL ADDRESS
7480 17TH AVE SW

LEGAL ADDRESS
LOT 15, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

DRAWN	CHECKED
MM	SB

DATE	SCALE
2026.10.06	1/8" = 1'-0"

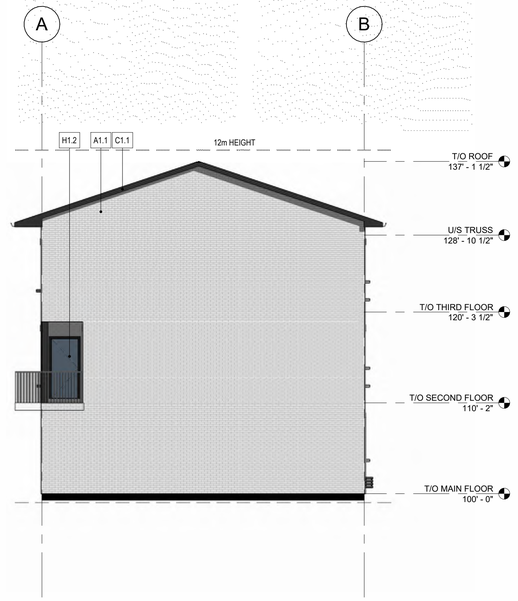
DRAWING TITLE
BLDG 2 - ELEVATIONS

DRAWING NUMBER
DP.302

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.



1 DP.303 **EAST ELEVATION**
1/8" = 1'-0"



3 DP.303 **SOUTH ELEVATION**
1/8" = 1'-0"

FINISH MATERIAL LEGEND

A - BRICK SIDING
A1.1 WHITE THIN BRICK

B - LAP SIDING
B1.1 HARDIE 6" HORIZONTAL LAP SIDING
COLOUR = IRON GRAY

C - METAL CLADDING
C1.1 PRE FINISHED METAL FASCIA & SOFFIT
COLOUR = BLACK

D - TRIM
D1.1 TRIM = IRON GRAY

F - ROOFING
F1.1 ASPHALT ROOF SHINGLES COLOUR = BLACK

G - WINDOWS
G1.1 PVC FRAME COLOUR = BLACK

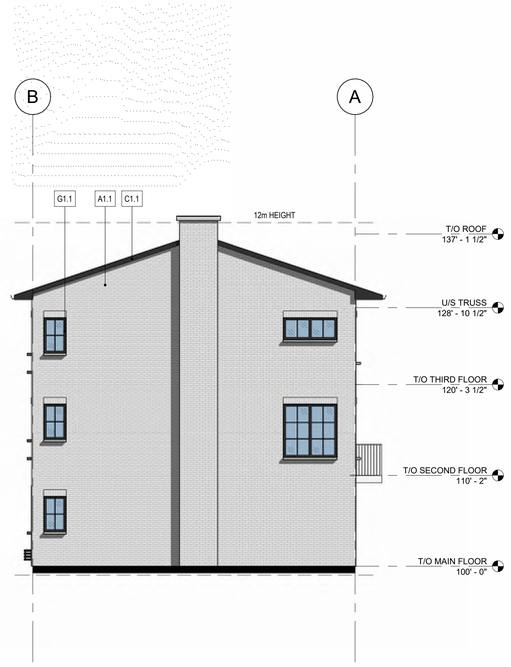
H - DOORS
H1.1 SWING DOOR COLOUR = VARIES

H1.2 GLASS BALCONY DOOR

H2.1 GARAGE DOOR COLOUR = WHITE



2 DP.303 **WEST ELEVATION**
1/8" = 1'-0"



4 DP.303 **NORTH ELEVATION**
1/8" = 1'-0"

FILE PATH: C:\Users\MarcRuffino - FAAS Architecture\FAAS projects\25.053 AH - 7480 0 Seconn Fl\sad23 Revit\23.2 Project Files\25.053-AH-17TH-BLDG3_R23-sep-25D.rvt
PLOT DATE: 2025-10-04 2:15:43 PM

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

RELEASES

NO	DESCRIPTION	DATE
DP.2	DEVELOPMENT PERMIT	2026.10.06

☐ CONSTRUCTION
☐ TENDER
☐ BUILDING PERMIT

PROJECT NAME
PROJECT NAME

MUNICIPAL ADDRESS
7480 17TH AVE SW

LEGAL ADDRESS
LOT 15, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

DRAWN	CHECKED
MM	SB

DATE	SCALE
2026.10.06	1/8" = 1'-0"

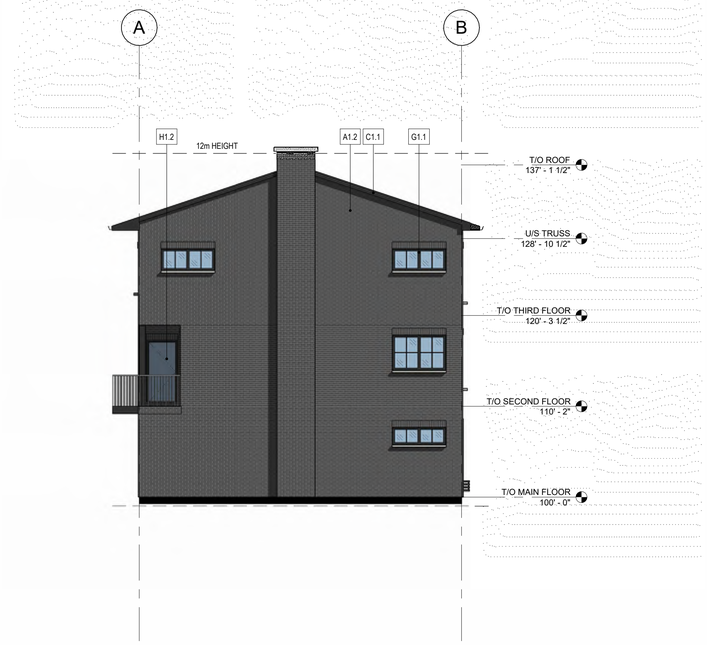
DRAWING TITLE
BLDG 3 - ELEVATIONS

DRAWING NUMBER
DP.303

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.



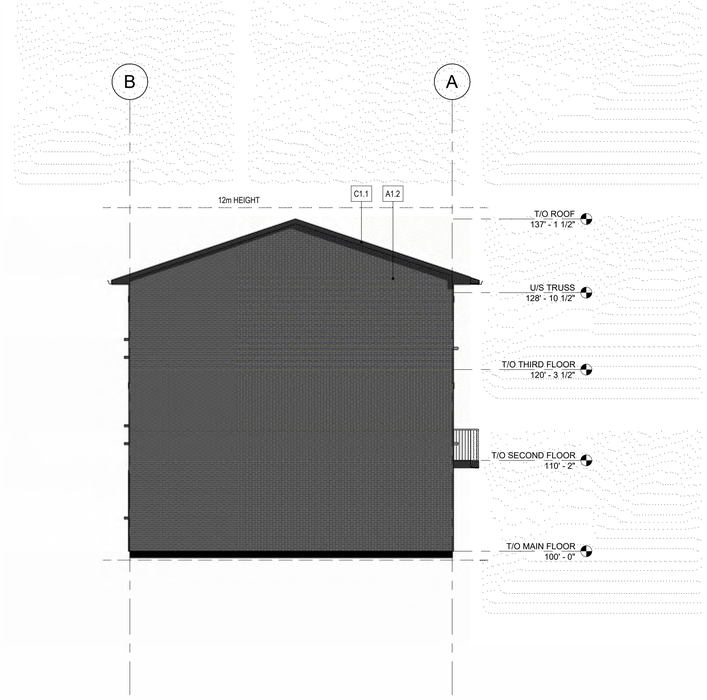
1 DP.304 **NORTH ELEVATIOM**
1/8" = 1'-0"



3 DP.304 **EAST ELEVATION**
1/8" = 1'-0"



2 DP.304 **SOUTH ELEVATION**
1/8" = 1'-0"



4 DP.304 **WEST ELEVATION**
1/8" = 1'-0"

FINISH MATERIAL LEGEND

A - BRICK SIDING
A1.2 BLACK THIN BRICK

B - LAP SIDING
B1.2 HARDIE 6" HORIZONTAL LAP SIDING
COLOUR = ARCTIC WHITE

C - METAL CLADDING
C1.1 PRE FINISHED METAL FASCIA & SOFFIT
COLOUR = BLACK

D - TRIM
D1.2 TRIM = ARCTIC WHITE

F - ROOFING
F1.1 ASPHALT ROOF SHINGLES COLOUR = BLACK

G - WINDOWS
G1.1 PVC FRAME COLOUR = BLACK

H - DOORS
H1.1 SWING DOOR COLOUR = VARIES

H1.2 GLASS BALCONY DOOR

H2.1 GARAGE DOOR COLOUR = WHITE

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

RELEASES

NO	DESCRIPTION	DATE
DP.2	DEVELOPMENT PERMIT	2026.10.06

☐ CONSTRUCTION
☐ TENDER
☐ BUILDING PERMIT

PROJECT NAME
PROJECT NAME

MUNICIPAL ADDRESS
7480 17TH AVE SW

LEGAL ADDRESS
LOT 15, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

DRAWN	CHECKED
MM	SB

DATE	SCALE
2026.10.06	1/8" = 1'-0"

DRAWING TITLE
BLDG 4 - ELEVATIONS

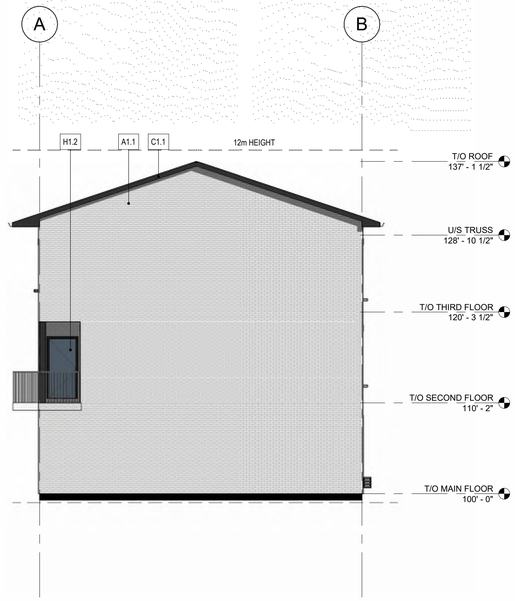
DRAWING NUMBER
DP.304

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.

FILE PATH: C:\Users\MarcRuffino - FAAS Architecture\FAAS projects\25.053 AH_1980 3 Avenue 77nw\3.3 Revit\3.3 Project Files\25.053 AH 17TH BLDG4.rvt
PLOT DATE: 2026-10-06 2:23:11 PM



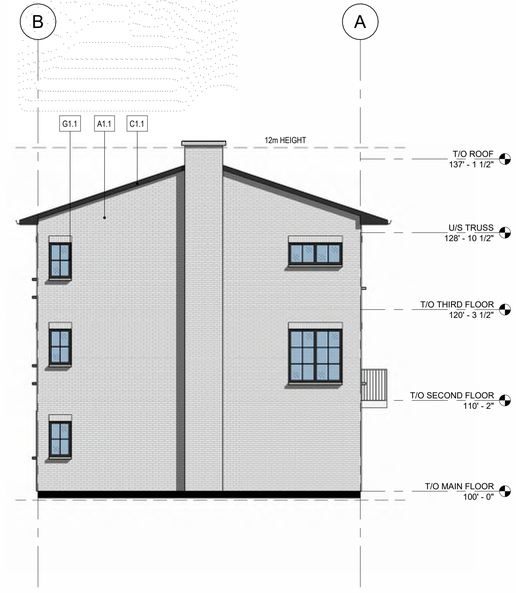
1 DP.305 **NORTH ELEVATION**
1/8" = 1'-0"



3 DP.305 **EAST ELEVATION**
1/8" = 1'-0"



2 DP.305 **SOUTH ELEVATION**
1/8" = 1'-0"



4 DP.305 **WEST ELEVATION**
1/8" = 1'-0"

FINISH MATERIAL LEGEND

A - BRICK SIDING
A1.1 WHITE THIN BRICK

B - SIDING
B1.1 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = IRON GRAY

B1.2 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = ARCTIC WHITE

C - METAL CLADDING
C1.1 PRE FINISHED METAL FASCIA & SOFFIT COLOUR = BLACK

D - METAL CLADDING
D2.1 METAL FRAME (WINDOWS & DOORS) COLOUR = WHITE

D - TRIM
D1.1 TRIM = IRON GRAY

D1.2 TRIM = ARCTIC WHITE

F - ROOFING
F1.1 ASPHALT ROOF SHINGLES COLOUR = BLACK

G - WINDOWS
G1.1 PVC FRAME COLOUR = BLACK

H - DOORS
H1.1 SWING DOOR COLOUR = VARIES

H1.2 GLASS BALCONY DOOR

H2.1 GARAGE DOOR COLOUR = WHITE

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

RELEASES

NO	DESCRIPTION	DATE
DP.2	DEVELOPMENT PERMIT	2026.10.06

☐ CONSTRUCTION
☐ TENDER
☐ BUILDING PERMIT

PROJECT NAME
PROJECT NAME

MUNICIPAL ADDRESS
7480 17TH AVE SW

LEGAL ADDRESS
LOT 15, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

DRAWN	CHECKED
MM	SB

DATE	SCALE
2026.10.06	1/8" = 1'-0"

DRAWING TITLE
BLDG 5 - ELEVATIONS

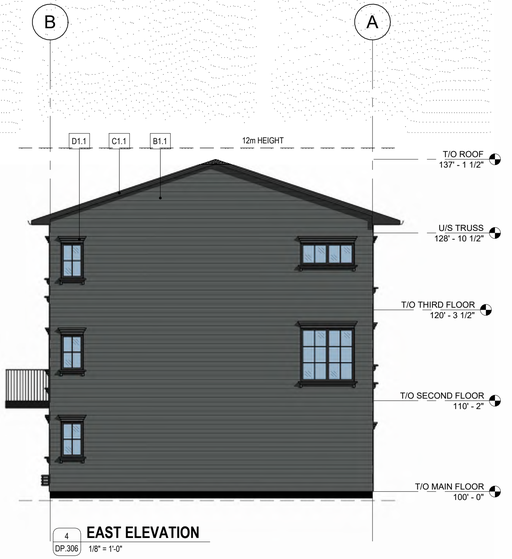
DRAWING NUMBER
DP.305

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.

FILE PATH: C:\Users\MarcheBuro\Dro - FAAS Architecture\FAAS projects\25.053 AH - 7480 0 St sw\Revit\3.0 Project Files\25.053-AH - 17TH BLDG.rvt
PLOT DATE: 2026-10-06 2:39:21 PM



1 DP.306 **SOUTH ELEVATION**
1/8" = 1'-0"



4 DP.306 **EAST ELEVATION**
1/8" = 1'-0"

FINISH MATERIAL LEGEND

B - LAP SIDING
B1.1 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = IRON GRAY

B1.2 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = ARCTIC WHITE

C - METAL CLADDING
C1.1 PRE FINISHED METAL FASCIA & SOFFIT COLOUR = BLACK

D - TRIM
D1.1 TRIM = IRON GRAY

D1.2 TRIM = ARCTIC WHITE

F - ROOFING
F1.1 ASPHALT ROOF SHINGLES COLOUR = BLACK

G - WINDOWS
G1.1 PVC FRAME COLOUR = BLACK

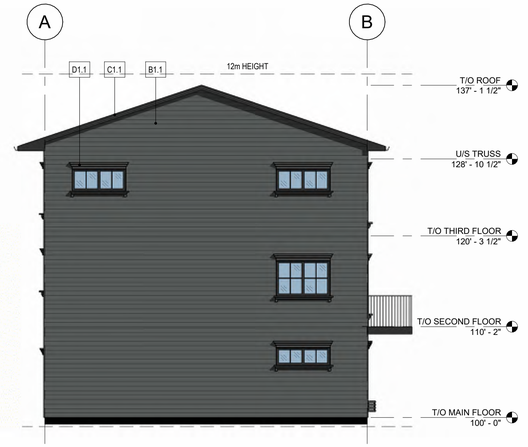
H - DOORS
H1.1 SWING DOOR COLOUR = VARIES

H1.2 GLASS BALCONY DOOR

H2.1 GARAGE DOOR COLOUR = WHITE



2 DP.306 **NORTH ELEVATION**
1/8" = 1'-0"



3 DP.306 **WEST ELEVATION**
1/8" = 1'-0"

FILE PATH: C:\Users\MarcShaffner - FAAS Architecture\FAAS projects\25.053 AH_10855 S Somers Place\3 Revit\3.3 Project Files\25.053 AH 17TH AVE SW_CDN-mp-R25.rvt
PLOT DATE: 2026-10-06 2:29:54 PM

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

RELEASES

NO	DESCRIPTION	DATE
DP.2	DEVELOPMENT PERMIT	2026.10.06

- ☐ CONSTRUCTION
- ☐ TENDER
- ☐ BUILDING PERMIT

PROJECT NAME
PROJECT NAME

MUNICIPAL ADDRESS
7480 17TH AVE SW

LEGAL ADDRESS
LOT 15, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

DRAWN	CHECKED
MM	SB
DATE	SCALE
2026.10.06	1/8" = 1'-0"

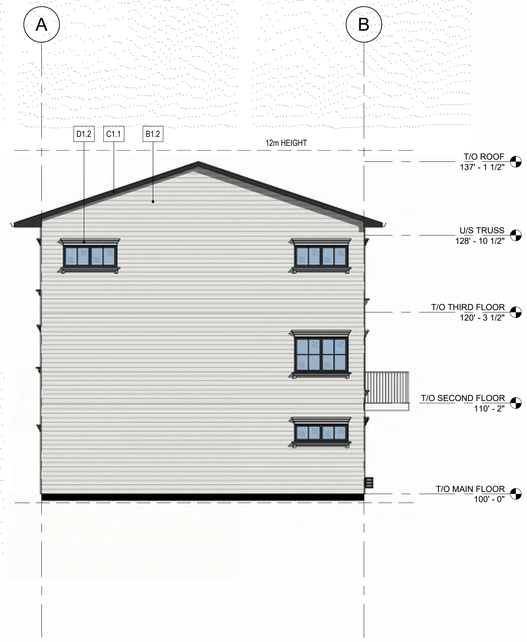
DRAWING TITLE
BLDG 6 - ELEVATIONS

DRAWING NUMBER
DP.306

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.



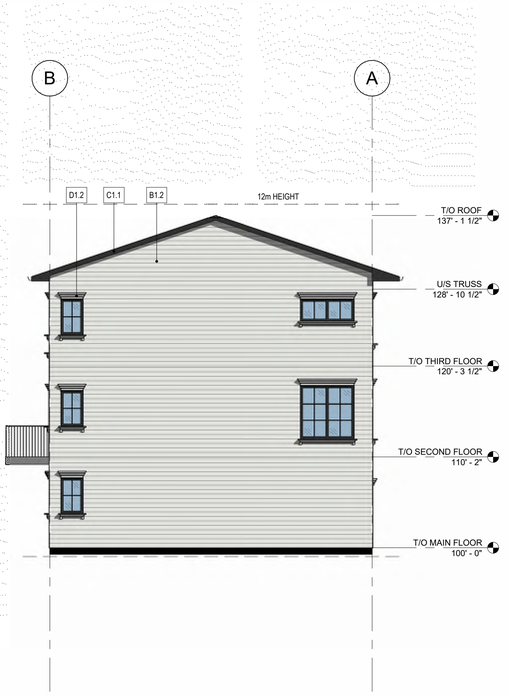
1 DP.307 **WEST ELEVATION**
1/8" = 1'-0"



3 DP.307 **NORTH ELEVATION**
1/8" = 1'-0"



2 DP.307 **EAST ELEVATION**
1/8" = 1'-0"



4 DP.307 **SOUTH ELEVATION**
1/8" = 1'-0"

FINISH MATERIAL LEGEND

B - LAP SIDING
B1.1 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = IRON GRAY
B1.2 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = ARCTIC WHITE

C - METAL CLADDING
C1.1 PRE FINISHED METAL FASCIA & SOFFIT COLOUR = BLACK

D - TRIM
D1.1 TRIM = IRON GRAY
D1.2 TRIM = ARCTIC WHITE

F - ROOFING
F1.1 ASPHALT ROOF SHINGLES COLOUR = BLACK

G - WINDOWS
G1.1 PVC FRAME COLOUR = BLACK

H - DOORS
H1.1 SWING DOOR COLOUR = VARIES
H1.2 GLASS BALCONY DOOR
H2.1 GARAGE DOOR COLOUR = WHITE

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

RELEASES

NO	DESCRIPTION	DATE
DP.2	DEVELOPMENT PERMIT	2026.10.06

☐ CONSTRUCTION
☐ TENDER
☐ BUILDING PERMIT

PROJECT NAME
PROJECT NAME

MUNICIPAL ADDRESS
7480 177H AVE SW

LEGAL ADDRESS
LOT 15, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

DRAWN	CHECKED
MM	SB

DATE	SCALE
2026.10.06	1/8" = 1'-0"

DRAWING TITLE
BLDG 7 - ELEVATIONS

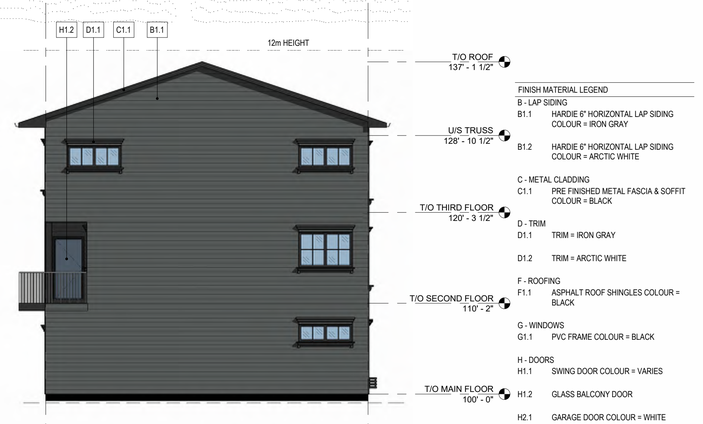
DRAWING NUMBER
DP.307

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.

FILE PATH: C:\Users\MarcheDrive - FAAS Architecture\FAAS projects\25.053 AH_1980 8 Ascent Pl\sad\3.3 Revit\3.3 Project Files\25.053-AH-177H-BLDG07.rvt
PLOT DATE: 2026-10-06 2:47:29 PM



1 DP.308 **NORTH ELEVATION**
1/8" = 1'-0"



FINISH MATERIAL LEGEND

B - LAP SIDING
B1.1 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = IRON GRAY
B1.2 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = ARCTIC WHITE

C - METAL CLADDING
C1.1 PRE FINISHED METAL FASCIA & SOFFIT COLOUR = BLACK

D - TRIM
D1.1 TRIM = IRON GRAY
D1.2 TRIM = ARCTIC WHITE

F - ROOFING
F1.1 ASPHALT ROOF SHINGLES COLOUR = BLACK

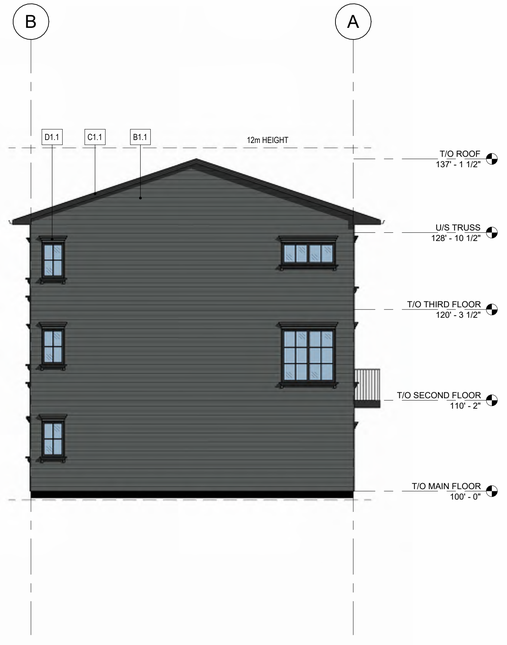
G - WINDOWS
G1.1 PVC FRAME COLOUR = BLACK

H - DOORS
H1.1 SWING DOOR COLOUR = VARIES
H1.2 GLASS BALCONY DOOR
H2.1 GARAGE DOOR COLOUR = WHITE

3 DP.308 **EAST ELEVATION**
1/8" = 1'-0"



2 DP.308 **SOUTH ELEVATION**
1/8" = 1'-0"



4 DP.308 **WEST ELEVATION**
1/8" = 1'-0"

FILE PATH: C:\Users\MarcShaffner - FAAS Architecture\FAAS projects\25.053 AA1 - 14800 3 Source Files\3 Revit\3.3 Project Files\25.053-AA1-ITTHUSL-DSK-mpc-R25.rvt
PLOT DATE: 2026-10-06 2:33:43 PM

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

RELEASES

NO	DESCRIPTION	DATE
DP.2	DEVELOPMENT PERMIT	2026.10.06

- [ ] CONSTRUCTION
- [ ] TENDER
- [ ] BUILDING PERMIT

PROJECT NAME
PROJECT NAME

MUNICIPAL ADDRESS
7480 17TH AVE SW

LEGAL ADDRESS
LOT 15, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

DRAWN	CHECKED
MM	SB

DATE	SCALE
2026.10.06	1/8" = 1'-0"

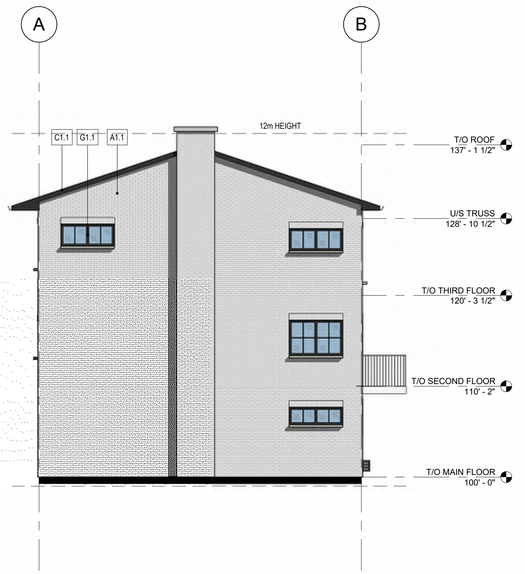
DRAWING TITLE
BLDG 8 - ELEVATIONS

DRAWING NUMBER
DP.308

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.



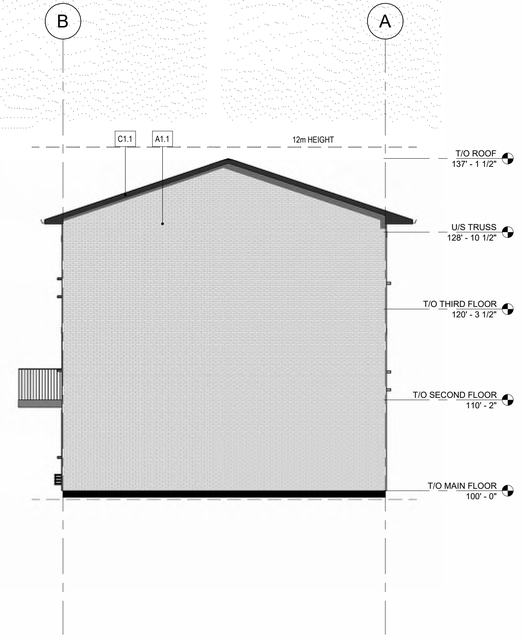
1 DP.309 **SOUTH ELEVATION**
1/8" = 1'-0"



2 DP.309 **WEST ELEVATION**
1/8" = 1'-0"



3 DP.309 **NORTH ELEVATION**
1/8" = 1'-0"



4 DP.309 **EAST ELEVATION**
1/8" = 1'-0"

FILE PATH: C:\Users\MarcSolis\Desktop\FAAS architecture\FAAS projects\25.053 Arli 7 Row\13 Revit\13 Project Files\25.053 Arli 17TH BLDG9.rvt
PLOT DATE: 2026-10-06 3:00:55 PM

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

FINISH MATERIAL LEGEND

A - BRICK SIDING
A1.1 WHITE THIN BRICK

B - LAP SIDING
B1.1 HARDOE 6" HORIZONTAL LAP SIDING COLOUR = IRON GRAY

B1.2 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = ARCTIC WHITE

C - METAL CLADDING
C1.1 PRE FINISHED METAL FASCIA & SOFFIT COLOUR = BLACK

D - TRIM
D1.1 TRIM = IRON GRAY

D1.2 TRIM = ARCTIC WHITE

F - ROOFING
F1.1 ASPHALT ROOF SHINGLES COLOUR = BLACK

G - WINDOWS
G1.1 PVC FRAME COLOUR = BLACK

H - DOORS
H1.1 SWING DOOR COLOUR = VARIES

H1.2 GLASS BALCONY DOOR

H2.1 GARAGE DOOR COLOUR = WHITE

RELEASES

NO	DESCRIPTION	DATE
DP.2	DEVELOPMENT PERMIT	2026.10.06

☐ CONSTRUCTION
☐ TENDER
☐ BUILDING PERMIT

PROJECT NAME
PROJECT NAME

MUNICIPAL ADDRESS
7480 17TH AVE SW

LEGAL ADDRESS
LOT 15, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

DRAWN	CHECKED
MM	SB

DATE	SCALE
2026.10.06	1/8" = 1'-0"

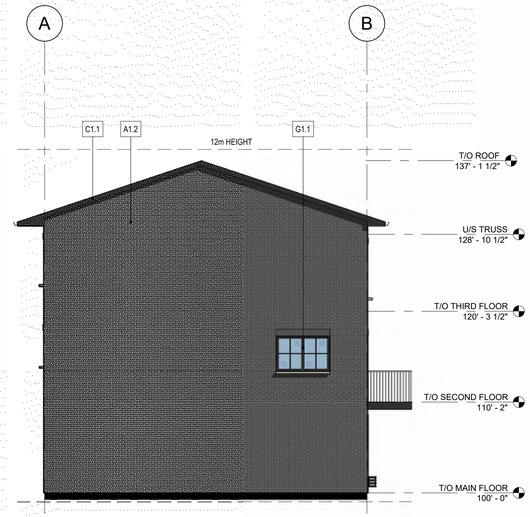
DRAWING TITLE
BLDG 9 - ELEVATIONS

DRAWING NUMBER
DP.309

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.



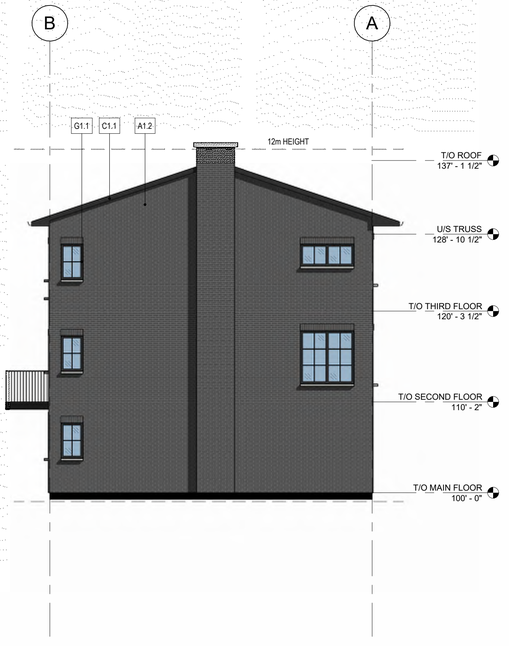
1 DP.310 **SOUTH ELEVATION**
1/8" = 1'-0"



3 DP.310 **WEST ELEVATION**
1/8" = 1'-0"



2 DP.310 **NORTH ELEVATION**
1/8" = 1'-0"



4 DP.310 **EAST ELEVATION**
1/8" = 1'-0"

FINISH MATERIAL LEGEND

A - BRICK SIDING
A1.2 BLACK THIN BRICK

B - LAP SIDING
B1.1 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = IRON GRAY
B1.2 HARDIE 6" HORIZONTAL LAP SIDING COLOUR = ARCTIC WHITE

C - METAL CLADDING
C1.1 PRE FINISHED METAL FASCIA & SOFFIT COLOUR = BLACK

D - TRIM
D1.1 TRIM = IRON GRAY
D1.2 TRIM = ARCTIC WHITE

F - ROOFING
F1.1 ASPHALT ROOF SHINGLES COLOUR = BLACK

G - WINDOWS
G1.1 PVC FRAME COLOUR = BLACK

H - DOORS
H1.1 SWING DOOR COLOUR = VARIES
H1.2 GLASS BALCONY DOOR
H2.1 GARAGE DOOR COLOUR = WHITE

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

RELEASES

NO	DESCRIPTION	DATE
DP.2	DEVELOPMENT PERMIT	2026.10.06

☐ CONSTRUCTION
☐ TENDER
☐ BUILDING PERMIT

PROJECT NAME
PROJECT NAME

MUNICIPAL ADDRESS
7480 17TH AVE SW

LEGAL ADDRESS
LOT 15, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

DRAWN	CHECKED
MM	SB

DATE	SCALE
2026.10.06	1/8" = 1'-0"

DRAWING TITLE
BLDG 10 - ELEVATIONS

DRAWING NUMBER
DP.310

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.

PLOT DATE: 2026-10-06 3:55:39 PM
FILE PATH: C:\Users\MarcSoto\Dev - FAAS Architecture\FAAS projects\25.053 AH - NW\10 Source Files\13 Revit\13.2 Project Files\25.053-AH-17THAVE.SOUTH-mm-R23.rvt



BLACK BRICK AND ARCTIC WHITE LAP SIDING COMBINATION

ARTISTIC RENDER - FOR REFERENCE ONLY



WHITE BRICK AND IRON GRAY LAP SIDING COMBINATION

ARTISTIC RENDER - FOR REFERENCE ONLY

FILE PATH: C:\Users\MarcRuffino - FAAS Architecture\FAAS projects\25.053.A1 - 7480 17 Avenue SW\Task 2.3 Permit\2.3 Project Files\25.053.A1 - 7TH ST SW_R25.rvt
PLOT DATE: 2026-10-06 1:38:06 PM

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

RELEASES

NO	DESCRIPTION	DATE
DP.2	DEVELOPMENT PERMIT	2026.10.06

- ☐ CONSTRUCTION
- ☐ TENDER
- ☐ BUILDING PERMIT

PROJECT NAME
7480 17th AVE SW

MUNICIPAL ADDRESS
7480 17TH AVE SW

LEGAL ADDRESS
LOT 15, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

DRAWN	CHECKED
Author	Checker

DATE	SCALE
2026.10.06	

DRAWING TITLE
SUPPLEMENTAL RENDERS

DRAWING NUMBER
DP.500

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.

ASPEN RIDGE HEIGHTS SW



1 DPL1.0 LANDSCAPE PLAN
SCALE 1:300

PLANT LEGEND:

- Hot Wings Maple
- Dropmore Linden
- Ivory Silk Tree Lilac
- Pincherry
- Emerald Spire Flowering Crab
- Spring Snow Crabapple
- Columnar Colorado Spruce
- Colorado Spruce
- Tannenbaum Mugo Pine
- Little Rebel Dogwood
- Little Lime Hydrangea
- Bloomerang Lilac
- Calgary Boxwood
- False Spirea
- Hicks Yew
- Nest Spruce
- Karl Foerster Feather Reed Grass
- Little Bunny Dwarf Fountain Grass
- Elijah Blue Fescue
- Eenie Weenie Daylily
- Pardon Me Daylily

LEGEND:

FEATURES

- BROOM FINISH CONCRETE
- FESCUE SOD - DROUGHT TOLERANT ON 300MM SOIL
- BENCH
- BIKE RACK (QTY 4)

LANDSCAPE REQUIREMENTS: CITY OF CALGARY

LANDSCAPE AREA CALCULATION: ZONING M-G

TOTAL SITE AREA: 10576.423 m²
LANDSCAPE AREA REQUIRED: 4230.4 m² - 40%
TOTAL LANDSCAPE AREA: 4500.0 m² - 42.5%
1 TREE/45m² = 100 TREES
2 SHRUB/45m² - 200 SHRUBS

TREES PROVIDED

TOTAL TREES PROVIDED -100

DECIDUOUS TREES	PROVIDED
50mm CAL.	34
75mm CAL.	41
TOTAL	75

CONIFEROUS TREES	PROVIDED
2.0M Ht	11
3.0M Ht	14
TOTAL	25

PERCENTAGE OF CONIFEROUS TREES PROVIDED: 25%
TOTAL NUMBER OF SHRUBS PROVIDED: 544

PLANT LIST:

CONIFEROUS TREES

QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
11	Picea pungens	Colorado Spruce	2.0m ht. B&B, 800mm root ball dia.
07	Picea pungens 'Fastigiata'	Columnar Colorado Spruce	3.0m ht. B&B, 900mm root ball dia.
07	Pinus mugo 'Tannenbaum'	Tannenbaum Mugo Pine	3.0m ht. B&B, 900mm root ball dia.

DECIDUOUS TREES

QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
19	Acer tataricum 'GarAnn'	Hot Wings Maple	75mm cal. (B&B), min 850mm wide x 550mm depth root ball
12	Malus 'Spring Snow'	Spring Snow Crabapple	75mm cal. (B&B), min 700mm wide x 400mm depth root ball
09	Malus 'Emerald Spire'	Emerald Spire Flowering Crab	50mm cal. (B&B), min 850mm wide x 550mm depth root ball
12	Prunus pennsylvanica 'Mary Liss'	Mary Liss Pincherry	50mm cal. (B&B), min 850mm wide x 550mm depth root ball
13	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	50mm cal. (B&B), min 850mm wide x 550mm depth root ball
10	Tilia flavescens 'Dropmore'	Dropmore Linden	75mm cal. (B&B), min 850mm wide x 550mm depth root ball

CONIFEROUS SHRUBS

QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
52	Picea abies 'Nidiformis'	Birds Nest Spruce	Min. 600 spr, root ball dia. 350mm, #5 container size
95	Taxus x media 'Hicksii'	Hicks Yew	Min. 600 spr, root ball dia. 350mm, #5 container size

DECIDUOUS SHRUBS

QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
114	Buxus 'Calgary'	Calgary Boxwood	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont.
46	Cornus alba 'Jefreb'	Little Rebel Dogwood	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont.
84	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont.
134	Sorbaria sorbifolia	False Spirea	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont.
20	Syringa 'Bloomerang'	Bloomerang Lilac	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont.

ORNAMENTAL GRASSES

QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
175	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	Min. 200mm ht., #2 cont.
16	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue	Min. 200mm ht., #2 cont.
202	Little Bunny Dwarf Fountain Grass	Little Bunny Dwarf Fountain Grass	Min. 200mm ht., #2 cont.

PERENNIALS

QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
127	Hemerocallis x 'Eenie Weenie'	Eenie Weenie Daylily	Min. 200mm ht., #1 ppt
149	Hemerocallis x 'Pardon Me'	Pardon Me Daylily	Min. 200mm ht., #1 ppt

NOTES:

1. ALL TREE AND SHRUB BEDS TO BE MULCHED WITH 75mm BARK MULCH.
2. TREES NOT PLANTED IN BEDS SHALL BE SURROUNDED BY A TREE WELL TO A DEPTH OF 75MM AFTER PLANTING AND WATERING. ALL TREES TO BE MULCHED STARTING 50MM FROM THE ROOT FLARE (TRUNK) AND EXTENDING THE LENGTH OF HOLE.
3. ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK.
2. WARRANTY ON ALL LANDSCAPE TO BE TWO YEARS FROM DATE OF ACCEPTANCE.
3. CONTRACTOR TO CO-ORDINATE WORK WITH ALL OTHER CONTRACTORS ON SITE.
4. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AT TIME OF CONSTRUCTION.
5. CONTRACTOR TO VERIFY ALL UNDERGROUND SERVICES PRIOR TO ANY WORK.
6. DURING CONSTRUCTION, ANY DAMAGE OCCURRING TO PUBLIC LANDS, RESULTING FROM ENCROACHMENT WILL BE MADE GOOD AT TIME OF CONSTRUCTION.
7. ALL EXISTING TREES WITHIN 6.0m OF CONSTRUCTION TO BE PROTECTED WITH A TREE PROTECTION FENCE ALONG THE DRIPLINE.
8. NEW TREE LOCATIONS TO BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
9. TREES SHALL BE WATERED IN FOR THE WINTER TO ENSURE THAT THE ROOTS ARE FROZEN. TREES SHALL BE REGULARLY CHECKED IN WINTER TO ENSURE THAT ROOTS ARE STILL FROZEN. IF THE WINTER WEATHER VARIES TO PLUS TEMPERATURES WATERING OF THE TREES SHALL BE DONE BY WATER TRUCK TO ENSURE HEALTHY PLANT MATERIAL.
10. CONTRACTOR TO ENSURE ADEQUATE SUPPORT FOR ALL PLANT MATERIAL NOTED ON DRAWINGS.
11. ANY SUBSTITUTIONS OF PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE SUBSTITUTIONS BEING MADE.
12. ANY DAMAGE TO EXISTING HARD AND SOFT SURFACING TO BE MADE GOOD BY THE CONTRACTOR.
13. ALL TREE AND SHRUB BEDS TO BE MULCHED WITH 75mm BARK MULCH.
14. TREES NOT PLANTED IN BEDS SHALL BE SURROUNDED BY A TREE WELL TO A DEPTH OF 100MM AFTER PLANTING AND WATERING. ALL TREES TO BE MULCHED STARTING 50MM FROM THE ROOT FLARE (TRUNK) AND EXTENDING THE LENGTH OF HOLE.
15. SOIL DEPTHS FOR PLANT MATERIAL:
    FOR TREES - 1200mm MIN
    FOR SHRUBS - 600mm MIN
    FOR SOD - 300mm MIN
16. ANY DAMAGE OCCURRING TO THE EXISTING CONSTRUCTION, BUILDINGS, VEGETATION, LANDSCAPING, PATHWAYS AND/OR OTHER SITE AMENITIES ON THE SITE, ADJACENT PRIVATE PROPERTY OR PUBLIC LANDS SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD, BY THE CONTRACTOR TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.
17. ALL SITE GRADES SHALL MATCH EXISTING GRADES OF ADJACENT LANDS, WITH GRADING CONFINED TO THE SITE. SEE CIVIL PLAN FOR GRADING, CURB AND SERVICING INFORMATION.
18. THE CONTRACTOR SHALL OBTAIN, AT THE CONTRACTOR'S SOLE EXPENSE, ALL UTILITY LOCATES PRIOR TO COMMENCING WORK. ANY AND ALL DAMAGES TO UTILITIES, REGARDLESS OF WHETHER LOCATES WERE COMPLETED, SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD BY THE CONTRACTOR, TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.
19. ANY DISCREPANCIES BETWEEN SITE CONDITION AND THOSE ON THE DRAWING TO BE REPORTED IMMEDIATELY TO THE CONSULTANT AT TIME OF CONSTRUCTION.

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY OF CALGARY PARKS STANDARDS AND GUIDELINES (CURRENT EDITION).
2. THE OWNER'S REPRESENTATIVE WILL INSPECT PLANTS AT THE FOLLOWING STAGES; AT TIME OF DELIVERY PRIOR TO INSTALLATION, INSTALLED PLANTS BEFORE COMMENCEMENT OF MAINTENANCE PERIOD AND AT THE END OF MAINTENANCE PERIOD. NOTIFY OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE OF EACH REQUIRED INSPECTION. CONTRACTOR SHALL ENSURE REQUIRED PLANTS WILL BE AVAILABLE OR MEET SPECIFICATIONS BEFORE ARRANGING INSPECTION FOR SELECTION AND TAGGING OF PLANTS.
3. ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM, SPECIMEN GRADE SINGLE STEM STOCK - UNLESS NOTED OTHERWISE. PLANTS WILL BE REJECTED IF: SOIL BALLS HAVE BEEN CRACKED OR BROKEN BEFORE OR DURING PLANTING OR WHEN BURLAP ROPES REQUIRED IN CONNECTION WITH THEIR TRANSPLANTING HAVE BEEN REMOVED. DO NOT USE PLANTS DAMAGED DURING CONTACT WITH EQUIPMENT, OR PLANTS THAT ARE WILTED, WIND BURNED OR STRESSED. CONTRACTOR TO REPLACE DAMAGED OR REJECTED PLANTS AT NO ADDITIONAL COST TO OWNER
4. STAKE OUT LOCATIONS OF TREES, SHRUBS AND PLANTING BEDS. LOCATIONS OF ALL PLANTS SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE ON SITE BEFORE PLANTING. PLANTS INSTALLED WITHOUT REVIEW AND APPROVAL MAY REQUIRE TRANSPLANTING OR RELOCATION AS DIRECTED BY OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST
5. CONTRACTOR SHALL VERIFY THAT ALL MINIMUM CLEARANCES ARE PROVIDED BETWEEN PROPOSED TREES AND UNDERGROUND AND/OR OVERHEAD UTILITIES AS DEFINED BY THE LOCAL PARKS AND PLANNING DEPARTMENT
6. PART OF PLANT MATERIAL INSTALLATION SHALL INCLUDE SUFFICIENT PROTECTION TO PREVENT BARK AND TREE DAMAGE DUE TO FORAGING ANIMALS AND ANCHORING SYSTEM TO PREVENT ROOT BREAKAGE DUE TO STRONG WINDS. LANDSCAPE ARCHITECT NOT RESPONSIBLE FOR ANY DAMAGES THAT INCUR DUE TO IMPROPER INSTALLATION
7. ALL DEVELOPMENT AND CONSTRUCTION ACTIVITIES WITHIN 5 METERS OF EXISTING VEGETATION MUST BE SUPERVISED BY AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST
8. ALL PRUNING OF EXISTING VEGETATION MUST BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

LANDSCAPE REMEDIATION

1. ANY TURF AREAS DISTURBED DURING THE CONSTRUCTION PROCESS ARE TO BE AMENDED WITH A MINIMUM OF 300 MM DEPTH TOPSOIL AND SOD, AS PER THE CITY OF CALGARY DESIGN STANDARDS.
2. ANY PLANTING BEDS DISTURBED DURING CONSTRUCTION ARE TO BE AMENDED WITH A MINIMUM OF 450 MM DEPTH TOPSOIL AND A MINIMUM OF 150 MM DEPTH WOOD CHIP MULCH, AS PER THE CITY OF CALGARY DESIGN STANDARDS.
3. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION IS TO BE REMOVED, DISPOSED OF, AND REPLACE BY THE CONTRACTOR. ANY REPLACEMENT PLANT MATERIAL MUST BE THE SAME SPECIES OF THE REMOVED ITEM

GRADING NOTES:

1. REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING INFORMATION.

SOD:

1. CERTIFIED NO. 1 CULTIVATED TURF FESCUE SOD; WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEALTHY GROWTH AND DELIVERED 24 HOURS FROM THE TIME OF CUTTING. SOD SHOWING SIGNS OF DETERIORATION DUE TO AGE OR LACK OF MOISTURE WILL BE REJECTED. SOD MUST BE FREE OF STONES, BURNS, DRY OR BARE SPOTS, TEARS AND DELIVERED MOIST, CUT IN STRIPS OF UNIFORM WIDTH AND THICKNESS.
2. SEED MIX: CITY OF CALGARY URBAN F SEED MIX - SEED MIX TO BE INSTALLED ON 450mm OF TOPSOIL.

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

pLAnt studio
landscape architecture + planning

RELEASES

NO.	DESCRIPTION	DATE
05		
04		
03		
02		
01	ISSUED FOR DP	2026.10.07

☐ CONSTRUCTION
☐ TENDER
☐ BUILDING PERMIT

MUNICIPAL ADDRESS
7840 - 17TH AVE SW

LEGAL ADDRESS
LOT5, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

PROJECT NAME
7480 17th AVE SW

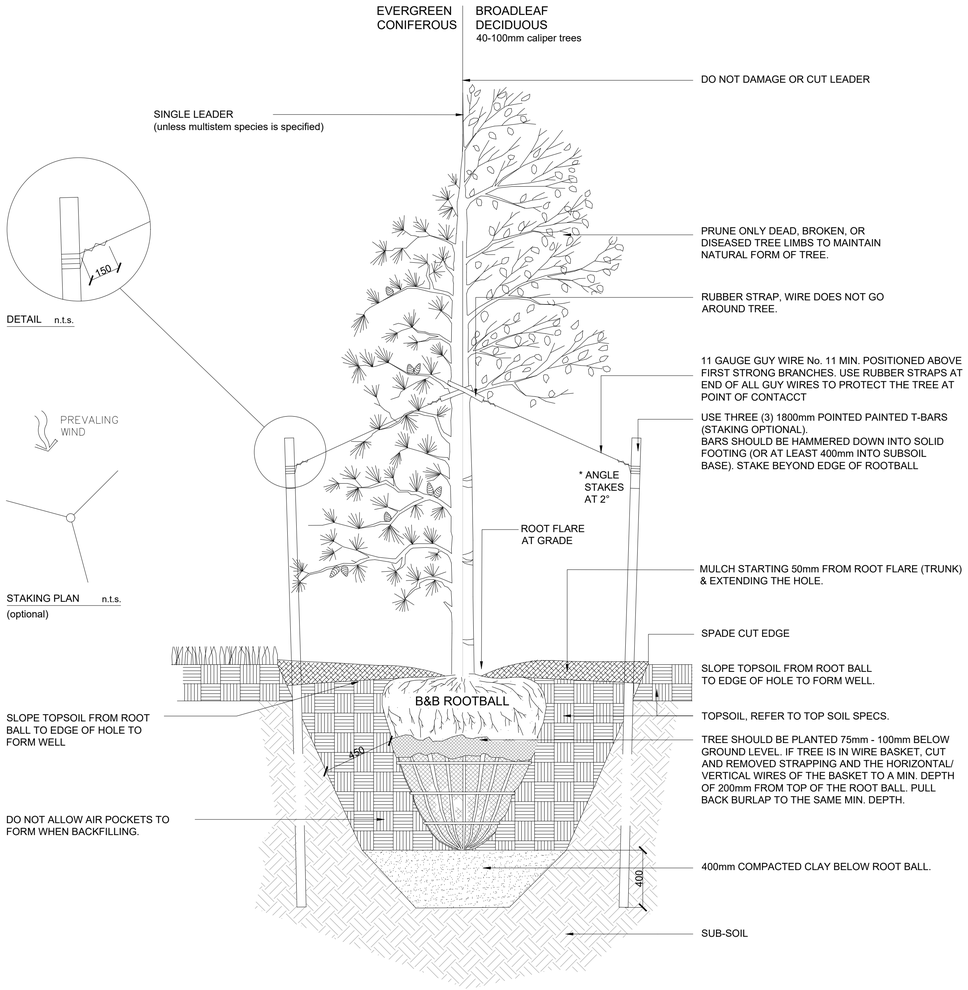
DRAWN	CHECKED
CK	VK/CK

DATE	SCALE
2026.10.07	AS NOTED

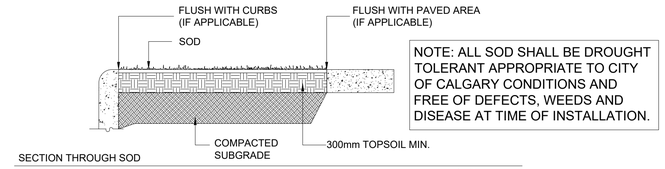
DRAWING TITLE
LANDSCAPE PLAN

DRAWING NUMBER
DPL.10

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.

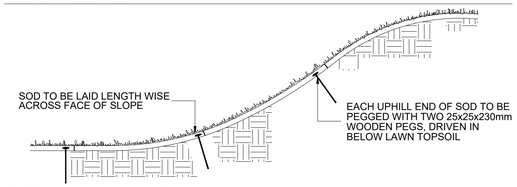


1 DPL2.0 **TREE PLANTING DETAIL**
SCALE 1:20

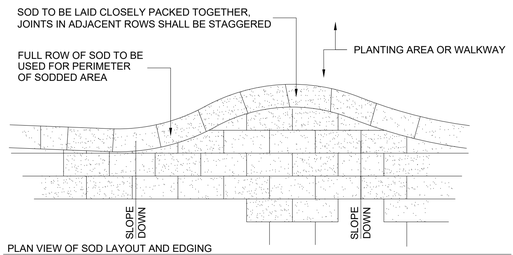


SECTION THROUGH SOD

NOTE: ALL SOD SHALL BE DROUGHT TOLERANT APPROPRIATE TO CITY OF CALGARY CONDITIONS AND FREE OF DEFECTS, WEEDS AND DISEASE AT TIME OF INSTALLATION.

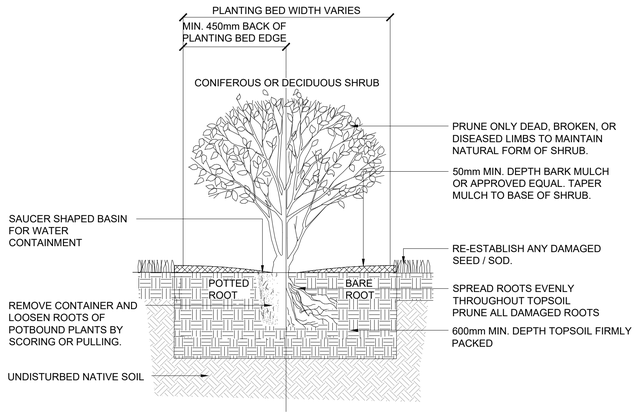


CROSS-SECTION OF 3H:1V SLOPE
3H:1V SLOPE

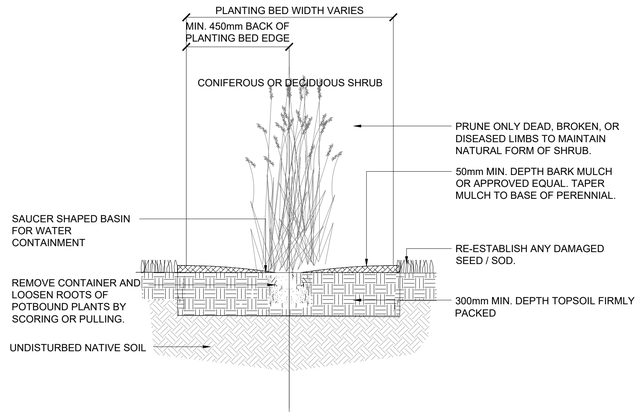


PLAN VIEW OF SOD LAYOUT AND EDGING
NOT TO SCALE

2 DPL2.0 **SOD INSTALLATION DETAIL**
SCALE 1:20



3 DPL2.0 **SHRUB PLANTING DETAIL**
SCALE 1:20



4 DPL2.0 **PERENNIAL PLANTING DETAIL**
SCALE 1:20

FAAS
FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

pLAnt studio
landscape architecture + planning

RELEASES

NO.	DESCRIPTION	DATE
05		
04		
03		
02		
01	ISSUED FOR DP	2026.10.07

☐ CONSTRUCTION
☐ TENDER
☐ BUILDING PERMIT

MUNICIPAL ADDRESS
7840 - 17TH AVE SW

LEGAL ADDRESS
LOT5, BLOCK B, PLAN 5767 GG

PROJECT NUMBER
25.053

PROJECT NAME
7480 17th AVE SW

DRAWN	CHECKED
CK	VK/CK

DATE	SCALE
2026.10.07	AS NOTED

DRAWING TITLE
LANDSCAPE DETAILS

DRAWING NUMBER
DPL.20

Copyright reserved. This drawing and all copyright therein are the sole and exclusive property of the consultant. Reproduction or use of this drawing in whole or in part is prohibited and may not be used without the written consent of FAAS Architecture. Do not scale this drawing.