

TWO-ZERO 27

LOT 7 BLOCK 1 PLAN 2860GR

2027 37TH STREET SW

CALGARY, AB

PROJECT ISSUE DATE:

6/15/23

CURRENT REVISION DATE:

6.12.26

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BUILDING ANALYSIS:

BUILDING HEIGHT:
PROPOSED PEAK GEODETIC:
- WEST BUILDING =
- EAST BUILDING =
PARCEL COVERAGE:
LOT AREA: 5,783.73 SQ. FT. (537.33m2)
COVERAGE ALLOWED: 60% (3,470.24 SQ. FT./322.4m2)
FOOTPRINT COVERAGE: 3,187.8 SQ. FT. (296.16m2)
CARPORT INCLUDED IN FOOTPRINT OF WEST BUILDING
TOTAL COVERAGE OF DEVELOPMENT: 3,187.8 (296.16m2) 55.11%
TOTAL LANDSCAPE COVERAGE: 2,595.9 SQ. FT. (241.17m2)
ZONING: RC-G
FRONT SETBACK: 4.52m (MIN.)
REAR SETBACK: N/A
SIDE SETBACKS: 1.2m
HEIGHT LIMIT/HEIGHT PLANE GEODETIC: 1148.33 (14.0m)
SHARED AMENITY SPACE FOR BOTH BUILDINGS:
1,142.7 SQ. FT. (106.67m2)
TOTAL GROSS FLOOR AREA: (DETAILS BELOW)
8039 SQ. FT. (746.85m2)
FAR = 8.039 / 5,783.73 = 1.39
PARKING STALLS PROVIDED ON SITE - 6.0
PARKING STALLS REQUIRED:
RESIDENT PARKING: 6 UNITS x 0.65 = 3.9 = 4 STALLS
VISITOR PARKING: 6 UNITS x 0.25 = 1.5 = 2 STALLS
TOTAL REQUIRED: 6 STALLS
PARKING STALLS PROVIDED:
RESIDENT PARKING: 4 STALLS
VISITOR PARKING: 2 STALLS
TOTAL PROVIDED: 6 STALLS
PERMANENT SIGNAGE TO BE PROVIDED IDENTIFYING VISITOR PARKING STALLS.

LANDSCAPE ANALYSIS:

REQUIRED PLANTINGS:
A MINIMUM OF 1.0 TREE AND 3.0 SHRUBS MUST BE PROVIDED FOR EACH
110m2 OF PARCEL AREA
LOT AREA: 5,783.73 SQ. FT. / 537.33m2
TREES = 1.0 X 5.37 = 5.37
SHRUBS = 3 X 5.37 = 16.11

PROPOSED PLANTING:
TREES - 9
SHRUBS - 29

TOTAL LANDSCAPED AREA:
LOT AREA: 5,783.73 SQ. FT. (537.33m2)
FOOTPRINT COVERAGE: 3,187.8 SQ. FT. (296.16m2)
CARPORT COVERAGE: INCLUDED IN FOOTPRINT COVERAGE
TOTAL AREA NOT LANDSCAPED: 2,858.17 (265.53m2) 44.56%

TOTAL LANDSCAPE: 3,431.12 SQ. FT. (318.76m2) (INCLUDES AREA UNDER WEST UNIT @ PARKING PAD)
HARDSCAPE:
SWEPT CONCRETE: 1,014 SQ. FT. (94.2m2)
GREEN PAVERS @ PARKING PAD: 1,508 (140.2m2)
SOFTSCAPE:
MULCHED PLANTERS: 683.5.0 SQ. FT. (63.5m2)
SOD: 225.62 SQ. FT. (20.96m2)

PERCENTAGE OF PROPOSED SOFTSCAPE w/ PLANTERS INCLUDED: 70%

EAST BUILDING -
COMMERCIAL SPACE DEV. -
MAIN FLOOR AREA -
UPPER FLOOR AREA -
LOFT AREA (OUTSIDE UNITS AREA) -
LOFT AREA (INSIDE UNIT AREA) -
TOTAL OUTSIDE UNITS AREA -
TOTAL INSIDE UNIT AREA -
TOTAL BUILDING -

424 SQ. FT.
466 SQ. FT.
456 SQ. FT.
238 SQ. FT.
345 SQ. FT.
1,160 SQ. FT.
1,267 SQ. FT.
4859 SQ. FT.

WEST BUILDING -

FOYER AREA (OUTSIDE UNIT - LEFT) -
FOYER AREA (OUTSIDE UNIT - RIGHT) -
FOYER AREA (INSIDE UNIT) -
MAIN FLOOR AREA -
UPPER FLOOR AREA -
LOFT AREA (OUTSIDE UNITS) -
LOFT AREA (INNER UNIT) -
TOTAL OUTSIDE UNITS AREA (LEFT) -
TOTAL OUTSIDE UNITS AREA (RIGHT) -
TOTAL INSIDE UNIT AREA -
TOTAL BUILDING -

138 SQ. FT.
117 SQ. FT.
130 SQ. FT.
397 SQ. FT.
395 SQ. FT.
122 SQ. FT.
175 SQ. FT.
1,052 SQ. FT.
1,031 SQ. FT.
1,097 SQ. FT.
3,180 SQ. FT.

ENERGY CODE NOTATIONS:

- IF HEATING DUCT OR PIPING IS INSTALLED WITHIN THE THERMAL BARRIER OF AN EXTERIOR ASSEMBLY, BREAKING THE CONTINUITY OF THE INSULATION, THE CAVITY IN WHICH THE PIE OR DUCT IS USING SHOULD HAVE AN EFFECTIVE RSI VALUE OF 2.78 (R-15.78) PER 9.36.5-7
- ALL MECHANICAL PENETRATIONS THROUGH THE ENVELOPE ASEMBLY SHALL COMPLY WITH SECTION ABC 2023 9.36.3.3 WHERE MOTORIZED DAMPERS OR GRAVITY/BACK-FLOW DAMPERS ARE TO BE INSTALLED
- WHERE THE AIR BARRIER SYSTEM CONSISTS OF FLEXIBLE SHEET MATERIAL, PER ABC 2023 9.25.3.3.4, ALL JOINTS SHOULD BE LAPPED OR SEALED BY NOT LESS THAN 100mm AND CLAMPED BETWEEN FURRING MEMBERS, FRAMING, OR BLOCKING.
- 6mm POLY CUT AROUND JOISTS CANNOT ACT AS AN AIR BARRIER, THEREFORE FRAMING MUST BE MADE AIR-TIGHT. DETAIL APPROVED SEALANT OR SILL GASKET AT ALL MECHANICAL JOINTS (INCLUDING BUTT JOINTS IN RIM)
- MATERIALS INTENDED TO PROVIDE THE PRINCIPAL RESISTANCE TO AIR LEAKAGE CONFORM TO CANULC-S741, AIR BARRIER MATERIALS - SPECIFICATION"
- HEAT DUCT AND COLD AIR RETURNS ARE TO BE PROTECTED WITH A THERMAL BARRIER. ENSURE THIS IS PROPERLY DETAILED.
- ALL HOT WATER PIPES INSTALLATIONS SHALL COMPLY WITH ABC 9.36.4.4
- PENETRATIONS SHOULD BE SEALED TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER PER ABC 2023 9.25.3.3.4
- ALL PENETRATIONS AND TIE-INS OF THE AIR BARRIER SYSTEM SHALL COMPLY WITH ABC 2023 SECTION 9.36.2.10
- THE INTERFACES BETWEEN WINDOWS, DOORS, AND SKYLIGHTS AND WALL/CEILING ASSEMBLIES SHALL BE CONSTRUCTED AIR TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIALS IN THE WALL AND THE WINDOW, DOOR OR SKYLIGHT FRAME (ABC 2023 SECTION 9.7.6). PER ABC 2023 A-9.36.2.10-9), THIS CAN BE ACHIEVED USING EXTERIOR SEALANT, INTERIOR SEALANT, LOW EXPANSION FOAM, OR SHEATHING TAPE IN COMBINATION WITH DRYWALL, POLYETHYLENE, CLOSED-CELL BACKER ROD, OR WOOD LINER.

MIDNIGHT
DESIGN
STUDIO

No	Description	Date
1	CONCEPTS	10/09/25
2	CONCEPT REVISION	10.09.25
3	FINAL CONCEPT	10.21.25
4	DR	3.15.26
5	DP REVISION SET	6.12.26

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DATE ISSUED: 6/15/23
DESIGN BY: MJK
SCALE: As indicated

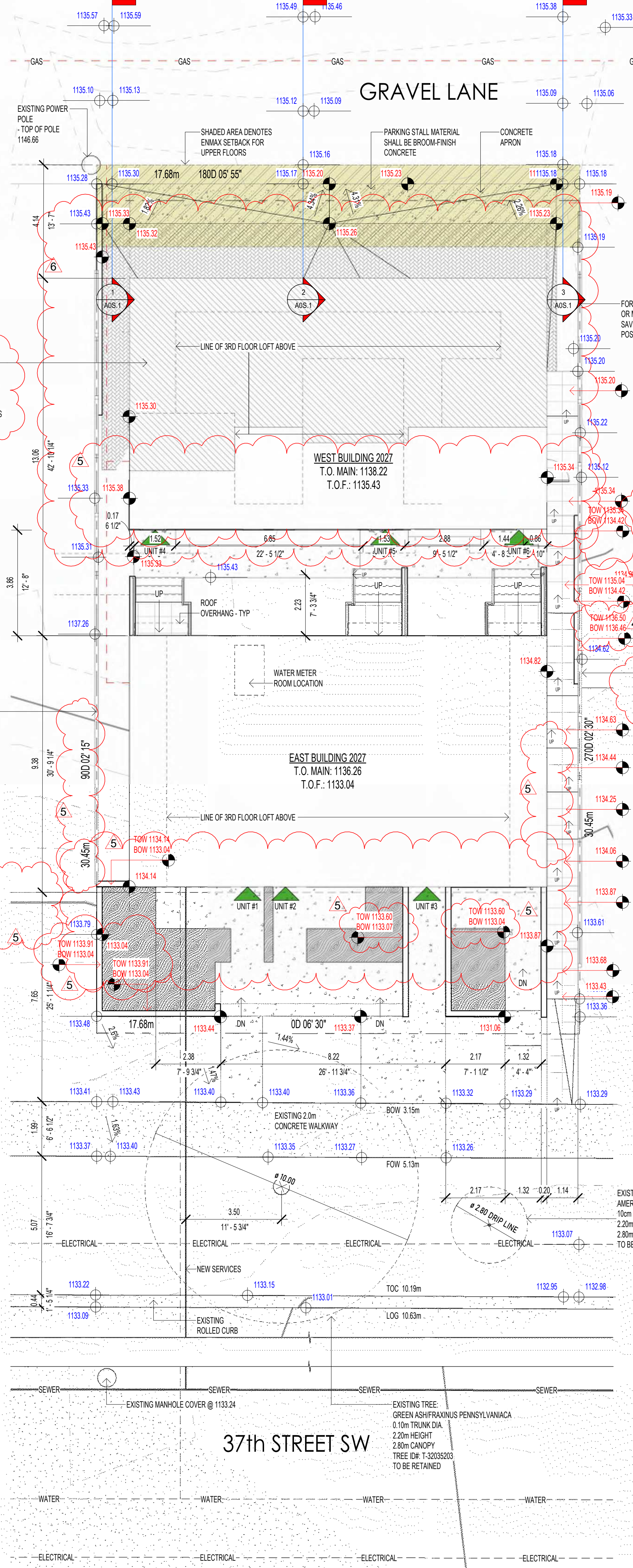
LOT 7 BLOCK 1 PLAN 2860GR
2027 37TH STREET SW
CALGARY, AB

A0
COVERSHEET

CONCEPTUALS

MIDNIGHT DESIGN STUDIO, INC.
5319 3RD STREET SE, CALGARY, AB
(403) 815-0604 - office
www.midnightdesignstudio.ca

TWO-ZERO
27



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LOT 7 BLOCK 1 PLAN 2860GR
2027 37TH STREET SW
CALGARY, AB

A0S.0

SITE PLAN

CONCEPTUALS

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DATE ISSUED:	6/15/23
DESIGN BY:	MUK
SCALE:	1:150

LOT 7 BLOCK 1 PLAN 2860GR
2027 37TH STREET SW
CALGARY, AB

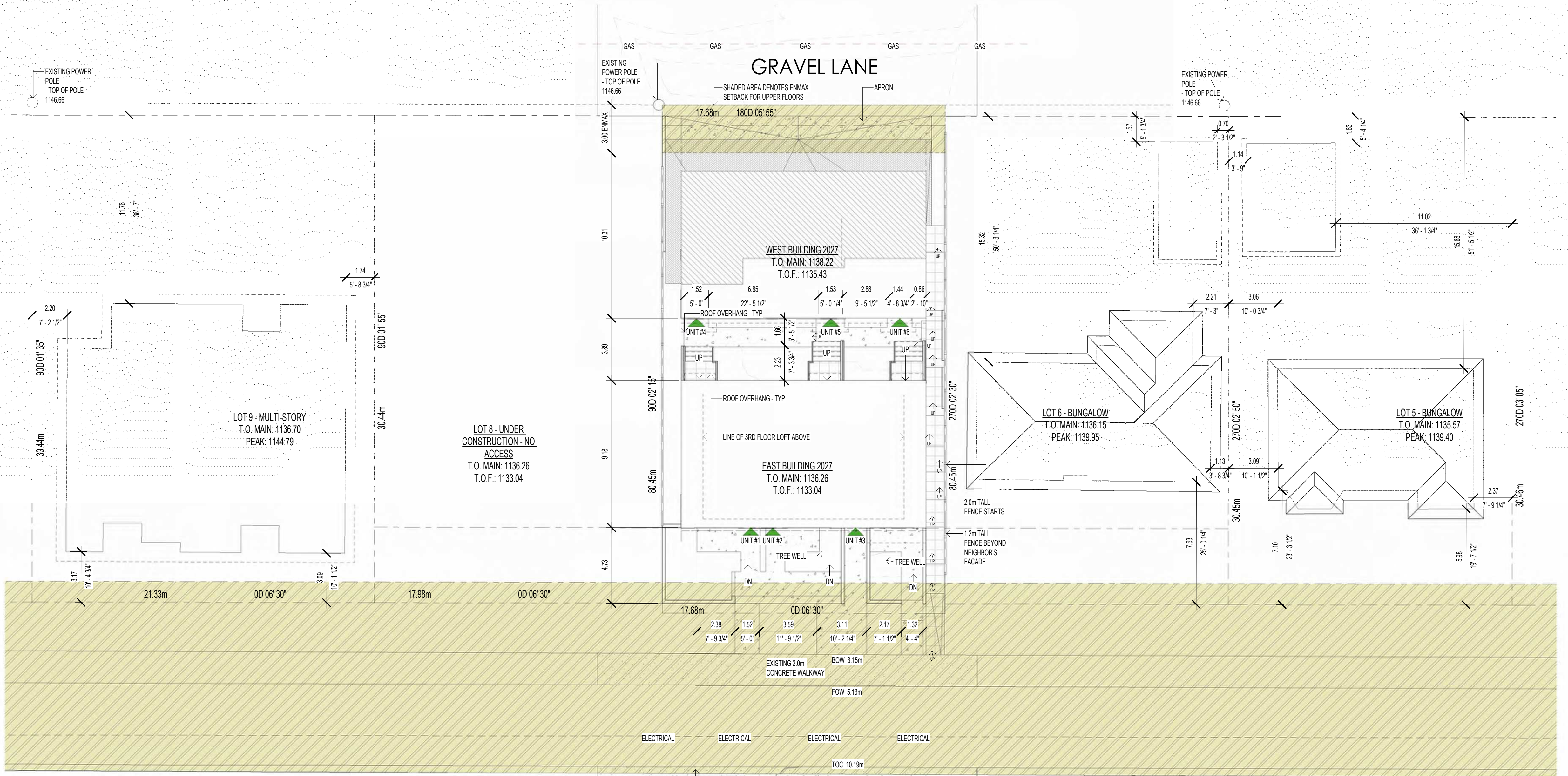
A0S.2

BLOCK PLAN AND
STREETSCAPE

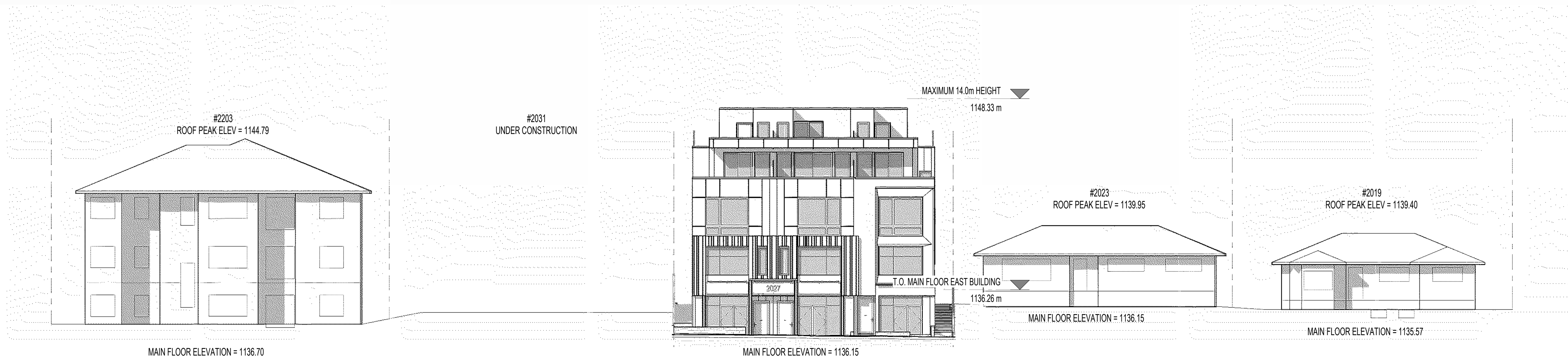
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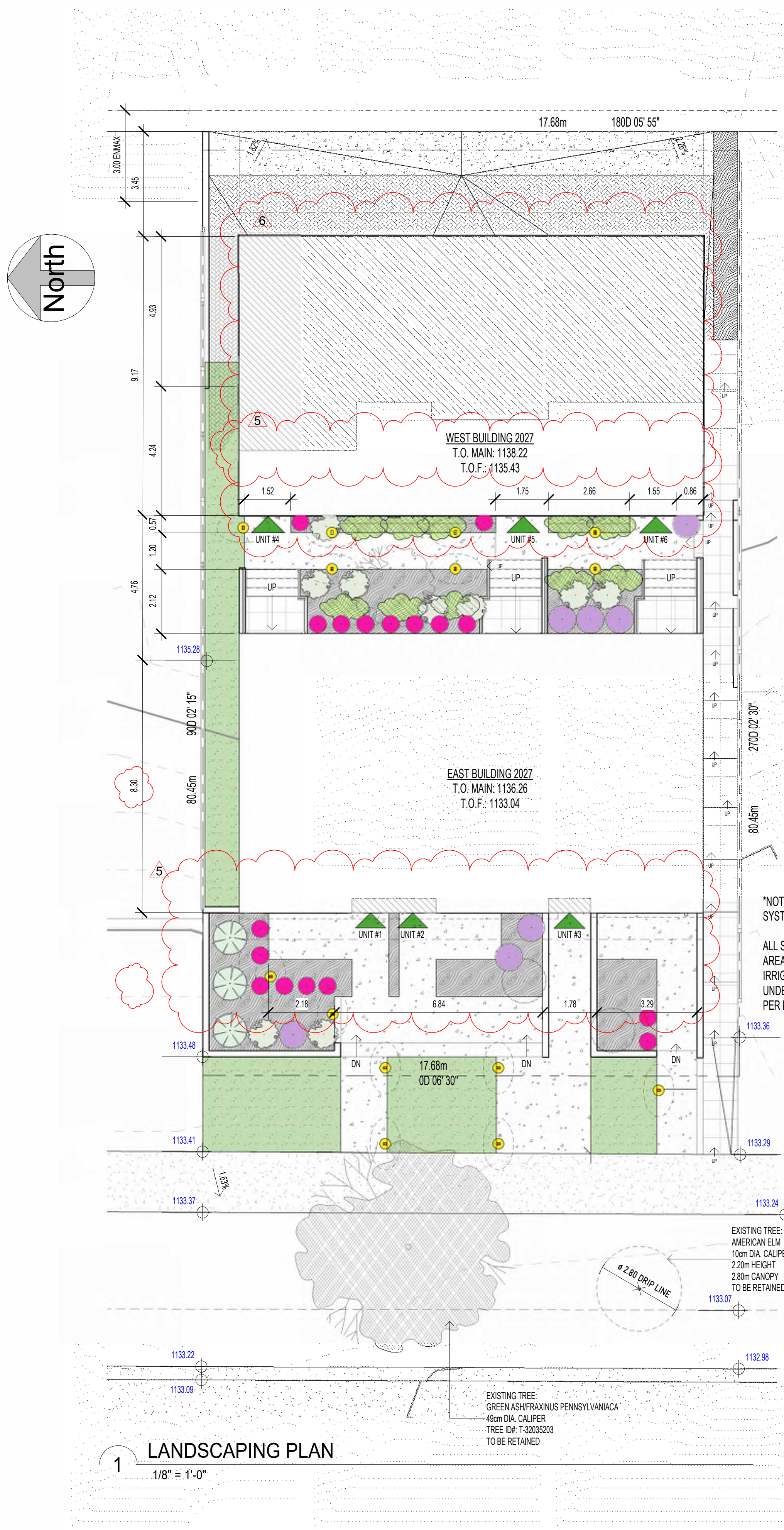
TWO-ZERO
27



1 BLOCK PLAN
1:150

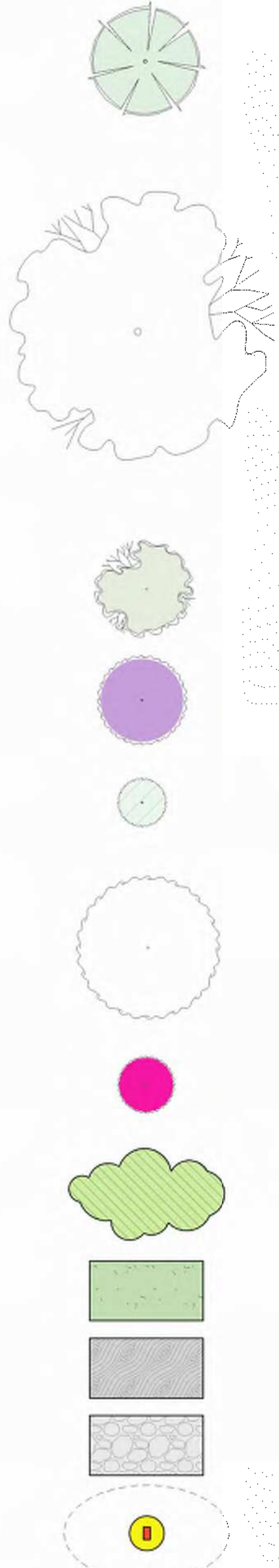


2 STREETSCAPE
1:150



PLANTING LEGEND

- DENOTES NEW COLUMNAR ASPEN (POPULUS TREMULA 'ERECTA')
- 80mm CALLIPER
4.5m HEIGHT
SPREAD: 1.5m
- DENOTES NEW COLUMNAR CRAB APPLE (MALUS 'JEFSPIRE')
- 60mm CALLIPER
4.5m HEIGHT
SPREAD: 2m
- DENOTES NEW SHRUB - GLOBE CARAGANA (CARAGANA FRUTEX 'GLOBOSA')
- SPREAD: 0.60m MINIMUM
- DENOTES NEW SHRUB - ROSE GLOW BARBERRY (BERBERIS THUNBERGII)
- SPREAD: 0.60m MINIMUM
- DENOTES NEW GRASS - BLUE OAT GRASS (HELIOTRICHON SEMPERVIRENS)
- HEIGHT: MIN. 1.0m
- DENOTES NEW COLUMNAR SPRUCE - 20 GAL - 3.5m HEIGHT
- DENOTES NEW SHRUB - MINIBARK - 10 GAL - 1.2m HEIGHT - 1.0m SPREAD
- DENOTES NEW SHRUB - JUNIPER CREEPER - 10 GAL - 0.60m HEIGHT - 1.0m SPREAD
- DENOTES NEW SOD - KENTUCKY BLUE GRASS
- DENOTES BLACK WOOD MULCH @ PLANTER
- DENOTES GRAVEL PLANTER
- DENOTES PATH LIGHT w/ ESTIMATED SPREAD OF LIGHTBEAM



ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE EITHER REMOVED OR DEMOLISHED
ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN

ELEVATIONS ARE GEODETIC AND DERIVED FROM MARKER ASCM 270264

PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS:
- N/A

- INDICATES EXISTING GEODETIC
- INDICATES PROPOSED GEODETIC
- TOW 72.49 TOP OF WALL
BOW 72.49 BOTTOM OF WALL
- ELEVATION REFERENCE POINTS
- DENOTES BROOM FINISH CONCRETE w/ SCORE LINES @ 48" o.c. E.W.
- DENOTES CONCRETE w/ HAND-TROWEL FINISH - SCORE LINES 48" o.c. E.W.
- DENOTES EXPOSED AGGREGATE CONCRETE - SCORE LINES @ 48" o.c. E.W.
- DENOTES MAIN FLOOR CANTILEVER
- DENOTES CANTILEVER OF UPPER FLOOR
- DENOTES PUBLIC ZONE
- DENOTES ENMAX ZONE
- FOOTPRINT OF SUBJECT PROPERTY
- DENOTES BLACK MULCH GROUNDCOVER
- DENOTES KENTUCKY BLUEGRASS SOD
- MOBILITY LOCKER
- BIKE LOCKER

NOTE: ALL AREAS NOT DESIGNATED WITH MATERIAL SHALL BE SOD

- 11 - DENOTES EXISTING TREE TO BE REMOVED
- 11 - DENOTES EXISTING TREE TO REMAIN

- DENOTES UNIT ENTRY POINT
- DENOTES GARAGE ENTRY POINT
- DENOTES SUITE ENTRY POINT
- UNIT #
- GARAGE #
- SUITE #



LANDSCAPE PATH LIGHT

1/8" = 1'-0"

MIDNIGHT DESIGN STUDIO

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1	CONCEPTS	10/09/25
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5	DP REVISION SET 1	6/12/26
6	DP REVISION SET 2	8/27/26

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DESIGN BY: MLK

SCALE: As indicated

LOT 7 BLOCK 1 PLAN 2860GR
2027 37TH STREET SW
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A0S.3

LANDSCAPE PLAN

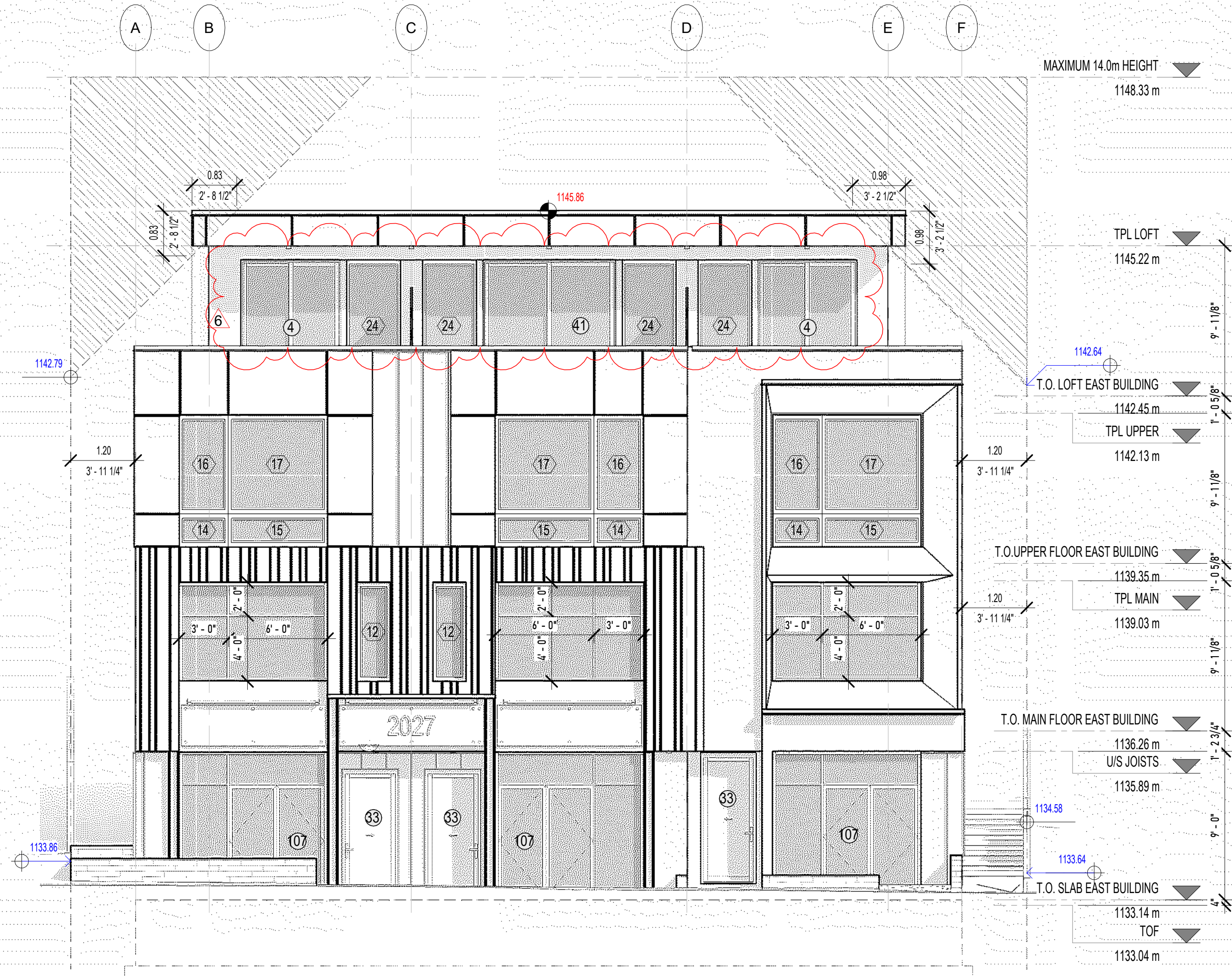
CONCEPTUALS

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5319 3RD ST SE, CALGARY, AB
403-815-9664
www.midnightdesignstudio.ca

TWO-ZERO
27

EXTERIOR FINISHES

1. CONCRETE FOUNDATION WALL - NO WATERPROOFING ABOVE GRADE - PROVIDE PARING AT ALL EXPOSED FACES
2. EXPOSED DECORATIVE CONCRETE RETAINING WALL w/ STRIATED DETAIL - SEAL EXPOSED CONCRETE w/ SPRAY-ON RADONSEAL PLUS CONCRETE PENETRATING SEALER
3. MASONRY FINISH - SEE OWNERS' SPECIFICATIONS FOR EXACT SELECTION AS IT MAY DIFFER FROM THESE DRAWINGS
4. NORWOOD CLADDING FINISH - SEE OWNERS' SPECIFICATIONS FOR EXACT SELECTION AS IT MAY DIFFER FROM THESE DRAWINGS - INSTALL PER MFR SPECIFICATIONS OR ENGINEERS DIRECTIONS FOR EXTERIOR APPLICATION
5. SAGIFER SIMULATED WOOD SOFFITS - INSTALL AS PER MFR SPECIFICATIONS AND ENVELOPE ENGINEERS SPECS IF VENTING REQUIRED.
6. ACRYLIC STUCCO FINISH - COLOUR TBD OR PER OWNERS' SPECIFICATIONS - PROVIDE REVEAL AS NOTED ON SPECIFIC ELEVATION
A. WHERE AN EXPANSION JOINT IS NOT CALLED OUT BUT ONE IS REQUIRED, CONTRACTOR SHALL INQUIRE OF LOCATION TO MDS OFFICE, NO SUBSTITUTIONS
7. ACM FASCIA/WALL PANEL w/ REVEALS @ EVEN SPACING @ EACH FASCIA PLANE U.N.O. PROVIDE DRIP CAP ABOVE OR AS PER MFR SPECIFICATIONS ON SPECIFIED FASCIAS
8. STEEL STRUCTURAL COLUMN/BEAM AS NOTED - SEE SECTION DETAIL IF IS PROVIDED FOR SPECIFIC SIZE AND SPACING OF LAG BOLTS
A. STRUCTURAL ENGINEER TO PROVIDE SPECIFICS OF THIS DETAIL IF STRUCTURAL NECESSITIES REQUIRED
B. ALL EXPOSED STRUCTURAL STEEL SHALL BE POWDER-COATED TO ENSURE SAFETY AND LONGEVITY
C. NON-STRUCTURAL STEEL SHALL BE LEFT UNSEALED TO PATINA WITH THE ELEMENTS
9. 26 GAUGE ALUMINUM WALL CAP - BACKSLOPE TO ROOF
10. ALUMINUM K-STYLE GUTTER - BLACK
11. STANDING SEAM OR CORRUGATED STEEL SIDING - SEE FINISH MATRIX BUILDER
12. ALUMINUM CORNER CONNECTING WINDOWS BY WDW MANUFACTURER
13. 12mm GLASS RAILING w/ STAINLESS STEEL STAND-OFFS OR BLACK ALUMINUM POSTS PER ELEVATION



1 FRONT ELEVATION - EAST BUILDING

3/16" = 1'-0"

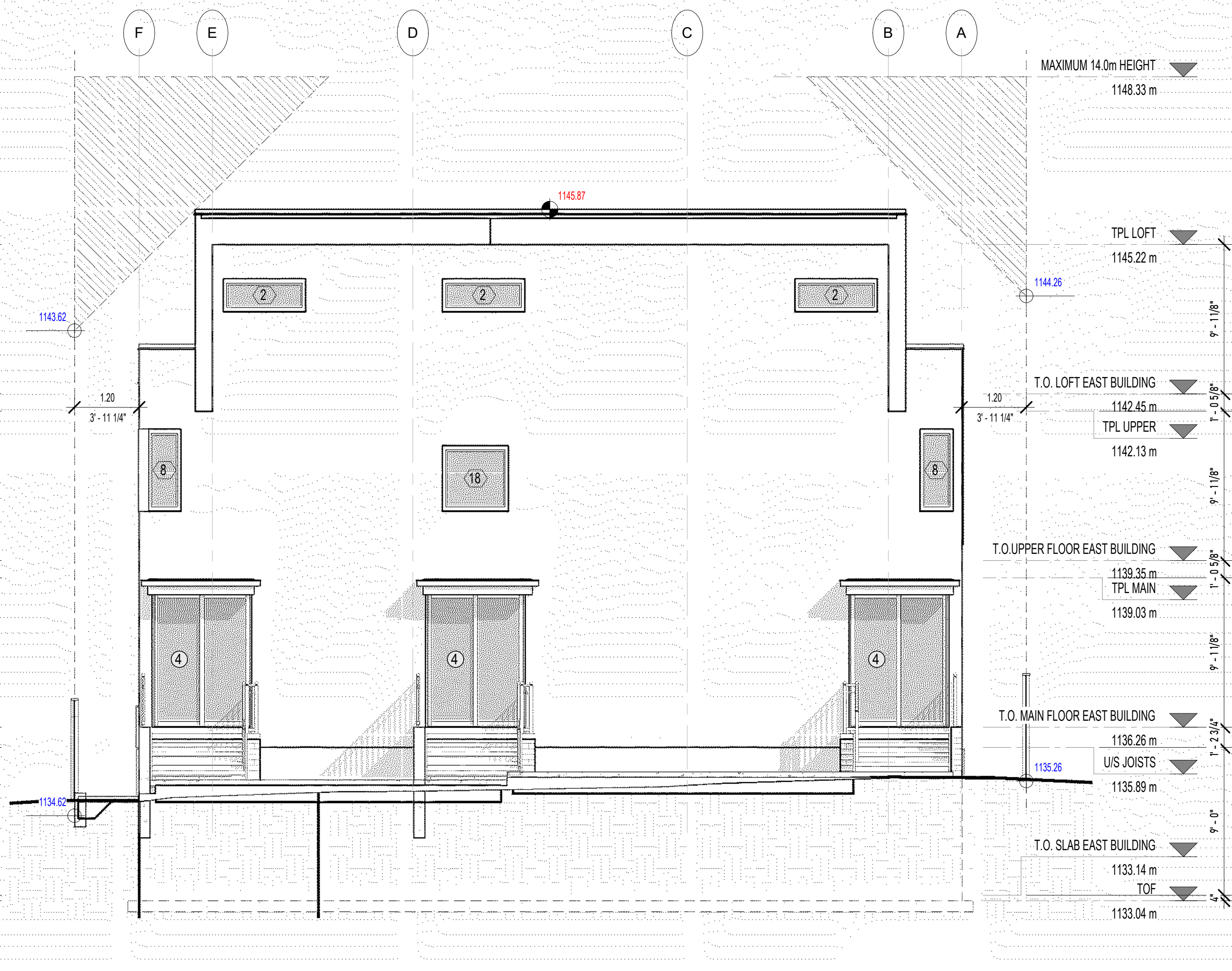
1w 2w 3w 4w 5w 6w



2 FRONT ELEVATION - WEST BUILDING

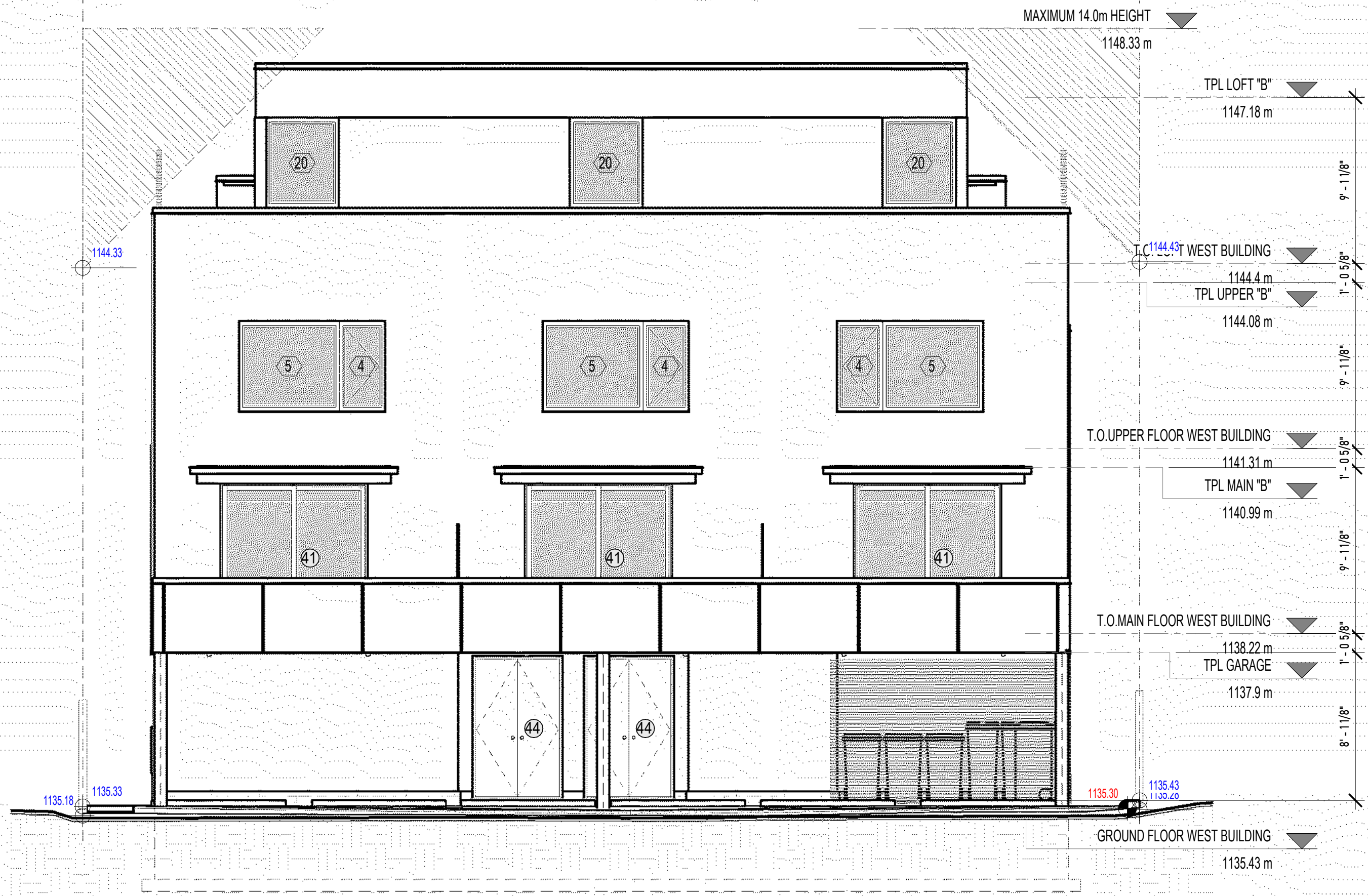
3/16" = 1'-0"

PERFORMANCE REQUIREMENTS PER NAFS CANADA:	
MINIMUM PERFORMANCE GRADE (PG)	25
MINIMUM POSITIVE DESIGN PRESSURE:	1200 PA
MINIMUM NEGATIVE DESIGN PRESSURE:	1200 PA
MINIMUM WATER PENETRATION RESISTANCE TEST PRESSURE:	260 PA
MINIMUM CANADIAN AIR INFILTRATION/EXFILTRATION:	A2
ALL WINDOWS AND DOORS MUST MEET THE MINIMUM STANDARD U-VALUE OF 1.6	



3 REAR ELEVATION - EAST BUILDING

3/16" = 1'-0"



4 REAR ELEVATION - WEST BUILDING

3/16" = 1'-0"

MIDNIGHT

DESIGN
STUDIO

REVISION DESCRIPTION		DATE
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2027 37TH STREET SW
CALGARY, AB

A301

EXTERIOR SCHEMATICS

CONCEPTUALS

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TWO-ZERO
27

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- ALUMINUM CORNER CONNECTING WINDOWS BY WDW MANUFACTURER
- 12mm GLASS RAILING w/ STAINLESS STEEL STAND-OFFS OR BLACK ALUMINUM POSTS PER ELEVATION

PERFORMANCE REQUIREMENTS PER NAFS CANADA:

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MINIMUM POSITIVE DESIGN PRESSURE:	1200 PA
MINIMUM NEGATIVE DESIGN PRESSURE:	1200 PA
MINIMUM WATER PENETRATION	
RESISTANCE TEST PRESSURE:	260 PA
MINIMUM CANADIAN AIR INFILTRATION/EXFILTRATION:	A2

ALL WINDOWS AND DOORS MUST MEET THE MINIMUM STANDARD U-VALUE OF 1.6

NO.	REVISION DESCRIPTION	DATE
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2	CONCEPT REVISION	10/07/25
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6	DR REVISION SET 2	8/27/26

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DESIGN BY:	Designer
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EXTERIOR SCHEMATICS

CONCEPTUALS

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