

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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MIDNIGHT
DESIGN
STUDIO

BUILDING ANALYSIS:

BUILDING HEIGHT:
PROPOSED PEAK GEODETIC: 1047.75
- WEST BUILDING = 1045.86
- EAST BUILDING = 1045.86
PARCEL COVERAGE:
LOT AREA: 5,783.73 SQ. FT. (537.33m²)
COVERAGE ALLOWED: 60% (3,470.24 SQ. FT./322.4m²)
FOOTPRINT COVERAGE: 3187.8 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: NA
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 - 8
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: 2,595.9 (241.17m²) 44.88%
TOTAL LANDSCAPE: 2,595.9 SQ. FT. (241.17m²)
HARDSCAPE:
SWEEP CONCRETE: 1387.5 SQ. FT. (128.81m²)
SOFTSCAPE:
MULCHED PLANTERS: 501.19 SQ. FT. (46.6m²)
SOD: 185.6 SQ. FT. (17.24m²)

EAST BUILDING - COMMERCIAL SPACE DEV. - 424 SQ. FT.
MAIN FLOOR AREA - 466 SQ. FT.
UPPER FLOOR AREA - 456 SQ. FT.
LOFT AREA (OUTSIDE UNITS AREA) - 238 SQ. FT.
LOFT AREA (INSIDE UNIT AREA) - 345 SQ. FT.
TOTAL OUTSIDE UNITS AREA - 1,160 SQ. FT.
TOTAL INSIDE UNIT AREA - 1,267 SQ. FT.
TOTAL BUILDING - 4859 SQ. FT.

WEST BUILDING -
FOYER AREA (OUTSIDE UNIT - LEFT) - 138 SQ. FT.
FOYER AREA (OUTSIDE UNIT - RIGHT) - 117 SQ. FT.
FOYER AREA (INSIDE UNIT) - 130 SQ. FT.
MAIN FLOOR AREA - 397 SQ. FT.
UPPER FLOOR AREA - 395 SQ. FT.
LOFT AREA (OUTSIDE UNITS) - 122 SQ. FT.
LOFT AREA (INNER UNIT) - 175 SQ. FT.
TOTAL OUTSIDE UNITS AREA (LEFT) - 1,062 SQ. FT.
TOTAL OUTSIDE UNITS AREA (RIGHT) - 1,031 SQ. FT.
TOTAL INSIDE UNIT AREA - 1,097 SQ. FT.
TOTAL BUILDING - 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 ASSEMBLY 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 9.25.3.3-6; 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 9.25.3.3-6
- 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.



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: M.J.K.
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

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

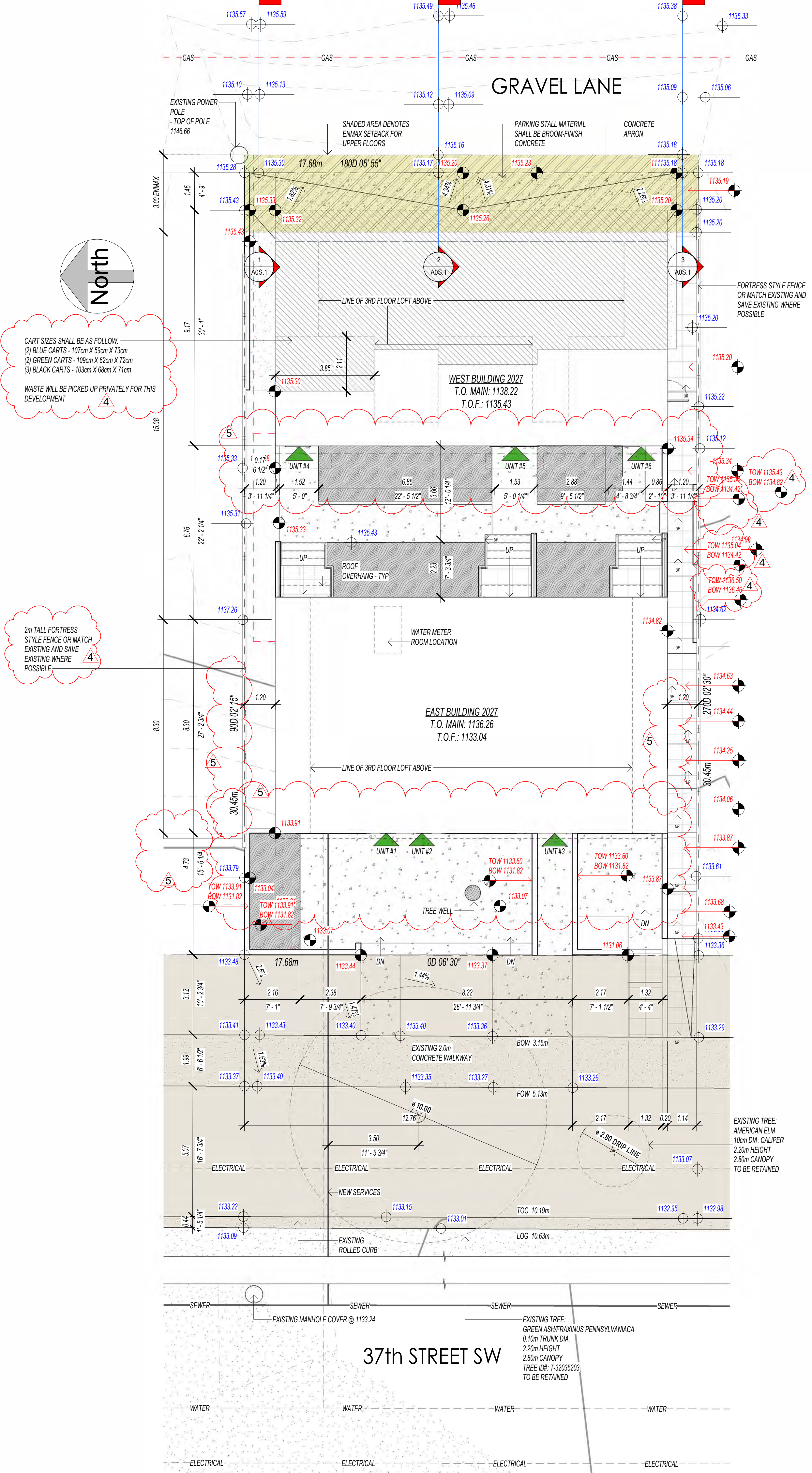
PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS:
- N/A

<ul style="list-style-type: none"> 72.49 INDICATES EXISTING GEODETIC 72.49 INDICATES PROPOSED GEODETIC TOW 72.49 TOP OF WALL BOW 72.49 BOTTOM OF WALL 72.49 ELEVATION REFERENCE POINTS 	<ul style="list-style-type: none"> DENOTES BROOM FINISH CONCRETE w/ SCORE LINES @ 49° o.c. E.W. DENOTES CONCRETE w/ HAND-TROWEL FINISH - SCORE LINES 49° o.c. E.W. DENOTES EXPOSED AGGREGATE CONCRETE - SCORE LINES @ 49° 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
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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 **UNIT #**
DENOTES GARAGE ENTRY POINT **GARAGE #**
DENOTES SUITE ENTRY POINT **SUITE #**



CART SIZES SHALL BE AS FOLLOW:
(1) BLUE CARTS - 107cm X 59cm X 73cm
(2) GREEN CARTS - 109cm X 69cm X 72cm
(3) BLACK CARTS - 103cm X 69cm X 71cm
WASTE WILL BE PICKED UP PRIVATELY FOR THIS DEVELOPMENT

2m TALL FORTRESS STYLE FENCE OR MATCH EXISTING AND SAVE EXISTING WHERE POSSIBLE

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

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

AOS.0

SITE PLAN
CONCEPTUALS

MIDNIGHT DESIGN STUDIO, INC.
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PROJECT DIRECTLY ACROSS THE STREET



SUBJECT PROPERTY



PROJECT SOUTH ADJACENT



PROJECT NORTH ADJACENT

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DATE ISSUED: 6/15/23

DESIGN BY: MJK

SCALE:

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

AOS.4

PHOTOS

CONCEPTUALS

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5319 3RD ST SE, CALGARY, AB
403-815-0606
www.midnightdesignstudio.ca

TWO-ZERO
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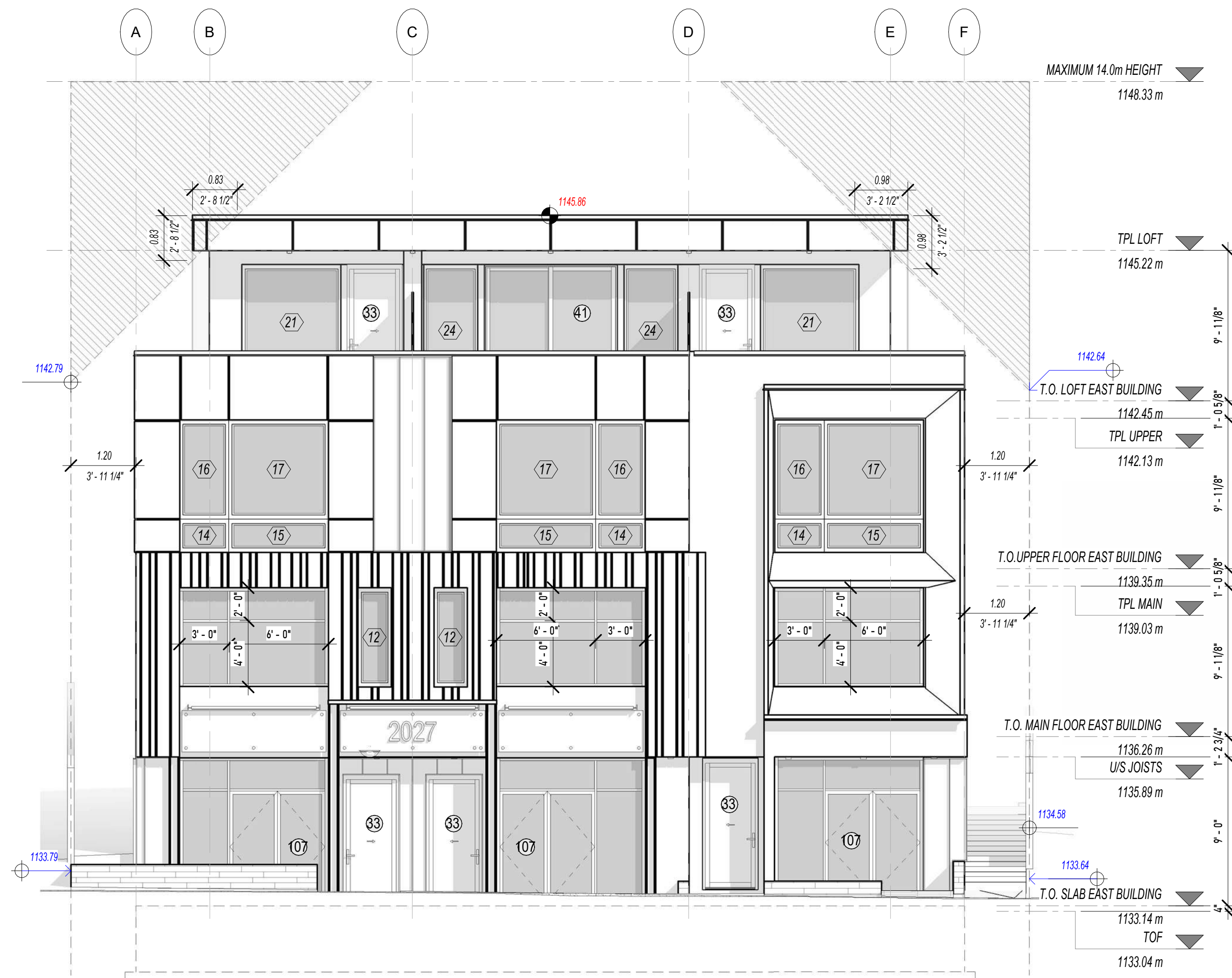
EXTERIOR FINISHES

- CONCRETE FOUNDATION WALL - NO WATERPROOFING ABOVE GRADE - PROVIDE PARING AT ALL EXPOSED FACES
- EXPOSED DECORATIVE CONCRETE RETAINING WALL w/ STRIATED DETAIL - SEAL EXPOSED CONCRETE w/ SPRAY-ON RADONSEAL PLUS CONCRETE PENETRATING SEALER
- MASONRY FINISH - SEE OWNERS' SPECIFICATIONS FOR EXACT SELECTION AS IT MAY DIFFER FROM THESE DRAWINGS
- 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
- SAGPER SIMULATED WOOD SOFFITS - INSTALL AS PER MFR SPECIFICATIONS AND ENVELOPE ENGINEERS SPECS IF VENTING REQUIRED
- ACRYLIC STUCCO FINISH - COLOUR TBD OR PER OWNERS' SPECIFICATIONS - PROVIDE REVEAL AS NOTED ON SPECIFIC ELEVATION
 - WHERE AN EXPANSION JOINT IS NOT CALLED OUT BUT ONE IS REQUIRED, CONTRACTOR SHALL INQUIRE OF LOCATION TO MDS OFFICE, NO SUBSTITUTIONS
- 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
- STEEL STRUCTURAL COLUMN/BEAM AS NOTED - SEE SECTION DETAIL IF PROVIDED FOR SPECIFIC SIZE AND SPACING OF LAG BOLTS
 - STRUCTURAL ENGINEER TO PROVIDE SPECIFICS OF THIS DETAIL IF STRUCTURAL NECESSITIES REQUIRED
 - ALL EXPOSED STRUCTURAL STEEL SHALL BE POWDER-COATED TO ENSURE SAFETY AND LONGEVITY
 - NON-STRUCTURAL STEEL SHALL BE LEFT UNSEALED TO PATINA WITH THE ELEMENTS
- 26 GAUGE ALUMINUM WALL CAP - BACKSLOPE TO ROOF
- ALUMINUM K-STYLE GUTTER - BLACK
- STANDING SEAM OR CORRUGATED STEEL SIDING - SEE FINISH MATRIX PER BUILDER
- 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:

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

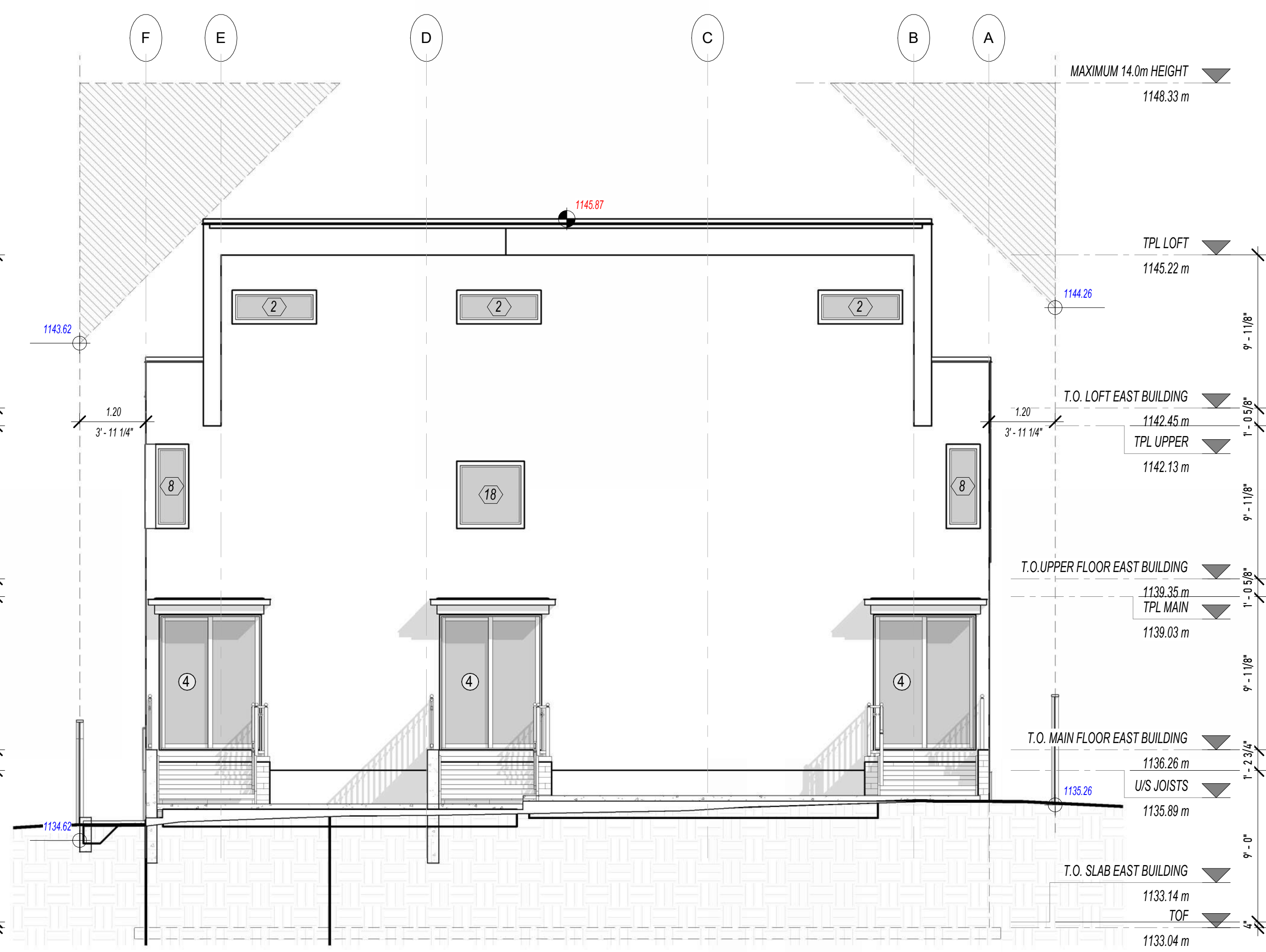


1 FRONT ELEVATION - EAST BUILDING
3/16" = 1'-0"

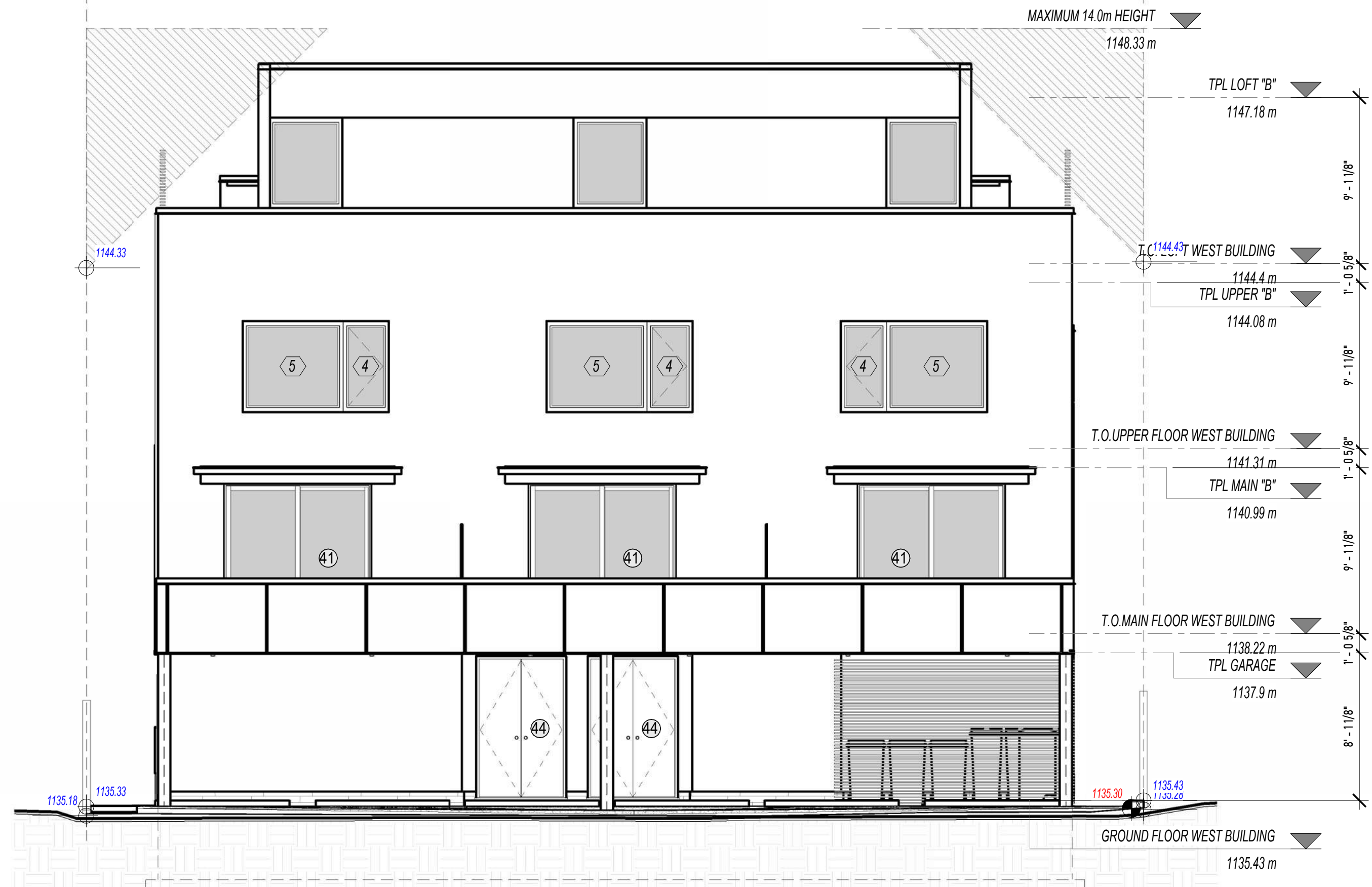
1w 2w 3w 4w 5w 6w



2 FRONT ELEVATION - WEST BUILDING
3/16" = 1'-0"



3 REAR ELEVATION - EAST BUILDING
3/16" = 1'-0"



4 REAR ELEVATION - WEST BUILDING
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DATE ISSUED: 6/15/23
DESIGN BY: Designer
SCALE: As indicated

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

A301

EXTERIOR SCHEMATICS

CONCEPTUALS

MIDNIGHT DESIGN STUDIO, INC.
5319 3RD ST SE, CALGARY, AB
403-815-0604
www.midnightdesignstudio.ca

TWO-ZERO
27

EXTERIOR FINISHES

- CONCRETE FOUNDATION WALL - NO WATERPROOFING ABOVE GRADE - PROVIDE PARING AT ALL EXPOSED FACES
- EXPOSED DECORATIVE CONCRETE RETAINING WALL w/ STRIATED DETAIL - SEAL EXPOSED CONCRETE w/ SPRAY-ON RADONSEAL PLUS CONCRETE PENETRATING SEALER
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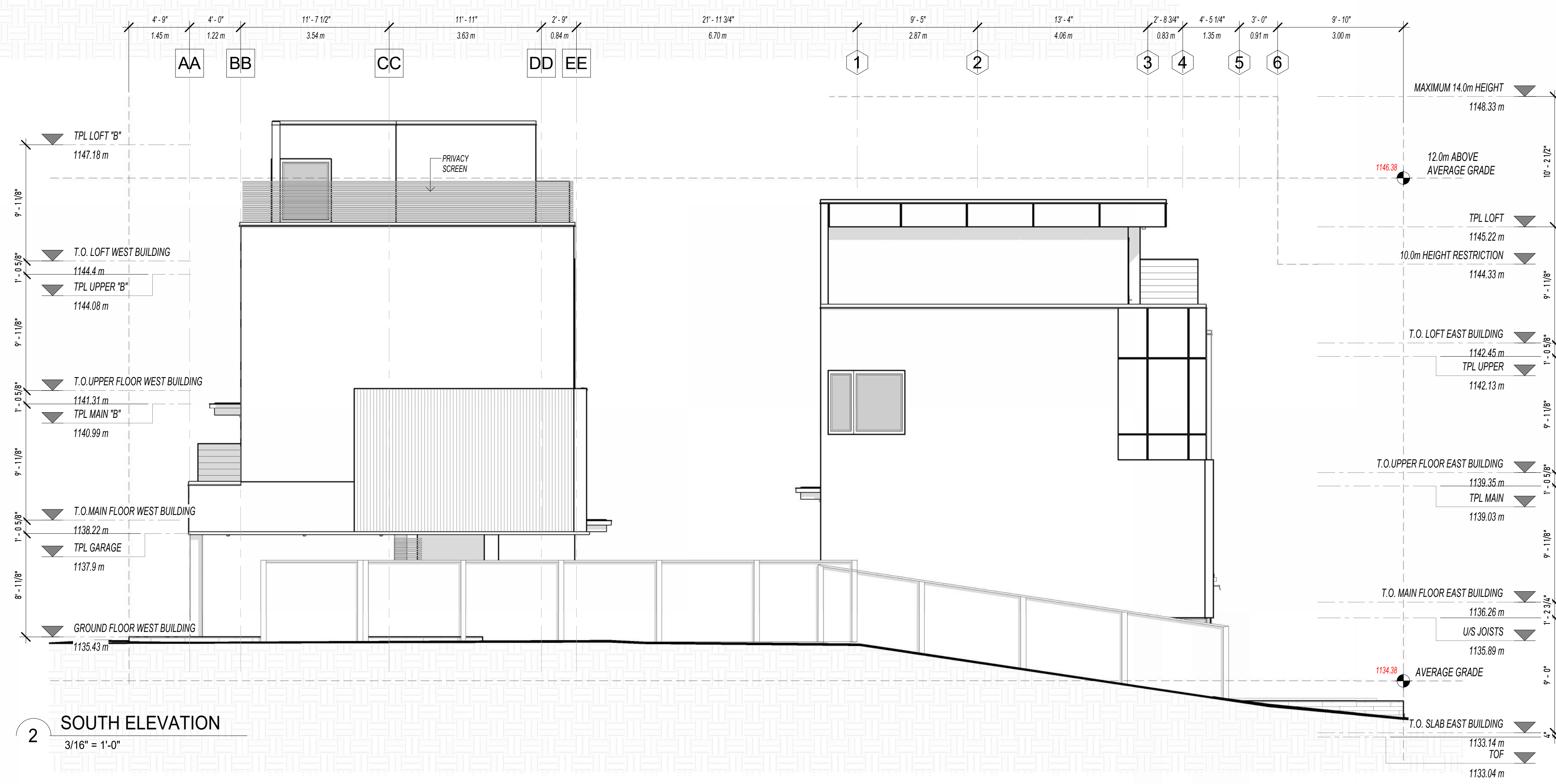
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MINIMUM CANADIAN AIR INFILTRATION/EXFILTRATION	A2

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



1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

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2027 37TH STREET SW
CALGARY, AB

A302
EXTERIOR SCHEMATICS

CONCEPTUALS
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TWO-ZERO
27