TWO-ZERO 27

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

PROJECT ISSUE DATE:
6/15/23

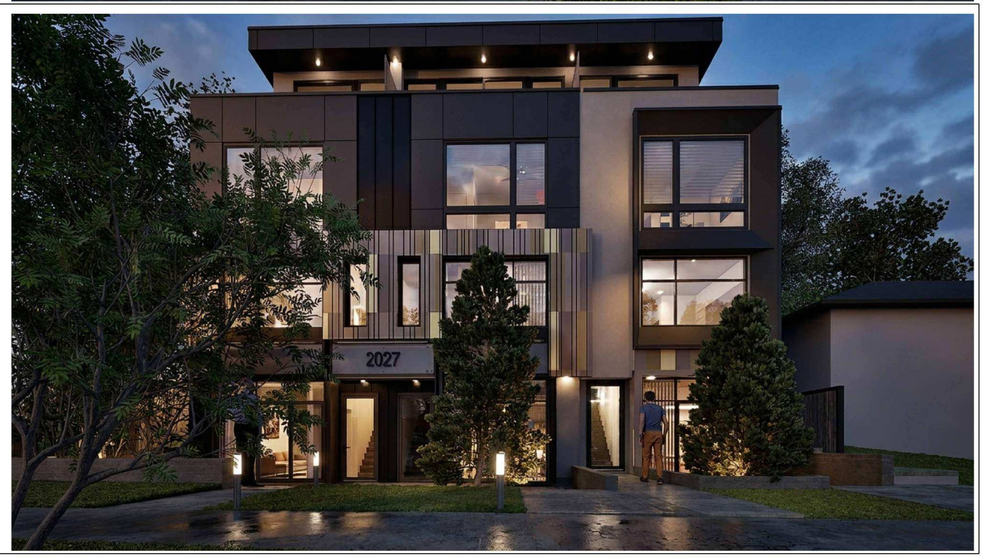
CURRENT REVISION DATE:
6.12.26

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Sheet List

Sheet Number	Sheet Name	Sheet Issue Date
A0	COVERSHEET	11/4/25
A0S.0	SITE PLAN	11/4/25
A0S.1	SITE PLAN INSETS	11/4/25
A0S.2	BLOCK PLAN AND STREETSCAPE	11/4/25
A0S.3	LANDSCAPE PLAN	11/4/25
A0S.4	PHOTOS	11/4/25
A100	GRADE FLOOR CONCEPTS	11/4/25
A101	MAIN FLOOR CONCEPT	11/4/25
A102	UPPER FLOOR CONCEPT	11/4/25
A103	LOFT CONCEPT	11/4/25
A301	EXTERIOR SCHEMATICS	11/4/25
A302	EXTERIOR SCHEMATICS	11/4/25





BUILDING ANALYSIS:

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BUILDING HEIGHT:
PROPOSED PEAK GEODETIC:
- WEST BUILDING = 1047.75
- 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: 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: 5783.73 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)
6
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. -	*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)-	1,052 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:

1. 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

2. 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

3. 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.

4. 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)"

5. MATERIALS INTENDED TO PROVIDE THE PRINCIPAL RESISTANCE TO AIR LEAKAGE CONFORM TO CAN/ULC-S741, AIR BARRIER MATERIALS - SPECIFICATION"

6. HEAT DUCT AND COLD AIR RETURNS ARE TO BE PROTECTED WITH A THERMAL BARRIER. ENSURE THIS IS PROPERLY DETAILED.

7. ALL HOT WATER PIPES INSTALLATIONS SHALL COMPLY WITH ABC 9.36.4.4

8. PENETRATIONS SHOULD BE SEALED TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER PER ABC 2023 9.25.3.3.-6

9. ALL PENETRATIONS AND TIE-INS OF THE AIR BARRIER SYSTEM SHALL COMPLY WITH ABC 2023 SECTION 9.36.2.10

10. THE INTERFACES BETWEEN WINDOWS, DOORS, AND SKYLIGHTS AND WALL/CEILING ASSEMBLIES SHALL BE CONSTRUCTED AIR TIGHT BY SEALING ALL JOINSTS 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

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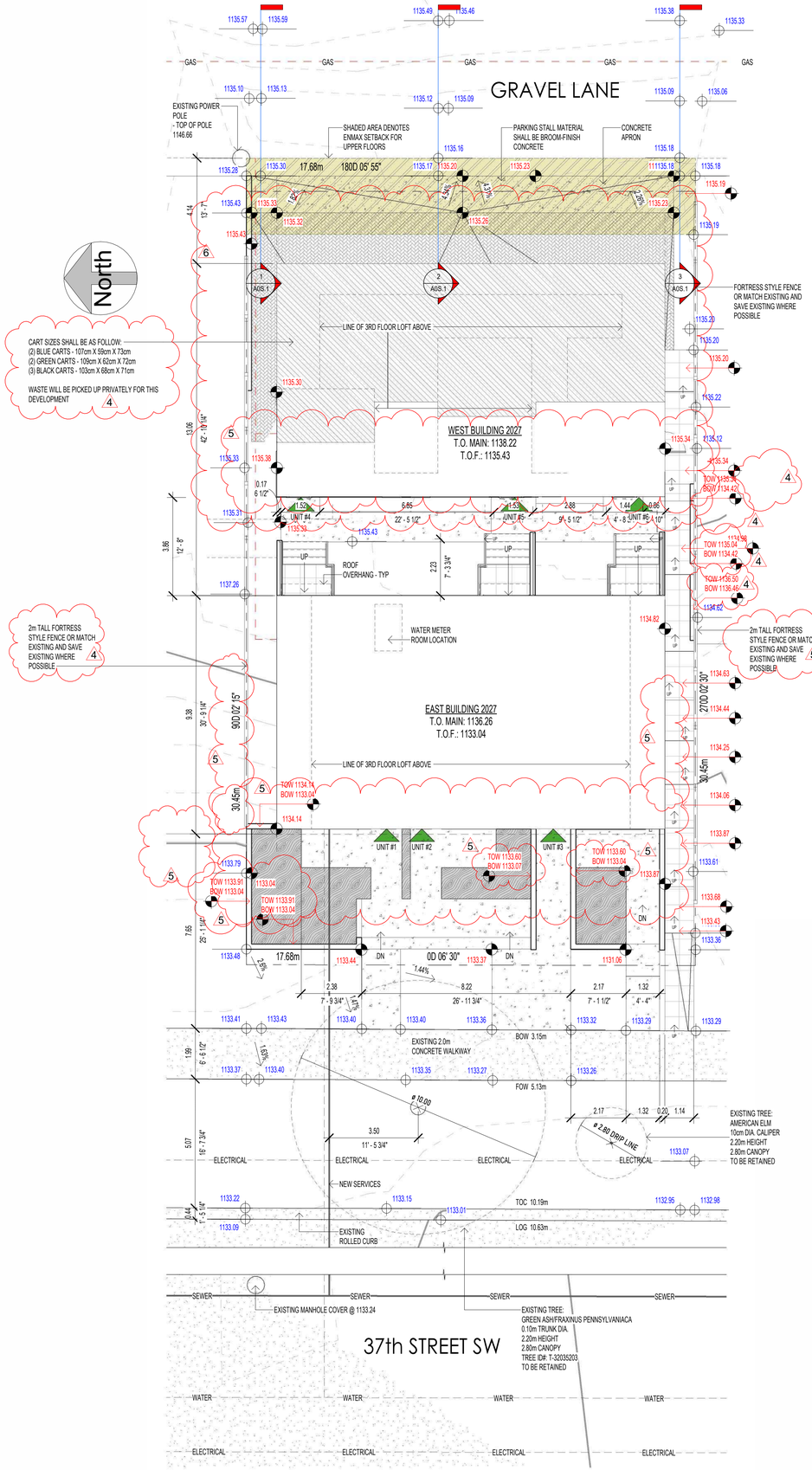
A0

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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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

72.49	INDICATES EXISTING GEODETIC
72.49	INDICATES PROPOSED GEODETIC
TOW 72.49 BOW 72.49	TOP OF WALL BOTTOM OF WALL
72.49	ELEVATION REFERENCE POINTS

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 #

	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



GREEN PERMEABLE PAVERS

1/8" = 1'-0"

6

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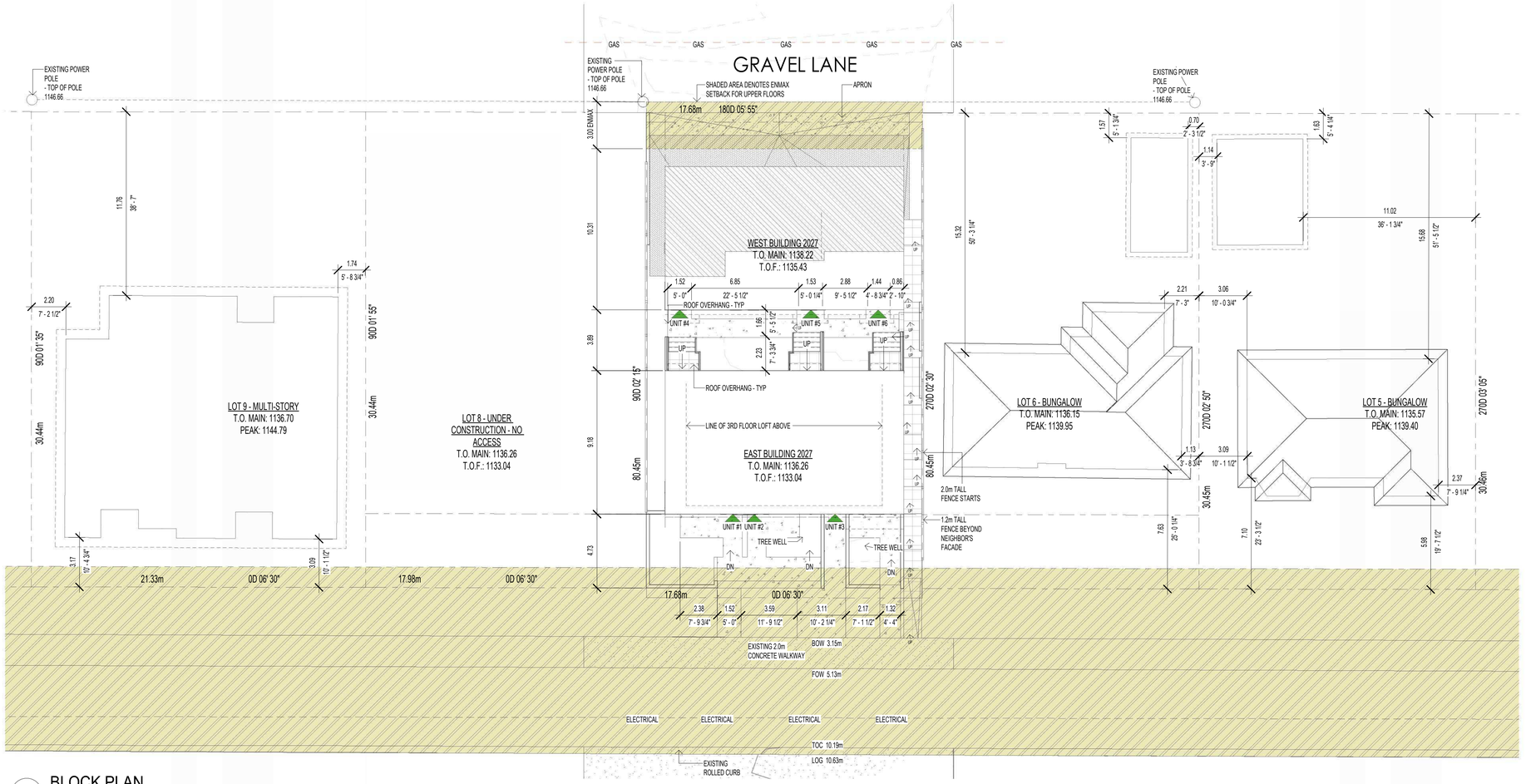
A0S.0

SITE PLAN

CONCEPTUALS

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403-815-0624
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TWO-ZERO
27



1 BLOCK PLAN
1 : 150



2 STREETSCAPE
1 : 150

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

A0S.2

BLOCK PLAN AND STREETSCAPE

CONCEPTUALS

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27



*NOTE: LOW WATER IRRIGATION SYSTEM TO BE USED

ALL SOFT SURFACE LANDSCAPE AREAS ARE TO BE PROVIDED WITH IRRIGATION THAT IS BURIED UNDERGROUND AND INSTALLED PER NBC2023AE BUILDING CODE

1 LANDSCAPING PLAN

1/8" = 1'-0"

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 (HELICTOTRICHON SEMPERVIRENS)

HEIGHT: MIN. 1.0m

DENOTES NEW COLUMNAR SPRUCE - 20 GAL.
- 3.5m HEIGHT

DENOTES NEW SHRUB - NINEBARK - 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

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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

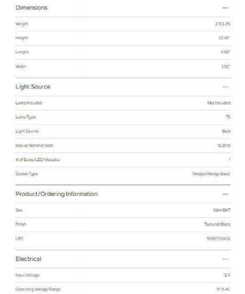
DENOTES BLACK MULCH GROUNDCOVER

DENOTES KENTUCKY BLUEGRASS SOD

MOBILITY LOCKER

BIKE LOCKER





LANDSCAPE PATH LIGHT

1/8" = 1'-0"

MIDNIGHT DESIGN STUDIO

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4	DR	3.15.26
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SCALE:	As indicated

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

A0S.3

LANDSCAPE PLAN

CONCEPTUALS

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TWO-ZERO
27



PROJECT DIRECTLY ACROSS THE STREET



SUBJECT PROPERTY



PROJECT SOUTH ADJACENT



PROJECT NORTH ADJACENT

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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LOT 7 BLOCK 1 PLAN 2860GR
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CALGARY, AB

A0S.4

PHOTOS

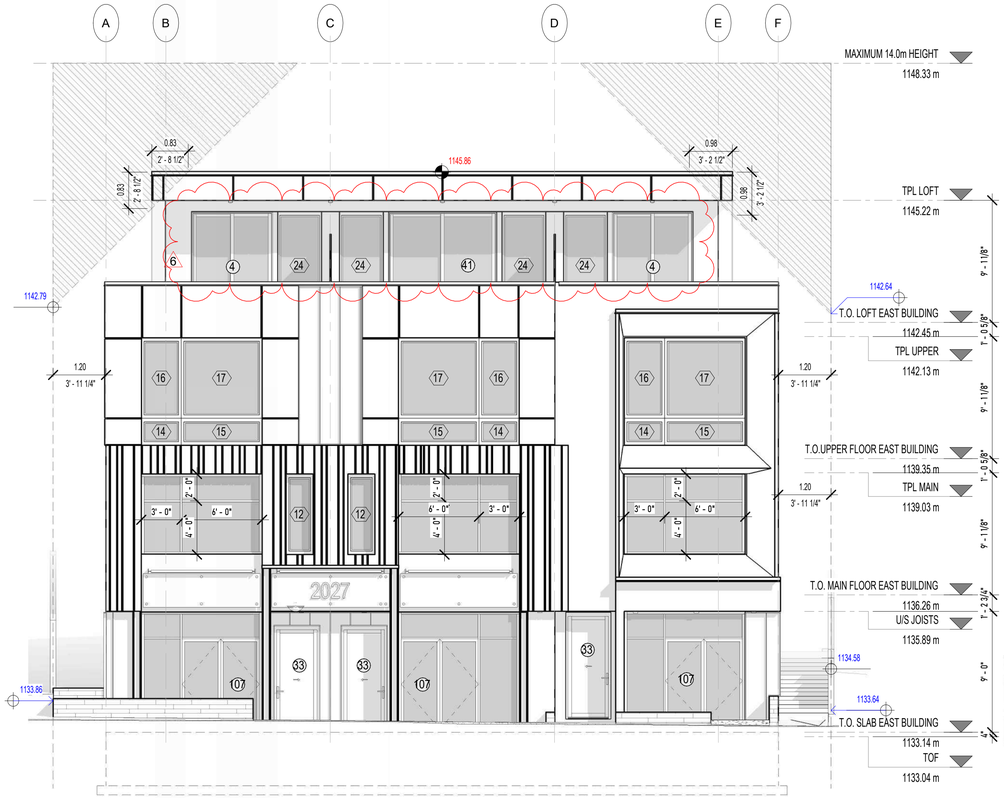
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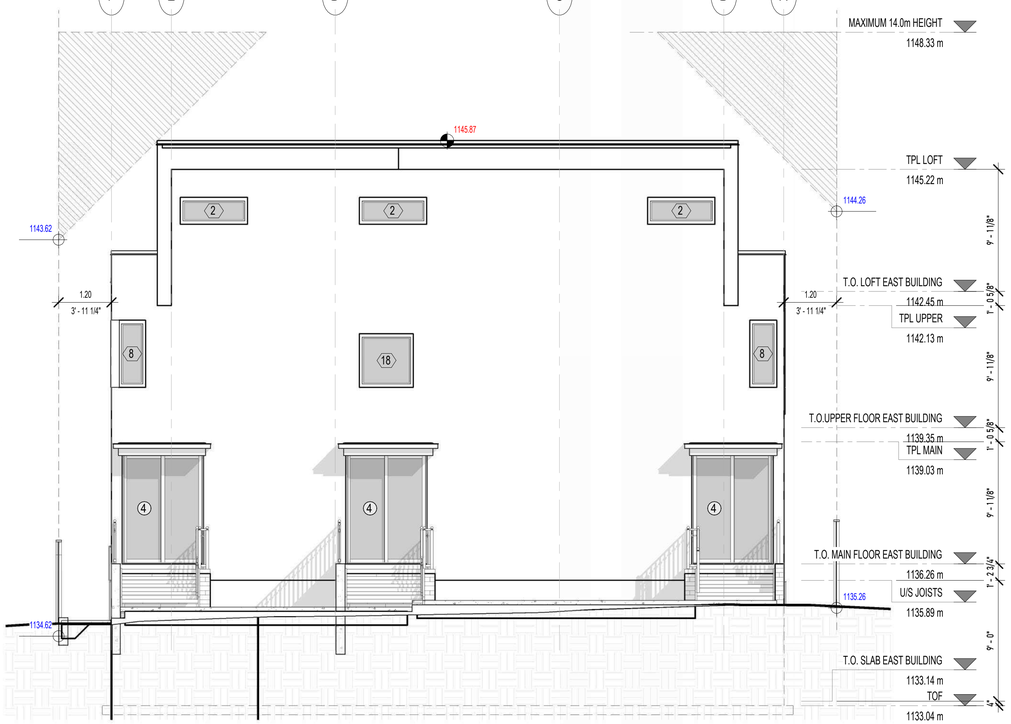
TWO-ZERO
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EXTERIOR FINISHES

1. CONCRETE FOUNDATION WALL - NO WATERPROOFING ABOVE GRADE - PROVIDE PARGING 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 MFGR SPECIFICATIONS OR ENGINEER'S DIRECTIONS FOR EXTERIOR APPLICATION
5. SAGIPER SIMULATED WOOD SOFFITS - INSTALL AS PER MFGR SPECIFICATIONS AND ENVELOPE ENGINEER'S 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 MFGR SPECIFICATIONS ON SPECIFIED FASCIAS
8. STEEL STRUCTURAL COLUMN/BEAM AS NOTED - SEE SECTION DETAIL IF ONE 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 PER BUILDER
12. ALUMINUM CORNER CONNECTING WINDOWS BY WDW MANUFACTURER
13. 12mm GLASS RAILING w/ STAINLESS STEEL STAND-OFFS OR BLACK ALUMINUM POSTS PER ELEVATION



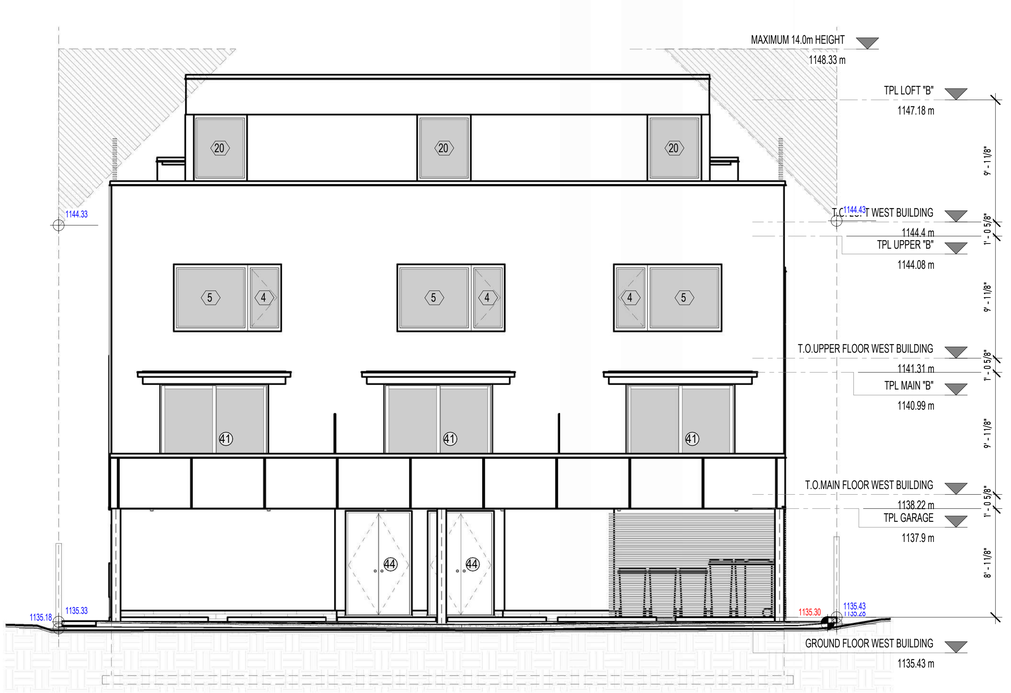
1 FRONT ELEVATION - EAST BUILDING
3/16" = 1'-0"



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



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



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

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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

MIDNIGHT DESIGN STUDIO

NO.	REVISION DESCRIPTION	DATE
1	CONCEPTS	10/09/25
2	CONCEPT REVISION	10.09.25
3	FINAL CONCEPT	10.21.25
4	DR	3.15.26
6	DP REVISION SET 2	8.27.26

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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

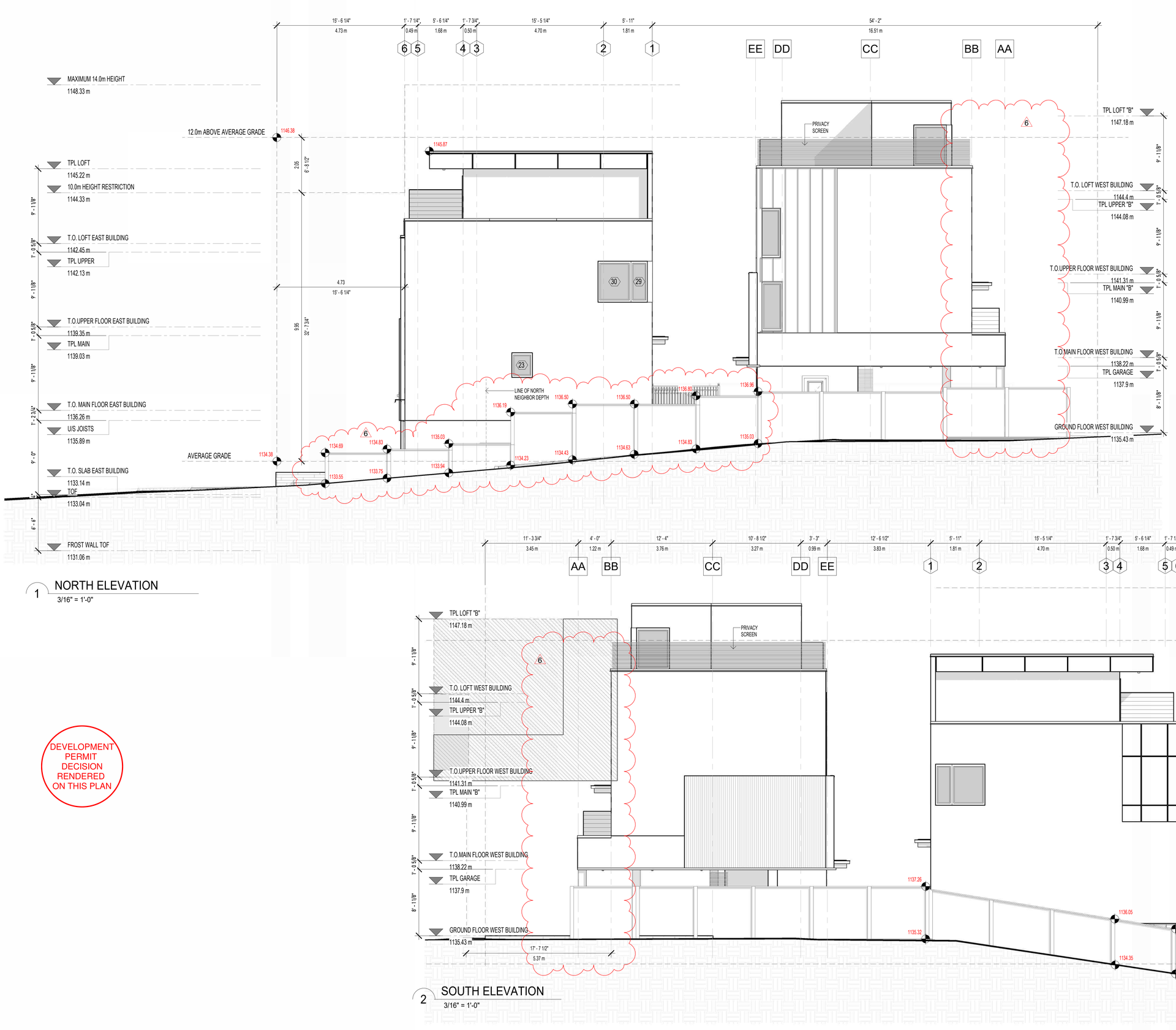
A301

EXTERIOR SCHEMATICS

CONCEPTUALS

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

TWO-ZERO
27



1 NORTH ELEVATION

3/16" = 1'-0"

2 SOUTH ELEVATION

3/16" = 1'-0"

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

EXTERIOR FINISHES

1. CONCRETE FOUNDATION WALL - NO WATERPROOFING ABOVE GRADE - PROVIDE PARGING 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 MFGR SPECIFICATIONS OR ENGINEER'S DIRECTIONS FOR EXTERIOR APPLICATION
5. SAGIPER SIMULATED WOOD SOFFITS - INSTALL AS PER MFGR SPECIFICATIONS AND ENVELOPE ENGINEER'S 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 MFGR SPECIFICATIONS ON SPECIFIED FASCIAS
8. STEEL STRUCTURAL COLUMN/BEAM AS NOTED - SEE SECTION DETAIL IF ONE 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 PER BUILDER
12. ALUMINUM CORNER CONNECTING WINDOWS BY WDW MANUFACTURER
13. 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

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