

3012 30 AVE SE

LOT 1 BLOCK 3 PLAN 6716 JK

3012 30TH AVE SE

CALGARY, ALBERTA

PROJECT ISSUE DATE:

6/15/23

CURRENT REVISION DATE:

9.24.26

BUILDING ANALYSIS:

BUILDING HEIGHT:

PROPOSED PEAK GEODETIC:

- MAIN BUILDING = 1074.90

- GARAGE = 1084.88

PARCEL COVERAGE:

LOT AREA: 5,886.46 SQ. FT. (546.78m2)

COVERAGE ALLOWED: 60% (3,531.88 SQ. FT./328.12m2)

FOOTPRINT COVERAGE: 2,572.5 SQ. FT. (238.99m2)

CARPORT (4) STALLS: 690.0 SQ. FT. 64.10m2)

CLASS 1 BIKE LOCKERS: (2) REQUIRED (2) PROVIDED

TOTAL COVERAGE OF DEVELOPMENT: 2,572.5 (238.99m2) 44.95%

ZONING: RC-G

FRONT SETBACK: 3.0m

REAR SETBACK: 3.0m

SIDE SETBACKS: 1.2m

HEIGHT LIMIT/HEIGHT PLANE GEODETIC: 1085.95 (11.0m)

DEDICATED SITE AMENITY SPACE FOR EACH MAIN UNIT:

193.6 SQ. FT. (17.99m2)

DEDICATED SITE AMENITY SPACE FOR EACH SUITE:

73.40 SQ. FT. (6.82m2)

TOTAL GROSS FLOOR AREA: (DETAILS BELOW)

4,692 SQ. FT. (435.9m2)

FAR = 4,692 / 5,886.46 = 0.80

PARKING STALLS PROVIDED ON SITE - 4.0

DWELLING UNITS: 8

PARKING STALL PER DWELLING UNIT: 0.50

VISITORS STALLS PER DWELLING UNIT: 0

PARKING STALLS PROVIDED: 4

PROVIDED VIA PRIVATE GARAGES

MOBILITY STORAGE LOCKERS PROVIDED ON SITE: 2

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.

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: 5,886.46 SQ. FT. / 546.87m2

TREES = 1.0 X 5.88 = 6

SHRUBS = 3 X 5.88 = 18

PROPOSED PLANTING:

TREES - 7

SHRUBS - 19

TOTAL LANDSCAPED AREA:

LOT AREA: 5,886.46 SQ. FT. (546.87m2)

FOOTPRINT COVERAGE: 2,572.5 SQ. FT. (238.99m2)

CARPORT AREA: 690.7 SQ. FT. (64.1m2)

BIKE LOCKERS: 73.4 SQ. FT. (6.8m2)

TOTAL NON-LANDSCAPED AREA: 2,645.90 SQ. FT. (245.81m2)

TOTAL LANDSCAPE: 3,313.9% SQ. FT. (307.88m2) 55.05%

HARDSCAPE:

HAND TROWELED WALKWAYS: 1015.7 SQ. FT. (94.4m2)

REAR LANDING: 36 SQ. FT. (8.92m2)

SOFTSCAPE:

MULCHED PLANTERS: 277.31 SQ. FT. (25.76m2)

SOD: 1,145.93 SQ. FT. (106.46m2)



BASEMENT SUITES - 648 SQ. FT.

MAIN FLOOR AREA - 608 SQ. FT.

UPPER FLOOR AREA - 565 SQ. FT.

TOTAL MAIN UNIT AREA - 1,173 SQ. FT.

No	Description	Date
1	CONCEPTS	12/07/25
2	CONCEPTS REVISED	1/11/26
3	DEVELOPMENT PERMIT DRAWINGS	1.20.26
4	DR#1	7.5.26
5	DR#2	9.2.26
6	ENMAX NOTES/REVISIONS	9.24.26

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DATE ISSUED: 6/15/23

DESIGN BY: MJK

SCALE: As indicated

LOT 1 BLOCK 3 PLAN 6716 JK

3012 30TH AVE SE

CALGARY, ALBERTA

A0

COVERSHEET

DEVELOPMENT PERMIT
DRAWINGS

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

30-TWELVE

DATE	REVISION DESCRIPTION
12/07/25	1 CONCEPTS
1.20.26	3 DEVELOPMENT PERMIT DRAWINGS
7.5.26	4 DR#1
9.2.26	5 DR#2
9.24.26	6 ENMAX NOTES/REVISIONS

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LOT 1 BLOCK 3 PLAN 6716 JK
3012 30TH AVE SE
CALGARY, ALBERTA

AOS.0

SITE PLAN

DEVELOPMENT PERMIT DRAWINGS

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

30-TWELVE

ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE EITHER REMOVED OR DEMOLISHED

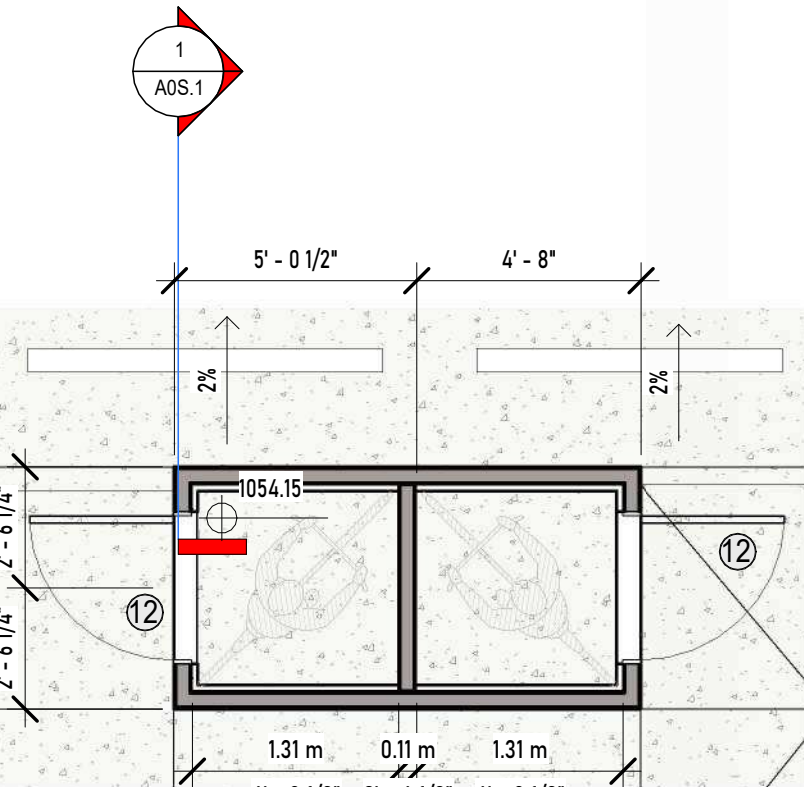
ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN

ELEVATIONS ARE GEODETIC AND DERIVED FROM MARKER ASCM XXXX

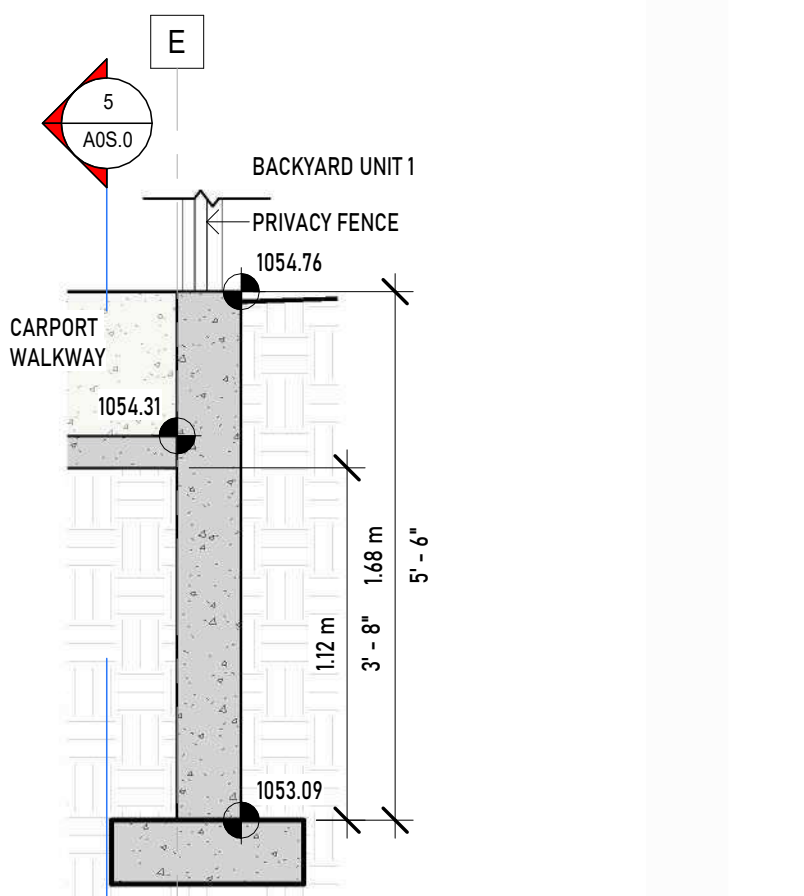
PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS:
- N/A

- INDICATES EXISTING GEODETIC
- INDICATES PROPOSED GEODETIC
- TOP OF WALL
- BOTTOM OF WALL
- ELEVATION REFERENCE POINTS
- NOTE: ALL AREAS NOT DESIGNATED WITH MATERIAL SHALL BE SOD
- DENOTES EXISTING TREE TO BE REMOVED
- DENOTES EXISTING TREE TO REMAIN
- DENOTES UNIT ENTRY POINT
- DENOTES GARAGE ENTRY POINT
- DENOTES SUITE ENTRY POINT
- DENOTES WINDOW WELL
- DENOTES CONCRETE DRIVE OR WALKWAY - FINISH AS PER SITE PLAN NOTATION
- DENOTES PATIO OR WALKWAY FINISH AS PER SITE PLAN NOTATION
- DENOTES ENMAX URW
- DENOTES CANTILEVER OF UPPER FLOOR
- DENOTES PUBLIC ZONE
- FOOTPRINT OF SUBJECT PROPERTY
- DENOTES BLACK MULCH GROUND COVER
- DENOTES KENTUCKY BLUEGRASS SOD
- CLASS 1 BIKE LOCKER

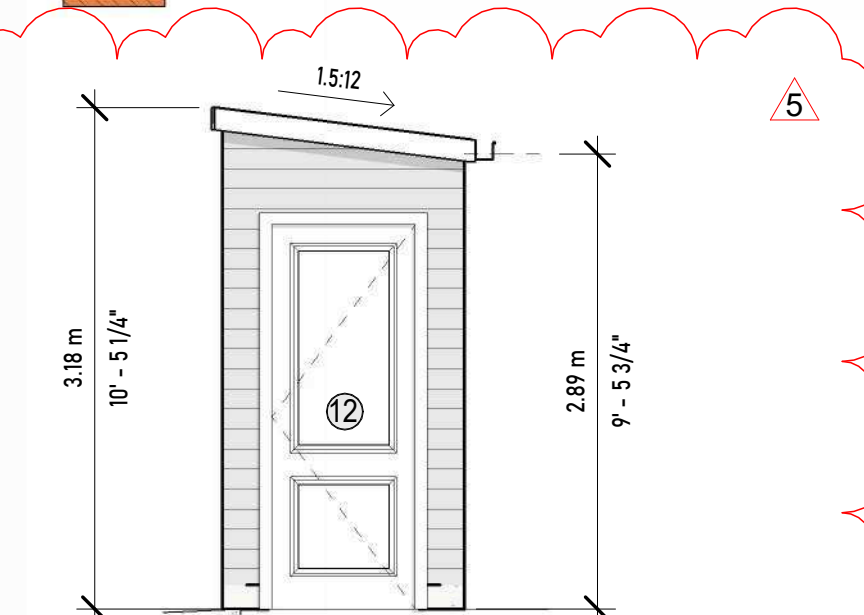
- DENOTES UNIT ENTRY POINT
- DENOTES GARAGE ENTRY POINT
- DENOTES SUITE ENTRY POINT
- UNIT #
- GARAGE #
- SUITE #



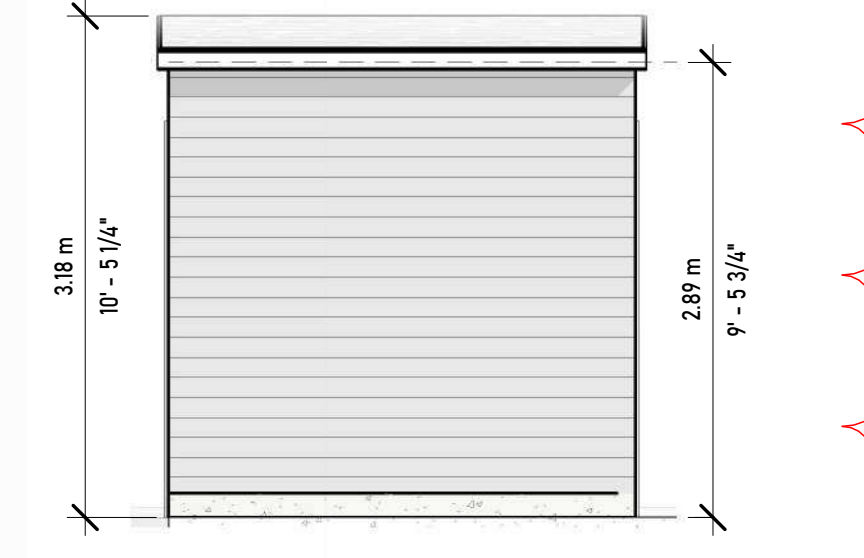
CLASS 1 BIKE LOCKER
1:48



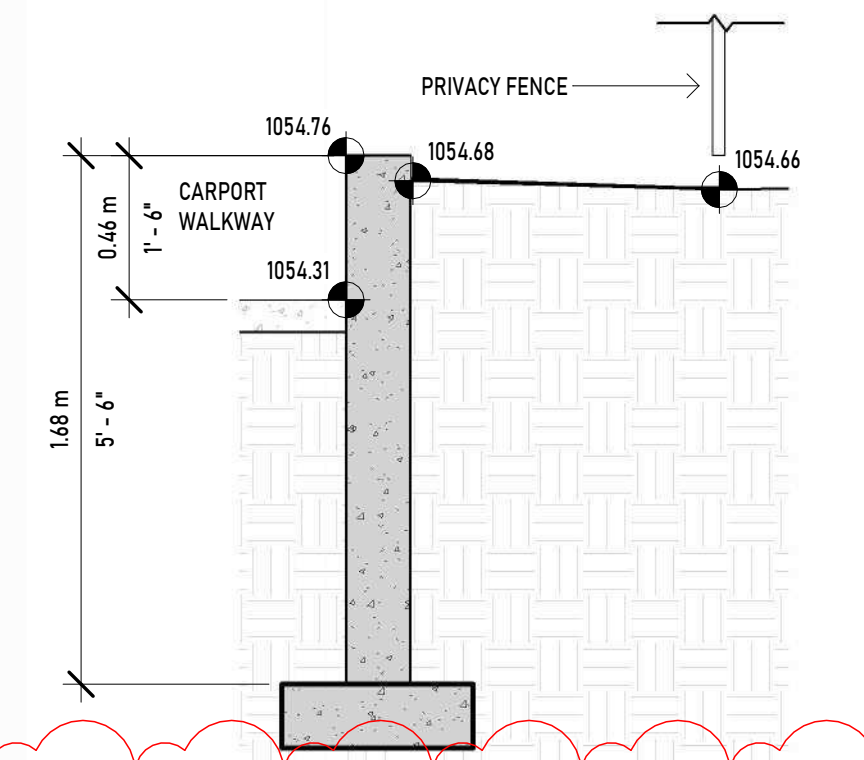
CARPORT RET. WALL DET.
1:24



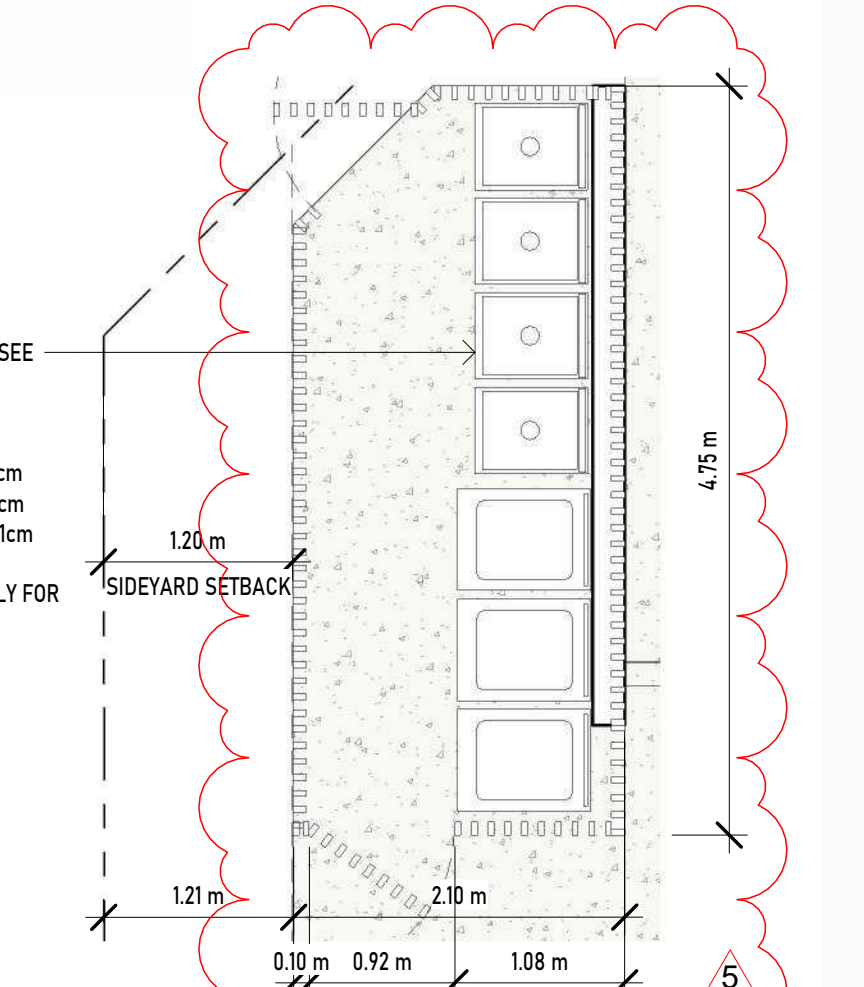
BIKE LOCKER TYP. SIDE ELEVATION
1:48



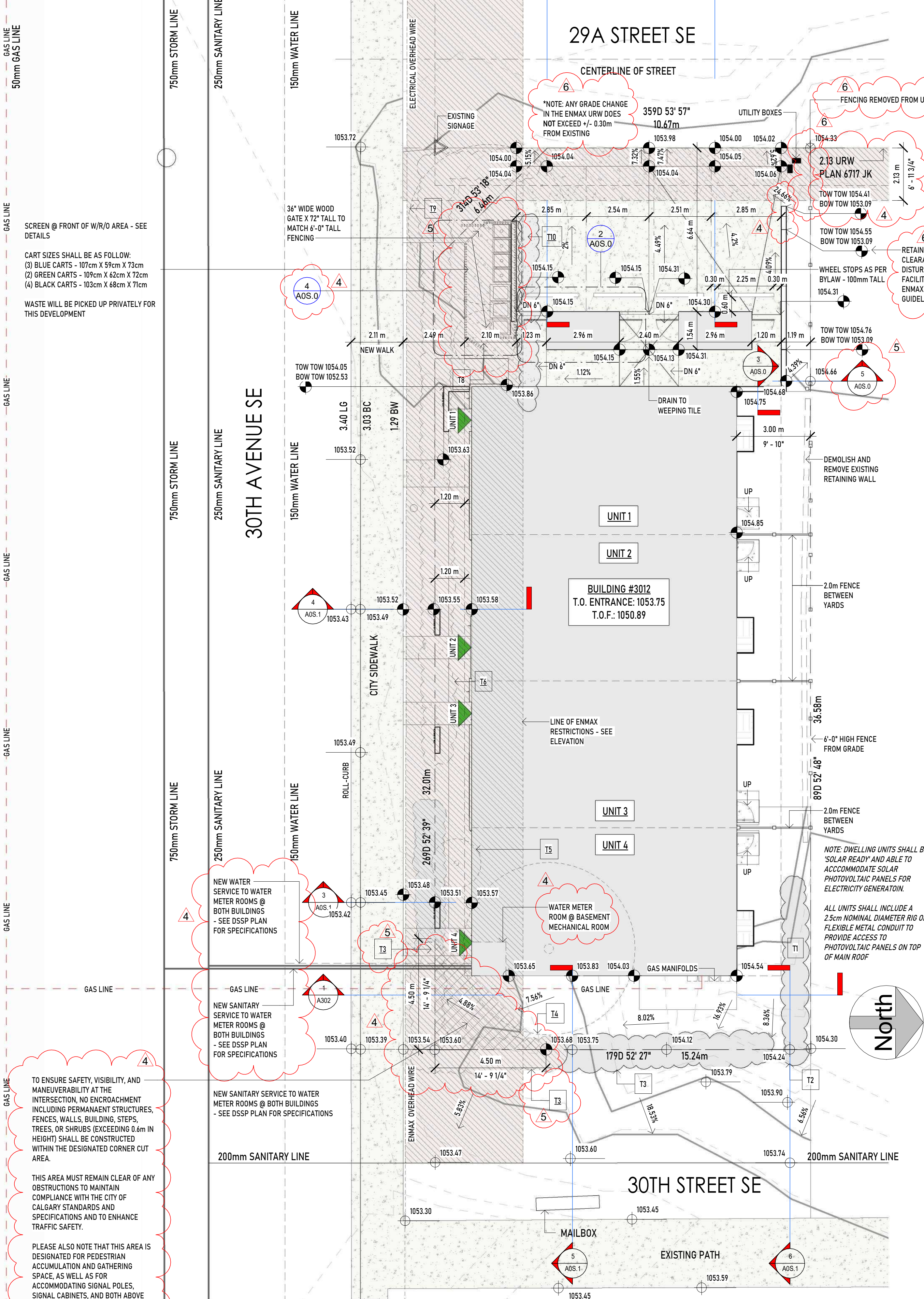
BIKE LOCKER TYP. ELEV
1:48



CARPORT RET. WALL DET. 2
1:24



WASTE & RECYCLING FACILITY
1:48



SITE PLAN
1:100

TO ENSURE SAFETY, VISIBILITY, AND MANEUVERABILITY AT THE INTERSECTION, NO ENCROACHMENT INCLUDING PERMANENT STRUCTURES, FENCES, WALLS, BUILDING, STEPS, TREES, OR SHRUBS (EXCEEDING 0.6m IN HEIGHT) SHALL BE CONSTRUCTED WITHIN THE DESIGNATED CORNER CUT AREA.

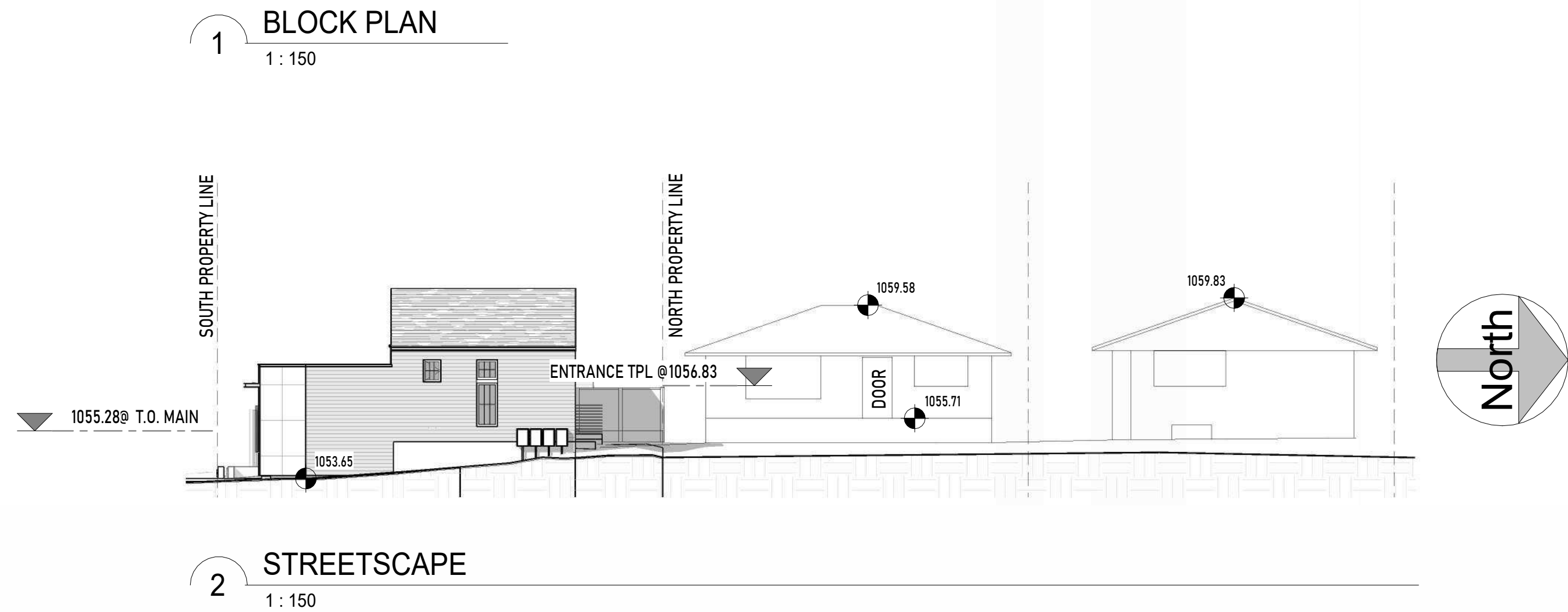
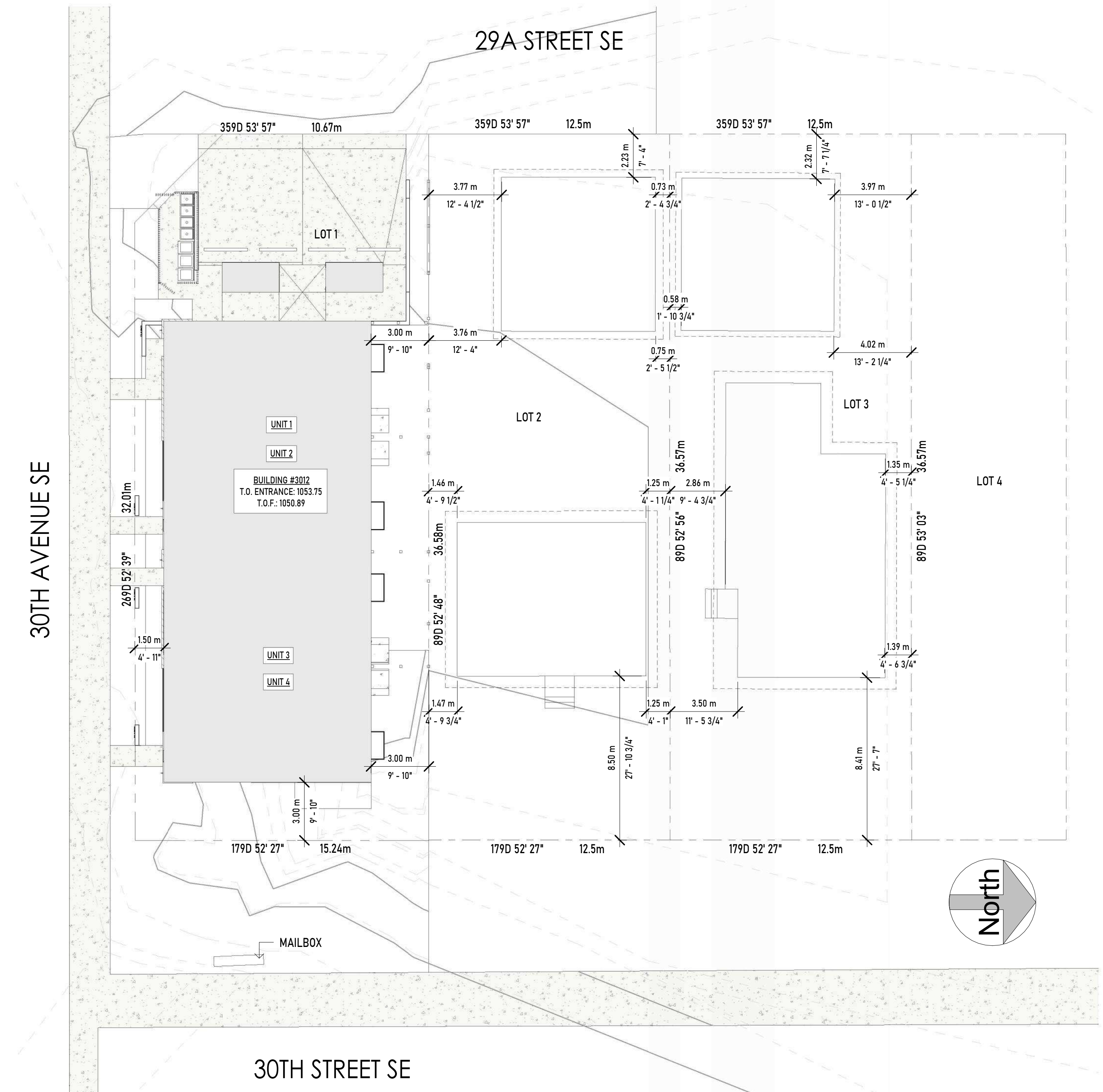
THIS AREA MUST REMAIN CLEAR OF ANY OBSTRUCTIONS TO MAINTAIN COMPLIANCE WITH THE CITY OF CALGARY STANDARDS AND SPECIFICATIONS AND TO ENHANCE TRAFFIC SAFETY.

PLEASE ALSO NOTE THAT THIS AREA IS DESIGNATED FOR PEDESTRIAN ACCUMULATION AND GATHERING SPACE, AS WELL AS FOR ACCOMMODATING SIGNAL POLES, SIGNAL CABINETS, AND BOTH ABOVE GROUND AND UNDERGROUND UTILITIES.

SUBJECT PROPERTY

NORTH OF SUBJECT PROPERTY - NEIGHBOURS

REAR OF SUBJECT PROPERTY AND NEIGHBOUR



MIDNIGHT
DESIGN
STUDIO

NO.	REVISION DESCRIPTION	DATE
1	CONCEPTS	12/07/25
3	DEVELOPMENT PERMIT DRAWINGS	1.20.26
4	DR#1	7.5.26
5	DR#2	9.2.26
6	ENMAX NOTES/REVISIONS	9.24.26
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3012 30TH AVE SE
CALGARY, ALBERTA

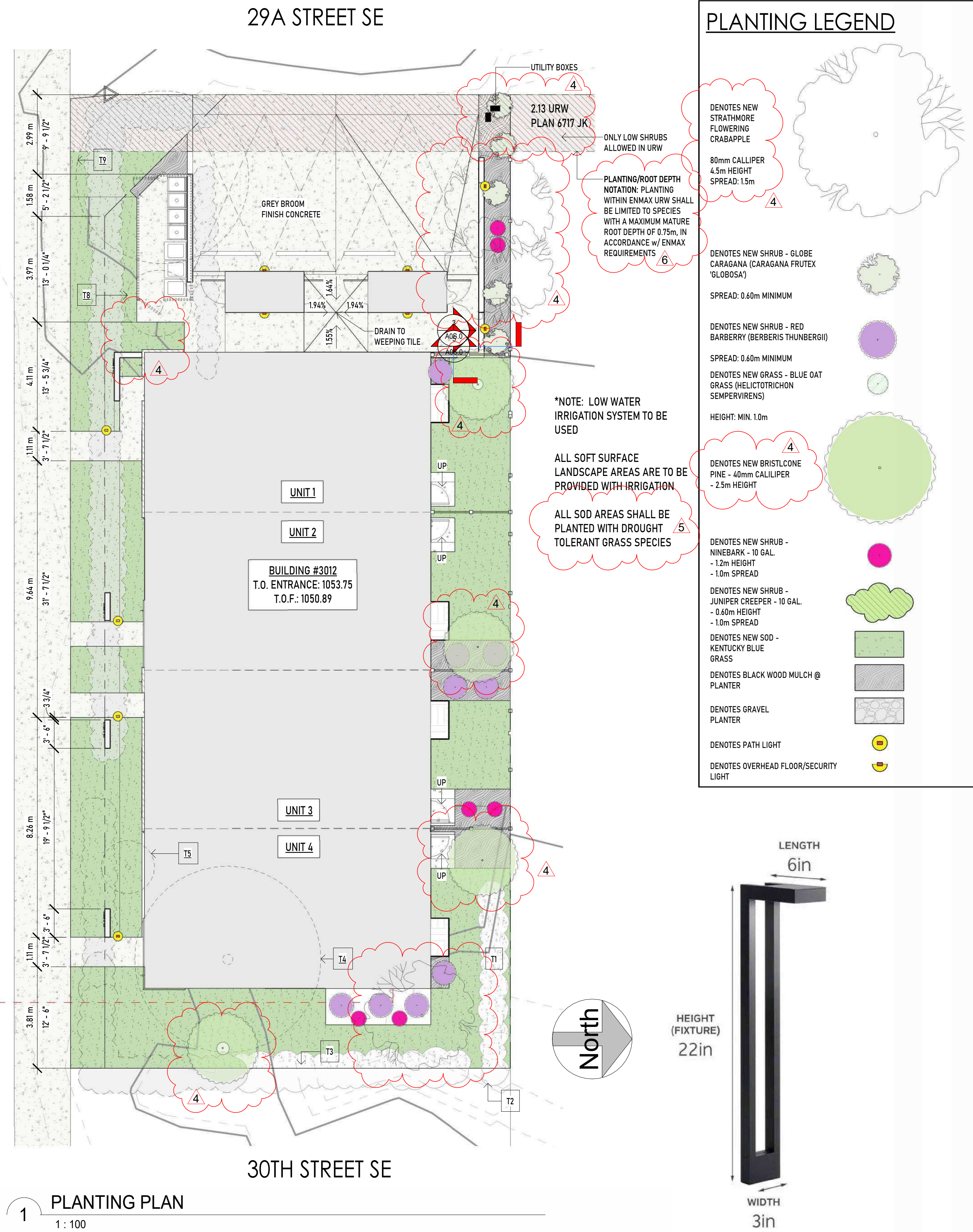
AOS.3

LANDSCAPE PLAN

DEVELOPMENT PERMIT DRAWINGS

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1 PLANTING PLAN
1 : 100

LANDSCAPE PATH LIGHT SPECS
1 : 64



SOUTH PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE

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DATE ISSUED: 6/15/23

DESIGN BY: MLK

SCALE:

LOT 1 BLOCK 3 PLAN 6716 JK
3012 30TH AVE SE
CALGARY, ALBERTA

A300

EXTERIOR PERSPECTIVES

DEVELOPMENT PERMIT DRAWINGS

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LOT 1 BLOCK 3 PLAN 6716 JK
3012 30TH AVE SE
CALGARY, ALBERTA

A301

EXTERIOR SCHEMATICS

DEVELOPMENT PERMIT DRAWINGS

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30-TWELVE

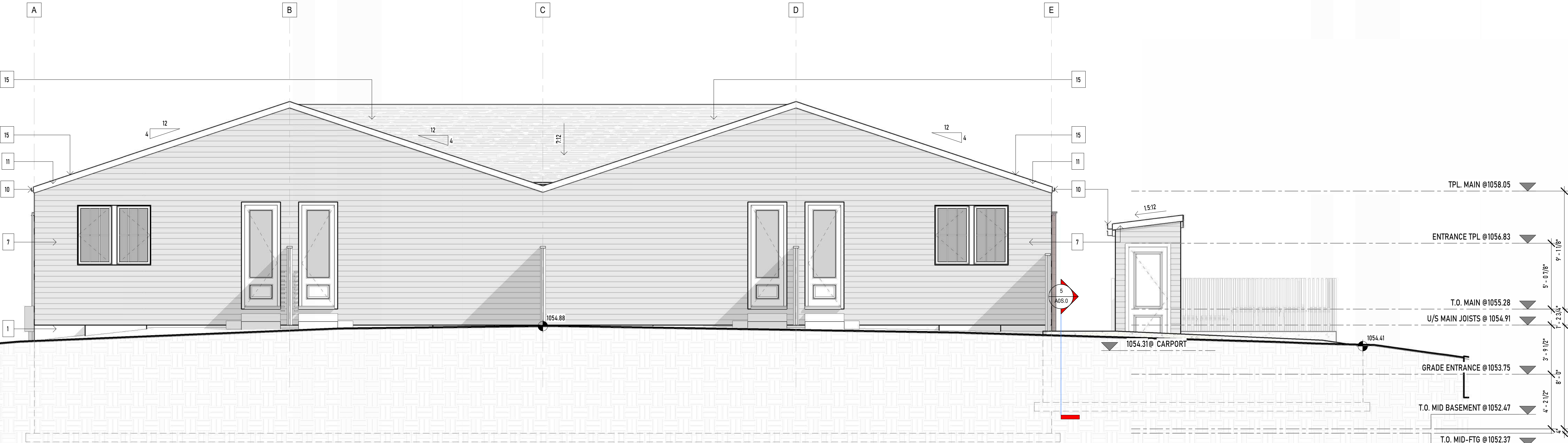
EXTERIOR FINISHES

- CONCRETE FOUNDATION WALL - NO WATERPROOFING ABOVE GRADE - PROVIDE PARGING AT ALL EXPOSED FACES
- EXPOSED DECORATIVE CONCRETE RETAINING WALL w/ SMOOTH-FACE 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
- DEKKON CONCRETE PANEL FINISH - INSTALL PER MFGR SPECIFICATIONS
- ROYAL RENDITIONS ALUMINUM SOFFITS - INSTALL AS PER MFGR SPECIFICATIONS AND ENVELOPE ENGINEER'S SPECS IF VENTING REQUIRED - FINISH TO BE V-GROOVE CHARWOOD
- 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
- JAMES HARDI 8" LAPSIDING - INSTALL PER MFGR SPECIFICATIONS
- ALUMINUM PRE-FAB FASCIA BENT TO LOOK LIKE C-CHANNELS - SEE DETAIL
- LUX FOLDED WALL - IRONWOOD FINISH - SEE DETAIL
- ALUMINUM 3" U-STYLE GUTTER - BLACK
- 22 GAUGE ALUMINUM FASCIA o/ FASCIA BOARDS - SEE EAVE DETAIL FOR SIZING
- ALUMINUM CORNER CONNECTING WINDOWS BY WDW MANUFACTURER
- VERTICAL PRIVACY SCREEN BY LUX PRODUCTS - COMPOSITE BEAMS IN PERUVIAN TEAK - INSTALL PER MFGRS INSTRUCTIONS
- CAP FLASHING o/ EXTERIOR WALL - SEE DETAIL
- BLACK I/O ASPHALT SHINGLES o/ 30# FELT BUILDING PAPER - OVERLAP 10" MIN.



SOUTH ELEVATION

1 : 48

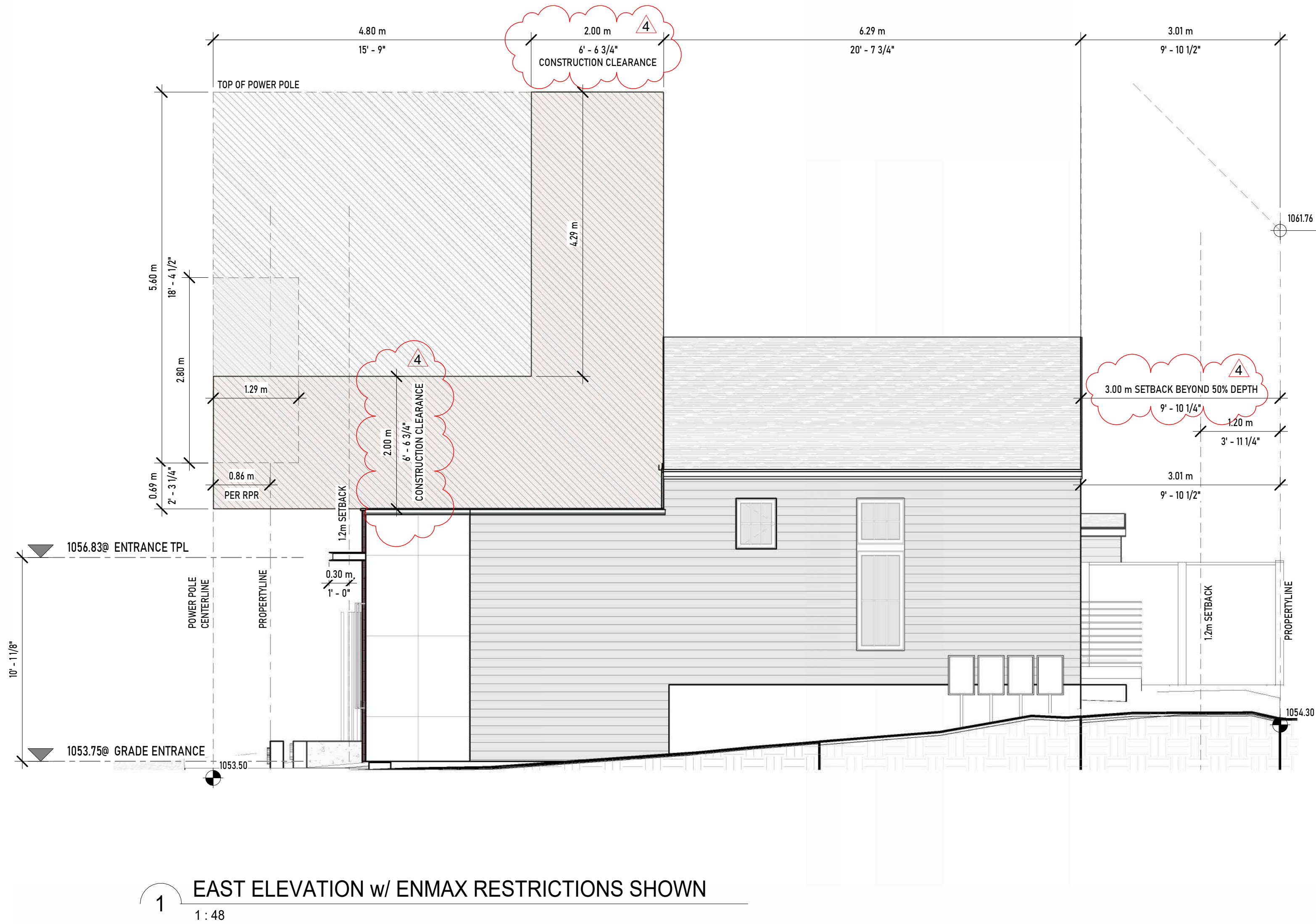
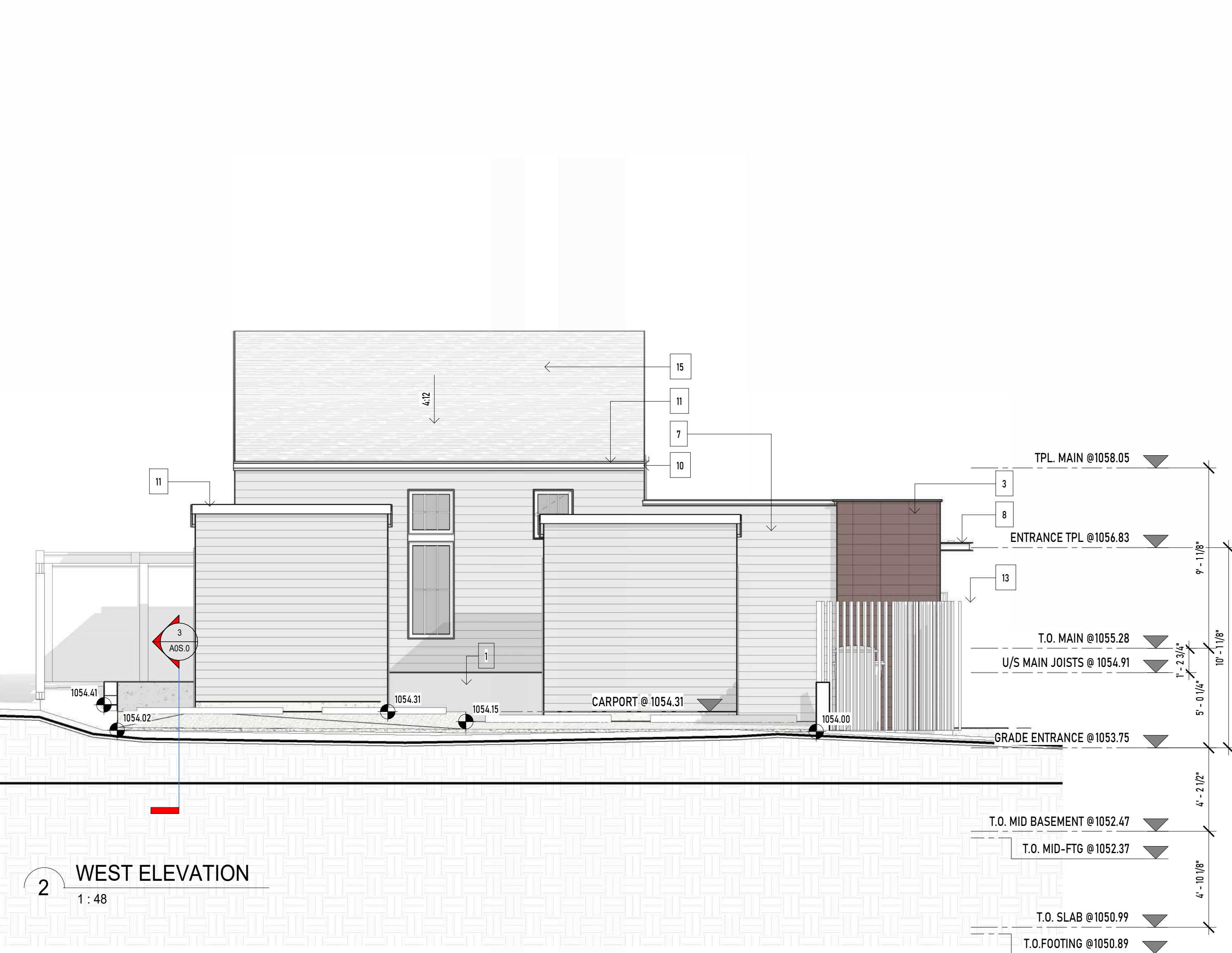


NORTH ELEVATION

1 : 48

EXTERIOR FINISHES

1. CONCRETE FOUNDATION WALL - NO WATERPROOFING ABOVE GRADE - PROVIDE PARGING AT ALL EXPOSED FACES
2. EXPOSED DECORATIVE CONCRETE RETAINING WALL w/ SMOOTH-FACE 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. DEKKON CONCRETE PANEL FINISH - INSTALL PER MFGR SPECIFICATIONS
5. ROYAL RENDITIONS ALUMINUM SOFFITS - INSTALL AS PER MFGR SPECIFICATIONS AND ENVELOPE ENGINEER'S SPECS IF VENTING REQUIRED - FINISH TO BE V-GROOVE CHARWOOD
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8. ALUMINUM PRE-FAB FASCIA BENT TO LOOK LIKE C-CHANNELS - SEE DETAIL
9. LUX FOLDED WALL - IRONWOOD FINISH - SEE DETAIL
10. ALUMINUM 3" U-STYLE GUTTER - BLACK
11. 22 GAUGE ALUMINUM FASCIA w/ FASCIA BOARDS - SEE EAVE DETAIL FOR SIZING
12. ALUMINUM CORNER CONNECTING WINDOWS BY WDW MANUFACTURER
13. VERTICAL PRIVACY SCREEN BY LUX PRODUCTS - COMPOSITE BEAMS IN PERUVIAN TEAK - INSTALL PER MFGRS INSTRUCTIONS
14. CAP FLASHING w/ EXTERIOR WALL - SEE DETAIL
15. BLACK IKO ASPHALT SHINGLES w/ 30# FELT BUILDING PAPER - OVERLAP 10" MIN.



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LOT 1 BLOCK 3 PLAN 6716 JK
3012 30TH AVE SE
CALGARY, ALBERTA

A302

EXTERIOR SCHEMATICS

DEVELOPMENT PERMIT DRAWINGS

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5319 3RD ST SE, CALGARY, AB
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