

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:
1.20.26

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:

- 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.-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 CAN/ULC-S741, AIR BARRIER MATERIALS - SPECIFICATION*
- HEAT DUCT AND COLD AIR RETURNS ARE TO BE PROTECTED WITH A THERMAL BARRIER. ENSURE THIS IS PROPERLY DETAILED.
- 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 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.

SHEETS		
SHEET NUMBER	SHEET NAME	ISSUE DATE
A0	COVERSHEET	2/3/26
A0S.0	SITE PLAN	2/3/26
A0S.1	SITE PLAN SECTION CUTS	2/3/26
A0S.2	BLOCK PLAN	2/3/26
A0S.3	LANDSCAPE PLAN	2/3/26
A100	BASEMENT SUITES CONCEPTS	2/3/26
A101	MAIN FLOOR CONCEPT	2/3/26
A102	UPPER FLOOR CONCEPT	2/3/26
A300	EXTERIOR PERSPECTIVES	2/3/26
A301	EXTERIOR SCHEMATICS	2/3/26
A302	EXTERIOR SCHEMATICS	2/3/26



MIDNIGHT
DESIGN
STUDIO

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

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DATE ISSUED: 6/15/23

DESIGN BY: MJK

SCALE: As indicated

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3012 30TH AVE SE
CALGARY, ALBERTA

A0
COVERSHEET

DEVELOPMENT PERMIT
DRAWINGS

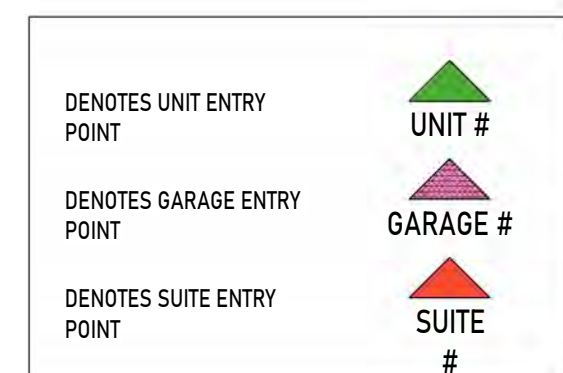
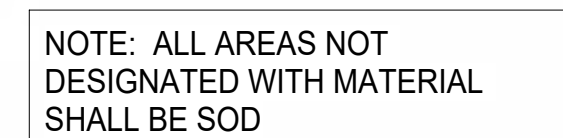
MIDNIGHT DESIGN STUDIO, INC.
5319 3RD STREET SE, CALGARY, AB
(403) 815-0604 - office
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30-TWELVE



ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN

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



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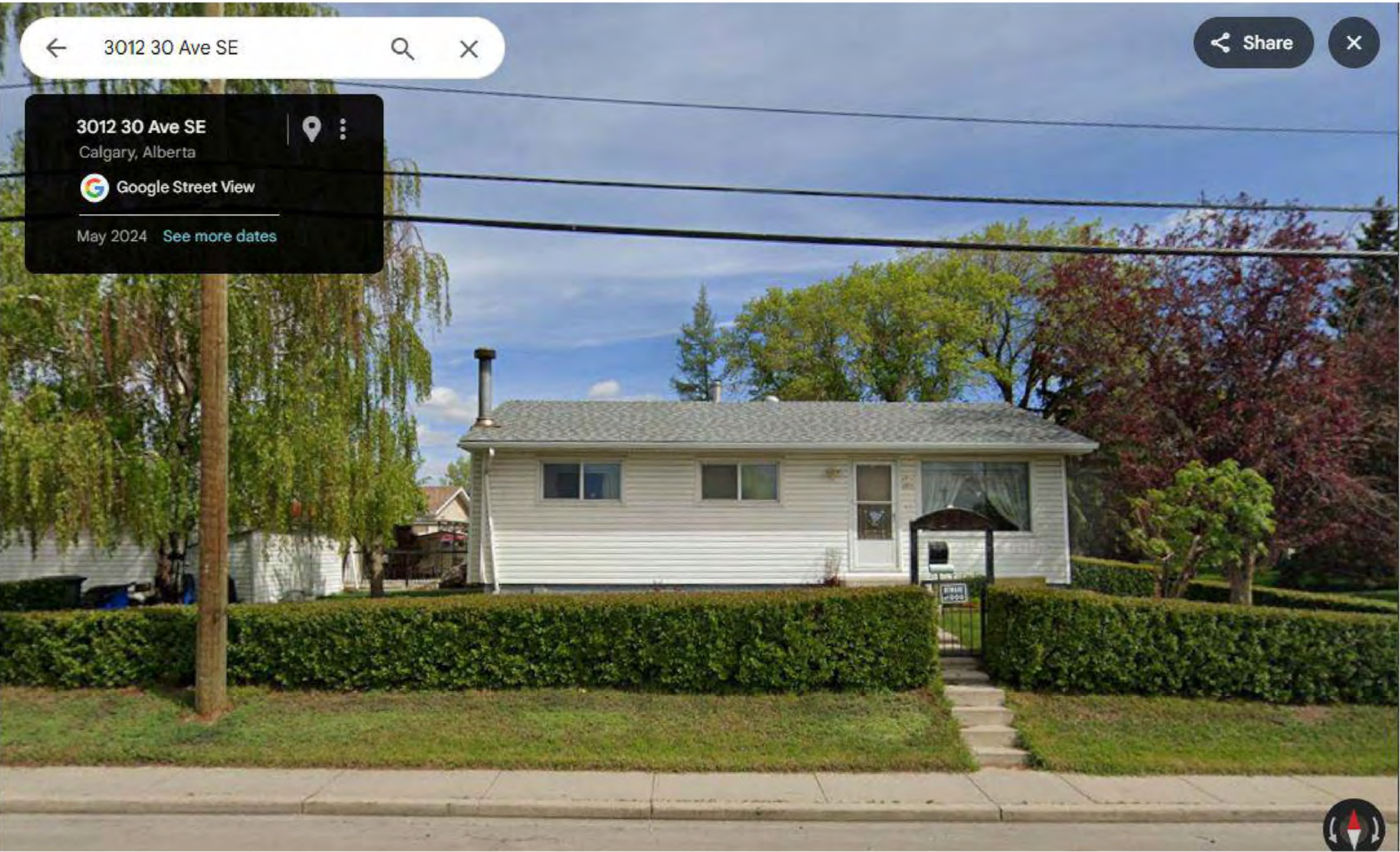
AOS.0

SITE PLAN

DEVELOPMENT PERMIT DRAWINGS

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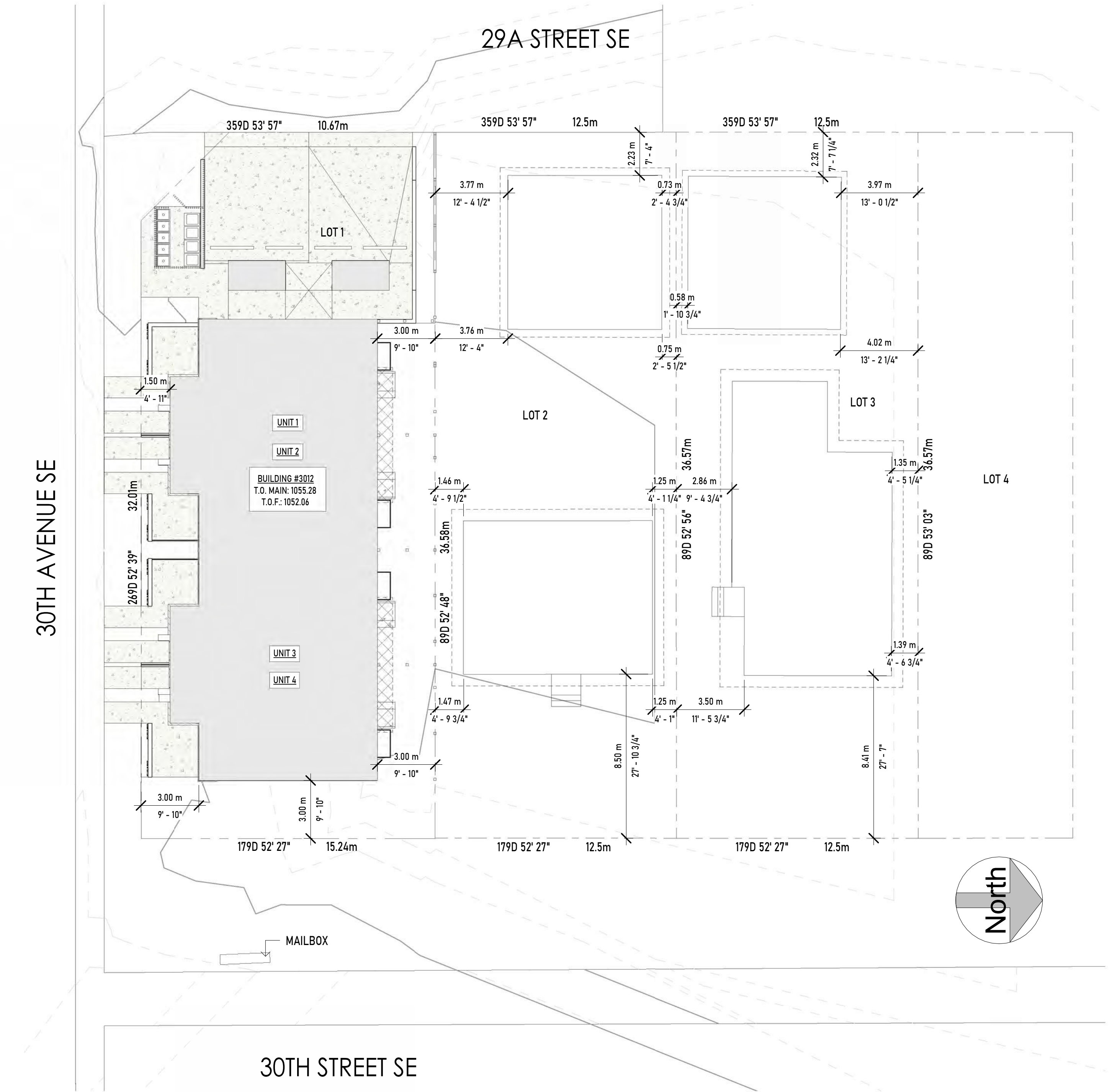
SUBJECT PROPERTY



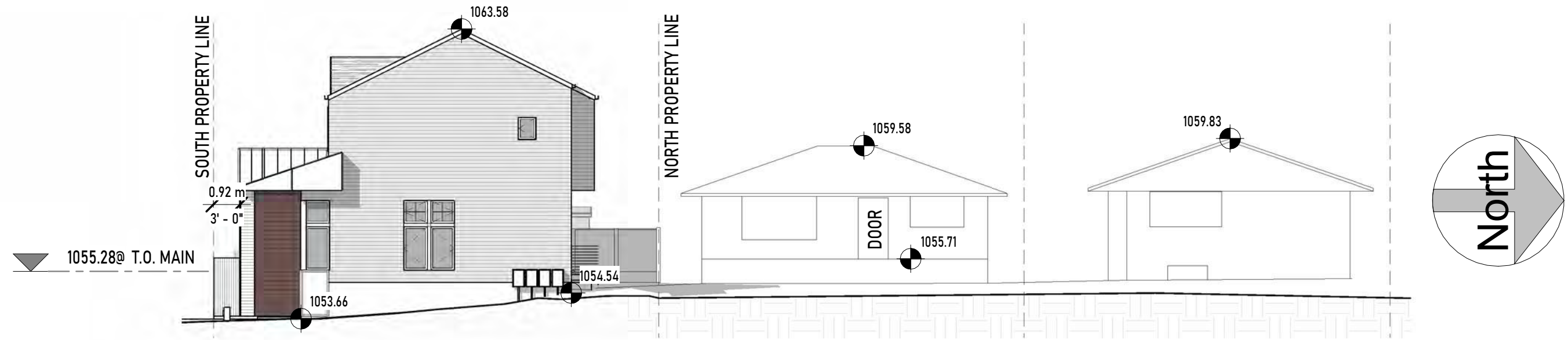
NORTH OF SUBJECT PROPERTY - NEIGHBOURS



REAR OF SUBJECT PROPERTY AND NEIGHBOUR



1 BLOCK PLAN
1 : 150



2 STREETScape
1 : 150

MIDNIGHT DESIGN STUDIO

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SCALE:	1 : 150

LOT 1 BLOCK 3 PLAN 6716 JK
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CALGARY, ALBERTA

A0S.2

BLOCK PLAN

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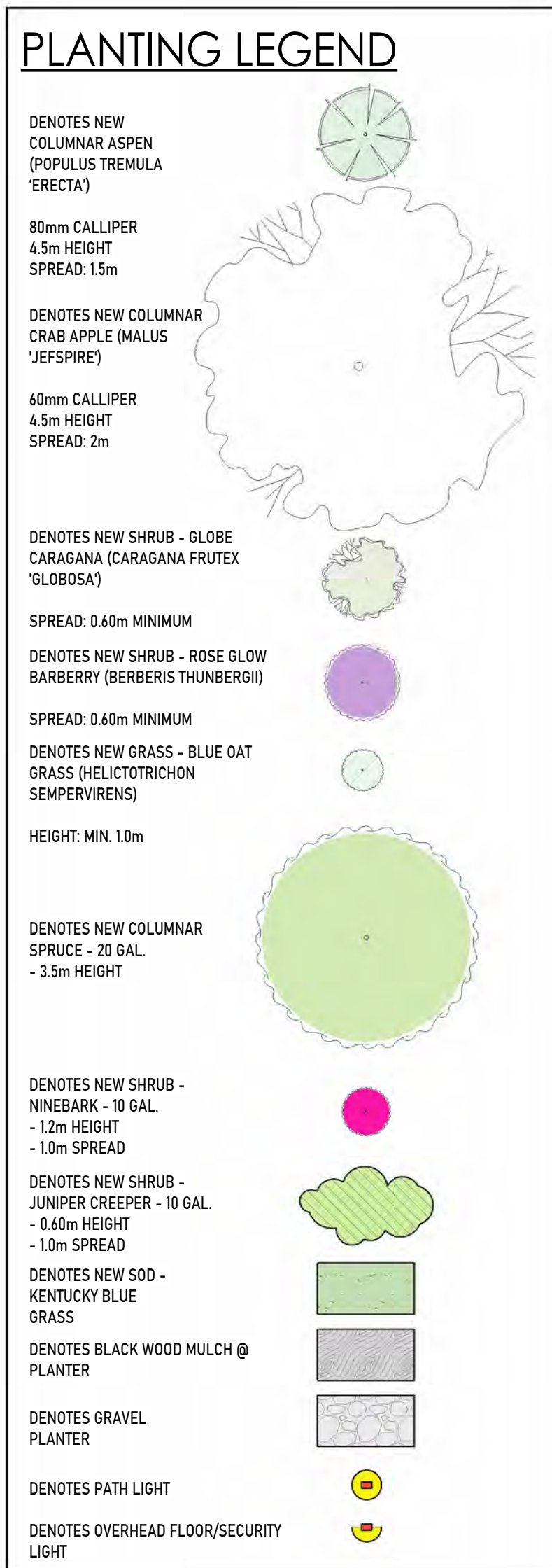
AOS.3

LANDSCAPE PLAN

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Dimensions	
Weight	2.10 LBS
Height	22.00"
Length	6.00"
Width	3.00"
Light Source	
Lamps Included	Not Included
Lamp Type	T5
Light Source	Ballb
Max. or Nominal Watt	16.25 W
# of Bulbs/LED Modules	1
Socket Type	Wedge (Wedge Base)
Product/Ordering Information	
Sku	15244DKT
Finish	Textured Black
UPC	183027551613
Electrical	
Input Voltage	12 V
Operating Voltage Range	9-15 AC

LANDSCAPE PATH LIGHT SPECS



SOUTH PERSPECTIVE



SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE

MIDNIGHT DESIGN STUDIO

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3012 30TH AVE SE
CALGARY, ALBERTA

A300
EXTERIOR PERSPECTIVES

DEVELOPMENT PERMIT DRAWINGS

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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 MFGOR SPECIFICATIONS OR ENGINEER'S DIRECTIONS FOR EXTERIOR APPLICATION
5. SAGIPER SIMULATED WOOD SOFFITS - INSTALL AS PER MFGOR 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 MFGOR SPECIFICATIONS ON SPECIFIED FASCIAS
8. STEEL STRUCTURAL COLUMN/BAM 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



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

A301

EXTERIOR SCHEMATICS

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EXTERIOR FINISHES

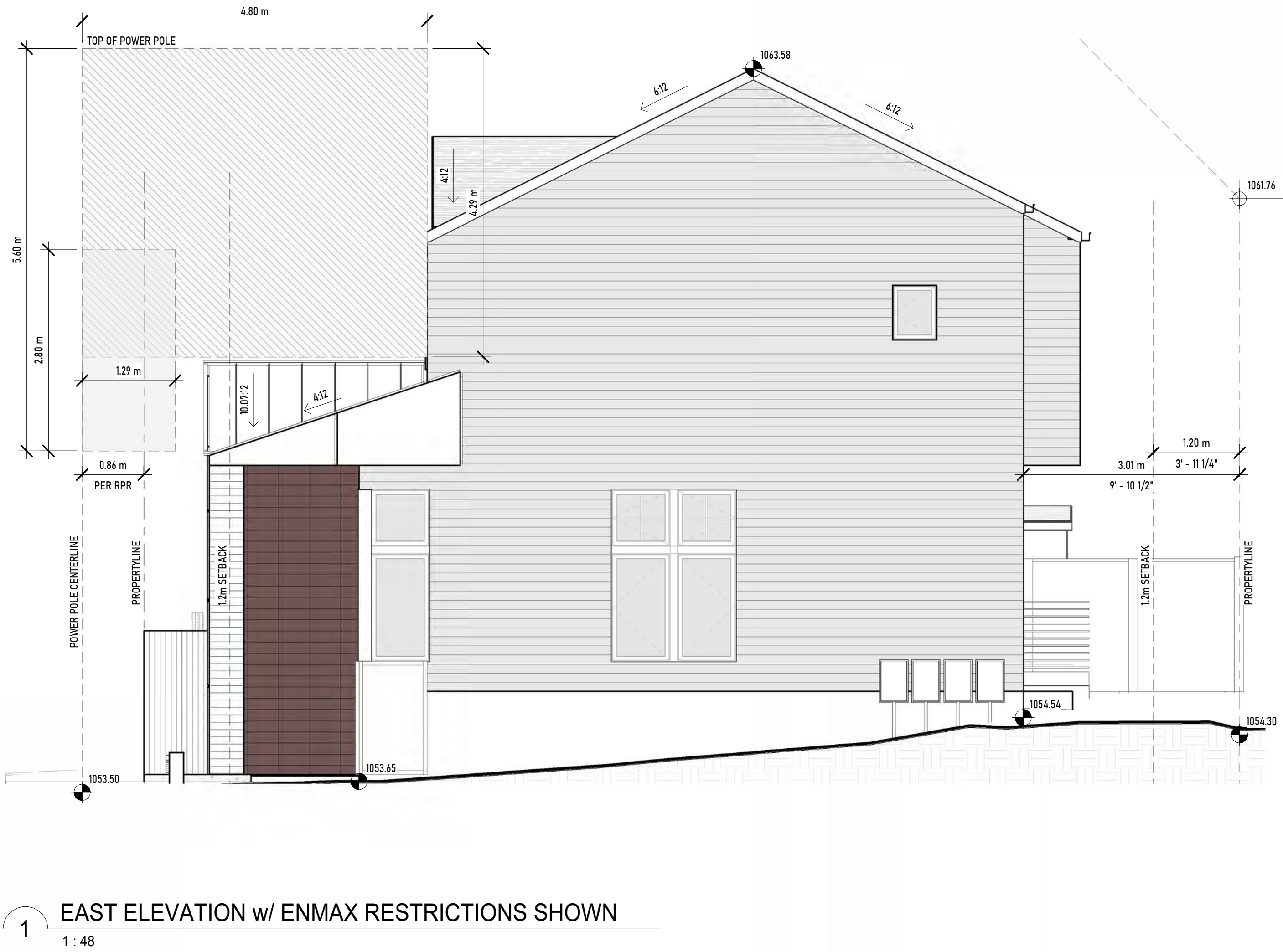
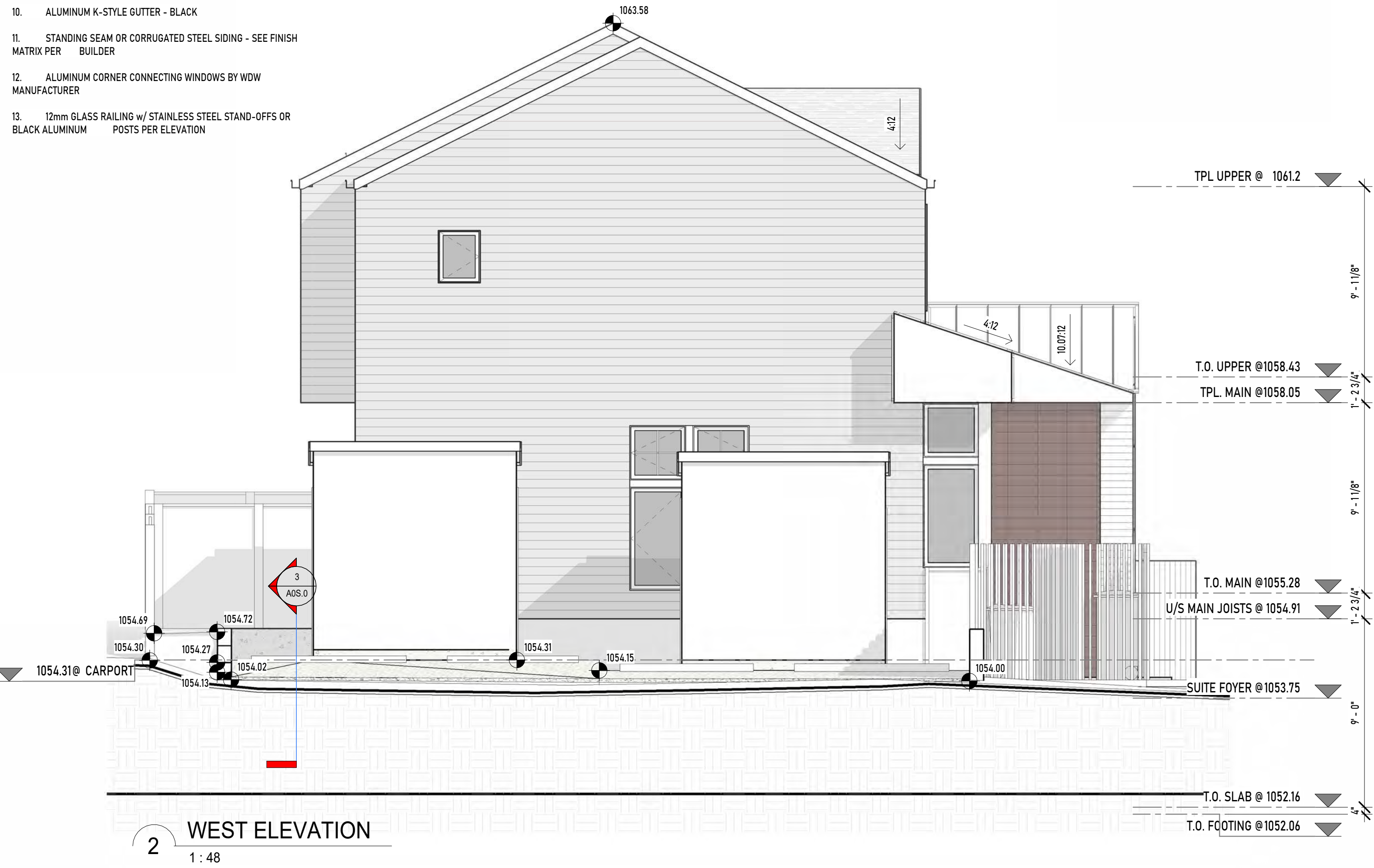
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