

MONTGOMERY MULTI-FAMILY

LOT 24 & 25 BLOCK 54 PLAN 4994GI

2304/2308 48TH STREET NW

CALGARY, AB

PROJECT ISSUE DATE:

6/15/23

CURRENT REVISION DATE:

5.25.26



MIDNIGHT
DESIGN
STUDIO

BUILDING ANALYSIS:

BUILDING HEIGHT:

PROPOSED PEAK GEODETIC:
- MAIN BUILDING = 1091.39
- GARAGE = 1089.74

PARCEL COVERAGE:

LOT AREA: 13,102.89 SQ. FT. (1217.3m²)
COVERAGE ALLOWED: 60% (7,861.73 SQ. FT./730.4m²)
FOOTPRINT COVERAGE: 5,468.7 SQ. FT. (508.1m²)
CLASS 1 BIKE LOCKERS: (5) REQUIRED (10) PROVIDED
TOTAL COVERAGE OF DEVELOPMENT: 5,468.7 SQ. FT. = 41.74%

ZONING: RC-6
FRONT SETBACK: 3.0m
REAR SETBACK: 3.0m
SIDE SETBACKS: 1.2m
HEIGHT LIMIT/HEIGHT PLANE GEODETIC: 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)

13,394 SQ. FT. (1,294.5m²)

FAR = 13,394 / 13,102.89 = 1.06

PARKING STALLS PROVIDED ON SITE - 6.0

DWELLING UNITS: 10
PARKING STALL PER DWELLING UNIT: 0.50
PARKING STALLS PROVIDED: 6
PROVIDED VIA PRIVATE GARAGES

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: 13,102.89 SQ. FT. / 1,217.3m²
TREES = 1.0 X 11 = 11
SHRUBS = 3 X 11 = 33

PROPOSED PLANTING:

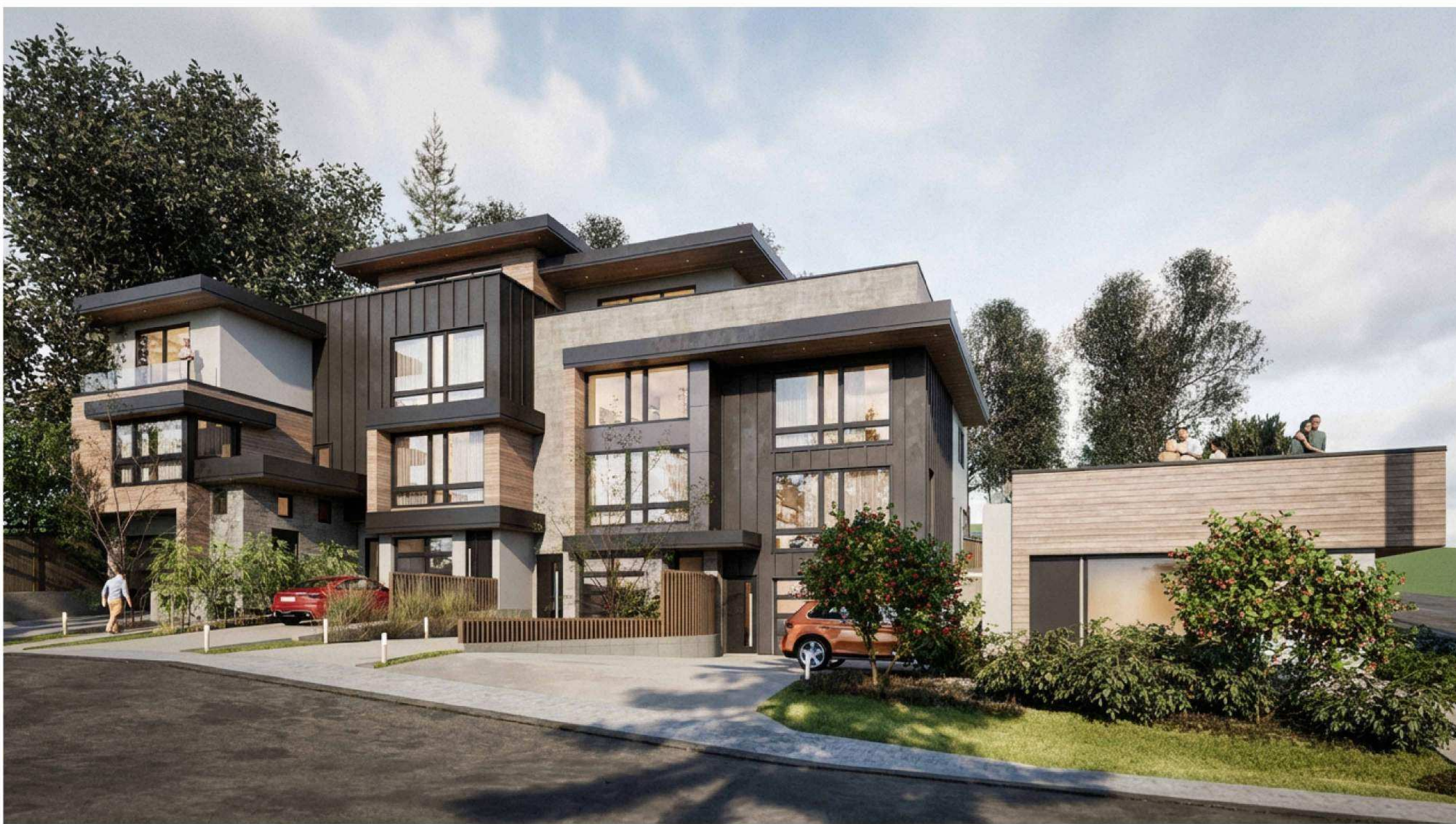
TREES - 15
SHRUBS - 37

TOTAL LANDSCAPED AREA:

LOT AREA: 13,102.89 SQ. FT. (1,217.3m²)
FOOTPRINT COVERAGE: 5,468.7 SQ. FT. (508.1m²)
CLASS 1 BIKE LOCKERS: (5) REQUIRED (10) PROVIDED
TOTAL COVERAGE OF DEVELOPMENT: 5,468.7 SQ. FT. = 41.74%
TOTAL LANDSCAPE: 7,634.17 SQ. FT. (709.24m²) 58.26%

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 PIPE 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 ASSEMBLY 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 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	4/26/26
2	DP SUBMISSION	5/25/26

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DESIGN BY:	MJK
SCALE:	1 : 48

LOT 24 & 25 BLOCK 54
PLAN 4994GI
2304/2308 48TH
STREET NW
CALGARY, AB

A0

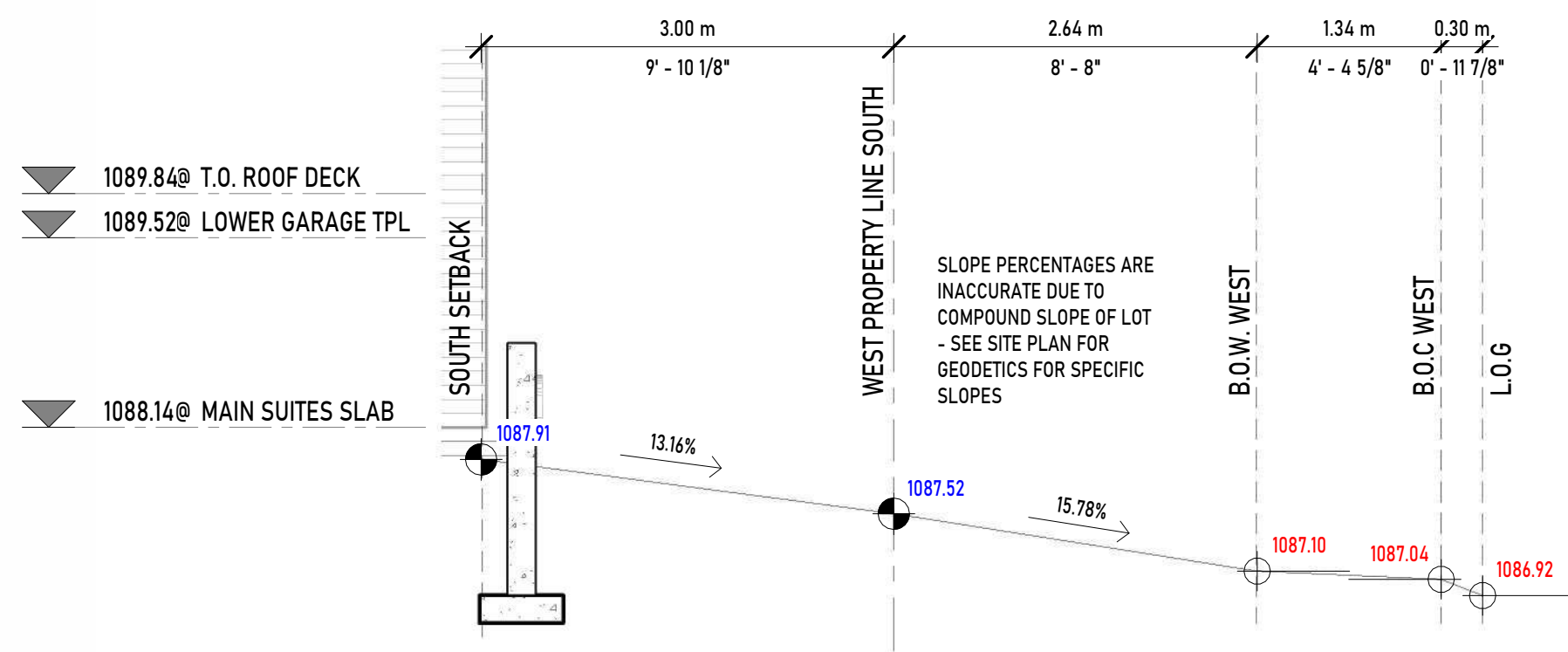
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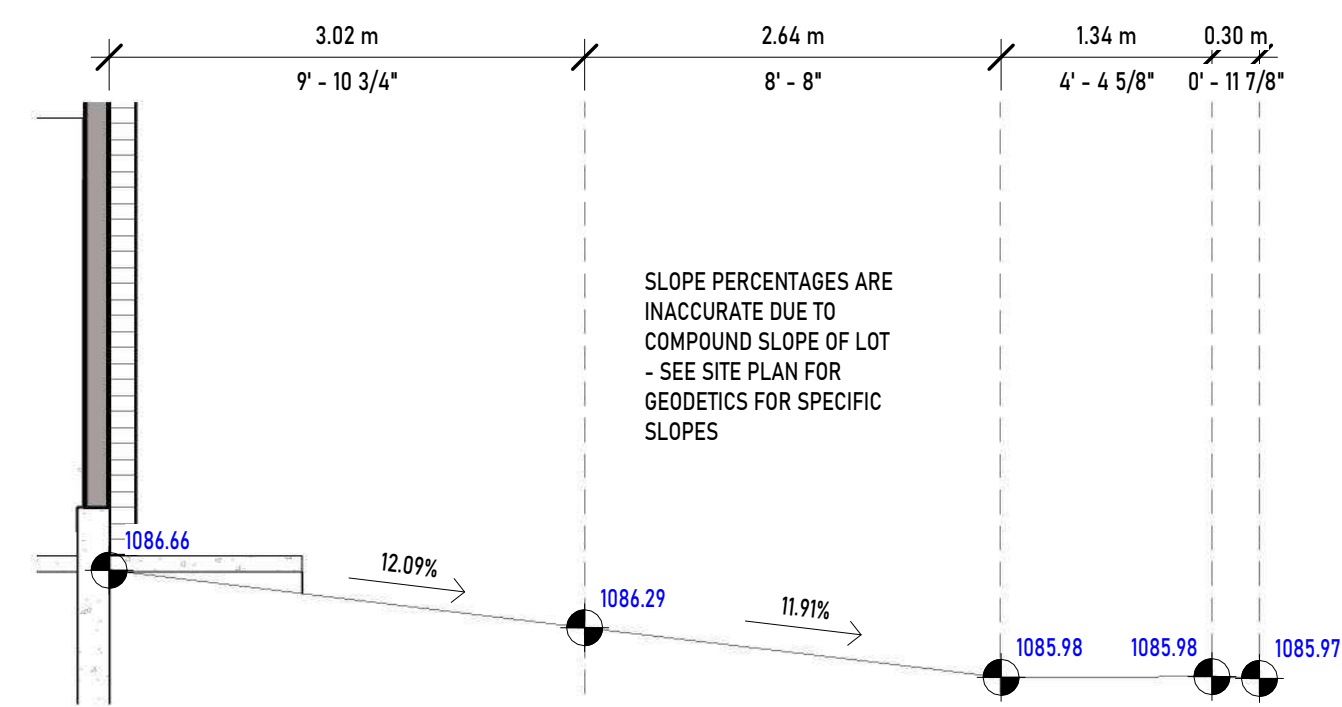
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5319 3RD STREET SE, CALGARY, AB
(403) 815-0604 - office
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MONTGOMERY
PROJECT

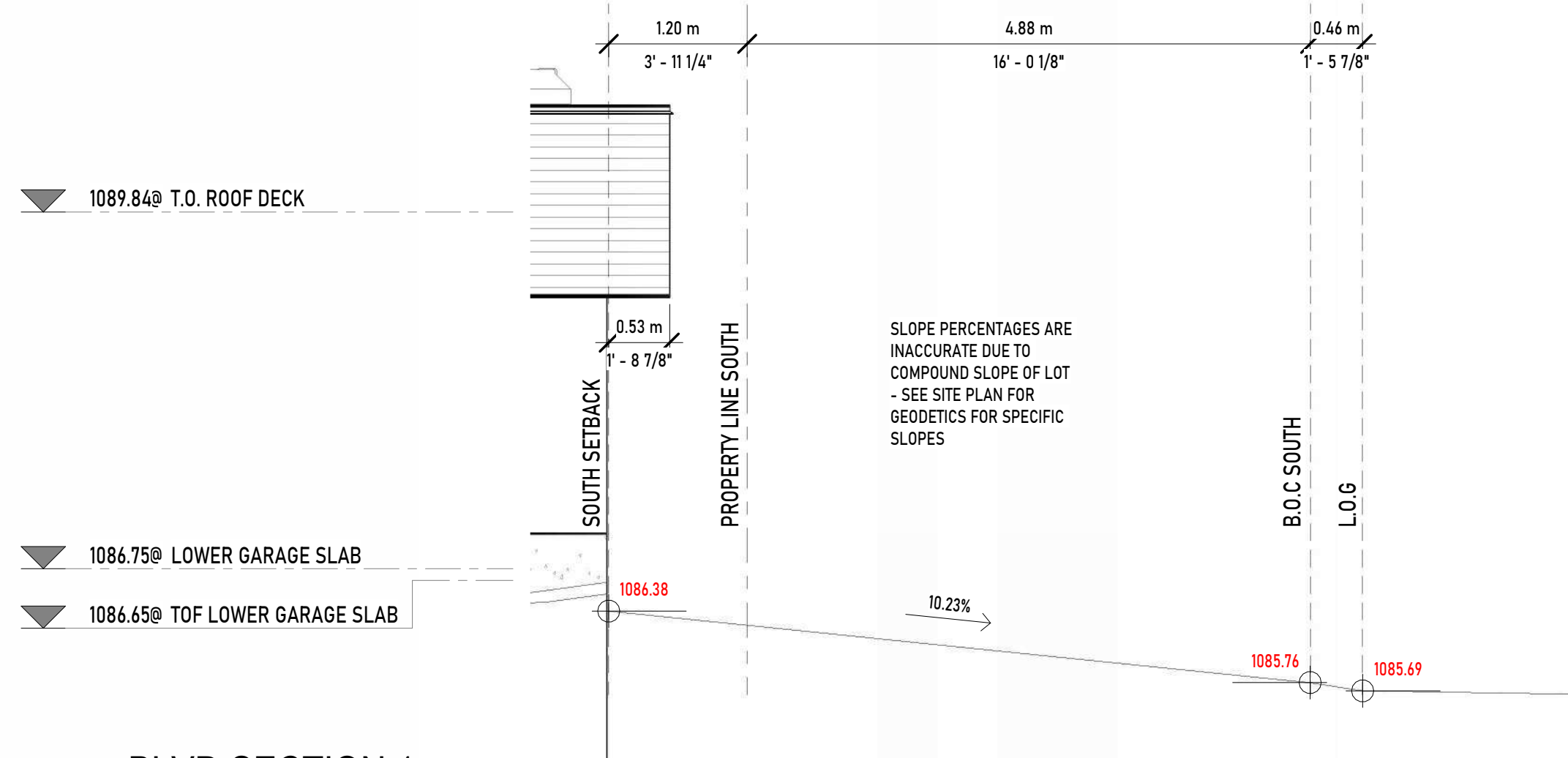
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A0S.0			
SITE PLAN			
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MONTGOMERY PROJECT			



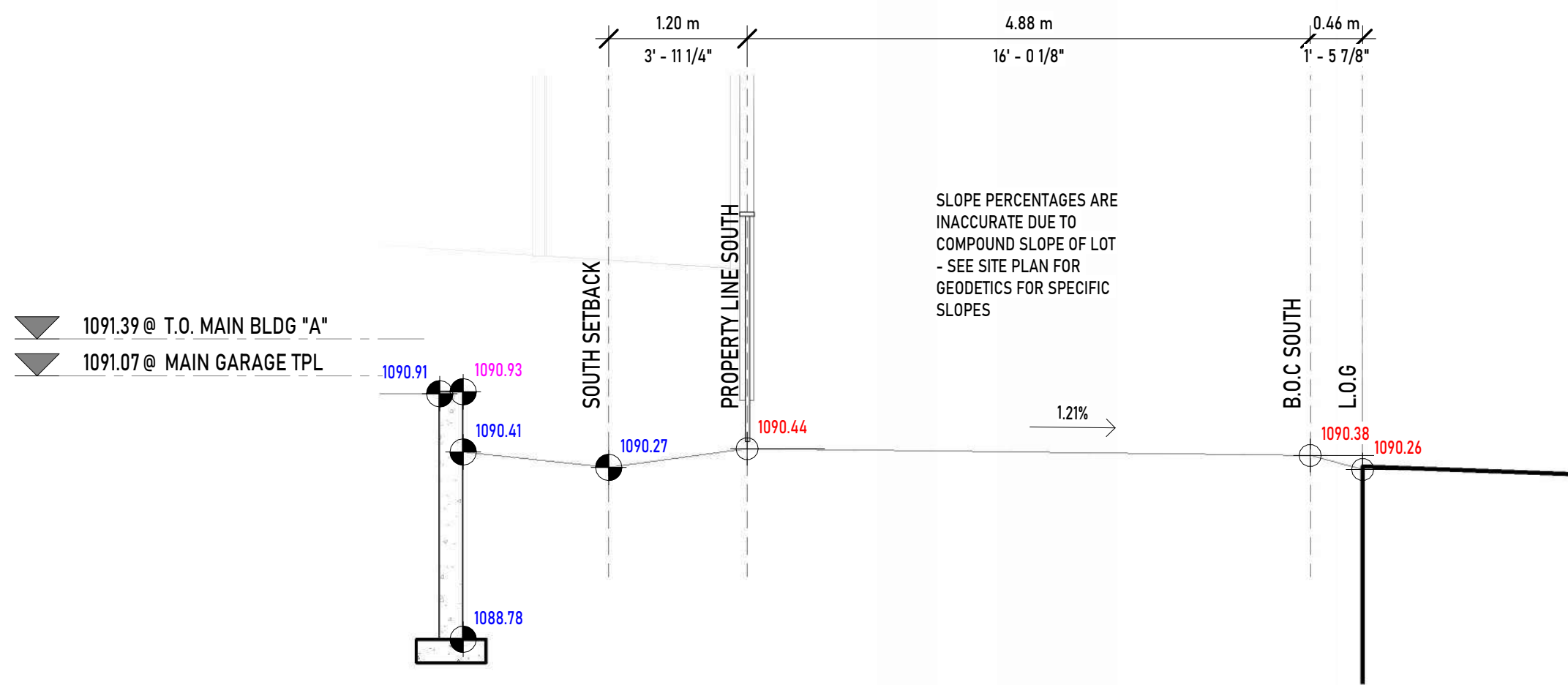
4 BLVD SECTION 4
1 : 48



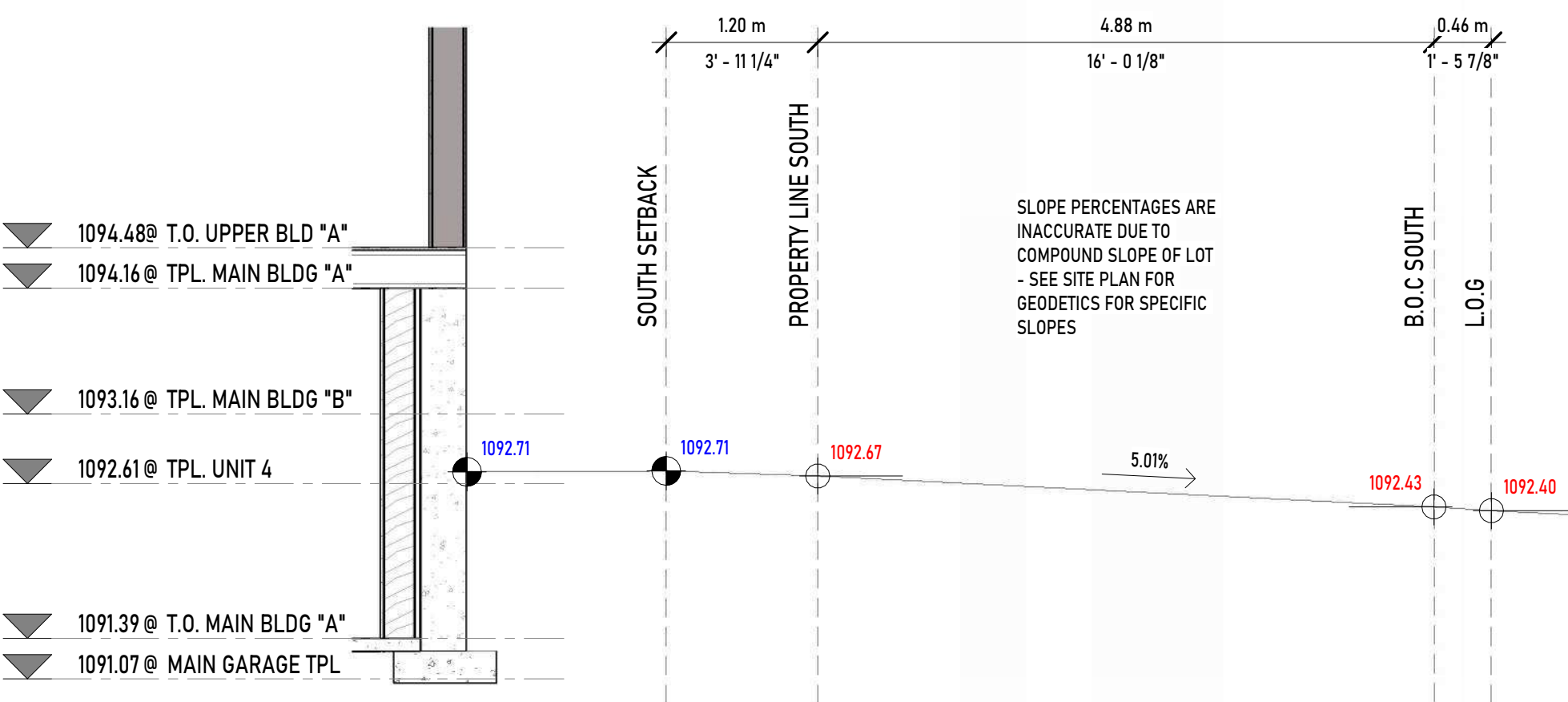
5 BLVD SECTION 5
1 : 48



1 BLVD SECTION 1
1 : 48



2 BLVD SECTION 2
1 : 48



3 BLVD SECTION 3
1 : 48

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DESIGN BY:		Designer
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LOT 24 & 25 BLOCK 54 PLAN 4994GI 2304/2308 48TH STREET NW CALGARY, AB		
A0S.1		
BLVD SECTIONS		
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MONTGOMERY PROJECT		

DENOTES NEW WEeping SPuCE (PICEA GLAUCA "PENDULA") 80mm CALLIPER 4.5m HEIGHT SPREAD: 15m	
DENOTES NEW JAPANESE LILAC (SYRINGA RETICULATA) 60mm CALLIPER 4.5m HEIGHT SPREAD: 2m	
DENOTES NEW COLUMNAR SPRUCE - 20 GAL. - 3.5m HEIGHT	
DENOTES NEW SCHUBERT CHOKECHERRY MULTI-STEM (PRUNUS VIRGINIANA 'SCHUBERT') - 4.5m HEIGHT	
DENOTES NEW SUTHERLAND CARAGANA (CARAGANA ARBORESCENS 'SUTHERLAND') - 4.5m HEIGHT	
DENOTES NEW TANNENBAUM MUGO PINE (PINUS MUGO 'TANNENBAUM') - 4.5m HEIGHT	
DENOTES NEW SHRUB - GLOBE CARAGANA (CARAGANA FRUTEX 'GLOBOSA') SPREAD: 0.60m MINIMUM	
DENOTES NEW SHRUB - ROYAL BURGUNDY BARBERRY (BERBERIS THUNBERGII 'GENTRY') SPREAD: 0.60m MINIMUM	
DENOTES NEW SHRUB - GOLDEN JAPANESE BARBERRY (BERBERIS THUNBERGII 'AUREA') SPREAD: 0.60m MINIMUM	
DENOTES NEW PUSCH SPRUCE (PICEA ABIES PUSCH) HEIGHT: MIN. 10m	
DENOTES NEW SHRUB - NINEBARK - 10 GAL. - 1.2m HEIGHT - 10m SPREAD	
DENOTES NEW SHRUB - JUNIPER CREEPER - 10 GAL. - 0.60m HEIGHT - 10m SPREAD	
DENOTES PATH LIGHT	



MIDNIGHT
DESIGN
STUDIO

		DATE	
		4,26,26	
		5,25,26	
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		CONCEPTS	
		DP SUBMISSION	
		NO.	
		1	
		2	
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LOT 24 & 25 BLOCK 54 PLAN 49946I 2304/2308 48TH STREET NW CALGARY, AB			
A0S.2.A			
LANDSCAPE PLAN			
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MONTGOMERY PROJECT			



Home / Tree / Coniferous / Spruce, Weeping White

Coniferous, Tree

Spruce, Weeping White

Size

Choose an option

1

Add item to your quote request

SKU: N/A Categories: Coniferous, Tree

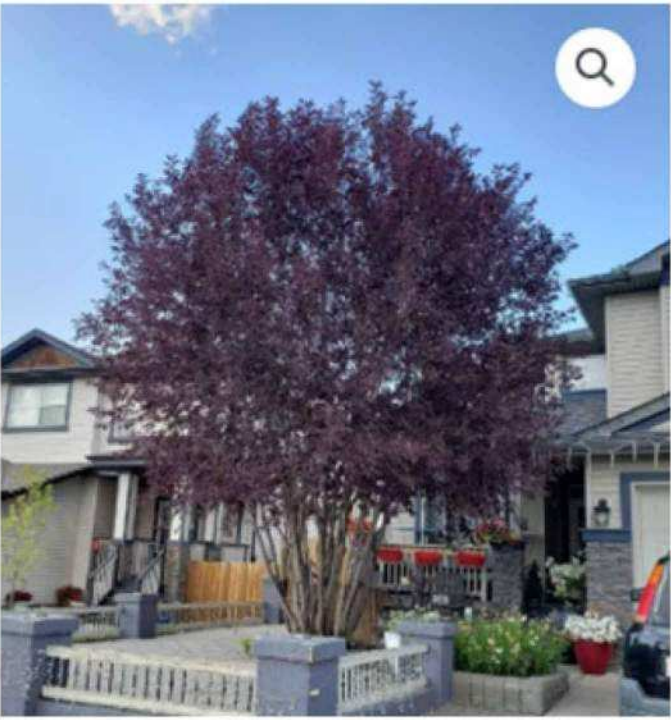
Tags: Evergreen, Low maintenance, Deer resistant



Japanese Tree Lilac in bloom



Sutherland Peashrub



Home / Tree / Deciduous / Chokecherry, Schubert - Multi-Stem

Deciduous, Tree

Chokecherry, Schubert - Multi-Stem

Size

Choose an option



Home / Tree / Coniferous / Spruce, Columnar Blue

Coniferous, Tree

Spruce, Columnar Blue

Size

Choose an option

1



Fireside® Ninebark



Pusch Spruce



Golden Japanese Barberry



Royal Burgundy Japanese Barberry



Globe Peashrub



Tannenbaum Mugo Pine

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2	DEVELOPMENT		5.25.26

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SCALE:

LOT 24 & 25 BLOCK 54
PLAN 4994GI
2304/2308 48TH STREET
NW
CALGARY, AB

A0S.2.B

SPECIMEN REPRESENTATIONS

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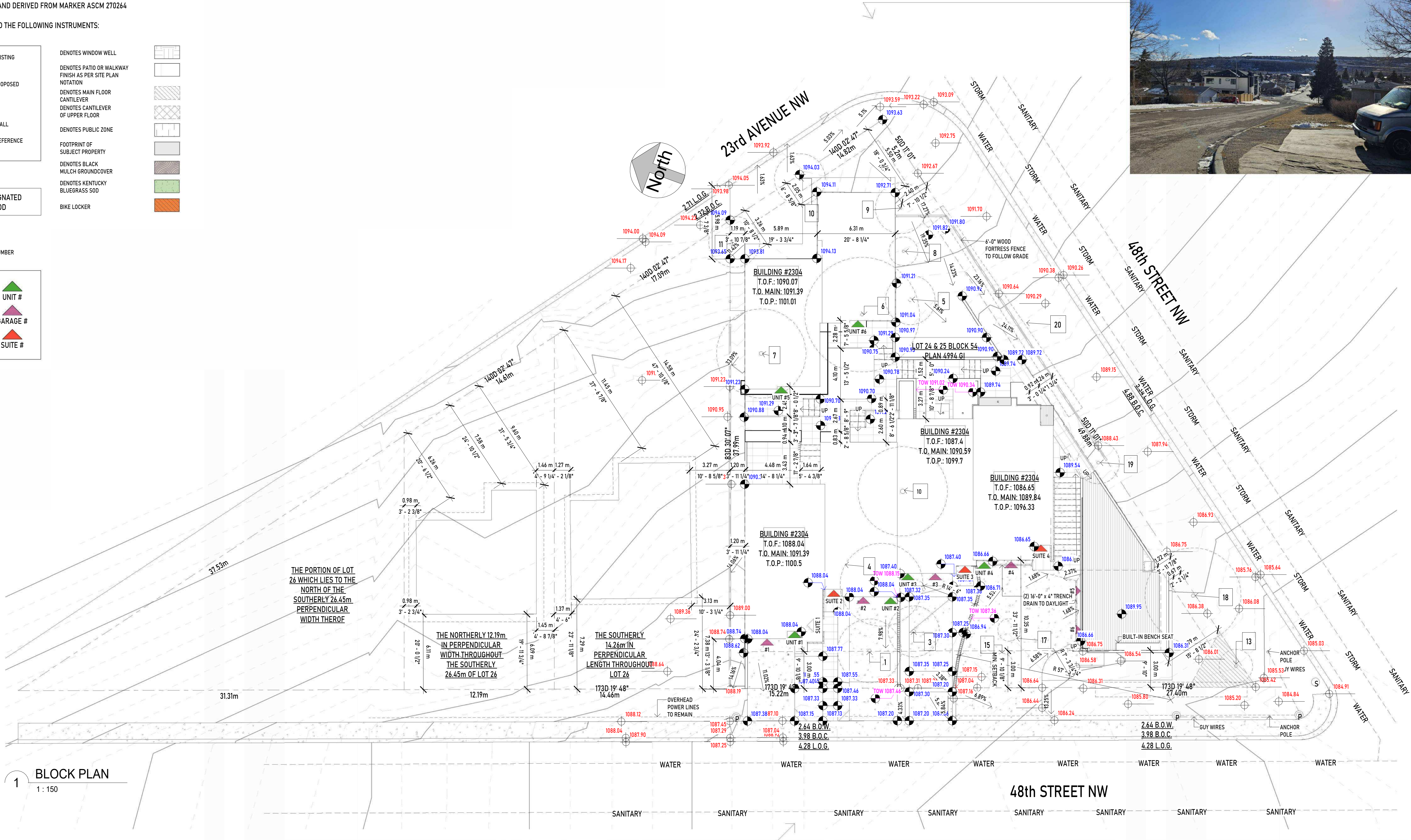
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MONTGOMERY PROJECT

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



MIDNIGHT
DESIGN
STUDIO

[illegible]

WINDOW SCHEDULE		
MARK	WIDTH	HEIGHT
1	1.22	0.91
2	1.83	1.83
3	0.61	1.83
4	0.91	0.76
5	0.91	1.22
6	2.13	0.76
7	2.13	1.22
8	1.52	0.76
9	1.52	1.22
10	0.76	1.07
11	1.52	0.61
12	1.52	1.83
13	0.61	0.61
15	1.22	0.61
16	1.22	1.83
17	0.76	1.83
18	1.14	1.83
19	1.22	2.44
20	0.76	1.52
21	1.37	1.52
22	1.52	1.52
23	0.76	0.61
24	1.83	1.52
25	1.22	1.52
26	0.61	1.52
27	0.61	0.61
28	1.68	1.83
29	0.61	0.76
30	1.02	1.83
31	1.02	1.52
32	1.02	0.61
372		

DOOR SCHEDULE			
TYPE MARK	WIDTH	HEIGHT	DESCRIPTION
1	1.02	2.44	FRONT ENTRY DOOR w/ GLASS INSERT
2	0.00	0.00	Impact Rated Aluminum Folding Doors
3	0.81	2.13	45-MIN RATED w/ SELF-CLOSURE
4	0.81	2.44	45-MIN RATED w/ SELF-CLOSURE
5	0.76	2.44	TruStile (TM) Series
6	0.81	2.44	TruStile (TM) Series
7	1.07	2.44	TruStile Modern (TM) Series
8	1.22	2.44	TruStile Modern (TM) Series
9	1.52	2.44	TruStile Modern (TM) Series
10	2.44	2.44	OVERHEAD 4-PANEL GARAGE DOOR BY CLOPAY
11	2.41	2.43	2-PANEL PATIO SLIDER
12	3.62	2.02	3-PANEL PATIO SLIDER
13	1.22	2.44	DBL SEALED MECH. ROOM DOOR - 45-MIN RATED w/ SELF-CLOSURE
14	1.52	2.44	DBL SEALED MECH. ROOM DOOR - 45-MIN RATED w/ SELF-CLOSURE
15	0.81	2.03	
16	0.81	1.52	
17	0.76	2.44	12mm GLASS DOOR w/ CHROME HARDWARE

DATE
5.25.26

REVISION DESCRIPTION
DP SUBMISSION

NO.
2

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DESIGN BY: Designer

SCALE:

LOT 24 & 25 BLOCK 54
PLAN 4994GI
2304/2308 48TH STREET
NW
CALGARY, AB

A99.0

SCHEDULES

ISSUED FOR DEVELOPMENT PERMIT

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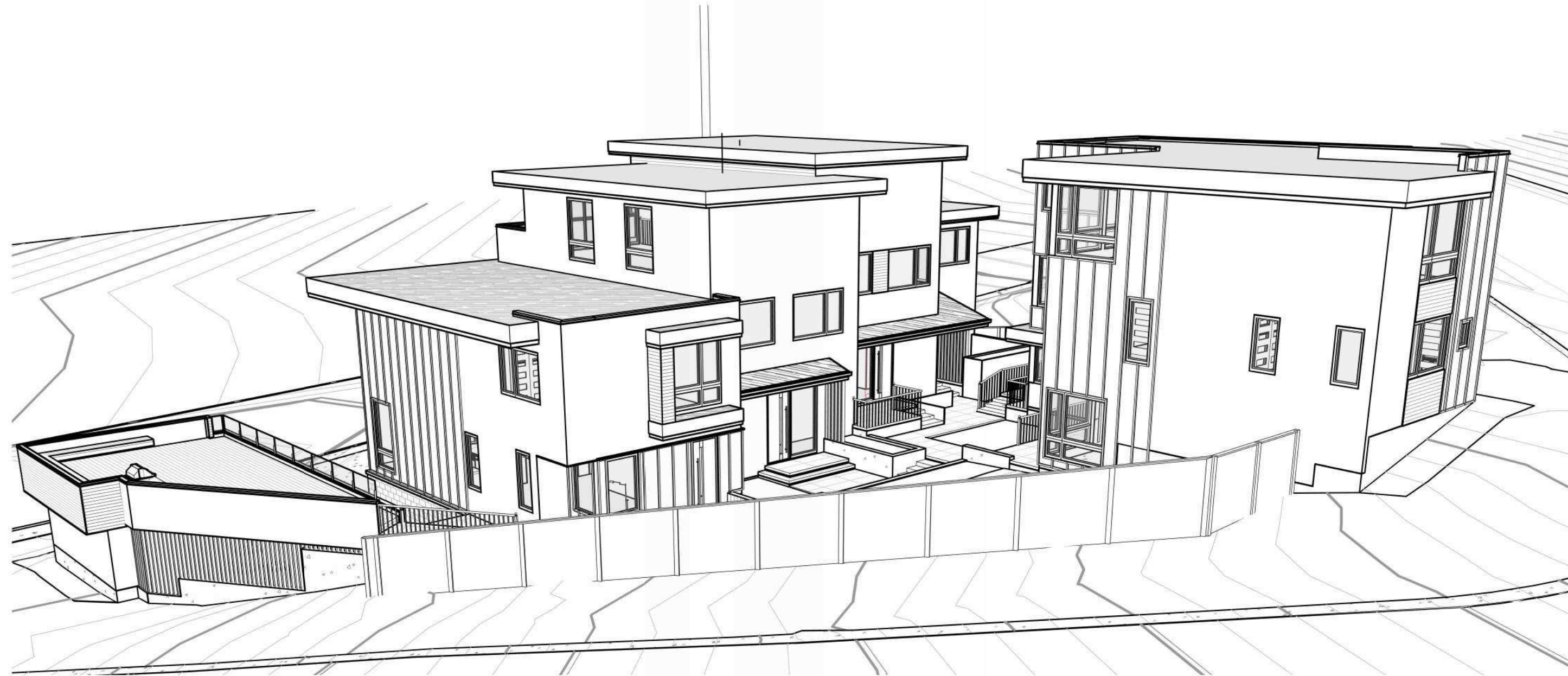
MONTGOMERY
PROJECT



WEST SOUTHWEST PERSPECTIVE



WEST PERSPECTIVE



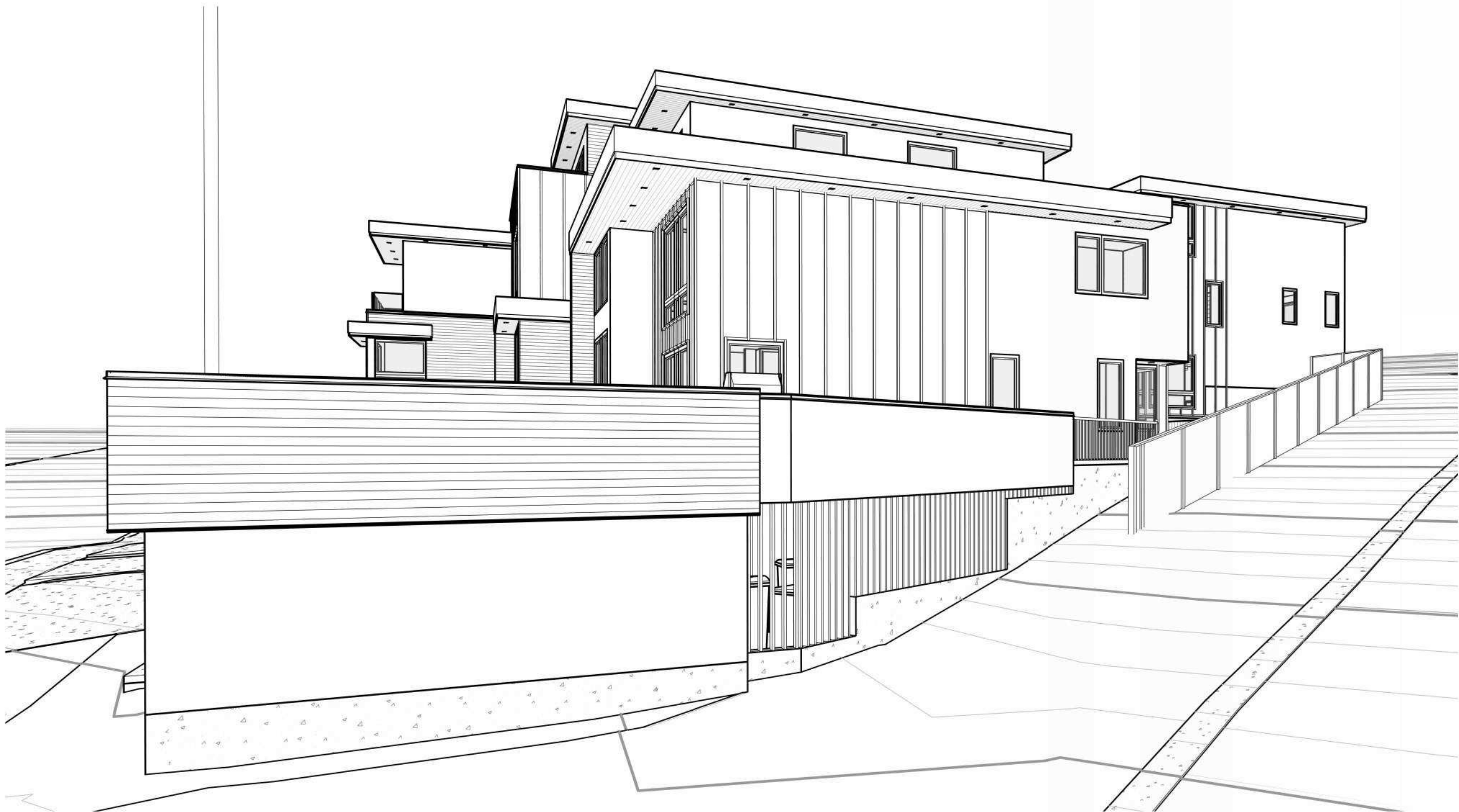
EAST SOUTHEAST PERSPECTIVE



BUILDING "B"
SOUTHWEST
PERSPECTIVE



NORTHWEST PERSPECTIVE



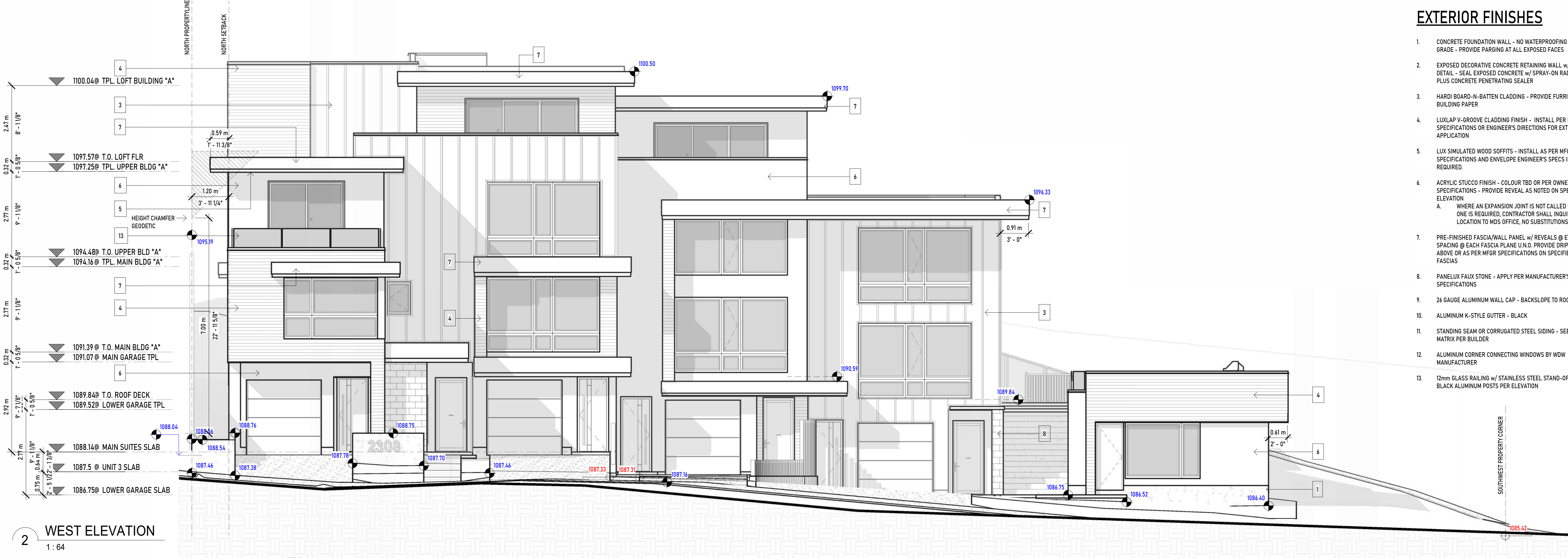
SOUTH PERSPECTIVE

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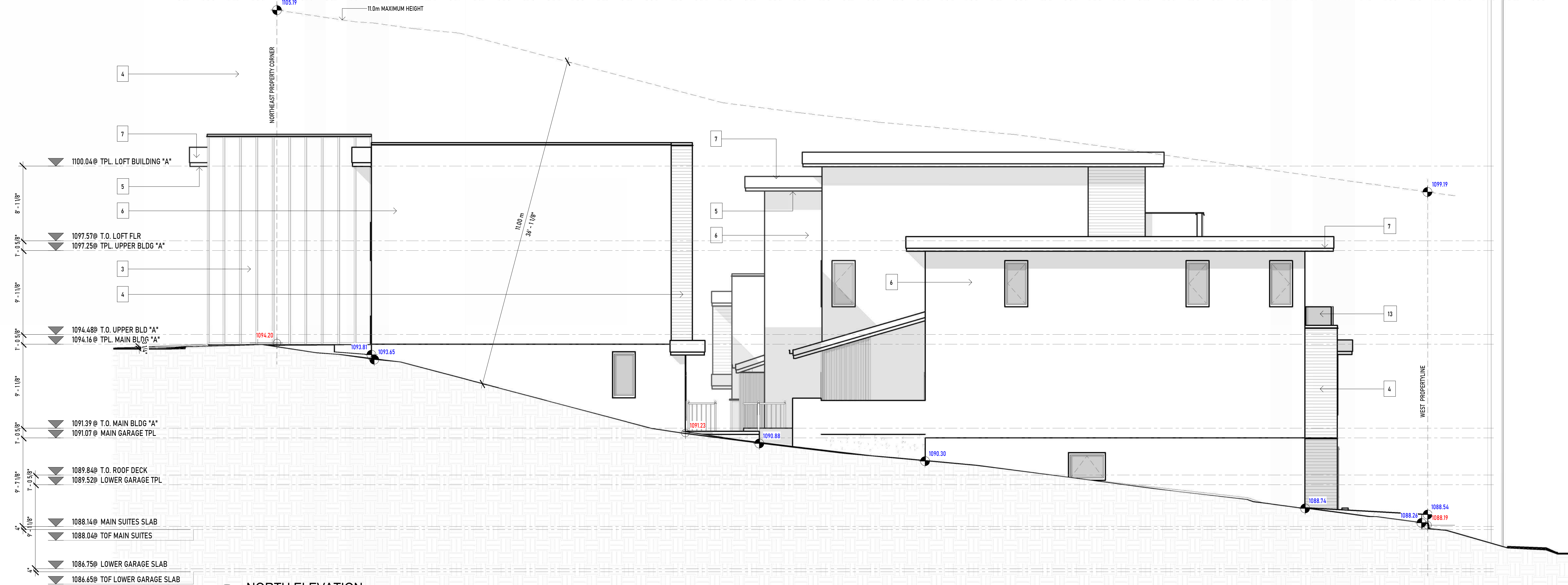
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LOT 24 & 25 BLOCK 54 PLAN 4994G1 2304/2308 48TH STREET NW CALGARY, AB		
A300		
EXTERIOR PERSPECTIVES		
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MONTGOMERY PROJECT		

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. HARDI BOARD-N-BATTEN CLADDING - PROVIDE FURRING o/ BUILDING PAPER
4. LUXLAP V-GROOVE CLADDING FINISH - INSTALL PER MFGR SPECIFICATIONS OR ENGINEER'S DIRECTIONS FOR EXTERIOR APPLICATION
5. LUX 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. PRE-FINISHED 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. PANELUX FAUX STONE - APPLY PER MANUFACTURER'S SPECIFICATIONS
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



2 WEST ELEVATION
1 : 64



1 NORTH ELEVATION
1 : 64

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LOT 24 & 25 BLOCK 54
PLAN 4994G1
2304/2308 48TH STREET
NW
CALGARY, AB

A301

EXTERIOR SCHEMATICS

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MIDNIGHT DESIGN STUDIO, INC.
5319 3RD ST SE CALGARY, AB
403-815-6404
www.midnightdesignstudio.ca

**MONTGOMERY
PROJECT**

NO.	REVISION DESCRIPTION	DATE	
		CONCEPTS	DP SUBMISSION
1		4.26.26	
2		5.25.26	

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

LOT 24 & 25 BLOCK 54
PLAN 4994GI
2304/2308 48TH STREET
NW
CALGARY, AB

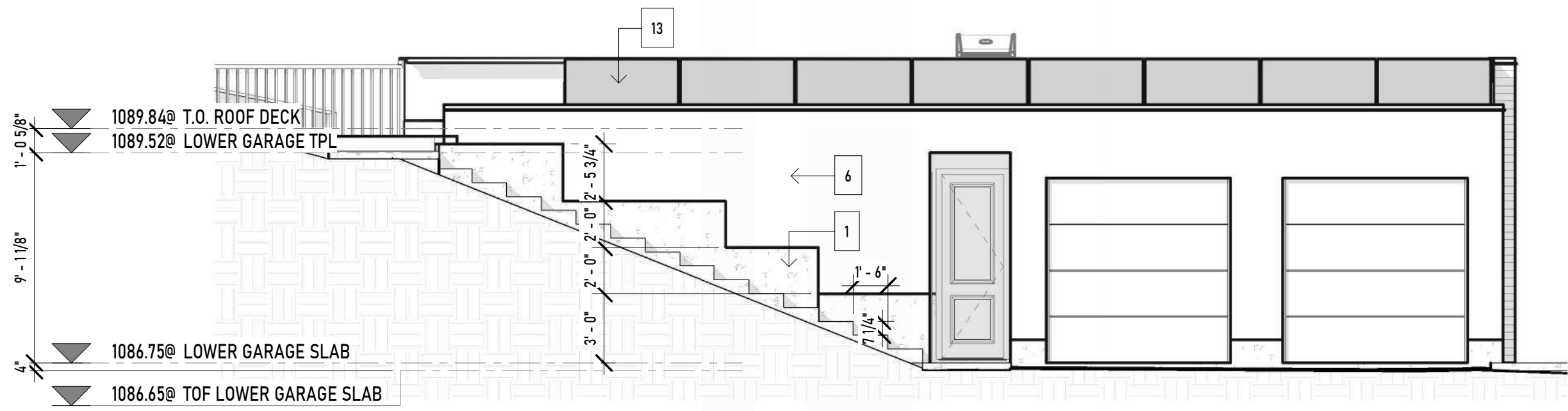
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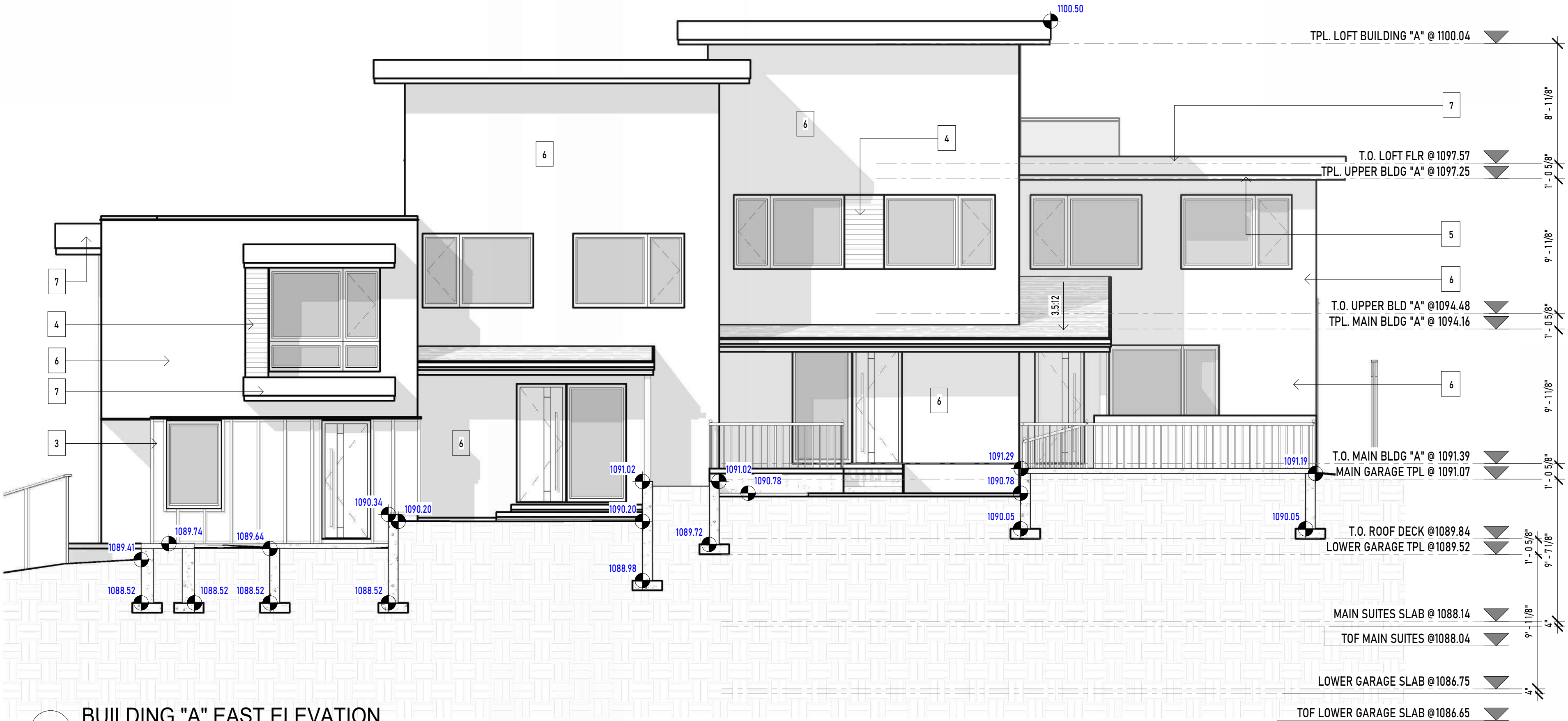
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3 DETACHED GARAGE SOUTH ELEVATION

1 : 64



1 BUILDING "A" EAST ELEVATION

1 : 64

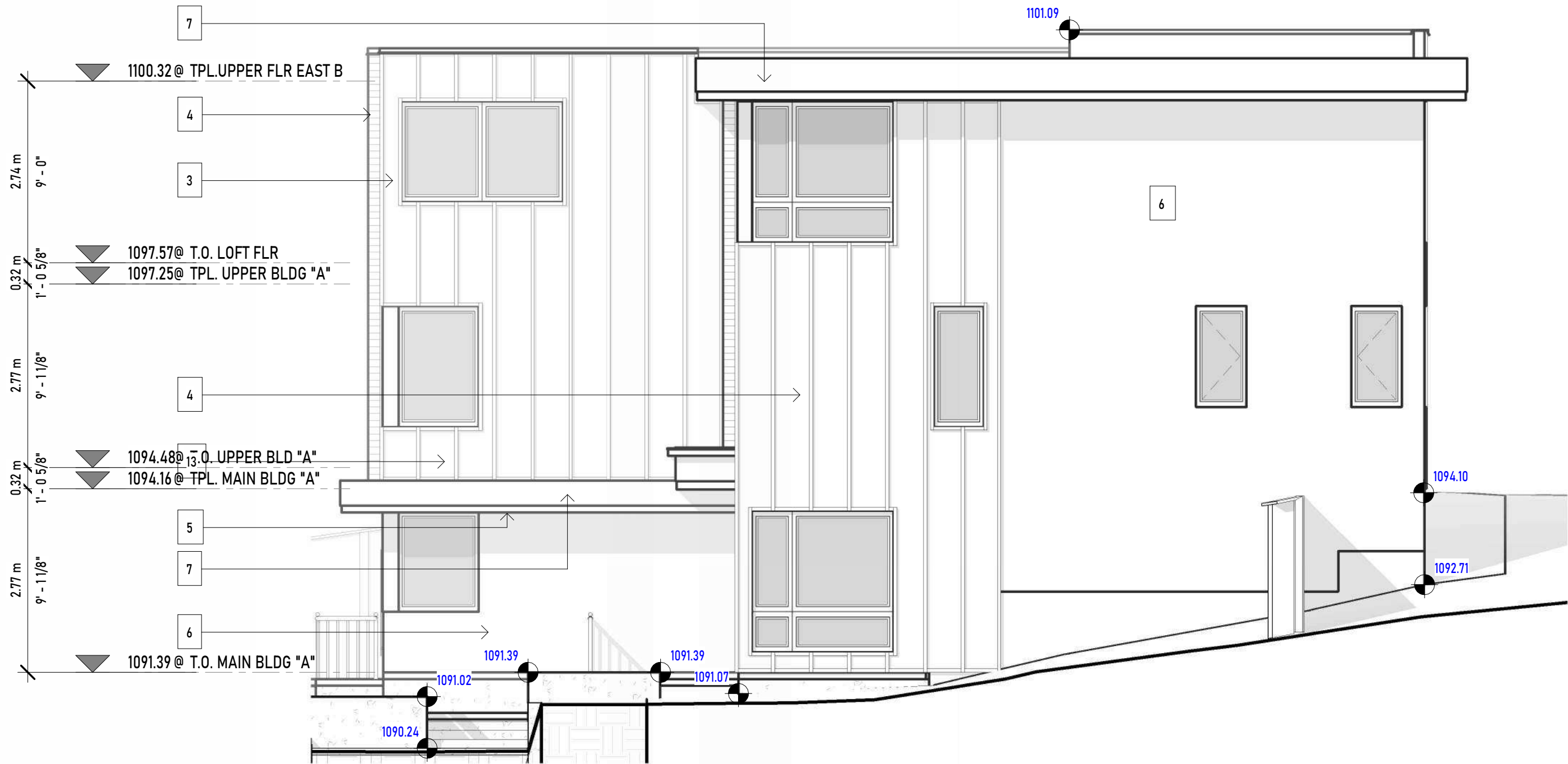


2 BUILDING "A" SOUTH ELEVATION

1 : 64

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
- HARDI BOARD-N-BATTEN CLADDING - PROVIDE FURRING o/ BUILDING PAPER
- LUXLAP V-GROOVE CLADDING FINISH - INSTALL PER MFGR SPECIFICATIONS OR ENGINEER'S DIRECTIONS FOR EXTERIOR APPLICATION
- LUX SIMULATED WOOD SOFFITS - INSTALL AS PER MFGR SPECIFICATIONS AND ENVELOPE ENGINEER'S SPECS IF VENTING REQUIRED.
- 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
- PRE-FINISHED FASCIA/WALL PANEL w/ REVEALS @ EYEN SPACING @ EACH FASCIA PLANE U.N.O. PROVIDE DRIP CAP ABOVE OR AS PER MFGR SPECIFICATIONS ON SPECIFIED FASCIAS
- PANELUX FAUX STONE - APPLY PER MANUFACTURER'S SPECIFICATIONS
- 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



1 BUILDING "B" SOUTH ELEVATION
1 : 64

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. HARDI BOARD-N-BATTEN CLADDING - PROVIDE FURRING o/ BUILDING PAPER
4. LUXLAP V-GROOVE CLADDING FINISH - INSTALL PER MFGR SPECIFICATIONS OR ENGINEER'S DIRECTIONS FOR EXTERIOR APPLICATION
5. LUX 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. PRE-FINISHED 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. PANELUX FAUX STONE - APPLY PER MANUFACTURER'S SPECIFICATIONS
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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