

BOWNESS MODERN

LOT 20, BLOCK 26

PLAN 3240 FQ

2329 BOWNESS ROAD NW

CALGARY, AB

PROJECT ISSUE DATE:
12.21.25

CURRENT REVISION DATE:
9.27.26

SHEET LIST

Sheet Number	Sheet Name	Sheet Issue Date
A0	COVERSHEET	9.4.26
A0S.1	SITE PLAN	9.4.26
A0S.2	BLOCK PLAN	9.4.26
A100	BASEMENT CONCEPT	9.4.26
A101	MAIN FLOOR CONCEPT	9.4.26
A102	UPPER FLOOR CONCEPT	9.4.26
A103	LOFT CONCEPT	9.4.26
A300	EXTERIOR PERSPECTIVES	9.4.26
A301	EXTERIOR SCHEMATICS	9.4.26
A302	EXTERIOR SCHEMATICS	9.4.26
A303	EXTERIOR SCHEMATICS	9.4.26
A600	GARAGE PLANS	9.4.26

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 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 ASSEMBLY SHALL COMPLY WITH SECTION NBC2023-AE WHERE MOTORIZED DAMPERS OR GRAVITY/BACK-FLOW DAMPERS ARE TO BE INSTALLED

3. WHERE THE AIR BARRIER SYSTEM CONSISTS OF FLEXIBLE SHEET MATERIAL, PER NBC2023-AE: 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 NBC2023-AE

8. PENETRATIONS SHOULD BE SEALED TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER PER NBC2023-AE

9. ALL PENETRATIONS AND TIE-INS OF THE AIR BARRIER SYSTEM SHALL COMPLY WITH NBC2023-AE

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 (NBC2023-AE). 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.



CS

MIDNIGHT

DESIGN
STUDIO

TOTAL BASEMENT DEVELOPMENT - 1,562 SQ. FT.
MAIN FLOOR AREA - 1,604 SQ. FT.
UPPER FLOOR AREA - 1,712 SQ. FT.
LOFT AREA - 1,084 SQ. FT.
TOTAL AREA - 4,400 SQ. FT.

No.	Description	Date
1	CONCEPTS	12.21.25
2	CONCEPTS 2	12.24.25
3	CONCEPT REVISIONS	8.28.26
4	CONCEPT REVISIONS	8.30.26
5	CONCEPT REVISIONS	9.2.26
6	CONCEPT FINALS	9.4.26
7	DP SUBMISSION	9.27.26

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DATE ISSUED: 12.21.25

DESIGN BY: MJK

SCALE: 1/4" = 1'-0"

LOT 20, BLOCK 26
PLAN 3240 FQ
2329 BOWNESS ROAD NW
CALGARY, AB

A0

COVERSHEET

DEVELOPMENT PERMIT DRAWINGS

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



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A300

EXTERIOR PERSPECTIVES

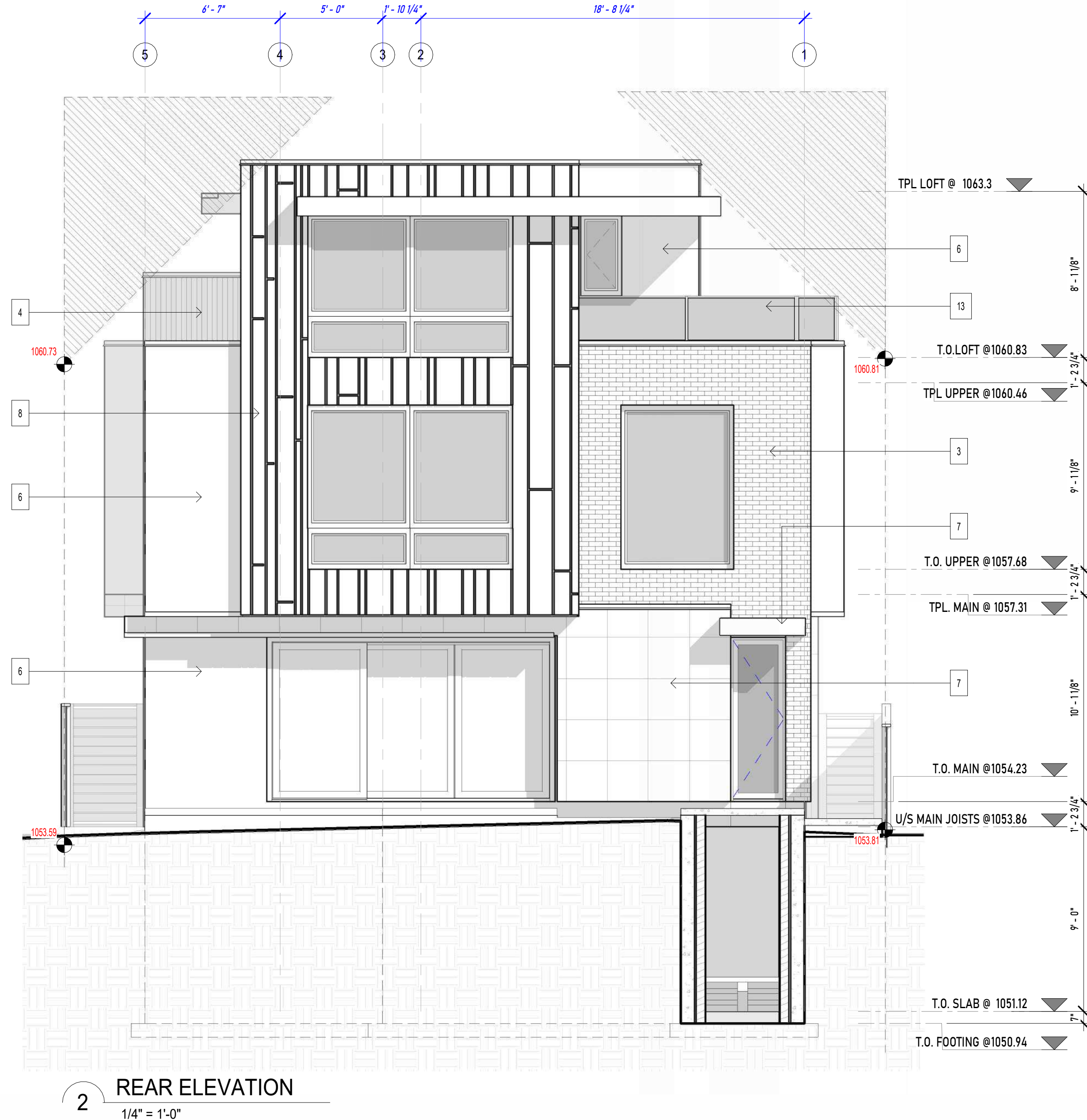
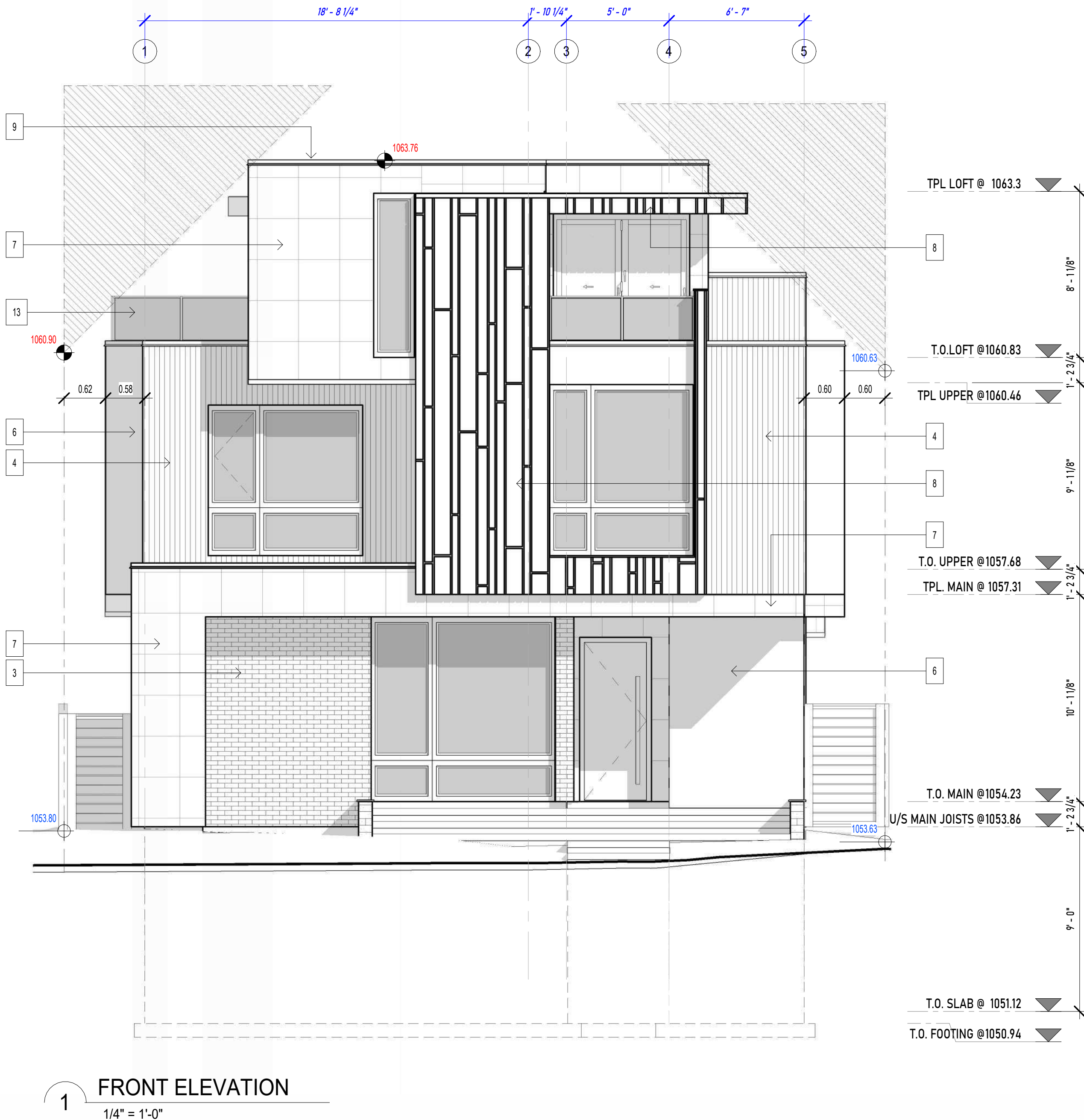
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5319 3RD STREET SE #758, CALGARY
(403) 815-4004
www.midnightdesignstudio.ca

CITYSIDE
DEVELOPMENT

EXTERIOR FINISHES

- CONCRETE FOUNDATION WALL - NO WATERPROOFING ABOVE GRADE - PROVIDE PARGING 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
- LUXLAP V-GROOVE 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
- 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
- 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
- LUX RANDOM WALL CLADDING - INSTALL PER MFGR INSTRUCTIONS
- 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
- ASPHALT SHINGLES w/ 30LB BUILDING ROOFING PAPER



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LOT 20, BLOCK 26
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2329 BOWNESS ROAD NW
CALGARY, AB

A301

EXTERIOR SCHEMATICS

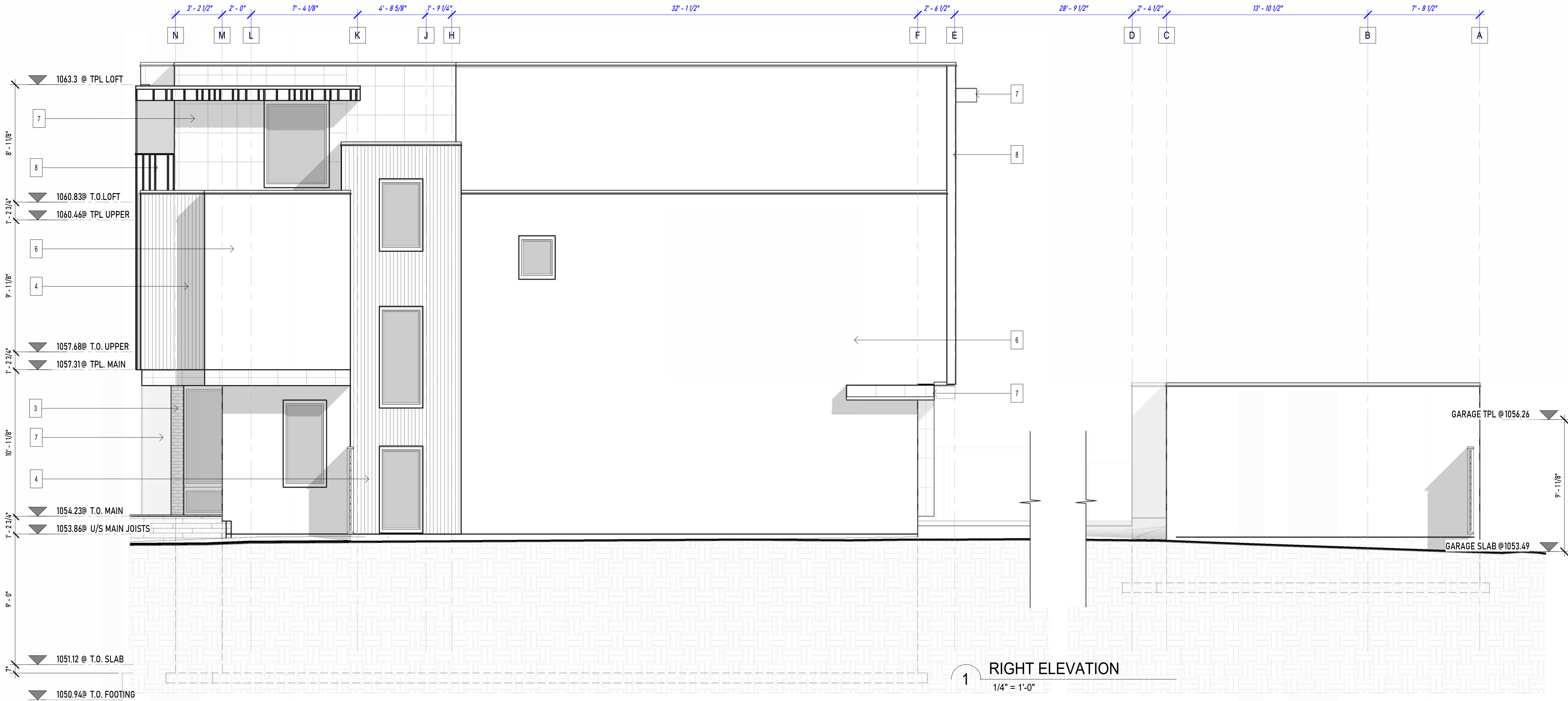
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CITYSIDE
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13. 12mm GLASS RAILING w/ STAINLESS STEEL STAND-OFFS OR BLACK ALUMINUM POSTS PER ELEVATION
14. ASPHALT SHINGLES w/ 30LB BUILDING ROOFING PAPER



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A302

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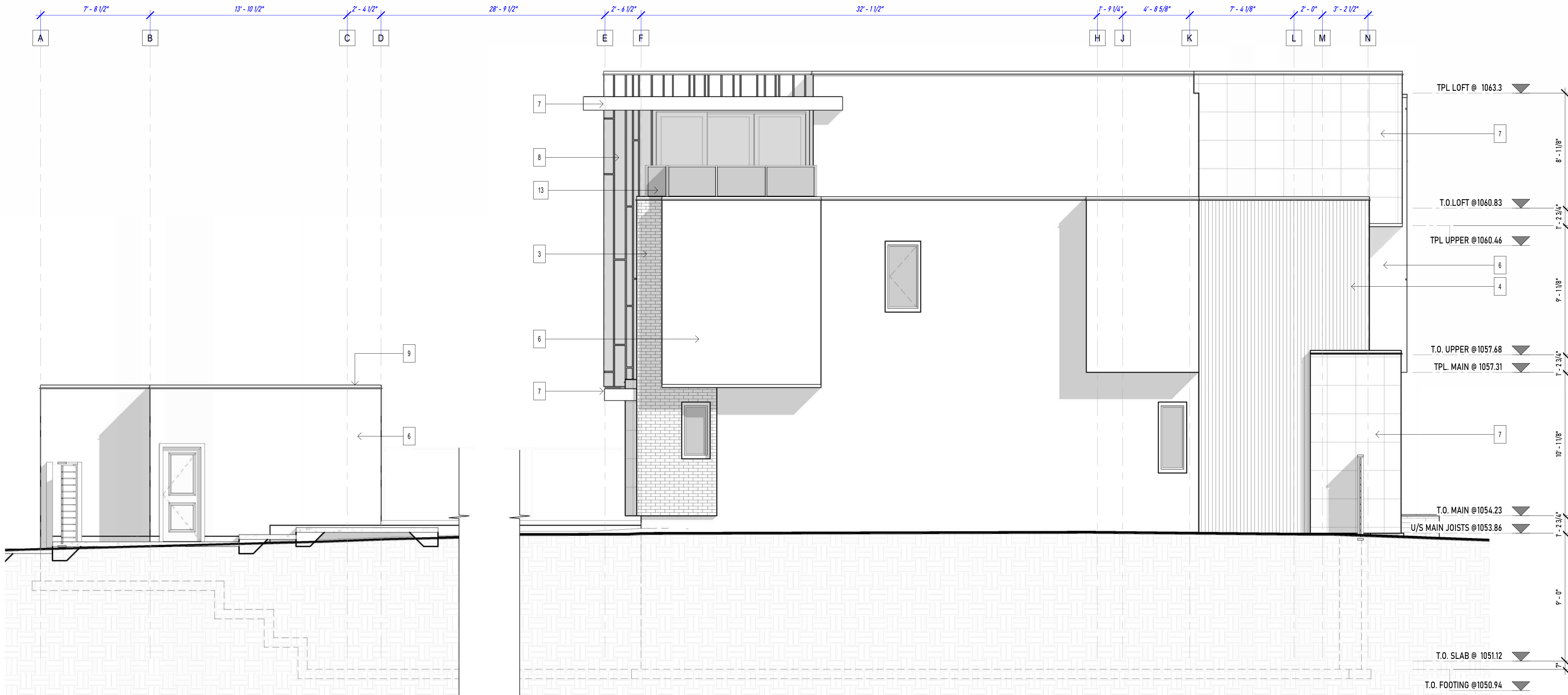
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1 LEFT ELEVATION

1/4" = 1'-0"

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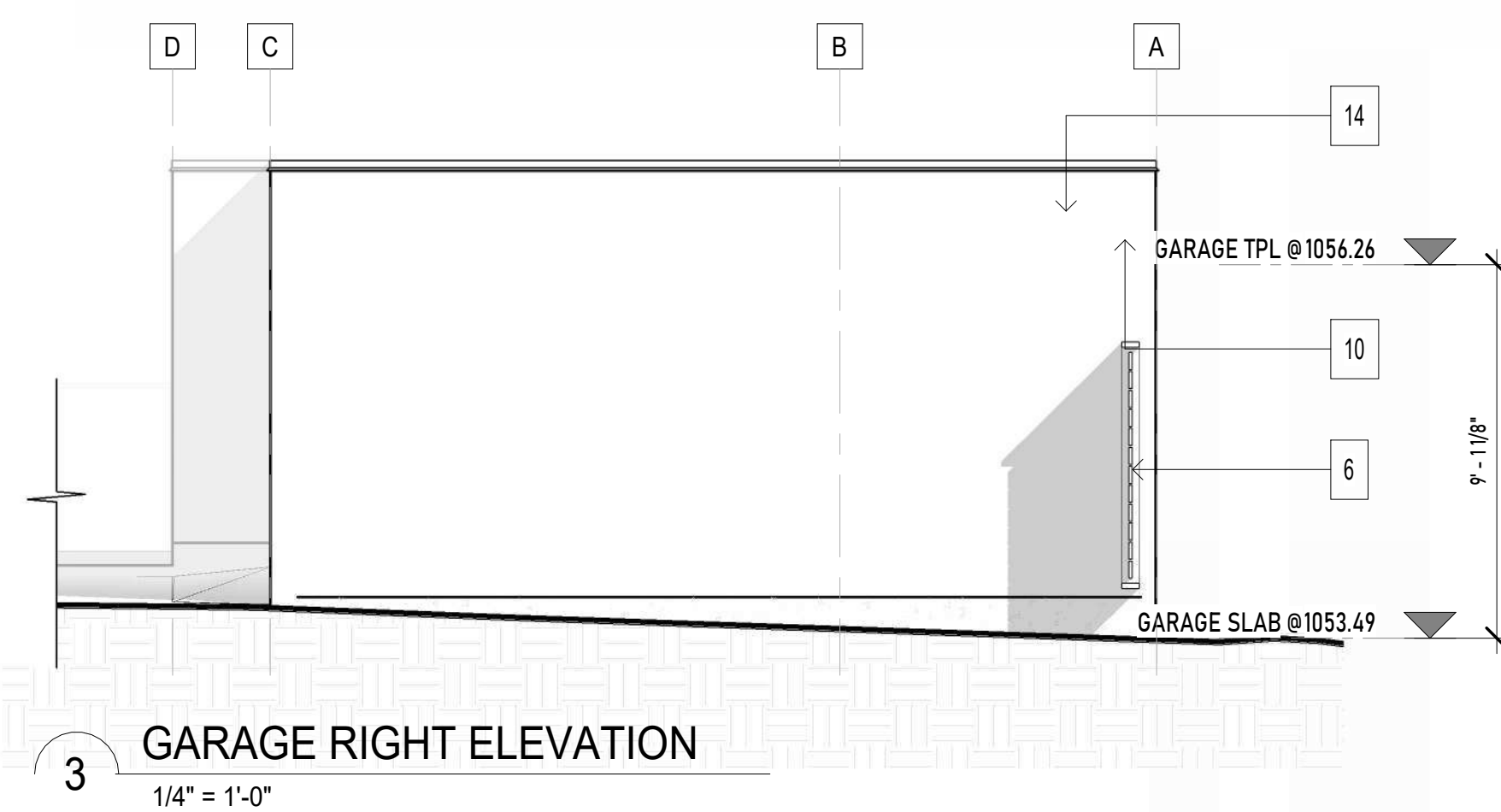
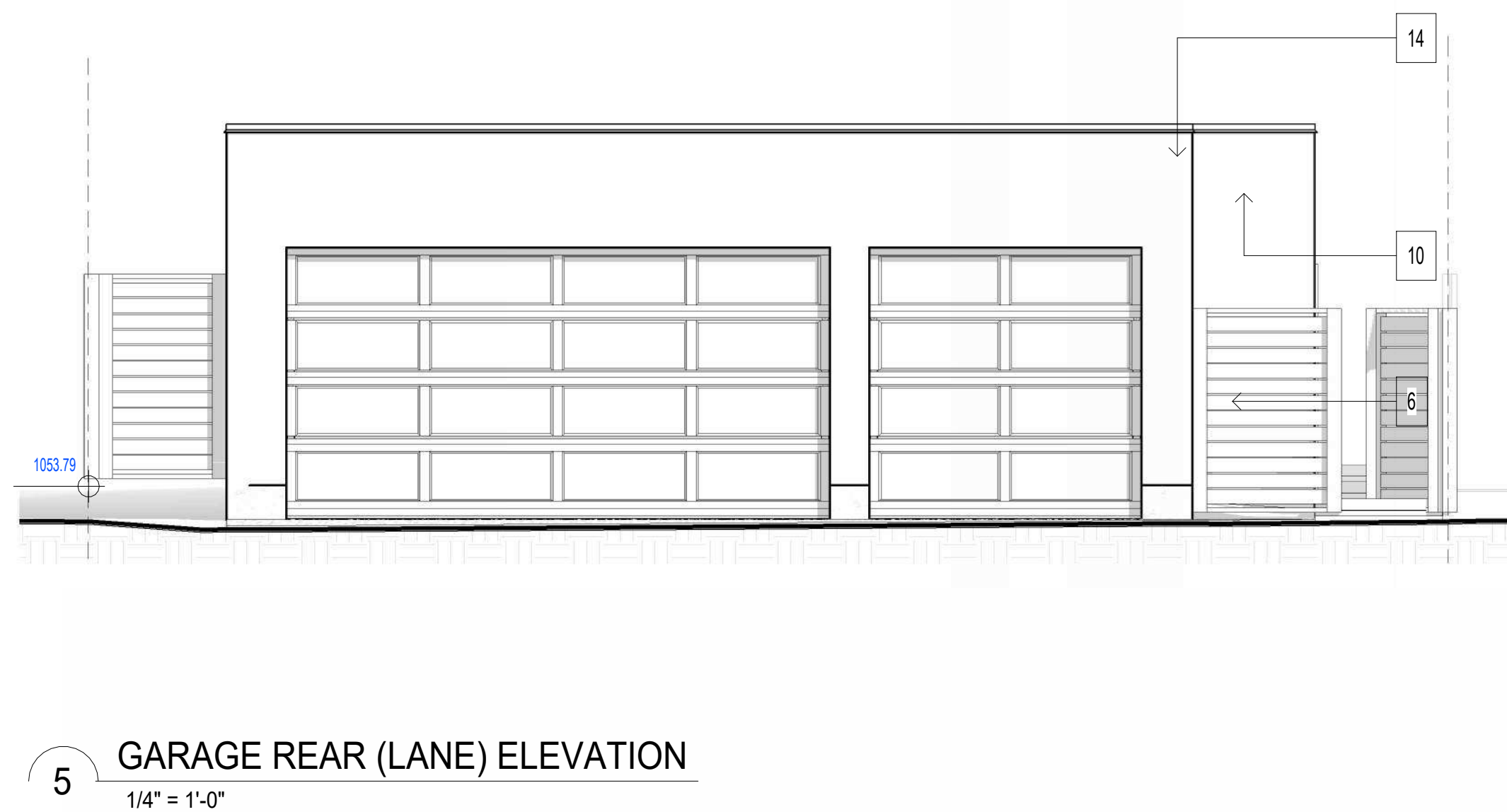
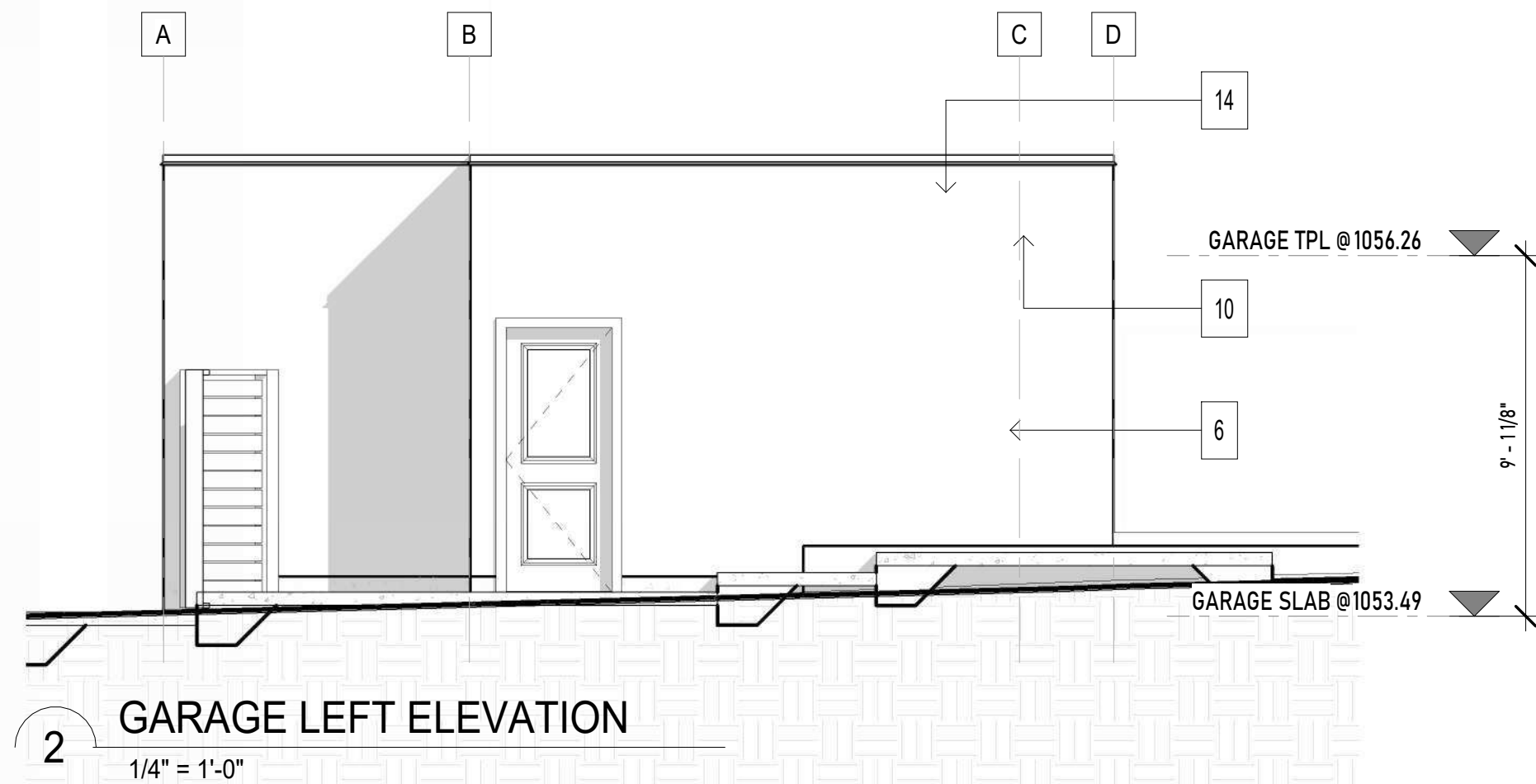
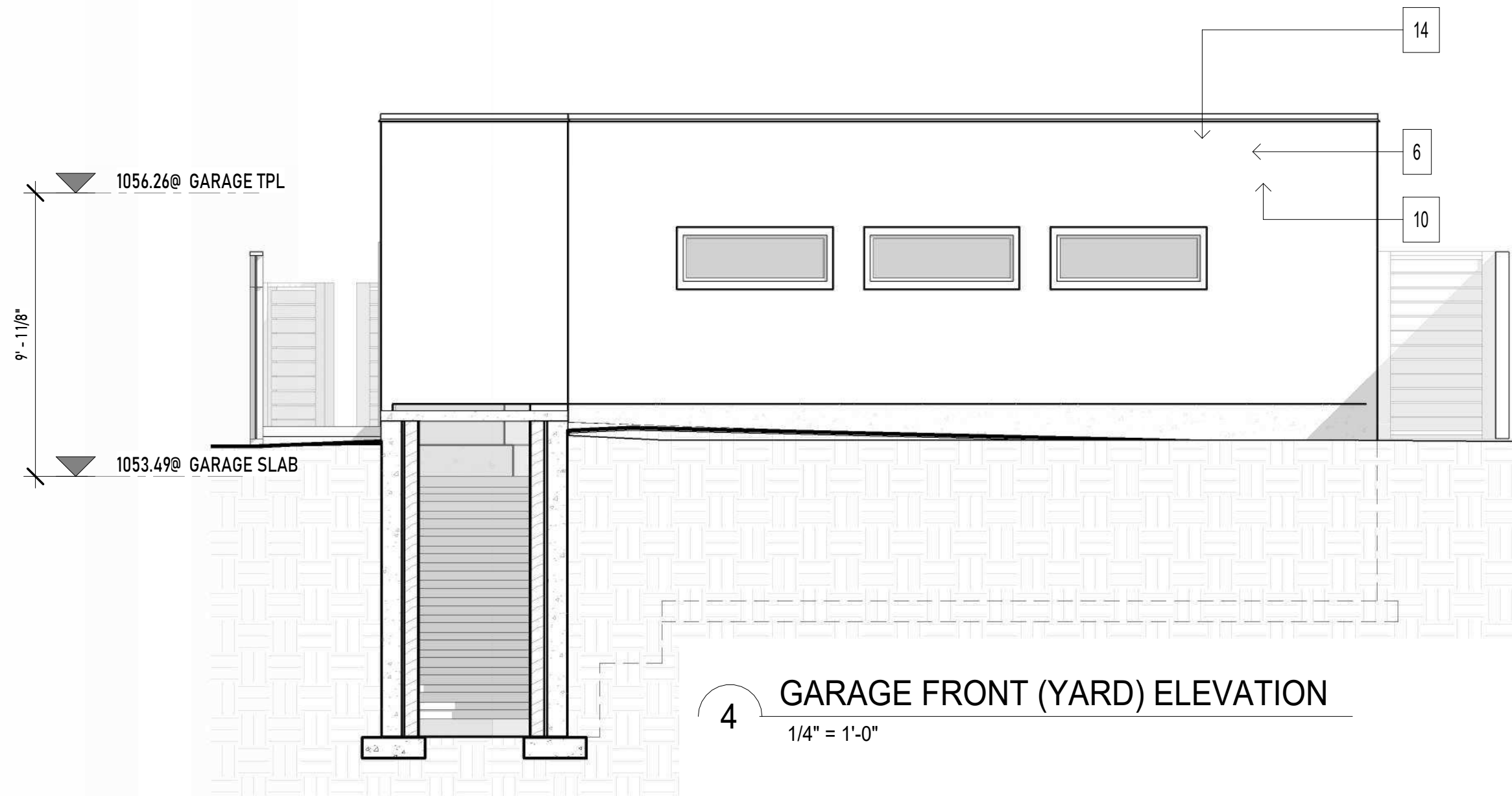
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CITYSIDE
DEVELOPMENT

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GARAGE PLANS

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7	DP SUBMISSION	9.27.26

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DATE ISSUED: 12.21.25

DESIGN BY: MJK

SCALE: 1/4" = 1'-0"

LOT 20, BLOCK 26
PLAN 3240 FQ
2329 BOWNESS ROAD NW
CALGARY, AB

A0

COVERSHEET

DEVELOPMENT PERMIT DRAWINGS

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

CITYSIDE
DEVELOPMENT



ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN

ELEVATIONS ARE GEODETIC AND DERIVED FROM MARKER ASCM XXXXX

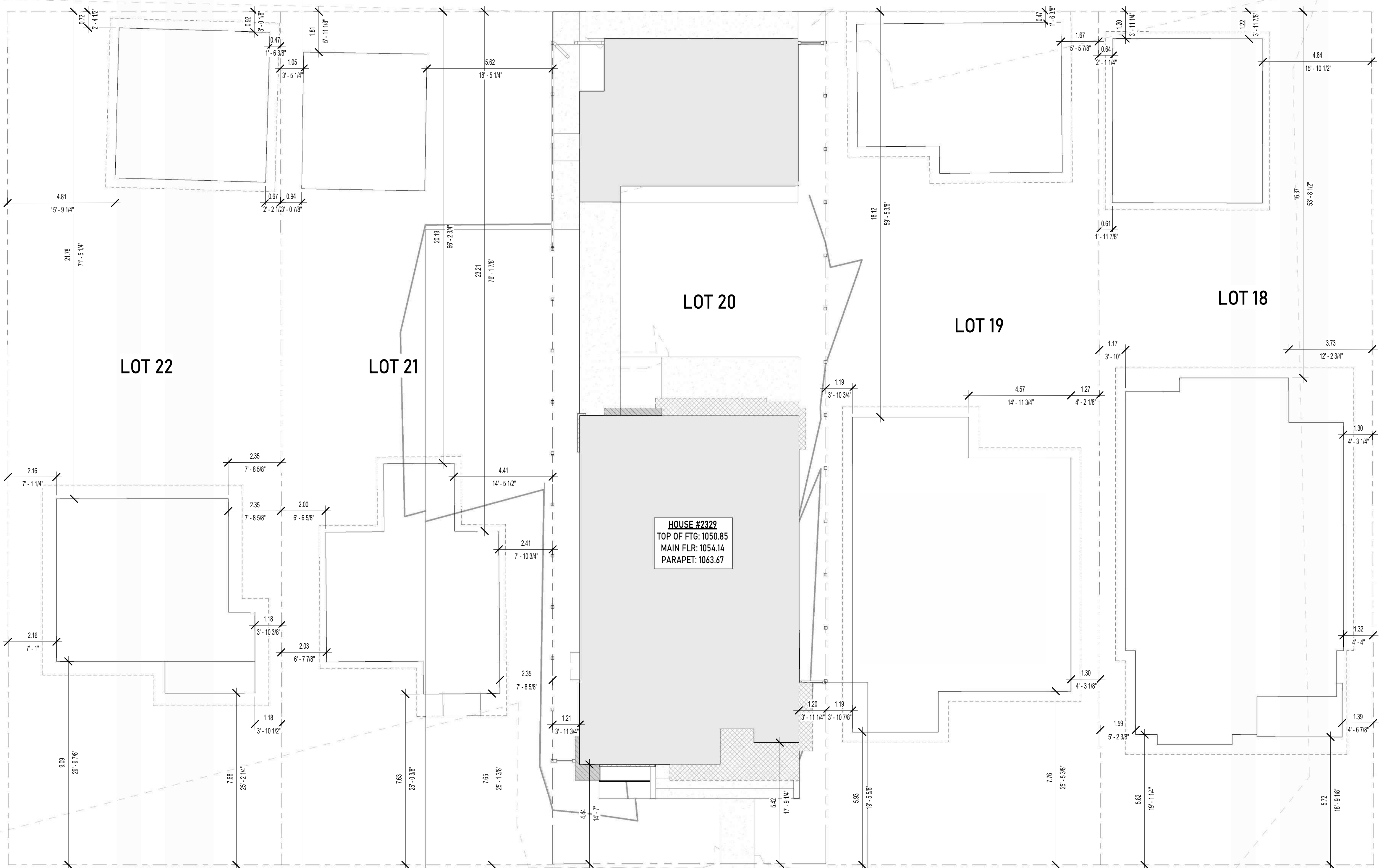
PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS:
- N/A

 72.49	INDICATES EXISTING GEODETIC	
 72.49	INDICATES PROPOSED GEODETIC	
 TOW 72.49 BOW 72.49	TOP OF WALL BOTTOM OF WALL	
		
		
		
		

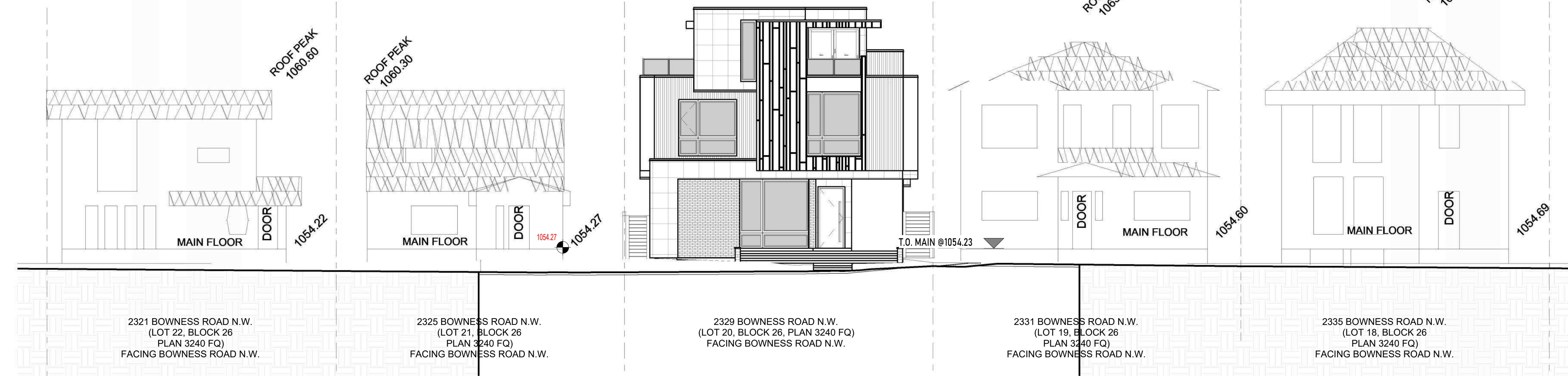
Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Deciduous	0.13	4.00	5.00
2	Deciduous	1.25	15.00	12.00
3	Bush	--	2.00	3.00
4	Coniferous	0.52	6.00	13.00
5	Deciduous	1.00	15.00	12.00
6	Bush	--	4.00	6.00
7	Bush	--	4.00	6.00
8	Bush	--	1.50	1.20
9	Bush	--	1.50	2.50
10	Deciduous	.015	3.00	4.00

NO.		REVISION DESCRIPTION	DATE
1		CONCEPTS	12.21.25
2		CONCEPTS 2	12.24.25
3		CONCEPT REVISIONS	8.28.26
4		CONCEPT REVISIONS	8.30.26
5		CONCEPT REVISIONS	9.2.26
6		CONCEPT FINALS	9.4.26
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DATE ISSUED:		12.21.25	
DESIGN BY:		MJK	
SCALE:		As indicated	
LOT 20, BLOCK 26 PLAN 3240 FQ 2329 BOWNESS ROAD NW CALGARY, AB			
A0S.1			
SITE PLAN			
DEVELOPMENT PERMIT DRAWINGS			
MIDNIGHT DESIGN STUDIO, INC. 5319 3RD STREET SE, #750, CALGARY (403) 815-0604 www.midnightdesignstudio.ca			
CITYSIDE DEVELOPMENT			



1 BLOCK PLAN
1 : 100



2 PROPOSED STREETSCAPE
1 : 100

NO.	REVISION DESCRIPTION	DATE
1	CONCEPTS	12.21.25
2	CONCEPTS 2	12.24.25
3	CONCEPT REVISIONS	8.28.26
4	CONCEPT REVISIONS	8.30.26
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DATE ISSUED:	12.21.25
DESIGN BY:	Designer
SCALE:	1 : 100

LOT 20, BLOCK 26
PLAN 3240 FQ
2329 BOWNESS ROAD NW
CALGARY, AB

A0S.2

BLOCK PLAN

DEVELOPMENT PERMIT DRAWINGS

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