CHANDNA/KOONER RESIDENCE

LOT 6
BLOCK 4
PLAN 6738JK
3303 COPITHORNE RD NW

PROJECT ISSUE DATE:
6/15/23
CURRENT REVISION DATE:
11.11.26

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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	5.28.26
2	CONCEPT REVISIONS	7.29.26
3	CONCEPT REVISIONS	8.12.26
4	CONCEPT FINALS	8.24.26
5	CONCEPT FINALS	9.14.26
6	DP SUBMISSION	11.11.26

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DATE ISSUED:	6/15/23
DESIGN BY:	MJK
SCALE:	1/4" = 1'-0"

LOT 6
BLOCK 4
PLAN 6738JK
3303 COPITHORNE RD NW

A0

COVERSHEET

CONCEPTS

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

CHANDNA/KOONER RESIDENCE



SOUTH PERSPECTIVE 1



SOUTH PERSPECTIVE 2



NORTHWEST PERSPECTIVE

MIDNIGHT DESIGN STUDIO

EAGLE CREST CONSTRUCTION

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DESIGN BY:	MJK
SCALE:	

LOT 6
BLOCK 4
PLAN 6738JK
3303 COPITHORNE RD NW

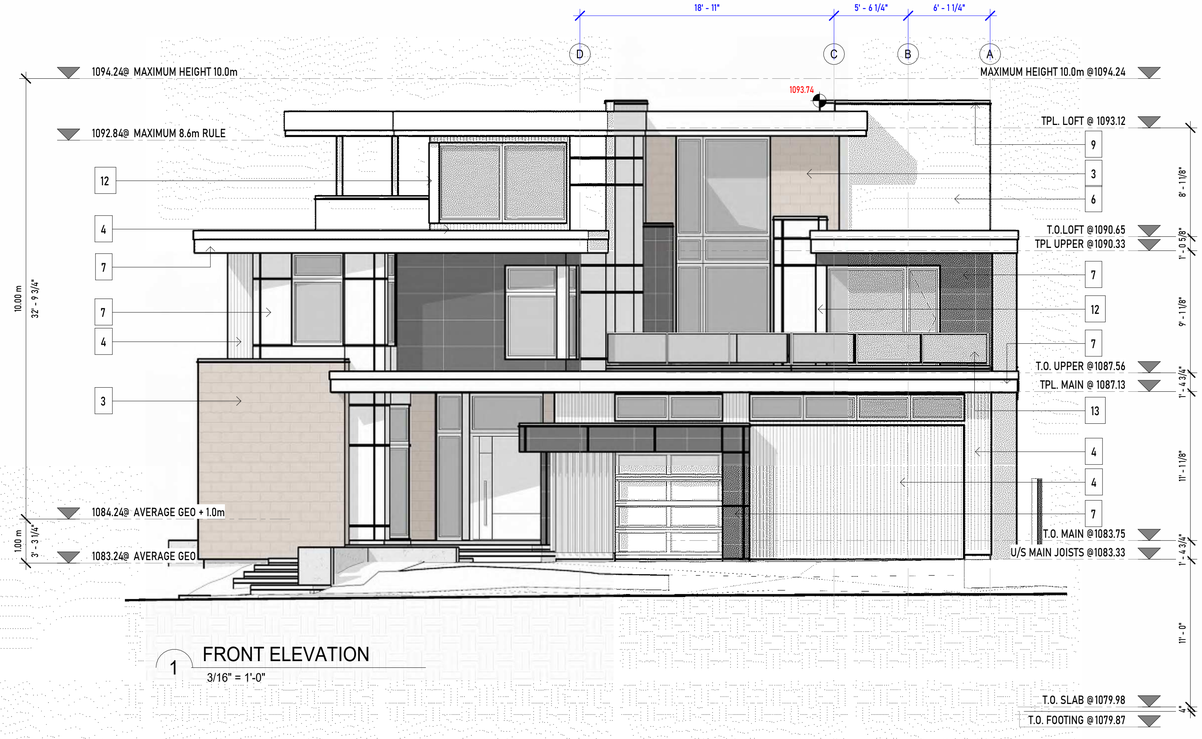
A300

EXTERIOR PERSPECTIVES

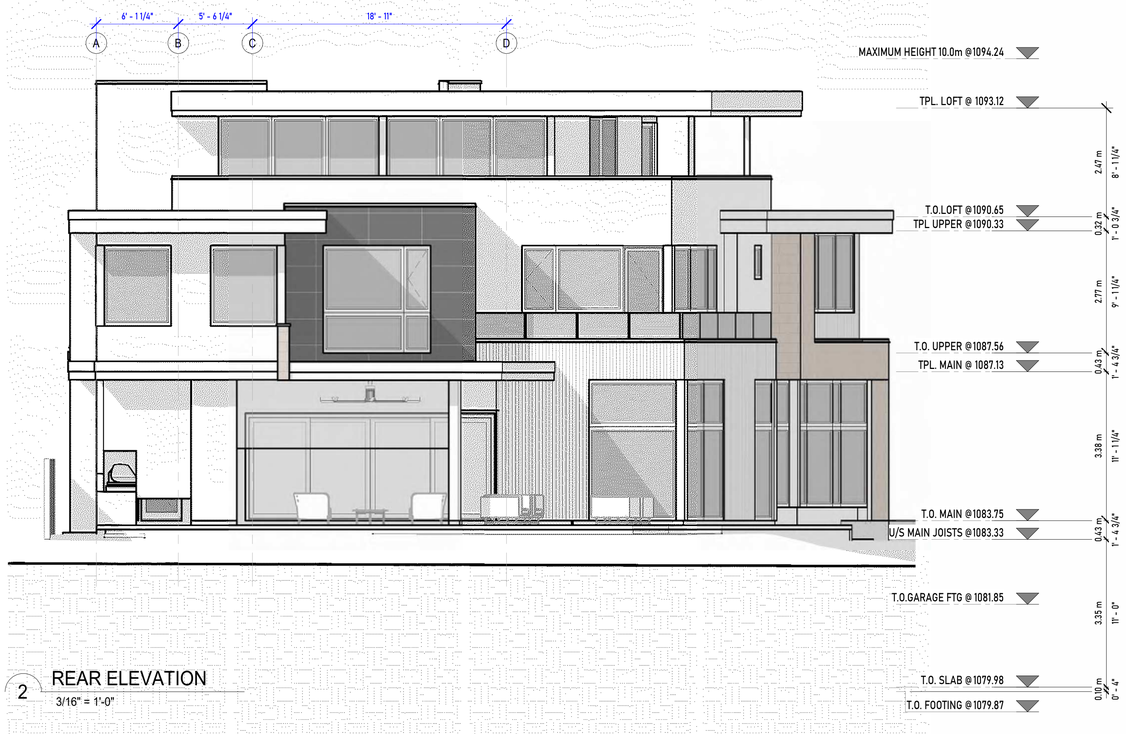
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(403) 815-0604
www.midnightdesignstudio.ca

CHANDNA/KOONER RESIDENCE



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



2 REAR ELEVATION
3/16" = 1'-0"

MIDNIGHT DESIGN STUDIO

EAGLE CREST CONSTRUCTION

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

LOT 6
BLOCK 4
PLAN 6738JK
3303 COPITHORNE RD NW

A301

EXTERIOR SCHEMATICS

CONCEPTS

MIDNIGHT DESIGN STUDIO, INC.
5309 3RD ST SE, CALGARY
(403) 815-0604
www.midnightdesignstudio.ca

CHANDNA/KOONER RESIDENCE

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. VERDE VERTICAL 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. LUIX 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



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

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

EXTERIOR FINISHES

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MIDNIGHT DESIGN STUDIO

EAGLE CREST CONSTRUCTION

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

LOT 6
BLOCK 4
PLAN 6738JK
3303 COPITHORNE RD NW

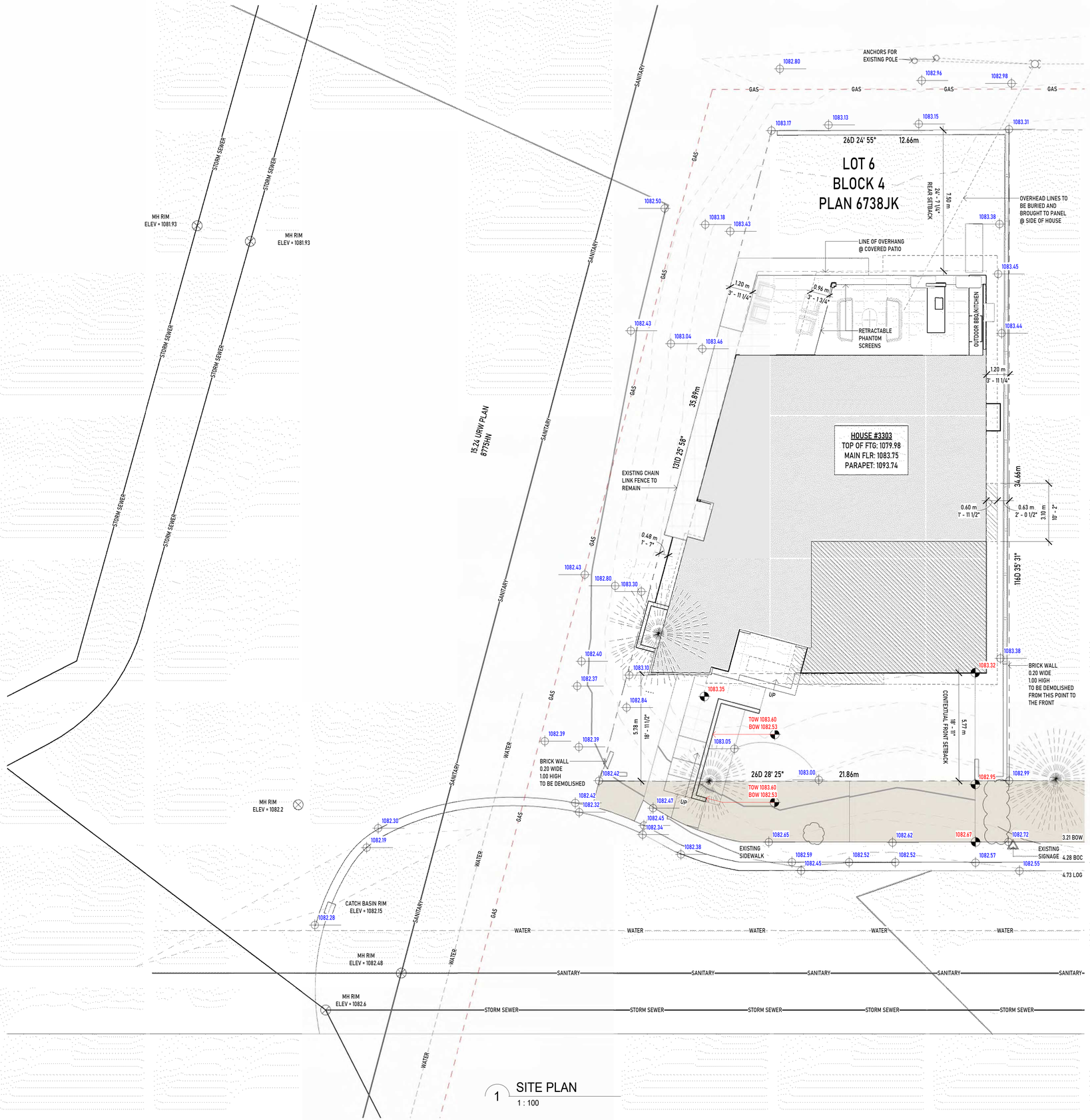
A302

EXTERIOR SCHEMATICS

CONCEPTS

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(403) 815-0604
www.midnightdesignstudio.ca

CHANDNA/KOONER RESIDENCE



1 SITE PLAN
1 : 100

MIDNIGHT DESIGN STUDIO

EAGLE CREST CONSTRUCTION

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	TOP OF WALL
BOW 72.49	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 WINDOW WELL
	DENOTES CONCRETE DRIVE OR WALKWAY - BROOM FINISH CONCRETE
	DENOTES PATIO w/ HAND-TROWELED SMOOTH FINISH
	DENOTES ENMAX URW
	DENOTES CANTILEVER OF UPPER FLOOR
	DENOTES PUBLIC ZONE
	FOOTPRINT OF SUBJECT PROPERTY
	FOOTPRINT OF SUBJECT PROPERTY ATTACHED GARAGE
	DENOTES BLACK MULCH GROUNDCOVER
	DENOTES DROUGHT TOLERANT BLUE VELVET KENTUCKY BLUEGRASS

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DATE ISSUED:	6/15/23
DESIGN BY:	MJK
SCALE:	1 : 100

LOT 6
BLOCK 4
PLAN 6738JK
3303 COPITHORNE RD NW

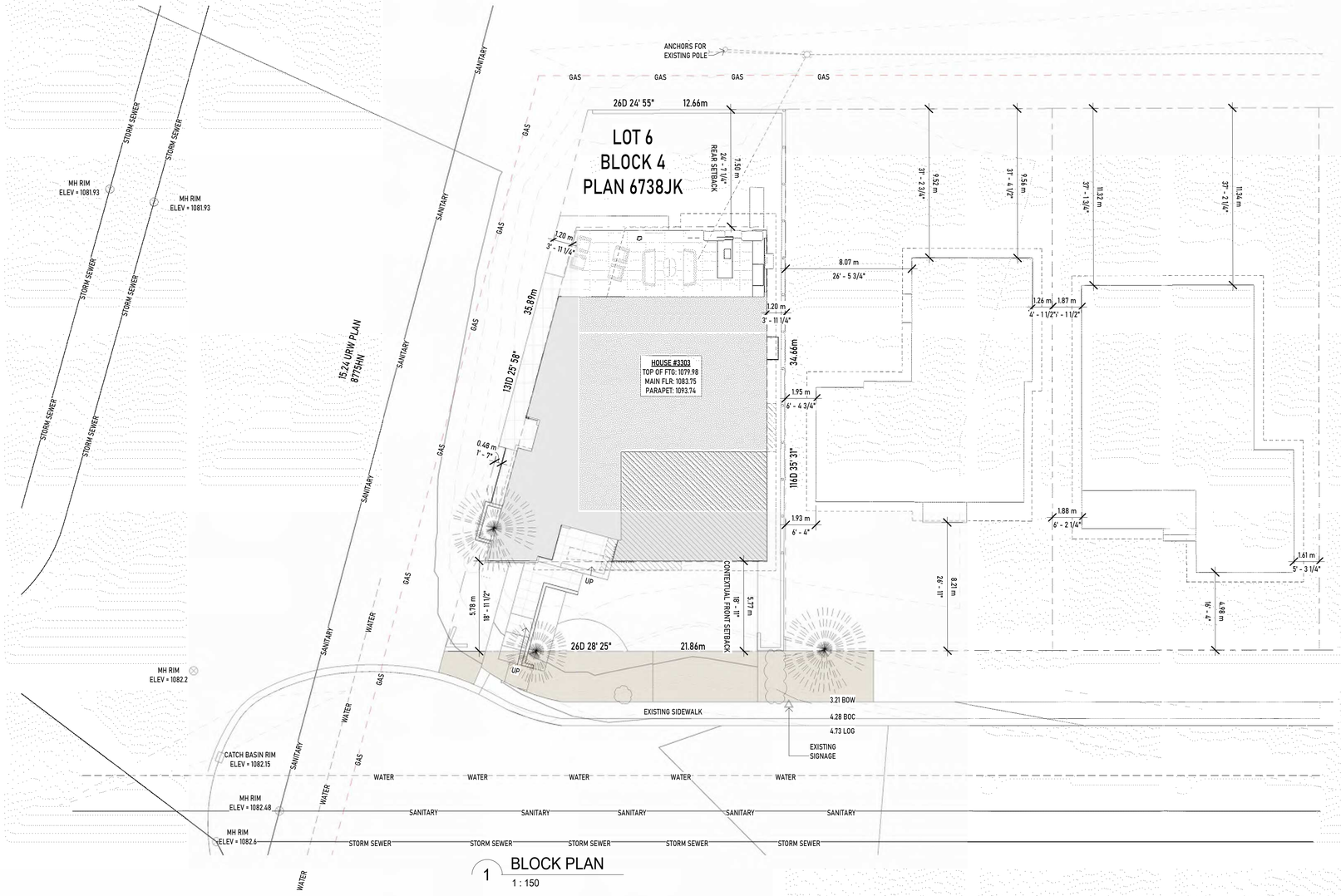
A0S.0

SITE PLAN

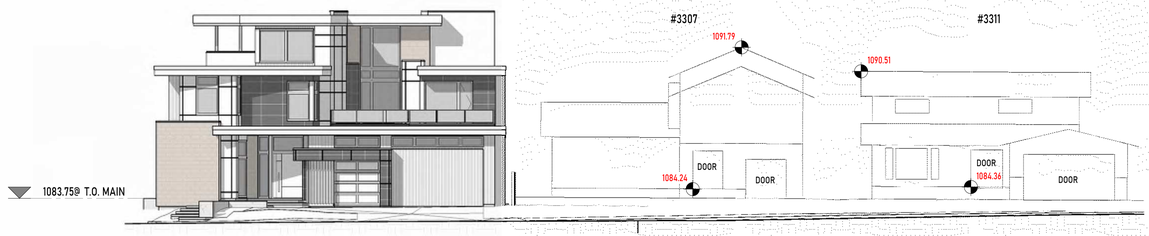
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5309 3RD ST SE, CALGARY
(403) 815-0604
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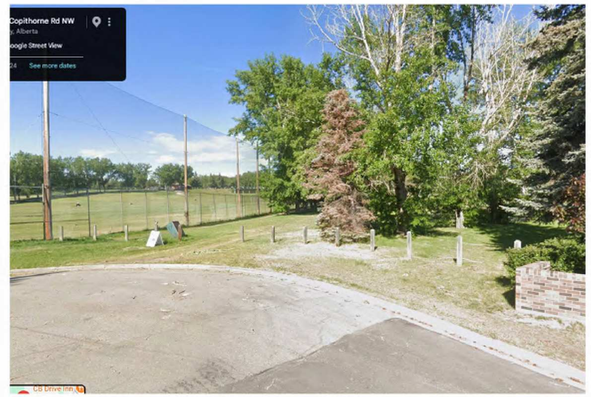
CHANDNA/KOONER RESIDENCE



1 BLOCK PLAN
1 : 150



2 PROPOSED STREETSCAPE
1 : 150



WEST OF SUBJECT PROPERTY



EAST OF SUBJECT PROPERTY



SUBJECT PROPERTY

MIDNIGHT DESIGN STUDIO

EAGLE CREST CONSTRUCTION

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LOT 6
BLOCK 4
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3303 COPITHORNE RD NW

A0S.2

BLOCK PLAN

CONCEPTS

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