

GENERAL NOTES

1. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS MUST BE REFERRED TO THE DESIGNER FOR ADJUSTMENT BEFORE ANY WORK AFFECTED IS BEGUN.
2. THE CONTRACTOR IS TO COMPLY WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS
3. DO NOT SCALE THESE DRAWINGS
4. ALL DRAWINGS ARE COPYRIGHT MATERIAL AND MAY NOT BE REPRODUCED WITHOUT PERMISSION FROM BENJAMIN RUSSELL DESIGN

ISSUED

05/02/26 FOR DEVELOPMENT PERMIT

REVISIONS



FOR CONCEPT PURPOSE ONLY-NOT FOR CONSTRUCTION

308 23RD AVENUE SW

PROJECT

308 23RD AVENUE SW
CALGARY, ALBERTA

DRAWING TITLE

COVER PAGE

PROJECT # : 26-12

DATE : 05/02/26

DRAWN BY : JJA

SCALE : AS NOTED

SHEET : A0 OF 4

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PROJECT

308 23RD AVENUE SW
CALGARY, ALBERTA

DRAWING TITLE

SITE PLAN

PROJECT # : 26-12

DATE : 05/02/26

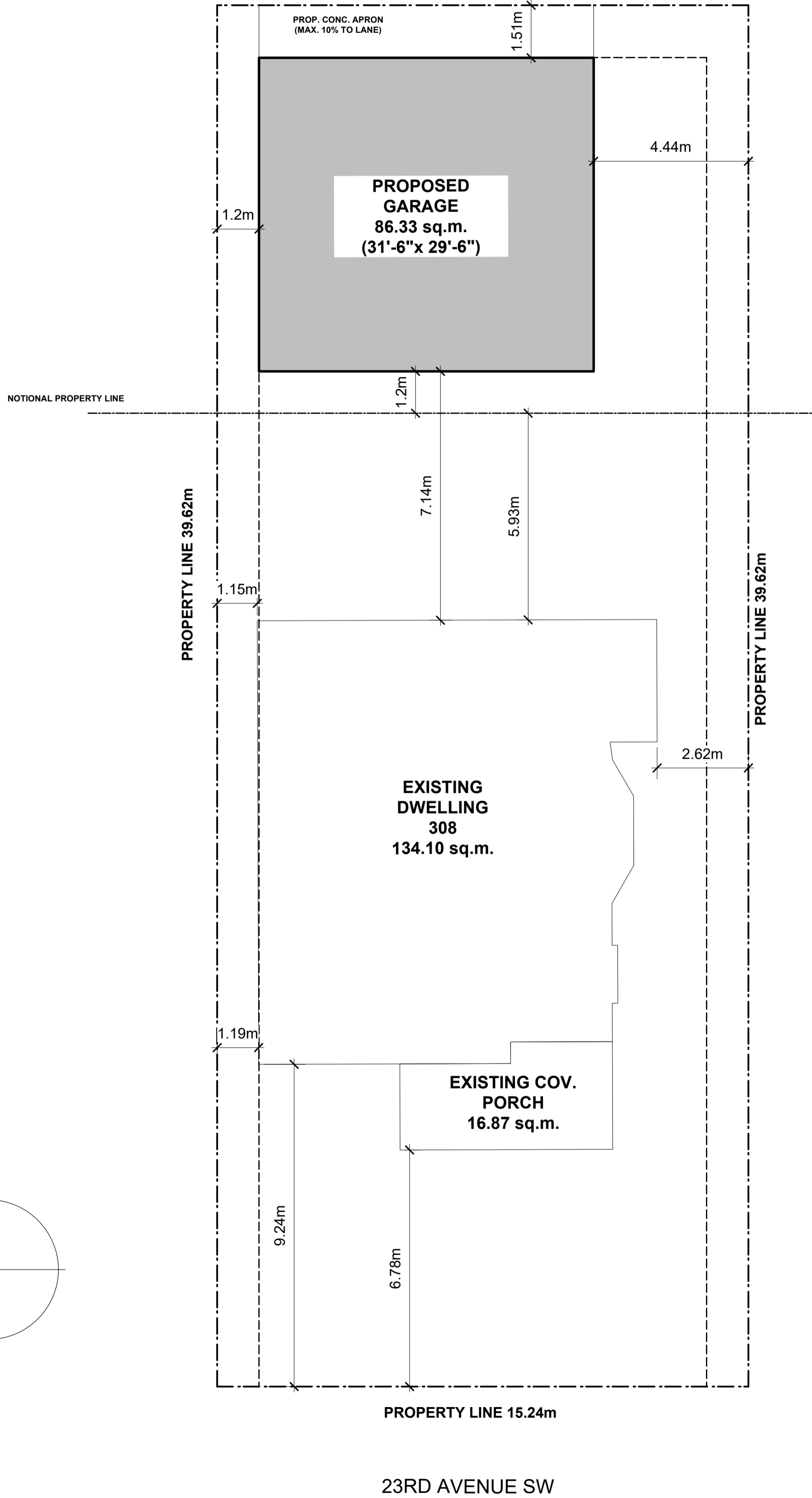
DRAWN BY : JJA

SCALE : AS NOTED

SHEET : A1 OF 4

6.10m GRAVEL LANE

PROPERTY LINE 15.24m



MUNICIPAL ADDRESS
308 23RD AVENUE SW

COMMUNITY
MISSION

LEGAL DESCRIPTION
LOT 11,
BLOCK 32,
PLAN B1

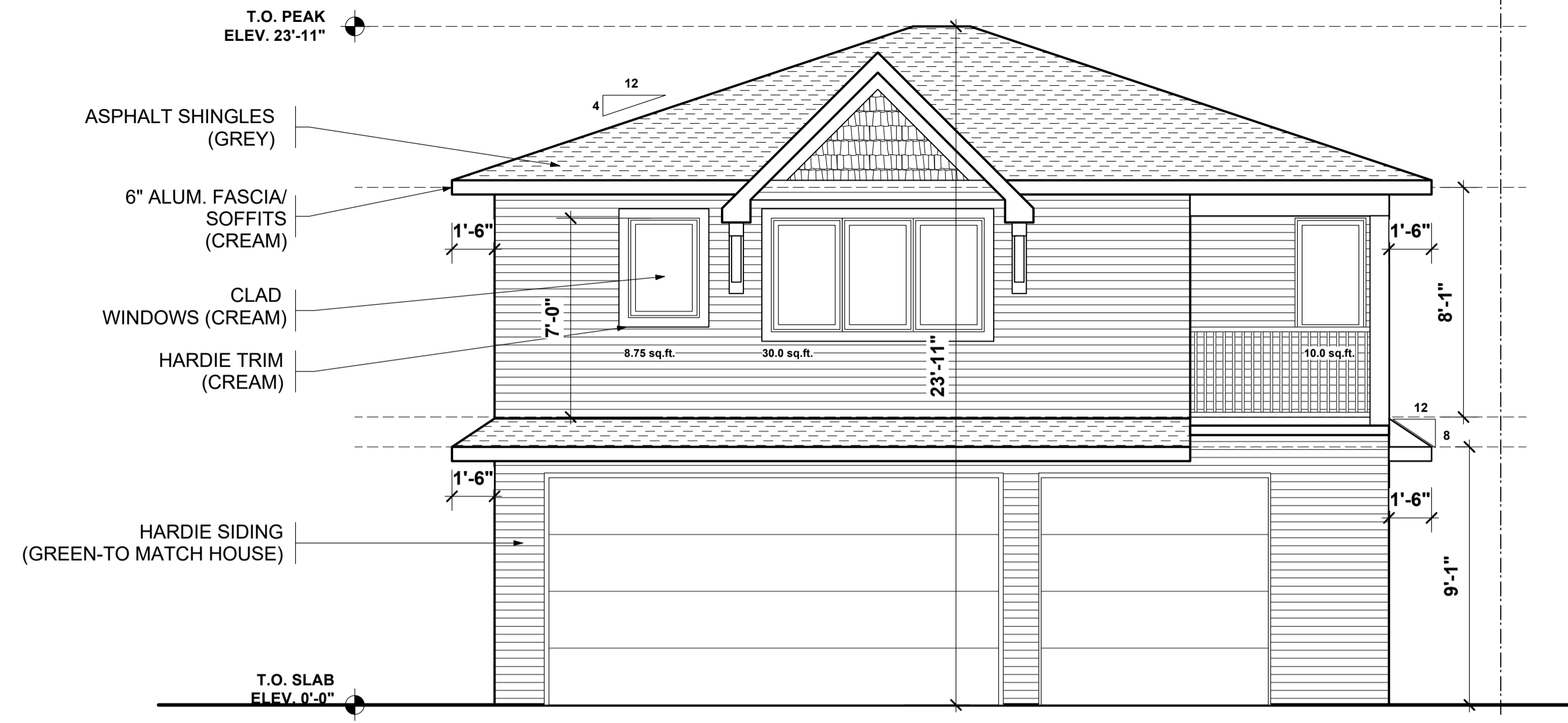
LAND USE DESIGNATION
DC 63Z2006

AREA OF LOT
603.66sq.m

PRINCIPLE BUILDING LOT COVERAGE
134.10 sq.m.

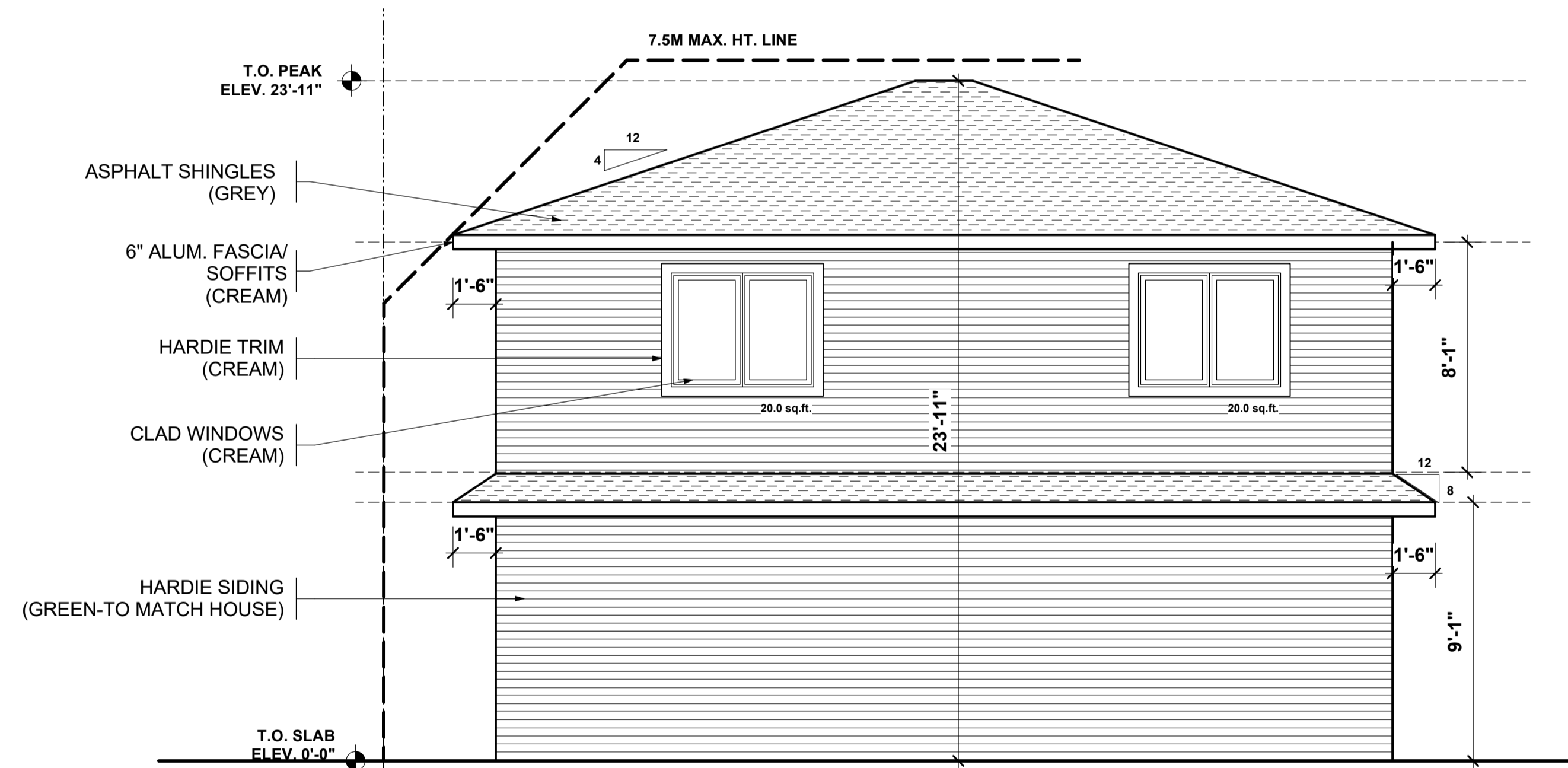
TOTAL AREA OF BUILDINGS/PORCHES
237.30 sq.m.

PERCENT OF LOT COVERAGE
39.31%



EXPOSED BUILDING FACE= 556.60 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS (4.55m) = 222.92 sq.ft.
PROVIDED UNPROTECTED OPENINGS = 48.75 SQ. FT.

1 NORTH ELEVATION
A3 SCALE 1/4" = 1'-0"



EXPOSED BUILDING FACE= 584.39 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS (1.20m) = 40.91 sq.ft. (7.0%)
PROVIDED UNPROTECTED OPENINGS = 40.0 SQ. FT. (6.84%)

2 SOUTH ELEVATION
A3 SCALE 1/4" = 1'-0"

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308 23RD AVENUE SW
CALGARY, ALBERTA

DRAWING TITLE

NORTH ELEVATION
SOUTH ELEVATION

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SCALE : AS NOTED

SHEET : A3 OF 4

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308 23RD AVENUE SW
CALGARY, ALBERTA

DRAWING TITLE

WEST ELEVATION
EAST ELEVATION

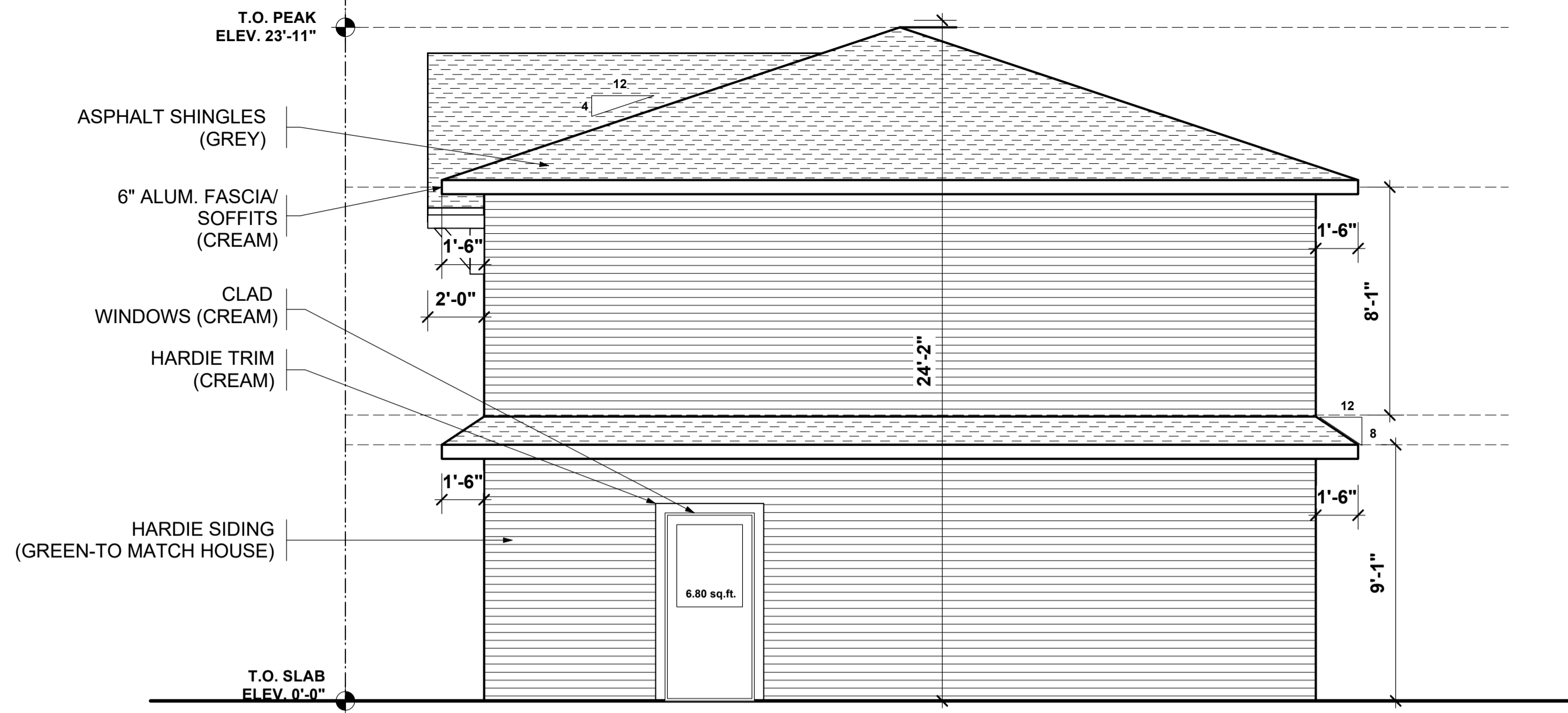
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DATE : 05/02/26

DRAWN BY : JJA

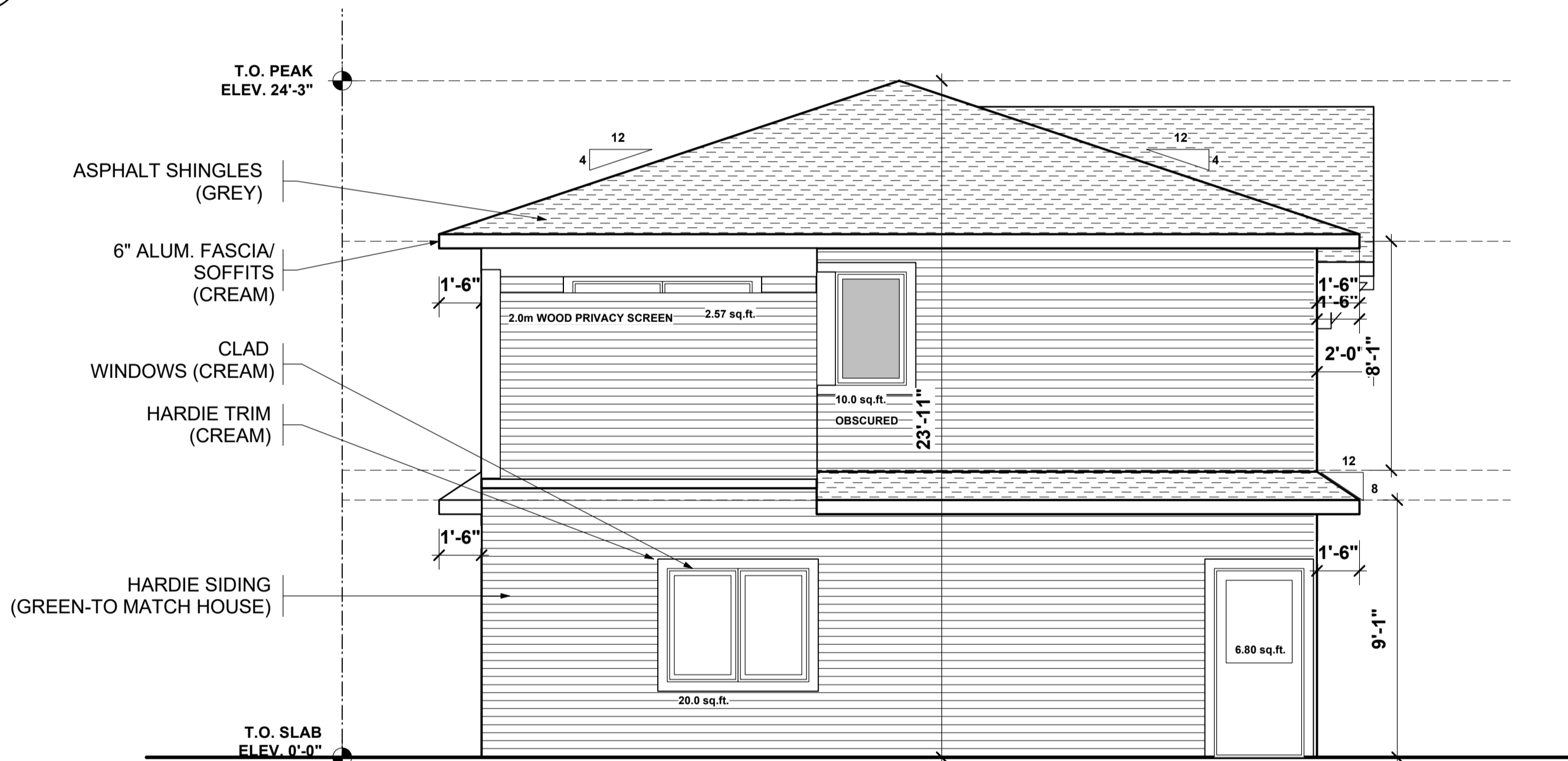
SCALE : AS NOTED

SHEET : A4 OF 4



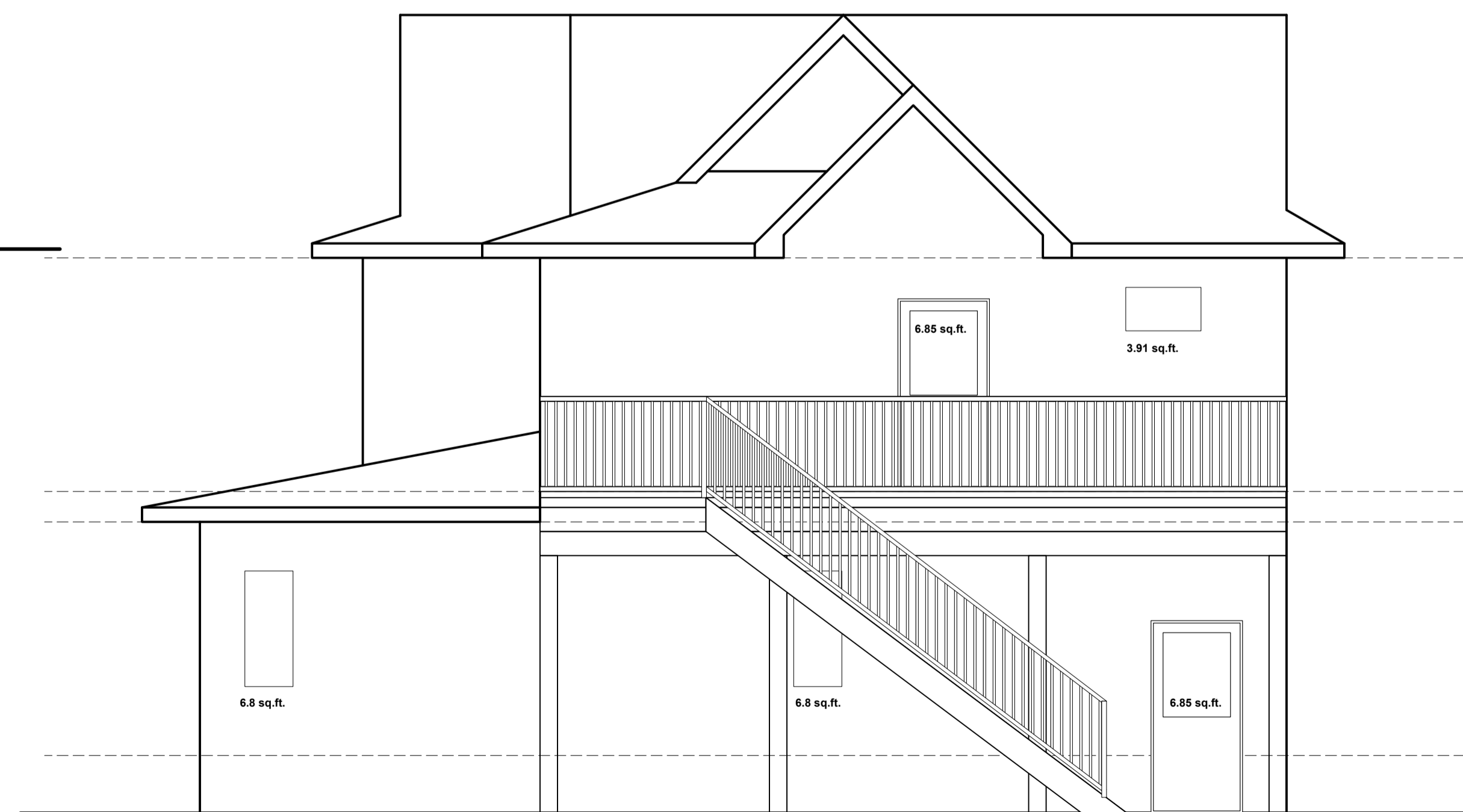
EXPOSED BUILDING FACE= 547.28 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS (1.20m) = 38.30 sq.ft. (7.0%)
PROVIDED UNPROTECTED OPENINGS = 6.80 SQ. FT. (1.24%)

1 WEST ELEVATION
A4 SCALE 1/4" = 1'-0"



EXPOSED BUILDING FACE= 556.60 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS (4.44m) = 212.15 sq.ft.
PROVIDED UNPROTECTED OPENINGS = 39.37 SQ. FT.

2 EAST ELEVATION
A4 SCALE 1/4" = 1'-0"



EXPOSED BUILDING FACE= 671.30 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS (5.93m) = 378.45 sq.ft.
PROVIDED UNPROTECTED OPENINGS = 31.91 SQ. FT.

3 NORTH ELEVATION (EXISTING HOME)
A4 SCALE 1/4" = 1'-0"