

212 15 STREET NW

### GENERAL NOTES

- RETAINING WALLS ALONG SIDE PROPERTY LINES MAY BE REQUIRED IF SLOPE OF GRADE EXCEEDS 3:1
- ENSURE ADEQUATE FROST WALL FOOTING COVERAGE BELOW FINAL GRADE (1.22m MIN.)
- ENSURE ADEQUATE DRAINAGE AWAY FROM ALL AREAS OF THE PRINCIPAL BUILDING
- BUILDER IS TO CONFIRM ALL GRADES PRIOR TO CONSTRUCTION
- IF YOUR HOME IS EQUIPPED WITH A SWALE IN THE REAR YARD, IT IS TO FACILITATE PROPER DRAINAGE OF THE LOT AND MUST NOT BE TAMPERED WITH IN THE COURSE OF LANDSCAPING YOUR LOT!
- MINIMUM POURED CONC. WALK DRIVEWAY IF APPLICABLE

FOR PERMITS  
NOV. 6, 2025



DRAWINGS BY:  
C. BARTH, A.T.  
CARAH@LOCKEDSIGN.CA  
403.252.5961



ADDITION

LOT AREA 313.79 m2  
EXISTING DWELLING: 68.85 m2  
EXISTING GARAGE: 29.25 m2  
PROPOSED ADDITION: 23.87 m2

PROPOSED LOT COVERAGE: 38.87%

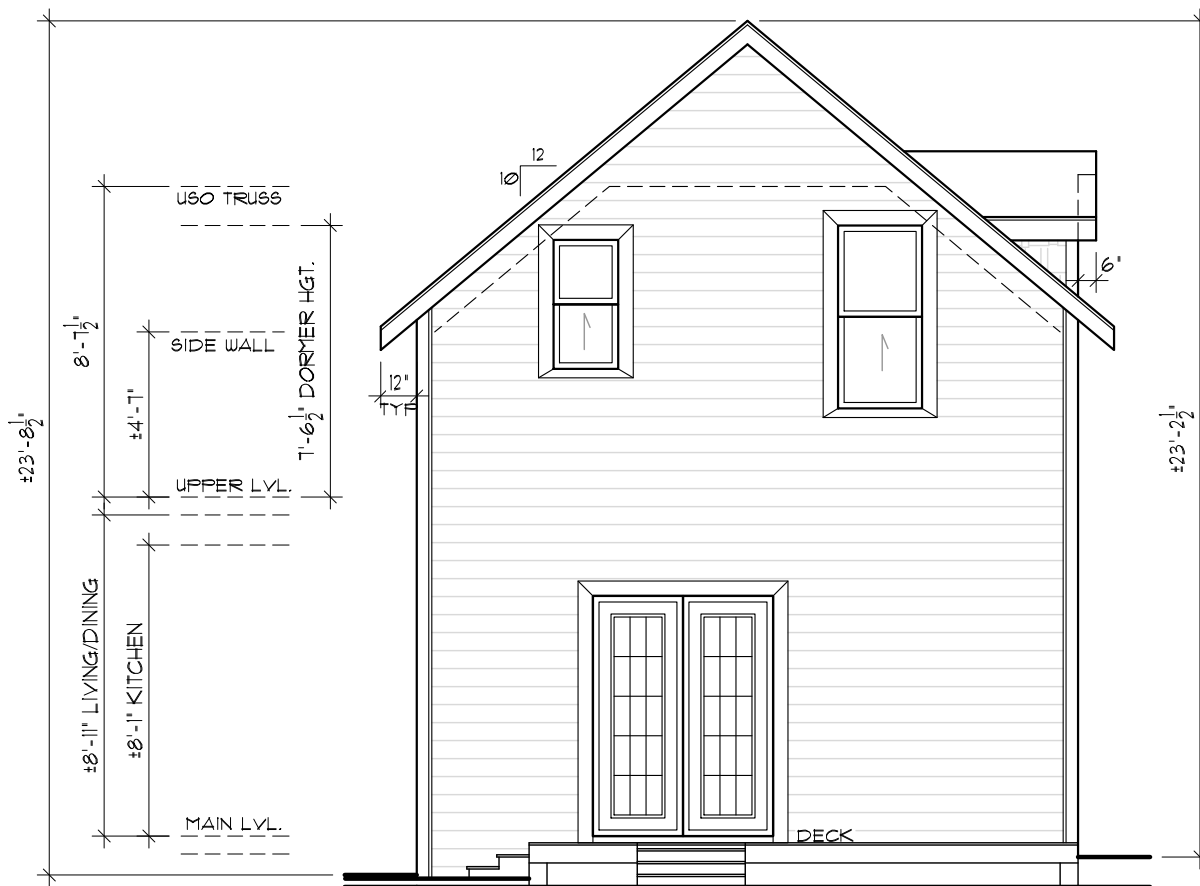
JOB NUMBER - TYPE 2025-165  
MUNICIPAL ADDRESS 212 15 STREET NW  
LEGAL ADDRESS LOT 46 / BLK. 3/ PLAN 6219 L.  
CALGARY  
ZONING: R-CG

DESIGNED BY C. BARTH  
DATE DRAWN NOV. 6, 2025  
SHEET SIZE 11"x17"

PLOT PLAN SCALE: 1:200



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

**RR** REBORN RENOVATIONS

DRAWN BY:  
LOCKE DESIGN  
CARAH@LOCKEDSIGN.CA  
403.852.5961

EXISTING MAIN LEVEL: 654 SQ. FT.	ADDITION/TOTAL MAIN: 257/911 SQ. FT.
EXISTING UPPER: 629 SQ. FT.	ADDITION/TOTAL UPPER: 166/795 SQ. FT.
EXISTING TOTAL: 1283 SQ. FT.	NEW TOTAL: 1106 SQ. FT.
EXISTING BASEMENT: 307 SQ. FT.	ADDITION/TOTAL BASEMENT: 487 SQ. FT.
EXISTING MECH. ROOM: 57 SQ. FT.	REVISED MECH. ROOM: 92 SQ. FT.
EXISTING VERANDAH: 85 SQ. FT.	NEW UPPER BALCONY: 91 SQ. FT.
EXISTING DECK: 212 SQ. FT.	

PROJECT TYPE:  
ADDITION

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MUNICIPAL ADDRESS  
212 - 15th STREET NW

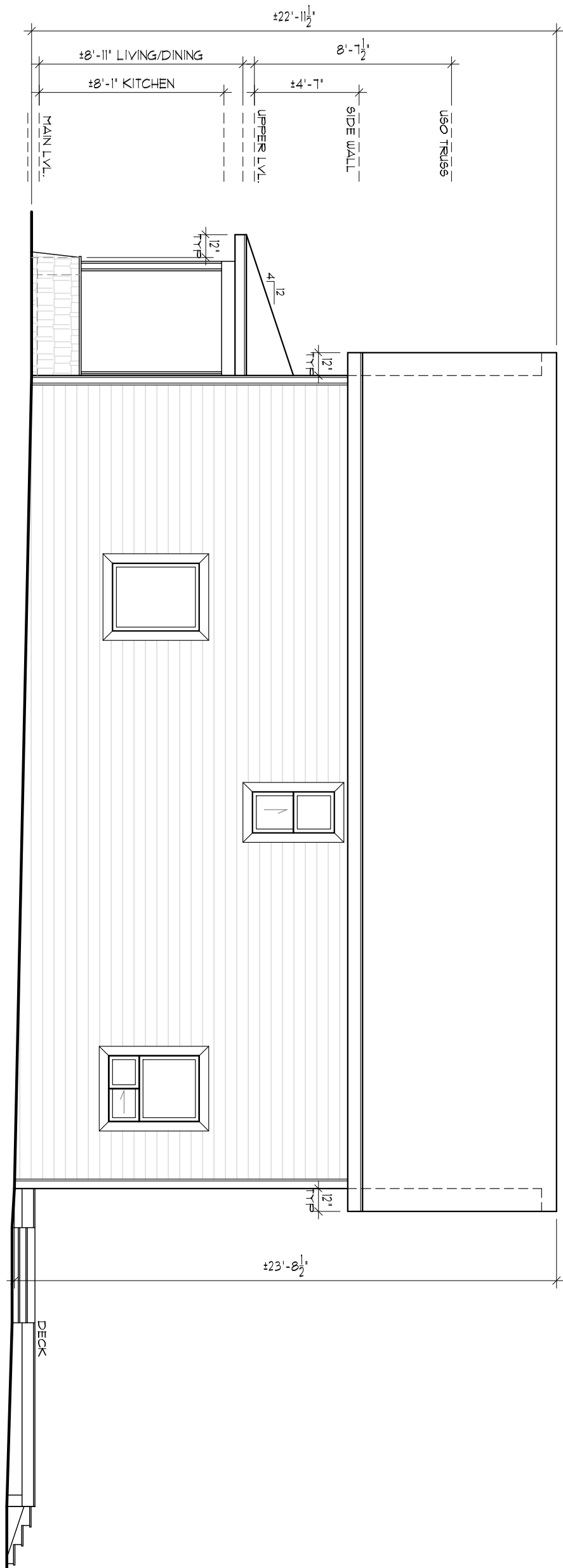
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MODIFICATION/PRINT DATE: 06-NOV-25

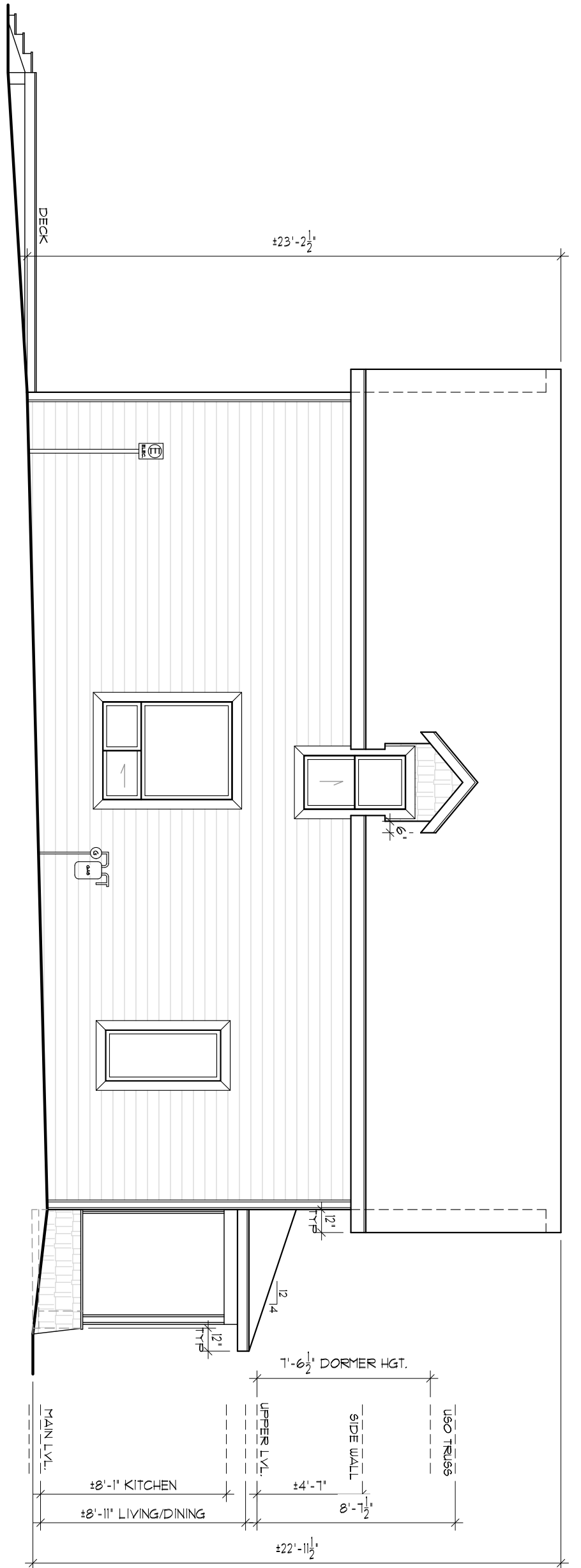
EXISTING ELEV.  
SHEET SIZE: 11'x17'  
SCALE: 3/16"=1'-0" UNLESS NOTED

1/17

EXISTING RIGHT ELEVATION



EXISTING LEFT ELEVATION



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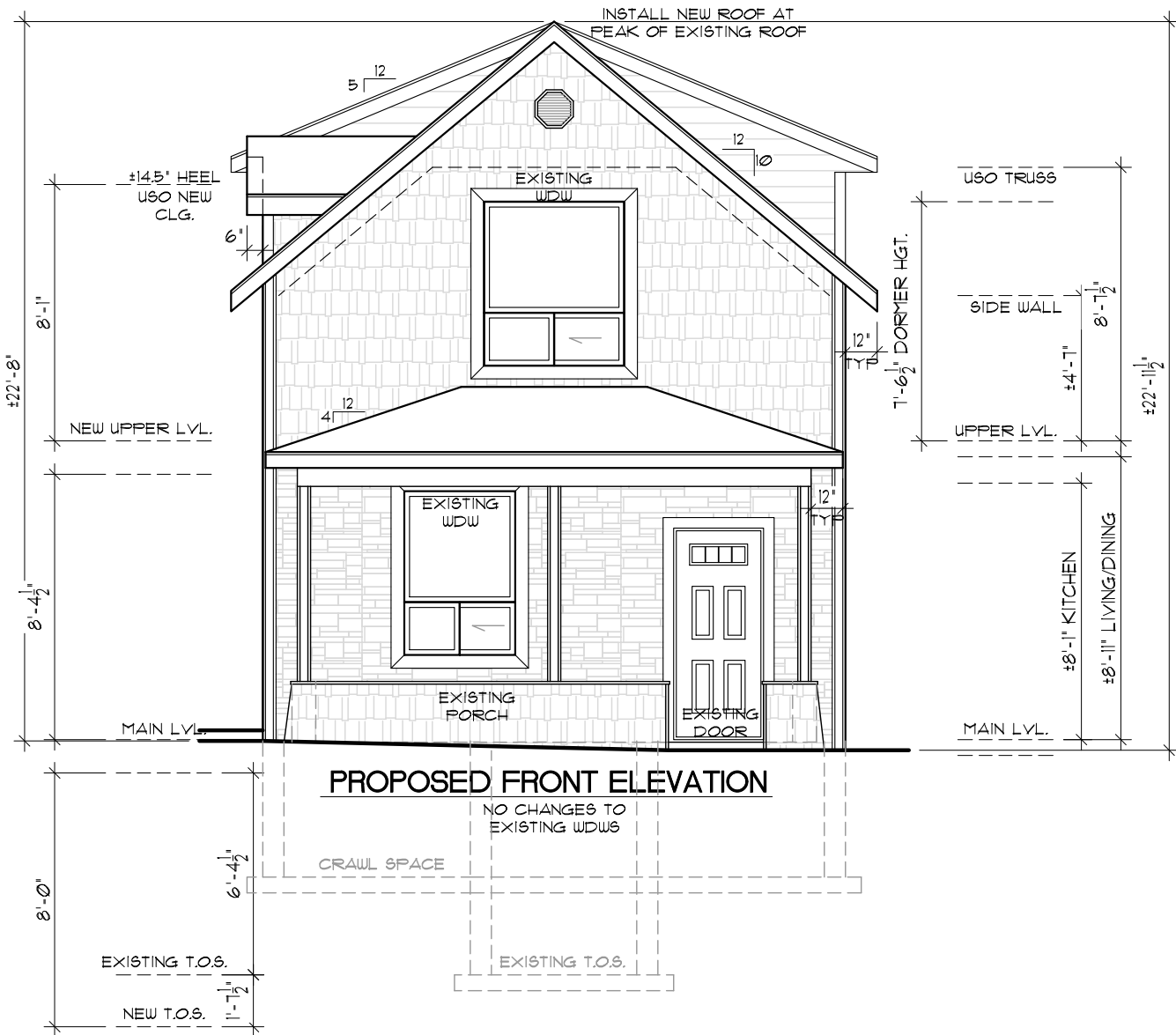
MUNICIPAL ADDRESS  
212 - 15th STREET NW

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MODIFICATION/PRINT DATE: 06-NOV-25

**EXISTING ELEV.**  
SHEET SIZE: 11'x17'  
SCALE: 3/16"=1'-0" UNLESS NOTED

**2/17**



**PROPOSED FRONT ELEVATION**

NO CHANGES TO EXISTING WDWs

CRAWL SPACE

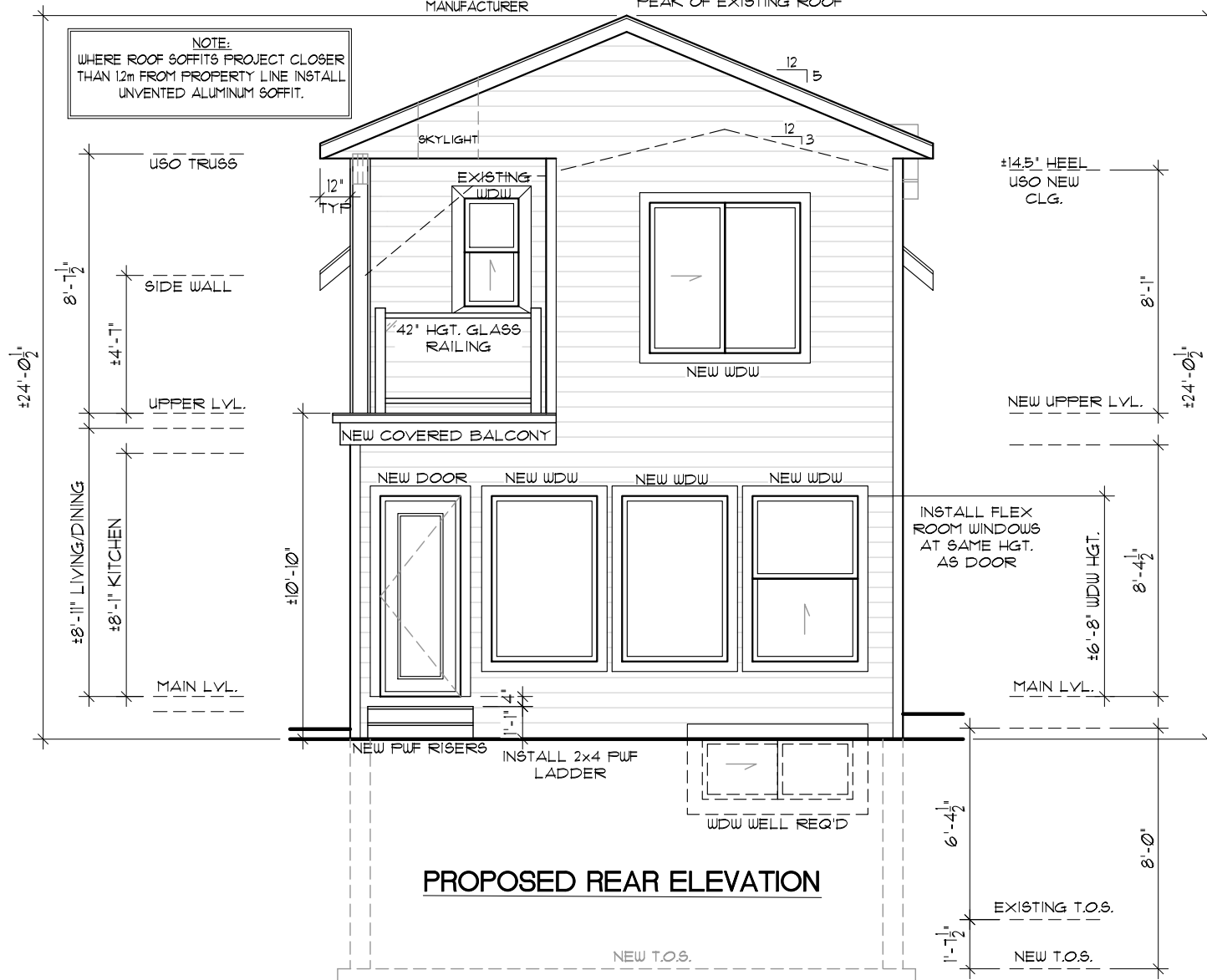
EXISTING T.O.S.

EXISTING T.O.S.

NEW T.O.S.

NOTE:  
NEW ENG. TRUSSES AS PER MANUFACTURER

INSTALL NEW ROOF AT PEAK OF EXISTING ROOF



**PROPOSED REAR ELEVATION**

- ASPHALT SHINGLES
- 2x6 SUB FASCIA (TYP)
- 6 ALUMINUM FASCIA (TYP)
- ALUMINUM SOFFIT (VENTED WHERE ALLOWED)
- VINYL SIDING/CORNERS CONFORMING TO CAN/CGSB-4124
- 4" S.B. WINDOW TRIM
- BALCONY COLUMN
- 6x6 BUILT-UP
- STRUCTURAL PWF POST CLAD IN HARDIE BOARD PANEL
- (NEW MATERIALS TO MATCH EXISTING. VARIATIONS TO EXTERIOR FINISHES MAY VARY)

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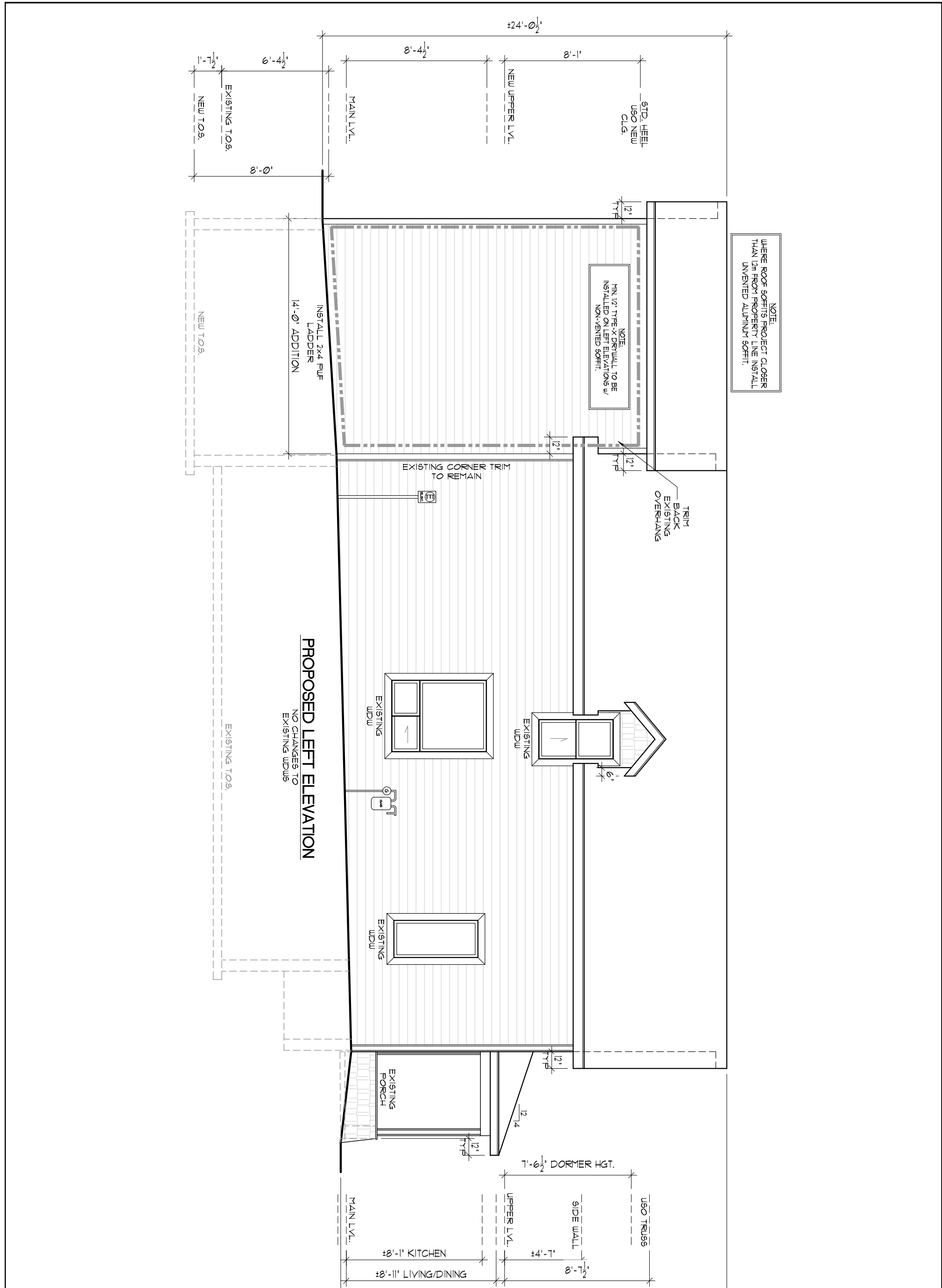
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PROPOSED ELEV.

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**3**  
**17**



NOTE:  
WHERE ROOF SOFFITS PROJECT CLOSER THAN 12" FROM PROPERTY LINE, INSTALL UNVENTED ALUMINUM SOFFIT.

NOTE:  
MIN. 1/2" TYPE-X DRYWALL TO BE INSTALLED ON LEFT ELEVATIONS w/ NON-VENTED SOFFIT.

**PROPOSED LEFT ELEVATION**  
NO CHANGES TO EXISTING WDWs

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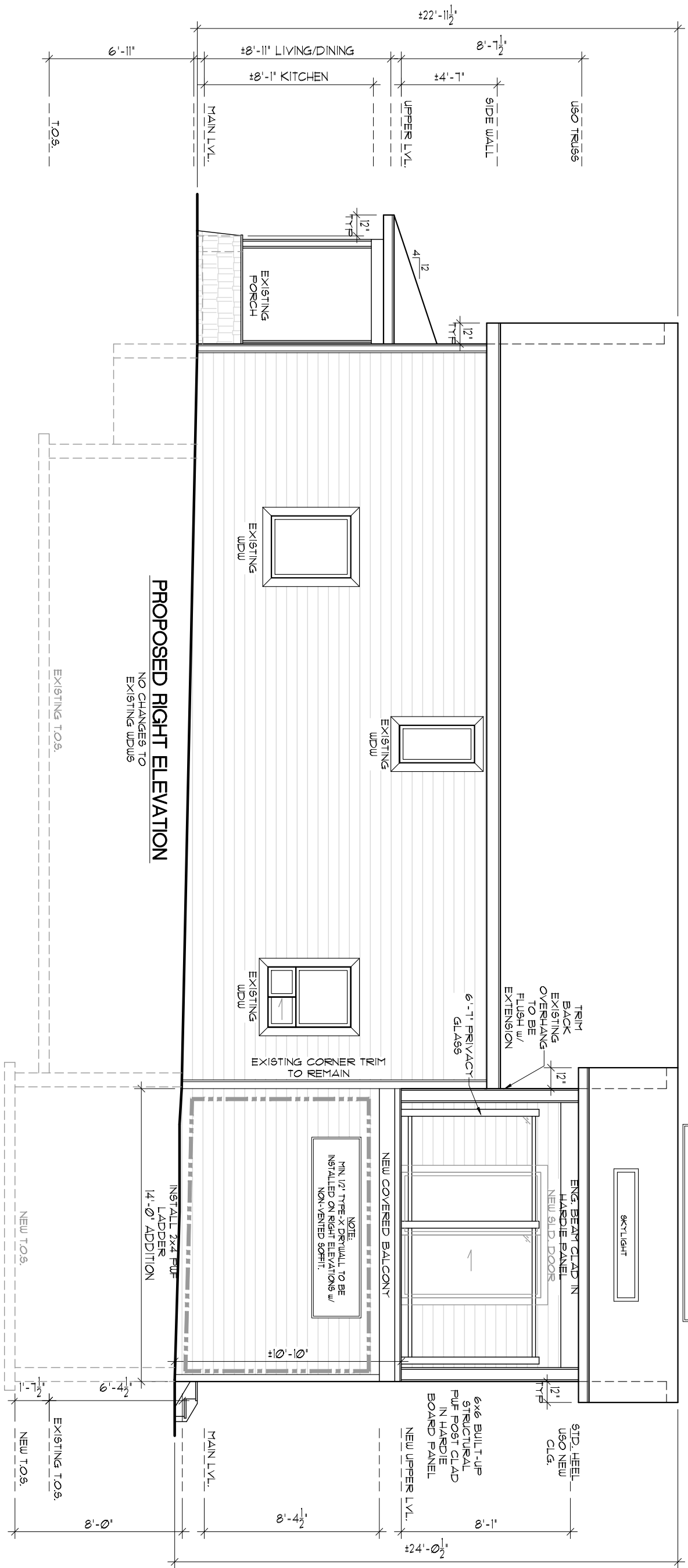


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**4**  
**17**



**PROPOSED RIGHT ELEVATION**

NO CHANGES TO EXISTING WDWs

EXISTING T.O.S.

NEW T.O.S.

EXISTING T.O.S.

NEW T.O.S.



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