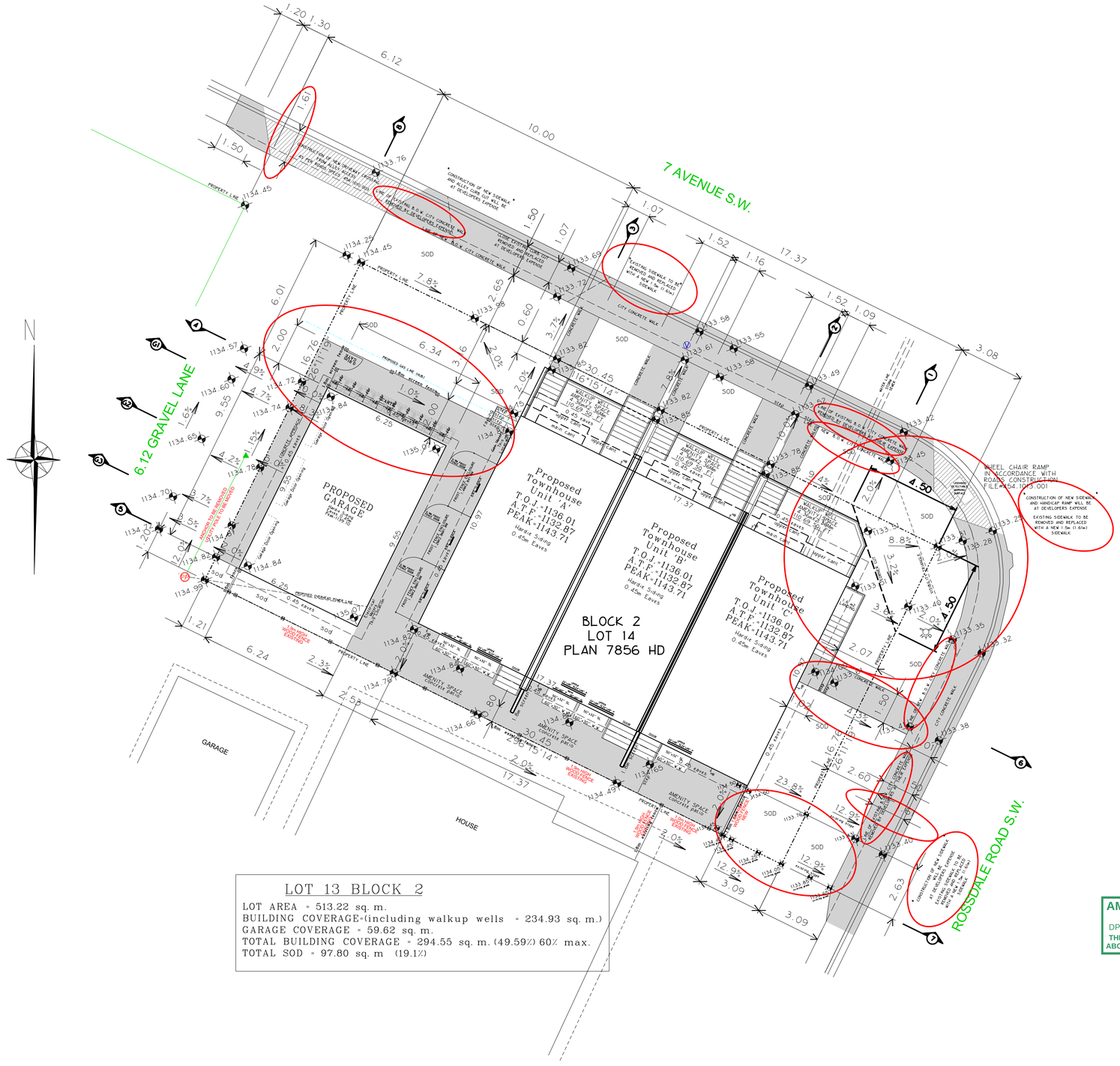


LOT 13 BLOCK 2

LOT AREA = 513.22 sq. m.
BUILDING COVERAGE=(including walkup wells = 234.93 sq. m.)
GARAGE COVERAGE = 59.62 sq. m.
TOTAL BUILDING COVERAGE = 294.55 sq. m. (49.59%) 60% max.
TOTAL SOD = 97.80 sq. m (19.1%)

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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DP2025-06534	2026-06-22

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2	DTR REQUESTED REVISIONS	FEB/23/26
1	Release for D.P.	DEC/01/25

Castellano CUSTOM HOMES *We Built This!*

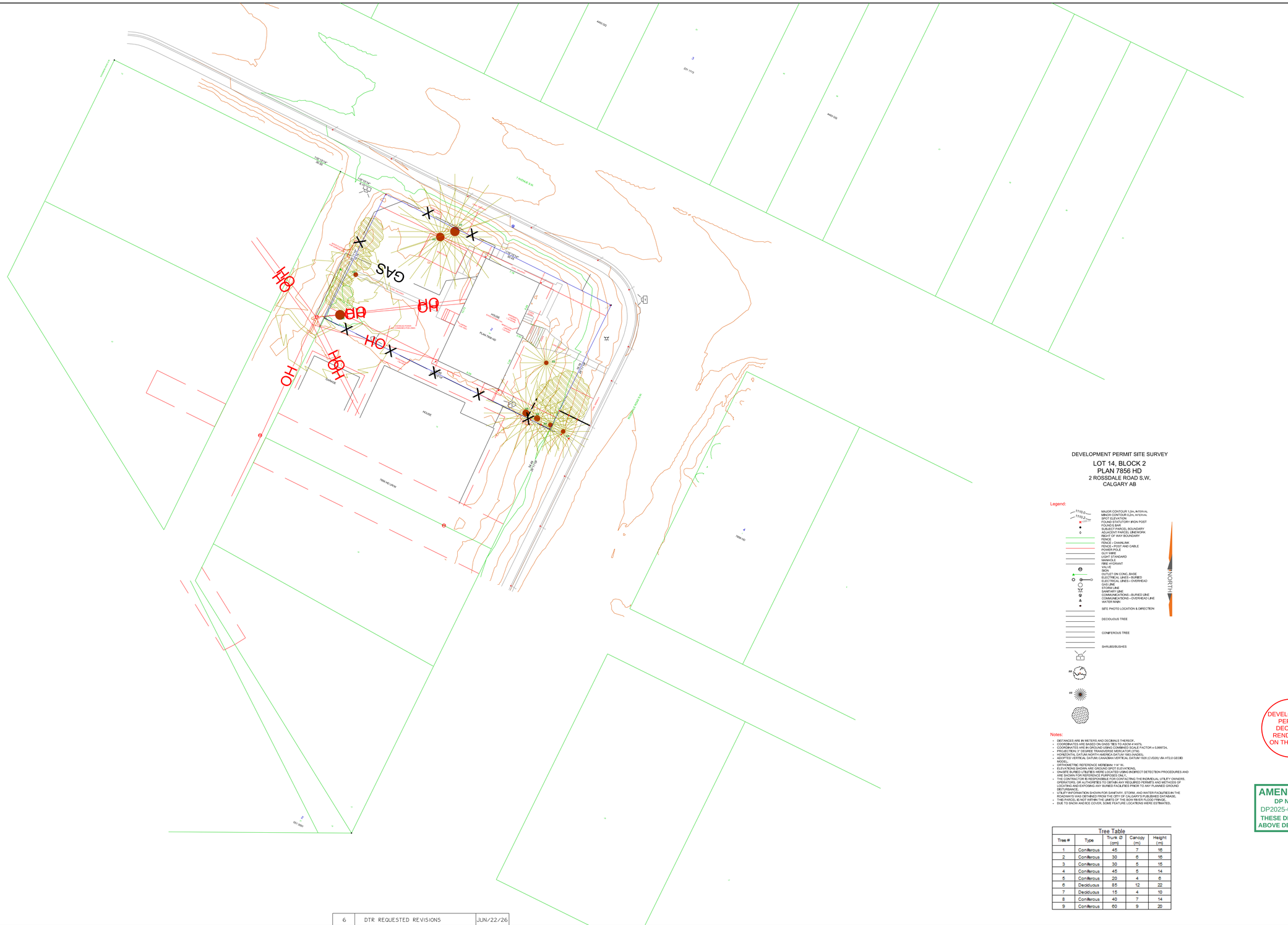
Project:

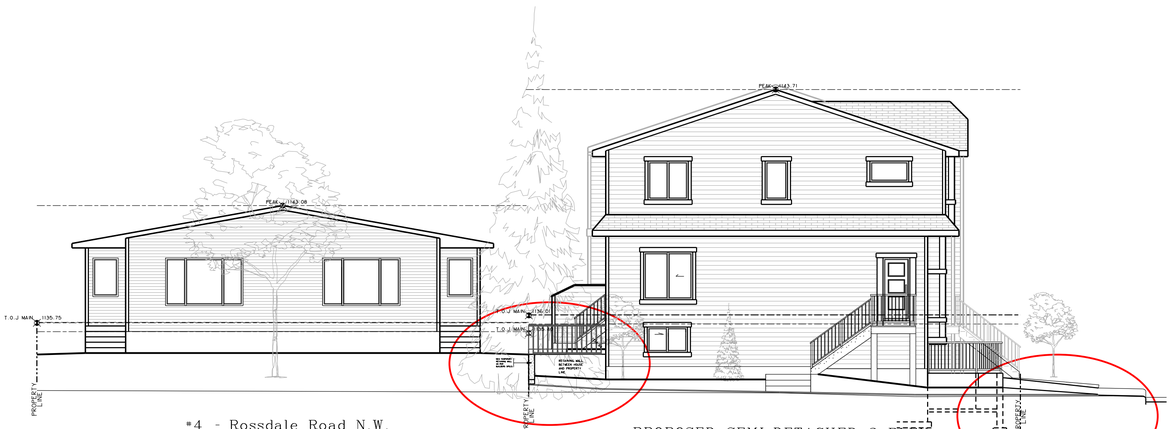
Address:
#2 Rossdale Road N.W.
LOT 14
BLOCK 2
PLAN 7856 HD

Michael R. W. Bauer
Residential Designer
B. Architecture
#715 McKenzie Lake Bay S.E.
Calgary, Alberta
T2Z 2J2
Phone : 257-1179
Email: michaelbauerdesign@shaw.ca

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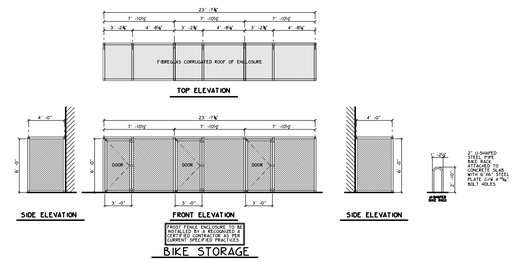
Drawn By:	M.R.W.B.
Date:	NOV/07/25
Project #:	SAM004
Scale:	1:100
Sheet Title:	SITE PLAN
Sheet No.	2 / 7


GAS
OH
UP
HO
OH
OH
HO
OH
HOUSE
HOUSE
PLAN 7856 HD
PLAN 7856 HD
1 AVENUE S.W.
ROSSDALE ROAD S.W.
4483 GD
4483 GD
231 17J3
231 20J1
7856 HD
7856 HD
7856 HD



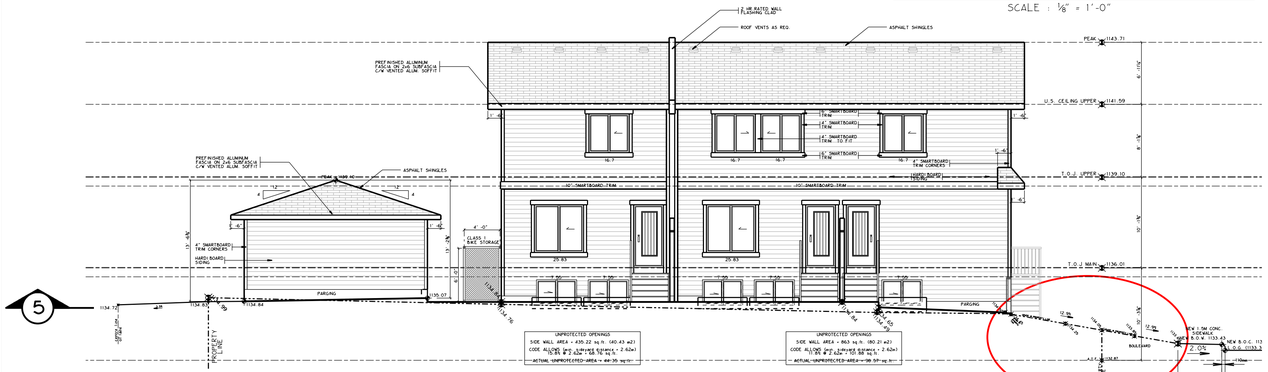
*4 - Rossdale Road N.W.

PROPOSED SEMI-DETACHED 3 PLEX
*2 - Rossdale Road N.W.

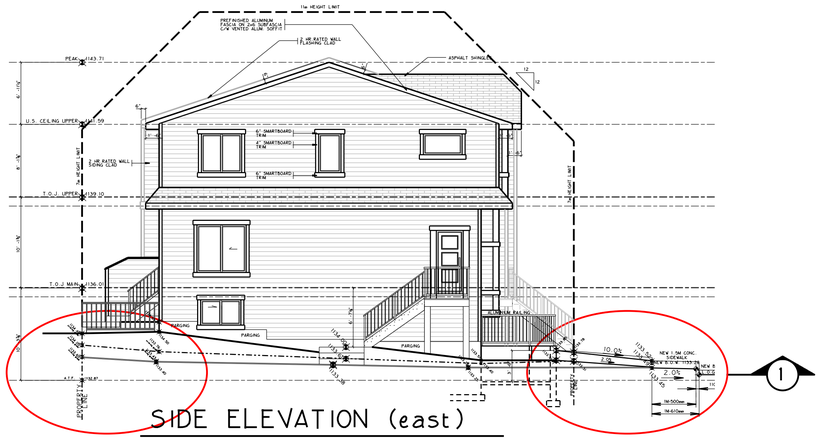


STREETSCAPE

SCALE : ⅛" = 1'-0"



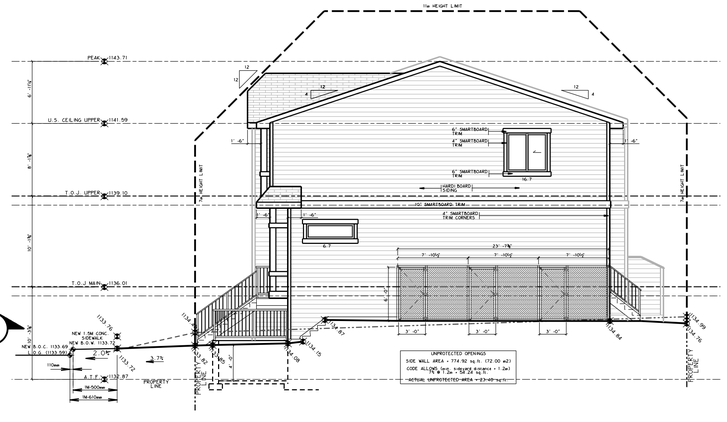
REAR ELEVATION (south)



SIDE ELEVATION (east)



FRONT ELEVATION (north)



SIDE ELEVATION (west)

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS

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1	Release for D.P.	DEC/01/25

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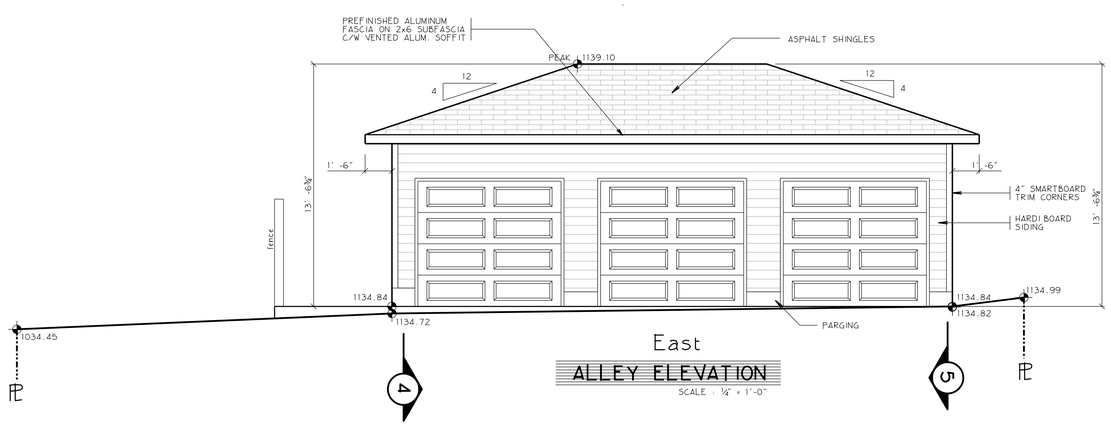
Project :

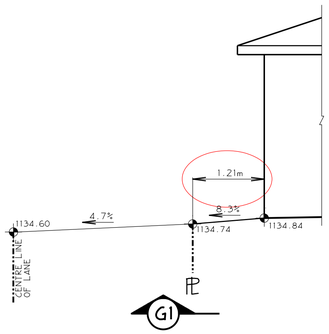
Address :
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LOT 14
BLOCK 2
PLAN 7856 HD

Michael R. W. Bauer
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B. Architecture
#715 McKenzie Lake Bay S.E.
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Drawn By: M.R.W.B.	Date: NOV/07/25
Project #: SAM004	
Scale: 1/8" = 1'-0"	
Sheet Title: STREETSCAPE/ELEVATIONS	Sheet No. 5 / 7





G1 GARAGE ROOF CONSTRUCTION

- ROOFING AS PER ELEVATIONS
- BUILDING PAPER
- ⅜" O.S.B. ROOF SHEATHING
- C/W H-CLIPS
- APPROVED ROOF TRUSSES @ 24" O.C.
- R35 LOOSE-FILL INSULATION
- VAPOUR BARRIER
- ½" GYPSUM BOARD

G2 GARAGE EXTERIOR WALL CONSTRUCTION (OVERHEAD DOOR WALL)

- EXTERIOR FINISH AS PER ELEVATIONS
- BUILDING PAPER
- ⅜" EXTERIOR GRADE SHEATHING
- 2x6 STUD FRAMING @ 16" O.C.
- R12 BATT INSULATION
- VAPOUR BARRIER
- ½" GYPSUM BOARD

G3 GARAGE EXTERIOR WALL CONSTRUCTION

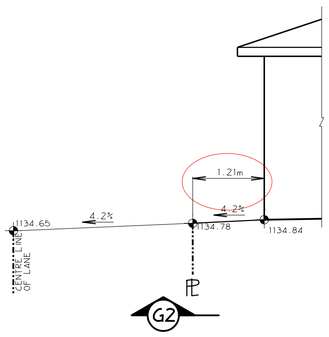
- EXTERIOR FINISH AS PER ELEVATIONS
- BUILDING PAPER
- ⅜" EXTERIOR GRADE SHEATHING
- 2x6 STUD FRAMING @ 24" O.C.
- R12 BATT INSULATION
- VAPOUR BARRIER
- ½" GYPSUM BOARD

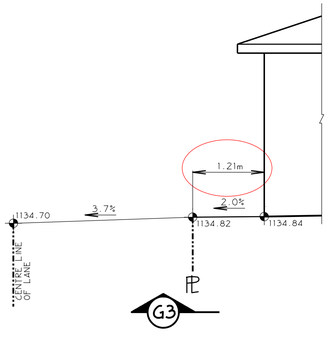
G4 GARAGE SLAB CONSTRUCTION

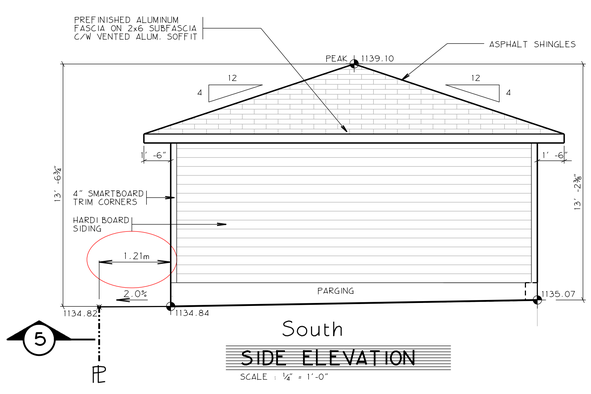
- 4" CONCRETE SLAB OVER
- 5" COMPACTED GRAVEL FILL
- #4 STEEL BARS @ 24" O.C. EW
- SLOPING 4"

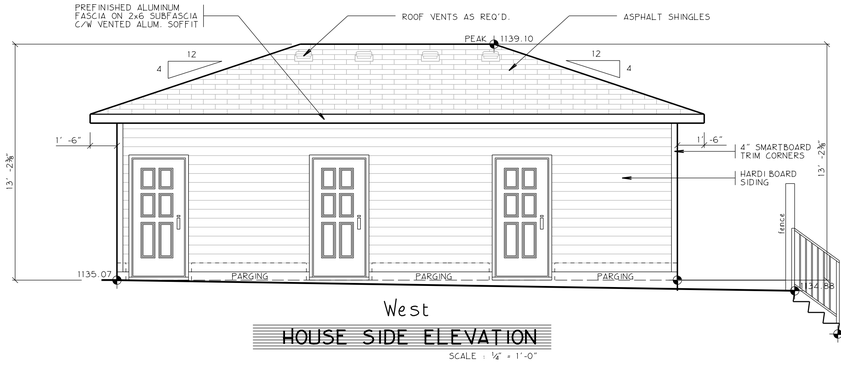
G5 DEMISING GARAGE WALL

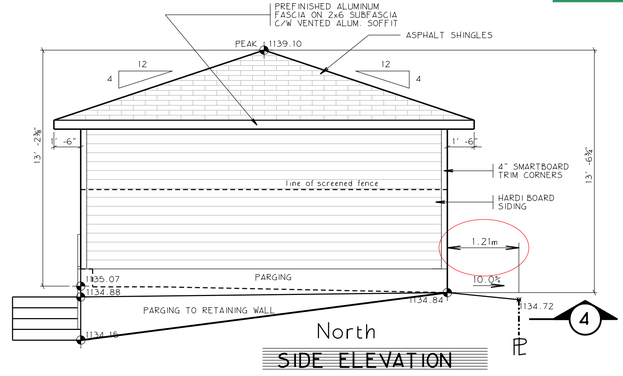
½" FIREGAURD DRYWALL
2X4 STUD WALL @ 16" O.C.
½" FIREGAURD DRYWALL











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1	Release for D.P.	DEC/01/25

Project :

Address :
#2 Rossdale Road N.W.
LOT 14
BLOCK 2
PLAN 7856 HD

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We Built This!

Michael R. W. Bauer
Residential Designer
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T2Z 2J2
Phone : 257-1179
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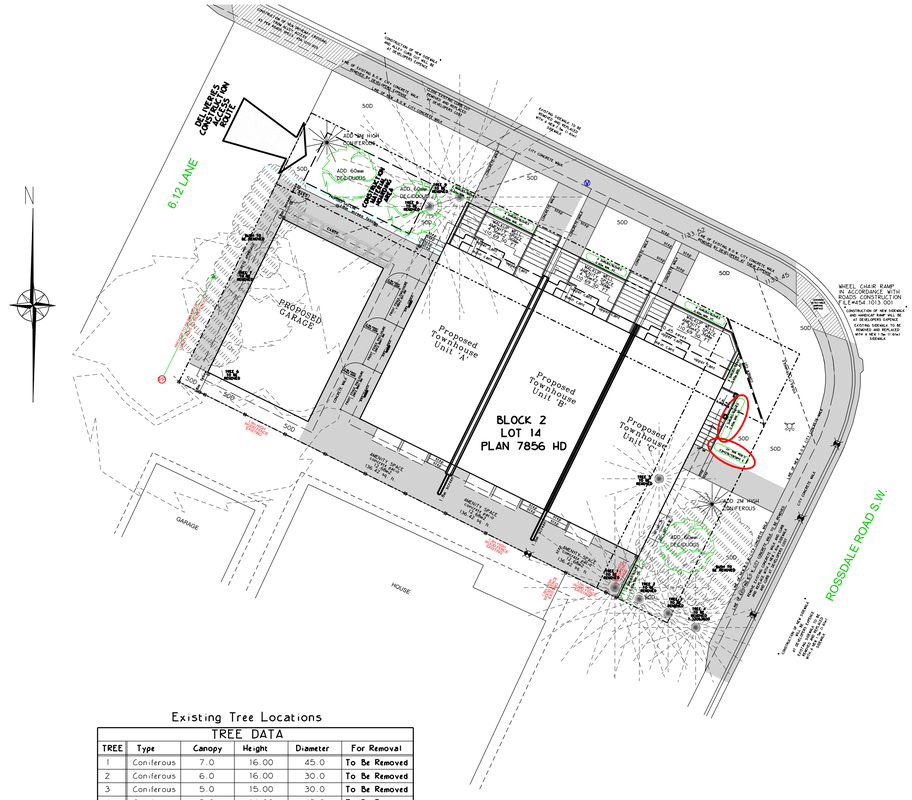
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Drawn By :	M.R.W.B.
Date :	NOV/07/25
Project # :	SAM004
Scale :	Scale - 0'-1/4" - 1'-0"
Sheet Title :	GARAGE PLAN
Sheet No.	G1 / G1



NORTH ELEVATION

Scale - 0'-1/4" = 1'-0"



TREE PROTECTION MEASURES

A: CONSTRUCTION EQUIPMENT AN MATERIALS SHALL NOT BE STORED IN TREE PROTECTION AREA

B: ALL STAGING, HOARDING AND STORAGE OF MATERIALS AND EPUIPMENT SHALL BE ON PRIVATE PROPERTY

C: AN URBAN FOREST TECHNICIAN SHALL BE CONTRACTED TO BE ON SITE AT THE FOLLOWING STAGES OF CONSTRUCTION

1. Commencement
2. When clearance and pruning commences
3. When digging of south services

Contact an Urban Forestry Technician at 3-1-1

D: TREE PROTECTION MEASURES PRIOR TO AND DURING CONSTRUCTION:

1. Branch pruning is required for clearance of new buildings.
2. If elevationpruning is required for installation of services, an indemnified contractor from the City Appoved Contractors List must be used and written approval must be given from Parks Urban Forestry prior to prunning.
3. Root pruning as required during foundation excavations.
4. Apply protection mulch over tree protection zone.
5. Supplemental watering when required.
6. Soil areation, where required.
7. Provide signage instructing no construction work or material to encroach in the tree protection zone unless authorized by an Urban Forestry Representative.

E: TREE PROTECTION MEASURES POST CONSTRUCTION:

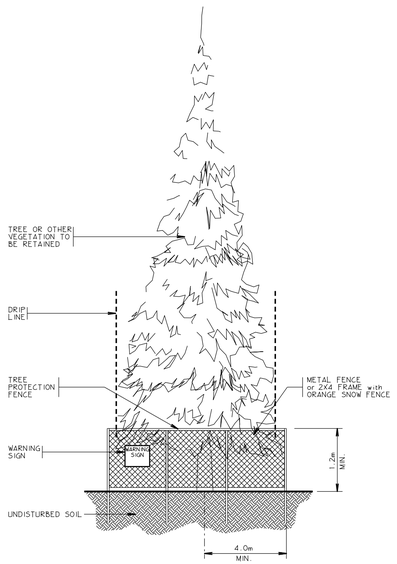
1. Supplemental watering when required.
2. Soil areation, where required.

F: ON SITE TREE PROTECTION ADMINISTRATOR:

GURPAL (RAVI) RATHORE

CONTACT# 403-926-1516

THE TREE PROTECTION ADMINISTRATOR SHALL ENSURE ALL CONSTRUCTION WORK ADHERES TO THE APPROVED TREE PROTECTION PLAN AND THAT ALL CONTRACTING STAFF WORKING ON SITE ARE AWARE OF THE TREE PROTECTION BYLAW AND THE APPROVED TREE PROTECTION PLAN.



TREE PROTECTION ZONE DETAIL

SCALE- N.T.S.

Existing Tree Locations

TREE DATA

TREE	Type	Canopy	Height	Diameter	For Removal
1	Coniferous	7.0	16.00	45.0	To Be Removed
2	Coniferous	6.0	16.00	30.0	To Be Removed
3	Coniferous	5.0	15.00	30.0	To Be Removed
4	Coniferous	5.0	14.00	45.0	To Be Removed
5	Coniferous	4.0	6.00	20.0	To Be Removed
6	Deciduous	12.0	22.00	85.0	To Be Removed
7	Deciduous	1.0	10.00	15.0	To Be Removed
8	Coniferous	7.0	14.00	40.0	To Be Removed
9	Coniferous	9.0	20.00	60.0	To Be Removed

LOT 13 BLOCK 2

LOT AREA - 513.22 sq. m.
BUILDING COVERAGE-(including walkup wells - 234.93 sq. m.)
GARAGE COVERAGE - 59.62 sq. m.
TOTAL BUILDING COVERAGE - 294.55 sq. m. (49.59%) 60% max.
TOTAL SOD - 106.80 sq. m (20.8%)
UNDERGROUND IRRIGATION SYSTEM

SITE

SCALE- N.T.S.

AMENDED DRAWINGS

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DP2025-06534	2026-06-22

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Drawn By: M.R.W.B.	Date: NOV/07/25
Project #: SAM004	
Scale: AS SHOWN	
Sheet Title: TREE PROTECTION PLAN	Sheet No. T1 / T1