AREA ANALYSIS:

LOT SIZE:	562.06	S.M.	6050	S.F.	
PRIMARY RESIDENCE:	131.55	S.M.	1416	S.F.	23.4%
DETACHED GARAGE (EXISTING):	75.81	S.M.	816	S.F.	13.5%
ADU SECOND FLOOR:	75.81	S.M.	816	S.F.	
EXISTING LOT COVERAGE:	207.36	S.M.	2232	S.F.	36.9%
TOTAL CONDITIONED AREA: (GARAGE & ADU)	151.62	S.M.	1632	S.F.	

CODE SUMMARY AND PROJECT

ADDRESS:	4415 DALHART RD. N.W., CALGARY AB
LEGAL DESCRIPTION:	LOT 4, BLOCK 10, PLAN 5579JK
ZONING:	R-C1 RESIDENTIAL - CONTEXTUAL ONE DWELLING
APPLICABLE CODES :	NBC 2023 AE, NECB 2020, NFC 2023,
CONSTRUCTION TYPE:	COMBUSTIBLE - TYPE A PARTIALLY PROTECTION

STRUCTURAL ENGINEER: TO BE DETERMINED
ADDRESS:
PHONE:
EMAIL:

VICINITY MAP

PROJECT SITE

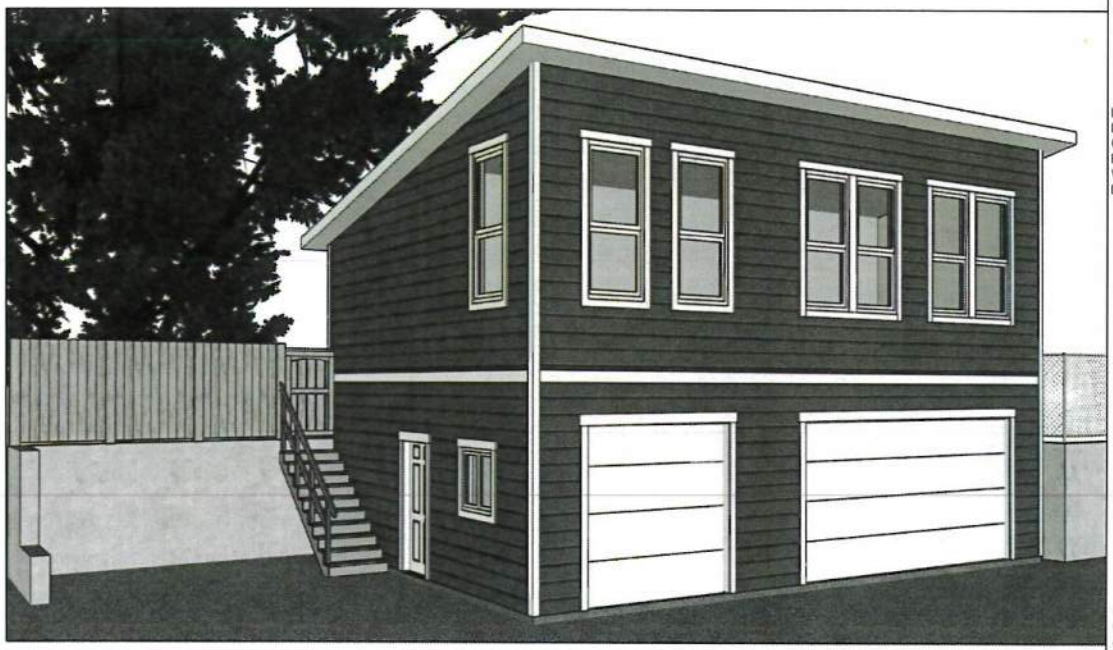


PROPOSED BACKLANE SUITE

SCOPE OF WORK:

PROPOSED IS A SECOND STOREY SUITE ON AN EXISTING GARAGE . THE EXISTING GARAGE INITIALLY DESIGNED/BUILT TO CONSTRUCT A ADU SECOND STOREY ABOVE.

AT THE BUILDING PERMIT STAGE A STRUCTURAL ENGINEERING REVIEW WILL EVALUATE THE EXISTING GARAGE AND THE PROPOSED SECOND-STOREY SUITE TOGETHER AS A COMBINED STRUCTURAL SYSTEM, VERIFYING THAT THE AS-BUILT FOUNDATION AND FRAMING CAN SAFELY SUPPORT THE NEW ACCESSORY DWELLING UNIT (ADU) ADDITION.



BOYKO ADU ADDITION

Model: 820sf 2ND STOREY

PRIOR TO CONSTRUCTION: BUILDER/OWNER IS TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS. NOTED HERE IN AND IS HELD RESPONSIBLE TO NOTIFY ANY DISCREPANCIES FOR ADJUSTMENT.

SHEET LIST

A0	TITLE PAGE
A1.0	MAIN FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	EXISTING GARGE FLOOR PLAN
A4.0	BUILDING SECTION
	ROOF PLAN
A5.0	EXISTING RESIDENTIAL

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SITE ADDRESS

4415 DALHART RD. N.W.

DRAWN BY GLH

DESIGN FOR Dave Boyko

REVISIONS

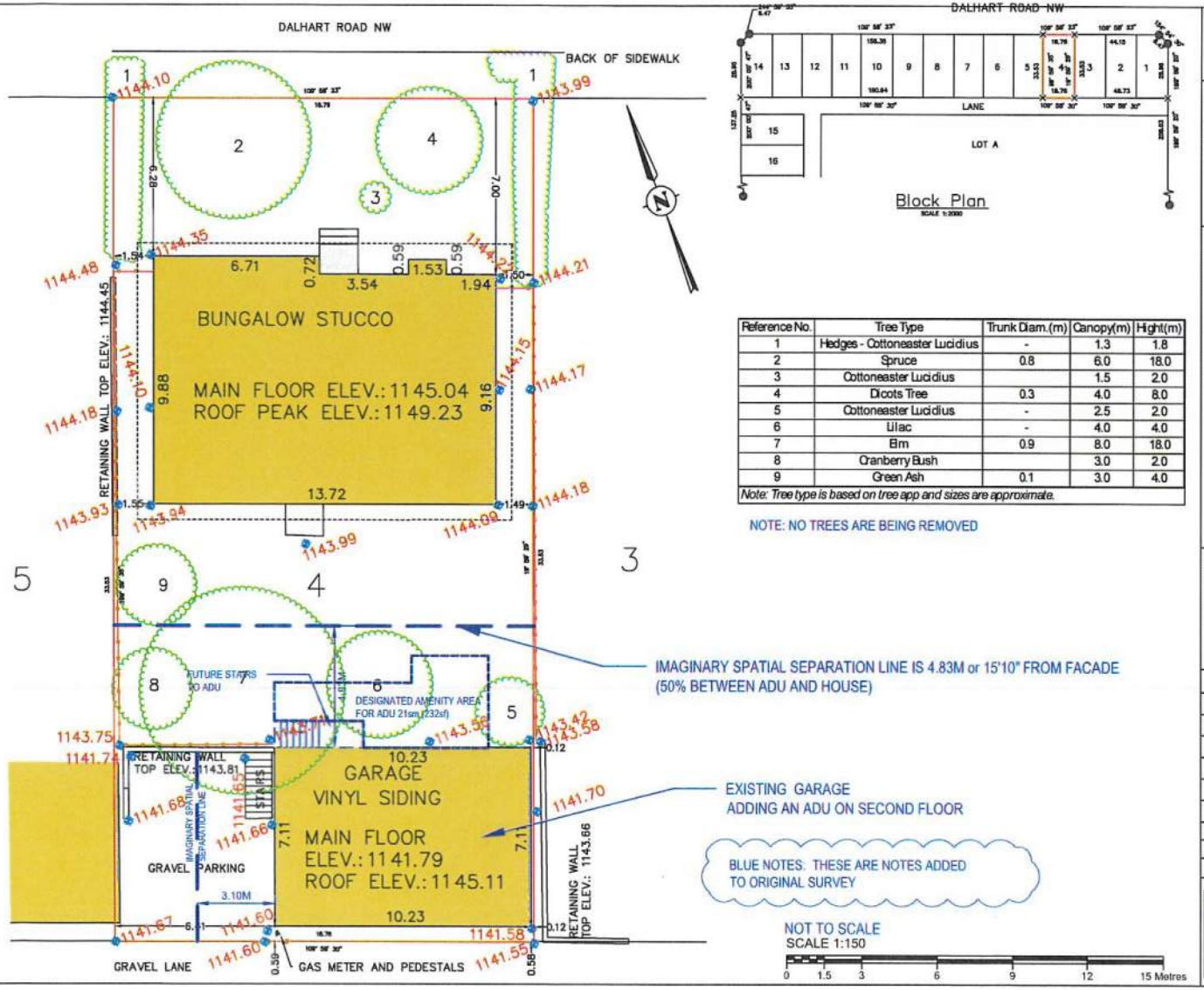
NO	DESCRIPTION
05/03/26	PRELIMINARY SKETCH FOR PRICING
07/21/26	FOR DEVELOPMENT PERMIT REVIEW
09/03/26	RELEASED FOR DEVELOPMENT PERMIT

SHEET NAME

TITLE

SHEET NO.

A.000



Reference No.	Tree Type	Trunk Diam.(m)	Canopy(m)	Hight(m)
1	Hedges - Cottoneaster Lucidius	-	1.3	1.8
2	Spruce	0.8	6.0	18.0
3	Cottoneaster Lucidius		1.5	2.0
4	Dicots Tree	0.3	4.0	8.0
5	Cottoneaster Lucidius	-	2.5	2.0
6	Lilac	-	4.0	4.0
7	Elm	0.9	8.0	18.0
8	Cranberry Bush		3.0	2.0
9	Green Ash	0.1	3.0	4.0

Note: Tree type is based on tree app and sizes are approximate.

NOTE: NO TREES ARE BEING REMOVED

SURVEY PLAN SHOWING
SITE SURVEY

MUNICIPALITY:
CITY OF CALGARY
MUNICIPAL ADDRESS:
4415 DALHART RD
LEGAL ADDRESS:
LOT 4, BLOCK 10, PLAN 5579JK

LEGEND

Iron Post Found:
Calculated Position: ×
Property Line:
Fence:
Building Shown as:
Deck:
Concrete
Eaves:
Spot Elevation(m): 1143.98
Tree Line:

NOTES

- Elevations are referenced to ASCM 218594
- Survey date: August 13th, 2026.
- Building ties and dimensions are to the foundation.
- Bearings are NAD 83 3TM Grid referred to Central Meridian of 114° Distances are ground shown in meters and decimals thereof.

TABLE OF REVISIONS

No.	DESCRIPTION	MM/DD/YY
0	ORIGINAL PLAN PREPARED	08/17/26

JOB No.: 26-1057
DWG No.: 26-1057 - 4415 Dalhart Rd Topo
PARTY CHIEF : CB | DRAFTER : CB | CHECKER: CB | SHEET 1

Trinity Surveys
Trinity Surveys Inc.
117 1st Ave. SE
Airdrie, AB. T4B 1H1
Direct: 403-510-0615
www.trinitysurveys.ca

REV. No. 0

BOYKO ADU ADDITION

Model: 820sf 2ND STOREY

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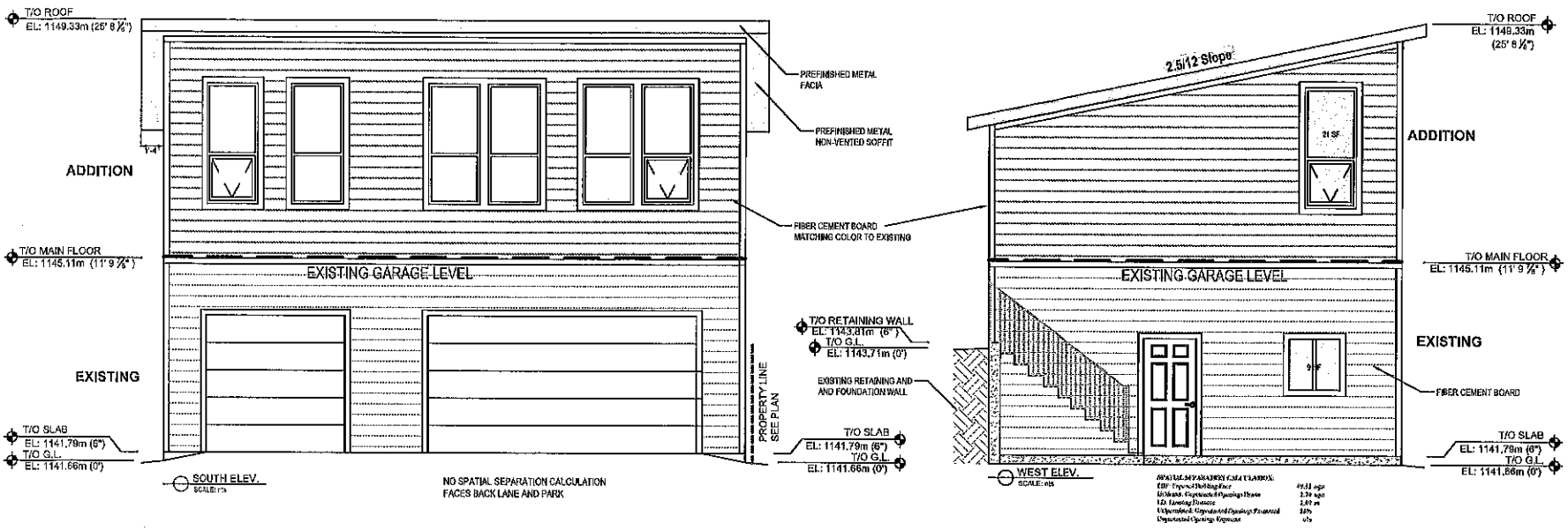
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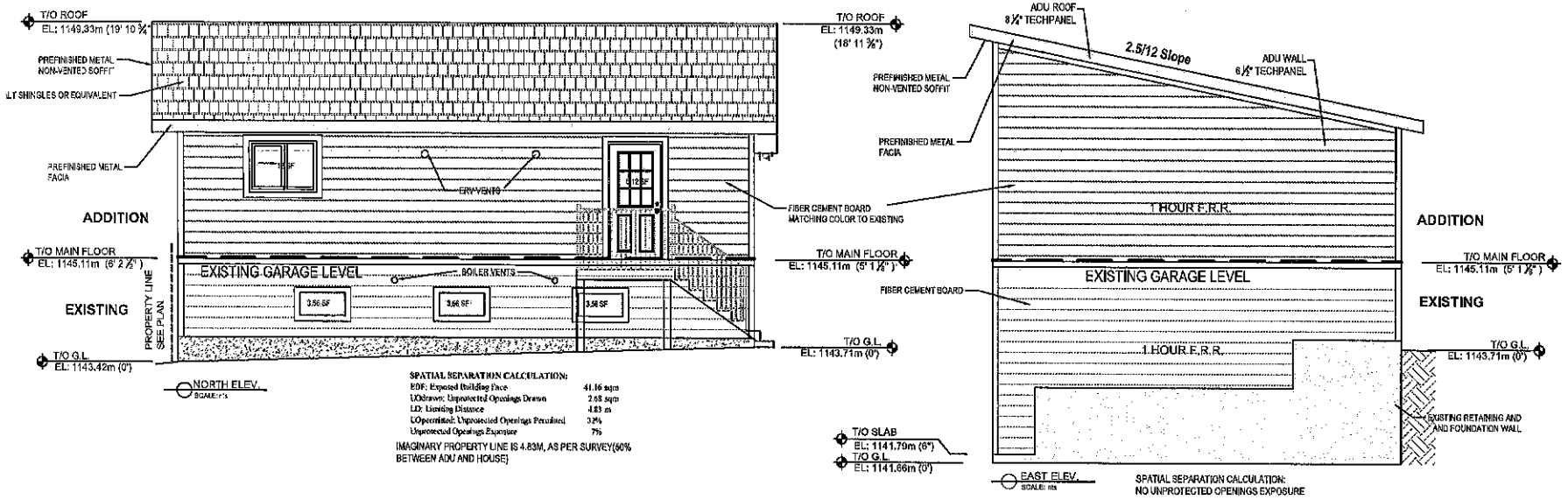
SITE ADDRESS
4415 DALHART RD. N.W.
DRAWN BY: GLH
DESIGN FOR: Dave Boyko

REVISIONS

NO	DESCRIPTION
05/03/26	PRELIMINARY SKETCH FOR PRICING
04/29/26	FOR DEVELOPMENT PERMIT REVIEW
05/03/26	RELEASED FOR DEVELOPMENT PERMIT

SHEET NAME
SURVEY
SEPERATION LINES
SHEET NO.
A.01.0





BOYKO ADU ADDITION

Model: 820sf 2ND STOREY

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SITE ADDRESS

4415 DALHART RD. N.W.

DRAWN BY: GLH

DESIGN FOR: Dave Boyko

REVISIONS

MM/DD/YR	DESCRIPTION
06/03/25	PRELIMINARY SKETCH FOR PRICING
07/21/25	FOR DEVELOPMENT PERMIT REVIEW
08/03/25	RELEASED FOR DEVELOPMENT PERMIT

SHEET NAME

ELEVATIONS

SHEET NO.

A.03.0