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:	67.82	S.M.	730	S.F.	
EXISTING LOT COVERAGE:	207.36	S.M.	2232	S.F.	36.9%
TOTAL CONDITIONED AREA: (GARAGE & ADU)	135.64	S.M.	1460	S.F.	

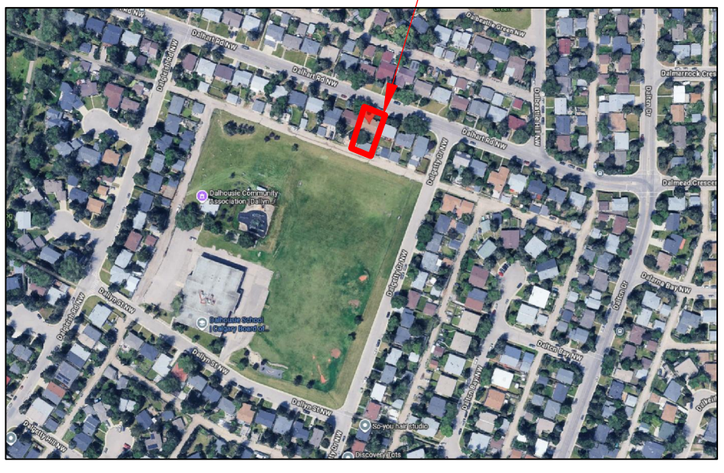
CODE SUMMARY AND PROJECT

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: 639sf 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	SURVEY & LOT PLAN
A2.0	ADU FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTION
	ROOF PLAN
A5.0	EXISTING GARAGE FLOOR PLAN
A6.0	EXISTING RESIDENTIAL

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SITE ADDRESS

4415 DALHART RD. N.W.

DRAWN BY GLH

DESIGN FOR: Dave Boyko

REVISIONS

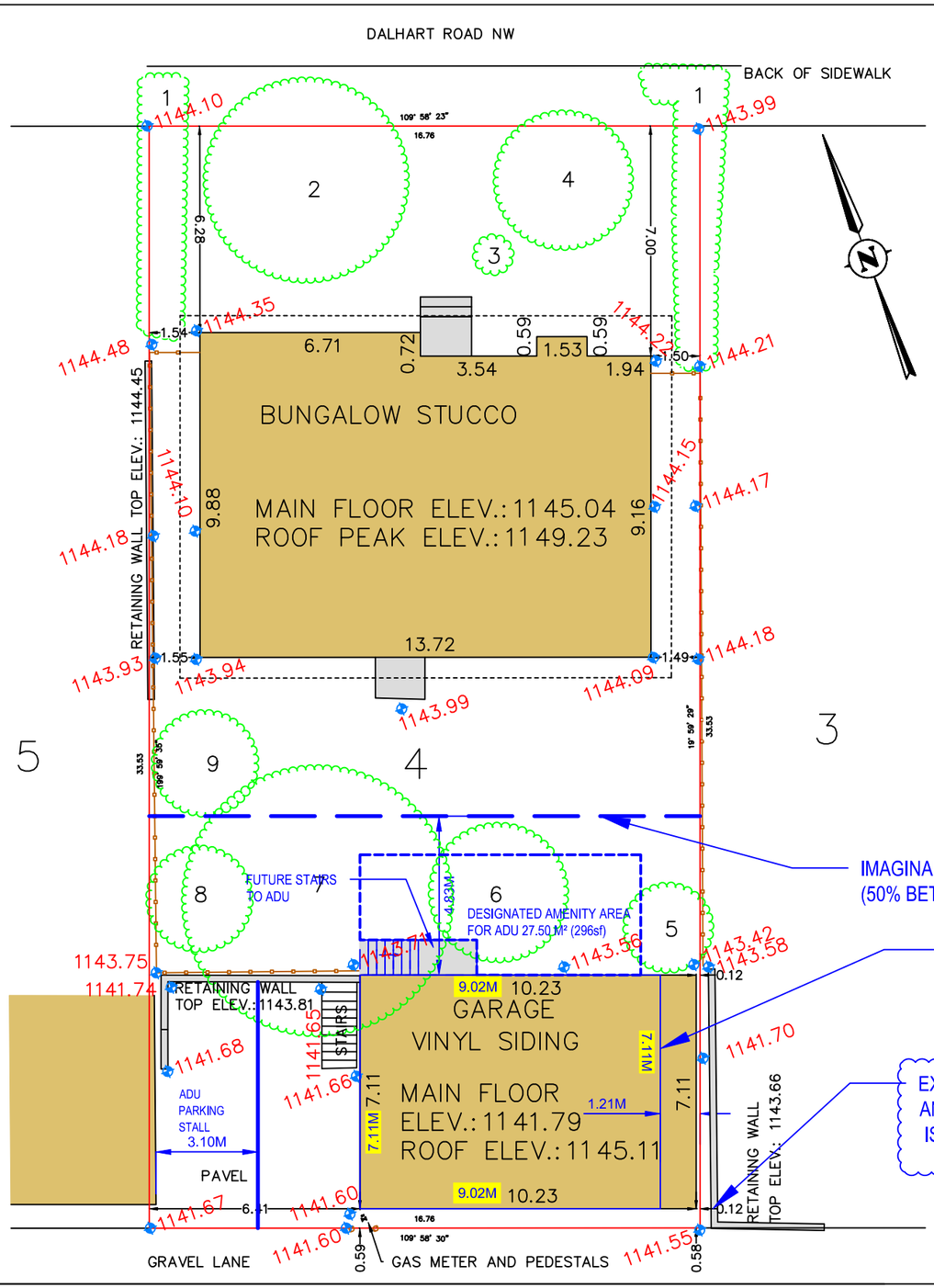
MTH/D/YR	DESCRIPTION
06/03/26	PRELIMINARY SKETCH FOR PRICING
07/21/26	FOR DEVELOPMENT PERMIT REVIEW
09/03/26	RELEASED FOR DEVELOPMENT PERMIT
11/09/26	UPDATED FOR DEVELOPMENT PERMIT

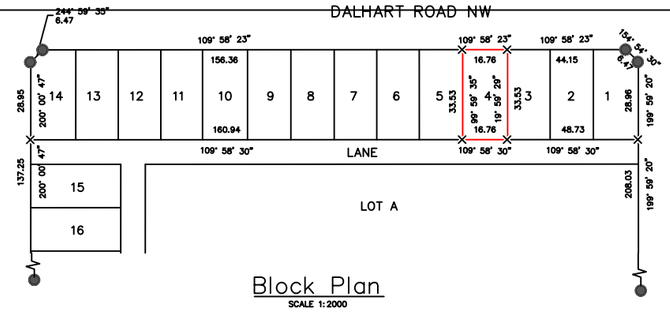
SHEET NAME

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

IMAGINARY SPATIAL SEPARATION LINE IS 4.83M or 15'10" FROM FACADE (50% BETWEEN ADU AND HOUSE)

ADU ON SECOND FLOOR

EXISTING GARAGE WAS EXCAVATED BELOW PREVIOUS AND NEIGHBORS ELEVATION, THE RETAINING WALL ELEVATION IS 1143.68 HEIGHT, REQUEST THIS IS THE BENCH MARK FOR HEIGHTS

NOT TO SCALE
SCALE 1:150

0 1.5 3 6 9 12 15 Metres

existing garage was excavated below previous and neighbors elevation, the retaining wall should be the height bench mark

EXISTING GARAGE WAS EXCAVATED BELOW PREVIOUS AND NEIGHBORS ELEVATION, THE RETAINING WALL SHOULD BE THE HEIGHT BENCH MARK

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:

BLUE NOTES: THESE ARE NOTES ADDED TO ORIGINAL SURVEY

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

REV. No. 0

Trinity Surveys
Trinity Surveys Inc.
412 1st Ave. SE
Airdrie, AB, T4B 1H1
Direct: 403-510-5618
www.trinitysurveys.ca

BOYKO ADU ADDITION

Model: 639sf 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.

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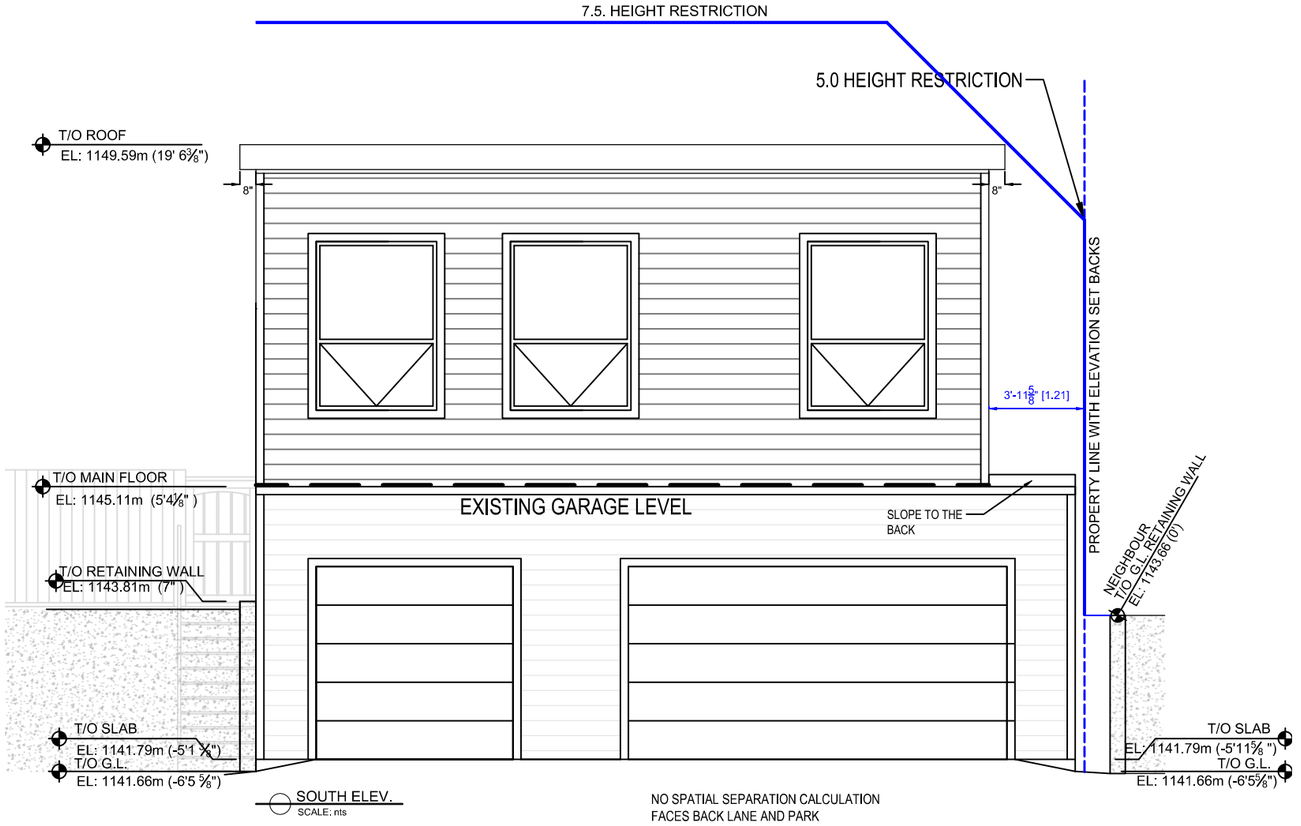
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SITE ADDRESS
4415 DALHART RD. N.W.
DRAWN BY GLH
DESIGN FOR: Dave Boyko

REVISIONS

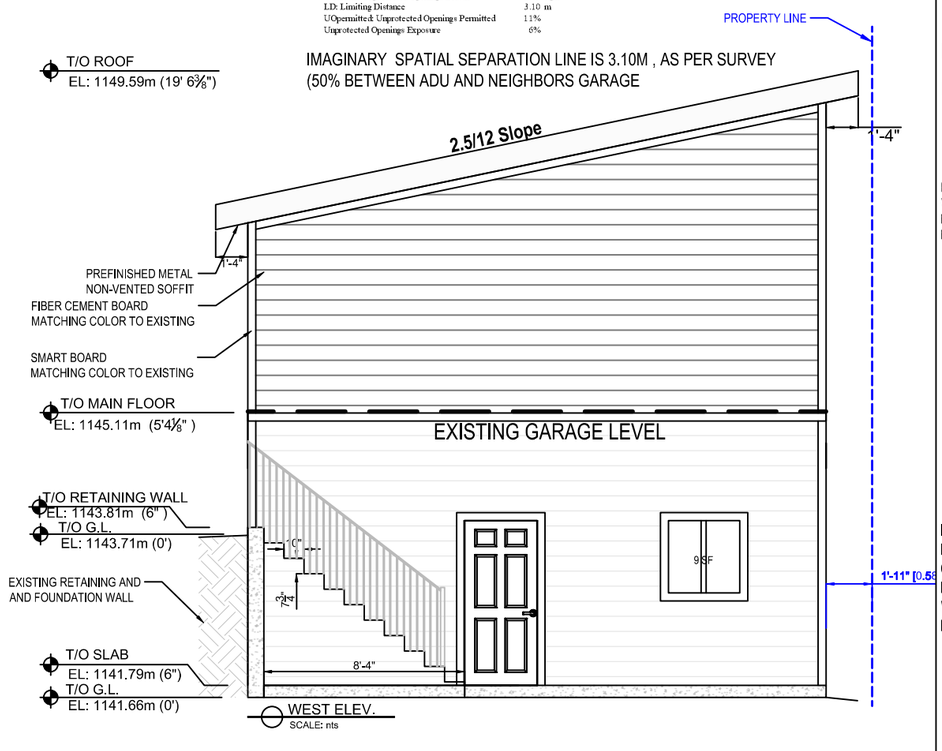
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SHEET NAME
SURVEY & PLOT PLAN SEPARATION LINES
SHEET NO.
A.01.0



SPATIAL SEPARATION CALCULATION:

EBF: Exposed Building Face	49.52 sqm
UOdrawn: Unprotected Openings Drawn	2.79 sqm
LD: Limiting Distance	3.10 m
UOpermitted: Unprotected Openings Permitted	11%
Unprotected Openings Exposure	6%



BOYKO ADU ADDITION

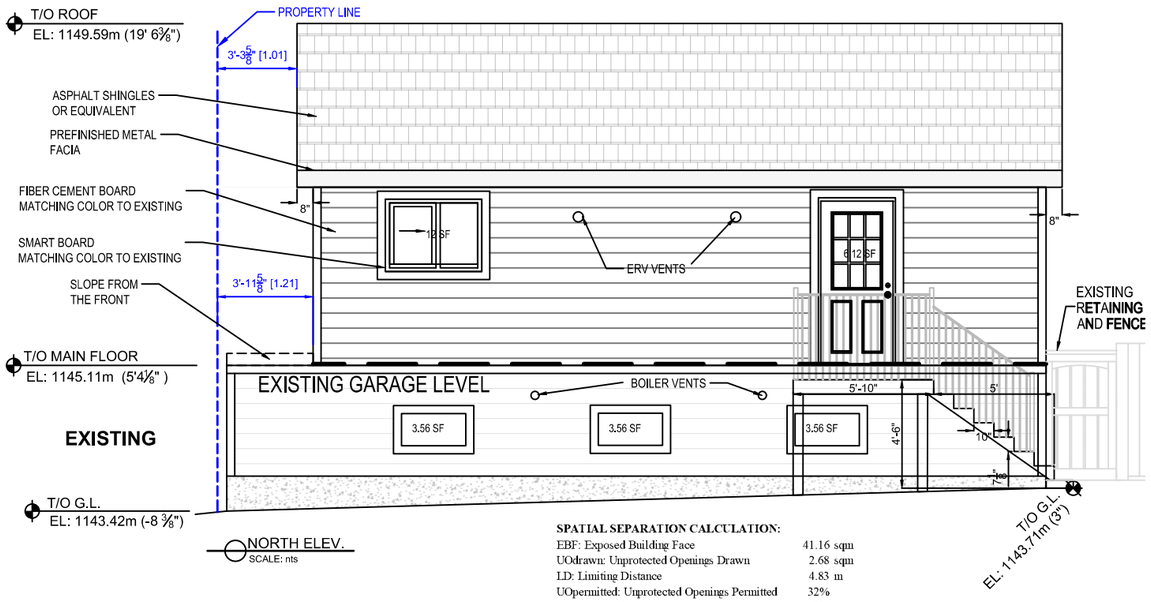
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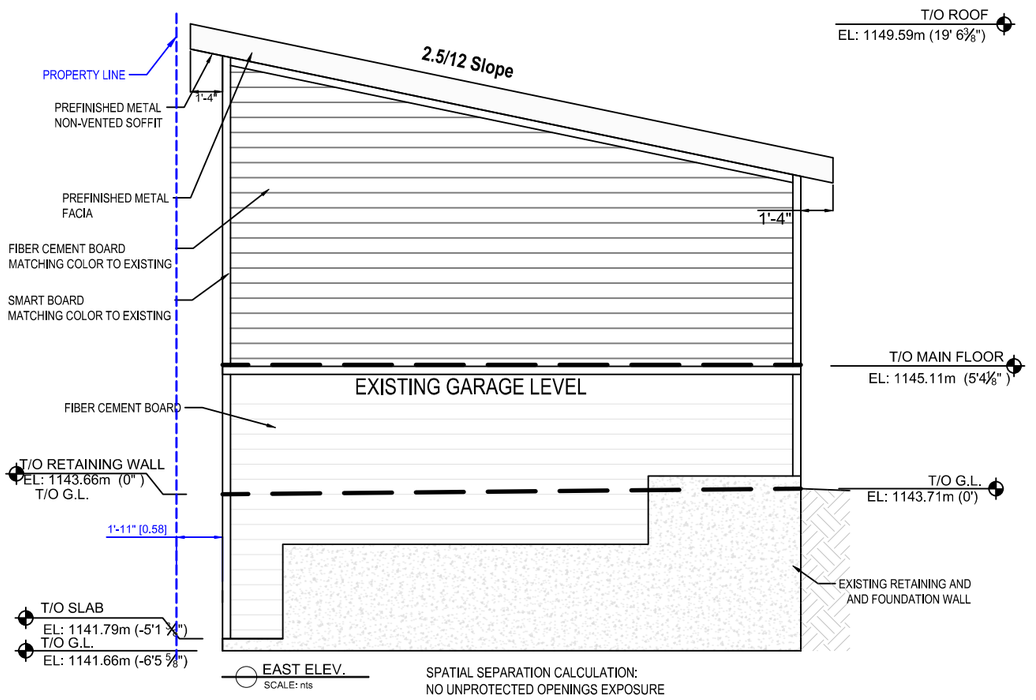
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SPATIAL SEPARATION CALCULATION:

EBF: Exposed Building Face	41.16 sqm
UOdrawn: Unprotected Openings Drawn	2.68 sqm
LD: Limiting Distance	4.83 m
UOpermitted: Unprotected Openings Permitted	32%
Unprotected Openings Exposure	7%

IMAGINARY PROPERTY LINE IS 4.83M, AS PER SURVEY(50% BETWEEN ADU AND HOUSE)



SPATIAL SEPARATION CALCULATION:
NO UNPROTECTED OPENINGS EXPOSURE

SITE ADDRESS

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DRAWN BY GLH

DESIGN FOR: Dave Boyko

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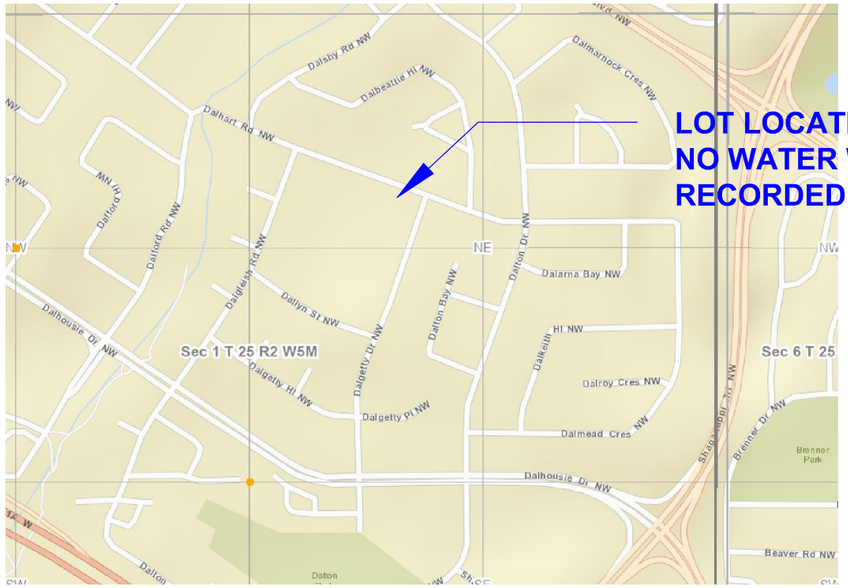
ELEVATIONS

SHEET NO.

A.03.0

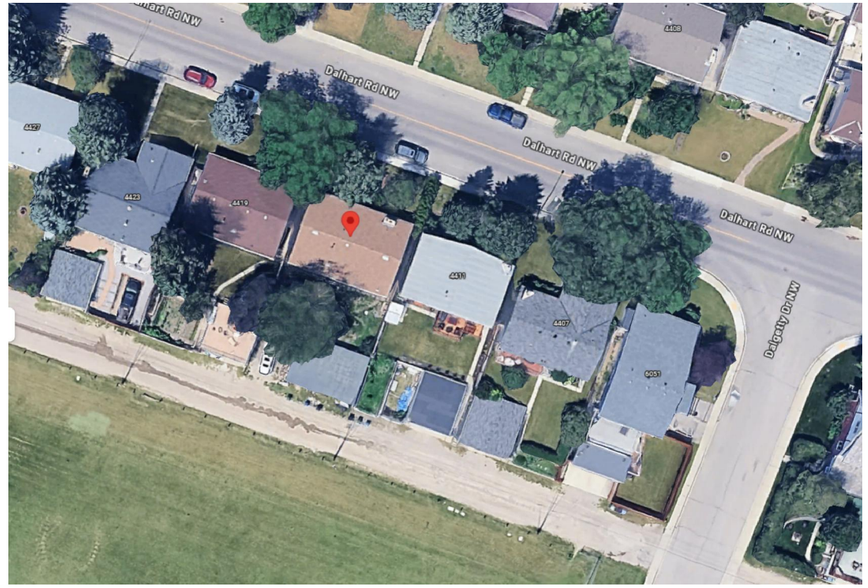
ALBERTA WATER WELLS

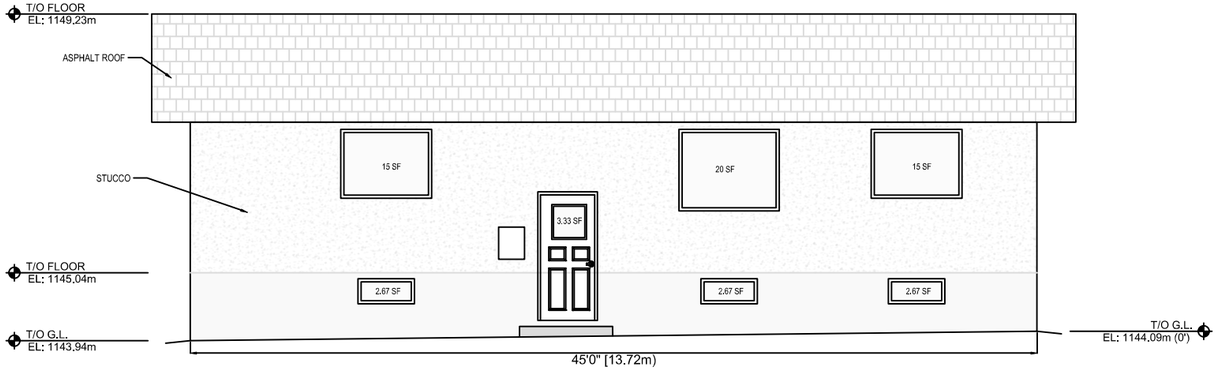
https://groundwater.alberta.ca/WaterWells/d/



WATER WELLS

PUBLIC TREE DISCLOSURE



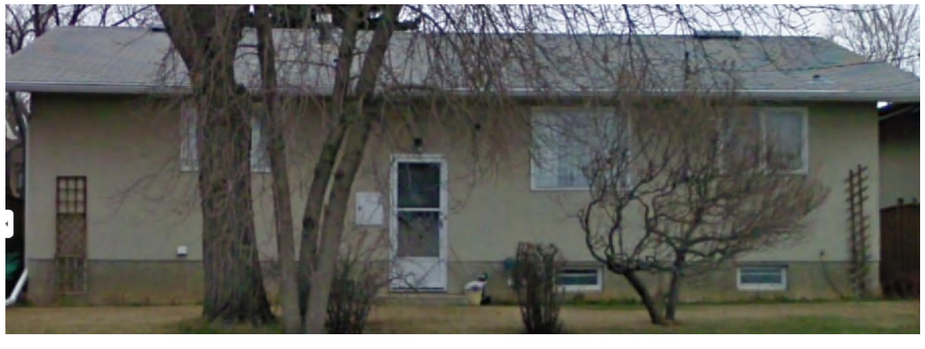


EXISTING MAIN RESIDENCE-SOUTH
SCALE: ⅛" = 1 FOOT

SPATIAL SEPARATION CALCULATION:

EBF: Exposed Building Face	47.47 sqm
UOdrawn: Unprotected Openings Drawn	5.70 sqm
LD: Limiting Distance	4.83 m
UOpermitted: Unprotected Openings Permitted	32%
Unprotected Openings Exposure	12%

IMAGINARY SPATIAL SEPARATION LINE IS 4.83M, AS PER SURVEY
(50% BETWEEN ADU AND HOUSE)



EXISTING MAIN RESIDENCE SOUTH
SCALE: NTS

BOYKO ADU ADDITION

Model: 639sf 2ND STOREY

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SHEET NAME

EXISTING HOME

SHEET NO.

A.06.0