

ONWARD SHAGANAPPI

AMENDED DRAWINGS
DP No. Date Received
DP2026-01258 July 30 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.



1130, 140 - 4TH AVENUE S.W.
CALGARY, ALBERTA, CANADA
T2P 3N3

1406 26 Street SW, Calgary, AB T3C 1K3

Plan 2311009, Block 5, Lot 55

ISSUED FOR: DETAIL REVIEW 2

2026/07/29

PRELIMINARY - NOT FOR CONSTRUCTION



AMENDED DRAWINGS
DP No. DP00.02 Date Received July 30 2025
DP0006-012508 July 30 2025
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

NOTES:
- DIMENSION TO FACE OF STUD (INTERIOR PARTITIONS), CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE
- NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM; REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION
- DO NOT SCALE DRAWINGS
- THIS DRAWING SUPERCEDES PREVIOUS ISSUES.

Project Component
Key Plan

Seal(s)

DATE ISSUED FOR REV

Client

Project
ONWARD SHAGANAPPI
1406 26 Street SW, Calgary, AB T3C 1K3
Plan 2311009, Block 5, Lot 55
Drawing Title
3D VIEWS

Project Manager
Project Leader
Scale

Drawn
Author
Checked
Checker

Project No.

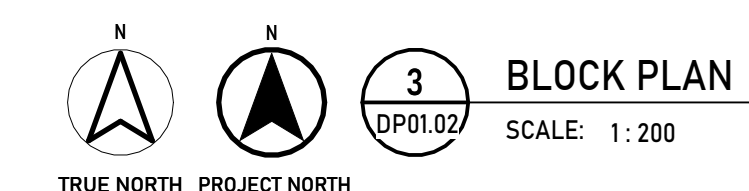
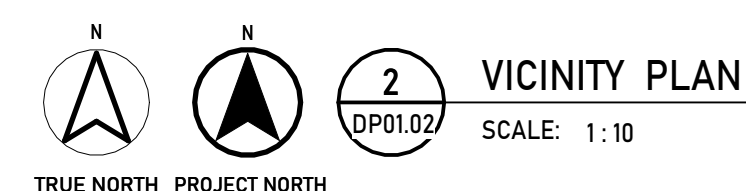
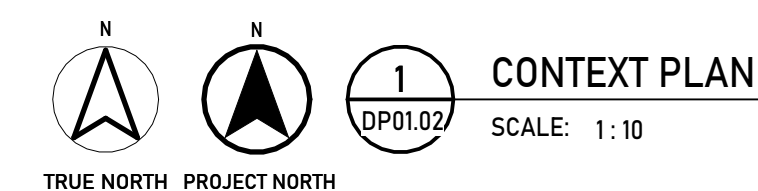
Drawing No. DP00.02

2024-07-30 12:59:50 PM All Title Block - Rev. 1 (APR24) Copyright © 2024

PRELIMINARY - NOT FOR CONSTRUCTION

NOTES:

- DIMENSION TO FACE OF STUD (INTERIOR PARTITIONS), CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE
- NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM; REPORT ANY ERRORS AND/ OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- THIS DRAWING SUPERCEDES PREVIOUS ISSUES.



Seal(π)

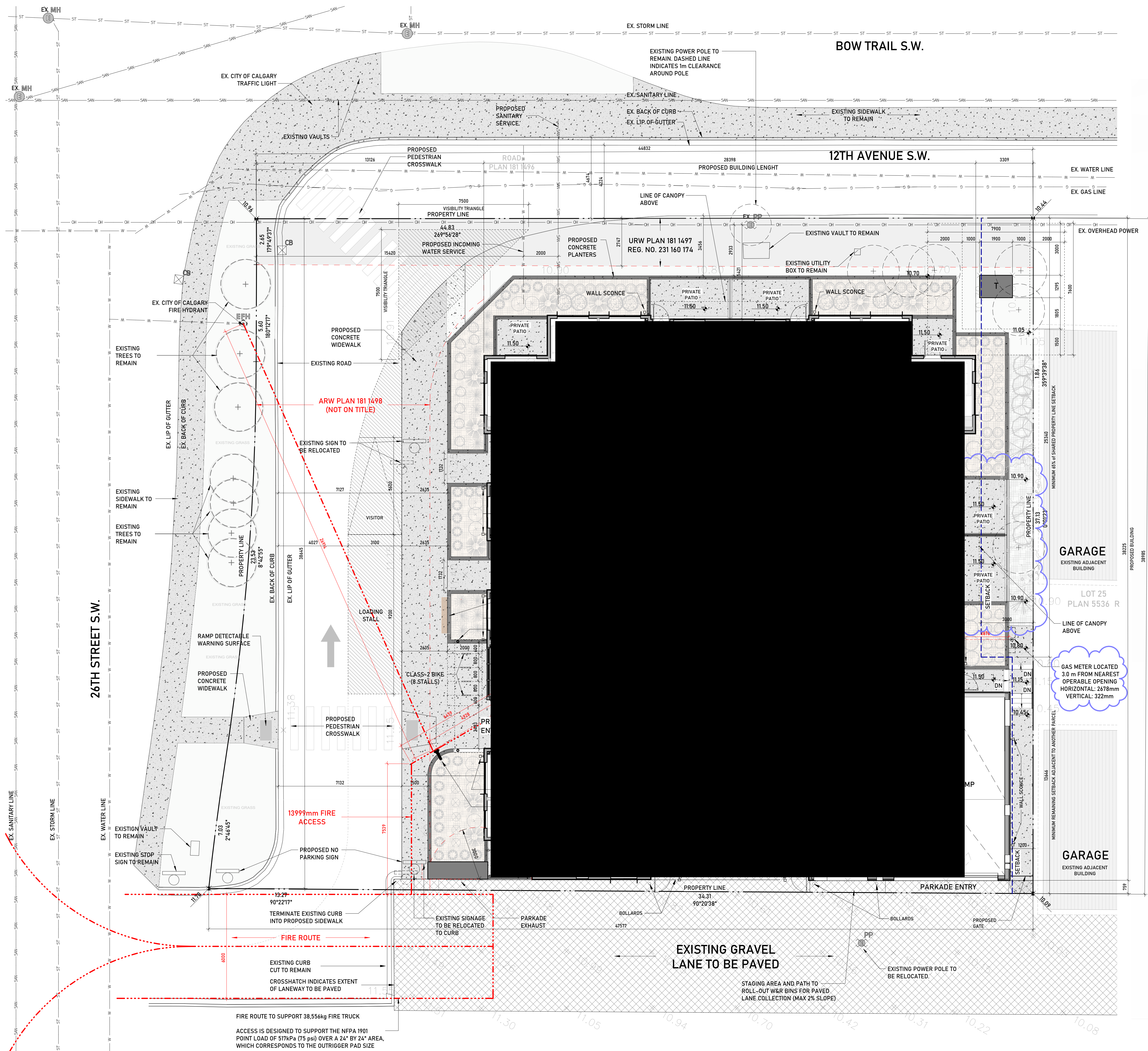
--	--

Client _____

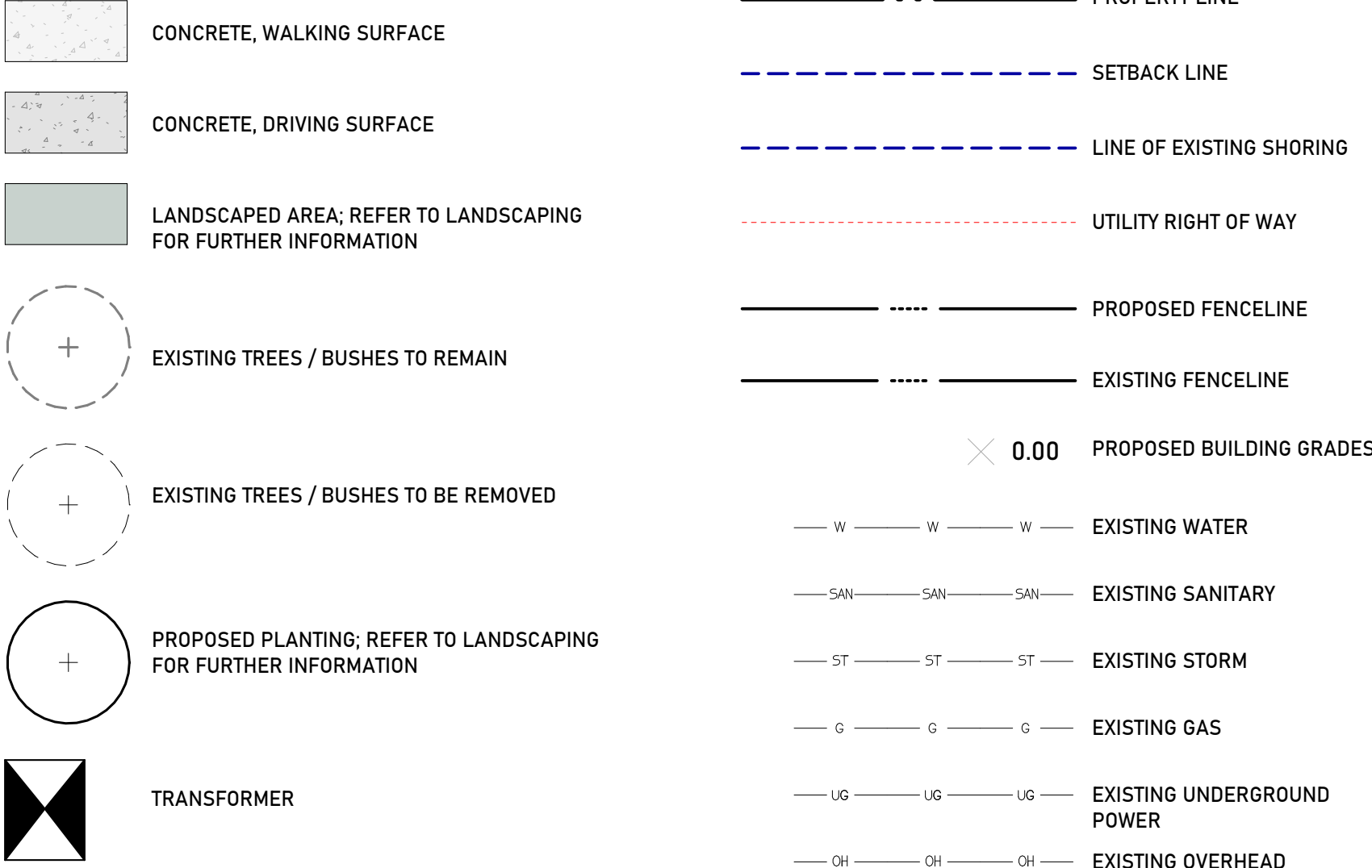
Drawing Title
**BLOCK PLAN, CONTEXT
PLAN, LAND USE MAP**

Project Manager -	Drawn Author
Project Leader -	Checked Checker

Drawing No. **DP01.02**



SITE PLAN LEGEND



GENERAL NOTES

1. SITE CONFIRM ALL DIMENSIONS
2. ALL EXISTING BOULEVARD TREES TO REMAIN
3. ALL EXISTING POLES AND GUY WIRES TO REMAIN
4. ALL ELEMENTS ARE PROPOSED UNLESS NOTED OTHERWISE

AMENDED DRAWINGS
DP No. DP0103
Date Received July 30 2025
These drawings refer to the above development permit no.

Project Information						
Municipal Address	1406 26 St SW, Calgary, AB T3C 1K3					
Legal Address	Plan 2311009, Block 5, Lot 55					
Total Parcel Area	sm	1771.95	Ac	0.44	Ha	0.18
Land Use District	DC 148D2025 / MU-1					
Maximum F.A.R.	3.0		Proposed F.A.R.		2.40	
Maximum Building Height (m)	20.0		Building Height (m)		17.995	
Discretionary Use	Dwelling Units					
Parcel Dimensions (approx.)	Meters (L x W)	44	39	Feet (L x W)	144.4	128.0

Building Statistics					
Level	GFA		Units		
	sm	sf	Studio	1B	2B 3B
1	887.4	9,551.4	2	4	2 1
2	856.1	9,215.0	0	8	4 2
3	856.1	9,215.0	0	8	4 2
4	856.1	9,215.0	0	8	4 2
5	799.3	8,603.9	0	8	3 2
Total GFA	4,255.0	45,800.3	Totals	2 36	17 9
Allowable GFA	5,315.8	57,219.2	Grand Total	64	
Below Grade Area			Unit Mix	3%	56% 27% 14%
PL01	1,111.1	11,959.3	Units / Ha	361	
Barrier Free Units Provided					
Percentage of Units Provided					
0 16 0 0					
25%					

Amenity Space Calculations			
Amenity Space Required (sm)		Amenity Required per unit (sm)	
Level	Amenity Space (sm)	Common Amenity Space	Total Amenity Provided
1	Private Patio 69.9	N/A	0 69.9
2	Private Balc. 39.7	N/A	0 39.7
3	Private Balc. 39.7	N/A	0 39.7
4	Private Balc. 39.7	N/A	0 39.7
5	Private Balc. 34.8	Outdoor Space	62.656 97.5
Totals	223.801	Totals	62.656 286.457
Amenity Space Utilized to Meet By-Law*	180	62.656	242.656
		Surplus / Deficiency	-77.344

Notes: *Maximum 5sm of private amenity / unit allocated to achieve by-law requirements.

By-Law Requirements and Provisions			
Motor Vehicle Parking Requirements			
Type	Per Unit	Per Building	Total
Resident*	0.25	16	16
Visitor	0	0	0
Loading Stall	N/A	1	1
Barrier Free Stalls Required	11-25 = 2 BF Stalls	2	2
Motor Vehicle Provided			
Surface	0.02	1	26
Underground	0.4	25	
Resident	0.4	24	26
Visitor	0.03	2	
Loading Stall		1	1
Barrier Free Stalls Included	26-50 = 3 BF Stalls	3	3
Bicycle Parking Requirement			
Class 1	0.1	64	71
Class 2	0.1	7	
Bicycle Parking Provided			
Class 1	1.0	65	73
Class 2	0.1	8	

Garbage Collection	
Volume per unit (yd3)	0.3
Total volume	19.2

*The motor vehicle parking stall requirement is reduced to 0.25 stalls per Dwelling Unit for resident parking and 0.0 visitor parking stalls per unit where the following transportation demand measures are provided: provision of a bicycle repair facility; minimum of 1.0 bicycle parking stalls - class 1 per unit; and a minimum of 50 per cent of the total bicycle parking stalls - class 1 provided are accessed directly from grade and provided in a horizontal format.

- NOTES:
- DIMENSION TO FACE OF STUD (INTERIOR PARTITIONS), CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE
 - NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED
 - VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION
 - DO NOT SCALE DRAWINGS
 - THIS DRAWING SUPERCEDES PREVIOUS ISSUES.

Project Component
Key Plan

Seal(s)

2026.07.29
DATE
2026.07.29
DETAIL REVIEW 2
ISSUED FOR
REV

Client
Project
ONWARD SHAGANAPPI
1406 26 Street SW, Calgary, AB T3C 1K3
Plan 2311009, Block 5, Lot 55
Drawing Title
PROPOSED SITE PLAN,
SITE STATISTICS, BYLAW
REVIEW

Project Manager
Project Leader
Scale
1:100
Project No.
Drawing No.
DP01.03



1 NORTH ELEVATION
SCALE: 1:100



2 EAST ELEVATION
SCALE: 1:100



3 SOUTH ELEVATION
SCALE: 1:100



4 WEST ELEVATION
SCALE: 1:100

MATERIAL LEGEND		
ABBREV.	MATERIAL TYPE	COLOUR
AMENDED DRAWINGS		
AE-1	ALUMINUM EXTRUSION	CHARCOAL
BRK-1	BRICK	RED
CMP-1	COMPOSITE METAL PANELS	PERMANENT PEARL GRAY
FCP-1	FIBER CEMENT PANEL	PEARL GRAY
FCP-2	FIBER CEMENT PANEL (LAP SIDING)	PEARL GRAY
MTL-1	METAL PANEL	PEARL GRAY

- NOTES:
- DIMENSION TO FACE OF STUD (INTERIOR PARTITIONS), CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE
 - NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED.
 - VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
 - DO NOT SCALE DRAWINGS.
 - THIS DRAWING SUPERCEDES PREVIOUS ISSUES.

Project Component

Key Plan

Seal(s)

2026.07.29	DETAIL REVIEW 2	
DATE	ISSUED FOR	REV

Client

Project
ONWARD SHAGANAPPI

1406 26 Street SW, Calgary, AB T3C 1K3
Plan 2311009, Block 5, Lot 55

Drawing Title
EXTERIOR ELEVATIONS

Project Manager	Drawn
Project Leader	Author
Scale	Checked
Project No.	Checker

Drawing No.

DP04.01