

# SETON MARKET STREET MULTI-FAMILY

ISSUED FOR DTR 01 RESPONSE



IMAGES ARE ARTISTIC REPRESENTATIONS PROVIDED BY S2 ARCHITECTURE AND ARE SUBJECT TO CHANGE. THEY ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT FINAL DESIGNS, MATERIALS, OR FINISHES.

## Drawing List

- DP0.00 COVER SHEET
- DP0.01 SITE STATISTICS
- DP0.02 SITE SURVEY
- DP0.03 SITE PHOTOS
- DP1.00 SITE PLAN
- DP1.01 SITE DETAILS
- DP1.02 WASTE AND RECYCLING
- DP1.03 LOADING ACCESS PLANS
- DP1.04 PARKADE RAMP DETAILS
- DP1.05 BLOCK PLAN - PHASING PLAN
- DP1.06 SHADOW STUDY
- DP1.07 SITE CIRCULATION PLAN
- DP2.00 PARKADE LEVEL 1 PLAN
- DP2.01 LEVEL 1 PLAN
- DP2.02 LEVEL 2 PLAN
- DP2.03 LEVEL 3 PLAN
- DP2.04 LEVEL 4 PLAN
- DP2.05 LEVEL 5 PLAN
- DP2.06 LEVEL 6 PLAN
- DP2.07 ROOF PLAN
- DP4.00 BUILDING ELEVATIONS
- DP4.01 BUILDING ELEVATIONS
- DP5.00 BUILDING SECTIONS
- DP6.00 3D RENDERINGS
- L110 LAYOUT PLAN
- L130 PLANTING PLAN
- L400 DETAILS PLAN
- 1 SITE SERVICING PLAN
- 2 SITE GRADING PLAN
- 3 SITE GRADING SECTIONS
- E1.00 ELECTRICAL SITE PLAN

## SETON MARKET STREET MULTI-FAMILY

4545 MARKET STREET SE, CALGARY, AB

CLIENT  
CEDARGLEN LIVING

cedarglen  
LIVING

**AMENDED DRAWINGS**  
 DP No Date Received  
 DP2025-05101 JAN 27 2026  
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

NOTE

- This drawing supercedes previous issues. Do not scale these drawings.
- Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction.
- The Contract Documents (Drawings and Specifications) are complimentary, what is required by one shall be as binding as required by all.
- All drawings remain the property of the Architect. These drawings are Copyright 2025, S2 Architecture. These drawings may not be reproduced without the permission of the Architect.

ISSUED	DATE
DP SUBMISSION	2025-08-18
DTR 01 RESPONSE	2026-01-21

SEALS

NOT FOR  
CONSTRUCTION

SCALE

DATE 1/20/2026 2:13:47 PM

DRAWN BY KM

CHECKED BY SM

PROJECT NO. 224149

DRAWING TITLE

COVER SHEET

DRAWING NO.

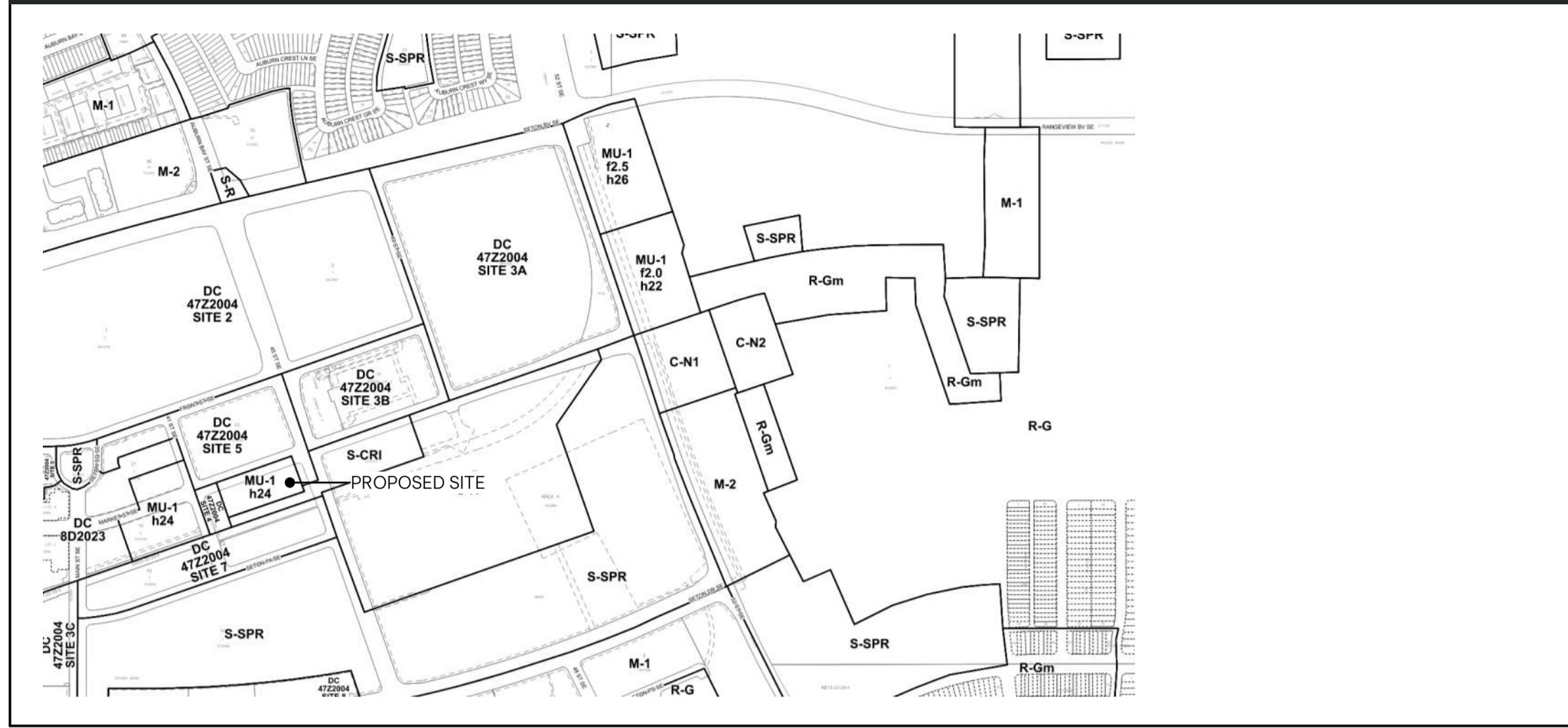
**DP0.00**

## Design Team

CLIENT:	ARCHITECT:	LANDSCAPE ARCHITECT:	CIVIL:	ELECTRICAL:	MECHANICAL:
CEDARGLEN LIVING 100, 115 QUARRY PARK ROAD SE CALGARY AB T2C 5G9 PHONE: 403.255.0000	S2 ARCHITECTURE 6TH FLOOR, 220 - 12th AVENUE SW CALGARY, AB T2R 0E9 PHONE: 403.670.7000	NAK DESIGN STRATEGIES SUITE 310-438 11TH AVENUE SE CALGARY AB T2G 0Y4 PHONE: 403.261.1511	VERITAS DEVELOPMENT # 4, 141 - COMMERCIAL DRIVE NW CALGARY AB T3Z 2A7 PHONE: 587.393.5653	TLJ ENGINEERING # 301, 301 - 14th STREET NW CALGARY, AB T2N 2A1 PHONE: 403.289.8852	TLJ ENGINEERING # 301, 301 - 14th STREET NW CALGARY, AB T2N 2A1 PHONE: 403.289.8852

C:\Revit\Projects\224149-A-Base\_s\_moderncity\k.rvt

## Vicinity Map



## Municipal Address

4545 MARKET STREET SE  
CALGARY, AB

## Legal Address

LOT 2, BLOCK 20, PLAN TBD, S.W 1/4 SEC. 22:22:29:4

## Site Summary

PARCEL AREA  
6276m<sup>2</sup>  
0.628ha  
1.55acres

## By-Law Zoning

PART 14, DIVISION 2  
MIXED USE DISTRICTS  
MIXED USE - GENERAL (MU-1 h24) DISTRICT

## By-Law Setback

MINIMUM SETBACK AREAS FOR A STREET ORIENTED MULTI-RESIDENTIAL DEVELOPMENT:  
MINIMUM BUILDING SETBACK FROM A PROPERTY LINE SHARED WITH A STREET OR LRT CORRIDOR IS 0.0m

FRONT: 0.0m  
REAR: 0.0m

MINIMUM BUILDING SETBACK FROM A PROPERTY LINE SHARED WITH ANOTHER PARCEL IS 0.0m WHEN THE OTHER PARCEL IS NOT A LOW DENSITY RESIDENTIAL DISTRICT, H-GO, M-CG OR M-G.

EAST: 0.0m  
WEST: 0.0m

## Proposed Development

DWELLING UNITS - MULTI-RESIDENTIAL DEVELOPMENT (DISCRETIONARY USE)

BUILDING CLASSIFICATION AS PER NATIONAL BUILDING CODE - 2023 (ALBERTA EDITION)  
DIVISION B, PARTS 3,4,5,6

PARKADE  
MAJOR OCCUPANCY : GROUP F, DIVISION 3 - LOW HAZARD INDUSTRIAL (STORAGE GARAGE)  
BUILDING HEIGHT : 1 STOREY  
BUILDING CLASSIFICATION: 3.2.2.90. GROUP F, DIVISION 3, ONE STOREY, SPRINKLERED

MULTI RESIDENTIAL BUILDING  
MAJOR OCCUPANCY : GROUP C RESIDENTIAL  
BUILDING AREA : BUILDING A - 1488SQM  
: BUILDING B - 1490SQM  
BUILDING HEIGHT : BUILDING A: 6 STOREYS  
: BUILDING B: 5 STOREYS  
BUILDING CLASSIFICATION: 3.2.2.51. GROUP C, UP TO 6 STOREYS, SPRINKLERED

## Building Height

MAXIMUM BUILDING HEIGHT  
24m

PROPOSED: 22m

## Waste & Recycling Requirements

RESIDENTIAL - WASTE & RECYCLING					
DESCRIPTION	QUAN...	NO. OF W-R BINS		NO. OF ORGANIC BINS	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
DWELLING UNIT	148	6.8	7	3	3

CALCULATIONS:  
(148 UNITS / 10) x 3 yd<sup>3</sup> = 44.4 yd<sup>3</sup> TOTAL WASTE & RECYCLING PRODUCED  
44.4 yd<sup>3</sup> / 5m<sup>3</sup> (6.53yd<sup>3</sup>) = 7 MOLOK CLASSIC CONTAINERS  
3 MOLOK ORGANIC CONTAINERS (800L/1.04yd<sup>3</sup>) PROVIDED FOR ORGANIC WASTE COLLECTION

TOTAL BINS:  
3 x 6.53yd<sup>3</sup> CLASSIC MOLOK CONTAINERS FOR WASTE  
4 x 6.53yd<sup>3</sup> CLASSIC MOLOK CONTAINERS FOR RECYCLING  
3 x 1.04yd<sup>3</sup> ORGANIC MOLOK CONTAINERS FOR ORGANIC WASTE

## Motor Vehicle Parking Requirements

RESIDENTIAL - UNIT PARKING				
DESCRIPTION	QUANTITY	FACTOR (STAL...	REQUIRED	PROVIDED
DWELLING UNITS	148	0.75	111	165
VISITOR	148	0.1	15	15
TRANSIT REDUCTION	25% OF 111 STALLS MAX			
TOTAL RESIDENTIAL + VISITOR			126	180

NOTE:  
No loading stalls are required and have been provided.

A transit reduction is not being considered at this time, as the LRT project timeline is not currently available.

Current market conditions require a minimum of one parking stall per residential unit.

## Bicycle Parking Requirements

RESIDENTIAL - CLASS 1 PARKING				
DESCRIPTION	QUANT...	FACTOR...	REQUI...	PROVI...
DWELLING UNITS	148	0.5	74	74

RESIDENTIAL - CLASS 2 PARKING				
DESCRIPTION	QUANT...	FACTOR...	REQUI...	PROVI...
DWELLING UNITS	148	0.1	15	16

## Floor Area Ratio

MAXIMUM PERMITTED F.A.R.	PROPOSED F.A.R.
N/A	2.62

## Density

DENSITY (UNITS PER HECTARE)		
MIN. PERMITTED	MAX. PERMITTED	PROPOSED
N/A	N/A	236

## Area Summary

NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; MECHANICAL PENTHOUSES; AND ABOVE GRADE PARKING AREAS ARE NOT INCLUDED.

GROSS FLOOR AREA		
BUILDING	LEVEL	AREA
Building A	Level 1	1488 m <sup>2</sup>
Building A	Level 2	1485 m <sup>2</sup>
Building A	Level 3	1485 m <sup>2</sup>
Building A	Level 4	1485 m <sup>2</sup>
Building A	Level 5	1485 m <sup>2</sup>
Building A	Level 6	1485 m <sup>2</sup>
Building A		8913 m <sup>2</sup>
Building B	Level 1	1490 m <sup>2</sup>
Building B	Level 2	1486 m <sup>2</sup>
Building B	Level 3	1486 m <sup>2</sup>
Building B	Level 4	1486 m <sup>2</sup>
Building B	Level 5	1486 m <sup>2</sup>
Building B		7434 m <sup>2</sup>

## Dwelling Unit Count

UNIT SUMMARY				
BUILDING A	UNIT NAME	UNIT TYPE	UNIT AREA	QUANTITY
	L4	2 BED	1085.77ft <sup>2</sup>	12
	L4-2	2 BED	1075.29ft <sup>2</sup>	6
	S1	3 BED	1179.60ft <sup>2</sup>	12
	F2	2 BED	854.39ft <sup>2</sup>	12
	L3	2 BED	1058.52ft <sup>2</sup>	12
	N4	1 BED	775.92ft <sup>2</sup>	2
	N5	2 BED	874.18ft <sup>2</sup>	10
	B2	1 BED	576.04ft <sup>2</sup>	6
	B3	1 BED	676.74ft <sup>2</sup>	2
	X	2 BED	975.80ft <sup>2</sup>	4
BUILDING B	UNIT NAME	UNIT TYPE	UNIT AREA	QUANTITY
	L4	2 BED	1085.77ft <sup>2</sup>	10
	L4-2	2 BED	1075.29ft <sup>2</sup>	5
	S1	3 BED	1179.60ft <sup>2</sup>	5
	F2	2 BED	854.39ft <sup>2</sup>	10
	L3	2 BED	1058.52ft <sup>2</sup>	5
	L3-2	2 BED	1058.52ft <sup>2</sup>	5
	N4	1 BED	775.92ft <sup>2</sup>	2
	N5	2 BED	874.18ft <sup>2</sup>	8
	B2	1 BED	576.04ft <sup>2</sup>	15
	B3	1 BED	676.74ft <sup>2</sup>	2
	X	2 BED	975.80ft <sup>2</sup>	3
TOTAL				148

## SETON MARKET STREET MULTI-FAMILY

4545 MARKET STREET SE, CALGARY, AB

CLIENT  
CEDARGLEN LIVING

**AMENDED DRAWINGS**  
DP No Date Received  
DP2025-05101 JAN 27 2026  
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

### NOTE

- This drawing supercedes previous issues. Do not scale these drawings.
- Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction.
- The Contract Documents (Drawings and Specifications) are complimentary, what is required by one shall be as binding as required by all.
- All drawings remain the property of the Architect. These drawings are Copyright 2025, S2 Architecture. These drawings may not be reproduced without the permission of the Architect.

ISSUED	DATE
DP SUBMISSION	2025-08-18
DTR 01 RESPONSE	2026-01-21

### SEALS

NOT FOR  
CONSTRUCTION

### SCALE

DATE 1/20/2026 2:00:26 PM

DRAWN BY KM

CHECKED BY SM

PROJECT NO. 224149

DRAWING TITLE

### SITE STATISTICS

DRAWING NO.

# DPO.01



**SETON MARKET STREET MULTI-FAMILY**

4545 MARKET STREET SE, CALGARY, AB

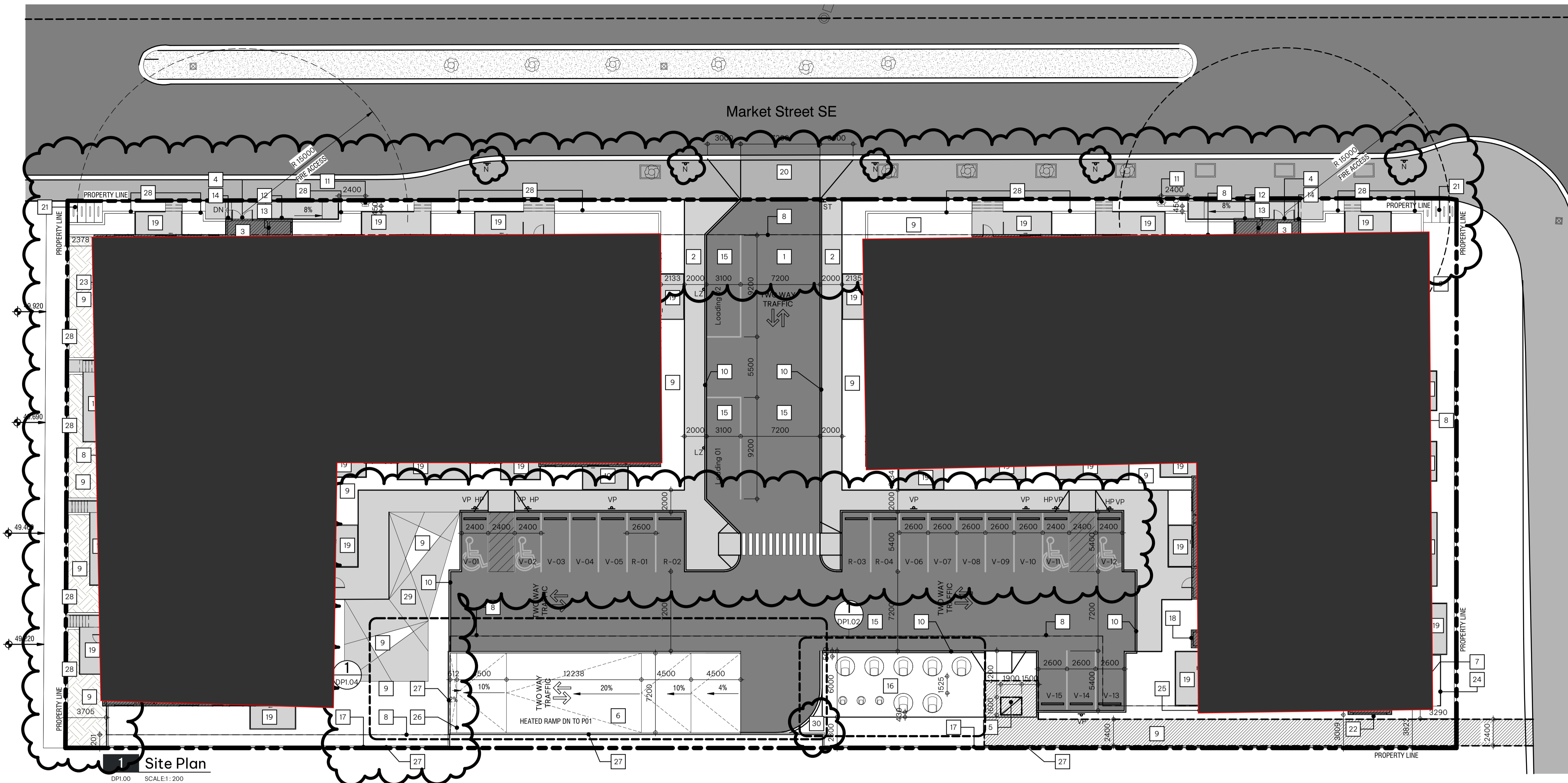
CLIENT  
**CEDARGLEN LIVING**

**AMENDED DRAWINGS**  
DP No Date Received  
DP2025-05101 JAN 27 2026  
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

NOTE

- This drawing supercedes previous issues. Do not scale these drawings.
- Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction.
- The Contract Documents (Drawings and Specifications) are complimentary, what is required by one shall be as binding as required by all.
- All drawings remain the property of the Architect. These drawings are Copyright 2025 S2 Architecture. These drawings may not be reproduced without the permission of the Architect.

ISSUED	DATE
DP SUBMISSION	2025-08-18
DTR 01 RESPONSE	2026-01-21



**1 Site Plan**  
DPI.00 SCALE:1:200

**Site Plan - General Notes**

1. REFER TO SITE SERVICING PLAN FOR SPECIFIC RELATED REQUIREMENTS
2. REFER ALSO TO THE LANDSCAPE PLAN
3. ALL EXISTING FENCING TO BE REMOVED UNLESS OTHERWISE INDICATED
4. ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED
5. ALL AREAS NOT INDICATED AS PAVED/HARD SURFACING TO BE GRASSED

**Site Plan - Code Legend**

1	PROPOSED ASPHALT ACCESS LANEWAY TO SUPPORT MIN. 38,556kg	19	RESIDENTIAL PATIO
2	PROPOSED CONCRETE SIDEWALK - REFER TO LANDSCAPING	20	SITE ENTRANCE CURB CUT
3	PROPOSED ENTRANCE / EXIT	21	PROPOSED CLASS 02 BIKE PARKING - 15 STALLS
4	PROPOSED PRINCIPAL FIRE ENTRANCE	22	PARKADE EXHAUST
5	PROPOSED TRANSFORMER LOCATION	23	PARKADE MUA INTAKE
6	PARKADE RAMP - REFER TO DPI.04	24	METAL SLAT MECHANICAL SCREENING
7	GAS METER	25	COMBUSTION / RELIEF AIR INTAKE
8	OUTLINE OF PARKADE BELOW	26	TRENCH DRAIN
9	PROPOSED SOFTSCAPE LANDSCAPING - REFER TO LANDSCAPING	27	ALUMINUM PICKET RAILING - BLACK
10	TYPICAL CURB - REFER TO 6/DPI.02	28	PROPOSED LANDSCAPE PLANTERS
11	STANDPIPE CONNECTION	29	PROPOSED OUTDOOR AMENITY SPACE- REFER LANDSCAPE DRAWINGS FOR DETAILS
12	FIRE ALARM STROBE LIGHT LOCATION	30	PROPOSED TRAFFIC / SAFETY MIRROR
13	FIRE ALARM PANEL LOCATION		
14	FIRE DEPARTMENT APPROVED LOCKBOX LOCATION		
15	PROPOSED RESIDENTIAL LOADING STALL AND WASTE COLLECTION ROUTE TO SUPPORT 38,556kg		
16	MOLOK WASTE AND RECYCLING LOCATION - REFER TO DETAILS 1/DPI.02 & 2/DPI.02		
17	RETAINING WALL - REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DETAILS		
18	MECHANICAL FLUE PIPE SHAFT		

**Site Plan - Symbol Legend**

	INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING		INDICATES LOCATION OF PROPOSED TRANSFORMER / PEDESTAL		INDICATES 'EMERGENCY VEHICLE NO PARKING' POST MOUNTED SIGNAGE
	INDICATES EXTENT AND LOCATION OF CONCRETE SIDEWALK		INDICATES LOCATION OF EXISTING TRANSFORMER / PEDESTAL		INDICATES 'HANDICAP PARKING SYMBOL' POLE MOUNTED SIGNAGE
	INDICATES EXTENT AND LOCATION OF HEAVY DUTY ASPHALT		INDICATES LOCATION OF PROPOSED LIGHT STANDARD		INDICATES 'LOADING ZONE' POST MOUNTED SIGNAGE
	INDICATES EXTENT AND LOCATION OF PROPOSED UTILITY RIGHT OF WAY		INDICATES LOCATION OF EXISTING LIGHT DUTY ASPHALT		INDICATES 'NO PARKING' POST MOUNTED SIGNAGE
	INDICATES EXTENT AND LOCATION OF LANDSCAPE PLANTERS		INDICATES LOCATION OF PROPOSED POWER POLE		INDICATES 'STOP' POST MOUNTED SIGNAGE
	INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)		INDICATES LOCATION OF PROPOSED POWER POLE ANCHOR		INDICATES 'VISITOR PARKING' POST MOUNTED SIGNAGE
	INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)		INDICATES LOCATION OF EXISTING POWER POLE ANCHOR		INDICATES EXISTING GEODETIC SPOT ELEVATION
	INDICATES LINE OF FENCE		INDICATES LOCATION OF PROPOSED LIGHT BOLLARD		INDICATES PROPOSED GEODETIC SPOT ELEVATION
	INDICATES LOCATION OF PROPOSED CATCH BASIN		INDICATES LOCATION OF EXISTING LIGHT BOLLARD		
	INDICATES LOCATION OF EXISTING CATCH BASIN		INDICATES LOCATION OF PROPOSED CAR PLUG POST		
	INDICATES LOCATION OF PROPOSED MANHOLE		INDICATES LOCATION OF PROPOSED CONCRETE WHEEL STOP		
	INDICATES LOCATION OF EXISTING MANHOLE		INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE		
	INDICATES LOCATION OF PROPOSED FIRE HYDRANT		INDICATES PARKING LINE PAINTED ON ASPHALT		
	INDICATES LOCATION OF EXISTING FIRE HYDRANT		INDICATES LOCATION OF PROPOSED GUARD BOLLARD		
	INDICATES LOCATION OF BUILDING SIAMESE CONNECTION		INDICATES LOCATION OF BIKE RACK		
			INDICATES LOCATION OF PROPOSED FLAG POLE		

SEALS

**NOT FOR CONSTRUCTION**

SCALE As indicated

DATE 1/20/2026 2:00:41 PM

DRAWN BY KM

CHECKED BY SM

PROJECT NO. 224149

DRAWING TITLE

**SITE PLAN**

DRAWING NO.

**DP1.00**

**SETON MARKET STREET MULTI-FAMILY**

4545 MARKET STREET SE, CALGARY, AB

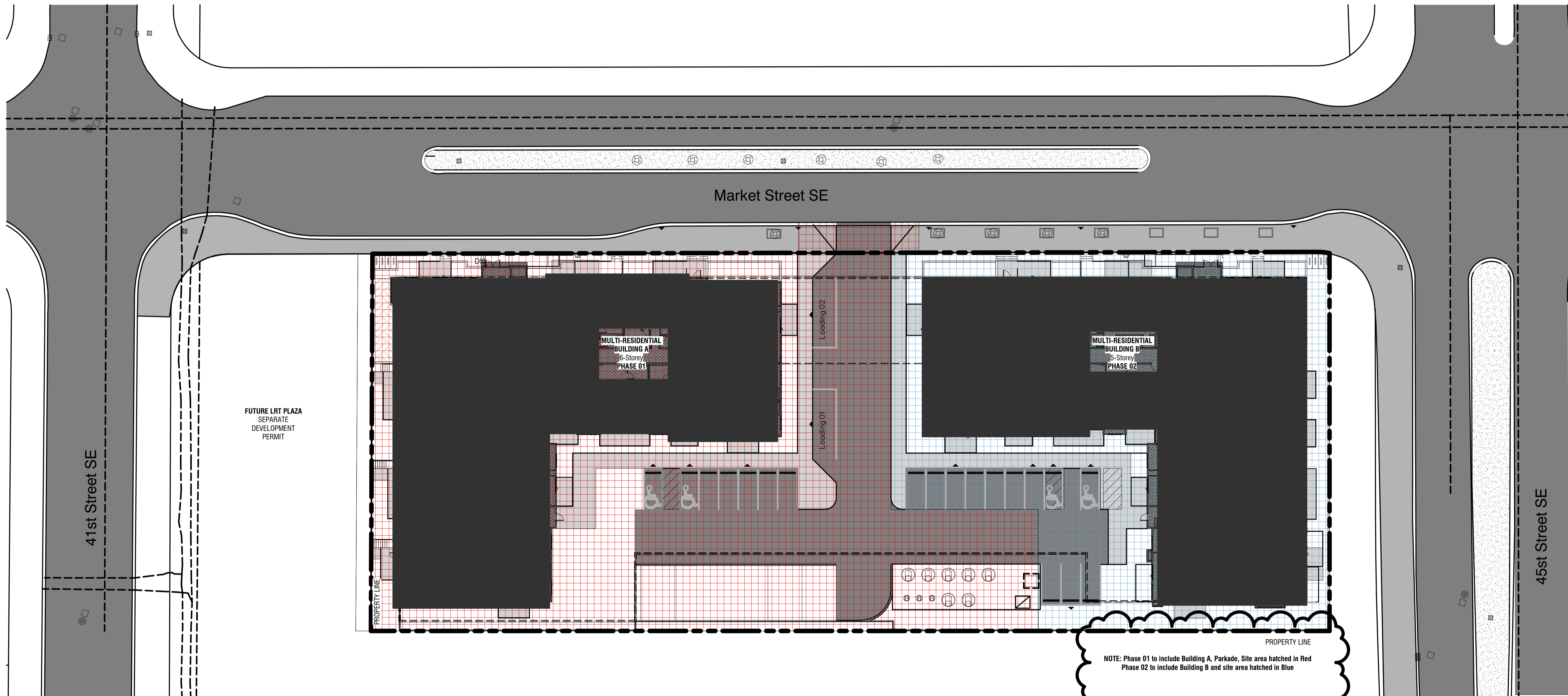
CLIENT  
**CEDARGLEN LIVING**

**AMENDED DRAWINGS**  
 DP No Date Received  
 DP2025-05101 JAN 27 2026  
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

NOTE

- This drawing supercedes previous issues. Do not scale these drawings.
- Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction.
- The Contract Documents (Drawings and Specifications) are complimentary, what is required by one shall be as binding as required by all.
- All drawings remain the property of the Architect. These drawings are Copyright 2025, S2 Architecture. These drawings may not be reproduced without the permission of the Architect.

ISSUED	DATE
DP SUBMISSION	2025-08-18
DTR 01 RESPONSE	2026-01-21



**1 Block Plan - PHASING PLAN**

DP1.05 SCALE: 1:300

SEALS

**NOT FOR CONSTRUCTION**

SCALE 1:300

DATE 1/20/2026 2:00:47 PM

DRAWN BY KM

CHECKED BY SM

PROJECT NO. 224149

DRAWING TITLE

**BLOCK PLAN - PHASING PLAN**

DRAWING NO.

**DP1.05**

**SETON MARKET STREET MULTI-FAMILY**

4545 MARKET STREET SE, CALGARY, AB

CLIENT  
**CEDARGLEN LIVING**

**AMENDED DRAWINGS**  
DP No. Date Received  
DP2025-05101 JAN 27 2026  
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

- NOTE
- This drawing supercedes previous issues. Do not scale these drawings.
  - Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction.
  - The Contract Documents (Drawings and Specifications) are complimentary, what is required by one shall be as binding as required by all.
  - All drawings remain the property of the Architect. These drawings are Copyright 2025, S2 Architecture. These drawings may not be reproduced without the permission of the Architect.

ISSUED	DATE
DP SUBMISSION	2025-08-18
DTR 01 RESPONSE	2026-01-21

SEALS

**NOT FOR CONSTRUCTION**

SCALE As indicated

DATE 1/20/2026 2:01:19 PM

DRAWN BY JT

CHECKED BY SM

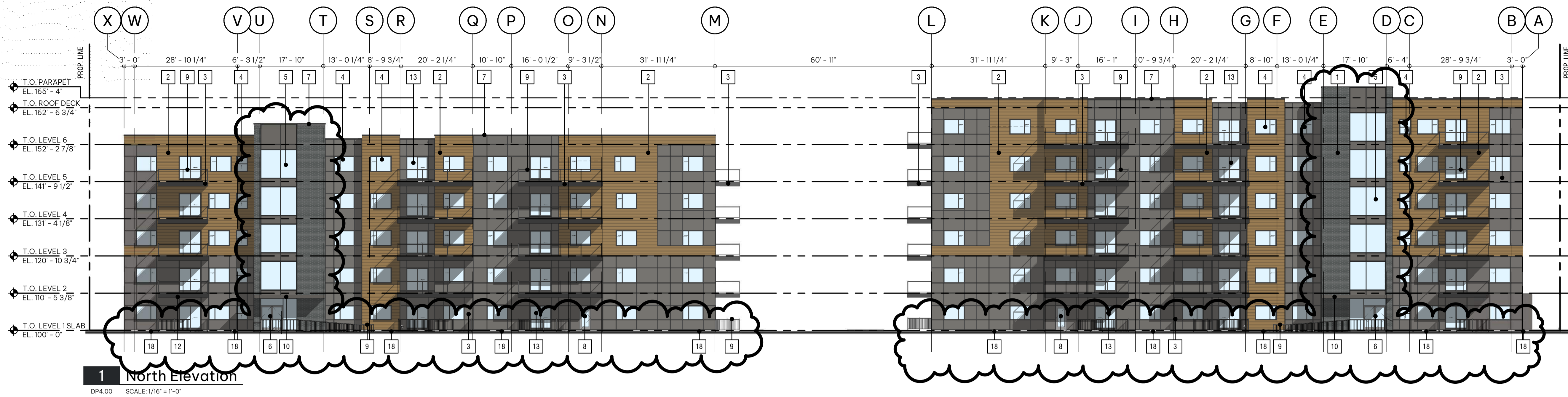
PROJECT NO. 224149

DRAWING TITLE

**BUILDING ELEVATIONS**

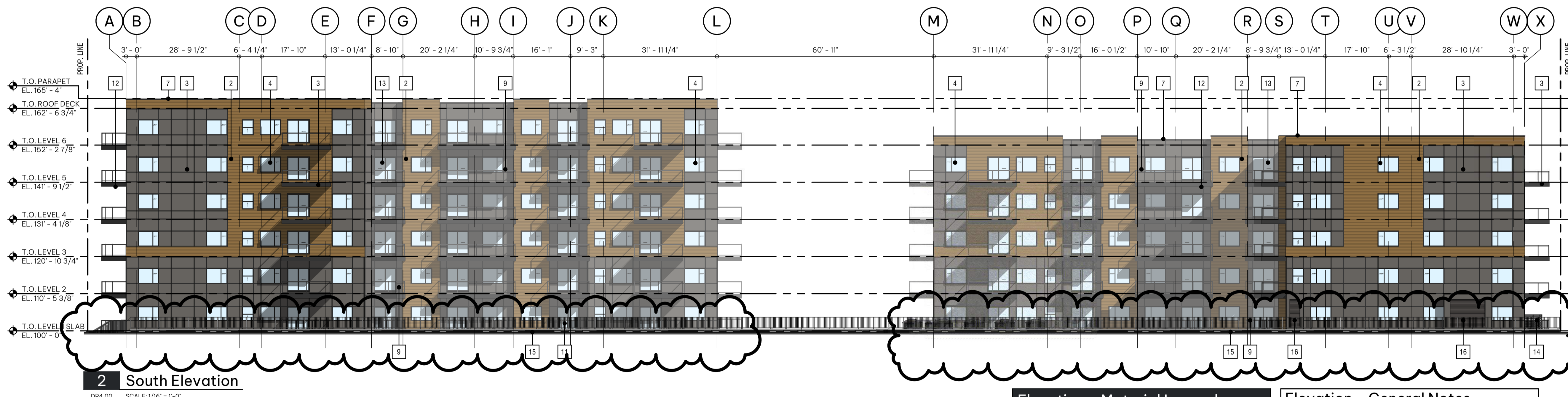
DRAWING NO.

**DP4.00**



**1 North Elevation**

DP4.00 SCALE: 1/16" = 1'-0"



**2 South Elevation**

DP4.00 SCALE: 1/16" = 1'-0"

**Elevation - Material Legend**

- |    |   |
|----|---|
| 1  | MASONRY CLADDING - COLOUR: CHARCOAL   |
| 2  | FIBRE CEMENT LAP SIDING AND TRIM - COLOUR: CEDAR                                    |
| 3  | FIBRE CEMENT PANEL AND TRIM - COLOUR: JH RICH ESPRESSO                              |
| 4  | PVC WINDOW WITH CLEAR GLAZING - COLOUR: BLACK                                       |
| 5  | PVC FIXED WINDOW WITH CLEAR GLAZING - COLOUR: BLACK                                 |
| 6  | ALUMINUM MAIN ENTRANCE DOOR WITH CLEAR GLAZING - BLACK FRAME                        |
| 7  | PARAPET CAP - COLOUR: BLACK   |
| 8  | INSULATED METAL DOOR WITH CLEAR GLAZING IN PRESSED STEEL FRAME - COLOUR: DARK BROWN |
| 9  | ALUMINUM GUARDRAIL WITH CLEAR GLAZING - COLOUR: BLACK                               |
| 10 | ENTRANCE CANOPY   |
| 11 | ALUMINUM PICKET RAILING - BLACK   |
| 12 | ALUMINUM SOFFT - COLOUR: BLACK  |
| 13 | ALUMINUM SLIDING DOOR WITH CLEAR GLAZING - COLOUR: BLACK                            |
| 14 | MECHANICAL SCREENING  |
| 15 | RETAINING WALL - REFER LANDSCAPE DRAWINGS   |
| 16 | MECHANICAL LOUVER   |
| 17 | INSULATED FIBERGLASS DOOR WITH CLEAR GLAZING IN WOOD FRAME - COLOUR: DARK BROWN     |
| 18 | CONCRETE LANDSCAPE PLANTER  |

**Elevation - General Notes**

- ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE BLACK
- ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

**SETON MARKET STREET MULTI-FAMILY**

4545 MARKET STREET SE, CALGARY, AB

CLIENT  
**CEDARGLEN LIVING**

**AMENDED DRAWINGS**  
DP No Date Received  
DP2025-05101 JAN 27 2026  
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

NOTE

- This drawing supercedes previous issues. Do not scale these drawings.
- Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction.
- The Contract Documents (Drawings and Specifications) are complimentary, what is required by one shall be as binding as required by all.
- All drawings remain the property of the Architect. These drawings are Copyright 2025 S2 Architecture. These drawings may not be reproduced without the permission of the Architect.

ISSUED DATE  
DP SUBMISSION 2025-08-18  
DTR 01 RESPONSE 2026-01-21

SEALS

**NOT FOR CONSTRUCTION**

SCALE As indicated

DATE 1/20/2026 2:01:23 PM

DRAWN BY KM

CHECKED BY SM

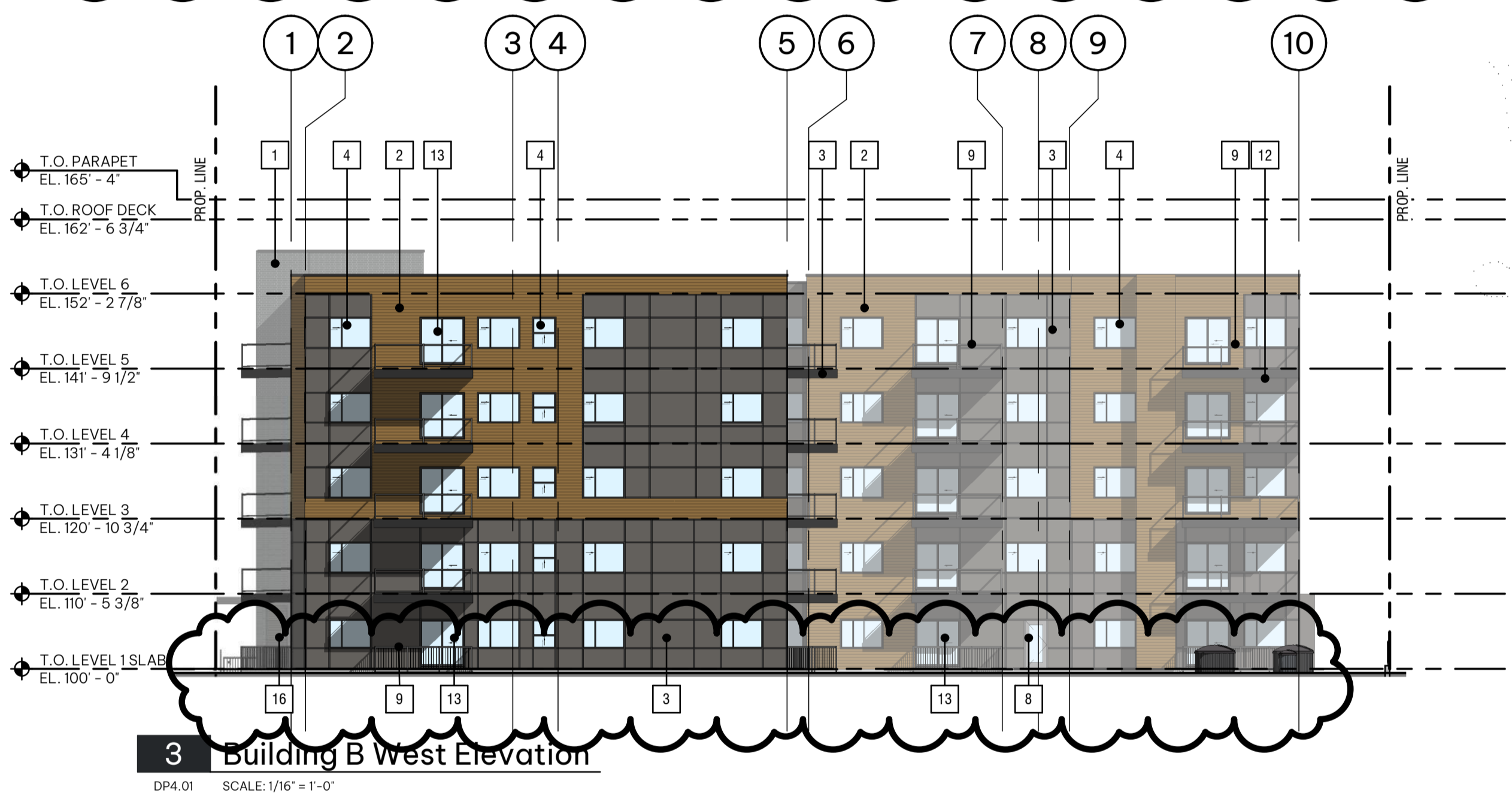
PROJECT NO. 224149

DRAWING TITLE

**BUILDING ELEVATIONS**

DRAWING NO.

**DP4.01**



**Elevation - Material Legend**

1	MASONRY CLADDING - COLOUR: CHARCOAL
2	FIBRE CEMENT LAP SIDING AND TRIM - COLOUR: CEDAR
3	FIBRE CEMENT PANEL AND TRIM - COLOUR: JH RICH ESPRESSO
4	PVC WINDOW WITH CLEAR GLAZING - COLOUR: BLACK
5	PVC FIXED WINDOW WITH CLEAR GLAZING - COLOUR: BLACK
6	ALUMINUM MAIN ENTRANCE DOOR WITH CLEAR GLAZING - BLACK FRAME
7	PARAPET CAP - COLOUR: BLACK
8	INSULATED METAL DOOR WITH CLEAR GLAZING IN PRESSED STEEL FRAME - COLOUR: DARK BROWN
9	ALUMINUM GUARDRAIL WITH CLEAR GLAZING - COLOUR: BLACK
10	ENTRANCE CANOPY
11	ALUMINUM PICKET RAILING - BLACK
12	ALUMINUM SOFFT - COLOUR: BLACK
13	ALUMINUM SLIDING DOOR WITH CLEAR GLAZING - COLOUR: BLACK
14	MECHANICAL SCREENING
15	RETAINING WALL - REFER LANDSCAPE DRAWINGS
16	MECHANICAL LOUVER
17	INSULATED FIBERGLASS DOOR WITH CLEAR GLAZING IN WOOD FRAME - COLOUR: DARK BROWN
18	CONCRETE LANDSCAPE PLANTER

**Elevation - General Notes**

1. ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE BLACK
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

**SETON MARKET STREET MULTI-FAMILY**

4545 MARKET STREET SE, CALGARY, AB

CLIENT  
**CEDARGLEN LIVING**

**AMENDED DRAWINGS**  
 DP No Date Received  
 DP2025-05101 JAN 27 2026  
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

NOTE

- This drawing supercedes previous issues. Do not scale these drawings.
- Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction.
- The Contract Documents (Drawings and Specifications) are complimentary, what is required by one shall be as binding as required by all.
- All drawings remain the property of the Architect. These drawings are Copyright 2025, S2 Architecture. These drawings may not be reproduced without the permission of the Architect.

ISSUED	DATE
DTR 01 RESPONSE	2026-01-21

SEALS

**NOT FOR CONSTRUCTION**

SCALE

DATE 1/20/2026 2:01:27 PM

DRAWN BY KM

CHECKED BY SM

PROJECT NO. 224149

DRAWING TITLE

**3D RENDERINGS**

DRAWING NO.

**DP6.00**



01. BUILDING A - NW CORNER



02. BUILDING A - SW CORNER LANDSCAPE PLANTERS



03. BUILDING A - WEST ELEVATION



04. BUILDING A - ENTRANCE



05. BUILDING A & B - VIEW FROM MARKET STREET SE



06. BUILDING A & B - VIEW FROM SE

IMAGES ARE ARTISTIC REPRESENTATIONS PROVIDED BY S2 ARCHITECTURE AND ARE SUBJECT TO CHANGE. THEY ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT FINAL DESIGNS, MATERIALS, OR FINISHES.

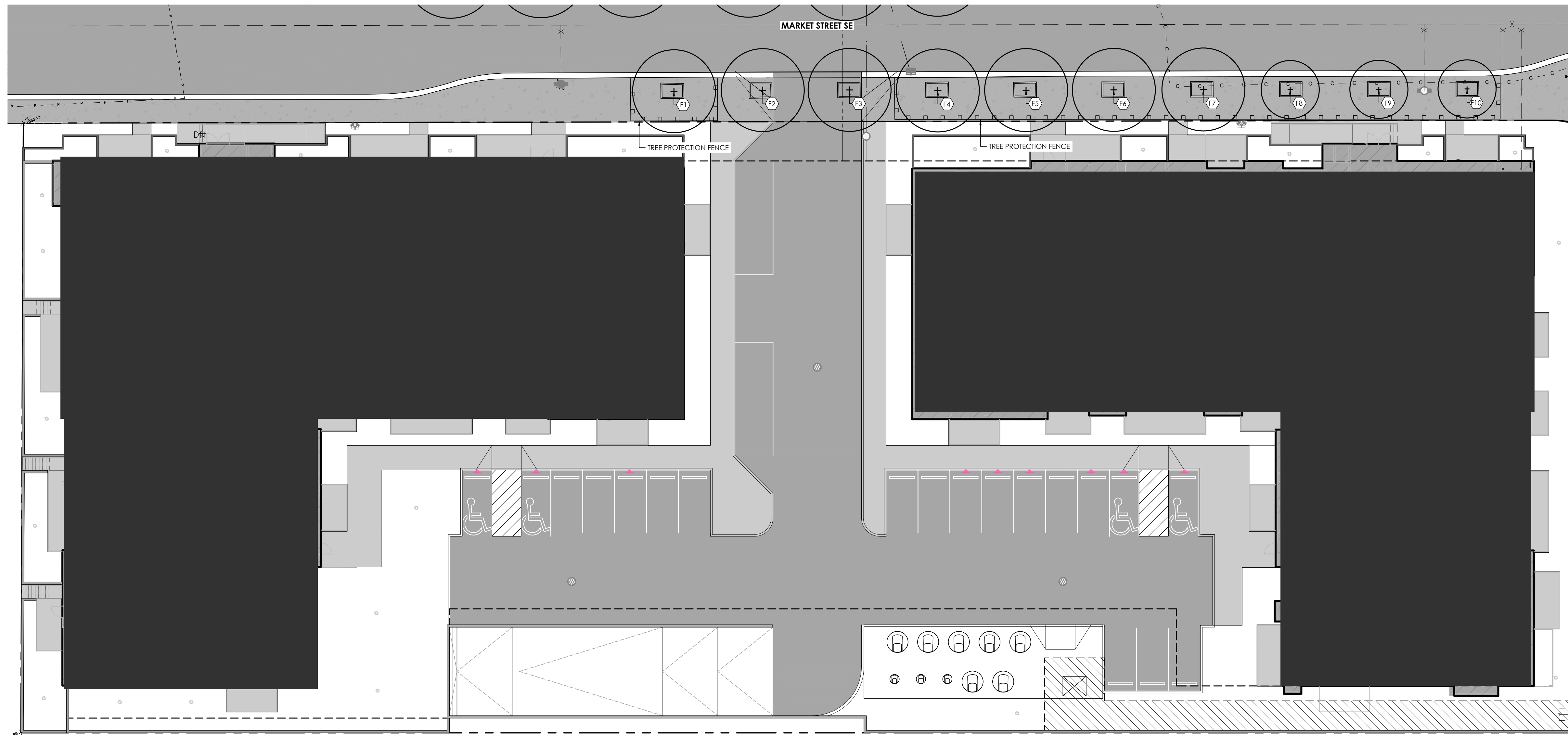
Copyright Reserved  
 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to NAK without delay. The Copyright to all designs and drawings are the property of NAK. Reproduction or use for any purpose other than that authorized by NAK is forbidden.

CLIENT

**AMENDED DRAWINGS**  
 DP No Date Received  
 DP2025-05101 JAN 27 2026  
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



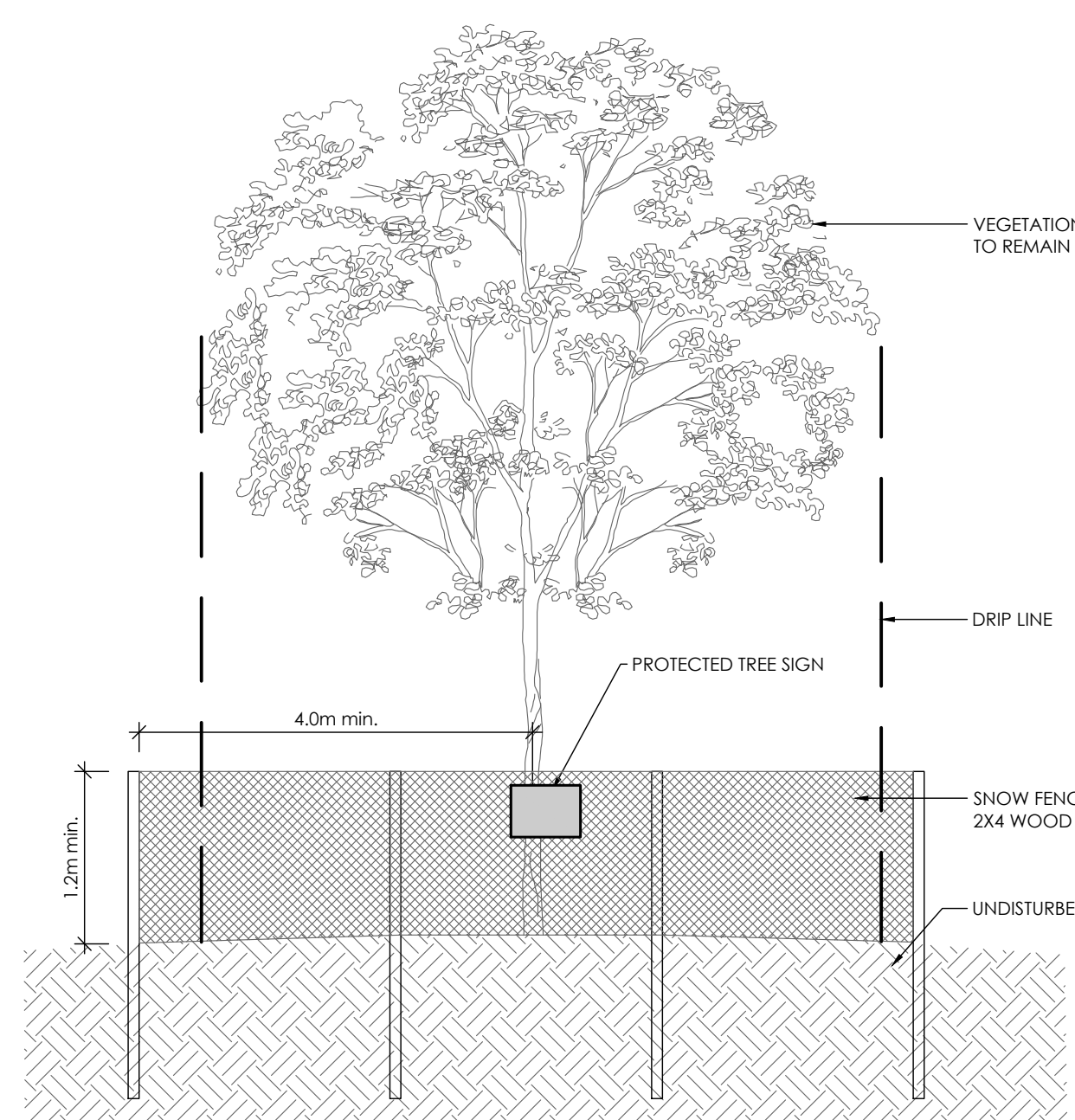
NAD 83  
 COORDINATES



**TREE PROTECTION NOTES**

- PRIOR TO COMMENCING ANY CONSTRUCTION, URBAN FORESTRY WILL INSPECT ALL TREES WITHIN THE CONSTRUCTION LIMITS.
- ENSURE THAT NO WORK TAKES PLACE WITHIN TREE PROTECTION ZONES.
- CONTRACTOR TO GUARANTEE WATERING OF TREES WITH PROTECTION AT LEAST ONCE A WEEK DURING DEVELOPMENT, WITH INCREASED FREQUENCY DURING TEMPERATE WEEKS.
- COMPLY WITH THE CITY OF CALGARY TREE PROTECTION GUIDELINES, AS PER THE MOST RECENT EDITION.
- CONSTRUCTION MACHINERY, EQUIPMENT, AND MATERIALS MUST NOT BE STOCKPILED IMMEDIATELY ADJACENT TO THE TREE PROTECTION FENCE.
- REFUELING OR SERVICING OF CONSTRUCTION MACHINERY AND EQUIPMENT SHALL NOT OCCUR DIRECTLY ADJACENT TO EXISTING PLANT MATERIAL OR ON THE UPSLOPE.
- GRADING ACTIVITIES WITHIN THE TREE PROTECTION ZONE REQUIRE APPROVAL FROM THE LANDSCAPE ARCHITECT AND URBAN FORESTRY.
- PRUNING OF PLANT MATERIAL IS PROHIBITED WITHOUT APPROVAL FROM THE LANDSCAPE ARCHITECT AND URBAN FORESTRY.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE LOCATION OF ALL UNDERGROUND UTILITIES IS MARKED BEFORE COMMENCING CONSTRUCTION - CONTACT ALBERTA 1ST CALL AT (1-800-242-3447).
- NO ROOT IS TO BE CUT IF IT FALLS WITHIN A SPECIFIC CIRCUMFERENCE: SIX TIMES THE DIAMETER AT BREAST HEIGHT (6DBH). FOR EXAMPLE - A TREE WITH A ONE-METER TRUNK CAN NOT HAVE A ROOT REMOVED WITHIN 6 METERS OF THE TRUNK. IF A ROOT NEEDS TO BE CUT WITHIN THIS AREA, THE CONTRACTOR MUST CONTACT NAK AND AWAIT INSTRUCTION.
- CONTACT URBAN FORESTRY PRIOR TO EXCAVATION WITHIN TREES DRIP LINE TO DISCUSS WORK METHODS. WHEN EXCAVATION IS NECESSARY BENEATH A TREE'S DRIP LINE, THE PERIMETER OF THE EXCAVATION TO THE FINISH DEPTH MUST BE EXPOSED BY HAND. THE CONTRACTOR MUST ENSURE ADEQUATE WATERING OF THE TREE BEFORE AND DURING EXCAVATION. IF ROOTS WITH A DIAMETER LESS THAN 50 MM ARE FOUND WITHIN THE EXCAVATION AREA, AND TOTAL ROOT REMOVAL PER TREE IS LESS THAN 15% OF TOTAL SURFACE ROOTS, THE CONTRACTOR SHOULD EXCAVATE AROUND THE ROOT 150 MM IN THE DIRECTION OF THE TREE AND MAKE A CUT USING A PRUNING SAW, AFTER CUTTING, THE CONTRACTOR SHALL BACKFILL USING THE EXCAVATED SOIL. ONCE THE CUT HAS BEEN MADE AND NO OTHER ROOTS ARE IDENTIFIED IN THE AREA, THE CONTRACTOR MAY PROCEED WITH MACHINE EXCAVATION.
- ROOTS OVER 50 MM IN DIAMETER OR LARGER TO BE LEFT INTACT. IF A ROOT WITH A DIAMETER GREATER THAN 50 MM IS IDENTIFIED, NOTIFY NAK AND CONTACT URBAN FORESTRY TO REVIEW BEFORE CUTTING.
- WHENEVER MACHINERY IS TO OPERATE UNDER A TREE'S CANOPY OR WITHIN FOUR METERS OF THE TREE TRUNK, THE CONTRACTOR MUST LAY DOWN ROOT PROTECTION AS PER DETAIL#1 ON L100. THE MACHINERY MUST NOT WEIGH MORE THAN 4 TONNES.
- IF COMPACTION OF FILL MATERIAL MUST TAKE PLACE WITHIN THE DRIFLINE OF A TREE, THE CONTRACTOR SHALL DO SO BY HAND, ROLLER, WATER, OR A MIXTURE OF THESE METHODS. THE CONTRACTOR SHOULD NOT EXCESSIVELY COMPACT THE SOIL.
- THE TREE LIST ATTACHED IS BASED ON THE URBAN FORESTRY TREE INVENTORY. OTHER TREES MAY BE PRESENT ON SITE WITHIN SIX METERS OF CONSTRUCTION. IF ADDITIONAL TREES ARE IDENTIFIED ON SITE, THEY ARE TO BE PROTECTED.

EXISTING TREE INVENTORY & PROTECTION SCHEDULE (FROM URBAN FORESTRY DATABASE)					
ID #	TREE NUMBER & ID	BOTANICAL NAME	COMMON NAME	TRUNK DIA. 1.2m ABOVE GROUND	TREE REMOVAL
T1	T-51113184	Ulmus americana	American Elm	19 cm	No
T2	T-51113182	Ulmus americana	American Elm	19 cm	Yes
T3	T-51113183	Ulmus americana	American Elm	20 cm	Yes
T4	T-51113193	Ulmus americana	American Elm	18 cm	No
T5	T-51113192	Ulmus americana	American Elm	18 cm	No
T6	T-51113194	Ulmus americana	American Elm	16 cm	No
T7	T-51113195	Ulmus americana	American Elm	17 cm	No
T8	T-51113165	Malus adstringens	Gladiolus Crabapple	13 cm	No
T9	T-51113164	Malus adstringens	Gladiolus Crabapple	14 cm	No
T10	T-51113166	Malus adstringens	Gladiolus Crabapple	15 cm	No



**TREE PROTECTION DETAIL:**  
 THE FOLLOWING DETAIL SHOULD BE USED TO GUIDE ANY AND ALL TREE PROTECTION ON THE SITE. IF WORK IS BEING DONE WITHIN 4 METERS OF A TREE OR THE DRIFLINE, THE CONTRACTOR SHALL ERRECT A TREE PROTECTION FENCE AND ADHERE TO THE FOLLOWING NOTES. THIS APPLIES TO ALL IDENTIFIED AND UNIDENTIFIED TREES.

- NOTES:**
- DETAILED TREE INFORMATION CAN BE FOUND IN THE TABLE ON SHEET L100.
  - CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED IN THE TREE PROTECTION ZONE.
  - ALL STAGING, HOARDING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE ON THE PROPERTY UNDER CONSTRUCTION.
  - TREE PROTECTION MEASURES PRIOR TO AND DURING CONSTRUCTION:
    - ROOT PRUNING AS REQUIRED FOR EXCAVATION, APPLY PROTECTIVE MULCH, SUPPLEMENTAL WATERING, SOIL AERATION, AND PROTECTIVE SIGNAGE.
    - TREE PROTECTION MEASURES POST CONSTRUCTION:
      - SUPPLEMENTAL WATERING WHEN REQUIRED AND SOIL AERATION WHEN REQUIRED.
  - ON-SITE TREE PROTECTION ADMINISTRATOR: CASEY ROSS - NAK DESIGN STRATEGIES - CONTACT # (368) 993-2800

**TREE PROTECTION PLAN LEGEND**

- PROPERTY LINE
  - TREE PROTECTION FENCE
  - SANITARY SEWER PIPE
  - WATER MAIN PIPE
  - STORM WATER PIPE
  - GAS PIPE
  - POWER LINE
  - SUBDRAINAGE
  - SWALE
  - CULVERT
  - CATCH BASIN/MANHOLE
  - WATER VALVE BY ENG.
  - WATER HYDRANT BY ENG.
  - PARK WATER SERVICE
  - UTILITY R/W
- AMENITIES**
- BENCH
  - BIKE RACK
  - PICNIC TABLE
- HARD SURFACING**
- CONCRETE PAVING

NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD
3	ISSUED FOR SECOND SUBMISSION	2026-01-13	AJ	CR
2	ISSUED FOR FIRST SUBMISSION	2025-08-15	AJ	CR
1	ISSUED FOR CLIENT'S REVIEW	2025-07-24	AJ	CR

DESIGNED	BY	DATE (YYYY-MM-DD)
	AJ	2025-08-15
DRAWN	BY	DATE
	AJ	2025-08-15
CHECKED	BY	DATE
	AJ	2026-01-13



**PROJECT**  
 SETON MARKET MULTI FAMILY  
 MARKET STREET SE,  
 CALGARY, AB

**SHEET TITLE**  
 TREE PROTECTION PLAN

FILE NO.	SHEET NO.
Seton Market Multi-Family.dwg	L100

DRAWN	BY	DATE	PROJECT NO.
	AJ	2026-01-13	25247