

SETON MARKET STREET MULTI-FAMILY

ISSUED FOR DTR 02



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.

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- DP0.02 SITE SURVEY
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- 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



NOTE

- This drawing supercedes previous issues. Do not scale these drawings.
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ISSUED	DATE
DP SUBMISSION	2025-08-18
DTR 01 RESPONSE	2026-01-21
DTR 02	2026-04-14

AMENDED DRAWINGS
 DP No Date Received
 DP2025-05101 APR 15 2026
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



SEALS

NOT FOR CONSTRUCTION

SCALE

DATE 4/15/2026 9:53:12 AM

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.mxd\modyr\k.rvt

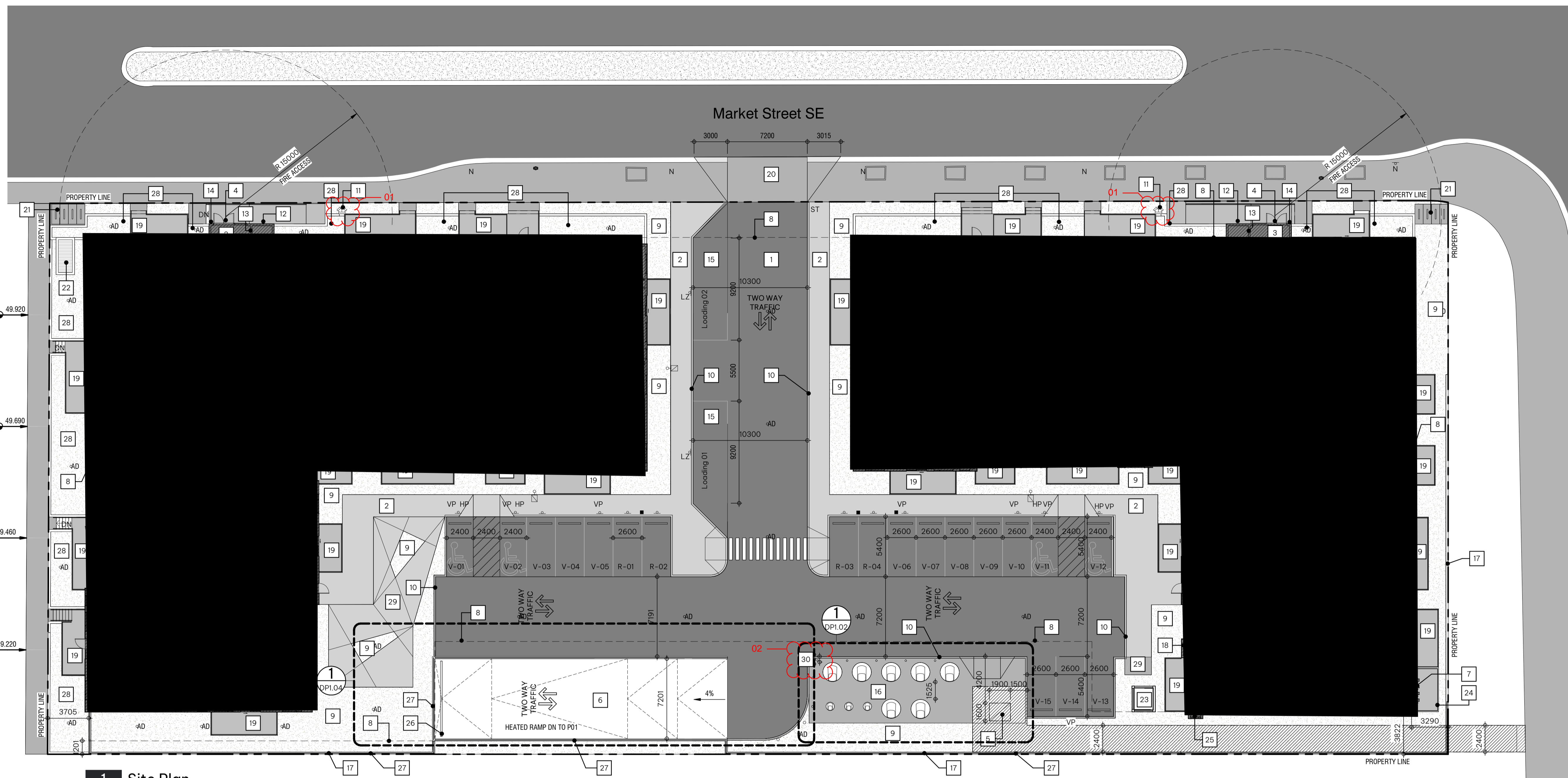
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1 Site Plan
DPI.00 SCALE:1:200

- Site Plan - General Notes**
- REFER TO SITE SERVICING PLAN FOR SPECIFIC RELATED REQUIREMENTS
 - REFER ALSO TO THE LANDSCAPE PLAN
 - ALL EXISTING FENCING TO BE REMOVED UNLESS OTHERWISE INDICATED
 - ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED
 - 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 WELL
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 TO 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	MOLK 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

[Hatched Box]	INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING	[Square with X]	INDICATES LOCATION OF PROPOSED TRANSFORMER / PEDESTAL	[EV Symbol]	INDICATES 'EMERGENCY VEHICLE NO PARKING' POST MOUNTED SIGNAGE
[Solid Grey Box]	INDICATES EXTENT AND LOCATION OF CONCRETE SIDEWALK	[Square with X]	INDICATES LOCATION OF EXISTING TRANSFORMER / PEDESTAL	[HC Symbol]	INDICATES 'HANDICAP PARKING SYMBOL' POLE MOUNTED SIGNAGE
[Dark Grey Box]	INDICATES EXTENT AND LOCATION OF HEAVY DUTY ASPHALT	[Circle with X]	INDICATES LOCATION OF PROPOSED LIGHT STANDARD	[LZ Symbol]	INDICATES 'LOADING ZONE' POST MOUNTED SIGNAGE
[Diagonal Lines]	INDICATES EXTENT AND LOCATION OF PROPOSED UTILITY RIGHT OF WAY	[Circle with X]	INDICATES LOCATION OF EXISTING LIGHT STANDARD	[NP Symbol]	INDICATES 'NO PARKING' POST MOUNTED SIGNAGE
[Wavy Lines]	INDICATES EXTENT AND LOCATION OF LANDSCAPE PLANTERS	[Circle with X]	INDICATES LOCATION OF PROPOSED POWER POLE	[ST Symbol]	INDICATES 'STOP' POST MOUNTED SIGNAGE
[Dashed Line]	INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)	[Circle with X]	INDICATES LOCATION OF EXISTING POWER POLE	[VP Symbol]	INDICATES 'VISITOR PARKING' POST MOUNTED SIGNAGE
[Dotted Line]	INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)	[Circle with X]	INDICATES LOCATION OF PROPOSED POWER POLE ANCHOR	[X Symbol]	INDICATES EXISTING GEODETIC SPOT ELEVATION
[Dashed Line]	INDICATES LINE OF FENCE	[Circle with X]	INDICATES LOCATION OF EXISTING POWER POLE ANCHOR	[Diamond]	INDICATES PROPOSED GEODETIC SPOT ELEVATION
[Square with X]	INDICATES LOCATION OF PROPOSED CATCH BASIN	[Star]	INDICATES LOCATION OF PROPOSED LIGHT BOLLARD		
[Square with X]	INDICATES LOCATION OF EXISTING CATCH BASIN	[Star]	INDICATES LOCATION OF EXISTING LIGHT BOLLARD		
[Circle]	INDICATES LOCATION OF PROPOSED MANHOLE	[Square]	INDICATES LOCATION OF PROPOSED CAR PLUG POST		
[Circle]	INDICATES LOCATION OF EXISTING MANHOLE	[Line]	INDICATES LOCATION OF PROPOSED CONCRETE WHEEL STOP		
[Circle with X]	INDICATES LOCATION OF PROPOSED FIRE HYDRANT	[Wheelchair]	INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE		
[Circle with X]	INDICATES LOCATION OF EXISTING FIRE HYDRANT	[Line]	INDICATES PARKING LINE PAINTED ON ASPHALT		
[Circle with X]	INDICATES LOCATION OF BUILDING SIAMESE CONNECTION	[Dot]	INDICATES LOCATION OF PROPOSED GUARD BOLLARD		
		[Vertical Line]	INDICATES LOCATION OF BIKE RACK		
		[Circle with X]	INDICATES LOCATION OF PROPOSED FLAG POLE		

AMENDED DRAWINGS
 DP No: DP2025-05101 Date Received: APR 15 2026
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.
 DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

SEALS

NOT FOR CONSTRUCTION

SCALE	As indicated	[North Arrow]	TRUE NORTH
DATE	4/15/2026 9:53:20 AM	[Project North Arrow]	PROJECT NORTH
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

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

SEALS

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SCALE As indicated

DATE 4/15/2026 9:54:01 AM

DRAWN BY JT

CHECKED BY SM

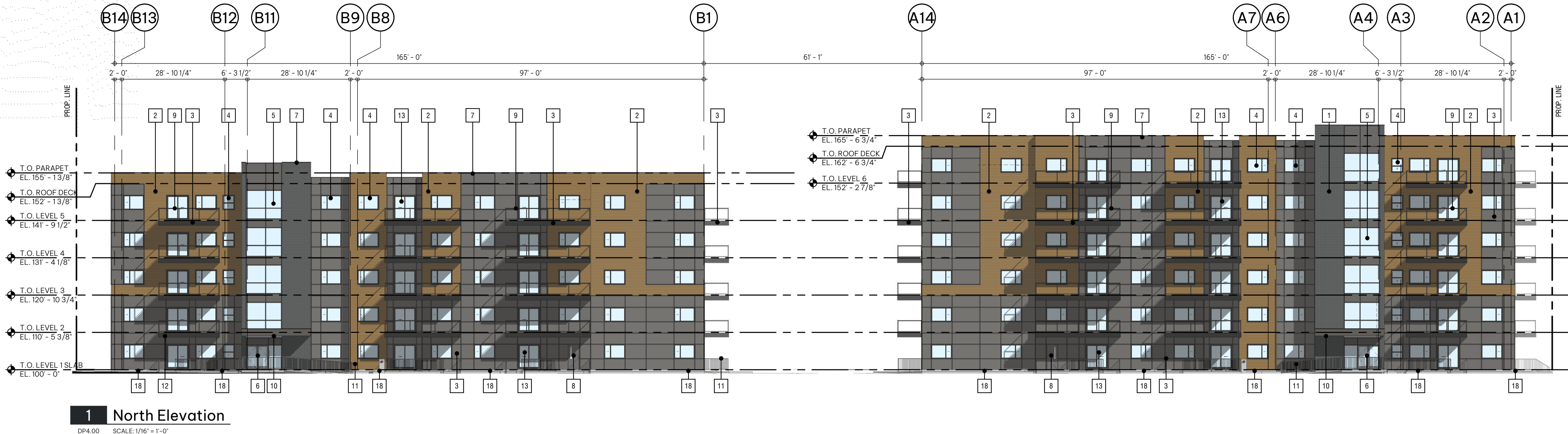
PROJECT NO. 224149

DRAWING TITLE

BUILDING ELEVATIONS

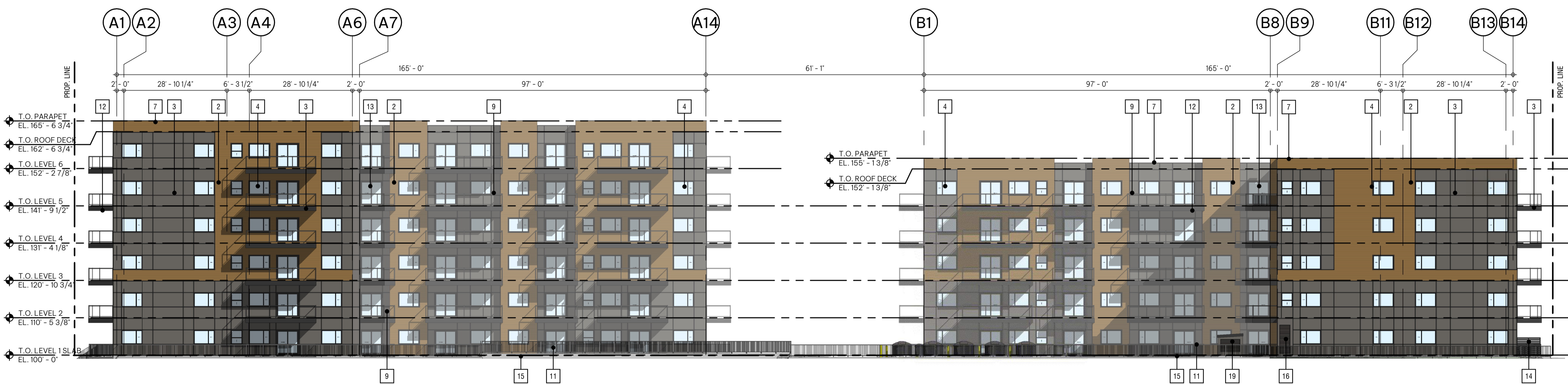
DRAWING NO.

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
- 19 PARKADE MUA INTAKE DOGHOUSE

Elevation - General Notes

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

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DRAWN BY KM

CHECKED BY SM

PROJECT NO. 224149

DRAWING TITLE

BUILDING ELEVATIONS

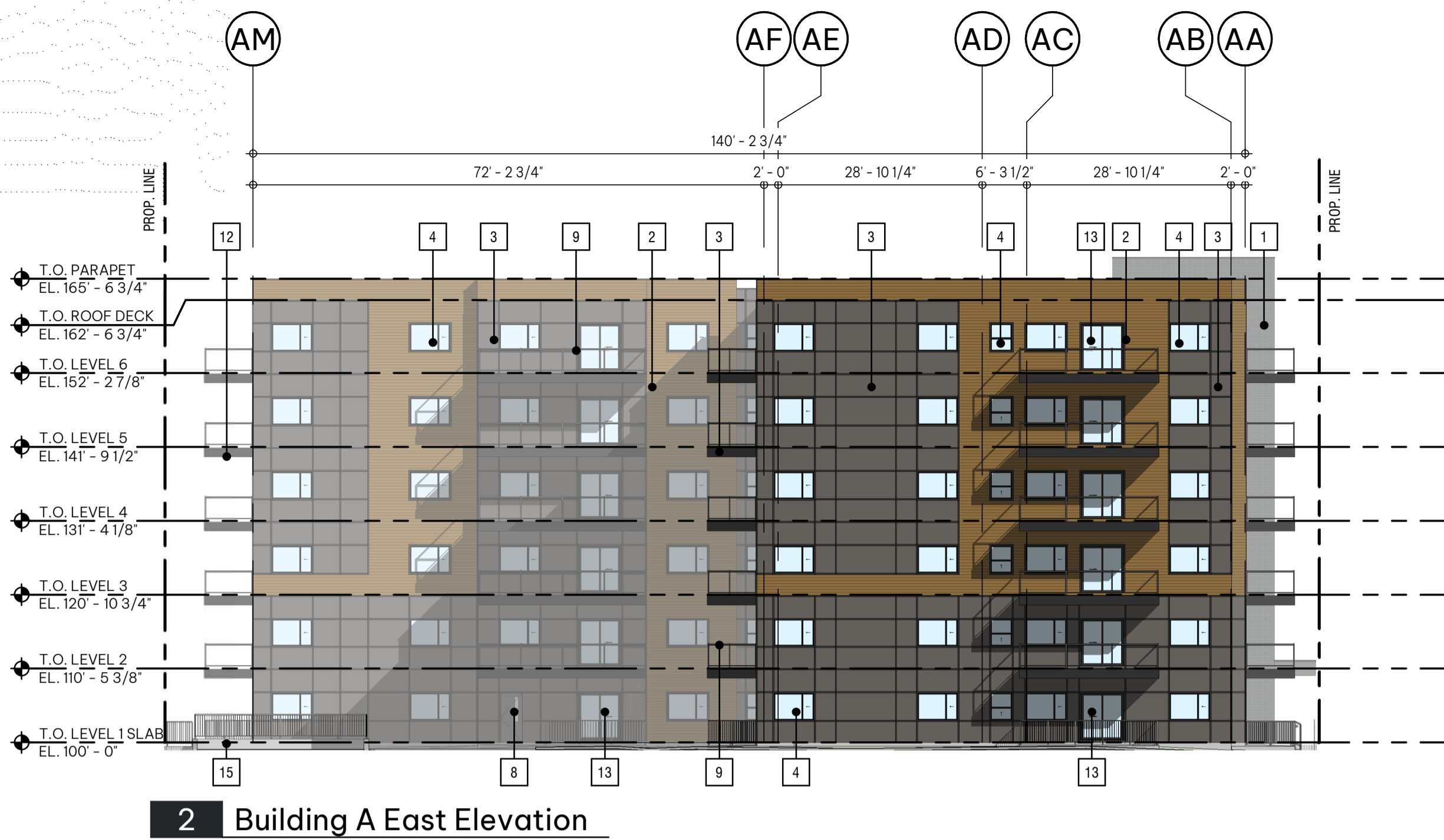
DRAWING NO.

DP4.01



1 Building A West Elevation

DP4.01 SCALE: 1/16" = 1'-0"



2 Building A East Elevation

DP4.01 SCALE: 1/16" = 1'-0"



3 Building B West Elevation

DP4.01 SCALE: 1/16" = 1'-0"



4 Building B East Elevation

DP4.01 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 |
| 19 | PARKADE MUA INTAKE DOGHOUSE |

Elevation - General Notes

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

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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 - LRT PLAZA IS NOT PART OF THIS PROJECT



04. BUILDING A - ENTRANCE



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



06. BUILDING A & B - VIEW FROM SE

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