

ROYOP - 63 MERCADO STREET SE

63 MERCADO STREET SE, CALGARY, AB
LOT 5, BLOCK 148, PLAN 251 0331

DP APPLICATION COMMENTS
JANUARY 30, 2026

ARCHITECTURAL	
A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	VEHICLE ACCESS ROUTE PLAN
A1.2	SITE DETAILS
A2.0	MAIN FLOOR PLAN (CRU A & B)
A2.1	MAIN FLOOR PLAN (CRU C & D)
A4.0	BUILDING ELEVATIONS (CRU A & B)
A4.1	BUILDING ELEVATIONS (CRU C & D)
A5.0	BUILDING SECTIONS (CRU A & B)
A5.1	BUILDING SECTIONS (CRU C & D)
A6.0	SITE PHOTO
A6.1	RENDERING
LANDSCAPE	
DPL1	LANDSCAPE PLAN
CIVIL	
C1.0	UNDERGROUND LAYOUT PLAN
C2.0	SURFACE & GRADING LAYOUT PLAN
C2.1	SURFACE & GRADING SECTIONS
ELECTRICAL	
E101S	SITE PLAN - ELECTRICAL
E102S	SITE PLAN - POINTS BY POINTS
E103S	RENDERINGS



PREPARED FOR:

LANDSCAPE ARCHITECT
ENGINEER



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CIVIL
ENGINEER



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ELECTRICAL
ENGINEER



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PREPARED BY:



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THIS SUMMARY IS PREPARED FOR THE REVIEW AND APPROVAL OF THE AUTHORITIES HAVING JURISDICTION.
CONTRACTORS ARE NOT TO USE THESE FIGURES FOR CONSTRUCTION PURPOSES. READ IN CONJUNCTION WITH CONTRACT DOCUMENTS

MUNICIPAL ADDRESS:	63 MERCADO STREET SE, CALGARY, AB,
LLEGAL ADDRESS:	LOT 5, BLOCK 148, PLAN 251 0331
SITE AREA:	14,353.618 m ² (154,501.06 ft ²) (3.5 Acres)
SITE COVERAGE (PROPOSED):	2,914.23 m ² (31,368.5 ft ²), 20.3% COVERAGE
CURRENT ZONING:	COMMERCIAL-COMMUNITY 1 (C-C1) DISTRICT
PROPOSED ZONING (IF APPLICABLE):	N/A

PROPOSED BUILDING - - - -

CRU-A HEALTH CARE SERVICE	644.056 m ² (6932.5 ft ²)
CRU-A MAIN FLOOR AREA:	24.9 m ² (267.5 ft ²)
MECH ROOM:	N/A
CRU-A MEZZ. AREA :	N/A
TOTAL CRU-A AREA:	668.9 m ² (7,200 ft ²)

CRU-B MAIN FLOOR AREA:	376.3 m ² (4,050.5 ft ²)
CRU-B MEZZ. AREA:	N/A
TOTAL CRU-B AREA:	376.3 m ² (4,050.5 ft ²)

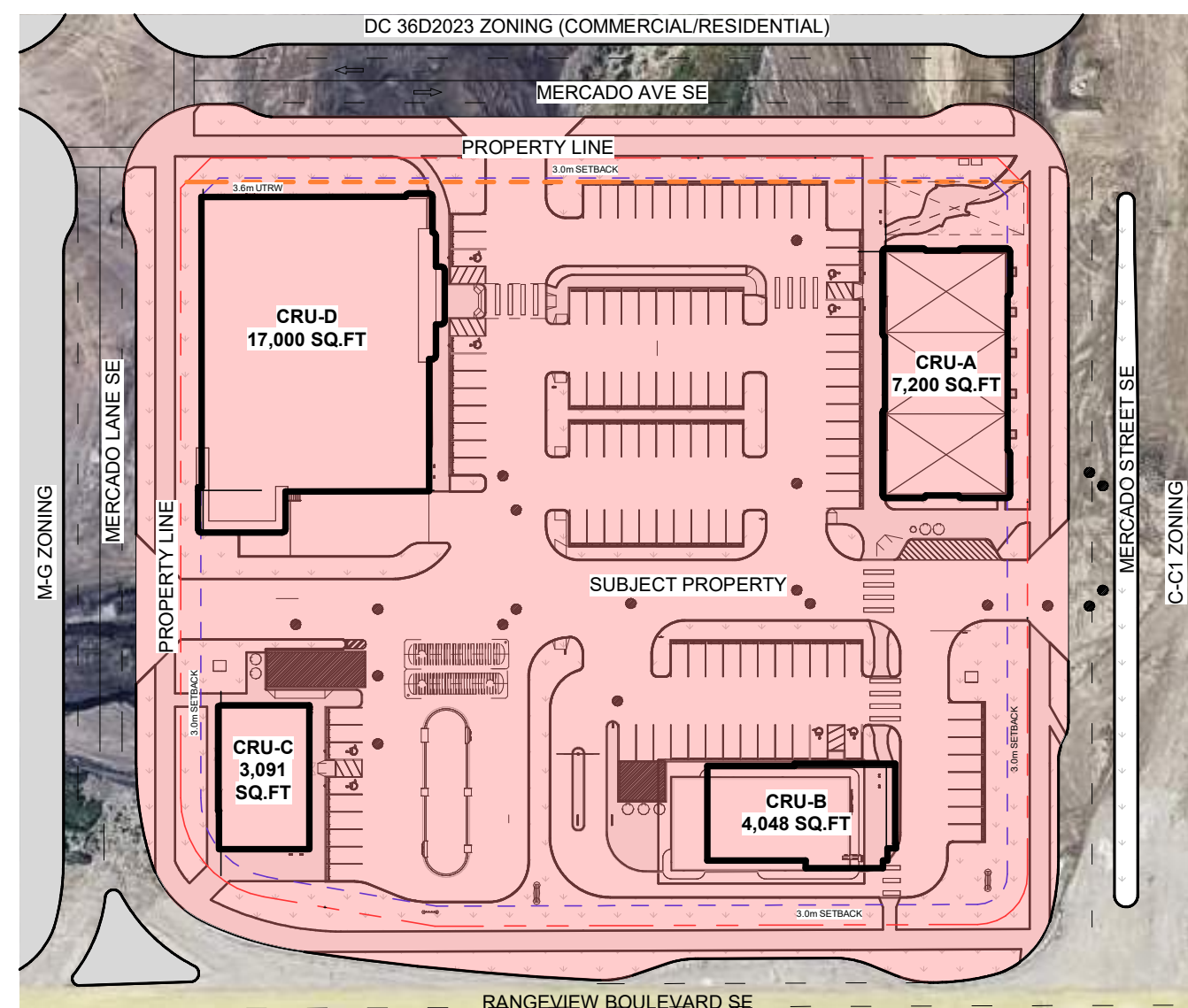
CRU-C MAIN FLOOR AREA:	289.7 m ² (3,118 ft ²)
CRU-C MEZZ. AREA:	N/A
TOTAL CRU-C AREA:	289.7 m ² (3,118 ft ²)

TOTAL CRU-C AREA:	289.7 m ² (3,116 ft ²)
CRU-D MAIN FLOOR AREA:	1,579.3 m ² (17,000 ft ²)
CRU-D MEZZ. AREA:	N/A

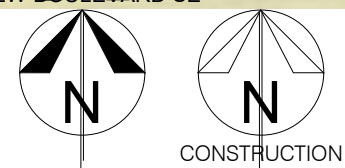
TOTAL CRU-D AREA:	1,579.3 m ² (17,000 ft ²)
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REVIEW AS PER 'CITY OF CALGARY LAND USE BYLAW 1P2007', 'NBC - AE 2023', 'COC FIRE DEPT. ACCESS STANDARD' & 'DPS-STDRD-0002 V3.0 2022'

CATEGORY	REQUIREMENT OR CONDITION	PROVIDED	BY/LAW REFERENCE
PARCEL AREA	THE MAXIMUM AREA OF A PARCEL IS 3.2 HECTARES.	1.4 Hectares	PART 7, DIV 4, 742
FLOOR AREA RATIO	THE MAXIMUM FLOOR AREA RATIO FOR BUILDINGS IS 1.0	0.27	PART 7, DIV 4, 743
BUILDING HEIGHT	THE MAXIMUM BUILDING HEIGHT IS 10.0m	MAXIMUM 8.3m	PART 7, DIV 4, 744
USE AREA	THE MAXIMUM USE AREA FOR A SUPERMARKET, OR A SUPERMARKET COMBINED WITH ANY OTHER USE, IS 5200.0 SQUARE METRES.	1,579.3m²	PART 7, DIV 4, 746, (2)
SETBACKS	FRONT SETBACK REQUIRED: MIN. 3m REAR SETBACK REQUIRED: MIN. 3m SIDE SETBACK REQUIRED: MIN. 3m	REQUIREMENT MET REQUIREMENT MET REQUIREMENT MET	PART 7, DIV 4, 748 - 750
LANDSCAPING IN SETBACK AREA	WHERE A SETBACK AREA SHARES A PROPERTY LINE WITH AN STREET, THE SETBACK MUST: (a) BE A SOFT SURFACED LANDSCAPED AREA, AND (b) HAVE A MINIMUM OF 1.0 TREES AND 2.0 SHRUBS: (i) FOR EVERY 30.0 SQUARE METRES; OR (ii) FOR EVERY 60.0 SQUARE METRES, WHERE IRRIGATION IS PROVIDED BY A LOW IRRIGATION SYSTEM	LANDSCAPED AREA: 2,924 m² (31,473.7 SF) (REFER TO LANDSCAPING DRAWINGS)	PART 7, DIV 4, 751, (2)
PARKING STALLS SIZE	STALL DIMENSIONS: 2.6m X 5.4m DRIVE AISLE: 7.2m BARRIER-FREE STALL DIMENSION: 2.4m WIDTH, 2.4m ACCESS AISLE LOADING STALL DIMENSION: 3.1m X 9.2m FIRE TRUCK ACCESS AISLE: 9.0m	2.6m X 5.4m 7.2m, 9.0m (MAIN) REQUIREMENT MET 3.1m, 9.0m 9.0m	PART 3, DIV 6, 122 3.8.3.23 (1) (a) - (NBC) (DELETED) FIRE DEPT. SEC. 3
PARKING STALL COUNTS	MINIMUM NUMBER OF PARKING SPACES - TOTAL PARKING REQUIRED: NOT REQUIRED - BARRIER-FREE: 4 PER 51 TO 100 PARKING STALLS (ONE ADDITIONAL STALL FOR EACH ADDITIONAL INCREMENT OF 100 OR PART THEREOF) - LOADING: N/A	119 STALLS 7 STALLS 4 LOADING SPACE	PART 7, DIV 4, 752 (DELETED) TABLE 3.8.2.5 - (NBC)
REQUIRED BICYCLE PARKING STALLS	ALL OTHER USES IS 5.0 PER CENT OF THE NUMBER OF MOTOR VEHICLE PARKING STALLS - VEHICLE PARKING REQUIRED: 93 STALLS - BICYCLE PARKING REQUIRED: 5 STALLS	8 RACKS, 16 STALLS REFER TO LANDSCAPE	PART 7, DIV 4, 755, (2), (b)
BICYCLE PARKING STALLS DESIGN PARAMETERS	(3) BICYCLE PARKING STALLS MUST NOT INTERFERE WITH A PEDESTRIAN WALKWAY. (4) BICYCLE PARKING STALLS MUST BE SEPARATED FROM MOTOR VEHICLE PARKING STALLS, VISITOR PARKING STALLS OR LOADING STALLS BY 2.0 METRES OR A PHYSICAL BARRIER. (5) A BICYCLE PARKING STALL THAT IS NOT AN INDIVIDUAL LOCKER AND IS ATTACHED TO THE GROUND MUST BE LOCATED AT LEAST 0.6 METRES FROM ANY PHYSICAL BARRIER. (11) THE AREA WHERE BICYCLE PARKING STALLS ARE LOCATED MUST BE ILLUMINATED.	REQUIREMENT MET REFER TO PARKING SCHEDULE	PART 3, DIV 6, 125
ACCESS ROUTE DESIGN	A PORTION OF A ROADWAY OR YARD PROVIDED AS A REQUIRED ACCESS ROUTE FOR FIRE DEPARTMENT USE SHALL: (a) HAVE A CLEAR WIDTH NOT LESS THAN 6M, UNLESS IT CAN BE SHOWN THAT LESSER WIDTH ARE SATISFACTORY. (b) HAVE A CENTRE-LINE RADIUS NOT LESS THAN 12m. (c) HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m. (d) HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m. (e) BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE, ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS. (f) HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90M LONG.	REQUIREMENT MET	3.2.5.6 - (NBC)
GARBAGE COLLECTION	CRU-A: 6 BAYS - 6m³ TOTAL: 6 BAYS - 6m³ REQUIRED CRU-B: 376.1 m² - 1.2m³ TOTAL: 376.1 m² - 1.2m³ REQUIRED CRU-C: 1 BAYS - 1m³ TOTAL: 1 BAYS - 1m³ REQUIRED CRU-D: 1579.3 - 4.7m³ TOTAL: 1579.3 - 4.7m³ REQUIRED	5m³ GARBAGE PROVIDED 5m³ RECYCLE PROVIDED 5m³ GREASE PROVIDED PROVIDED UNDER SEPARATE PERMIT PROVIDED UNDER SEPARATE PERMIT PROVIDED UNDER SEPARATE PERMIT	DSP-STD0-0002 V3.0 2022
PYLON SIGNAGE	THE FOLLOWING USES ARE DISCRETIONARY USES IN THE COMMERCIAL - COMMUNITY 1 DISTRICT: (bb) SIGN - CLASS C - MAXIMUM SIGN AREA: 9.6 m² - MAXIMUM SIGN HEIGHT: 6m		PART 7, DIV 4, 740, (3)



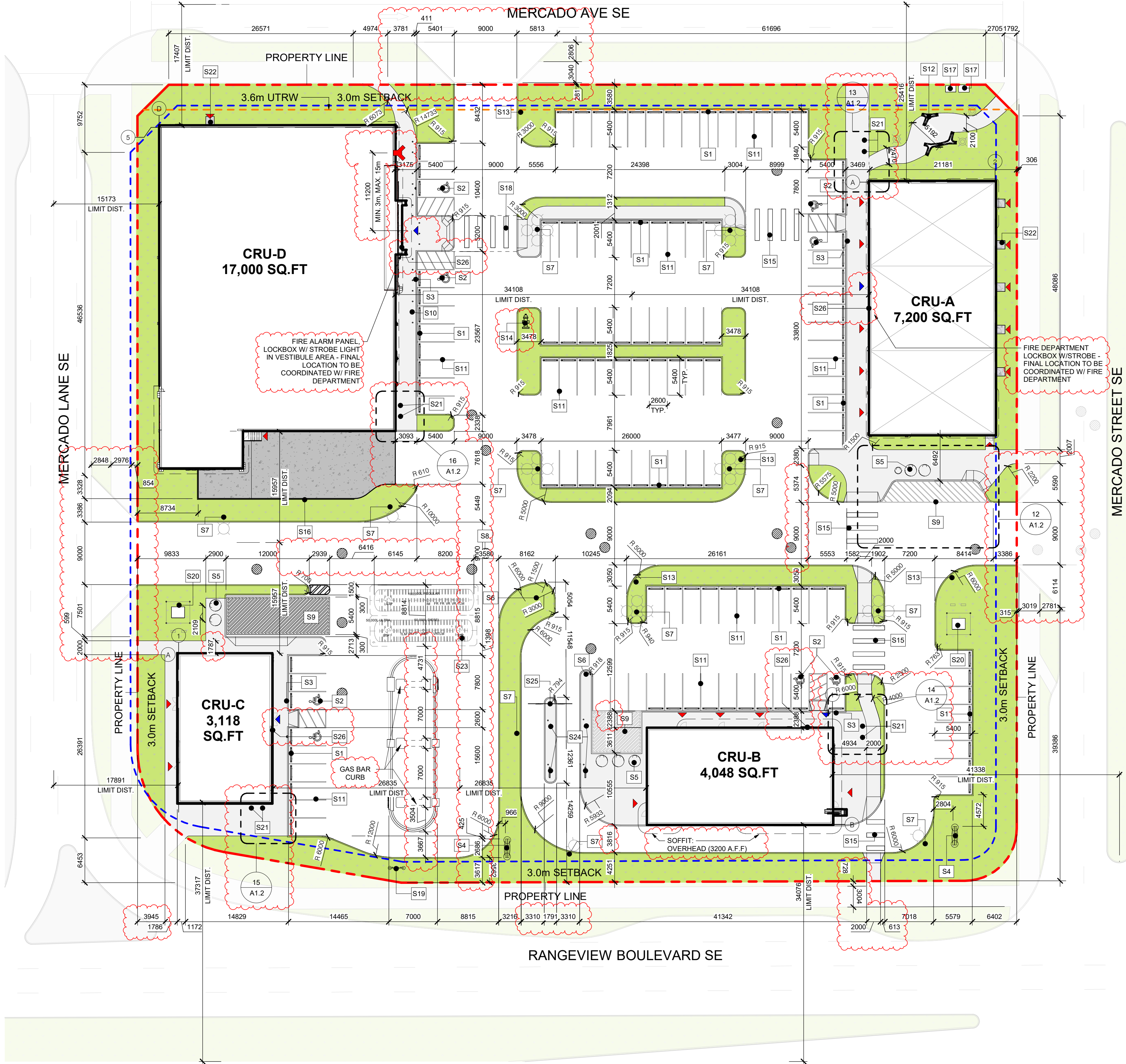
1 SITE CONTEXT
A1.0 SCALE: 1 : 1000



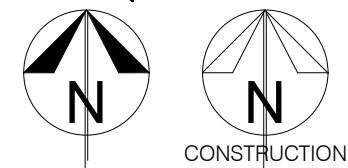
	CONCRETE HARDSCAPED AREA & CURBWORK
	LANDSCAPED AREA
	ASPHALT AREA
	PROPERTY LINE
	SETBACK LINE
	URW (UTILITY RIGHT OF WAY)
	BARRIER-FREE ACCESS CURB CUT (NEW)
	PRINCIPAL ENTRANCE
	ENTRANCES
	FIRE DEPARTMENT CONNECTION
	PRECAST WHEEL STOP (NEW) - REFER TO ARCH DRAWING 9/A1.3
	HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE (NEW) REFER TO ARCH DRAWING 2/A1.3

GENERAL NOTES:

- REFER TO CIVIL PLANS FOR CIVIL SPECIFIC REQUIREMENTS.
- REFER TO SURVEY PLAN FOR PROPERTY LINE AND RIGHT-OF-WAY DIMENSIONS AND OTHER EXISTING CONDITIONS
- READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TAKEN FROM EDGE OF CURB U.N.O.
- ALL MOTOR VEHICLE SURFACE MATERIAL IS ASPHALT U.N.O.



2 SITE PLAN
A1.0 SCALE: 1 : 350



25-456

[illegible]

SEAL

PERMIT

CONSULTANTS

neoteric
● architecture

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www.neotericarchitecture.ca P 403.984.286
info@neotericarchitecture.ca F 403.452.282

SITE PLAN

DATE NOVEMBER 2025	SCALE As indicated
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA. JY	A1.C

LEGEND: MATERIAL FINISH

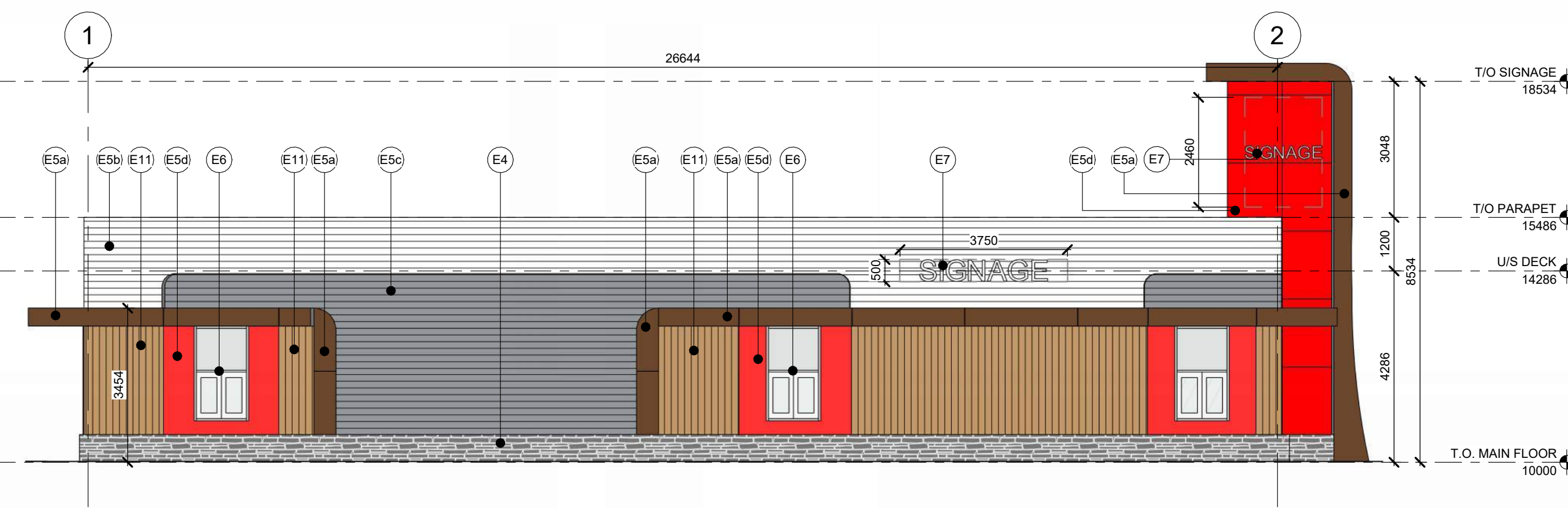
ALL MATERIALS TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE SHOP SUBMITTALS AND REVIEW INSTALLATION GUIDELINES.

- E1A** FIBRE CONCRETE BOARD CLADDING, COLOUR: LIGHT BROWN
- E2A** EXTERIOR INSULATED FINISH SYSTEM, COLOUR: WARM GRAY
- E3** EXTERIOR GRADE FLUTED PANELS, COLOUR: DARK BROWN
- E4** STONE VENEER, COLOUR: NATURAL STONE
- E5A** ALUMINUM COMPOSITE MATERIAL PANELS, COLOUR: WOOD GRAIN
- E6A** ALUMINUM COMPOSITE MATERIAL PANELS, COLOUR: WHITE
- E5C** ALUMINUM COMPOSITE MATERIAL PANELS, COLOUR: MEDIUM GREY
- E5A** ALUMINUM COMPOSITE MATERIAL PANELS, COLOUR: RED
- E6** CURTAIN WALL SYSTEM W/ ENTRY DOORS & FRAMES, COLOUR: CLEAR ANODIZED, GREY GLASS
- E7** NEW SIGNAGE BY OTHERS - 3/4" PLYWOOD BACKING AND POWER AT ALL LOCATIONS.
- E8** PARAPET CAP FLASHINGS, COLOUR: MEDIUM GREY
- E9** PAINTED STEEL DOORS, COLOUR: MEDIUM GREY
- E11** METAL CLADDING, COLOR: MEDIUM BROWN
- E13** EXTERIOR BUILDING LIGHT, COLOUR: DARK GREY - REFER TO ELECTRICAL DRAWINGS

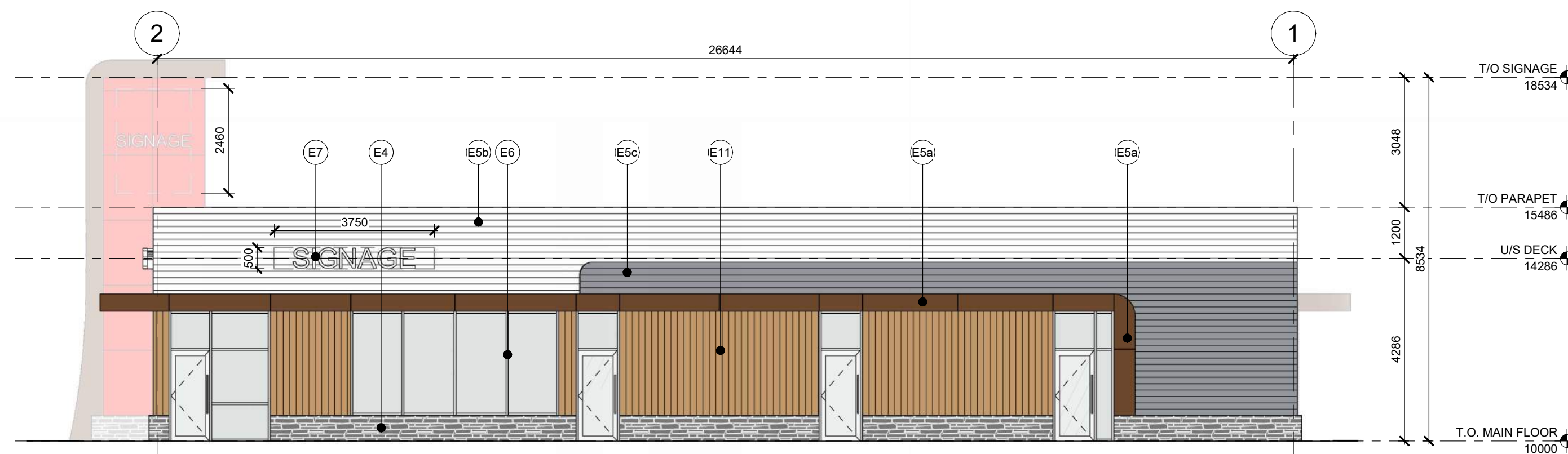
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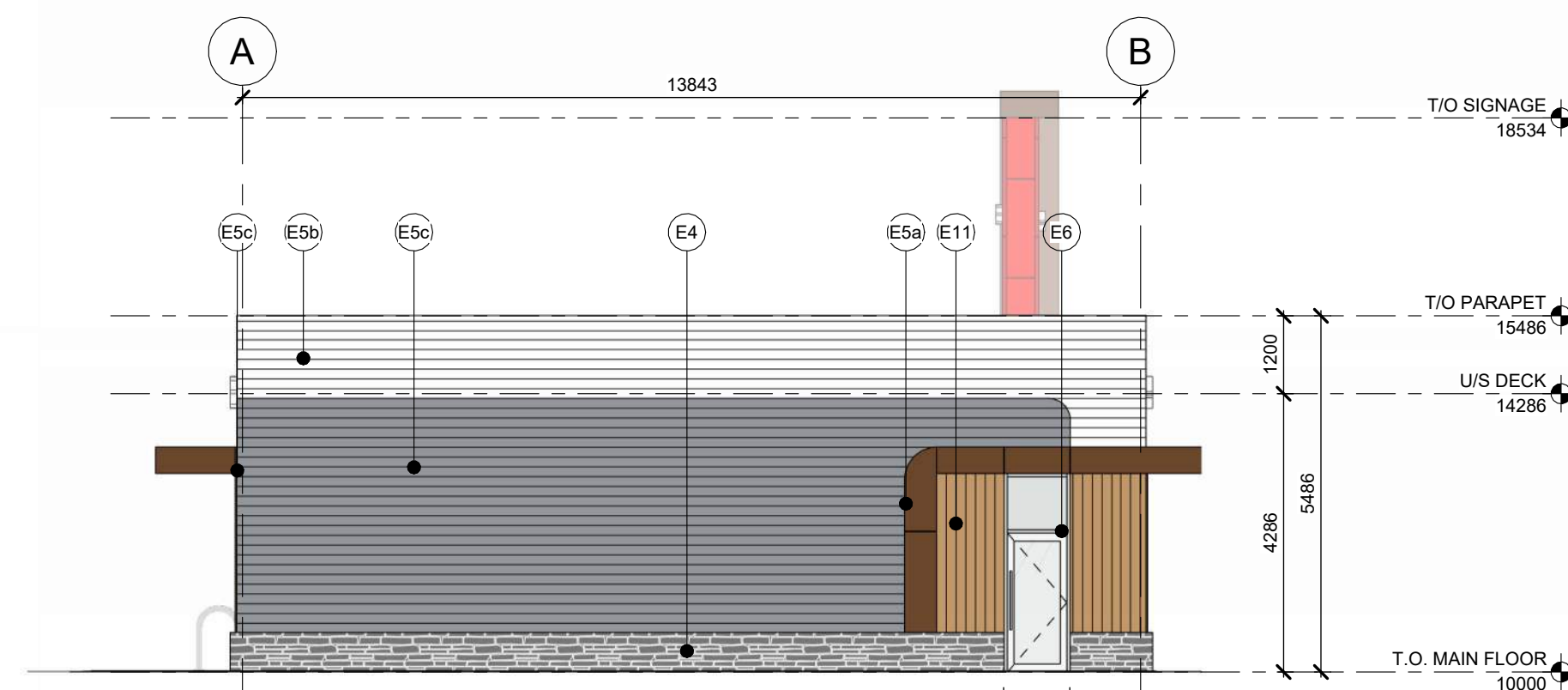
DATE 2025.11.07	SCALE As indicated
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA, JY	A4.0



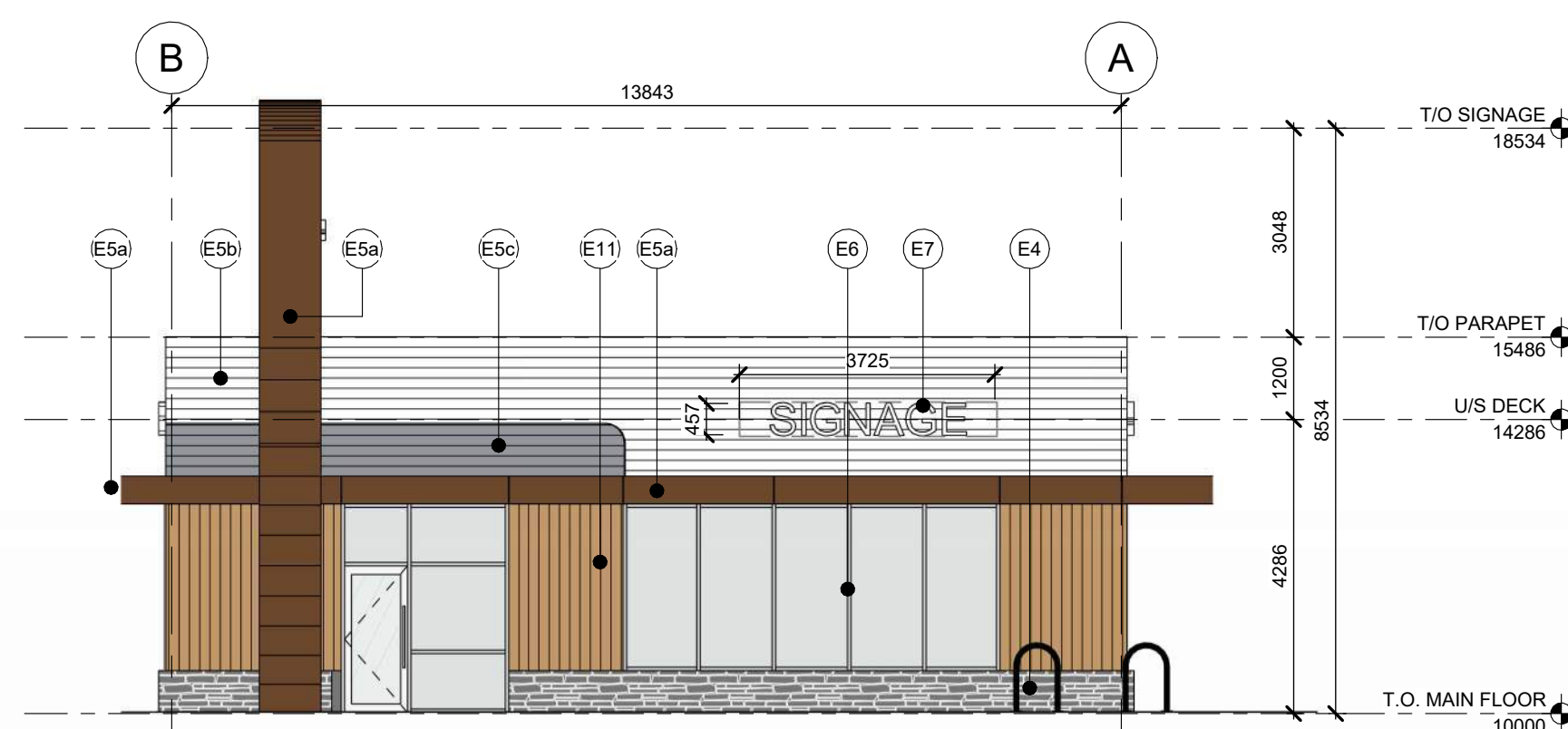
8 SOUTH BUILDING ELEVATION (CRU B)
A4.0 SCALE: 1 : 100



6 NORTH BUILDING ELEVATION (CRU B)
A4.0 SCALE: 1 : 100



4 WEST BUILDING ELEVATION (CRU B)



2 EAST BUILDING ELEVATION (CRU B)
A4.0 SCALE: 1 : 100

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A4.1

mercado ave SE



land use bylaw landscape requirements

City of Calgary Zoning:	C-C1
total parcel area	14,333.70 m2
landscape setback areas	
3.0m front setback area: mercado avenue (north)	361.94 m2
3.0m rear setback area: mercado street (east)	330.81 m2
3.0m side setback area: rangeview blvd (south)	282.09 m2
3.0m side setback area: mercado lane (west)	388.49 m2
total setback area	1363.34 m2
note: low irrigation system to be utilized per 751.2bii 1 + 2 shrubs for every 50m2 of setback area	
total number of trees required in setback areas	required provided
3.0m front setback area: mercado avenue (north)	7 0*
3.0m rear setback area: mercado street (east)	7 7
3.0m side setback area: rangeview blvd (south)	6 10
3.0m side setback area: mercado lane (west)	8 13
trees in setback	27 30
* due to utility right of way in north setback, required trees have been planted in the other setback areas	
total number of shrubs required in setback areas	required provided
3.0m front setback area: mercado avenue (north)	14 0*
3.0m rear setback area: mercado street (east)	13 35
3.0m side setback area: rangeview blvd (south)	11 38
3.0m side setback area: mercado lane (west)	16 107
shrubs in setback	55 180
* due to utility right of way in north setback, required shrubs have been planted in the other setback areas	

total deciduous tree breakdown (75% of total trees)

large trees (50% min 75mm cal)	required provided
small trees (50% min 50mm cal)	15 13
total deciduous trees	16 2
total site coniferous tree breakdown (25% of total trees)	required provided
large trees (50% 3.0m ht min)	5 4
small trees (50% 2.0m ht min)	5 2
total coniferous trees	10 6
total trees on site	41 21

parking lot landscaped areas (0.15 m2 for every 1.0 m2 of total surface area)

required parking lot islands start/end of parking rows (1 tree each)	required provided
parking strips (1 tree per 15.0m of length)	8 4
trees in landscaped areas around parking lot perimeter	5 15
total trees in parking lot	13 50
required shrubs parking lot islands start/end of parking rows (2 shrubs each)	18 272
shrubs in strips + landscaped areas around parking lot perimeter	550
total shrubs in parking lot	822
total shrubs planted on site (less parking lot + setback planting requirements)	224
total shrubs on site	1226

legend

- 20mm ø washed round rock (natural tan/grey mix) at 75mm depth
- medium grey coloured + broomed concrete
- standard broomed concrete with saw-cut control joints
- planting bed 450mm depth topsoil + 100mm depth bark mulch
- low water fescue sod on 300mm depth topsoil
- twig, modular bench seating
- accessible picnic table
- trash receptacle
- bike rack, 2 stalls

trees - setback

true north linden Tilia americana 'Duros' Qty: 20	75mm caliper balled and burlapped
trembling aspen Populus tremuloides Qty: 1	75mm caliper balled and burlapped
bur oak Quercus macrocarpa Qty: 5	50mm caliper balled and burlapped
guardian columnar aspen Populus 'Jefguard' Qty: 2	50mm caliper balled and burlapped
ponderosa pine Pinus ponderosa Qty: 2	2m height balled and burlapped

trees - parking lot

spring snow flowering crabapple Malus 'Spring Snow' Qty: 15	75mm caliper balled and burlapped
trembling aspen Populus tremuloides Qty: 2	75mm caliper balled and burlapped
prairie spire green ash Fraxinus pennsylvanica 'Rugby' Qty: 4	50mm caliper balled and burlapped
guardian columnar aspen Populus 'Jefguard' Qty: 11	50mm caliper balled and burlapped
lodgepole pine Pinus contorta 'var. latifolia' Qty: 6	3m height balled and burlapped
ponderosa pine Pinus ponderosa Qty: 6	2m height balled and burlapped
bur oak Quercus macrocarpa Qty: 4	50mm caliper balled and burlapped
true north linden Tilia americana 'Duros' Qty: 2	75mm caliper balled and burlapped

trees

paper birch Betula papyrifera Qty: 2	75mm caliper balled and burlapped
guardian columnar aspen Populus 'Jefguard' Qty: 2	50mm caliper balled and burlapped
lodgepole pine Pinus contorta 'var. latifolia' Qty: 4	3m height balled and burlapped
lodgepole pine Pinus contorta 'var. latifolia' Qty: 2	2 m height balled and burlapped
showy mountain ash Sorbus decora Qty: 8	75mm caliper balled and burlapped
trembling aspen Populus tremuloides Qty: 3	75mm caliper balled and burlapped

Twig

Product Data Sheet



Benefits

- Twig is a modular bench made of recycled cast stone.
- Bench is suitable for indoor or outdoor use.
- Twig is made from a high-strength, weather-resistant material.
- Twig is made from a high-strength, weather-resistant material.

Material

- Recycled Cast Stone is cast stone that is poured and cast over a rebarbed steel frame to create a strong, durable bench.
- Recycled Cast Stone is made from a mixture of recycled concrete and aggregate.
- The use of Recycled Cast Stone products are made, made and made from a mixture of recycled concrete and aggregate.
- The use of Recycled Cast Stone products are made, made and made from a mixture of recycled concrete and aggregate.

Assembly

- Twig is assembled by the horizontal user in the field.
- Twig is assembled by the horizontal user in the field.

Accessories

- Twig is assembled by the horizontal user in the field.
- Twig is assembled by the horizontal user in the field.

Notes

- Twig is assembled by the horizontal user in the field.
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Dimensions

- Twig is assembled by the horizontal user in the field.
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Weight

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Installation

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Warranty

- Twig is assembled by the horizontal user in the field.
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Shipping

- Twig is assembled by the horizontal user in the field.
- Twig is assembled by the horizontal user in the field.

Storage

- Twig is assembled by the horizontal user in the field.
- Twig is assembled by the horizontal user in the field.

Disposal

- Twig is assembled by the horizontal user in the field.
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shrubs - setback

blue rug juniper Juniperus horizontalis 'Blue Chip' Qty: 32	#5 container 600mm min height or spread
buckbrush coralberry Symphoricarpos occidentalis Qty: 15	#5 container 600mm min height or spread
dwarf mugo pine Pinus mugo var. pumilio Qty: 11	#5 container 600mm min height or spread
dwarf korean lilac Syringa meyeri 'Palibin' Qty: 30	#5 container 600mm min height or spread
golden flowering currant Ribes aureum Qty: 49	#5 container 600mm min height or spread
skandia juniper Juniperus sabina 'Skandia' Qty: 45	#5 container 600mm min height or spread

shrubs - parking lot

dwarf european cranberry Viburnum opulus 'Nanum' Qty: 65	#5 container 600mm min height or spread
blue rug juniper Juniperus horizontalis 'Blue Chip' Qty: 44	#5 container 600mm min height or spread
skandia juniper Juniperus sabina 'Skandia' Qty: 181	#5 container 600mm min height or spread
dwarf mugo pine Pinus mugo var. pumilio Qty: 230	#5 container 600mm min height or spread
black lace elder Sambucus nigra 'Eva' Qty: 64	#5 container 600 min height or spread
dwarf korean lilac Syringa meyeri 'Palibin' Qty: 31	#5 container 600mm min height or spread
goldflame spirea Spiraea x bumalda 'Goldflame' Qty: 76	#5 container 600mm min height or spread
buckbrush coralberry Symphoricarpos occidentalis Qty: 43	#5 container 600mm min height or spread
golden flowering currant Ribes aureum Qty: 56	#5 container 600mm min height or spread
snowberry Symphoricarpos albus Qty: 32	#5 container 600mm min height + spread

shrubs

black lace elder Sambucus nigra 'Eva' Qty: 16	#5 container 600 min height or spread
blue rug juniper Juniperus horizontalis 'Blue Chip' Qty: 19	#5 container 600mm min height or spread
buckbrush coralberry Symphoricarpos occidentalis Qty: 7	#5 container 600mm min height or spread
dwarf mugo pine Pinus mugo var. pumilio Qty: 23	#5 container 600mm min height or spread
dwarf korean lilac Syringa meyeri 'Palibin' Qty: 3	#5 container 600mm min height or spread
golden flowering currant Ribes aureum Qty: 63	#5 container 600mm min height or spread
goldflame spirea Spiraea x bumalda 'Goldflame' Qty: 20	#5 container 600mm min height or spread
silver buffalobery Shepherdia argentea Qty: 11	#5 container 600mm min height or spread
skandia juniper Juniperus sabina 'Skandia' Qty: 62	#5 container 600mm min height or spread

perennials - full site

blue dune lyme grass Leymus areratus 'Blue Dune' Qty: 144	#2 container
heavy metal blue switch grass Panicum virgatum 'Heavy Metal' Qty: 545	#2 container

notes

- This drawing is copyright © 818 studio ltd., and shall not be reproduced, revised, transmitted and / or utilized by any third party outside of the Owner without written permission from 818 studio ltd.
- Do not scale drawings.
- Refer to Civil drawings for all grading information.
- All walkways are plain concrete unless noted otherwise.
- All landscape areas to be watered with a low water irrigation system whereby water delivery is confined to the tree + shrub areas. Contractor to ensure irrigation meter is installed and properly operating prior to charging and running the irrigation system.
- All planting beds and tree wells to be mulched with bark chip mulch, to 100 mm depth. Contractor to ensure planting beds extend to drip line of outermost plant materials in planting bed.

EIGHT ONE EIGHT STUDIO

PLANNING + DESIGN COLLABORATIVE

1812 140 STREET SW CALGARY, AB T2T3W6

1	revisions	YAM-D	by	XXX
number	revision	date	by	approved

1	issued for DP	2025-11-07
issued for		date (y.m.d)

project

mercado (63)
development - west

drawing

landscape plan

drawn	bhm	approved	xxx
checked	pt	project number	0151.63
date	Y/M/D	sheet	DPL1
scale	1:300		

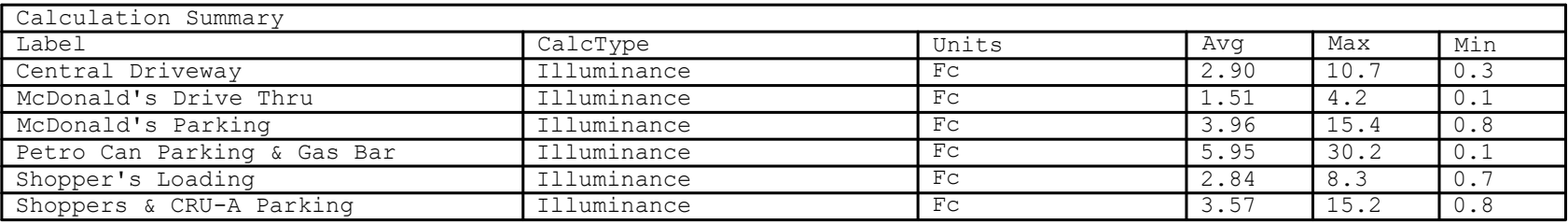
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PERMIT

CONSULTANTS



DATE 2025-09-03	SCALE As indicated
PROJECT NO. 25286	SHEET NO. E102S
DRAWN BY HA, JW	



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