

ROYOP - 63 MERCADO STREET SE

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

DTR 2 COMMENTS
2026.07.17

ARCHITECTURAL	
A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	VEHICLE ACCESS ROUTE PLAN
A1.2	SITE DETAILS
A1.3	SITE DETAILS
A1.4	SITE PHASING PLAN
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)
A4.2	BUILDING ELEVATIONS (CRU D)
A5.0	BUILDING SECTIONS (CRU A & B)
A5.1	BUILDING SECTIONS (CRU C & D)
A6.0	SITE PHOTO
A6.1	RENDERING

LANDSCAPE	
DPL1	DEVELOPMENT PERMIT

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 - POINT BY POINT
E103S	RENDERINGS



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS
DP No Date Received
DP2025-07138 07 22 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

PREPARED FOR:



LANDSCAPE ARCHITECT
ENGINEER



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BYLAW ANALYSIS

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

EXISTING SITE INFORMATION:

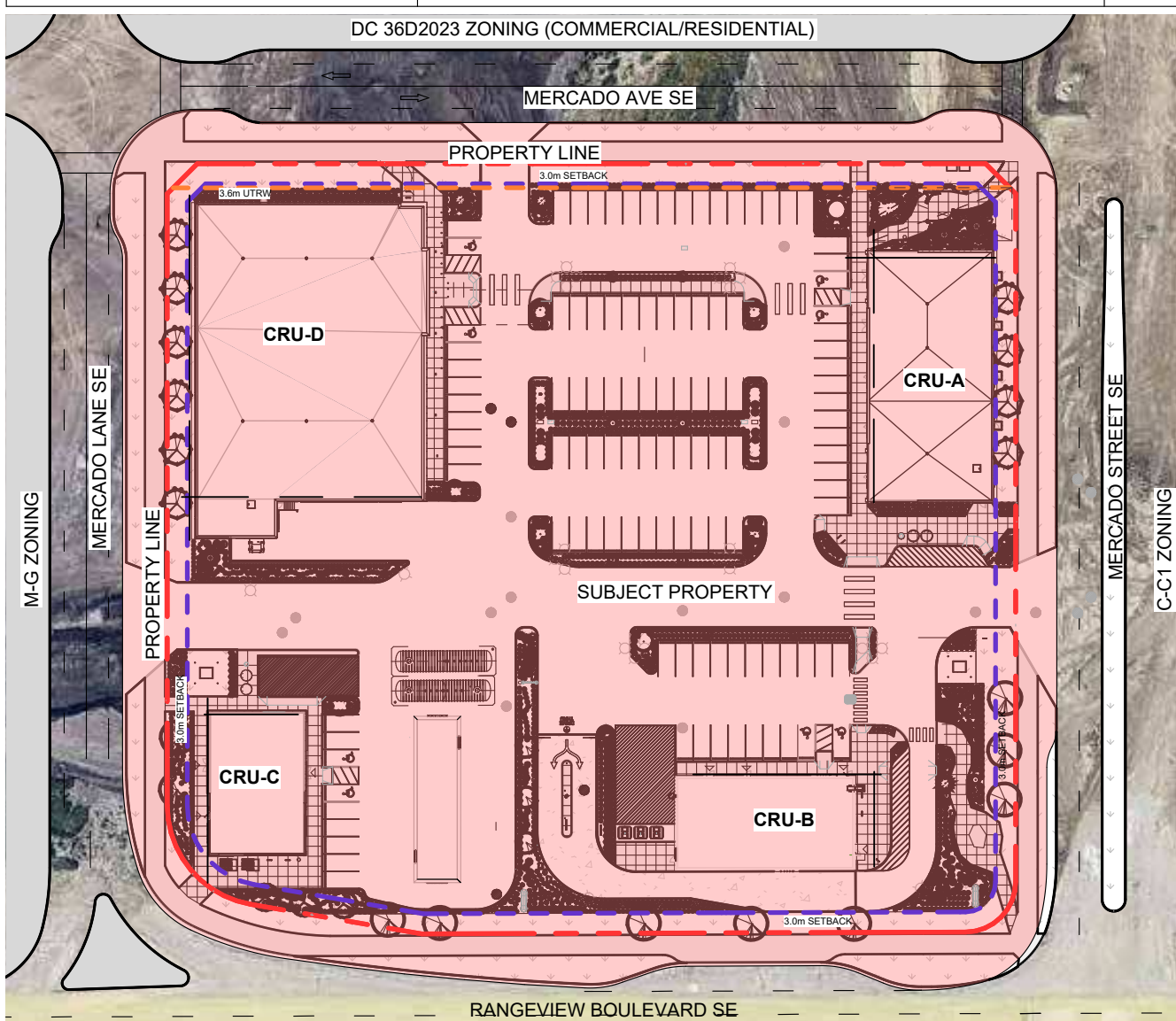
MUNICIPAL ADDRESS: 63 MERCADO STREET SE, CALGARY, AB, LOT 5, BLOCK 148, PLAN 251 0331
LEGAL ADDRESS: 14,353.618 m² (154,501.08 FT²) (3.5 Acres)
SITE AREA: 2,914.23 m² (31,368.5 FT²), 20.3% COVERAGE
CURRENT ZONING: COMMERCIAL-COMMUNITY 1 (C-C1) DISTRICT
PROPOSED ZONING (IF APPLICABLE): N/A

PROPOSED BUILDING:

CRU-A HEALTH CARE SERVICE: 686 m² (7,379 FT²)
MECH ROOM: 18 m² (199 FT²)
CRU-A MEZZ. AREA: N/A
TOTAL CRU-A AREA: 704 m² (7,577.8 FT²)
CRU-B RESTAURANT: 376.1 m² (4,048.3 FT²)
CRU-B MEZZ. AREA: N/A
TOTAL CRU-B AREA: 376.1 m² (4,048.3 FT²)
CRU-C GAS BAR: 311.8 m² (3,356.2 FT²)
CRU-C MEZZ. AREA: N/A
TOTAL CRU-C AREA: 311.8 m² (3,356.2 FT²)
CRU-D SUPERMARKET: 1,579.3 m² (17,000 FT²)
CRU-D MEZZ. AREA: N/A
TOTAL CRU-D AREA: 1,579.3 m² (17,000 FT²)

REVIEW AS PER 'CITY OF CALGARY LAND USE BYLAW 1P2007', 'NBC - AE 2023', 'COC FIRE DEPT. ACCESS STANDARD' & 'DPS-STD00-0002 V3.0 2022'

CATEGORY	REQUIREMENT OR CONDITION	PROVIDED	BYLAW 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 6.7m	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.	1,579.3m ²	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, 746 - 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 35.0 SQUARE METRES; OR (ii) FOR EVERY 50.0 SQUARE METRES, WHERE IRRIGATION IS PROVIDED BY A LOW IRRIGATION SYSTEM	LANDSCAPED AREA: 2,924 m ² (31,473.7 FT ²) (REFER TO LANDSCAPING DRAWINGS DPL1)	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 WIDE, 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) PART 3, DIV 6, 123 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	106 STALLS 8 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	9 RACKS, 16 STALLS REFER TO LANDSCAPE DRAWING DPL1	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. (6) 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 FIRE FIGHTING 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 - 6m ³ TOTAL: 6 BAYS - 6m ³ REQUIRED CRU-B: 376.1 m ² - 1.2m ³ TOTAL: 376.1 m ² - 1.2m ³ REQUIRED CRU-C: 1 BAYS - 1m ³ TOTAL: 1 BAYS - 1m ³ REQUIRED CRU-D: 1579.3 - 4.7m ³ TOTAL: 1579.3 - 4.7m ³ REQUIRED	5m ³ GARBAGE PROVIDED 5m ³ RECYCLE PROVIDED 1.3m ³ ORGANIC PROVIDED 10m ³ GARBAGE PROVIDED 5m ³ RECYCLE PROVIDED 1.3m ³ ORGANIC PROVIDED 5m ³ GARBAGE PROVIDED 5m ³ RECYCLE PROVIDED 1.3m ³ ORGANIC PROVIDED 5m ³ RECYCLE PROVIDED 1.3m ³ ORGANIC PROVIDED	DSP-STD00-0002 V3.0 2022 .8m ³ GREASE STORAGE INSIDE BUILDING
PYLON SIGNAGE	THE FOLLOWING USES ARE DISCRETIONARY USES IN THE COMMERCIAL - COMMUNITY 1 DISTRICT: (bb) SIGN - CLASS C: - MAXIMUM SIGN AREA: 9.6 m ² - MAXIMUM SIGN HEIGHT: 6m	6m ² CAPACITY GARBAGE COMPACTOR IN LOADING AREA	PART 7, DIV 4, 740, (3)



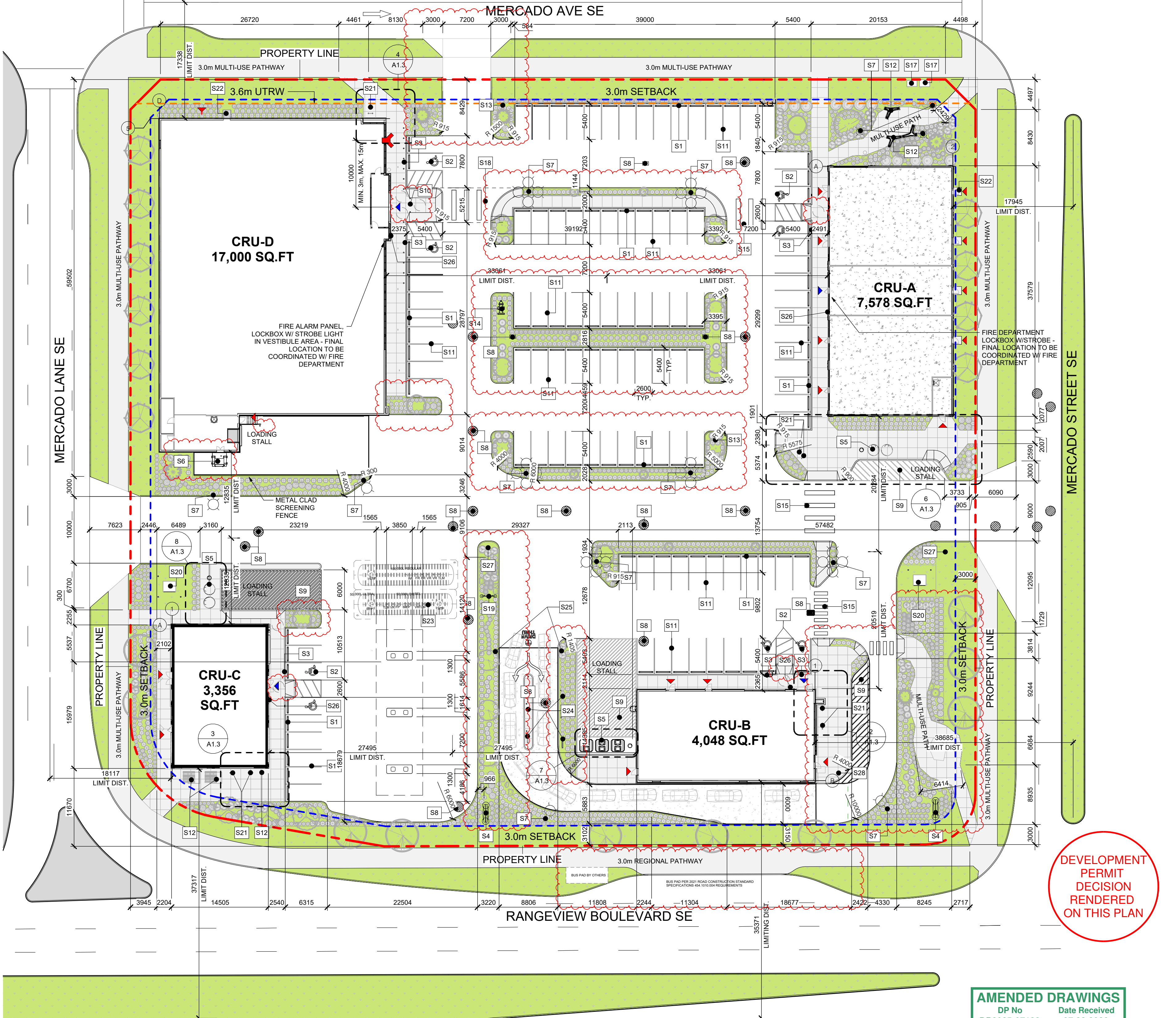
1 SITE CONTEXT
A1.0 SCALE: 1 : 1000

LEGEND: SITE PLAN

S1	CONCRETE HARDCAPED AREA & CURBWORK (PRIVATE SIDEWALK UNO)	S2	HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE (NEW) - REFER TO ARCH DRAWING 2/A1.2	S14	FIRE HYDRANT (NEW)	S27	DIRECTIONAL SIGNAGE POST (NEW)
S2	LANDSCAPED AREA	S3	BARRIER-FREE SIGN POST (NEW) - REFER TO ARCH DRAWING 3/A1.2	S15	WHITE PAINTED CROSSWALK (NEW)	S28	"THANK YOU" & "DO NOT ENTER" SIGNAGE POST (NEW)
S3	ASPHALT AREA	S4	NEW PYLON SIGN (NEW) - PROVIDED UNDER SEPARATE PERMIT	S17	UTILITY VAULT (EXISTING)		
S4	PROPERTY LINE	S5	UNDERGROUND WASTE CONTAINER SYSTEM - REFER TO ARCH DRAWING 10/A1.3	S18	RAISED CROSSWALK (NEW)		
S5	SETBACK LINE	S6	COMPACTOR AT LOADING AREA WITH MIN CAPACITY OF 6m ³ (NEW)	S19	VENT STACK (NEW)		
S6	URW (UTILITY RIGHT OF WAY)	S7	SITE LIGHTING FIXTURES (NEW) - REFER TO ELECTRICAL DRAWINGS E103S	S20	TRANSFORMER W/ 4 STEEL PIPE BOLLARDS (NEW)		
S7	PRINCIPAL ENTRANCE	S8	MANHOLE & CATCH BASIN / DRAIN (NEW) - REFER TO CIVIL C1.0	S21	BICYCLE PARKING STALL (NEW) - REFER TO LANDSCAPE DRAWING DPL1		
S8	ENTRANCES	S9	50mm DIAGONAL WHITE PAINTED LINES (NEW)	S22	PRECAST 4"x4" PAVERS (NEW)		
S9	FIRE DEPARTMENT CONNECTION	S10	STEEL PIPE BOLLARD - REFER TO ARCH DRAWING 4/A1.2	S23	UNDERGROUND GAS STORAGE TANK (NEW)		
S10	BARRIER-FREE TURNING RADIUS (1.7m)	S11	50mm WHITE PAINTED PARKING LINES (NEW)	S24	ORDER & MENU BOARD (NEW)		
S11	PRECAST WHEEL STOP (NEW) - REFER TO ARCH DRAWING 9/A1.2	S12	SITE FURNITURE - REFER TO LANDSCAPE DRAWING DPL1	S25	HEIGHT RESTRICTION BAR 2.74m (NEW)		
S12		S13	STOP SIGN POST (NEW)	S26	BICYCLE PARKING LOCATION SIGNAGE (NEW)		

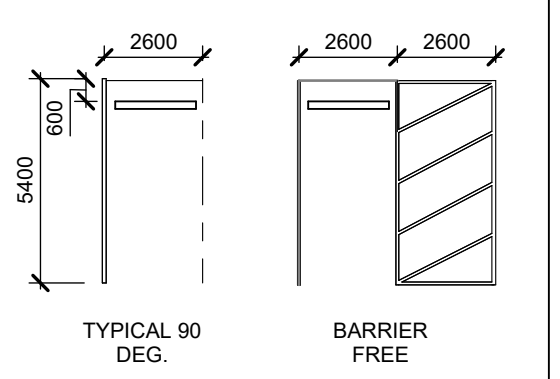
GENERAL NOTES:

- 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

PARKING LEGEND



PARKING SCHEDULE

STALL TYPE	DIMENSIONS	QTY.
TYPICAL STALL 90 DEG.	2.6m x 5.4m	106
BARRIER FREE STALL	2.6m x 5.4m (BF)	8
BICYCLE PARKING RACK	BICYCLE RACK (Calgary Standard - 2009)	8

ROYOP - 63 MERCADO STREET SE

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

25-456



NO.	ISSUED FOR	DATE
1	CLIENT REVIEW	2025/10/27
2	DP SUBMISSION	2025/11/07
3	DP APPLICATION COMMENTS	2026/01/21
4	50% CHECK SET	2026/05/07
5	DTR 1 COMMENTS	2026/05/29
6	DTR 2 COMMENTS	2026/07/17

SEAL

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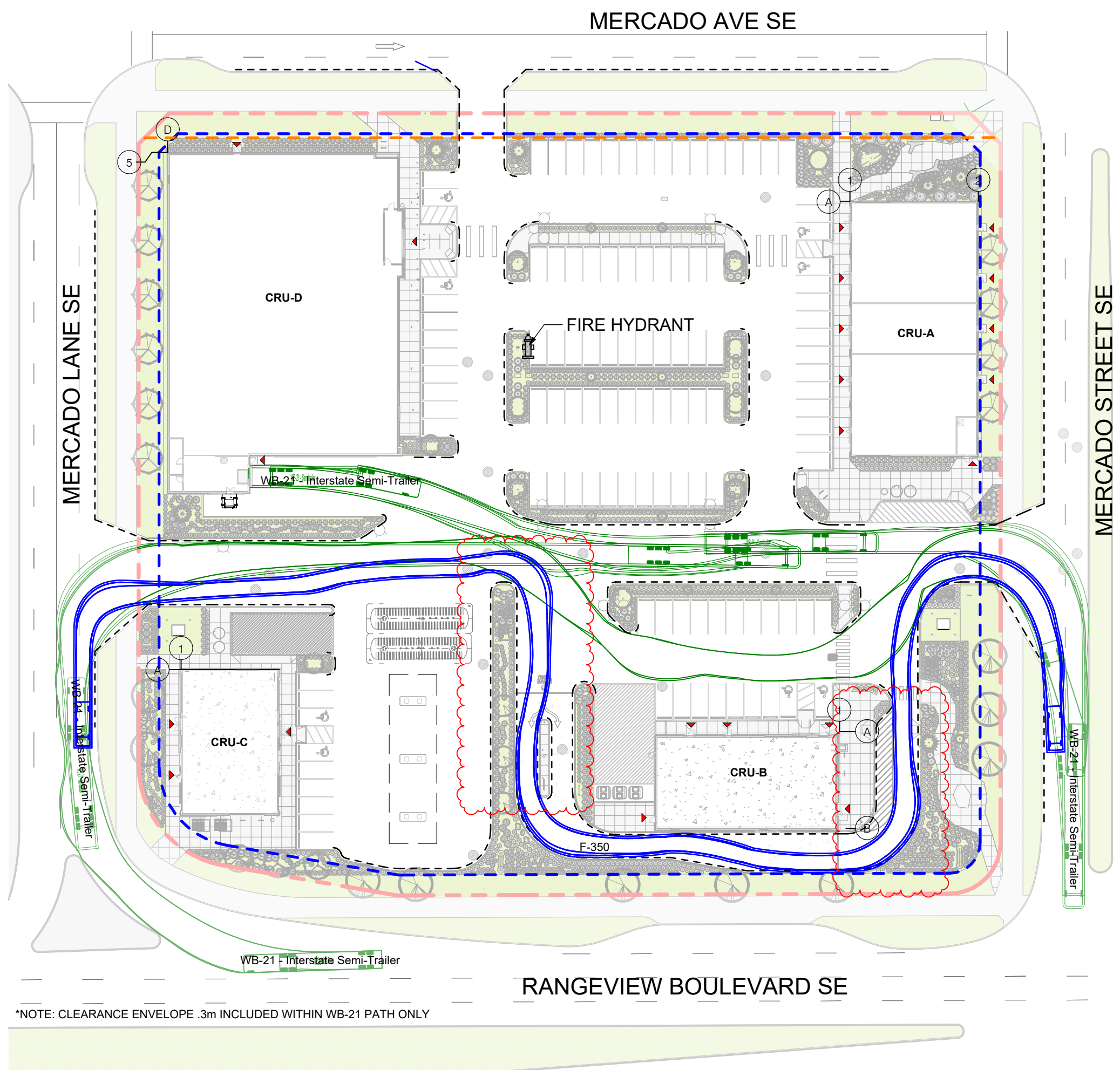
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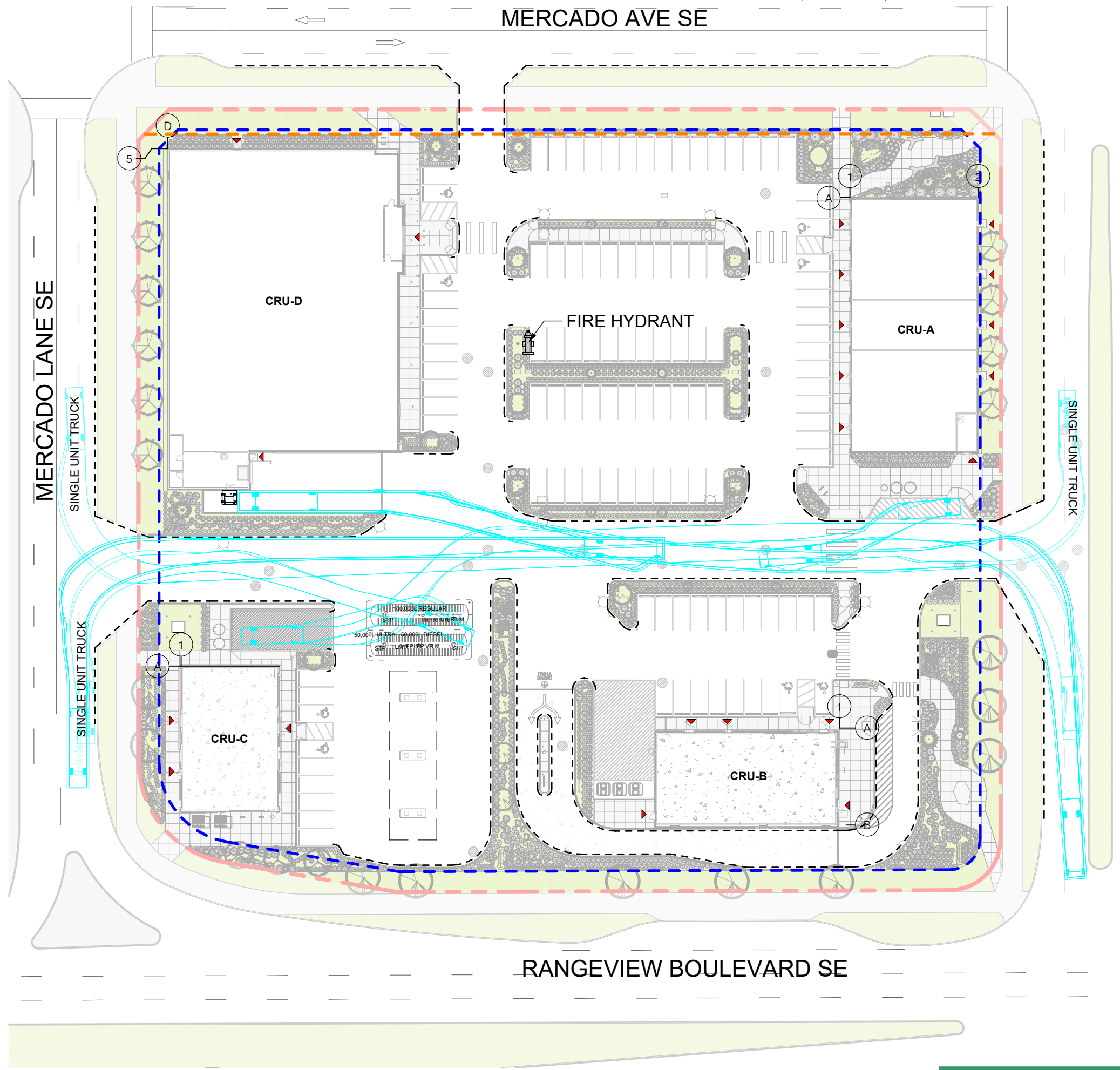
SITE PLAN

DATE 2026.07.17	SCALE As indicated
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA, JY, LG, TA, ZY	A1.0

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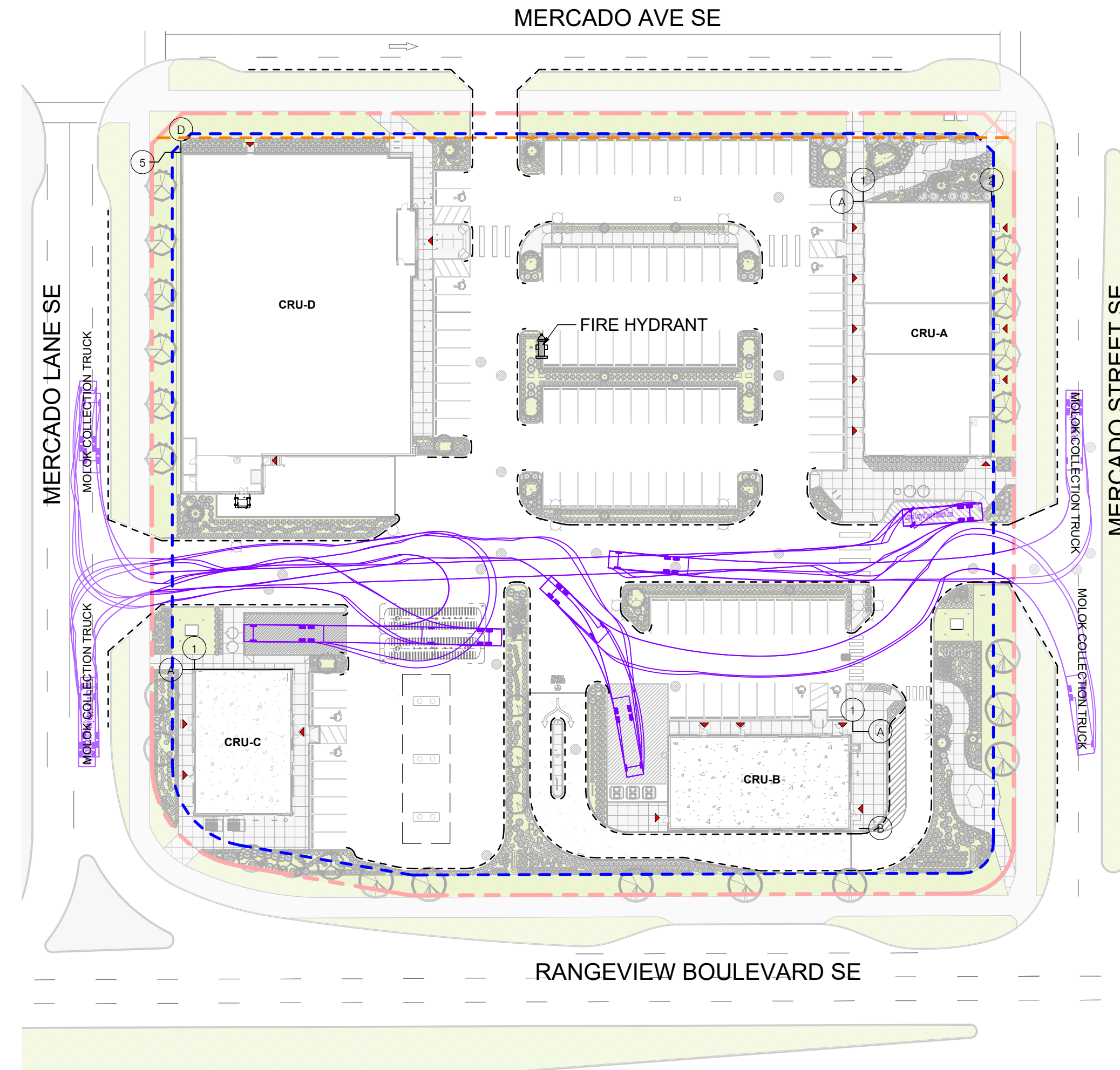


4 TRACTOR TRAILER/PASS. VEHICLE ACCESS
A1.1 SCALE: 1 : 600

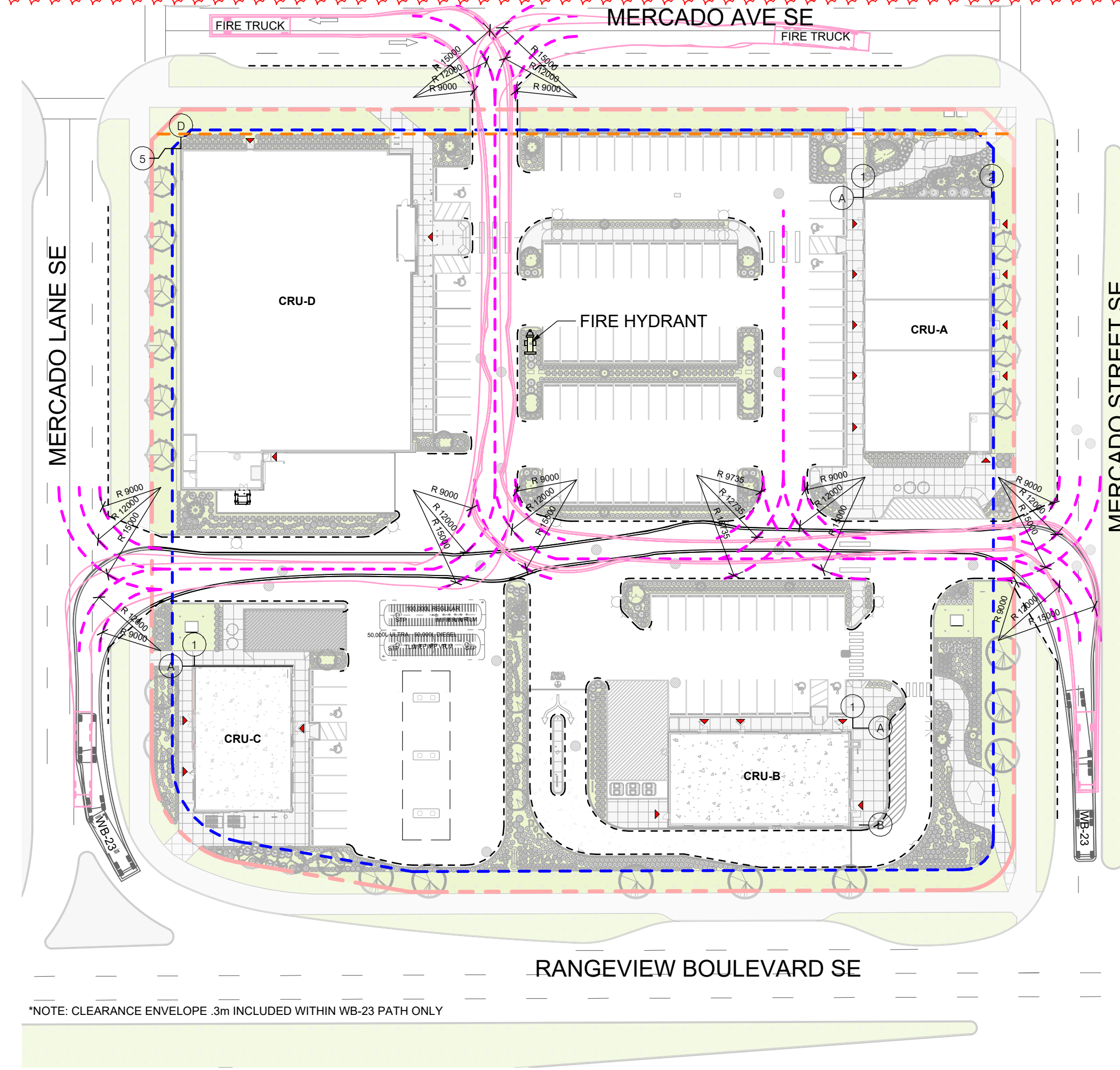


1 SINGLE UNIT TRUCK ACCESS
A1.1 SCALE: 1 : 600

AMENDED DRAWINGS
DP No Date Received
DP2025-07138 07 22 2026
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ABOVE DEVELOPMENT PERMIT NO.



5 WASTE COLLECTION ACCESS
A1.1 SCALE: 1 : 600



2 FUEL TANKER & FIRETRUCK ACCESS
A1.1 SCALE: 1 : 600

LEGEND: VEHICLE ACCESS ROUTE PLAN

- CONCRETE HARDSCAPED AREA & CURBWORK
- LANDSCAPED AREA
- PROPERTY LINE
- SETBACK LINE
- URW (UTILITY RIGHT OF WAY)
- FIRE TRUCK RADIUS
- FIRE TRUCK ROUTE
- LOADING TRUCK ROUTE
- UNDERGROUND WASTE CONTAINER TRUCK ROUTE
- TRAILER TRUCK ROUTE
- GAS TANKER
- PASSENGER VEHICLE
- 0.3m CLEARANCE
- BARRIER-FREE ACCESS CURB CUT (NEW)
- ENTRANCES
- FIRE HYDRANT

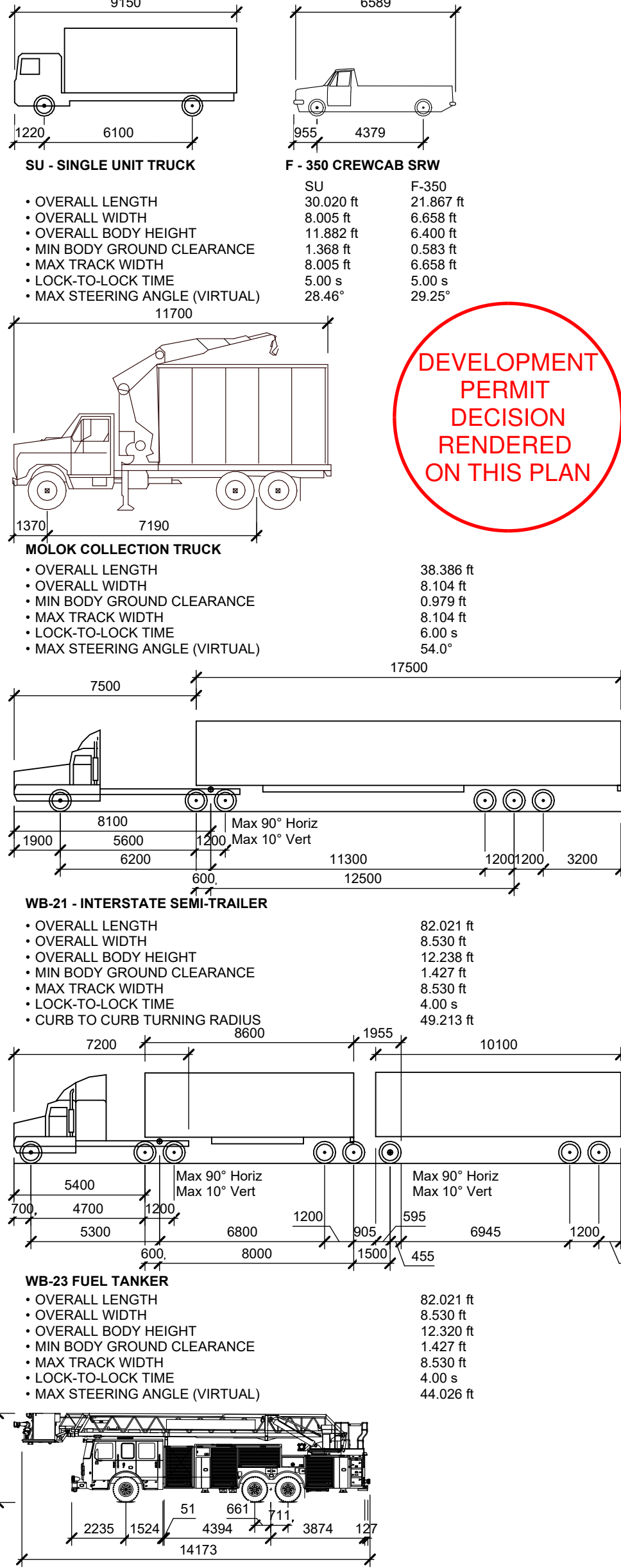
FIRE DEPARTMENT ACCESS STANDARD

- ACCEPTABLE ROUTE/STREET SURFACE FINISH**
THE STREET/ROUTE SHALL BE DESIGNED TO SUPPORT 38,556 KG (85,000 LBS.) AND BE FINISHED WITH CONCRETE, HEAVY DUTY ASPHALT OR OTHER HARD-SURFACE APPROVED MATERIAL DESIGNED TO PERMIT ACCESSIBILITY. IT SHALL BE MAINTAINED UNDER ALL WEATHER CONDITIONS. TURFSTONE, STRUCTURAL GRASS OR SIMILAR PRODUCTS ARE NOT ACCEPTABLE FINISHES FOR AN EMERGENCY ACCESS ROUTE SURFACE.
- GRADE**
ACCESS ROUTES SHALL HAVE A GRADE OF NOT MORE THAN 8 PER CENT. THIS IS THE MAXIMUM GRADE AT WHICH CALGARY FIRE DEPARTMENT AERIAL UNITS CAN POSITION AND FUNCTION.
- CONNECTIONS**
ALL ACCESS ROUTES, WHETHER EMERGENCY OR SECONDARY, SHALL BE CONNECTED TO A PUBLIC THOROUGHFARE AND NOT TO A LANE, ALLEY OR PEDESTRIAN PATHWAY UNLESS APPROVED BY THE FIRE MARSHAL.
- STREETS**
ALL STREETS ARE TO BE NINE METRES (9 M) OR MORE IN WIDTH AS DESCRIBED IN THIS STANDARD (ABC 2006 - DEFINITION OF A STREET). STREET MEANS ANY HIGHWAY, ROAD, BOULEVARD, SQUARE OR OTHER IMPROVED THOROUGHFARE 9 M OR MORE IN WIDTH THAT HAS BEEN DEDICATED OR DEEDED FOR PUBLIC USE AND IS ACCESSIBLE TO FIRE DEPARTMENT VEHICLES AND EQUIPMENT.

CFD APPARATUS DIMENSIONS

THE CALGARY FIRE DEPARTMENT CURRENTLY OPERATE THE FOLLOWING APPARATUS:

- ROSENBAUER ENGINE - L 402" X W 100" X H 120", WB 199"
- SMEAL QUINT - L 494" X W 100" X H 147", WB 239"
- BRONTO HLA - L 558" X W 100" X H 156", WB 237"
- HEAVY RESCUE - L 492" X W 100" X H 137", WB 158"
- HAZ - MAT - L 411" X W 100" X H 127", WB 215"
- MOBILE COMMAND - L 451" X W 100" X H 145", WB 246"



3 TRUCK ELEVATION & INFO
A1.1 SCALE: 1 : 200

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



NO.	ISSUED FOR	DATE
1	50% CHECK SET	2025/09/16
2	90% CHECK SET	2025/10/06
3	CLIENT REVIEW	2025/10/27
4	DP SUBMISSION	2025/11/07
5	DTR 1 COMMENTS	2026/05/29
6	DTR 2 COMMENTS	2026/07/17

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VEHICLE ACCESS ROUTE PLAN

DATE 2026.07.17
PROJECT NO. 25-456
DRAWN BY JA, JY

SCALE As indicated
SHEET NO. A1.1

1 PHASING PLAN
A1.4 SCALE: 1 : 300



PROPERTY LINE

~~3.6m UTRW 3.0m SETBACK~~

PHASE 3

**WASTE
COLLECTION
AREA 4**

**WASTE
COLLECTION
AREA 3**

PHASE 4

PHASE 1

PHASE 2

**WASTE
COLLECTION
AREA 1**

**WASTE
COLLECTION
AREA 2**

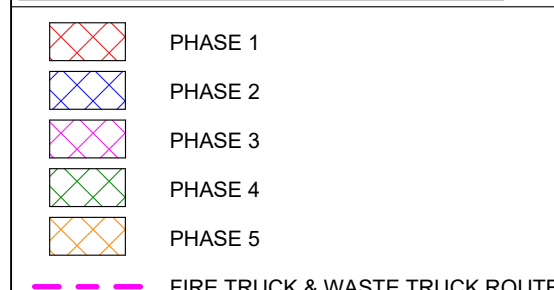
PHASE 5

3.0m SETBACK

PROPERTY LINE

RANGEVIEW BOULEVARD SE

LEGEND: PHASING SITE PLAN



GENERAL NOTES:

- IMPLEMENTATION OF PHASING PLAN DEPENDANT ON CONSTRUCTION SEASON AND START DATE. ADJACENT LANDSCAPE MAY NOT BE COMPLETED AT TIME OF CONSTRUCTION. SURETY AND INSURANCE REQUIREMENTS WILL BE MET.
- PROJECT OWNER RESERVES THE ABILITY TO OCCUPY ANY COMPLETED BUILDING PROVIDED IT'S ALBERTA BUILDING CODE REQUIREMENTS ARE MET PERMANENTLY. ADJACENT BUILDINGS WILL BE OCCUPIED BY THE PROJECT OWNER.
- COMPLETION OF EACH PHASE ENSURES THAT CONTINUOUS FIRE TRUCK ACCESS TO ALL BUILDINGS WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- WORKS COMPLETION ENSURES THAT A CONTINUOUS FIRE TRUCK ROUTE THROUGHOUT THE SITE IS COMPLETED.
- BUILDINGS WITHIN A PHASE MAY BE OCCUPIED BEFORE OTHER BUILDINGS IN THE SAME PHASE ARE COMPLETED.
- SEQUENCING OF CONSTRUCTION OF BUILDINGS WITHIN A PARTICULAR PHASE WILL TAKE PLACE AT THE OWNER'S DISCRETION.
- PHASE 1 WILL BE COMPLETED FIRST AND THE REMAINING PHASES MAY NOT BE COMPLETED IN ORDER.

AMENDED DRAWINGS

DP No Date Received
DP2026-07138 07/30/2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

ROYOP - 63 MERCADO
STREET SE

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

25-456

[illegible]

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• architecture

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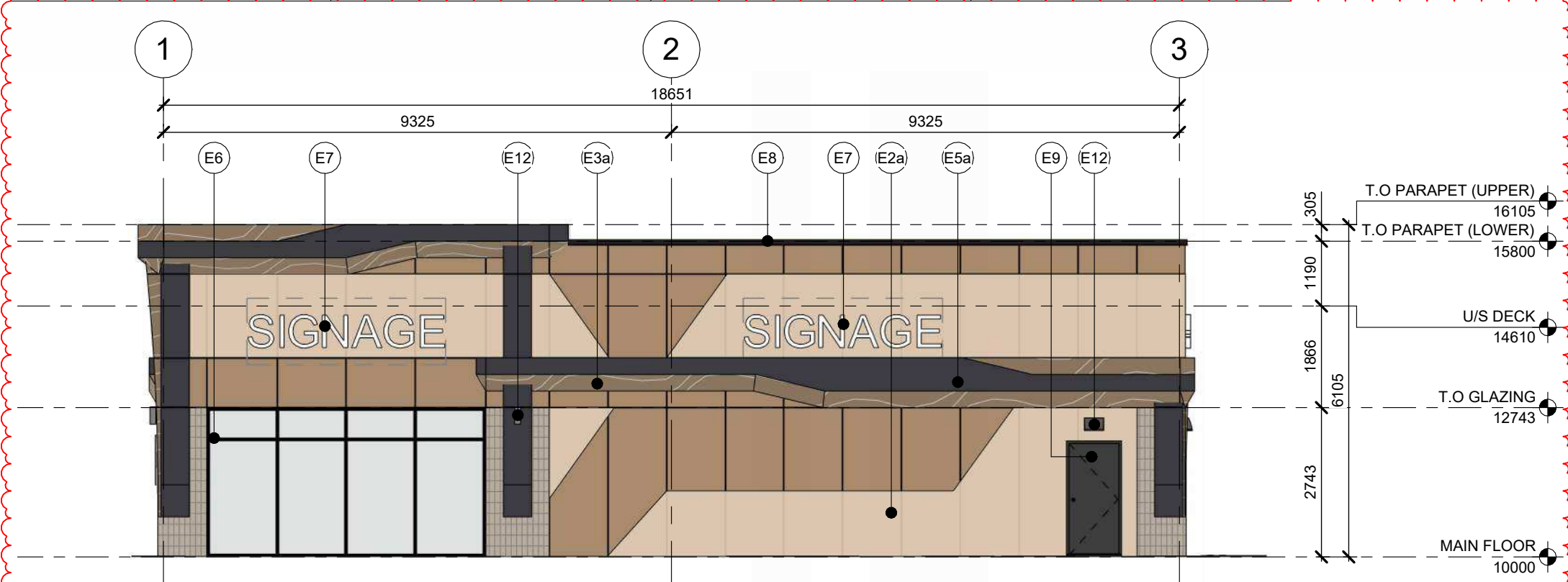
SITE PHASING PLAN

DATE 2026.07.17	SCALE As indicated
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA, JY, LG, TA, ZY	A1.4

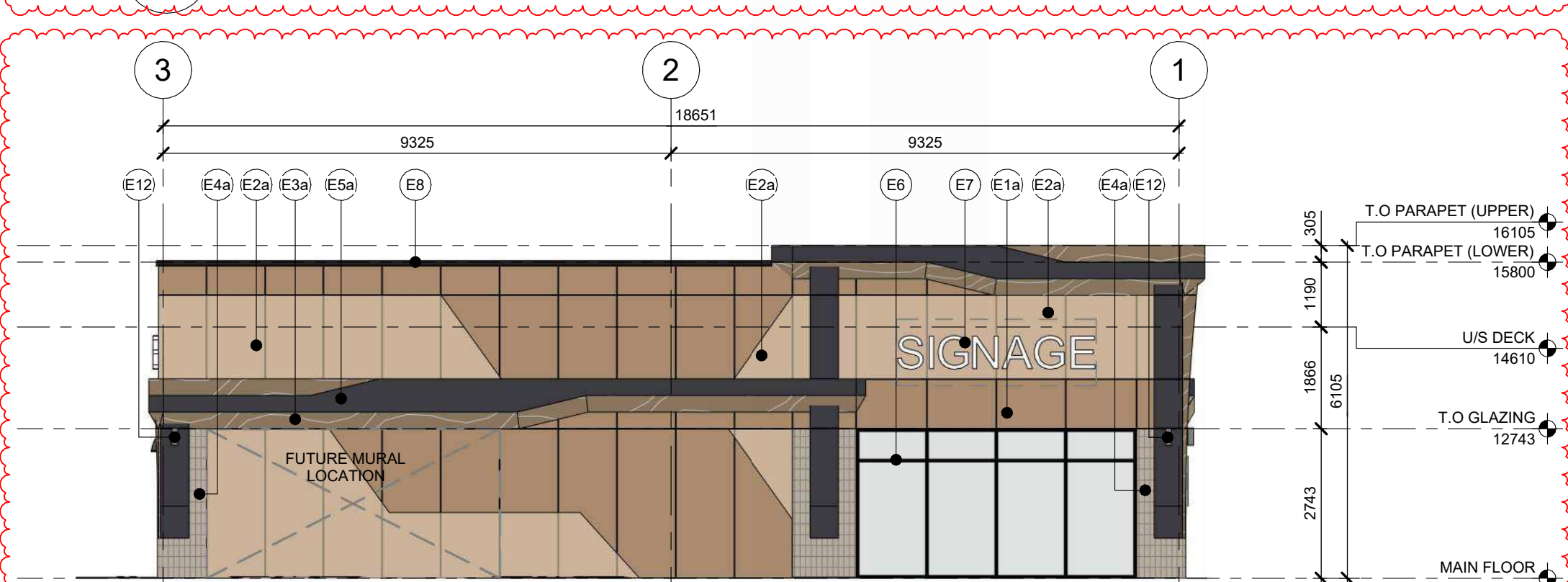
A1.4

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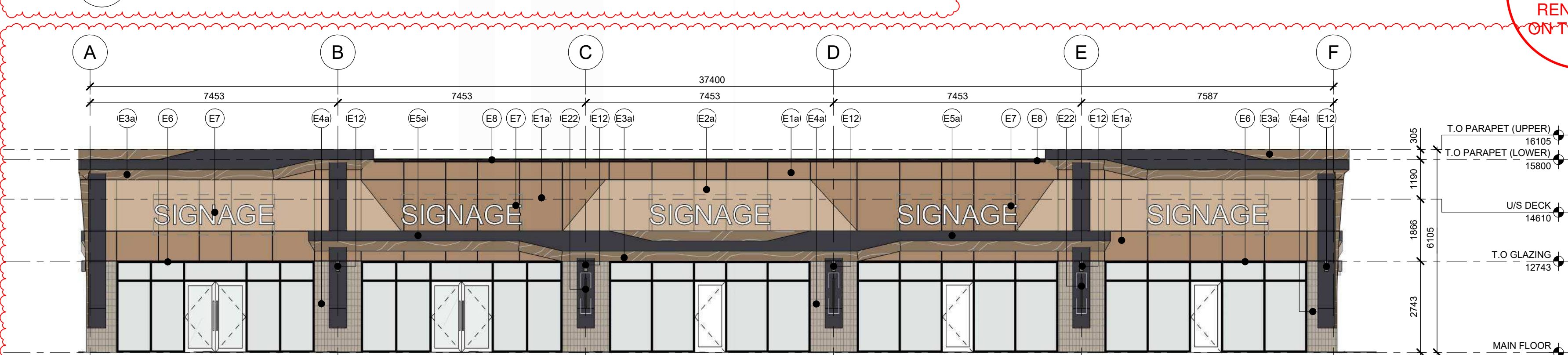
LIMITING DISTANCE - CRU A, CRU B				
FACADE	LIMITING DISTANCE	EXPOSED BUILDING FACE	ALLOWABLE OPENINGS	
EAST (CRU A)	17.8m	191 m ²	100%	
NORTH (CRU A)	24.4m	96 m ²	100%	
SOUTH (CRU A)	30.2m	96 m ²	100%	
WEST (CRU A)	34.1m	192 m ²	100%	
EAST (CRU B)	38.6m	85 m ²	100%	
NORTH (CRU B)	20.2m	147 m ²	100%	
SOUTH (CRU B)	35.4m	170 m ²	100%	
WEST (CRU B)	27.4m	92 m ²	100%	



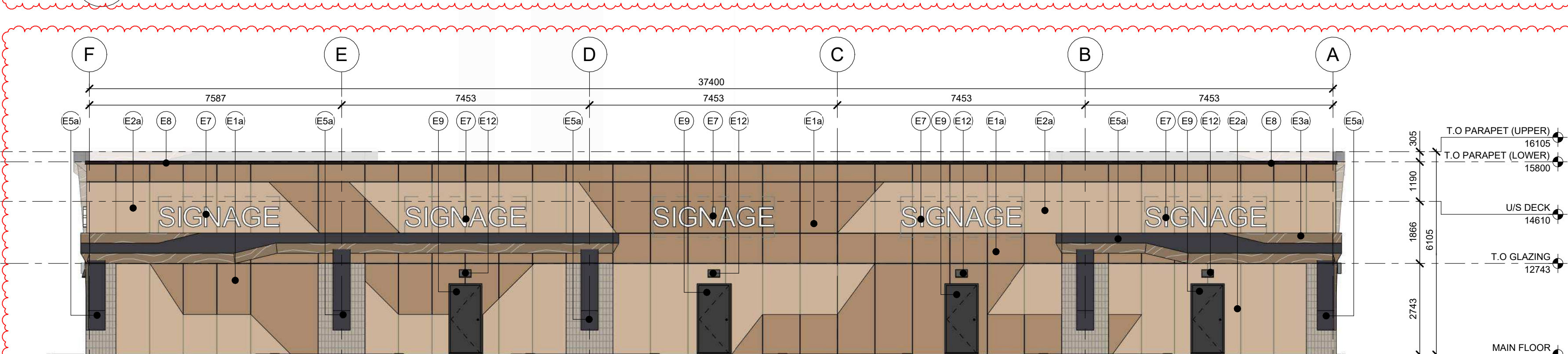
7 SOUTH BUILDING ELEVATION (CRU A)
A4.0 SCALE: 1 : 100



5 NORTH BUILDING ELEVATION (CRU A)
A4.0 SCALE: 1 : 100

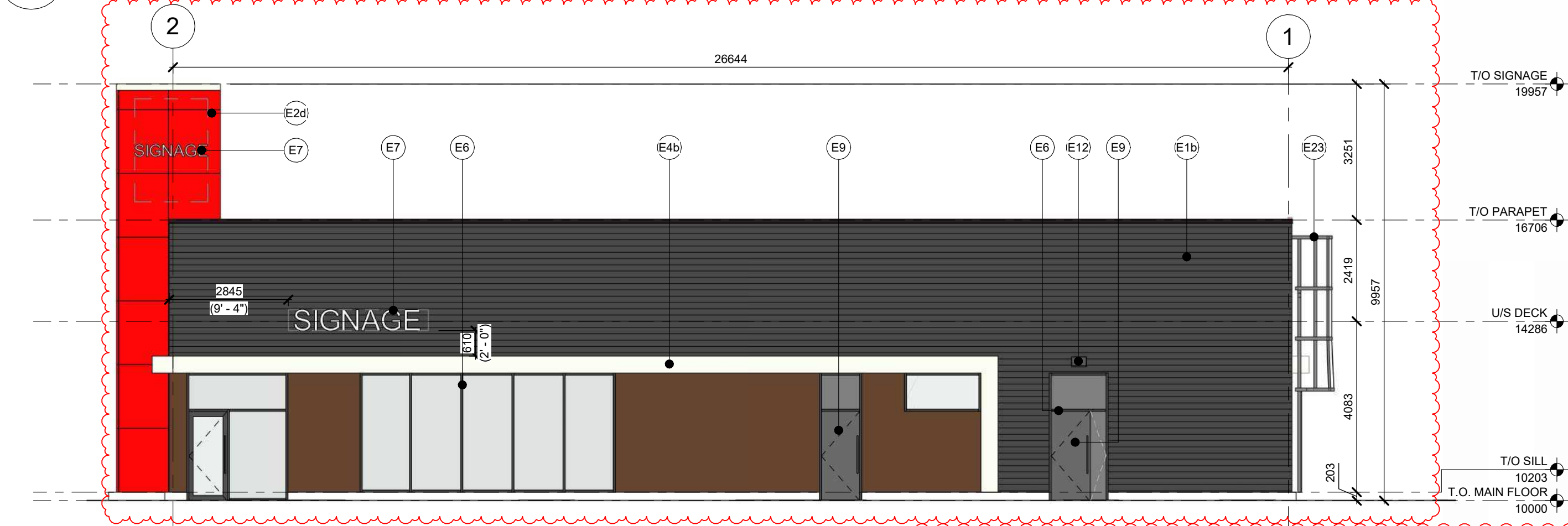


3 WEST BUILDING ELEVATION (CRU A)
A4.0 SCALE: 1 : 100



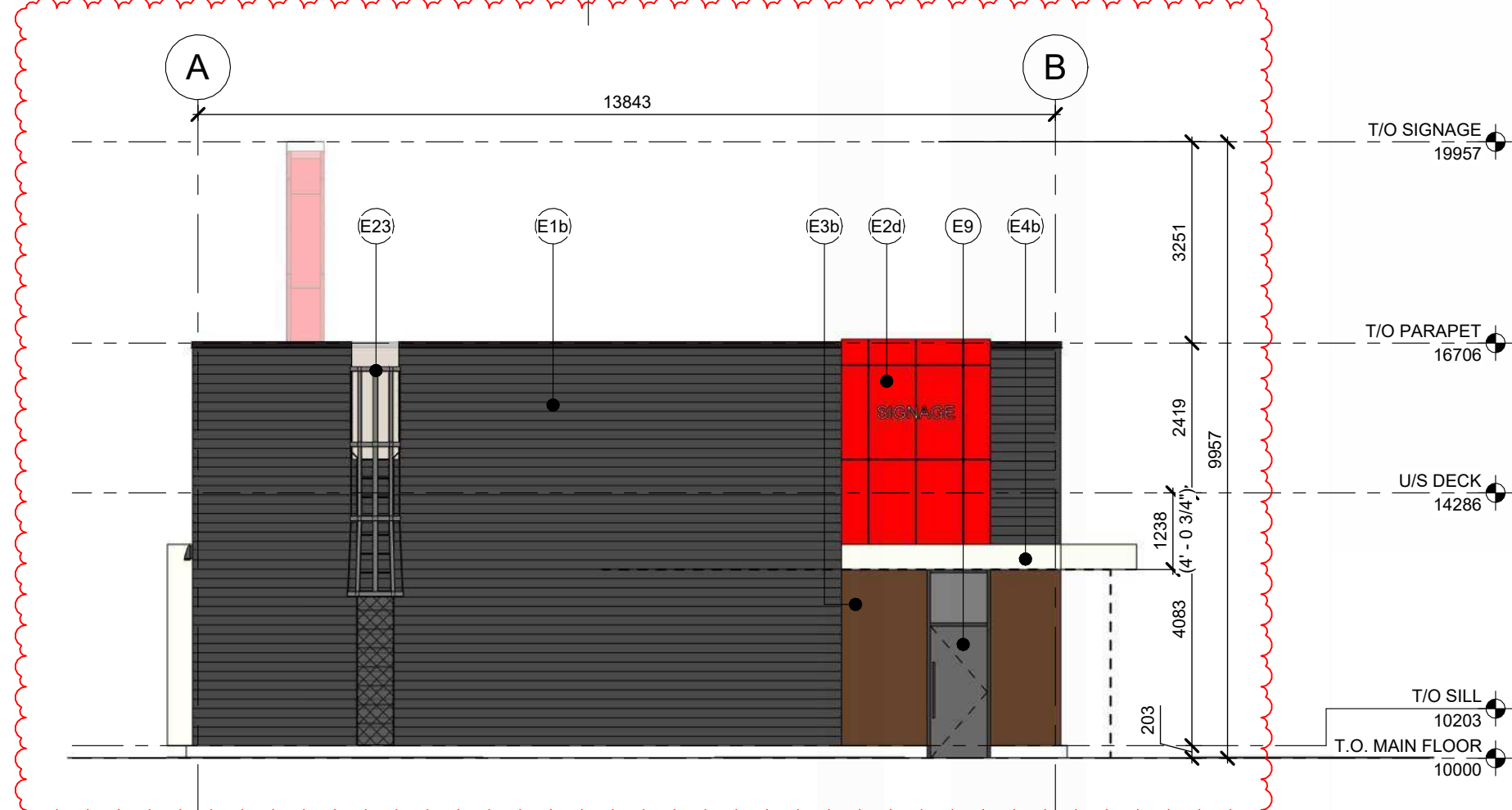
1 EAST BUILDING ELEVATION (CRU A)
A4.0 SCALE: 1 : 100

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

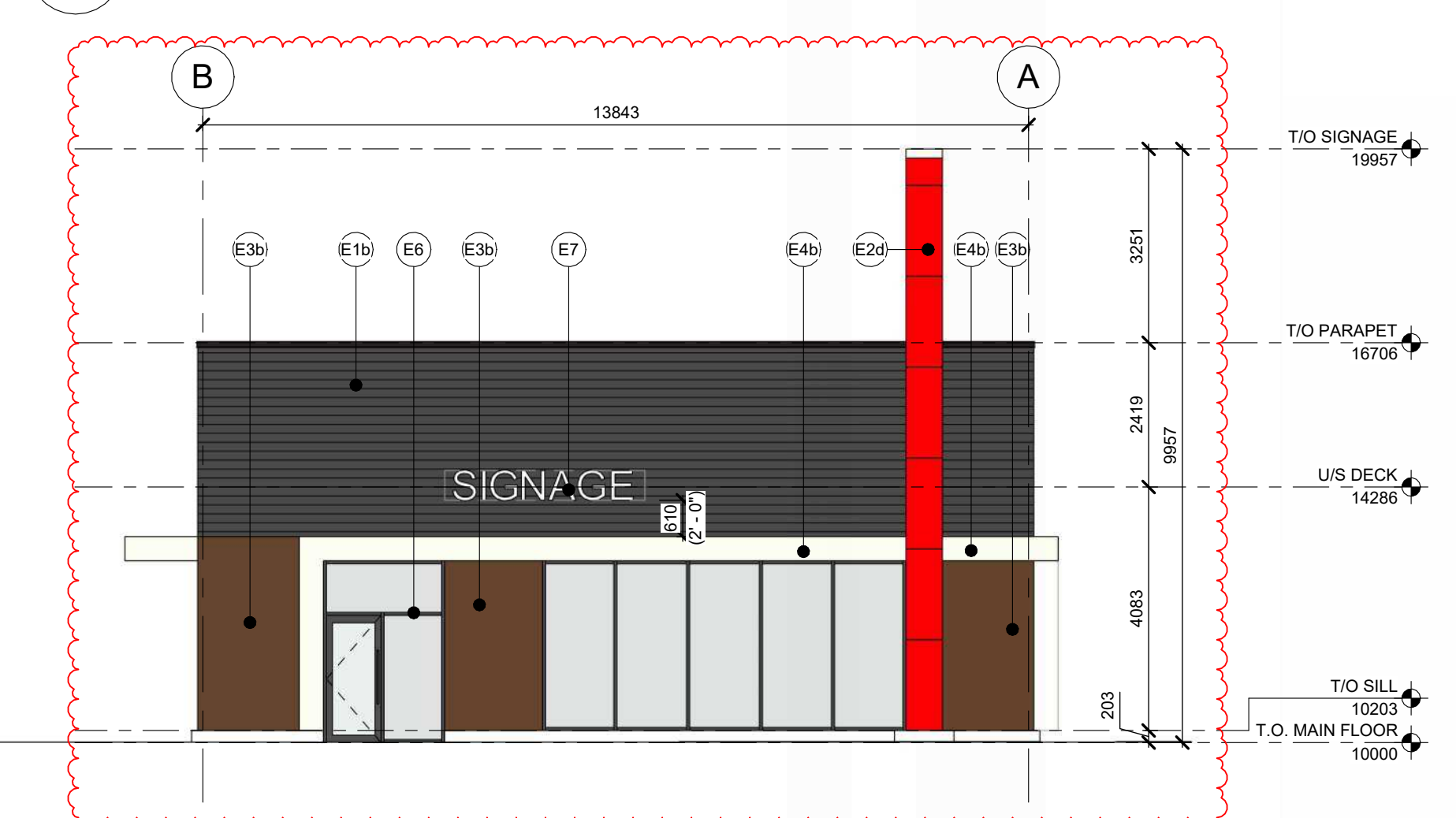


6 NORTH BUILDING ELEVATION (CRU B)
A4.0 SCALE: 1 : 100

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



4 WEST BUILDING ELEVATION (CRU B)
A4.0 SCALE: 1 : 100



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

LEGEND: MATERIAL FINISH

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

- E19 FIBRE CEMENT CLADDING W/ VERTICAL REVEALS. SMOOTH TEXTURE, COLOUR: PAINTED BENJAMIN MOORE ALONGQUIN TRAIL - 1055, TRIM: BLACK
- E10 METAL SIDING, COLOUR: DARK GREY
- E29 FIBRE CEMENT CLADDING W/ VERTICAL REVEALS. STUCCO TEXTURE, COLOUR: PAINTED BENJAMIN MOORE SEA URCHIN - 1052, TRIM: COLOUR MATCH ALONGQUIN TRAIL
- E20 ALUMINUM COMPOSITE MATERIAL PANELS, COLOUR: RED - CMYK 00 100 99 04
- E39 FIBRE CEMENT CLADDING W/ VERTICAL REVEALS. WOOD GRAIN TEXTURE, COLOUR: FISHER SERIES ASPEN RIDGE, TRIM: COLOUR MATCH
- E30 FIBRE CEMENT CLADDING W/ VERTICAL REVEALS. WOOD GRAIN TEXTURE, COLOUR: WOOD-GRAIN, TRIM: COLOUR MATCH
- E49 SPLIT-FACE CONC. BLOCK, COLOUR: ECHELON - NATURAL GREY, FLASHING: COLOUR BLACK
- E40 FIBRE CEMENT CLADDING W/ VERTICAL REVEALS. SMOOTH TEXTURE, COLOUR: WHITE, TRIM: BLACK
- E59 FIBRE CEMENT CLADDING W/ VERTICAL REVEALS. SMOOTH TEXTURE, COLOUR: PAINTED BENJAMIN MOORE TOUCAN BLACK - 2118-20, TRIM: BLACK
- E6 CURTAIN WALL SYSTEM W/ ENTRY DOORS & FRAMES, COLOUR: BLACK ANODIZED, CLEAR GLASS
- E7 NEW SIGNAGE BY OTHERS - 3/4" PLYWOOD BACKING AND TENANT: SEE ELEC.
- E8 PARAPET CAP FLASHINGS, COLOUR: BLACK
- E9 PAINTED STEEL DOORS AND FRAMES, COLOUR: BLACK
- E12 EXTERIOR BUILDING LIGHT, COLOUR: DARK GREY - REFER TO ELECTRICAL DRAWINGS E102
- E22 NEW BLADE SIGN BY OTHERS - 3/4" PLYWOOD BACKING AT ALL LOCATIONS
- E23 ROOF ACCESS LADDER CW SECURITY SCREEN AND METAL CAGE

NOTE:
RTU - PARAPET TO PROVIDE SCREENING PER REQUIREMENTS OF LUB IP2007 AS TO NOT BE VISIBLE FROM GROUND LEVEL

AMENDED DRAWINGS
DP No DP2025-07138
Date Received 07 22 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

ROYOP - 63 MERCADO STREET SE

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

25-456



NO.	ISSUED FOR	DATE
1	50% CHECK SET	2025/09/16
2	90% CHECK SET	2025/10/06
3	CLIENT REVIEW	2025/10/27
4	DP SUBMISSION	2025/11/07
5	DTR 1 COMMENTS	2026/05/29
6	DTR 2 COMMENTS	2026/07/17

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PERMIT

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BUILDING ELEVATIONS
(CRU A & B)

DATE 2026.07.17	SCALE As indicated
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA, JY	A4.0

Architectural elevation drawing of a building facade. The drawing includes the following dimensions and callouts:

- Overall Width:** 14327 (between points 1 and 2)
- Callouts (from left to right):** E18, E4, E8, E3b, E7, E6, E5c, E1c, E12
- Vertical Dimensions (from top to bottom):**
 - 700 (T/O ROOF SCREEN)
 - 210 (T/O STONE FEATURE)
 - 15100 (T/O PARAPET)
 - 14890 (U/S DECK)
 - 14420 (T/O WINDOW)
 - 13550 (T/O ARCH. BLOCK BASE)
 - 10490 (T/O MAIN FLOOR)
 - 10000 (T/O MAIN FLOOR)
- Horizontal Dimensions (from left to right):**
 - 2580 (T/O WINDOW)
 - 4890 (T/O WINDOW)
 - 4900 (T/O MAIN FLOOR)
- Other Features:** A large sign reading "SIGNAGE" is located on the upper right portion of the facade.

Architectural section drawing of a building facade, showing structural details and dimensions. The drawing includes a cross-section of a wall and roof assembly, with various layers and components labeled. The overall width is 14327. The height is divided into several sections: 470 (T/O ROOF SCREEN), 910 (T/O PARAPET), 14890 (U/S DECK), 14420 (T/O ARCH. BLOCK BASE), 10490 (T.O. MAIN FLOOR), and 10000 (T.O. MAIN FLOOR). The drawing also shows a red line indicating a structural element, possibly a beam or reinforcement, and a yellow shaded area representing a specific material or insulation layer. The drawing is oriented with a north arrow pointing towards the top right.

Dimensions and Levels:

- Overall Width: 14327
- Overall Height: 14327
- Section 1: 470 (T/O ROOF SCREEN), 910 (T/O PARAPET), 14890 (U/S DECK), 14420 (T/O ARCH. BLOCK BASE), 10490 (T.O. MAIN FLOOR), 10000 (T.O. MAIN FLOOR)
- Section 2: 470 (T/O ROOF SCREEN), 910 (T/O PARAPET), 14890 (U/S DECK), 14420 (T/O ARCH. BLOCK BASE), 10490 (T.O. MAIN FLOOR), 10000 (T.O. MAIN FLOOR)

Labels and Notes:

- 14327
- 1
- 2
- E3b
- E1b
- E5c
- E1c
- T/O ROOF SCREEN 15800
- T/O PARAPET 14890
- U/S DECK 14420
- T/O ARCH. BLOCK BASE 10490
- T.O. MAIN FLOOR 10000

Architectural elevation drawing of a building facade. The drawing includes a horizontal dimension line at the top indicating a width of 21325. The facade features a central entrance with a glass door and windows, flanked by stone pillars. Above the entrance, there is a sign that reads "SIGNAGE". To the right of the entrance, there is another sign that reads "SIGNAGE". The drawing includes various lighting annotations, including "WEST FACING SIGNAGE TO BE INDIRECTLY ILLUMINATED ONLY" and "SIGNAGE". The drawing also includes a vertical dimension line on the right side indicating a height of 7000. The drawing includes a table of elevations on the right side:

Feature	Elevation
T/O ROOF SCREEN	15800
T/O STONE FEATURE	15100
T/O PARAPET	14850
UIS DECK	14420
T/O WINDOW	13050
T/O ARCH. BLOCK BASE	10490
T.O. MAIN FLOOR	10000

Architectural elevation drawing of a building facade. The drawing includes a horizontal dimension line at the top labeled 'B' on the left and 'A' on the right, with a value of 21325. The facade features a central entrance with a glass door and windows, flanked by stone and brickwork. A sign above the entrance is labeled 'SIGNAGE'. To the right, a section of the facade is labeled 'T/O ARCH. BLOCK BASE' and 'T.O. MAIN FLOOR'. A vertical dimension line on the right side indicates a height of 10000. A red zigzag line indicates a break in the facade. Labels 'E1c' are placed above the entrance and the right section. A list of dimensions and labels is provided on the right side of the drawing:

- T/O ROOF SCREEN 15800
- T/O STONE FEATURE 15100
- T/O PARAPET 14850
- U/S DECK 14420
- T/O WINDOW 13050
- T/O ARCH. BLOCK BASE 10490
- T.O. MAIN FLOOR 10000

Architectural elevation drawing of the front of the building. The drawing shows a red rectangular sign with the word "SIGNAGE" in white capital letters. Above the sign are three circular light fixtures labeled G, H, and E19. To the left of the sign are two circular light fixtures labeled E20 and E7. The drawing includes dimensions for the sign (1767, 2240, 2973) and the building facade (1000, 14900, 19900). A red cloud-like shape indicates the "T/O CANOPY" area. A "GAS DISPENSER UNIT" is shown below the sign. The drawing is labeled "MAIN FLOOR" at the bottom.

Architectural elevation drawing of a building facade. The drawing shows a red horizontal sign with the word "SIGNAGE" in white capital letters. Above the sign are two circular light fixtures labeled "H" and "G". Below the sign is a "GAS DISPENSER UNIT". To the right of the sign is a red dashed outline representing a canopy, with dimensions "14900" and "13900" indicated. The drawing includes various dimensions: 1767, 2240, 2973, 3353, 448, 650, 1142, 850, 108, 200, 4900, 5900, and 10000. The drawing is labeled "FULLY RECESSED CANOPY LIGHTING TYP." and "MAIN FLOOR 10000".

Diagram illustrating the elevation of the bridge deck, showing the placement of lighting and signage. The drawing includes dimensions for the bridge deck width (3917, 8500, 24534, 8500, 3917) and the height of the bridge deck (3000, 4500, 10000). The bridge deck is shown with a red canopy lighting system. The lighting system is labeled "FULLY RECESSED CANOPY LIGHTING TYP." and "SIGNAGE". The bridge deck is supported by piers labeled F, E, and D. The drawing also shows the "T.O. MAIN FLOOR" and the "T.O. CANOPY" and "U.S. CANOPY" levels.

Architectural elevation drawing of a building facade showing a red canopy with recessed lighting. The drawing includes dimensions for the canopy length (3917, 8500, 24835, 8500, 3917) and height (3000, 4000, 10000). It also shows the location of the main floor (T.O. MAIN FLOOR) and the canopy height (T.O. CANOPY 14000, U.S. CANOPY 13000). A sign is located on the right side of the canopy.

LEGEND: MATERIAL FINISH

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

- E1** FIBRE CEMENT BOARD CLADDING, COLOUR: MEDIUM GREY, TRIM: BLACK
- E3** FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, WOOD GRAIN TEXTURE, COLOUR: WOOD-GRAIN, TRIM: COLOUR MATCH
- E4** STONE VENEER, COLOUR: NATURAL STONE
- E5** FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, SMOOTH TEXTURE, COLOUR: WHITE, TRIM: BLACK
- E6** CURTAIN WALL SYSTEM W/ ENTRY DOORS & FRAMES, COLOUR: BLACK ANODIZED, CLEAR GLASS
- E7** NEW SIGNAGE BY OTHERS - 3/4" PLWOOD BACKING AND POWER AT ALL LOCATIONS. FINAL CONNECTION BY TENANT, SEE ELEC.
- E8** PARAPET CAP FLASHINGS, COLOUR: BLACK
- E12** EXTERIOR BUILDING LIGHT, COLOUR: DARK GREY - REFER TO ELECTRICAL DRAWINGS E102
- E18** SPLIT FACE CONCRETE BLOCK, COLOUR GREY
- E19** METAL PANEL, COLOUR: RED
- E20** METAL PANEL, COLOUR: WHITE

AMENDED DRAWINGS
DP No DP2025-07138
Date Received 07 22 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

SEAL

PERMIT

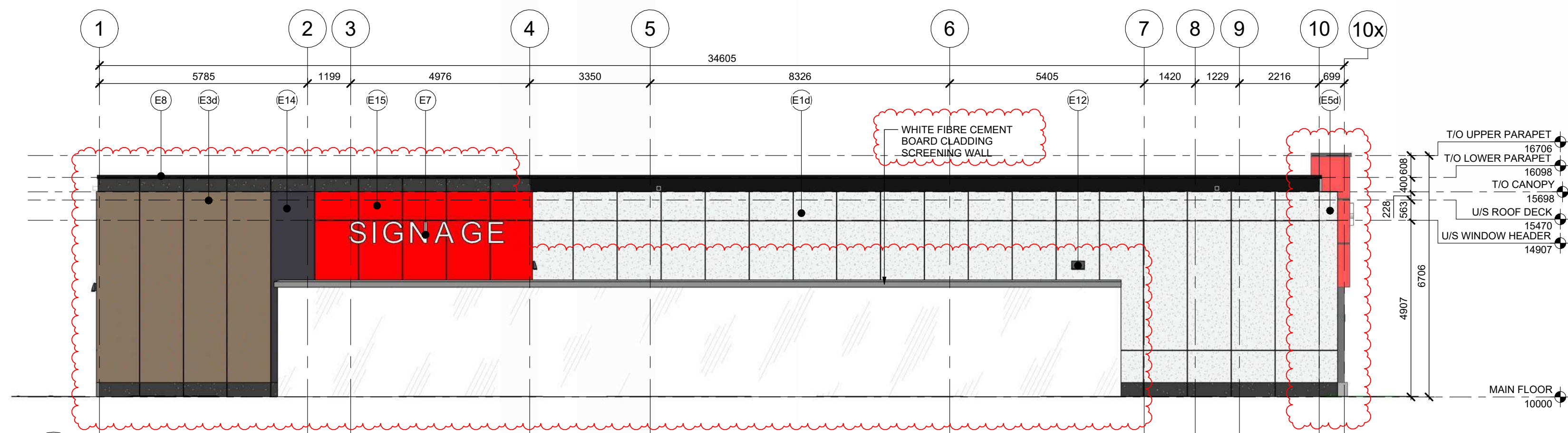
CONSULTANTS

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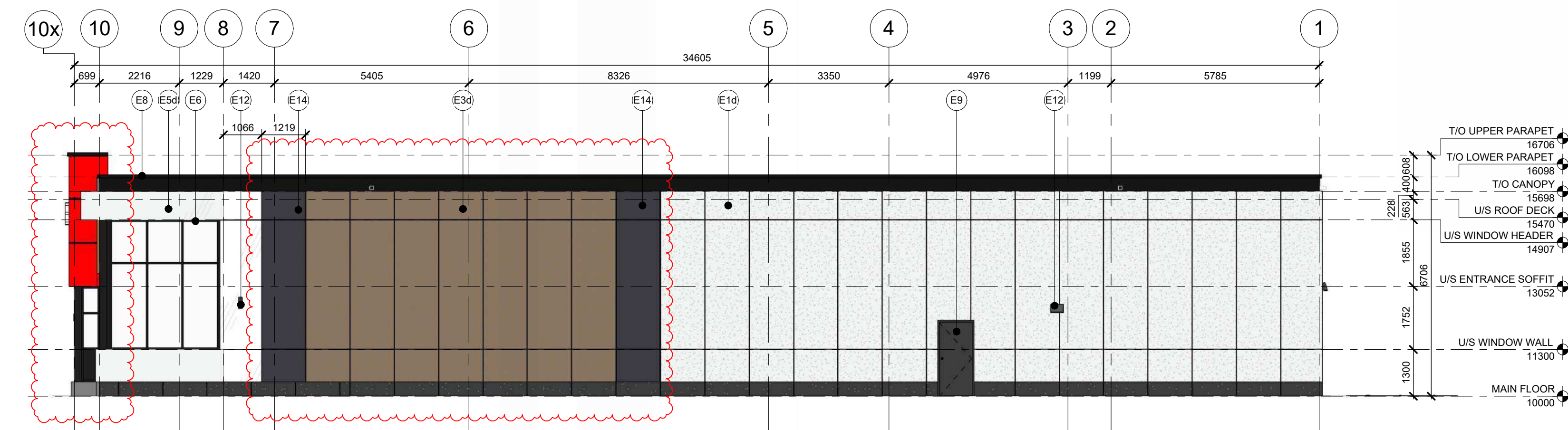
DATE 2026.07.17	SCALE As indicated
PROJECT NO. 25-456	SHEET NO. A4.1
DRAWN BY JA, JY	

A4.1

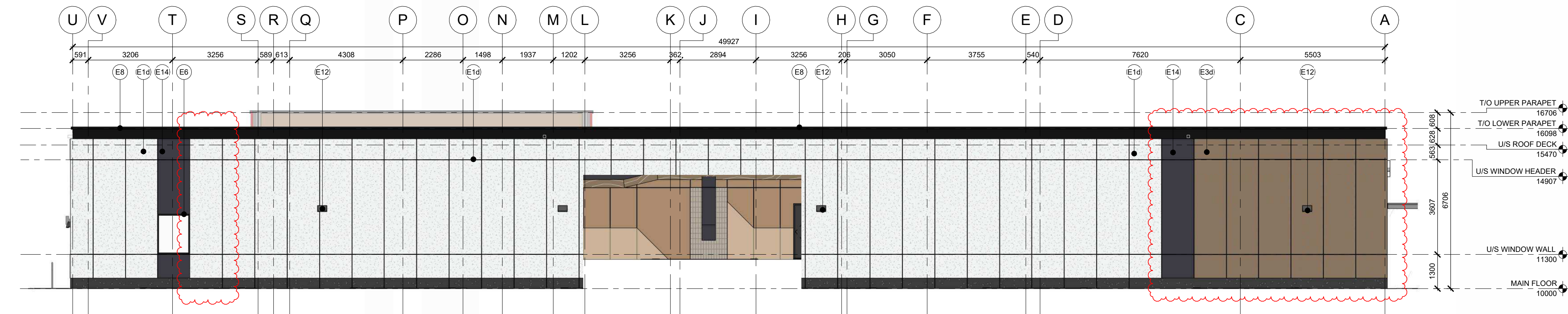
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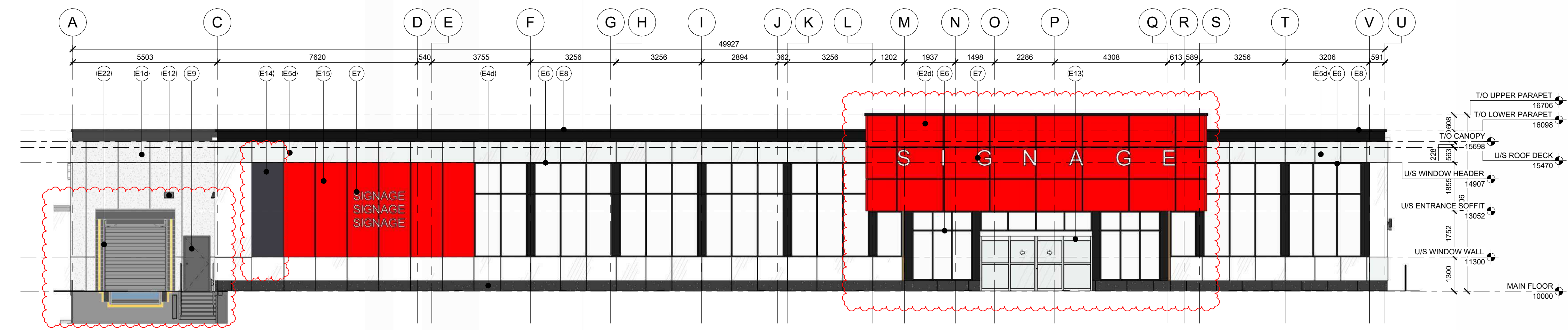
4 SOUTH BUILDING ELEVATION (CRU D)
A4.2 SCALE: 1 : 100



3 NORTH BUILDING ELEVATION (CRU D)
A4.2 SCALE: 1 : 100



2 WEST BUILDING ELEVATION (CRU D)
A4.2 SCALE: 1 : 100



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

LIMITING DISTANCE - CRU D			
FAÇADE	LIMITING DISTANCE	EXPOSED BUILDING FACE	ALLOWABLE OPENINGS
EAST (CRU D)	33.1m	353 m²	100%
NORTH (CRU D)	17.4m	218 m²	100%
SOUTH (CRU D)	12.8m	229 m²	80%
WEST (CRU D)	16.2m	318 m²	100%

LEGEND: MATERIAL FINISH

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

- ① FIBRE CEMENT BOARD CLADDING, SMOOTH TEXTURE, COLOUR: PAINTED BENJAMIN MOORE ICE MIST - OC-67, TRIM: BLACK
 ② ALUMINUM COMPOSITE MATERIAL PANELS, COLOUR: - CMYK 00 100 99 04
 ③ FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, WOOD GRAIN TEXTURE, COLOUR: FISHER SERIES - ASPEN RIDGE, TRIM: COLOUR MATCH
 ④ FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, STUCCO TEXTURE, COLOUR: BENJAMIN MOORE TOUCAN BLACK 2118-20, TRIM: BLACK
 ⑤ FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, STUCCO TEXTURE, COLOUR: PAINTED BENJAMIN MOORE ICE MIST - OC-67, TRIM: BLACK
 ⑥ CURTAIN WALL SYSTEM W/ ENTRY DOORS & FRAMES, COLOUR: BLACK ANODIZED, CLEAR GLASS
 ⑦ NEW SIGNAGE BY OTHERS - 3/4" PLYWOOD BACKING AND POWER AT ALL LOCATIONS. FINAL CONNECTION BY TENANT; SEE ELEC.
 ⑧ PARAPET CAP FLASHINGS, COLOUR: BLACK
 ⑨ PAINTED STEEL DOORS AND FRAMES, COLOUR: BLACK
 ⑩ EXTERIOR BUILDING LIGHT, COLOUR: DARK GREY - REFER TO ELECTRICAL DRAWINGS E102
 ⑪ AUTOMATIC SLIDING DOOR SYSTEM C/W MOTION SENSOR AND EMERGENCY BREAKOUT
 ⑫ FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, STUCCO TEXTURE, COLOUR: PAINTED BENJAMIN MOORE TOUCAN BLACK 2118-20, TRIM: BLACK
 ⑬ FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, SMOOTH TEXTURE, COLOUR: RED - CMYK 00 100 99 04, TRIM: BLACK
 ⑭ NEW BLADE SIGN BY OTHERS - 3/4" PLYWOOD BACKING AT ALL LOCATIONS
 NOTE:
 RTU - PARAPET TO PROVIDE SCREENING PER REQUIREMENTS OF LUE IP2007 AS TO NOT BE VISIBLE FROM GROUND LEVEL

NOTE:
RTU - PARAPET TO PROVIDE SCREENING PER
REQUIREMENTS OF LUB IP2007 AS TO NOT BE VISIBLE
FROM GROUND LEVEL

AMENDED DRAWINGS
DP No Date Received
DP2025-07138 07 22 2026
**THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.**

ROYOP - 63 MERCADO
STREET SE

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

25-456

[illegible]

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ON THIS PLAN

CONSULTANTS

neoteric
● architecture

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BUILDING ELEVATIONS
(CRU D)

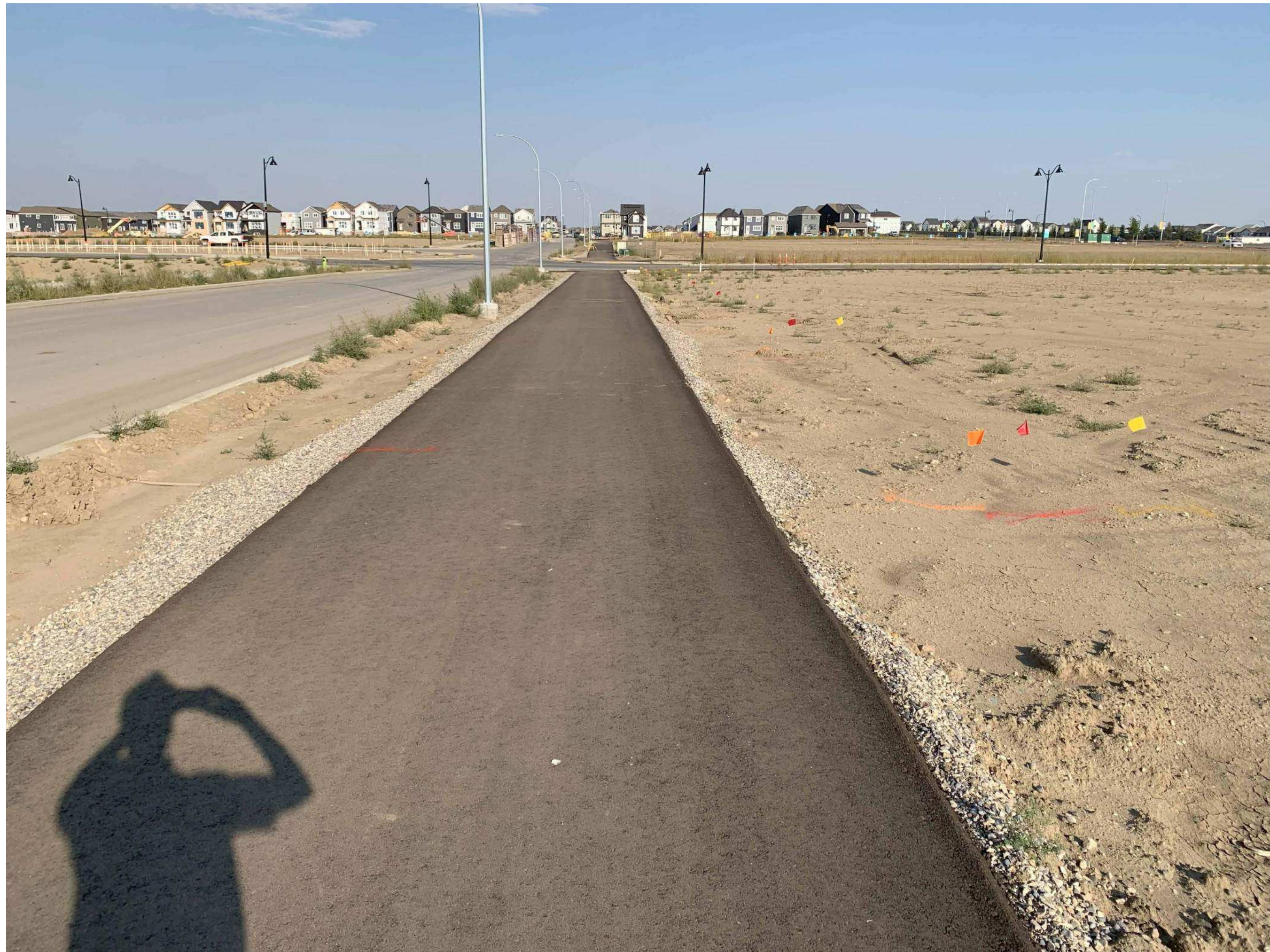
DATE 2026.07.17	SCALE As indicated
PROJECT NO. 25-456	SHEET NO. A4.2
DRAWN BY JA, JY	

A4.2

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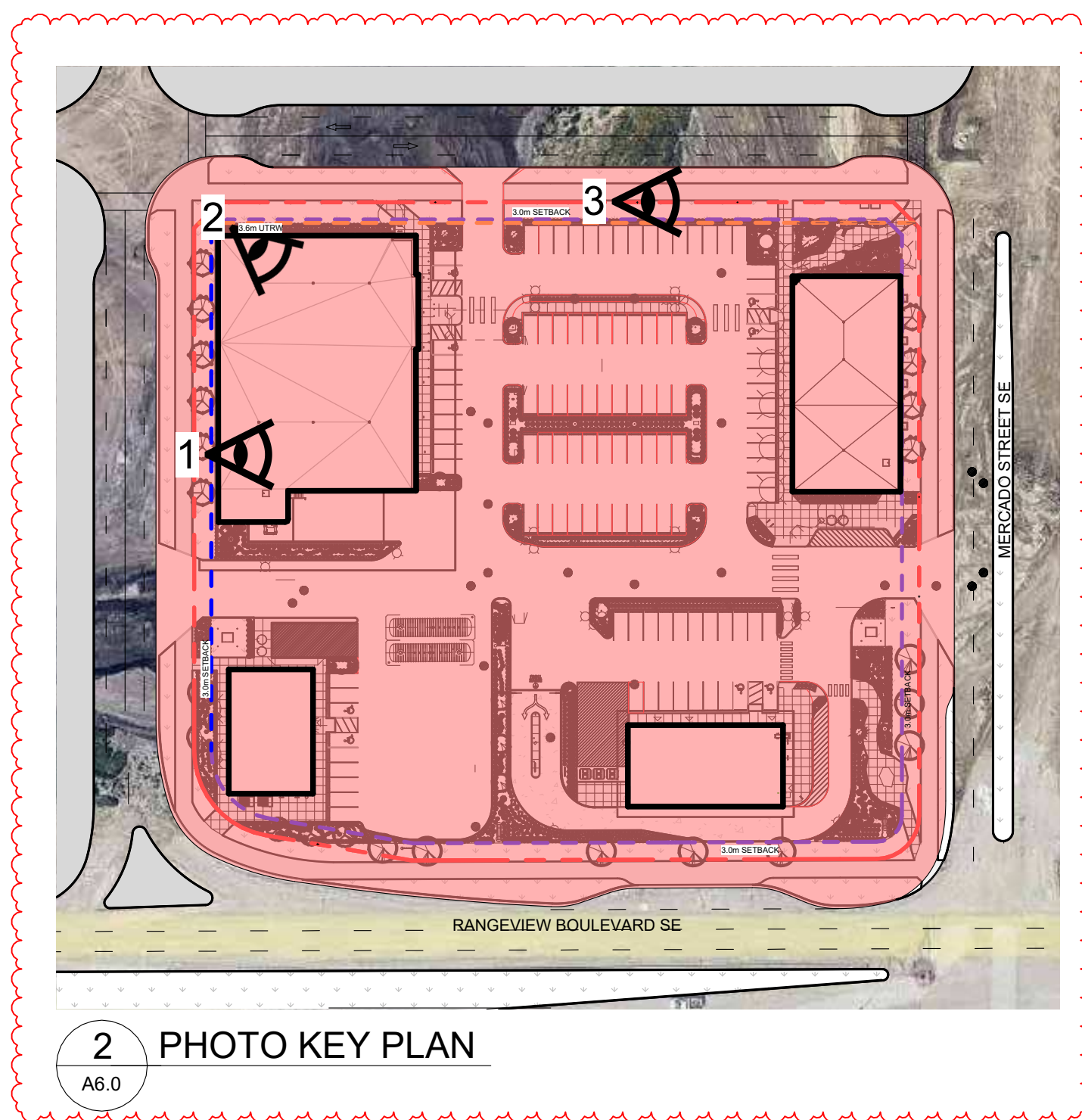
3 SITE PHOTO (NW to SE)
A6.0



4 SITE PHOTO (NW to E)



1 SITE PHOTO (W to E)
A6.0



2 PHOTO KEY PLAN
A6.0

AMENDED DRAWINGS
DP No DP2025-07138
Date Received 07 22 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

ROYOP - 63 MERCADO
STREET SE

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

25-456

[illegible]

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SITE PHOTO

DATE 2026.07.17	SCALE As indicated
PROJECT NO. 25-456	SHEET NO. A6.0
DRAWN BY JA, JY	

[illegible]

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RENDERING

DATE 2026.07.17	SCALE
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA, JY	A6.1



CRU C - RENDER



CRU D - RENDER



CRU B - RENDER



CRU A - RENDER

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS
DP No DP2025-07138 **Date Received** 07 22 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

mercado lane SE

mercado ave SE

mercado street SE

rangeview blvd SE

1

landscape plan

Scale: 1:300

land use bylaw landscape requirements			
City of Calgary Zoning:		C-C1	
total parcel area		14,353.70 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)		385.15 m2	
3.0m side setback area: mercado lane (west)		388.49 m2	
total setback area		1466.39 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)		8	8
3.0m side setback area: mercado lane (west)		8	8
trees in setback		30	23
trees on site (less parking lot + setback areas)		10	
* due to utility right of way in north setback, required trees have been planted in other areas onsite			
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	17
3.0m side setback area: rangeview blvd (south)		15	25
3.0m side setback area: mercado lane (west)		16	16
total shrubs in setback		58	58
* 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	17	21
small trees (50% min 50mm cal)	required	17	21
total deciduous trees	required	34	42
total site coniferous tree breakdown (25% of total trees)			
large trees (50% 3.0m ht min)	required	6	6
small trees (50% 2.0m ht min)	required	6	6
total coniferous trees	required	12	12
total trees on site		46	54
total parking lot area 6,118.75			
required provided			
parking lot landscaped areas (0.15 m ² for every 1.0 m ² of total surface area)	required	917.81	1,262.68
required parking lot islands start/end of parking rows (1 tree each)	required	15	14
parking strips 1 tree per 15m of length	required	8	8
total trees in parking lot		23	22
required shrubs parking lot islands start/end of parking rows (2 shrubs each)	required	30	41
shrubs in strips + landscaped areas around parking lot perimeter	required	236	
total shrubs in parking lot		277	
total shrubs planted on site (less parking lot + setback planting requirements)		58	
total shrubs on site		335	

legend

- 20mm ø washed round rock (natural tan/grey mix) at 75mm depth
- 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

Twig

Product Data Sheet



Benefits

- Twig is a modular bench made of weathered steel plates.
- Twig is available in 10' and 15' lengths.
- Twig is made of steel plates that are weathered and painted in a dark grey color.
- Twig is made of steel plates that are weathered and painted in a dark grey color.

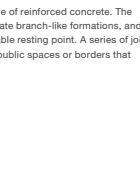
Material

- Weathered steel plates are used to create the bench.
- The plates are joined together using bolts and washers.
- The bench is made of steel plates that are weathered and painted in a dark grey color.

	width	length	weight	notes
10'	10'	10'	10'	
15'	15'	15'	15'	

Landscape Forms

Product Data Sheet



Benefits

- Landscape Forms trash receptacles are made of weathered steel plates.
- Landscape Forms trash receptacles are available in 10' and 15' lengths.
- Landscape Forms trash receptacles are made of steel plates that are weathered and painted in a dark grey color.

Material

- Weathered steel plates are used to create the trash receptacle.
- The plates are joined together using bolts and washers.
- The trash receptacle is made of steel plates that are weathered and painted in a dark grey color.



accessible picnic tables by Wishbone
model: Bayview Wheelchair accessible picnic table



Wishbone Surf bike rack: 1 rack, 2 stalls

furniture palette

nts



trash receptacle by
Landscape Forms

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

number	revision	date	by	approved
3	updated new arch base	2026-07-14	ik	
2	updated arch base	2026-07-10	ik	
1	revisions	Y-M-D	by	XXX

3	Re-issued for DP	2026-07-14	
2	re-issued for DTR response	2026-05-29	
1	issued for DP	2025-11-07	

issued for date (y.m.d)

project

mercado (63)
development - west

drawing

landscape plan

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

CALGARY, AB
LOT 4, BLOCK 148, PLAN 251
0331
25-456

[illegible]

01
E103S

RENDERINGS
SCALE: NTS

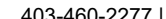
02 RENDERINGS
E103S SCALE: NTS

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS
DP No Date Received
DP2025-07138 07 22 2026
**THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.**

PERMIT

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RENDERINGS

DATE 2025-09-03	SCALE As indicated
PROJECT NO. 25286	SHEET NO.
DRAWN BY HA, JW	E103S

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