

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



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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PREPARED BY:



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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:

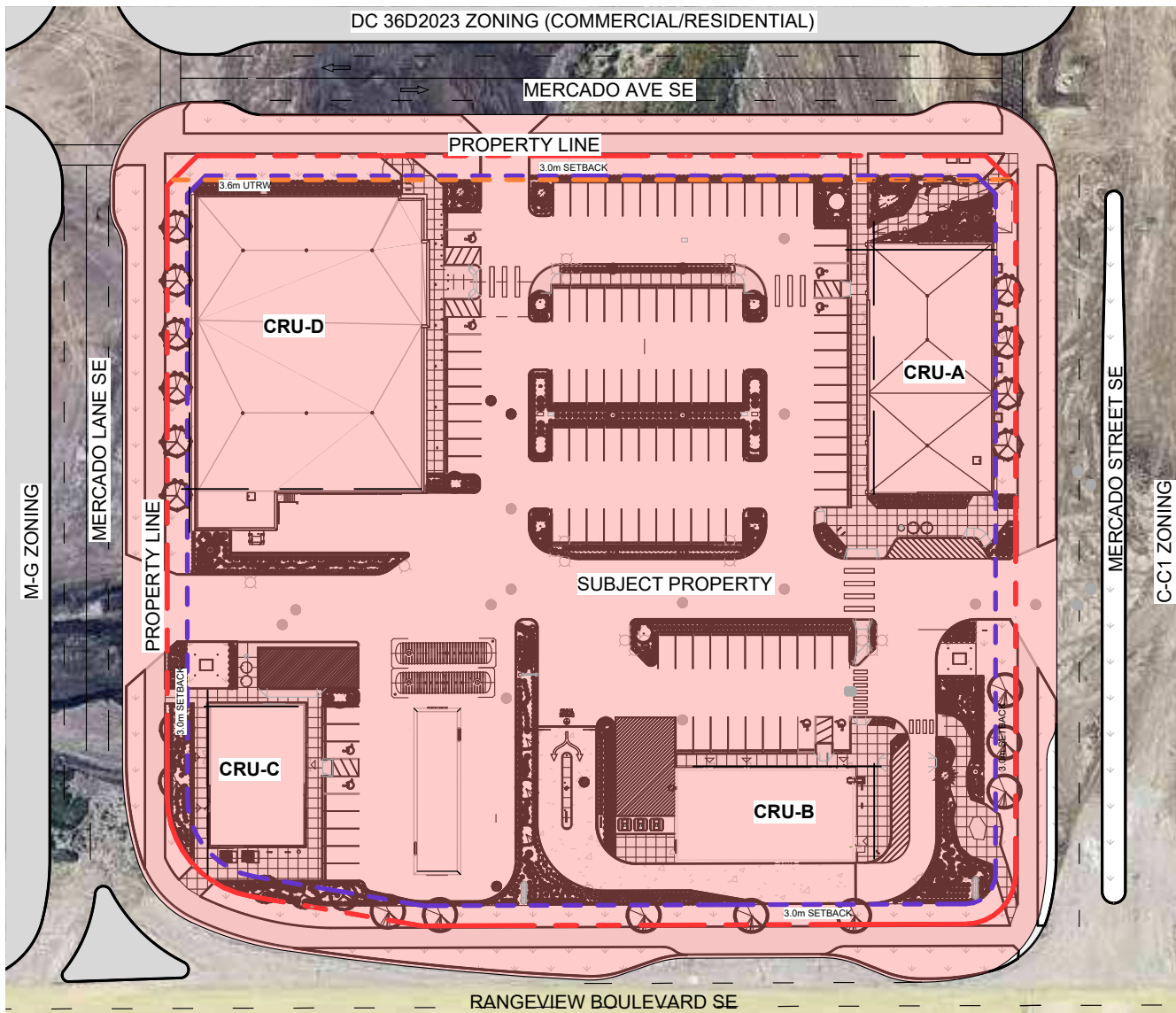
MUNICIPAL ADDRESS: 63 MERCADO STREET SE, CALGARY, AB, LOT 5, BLOCK 148, PLAN 251 0331
SITE ADDRESS: 14,353.618 m² (154,501.08 FT²) (3.5 Acres)
SITE COVERAGE (PROPOSED): 2,914.23 m² (31,368.5 FT²), 20.3% COVERAGE
CURRENT ZONING: COMMERCIAL-COMMUNITY 1 (C-C1) DISTRICT
PROPOSED ZONING (IF APPLICABLE): N/A

PROPOSED BUILDING:

CRU-A HEALTH CARE SERVICE:
MECH ROOM: 686 m² (7,379 FT²)
CRU-A MEZZ. AREA: 18 m² (199 FT²)
TOTAL CRU-A AREA: 704 m² (7,577.8 FT²)
CRU-B RESTAURANT
CRU-B MEZZ. AREA: 376.1 m² (4,048.3 FT²)
TOTAL CRU-B AREA: N/A
CRU-C GAS BAR:
CRU-C MEZZ. AREA: 311.8 m² (3,356.2 FT²)
TOTAL CRU-C AREA: 311.8 m² (3,356.2 FT²)
CRU-D SUPERMARKET:
CRU-D MEZZ. AREA: 1,579.3 m² (17,000 FT²)
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) 3.8,3.23 (1) (a) - (NBC) 3.1m, 9.0m 9.0m	PART 3, DIV 6, 122 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)



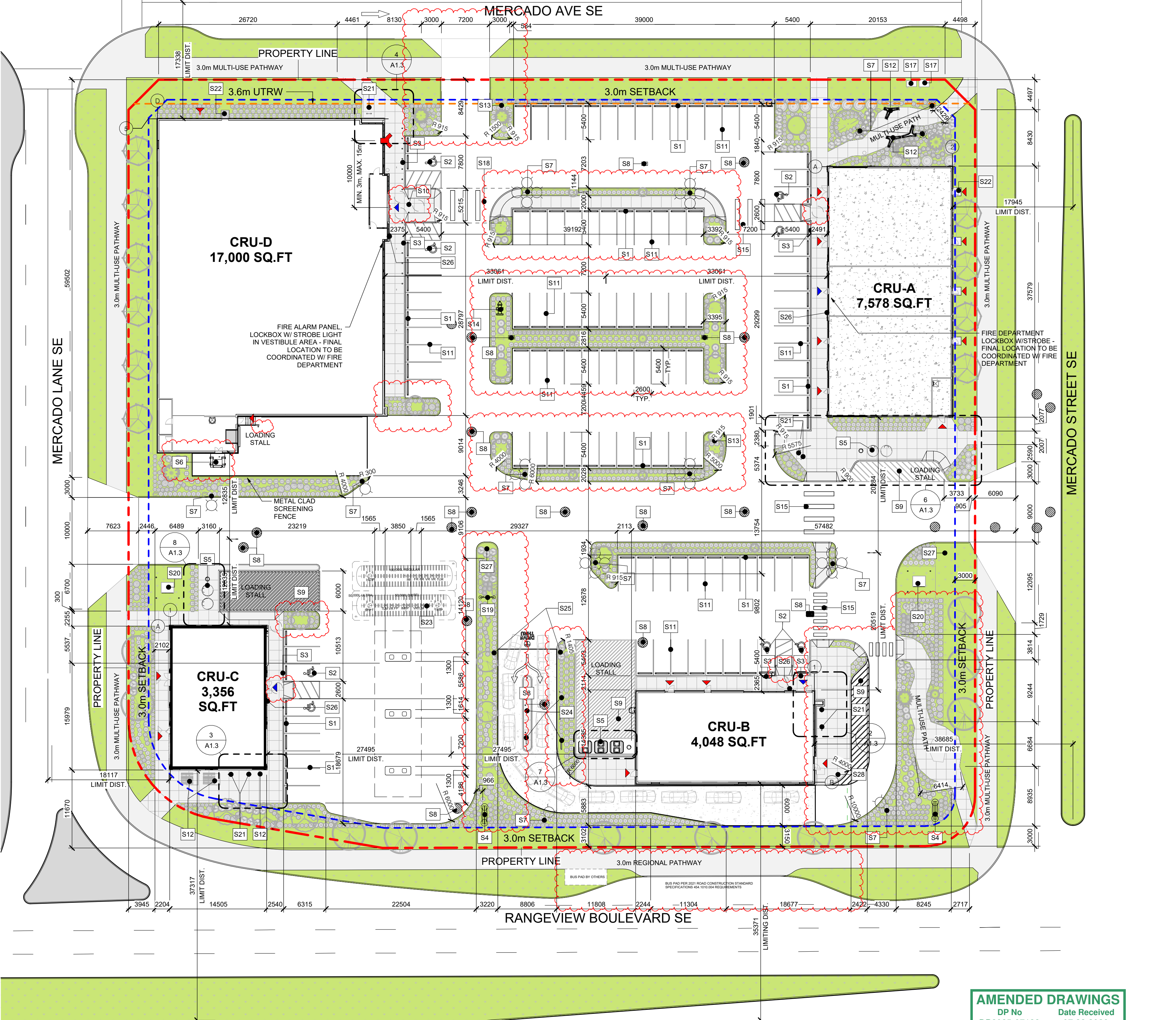
1 SITE CONTEXT
A1.0 SCALE: 1 : 1000

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)		

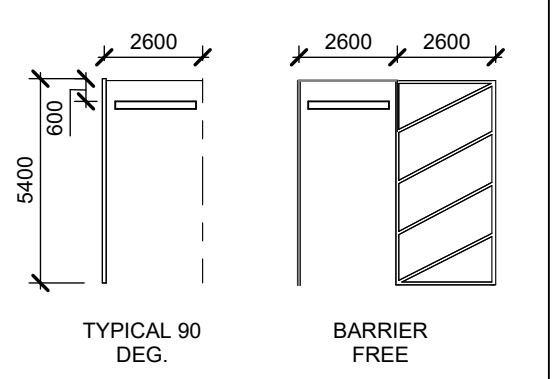
GENERAL NOTES:

- 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	2026/05/20
6	DTR 2 COMMENTS	2026/07/17

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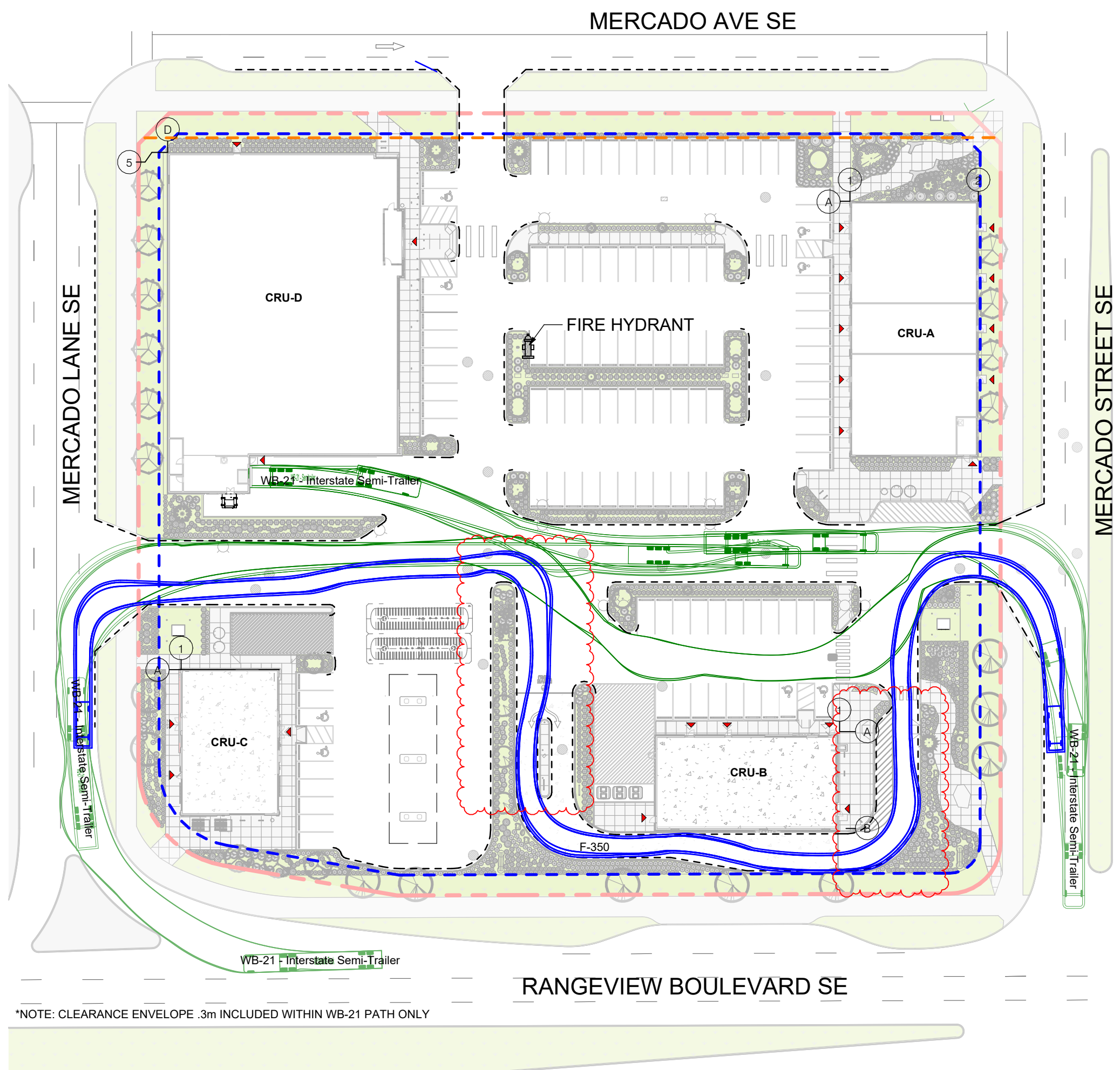
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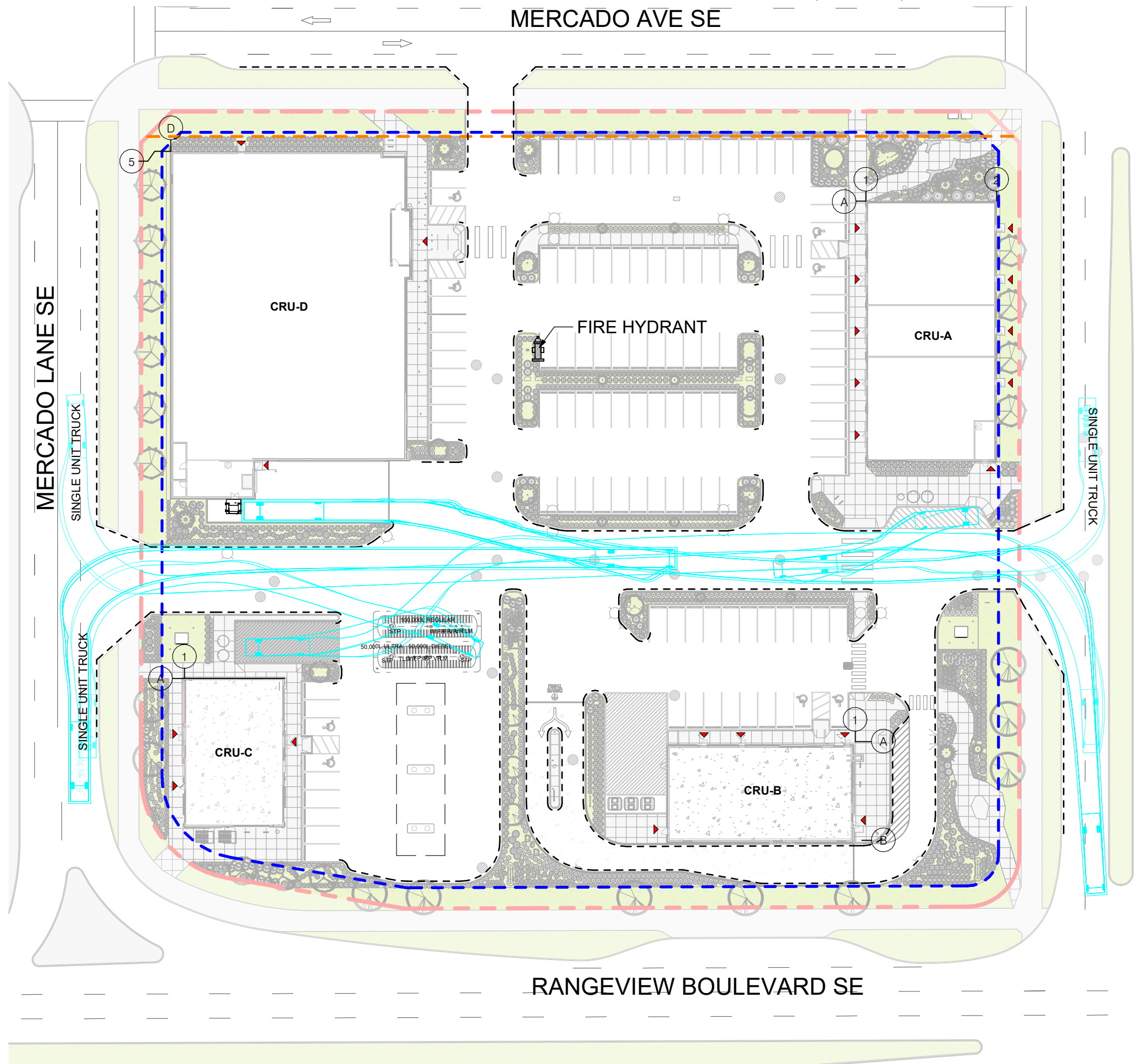
SITE PLAN

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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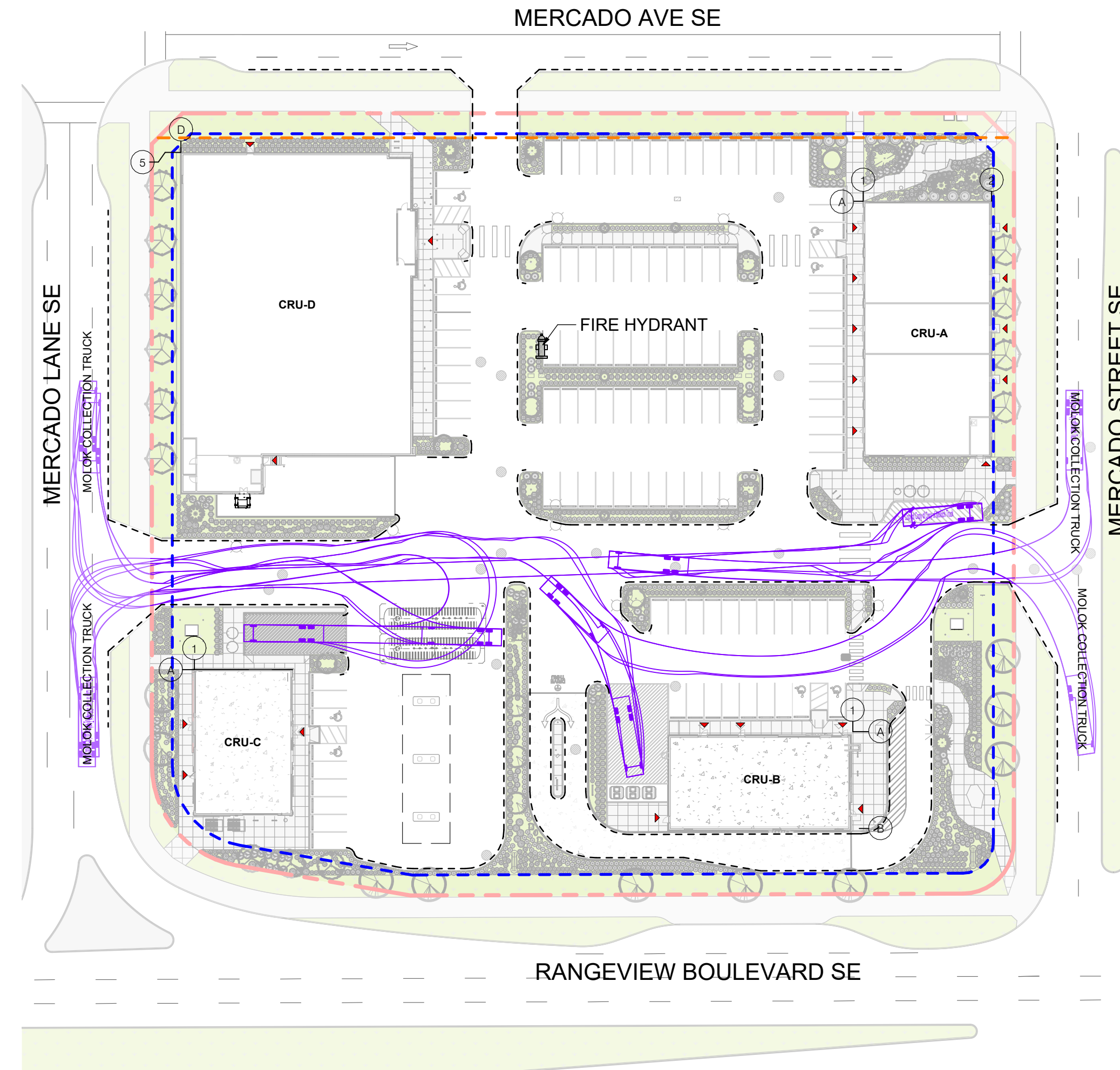


4 TRACTOR TRAILER/PASS. VEHICLE ACCESS
A1.1 SCALE: 1 : 600

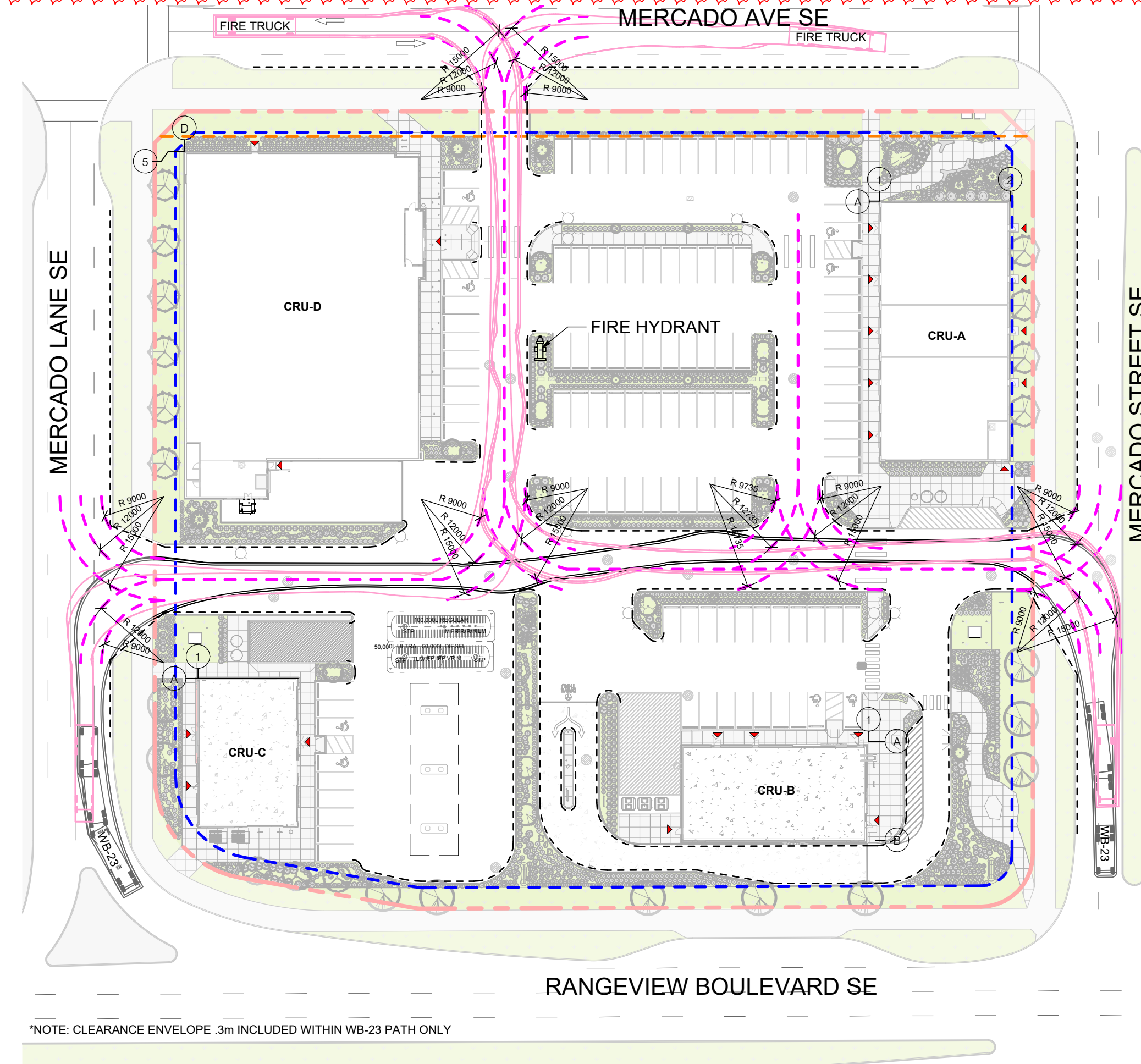


1 SINGLE UNIT TRUCK ACCESS
A1.1 SCALE: 1 : 600

AMENDED DRAWINGS
DP No Date Received
DP2025-07138 07 22 2026
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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

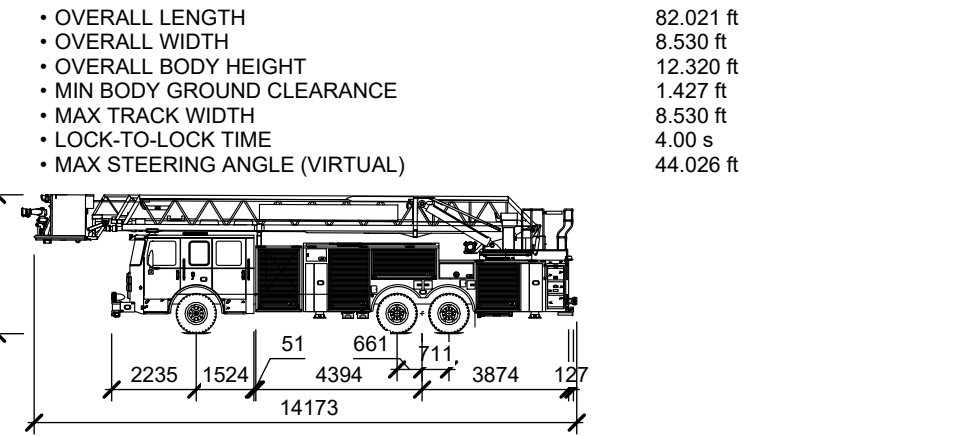
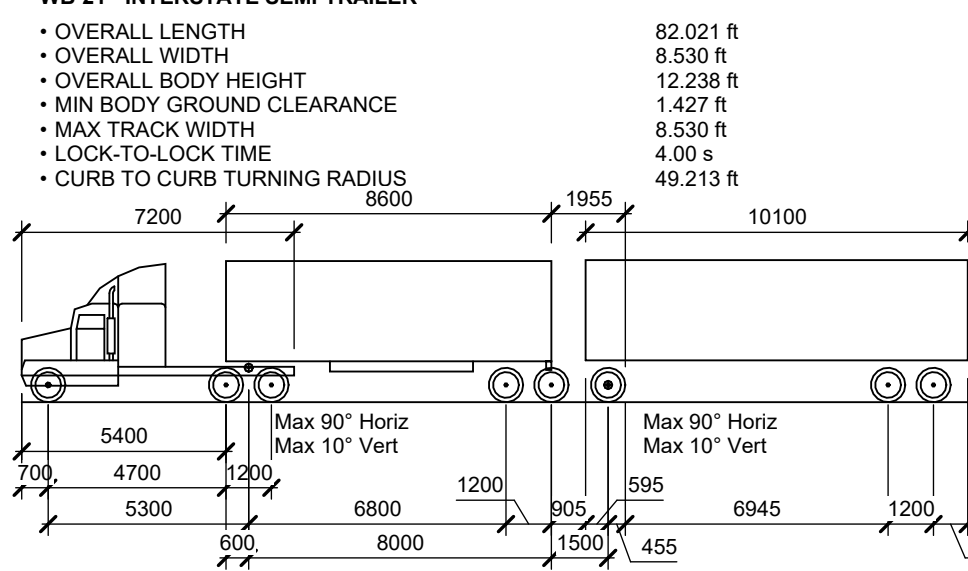
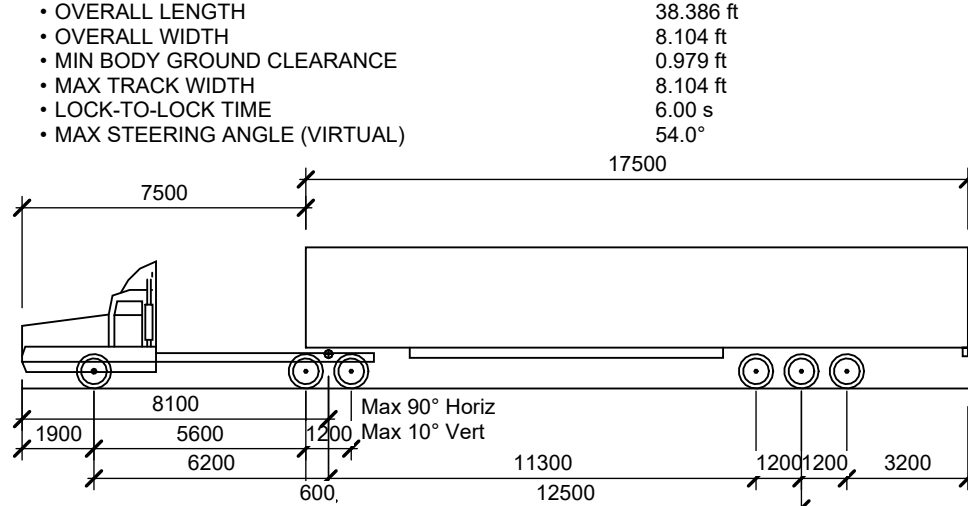
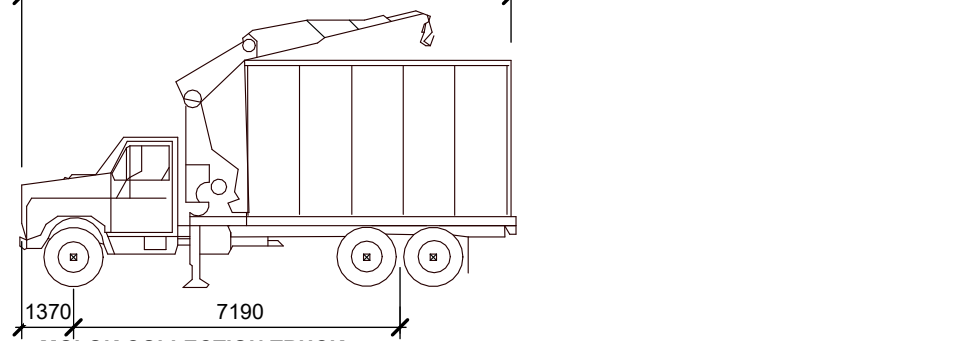
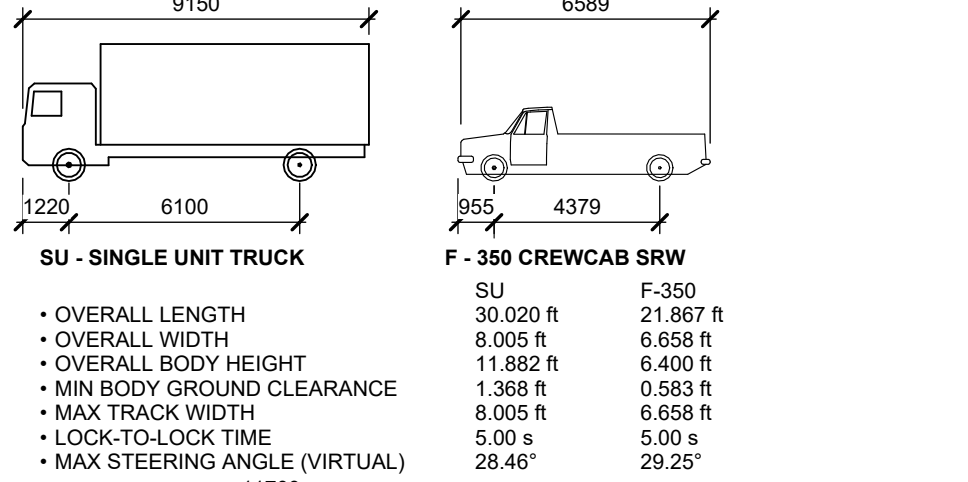
FIRE DEPARTMENT ACCESS STANDARD

- 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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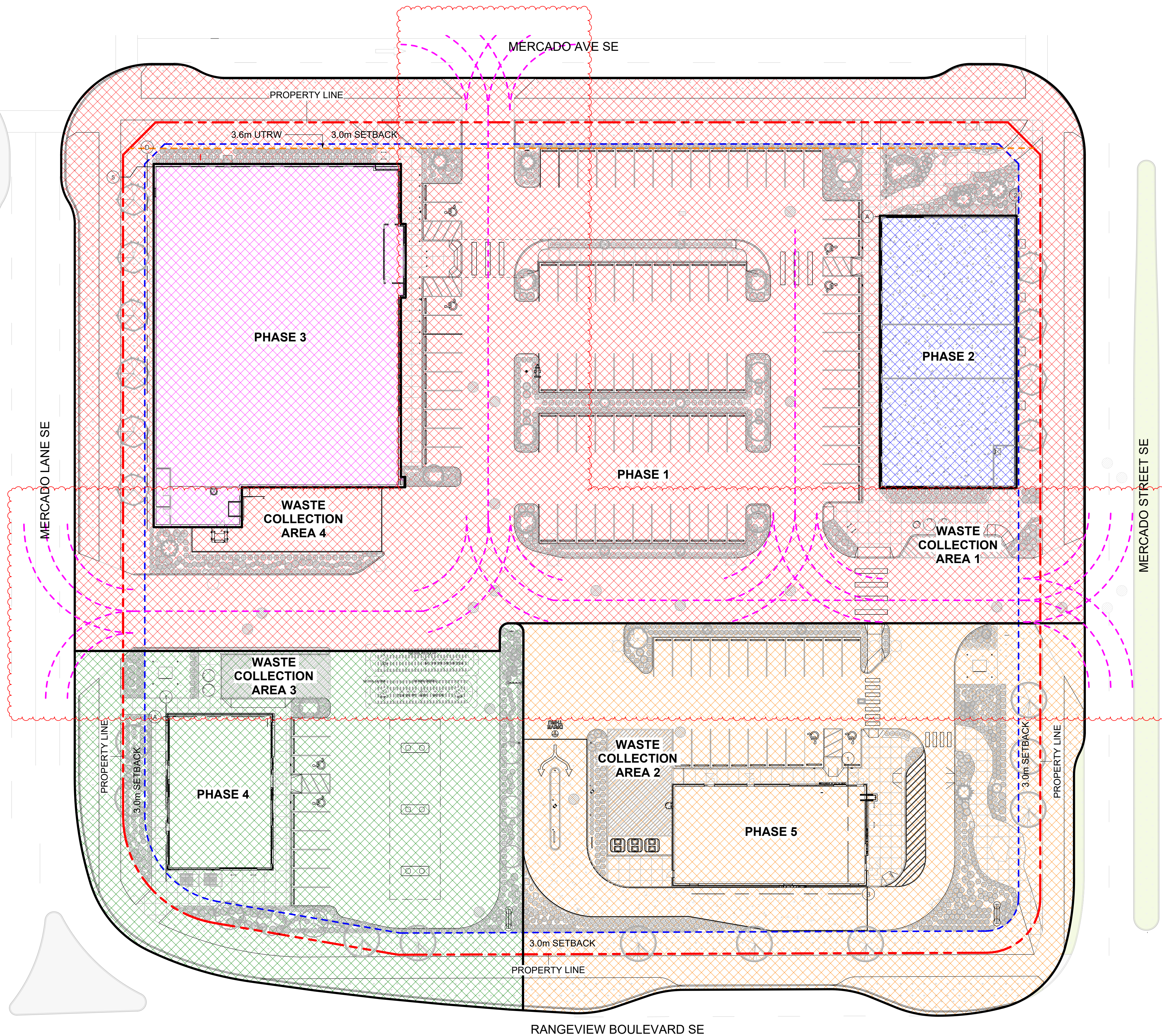
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VEHICLE ACCESS ROUTE PLAN

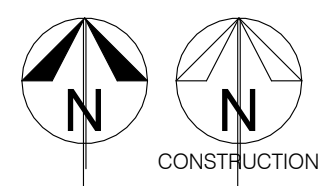
DATE 2026.07.17
PROJECT NO. 25-456
DRAWN BY JA, JY

SCALE As indicated
SHEET NO. A1.1

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1 PHASING PLAN
A1.4 SCALE: 1 : 300



LEGEND: PHASING SITE PLAN

	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 4
	PHASE 5

 FIRE TRUCK & WASTE TRUCK ROUTE

GENERAL NOTES:

- IMPLEMENTATION OF PHASING PLAN OCCURRING ON CONSTRUCTION SEASON AND START DATE. ADJACENT LANDSCAPE MAY NOT BE COMPLETED AT TIME OF BUILDING OCCUPANCY OR OVERALL PHASE COMPLETION.
- PROJECT OWNER RESERVES THE ABILITY TO OCCUPY ANY COMPLETED BUILDING, PROVIDED ITS ALBERTA BUILDING CODE REQUIREMENTS ARE MET PERTAINING TO EXITING, ADJACENT SIDEWALKS, AND FIRE FIGHTING ACCESS.
- COMPLETION OF EACH PHASE ENSURES THAT CONTINUOUS FIRE TRUCK CIRCULATION TO THE PRIMARY ENTRANCES OF EACH BUILDING. PHASE 1 SITE WORKS COMPLETION ENSURES THAT A CONTINUOUS FIRE TRUCK ROUTE THROUGHOUT THE SITE IS COMPLETED.
- BUILDINGS WITHIN A PARTICULAR PHASE MAY BE OCCUPIED BEFORE OTHER BUILDINGS IN THE SAME PHASE ARE COMPLETED.
- SEQUENCE OF CONSTRUCTION OF BUILDINGS WITHIN A PARTICULAR PHASE WILL TAKE PLACE AT THE OWNER'S DISCRETION.

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

25-456

[illegible]

SEAL

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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

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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
- Callouts (from left to right):** E18, E4, E8, E3b, E7, E6, E5c, E1c, E12
- Vertical Dimensions (from top to bottom):**
 - 210
 - 703
 - 15100 (T/O ROOF SCREEN)
 - 14890 (T/O STONE FEATURE)
 - 14990 (T/O PARAPET)
 - 14420 (U/S DECK)
 - 1370 (T/O WINDOW)
 - 13050
 - 4890
 - 2560
 - 430 (T/O ARCH. BLOCK BASE)
 - 10490
 - 10000 (T.O. MAIN FLOOR)
- Other Features:** The word "SIGNAGE" is prominently displayed in the center of the facade. The facade is divided into sections with different textures, including stone and brickwork.

Sectional elevation drawing of the roof structure. The drawing shows a cross-section of the roof with various levels and components. The total width is 14327. The roof structure includes a T/O ROOF SCREEN at 15800, a T/O PARAPET at 14890, and a U/S DECK at 14420. The roof is supported by a T/O ARCH. BLOCK BASE at 10490 and a T.O. MAIN FLOOR at 490. The drawing also shows a 3930 high section and a 4890 high section. The roof is labeled with E3b, E18, E5c, and E1c. The drawing is numbered 2 and 1 at the ends.

Architectural elevation drawing of a building facade. The drawing shows a long, low building with a flat roof and large windows. The facade is divided into sections by vertical lines. The roofline is marked with a red line. The building is labeled with 'SIGNAGE' in two locations. The drawing includes a scale bar at the top indicating a total length of 21325. The drawing is divided into two sections by a vertical line labeled 'A' and 'B'. The drawing includes a list of callouts on the right side, including 'T/O ROOF SCREEN', 'T/O STONE FEATURE', 'T/O PARAPET', 'U/S DECK', 'T/O WINDOW', 'T/O ARCH. BLOCK BASE', and 'T/O MAIN FLOOR'. The drawing also includes a list of callouts on the left side, including 'E3b', 'E1c', 'E5c', 'E12', 'E1c', 'E7', 'E3b', 'E12', 'E6', 'E8', 'E18', and 'E5c'. The drawing includes a note: 'WEST FACING SIGNAGE TO BE INDIRECTLY ILLUMINATED ONLY'. The drawing includes a list of dimensions on the right side, including 700, 15800, 15100, 14890, 14890, 14420, 13050, 3950, 10490, and 19000.

Architectural elevation drawing of a building facade. The drawing includes a horizontal dimension line at the top indicating a total width of 21325. The facade features a central entrance with a glass door and windows, flanked by stone and brickwork. A large sign area is labeled "SIGNAGE". To the right, a red line indicates a roof profile. Vertical dimensions on the right side specify heights for various features: 15100 for the roof screen, 14800 for the stone feature, 14420 for the parapet, 13050 for the deck, 10490 for the window, and 4850 for the arch block base. The main floor level is marked at 460. Callouts include "B" and "A" at the top corners, and "E1c" near the roofline. A legend on the right lists the following features and their corresponding heights:

- T/O ROOF SCREEN 15800
- T/O STONE FEATURE 15100
- T/O PARAPET 14800
- U/S DECK 14420
- T/O WINDOW 13050
- T/O ARCH. BLOCK BASE 10490
- T.O. MAIN FLOOR 460

Architectural section drawing of the main floor showing the signage area. The drawing includes a red rectangular signage area with the word "SIGNAGE" in white. Above the signage are three circular light fixtures labeled G, H, and I19. To the left of the signage are two circular light fixtures labeled E20 and E7. To the right of the signage is a circular light fixture labeled I19. The drawing shows the main floor and the signage area. Dimensions are provided for the signage area (2973, 2240, 1767) and the main floor (1000). Other dimensions include 650, 108, 1142, 650, 448, 3900, 4500, 14900, 13900, and 1000. Labels include "SIGNAGE", "FULLY RECESSED CANOPY LIGHTING TYP", "GAS DISPENSER UNIT", "T/O CANOPY", "U/S CANOPY", and "MAIN FLOOR".

Architectural elevation drawing of the main floor of the building, showing the signage and lighting layout. The drawing includes dimensions for the signage, lighting, and structural elements. Key features include a red rectangular signage panel with the word "SIGNAGE" in white, a fully recessed canopy lighting unit, and a gas dispenser unit. Dimensions are provided for the signage (1767, 2240, 2973, 3353), lighting (E7, E19), and structural elements (448, 650, 1142, 650, 108, 14900, 13900). The drawing also shows the main floor level and the location of the signage relative to the building's facade.

Architectural section drawing of a building facade showing a red canopy with recessed lighting. The drawing includes dimensions for the canopy segments (3917, 8500, 24834, 8500, 3917) and vertical heights (1000, 3200, 4200). It also labels structural elements like columns (F, E, D), roof levels (T/O CANOPY, T/O MAIN FLOOR), and canopy types (FULLY RECESSED CANOPY LIGHTING TYP., T/O CANOPY, U/S CANOPY).

Diagram illustrating the proposed canopy for the new bus stop. The canopy is shown in red. Key dimensions and features include:

- Overall length: 24835
- Segment lengths: 3917, 8500, 8500, 3917
- Height: 4800
- Callouts: D, E, F, E20, E19
- Feature: FULLY RECESSED CANOPY LIGHTING TYP.
- Signage panel labeled "SIGNAGE"
- Ground level: T.O. MAIN FLOOR
- Clearance dimensions: 1000, 3800, 4800
- Clearance labels: T/O CANOPY 14900, U/S CANOPY 13900

LIMITING DISTANCE - CRU C			
FACADE	LIMITING DISTANCE	EXPOSED BUILDING FACE	ALLOWABLE OPENINGS
EAST (CRU C)	27.5m	106 m²	100%
NORTH (CRU C)	12.8m	65 m²	100%
SOUTH (CRU C)	37.3m	66 m²	100%
WEST (CRU C)	18.1m	106 m²	100%

- ALL MATERIALS TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE SHOP SUBMITTALS AND REVIEW INSTALLATION GUIDELINES
- E19 FIBRE CEMENT BOARD CLADDING, COLOUR: MEDIUM GRAY, TRIM: BLACK
- E38 FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, WOOD GRAIN TEXTURE, COLOUR: WOOD-GRAIN, TRIM: COLOUR MATCH
- E4 STONE VENEER, COLOUR: NATURAL STONE
- E56 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" PLYWOOD BACKING AND POWER AT ALL LOCATIONS. FINAL CONNECTION BY TENANT, SEE ELEC.
- E8 PARAPET CAP FLASHINGS, COLOUR: BLACK
- E19 EXTERIOR BUILDING LIGHT, COLOUR: DARK GRAY - REFER TO ELECTRICAL DRAWINGS E102
- E19 SPLIT FACE CONCRETE BLOCK: COLOUR GRAY
- E19 METAL PANEL, COLOUR: RED
- E20 METAL PANEL, COLOUR: WHITE

[illegible]

SEAL

PERMIT

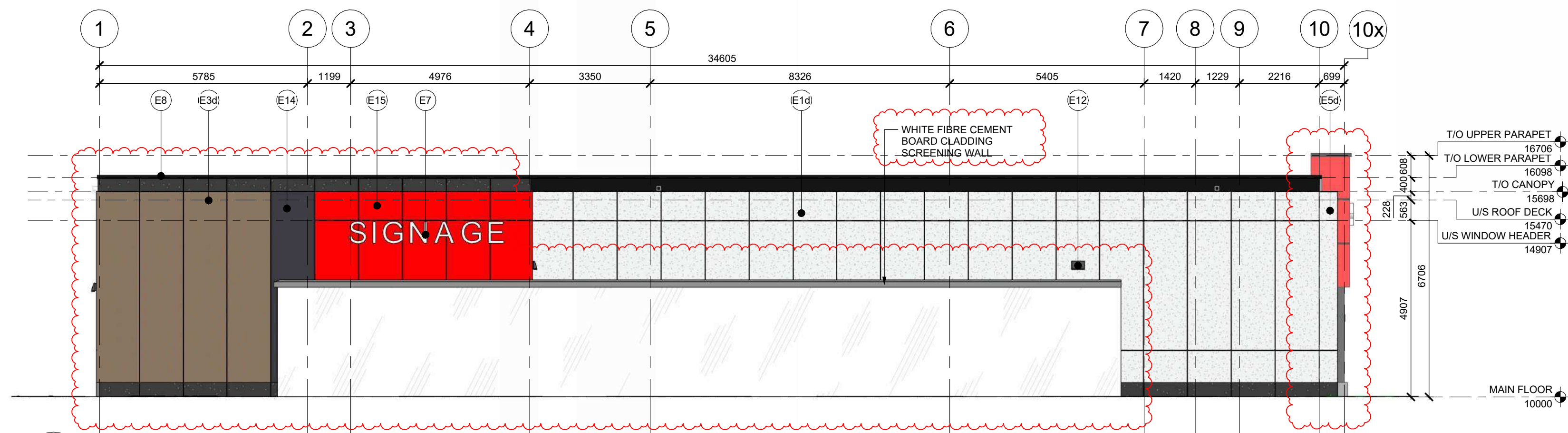
CONSULTANTS

Suite #101, 224 - 11th Avenue SW Calgary, AB T2R 0C3
www.neotericharchitecture.ca P. 403.984.2862
info@neotericharchitecture.ca F. 403.452.2822

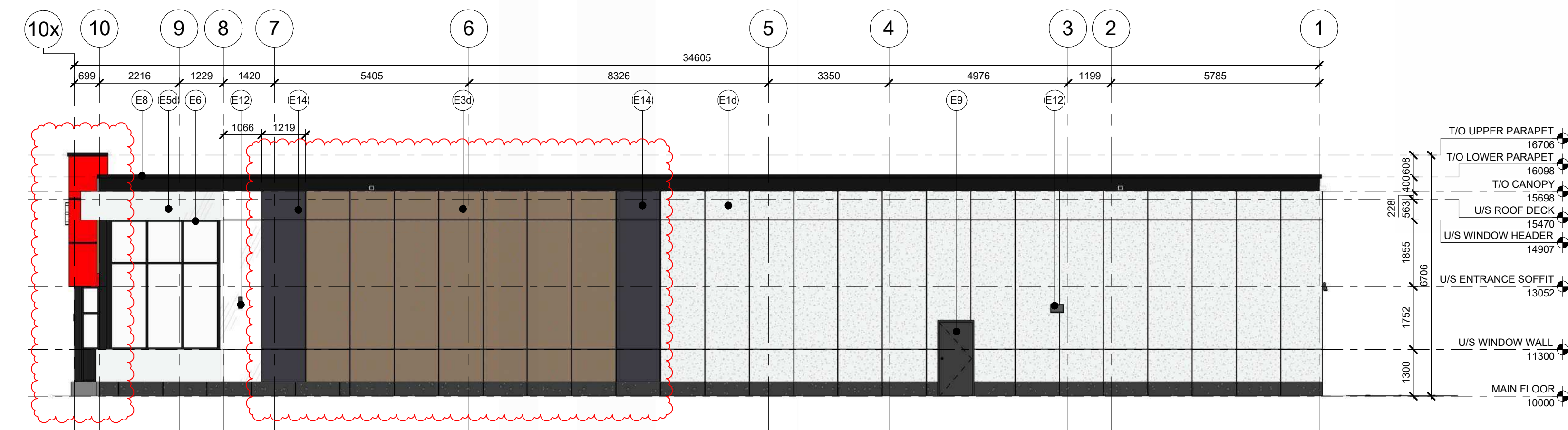
DATE 2026.07.17	SCALE As indicated
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA_JY	A4.1

A4.1

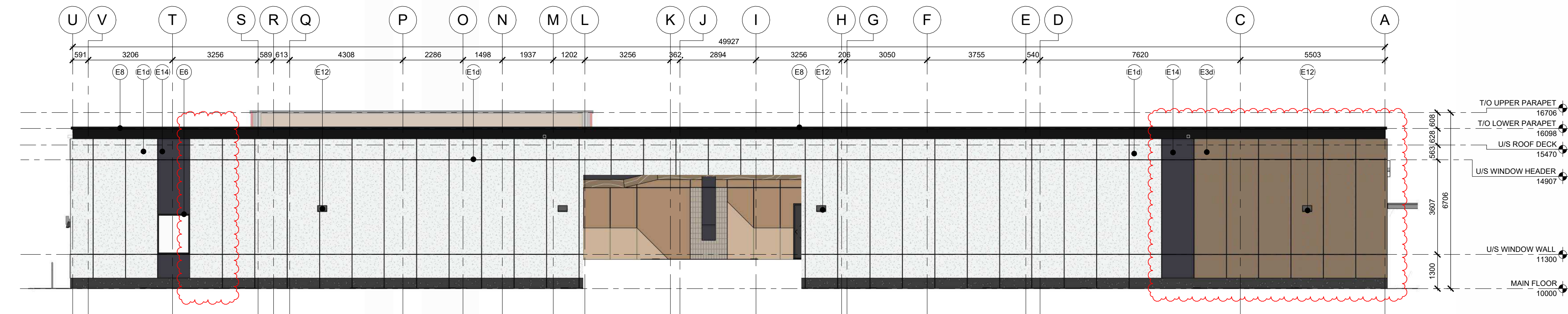
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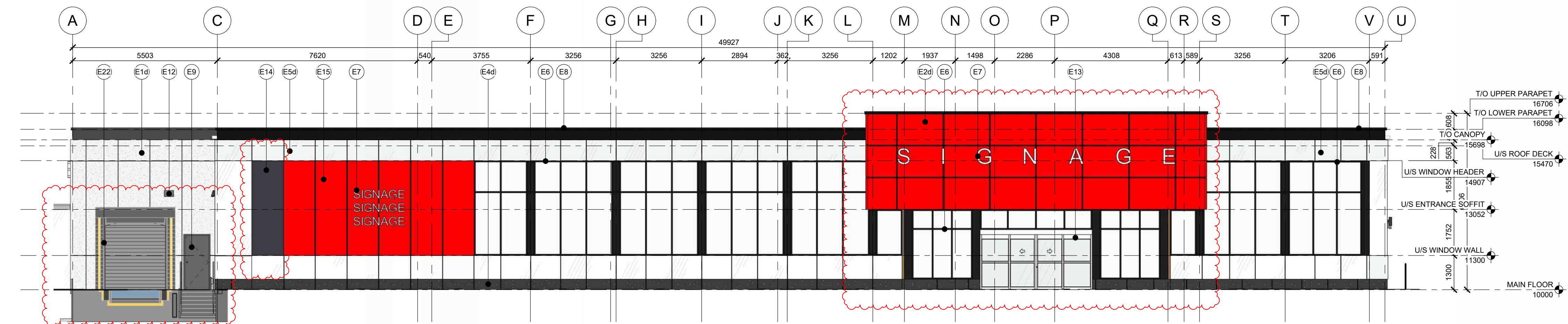
4 SOUTH BUILDING ELEVATION (CRU D)
A4.2 SCALE: 1 : 100



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.

- E1** FIBRE CEMENT BOARD CLADDING, SMOOTH TEXTURE, COLOUR: PAINTED BENJAMIN MOORE ICE MIST - OC-67, TRIM: BLACK
- E2a** ALUMINUM COMPOSITE MATERIAL PANELS, COLOUR: -RMKY 00 100 99 04
- E3** FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, WOOD GRAIN TEXTURE, COLOUR: FISHER SERIES ASPEN RIDGE, TRIM: COLOUR MATCH
- E4** FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, STUCCO TEXTURE, COLOUR: BENJAMIN MOORE TOUCAN BLACK 2118-20, TRIM: BLACK
- E5** FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, STUCCO TEXTURE, COLOUR: PAINTED BENJAMIN MOORE ICE MIST - OC-67, 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 POWER AT ALL LOCATIONS. FINAL CONNECTION BY TENANT. SEE ELEC.
- E8** PARAPET CAP FLASHINGS, COLOUR: BLACK
- E9** PAINTED STEEL DOORS AND FRAMES, COLOUR: BLACK
- E10** EXTERIOR BUILDING LIGHT, COLOUR: DARK GREY - REFER TO ELECTRICAL DRAWINGS E102
- E11** AUTOMATIC SLIDING DOOR SYSTEM C/W MOTOR SENSOR AND EMERGENCY BREAKOUT
- E14** FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, STUCCO TEXTURE, COLOUR: PAINTED BENJAMIN MOORE TOUCAN BLACK 2118-20, TRIM: BLACK
- E15** FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, SMOOTH TEXTURE, COLOUR: RED - RMKY 00 100 99 04, TRIM: BLACK
- E22** NEW BLADE SIGN BY OTHERS - 3/4" PLYWOOD BACKING AT ALL LOCATIONS

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

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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BUILDING ELEVATIONS
(CRU D)

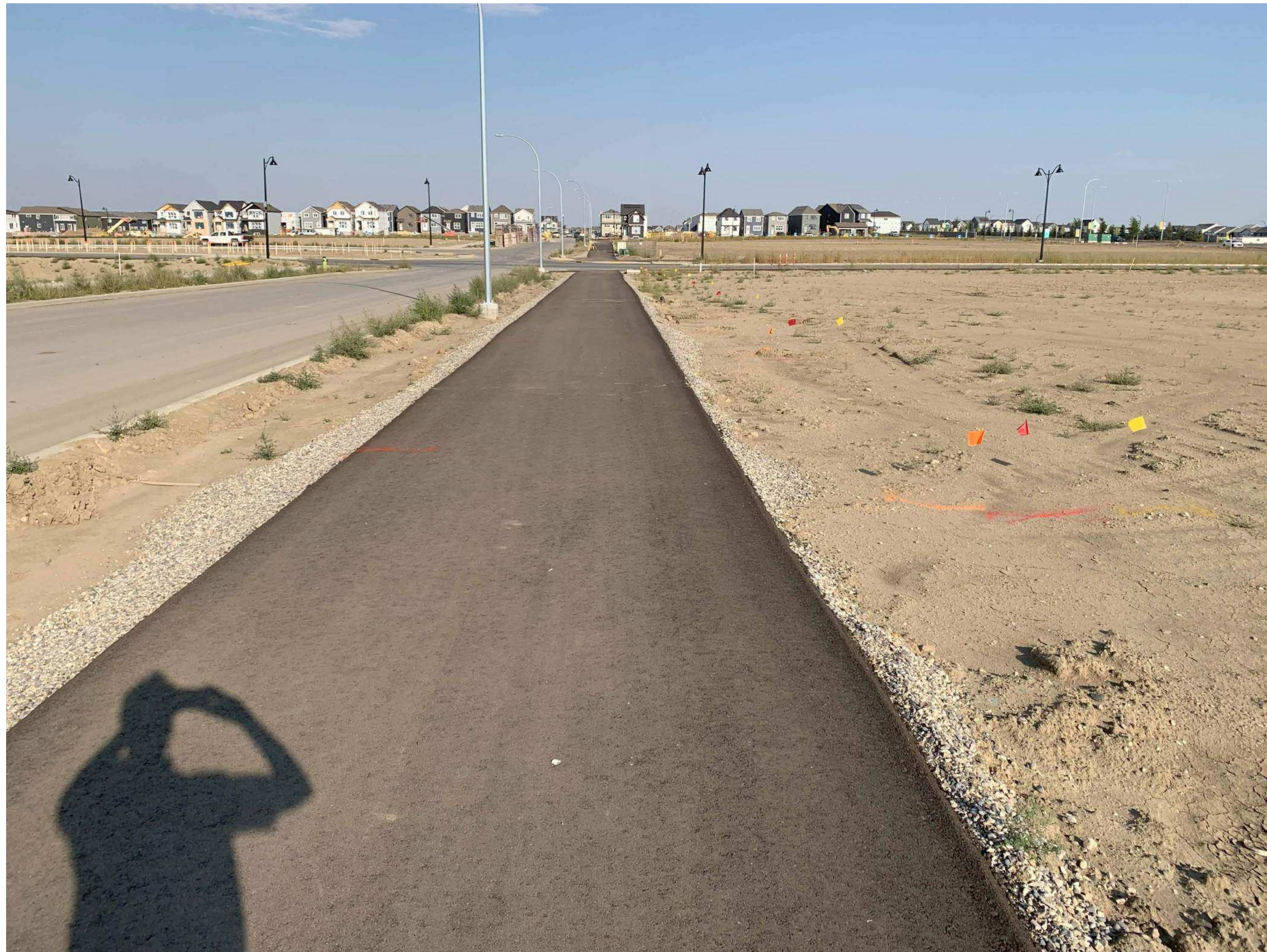
DATE 2026.07.17	SCALE As indicated
PROJECT NO. 25-456	SHEET NO. A4.2
DRAWN BY JA, JY	

A4.2

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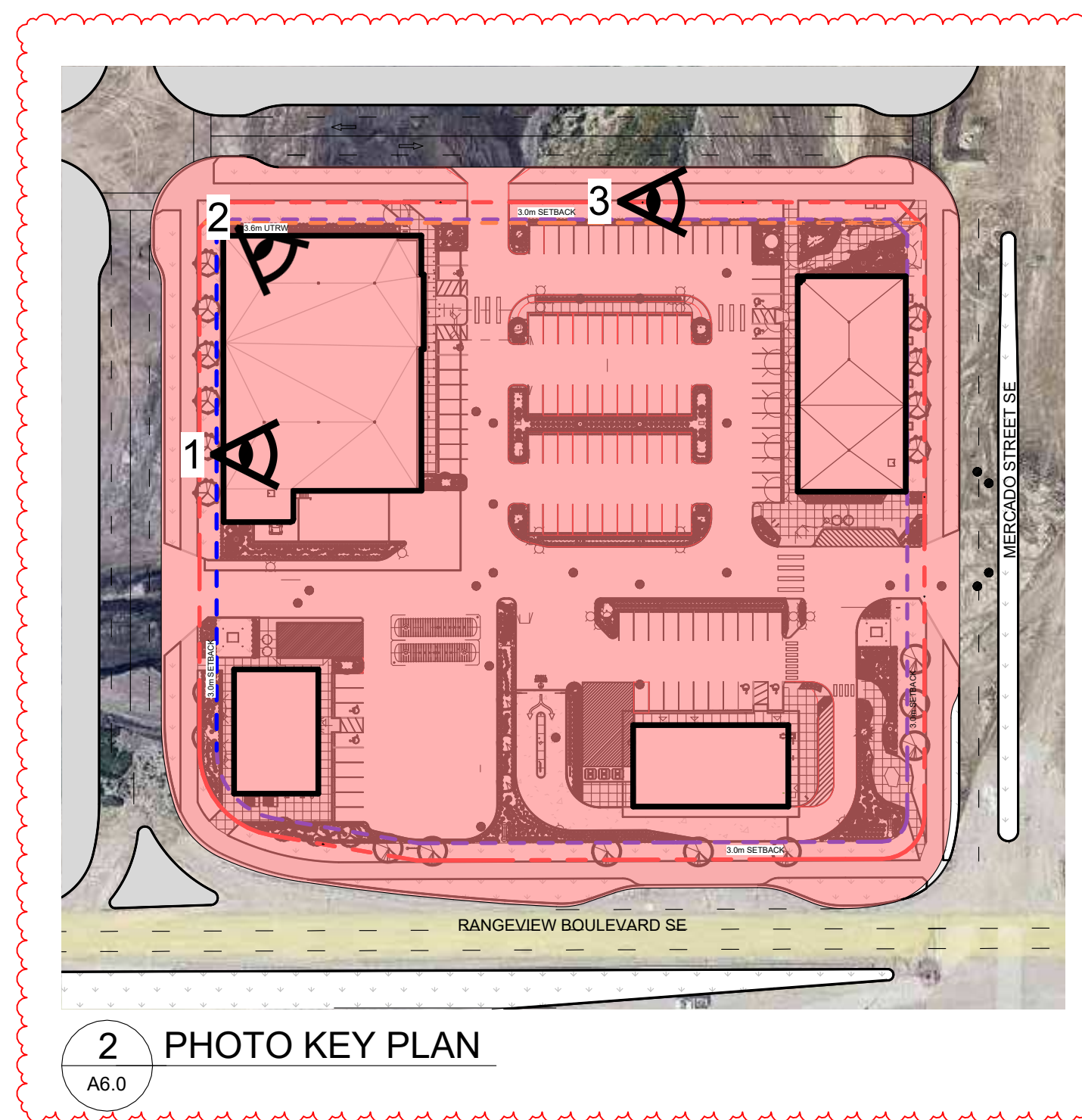
3 SITE PHOTO (NW to SE)
A6.0



4 SITE PHOTO (NW to E)



1 SITE PHOTO (W to E)
A6.0



2 PHOTO KEY PLAN
A6.0

AMENDED DRAWINGS
 DP No 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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SITE PHOTO

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

An architectural rendering of a modern, single-story building with a dark facade. A prominent red vertical sign on the left side of the building displays the word "SIGNAGE" in white capital letters. The word "SIGNAGE" is also written in white capital letters on the dark facade above the entrance. The building features large glass windows and doors, some of which are framed in brown. A paved parking lot with yellow parking lines is in the foreground, with a white crosswalk. In the background, there is a gas station with red and white branding and a city skyline under a blue sky with scattered white clouds.

An architectural rendering of a proposed two-story commercial building, likely a self-storage facility. The building features a modern design with large glass windows and doors on the ground floor, and upper-level windows. The word "STORAGE" is prominently displayed in large, illuminated letters above the entrance sections. The building is situated next to a large, paved parking lot with yellow and white markings. In the background, other commercial buildings and a clear blue sky with scattered clouds are visible.

AMENDED DRAWINGS
DP No Date Received
DP2025-07138 07 22 2026
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notes

1. 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.
2. Do not scale drawings.
3. Refer to Civil drawings for all grading information.
4. All walkways are plain concrete unless noted otherwise.
5. 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.
6. All planting beds and tree wells to be mulched with bark chippings, to 100 mm depth. Contractor to ensure planting beds extend to deep line of outcrop planting materials in planting bed.

3	updated new arch base	2006-07-14	ik
2	updated arch base	2006-07-10	ik
1	revisions	Y-M-D	XXX
number	revision	date	by approved

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)

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

landscape plan
Scale: 1:300

	required	provided
total deciduous tree breakdown (75% of total trees)		
large trees (50% min 75mm cal)	17	21
small trees (50% min 50mm cal)	17	21
total deciduous trees	34	42
total site coniferous tree breakdown (25% of total trees)	required	provided
large trees (50% 3.0m ht min)	6	6
small trees (50% 2.0m ht min)	6	6
total coniferous trees	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)	917.81	1,262.68
required parking lot islands start/end of parking rows (1 tree each)	15	14
parking strips 1 tree per 15m of length	8	8
total trees in parking lot	23	22
required shrubs parking lot islands start/end of parking rows (2 shrubs each)	30	41
shrubs in strips + landscaped areas around parking lot perimeter		236
total shrubs in parking lot	30	277
total shrubs planted on site (less parking lot + setback planting requirements)	total shrubs on site	333

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



Bench

	Depth	Length	Height	Weight
	30"	66"	16"	3,850 lb.
	30"	66"	20"	4,500 lb.

	Depth	Length	Height	Weight
	30"	60"	18"	3,855 lb.
	30"	60.1"	21"	4,188 lb.



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



Wishbone Surf bike rack: 1 rack, 2 stalls.



trash receptacle b
Landscape Forms

furniture palette
nts

mercado (63)
development - west

landscape plan

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

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

SEAL

03
E103S

RENDERINGS
SCALE: NTS

AMENDED DRAWINGS
DP No Date Received
DP2025-07138 07 22 2026
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RENDERINGS

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