
Development Permit Notice of Decision

Date of Decision: September 8, 2023

Claruscuro Architecture Inc. Attn: Tara McCashin
10158 103 Street, Unit 502
Edmonton, AB T5J 0X6

Proposed Development: Commercial: 8 Buildings consisting of 1 to 2 Storeys
Legal Description: Plan 192 0554, Block 5, Lot 1
Municipal Address: 4901 30 Avenue, Beaumont, AB
Land Use District: Commercial
Permit Application No: 2023-223
Tax Roll: 009284

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use within the Commercial District, and has been **approved** by the Development Authority subject to the conditions listed below. Unless otherwise provided for in this approval, all requirements of the City of Beaumont Land Use Bylaw 944-19 shall be met. **Be sure to review all the documentation included with this permit.**

1. Development shall commence within one year from the date of decision noted above. If the development does not commence within this time frame, a new development permit will be required.
2. The site shall be developed in accordance with the attached plans issued for development dated September 8, 2023, with the exceptions and conditions noted herein. **Any changes to the attached plans require prior written approval by the City.**
3. Prior to commencing any activity on the lands, the applicant shall enter into and during the currency of the permit abide by a Development Agreement (pursuant to the Municipal Government Act s. 650), containing terms acceptable to the Municipality. The Development Agreement shall include but not be limited to the following:
 - a. that the Applicant shall provide security in a form satisfactory to the City for all obligations under the Development Agreement, including but not limited to, pre-grading, civil works on public property, and hard and soft landscaping on private property.
4. Final approval and acceptance by the municipality of all civil engineering plans must be completed prior to building permit issuance.
5. Landscaping shall be provided as shown on the attached approved plans. Hard landscaping shall be contiguous and seamlessly integrated with the public sidewalk with no grade adjustments.
6. Lighting for the building shall be provided as shown on the attached approved plans. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.

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7. The Applicant shall provide the Development Authority with AutoCAD drawings to the satisfaction of the Development Authority **with the Building Permit application.**
8. The owner/applicant shall obtain all federal, provincial and local permits as they apply to this project.

Additional Information

1. **Prior to any work commencing on the site**, a Letter of Credit in the amount of 100% of the construction costs for hard and soft landscaping shall be provided prior to building permit issuance, with such costs to include hard landscaping features such as brick pavers, shale, concrete curbing, sidewalks, patios, paved approaches including culvert and rip rap, fencing and painted lines for parking stalls.

50% of the landscaping security shall be released after planting and the remaining balance shall be released once an inspection of the site has demonstrated to the satisfaction of the Development Authority that the landscaping has been well maintained and is in healthy condition two growing seasons after approved inspection.

2. **Prior to any construction commencing on the site**, a Development Agreement and a Letter of Credit equal to 25% of the construction costs shall be submitted to the City of Beaumont for the following:
 - a. any pre-grading of the site including stripping, grubbing, etc.
 - b. the cost of work to be undertaken on municipal property, including but not limited to underground servicing and access.

All but \$7,000 of the above noted securities will be returned upon completion, with no deficiencies as confirmed by Engineering (the municipality will not take less than \$7,000 security). The remainder shall be released upon completion and receipt of as-built record drawings that are received and deemed acceptable by the municipality.

3. Prior to securing the Letters of Credit for this project, the Applicant shall provide cost estimates for approval by the Manager, Engineering & Environment.

The Letter of Credit shall have an initial term of one (1) year, shall be renewed by the owner 30 days prior to expiry, and shall:

- a. contain an automatic renewal clause; and
 - b. allow for partial draws by the City of Beaumont.
4. The Applicant shall maintain comprehensive liability insurance in the amount of \$5 million as it relates to this project, for the duration of both phases of the project. A copy of the Certificate of Insurance must be provided, and Beaumont shall be named on same.
 5. Based on the details of the approved plans, the development meets the minimum required 75% Essential Elements and 25% Suggested Elements of the Beaumont Urban Design Guidelines.

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6. Engineering Advisements

- a. The owner shall be responsible for any engineering and legal costs incurred by the City related to this project.

7. A preliminary review of the site plan and underground services plan have been conducted by Engineering Services. Engineering requires the drawing reflect an update and/or provide a response to the following items:

- a. The watermain extending into the site that will feed the hydrant and extend to the south parcel should be upsized to a minimum of 250mm.
- b. Silt fence should not be installed down the centre of the proposed access road, but instead, offset to the south and east.
- c. The north storm stub at STM MH3 should have a 2.5m separation between the proposed watermain. Consideration should be given to abandoning the stub and installing a new stub that extends east or northeast
- d. Pavement structure table on dwg 9 should be updated with a reference to a Geotech report and provide information on the spec for base course and sub-base course. 60mm pavement lift on light duty pavement is thing.

8. Fire Advisements

- a. A Fire Safety Plan must be posted in a visible area on the construction site.
- b. The Fire Chief requires that the City of Beaumont Fire Department be provided with one (1) elevator key, to be used during a rescue operation, in the event occupants or visitors to the building become trapped inside the elevator car.
- c. The Applicant shall purchase a key box from the City Hall Office to ensure all building units are accessible in case of an emergency.

9. Infrastructure Advisements

- a. The owner shall contact all franchise utilities to arrange for any service connections that are required. Where City utilities and services are interfered with or for construction, which is on municipal property, the Applicant will be responsible for the cost of relocation/repair of these municipal services.
- b. The water meter(s) for this project shall be purchased from the City of Beaumont. For each meter to be installed a "Water Meter Permit Request" must be completed electronically and submitted to waterandwastewater@beaumont.ab.ca. This application must be submitted thirty (30) days prior to occupancy. Size, type, and number of meters per building must be approved by the City of Beaumont.

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10. This Development Permit is issued under the City of Beaumont Land Use Bylaw 944-19. It does not exempt you from compliance with any other municipal bylaw or statutory plan applicable to the Proposed Development, any relevant federal or provincial statute or regulation, or any easement, covenant, agreement, or contract affecting the subject lands.
11. This Notice of Decision is NOT a building permit. Work or construction shall not commence until an applicable Building Permit has been issued under the Alberta Safety Codes Act and any other applicable bylaws or regulations.
12. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
13. The site shall be kept clear of all construction garbage and debris; an on-site garbage container/bin shall be required.
14. Failure to keep the sites clean of debris is an offence under Our Zoning Blueprint. The Peace Officers may issue offence tickets to any person who has committed or is committing an offence respecting this infraction and may be subject to the following penalties:
 - a. First Offence – a written warning or a stop work order shall be issued, and a bin will be required onsite;
 - b. Second Offence (on same lot) – a minimum fine of \$1,000.00 and a stop work order shall be issued;
 - c. Third (and Subsequent) offence(s) (on same lot) – a minimum fine of \$5,000.00 and a stop work order shall be issued.
15. Separate sign permit applications will be required for any on-site signage. Projecting signage is required to be installed as per Section 4.2.9 of the Land Use Bylaw within the Commercial District.
16. It is the responsibility of the Applicant to ensure they have reviewed and understand all Instruments registered against the Title of the subject property. This includes all easements, caveats, and restrictive covenants. The City shall not address, nor enforce, any Instruments of which we have no interest in and/or are not a party to.

Permit Notification Information

In accordance with the City of Beaumont Land Use Bylaw 944-19, notice regarding this Development Permit has been published on our website, only.

Appeal Information

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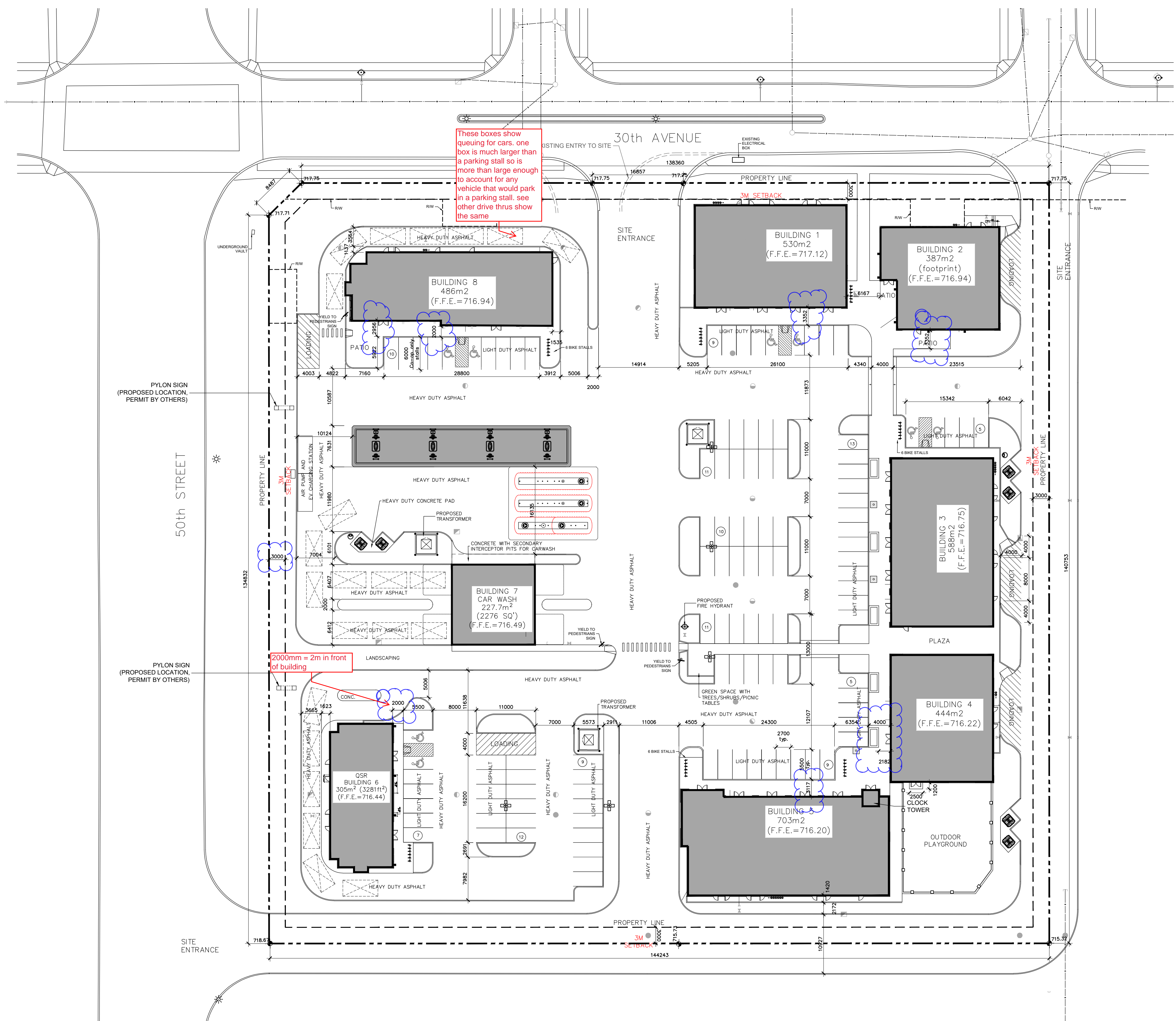
Permitted Uses may not be appealed unless the provisions of the Land Use Bylaw were relaxed, varied, or misinterpreted. If you have reason to appeal this Development Permit or any of the above conditions on these grounds, you may submit an appeal to the Secretary of the Subdivision Development and Appeal Board (SDAB) or the Land and Property Rights Tribunal within 21 days of the date the decision was made, noted above.

For more information regarding this Development Permit, its conditions, or the Land Use Bylaw, contact the Development Authority who made the decision on this permit:

Sara Boulos
Development Planner
780-340-1784
Sara.boulos@beaumont.ab.ca

cc: Curtis Doblanko, Director, Finance
Kendra Raymond, Director, Planning & Development
Jennifer Niesink, Director, Economic Development
Jay Melvin, Director, Protective Services & Fire Chief
Punam Grewal, Manager, Engineering & Environment
Joannes Wong, Manager, Long Range Planning
Shawn Hipkiss, Manager, Development Services
Aleshia Ingram, Senior Development Planner
Charles Conroy, Development & Engineering Coordinator
Carley Krahn, Fire Prevention Officer
Ellen Feron, Operations Facility Administrative Assistant
Troy Birtles, Accurate Assessment
Kate Alexander, Leduc Public Health

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These boxes show queuing for cars, one box is much larger than a parking stall so is more than large enough to account for any vehicle that would park in a parking stall, see other drive thru show the same

2000mm = 2m in front of building

DEVELOPMENT STATISTICS

LEGAL DESCRIPTION: LOT 1, BLOCK 5, PLAN 1920554
MUNICIPAL ADDRESS: 4901 - 30 AVENUE, Beaumont, Alberta T4X 1T9

PROPOSED USE OF BUILDING: COMMERCIAL (8 BUILDINGS)
ZONING: COMMERCIAL DISTRICT (C)

SETBACKS REQUIRED: 3M
SETBACKS PROVIDED: 3M

TOTAL SITE AREA: 218595 sqft (20,308.136 sqm)
PROPOSED BUILDING AREA: 39460.5 sqft (36662m²)
PROPOSED FAR: 0.18
MAX. FAR: 1.5

MAX HEIGHT ALLOWED: 39'-4.5" (12m)
PROPOSED HEIGHT: 31'-5" (9.45m)

PROPOSED USE OF BUILDINGS:
BUILDING 1: CRU TOTAL AREA: 530m²
BUILDING 2: RESTAURANT TOTAL AREA: 387m²
BUILDING 3: CRU TOTAL AREA: 588m²
BUILDING 4: DAYCARE TOTAL AREA: 444m²
BUILDING 5: CRU TOTAL AREA: 703m²
BUILDING 6: DRIVE-IN SERVICES TOTAL AREA: 305m²
CARWASH (lddg7): TOTAL AREA: 228m²
BUILDING 7: DRIVE-IN SERVICE, C-STORE TOTAL AREA: 481m²

PROPOSED BUILDING STALLS (COMMERCIAL): 1 SPACE PER 100m² (?) / 40 : 91.65 = 92 STALLS
3666m² / 40 : 91.65 = 92 STALLS

PARKING REQUIRED: 92
PARKING PROVIDED: 106
BARRIER FREE STALLS REQ'D: 4
PROVIDED: 6
LOADING SPACE PROVIDED: 5

BICYCLE PARKING:
TOTAL REQUIRED: 6 PER 4,600m² (OR 6 PER BUILDING)
TOTAL PROVIDED: 7 BUILDINGS (NOT COUNTING CAR WASH) 6X7 = 42

LEGEND

- PROPERTY LINE
- SETBACK
- RETAINING WALL
- PROPOSED FENCE
- FUTURE USE
- H/C SPLAY
- INDICATES DESIGNATED H/C PARKING STALL
- PAINT TYPICAL LOGO ON ASPHALT - YELLOW
- TYPICAL = 100mm WIDE PAINTED PARKING LINES
- COLOR = YELLOW
- PROVIDE HANDICAPPED PARKING SIGN "PERMIT REQUIRED"
- MH MANHOLE REFER TO CIVIL DRAWINGS
- CB/CATCH BASIN REFER TO CIVIL DRAWINGS
- EXISTING WATER SHUT OFF VALVE REFER TO CIVIL DRAWINGS
- EXISTING FIRE HYDRANT REFER TO CIVIL DRAWINGS
- EXISTING POWER POLE REFER TO CIVIL DRAWINGS
- EXISTING LIGHT POST REFER TO CIVIL DRAWINGS
- CB/MH CATCHBASIN/MANHOLE REFER TO CIVIL DRAWINGS
- TRANSFORMER w/ PEDESTAL REFER TO ELECTRICAL DRAWINGS
- EXISTING PROPOSED
- PROPOSED Pylon SIGN PERMIT BY OTHERS
- PROPOSED LIGHT STANDARDS REFER TO CIVIL DRAWINGS
- PROPOSED CONCRETE SIDEWALK REFER TO CIVIL DRAWINGS
- SUBJECT OF THIS APPLICATION
- FUTURE, NOT IN CONTRACT
- OUTDOOR PLAYGROUND
- BIKE RACKS- EACH BIKE STALL IS 600mm x 1800mm
- PROPOSED EARTH BIN FOR GARBAGE AND RECYCLING
- PROPOSED EARTH BIN SILO FOR GREASE
- GRATING FOR TREES
- CONCRETE BLOCK PLANTERS



PRELIMINARY
NOT FOR CONSTRUCTION



Approved September 8, 2023
Development Planner

[Signature]

REVISIONS

NO.	REVISIONS	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023.04.25
2	RE-ISSUED FOR DP w/ additional info	2023.05.01

BEAU VAL COMMERCIAL

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

OVERALL SITE PLAN

DATE PRINTED: July 28, 2023
FOR MILESTONE DATES SEE REVISIONS COLUMN ABOVE.

JOB # 2314
DRAWN BY: TM

A001

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DEVELOPMENT STATISTICS
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 ZONING: COMMERCIAL DISTRICT (C)
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 SETBACKS PROVIDED: 3M
 TOTAL SITE AREA: 218595 sqft (20,308.136 sqm)
 PROPOSED BUILDING AREA: 41993 sqft (3,901 sqm)
 PROPOSED FAR: 0.19
 MAX. FAR: 1.5
 MAX HEIGHT ALLOWED: 39'-4.5" (12m)
 PROPOSED HEIGHT: 31'-5" (9.45m)
 PROPOSED USE OF BUILDINGS:
 BUILDING 1: CRU TOTAL AREA: 530m²
 BUILDING 2: RESTAURANT TOTAL AREA: 387m²
 BUILDING 3: CRU TOTAL AREA: 588m²
 BUILDING 4: DAYCARE TOTAL AREA: 444m²
 BUILDING 5: CRU TOTAL AREA: 576m²
 BUILDING 6: DRIVE-IN SERVICES TOTAL AREA: 321m²
 BUILDING 7: DRIVE-IN SERVICE, C-STORE TOTAL AREA: 466m²
 BUILDING 8: TOTAL AREA: 204m²
 PROPOSED BUILDING STALLS (COMMERCIAL): 1 SPACE PER 100m² (3)
 3901m² / 40 : 97.5 = 98 STALLS
 PARKING REQUIRED: 98
 PARKING PROVIDED: 112
 BARRIER FREE STALLS REQ'D: 4
 PROVIDED: 6
 LOADING SPACE PROVIDED: 2
 BICYCLE PARKING:
 TOTAL REQUIRED: 6 PER 4,600m² (OR 6 PER BUILDING)
 TOTAL PROVIDED: 7 BUILDINGS (NOT COUNTING CAR WASH) 6x7 = 42

LEGEND

- PROPERTY LINE
- SETBACK
- RETAINING WALL
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- CATCH BASIN REFER TO CIVIL DRAWINGS
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- EXISTING FIRE HYDRANT REFER TO CIVIL DRAWINGS
- EXISTING POWER POLE REFER TO CIVIL DRAWINGS
- EXISTING LIGHT POST REFER TO CIVIL DRAWINGS
- CATCHBASIN/MANHOLE REFER TO CIVIL DRAWINGS
- TRANSFORMER w/ PEDESTAL REFER TO ELECTRICAL DRAWINGS
- EXISTING PROPOSED
- PROPOSED PYLON SIGN PERMIT BY OTHERS
- PROPOSED LIGHT STANDARDS AS APPROVED LIGHT STANDARDS PER CITY OF BEAUMONT, AB
- PROPOSED CONCRETE SIDEWALK REFER TO CIVIL DRAWINGS
- SUBJECT OF THIS APPLICATION
- FUTURE, NOT IN CONTRACT
- OUTDOOR PLAYGROUND
- BIKE RACKS- EACH BIKE STALL IS 600mm x 1800mm



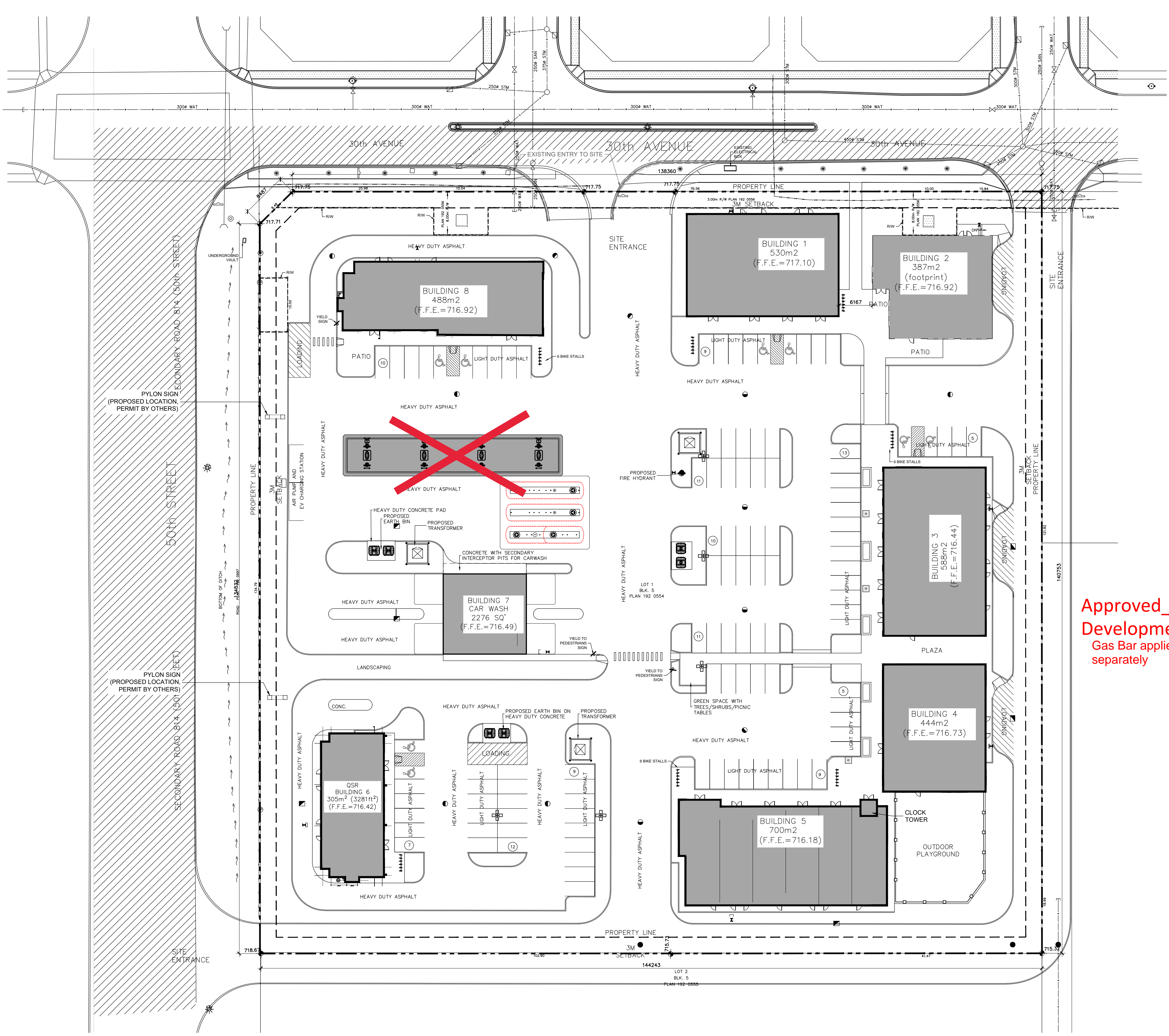
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CLAROSCuro
 Architecture Inc
 www.claroscuro.ca
 502-10158 103 St. NW
 Edmonton, AB, T5J 0X6

REVISIONS	YYYY.MM.DD
1	ISSUED FOR DEVELOPMENT PERMIT 2023.04.25

BEAU VAL COMMERCIAL
 4901 - 30 AVENUE
 Beaumont, Alberta
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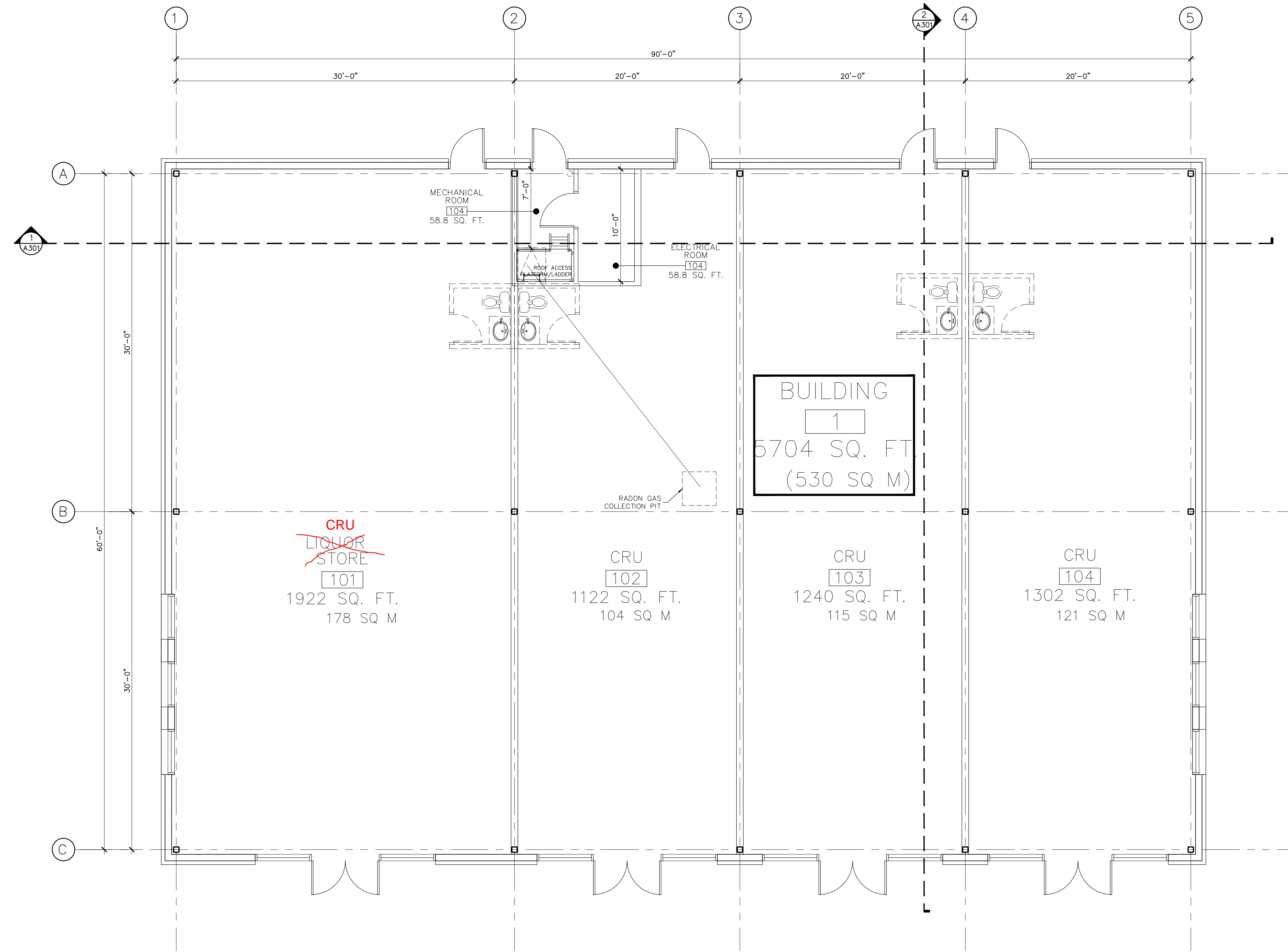
OVERALL SITE PLAN
 DATE PRINTED: April 25, 2023
 FOR MILESTONE DATES SEE REVISIONS COLUMN ABOVE.
 JOB # 2314
 DRAWN BY: TM
 A001




Approved September 8, 2023
 Development Planner
 Gas Bar applied separately

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Development Planner




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1	ISSUED FOR DEVELOPMENT PERMIT 2023.04.25

1 MAIN FLOOR PLAN
A101 3/16" = 1'-0"

BEAU VAL COMMERCIAL

BLDG '1'

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

DATE PRINTED: April 25, 2023
FOR MILESTONE DATES SEE REVISIONS COLUMN ABOVE.

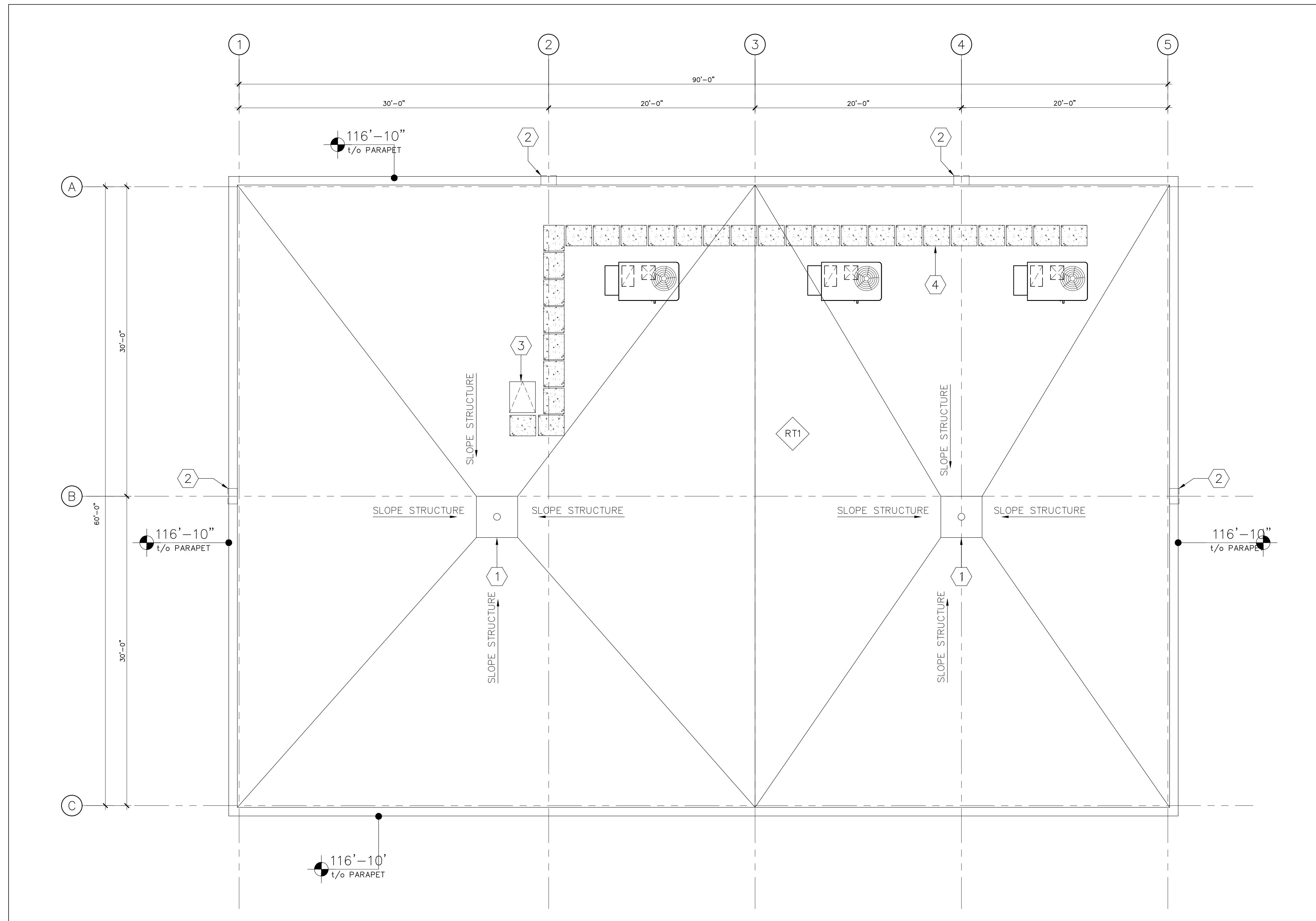
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A101

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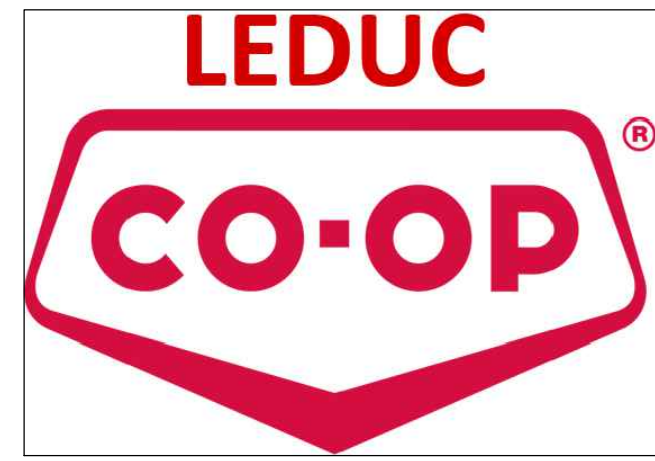
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ROOF LEGEND:

- ① ROOF DRAIN (REFER TO DETAIL A/A103)
- ② ROOF SCUPPER (REFER TO DETAIL B/A103)
- ③ ROOF HATCH (REFER TO DETAIL C/A103)
- ④ ROOF HATCH (REFER TO DETAIL C/A103)

CONCRETE PAVERS



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CLAROSURO
Architecture Inc
www.clarosuro.ca
502-10158 103 St. NW
Edmonton, AB, T5J 0X6

REVISIONS	YYYY.MM.DD
1 ISSUED FOR DEVELOPMENT PERMIT	2023.04.25

Approved September 8, 2023
Development Planner

BEAU VAL COMMERCIAL

BLDG '1'

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

1 ROOF PLAN
A102
3/16" = 1'-0"

ROOF PLAN

DATE PRINTED: April 25, 2023
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A102

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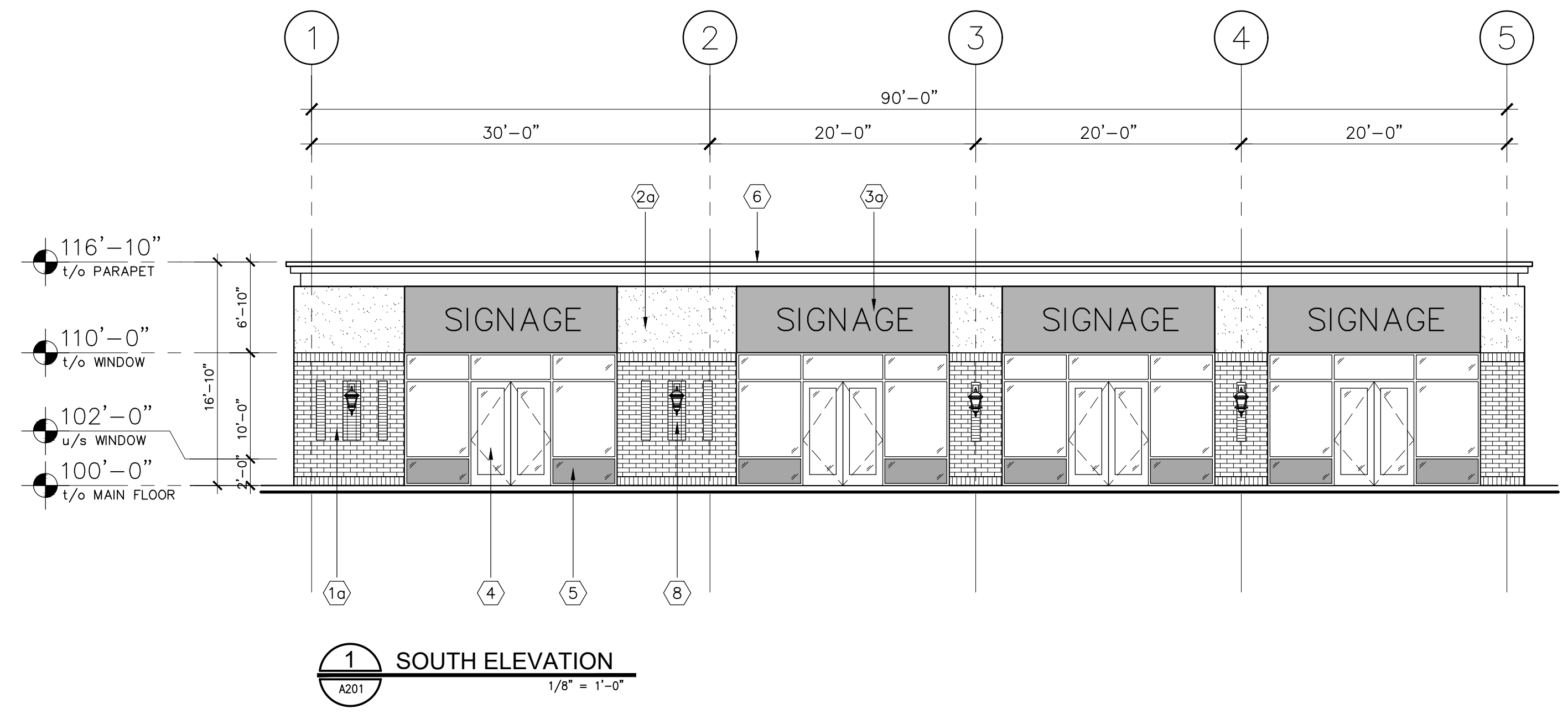
BEAU VAL
COMMERCIAL

BLDG '1'

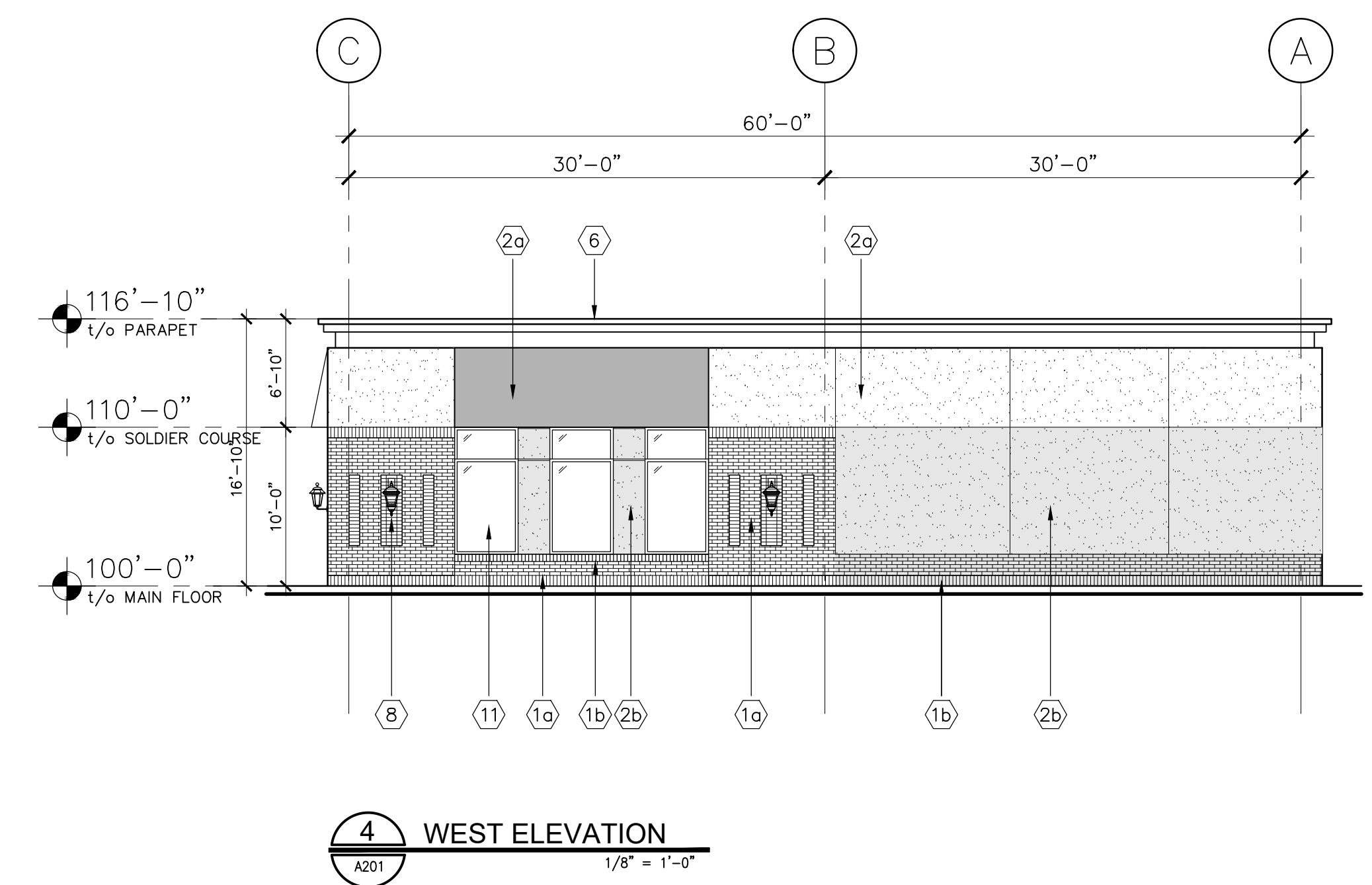
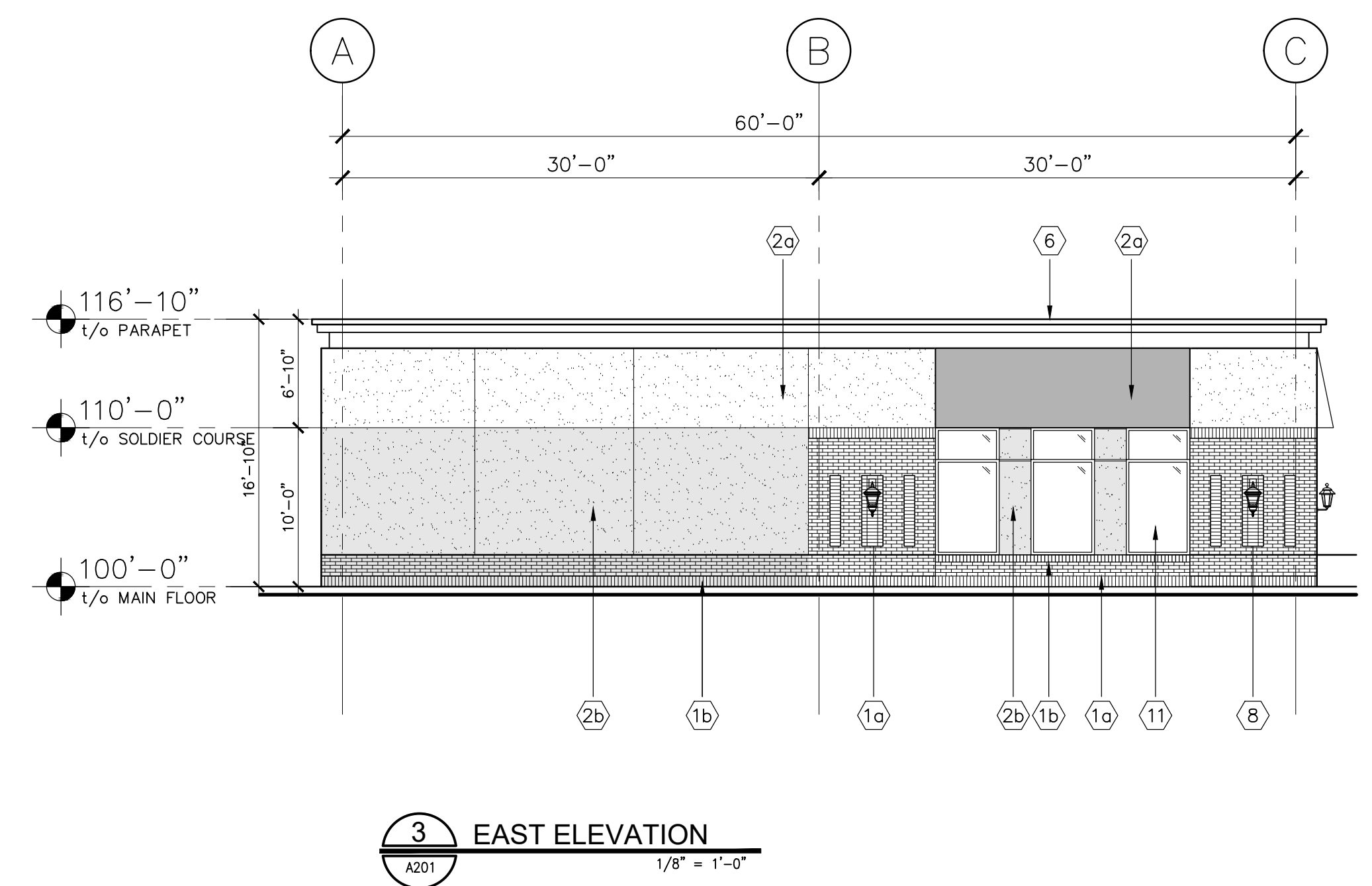
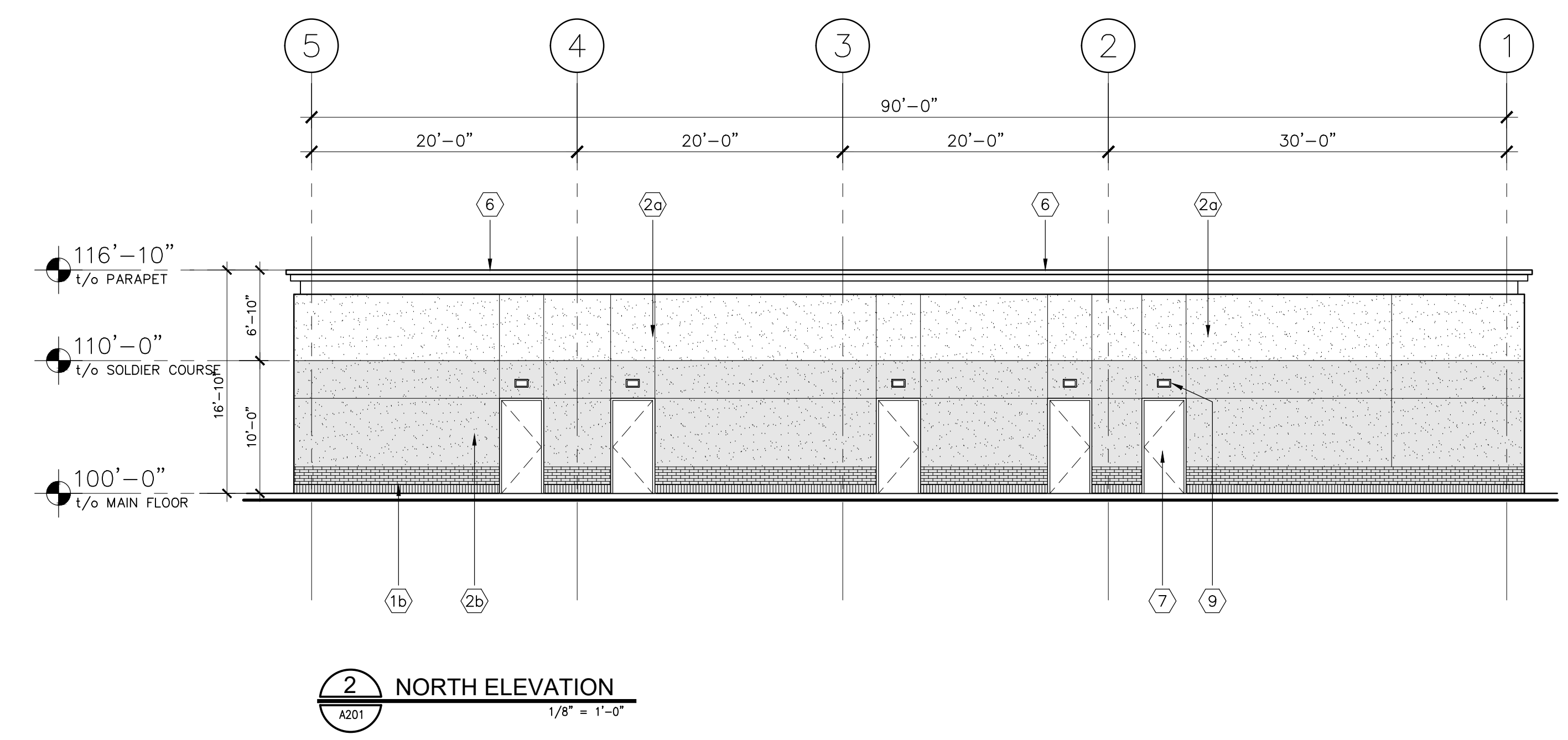
4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

DATE PRINTED: April 25, 2023 FOR MILESTONE DATES SEE REVISIONS COLUMN ABOVE.	A201
JOB # 2314	
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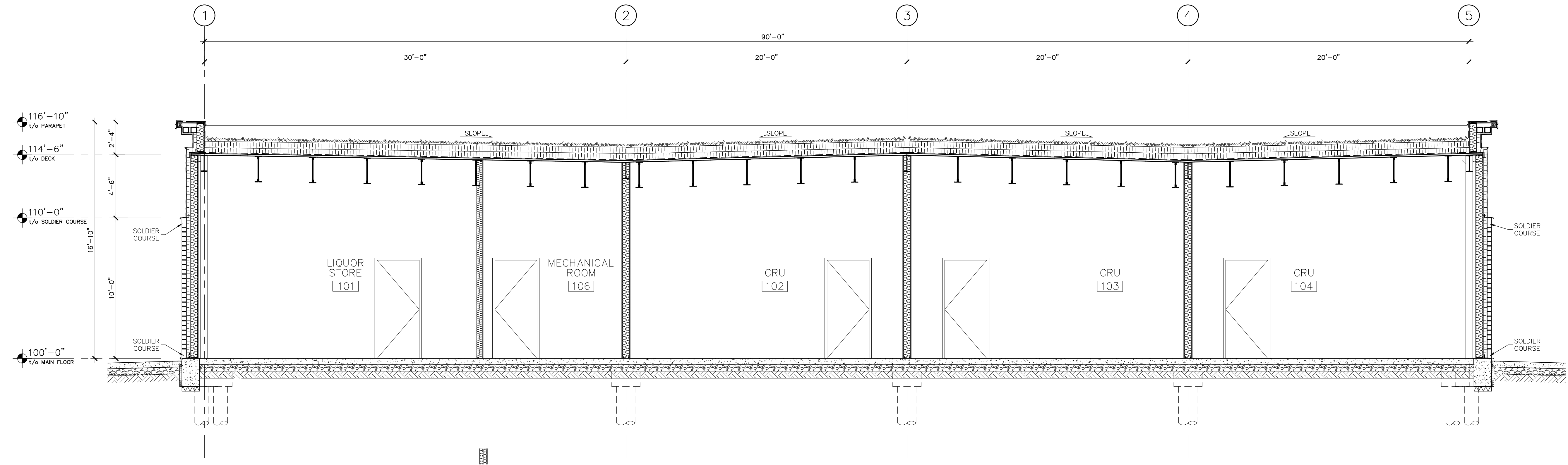


- ELEVATION KEYNOTES
- 1a BRICK 1a- MODULAR SIZE
MANUFACTURER: GLEN-GERY
COLOUR: TBC
INSTALL: SEE ELEVATIONS FOR CONFIGURATION
MORTAR: STANDARD GRAY.
 - 1b BRICK 1b- MODULAR SIZE
MANUFACTURER: GLEN-GERY
COLOUR: COAL CITY BLACK
INSTALL: SEE ELEVATIONS FOR CONFIGURATION
MORTAR: STANDARD GRAY
 - 2a EIFS - WHITE
MANUFACTURER - TBD
COLOUR: BM CALM or equivalent
TEXTURE: MARBLE COAT 1.5
 - 2b EIFS - BLACK
MANUFACTURER - TBD
COLOUR: TBC
TEXTURE: MARBLE COAT 1.5
 - 3a TENANT SIGNAGE ON BLACK FABRIC
AWNING ON LIGHT METAL FRAME
 - 3b BLACK FABRIC AWNING
ON LIGHT METAL FRAME
 - 4 BLACK ALUMINUM STOREFRONT DOORS AND WINDOWS
w/ SEALED UNIT GLAZING
 - 5 BLACK SPANDREL GLASS
 - 6 PREFINISHED ALUMINUM CAP FLASHING
CASCADIA - BLACK
CODE: QC8262
 - 7 INSULATED HOLLOW METAL DOOR
c/w PRESSED STEEL FRAME
COLOUR: BLACK
 - 8 EXTERIOR WALL SCONCE
COL12/XCA-UP
 - 9 WALL PACK.
SEE ELECTRICAL.
Align base of fixture with brick coursing
 - 10 CONTROL JOINT
 - 11 BLACK ALUMINUM PUNCH WINDOW
 - 12 DRIVE THRU WINDOW WITH AIR CURTAIN
 - 13 FIBER CEMENT PANEL
 - 14 ACM PANELS IN CO-OP RED



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1 BUILDING SECTION
A301 1/4" = 1'-0"

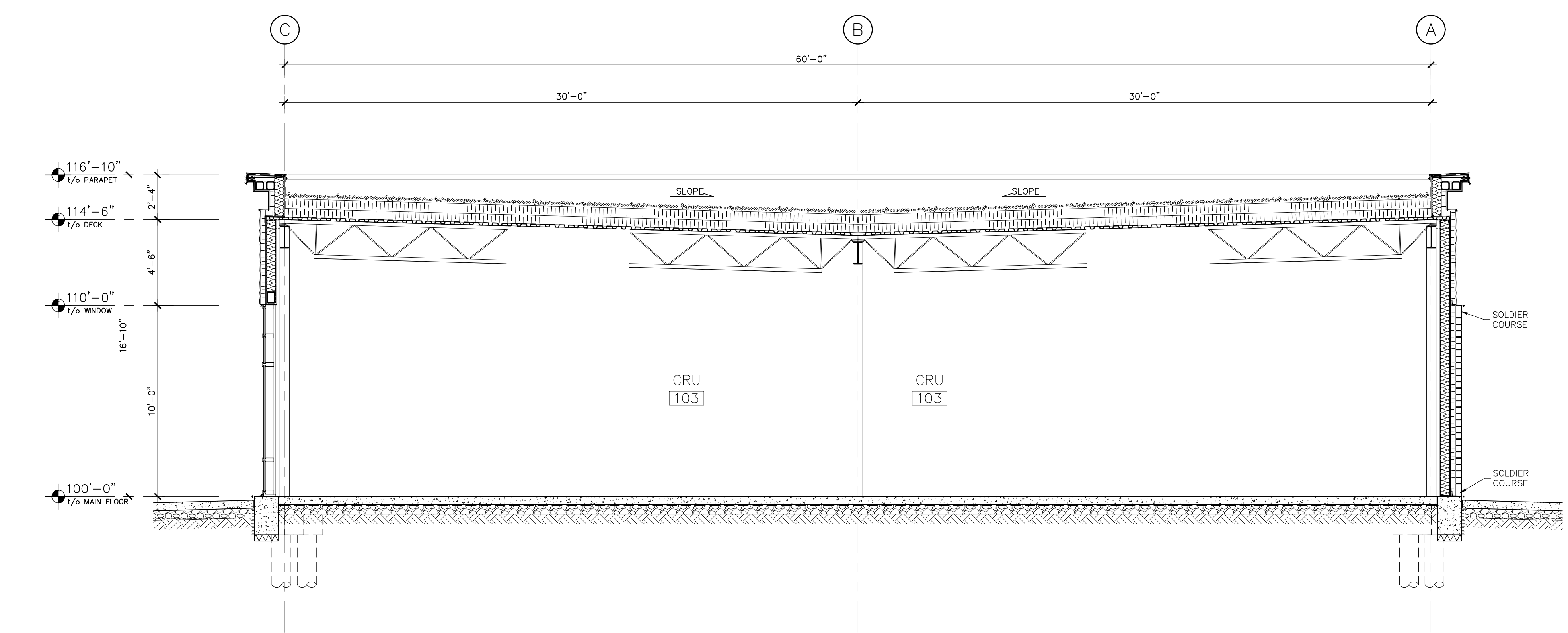


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2 BUILDING SECTION
A301 1/4" = 1'-0"

BEAU VAL
COMMERCIAL

BLDG '1'

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

BUILDING SECTIONS

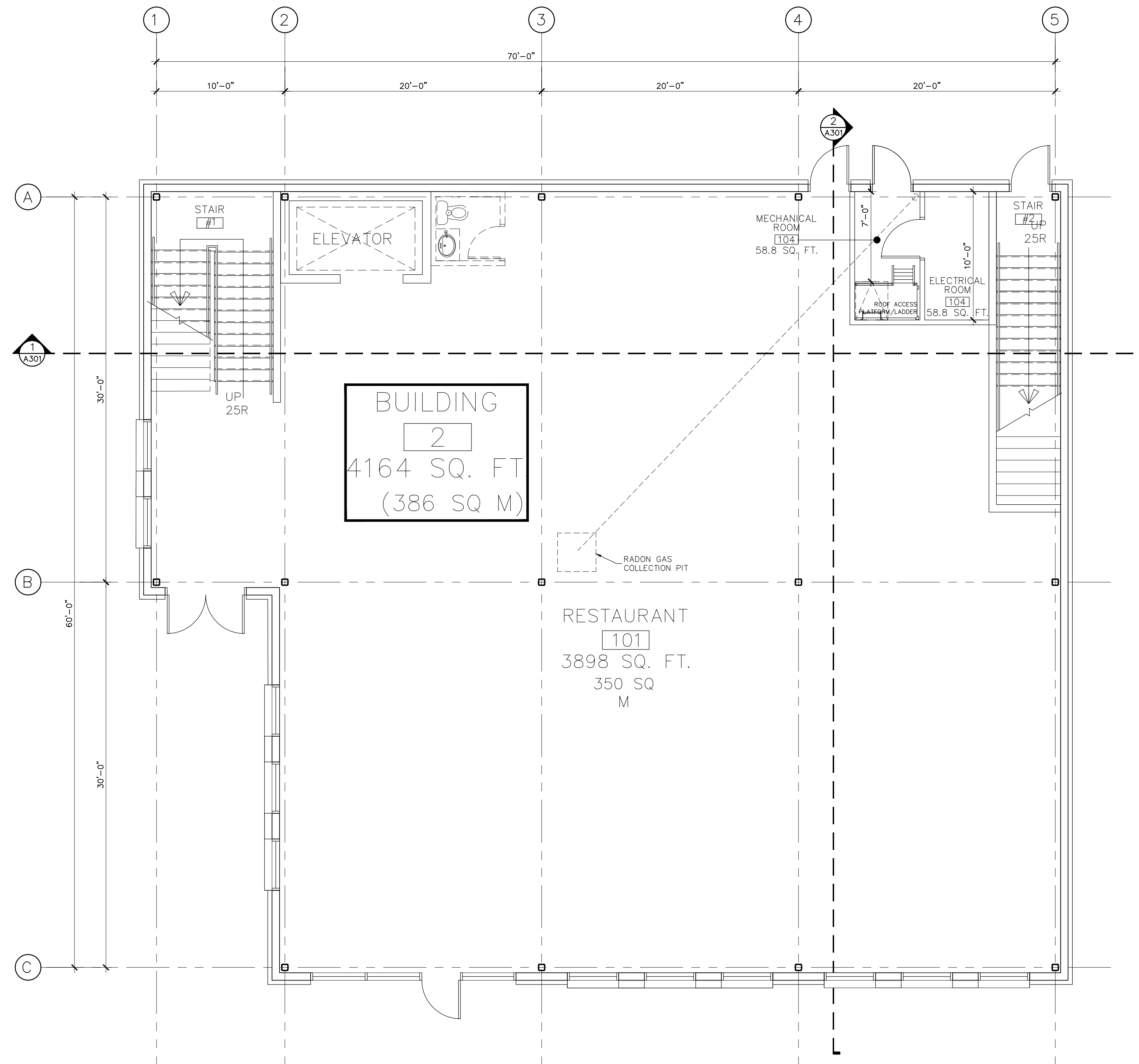
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A301

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 A101 3/16" = 1'-0"

BEAU VAL
 COMMERCIAL

BLDG '2'

4901 - 30 AVENUE
 Beaumont, Alberta

CONSULTANT STAMP:

MAIN FLOOR
 PLAN

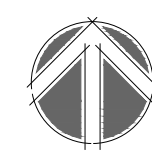
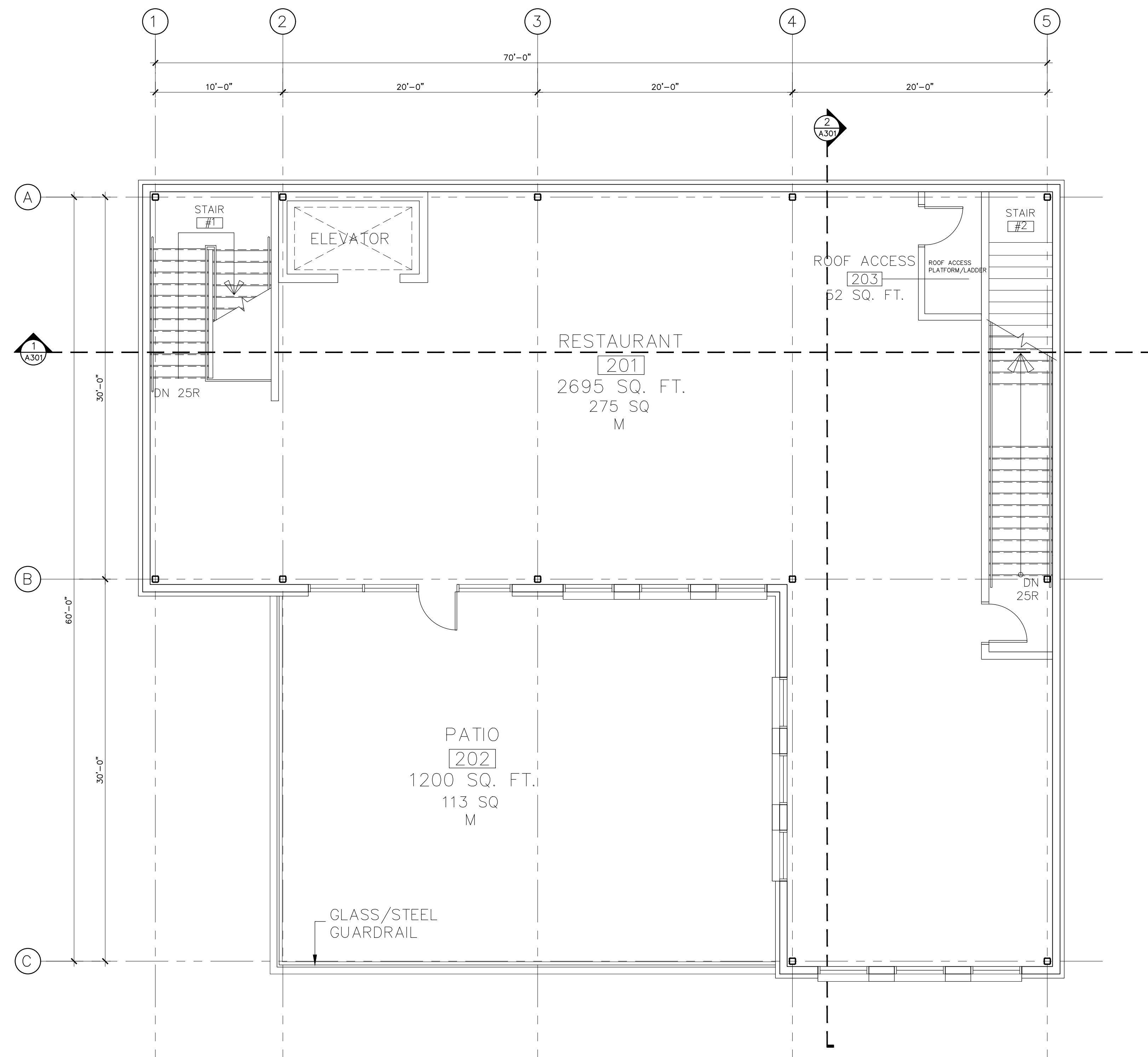
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 FOR MILESTONE DATES SEE
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A101

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1 SECOND FLOOR PLAN
 A102 3/16" = 1'-0"

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BEAU VAL
 COMMERCIAL

BLDG '2'

4901 - 30 AVENUE
 Beaumont, Alberta

CONSULTANT STAMP:

SECOND FLOOR
 PLAN

DATE PRINTED: April 25, 2023
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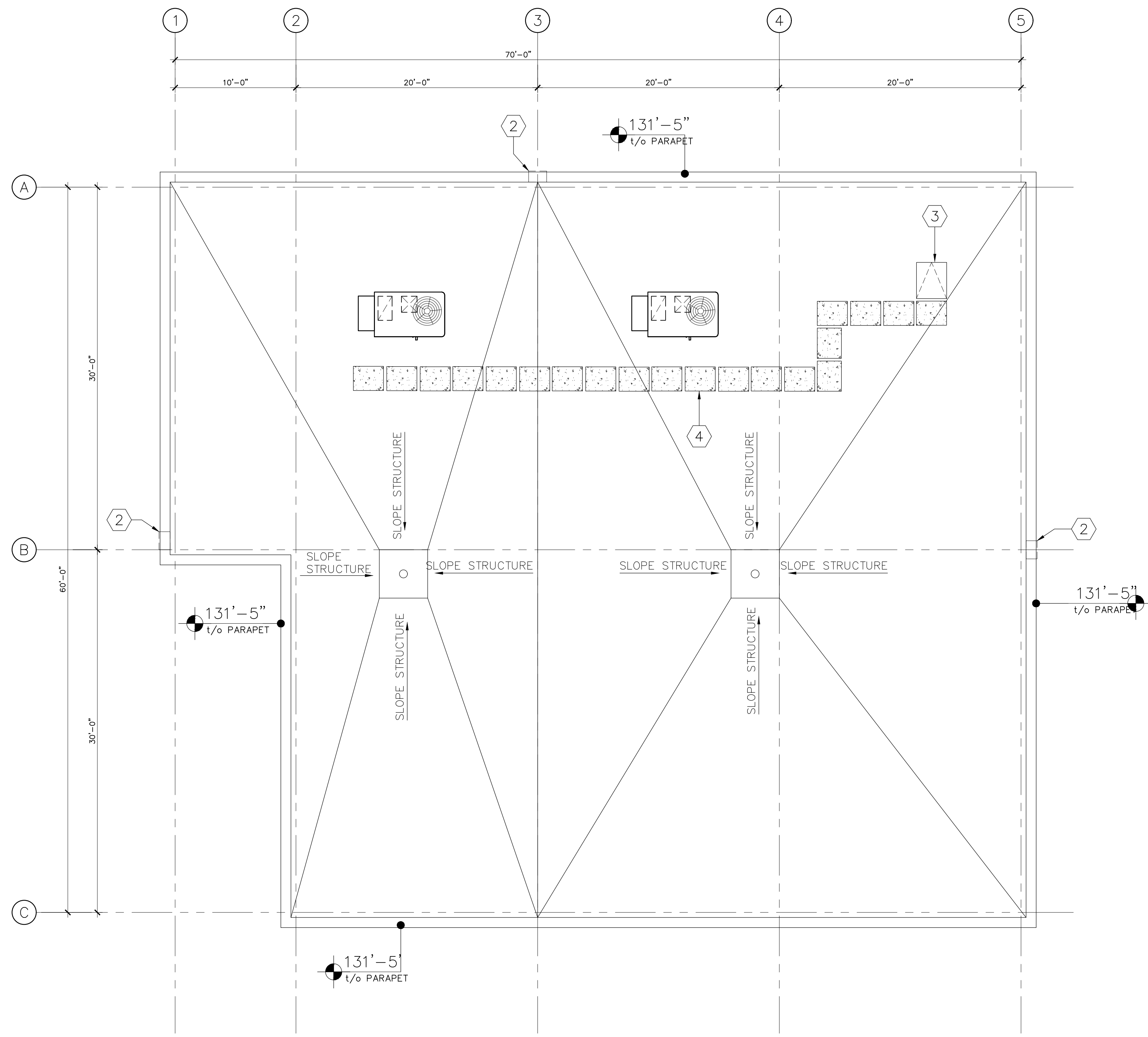
JOB # 2314

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A102

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- ROOF LEGEND:**
- ① ROOF DRAIN (REFER TO DETAIL A/A103)
 - ② ROOF SCUPPER (REFER TO DETAIL B/A103)
 - ③ ROOF HATCH (REFER TO DETAIL C/A103)
 - ④ ROOF HATCH (REFER TO DETAIL C/A103)
- CONCRETE PAVERS



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BEAU VAL
COMMERCIAL

BLDG '2'

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

1 ROOF PLAN
A103
3/16" = 1'-0"

ROOF PLAN

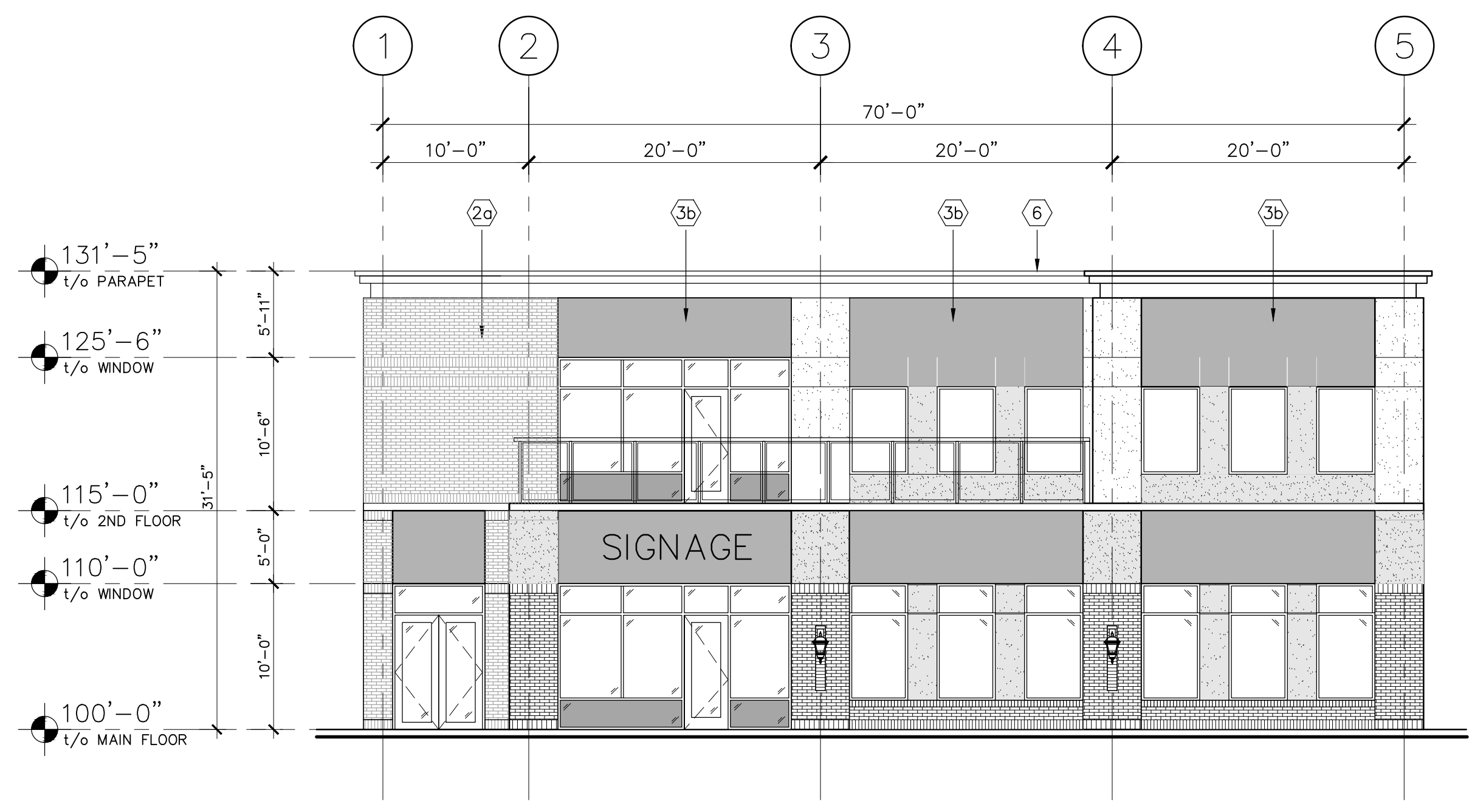
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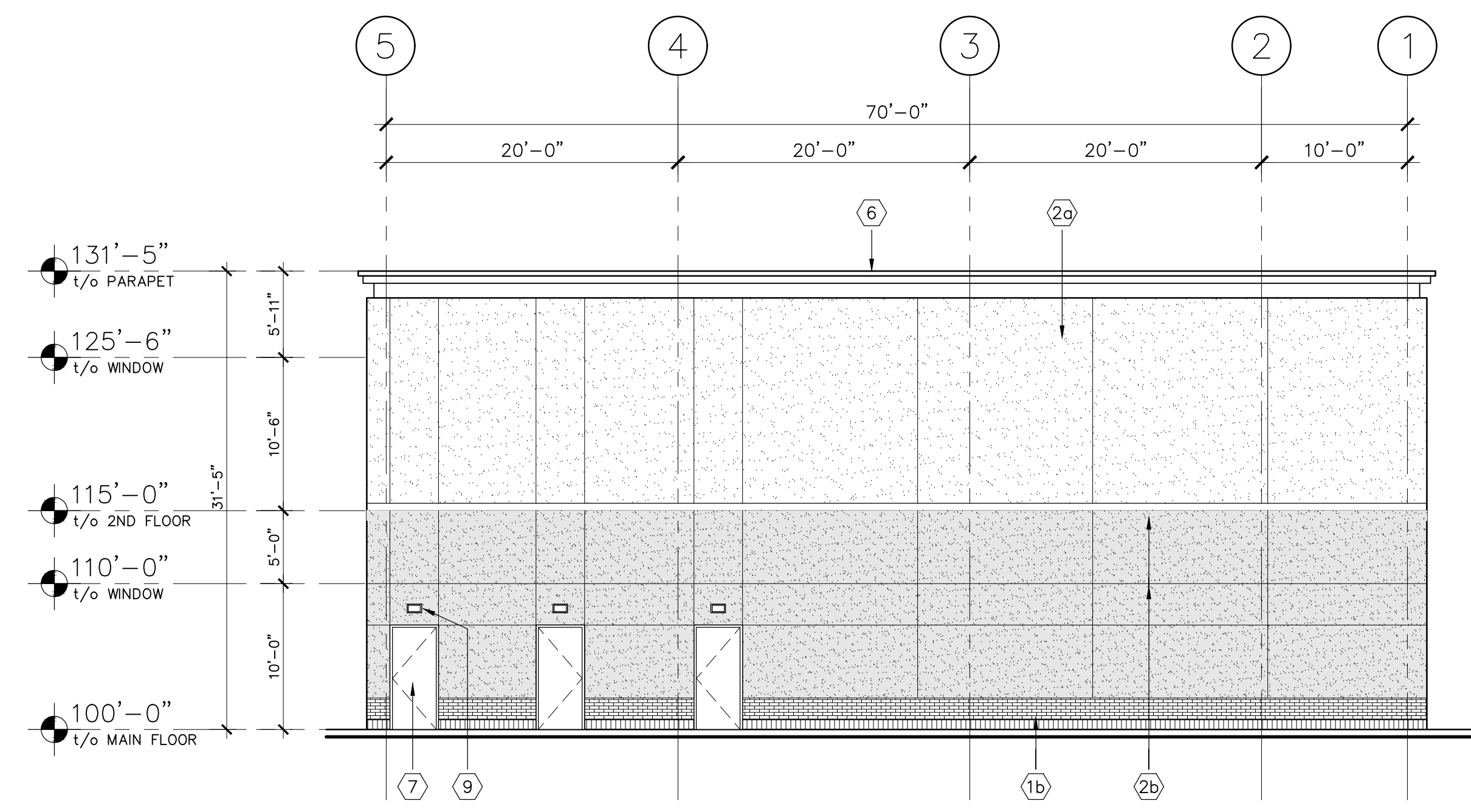
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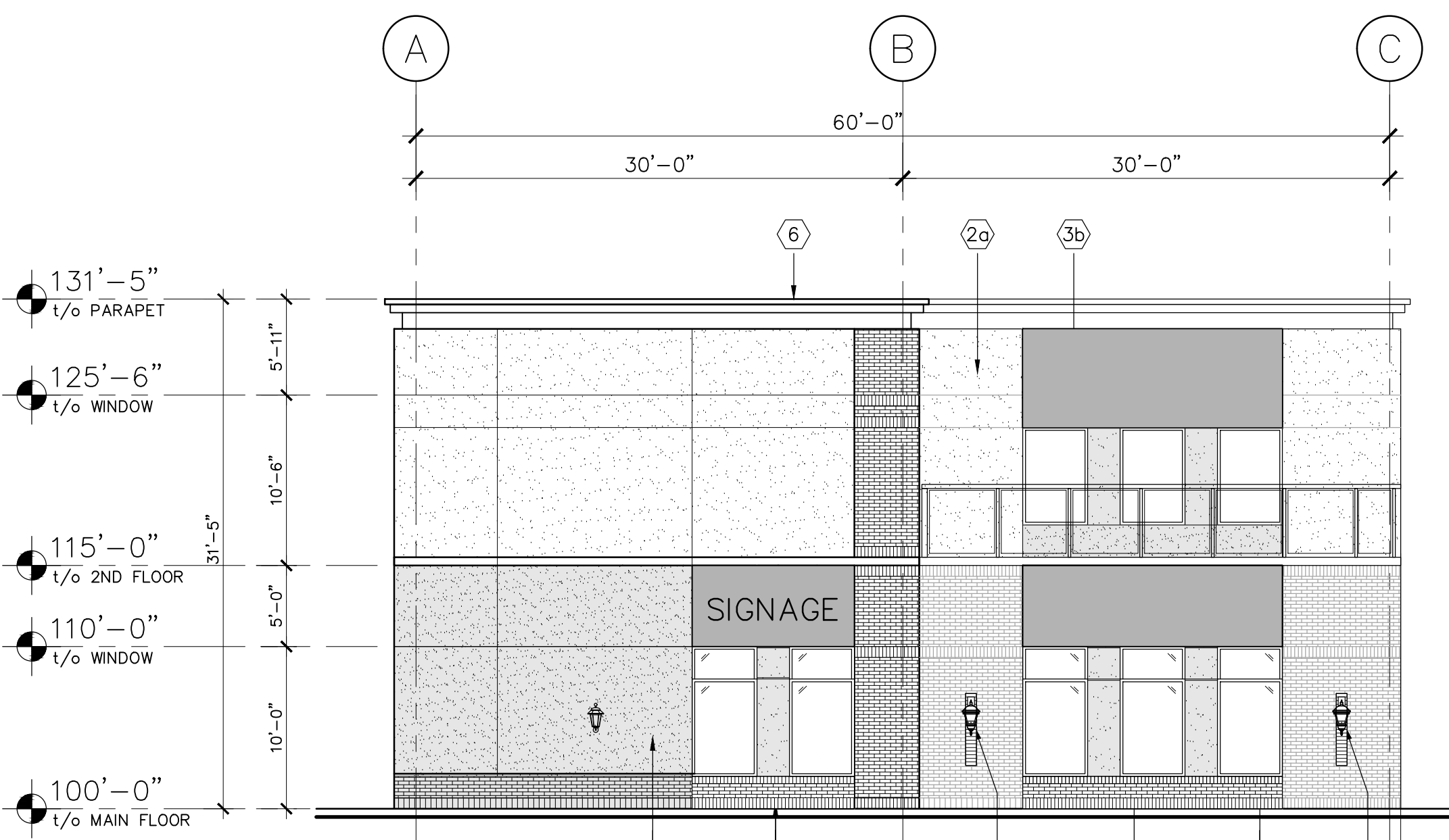
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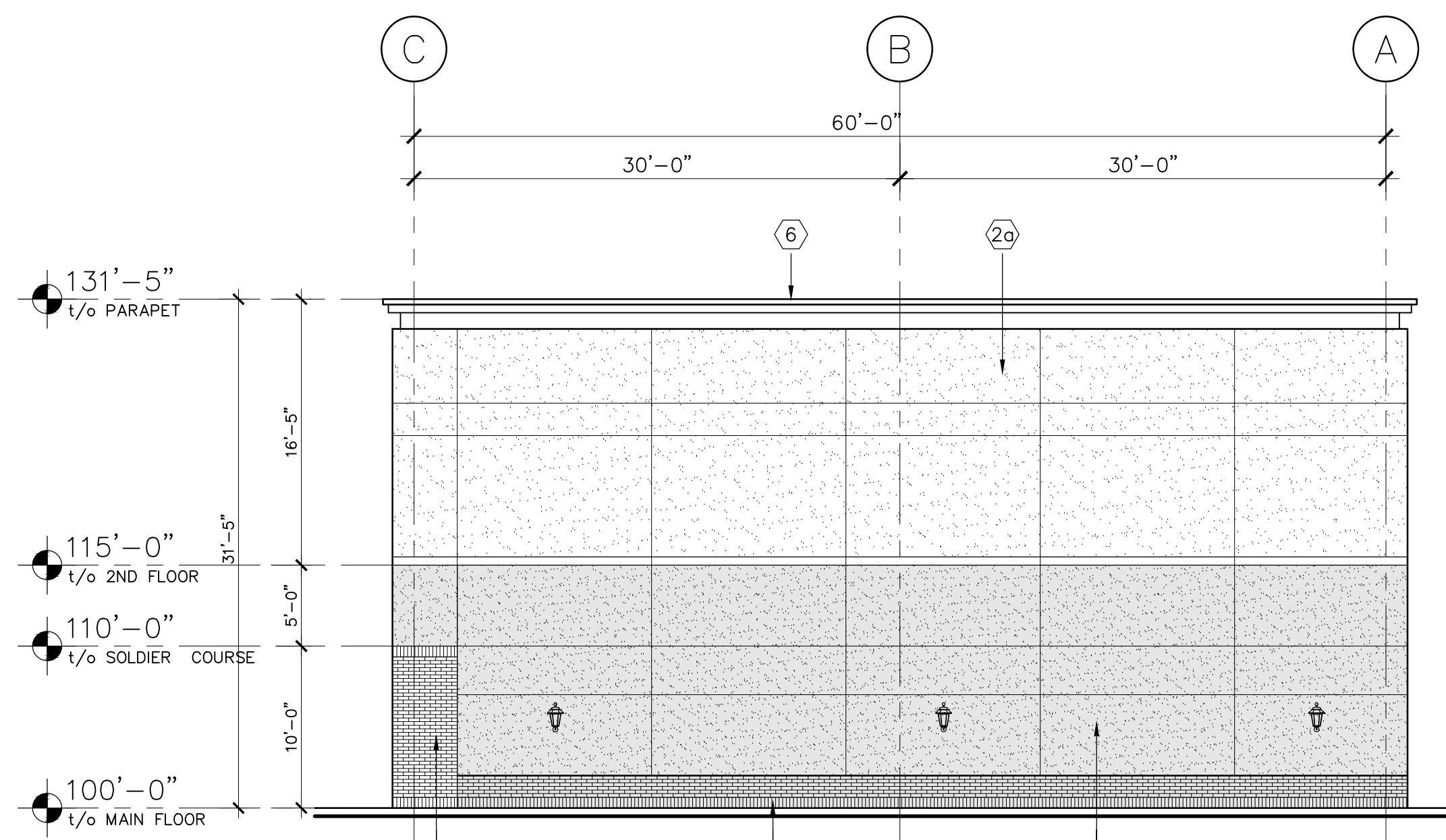
1 SOUTH ELEVATION
A201
1/8" = 1'-0"



2 NORTH ELEVATION
A201
1/8" = 1'-0"



3 WEST ELEVATION
A201
1/8" = 1'-0"



4 EAST ELEVATION
A201
1/8" = 1'-0"

ELEVATION KEYNOTES

1a	BRICK 1a- MODULAR SIZE MANUFACTURER: GLEN-GERY COLOUR: TBC INSTALL: SEE ELEVATIONS FOR CONFIGURATION MORTAR: STANDARD GRAY.	
1b	BRICK 1b- MODULAR SIZE MANUFACTURER: GLEN-GERY COLOUR: COAL CITY BLACK INSTALL: SEE ELEVATIONS FOR CONFIGURATION MORTAR: STANDARD GRAY	
2a	EIFS - WHITE MANUFACTURER - TBD COLOUR: BM CALM or equivalent TEXTURE: MARBLE COAT 1.5	
2b	EIFS - BLACK MANUFACTURER - TBD COLOUR: TBC TEXTURE: MARBLE COAT 1.5	
3a	TENANT SIGNAGE ON BLACK FABRIC AWNING ON LIGHT METAL FRAME	
3b	BLACK FABRIC AWNING ON LIGHT METAL FRAME	
4	BLACK ALUMINUM STOREFRONT DOORS AND WINDOWS w/ SEALED UNIT GLAZING	
5	BLACK SPANDREL GLASS	
6	PREFINISHED ALUMINUM CAP FLASHING CASCADIA - BLACK CODE: QC8262	
7	INSULATED HOLLOW METAL DOOR c/w PRESSED STEEL FRAME COLOUR: BLACK	
8	EXTERIOR WALL SCONCE COL12/XCA-UP	
9	WALL PACK. SEE ELECTRICAL. Align base of fixture with brick coursing	
10	CONTROL JOINT	
11	BLACK ALUMINUM PUNCH WINDOW	
12	DRIVE THRU WINDOW WITH AIR CURTAIN	
13	FIBER CEMENT PANEL	
14	ACM PANELS IN CO-OP RED	

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EXTERIOR
ELEVATIONS

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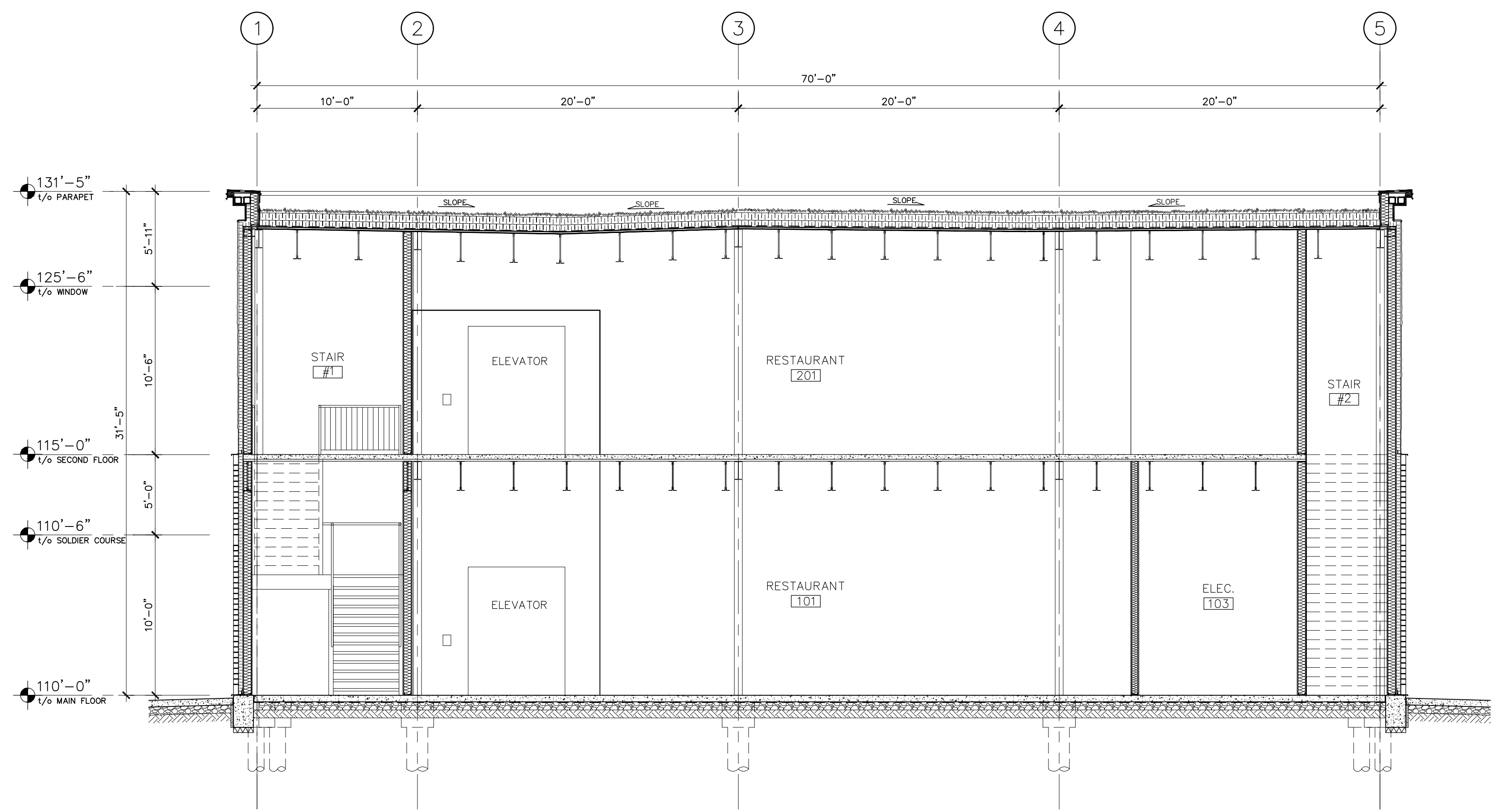
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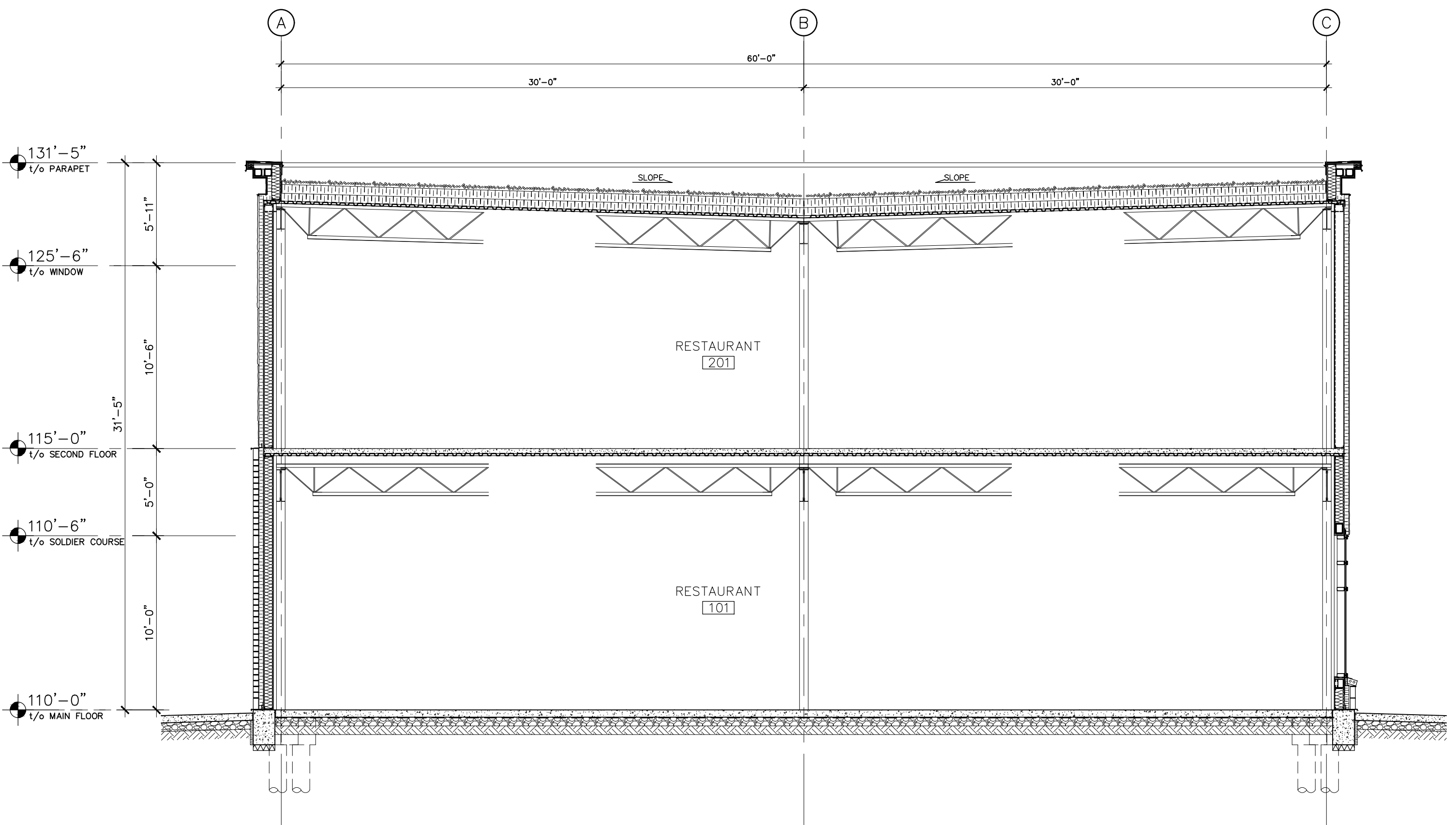
A201

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1 BUILDING SECTION
A301 3/16" = 1'-0"



2 BUILDING SECTION
A301 1/4" = 1'-0"

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BLDG '2'

4901 - 30 AVENUE
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BUILDING
SECTIONS

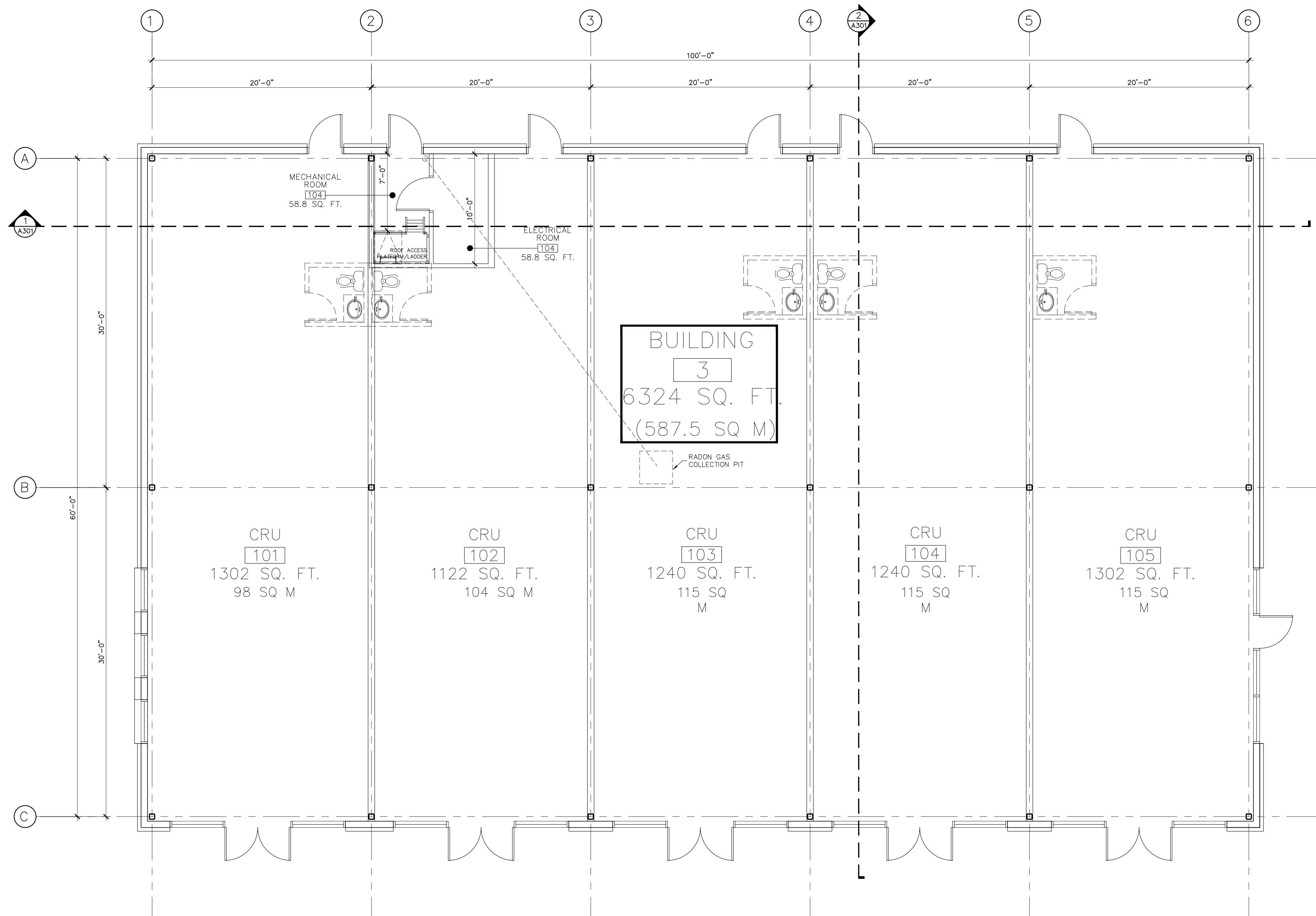
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JOB # 2314
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A301

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1 MAIN FLOOR PLAN
A101 3/16" = 1'-0"

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BLDG '3'

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MAIN FLOOR PLAN

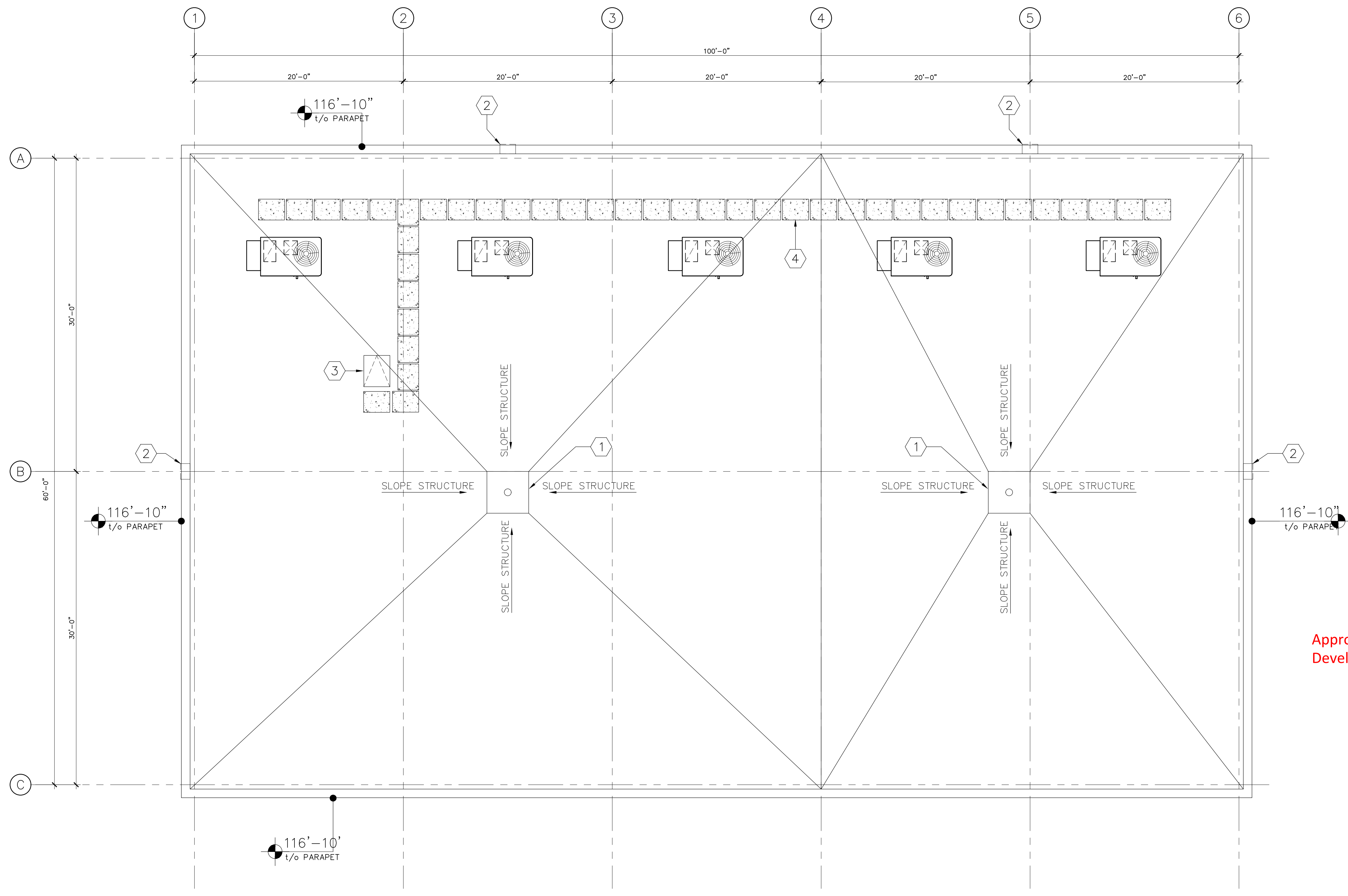
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ROOF LEGEND:

- 1 ROOF DRAIN (REFER TO DETAIL A/A103)
- 2 ROOF SCUPPER (REFER TO DETAIL B/A103)
- 3 ROOF HATCH (REFER TO DETAIL C/A103)
- 4 CONCRETE PAVERS



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1 ROOF PLAN
A102
3/16" = 1'-0"

BEAU VAL COMMERCIAL

BLDG '3'

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Beaumont, Alberta

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ROOF PLAN

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BEAU VAL
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BLDG '3'

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

EXTERIOR
ELEVATIONS

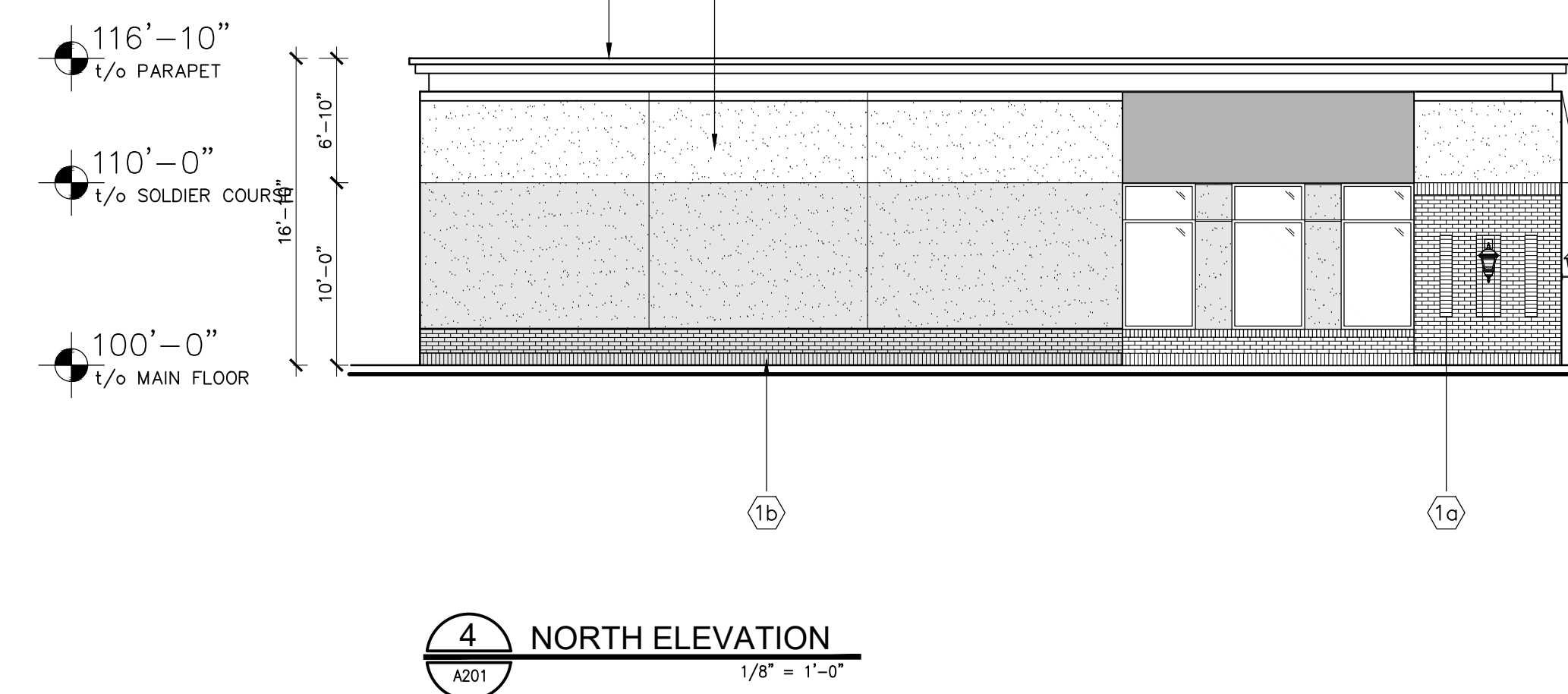
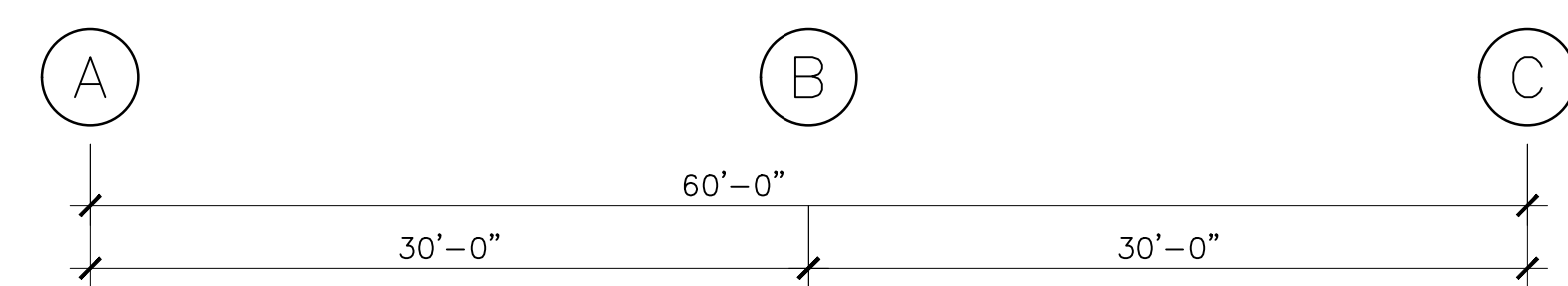
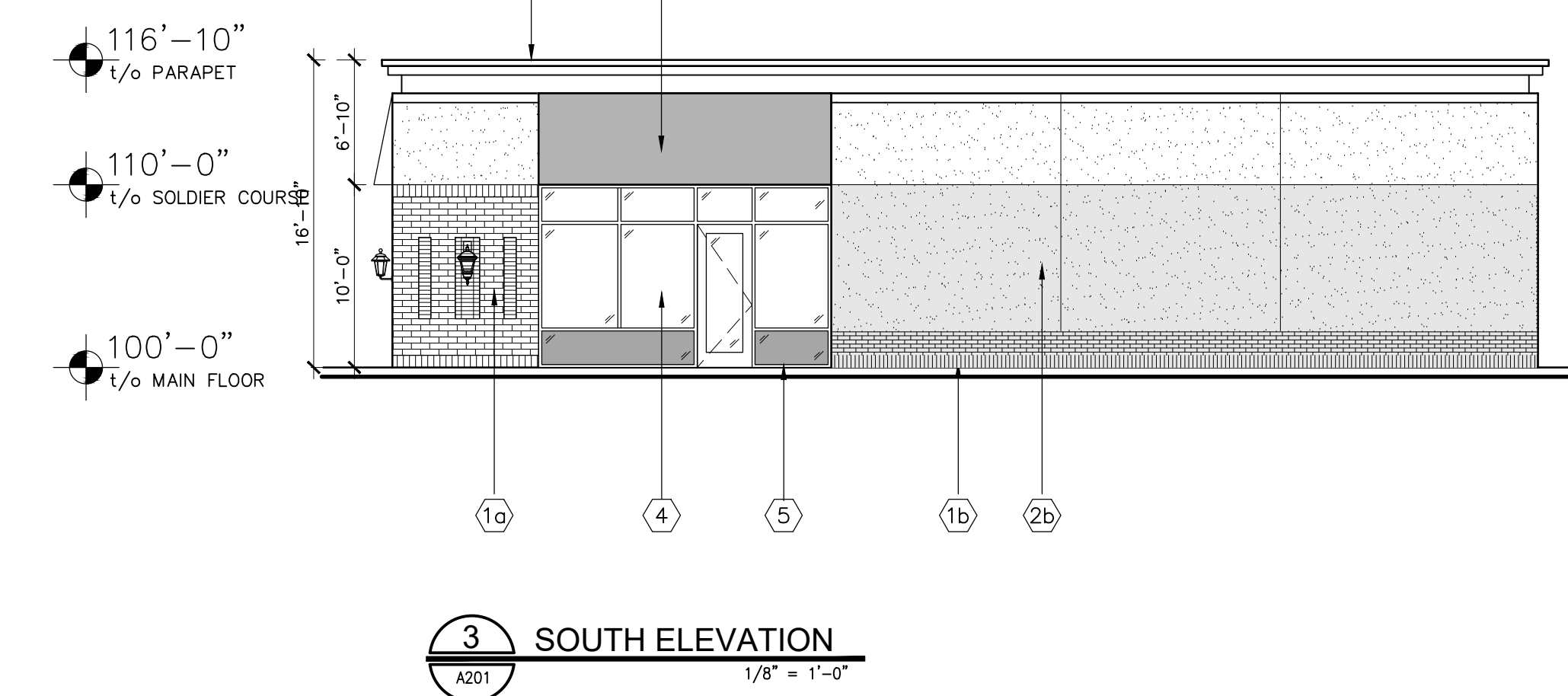
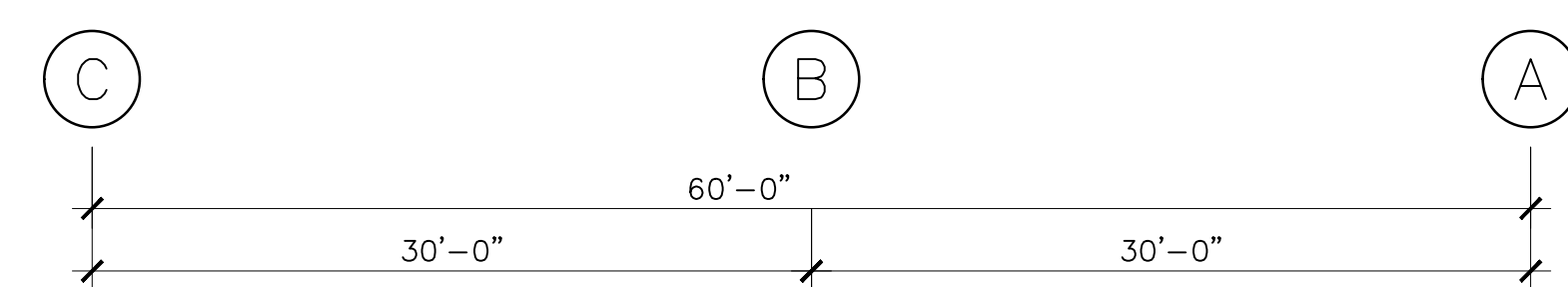
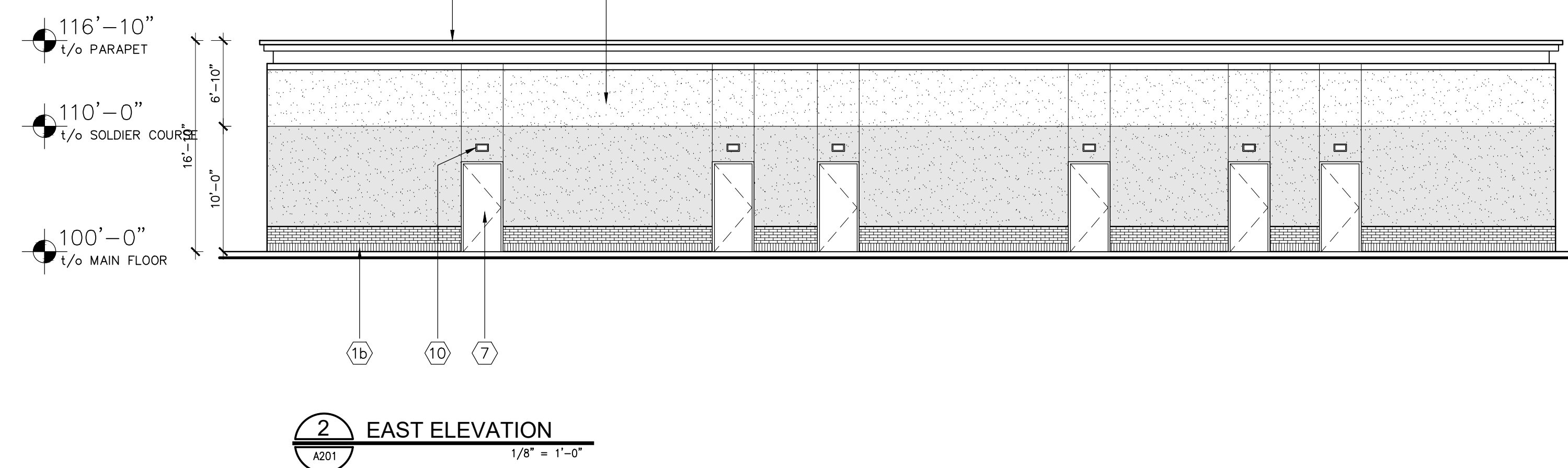
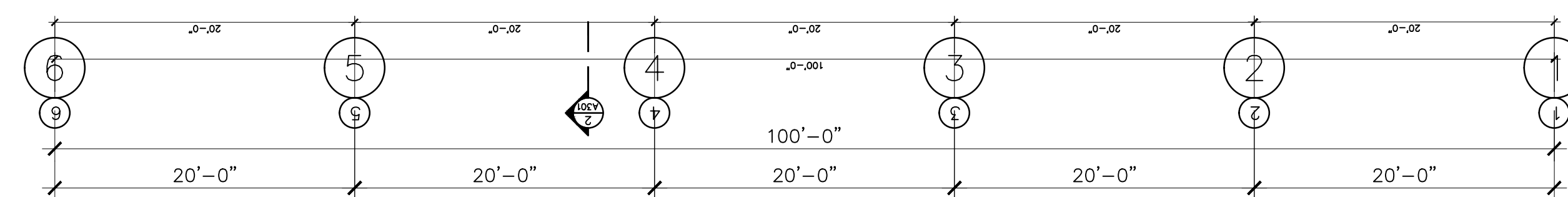
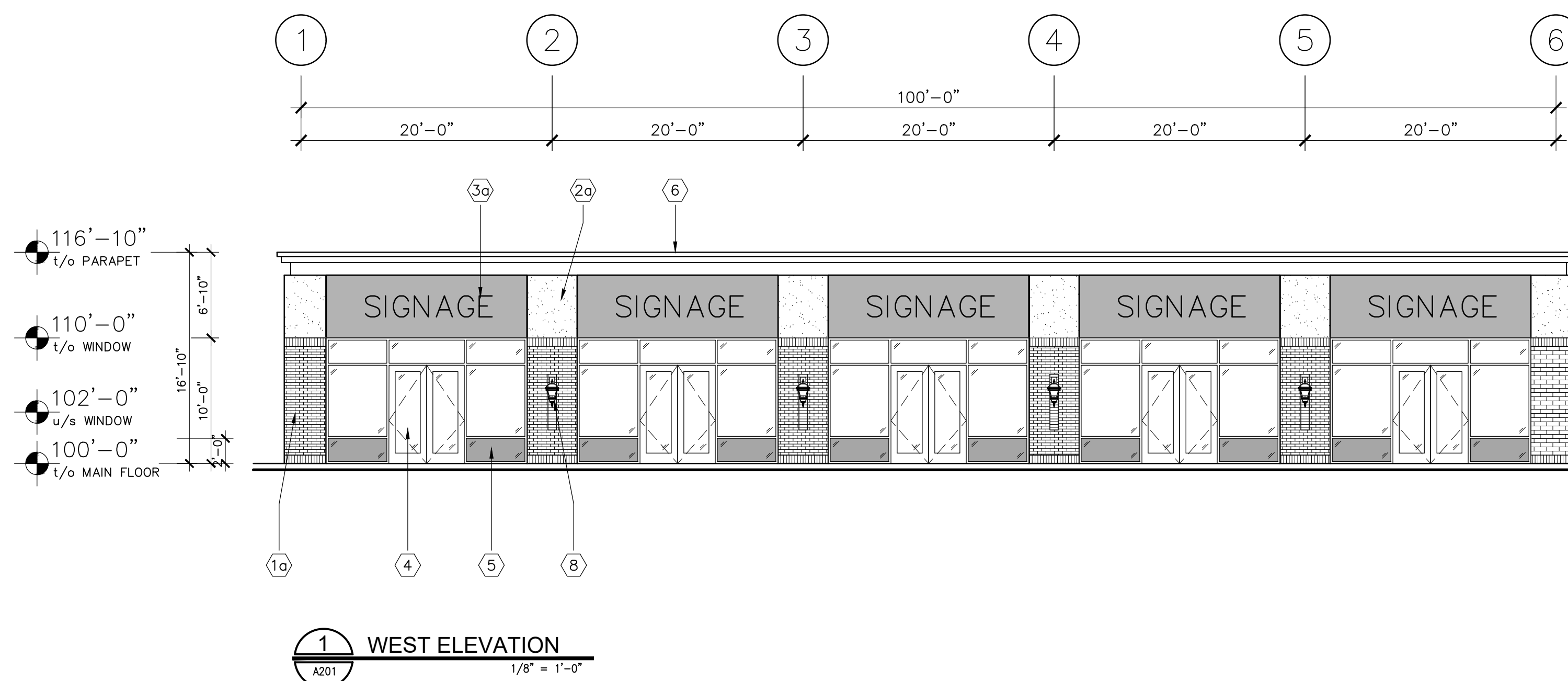
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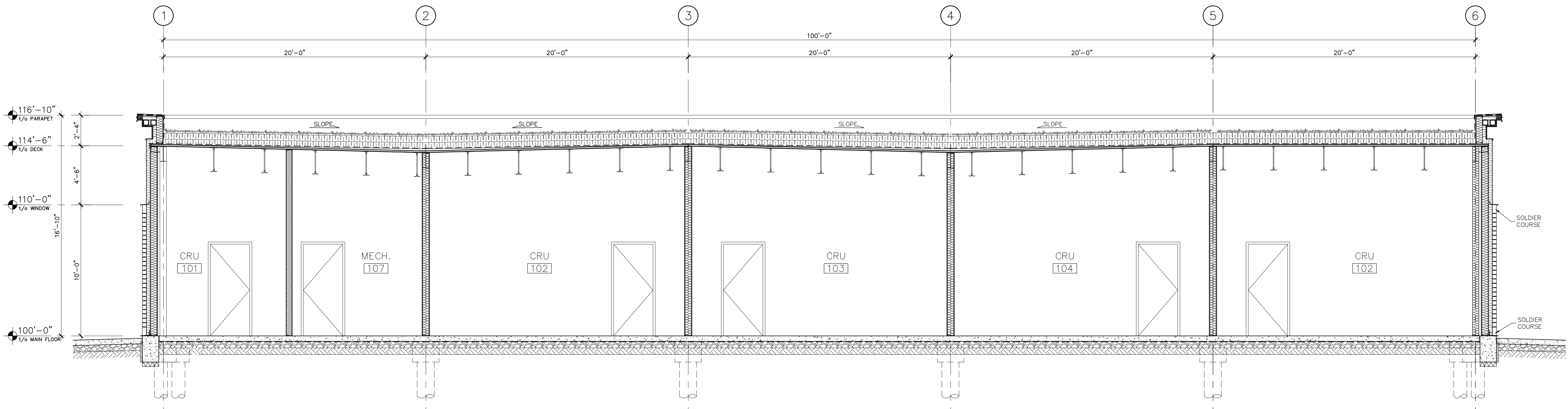
A201

- ELEVATION KEYNOTES**
- 1a) BRICK 1a- MODULAR SIZE
MANUFACTURER: GLEN-GERY
COLOUR: TBC
INSTALL: SEE ELEVATIONS FOR CONFIGURATION
MORTAR: STANDARD GRAY
 - 1b) BRICK 1b- MODULAR SIZE
MANUFACTURER: GLEN-GERY
COLOUR: COAL CITY BLACK
INSTALL: SEE ELEVATIONS FOR CONFIGURATION
MORTAR: STANDARD GRAY
 - 2a) EIFS - WHITE
MANUFACTURER - TBD
COLOUR: BM CALM or equivalent
TEXTURE: MARBLE COAT 1.5
 - 2b) EIFS - BLACK
MANUFACTURER - TBD
COLOUR: TBC
TEXTURE: MARBLE COAT 1.5
 - 3a) TENANT SIGNAGE ON BLACK FABRIC
AWNING ON LIGHT METAL FRAME
 - 3b) BLACK FABRIC AWNING
ON LIGHT METAL FRAME
 - 4) BLACK ALUMINUM STOREFRONT DOORS AND WINDOWS
w/ SEALED UNIT GLAZING
 - 5) BLACK SPANDREL GLASS
 - 6) PREFINISHED ALUMINUM CAP FLASHING
CASCADIA - BLACK
CODE: QC8262
 - 7) INSULATED HOLLOW METAL DOOR
c/w PRESSED STEEL FRAME
COLOUR: BLACK
 - 8) EXTERIOR WALL SCONCE
COL12/XCA-UP
 - 9) WALL PACK,
SEE ELECTRICAL.
Align base of fixture with brick coursing
 - 10) CONTROL JOINT
 - 11) BLACK ALUMINUM PUNCH WINDOW
 - 12) DRIVE THRU WINDOW WITH AIR CURTAIN
 - 13) FIBER CEMENT PANEL
 - 14) ACM PANELS IN CO-OP RED



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1 BUILDING SECTION
A301 1/4" = 1'-0"

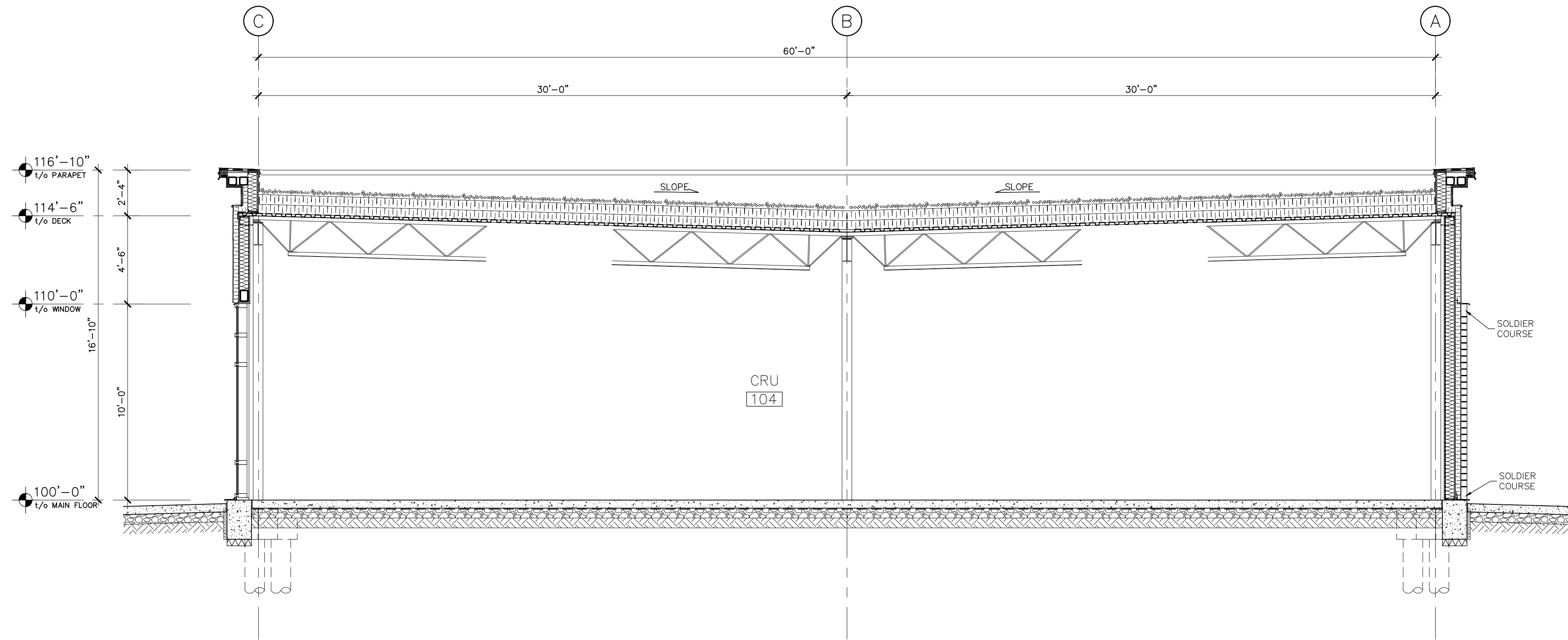


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2 BUILDING SECTION
A301 1/4" = 1'-0"

BEAU VAL
COMMERCIAL

BLDG '2'

4901 - 30 AVENUE
Beaumont, Alberta

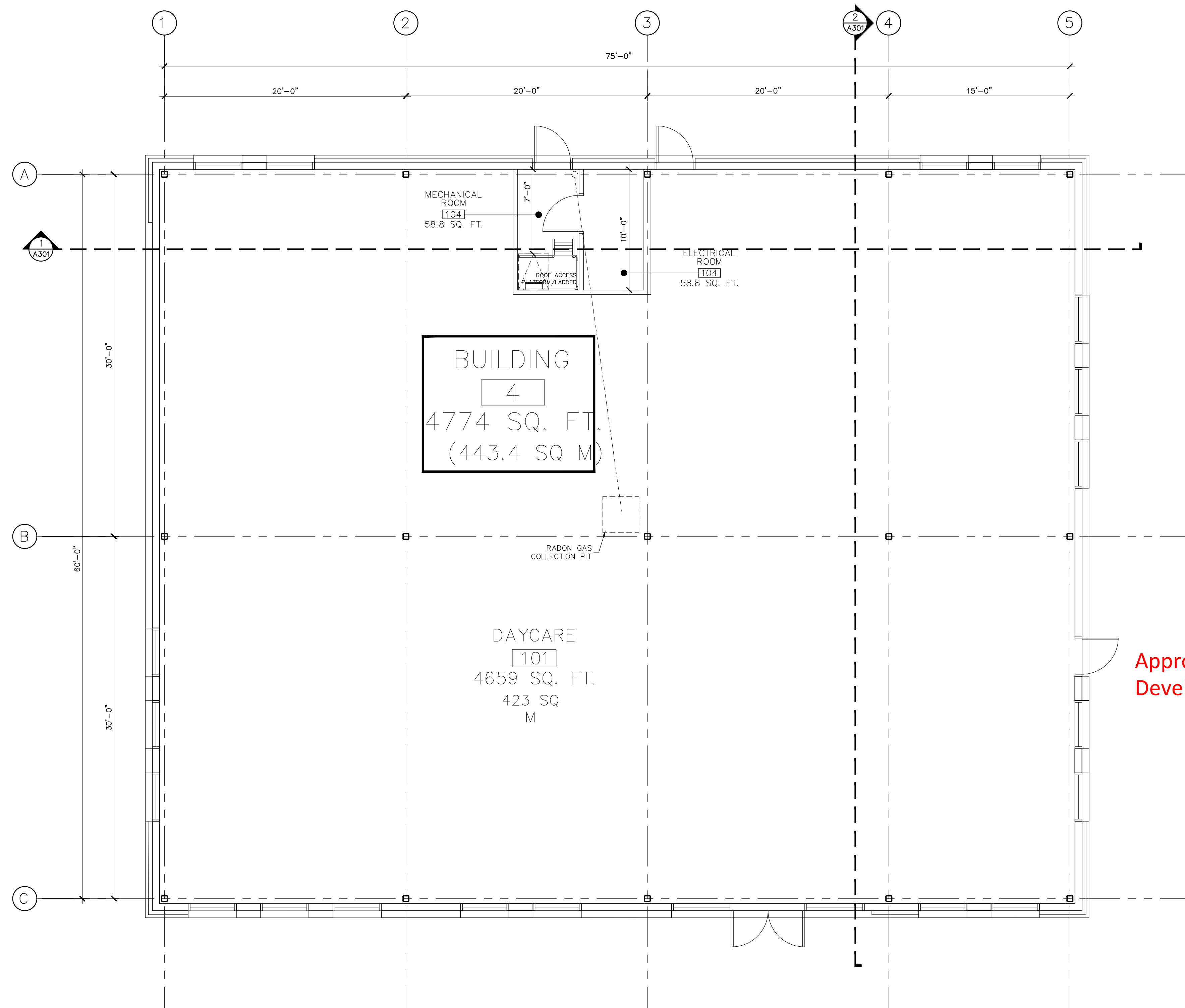
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BUILDING
SECTIONS

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1 MAIN FLOOR PLAN
 A101 3/16" = 1'-0"

BEAU VAL
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BLDG '4'

4901 - 30 AVENUE
 Beaumont, Alberta

CONSULTANT STAMP:

MAIN FLOOR
 PLAN

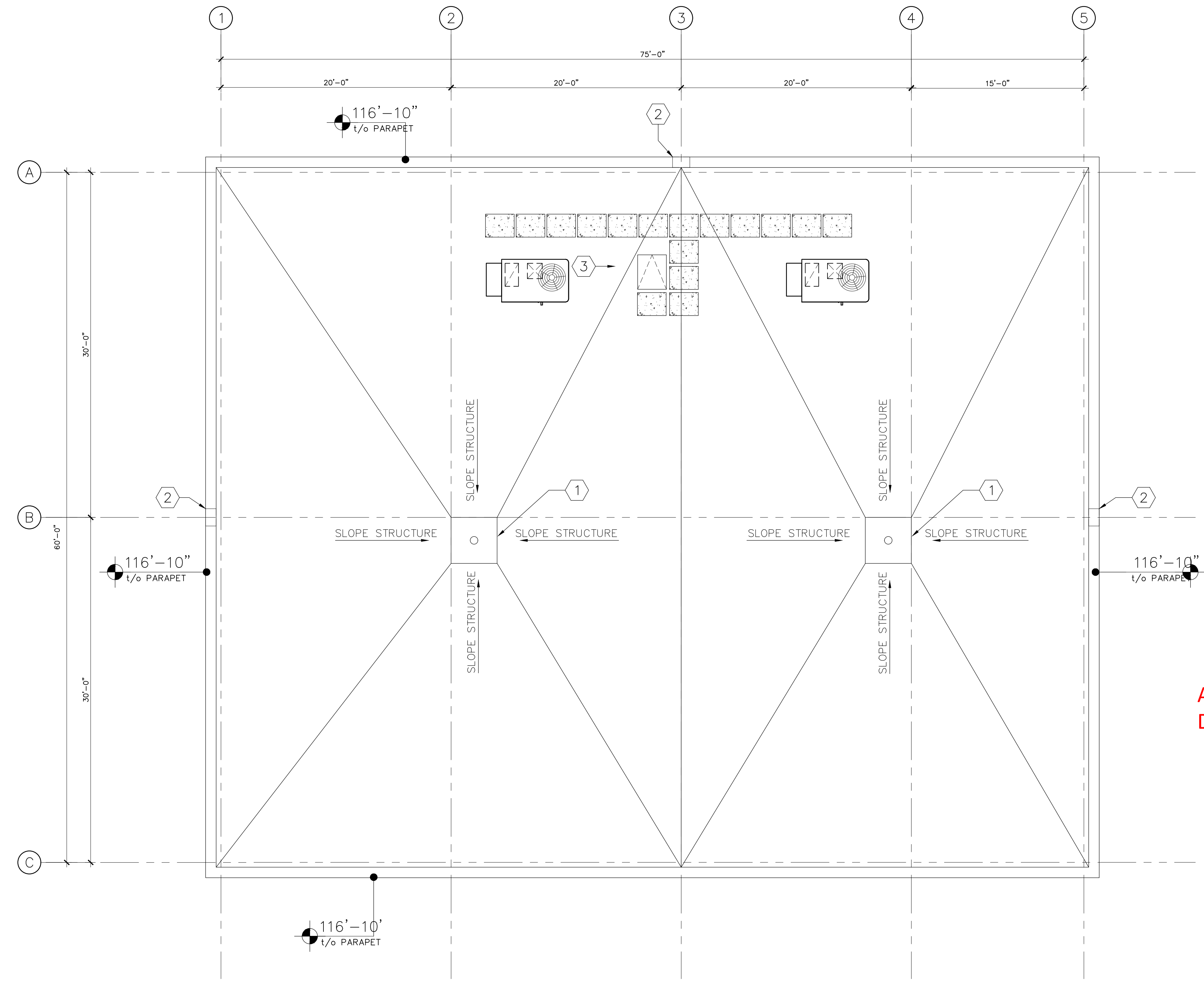
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ROOF LEGEND:

- ① ROOF DRAIN (REFER TO DETAIL A/A103)
- ② ROOF SCUPPER (REFER TO DETAIL B/A103)
- ③ ROOF HATCH (REFER TO DETAIL C/A103)

CONCRETE PAVERS

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BLDG '4'

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Beaumont, Alberta

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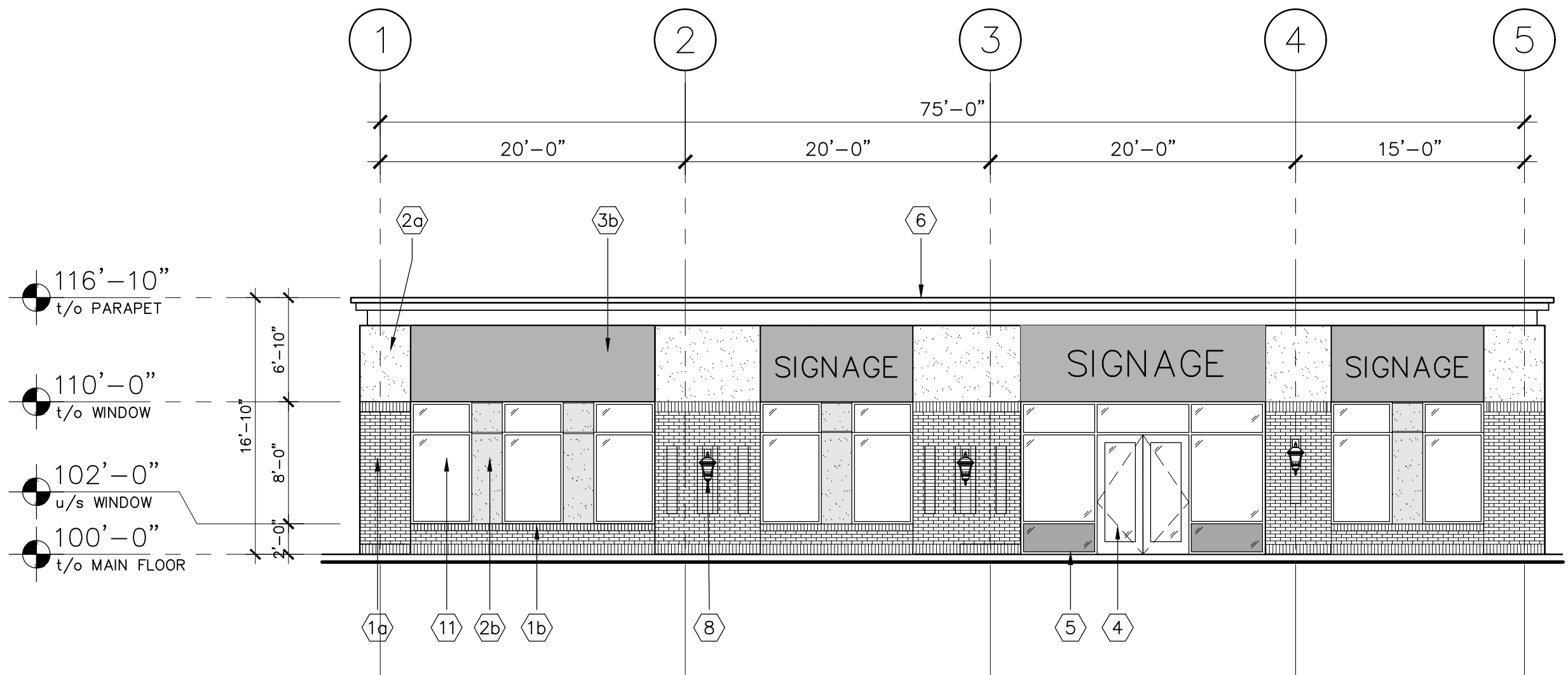
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A102

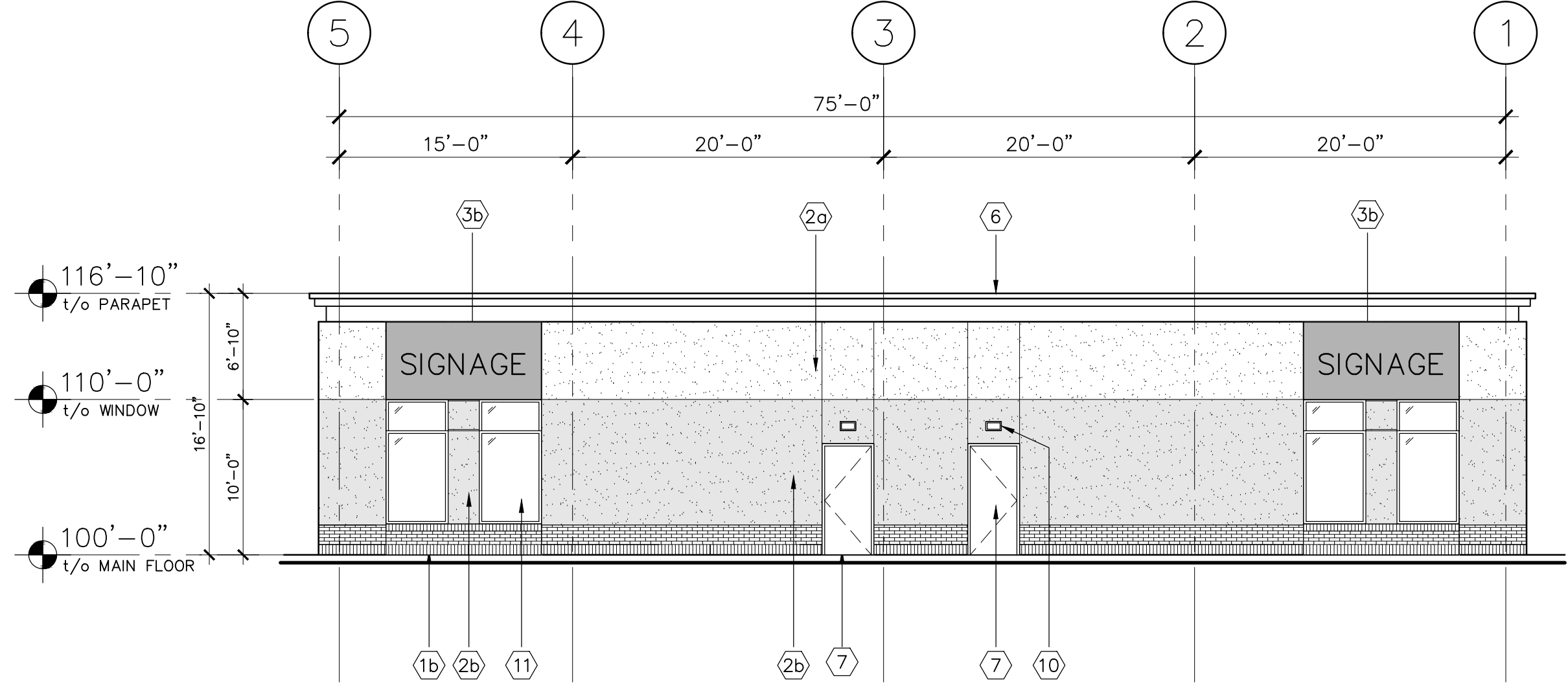
1 ROOF PLAN
 A102
 3/16" = 1'-0"

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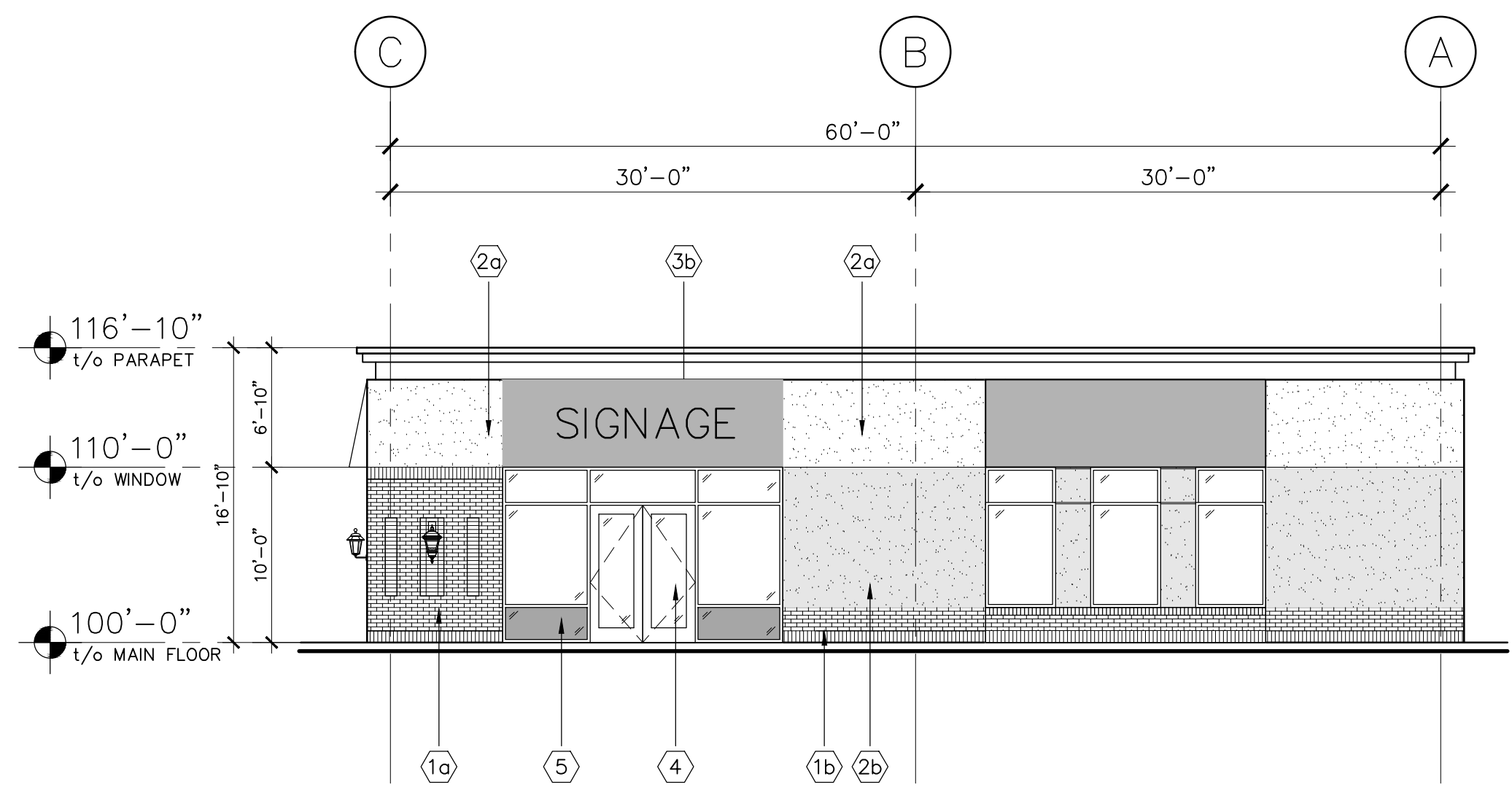
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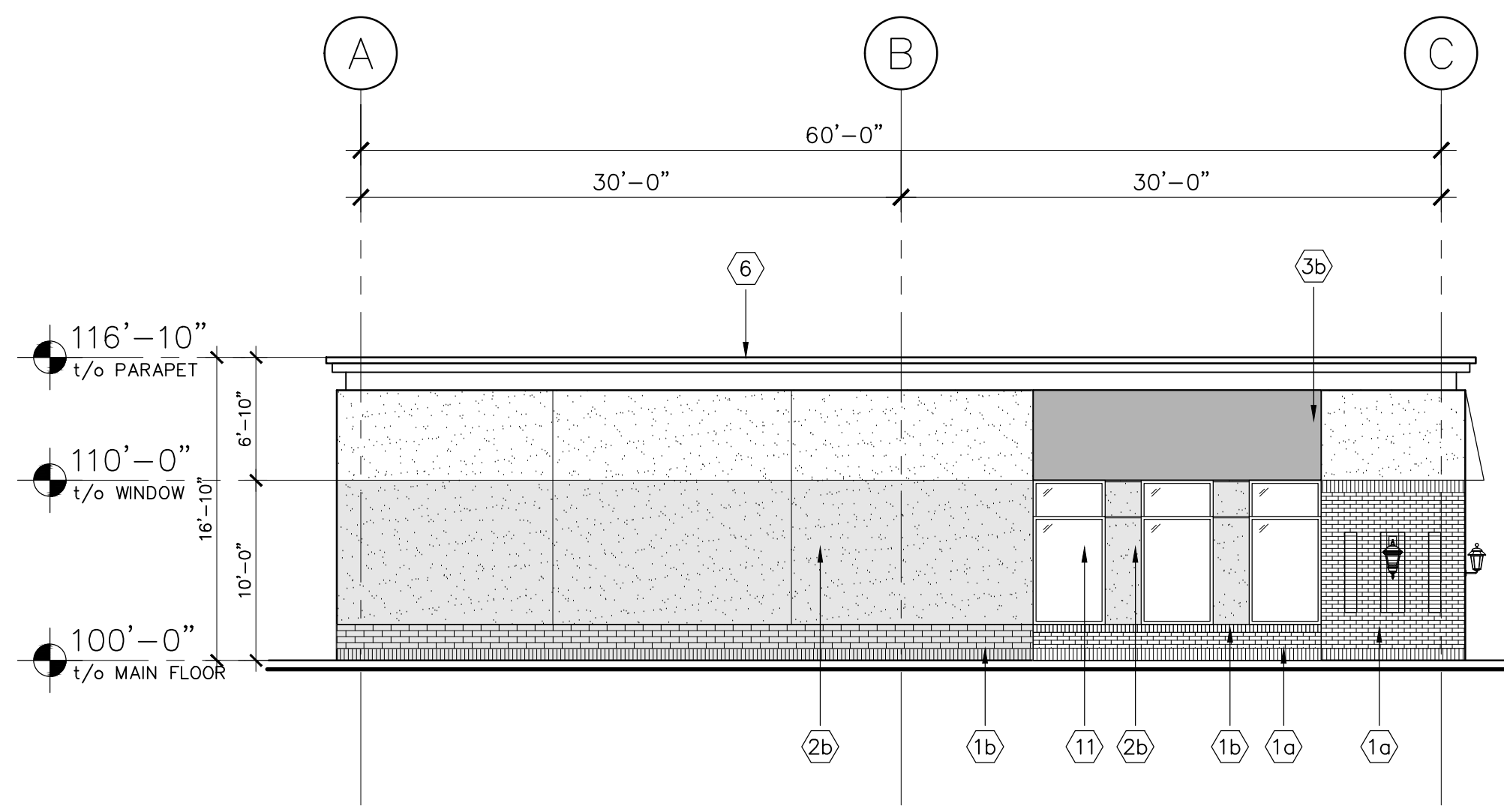
1 WEST ELEVATIONS
A201 1/8" = 1'-0"



2 EAST ELEVATION
A201 1/8" = 1'-0"



3 SOUTH ELEVATION
A201 1/8" = 1'-0"



4 NORTH ELEVATION
A201 1/8" = 1'-0"

ELEVATION KEYNOTES

- (1a) BRICK 1a- MODULAR SIZE
MANUFACTURER: GLEN-GERY
COLOUR: TBC
INSTALL: SEE ELEVATIONS FOR CONFIGURATION
MORTAR: STANDARD GRAY.
- (1b) BRICK 1b- MODULAR SIZE
MANUFACTURER: GLEN-GERY
COLOUR: COAL CITY BLACK
INSTALL: SEE ELEVATIONS FOR CONFIGURATION
MORTAR: STANDARD GRAY
- (2a) EIFS - WHITE
MANUFACTURER - TBD
COLOUR: BM CALM or equivalent
TEXTURE: MARBLE COAT 1.5
- (2b) EIFS - BLACK
MANUFACTURER - TBD
COLOUR: TBC
TEXTURE: MARBLE COAT 1.5
- (3a) TENANT SIGNAGE ON BLACK FABRIC
AWNING ON LIGHT METAL FRAME
- (3b) BLACK FABRIC AWNING
ON LIGHT METAL FRAME
- (4) BLACK ALUMINUM STOREFRONT DOORS AND WINDOWS
w/ SEALED UNIT GLAZING
- (5) BLACK SPANDREL GLASS
- (6) PREFINISHED ALUMINUM CAP FLASHING
CASCADIA - BLACK
CODE: QC8262
- (7) INSULATED HOLLOW METAL DOOR
c/w PRESSED STEEL FRAME
COLOUR: BLACK
- (8) EXTERIOR WALL SCONCE
COL12/XCA-UP
- (9) WALL PACK.
SEE ELECTRICAL.
Align base of fixture with brick coursing
- (10) CONTROL JOINT
- (11) BLACK ALUMINUM PUNCH WINDOW
- (12) DRIVE THRU WINDOW WITH AIR CURTAIN
- (13) FIBER CEMENT PANEL
- (14) ACM PANELS IN CO-OP RED



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BLDG '4'

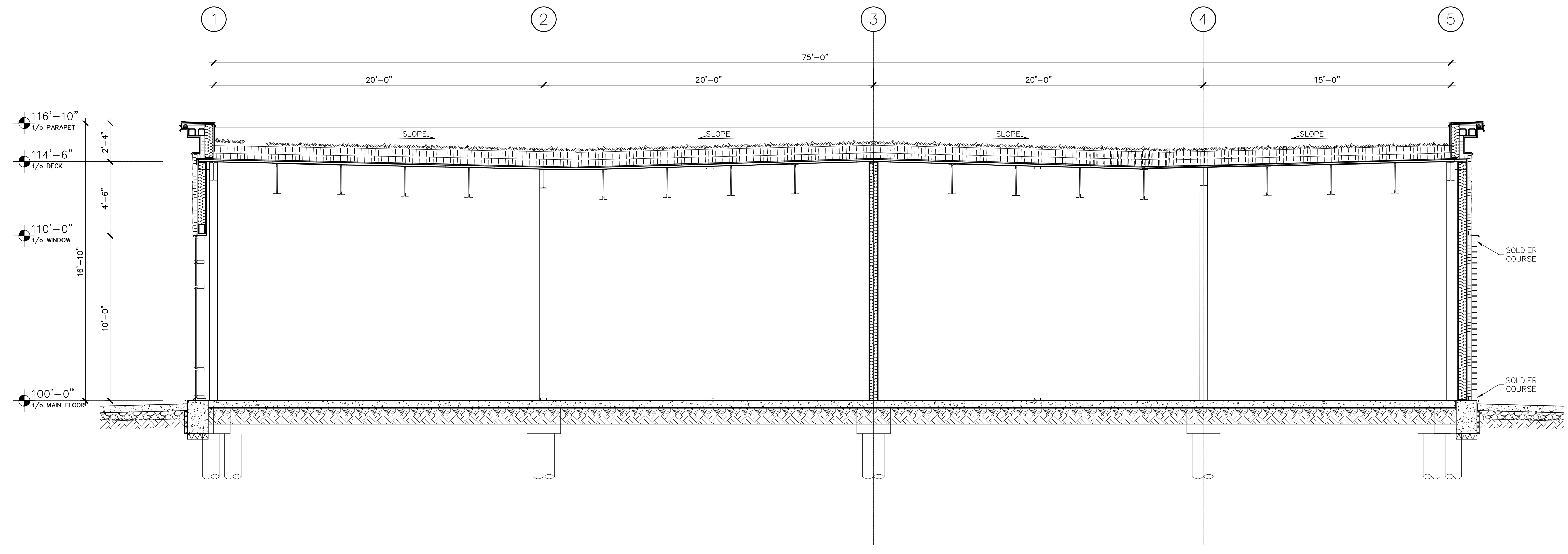
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EXTERIOR ELEVATIONS	
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1 BUILDING SECTION
A301 1/4" = 1'-0"

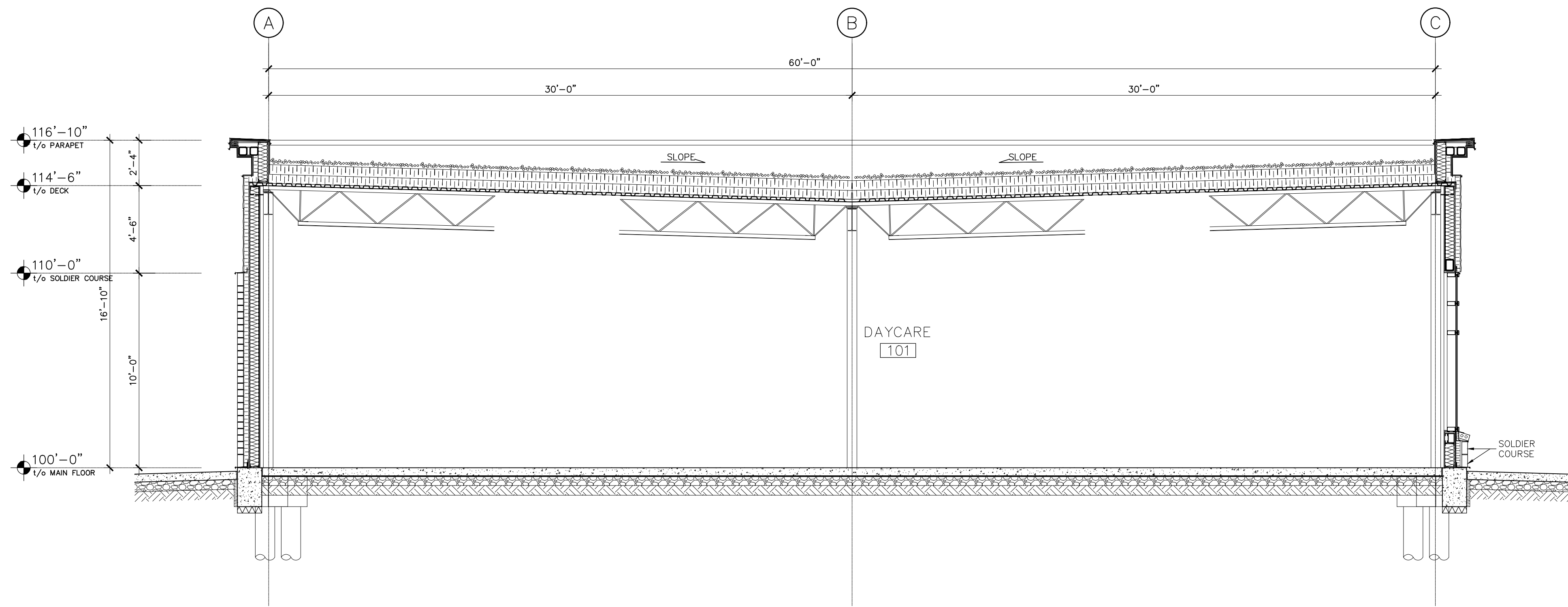
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2 BUILDING SECTION
A301 1/4" = 1'-0"

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BLDG '4'

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Beaumont, Alberta

CONSULTANT STAMP:

BUILDING SECTIONS

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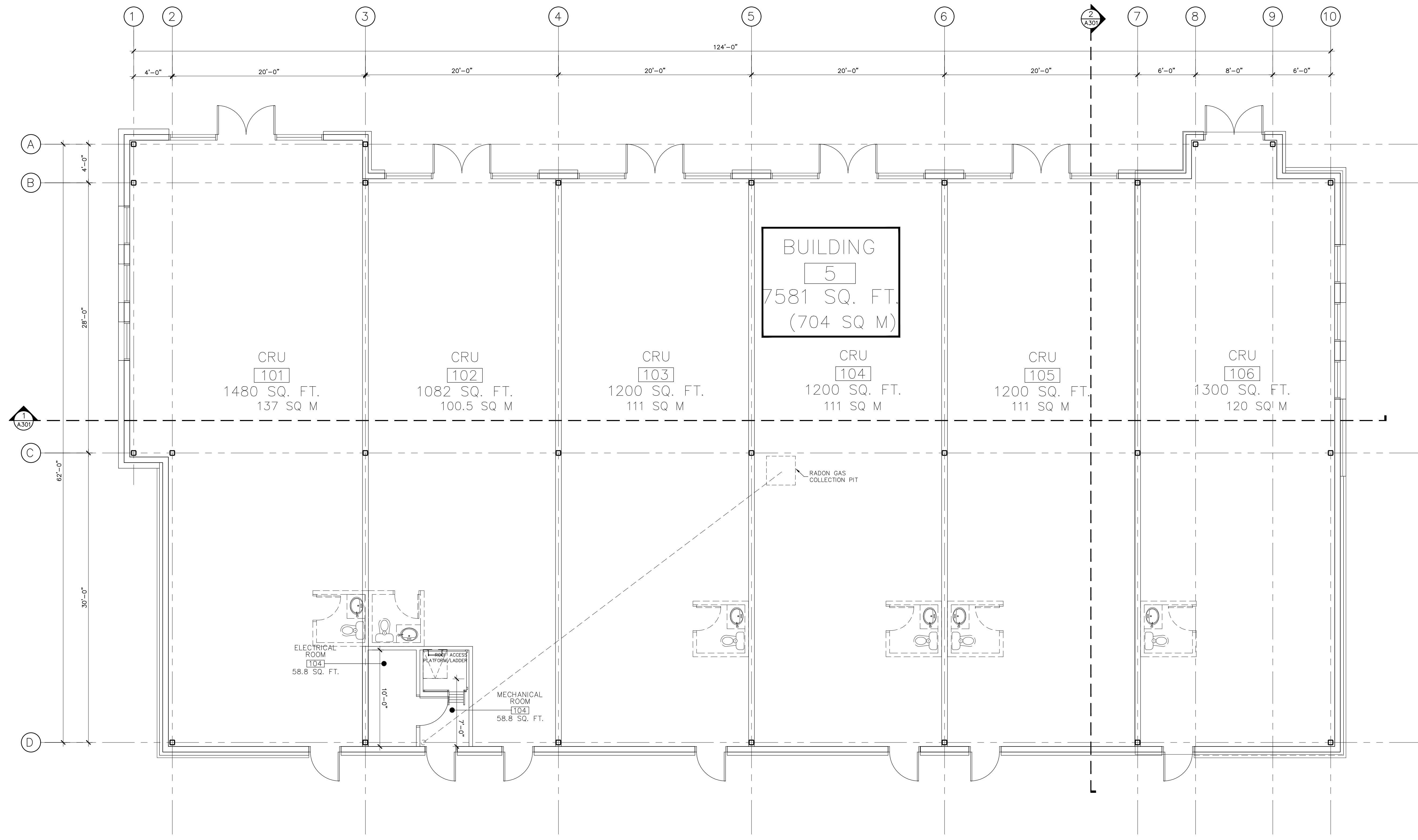
JOB # 2314

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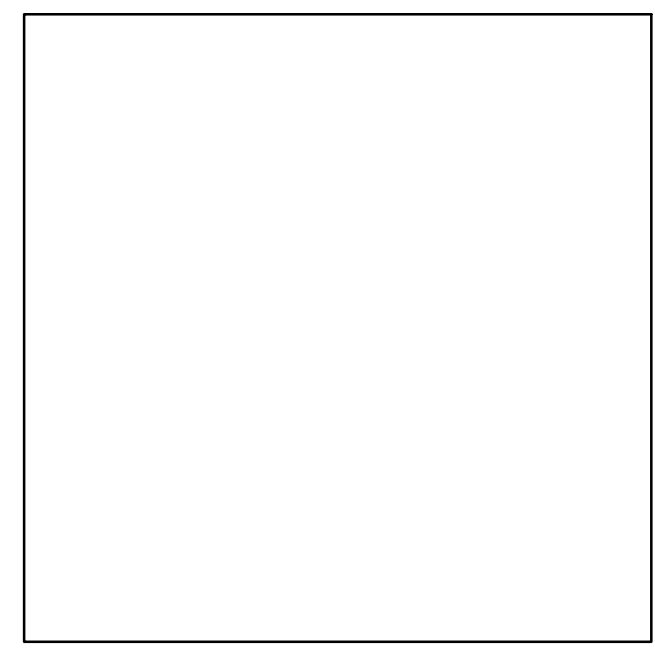
A301

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1	ISSUED FOR REVIEW

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BLDG '5'

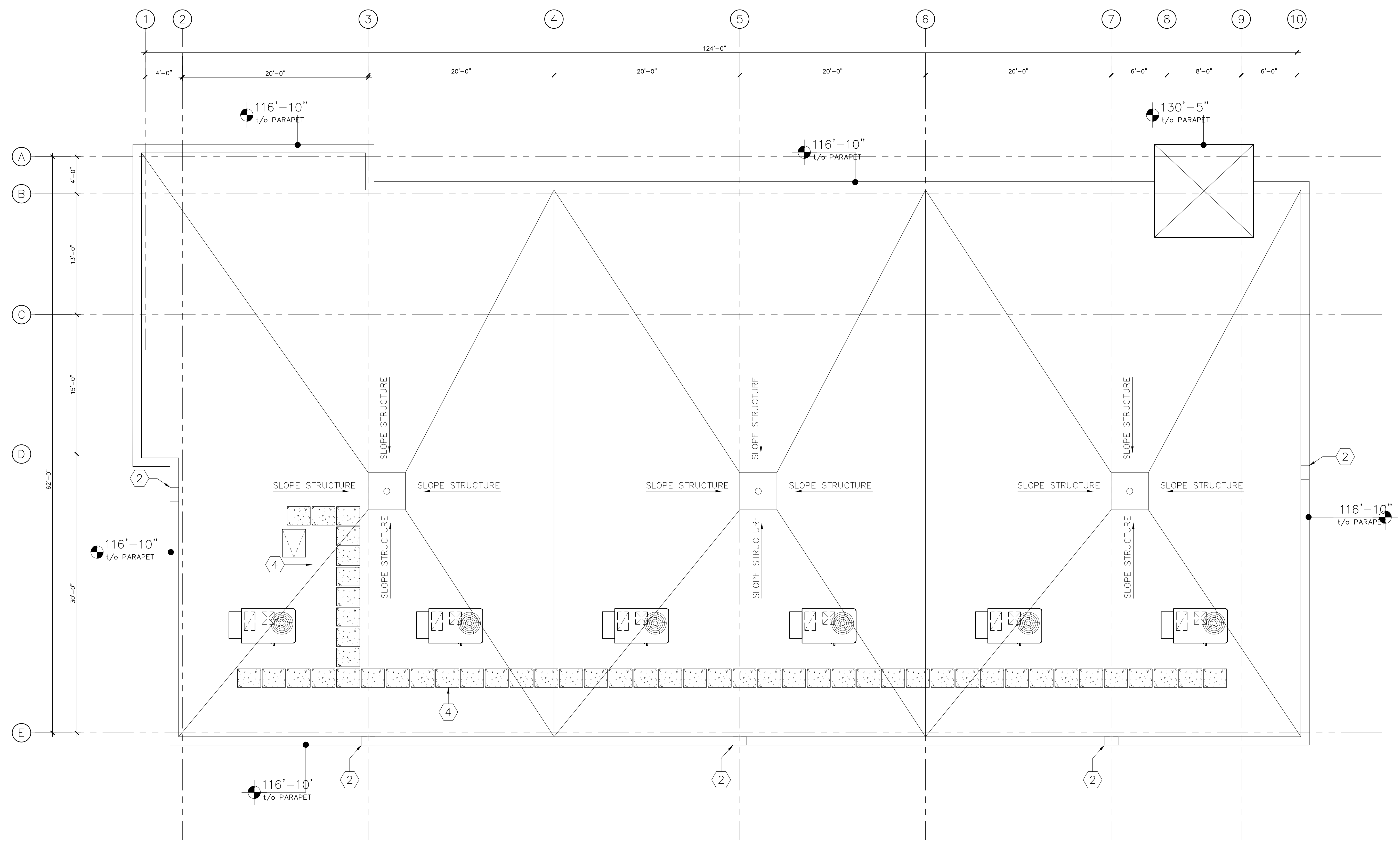
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1 MAIN FLOOR PLAN
A101 3/16" = 1'-0"

Approved _____ September 8, 2023
Development Planner

Brian Allsopp
Architect Ltd.
1020 Parsons Road SW
Edmonton, Alberta, T6X 0J4
Phone 780 433-7378
Fax 780 433-7378
info@brianallsopp.com
www.brianallsopp.com

MAIN FLOOR PLAN	
JULY 29, 2022	A101
JOB # 2117	
DRAWN BY:	



PRELIMINARY
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Edmonton, AB, T5J 0X6

REVISIONS	YYYY.MM.DD
1 ISSUED FOR DEVELOPMENT PERMIT	2023.04.25

BEAU VAL
COMMERCIAL

BLDG '5'

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

ROOF PLAN

DATE PRINTED: April 25, 2023 FOR MILESTONE DATES SEE REVISIONS COLUMN ABOVE.	A102
JOB # 2314	
DRAWN BY: TM	

Approved September 8, 2023
Development Planner

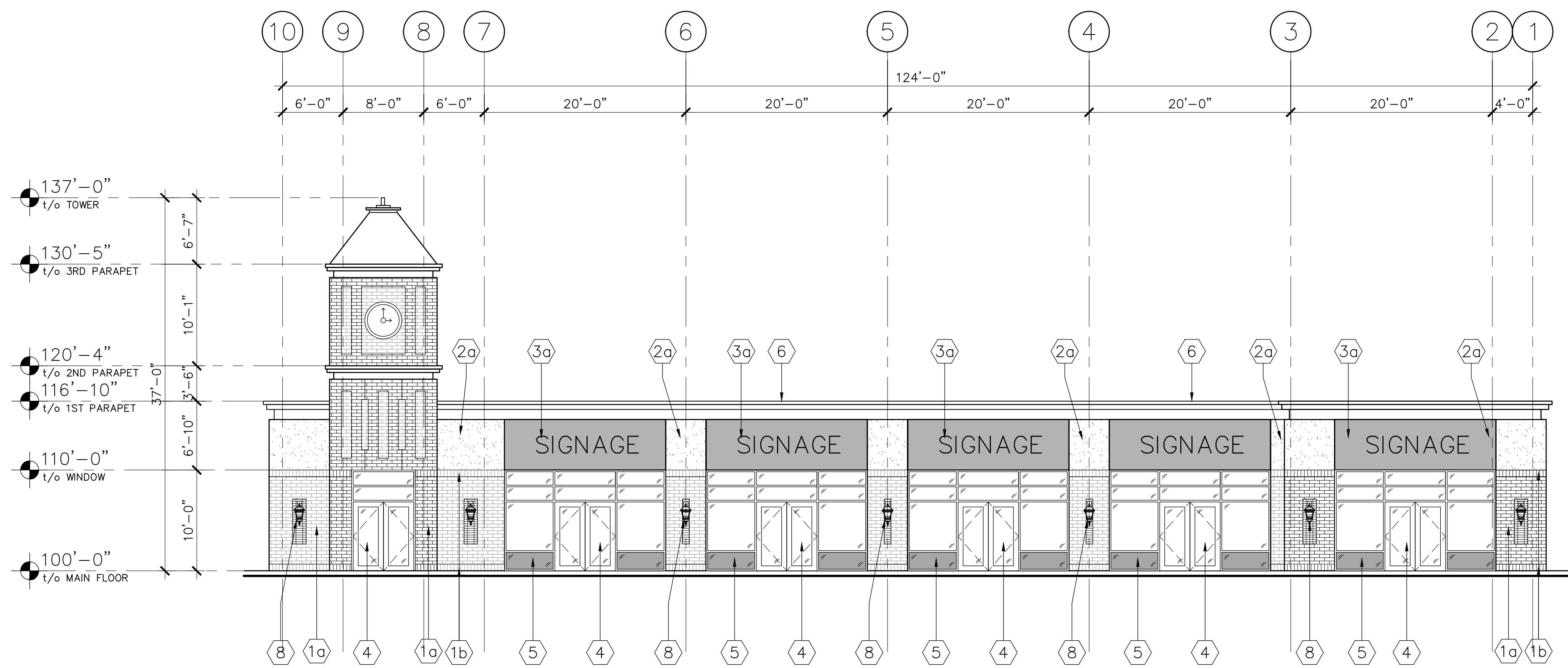
1 ROOF PLAN
A102
3/16" = 1'-0"

ROOF LEGEND:

- ROOF DRAIN (REFER TO DETAIL A/A103)
- ROOF SCUPPER (REFER TO DETAIL B/A103)
- ROOF HATCH (REFER TO DETAIL C/A103)

CONCRETE PAVERS

Contractor shall read drawing in conjunction with written specifications. All area calculations, dimensions and conditions shall be verified on site. Readers are advised to use at your own risk. Any questions shall be directed to the Architect prior to proceeding with construction. Do not scale drawings.



1 NORTH ELEVATION
A201 1/8" = 1'-0"

Approved
Development Planner

September 8, 2023

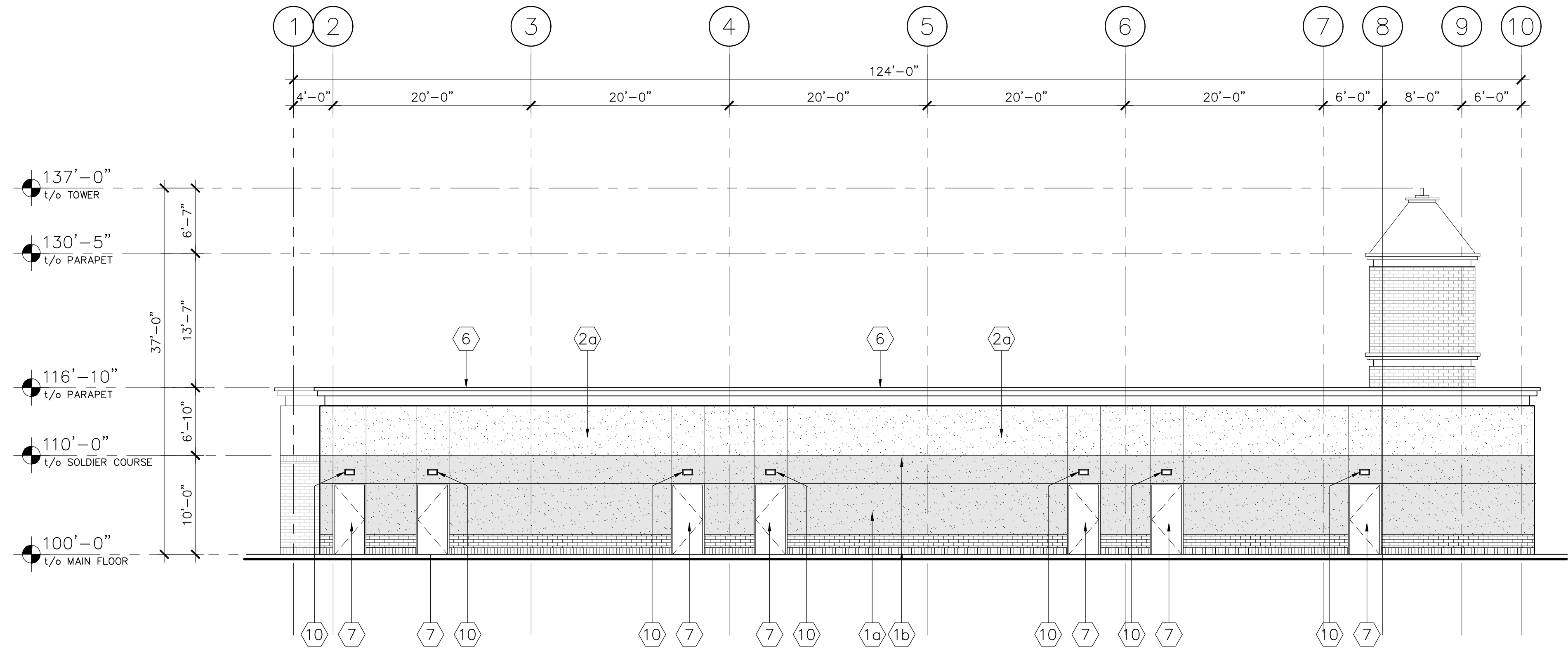
- ELEVATION KEYNOTES**
- 1a BRICK 1a- MODULAR SIZE MANUFACTURER: GLEN-GERY COLOUR: TBC INSTALL: SEE ELEVATIONS FOR CONFIGURATION MORTAR: STANDARD GRAY.
 - 1b BRICK 1b- MODULAR SIZE MANUFACTURER: GLEN-GERY COLOUR: COAL CITY BLACK INSTALL: SEE ELEVATIONS FOR CONFIGURATION MORTAR: STANDARD GRAY
 - 2a EIFS - WHITE MANUFACTURER - TBD COLOUR: BM CALM or equivalent TEXTURE: MARBLE COAT 1.5
 - 2b EIFS - BLACK MANUFACTURER - TBD COLOUR: TBC TEXTURE: MARBLE COAT 1.5
 - 3a TENANT SIGNAGE ON BLACK FABRIC AWNING ON LIGHT METAL FRAME
 - 3b BLACK FABRIC AWNING ON LIGHT METAL FRAME
 - 4 BLACK ALUMINUM STOREFRONT DOORS AND WINDOWS w/ SEALED UNIT GLAZING
 - 5 BLACK SPANDREL GLASS
 - 6 PREFINISHED ALUMINUM CAP FLASHING CASCADIA - BLACK CODE: QC8262
 - 7 INSULATED HOLLOW METAL DOOR c/w PRESSED STEEL FRAME COLOUR: BLACK
 - 8 EXTERIOR WALL SCONCE COL12/XCA-UP
 - 9 WALL PACK. SEE ELECTRICAL. Align base of fixture with brick coursing
 - 10 CONTROL JOINT
 - 11 BLACK ALUMINUM PUNCH WINDOW
 - 12 DRIVE THRU WINDOW WITH AIR CURTAIN
 - 13 FIBER CEMENT PANEL
 - 14 ACM PANELS IN CO-OP RED



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REVISIONS		YYYY.MM.DD
1	ISSUED FOR DEVELOPMENT PERMIT	2023.04.25



2 SOUTH ELEVATION
A201 1/8" = 1'-0"

BEAU VAL
COMMERCIAL

BLDG '5'

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

EXTERIOR ELEVATIONS

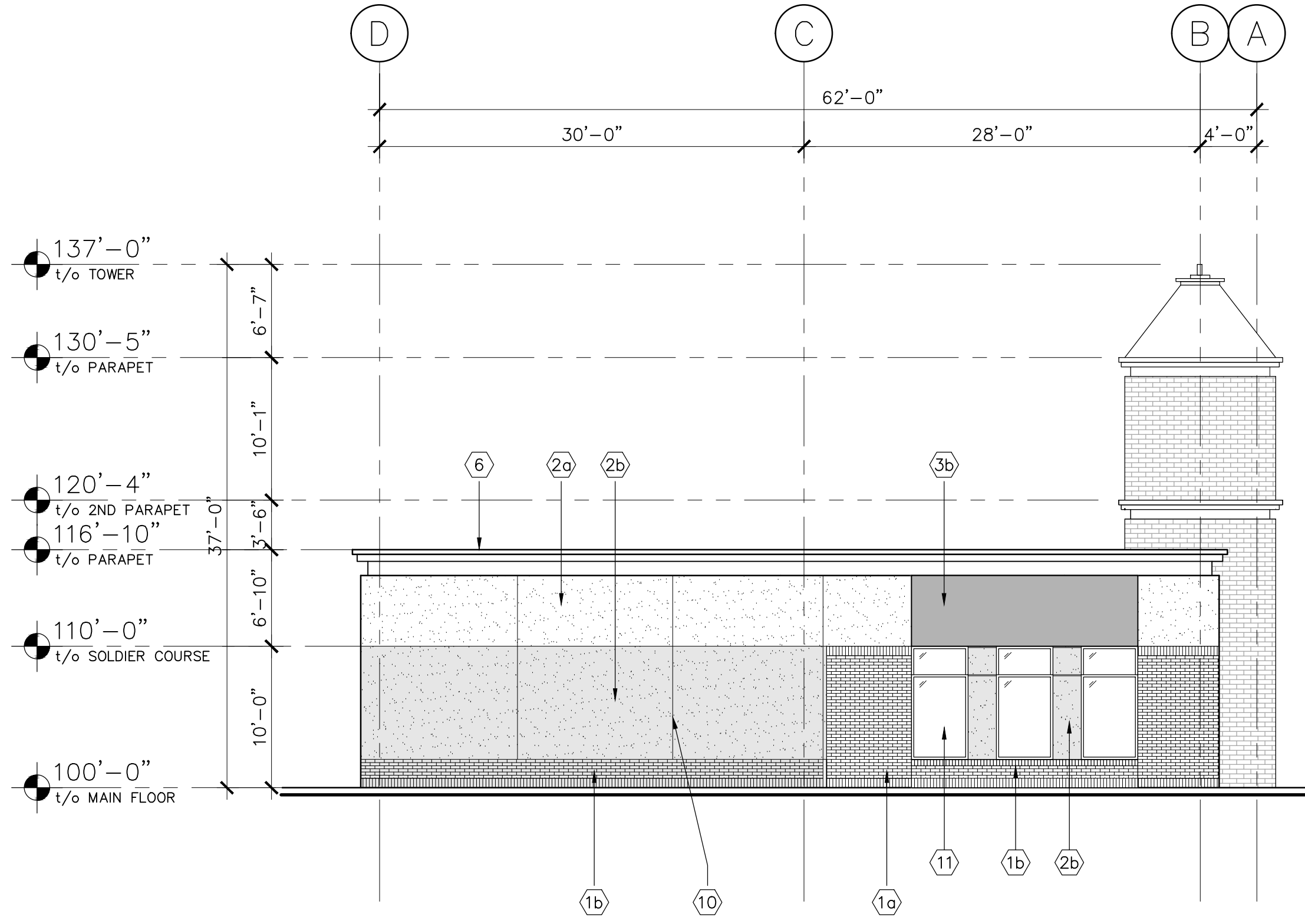
DATE PRINTED: April 25, 2023
FOR MILESTONE DATES SEE REVISIONS COLUMN ABOVE.

JOB # 2314

DRAWN BY: TM

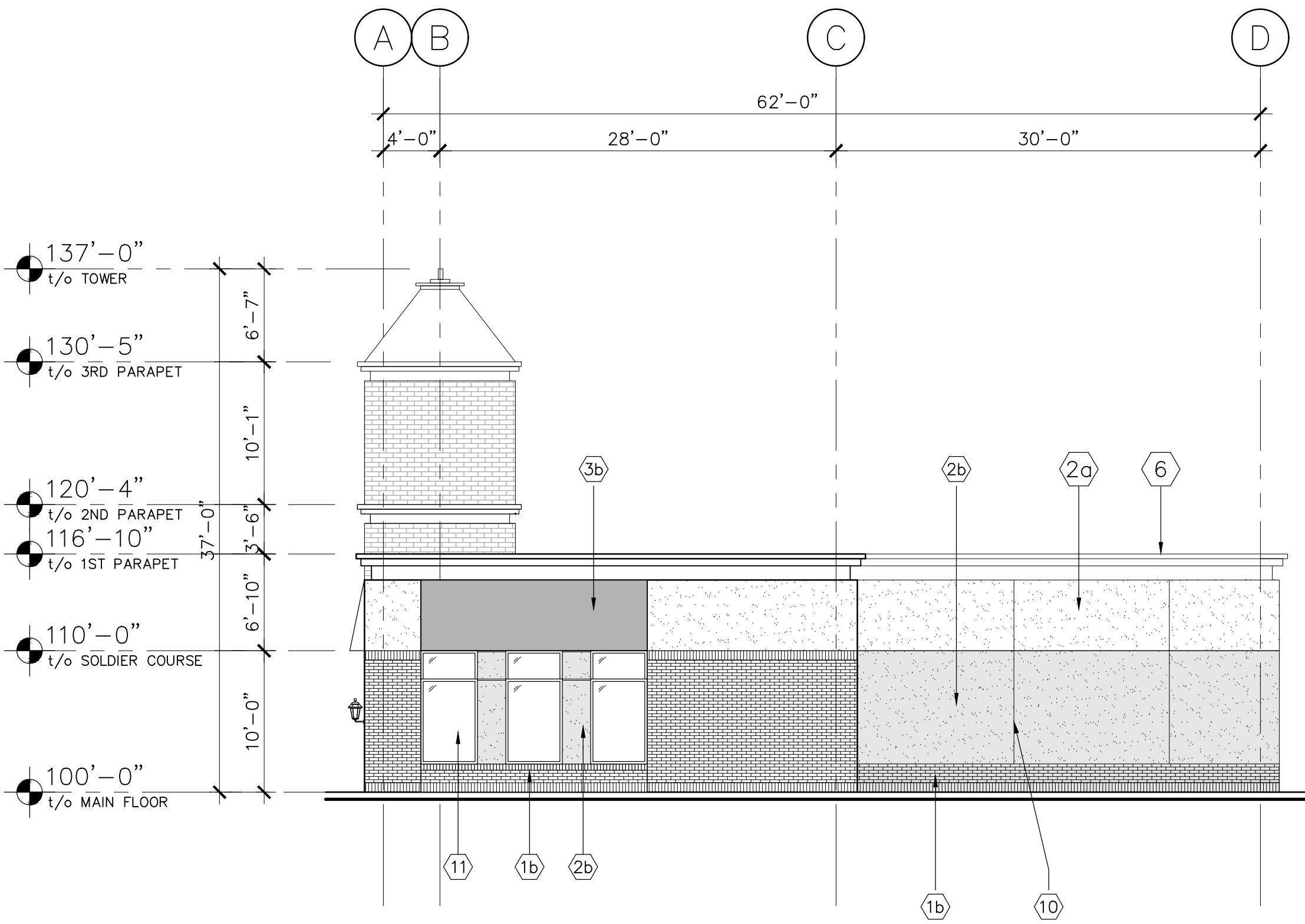
A201

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1 EAST ELEVATION
A202 1/8" = 1'-0"

- ELEVATION KEYNOTES**
- 1a BRICK 1a- MODULAR SIZE
MANUFACTURER: GLEN-GERY
COLOUR: TBC
INSTALL: SEE ELEVATIONS FOR CONFIGURATION
MORTAR: STANDARD GRAY.
 - 1b BRICK 1b- MODULAR SIZE
MANUFACTURER: GLEN-GERY
COLOUR: COAL CITY BLACK
INSTALL: SEE ELEVATIONS FOR CONFIGURATION
MORTAR: STANDARD GRAY
 - 2a EIFS - WHITE
MANUFACTURER - TBD
COLOUR: BM CALM or equivalent
TEXTURE: MARBLE COAT 1.5
 - 2b EIFS - BLACK
MANUFACTURER - TBD
COLOUR: TBC
TEXTURE: MARBLE COAT 1.5
 - 3a TENANT SIGNAGE ON BLACK FABRIC
AWNING ON LIGHT METAL FRAME
 - 3b BLACK FABRIC AWNING
ON LIGHT METAL FRAME
 - 4 BLACK ALUMINUM STOREFRONT DOORS AND WINDOWS
w/ SEALED UNIT GLAZING
 - 5 BLACK SPANDREL GLASS
 - 6 PREFINISHED ALUMINUM CAP FLASHING
CASCADIA - BLACK
CODE: QC8262
 - 7 INSULATED HOLLOW METAL DOOR
c/w PRESSED STEEL FRAME
COLOUR: BLACK
 - 8 EXTERIOR WALL SCONCE
COL12/XCA-UP
 - 9 WALL PACK.
SEE ELECTRICAL.
Align base of fixture with brick coursing
 - 10 CONTROL JOINT
 - 11 BLACK ALUMINUM PUNCH WINDOW
 - 12 DRIVE THRU WINDOW WITH AIR CURTAIN
 - 13 FIBER CEMENT PANEL
 - 14 ACM PANELS IN CO-OP RED



2 WEST ELEVATION
A202 1/8" = 1'-0"

Approved September 8, 2023
Development Planner



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REVISIONS	YYYY.MM.DD
1 ISSUED FOR DEVELOPMENT PERMIT	2023.04.25

BEAU VAL
COMMERCIAL

BLDG '5'

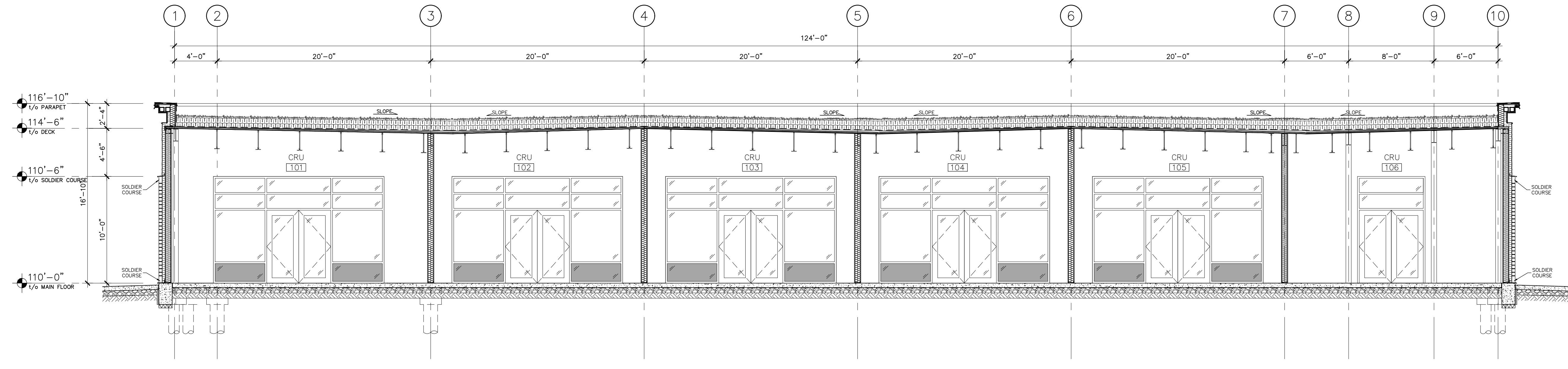
4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

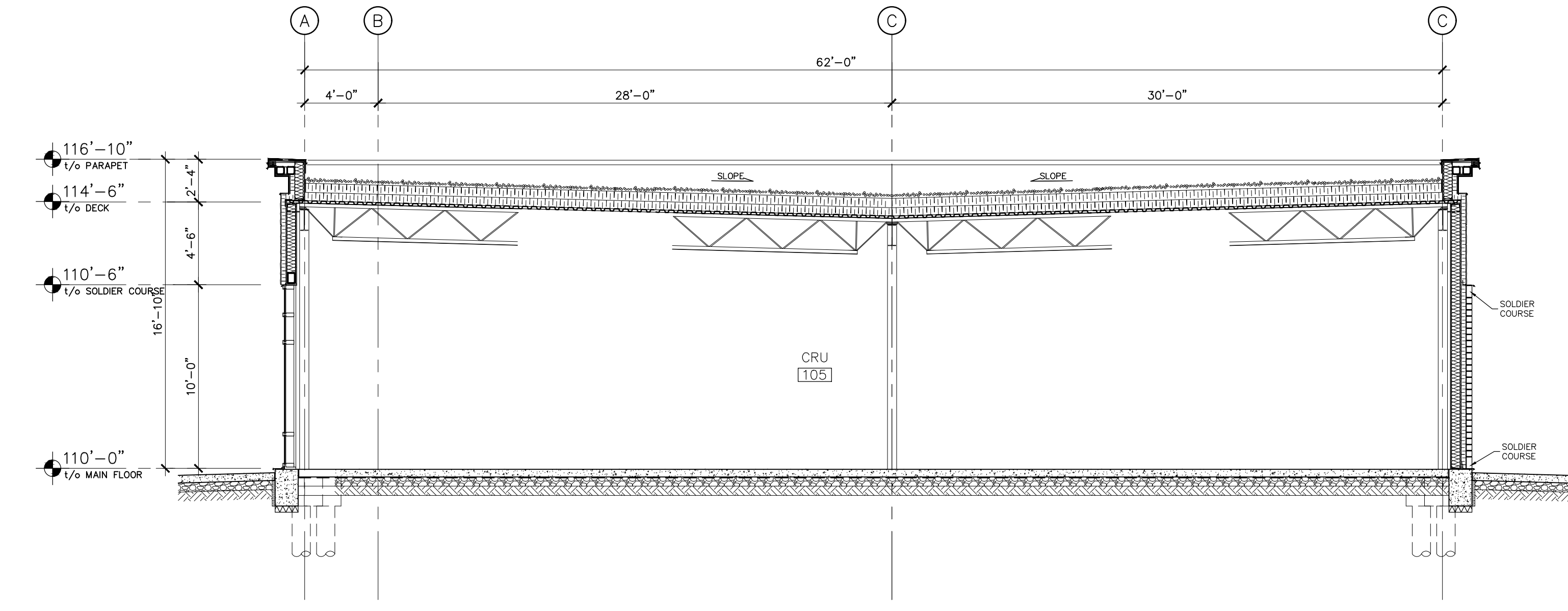
EXTERIOR ELEVATIONS	
DATE PRINTED: April 25, 2023 FOR MILESTONE DATES SEE REVISIONS COLUMN ABOVE.	A202
JOB # 2314	
DRAWN BY: TM	

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1 BUILDING SECTION
A301 3/16" = 1'-0"



2 BUILDING SECTION
A301 1/4" = 1'-0"

Approved September 8, 2023
Development Planner



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BLDG '5'

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

BUILDING SECTIONS

DATE PRINTED: April 25, 2023
FOR MILESTONE DATES SEE REVISIONS COLUMN ABOVE.

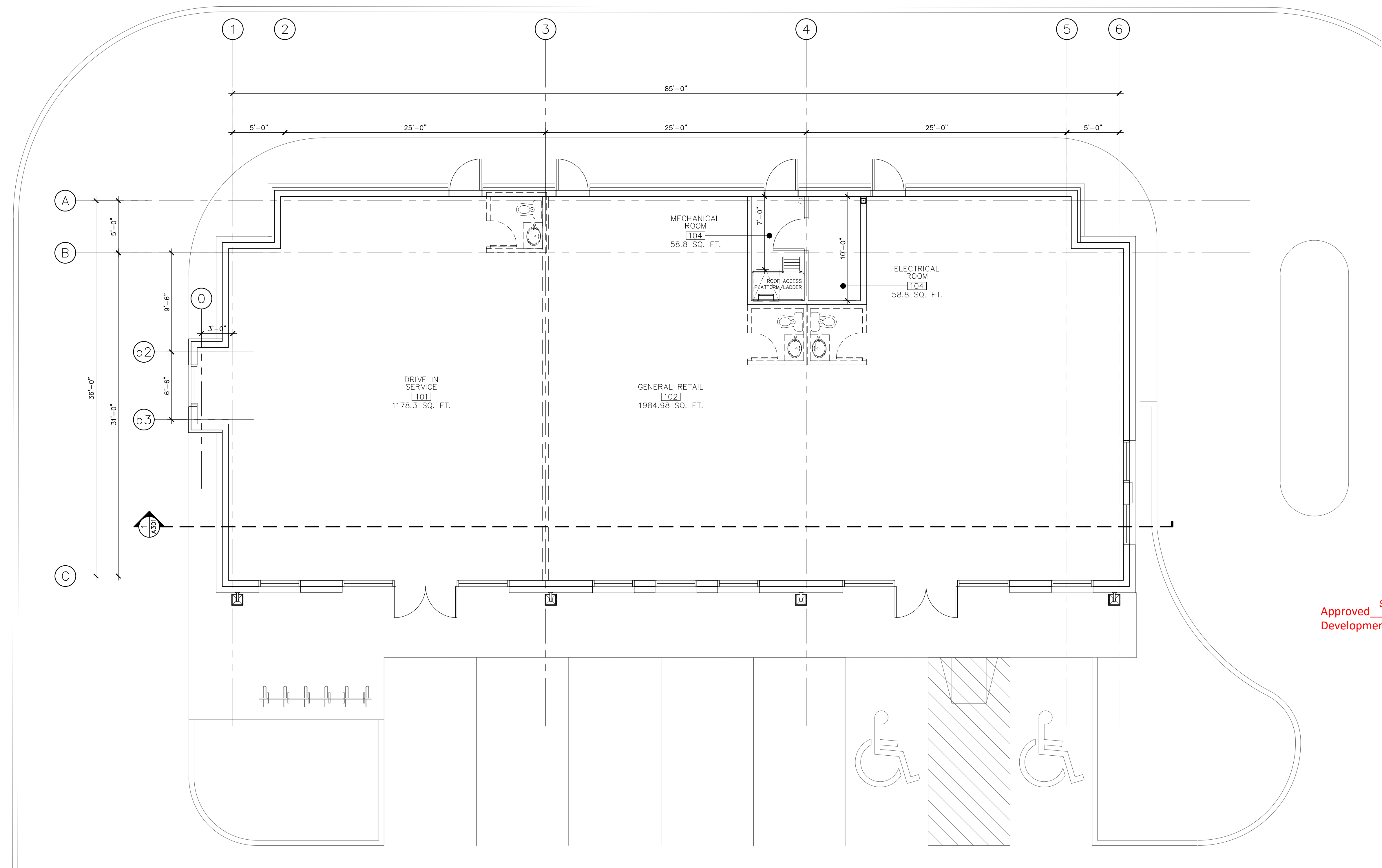
JOB # 2314

DRAWN BY: TM

A301

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1	ISSUED FOR DEVELOPMENT PERMIT 2023.04.25

1 MAIN FLOOR PLAN
A101 3/16" = 1'-0"

BUILDING FOOTPRINT:
3,280.83 ft²

BEAU VAL
COMMERCIAL

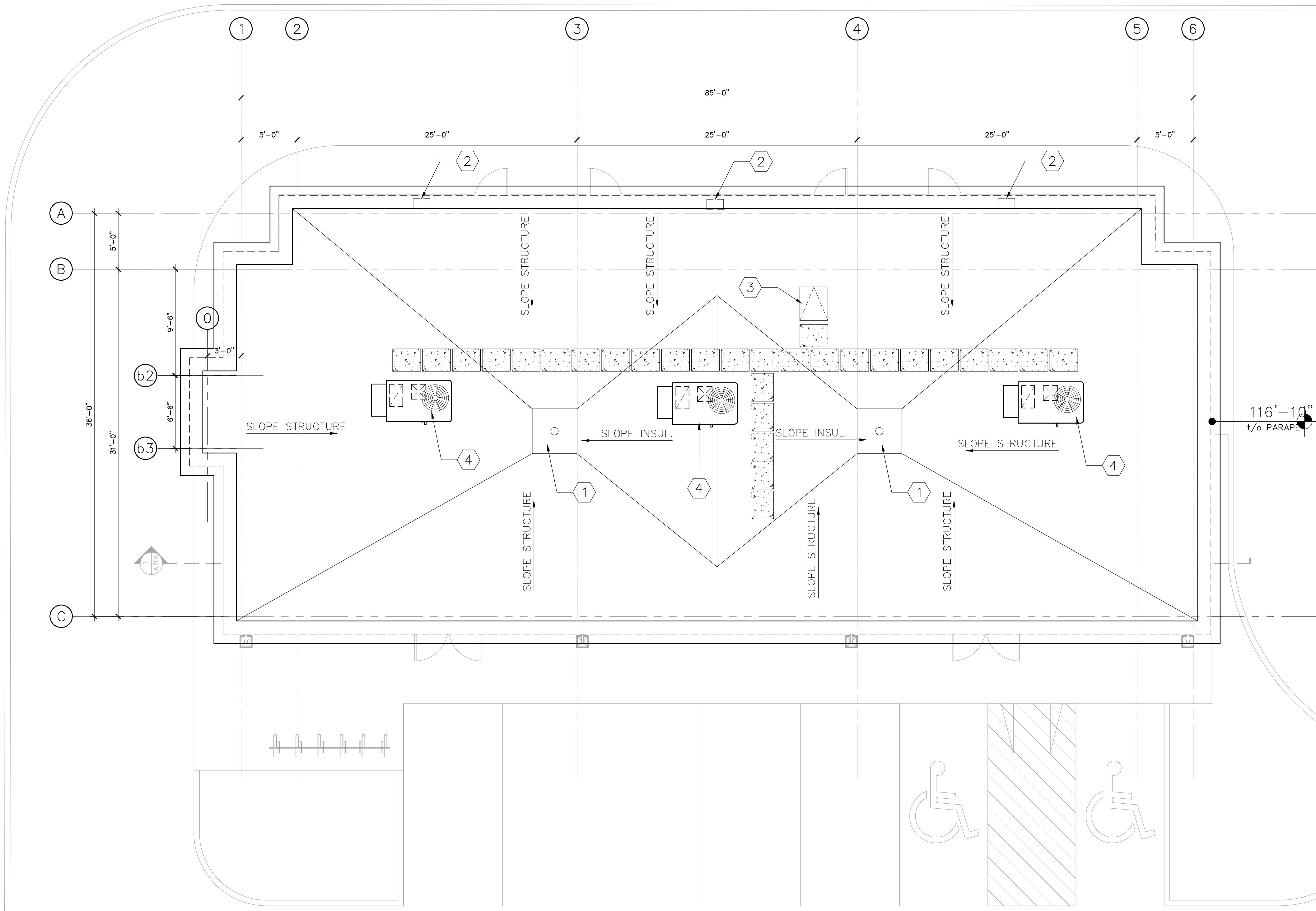
BLDG '6'

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

MAIN FLOOR
PLAN
DATE PRINTED: April 24, 2023
FOR MILESTONE DATES SEE
REVISIONS COLUMN ABOVE.
JOB # 2314
DRAWN BY: TM

6-A101



ROOF LEGEND:

①	ROOF DRAIN (REFER TO DETAIL A/A103)
②	EMERGENCY ROOF SCUPPER (REFER TO DETAIL B/A103)
③	ROOF HATCH (REFER TO DETAIL C/A103)
④	ROOF TOP UNIT



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BEAU VAL COMMERCIAL

BLDG '6'

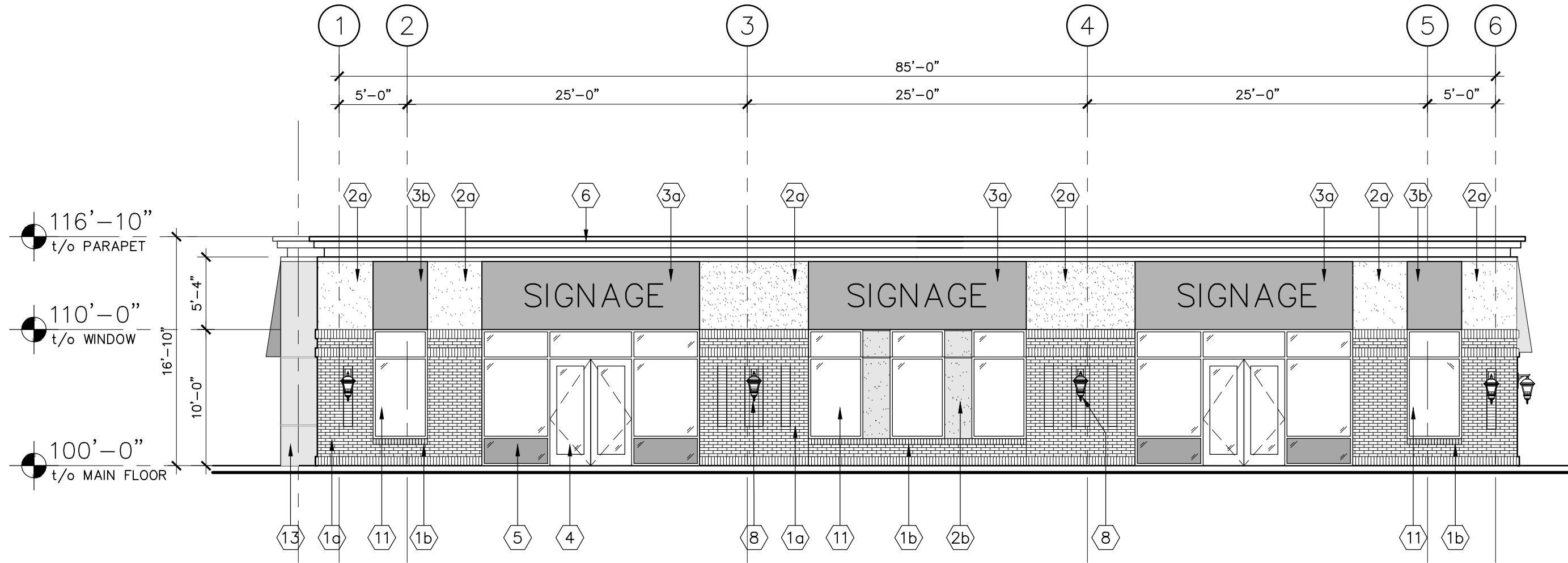
4901 - 30 AVENUE
 Beaumont, Alberta

CONSULTANT STAMP:

1 ROOF PLAN
 A102
 3/16" = 1'-0"

ROOF PLAN	
DATE PRINTED: April 24, 2023 <small>FOR MILESTONE DATES SEE REVISIONS COLUMN ABOVE.</small>	
JOB # 2314	6-A102
DRAWN BY: TM	

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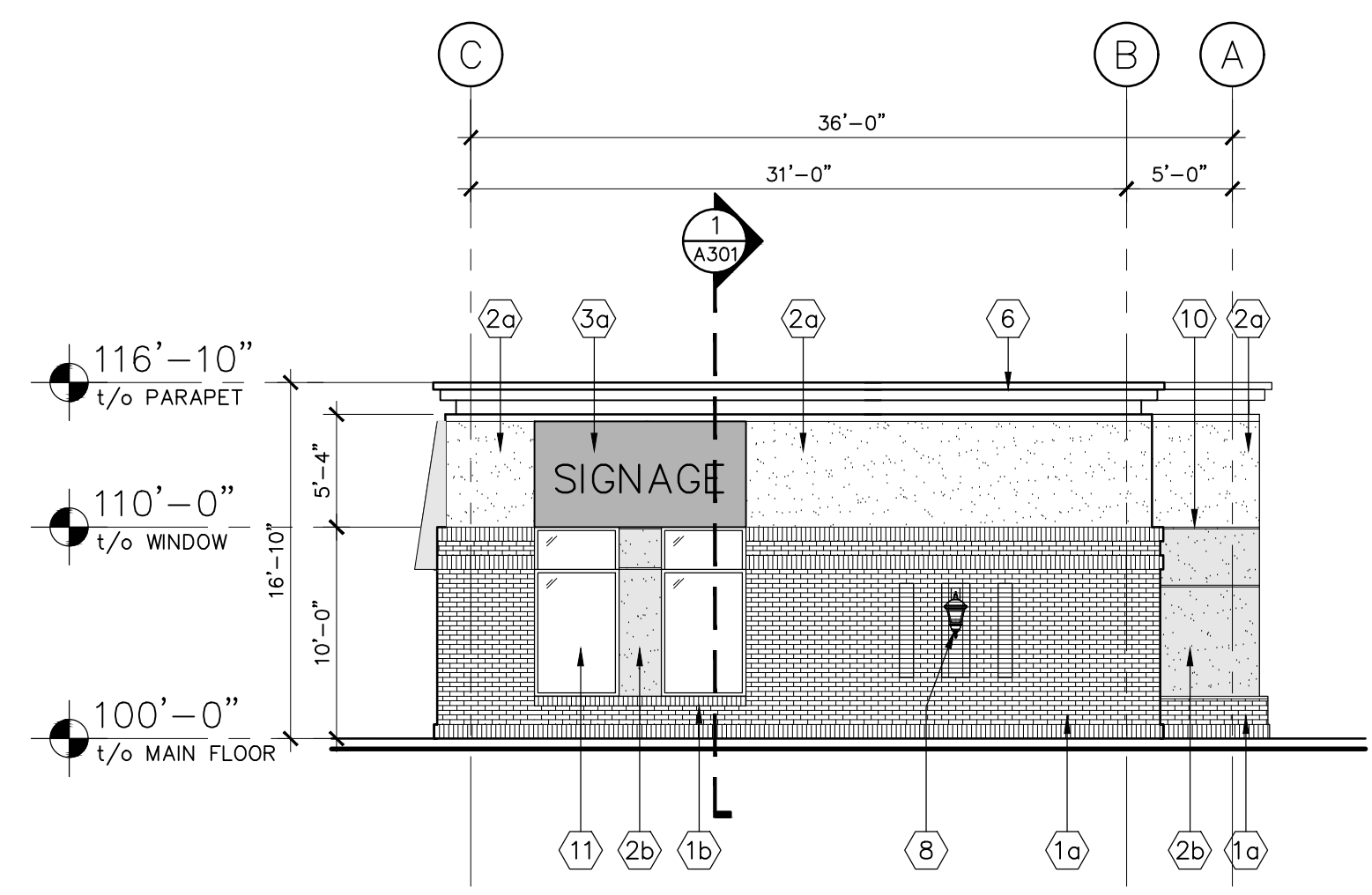
1 EAST ELEVATION
A201 1/8" = 1'-0"

Approved September 8, 2023
Development Planner

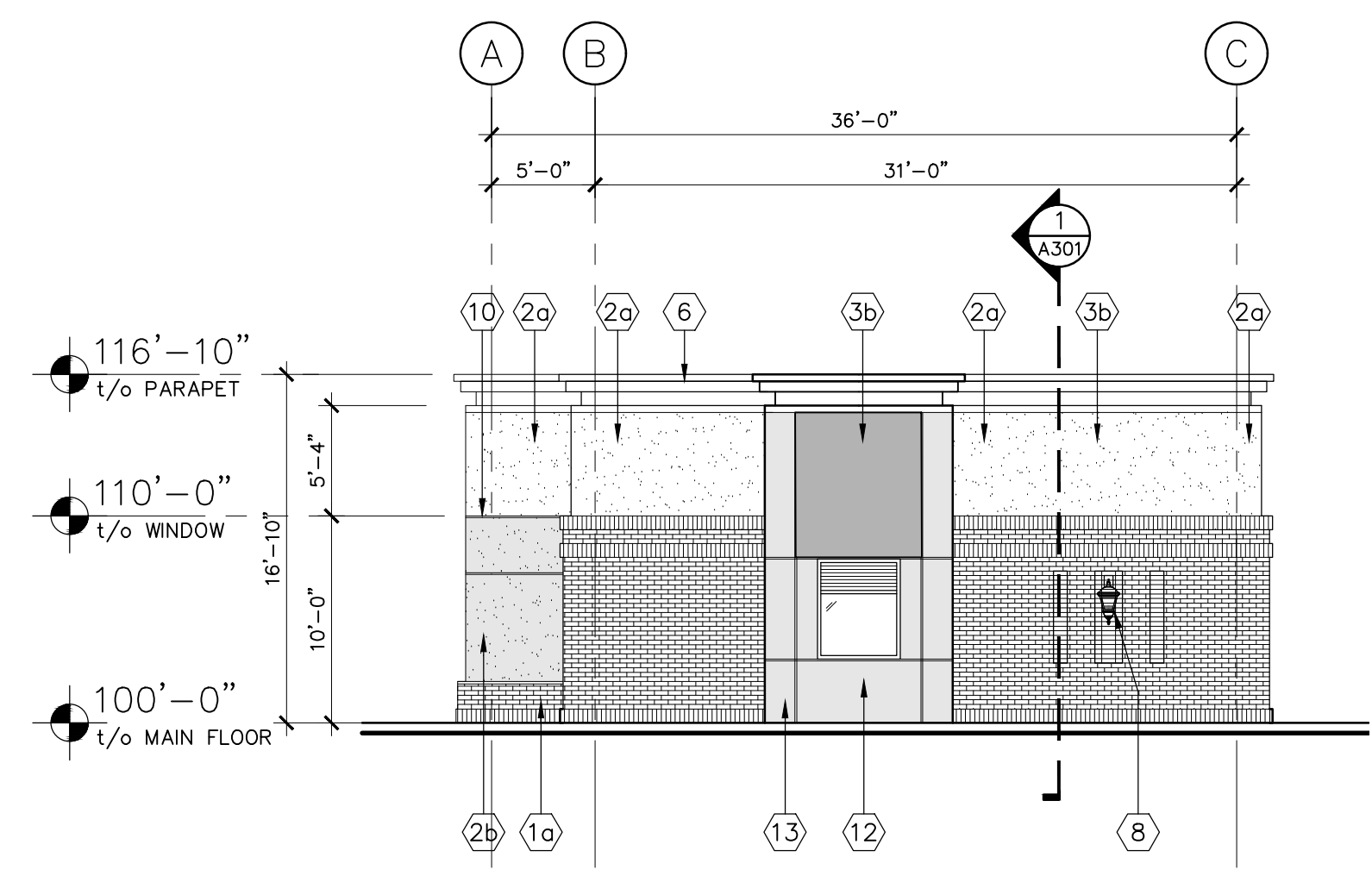
ELEVATION KEYNOTES	
1a	BRICK 1a- MODULAR SIZE MANUFACTURER: GLEN-GERY COLOUR: TBC INSTALL: SEE ELEVATIONS FOR CONFIGURATION MORTAR: STANDARD GRAY.
1b	BRICK 1b- MODULAR SIZE MANUFACTURER: GLEN-GERY COLOUR: COAL CITY BLACK INSTALL: SEE ELEVATIONS FOR CONFIGURATION MORTAR: STANDARD GRAY
2a	EIFS - WHITE MANUFACTURER - TBD COLOUR: BM CALM or equivalent TEXTURE: MARBLE COAT 1.5
2b	EIFS - BLACK MANUFACTURER - TBD COLOUR: TBC TEXTURE: MARBLE COAT 1.5
3a	TENANT SIGNAGE ON BLACK FABRIC AWNING ON LIGHT METAL FRAME
4	BLACK ALUMINUM WINDOWS w/ SEALED UNIT GLAZING
5	BLACK SPANDREL GLASS
6	PREFINISHED ALUMINUM CAP FLASHING CASCADIA - BLACK CODE: QC8262
7	INSULATED HOLLOW METAL DOOR c/w PRESSED STEEL FRAME COLOUR: BLACK
8	EXTERIOR WALL SCENCE COL12/XCA-UP
9	WALL PACK. SEE ELECTRICAL. Align base of fixture with brick coursing
10	CONTROL JOINT
11	BLACK ALUMINUM PUNCH WINDOW
12	DRIVE THRU WINDOW WITH AIR CURTAIN
13	FIBER CEMENT PANEL
14	ACM PANELS IN CO-OP RED



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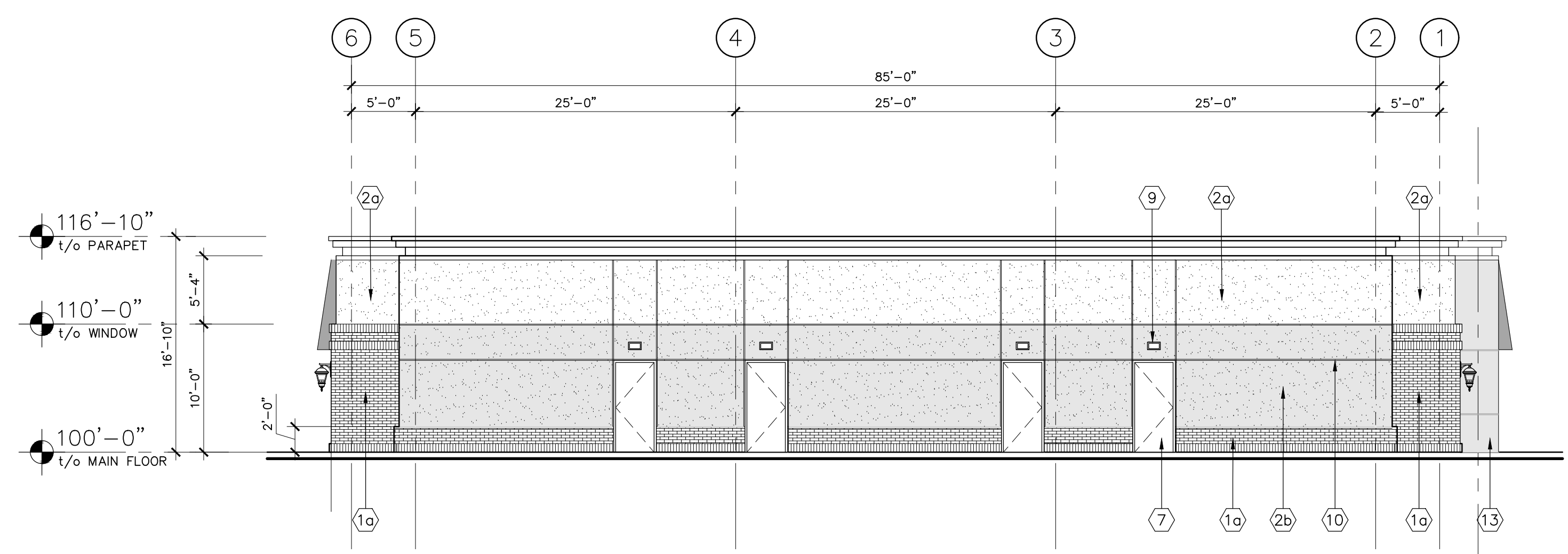


2 NORTH ELEVATION
A201 1/8" = 1'-0"

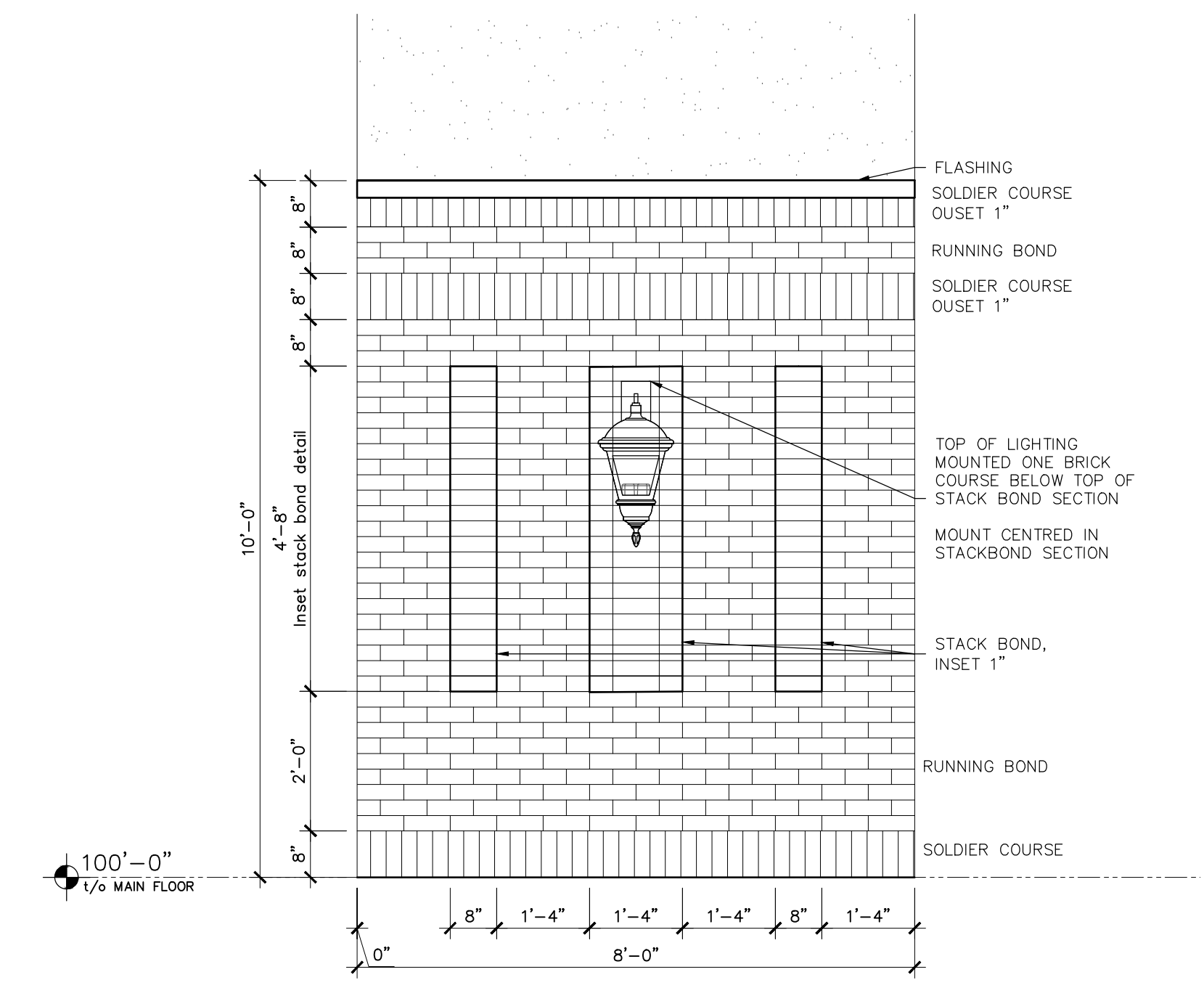


3 SOUTH ELEVATION
A201 1/8" = 1'-0"

REVISIONS	YYYY.MM.DD
1	ISSUED FOR DEVELOPMENT PERMIT 2023.04.25



4 WEST ELEVATION
A201 1/8" = 1'-0"



5 BRICK DETAIL
A201 1/2" = 1'-0"

BEAU VAL
COMMERCIAL

BLDG '6'

4901 - 30 AVENUE
Beaumont, Alberta

EXTERIOR
ELEVATIONS

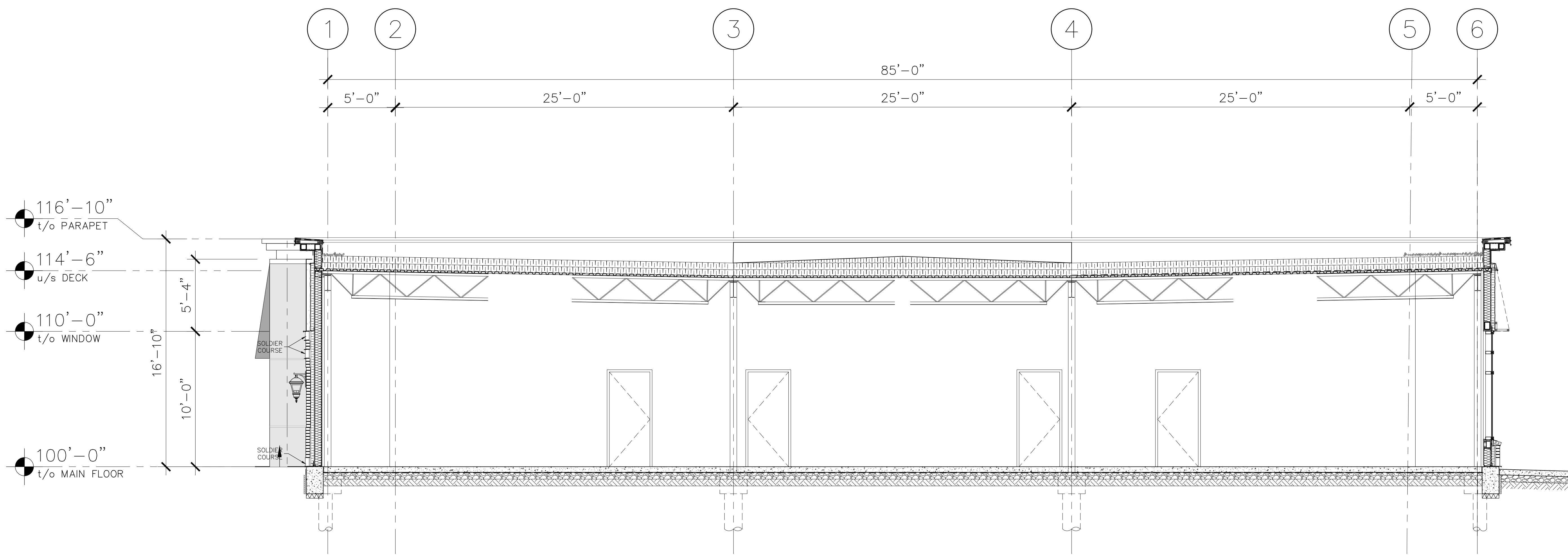
DATE PRINTED: April 24, 2023
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JOB # 2314
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6-A201

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1 BUILDING SECTION
A301 1/4" = 1'-0"



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1	ISSUED FOR DEVELOPMENT PERMIT 2023.04.25

Approved September 8, 2023
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BEAU VAL
COMMERCIAL

BLDG '6'

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

BUILDING
SECTION

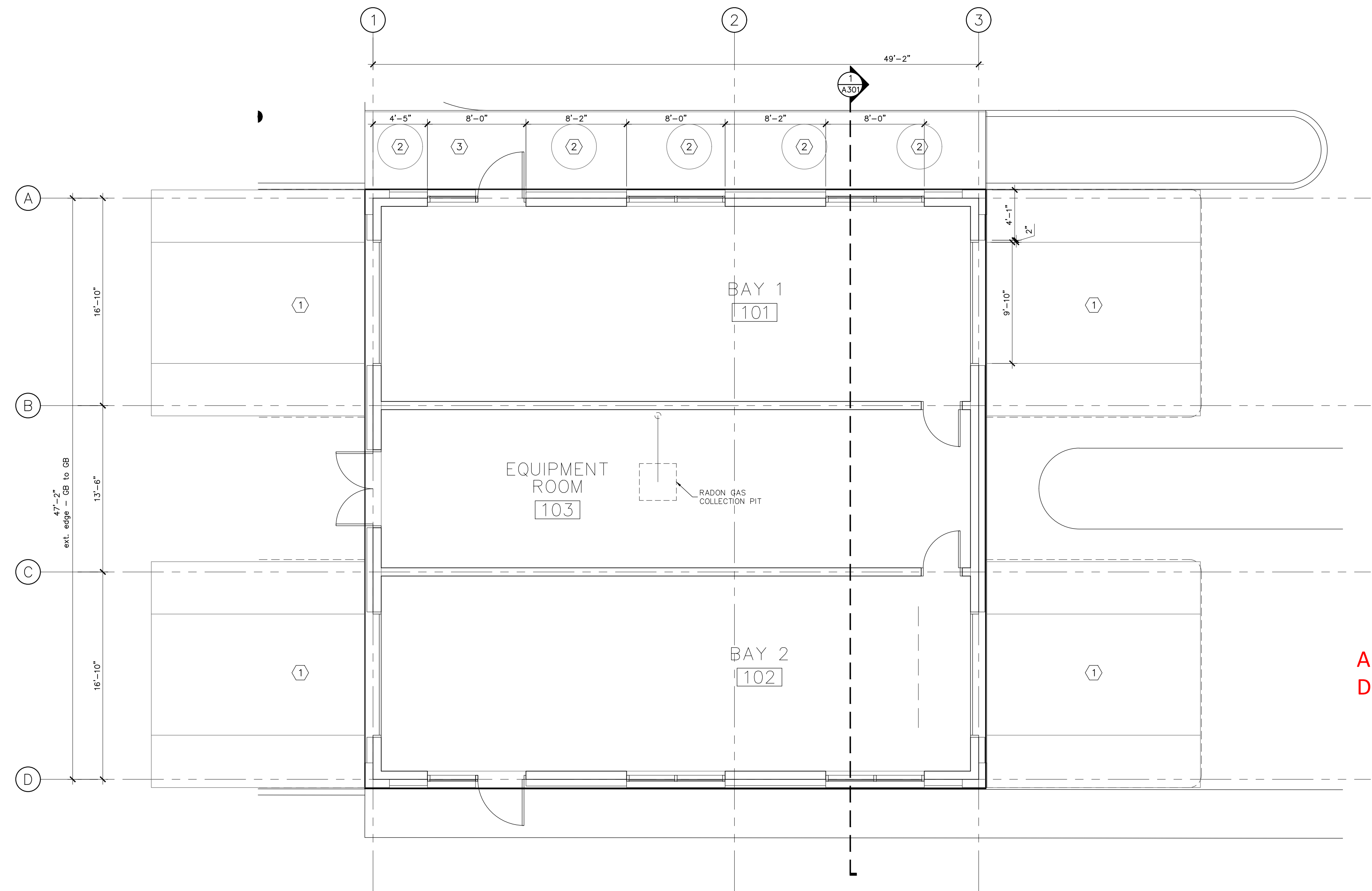
DATE PRINTED: April 24, 2023
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JOB # 2314 6-A301

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PLAN LEGEND:

- ① CONCRETE PAD
- ② INTERCEPTOR PIT LIDS
- ③ CONCRETE OVER INTERCEPTOR PIT AREA



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1	ISSUED FOR DEVELOPMENT PERMIT 2023.04.25

1 MAIN FLOOR PLAN
A101 3/16" = 1'-0"

BUILDING FOOTPRINT:
2,319.02 ft²

BEAU VAL COMMERCIAL

BLDG '7'

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

MAIN FLOOR PLAN

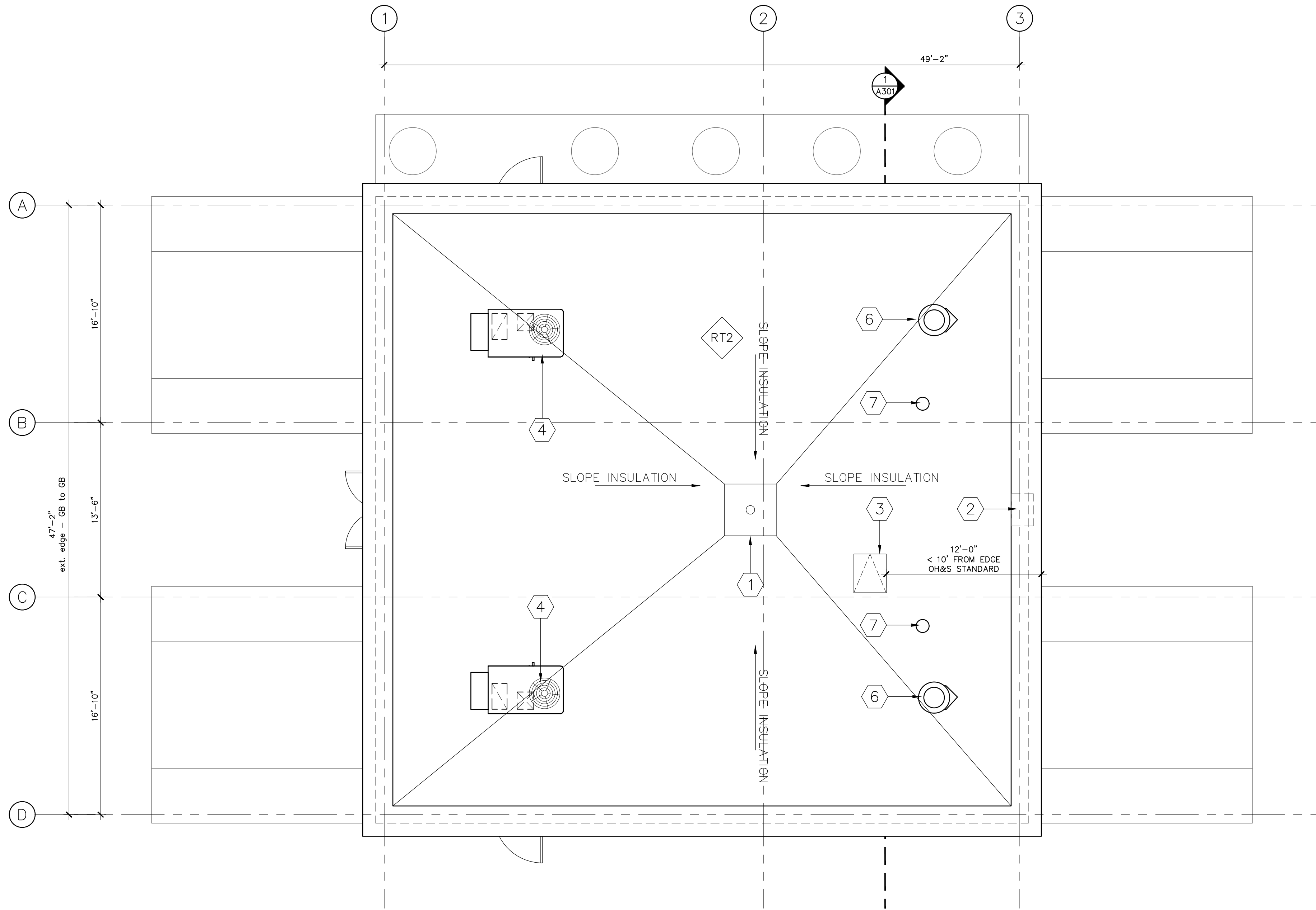
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JOB # 2314 7-A101

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- ROOF LEGEND:**
- ① ROOF DRAIN (REFER TO DETAIL A/A103)
 - ② ROOF SCUPPER (REFER TO DETAIL B/A103)
 - ③ ROOF HATCH (REFER TO DETAIL C/A103)
 - ④ ROOF TOP UNIT
 - ⑥ MECHANICAL EQMT
 - ⑦ CHIMNEY



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Approved September 8, 2023
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REVISIONS	YYYY-MM-DD
1	ISSUED FOR DEVELOPMENT PERMIT 2023.04.25

1 ROOF PLAN
A102 3/16" = 1'-0"

BEAU VAL COMMERCIAL

BLDG '7'

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

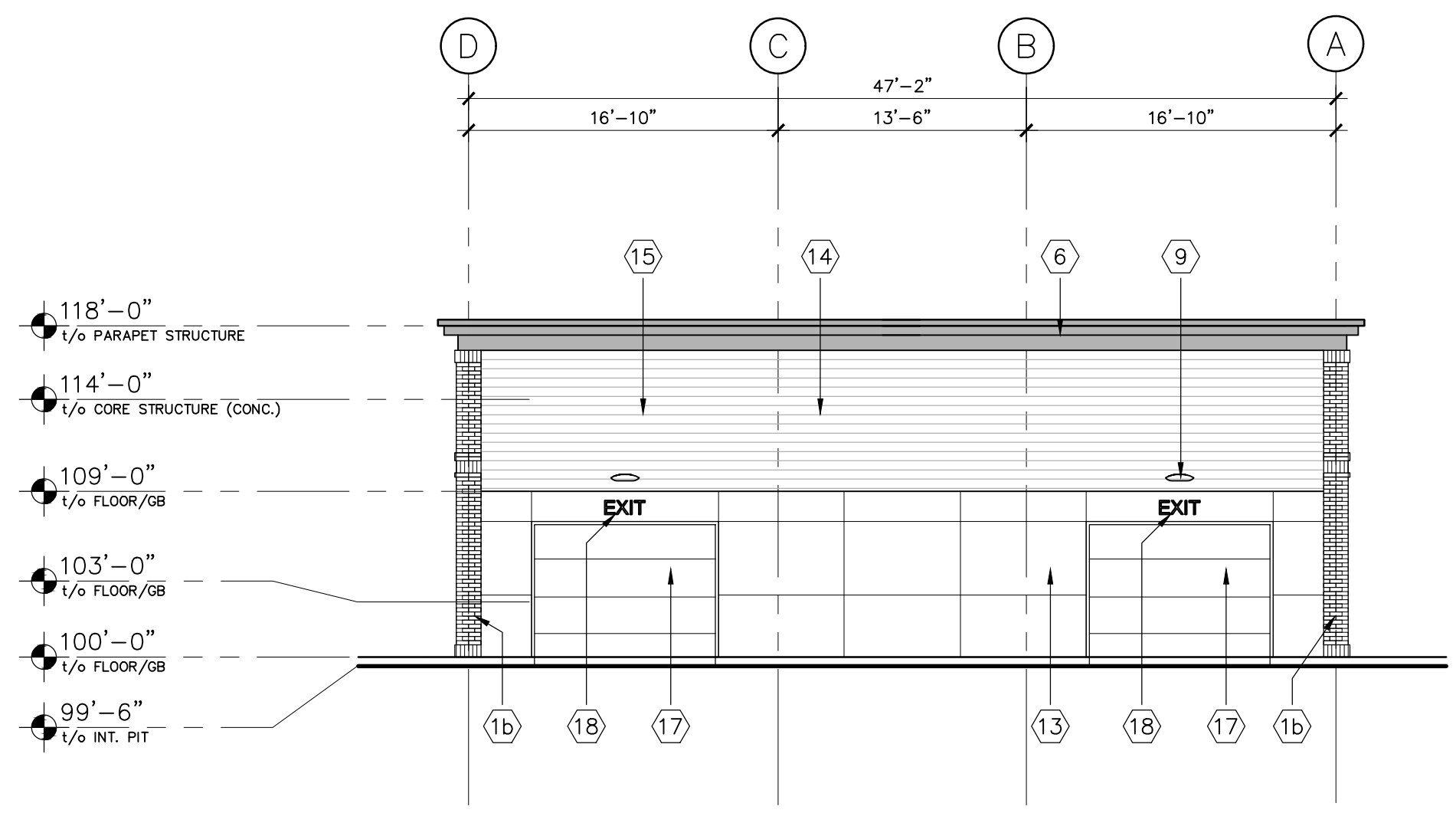
ROOF PLAN

DATE PRINTED: April 24, 2023
FOR MILESTONE DATES SEE REVISIONS COLUMN ABOVE.

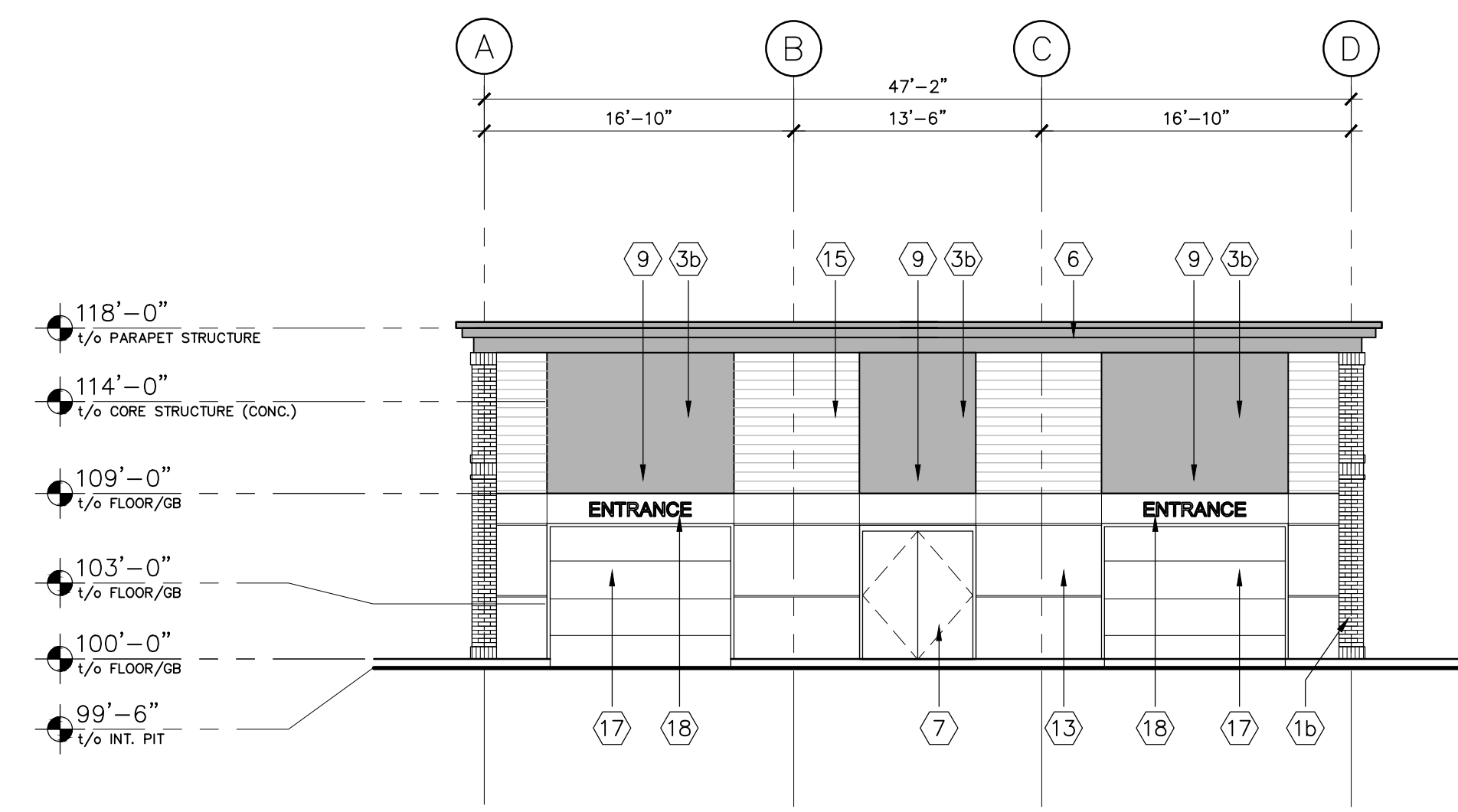
JOB # 2314 7-A102

DRAWN BY: TM

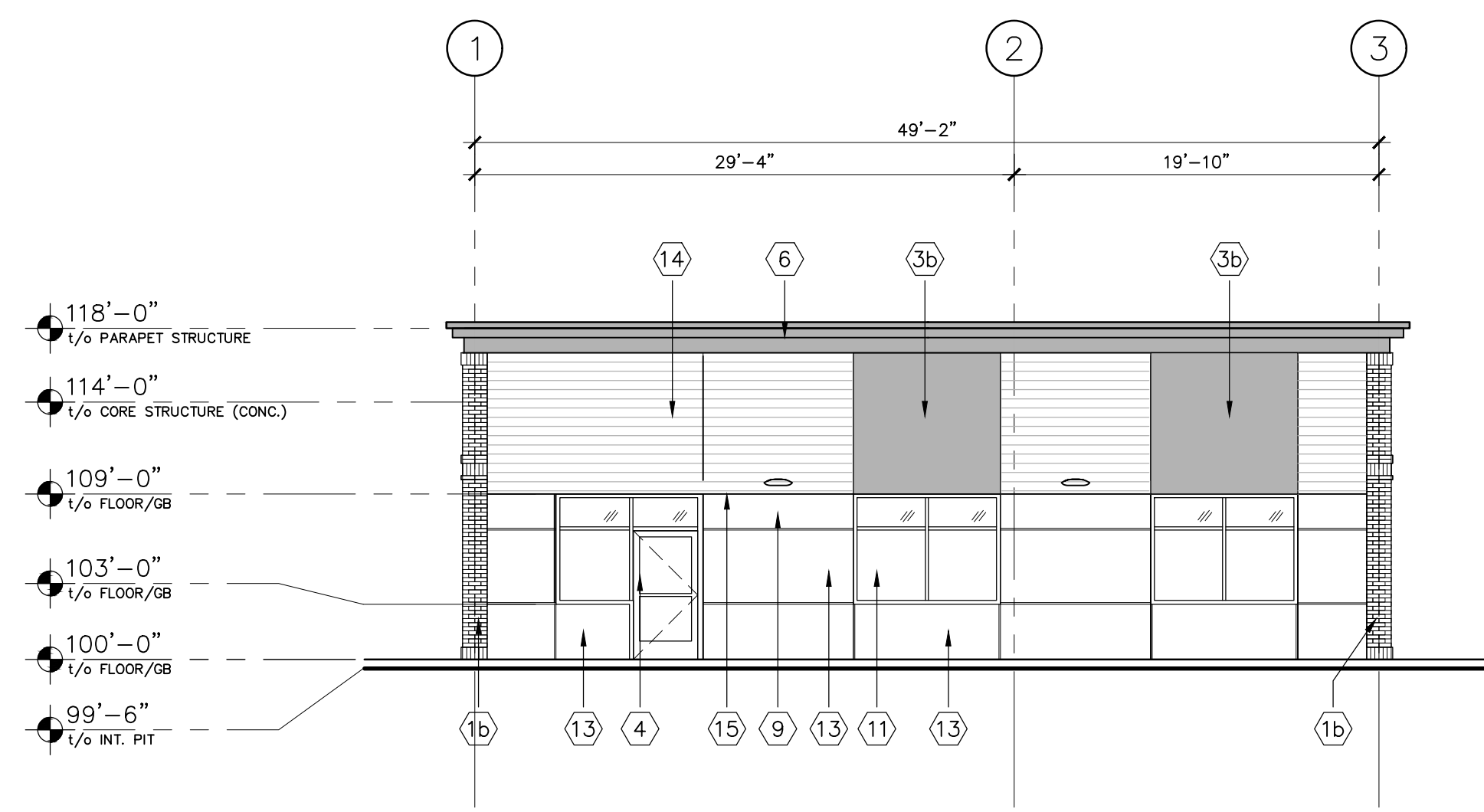
Contractor shall read drawing in conjunction with written specifications. All area calculations, dimensions and conditions shall be verified on site. Readers are advised to use at your own risk. Any questions shall be directed to the Architect prior to proceeding with construction. Do not scale drawings.



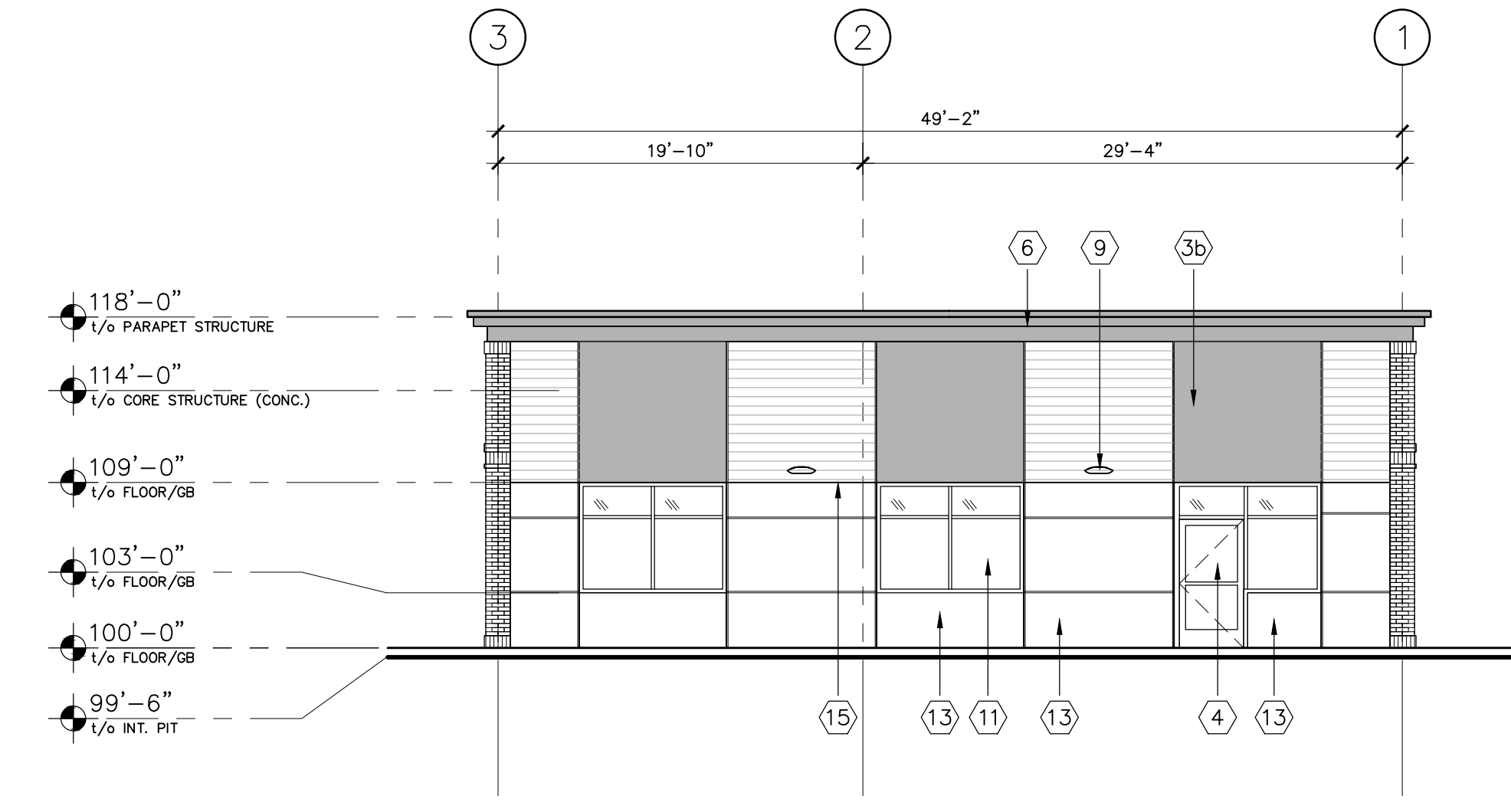
1 SOUTH ELEVATION
A201 1/8" = 1'-0"



2 NORTH ELEVATION
A201 1/8" = 1'-0"



3 EAST ELEVATION
A201 1/8" = 1'-0"



4 WEST ELEVATION
A201 1/8" = 1'-0"

Approved
Development Planner
September 8, 2023

[Handwritten Signature]

- CO-OP ELEVATION KEYNOTES**
- 1a BRICK 1a- MODULAR SIZE
MANUFACTURER: GLEN-GERY
COLOUR: HORIZON
INSTALL: SEE ELEVATIONS FOR CONFIGURATION
MORTAR: STANDARD GRAY.
 - 1b BRICK 1b- MODULAR SIZE
MANUFACTURER: GLEN-GERY
COLOUR: COAL CITY BLACK
INSTALL: SEE ELEVATIONS FOR CONFIGURATION
MORTAR: STANDARD GRAY
 - 2a EIFS - WHITE
MANUFACTURER - TBD
COLOUR: BM CALM or equivalent
TEXTURE: MARBLE COAT 1.5
 - 2b EIFS - BLACK
MANUFACTURER - TBD
COLOUR: TBC
TEXTURE: MARBLE COAT 1.5
 - 3a TENANT SIGNAGE ON BLACK FABRIC
AWNING ON LIGHT METAL FRAME
 - 3b BLACK FABRIC AWNING
ON LIGHT METAL FRAME
 - 4 BLACK ALUMINUM STOREFRONT DOORS AND WINDOWS
w/ SEALED UNIT GLAZING
 - 5 BLACK SPANDREL GLASS
 - 6 PREFINISHED ALUMINUM CAP FLASHING
CASCADIA - BLACK
CODE: QC8262
 - 7 INSULATED HOLLOW METAL DOOR
c/w PRESSED STEEL FRAME
COLOUR: BLACK
 - 8 EXTERIOR WALL SCENCE
COL12/XCA-UP
 - 9 WALL PACK.
SEE ELECTRICAL.
Align base of fixture with brick coursing
 - 10 CONTROL JOINT
 - 11 BLACK ALUMINUM PUNCH WINDOW
 - 12 DRIVE THRU WINDOW WITH AIR CURTAIN
 - 13 REINFORCED CEMENTITIOUS FIBER CEMENT PANEL
DIMENSION: 2'x4' PANELS
COLOUR: PEARL GREY (HARDIE BOARD)
TRIM CLEAR ANNODIZED
TRIM TO BE CONTINUOUS ON THE HORIZONTAL, AND
VERTICAL TRIM TO BREAK AT HORIZONTAL
 - 14 METAL COMPOSITE PANEL IN CO-OP RED
 - 15 HORIZONTAL METAL SIDING
VICWEST AD300-R WOOD GRAIN
COLOUR: DARK CEDAR WOODGRAIN
 - 16 OVERFLOW SCUPPER
 - 17 OVERHEAD DOOR
 - 18 ANNODIZED ALUMINUM LETTERS 1'-0" HIGH
FCL SUPPLIED AND INSTALLED



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1	ISSUED FOR DEVELOPMENT PERMIT 2023.04.25

BEAU VAL
COMMERCIAL

BLDG '7'

4901 - 30 AVENUE
Beaumont, Alberta

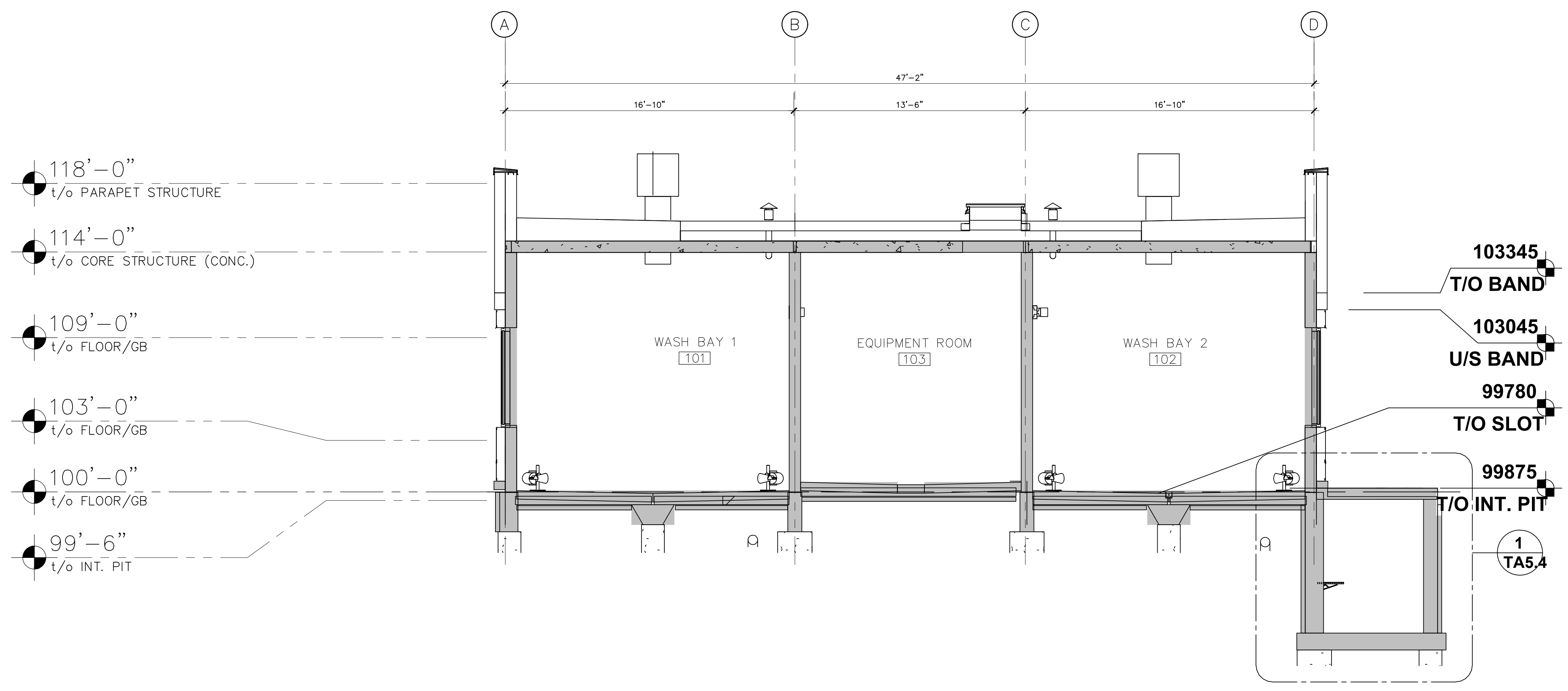
CONSULTANT STAMP:

EXTERIOR
ELEVATIONS

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Approved September 8, 2023
Development Planner



1 BUILDING SECTION
A301 1/4" = 1'-0"



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REVISIONS	YYYY-MM-DD
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BEAU VAL
COMMERCIAL

BLDG '7'

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

BUILDING SECTION

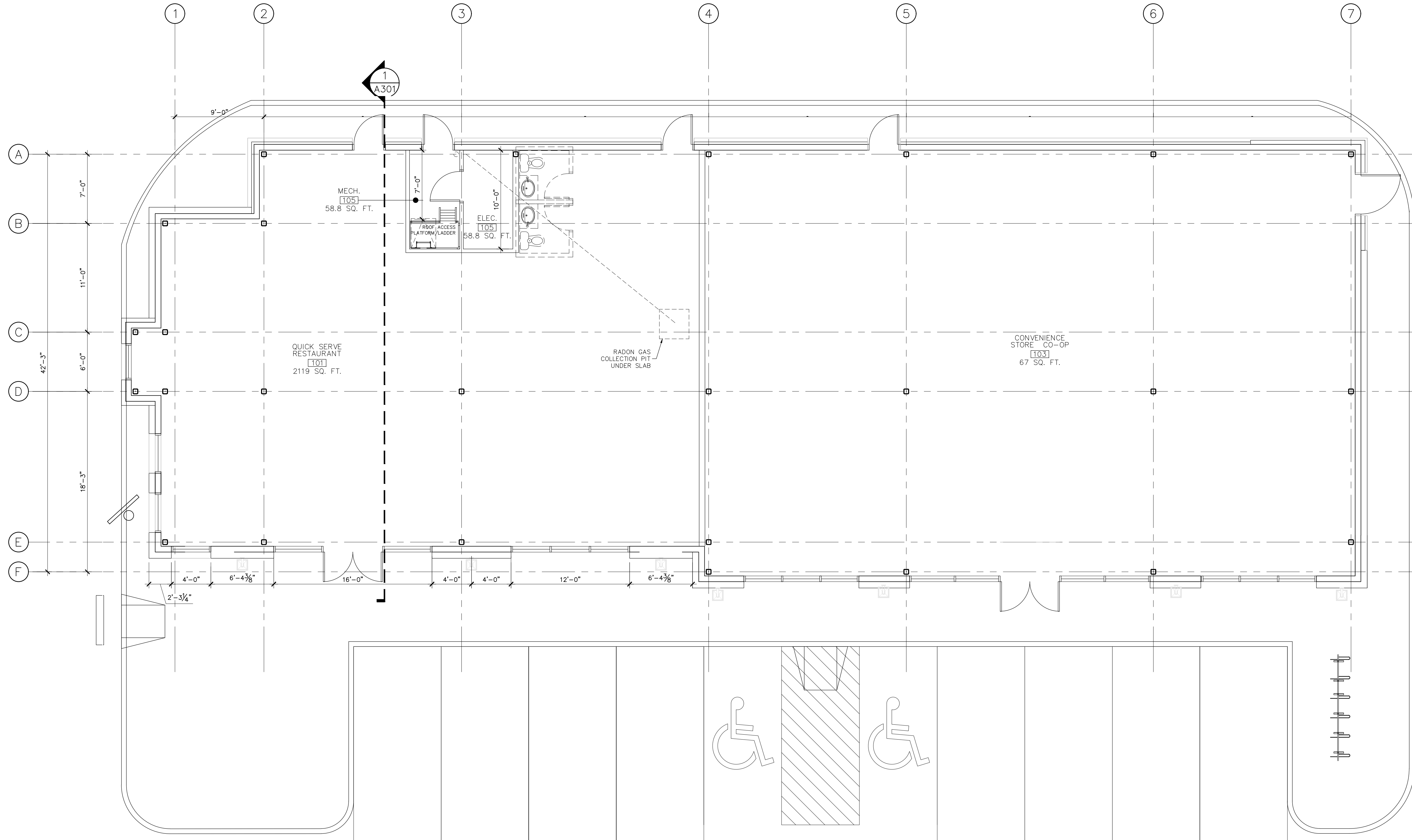
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JOB # 2314
DRAWN BY: TM

7-A301

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 Do not scale drawings.



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REVISIONS		YYYY.MM.DD
2	RE-ISSUED FOR DP w/ additional info	2023.05.01
1	ISSUED FOR DEVELOPMENT PERMIT	2023.04.25

BEAU VAL
 COMMERCIAL
 BLDG '8'
 4901 - 30 AVENUE
 Beaumont, Alberta

CONSULTANT STAMP:

1 MAIN FLOOR PLAN
 A101 3/16" = 1'-0"

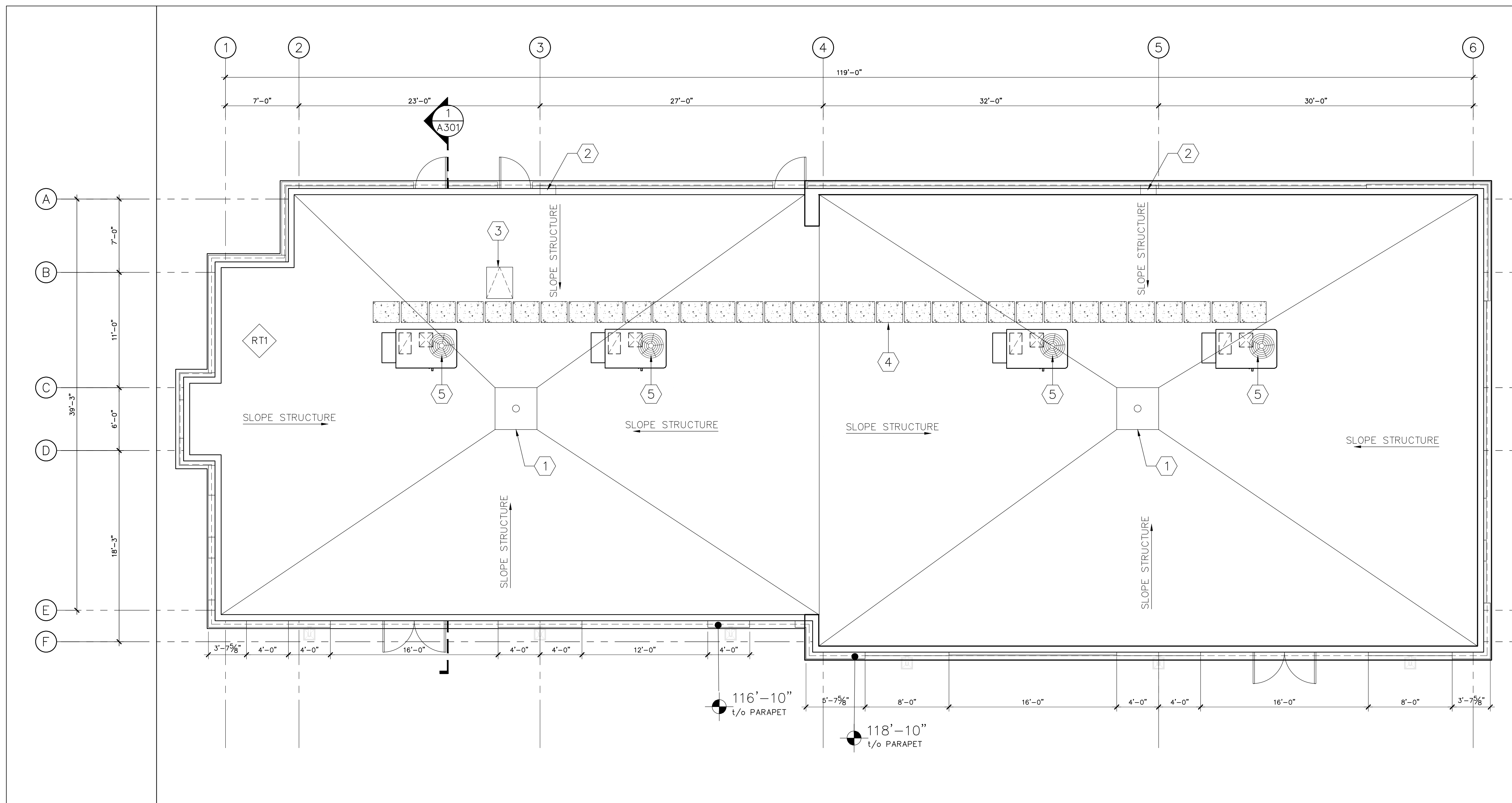
Approved _____
 Development Planner

September 8, 2023

BUILDING FOOTPRINT:
 5,158.09 ft²

MAIN FLOOR
 PLAN
 DATE PRINTED: June 14, 2023
 FOR MILESTONE DATES SEE
 REVISIONS COLUMN ABOVE.
 JOB # 2314
 DRAWN BY: TM

8-A101



1 ROOF PLAN
A102 3/16" = 1'-0"

Approved _____
Development Planner

September 8, 2023

ROOF LEGEND:	
1	ROOF DRAIN (REFER TO DETAIL A/A103)
2	ROOF SCUPPER (REFER TO DETAIL B/A103)
3	ROOF HATCH (REFER TO DETAIL C/A103)
4	ROOF TOP UNIT
6	MECHANICAL EQMT
7	CHIMNEY



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 Edmonton, AB, T5J 0X6

REVISIONS	YYYY.MM.DD
1	ISSUED FOR DEVELOPMENT PERMIT 2023.04.25

BEAU VAL COMMERCIAL

BLDG '8'

4901 - 30 AVENUE
 Beaumont, Alberta

CONSULTANT STAMP:

ROOF PLAN

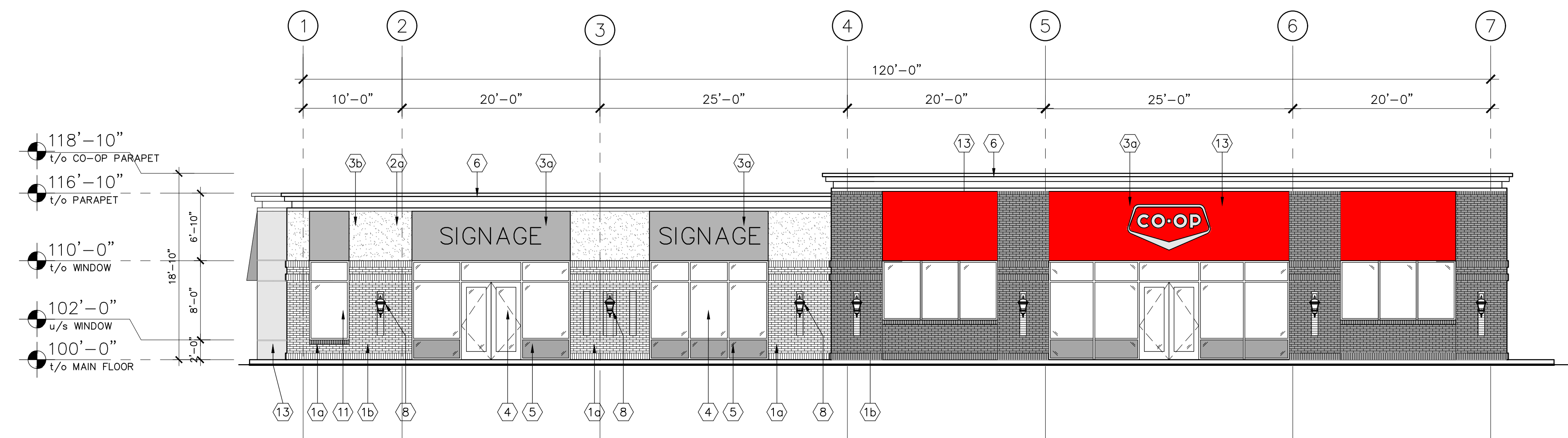
DATE PRINTED: April 24, 2023
 FOR MILESTONE DATES SEE REVISIONS COLUMN ABOVE.

JOB # 2314
 DRAWN BY: TM

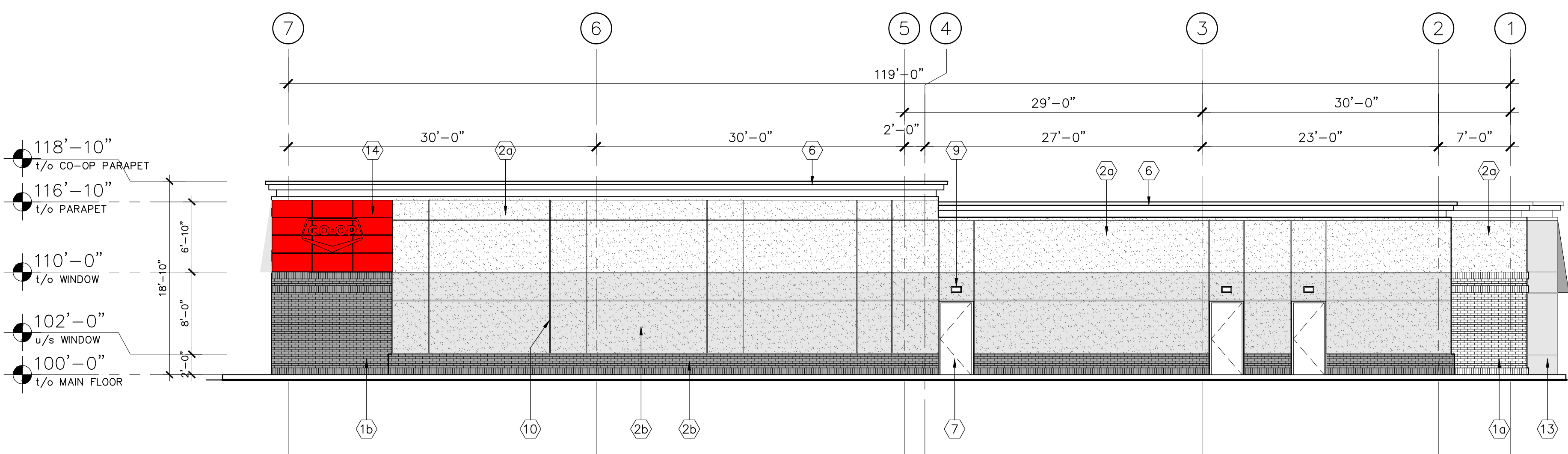
8-A102

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Contractor shall read drawing in conjunction with written specifications. All area calculations, dimensions and conditions shall be verified on site. Readers are advised to use at your own risk. Any questions shall be directed to the Architect prior to proceeding with construction. Do not scale drawings.



1 SOUTH ELEVATION
A201 1/8" = 1'-0"



2 NORTH ELEVATION
A201 1/8" = 1'-0"

- ELEVATION KEYNOTES**
- 1a BRICK 1a- MODULAR SIZE
MANUFACTURER: GLEN-GERY
COLOUR: TBC
INSTALL: SEE ELEVATIONS FOR CONFIGURATION
MORTAR: STANDARD GRAY.
 - 1b BRICK 1b- MODULAR SIZE
MANUFACTURER: GLEN-GERY
COLOUR: COAL CITY BLACK
INSTALL: SEE ELEVATIONS FOR CONFIGURATION
MORTAR: STANDARD GRAY
 - 2a EIFS - WHITE
MANUFACTURER - TBD
COLOUR: BM CALM or equivalent
TEXTURE: MARBLE COAT 1.5
 - 2b EIFS - BLACK
MANUFACTURER - TBD
COLOUR: TBC
TEXTURE: MARBLE COAT 1.5
 - 3a TENANT SIGNAGE ON BLACK FABRIC
AWNING ON LIGHT METAL FRAME
 - 3b BLACK FABRIC AWNING
ON LIGHT METAL FRAME
 - 4 BLACK ALUMINUM STOREFRONT DOORS AND WINDOWS
w/ SEALED UNIT GLAZING
 - 5 BLACK SPANDREL GLASS
 - 6 PREFINISHED ALUMINUM CAP FLASHING
CASCADIA - BLACK
CODE: QC8262
 - 7 INSULATED HOLLOW METAL DOOR
c/w PRESSED STEEL FRAME
COLOUR: BLACK
 - 8 EXTERIOR WALL SCONCE
COL12/XCA-UP
 - 9 WALL PACK.
SEE ELECTRICAL.
Align base of fixture with brick coursing
 - 10 CONTROL JOINT
 - 11 BLACK ALUMINUM PUNCH WINDOW
 - 12 DRIVE THRU WINDOW WITH AIR CURTAIN
 - 13 FIBER CEMENT PANEL
 - 14 ACM PANELS IN CO-OP RED

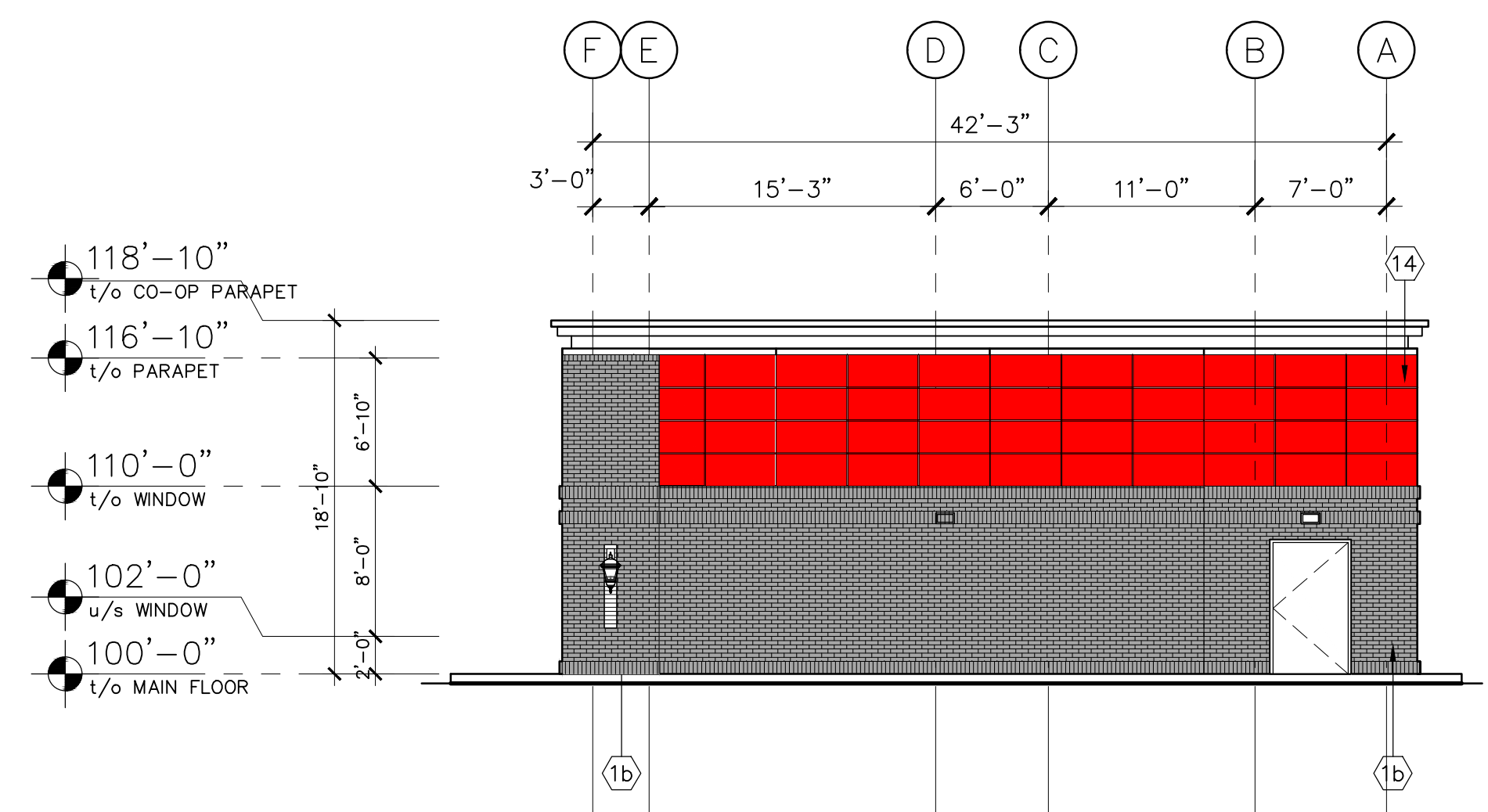


PRELIMINARY
NOT FOR CONSTRUCTION

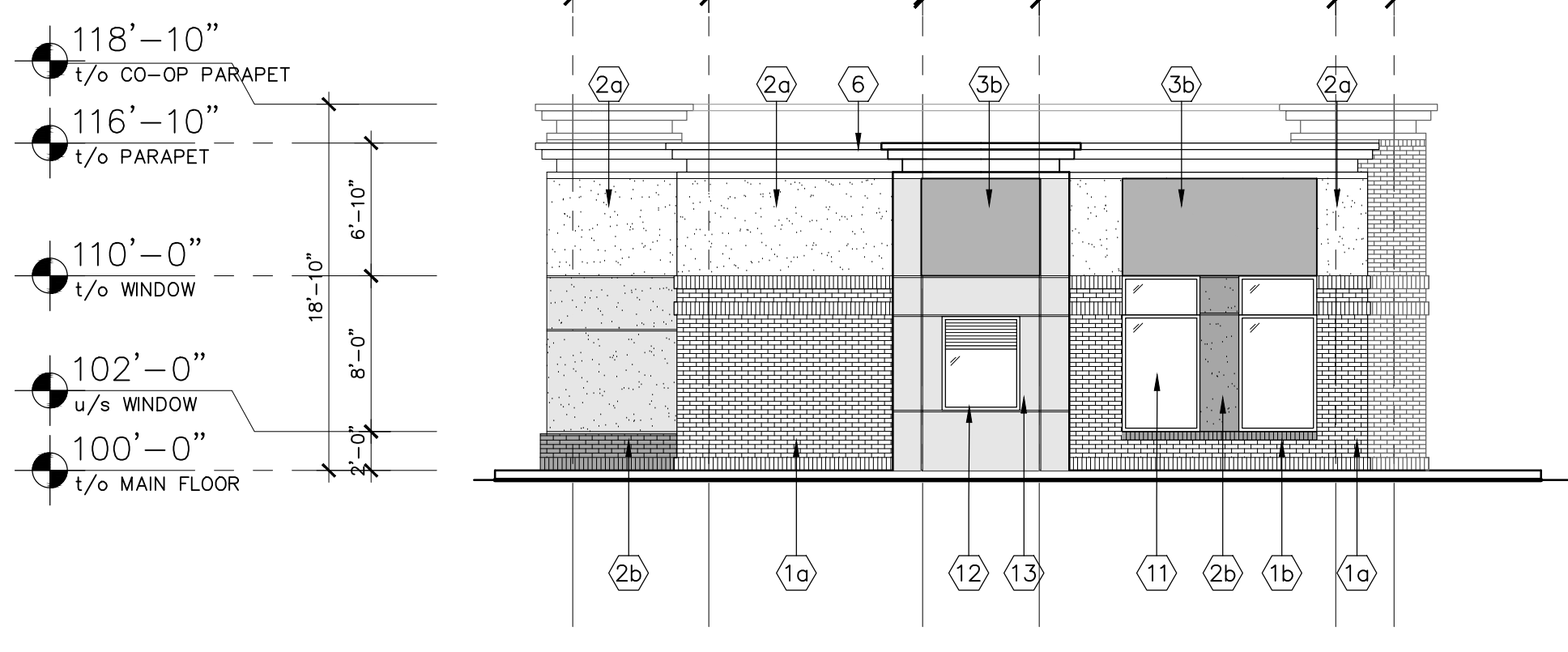


REVISIONS		YYYY.MM.DD
2	RE-ISSUED FOR DP w/ additional info	2023.05.01
1	ISSUED FOR DEVELOPMENT PERMIT	2023.04.25

Approved September 8, 2023
Development Planner



3 WEST ELEVATION
A201 1/8" = 1'-0"



4 EAST ELEVATION
A201 1/8" = 1'-0"

BEAU VAL
COMMERCIAL

BLDG '8'

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

EXTERIOR
ELEVATIONS

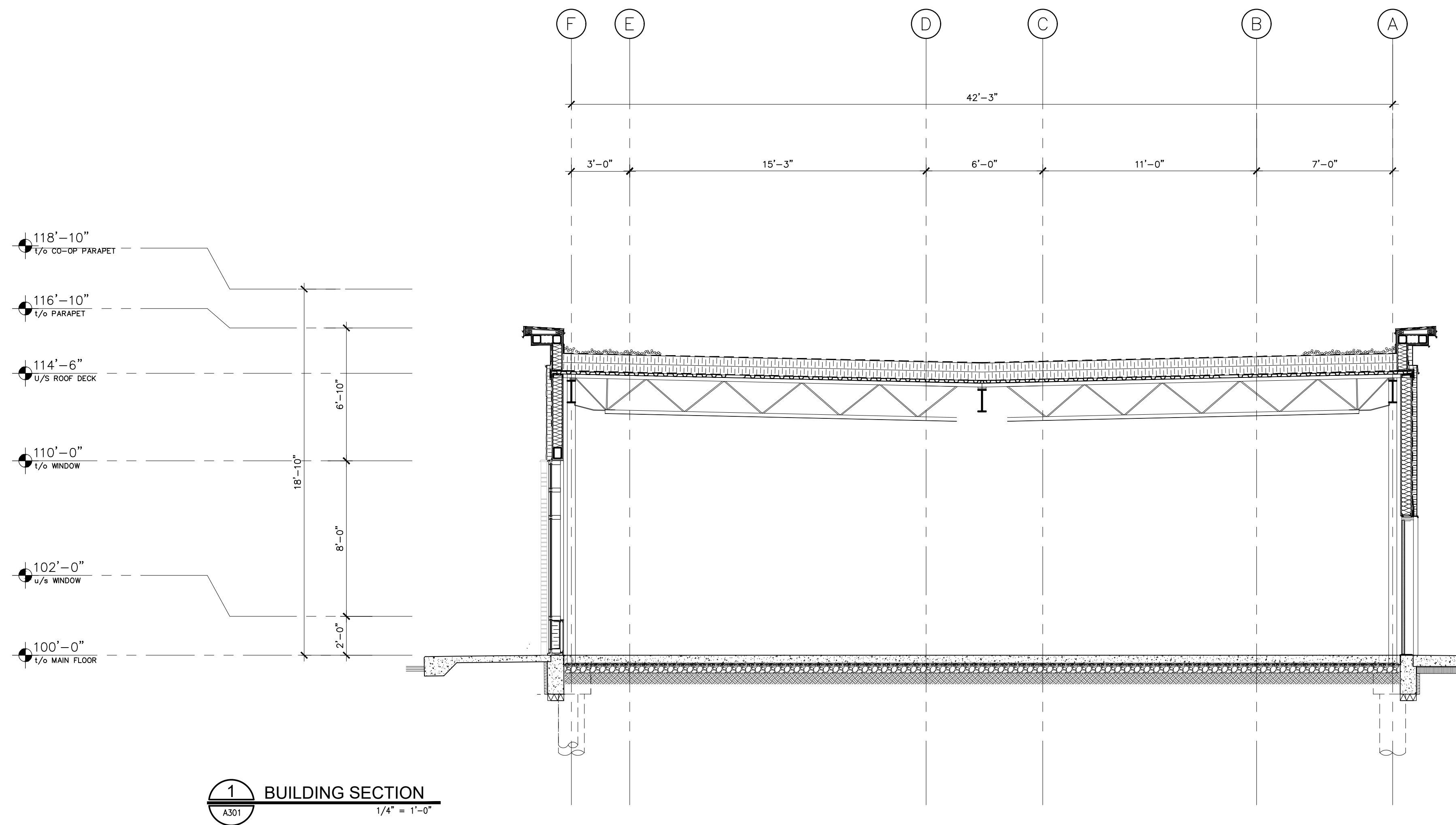
DATE PRINTED: June 14, 2023
FOR MILESTONE DATES SEE
REVISIONS COLUMN ABOVE.

JOB # 2314
DRAWN BY: TM

8-A201

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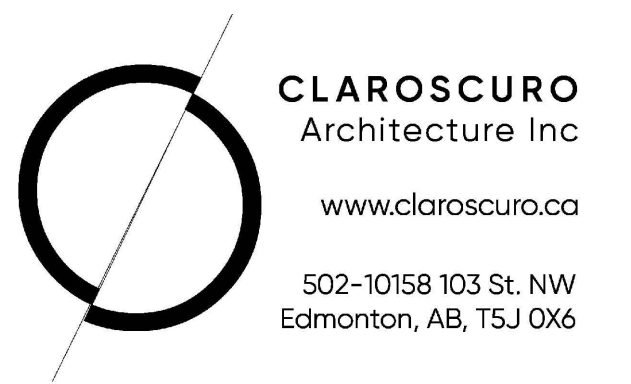
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 Architect prior to proceeding with
 construction.
 Do not scale drawings.



1 BUILDING SECTION
 A301 1/4" = 1'-0"



PRELIMINARY
 NOT FOR CONSTRUCTION



REVISIONS	YYYY.MM.DD
1	ISSUED FOR DEVELOPMENT PERMIT 2023.04.25

September 8, 2023
 Approved _____
 Development Planner

BEAU VAL COMMERCIAL

BLDG '8'

4901 - 30 AVENUE
 Beaumont, Alberta

CONSULTANT STAMP:




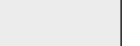

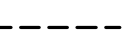
BUILDING SECTIONS

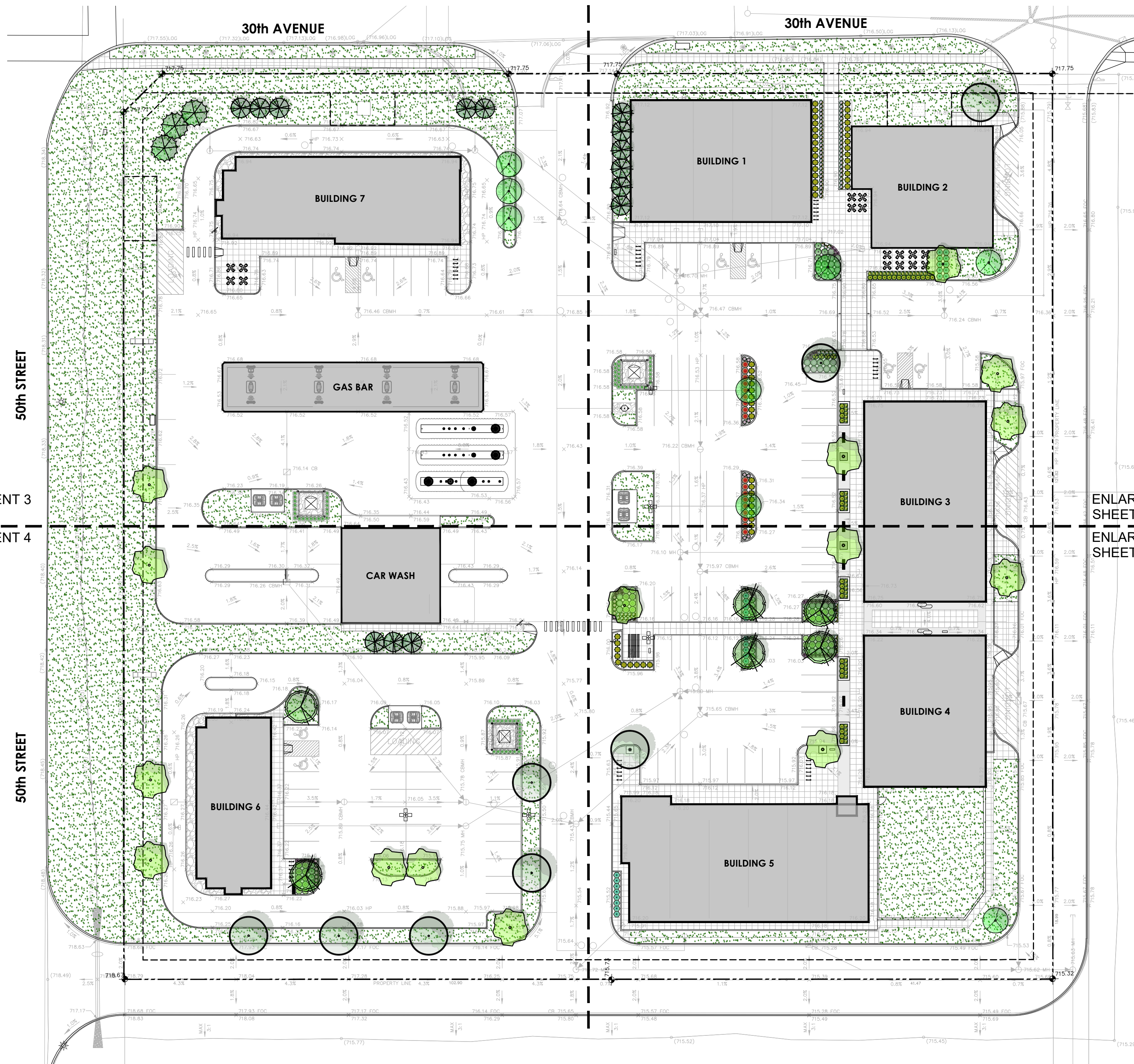
DATE PRINTED: April 24, 2023
 FOR MILESTONE DATES SEE REVISIONS COLUMN ABOVE.

JOB # 2314 8-A301

DRAWN BY: TM

LEGEND

-  CONCRETE SIDEWALK PAVING
-  SOD
-  RIVER ROCK
-  COLOURED CONCRETE
-  PROPERTY LINE
-  SETBACK LINE



Approved September 8, 2023
Development Planner



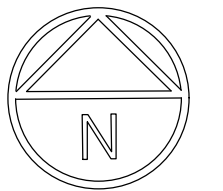
BY-LAW ANALYSIS:

NUMBER OF TREES AND SHRUBS
Site area: 20,308.136sqm
10% of site area: 2030.81sqm
Required trees and shrubs: 1024/35=58 each
Trees provided: 65
Shrubs provided: 305

4	23/05/31	ISSUED FOR REVISION
4	23/05/30	ISSUED FOR REVIEW
3	23/04/25	ISSUED FOR DP
2	23/03/30	ISSUED FOR REVIEW
1	22/07/05	ISSUED FOR REVIEW
NO. DATE: (y/m/d) DESCRIPTION:		
ISSUES & REVISIONS:		

SEAL:

NORTH ARROW:



PROJECT NAME:

BEAU VAL

PROJECT ADDRESS:

**4901 - 30 AVENUE
BEAUMONT, AB**

DRAWING TITLE:

**OVERALL
LANDSCAPE PLAN**

SCALE: 1:400

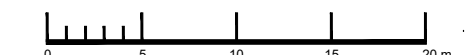
DRAWN: **RMK**

CHECKED: **JT**

PROJECT NO: **220383-L**

DRAWING NO:

L1

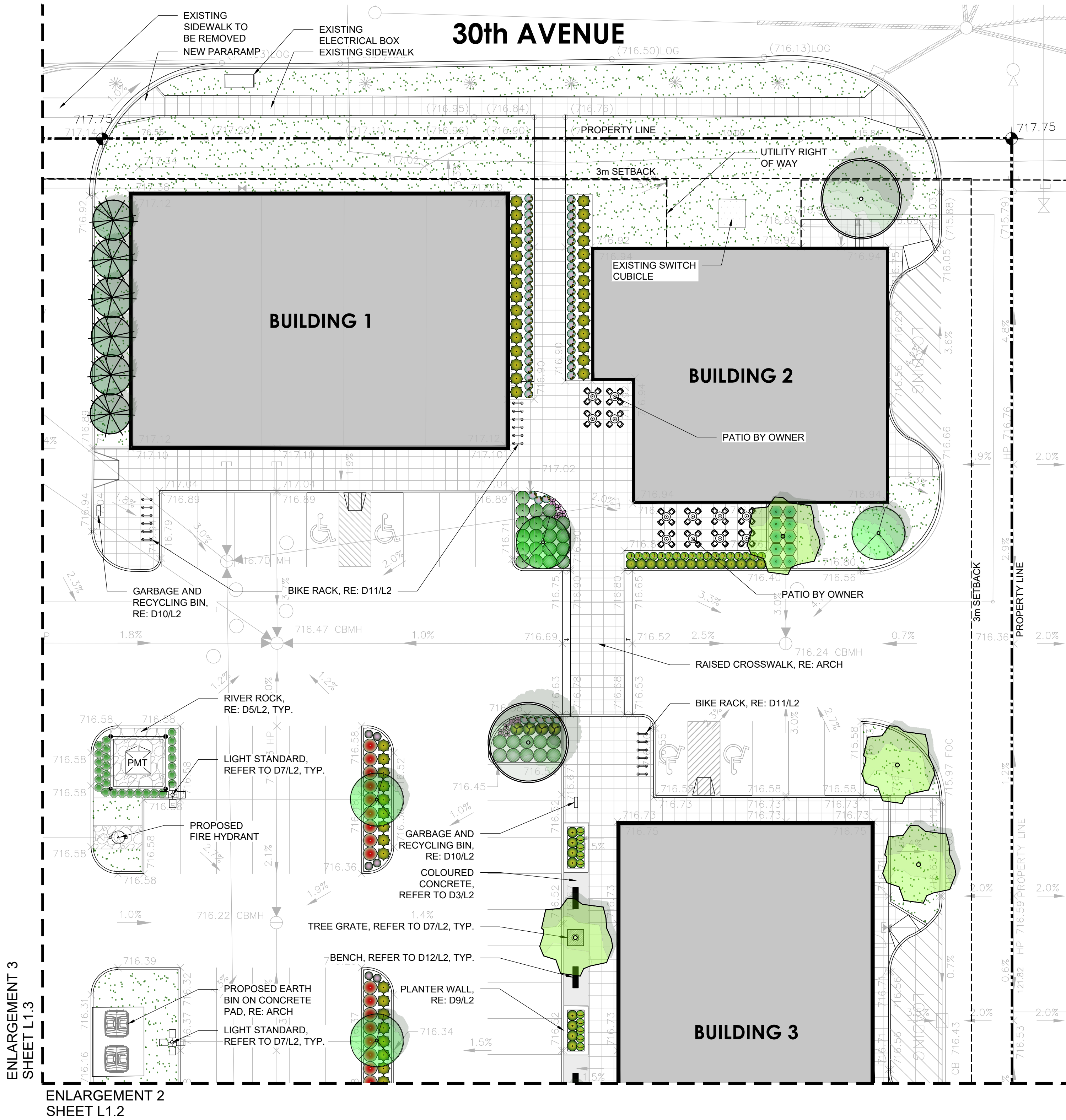


ENLARGEMENT 3
SHEET L1.3
ENLARGEMENT 4
SHEET L1.4

ENLARGEMENT 1
SHEET L1.1
ENLARGEMENT 2
SHEET L1.2

LEGEND

	CONCRETE SIDEWALK PAVING
	SOD
	RIVER ROCK
	COLOURED CONCRETE
	PROPERTY LINE
	SETBACK LINE



Approved September 8, 2023
Development Planner

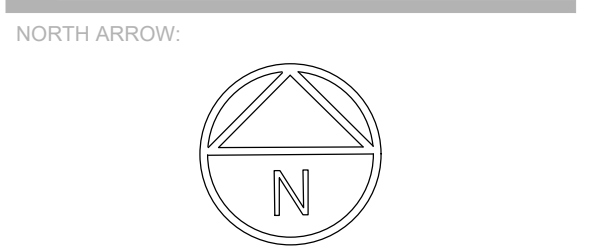
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	15	Acer x freemanii 'Regal Celebration'	Regal Celebration maple	7.5cm cal.	As per plan	W.B.
	8	Crataegus x mordensis 'Snowbird'	Snowbird hawthorn	6cm cal.	As per plan	W.B.
	8	Fraxinus 'Northern Treasure'	Northern treasure ash	6cm cal.	As per plan	W.B.
	6	Sorbus aucuparia 'Pissica'	Russian mountain ash	6cm cal.	As per plan	W.B.
CONIFEROUS TREES						
	11	Picea glauca	White spruce	3.5m ht.	As per plan	W.B.
	14	Pinus cembra	Swiss stone pine	2.5m ht.	As per plan	W.B.
	3	Pinus contorta var. latifolia	Lodgepole pine	3.5m ht.	As per plan	W.B.
DECIDUOUS SHRUBS						
	18	Euonymus alatus 'Select'	Fire Ball burning bush	30cm ht.	1m O.C.	#2 Pot
	4	Cornus alba 'Byzantium'	Neon Burst dogwood	30cm ht.	1m O.C.	#2 Pot
	24	Philadelphus coronarius 'Aureus'	Golden mock orange	30cm ht.	1m O.C.	#2 Pot
	32	Potentilla fruticosa 'Goldfinger'	Shrubby cinquefoil Goldfinger	30cm ht.	1m O.C.	#2 Pot
EVERGREEN SHRUBS						
	57	Picea abies 'Nidiformis'	Birds Nest Spruce	30cm ht.	1m O.C.	#2 Pot
	38	Juniperus chinensis 'Sea Green'	Sea green juniper	30cm ht.	1m O.C.	#2 Pot
	28	Taxus x media 'Tautonia'	Tautoni yew	30cm ht.	1m O.C.	#2 Pot
	70	Juniperus scopulorum 'Blue Arrow'	Blue Arrow upright juniper	60cm ht.	60cm O.C.	#3 Pot
	34	Juniperus communis 'Gold Cone'	Common juniper	45cm ht.	60cm O.C.	#2 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	40	Armeria maritima 'Bloodstone'	Bloodstone sea thrift	1 Gallon	45cm O.C.	#1 Pot
	79	Arctostaphylos uva-ursi	Bearberry	1 Gallon	45cm O.C.	#1 Pot
	21	Antennaria rosea	Rosy pussytoes	1 Gallon	45cm O.C.	#1 Pot
	43	Echinacea purpurea	Purple coneflower	1 Gallon	45cm O.C.	#1 Pot

4	23/05/31	ISSUED FOR REVISION
4	23/05/30	ISSUED FOR REVIEW
3	23/04/25	ISSUED FOR DP
2	23/03/30	ISSUED FOR REVIEW
1	22/07/05	ISSUED FOR REVIEW

NO. DATE: (y/m/d) DESCRIPTION:
ISSUES & REVISIONS:

SEAL:



PROJECT NAME:

BEAU VAL

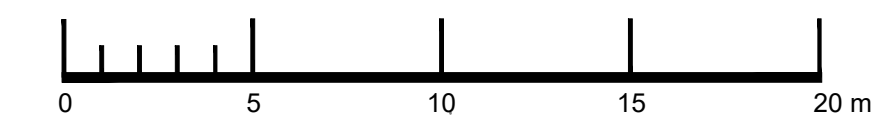
PROJECT ADDRESS:
**4901 - 30 AVENUE
BEAUMONT, AB**

DRAWING TITLE:
**LANDSCAPE PLAN
ENLARGEMENT 1**




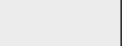

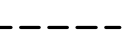
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CHECKED: JT
PROJECT NO: 220383-L

DRAWING NO:

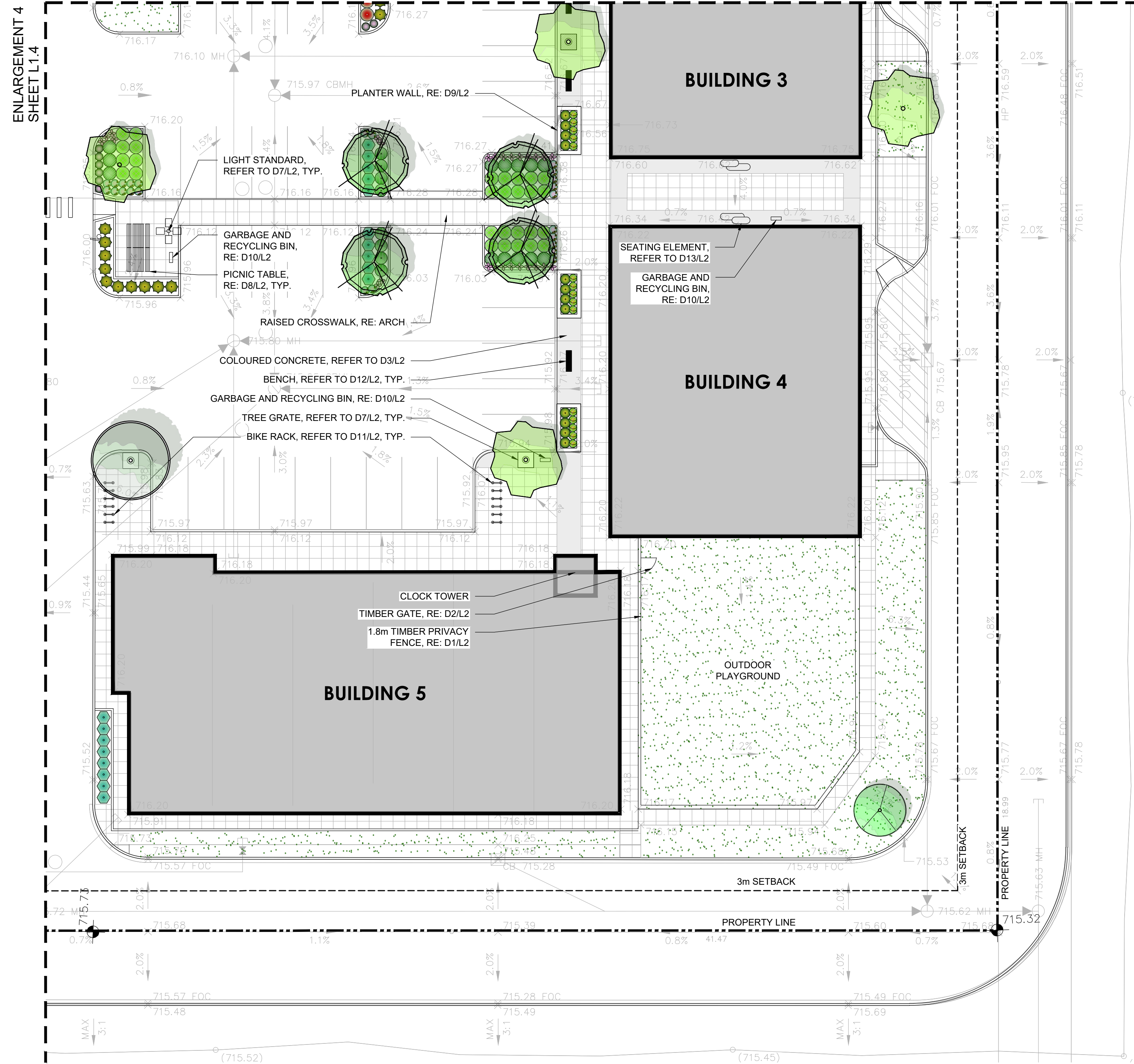
L1.1



LEGEND






-  CONCRETE SIDEWALK PAVING
-  SOD
-  RIVER ROCK
-  COLOURED CONCRETE
-  PROPERTY LINE
-  SETBACK LINE

**ENLARGEMENT 1
SHEET L1.1**



Approved September 8, 2023
Development Planner

PLANT LIST

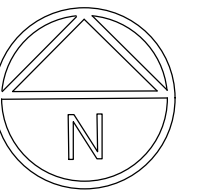
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	15	Acer x freemanii 'Regal Celebration'	Regal Celebration maple	7.5cm cal.	As per plan	W.B.
	8	Crataegus x mordensis 'Snowbird'	Snowbird hawthorn	6cm cal.	As per plan	W.B.
	8	Fraxinus 'Northern Treasure'	Northern treasure ash	6cm cal.	As per plan	W.B.
	6	Sorbus aucuparia 'Pissica'	Russian mountain ash	6cm cal.	As per plan	W.B.
CONIFEROUS TREES						
	11	Picea glauca	White spruce	3.5m ht.	As per plan	W.B.
	14	Pinus cembra	Swiss stone pine	2.5m ht.	As per plan	W.B.
	3	Pinus contorta var. latifolia	Lodgepole pine	3.5m ht.	As per plan	W.B.
DECIDUOUS SHRUBS						
	18	Euonymus alatus 'Select'	Fire Ball burning bush	30cm ht.	1m O.C.	#2 Pot
	4	Cornus alba 'ByBoughen'	Neon Burst dogwood	30cm ht.	1m O.C.	#2 Pot
	24	Philadelphus coronarius 'Aureus'	Golden mock orange	30cm ht.	1m O.C.	#2 Pot
	32	Potentilla fruticosa 'Goldfinger'	Shrubby cinquefoil Goldfinger	30cm ht.	1m O.C.	#2 Pot
EVERGREEN SHRUBS						
	57	Picea abies 'Nidiformis'	Birds Nest Spruce	30cm ht.	1m O.C.	#2 Pot
	38	Juniperus chinensis 'Sea Green'	Sea green juniper	30cm ht.	1m O.C.	#2 Pot
	28	Taxus x media 'Tauntoni'	Tauntoni yew	30cm ht.	1m O.C.	#2 Pot
	70	Juniperus scopulorum 'Blue Arrow'	Blue Arrow upright juniper	60cm ht.	60cm O.C.	#3 Pot
	34	Juniperus communis 'Gold Cone'	Common juniper	45cm ht.	60cm O.C.	#2 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	40	Armeria maritima 'Bloodstone'	Bloodstone sea thrift	1 Gallon	45cm O.C.	#1 Pot
	79	Arctostaphylos uva-ursi	Bearberry	1 Gallon	45cm O.C.	#1 Pot
	21	Antennaria rosea	Rosy pussytoes	1 Gallon	45cm O.C.	#1 Pot
	43	Echinacea purpurea	Purple coneflower	1 Gallon	45cm O.C.	#1 Pot

4	23/05/31	ISSUED FOR REVISION
4	23/05/30	ISSUED FOR REVIEW
3	23/04/25	ISSUED FOR DP
2	23/03/30	ISSUED FOR REVIEW
1	22/07/05	ISSUED FOR REVIEW

NO. DATE: (y/m/d) DESCRIPTION:
ISSUES & REVISIONS:

SEAL:

NORTH ARROW:



PROJECT NAME:

BEAU VAL

PROJECT ADDRESS:

**4901 - 30 AVENUE
BEAUMONT, AB**

DRAWING TITLE:

**LANDSCAPE PLAN
ENLARGEMENT 2**

SCALE: 1:400

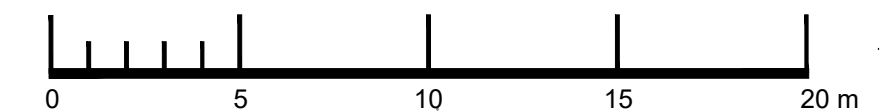
DRAWN: RMK

CHECKED: JT

PROJECT NO.: 220383-L

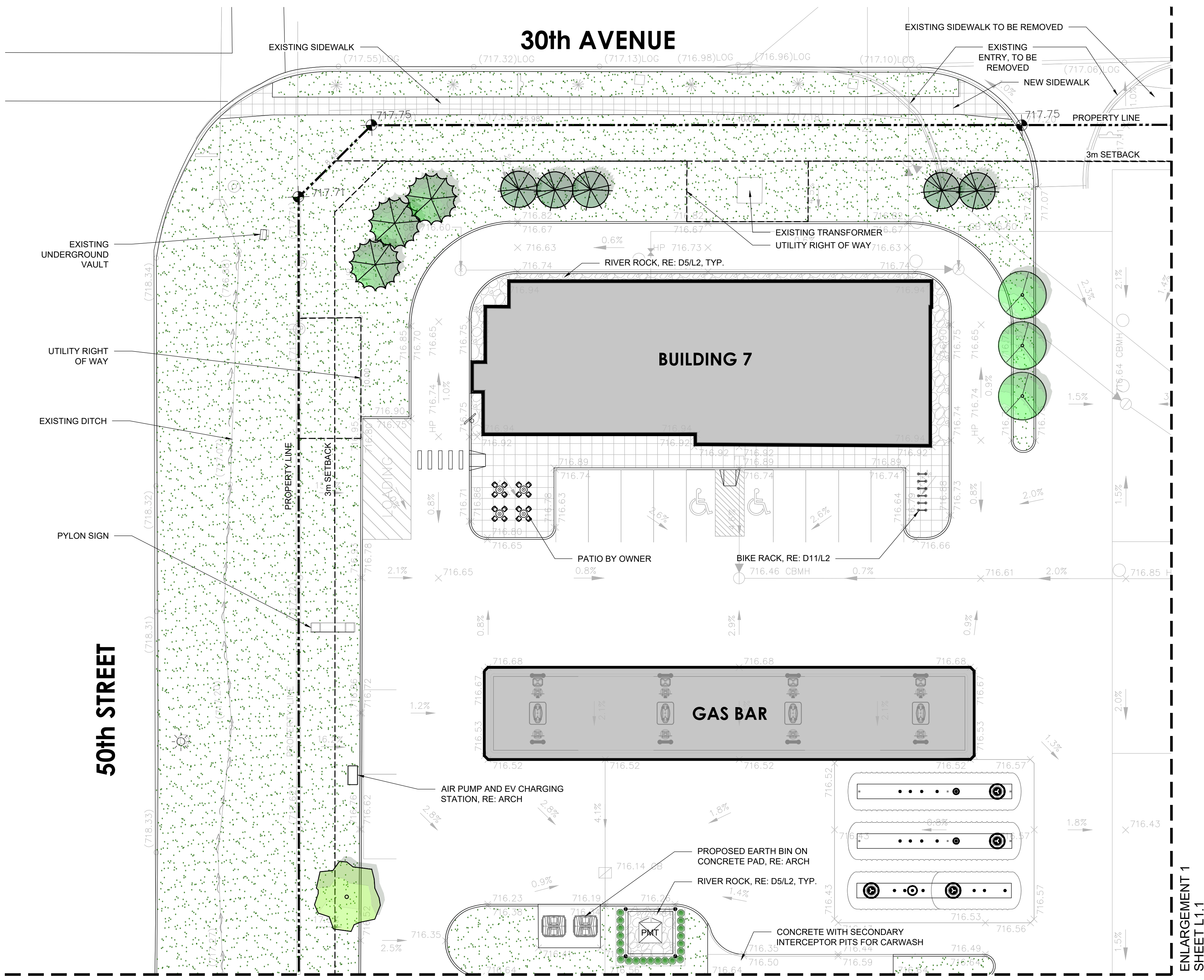
DRAWING NO.:

L1.2



LEGEND

	CONCRETE SIDEWALK PAVING
	SOD
	RIVER ROCK
	COLOURED CONCRETE
	PROPERTY LINE
	SETBACK LINE



Approved September 8, 2023
Development Planner

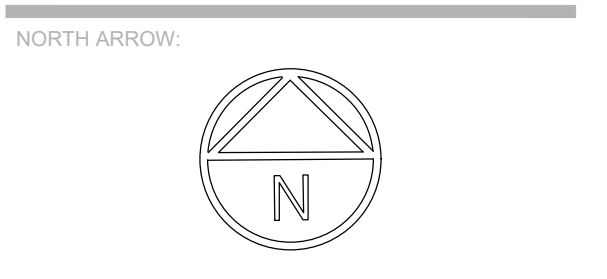


PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	15	Acer x freemanii 'Regal Celebration'	Regal Celebration maple	7.5cm cal.	As per plan	W.B.
	8	Crataegus x mordensis 'Snowbird'	Snowbird hawthorn	6cm cal.	As per plan	W.B.
	8	Fraxinus 'Northern Treasure'	Northern treasure ash	6cm cal.	As per plan	W.B.
	6	Sorbus aucuparia 'Possica'	Russian mountain ash	6cm cal.	As per plan	W.B.
CONIFEROUS TREES						
	11	Picea glauca	White spruce	3.5m ht.	As per plan	W.B.
	14	Pinus cembra	Swiss stone pine	2.5m ht.	As per plan	W.B.
	3	Pinus contorta var. latifolia	Lodgepole pine	3.5m ht.	As per plan	W.B.
DECIDUOUS SHRUBS						
	18	Euonymus alatus 'Select'	Fire Ball burning bush	30cm ht.	1m O.C.	#2 Pot
	4	Cornus alba 'ByBoughen'	Neon Burst dogwood	30cm ht.	1m O.C.	#2 Pot
	24	Philadelphus coronarius 'Aureus'	Golden mock orange	30cm ht.	1m O.C.	#2 Pot
	32	Potentilla fruticosa 'Goldfinger'	Shrubby cinquefoil Goldfinger	30cm ht.	1m O.C.	#2 Pot
EVERGREEN SHRUBS						
	57	Picea abies 'Nidiformis'	Birds Nest Spruce	30cm ht.	1m O.C.	#2 Pot
	38	Juniperus chinensis 'Sea Green'	Sea green juniper	30cm ht.	1m O.C.	#2 Pot
	28	Taxus x media 'Tauntonii'	Taunton yew	30cm ht.	1m O.C.	#2 Pot
	70	Juniperus scopulorum 'Blue Arrow'	Blue Arrow upright juniper	60cm ht.	60cm O.C.	#3 Pot
	34	Juniperus communis 'Gold Cone'	Common juniper	45cm ht.	60cm O.C.	#2 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	40	Armeria maritima 'Bloodstone'	Bloodstone sea thrift	1 Gallon	45cm O.C.	#1 Pot
	79	Arcostaphylos uva-ursi	Bearberry	1 Gallon	45cm O.C.	#1 Pot
	21	Antennaria rosea	Rosy pussytoes	1 Gallon	45cm O.C.	#1 Pot
	43	Echinacea purpurea	Purple coneflower	1 Gallon	45cm O.C.	#1 Pot

4	23/05/31	ISSUED FOR REVISION
4	23/05/30	ISSUED FOR REVIEW
3	23/04/25	ISSUED FOR DP
2	23/03/30	ISSUED FOR REVIEW
1	22/07/05	ISSUED FOR REVIEW

NO. DATE: (y/m/d) DESCRIPTION:
ISSUES & REVISIONS:
SEAL:



PROJECT NAME:
BEAU VAL

PROJECT ADDRESS:
**4901 - 30 AVENUE
BEAUMONT, AB**

DRAWING TITLE:
**LANDSCAPE PLAN
ENLARGEMENT 3**

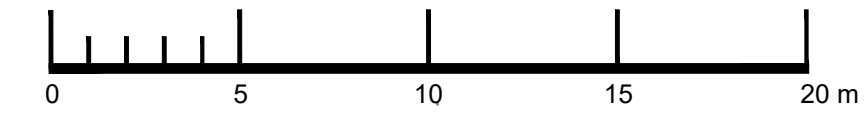
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DRAWN: RMK

CHECKED: JT

PROJECT NO.: 220383-L

DRAWING NO.:

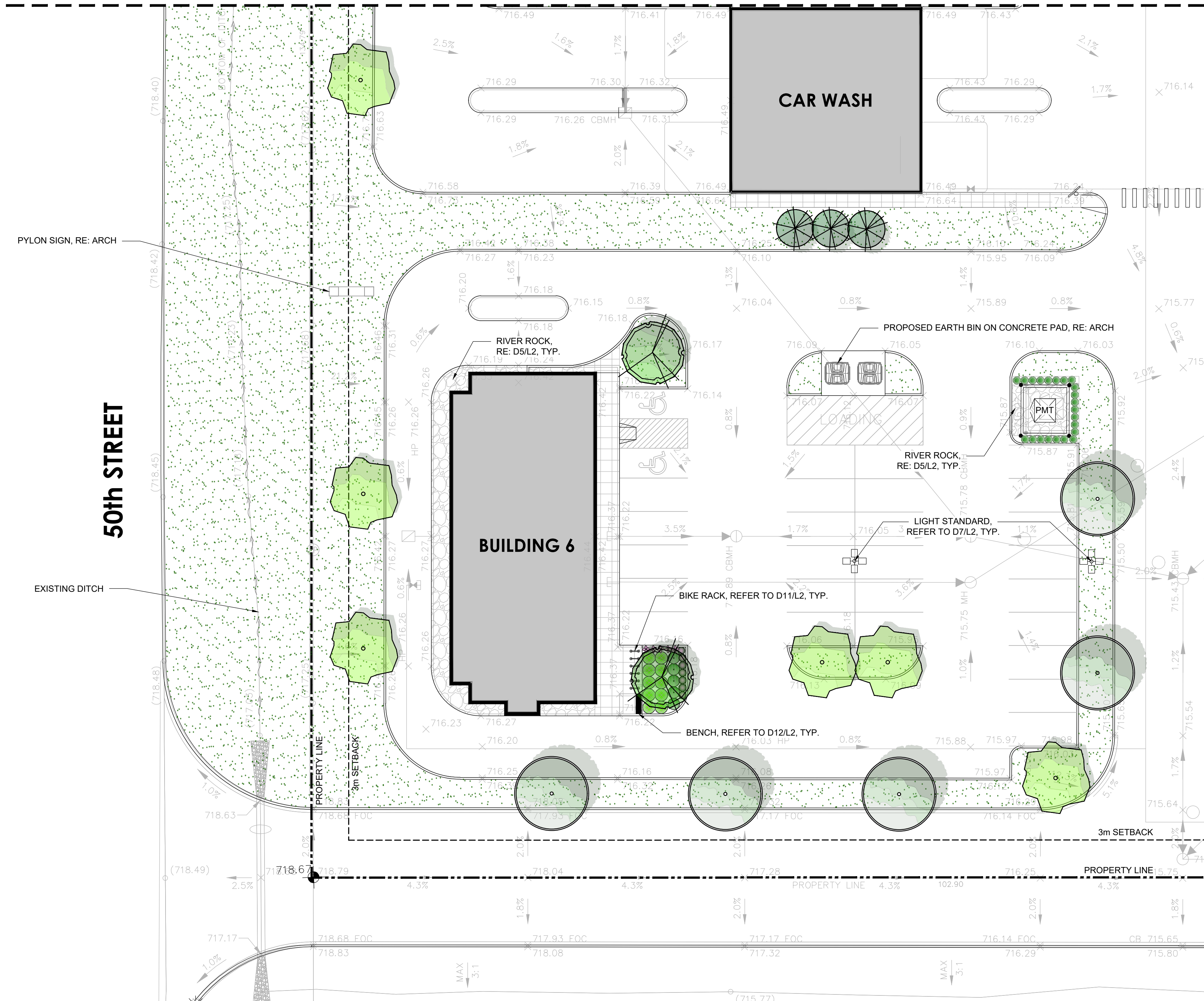


L1.3

LEGEND

- CONCRETE SIDEWALK PAVING
- SOD
- RIVER ROCK
- COLOURED CONCRETE
- PROPERTY LINE
- SETBACK LINE

ENLARGEMENT 3
SHEET L1.3



Approved September 8, 2023
Development Planner

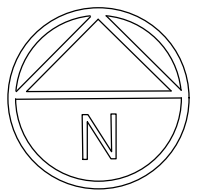
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	15	Acer x freemani 'Regal Celebration'	Regal Celebration maple	7.5cm cal.	As per plan	W.B.
	8	Crataegus x mordensis 'Snowbird'	Snowbird hawthorn	6cm cal.	As per plan	W.B.
	8	Fraxinus 'Northern Treasure'	Northern treasure ash	6cm cal.	As per plan	W.B.
	6	Sorbus aucuparia 'Possica'	Russian mountain ash	6cm cal.	As per plan	W.B.
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	11	Picea glauca	White spruce	3.5m ht.	As per plan	W.B.
	14	Pinus cembra	Swiss stone pine	2.5m ht.	As per plan	W.B.
	3	Pinus contorta var. latifolia	Lodgepole pine	3.5m ht.	As per plan	W.B.
DECIDUOUS SHRUBS						
	18	Euonymus alatus 'Select'	Fire Ball burning bush	30cm ht.	1m O.C.	#2 Pot
	4	Cornus alba 'ByBoughen'	Neon Burst dogwood	30cm ht.	1m O.C.	#2 Pot
	24	Philadelphus coronarius 'Aureus'	Golden mock orange	30cm ht.	1m O.C.	#2 Pot
	32	Potentilla fruticosa 'Goldfinger'	Shrubby cinquefoil Goldfinger	30cm ht.	1m O.C.	#2 Pot
EVERGREEN SHRUBS						
	57	Picea abies 'Nidiformis'	Birds Nest Spruce	30cm ht.	1m O.C.	#2 Pot
	38	Juniperus chinensis 'Sea Green'	Sea green juniper	30cm ht.	1m O.C.	#2 Pot
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	70	Juniperus scopulorum 'Blue Arrow'	Blue Arrow upright juniper	60cm ht.	60cm O.C.	#3 Pot
	34	Juniperus communis 'Gold Cone'	Common juniper	45cm ht.	60cm O.C.	#2 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	40	Aster maritima 'Bloodstone'	Bloodstone sea thrift	1 Gallon	45cm O.C.	#1 Pot
	79	Arctostaphylos uva-ursi	Bearberry	1 Gallon	45cm O.C.	#1 Pot
	21	Antennaria rosea	Rosy pussytoes	1 Gallon	45cm O.C.	#1 Pot
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4	23/05/31	ISSUED FOR REVISION
4	23/05/30	ISSUED FOR REVIEW
3	23/04/25	ISSUED FOR DP
2	23/03/30	ISSUED FOR REVIEW
1	22/07/05	ISSUED FOR REVIEW

NO. DATE: (y/m/d) DESCRIPTION:
ISSUES & REVISIONS:

SEAL:

NORTH ARROW:



PROJECT NAME:

BEAU VAL

PROJECT ADDRESS:

**4901 - 30 AVENUE
BEAUMONT, AB**

DRAWING TITLE:

**LANDSCAPE PLAN
ENLARGEMENT 4**

SCALE: 1:400

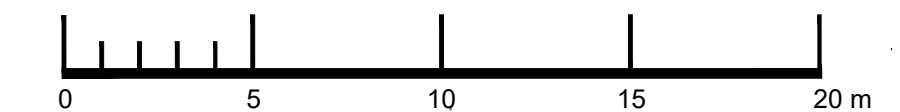
DRAWN: RMK

CHECKED: JT

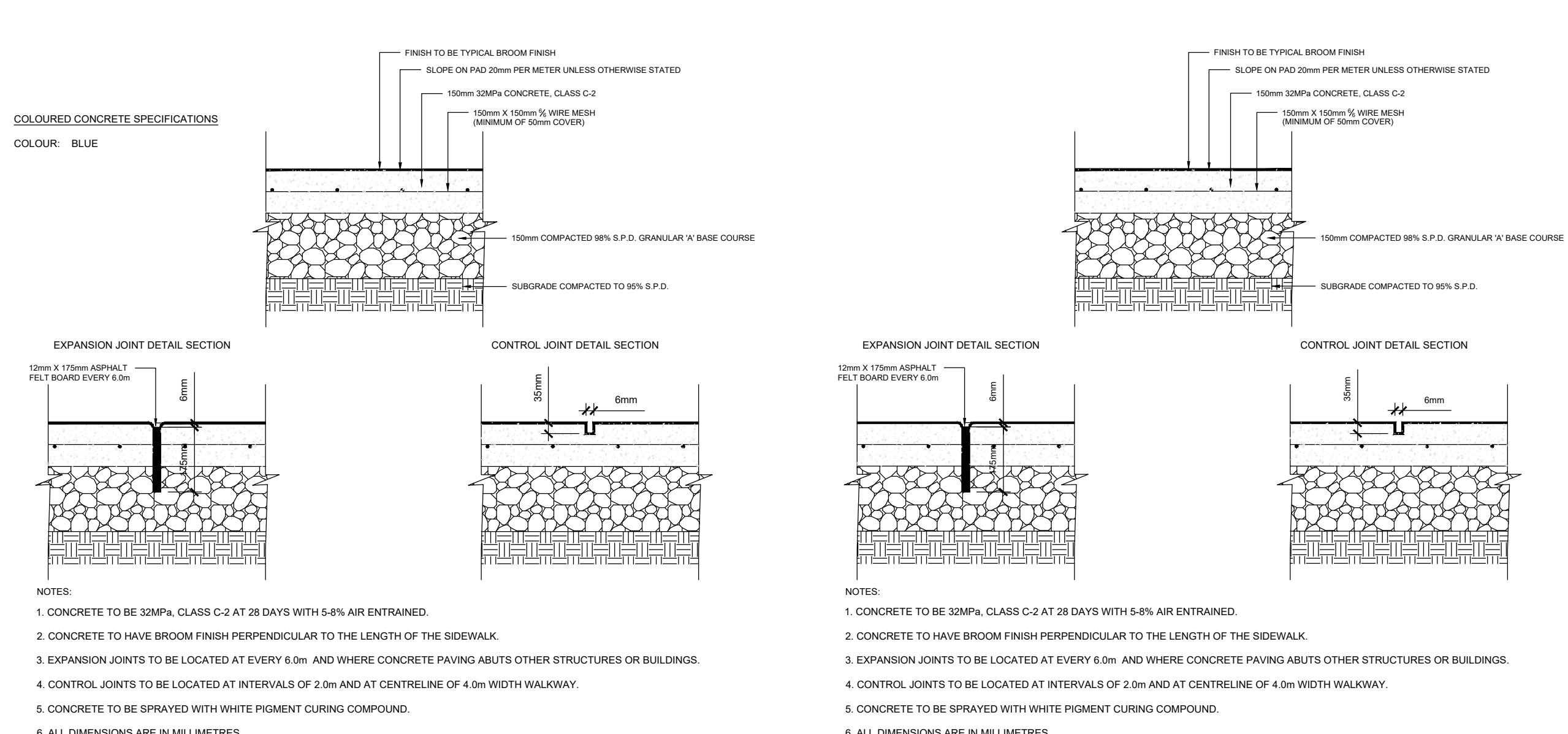
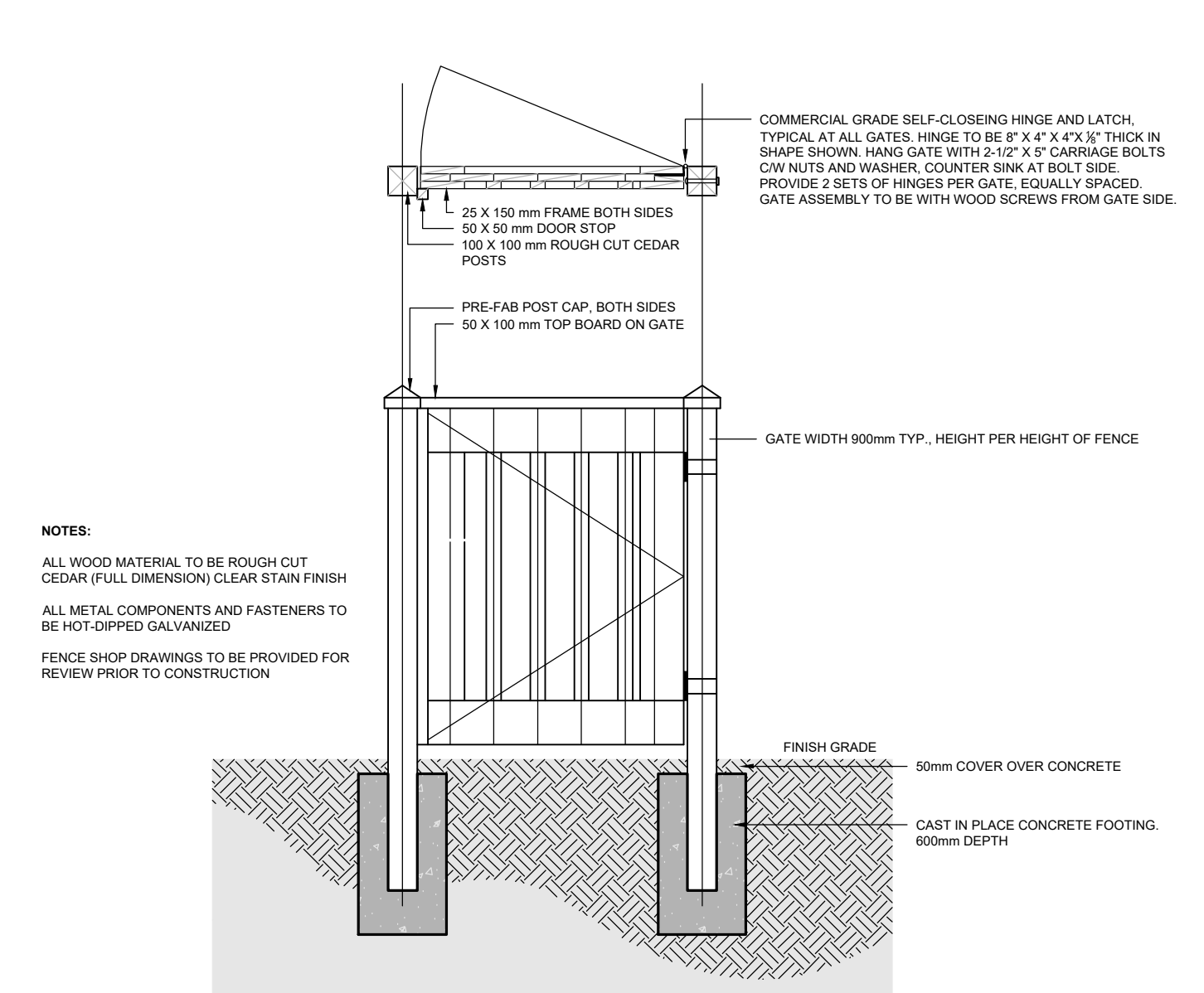
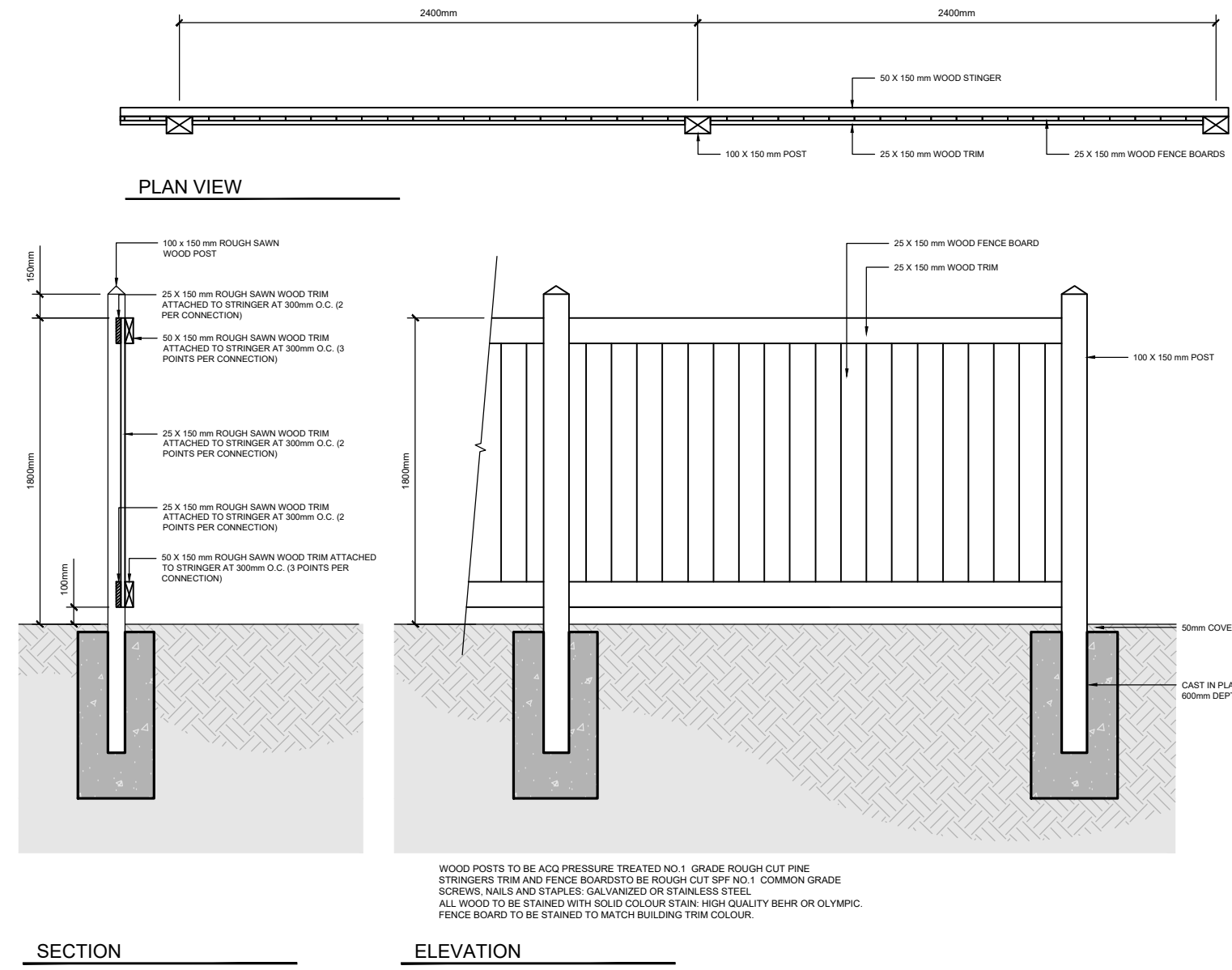
PROJECT NO: 220383-L

DRAWING NO:

L1.4



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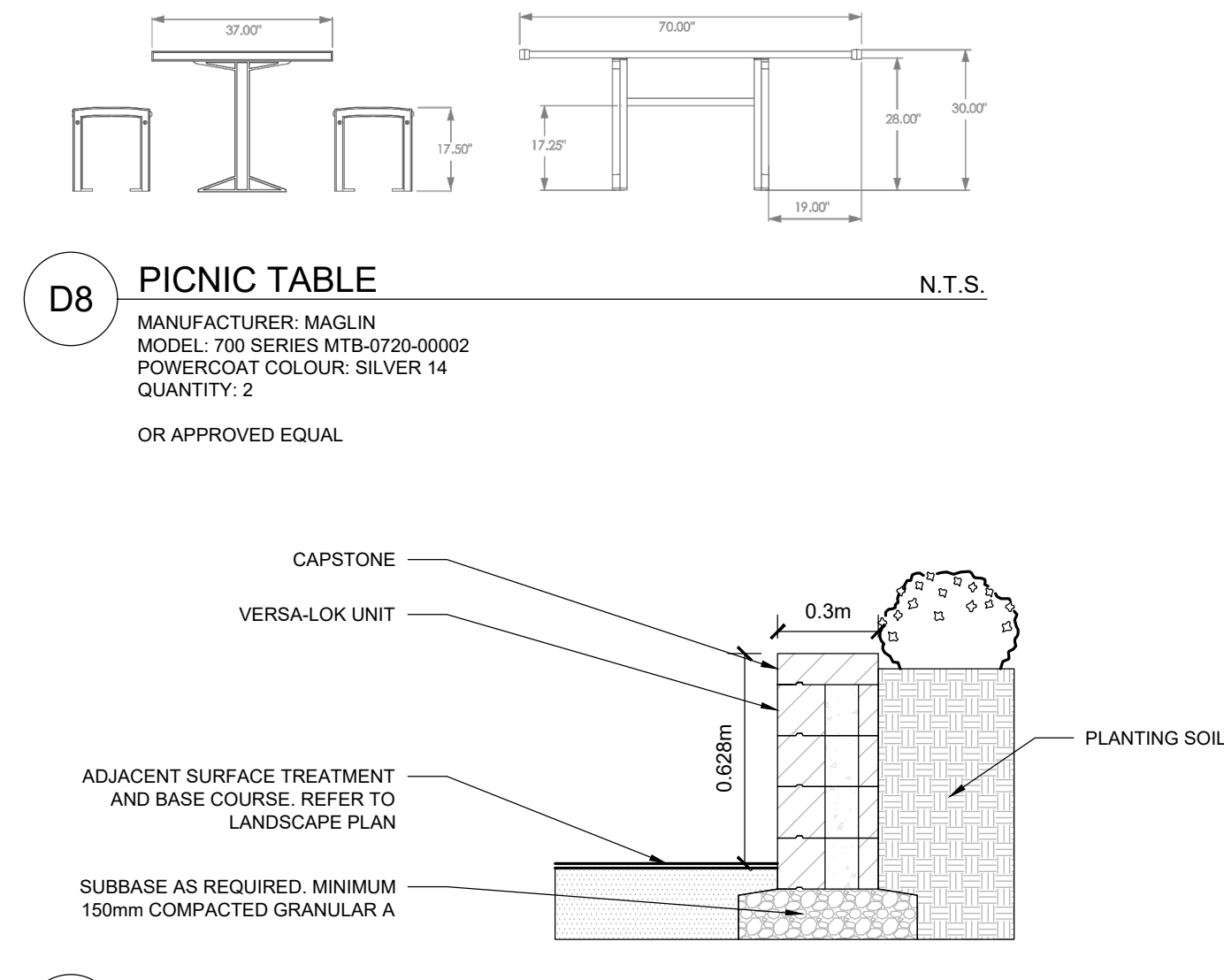
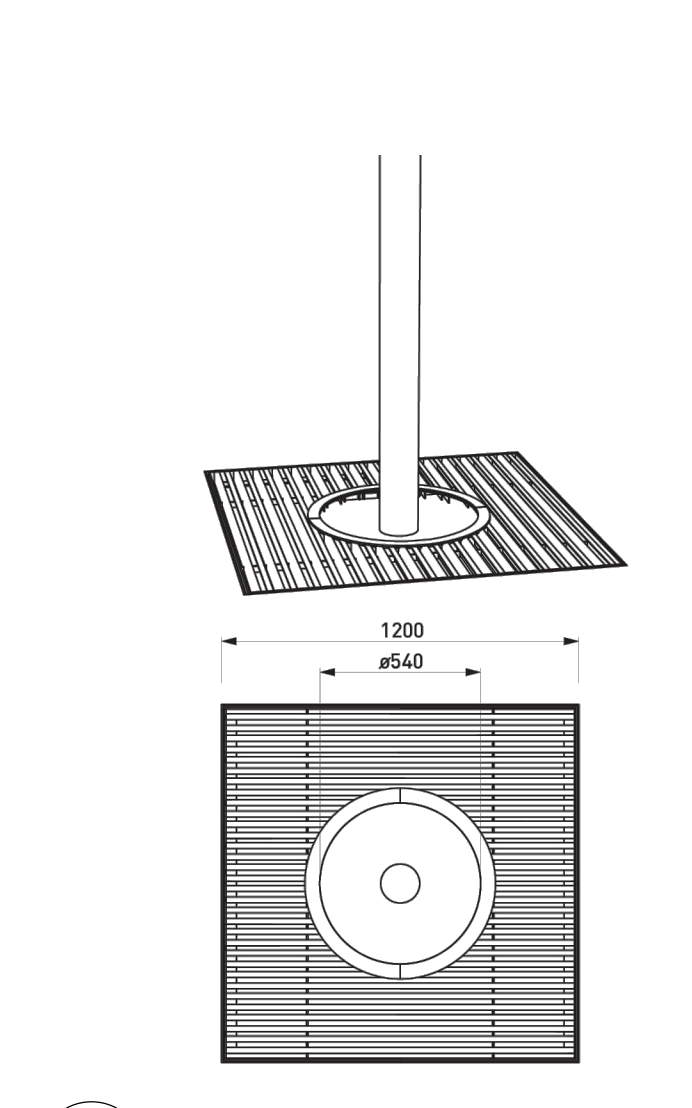
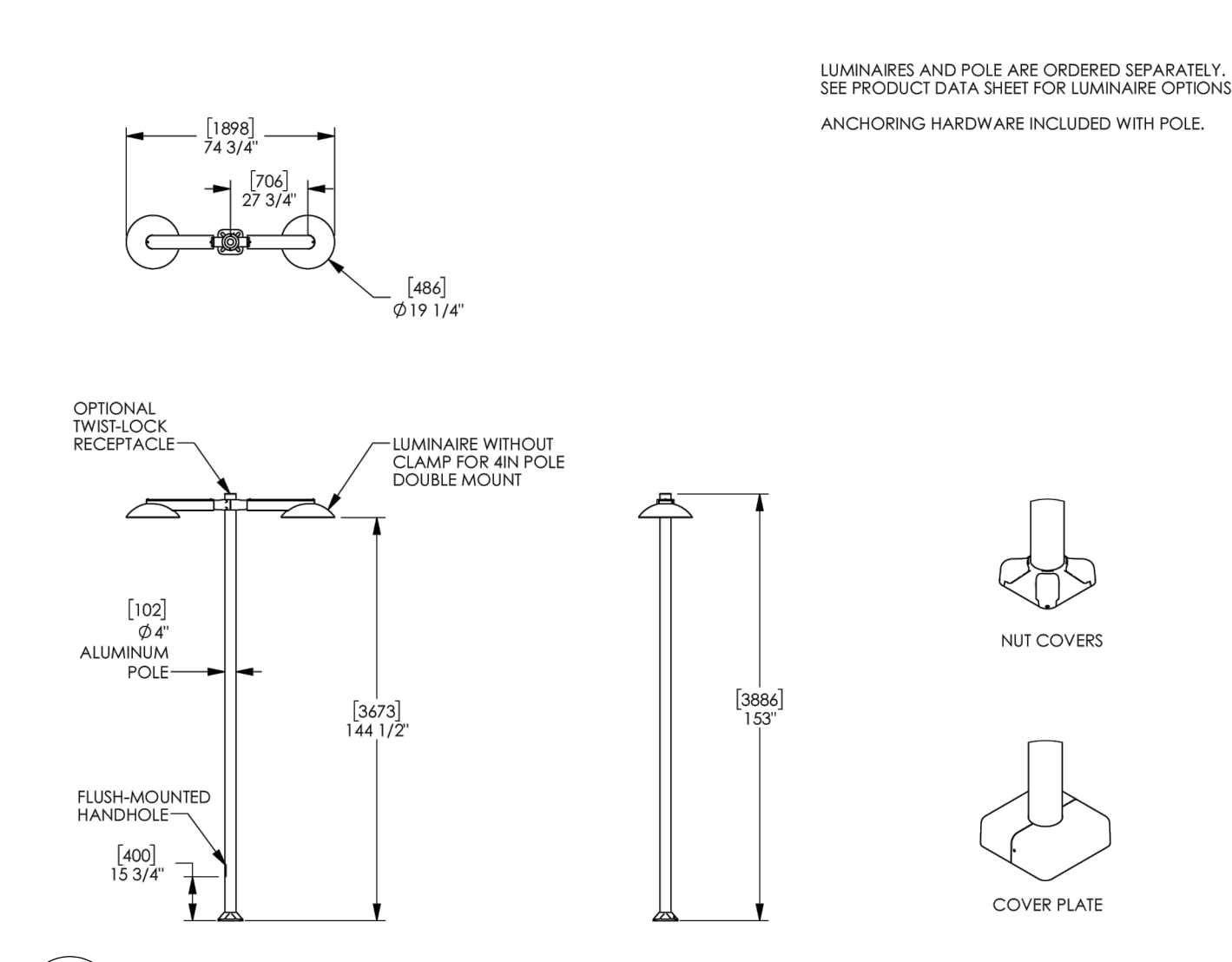
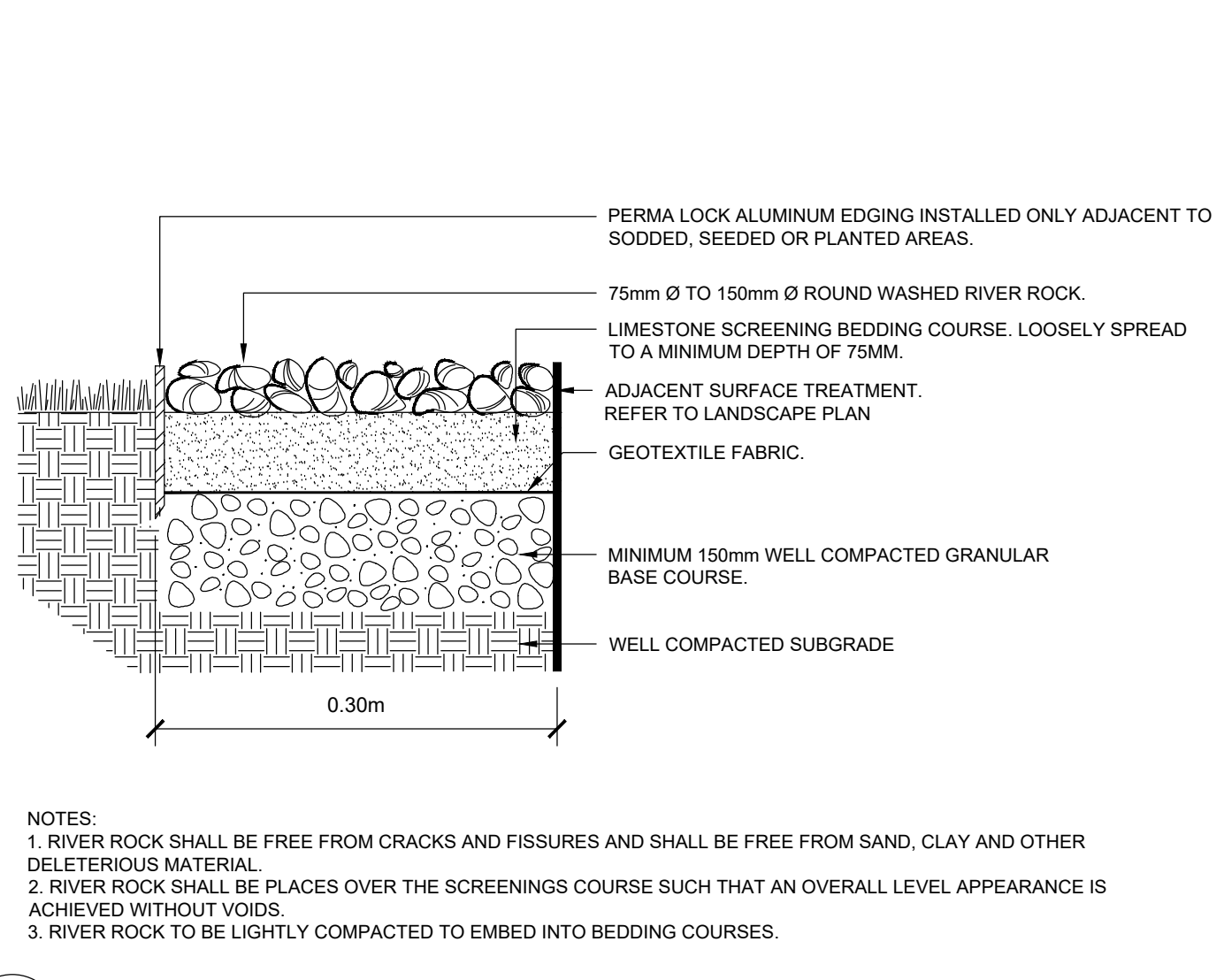


D1 1.8m TIMBER PRIVACY FENCE

D2 TIMBER FENCE GATE

D3 COLOURED CONCRETE

D4 CONCRETE SIDEWALK PAVING



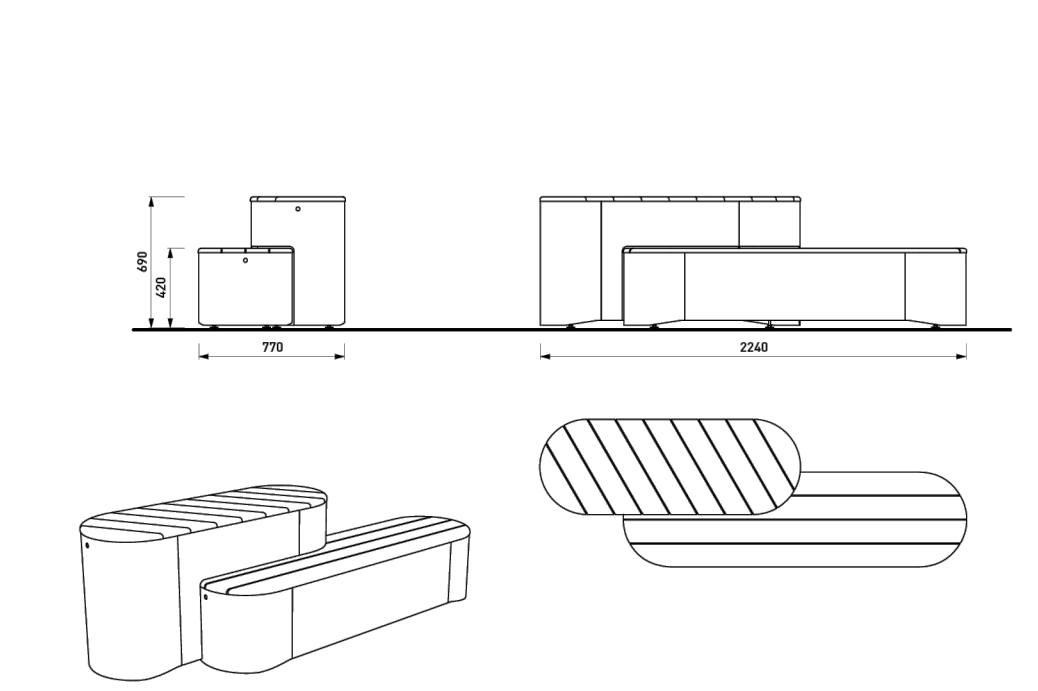
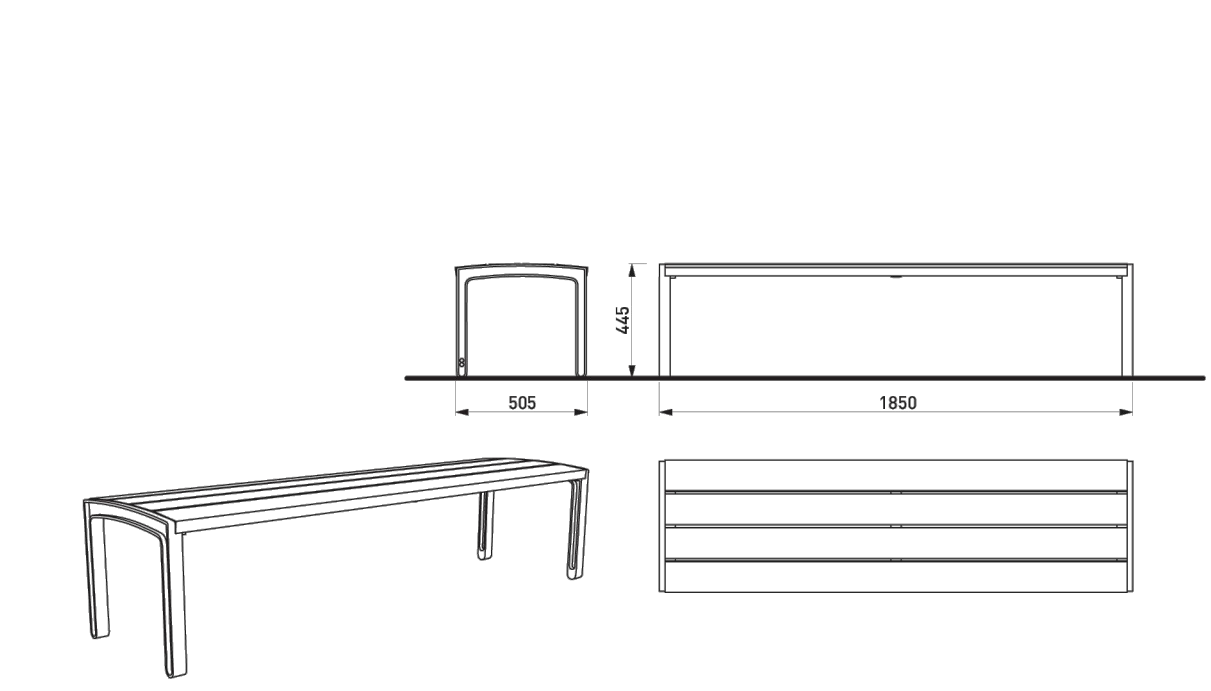
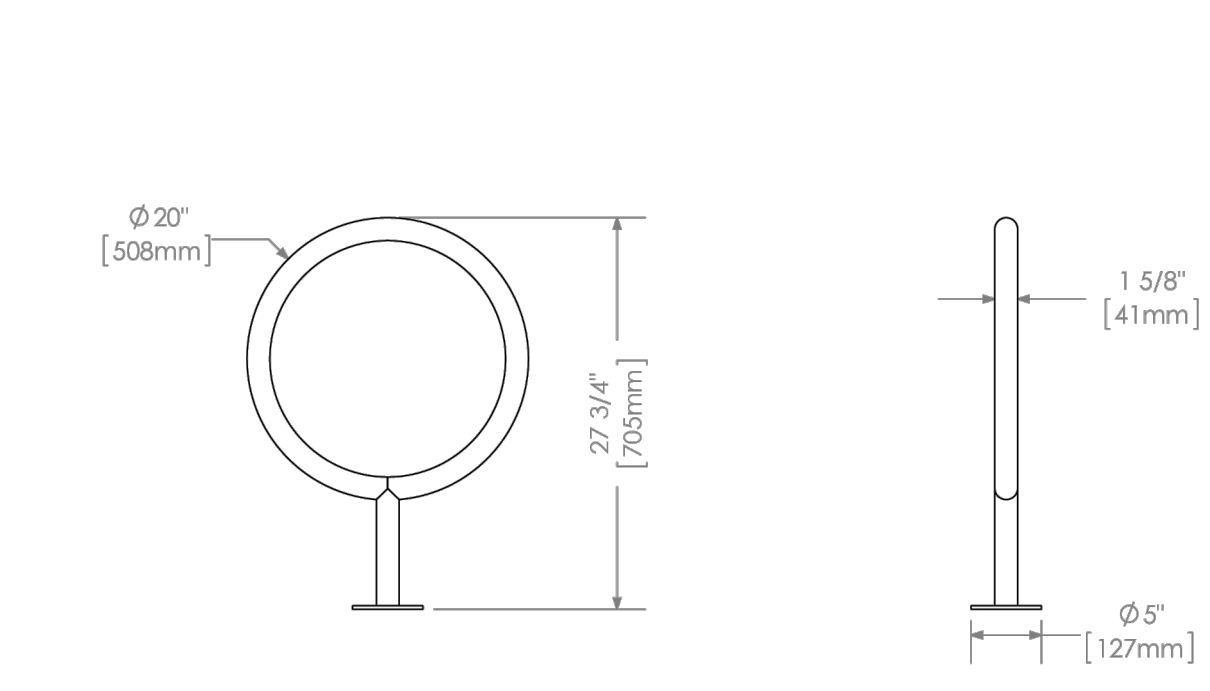
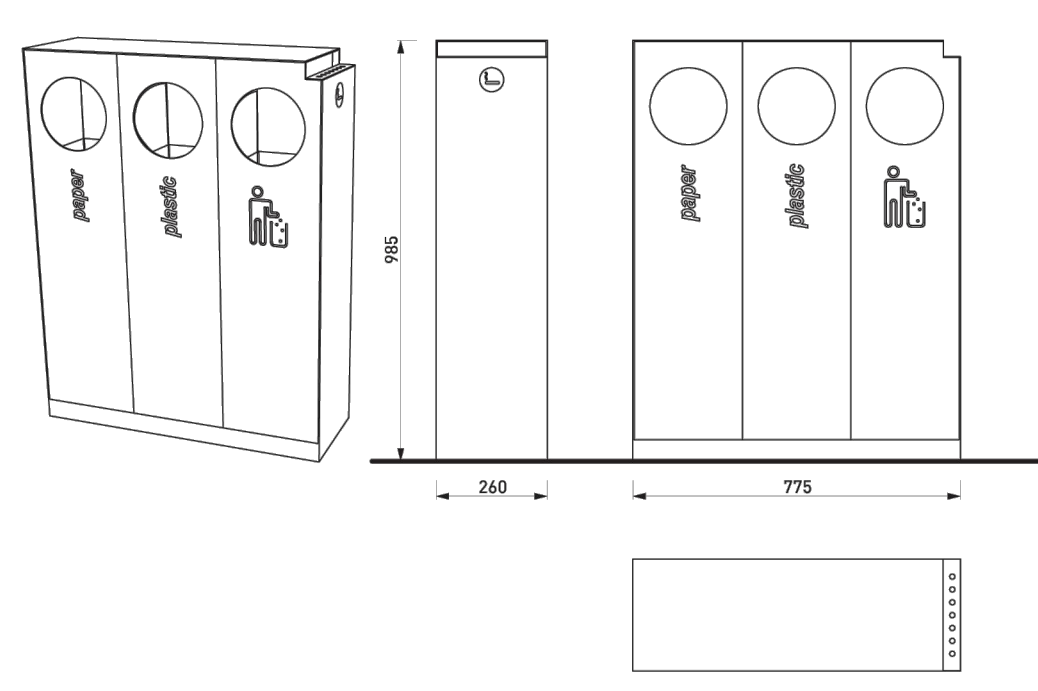
D5 RIVER ROCK

D6 LIGHT STANDARD

D7 TREE GRATE

D8 PICNIC TABLE

D9 PLANTER WALL



D10 GARBAGE AND RECYCLING BIN

D11 BIKE RACK

D12 BENCH

D13 SEATING ELEMENT

Approved September 8, 2023
Development Planner

NORTH ARROW

PROJECT NAME:
BEAU VAL

PROJECT ADDRESS:
**4901 - 30 AVENUE
BEAUMONT, AB**

DRAWING TITLE:
DETAILS

SCALE: AS NOTED

DRAWN: RMK

CHECKED: JT

PROJECT NO: 220383-L

DRAWING NO: **L2**

NOTES

GENERAL NOTES

- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
- CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
- CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
- OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
- UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

PLANTING NOTES

- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
- PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
- TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
- ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
- SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm

- SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
- ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
- PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
- PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 - Maintenance and additional installation of mulch
 - Weed removal
 - Disease control

IRRIGATION NOTES

- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
- IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
- THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
- ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
- USE POP-UP SPRINKLER HEADS.
- DO NOT SPRAY WATER ONTO TREE TRUNKS.

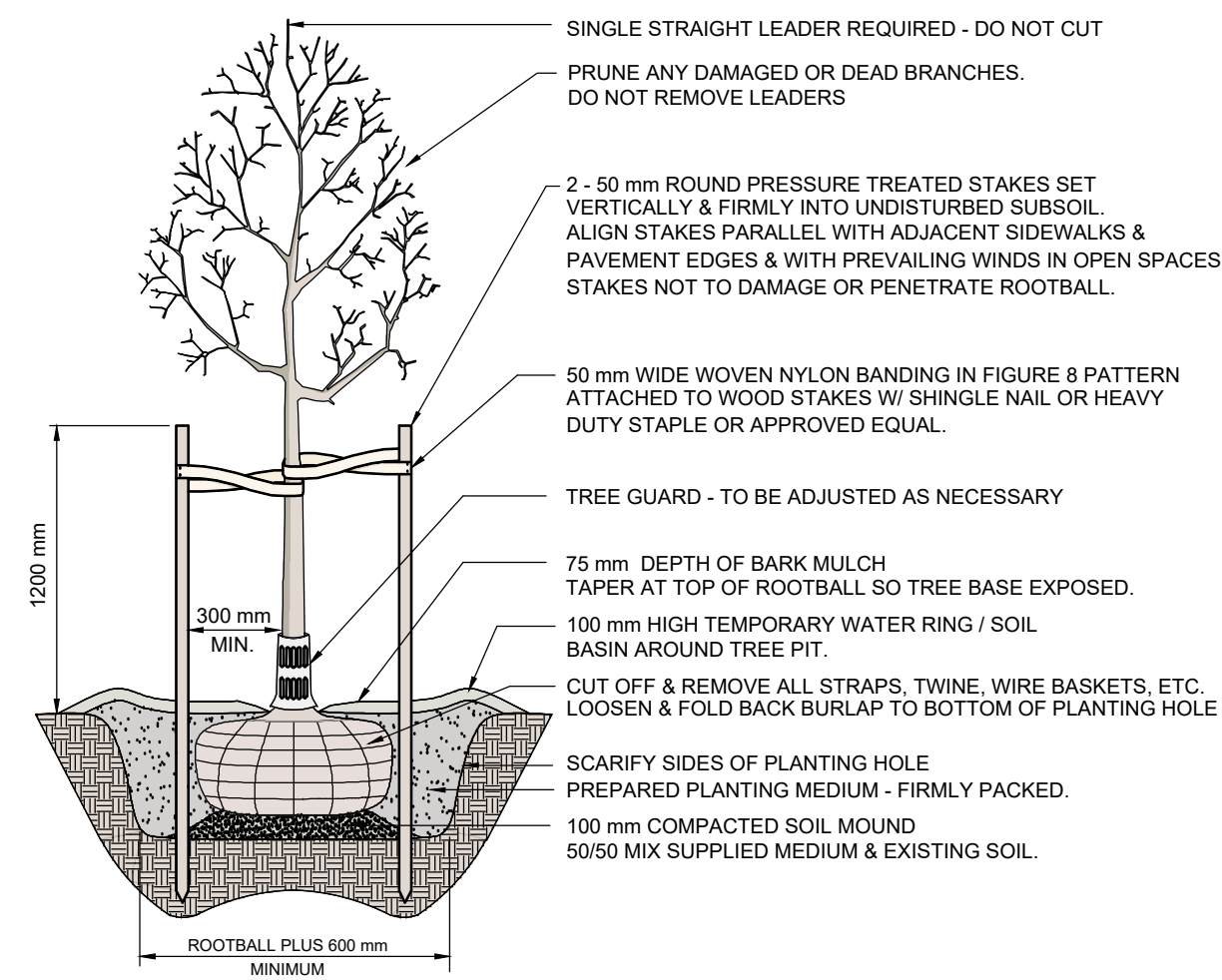
40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
 40% CREEPING RED FESCUE
 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN ALBERTA

- AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
- LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
- PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
- DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
- LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
- WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

SODDING NOTES

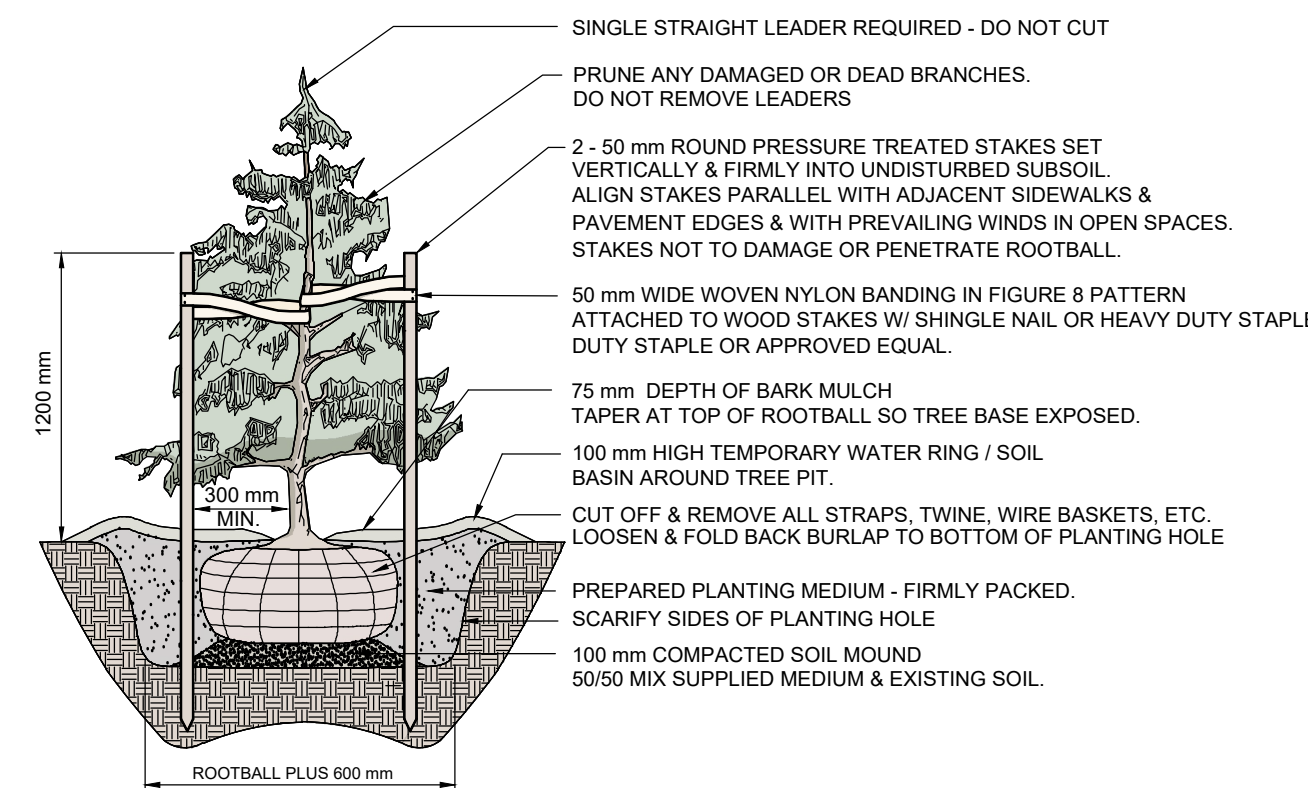
- SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:

Approved September 8, 2023
 Development Planner

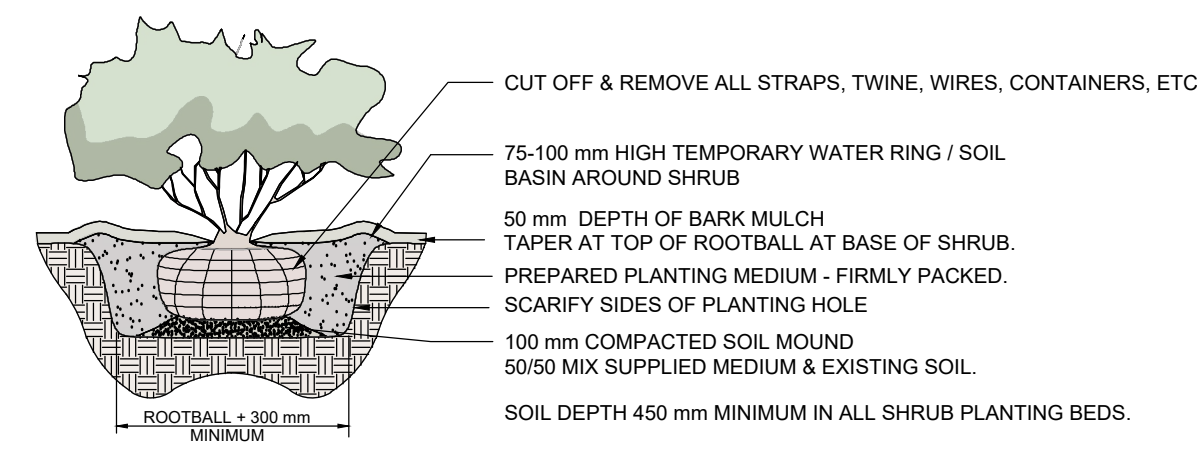
DECIDUOUS TREE

N.T.S.



CONIFEROUS TREE

N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL

N.T.S.

4	23/05/31	ISSUED FOR REVISION
4	23/05/30	ISSUED FOR REVIEW
3	23/04/25	ISSUED FOR DP
2	23/03/30	ISSUED FOR REVIEW
1	22/07/05	ISSUED FOR REVIEW

NO. DATE: (y/m/d) DESCRIPTION:
 ISSUES & REVISIONS:

SEAL:

NORTH ARROW:

PROJECT NAME:

BEAU VAL

PROJECT ADDRESS:
 4901 - 30 AVENUE
 BEAUMONT, AB

DRAWING TITLE:

NOTES AND DETAILS

SCALE: AS NOTED

DRAWN: RMK

CHECKED: JT

PROJECT NO: 220383-L

DRAWING NO:

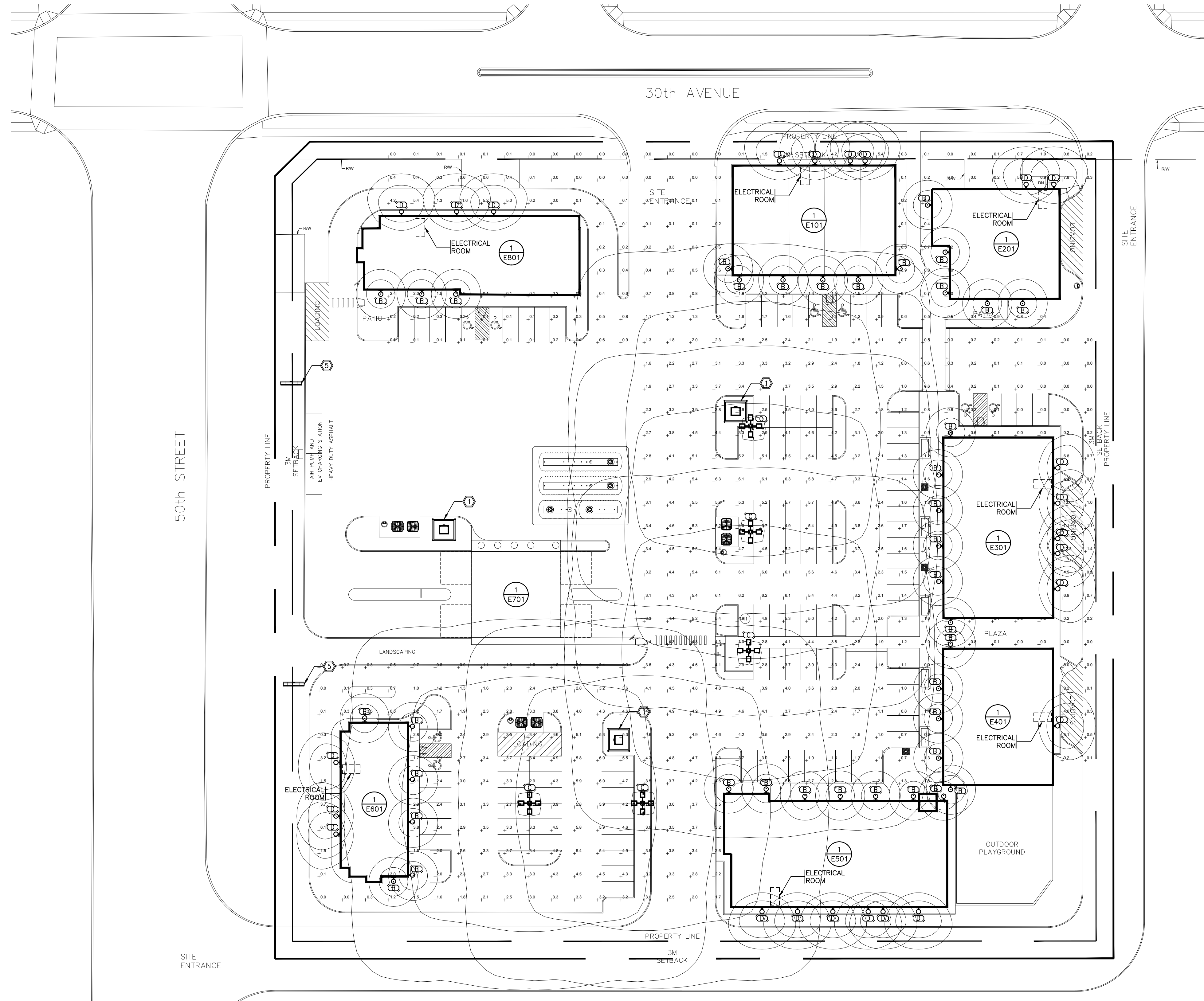
L3

LUMINAIRE SCHEDULE								
TYPE	MANUFACTURER	CATALOGUE NUMBER	DESCRIPTION	LAMPS	COLOR TEMP	VOLTS	MOUNTING	NOTES
B	BEGA	66411 K3 BLK	EXTERIOR WALL MOUNT LUMINAIRE	8.9W LED	3000K	120V	SURFACE	2
C	LSI	LXM PT 5W LED 18L 30 UNV BLK IMSBT1L CW MOUNTING POLE	POLE MOUNTED AREA LIGHT	149W LED	3000K	120V	20' POLE	
D	LITHONIA	ARC2 LED P2 30K/MVOLT PE DBLXD	EXTERIOR WALL PACK	16W LED	3000K	120V	SURFACE	3

NOTES:
 2. TO LUMINAIRE TO BE 7'-4" AFF.
 3. TO LUMINAIRE TO BE 9'-6" AFF.
 * ALL LIGHTING TO BE CSA APPROVED
 ** ALTERNATES MUST BE APPROVED BY CONCEPT ENGINEERING AND MUST BE EQUAL TO OR BETTER THAN SPECIFIED PRODUCT.

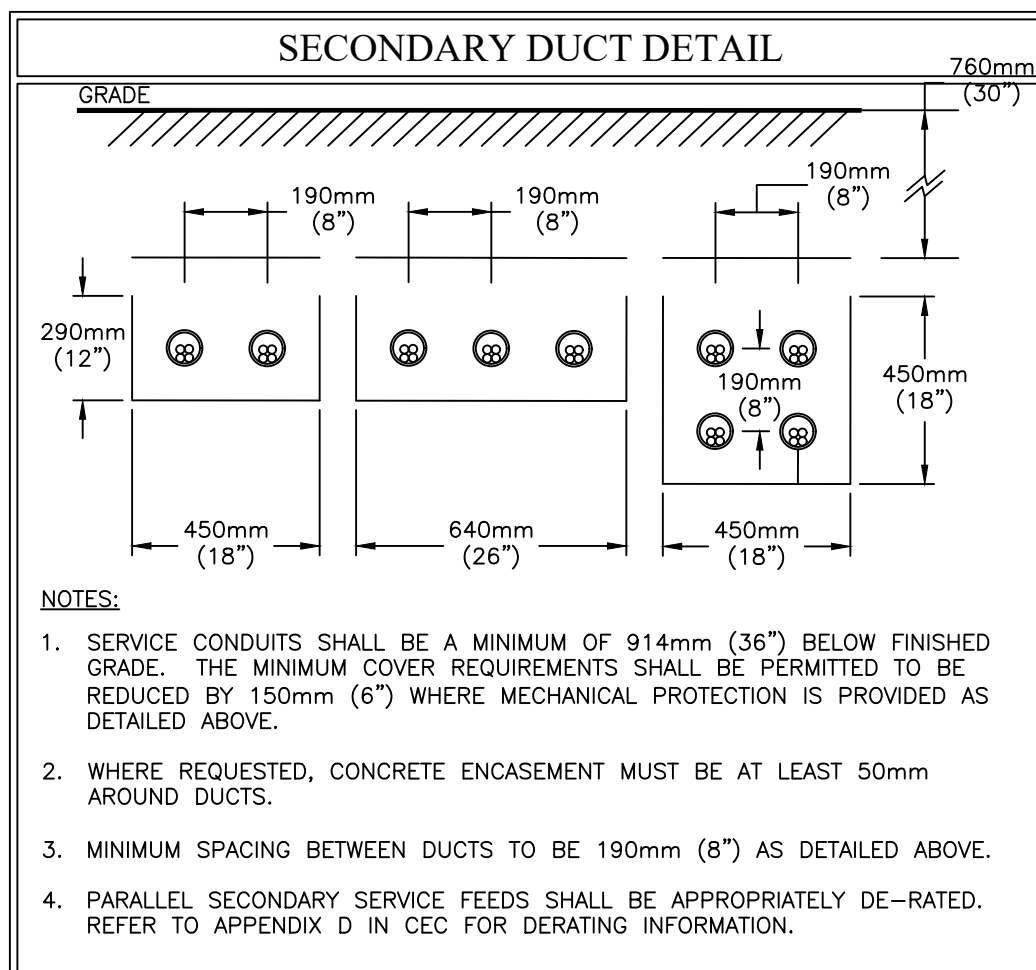
SYMBOL SCHEDULE	
SYMBOL	DESCRIPTION
POWER	
	15A/20A DUPLEX RECEPTACLE
	15A/20A GFCI RECEPTACLE
	QUAD RECEPTACLE
	SPLIT FED RECEPTACLE
	DESIGNATED RECEPTACLE (EM, WP, IG)
	SPECIALTY RECEPTACLE (R=RANGE, D=DRYER)
	BARRIERED COMBINATION POWER/DATA FLOOR MOUNTED OUTLET
	CEILING MOUNTED JUNCTION BOX
	WALL MOUNTED JUNCTION BOX
	SURFACE MOUNTED BRANCH CIRCUIT PANEL
	RECESSED MOUNTED BRANCH CIRCUIT PANEL
	DISTRIBUTION PANEL (DESIGNATION TBD)
	MOTOR
	DISCONNECT
	THERMOSTAT
	PUSH BUTTON
	BUZZER
	TRANSFORMER
	CEILING FAN
	VARIABLE SPEED SWITCH
LIGHTING	
	STRIP LUMINAIRE (REFER TO FIXTURE SCHEDULE FOR LENGTHS)
	WALL BRACKET LUMINAIRE
	SURFACE LUMINAIRE
	RECESSED LUMINAIRE
	WALL MOUNT LUMINAIRE
	LIGHT POLE
	SINGLE GANG LIGHT SWITCH (3-3WAY, 4-4WAY)
	DIMMER SWITCH
	LOW VOLTAGE/DIGITAL LIGHT SWITCH
	WALL/CEILING DUAL TECHNOLOGY VACANCY SENSOR
	WALL/CEILING MOUNTED EXIT SIGN (NRCAN C860)
	SELF CONTAINED AND HARDWIRED EMERGENCY LIGHTING PACK
	COMBINATIONAL EXIT/EMERGENCY LIGHTING PACK
COMMUNICATION	
	COMBINATION VOICE/DATA TELECOMMUNICATIONS OUTLET
FIRE ALARM	
	FIRE ALARM PULL STATION
	FIRE ALARM DETECTION DEVICE (SD=SMOKE DETECTOR, HD=HEAT DETECTOR, DD=DUCT DETECTOR, SA=HARD WIRED LOCAL SMOKE ALARM)
	FIRE ALARM COMBINATION HORN/STROBE DEVICE
	FIRE ALARM MINI PIEZO AND STROBE DEVICE c/w REMOTE SILENCABLE BUTTON
	FIRE ALARM STROBE
SECURITY	
	SECURITY DEVICE (MD=MOTION DETECTOR, CR=CARD READER, KP=KEYPAD)
	SECURITY DOOR CONTACT
	CCTV CAMERA
KEYED NOTES	
	TELECOMMUNICATIONS TAG (REFER TO SCHEDULE)
	KEYED NOTE
	LUMINAIRE TAG
	MECHANICAL TAG
	DETAIL REFERENCE TAG
NOTES:	
1. 'WP' DENOTES WEATHERPROOF WHILE IN USE	

SITE INFORMATION		
LEGAL INFORMATION		
LEGAL:	LOT 1 BLOCK 5 PLAN 192 0554	
MUNICIPAL:	4901 30 AVENUE, BEAUMONT, ALBERTA T4X 1T9	
UTILITY CONTACTS		
UTILITY:	PROVIDER:	CONTACT INFORMATION:
POWER:	FORTIS	-
TELEPHONE:	TELUS	-
CABLE:	SHAW	-



1 E001 SITE PLAN - ELECTRICAL
SCALE: 1:400

- KEY NOTES**
- PADMOUNT TRANSFORMER, PAD, GUARDRAIL AND GROUND GRID TO BE TO FORTIS/ALBERTA REQUIREMENTS. GENERAL CONTRACTOR TO PROVIDE GUARDRAIL AND TRANSFORMER PAD. CONDUIT ENTERING PADMOUNT VAULT MUST BE RIGID AS PER REQUIREMENTS.
 - PROVIDE 1-103mm PRIMARY DUCT TO PROPERTY LINE. COORDINATE EXACT SERVICE ENTRY POINT WITH FORTIS ALBERTA PRIOR TO ROUGH-IN.
 - PROVIDE X-XXXmm SECONDARY DUCTS c/w XXXXX (XXXX 3ø 4W SERVICE) FROM TRANSFORMER PAD TO MAIN DISTRIBUTION.
 - PROVIDE 2-103mm TELECOMMUNICATION DUCTS c/w PULL STRING FROM UTILITY SERVICE ENTRANCE LOCATION TO MAIN TELECOMMUNICATIONS BACKBOARD FOR TELEPHONE/CATV SERVICES. COORDINATE EXACT SERVICE ENTRANCE LOCATIONS WITH TELUS AND SHAW PRIOR TO ROUGH-IN.
 - PYLON SIGNAGE: TBD



- GENERAL SITE NOTES**
- CONDUITS: RIGID PVC OR DB11 (SUITABLE FOR DIRECT BURIAL). MINIMUM 1m BELOW FINISHED GRADE. RIGID PVC MUST BE UTILIZED FOR ENTRANCE INTO TRANSFORMER VAULT.
 - MAINTAIN 2m HORIZONTAL CLEARANCE FROM GAS LINE AND 3m HORIZONTAL CLEARANCE FROM WATER/STORM/SANITARY LINES FROM PRIMARY DUCTS AND EDGE OF PADMOUNT TRANSFORMERS.
 - COORDINATE EXACT SERVICE LOCATIONS WITH MECHANICAL SERVICES AND EASEMENTS TO MAINTAIN PROPER CLEARANCES.
 - TELEPHONE SERVICE DUCTS TO BE ORANGE IN COLOR AS PER TELUS REQUIREMENTS.
 - ALL SERVICE ENTRY POINTS SHALL BE CONFIRMED WITH UTILITIES PRIOR TO WORK PROCEEDING.
 - INSTALLATION SHALL BE TO UTILITY COMPANY REQUIREMENTS.
 - PROVIDE 4"x4" PRESSURE TREATED WOOD POSTS TO MARK ALL CONDUIT STUBS. RECORD DRAWINGS MUST INDICATE DIMENSIONS OF ALL STUBS.
 - CONDUCTORS FOR 120V CIRCUITS SHALL BE SIZED AS REQUIRED TO ACCOMMODATE VOLTAGE DROPS PER C.E.C. REQUIREMENTS.
 - LIGHTING CALCULATIONS POINTS ARE SHOWN IN LUX.

Approved September 8, 2023
Development Planner



PRELIMINARY
NOT FOR CONSTRUCTION



REVISIONS		YYYY.MM.DD
2	ISSUED FOR DEVELOPMENT PERMIT	2023.07.18
1	ISSUED FOR 30% REVIEW	2023.06.28

BEAU VAL COMMERCIAL

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:
 PERMIT TO PRACTICE
 CONCEPT ENGINEERING INC.
 Signature: [Signature]
 ALEXANDER [Signature]
 Date: 2023.07.18
 PERMIT NUMBER: P19030
 The Association of Professional Engineers and Geoscientists of Alberta
 July 18, 2023

SITE PLAN - ELECTRICAL

DATE PRINTED: July 18, 2023
 FOR MILESTONE DATES SEE REVISIONS COLUMN ABOVE.

JOB # 23090 E001
 DRAWN BY: CB

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Contractor shall read drawing in conjunction with written specifications. All area calculations, dimensions and conditions shall be verified on site. Readers are advised to use at your own risk.

Any questions shall be directed to the Architect prior to proceeding with construction. Do not scale drawings.

CODE ANALYSIS – LIMITING DISTANCE – 3.2.3.1.C

BUILDING 1 – 530 sq.m NOT SPRINKLERED 3.2.2.68 GROUP E, up to 2 Storeys, NOT Sprinklered				
BUILDING ELEVATION	WEST	SOUTH	NORTH	EAST
RATIO L/H				
LIMITING DISTANCE OF NEW OR ALTERED WALL	13.1m		16m	3.1m
EXPOSED BUILDING FACE WALL AREA	84m ²		125m ²	84m ²
ALLOWABLE UNPROTECTED OPENINGS (%)	100%	100%	100%	7%
PROPOSED UNPROTECTED OPENINGS (%)				6.8%
MINIMUM FIRE RESISTANCE RATING				2 HR
TYPE OF CONSTRUCTION REQUIRED				NonCombustible
TYPE OF CLADDING REQUIRED				NonCombustible

CODE ANALYSIS – LIMITING DISTANCE – 3.2.3.1.B

BUILDING 2 – 387 sq.m NOT SPRINKLERED 3.2.2.25 GROUP A2, up to 2 Storeys						
BUILDING ELEVATION	SOUTH (CLOSEST)	NORTH	EAST	WEST (1)	WEST (2)	WEST (3)
RATIO L/H	>1:3		>1:3	>1:3	>1:3	>1:3
LIMITING DISTANCE OF NEW OR ALTERED WALL	11.8m	20m	9.1m	3.1m	4.7m	~12m
EXPOSED BUILDING FACE WALL AREA	119.3m ²		168m ²	89m ²	39.5m ²	39.5m ²
ALLOWABLE UNPROTECTED OPENINGS (%)	100%	100%	43%	12%	39%	100%
PROPOSED UNPROTECTED OPENINGS (%)			0%	6%	37.5%	
MINIMUM FIRE RESISTANCE RATING			45 MIN	1 HR	1 HR	
TYPE OF CONSTRUCTION REQUIRED			Combustible OR NonCombustible	Combustible OR NonCombustible	Combustible OR NonCombustible	Combustible OR NonCombustible
TYPE OF CLADDING REQUIRED			NonCombustible	NonCombustible	NonCombustible	NonCombustible

CODE ANALYSIS – LIMITING DISTANCE – 3.2.3.1.C

BUILDING 3 – 588 sq.m NOT SPRINKLERED 3.2.2.68 GROUP E, up to 2 Storeys, NOT Sprinklered					
BUILDING ELEVATION	WEST	EAST	NORTH	SOUTH	
RATIO L/H	1:3 – 1:10	1:3 – 1:10	1:3 – 1:10	1:3 – 1:10	
LIMITING DISTANCE OF NEW OR ALTERED WALL	~32m	10.3m	11.8m	2.5m	
EXPOSED BUILDING FACE WALL AREA	138m ²	84m ²	84m ²	84m ²	
ALLOWABLE UNPROTECTED OPENINGS (%)	100%	~35%	71.6%	6%	
PROPOSED UNPROTECTED OPENINGS (%)		10%	10.6%	6%	
MINIMUM FIRE RESISTANCE RATING		1 HR	1 HR	2 HR	
TYPE OF CONSTRUCTION REQUIRED		Combustible OR NonCombustible	Combustible OR NonCombustible	Combustible OR NonCombustible	Combustible OR NonCombustible
TYPE OF CLADDING REQUIRED		NonCombustible	NonCombustible	NonCombustible	NonCombustible

CODE ANALYSIS – LIMITING DISTANCE – 3.2.3.1.B

BUILDING 4 – 444 sq.m NOT SPRINKLERED 3.2.2.28 GROUP A2, ONE STOREY, NOT Sprinklered					
BUILDING ELEVATION	NORTH	EAST	NORTH	SOUTH	
RATIO L/H	1:3 – 1:10	1:3 – 1:10	1:3 – 1:10	1:3 – 1:10	
LIMITING DISTANCE OF NEW OR ALTERED WALL	~44.5m	10.3m	2.4m	29.7m	
EXPOSED BUILDING FACE WALL AREA	105m ²	105m ²	84m ²	84m ²	
ALLOWABLE UNPROTECTED OPENINGS (%)	100%	88%	11%	100%	
PROPOSED UNPROTECTED OPENINGS (%)		15.5%	10.5%		
MINIMUM FIRE RESISTANCE RATING		45 min	1 HR	1 HR	
TYPE OF CONSTRUCTION REQUIRED		Combustible OR NonCombustible	Combustible OR NonCombustible	Combustible OR NonCombustible	Combustible OR NonCombustible
TYPE OF CLADDING REQUIRED		NonCombustible	NonCombustible	NonCombustible	NonCombustible

CODE ANALYSIS – LIMITING DISTANCE – 3.2.3.1.C

BUILDING 5 – 700 sq.m NOT SPRINKLERED 3.2.2.68 GROUP E, NOT Sprinklered				
BUILDING ELEVATION	NORTH	SOUTH	EAST	WEST
RATIO L/H	1:3 – 1:10	1:3 – 1:10	1:3 – 1:10	1:3 – 1:10
LIMITING DISTANCE OF NEW OR ALTERED WALL	~44.5m	8.7m	29.5m	27.3m
EXPOSED BUILDING FACE WALL AREA	170.6m ²	165m ²	82m ²	87m ²
ALLOWABLE UNPROTECTED OPENINGS (%)	100%	21%	100%	100%
PROPOSED UNPROTECTED OPENINGS (%)		9%		
MINIMUM FIRE RESISTANCE RATING		1 HR		
TYPE OF CONSTRUCTION REQUIRED		Combustible OR NonCombustible		
TYPE OF CLADDING REQUIRED		NonCombustible		

CODE ANALYSIS – LIMITING DISTANCE – 3.2.3.1.C

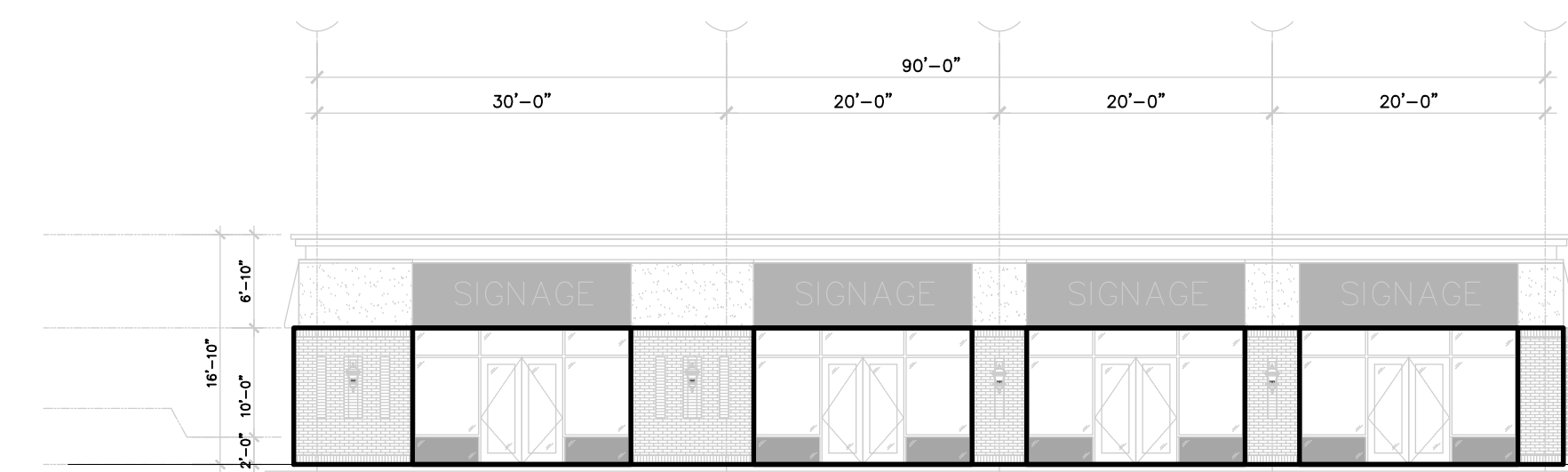
BUILDING 6 – 305 sq.m NOT SPRINKLERED 3.2.2.68 GROUP E, NOT Sprinklered				
BUILDING ELEVATION	NORTH	SOUTH	EAST	WEST
RATIO L/H	>1:3	>1:3	1:3 – 1:10	1:3 – 1:10
LIMITING DISTANCE OF NEW OR ALTERED WALL	37m	13m	27.3m	32.7m
EXPOSED BUILDING FACE WALL AREA	45m ²	12.2m ²	119m ²	119m ²
ALLOWABLE UNPROTECTED OPENINGS (%)	100%	100%	100%	100%
PROPOSED UNPROTECTED OPENINGS (%)				
MINIMUM FIRE RESISTANCE RATING				
TYPE OF CONSTRUCTION REQUIRED				
TYPE OF CLADDING REQUIRED				

CODE ANALYSIS – LIMITING DISTANCE – 3.2.3.1.C

BUILDING 7 – 228 sq.m NOT SPRINKLERED 3.2.2.85 GROUP F3				
BUILDING ELEVATION	NORTH	SOUTH	EAST	WEST
RATIO L/H	>1:3	>1:3	>1:3	>1:3
LIMITING DISTANCE OF NEW OR ALTERED WALL	22m	55m	32.8m	55m
EXPOSED BUILDING FACE WALL AREA				
ALLOWABLE UNPROTECTED OPENINGS (%)	100%	100%	100%	100%
PROPOSED UNPROTECTED OPENINGS (%)				
MINIMUM FIRE RESISTANCE RATING				
TYPE OF CONSTRUCTION REQUIRED				
TYPE OF CLADDING REQUIRED				

CODE ANALYSIS – LIMITING DISTANCE – 3.2.3.1.C

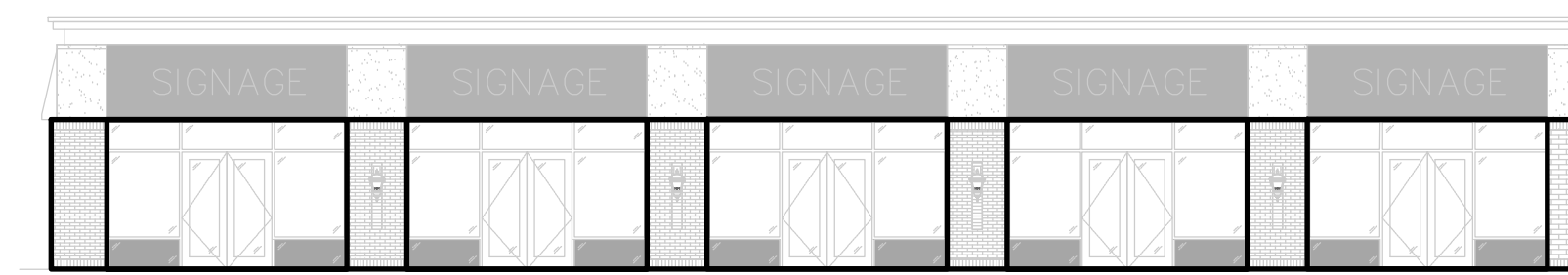
BUILDING 8 – 482 sq.m NOT SPRINKLERED 3.2.2.68 GROUP E, NOT Sprinklered				
BUILDING ELEVATION	NORTH	SOUTH	EAST	WEST
RATIO L/H	1:3 – 1:10	1:3 – 1:10	1:3 – 1:10	1:3 – 1:10
LIMITING DISTANCE OF NEW OR ALTERED WALL	22m	24.7m	13.8m	35.7m
EXPOSED BUILDING FACE WALL AREA	101m ²	107m ²	70m ²	59m ²
ALLOWABLE UNPROTECTED OPENINGS (%)	100%	100%	93%	100%
PROPOSED UNPROTECTED OPENINGS (%)				
MINIMUM FIRE RESISTANCE RATING				
TYPE OF CONSTRUCTION REQUIRED				
TYPE OF CLADDING REQUIRED				



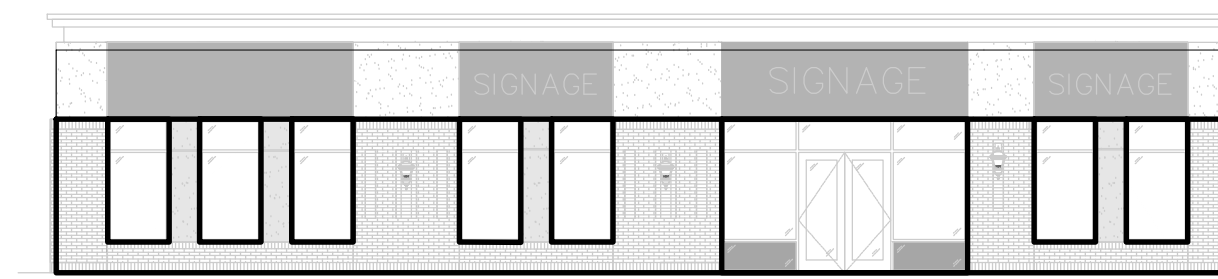
BUILDING 1
62.5% GLAZING



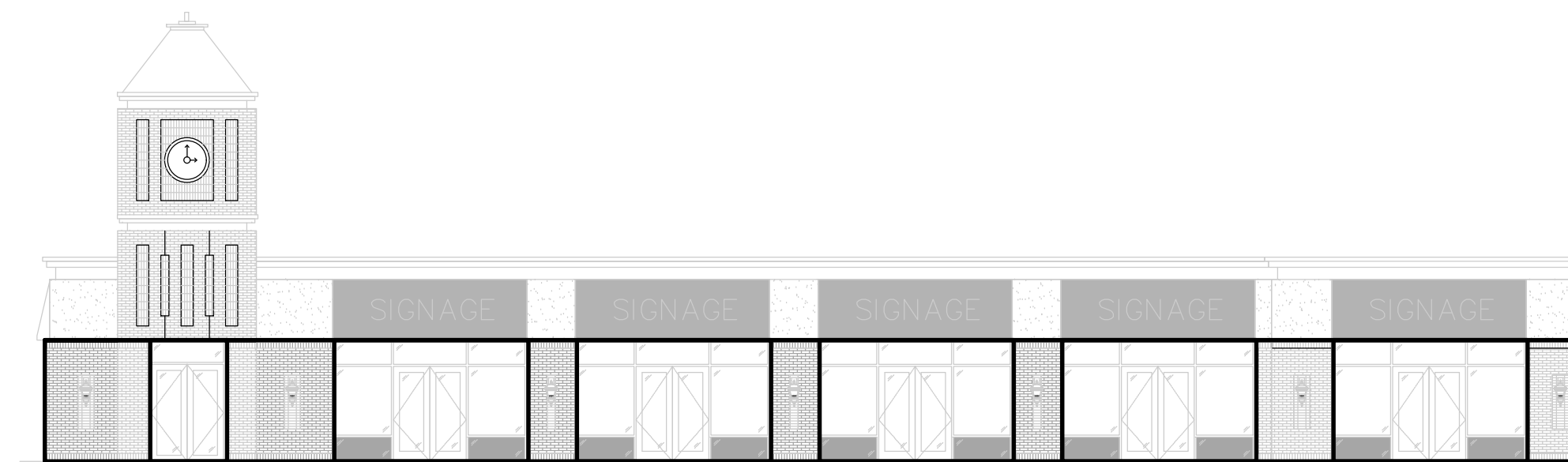
BUILDING 2
50.78% GLAZING



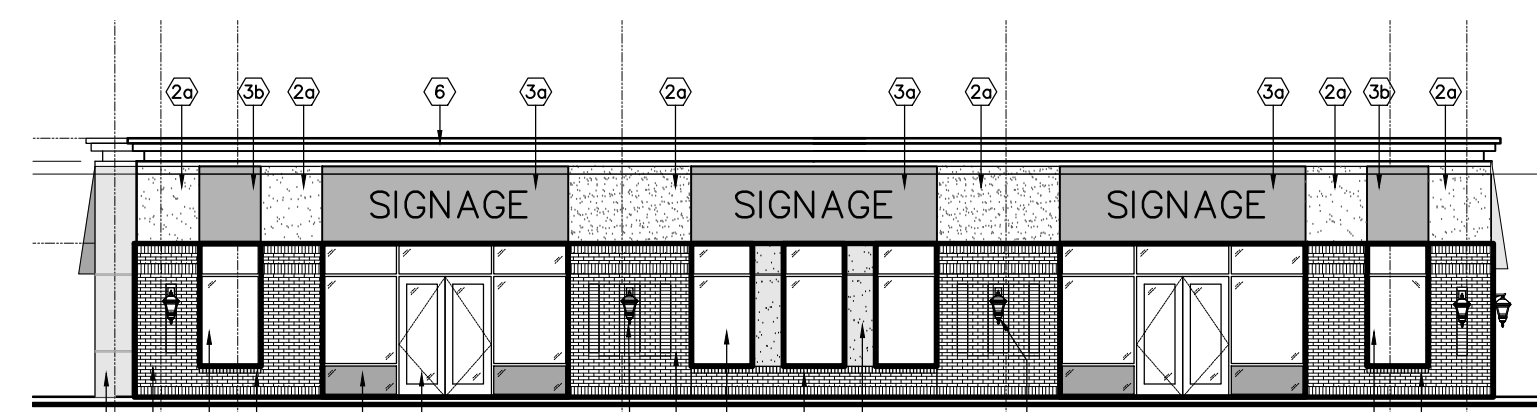
BUILDING 3
77.4% GLAZING



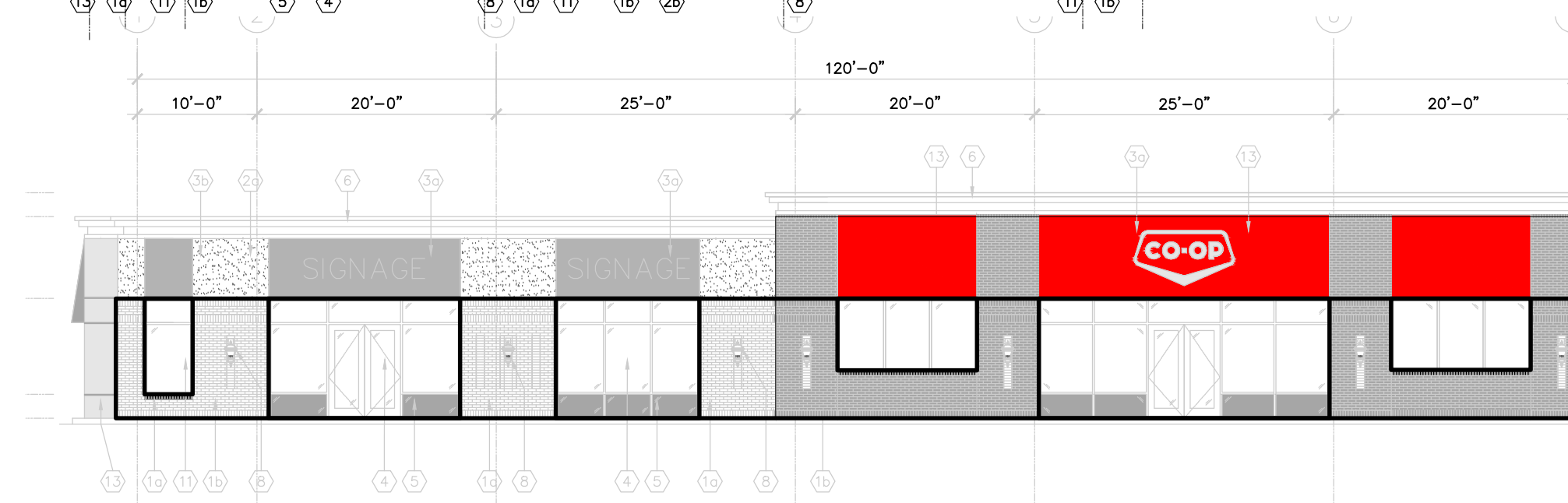
BUILDING 4
49.4% GLAZING



BUILDING 5
67.7% GLAZING



BUILDING 6
54.2% GLAZING



(BUILDING 7 is a carwash)

BUILDING 8 56% GLAZING

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Contractor shall read drawing in conjunction with written specifications. All area calculations, dimensions and conditions shall be verified on site. Readers are advised to use at your own risk. Any questions shall be directed to the Architect prior to proceeding with construction. Do not scale drawings.



PRELIMINARY
NOT FOR CONSTRUCTION



REVISIONS		YYYY.MM.DD
2	RE-ISSUED FOR DP w/ additional info	2023.05.01
1	ISSUED FOR DEVELOPMENT PERMIT	2023.04.25

BEAU VAL COMMERCIAL

4901 - 30 AVENUE
Beaumont, Alberta

CONSULTANT STAMP:

GLAZING ANALYSIS

DATE PRINTED: July 10, 2023 FOR MILESTONE DATES SEE REVISIONS COLUMN ABOVE.	A00-
JOB # 2314	
DRAWN BY: TM	

Approved
Development Planner

September 8, 2023