
Development Permit Notice of Decision

Date of Decision: July 31, 2024

William C Rutledge Architect
202 11121 156 Street NW
Edmonton, AB T5M 1X9

Proposed Development: Light Industrial: Self Storage Site w/ 3 Variances
Legal Description: Plan 082 7377, Block 1, Lot 12 & 13
Municipal Address: 6303 29 Ave; 6306 29 Ave, Beaumont, AB
Land Use District: Business Light Industrial
Permit Application No: 2023-251
Tax Roll: 007160; 007159

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use with Variance within the Business Light Industrial 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. **As this permit has been issued for a permitted use with a variance this permit shall not come into force and effect until the appeal period has expired, August 21st, 2024**
3. The site shall be developed in accordance with the attached plans issued for development dated July 31, 2024. **Any changes to the attached plans require prior written approval by the City.**
4. 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.
5. The properties located at 6306 29 Avenue (Plan 082 7377, Block 1, Lot 12) shall be consolidated with the property located at 6303 29 Avenue (Plan 082 7377, Block 1, Lot 13) through the Land Titles Office, a record of consolidation shall be provided to the City of Beaumont prior to building occupancy.
6. That all existing easements, caveats, and restrictive covenants registered to the subject properties be carried over and registered on the newly created lot. Any easements, caveats and restrictive covenants that wish to be discharged off the subject lands are to be prepared by the applicant and submitted the Land Titles at the applicant's sole cost.
7. Variances have been granted to allow the following:
 - a. Section 3.6.6 (b)(viii) of the Land Use Bylaw, the requirement to paint designated parking stalls

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- on the site has been varied, to allow the development to proceed without painted parking stall designations.
- b. Section 3.8.10 (c)(ii) of the Land Use Bylaw, the requirement has been varied to allow the development to provide six (6) bicycle parking spaces for the entire site, rather than requiring six (6) spaces per building.
 - c. Section 3.8.10 I(i) of the Land Use Bylaw, the requirement for a designated loading space has been varied to allow the development to proceed without a designated loading space.
8. The proposed waste solution meets the intent of section 3.8.6 c) v. so long it meets the below standards:
 - a. Shed containing waste receptacles must be accessible to tenants during regular operation hours
OR whenever tenants have access to the site
 9. 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.
 - b. that the Applicant shall pay their proportionate share of the offsite levies for this development pursuant to Bylaw 945-19 as may be amended from time to time.
 10. Final approval and acceptance by the municipality of all civil engineering plans must be completed prior to building occupancy
 11. Applicant shall obtain Civil IFC Drawing Acceptance from the City prior to any underground site improvement work commencing.
 12. 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.
 13. 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.
 14. 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**, security 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

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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 security 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, access, pre-grading, civil works on public property, and hard and soft landscaping on private property.

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 security 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. Engineering Advisements
 - a. The owner shall be responsible for any engineering and legal costs incurred by the City related to this project.
6. Fire Advisements
 - a. A Fire Safety Plan must be posted in a visible area on the construction site.
 - b. The Applicant shall purchase a key box from the City Hall Office to ensure all building units are accessible in case of an emergency.

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7. 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.
8. 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.
 9. The Applicant shall provide the Development Authority with AutoCAD drawings to the satisfaction of the Development Authority with Building Occupancy
 10. 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.
 11. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
 12. The site shall be kept clear of all construction garbage and debris; an on-site garbage container/bin shall be required.
 13. 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.
 14. Separate sign permit applications will be required for any on-site signage.

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15. 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, notices regarding this Development Permit have been mailed to owners of adjacent and nearby properties, as these individuals have the right to appeal this permit, as explained above. The same Development Permit Notice mailed to these individuals has been attached for your information.

Furthermore, given that this Development Permit is for a development that may be of public interest, general information regarding this approved Permit may be published on the City of Beaumont website.

Appeal Information

Any Development Permit may be appealed to the Subdivision and Development Appeal Board (SDAB) or the Land and Property Rights Tribunal if the permit was:

- a) issued for a permitted use with a variance, or for a discretionary use, or
- b) issued with conditions, or
- c) refused.

An appeal may be filed by:

- a) the person applying for the permit, and/or
- b) any person affected by the issuance of the permit.

As the person applying for the permit, you may appeal the decision of the Development Authority regarding the permit or any conditions placed on the permit (as listed above) within 21 days after the date on which the decision is made.

Notice of Decision:	July 31, 2024
Appeal deadline:	August 21, 2024
Permit active (if no appeals filed):	August 22, 2024

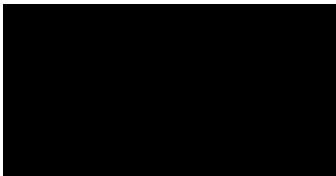
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Notice of Decision**

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Please be advised that an appeal may be submitted in accordance with Section 685 of the Municipal Government Act with the Land and Property Rights Tribunal of the Province of Alberta within 21 days of the written decision. Please visit the Government of Alberta website for more details at <https://www.alberta.ca/subdivision-appeals.aspx>

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
Planner II, Development Services
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
Ryan Anders, Manager, Engineering & Environment
Joannes Wong, Manager, Long Range Planning
Shawn Hipkiss, Manager, Development Services
Aleshia Ingram, Senior Development Planner
Parth, Development & Engineering Coordinator
Carley Krahn, Fire Prevention Officer
Ellen Feron, Operations Facility Administrative Assistant
Troy Birtles, Accurate Assessment

SITE DATA

MUNICIPAL ADDRESS: 6303 29TH AVENUE NW
 LEGAL ADDRESS: LOTS 12&13, BLOCK 1, PLAN 082-7377
 SITE AREA: 16,615m² (1.66ha) / 4.11 acres
 MAXIMUM COVERAGE: MAXIMUM ALLOWABLE COVERAGE IS 50%
 SITE COVERAGE: 14 BUILDINGS TOTAL : 4,403.6m² / 47,400ft²
 2 AT 418m² / 4,500ft²
 2 AT 390m² / 4,200ft²
 10 AT 279m² / 3,000ft²
 4,404÷16,615=0.265 OR 26.5%

ZONING: BUSINESS LIGHT INDUSTRIAL
 MONTROSE COMMERCIAL

MAJOR OCCUPANCY: GROUP F2, MEDIUM HAZARD INDUSTRIAL
 NBC (AE) 2019 3.2.2.78. GROUP F, DIV 2, up to 2 STOREYS
 EACH BUILDING IS OF FULLY NON-COMBUSTIBLE CONSTRUCTION

NATIONAL BUILDING CODE (2019) ALBERTA EDITION SECTION 3.9
 SELF-SERVICE STORAGE BUILDINGS APPLIES

FACILITY DOES NOT INCLUDE AN ON-SITE RESIDENTIAL COMPONENT
 BUT DOES HAVE AN OFFICE TO SUPPORT THE USE, WHICH WILL BE
 OCCUPIED DURING BUSINESS HOURS.

LIMITING DISTANCES: SEE THE BLDG PLAN/ELEV SHEETS FOR FDWR
 BUILDING TYPE A IS A 30x100 PRE-FABRICATED STEEL BUILDING WITH
 A MONOSLOPE SHED ROOF WITH ITS PEAK ON THE NORTHERN EDGE.

PER TABLE 3.2.3.1.-C (GROUP F, DIV 2, UNSPRINKLERED)
 SOUTH FACE: MAX 80m² IF UNCOMPARTMENTALIZED.
 IF EVERY SECOND DEMISING WALL IS A FIRE SEPARATION, EACH
 COMPARTMENT FACE WOULD BE 16.5m² OR MAX 20m² @ <3:1
 LIMITING DISTANCE REQ'D FOR MAX 85% UNPROTECTED IS 7m.

NORTH FACE: MAX 80m² IF UNCOMPARTMENTALIZED.
 IF EVERY SECOND DEMISING WALL IS A FIRE SEPARATION, EACH
 COMPARTMENT FACE WOULD BE 17.7m² OR MAX 20m² @ <3:1
 LIMITING DISTANCE REQ'D FOR MAX 85% UNPROTECTED IS 7m.

EAST AND WEST FACES: MAX 30m² IF UNCOMPARTMENTALIZED.
 IF THE DEMISING WALL IS A FIRE SEPARATION AT EACH 10', EACH
 COMPARTMENT FACE WOULD BE MAX 10m² @ <3:1
 LIMITING DISTANCE REQ'D FOR MAX 77% UNPROTECTED IS 5m.

BUILDING TYPE B IS A 30x150 PRE-FABRICATED STEEL BUILDING WITH
 A MONOSLOPE SHED ROOF WITH ITS PEAK ON THE NORTHERN EDGE.

PER TABLE 3.2.3.1.-C (GROUP F, DIV 2, UNSPRINKLERED)
 SOUTH FACE: MAX 150m² IF UNCOMPARTMENTALIZED.
 IF EVERY SECOND DEMISING WALL IS A FIRE SEPARATION, EACH
 COMPARTMENT FACE WOULD BE 16.5m² OR MAX 20m² @ <3:1
 LIMITING DISTANCE REQ'D FOR MAX 85% UNPROTECTED IS 7m.

NORTH FACE: MAX 150m² IF UNCOMPARTMENTALIZED.
 IF EVERY SECOND DEMISING WALL IS A FIRE SEPARATION, EACH
 COMPARTMENT FACE WOULD BE 17.7m² OR MAX 20m² @ <3:1
 LIMITING DISTANCE REQ'D FOR MAX 85% UNPROTECTED IS 7m.

EAST AND WEST FACES: MAX 30m² IF UNCOMPARTMENTALIZED.
 IF THE DEMISING WALL IS A FIRE SEPARATION AT EACH 10', EACH
 COMPARTMENT FACE WOULD BE MAX 10m² @ <3:1
 LIMITING DISTANCE REQ'D FOR MAX 77% UNPROTECTED IS 5m.

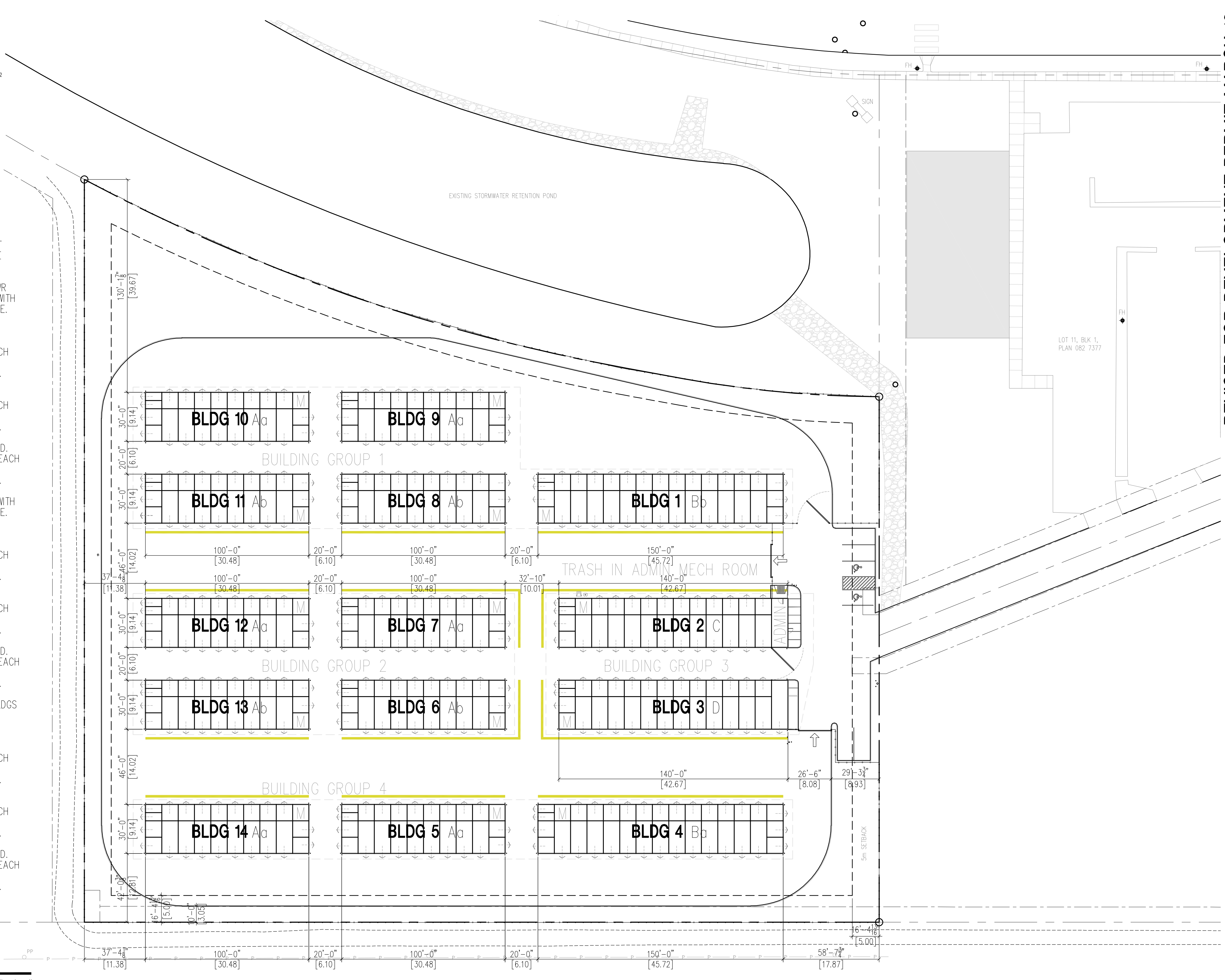
BUILDINGS TYPE C AND D ARE 30x140 PRE-FABRICATED STEEL BLDGS
 WITH MONOSLOPE SHED ROOFS PEAKED ON THE NORTHERN EDGE.

PER TABLE 3.2.3.1.-C (GROUP F, DIV 2, UNSPRINKLERED)
 SOUTH FACE: MAX 150m² IF UNCOMPARTMENTALIZED.
 IF EVERY SECOND DEMISING WALL IS A FIRE SEPARATION, EACH
 COMPARTMENT FACE WOULD BE 16.5m² OR MAX 20m² @ <3:1
 LIMITING DISTANCE REQ'D FOR MAX 85% UNPROTECTED IS 7m.

NORTH FACE: MAX 150m² IF UNCOMPARTMENTALIZED.
 IF EVERY SECOND DEMISING WALL IS A FIRE SEPARATION, EACH
 COMPARTMENT FACE WOULD BE 17.7m² OR MAX 20m² @ <3:1
 LIMITING DISTANCE REQ'D FOR MAX 85% UNPROTECTED IS 7m.

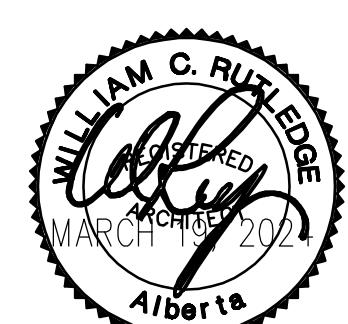
EAST AND WEST FACES: MAX 30m² IF UNCOMPARTMENTALIZED.
 IF THE DEMISING WALL IS A FIRE SEPARATION AT EACH 10', EACH
 COMPARTMENT FACE WOULD BE MAX 10m² @ <3:1
 LIMITING DISTANCE REQ'D FOR MAX 77% UNPROTECTED IS 5m.

REQUIRED COMPARTMENTS CREATED ON HIGHLIGHTED FACES ONLY



REVISED FOR DEVELOPMENT PERMIT MARCH 19, 2024

NOTES:
 The contractor shall check and verify all dimensions and measurements of materials shown on this drawing and with other drawings, specifications, and on-site conditions. Where discrepancies occur, he shall report same to the designer before proceeding with any portion of the work or be responsible for such discrepancies. All drawings and prints thereof are the property of the designer and must be returned to him at completion of the work.

SEAL:


WILLIAM C. RUTLEDGE ARCHITECT LTD.
 PERMIT No. AC0093
 ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

#	DATE	DESCRIPTION	ISSUED BY
01	AUG 17 2023	ISSUED FOR DP	WCRA
02	OCT 23 2023	REVISED FOR DP	WCRA
03	NOV 24 2023	REVISED FOR DP	WCRA
04	MAR 19 2024	REVISED FOR DP	WCRA

CLIENT:
 MAKE SPACE INC.
 201-26 FOURTH STREET
 NEW WESTMINSTER, BC V3L 5M4
 karyn.theeparajah@makespace.ca

CONSULTANT:


CONTACT INFORMATION:
 #202, 11121-156 ST.
 EDMONTON, AB T5M 1X9
 PH: 780-454-3422 M: 780-940-2391
 rutledge.architect@shaw.ca

PROJECT INFORMATION:
 BEAUMONT SELF STORAGE
 48,000 SQ FT, EXTERIOR ACCESS

LOCATION:
 6303 29TH AVENUE
 BEAUMONT ALBERTA

PREPARED BY: APPROVED BY:
 BC WCR

SCALE: PAGE:
 1/32" = 1'-0" A0-100

SITE PLAN - BUILDING LOCATION

Approved July 31, 2024
 Development Planner



1/32"=1'-0"

SITE DATA - PARKING

MUNICIPAL ADDRESS: 6303 29TH AVENUE NW
 LEGAL ADDRESS: LOTS 12&13, BLOCK 1, PLAN 082-7377

REQUIRED PARKING: 1 STALL PER 100m² OF LOT COVERAGE
 SITE COVERAGE: 14 BUILDINGS TOTAL : 4,403.6m² / 47,400ft²
 4,404 / 100 = 45 STALLS

PROVIDED PARKING: 6 STALLS AT FRONT ENTRY LOT FOR ADMIN ACCESS, STAFF PARKING, AND BARRIER-FREE.

REMAINING REQUIRED STALLS ARE SHOWN AS PARALLEL STALLS ALONG THE FACE OF EACH BUILDING FOR LOADING ACCESS TO UNITS. FROM FACE OF BLDG 10 TO THE EDGE OF THE 6m WIDE EMERGENCY PATH IS APPROXIMATELY 4m TO THE NORTH AND 2m TO THE WEST.

59 TOTAL STALLS PROVIDED

TYPICAL FRONT PKING STALL SIZE: 3.05m X 6.1m (10'-0" X 20'-0")
 TYPICAL BF PKING STALL SIZE: 2.9m X 6.1m (9'-6" X 20'-0")
 TYPICAL PARALLEL PKING STALL SIZE: 2.44m X 12.2m (8'-0" X 40'-0")

SNOW CLEARING FROM THE ADMIN AREA SIDEWALKS AND USE OF TRACTION ENHANCERS (ROCK CHIPS / SAND / ICE MELT) WILL BE LOOKED AFTER BY ADMIN STAFF AS PART OF REGULAR DUTIES.

SNOW COLLECTION WILL BE PRIVATELY CONTRACTED TO REMOVE ALL ACCUMULATED PRECIPITATION AFTER A FALL AS SOON AS POSSIBLE. A TEMPORARY COLLECTION ZONE IS ILLUSTRATED BETWEEN BLDG 9 AND BLDG 1. SURFACE DRAINAGE WILL BE SHAPED TO ENSURE THAT THE SNOW LOCATION DOES NOT PROVIDE ANY WATER ACCUMULATION ISSUES DURING QUICK SNOW FALL / MELT SWINGS DURING SHOULDER SEASON PRECIPITATION EVENTS. WATER FROM THIS LOCATION WILL BE KEPT AWAY FROM THE BUILDINGS.

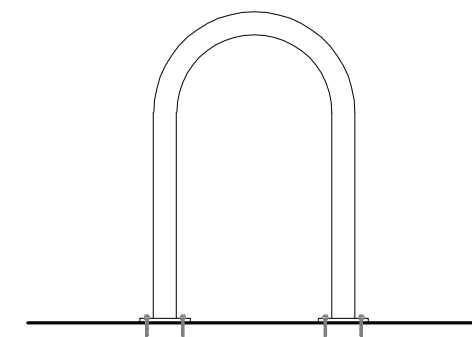
VEHICLE GATES 2 AND 4 WILL BE KEY FOB OR PHONE APPLICATION CONTROLLED FOR ACCESS BY PATRONS DURING BUSINESS HOURS. THEY WILL BE ELECTRICALLY LOCKED AND SECURE AT END OF DAY. VEHICLE GATES 1 AND 3 WILL BE MANUALLY OPERATED ONLY AND TYPICALLY LOCKED AT ALL TIMES EXCEPT IN CASE OF EMERGENCY. ADMIN STAFF WILL HAVE POSSESSION OF GATE 1 AND 3 KEYS FOR EMERGENCY ACCESS AND THERE WILL BE AN FD LOCKBOX LOCATED ON THE EXTERIOR WALL OF THE ADMIN BUILDING NEAR THE FRONT DOOR.

LOT 5, BLK 1, PLAN 082 5744

SITE DATA - BICYCLE PARKING

THREE BICYCLE RACKS ARE TO BE PLACED ADJACENT TO THE MAIN EXIT GATE, ON A CONCRETE PAD BESIDE BLDG 3. THE AREA IS WITHIN 10m OF THE ADMINISTRATION FRONT ENTRY DOOR.

- 1-LOOP WAVE STYLE BIKE RACK, 2 OR 3-BIKE CAPACITY, BLACK MODEL # H-2892BL
- 10 GAUGE STEEL WITH POWDER-COATING FINISH
- 2 3/8" DIAMETER BAR
- 22"LONG x 2 1/2"WIDE x 34"HIGH
- MOUNTING HARDWARE INCLUDED FROM ULINE.CA



THREE RACKS ARE ADEQUATE TO PARK AND LOCK SIX BICYCLES.



LOT 3&R, BLK 1, PLAN 082 5744

ROAD PLAN 082 5744

SITE PLAN - PARKING AND CIRCULATION

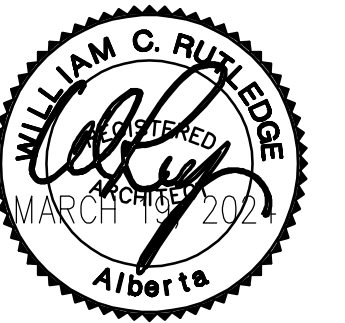
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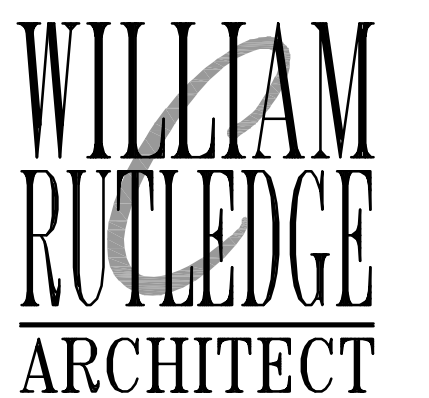
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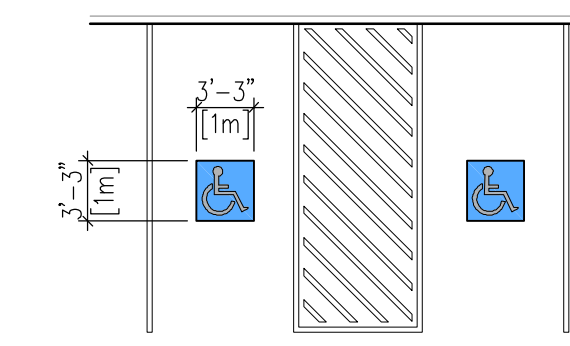
PREPARED BY: APPROVED BY:
 BG WCR

SCALE: PAGE:
 1/32" = 1'-0" A0-101

REVISED FOR DEVELOPMENT PERMIT MARCH 19, 2024

BARRIER-FREE MARKING

2 BARRIER-FREE PARKING STALLS TO EACH HAVE A PAINTED WHEELCHAIR ICON CENTRED ON THE STALL, MEASURING ONE METER BY ONE METER. ORIENT BASE TO BE READ BY A VEHICLE ENTERING



ALL PAINTED LINES TO BE 4" (102mm) HIGH-VISIBILITY WHITE
 8'-0" (2.44m) WIDE ACCESS AISLE PAINTED BETWEEN STALLS

2 BARRIER-FREE PARKING SIGNS MOUNTED TO FENCE AHEAD OF THE BARRIER-FREE STALLS (STALLS NUMBERED 03 AND 04)



MOUNT SECURELY TO POST WITH THE TOP OF SIGN AT 4'-0" FROM GRADE TEXT READS "PERMIT REQUIRED"

STANDARD 11x16, POST MOUNTED, REFLECTIVE, BLACK ON WHITE

SITE DATA - LIGHTING

MUNICIPAL ADDRESS: 6303 29TH AVENUE NW
 LEGAL ADDRESS: LOTS 12&13, BLOCK 1, PLAN 082-7377

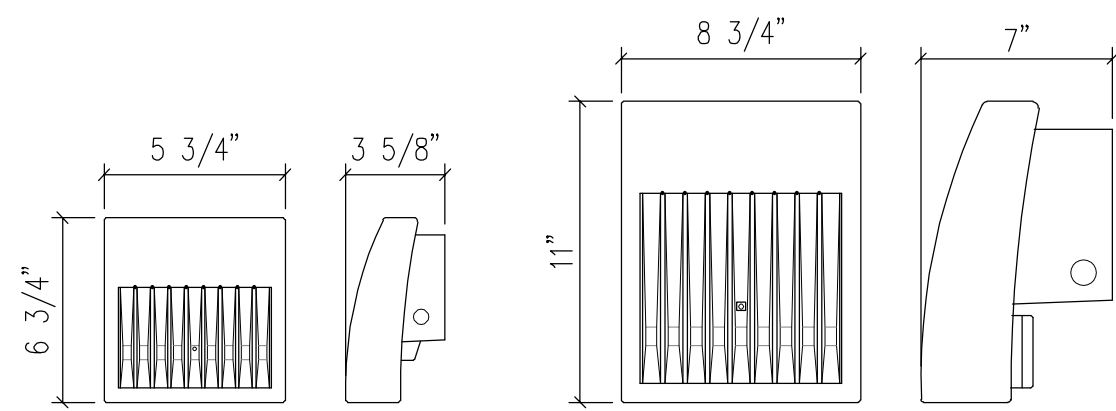
FRONT PARKING LIGHTING: FOUR LAMP POSTS ARE PROVIDED TO PROVIDE ILLUMINATION OF THE LOT ENTRY AND ADMINISTRATION APPROACH. THE LAMP POSTS ARE TO BE OF A STYLE AND HEIGHT CONSISTENT WITH THE SURROUNDING DEVELOPMENT AREA. DOWNCAST LED, FULL CUTOFF FIXTURES TO PROVIDE 100 LUX THROUGH THE CIRCULATION AND ENTRY AREA.

REMAINING SITE LIGHTING: SCONCES TO BE PROVIDED ALONG THE FACE OF EACH BUILDING, MOUNTED TO THE SPACE BETWEEN OH DOORS TO PROVIDE ADEQUATE ILLUMINATION PER TYPICAL LIGHTING STANDARDS. LIGHTING TO MAINTAIN A MINIMUM LUX THROUGHOUT THE SITE, BUT MUST NOT EXCEED 0.3 LUX BEYOND 5m FROM THE PROPERTY LINE.

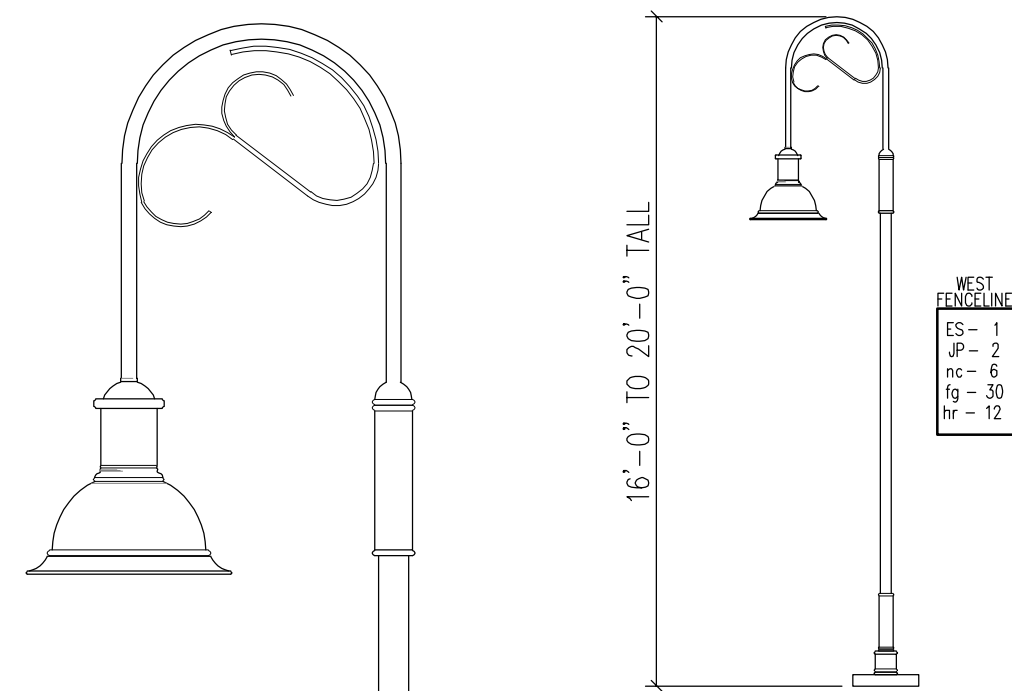
ALL DOWNCAST LED FIXTURES TO BE DETERMINED BY THE ELECTRICAL ENGINEERING CONSULTANT IN COMPLIANCE WITH CITY OF BEAUMONT BYLAWS, AND INTERNATIONAL DARK SKY ASSOCIATION GUIDELINES. SEE ENGINEERED SITE LIGHTING PLAN FOR DETAILS.

TYPICAL DOWNCAST LOW-PROFILE WALL SCONCE - 12w LED

SPECIAL DOWNCAST LOW-PROFILE WALL SCONCE - 58w LED NORTHERN ROADWAY



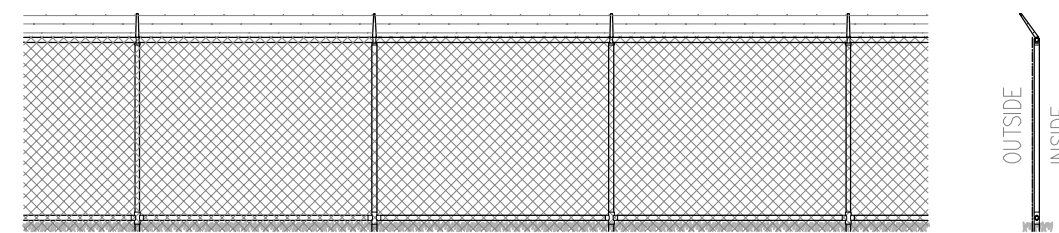
TYPICAL DECORATIVE FRONT ENTRY LAMP-POST C/W DOWNCAST DIFFUSER: PHILIPS LUMEC DOMUS DMS50 LARGE LED PENDANT 16"-20" TALL POST IS BLACK PAINTED POWDER-COATED STEEL FOUR REQUIRED FOR ENTRYWAY PARKING AREA



SITE DATA - FENCING

MUNICIPAL ADDRESS: 6303 29TH AVENUE NW
 LEGAL ADDRESS: LOTS 12&13, BLOCK 1, PLAN 082-7377

ALL LOTS REQUIRE A FENCE, WALL, OR SCREENING AROUND THE PERIMETER. SECURITY FENCING TO BE 2m TALL COMPLETE WITH 300mm HIGH 3 STRAND BARBED WIRE TOP LINE WITH ANGLED SUPPORTS ON ALL SIDES OF THE PROPERTY. MAX 2.5m HIGH.

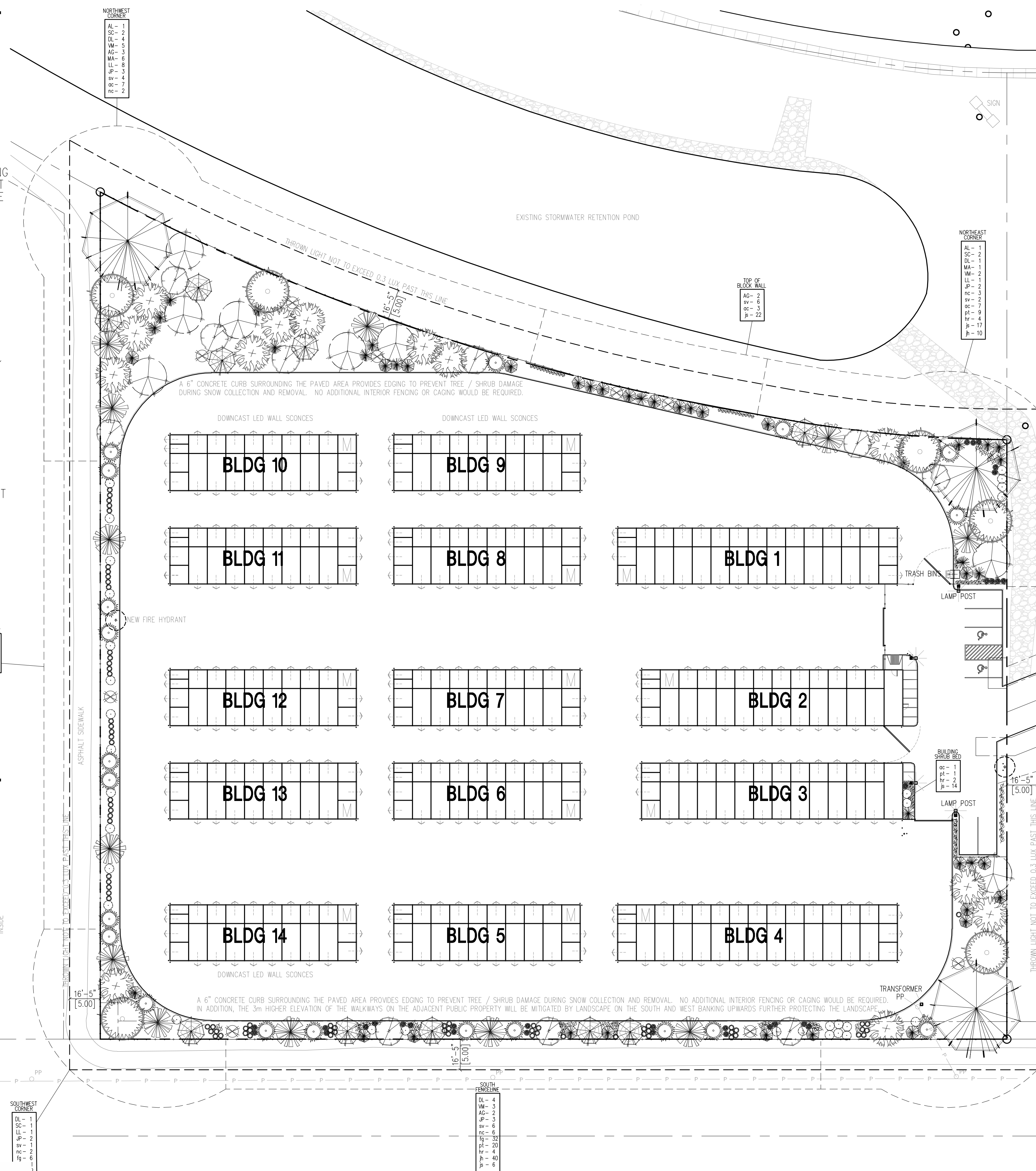


BLACK-COATED CHAIN-LINK FENCING C/W BARBED WIRE TOPPER

SITE PLAN - LANDSCAPING

1/32"=1'-0"

Approved July 31, 2024
 Development Planner



SITE DATA - LANDSCAPING

MUNICIPAL ADDRESS: 6303 29TH AVENUE NW
 LEGAL ADDRESS: LOTS 12&13, BLOCK 1, PLAN 082-7377

SITE AREA: 16,615m² (1.66ha) / 4.11 acres
 LANDSCAPED AREA: 2,669.2m² (28,731 ft²)
 UNCOVERED AREA: 16,615m² - 4,404m² = 12,211m²

REQUIRED TREES: A MINIMUM OF ONE TREE PER 35m² OF LANDSCAPED AREA WHERE 40% OF THOSE TREES ARE CONIFEROUS.
 LANDSCAPED AREA: 2,669.2m² / 35m² = 76.3 TREES (77 REQ'D)
 REQUIRED SHRUBS: A MINIMUM OF ONE SHRUB PER 35m² OF UNCOVERED LOT AREA.
 12,211m² / 35m² = 348.9 SHRUBS (349 REQ'D)

NO LARGE-SCALE TRASH COLLECTION WILL BE MADE AVAILABLE ON THE PROPERTY FOR THE USE OF PATRONS. THE ADMIN STAFF WILL REMOVE ANY GENERATED OFFICE WASTE FROM SITE DAILY. ANY TRASH COLLECTED WILL BE STORED IN THE COLLECTION BOX INSIDE THE FENCE BEHIND GATE G1. TRASH AND RECYCLING.

TREES 77 PROVIDED				
SYMBOL	BOTANICAL NAME	COMMON NAME	SPREAD (APPROX.)	NO.
DECIDUOUS TREES 77 * 0.6 = 46.2 (46)				
SC	ACER SACCHARINUM "SILVER CLOUD"	SILVER CLOUD SILVER MAPLE	7.6m	6
AL	TILIA AMERICANA	AMERICAN LINDEN / BASSWOOD	18m	3
DL	TILIA X FLAVESCENS "DROPMORE"	DROPMORE LINDEN	5.5m	10
VM	ACER X VENTURA	VENTURA MAPLE	4.5m	10
AG	ACER GINNALA	AMUR MAPLE	2.4m w 4.5m t	9
MA	ALNUS HIRUSTA "HARBIN"	PRAIRIE HORIZON MANCHURIAN ALDER	6m	8
CONIFEROUS TREES 77 * 0.4 = 30.8 (31)				
LL	LARIX LARICANA	TAMARACK	6m w 20m t	13
SIP	PINUS BANKSAINA	JACK PINE	5m w 20m t	13
SHRUBS 350 PROVIDED				
SYMBOL	BOTANICAL NAME	COMMON NAME	SPREAD (APPROX.)	NO.
sv	SYRINGA VULGARIS SENSATION	SENSATION LILAC	2.0m	25
oc	RIBES ALPINUM	ALPINE CURRANT	2.0m	20
nc	PRUNUS TOMENTOSA	NANKING CHERRY	3m	20
fg	CARAGANA FRUTEX GLUBOSA	GLOBE CARAGANA	1m	75
pt	POTENTILLA	POTENTILLA	1m	30
hr	ROSA HANSA	HANSA ROSE	1.5m w 2m t	30
jh	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	0.6m	75
js	JUNIPERUS SCOPULORUM	CREeping JUNIPER	0.5m	75

ALL TREES ILLUSTRATED AT 80% OF FULL MATURE SPREAD. SHRUBS ARE SHOWN AT 100% MINIMUM PLANTING SIZES AND BEST PRACTICES FOR SEASONAL INSTALLATION PER ADVICE FROM THE CANADIAN NURSERY TRADE ASSOCIATION AND ALBERTA HORTICULTURAL GUIDE, ALONG WITH DIRECTIONS FROM THE CITY OF BEAUMONT BUILDING BYLAW MUST BE FOLLOWED.

MINIMUM SHRUB AND TREE SIZES AT TIME OF PLANTING
 SHRUBS: DECIDUOUS MINIMUM HEIGHT 300mm CONIFEROUS MINIMUM SPREAD 450mm
 ALL TREES: DECIDUOUS MINIMUM HEIGHT 2m CONIFEROUS MINIMUM HEIGHT 2m
 DECIDUOUS MINIMUM CALIPER 50mm

All shrub beds to be covered with between 50-100mm of 19mm² washed rock or between 100 and 125mm of evenly spread, clean, untreated cedar wood mulch over 5.39oz. weed barrier ultra woven fabric or Nixex 4538 non-woven geotextile fabric

All plant material shall meet the horticultural standards of the most current edition of the "Guide Specifications for Nursery Stock", produced by the Canadian Nursery Trade Association.

All plants shall be suitable for the specific application and hardy to this region and actual site conditions. The most current edition of the Alberta Horticultural Guide shall be used as reference.

To locate services prior to digging, contact Alberta One Call at 1-800-242-3447 or visit albertaonecall.com

SITE DATA - TRASH ENCLOSURE

SUNCAST HORIZONTAL STORAGE SHED - 53 x 33 x 46"
 MODEL H-9559, 34 CU FT CAPACITY

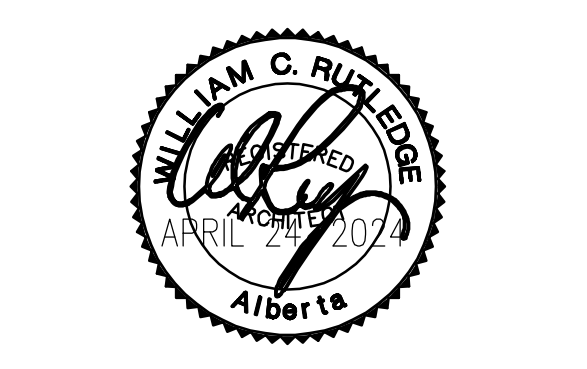
THE WEATHER RESISTANT ENCLOSURE WILL CONTAIN TWO TRASH CARTS FOR COLLECTION OF LANDFILL WASTE AND RECYCLING.

REVISED FOR DEVELOPMENT PERMIT APRIL 24, 2024

NOTES:

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SEAL:



WILLIAM C. RUTLEDGE ARCHITECT LTD.
 PERMIT No. AC0093
 ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

#	DATE	DESCRIPTION	ISSUED BY
01	AUG 17 2023	ISSUED FOR DP	WCRA
02	OCT 23 2023	REVISED FOR DP	WCRA
03	NOV 24 2023	REVISED FOR DP	WCRA
04	MAR 09 2024	REVISED FOR DP	WCRA
05	APR 03 2024	ISSUED FOR BP	WCRA
06	APR 24 2024	REVISED FOR DP	WCRA

CLIENT:

MAKE SPACE INC.
 201-26 FOURTH STREET
 NEW WESTMINSTER, BC V3L 5M4
 karyn.theeparajah@makespace.ca

CONSULTANT:



CONTACT INFORMATION:

#202, 11121-156 ST.
 EDMONTON, AB T5M 1X9
 PH: 780-454-3422 M: 780-940-2391
rutledge.architect@shaw.ca

PROJECT INFORMATION:

BEAUMONT SELF STORAGE
 48,000 SQ FT, EXTERIOR ACCESS

LOCATION:
 6303 29TH AVENUE
 BEAUMONT ALBERTA

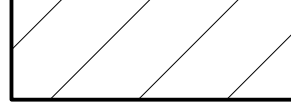
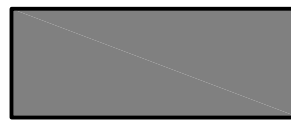

PREPARED BY: APPROVED BY:
 BC WCR

SCALE: PAGE:
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SITE DATA

MUNICIPAL ADDRESS: 6303 29TH AVENUE NW
 LEGAL ADDRESS: LOTS 12&13, BLOCK 1, PLAN 082-7377
 SITE AREA: 16,615m² (1.66ha) / 4.11 acres
 MAXIMUM ALLOWABLE COVERAGE IS 50%
 SITE COVERAGE: 14 BUILDINGS TOTAL : 4,403.6m² / 47,400ft²
 2 AT 418m² / 4,500ft²
 2 AT 390m² / 4,200ft²
 10 AT 279m² / 3,000ft²
 4,404-16,615=0.265 OR 26.5%
 LANDSCAPED AREA: 2,669.2m² (28,731 ft²) OF UNPAVED AREA
 UNCOVERED AREA: 16,615m² - 4,404m² = 12,211m²
 UNCOVERED AREA: 16,615m - 4,404m = 12,211m

SURFACING LEGEND

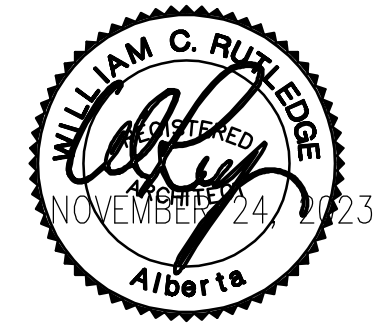
- ASPHALT PAVING 
- CONCRETE CURBING AND SIDEWALKS 
- MULCHED OR ROCK-COVERED PLANTING BEDS 



REVISED FOR DEVELOPMENT PERMIT NOVEMBER 24, 2023

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01	AUG 17	ISSUED FOR DP	WCRA
02	OCT 23	REVISED FOR DP	WCRA
03	NOV 24	REVISED FOR DP	WCRA

CLIENT:
 MAKE SPACE INC.
 201-26 FOURTH STREET
 NEW WESTMINSTER, BC V3L 5M4
 karyn.theeparajah@makespace.ca

CONSULTANT:
WILLIAM RUTLEDGE ARCHITECT

CONTACT INFORMATION:
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 EDMONTON, AB T5M 1X9
 PH: 780-454-3422 M: 780-940-2391
 rutledge.architect@shaw.ca

PROJECT INFORMATION:
 BEAUMONT SELF STORAGE
 48,000 SQ FT, EXTERIOR ACCESS

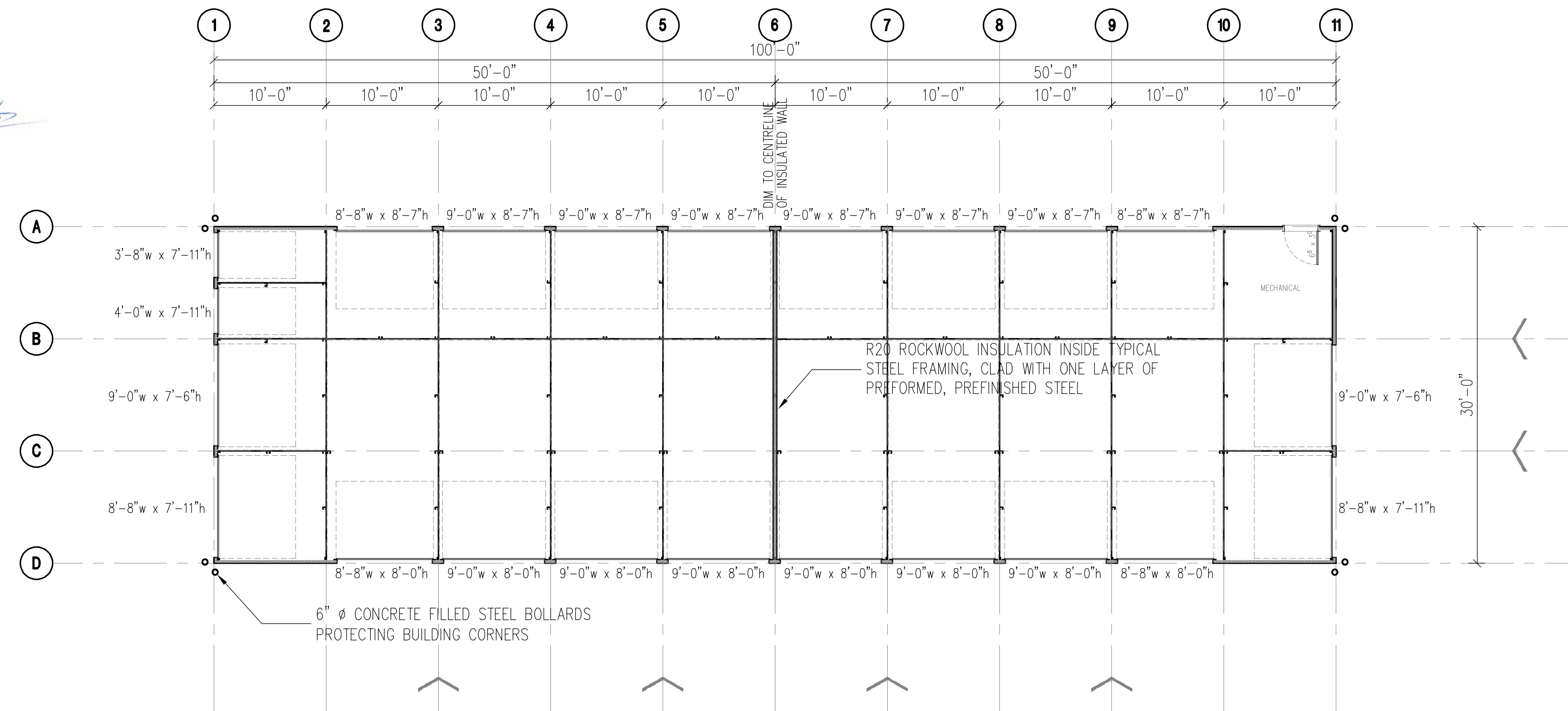
LOCATION:
 6303 29TH AVENUE
 BEAUMONT ALBERTA

PREPARED BY: APPROVED BY:
 BG WCR

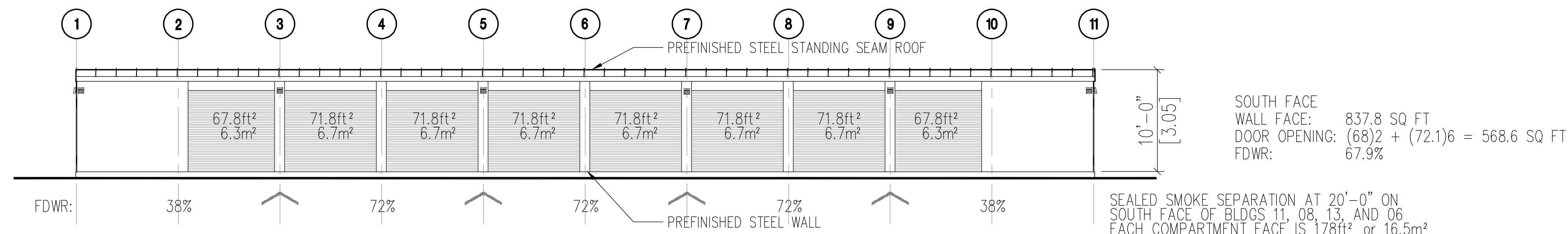
SCALE: PAGE:
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 **SITE PLAN - SURFACING PLAN**
 1/32"=1'-0"

Approved July 31, 2024
Development Planner



MAIN FLOOR PLAN - 3,000 SQ FT
TYPE A: BLDG 5 THROUGH 14
30.48m X 9.14m = 279m² 1/8"=1'-0"

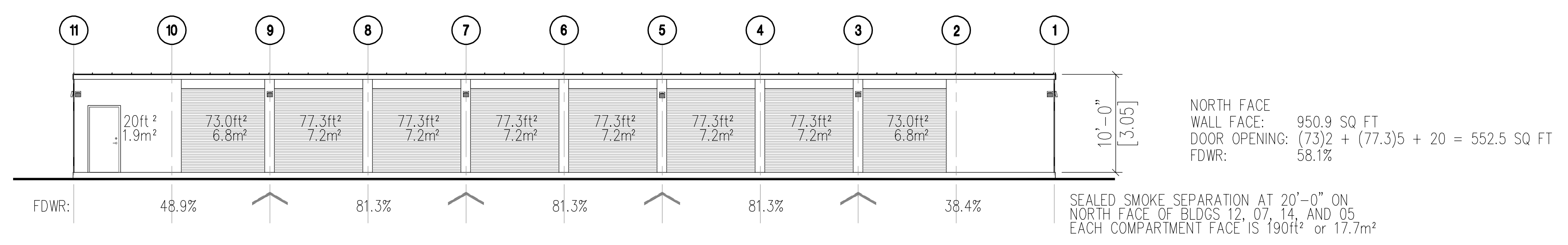


SOUTH ELEVATION - 3,000 SQ FT
1/8"=1'-0"



WEST ELEVATION - 3,000 SQ FT
1/8"=1'-0"

EAST ELEVATION - 3,000 SQ FT
1/8"=1'-0"



NORTH ELEVATION - 3,000 SQ FT
1/8"=1'-0"

REVISED FOR DEVELOPMENT PERMIT NOVEMBER 24, 2023

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karyn.theparajah@makespace.ca

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#202, 11121-156 ST.
EDMONTON, AB T5M 1X9
PH: 780-454-3422 M: 780-940-2391
rutledge.architect@shaw.ca

PROJECT INFORMATION:
BEAUMONT SELF STORAGE
48,000 SQ FT, EXTERIOR ACCESS

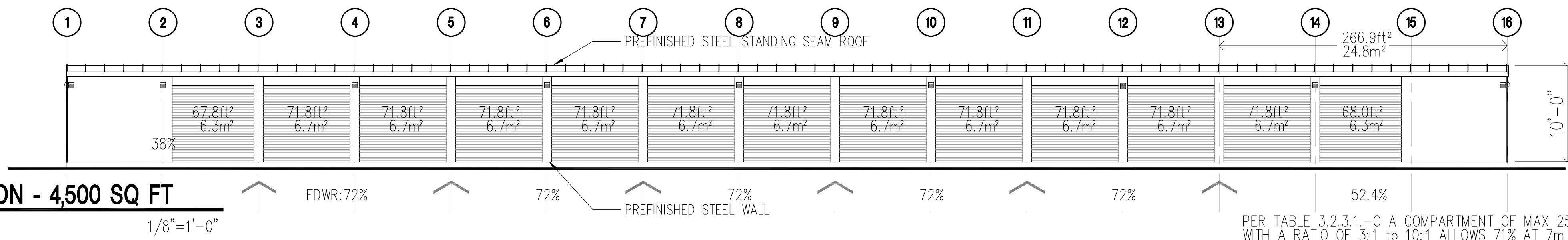
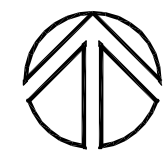
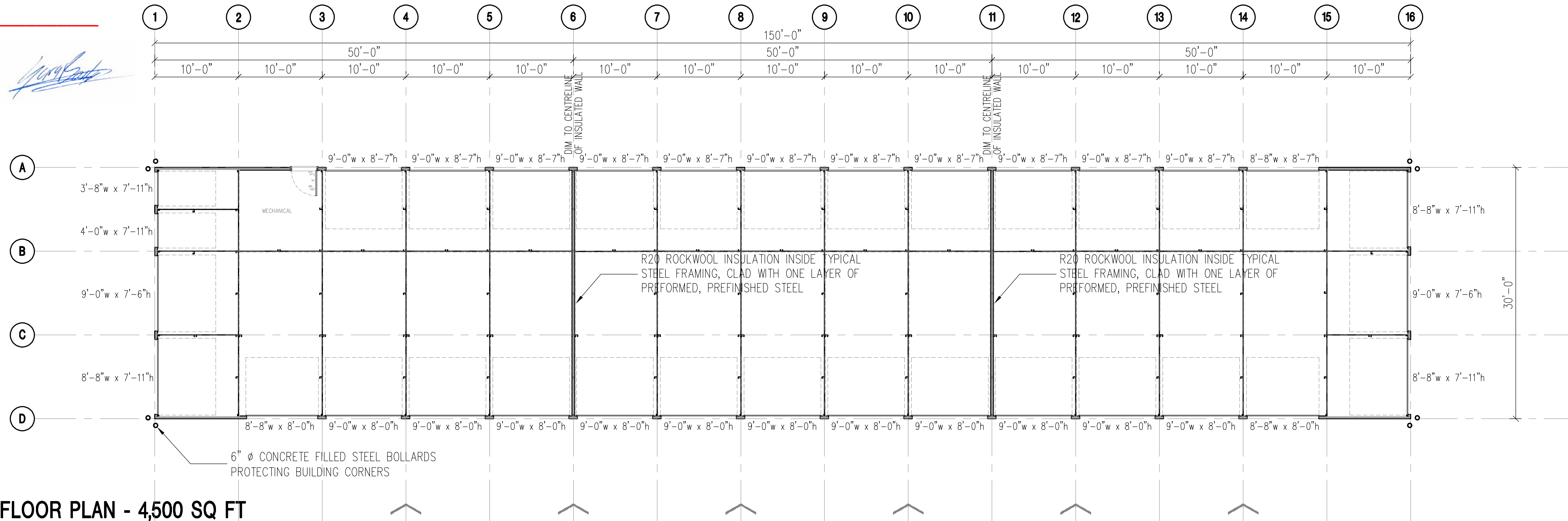
LOCATION:
6303 29TH AVENUE
BEAUMONT ALBERTA

PREPARED BY: BC APPROVED BY: WCR

SCALE: 1/8" = 1'-0" PAGE: A1-100

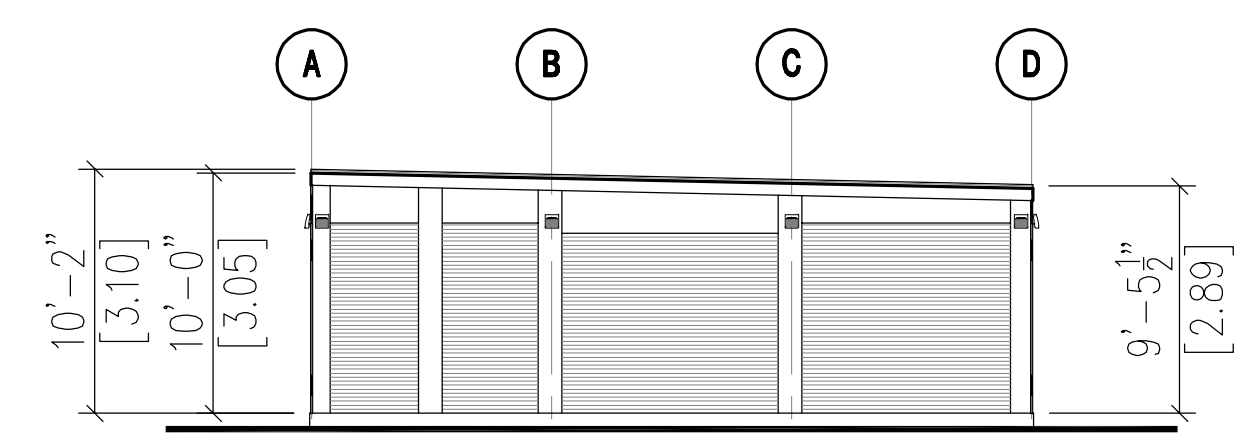
JOB NO: 22-1450

Approved July 31, 2024
Development Planner



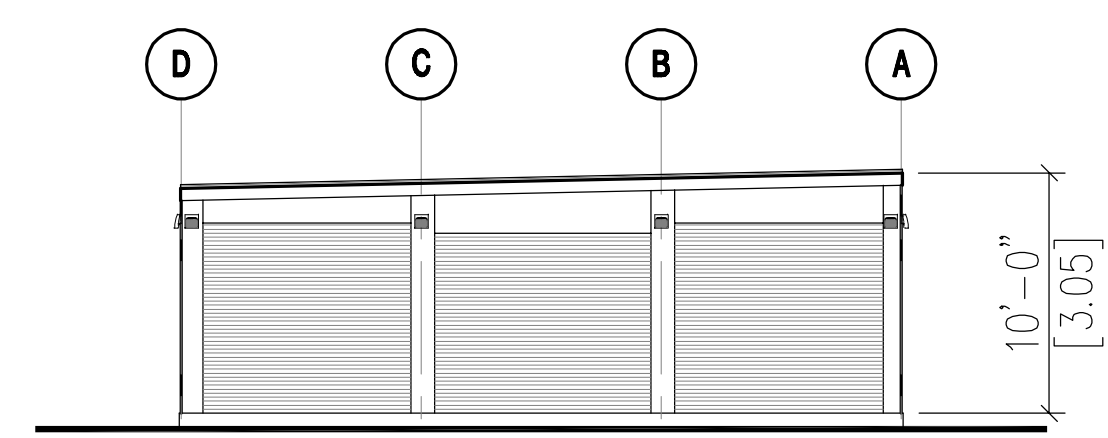
SOUTH FACE
WALL FACE: 1,334 SQ FT
DOOR OPENING: (68)2 + (72.1)11 = 929.5 SQ FT
FDWR: 69.7%

SEALED SMOKE SEPARATION AT 20'-0" UNLESS OTHERWISE NOTED ON THE SOUTH FACE OF BUILDING 01 EACH COMPARTMENT FACE IS 178ft² OR 16.5m²



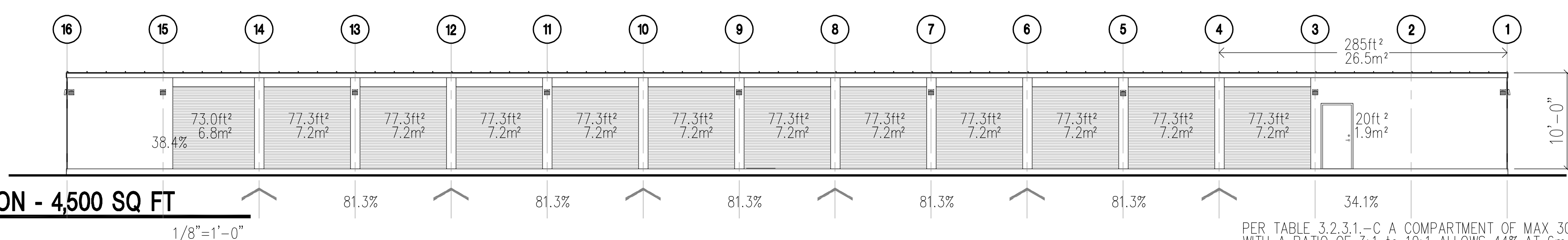
WEST FACE
WALL FACE: 290.6 SQ FT
DOOR OPENING: 29.1 + 31.7 + 67.6 + 68.7 = 197.1 SQ FT
FDWR: 67.8%

NO SEALED SMOKE SEPARATIONS REQUIRED ON THE WEST FACE OF ANY TYPE B BLDGS



EAST FACE
WALL FACE: 290.6 SQ FT
DOOR OPENING: 68.7 + 67.6 + 68.7 = 205 SQ FT
FDWR: 70.5%

NO SEALED SMOKE SEPARATIONS REQUIRED ON THE EAST FACE OF ANY TYPE B BLDGS



NORTH FACE
WALL FACE: 1,426 SQ FT
DOOR OPENING: 73 + (77.3)11 + 20 = 943.3 SQ FT
FDWR: 66.2%

SEALED SMOKE SEPARATION AT 20'-0" UNLESS OTHERWISE NOTED ON THE NORTH FACE OF BUILDING 04 EACH COMPARTMENT FACE IS 190ft² OR 17.7m²

REVISED FOR DEVELOPMENT PERMIT NOVEMBER 24, 2023

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PERMIT No. AC0093
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

#	DATE	DESCRIPTION	ISSUED BY
01	AUG 17	ISSUED FOR DP	WCRA
03	NOV 24	REVISED FOR DP	WCRA

CLIENT:
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201-26 FOURTH STREET
NEW WESTMINSTER, BC V3L 5M4
karyn.theeparajah@makespace.ca

CONSULTANT:
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CONTACT INFORMATION:
#202, 11121-156 ST.
EDMONTON, AB T5M 1X9
PH: 780-454-3422 M: 780-940-2391
rutledge.architect@shaw.ca

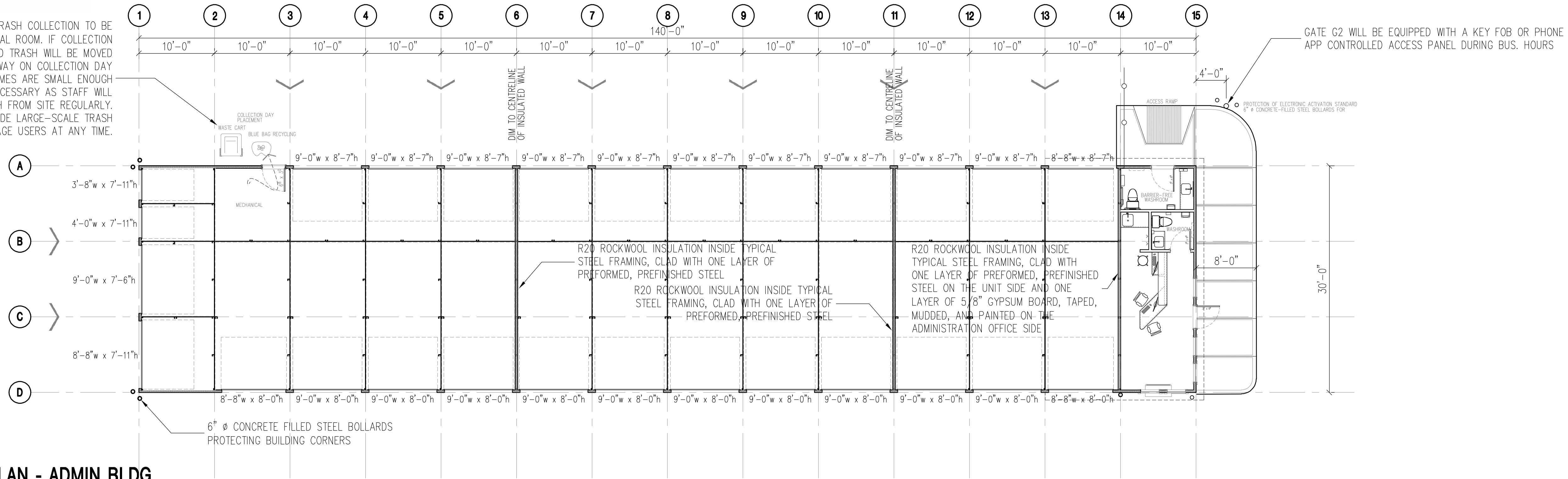
PROJECT INFORMATION:
BEAUMONT SELF STORAGE
48,000 SQ FT, EXTERIOR ACCESS

LOCATION:
6303 29TH AVENUE
BEAUMONT ALBERTA

PREPARED BY: APPROVED BY:
BC WCR

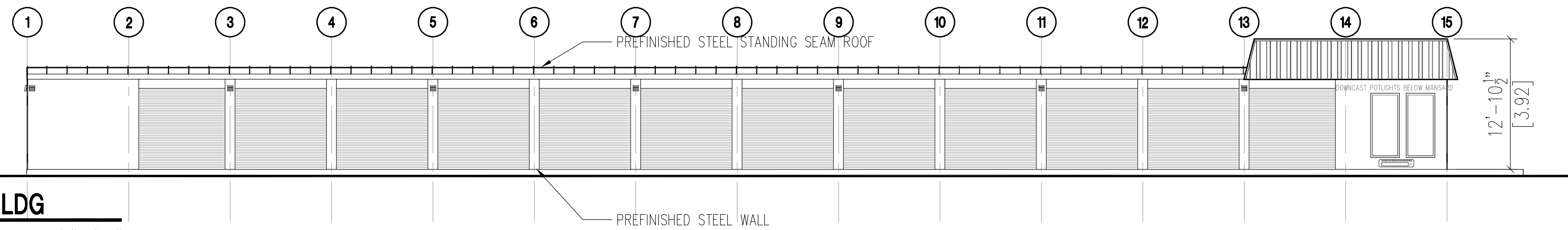
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1/8" = 1'-0" A2-100

RESIDENTIAL-SCALE TWO-STREAM TRASH COLLECTION TO BE GATHERED / KEPT IN THE MECHANICAL ROOM. IF COLLECTION SERVICES ARE AVAILABLE, GATHERED TRASH WILL BE MOVED OUT TO THE INTERNAL ROADWAY ON COLLECTION DAY MORNINGS. TYPICAL TRASH VOLUMES ARE SMALL ENOUGH THAT NO COLLECTION WILL BE NECESSARY AS STAFF WILL REMOVE ADMIN-GENERATED TRASH FROM SITE REGULARLY. THE FACILITY WILL NOT PROVIDE LARGE-SCALE TRASH DISPOSAL FOR STORAGE USERS AT ANY TIME.



MAIN FLOOR PLAN - ADMIN BLDG

TYPE C: BLDG 2
42.67m X 9.14m = 390m²
1/8"=1'-0"

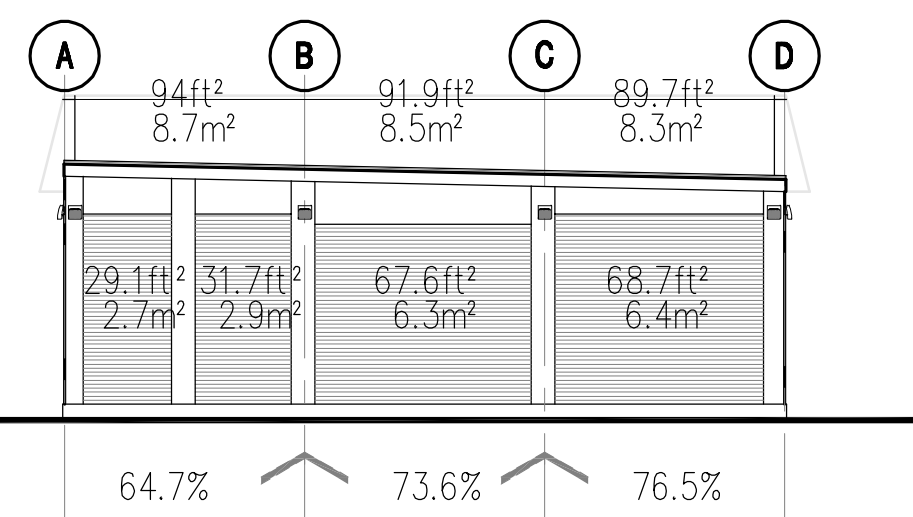


SOUTH ELEVATION - ADMIN BLDG

1/8"=1'-0"

SOUTH FACE
WALL FACE: 1,409 SQ FT
DOOR OPENING: (68)2 + (72.1)11 + 20 = 949.5 SQ FT
FDWR: 66.0%

NO SEALED SMOKE SEPARATIONS REQUIRED ON THE SOUTH FACE OF BUILDING 02

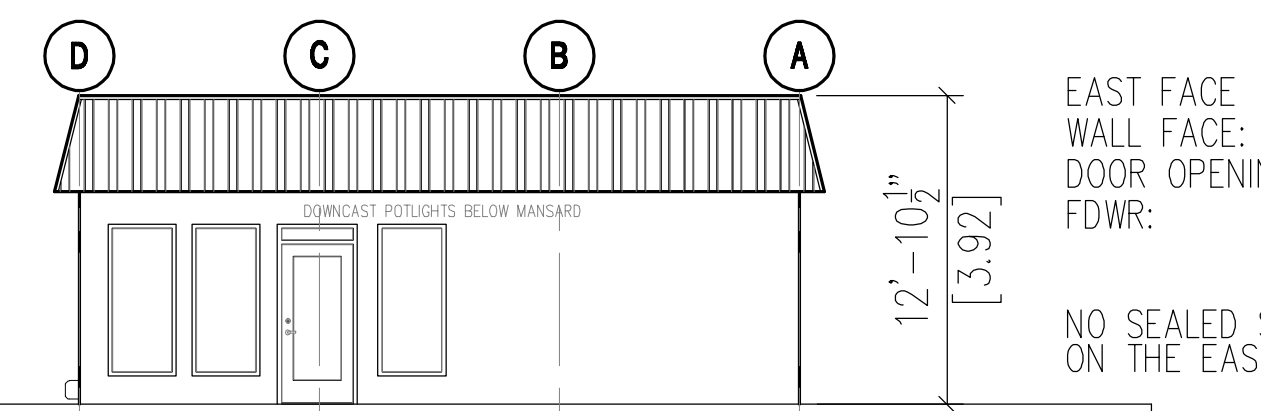


WEST ELEVATION - ADMIN BLDG

1/8"=1'-0"

WEST FACE
WALL FACE: 290.6 SQ FT
DOOR OPENING: 29.1 + 31.7 + 67.6 + 68.7 = 197.1 SQ FT
FDWR: 67.8%

SEALED SMOKE SEPARATION AT 10'-0" ON WEST FACE OF BUILDING 02

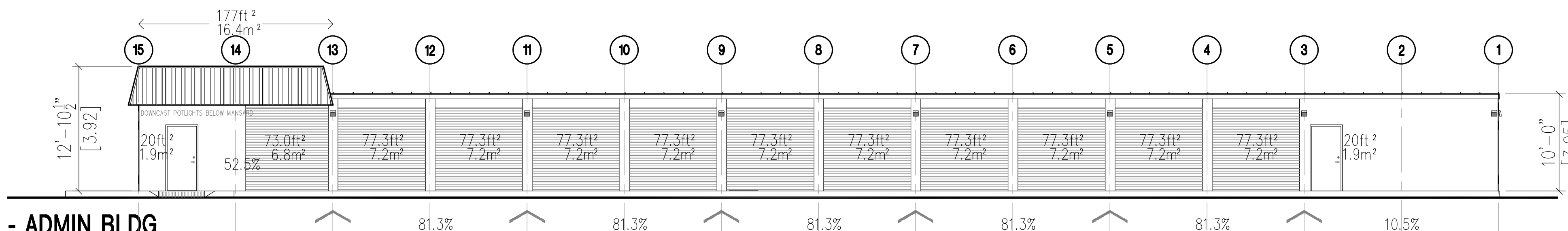


EAST ELEVATION - ADMIN BLDG

1/8"=1'-0"

EAST FACE
WALL FACE: 290.6 SQ FT
DOOR OPENING: (18 SQ FT WINDOWS)3 + 25 = 79 SQ FT
FDWR: 27.2%

NO SEALED SMOKE SEPARATIONS REQUIRED ON THE EAST FACE OF BUILDING 02



NORTH ELEVATION - ADMIN BLDG

1/8"=1'-0"

NORTH FACE
WALL FACE: 1,318 SQ FT
DOOR OPENING: 73 + (77.3)10 + 20(2) = 886
FDWR: 67.2%

SEALED SMOKE SEPARATION AT 20'-0" UNLESS OTHERWISE NOTED ON THE NORTH FACE OF BUILDING 02 EACH COMPARTMENT FACE IS 190ft² OR 17.7m²

REVISED FOR DEVELOPMENT PERMIT MARCH 19, 2024

NOTES:
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SEAL:

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PERMIT No. AC0093
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

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01	AUG 17 2023	ISSUED FOR DP	WCRA
02	OCT 23 2023	REVISED FOR DP	WCRA
03	NOV 24 2023	REVISED FOR DP	WCRA
04	MAR 19 2024	REVISED FOR DP	WCRA

CLIENT:
MAKE SPACE INC.
201-26 FOURTH STREET
NEW WESTMINSTER, BC V3L 5M4
karyn.theeparajah@makespace.ca

CONSULTANT:
WILLIAM RUTLEDGE ARCHITECT

CONTACT INFORMATION:
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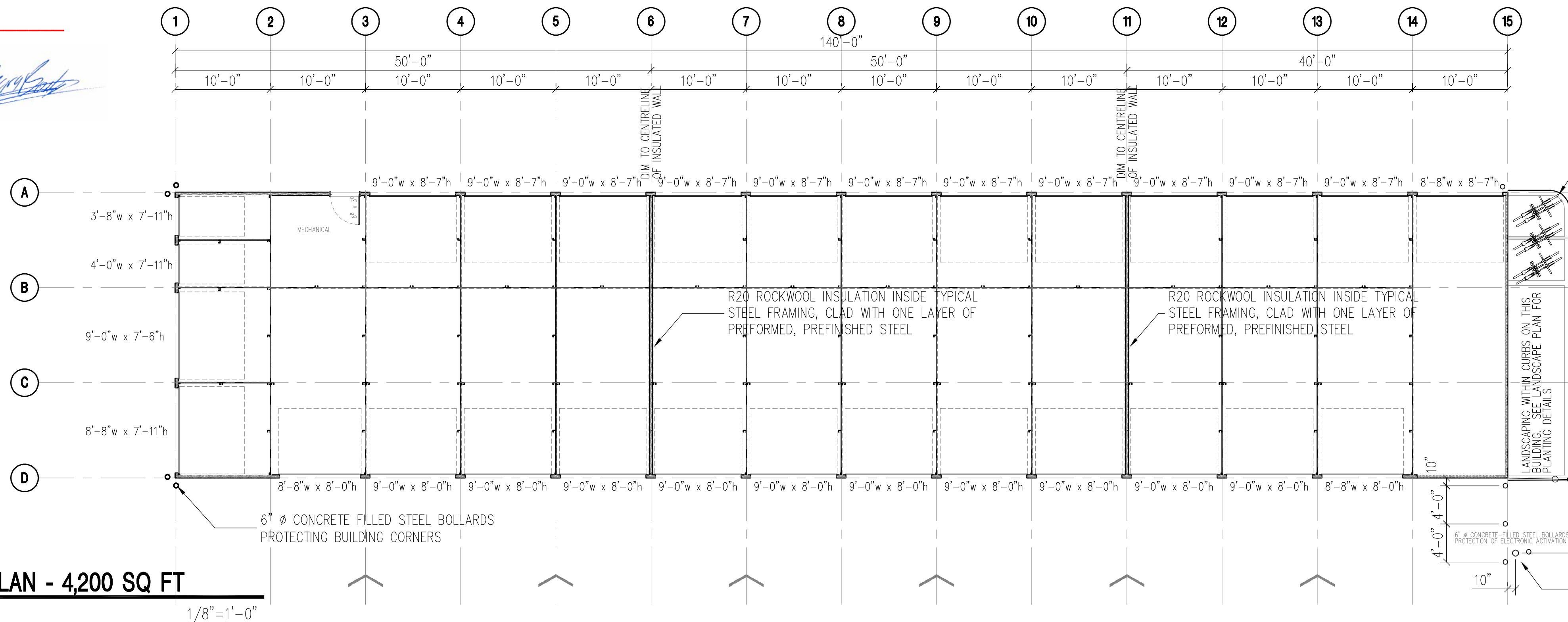
PROJECT INFORMATION:
BEAUMONT SELF STORAGE
48,000 SQ FT, EXTERIOR ACCESS

LOCATION:
6303 29TH AVENUE
BEAUMONT ALBERTA

PREPARED BY: APPROVED BY:
BG WCR

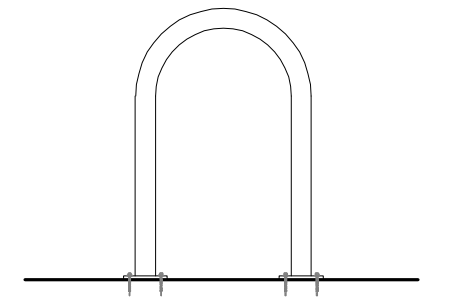
SCALE: PAGE:
1/8" = 1'-0" A3-100

Approved July 31, 2024
Development Planner



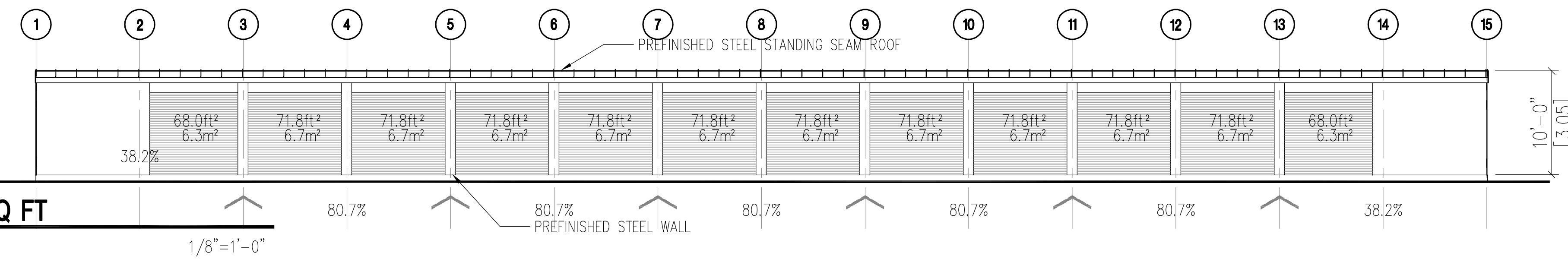
THREE, CONCRETE MOUNTED SINGLE LOOP BIKE RACKS FOR TWO-SIDED USE. SPACE PROVIDED FOR SIX BIKES IN TOTAL, PER SUBMITTED VARIANCE APPLICATION.

1-LOOP WAVE STYLE BIKE RACK, 2 OR 3-BIKE CAPACITY
BLACK
MODEL # H-2892BL
10 GAUGE STEEL WITH POWDER-COATING FINISH
2 3/8" DIAMETER BAR
22" LONG x 2 1/2" WIDE x 34" HIGH
MOUNTING HARDWARE INCLUDED FROM ULINE.CA



GATE G4 WILL BE EQUIPPED WITH A KEY FOB OR PHONE APP CONTROLLED ACCESS PANEL DURING BUS. HOURS. THIS ACCESS POINT FOR SCANNING A KEY FOB WILL BE USED FOR VEHICLE EGRESS FROM THE SITE. SEE SHEET A4-100 FOR INGRESS SCANNER LOCATION.

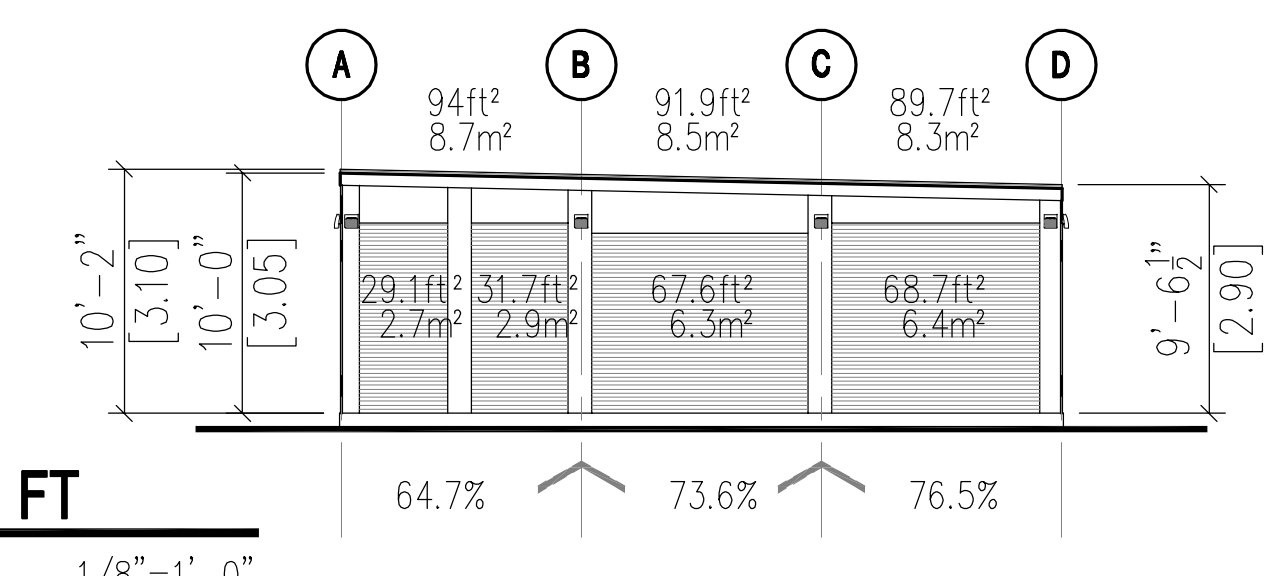
MAIN FLOOR PLAN - 4,200 SQ FT
TYPE D: BLDG 3
42.67m X 9.14m = 390m²
1/8" = 1'-0"



SOUTH FACE
WALL FACE: 1,245 SQ FT
DOOR OPENING: (68)2 + (71.8)10 = 854 SQ FT
FDWR: 68.6%

SEALED SMOKE SEPARATION AT 20'-0" UNLESS OTHERWISE NOTED ON THE NORTH FACE OF BUILDING 03
EACH COMPARTMENT FACE IS 178ft² or 16.5m²

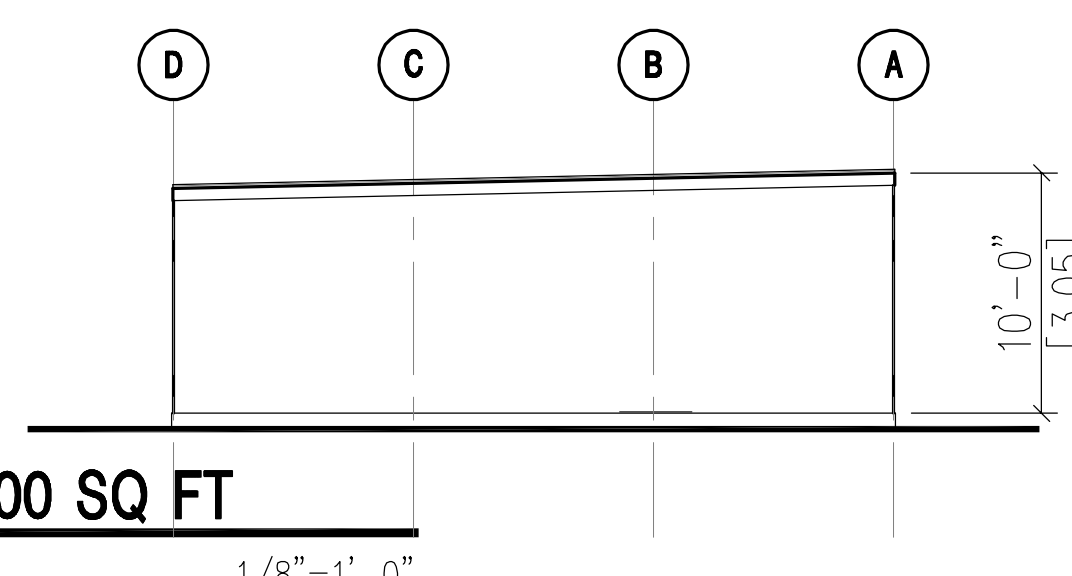
SOUTH ELEVATION - 4,200 SQ FT
1/8" = 1'-0"



WEST FACE
WALL FACE: 290.6 SQ FT
DOOR OPENING: 29.1 + 31.7 + 67.6 + 68.7 = 197.1 SQ FT
FDWR: 67.8%

SEALED SMOKE SEPARATION AT 10'-0" ON WEST FACE OF BUILDING 03

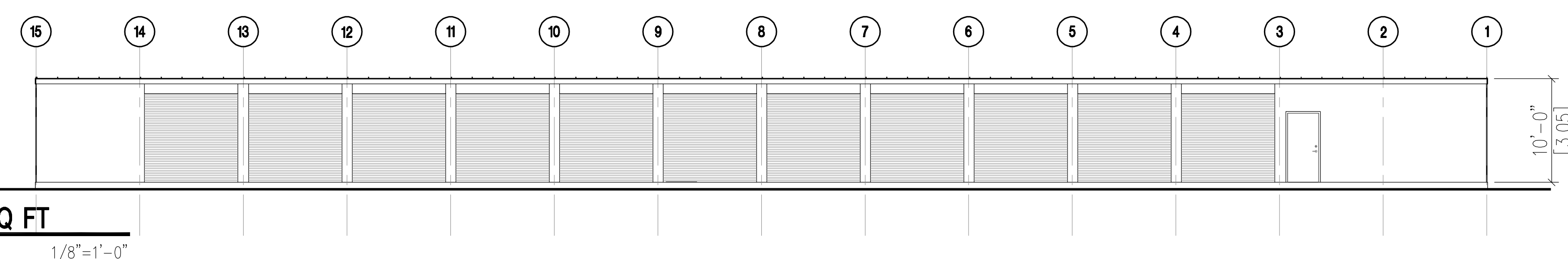
WEST ELEVATION - 4,200 SQ FT
1/8" = 1'-0"



EAST FACE
WALL FACE: 290.6 SQ FT
DOOR OPENING: 0 SQ FT
FDWR: 0.0%

NO SEALED SMOKE SEPARATIONS REQUIRED ON THE EAST FACE OF BUILDING 03

EAST ELEVATION - 4,200 SQ FT
1/8" = 1'-0"



NORTH FACE
WALL FACE: 1,331 SQ FT
DOOR OPENING: 73 + (77.3)10 + 20 = 866
FDWR: 65.1%

NO SEALED SMOKE SEPARATIONS REQUIRED ON THE NORTH FACE OF BUILDING 03

NORTH ELEVATION - 4,200 SQ FT
1/8" = 1'-0"

REVISED FOR DEVELOPMENT PERMIT NOVEMBER 24, 2023

NOTES:
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SEAL:

WILLIAM C. RUTLEDGE ARCHITECT LTD.
PERMIT No. AC0093
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

#	DATE	DESCRIPTION	ISSUED BY
01	AUG 17	ISSUED FOR DP	WCRA
03	NOV 24	REVISED FOR DP	WCRA

CLIENT:
MAKE SPACE INC.
201-26 FOURTH STREET
NEW WESTMINSTER, BC V3L 5M4
karyn.theeparajah@makespace.ca

CONSULTANT:
WILLIAM RUTLEDGE ARCHITECT

CONTACT INFORMATION:
#202, 11121-156 ST.
EDMONTON, AB T5M 1X9
PH: 780-454-3422 M: 780-940-2391
rutledge.architect@shaw.ca

PROJECT INFORMATION:
BEAUMONT SELF STORAGE
48,000 SQ FT, EXTERIOR ACCESS

LOCATION:
6303 29TH AVENUE
BEAUMONT ALBERTA

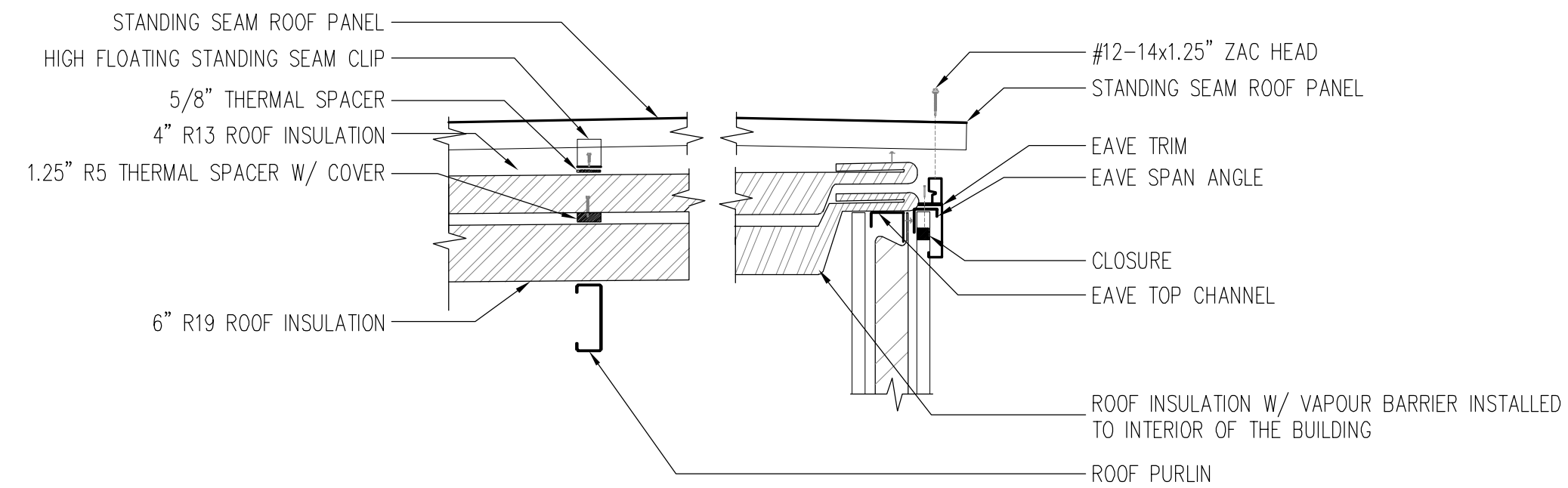
PREPARED BY: APPROVED BY:
BC WCR

SCALE: PAGE:
1/8" = 1'-0" A4-100

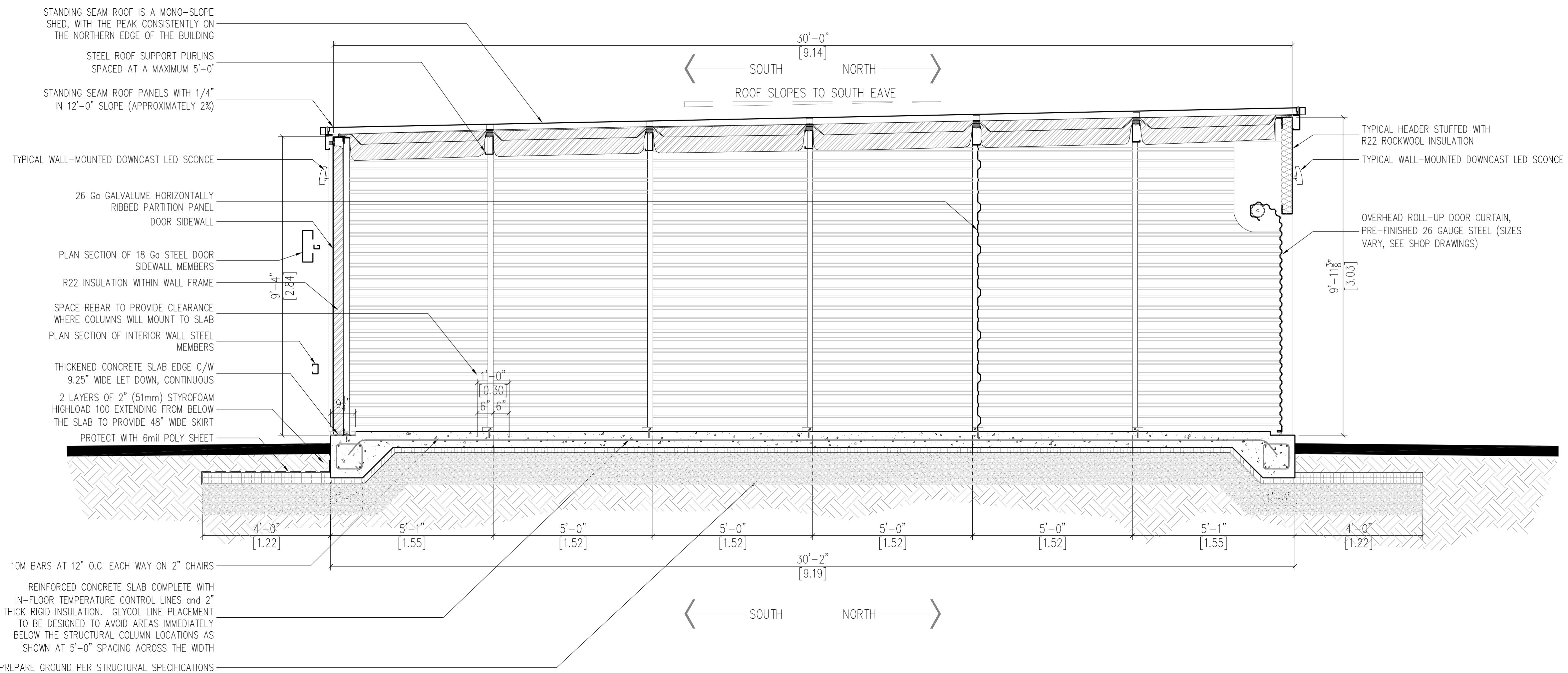
NOTE REGARDING SNOW ACCUMULATION AND ICE FALL

THE ROOF PITCH HAS BEEN MODIFIED TO A MONO-SLOPE WITH THE PEAK ON THE NORTH END ALLOWING FOR FULL SUN EXPOSURE. THIS WILL AID IN WINTER HEAT-GAIN TO REDUCE STRAIN ON THE MINIMAL HEAT PROVISION THROUGH IN-SLAB FROST PROTECTION. THE IN-SLAB HEATING WILL ALSO PROVIDE A CERTAIN DEGREE OF PROTECTION FROM ICE BUILD-UP FOR PAVING OUTSIDE OF THE UNIT DOORS. WHILE WE ARE PROVIDING RIGID INSULATION, THERE WILL BE SOME HEAT-TRANSFER LEAKAGE LOST TO THE SURROUNDING PAVING, WHICH WOULD TEMPORARILY PREVENT RE-FREEZING OF WATER FALLING FROM THE EAVE OF THE BUILDING.

SNOW REMOVAL AND ICE BUILD-UP PREVENTION ESPECIALLY AROUND WALKWAYS AND ENTRY SPACES WILL BE TOP-OF-MIND FOR OPERATION OF THE FACILITY TO ALLOW FOR SAFE PATRON ACCESS TO THEIR BELONGINGS IN ANY RENTED UNIT.



ROOF AND EAVE - EXPLODED VIEW



TYPICAL PRE-ENGINEERED TRACHTE BUILDING SECTION

ALL BUILDING TYPES

1/2" = 1'-0"

REVISED FOR DEVELOPMENT PERMIT NOVEMBER 24, 2023

NOTES:
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SEAL:

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REVISIONS:

#	DATE	DESCRIPTION	ISSUED BY
01	AUG 17	ISSUED FOR DP	WCRA
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karyn.theeparajah@makespace.ca

CONSULTANT:
WILLIAM RUTLEDGE ARCHITECT

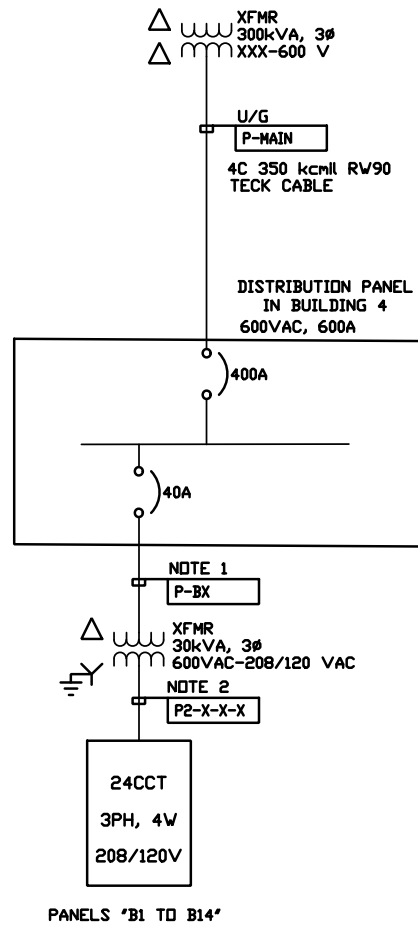
CONTACT INFORMATION:
#202, 11121-156 ST.
EDMONTON, AB T5M 1X9
PH: 780-454-3422 M: 780-940-2391
rutledge.architect@shaw.ca

PROJECT INFORMATION:
BEAUMONT SELF STORAGE
48,000 SQ FT, EXTERIOR ACCESS

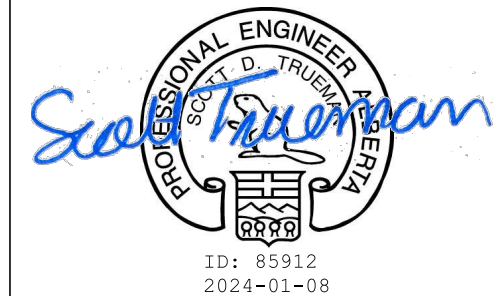
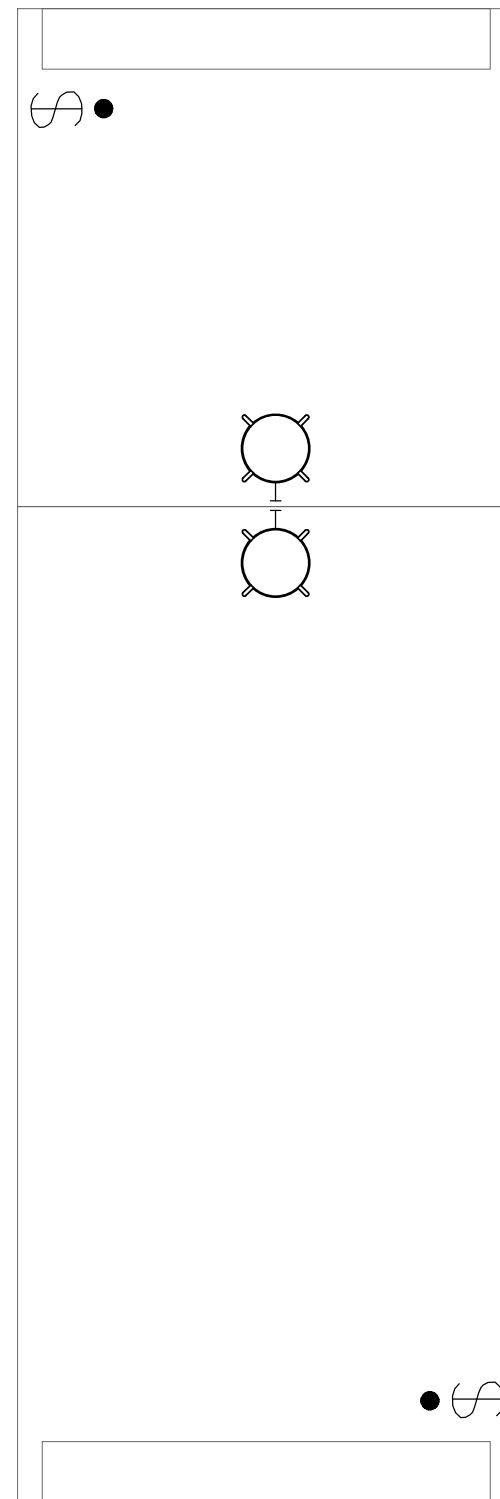
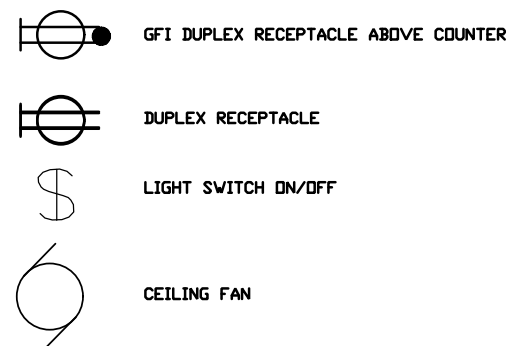
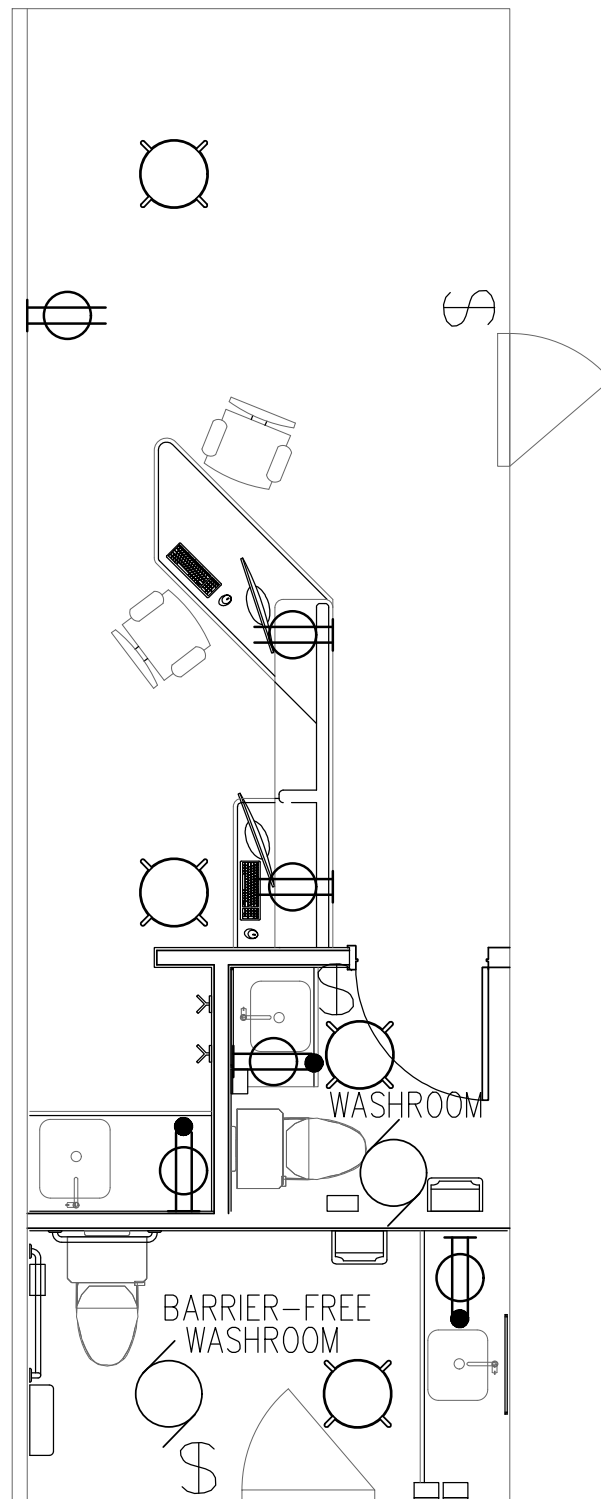
LOCATION:
6303 29TH AVENUE
BEAUMONT ALBERTA

PREPARED BY: APPROVED BY:
BC WCR

SCALE: PAGE:
1/8" = 1'-0" A1-130



NOTES:
1. REFER TO THE CABLE SCHEDULE FOR THE CABLE SIZE AND DISTANCES.
2. USE #2 AWG COPPER CONDUCTORS AS A PANEL FEEDER IN ALL BUILDINGS.



CONSULTANT:



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PROPERTY INFORMATION:
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BEAUMONT, AB

DRAWING TITLE:
SINGLE LINE, OFFICE & UNIT
LAYOUT

SCALE:

N.T.S.

PAGE:

1 OF 10

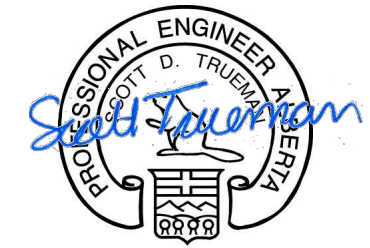
POWER ONLY

MAIN PANEL

PANEL SCHEDULE

LOCATION: ELECTRICAL ROOM BUILDING 4		VOLTAGE: 600 V,		PHASE: 3Ø		WIRE: 3W								
MOUNTING SURFACE		BUS RATING: 600A		MAIN BREAKER: 400A		FEEDER: 3C 350 kcmil								
INCOMING LUGS: BOTTOM		MANUFACTURER: EATON, POW-R-Line-3X												
CCT NO.	LOAD DESCRIPTION	WATTS			BKR AMPS	A	B	C	BKR AMPS	WATTS			LOAD DESCRIPTION	CCT NO.
		#A	#B	#C						#A	#B	#C		
1		4284			40A				40A	4284				2
3	B-10		4284								4284		B-9	4
5				4284	3P				3P			4284		6
7		4284			40A				40A	4284				8
9	B-11		4284								4284		B-8	10
11				4284	3P				3P			4284		12
13		4284			40A				40A	4284				14
15	B-12		4284								4284		B-7	16
17				4284	3P				3P			4284		18
19		4284			40A				40A	4284				20
21	B-13		4284								4284		B-6	22
23				4284	3P				3P			4284		24
25		4284			40A				40A	4284				26
27	B-14		4284								4284		B-5	28
29				4284	3P				3P			4284		30
31		5980			40A				40A	6860				32
33	B-1		5980								6860		B-2	34
35				5980	3P				3P			6860		36
37		5980			40A				-	-			SPACE	38
39	B-3		5980						-	-			SPACE	40
41				5980	3P				-	-			SPACE	42
43		5980			40A				-	-			SPACE	44
45	B-4		5980						-	-			SPACE	46
47				5980	3P				-	-			SPACE	48
49	-	-							-	-			SPACE	50
51	-		-						-	-			SPACE	52
53	-			-					-	-			SPACE	54
55	-	-							-	-			SPACE	56
57	-		-						-	-			SPACE	58
59	-			-					-	-			SPACE	60
SUBTOTALS		46466	46466	46466					35723	35723	35723			
TOTAL WATTAGE = A		82189	+ B	82189	+ C	82189	=	246567	WATTS					

* 5mA GFCI BREAKER



ID: 85912
2024-01-08

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PROPERTY INFORMATION:
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BEAUMONT, AB

DRAWING TITLE:

MAIN PANEL SCHEDULE

SCALE:

N.T.S.

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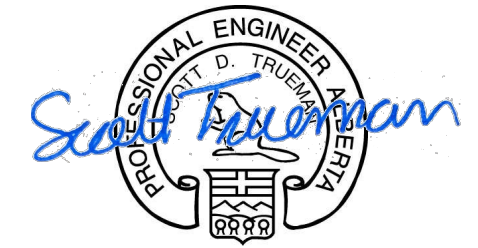
2 OF 10

PANEL "A" FOR BUILDINGS 5 - 14

PANEL SCHEDULE																								
LOCATION: ELECTRICAL ROOM BUILDINGS B-1 & B-2				VOLTAGE: 208/120 V,		PHASE: 3Ø		WIRE: 4W																
MOUNTING: SURFACE				BUS RATING: 100A																				
INCOMING LUGS: BOTTOM				MAIN BREAKER: 40A																				
MANUFACTURER: EATON, 3CPL124 125A 24/48 CCT				FEEDER: SEE CABLE SCHEDULE																				
CCT NO.	LOAD DESCRIPTION	WATTS			BKR AMPS	A	B	C	BKR AMPS	WATTS			LOAD DESCRIPTION	CCT NO.										
		ØA	ØB	ØC						ØA	ØB	ØC												
1	P-1	1273			30A	●	●	●	30A	1273			P-2	2										
3			1273														1273			4				
5				1273							3P					3P			1273		6			
7	OUTSIDE LIGHT	168			15A	●			15A	168			INSIDE LIGHTING	8										
9	OUTSIDE LIGHTS		168		15A	●			15A		168		INSIDE LIGHTING	10										
11	SPACE			-	-	●			15A			1440	MECHANICAL ROOM RECEPTACLE	12										
13	SPACE	-			-	●			15A	1440			BOILER	14										
15	EF-2		528		15A	●			-	-			SPACE	16										
17	SPACE			-	-	●			-	-			SPACE	18										
19	UH-1	1273			20A	●	●	●	-	-			SPACE	20										
21			1273																				SPACE	22
23				1273												3P			3P					SPACE
SUBTOTALS		2714	3242	2546						2881	1441	2713												
TOTAL WATTAGE = A 5595 + B 4683 + C 5259 = 15537																								

PANEL "B" FOR BUILDING 1, 3, 4

PANEL SCHEDULE																								
LOCATION: ELECTRICAL ROOM BUILDINGS B-3				VOLTAGE: 208/120 V,		PHASE: 3Ø		WIRE: 4W																
MOUNTING: SURFACE				BUS RATING: 100A																				
INCOMING LUGS: BOTTOM				MAIN BREAKER: 40A																				
MANUFACTURER: EATON, 3CPL124 125A 24/48 CCT				FEEDER: SEE CABLE SCHEDULE																				
CCT NO.	LOAD DESCRIPTION	WATTS			BKR AMPS	A	B	C	BKR AMPS	WATTS			LOAD DESCRIPTION	CCT NO.										
		ØA	ØB	ØC						ØA	ØB	ØC												
1	P-3	2005			45A	●	●	●	45A	2005			P-4	2										
3			2005														2005			4				
5				2005							3P					3P			2005		6			
7	OUTSIDE LIGHT	315			15A	●			15A	168			INSIDE LIGHTING	8										
9	OUTSIDE LIGHTS		315		15A	●			15A		168		INSIDE LIGHTING	10										
11	SPACE			-	-	●			15A			1440	MECHANICAL ROOM RECEPTACLE	12										
13	SPACE	-			-	●			15A	1440			BOILER	14										
15	EF-1		696		15A	●			-	-			SPACE	16										
17	SPACE			-	-	●			-	-			SPACE	18										
19	UH-1	1273			20A	●	●	●	-	-			SPACE	20										
21			1273																				SPACE	22
23				1273												3P			3P					SPACE
SUBTOTALS		3593	4289	3278						3613	2173	3444												
TOTAL WATTAGE = A 7206 + B 6462 + C 6722 = 20390																								



ID: 85912
2024-01-08

CONSULTANT:



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PROPERTY INFORMATION:
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BEAUMONT, AB

DRAWING TITLE:

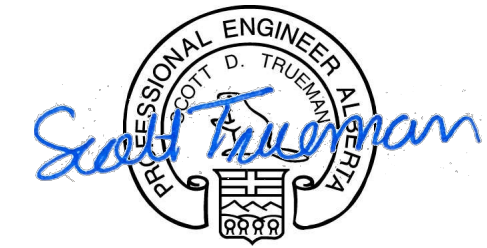
B1 TO B3 PANEL SCHEDULES

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ID: 85912
2024-01-08

PANEL "C" FOR BUILDING 2

PANEL SCHEDULE														
<u>LOCATION:</u> ELECTRICAL ROOM BUILDINGS B-4				<u>VOLTAGE:</u> 208/120 V,		<u>PHASE:</u> 3Ø		<u>WIRE:</u> 4W						
<u>MOUNTING:</u> SURFACE				<u>BUS RATING:</u> 100A										
<u>INCOMING LUGS:</u> BOTTOM				<u>MAIN BREAKER:</u> 40A										
<u>MANUFACTURER:</u> EATON, 3CPL124 125A 24/48 CCT				<u>FEEDER:</u> 3C #8 AWG										
CCT NO.	LOAD DESCRIPTION	WATTS			BKR AMPS	A	B	C	BKR AMPS	WATTS			LOAD DESCRIPTION	CCT NO.
		ØA	ØB	ØC						ØA	ØB	ØC		
1	P-3	2005			45A	•			45A	2005			P-4	2
3			2005		3P	•			3P		2005			4
5					2005	3P	•			3P				2005
7	OUTSIDE LIGHT	132			15A	•			15A	168			INSIDE LIGHTING	8
9	OUTSIDE LIGHTS		1140		15A	•			15A		168		INSIDE LIGHTING	10
11	BATHROOM			1440	15A	•			15A			1440	MECHANICAL ROOM RECEPTACLE	12
13	GATE	1920			20A	•			20A	1920			OFFICE	14
15	EF-1		696		15A	•			15A		1440		OFFICE MICROWAVE	16
17	BOILER			1440	15A	•			-			-	SPACE	18
19	UH-1	1273			20A	•			-	-			SPACE	20
21				1273	3P	•			-			-	SPACE	22
23					1273	3P	•			-			-	SPACE
SUBTOTALS		5330	5114	6158						4093	3613	3445		
TOTAL WATTAGE = A <u>9423</u> + B <u>8727</u> + C <u>9603</u> = <u>27753</u>														

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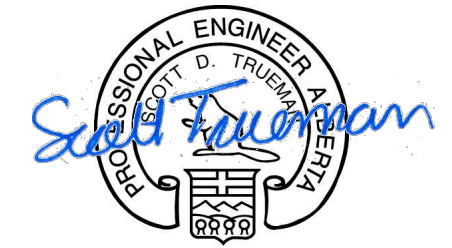
DRAWING TITLE:
BLDG. B44 PANEL SCHEDULE

SCALE:

N.T.S.

PAGE:

4 OF 10



ID: 85912
2024-01-08

DESCRIPTION				ROUTING			CABLE / CONDUIT			CONDUCTOR					REMARKS
CABLE NO.	APPLICATION	HP/KVA	VOLTS	FROM	VIA	TO	TYPE	SIZE	LENGTH (NOTE 3)	QTY	SIZE	INSULATION	RATING	SPARE	
P-1-MAIN	MAIN FEEDER	225 kVA	600	UTILITY TRANSFORMER	U/G	MAIN BREAKER PANEL B-4	-	-	50	3C	350 kcmil	RW90	1000	-	
P-B1	BUILDING 1 FEEDER	21 kVA	600	MAIN BREAKER PANEL B-4	U/G	BUILDING 1 PANEL	-	-	75	3C	8 AWG	RW90	1000		
P-B2	BUILDING 2 FEEDER	30 kVA	600	MAIN BREAKER PANEL B-4	U/G	BUILDING 2 PANEL	-	-	60	3C	8 AWG	RW90	1000		
P-B3	BUILDING 3 FEEDER	21 kVA	600	MAIN BREAKER PANEL B-4	U/G	BUILDING 3 PANEL	-	-	40	3C	8 AWG	RW90	1000		
P-B4	BUILDING 4 FEEDER	21 kVA	600	MAIN BREAKER PANEL B-4	-	BUILDING 4 PANEL	-	-	10	3C	8 AWG	RW90	1000		
P-B5	BUILDING 5 FEEDER	16 kVA	600	MAIN BREAKER PANEL B-4	U/G	BUILDING 5 PANEL	-	-	25	3C	8 AWG	RW90	1000		
P-B6	BUILDING 6 FEEDER	16 kVA	600	MAIN BREAKER PANEL B-4	U/G	BUILDING 6 PANEL	-	-	45	3C	8 AWG	RW90	1000		
P-B7	BUILDING 7 FEEDER	16 kVA	600	MAIN BREAKER PANEL B-4	U/G	BUILDING 7 PANEL	-	-	55	3C	8 AWG	RW90	1000		
P-B8	BUILDING 8 FEEDER	16 kVA	600	MAIN BREAKER PANEL B-4	U/G	BUILDING 8 PANEL	-	-	80	3C	8 AWG	RW90	1000		
P-B9	BUILDING 9 FEEDER	16 kVA	600	MAIN BREAKER PANEL B-4	U/G	BUILDING 9 PANEL	-	-	95	3C	6 AWG	RW90	1000		
P-B10	BUILDING 10 FEEDER	16 kVA	600	MAIN BREAKER PANEL B-4	U/G	BUILDING 10 PANEL	-	-	135	3C	6 AWG	RW90	1000		
P-B11	BUILDING 11 FEEDER	16 kVA	600	MAIN BREAKER PANEL B-4	U/G	BUILDING 11 PANEL	-	-	120	3C	6 AWG	RW90	1000		
P-B12	BUILDING 12 FEEDER	16 kVA	600	MAIN BREAKER PANEL B-4	U/G	BUILDING 12 PANEL	-	-	95	3C	6 AWG	RW90	1000		
P-B13	BUILDING 13 FEEDER	16 kVA	600	MAIN BREAKER PANEL B-4	U/G	BUILDING 13 PANEL	-	-	80	3C	8 AWG	RW90	1000		
P-B14	BUILDING 14 FEEDER	16 kVA	600	MAIN BREAKER PANEL B-4	U/G	BUILDING 14 PANEL	-	-	70	3C	8 AWG	RW90	1000		

NOTE:
 1. LOCATION OF THE MAIN TRANSFORMER IS NOT KNOWN. CALCULATED MAXIMUM OVERCURRENT PROTECTION IS 300A.
 2. THE DISTANCES ON THIS DRAWING ARE ESTIMATED ONLY.
 3. THE FIELD CONTRACTOR IS RESPONSIBLE TO MEASURE DESIGNATED RUNS BEFORE CUTTING THOSE CABLES.

CONSULTANT:



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PROPERTY INFORMATION:
 6303-29 AVE
 BEAUMONT, AB

DRAWING TITLE:

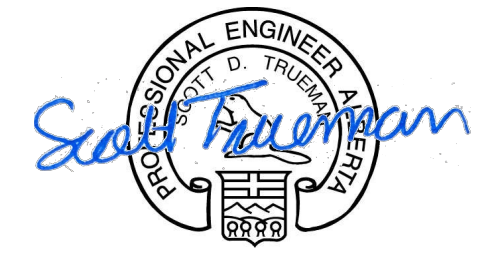
CABLE SCHEDULE

SCALE:

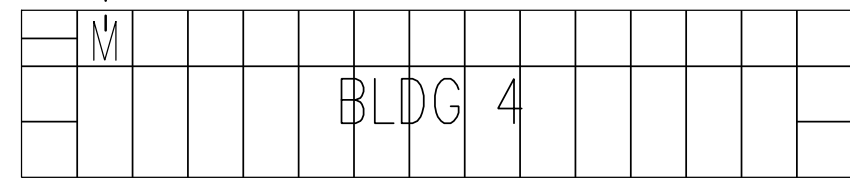
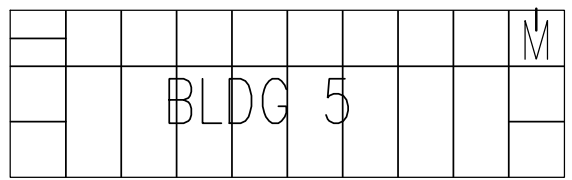
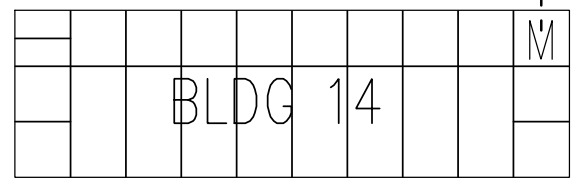
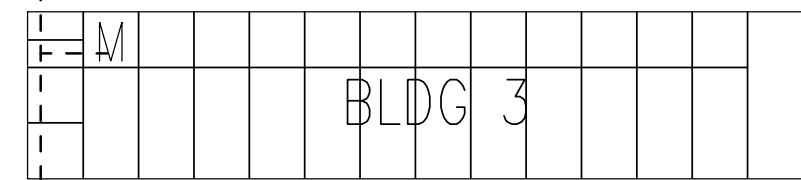
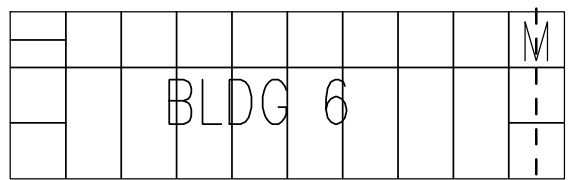
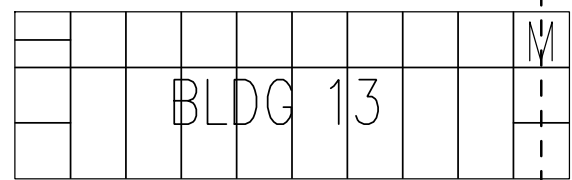
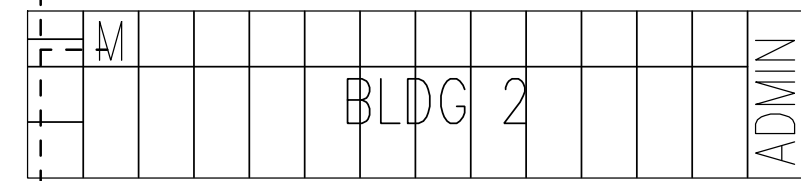
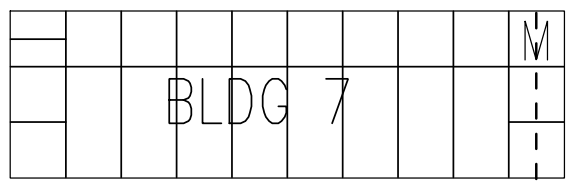
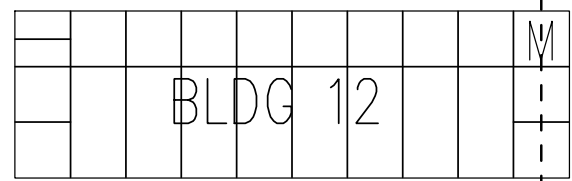
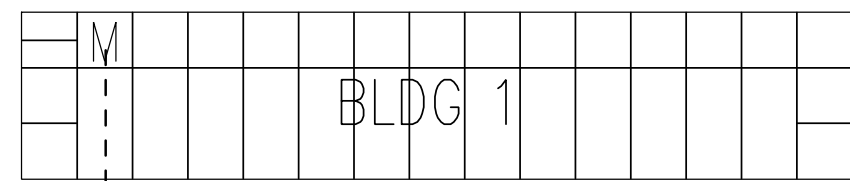
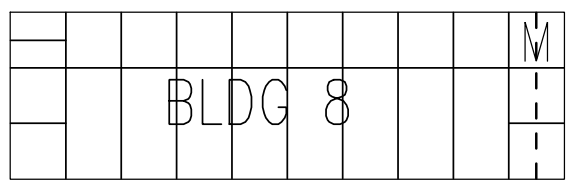
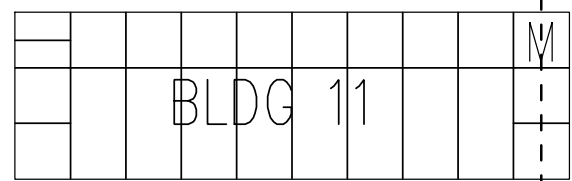
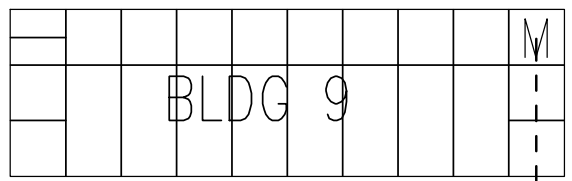
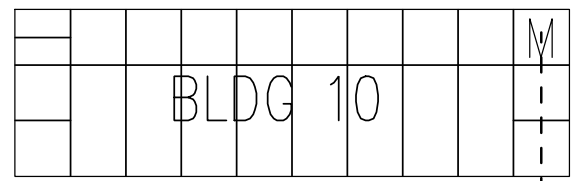
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AKRON ENGINEERING CONSULTANTS GROUP LTD.
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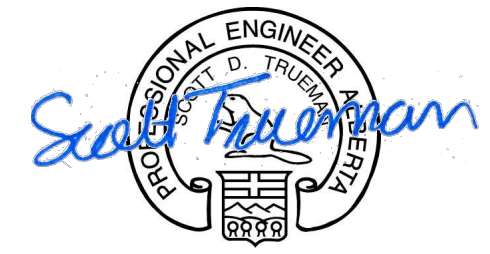
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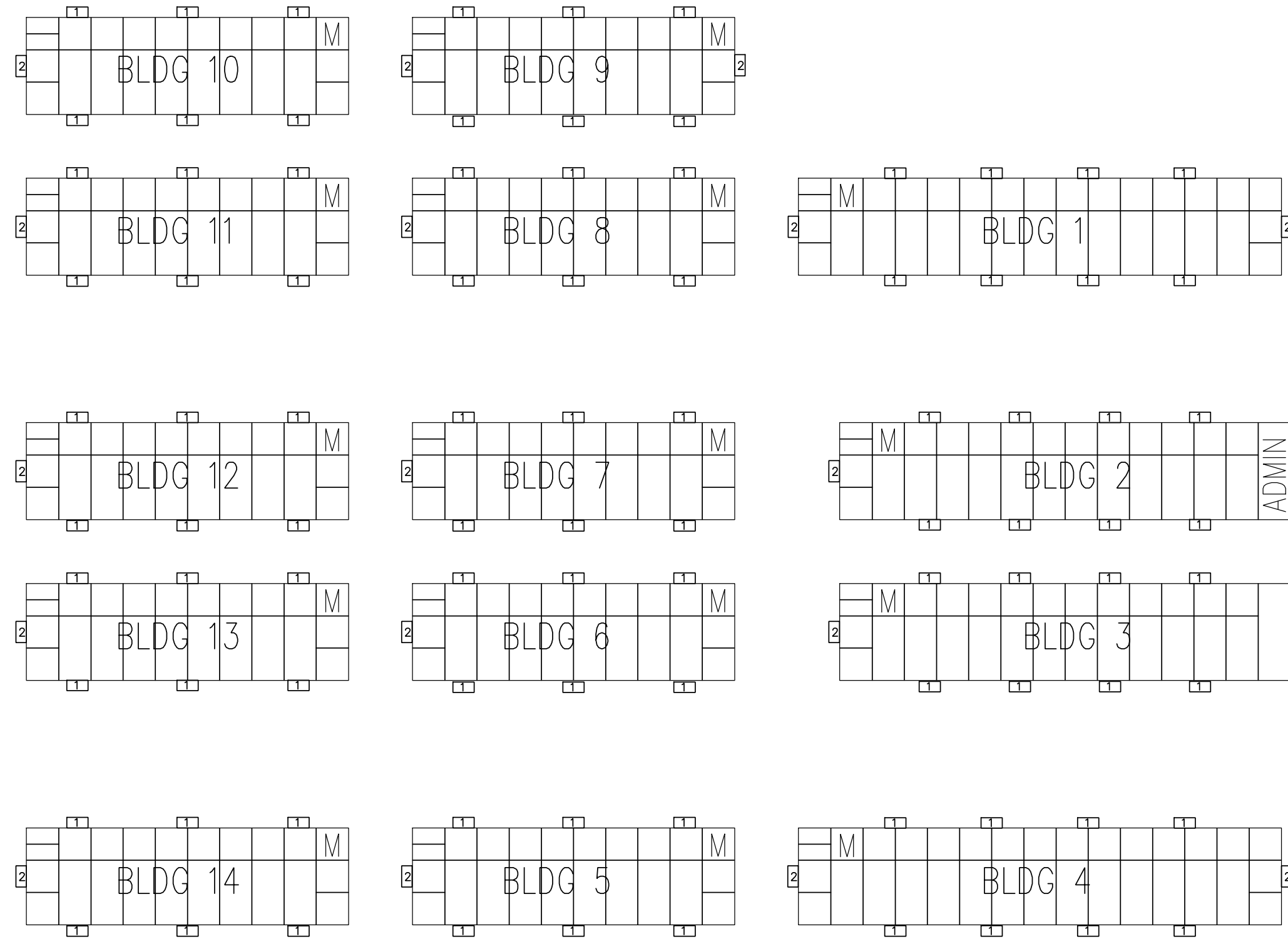
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Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity
1	Cooper Lighting	CROSSTOUR 38W WALL MOUNT LED	XTOR4B-W	1x EATON LED 4000K	4203 lm	0.80	37.7 W	92
2	Cooper Lighting	CROSSTOUR 12W WALL MOUNT LED	XTOR1B	1x EATON LED 5000K	1417 lm	0.80	12.2 W	17
3	Philips	Domus LED pendant - large (DMS5x), 80 LED's, 4000K CCT, TYPE LE2F OPTIC, Flat Glass Lens	DMS55-180W80 LED4K-G3-LE2F	1x (5) LEDgine ARRAY(S) DRIVEN AT 700mA	22958 lm	0.80	174.2 W	5

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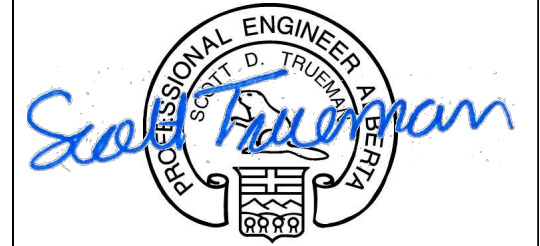
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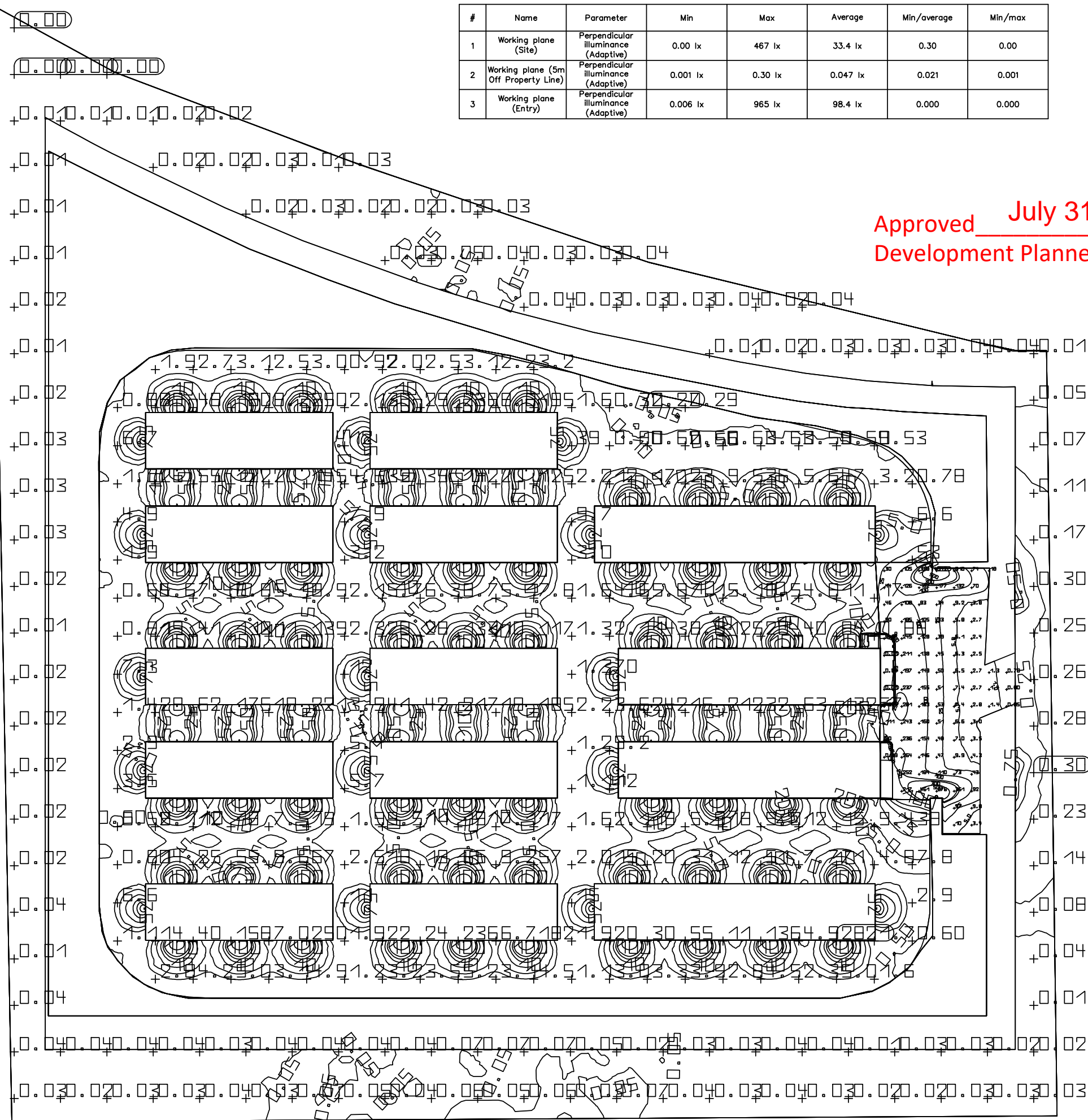
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#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Working plane (Site)	Perpendicular Illuminance (Adaptive)	0.00 lx	467 lx	33.4 lx	0.30	0.00
2	Working plane (5m Off Property Line)	Perpendicular Illuminance (Adaptive)	0.001 lx	0.30 lx	0.047 lx	0.021	0.001
3	Working plane (Entry)	Perpendicular Illuminance (Adaptive)	0.006 lx	965 lx	98.4 lx	0.000	0.000



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Approved July 31, 2024
Development Planner



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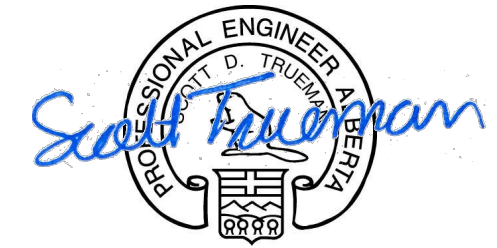
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ELECTRICAL CONTRACTOR GENERAL REQUIREMENTS

- CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, EQUIPMENT, NEW MATERIAL, SUPERVISION, TESTING AND ALL MATERIAL OF TEMPORARY NATURE WHICH ARE REQUIRED TO PERFORM THE WORK.
- CONTRACTOR TO ENSURE THAT HE HAS THE UPDATE REVISION OF ALL DOCUMENTS.
- CONTRACTOR TO COMPLY WITH "SAFETY CODE ACT" AND RULES, REGULATION MADE PURSUANT THERE TO, INCLUDING CANADIAN ELECTRICAL CODE AND ALBERTA BUILDING CODE.
- CONTRACTOR SHALL REPAIR AT HIS OWN COST, ANY DAMAGE TO OWNER SUPPLIED EQUIPMENT OR EXISTING EQUIPMENT.
- ALL MATERIAL SUPPLIED AND INSTALLED ON THE JOB SITE SHALL BE NEW, AND CONFIRM TO STANDARDS OF THE CANADIAN STANDARD ASSOCIATION AND SHALL BEAR THE NECESSARY CSA LABEL.
- CONTRACTOR SHALL ADEQUATELY CLEAN UP THE WORK AFTER EACH DAY'S WORK.
- PRIOR TO ENERGIZING ANY PORTION OF THE ELECTRICAL SCOPE OF WORK, PERFORM MEGGER TEST ON ALL PARTS OF DISTRIBUTION SYSTEM. RESULTS SHALL MEET THE REQUIREMENTS OF CEC & AUTHORITY HAVING JURISDICTION.
- GROUNDING GRID FOR PAD MOUNTING TRANSFORMER, AND EQUIPMENT GROUND SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF CANADIAN ELECTRICAL CODE (2015).
- BURIED GROUNDING CONNECTIONS MUST RETAIN ITS ELECTRICAL AND MECHANICAL INTEGRITY, AND PROJECT EXPOSED GROUNDING CONDUCTORS FROM ANY MECHANICAL INJURY.
- WHERE SLEEVES OR OPENING ARE INSTALLED IN WALLS, FLOORS, ROOFS OR PARTITIONS TO ACCOMMODATE RACEWAYS OR CABLES, PROVIDE ALL NECESSARY SEALS, FITTING AND FIRE RESISTANCE MATERIAL TO RESTORE THE INSTALLATION TO ITS ORIGINAL FIRE RATING, AND TO THE SATISFACTION OF THE SATISFACTION OF THE GOVERNING AUTHORITIES.
- MECHANICAL EQUIPMENT INSTALLED BY OTHERS, SHALL BE ELECTRICALLY CONNECTED UNDER THIS S.O.F, INCLUDING LINE AND LOW VOLTAGE CONNECTIONS.
- CONTRACTOR TO PROVIDE & INSTALL 4" CONDUIT C/W PULL STRING FOR TELEPHONE SERVICE ENTRY.
- SUPPLY & INSTALL TELEPHONE BOARD IN UTILITY ROOM (1/4" PANEL BOARD 4'X8'), PAINTED WITH FIRE RESISTANCE PAINT.
- TELEPHONE CABLE SHALL BE CAT6 FT6 RATING.
- TV CABLE SHALL BE RG6 AS MINIMUM.
- CONTRACTOR TO COORDINATE WITH THE POWER AND TELEPHONE UTILITIES TO INSTALL THESE SITE SERVICES.
- CONTRACTOR TO KEEP ONE SET OF DRAWINGS ON SITE TO RECORD ACTUAL INSTALLATION. CHANGES TO THE DRAWINGS HAVE TO BE DONE VIA NOTICE OF CHANGES.
- NO WIRE SMALLER THAN #12 AWG COPPER SHALL BE USED UNLESS MENTIONED IN DRAWINGS.
- CONTRACTOR NOT TO USE ALUMINUM WIRES INSIDE THE BUILDING.
- EMERGENCY EXIT SIGNAGE SHALL BE RUNNING GREEN MAN, 120V AC INPUT, LED LIGHT OF MAX 5 WATTS PER LEGEND IN ACCORDANCE TO CSA C-860.
- CONNECT REMOTE EMERGENCY LIGHTS AND EXIT LIGHTS TO BATTERY USING #10 AWG WIRE IN ACCORDANCE TO MANUFACTURERS INSTRUCTION.
- MANUFACTURERS SHALL BE PHILIPS, SCHNEIDER, SIEMENS, ABB, SQUARE D OR APPROVED EQUAL.
- FINAL CERTIFICATE OF INSPECTION SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. ANY DEFICIENCIES NOTED IN THE REPORT SHALL BE COMPLETED BY THE ELECTRICAL CONTRACTOR.

FIRE ALARM SYSTEM

- FIRE ALARM SYSTEM SHALL BE ULC APPROVED.
- MANUAL PULL STATION SHALL BE LOCATED WITHIN 1.5M OF THE EXIT DOORWAY OPENING AT EACH EXIT ON EACH FLOOR.
- SMOKE DETECTORS SHOULD NOT BE INSTALLED CLOSER THAN 3 FEET FROM ANY SUPPLY AIR DIFFUSER OR AIR VENT.
- PENETRATION OF A FIREWALL SHALL BE SEALED AT THE PENETRATION BY A FIRE STOP THAT HAS AN FT RATING NOT LESS THAN THE FIRE RESISTANCE RATING FOR THE FIRE SEPARATION AS PER TEST METHOD IN CAN/ULC-S115.



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