

Planning & Development
5600 - 49 Street
Beaumont, AB T4X 1A1
780-929-8782
development@beaumont.ab.ca

Oct. 28, 2024
DATE RECEIVED
OFFICE USE ONLY

Nov. 19, 2024
DATE PAID
OFFICE USE ONLY

Note:
Building, Electrical, Plumbing, and Gas Permits each have their own application forms.

Property Information		
Street Address: <u>6206 - 29 Avenue, Beaumont, AB</u>		
Plan: <u>202 1479</u>	Block: <u>1</u>	Lot: <u>10A</u>

Applicant and Property Owner Information	
Applicant/Contractor Name: <u>Luthind Enterprises Inc.</u>	
Mailing Address: <u>Unit 20, 3908 - 97 Street</u>	
Town: <u>Edmonton</u>	Postal Code: <u>T6E 6N2</u>
Phone: <u>7802714605</u>	Cell Phone: _____
Email (required): <u>Luthra1@gmail.com</u>	

Is the Applicant also the Registered Owner?	
<input checked="" type="checkbox"/> Yes (Do not fill out below)	<input type="checkbox"/> No (Fill out below - written authorization from registered owner required)
Owner Name: _____	
Mailing Address: _____	
Town: _____	Postal Code: _____
Phone: _____	Cell Phone: _____
Email (required): _____	

Proposed Development	Square Footage (m ²):
<i>Check one of the following:</i>	
<input checked="" type="checkbox"/> Commercial	
<input type="checkbox"/> Industrial	
<input type="checkbox"/> Institutional	
<input type="checkbox"/> Other Non-Residential Use: _____	
<input type="checkbox"/> Signage → Provide Construction Value: _____ (approx. cost of material and labor)	

Has work on the above indicated item already commenced? Yes No

Description of Work and Land Usage:
Site plan amendment to include additional 10 parking stalls on south side of the building.

OFFICE USE ONLY
Permit Number: AMENDMENT 2022-098
Building Permit Number: _____
Mail <input type="checkbox"/> Pick-up <input type="checkbox"/>
<input type="checkbox"/> Authorization or ID Received
Land Use District: C
Subdivision: MROSE-BUS CTR
Tax Roll: 009490
<input checked="" type="checkbox"/> Permitted Use
<input type="checkbox"/> Permitted Use w/ Variance
<input type="checkbox"/> Discretionary Use

Fees	Receipt #: 325687
Development Permit:	<u>3,750.00</u>
Variance:	_____
Notification Fee:	_____
Other:	_____
Total Fees:	3,750.00

Applicant Authorization	
1. I am the owner/agent with the consent and authority of the owner that is the subject matter of this permit application. 2. I hereby give my consent to allow any authorized person pursuant to the Municipal Government Act Section 542 the right to enter the land and/or building(s) with respect to this application only. 3. I understand this is only an application and does not constitute approval to commence construction. 4. I declare that the information contained in this application is correct and true to the best of my knowledge. I agree <input checked="" type="checkbox"/> 5. I declare that I will notify the Development Authority of any proposed changes to the plans submitted with this application. 6. I consent to receiving notification via email to the address provided on this application.	
Applicant Signature: _____	Date: <u>Oct 26, 2024</u>

OFFICE USE ONLY	
Development Permit	
Date Deemed Complete: _____	Date of Decision: January 16, 2025 (See attached Notice of Decision)

**Development Permit
Notice of Decision
Amendment – January 16, 2025**

Date of Decision: September 2, 2022

Luthind Enterprises Inc.
Unit 20, 3908 97 Street
Edmonton, AB T6E 6N2

Via e-mail: luthra1@gmail.com

Proposed Development: **Commercial & Residential Uses:** *Retail & Service – General, Dwelling Units (30)*
Amendment: Removal and relocation of south landscaping elements – removal of 5 trees, 4 shrub and 1 bicycle stall for replacement with 10 small compact car parking stalls; relocation of trees and shrubs to the west.

Legal Description: Plan 202 1479, Block 1, Lot 10A
Municipal Address: 6206 29 Avenue, Beaumont, AB
Land Use District: Commercial
Permit Application No: 2022-098
Tax Roll: 009490

Development Permit Status: Approved with conditions

Development Permit Conditions

This is to advise that the amendments to Development Permit 2022-098 have been **conditionally approved** as follows: for a Permitted Use within the Commercial District. 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. **All other conditions of Development Permit 2022-098 remain in full force and effect except as otherwise amended herein.**
2. The amendment area includes the removal of 5 trees, 4 shrub and 1 bicycle stall thus providing for 10 small compact car parking stalls. No variance is required to parking.
3. Signage indicating "Small Car" parking shall be installed at the rear of the property, as shown on the approved site plan, to the satisfaction of the Development Authority.
4. The landscaping requirements have been revised to accommodate the removal of the south landscaping area and relocate to the west. The Applicant shall ensure there are 3 trees and 5 shrubs planted with this development. No variance is required to landscaping.
5. The drawings attached hereto form a part of the amended Development Permit 2022-098.

**Development Permit
Notice of Decision
Amendment – January 16, 2025**

Date of Decision: September 2, 2022

Permit Number: 2022-098

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

[REDACTED]
Aleshia Ingram

Planner II

780-340-0342

Aleshia.Ingram@beaumont.ab.ca

cc:

Jay Bohachyk, Director, Finance

Kendra Raymond, Director, Planning & Development

Jennifer Niesink, Director, Economic Development

Jay Melvin, Director, Protective Services & Fire Chief

Aaron Lewicki, Director, Infrastructure

Paul Suiter, Director, Community Services

Ryan Anders, Manager, Engineering & Environment

Joannes Wong, Manager, Long Range Planning

Wendy Jones, Manager, Investment Attraction & Growth

Bryce Piacentini, Manager, Parks and Roads Operations

Ryan Orlovsky, Manager, Facility & Utility Operations

Cory Chartrand, Municipal Projects

Brad McMurdo, Manager, Development Services

Yasmin Sharp, Senior Planner

Carley Krahn, Fire Prevention Officer

Joe Ross, Safety Codes Team Lead

Parth Mehta, Engineering Lead

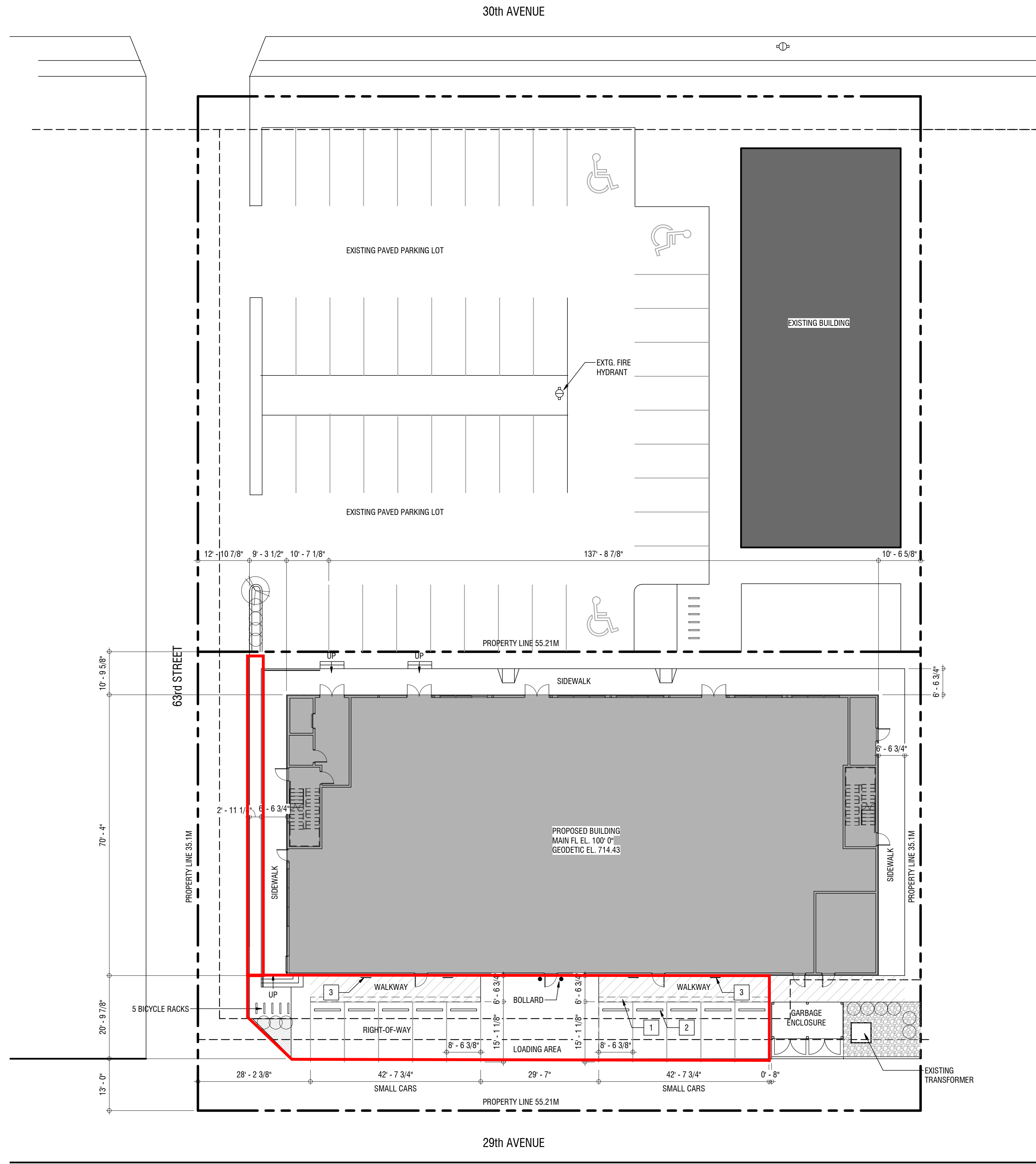
Iolanda Troiani, Engineering Coordinator

Sara Edge, Operations Facility Administrative Assistant

Troy Birtles, Accurate Assessment

**AMENDMENT APPROVED ON JANUARY 16, 2025
BY DEVELOPMENT AUTHORITY
ALESHIA INGRAM**

Amendment: Removal and relocation of south landscaping elements – removal of 5 trees, 4 shrub and 1 bicycle stall for replacement with 10 small compact car parking stalls; Relocation of trees and shrubs to the west.



VICINITY MAP

Site Information

ADDRESS:
6206-29 AVENUE, BEAUMONT

LEGAL DESCRIPTION:
LOT 10A
BLOCK 1
PLAN 082 7377

NEW LEGAL DESCRIPTION:
LOT 10A
BLOCK 1
PLAN 202 1479

ZONING:
LAND USE BYLAW 944-19
C COMMERCIAL DISTRICT
- SITE COVERAGE 40%
- YARD SETBACKS 3m

SITE AREA:
LOT 1 10A
1943.39 sq m 20,911 sq ft

BUILDING AREA:
FOOTPRINT COMMERCIAL/APT BUILDING 962.8 sq m 10,360 sq ft

SITE COVERAGE:
49.5%

BUILDING HEIGHT:
4 STOREYS

PARKING REQUIRED:
COMMERCIAL/APT BUILDING 38 STALLS

PARKING PROVIDED:
- 38 STALLS PROVIDED WITH PARKING AGREEMENT WITH ADJACENT PROPERTY TO NORTH
- 10 NEW PARKING STALLS SOUTH OF THE PROPERTY ALONG 29TH AVE.

BUILDING CLASSIFICATION:
GROUP D, C,

PARKING ANALYSIS:
- COMMERCIAL/APT REQUIRES 38 PARKING STALLS
- 38 STALLS PROVIDED WITH PARKING AGREEMENT WITH ADJACENT PROPERTY TO NORTH
- A 17'-0" X 29'-8" LOADING AREA IS PROVIDED AT THE REAR DOOR,
AND 17'-0" X 17'-0" LOADINGS AT APARTMENT ENTRANCE

Amendment Area

PROJECT INFORMATION

COMMERCIAL/APARTMENT BUILDING

6206 29 AVENUE
BEAUMONT, ALBERTA

This drawing supersedes previous issues. Do not scale these drawings.
Verify all dimensions, elevations and details, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centerline of demising walls, unless noted otherwise on the drawing.
The Contract Documents (Drawings and Specifications) are complementary, what is required by one shall be as binding as required by all.
All drawings remain the property of the Architect. These drawings are Copyright 2018, 3A Design & Architecture. These drawings may not be reproduced without the permission of the Architect.

ISSUED FOR	DATE
ISSUED FOR BUILDING PERMIT	06.12.2023
ISSUED FOR CONSTRUCTION	10.20.2023
DEVELOPMENT PERMIT	10.21.2024
AMENDMENT	
REISSUED FOR DEVELOPMENT	01.08.2025
PERMIT AMENDMENT	

SCALE	As indicated
DATE	2025-01-09 1:42:08 PM
DRAWN BY	ZED
CHECKED BY	JU
PROJECT NO.	2022010

DRAWING TITLE
SITE PLAN

DRAWING NO.

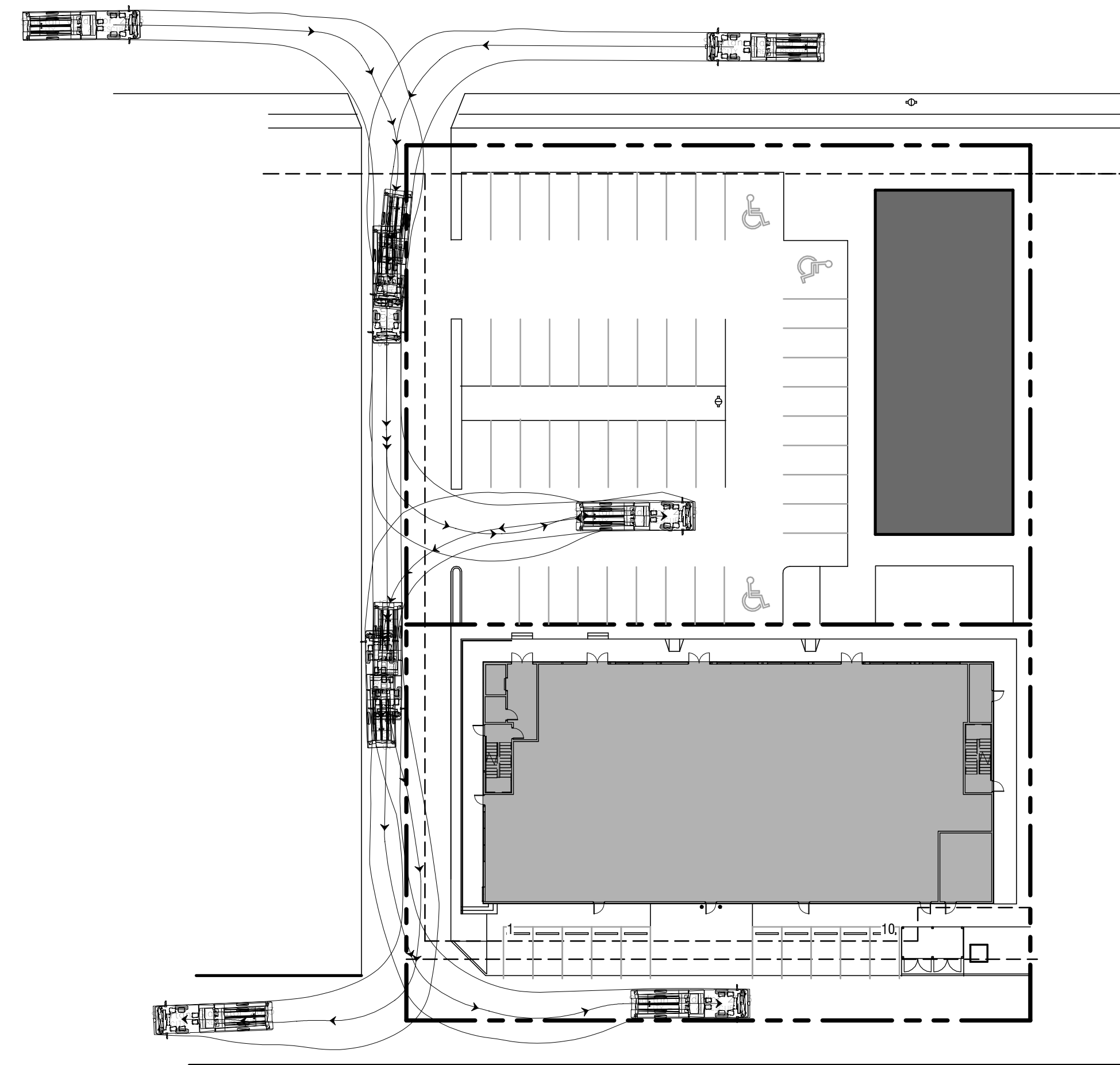
A100

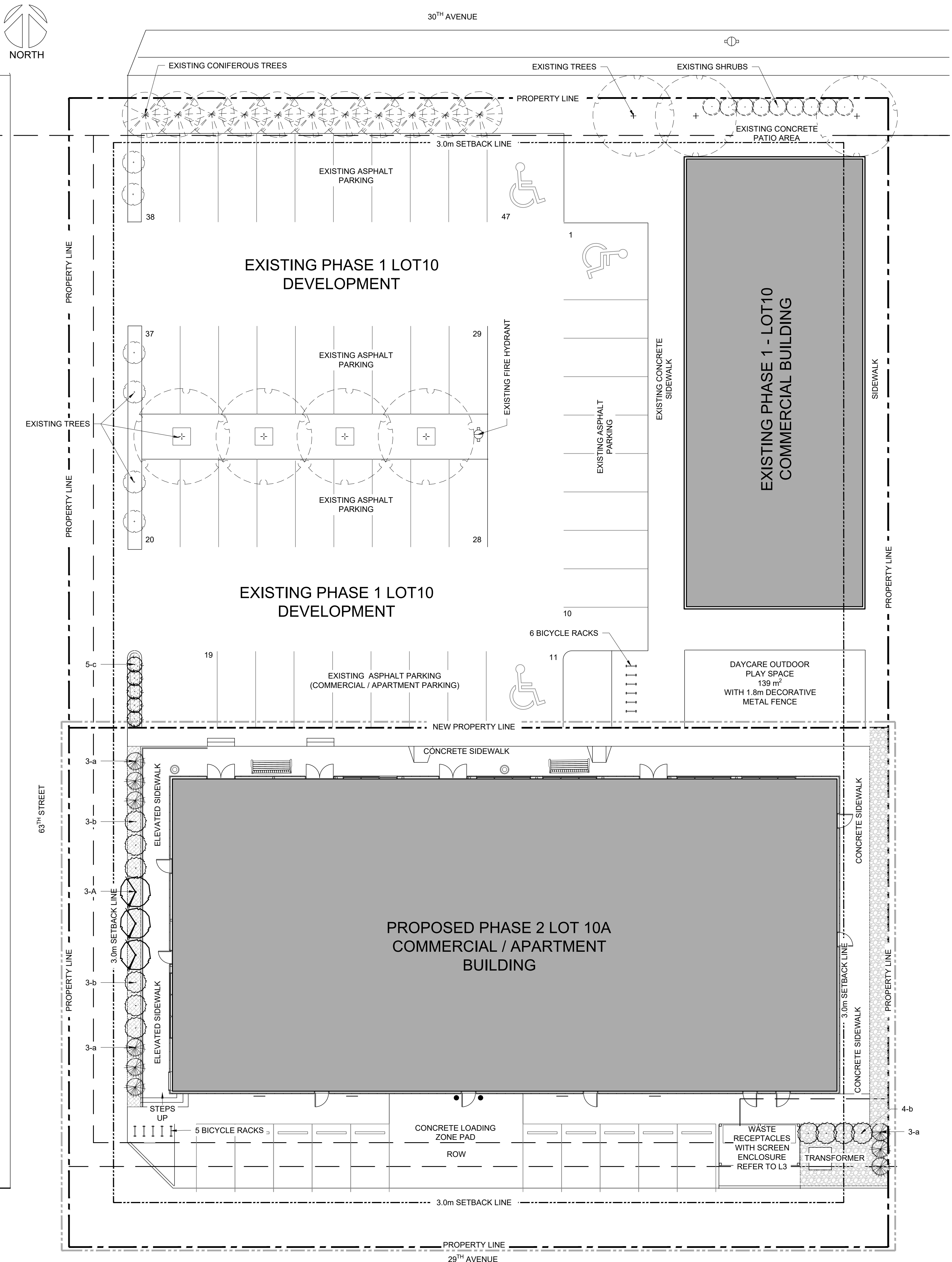
1 SITE PLAN
A100 SCALE: 1/16" = 1'-0"

PARKING BARRIER OPTIONS

- 1 LOW PROFILE PRECAST CONCRETE BARRIER
- 2 PRECAST CONCRETE WHEEL STOP
- 3 *COMPACT CAR PARKING ONLY* SIGNAGE

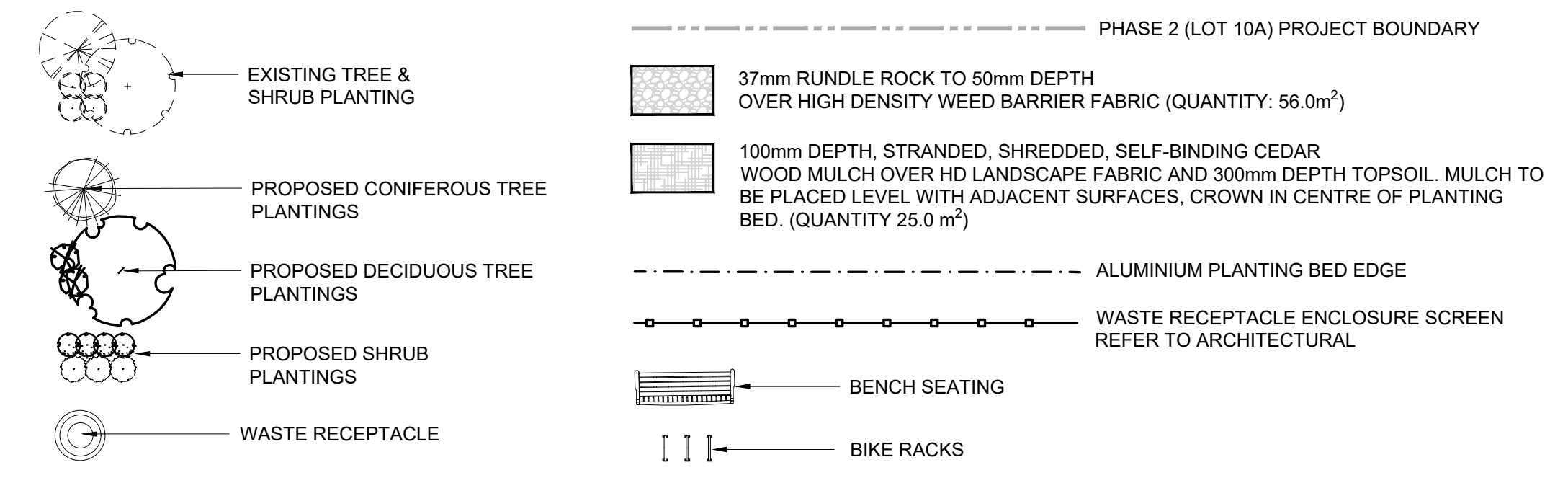
2 FIRE TRUCK ACCESS PLAN
A100 SCALE: 1/32" = 1'-0"





PLANTING PLAN
SCALE 1:150

LEGEND



NOTES

- PLANTING NEAR UTILITIES**
- The contractor will contact Provincial utility location agency no less than 48 hours prior to construction to locate and stake all underground utilities.
 - Prior to installation of plant material, the consultant will inspect and approve all staked tree locations with regards to utilities as located by utility location agency.
 - Where possible, trees shall be set back a minimum distance, measured from the centre of the tree trunk, from above and below grade utilities and property lines:

Distance from light standards	3.5m
Distance from fire hydrants	3.5m
Distance from stop and yield signs	3.5 - 5.0m
Distance from other signs	2.0m
Distance from underground power lines	1.0m
Distance from power hardware (pedestals, transformers)	3.5m
Distance from gas & other services	1.5m
Distance from shallow underground utilities	1.0m
Distance from sanitary and storm sewers	1.8m
Distance from water mains and services	2.5m
Distance from overhead power utilities	shall be as per the requirements established by the Utility Authority.
- | | |
|------------------------------|------|
| Arterial Roadway | |
| Median curb face | 2.0m |
| Boulevard curb face | 1.5m |
| Collector Residential | |
| Median curb face | 1.5m |
| Boulevard curb face | 1.5m |
| Local Roadways | |
| Median curb face | 1.5m |
| Boulevard curb face | 0.5m |
| Driveways | 1.0m |
| Sidewalks | 0.5m |
- * Any distances less than this are at the discretion of the City of Beaumont
- Maintain the minimum defined setbacks from utilities for all excavations.
 - All tree / shrub excavation closer than the minimum distance to underground utilities shall be hand-dug. The contractor will be responsible for notifying the consultant and affected utility representatives to review and approve all hand-dug excavations. Affected utility representatives must be present to supervise all hand-dug excavations.
 - Prevent damage to fencing, plant materials, natural features, benchmarks, buildings, pavement, curbs, culverts, and utilities, and make good any changes.
 - No metal tree stakes to be used within one (1) meter of a power

BYLAW REQUIREMENTS

MUNICIPAL INFORMATION:	6206 - 29 Avenue, BEAUMONT
LEGAL DESCRIPTION:	LOT 10A, BLOCK 1, PLAN 202 1479
EXISTING ZONE:	C - COMMERCIAL DISTRICT
LOT 10A AREA:	1943 m ²
BUILDING FOOTPRINT:	963 m ²
SITE COVERAGE:	49.5%
MINIMUM LANDSCAPE REQUIREMENTS:	
LOT 10A AREA:	1943.0 m ²
3 TREES FOR LOTS < 2,500 m ²	5 SHRUBS FOR LOTS < 2,500 m ²
REQUIRED TREES: 3	REQUIRED SHRUBS: 5
PARKING REQUIREMENTS:	
MINIMUM 1 TREE & 3 SHRUBS / PARKING ISLAND. ALL PARKING PLANTING REQUIREMENTS MET IN PHASE 1 DEVELOPMENT	
TOTAL PHASE 2 - LOT 10A PLANTING REQUIREMENTS:	
MINIMUM TREES:	3
MINIMUM SHRUBS:	5
PROPOSED PLANT MATERIALS:	
TREES:	3
SHRUBS:	24
TOTAL SOFT LANDSCAPED AREA: 55 m ²	

AMENDMENT APPROVED ON JANUARY 16, 2025 BY DEVELOPMENT AUTHORITY ALESHIA INGRAM

Amendment: Removal and relocation of south landscaping elements – removal of 5 trees, 4 shrub and 1 bicycle stall for replacement with 10 small compact car parking stalls; Relocation of trees and shrubs to the west.

PLANTING SCHEDULE

Key	Qty	Common Name	Botanical Name	Size	Remarks
Trees					
A	3	Purple Spire Columnar Crabapple	<i>Malus 'JeSpire'</i>	50mm cal.	WB, single leader/ specimen
Shrubs					
a	9	Medora Juniper	<i>Juniperus scopulorum 'Medora'</i>	450-600mm spr.	#5 container / specimen
b	10	Summer Wine Ninebark	<i>Physocarpus opulifolius 'Seward'</i>	450-600mm ht.	#5 container / specimen
c	5	Albol Currant	<i>Ribes missouriense 'Albol'</i>	450-600mm ht.	#5 container / specimen

ALBERTA ONE-CALL
1-800-242-3447

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WARNING
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Rockel Designs assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.
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NOT FOR CONSTRUCTION

DEVELOPMENT PERMIT AMENDMENT
JANUARY 15, 2025

06	00	01/15/25	DEVELOPMENT PERMIT AMENDMENT	CR	CR
05	00	15/23/24	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
04	00	08/15/24	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
03	00	06/23/22	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
02	00	05/02/22	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
01	00	04/07/22	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
00	00	01/03/22	ISSUED FOR DEVELOPMENT PERMIT	CR	CR
Rev	Issued	M/D/Y	DESCRIPTION	CHKD	DRAWN

Revisions / Issued For

Consultants

Seal



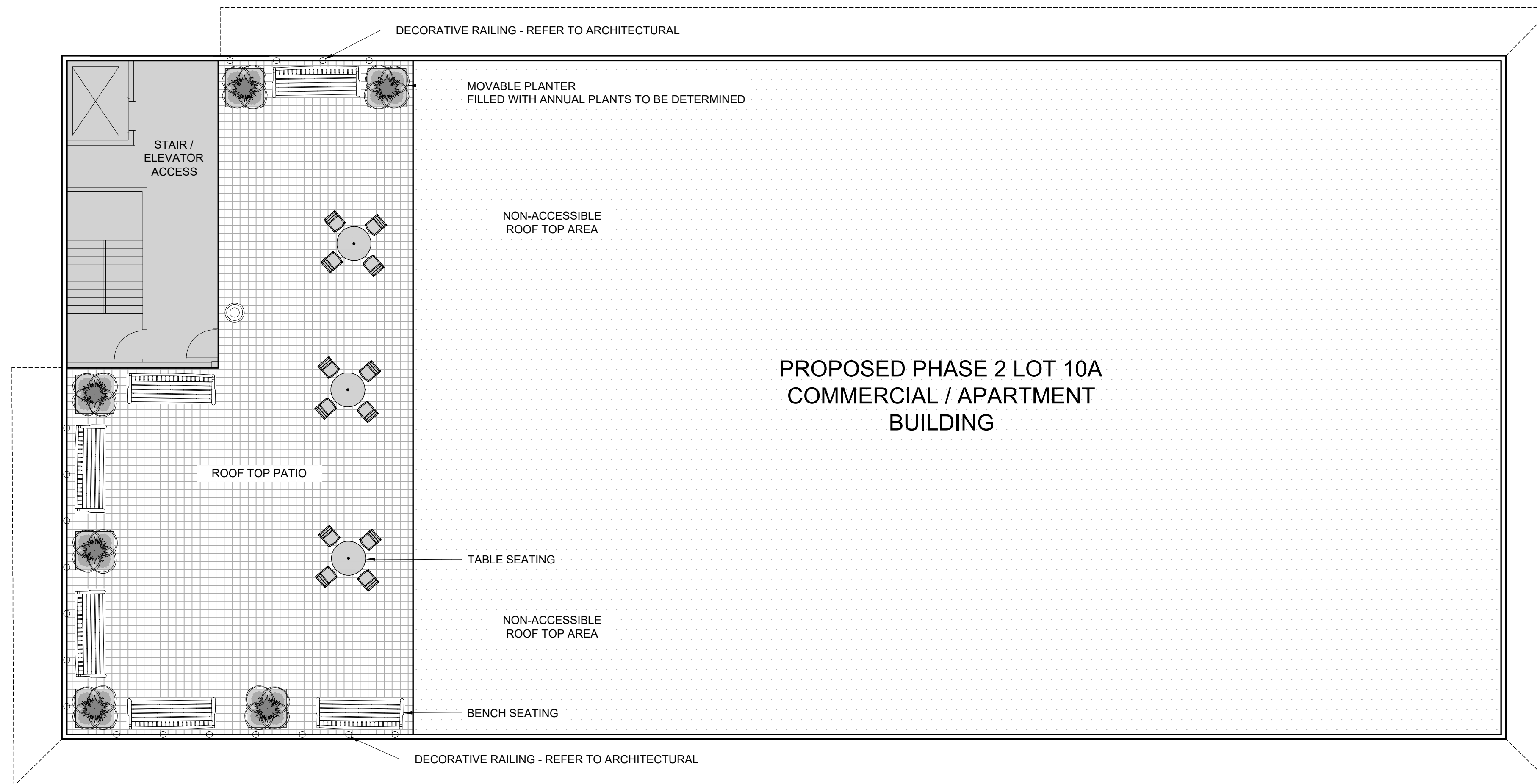
Scale: 1:150 Job No.: 1000.0011.01
Date: JANUARY 15, 2025 Drawn by: CR
Checked by: CR Designed by: CR

Project:
BEAUMONT COMMERCIAL - APARTMENT DEVELOPMENT
6206 - 29 AVENUE
BEAUMONT

Drawing: **PLANTING PLAN** Sheet: **L1**
Revision: **06**



NOT FOR CONSTRUCTION



**PROPOSED PHASE 2 LOT 10A
COMMERCIAL / APARTMENT
BUILDING**

ROOF TOP PATIO PLAN (FOR INFORMATION ONLY)
SCALE 1:100

LEGEND

- BENCH SEATING - PRODUCT TO BE CONFIRMED
- WASTE RECEPTACLE - PRODUCT TO BE CONFIRMED
- TABLE SEATING - PRODUCT TO BE CONFIRMED
- MOVEABLE PLANT POTS - PRODUCT TO BE CONFIRMED FILLED WITH ANNUAL PLANTINGS TO BE CONFIRMED

SITE FURNISHING EXAMPLES - FOR DISCUSSION



PROPOSED SITE AND ROOFTOP BENCH EXAMPLE - TO BE CONFIRMED
DU MOR SITE FURNISHING (OR APPROVED EQUAL)
AVAILABLE FROM - PARKWORKS
12824 - 141 STREET, EDMONTON, AB.
PHONE: (800) 667-4264

BENCH
MODEL: PLASTIC BENCH 57
COLOURS: TO BE DETERMINED



PROPOSED SITE AND ROOFTOP WASTE RECEPTACLE EXAMPLE - TO BE CONFIRMED
DU MOR SITE FURNISHING (OR APPROVED EQUAL)
AVAILABLE FROM - PARKWORKS
12824 - 141 STREET, EDMONTON, AB.
PHONE: (800) 667-4264

WASTE RECEPTACLE
MODEL: STEEL RECEPTACLE 107 W/ BONNET TO ASH URN
COLOURS: TO BE DETERMINED



PROPOSED BIKE RACK EXAMPLE - TO BE CONFIRMED
DU MOR SITE FURNISHING (OR APPROVED EQUAL)
AVAILABLE FROM - PARKWORKS
12824 - 141 STREET, EDMONTON, AB.
PHONE: (800) 667-4264

BENCH
MODEL: BICYCLE RACK 290-00/S-2
COLOURS: TO BE DETERMINED

**AMENDMENT APPROVED ON JANUARY 16, 2025
BY DEVELOPMENT AUTHORITY
ALESHIA INGRAM**

Amendment: Removal and relocation of south landscaping elements – removal of 5 trees, 4 shrub and 1 bicycle stall for replacement with 10 small compact car parking stalls; Relocation of trees and shrubs to the west.

ROOF TOP FURNISHING EXAMPLES - FOR DISCUSSION



PROPOSED ROOFTOP TABLE SEATING - TO BE CONFIRMED
MAGLIN SITE FURNISHING (OR APPROVED EQUAL)
AVAILABLE FROM - PARKWORKS
12824 - 141 STREET, EDMONTON, AB.
PHONE: (800) 667-4264

TABLE
MODEL: 4 SEAT - 42" DIA. TABLE 267 - 40TX
COLOURS: TO BE DETERMINED



PROPOSED ROOFTOP PLANTER EXAMPLES - TO BE CONFIRMED
MAGLIN SITE FURNISHING (OR APPROVED EQUAL)
4303 9TH STREET CALGARY, AB.
CONTACT JACKIE NIELSEN
PHONE: (888) 271-8666

PLANTERS
MODEL #: 1500 SERIES
COLOUR: TO BE DETERMINED

ANNUAL PLANTING TO BE CONFIRMED

ALBERTA ONE-CALL
1-800-242-3447

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**DEVELOPMENT PERMIT
AMENDMENT
JANUARY 15, 2025**

Rev	Issued	M/D/Y	DESCRIPTION	CHKD	DRAWN
06	00	01/15/25	DEVELOPMENT PERMIT AMENDMENT	CR	CR
05	00	10/23/24	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
04	00	08/15/24	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
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01	00	04/07/22	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
00	00	01/03/22	ISSUED FOR DEVELOPMENT PERMIT	CR	CR

Revisions / Issued For

Consultants

Seal



Scale: AS NOTED Job No.: 1000.0011.01

Date: JANUARY 15, 2025 Drawn by: CR

Checked by: CR Designed by: CR

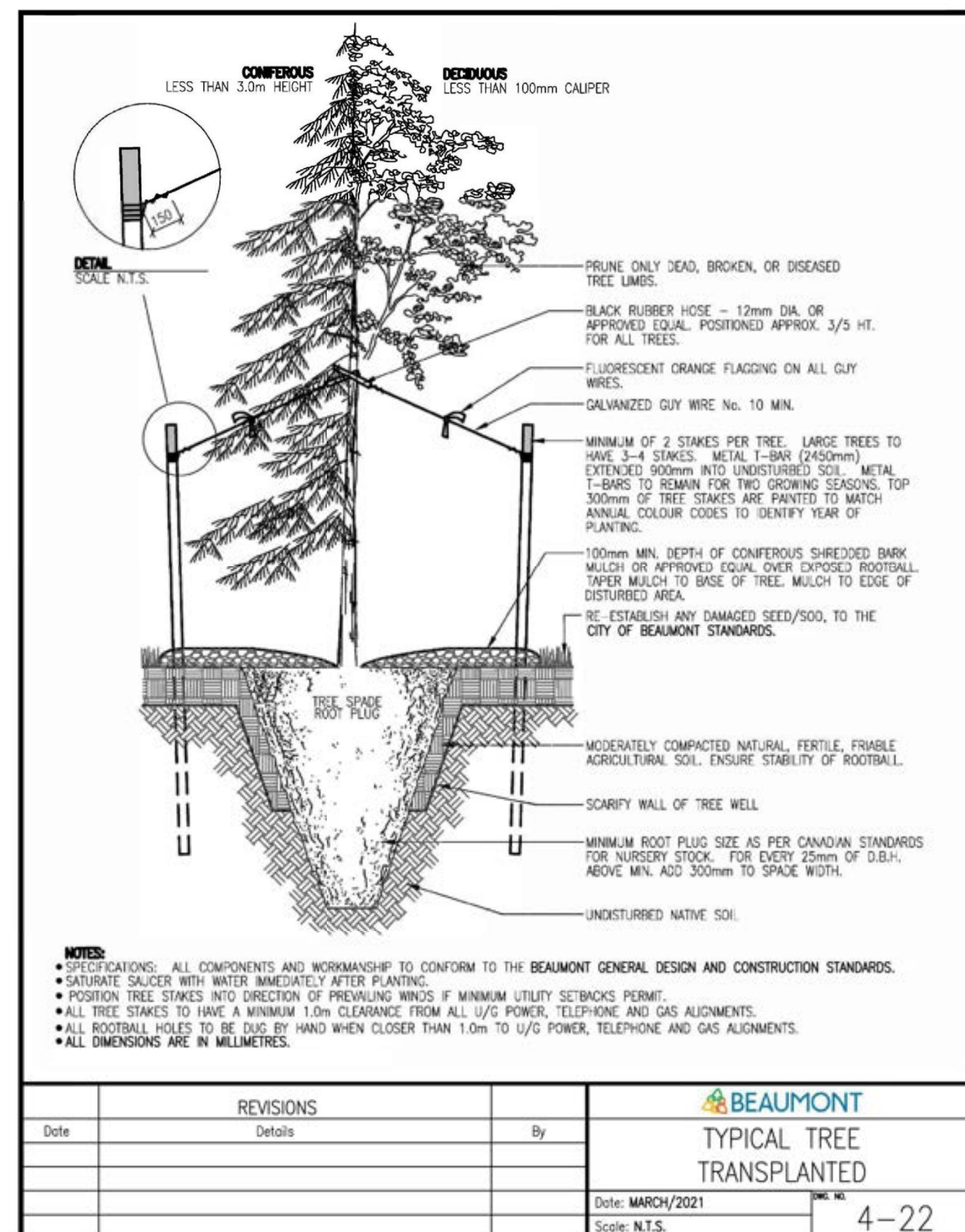
Project:
**BEAUMONT COMMERCIAL -
APARTMENT DEVELOPMENT**

**6206 - 29 AVENUE
BEAUMONT**

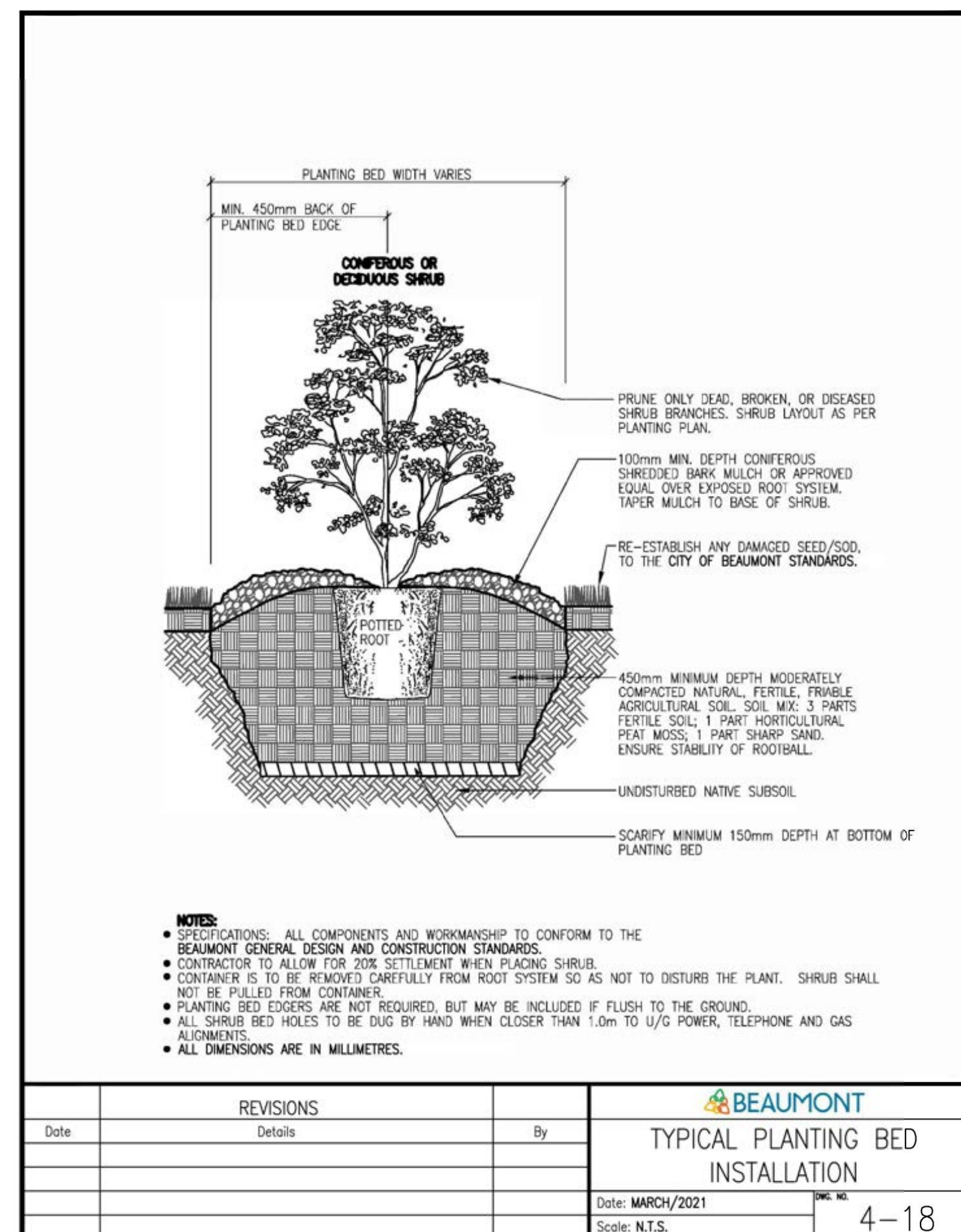
Drawing: Sheet:

**ROOFTOP PATIO & L2
PLANTING DETAILS**

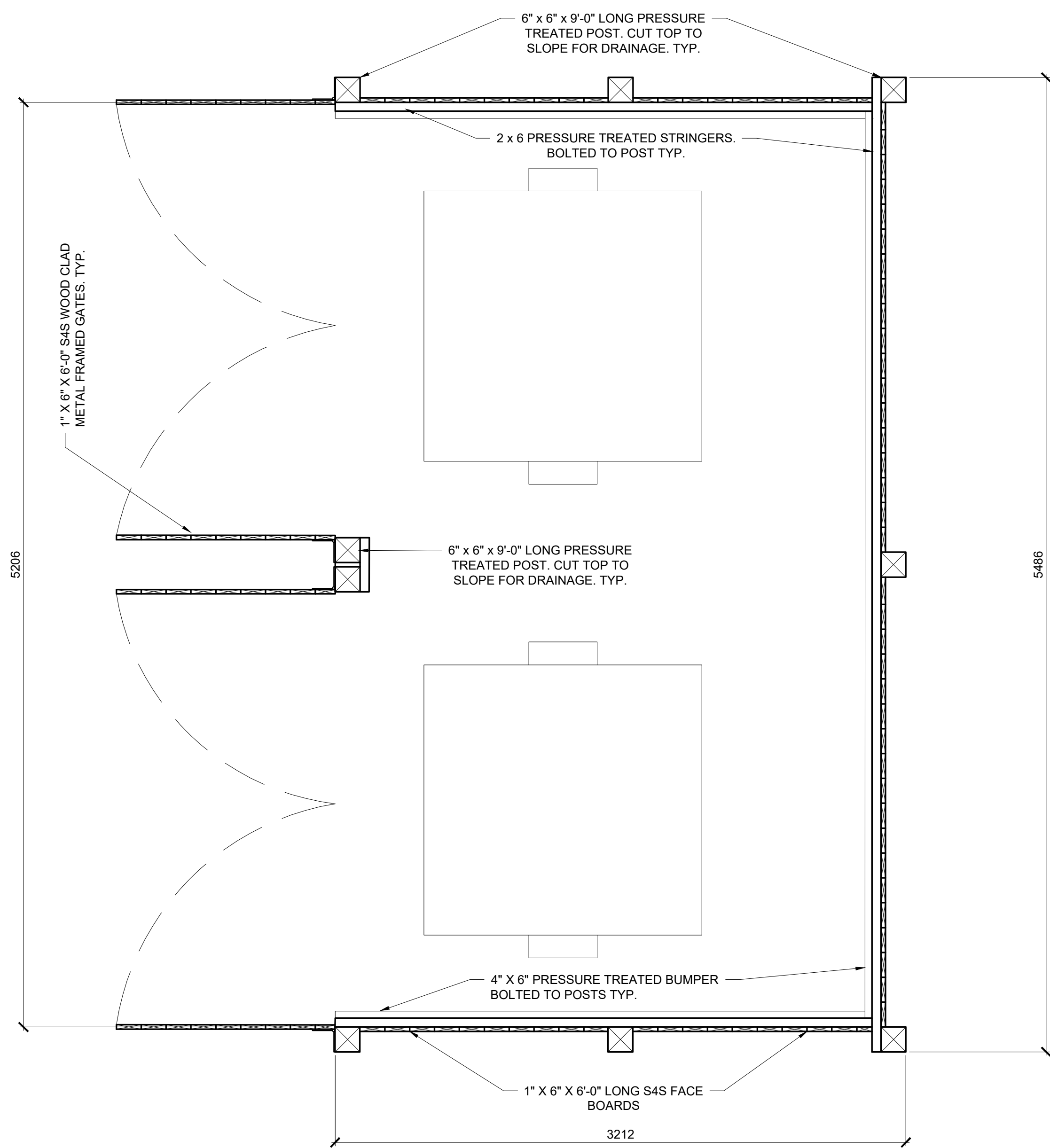
06
Revision



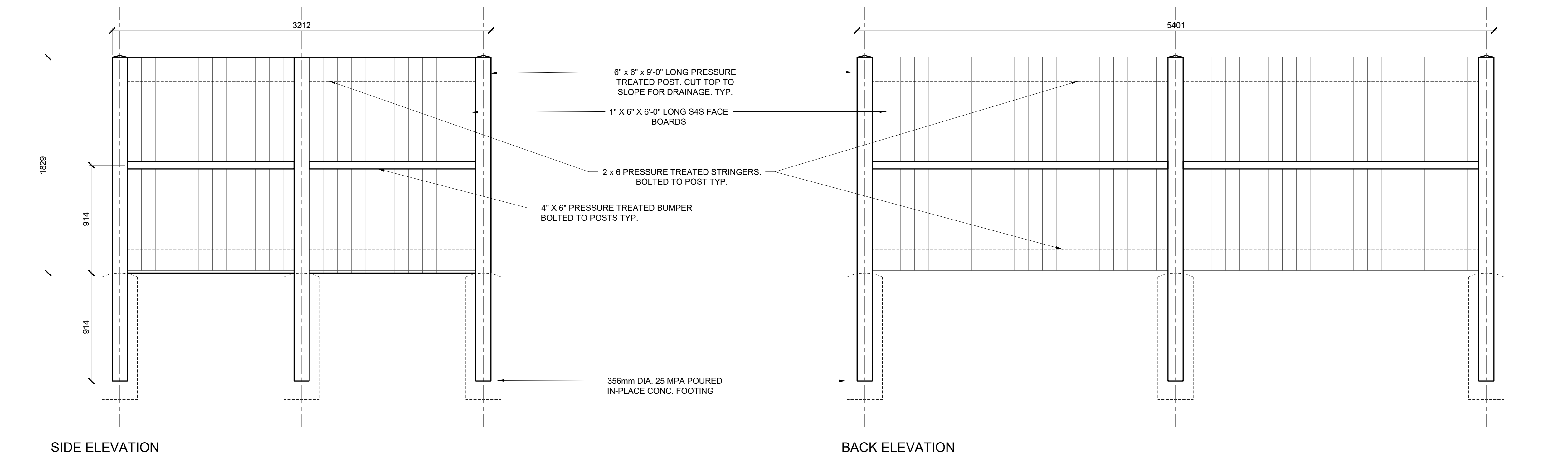
1
L2 TYPICAL TREE PLANTING
SCALE: N.T.S.



2
L2 TYPICAL SHRUB PLANTING
SCALE: N.T.S.



LAYOUT PLAN



SIDE ELEVATION

BACK ELEVATION

**NOT FOR
CONSTRUCTION**

AMENDMENT APPROVED ON JANUARY 16, 2025
BY DEVELOPMENT AUTHORITY
ALESHIA INGRAM

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NOTES:
- WASTE ENCLOSURE TO BE PAINTED WITH A MINIMUM OF 2 COATS EXTERIOR STAIN PRIOR TO INSTALLATION. ALL MARKS TO BE TOUCHED UP AFTER CONSTRUCTION.
- COLOUR TO MATCH GREY STUCCO SIDING OF BUILDING - COLOUR TO BE DETERMINED.
- ALL DIMENSIONS IN MILLIMETRES.

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1-800-242-3447

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02	00	05/02/22	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
01	00	04/07/22	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
00	00	01/03/22	ISSUED FOR DEVELOPMENT PERMIT	CR	CR

Revisions / Issued For

Consultants

Seal

Rockel Designs
#15 51511 RR 264
Spruce Grove, Alberta, T7Y 1C7
Ph: 780-918-0349

Scale: AS NOTED Job No.: 1000.0011.01
Date: JANUARY 15, 2025 Drawn by: CR
Checked by: CR Designed by: CR

Project:
**BEAUMONT COMMERCIAL -
APARTMENT DEVELOPMENT**

6206 - 29 AVENUE
BEAUMONT

Drawing: **WASTE ENCLOSURE
DETAILS** Sheet: **L3**
Revision: **06**



City of Beaumont - Development Permit Application

For Non-Residential

Planning & Development
5400 - 87 Street
Beaumont, AB T4X 1A1
780-929-2792
development@beaumont.ab.ca

Submitted
August 2, 2024

Paid
August 1, 2024

Note:
Building, Electrical, Plumbing, and Gas Permits
each have their own application forms.

REVISION

Property Information

Street Address: 6206 - 29 Avenue, Beaumont

Plan: 202-1479 Block 1 Lot 10A

OFFICE USE ONLY

Permit Number: **2022-098**

Building Permit Number: _____

Mail Pick-up

Authorization or ID Received

Land Use District: **C**

Subdivision: **MROSE-BUS CTR**

Tax Roll: **009490**

Permitted Use

Permitted Use w/ Variance

Discretionary Use

Applicant and Property Owner Information

Applicant/Contractor Name: Luthind Enterprises Inc.

Mailing Address: Unit 20, 3908 - 97 Street

Town: Edmonton, AB Postal Code: T6E 6N2

Phone: 7802714805 Cell Phone: _____

Email (required): Luthra1@gmail.com

Fees	Receipt #
Development Permit	321882 271.00
Variance	_____
Notification Fee	_____
Other	_____
Total Fees:	271.00

Is the Applicant also the Registered Owner? Yes No (If no, please provide contact information for Registered Owner)

Owner Name: _____

Mailing Address: _____

Town: _____ Postal Code: _____

Phone: _____ Cell Phone: _____

Email (required): _____

Proposed Development Square Footage (m²): _____

Check one of the following:

Commercial

Industrial

Institutional

Other Non-Residential Use: _____

Signage → Provide Construction Value:
(approx. cost of material and labor)

Has work on the above indicated item already commenced? Yes No

Description of Work and Land Usage

Amending the exterior from stucco to metal cladding finish due to market shortage of stucco contractors

Change of exterior materials and wall opening locations

Applicant Authorization

- I am the owner/agent with the consent and authority of the owner that is the subject matter of this permit application.
- I hereby give my consent to allow any authorized personnel pursuant to the Municipal Government Act Section 542 the right to enter the land and/or building(s) with respect to this application only.
- I understand this is only an application and does not constitute approval to commence construction.
- I believe that the information contained in this application is correct and true to the best of my knowledge. I agree:
- I declare that I will notify the Development Authority of any proposed changes to the plans submitted with this application.
- I consent to receiving notification of the status of my application via email to the address provided on this application.

Applicant Signature: _____ Date: August 2, 2024

OFFICE USE ONLY

Development Permit

Date Deemed Complete: _____

Date of Decision: August 16, 2024
(See attached Notice of Decision)

The personal information requested on this form is being collected under the authority of Section 20(1) of the Freedom of Information and Protection of Privacy (FIPPA) Act. The information collected will be used for the purpose of permit review and inspection processes and may be disseminated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services requested from City Business Units. The scope of this application and the nature of the permit will be available to the public. If you have any questions about the collection or use of your personal information, contact the City of Beaumont's Chief Compliance Officer at 5001-88th Street, Beaumont, Alberta, T4X 1A1 or 780-929-8100.

Beaumont (Beaumont) - Development, Land Use/Control Area, Permit Fees & Credit/Grant/Approved Permit Fees

Updated: 2023-07-01



City of Beaumont - Development Permit Application

For Non-Residential

Planning & Development
5600 - 49 Street
Beaumont, AB T4X 1A1
780-929-8782
development@beaumont.ab.ca

Received
Feb 24 2022
DATE RECEIVED
OFFICE USE ONLY

Paid
Mar 15 2022
DATE PAID
OFFICE USE ONLY

Note:
Building, Electrical, Plumbing, and Gas Permits
each have their own application forms.

Property Information

Street Address: 6206 - 29 Avenue, Beaumont, AB
Plan: 2021479 Block: 1 Lot: 10A

Applicant and Property Owner Information

Applicant/Contractor Name: Luthind Enterprises Inc.
Mailing Address: Unit 20, 3908 - 97 Street
Town: Edmonton Postal Code: T6E 6N2
Phone: 7802714605 Cell Phone: _____
Email (required): info@ironco.ca

Is the Applicant also the

Registered Owner? Yes (Circle if not listed) No (If not listed, enter name and address of owner)

Owner Name: _____
Mailing Address: _____
Town: _____ Postal Code: _____
Phone: _____ Cell Phone: _____
Email (required): _____

Proposed Development

Square Footage (m²): 962

Check one of the following:

- Commercial
- Industrial
- Institutional
- Other Non-Residential Use: _____
- Signage → Provide Construction Value:
(approx. cost of material and labor)

Has work on the above indicated item already commenced? Yes No

Description of Work and Land Usage:

- Construction of a mixed use building (see attached drawings).

Commercial Use - Main Floor
Residential Dwelling Units - 2, 3,4 Floors

OFFICE USE ONLY

Permit Number: 2022-098
Building Permit Number: _____
Mail Pick-up
 Authorization or ID Received
Land Use District: CD
Subdivision: MROSE-BUS CTR
Tax Roll: 009490
 Permitted Use
 Permitted Use w/ Variance
 Discretionary Use

Fees	Receipt #:
Development Permit:	<u>3,750.00</u>
Variance:	<u>159.00</u>
Notification Fee:	<u>106.00</u>
Business License:	_____
Other:	_____
Total Fees:	<u>3,750.00</u>

Receipt
295677

Applicant Authorization

- I am the owner/agent with the consent and authority of the owner that is the subject matter of this permit application.
- I hereby give my consent to allow any authorized person pursuant to the Municipal Government Act Section 542 the right to enter the land and/or building(s) with respect to this application only.
- I understand this is only an application and does not constitute approval to commence construction.
- I declare that the information contained in this application is correct and true to the best of my knowledge. I agree
- I declare that I will notify the Development Authority of any proposed changes to the plans submitted with this application.
- I consent to receiving notification via email to the address provided on this application.

Applicant Signature: _____ Date: February 14, 2022

OFFICE USE ONLY

Development Permit

Date Deemed Complete: March 17, 2022

Date of Decision: September 2, 2022
(See attached Notice of Decision)

Revision Approval: May 12, 2023

The personal information requested on this form is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected will be used for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from City Business Units. The name of the applicant and the nature of the permit will be available to the public. If you have any questions about the collection or use of your personal information, contact the City of Beaumont's FOIP Coordinator at 5600-49th Street, Beaumont, Alberta, T4X 1A1 or 780-929-8782.



Please return form to:
5600 49 Street
Beaumont AB T4X 1A1
Phone: 780-929-8782
Fax: 780-929-3300
development@beaumont.ab.ca

VARIANCE APPLICATION

What is a Variance?

A Variance is the relaxation of or exemption from a specific requirement of the City of Beaumont Land Use Bylaw. A Variance shall be considered only in cases where the character or situation of the land will cause practical difficulties regarding private use and where those characteristics and situations are not generally common to other land in the same district.

There shall be no variance of regulations regarding district use, maximum height, floor area or density.

Permit No.: 2022-098

Applicant: Luthind Enterprises Inc.

Property Address: 6206 29 Avenue

Legal: Lot: 10A Block: 1 Plan: 202 1479

What is the specific variance you require? (Please include a site plan) 1) Lot Coverage to exceed 40% by 9.5%
2) Entrance feature to have a min. depth of 1.2m instead of 3m, 3) Allow ground floor facade to have 42.6% of non-glazed windows and doors instead of 50%, 4) Pedestrian network (sidewalk) around the south side of the building to be less than the min. width of 2.0m except for the area where the loading zone is, 5) Parking to be located off-site on Lot 10, Block 1, Plan 082 7377 instead of on-site.

What is/are the unique circumstance(s) of your property that warrants a variance?

The project would not be feasible if the site coverage is reduced, the entrance features of 3m is not shown in any building in Beaumont, there are ample windows on the building for safety and security purposes, there had to be steps incorporated into the loading zone to ensure proper access from the rear doors to the south sidewalk, a registered parking agreement will provide a practical solution to parking on the lot to the North on Lot 10. Without these variances, the development is not practically possible.

HAVE YOU ATTACHED ALL SUPPORTING MATERIAL RELEVANT TO THIS APPLICATION?

(See checklist on reverse)

I have reviewed all of the information supplied to the City of Beaumont with respect to an application for a Variance and confirm it is true and accurate to the best of my knowledge and belief. I understand that the City will rely on this information in its evaluation of my application for a Variance and that any decision made by the City based on inaccurate information may be rescinded at any time.

Sig 

September 1, 2022
Date

**Development Permit
Notice of Decision**

REVISED
May 12, 2023 Location of
Residential Balconies
August 16, 2024 Change of
Exterior Materials and Location
of Wall Openings

Date of Decision: September 2, 2022

Luthind Enterprises Inc.
Unit 20, 3908 97 Street
Edmonton, AB T6E 6N2

Via e-mail: info@ironco.ca

Proposed Development: **Commercial & Residential Uses:** *Retail & Service – General, Dwelling Units (30)*
Legal Description: Plan 202 1479, Block 1, Lot 10A
Municipal Address: 6206 29 Avenue, Beaumont, AB
Land Use District: Commercial
Permit Application No: 2022-098
Tax Roll: 009490

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use (Commercial Retail & Service – General) and Discretionary Use (Dwelling Units – 30) with variances 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.**

General

1. Unless otherwise provided for in this approval, all requirements of the City of Beaumont Land Use Bylaw 944-19 shall be met.
2. The Land Use Bylaw 944-19 (“LUB”), Commercial Neighbourhood District applies with respect to this development.
3. The site shall be developed in accordance with the attached drawings with the exceptions and conditions as noted herein. **Any changes to the attached plans require prior written approval by the Development Authority. Revision drawings approved May 12, 2023 and August 16, 2024.**
4. 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.
5. As this permit has been issued for a Permitted Use (Retail & Service – General) and the Discretionary Use (Dwelling Units-30) with variances, this permit shall not come into force and effect until the appeal period has expired September 23, 2022).
6. The density of the site is acceptable and meets the LUB regulations.

Development Permit Notice of Decision

Date of Decision: September 2, 2022

Permit Number: 2022-098

Variance

7. **Variations have been granted to allow the following:**

- a. Section 3.7.6(v) has been varied to allow the lot coverage to exceed the maximum allowable coverage of 40% by 9.5%.
- b. Section 3.7.8.b.ii has been varied to allow the entrance feature to have a minimum depth of 1.2 metres instead of 3 metres.
- c. ~~Section 3.7.8.b.vii has been varied to allow the ground floor façade to have 42.6% of non-glazed windows and doors instead of the minimum 50% requirement.~~ Not applicable w. revision: August 16, 2024
- d. Section 3.7.10.b.ii has been varied to allow the Pedestrian Network around the south side of the building to be less than the minimum width of 2.0m except for the area where the loading zone is. The Pedestrian Network through the loading zone on the south side shall be 2.0m in width and be separated by grade.
- e. Section 3.7.10.b.iii has been varied to allow parking to be off-site and located on the adjacent Lot 10, Block 1, Plan 082 7377.

Building Placement Standards

8. The principal frontage, side and rear setbacks are acceptable and meet the LUB regulations.
9. No accessory buildings are proposed. A separate development permit will be required for any additional buildings on the site.
10. The rooftop amenity area shall have rails as per the approved Railing Details and meet all regulations, guidelines, and acts as they pertain to safety.
11. The Applicant shall install lights on the building in accordance with the approved attached elevation plans and details, and they shall be directed downward and all lighting shall be compliant with International Dark-Sky Association requirements.
12. The Applicant shall provide plans and details of the lights details including their location and lux levels for the rooftop amenity area. The Applicant shall obtain approval from the Development Authority for the proposed lights prior to issuance of the Building Permit.
13. The Solid Waste Receptacles shall be 2 or 3 stream and are approved at the location as shown on the approved Site Plan dated Nov 2021 krp.

Building Profile Standards

14. The building height to eave is 4-storeys and meets the LUB regulations.
15. The approved drawings for the proposed residential/commercial building do not show any rooftop mechanical equipment. Should rooftop mechanical equipment be required, revised drawings shall be submitted and approval from the Development Authority shall be obtained prior to any installations.
16. Based on the details of the approved plans, the development meets the minimum required 75% Essential Elements and 25% Suggest Elements of the Beaumont Urban Design Guidelines.

Development Permit Notice of Decision

Date of Decision: September 2, 2022

Permit Number: 2022-098

Frontage Type Standards

17. The Frontage Standard that applies to this development is Shopfront where the entrance feature is at sidewalk grade and where the façade has several windows on the ground floor with an awning or similar structure projecting over the entrance.

Landscaping & Screening Standards

18. The development site area is under 2500m² and shall include a minimum of 3 trees. The Applicant shall ensure there are 6 trees, as shown on the approved attached Planting Plan L1 dated June 23, 2022.
19. The development site area is under 2500m² and shall include a minimum of 5 shrubs. The Applicant shall ensure there are 15 shrubs as shown on the approved attached Planting Plan L1 dated June 23, 2022.
20. The Applicant shall landscape the site as per the approved attached Planting Plan L1 dated June 23, 2022.

Parking, Access & Loading Standards

21. The LUB requires thirty-four (34) on-site parking stalls based on the intended uses for this development, and none are being provided on site. A Shared Parking and Access Agreement shall be entered into between Lot 10, Block 1, 082 7377 and Lot 10A, Block 1, Plan 202 1479 to ensure that 34 parking stalls and snow storage are available for the use of this development. The Agreement shall be approved by the City of Beaumont, include the provision that it shall not be released without the approval from the City of Beaumont and be registered at Land Titles on both properties (or proof of submission) prior to issuance of the Building Permit.
22. Barrier free parking stall details will be approved under the building permit.
23. A maximum of 50% of the site can be used to accommodate parking and applies to this development and this is met as parking is being provided off-site on Lot 10, Block 1, Plan 082 7377.
24. The LUB requires six (6) bicycle parking stalls and they are providing six (6) on-site and are approved as per the approved Planting Plan L1 dated June 23, 2022.
25. The Applicant shall install the Pedestrian network as outlined on the approved Site Plan dated Nov 2021 krp. The Pedestrian Network does not meet the minimum 2.0m width between the base of the step to the edge of the sidewalk on the south side of the building.
26. The loading space shall be at least 4 metres wide and 8 metres long.

General

27. Applicant shall register a Cross Lot Drainage Easement on Lot 10, Block 1, Plan 082 7377 and Lot 10A, Block 1, Plan 202 1479 (or proof of submission to Alberta Land Titles) prior to issuance of the Building Permit. The Easement shall be approved by the City of Beaumont, include the provision that it shall not be released without the approval from the City of Beaumont and be registered at Land Titles on both properties (or proof of submission) prior to issuance of the Building Permit.

Development Permit Notice of Decision

Date of Decision: September 2, 2022

Permit Number: 2022-098

28. That the Applicant enter into and abide by a Development Agreement with the City of Beaumont pursuant to section 650 of the Municipal Government Act. The Development Agreement shall be in a form satisfactory to the City and shall include but not 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.
29. A Cross Lot Servicing Agreement between Lot 10, Block 1, Plan 082 7377 and Lot 10A, Block 1, Plan 202 1479 shall be approved by the City of Beaumont and include the provision that it shall not be released without the approval from the City of Beaumont), registered at Land Titles on both properties (or proof shown that it has been submitted) prior to issuance of the Building Permit.
30. A Cross Lot Drainage Easement for overland drainage between Lot 10, Block 1, Plan 082 7377 and Lot 10A, Block 1, Plan 202 1479 shall be approved by the City of Beaumont, include the provision that it shall not be released without the approval from the City of Beaumont, and be registered at Land Titles on both properties (or proof or submission) prior to issuance of the Building Permit.

Additional Information

1. 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. Three detailed sets of drawings stamped by an Engineer of the building floor plan and including Electrical, Plumbing, Gas and Mechanical. **All Schedules must be included**
2. The General Contractor will require a Contractor's License with the City and it allows all sub-trades to work on this site without requiring their own business license.
3. 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.
4. The Applicant 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.
5. Provide evidence of water flow requirements and provide design criteria for fire protection required by the size and construction type of the building proposed.
6. Bylaw 689-08 - Water and Sanitary Sewer Utility Sections 4.13 and 4.14 are to be followed and approved by the municipality with respect to grease traps in any proposed building or bay.
7. 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.

Development Permit Notice of Decision

Date of Decision: September 2, 2022

Permit Number: 2022-098

8. Applicable Plumbing, Electrical and Gas permits can be applied for through Superior Safety Codes. Their office is located at 14613 – 134 Avenue, Edmonton, AB, T5L 4S9, phone 780-489-4777, fax 780-489-4711.
9. The General Contractor will require a Contractor’s License with the City and it allows all sub-trades to work on this site without requiring their own business license.
10. 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.
11. The Applicant shall purchase a key box from the City Hall Office to ensure all building units are accessible in case of an emergency.
12. Beaumont General Design Standards shall be followed and met to the satisfaction of the municipality.
13. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
14. The proposed development must meet or exceed the requirements of the current Alberta Building Codes, Alberta Fire Codes and NFPA1141.
15. Separate sign permit applications will be required for any on-site signage.

Failure to comply with any of the preceding conditions will render this permit null and void.

Appeal Information

Any Development Permit may be appealed to the Subdivision and Development Appeal Board (SDAB) 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:	September 2, 2022
Appeal deadline:	September 23, 2022
Permit active (if no appeals filed):	September 24, 2022

To file an appeal or to get information on the appeal process you must contact the Secretary of the SDAB directly at 780-929-8782 or at legislative@beaumont.ab.ca. Appeals must be filed no later than 4:30 p.m. on the date indicated above.

Development Permit Notice of Decision

Date of Decision: September 2, 2022

Permit Number: 2022-098

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.

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:

[REDACTED]

Shari Edgington
Development Officer
780-340-1678
Shari.edgington@beaumont.ab.ca

Cc: Curtis Doblanko, Director, Finance
Kendra Rammond, Director, Planning & Development
Wendy Jones, Acting Director, Economic Development
Jay Melvin, Director, Protective Services & Fire Chief
Punam Grewal, Manager, Project Manager
Joannes Wong, Manager, Long Range Planning
Iolanda Troiani, Engineering Coordinator
Sara Edge, Operations Facility Administrative Assistant
Troy Birtles, Accurate Assessment
Kate Alexander, Leduc Public Health

**REPLACED DO NOT USE
- FOR RECORDS ONLY**

**REVISION APPROVED ON AUGUST 16, 2024
BY DEVELOPMENT AUTHORITY
ALESHIA INGRAM
FOR CHANGE OF EXTERIOR MATERIALS AND
LOCATION OF WALL OPENINGS ONLY**



Site Plan Approval is for Lot 10A, Block 1, Plan 202 1479 Only

One door removed August 16/2024

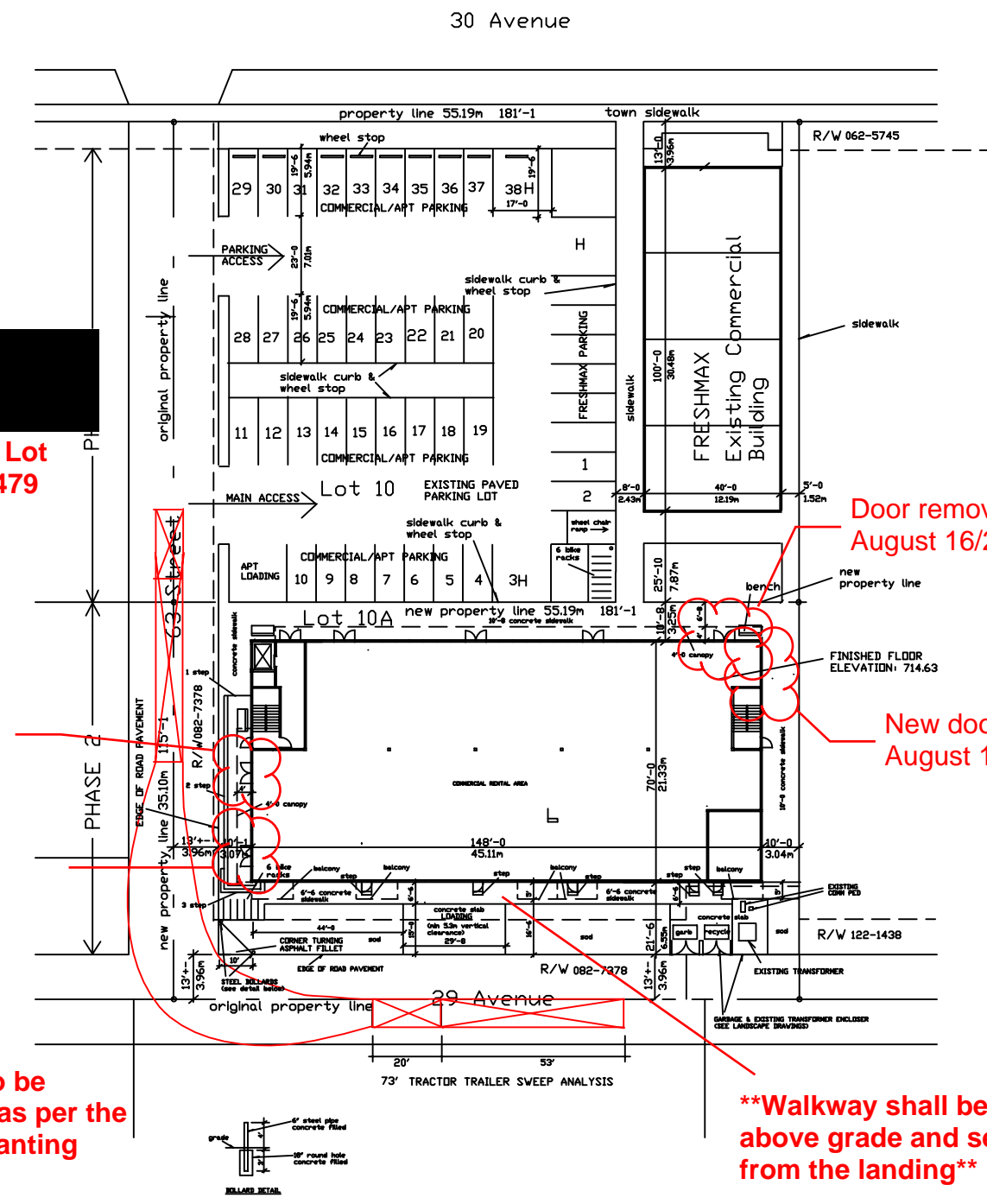
Door removed, replaced with windows August 16/2024

****Property to be landscaped as per the approved Planting Plan L1****

Door removed August 16/2024

New door location August 16/2024

****Walkway shall be continuous, above grade and separate from the landing****



ADDRESS:
6206-29 Avenue, Beaumont

LEGAL DESCRIPTION:
Lot 10A
Block 1
Plan 2021479

ZONING:
Land Use Bylaw 944-19
C Commercial District
- Site Coverage 40%
- Yard Setbacks 3m

SITE AREA: Lot 10A
1943.39 sq m 20,911 sq ft

BUILDING AREA:
Footprint Commercial/Apt Building 962.8 sq m 10,360 sq ft

SITE COVERAGE:
49.5%

BUILDING HEIGHT:
4 storeys

PARKING REQUIRED:
Commercial/Apt Building 38 stalls

PARKING PROVIDED:
38 stalls provided with parking agreement with adjacent property to north)

BUILDING CLASSIFICATION:
Group D, E, C

PARKING ANALYSIS:
- Commercial/Apt Building provided with 38 stalls (there are 24 apartment units over 75sq m, type of commercial units not determined yet)
- 38 stalls provided with parking agreement with adjacent property to north)
- a 15'-0 x 29'-8 loading area is provided at the rear door, and 17'-0 x 17'-0 loading area at the apartment entrance

-for LANDSCAPE DRAWINGS see drawings by ROCKEL DESIGNS
-for LOT GRADING see drawings by WHITENECT ENGINEERING INC
-for LIGHTING PLAN ANALYSIS see drawings by WAVE ENGINEERING

KENNETH R. POWLEY
ARCHITECT



COMMERCIAL/APARTMENT BUILDING
6206 - 29 Avenue
Beaumont, Alberta
SITE PLAN

Nov 2021 krp

Job No 2123

A-1



30TH AVENUE

EXISTING CONIFEROUS TREES

EXISTING SHRUBS

EXISTING CONCRETE PATIO AREA

EXISTING PHASE 1 LOT10 DEVELOPMENT

EXISTING PHASE 1 - LOT10 COMMERCIAL BUILDING

EXISTING PHASE 1 LOT10 DEVELOPMENT

EXISTING ASPHALT PARKING (COMMERCIAL / APARTMENT PARKING)

PROPOSED PHASE 2 LOT 10A COMMERCIAL / APARTMENT BUILDING

Walkway shall be continuous, above grade and separate from the loading area

LEGEND

- EXISTING TREE & SHRUB PLANTING
- PROPOSED CONIFEROUS TREE PLANTINGS
- PROPOSED DECIDUOUS TREE PLANTINGS
- PROPOSED SHRUB PLANTINGS
- WASTE RECEPTACLE
- BIKE RACKS
- SOD ON 150mm DEPTH TOPSOIL. NOTE: SOD TO BACK OF CURB & EDGE OF SIDEWALKS. ENSURE SMOOTH TRANSITION WITH ADJACENT SURFACES. (QUANTITY: 100.0m²)
- 37mm RUNDLE ROCK TO 50mm DEPTH OVER HIGH DENSITY WEED BARRIER FABRIC (QUANTITY: 20.0m²)
- 100mm DEPTH, STRANDED, SHREDDED, SELF-BINDING CEDAR WOOD MULCH OVER HD LANDSCAPE FABRIC AND 300mm DEPTH TOPSOIL. MULCH TO BE PLACED LEVEL WITH ADJACENT SURFACES. CROWN IN CENTRE OF PLANTING BED. (QUANTITY 25.0 m²)
- ALUMINIUM PLANTING BED EDGE
- WASTE RECEPTACLE ENCLOSURE SCREEN REFER TO ARCHITECTURAL
- BENCH SEATING

NOTES

- PLANTING NEAR UTILITIES**
- The contractor will contact Provincial utility location agency no less than 48 hours prior to construction to locate and stake all underground utilities.
 - Prior to installation of plant material, the consultant will inspect and approve all staked tree locations with regards to utilities as located by utility location agency.
 - Where possible, trees shall be set back a minimum distance, measured from the centre of the tree trunk, from above and below grade utilities and property lines:
- | | |
|--------------------------------------------------------|------------|
| Distance from light standards | 3.5m |
| Distance from fire hydrants | 3.5m |
| Distance from stop and yield signs | 3.5 - 5.0m |
| Distance from other signs | 2.0m |
| Distance from underground power lines | 1.0m |
| Distance from power hardware (pedestals, transformers) | 3.5m |
| Distance from gas & other services | 1.5m |
| Distance from shallow underground utilities | 1.0m |
| Distance from sanitary and storm sewers | 1.8m |
| Distance from water mains and services | 2.5m |
- Distance from overhead power utilities shall be as per the requirements established by the Utility Authority.
- | | |
|-----------------------|------|
| Arterial Roadway | |
| Median curb face | 2.0m |
| Boulevard curb face | 1.5m |
| Collector Residential | |
| Median curb face | 1.5m |
| Boulevard curb face | 1.5m |
| Local Roadways | |
| Median curb face | 1.5m |
| Boulevard curb face | 0.5m |
| Driveways | 1.0m |
| Sidewalks | 0.5m |
- * Any distances less than this are at the discretion of the City of Beaumont
- Maintain the minimum defined setbacks from utilities for all excavations.
 - All tree / shrub excavation closer than the minimum distance to underground utilities shall be hand-dug. The contractor will be responsible for notifying the consultant and affected utility representatives to review and approve all hand-dug excavations. Affected utility representatives must be present to supervise all hand-dug excavations.
 - Prevent damage to fencing, plant materials, natural features, benchmarks, buildings, pavement, curbs, culverts, and utilities, and make good any changes.
 - No metal tree stakes to be used within one (1) meter of a power

BYLAW REQUIREMENTS

MUNICIPAL INFORMATION: 6206 - 29 Avenue, BEAUMONT

LEGAL DESCRIPTION: LOT 10A, BLOCK 1, PLAN 202 1479

EXISTING ZONE: C - COMMERCIAL DISTRICT

LOT 10A AREA: 1943 m² BUILDING FOOTPRINT: 963 m² SITE COVERAGE 49.5%

MINIMUM LANDSCAPE REQUIREMENTS:
 LOT 10A AREA: 1943.0 m²
 3 TREES FOR LOTS < 2,500 m² 5 SHRUBS FOR LOTS < 2,500 m²
 REQUIRED TREES: 3 REQUIRED SHRUBS: 5

PARKING REQUIREMENTS:
 MINIMUM 1 TREE & 3 SHRUBS / PARKING ISLAND. ALL PARKING PLANTING REQUIREMENTS MET IN PHASE 1 DEVELOPMENT

TOTAL PHASE 2 - LOT 10A PLANTING REQUIREMENTS:
 MINIMUM TREES: 3
 MINIMUM SHRUBS: 5

PROPOSED PLANT MATERIALS:
 TREES: 6
 SHRUBS: 15

TOTAL SOFT LANDSCAPED AREA: 145 m²
TOTAL HARD SURFACED (CONCRETE / ASPHALT) AREA: 835 m²

PLANTING SCHEDULE

Key	Qty	Common Name	Botanical Name	Size	Remarks
Trees					
A	2	Swiss Stone Pine	<i>Pinus cembra</i>	2500mm ht.	W.B. single leader/ specimen
B	1	Swedish Columnar Aspen	<i>Populus tremulata 'Erecta'</i>	50mm cal.	W.B. single leader/ specimen
C	3	Bur Oak	<i>Quercus macrocarpa</i>	50mm cal.	W.B. single leader/ specimen
Shrubs					
a	11	Summer Wine Ninebark	<i>Physocarpus opulifolius 'Seward'</i>	450-600mm ht.	#5 container / specimen
b	4	Albion Currant	<i>Ribes missouriense 'Albion'</i>	450-600mm ht.	#5 container / specimen

REPLACED DO NOT USE - FOR RECORDS ONLY

REVISION APPROVED ON AUGUST 16, 2024 BY DEVELOPMENT AUTHORITY ALESHIA INGRAM FOR CHANGE OF EXTERIOR MATERIALS AND LOCATION OF WALL OPENINGS ONLY

ATTENTION
 This drawing is prepared for the sole use of Luthind Enterprises Inc.
 No representations of any kind are made by Rockel Designs or its employees to any party with whom Rockel Designs does not have a contract.

WARNING
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Rockel Designs assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

The Contractor is to verify all dimensions and report any discrepancies. This drawing is the property of Rockel Designs. Copies are not to be made without written consent.

NOT FOR CONSTRUCTION

REISSUED FOR DEVELOPMENT PERMIT JUNE 23, 2022

00	03	06/23/22	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
00	02	05/02/22	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
00	01	04/07/22	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
00	00	01/03/22	ISSUED FOR DEVELOPMENT PERMIT	CR	CR
Rev	Issued	M/D/Y	DESCRIPTION	CHKD	DRAWN

Revisions / Issued For

Consultants

Seal



Scale: 1:150 Job No.: 1000.0011.01

Date: JUNE 23, 2022 Drawn by: CR

Checked by: CR Designed by: CR

Project: BEAUMONT COMMERCIAL - APARTMENT DEVELOPMENT

6206 - 29 AVENUE BEAUMONT

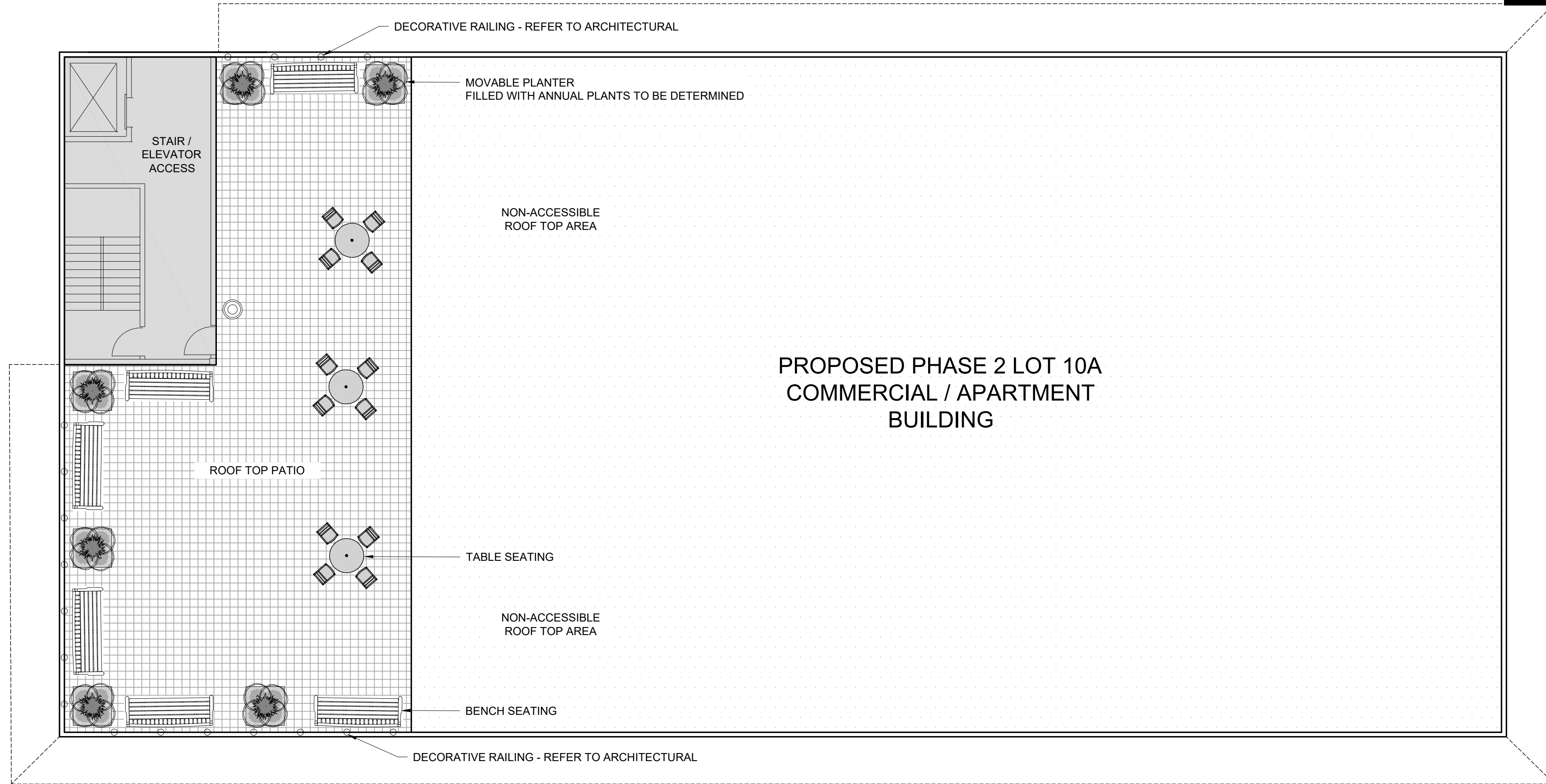


REPLACED DO NOT USE - FOR RECORDS ONLY

NOT FOR CONSTRUCTION

LEGEND

- BENCH SEATING - PRODUCT TO BE CONFIRMED
WASTE RECEPTACLE - PRODUCT TO BE CONFIRMED
TABLE SEATING - PRODUCT TO BE CONFIRMED
MOVEABLE PLANT POTS - PRODUCT TO BE CONFIRMED FILLED WITH ANNUAL PLANTINGS TO BE CONFIRMED



SITE FURNISHING EXAMPLES - FOR DISCUSSION



PROPOSED SITE AND ROOFTOP BENCH EXAMPLE - TO BE CONFIRMED
DU MOR SITE FURNISHING (OR APPROVED EQUAL)
AVAILABLE FROM - PARKWORKS
12824 - 141 STREET, EDMONTON, AB.
PHONE: (800) 667-4264

BENCH
MODEL: PLASTIC BENCH 57
COLOURS: TO BE DETERMINED



PROPOSED SITE AND ROOFTOP WASTE RECEPTACLE EXAMPLE - TO BE CONFIRMED
DU MOR SITE FURNISHING (OR APPROVED EQUAL)
AVAILABLE FROM - PARKWORKS
12824 - 141 STREET, EDMONTON, AB.
PHONE: (800) 667-4264

WASTE RECEPTACLE
MODEL: STEEL RECEPTACLE 107 W/ BONNET TO ASH URN
COLOURS: TO BE DETERMINED



PROPOSED BIKE RACK EXAMPLE - TO BE CONFIRMED
DU MOR SITE FURNISHING (OR APPROVED EQUAL)
AVAILABLE FROM - PARKWORKS
12824 - 141 STREET, EDMONTON, AB.
PHONE: (800) 667-4264

BENCH
MODEL: BICYCLE RACK 290-00/S-2
COLOURS: TO BE DETERMINED

ROOF TOP FURNISHING EXAMPLES - FOR DISCUSSION



PROPOSED ROOFTOP TABLE SEATING - TO BE CONFIRMED
DU MOR SITE FURNISHING (OR APPROVED EQUAL)
AVAILABLE FROM - PARKWORKS
12824 - 141 STREET, EDMONTON, AB.
PHONE: (800) 667-4264

TABLE
MODEL: 4 SEAT - 42" DIA. TABLE 267 - 40TX
COLOURS: TO BE DETERMINED



PROPOSED ROOF TOP PLANTER EXAMPLES - TO BE CONFIRMED
MAGLIN SITE FURNISHING (OR APPROVED EQUAL)
4303 9TH STREET CALGARY, AB.
CONTACT JACKIE NIELSEN
PHONE: (888) 271-8666

PLANTERS
MODEL #: 1500 SERIES
COLOUR: TO BE DETERMINED
ANNUAL PLANTING TO BE CONFIRMED

ALBERTA ONE-CALL
1-800-242-3447

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REISSUED FOR DEVELOPMENT PERMIT
JUNE 23, 2022

Revision table with columns for Rev, Issued, M/D/Y, Description, CHKD, DRAWN

Revisions / Issued For

Consultants

Seal



#15 51511 RR 264
Spruce Grove, Alberta, T7Y 1C7
Ph: 780-918-0349

Scale: AS NOTED Job No.: 1000.0011.01

Date: JUNE 23, 2022 Drawn by: CR

Checked by: CR Designed by: CR

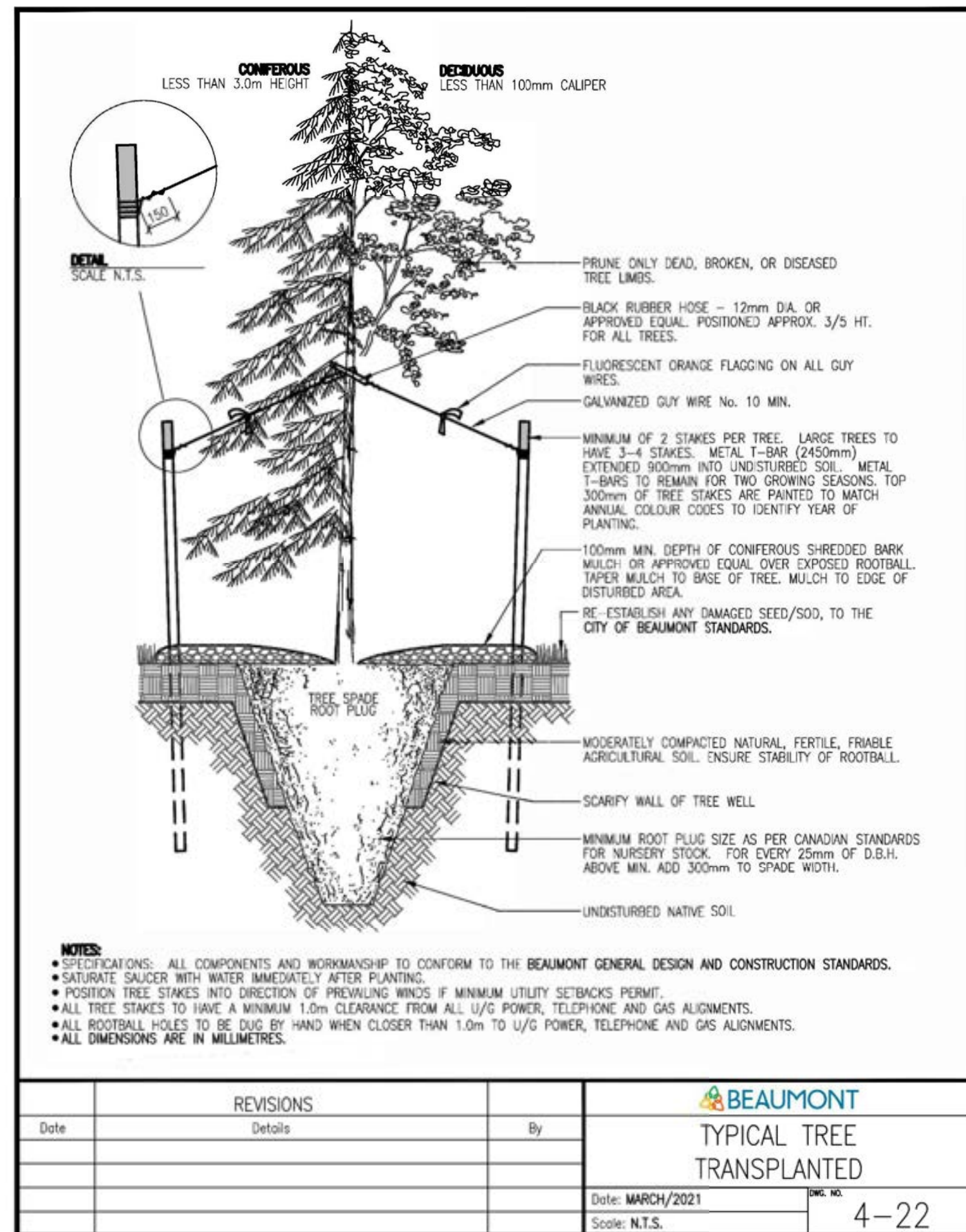
Project:
BEAUMONT COMMERCIAL - APARTMENT DEVELOPMENT

6206 - 29 AVENUE
BEAUMONT

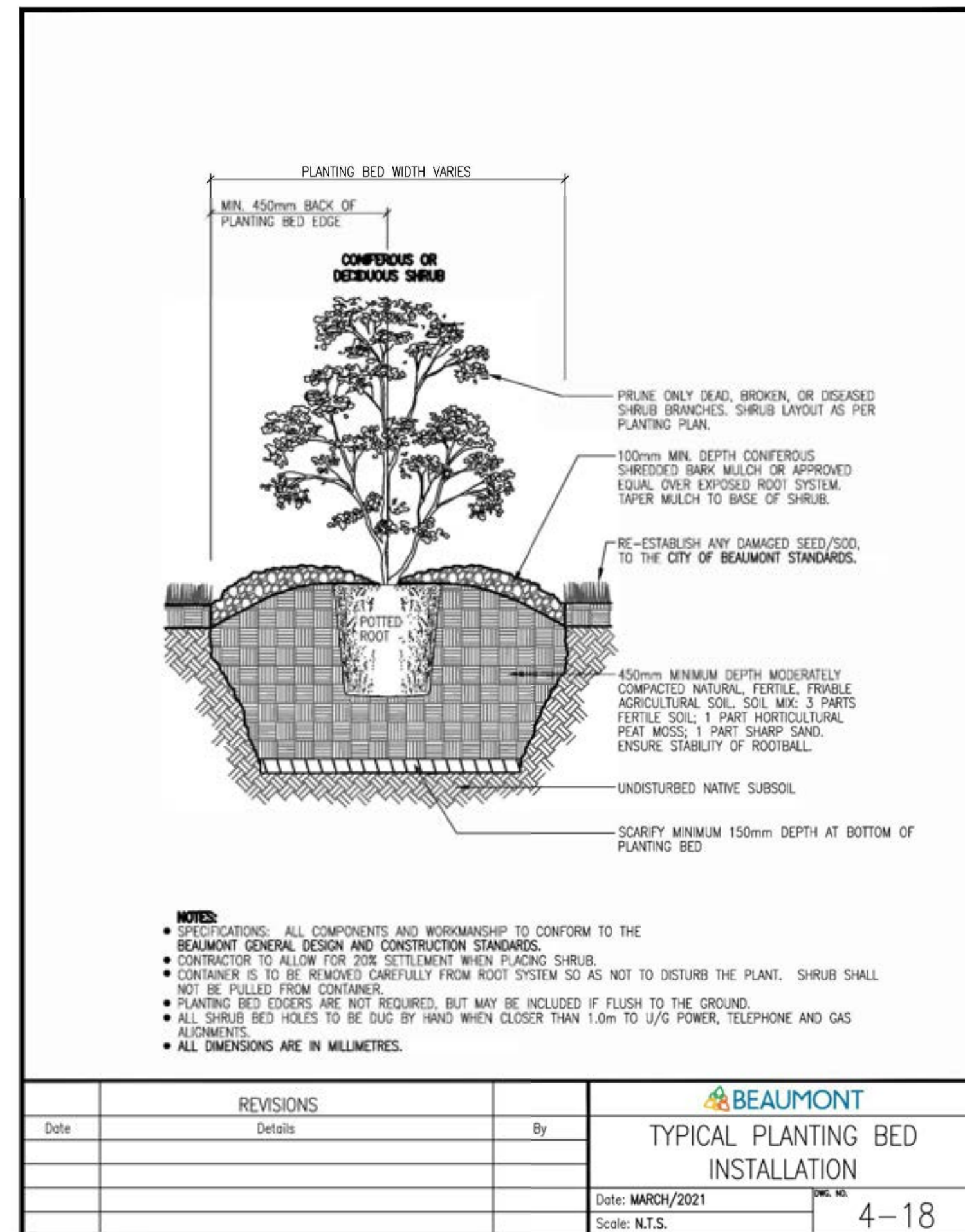
Drawing: Sheet:

ROOFTOP PATIO & PLANTING DETAILS L2
Revision 00

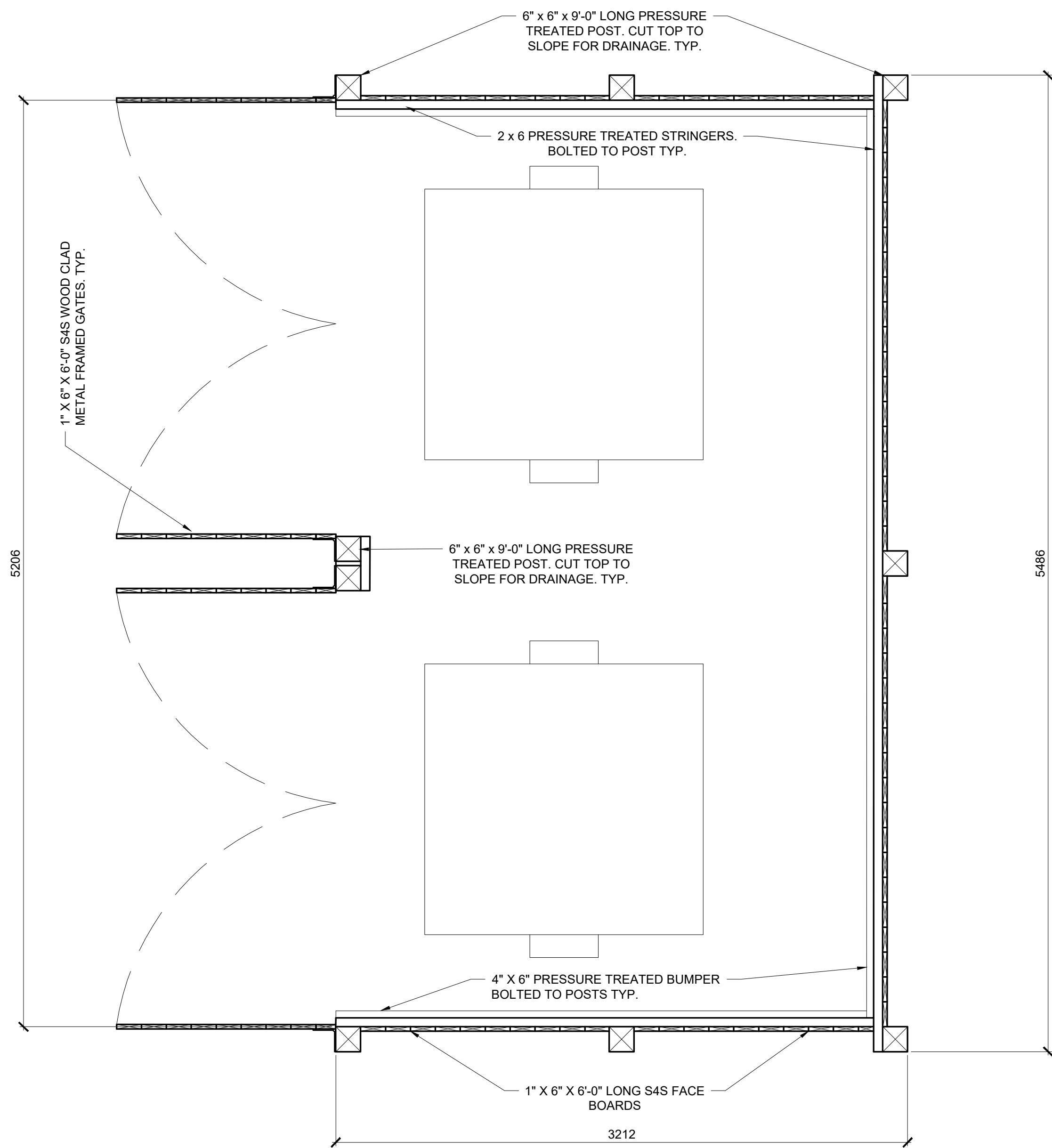
ROOF TOP PATIO PLAN (FOR INFORMATION ONLY)
SCALE 1:100



1 TYPICAL TREE PLANTING
SCALE: N.T.S.



2 TYPICAL SHRUB PLANTING
SCALE: N.T.S.

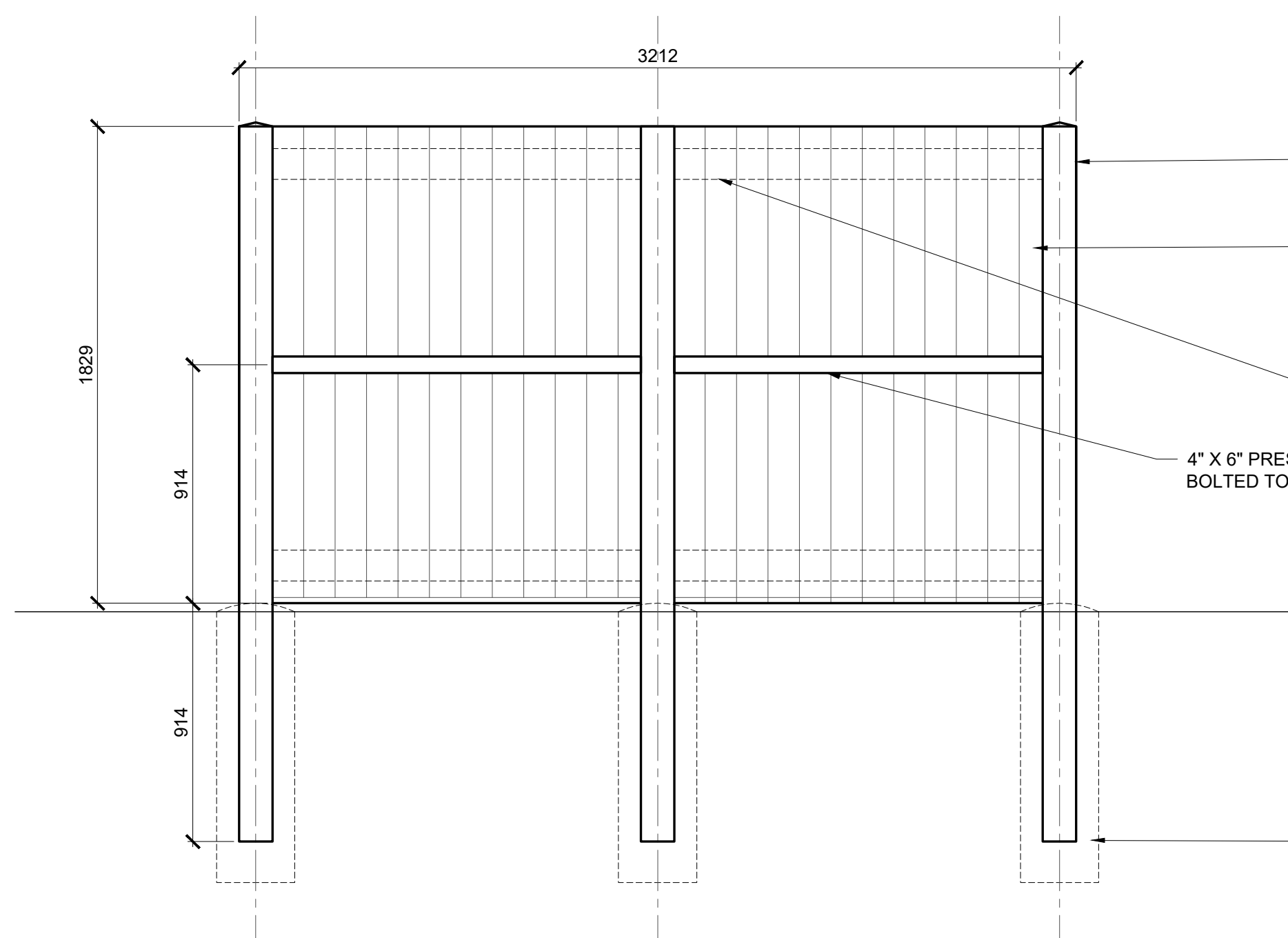


LAYOUT PLAN

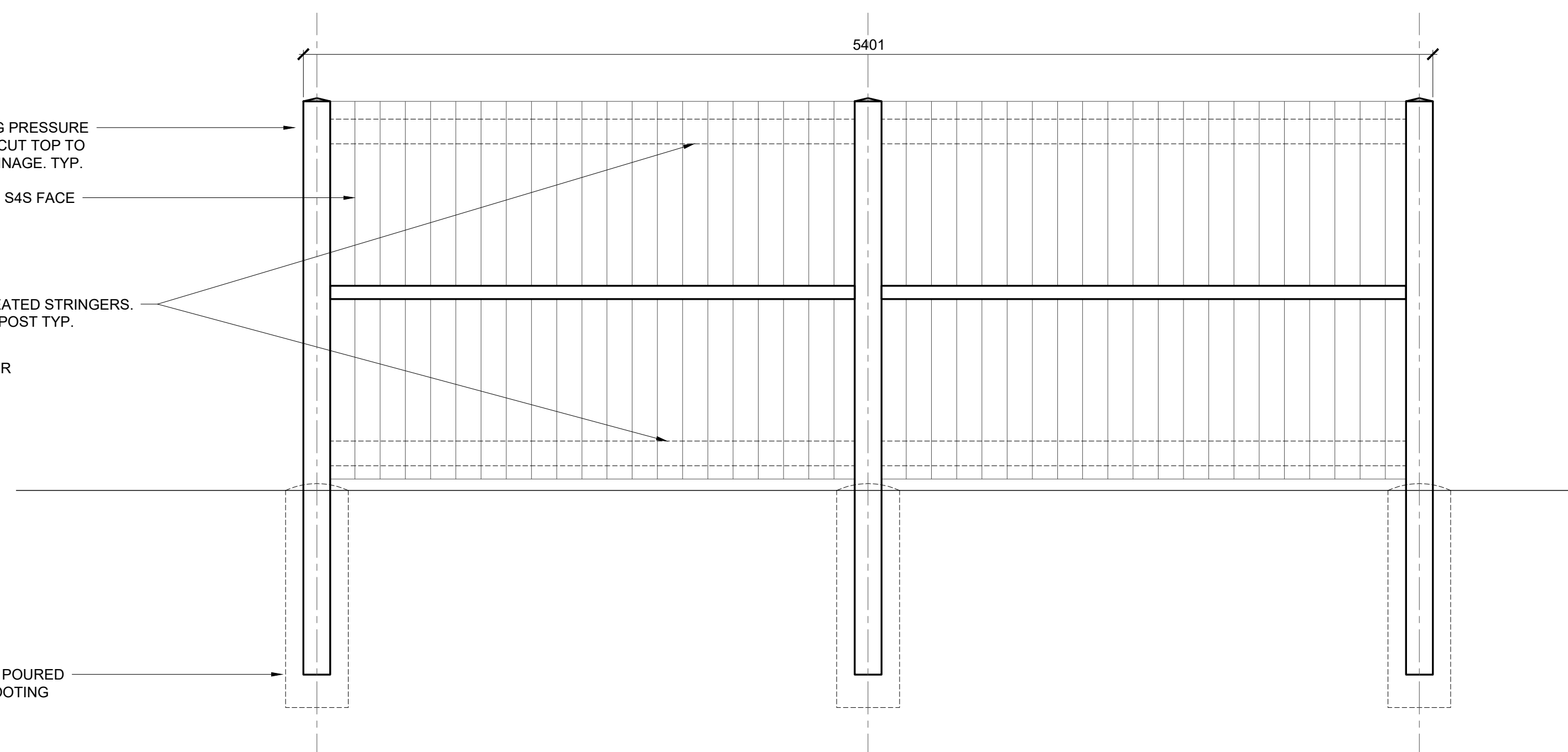
NOT FOR CONSTRUCTION

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- NOTES:
- WASTE ENCLOSURE TO BE PAINTED WITH A MINIMUM OF 2 COATS EXTERIOR STAIN PRIOR TO INSTALLATION. ALL MARKS TO BE TOUCHED UP AFTER CONSTRUCTION.
 - COLOUR TO MATCH GREY STUCCO SIDING OF BUILDING - COLOUR TO BE DETERMINED.
 - ALL DIMENSIONS IN MILLIMETRES.



SIDE ELEVATION



BACK ELEVATION

ALBERTA ONE-CALL
1-800-242-3447

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REISSUED FOR DEVELOPMENT PERMIT
JUNE 23, 2022

Rev	Issued	M/D/Y	DESCRIPTION	CHKD	DRAWN
00	03	06/23/22	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
00	02	05/02/22	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
00	01	04/07/22	REISSUED FOR DEVELOPMENT PERMIT	CR	CR
00	00	01/03/22	ISSUED FOR DEVELOPMENT PERMIT	CR	CR

Revisions / Issued For

Consultants

Seal

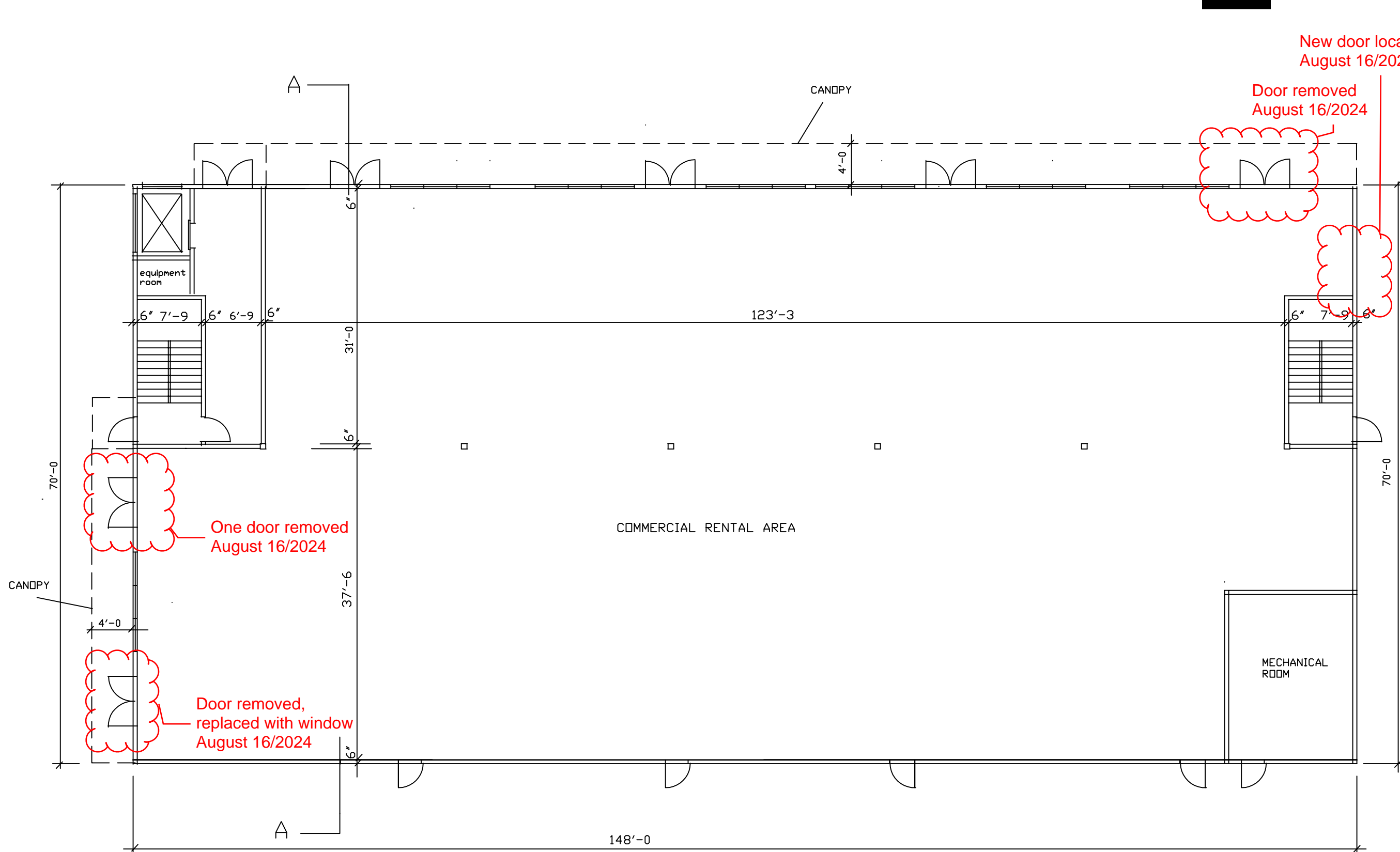


Scale: AS NOTED Job No.: 1000.0011.01
Date: JUNE 23, 2022 Drawn by: CR
Checked by: CR Designed by: CR

Project:
BEAUMONT COMMERCIAL - APARTMENT DEVELOPMENT
6206 - 29 AVENUE
BEAUMONT

Drawing: WASTE ENCLOSURE DETAILS Sheet: L3 00 Revision

REVISION APPROVED ON AUGUST 7, 2024
BY DEVELOPMENT AUTHORITY
ALESHIA INGRAM
FOR CHANGE OF EXTERIOR MATERIALS
AND LOCATION OF WALL OPENINGS ONLY



KENNETH R. POWLEY
ARCHITECT



COMMERCIAL/APARTMENT BUILDING
6206 - 29 Avenue
Beaumont, Alberta
MAIN FLOOR PLAN

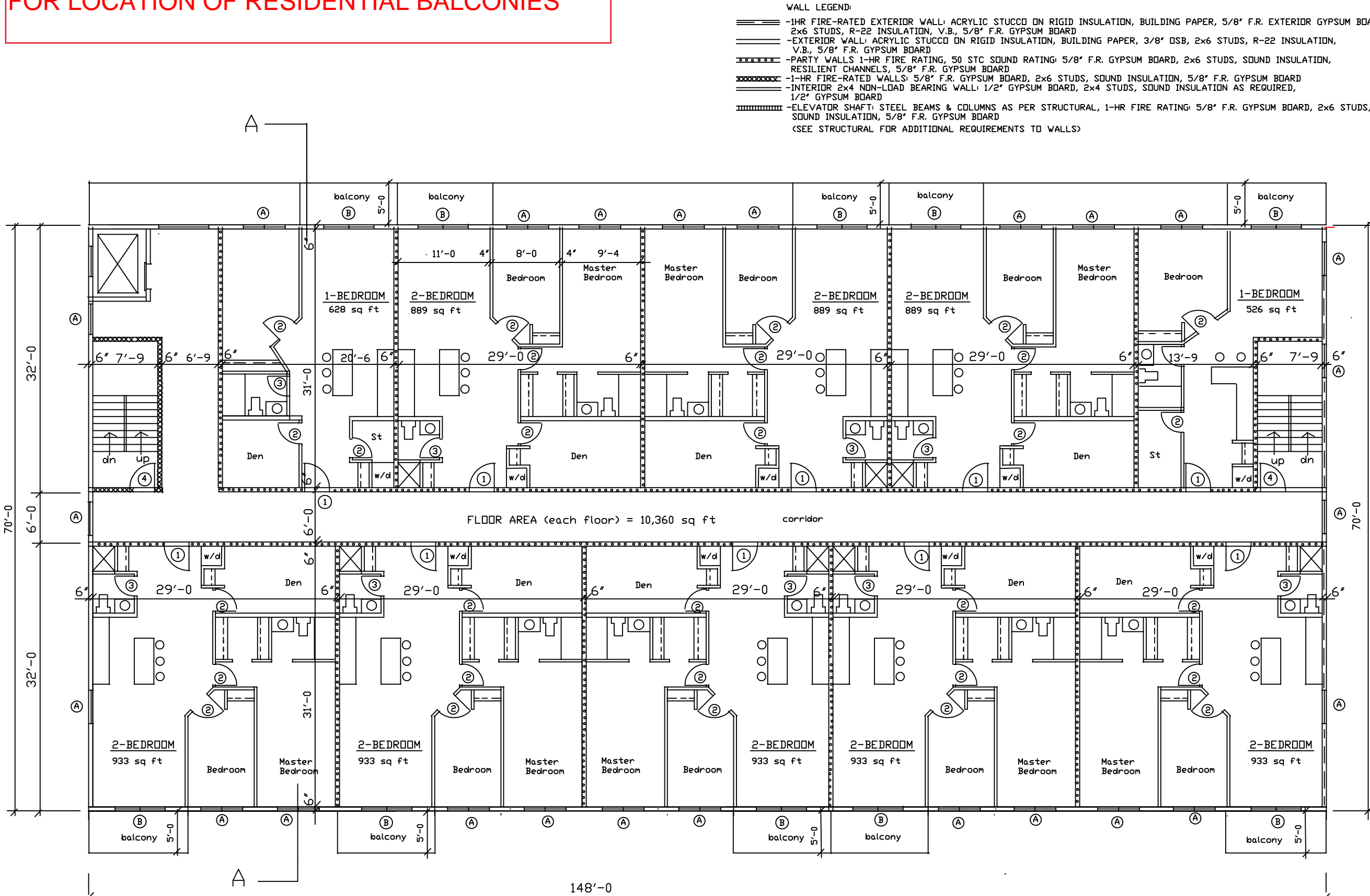
Nov 2021 krp

Job No 2123

A-2

MAIN FLOOR PLAN 1/8"=1'-0"

**REVISION APPROVED ON MAY 12, 2023
 BY DEVELOPMENT AUTHORITY
 ALESHIA INGRAM
 FOR LOCATION OF RESIDENTIAL BALCONIES**



KENNETH R. POWLEY
 ARCHITECT



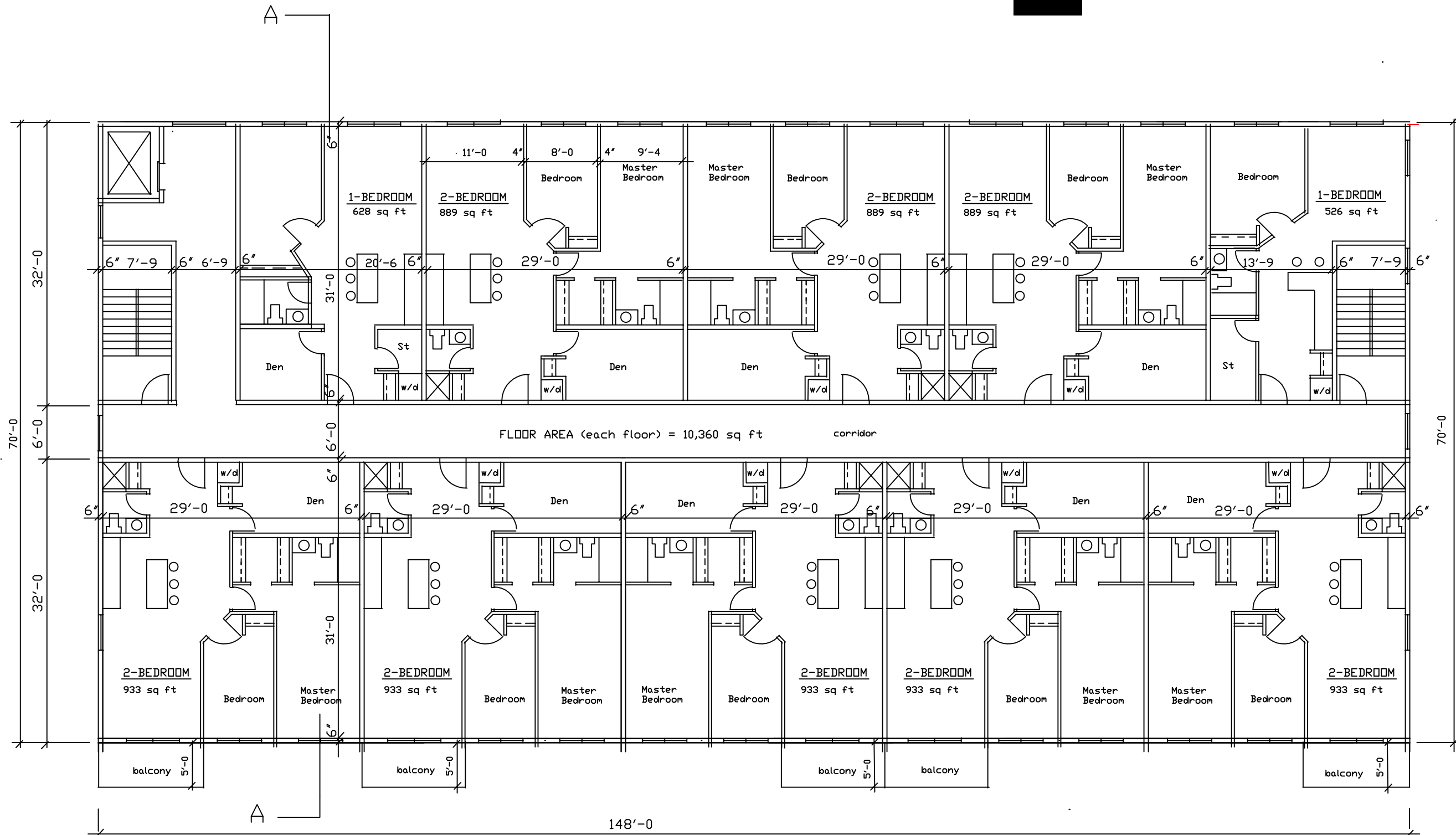
COMMERCIAL/APARTMENT BUILDING
 6206 - 29 Avenue
 Beaumont, Alberta
 SECOND, THIRD, FOURTH FLOORS

Nov 2021 krp

Job No 2123

A-3

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KENNETH R. POWLEY
ARCHITECT



COMMERCIAL/APARTMENT BUILDING
6206 - 29 Avenue
Beaumont, Alberta
SECOND, THIRD, FOURTH FLOORS

Nov 2021 krp

Job No 2123

A-3

REVISION APPROVED ON AUGUST 16, 2024
 BY DEVELOPMENT AUTHORITY
 ALESHIA INGRAM
 FOR CHANGE OF EXTERIOR MATERIALS AND
 LOCATION OF WALL OPENINGS ONLY



PROJECT INFORMATION

COMMERCIAL / APARTMENT BUILDING

6206 29 AVENUE
 BEAUMONT, ALBERTA

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ISSUED FOR	DATE
ISSUED FOR BUILDING PERMIT	06.12.2023
ISSUED FOR CONSTRUCTION	10.20.2023
REISSUED FOR DEVELOPMENT PERMIT AMENDMENT	07.31.2024

SCALE	As indicated
DATE	2024-08-05 12:47:14 PM
DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO.	2022010

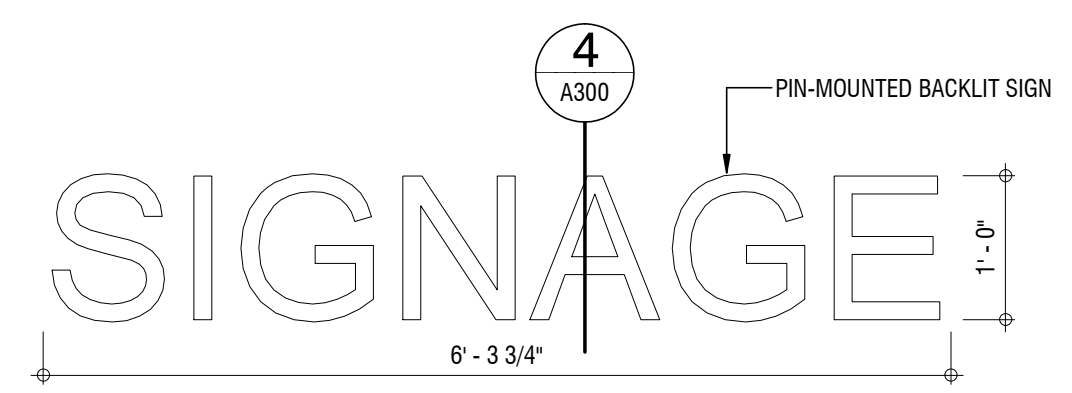
DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NO.

A300



1 NORTH ELEVATION
 A300 SCALE: 1/8" = 1'-0"



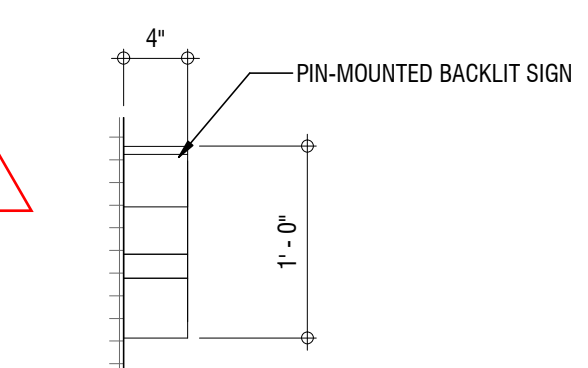
3 TYPICAL SIGNAGE ELEVATION
 A300 SCALE: 3/4" = 1'-0"



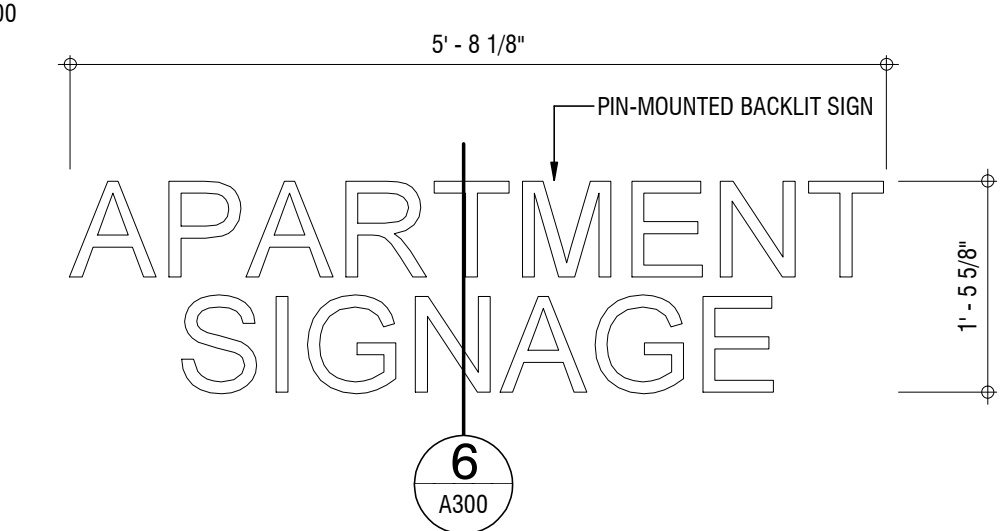
2 EAST ELEVATION
 A300 SCALE: 1/8" = 1'-0"

Elevation Code Legend

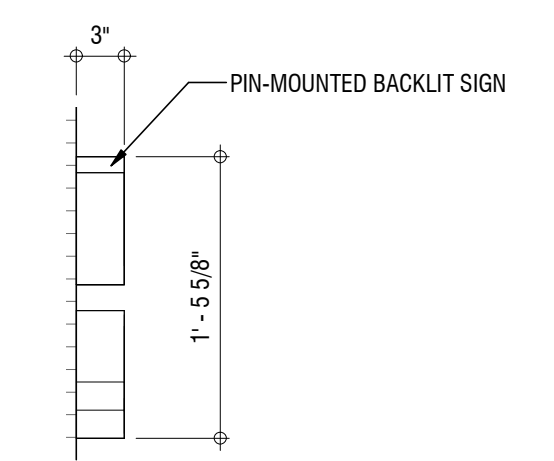
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- 2 PRE-FIN. METAL SIDING, MESA PANEL BY VERSA FRAME INC. COLOUR, COFFEE BROWN
- 3 PRE-FIN. METAL STANDING SEAM MANSARD ROOF BY VERSA FRAME INC. COLOUR, IRON ORE
- 4 WHITE PVC WINDOW TRIM
- 5 BLACK METAL BALCONY RAILING
- 6 (DELETED)
- 7 BLACK METAL RAILING
- 8 DARK BRONZE ANODIZED ALUMINUM WINDOW FRAME
- 9 DARK BRONZE ANODIZED ALUMINUM DOOR AND FRAME
- 10 PREFINISHED BALCONY DIVIDER - OPAQUE ACID-ETCHED GLASS, FRAME COLOUR TO MATCH BLACK RAILINGS
- 11 DARK GREY METAL DOOR AND FRAME
- 12 WINDOW WITH FIRE-RATED CLOSURE
- 13 PRE-FIN. METAL SOFFIT AND FASCIA BY VERSA FRAME INC. COLOUR, IRON ORE
- 14 NEW DRIVE-THROUGH WINDOW
- 15 SURFACE MOUNTED DIRECT DOWNWARD LIGHTING, SEE ELECTRICAL DRAWINGS



4 TYPICAL SIGNAGE DETAIL
 A300 SCALE: 1" = 1'-0"



5 APARTMENT SIGNAGE ELEVATION
 A300 SCALE: 3/4" = 1'-0"



6 SIGNAGE DETAIL
 A300 SCALE: 1" = 1'-0"

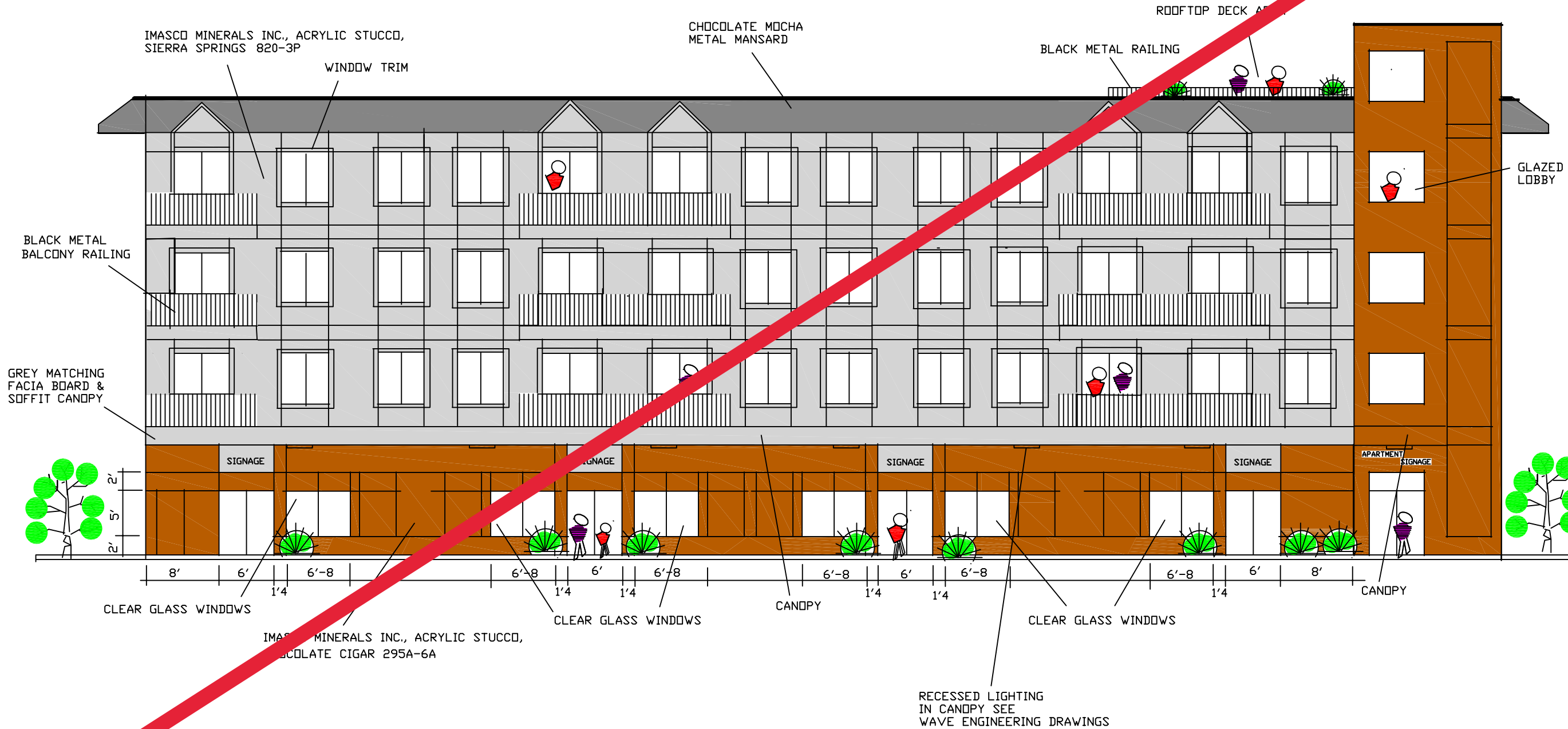
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SPATIAL SEPARATION REQUIREMENTS

- DISTANCE TO PROPERTY LINE 10'-8" (3.25m)
- MAIN FLOOR EXPOSING BUILDING FACE: 125' x 12'6" = 1562 sq ft (145 sq m) allows 24 % OPENINGS
 - 24% OF 1562 sq ft = 375sq ft
 - 368 sq ft of openings provided
- MOST RESTRICTIVE APARTMENT COMPARTMENT: 30' x 9' = 270 sq ft (25 sq m) allows 52% OPENINGS
 - 52% of 270 sq ft = 140 sq ft
 - 74 sq ft of openings provided
- MOST RESTRICTIVE APARTMENT ENTRANCE/ELEVATOR: 15' x 12'6" = 187 sq ft (17.3 sq m) allows 67% OPENINGS
 - 67% of 187 sq ft = 125 sq ft
 - 54 sq ft of openings provided

REVISION APPROVED ON MAY 12, 2023
BY DEVELOPMENT AUTHORITY
ALESHIA INGRAM
FOR LOCATION OF RESIDENTIAL BALCONIES AND
REDUCTION OF WINDOWS/DOORS ON MAIN FLOOR
AS PER BUILDING CODE REQUIREMENTS



NORTH ELEVATION

1/8"=1'-0"

KENNETH R. POWLEY
ARCHITECT



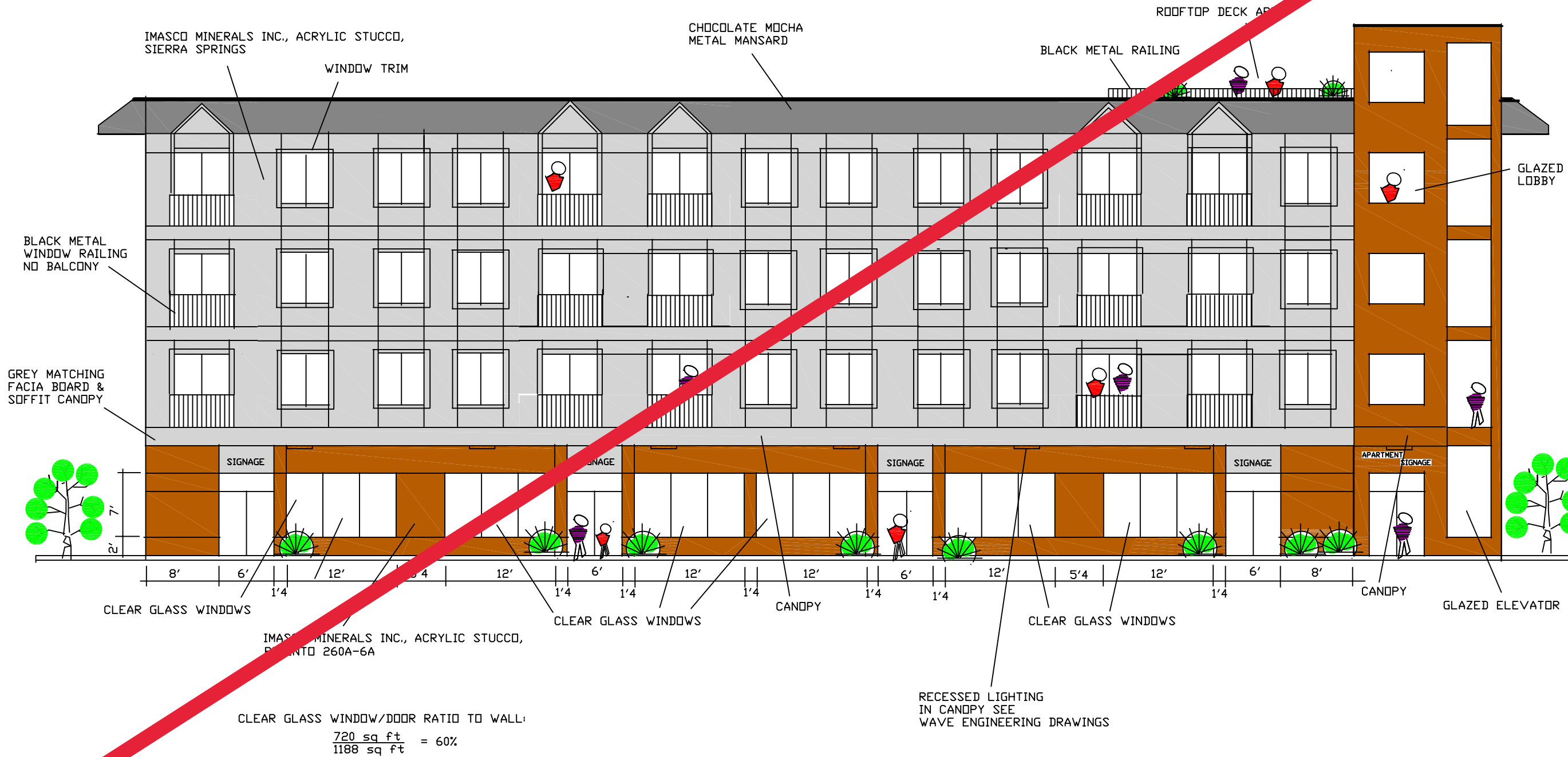
COMMERCIAL/APARTMENT BUILDING
6206 - 29 Avenue
Beaumont, Alberta
NORTH ELEVATION

Nov 2021 krp

Job No 2123

A-5

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ARCHITECT



COMMERCIAL/APARTMENT BUILDING
6206 - 29 Avenue
Beaumont, Alberta
NORTH ELEVATION

Nov 2021 krp

Job No 2123

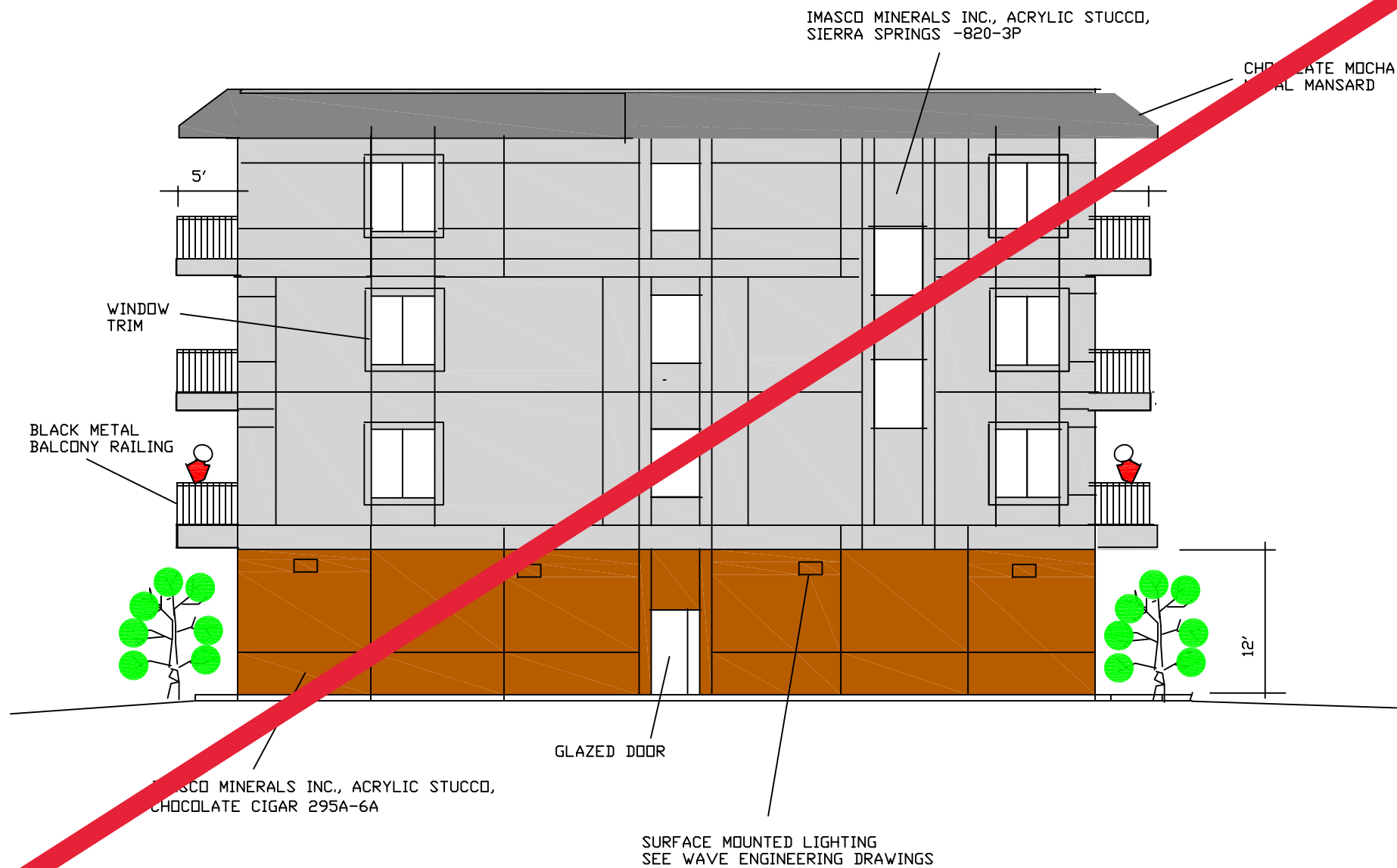
A-5

NORTH ELEVATION

1/8"=1'-0"

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REVISION APPROVED ON MAY 12, 2023
BY DEVELOPMENT AUTHORITY
ALESHIA INGRAM
FOR LOCATION OF RESIDENTIAL BALCONIES



EAST ELEVATION

1/8"=1'-0"

KENNETH R. POWLEY
ARCHITECT



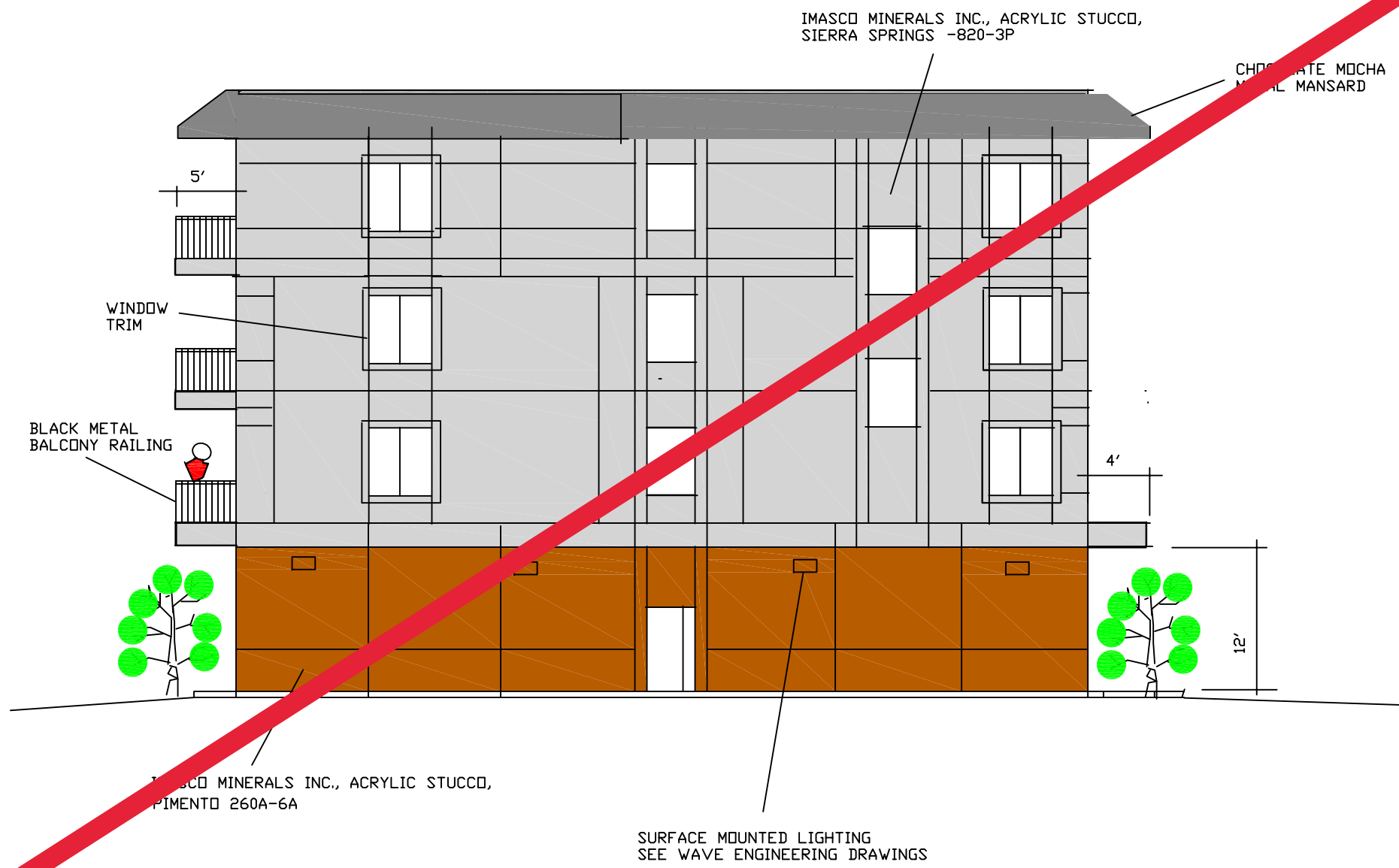
COMMERCIAL/APARTMENT BUILDING
6206 - 29 Avenue
Beaumont, Alberta
EAST ELEVATION

Nov 2021 krp

Job No 2123

A-7

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

KENNETH R. POWLEY
ARCHITECT



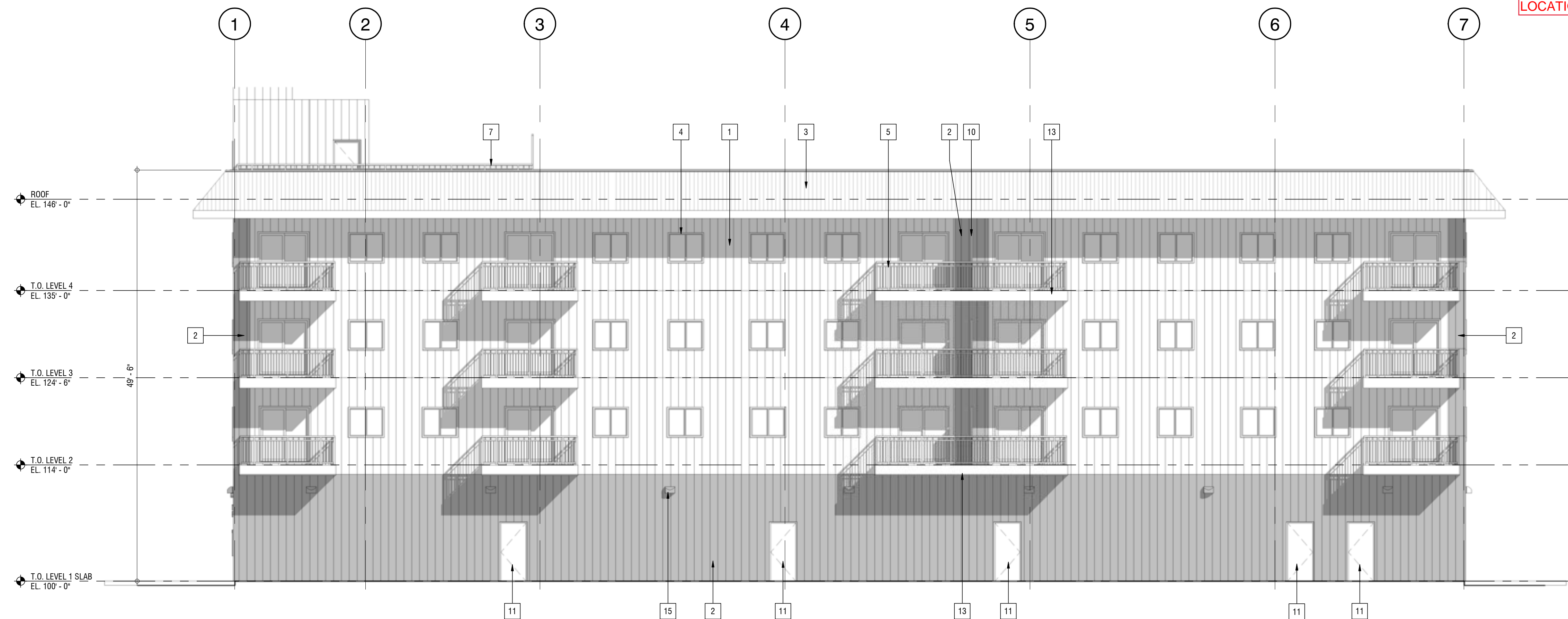
COMMERCIAL/APARTMENT BUILDING
6206 - 29 Avenue
Beaumont, Alberta
EAST ELEVATION

Nov 2021 krp

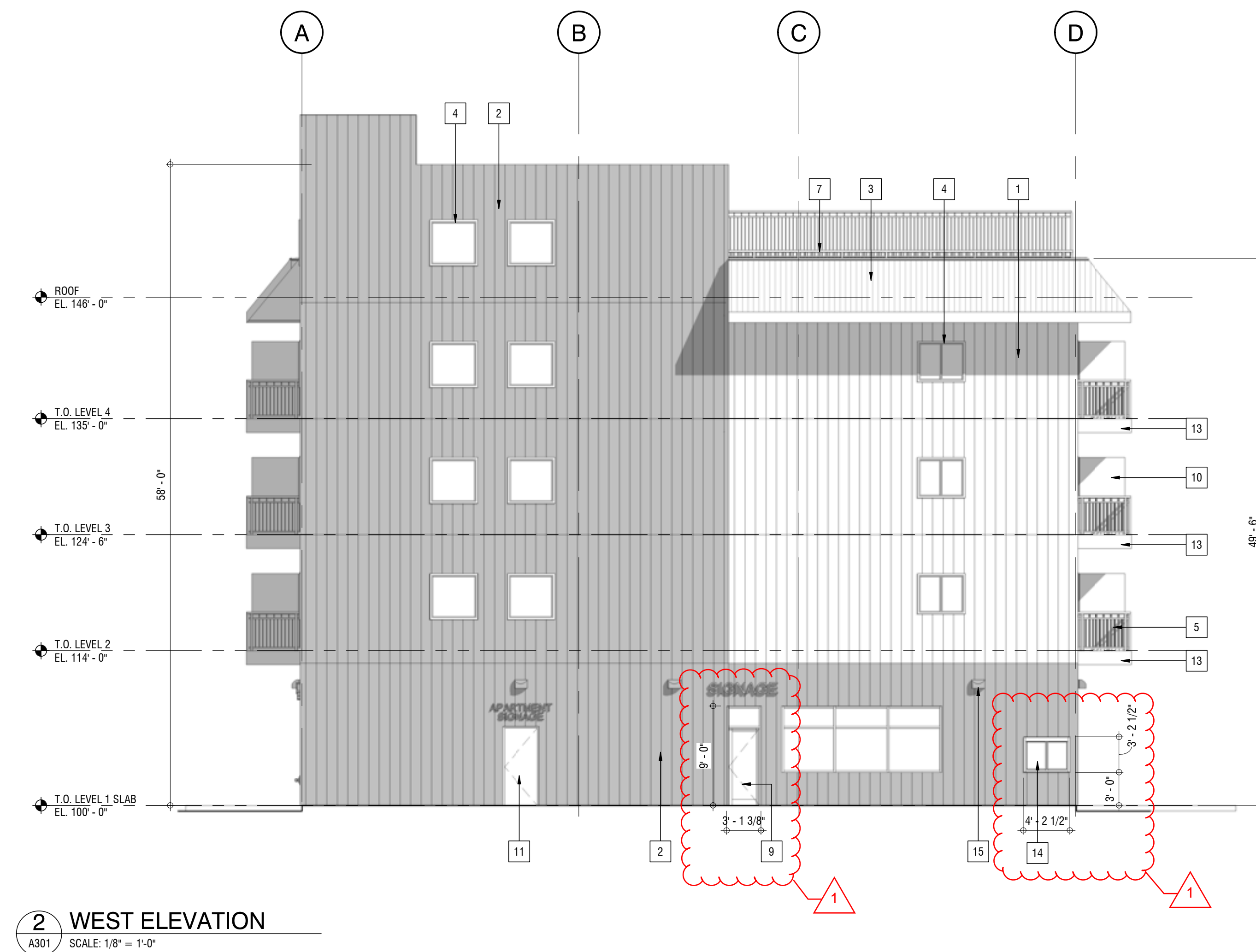
Job No 2123

A-7

REVISION APPROVED ON AUGUST 16, 2024
 BY DEVELOPMENT AUTHORITY
 ALESHIA INGRAM
 FOR CHANGE OF EXTERIOR MATERIALS AND
 LOCATION OF WALL OPENINGS ONLY



1 SOUTH ELEVATION
 A301 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
 A301 SCALE: 1/8" = 1'-0"

Elevation Code Legend	
1	PRE-FIN. METAL SIDING, MESA PANEL BY VERSA FRAME INC. COLOUR, BRIGHT WHITE
2	PRE-FIN. METAL SIDING, MESA PANEL BY VERSA FRAME INC. COLOUR, COFFEE BROWN
3	PRE-FIN. METAL STANDING SEAM MANSARD ROOF BY VERSA FRAME INC. COLOUR, IRON ORE
4	WHITE PVC WINDOW TRIM
5	BLACK METAL BALCONY RAILING
6	(DELETED)
7	BLACK METAL RAILING
8	DARK BRONZE ANODIZED ALUMINUM WINDOW FRAME
9	DARK BRONZE ANODIZED ALUMINUM DOOR AND FRAME
10	PRE-FINISHED BALCONY DIVIDER - OPAQUE ACID-ETCHED GLASS, FRAME COLOUR TO MATCH BLACK RAILINGS
11	DARK GREY METAL DOOR AND FRAME
12	WINDOW WITH FIRE-RATED CLOSURE
13	PRE-FIN. METAL SOFFIT AND FASCIA BY VERSA FRAME INC. COLOUR, IRON ORE
14	NEW DRIVE-THROUGH WINDOW
15	SURFACE MOUNTED DIRECT DOWNWARD LIGHTING, SEE ELECTRICAL DRAWINGS

PROJECT INFORMATION

COMMERCIAL /
 APARTMENT
 BUILDING

6206 29 AVENUE
 BEAUMONT, ALBERTA

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ISSUED FOR	DATE
ISSUED FOR BUILDING PERMIT	06.12.2023
ISSUED FOR CONSTRUCTION	10.20.2023
REISSUED FOR DEVELOPMENT PERMIT AMENDMENT	07.31.2024

SCALE As indicated
 DATE 2024-08-09 9:57:21 AM
 DRAWN BY Author
 CHECKED BY Checker
 PROJECT NO. 2022010

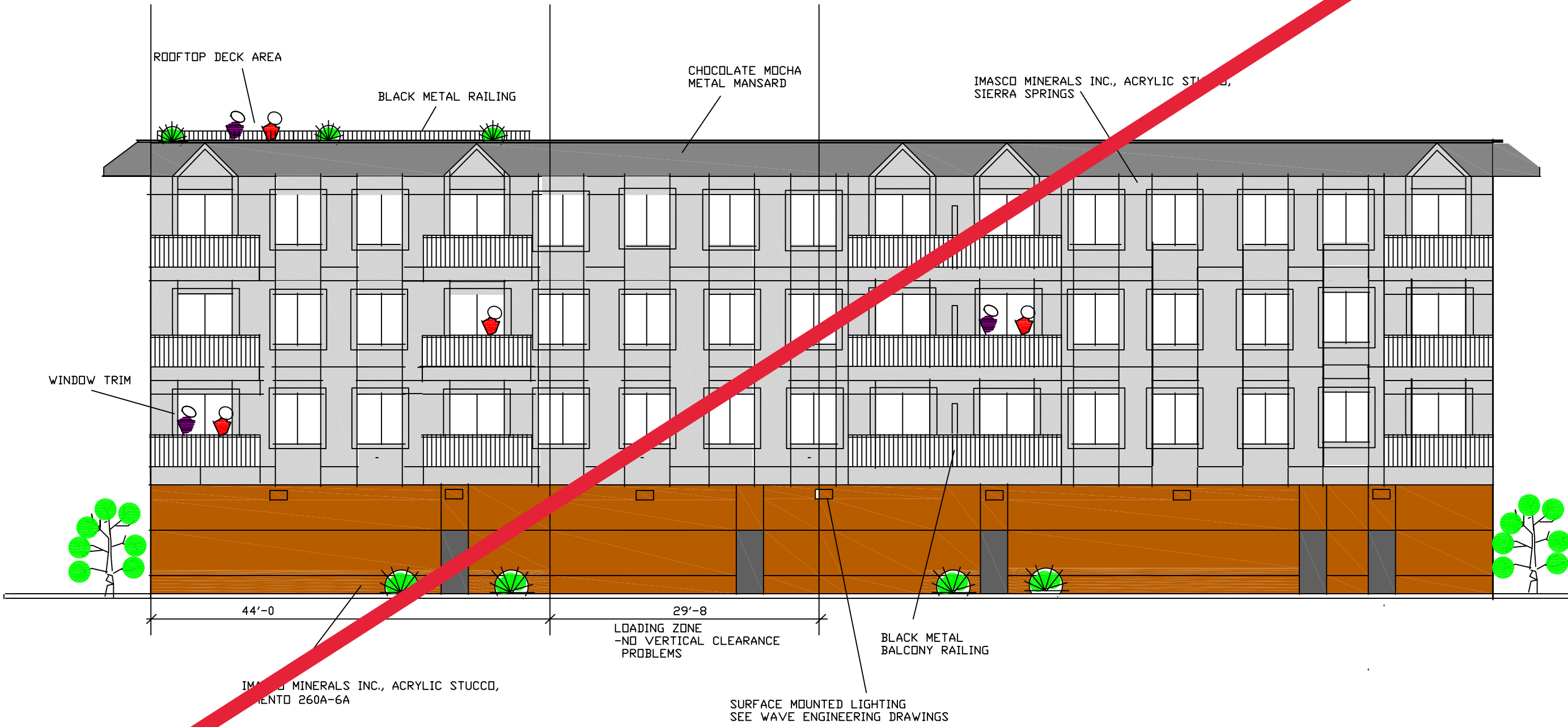
DRAWING TITLE
 EXTERIOR ELEVATIONS

DRAWING NO.

A301

\\ds220\mas\Project\Folder\2022\2022010 Beaumont Mixed Use\4 Working\4_3 CAD\Revit\2022010_Base_A.rvt

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KENNETH R. POWLEY
ARCHITECT



COMMERCIAL/APARTMENT BUILDING
6206 - 29 Avenue
Beaumont, Alberta
SOUTH ELEVATION

Nov 2021 krp
Job No 2123

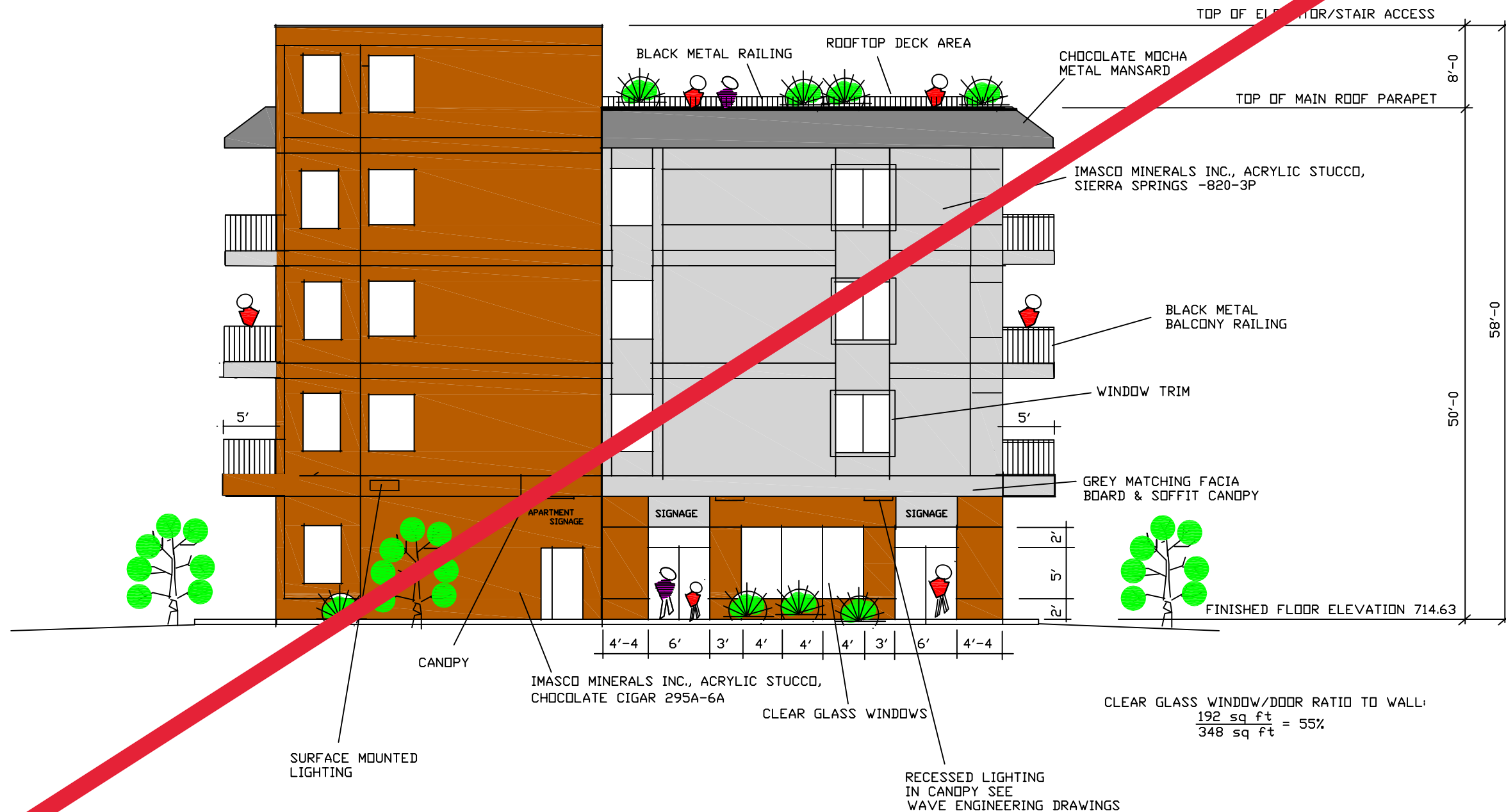
A-6

SOUTH ELEVATION

1/8"=1'-0"

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BY DEVELOPMENT AUTHORITY
ALESHIA INGRAM
FOR LOCATION OF RESIDENTIAL BALCONIES**



CLEAR GLASS WINDOW/DOOR RATIO TO WALL:
 $\frac{192 \text{ sq ft}}{348 \text{ sq ft}} = 55\%$

WEST (front) ELEVATION 1/8"=1'-0"

KENNETH R. POWLEY
ARCHITECT



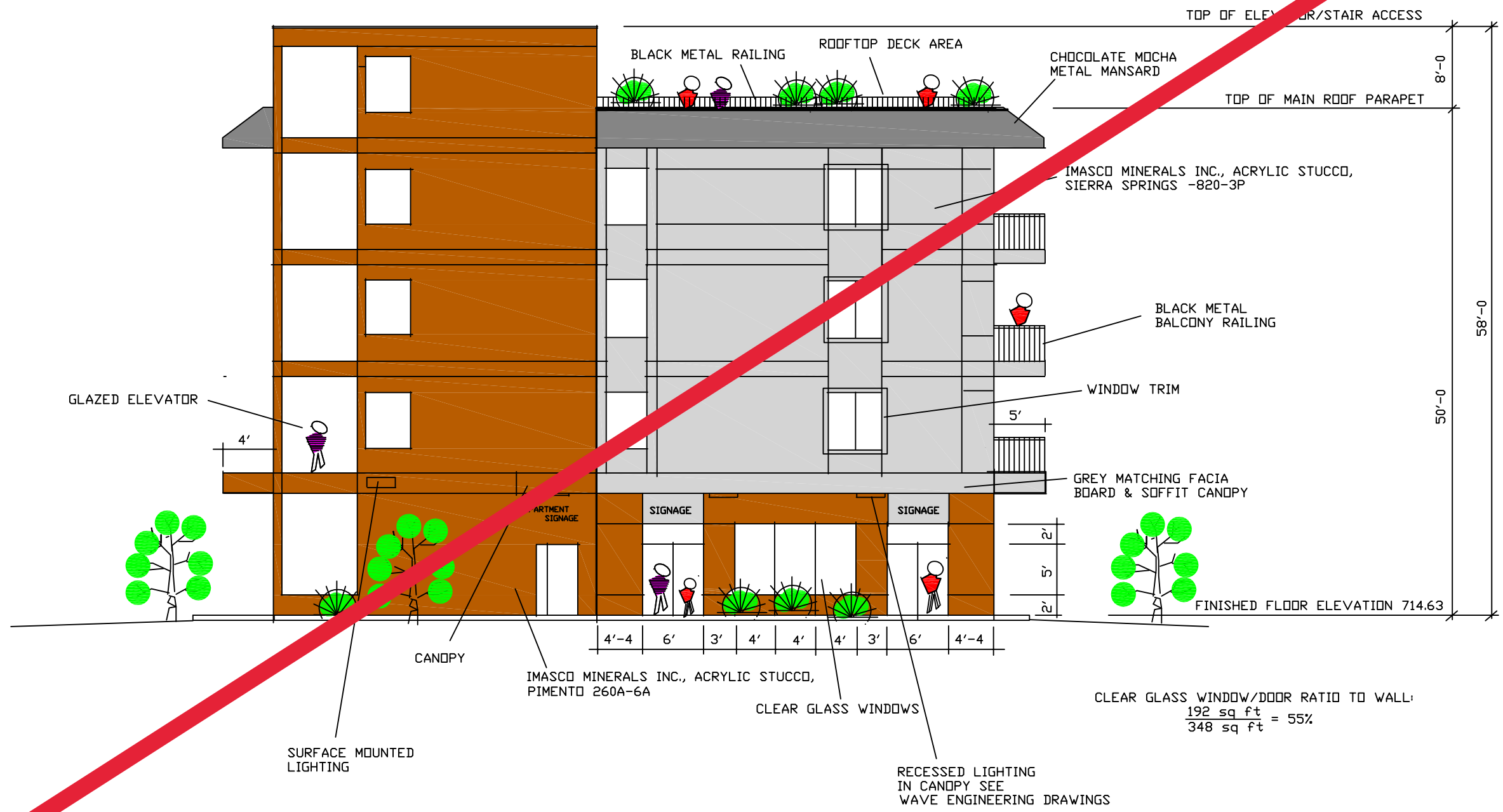
COMMERCIAL/APARTMENT BUILDING
 6206 - 29 Avenue
 Beaumont, Alberta
 WEST (front) ELEVATION

Nov 2021 krp

Job No 2123

A-4

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WEST (front) ELEVATION 1/8"=1'-0"

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COMMERCIAL/APARTMENT BUILDING
6206 - 29 Avenue
Beaumont, Alberta
WEST (front) ELEVATION

Nov 2021 krp

Job No 2123

A-4

REVISION APPROVED ON AUGUST 7, 2024
 BY DEVELOPMENT AUTHORITY
 ALESHIA INGRAM
 FOR CHANGE OF EXTERIOR MATERIALS AND
 LOCATION OF WALL OPENINGS ONLY



Wall Construction

W1 - PRE-FINISHED VERTICAL METAL SIDING
 - BUILDING PAPER
 - 3/8" OSB WALL SHEATHING
 - 2X8 WOOD STUDS - REFER TO STRUCTURAL FOR SPACING
 - R22 BATT INSULATION
 - 6mil POLY VAPOUR BARRIER
 - 5/8" TYPE 'X' GYPSUM BOARD
 1 HR. F.R.R. - NBC AE 2019 APPENDIX 'A' TABLE 9.10.3.1. A
 WALL ASSEMBLY EW1a'

W2 - PRE-FINISHED VERTICAL METAL SIDING
 - BUILDING PAPER
 - 3/8" OSB WALL SHEATHING
 - 2X6 STAGGERED WOOD STUDS ON 2X8 PLATE - REFER TO STRUCTURAL FOR SPACING
 - R28 BATT INSULATION
 - 6mil POLY VAPOUR BARRIER
 - 5/8" TYPE 'X' GYPSUM BOARD
 1 HR. F.R.R. - NBC AE 2019 APPENDIX 'A' TABLE 9.10.3.1. A
 WALL ASSEMBLY EW1a'

Partition Construction

P1 - 1/2" GYPSUM BOARD
 - 2X4 WOOD FRAMING - REFER TO STRUCTURAL DRAWINGS FOR SPACING
 - 1/2" GYPSUM BOARD

P2 - 5/8" TYPE 'X' GYPSUM BOARD
 - 2X6 WOOD STUDS @ 16" O.C.
 - ACOUSTIC BATT INSULATION TO FILL STUD CAVITY
 - 5/8" TYPE 'X' GYPSUM BOARD
 UP TO 1HR F.R.R. NBC AE 2019 APPENDIX 'A' TABLE A-9.10.3.1.A,
 WALL ASSEMBLY 'W1a'

P3 - 5/8" TYPE 'X' GYPSUM BOARD
 - 2X4 WOOD FRAMING - REFER TO STRUCTURAL DRAWINGS FOR SPACING
 - ACOUSTIC BATT INSULATION TO FILL STUD CAVITY
 - 1" AIR SPACE
 - 2X4 WOOD FRAMING - REFER TO STRUCTURAL DRAWINGS FOR SPACING
 - ACOUSTIC BATT INSULATION TO FILL STUD CAVITY
 - 5/8" TYPE 'X' GYPSUM BOARD
 UP TO 1HR F.R.R. NBC AE 2019 APPENDIX 'A' TABLE A-9.10.3.1.A,
 WALL ASSEMBLY 'W13a'

P4 - 5/8" TYPE 'X' GYPSUM BOARD
 - 2X4 WOOD STUDS @ 16" O.C.
 - ACOUSTIC BATT INSULATION TO FILL STUD CAVITY
 - 5/8" TYPE 'X' GYPSUM BOARD
 UP TO 1HR F.R.R. NBC AE 2019 APPENDIX 'A' TABLE A-9.10.3.1.A,
 WALL ASSEMBLY 'W1a'

Roof Construction

R1 - BUILT-UP ROOFING
 - 3/8" SHEATHING
 - ENGINEERED ROOF TRUSSES
 - R60 BATT INSULATION
 - 6mil POLY VAPOUR BARRIER
 - RESILIENT METAL CHANNELS @ 16" O.C.
 - 5/8" TYPE 'X' GYPSUM BOARD
 1 HR F.R.R., ULC NO. P554

R2 - BUILT-UP ROOFING
 - 3/8" SHEATHING
 - 11 7/8" I-JOIST - REFER TO STRUCTURAL
 - R60 BATT INSULATION
 - 6mil POLY VAPOUR BARRIER
 - RESILIENT METAL CHANNELS @ 16" O.C.
 - 5/8" TYPE 'X' GYPSUM BOARD
 1 HR F.R.R., ULC NO. P554

R3 - SIMILAR TO R1 WITH CONCRETE PAVERS

Floor Construction

F1 - CONC. SLAB ON GRADE - REFER TO STRUCTURAL DRAWINGS
 - UNDER SLAB VAPOUR RETARDER
 - COMPACTED SUB-BASE - REFER TO STRUCTURAL DRAWINGS

F2 - 1" GYPCRETE TOPPING
 - 23/32" OSB T&G SUBFLOOR
 - SUPPORTING STRUCTURES - REFER TO STRUCTURAL DRAWINGS
 - 6" ACOUSTIC MINERAL WOOD INSULATION
 - RESILIENT METAL CHANNELS @ 16" O.C.
 - 5/8" TYPE 'X' GYPSUM BOARD
 1 HR. F.R.R. - NBC AE 2019 APPENDIX 'A' TABLE 9.10.3.1. A
 FLOOR ASSEMBLY F14'

F2a THIRD FLOOR AND FOURTH FLOOR
 - FLOOR FINISH ON 1" MINERAL AND FIBER BOARD
 - 23/32" OSB T&G SUBFLOOR
 - SUPPORTING STRUCTURES - REFER TO STRUCTURAL DRAWINGS
 - 6" ACOUSTIC MINERAL WOOD INSULATION
 - RESILIENT METAL CHANNELS @ 16" O.C.
 - 5/8" TYPE 'X' GYPSUM BOARD
 1 HR. F.R.R. - ULC NO. M508

NECB Analysis

1. BASIC BUILDING INFORMATION:
 • PROJECT CITY: BEAUMONT
 • CLIMATE ZONE (H.D.D.): 7A
 • BUILDING AREA (sq.m): 962

2. COMPLIANCE PATH:
 DESCRIPTIVE TRADE-OFF PERFORMANCE
 • SEPARATE REPORT AS PREPARED BY ALPAHTEC ENERGY INC.

RSI VALUES

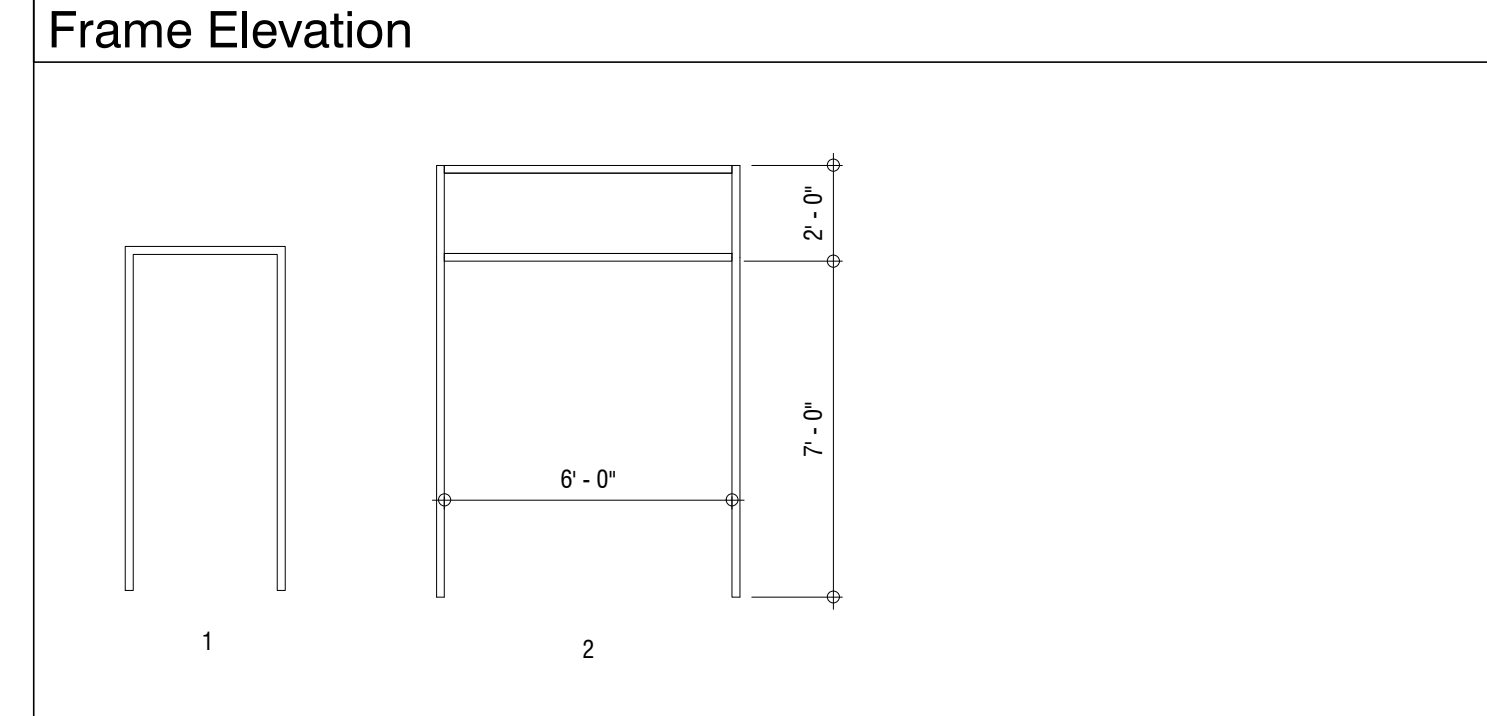
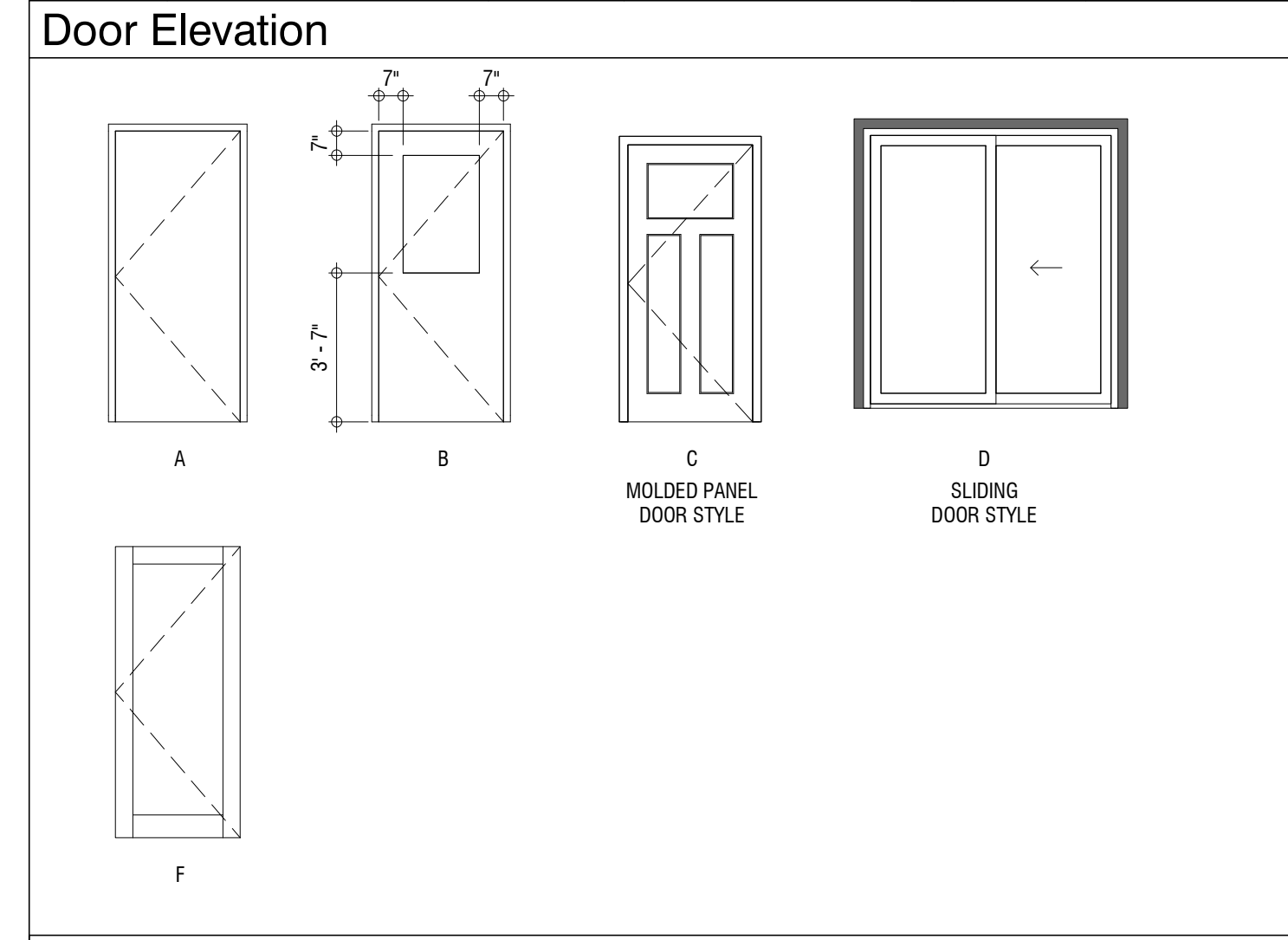
EXTERIOR WALLS = R16.04 (RSI 2.82)
 ROOF = R50.89 (RSI 8.96)

Door Schedule Notes

1. PAINT DOORS AS PER OWNER'S SPECIFICATIONS
 2. GLAZING TO BE RATED 45MINS

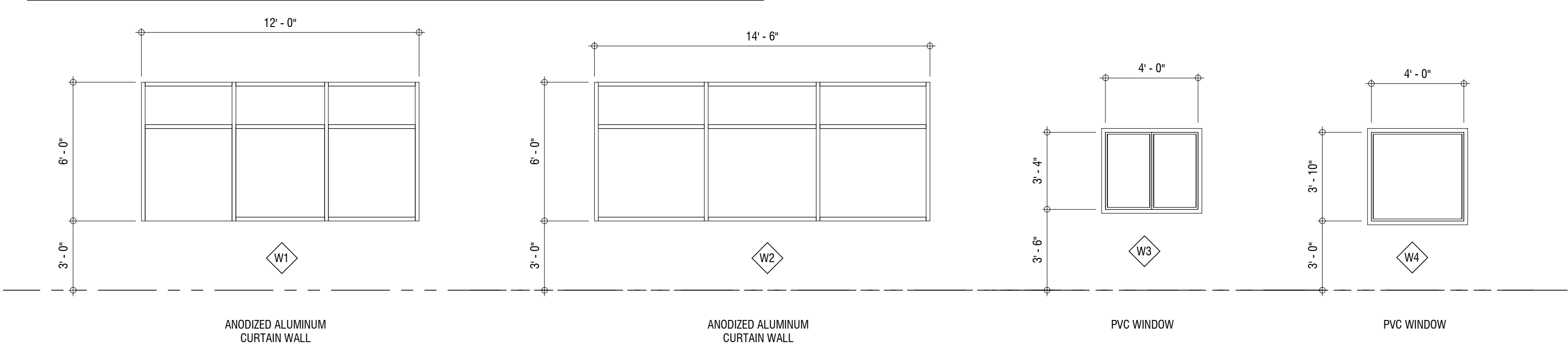
Door Material Legend

ABBREVIATION	MATERIAL	ABBREVIATION	MATERIAL	ABBREVIATION	MATERIAL
HM	HOLLOW METAL	IHM	INSULATED HOLLOW METAL	SCW	SOLID-CORE WOOD
HCW	HOLLOW-CORE WOOD	AL	ALUMINUM		
PS	PRESSED STEEL FRAME	PT-	PAINT FINISH		
AN	FACTORY ANODIZED	IGL	INSULATED GLAZING UNIT		
GL	CLEAR GLAZING	TGL	TEMPERED GLAZING		
TIGL	TEMPERED INSULATED GLAZING UNIT	FGL	FIRE-RESISTANT GLAZING		



Door and Frame Schedule

DOOR NO.	DOOR				FRAME		DOOR GLAZING	FIRE LABEL	HARDWARE TYPE	REMARKS
	TYPE	WIDTH	HEIGHT	MAT'L FINISH	TYPE	MAT'L FINISH				
D1	A	3'-0"	6'-8"	HM	PT	1	PS	PT		
D2	C	2'-8"	6'-8"	HCW	PT				45 MIN.	
D3	C	2'-8"	6'-8"	HCW	PT					
D4	C	2'-6"	6'-8"	HCW	PT					
D100	F	6'-0"	7'-0"	AL	AN	2	AL	AN		
D102	A	3'-0"	7'-0"	HM	PT	1	PS	PT	45 MIN.	
D103a	A	3'-0"	7'-0"	HM	PT	1	PS	PT		
D103b	A	3'-0"	7'-0"	HM	PT	1	PS	PT	45 MIN.	
D104a	F	6'-0"	7'-0"	AL	AN	2	AL	AN		
D104b	F	6'-0"	7'-0"	AL	AN	2	AL	AN		
D104c	F	6'-0"	7'-0"	AL	AN	2	AL	AN		
D104d	F	6'-0"	7'-0"	AL	AN	2	AL	AN		
D104e	A	3'-0"	7'-0"	HM	PT	1	PS	PT		
D104f	A	3'-0"	7'-0"	HM	PT	1	PS	PT		
D104g	A	3'-0"	7'-0"	HM	PT	1	PS	PT		
D104h	A	3'-0"	7'-0"	HM	PT	1	PS	PT		
D105	A	3'-0"	7'-0"	HM	PT	1	PS	PT		
D107	A	3'-0"	7'-0"	HM	PT	1	PS	PT		
D201	B	3'-0"	7'-0"	HM	PT	1	PS	PT	FGL 45 MIN.	
D202	B	3'-0"	7'-0"	HM	PT	1	PS	PT	FGL 45 MIN.	
D301	B	3'-0"	7'-0"	HM	PT	1	PS	PT	FGL 45 MIN.	
D302	B	3'-0"	7'-0"	HM	PT	1	PS	PT	FGL 45 MIN.	
D401	B	3'-0"	7'-0"	HM	PT	1	PS	PT	FGL 45 MIN.	
D402	B	3'-0"	7'-0"	HM	PT	1	PS	PT	FGL 45 MIN.	
D501	B	3'-0"	7'-0"	HM	PT	1	PS	PT	FGL 45 MIN.	
D502	A	3'-0"	7'-0"	HM	PT	1	PS	PT		
D503		3'-6"	7'-0"							
D504		3'-0"	7'-0"							



WINDOW TYPES

PROJECT INFORMATION

COMMERCIAL / APARTMENT BUILDING

6206 29 AVENUE
 BEAUMONT, ALBERTA

This drawing supersedes previous issues. Do not scale these drawings.
 Verify all dimensions, elevations and details, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centerline of demising walls, unless noted otherwise on the drawing.
 The Contract Documents (Drawings and Specifications) are complementary, what is required by one shall be as binding as required by all.
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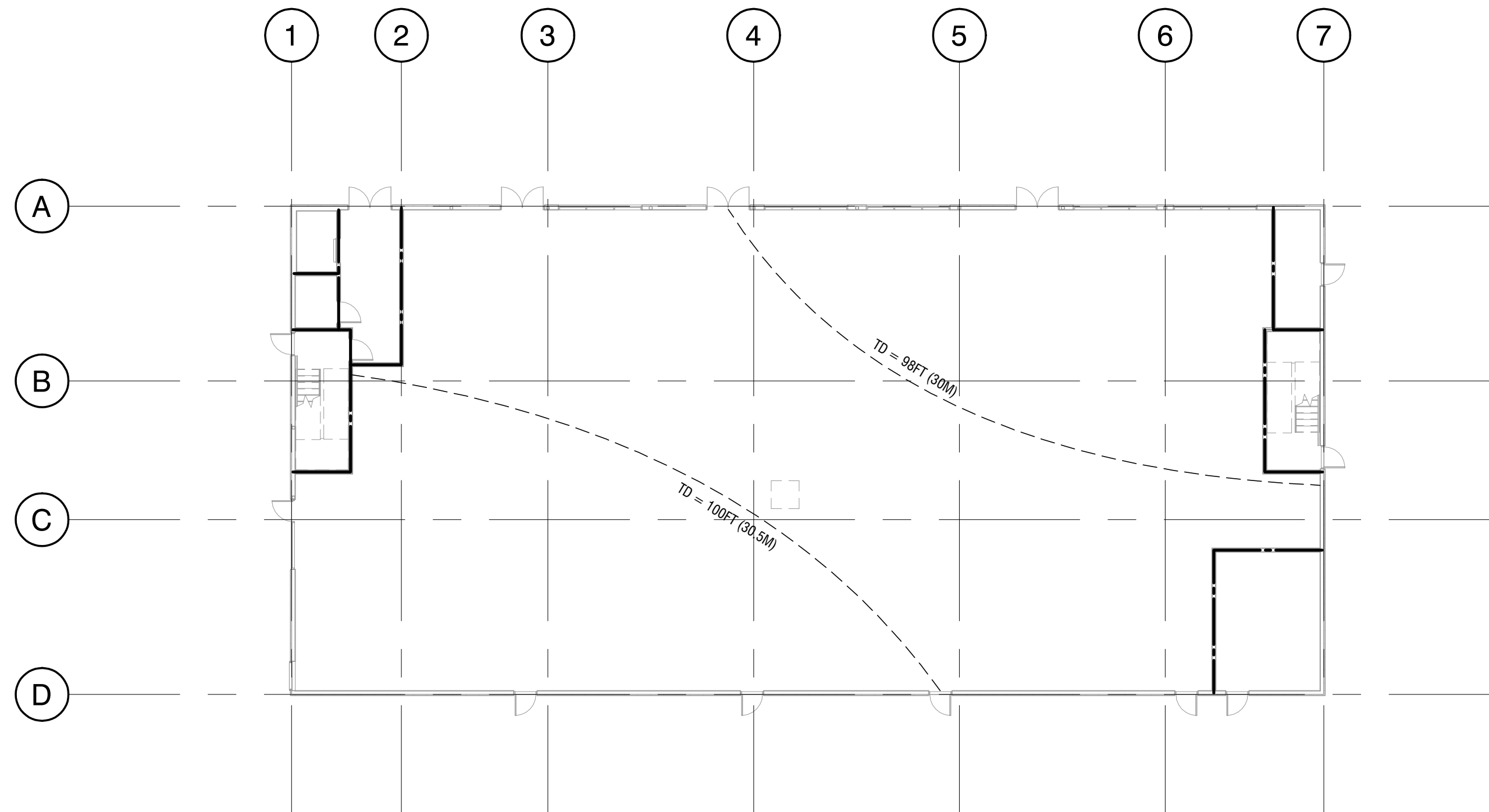
ISSUED FOR	DATE
ISSUED FOR BUILDING PERMIT	06.12.2023
ISSUED FOR CONSTRUCTION	10.20.2023
REISSUED FOR BUILDING PERMIT AMENDMENT	08.01.2024

SCALE	As indicated
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DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO.	2022010

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SCHEDULES

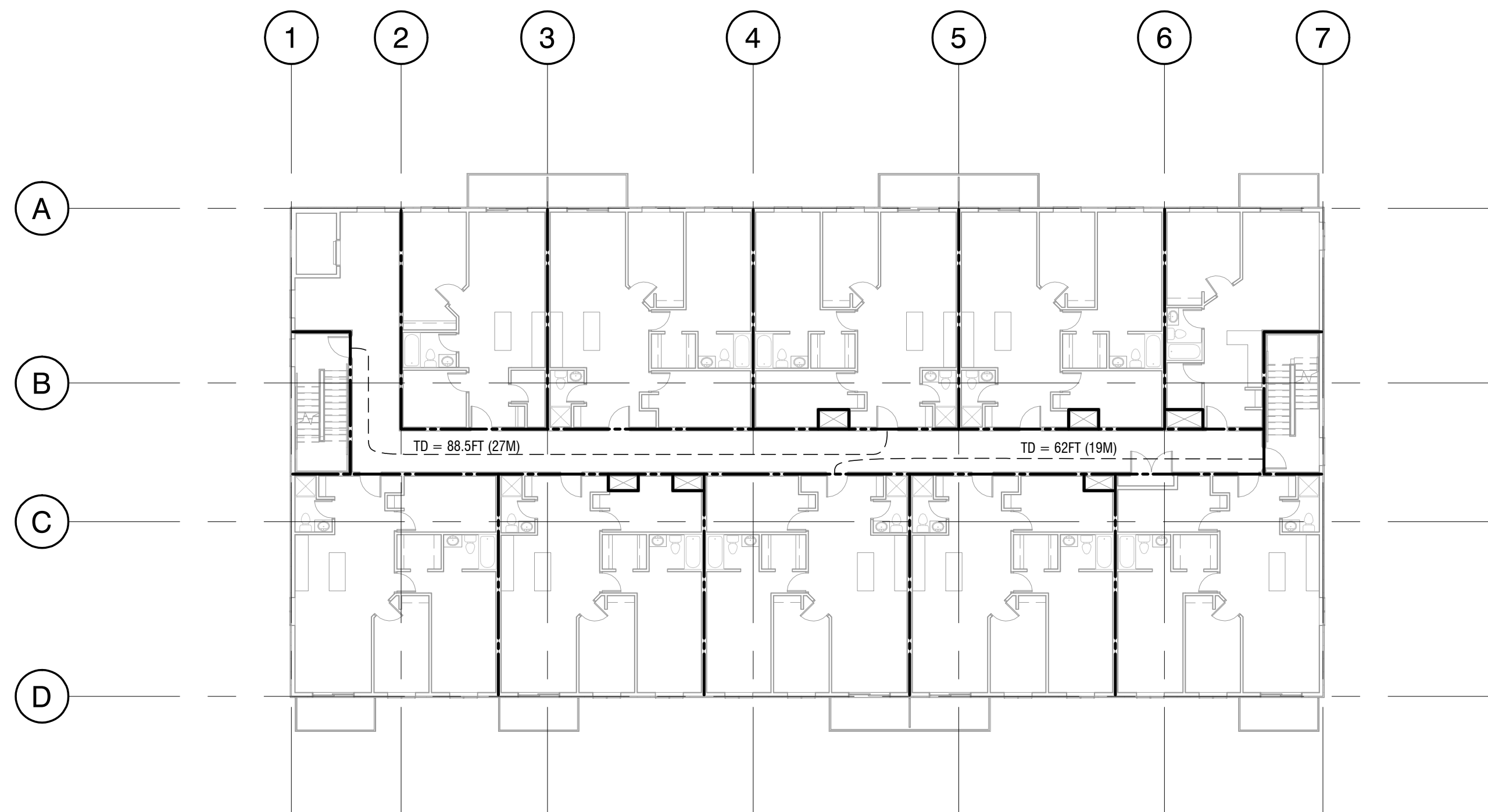
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A003

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1 MAIN FLOOR - FIRE SEPARATION AND EXITING PLAN

A004 SCALE: 1/16" = 1'-0"
A003



2 2ND TO 4TH FLOOR - FIRE SEPARATION AND EXITING PLAN

A004 SCALE: 1/16" = 1'-0"
A003

Fire Rating - Legend

----- INDICATES 1 HOUR RATING

Building Code Analysis

THE CONSTRUCTION PROCEDURES OUTLINED IN THESE DOCUMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING CODE ALBERTA EDITION 2019 AND ITS SUPPLEMENTS.

1. PROJECT DESCRIPTION

THIS CODE ANALYSIS DESCRIBES THE CONSTRUCTION OF A 4-STORY COMMERCIAL/RESIDENTIAL BUILDING. NBC AE 2019 PARTS 3, 4, 5, 6, 7, & 8 OF DIVISION B WILL APPLY TO THE BUILDINGS (DIVISION A 1.3.3.2.)

2. BUILDING USE & OCCUPANCY MAJOR OCCUPANCIES:

- GROUP D - BUSINESS AND PERSONAL SERVICES OCCUPANCY
- GROUP C - RESIDENTIAL OCCUPANCY (APARTMENTS)

3. BUILDING

- AREA = 962 m²
- STOREYS = 4
- PATIO AREA = 186.5 m²

4. BUILDING CLASSIFICATION

GROUP C MAJOR OCCUPANCY - 3.2.2.51 - UP TO 4 STOREY, SPRINKLERED

- BUILDING HEIGHT - 4 STOREYS
- MAXIMUM BUILDING AREA - 1800 m²
 - FLOOR ASSEMBLIES - 1 HOUR RATED FIRE SEPARATIONS
 - LOAD BEARING WALLS, COLUMNS AND ARCHES REQUIRE A RATING EQUAL TO THAT OF THE SUPPORTED STRUCTURE
 - COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION

GROUP D MAJOR OCCUPANCY - 3.2.2.59 - UP TO 4 STOREY, SPRINKLERED

- BUILDING HEIGHT - 4 STOREYS
- MAXIMUM BUILDING AREA - 3600 m²
 - FLOOR ASSEMBLIES - 1 HOUR RATED FIRE SEPARATIONS
 - LOAD BEARING WALLS, COLUMNS AND ARCHES REQUIRE A RATING EQUAL TO THAT OF THE SUPPORTED STRUCTURE
 - COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION

5. MAJOR OCCUPANCY SEPARATIONS

- BETWEEN GROUP C & GROUP D - 1 HOUR RATING - TABLE 3.1.3.1.

6. SEPARATION BETWEEN SUITES

- 1 HOUR RATED FIRE SEPARATION UNLESS GREATER RATING REQUIRED DUE TO SEPARATION OF MAJOR OCCUPANCIES - 3.3.1.1., 3.3.3.5.(15), 3.3.4.2.(1)

7. COMPONENT FIRE SEPARATIONS

- EXITS - 1 HOUR FIRE SEPARATION - 3.4.4.1.(1)
 - CLOSURES - 45 MINUTE - TABLE 3.1.8.4.
- SERVICE ROOMS - 1 HOUR FIRE SEPARATION - 3.6.2.1.
 - ROOMS CONTAINING ELECTRICAL EQUIPMENT REQUIRED TO BE LOCATED WITHIN
- JANITOR ROOMS - 0 MINUTE FIRE SEPARATION - 3.3.1.21.(3)
 - CLOSURES - 0 MINUTE - TABLE 3.1.8.4.
- STORAGE ROOMS - 1 HOUR FIRE SEPARATION - 3.3.1.26.
 - CLOSURES - 45 MINUTE - TABLE 3.1.8.4.

8. BUILDING SERVICES PENETRATIONS

- PENETRATIONS THROUGH FIRE SEPARATIONS WILL BE FIRE STOPPED AS PER THE REQUIREMENTS OF 3.1.9.1.(1)

9. FIRE ALARM SYSTEM

- REQUIRED PER 3.2.4.1.

10. FLOOR AREA CALCULATIONS

T.O. MAIN FLOOR	962 m ²
T.O. SECOND FLOOR	962 m ²
T.O. THIRD FLOOR	962 m ²
T.O. FOURTH FLOOR	962 m ²
TOTAL	3848 m²

NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; MECHANICAL PENTHOUSES; AND ABOVE GRADE PARKING AREAS ARE NOT INCLUDED.

11. OCCUPANT LOAD CALCULATIONS

- MAIN FLOOR LEVEL: (FOR EXIT CALCULATIONS)
 - MECHANICAL/ELECTRICAL ROOM: 30 m² = 1 PERSONS
 - WATER METER ROOM: 11 m² = 1 PERSONS
- MAIN FLOOR LEVEL:
 - OCCUPANT LOAD BASED ON 3.1.17.1
 - GROUP D (840m²) 9.30m²/PERSON = 91 PERSONS
- SECOND FLOOR LEVEL:
 - OCCUPANT LOAD BASE ON 3.1.17.1(1)(b)
 - 18 SLEEPING ROOMS X 2 PERSONS = 36 PERSONS
- THIRD FLOOR LEVEL:
 - OCCUPANT LOAD BASE ON 3.1.17.1(1)(b)
 - 18 SLEEPING ROOMS X 2 PERSONS = 36 PERSONS
- FOURTH FLOOR LEVEL:
 - OCCUPANT LOAD BASE PN 3.1.17.1(1)(b)
 - 18 SLEEPING ROOMS X 2 PERSON = 36 PERSONS
- TOTAL BUILDING OCCUPANT LOAD: 201 PERSONS**

12. EXITING AND EGRESS

- MINIMUM CORRIDOR WIDTH: 1100mm - TABLE 3.4.3.2.A.
- MINIMUM STAIR WIDTH: 1100mm - TABLE 3.4.3.2.A.
- MAXIMUM TRAVEL DISTANCE TO EXIT
 - GROUP D: 40m - 3.4.2.5(1)(b)
 - GROUP C: 45m - 3.4.2.5(1)(c)

MAXIMUM DEAD END CORRIDOR - 6m - 3.3.1.9(7)
AS PER THE REQUIREMENTS OF 3.3.1.5 & 3.4.2.1, TWO MEANS OF EGRESS ARE REQUIRED FOR FLOOR AREAS, ROOMS OR SPACES EXCEEDING THE FOLLOWING AREAS OR TRAVEL DISTANCE:

OCCUPANCY	MAX. AREA
GROUP D	360m ²
GROUP C	150m ²

13. STREETS

- % OF BUILDING LOCATED WITHIN 15M OF STREET - 3.2.2.10

- 3) 25% - 1 STREET
- 4) 50% - 2 STREETS
- 5) 75% - 3 STREETS

14. SPATIAL SEPARATION AND EXPOSURE PROTECTION - 3.2.3.1

UNPROTECTED OPENING LIMITS FOR A BUILDING OR FIRE COMPARTMENT THAT IS SPRINKLERED THROUGHOUT FOR GROUPS C (2ND TO 4TH FLOOR)

TABLE 3.2.3.1. - D

	CODE LD	ACTUAL LD	AREA OF EXP B.F	% OF UO	% UO PROVIDED
NORTH	3M	3M	385 M ²	22%	24%*
EAST	3M	3M	175 M ²	22%	6%
SOUTH	9M	10.5M	371 M ²	100%	25%
WEST	7M	7M	206 M ²	66%	7%

* 2% OF NORTH WALL PROVIDED WITH PROTECTED OPENING. REFER TO ELEVATION FOR LOCATIONS

UNPROTECTED OPENING LIMITS FOR A BUILDING OR FIRE COMPARTMENT THAT IS SPRINKLERED THROUGHOUT FOR GROUPS A AND D (MAIN FLOOR)

TABLE 3.2.3.1. - D

	CODE LD	ACTUAL LD	AREA OF EXP B.F	% OF UO	% UO PROVIDED
NORTH	3M	3M	175 M ²	26%	30%*
EAST	3M	3M	83 M ²	100%	12%
SOUTH	9M	10.5M	175M ²	100%	100%
WEST	7M	7M	83 M ²	100%	10%

* 4% OF NORTH WALL PROVIDED WITH PROTECTED OPENING. REFER TO ELEVATION FOR LOCATIONS

15. 3.2.3.7 CONSTRUCTION OF EXPOSING BUILDING FACE SHALL COMPLY WITH TABLE 3.2.3.7.

OCCUPANCY CLASSIFICATION OF BUILDING OR FIRE COMPARTMENT	MAXIMUM AREA OF UNPROTECTED OPENINGS PERMITTED	MINIMUM FIRE-RESISTANCE RATING	TYPE OF CONSTRUCTION REQUIRED	TYPE OF CLADDING REQUIRED
GROUP C & D	22	1HR	COMBUSTIBLE OR NONCOMBUSTIBLE	NONCOMBUSTIBLE
	66	45MIN	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE
	100	0HR	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE

16. EXIT CALCULATIONS

- MAIN FLOOR LEVEL:
 - TOTAL OCCUPANT LOAD = 93 PERSONS
 - EXIT WIDTH REQUIRED @ DOORS = 93 PERSONS @ 6.1mm/PERSON = 585mm
 - EXIT WIDTH PROVIDED @ DOORS = 915 mm
 - NUMBER OF EXITS REQUIRED = 2
 - NUMBER OF EXITS PROVIDED = 10
- SECOND FLOOR LEVEL:
 - TOTAL OCCUPANT LOAD = 36 PERSONS
 - EXIT WIDTH REQUIRED @ STAIR = 36 PERONS @ 8mm/PERSON = 288mm
 - EXIT WIDTH REQUIRED @ DOORS = 36 PERSONS @ 6.1mm/PERSON = 220mm
 - EXIT WIDTH PROVIDED @ STAIR = 1100mm
 - EXIT WIDTH PROVIDED @ DOOR = 915mm
 - NUMBER OF EXITS REQUIRED = 2
 - NUMBER OF EXITS PROVIDED = 2
- THIRD FLOOR LEVEL:
 - TOTAL OCCUPANT LOAD = 36 PERSONS
 - EXIT WIDTH REQUIRED @ STAIR = 36 PERSONS @ 8mm/PERSON = 288mm
 - EXIT WIDTH REQUIRED @ DOORS = 36 PERSONS @ 6.1mm/PERSON = 220mm
 - EXIT WIDTH PROVIDED @ STAIR = 1100mm
 - EXIT WIDTH PROVIDED @ DOOR = 915mm
 - NUMBER OF EXITS REQUIRED = 2
 - NUMBER OF EXITS PROVIDED = 2
- FOURTH FLOOR LEVEL:
 - TOTAL OCCUPANT LOAD = 36 PERSONS
 - EXIT WIDTH REQUIRED @ STAIRS = 36 PERSONS @ 8mm/PERSON = 288mm
 - EXIT WIDTH REQUIRED @ DOORS = 36 PERSONS @ 6.1mm/PERSON = 220mm
 - EXIT WIDTH PROVIDED @ STAIRS = 1100mm
 - EXIT WIDTH PROVIDED @ DOORS = 915mm
 - NUMBER OF EXITS REQUIRED = 2
 - NUMBER OF EXITS PROVIDED = 2

17. BARRIER FREE REQUIREMENTS

- APPLICABLE TO BUILDING ENTRANCES - 3.8.1.2
- A BARRIER-FREE PATH OF TRAVEL IS REQUIRED THROUGHOUT ALL NORMALLY OCCUPIED FLOOR AREAS - 3.8.2.1.(1) & 3.8.2.1.(5)
- A BARRIER-FREE PATH OF TRAVEL IS NOT REQUIRED IN THE FOLLOWING AREAS - 3.8.2.1.(2):
 - SERVICE ROOMS
 - SERVICE SPACES
 - ATTIC OR ROOF SPACES
 - WITHIN A SUITE OF RESIDENTIAL OCCUPANCY
- EXTERIOR WALKS ON THE PROPERTY - 3.8.3.2
- DOORWAYS WITHIN A BARRIER-FREE PATH OF TRAVEL SHALL HAVE A CLEAR WIDTH OR NOT LESS THAN 850mm - 3.8.3.3.(1)
- POWER DOOR OPERATORS REQUIRED AT BUILDING ENTRANCES - 3.8.3.3.(5)

18. WASHROOM FIXTURE CALCULATIONS

- ONE WATER CLOSET REQUIRED FOR EACH DWELLING UNIT
- TOTAL BUILDING OCCUPANT LOAD = 201 PERSONS

19. RADON PREVENTION

- RADON PREVENTION MEASURE REQUIRED - 5.4.1.1. & 6.2.1.1.

PROJECT INFORMATION

COMMERCIAL / APARTMENT BUILDING

6206 29 AVENUE
BEAUMONT, ALBERTA

This drawing supersedes previous issues. Do not scale these drawings.

Verify all dimensions, elevations and details, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centerline of demising walls, unless noted otherwise on the drawing.

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ISSUED FOR

ISSUED FOR	DATE
ISSUED FOR BUILDING PERMIT	06.12.2023
ISSUED FOR CONSTRUCTION	10.20.2023
REISSUED FOR DEVELOPMENT PERMIT AMENDMENT	07.31.2024

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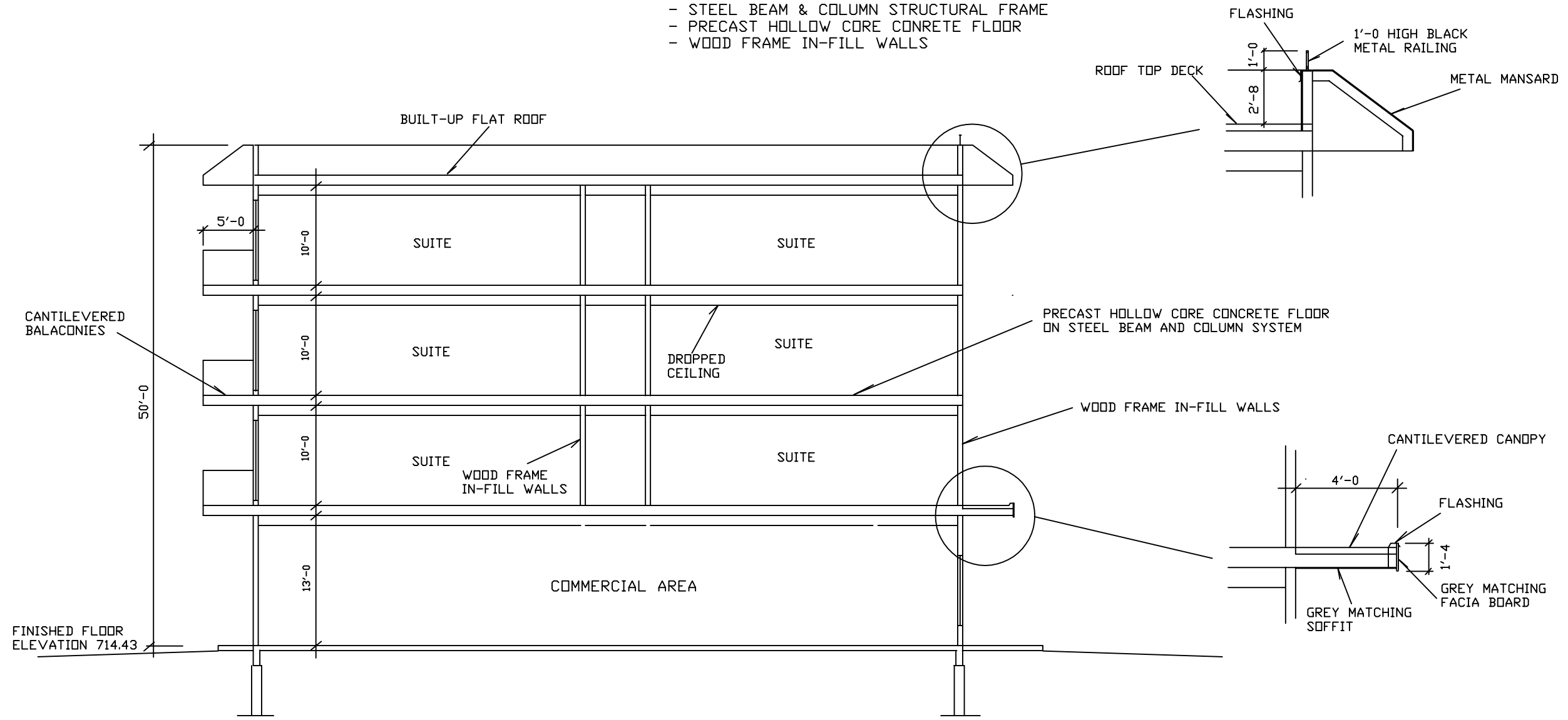
DRAWING TITLE

FIRE SEPARATION AND EXITING PLANS

DRAWING NO.

A004

- PROPOSED CONSTRUCTION:
- STEEL BEAM & COLUMN STRUCTURAL FRAME
 - PRECAST HOLLOW CORE CONCRETE FLOOR
 - WOOD FRAME IN-FILL WALLS



KENNETH R. POWLEY
ARCHITECT



COMMERCIAL/APARTMENT BUILDING
6206 - 29 Avenue
Beaumont, Alberta
BUILDING SECTION A-A


Nov 2021 krp





Job No 2123

A-8

BUILDING SECTION A-A 1/8"=1'-0"

CITY OF BEAUMONT
PLAN OF SURVEY SHOWING
SUBDIVISION
OF PART OF
LOT 10, BLOCK 1, PLAN 082 7377
WITHIN
S.W. 1/4 SEC. 27, TWP. 50, RGE. 24, W. 4M.

SCALE: 1:200 

LEGEND:
 FOUND IRON POST SHOWN THUS 
 PLANTED IRON POST, MK'D P277, SHOWN THUS 
 PLANTED MAG NAIL IN ASPHALT, SHOWN THUS 
 GEOREFERENCE POINT SHOWN THUS 

DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF.
 BEARINGS ARE 3TM GRID, NAD 83, CENTRAL MER. 114°W, GNSS DERIVED.

THE FOLLOWING ABBREVIATIONS MAY BE FOUND ON THIS PLAN:

ALBERTA SURVEY CONTROL MONUMENT	ASC
CENTRAL ANGLE OF CURVE	A
CONTERSUNK	CS
CHECK MEASURED	CK. M.
FOUND NO MARK	FD. NO MK.
GLOBAL NAVIGATION SATELLITE SYSTEM	GNSS
HECTARE	ha
IRON POST	I
MERIDIAN	M
MARKED	MKD
MARK	MK
RESTORED	REST
NORTH	N.
SOUTH	S.
EAST	E.
WEST	W.
RANGE	RGE.
ESTABLISHED	EST.
RE-ESTABLISHED	RE-EST.
RIGHT-OF-WAY	RW
SECTION	SEC.
TOWNSHIP	TWP.

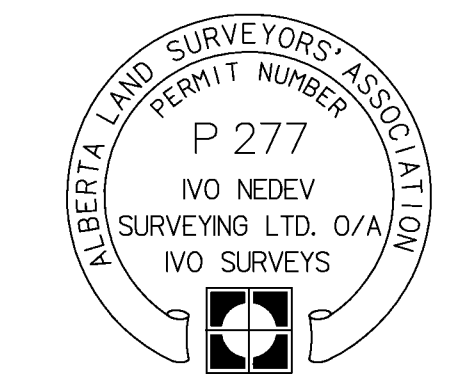
AREA TO BE REGISTERED SHOWN OUTLINED THUS  AND CONTAINS 0.195 ha

GEOREFERENCING IS BASED ON PLAN 192 0163
 COMBINED SCALE FACTOR 0.99809
 GEOREFERENCE POINT GRID COORDINATES: N. 5,911,973.857 E. 37,943.323

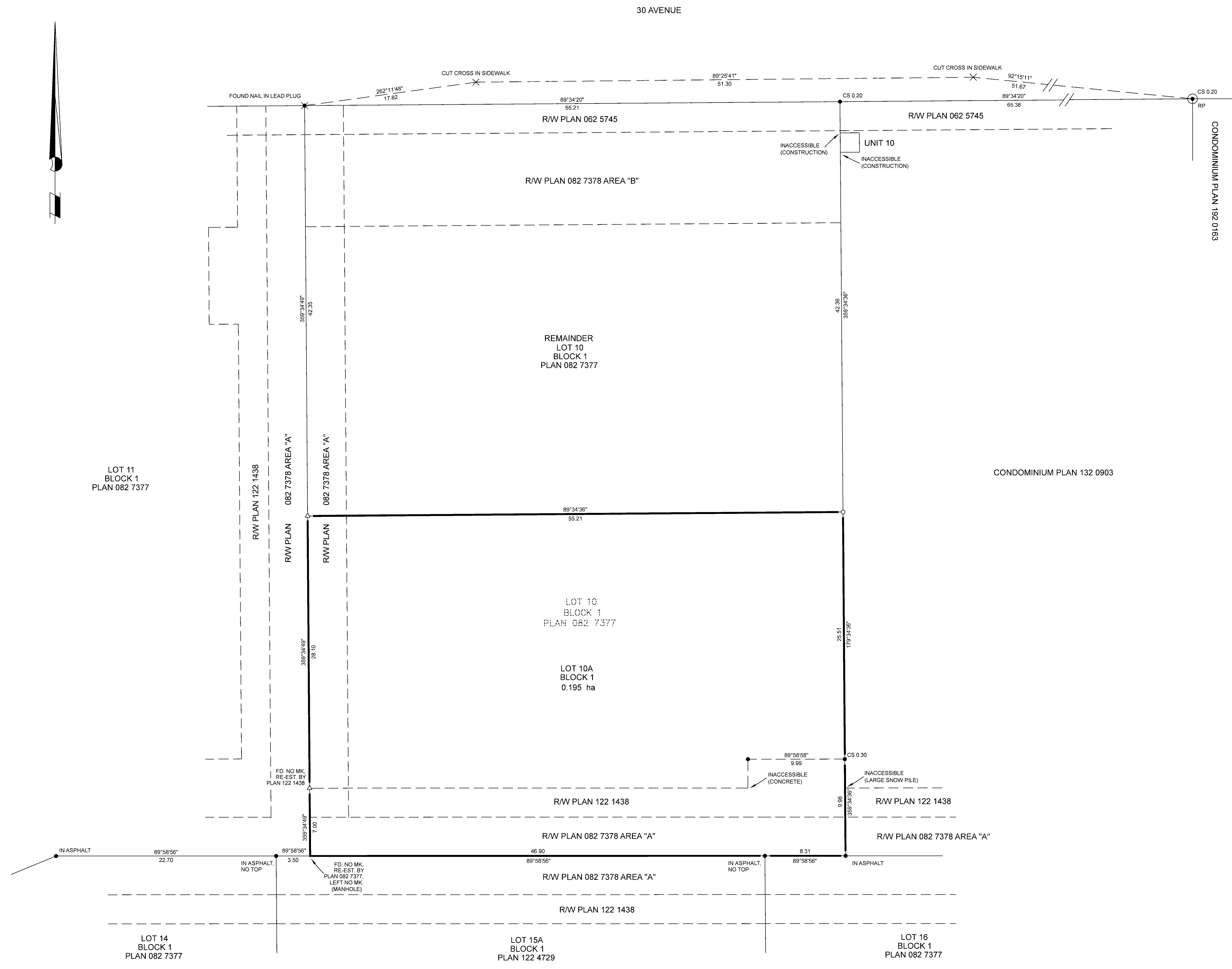
SURVEYOR:
 IVO NEDEV, ALS
 DATES OF SURVEY: DECEMBER 17, 2019 TO APRIL 7, 2020
 SURVEYED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

REGISTERED OWNERS:
 LUTHIND ENTERPRISES INC.

SUBDIVISION AUTHORITY:
 CITY OF BEAUMONT
 FILE SDA-19-05



Ivo Surveys
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 office@ivosurveys.ca www.ivosurveys.ca
 18811 - 96 Ave. NW, Edmonton, AB, T5T 5L2
 PROJECT: 2019110
 Drafted by: PS/IN Checked by: IN



LOT 11
 BLOCK 1
 PLAN 082 7377

REMAINDER
 LOT 10
 BLOCK 1
 PLAN 082 7377

LOT 10
 BLOCK 1
 PLAN 082 7377

LOT 10A
 BLOCK 1
 0.195 ha

LOT 14
 BLOCK 1
 PLAN 082 7377

LOT 15A
 BLOCK 1
 PLAN 122 4729

LOT 16
 BLOCK 1
 PLAN 082 7377