

Montrose Blvd

31 Ave

65 St

66 St

64 St

30 Ave

Montrose Blvd

30 Ave

Beaumont  
Wellness Centre  
Site

Bake My Day

Beaumont

Switch Vapor House

29 Ave

Beaumont Automotive

Fountain Tire

29 Ave

École Champs  
Vallée School

30 Ave

Township Road 504

Township Road 504

504

625

625

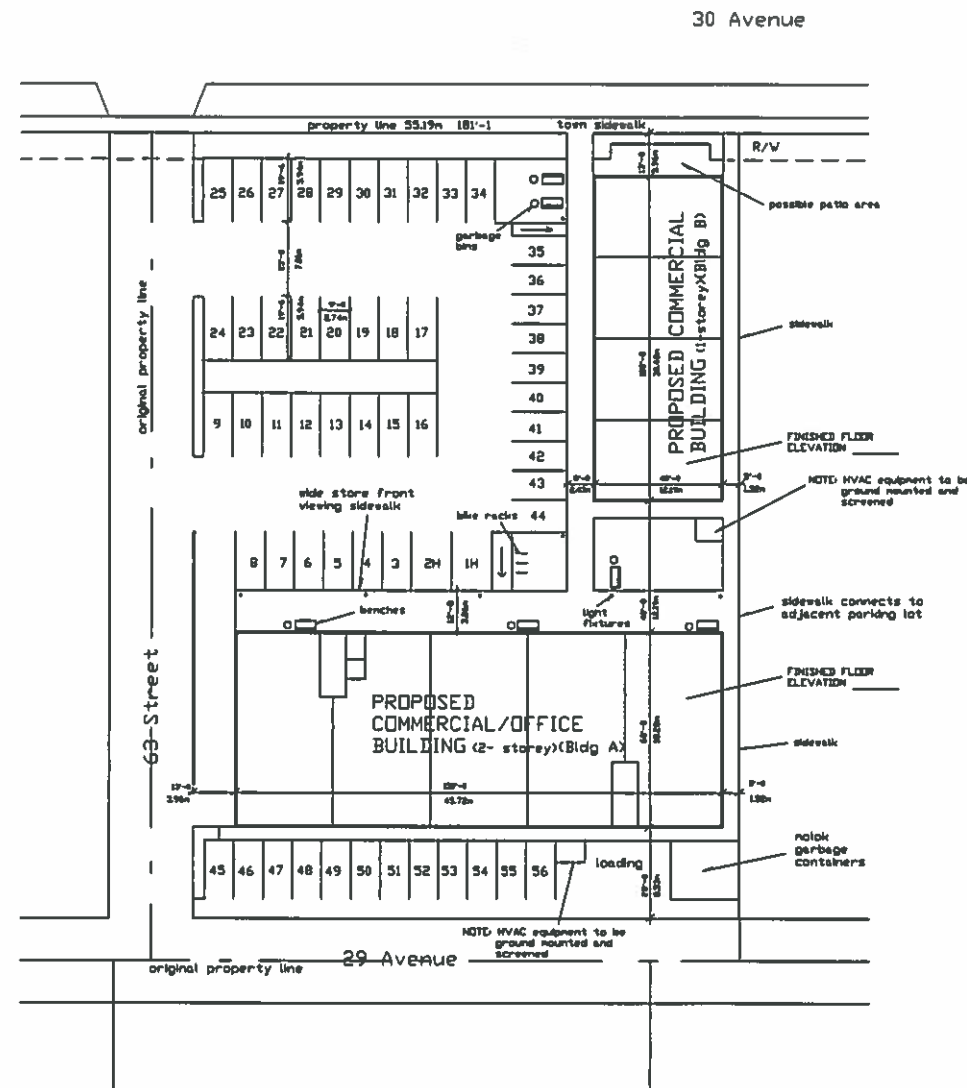
60 St

60 St

12/13

Ranger Rd 12/13

Approved SEPT. 14, 2017  
 Development Officer



**LEGAL DESCRIPTION:**

Lot 10  
 Block 1  
 Plan 082 7377

**ZONING:**

C-2 Commercial District

**PERMITTED USE:**

Eating & Drinking Establishments  
 Professional, Financial & Office Services

**PROPOSED USE:**

Commercial/Office Building

**SITE AREA:**

3762.8 sq m 40,488 sq ft

**BUILDING AREA:**

Footprint 2-storey bldg 836.4 sq m 9000 sq ft  
 Footprint 1-storey bldg 372 sq m 4000 sq ft  
 Total footprint 1208 sq m 13,000 sq ft

**SITE COVERAGE:**

32.1 %

**MAXIMUM BUILDING HEIGHT:**

20m 65'-7 allowed  
 proposed height 8.53m 28'-0 (2-storey)

**PARKING REQUIRED:**

Main Floor: Retail Store, Convenience  
 2 per 100 sq m = 24.16 stalls  
 Second Floor: Office  
 3 per 100 sq m = 25.09 stalls  
 Total 49.25 stalls

**PARKING PROVIDED:**

56 stalls

**LANDSCAPE SCHEDULE**

(SEE DRAWING L.01 by DOUGLAS WALTERS  
 LANDSCAPE ARCHITECT LTD)

KENNETH R. POWLEY  
 ARCHITECT



COMMERCIAL/OFFICE COMPLEX  
 30 Avenue & 63 Street  
 Beaumont, Alberta  
 SITE PLAN

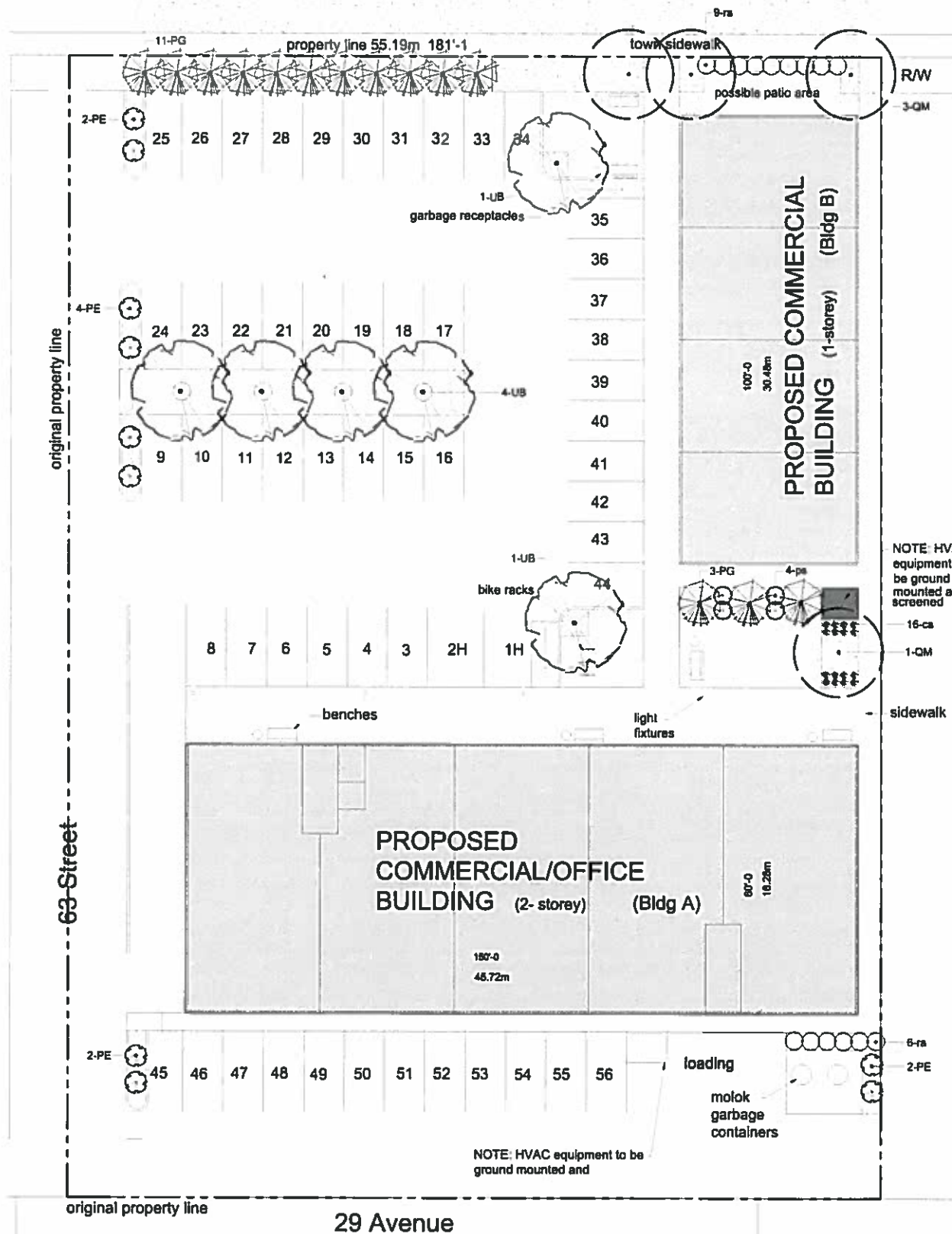
Nov 2016 krp

Job No 1629

A-1

SITE PLAN 1/32"=1'-0" 1:400

30 Avenue



SITE FURNITURE



BIKE POST BR-119 FROM BLUE B&P COLOUR: BLACK QTY: 2

TYP BIKE RACK L.01 NTS



PLASTIC BENCH B7 FROM Dulor SITE FURNISHINGS COLOUR: BLACK QTY: 6

TYP BENCH L.01 NTS



STEEL RECEPTACLE 107 FROM Dulor SITE FURNISHINGS COLOUR: BLACK OPTIONS: BTA BONNET TOP W/ ASH URN QTY: 6

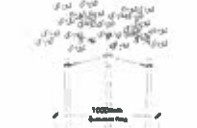
TYP GARBAGE RECEPTACLE L.01 NTS

PLANTING DETAILS



PLANT MATERIAL LAYOUT AS PER PLAN. PLANTING MEDIA TO BE GOOD QUALITY TOPSOIL. REMOVE PLANT CONTAINER FROM ROOTBALL AND PLANT DIRECTLY. PLACE TOP OF ROOTBALL AT LEVEL OF FINISH GRADE. CONTRACTOR TO ALLOW FOR SETTLEMENT AND TO CORRECT AS REQUIRED. LOOSEN ROOTS AND PULL OUT TO PREVENT PLANT FROM BECOMING ROOT BOUND. SOAK SHRUB BED IN IMMEDIATELY AFTER PLANTING. MULCH TYPE AS SPECIFIED IN LEGEND. TREAT WITH PRE-EMERGENT HERBICIDE UNDER WOOD CHIP OR BARK MULCHES (DEVRINOL TREATMENT OR EQUAL). DO NOT MULCH AGAINST BASE OF SHRUB.

TYP SHRUB PLANTING DETAIL L.01 NTS



AVOID PURCHASING TREES WITH TWO LEADERS, OR REMOVE ONE AT PLANTING. TREE TO BE PRUNED OF DEAD, BROKEN OR STRAY BRANCHES AND COMPENSATE FOR ROOT LOSS TO FORM GOOD TREE BRANCHING STRUCTURE. SET ROOT BALL FLUSH TO GRADE OR SLIGHTLY HIGHER IN POORLY DRAINING SOILS. REST ROOTBALL WITHIN TREE PIT EXCAVATION ON COMPACT SUBGRADE. CONTRACTOR TO ALLOW FOR SETTLEMENT OF TREE WITHIN PLANTING PIT. CORRECT AS REQUIRED BY RAISING ROOTBALL. 80MM MAXIMUM DEPTH ALLOWABLE OVER ROOTBALL. IF TREE IS IN A WIRE BASKET, CUT AND REMOVE ALL POLYPROPYLENE STRAPPING. CUT AND REMOVE TOP 1/3 OF WIRE BASKET. CUT AND REMOVE 1/3 OF ROOTBALL BURLAP. PLANT TREE WITH SOILS MEAL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ENSURE GOOD QUALITY PLANTING MEDIA TO 300MM MINIMUM AROUND ROOTBALL. 2 - 3 DIA GALVANIZED STEEL WIRE THROUGH 12MM DIA. REINFORCED RUBBER HOSE LOOPED AROUND FIRST STRONG BRANCHING STRUCTURE. 2 - 38MM X 38MM WOOD OR 1-IRON STAKES SET FIRMLY INTO SUBGRADE. STAKE IN DIRECTION OF PREVAILING WIND OR AS PER LANDSCAPE DIRECTIONS. COLORED WARNING FLAGS TO EACH GUY WIRE. MULCH TYPE AS SPECIFIED IN LEGEND. TREAT WITH PRE-EMERGENT HERBICIDE UNDER WOOD CHIP OR BARK MULCHES (DEVRINOL OR EQUAL). KEEP MULCH AWAY FROM TREE TRUNK.

TYP TREE PLANTING DETAIL L.01 NTS

LEGEND

- PROPERTY LINE
- METAL EDGER
- SOD OVER 150mm TOPSOIL
- EXISTING GRASS
- FOOTHILLS PREMIUM SPRUCE SHREDDED BARK MULCH TO 100mm DEPTH
- 37mm RUNDLE ROCK TO 50mm DEPTH OVER 5 oz. WEED BARRIER FABRIC

LANDSCAPE CALCULATION

Landscape Calculation:  
2 trees per 100 m<sup>2</sup> building foot print area  
Building footprint = 1208.4  
1208.4 / 100 x 2 = 24.18  
Required Trees = 25

Parking Calculation:  
1 tree per 185m<sup>2</sup> parking area  
Parking area = 1670m<sup>2</sup>  
1670.9/185 = 9.0  
Required Trees = 9

Total required trees = 34 + shrubs

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	COND.
<b>TREES</b>						
PG	14	<i>Pinus cembra</i>	Swiss Stone Pine	2500mm HT.	As Shown	B&B
PE	10	<i>Populus tremula 'Erecta'</i>	Swedish Columnar Aspen	50mm CAL.	As Shown	B&B
UB	6	<i>Ulmus americana 'Brandon'</i>	Brandon Elm	50mm CAL.	As Shown	B&B
QM	4	<i>Quercus macrocarpa</i>	Bur Oak	50mm CAL.	As Shown	B&B
Total Trees: 34						
<b>SHRUBS</b>						
ps	4	<i>Physocarpus opulifolius 'Seward'</i>	Summerwine Ninebark	600mm HT.	As Shown	5 GAL.
ra	15	<i>Ribes alpinum</i>	Alpine Currant	600mm HT.	As Shown	5 GAL.
Total Shrubs: 19						
<b>PERENNIALS</b>						
ca	16	<i>Calamagrostis x acutiflora</i>	Karl Forester Feather Reed Grass	150mm POT.	As Shown	POT
Total Perennials: 16						

notes |

Legal Description

Approved *SEPT. 14, 2017 PL*  
Development Officer

REQUIRED FOR DEVELOPMENT PERMIT 2017-05-10 O W L A  
ISSUED FOR DEVELOPMENT PERMIT 2017-04-12 O W L A



Douglas Walters Landscape Architect Ltd.  
Alberta  
PI 1-780-955-5000  
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EI dws@csinet.com

seal |

design | DWL A  
drawn | JS  
date | August 10, 2017  
checked | DW  
scale | 1:150

any errors or omissions in the drawing or any discrepancy between the specifications and this drawing shall be referred to the landscape architect for correction, interpretation and revisions before proceeding with work.

project |  
COMMERCIAL/OFFICE COMPLEX  
30 AVENUE & 63 STREET  
BEAUMONT, ALBERTA  
for |  
KENNETH R. POWLEY ARCHITECT  
EDMONTON, ALBERTA  
drawing |

LANDSCAPE DEVELOPMENT PLAN

sheet | L.01 issue | 02

DEVELOPMENT PERMIT DRAWING  
ONLY - NOT FOR CONSTRUCTION

