

Fax: (780) 929-3300

Email: development@beaumont.ab.ca

Development Permit Notice of Decision

Date of Decision: October 17, 2025



Proposed Development: Multi-Family Townhouses: 101 Dwelling Units

Legal Description: Plan 242 1952, Block 8, Lot 2

Municipal Address: 3503 39 Avenue, Beaumont, AB

Land Use District: Integrated Neighbourhood

Permit Application No: 2025-045 **Tax Roll:** 010688

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use with Variance within the Integrated Neighbourhood 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 variance this permit shall not come into force and effect until the appeal period has expired, November 7, 2025.
- 3. The site shall be developed in accordance with the attached plans issued for development dated October 17, 2025. **Any revisions to the approved plans require prior written approval by the City.**
- 4. Prior to commencing any activity on the land, the owner/developer 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 owner/developer submit civil engineering drawings in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality.
 - b. that the owner/developer 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.
 - c. that the owner/developer shall pay their proportionate share of the offsite levies for this development pursuant to Bylaw 1086-25 as may be amended from time to time.



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- 5. That the owner/developer shall enter into and register an access and parking easement agreement on title within the east lot (Plan 242 1952, Block 8, Lot 3) for vehicular and pedestrian connectivity. The agreement must be approved by the City of Beaumont and include a provision stating that it cannot be discharged or released without the City's approval. The easement must be registered at Land Titles on all affected properties, and the owner/developer shall provide documentation to the Municipality's satisfaction at the time of endorsement.
- 6. That the owner/developer shall construct, upgrade and provide security for the east lot access from 39 Avenue, implementing a Right In Right Out (RIRO) configuration, in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality.
- 7. That the owner/developer construct and provide security for a temporary lane connection with knockdown bollards for internal roads to eliminate onsite dead-ends roads and allow large and/or emergency vehicles to circulate without reversing, in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality.
- 8. Wall-mounted lighting shall be installed along the building facades as indicated on the approved lighting plan. All lighting shall be directed downward and shielded to prevent spillover onto adjacent lots. All permanently installed lighting shall comply with International Dark-Sky Association requirements.
- 9. All mechanical equipment shall be screened from view or integrated into the building roofline, where appropriate.
- 10. Landscaping shall be provided in accordance with the attached approved plans. Hard landscaping shall be contiguous and seamlessly integrated with the public sidewalk, with no grade adjustments. All landscaping shall comply with the General Design Standards, including the approved tree list and site suitability.
- 11. The owner/developer shall arrange for solid waste collection, as no area has been approved for 2-or 3-stream waste diversion on the site plan, other than the garbage bins for the amenity space.
- 12. The owner/developer shall ensure all snow is cleared and removed from the site, as no area has been approved for seasonal snow storage.
- 13. The owner/developer shall provide the Development Authority with AutoCAD drawings, to its satisfaction, with the building permit application.
- 14. The owner/developer shall obtain all federal, provincial and local permits as they apply to this project.

Additional Information

- 1. A Dwelling Unit Use has been approved for 101 units, requiring 101 parking stalls. A total of 129 parking stalls has been approved under this permit. **Any change in use shall require a new development permit.**
- 2. Separate sign permit applications will be required for any on-site signage.



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- 3. 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.
- 4. **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 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.

- 5. **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 and access.

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

- 6. Prior to securing the Letters of Credit for this project, the owner/developer shall provide cost estimates for approval by the Manager, Engineering & Environment.
- 7. The owner/developer 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 the City of Beaumont shall be named on same.
- 8. Building Advisements
 - a. The owner/developer is responsible for submitting a building permit application. If the building drawings do not align with this Development Permit or require amendments due to building code compliance, a Development Permit amendment application (including fees) must be submitted. Building permit processing will pause until the amendment is approved.
 - b. The owner/developer shall provide spatial separation calculations for glazing or indicate whether the buildings are sprinklered, as this affects spatial separation requirements.
 - c. The owner/developer is advised that the City of Beaumont Fire Department's response time exceeds 10-minutes; the permit shall reflect this.



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9. Engineering Advisements

- a. The owner/developer shall be responsible for any engineering and legal costs incurred by the City related to this project.
- b. The owner/developer shall provide additional blow-off and flush points for the onsite watermain, in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality.
- c. The owner/developer shall ensure their civil drawings show the watermain on 39 Avenue in a manner consistent with the Hydraulic Network Analysis (HNA) and the Azur Stage 2 subdivision drawings, which show a 250mm pine on 39 Avenue, between 39 Street and the east stub into the east parcel. The size of the stubs into the two sites is 200mm for both.
- d. The owner/developer shall revise the Civil Drawings to clearly distinguish the proposed improvements within the west and east lots. All east lot civil improvements shall be labelled as temporary/future and hatched. A separate submission will be required for the east lot development permit/development agreement.
- e. The owner/developer is advised that if both lots are consolidated in future, water looping may occur at the currently proposed locations (North and South). Blow-offs and flush points may be removed at that time. This proposed change can be included in the East parcel Civil drawing submission. However, the secondary watermain connection from 39 Ave must be decommissioned, with only one adequately sized connection maintained for the consolidated lot.

10. Fire Advisements

- a. A Fire Safety Plan must be posted in a visible area on the construction site.
- b. The owner/developer shall purchase a key box from the City Hall Office to ensure all building units are accessible in case of an emergency.

11. Infrastructure Advisements

- a. The owner/developer 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 owner/developer will be responsible for the cost of relocation/repair of these municipal services.
- b. The water meter(s) for this project shall be purchased from the City of Beaumont. For each meter to be installed a "Water Meter Permit Request" must be completed electronically and submitted to waterandwastewater@beaumont.ab.ca. This application must be submitted thirty (30) days prior to occupancy. Size, type, and number of meters per building must be approved by the City of Beaumont.



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- 12. 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.
- 13. 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.
- 14. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
- 15. The site shall be kept clear of all construction garbage and debris; an on-site garbage container/bin shall be required.
- 16. 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.
- 17. It is the responsibility of the owner/developer 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.

Variances

- 1. Pursuant to Section 3.4.6(a)(iii) of the Land Use Bylaw, the required side yard setback (minimum 1.20m, maximum 4.00m) has been varied as follows:
 - a. Building 2: side yard setback of 0.00m
 - b. Buildings 9, 10, 11, and 12: side yard setback of 4.39m
 - c. Buildings 14, 17, 24, and 27: side yard setback of 5.75m
 - d. Buildings 19 and 22: side yard setback of 22.54m



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2. Pursuant to Section 3.4.10(c)(ii) of the Land Use Bylaw, the required pedestrian walkway width has been varied to allow a minimum width of 1.50m in place of 2.00m in the locations noted on the attached plans, and to permit walking areas not be separated at grade from driving or parking areas.

Permit Notification Information

It is the owner/developer's responsibility to manufacture and install 4'x6' signs on site notifying of the development, in accordance with the template provided by the City of Beaumont.

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) 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:October 17, 2025Appeal deadline:November 7, 2025Permit active (if no appeals filed):November 8, 2025

Please be advised that an appeal may be submitted in accordance with Section 685 of the Municipal Government Act with the Subdivision and Development Appeal Board within 21 days of the written decision. 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. Please visit our website for more details at www.beaumont.ab.ca



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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:



Aleshia Ingram
Planner II
780-340-0342
Aleshia.ingram@beaumont.ab.ca

CC:

Kendra Raymond, Director, Planning & Development Jennifer Niesink, Director, Economic Development Jay Bohachyk, Director, Finance Jay Melvin, Director, Protective Services & Fire Chief Aaron Lewicki, Director, Infrastructure Paul Suiter, Director, Community Services Punam Grewal, Manager, Engineering & Environment Bryce Piacentini, Manager, Parks and Roads Operations Ryan Orlovsky, Manager, Facility & Utility Operations Joannes Wong, Manager, Long Range Planning Yasmin Sharp, Manager, Development Services Wendy Jones, Manager, Investment Attraction & Growth Carley Krahn, Fire Prevention Officer Joe Ross, Safety Codes Team Lead Katrina Tarnawsky, Senior Planner, Land Development Craig Thomas, Senior Planner, Development Permitting Krista Howe, Building Safety Codes Officer Parth Mehta, Engineering Lead Iolanda Troiani, Engineering Coordinator Sara Edge, Operations Facility Administrative Assistant Troy Birtles, Accurate Assessment Dermian Ayalefac - Alberta Health Services - Leduc Public Health



	PHASE 1	PHASE 2	TOTAL
LAND STATS			
Gross Area	16,662 m2	13,660 m2	30,322 m2
ROW/Setback	1,215 m2	2,196 m2	3,411 m2
Park	2,143 m2	359 m2	2,502 m2
Parking/Driveway	1,943 m2	1,397 m2	3,340 m2
Road	3,486 m2	2.867 m2	6,353 m2
Building (Floor Plate)	5,742 m2	4,494 m2	10,236 m2
Walks/Hard Surfaces	1,384 m2	997 m2	2,381 m2
SITE COVERAGE			
Buildings	34.5 %	32.9 %	33.8 %
Parking	11.7 %	10.2 %	11.0 %
Road	20.9 %	21.0 %	21.0 %
Other Hard Surface	8.3 %	7.3 %	7.9 %
Landscape Area	24.6 %	28.6 %	26.4 %
UNITS			
20' Unit	26	5	31
18' Unit	59	63	122
14' Unit (affordable)	16	13	29
Total	101	81	182
Affordable	15.8 %	16.0 %	15.9 %
Visitor Parking	28	15	43
DENSITY			
Unit Density	60.6 u/ha	59.3 u/ha	60.0 u/ha
Total Floor Area	13,536 m2	10.608 m2	24,144 m2
Gross FSR	0.81	0.78	0.80
Site Statistics			

Legal: Lot 2, Block 8, Plan 242 1952

Land Use District: Integrated Neighbourhood (IN)

District

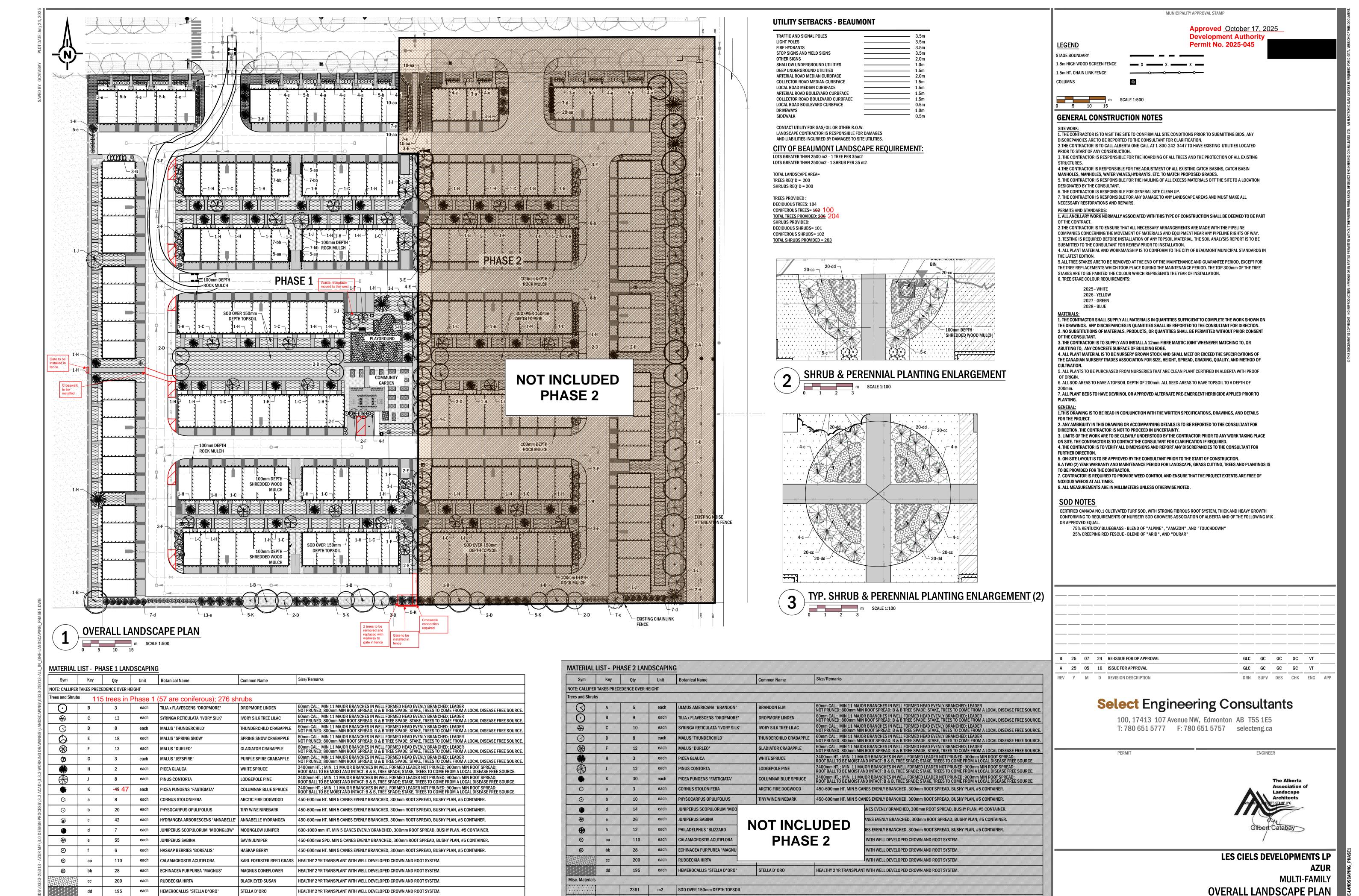
Uses: 101 Residential Units

Parking Stalls:

Total Required: 101 stalls
Total Provided: 129 stalls

SITE PLAN AZUR MULTI-FAMILY 3503 39 AVENUE

LES CIELS DEVELOPMENTS LP



100mm DEPTH SHREDDED WOOD MULCH OVER 450mm DEPTH TOPSOII

100mm DEPTH ROCK MULCH

161

Misc. Materials

3160

1110

m2

SOD OVER 150mm DEPTH TOPSOIL

100mm DEPTH ROCK MULCH

100mm DEPTH SHREDDED WOOD MULCH OVER 450mm DEPTH TOPSOIL

LA100 24010

Approved October 17, 2025

Permit No. 2025-045

GENERAL CONSTRUCTION NOTES

SITE WORK:

1. THE CONTRACTOR IS TO VISIT THE SITE TO CONFIRM ALL SITE CONDITIONS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT FOR CLARIFICATION.

2.THE CONTRACTOR IS TO CALL ALBERTA ONE-CALL AT 1-800-242-3447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.

3. THE CONTRACTOR IS RESPONSIBLE FOR THE HOARDING OF ALL TREES AND THE PROTECTION OF ALL EXISTING 4.THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT OF ALL EXISTING CATCH BASINS, CATCH BASIN

MANHOLES, MANHOLES, WATER VALVES, HYDRANTS, ETC. TO MATCH PROPOSED GRADES. 5. THE CONTRACTOR IS RESPONSIBLE FOR THE HAULING OF ALL EXCESS MATERIALS OFF THE SITE TO A LOCATION

DESIGNATED BY THE CONSULTANT. 6. THE CONTRACTOR IS RESPONSIBLE FOR GENERAL SITE CLEAN UP.

7. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY LANDSCAPE AREAS AND MUST MAKE ALL

NECESSARY RESTORATIONS AND REPAIRS.

1. ALL ANCILLARY WORK NORMALLY ASSOCIATED WITH THIS TYPE OF CONSTRUCTION SHALL BE DEEMED TO BE PART

OF THE CONTRACT. 2.THE CONTRACTOR IS TO ENSURE THAT ALL NECESSARY ARRANGEMENTS ARE MADE WITH THE PIPELINE COMPANIES CONCERNING THE MOVEMENT OF MATERIALS AND EQUIPMENT NEAR ANY PIPELINE RIGHTS OF WAY. 3. TESTING IS REQUIRED BEFORE INSTALLATION OF ANY TOPSOIL MATERIAL. THE SOIL ANALYSIS REPORT IS TO BE

SUBMITTED TO THE CONSULTANT FOR REVIEW PRIOR TO INSTALLATION. 4. ALL PLANT MATERIAL AND WORKMANSHIP IS TO CONFORM TO THE CITY OF BEAUMONT MUNICIPAL STANDARDS IN

5.ALL TREE STAKES ARE TO BE REMOVED AT THE END OF THE MAINTENANCE AND GUARANTEE PERIOD, EXCEPT FOR THE TREE REPLACEMENTS WHICH TOOK PLACE DURING THE MAINTENANCE PERIOD. THE TOP 300mm OF THE TREE STAKES ARE TO BE PAINTED THE COLOUR WHICH REPRESENTS THE YEAR OF INSTALLATION.

2026 - YELLOW 2027 - GREEN 2028 - BLUE

1. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS. ANY DISCREPANCIES IN QUANTITIES SHALL BE REPORTED TO THE CONSULTANT FOR DIRECTION. 2. NO SUBSTITUTIONS OF MATERIALS, PRODUCTS, OR QUANTITIES SHALL BE PERMITTED WITHOUT PRIOR CONSENT

 ${f 3.}$ The contractor is to supply and install a 12mm fibre mastic joint whenever matching to, or ABUTTING TO, ANY CONCRETE SURFACE OF BUILDING EDGE.

4. ALL PLANT MATERIAL IS TO BE NURSERY GROWN STOCK AND SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE, HEIGHT, SPREAD, GRADING, QUALITY, AND METHOD OF CULTIVATION. 5. ALL PLANTS TO BE PURCHASED FROM NURSERIES THAT ARE CLEAN PLANT CERTIFIED IN ALBERTA WITH PROOF

6. ALL SOD AREAS TO HAVE A TOPSOIL DEPTH OF 200mm. ALL SEED AREAS TO HAVE TOPSOIL TO A DEPTH OF

7. ALL PLANT BEDS TO HAVE DEVRINOL OR APPROVED ALTERNATE PRE-EMERGENT HERBICIDE APPLIED PRIOR TO

1.THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS, DRAWINGS, AND DETAILS FOR THE PROJECT.

2. ANY AMBIGUITY IN THIS DRAWING OR ACCOMPANYING DETAILS IS TO BE REPORTED TO THE CONSULTANT FOR DIRECTION. THE CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY. 3. LIMITS OF THE WORK ARE TO BE CLEARLY UNDERSTOOD BY THE CONTRACTOR PRIOR TO ANY WORK TAKING PLACE

ON SITE. THE CONTRACTOR IS TO CONTACT THE CONSULTANT FOR CLARIFICATION IF REQUIRED. 4. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR

5. ON-SITE LAYOUT IS TO BE APPROVED BY THE CONSULTANT PRIOR TO THE START OF CONSTRUCTION. 6.A TWO (2) YEAR WARRANTY AND MAINTENANCE PERIOD FOR LANDSCAPE, GRASS CUTTING, TREES AND PLANTINGS IS 7. CONTRACTOR IS REQUIRED TO PROVIDE WEED CONTROL AND ENSURE THAT THE PROJECT EXTENTS ARE FREE OF

NOXIOUS WEEDS AT ALL TIMES. 8. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

Select Engineering Consultants

100, 17413 107 Avenue NW, Edmonton AB T5S 1E5 T: 780 651 5777 F: 780 651 5757 selecteng.ca



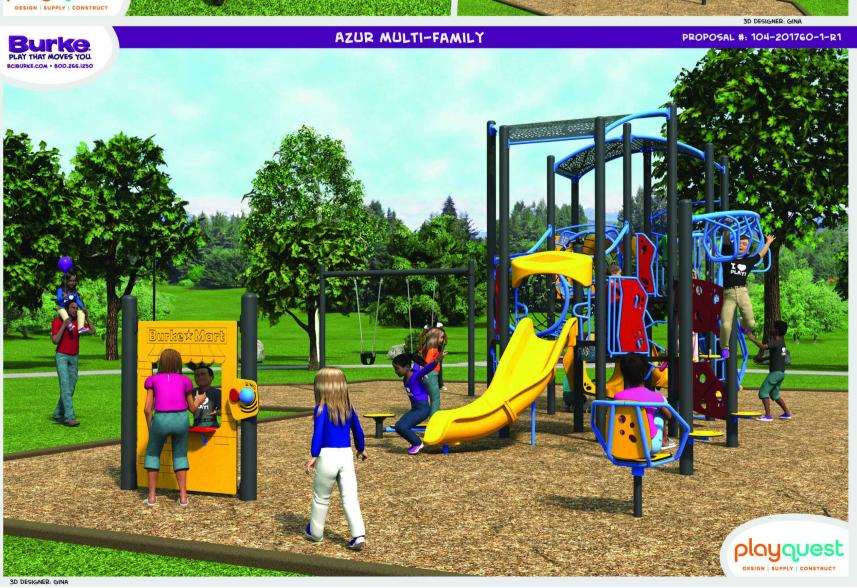
LES CIELS DEVELOPMENTS LP **MULTI-FAMILY** SITE AMENITIES

0333-24010



AZUR MULTI-FAMILY







PROPOSED PLAYGROUND EQUIPMENT PLAN

GARBAGE RECEPTACLE

EREF. TO DWG LA401

PICNIC TABLE

CONCRETE

REF. TO DWG LA401 FOR DETAILS

PLAYGROUND

TYP. GARDEN PLOT

- TIMBER EDGER

GARBAGE RECEPTACLE

REF. TO DWG LA402 FOR DE

- ASPHALT WALKWAY

AMENITY AREA

PERSPECTIVES

N.T.S.

PHASE 2



SCALE: 1/4" TO 1'-0"

NUMBER OF EXTERIOR RISERS
AS PER FINAL SITE GRADING

ASSUMED GRADE ONLY, GRADE

MAY VARY ACCORDING TO SITE

NOTE: GRADE LINES AS SHOWN ARE THEORETICAL ONLY AS PER BUILDER SUPPLIED INFORMATION. ACTUAL GRADING MAY YARY DUE

TO CHANGING SITE CONDITIONS AND SHOULD BE VERIFIED BY THE BUILDER.

SPECIFICATIONS AND SCHEDULES.

WINDOW SIZES AND STYLES MAY YARY IN ACCORDANCE WITH MANUFACTURER/OWNERS REQUIREMENTS, ALL SIZES

AND ROUGH OPENINGS AS PER MANUFACTURERS/OWNERS

ALL CONSTRUCTION TO BE AS PER CURRENT

ALBERTA BUILDING CODE OR BETTER

CONDITIONS

CONDITIONS.



SCALE: 1/4" TO 1'-0"

DISCREPANCIES TO THE DESIGNERS PRIOR TO ANY CONSTRUCTION.

LEFT ELEVATION HI-VIS

Developer: LAUNCH HOMES

AZUR

TOWNE HOMES

Design and Drafting: RESIDENTIVAL DESIGN ING. © 2025 CLASSIC RESIDENTIAL DESIGN ALL RIGHTS RESERVED

Date: DECEMBER 2024

Drawn by: BRAD

Consultant: architects inc. 9834-105 STREET EDMONTON, AB T5K 1A6 TEL. 780-423-3424 FAX. 780-425-0535 EFG# EG 1918

OPENINGS

ATTIC SPACE FINAL GRADE TO BE DETERMINED AS PER SITE PLAN

WINDOW WELLS AS REQUIRED ROOF VENTS 1/300 SQ.FT.

Unit/Block Designation: UNIT 1-5 BUILDING 1

BEAUMONT, AB

FINAL FEB 20/25

Drawing Title: FRONT AND LEFT ELEVATIONS

AS NOTED

Revisions/Notes: LL DIMENSIONS & OTHER DATA NOTED HEREIN WITH CONDITIONS ON THE SITE, AND 16 HELD RESPONSIBLE FOR REPORTING ANY



NOTES:
METAL FLASHING TYPICAL
OVER ALL EXTERIOR
OPENINGS
WINDOW WELLS AS REQUIRED
ROOF VENTS 1/300 SQ.FT.
ATTIC SPACE
FINAL GRADE TO BE
DETERMINED AS PER SITE
PLAN

FAX. 780-425-0535

EFG# EG 1918

AZUR

A LAUNCH **Homes**

Unit/Block Designation: UNITS 6-13 BUILDING 2

BEAUMONT, AB

FINALS FEB.2025

Drawing Title: FRONT AND LEFT ELEVATIONS

AS NOTED

Revisions/Notes: THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & OTHER DATA NOTED HEREIN WITH CONDITIONS ON THE SITE, AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE DESIGNERS PRIOR TO ANY CONSTRUCTION.

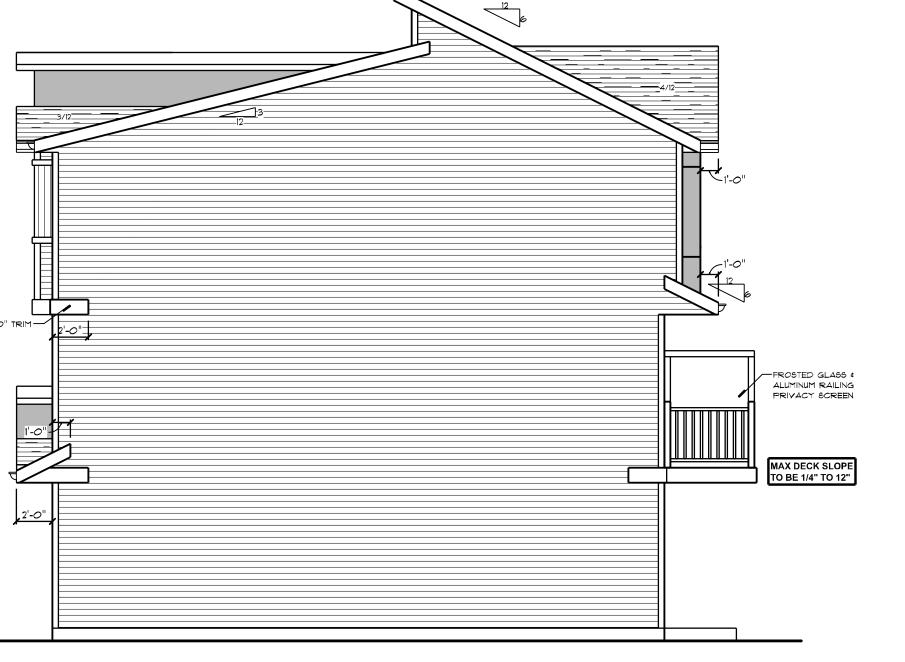
NOTE: NUMBER OF EXTERIOR RISERS AS PER FINAL SITE GRADING CONDITIONS ASSUMED GRADE ONLY, GRADE MAY VARY ACCORDING TO SITE CONDITIONS,

Development Authori Permit No. 2025-045

> NOTE: GRADE LINES AS SHOWN ARE THEORETICAL ONLY AS PER BUILDER SUPPLIED INFORMATION, ACTUAL GRADING MAY VARY DUE TO CHANGING SITE CONDITIONS AND SHOULD BE VERIFIED BY THE BUILDER.

WINDOW SIZES AND STYLES MAY VARY IN ACCORDANCE WITH MANUFACTURER/OWNERS REQUIREMENTS, ALL SIZES AND ROUGH OPENINGS AS PER MANUFACTURERS/OWNERS SPECIFICATIONS AND SCHEDULES.

ALL CONSTRUCTION TO BE AS PER CURRENT ALBERTA BUILDING CODE OR BETTER



LEFT ELEVATION

SCALE: 3/16" TO 1'-0"