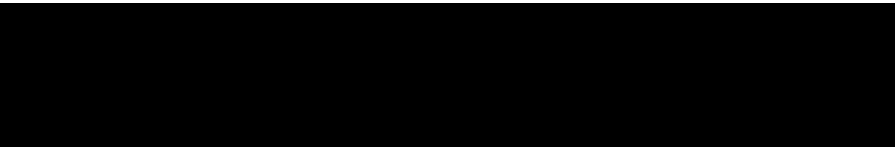


Development Permit Notice of Decision

Date of Decision: January 5, 2026



Proposed Development: Two 2-storey Commercial (CRU) Buildings – East Building includes Daycare on upper floor with retail - service general and restaurant/café uses below.

Legal Description: Plan 912 1656, Block 103, Lot 1

Municipal Address: 9 Coloniale Way, Beaumont, AB

Land Use District: Integrated Neighbourhood

Permit Application No: 2025-077

Tax Roll: 001724

Development Permit Status: Approved with conditions

Development Permit Authorization

This Development Permit authorizes the construction of two (2) two-storey buildings, with a total floor area of 4,993 square metres (East Building: 2,152 square metres; West Building: 2,841 square metres), a total building footprint of 2,727 square metres, and associated site improvements, in accordance with the stamped approved drawings and the provisions of the City of Beaumont Land Use Bylaw 944-19.

This Development Permit further authorizes the following uses:

Education, a Discretionary Use in accordance with Section 3.4.2 of Land Use Bylaw 944-19. This use includes:

- 750 square metres of floor area located on the second floor of the east building (E201) as shown on Drawing number DP2.1; and
- 420 square metres of outdoor play area, comprised of:
 - 315 square metres located on the roof above the first floor as shown on Drawing number DP2.1; and
 - 105 square metres located at grade between the east façade and the east property line as shown on Drawing number 2.0.

Restaurant/Café, a Discretionary Use in accordance with Section 3.4.2 of Land Use Bylaw 944-19. This use is authorized within units W101, W109, W110, E104, E105, E108, and E109 as shown on Drawing numbers DP2.0, and DP2.3.

Retail & Service – General, a Permitted Use in accordance with Section 3.4.2 of Land Use Bylaw 944-19. This use is authorized within the remaining floor area as shown on Drawing Numbers DP2.0, DP2.3, and DP2.4.

Development Permit Notice of Decision

Date of Decision: January 5, 2026

Permit Number: 2025-077

The development and uses identified above are approved by the Development Authority, subject to the conditions of approval listed below. Unless otherwise expressly provided for in this Development Permit, all requirements of the City of Beaumont Land Use Bylaw 944-19 shall be met.

Development Authority Interpretation

It is the interpretation of the Development Authority that no provisions of Land Use Bylaw 944-19 have been relaxed, varied, or waived based on the following:

Section 3.5.8 of Land Use Bylaw 944-19 establishes a series of frontage types intended to shape the relationship between buildings and the public realm within the Integrated Neighbourhood District. The Development Authority interprets that the frontage types contemplated in this section are primarily oriented toward smaller-scale, lot-specific development forms and do not explicitly contemplate larger-scale multi-unit commercial development on a single site. As a result, no single frontage type is defined that directly corresponds to the scale, configuration, and site layout of the proposed development, despite that this form of development and corresponding uses are allowed within the district.

Notwithstanding, the Development Authority finds that the development demonstrates a clear effort to respond to the intent of the frontage type standards by aligning the development, where practicable, with the principles associated with a Shopfront frontage as described in Section 3.5.8.f.

The Development Authority notes that the development relates to the public realm by orienting multiple ground-floor commercial units toward the adjacent public streets. Four units have been designed to address Rue Bouchard, and one unit in each building has been oriented toward Coloniale Way. The north façades of both buildings incorporate veneer glazing intended to visually extend the appearance of a continuous shopfront condition and to enhance architectural articulation along Coloniale Way.

Taken together, the Development Authority is satisfied that the proposed development achieves the spirit and intent of Section 3.5.8, including the objective of creating street-oriented, visually engaging building frontages that enhance the public realm. Accordingly, the requirement in Section 3.5.8.f.vii that a minimum of 50 percent of the ground-floor façade be composed of windows is met in substance, and no variance, relaxation, or waiver is required.

Development Permit Conditions

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, or within the period established within a time-extension agreement. 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 two Discretionary Uses, this permit shall not come into force and effect until the appeal period has expired, January 27, 2026.**
3. Changes or Alterations to the Development Permit

Development Permit Notice of Decision

Date of Decision: January 5, 2026

Permit Number: 2025-077

- a. The site shall be developed in accordance with the attached plans issued for development dated January 5, 2026. **Any revisions to the approved plans require prior written approval by the City.**
- b. This Development Permit authorizes the uses and unit locations expressly identified in the *Development Permit Authorization* section of this approval. Any change in use, expansion of use, or relocation of an approved use within either building, including a change to a different use category under Land Use Bylaw 944-19, shall require a separate Development Permit approval from the City of Beaumont prior to the commencement of the proposed change.
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 any existing pathway located partially within the southwest portion of the parcel be removed and realigned so that it is located entirely within the public right-of-way. The removal, realignment, and design of the pathway shall be addressed through the Development Agreement and completed to the satisfaction of the City of Beaumont.
 - d. That the owner/developer design and construct a right-turn lane on the south side of Coloniale Way, extending from 50th Street to the primary site access on the north side of the development, including all required signage and pavement markings, in accordance with City of Beaumont standards and to the satisfaction of the City. The design and construction of the right-turn lane shall be addressed through the Development Agreement.
5. Any portion of the existing public trail located within the subject parcel shall be removed from the private land. The removal and relocation of the trail shall be carried out in accordance with an executed Development Agreement as noted in Condition 4(c) of this Development Permit, to the satisfaction of the City of Beaumont.
6. Landscaping:
 - a. Landscaping shall be provided in accordance with the attached approved plans, except where those plans conflict with the City of Beaumont General Design Standards or approved tree species requirements, in which case the General Design Standards and approved species list shall prevail.

Development Permit Notice of Decision

Date of Decision: January 5, 2026

Permit Number: 2025-077

Hard landscaping shall be contiguous and seamlessly integrated with the public sidewalk, with no grade adjustments.

- b. All trees proposed to be planted between the City's road right-of-way and the building façade, including those adjacent to municipal boulevards and municipal frontages and flankages, shall be selected from the City of Beaumont Approved Tree Species List – 2025 Edition. The owner/applicant is responsible for ensuring that all proposed trees are appropriate for their specific location.
- c. Any existing trees to be retained on the site or within the adjacent municipal boulevard shall be protected throughout all phases of construction in accordance with the City of Beaumont General Design Standards. Where sod or final landscaping will not be placed until completion of all construction activities, protection of boulevard trees is required.

The following minimum tree protection measures shall be implemented and maintained for the duration of construction:

- i. Trees located within 3 metres of active construction or construction traffic shall be protected on all sides with minimum 1.2 metre-high, 10 mm thick plywood fencing, installed a minimum of 1.0 metre from the trunk of the tree.
- ii. Trees located between 3 metres and 5 metres of active construction or construction traffic shall be protected on all sides with minimum 1.2 metre-high snow fencing, installed a minimum of 1.0 metre from the trunk of the tree.

Tree protection measures shall be installed prior to the commencement of construction activities and shall remain in place until construction is complete, to the satisfaction of the City of Beaumont.

- d. The owner/applicant shall update all applicable drawings to demonstrate compliance with this condition and submit the revised drawings to the City for review and acceptance prior to the commencement of any construction.
- 7. 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.
 - 8. All mechanical equipment shall be screened from view or integrated into the building roofline, where appropriate.
 - 9. The owner/developer shall ensure all snow is cleared and removed from the site, as no area has been approved for seasonal snow storage.
 - 10. The owner/developer shall provide the Development Authority with AutoCAD drawings, to its satisfaction, with the building permit application.
 - 11. The owner/developer shall obtain all federal, provincial and local permits as they apply to this project.

Development Permit Notice of Decision

Date of Decision: January 5, 2026

Permit Number: 2025-077

12. This Development Permit does not authorize the removal, relocation, alteration, or modification of the Coloniale Estates Neighbourhood Entrance Sign. Any removal, relocation, or modification of the sign shall require separate written authorization from the City of Beaumont.

Additional Information

1. Separate sign permit applications will be required for any on-site signage.
2. 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.
3. 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.
4. 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.
5. 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.
6. Infrastructure Advisements
 - a. The applicant/owner shall place no parking signs along Coloniale Way and Rue Bouchard to the satisfaction of the Development Authority in consultation with the Infrastructure Department.
 - b. 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

Development Permit Notice of Decision

Date of Decision: January 5, 2026

Permit Number: 2025-077

municipal property, the owner/developer will be responsible for the cost of relocation/repair of these municipal services.

- c. 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.
 - d. The owner/developer shall include a right turn lane into the development with the required signage and line marking. The lane is located from 50th Street travelling eastbound to the development's entrance on Coloniale Way.
 - e. All tree species located adjacent to the City Boulevard shall be on the 2025 approved list for boulevards.
 - f. The owner/developer shall ensure that grading meets the City of Beaumont General Design Standards.
 - g. Applicant to confirm if there is an on site storm water management storage requirements for this parcel.
 - h. The existing Sanitary line may require up sizing, applicant is required to confirm the design flows and revisit the existing services. All tie-in connections affected by the upsizing work will need to be upgraded to meet City's current standards. Please refer to City's current GDS for more details on design guidelines.
 - i. Watermain into the site from Rue Bouchard will need to be upsized. The watermain coming into the property was a150mm. The General Design Standards section 3.4 Water Distribution and 3.4.1 Design Criteria states that the minimum diameter of watermain shall be 250 mm for commercial and light industrial developments. All tie-in connections affected by the upsizing work will need to be upgraded to meet City's current standards. Please refer to the City's current General Design Standards for more details on design guidelines.
 - j. Storm tie-in, and other utility improvements on public property, will need to be completed by a Beaumont approved contractor.
7. 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.
 8. 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.

Development Permit Notice of Decision

Date of Decision: January 5, 2026

Permit Number: 2025-077

9. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
10. The site shall be kept clear of all construction garbage and debris; an on-site garbage container/bin shall be required.
11. 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.
12. 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.

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

Development Permit Notice of Decision

Date of Decision: January 5, 2026

Permit Number: 2025-077

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:	January 5, 2026
Appeal deadline:	January 27, 2026
Permit active (if no appeals filed):	January 28, 2026

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

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:



Craig Thomas, RPP, MCIP
Development Authority

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



City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
Fax: (780) 929-3300
Email: development@beaumont.ab.ca

Development Permit Notice of Decision

Date of Decision: January 5, 2026

Permit Number: 2025-077

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

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

June 25, 2025

DATE RECEIVED
OFFICE USE ONLY

July 16, 2025

DATE PAID
OFFICE USE ONLY

Note:

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

Property Information

Street Address: **9 COLONIALE WAY, BEAUMONT, AB**

Plan: **912 1656** Block: **103** Lot: **1**

Applicant and Property Owner Information

Applicant/Contractor Name: [REDACTED]
Mailing Address: [REDACTED]
Town: [REDACTED]
Phone: [REDACTED] Cell Phone: [REDACTED]
Email (required): [REDACTED]

Is the Applicant also the Registered Owner?

☐ Yes (Do not fill out below)

☒ No (Fill out below - written authorization from registered owner required)

Owner Name: [REDACTED]
Mailing Address: [REDACTED]
Town: [REDACTED]
Phone: [REDACTED]
Email (required): [REDACTED]

Proposed Development

Square Footage (m²): 2727 FOOTPRINT/ 4993 FULL

Check one of the following:

☒ Commercial

☐ Industrial

☐ Institutional

☒ Other Non-Residential Use: **Integrated Neighbourhood District**

☐ 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:

2 two-storey Commercial (CRU) buildings (shell only) to be constructed on the above described site.

Proposed uses vary: East building proposes daycare use on upper floor with retail and service - general + restaurant/cafe uses below.

West building proposes office use on upper floor with retail and service - general + restaurant/cafe uses below.

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 notifications & correspondence regarding this application via email to the address provided on this application.

Applicant Signature: [REDACTED] Date: **JUNE 23, 2025**

OFFICE USE ONLY

Development Permit

Date Deemed Complete: _____

Date of Decision: _____
(See attached Notice of Decision)

OFFICE USE ONLY

Permit Number: **2025-077**

Building Permit Number:

Mail ☐ Pick-up ☐

☐ Authorization or ID Received

Land Use District: **IN**

Subdivision: **COLONIALE**

Tax Roll: **001724**

☐ Permitted Use

☐ Permitted Use w/ Variance

☐ Discretionary Use

Fees Receipt #: **335784**

Development Permit: **6,000.00**

Variance: _____

Notification Fee: _____

Other: _____

Total Fees: 6,000.00



DEVELOPMENT / BUILDING PERMIT AUTHORIZATION FORM

OWNER INFORMATION

I (We), _____

(name(s) of Registered Land Owner(s))

being the registered land owners of:

Municipal Address: 9 COLONIALE WAY, BEAUMONT, AB Postal code T4X 1M2

Legal Description: Plan 912 1656, Block 103, Lot 1

Owner Phone number _____

Owner Email: _____

Do hereby authorize:

APPLICANT INFORMATION

to make application for the necessary building / development permits required to complete the following project: 9 Coloniale Way - Belleview Centre

For Commercial Only:

Owner is responsible for all costs associated with water metering changes, including all piping, and removal and/or replacement of water meter(s). Changes are required to water meter (please circle) **Yes** **No**

If yes, please contact Public Works at 780-929-4300.

ALL REPORTS WILL BE PROVIDED TO OWNER AND APPLICANT

(Print name of Registered Land Owner)

(Signature of Registered Land Owner)

Date

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.



City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
Fax: (780) 929-3300
Email: development@beaumont.ab.ca

DECLARATION - ABSENCE OF ABANDONED WELLS ON PARCEL

[REDACTED]

information from the Energy Resource and Conservation Board ("ERCB") and can advise that the information shows the absence of any abandoned wells on the parcel that is the subject of the attached application for Development Permit.

Subject Parcel:

Lot: 1 Block: 103 Plan: 912 1656

Municipal Address: 9 Coloniale Way, Beaumont, AB

[REDACTED]

Date

SEE REVERSE FOR INFORMATION



BELLEVUE CENTRE

9 COLONIALE WAY, BEAUMONT, AB

ISSUE FOR DP

2025.06.23



ARCHITECTURAL / PRIME CONSULTANT:
Millbree Architect Art and Design
CONTACT: Sabrina Keichinger
ADDRESS: 11116 - 127 Street NW
Edmonton, AB T5M 0T4
PHONE: 780-807-2294

CIVIL CONSULTANT
DESIGN WORKS ENGINEERING LTD.
CONTACT: JATINDER JASSAL
ADDRESS: 10130 - 103 ST. NW, SUITE 1250
EDMONTON, AB T5J 1Y7
PHONE: 780-278-7894

LANDSCAPE CONSULTANT
GREEN SPACE ALLIANCE
CONTACT: DIVYANESH DESHPANDE / MARCELO FIGUEIRA
ADDRESS: 10132 - 105 ST. NW
EDMONTON, AB T5J 1C9
PHONE: 780-409-1063

STRUCTURAL CONSULTANT:
TAC STRUCTURAL INC.
CONTACT: AADITYA BHARDWAJ
ADDRESS: aaditya@tacstructural.com
www.tacstructural.com
PHONE: 587-581-1126

MECHANICAL CONSULTANT:
EPRO CONSULTANTS
CONTACT: DHAWAL LEUVA
ADDRESS: 1779 Clearbrook Rd #222,
Abbotsford, BC V2T 0K6
PHONE: (778) 242-8111

ELECTRICAL CONSULTANT:
EPRO CONSULTANTS
CONTACT: JASWINDER KAUSHAL
ADDRESS: 1779 Clearbrook Rd #222,
Abbotsford, BC V2T 0K6
PHONE: (778) 242-8111

ENERGY CONSULTANT:
EPRO CONSULTANTS
CONTACT: NAVDEEP DHALIWAL
ADDRESS: 1779 Clearbrook Rd #222,
Abbotsford, BC V2T 0K6
PHONE: (778) 242-8111

ARCHITECTURAL DRAWINGS

- DP0.0 TITLE SHEET
- DP1.0 SITE PLAN
- DP1.1 SITE DETAILS
- DP2.0 1ST FLOOR PLAN - CBE
- DP2.1 2ND FLOOR PLAN - CBE
- DP2.2 ROOF PLAN - CBE
- DP2.3 1ST FLOOR PLAN - CBW
- DP2.4 2ND FLOOR PLAN - CBW
- DP2.5 ROOF PLAN - CBW
- DP3.0 BUILDING ELEVATIONS - CBE
- DP3.1 BUILDING ELEVATIONS - CBE
- DP3.2 BUILDING ELEVATIONS - CBW
- DP3.3 BUILDING ELEVATIONS - CBW
- DP4.0 BUILDING SECTIONS - CBE
- DP4.1 BUILDING SECTIONS - CBW

CIVIL DRAWINGS

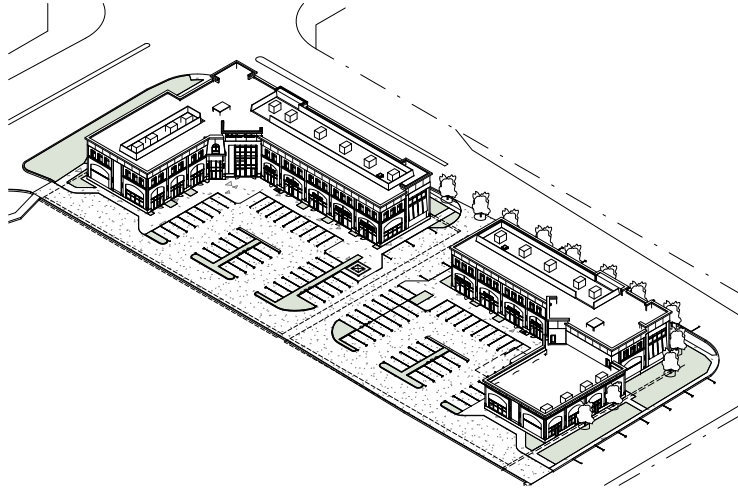
- C100 COVER SHEET
- C200 SITE GRADING PLAN - 1
- C201 SITE GRADING PLAN - 2
- C300 SITE SERVICING PLAN

LANDSCAPE DRAWINGS

- L-101 SITE PLAN
- L-102 PLANTING PLAN
- L-103 DETAILS

ELECTRICAL DRAWINGS

- E1.1 SITE PLAN



MILLBREE
ARCHITECT ART AND DESIGN
MILLBREE.CA 780.807.2294

DRAWING ISSUE / REVISION

No.	Issued For	Date
1	ISSUE FOR DP	JUNE 23, 2025

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF MILLBREE ARCHITECT ART AND DESIGN. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM MILLBREE ARCHITECT ART AND DESIGN, AND WHEN MADE MUST BARE ITS NAME. THE CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS. ALL DIMENSIONS, DATA, AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS OR DISCREPANCIES SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.

Consultant

ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

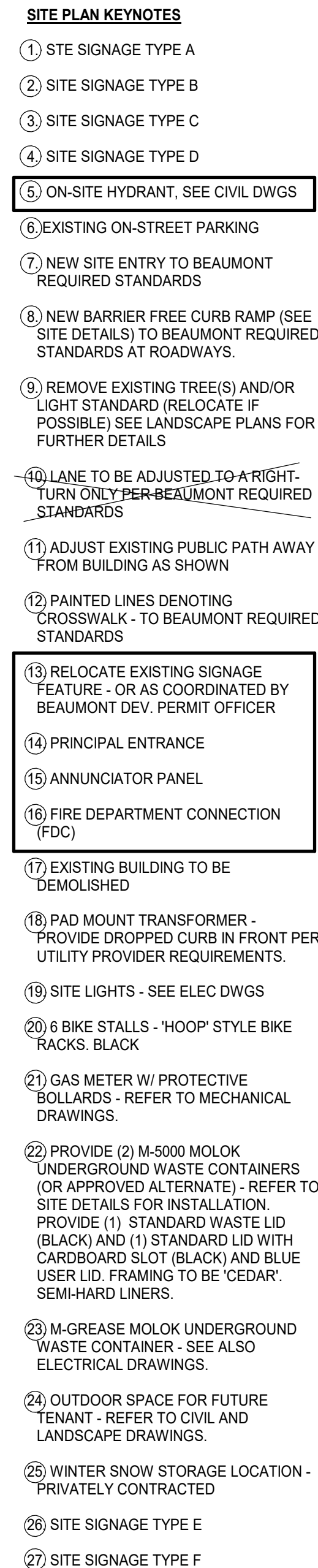
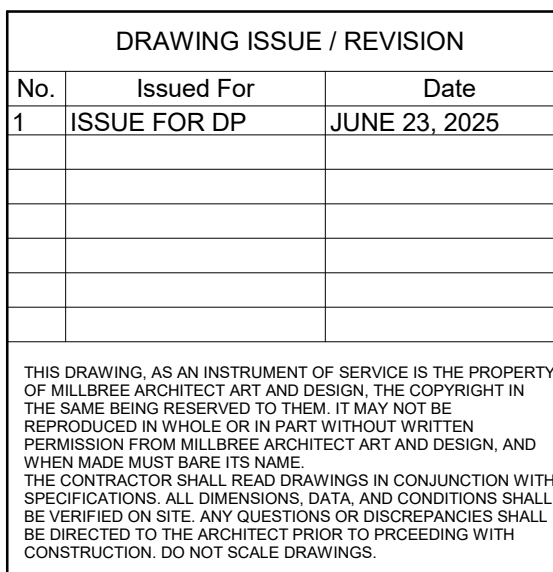
Seal / Permit Stamp

COLONIALE WAY
COMMERCIAL
9 COLONIALE WAY, BEAUMONT, AB

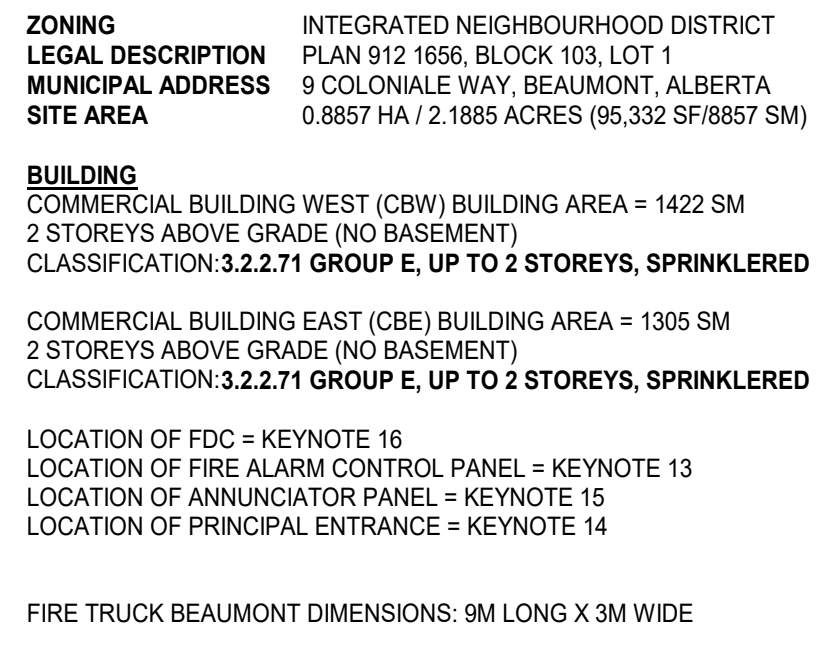
TITLE SHEET

Date: 2025-06-23
Drawn by: -- Checked by: SK
Scale: 1"=20'-0" File: 25-004
Sheet No:

DP0.0

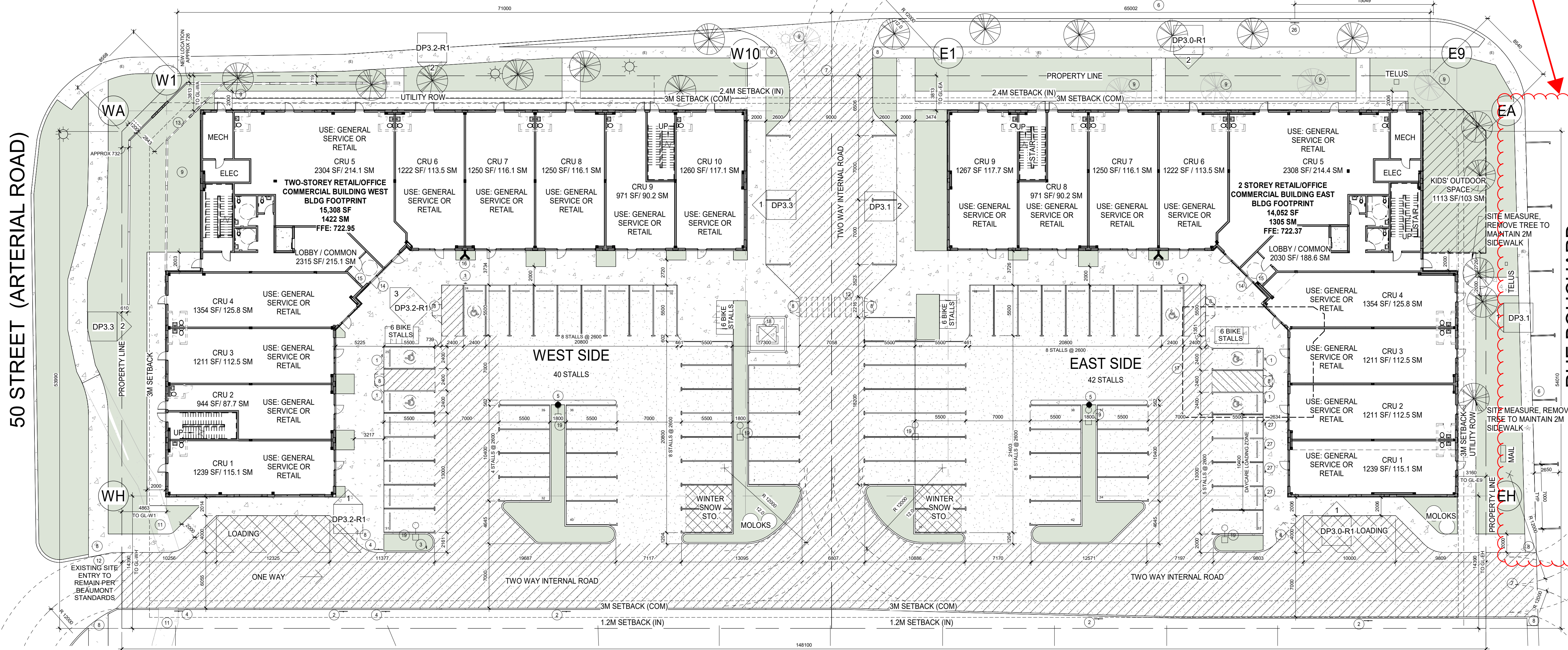


QP1.2-R3 1 : 250

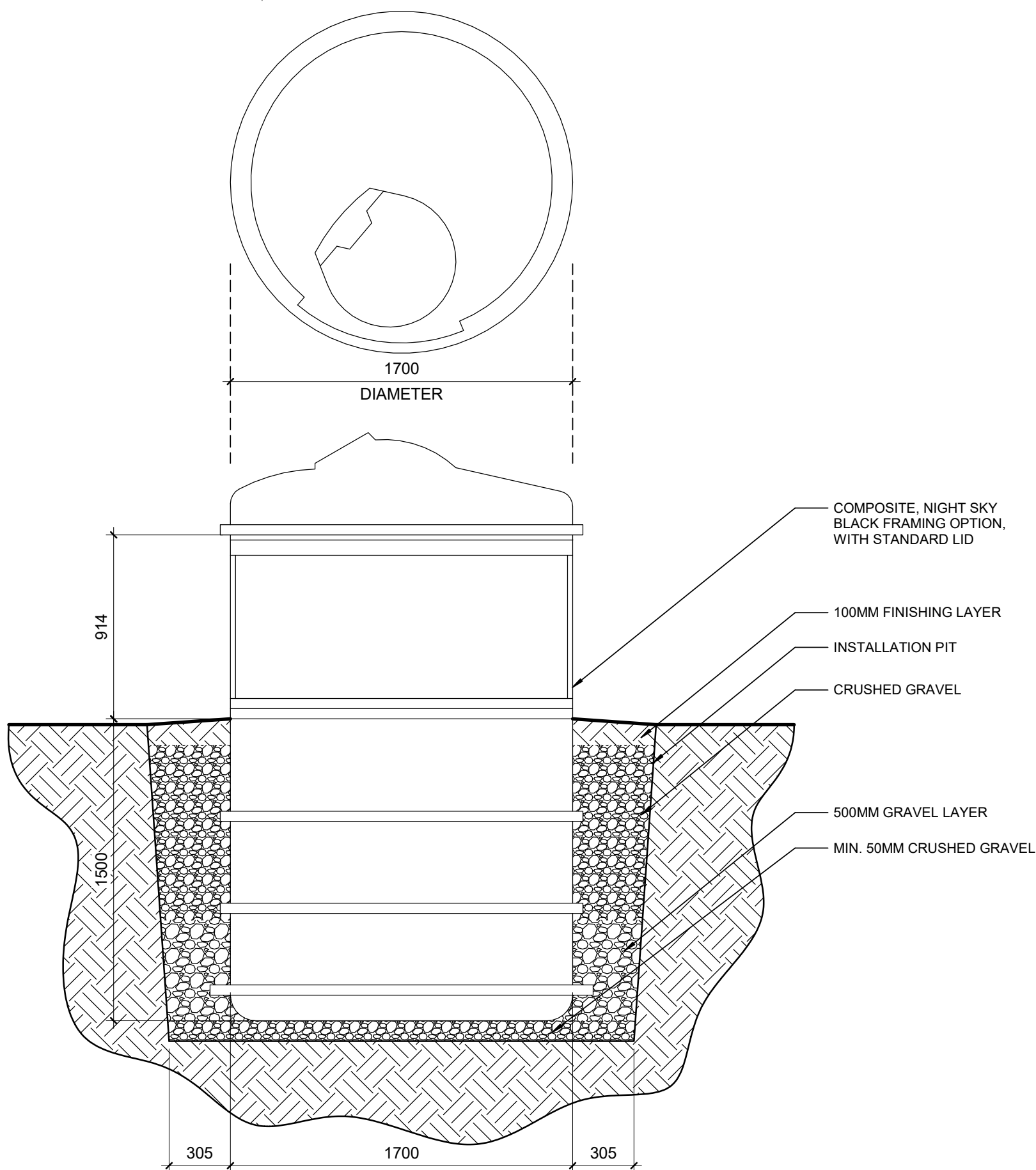


FIRE TRUCK BEAUMONT DIMENSIONS: 9M LONG X 3M WIDE

50 STREET (ARTERIAL ROAD)

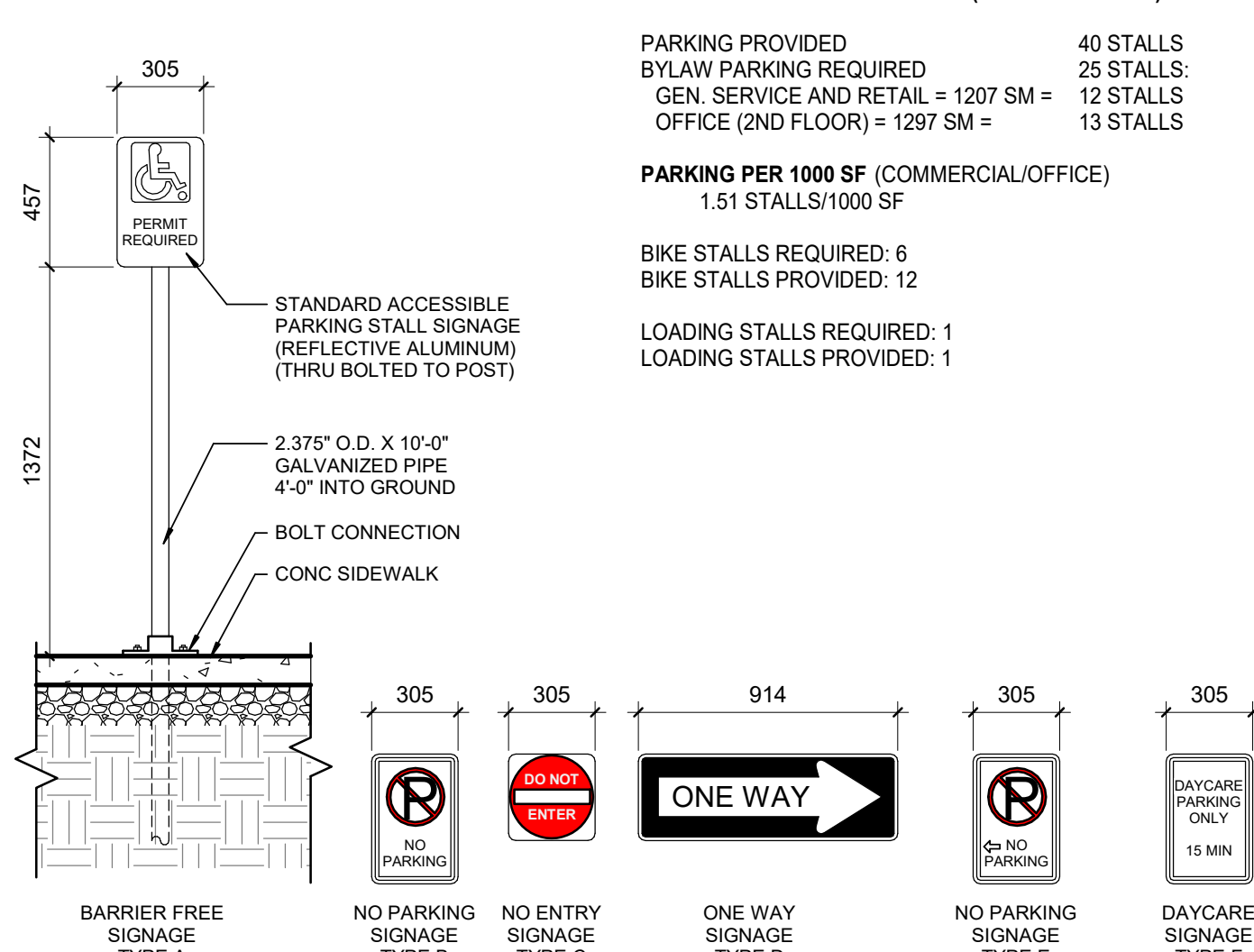


DP1.0-R2 1 : 250



DP1.0-R2 1:24

DP1.0-R2 1 : 24



ZONING	INTEGRATED NEIGHBOURHOOD DISTRICT
LEGAL DESCRIPTION	PLAN 912 1656, BLOCK 103, LOT 1
MUNICIPAL ADDRESS	9 COLONIALE WAY, BEAUMONT, ALBERTA
SITE AREA	0.8857 HA / 2.1885 ACRES (95,332 SF/8857 SM)

WEST SIDE AREA	0.4609 HA / 1.1389 ACRES (49,610 SF)
BLDG FLOOR AREA	
1ST FLOOR:	
CRU	12,991 SF / 1207 SM
LOBBY / CIRC. / UTIL.	2315 SF / 215 SM
2ND FLOOR:	
OFFICE SPACE	13,960 SF / 1297 SM
LOBBY / CIRC. / UTIL.	1313 SF / 122 SM
TOTAL 2ND FLOOR:	15,273 SF / 1419 SM
TOTAL FOOTPRINT	15,308 SF / 1422 SM
TOTAL	30,580 SF / 2841 SM
NET LEASABLE AREA	26,951 SF / 2503 SM

PARKING PROVIDED	40 STALLS
BYLAW PARKING REQUIRED	25 STALLS
GEN. SERVICE AND RETAIL = 1207 SM =	12 STALLS
OFFICE (2ND FLOOR) = 1297 SM =	13 STALLS

BIKE STALLS REQUIRED: 6
BIKE STALLS PROVIDED: 12

EAST SIDE AREA	0.4248 HA / 1.0496 ACRES (45,722 SF)		
BLDG FLOOR AREA			
1ST FLOOR:			
CRU	12,017 SF	1116.4 SM	
LOBBY / CIRC. / UTIL.	2030 SF	188.6 SM	
2ND FLOOR:			
DAYCARE	8697 SF	752 SM	
LOBBY / CIRC. / UTIL.	1015 SF	94 SM	
TOTAL 2ND FLOOR:	9112 SF	847 SM	
TOTAL FOOTPRINT	14,052 SF	1305 SM	
TOTAL	23,164 SF	2152 SM	
NET LEASABLE AREA	20,114 SF	1869 SM	

PARKING PROVIDED	42 STALLS (54 W/ ON STREET PARKING)
BYLAW PARKING REQUIRED	27 STALLS:
GEN. SERVICE AND RETAIL = 1116.4 SM =	12 STALLS
OFFICE/EDUCATION (2ND FLOOR) = 752 SM =	15 STALLS

2.74 STALLS/1000 SF (W/ ON STREET PARKING)

LOADING STALLS REQUIRED: 1
LOADING STALLS PROVIDED: 1

COMBINED TOTAL BUILDING (FOOTPRINT) AREA = 29,360 SF / 2727 SM
COMBINED TOTAL FLOOR AREA = 53,744 SF / 4993 SM
COMBINED SITES TOTAL NET LEASABLE = 47,065 SF / 4372 SM
TOTAL PAVED AREA = 3800 SM (43% OF SITE)

Density: For planned development: 35 units per net hectare or as per the applicable area structure plan, neighbourhood structure plan, or outline plan. Shadow plans of future phases of development shall be required to demonstrate how the minimum density is achieved.

the adjacent lot for single-detached dwellings.

Secondary Frontage Setback: i. Min 2.4 m when adjacent to a public roadway or 1.2 m when adjacent to a lane to max 4 m

Zero Side Yard Standards: Min 1.5 m setback where other side yard is 0 m. A private maintenance easement shall be registered on titles adjacent to the zero lot line that provide a 0.30 m

Parking:
Residential Uses - 1 stall per unit over 75 sqm

Business Uses:
Office - 1 stall per 100 sqm of lot coverage

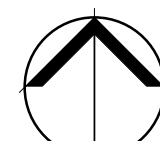
Commercial Uses:
Restaurant / Cafe - 2 stalls per 100 sqm of lot coverage
Retail and Service - General - 1 stall per 100 sqm of lot coverage

Institutional Uses:
Education - 2 stalls per 100 sqm of lot coverage



 LANDSCAPED AREA SEE LANDSCAPE PLANS
 EXISTING CONCRETE
 NEW CONCRETE
 ASPHALT
 AREA FOR WINTER SNOW STORAGE
 DENOTES HEAVY DUTY ASPHALT

- ① SITE SIGNAGE TYPE A
- ② SITE SIGNAGE TYPE B
- ③ SITE SIGNAGE TYPE C
- ④ SITE SIGNAGE TYPE D
- ⑤ ON-STREET HYDRANT, SEE CIVIL DWGS
- ⑥ EXISTING ON-STREET PARKING
- ⑦ NEW SITE ENTRY TO BEAUMONT
REQUIRED STANDARDS
- ⑧ NEW BARRIER FREE CURB RAMP (SEE
SITE DETAILS) TO BEAUMONT REQUIRED
STANDARDS AT ROADWAYS.
- ⑨ REMOVE EXISTING TREE(S) AND/OR
LIGHT STANDARD (RELOCATE IF
POSSIBLE) SEE LANDSCAPE PLANS FOR
FURTHER DETAILS
- ~~⑩ LANE TO BE ADJUSTED TO A RIGHT-
TURN ONLY PER BEAUMONT REQUIRED
STANDARDS~~
- ⑪ ADJUST EXISTING PUBLIC PATH AWAY
FROM BUILDING AS SHOWN
- ⑫ PAINTED LINES DENOTING
CROSSWALK - TO BEAUMONT REQUIRED
STANDARDS
- ⑬ RELOCATE EXISTING SIGNAGE
FEATURE - OR AS COORDINATED BY
BEAUMONT DEV. PERMIT OFFICER
- ⑭ PRINCIPAL ENTRANCE
- ⑮ ANNUNCIATOR PANEL
- ⑯ FIRE DEPARTMENT CONNECTION
(FDC)



Consulting

ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

Seal / Permit Stamp

NOT FOR CONSTRUCTION

COLONIALE WAY
COMMERCIAL
9 COLONIALE WAY, BEAUMONT, AB

9 COLONIALE WAY, BEAUMONT, AB

SITE PLAN

Date: 2025-10-27

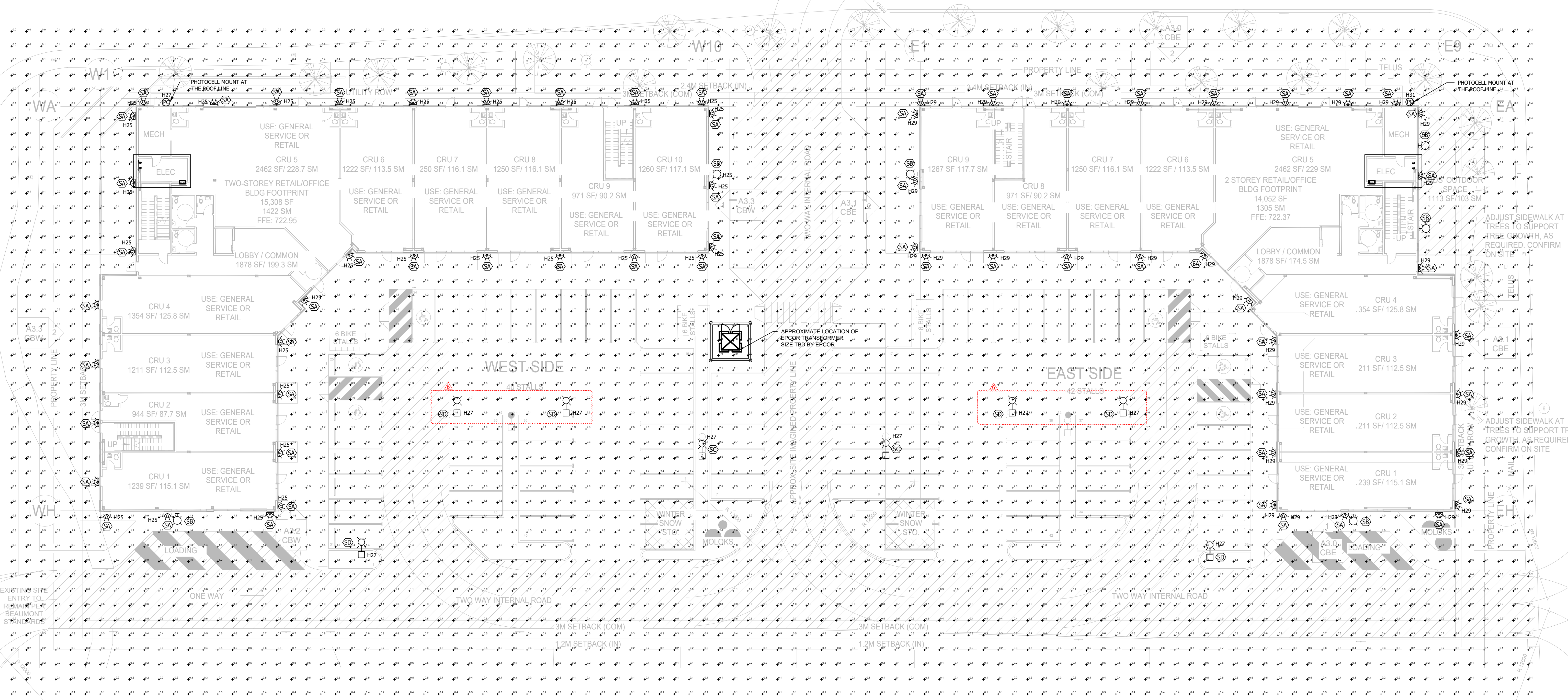
Drawn by:	Checked by:
-----------	-------------

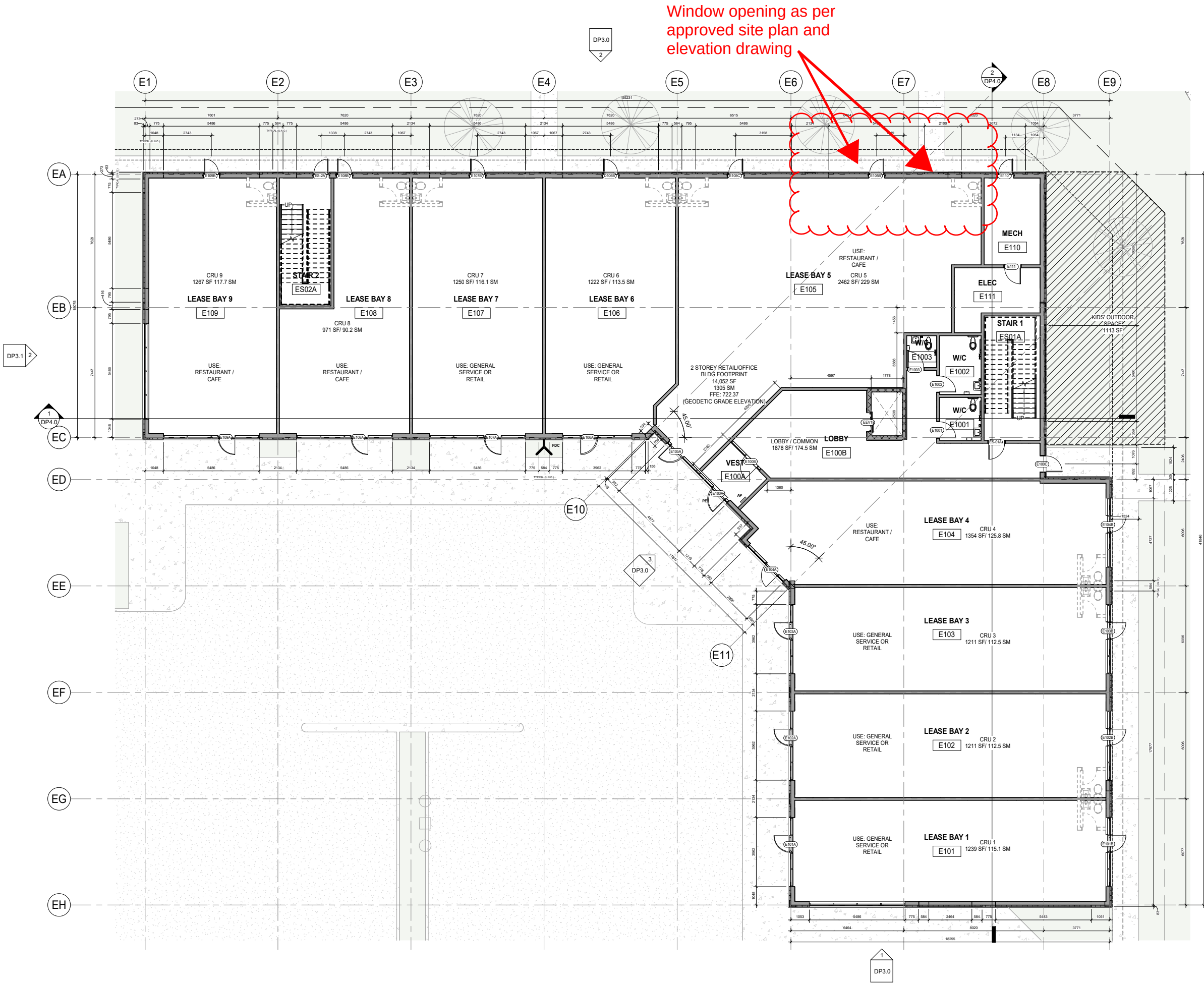
Scale:	As indicated	File:	25.00
--------	--------------	-------	-------

Sheet No:

DP1.0-R2

COLONIALE WAY (COLLECTOR)





- FLOOR PLAN LEGEND**
- AP ANNUNCIATOR PANEL
FDC FIRE DEPARTMENT CONNECTION
PE PRINCIPAL ENTRANCE
- GENERAL NOTES**
- SEE A0.1 FOR ALL NOTES, SYMBOL LEGENDS, AND ASSEMBLY TYPE
 - FOR DOOR AND WINDOW INFORMATION SEE DOOR AND WINDOW SCHEDULES
 - FIRE EXTINGUISHER LOCATIONS- SEE MECH



DRAWING ISSUE / REVISION		
No.	Issued For	Date
1	ISSUE FOR DP	JUNE 23, 2025
THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF MILLBREE ARCHITECT ART AND DESIGN. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM MILLBREE ARCHITECT ART AND DESIGN. AND WHEN MADE MUST BARE ITS NAME. THE CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS. ALL DIMENSIONS, DATA, AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS OR DISCREPANCIES SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.		



Consultant

ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

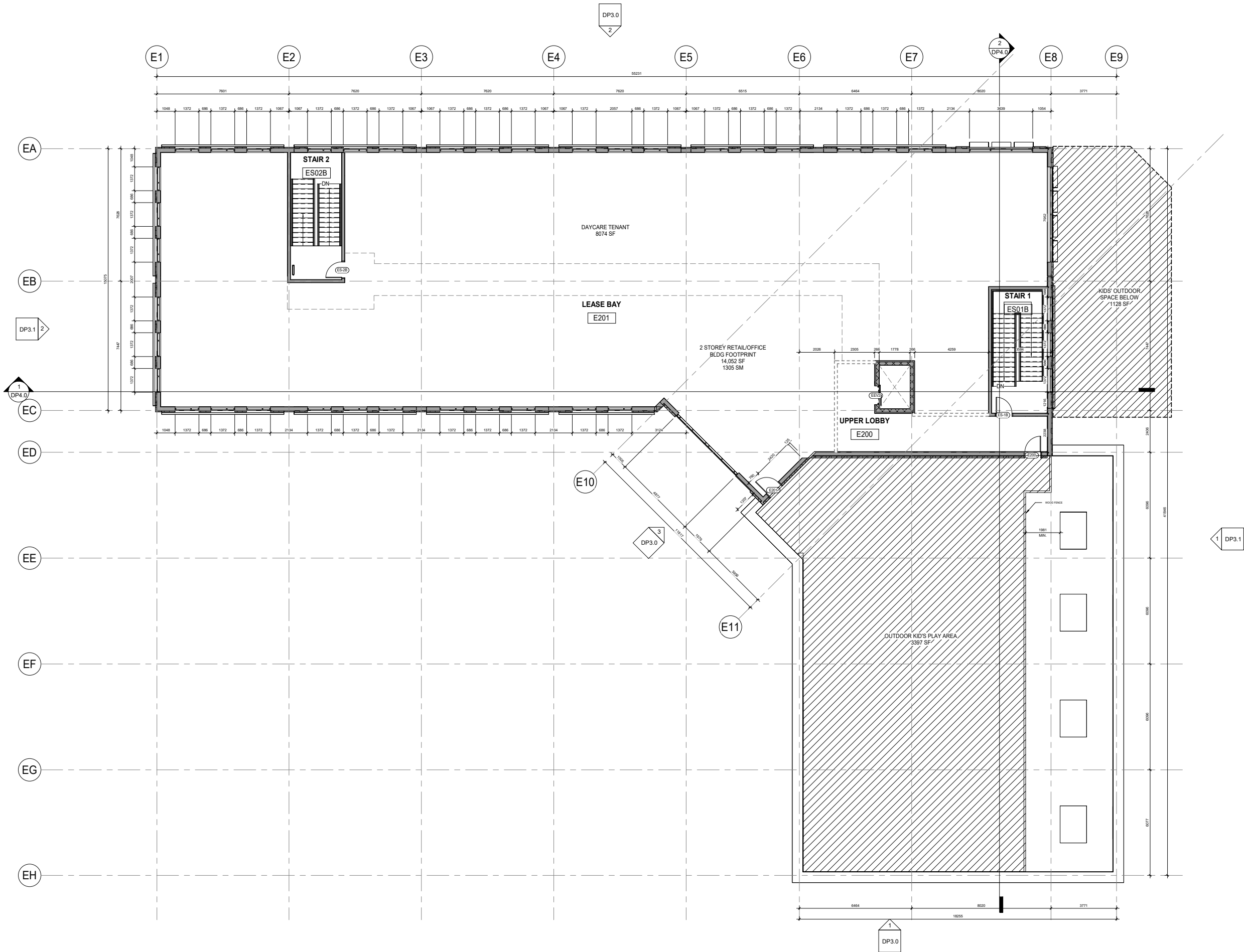
Seal / Permit Stamp:

COLONIALE WAY COMMERCIAL
9 COLONIALE WAY, BEAUMONT, AB

1ST FLOOR PLAN - CBE

Date: 2025-06-23
Drawn by: -- Checked by: SK
Scale: As indicated File: 25-004
Sheet No:

DP2.0



DRAWING ISSUE / REVISION		
No.	Issued For	Date
1	ISSUE FOR DP	JUNE 23, 2025
THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF MILLBREE ARCHITECT ART AND DESIGN. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM MILLBREE ARCHITECT ART AND DESIGN. AND WHEN MADE MUST BARE ITS NAME. THE CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS. ALL DIMENSIONS, DATA, AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS OR DISCREPANCIES SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.		



Consultant

ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

Seal / Permit Stamp:

COLONIALE WAY
COMMERCIAL
9 COLONIALE WAY, BEAUMONT, AB

2ND FLOOR PLAN -
CBE

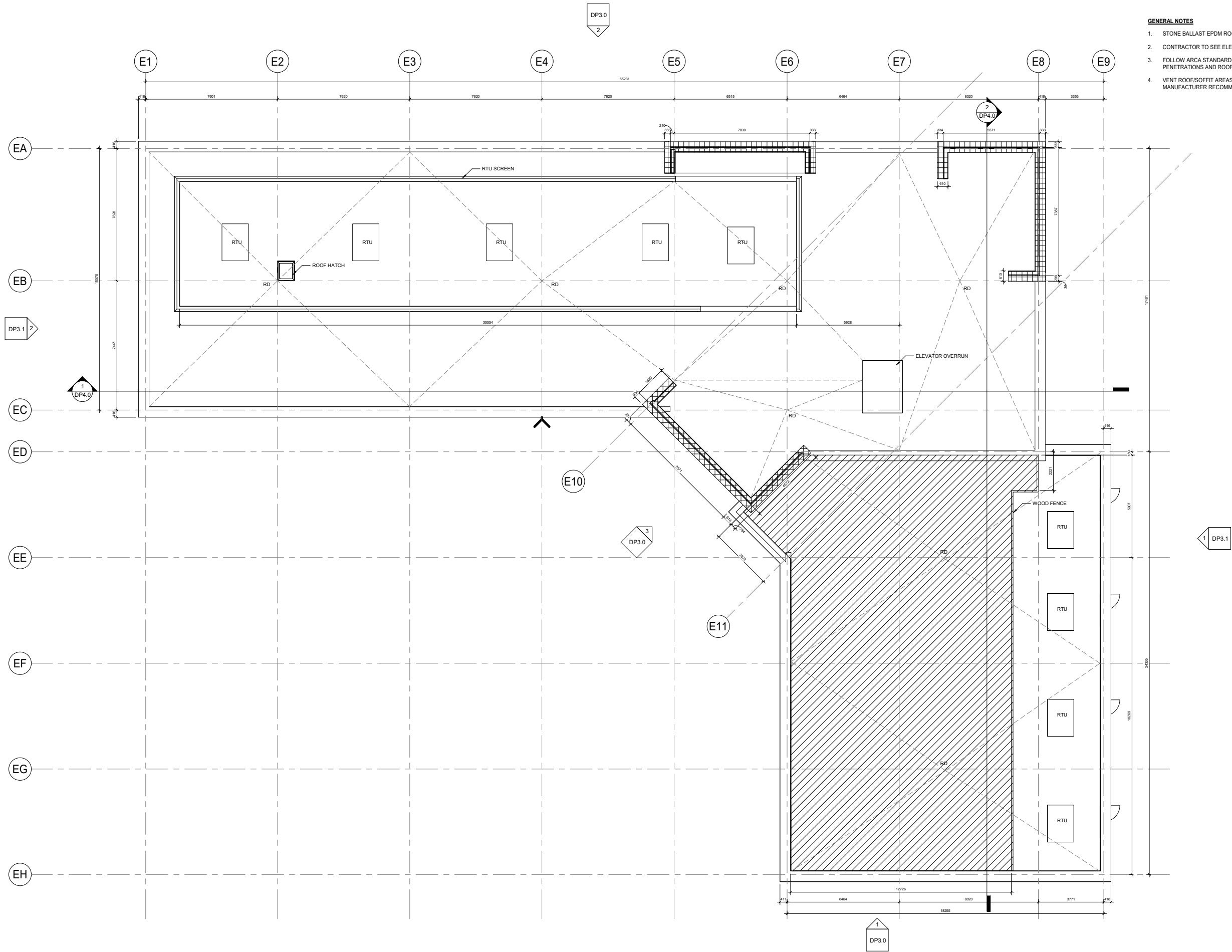
Date: 2025-06-23

Drawn by: -- Checked by: SK

Scale: 1 : 100 File: 25-004

Sheet No:

DP2.1



- GENERAL NOTES**
1. STONE BALLAST EPDM ROOFING UNLESS NOTED OTHERWISE
 2. CONTRACTOR TO SEE ELEC AND MECH, TYP.
 3. FOLLOW ARCA STANDARDS DETAILS MANUAL FOR ALL ROOF PENETRATIONS AND ROOF DETAILS.
 4. VENT ROOF/SOFFIT AREAS AS PER THE NBC (AE) 2023 AND MANUFACTURER RECOMMENDATIONS.



DRAWING ISSUE / REVISION		
No.	Issued For	Date
1	ISSUE FOR DP	JUNE 23, 2025
THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF MILLBREE ARCHITECT ART AND DESIGN. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM MILLBREE ARCHITECT ART AND DESIGN. WHEN MADE MUST BARE ITS NAME. THE CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS. ALL DIMENSIONS, DATA, AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS OR DISCREPANCIES SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.		



Consultant

ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

Seal / Permit Stamp:

COLONIALE WAY
COMMERCIAL
9 COLONIALE WAY, BEAUMONT, AB

ROOF PLAN - CBE

Date: 2025-06-23

Drawn by: -- Checked by: SK

Scale: As indicated File: 25-004

Sheet No:

DP2.2

Window opening as per approved site plan and elevation drawings

- FLOOR PLAN LEGEND**
- AP ANNUNCIATOR PANEL
FDC FIRE DEPARTMENT CONNECTION
PE PRINCIPAL ENTRANCE
- GENERAL NOTES**
- SEE A0.1 FOR ALL NOTES, SYMBOL LEGENDS, AND ASSEMBLY TYPE
 - FOR DOOR AND WINDOW INFORMATION SEE DOOR AND WINDOW SCHEDULES
 - FIRE EXTINGUISHER LOCATIONS- SEE MECH



DRAWING ISSUE / REVISION		
No.	Issued For	Date
1	ISSUE FOR DP	JUNE 23, 2025
THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF MILLBREE ARCHITECT ART AND DESIGN. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM MILLBREE ARCHITECT ART AND DESIGN. AND WHEN MADE MUST BARE ITS NAME. THE CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS. ALL DIMENSIONS, DATA, AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS OR DISCREPANCIES SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.		



ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

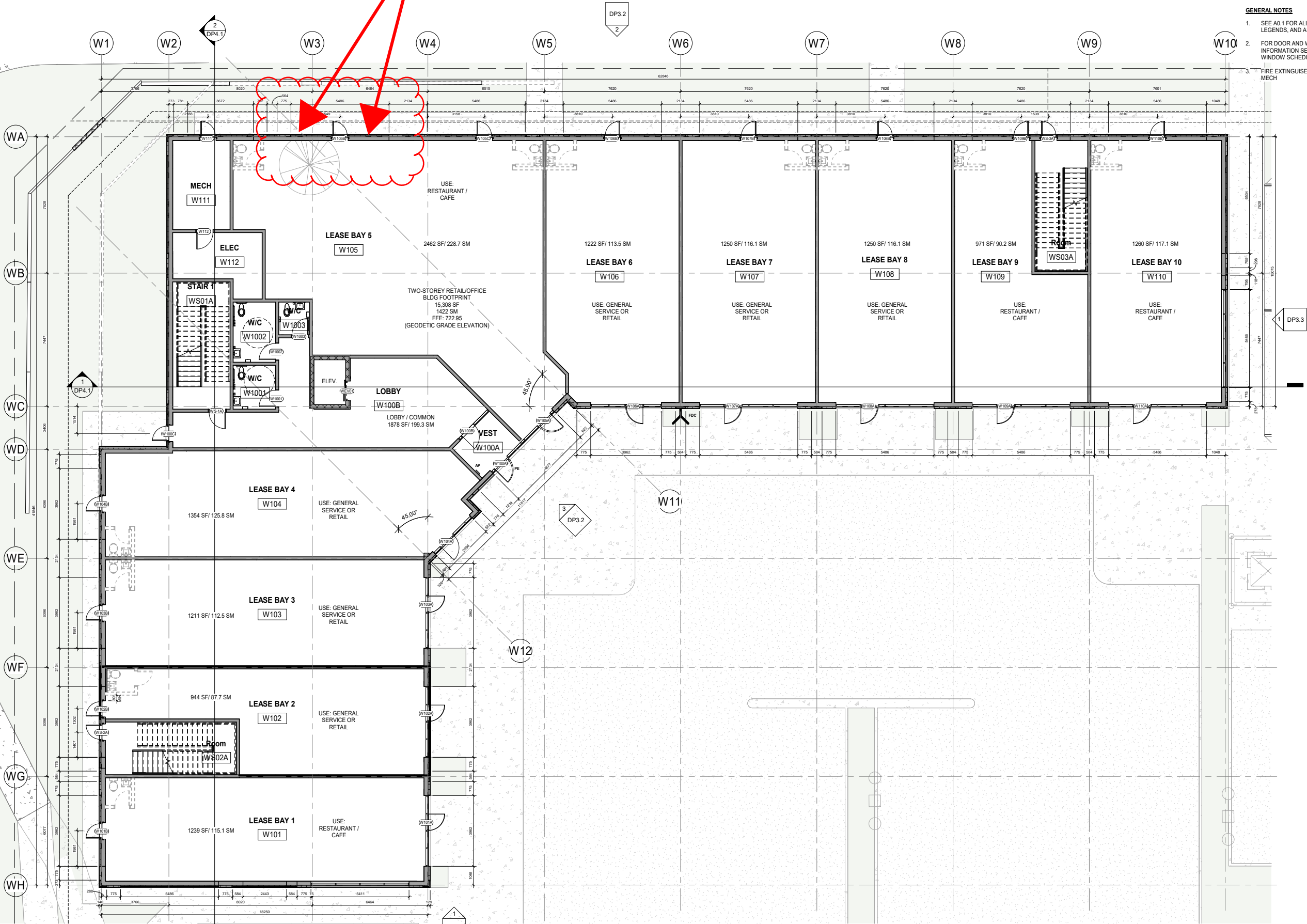
Seal / Permit Stamp:

COLONIALE WAY
COMMERCIAL
9 COLONIALE WAY, BEAUMONT, AB

1ST FLOOR PLAN -
CBW

Date: 2025-06-23
Drawn by: -- Checked by: SK
Scale: As indicated File: 25-004
Sheet No:

DP2.3



1 CBW - T/O LEVEL 1
DP2.3 1:100

DRAWING ISSUE / REVISION		
No.	Issued For	Date
1	ISSUE FOR DP	JUNE 23, 2025
THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF MILLBREE ARCHITECT ART AND DESIGN. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM MILLBREE ARCHITECT ART AND DESIGN. AND WHEN MADE MUST BARE ITS NAME. THE CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS. ALL DIMENSIONS, DATA, AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS OR DISCREPANCIES SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.		



Consultant

ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

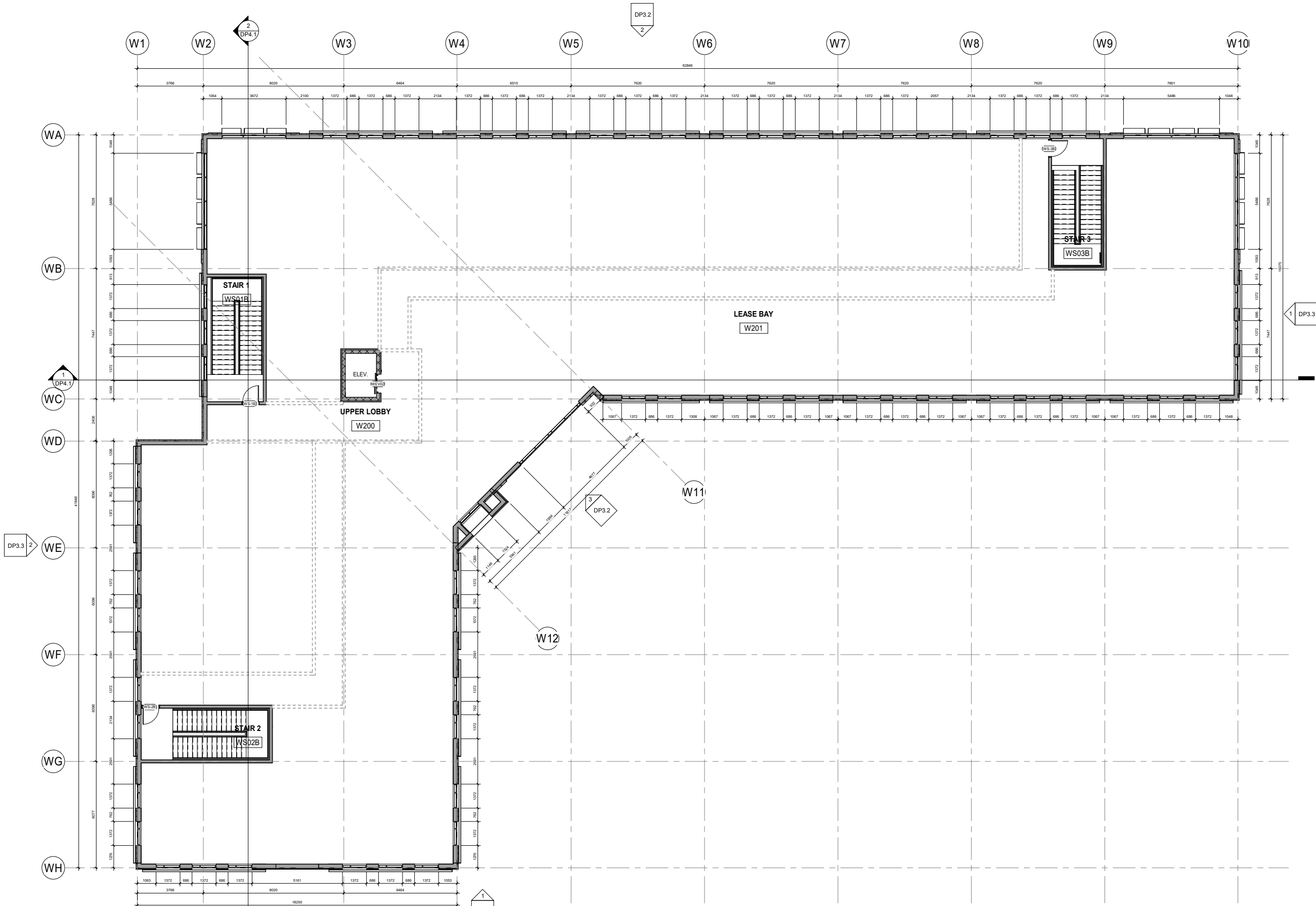
Seal / Permit Stamp:

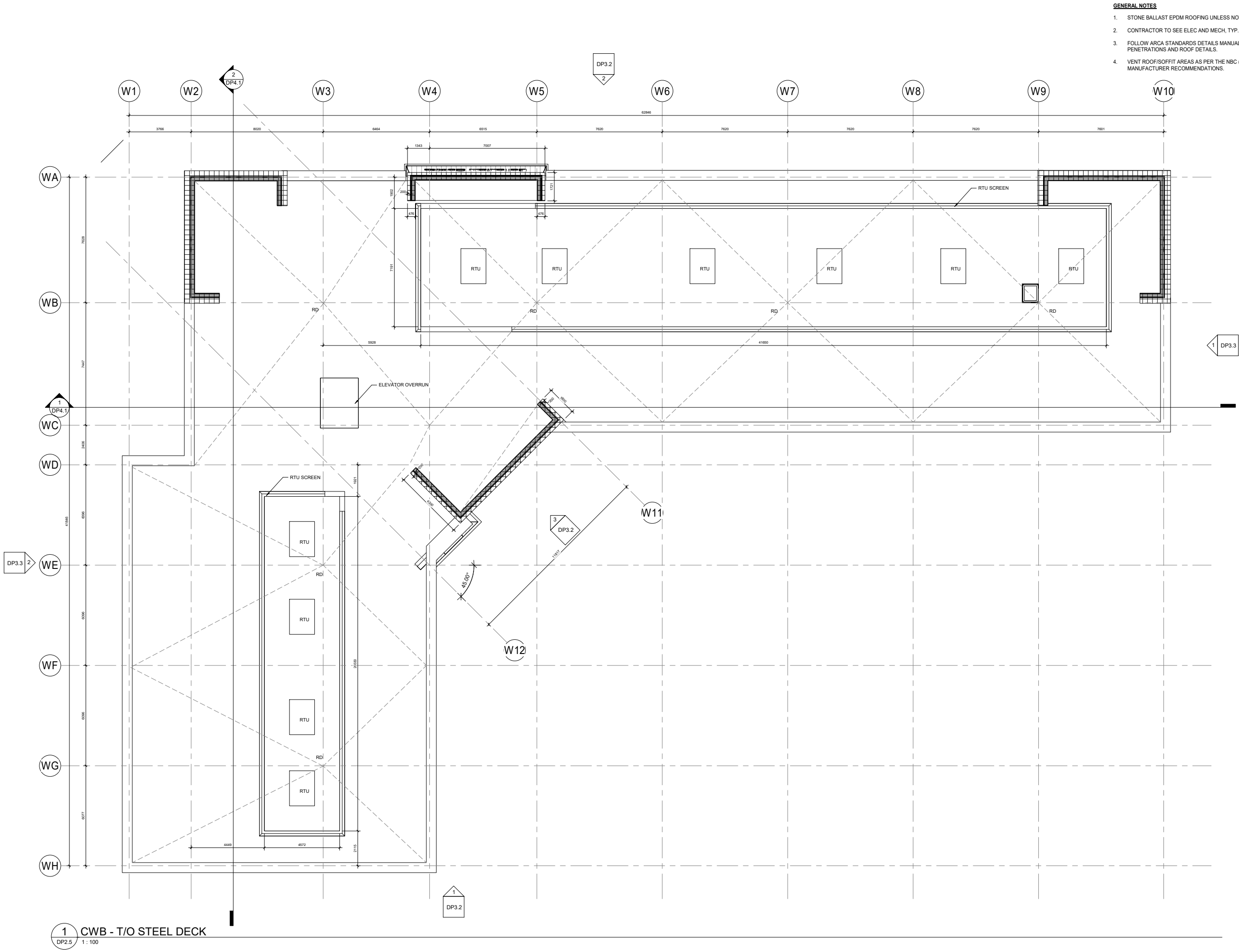
COLONIALE WAY
COMMERCIAL
9 COLONIALE WAY, BEAUMONT, AB

2ND FLOOR PLAN -
CBW

Date: 2025-06-23
Drawn by: -- Checked by: SK
Scale: 1 : 100 File: 25-004
Sheet No:

DP2.4





- GENERAL NOTES**
1. STONE BALLAST EPDM ROOFING UNLESS NOTED OTHERWISE
 2. CONTRACTOR TO SEE ELEC AND MECH. TYP.
 3. FOLLOW ARCA STANDARDS DETAILS MANUAL FOR ALL ROOF PENETRATIONS AND ROOF DETAILS.
 4. VENT ROOF/SOFFT AREAS AS PER THE NBC (AE) 2023 AND MANUFACTURER RECOMMENDATIONS.



DRAWING ISSUE / REVISION		
No.	Issued For	Date
1	ISSUE FOR DP	JUNE 23, 2025
THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF MILLBREE ARCHITECT ART AND DESIGN. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM MILLBREE ARCHITECT ART AND DESIGN. AND WHEN MADE MUST BARE ITS NAME. THE CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS. ALL DIMENSIONS, DATA, AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS OR DISCREPANCIES SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.		



Consultant

ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

Seal / Permit Stamp:

COLONIALE WAY
COMMERCIAL

9 COLONIALE WAY, BEAUMONT, AB

ROOF PLAN - CBW

Date: 2025-06-23

Drawn by: -- Checked by: SK

Scale: As indicated File: 25-004

Sheet No.

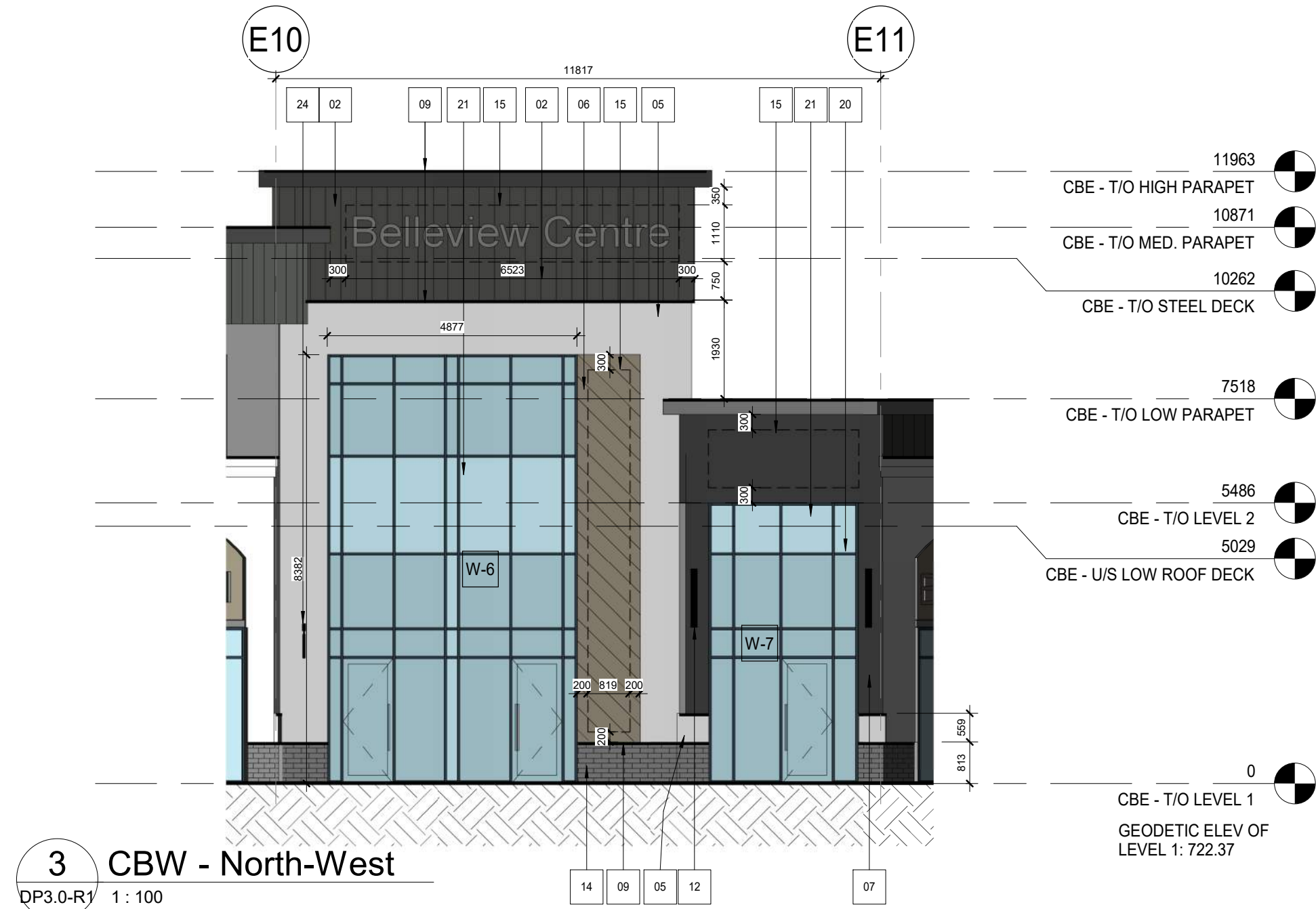
DP2.5



1 SOUTH
DP3.0-R1 1:100



2 NORTH
DP3.0-R1 1:100



3 CBW - North-West
DP3.0-R1 1:100

GENERAL NOTES

- REFER TO DOOR SCHEDULE FOR DOOR & WINDOW TYPES, AND SIZES.
- 100'-0" IS THE DATUM ELEVATION AND CORRESPONDS TO THE GEODETIC ELEVATION OF THE LEVEL 1 FLOOR SLAB. SEE CIVIL FOR ADDITIONAL INFO.
- CONTRACTOR TO VERIFY W/ ELEC DWGS FOR LIGHTING LOCATIONS.
- COORDINATE EXACT LOCATION OF MECHANICAL INTAKE AND EXHAUST TO AVOID CONFLICT W/ EXTERIOR TRIM, TYP.
- CONTRACTOR TO PROVIDE 200X200MM COLOUR SAMPLES OF EXTERIOR MATERIALS TO ARCHITECT FOR CONFIRMATION



COMMERCIAL ELEVATION KEYNOTE LEGEND:

- | | |
|--|--|
| 01 EIFS - BLACK CORNICE TYPE 1
COLOUR 1
TEXTURE: SANDED / SABLE 303A | 11 EIFS REVEAL |
| 02 METAL PANELS - VICWEST COR78
COLOUR: BLACK | 12 LIGHT FIXTURE, REFER TO ELECTRICAL
10'-0" TO BOTTOM FROM GRADE OR 1'
ABOVE EXIT DOOR |
| 03 EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A | 13 SCUPPER |
| 04 EIFS - WHITE CORNICE TYPE 2
COLOUR 2
TEXTURE: SANDED / SABLE 303A | 14 MASONRY BLOCK HALF HIGH
SMOOTH FACE FROM EXPOCRETE / ECHELON
RUNNING BOND W/ CONCAVED JOINT
COLOUR: DARK CHARCOAL |
| 05 EIFS - WHITE
COLOUR 2
TEXTURE: SANDED / SABLE 303A
(PROVIDE IMPACT RESISTANT MESH AT
ROOF DECK AND PLAY-AREA LOCATIONS) | 15 3/4" PLYWOOD SIGNAGE BACKING
AS DIMD PER ELEVATIONS |
| 06 METAL PANELS - VICWEST BELLARA PLANK
COLOUR: WOODLIKE (WARM ROSEWOOD)
INSTALLED @ 45 DEGREES
ALT = LUX | 16 FIRE DEPARTMENT CONNECTION |
| 07** EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A
** OR BLACK METAL PANELS | 17 FD LOCK BOX
5'-0" FROM GRADE TO TOP |
| 08 EIFS - GREY
COLOUR 3
TEXTURE: SANDED / SABLE 303A | 18 FDC - RED BEACON
ABOVE THE FDC AT 8'-0" |
| 09 PREFINISHED ALUMINUM FLASHING / CAP
FLASHING
COLOUR: BLACK | 19 STEEL CHANNEL EYEBROW
PAINTED DULUX
COLOUR: BLACK |
| 10 INSULATED HOLLOW METAL DOOR W/
INSULATED PRESSED STEEL FRAME AND
VIEW PANEL
COLOUR: PAINT TO MATCH ADJACENT
STUCCO COLOUR | 20 BLACK ANODIZED ALUMINUM WINDOW
MULLIONS W/ SEALED UNIT GLAZING |
| | 21 SPANDREL PANEL ON 6MM ACI OPACI COAT
BLACK
MANUFACTURER: OPACI COAT
COLOUR: BLACK |
| | 22 BLACK CANVAS AWNING ON 1"x1" EXTRUSION
ALUMINUM FRAME (BLACK)
PROVIDE 2"x8" BACKING AT TOP AND
BOTTOM OF THE HORIZONTAL LENGTH OF
AWNING. |
| | 23 RTU SCREEN BEYOND - VICWEST COR78
COLOUR: BLACK |
| | 24 PROJECTING SIGNAGE - SEE SITE DETAILS
HEIGHT 3.2M TO TOP OF BRACKET -
CONTRACTOR TO INSTALL BACKING |
| | 25 VENEER GLASS WITH BLACK ANODIZED
ALUM MULLION CAPS AND PRESSURE PLATE |

DRAWING ISSUE / REVISION

No.	Issued For	Date
1	ISSUE FOR DP	JUNE 23, 2025

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF MILLBREE ARCHITECT ART AND DESIGN. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM MILLBREE ARCHITECT ART AND DESIGN, AND WHEN MADE MUST BARE ITS NAME. THE CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS. ALL DIMENSIONS, DATA, AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS OR DISCREPANCIES SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.

Consultant

ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

Seal / Permit Stamp:

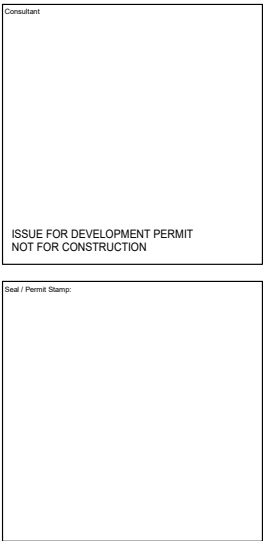
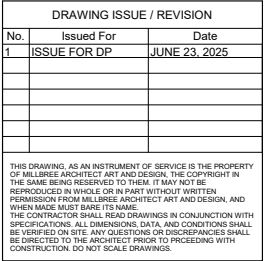
NOT FOR CONSTRUCTION

COLONIALE WAY
COMMERCIAL
9 COLONIALE WAY, BEAUMONT, AB

BUILDING
ELEVATIONS - CBE

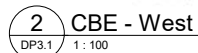
Date: 2025-10-27
Drawn by: SK
Scale: As indicated
Sheet No: 25-004

DP3.0-R1



Date:		2025-06-23
Drawn by:	Checked by:	SK
Scale:	File:	25-004

DP3.1



- 01 EIFS - BLACK CORNICE TYPE 1
COLOUR 1
TEXTURE: SANDED / SABLE 303A
- 02 METAL PANELS - VICWEST COR78
COLOUR: BLACK
- 03 EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A
- 04 EIFS - WHITE CORNICE TYPE 2
COLOUR 2
TEXTURE: SANDED / SABLE 303A
- 05 EIFS - WHITE
COLOUR 2
TEXTURE: SANDED / SABLE 303A
(PROVIDE IMPACT RESISTANT MESH AT
ROOF DECK AND PLAY-AREA LOCATIONS)
- 06 METAL PANELS - VICWEST BELLARA PLANK
COLOUR: WOODLIKE (WARM ROESWOOD)
INSTALLED @ 45 DEGREES
ALT + LUX
- 07** EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A
** OR BLACK METAL PANELS
- 08 EIFS - TAN
COLOUR 3
TEXTURE: SANDED / SABLE 303A
- 09 PREFINISHED ALUMINUM FLASHING / CAP
FLASHING
COLOUR: BLACK
- 10 INSULATED HOLLOW METAL DECK W/
INSULATED PRESSED STEEL FRAME AND
VIEW PANEL
COLOUR: PAINT TO MATCH ADJACENT
STUCCO COLOUR

- 11 EIFS REVEAL
- 12 LIGHT FIXTURE. REFER TO ELECTRICAL
10'-0" TO BOTTOM FROM GRADE OR 1'
ABOVE EXIST DOOR
- 13 SCUPPER
- 14 MASONRY BLOCK HALF HIGH
SMOOTH FACE FROM EXPOCRETE
RUNNING BOND W/ CONCAVED JOINT
COLOUR: DARK CHARCOAL
- 15 3/4" PLYWOOD SIGNAGE BACKING
AS DIMD PER ELEVATIONS
- 16 FIRE DEPARTMENT CONNECTION
- 17 FD LOCK BOX
5'-0" FROM GRADE TO TOP
- 18 FDC - RED BEACON
ABOVE THE FDC AT 8'-0"
- 19 STEEL CHANNEL EYEBROW
PAINTED DULUX
COLOUR: BLACK
- 20 BLACK ANNOZIDED ALUMINUM WINDOW
MULLIONS W/ SEALED UNIT GLAZING
- 21 SPANDREL PANEL ON 6MM ACI OPACI
COAT BLACK
MANUFACTURER: OPACI COAT
COLOUR: BLACK
- 22 BLACK CANVAS AWNING ON "1X1"
EXTRUSION ALUMINUM FRAME (BLACK)
PROVIDE 2'X8" BACKING AT TOP AND
BOTTOM OF THE HORIZONTAL LENGTH OF
AWNING.
- 23 RTU SCREEN BEYOND - VICWEST COR78
COLOUR: BLACK



1 CBW - South
DP3.2-R1 1:100



2 CBW - North
DP3.2-R1 1:100



3 CBW - North-East
DP3.2-R1 1:100

GENERAL NOTES

- REFER TO DOOR SCHEDULE FOR DOOR & WINDOW TYPES, AND SIZES.
- 100'-0" IS THE DATUM ELEVATION AND CORRESPONDS TO THE GEODETIC ELEVATION OF THE LEVEL 1 FLOOR SLAB. SEE CIVIL FOR ADDITIONAL INFO.
- CONTRACTOR TO VERIFY W/ ELEC DWGS FOR LIGHTING LOCATIONS.
- COORDINATE EXACT LOCATION OF MECHANICAL INTAKE AND EXHAUST TO AVOID CONFLICT W/ EXTERIOR TRIM, TYP.
- CONTRACTOR TO PROVIDE 200X200MM COLOUR SAMPLES OF EXTERIOR MATERIALS TO ARCHITECT FOR CONFIRMATION

COMMERCIAL ELEVATION KEYNOTE LEGEND:

- | | |
|--|--|
| 01 EIFS - BLACK CORNICE TYPE 1
COLOUR 1
TEXTURE: SANDED / SABLE 303A | 11 EIFS REVEAL |
| 02 METAL PANELS - VICWEST COR78
COLOUR: BLACK | 12 LIGHT FIXTURE, REFER TO ELECTRICAL
10'-0" TO BOTTOM FROM GRADE OR 1'
ABOVE EXIT DOOR |
| 03 EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A | 13 SCUPPER |
| 04 EIFS - WHITE CORNICE TYPE 2
COLOUR 2
TEXTURE: SANDED / SABLE 303A | 14 MASONRY BLOCK HALF HIGH
SMOOTH FACE FROM EXPOCRETE / ECHELON
RUNNING BOND W/ CONCAVED JOINT
COLOUR: DARK CHARCOAL |
| 05 EIFS - WHITE
COLOUR 2
TEXTURE: SANDED / SABLE 303A
(PROVIDE IMPACT RESISTANT MESH AT
ROOF DECK AND PLAY-AREA LOCATIONS) | 15 3/4" PLYWOOD SIGNAGE BACKING
AS DIMD PER ELEVATIONS |
| 06 METAL PANELS - VICWEST BELLARA PLANK
COLOUR: WOODLIKE (WARM ROSEWOOD)
INSTALLED @ 45 DEGREES
ALT = LUX | 16 FIRE DEPARTMENT CONNECTION |
| 07** EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A
** OR BLACK METAL PANELS | 17 FD LOCK BOX
5'-0" FROM GRADE TO TOP |
| 08 EIFS - GREY
COLOUR 3
TEXTURE: SANDED / SABLE 303A | 18 FDC - RED BEACON
ABOVE THE FDC AT 8'-0" |
| 09 PREFINISHED ALUMINUM FLASHING / CAP
FLASHING
COLOUR: BLACK | 19 STEEL CHANNEL EYEBROW
PAINTED DULUX
COLOUR: BLACK |
| 10 INSULATED HOLLOW METAL DOOR W/
INSULATED PRESSED STEEL FRAME AND
VIEW PANEL
COLOUR: PAINT TO MATCH ADJACENT
STUCCO COLOUR | 20 BLACK ANODIZED ALUMINUM WINDOW
MULLIONS W/ SEALED UNIT GLAZING |
| | 21 SPANDREL PANEL ON 6MM ACI OPACI COAT
BLACK
MANUFACTURER: OPACI COAT
COLOUR: BLACK |
| | 22 BLACK CANVAS AWNING ON 1"x1" EXTRUSION
ALUMINUM FRAME (BLACK)
PROVIDE 2"x8" BACKING AT TOP AND
BOTTOM OF THE HORIZONTAL LENGTH OF
AWNING. |
| | 23 RTU SCREEN BEYOND - VICWEST COR78
COLOUR: BLACK |
| | 24 PROJECTING SIGNAGE - SEE SITE DETAILS
HEIGHT 3.2M TO TOP OF BRACKET -
CONTRACTOR TO INSTALL BACKING |
| | 25 VENEER GLASS WITH BLACK ANODIZED
ALUM MULLION CAPS AND PRESSURE PLATE |

DRAWING ISSUE / REVISION		
No.	Issued For	Date
1	ISSUE FOR DP	JUNE 23, 2025
THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF MILLBREE ARCHITECT ART AND DESIGN. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM MILLBREE ARCHITECT ART AND DESIGN, AND WHEN MADE MUST BARE ITS NAME. THE CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS. ALL DIMENSIONS, DATA, AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS OR DISCREPANCIES SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.		



Consultant

ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

Seal / Permit Stamp:

NOT FOR CONSTRUCTION

COLONIALE WAY
COMMERCIAL
9 COLONIALE WAY, BEAUMONT, AB

BUILDING
ELEVATIONS - CBW

Date: 2025-10-27
Drawn by: SK
Scale: As indicated
Sheet No: 25-004

DP3.2-R1



Consultant

ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

Seal / Permit Stamp:

COLONIALE WAY COMMERCIAL

9 COLONIALE WAY, BEAUMONT, AB

BUILDING ELEVATIONS - CBW

Date: 2025-06-23

Drawn by: -- Checked by: SK

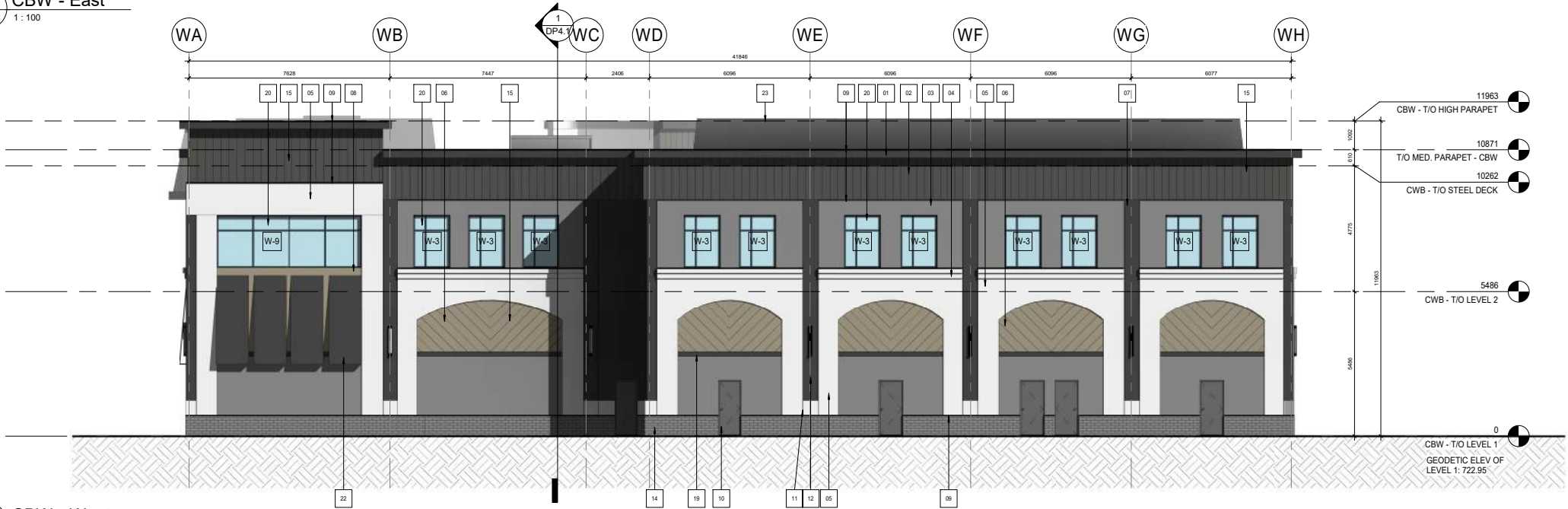
Scale: As indicated File: 25-004

Sheet No:

DP3.3



1 CBW - East
DP3.3 1 : 100



2 CBW - West
DP3.3 1 : 100

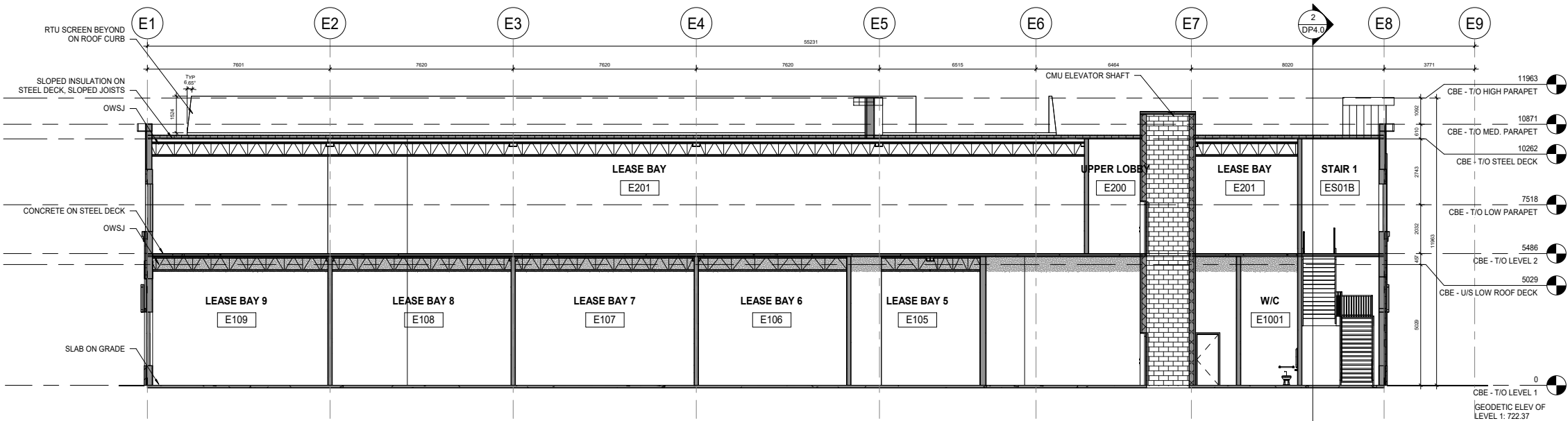
GENERAL NOTES

- REFER TO DOOR SCHEDULE FOR DOOR & WINDOW TYPES, AND SIZES.
- 100'-0" IS THE DATUM ELEVATION AND CORRESPONDS TO THE GEODEDIC ELEVATION OF THE LEVEL 1 FLOOR SLAB. SEE CIVIL FOR ADDITIONAL INFO.
- CONTRACTOR TO VERIFY W/ ELEC DWGS FOR LIGHTING LOCATIONS.
- COORDINATE EXACT LOCATION OF MECHANICAL INTAKE AND EXHAUST TO AVOID CONFLICT W/ EXTERIOR TRIM, TYP.

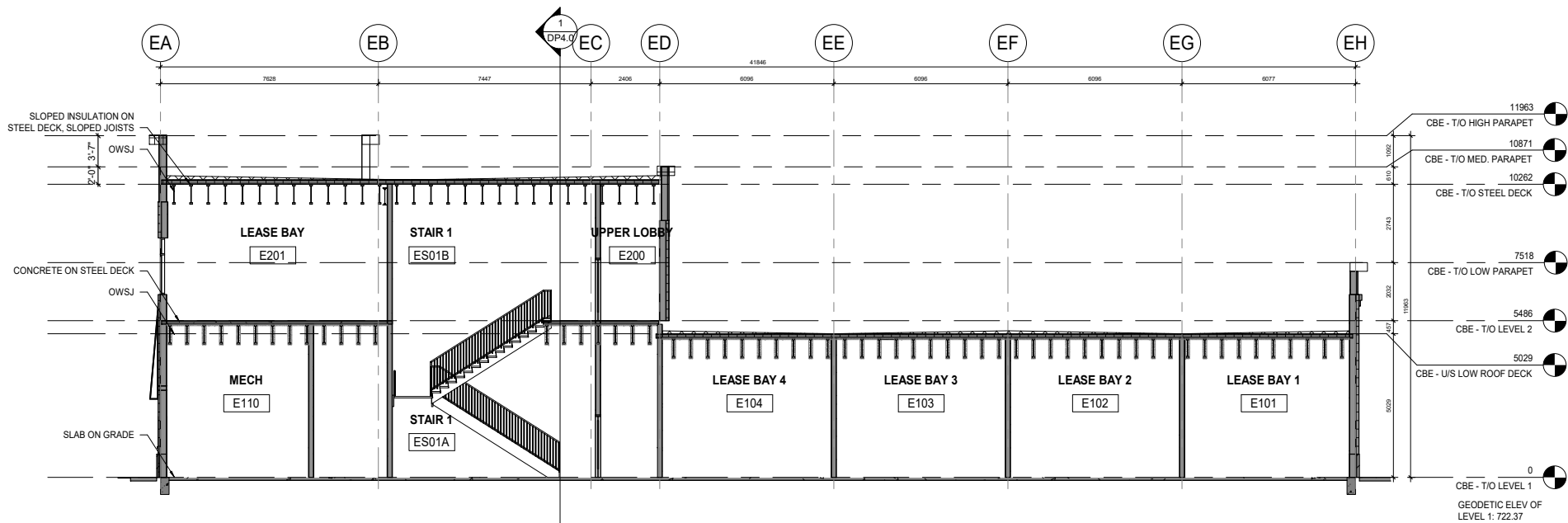
COMMERCIAL ELEVATION KEYNOTE LEGEND:

- | | |
|--|--|
| 01 EIFS - BLACK CORNICE TYPE 1
COLOUR 1
TEXTURE: SANDED / SABLE 303A | 11 EIFS REVEAL |
| 02 METAL PANELS - VICWEST COR78
COLOUR: BLACK | 12 LIGHT FIXTURE, REFER TO ELECTRICAL
10'-0" TO BOTTOM FROM GRADE OR 1'
ABOVE EXIT DOOR |
| 03 EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A | 13 SCUPPER |
| 04 EIFS - WHITE CORNICE TYPE 2
COLOUR 2
TEXTURE: SANDED / SABLE 303A | 14 MASONRY BLOCK HALF HIGH
SMOOTH FACE FROM EXPOCRETE
RUNNING BOND W/ CONCAVED JOINT
COLOUR: DARK CHARCOAL |
| 05 EIFS - WHITE
COLOUR 2
TEXTURE: SANDED / SABLE 303A
(PROVIDE IMPACT RESISTANT MESH AT
ROOF DECK AND PLAY-AREA LOCATIONS) | 15 3/4" PLYWOOD SIGNAGE BACKING
AS DIMD PER ELEVATIONS |
| 06 METAL PANELS - VICWEST BELLARA PLANK
COLOUR: WOODLIKE (WARM ROESWOOD)
INSTALLED @ 45 DEGREES
ALT = LUX | 16 FIRE DEPARTMENT CONNECTION |
| 07** EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A
** OR BLACK METAL PANELS | 17 FD LOCK BOX
5'-0" FROM GRADE TO TOP |
| 08 EIFS - TAN
COLOUR 3
TEXTURE: SANDED / SABLE 303A | 18 FDC - RED BEACON
ABOVE THE FDC AT 8'-0" |
| 09 PREFINISHED ALUMINUM FLASHING / CAP
FLASHING
COLOUR: BLACK | 19 STEEL CHANNEL EYEBROW
PAINTED DULUX
COLOUR: BLACK |
| 10 INSULATED HOLLOW METAL DOOR W/
INSULATED PRESSED STEEL FRAME AND
VIEW PANEL
COLOUR: PAINT TO MATCH ADJACENT
STUCCO COLOUR | 20 BLACK ANNODIZED ALUMINUM WINDOW
MULLIONS W/ SEALED UNIT GLAZING |
| | 21 SPANDREL PANEL ON 6MM ACI OPACI
COAT BLACK
MANUFACTURER: OPACI COAT
COLOUR: BLACK |
| | 22 BLACK CANVAS AWNING ON 1"x1"
EXTRUSION ALUMINUM FRAME (BLACK)
PROVIDE 2"x8" BACKING AT TOP AND
BOTTOM OF THE HORIZONTAL LENGTH OF
AWNING. |
| | 23 RTU SCREEN BEYOND - VICWEST COR78
COLOUR: BLACK |

DRAWING ISSUE / REVISION		
No.	Issued For	Date
1	ISSUE FOR DP	JUNE 23, 2025
THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF MILLBREE ARCHITECT ART AND DESIGN. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM MILLBREE ARCHITECT ART AND DESIGN. AND WHEN MADE MUST BARE ITS NAME. THE CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS. ALL DIMENSIONS, DATA, AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS OR DISCREPANCIES SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.		



1 CBE - SECTION 1
DP4.0 1 : 100



2 CBE - SECTION 2
DP4.0 1 : 100

Consultant

ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

Seal / Permit Stamp:

COLONIALE WAY COMMERCIAL
9 COLONIALE WAY, BEAUMONT, AB

**BUILDING SECTIONS
- CBE**

Date: 2025-06-23

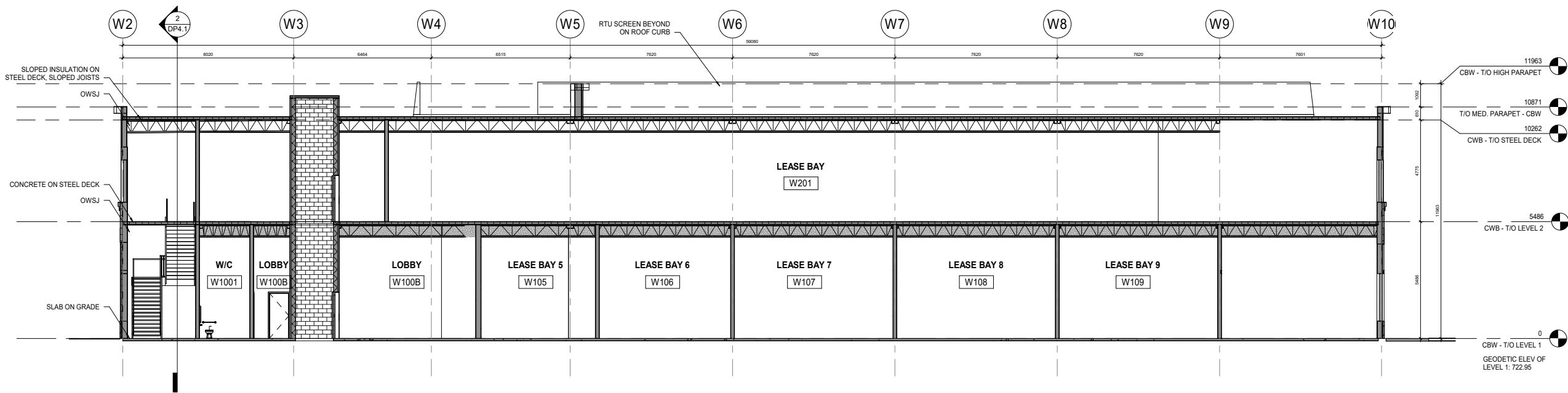
Drawn by: -- Checked by: SK

Scale: 1 : 100 File: 25-004

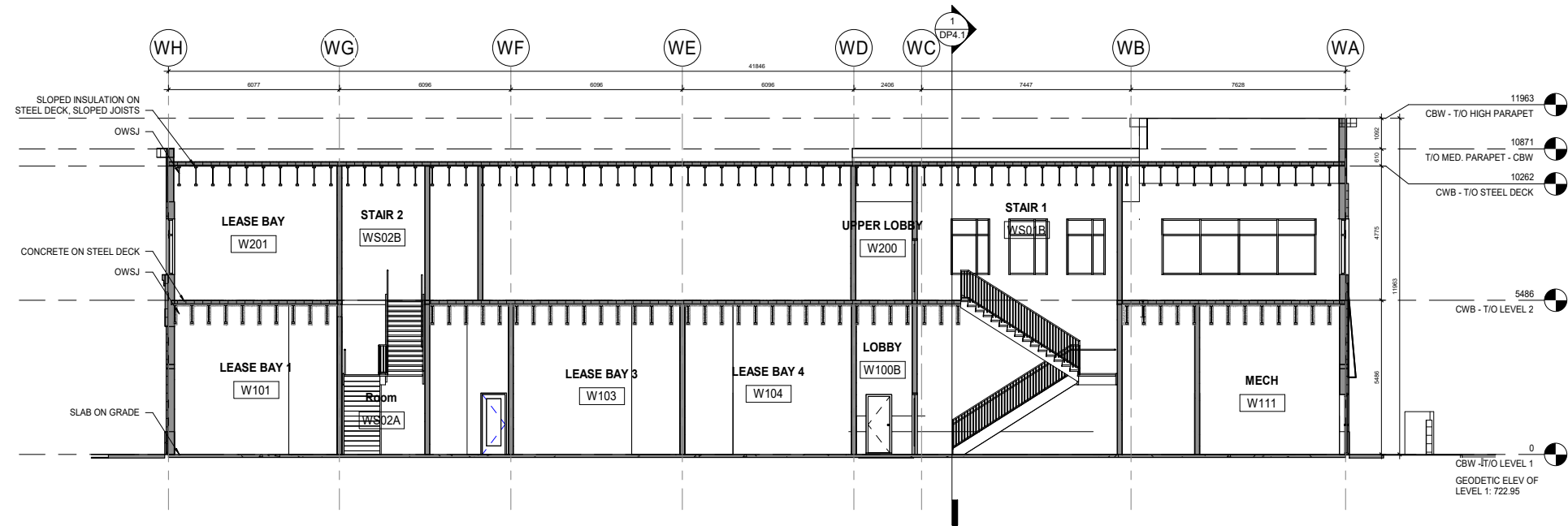
Sheet No:

DP4.0

- GENERAL NOTES**
1. ALL STRUCTURAL MEMBERS / COMPONENTS / CONNECTIONS ARE TO BE VERIFIED, APPROVED & STAMPED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 2. REFER TO GEOTECH REPORT FOR WEeping TILE REQ'S.



1 CBW - SECTION 3
DP4.1 1 : 100



2 CBW - SECTION 4
DP4.1 1 : 100



DRAWING ISSUE / REVISION		
No.	Issued For	Date
1	ISSUE FOR DP	JUNE 23, 2025
THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF MILLBREE ARCHITECT ART AND DESIGN. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM MILLBREE ARCHITECT ART AND DESIGN. WHEN MADE MUST BARE ITS NAME. THE CONTRACTOR SHALL READ DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS. ALL DIMENSIONS, DATA, AND CONDITIONS SHALL BE VERIFIED ON SITE. ANY QUESTIONS OR DISCREPANCIES SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO PRECEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.		



Consultant

ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

Seal / Permit Stamp:

COLONIALE WAY
COMMERCIAL

9 COLONIALE WAY, BEAUMONT, AB

BUILDING SECTIONS
- CBW

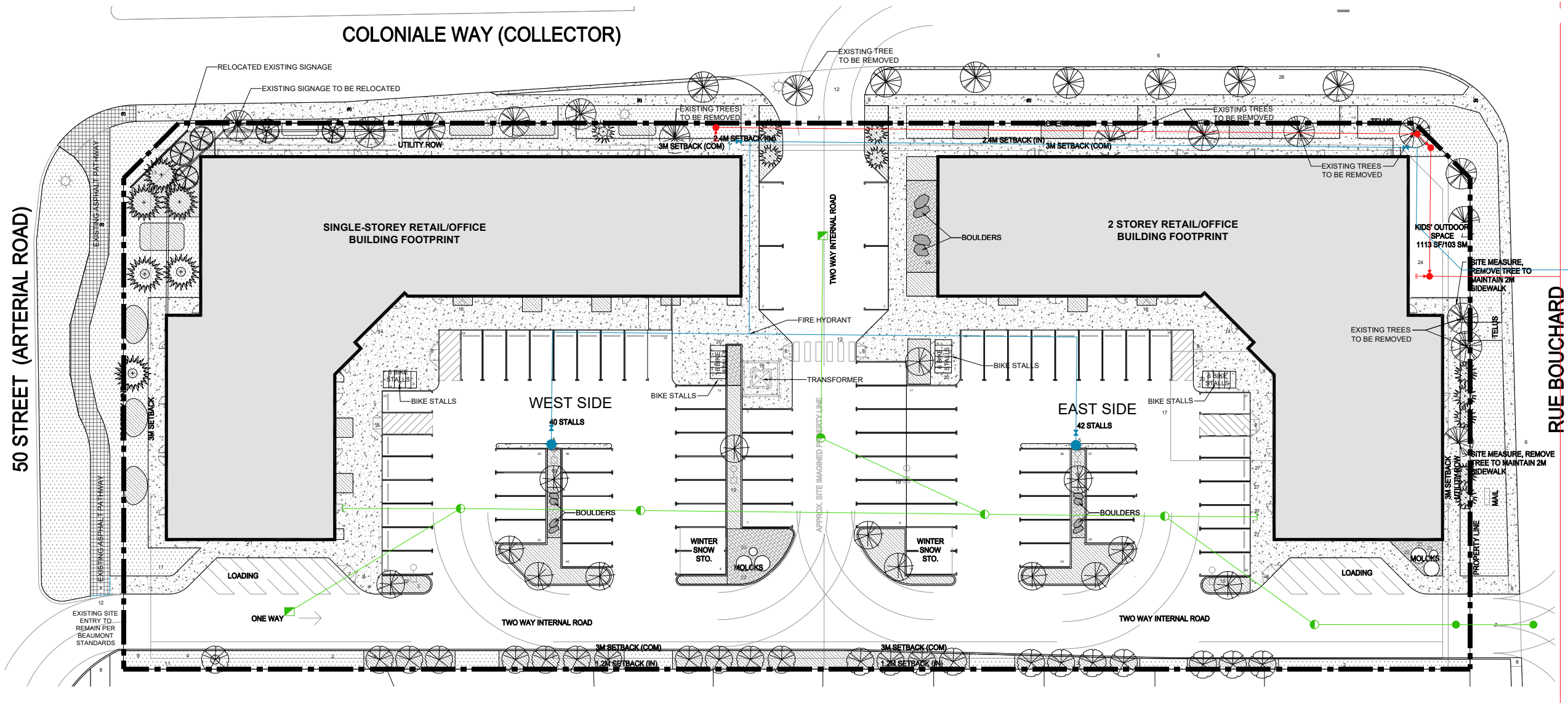
Date: 2025-06-23

Drawn by: -- Checked by: SK

Scale: As indicated File: 25-004

Sheet No:

DP4.1



1 SITE PLAN
1:500

UTILITIES

- WATER
- SANITARY
- DRAINAGE

LEGEND

- WOOD MULCH
- GRAVEL MULCH
- SOD
- CONCRETE
- PROPERTY LINE
- PROPOSED TREES
- PROPOSED SHRUBS & GRASSES
- EXISTING TREES

NOTES:
1. QUANTITIES GIVEN ARE FOR INFORMATION ONLY.
2. ALL PLANTS ARE TO BE HEALTHY, FULL, BALANCED, AND EXCEPTIONALLY HEAVY. ALL PLANT MATERIAL SHALL MEET THE HORTICULTURAL STANDARDS OF THE MOST CURRENT EDITION OF THE "GUIDE SPECIFICATIONS FOR NURSERY STOCK" PRODUCED BY THE CANADIAN NURSERY TRADE ASSOCIATION.
3. PROVIDE TURF IN ALL DISTURBED AREAS NOT OTHERWISE PLANTED OR PAVED.
4. PROVIDE GREY SAND STONE WOOD MULCH AROUND THE TREES AS SHOWN IN THE PLAN AS WELL AS IN DETAILS.
5. THE EXISTING TREES IN THE CITY OWNED LANDS TO BE PROTECTED.



GREEN SPACE ALLIANCE
Suite 205, Sylbert Building,
10132 – 105 St. NW
Edmonton AB T5J1C9
T : +1 780 710 0035

CLIENT :
-

PROJECT :
**9 COLONIALE WAY
BEAUMONT, AB**

ARCHITECT :
-

**ISSUED FOR DP
NOT FOR CONSTRUCTION**

STAMP:

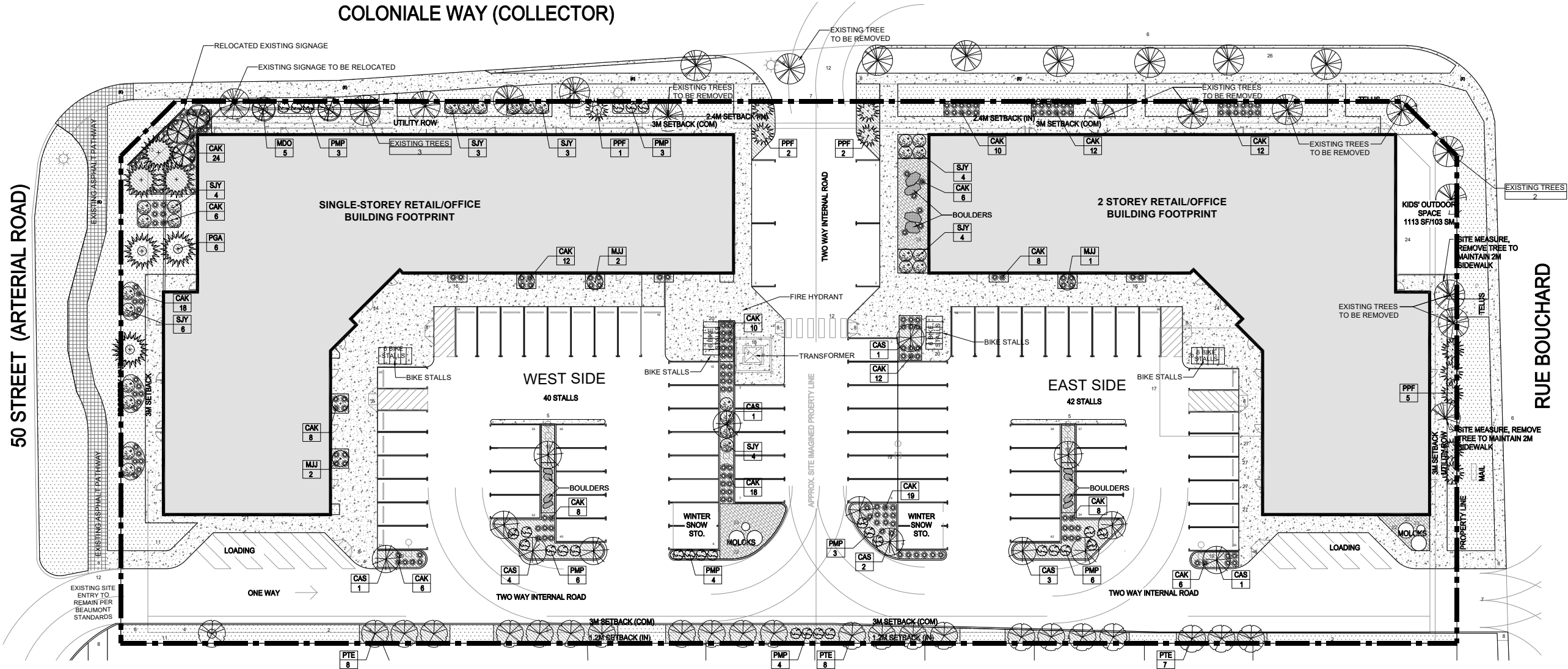
APPROVED
DEVELOPMENT PERMIT ONLY

Craig Thomas, RPP, MGP
Development Authority
Date:


R2	2025.11.05	
R1	2025.09.23	
R0	2025.06.25	
No.	Description	Date
SITE PLAN		
Project No. : D24- Scale : 1:500 Drawn By : PS Checked By : DD/AD Date : -		
Sheet No.	L-101	

N.F.C.

COLONIALE WAY (COLLECTOR)



COST ESTIMATE FOR PLANTING

BOTANICAL NAME	COMMON NAME	QTY	COST PER UNIT	TOTAL COST
DECIDUOUS TREES				
Malus 'DurLeo'	Gladiator Flowering Crab	5	\$500	\$2500
Malus 'Jefspire'	Purple Spire Columnar Crabapple	5	\$500	\$2500
Caragana arborescens 'Sutheland'	Sutherland Caragana	14	\$500	\$7000
Populus tremula 'Erecta'	Swedish Aspen	23	\$500	\$11500
CONIFEROUS TREES				
Picea glauca	White Spruce	6	\$600	\$3600
Picea pungens 'Fastigiata'	Columnar Blue Colorado Spruce	10	\$600	\$6000
DECIDUOUS SHRUBS				
Syringa 'Jeflady'	Little Lady Lilac	28	\$80	\$2240
CONIFEROUS SHRUBS				
Pinus mugo var. pumilio	Dwarf Mugo Pine	29	\$80	\$2320
GRASS				
Calamagrostis Acutiflora	Karl Foerster Reed Grass	203	\$80	\$16240
Trees Subtotal				\$33100
Shrubs Subtotal				\$4560
Grasses Subtotal				\$16240
Sub Total				\$53900

COST ESTIMATE FOR SOFTSCAPING

SUPPLY & INSTALLATION OF	AREA Sq.m	DEPTH m	VOLUME Cubic m	COST	PER UNIT	TOTAL
SOD	422.94	-	-	\$30	Sq.m	\$12688.2
TOP SOIL FOR SOD	422.94	0.20m	84.59	\$75	Cubic m	\$6344.25
WOOD MULCH	534.82	0.10m	53.48	\$90	Cubic m	\$4813.2
40mm ROCK/GRAVEL MULCH	87.91	0.075m	6.6	\$140	Cubic m	\$924
PLANTING BED	622.73	0.45m	280.23	\$75	Cubic m	\$21017.25
Softscaping Total						\$45786.9

LEGEND

- WOOD MULCH
- GRAVEL MULCH
- SOD
- CONCRETE
- PROPERTY LINE
- PROPOSED TREES
- PROPOSED SHRUBS & GRASSES
- EXISTING TREES

SIZE OF TREES AND SHRUBS	
DECIDUOUS TREES	Minimum 60mm CAL.
CONIFEROUS TREES	Minimum 2.4m Height
DECIDUOUS SHRUBS	Minimum 400mm Height (5 gallon pot)
CONIFEROUS SHRUBS	Minimum 300mm Spread (5 gallon pot)

TOTAL COST FOR PLANTATION & SOFTSCAPING = \$ 99686.9
GST (5%)= \$ 4984.35
TOTAL LANDSCAPE COST (100% OF LANDSCAPING COST+ GST) = \$ 104671.25

PLANT CALCULATION

TREES REQUIRED	EXISTING TREES	TREES PROVIDED	TOTAL TREES	SHRUBS REQUIRED	SHRUBS PROVIDED	GRASSES PROVIDED
38	5	63	68	46	57	203

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS TREES					
MDO	5	Malus 'DurLeo'	Gladiator Flowering Crab	5.5 m X 2.7 m	FULL, DENSE
MJJ	5	Malus 'Jefspire'	Purple Spire Columnar Crabapple	4.57 m X 1.8 m	FULL, DENSE
CAS	14	Caragana arborescens 'Sutheland'	Sutherland Caragana	6.09 m X 3.04 m	FULL, DENSE
PTE	23	Populus tremula 'Erecta'	Swedish Aspen	15.2 m X 3.0 m	FULL, DENSE
CONIFEROUS TREES					
PGA	6	Picea glauca	White Spruce	18.0 m X 6.0 m	FULL, DENSE
PPF	10	Picea pungens 'Fastigiata'	Columnar Blue Colorado Spruce	6.0 m X 2.4 m	FULL, DENSE
DECIDUOUS SHRUBS					
SJY	28	Syringa 'Jeflady'	Little Lady Lilac	1.5 m X 1.5 m	FULL, DENSE
CONIFEROUS SHRUBS					
PMP	29	Pinus mugo var. pumilio	Dwarf Mugo Pine	1.2 m X 1.2 m	FULL, DENSE
GRASS					
CAK	203	Calamagrostis Acutiflora	Karl Foerster Reed Grass	1.2 m X 0.8 m	FULL, DENSE

GREEN SPACE ALLIANCE
Suite 205, Sylbert Building,
10132 - 105 St. NW
Edmonton AB T5J1C9
T : +1 780 710 0035

CLIENT :

PROJECT :

9 COLONIALE WAY
BEAUMONT, AB

ARCHITECT :

ISSUED FOR DP
NOT FOR CONSTRUCTION

STAMP:



Please refer to
Development
Permit condition
#6 regarding
tree plantings
adjacent to
boulevard.

R2	2025.11.05
R1	2025.09.23
R0	2025.06.25

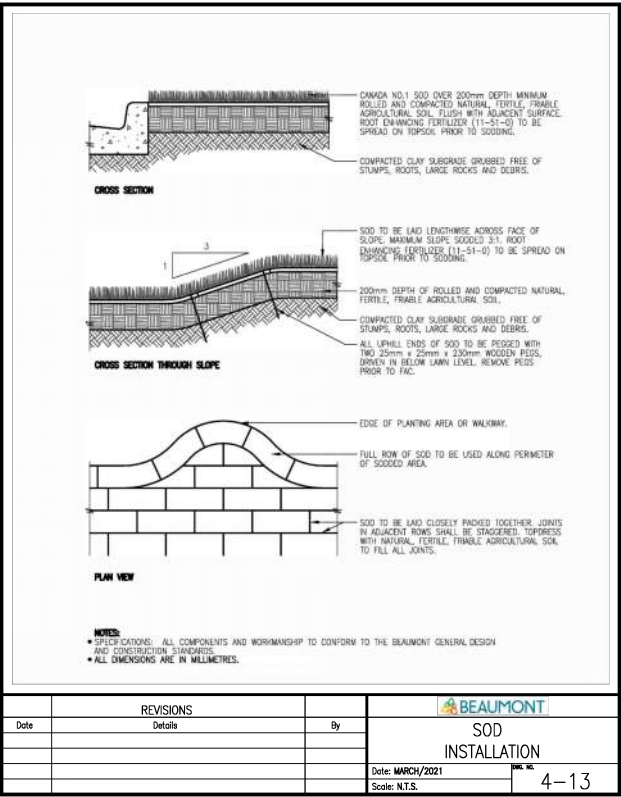
No.	Description	Date
-----	-------------	------

PLANTING PLAN

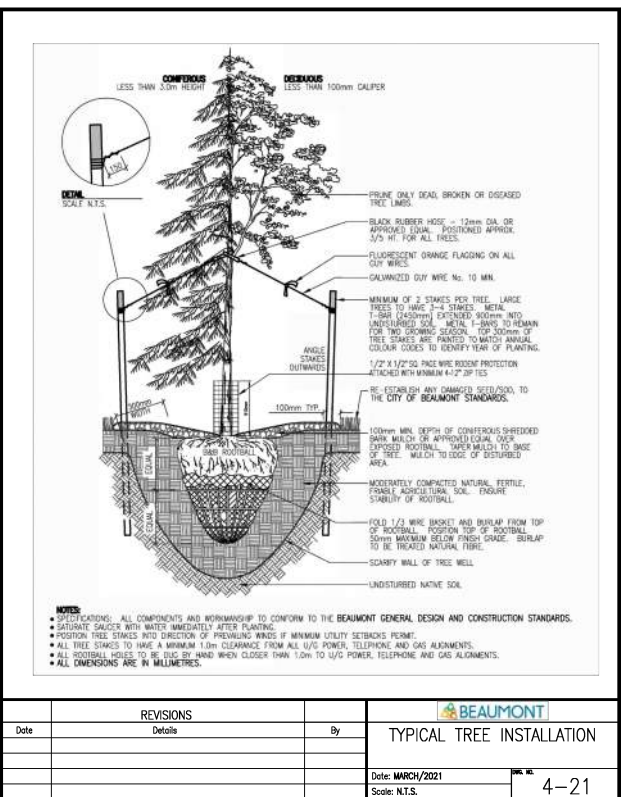
Project No. : D24-
Scale : 1:500
Drawn By : PS
Checked By : DD/AD
Date : -

Sheet No. L-102

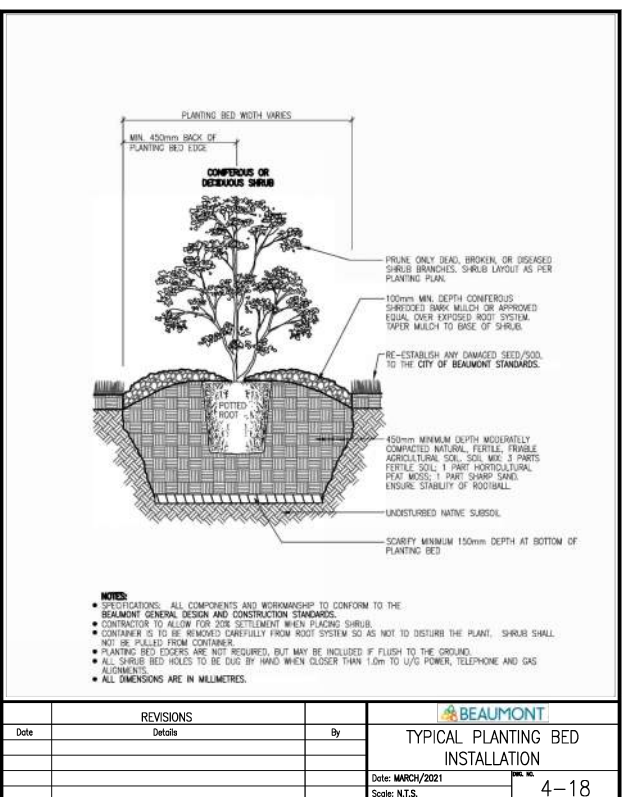
N.F.C.



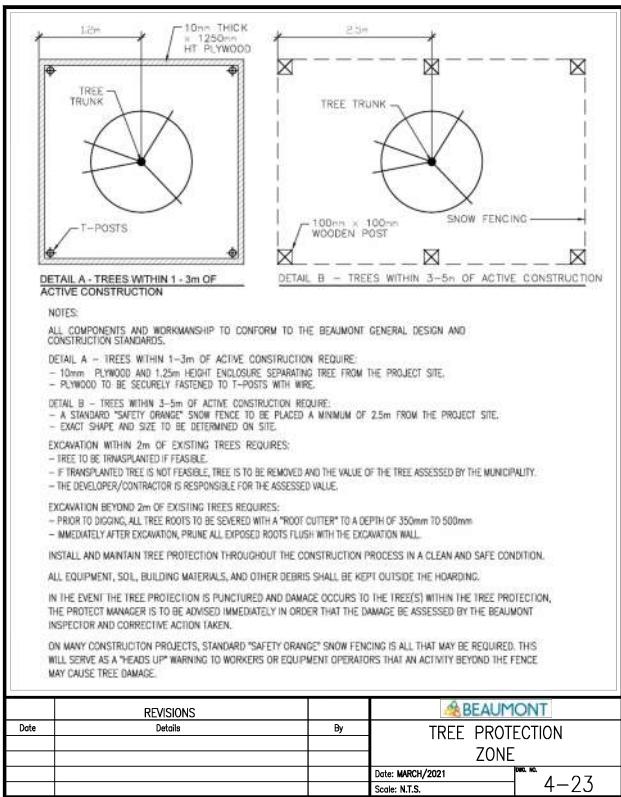
1 SOD INSTALLATION NTS



2 TYPICAL TREE INSTALLATION NTS



3 TYPICAL PLANTING BED INSTALLATION NTS



4 TREE PROTECTION ZONE NTS



CLIENT : -

PROJECT :
**9 COLONIALE WAY
BEAUMONT, AB**

ARCHITECT : -

ISSUED FOR DP
NOT FOR CONSTRUCTION

STAMP:

R2 2025.11.05

R1 2025.09.23

R0 2025.06.25

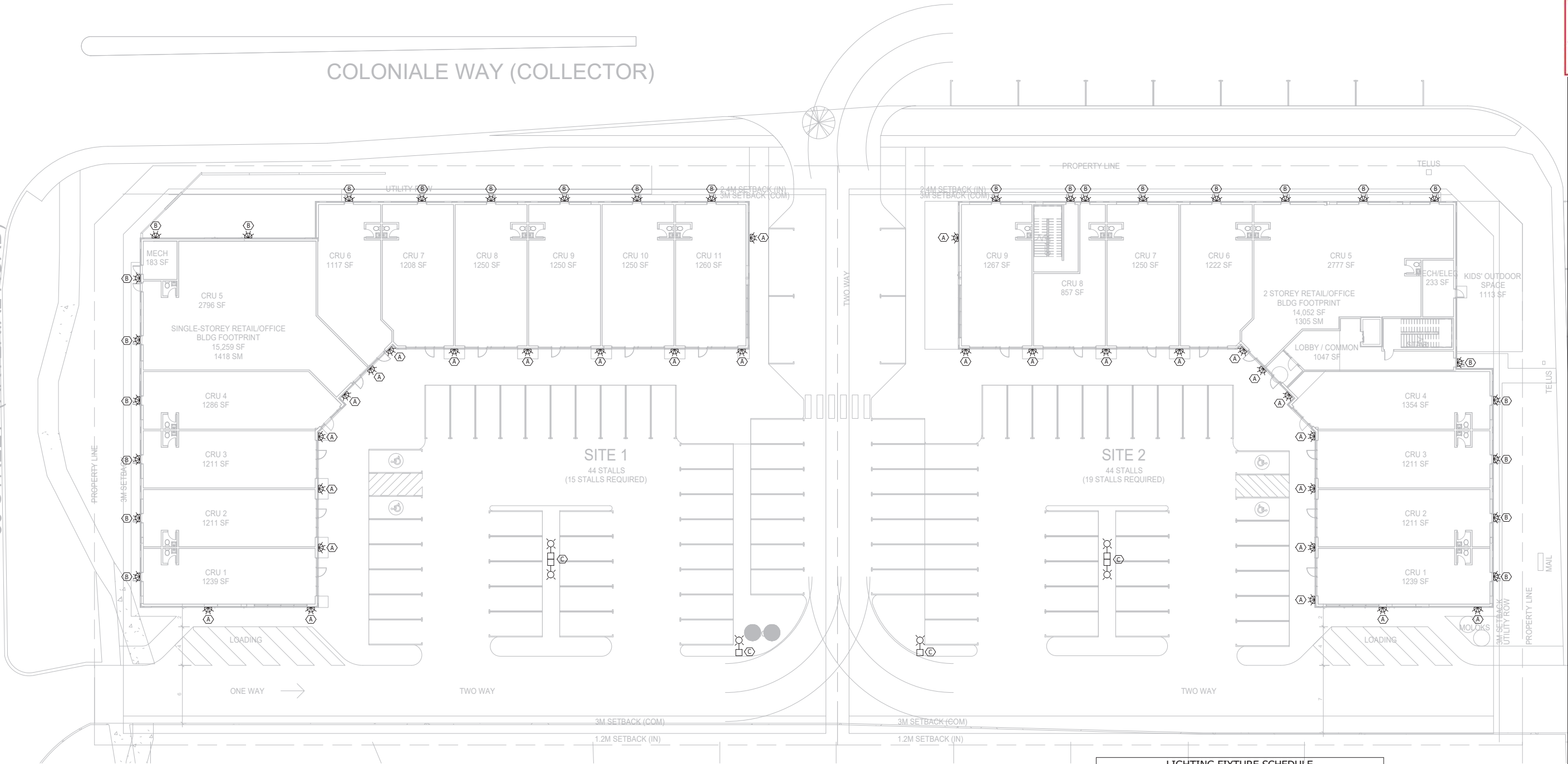
No. Description Date

TYPICAL DETAILS

Project No. : D24-
Scale : NTS
Drawn By : PS
Checked By : DD/AD
Date : -

50 STREET (ARTERIAL ROAD)

COLONIALE WAY (COLLECTOR)



SITE PLAN
SCALE: 1:200

LIGHTING FIXTURE SCHEDULE		
FIXTURE TYPE	LAMP	MOUNTING
① LITHONIA #WDGE2 LED P2 T4M 40K 80CRI	19.0W LED	WALL MOUNTED +12' AFG
② LITHONIA #WDGE2 LED P1 T2M 40K 80CRI	11.2W LED	WALL MOUNTED +12' AFG
③ LITHONIA #DSX1 LED P1 40K T4M MVOLT	50.9W LED	17' POLE LIGHT AT 3' CONCRETE BASE
NOTES: FIXTURES TO BE AS SPECIFIED OR APPROVED EQUAL		



www.eproconsultants.ca
Suite#500, 5940 Macleod Trail
SW, Calgary, AB T2H 2G4
Unit #222, 1779 Clearbrook Rd,
Abbotsford BC, V2T 5X5
Email: info@eproconsultants.ca
PH: 778-242-8111



3	06/13/2025	ISSUED FOR PROGRESS
2	06/05/2025	ISSUED FOR PROGRESS
1	05/13/2025	ISSUED FOR PROGRESS

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



PROJECT NAME:
COLONIALE WAY COMMERCIAL

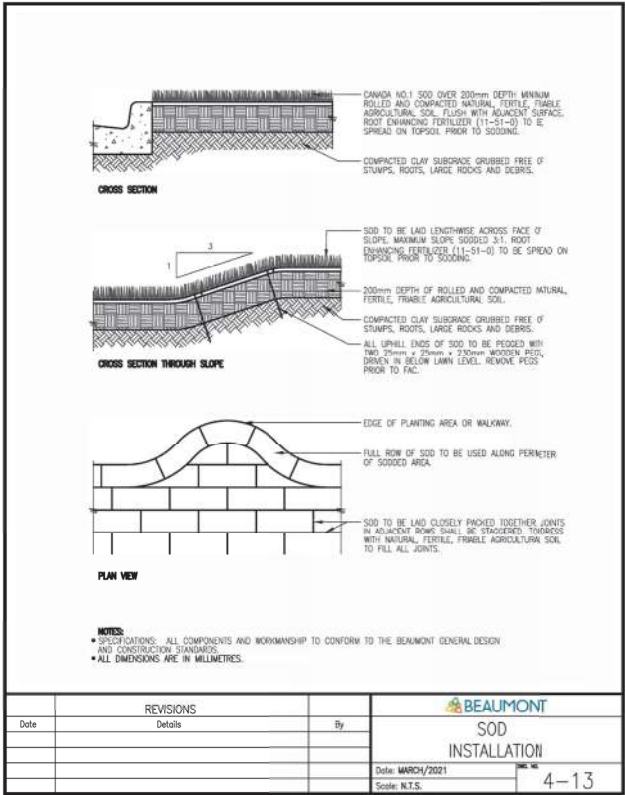
PROJECT #: 1129-25

PROJECT ADDRESS:
9 Coloniale Way, Beaumont,
AB

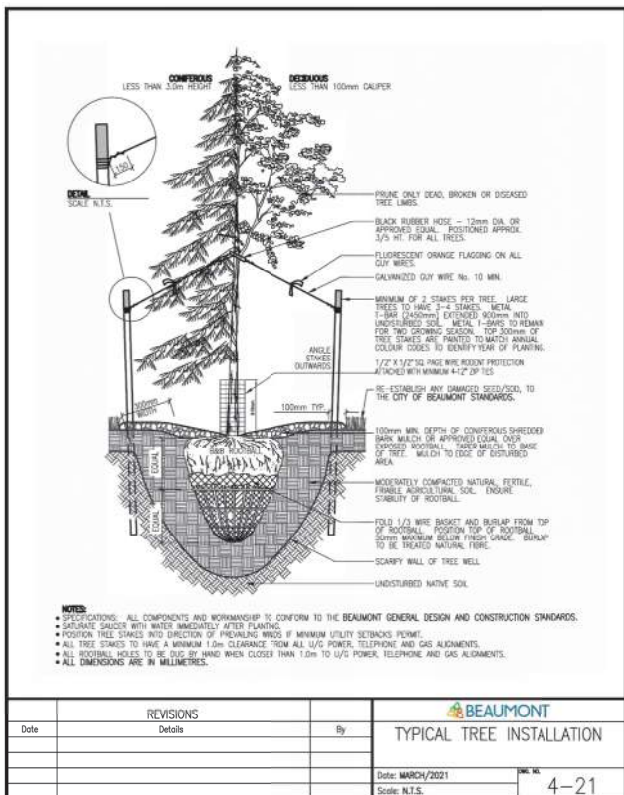
DATE: MAY-12-2025
DSN: TS CHK: JK
SCALE: AS NOTED
DRAWING TITLE:
SITE PLAN

DRAWING #: E-1.1

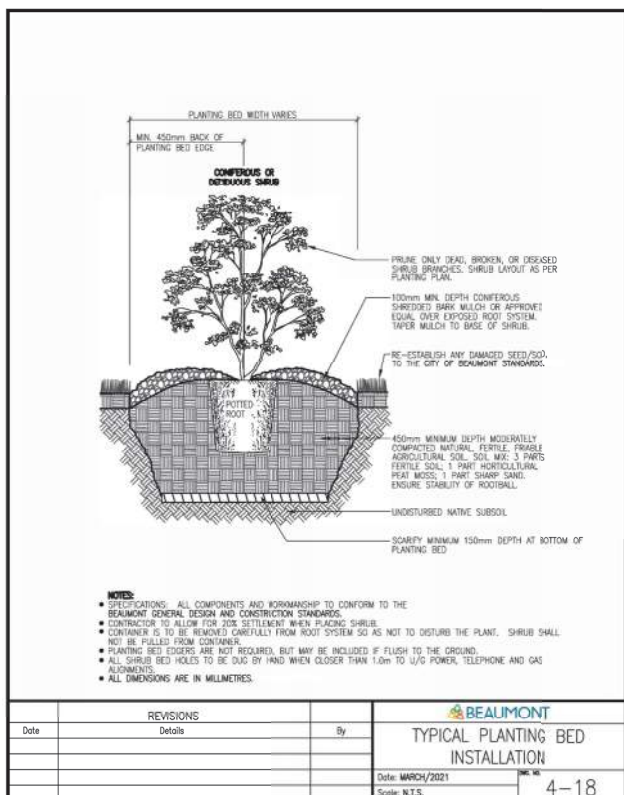
THIS DRAWING IS PROPERTY OF CONSULTING
ENGINEER AND MAY NOT BE COPIED OR DISTRIBUTED
WITHOUT PRIOR WRITTEN CONSENT



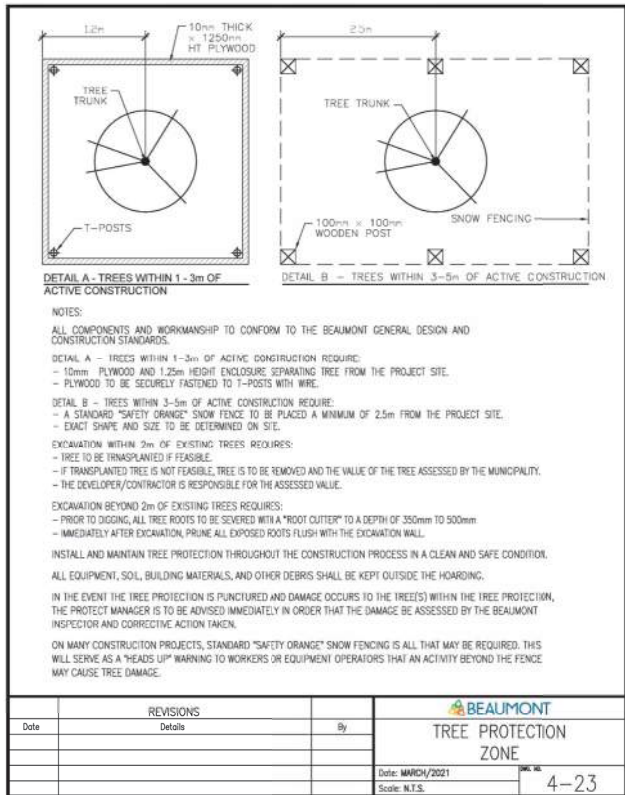
1 SOD INSTALLATION NTS



2 TYPICAL TREE INSTALLATION NTS



3 TYPICAL PLANTING BED INSTALLATION NTS



4 TREE PROTECTION ZONE NTS



CLIENT : -

PROJECT :
9 COLONIALE WAY
BEAUMONT, AB

ARCHITECT : -

ISSUED FOR DP
NOT FOR CONSTRUCTION

STAMP:

R0		2025.06.19
No.	Description	Date

TYPICAL DETAILS

Project No. : D24-
Scale : NTS
Drawn By : PS
Checked By : DD/AD
Date : -

Sheet No. L-103