PROPOSED DEVELOPMENT CHANGE

BEAUMONT

An application has been made for a development change at 5001 Parc Réunis Way in Élan. Below is information on the proposed changes:

- Two commercial buildings to accommodate uses like stores, restaurants, daycare, and dentist.
- A gas station in the centre of the site.
- The development will provide 61 onsite parking stalls.
- The site has room for a third building and additional parking. Building these would require a separate application.
- The application includes discretionary uses (daycare, gas station, and liquor store).

More details are provided on the City of Beaumont website (see below for URL).

Tell Us What You Think:

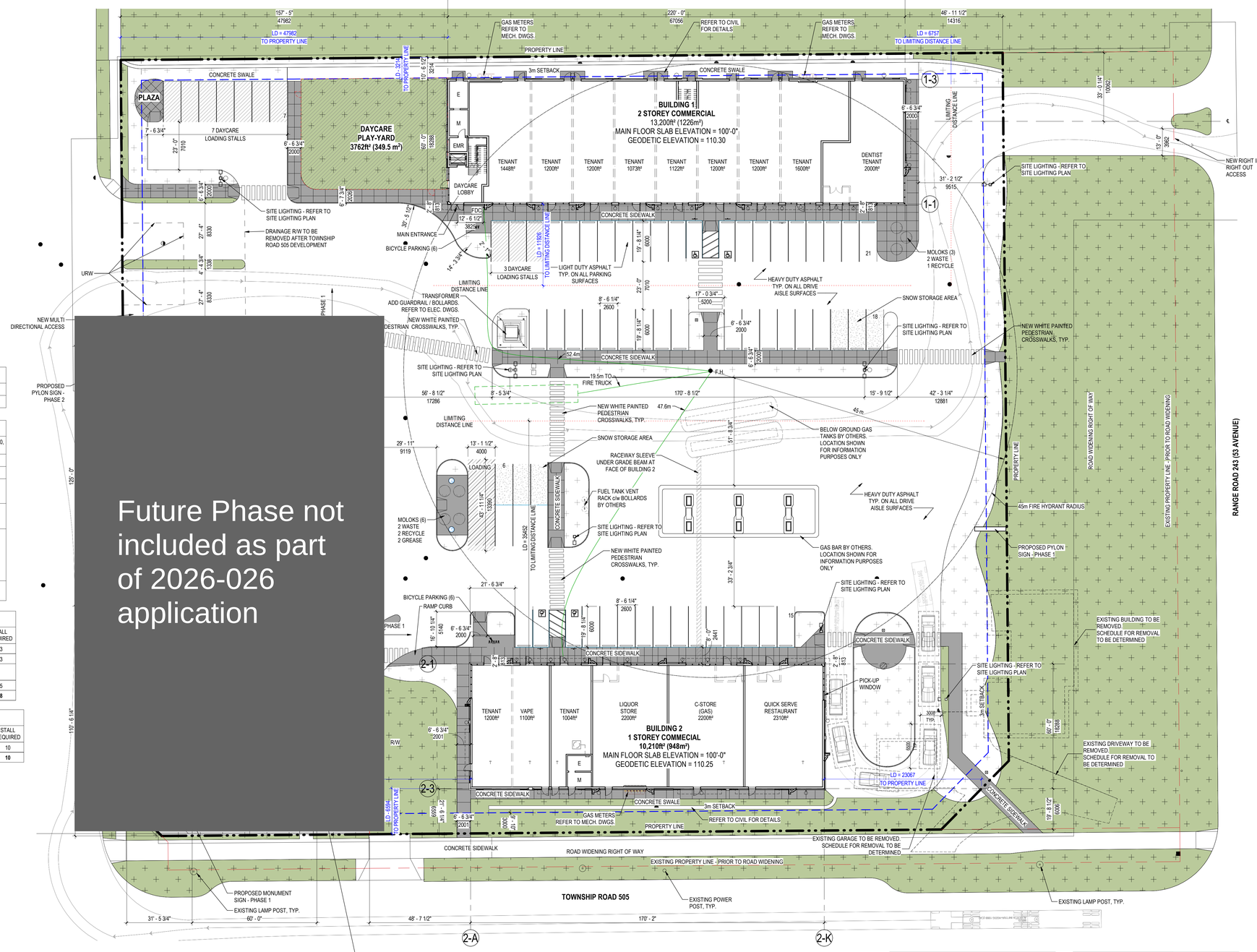
Send us your thoughts by mail or email to the City by Monday, October 12th, 2026. Please include your full name, address and the reason(s) for your position on the proposed development.

Your feedback will be considered, and recommendations will go forward to the Development Authority before a decision is made.

Have questions?

Contact us using the information below or scan the QR code with your mobile device to be directed to an information page on our website.

www.beaumont.ab.ca/projects-plans/notifications
Reference Number: 2026-026
File Manager: Yasmin Sharp
Email: development@beaumont.ab.ca



1 A100 **OVERALL SITE PLAN**
3/64" = 1'-0"

AREA - SITE		
AREA - m²	AREA - ft²	AREA - acres
14,668m²	157,887 ft²	3.62 acres

SITE SUMMARY	
LEGAL DESRIPTION:	FUTURE LOT 40, BLOCK 5 WITHIN THE S.E. 1/4 SEC. 33, TYP. 50, RGE. 24, W.4 MER.
MUNICIPAL ADDRESS:	PARC REUINIS WAY & TWP. RD. 505, BEAUMONT, AB
ZONING:	C - COMMERCIAL DISTRICT
BUILDING HEIGHT:	MAXIMUM: 4 STOREYS PROPOSED: 2 STOREYS
SETBACK REQUIREMENT:	Principal Frontage Setback: 3m Side Yard Setback: 3m Rear Yard Setback: 3m
BUILDING AREA:	B1 MAIN FLOOR AREA: 13,200ft² (1,226.3m²) B1 SECOND FLOOR AREA: 8,400ft² (780.4m²) TOTAL B1: 21,600ft² (2,006.7m²) TOTAL BLDG 2 AREA: 10,210ft² (948.5m²) **TOTAL BUILDING AREA: 31,810ft² (2,955.2m²)**
SITE COVERAGE:	MAXIMUM SITE COVERAGE: 40% MAX. PROPOSED SITE COVERAGE: 19.6%

BUILDING AREA & PARKING SCHEDULE - BUILDING 1				
MAIN FLOOR	BUILDING AREA (m²)	BUILDING AREA (ft²)	STALL REQUIREMENT	STALL REQUIRED
RETAIL & SERVICE - GENERAL	1226m²	13,200ft²	1 per 100m²	13
TOTAL MAIN	**1226m²**	**13,200ft²**		13
SECOND FLOOR				
DAYCARE	710m²	7643ft²	2 per 100m²	15
TOTAL BUILDING	**1936m²**	**20,843ft²**		**28**

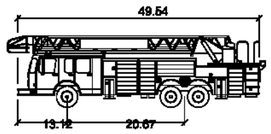
BUILDING AREA & PARKING SCHEDULE - BUILDING 2				
MAIN FLOOR	BUILDING AREA (m²)	BUILDING AREA (ft²)	STALL REQUIREMENT	STALL REQUIRED
RETAIL SERVICES / DRIVE-THRU	949m²	10,210ft²	1 per 100m²	10
TOTAL BUILDING	**949m²**	**10,210ft²**		**10**

PARKING STALLS REQUIRED	
BUILDING 1	28
BUILDING 2	10
BUILDING 3	7
DAYCARE LOADING	5
TOTAL	50

PARKING STALLS PROVIDED	
BARRIER FREE	6
DAYCARE LOADING	11
PARKING	73
TOTAL	90

2.26 STALLS / 1000ft² BUILDING AREA

AREA OF SITE USED FOR PARKING (INCLUDING DRIVE AISLES, PARKING SPACES AND INTERNAL LANDSCAPE FEATURES) = **72,486ft² (6734m²) = 46%** OF TOTAL SITE AREA, < 50% THEREFORE OK



Fire Truck

	Feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.00 s
Steering Angle	: 32.62 deg

SITE LEGEND

- FIRE HYDRANT
- PYLON SIGN
- CATCH BASIN
- POLE LIGHT - REFER TO ELECTRICAL DRAWINGS
- LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
- CONCRETE SIDEWALK
- PHASE 2 SITE AREA

LINE TYPE LEGEND

- DEVELOPMENT PERMIT BOUNDARY
- SETBACK
- PROPERTY LINE
- EXISTING PROPERTY LINE
- UTILITY EASEMENT

REID ARCHITECTURE
9834 105 Street NW
Edmonton, AB T5K 1A6
(825) 777-4122
Reidarchitecture@outlook.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawings. Advise the Architect in writing of any discrepancies. Failure to do so shall not be grounds for extra costs. This drawing is not to be used for construction until either sealed or advised in writing by the Architect. These drawings are instruments of the Architects' services to the client. Design and drawings at all times remains the exclusive property of Reid Architecture and shall not be used without written consent.

Permit/Seal

Issued

No.	Description	Date
1	ISSUED FOR 50% REVIEW	2026.05.15
2	ISSUED FOR DP COMMENTS RESPONSE	2026.06.25
3	ISSUED FOR DP COMMENTS RESPONSE	2026.08.25

ELAN COMMERCIAL DEVELOPMENT - PHASE 1

24306 TWP RD. 505, BEAUMONT, AB

OVERALL SITE PLAN

Project Number	25-01293
Date	2026.08.05
Drawn By	AL

A100

Scale: As indicated

2026-08-25 2:11:42 PM

PLANT SCHEDULE NORTH

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
CONIFEROUS TREES						
	PGP	13	Weeping White Spruce	Picea glauca 'Pendula'	2.5m Ht. Min.	B&B
	PMW	12	Wellspire Black Spruce	Picea mariana 'Wellspire'	2.5m Ht. Min.	B&B
DECIDUOUS TREES						
	UB	5	Brandon American Elm	Ulmus americana 'Brandon'	50mm Cal.	B&B
	BPJ	12	Parkland Pillar Birch	Betula platyphylla 'Jelpark'	50mm Cal.	B&B
	CMS	4	Snowbird Hawthorn	Crataegus x mordenensis 'Snowbird'	50mm Cal.	B&B
	MSS	8	Spring Snow Crabapple	Malus x 'Spring Snow'	50mm Cal.	B&B
SHRUBS						
	Pmb	3	Big Tuna Mugo Pine	Pinus mugo 'Big Tuna'	450mm Spr. Min.	Container
	Jsc	3	Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet'	450mm Spr. Min.	Container
	Eac	10	Compact Burning Bush	Euonymus alatus 'Compactus'	300mm Ht. Min.	Container
	Smp	9	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	300mm Ht. Min.	Container
	Sbg	9	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	300mm Ht. Min.	Container
	Jsa	6	Savin Juniper	Juniperus sabina	450mm Spr. Min.	Container
GRASSES						
	hsb	21	Blue Oat Grass	Helictotrichon sempervirens	2 gal.	Pot
	cak	20	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 gal.	Pot
PERENNIALS						
	ha	12	Avocado Hosta	Hosta x 'Avocado'	2 gal.	Pot
	hca	17	Chicago Apache Daylily	Hemerocallis x 'Chicago Apache'	2 gal.	Pot
	mas	28	Ostrich Fern	Matteuccia struthiopteris	2 gal.	Pot
	cp	35	Serbian Bellflower	Campanula poscharskyana	2 gal.	Pot
	gao	29	Sweet Woodruff	Galium odoratum	2 gal.	Pot

MINIMUM REQUIREMENT:

MINIMUM REQUIRED PLANTING - PRIVATE DEVELOPMENT					PROVIDED ON THIS SHEET	
10% OF SITE AREA = 1,313 m^2	TOTAL	RATIO (% | size | # req.)			COUNT	TOTAL
1 Tree per 35 m^2 of Site Area	38	60% DEC	50 mm Cal. min.	23	29	54
		40% CON	2.0 m Ht. min.	15	25	
1 Shrub per 35 m^2 of Site Area	38	DEC	300 mm Ht. min. (5 Gal. Pot)	n/a	28	40
		CON	450 mm Sp. min. (5 Gal. Pot)	n/a	12	

MINIMUM REQUIRED PLANTING - PARKING ISLAND			
ISLAND COUNT (# of islands of each case)	PLANTING REQUIREMENTS (# Trees / # Shrubs)		PROVIDED ON THIS SHEET (# Trees / # Shrubs)
Number of Parking Island = 4	1 Tree and 3 Shrubs per Parking Island	4 / 12	3 / 9

NOTE: Parking islands shall at minimum include 1 deciduous tree unless precluded by the presence of necessary utilities and services. The number of islands that cannot accommodate planting are 3 due to concrete/walkway coverage, moloks, and other infrastructure. island planting counts are included in the total plant provision above.

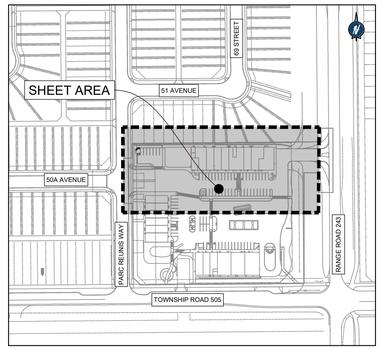
SURFACE AREAS:

TOTAL SURFACE TREATMENT AREAS	PROVIDED
SOD	1,679 m^2
ROCK MULCH	184 m^2
WOOD MULCH	1,135 m^2

TREE SETBACKS:

TREE SETBACK REQUIREMENTS CITY OF BEAUMONT	
SETBACK FROM	DISTANCE IN METERS
LIGHT STANDARDS/POWER HARDWARE	3.5
OVERHEAD POWER UTILITY	*contact utility
WASTEWATER AND STORM SEWERS	1.8
WASTEWATER AND STORM MANHOLES	2.0
WATER MAINS	2.5
FIRE HYDRANTS	3.5
SHALLOW UTILITIES	1.0
DEEP UTILITIES	1.5
GAS/OIL R.O.W.	*contact utility
FACE OF CURB - MEDIAN (arterial roads)	2.0
FACE OF CURB - MEDIAN (collector & local roads)	1.5
FACE OF CURB - BOULEVARD (arterial & collector roads)	1.5
FACE OF CURB - BOULEVARD (local roads)	0.5
EDGE OF DRIVEWAY	1.0
EDGE OF SIDEWALK	0.5
PRIVATE PROPERTY (on walkway R.O.W. or boulevards)	1.0
PRIVATE PROPERTY (on open parkland)	3.0
STOP/YEILD SIGNS (*based on specific species)	3.5 - 5.0
TRANSIT ZONES (ensure trees do not obstruct sightlines)	3.5
OTHER SIGNS	2.0
CROSSWALK SIGNS	5.0

KEY PLAN: N.T.S

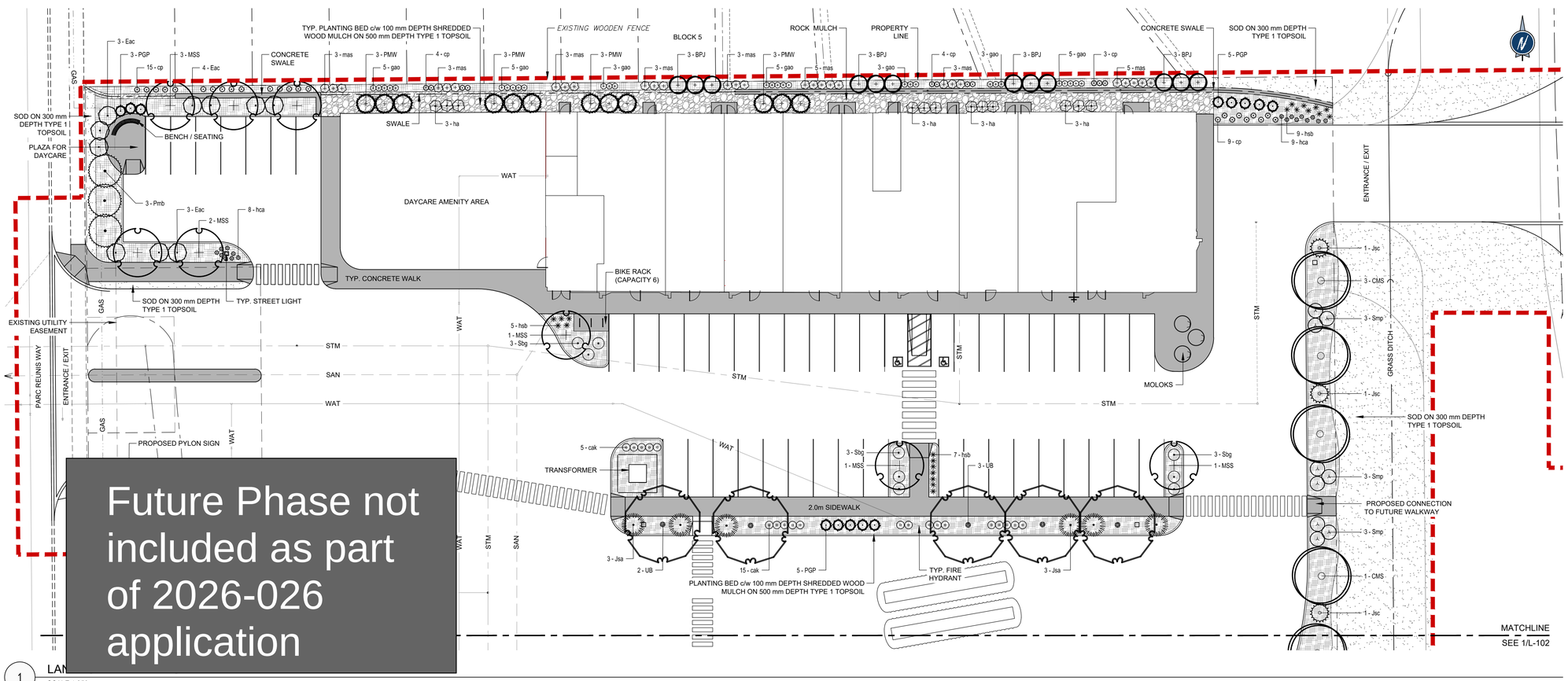


LEGEND:

- CATCH BASIN
- VALVE (WATER OR GAS)
- HYDRANT
- LIGHT STANDARD
- SWITCHING CUBICLE
- TRANSFORMER
- STORM LINE
- SANITARY LINE
- WATER LINE
- CATCH BASIN LEAD
- UTILITY EASEMENT
- UNDERGROUND POWER
- UNDERGROUND GAS
- 1.8m WOOD SCREEN FENCE
- LIMIT OF CONSTRUCTION
- SHREDDED WOOD MULCH
- CANADA NO. 1 GRADE TURF
- CONCRETE
- ROCK MULCH
- ROAD SIGNAGE (SEE CIVIL)

NOTES:

1. ALL TREE STAKES FOR TREES PLANTED IN 2026 TO BE PAINTED YELLOW. ALL TREE STAKES FOR TREES PLANTED IN 2027, 2028, AND 2029 TO BE PAINTED GREEN, BLUE AND WHITE, RESPECTIVELY.
2. PRIOR TO INSTALLATION OF THE PLANT MATERIAL, THE CONTRACTOR SHALL ENSURE COORDINATION WITH UTILITY SAFETY PARTNERS TO LOCATE AND STAKE ALL UNDERGROUND UTILITIES. CALL 1-800-242-3447 TO ARRANGE FOR STAKING OF ALL FACILITIES 48 HOURS PRIOR TO ANY CONSTRUCTION.
3. ALL TREE PLANTING TO FOLLOW THE MINIMUM OFFSET DISTANCES TO SHALLOW AND DEEP UTILITIES AS PER THE CITY OF BEAUMONT GENERAL DESIGN STANDARDS, TABLE 4.2 TREE SETBACK DISTANCES FROM ROADS, WALKS, AND UTILITIES, IN ITS LATEST EDITION. IN ANY CASE, METAL BAR TREE STAKES ARE NOT PERMITTED WITHIN 1.0 M OF AN UNDERGROUND ELECTRICAL TRENCH.
4. IF EXCAVATIONS ARE REQUIRED CLOSER THAN 1.0 M TO UNDERGROUND UTILITIES, THE CONTRACTOR TO CONTACT THE APPROPRIATE UTILITY TO APPROVE, REVIEW AND/OR DEFINE SAFE PROCEDURES FOR THESE EXCAVATIONS.
5. ALL PLANTING BEDS TO BE COMPLETED WITH MIN. 500 MM DEPTH TYPE 1 TOPSOIL TO FINAL GRADE (TYPE 4 FOR ORNAMENTAL BEDS). ALL SEED AND SOD AREAS TO BE COMPLETED WITH MIN. 300 MM DEPTH TYPE 1 TOPSOIL TO FINAL GRADE.
6. ALL PLANT MATERIAL TO MEET OR EXCEED THE CITY OF BEAUMONT GENERAL DESIGN STANDARDS, SECTION 4.0: LANDSCAPING, IN ITS LATEST EDITION.



Future Phase not included as part of 2026-026 application

1 LANDSCAPE PLAN - NORTH
SCALE 1:250

REV	DESCRIPTION	BY	APPD	DATE
03	ISSUED FOR APPROVAL	AN	RF	AUG 25, 2026
02	ISSUED FOR APPROVAL	AN	RF	JUN 23, 2026
01	ISSUED FOR APPROVAL	HZ	RF	FEB 20, 2026

PROJECT MANAGER: ROB DOLLEVOET

CLIENT:
1920528 ALBERTA LTD.

PROJECT:
ELAN COMMERCIAL

DRAWING TITLE:
LANDSCAPE PLAN - NORTH

PROJECT NO: 2023054

SCALE: AS SHOWN

DRAWING NO: **L-101**

PERMIT / SEAL:

Invistec Consulting Ltd.
Suite 1700, 10130 - 103 Street NW
Edmonton Alberta, T5J 3N9
(780) 293 - 7373
www.invistec.ca

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.

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PLANT SCHEDULE SOUTH

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
CONIFEROUS TREES						
	PPG	3	Colorado Blue Spruce	Picea pungens 'Glauca'	2.5m Ht. Min.	B&B
DECIDUOUS TREES						
	AG	2	Amur Maple	Acer ginnala	50mm Cal.	B&B
	PNP	2	Princess Kay Plum	Prunus nigra 'Princess Kay'	50mm Cal.	B&B
	CMS	1	Snowbird Hawthorn	Crataegus x mordenensis 'Snowbird'	50mm Cal.	B&B
	MSS	5	Spring Snow Crabapple	Malus x `Spring Snow'	50mm Cal.	B&B
SHRUBS						
	Sba	11	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	300mm Ht. Min.	Container
	Pmb	5	Big Tuna Mugo Pine	Pinus mugo 'Big Tuna'	450mm Spr. Min.	Container
	Eac	6	Compact Burning Bush	Euonymus alatus `Compactus'	300mm Ht. Min.	Container
	Smp	3	Dwarf Korean Lilac	Syringa meyeri `Palibin'	300mm Ht. Min.	Container
	Pmp	14	Dwarf Mugo Pine	Pinus mugo `Pumilio'	450mm Spr. Min.	Container
	Posm	12	Ginger Wine Ninebark	Physocarpus opulifolius 'SMNPOBLR'	300mm Ht. Min.	Container
	Sbg	5	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	300mm Ht. Min.	Container
	Pos	5	Summer Wine Ninebark	Physocarpus opulifolius `Seward'	300mm Ht. Min.	Container
	Pos2	23	Tiny Wine Gold Ninebark	Physocarpus opulifolius 'SMNPOTWG'	300mm Ht. Min	Container
	Jsw	5	Wichita Blue Juniper	Juniperus scopulorum 'Wichita Blue'	450mm Spr. Min.	Container
GRASSES						
	hsb	61	Blue Oat Grass	Helictotrichon sempervirens	2 gal.	Pot
	cak	43	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 gal.	Pot
PERENNIALS						
	hca	67	Chicago Apache Daylily	Hemerocallis x 'Chicago Apache'	2 gal.	Pot

MINIMUM REQUIREMENT:

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		CON	450 mm Sp. min. (5 Gal. Pot)	n/a	24	

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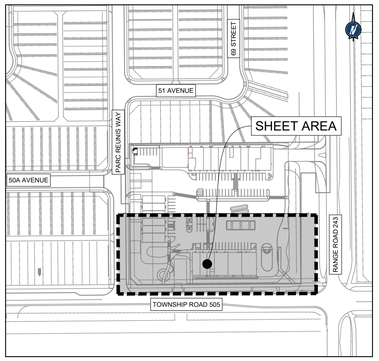
KEY PLAN: N.T.S



LEGEND:

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- CANADA NO. 1 GRADE TURF
- CONCRETE
- ROCK MULCH
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NOTES:

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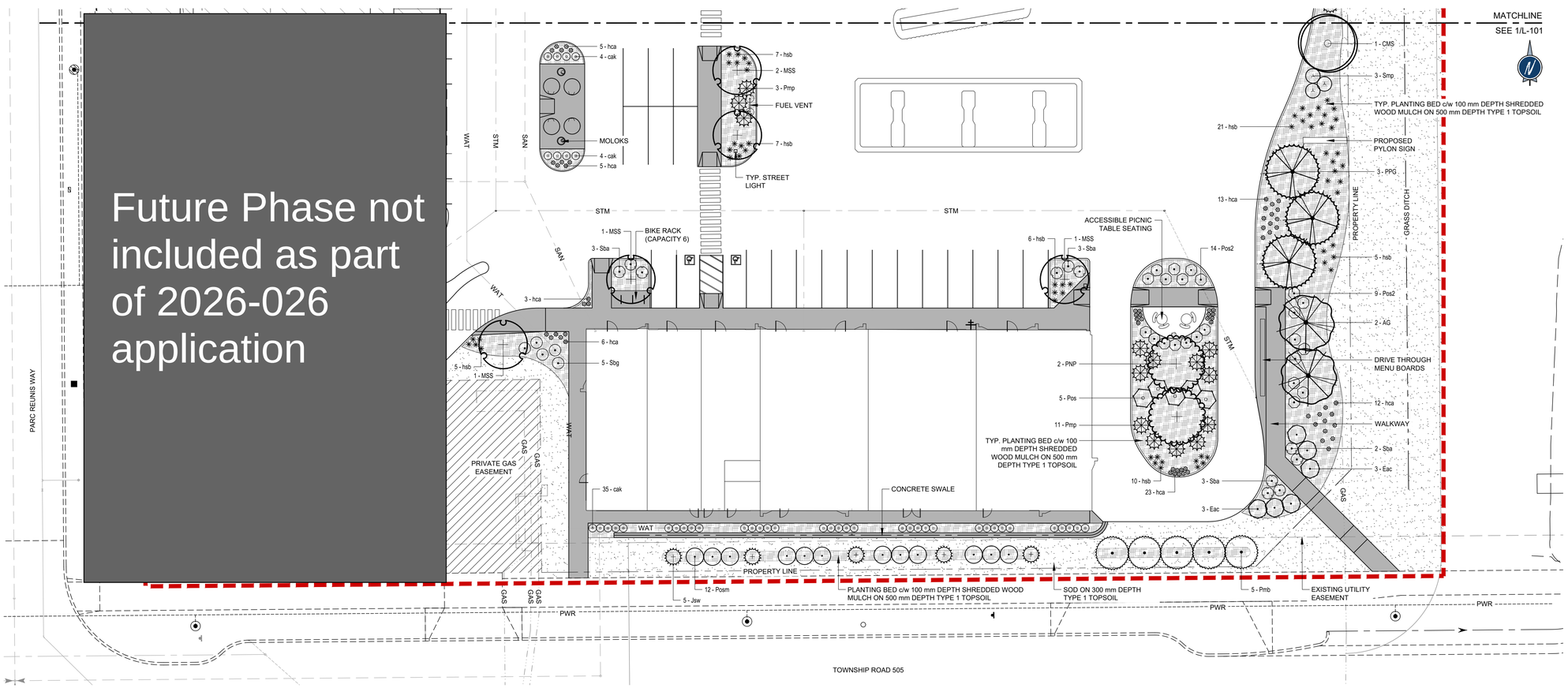

1 LANDSCAPE PLAN - SOUTH

SCALE 1:250

REV	DESCRIPTION	BY	APPD	DATE
03	ISSUED FOR APPROVAL	AN	RF	AUG 25, 2026
02	ISSUED FOR APPROVAL	AN	RF	JUN 23, 2026
01	ISSUED FOR APPROVAL	HZ	RF	FEB 20, 2026

PROJECT MANAGER: ROB DOLLEVOET

CLIENT:

1920528 ALBERTA LTD.

PROJECT:

ELAN COMMERCIAL

DRAWING TITLE:

LANDSCAPE PLAN - SOUTH

PROJECT NO: 2023054

SCALE: AS SHOWN

DRAWING NO: **L-102**

PERMIT / SEAL:

Invistec Consulting Ltd.
Suite 1700, 10130 - 103 Street NW
Edmonton Alberta, T5J 3N9
(780) 293 - 7373
www.invistec.ca

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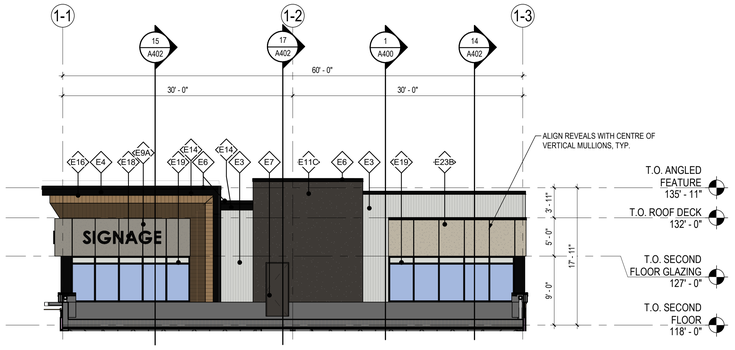
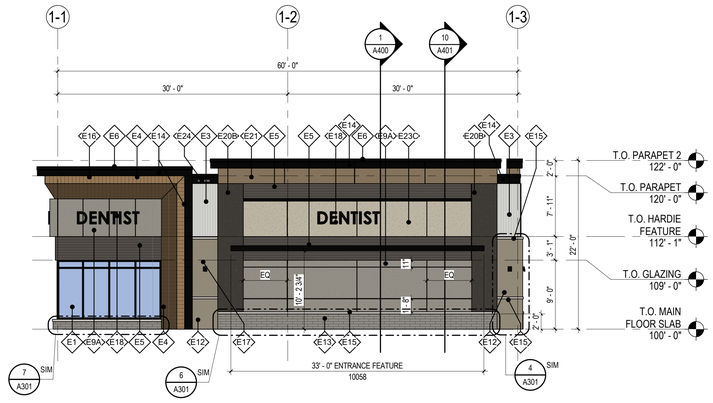
1 A300 **SOUTH ELEVATION**
1/8" = 1'-0"



2 A300 **EAST ELEVATION - SECOND FLOOR**
1/8" = 1'-0"



3 A300 **EAST ELEVATION - MAIN FLOOR**
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

E1 **PREFINISHED ALUMINUM GLAZING SYSTEM**
THERMALLY BROKEN STOREFRONT FRAMING SYSTEM
(COLOR: BLACK ANODIZED FINISH)
NOTE: PREFINISHED METAL FLASHING AT WINDOW SILLS, HEADER AND JAMBS TO MATCH GLAZING SYSTEM FRAME

E2 **INSULATED METAL PANEL, COLOUR: ANODIZED BLACK**

E3 **VERTICAL CORRUGATED METAL CLADDING**
(WESTFORM, WF-7/8" CORRUGATED, 22 GAUGE, COLOUR: BRIGHT WHITE)

E4 **JAY'S METAL - ICON PANELS, 6" WIDE PLANKS**
(COLOUR: LIGHT PINE)

E5 **PREFINISHED FIBRE CEMENT CLADDING**
(JAMES HARDIE, TRIPLE COATED CAULK-FREE RAINSCREEN SYSTEM, 4" EXPOSURE, HORIZONTAL APPLICATION METHOD, COLOUR: RICH ESPRESSO)

E6 **PREFINISHED METAL CAP FLASHING**
(COLOR: BLACK)

E7 **INSULATED METAL DOORS AND FRAMES PAINTED TO MATCH ADJACENT WALL FINISH**

E8 **TYPICAL STUCCO V-GROOVE**

E9 **STUCCO**
(COLOR: LIGHT GREY - ADEX 1310-4C, PEBBLED SANDED FINISH)
NOTE: PROVIDE ADEX GRAPHEXCOAT PUNCTURE AND BIRD RESISTANT COATING SYSTEM FROM 100'-0" TO 108'-0"

E10 **STUCCO**
(COLOR: WHITE - ADEX 1540-1C, PEBBLED SANDED FINISH)
NOTE: PROVIDE ADEX GRAPHEXCOAT PUNCTURE AND BIRD RESISTANT COATING SYSTEM FROM 100'-0" TO 108'-0"

E11 **STUCCO**
(COLOR: CHARCOAL - ADEX 1320-6C, PEBBLED SANDED FINISH)
NOTE: PROVIDE ADEX GRAPHEXCOAT PUNCTURE AND BIRD RESISTANT COATING SYSTEM FROM 100'-0" TO 108'-0"

E12 **BRICK**
IXL MODULAR BRICK, SMOOTH, COLOR: 'HARBOURTOWN', GROUT COLOUR TO MATCH BRICK (TBD), RAKED JOINTS

E13 **BLOCK**
IXL SHOULDICE - TAPESTRY DIMENSIONAL STONE, COLOUR 'PEWTER', MIX SIZES 3.5" x 3.5" x 23.25", 3.5" x 7.5" x 23.25", & 3.5" x 15.5" x 23.25", REFER TO BLOCK COURSING ELEVATIONS FOR MORE DETAILS.
GROUT COLOUR: TO MATCH STONE (TBD), RAKED JOINTS

E14 **4mm FIRE RESISTANT ALUMINUM COMPOSITE PANELS (ALFREX FR)**
(COLOUR: TO MATCH ALPOLIC CNC CHARCOAL)

E15 **LIMESTONE SLOPED COPING**
COLOUR: ARCHITECT TO CONFIRM

E16 **RECESSED LED TAPE LIGHT**
CONCEALED LED STRIP LIGHT IN ALUMINUM TRACK c/w DIFFUSED LENS

E17 **WALL SCONCE, BLACK FINISH - REFER TO ELECTRICAL DWGS.**
CENTRE LIGHTING FIXTURE ON ARCHITECTURAL COLUMN, TYP.

E18 **PREFINISHED SIGNAGE - PROVIDE PLYWOOD SHEATHING FOR BACKING IN LIEU OF EXTERIOR GRADE GYPSUM WALL BOARD SHEATHING TYP. AT ALL SIGNAGE LOCATIONS TYP.**

E19 **SPANDREL GLAZING**
(COLOR: OPACI COATING 300 ON STARPHIRE GLASS 0-0186 LIGHT WHITE) BACK PAN FINISH TO BE CLEAR ANODIZED TO MATCH INTERIOR FRAME FINISH TYP.

E20 **STUCCO**
(COLOR: MEDIUM GREY TO MATCH BLOCK - ADEX 1320-5C, PEBBLED SANDED FINISH)
NOTE: PROVIDE ADEX GRAPHEXCOAT PUNCTURE AND BIRD RESISTANT COATING SYSTEM FROM 100'-0" TO 108'-0"

E21 **STUCCO**
(COLOUR: BROWN TO MATCH LIGHT PINE METAL PLANKS - ADEX 1210-5C, PEBBLED SANDED FINISH)
NOTE: PROVIDE ADEX GRAPHEXCOAT PUNCTURE AND BIRD RESISTANT COATING SYSTEM FROM 100'-0" TO 108'-0"

E22 **STUCCO**
(COLOUR: TO MATCH RICH ESPRESSO HARDIE PLANKS - ADEX 1350-6C, PEBBLED SANDED FINISH)
NOTE: PROVIDE ADEX GRAPHEXCOAT PUNCTURE AND BIRD RESISTANT COATING SYSTEM FROM 100'-0" TO 108'-0"

E23 **STUCCO**
(COLOUR: CREAM - ADEX 1150-3C, PEBBLED SANDED FINISH)
NOTE: PROVIDE ADEX GRAPHEXCOAT PUNCTURE AND BIRD RESISTANT COATING SYSTEM FROM 100'-0" TO 108'-0"

E24 PREFINISHED METAL SCUPPER
COLOUR: TO MATCH ADJACENT STUCCO

STUCCO DEPTH LEGEND

SYM	DESCRIPTION
E9A	STUCCO FINISH ON 2" RIGID INSULATION
E9B	STUCCO FINISH ON 4" RIGID INSULATION
E9C	STUCCO FINISH ON 6" RIGID INSULATION

REID ARCHITECTURE LTD.
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(825) 777-4122
BReid@Reidarchitecture.ca

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Seal

Permit

Issued

No.	Description	Date
1	ISSUED FOR 50% REVIEW	2026.05.15
2	ISSUED FOR 100% REVIEW	2026.06.19
3	ISSUED FOR DP COMMENTS RESPONSE	2026.08.25

ELAN COMMERCIAL DEVELOPMENT - BUILDING 1

24306 TWP RD. 505, BEAUMONT, AB

EXTERIOR ELEVATIONS

Project Number	25-01293
Date	
Drawn By	SW
Scale	As indicated

A300

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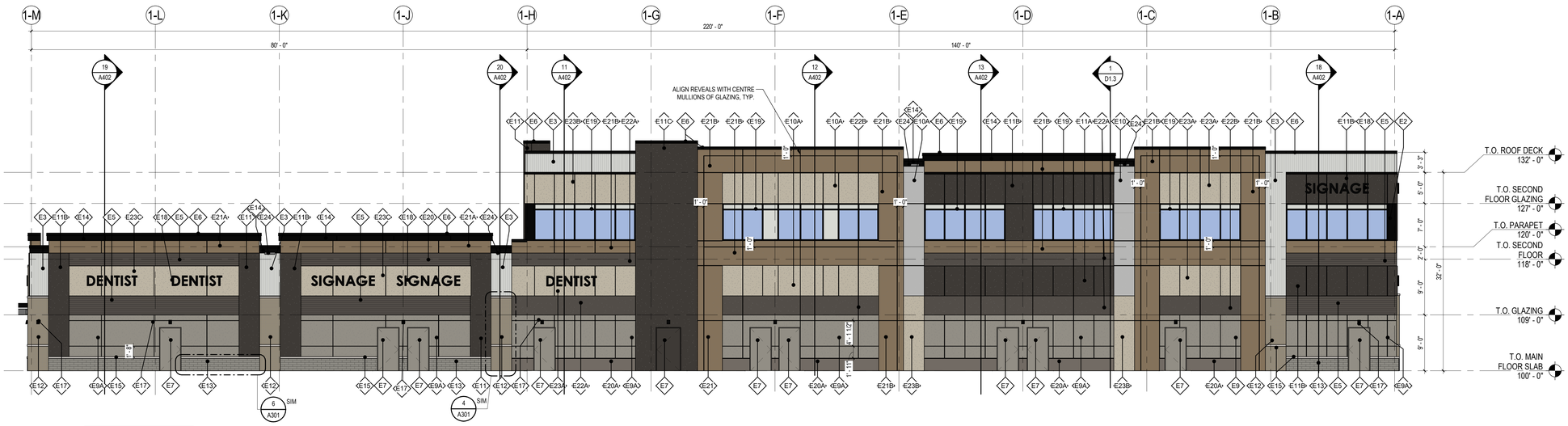
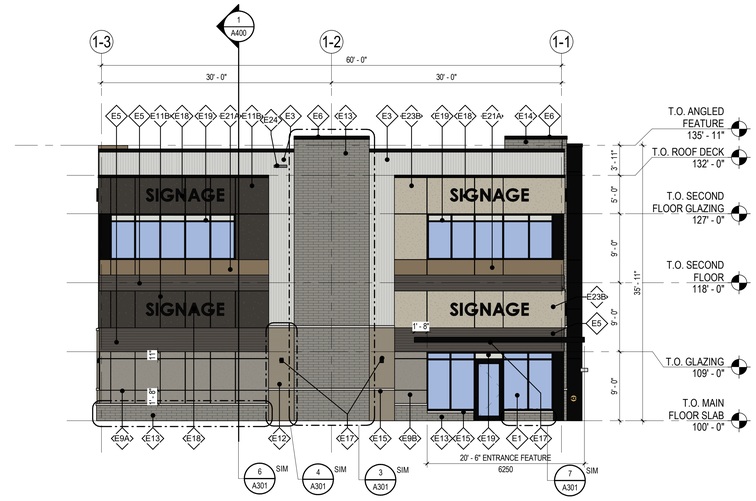


NOTE: FIRE RETARDANT PLYWOOD REQUIRED @ SIGNAGE LOCATIONS

1 A301 NORTH ELEVATION
1/8" = 1'-0"



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

EXTERIOR FINISH LEGEND

E1 **PREFINISHED ALUMINUM GLAZING SYSTEM**
THERMALLY BROKEN STOREFRONT FRAMING SYSTEM
(COLOR: BLACK ANODIZED FINISH)
NOTE: PREFINISHED METAL FLASHING AT WINDOW SILLS, HEADER AND JAMBS TO MATCH GLAZING SYSTEM FRAME

E2 **INSULATED METAL PANEL, COLOUR: ANODIZED BLACK**

E3 **VERTICAL CORRUGATED METAL CLADDING**
(WESTFORM, WF-7/8" CORRUGATED, 22 GAUGE, COLOUR: BRIGHT WHITE)

E4 **JAY'S METAL - ICON PANELS, 6" WIDE PLANKS**
(COLOUR: LIGHT PINE)

E5 **PREFINISHED FIBRE CEMENT CLADDING**
(JAMES HARDIE, TRIPLE COATED CAULK-FREE RAINSCREEN SYSTEM, 4" EXPOSURE, HORIZONTAL APPLICATION METHOD, COLOUR: RICH ESPRESSO)

E6 **PREFINISHED METAL CAP FLASHING**
(COLOR: BLACK)

E7 **INSULATED METAL DOORS AND FRAMES PAINTED TO MATCH ADJACENT WALL FINISH**

E8 **TYPICAL STUCCO V-GROOVE**

E9 **STUCCO**
(COLOR: LIGHT GREY - ADEX 1310-4C, PEBBLED SANDED FINISH)
NOTE: PROVIDE ADEX GRAPHEXCOAT PUNCTURE AND BIRD RESISTANT COATING SYSTEM FROM 100'-0" TO 108'-0"

E10 **STUCCO**
(COLOR: WHITE - ADEX 1540-1C, PEBBLED SANDED FINISH)
NOTE: PROVIDE ADEX GRAPHEXCOAT PUNCTURE AND BIRD RESISTANT COATING SYSTEM FROM 100'-0" TO 108'-0"

E11 **STUCCO**
(COLOR: CHARCOAL - ADEX 1320-6C, PEBBLED SANDED FINISH)
NOTE: PROVIDE ADEX GRAPHEXCOAT PUNCTURE AND BIRD RESISTANT COATING SYSTEM FROM 100'-0" TO 108'-0"

E12 **BRICK**
IXL MODULAR BRICK, SMOOTH, COLOR: 'HARBOURTOWN', GROUT COLOUR TO MATCH BRICK (TBD), RAKED JOINTS

E13 **BLOCK**
IXL SHOULDICE - TAPESTRY DIMENSIONAL STONE, COLOUR 'PEWTER', MIX SIZES 3.5" x 3.5" x 23.25", 3.5" x 7.5" x 23.25", & 3.5" x 15.5" x 23.25", REFER TO BLOCK COURSING ELEVATIONS FOR MORE DETAILS
GROUT COLOUR: TO MATCH STONE (TBD), RAKED JOINTS

E14 **4mm FIRE RESISTANT ALUMINUM COMPOSITE PANELS (ALFREX FR)**
(COLOUR: TO MATCH ALPOLIC CNC CHARCOAL)

E15 **LIMESTONE SLOPED COPING**
COLOUR: ARCHITECT TO CONFIRM

E16 **RECESSED LED TAPE LIGHT**
CONCEALED LED STRIP LIGHT IN ALUMINUM TRACK c/w DIFFUSED LENS

E17 **WALL SCONCE, BLACK FINISH - REFER TO ELECTRICAL DWGS.**
CENTRE LIGHTING FIXTURE ON ARCHITECTURAL COLUMN, TYP.

E18 **PREFINISHED SIGNAGE - PROVIDE PLYWOOD SHEATHING FOR BACKING IN LIEU OF EXTERIOR GRADE GYPSUM WALL BOARD SHEATHING TYP. AT ALL SIGNAGE LOCATIONS TYP.**

E19 **SPANDREL GLAZING**
(COLOR: OPACI COATING 300 ON STARPHIRE GLASS 0-0186 LIGHT WHITE)
BACK PAN FINISH TO BE CLEAR ANODIZED TO MATCH INTERIOR FRAME FINISH TYP.

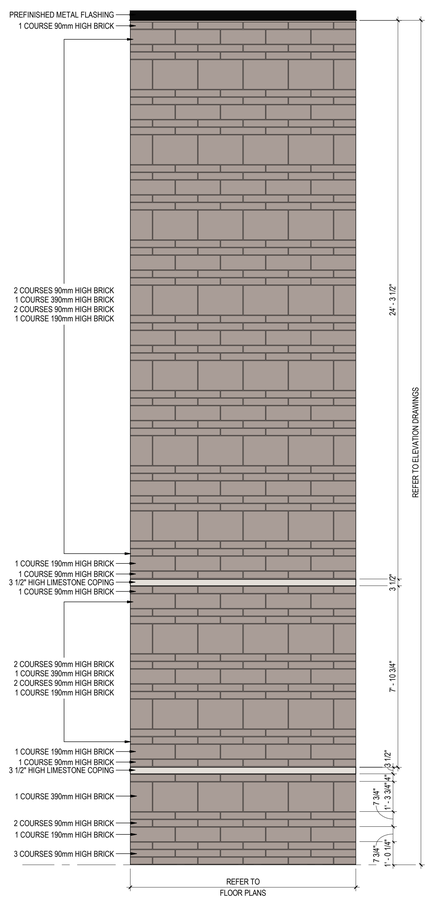
E20 **STUCCO**
(COLOR: MEDIUM GREY TO MATCH BLOCK - ADEX 1320-5C, PEBBLED SANDED FINISH)
NOTE: PROVIDE ADEX GRAPHEXCOAT PUNCTURE AND BIRD RESISTANT COATING SYSTEM FROM 100'-0" TO 108'-0"

E21 **STUCCO**
(COLOUR: BROWN TO MATCH LIGHT PINE METAL PLANKS - ADEX 1210-5C, PEBBLED SANDED FINISH)
NOTE: PROVIDE ADEX GRAPHEXCOAT PUNCTURE AND BIRD RESISTANT COATING SYSTEM FROM 100'-0" TO 108'-0"

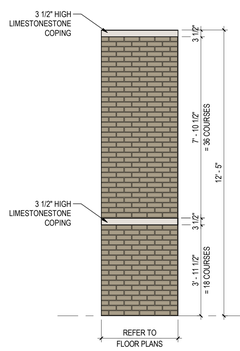
E22 **STUCCO**
(COLOUR: TO MATCH RICH ESPRESSO HARDIE PLANKS - ADEX 1350-6C, PEBBLED SANDED FINISH)
NOTE: PROVIDE ADEX GRAPHEXCOAT PUNCTURE AND BIRD RESISTANT COATING SYSTEM FROM 100'-0" TO 108'-0"

E23 **STUCCO**
(COLOUR: CREAM - ADEX 1150-3C, PEBBLED SANDED FINISH)
NOTE: PROVIDE ADEX GRAPHEXCOAT PUNCTURE AND BIRD RESISTANT COATING SYSTEM FROM 100'-0" TO 108'-0"

E24 PREFINISHED METAL SCUPPER
COLOUR: TO MATCH ADJACENT STUCCO



3 A301 BRICK COURSING
3/8" = 1'-0"



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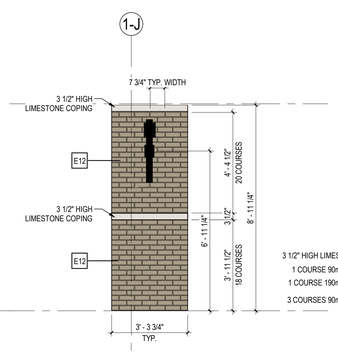

5 A301 BRICK COURSING
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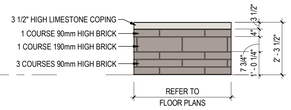

6 A301 BRICK COURSING
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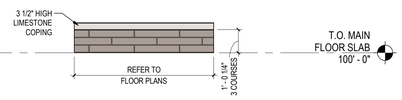

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STUCCO DEPTH LEGEND

SYM.	DESCRIPTION
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