



Development Permits for New Non-Residential Large Scale Residential (5+ Units), and Mixed Use

Edmonton

Development Approvals and Inspections Section

Elevation Plan Standards

All the information below must be included on the Elevation Plan submitted as part of a Development Permit application for Non-Residential, Large Scale Residential (5+ Units), and Mixed Use developments.

This checklist identifies the **minimum information** required for application review. The Development Planner may request additional information deemed necessary to review the application.

Submission of **incomplete drawings** will **delay** application processing or **refusal** to consider the application complete for review

Plans must be to scale and dimensioned (metric*) with a minimum scale of 1:500.

*Imperial scale conversions may also be provided, eg: 6m (19.8'), 25m² (269.1 ft²)

Building and structure information

- Exterior of all sides of the proposed buildings must include:
 - Location of all windows, doors, loading bays, projections, decorative elements, and exterior lighting
- Label and provide images of all finishing materials including**:
 - Exterior materials (ie. brick, stucco)
 - Roof materials (ie. asphalt shingle, concrete tile)
 - Colours of all major exterior building materials
 - Glazing type (ie. clear, transparent glazing)
- Height as specified in Section 5.70
 - For a sloped roof, show (1) the distance between the finished floor elevation (main floor) and the end of eaves, and (2) the distance between the end of eaves and the top of the roof.
 - For a flat roof, show (1) the distance between the finished floor elevation (main floor) and midpoint of the highest parapet, and (2) the distance between the midpoint of the parapet and the top of the parapet.

- Cross sections showing all materials used for the structure
- Building lengths and projections (e.g. eaves, balconies) dimensioned and labeled
- Non-residential ground floor units facing a street
 - Percentage of window glazing along the facade
- Rooftop mechanical equipment and screening materials (information on how the roof-top mechanical equipment will be screened (include elevation details for screening))
- Elevation and dimensions of any structures including:
 - fencing, privacy screening, balcony guardrails, retaining walls, and garbage enclosures
- See edmonton.ca/solarenergysystems for additional requirements for solar panels, solar photovoltaic systems and solar thermal systems.

** 3D renderings or colour perspectives of the proposed development are an asset to the application.

Please note: any alterations that occur to the elevations during construction would require approval of revised drawings.