

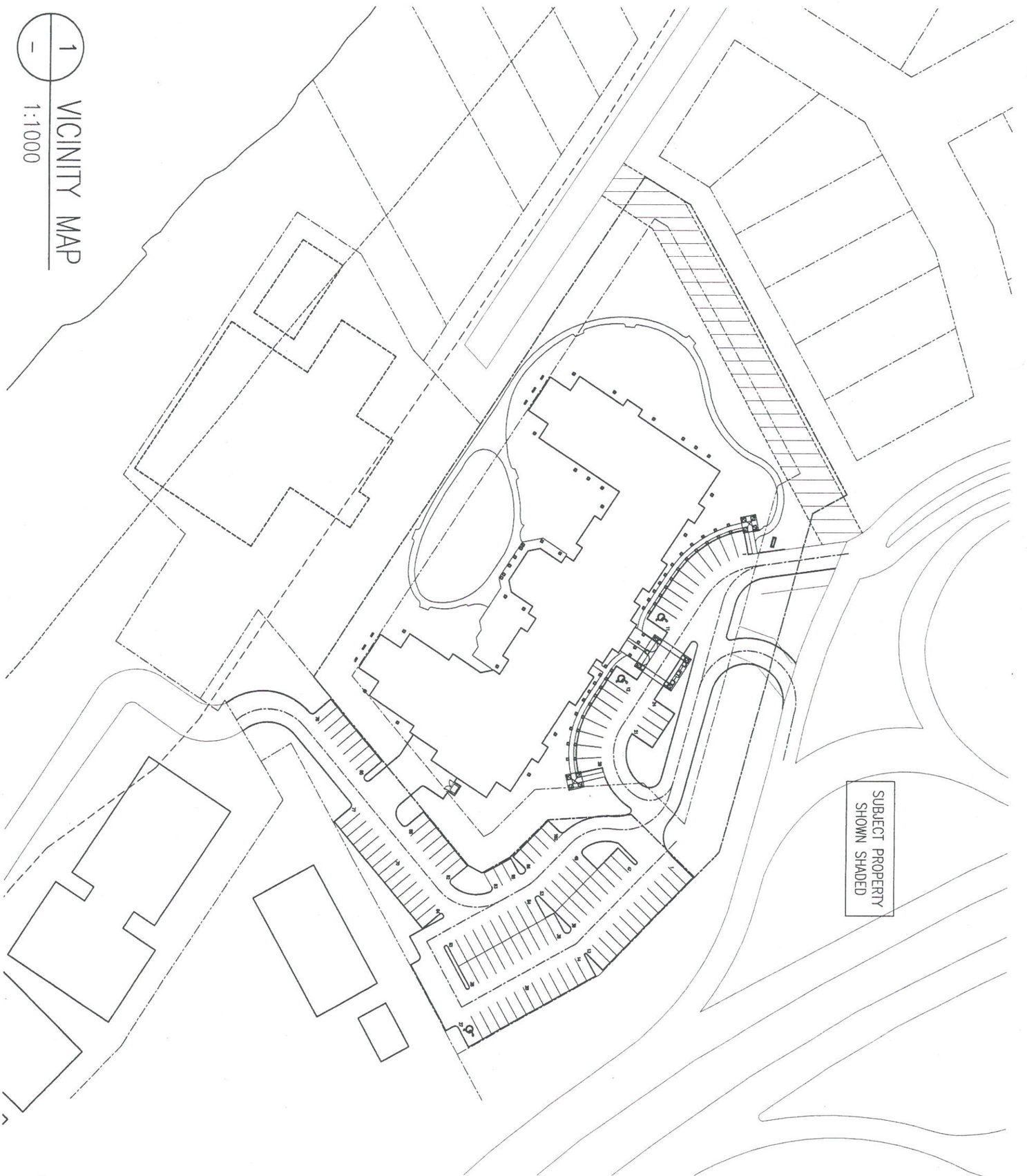

PAGE 1 OF 16

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DATED THIS 13TH DAY OF OCT 20 05

CLERK

1 - VICINITY MAP

1:1000




PRELIMINARY
NOT FOR CONSTRUCTION
PLOTTED DATE: MARCH 23, 2005

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DATED THIS 6TH DAY OF OCT 20 23

PAGE 2 OF 16

SAUNDERS EVANS ARCHITECTS INC.
204-2100 Airport Drive, Saskatoon
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E-Mail: saskatoon@saundersevans.com
2230 Lorne Street, Regina
Saskatchewan, S4P 2M7, Canada
Ph: (306) 569-2255 F: (306) 359-6846
E-Mail: regina@saunders-evans.com

CALEB GROUP OF COMPANIES

| | | | |
|---|---|---|---|
| PROJECT TITLE: CALEB MANOR WINNIPEG, MB | DATE: 05/03/23 | PROJECT NO.: S-26-2004 |
| | SCALE: 1:1000 | DRAWING NO.: P-1 |
| DRAWING TITLE: VICINITY MAP | DRAWN: JMU | |
| | CHECKED: JLW | |

TOTAL SITE AREA = 12129.6m² or 3.0acres

*SITE DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY CITY OF WINNIPEG

| KEYNOTES | |
|---|---|
| # | NOTE |
| 1 | EXISTING GOLF COURSE BUILDING |
| 2 | EXISTING CANOE CLUB BUILDING (TO BE REMOVED) |
| 3 | EXISTING CHAIN LINK FENCE TO REMAIN |
| 4 | PROPOSED WOOD PERGOLA AND GAZEBO – SEE RENDERING |
| 5 | PROPOSED CONCRETE WALKWAY |
| 6 | PROPOSED ASPHALT PARKING LOT |
| 7 | PROPOSED DROP OFF ZONE |
| 8 | PROPOSED GARBAGE ENCLOSURE – SEE 2/P-3 |
| 9 | PROPOSED LOADING AREA |
| 10 | PROPOSED LANDSCAPED AMENITY AREA |
| 11 | PROPOSED LIGHTING TO BE PROVIDED UNDER CANOPY, AWNINGS, TRELLIS AND GAZEBO |
| 12 | PROPOSED SIGN – SEE 1/P-3 |
| 13 | PROPOSED PATIO |
| 14 | PROPOSED ASPHALT PATH |

PROPOSED FOUR STOREY SENIORS' RESIDENCE (120 UNITS)
FOOTPRINT AREA = 2958.7sq.m.

PROP. LINE ±80.123m
PROP. LINE ±13.085m
PROP. LINE ±19.43m
PROP. LINE ±84.222m
PROP. LINE ±8.59m
PROP. LINE ±21.62m
PROP. LINE ±33.11m
PROP. LINE ±39.319m
PROP. LINE ±20.4m
PROP. LINE ±12.8m
PROP. LINE ±7.9m
PROP. LINE ±3.68m
PROP. LINE ±59.1m
PROP. LINE ±85.3m
PROP. LINE ±8.95m
PROP. LINE ±20.98m
PROP. LINE ±175.15m
SETBACK A
SETBACK B
SETBACK C
SETBACK D
10m EASEMENT
FLOODWAY LINE
FLOODWAY FRINGE LINE

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 05-129773/SD
SHEET # 1 OF 1
APPLICANT (SCD.) TK.
DEV. EXAM. QD
DATE 05/11/05

PRELIMINARY
NOT FOR CONSTRUCTION
PLOTTED DATE: MARCH 23, 2005

1 PROPOSED SITE PLAN
1:600

CALEB GROUP OF COMPANIES

PROJECT NO. S-26-2004
DRAWING NO. P-2

DATE 05/03/23
SCALE 1:600
DRAWN JMU
CHECKED JLW

CURRENT ZONE: PR2
FUTURE ZONE: RM-3

APPROXIMATE COMPLETION TIME IS ESTIMATED AT 18 MONTHS FROM START OF CONSTRUCTION

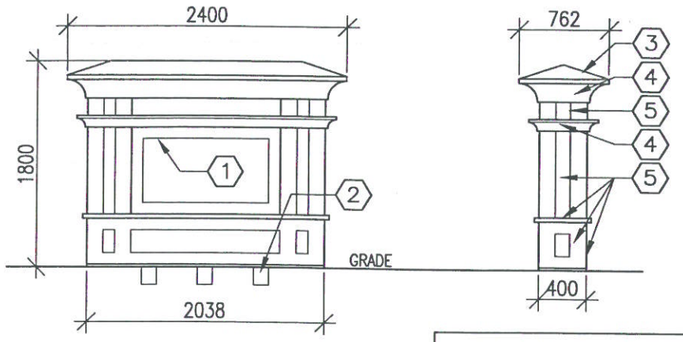
PROJECT TITLE
CALEB MANOR
WINNIPEG, MB

DRAWING TITLE
PROPOSED SITE PLAN

SAUNDERS EVANS ARCHITECTS INC.
204-2100 Airport Drive, Saskatoon
Saskatchewan, S7L 6M6, Canada
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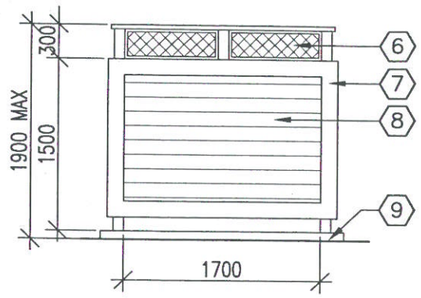
PAGE 3 of 16

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DATED THIS 12TH DAY OF OCT 2005

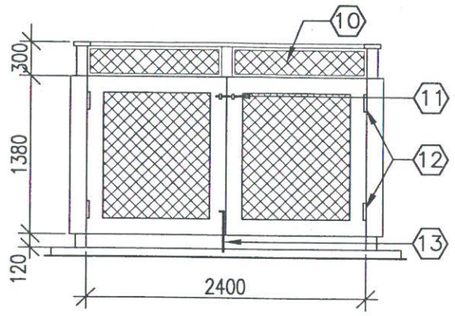



1/– SIGN ELEVATION
1:50

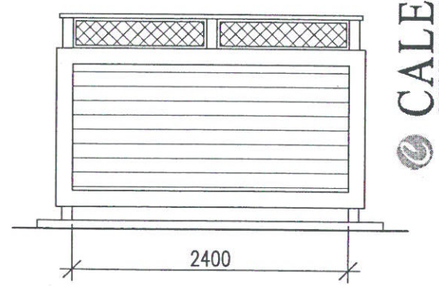
NOTE: SIGN TO COMPLY WITH TABLE 1250(1)/ARTICLE 1220 CITY OF WINNIPEG ZONING BY-LAW No. 6400/94




SIDE ELEVATION
1:50




FRONT ELEVATION
1:50




BACK ELEVATION
1:50

REQUIRED YARD CALCULATIONS

MIN REAR YARD: 7620mm WALL HEIGHT: 11810mm
MIN SIDE YARD: 2438mm
MIN FRONT YARD: 7620mm

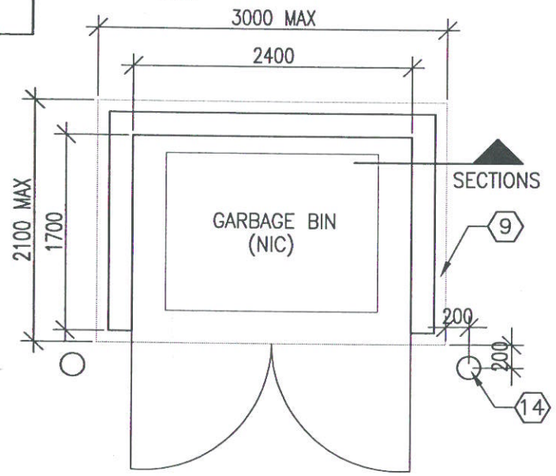
10ft/3.048m + 20% wall height + 5% bldg length

SETBACK A:
(3.048m) + 20%(11.810m) + 5%(41.300m)
3.048m + 2.362m + 2.065m
REQ'D SETBACK = 7.475m

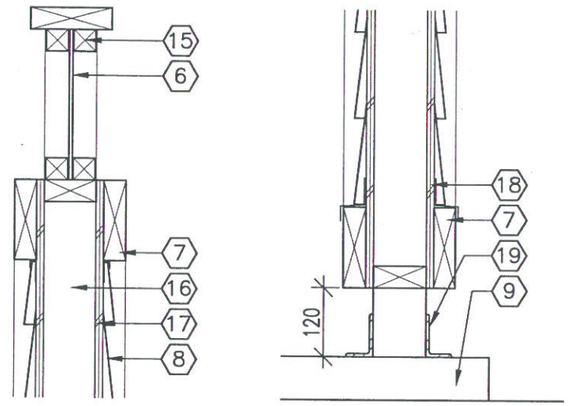
SETBACK B:
(3.048m) + 20%(11.810m) + 5%(92.100m)
3.048m + 2.362m + 4.605m
REQ'D SETBACK = 10.015m

SETBACK C:
(3.048m) + 20%(11.810m) + 5%(37.250m)
3.048m + 2.362m + 1.863m
REQ'D SETBACK = 7.273m

SETBACK D:
(3.048m) + 20%(11.810m) + 5%(19.200m)
3.048m + 2.362m + 0.960m
REQ'D SETBACK = 6.370m*
*MIN SETBACK = 7.620m




PLAN
1:50




SECTIONS
1:10

2/– GARBAGE ENCLOSURE DETAILS

REQUIRED PARKING CALCULATIONS (AS PER PART XI OF CITY OF WINNIPEG ZONING BYLAW No. 6400/94)

AS PER TABLE 1100 (1):
1b) Multiple-family dwellings for senior citizens or handicapped persons – 1 per 5 dwelling units
TOTAL UNITS: 120/5 = 24 PARKING SPACES REQ'D

AS PER TABLE 1100 (1):
4) Personal care homes, nursing homes – 1 guest parking space per 20 residents plus 1 for every 3 employees on the maximum shift
BUILDING CAPACITY: 203 RESIDENTS (DIV BY 20) = 10 SPACES
20 STAFF (DIV BY 3) = 7 SPACES
TOTAL PARKING SPACES REQ'D = 17 SPACES

PARKING STALLS PROVIDED: 24 SPACES

SITE COVERAGE

BLDG FOOTPRINT / SITE AREA = 2958.7 sq.m. / 12129.6 sq.m. = 24.4% SITE COVERAGE

*NOTE: CALCULATION DOES NOT INCLUDE CAR CANOPY, GARBAGE ENCLOSURE, PATIOS, PERGOLAS AND GAZEBOS

## KEYNOTES

| # | NOTE | # | NOTE |
|---|---|---|---|
| 1 | SIGNAGE BY OTHERS | 10 | LATTICE BEYOND |
| 2 | SIGN LIGHTING BY ELECTRICAL AT GRADE | 11 | LATCH SET |
| | (STREET SIDE ONLY) | 12 | HEAVY DUTY HINGES |
| 3 | ASPHALT SHINGLES | 13 | HASPE |
| 4 | SYNTHETIC MOLDING | 14 | BOLLARD |
| 5 | WOOD TRIM (PAINT) | 15 | WOOD STOPS (PAINT) |
| 6 | PREFINISHED LATTICE | 16 | 38x89 WOOD FRAMING |
| 7 | PREFINISHED METAL WRAPPED TRIM | 17 | BUILDING PAPER |
| 8 | VINYL SIDING | 18 | 12 PLYWOOD SHEATHING |
| 9 | CONCRETE PAD | 19 | REINFORCING |

PRELIMINARY
NOT FOR CONSTRUCTION
PLOTTED DATE: MARCH 23, 2005

CALEB GROUP OF COMPANIES

PROJECT NO. S-26-2004
DRAWING NO. P-3
DATE 05/03/23
SCALE 1:600
DRAWN JMU
CHECKED JLW

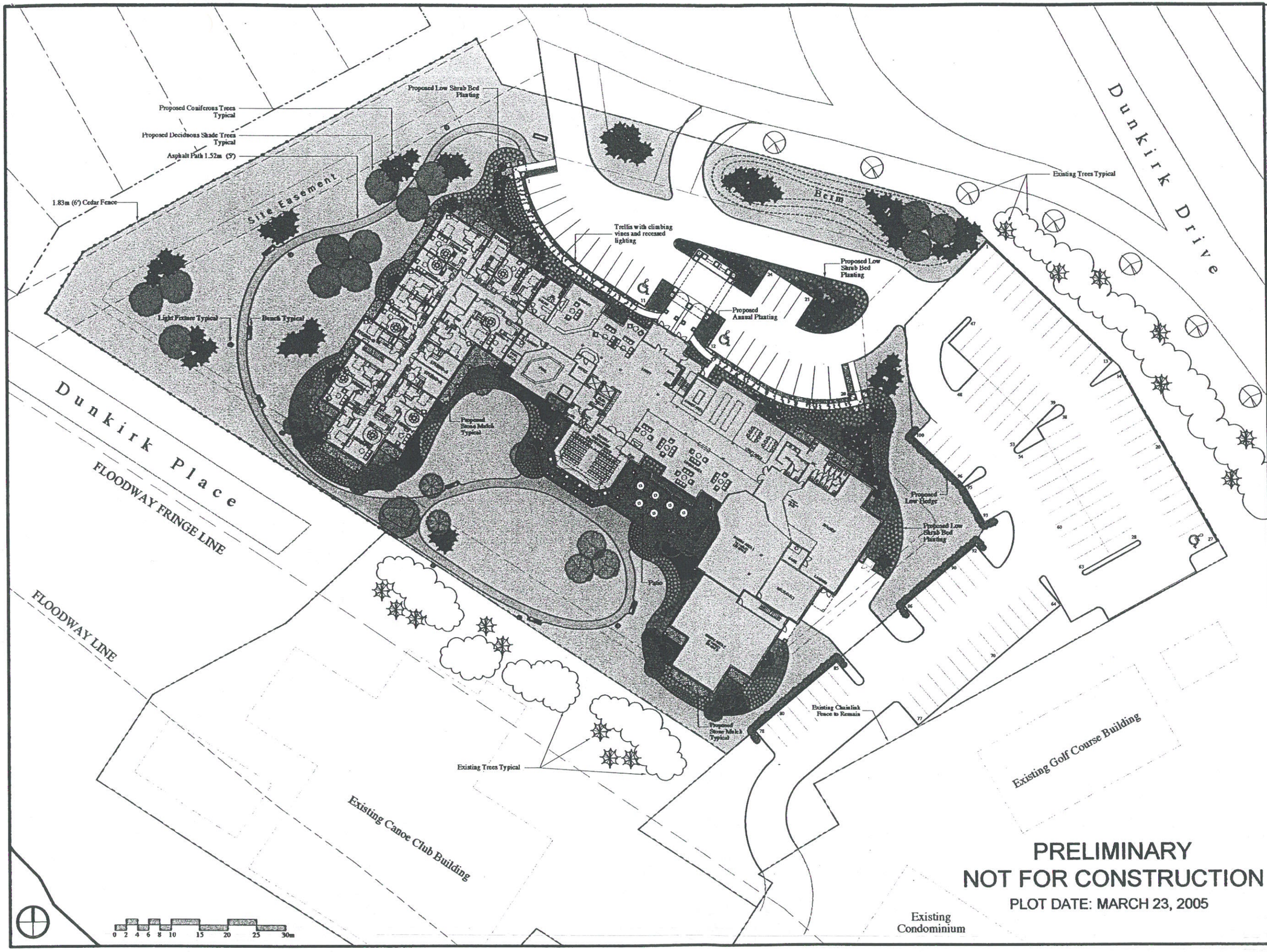
PROJECT TITLE
CALEB MANOR
WINNIPEG, MB

DRAWING TITLE
PROPOSED SITE DETAILS

SAUNDERS EVANS ARCHITECTS INC.
204-2100 Airport Drive, Saskatoon
Saskatchewan, S7L 6M6, Canada
Ph: (306) 652-6457 F: (306) 652-6459
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NOT FOR CONSTRUCTION
PLOT DATE: MARCH 23, 2005

PROJECT TITLE
CALEB MANOR
WINNIPEG, MB

DRAWING TITLE
PROPOSED
LANDSCAPE PLAN

| | |
|---|---|
| PROJECT NO. | S-26-2004 |
| DRAWING NO. | P-4 |
| DATE | Mar. 22/05 |
| SCALE | 1:300 |
| DRAWN | BD |
| CHECKED | NJ |

CALEB GROUP OF COMPANIES

SAUNDERS EVANS ARCHITECTS INC.

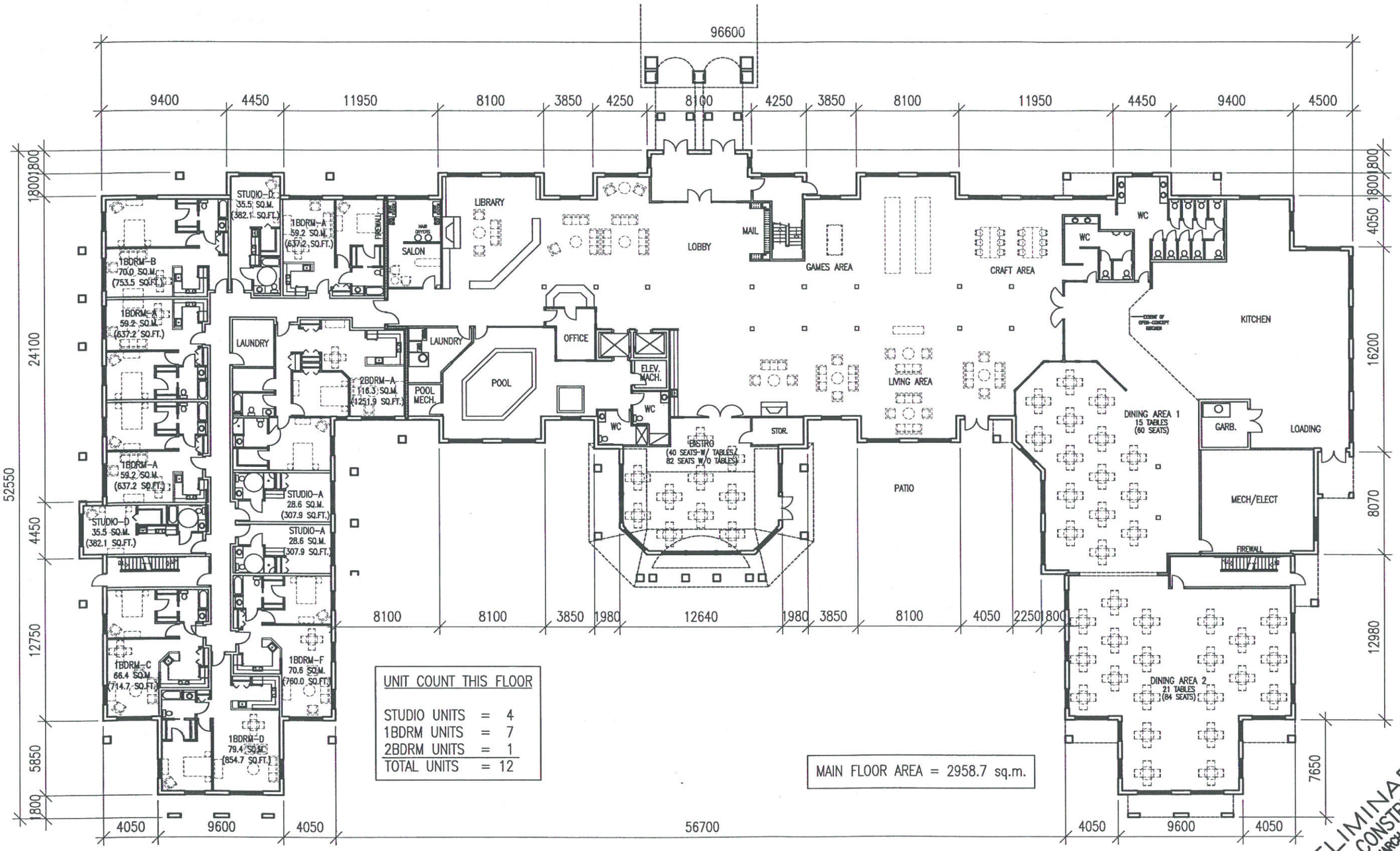
HILDERMAN THOMAS FRANKLIN CRAM

Landscape Architecture • Planning

200 - 115 Bannatyne Avenue East, Winnipeg, Manitoba R3B 0R3
Tel. 204.284.9907 Fax 204.957.1467 Email office@hftc.mb.ca

PAGE 5 OF 16

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UNIT COUNT THIS FLOOR

| | | |
|---|---|---|
| STUDIO UNITS | = | 4 |
| 1BDRM UNITS | = | 7 |
| 2BDRM UNITS | = | 1 |
| TOTAL UNITS | = | 12 |

MAIN FLOOR AREA = 2958.7 sq.m.

PRELIMINARY
NOT FOR CONSTRUCTION
PLOTTED DATE: MARCH 23, 2005

1 / – PROPOSED MAIN FLOOR PLAN
1:300

CALEB GROUP OF COMPANIES

| | |
|---|---|
| PROJECT NO. | S-26-2004 |
| DRAWING NO. | P-5 |
| DATE | 05/03/23 |
| SCALE | 1:300 |
| DRAWN | JMU |
| CHECKED | JLW |

PROJECT TITLE
CALEB MANOR
WINNIPEG, MB

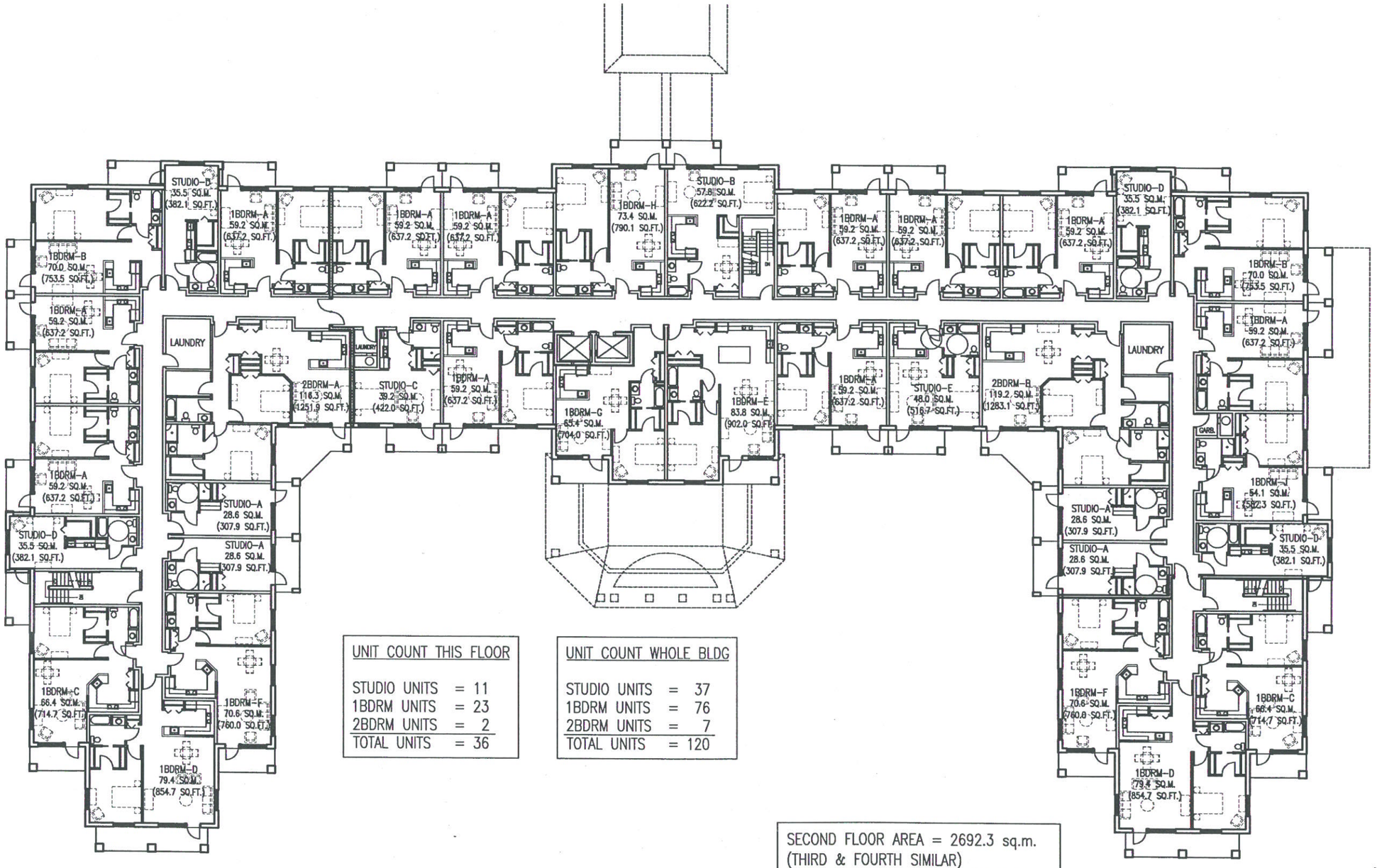
DRAWING TITLE
PROPOSED MAIN FLOOR PLAN


SAUNDERS EVANS ARCHITECTS INC.
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| UNIT COUNT THIS FLOOR | |
|---|---|
| STUDIO UNITS | = 11 |
| 1BDRM UNITS | = 23 |
| 2BDRM UNITS | = 2 |
| TOTAL UNITS | = 36 |

| UNIT COUNT WHOLE BLDG | |
|---|---|
| STUDIO UNITS | = 37 |
| 1BDRM UNITS | = 76 |
| 2BDRM UNITS | = 7 |
| TOTAL UNITS | = 120 |

SECOND FLOOR AREA = 2692.3 sq.m.
(THIRD & FOURTH SIMILAR)
TOTAL BUILDING AREA = 11035.6 sq.m.

1 / – PROPOSED SECOND FLOOR PLAN (THIRD & FOURTH SIM.)
1:300

PRELIMINARY
NOT FOR CONSTRUCTION
PLOTTED DATE: MARCH 23, 2005

CALEB GROUP OF COMPANIES

| | |
|---|---|
| DATE | 05/03/23 |
| SCALE | 1:300 |
| DRAWN | JMU |
| CHECKED | JLW |
| PROJECT NO. | S-26-2004 |
| DRAWING NO. | P – 6 |

PROJECT TITLE
CALEB MANOR
WINNIPEG, MB

DRAWING TITLE
PROPOSED SECOND FLOOR PLAN
THIRD & FOURTH SIMILAR

SAUNDERS EVANS ARCHITECTS INC.
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