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ARCHITECTURE INC

TERRASSE BOISJOLI APARTMENTS

1001 DUCHARME AVENUE, WINNIPEG

02-12-2018



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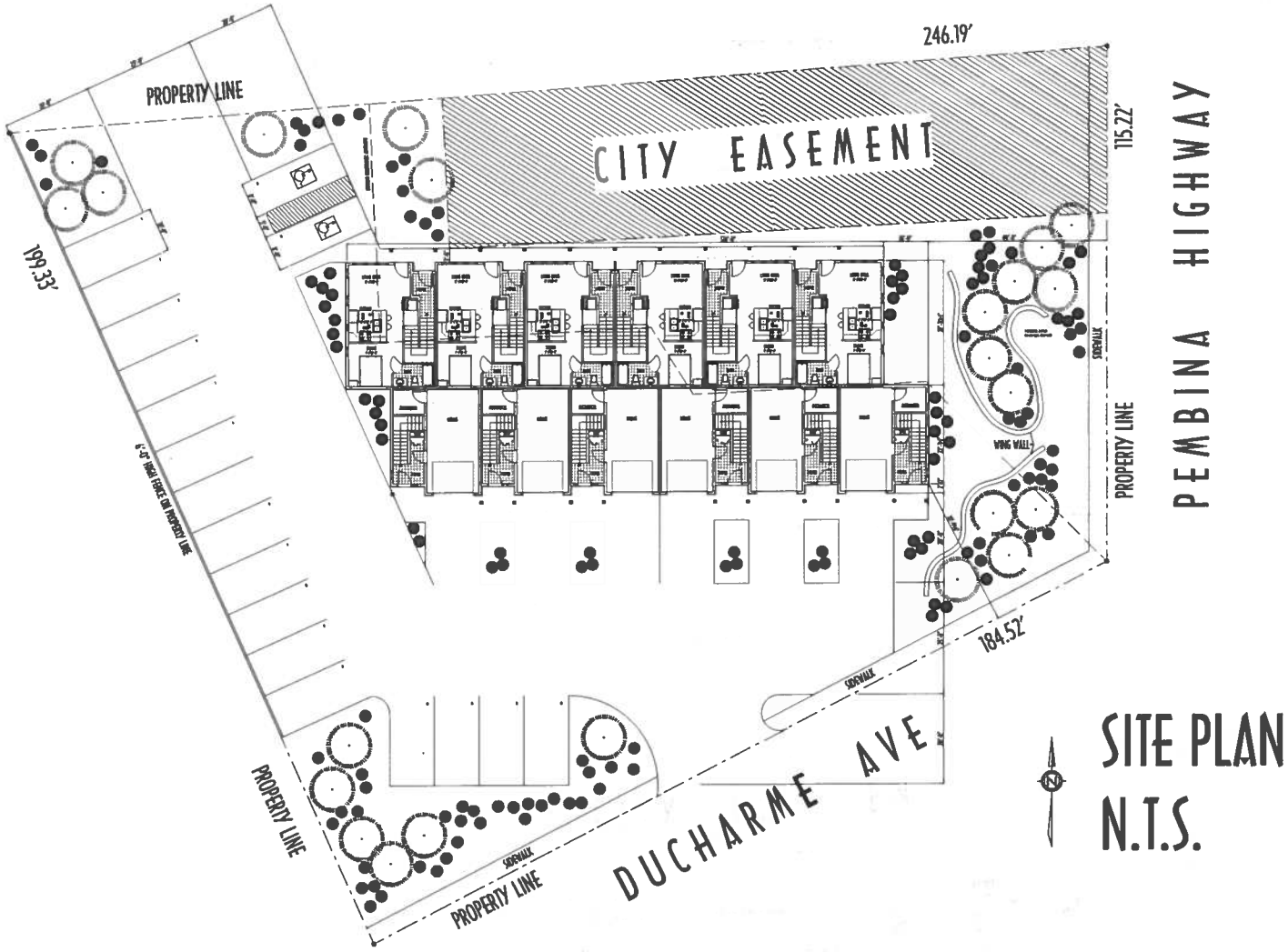


SITE PLAN
N.T.S.

ENGINEER SEAL OR NOTES:

NOTES:

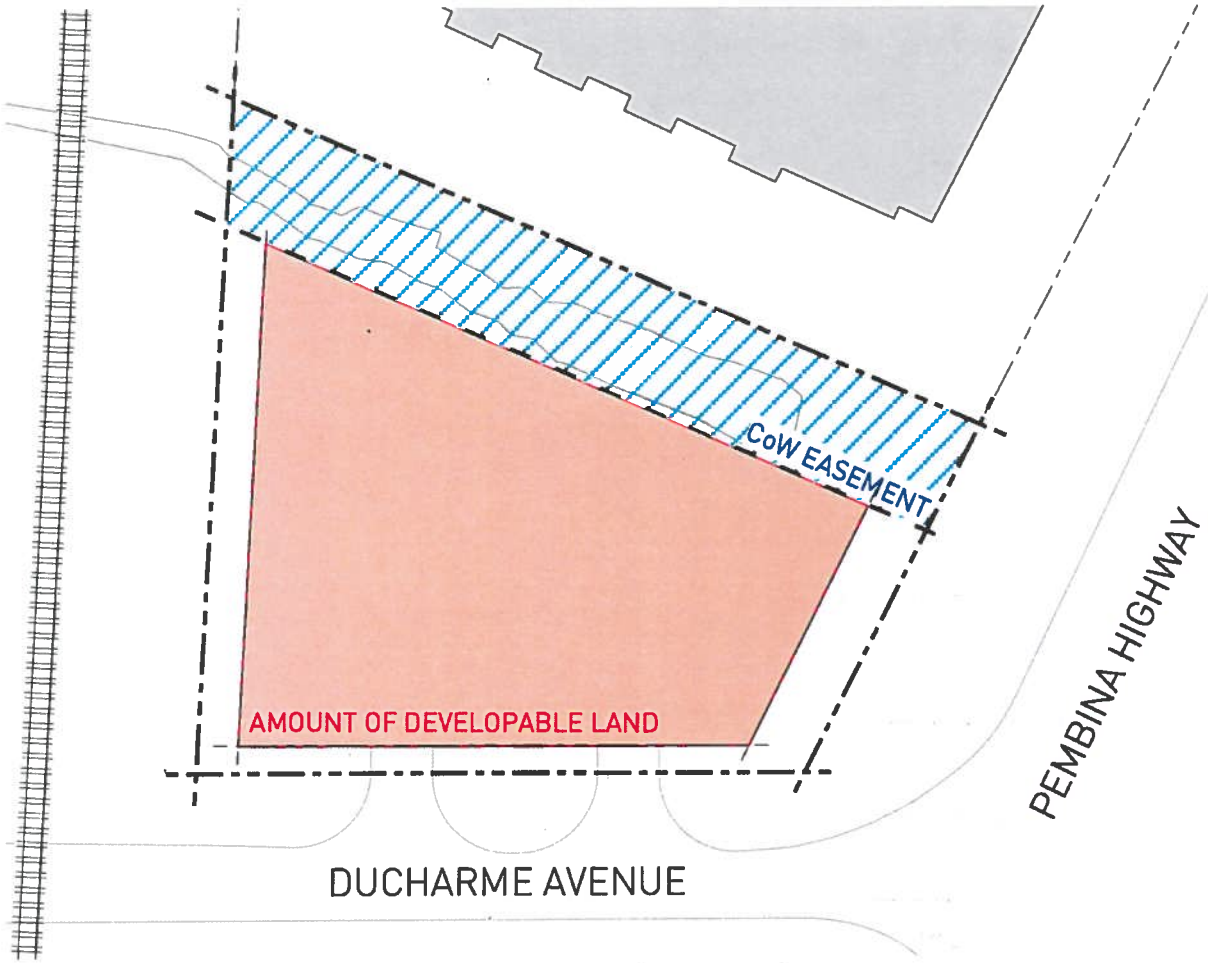
- THIS DRAWING NOT TO BE SCALED.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF E.G. PENNER BUILDING CENTRE-PENN-CO DESIGN SERVICES AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.
- E.G. PENNER BUILDING CENTRE-PENN-CO DESIGN SERVICES WILL TAKE NO RESPONSIBILITY FOR ERRORS, DEVIATIONS OR OMISSIONS ON ANY DRAWING. ANY ERRORS, DEVIATIONS OR OMISSIONS THAT MAY OCCUR, ARE TO BE REPORTED IMMEDIATELY TO E.G. PENNER BUILDING CENTRE -PENN-CO DESIGN SERVICES
- IT REMAINS THE OWNER/GENERAL CONTRACTOR RESPONSIBILITY TO VERIFY ALL DIMENSIONS, DATUMS, ROUGH OPENINGS, AND LEVELS ON THE BLUEPRINT PRIOR TO COMMENCING WORK. ANY ERRORS, DEVIATIONS OR OMISSIONS THAT MAY OCCUR, ARE TO BE REPORTED IMMEDIATELY TO E.G. PENNER BUILDING CENTRE -PENN-CO DESIGN SERVICES
- WORK AT VARIANCE WITH THIS DRAWING SHALL BE DONE ONLY UPON DIRECTION FROM THE GENERAL CONTRACTOR AND ON THE WRITTEN APPROVAL OF E.G. PENNER BUILDING CENTRE-PENN-CO DESIGN SERVICES
- ELECTRICIAN SHALL VERIFY ELECTRICAL LAYOUT WITH OWNER/CONTRACTOR BEFORE COMMENCING ACTUAL WORK.

PENNER BUILDING CENTRES LTD.
"Pennor people help you build it better"
PENN-CO DESIGN SERVICES

project: RYAN RIDGE
RE: 989-1001 DUCHARME AVE
building location: WINNIPEG, MB.

sheet title: PROPOSAL

preliminary drawing by: ANNELIES WESTERBEEK	home consultant: KELLY PENNER
working drawing by:	date: OCT. 19/15
project no: 15-328	page: 5 of 5



ORIGINAL INTENT:
20 UNITS + SURFACE PARKING WITHIN DEVELOPABLE AREA

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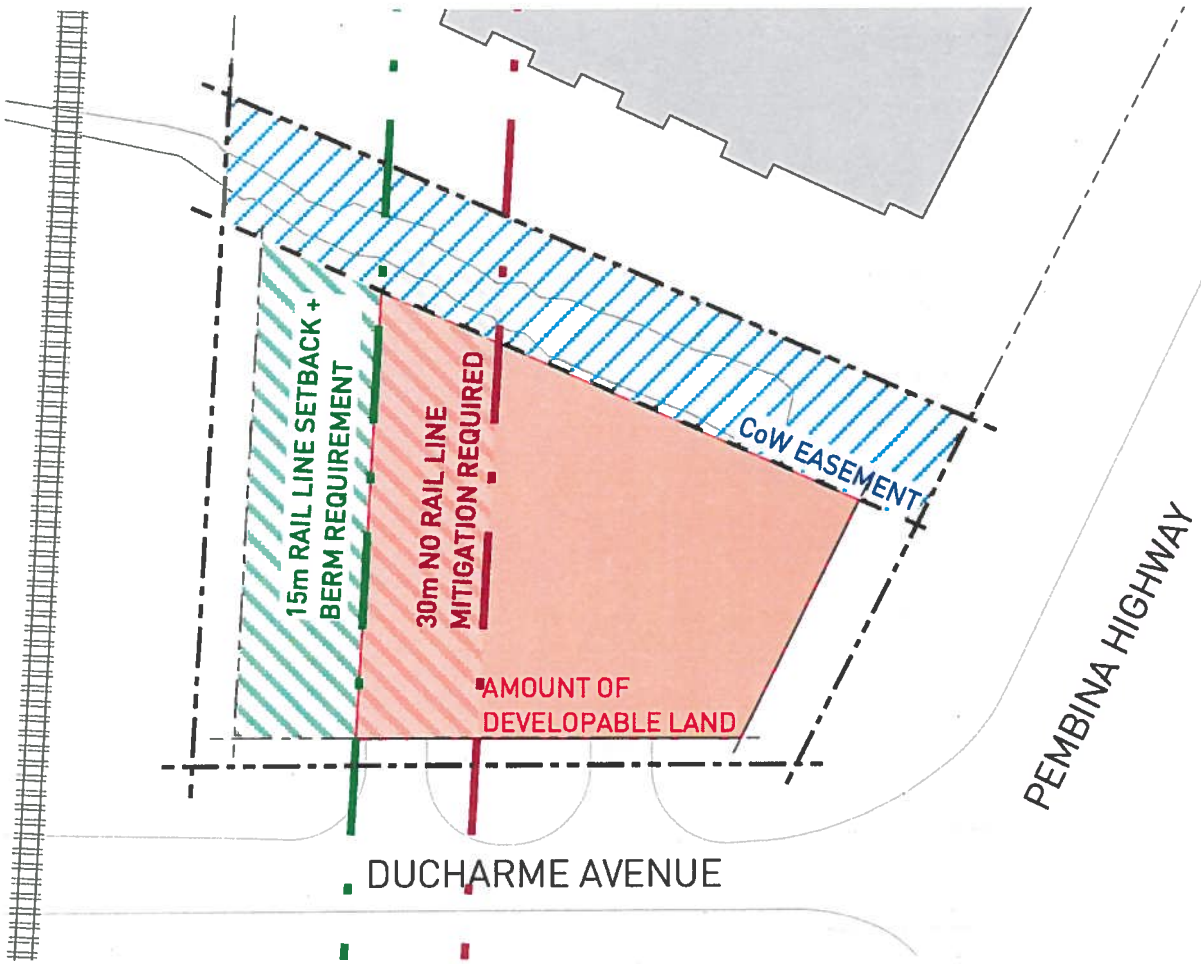
NEW CITY OF WINNIPEG AND CN RAIL REQUIREMENTS



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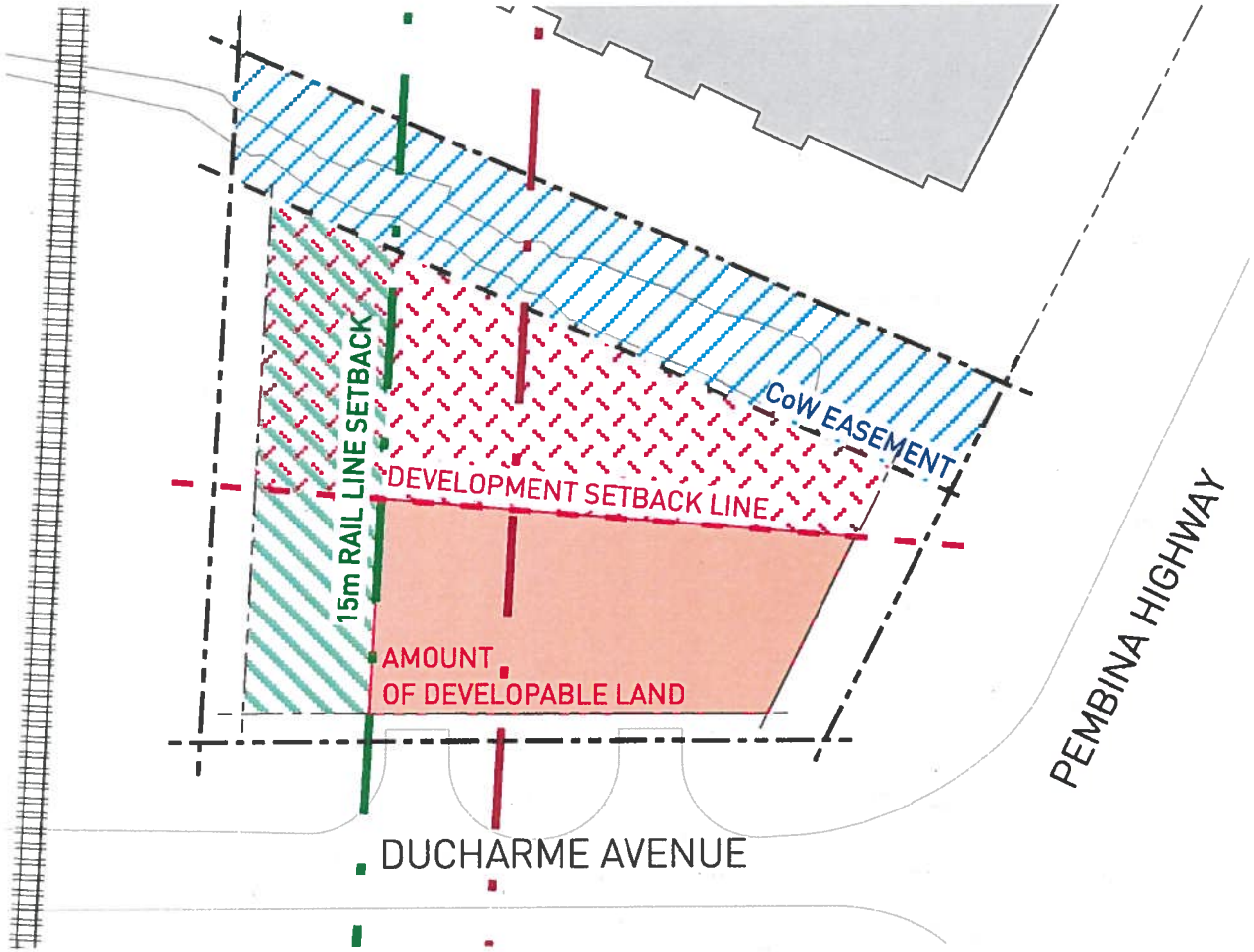

CITY OF WINNIPEG DRAINAGE EASEMENT IMPLICATION.

RESULTS IN NEED FOR STRUCTURED PARKING.

$10,000/STALL BECOMES $40,000/STALL

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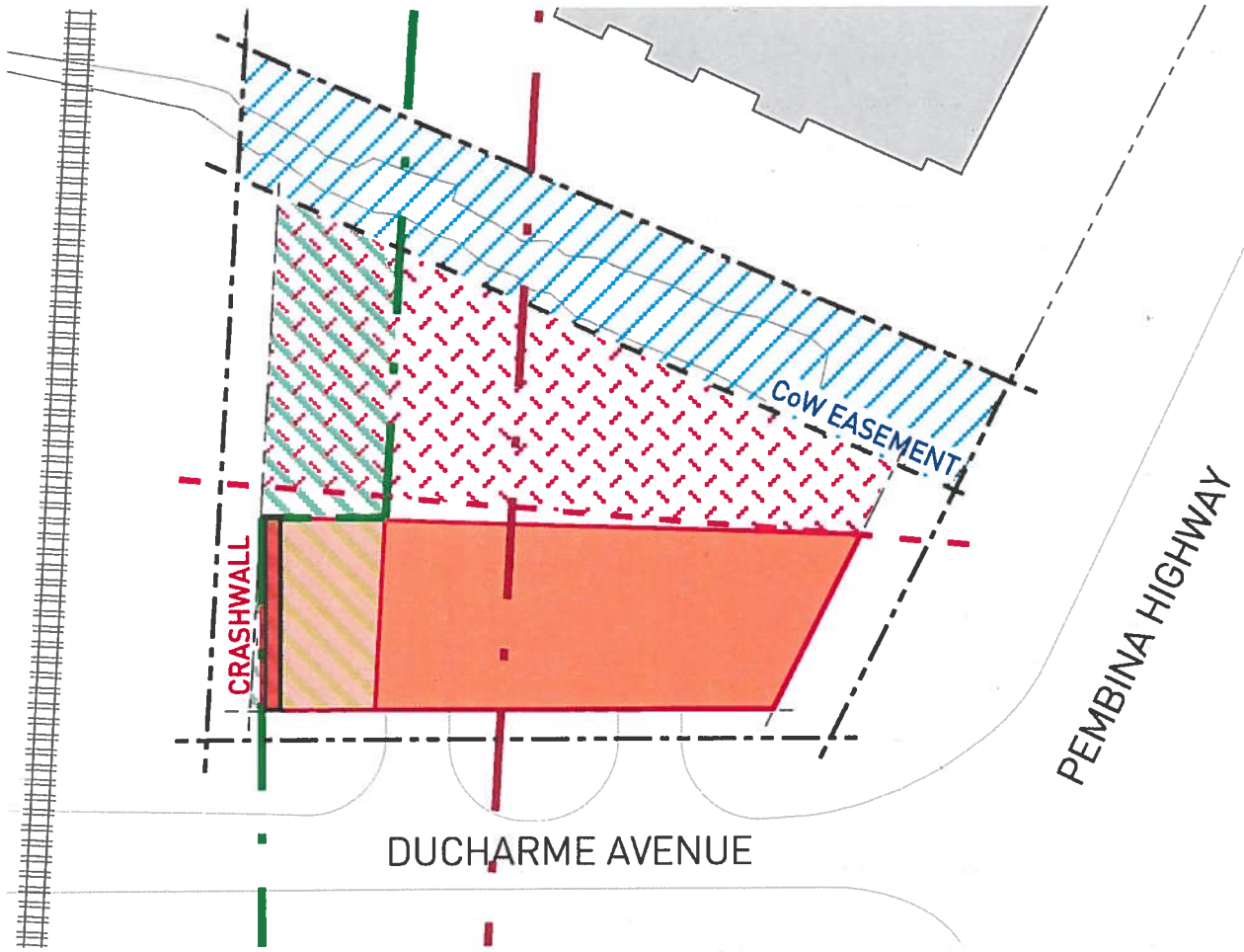

ADDITION OF CRASHWALL BUILT TO CN REQUIREMENTS ALLOWED FOR DEVELOPMENT CLOSER TO RAIL LINE.

+$100,000

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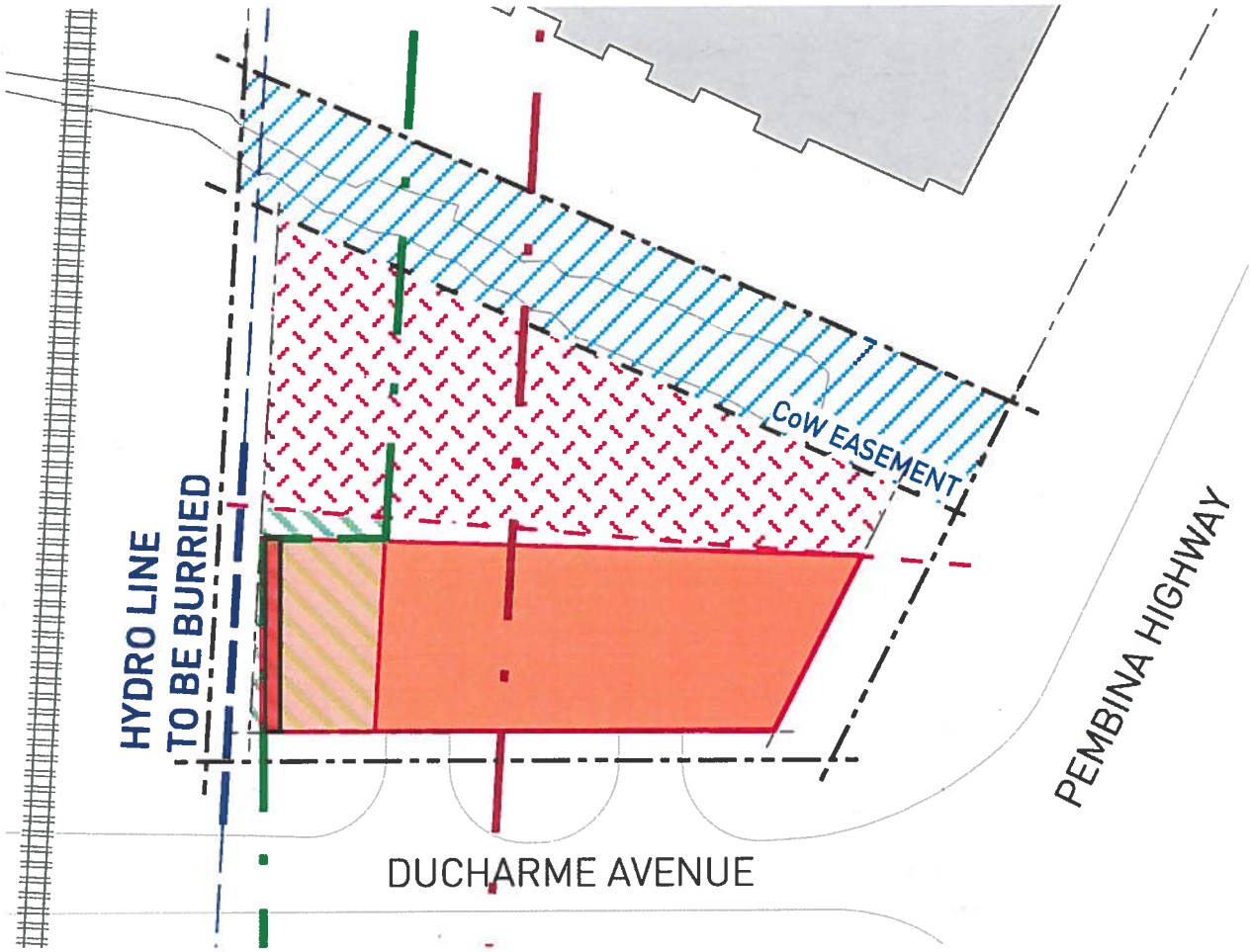

DUE TO PROXIMITY OF OVERHEAD HYDRO LINE, LINE MUST BE BURIED AT FULL COST TO OWNER.

+$53,000

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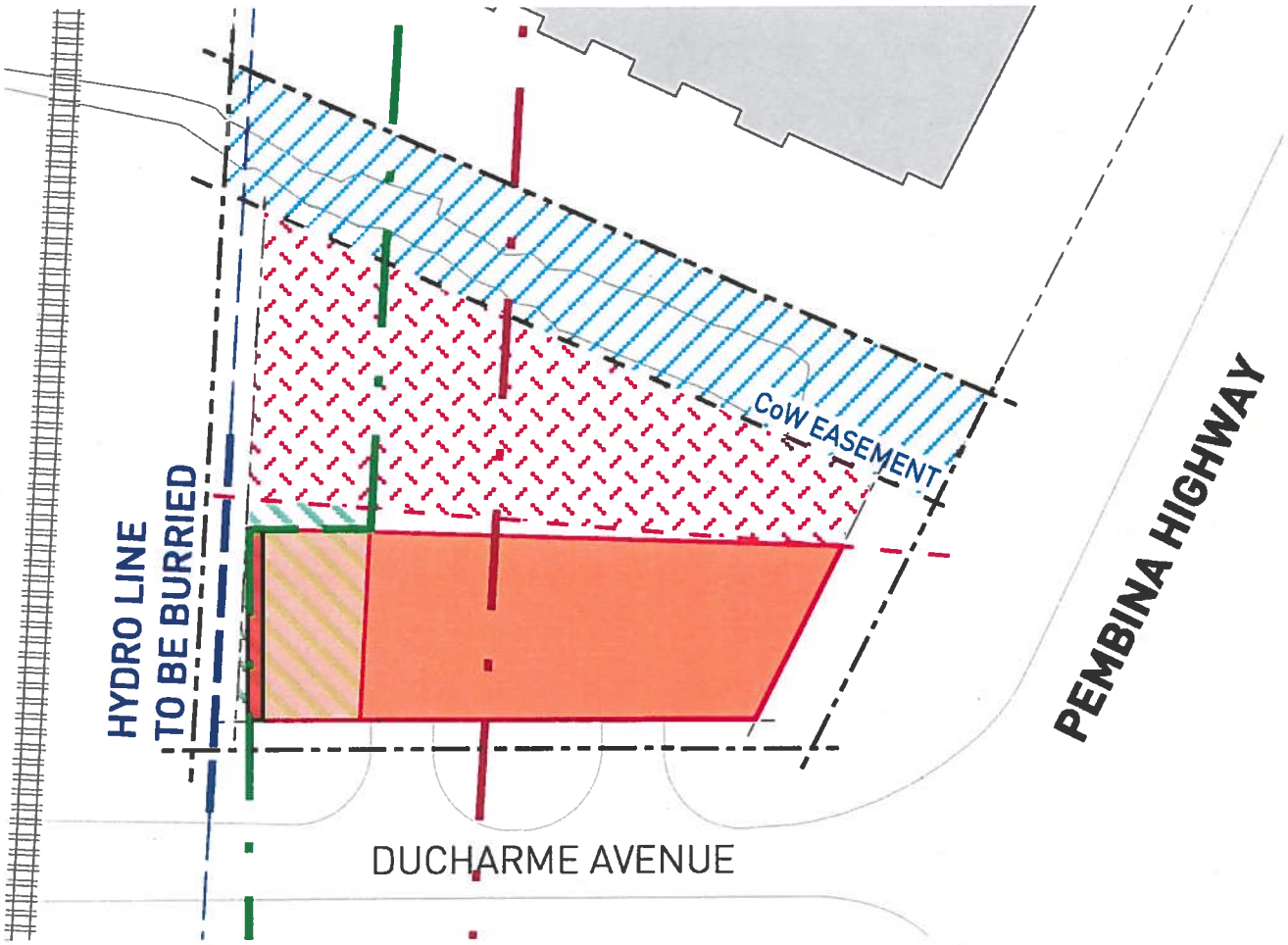

FINAL SERVICING AGREEMENT ADDITIONAL COSTS

+$54,000

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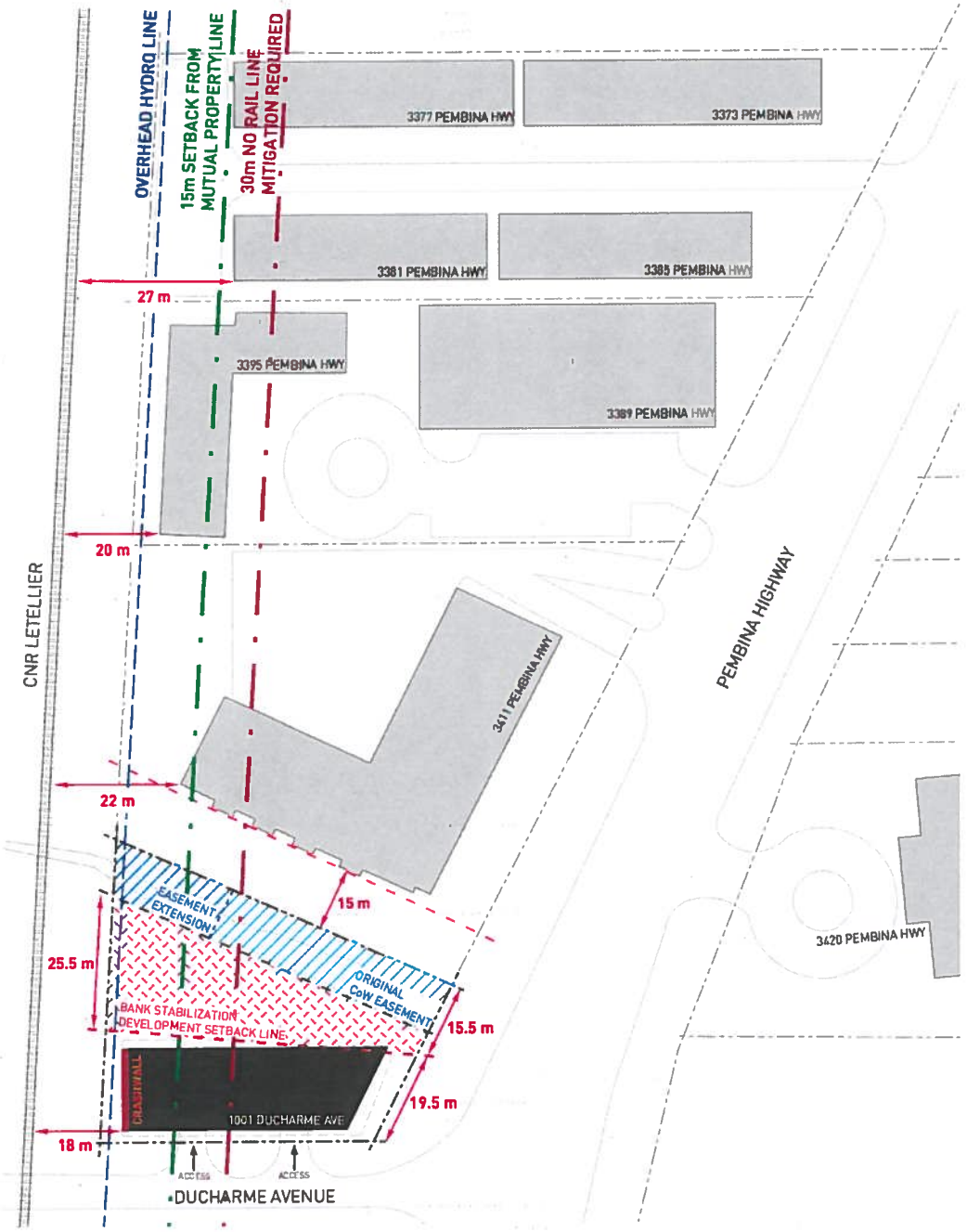

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