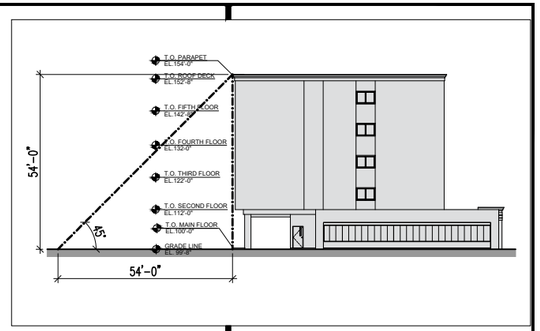


2 A7.0 SOUTH ELEVATION
SCALE: N.T.S.

PUBLIC LANE

4' HEIGHT WOOD SCREEN FENCE TO SCREEN PARKING

PROPERTY LINE 222.5'

2'-0" 19'-6" 20'-0" 19'-6" 19'-6" 20'-0" 19'-6" 30'-6" 19'-6" 20'-0" 19'-6" 13'-0"

CARBAGE ENCLOSURE WITH PERGOLA

4' HEIGHT WOOD SCREEN FENCE IN REAR YARD

45° LINE PROJECTION

EXISTING 12' DIAMETER ELM TO REMAIN, PROTECT DURING CONSTRUCTION

TOPSOIL AND SOD IN LANDSCAPE ISLAND

SHRUB BED (9 SHRUBS)

MULCH BED

EXISTING 12' DIAMETER SPRUCE TO REMAIN

EXISTING 12' DIAMETER BASSWOOD TO REMAIN

EXISTING BOULEVARD TO REMAIN

EXISTING CITY TREE TO REMAIN

EXISTING 12' DIAMETER BASSWOOD TO REMAIN

EXISTING 12' DIAMETER SPRUCE TO REMAIN

MULCH BED

CONCRETE ISLAND

CONCRETE ISLAND

PMT

54'-0"

8'-0"

10'-0" SETBACK

SHRUB BED (16 SHRUBS)

PROPERTY LINE 154.48'

45° LINE PROJECTION

45° LINE PROJECTION

ESSAR AVENUE

LITZ

UPPER ROOF

LOWER ROOF

54'-0"

54'-0"

82'-0"

30'-0"

17'-4" SETBACK

26'-1" SETBACK

PROPERTY LINE 211.17'

PROPERTY LINE 155.91'

EL 13.82'

10'-0"

202'-0"

10'-0"

HENDERSON HIGHWAY

A' A Q Q'

AS PER TRUE NORTH
N/S 0' 0"
E/W 0' 0"
ELEV 100' 0"
ANGLE TO TRUE NORTH 315.00°
AZIMUTH: 135°
ALTITUDE: 35.00°

DESIGN TRUE NORTH

1 A7.0 45 DEGREE PLAN
SCALE: 3/32"=1'-0"

REVISION AS PER COMMENT (MU #13 – Dec.-02-22)

REV	DESCRIPTION	DATE	BY
0	ISSUED FOR REVIEW	20 DEC 2021	RQS

SEAL:

SEAL:

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DRAWING:

45 DEGREE PLAN

PROJECT:

MIXED USE RESIDENTIAL & COMMERCIAL DEVELOPMENT

1400 HENDERSON HWY, Winnipeg, MB

Neil Cooper Architect Inc.
109-374 River Avenue, Winnipeg, Manitoba R3L 0E4

DRAWN BY:	CHECKED BY:	SHEET NO:	REV NO:
AL/RQS	NC	A7.0	R0

DATE: 18 DEC 2021

SCALE: AS NOTED

FILE: 21135\Cont Docts\Cont Dwgs\Arch\A7.0.dwg