Agenda – Standing Policy Committee on Property and Development – December 4, 2025

REPORTS

Item No. 30 Subdivision and Rezoning – 778 Walker Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 35/2025 [c/r DAV 194142/2025D]

COMMUNITY COMMITTEE RECOMMENDATION:

On November 24, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 35/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "C" to this report and as shown on the map dated November 2025 and attached as Schedule "A" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-S Mature Communities PDO-1" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "C" to this report and as shown on the map dated November 2025 and attached as Schedule "A" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 35/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

6. That Development Application No. DASZ 35/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

10. That Development Application No. DASZ 35/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

12. That the order for Variance DAV 25-194142\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 35/2025.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On November 24, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

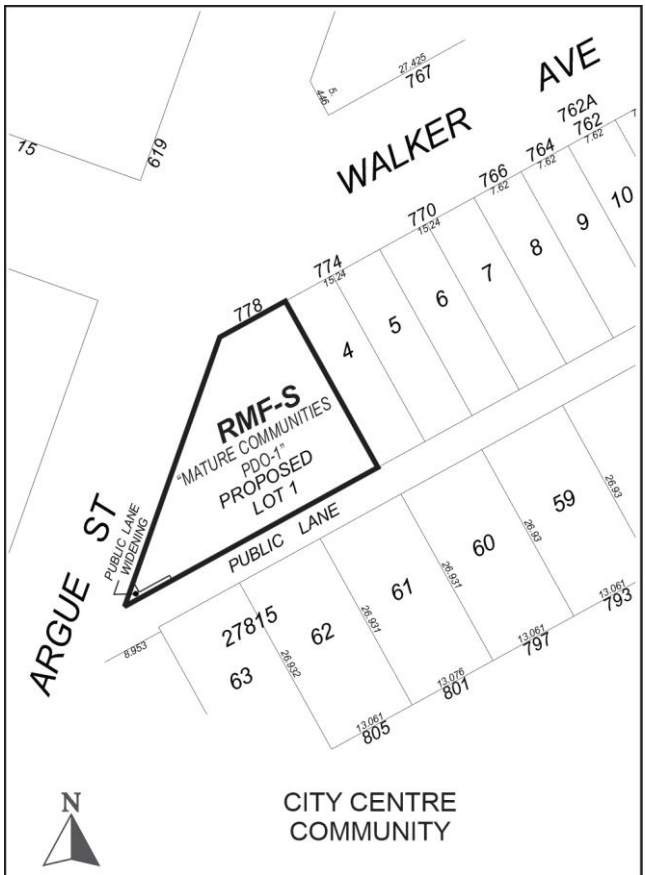
File: DASZ 35/2025

Before: City Centre Community Committee
Councillor Gilroy, Chairperson
Councillor Orlikow
Councillor Rollins

Public Hearing: November 24, 2025
Council Building, 510 Main Street

Applicant: Landon Cole Friesen

Subject:



APPLICANT: Landon Cole Friesen
FILE: DASZ 35/2025
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-M MATURE COMMUNITES PDO-1" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-S MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow for the construction of a multi-family dwelling development. **For information, phone I. Stonehouse, Planner at 204-986-5290.**

Premises Affected: 778 Walker Avenue

For submission to: The Standing Policy Committee on Property and Development

Prepared by: B. Harris, Senior Committee Clerk
City Centre Community Committee

Report date: November 26, 2025

Community Committee Recommendation:

On November 24, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 35/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "C" to this report and as shown on the map dated November 2025 and attached as Schedule "A" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-S Mature Communities PDO-1" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "C" to this report and as shown on the map dated November 2025 and attached as Schedule "A" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 35/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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6. That Development Application No. DASZ 35/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

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11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

12. That the order for Variance DAV 25-194142\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 35/2025.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. With respect to supportive reasons, I have a few, many of which are stated in the public service report. We do target a minimum of 50% of new units to be accommodated with residential intensification i.e. growing the city up and not out. We've been trying to do just that in Fort Rouge-East Fort Garry and elsewhere. And we have the new residents to prove it.

2. The other thing that this works really well given the shape of the lot is as noted by the applicant the low-density housing forms and this what will be a five-unit side-by-side. It's a nice mix for the particular neighbourhood.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 1 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated August 25, 2025 2. Notification of Public Hearing dated October 1, 2025 3. Manitoba Status of Title 3109686/1 4. Letter of authorization dated June 15, 2025 from Shannon Friesen to Landon Friesen 5. Plan of Subdivision 6. Plans (6 pages) 7. Report from the Urban Planning Division dated September 22, 2025 8. Inspection Report 9. Communication dated November 24, 2025, from Daniel Betancourt in opposition to the application 10. Recording of Representations

REPRESENTATIONS:

In Support:

Landon Friesen

In Opposition:

Daniel Betancourt

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 35/2025

ADMINISTRATIVE REPORT

Title: DASZ 35/2025 – 778 Walker Avenue

Issue: For consideration at the public hearing for a subdivision and rezoning to permit the development of a townhouse building with 5 residential suites.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
I. Stonehouse, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 35/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "C" to this report and as shown on the map dated November 2025 and attached as Schedule "A" to this report, with such minor changes as may be required.
2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a **"RMF-S Mature Communities PDO-1"** Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "C" to this report and as shown on the map dated November 2025 and attached as Schedule "A" to this report.
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4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.
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Dedication Fee and all other associated ancillary fees (the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

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11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
12. That the order for Variance DAV 25-194142\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 35/2025.

REASON FOR THE REPORT

- Subdivision and rezoning (DASZ) applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The report is being submitted for the Committee’s consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the subdivision and rezoning for DASZ 35/2025 – 778 Walker Avenue may be approved with conditions.

HISTORY

N/A

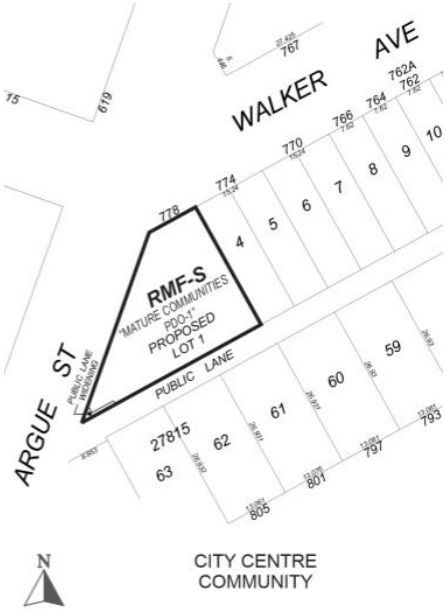
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Isaiah Stonehouse, MCP
Date: September 22, 2025

1. Appendix A Planning Report
2. Appendix B Report of the Administrative Coordinating Group
3. Appendix C Proposed By-Law
4. Schedule A Plan of Subdivision and Rezoning

APPENDIX A – Planning Report

DATE:	September 22, 2025
FILE:	**DASZ 35/2025**
RELATED FILES:	DAV 25-194142\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.665 - (LORD ROBERTS)
SUBJECT:	For a Subdivision and Rezoning for DASZ 35/2025 – 778 Walker Avenue to permit the development of a townhouse building with 5 residential suites.
LOCATION:	**778 Walker Ave**
LEGAL DESCRIPTION:	LOT 1/3 BLOCK 2 PLAN 865 22/3 ST B



APPLICANT:	Landon Friesen 1193 Parker Ave Winnipeg, MB R3T 0T8
OWNER:	Landon Friesen 1193 Parker Ave Winnipeg, MB R3T 0T8

DISCUSSION

SITE DESCRIPTION

- The subject site is located on a corner lot located on the south side of Walker Avenue and the east side of Argue Street, in the Lord Roberts neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 7,474 square feet in area and currently contains a single-family dwelling built in 1947 which will be demolished.
- The subject site is accessed by a paved back lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Communities policy area. The property is currently zoned "R1-M" – Residential Single-Family (Medium) District.

Figure 1: Aerial photo of subject site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Walker Ave, then single- and two-family homes zoned "R1-M" – Residential Single-Family (Medium).

South: Rear lane, then a 4-unit multi-family building zoned "RMF-S" – Residential Multi-Family (Small) and single-family homes zoned "R1-M" – Residential Single-Family (Medium).

East: Argue St, then townhome and multi-family buildings zoned "RMU" – Residential Mixed Use.

West: Single-family homes zoned "R1-M" – Residential Single-Family (Medium).

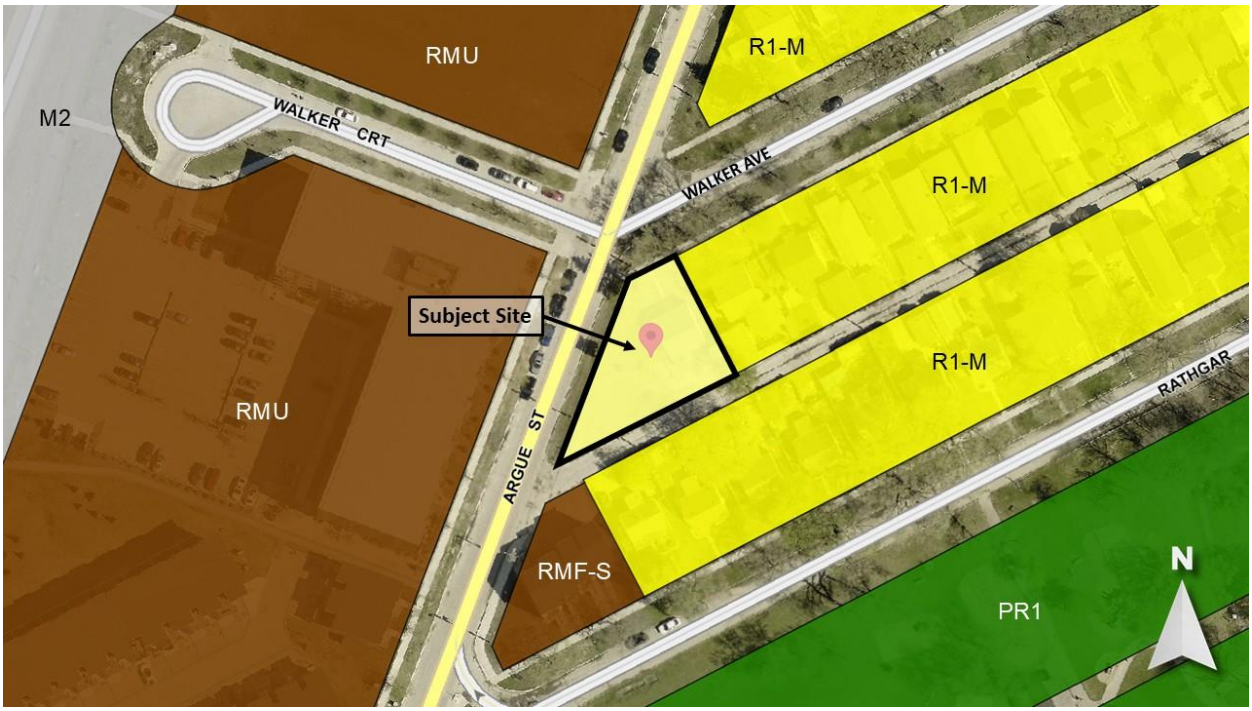


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- **The applicant seeks** to develop a townhouse building with 5 residential suites, with each unit having direct access to the exterior. **The building is to be ~25 feet in height and have a front cladding of acrylic stucco and horizontal siding.**
- **A total of 7 new trees are proposed, along with the preservation of two mature trees (a deciduous tree in the SE corner along the property line and a spruce tree in the north front yard).**
- **The development contains 5 vehicle parking spaces located directly off the rear lane.**
- **The developer has agreed to install a concrete sidewalk on the east side of Argue St (City-owned public right-of-way) to provide sidewalk access to units 3-5.**
- **The development requires a subdivision in order to consolidate 3 underlying lots and complete a partial lane widening and corner cut as requested by Public Works. A rezoning to "RMF-S" – Residential Multi-Family (Small) is also required to support the townhouse proposal.**
- **The development also requires** variances for yards and parking, which are **detailed in the Administrative Report for the Associated File** DAV 25-194142\D.

ANALYSIS AND ISSUES

Collaborative Planning and Consultation

With the Urban Planning and Design Division

The applicant worked with the Urban Planning Division on design adjustments through the planning process. The applicant agreed to:

- Provide **a concrete sidewalk on the east side of Argue St (City-owned public right-of-way) to provide sidewalk access to units 3-5.**
- Install conduits adjacent to outdoor parking stalls.
- Add front landings and weather protection to each individual entrance.
- Provide a design consistent with the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* document.

With the Public

No information was received regarding neighbourhood consultation.

Complete Communities Direction Strategy 2.0 (*CCDS 2.0*)

CCDS 2.0 is a city-wide secondary plan that guides growth, development, and land use in the City of Winnipeg.

In CCDS 2.0, the City targets a minimum of 50% of all new dwelling units to be accommodated in the residential intensification target area outlined in Section B1. General Growth Goal 2: 2.0, which includes Established Neighbourhoods.

The proposed development falls within the Established Neighbourhoods – Mature Communities policy area.

Policy 1.8 of this section states:

> *"1.8 Low-rise residential uses will generally be accommodated on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local community amenities, and in consideration of the factors listed in Policy section 1.6."*

Low-rise residential is defined on p. 95 as:

- *A mix of low density housing forms and types from 3-4 storeys in height.*
- *Includes, but is not limited to low-rise apartment buildings and stacked townhouses.*
- *Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population.*

At 2 storeys in height, the proposed development meets the above polices.

In addition to above, the proposal meets the CCDS 2.0 vision of Established Neighbourhoods to ***"****continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services."*

Other relevant Established Neighbourhoods policies regarding the proposed townhouse development include:

- *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
- *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
- *1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the TOD Handbook.*
- *2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.*
- *2.5 Encourage a variety of architectural styles.*
- *2.12 New development should respect and compliment the existing character of the built form of surrounding properties.*
- *3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*
- *6.5 Encourage the expansion of the urban tree canopy on private and public property to improve the aesthetics of properties and streetscapes, assist in storm water management, provide shade, and improve the overall quality of life in our communities.*
- *8.1 Protect, maintain and expand the pedestrian network within Established Neighbourhoods to create a more comfortable and accessible pedestrian environment.*
- *8.4 For properties with public lane access, vehicular access should be taken from the public lane in order to reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property.*
- *8.5 All developments should provide a private pedestrian pathway that connects to a public sidewalk or multi-use pathway where present.*

As the small-scale (five unit, two storey) residential townhouse use is located within 300 metres of a rapid transit station, abuts a collector street (Argue), is contextually suitable within the neighbourhood, and is to be located on a large site with a rear lane, the proposal meets the above polices.

Winnipeg Zoning By-Law 200/2006

The Urban Planning & Design Division believes “RMF-S” – Residential Multi-Family (Small) is an appropriate zoning district because it supports development that aligns with the low-rise residential vision established in *CCDS 2.0* through the following Established Neighbourhood policies:

- *Low-rise residential uses will generally be accommodated on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local community amenities.*

  At 2 storeys in height, the proposal is low-rise, abuts a collector street, and is located within 300 metres of a rapid transit station. The townhouse development provides a

smooth, context-sensitive transition between the 4-storey multi-family building across Argue Street to the west and the single-family homes along Walker Avenue to the east.

- *Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

  The peculiar-shaped triangular lot presents significant challenges which the applicant was able to meet by providing an underrepresented housing type in stacked townhomes.

- *Encourage the expansion of the urban tree canopy on private and public property to improve the aesthetics of properties and streetscapes, assist in storm water management, provide shade, and improve the overall quality of life in our communities.*

  The applicant's commitment to maintaining existing trees on the property provides a long-term benefit to the surrounding community.

ADDITIONAL CONSIDERATIONS

Site Servicing

The Administrative Coordinating Group (ACG) outlined in Appendix B of this report advises that there is adequate servicing for the proposed development based on the provided development plans. The subject land is also located in a combined sewer district, and any development on the land cannot result in an increase in flow into the combined sewer. In the event that the development plans change, WWD will need to review the revised proposal.

Engineering Studies

The ACG advises that the developer shall, at no expense to the City, conduct geotechnical investigations in accordance with the City's "Guidelines for Site Investigation Requirements for Public Works Street Projects" and develop pavement designs, all to the satisfaction of the Director of Public Works.

Plan Considerations

The ACG advises that the developer shall legally open, at no cost to the City, property required to widen the public lane right-of-way including a corner cut where the public lane intersects with Argue Street, to the satisfaction of the Director of Public Works.

Servicing Conditions

The ACG includes several servicing conditions to the satisfaction of the Director of Public Works, including requirements to:

- Construct a concrete sidewalk within the east boulevard of Argue St
- Grant to the City any snow storage easements as may be necessitated by the sidewalk alignment
- Construct a concrete corner cut and all related works at the north-east corner of the public lane and Argue Street
- Provide a two-year warranty of all pavement structure improvements
- Install underground electrical and telephone services to the Planned Area and will pay the full cost to convert any existing overhead services to underground

The above is only provided as a summary. The precise wording of conditions can be found on pages 2 and 3 of the Report of the Administrative Coordinating Group (Appendix B).

SUMMARY

The Urban Planning Division supports the subdivision and rezoning, because**:**

- CCDS 2.0 supports low-rise residential uses on collector streets where compatible with adjacent land uses and where they can be conveniently served by transit and local community amenities.
- The proposal is well-designed, follows the vision of the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* document, and meets the CCDS 2.0 vision of Established Neighbourhoods to ***"****continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services."*

OURWINNIPEG POLICY ALIGNMENT

- City Building Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.
- City Building Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.
- City Building Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity 4: Facilitate Compact, Complete Development and Increase Density.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: Isaiah Stonehouse, MCP
DASZ 35/2025 – 778 Walker

Exhibit “6” referred to in File DASZ 35/2025

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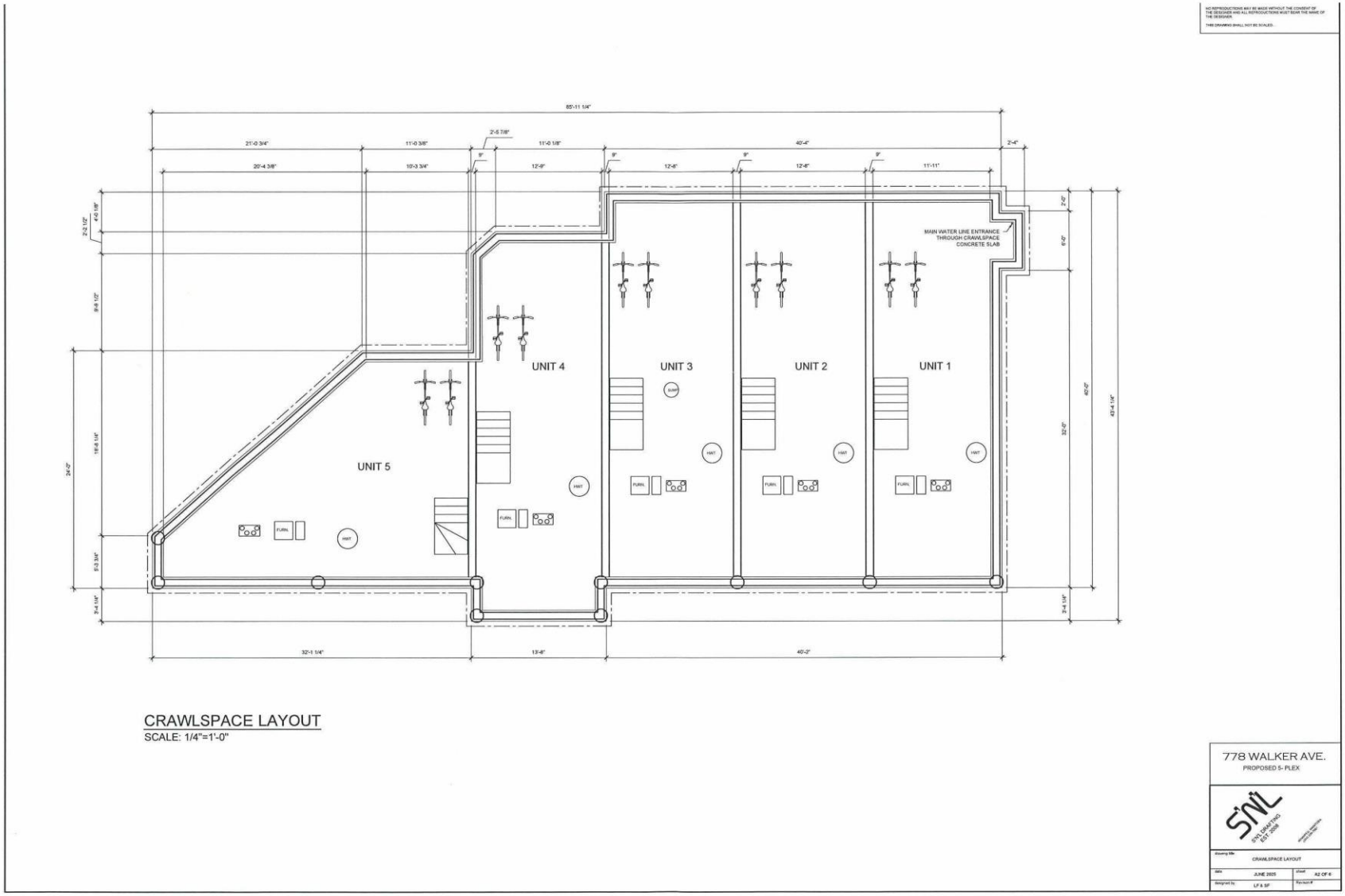
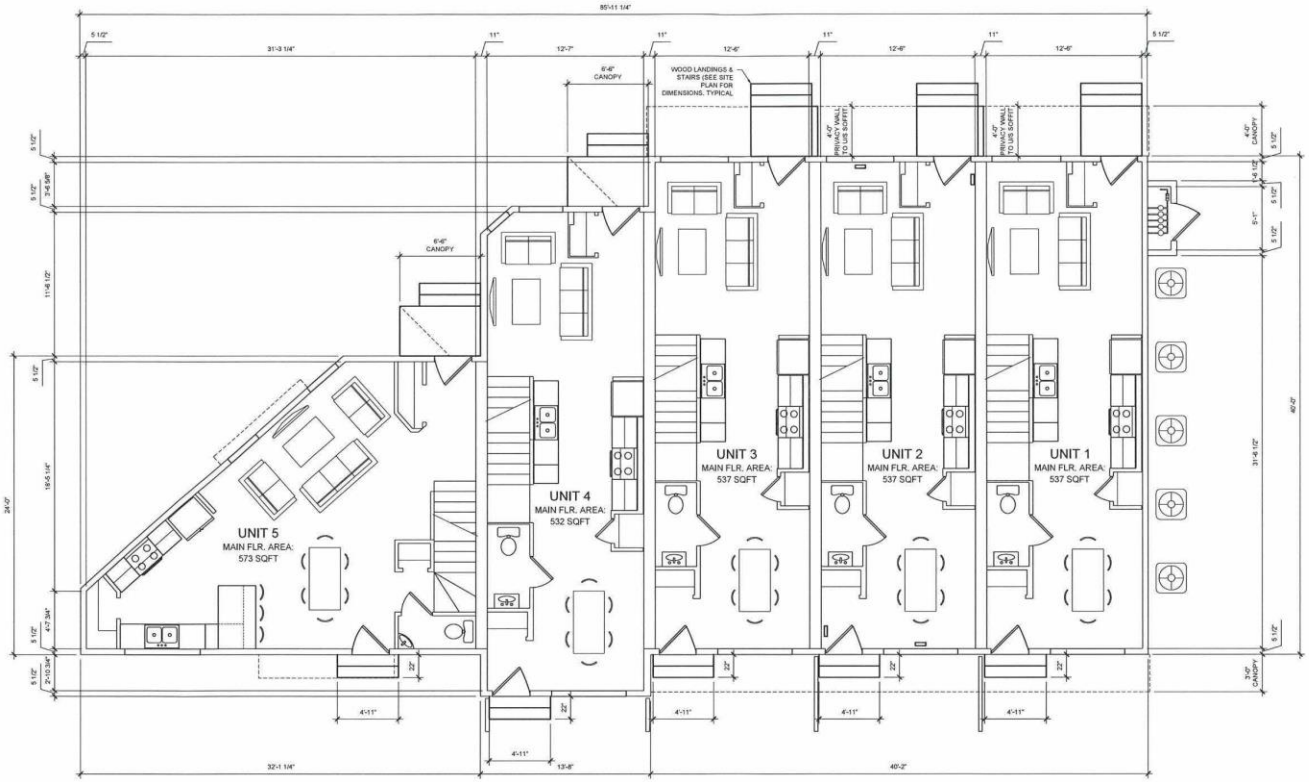


UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
MAIN WATER LINE ENTRANCE THROUGH CRAWLSPACE CONCRETE SLAB
CRAWLSPACE LAYOUT
SCALE: 1/4"=1'-0"
778 WALKER AVE.
PROPOSED 5- PLEX
CRAWLSPACE LAYOUT
JUNE 2025
A2 OF 6
LF & SF

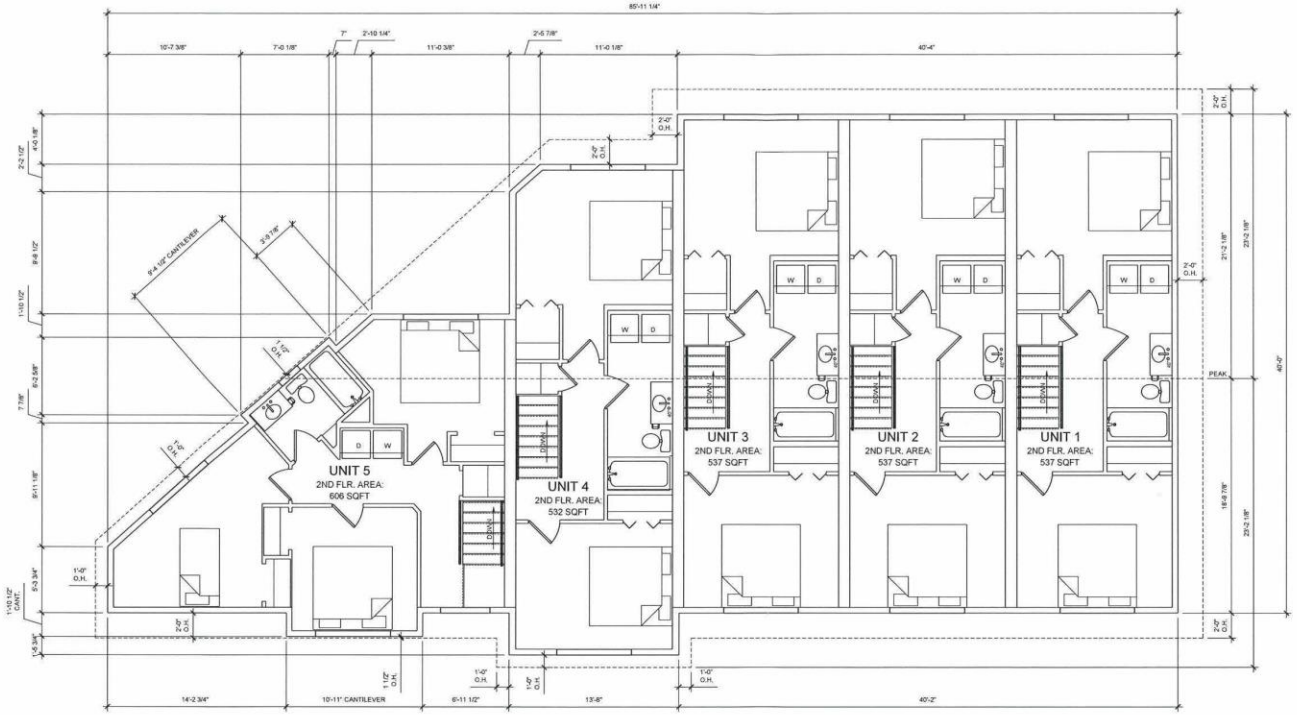


MAIN FLOOR & LOW ROOF LAYOUT

SCALE: 1/4"=1'-0"

778 WALKER AVE.
PROPOSED 5-PLEX

Drawing title	MAIN FLOOR LAYOUT
date	JUNE 2025
sheet	A3 OF 6
Designed by	LF & SF
Revision #	



2ND FLOOR AND UPPER ROOF LAYOUT
SCALE: 1/4"=1'-0"

778 WALKER AVE.
PROPOSED 5- PLEX

SNL DRAFTING EST. 2008

drawing title	2ND FLOOR LAYOUT
date	JUNE 2025
sheet	A4 OF 6
designed by	LF & SF
Revision #	

NOTE:

- OPENING WINDOWS THAT HAVE A SILL LESS THAN 36" ABOVE THE FLOOR REQUIRE A GUARD AS PER CODE UNLESS THE WINDOW SILL IS LESS THAN 6'-0" ABOVE GRADE.

778 WALKER AVE.
PROPOSED 5- PLEX

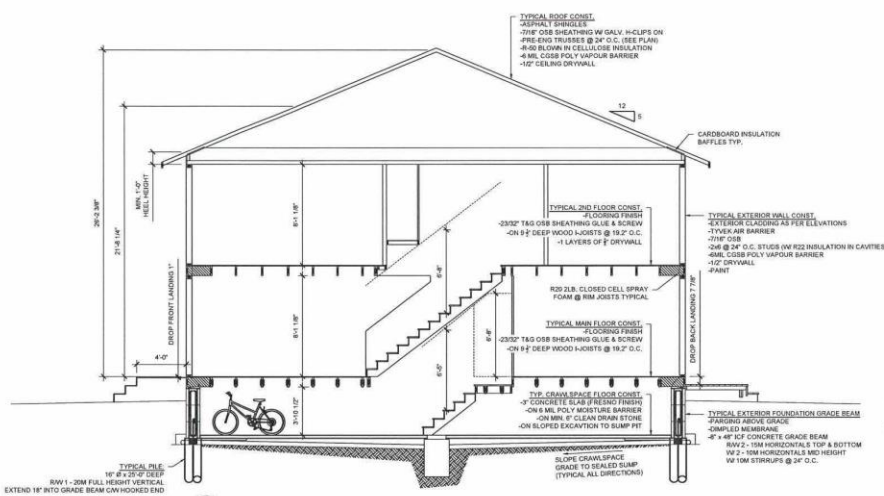
SNL DRAWING EST. 2008

drawing title: ELEVATIONS
date: JUNE 2025
sheet: A5 OF 6
designed by: LF & SF
Revision #

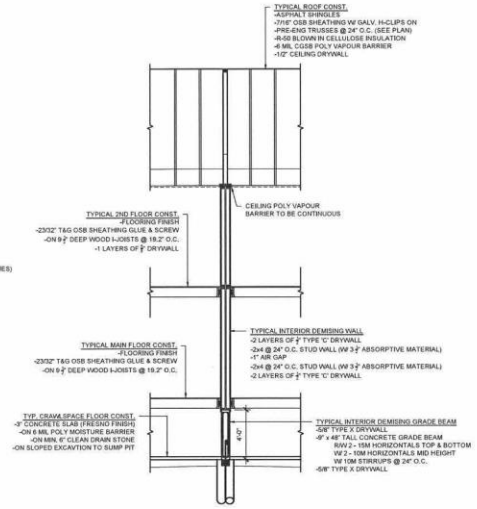
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER

NO REPRODUCTIONS MAY BE MADE WITHOUT THE CONSENT OF THE DESIGNER AND ALL REPRODUCTIONS MUST BEAR THE NAME OF THE DESIGNER

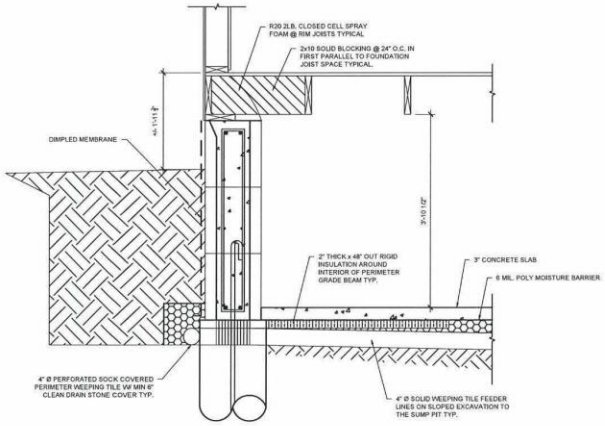
THIS DRAWING SHALL NOT BE SCALED.



1 A6 FULL HEIGHT SECTION
SCALE: 1/4"=1'-0"



2 A6 FULL HEIGHT SECTION
SCALE: 1/4"=1'-0"



3 A6 FULL HEIGHT SECTION
SCALE: 1"=1'-0"

MATERIAL & RESPONSIBILITY SPECIFICATIONS

MARK	DESCRIPTION	MARK	DESCRIPTION
08	DOORS -DOOR SIZES AND SWINGS AS PER PLAN -ALL INTERIOR DOORS ARE TO BE PRE-PRIMED HOLLOW CORE (R.O. IS TO BE 2" HIGHER & 2 1/2" WIDER THAN ACTUAL DOOR SIZE) -ALL EXTERIOR DOORS ARE TO BE METAL CLAD		
09	INTERIOR FINISH CARPENTRY -PRE-PRIMED MODERN PROFILE 3" MDF BASEBOARD AROUND DOORS & WINDOWS -BASEMENT & 2ND FLOOR STAIR HALF WALLS TO BE CAPPED WITH 1 1/2" THICK HARDWOOD -FINISH CARPENTER TO INCLUDE INSTALL OF CLOSET SHELVING, HANDRAILS, BATHROOM HARDWARE, MAILBOXES, SUITE #'S, BLINDS & MIRRORS -DOOR STOPS ARE TO BE "WALL BUMPER STYLE" WHERE POSSIBLE		
10	WINDOWS -WINDOW SIZES AND OPENERS AS PER PLAN (WINDOW SUPPLIER TO CONFIRM THAT ALL BEDROOM WINDOWS HAVE 1 ACCESS / EGRESS OPENING) -MIN. SPEC IS DUAL PANE, LOW E, ARGON TO MEET THE CURRENT ENERGY CODE STANDARDS -FRAMER TO VERIFY ALL ROUGH OPENINGS WITH APPROVED WINDOW SHOP DRAWINGS PRIOR TO START OF CONSTRUCTION		
11	GENERAL NOTES -PRE FINISHED FASCIA BOARD, EAVESTROUGH & VENTED ALUMINUM SOFFIT (SEE ELEVATIONS FOR COLORS)		
12	HEATING / COOLING SYSTEMS -EACH UNIT TO HAVE ITS OWN DEDICATED ELECTRIC FURNACE, AIR CONDITIONING AND HRV. -SUBMIT SHOP DRAWINGS OF THE HRVS, AND AC UNITS TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. -HEATING / COOLING CONTRACTOR IS TO INSTALL HOOD RANGE FANS W/ VENTING TO EXTERIOR & HOOK UP DRYER EXHAUST TO THE DRYER'S		
13	PLUMBING -EACH SUITE IS TO HAVE IT'S OWN DEDICATED ELECTRIC HWT C/W DRAINAGE PAN. 60 GALLON FOR PRIMARY SUITE AND 40 GALLON FOR SECONDARY SUITE. -SUBMIT SHOP DRAWINGS OF THE HWT'S TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. -EACH SUITE IS TO HAVE IT'S OWN DEDICATED WATER METER (LOCATED IN BASEMENT) AND EXTERIOR WATER SPOUT (SEE ELEVATIONS) -PLUMBER TO INSTALL HOOK UP DISHWASHER DRAIN AND WATER SUPPLY -DRAINS TO BE LOCATED IN EACH MECHANICAL ROOM AS SHOWN ON PLAN.		
14	ELECTRICAL -ALL ELECTRICAL IS TO BE DONE TO CODE -100 amp SERVICE SIZE PER UNIT -ELECTRICIAN IS TO DO ALL MECHANICAL WIRE HOOKUPS		
15	PAINT -CEILINGS TO BE PRIMED AND THEN FINISHED WITH 2 COATS OF WHITE FLAT PAINT -WALLS TO BE PRIMED AND THEN FINISHED WITH 2 COATS OF EGGSHELL PAINT. -PAINT ALL TRIMS, CAPS, RAILINGS, DOORS (TOP & BOTTOM TOO) & FRAMES WITH SEMI GLOSS PAINT -PAINTER IS TO CAULK AROUND TUBS AS REQUIRED. (CAULKING IS TO BE PAINTED)		
16	INSULATION -WALLS AND CEILINGS TO BE INSULATED AS PER SPECIFICATIONS -INSULATORS TO INSTALL LOW EXPANSION SPRAY FOAM AT A 3" DEPTH AROUND ALL WINDOWS & EXTERIOR DOORS SO AS TO NOT WARP THE FRAMES AND THEN FILL IN THE REST OF THE R.O. WITH FIBERGLASS INSULATION AND SEAL WALL V.B. TO WINDOW FRAME WITH BLUE TUCK TAPE -CLOSED CELL 2 LB. SPRAY FOAM IS TO BE INSTALLED IN ALL FLOOR RIM JOIST SPACES		
17	KITCHEN & VANITY CABINETS -KITCHEN AND VANITY CABINETS AS PER OWNER -CABINET AND GABLE OVER FRIDGE IT TO BE A MIN. OF 24" DEEP -KITCHEN INSTALLER IS TO CUT OUT THE KITCHEN AND VANITY SINK HOLES & CAULK ALL COUNTER TO WALL JOINTS AS REQUIRED.		

778 WALKER AVE.
PROPOSED 6- PLEX

SNL DRAFTING EST. 2008

drawing title	FULL HEIGHT SECTION
date JUNE 2025	sheet A6 OF 6
designed by LF & SF	Revision #

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