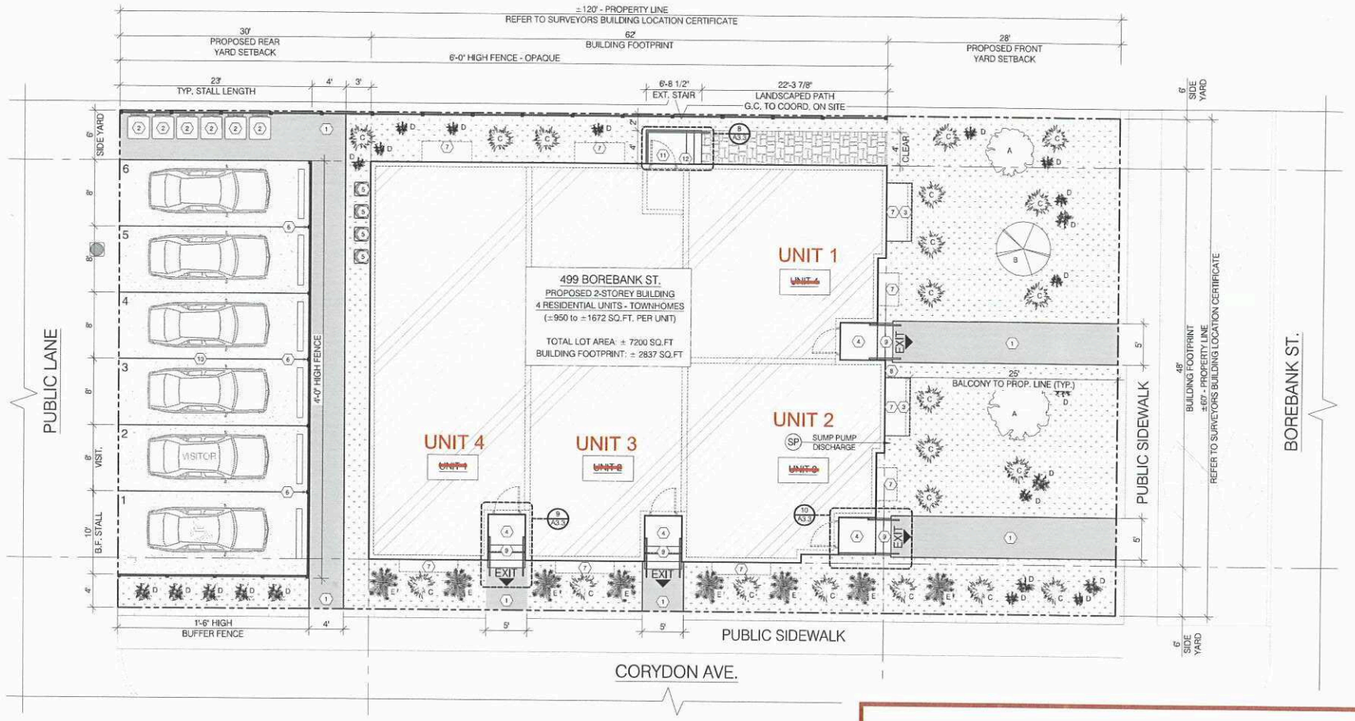
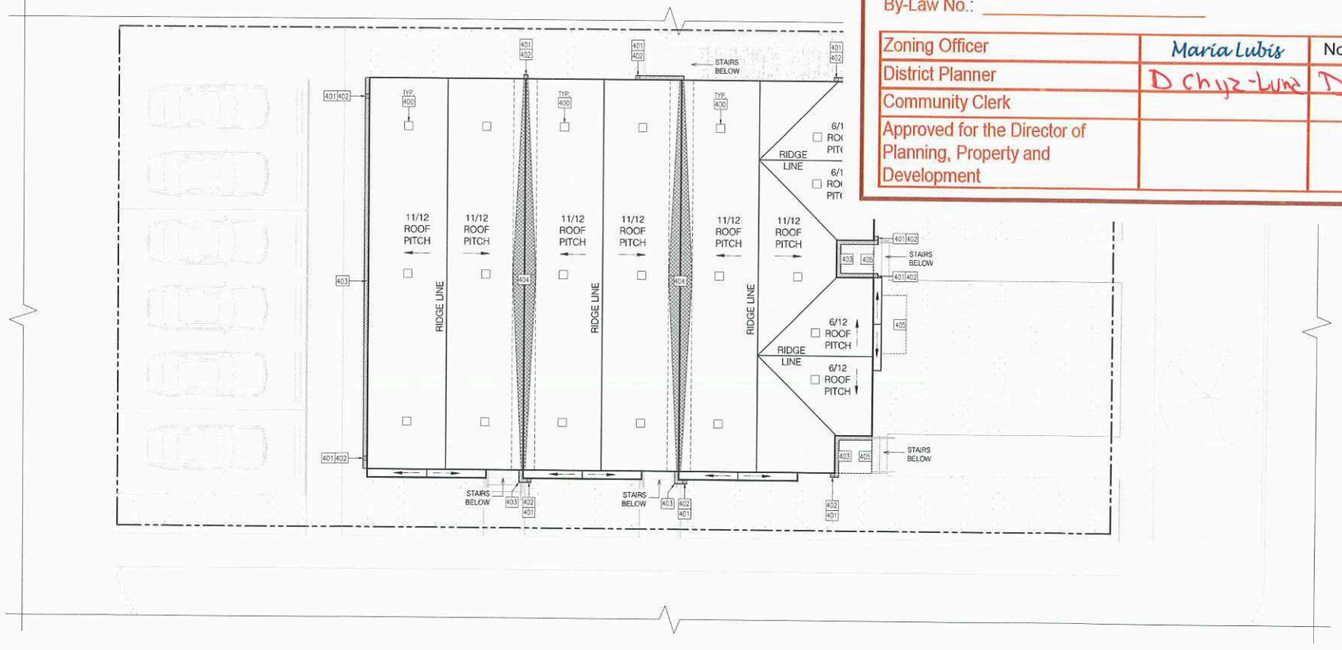


1 SITE PLAN
A0.1 1/8" = 1'-0"

PROJECT NORTH TRUE NORTH



2 ROOF PLAN
A0.1 1/8" = 1'-0"

SCHEDULE "A" page 1 of 3

Variance Appeal Order DAV 238200/23D

By-Law No.: _____

Winnipeg

Zoning Officer	Maria Lubis	Nov. 19, 2025
District Planner	D Chyz-Lunz	Dec 23/25
Community Clerk		
Approved for the Director of Planning, Property and Development		

SITE PLAN KEYNOTES

1. PAVED WALKWAY
2. GARBAGE / RECYCLING BINS
3. PRIVATE BALCONY ABOVE
4. ENTRANCE CANOPY/SOFFIT ABOVE. POT LIGHTS TO BE PROVIDED IN SOFFIT FOR EXTERIOR UNIT ENTRY.
5. MECHANICAL EQUIPMENT - A/C UNITS (DIAGRAMMATIC) TO BE LOCATED IN THE REAR OR SIDE YARD (BETWEEN NEW BLDGS. BUT NOT ADJACENT TO EXISTING BUILDINGS). G.C. TO COORDINATE LOCATION W/ MECHANICAL CONTRACTOR ON SITE.
6. PARKING ELECTRICAL POST. G.C. TO COORDINATE ELECTRICAL SERVICE PANEL CAPACITY AND INSTALLATION OF ELECTRICAL CONDUIT TO OUTDOOR PARKING SPACES.
7. LANDSCAPE DRAINAGE AREA (GRAVEL). PROVIDE DRAIN TO WEEPING TILE.
8. SUMP PUMP DISCHARGE TO BE LOCATED IN THE FRONT OR REAR OF THE BUILDING. LOCATION TO BE COORDINATED W/ CIVIL DRAWINGS. NOTE: ALL SUMP PUMP DISCHARGE PIPES, DISCHARGING WEEPING TILE WATER, SHALL BE LOCATED SUCH THAT EFFECTIVE POSITIVE DRAINAGE AWAY FROM THE BUILDING IS ACHIEVED.
9. CONCRETE STEPS - REFER TO STRUCTURAL. G.C. TO COORDINATE RISER COUNT REQUIRED WITH CIVIL DRAWINGS AND FINAL GRADE ON SITE.
10. ASPHALT PARKING SURFACE
11. ENTRY TO COMMON METER ROOM EXTERIOR P.T. WOOD STEPS WITH P.T. WOOD GUARDRAIL C/W PICKETS. G.C. TO COORDINATE ON SITE.
12. EXTERIOR LIGHT. G.C. TO COORDINATE ON SITE

ROOF PLAN KEYNOTES

ROOF PLAN LEGEND:

ROOF DRAINAGE CRICKET

GUTTERS

400 ROOF VENT
G.C. TO ENSURE UNIFORM DISTRIBUTION ON EITHER SIDE OF THE BUILDING. UNOBSTRUCTED VENT AREA MAY NOT BE LESS THAN 1/300 OF THE INSULATED CEILING AREA.

401 PRECAST SPLASH PAD TO BE PROVIDED AT DOWNSPOUT, TO BE DIRECTED TOWARDS EAST OR WEST OF THE PROPERTY, AWAY FROM BUILDING TO SOFT LANDSCAPING (U.N.O.). REFER TO CIVIL DWGS.

02 DOWNSPOUT, REFER TO ELEVATIONS FOR LOCATION - G.C. TO COORDINATE ON SITE.

03 ALUMINUM GUTTER - BLACK (OWNER TO CONFIRM COLOUR) G.C. TO COORDINATE HIGH/LOW POINTS WITH ROOF CONTRACTOR TO ACHIEVE SUFFICIENT 2% SLOPE TO DOWNSPOUTS.

04 ROOF DRAINAGE CRICKET. G.C. TO COORDINATE WITH ROOF CONTRACTOR SUFFICIENT SLOPE AT VALLEY, APPROX. 2%

05 BALCONY / CANOPY BELOW

OTE:

OCATION OF DOWNSPOUT AND SPLASH PADS ARE AGRAMMATIC ONLY.
OF VENTILATION AND DRAINAGE (GUTTERS AND DOWNSPOUTS) BE COORDINATED ON SITE. G.C. TO COORDINATE WITH TRUSS PPLIER AND FLASHING ON ROOF.

ZONING SUMMARY

ZONED:	R1 REZONED TO RMF-S NEW RESIDENTIAL BUILDING (4 RESIDENTIAL UNITS/TOWNHOUSES)
LEGAL DESCRIPTION:	SP LOT 74 PLAN 26575 WL TO IN RL 54 AND 55 PARISH OF ST. BONIFACE
LEVELS:	2 STOREYS W/ BASEMENT
LOT AREA:	± 669 SQ M (± 7,200 SQ FT)
BUILDING FOOTPRINT AREA:	± 264 SQ M (± 2,837 SQ FT)
BUILDING TOTAL FLOOR AREA *(NOT INCL. BASEMENT)*:	± 531 SQ M (± 5,715 SQ FT)
FRONT YARD (EAST):	28'-0" FT PROVIDED
REAR YARD (WEST):	30'-0" FT PROVIDED
SIDE YARD (SOUTH):	6'-0" FT PROVIDED
SIDE YARD (NORTH):	6'-0" FT PROVIDED

BUILDING HEIGHT: 29-8 1/2", 2-STOREY PROVIDED
(MAXIMUM 30FT BUILDING HEIGHT)

PARKING PROVIDED AT REAR OF BUILDING
NUMBER OF PARKING STALLS: 6 PROVIDED (5 REQUIRED)
NON-BARRIER FREE PARKING STALLS - 5 PROVIDED
BARRIER-FREE STALLS - 1 PROVIDED
VISITOR PARKING STALLS - 1 PROVIDED

NOTES REGARDING PARKING:
BARRIER FREE PARKING STALLS SHALL BE CLEARLY IDENTIFIED BY PAINTING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON BLUE BACKGROUND.

SIDE AND REAR SITE EDGE BUFFERING:
6' HIGH OPAQUE FENCE PROMDED AS BUFFER ON NORTH SIDE OF PROPERTY
1'-6" HIGH BUFFER FENCE ON SOUTH SIDE OF PROPERTY ALONG PARKING STALLS

PERCENT LOT COVERAGE CALCULATIONS:
(ENSURE PRINCIPAL BUILDING DOES NOT EXCEED 50% AND THAT THERE IS A MINIMUM OF 20% SOFT LANDSCAPING)

PRINCIPAL BUILDING COVERAGE:
- BUILDING FOOTPRINT AREA / LOT AREA:
- 2837 SQ.FT. / 7200 SQ.FT. = 39.4%

SOFT LANDSCAPE COVERAGE:
- SOFT LANDSCAPING AREA / LOT AREA:
- 2367 SQ.FT. / 7200 SQ.FT. = 32.9%

NOTES CONCERNING BUILDING LOCATION:

1. THIS SITE PLAN IS BASED ON INFORMATION FROM THE SURVEYORS STAKING CERTIFICATE. 2 ARCHITECTURE IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UN-SHOWN FEATURES ON THIS OR THE ADJACENT SITES THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR DURING FUTURE USE.
2. THE 'NORTH' ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
3. ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED MANITOBA LAND SURVEYOR.
4. THE CORNERS OF THE FOUNDATION FOOTPRINT ARE TO BE LOCATED ON SITE BEFORE CONSTRUCTION START BY A CERTIFIED MANITOBA LAND SURVEYOR.

NOTES REGARDING PARKING:

1. BARRIER FREE PARKING STALLS SHALL BE CLEARLY IDENTIFIED BY PAINTING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON BLUE BACKGROUND.
2. ALL PARKING STALLS, DIRECTION ARROWS, HANDICAP SIGN AND THE LOADING BAY ARE TO BE PAINTED IN YELLOW.

GENERAL SITE NOTES:

1. IF REQUIRED AT THIS LOCATION, CONTRACTOR TO SUPPLY AND INSTALL OPTIONAL SITE EQUIPMENT, CONCRETE PATIO FURNITURE, PLANTER AND BICYCLE RACK - PROJECT MANAGER TO GIVE INSTRUCTION.
2. PARKING SURFACE TO BE SLOPED 2% TO DRAIN.

SITE DEVELOPMENT & LANDSCAPING

ITEM	SYMBOL	REMARKS	ITEM	SYMBOL	REMARKS
ISTING TREE TO REMAIN			SMALL SIZED CONIFEROUS TREE JUNIPERUS SCOPULORUM MEDORA SIZE AT PLANTING: ± 6' - 8' TALL MATURE HEIGHT: ±8' MATURITY: ±3' ACCEPTED CALIPER: ±2 1/2"		E
LARGE SIZED DECIDUOUS TREE (LOCATED MIN. 6'-6" OF A PATH) MANITOBA MAPLE, SPECIES: A. NEGUNDO SIZE AT PLANTING: ±8' - 10' TALL MATURE HEIGHT: ±30'-0" LOWEST ACCEPTABLE BRANCH AT MATURITY: ±6' ACCEPTED CALIPER: ±2 1/2"		B	TREE NOTES: * TREES MUST BE PLANTED NOT LESS THAN 6.56 FT (2.0 M) FROM A PUBLIC SIDEWALK, A MINIMUM OF 3.28 FT (1.0 M) FROM A PROPERTY LINE, AND SHOULD BE LOCATED AT SUFFICIENT DISTANCE FROM THE DWELLING TO ALLOW FOR FULL CANOPY AND ROOT SYSTEM DEVELOPMENT.		
SHRUB #1 – NINEBARK SPECIES: PHYSOCARPUS OPULIFOLIUS SIZE AT PLANTING: ±2'-0" X ±2'-0" CONTAINER SIZE AT PLANTING: 2-3 GALLONS MATURE HEIGHT: ±6-8' MATURE SPREAD: ±6-8'		C	* NOTE ALL SHRUBS TO BE OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN A HEIGHT OF NOT MORE THAN 30 INCHES AT MATURITY. * NOTE PLANTING SHOWN ON SITE PLAN IS DIAGRAMMATIC. FINAL PLANTING TO BE CONFIRMED WITH OWNER.		
SHRUB #2 – SHRUBBY CINQUEFOIL SPECIES: DASIPHORA FRUTICOSA SIZE AT PLANTING: ±1'-0" X ±1'-0" CONTAINER SIZE AT PLANTING: 1-2 GALLONS MATURE HEIGHT: ±2.5' MATURE SPREAD: ±3'		D	CONCRETE SURFACE		
			ASPHALT PARKING SURFACE		
			GRASS		

LANDSCAPING SUMMARY
A) LARGE DECIDUOUS TREE (3 PROVIDED)
B) SMALL CONIFEROUS TREE (8 PROVIDED)
C) LITTLE REBEL DOGWOOD (21)
D) SCHMIFT ALPINE CURRANT (22)

TREE TOTAL: 11
SHRUB TOTAL: 43

(AS PER INFILL GUIDELINES LAID OUT IN 2021) (OWNER TO CONFIRM LANDSCAPE DESIGN AND LOCATION OF SHRUBS / TREES.)

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED.

SEALS

MAA Digital Signature Applied
PROVINCE OF MANITOBA
CHRIS R. GILMOUR
2025-07-17
REGISTERED ARCHITECT

MAA Digital Signature Applied
PROVINCE OF MANITOBA
ARCHITECTURE INC.
2025-07-17
No. 203
APPROVED ARCHITECTURAL CORPORATION

No.		Date.
1	STRUC. COORD.	2025/05/15
2	ISSUED FOR REVIEW	2025/06/10
2	ISSUED FOR REVIEW	2025/07/10
4	ISSUED FOR CONSTRUCTION	2025/07/16

ADDRESS
499 BOREBANK ST.
WINNIPEG, MB

PROJECT
MULTI-FAMILY RESIDENTIAL

SHEET TITLE
SITE PLAN & ROOF PLAN

SCALE
AS NOTED

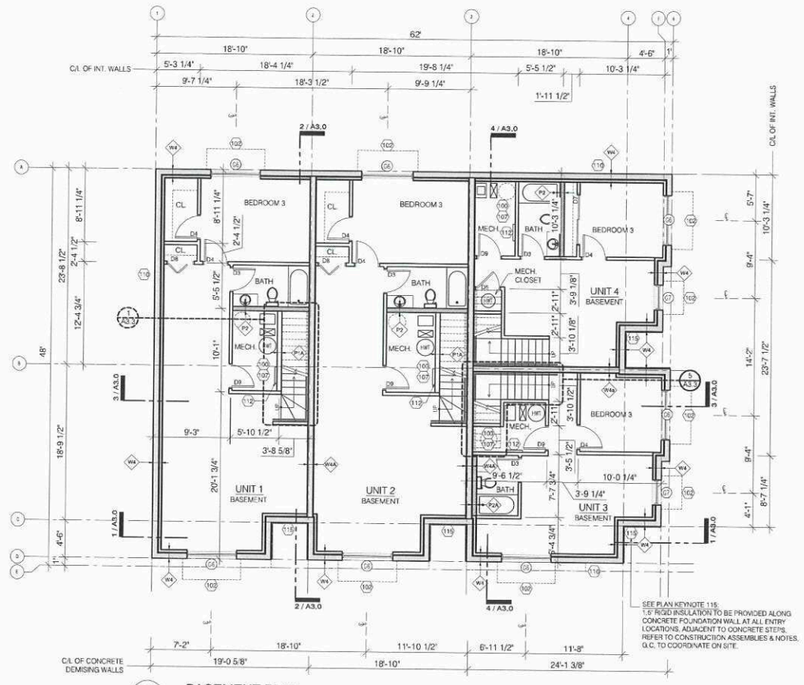
DESIGNER
CG / SS

DRAWN BY
SS

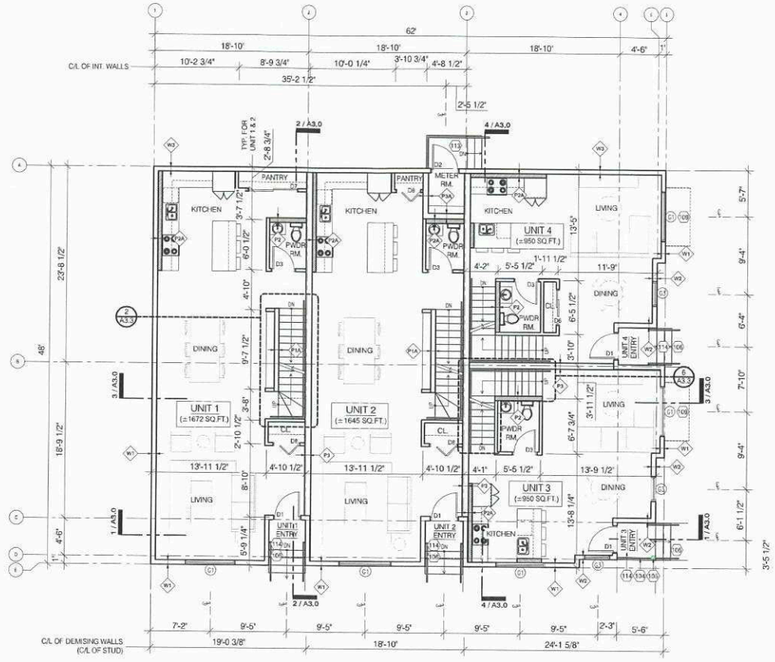
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JULY 16, 2025

SHEET NUMBER
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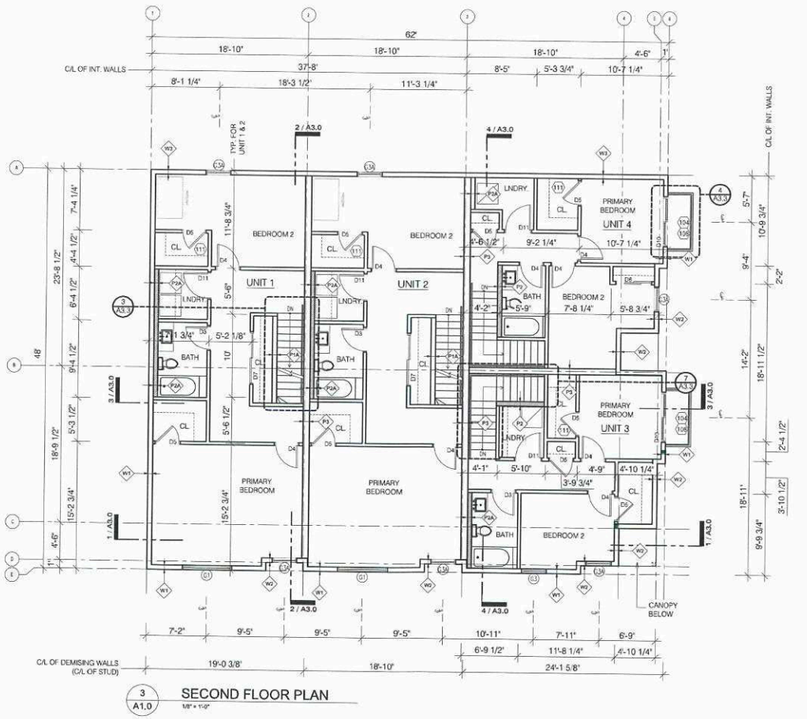
2architecture



1 A1.0 BASEMENT PLAN
1/8" = 1'-0"



2 A1.0 MAIN FLOOR PLAN
1/8" = 1'-0"



3 A1.0 SECOND FLOOR PLAN
1/8" = 1'-0"

PLAN KEYNOTES

102 SUMP PUMP / PIT WITHIN MECH. CLOSET TO BE COORDINATED WITH CIVIL. WEEPING TILE CONNECTION TO SUMP PIT. G.C. TO COORDINATE HIGH/LOW POINTS TO SUIT.

103 KITCHEN MILLWORK SCHEMATIC LAYOUTS
(G.C. TO COORDINATE WITH KITCHEN SUPPLIER AND SITE CONFIRM DIMENSIONS)
NOTE: PROVIDE BLOCKING IN WALL FOR FIXTURES / MILLWORK

104 LANDSCAPE DRAINAGE AREA / WINDOW WELL -
PROVIDE DRAIN TO WEEPING TILE

105 42" HIGH ALUMINUM GUARDRAIL SYSTEM MUST CONFORM TO 2024 MBC REQUIREMENTS.

106 COLUMN - REFER TO STRUCTURAL

108 CONCRETE STEPS - REFER TO STRUCTURAL

107 FLOOR DRAIN - LOCATION TO BE COORDINATED W/ MECHANICAL CONTRACTOR.
SLOPE SLAB TO DRAIN MIN. 2%

109 PRIVATE BALCONY
SLOPE BALCONY AT 2% - G.C. TO COORDINATE ON SITE

109 BALCONY ABOVE

110 WEEPING DRAIN TILE TO BE 4" COMPLETE WITH SOCK (SHALL BE NOT LESS THAN 100 MM IN DIAMETER) WITH A CONTINUOUS LAYER OF CRUSHED STONE WITH THE TOPS AND SIDES OF DRAINPIPE OR TILE COVERED WITH NOT LESS THAN 150 MM AS PER 9.14.3.3. THE BOTTOM OF THE EXCAVATION DRAINED BY GRANULAR LAYER SHALL BE GRADED SO THAT THE ENTIRE AREA IS DRAINED TO A SUMP PIT, THE WEEPING TILE LEADERS ARE TO BE ONE PIECE OR HAVE WATERTIGHT CONNECTIONS.

111 ATTIC ACCESS. PROVIDE MIN. 21 1/2" X 35 1/2" ACCESS HATCH AS REQUIRED.
G.C. TO COORDINATE EXACT LOCATION TO FIT BETWEEN TRUSSES.

112 ELECTRICAL PANEL
G.C. TO COORDINATE W/ ELECTRICAL CONTRACTOR

113 EXTERIOR P.T. WOOD STEPS, LANDING AND GUARDRAIL SYSTEM - GUARDRAIL SYSTEM MUST CONFORM TO 2024 MBC REQUIREMENTS, G.C. TO COORDINATE ON SITE

114 ENTRANCE CANOPY/SOFFIT ABOVE - TO MATCH ADJACENT CLADDING
PROVIDE POT LIGHTS IN SOFFIT (COORD. W/ ELECTRICAL)

115 1.5" RIGID INSULATION TO BE PROVIDED ALONG CONCRETE FOUNDATION WALL AT ALL ENTRY LOCATIONS, ADJACENT TO CONCRETE STEPS. REFER TO CONSTRUCTION ASSEMBLIES & NOTES.

WALL TYPES:

1. WALL TYPES SHOWN ARE TYPICAL ONLY. REFER TO ROOM FINISH SCHEDULE PRIOR TO CONSTRUCTION.
2. USE MOISTURE RESISTANT GWB TO ALL INSIDE WALL FACES OF ALL WASHROOMS.
3. PROVIDE ACOUSTIC SEALANT AT WALL PERIMETER VAPOUR BARRIER, TYPICAL.
4. REFER TO STRUCTURAL FOR CONSTRUCTION OF ALL LOAD BEARING WALLS, SHEAR WALLS, AND HOLD DOWNS.
5. WHERE REQUIRED, FIRE BLOCKING MUST BE CONTINUOUS.
6. ALL INTERIOR WALLS ARE P1, U.N.O.
7. FIRE SEPARATION GYPSUM BOARD MEMBRANE MUST BE MUD/TAPED AT JOINTS.

GENERAL NOTES:

1. ALL MAN DOORS AND WINDOWS ARE DIMENSIONED TO CENTER OF OPENING, ROUGH OPENING SIZES TO BE DETERMINED BY CONTRACTOR AND COORDINATED WITH DOOR SUPPLIERS.
2. REFER TO BUILDING ELEVATIONS FOR EXTERIOR FINISHES.
3. REFER TO SHEET A4.0 FOR WALL, DOOR, WINDOW, AND ROOM FINISH SCHEDULES. DOOR JAMB / WINDOW JAMB DIMENSIONS TO BE COORDINATED WITH GENERAL CONTRACTOR WINDOW / DOOR SUPPLIER.

CONSTRUCTION ASSEMBLIES

W1 TYPICAL EXTERIOR WALL (STONE VENEER)
BASED ON NBC - EW1A
MEETS 1 HR F.R.R.
TO MEET AN EFFECTIVE R-VALUE OF 16.9

STONE VENEER SYSTEM - ELDORADO STONE, TUNDRABRICK
(REFER TO ELEVATIONS AND MANUFACTUERS SPECIFICATIONS)
AIR BARRIER MEMBRANE (SEE NOTE 3/4)
EXTERIOR PLYWOOD SHEATHING (SEE NOTE 11)
2 X 6 WOOD STUDS AT 16" O/C (REFER TO STRUCTURAL)
5 1/2" OF THICK ABSORPTIVE MATERIAL (SEE NOTE 2)
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

W2 TYPICAL EXTERIOR WALL (VERTICAL METAL CLADDING)
BASED ON NBC - EW1A
MEETS 1 HR F.R.R.
TO MEET AN EFFECTIVE R-VALUE OF 16.9

VERTICAL METAL CLADDING - REFER TO ELEVATIONS
3/4" P.T. WOOD STRAPPING @ 16" O/C (OPTIONAL - SEE NOTE 6)
AIR BARRIER MEMBRANE (SEE NOTE 3/4)
EXTERIOR PLYWOOD SHEATHING (SEE NOTE 11)
2 X 6 WOOD STUDS AT 16" O/C (REFER TO STRUCTURAL)
5 1/2" OF THICK ABSORPTIVE MATERIAL (SEE NOTE 2)
6 MIL POLY VAPOUR BARRIER
5/8" TYPE X GYPSUM BOARD

W3 TYPICAL EXTERIOR WALL (STUCCO)
BASED ON NBC - EW1A
MEETS 1 HR F.R.R.
TO MEET AN EFFECTIVE R-VALUE OF 16.9

CEMENTIOUS STUCCO SYSTEM - ULTRA SMOOTH FINISH
(REFER TO ELEVATIONS)
AIR BARRIER MEMBRANE (SEE NOTE 3/4)
EXTERIOR PLYWOOD SHEATHING (SEE NOTE 11)
2 X 6 WOOD STUDS AT 16" O/C (REFER TO STRUCTURAL)
5 1/2" OF THICK ABSORPTIVE MATERIAL (SEE NOTE 2)
6 MIL POLY VAPOUR BARRIER
5/8" TYPE X GYPSUM BOARD

W4 BASEMENT FOUNDATION WALL
TO MEET AN EFFECTIVE R-VALUE OF 16.9

1/2" CEMENT PROTECTION BOARD / PARGING (ABOVE GRADE AREAS)
(G.C. TO CONFIRM WITH OWNER)
1/2" DIMPLE BOARD - DRAINAGE PLANE (BELOW GRADE AREAS)
1.5" RIGID INSULATION FASTENED TO CONCRETE WALL (SEE NOTE 5)
PROVIDE WATERPROOF MEMBRANE TO FOUNDATION ABOVE / BELOW GRADE
(G.C. TO COORDINATE SEALING OF PENETRATIONS ON SITE & DRAINAGE TO WEEPING TILE) (SEE NOTE 10)
8" CONCRETE WALL (REFER TO STRUCTURAL)
2" AIR GAP
2 X 4 PRESSURE TREATED WOOD STUDS AT 24" O/C
(FROST WALL - WOOD STUDS TO BE CONSTRUCTED AS FLOATING PARTITIONS) (SEE NOTE 9)
SEE NOTE 12 FOR FROST WALL COORDINATION
5-1/2" R24 GLASS-FIBRE BATT INSULATION (SEE NOTE 8)
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

W4a 1 HR F.R.R. BASEMENT DEMISING WALL
1/2" GYPSUM BOARD
8" CONCRETE WALL (REFER TO STRUCTURAL)
1/2" GYPSUM BOARD

P1 TYPICAL INTERIOR PARTITION (U.N.O.)
1/2" GYPSUM BOARD
2 X 4 WOOD STUDS @ 16" O/C
TO U/S OF FLOOR ASSEMBLY MEMBRANE
1/2" GYPSUM BOARD

P1A 2X6 INTERIOR PARTITION
1/2" GYPSUM BOARD
2 X 6 WOOD STUDS @ 16" O/C
TO U/S OF FLOOR ASSEMBLY MEMBRANE
1/2" GYPSUM BOARD

P2 PLUMBING PARTITION
1/2" GYPSUM BOARD
2 X 6 WOOD STUDS @ 16" O/C
5 1/2" THICK ABSORPTIVE MATERIAL (SEE NOTE 1)
1/2" GYPSUM BOARD

P2A FURRED OUT PLUMBING PARTITION
2X6 WOOD STUDS AT 16" O/C
1/2" GYPSUM BOARD

P3 1 HR F.R.R. PARTITION / DEMISING WALL (LOAD-BEARING)
NBC - BASED ON W8a
STC - 52

2 LAYERS OF TYPE X 5/8" GYPSUM BOARD (SUITE SIDE U.N.O.)
2 X 6 WOOD STUDS STAGGERED SPACED @ 8" O/C
2 X 8 TOP AND BOTTOM PLATE
3 1/2" OF THICK ABSORPTIVE MATERIAL ON ONE SIDE (SEE NOTE 1/2)
1 LAYER OF TYPE X 5/8" GYPSUM BOARD (SUITE SIDE U.N.O.)

P3A 1 HR F.R.R. PARTITION / DEMISING WALL
NBC - BASED ON W3a
STC - 45

1 LAYER OF TYPE X 5/8" GYPSUM BOARD (SUITE SIDE U.N.O.)
2 X 6 WOOD STUDS SPACED @ 16" O/C
5 1/2" OF THICK ABSORPTIVE MATERIAL ON ONE SIDE (SEE NOTE 1/2)
RESILIENT METAL CHANNELS SPACED @ 16" O/C
1 LAYER OF TYPE X 5/8" GYPSUM BOARD (METER RM. SIDE)

F1 TYPICAL CONCRETE SLAB
FLOOR FINISH (TO BE CONFIRMED W/ OWNER)
CONCRETE SLAB (REFER TO STRUCTURAL)
10 MIL POLY VAPOUR BARRIER AS REQUIRED
6" COMPACTED GRANULAR BASE (REFER TO STRUCTURAL)
PROVIDE RADON PROTECTION AS REQUIRED BY 2024 MBC

F2 TYPICAL FLOOR ASSEMBLY
FLOOR FINISH (TO BE CONFIRMED W/ OWNER)
3/4" PLYWOOD SHEATHING
ENGINEER APPROVED WOOD JOISTS SPACED AT 16"
(REFER TO STRUCTURAL)
1/2" GYPSUM BOARD (CEILING SIDE)

F2A TYPICAL FLOOR ASSEMBLY
FLOOR FINISH (TO BE CONFIRMED W/ OWNER)
3/4" PLYWOOD SHEATHING
ENGINEER APPROVED WOOD JOISTS SPACED AT 12"
(REFER TO STRUCTURAL)
1/2" GYPSUM BOARD (CEILING SIDE)

F3 1 HR F.R.R. FLOOR ASSEMBLY (EXT. CANTILEVER)
NBC - F9c / 1HR F.R.R.
STC - 52

FLOOR FINISH (TO BE CONFIRMED W/ OWNER)
3/4" PLYWOOD SHEATHING
ENGINEER APPROVED WOOD JOISTS SPACED AT 16" O/C OR 12" O/C
(REFER TO STRUCTURAL)
6 MIL POLY VAPOUR BARRIER
2" XPS RIGID INSULATION
WOOD BLOCKING C/W 5' 2LB CLOSED CELL SPRAY FOAM INSULATION
PERFORATED VENTED SOFFIT (TO MATCH ADJACENT CLADDING)

F4 BALCONY
DECK ROOFING MEMBRANE (DURA DECK OR APPROVED EQUAL)
P.T. 3/4" PLYWOOD DECKING
CANTILEVERED ENGINEER APPROVED JOISTS @ 16" O/C
JOISTS SLOPED AT MIN. 1-2% - REFER TO STRUCTURAL
PERFORATED VENTED SOFFIT SYSTEM TO MATCH ADJACENT CLADDING

S1 STAIR CONSTRUCTION
TREADS OF 3/4" PLYWOOD 10" MIN. (EXCLUSIVE OF NOSING)
RISERS OF 1/2" PLYWOOD 7-7/8" MAX.
TREADS / RISERS SHALL HAVE UNIFORM RISE / RUN IN THE SAME FLIGHT
STRINGERS TO BE MIN. 2 X 12 SELECT SPRUCE
NOTCHED STRINGER
WOOD BLOCKING TO SUIT
PROVIDE SHOP DRAWINGS

S2 TYPICAL STAIR LANDINC
FLOOR FINISH (TO BE CONI
3/4" PLYWOOD SHEATHING
ENGINEER APPROVED WOC
1/2" GYPSUM BOARD

R1 TYPICAL ROOF ASSEMB
NBC M2 / 1 HR F.R.R.
TO MEET AN EFFECTIVE R-\

ASPHALT SHINGLES (SHOP
ARCHITECT / OWNER APPR
ICE AND WATER SHIELD ME
3/4" PLYWOOD SHEATHING
ENGINEERED APPROVED W
BLOWN-IN INSULATION (G.C
AN R-VALUE OF 60) (PROVI
PER MANITOBA BUILDING C
6 MIL POLY VAPOUR BARRIE
2 LAYERS 5/8" TYPE X GYPSI

V1 VENTED SOFFIT
PERFORATED VENTED SOFI
BLOCKING TO SUIT. SHOP I
TO CONFIRM SIZE OF PERF

B1 TYPICAL FIRE BLOCK
5/8" TYPE X GYPSUM BOARI
WOOD FRAMING TO SUIT
5/8" TYPE X GYPSUM BOARD

NOTES REGARDING CONSTRUCTION ASSEMBLIES

1. SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO HAVE THE LISTED STC VALUE. THE ABSORPTIVE MATERIAL SHOULD NOT OVERFILL THE CAVITY TO THE POINT OF PRODUCING SIGNIFICANT OUTWARD PRESSURE ON THE FINISHES; SUCH AN ASSEMBLY WILL NOT ACHIEVE THE STC RATING.
2. R24 OR HIGHER. ABSORPTIVE MATERIAL GLASS FIBRE INSULATION SHALL HAVE A MASS PER UNIT AREA OF WALL SURFACE OF NOT LESS THAT 1.30 KG/ M3 FOR 140 MM THICKNESS AND 1.0 KG/M3 FOR 89MM THICKNESS AND SHALL COMPLETELY FILL CAVITY.
3. PRIMARY WATER-RESISTIVE WEATHER BARRIER MEMBRANE COMPONENTS AND ACCESSORIES MUST BE OBTAINED AS A SINGLE-SOURCE TO ENSURE TOTAL SYSTEM COMPATIBILITY AND INTEGRITY.
4. TYVEK OR APPROVED EQUAL
5. XPS TYPE 4 DENSITY - R-VALUE 5 PER INCH OR APPROVED EQUAL
6. PROVIDE POSITIVE SLOPE STRAPPING ON ALL HORIZONTAL TO ALLOW FOR DRAINAGE. G.C. TO COORDINATE STRAPPING WIDTH TO ENSURE PROPER/HORIZONTAL EXPOSED FASTENING SYSTEM, COORDINATE WITH CLADDING SYSTEM. STRAPPING DIRECTION TO SUIT CLADDING. NO STRAPPING FOR STUCCO APPLICATIONS, DIRECTION OF CLADDING TO BE COORDINATED WITH ELEVATIONS.

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED.

SEALS

MAA Digital Signature Applied
PROVINCE OF MANITOBA
CHRIS R. GILMOUR
2025-07-17
REGISTERED ARCHITECT

MAA Digital Signature Applied
PROVINCE OF MANITOBA
ARCHITECTURE INC.
2025-07-17
No. 203
APPROVED ARCHITECTURAL CORPORATION

No.		Date.
1	STRUC. COORD.	2025/05/15
2	ISSUED FOR REVIEW	2025/06/10
2	ISSUED FOR REVIEW	2025/07/10
4	ISSUED FOR CONSTRUCTION	2025/07/16

ADDRESS
499 BOREBANK ST.
WINNIPEG, MB

PROJECT
MULTI-FAMILY RESIDENTIAL

SCHEDULE "A" page 2 of 3
Variance Appeal Order DAV 238200/23D
By-Law No.: _____

Zoning Officer	Maria Lubis	Nov. 19, 2025
District Planner	D Chiz-Lwe	Dec 23/25
Community Clerk		
Approved for the Director of Planning, Property and Development		

Winnipeg

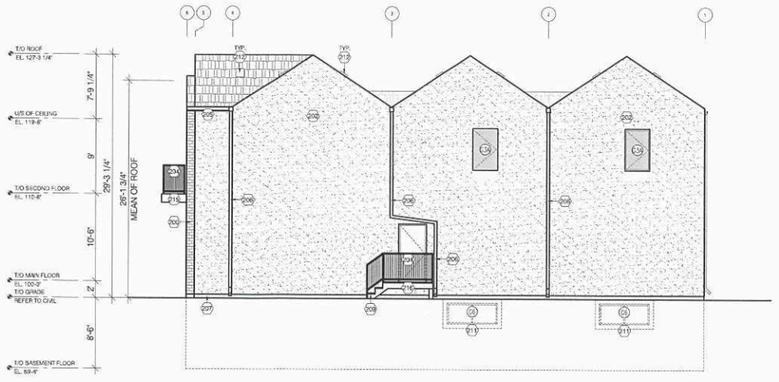
SHEET NUMBER
A1.0



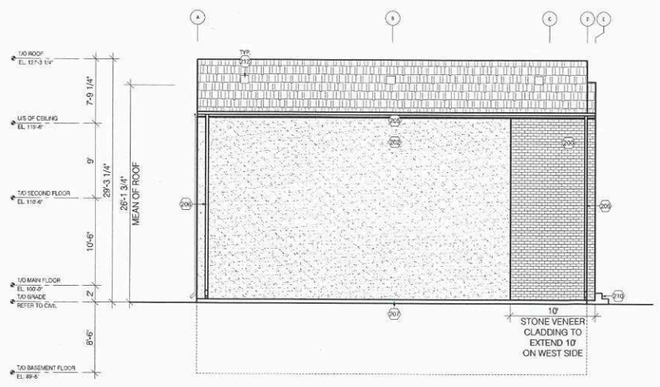
1 A2.0 SOUTH ELEVATION (CORYDON AVE.)
1/8" = 1'-0"



2 A2.0 EAST ELEVATION (BOREBANK ST.)
1/8" = 1'-0"



3 A2.0 NORTH ELEVATION
1/8" = 1'-0"



4 A2.0 WEST ELEVATION
1/8" = 1'-0"

SCHEDULE "A" page 3 of 3

Variance Appeal Order DAV 238200/23D

Winnipeg

By-Law No.: _____

Zoning Officer	Maria Lubis	Nov. 19, 2025
District Planner	D Chartrand	Dec 23/25
Community Clerk		
Approved for the Director of Planning, Property and Development		

ELEVATION KEYNOTES

ELEVATION LEGEND

GF GLAZING

200 STONE VENEER CLADDING
SPEC: ELDORADO STONE, TUNDRABRICK IN HARTFORD

201 VERTICAL PLANK CLADDING,
COLOUR: OFF-WHITE (OWNER TO CONFIRM)

202 ULTRA SMOOTH STUCCO - OFF-WHITE
(OWNER TO CONFIRM COLOUR)

203 ROOF - ASPHALT SHINGLES - BLACK
(OWNER TO CONFIRM COLOUR)

204 42" HIGH PRE-ENGINEERED GUARD RAIL -
TO BE POWDER COATED BLACK ALUMINUM POST GUARD RAIL SYSTEM WITH PICKETS, PAINTED BLACK -
(OWNER TO CONFIRM COLOUR)

205 ALUMINUM GUTTER - BLACK
(OWNER TO CONFIRM COLOUR)

206 DOWNSPOUT / SCUPPER - SIZE TO BE DETERMINED - BLACK (OWNER TO CONFIRM COLOUR)

207 CEMENT PARGING OR PROTECTION BOARD - GREY
(OWNER TO CONFIRM COLOUR)

208 ALUMINUM FLASHING / PRE-FINISHED - BLACK
(OWNER TO CONFIRM COLOUR)

209 COLUMN - REFER TO STRUCTURAL.

210 CONCRETE STEPS - REFER TO STRUCTURAL
(G.C. TO COORDINATE RISERS REQUIRED WITH CIVIL DRAWINGS)

211 LANDSCAPE DRAINAGE AREA / WINDOW WELL -
PROVIDE DRAIN TO WEEPING TILE

212 ROOF VENT
G.C. TO COORDINATE ON SITE

213 SIDING TRIM - BLACK
(OWNER TO CONFIRM COLOUR)

214 ENTRANCE CANOPY/SOFFIT - ALUMINUM CLADDING TO MATCH ADJACENT CLADDING (OFF-WHITE PLANK CLADDING) (OWNER TO CONFIRM)
PROVIDE POT LIGHTS IN SOFFIT (COORD. W/ ELECTRICAL)

215 PRIVATE BALCONY -
GUARDRAIL TO BE 42" HIGH.

216 METER ROOM ENTRY,
P.T. WOOD STEPS C/W GUARDRAIL - TO BE 42" HIGH.

217 BLACK METAL PANEL CLADDING
(OWNER TO CONFIRM SPEC.)

GENERAL NOTES REGARDING:

THE CITY OF WINNIPEG DESIGN GUIDELINES FOR "SMALL-SCALE LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINES FOR MATURE COMMUNITIES"

"THE DESIGN OF THE BUILDING SHALL INCLUDES AT LEAST TWO PROMINENT BUILDING FACADE MATERIALS. A PROMINENT BUILDING MATERIAL SHALL COVER AT MINIMUM 20% OF THE FRONT FACADE OF THE BUILDING"

"THE SURFACE AREA OF ANY FRONT FACADE FACING A PRIMARY STREET TO WHICH THE BUILDING IS ORIENTED SHALL PROVIDE A MINIMUM 20% AS WINDOW AREA..."

PERCENT COVERAGE (SIDE ELEVATION/CORYDON AVE.)
SIDE ELEVATION AREA: 1458 SQ.FT.

STONE VENEER CLADDING: 709 SQ.FT.
709 SQ.FT. / 1458 SQ.FT. = 48.6% (MIN. 25%)

BOARD AND BATTEN CLADDING: 363 SQ.FT.
363 SQ.FT. / 1458 SQ.FT. = 25% (MIN. 25%)

TOTAL WINDOW AREA: 298 SQ.FT.
298 SQ.FT. / 1458 SQ.FT. = 20.4% (MIN. 20%)

PERCENT COVERAGE (FRONT ELEVATION/BOREBANK ST.)
FRONT ELEVATION AREA: 1107 SQ.FT.

STONE VENEER CLADDING: 328 SQ.FT.
328 SQ.FT. / 1107 SQ.FT. = 29.6% (MIN. 25%)

BOARD AND BATTEN CLADDING: 428 SQ.FT.
428 SQ.FT. / 1107 SQ.FT. = 38.6% (MIN. 25%)

TOTAL WINDOW AREA: 262 SQ.FT.
262 SQ.FT. / 1107 SQ.FT. = 23.6% (MIN. 20%)

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SEALS

MAA Digital Signature Applied
PROVINCE OF MANITOBA — CHRIS R. GILMOUR 2025-07-17 — REGISTERED ARCHITECT

MAA Digital Signature Applied
PROVINCE OF MANITOBA — ARCHITECTURE INC. 2025-07-17 No. 209 — APPROVED ARCHITECTURAL CORPORATION

No.		Date.
1	STRUC. COORD.	2025/05/15
2	ISSUED FOR REVIEW	2025/06/10
2	ISSUED FOR REVIEW	2025/07/10
4	ISSUED FOR CONSTRUCTION	2025/07/16

ADDRESS
499 BOREBANK ST.
WINNIPEG, MB

PROJECT
MULTI-FAMILY RESIDENTIAL

SHEET TITLE
BUILDING ELEVATIONS

SCALE
AS NOTED

DESIGNER
CG / SS

DRAWN BY
SS

DATE
JULY 16, 2025

SHEET NUMBER
A2.0

2architecture