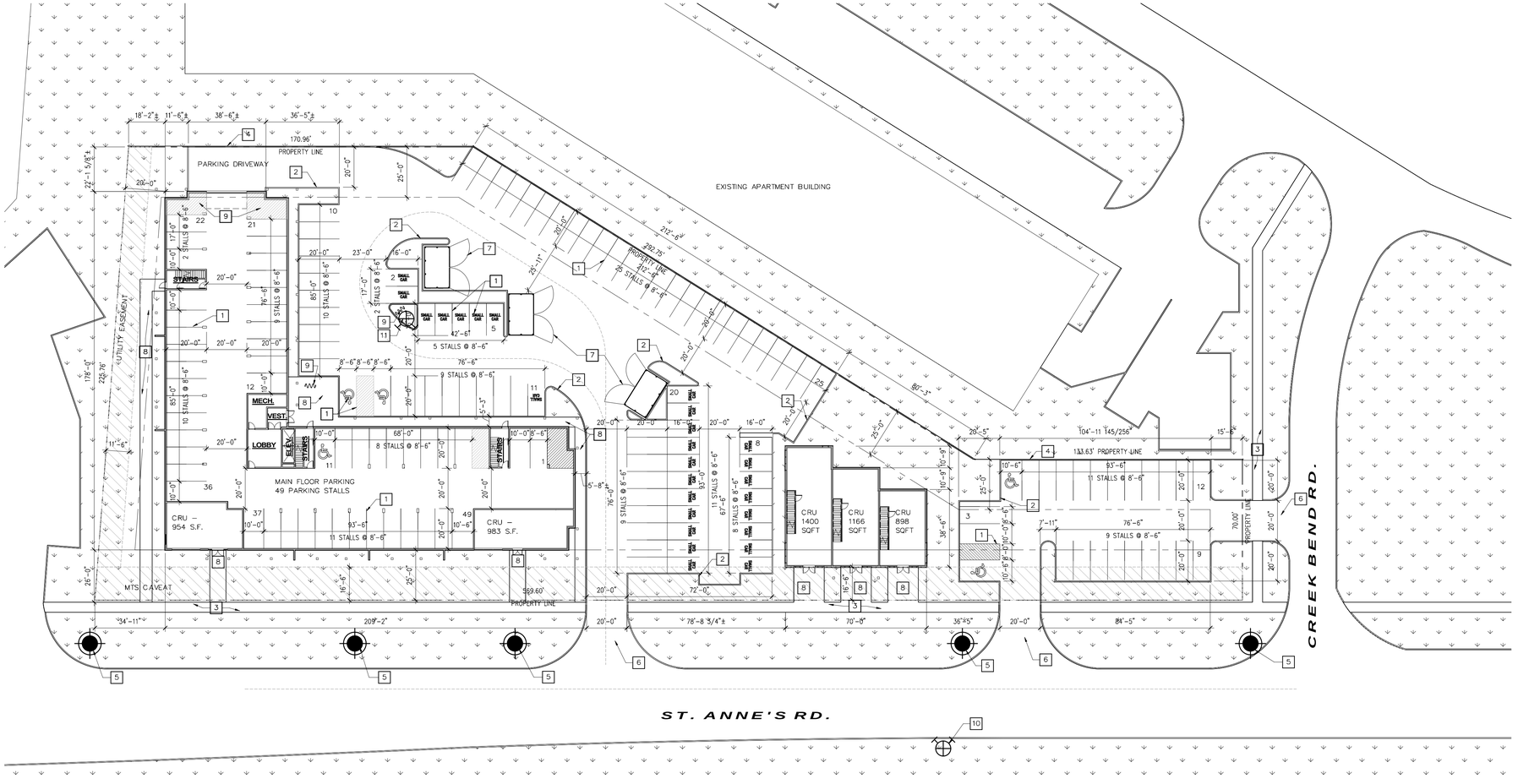

SITE PLAN

1" = 30'-0"

TRUE NORTH

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO TIE–IN WITH NEW WORKS (SEE CIVIL).

KEYNOTES - SITE PLAN RENOVATION:

1. PROVIDE NEW 4" WIDE PAINTED YELLOW LINES, INCLUDING ACCESSIBILITY SYMBOLS, DIAGONAL LINE INFILLS, AND SMALL CAR TEXT (TYPICAL)
2. PROVIDE 6" CONCRETE CURB (SEE CIVIL AND STRUCTURAL)
3. EXISTING SIDEWALK
4. 6'–0" FENCE (SEE LANDSCAPE)
5. EXISTING HYDRO POLE (SEE CIVIL)
6. NEW CONCRETE APPROACH (SEE CIVIL)
7. PROVIDE REFUSE ENCLOSURE C/W CONCRETE PAD FLUSH WITH TOP OF ASPHALT PAVING. (REFER TO **SHEET A1.3** FOR ELEVATION AND SECTIONS)
8. NEW CONCRETE SIDEWALK CONNECTED TO EXISTING PUBLIC SIDEWALK (SEE CIVIL, STRUCTURAL AND LANDSCAPE)
9. EXTERIOR BIKE PARKING RACK (6 STALLS) (SEE LANDSCAPE)
10. EXISTING FIRE HYDRANT (SEE CIVIL)
11. NEW FIRE HYDRANT (SEE CIVIL)

BUILDING DESCRIPTION

6 STOREYS
5 RESIDENTIAL FLOORS W/ 22 DWELLING UNITS PER FLOOR
ACTIVE USES & PARKING ON MAIN FLOOR

108 DWELLING UNITS
COMBUSTIBLE CONSTRUCTION

CIVIL TO VERIFY SEWER/WATER CAPACITY

ZONING SUMMARY

CURRENT ZONING DISTRICT: C2

	REQ'D	PROV'D
LOT AREA	9,000	86,364
DWELLING COUNT	107	108
LOT AREA/DU	800	799
SETBACKS		
FRONT:	10'/25'	16.5' CRU/25' RESIDENTIAL
REAR:	25'	25'
SIDE:	20'	20'
CORNER SIDE:	20'	6" TO EXISTING PARKING (EST.)

BUILDING HEIGHT:	70'	70' (APPROX.)
PRKG (DWELLING):	162	–
PRKG (CRU):	17	–
PRKG (MIXED USE):	143	145
ACCESSIBLE:	3	3
VAN ACCESSIBLE:	2	2
BICYCLE:	14	14
SMALL CAR:	28	

SUITE TYPE	SUITE AREA	# OF BATHROOMS	# OF BEDROOMS	COUNT
SUITE A	528 S.F.	1	1	35
SUITE B	646 S.F.	1	1	23
SUITE C	1116 S.F.	2	3	10
SUITE D	876 S.F.	2	2	30
SUITE E	955 S.F.	2	2	10
TOTAL				108

No: Revision: Date: By:

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Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
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PROGRESSIVE REAL ESTATE

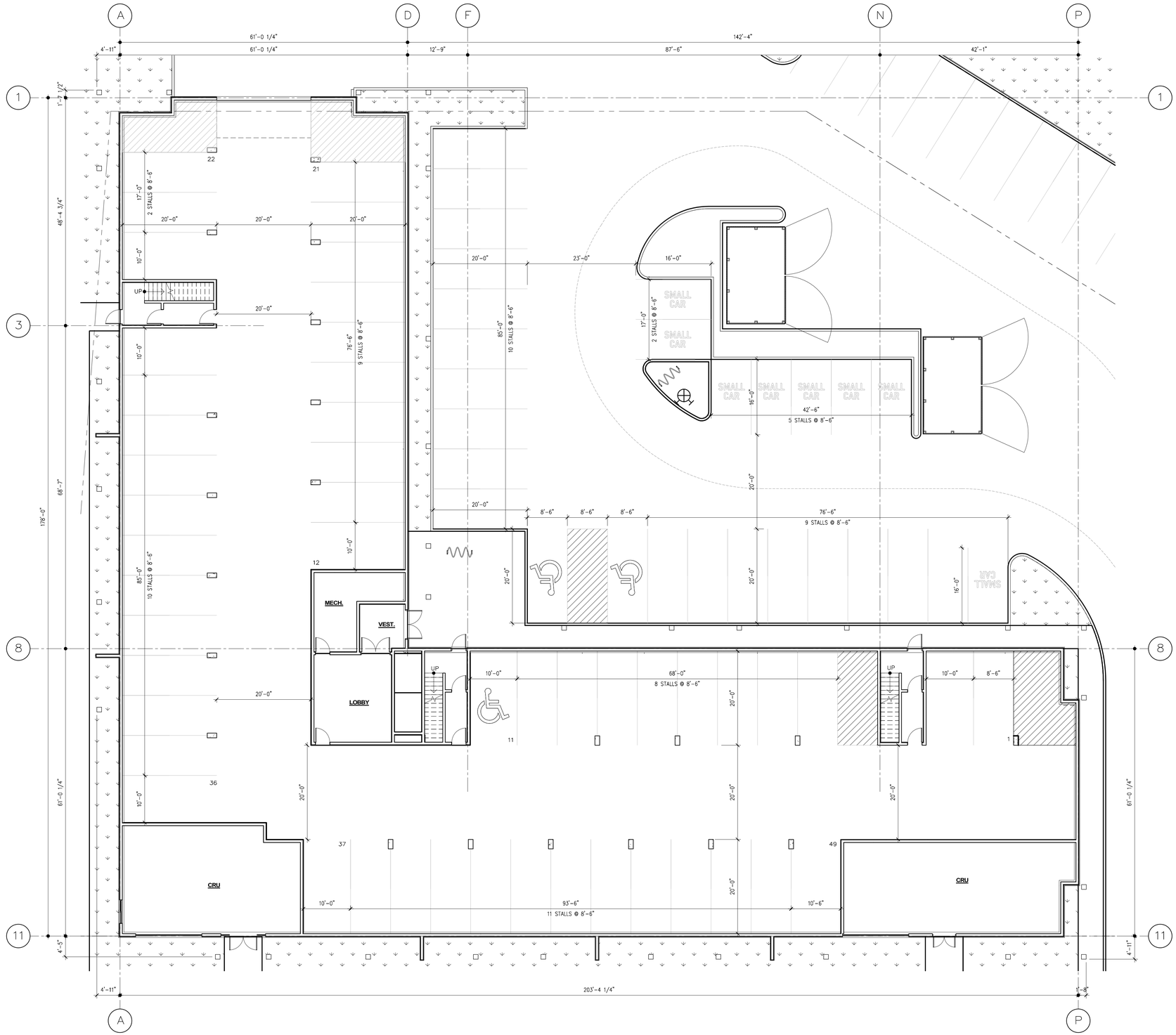
NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

SITE PLAN

Drawn by: JS Checked by: ZN

A1.2

Project No: 23006 Date: SEPTEMBER 2025



N

1 / A2.2 LEVEL-01: FLOOR PLAN

3/32" = 1'-0"

KEYNOTES - FLOOR PLANS:

☐

GENERAL NOTES - ELEVATIONS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUSLY - - - - - - - - - - - - IS NOT IN CONTRACT (N.I.C.).
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.

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NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

LEVEL-01 FLOOR PLAN

Drawn by: JS Checked by: EH

A2.2

Project No.: 23006 Date: SEPTEMBER 2025



KEYNOTES - FLOOR PLANS:

☐

GENERAL NOTES - ELEVATIONS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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SUITE TYPE	SUITE AREA	# OF BATHROOMS	# OF BEDROOMS	COUNT
SUITE A	528 S.F.	1	1	35
SUITE B	646 S.F.	1	1	23
SUITE C	1116 S.F.	2	3	10
SUITE D	876 S.F.	2	2	30
SUITE E	955 S.F.	2	2	10
TOTAL				108

N

1 / A2.3 L-02 FLOOR PLAN

3/32" = 1'-0"

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NEW APARTMENT & COMMERCIAL DEVELOPMENT
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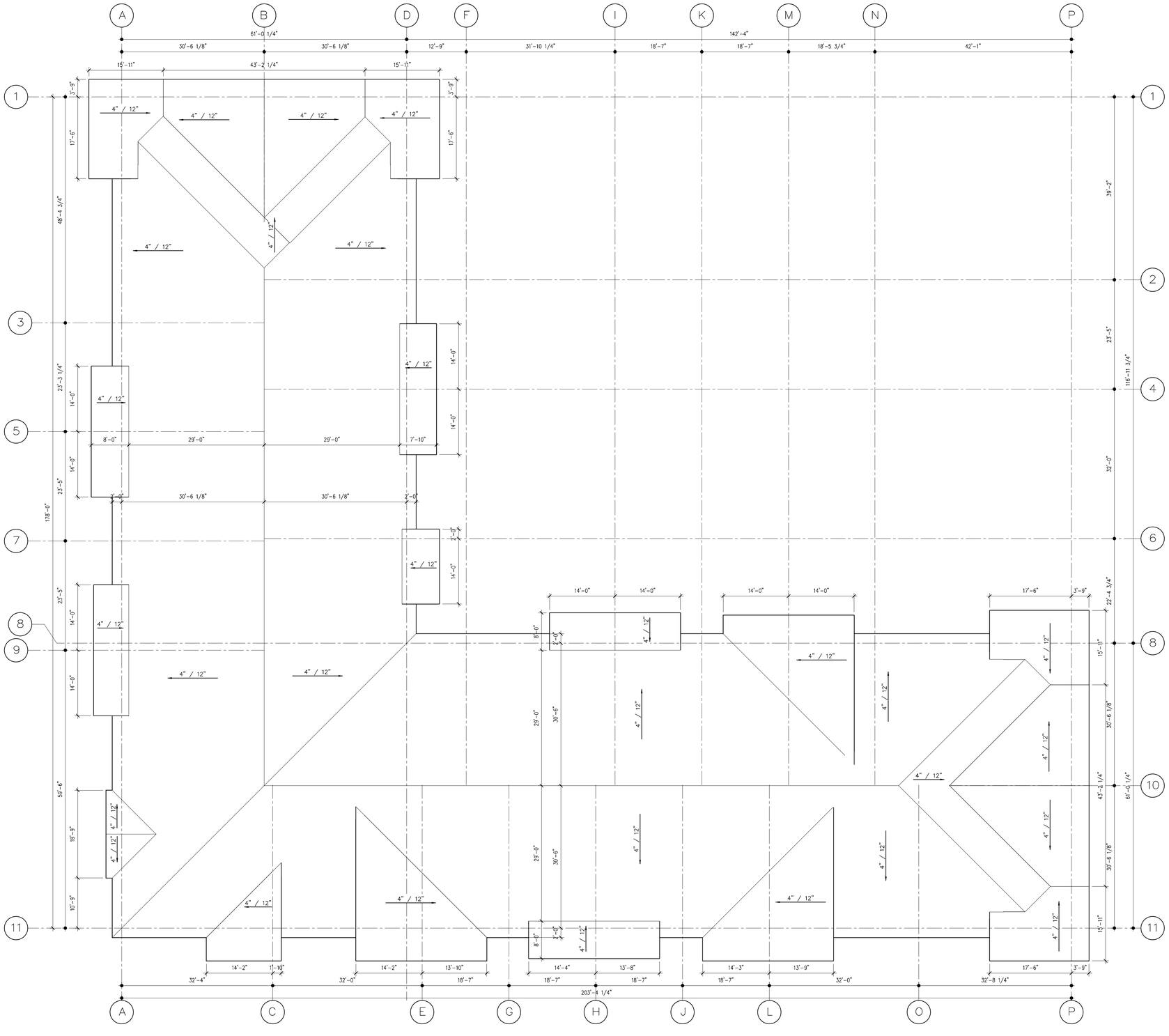
L-02 FLOOR PLAN

Drawn by: JS Checked by: EH

A2.3

Project No: 23006 Date: SEPTEMBER 2025



N

1 / A2.6 ROOF PLAN

3/32" = 1'-0"

GENERAL NOTES - ELEVATIONS:

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KEYNOTES - FLOOR PLANS:

☐

No:	Revision:	Date:	By:

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NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

ROOF PLAN

Drawn by: JS Checked by: ZN

A2.6

Project No.: 23006 Date: SEPTEMBER 2025

GENERAL NOTES - ELEVATIONS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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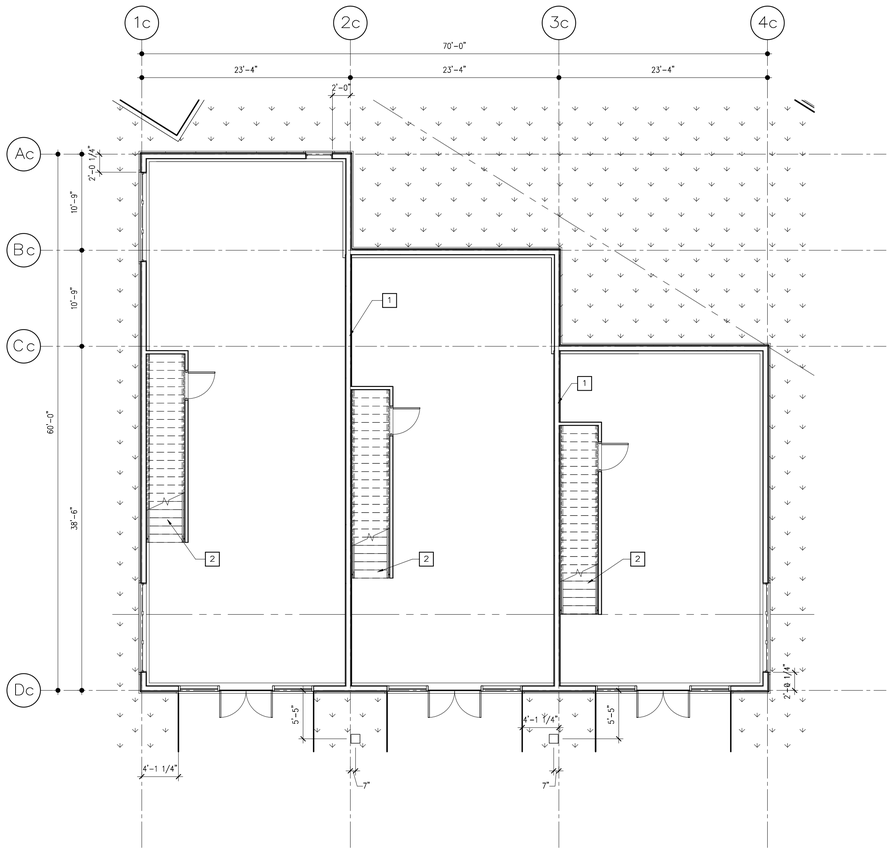
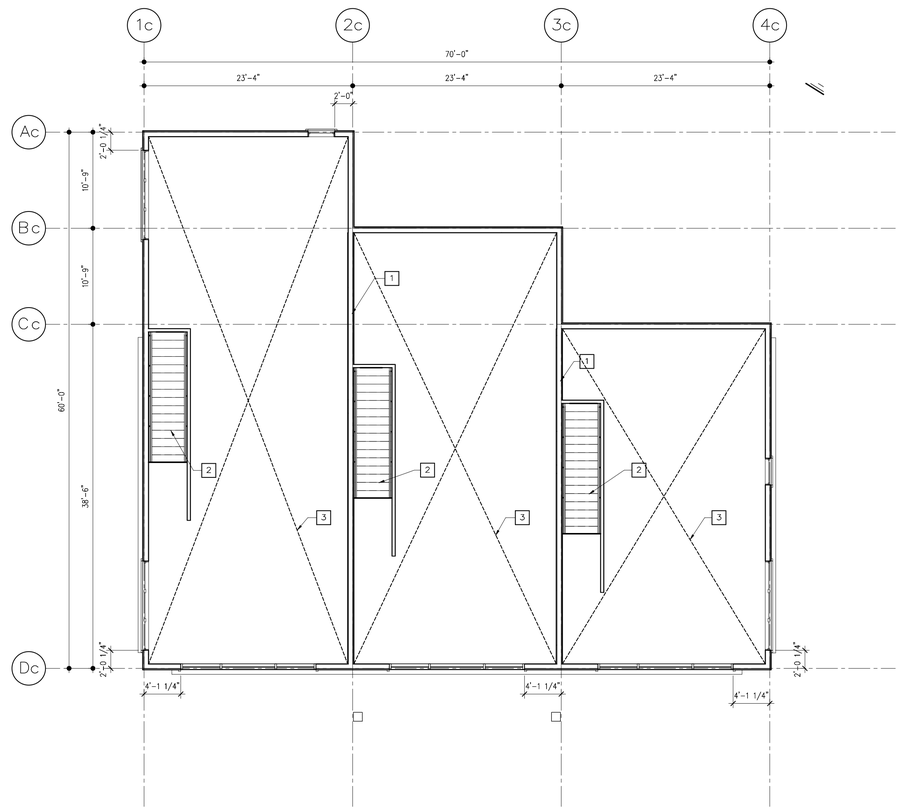
KEYNOTES - FLOOR PLANS:

1. INTERIOR WALL LOCATION TO BE DETERMINED BY TENANT (MAY VARY FROM LOCATION SHOWN)
2. STAIR LOCATION TO BE DETERMINED BY TENANT (MAY VARY FROM LOCATION SHOWN)
3. OPEN TO BELOW. 2ND FLOOR EXTENTS DETERMINED BY TENANT



N

1 A2.7 LEVEL-01: FLOOR PLAN
1/8" = 1'-0"



N

2 A2.7 L-02 FLOOR PLAN
1/8" = 1'-0"

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NEW APARTMENT & COMMERCIAL DEVELOPMENT
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WINNIPEG, MB

CRU FLOOR PLANS

Drawn by: JS Checked by: EH

A2.7

Project No.: 23006 Date: SEPTEMBER 2025

GENERAL NOTES - ELEVATIONS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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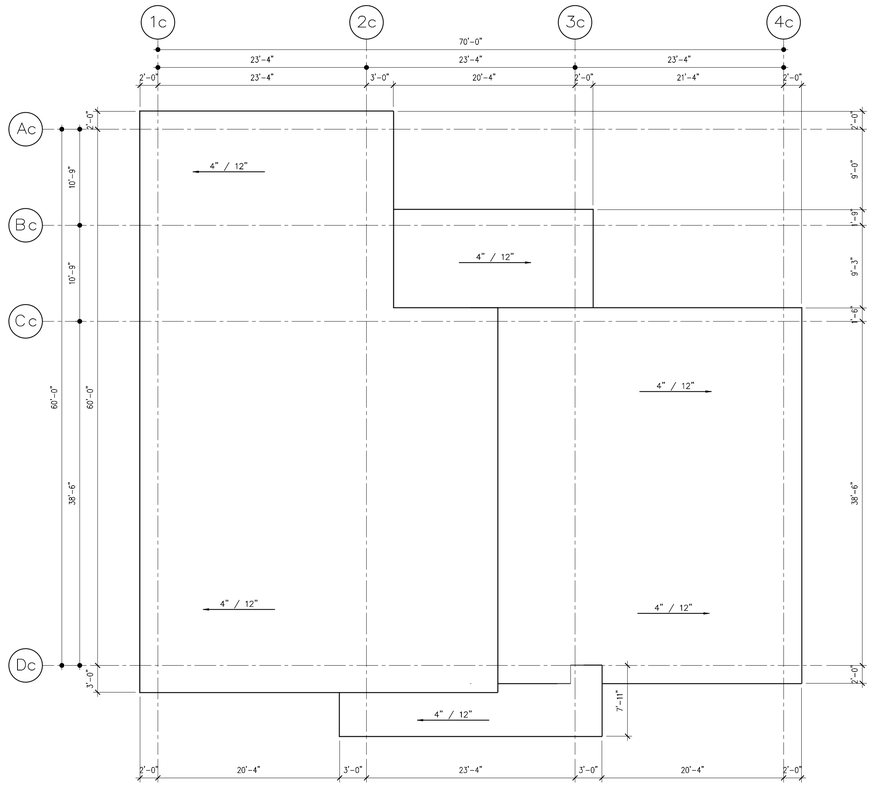
KEYNOTES - FLOOR PLANS:



N

1 / A2.8 CRU ROOF PLAN

1/8" = 1'-0"

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NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

CRU ROOF PLAN

Drawn by: JS Checked by: ZN

A2.8

Project No: 23006 Date: SEPTEMBER 2025



EXTERIOR BUILDING ELEVATION - SOUTH

1/8" = 1'-0"



EXTERIOR BUILDING ELEVATION - WEST

1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

FIBRE CEMENT CLADDING

FC–1
- –JAMES HARDIE LAP SIDING, AGED PEWTER
- –COMPLETE WITH 3" CORNER TRIMS (AGED PEWTER) AND 3" WINDOW TRIMS (IRON GREY)

FC–2
- –JAMES HARDIE LAP SIDING, ARCTIC WHITE
- –COMPLETE WITH 3" CORNER TRIMS (ARCTIC WHITE) AND 3" WINDOW TRIMS (IRON GREY)

FC–3
- –JAMES HARDIE FIBRE CEMENT BOARD & BATTEN, IRON GREY
- –FACE–FASTENED WITH EASY TRIM ALUMINUM CORNER AND REVEAL TRIMS (COLOUR MATCH)

FC–4
- –JAMES HARDIE FIBRE CEMENT PANEL, IRON GREY
- –FACE–FASTENED WITH EASY TRIM ALUMINUM CORNER AND REVEAL TRIMS (BLACK)

STONE VENEER

SV–1
- –ELDORADO STONE, SHASTA MOUNTAIN LEDGE

EXTERIOR PAINT

XP–1
- –BLACK
- –ALL EXTERIOR HOLLOW METAL DOORS

XP–2
- –BLACK
- –STRUCTURAL STEEL AND GUARDS

PRFINISHED METAL FLASHINGS

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

PF–01
- –VICWEST, BLACK
- –ROOF AND CANOPY FASCIA

PF–02
- –LUX, BENT FLAT STOCK, HEMLOCK
- –CANOPY COLUMNS AND BEAMS

GENERAL NOTES - EXTERIOR:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR METALS (SUCH AS DOORS AND STRUCTURAL ANGLES) SHALL BE GALVANIZED AND SHALL BE PAINTED WHERE EXPOSED TO VIEW (TYPICAL).

KEYNOTES - EXTERIOR ELEVATION:

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NEW APARTMENT & COMMERCIAL DEVELOPMENT
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EXTERIOR BUILDING ELEVATIONS

Drawn by: JS Checked by: ZN

A4.1

Project No: 23006 Date: SEPTEMBER 2025



EXTERIOR BUILDING ELEVATION - NORTH

1/8" = 1'-0"



EXTERIOR BUILDING ELEVATION - EAST

1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

FIBRE CEMENT CLADDING

FC-1
- -JAMES HARDIE LAP SIDING, AGED PEWTER
- -COMPLETE WITH 3" CORNER TRIMS (AGED PEWTER) AND 3" WINDOW TRIMS (IRON GREY)

FC-2
- -JAMES HARDIE LAP SIDING, ARCTIC WHITE
- -COMPLETE WITH 3" CORNER TRIMS (ARCTIC WHITE) AND 3" WINDOW TRIMS (IRON GREY)

FC-3
- -JAMES HARDIE FIBRE CEMENT BOARD & BATTEN, IRON GREY
- -FACE-FASTENED WITH EASY TRIM ALUMINUM CORNER AND REVEAL TRIMS (COLOUR MATCH)

FC-4
- -JAMES HARDIE FIBRE CEMENT PANEL, IRON GREY
- -FACE-FASTENED WITH EASY TRIM ALUMINUM CORNER AND REVEAL TRIMS (BLACK)

STONE VENEER

SV-1
- -ELDORADO STONE, SHASTA MOUNTAIN LEDGE

EXTERIOR PAINT

XP-1
- -BLACK
- -ALL EXTERIOR HOLLOW METAL DOORS

XP-2
- -BLACK
- -STRUCTURAL STEEL AND GUARDS

PREFINISHED METAL FLASHINGS

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

PF-01
- -VICWEST, BLACK
- -ROOF AND CANOPY FASCIA

PF-02
- -LUX, BENT FLAT STOCK, HEMLOCK
- -CANOPY COLUMNS AND BEAMS

GENERAL NOTES - SITE PLAN RENOVATION:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR METALS (SUCH AS DOORS AND STRUCTURAL ANGLES) SHALL BE GALVANIZED AND SHALL BE PAINTED WHERE EXPOSED TO VIEW (TYPICAL).

KEYNOTES - EXTERIOR ELEVATION:

☐

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NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

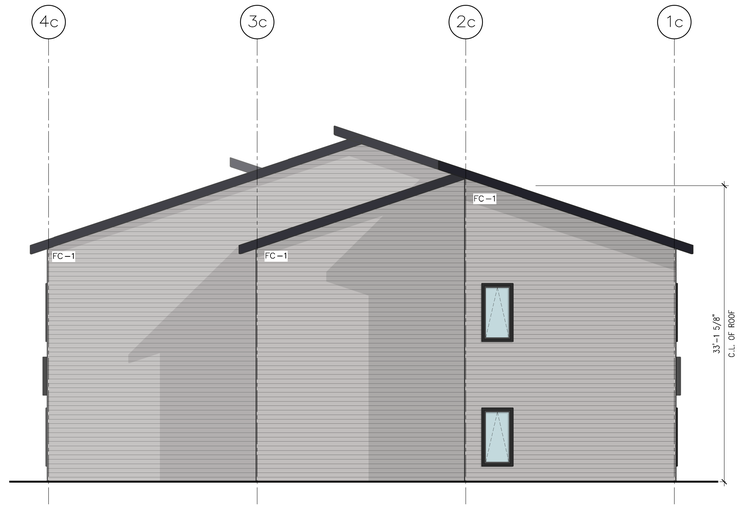
Drawn by: JS Checked by: ZN

A4.2

Project No: 23006 Date: SEPTEMBER 2025



1 / A4.6 CB EXTERIOR BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



2 / A4.6 CB EXTERIOR BUILDING ELEVATION - NORTH
1/8" = 1'-0"



3 / A4.6 CB EXTERIOR BUILDING ELEVATION - EAST
1/8" = 1'-0"



4 / A4.6 CB EXTERIOR BUILDING ELEVATION - WEST
1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

FIBRE CEMENT CLADDING

FC – 1
- – JAMES HARDIE LAP SIDING, AGED PEWTER
- – COMPLETE WITH 3" CORNER TRIMS (AGED PEWTER) AND 3" WINDOW TRIMS (IRON GREY)

FC – 2
- – JAMES HARDIE LAP SIDING, ARCTIC WHITE
- – COMPLETE WITH 3" CORNER TRIMS (ARCTIC WHITE) AND 3" WINDOW TRIMS (IRON GREY)

FC – 3
- – JAMES HARDIE FIBRE CEMENT BOARD & BATTEN, IRON GREY
- – FACE–FASTENED WITH EASY TRIM ALUMINUM CORNER AND REVEAL TRIMS (COLOUR MATCH)

FC – 4
- – JAMES HARDIE FIBRE CEMENT PANEL, IRON GREY
- – FACE–FASTENED WITH EASY TRIM ALUMINUM CORNER AND REVEAL TRIMS (BLACK)

STONE VENEER

SV – 1
- – ELDORADO STONE, SHASTA MOUNTAIN LEDGE

EXTERIOR PAINT

XP – 1
- – BLACK
- – ALL EXTERIOR HOLLOW METAL DOORS

XP – 2
- – BLACK
- – STRUCTURAL STEEL AND GUARDS

PREFINISHED METAL FLASHINGS

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

PF – 01
- – MCWEST, BLACK
- – ROOF AND CANOPY FASCIA

PF – 02
- – LUX, BENT FLAT STOCK, HEMLOCK
- – CANOPY COLUMNS AND BEAMS

GENERAL NOTES - EXTERIOR:

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KEYNOTES - EXTERIOR ELEVATION:

☐

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1269 ST. ANNE'S RD.
WINNIPEG, MB

CRU EXTERIOR BUILDING ELEVATION

Drawn by: JS Checked by: ZN

A4.6

Project No: 23006 Date: SEPTEMBER 2025