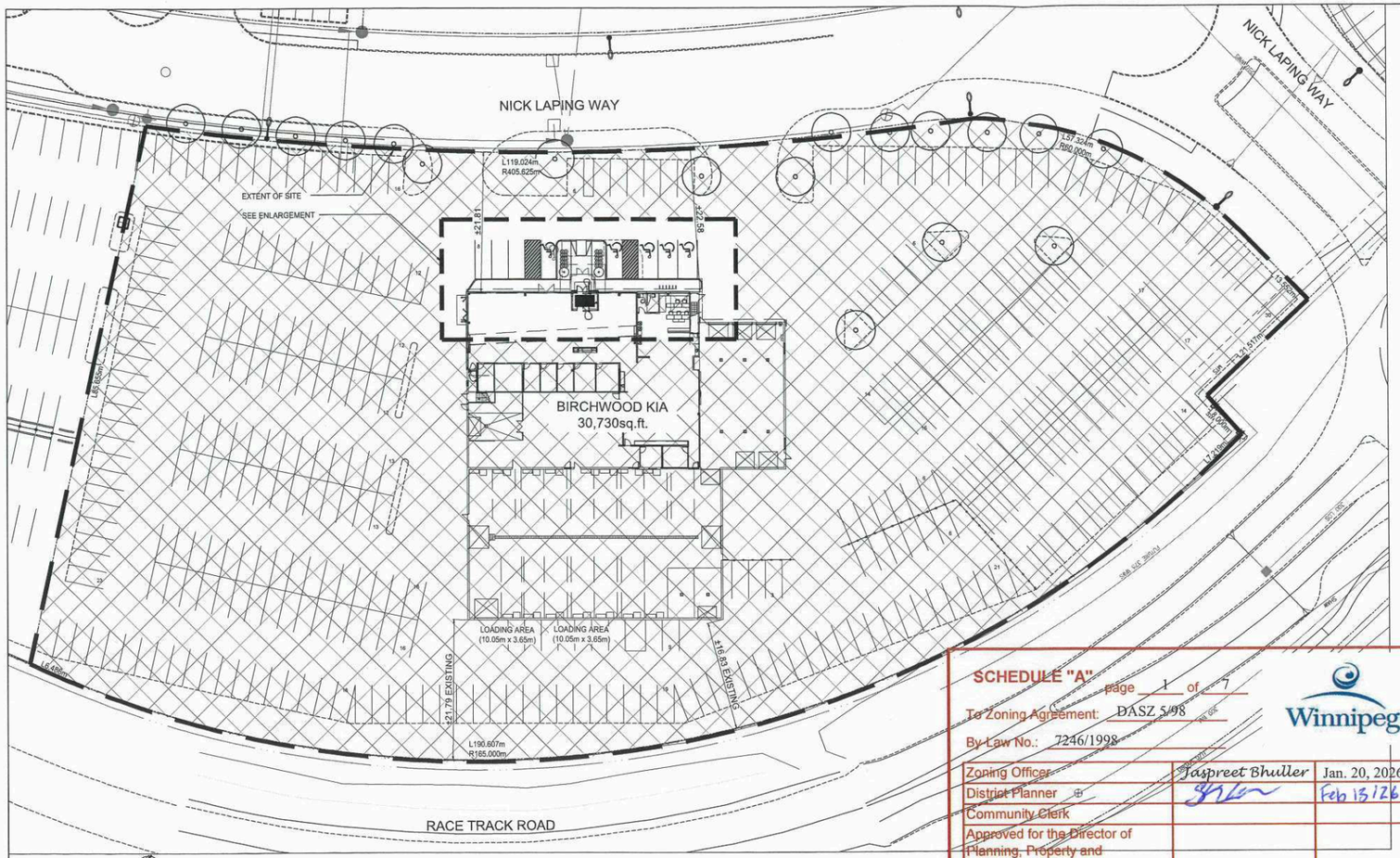
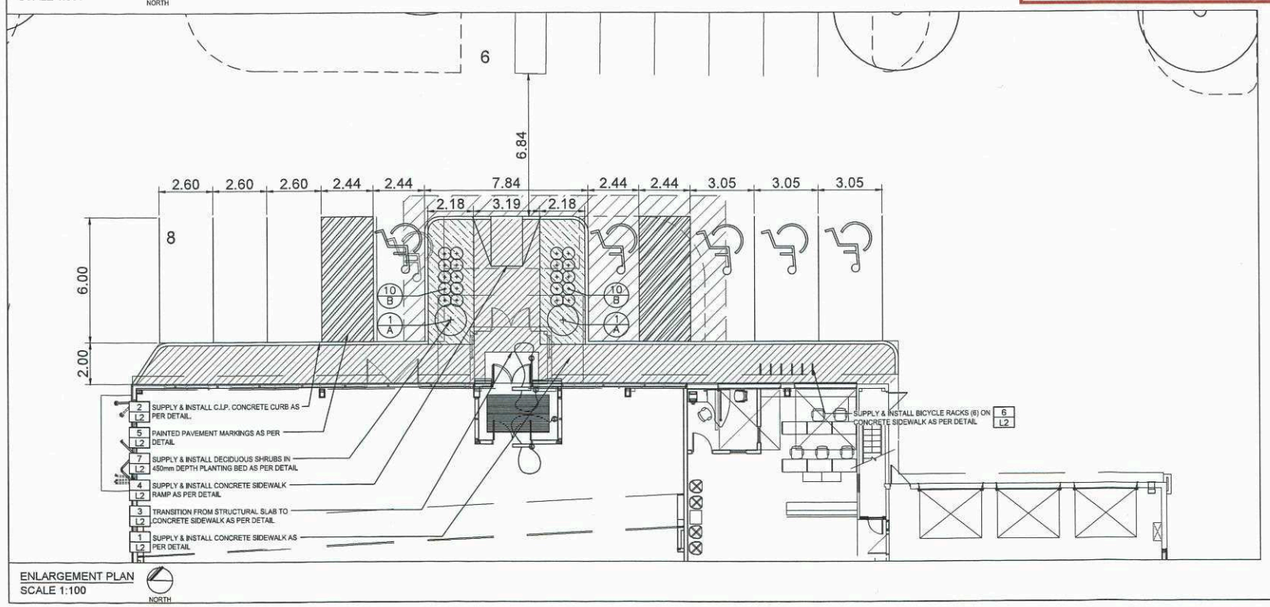


OVERALL SITE PLAN
SCALE 1:300

NORTH



ENLARGEMENT PLAN
SCALE 1:100

NORTH

SCHEDULE "A" page 1 of 7

To Zoning Agreement: DASZ 5/98

By-Law No.: 7246/1998

Winnipeg

Zoning Officer	Jaspreet Bhuller	Jan. 20, 2026
District Planner		Feb 13/26
Community Clerk		
Approved for the Director of Planning, Property and Development		

SITE PARKING SUMMARY

PARKING REQUIRED

EXISTING KIA DEALERSHIP (W/ REDEVELOPMENT)	
CAT. 20 - AUTO SALES (30,730 sq.ft. @ 1/250 OVER 2000 sq.ft)	115 STALLS
TOTAL PARKING REQUIRED	115 STALLS
ACCESSIBLE PARKING REQUIRED	5 STALLS (2 VAN ACCESSIBLE STALL)
BICYCLE PARKING REQUIRED	12 SPACES
LOADING SPACES (33'x12')	2 SPACES

PARKING PROVIDED

EXISTING KIA DEALERSHIP (W/ REDEVELOPMENT)	
TYPICAL STALLS	138 STALLS
DISPLAY STALLS	199 STALLS
ACCESSIBLE STALLS	5 STALLS (2 VAN ACCESSIBLE STALLS)
TOTAL DEALERSHIP PARKING PROVIDED	342 STALLS
BICYCLE PARKING PROVIDED	12 SPACES
LOADING SPACES (33'X12')	2 SPACES

GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
2. LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS.
3. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS, AND ROUGH GRADING AS REQUIRED TO CONSTRUCT ALL WORKS AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS. SAWCUT EXISTING PAVEMENT AND CURBS TO ENSURE CLEAN EDGE ON PAVEMENT AND CURBS TO REMAIN (NO BROKEN EDGES).
5. ALL PAINTED PAVEMENT MARKINGS SHOWN WITHIN LIMIT OF WORK & AS NOTED ON PLANS, TO BE INCLUDED IN WORK UNDER THIS CONTRACT.
6. LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO LAYOUT PARKING AREAS TO ACHIEVE REQUIRED NUMBER OF STALLS IN EACH ROW. CONTRACTOR TO REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
8. ALL EXISTING TREES, SIDEWALKS, CURBS, FENCING, SOD AND PAVING TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CITY OF WINNIPEG STANDARDS. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CITY OF WINNIPEG STANDARDS AT THE CONTRACTORS OWN COST.
9. FILL ALL HOLES AND LOW AREAS TO DESIGN SUBGRADE WITH COMPACTED FILL (SUITABLE TO SURFACE FINISH). FOR SODDED/PLANTED AREAS USE COMPACTED CLEAN EARTH FILL SUITABLE FOR PLANT GROWTH. FOR PAVED AREAS USE COMPACTED GRANULAR BASE. REFER TO SPECIFICATIONS.
10. USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, SWALES, ETC.
11. ALL CLAY FILL SHOULD BE PLACED IN MAX 200mm THICK LIFTS AND COMPACTED UNIFORMLY TO A MIN OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY, AT A MOISTURE CONTENT BETWEEN 5% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698.
12. BIKE RACK, EXTERIOR
    .1 BICYCLE RACKS TO BE STAINLESS STEEL INVERTED 'U' SHAPE.
    .1 AS SUPPLIED BY WS MACHINING & FABRICATION INC., CONTACT 1-204-326-5444

PLANTING NOTES

1. LOCATION OF ALL PLANT MATERIAL TO BE MARKED OUT ON SITE AND APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO PLANTING.
2. PLANT SPACING, UNLESS OTHERWISE NOTED:
   SHRUB SPACING:
   DECIDUOUS SHRUBS: 550mm O.C.
3. ALL PLANT MATERIAL TO BE BEST QUALITY. PLANT MATERIAL TO BE REVIEWED ON SITE BY LANDSCAPE ARCHITECT ON SITE PRIOR TO PLANTING. PLANTS NOT ACCEPTABLE ARE TO BE REPLACED AND NEW PLANTS APPROVED PRIOR TO PLANTING. REPLACEMENTS ARE AT THE CONTRACTOR'S OWN COST.
4. ALL PLANTING EXCAVATIONS ARE TO BE REVIEWED AND APPROVED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF DRAINAGE COURSE, FILTER FABRIC AND/OR SOIL.
5. SHRUB BEDS AT PARKING AREA TO HAVE PLANTS SET BACK SO THAT THERE IS A 450mm WIDE MULCH EDGE ALONG CURB WITH FULL GROWTH OF PLANTS.
6. PLANT MATERIAL MUST BE NO.1 GRADE NURSERY STOCK, SUPPLIED AND INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION 'CANADIAN STANDARDS FOR NURSERY STOCK'.
7. PROVIDE MAINTENANCE OF SHRUB BEDS, SHRUBS AND GROUND COVERS FROM DATE OF INSTALLATION UNTIL TWO (2) YEARS AFTER DATE OF ISSUANCE OF CERTIFICATE OF SUBSTANTIAL PERFORMANCE.

LEGEND

- ASPHALT TO MATCH EXISTING
- REINFORCED CONCRETE SIDEWALK
- 600mm DEPTH PLANTING BED
- PAINTED ISLAND
- PROPERTY LINE
- PROPOSED CONCRETE CURB
- EXISTING TREE TO REMAIN

SUGGESTED PLANT LIST

KEY	QTY	COMMON NAME/BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS SHRUBS				
A	2	SIBERIAN PEARLS DOGWOOD / CORNUS ALBA 'SIBERIAN PEARLS'	5 GAL. POT	SPECIMEN, CONTAINER GROWN, WELL BRANCHED PLANT, MIN PLANT HT. OF 600mm. SPACING AT 600mm
B	20	GOLDMOUND SPIREA / SPIRAEA X JAPONOCA 'GOLDMOUND'	2 GAL. POT	SPECIMEN, CONTAINER GROWN, WELL BRANCHED PLANT, MIN PLANT HT. OF 600mm. SPACING AT 600mm

No.	Date	Revision
1	25.11.26	ISCS WORKING DRAWING
2		
3		
4		

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RAYMOND S.C. WAI ARCHITECT
200-1661 PORTAGE AVE
WINNIPEG, MANITOBA R3J 3T7
TEL: 204-837-9089 FAX: 204-837-4383

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.

SEAL

CONSULTANT

MCGOWAN RUSSELL
625 ST. JOSEPH STREET
WINNIPEG MANITOBA
R2H 2A8
TEL: 204-956-0396
FAX: 204-956-1285

OWNER

BIRCHWOOD AUTOMOTIVE GROUP
REAL ESTATE
350-3955 PORTAGE AVENUE
WINNIPEG, MANITOBA
R3K 2H7

PROJECT

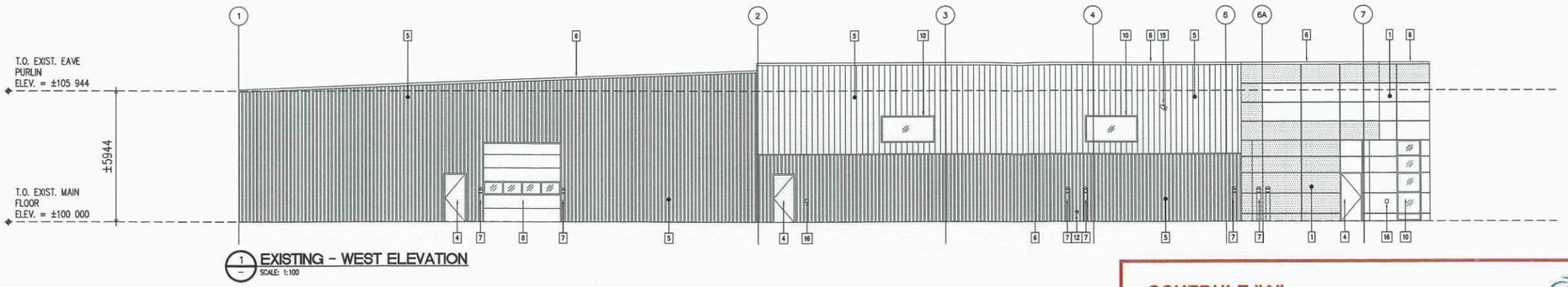
BIRCHWOOD KIA WEST
100-3965 PORTAGE AVE.
WINNIPEG, MANITOBA

DO NOT SCALE DRAWINGS

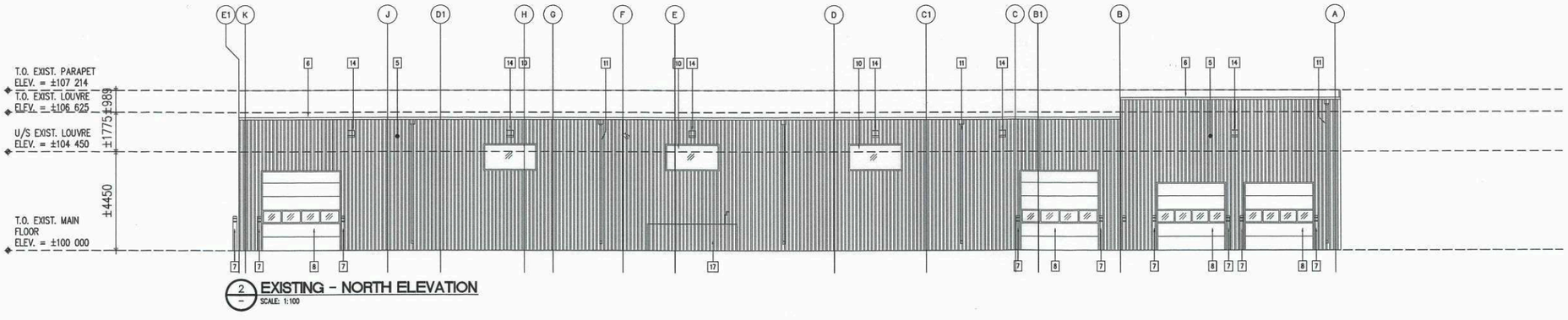
ALL DIMENSIONS ARE TO BE CHECKED VERIFIED ON JOB. CONTRACTOR SHALL NOT SCALE DRAWINGS. NOTIFY CONSULTANTS OF ANY DISCREPANCIES.

DRAWN BY:	MD
CHECKED BY:	SR
DATE:	NOV 26, 2025
PROJECT	SHEET NO.
25-2355	L1

LAYOUT PLAN
SCALE AS NOTED



1 EXISTING - WEST ELEVATION
SCALE: 1:100



2 EXISTING - NORTH ELEVATION
SCALE: 1:100

SCHEDULE "A" page 2 of 7

To Zoning Agreement: DASZ 5/98

By-Law No.: 7246/1998

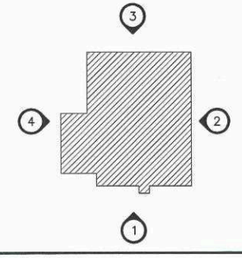
Winnipeg

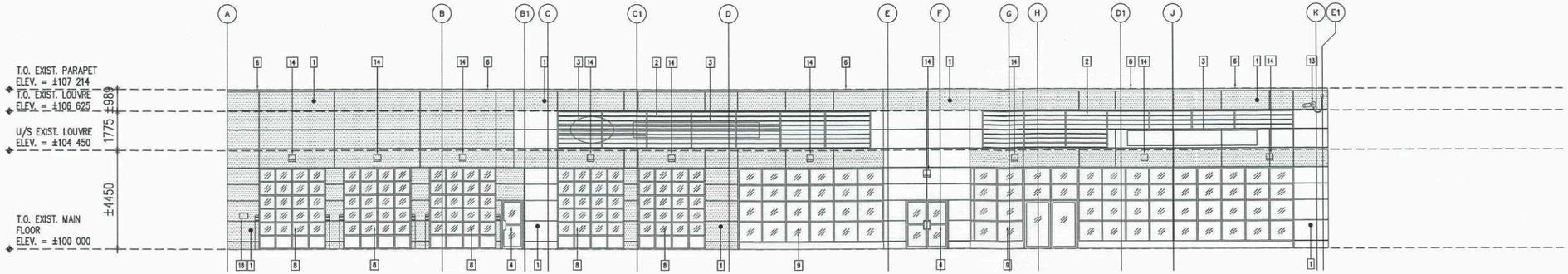
Zoning Officer	Jaspreet Bhuller	Jan. 20, 2026
District Planner		Feb 13/26
Community Clerk		
Approved for the Director of Planning, Property and Development		

EXISTING - ELEVATION KEYNOTES SHOWN X

1	EXISTING ALUMINUM COMPOSITE PANELS
2	EXISTING ALUMINUM LOUVER
3	EXISTING DEALER SIGNAGE
4	EXISTING DOOR
5	EXISTING PRE-FIN. METAL CLADDING
6	EXISTING PRE-FIN. METAL FLASHING
7	EXISTING BOLLARD
8	EXISTING OVERHEAD DOOR
9	EXISTING CURTAIN WALL GLAZING
10	EXISTING WINDOW
11	EXISTING RAIN WATER LEADER
12	EXISTING FIRE CONNECTION DEPARTMENT
13	EXISTING SECURITY CAMERA
14	EXISTING EXTERIOR LIGHT FIXTURE
15	EXISTING PA ANNOUNCER
16	EXISTING WALL HYDRANT BOX
17	EXISTING MECHANICAL EQUIPMENT
18	EXISTING KEY DROP BOX

KEY PLAN





3 EXISTING - SOUTH ELEVATION
SCALE: 1:100

SCHEDULE "A" page 3 of 7

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Winnipeg

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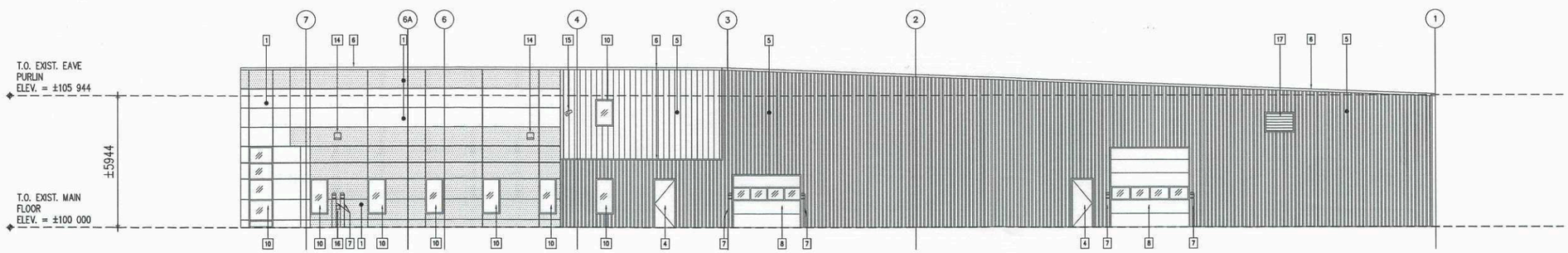
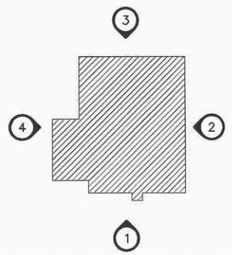


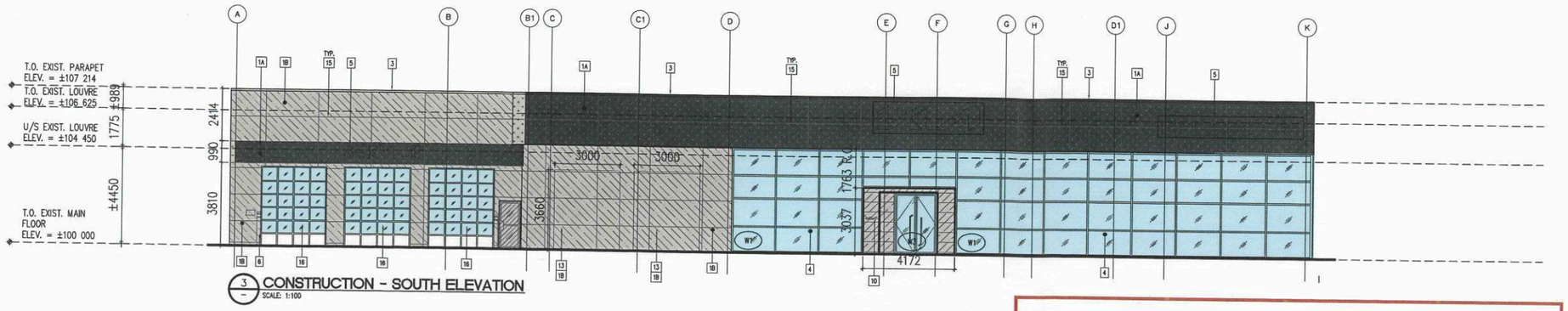
4 EXISTING - EAST ELEVATION
SCALE: 1:100

EXISTING - ELEVATION KEYNOTES SHOWN: X

1	EXISTING ALUMINUM COMPOSITE PANELS
2	EXISTING ALUMINUM LOUVER
3	EXISTING DEALER SIGNAGE
4	EXISTING DOOR
5	EXISTING PRE-FIN. METAL CLADDING
6	EXISTING PRE-FIN. METAL FLASHING
7	EXISTING BOLLARD
8	EXISTING OVERHEAD DOOR
9	EXISTING CURTAIN WALL GLAZING
10	EXISTING WINDOW
11	EXISTING RAIN WATER LEADER
12	EXISTING FIRE CONNECTION DEPARTMENT
13	EXISTING SECURITY CAMERA
14	EXISTING EXTERIOR LIGHT FIXTURE
15	EXISTING PA ANNOUNCER
16	EXISTING WALL HYDRANT BOX
17	EXISTING MECHANICAL EQUIPMENT
18	EXISTING KEY DROP BOX

KEY PLAN





3 CONSTRUCTION - SOUTH ELEVATION
SCALE: 1:100

SCHEDULE "A" page 4 of 7

To Zoning Agreement: DASZ 5/98

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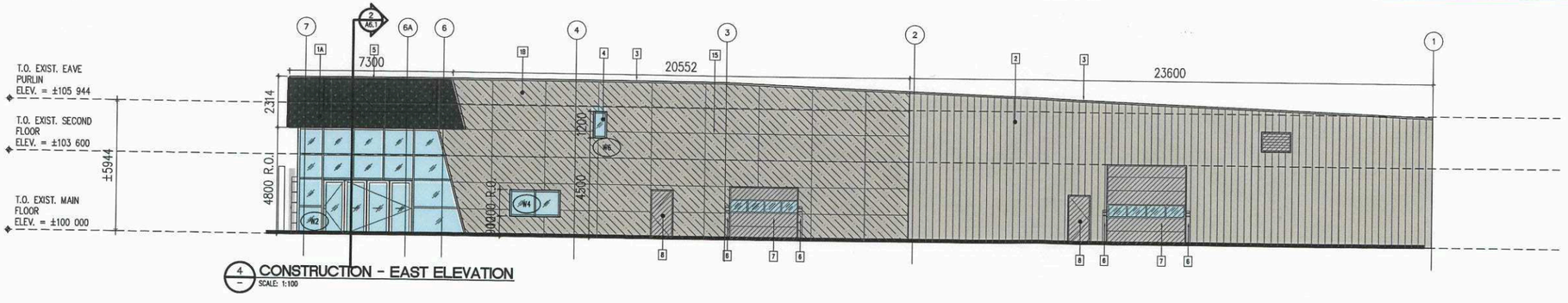


4 CONSTRUCTION - EAST ELEVATION
SCALE: 1:100

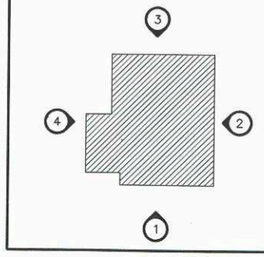
CONSTRUCTION - ELEVATION KEYNOTES

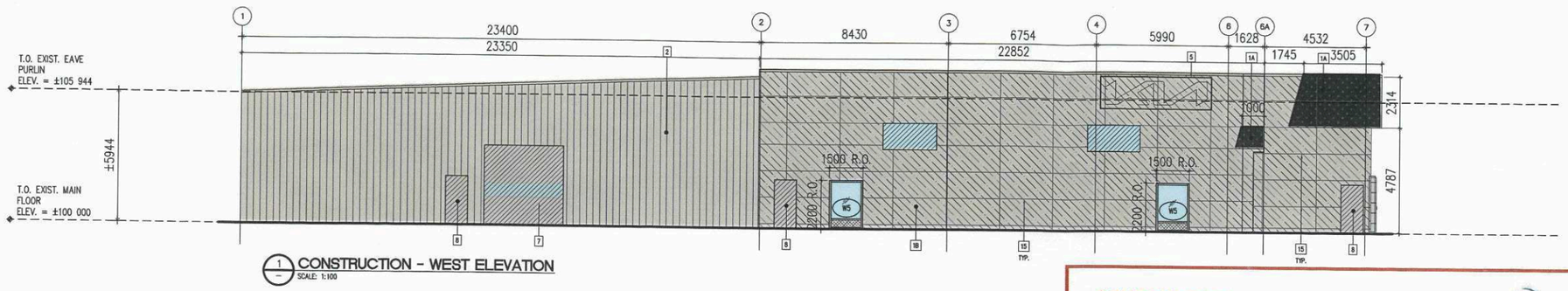
SHOWN: X

	1A	ALUMINUM COMPOSITE METAL PANEL PRODUCT: 541 BY PRIDE SIGNS COLOUR: BLACK
	1B	ALUMINUM COMPOSITE METAL PANEL PRODUCT: 541 BY PRIDE SIGNS COLOUR: JY-2520 "EXOTIC SILVER MICA"
	2	PRE-FIN. METAL CLADDING (VERT.) PRODUCT: VICUEST "AD-3000R" COLOUR: "QC7000" SILVER
	3	PRE-FINISHED METAL PARAPET CAP FLASHING C/W S-LOCK COLOUR: TO MATCH ADJACENT FINISH
	4	ALUMINUM CURTAIN WALL WINDOW/DOOR SEE WINDOW SCHEDULE & DOOR SCHEDULE
	5	ILLUMINATED BUILDING SIGNAGE, BY TENANT, SEE ELEC. FINAL LOCATION TO BE COORDINATED ON SITE
	6	EXISTING CONCRETE FILLED STEEL BOLLARD TO REMAIN. PROVIDE NEW PVC COVER.
	7	EXISTING OVERHEAD DOOR TO REMAIN. EXISTING BENT STEEL FRAME TO BE PAINTED, COLOUR TO MATCH ADJ. SURFACE
	8	EXIST. HOLLOW METAL DOOR & STEEL FRAME - PTD COLOUR: TO MATCH ADJACENT FINISH
	9	EXISTING EXTERIOR LIGHT FIXTURE RE-INSTALLED IN SAME LOCATION. PROVIDE EXTENSION TO INSTALL ON NEW CLADDING, SEE ELEC.
	10	BLACK ACRYLIC LOGO PAINTED SATIN FINISH BLACK PIN MOUNTED FLUSH ON NEW ACM ENTRANCE PORTAL 541 BY OTHERS (PRIDE SIGNS)
	11	EXISTING FIRE DEPARTMENT CONNECTION INLET, SEE MECH.
	12	NEW RAIN WATER LEADER, COLOUR TO MATCH ADJACENT SURFACE
	13	INFILL WALL OPENING, MATCH EXISTING WALL CONSTRUCTION
	14	EXISTING KEY DROP BOX
	15	13mm ACM PANEL REVEAL
	16	** SEPARATE PRICING ** NEW OVERHEAD DOOR C/W BENT STEEL PLATE COLOUR TO MATCH ADJACENT SURFACE

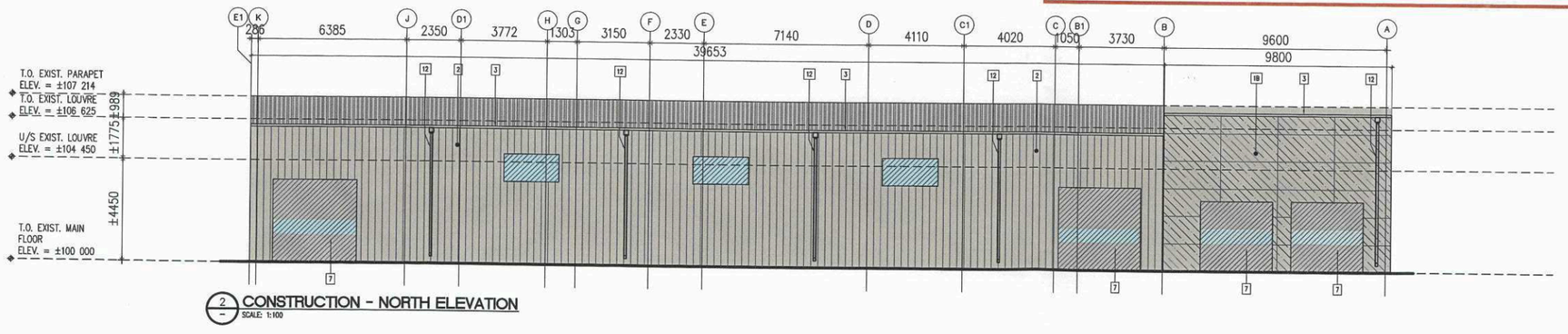
EXISTING WALL & SURFACES SHOWN DIAGONALLY HATCHED ARE TO REMAIN. PATCH AND MAKE GOOD OF ALL SURFACES AFFECTED BY DEMOLITION & CONSTRUCTION UNLESS NOTED OTHERWISE

KEY PLAN





1 CONSTRUCTION - WEST ELEVATION
SCALE: 1:100



2 CONSTRUCTION - NORTH ELEVATION
SCALE: 1:100

SCHEDULE "A" page 5 of 7

To Zoning Agreement: DASZ 5/98

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Winnipeg

Zoning Officer	Jaspreet Bhullar	Jan. 20, 2026
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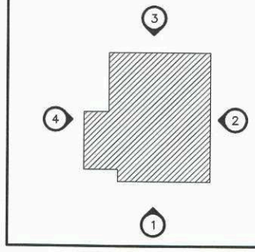
Approved for the Director of Planning, Property and Development		

CONSTRUCTION - ELEVATION KEYNOTES SHOWN: X

- 1A ALUMINUM COMPOSITE METAL PANEL PRODUCT: 541 BY PRIDE SIGNS COLOUR: BLACK
- 1B ALUMINUM COMPOSITE METAL PANEL PRODUCT: 541 BY PRIDE SIGNS COLOUR: JY-2520 "EXOTIC SILVER MICA"
- 2 PRE-FIN. METAL CLADDING (VERT.) PRODUCT: VICWEST "AD-300SR" COLOUR: "QC1500" SILVER
- 3 PRE-FINISHED METAL PARAPET CAP FLASHING C/W S-LOCK COLOUR: TO MATCH ADJACENT FINISH
- 4 ALUMINUM CURTAIN WALL WINDOW/DOOR SEE WINDOW SCHEDULE & DOOR SCHEDULE
- 5 ILLUMINATED BUILDING SIGNAGE, BY TENANT, SEE ELEC. FINAL LOCATION TO BE COORDINATED ON SITE
- 6 EXISTING CONCRETE FILLED STEEL BOLLARD TO REMAIN. PROVIDE NEW PVC COVER.
- 7 EXISTING OVERHEAD DOOR TO REMAIN. EXISTING BENT STEEL FRAME TO BE PAINTED, COLOUR TO MATCH ADJ. SURFACE
- 8 EXIST. HOLLOW METAL DOOR & STEEL FRAME - PTD COLOUR: TO MATCH ADJACENT FINISH
- 9 EXISTING EXTERIOR LIGHT FIXTURE RE-INSTALLED IN SAME LOCATION. PROVIDE EXTENSION TO INSTALL ON NEW CLADDING, SEE ELEC.
- 10 BLACK ACRYLIC LOGO PAINTED SATIN FINISH BLACK PIN MOUNTED FLUSH ON NEW ACM ENTRANCE PORTAL 541 BY OTHERS (PRIDE SIGNS)
- 11 EXISTING FIRE DEPARTMENT CONNECTION INLET, SEE MECH.
- 12 NEW RAIN WATER LEADER, COLOUR TO MATCH ADJACENT SURFACE
- 13 INFILL WALL OPENING, MATCH EXISTING WALL CONSTRUCTION
- 14 EXISTING KEY DROP BOX
- 15 13mm ACM PANEL REVEAL
- 16 ** SEPARATE PRICING ** NEW OVERHEAD DOOR C/W BENT STEEL PLATE COLOUR TO MATCH ADJACENT SURFACE

EXISTING WALL & SURFACES SHOWN DIAGONALLY HATCHED ARE TO REMAIN. PATCH AND MAKE GOOD OF ALL SURFACES AFFECTED BY DEMOLITION & CONSTRUCTION UNLESS NOTED OTHERWISE

KEY PLAN



SCHEDULE "A" page 6 of 7

To Zoning Agreement: DASZ 5/98

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PROPOSED SOUTH-EAST VIEW RENDER

Renderings are illustrative and may not precisely reflect the appearance of final materials, colours, and finishes.

SCHEDULE "A" page 7 of 7

To Zoning Agreement: DASZ 5/98

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PROPOSED SOUTH- WEST VIEW RENDER

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