*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.

MUNICIPAL ADDRESS:	1820 DE VRIES AVENUE WINNIPEG MB
LEGAL ADDRESS:	PLAN 108 LOT 52 EXCEPT ROAD PLAN 2 BLK 2 TWP 10 RGE 2 EPLAN 2 LOT 1
CURRENT ZONING:	M1 - MANUFACTURING LIGHT
PROPOSED ZONING:	RMF-M - RESIDENTIAL MULTI-FAMILY MEDIUM
GROSS SITE / PARCEL AREA:	142 880 SQ FT
BUILDING AREA:	35 354 SQ FT
BUILDING HEIGHT:	65 FEET (6 STOREYS)
SETBACKS FRONT YARD REAR YARD SIDE YARD CORNER SIDE YARD	25 FEET 25 FEET 8 FEET (18 FEET TO BUILDING) 20 FEET
GROSS FLOOR AREA MAIN FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR SIXTH FLOOR TOTAL:	34 748 SQ FT 35 354 SQ FT 35 354 SQ FT 35 354 SQ FT 35 354 SQ FT 35 354 SQ FT 211 268 SQ FT

UNIT BREAKDOWN	STUDIO	1 BED	2 BED	3 BED	TOTAL
L200	3	9	21	2	35
L300	4	9	21	2	36
L400	4	9	21	2	36
L500	4	9	21	2	36
L600	4	9	21	2	36
TOTAL	19	45	105	10	179

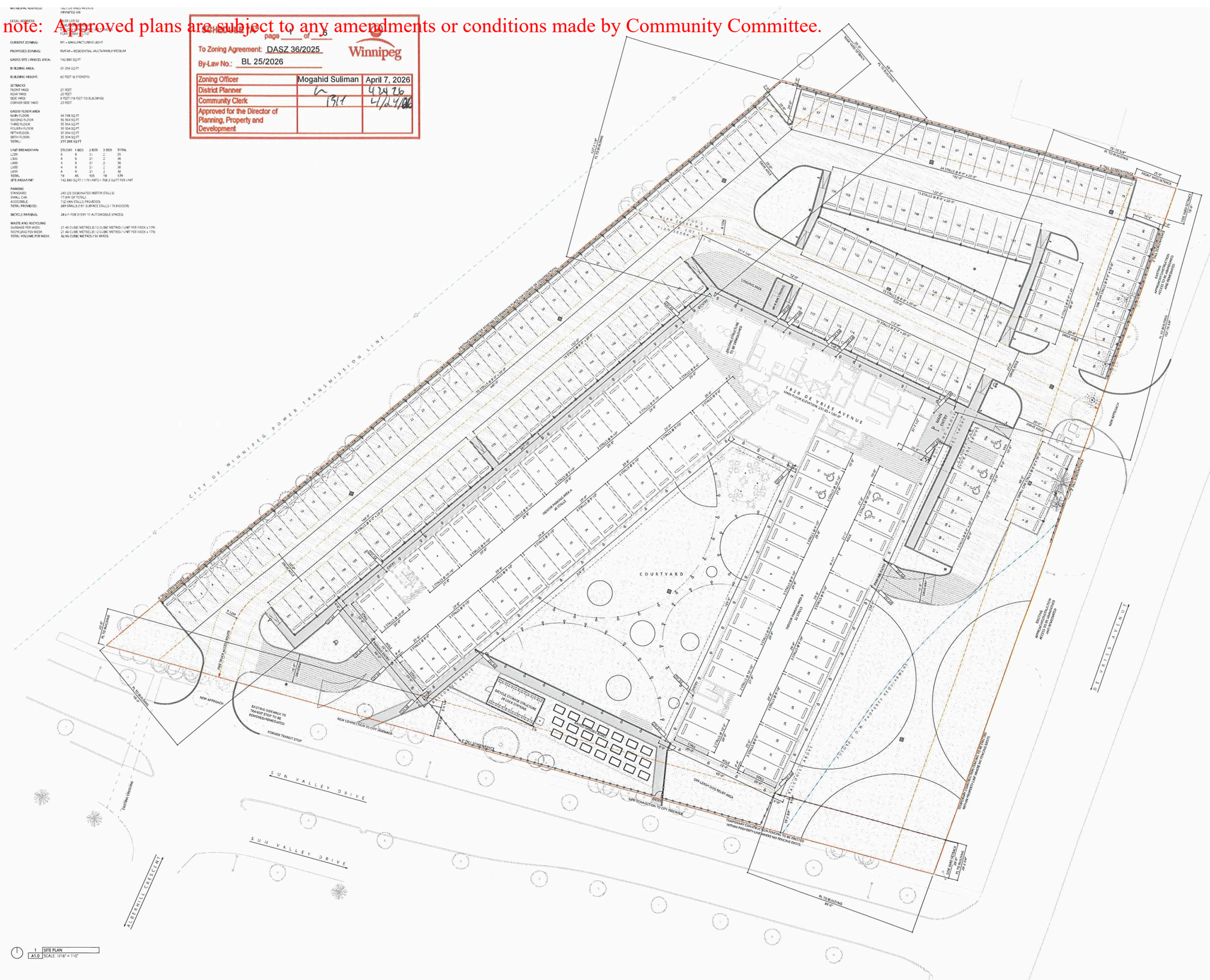
SITE AREA/UNIT: 142 880 SQ FT / 179 UNITS = 798.2 SQ FT PER UNIT

PARKING	
STANDARD:	249 (25 DESIGNATED VISITOR STALLS)
SMALL CAR:	17 (6% OF TOTAL)
ACCESSIBLE:	7 (2 VAN STALLS PROVIDED)
TOTAL PROVIDED:	269 STALLS (179 SURFACE STALLS / 78 INDOOR)
BICYCLE PARKING:	28 (+1 FOR EVERY 10 AUTOMOBILE SPACES)

WASTE AND RECYCLING	
GARBAGE PER WEEK:	21.48 CUBIC METRES (0.12 CUBIC METRES / UNIT PER WEEK x 179)
RECYCLING PER WEEK:	21.48 CUBIC METRES (0.12 CUBIC METRES / UNIT PER WEEK x 179)
TOTAL VOLUME PER WEEK:	42.96 CUBIC METRES / 56 YARDS

Schedule A
page 1 of 3
To Zoning Agreement: DASZ 36/2025
By-Law No.: BL 25/2026
Winnipeg

Zoning Officer	Mogahid Suliman	April 7, 2026
District Planner		4/24/26
Community Clerk		4/24/26
Approved for the Director of Planning, Property and Development		



1 SITE PLAN
A1.0 SCALE: 1/16" = 1'-0"

EASEMENT
SETBACK
UTILITY RIGHT OF WAY
GRID/ELEVATION LINE
BUILDING ABOVE
BUILDING BELOW/HIDDEN
CENTRELINE

SITE PLAN HATCH LEGEND
SOFTSCAPING
CONCRETE
ASPHALT
PAVERS
ROCK

SITE PLAN SYMBOL LEGEND
STREET SIGN
HYDRANT
FIRE DEPARTMENT CONNECTION
HYDRO POLE
HYDRO POLE WITH LIGHT
LIGHT STANDARD
LIGHT STANDARD WITH ARM
PEDESTAL LIGHT
WALL-MOUNTED LIGHT
DUPLEX RECEPTACLE
CHAIN LINK SCREENFENCE
WELDED WIRE FENCE

LANDSCAPING SYMBOL LEGEND
(REFER TO LANDSCAPE PLANS)
NEW DECIDUOUS TREE
EXISTING DECIDUOUS TREE
DECIDUOUS TREE TO BE REMOVED
NEW CONIFEROUS TREE
EXISTING CONIFEROUS TREE
CONIFEROUS TREE TO BE REMOVED

03 ISSUED FOR DEVELOPMENT PERMIT	2024.03.06
02 REISSUED FOR ZONING	2025.06.20
01 ISSUED FOR ZONING	2025.03.18
DRAWN BY	CB
PLOT DATE	2024.03.06

ISSUED FOR DEVELOPMENT PERMIT

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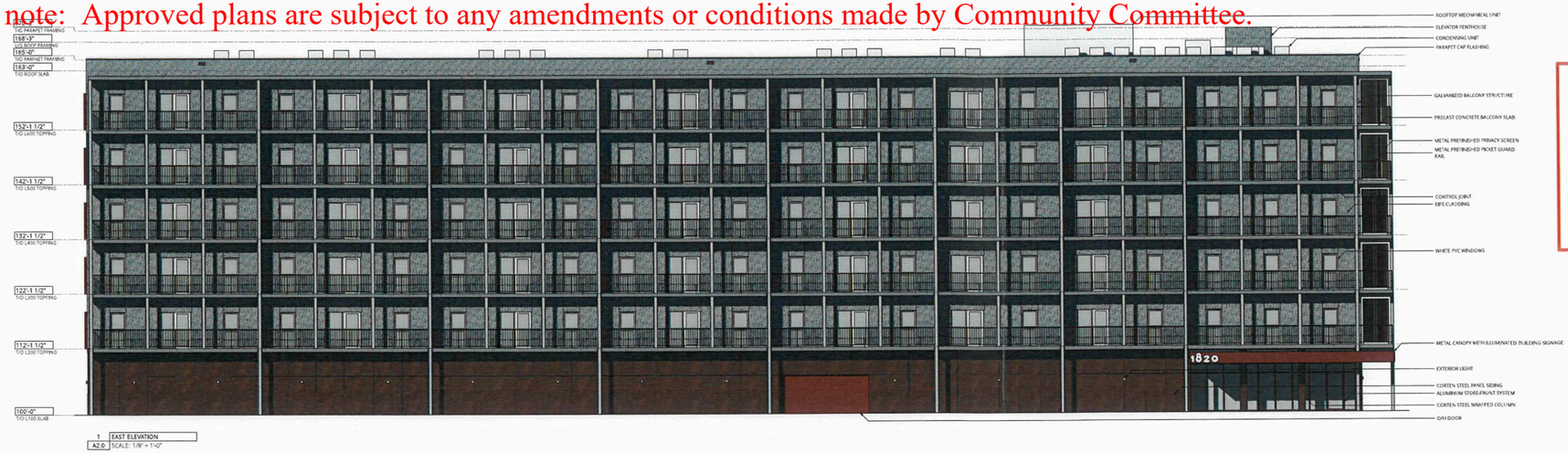
atlrg
architecture inc
62 George ave Winnipeg MB R3B0K3

244 DE VRIES
1820 DE VRIES AVENUE WINNIPEG MB

SITE PLAN

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



1 EAST ELEVATION
A2.0 SCALE: 1/8" = 1'-0"

SCHEDULE "A" page 2 of 6
To Zoning Agreement: DASZ 36/2025
By-Law No.: BL 25/2026

Zoning Officer	Mogahid Suliman	April 7, 2026
District Planner		4/24/26
Community Clerk		4/24/26
Approved for the Director of Planning, Property and Development		

Winnipeg



2 WEST ELEVATION
A2.0 SCALE: 1/8" = 1'-0"



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

03 ISSUED FOR DEVELOPMENT PERMIT 2026.03.06
02 ISSUED FOR 66% 2025.12.30
01 ISSUED FOR 33% 2025.11.19

DRAWN BY AJ/CB
PLOT DATE 2026.03.06

ISSUED FOR DEVELOPMENT PERMIT

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244 DE VRIES
1620 DE VRIES AVENUE WINNIPEG MB

ELEVATIONS

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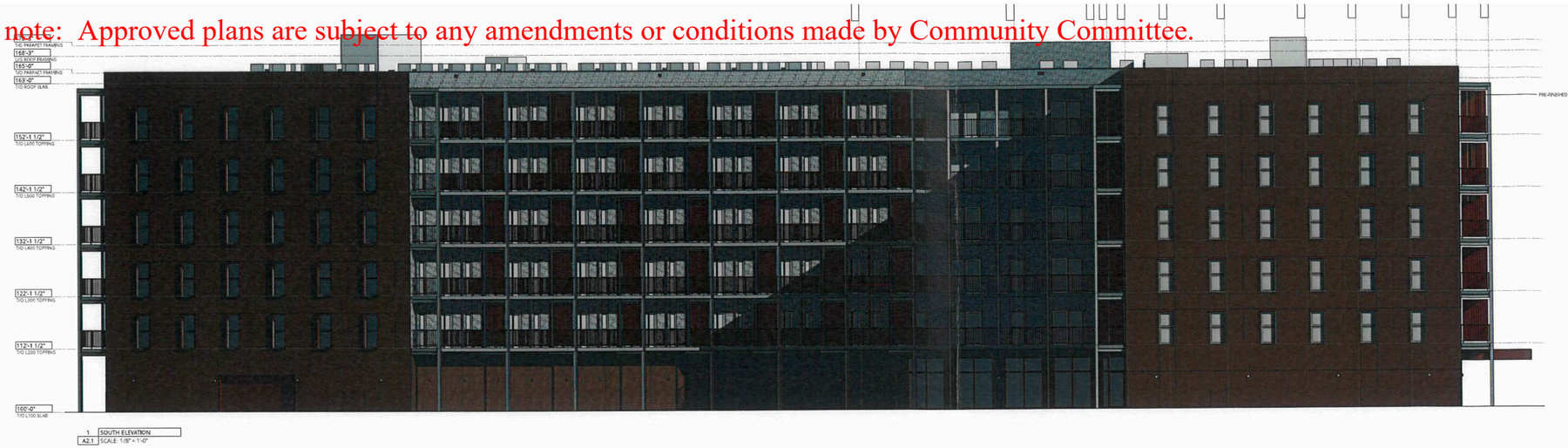
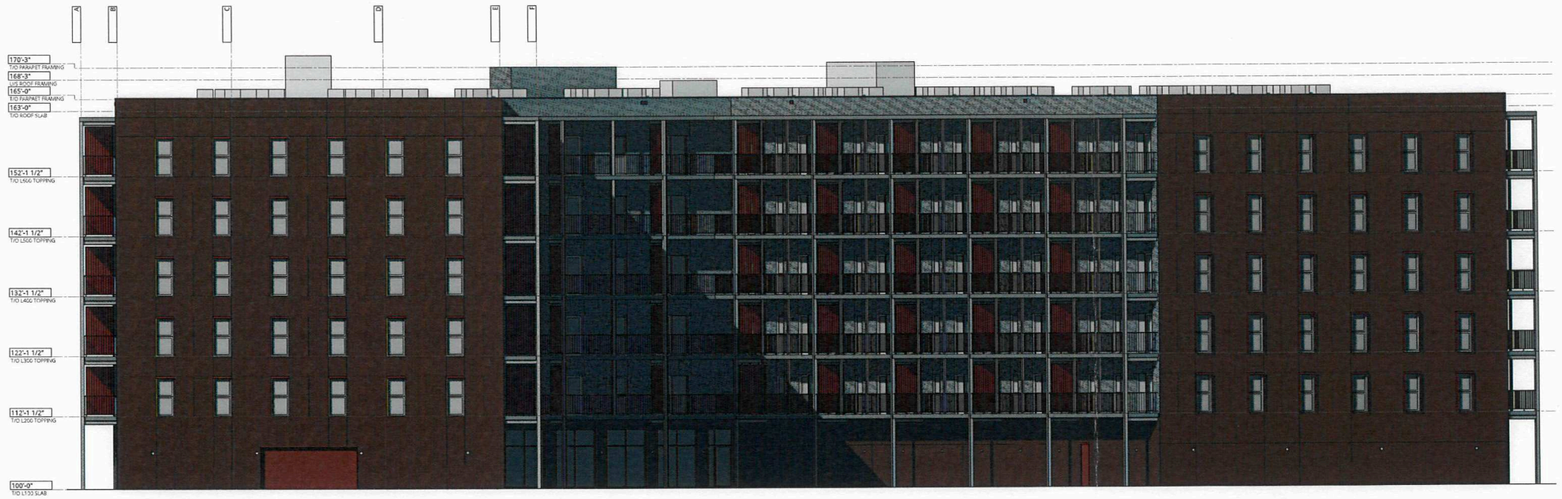


1 SOUTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 SOUTHWEST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

SCHEDULE "A" page 3 of 6
To Zoning Agreement: DASZ 36/2025
By-Law No.: BL 25/2026

Winnipeg

Zoning Officer	Mogahid Suliman	April 7, 2026
District Planner		4/7/26
Community Clerk		4/7/2026
Approved for the Director of Planning, Property and Development		

03 ISSUED FOR DEVELOPMENT PERMIT 2026.03.06
02 ISSUED FOR 66% 2025.12.30
01 ISSUED FOR 33% 2025.11.19

DRAWN BY AU/CB
PLOT DATE: 2026.03.06

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82 George ave Winnipeg MB R3B0K3

244 DE VIMES
1820 DE VIMES AVENUE WINNIPEG MB

ELEVATIONS

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



4 WEST COURTYARD ELEVATION
A2 2 SCALE: 1/8" = 1'-0"



6 NORTH COURTYARD ELEVATION
A2 2 SCALE: 1/8" = 1'-0"

5 EAST COURTYARD ELEVATION
A2 2 SCALE: 1/8" = 1'-0"

SCHEDULE "A" page 4 of 6

To Zoning Agreement: DASZ 36/2025

By-Law No.: BL 25/2026

Winnipeg

Zoning Officer	Mogahid Suliman	April 7, 2026
District Planner		93426
Community Clerk	1314	4/24/2026
Approved for the Director of Planning, Property and Development		

03 ISSUED FOR DEVELOPMENT PERMIT 2026.03.06
02 ISSUED FOR 66% 2025.12.30
01 ISSUED FOR 33% 2025.11.19

DRAWN BY: AJ/CB
PLOT DATE: 2026.03.06

ISSUED FOR DEVELOPMENT PERMIT

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architecture inc
84 George Ave Winnipeg, MB R3B0K7

244 DE VRIES
1620 DE VRIES AVENUE WINNIPEG MB

ELEVATIONS

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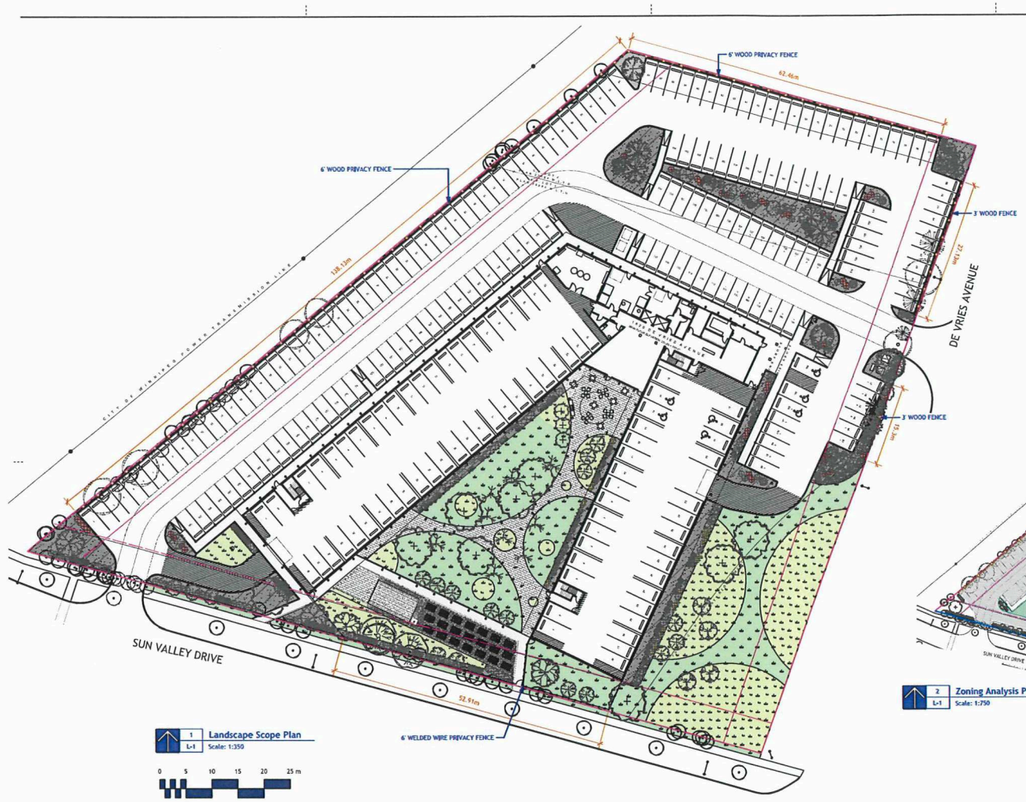
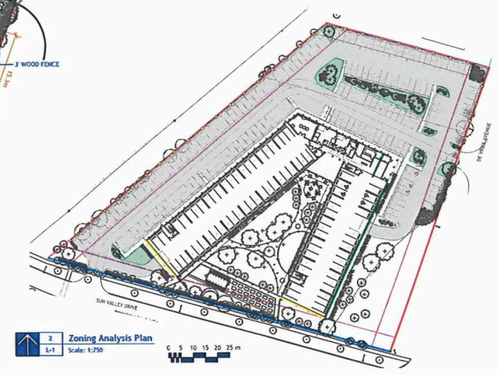


1 L-1 **Landscape Scope Plan**
Scale: 1:350

0 5 10 15 20 25 m

Surface Material Legend

- Sod c,w, Topsoil 1236 sm
- Naturalized Meadow Seed & Topsoil 1142 sm
- Proposed Boulder Mulch Planting Bed 1127 sm
- Decorative Stone Mulch Paving (Course) 128 sm
- Barkman Concrete Unit Pavers: Broadway 65mm 448 sm
- Limestone Crushed Gravel Paving (Fines) 136 sm
- Garden Soil (30 cm depth 4 way mix soil) 38 sm



2 L-1 **Zoning Analysis Plan**
Scale: 1:750

0 5 10 15 20 25 m

SCHEDULE "A" page 5 of 6
To Zoning Agreement DASZ 36/2026
By-Law No.: BL 25/2026

Winnipeg

Zoning Officer	Mogahid Suliman	April 7, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

De Vries Ave — 405 Lin ft.

	Required	Proposed
Trees	14	17
New Trees		15
Existing Trees		2
Shrubs	61	64

Sun Valley Drive — 479 Lin ft.

	Required	Proposed
Trees	16	17
New Trees		15
Existing Trees		2
Shrubs	72	72

190 (5) Building Foundation Landscaping (outside of urban infill areas)

Principle Facade

Facade facing De Vries Ave — 234 Lin Ft.

	Required	Proposed
Shrubs	23	34

Facade Facing Street

Facade facing Sun Valley — 129 Lin Ft.

	Required	Proposed
Shrubs	13	15

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area — 60680 Sq. Ft.

Required Landscape Area

	Required	Proposed
	3034	5375
Trees	10	12
Shrubs	30	66

LAND FORUM
LANDSCAPE ARCHITECTS

General Notes

1. All work to conform to Canadian Landscape Standard (Current Edition)
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor, Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be warrantied for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolitionremovals.
9. All material depths in details are shown after compaction.

DP

1. This drawing shall not be used for construction unless signed and sealed by Landscape Architect.
2. Variations and modifications to the work shown will not be allowed without prior written consent of Landscape Architect.
3. Drawing and Specifications, as instruments of service, are the property of the Landscape Architect. The copyright is reserved in the name of the Landscape Architect. No reproduction may be made without the prior written consent of the Landscape Architect
4. Contractors/Builders are hereby granted a Limited Licence to reproduce these drawings for the purposes of bidding. Such reproductions are not to be used for construction.

No.	Date	Issue Notes
E	2026-02-03	Development Permit
D	2026-01-12	65% Review
C	31/08/2025	For Review

Client/Agent

Project Title: 1820 DeVries Apartments
Winnipeg, MB

Drawing Title: Landscape Scope Plan

Drawing No.: L-1 of 4

1820 DeVries Apartments_Working.vwx

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.

Plant Schedule

Common Name	Qty	Scheduled Size	Botanical Name	(Containerized trees will not be accepted)
Evergreen Trees				
White Spruce	4	2.4 m ht.	Picea glauca	90 cm dia. root ball., evenly branched, full bushy trees, no broken leaders, well branched to grade, balled & burlapped or tree mover; wire basket. Guy wire
Trees				
Amur Maple	13	50 mm ø	Acer ginnala	2.4-3.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Silver Cloud Maple	9	65 mm ø	Acer saccharinum 'Silver Cloud'	4.0-4.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Snowbird Hawthorne	2	65 mm ø	Crataegus x mordenensis 'Snowbird'	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Gladiator Apple	16	65 mm ø	Malus x adstringens 'Durleo'	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Trembling Aspen	13	50 mm ø	Populus tremuloides	3.0-3.5m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Amur Chokecherry	4	65 mm ø	Prunus maackii	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Japanese Tree Lilac	6	65 mm ø	Syringa reticulata	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs				
Saskatoon	10	45 cm ht.	Amelanchier sanguinea, var. alnifolia	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Ivory Halo Dogwood	71	45 cm ht.	Cornus alba 'Ivory Halo'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Silver Variegated Dogwood	4	45 cm ht.	Cornus alba 'Silver Variegated'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Arctic Fire Dogwood	39	45 cm ht.	Cornus stolonifera 'Farrow'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Turkestan Burning Bush	14	45 cm ht.	Euonymus nana 'Turkestanica'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dart's Gold Ninebark	28	45 cm ht.	Physocarpus opulifolius 'Dart's Gold'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Sumac 'Gro-Low'	38	45 cm ht.	Rhus aromatica 'Gro-Low'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant 'Schmidtke'	43	45 cm ht.	Ribes alpinum	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dwarf Korean Lilac	5	45 cm ht.	Syringa meyeri 'Palibin'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs				
Calgary Carpet Juniper	28	45 cm. sp.	Juniperus sabina 'Calgary Carpet'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Globe Cedar	6	45 cm ht.	Thuja occidentalis 'Woodwardi'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Perennials				
Ornamental Grasses				
Karl Foerster Feather Reed Grass	16	Large Pot	Calamagrostis x acutiflora 'Karl Foerster'	2 yr. plant
Prairie Junegrass	6	Large Pot	Koeleria macrantha	2 yr. Plants
Prairie Dropseed	25	Large Pot	Sporobolus heterolepsis	2 yr. Plants
Ferns / Mosses				
Vines				
Englemann's Ivy	14	2 yr.	Parthenocissus quinquefolia 'Englemanns'	1 gal. container, 4 runners 60 cm min length.
Aquatic Plants				
Total Plants on Schedule	414			
Total Plants in Drawing	418			

Planting Notes

1. All plant material, including trees, shrubs, perennials and sod, shall conform to Canadian Standards for Nursery Stock, 9th edition as published by the Canadian Nursery and Landscape Association,
2. All planting shall conform to the Canadian Landscape Standard (CLS) Current Edition
3. As per CLS 5.3.4.3 h, Wire baskets should not be removed from rootballs, Any visible portion should be folded down away from the rootball and buried, Where the wire basket is oversized such that the top wire is higher than the grade, any visible portions should be folded down away from the rootball or the basket shall be cut back to a minimum of 10cm (4in.) below the surface of the growing medium.
4. As per CLS 5.3.4.1
   a. All planting hole depths should only be dug deep enough to accommodate the root system or root mass at the desired depth relative to the surrounding grade,
   b. Root balls shall be placed on the undisturbed subgrade to prevent settling,
   c. With the exception of woody plants, plants shall be planted so that after settlement the level of the adjacent growing medium surface matches the level of the original growing medium surface in the nursery, The growing medium mark on the stem is an indication of planting depth, and it shall be maintained on the finished level, allowing for settling of the growing medium after planting, The total depth of rootballs shall be planted in the growing medium,
   d. Woody plants shall be planted with the root flare2.5-5cm(1-2in.) above finish grade,
   e. Plants shall be set plumb in the planting beds or in the centre of the pits, except where the plant's character requires variation from this,
5. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect,
6. All plants are to be installed as per the details provided,
7. Minimum trees spacing to be 7 m for deciduous trees and 4 m for coniferous trees
8. All plants shall be located or proposed locations staked out prior installation, Street Tree locations are schematic only, Trees shall be planted 1,8 m from curb and a minimum of 1,8 m from driveway aprons and 4 m from street lights, Conifers shall be located min 4 m from sidewalks, Landscape Architect is to approve location prior to digging, Landscape Architect reserves the right to adjust locations of proposed plant material prior to installation,
9. Contractor to review and accept planting locations as appropriate culturally for the species specified prior to installing plant material, Installation of plant material shall be considered acceptance of the suitability of the location,
10. Contractor shall guarantee new plant material for a period of two calendar years from the date of owner acceptance, Warranty shall only begin after the installation and acceptance of all landscape materials, The Landscape Architect reserves the right to extend the warranty of material found in poor condition at the end of the warranty period for a further calendar year,
11. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect,

Landscape Maintenance Notes

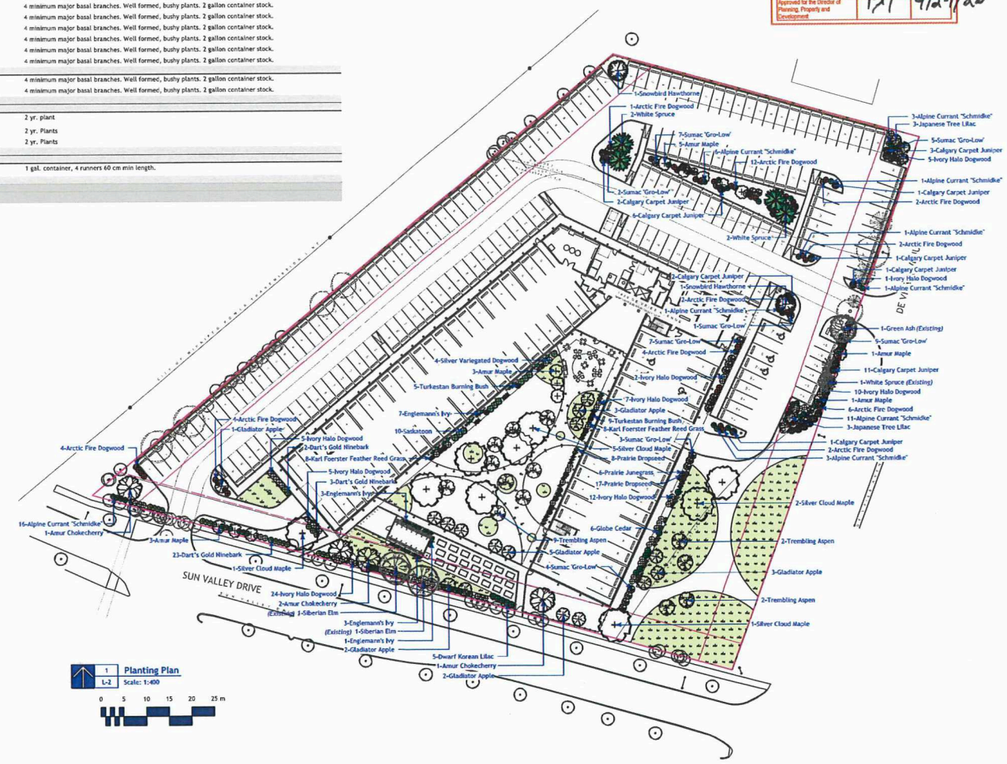
1. Landscape Maintenance work shall conform to the Canadian Landscape Standard (Current Edition) to the "Level 3 - moderate" level,
2. Establishment maintenance (30 day following install) shall be included in the base bid and not itemized separately, One year maintenance shall be included in the base bid from the installation and shall be provided as a separate price as per the bid documents,
3. One Year Maintenance shall extend for a period of one year after the recognized completion date and until acceptance (end of maintenance) by the Contract Administrator, Should the recognized completion (end of maintenance) date occur after September 15 their will be a further 30 day maintenance period beginning on May 1 of the following year,
4. Contractor is to control pests and diseases as required, Contractor shall inform the Contract Administrator prior to applying pesticides and use only those pesticides of low mammalian toxicity, Persons applying pesticides shall have a valid pesticide applicators license and strictly follow manufacturers instructions regarding the application of the chemicals and the safety precautions required to apply them,
5. Contractor shall maintain tree pits and planting beds in a weed free condition throughout the maintenance period, Weed should be removed frequently and not left to establish for a period greater than 10 days,
6. Pruning shall be done by persons with a valid qualification (ie, Tree Pruners License) from the local authority, Pruning shall be as necessary to remove dead or damaged limbs as well as maintain species typical form and healthy growth, Pruning shall be done in accordance with industry accepted methods to standard good practice, In the event of a disagreement the opinion of the Contract Administrator as to what constituted standard good practice shall be considered final,
7. The replacement of any new deciduous or coniferous plant material shall initiate the start of an additional 2 year maintenance on the replaced plant,
8. Tree support and stakes are to be inspected at each weeding/watering to ensure that they are properly adjusted,
9. Water shall be applied as required to maintain optimum conditions, During dry weather the Contractor should expect to water on a weekly basis, Each tree is to be thoroughly watered when it is watered (40 liters per 25 mm of caliper), Contractor is to avoid over watering by reducing the frequency during wet weather,
10. Sod shall be watered as necessary to maintain in a green and healthy condition, Sod shall be cut minimum once every week during May and June and once every 10 days during July to October or more frequently if growing conditions are such as to require added cutting to keep the grass in good and neat condition,
11. Sod and Planting beds shall be fertilized not less than three times per growing season,
12. At the end of each growing season Contractor is to ensure that tree is properly fitted with rodent protection as per the planting detail.

NativeDirect Prairie Meadow Plantmix (Medium height mix)
Shall consist of minimum 15 of the following 23 species:

(i)	Alkali grass	*Puccinellia spp.*
(ii)	American Vetch	*Vicia americana*
(iii)	Black-eyed Susan	*Rudbeckia hirta*
(iv)	Blue grama grass	*Bouteloua gracilis*
(v)	Buffalo grass	*Buchloe dactyloides*
(vi)	Canada wild rye	*Elymus canadensis*
(vii)	Dotted Blazing star	*Liatris punctata*
(viii)	Fringed bromegrass	*Bromus ciliatus*
(ix)	Indian grass	*Sorghastrum nutans*
(x)	June grass	*Koeleria gracilis*
(xi)	Little bluestem	*Schizachyrium scoparium*
(xii)	Perennial rye grass	*Lolium perenne*
(xiii)	Prairie Crocus	*Anemone patens*
(xiv)	Purple Coneflower	*Echinacea angustifolia*
(xv)	Purple Prairie clover	*Dalea purpurea*
(xvi)	Rough fescue	*Festuca hallii*
(xvii)	Salt grass	*Distichlis stricta*
(xviii)	Sidewalls grama	*Bouteloua curtipendula*
(xix)	Sweetgrass	*Hierochloe odorata*
(xx)	Switch grass	*Panicum virgatum*
(xxi)	Tufted hair grass	*Deschampsia cespitosa*
(xxii)	Western wheatgrass	*Pascopyrum smithii*
(xxiii)	Wooded Milkweed	*Asclepias verticillata*

Surface Material Legend

- Sod c.w. Topsoil — 1298 sm
- Naturalized Meadow Seed & Topsoil — 1142 sm
- Proposed Boulder Mulch Planting Bed — 1127 sm
- Decorative Stone Mulch Paving (Course) — 128 sm
- Barkman Concrete Unit Pavers: Broadway 65mm — 448 sm
- Limestone Crushed Gravel Paving (Fines) — 156 sm
- Garden Soil (30 cm depth 4 way mix soil) — 38 sm



1 Planting Plan
L-2 Scale: 1:400

0 5 10 15 20 25 m

SCHEDULE "A" page 6 of 6
To Zoning Agreement: DASZ 36/2025
By-Law No.: BL 25/2026

Zoning Officer	Maghahid Sulman	April 7, 2026
District Planner		N/A
Community Clerk		
Approved for the Director of Planning, Property and Development		4/21/26

Winnipeg

LAND FORUM
LANDSCAPE ARCHITECTS

DP

General Notes

1. All work to conform to Canadian Landscape Standard (Current Edition)
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction, Any damage to them is to be made good by the Contractor, Maintain positive drainage into all catch basins and curb inlets.
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4. Contractor is to limit operations to the area within the area of work shown on the drawing, Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
5. Contractor is to obtain location of all utilities prior to construction, If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations,
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction,
8. Layout is to be approved by Contract Administrator prior to any construction or demolitionremovals,
9. All material depths in details are shown after compaction,

1. This drawing shall not be used for construction unless signed and sealed by Landscape Architect,
2. Variations and modifications to the work shown will not be allowed without prior written consent of Landscape Architect,
3. Drawing and Specifications, as instruments of service, are the property of the Landscape Architect, The copyright is reserved in the name of the Landscape Architect, No reproduction may be made without the prior written consent of the Landscape Architect
4. Contractors/bidders are hereby granted a limited licence to reproduce these drawings for the purposes of bidding, Such reproductions are not to be used for construction,

No.	Date	Issue Notes
E	2026-03-03	Development Permit
D	2026-01-12	66% Review
C	31/08/2025	For Review

Client

Project Title: 1820 DeVries Apartments
Winnipeg, MB

Drawing Title: Planting Plan

Drawing No.: L-2 of 4

1820 DeVries Apartments_Working.vwx