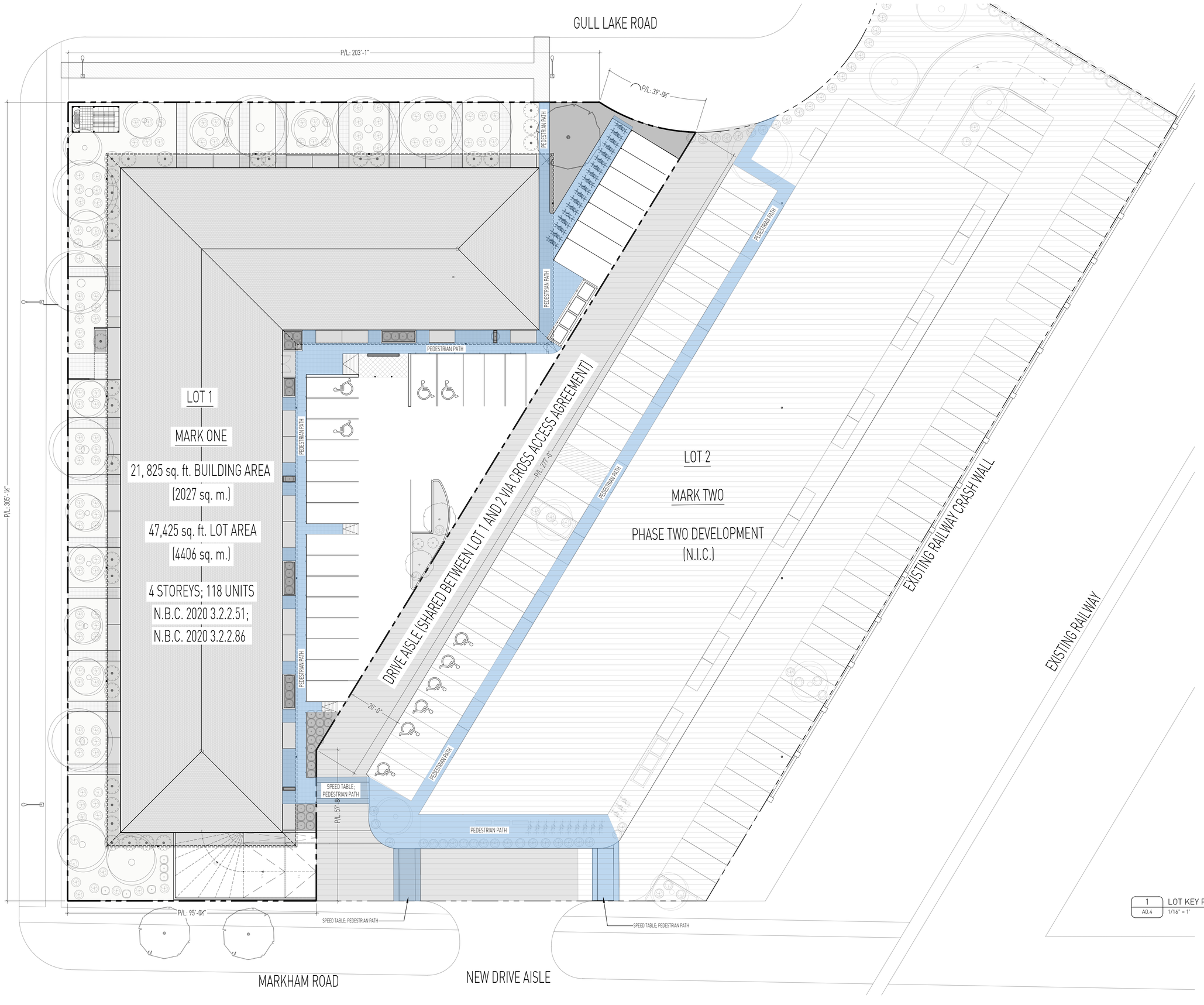



MK1




MK1



1 LOT KEY PLAN
A0.4 1/16" = 1'

DIN
154 STAFFORD STREET
WINNIPEG, MANITOBA
CANADA R3M 2W9
T/F +1 204 944 1493
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OWNER

10090181 MANITOBA LTD.

REVISION

No.	Date	Revision Notes
1.	2026.04.01	ISSUED FOR PLAN APPROVAL
2.	2026.04.22	REVISED FOR PLAN APPROVAL
3.	2026.05.01	REVISED FOR PLAN APPROVAL

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N

PROJECT
MARK ONE

DRAWING
LOT KEY PLAN

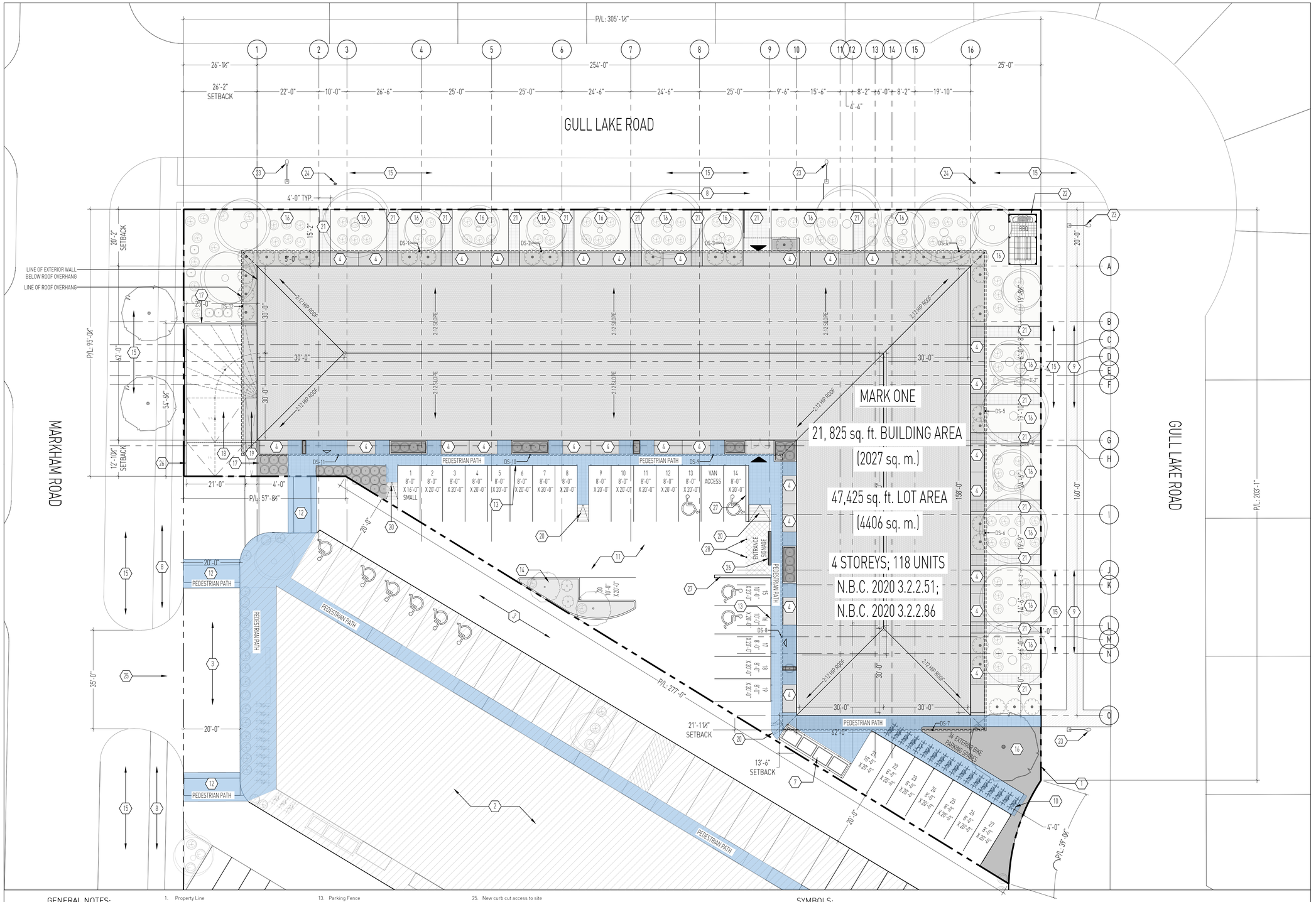
DRAWN BY
RM

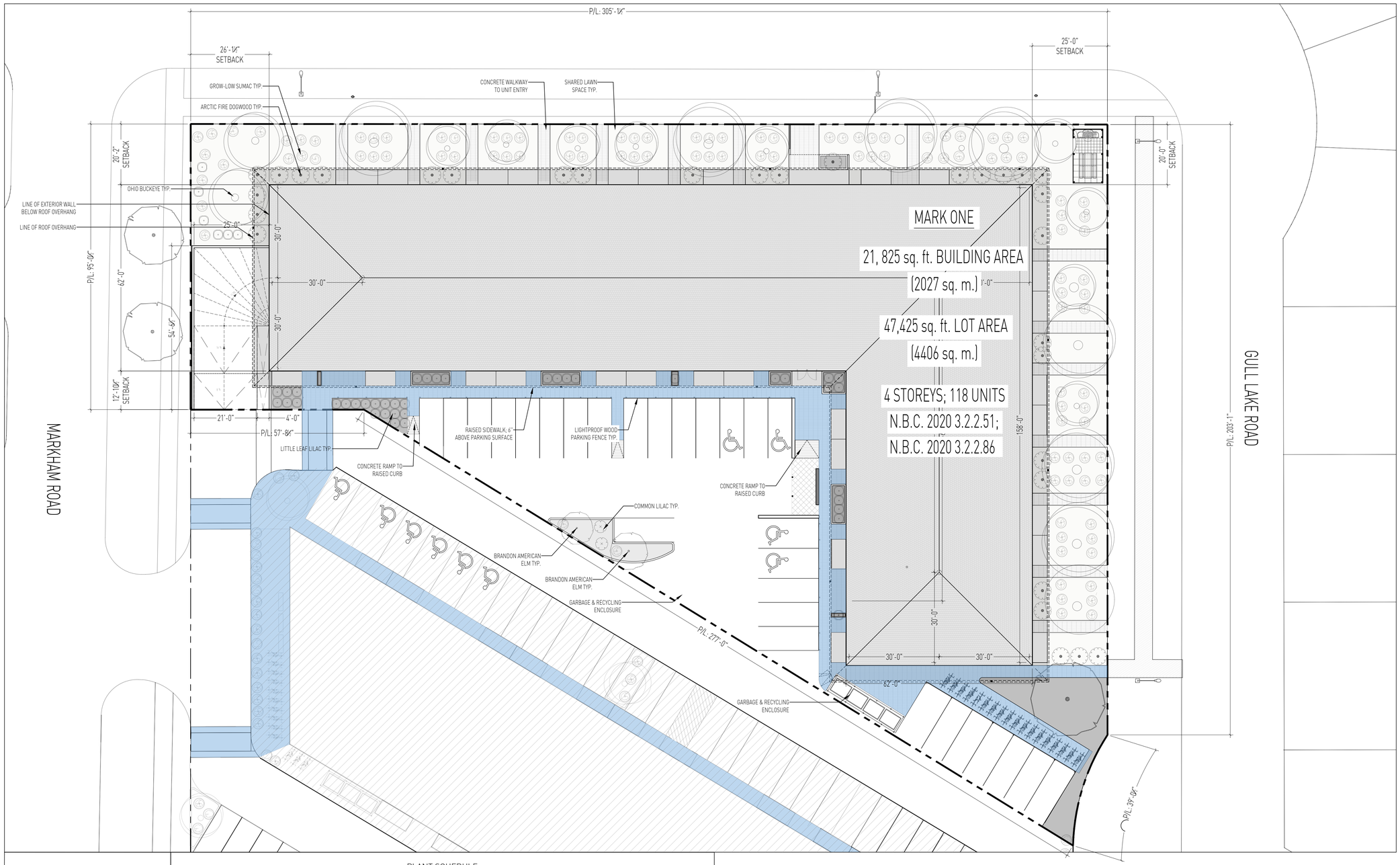
REVIEWED BY
NM

SCALE
1/16" = 1'-0"

DATE
MAY 1 2026

DRAWING NO.
A0.4


GULL LAKE ROAD
MARKHAM ROAD
GULL LAKE ROAD
P/L: 305'-1/4"
254'-0"
26'-1/4"
26'-2" SETBACK
22'-0"
10'-0"
26'-6"
25'-0"
25'-0"
24'-6"
24'-6"
25'-0"
9'-6"
15'-6"
8'-2"
6'-0"
8'-2"
19'-10"
4'-4"
25'-0"
4'-0" TYP.
20'-2" SETBACK
LINE OF EXTERIOR WALL BELOW ROOF OVERHANG
LINE OF ROOF OVERHANG
P/L: 301'-5 3/4"
62'-0"
54'-9/4"
12'-10 1/4" SETBACK
21'-0"
4'-0"
P/L: 57'-8 1/4"
35'-0"
20'-0"
PEDESTRIAN PATH
PEDESTRIAN PATH
PEDESTRIAN PATH
PEDESTRIAN PATH
PEDESTRIAN PATH
PEDESTRIAN PATH
P/L: 277'-0"
21'-11 1/4" SETBACK
13'-6" SETBACK
62'-0"
20'-0"
4'-0"
P/L: 38'-9 3/4"
P/L: 203'-1"
2:12 HIP ROOF
2:12 SLOPE
30'-0"
30'-0"
30'-0"
30'-0"
30'-0"
30'-0"
DS-1
DS-2
DS-3
DS-4
DS-5
DS-6
DS-7
DS-8
DS-9
DS-10
DS-11
DS-12
BBQ
19'-9"
19'-9"
19'-9"



LANDSCAPE ZONING COMPLIANCE:

1. STREET EDGE LANDSCAPING:
GULL LAKE ROAD: 545'-4" FRONTAGE
MARKHAM ROAD: 94'-10" FRONTAGE
REQUIRED: 21 TREES, 91 SHRUBS

2. BUILDING FOUNDATION PLANTING:
GULL LAKE AND MARKHAM ROAD 766'-0" FOUNDATION
REQUIRED: 77 SHRUBS

3. PARKING LOT INTERIOR LANDSCAPING
PARKING AREA: 9700 sq. ft.
PROPOSED INTERIOR LANDSCAPE AREA: 485 sq. ft. (5%)
REQUIRED: 1 TREE, 4 SHRUBS

TOTAL PLANTING REQUIREMENTS: 22 TREES, 172 SHRUBS

TOTAL PROPOSED PLANTING (SITE WIDE - CLUSTERED TO MAXIMIZE CURB APPEAL AND VISUAL BUFFERING: 22 TREES, 172 SHRUBS

PLANT SCHEDULE

SYMBOL	QUANTITY	NAME	BOTANICAL NAME	SIZE / REMARKS
	19	OHIO BUCKEY	*Aesculus glabra*	3" caliper, 15-17' height.Single straight trunk, 13 major branches 7'-0" above grade. B&B
	3	BRANDON AMERICAN ELM	*Ulmus pumila*	3" caliper, 15-17' height.Single straight trunk, 13 major branches 7'-0" above grade. B&B
	34	ARCTIC FIRE DOGWOOD	*Cornus sericea 'Farrow'*	#3 container. 30-36" height. Well developed root system. Full, bushy plant. Container stock.
	98	GRO-LOW SUMAC	*Rhus aromatica 'Gro-Low'*	#3 container. 12-18" height. Well developed root system. Full, bushy plant. Container stock.
	38	LITTLE LEAF LILAC	*Syringa meyeri 'Palabin'*	#2 container. 12-18" height. Well developed root system. Full, bushy plant. Container stock.
	2	COMMON LILAC	*Syringa vulgaris*	#3 container. 36-42" height. Well developed root system. Full, bushy plant. Container stock.

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PROJECT
MARK ONE

DRAWING
LANDSCAPE PLAN

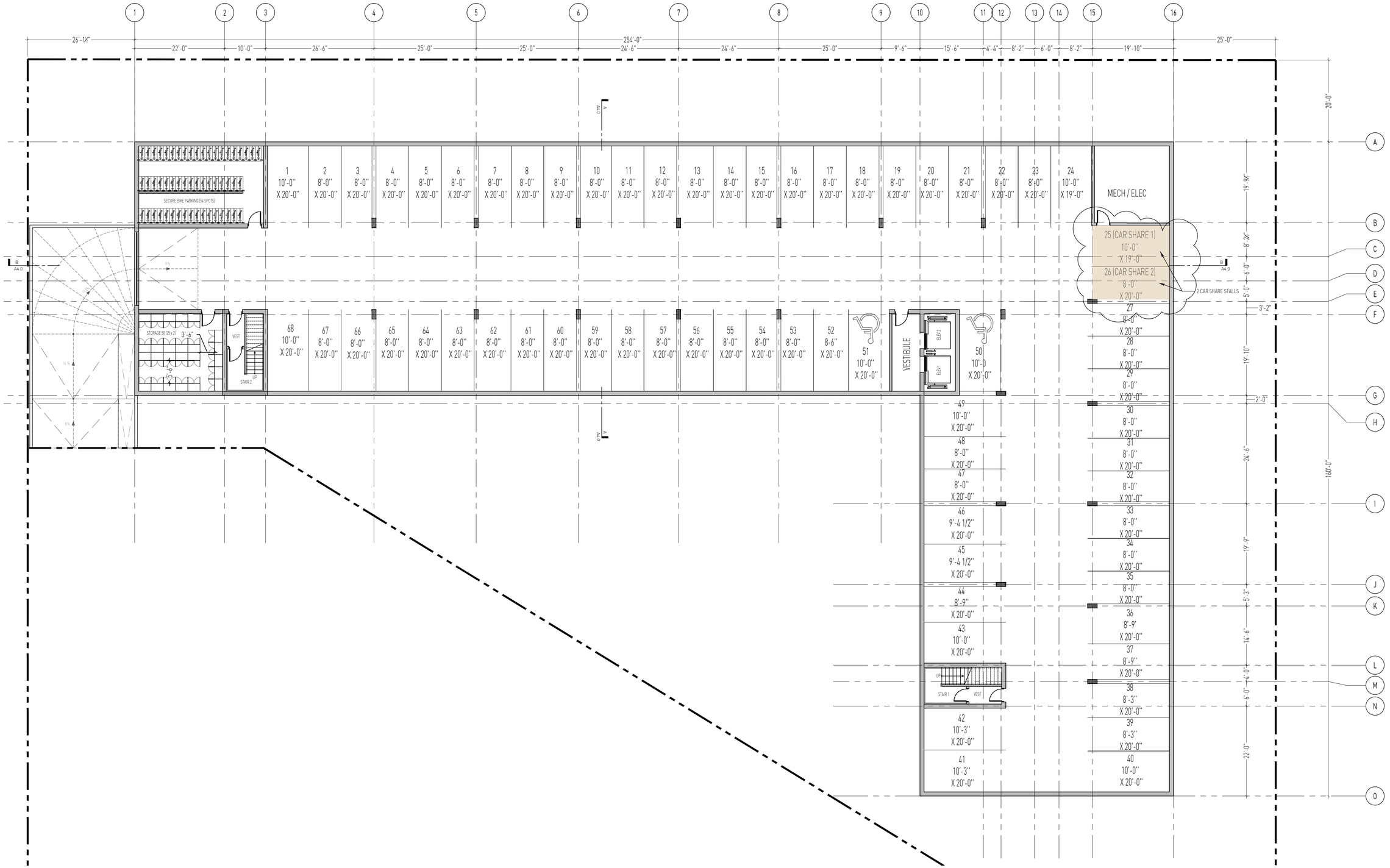
DRAWN BY
RM

REVIEWED BY
NM

SCALE
1/16" = 1'-0"

DATE
MAY 1 2026

DRAWING NO.
A0.6



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PROJECT
MARK ONE

DRAWING
BASEMENT PLAN

DRAWN BY
RM

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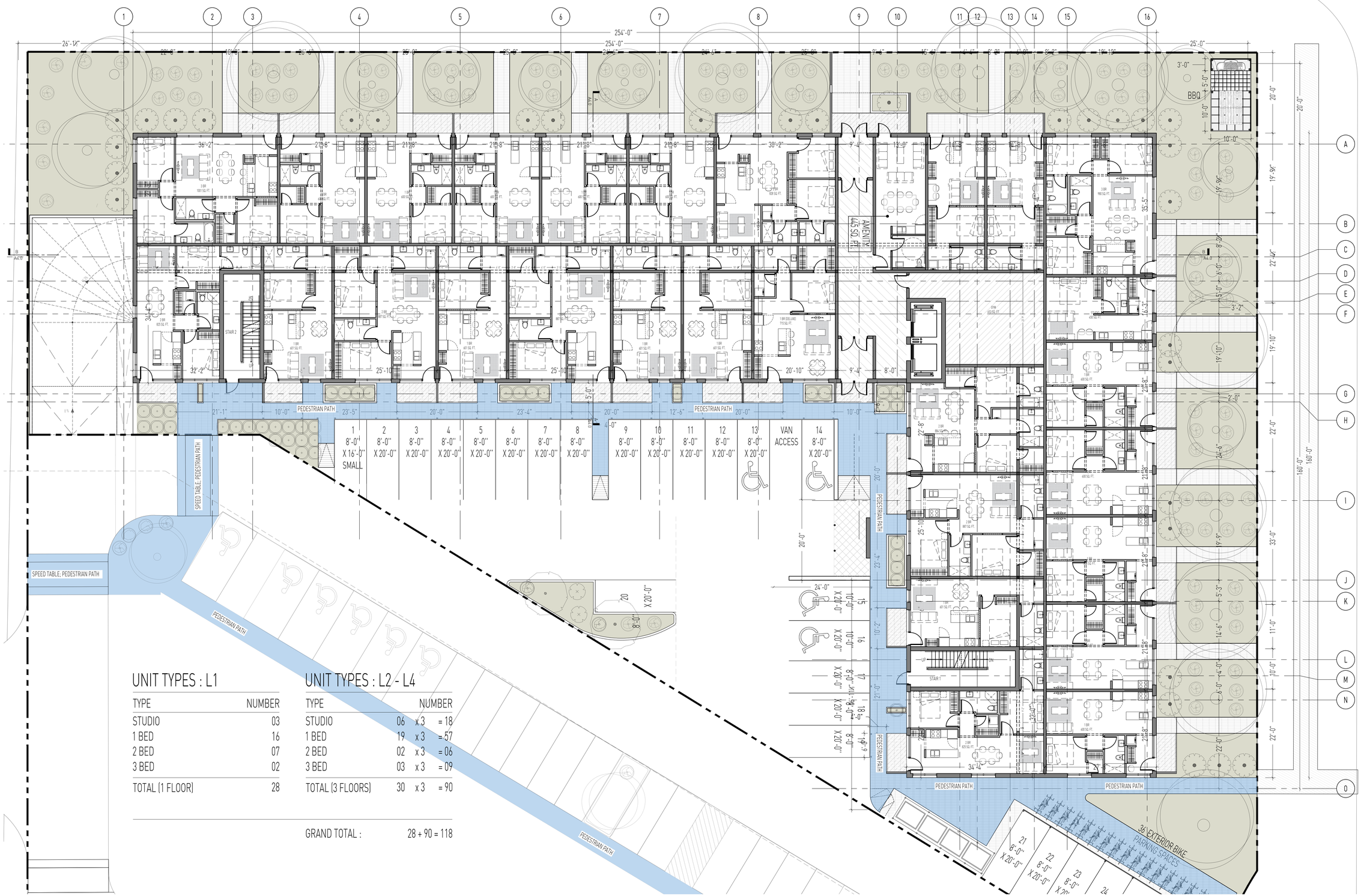
NM

SCALE
3/32" = 1'

DATE
MAY 1 2026

DRAWING NO.
A0.0



UNIT TYPES : L1

TYPE	NUMBER
STUDIO	03
1 BED	16
2 BED	07
3 BED	02
TOTAL (1 FLOOR)	28

UNIT TYPES : L2 - L4

TYPE	NUMBER
STUDIO	06 x 3 = 18
1 BED	19 x 3 = 57
2 BED	02 x 3 = 06
3 BED	03 x 3 = 09
TOTAL (3 FLOORS)	30 x 3 = 90

GRAND TOTAL : 28 + 90 = 118

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PROJECT
MARK ONE

DRAWING
LEVEL 1 PLAN

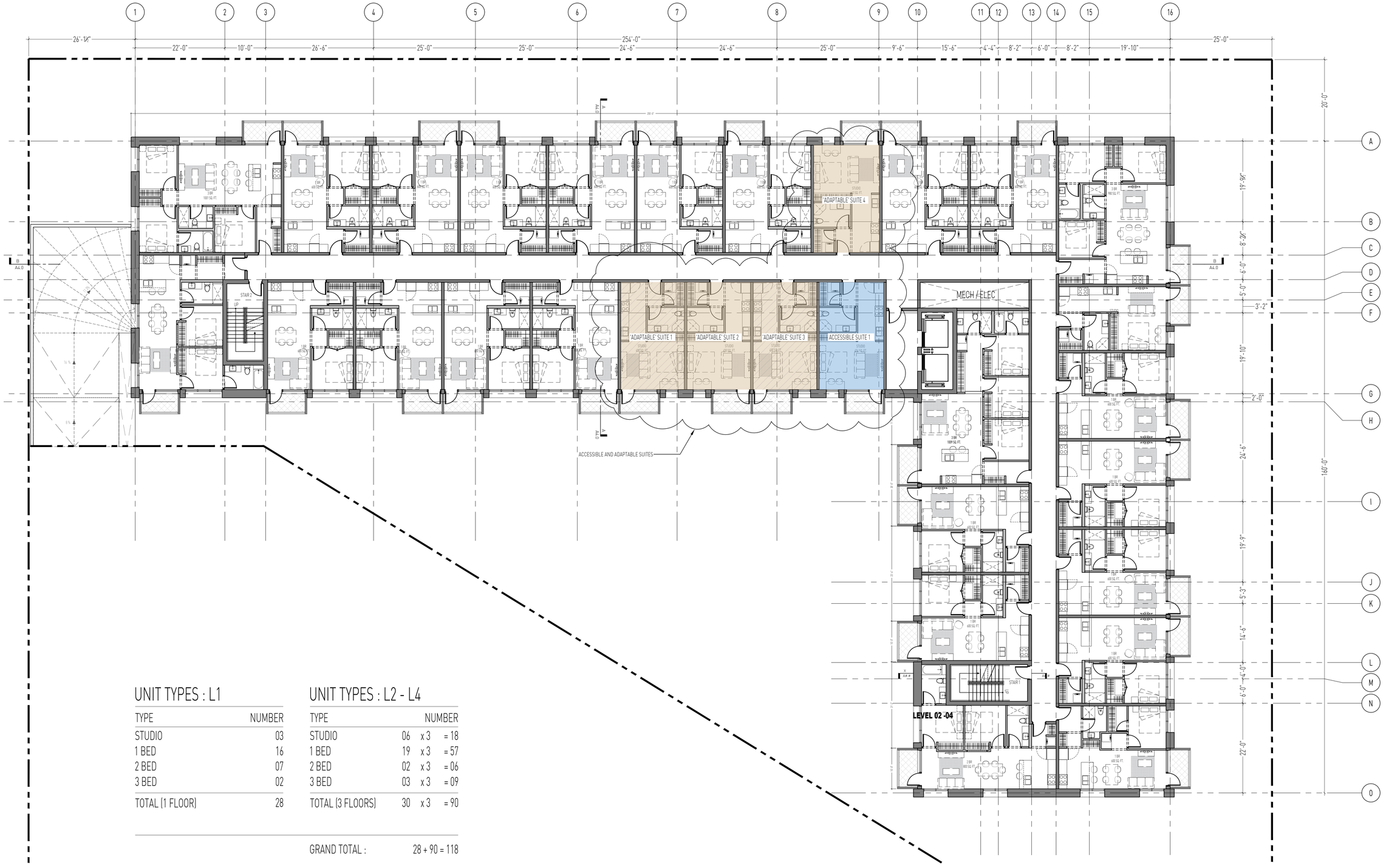
DRAWN BY
RM, SK

REVIEWED BY
NM

SCALE

DATE
MAY 1 2026

DRAWING NO.
A0.1



UNIT TYPES : L1

TYPE	NUMBER
STUDIO	03
1 BED	16
2 BED	07
3 BED	02
TOTAL (1 FLOOR)	28

UNIT TYPES : L2 - L4

TYPE	NUMBER		
STUDIO	06	x 3	= 18
1 BED	19	x 3	= 57
2 BED	02	x 3	= 06
3 BED	03	x 3	= 09
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PROJECT
MARK ONE

DRAWING
LEVEL 2 PLAN

DRAWN BY
RM, SK

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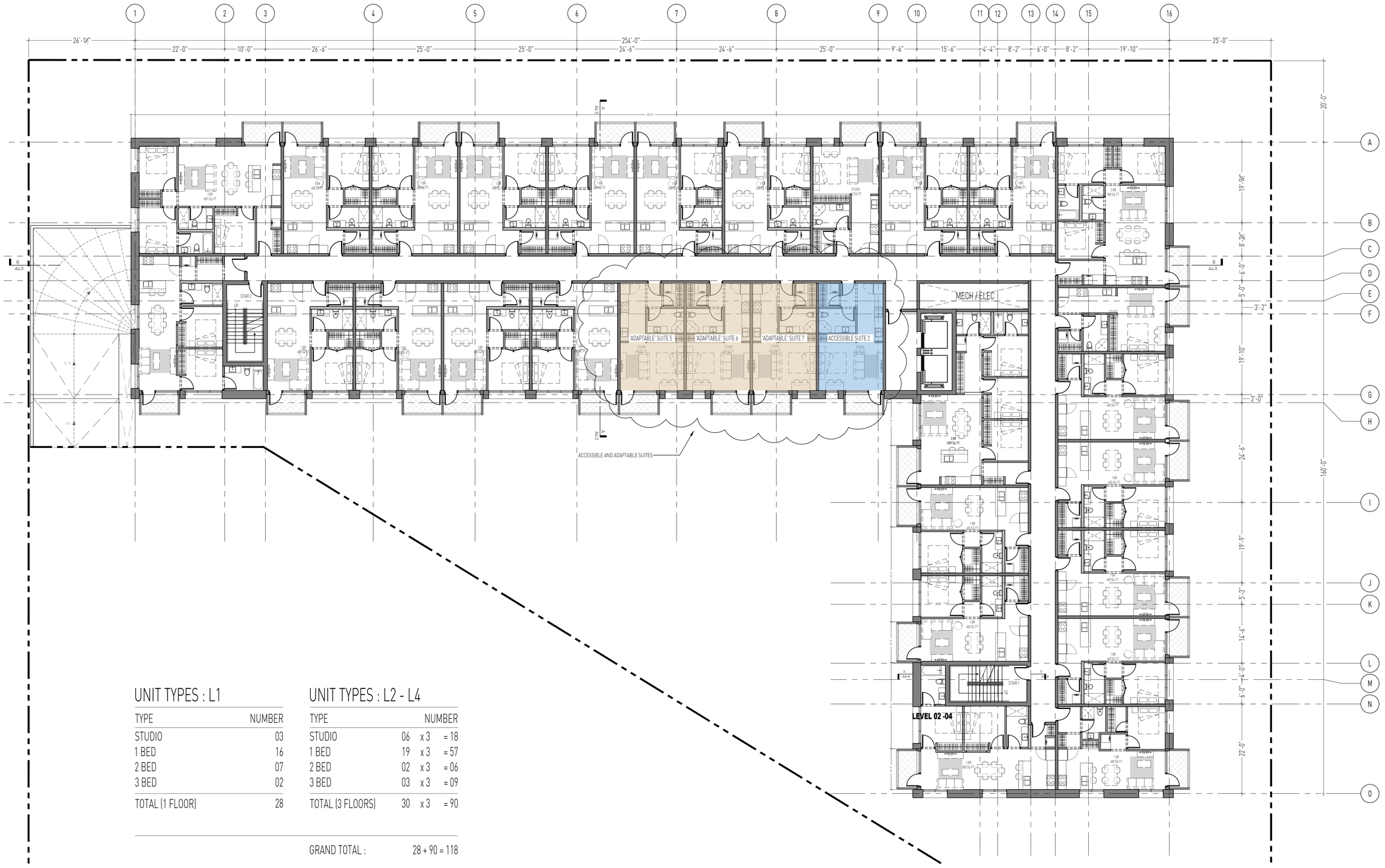
NM

SCALE

DATE
MAY 1 2026

DRAWING NO.
A1.2



UNIT TYPES : L1

TYPE	NUMBER
STUDIO	03
1 BED	16
2 BED	07
3 BED	02
TOTAL (1 FLOOR)	28

UNIT TYPES : L2 - L4

TYPE	NUMBER		
STUDIO	06	x 3	= 18
1 BED	19	x 3	= 57
2 BED	02	x 3	= 06
3 BED	03	x 3	= 09
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PROJECT
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DRAWING
LEVEL 3 PLAN

DRAWN BY
RM, SK

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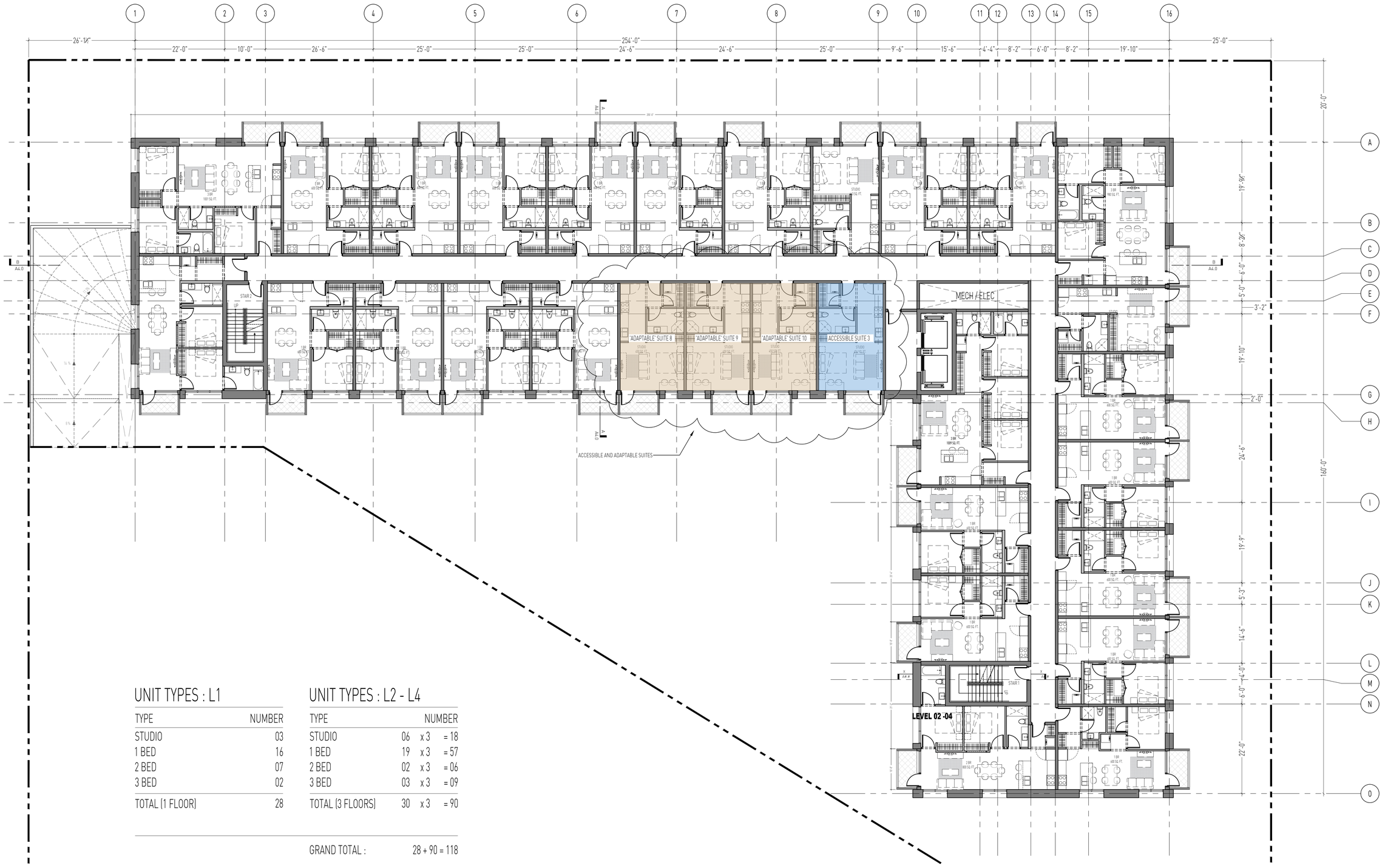
NM

SCALE

DATE
MAY 1 2026

DRAWING NO.
A1.3



UNIT TYPES : L1

TYPE	NUMBER
STUDIO	03
1 BED	16
2 BED	07
3 BED	02
TOTAL (1 FLOOR)	28

UNIT TYPES : L2 - L4

TYPE	NUMBER		
STUDIO	06	x 3	= 18
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PROJECT
MARK ONE

DRAWING
LEVEL 4 PLAN

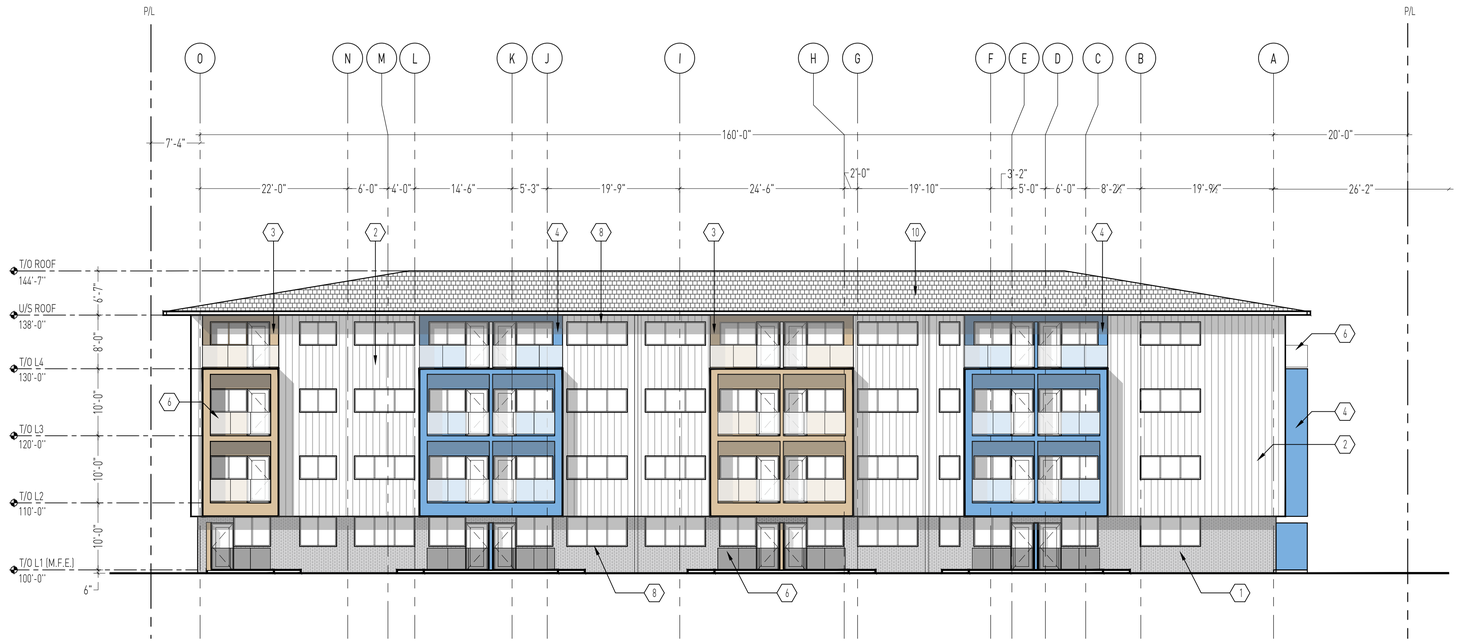
DRAWN BY
RM, SK

REVIEWED BY
NM

SCALE

DATE
MAY 1 2026

DRAWING NO.
A1.4



1 A3.0 NORTH ELEVATION
3/32" = 1'



2 A3.0 EAST ELEVATION
3/32" = 1'

MATERIAL FINISHES

1. STANDARD MODULAR BRICK; INTERSTATE MATTE BRICK 'ASH' OR SIMILAR
2. VERTICAL METAL STANDING SEAM PANEL; CASCADIA METAL 'STONE GREY' OR SIMILAR
3. VERTICAL HIDDEN FASTENER METAL PANEL; CASCADIA METAL 'BRIARWOOD TAN' OR SIMILAR
4. VERTICAL HIDDEN FASTENER METAL PANEL; CASCADIA METAL 'SAPPHIRE BLUE' OR SIMILAR
5. VERTICAL HIDDEN FASTENER METAL PANEL; CASCADIA METAL 'WHITE' OR SIMILAR
6. OPAQUE GLASS BALCONY; TYP.
7. CONCRETE GUARD
8. WINDOW FRAME; WHITE
9. WOOD; PAINTED GREY
10. ROOF SHINGLES; COLOUR T.B.D.
11. ENTRY SIGN; COLOUR T.B.D.

*NOTE: ALL WINDOWS TO INCLUDE BIRD FRIENDLY GLAZING COMPLIANT TO CSA A460:19;
-HIGH CONTRAST, PERMANENT, EXTERIOR SURFACE MARKERS TO REDUCE REFLECTIVITY
-MARKERS TO BE SPACED NO MORE THAN 2" [50mm] VERTICALLY AND 4" [100mm] HORIZONTALLY

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PROJECT
MARK ONE

DRAWING
ELEVATIONS: NORTH AND EAST

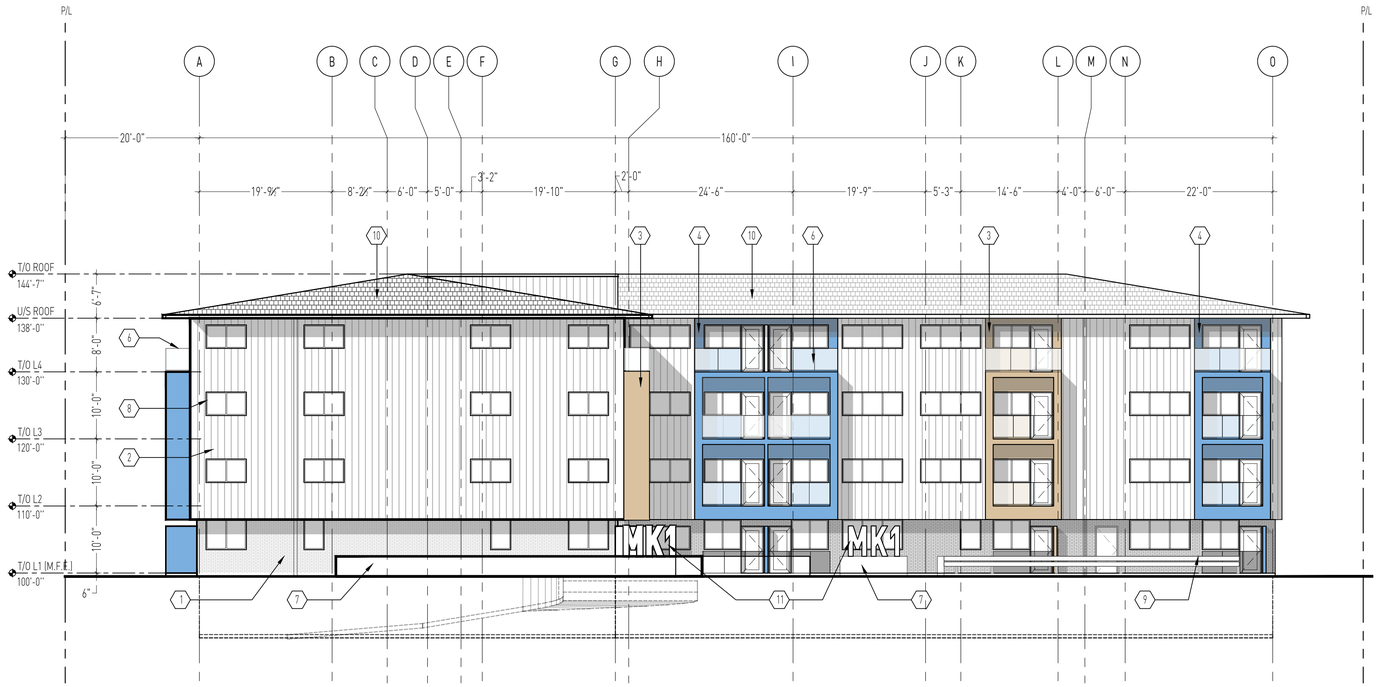
DRAWN BY
RM

REVIEWED BY
NM

SCALE
3/32" = 1'

DATE
MAY 1 2026

DRAWING NO.
A3.0



1 A3.1 SOUTH ELEVATION
3/32" = 1'



1 A3.1 WEST ELEVATION
3/32" = 1'

MATERIAL FINISHES

1. STANDARD MODULAR BRICK; INTERSTATE MATTE BRICK 'ASH' OR SIMILAR
2. VERTICAL METAL STANDING SEAM PANEL; CASCADIA METAL 'STONE GREY' OR SIMILAR
3. VERTICAL HIDDEN FASTENER METAL PANEL; CASCADIA METAL 'BRIARWOOD TAN' OR SIMILAR
4. VERTICAL HIDDEN FASTENER METAL PANEL; CASCADIA METAL 'SAPPHIRE BLUE' OR SIMILAR
5. VERTICAL HIDDEN FASTENER METAL PANEL; CASCADIA METAL 'WHITE' OR SIMILAR
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7. CONCRETE GUARD
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DRAWING
ELEVATIONS: SOUTH AND WEST

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RM

REVIEWED BY
NM

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A3.1


MK1