Parking	Number of Dwellings	Reg. Stalls / Dwelling	Parking - Concept	Parking Approved by CoW	Parking - Required
2-Bedroom Units	27	2.0	54		45
3-Bedroom Units	62	1.0	62		95
Additional Regular Parking*			37		--
Accessible Parking			5		5
Visitor Parking			14		14
Total	89		172		159

Concept Parking ratio 1.93

**Additional Regular Parking does not include Accessible or Visitor Parking.*

SCHEDULE "A" page 1 of 14

To Zoning Agreement: DASZ 16/2024

By-Law No.: B/L 124/2024

Winnipeg

Zoning Officer	Diana Lopez	May 6, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

ASPHALT
CONCRETE
GREENSPACE
BLACK GRANITE
BUILDING
DECK
DOG HOUSE
PEDESTRIAN WALKWAY
LAMP POST

**ALL PARKING STALLS ARE 9' WIDE UNLESS OTHERWISE NOTED ON PLAN.*

SHADY SHORES DRIVE E

EX. HYDRO DC BOX

CONNECT TO EXISTING SIDEWALK

MONUMENT SIGN

CONNECT TO FUTURE SIDEWALK

BIKE RACK (7)

9'–2¼" WIDE STALLS

V1 V2 V3 V4 V5 V6 V7 V8 V9 V10 V11 V12 V13 V14

METRIC

WHOLE NUMBERS INDICATE MILLIMETERS,
DECIMAL NUMBERS INDICATE METERS.

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Sison Blackburn Consulting Inc.
60 South Landing Drive, Unit 1 | Oak Bluff MB, R4G 0C4
T: (204) 505-0855 | F: (204) 505-0850 | www.sbcinc.ca

ISS	REV	DATE	DESCRIPTION
0	16	26/05/05	ISSUED FOR REVIEW
0	15	26/04/27	ISSUED FOR REVIEW
0	14	26/04/22	ISSUED FOR REVIEW
0	13	26/04/16	ISSUED FOR REVIEW
0	12	26/03/11	ISSUED FOR REVIEW
0	11	26/03/05	ISSUED FOR REVIEW
0	10	26/02/23	ISSUED FOR REVIEW

CLIENT / PROJECT:
FORTHRIGHT VENTURES
SHADY SHORES DRIVE - MULTI-FAMILY DEVELOPMENT

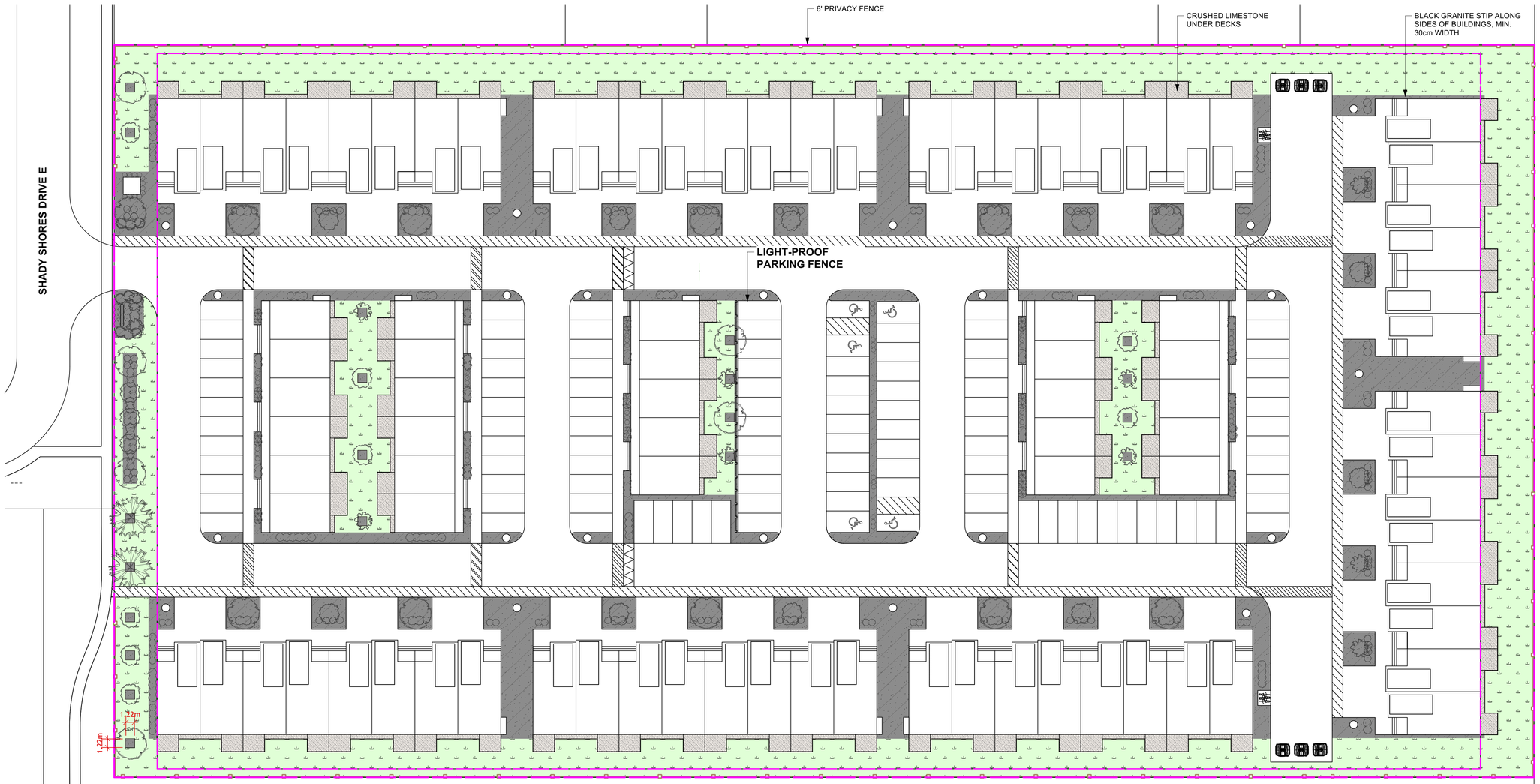
TITLE:
BLOCK 5
CONCEPT A

PROJECT #: **25109-00**

DATE: MAY 5, 2026

SCALE:	DRAWN:	DESIGNED:
1:750	EN	EN

DWG #: **X01** REVISION: 16



1 | L-1 **Landscape Scope Plan**
Scale: 1:300

0 5 10 15 m

Surface Material Legend

- Sod & Topsoil — 3526 sm
- Decorative Stone Mulch Planting Bed — 1946 sm
- Limestone Crushed Gravel Paving (Course) — 817 sm

SCHEDULE "A" page 2 of 14

To Zoning Agreement: DASZ 16/2024

By-Law No.: B/L 124/2024

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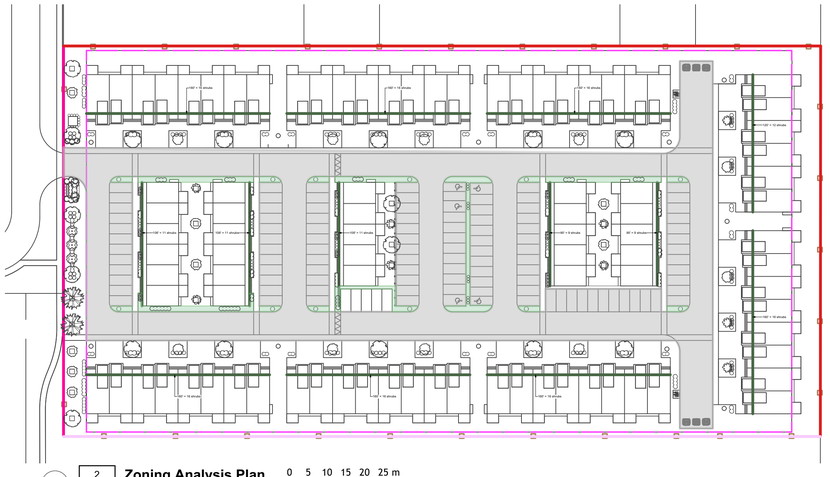

2 | L-1 **Zoning Analysis Plan**
Scale: 1:750

0 5 10 15 20 25 m

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Shady Shores Dr E — 340 Lin ft.

	Required	Proposed
Trees	11	16
Shrubs	51	70

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

Principle Facade

Total Frontage — 1744 Lin Ft.

	Required	Proposed
Shrubs	174	188

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area	62631 Sq. Ft.	
	Required	Proposed
Required Landscape Area	3131	3959
Trees	10	27
Shrubs	31	39

190 (7)a Buffering of Residential Uses from Non-Residential Impacts

Single Family	1002 Lin ft.
RMF	660 Lin ft.

Requirement (Option 2): 6' Privacy Fence Provided

LAND FORUM
LANDSCAPE ARCHITECTS

General Notes

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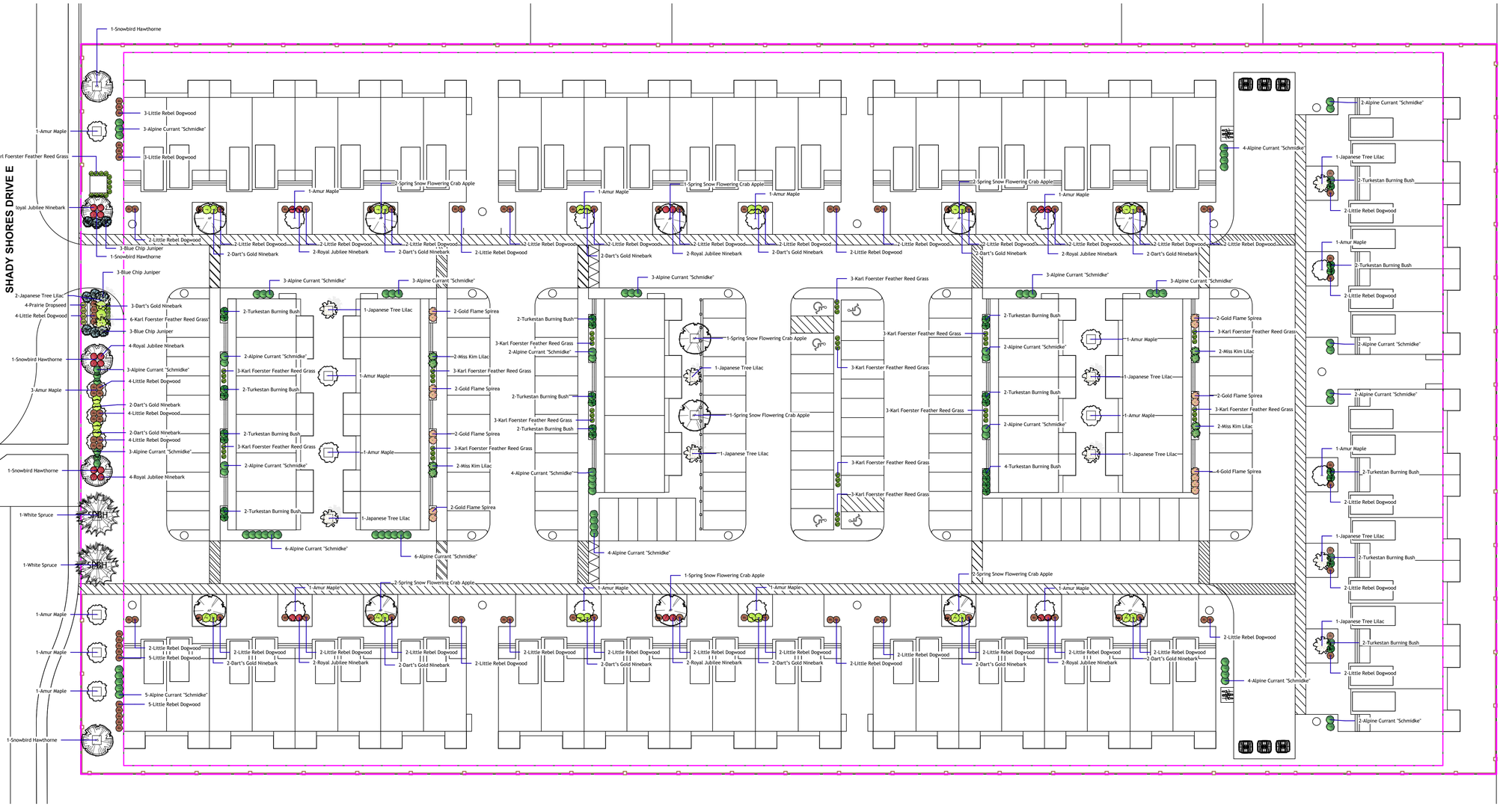
A	2026-03-10	Issued for Review

Consultant

Project Title
Shady Shores Block 5
Multi-Family Development
Shady Shores Drive E
Winnipeg, MB

Drawing Title
Landscape Scope Plan

Drawing No.
L-1
of
3



1 **Planting Plan** — L-2 — Scale: 1:300

0 5 10 15 m

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 9.3.4.3 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 9.3.4.1,
   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 wa□
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 itemised 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 calliper). 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.

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
White Spruce	Picea glauca	2	2.4 M. ht. 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	Acer ginnala	21	50 mm ø 2.4-3.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Snowbird Hawthorne	Crataegus x mordenensis 'Snowbird'	5	65 mm ø 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.
Spring Snow Flowering Crab Apple	Malus baccata 'Spring Snow'	12	65 mm ø 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	Syringa reticulata	11	65 mm ø 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			
Little Rebel Dogwood	Cornus alba 'Jefreb'	102	45 cm. sp. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Turkestan Burning Bush	Euonymus nana 'Turkestanica'	32	45 cm. sp. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	9	45 cm. sp. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dart's Gold Ninebark	Physocarpus opulifolius 'Dart's Gold'	31	45 cm. sp. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Royal Jubilee Ninebark	Physocarpus opulifolius 'Royal Jubilee'	24	45 cm. sp. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant "Schmidke"	Ribes alpinum	75	45 cm. sp. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Gold Flame Spirea	Spirea bumalda 'Goldflame'	16	45 cm. sp. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Miss Kim Lilac	Syringa x 'Miss Kim'	8	45 cm. sp. Min 6 branches at specified height. Must be full, bushy and evenly grown.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	60	Large Pot 2 yr. plant
Prairie Dropseed	Sporobolus heterolepsis	4	Large Pot 2 yr. Plants
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		412	
Total Plants in Drawing		412	

LAND FORUM
LANDSCAPE ARCHITECTS

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SCHEDULE "A" page 3 of 14

To Zoning Agreement: DASZ 16/2024

By-Law No.: B/L 124/2024

Winnipeg

Zoning Officer	Diana Lopez	May 6, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

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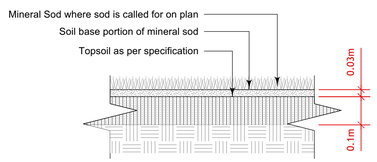
Consultant

Project Title
Shady Shores Block 5
Multi-Family Development
Shady Shores Drive E
Winnipeg, MB

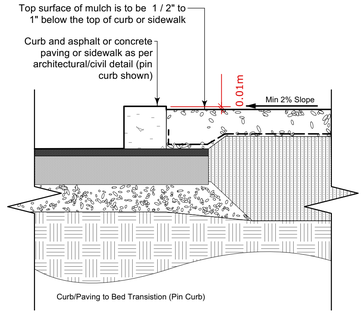
Drawing Title
Planting Plan

Drawing No.
L-2
of
3

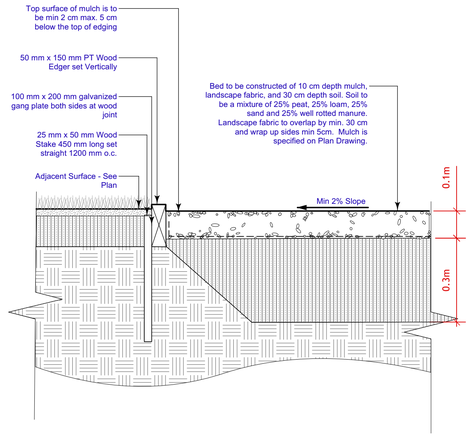
Topsoil Spec;
All topsoil required for Sod or Seed shall consist of a screened clay-textured or loam-textured dark topsoil, a fertile, friable material neither of heavy clay nor of very light sandy nature containing by volume, a minimum of four (4%) percent for clay loams and two (2%) percent for sandy loams to a maximum twenty-five (25%) percent organic matter (peat, rotted manure or composted material) and capable of sustaining vigorous plant growth. Topsoil shall be free of subsoil contamination, roots, stones over 25mm in diameter, baler twine or subsoil clay lumps over 25mm in diameter and other extraneous matter. Topsoil shall not contain quackgrass rhizomes, Canada thistle roots or other noxious weeds. Upon delivery or thirty (30) days following delivery, salinity rating shall be less than 4.0mm hos/cm on a saturated paste basis. The pH range shall be between 6.0 - 8.0.



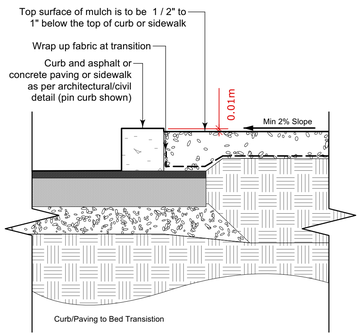
1 **Sod Detail**
L-3 Scale: 1:10



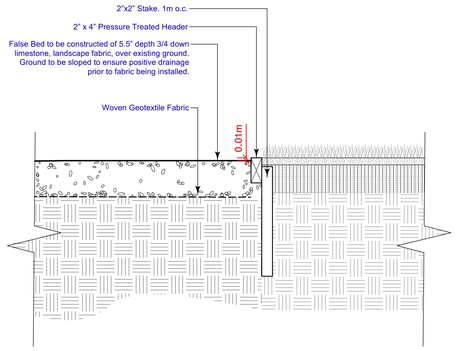
2 **Mulched Planting Bed c.w. Fabric @ Curb**
L-3 Scale: 1:10



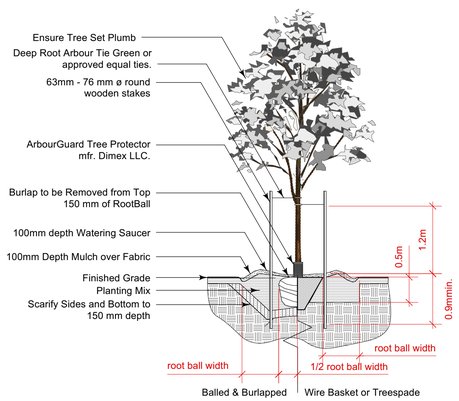
3 **Mulched Planting Bed c.w. Fabric and 2x4" Header @ Sod**
L-3 Scale: 1:10



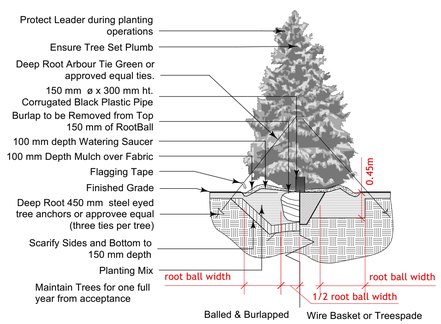
4 **Mulched Paving c.w. Fabric @ Curb**
L-3 Scale: 1:10



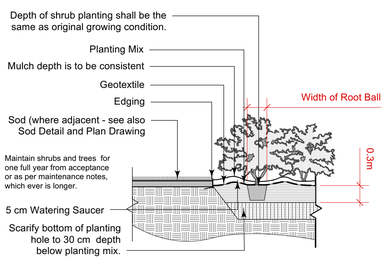
5 **Mulched Paving c.w. Fabric and 2x4" Header @ Sod**
L-3 Scale: 1:10



6 **Deciduous Tree Planting Detail**
L-3 Scale: 1:50



7 **Evergreen Tree Planting Detail**
L-3 Scale: 1:50



8 **Shrub Planting Detail**
L-3 Scale: 1:50

SCHEDULE "A" page 4 of 14
To Zoning Agreement: DASZ 16/2024
By-Law No.: B/L 124/2024
Winnipeg

Zoning Officer	Diana Lopez	May 6, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

LAND FORUM
LANDSCAPE ARCHITECTS

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Consultant

Project Title
Shady Shores Block 5
Multi-Family Development
Shady Shores Drive E
Winnipeg, MB

Drawing Title
Details

Drawing No.
L-3
of 3



SCHEDULE "A" page 5 of 14

To Zoning Agreement: DASZ 16/2024

By-Law No.: B/L 124/2024

Winnipeg

Zoning Officer	Diana Lopez	May 6, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

EXTERIOR FINISHES LEGEND		
SIDING	A	IRON ORE D5 COVE SIDING
	B	PEARL GREY D5 COVE SIDING
	C	WINCHESTER BROWN JAMES HARDI PANEL
CULTURED STONE	D	ELDORADO 20" SILL CHARCOAL
		IXL ELDORADO STACKSTONE PEWTER-100SF
PRE-FINISHED ALUMINUM SOFFITS & FASCIA	E	6" x 9' - 10' BLACK ALUM
ASPHALT SHINGLES	F	IKO DYNDASTY COLOUR GRANITE BLACK
GARAGE DOOR	G	RESIDENTIAL GARAGE DOOR - BLACK (2 WINDOWS)
COMPOSITE DECKING	H	MOISTURESHIELD - BRIDLE
GUTTER & DOWNSPOUT		BLACK ALUMINUM
WINDOWS & DOORS		BLACK EXTERIOR FRAME & TRIM



SCHEDULE "A" page 6 of 14

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Winnipeg

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GUTTER & DOWNSPOUT		BLACK ALUMINUM
WINDOWS & DOORS		BLACK EXTERIOR FRAME & TRIM



FRONT ELEVATION

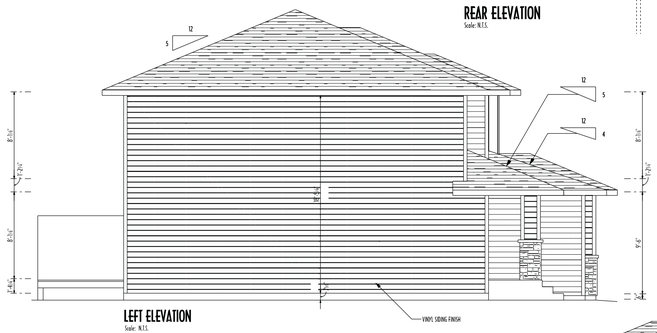
Scale: 1/4" = 1'-0"



REAR ELEVATION

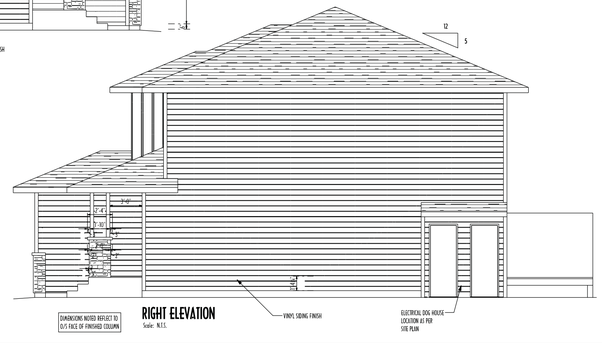
Scale: N.T.S.

PROVIDE UNOBSTRUCTED VENT AREA MIN 1/300 OF INSULATED CEILING AREA



LEFT ELEVATION

Scale: N.T.S.



RIGHT ELEVATION

Scale: N.T.S.

SCHEDULE "A" page 7 of 14

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Winnipeg

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Notes:
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- CONFIRM ALL OPENINGS WITH OWNER PRIOR TO CONSTRUCTION.
- STAIR WIDTH REQUIREMENTS AND ALL OTHER INSTALLATION GUIDELINES TO BE IN CONFORMANCE WITH THE N.B.C.C.
- PLUMBING, ELECTRICAL, HVAC DESIGNS, IF SHOWN, IS FOR REPRESENTATION ONLY AND NOT THE FINAL DESIGN. ALL WORK TO BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.

NO.	REVISION	DATE

Seal:

STRUCTURAL REVIEW & APPROVAL ONLY

FORTHRIGHT VENTURES
ARKHOUSE
ARKHOUSE
BOX 595
NIVERVILLE, MB
204-381-1080
DRAFTING@ARKHOUSE.CA
Beach Rocke ENGINEERING LTD.
1050-B St. Mary's Rd. - Winnipeg, MB R2M 3S9 - Tel: (204) 255-7251 Fax (204) 257-7239 email: beach.rocke@mts.net

Location:
SHADY SHORES - BLOCK 5

Project:
SHADY SHORES DRIVE
WINNIPEG, MB

Sheet title:
ELEVATIONS

Date:

Project no:
TBD

A5.1





EXTERIOR FINISHES LEGEND		
SIDING	A	IRON ORE D5 COVE SIDING
	B	PEARL GREY D5 COVE SIDING
	C	WINCHESTER BROWN JAMES HARDI PANEL
CULTURED STONE	D	ELDORADO 20" SILL CHARCOAL
		IXL ELDORADO STACKSTONE PEWTER-100SF
PRE-FINISHED ALUMINUM SOFFITS & FASCIA	E	6" x 9' - 10' BLACK ALUM
ASPHALT SHINGLES	F	IKO DYNDASTY COLOUR GRANITE BLACK
COMPOSITE DECKING	G	MOISTURESHIELD - BRIDLE
GUTTER & DOWNSPOUT		BLACK ALUMINUM
WINDOWS & DOORS		BLACK EXTERIOR FRAME & TRIM

SCHEDULE "A" page 8 of 14

To Zoning Agreement: DASZ 16/2024

By-Law No.: B/L 124/2024

Winnipeg

Zoning Officer	Diana Lopez	May 6, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

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Drawn By: P.CHARTIER & C.HIEBERT

DRAWING TITLE
LEFT RENDERINGS

REVISION SCHEDULE

NO:	DESC.:	DATE:	BY:

DOCUMENT DATE
2025-11-04

PAPER SIZE
24"x36"

PROJECT NUMBER
6-P 2-B

PROJECT NAME
SHADY SHORES - BLOCK 5

PROJECT SIZE
5881 SQ FT

ADDRESS
SHADY SHORES DRIVE
WINNIPEG, MB

Prepared by
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SCHEDULE "A" page 9 of 14

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Winnipeg

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WINNIPEG, MB

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204.290.3715
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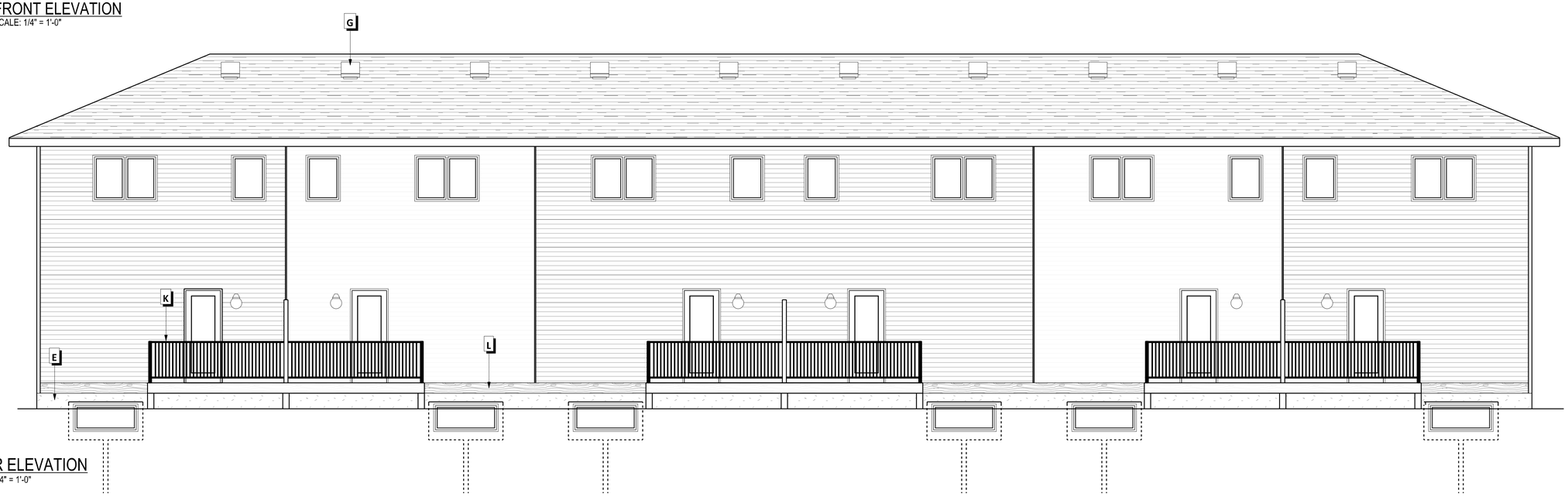
44 Landry Road - Lorette West, MB - R5K 0B9

LEGACY DESIGNWORX ARCHITECTURE
431.478.0860
info@legacydesignworx.com



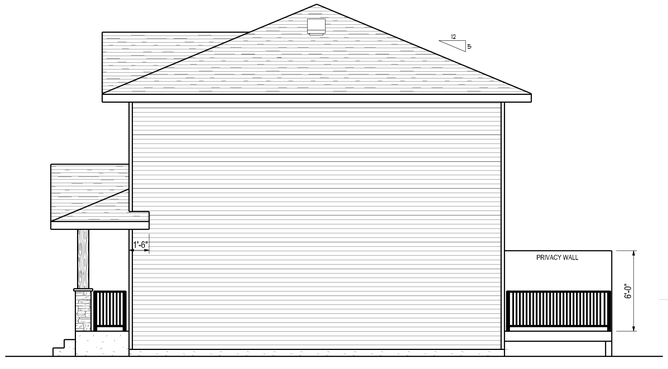
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE "A" page 10 of 14

To Zoning Agreement: DASZ 16/2024

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Winnipeg

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FINISHES LEGEND

- A — ASPHALT SHINGLES
- B — PRE-FINISHED ALUMINUM SOFFITS & FASCIA
- C — 4" VINYL CORNER TRIM
- D — CULTURED STONE
- E — PARGING
- F — FLASHING AS REQ'D
- G — PRE-FINISHED ROOF VENTS
- H — DARK COLORED VINYL SIDING
- I — LIGHT COLORED VINYL SIDING
- J — COMPOSITE WOOD GRAIN PANEL
- K — 36" H. ALUMINUM RAIL
- L — COMPOSITE BAND BOARD

DOCUMENT PHASE
FOR CONSTRUCTION

A1.1

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DRAWING TITLE
ELEVATIONS

REVISION SCHEDULE

NO:	DESC.:	DATE:	BY:

DOCUMENT DATE
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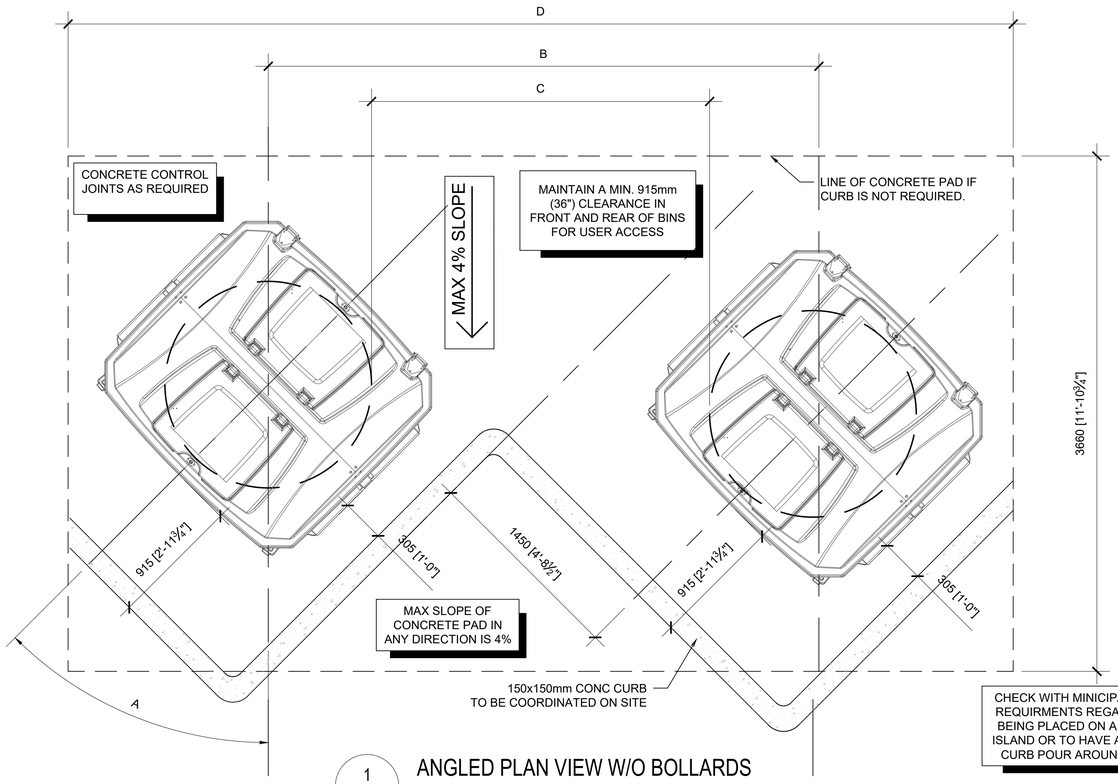
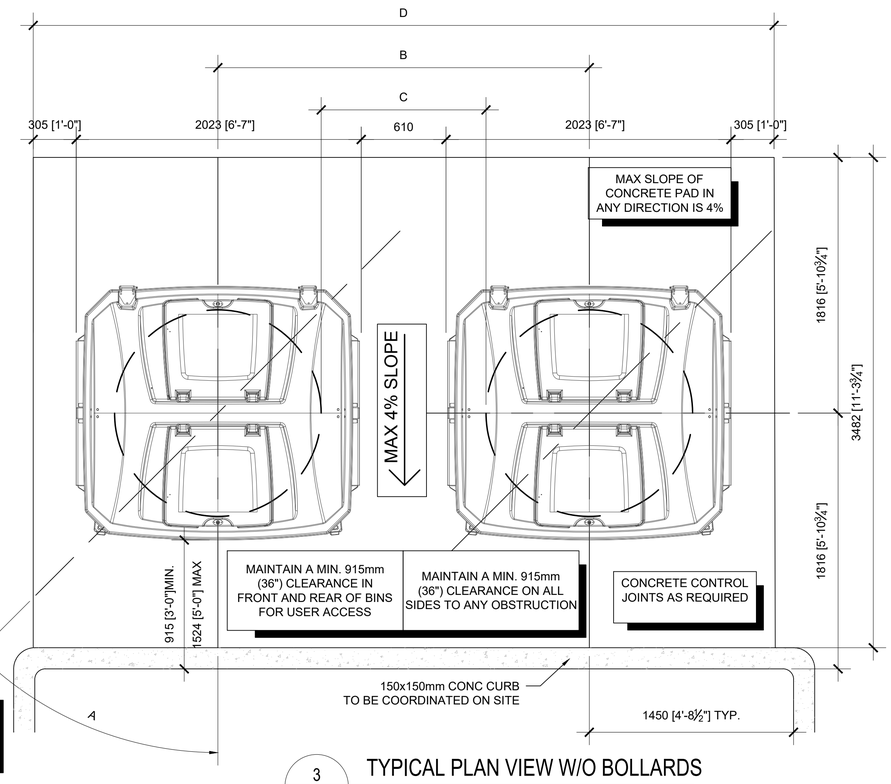


1 A1 ANGLED PLAN VIEW W/O BOLLARDS

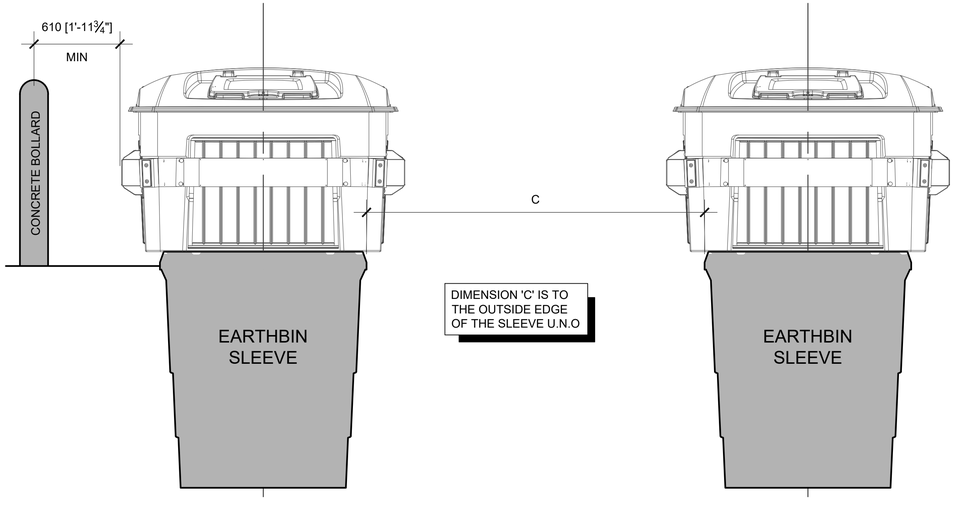
1:20

CHECK WITH MINICIPALITIES FOR REQUIRMENTS REGARDING BINS BEING PLACED ON A CONCRETE ISLAND OR TO HAVE A CONCRETE CURB POUR AROUND THE PAD.



3 A1 TYPICAL PLAN VIEW W/O BOLLARDS

1:20



2 A1 ELEVATION VIEW OF BINS

1:20

MINIMUM DIMENSIONS BETWEEN BINS

A	B	C	D
0°	2640 [104"]	1170 [46"]	5485 [216"]
15°	2745 [108"]	1270 [50"]	5790 [228"]
30°	3050 [120"]	1575 [62"]	6170 [243"]
45°	3860 [152"]	2390 [94"]	6425 [253"]

SCHEDULE "A" page 11 of 14

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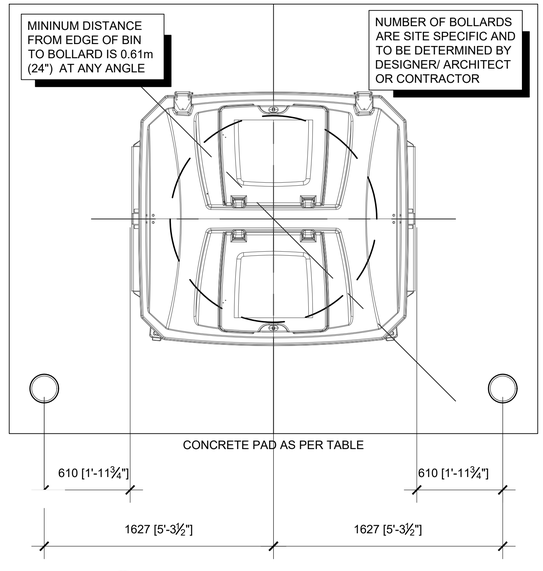

4 A1 OPTIONAL BOLLARD PLACEMENT

1:20

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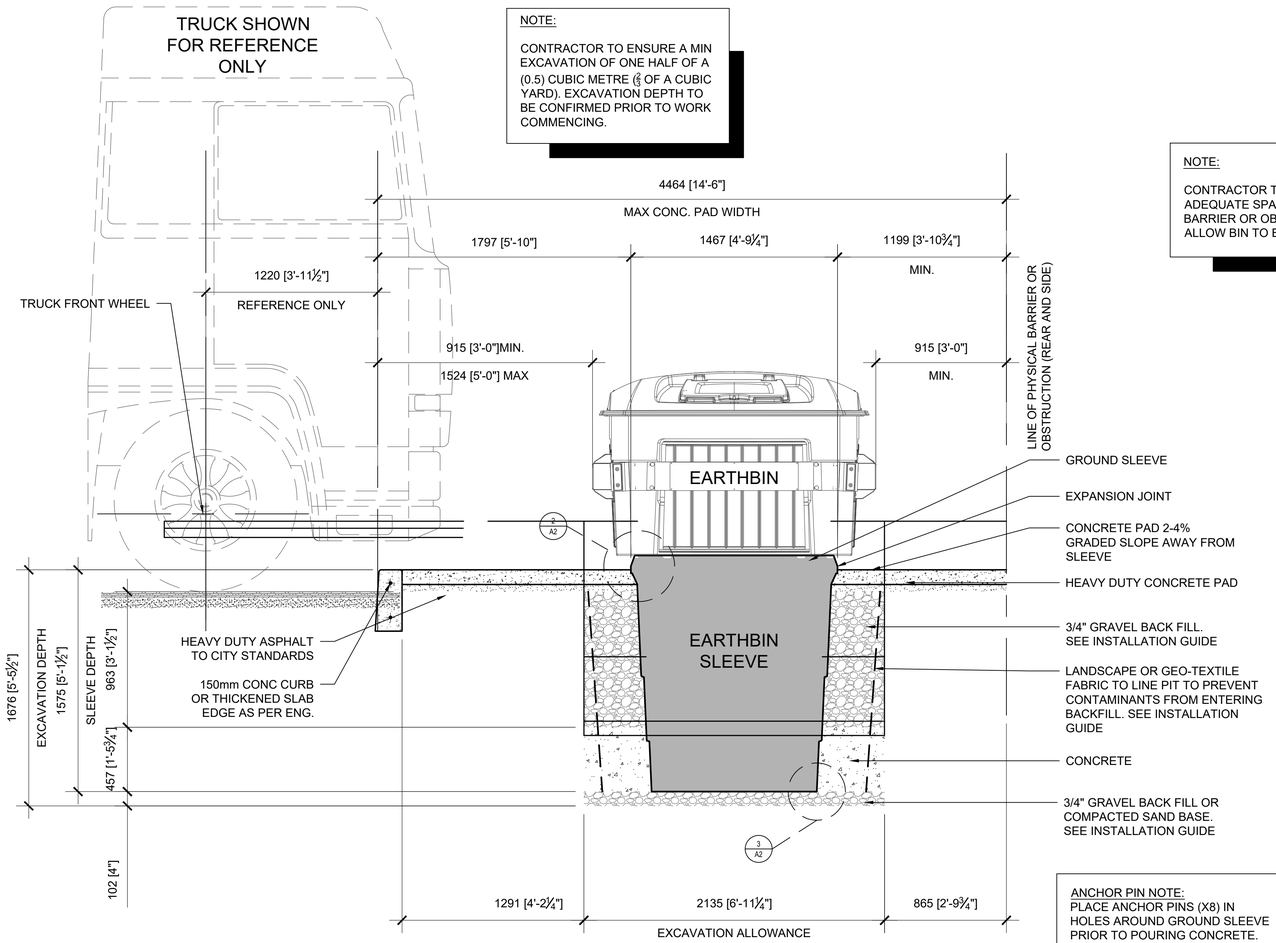
DESIGN BY: EARTHBIN PRODUCTS

DRAWN BY: STUDIO WOLF DESIGNS

INSTALLATION DRAWINGS

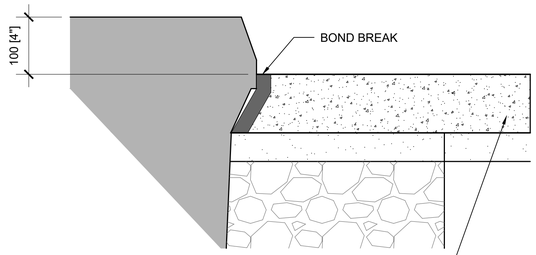
REVISION#9

A1

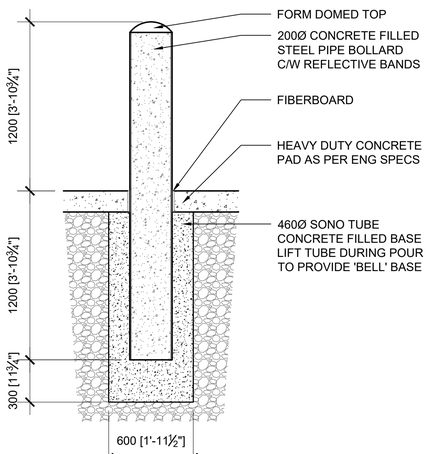


1 / A2 TYPICAL CROSS SECTION
1:20

NOTE:
CONTRACTOR TO ENSURE ADEQUATE SPACE TO PHYSICAL BARRIER OR OBSTRUCTION TO ALLOW BIN TO BE PICKED UP.



2 / A2 SLEEVE DETAIL A
1:5



4 / A2 BOLLARD DETAIL IF REQUIRED
1:20

ANCHOR PIN NOTE:
PLACE ANCHOR PINS (X8) IN HOLES AROUND GROUND SLEEVE PRIOR TO POURING CONCRETE. ENSURE THERE IS A MIN 150mm EMBEDMENT FOR ANCHOR PINS. ANCHOR PINS ARE TO HAVE A MIN 100mm OF COVERAGE ABOVE AND BELOW.

SCHEDULE "A" page 12 of 14

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Winnipeg

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NOTE:
THE USE OF SHIMS TO SET SLEEVE PRIOR TO POURING CONCRETE IS ALLOWED.

3 / A2 SLEEVE DETAIL B
1:5

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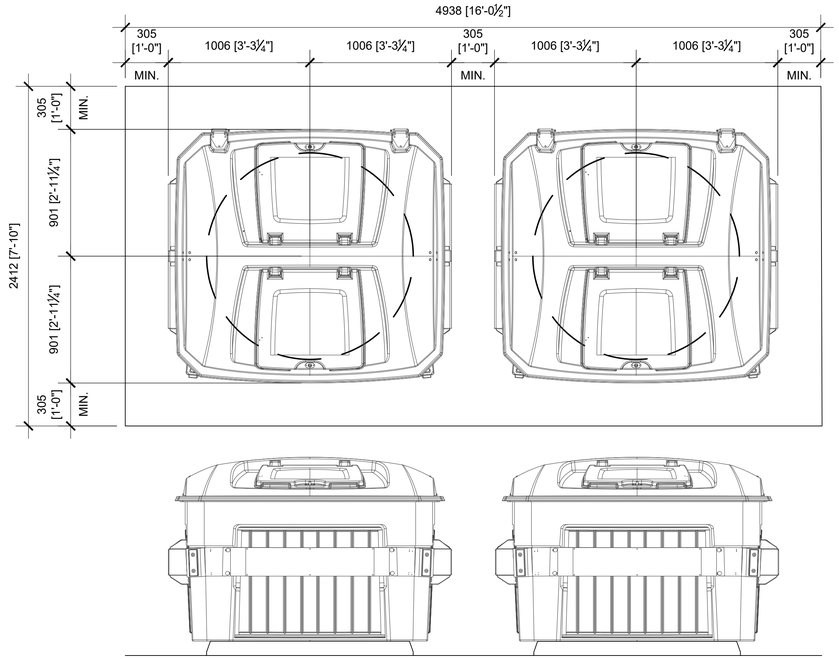
DESIGN BY: EARTHBIN PRODUCTS

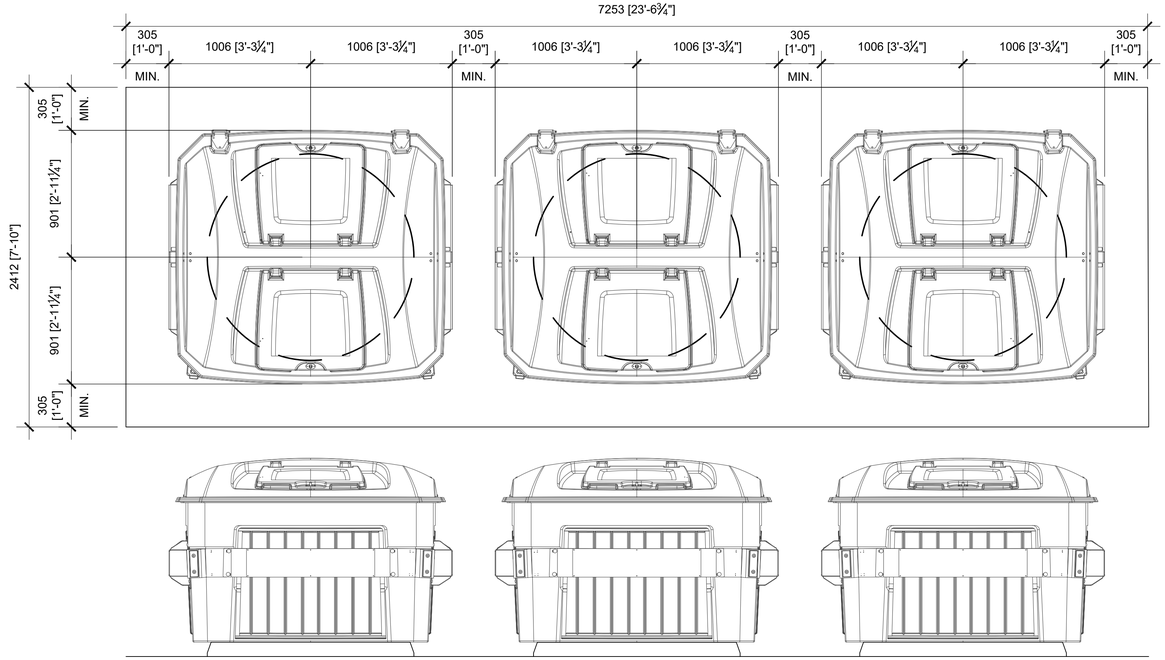
DRAWN BY: STUDIO WOLF DESIGNS

INSTALLATION DRAWINGS

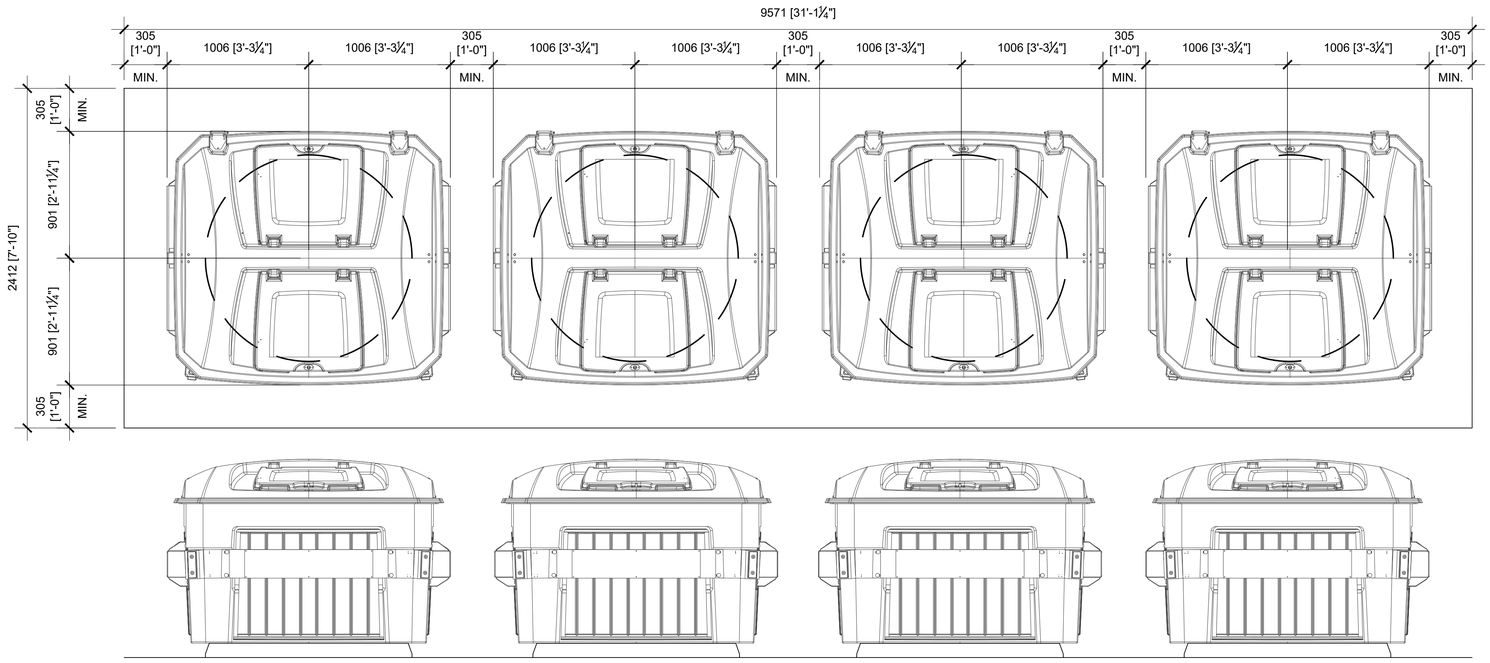
REVISION#9 | A2



1 A3 TYP. PLAN & ELEV VIEW - 2 BINS 1:20



2 A3 TYP. PLAN & ELEV VIEW - 3 BINS 1:20



3 A3 TYP. PLAN & ELEV VIEW - 4 BINS 1:20

SCHEDULE "A" page 13 of 14

To Zoning Agreement: DASZ 16/2024

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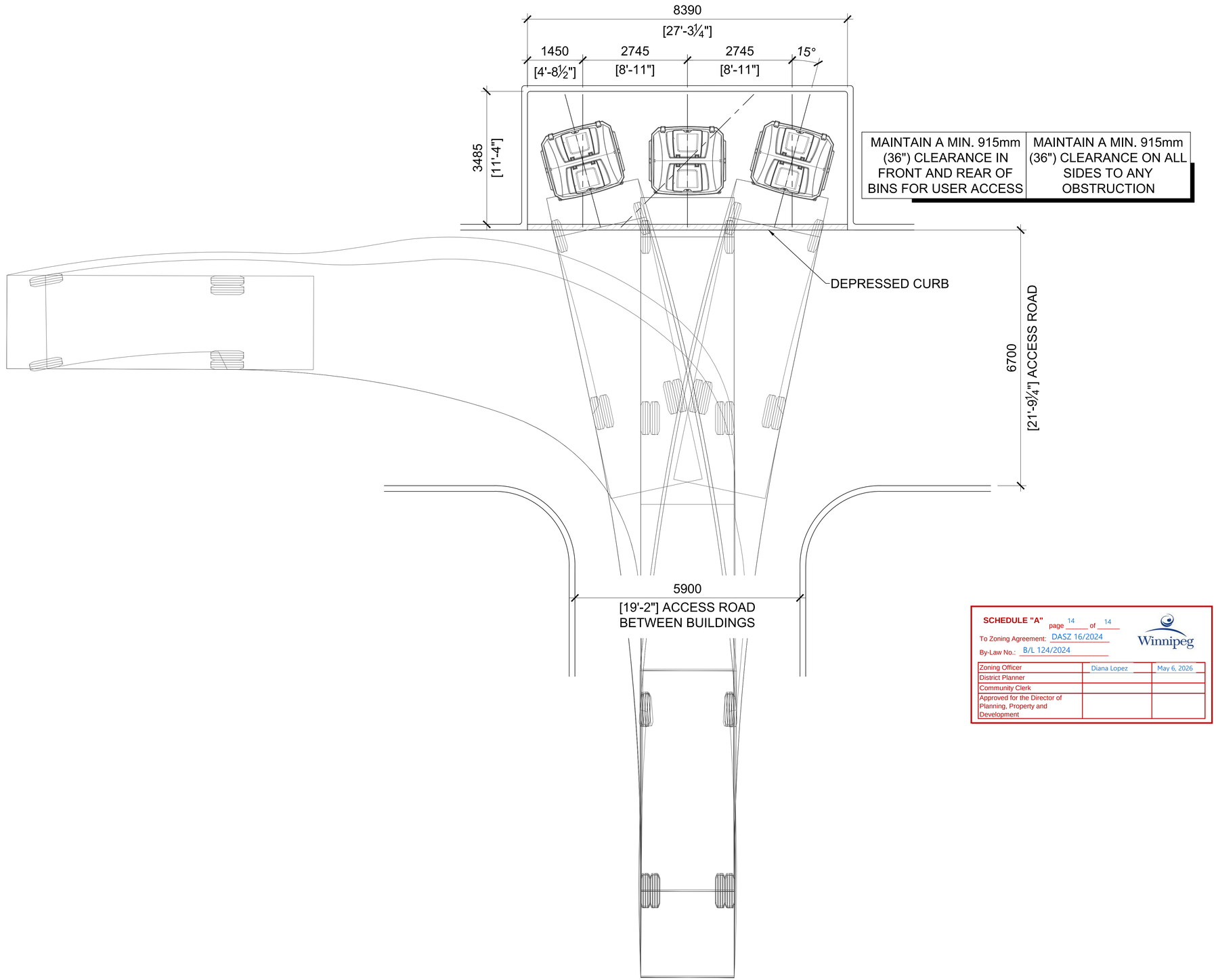
DRAWN BY: STUDIO WOLF DESIGNS

EARTHBIN® TYPICAL BIN CONFIGURATIONS

REVISION#2

A3



1
A4

3 BINS PERPINDICULAR TO 5.9m ALLEY

SCALE: 1:50

SCHEDULE "A" page 14 of 14

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SCALE: AS NOTED

DESIGN BY:EARTHBIN PRODUCTS

DRAWN BY: STUDIO WOLF DESIGNS

TRUCK PATH - ALLEY ACCESS

REVISION#0

A5