

PLANT KEY

KEY	QTY	COMMON NAME /SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES				
A	4	DROPMORE LINDEN / *TILIA x FLAVESCENS "DROPMORE"*	75 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
B	6	AMERICAN ELM / *ULMUS AMERICANA*	75mm cal	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
ORNAMENTAL DECIDUOUS TREES				
C	4	AMUR MAPLE / *ACER GINNALA*	75mm cal	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.0m BRANCHING HT 1.5m
D	4	SPRING SNOW CRABAPPLE / *MALUS X 'SPRING SNOW'*	75mm cal	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.0m BRANCHING HT 1.5m
DECIDUOUS SHRUBS				
E	72	RED TWIG DOGWOOD / *CORNUS ALBA*	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 600mm HT.
F	36	THREE LOBED SPIREA / *SPIREA TILOBATA*	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
G	11	MINUET LILAC / *SYRINGA x PRESTONAIE "MINUET"*	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
H	19	MOHICAN VIBURNUM / *VIBURNUM LANTANA 'MOHICAN'*	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
CONIFEROUS SHRUBS				
J	24	BLUECHIP JUNIPER / *JUNIPERUS HORIZONTALIS "BLUE CHIP"*	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 600mm SPR.
K	31	DWARF MUGO PINE / *PINUS MUGO PUMILIO*	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.

PARKING STATISTICS

	REQUIRED	PROVIDED
RESIDENTIAL - 32 UNITS	48	
COMMERCIAL		
1 COFFEE SHOP @ 2147sf	20	
MEDICAL OFFICE @ 2601sf	3	
GROCERY @ 3084sf	5	
TOTAL COMMERCIAL PARKING	28	
REDUCTION FOR COMBINATION OF USES	-15	
TOTAL PARKING REQUIRED	61	
PARKING PROVIDED		66
ACCESSIBLE STALLS (VAN)	3(1)	4(2)
VISITOR STALLS	5	5
BICYCLE PARKING	6	20
SMALL CAR		22
33% MULTIFAMILY		
25% COMMERCIAL		
OF REQUIRED PARKING		

LANDSCAPE STATISTICS

	REQUIRED	PROPOSED
STREET EDGE (PIPELINE RD - 119.2 ft.)		
1 TREE/30 ft.	4	4
3 SHRUBS/20 ft.	18	18
STREET EDGE (COURT AVE. - 215.4 ft)		
1 TREE/30 ft.	7	7
3 SHRUBS/20 ft.	32	32
BUILDING FOUNDATION (236 ft)		
1 SHRUB/10 ft.	24	24
PARKING LOT INTERIOR		
(5% OF 23,760 sq ft)	1,188 sq ft	1,207sq ft
1 TREE/300 sq.ft.	4	4
1 SHRUB/100 sq.ft.	12	12
SCREENING PARKING AND LOADING		
1.8m HT. WOOD SCREEN FENCE ON REAR AND SIDE YARDS		
TOTAL TREES	15	15
TOTAL SHRUBS	86	86

ANY ADDITIONAL PLANTING IS AT THE DISCRETION ON THE OWNER AND IS SHOWN FOR INTENT OF PLANTING

No.	Revisions	Date	By
2	plan approval update	2026-04-13	JW
1	plan approval update	2020-04-01	JW

Date 13-02-25 Scale 1:150

Designed By JW Drawn By JW Checked By

Seals

McGOWAN·RUSSELL
825 St. Joseph Street Winnipeg Manitoba R2H 3A8 - 204-956-0396

Client

DR. CHOHAN

Project Title

ELANTE FLATS MIXED USE

Sheet Title

LANDSCAPE PLAN

Project No. 21-027

Drawing No. L1

0 1 3 5 10m NORTH

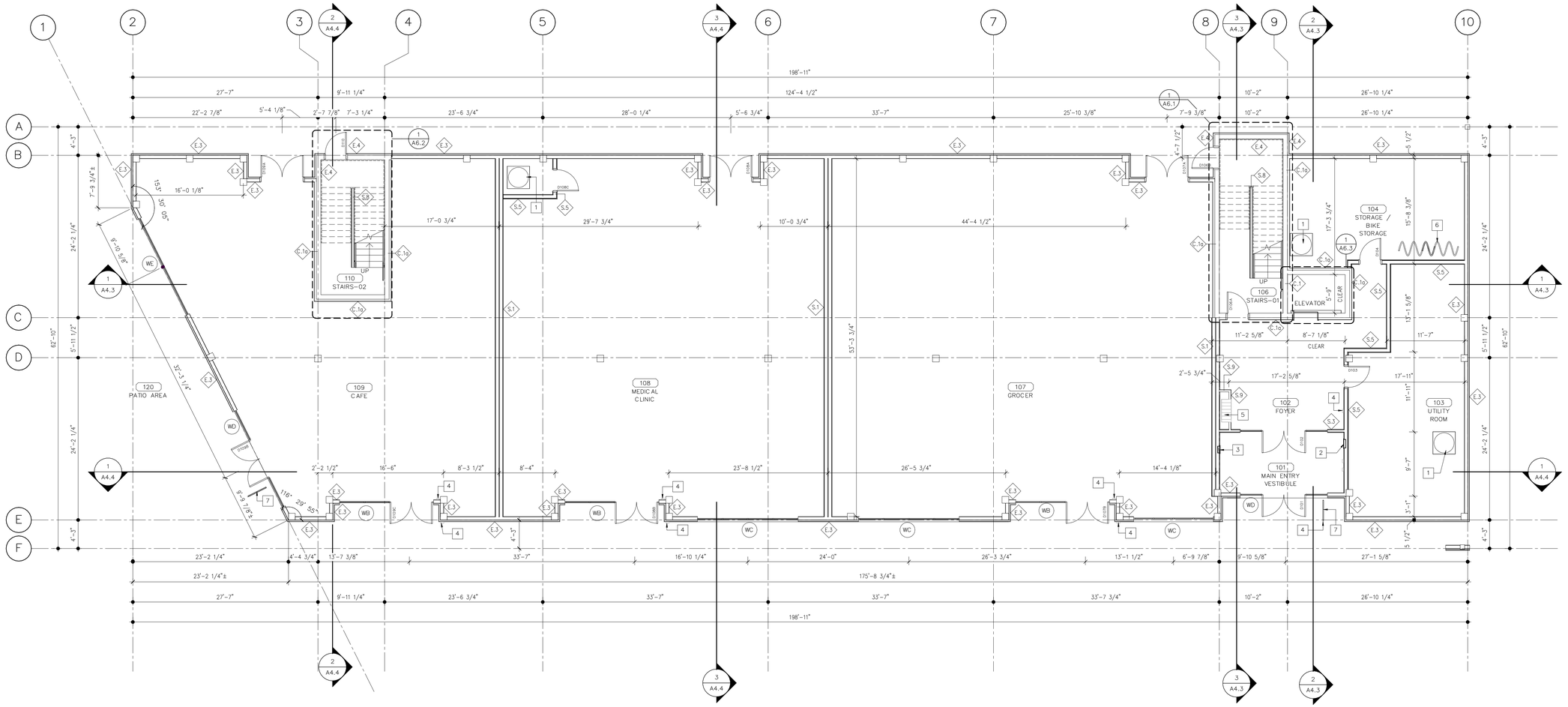
FILE: Y:\21-027 Chohan Court Apartments\dwg\21-027 COURT PLAN APPROVAL L1 2026-04-13.dwg




SIGNAGE




ELANTÉ FLATS
SIGNAGE
SIGNAGE



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1 A2.1 LEVEL-01: FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS:

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.

KEYNOTES - FLOOR PLANS:

1. SUMP PIT
2. INTERIOR INTERCOM
3. FIRE ALARM ANNUNCIATOR PANEL, TO BE SURFACE MOUNTED (SEE ELECTRICAL).
4. AUTO OPERATOR PUSH BUTTON
5. MAIL BOXES C/W CLEAR ANODIZED TRIM (SEE MATERIALS RECORD).
6. BIKE RACK
7. EXTERIOR ADO GUARD

No.:	Revision:	Date:	By:
1	ISSUED FOR 33%	26-04-02	YH

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Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
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CLIENT NAME
ELANTÉ FLATS

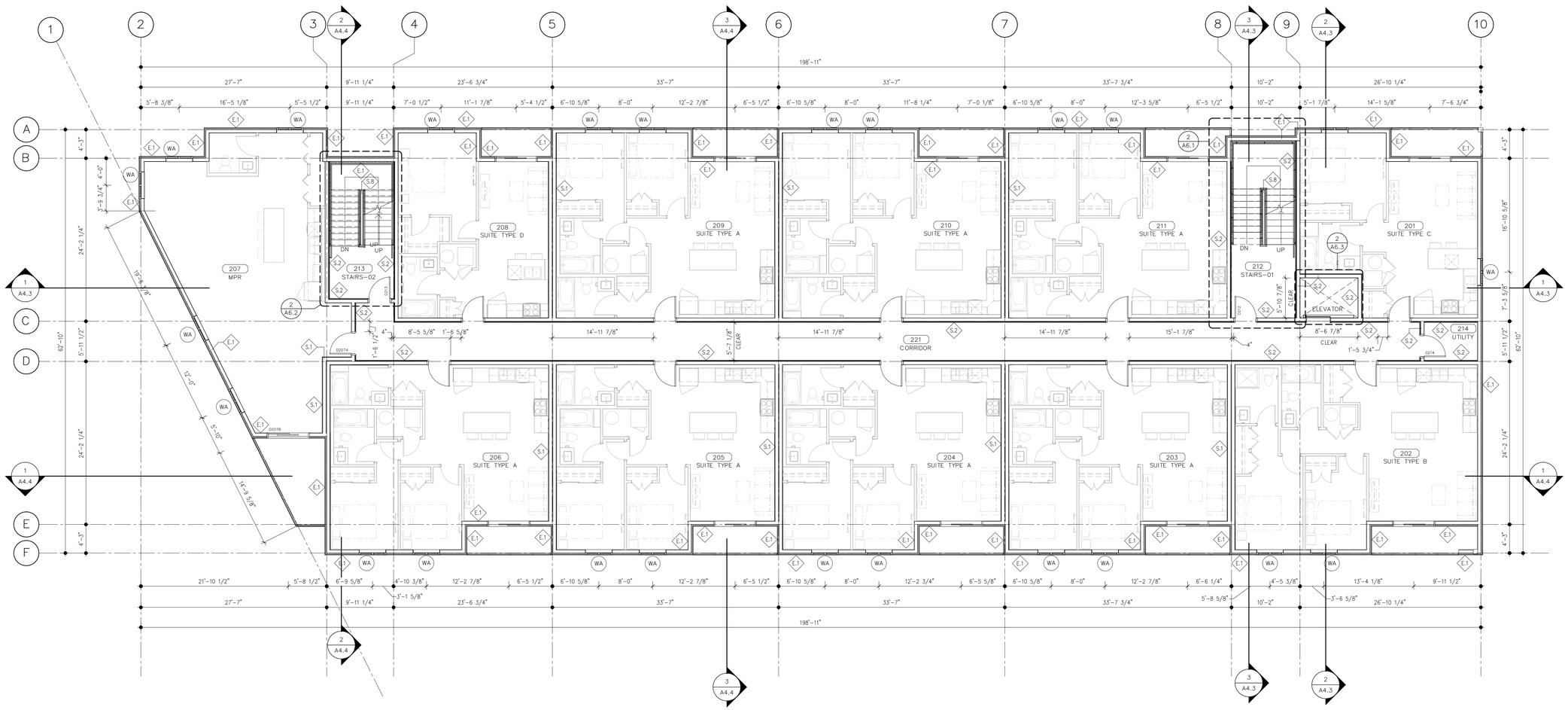
MULTI-RESIDENTIAL DEVELOPMENT
1245 & 1255 COURT AVENUE
WINNIPEG, MB

LEVEL-01 FLOOR PLAN

Drawn by: SKP Checked by: SAJ

A2.1

Project No.: 23013 Date: APRIL 2026



N

1 / A2.2 LEVEL-02: FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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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.

KEYNOTES - FLOOR PLANS:

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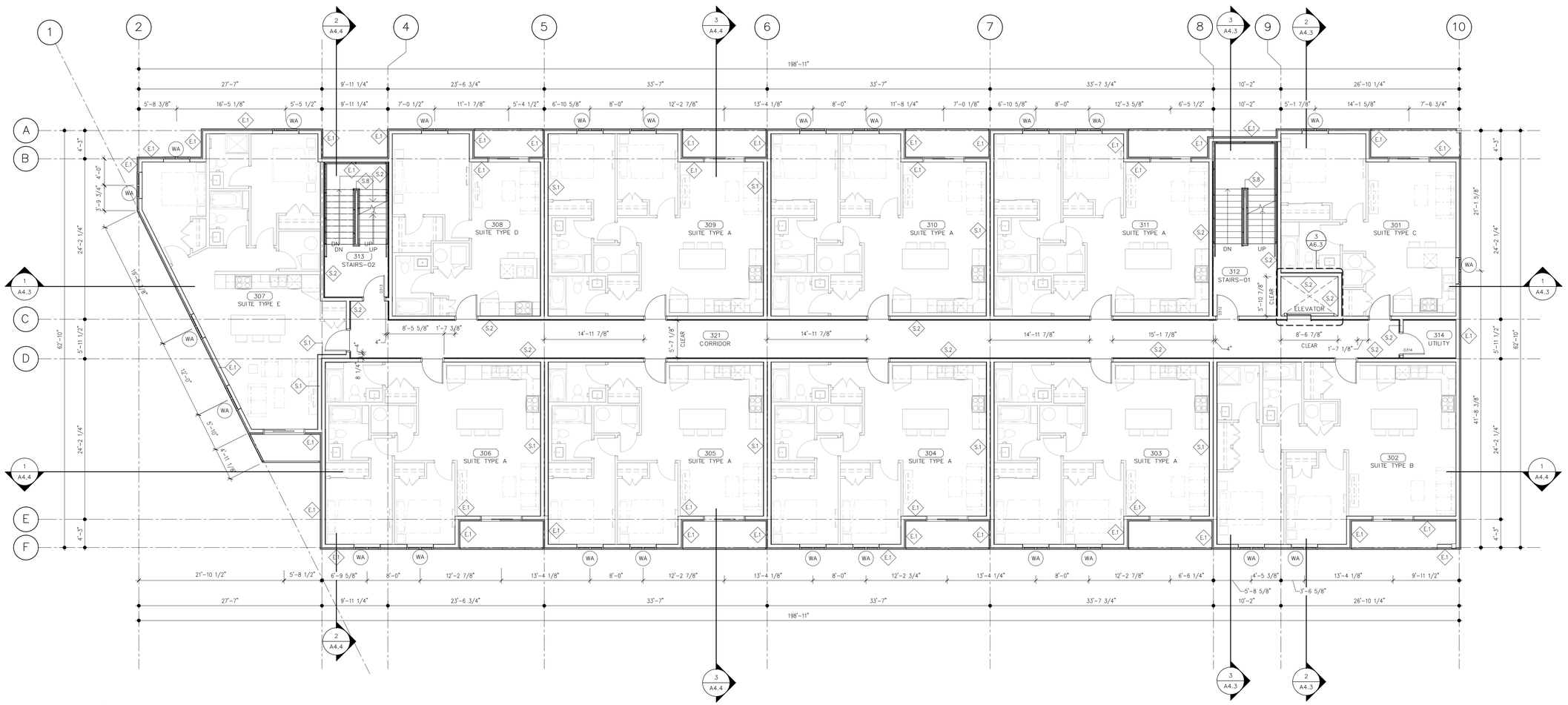
LEVEL-02 FLOOR PLAN

Drawn by: SKP Checked by: SAJ

A2.2

Project No.: 23013 Date: APRIL 2026



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1 A2.3 LEVEL-03 TO LEVEL-04: TYPICAL FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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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.

KEYNOTES - FLOOR PLANS:

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LEVEL-03 TO LEVEL-04 TYPICAL FLOOR PLAN

Drawn by: SKP Checked by: SAJ

A2.3

Project No.: 23013 Date: APRIL 2026



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



2 / A4.1 EXTERIOR BUILDING ELEVATION - WEST
1/8" = 1'-0"



3 / A4.1 EXTERIOR BUILDING ELEVATION - SOUTH/WEST
1/8" = 1'-0"

KEYNOTES - EXTERIOR ELEVATION:

1. 42" HIGH ALUMINIUM GUARD RAIL.
2. PREFINISHED THRU-WALL EMERGENCY OVERFLOW SCUPPER AS DETAILED, COORDINATE MATCHING CONSISTENT ELEVATION OF SCUPPER FOR MAX 6" OF WATER RETENTION FROM LOWEST ROOF MEMBRANE ELEVATION. PROVIDE SUMPED AND BACK-SLOPED INSULATION AS REQUIRED TO SUIT SCUPPER ELEVATION. TYPICAL.
3. SIGNAGE
4. BIKE RACK
5. EXTERIOR ADO GUARD

GENERAL NOTES - EXTERIOR ELEVATIONS:

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).
3. COORDINATE LOCATIONS OF MECHANICAL PENETRATIONS TO MAINTAIN CONSISTENT ELEVATIONS.
4. PROVIDE SOLID CEMENT BOARD BACKER PLINTHS BEHIND ALL DUCT OUTLETS, LIGHTS, FIXTURES, ETC. SIZE TO SUIT. BUTT ADJACENT CEMENT BOARD FINISHES INTO PLINTH. COLOUR TO MATCH ADJACENT CEMENT BOARD FINISHES.
5. PROVIDE CEMENT BOARD TRIMS @ ALL EDGES, INSIDE CORNERS, OUTSIDE CORNERS, WINDOWS, ETC.
6. COORDINATE EXTENTS OF FINISHES WITH WINDOW LOCATIONS (REFER TO WALL SECTIONS. TYPICAL).

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM
- EIFS-01
  - WHITE (COLOUR TBD BY OWNER)
- EIFS-02
  - LIGHT GREY (COLOUR TBD BY OWNER)
- EIFS-03
  - GREY (COLOUR TBD BY OWNER)
- EIFS-04
  - DARK GREY (COLOUR TBD BY OWNER)
- EIFS-05
  - CHARCOAL (COLOUR TBD BY OWNER)
- EIFS-06
  - BLACK (COLOUR TBD BY OWNER)

PRFINISHED METAL FLASHINGS
- NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.
- PF-01
  - VICWEST, BRIGHT WHITE OR APPROVED EQUAL
  - CORNICE PARAPET
- PF-02
  - VICWEST COLOUR T.B.D. OR APPROVED EQUAL
  - ABOVE EIFS MASONRY ELEMENTS
- CL-01
  - CLEAR ANODIZED FLASHING TO MATCH CURTAIN WALL AND STOREFRONT ALUMINIUM PRODUCTS

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WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: DTH Checked by: SKP

A4.1

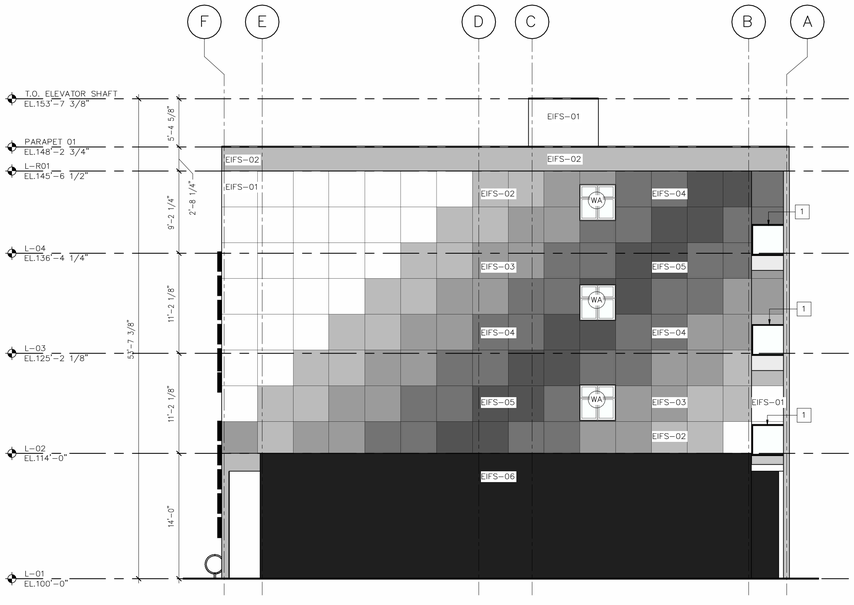
Project No.: 23013 Date: APRIL 2026


ELANTÉ FLATS
SIGNAGE
SIGNAGE



1 / A4.2 EXTERIOR BUILDING ELEVATION - NORTH

1/8" = 1'-0"



2 / A4.2 EXTERIOR BUILDING ELEVATION - EAST

1/8" = 1'-0"

KEYNOTES - EXTERIOR ELEVATION:

1 42" HIGH ALUMINIUM GUARD RAIL.

2 PREFINISHED THRU-WALL EMERGENCY OVERFLOW SCUPPER AS DETAILED, COORDINATE MATCHING CONSISTENT ELEVATION OF SCUPPER FOR MAX 6" OF WATER RETENTION FROM LOWEST ROOF MEMBRANE ELEVATION. PROVIDE SUMPED AND BACK-SLOPED INSULATION AS REQUIRED TO SUIT SCUPPER ELEVATION. TYPICAL.

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2. ALL EXTERIOR METALS (SUCH AS DOORS AND STRUCTURAL ANGLES) SHALL BE GALVANIZED AND SHALL BE PAINTED WHERE EXPOSED TO VIEW (TYPICAL).
3. COORDINATE LOCATIONS OF MECHANICAL PENETRATIONS TO MAINTAIN CONSISTENT ELEVATIONS.
4. PROVIDE SOLID CEMENT BOARD BACKER PLINTHS BEHIND ALL DUCT OUTLETS, LIGHTS, FIXTURES, ETC. SIZE TO SUIT. BUTT ADJACENT CEMENT BOARD FINISHES INTO PLINTH. COLOUR TO MATCH ADJACENT CEMENT BOARD FINISHES.
5. PROVIDE CEMENT BOARD TRIMS @ ALL EDGES, INSIDE CORNERS, OUTSIDE CORNERS, WINDOWS, ETC.
6. COORDINATE EXTENTS OF FINISHES WITH WINDOW LOCATIONS (REFER TO WALL SECTIONS. TYPICAL).

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM

- EIFS-01
  - WHITE (COLOUR TBD BY OWNER)
- EIFS-02
  - LIGHT GREY (COLOUR TBD BY OWNER)
- EIFS-03
  - GREY (COLOUR TBD BY OWNER)
- EIFS-04
  - DARK GREY (COLOUR TBD BY OWNER)
- EIFS-05
  - CHARCOAL (COLOUR TBD BY OWNER)
- EIFS-06
  - BLACK (COLOUR TBD BY OWNER)

PRFINISHED METAL FLASHINGS

- NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.
- PF-01
  - VICWEST, BRIGHT WHITE OR APPROVED EQUAL
  - CORNICE PARAPET
- PF-02
  - VICWEST, COLOUR T.B.D. OR APPROVED EQUAL
  - ABOVE EIFS MASONRY ELEMENTS
- CL-01
  - CLEAR ANODIZED FLASHING TO MATCH CURTAIN WALL AND STOREFRONT ALUMINIUM PRODUCTS

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EXTERIOR BUILDING ELEVATIONS

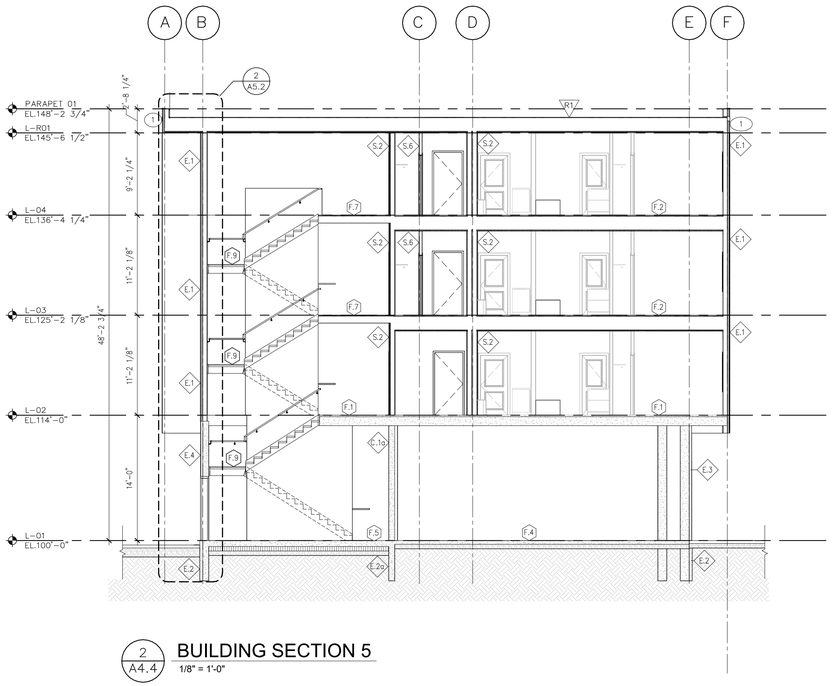
Drawn by: DTH Checked by: SKP

A4.2

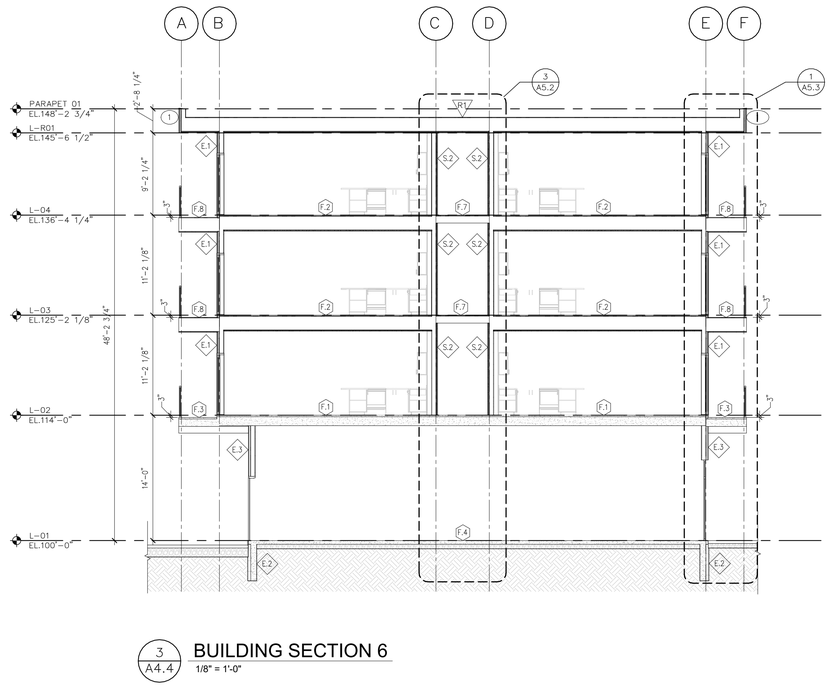
Project No.: 23013 Date: APRIL 2026



1 / A4.4 **BUILDING SECTION 4**
1/8" = 1'-0"



2 / A4.4 **BUILDING SECTION 5**
1/8" = 1'-0"



3 / A4.4 **BUILDING SECTION 6**
1/8" = 1'-0"

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WINNIPEG, MB

BUILDING SECTIONS

Drawn by: SKP Checked by: SAJ

A4.4

Project No.: 23013 Date: APRIL 2026