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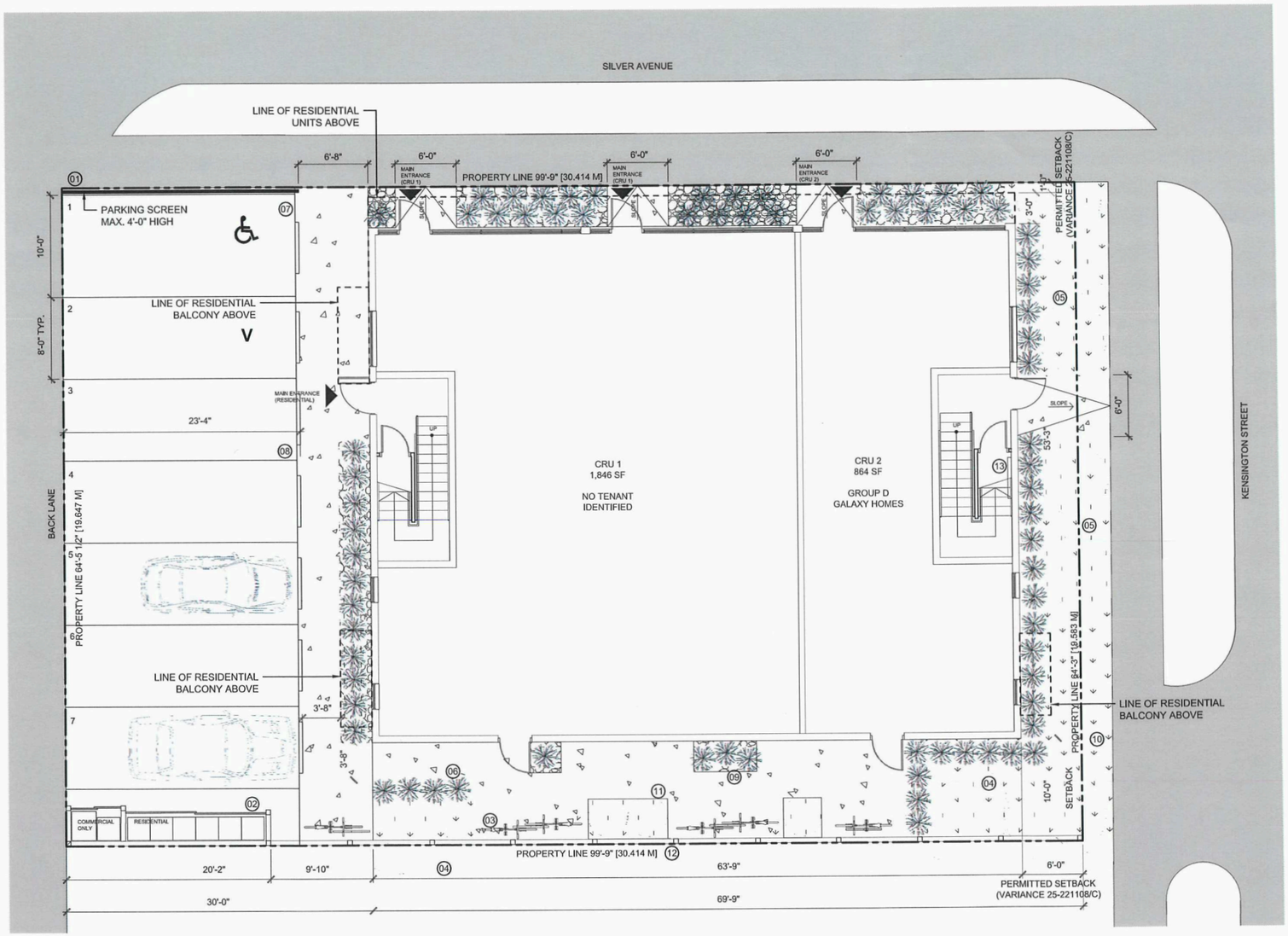

GENERAL INFORMATION:

PROJECT DESCRIPTION:	THREE STOREY PART 9 MIXED USE BUILDING
FACING # OF STREETS:	2
LEGAL DESCRIPTION:	PARCEL "A" PLAN 64548 WLTO
ROLL NUMBER:	07000761000
PROPERTY CLASS :	RESIDENTIAL 1
ASSESSED LAND AREA:	6,439 SQ. FT. (598.2 SQ. M.)
FRONTAGE:	64.20 FT (19.6 M)
BUILDING AREA:	3,396 SF (315.5 SM)
PARKING AREA:	1,160 SF (107.7 SM)
LOT AREA :	6,410 SF (595.5 SM)
RESIDENTIAL UNITS :	6
COMMERCIAL UNITS:	2
PARKING STALLS:	7
BIKE RACKING:	6
VISITOR PARKING:	1

SITE PLAN KEYNOTES:

01 PARKING SCREEN MAX. 4'-0" HIGH
02 WOOD GARBAGE & RECYCLING ENCLOSURE
03 BIKE PARKING
04 DECIDUOUS TREE 50MM CALIPER KLONDIKE AMUR CHOKECHERRY (PRUNUS MAACKII 'JEFDIKE'). QTY: 3
05 CONIFEROUS TREE 5 GALLON 'BABY BLUE SPRUCE' (PICEA PUNGENS) QTY: 4
06 SHRUB TYPICAL 2 GALLON MANGO TANGO (POTENTILLA)
07 PAVED PARKING LOT
08 PAVED WALKWAYS
09 AGGREGATE
10 GRASS
11 CONIFEROUS TREE 10 GALLON EASTERN WHITE CEDAR 'SKYBOUND' (THUJA OCCIDENTALIS). QTY: 3
12 WOOD FENCE ALONG SOUTH PROPERTY LINE
13 PROPOSED SUITE WATER METERS

PLANTING LIST

NAME	TYPE	SIZE	QTY
MANGO TANGO LATIN: POTENTILLA	SHRUB (TYP.)	2 GAL.	73
KLONDIKE AMUR CHOKECHERRY LATIN: PRUNUS MAACKII 'JEFDIKE'	DECIDUOUS	50 MM.	3
BABY BLUE SPRUCE LATIN: PICEA PUNGENS	CONIFEROUS	5 GAL.	4
EASTERN WHITE CEDAR 'SKYBOUND' LATIN: THUJA OCCIDENTALIS	CONIFEROUS	10 GAL.	5

NOTES:

1. SEE SITE PLAN KEYNOTES FOR LOCATIONS.
2. LANDSCAPING FOR ILLUSTRATION ONLY. LANDSCAPING BY OTHERS.

Size Architecture
605-63 Albert Street
Winnipeg, Manitoba R3B 1G4
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www.sizearchitecture.com

Project Number: 25-0047

issued for Development Permit 05.11.2026

No. Date

Drawn By: KMM
Checked By: AAN
Drawing Date: 05.11.2026
Printing Date:

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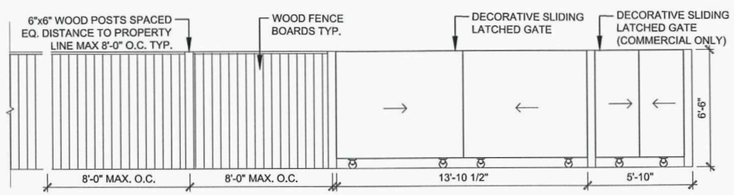
PROVINCE OF MANITOBA
12 May 2026
ALDEN A. NEUFELD
REGISTERED ARCHITECT

01 Proposed Site Plan & Main Floor Plan
A1 Scale: 1/8" = 1'-0"



02 G&R Enclosure & South Fence Line
A1 Scale: 3/16" = 1'-0"

SCHEDULE "A" page 1 of 3
To Zoning Agreement: DAZ 208/2019
By-Law No.: BL 94/2020
Winnipeg

Zoning Officer	Mogahid Suliman	May 26, 2026
District Planner	R. Ashton	26/11/26
Community Clerk		June 2026
Approved for the Director of Planning, Property and Development		

Project Title
410 KENSINGTON ST. RESIDENTIAL
1638 SILVER AVE. COMMERCIAL
THREE STOREY MIXED USE

Project Address 412 Kensington Street
Winnipeg, Manitoba
R3J 1J5

Client Galaxy Custom Homes

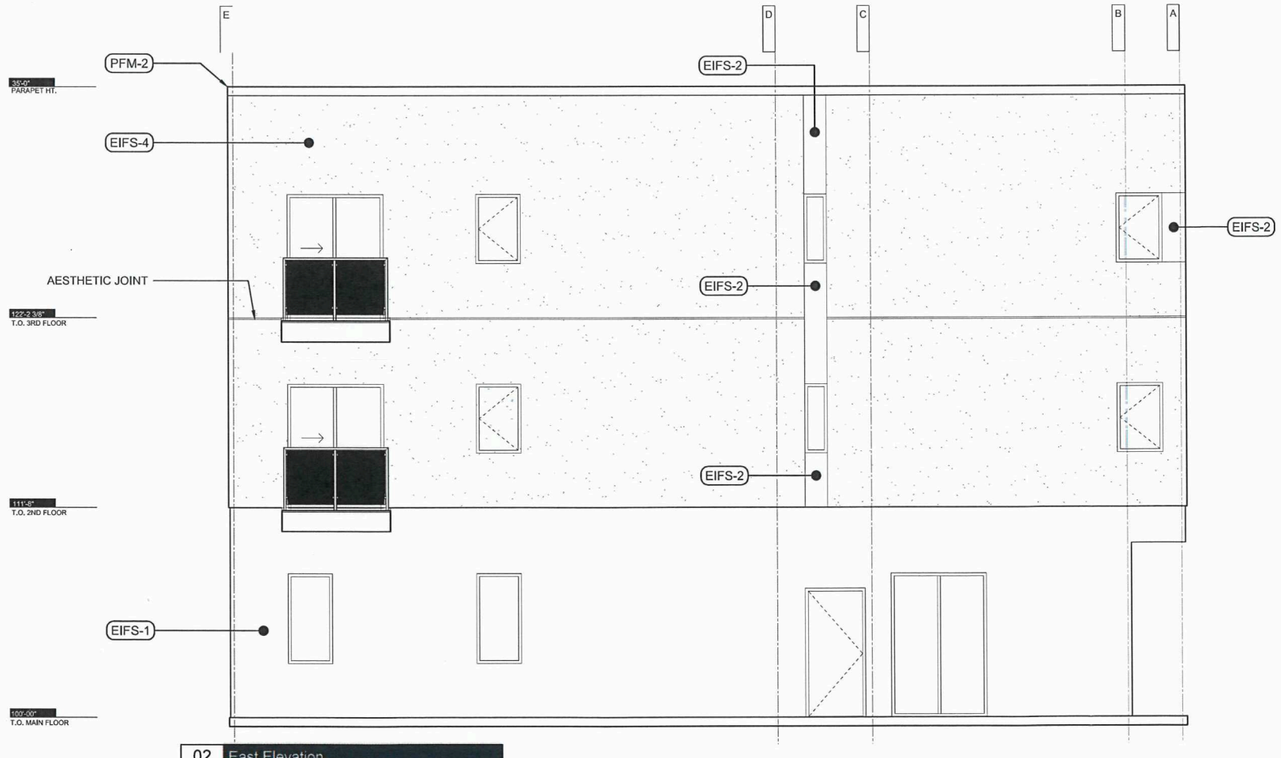
Drawing
SITE PLAN

A1.0

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



01 North Elevation
A2.0 Scale: 3/16" = 1'-0"



02 East Elevation
A2.0 Scale: 3/16" = 1'-0"

EXTERIOR MATERIAL AND FINISHES

AMP-1	ALUMINUM METAL PANEL SIDING PROPOSED COLOUR :
EIFS-1	1" EXTERIOR INSULATION FINISH SYSTEM PROPOSED COLOUR : CHARCOAL
EIFS-2	1" EXTERIOR INSULATION FINISH SYSTEM PROPOSED COLOUR : BLACK
EIFS-3	1" EXTERIOR INSULATION FINISH SYSTEM PROPOSED COLOUR : WHITE
EIFS-4	2" EXTERIOR INSULATION FINISH SYSTEM PROPOSED COLOUR : CHARCOAL
PFM-1	PREFINISHED METAL CLADDING PROPOSED COLOUR :
PFM-2	PREFINISHED METAL CAP FLASHING WITH DRIP EDGE PROPOSED COLOUR : CHARCOAL
PFM-3	PREFINISHED METAL LINER WITH DRIP FLASING PROPOSED COLOUR : CHARCOAL

SCHEDULE "A" page 2 of 3
To Zoning Agreement: DAZ 208/2019
By-Law No.: BL 94/2020
Winnipeg

Zoning Officer	Mogahid Suliman	May 26, 2026
District Planner	R. Galston	05/11/26
Community Clerk		June 2/2026
Approved for the Director of Planning, Property and Development		

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Drawing
BUILDING ELEVATIONS

A2.0

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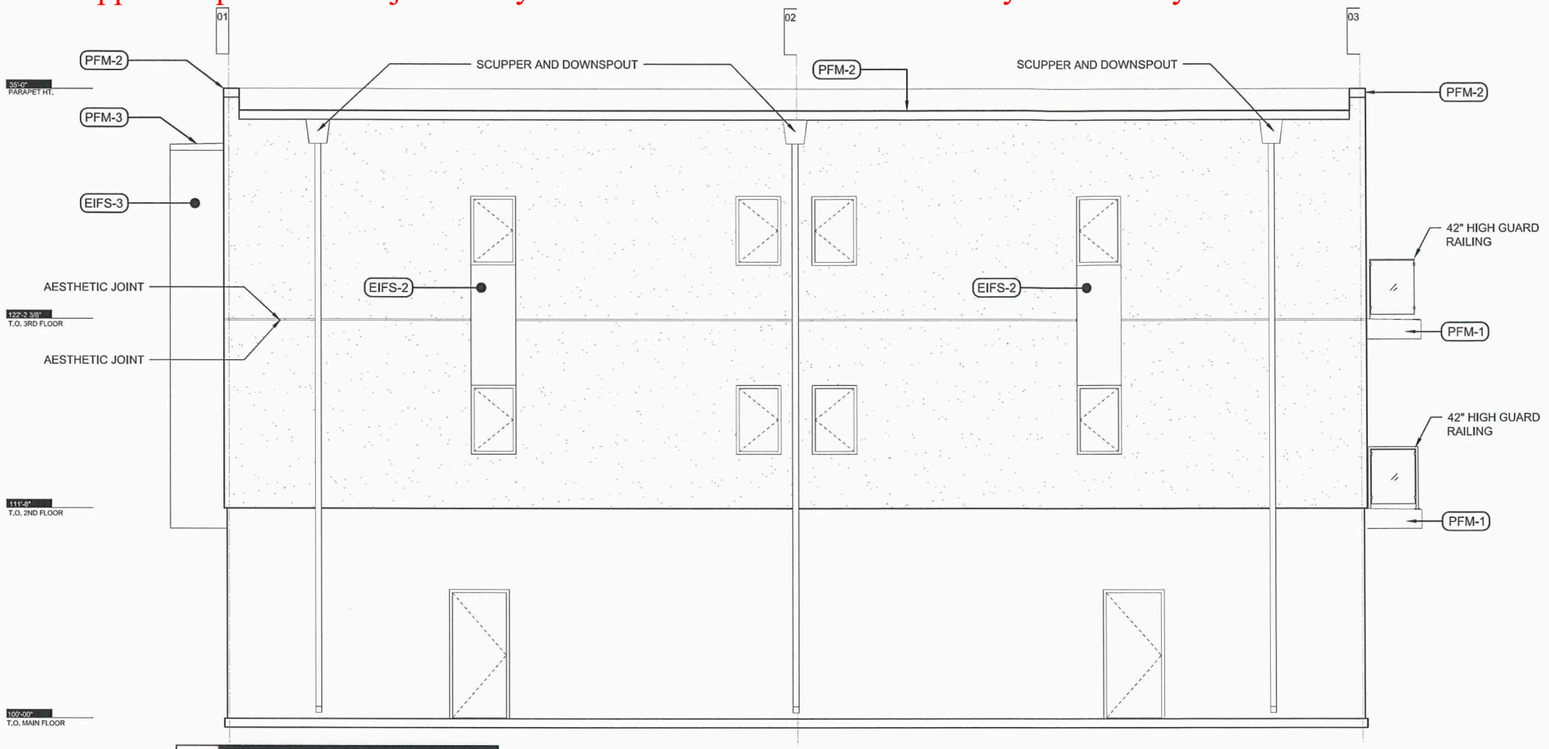

01 South Elevation
A2.1 Scale: 3/16" = 1'-0"



02 West Elevation
A2.1 Scale: 3/16" = 1'-0"

EXTERIOR MATERIAL AND FINISHES

AMP-1	ALUMINUM METAL PANEL SIDING PROPOSED COLOUR :
EIFS-1	1" EXTERIOR INSULATION FINISH SYSTEM PROPOSED COLOUR : CHARCOAL
EIFS-2	1" EXTERIOR INSULATION FINISH SYSTEM PROPOSED COLOUR : BLACK
EIFS-3	1" EXTERIOR INSULATION FINISH SYSTEM PROPOSED COLOUR : WHITE
EIFS-4	2" EXTERIOR INSULATION FINISH SYSTEM PROPOSED COLOUR : CHARCOAL
PFM-1	PREFINISHED METAL CLADDING PROPOSED COLOUR :
PFM-2	PREFINISHED METAL CAP FLASHING WITH DRIP EDGE PROPOSED COLOUR : CHARCOAL
PFM-3	PREFINISHED METAL LINER WITH DRIP FLASING PROPOSED COLOUR : CHARCOAL

SCHEDULE "A" page 3 of 3
To Zoning Agreement: DAZ 208/2019
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Drawing
BUILDING ELEVATIONS

A2.1