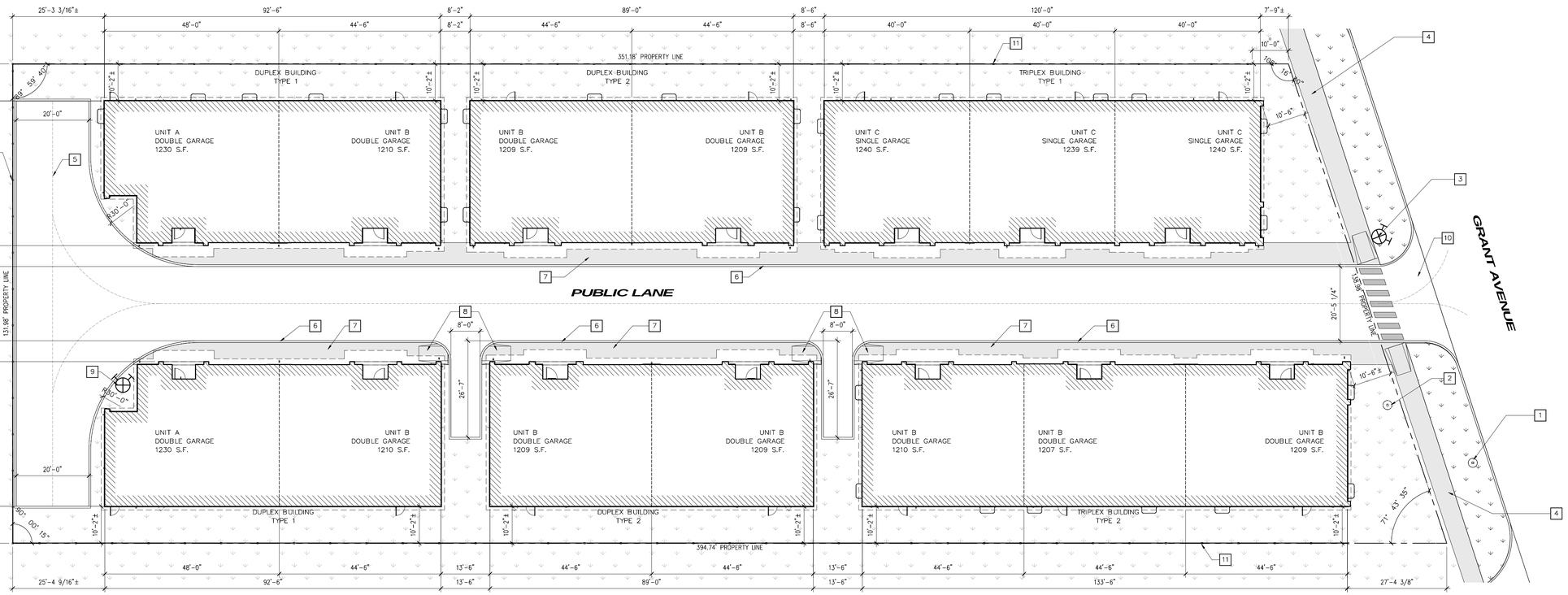


1 A1.1 SITE PLAN
1/16" = 1'-0"

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO TIE-IN WITH NEW WORKS (SEE CIVIL).

SITE STATISTICS:

CURRENT ZONING DISTRICT	RMF-S
URBAN INFILL AREA:	YES
UTILITY EASEMENT TO BE CONFIRMED	
SERVICE CAPACITY TO BE CONFIRMED	

BUILDING DESCRIPTION:
RIVER LOT 45, PARISH OF ST. CHARLES. LOTS 21 AND 22, PLAN No. 20355

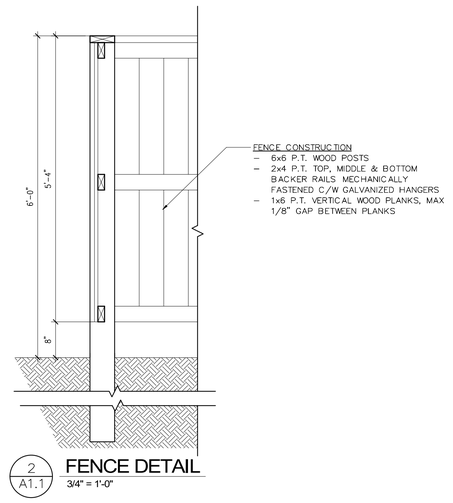
1 STOREY TOWNHOUSE BUILDINGS
14 UNITS TOTAL

	REQ'D	PROV'D
LOT AREA MIN	9,000 SF	49,220 SF
DWELLING COUNT	14	14
LOT AREA/DU MIN		3,505 SF/UNIT
BUILDING FOOTPRINTS (COMBINED)		16,568 SF
SETBACKS		
FRONT:	20'-0"	10'-6"
REAR:	25'-0"	25'-6"
SIDE:	4'-0"	10'-0"
BUILDING SEPERATION		8'-2"
BUILDING HEIGHT:	35'-0"	16'-3"±
PARKING:	21 STALLS	27 STALLS
STALLS/DU:	1.5:1	1.9:1
BIKES:		
VISITOR (V)		2 STALLS

SITE PLAN KEYNOTES:

1. EXISTING LIGHT.
2. EXISTING POWER POLE.
3. EXISTING FIRE HYDRANT.
4. EXISTING SIDEWALK.
5. OUTLINE OF FIRETRUCK HAMMERHEAD TURN-AROUND
6. 6" CONCRETE CURB
7. NEW SIDEWALK.
8. BARRIER FREE CURB RAMP.
9. NEW FIRE HYDRANT.
10. NEW APPROACH - REFER TO CIVIL
11. 6' HIGH WOOD FENCE

SUITE TYPE	SUITE AREA	# OF BATHROOMS	# OF BEDROOMS	COUNT
UNIT A	1729 S.F.	3	4	2
UNIT B	1707 S.F.	3	4	9
UNIT C	1532 S.F.	3	3	3
TOTAL				14



2 A1.1 FENCE DETAIL
3/4" = 1'-0"

No.	Revision:	Date:	By:
3	ISSUED FOR 99%	26-04-24	ZN
2	ISSUED FOR PLAN APPROVAL	26-03-03	ZN
1	ISSUED FOR 33%	25-10-17	ZN

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Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

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PROGRESSIVE REAL ESTATE GRANT TOWNHOUSES

MULTIFAMILY DEVELOPMENT
4506 GRANT AVE
WINNIPEG, MB

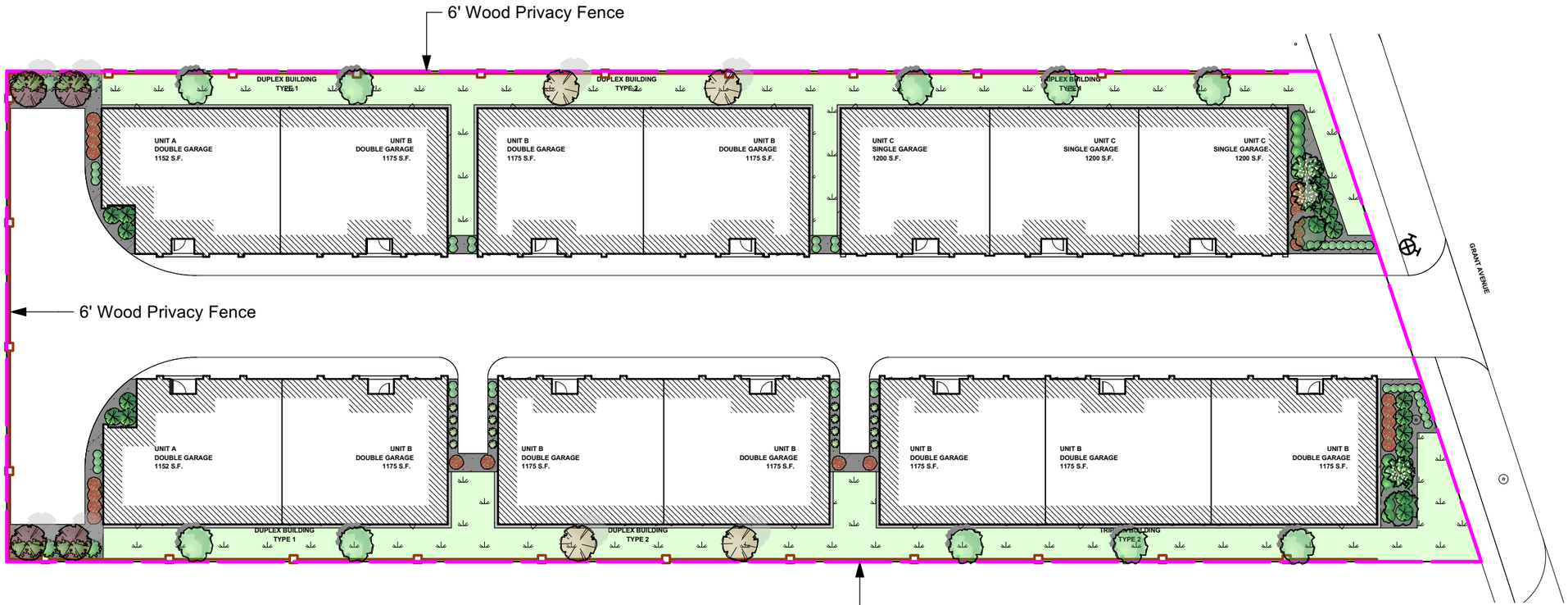
SITE PLAN

Drawn by: ESH/ZN/JS Checked by: ZN

A1.1

Project No: 24007 Date: APRIL 2026

Preliminary



N

1 L-PA-1 **Landscape Scope Plan**
Scale: 1:400

0 5 10 15 m

Surface Material Legend

- Sod & Topsoil
  703 sm
- Decorative Stone Mulch Planting Bed
  212 sm
- Decorative Stone Mulch Paving (Course)
  89 sm

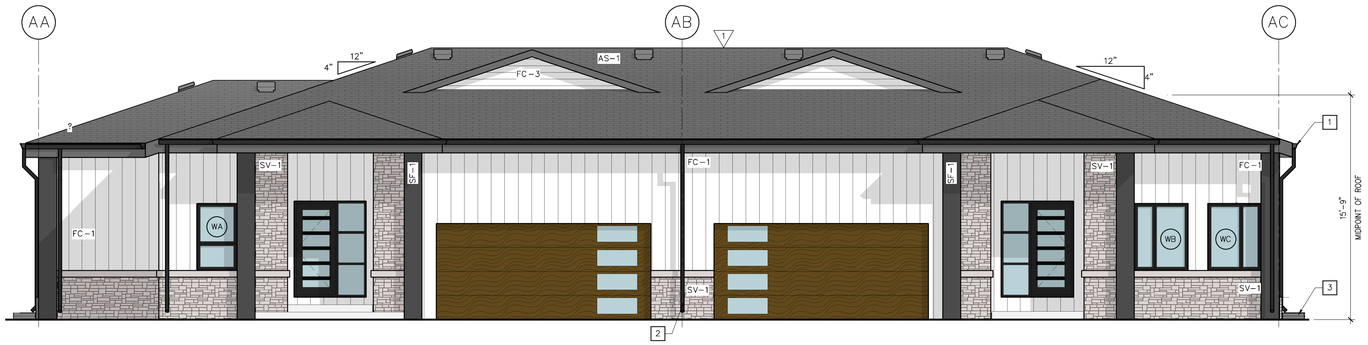
No.	Date	Issue Notes
A	2025-11-28	Issued for Review

Drawing No.

L-PA-1 *of* 4

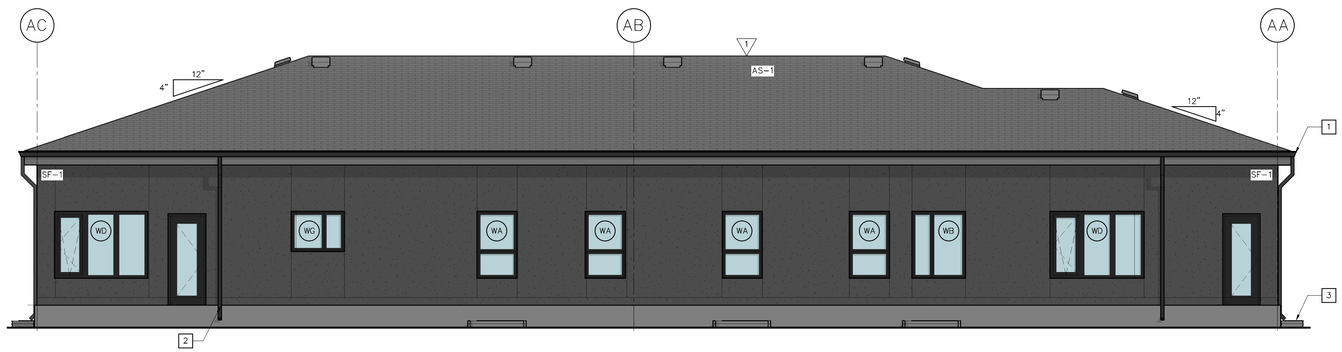
4506 GRANT AVE
WINNIPEG, MB
Landscape Plan

LAND FORUM
LANDSCAPE ARCHITECTS



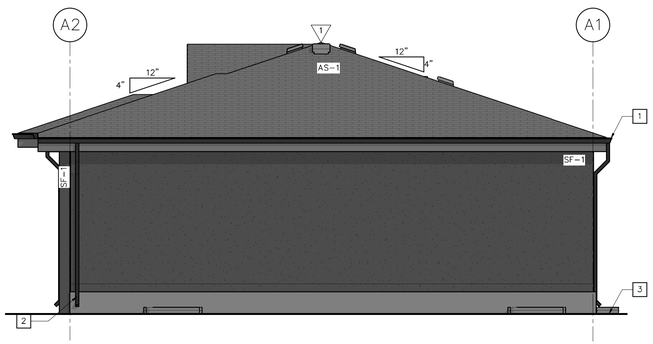
1 / A–A4.1 DUPLEX 1 - EAST ELEVATION

3/16" = 1'-0"



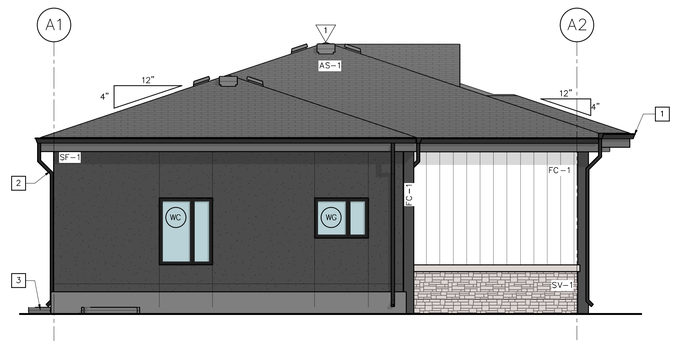
2 / A–A4.1 DUPLEX 1 - WEST ELEVATION

3/16" = 1'-0"



3 / A–A4.1 DUPLEX 1 - NORTH ELEVATION

3/16" = 1'-0"



4 / A–A4.1 DUPLEX 1 - SOUTH ELEVATION

3/16" = 1'-0"

EXTERIOR FINISH LEGEND:

ASPHALT SHINGLES
- AS–1
  - –ARCHITECTURAL SHINGLES, BLACK

STONE VENEER
- SV–1
  - –VERSETTA STONE, MISSION POINT

FIBRE CEMENT BOARD
- FC–1
  - –FIBRE CEMENT BOARD & BATTEN SIDING, WHITE
- FC–2
  - –FIBRE CEMENT BOARD & BATTEN SIDING, BLACK
- FC–3
  - –FIBRE CEMENT LAP SIDING, WHITE
- FC–4
  - –FIBRE CEMENT LAP SIDING, BLACK

STUCCO FINISH
- SF–1
  - –CHARCOAL

GENERAL NOTES - 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).

KEYNOTES - ELEVATIONS:

1. PREFINISHED METAL GUTTER, BLACK
2. PREFINISHED METAL RAIN WATER LEADER C/W SPLASH PAD
3. PREFABRICATED AREA WELL

No:	Revision:	Date:	By:
3	ISSUED FOR 90%	26-05-08	ZN
2	ISSUED FOR PLAN APPROVAL	26-03-03	ZN
1	ISSUED FOR 33%	25-10-17	ZN

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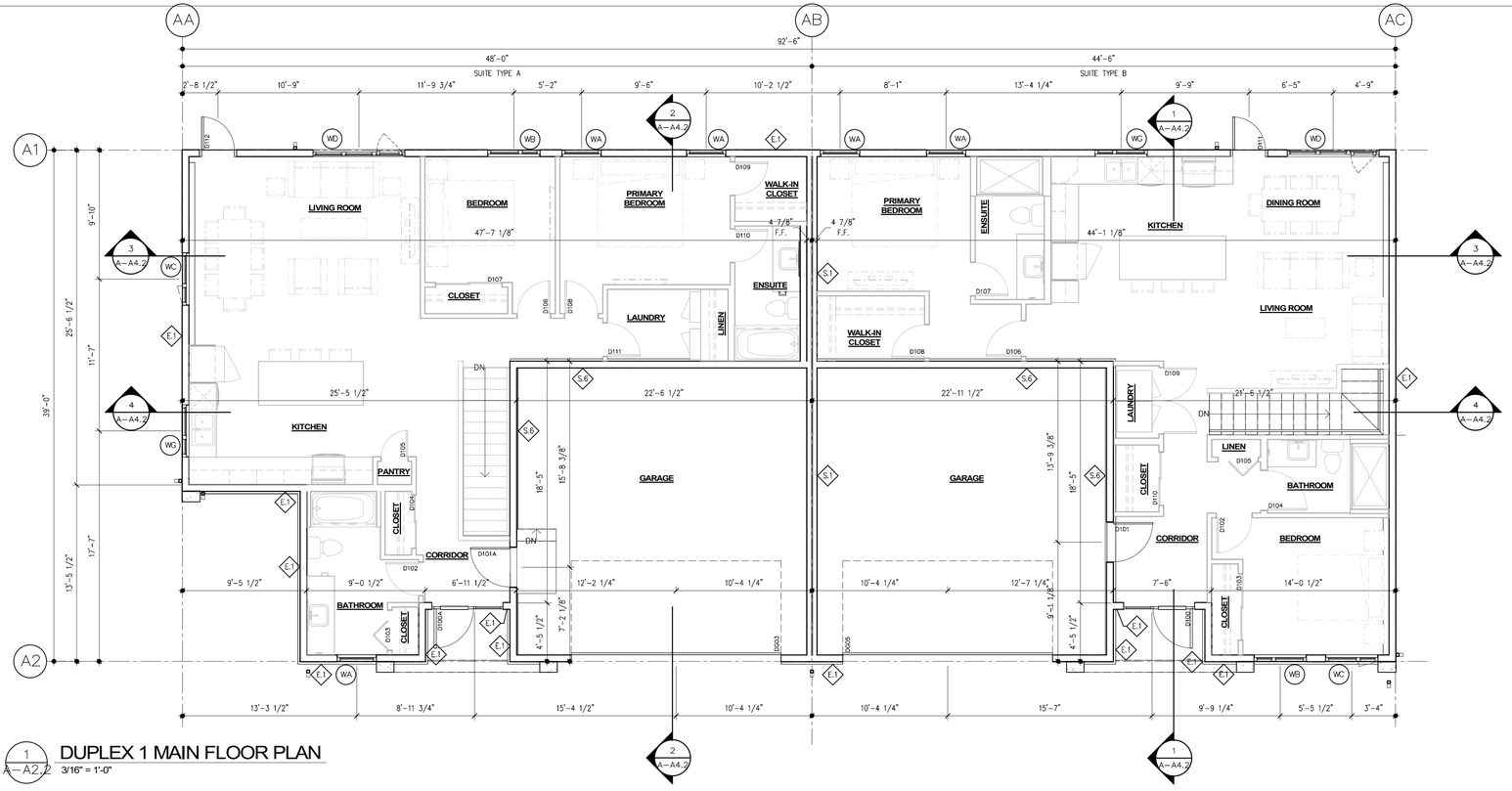
PROGRESSIVE
BUILDING 1 & 2
GRANT TOWNHOUSES
BUILDING 1 & 2
MULTIFAMILY DEVELOPMENT
4506 GRANT AVE
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: ESH/ZN/JS Checked by: ZN

A-A4.1

Project No.: 24007 Date: FEBRUARY 2026



1 A—A2.2 **DUPLEX 1 MAIN FLOOR PLAN**

3/16" = 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. PREFINISHED METAL EAVESTROUGH. VICWEST, BLACK.
2. PROVIDE ROOF SQUARE VENTS C/W A MINIMUM NET FREE AREA OF 1/150 ATTIC AREA PER ATTIC COMPARTMENT (TYPICAL).
3. CONTINUOUS GWB TO U/S OF ROOF DECK. FIRE CAULK TO U/S OF ROOF DECK. CARRY GWB TO THE END OF SOFFIT SPACE.

GENERAL NOTES - ROOF PLANS:

1. SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR.
3. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.
4. SEAL AND MAKE WATERTIGHT ALL PENETRATIONS THROUGH ROOF ASSEMBLY. PROVIDE COLLARS AND/OR CURBING TO SUIT.
5. PROVIDE MINIMUM UNOBSTRUCTED VENT AREA NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.

No:	Revision:	Date:	By:
3	ISSUED FOR 99%	26-04-24	ZN
2	ISSUED FOR PLAN APPROVAL	26-03-03	ZN
1	ISSUED FOR 33%	25-10-17	ZN

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PROGRESSIVE
REAL ESTATE
GRANT TOWNHOUSES
BUILDING 1 & 2
MULTIFAMILY DEVELOPMENT
4506 GRANT AVE
WINNIPEG, MB

LEVEL-01 & ROOF PLAN

Drawn by: ESH/ZN/JS Checked by: ZN

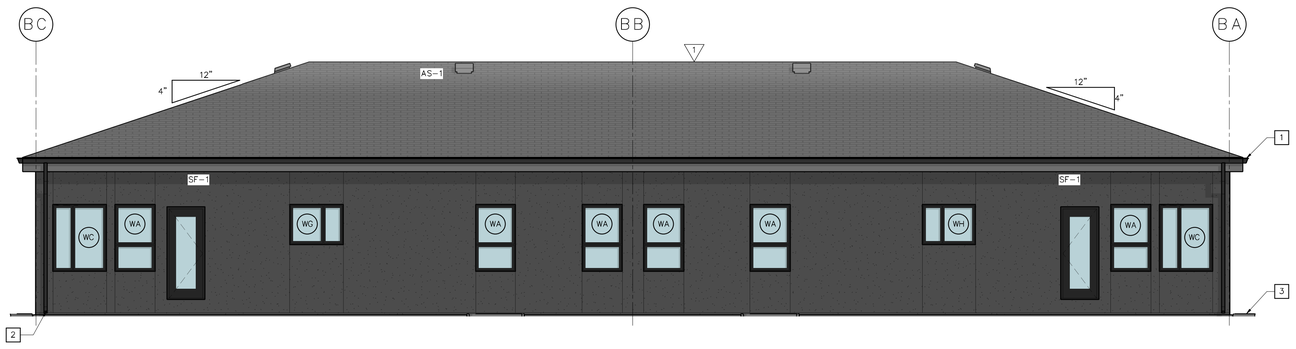
A-A2.2

Project No: 24007 Date: FEBRUARY 2026



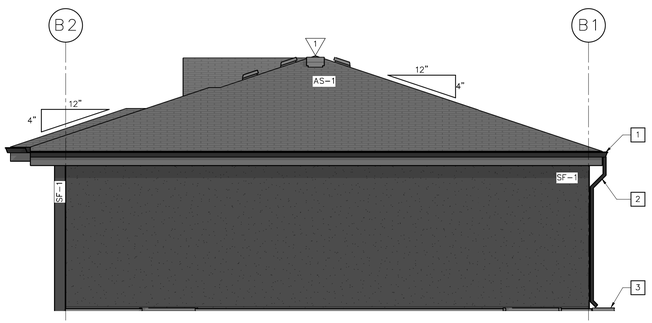
1 / B-A4.1 — DUPLEX 2 - EAST ELEVATION

3/16" = 1'-0"



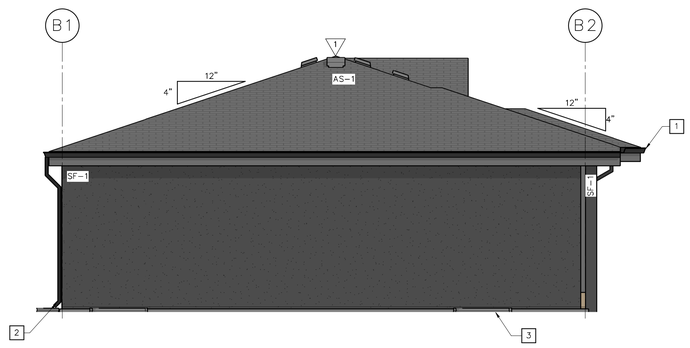
2 / B-A4.1 — DUPLEX 2 - WEST ELEVATION

3/16" = 1'-0"



3 / B-A4.1 — DUPLEX 2 - NORTH ELEVATION

3/16" = 1'-0"



4 / B-A4.1 — DUPLEX 2 - SOUTH ELEVATION

3/16" = 1'-0"

EXTERIOR FINISH LEGEND:

ASPHALT SHINGLES
- AS-1 – ARCHITECTURAL SHINGLES, BLACK

STONE VENEER
- SV-1 – VERSETTA STONE, MISSION POINT

FIBRE CEMENT BOARD
- FC-1 – FIBRE CEMENT BOARD & BATTEN SIDING, WHITE
- FC-2 – FIBRE CEMENT BOARD & BATTEN SIDING, BLACK
- FC-3 – FIBRE CEMENT LAP SIDING, WHITE
- FC-4 – FIBRE CEMENT LAP SIDING, BLACK

STUCCO FINISH
- SF-1 – CHARCOAL

GENERAL NOTES - 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).

KEYNOTES - ELEVATIONS:

1. PREFINISHED METAL GUTTER, BLACK
2. PREFINISHED METAL RAIN WATER LEADER C/W SPLASH PAD
3. PREFABRICATED AREA WELL

No:	Revision:	Date:	By:
3	ISSUED FOR 90%	26-05-08	ZN
2	ISSUED FOR PLAN APPROVAL	26-03-03	ZN
1	ISSUED FOR 33%	25-10-17	ZN

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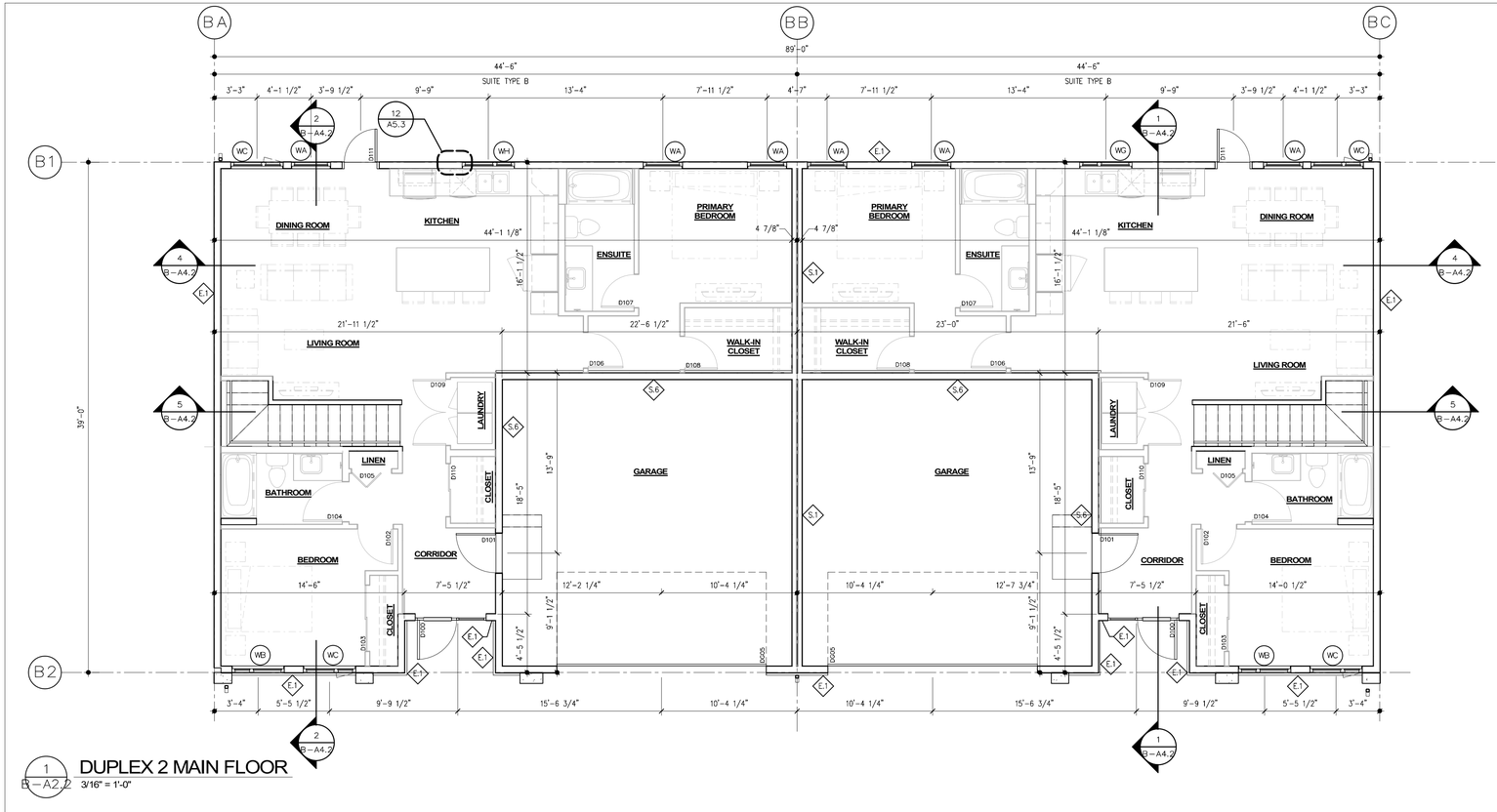
GRANT TOWNHOUSES
BUILDING 3 & 4
MULTIFAMILY DEVELOPMENT
4506 GRANT AVE
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: ESH/ZN/JS Checked by: ZN

B-A4.1

Project No.: 24007 Date: FEBRUARY 2026



1 B-A2.2 DUPLEX 2 MAIN FLOOR
3/16" = 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. PREFINISHED METAL EAVESTROUGH. VICWEST, BLACK.
2. PROVIDE ROOF SQUARE VENTS C/W A MINIMUM NET FREE AREA OF 1/150 ATTIC AREA PER ATTIC COMPARTMENT (TYPICAL).
3. CONTINUOUS GWB TO U/S OF ROOF DECK. FIRE CAULK TO U/S OF ROOF DECK. CARRY GWB TO THE END OF SOFFIT SPACE.

GENERAL NOTES - ROOF PLANS:

1. SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR.
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4. SEAL AND MAKE WATERTIGHT ALL PENETRATIONS THROUGH ROOF ASSEMBLY. PROVIDE COLLARS AND/OR CURBING TO SUIT.
5. PROVIDE MINIMUM UNOBSTRUCTED VENT AREA NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.

No:	Revision:	Date:	By:
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REAL ESTATE
GRANT TOWNHOUSES
BUILDING 3 & 4
MULTIFAMILY DEVELOPMENT
4506 GRANT AVE
WINNIPEG, MB

LEVEL-01 & ROOF PLAN

Drawn by: ESH/ZN/JS Checked by: ZN

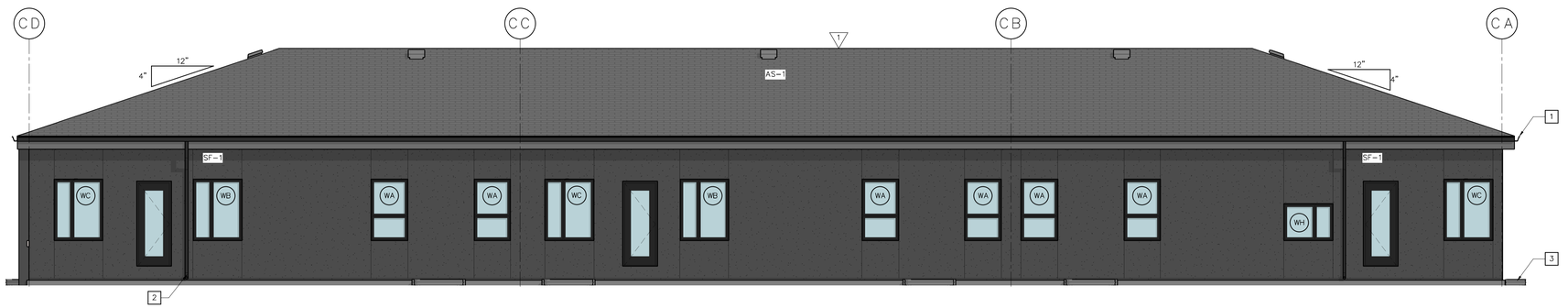
B-A2.2

Project No.: 24007 Date: FEBRUARY 2026



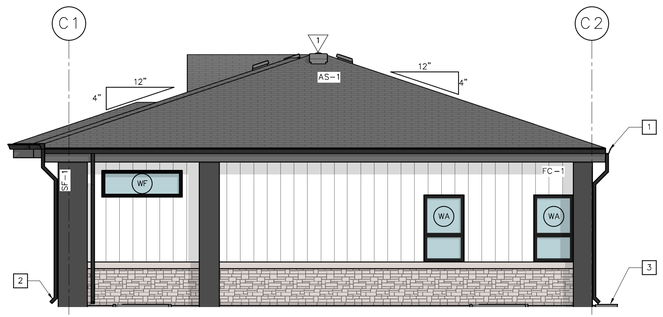
1 / C-A4.1 TRIPLEX 1 - EAST ELEVATION

3/16" = 1'-0"



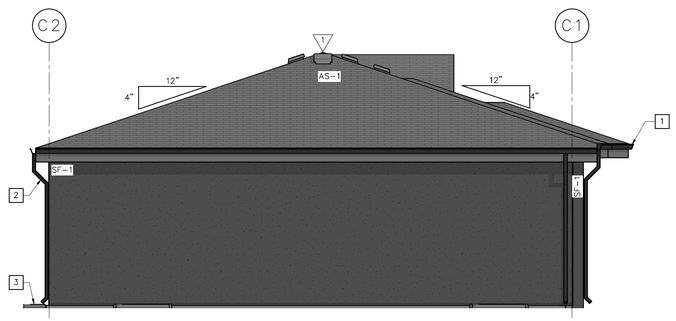
2 / C-A4.1 TRIPLEX 1 - WEST ELEVATION

3/16" = 1'-0"



3 / C-A4.1 TRIPLEX 1 - NORTH ELEVATION

3/16" = 1'-0"



4 / C-A4.1 TRIPLEX 1 - SOUTH ELEVATION

3/16" = 1'-0"

EXTERIOR FINISH LEGEND:

ASPHALT SHINGLES
- AS-1
  - ARCHITECTURAL SHINGLES, BLACK

STONE VENEER
- SV-1
  - VERSETTA STONE, MISSION POINT

FIBRE CEMENT BOARD
- FC-1
  - FIBRE CEMENT BOARD & BATTEN SIDING, WHITE
- FC-2
  - FIBRE CEMENT BOARD & BATTEN SIDING, BLACK
- FC-3
  - FIBRE CEMENT LAP SIDING, WHITE
- FC-4
  - FIBRE CEMENT LAP SIDING, BLACK

STUCCO FINISH
- SF-1
  - CHARCOAL

GENERAL NOTES - ELEVATIONS:

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KEYNOTES - ELEVATIONS:

1. PREFINISHED METAL GUTTER, BLACK
2. PREFINISHED METAL RAIN WATER LEADER C/W SPLASH PAD
3. PREFABRICATED AREA WELL

No:	Revision:	Date:	By:
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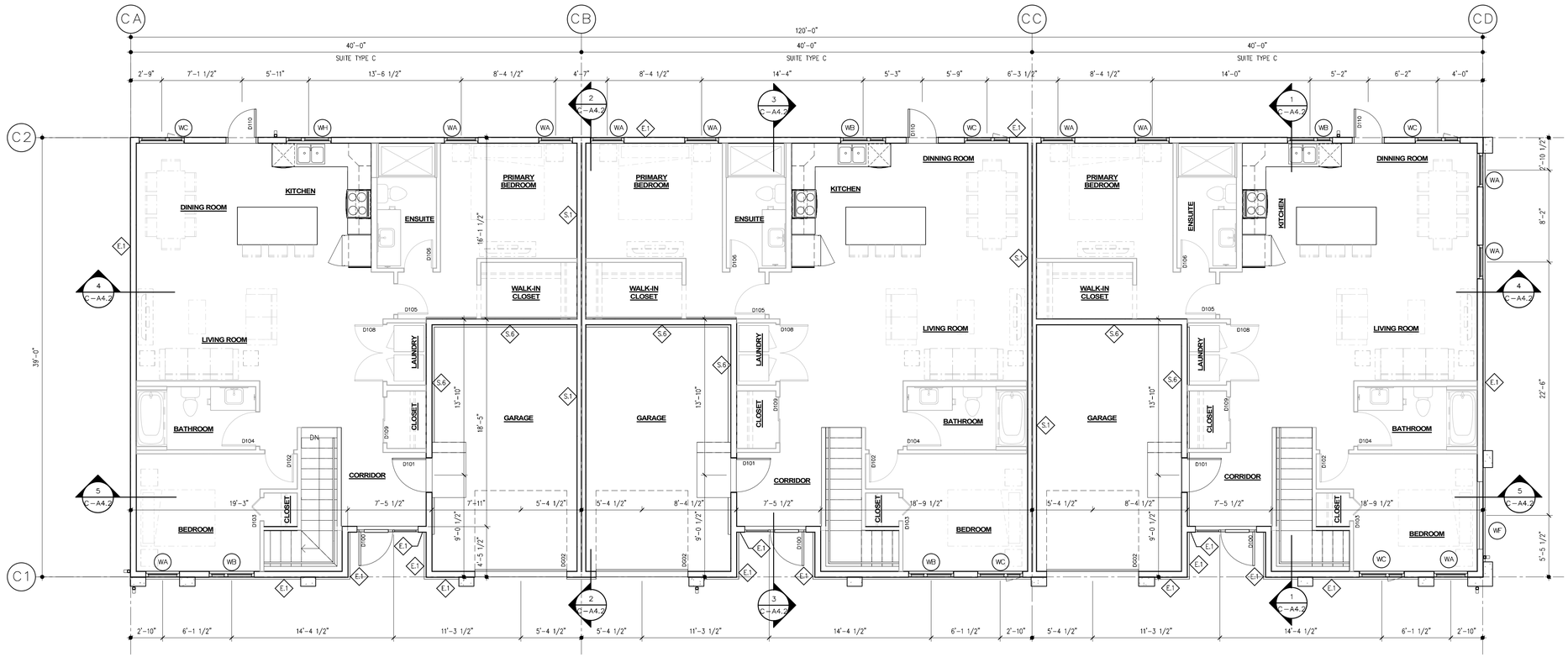
GRANT TOWNHOUSES
BUILDING 5
MULTIFAMILY DEVELOPMENT
4506 GRANT AVE
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: ESH/ZN/JS Checked by: ZN

C-A4.1

Project No.: 24007 Date: FEBRUARY 2026



1 C – A2.3 TRIPLEX 1 MAIN FLOOR PLAN

3/16" = 1'-0"

KEYNOTES - FLOOR PLANS:

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.
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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.

No:	Revision:	Date:	By:
3	ISSUED FOR 99%	26-04-24	ZN
2	ISSUED FOR PLAN APPROVAL	26-03-03	ZN
1	ISSUED FOR 33%	25-10-17	ZN

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Consultants:

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PROGRESSIVE
REAL ESTATE
GRANT TOWNHOUSES
BUILDING 5
MULTIFAMILY DEVELOPMENT
4506 GRANT AVE
WINNIPEG, MB

LEVEL-01

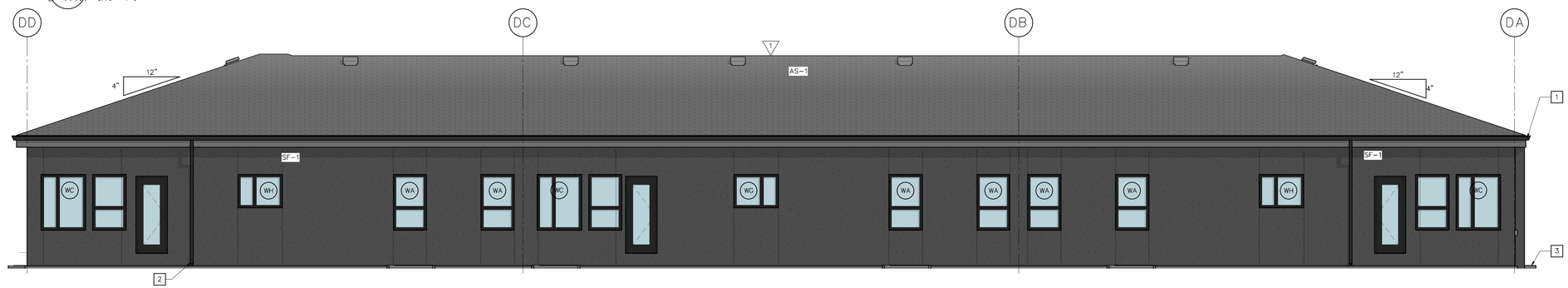
Drawn by: ESH/ZN/JS Checked by: ZN

C-A2.3

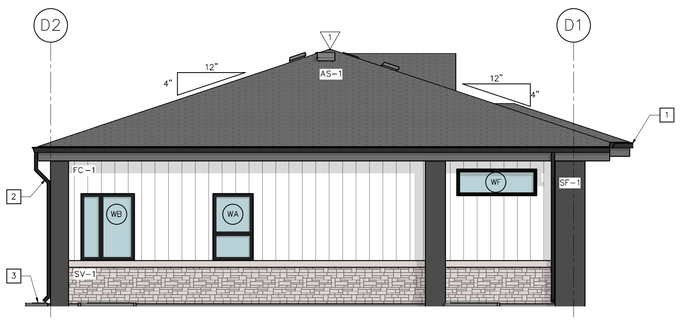
Project No: 24007 Date: FEBRUARY 2026



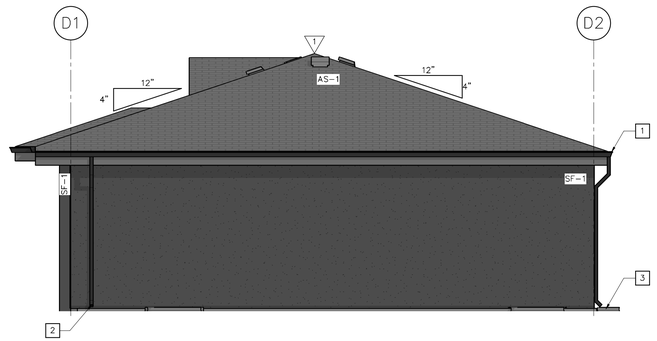
1 / D–A4.1 TRIPLEX 2 - WEST ELEVATION
3/16" = 1'-0"



2 / D–A4.1 TRIPLEX 2 - EAST ELEVATION
3/16" = 1'-0"



3 / D–A4.1 TRIPLEX 2 - NORTH ELEVATION
3/16" = 1'-0"



4 / D–A4.1 TRIPLEX 2 - SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH LEGEND:

ASPHALT SHINGLES
- AS–1
  - –ARCHITECTURAL SHINGLES, BLACK

STONE VENEER
- SV–1
  - –VERSETTA STONE, MISSION POINT

FIBRE CEMENT BOARD
- FC–1
  - –FIBRE CEMENT BOARD & BATTEN SIDING, WHITE
- FC–2
  - –FIBRE CEMENT BOARD & BATTEN SIDING, BLACK
- FC–3
  - –FIBRE CEMENT LAP SIDING, WHITE
- FC–4
  - –FIBRE CEMENT LAP SIDING, BLACK

STUCCO FINISH
- SF–1
  - –CHARCOAL

GENERAL NOTES - 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).

KEYNOTES - ELEVATIONS:

1. PREFINISHED METAL GUTTER, BLACK
2. PREFINISHED METAL RAIN WATER LEADER C/W SPLASH PAD
3. PREFABRICATED AREA WELL

No.:	Revision:	Date:	By:
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2	ISSUED FOR PLAN APPROVAL	26-03-03	ZN
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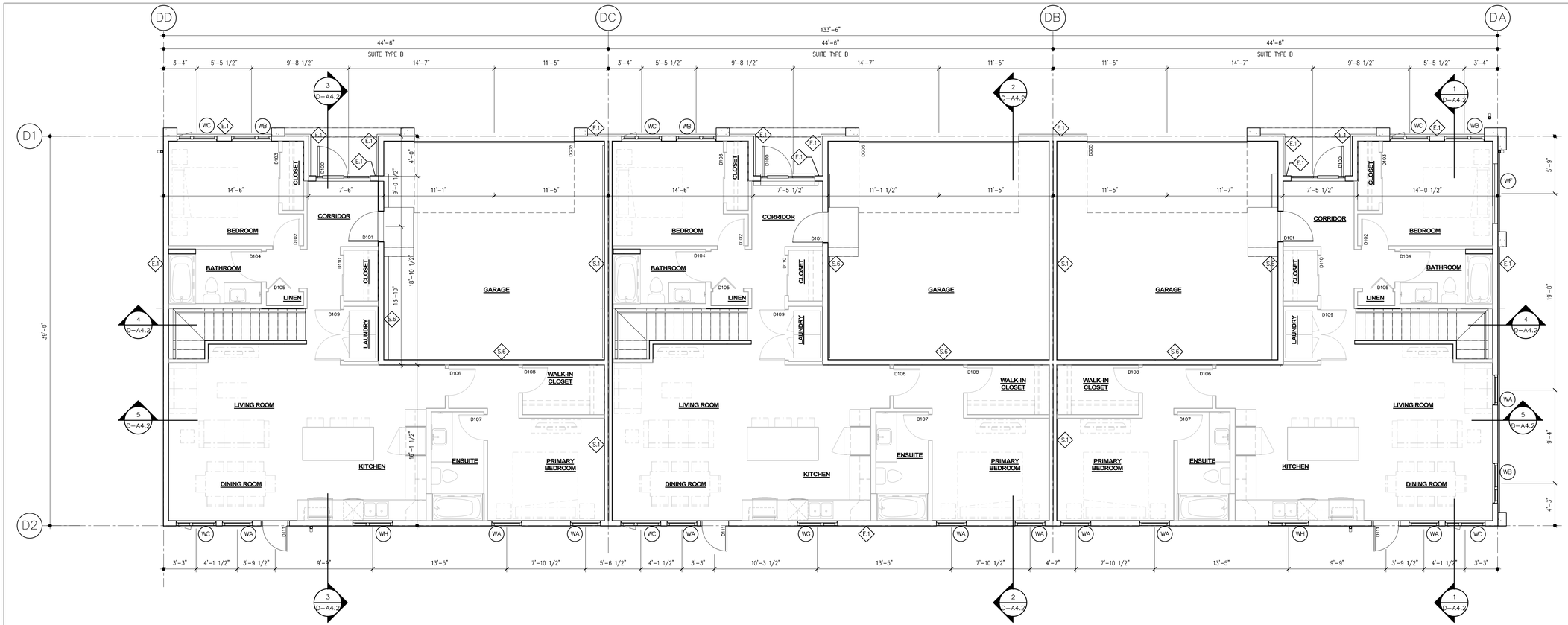
EXTERIOR BUILDING ELEVATIONS

Drawn by: ESH/ZN/JS Checked by: ZN

D-A4.1

Project No.: 24007 Date: FEBRUARY 2026



1 D-A2.5 TRIPLEX 2 MAIN FLOOR PLAN

3/16" = 1'-0"

KEYNOTES - FLOOR PLANS:

☐

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.

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Drawn by: ESH/ZN/JS Checked by: ZN

D-A2.3

Project No.: 24007 Date: FEBRUARY 2026