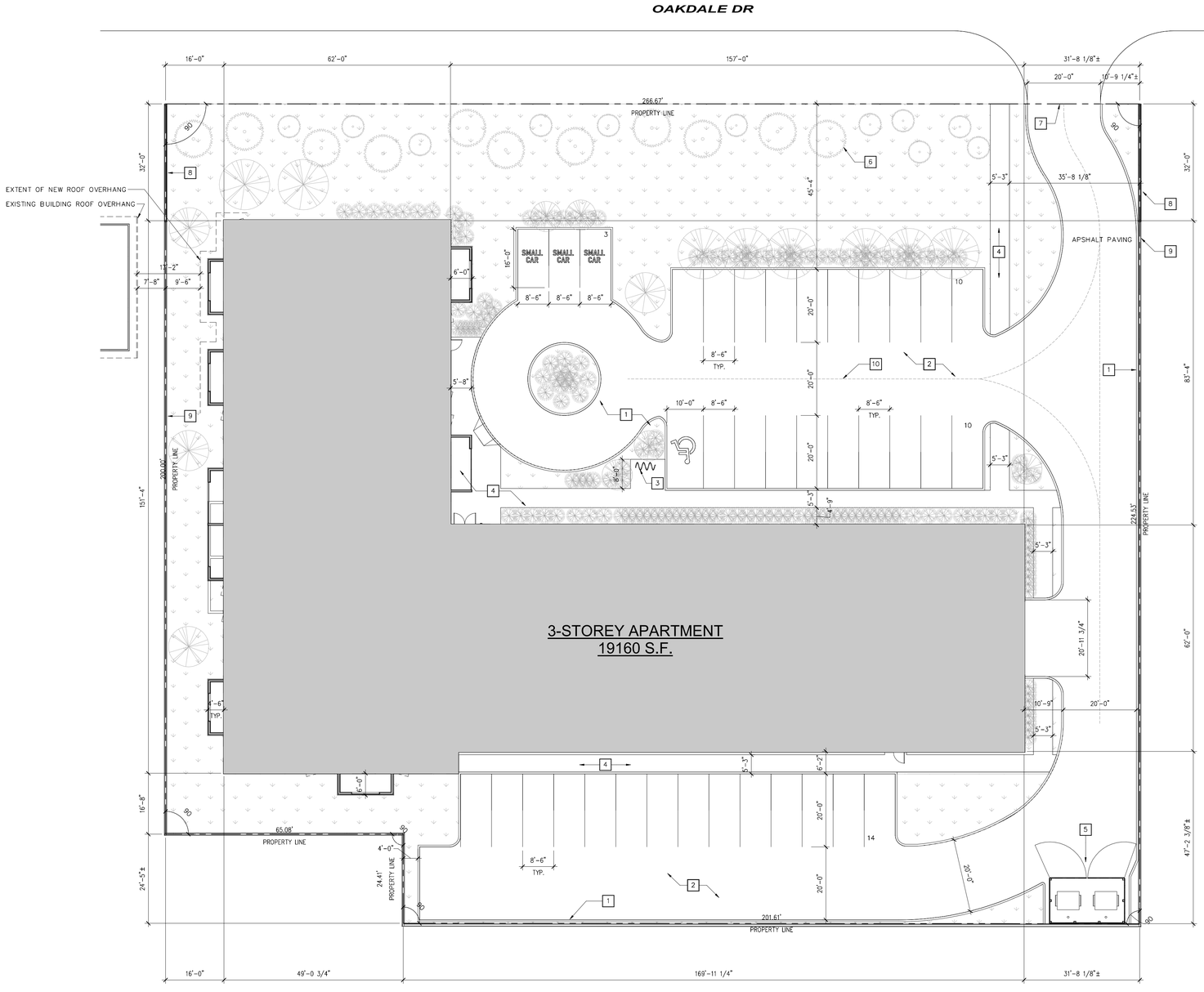

SITE PLAN - NEW WORK
1/16" = 1'-0"

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:

BUILDING AREA	19,160 SF
GROSS FLOOR AREA	57,480 SF
PROPERTY AREA	58,289 SF
CURRENT ZONING	R1-E
PROPOSED ZONING	RMF-S
PERMITTED DENSITY	46
PROVIDED DENSITY	46
PROPSED DENSITY	1,267 SF/DU

SETBACKS

	REQ'D	PROV'D
FRONT	25'	32'
SIDE	4'	14'
REAR	25'	41'
CORNER	5'	16'-8"
BUILDING HEIGHT	35'-0"	33'-6 7/8"

PARKING

	REQ'D	PROV'D
PARKING CATEGORY	3	
STALLS	69	69
RATIO	1:1.5	1:1.5
INDOOR PARKING		32
OUTDOOR PARKING		37
ACCESSIBLE STALLS	3	3
VAN ACCESSIBLE	1	1
SMALL CAR	20	3
VISITOR PARKING	7	7
BICYCLE PARKING	7	7

KEYNOTES - SITE PLAN:

1. PROVIDE 6" CONCRETE CURB (SEE CIVIL, TYPICAL).
2. ASPHALT PAVING SURFACE (SEE CIVIL, TYPICAL)
3. EXTERIOR BIKE RACK PARKING. CIRCLE BIKE RACK H-6572 AS MANUF. BY ULINE (7 STALLS).
4. NEW CONCRETE SIDEWALKS (SEE CIVIL, STRUCTURAL AND LANDSCAPE)
5. REFUSE ENCLOSURE
6. APPROXIMATE LOCATION OF EXISTING TREES TO REMAIN.
7. NEW CONCRETE APPROACH.
8. NEW 4' WOOD FENCE.
9. NEW 6' WOOD FENCE.
10. FIRE TRUCK ACCESS.

SUITE SUMMARY:

SUITE TYPE	SUITE AREA	# OF BATHROOMS	# OF BEDROOMS	Count
SUITE A	672 S.F.	1	1	4
SUITE B	925 S.F.	2	2	22
SUITE C	975 S.F.	2	2	5
SUITE D	1,063 S.F.	2	3	8
SUITE E	420 S.F.	1	1	7
TOTAL				46

No:	Revision:	Date:	By:
4	ISSUED FOR 66% REVIEW	26-06-05	ZN
3	ISSUED FOR PLAN APPROVAL	26-04-20	ZN
2	ISSUED FOR 33% REVIEW	26-03-26	ZN
1	ISSUED FOR REZONING	25-11-17	ZN

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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

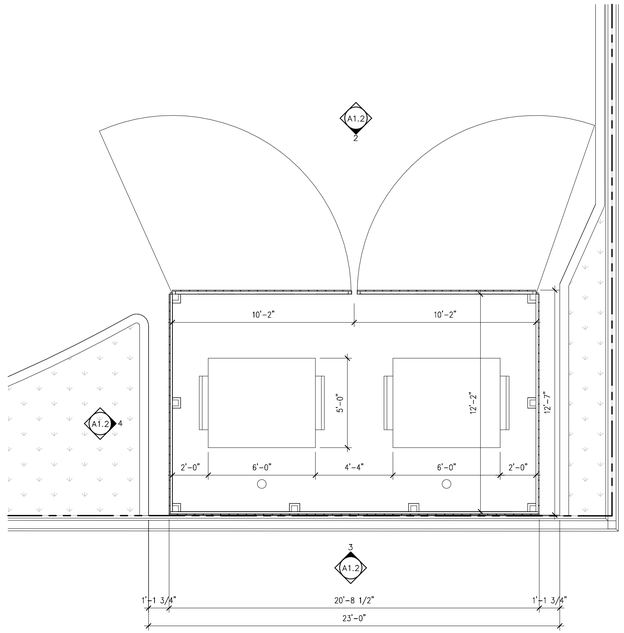
375 OAKDALE DR
WINNIPEG, MB

SITE PLAN

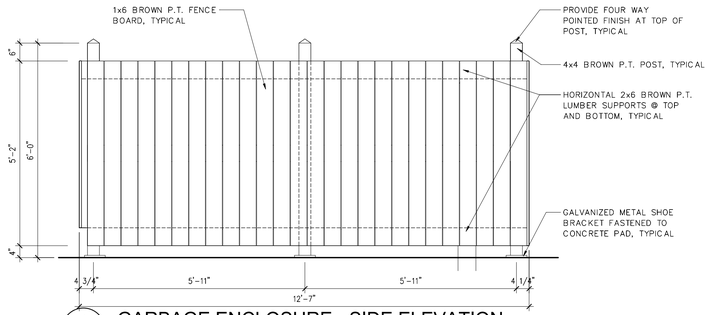
Drawn by: CF Checked by: ZN

A1.1

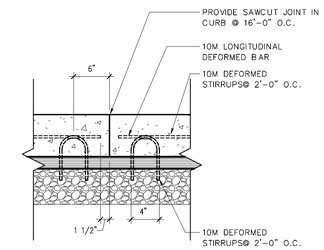
Project No.: 25012 Date: JUNE 2026



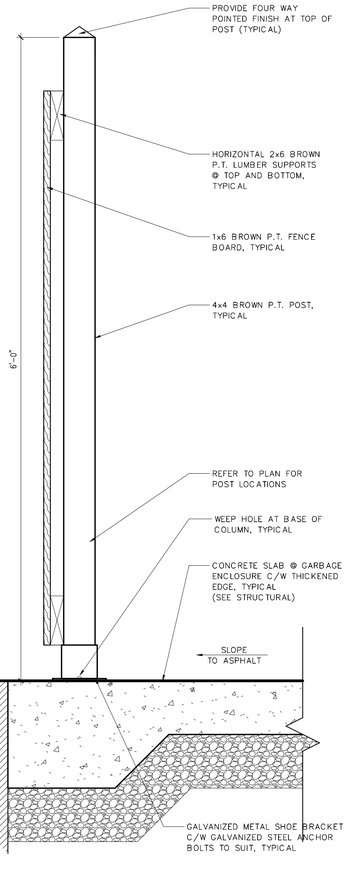
1 A1.2 GARBAGE ENCLOSURE - PLAN
1/4" = 1'-0"



4 A1.2 GARBAGE ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"

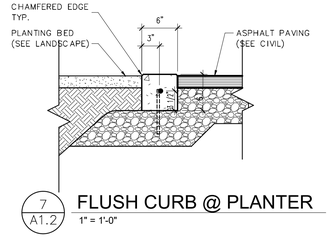


6 A1.2 BACK SECTION
1" = 1'-0"

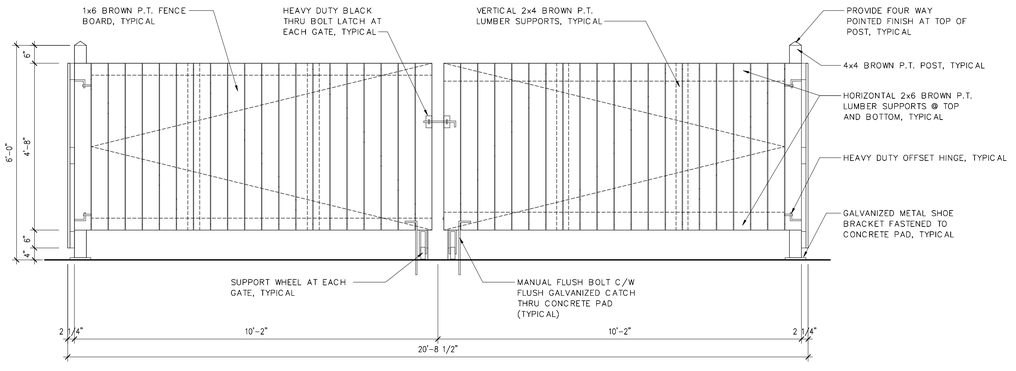


NOTE:
– ALL STEEL COMPONENTS SHALL BE SUBMITTED FOR REVIEW UNDER SEAL OF AN ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF MANITOBA AND SHALL BE FABRICATED TO SUIT THE MANNER OF THEIR INSTALLATION AND FUNCTION.

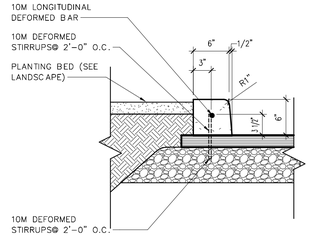
5 A1.2 GARBAGE ENCLOSURE - TYPICAL SECTION
1 1/2" = 1'-0"



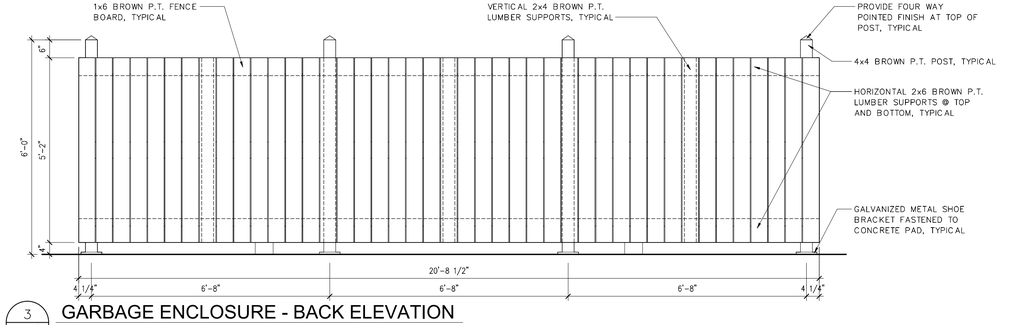
7 A1.2 FLUSH CURB @ PLANTER
1" = 1'-0"



2 A1.2 GARBAGE ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"



8 A1.2 PINNED CURB DETAIL
1" = 1'-0"



3 A1.2 GARBAGE ENCLOSURE - BACK ELEVATION
1/2" = 1'-0"

No:	Revision:	Date:	By:
3	ISSUED FOR 66% REVIEW	26-06-05	ZN
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1	ISSUED FOR 33% REVIEW	26-03-26	ZN

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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

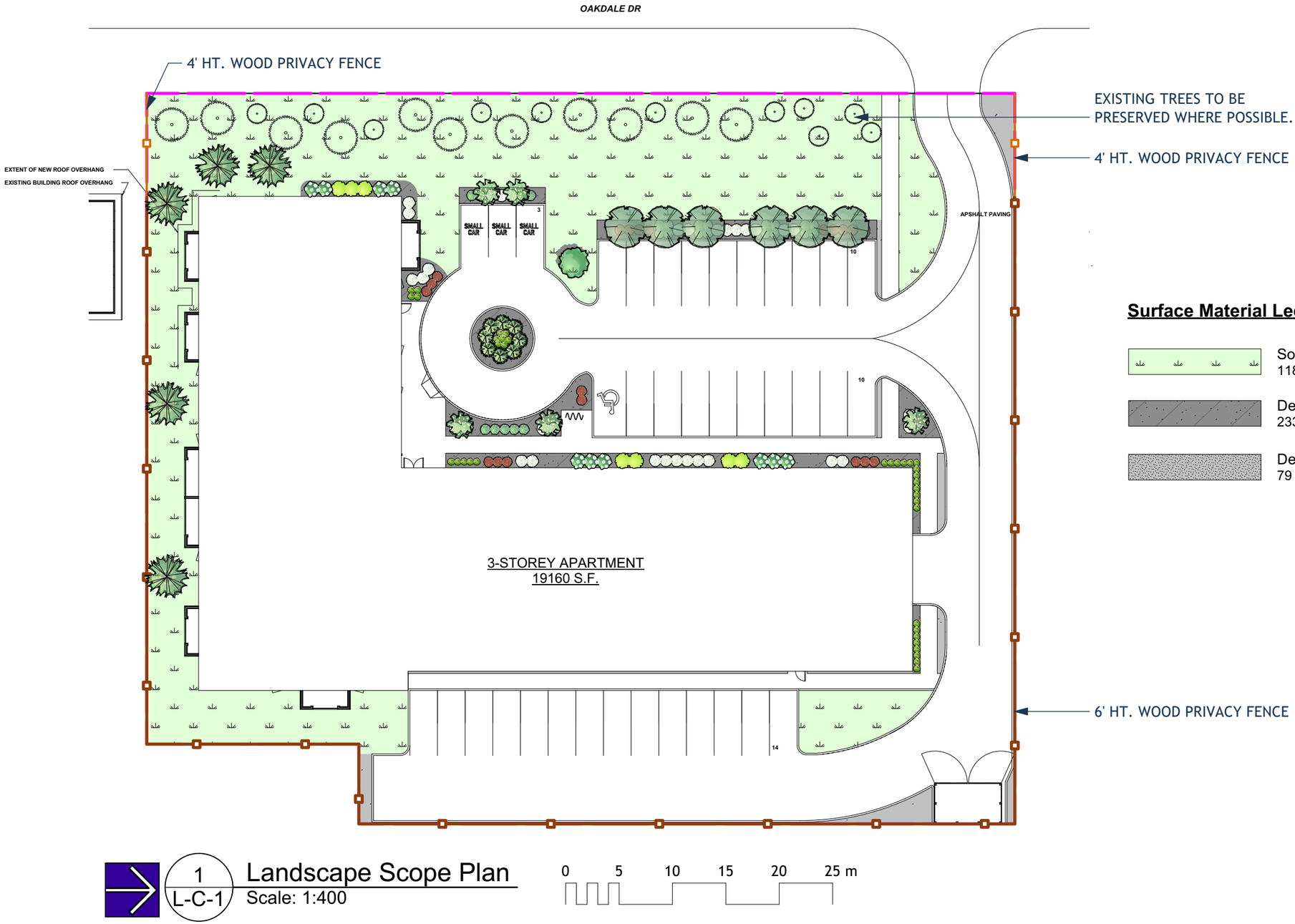
375 OAKDALE DR
WINNIPEG, MB

SITE DETAILS

Drawn by: CF Checked by: ZN

A1.2

Project No.: 25012 Date: JUNE 2026



Surface Material Legend

- Sod & Topsoil
  1182 sm
- Decorative Stone Mulch Planting Bed
  233 sm
- Decorative Stone Mulch Paving
  79 sm

1 / L-C-1 Landscape Scope Plan
Scale: 1:400

0 5 10 15 20 25 m

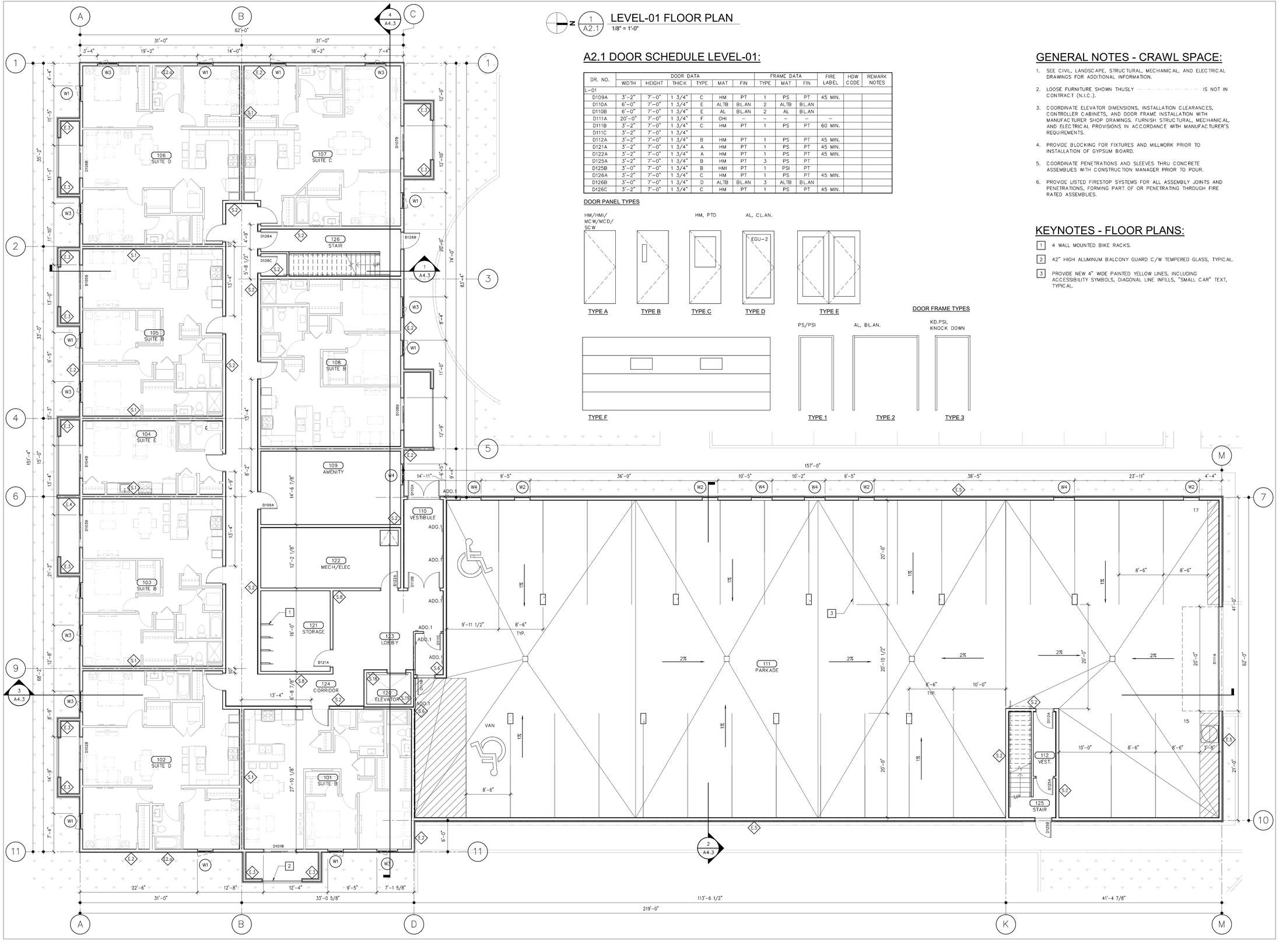
No.	Date	Issue Notes
B	2026-03-26	Plan Approval
A	2025-11-18	For Rezoning

Drawing No.

L-C-1 *of* 4

375 OAKDALE DRIVE
3-STOREY MULTIFAMILY
Landscape Plan

LAND FORUM
LANDSCAPE ARCHITECTS



LEVEL-01 FLOOR PLAN

1/8" = 1'-0"

A2.1 DOOR SCHEDULE LEVEL-01:

DR. NO.	DOOR DATA						FRAME DATA			FIRE LABEL	HDW CODE	REMARK NOTES
	WIDTH	HEIGHT	THICK	TYPE	MAT	FIN	TYPE	MAT	FIN			
L-01												
D109A	3'-2"	7'-0"	1 3/4"	C	HM	PT	1	PS	PT	45 MIN.		
D110A	6'-0"	7'-0"	1 3/4"	E	ALTB	BL.AN	2	ALTB	BL.AN			
D110B	6'-0"	7'-0"	1 3/4"	E	AL	BL.AN	2	AL	BL.AN			
D111A	20'-0"	7'-0"	1 3/4"	F	OHI	–	–	–	–	–		
D111B	3'-2"	7'-0"	1 3/4"	C	HM	PT	1	PS	PT	60 MIN.		
D111C	3'-2"	7'-0"	1 3/4"									
D112A	3'-2"	7'-0"	1 3/4"	B	HM	PT	1	PS	PT	45 MIN.		
D121A	3'-2"	7'-0"	1 3/4"	A	HM	PT	1	PS	PT	45 MIN.		
D122A	3'-2"	7'-0"	1 3/4"	A	HM	PT	1	PS	PT	45 MIN.		
D125A	3'-2"	7'-0"	1 3/4"	B	HM	PT	3	PS	PT			
D125B	3'-0"	7'-0"	1 3/4"	B	HMI	PT	1	PSI	PT			
D126A	3'-2"	7'-0"	1 3/4"	C	HM	PT	1	PS	PT	45 MIN.		
D126B	3'-0"	7'-0"	1 3/4"	D	ALTB	BL.AN	3	ALTB	BL.AN			
D126C	3'-2"	7'-0"	1 3/4"	C	HM	PT	1	PS	PT	45 MIN.		

DOOR PANEL TYPES

DOOR FRAME TYPES

GENERAL NOTES - CRAWL SPACE:

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. 4 WALL MOUNTED BIKE RACKS.
2. 42" HIGH ALUMINUM BALCONY GUARD C/W TEMPERED GLASS, TYPICAL.
3. PROVIDE NEW 4" WIDE PAINTED YELLOW LINES, INCLUDING ACCESSIBILITY SYMBOLS, DIAGONAL LINE INFILLS, "SMALL CAR" TEXT, TYPICAL.

No:	Revision:	Date:	By:
4	ISSUED FOR 66% REVIEW	26-06-05	ZN
3	ISSUED FOR PLAN APPROVAL	26-04-20	ZN
2	ISSUED FOR 33% REVIEW	26-03-26	ZN
1	ISSUED FOR REZONING	25-11-17	ZN

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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

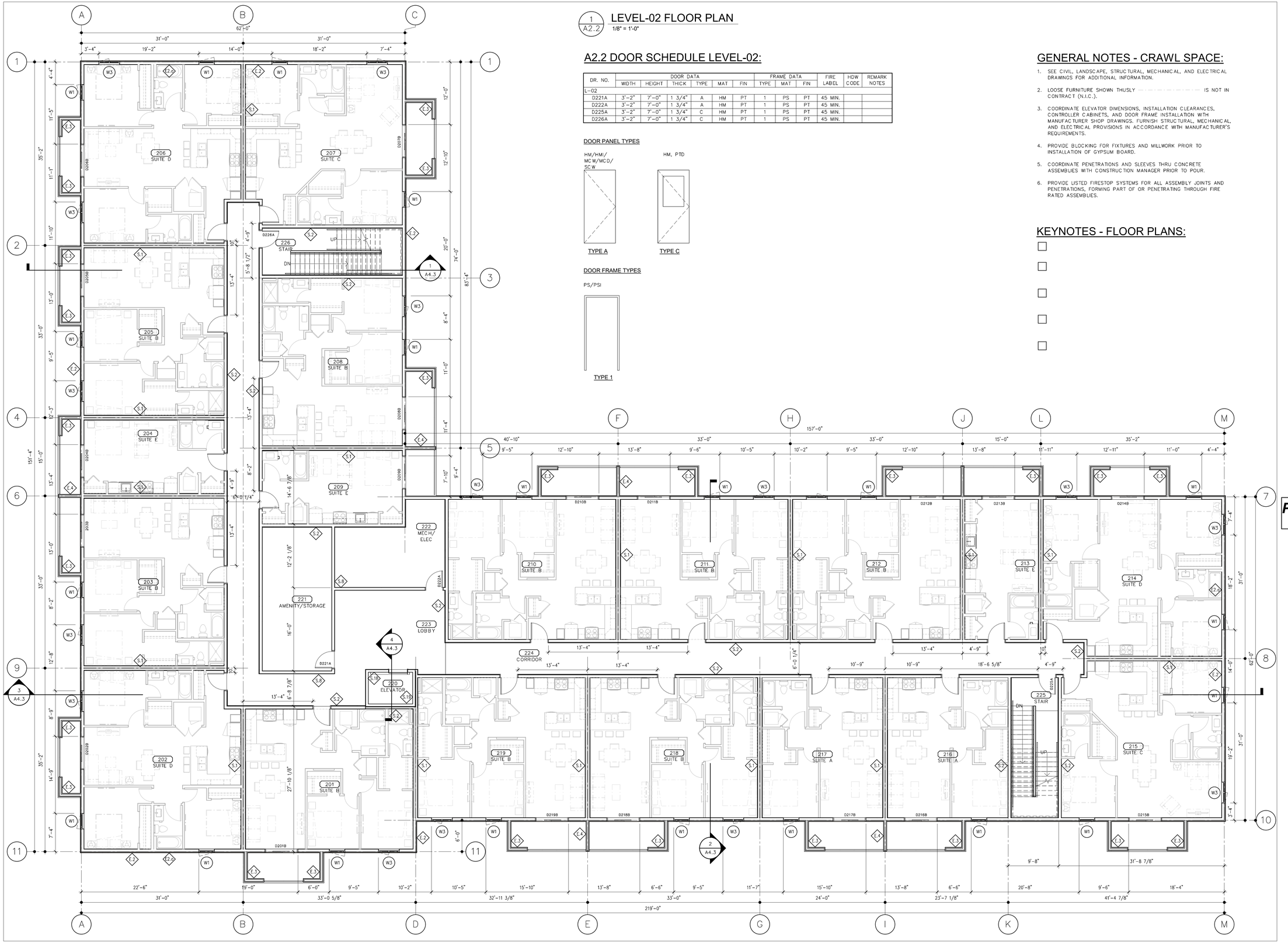
375 OAKDALE DR
WINNIPEG, MB

LEVEL-01 FLOOR PLAN

Drawn by: CF Checked by: ZN

A2.1

Project No.: 25012 Date: JUNE 2026



1 A2.2 LEVEL-02 FLOOR PLAN

1/8" = 1'-0"

A2.2 DOOR SCHEDULE LEVEL-02:

DR. NO.	DOOR DATA						FRAME DATA			FIRE	HDW	REMARK
	WIDTH	HEIGHT	THICK	TYPE	MAT	FIN	TYPE	MAT	FIN	LABEL	CODE	NOTES
L-02												
D221A	3'-2"	7'-0"	1 3/4"	A	HM	PT	1	PS	PT	45 MIN.		
D222A	3'-2"	7'-0"	1 3/4"	A	HM	PT	1	PS	PT	45 MIN.		
D225A	3'-2"	7'-0"	1 3/4"	C	HM	PT	1	PS	PT	45 MIN.		
D226A	3'-2"	7'-0"	1 3/4"	C	HM	PT	1	PS	PT	45 MIN.		

DOOR PANEL TYPES

HM/HMI/ MCW/MCD/ SCW

TYPE A

HM, PTD

TYPE C

DOOR FRAME TYPES

PS/PSI

TYPE 1

GENERAL NOTES - CRAWL SPACE:

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:

☐	
☐	
☐	
☐	
☐	

No.	Revision:	Date:	By:
4	ISSUED FOR 66% REVIEW	26-06-05	ZN
3	ISSUED FOR PLAN APPROVAL	26-04-20	ZN
2	ISSUED FOR 33% REVIEW	26-03-26	ZN
1	ISSUED FOR REZONING	25-11-17	ZN

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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

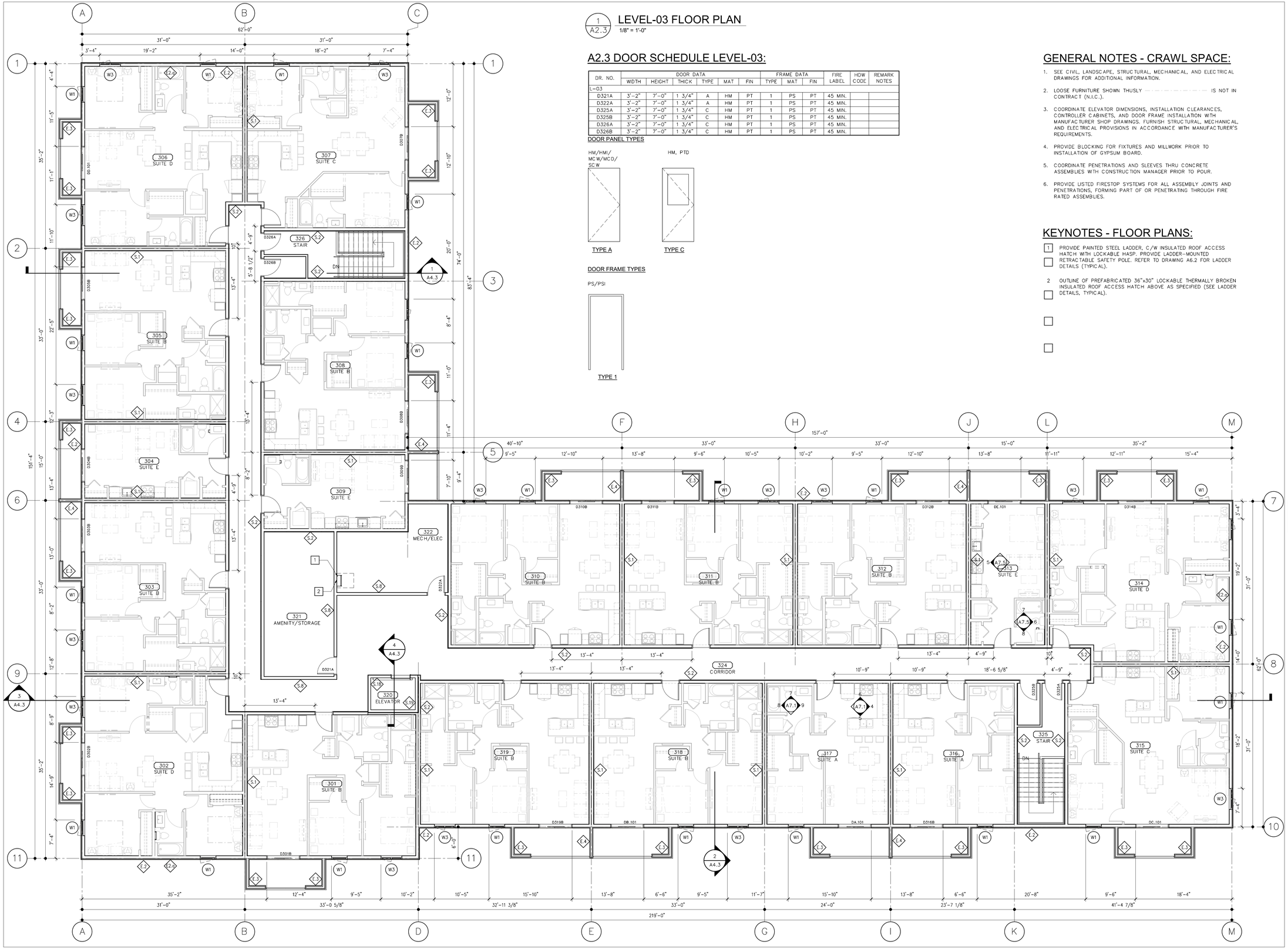
375 OAKDALE DR
WINNIPEG, MB

LEVEL-02 FLOOR PLAN

Drawn by: CF Checked by: ZN

A2.2

Project No.: 25012 Date: JUNE 2026



1 A2.3 LEVEL-03 FLOOR PLAN

1/8" = 1'-0"

A2.3 DOOR SCHEDULE LEVEL-03:

DR. NO.	DOOR DATA						FRAME DATA			FIRE LABEL	HDW CODE	REMARK NOTES
	WIDTH	HEIGHT	THICK	TYPE	MAT	FIN	TYPE	MAT	FIN			
L-03												
D321A	3'-2"	7'-0"	1 3/4"	A	HM	PT	1	PS	PT	45 MIN.		
D322A	3'-2"	7'-0"	1 3/4"	A	HM	PT	1	PS	PT	45 MIN.		
D325A	3'-2"	7'-0"	1 3/4"	C	HM	PT	1	PS	PT	45 MIN.		
D325B	3'-2"	7'-0"	1 3/4"	C	HM	PT	1	PS	PT	45 MIN.		
D326A	3'-2"	7'-0"	1 3/4"	C	HM	PT	1	PS	PT	45 MIN.		
D326B	3'-2"	7'-0"	1 3/4"	C	HM	PT	1	PS	PT	45 MIN.		

DOOR PANEL TYPES

HM/HMI/ MCW/MCD/ SCW

TYPE A

HM, PTD

TYPE C

DOOR FRAME TYPES

PS/PSI

TYPE 1

GENERAL NOTES - CRAWL SPACE:

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 PROVIDE PAINTED STEEL LADDER, C/W INSULATED ROOF ACCESS HATCH WITH LOCKABLE HASP. PROVIDE LADDER-MOUNTED RETRACTABLE SAFETY POLE. REFER TO DRAWING A6.2 FOR LADDER DETAILS (TYPICAL).

2 OUTLINE OF PREFABRICATED 36"x30" LOCKABLE THERMALLY BROKEN INSULATED ROOF ACCESS HATCH ABOVE AS SPECIFIED (SEE LADDER DETAILS, TYPICAL).

No:	Revision:	Date:	By:
3	ISSUED FOR 66% REVIEW	26-06-05	ZN
2	ISSUED FOR PLAN APPROVAL	26-04-20	ZN
1	ISSUED FOR 33% REVIEW	26-03-26	ZN

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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

375 OAKDALE DR
WINNIPEG, MB

LEVEL-03 FLOOR PLAN

Drawn by: CF Checked by: ZN

A2.3

Project No.: 25012 Date: JUNE 2026



1 / A4.1 **WEST ELEVATION**
1/8" = 1'-0"



2 / A4.1 **EAST ELEVATION**
1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM
ACRYLIC STUCCO

- EIFS-1 STUCCO FIELD, TO MATCH TIMBER BARK
- EIFS-2 STUCCO FIELD, TO MATCH BENJAMIN MOORE - OC-14 NATURAL CREAM
- EIFS-3 STUCCO FIELD, TO MATCH BENJAMIN MOORE - 2138-70 GRAY LAKE

CEMENTIOUS STUCCO FINISH

- CSF-1 STUCCO PARGING, TO MATCH EIFS-1

STONE VENEER

- ST-1 ENVIRONMENTAL STONE WORKS - SHADOW LEDGE - ASPEN
- ST-2 CAPSTONE, TO MATCH ST-1

PREFINISHED METAL

- PM-1 FASCIA, BLACK
- PM-2 FASCIA, TO MATCH EIFS-1
- PM-3 WOOD POST WITH ALUMINUM FINISH
- PM-4 SOFFIT, WOOD GRAIN PATTERN, CEDAR RENDITIONS - AMBERWOOD

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

GENERAL NOTES - ELEVATION:

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 - EXTERIOR ELEVATION:

1. 42" HIGH EXTERIOR RAILING, BLACK ALUMINUM C/W GLASS INSERTS. PROVIDE ENGINEERED SHOP DRAWINGS (TYPICAL).
2. EIFS REVEAL/CONTROL JOINT (TYPICAL).
3. ELEVATOR SHAFT.

No:	Revision:	Date:	By:
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3	ISSUED FOR PLAN APPROVAL	26-04-20	ZN
2	ISSUED FOR 33% REVIEW	26-03-26	ZN
1	ISSUED FOR REZONING	25-11-17	ZN

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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

375 OAKDALE DR
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: CF Checked by: ZN

A4.1

Project No: 25012 Date: JUNE 2026



1 / A4.2 NORTH ELEVATION
1/8" = 1'-0"



2 / A4.2 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM
ACRYLIC STUCCO

EIFS-1 STUCCO FIELD, TO MATCH TIMBER BARK
EIFS-2 STUCCO FIELD, TO MATCH BENJAMIN MOORE - OC-14 NATURAL CREAM
EIFS-3 STUCCO FIELD, TO MATCH BENJAMIN MOORE - 2138-70 GRAY LAKE

CEMENTIOUS STUCCO FINISH
CSF-1 STUCCO PARGING, TO MATCH EIFS-1

STONE VENEER
ST-1 ENVIRONMENTAL STONE WORKS - SHADOW LEDGE - ASPEN
ST-2 CAPSTONE, TO MATCH ST-1

PREFINISHED METAL
PM-1 FASCIA, BLACK
PM-2 FASCIA, TO MATCH EIFS-1
PM-3 WOOD POST WITH ALUMINUM FINISH
PM-4 SOFFIT, WOOD GRAIN PATTERN, CEDAR RENDITIONS - AMBERWOOD

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

GENERAL NOTES - ELEVATION:

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 - EXTERIOR ELEVATION:

1 ELEVATOR SHAFT.

2 EIFS REVEAL/CONTROL JOINT (TYPICAL).

3 42" HIGH EXTERIOR RAILING, BLACK ALUMINUM C/W GLASS INSERTS. PROVIDE ENGINEERED SHOP DRAWINGS (TYPICAL).

No:	Revision:	Date:	By:
4	ISSUED FOR 66% REVIEW	26-06-05	ZN
3	ISSUED FOR PLAN APPROVAL	26-04-20	ZN
2	ISSUED FOR 33% REVIEW	26-03-26	ZN
1	ISSUED FOR REZONING	25-11-17	ZN

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

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The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

375 OAKDALE DR
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: CF Checked by: ZN

A4.2

Project No.: 25012 Date: JUNE 2026