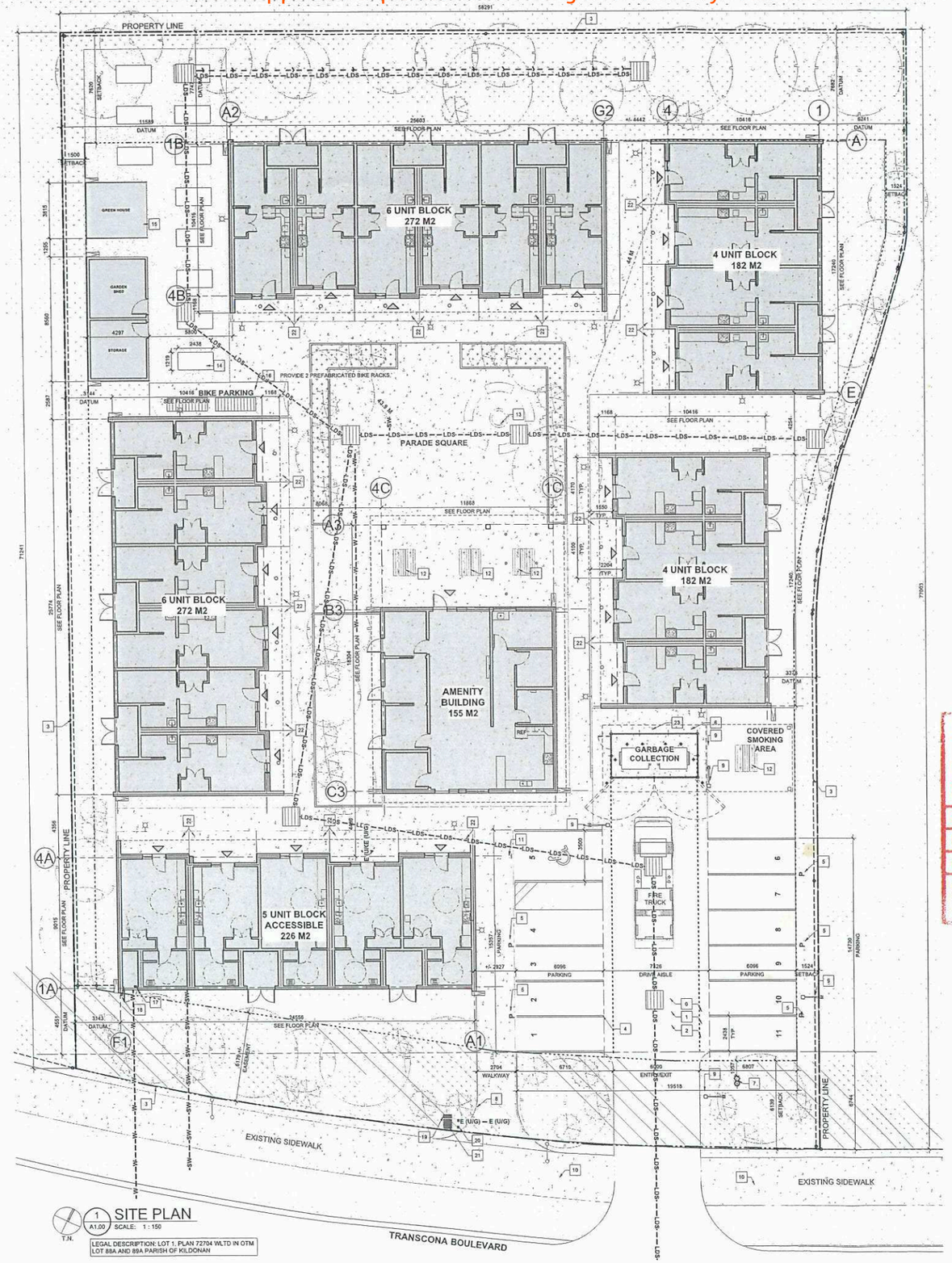
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



1 SITE PLAN
A1.00 SCALE: 1 : 150

T.N.

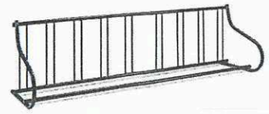
LEGAL DESCRIPTION: LOT 1, PLAN 72704 WLTD IN OTM LOT 88A AND 89A PARISH OF KILDONAN

TOTAL LOT AREA: 4046.8 M2

PARKING SPACES SUMMARY		
DESCRIPTION	NO. OF SPACES REQUIRED (0.15/UNIT)	NO. OF SPACES PROVIDED
TOTAL PARKING SPACES	4	11
ACCESSIBLE PARKING SPACES	1	1
BICYCLE SPACES	13	18
VISITOR PARKING	1	1
STAFF CONTRACTOR PARKING	1	1

THE PROPERTY HAS A TOTAL OF 25 UNITS. THE PROPERTY SERVES SUBSIDIZED HOUSING WITH LOWER AUTOMOBILE OWNERSHIP PROVIDED BY HOMES FOR HERO'S THEREFORE TABLE 5-9 3A WAS USED TO DETERMINE PARKING STALL COUNT.

PLUMBING FIXTURE SUMMARY	
DESCRIPTION	NO. OF UNITS
TOILET	26
SINK	51
SHOWER	25
WASHER	1
DRYER	1



PRE FAB. SINGLE SIDED BIKE RACK TYP.



PRE FAB. WOOD RAISED GARDEN BED

GENERAL NOTES - SITE PLAN:

1. UNLESS OTHERWISE NOTED, WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE CITY OF WINNIPEG CONSTRUCTION SPECIFICATIONS.
2. UNDERGROUND SERVICES ARE SHOWN FOR GENERAL REFERENCE ONLY. REFER TO SURVEY AND ENGINEERING DRAWINGS. SITE VERIFY LOCATIONS OF EXISTING SERVICES.
3. THE CONTRACTOR MUST LOCATE ALL UNDERGROUND LINES (ELECTRICAL, SEWER, PLUMBING, GAS, TELECOM, ETC) PRIOR TO STARTING ANY DRILLING OR EXCAVATION.
4. IF DATUM POINTS ARE NOT INDICATED, CONFIRM THE CONSTRUCTION START POINT WITH THE CONSULTANT PRIOR TO THE COMMENCEMENT OF WORK.
5. REFER TO THE SITE SURVEY FOR EXISTING GRADES AND CIVIL DRAWINGS FOR NEW GRADES. COORDINATE BETWEEN EXISTING GRADES AND NEW DESIGN GRADES.
6. PROVIDE POSITIVE DRAINAGE SLOPE AWAY FROM BUILDING.
7. PROTECT EXISTING TREES TO REMAIN IN ACCORDANCE WITH CITY OF WINNIPEG CONSTRUCTION SPECIFICATIONS.
8. COORDINATE CONSTRUCTION WORK WITH UTILITIES AS REQUIRED.
9. REFER TO CIVIL DRAWINGS FOR THE CONSTRUCTION BOUNDARY AND SEDIMENT CONTROL PLAN AND ASSOCIATED DETAILS.
10. WEEPING TILE TO SLOPE A MINIMUM OF 2% - TYPICAL.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING EXACT LAYOUT, ROUTING, ETC. VERIFY EXISTING SERVICES ON SITE.
12. CONTRACTOR TO VERIFY ON SITE ALL LOCATIONS THAT MAY AFFECT SCOPE OF WORK. USE SOFT DIG TECHNIQUES WHEN WORKING AROUND EXISTING SERVICES TO MITIGATE THE POSSIBILITY OF DAMAGE. COORDINATE EXACT ROUTES WITH ALL TRADES AND ARCHITECT PRIOR TO TRENCHING EXCAVATION.
13. BOLLARDS AS SHOWING GENERAL INTENT ONLY. PROVIDE AND INSTALL BOLLARDS IN NUMBER AND LOCATION AS REQUIRED BY MANUFACTURER, OR CITY OF WINNIPEG FOR ALL EQUIPMENT INSTALLED AS PART OF CONTRACT DOCUMENTS.
14. SITE DEPICTS FINAL SOD, ASPHALT, CONCRETE SIDE WALK AND GRAVEL LAYOUT WHICH MAY VARY. REFER TO SITE PLAN FOR LOCATION AND DIMENSIONS.
15. NEW FENCING LAYOUT DEPICTED ON SITE PLAN. REFER TO SITE PLAN AND FENCE DETAILS FOR DIMENSIONS.

SITE PLAN LEGEND:

- TRAVEL DISTANCE
- WORK AREA
- PROPERTY LINE
- APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT
- TREE PLANTING. REFER TO LANDSCAPE.
- HYDRO EASEMENT
- BIKE RACK 274MM X 787MM X 787MM
- LOW MOW GRASSES AND NATURAL PLANTING
- CONCRETE WALKWAYS AND PADS
- MULCH/PLANT BED
- GRAVEL BED. REFER TO CIVIL
- ASPHALT DRIVEWAY AND PARKING. REFER TO CIVIL
- -W- WATER SERVICE LINE; ; REFER TO MECHANICAL
- -SW- WASTE WATER SERVICE LINE; REFER TO MECHANICAL
- -E (U/G)- ELECTRICAL LINE; REFER TO ELECTRICAL
- LINE OF EXISTING (OR NEW) SWALE. REFER TO CIVIL.
- 1220MM TALL METAL CHAIN LINK FENCE
- ENTRANCE/EXITS
- WATER DRAINAGE COLLECTOR BASIN. REFER TO CIVIL
- BUILDING OUTLINE AND FLOOR AREA
- ROOF LINE
- LIGHT STANDARD. REFER TO LANDSCAPE AND ELECTRICAL.
- WALL PACK - FACADE LIGHT
- SOFFIT LIGHT CONC.
- SPLASH PAD
- CATCH BASIN

SCHEDULE "A" page 1 of 8
To Zoning Agreement DAS2: 39/2013
By-Law No. 95/2016
ZONING OFFICER
DISTRICT PLANNER
COMMUNITY CLERK
APPROVED FOR THE
June 1, 2026

Winnipeg

SITE PLAN CONSTRUCTION NOTES

#	NOTE
0	CONTRACTOR TO CONFIRM ALL EXISTING CONDITIONS, DIMENSIONS AND MATERIALS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
1	CONFIRMATION OF EXISTANCE OF EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.
2	GRADE SITE PER CIVIL. REMOVE EXISTING TREES, DEBRIS, AND SIMILAR TO PERPARE SITE FOR BUILDING CONSTRUCTION. PREP SITE TO RECEIVE NEW CAST ~~IN PLACE CONCRETE.~~ (REFER TO SITE PLAN FOR DEVELOPMENT LAYOUT)(REFER TO CIVIL FOR GRADING, SITE DRAINAGE AND SIMILAR).
3	GRADE SITE PER CIVIL. REMOVE EXISTING TREES, DEBRIS, AND SIMILAR TO PERPARE SITE FOR BUILDING CONSTRUCTION. PREP SITE TO RECEIVE NEW CAST IN PLACE CONCRETE. (REFER TO SITE PLAN FOR DEVELOPMENT LAYOUT)(REFER TO CIVIL FOR GRADING, SITE DRAINAGE AND SIMILAR)
4	PROVIDE NEW PAINT LINES ON PAVEMENT FOR PARKING STALLS (TYPICAL).
5	PROVIDE NEW PARKING PEDESTALS, FED FROM MAIN ELECTRICAL ROOM IN AMENITY BUILDING. GC RESPONSIBLE FOR MEANS AND METHODS TO ACHIEVE SCOPE OF WORK. REFER TO TYPICAL DETAILS. REFER TO ELECTRICAL.
6	PROVIDE NEW CAST IN PLACE CONCRETE PAD AND APRON FOR NEW GARBAGE ENCLOSURE W METAL PANELING, POSTS AND BRACING. REFER TO ENLARGED PLAN AND TYPICAL SITE DETAILS.
7	PROVIDE NEW FIRE HYDRANT. REFER TO CIVIL.
8	PROVIDE NEW SIDEWALK. REFER TO SITE PLAN FOR LOCATION AND DIMENSIONS.
9	PROVIDE NEW LIGHT STANDARD C/W NEW CONCRETE BASE. REFER TO ELECTRICAL. REFER TO STRUCTURAL.
10	EXISTING CITY OF WINNIPEG CAST IN PLACE SIDEWALK AND WALKWAY TO REMAIN. PROTECT DURING CONSTRUCTION.
11	PROVIDE PARKING SIGNAGE. REFER TO TYPICAL DETAILS.
12	PROVIDE NEW PREFABRICATED PICNIC TABLE.
13	PROVIDE FIRE PIT AND SEATING.
14	PROVIDE 2' X 6' RAISED GARDEN BEDS.
15	PREFABRICATED GREEN HOUSE ON CONCRETE PAD. GREENHOUSE BY OTHERS.
16	PROVIDE 2 PREFABRICATED BIKE RACKS.
17	WATER METER
18	NATURAL GAS METER
19	CSTE
20	TELECOM PEDESTALS
21	MH TRANSFORMER
22	SUITE CONCRETE PATIO
23	CONSTRUCT GARBAGE ENCLOSRE C/W METAL POSTS, PANELS AND BRACING. ROOF TO EXTEND AND COVER SMOKING AREA. REFER TO ENLARGED PLANS AND TYPICAL DETAILS , REFER TO STRUCTURAL.

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project

HOME FOR HEROES VILLAGE

TRANSCONA BLVD. WINNIPEG, MB

client

PCL CONSTRUCTION

consultant

professional seals

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

revisions

#	date	issuance
1	2025/11/07	ISSUED FOR DEVELOPMENT PERMIT

sheet title

SITE PLAN & DETAILS

date	project number
2025.11.07	2533

sheet number

A1.00

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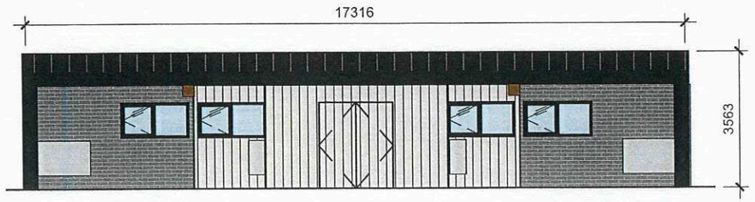
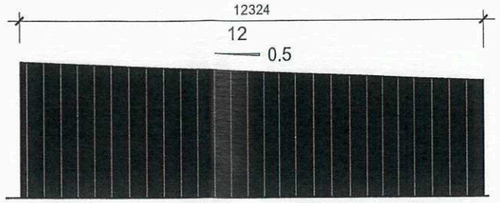
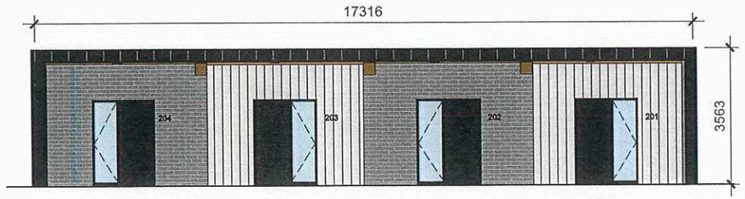


1 A101 **4 UNIT EAST TYPICAL ELEVATION**
SCALE: 1 : 150



2 A101 **4 UNIT NORTH TYPICAL ELEVATION**
SCALE: 1 : 150



3 A101 **4 UNIT WEST TYPICAL ELEVATION**
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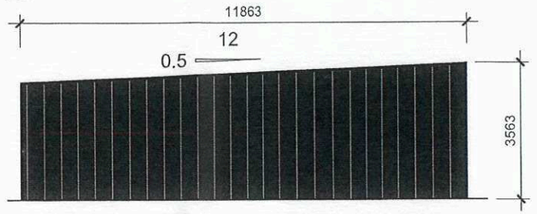


4 A101 **4 UNIT SOUTH TYPICAL ELEVATION**
SCALE: 1 : 150

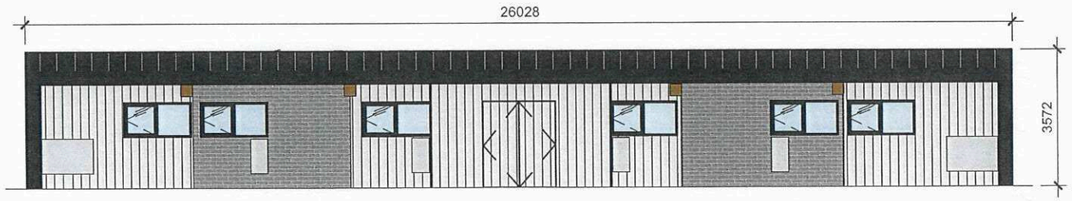
LEGEND:

- BRICK/ STONE
- BLACK STANDING SEAM METAL
- METAL PANELING (VERTICAL)
- EXPOSED WOOD
- GLASS
- MECH UNIT

SCHEDULE "A" page 2 of 8
To Zoning Agreement DAS2/39/2013
By-Law No. 95/2016

ZONING OFFICER		June 1, 2026
DISTRICT PLANNER		6/22/26
COMMUNITY CLERK		6/24/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg



5 A101 **6 UNIT NORTH TYPICAL ELEVATION**
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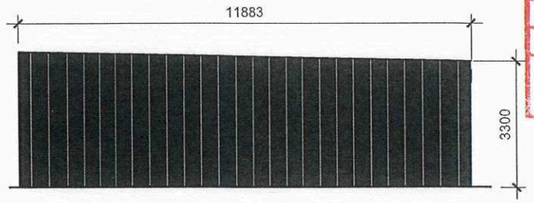
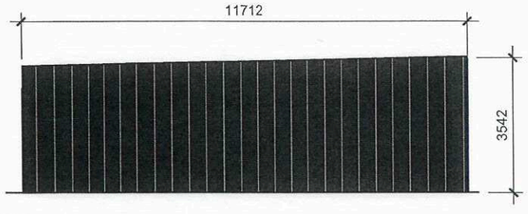


6 A101 **6 UNIT EAST TYPICAL ELEVATION**
SCALE: 1 : 150



7 A101 **6 UNIT SOUTH TYPICAL**
SCALE: 1 : 150



8 A101 **6 UNIT WEST TYPICAL ELEVATION**
SCALE: 1 : 150

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project
HOMES FOR HEROES VILLAGE
99 TRANSCONA BLVD. WINNIPEG, MB

client

revisions

#	date	issuance
3	2026/03/10	ISSUED FOR DEVELOPMENT PERMIT REVIEW

sheet title
BUILDING ELEVATIONS

project number 2533 date 2026/03/10

sheet number
A101

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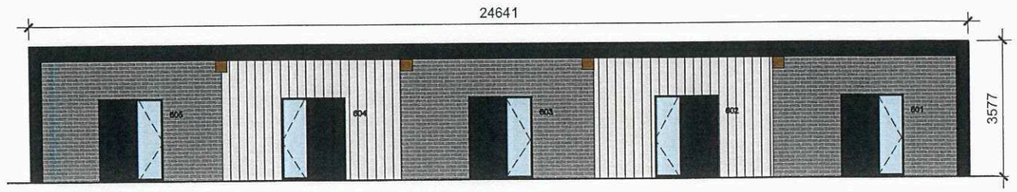

1 A102 **5 UNIT NORTH TYPICAL**
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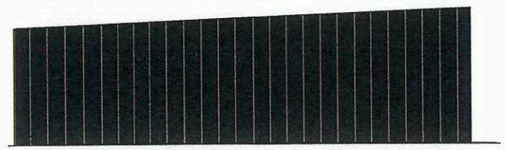
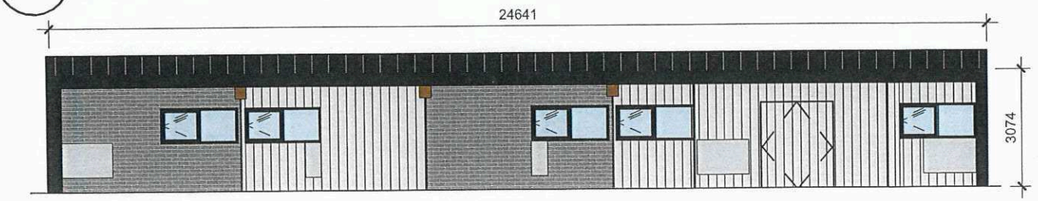


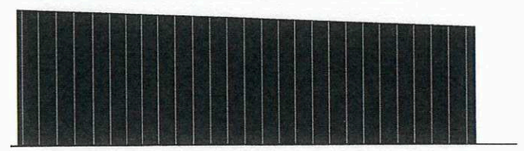
2 A102 **5 UNIT EAST TYPICAL**
SCALE: 1 : 150

LEGEND:

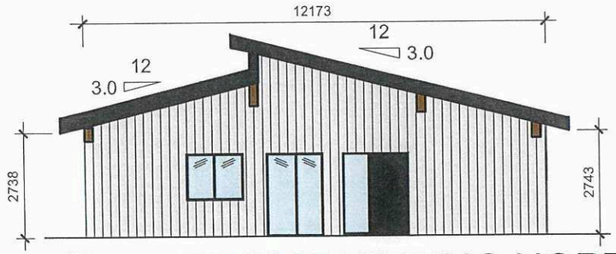
- BRICK/ STONE
- BLACK STANDING SEAM METAL
- METAL PANELING (VERTICAL)
- EXPOSED WOOD
- GLASS
- MECH UNIT



3 A102 **5 UNIT SOUTH TYPICAL**
SCALE: 1 : 150



4 A102 **5 UNIT WEST TYPICAL**
SCALE: 1 : 150



5 A102 **AMENITY BUILDING NORTH ELEVATION**
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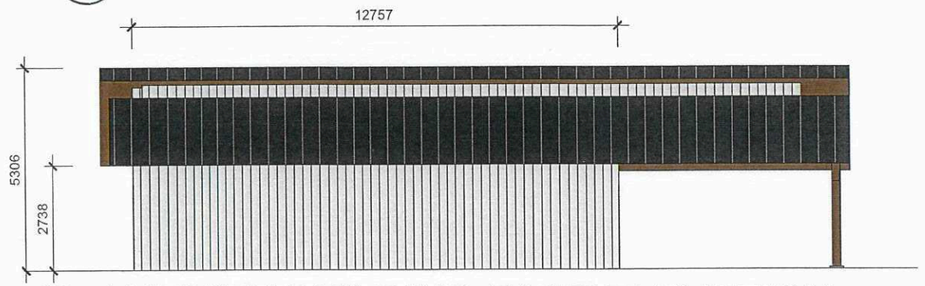

6 A102 **AMENITY BUILDING EAST ELEVATION**
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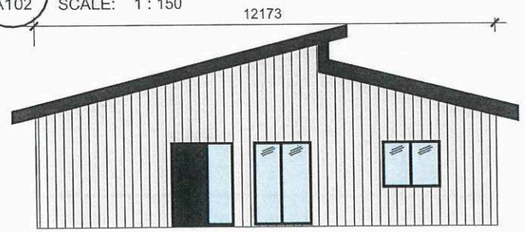
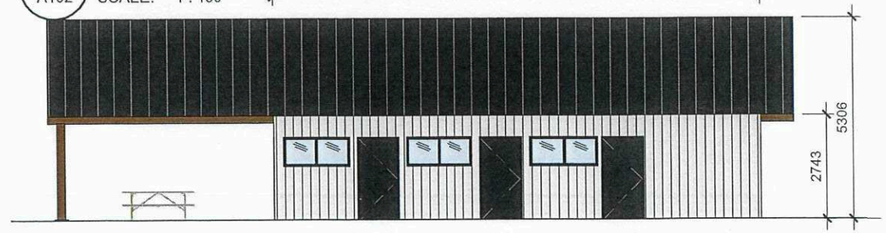


7 A102 **AMENITY BUILDING SOUTH ELEVATION**
SCALE: 1 : 150



8 A102 **AMENITY BUILDING WEST ELEVATION**
SCALE: 1 : 150

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SCHEDULE "A" page 3 of 8
To Zoning Agreement DAS2-35/2013
By-Law No. 95/2016

ZONING OFFICER		June 1, 2026
DISTRICT PLANNER		06/22/26
COMMUNITY CLERK		6/22/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

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revisions

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3	2026/03/10	ISSUED FOR DEVELOPMENT PERMIT REVIEW

sheet title
BUILDING ELEVATIONS

project number 2533 date 2026/03/10

sheet number
A102

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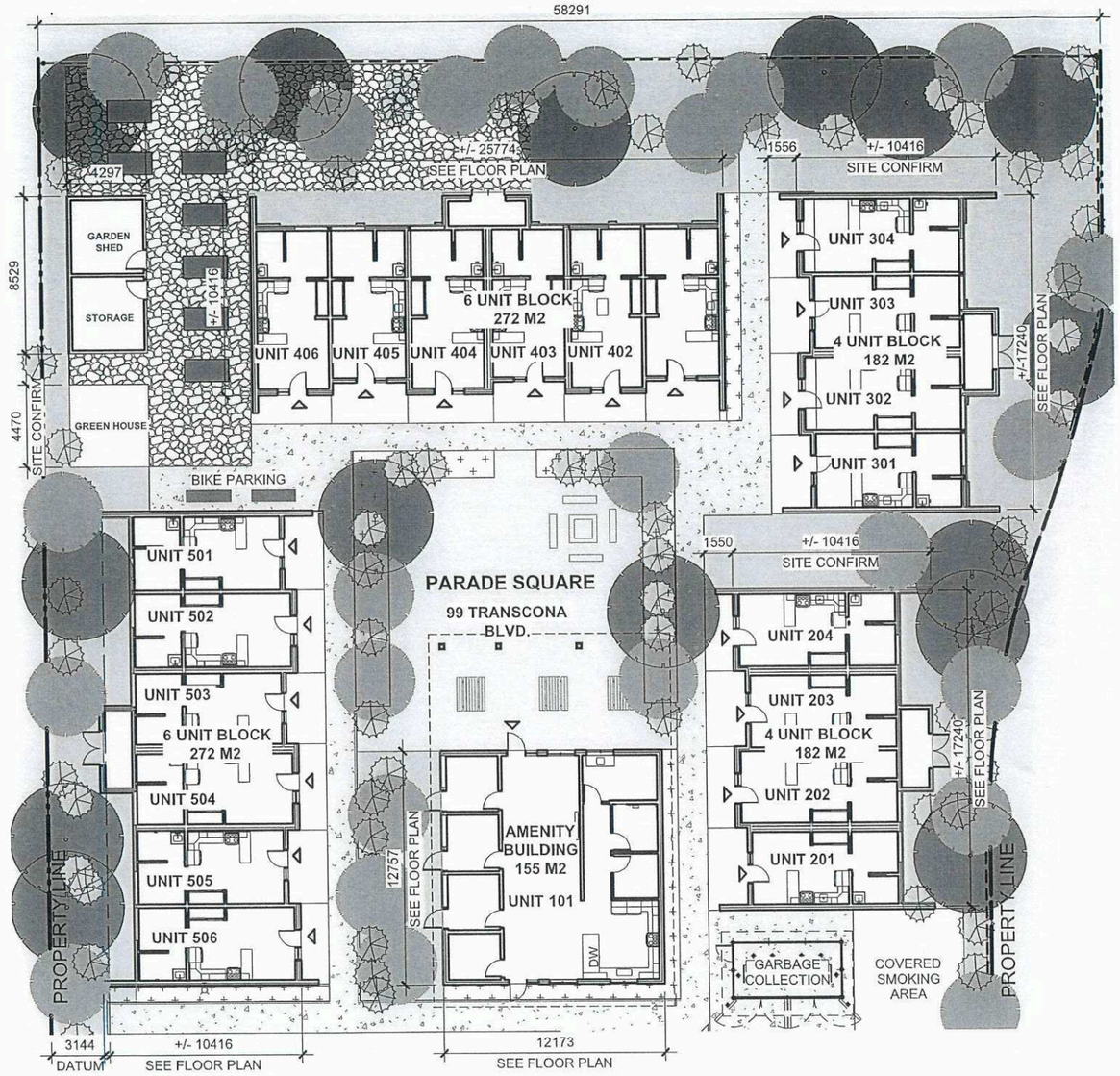
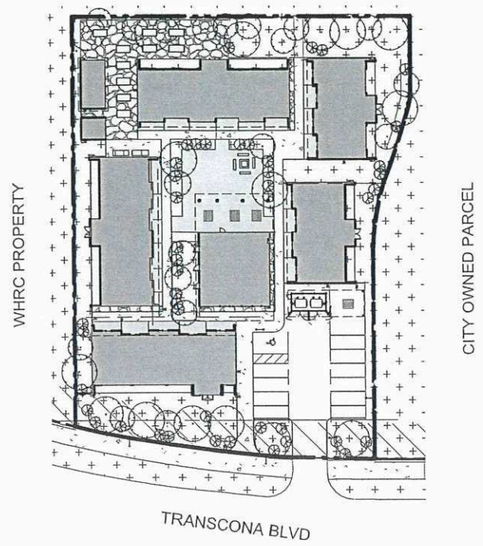


1 / A103 SITE PLAN

SCALE: 1 : 300



SITE PLAN LEGEND:

- PROPERTY LINE
- TREE PLANTING.
- BIKE RACK 274MM X 787MM X 787MM
- LOW MOW GRASSES AND NATURAL PLANTING
- CONCRETE WALKWAYS AND PADS
- MULCH/PLANT BED
- GRAVEL BED. REFER TO CIVIL
- ASPHALT DRIVEWAY AND PARKING. REFER TO CIVIL
- 1220MM TALL METAL CHAIN LINK FENCE
- CONCRETE
- ENTRANCE/EXITS
- BUILDING OUTLINE AND FLOOR AREA
- ROOF LINE
- LIGHT STANDARD.
- WALL PACK - FACADE LIGHT
- SOFFIT LIGHT CONC.
- SPLASH PAD
- PLANTER BOXES
- FIRE PIT

SCHEDULE A page 4 of 8
To Zoning Agreement DAS2 39/2013
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COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING
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3	2026/03/10	ISSUED FOR DEVELOPMENT PERMIT REVIEW

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SITE PLAN + LANDSCAPE PLAN

project number 2533 date 2026/03/10

sheet number
A103

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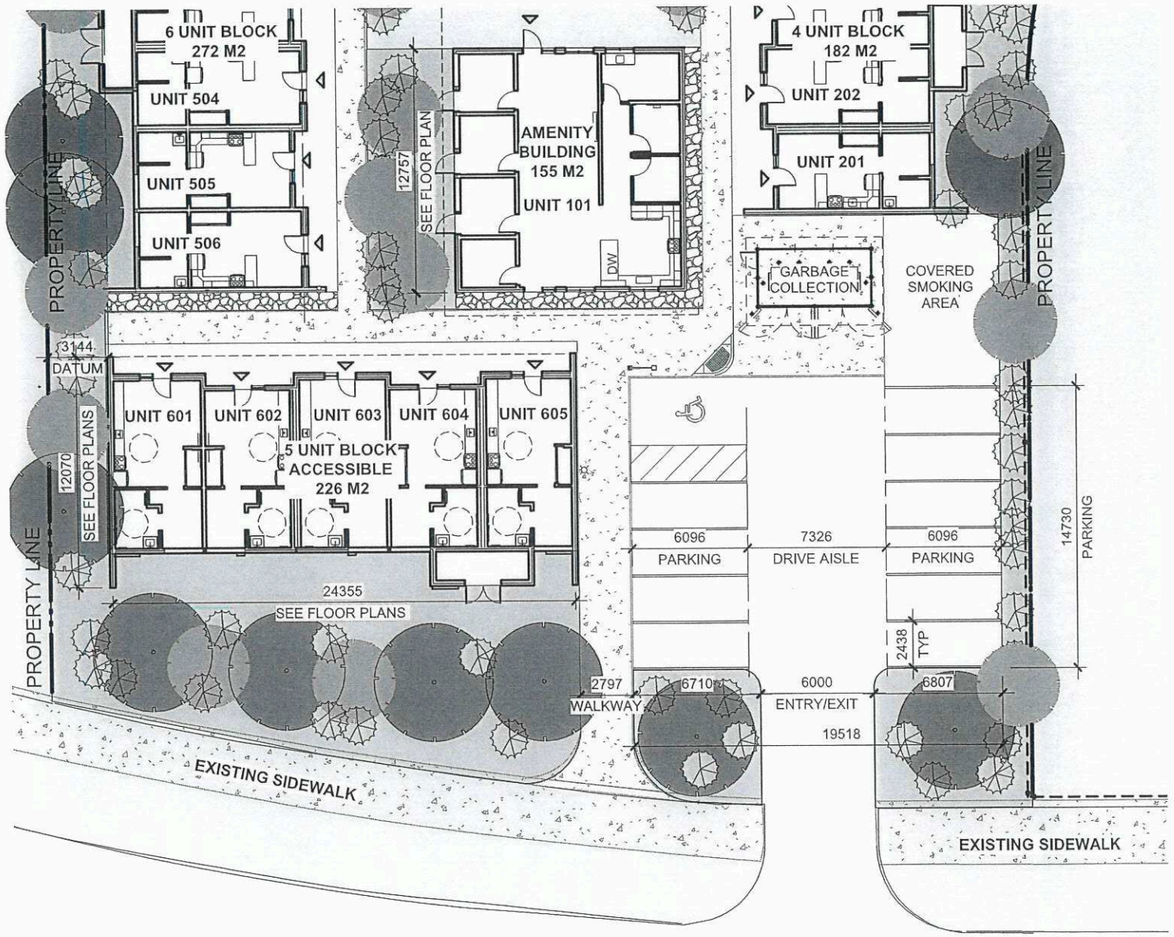
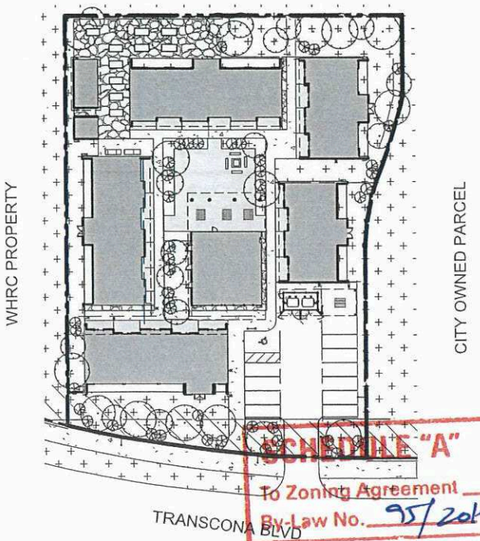


2 / A104 SITE PLAN
SCALE: 1 : 300

99 TRANSCONA BLVD.



SCHEDULE "A" page 5 of 8
To Zoning Agreement DAS2: 39/2023
By-Law No. 95/2016
Winnipeg
ZONING OFFICER — June 1 2026
DISTRICT PLANNER — 6 22 26
COMMUNITY CLERK — 6/24/26
APPROVED FOR THE DIRECTOR OF PLANNING, DEV...

SITE PLAN LEGEND:

- PROPERTY LINE
- TREE PLANTING.
- BIKE RACK 274MM X 787MM X 787MM
- LOW MOW GRASSES AND NATURAL PLANTING
- CONCRETE WALKWAYS AND PADS
- MULCH/PLANT BED
- GRAVEL BED. REFER TO CIVIL
- ASPHALT DRIVEWAY AND PARKING. REFER TO CIVIL
- 1220MM TALL METAL CHAIN LINK FENCE
- CONCRETE
- ENTRANCE/EXITS
- BUILDING OUTLINE AND FLOOR AREA
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- SOFFIT LIGHT CONC.
- SPLASH PAD
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- FIRE PIT

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99 TRANSCONA BLVD. WINNIPEG, MB

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revisions

#	date	issuance
3	2026/03/10	ISSUED FOR DEVELOPMENT PERMIT REVIEW

sheet title
SITE PLAN + LANDSCAPE PLAN

project number 2533 date 2026/03/10

sheet number
A104

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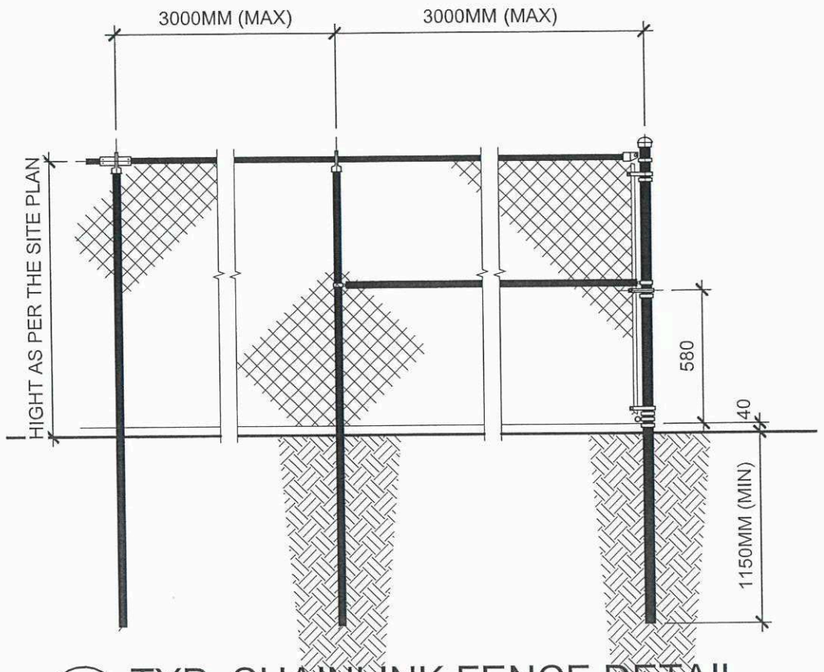
NOT FOR CONSTRUCTION



1 A105 TYP. CHAINLINK FENCE DETAIL
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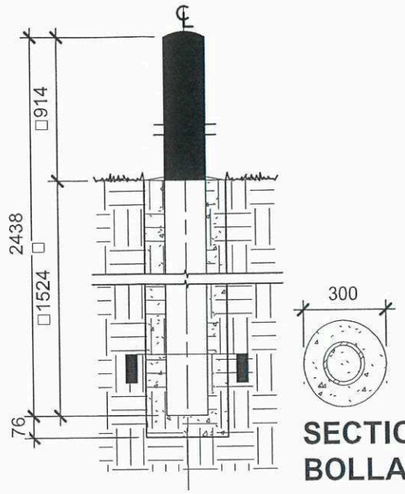

SECTION @ BOLLARD

2 A105 TYP BOLLARD DETAIL
SCALE: 1 : 20

LEGEND:

BLACK STANDING SEAM METAL

METAL PANELING (VERTICAL)

SCHEDULE "A" page 6 of 8
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ZONING OFFICER		June 1 2026
DISTRICT PLANNER		6 22 26
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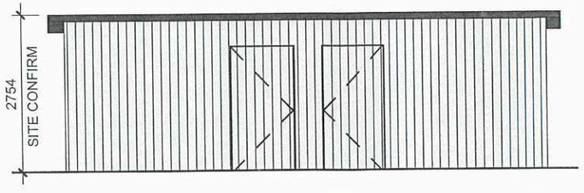
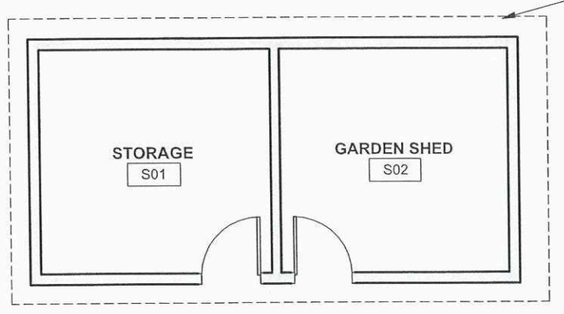
3 A105 EXTERIOR ELEVATION STORAGE /SHED, TYP
SCALE: 1 : 100



44 A105 EXTERIOR ELEVATION STORAGE/ SHED
SCALE: 1 : 100



55 A105 FLOOR PLAN STORAGE & SHED
SCALE: 1 : 100

f-BLOK
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project
HOMES FOR HEROES VILLAGE
99 TRANSCONA BLVD. WINNIPEG, MB

client

revisions

#	date	issuance
3	2026/03/10	ISSUED FOR DEVELOPMENT PERMIT REVIEW

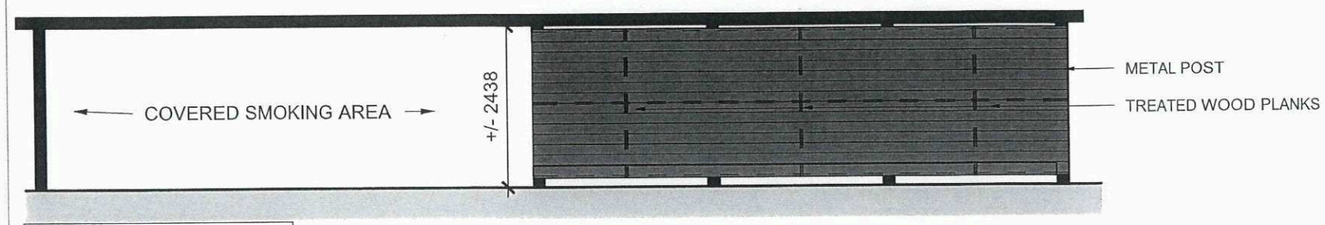
sheet title
FENCE ELEVATIONS AND DETAILS

project number 2533 date 2026/03/10

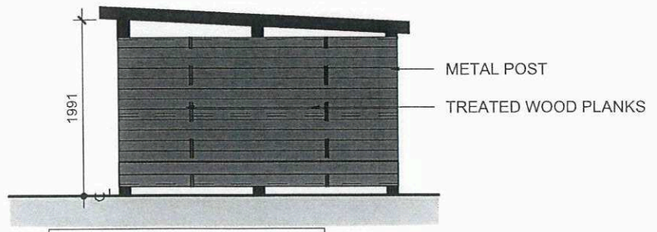
sheet number
A105

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

NOT FOR CONSTRUCTION



NORTH ELEVATION

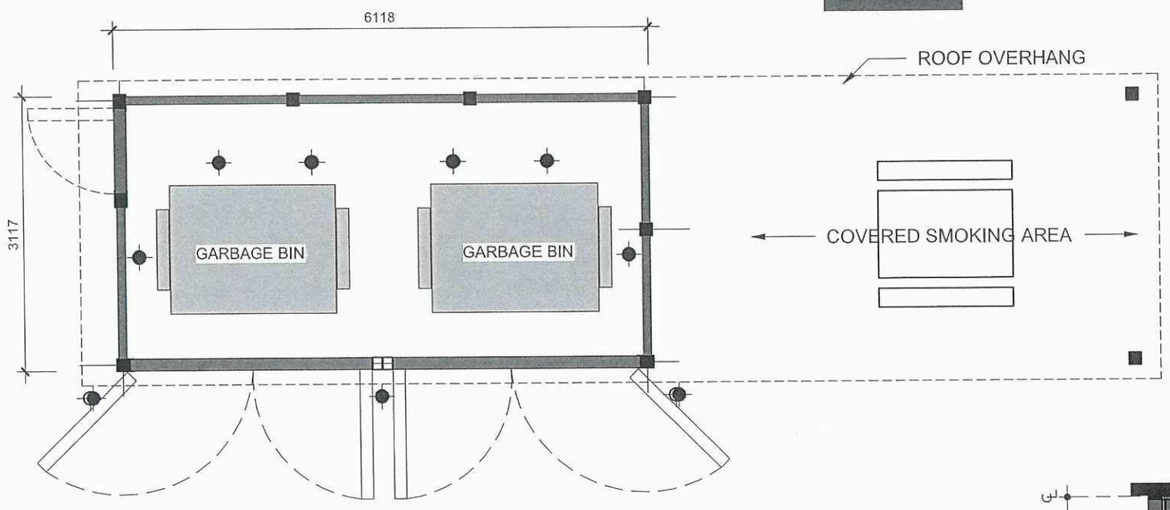


EAST ELEVATION

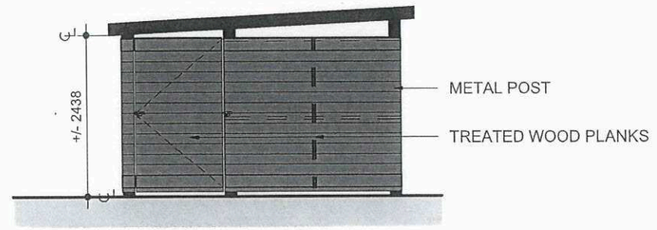
LEGEND:

BLACK STANDING SEAM

WOOD PLANKS



FLOOR PLAN



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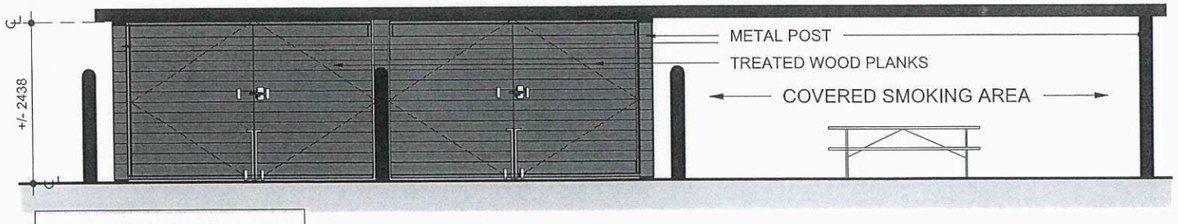

SOUTH ELEVATION

1 / A106 SCALE: 1 : 65

TYP. GARBAGE ENCLOSURE DETAILS

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HOMES FOR HEROES VILLAGE
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client

SCHEDULE "A" page 7 of 8
To Zoning Agreement DAS2, 39/2013
By-Law No. 95/2016

ZONING OFFICER		June 1, 2026
DISTRICT PLANNER		6 22 26
COMMUNITY CLERK		6/22/26
APPROVED FOR PERMIT		

Winnipeg

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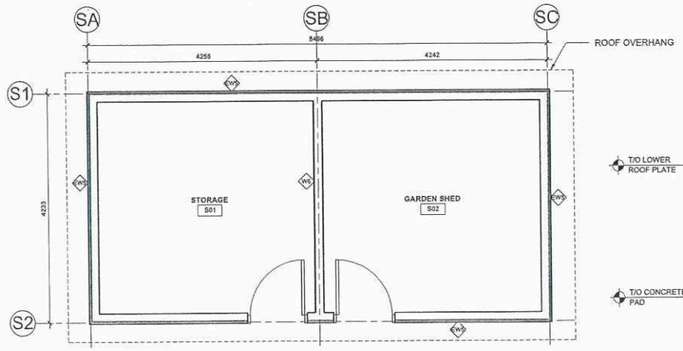
GARBAGE ENCLOSURE PLAN AND ELEVATIONS

project number 2533 date 2026/03/10

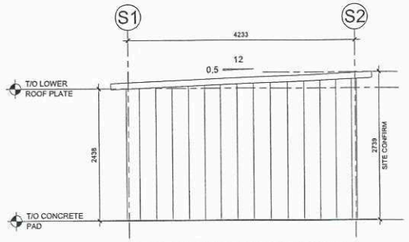
sheet number

A106

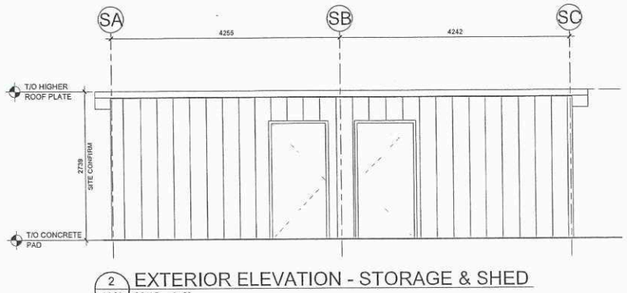
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



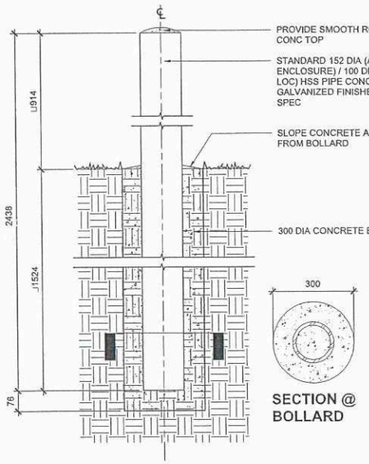
1 A1.01 FLOOR PLAN - STORAGE & SHED
SCALE: 1 : 50



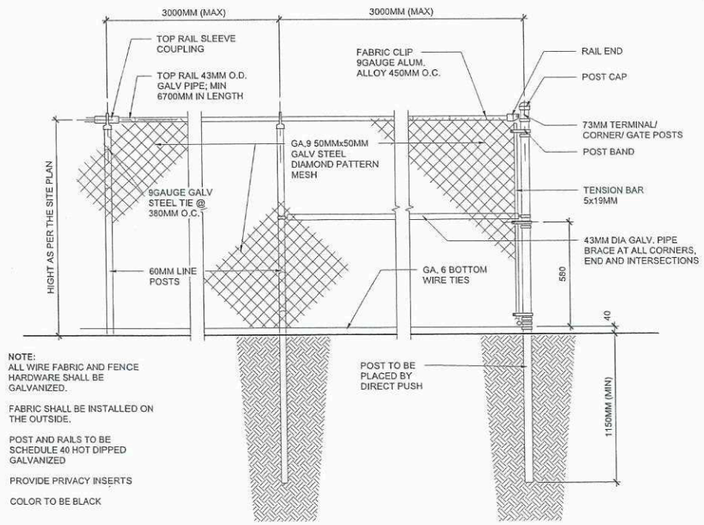
4 A1.01 EXTERIOR ELEVATION STORAGE & SHED, TYP
SCALE: 1 : 50



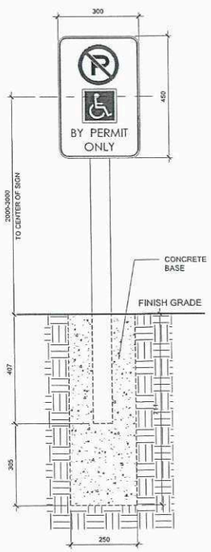
2 A1.01 EXTERIOR ELEVATION - STORAGE & SHED
SCALE: 1 : 50



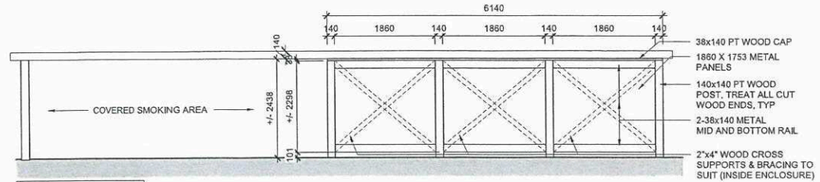
5 A1.01 BOLLARD TYP DETAIL
SCALE: 1 : 10



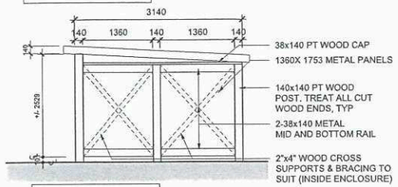
3 A1.01 CHAINLINK FENCE TYP DETAIL
SCALE: 1 : 15



6 A1.01 B/F PARKING SIGNAGE DETAIL
SCALE: 1 : 10



NORTH ELEVATION



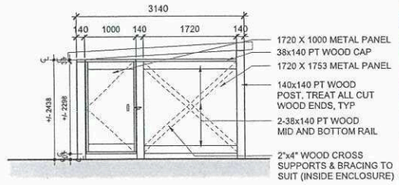
EAST ELEVATION

LEGEND:

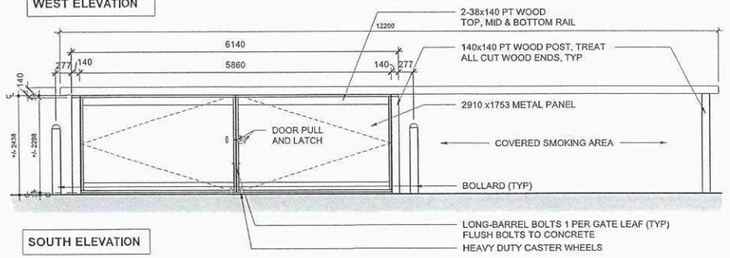
BRICK/ STONE

BLACK STANDING SEAM

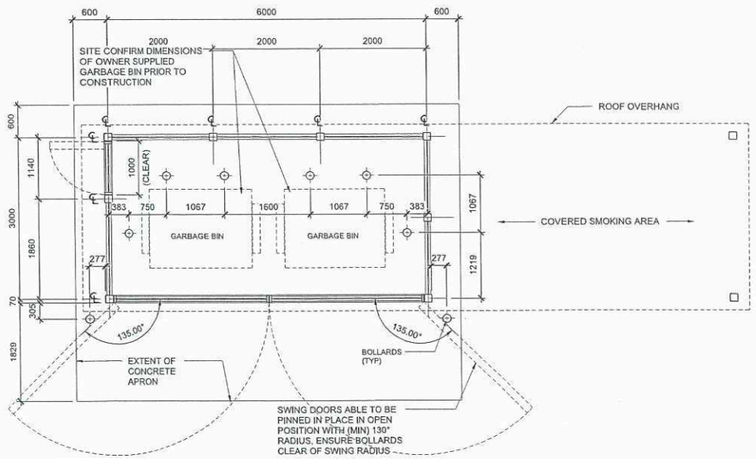
WHITE METAL PANELING (VERTICAL)



WEST ELEVATION



SOUTH ELEVATION



FLOOR PLAN

7 A1.01 GARBAGE ENCLOSURE DETAILS
SCALE: 1 : 50

SCHEDULE "A" page 8 of 8
To Zoning Agreement DAS2/33/2013
By-Law No. 55/2016

ZONING OFFICER		
DISTRICT PLANNER		6/2/26
COMMUNITY CLERK		6/2/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

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project

HOME FOR HEROES VILLAGE

TRANSCONA BLVD. WINNIPEG, MB

client

PCL Winnipeg CONSTRUCTION

consultants Jul 11 2026

professional seals

PRELIMINARY NOT FOR CONSTRUCTION

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sheet title

SITE PLAN DETAILS

date	project number
2025.11.07	2533

sheet number

A1.01