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

SCHEDULE "A" page 1 of 5

To Zoning Agreement: DASZ 33/2010

By-Law No.: BL 65/2012

Zoning Officer	Mogahid Suliman	May 26, 2026
District Planner		July 14/26
Community Clerk		
Approved for the Director of Planning, Property and Development		

Winnipeg

ZONING ANALYSIS: WINNIPEG ZONING BY-LAW NO. 200/2006

MUNICIPAL ADDRESS:	15 WALKER COURT, FORT ROUGE
NEIGHBOURHOOD	LORD ROBERTS NEIGHBOURHOOD OF RIVER HEIGHTS - FORT GARY WARD
LOCATION:	LOT 5 PLAN 55240 WLTO IN RL 18 TO 25 PARISH OF ST. BONIFACE
NUMBER OF STOREYS:	4
ZONING DISTRICT:	RMU - RESIDENTIAL MIXED USE
PERMITTED USES:	RESIDENTIAL: PERMITTED
PLAN DEVELOPMENT OVERLAY:	SCHEDULE P. THE YARDS AT FORT ROUGE AS AMENDED
RAPID TRANSIT SETBACK: (PROVISION 5)	25 FT. SEPARATION DISTANCE BETWEEN ANY STRUCTURE CONTAINING ONE OR MORE DWELLING UNITS AND THE WESTERN BOUNDARY OF THE OVERLAY DISTRICT SHOWN ON THE PRINCIPAL OVERLAY MAP (MAP 1)
DESIGN STANDARDS:	ALL DEVELOPMENT MUST COMPLY WITH THE DESIGN STANDARDS FOR MIXED USE DEVELOPMENT, AS APPLICABLE IN SECTION 210 OF THE BY-LAW
PDO AREA:	AREA 3
DIMENSIONAL STANDARDS	
BUILDING HEIGHT MAX.:	THE MAXIMUM HEIGHT OF A PRINCIPAL BUILDING IS 45 FT.
LOT AREA / DENSITY:	(45 FT. PROVIDED -SEE ELEVATIONS AND SECTIONS) AMENDMENT TO THE YARDS AT FOR ROUGE AREA MASTER PLAN - POLICY NUMBER PD-020 (LOT AREA = 4.67 ACRES (203,425 SQ. FT.) MAXIMUM UNITS ALLOWED FOR LOT 5 (AREA 3): 263 UNITS ALLOWED (AS AMENDED) 263 UNITS PROPOSED. 203,425 SQ. FT. / 263 = 773 SQ. FT. PER UNIT

1 BUILDING 1: 108 UNITS (SUBJECT OF ACCEPTANCE)
BUILDING 2: 155 UNITS

SETBACK REQUIREMENTS:	FRONT YARD: 10 FT. CORNER SIDE YARD: 0 FT. REAR YARD: 0 FT. 25 FT. PROVIDED (PROVISION 5 OF PDO APPLIES) INTERIOR SIDE YARD: 0 FT.

PARKING REQUIREMENTS:

TABLE 5.5A PARKING CATEGORY: 3
1.5 STALLS PER DWELLING UNIT
TOTAL DEVELOPMENT: 263 X 1.5 = 395 STALLS REQUIRED
TOTAL DEVELOPMENT ACCESSIBLE STALLS: TABLE 5-10: 301–400 = 8 STALLS (3 VAN STALLS)
TEN PERCENT OF PARKING MUST BE UNASSIGNED GUEST PARKING
BICYCLE PARKING: YES (1 SPACE PER 10 PARKING STALLS REQUIRED)

TRANSIT - ORIENTED DEVELOPMENT
MINIMUM ACCESSORY PARKING REQUIREMENT SHALL BE 50% OF THE AMOUNTS SHOWN IN TABLE 5-8, PARKING REDUCTIONS DO NOT APPLY TO BICYCLE PARKING

TOD PARKING CALCULATION: 395 X 0.5 = 198 STALLS MINIMUM REQUIRED

ACCESSIBLE PARKING:

1 BUILDING 1: SUBJECT OF ACCEPTANCE
108 UNITS X 1.5 = 162 STALLS X 50% = 81 STALLS MINIMUM REQUIRED, 116 PROVIDED
ACCESSIBLE STALLS: 4 PROVIDED (2 VAN ACCESSIBLE)
GUEST PARKING: 10% OF 116 = 12 GUEST STALLS REQUIRED AND PROVIDED
BICYCLE PARKING: 1 PER 10 PARKING STALLS

PARKING STALLS PROVIDED: 69 UNDERGROUND & 47 SURFACE PARKING STALLS
BICYCLE PARKING PROVIDED: 92 PROVIDED
(12 EXTERIOR, 11 MAIN FLOOR STORAGE & 69 PARKADE STALLS)

1 BUILDING 2: FUTURE BUILDING
155 UNITS X 1.5 = 233 STALLS X 50% = 117 STALLS MINIMUM REQUIRED

DEVELOPMENT PERMIT NUMBER: 23 134678 000 00 DP

SPATIAL SEPARATION CALCULATIONS: BUILDING 1 (SUBJECT OF ACCEPTANCE)
TABLE 3.2.3.1.D UNPROTECTED OPENING LIMITS FOR A BUILDING THAT IS SPRINKLERED THROUGHOUT

1 EAST WALL: SUITE COMPARTMENT: SUITE F2 #214
EXPOSING BUILDING FACE = 18 SQ. M. (193 SQ. FT.)
AREA OF OPENINGS = 8.2 SQ. M. (88 SQ. FT.) (OPENINGS / FACE) = 45.6%
LIMITING DISTANCE REQUIRED FOR 100% UNPROTECTED OPENINGS: 4 M (13.1 FT.)
ACTUAL LIMITING DISTANCE MEASURED TO CENTRE LINE OF STREET: 13.4 M (43.9 FT.)
MAXIMUM AREA OF UNPROTECTED OPENINGS ALLOWED: 100%
FIRE RESISTANCE RATING MINIMUM REQUIREMENT: 0 MIN. REQUIRED
CONSTRUCTION REQUIRED = COMBUSTIBLE OR NON-COMBUSTIBLE
CLADDING REQUIRED = COMBUSTIBLE OR NON-COMBUSTIBLE
COMBUSTIBLE PROJECTIONS CONFORMING TO NBC 3.2.3.6.

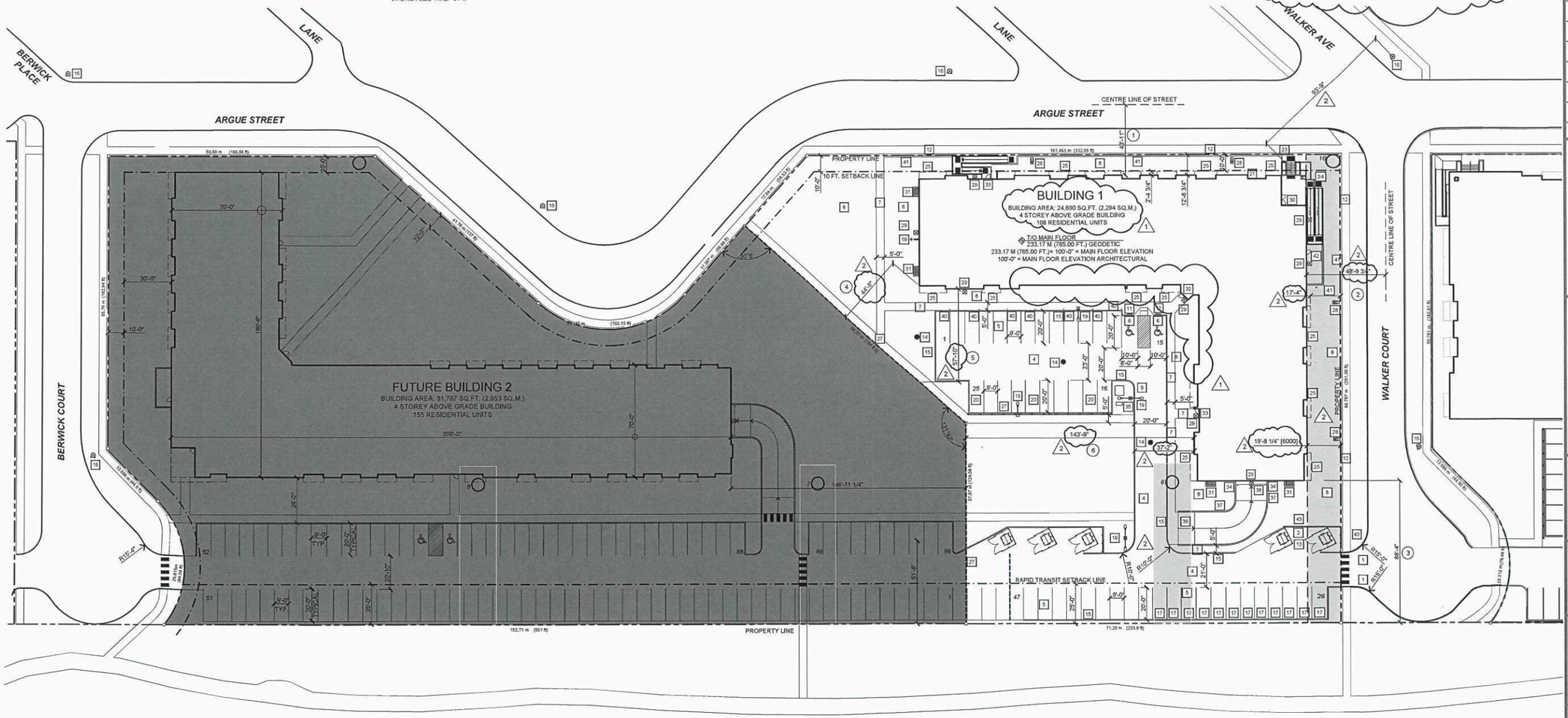
2 SOUTH WALL: SUITE COMPARTMENT: SUITE F3 #218
EXPOSING BUILDING FACE = 18 SQ. M. (193 SQ. FT.)
AREA OF OPENINGS = 8.2 SQ. M. (88 SQ. FT.) (OPENINGS / FACE) = 45.6%
LIMITING DISTANCE REQUIRED FOR 100% UNPROTECTED OPENINGS: 4 M (13.1 FT.)
ACTUAL LIMITING DISTANCE MEASURED TO CENTRE LINE OF STREET: 14.9 M (48.8 FT.)
MAXIMUM AREA OF UNPROTECTED OPENINGS ALLOWED: 100%
FIRE RESISTANCE RATING MINIMUM REQUIREMENT: 0 MIN. REQUIRED
CONSTRUCTION REQUIRED = COMBUSTIBLE OR NON-COMBUSTIBLE
CLADDING REQUIRED = COMBUSTIBLE OR NON-COMBUSTIBLE
COMBUSTIBLE PROJECTIONS CONFORMING TO NBC 3.2.3.6.

3 WEST WALL: SUITE COMPARTMENT: SUITE C2 #226
EXPOSING BUILDING FACE = 31.4 SQ. M. (338 SQ. FT.)
AREA OF OPENINGS = 6.7 SQ. M. (72 SQ. FT.) (OPENINGS / FACE) = 21.3%
LIMITING DISTANCE REQUIRED FOR 100% UNPROTECTED OPENINGS: 5.5 M (18 FT.)
ACTUAL LIMITING DISTANCE MEASURED TO PROPERTY LINE: 28 M (91.7 FT.)
MAXIMUM AREA OF UNPROTECTED OPENINGS ALLOWED: 100%
FIRE RESISTANCE RATING MINIMUM REQUIREMENT: 0 MIN. REQUIRED
CONSTRUCTION REQUIRED = COMBUSTIBLE OR NON-COMBUSTIBLE
CLADDING REQUIRED = COMBUSTIBLE OR NON-COMBUSTIBLE
COMBUSTIBLE PROJECTIONS CONFORMING TO NBC 3.2.3.6.

4 NORTH WALL: SUITE COMPARTMENT: SUITE C2 #201
EXPOSING BUILDING FACE = 31.4 SQ. M. (338 SQ. FT.)
AREA OF OPENINGS = 6.7 SQ. M. (72 SQ. FT.) (OPENINGS / FACE) = 21.3%
LIMITING DISTANCE REQUIRED FOR 100% UNPROTECTED OPENINGS: 5.5 M (18 FT.)
ACTUAL LIMITING DISTANCE MEASURED TO IMAGINARY LINE BETWEEN BUILDINGS: 13.6 M (44.67 FT.)
MAXIMUM AREA OF UNPROTECTED OPENINGS ALLOWED: 100%
FIRE RESISTANCE RATING MINIMUM REQUIREMENT: 0 MIN. REQUIRED
CONSTRUCTION REQUIRED = COMBUSTIBLE OR NON-COMBUSTIBLE
CLADDING REQUIRED = COMBUSTIBLE OR NON-COMBUSTIBLE
COMBUSTIBLE PROJECTIONS CONFORMING TO NBC 3.2.3.6.

5 WEST WALL 2: SUITE COMPARTMENT: SUITE A2 #205
EXPOSING BUILDING FACE = 21.4 SQ. M. (230 SQ. FT.)
AREA OF OPENINGS = 9.4 SQ. M. (101.5 SQ. FT.) (OPENINGS / FACE) = 44.1%
LIMITING DISTANCE REQUIRED FOR 100% UNPROTECTED OPENINGS: 5 M (16.4FT.)
ACTUAL LIMITING DISTANCE MEASURED TO IMAGINARY LINE BETWEEN BUILDINGS: 17.6 M (57.8 FT.)
MAXIMUM AREA OF UNPROTECTED OPENINGS ALLOWED: 100%
FIRE RESISTANCE RATING MINIMUM REQUIREMENT: 0 MIN. REQUIRED
CONSTRUCTION REQUIRED = COMBUSTIBLE OR NON-COMBUSTIBLE
CLADDING REQUIRED = COMBUSTIBLE OR NON-COMBUSTIBLE
COMBUSTIBLE PROJECTIONS CONFORMING TO NBC 3.2.3.6.

6 NORTH WALL 2: SUITE COMPARTMENT: SUITE C3 #221
EXPOSING BUILDING FACE = 23.3 SQ. M. (251 SQ. FT.)
AREA OF OPENINGS = 9.4 SQ. M. (101.5 SQ. FT.) (OPENINGS / FACE) = 40.6%
LIMITING DISTANCE REQUIRED FOR 100% UNPROTECTED OPENINGS: 5 M (16.4 FT.)
ACTUAL LIMITING DISTANCE MEASURED TO IMAGINARY LINE BETWEEN BUILDINGS: 43.8 M (143.75 FT.)
MAXIMUM AREA OF UNPROTECTED OPENINGS ALLOWED: 100%
FIRE RESISTANCE RATING MINIMUM REQUIREMENT: 0 MIN. REQUIRED
CONSTRUCTION REQUIRED = COMBUSTIBLE OR NON-COMBUSTIBLE
CLADDING REQUIRED = COMBUSTIBLE OR NON-COMBUSTIBLE
COMBUSTIBLE PROJECTIONS CONFORMING TO NBC 3.2.3.6.



CONSTRUCTION NORTH / TRUE NORTH

1 A1.01 | A1.01 SITE DEVELOPMENT PLAN
SCALE: 1/32" = 1'-0"

SITE DEVELOPMENT PLAN KEY NOTES:

1 CURB CUT TO CITY OF WINNIPEG STANDARDS. REFER TO CIVIL DRAWINGS
2 GARBAGE ENCLOSURE - REFER TO DETAILS
3 2 EXTERIOR BICYCLE RACKS DERO HELIX SURFACE MOUNT BLACK RACK
4 ASPHALT PAVING REFER TO CIVIL DRAWINGS
5 PAINTED PARKING STALL LINE
6 ACCESSIBLE INTERNATIONAL SYMBOL - PAINTED.
7 NEW CONCRETE SIDEWALK - AS PER PEDESTRIAN CONNECTIONS 206.1 STANDARD 'A': UNIVERSAL ACCESSIBLE ROUTE. FINISH OF SIDEWALK MUST CONTRAST HIGHLY WITH ADJACENT SURFACES. LANDSCAPING AREA (REFER TO LANDSCAPE DRAWINGS)
8 HYDRO TRANSFORMER AND PAD REFER TO ELECTRICAL DRAWINGS
9 BUILDING ADDRESS SIGNAGE -REFER TO EXTERIOR ELEVATIONS
10 SIGN INDICATING BARRIER FREE PARKING STALL
11 EXISTING SIDEWALK
12 CONCRETE GARBAGE PAD REFER TO DETAILS ON SHEET A-1.04
13 CATCH BASIN / MAN HOLE - REFER TO CIVIL DRAWINGS
14 6" WIDE CONCRETE CURB
15 EXISTING FIRE HYDRANT REFER TO CIVIL DRAWINGS
16 GUEST PARKING STALLS (12 IN TOTAL)
17 SUMP PIT DISCHARGE AND PRE-CAST CONCRETE SPLASH PAD TO CATCH BASIN REFER TO CIVIL AND MECHANICAL DRAWINGS
18 EXTERIOR LAMP STANDARD POLE LIGHTING. REFER TO ELECTRICAL DRAWINGS
19 2'-6" HIGH PARKING FENCE WITH ELECTRICAL PLUGS. REFER TO ELECTRICAL DRAWINGS
20 FIRE DEPARTMENT SIAMESE CONNECTION REFER TO MECHANICAL DRAWINGS
21 ELECTRICAL CAR CHARGING PARKING STALLS 5 IN TOTAL
22 MAIN ENTRANCE STAIRS C/W HANDRAILS AND TACTILE WARNING SURFACES REFER TO DETAIL DRAWINGS
23 ENTRY RAMP REFER TO ENLARGED PLANS
24 DASHED LINE INDICATES BUILDING WALL / BALCONY ABOVE
25 GARBAGE TRUCK TURNING PATH
26 CONSTRUCTION LIMIT LINE (SUBJECT OF ACCEPTANCE)
27 NEW DECORATIVE LIGHT STANDARD REFER TO ELECTRICAL DRAWINGS & SPECIFICATIONS
28 NEW EXTERIOR WALL MOUNTED LIGHT REFER TO ELECTRICAL DRAWINGS & SPECIFICATIONS
29 PRIMARY BUILDING ENTRANCE
30 AREA WELL - REFER TO ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS
31 SECONDARY BUILDING ENTRANCE
32 EXIT DOOR
33 BOLLARD REFER TO DETAILS
34 CSTE - REFER TO ELECTRICAL
35 CONCRETE PARKADE ACCESS RAMP REFER TO ENLARGED PLANS
36 CONCRETE RETAINING WALL. C/W GUARDRAIL -REFER TO STRUCTURAL DRAWINGS.
37 TRENCH DRAIN -REFER TO DETAILS AND MECHANICAL DRAWINGS.
38 WATER SERVICE REFER TO MECHANICAL DRAWINGS
39 RECEPTACLE POST REFER TO ELECTRICAL DRAWINGS
40 RETAINING WALL REFER TO EXTERIOR ELEVATIONS & SECTIONS
41 OUTDOOR PATIO
42 6 FT. HIGH FENCE (GARBAGE SCREEN) REFER TO LANDSCAPE DRAWINGS
43 SHADED AREA INDICATES GEOTHERMAL WELL EASEMENT REQUIREMENT

This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work. All errors and omission to be reported immediately to the Architect. Variations and modifications to work shown on these drawings shall not be carried out without written permission from the Architect. This drawing is the exclusive property of the Architect. Only with the permission from the Architect can it be reproduced, in which case the reproduction must bear their name as Architect.

Revisions	Date
1 Addendum 02 issued	04.07.2025 date
2 Addendum 03 issued	02.12.2025 date
issued	date
issued	date

Issued For	Date
Design Development & 25% CD Review issued	25.11.2021 date
Design Development Revisions issued	09.02.2022 date
50% Construction Document Review issued	19.01.2023 date
75% Construction Document Review issued	01.03.2023 date
90% Construction Document Review issued	27.03.2023 date
Development Permit issued	27.03.2023 date
95% Construction Document Review issued	22.05.2023 date
99% Construction Document Review issued	10.07.2023 date
Construction issued	24.08.2023 date

PROVINCE OF MANITOBA ASSOCIATION OF ARCHITECTURAL TECHNOLOGISTS CORPORATION 701 Architecture Inc. 2025-12-02

corporation seal

PROVINCE OF MANITOBA KEVIN J. LOEWEN REGISTERED ARCHITECT 2025-12-02

architect seal

Project Title
FORT ROUGE YARDS
LOT 5 - BUILDING 1
15 Walker Court
Winnipeg, Manitoba

Project / Construction Manager
Pre-Con Builders

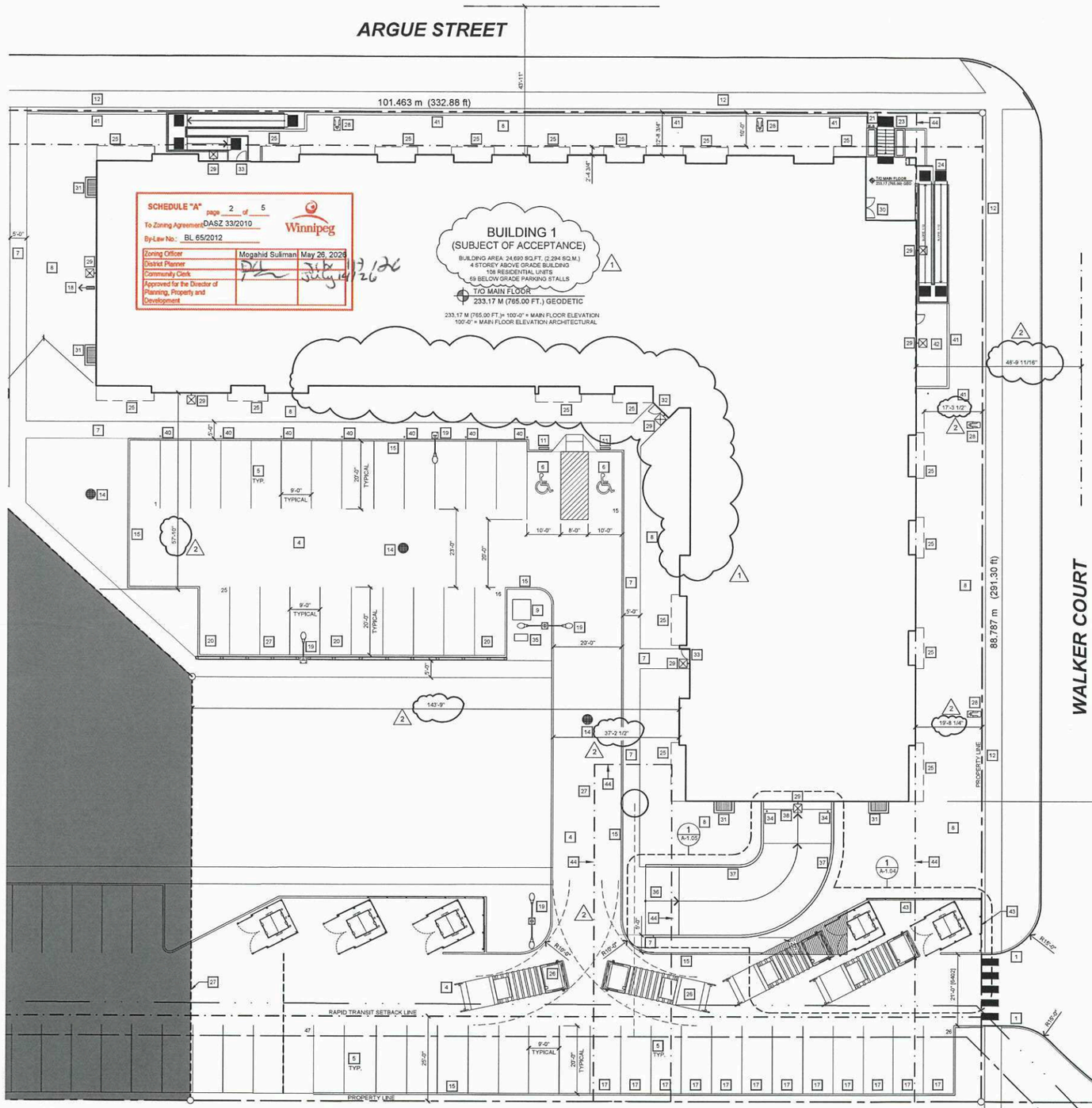
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Scale	AS SHOWN
Date	December 2, 2025
Drawn By	KJL
Checked By	KJL
Project Number	21-190

Drawing
SITE DEVELOPMENT PLAN

Sheet
A-1.01

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



SITE PLAN KEY NOTES:

1. CURB CUT TO CITY OF WINNIPEG STANDARDS. REFER TO CIVIL DRAWINGS
2. GARBAGE ENCLOSURE - REFER TO DETAILS
3. 2 EXTERIOR BICYCLE RACKS DERO HELIX SURFACE MOUNT BLACK RACK
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14. CATCH BASIN / MAN HOLE - REFER TO CIVIL DRAWINGS
15. 6" WIDE CONCRETE CURB
16. EXISTING FIRE HYDRANT REFER TO CIVIL DRAWINGS
17. GUEST PARKING STALLS (12 IN TOTAL)
18. SUMP PIT DISCHARGE AND PRE-CAST CONCRETE SPLASH PAD TO CATCH BASIN REFER TO CIVIL AND MECHANICAL DRAWINGS
19. EXTERIOR LAMP STANDARD POLE LIGHTING. REFER TO ELECTRICAL DRAWINGS
20. 2'-6" HIGH WELDED FENCE WITH ELECTRICAL PLUGS. REFER TO ELECTRICAL DRAWINGS
21. FIRE DEPARTMENT SIAMESE CONNECTION REFER TO MECHANICAL DRAWINGS
22. ELECTRICAL CAR CHARGING PARKING STALLS 5 IN TOTAL
23. MAIN ENTRANCE STAIRS C/W HANDRAILS AND TACTILE WARNING SURFACES REFER TO DETAIL DRAWINGS
24. ENTRY RAMP REFER TO ENLARGED PLANS
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42. OUTDOOR PATIO
43. 6 FT. HIGH FENCE (GARBAGE SCREEN) REFER TO LANDSCAPE DRAWINGS
44. GEOTHERMAL WELL EASEMENT REQUIREMENT

ZONING ANALYSIS: WINNIPEG ZONING BY-LAW NO. 200/2006

REFER TO A-1.01 SITE DEVELOPMENT PLAN FOR ZONING ANALYSIS

NATIONAL BUILDING CODE OF CANADA ANALYSIS:

THE FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2010 NATIONAL BUILDING CODE OF CANADA, AS AMENDED BY MANITOBA BUILDING CODE REGULATION 31/2011 AND THE NATIONAL FIRE CODE OF CANADA 2010 AS AMENDED BY MANITOBA FIRE CODE REGULATION 216/2011.

SECTION 1 - GENERAL

1. FACILITY USE AND OCCUPANCY / MAJOR OCCUPANCIES:
   GROUP C - MULTI-FAMILY RESIDENTIAL SUITE APARTMENT
   GROUP F3 - STORAGE GARAGE
   THIS FACILITY IS DESIGNED UNDER PART 3 OF THE 2010 NATIONAL BUILDING CODE OF CANADA AND COMPRISES OF A GROUP C RESIDENTIAL MAJOR OCCUPANCY LOCATED OVER A GROUP F3 STORAGE GARAGE MAJOR OCCUPANCY. THE REQUIREMENTS OF ARTICLE 3.3.5.6 STORAGE GARAGE SEPARATION, WILL APPLY AND THE TWO MAJOR OCCUPANCIES WILL BE SEPARATED FROM EACH OTHER BY A CONCRETE HORIZONTAL FIRE SEPARATION HAVING A FIRE RESISTANCE RATING OF 1 1/2 HOURS.
2. BUILDING HEIGHT: (FROM AVERAGE GRADE TO TOP OF ROOF ELEVATION)
   MAXIMUM ALLOWED: 45 FT. (PDO: SCHEDULE P)
   MAXIMUM PROVIDED: 45 FT.
3. BUILDING FACES 2 STREETS
4. BUILDING IS SPRINKLERED
5. DESIGN OCCUPANT LOAD: 2 PERSONS PER SLEEPING ROOM IN A DWELLING SUITE
   1 BEDROOM DWELLING SUITES: 30 X 2 = 60 PERSONS
   2 BEDROOM DWELLING SUITES: 78 X 4 = 312 PERSONS
   TOTAL OCCUPANT LOAD: 372 PERSONS
6. TOTAL RESIDENTIAL SUITES: 106 SUITES
7. FIRE SEPARATIONS AND CLOSURES:
   3.1.8.1. GENERAL REQUIREMENTS
   1) ANY WALL, PARTITION OR FLOOR ASSEMBLY REQUIRED TO BE A FIRE SEPARATION SHALL
      A) EXCEPT AS PERMITTED BY SENTENCE (2), BE CONSTRUCTED AS A CONTINUOUS ELEMENT,
   2) OPENINGS IN A FIRE SEPARATION SHALL BE PROTECTED WITH CLOSURES, SHAFTS OR OTHER MEANS IN CONFORMANCE WITH ARTICLES 3.1.8.4. TO 3.1.8.17. AND SUBSECTIONS 3.1.9. AND 3.2.8.
   3.1.8.4. DETERMINATION OF RATINGS
   2) THE FIRE-PROTECTION RATING OF A CLOSURE SHALL CONFORM TO TABLE 3.1.8.4. FOR THE REQUIRED FIRE-RESISTANCE RATING OF THE FIRE SEPARATION.

TABLE 3.1.8.4. FIRE-PROTECTION RATING OF CLOSURES

FIRE-RESISTANCE RATING OF FIRE SEPARATION	MINIMUM FIRE-PROTECTION RATING OF CLOSURE
45 MINUTES	45 MINUTES
1 HOUR	45 MINUTES
1.5 HOURS	1 HOUR
2 HOURS	1.5 HOURS
3 HOURS	2 HOURS
4 HOURS	3 HOURS

8. SUITE DOORS
   3.1.8.10. TWENTY-MINUTE CLOSURES
   1) A DOOR ASSEMBLY HAVING A FIRE-PROTECTION RATING NOT LESS THAN 20 MINUTES IS PERMITTED TO BE USED AS A CLOSURE IN
   A) A FIRE SEPARATION NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING MORE THAN 1 HOUR, LOCATED BETWEEN
      i) A PUBLIC CORRIDOR AND A SUITE,
   2) THE REQUIREMENTS FOR NONCOMBUSTIBLE SILLS AND COMBUSTIBLE FLOOR COVERINGS IN NFPA 80, "FIRE DOORS AND OTHER OPENING PROTECTIVES," DO NOT APPLY TO A DOOR DESCRIBED IN SENTENCE (1)
   3) A DOOR DESCRIBED IN SENTENCE (1) SHALL HAVE CLEARANCES NOT MORE THAN 6 MM AT THE BOTTOM AND NOT MORE THAN 3 MM AT THE SIDES AND TOP.

SECTION 2 - BUILDING FIRE SAFETY

1. BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCIES
   3.2.2.48 GROUP C, UP TO 6 STOREYS, SPRINKLERED
   1) A BUILDING CLASSIFIED AS GROUP C IS PERMITTED TO CONFORM TO SENTENCE (2) PROVIDED
      A) THE BUILDING IS SPRINKLERED THROUGHOUT,
      B) IT IS NOT MORE THAN 6 STOREYS IN BUILDING HEIGHT, AND
      C) IT HAS A BUILDING AREA NOT MORE THAN
         i) 9,000 SQ. M. (96,875 SQ. FT.) IF 4 STOREYS IN BUILDING HEIGHT
   2) BUILDINGS REFERRED TO IN SENTENCE (1) SHALL BE NONCOMBUSTIBLE CONSTRUCTION, AND
      A) FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 1 HOUR,
      B) MEZZANINES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1 HOUR, AND
      C) LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY,

- BUILDING HEIGHT: 4 STOREYS
- BUILDING AREA: 2,290 SQ. M. (24,650 SQ. FT.) - SECOND FLOOR IS LARGEST AREA

3.2.2.82. GROUP F, DIVISION 3, UP TO 4 STOREYS, SPRINKLERED
1) A BUILDING CLASSIFIED AS GROUP F, DIVISION 3 IS PERMITTED TO CONFORM TO SENTENCE (2) PROVIDED
   A) THE BUILDING IS SPRINKLERED THROUGHOUT,
   B) IT IS NOT MORE THAN 4 STOREYS IN BUILDING HEIGHT, AND
   C) IT HAS A BUILDING AREA NOT MORE THAN 3,600 SQ. M. (38,750 SQ. FT.) IF 4 STOREYS IN BUILDING HEIGHT
2) THE BUILDING REFERRED TO IN SENTENCE (1) IS PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION, AND
   A) FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS
   C) LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL
      i) BE OF NONCOMBUSTIBLE CONSTRUCTION,

- BUILDING HEIGHT: 1 STOREY BELOW GRADE
- BUILDING AREA: 2,174 SQ. M. (23,398 SQ. FT.)
- FLOOR ASSEMBLIES. MAJOR OCCUPANCY SEPARATION BETWEEN GROUP C AND GROUP F3 STORAGE GARAGE
1.5 HOUR FIRE SEPARATION PROVIDED (1.5 HOUR REQUIRED) 3.2.1.3-CLOSURES-1.5 HOUR, TABLE 3.1.8.4
- ROOF ASSEMBLIES. N/A.

2. SPATIAL SEPARATION PER BUILDING:
   REFER TO A-1.01 SITE DEVELOPMENT PLAN FOR SPATIAL SEPARATION CALCULATIONS
3. FIRE ALARM:
   3.2.4.1 FIRE ALARM AND DETECTION SYSTEM IS REQUIRED. YES (A SINGLE OR 2 STAGE SYSTEM)
   3.2.4.11 SMOKE DETECTORS SHALL BE INSTALLED IN EACH PUBLIC CORRIDOR AND EACH EXIT STAIR
   GROUP C - RESIDENTIAL OCCUPANCY FULLY SPRINKLERED IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS
   GROUP F3 - STORAGE GARAGE OCCUPANCY FULLY SPRINKLERED IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS
4. PROVISIONS FOR FIRE FIGHTING:
   3.2.5.3. ROOF ACCESS
   1) ON A BUILDING MORE THAN 3 STOREYS IN BUILDING HEIGHT WHERE THE SLOPE OF THE ROOF IS LESS THAN 1 IN 4, ALL MAIN ROOF AREAS SHALL BE PROVIDED WITH DIRECT ACCESS FROM THE FLOOR AREAS IMMEDIATELY BELOW, EITH BY
      A) A STAIRWAY, OR
      B) A HATCH NOT LESS THAN 550 MM (21.7") BY 900 MM (35.4") WITH A FIXED LADDER,
   3.2.5.4. ACCESS ROUTES
   1) A BUILDING WHICH IS MORE THAN 3 STOREYS IN BUILDING HEIGHT OR MORE THAN 600 SM IN BUILDING AREA SHALL BE PROVIDED WITH ACCESS ROUTES FOR FIRE DEPARTMENT VEHICLES
      A) TO THE BUILDING FACE HAVING A PRINCIPAL ENTRANCE,
   3.2.5.8. STANDPIPE SYSTEMS
   1) A STANDPIPE SYSTEM SHALL BE INSTALLED IN A BUILDING THAT IS MORE THAN 3 STOREYS IN BUILDING HEIGHT
   3.2.5.15. FIRE DEPARTMENT CONNECTIONS: THE FIRE DEPARTMENT CONNECTION FOR A STANDPIPE SYSTEM SHALL BE LOCATED SO THAT THE DISTANCE FROM THE FIRE DEPARTMENT CONNECTION TO A HYDRANT IS NOT MORE THAN 45 M (147 FT.) AND IS UNOBSTRUCTED.
   3.2.5.16. PORTABLE FIRE EXTINGUISHERS
   1) PORTABLE EXTINGUISHERS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH
      A) PROVINCIAL REGULATIONS OR MUNICIPAL BYLAWS, OR
      B) THE NFC, IN THE ABSENCE OF THE REGULATIONS OR BYLAWS REFERRED TO IN CLAUSE (A).
5. EMERGENCY LIGHTING
   3.2.7.3 EMERGENCY LIGHTING IS REQUIRED IN EXITS, PRINCIPAL ROUTES PROVIDING ACCESS TO EXIT AND CORRIDORS.

SECTION 3 - SAFETY WITHIN FLOOR AREAS

SUITE SEPARATION - FIRE SEPARATION: 1 HOUR FIRE RESISTANCE RATING

PUBLIC CORRIDOR - FIRE SEPARATION: 1 HOUR FIRE RESISTANCE RATING (3.3.1.4 (1))

JANITOR'S ROOM - FIRE SEPARATION: 0 HOUR FIRE RESISTANCE RATING (SPRINKLERED) (3.3.1.21(3))

FLOOR SEPARATION - FIRE SEPARATION: 1 HOUR FIRE RESISTANCE RATING

LOADBEARING COLUMNS AND WALLS: 1 HOUR FIRE RESISTANCE RATING

EXITS: 1 HOUR FIRE RESISTANCE RATING (3.4.4.1) - CLOSURES 45 MIN. FRR (TABLE 3.1.8.4.)

ELEVATORS: 1 HOUR FIRE RESISTANCE RATING (TABLE 3.5.3.1.) CLOSURES 45 MIN. (TABLE 3.1.8.4.)

VERTICAL SERVICE SHAFTS: 45 MIN. FIRE RESISTANCE RATING (TABLE 3.6.3.1.)
SERVICE ROOMS (FUEL FIRED APPLIANCE): 1 HOUR FIRE RESISTANCE RATING (3.6.2.1.(1)) CLOSURES 45 MIN.

STORAGE ROOMS: 1 HOUR FIRE RESISTANCE RATING (3.3.4.3.(2)) -CLOSURES 45 MIN. (TABLE 3.1.8.4)

SUITE CLOSURES: 20 MIN. (TABLE 3.1.8.10 (1)(a))

EXTERIOR EXITS: ALL EXTERIOR EXITS EXITING AT GRADE, OR HAVE RAMPS AT ALL EXITS LEADING TO GRADE (3.3.1.7.(1)(D)(E)

HORIZONTAL PROJECTIONS: OBSTRUCTIONS LOCATED WITHIN 1980 MM (78") OF THE FLOOR SHALL NOT PROJECT MORE THAN 100 MM (3.9") HORIZONTALLY INTO AN EXIT PASSAGEWAY, A PUBLIC CORRIDOR, A CORRIDOR USED BY THE PUBLIC (3.3.1.9.(3)

STORAGE GARAGE: THE CLEAR HEIGHT IN A STORAGE GARAGE SHALL BE NOT LESS THAN 2 M (6.56 FT.) (3.3.5.4.(5)

NATIONAL BUILDING CODE OF CANADA ANALYSIS: CONTINUED

SECTION 4 - EXITS

3.4.1.4. TYPES OF EXIT
1) AN EXIT FROM ANY FLOOR AREA SHALL BE ONE OF THE FOLLOWING, USED SINGLY OR IN COMBINATION:
   A) AN EXTERIOR DOORWAY,
   G) AN INTERIOR PASSAGEWAY,
   I) AN INTERIOR STAIRWAY,
3.4.2.1. MINIMUM NUMBER OF EXITS
1) EVERY FLOOR AREA INTENDED FOR OCCUPANCY SHALL BE SERVED BY AT LEAST 2 EXITS.
4) THE REQUIREMENTS OF SENTENCES (1) AND (2) ARE PERMITTED TO BE WAIVED FOR DWELLING UNITS THAT HAVE AN ACCESS TO EXIT CONFORMING TO SENTENCES 3.3.4.4.(1) TO (4).
3.4.2.5. LOCATION OF EXITS
IF MORE THAN ONE EXIT IS REQUIRED FROM A FLOOR AREA, THE EXITS SHALL BE LOCATED SO THAT THE TRAVEL DISTANCE TO AT LEAST ONE EXIT SHALL BE NOT MORE THAN
   C) 45M (147.6 FT.) IN A FLOOR AREA THAT CONTAINS AN OCCUPANCY OTHER THAN A HIGH-HAZARD INDUSTRIAL OCCUPANCY, PROVIDED IT IS SPRINKLERED THROUGHOUT
3.4.3.4. EXIT WIDTH BASED ON OCCUPANT LOAD
1) FOR THE PURPOSE OF DETERMINING THE AGGREGATE WIDTH OF EXITS, THE OCCUPANT LOAD OF EVERY ROOM OR FLOOR AREA SHALL BE DETERMINED IN CONFORMANCE WITH SUBSECTION 3.1.17.
3.4.3.5. EXIT WIDTH
8) THE MINIMUM WIDTHS OF EXITS SHALL CONFORM TO TABLE 3.4.3.2.A.
   EXIT CORRIDORS AND PASSAGEWAYS: 1,100 MM (43.3")
   RAMPS: 1,100 MM (43.3")
   DOORWAYS: 800 MM (31.5")
   STAIRS: 1,100 MM (43.3") MEASURED BETWEEN HANDRAILS
3.4.3.3. EXIT WIDTH REDUCTION
2) SWINGING DOORS IN THEIR SWING SHALL NOT REDUCE THE REQUIRED WIDTH OF EXIT STAIRS OR LANDINGS TO LESS THAN 750 MM (29.5") OR REDUCE THE WIDTH OF AN EXIT PASSAGEWAY TO LESS THAN THE MINIMUM REQUIRED WIDTH.
3) DOORS SHALL BE INSTALLED SO THAT, WHEN OPEN, THEY DO NOT DIMINISH NOR OBSTRUCT THE REQUIRED WIDTH OF THE EXIT.
3.4.3.4. HEADROOM CLEARANCE
1) EVERY EXIT SHALL HAVE A CLEAR HEIGHT OVER THE CLEAR WIDTH OF THE EXIT OF NOT LESS THAN 2050 MM (6'-8").
3.4.4.1. FIRE-RESISTANCE RATING OF EXIT SEPARATIONS
1) EVERY EXIT SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED BY SUBSECTION 3.2.2.,
   A) THE FLOOR ASSEMBLY ABOVE THE STOREY,
2) THE FIRE-RESISTANCE RATING OF THE FIRE SEPARATION REFERRED TO IN SENTENCE (1) NEED NOT BE MORE THAN 2 HOURS.
3.4.5.1. EXIT SIGNS
1) EVERY EXIT DOOR SHALL HAVE AN EXIT SIGN PLACED OVER OR ADJACENT TO IT IF THE EXIT,
   A) IS A BUILDING MORE THAN 2 STOREYS IN BUILDING HEIGHT,
   B) A BUILDING HAVING AN OCCUPANT LOAD OF MORE THAN 150,

SECTION 5 - VERTICAL TRANSPORTATION

1. ELEVATOR SHAFT - FIRE SEPARATION: 1.5 HOUR FIRE RESISTANCE RATING PROVIDED (1 HOUR REQUIRED)
   2.ELEVATOR MACHINE ROOM - FIRE SEPARATION: 1.5 HOUR FIRE RESISTANCE RATING (1 HOUR REQUIRED)

SECTION 6 - SERVICE FACILITIES

1. SERVICE (FURNACE) ROOM - FIRE SEPARATION: 1 HOUR FIRE RESISTANCE RATING

SECTION 7 - HEALTH REQUIREMENTS

3.7.2.2. WATER CLOSETS
1) AT LEAST ONE WATER CLOSET SHALL BE PROVIDED FOR EACH DWELLING UNIT,

SECTION 8 - BARRIER-FREE DESIGN

3.8.1.2. ENTRANCES
1) ALL PEDESTRIAN ENTRANCES TO A BUILDING REFERRED TO IN SENTENCE 3.8.1.1.(1) SHALL BE BARRIER FREE AND SHALL LEAD FROM
   A) THE OUTDOORS AT SIDEWALK LEVEL,
3.8.1.3. BARRIER-FREE PATH OF TRAVEL
1) EXCEPT AS REQUIRED ELSEWHERE IN THIS PART OR AS PERMITTED BY ARTICLE 3.8.3.3. PERTAINING TO DOORWAYS, THE UNOBSTRUCTED WIDTH OF A BARRIER-FREE PATH OF TRAVEL SHALL BE NOT LESS THAN 1100 MM (43") AND SHALL BE BARRIER FREE IN ACCORDANCE WITH THE REQUIREMENTS OF SENTENCES 3.3.1.9.(3) AND (4).
2) INTERIOR AND EXTERIOR WALKING SURFACES THAT ARE WITHIN A BARRIER-FREE PATH OF TRAVEL SHALL
   F) HAVE DETECTABLE WARNING SURFACES WHERE A CHANGE IN ELEVATION IS GREATER THAN 225 MM (8.86"), THAT MUST
      i) INCLUDE CHANGES IN COLOUR, TEXTURE, RESILIENCY AND SOUND FROM THE SURROUNDING SURFACES,
      ii) BE THE FULL WIDTH OF STAIRS OR A RAMP, AND
      iii) WHERE THE SURFACE IS A STAIR, BE A MINIMUM OF 900 MM (35.4") DEEP, STARTING ONE TREAD DEPTH BACK FROM THE EDGE OF THE STAIR,
3.8.2.1. AREAS REQUIRING A BARRIER-FREE PATH OF TRAVEL
1) EXCEPT AS PERMITTED BY SENTENCES (2) AND (3), A BARRIER-FREE PATH OF TRAVEL FROM ENTRANCES REQUIRED BY SENTENCE 3.8.1.2.(1) TO BE BARRIER FREE SHALL BE PROVIDED THROUGHOUT THE BUILDING AND TO ALL OF THE BUILDING EXITS,
2) A BARRIER FREE PATH OF TRAVEL IS NOT REQUIRED TO
   A) SERVICE ROOMS
   B) ELEVATOR MACHINE ROOMS
   C) SERVICE SPACES
   E) ATTIC OR ROOF SPACES
   I) WITHIN A SUITE OF RESIDENTIAL OCCUPANCY THAT HAS NOT BEEN DESIGNATED BY AN AUTHORITY HAVING JURISDICTION TO BE ACCESSIBLE FOR USE BY PERSONS WITH PHYSICAL DISABILITIES, OR
   J) INTERIOR PATHS OF TRAVEL THAT ARE NOT A MEANS OF EGRESS
3.8.2.2. ACCESS TO PARKING AREAS
1) IF EXTERIOR PARKING IS PROVIDED, A BARRIER-FREE PATH OF TRAVEL SHALL BE PROVIDED BETWEEN THE EXTERIOR PARKING AREA AND A BARRIER-FREE ENTRANCE CONFORMING TO ARTICLE 3.8.1.2.
3.8.2.3. WASHROOMS REQUIRED TO BE BARRIER-FREE
1) A WASHROOM IN A STOREY TO WHICH A BARRIER-FREE PATH OF TRAVEL IS REQUIRED IN ACCORDANCE WITH ARTICLE 3.8.2.1, SHALL BE BARRIER-FREE IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS IN ARTICLES 3.8.3.8. TO 3.8.3.12.
2) A WASHROOM NEED NOT CONFORM TO THE REQUIREMENTS OF SENTENCE (1) PROVIDED
   A) IT IS LOCATED WITHIN A SUITE OF RESIDENTIAL OCCUPANCY
3.8.3.3. DOORWAYS AND DOORS
2) THE DOORWAY TO AT LEAST ONE FULL BATHROOM WITHIN A SUITE OF RESIDENTIAL OCCUPANCY SHALL HAVE A CLEAR WIDTH OF NOT LESS THAN 825 MM (32.5") WHEN THE DOORS ARE IN THE 90° OPEN POSITION, MEASURED FROM THE FACE OF THE DOOR AT THE HINGE TO THE FACE OF THE DOOR STOP AT THE DOOR JAM.
3) DOOR OPERATING DEVICES SHALL BE MOUNTED NO HIGHER THAN 1100 MM (43.3") FROM THE FINISHED FLOOR AND BE OF A DESIGN WHICH IS USEABLE BY A SINGLE FIST WITH LIMITED STRENGTH AND DOES NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST.
5) THE FOLLOWING DOORS SHALL BE EQUIPPED WITH A POWER DOOR OPERATOR THAT ALLOWS PERSONS TO ACTIVATE THE OPENING OF THE DOOR FROM EITHER SIDE:
   B) AT LEAST ONE DOOR IN EVERY PEDESTRIAN ENTRANCE TO A RESIDENTIAL OCCUPANCY,
10) UNLESS EQUIPPED WITH A POWER DOOR OPERATOR, A DOOR IN A BARRIER-FREE PATH OF TRAVEL SHALL HAVE A CLEAR SPACE ON THE LATCH SIDE EXTENDING THE HEIGHT OF THE DOORWAY AND NOT LESS THAN
   A) 600 MM (23.6") BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS TOWARD THE APPROACH SIDE, AND
   B) 300 MM (11.8") BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS AWAY FROM THE APPROACH SIDE,
11) A VESTIBULE IN A BARRIER-FREE PATH OF TRAVEL SHALL BE ARRANGED TO ALLOW THE MOVEMENT OF MOBILITY DEVICES BETWEEN DOORS AND SHALL PROVIDE A DISTANCE BETWEEN TWO DOORS IN SERIES OF NOT LESS THAN 1500 MM (59") PLUS THE WIDTH OF ANY DOOR THAT SWINGS INTO THE SPACE IN THE PATH OF TRAVEL FROM ONE DOOR TO ANOTHER.
3.8.3.12. UNIVERSAL TOILET ROOMS
1) A UNIVERSAL TOILET ROOM SHALL
   A) BE SERVED BY A BARRIER-FREE PATH OF TRAVEL,
   B) HAVE A DOOR CAPABLE OF BEING LOCKED FROM THE INSIDE AND RELEASED FROM THE OUTSIDE IN CASE OF EMERGENCY AND HAVING
      i) A LATCH-OPERATING MECHANISM THAT IS OPERABLE WITH A CLOSED FIST, LOCATED NOT LESS THAN 900 MM (35.4") AND NOT MORE THAN 1300 MM (39.3") ABOVE THE FLOOR,
   C) HAVE ONE LAVATORY CONFORMING TO ARTICLE 3.8.3.11,
   D) HAVE ONE WATER CLOSET CONFORMING TO THE REQUIREMENTS OF ARTICLE 3.8.3.9. THAT HAS A CLEARANCE TO THE WALLS OF
      i) NOT LESS THAN 285 MM (11.2") AND NOT MORE THAN 305 MM (12") ON ONE SIDE, AND
      ii) NOT LESS THAN 875 MM (34.4") ON THE OTHER SIDE,
   E) HAVE GRAB BARS CONFORMING TO CLAUSE 3.8.3.8.(1)(D)
   G) HAVE A COAT HOOK CONFORMING TO CLAUSE 3.8.3.8.(1)(E) AND A SHELF LOCATED NOT MORE THAN 1200 MM (47.2") ABOVE THE FLOOR,
   H) BE DESIGNED TO PERMIT A WHEELCHAIR TO BACK IN ALONGSIDE THE WATER CLOSET IN THE SPACE REFERRED TO IN SUBCLAUSE (D)(ii), AND
      i) BE DESIGNED TO PERMIT A WHEELCHAIR TO TURN IN AN OPEN SPACE NOT LESS THAN1700 MM (66.9") IN DIAMETER.

NATIONAL ENERGY CODE OF CANADA FOR BUILDINGS ANALYSIS:

THE FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 NATIONAL ENERGY CODE OF CANADA FOR BUILDINGS, AS AMENDED BY MANITOBA ENERGY CODE FOR BUILDINGS REGULATION 213/2013.
1.1.2.1. PRESCRIPTIVE, TRADE-OFF OR PERFORMANCE COMPLIANCE
1) THE BUILDING SHALL DEMONSTRATE COMPLIANCE VIA THE PERFORMANCE REQUIREMENTS STATED IN PART 8.

This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to comencement of work. All errors and omission to be reported immediately to the Architect. Variations and modifications to work shown on these drawings shall not be carried out without written permission from the Architect. This drawing is the exclusive property of the Architect. Only with the permission from the Architect can it be reproduced, in which case the reproduction must bear their name as Architect.

Revisions	Date
1 Addendum 02 issued	04.07.2025 date
2 Addendum 03 issued	02.12.2025 date
issued	date
issued	date

Issued For	Date
Design Development & 25% CD Review issued	25.11.2021 date
Design Development Revisions issued	09.02.2022 date
50% Construction Document Review issued	19.01.2023 date
75% Construction Document Review issued	01.03.2023 date
90% Construction Document Review issued	27.03.2023 date
Development Permit issued	27.03.2023 date
95% Construction Document Review issued	22.05.2023 date
99% Construction Document Review issued	10.07.2023 date
Construction issued	24.08.2023 date

PROVINCE OF MANITOBA 701 Architecture Inc. REGISTERED ARCHITECTURAL CORPORATION
2025-12-02
corporation seal

PROVINCE OF MANITOBA KEVIN J. LOEWEN REGISTERED ARCHITECT
2025-12-02
architect seal

Project Title
FORT ROUGE YARDS
LOT 5 - BUILDING 1
15 Walker Court
Winnipeg, Manitoba

Project / Construction Manager
Pre-Con Builders

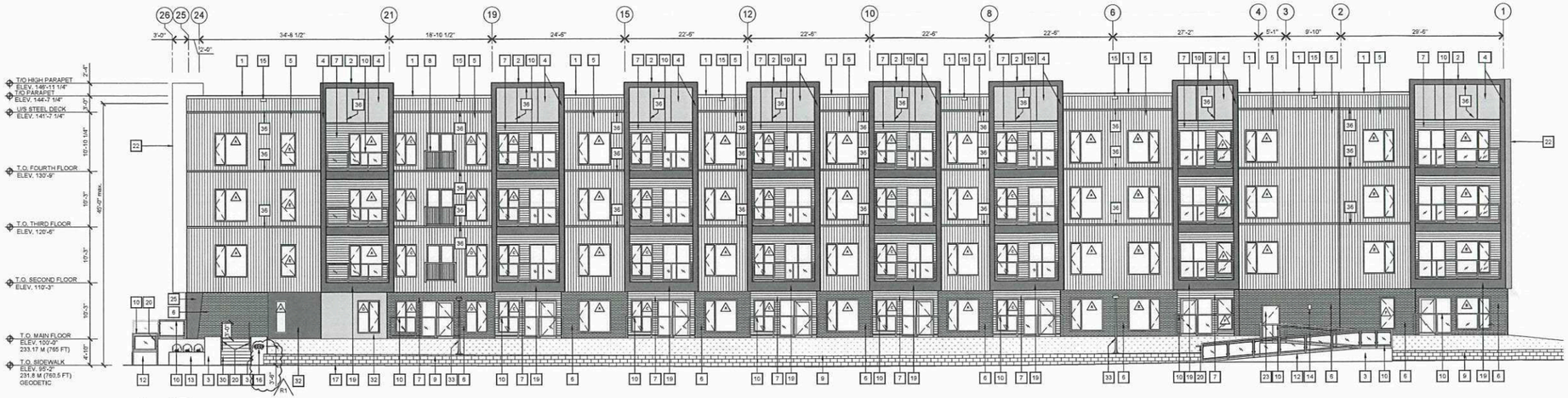
701 sevenzeroone architecture inc.
511 St. Mary's Road, Winnipeg, MB., R2M 3L2
204.287.8585
info@701architecture.ca

Scale	AS SHOWN
Date	December 2, 2025
Drawn By	KJL
Checked By	KJL
Project Number	21-190

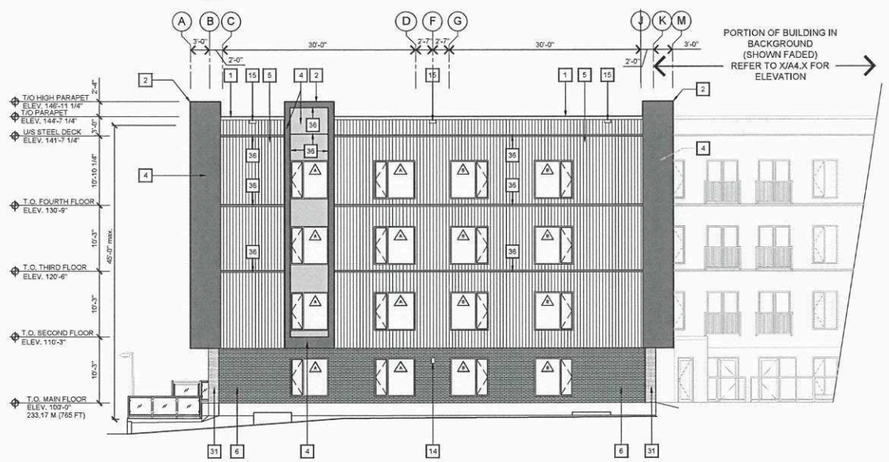
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SITE PLAN AND BUILDING CODE ANALYSIS

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A-1.02

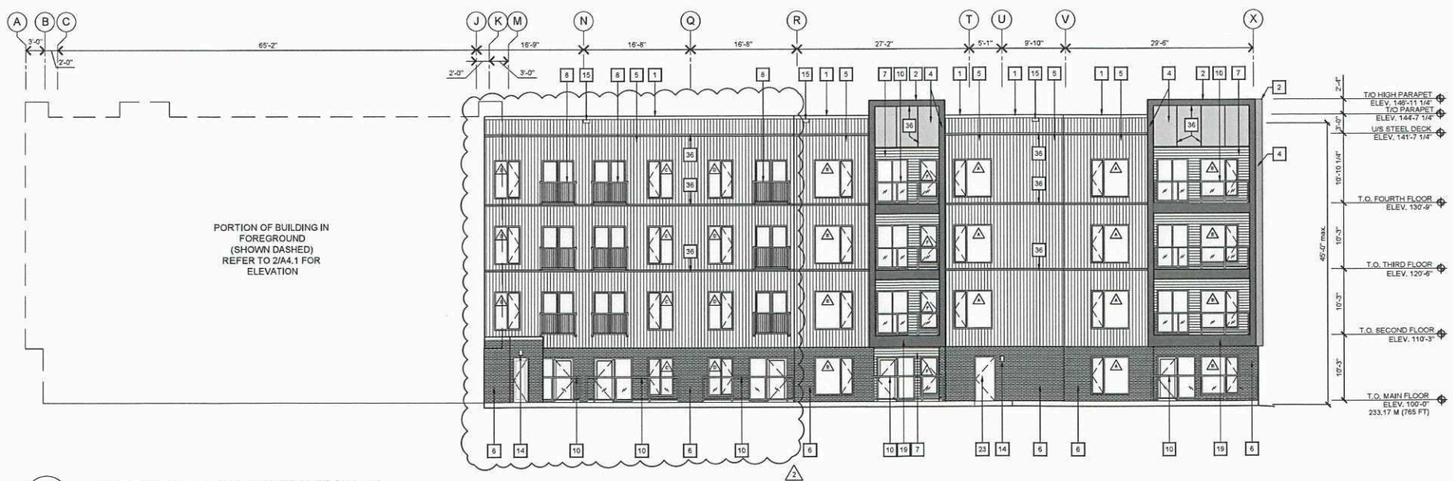
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



R1 1 EAST EXTERIOR ELEVATION
A2.00 A4.01 SCALE: 3/32" = 1'-0"



2 NORTH EXTERIOR ELEVATION 'A'
A2.00 A4.01 SCALE: 3/32" = 1'-0"

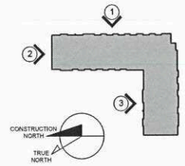


3 NORTH EXTERIOR ELEVATION 'B'
A2.00 A4.01 SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

- ACRYLIC STUCCO - COLOUR: BLACK
- ACRYLIC STUCCO - COLOUR: RED
- VERTICAL WOOD GRAIN METAL SIDING: VICWEST AD300-R COLOUR: CEDAR
- BRICK VENEER CLADDING - COLOUR: SUMMIT BRICK 256 ALASKAN
- HORIZONTAL CORRUGATED METAL SIDING VICWEST AD300-R COLOUR: REGENT GREY

ELEVATION KEY PLAN



EXTERIOR ELEVATION KEYNOTES

1. PREFINISHED METAL CAP FLASHING - COLOUR: GREY
2. PREFINISHED METAL CAP FLASHING - COLOUR: BLACK
3. SMOOTH CONCRETE FINISH
4. ACRYLIC STUCCO - COLOUR: BLACK
5. VERTICAL WOOD GRAIN METAL SIDING: GENTEC WOOD GRAIN METAL SIDING: DISTINCTION SERIES COLOUR: CEDAR
6. BRICK VENEER CLADDING - COLOUR: SUMMIT BRICK 256 ALASKAN
7. HORIZONTAL CORRUGATED METAL SIDING VICWEST AD300-R COLOUR: REGENT GREY
8. PRE-FINISHED ALUMINUM 42" HIGH "JULIETTE" BALCONY GUARDRAIL (C/W PICKETS) - COLOUR: BLACK
9. SMOOTH FINISH CONCRETE RETAINING WALL
10. PRE-FINISHED ALUMINUM GUARDRAIL WITH GLASS INSERTS - COLOUR: BLACK
11. BLACK ANODIZED ALUMINIUM STORE FRONT GLAZING
12. RAMP DOWN TO GRADE
13. SMOOTH CONCRETE PLANTER
14. EXTERIOR WALL MOUNTED LUMINAIRE - REFER TO ELECTRICAL
15. OVERFLOW SCUPPER. REFER TO SECTION DETAIL 6/A6.04
16. FIRE DEPARTMENT CONNECTION - REFER TO MECHANICAL
17. FINISHED GRADE - REFER TO CIVIL AND LANDSCAPE
18. MECHANICAL LOUVRE - REFER TO MECHANICAL
19. PRECAST CONCRETE BALCONY SLAB C/W ACRYLIC STUCCO FINISH COLOUR: BLACK
20. 1 1/2" DIAMETER CONTINUOUS HANDRAIL MOUNTED TO GUARDRAIL OR PLANTER AT 36" ABOVE STAIR NOSINGS OR 36" ABOVE FINISHED RAMP SURFACE
21. NON-FREEZE HOSE BIB - REFER TO MECHANICAL
22. BUMP OUT BEYOND
23. INSULATED METAL DOOR AND FRAME (PAINTED WHITE)
24. OVERHEAD GARAGE DOOR (PAINTED WHITE)
25. CONCRETE SMOOTH FINISH COLUMN
26. AREA WELL
27. BUILDING SIGNAGE BY OWNER
28. DOOR ACTUATOR PUSH PAD
29. STEEL BOLLARD
30. CONCRETE STEPS
31. BRICK VENEER CLADDING - COLOUR: SUMMIT BRICK 256 ALASKAN (BEYOND)
32. ACRYLIC STUCCO: COLOUR RED
33. NEW DECORATIVE LIGHT STANDARD REFER TO ELECTRICAL DRAWINGS & SPECIFICATIONS
34. STAIR LIGHTS EMBEDDED IN CONCRETE PLANTER REFER TO ELECTRICAL DRAWINGS & SPECIFICATIONS
35. ACRYLIC STUCCO - COLOUR: WHITE
36. CLADDING TRANSITION TRIMS: COLOUR TO MATCH CLADDING

SCHEDULE "A" page 3 of 5
To Zoning Agreement: DASZ 33/2010
By-Law No.: BL 65/2012
Winnipeg

Zoning Officer	Mogahid Suliman	May 26, 2026
District Planner		July 14/26
Community Clerk		July 14/26
Approved for the Director of Planning, Property and Development		

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R2 Addendum #2 issued	04.07.2025 date
issued	date

Issued For	Date
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PROVINCE OF MANITOBA 701 Architecture Inc. 1178 ARCHITECTURAL CORPORATION
2025-12-02
corporation seal

PROVINCE OF MANITOBA KEVIN J. LOEWEN REGISTERED ARCHITECT
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architect seal

Project Title
FORT ROUGE YARDS
LOT 5 - BUILDING 1
15 Walker Court
Winnipeg, Manitoba

Project / Construction Manager
Pre-Con Builders

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Scale	AS SHOWN
Date	July 4, 2025
Drawn By	KL
Checked By	KJL
Project Number	21-190

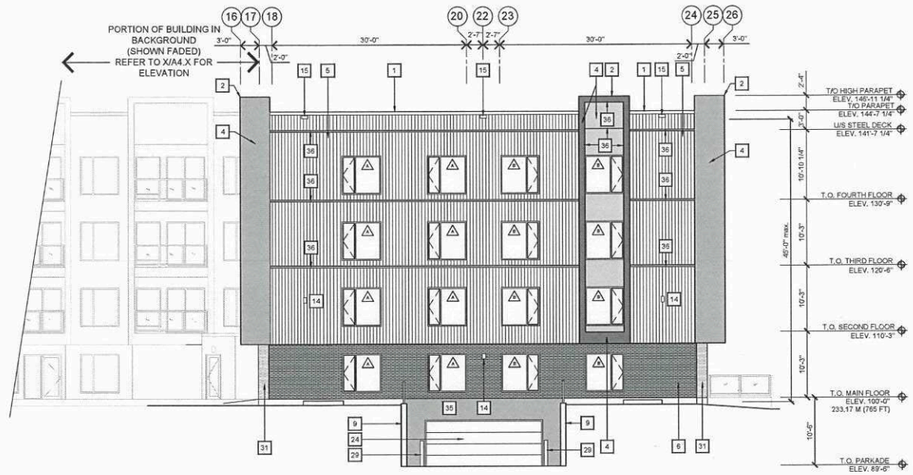
Drawing
EXTERIOR ELEVATIONS

Sheet
A-4.01

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



1 A2.00 A4.02 WEST EXTERIOR ELEVATION 'A'
SCALE: 3/32" = 1'-0"



2 A2.00 A4.02 WEST EXTERIOR ELEVATION 'B'
SCALE: 3/32" = 1'-0"



3 A2.00 A4.02 SOUTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

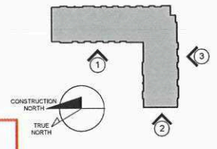
SCHEDULE "A" page 4 of 5
To Zoning Agreement: DASZ 33/2010 Winnipeg
By-Law No.: BL 65/2012

Zoning Officer	Mogahid Suliman	May 26, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

MATERIAL LEGEND

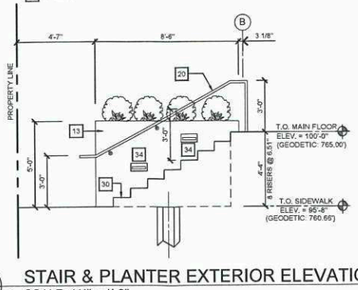
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- BRICK VENEER CLADDING - COLOUR: SUMMIT BRICK 256 ALASKAN
- HORIZONTAL CORRUGATED METAL SIDING VICWEST AD300-R COLOUR: REGENT GREY

ELEVATION KEY PLAN



EXTERIOR ELEVATION KEYNOTES

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2 PREFINISHED METAL CAP FLASHING - COLOUR: BLACK
3 SMOOTH CONCRETE FINISH
4 ACRYLIC STUCCO - COLOUR: BLACK
5 VERTICAL WOOD GRAIN METAL SIDING: GENTEC WOOD GRAIN METAL SIDING: DISTINCTION SERIES COLOUR: CEDAR
6 BRICK VENEER CLADDING - COLOUR: SUMMIT BRICK 256 ALASKAN
7 HORIZONTAL CORRUGATED METAL SIDING VICWEST AD300-R COLOUR: REGENT GREY
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10 PRE-FINISHED ALUMINUM GUARDRAIL WITH GLASS INSERTS - COLOUR: BLACK
11 BLACK ANODIZED ALUMINIUM STORE FRONT GLAZING
12 RAMP DOWN TO GRADE
13 SMOOTH CONCRETE PLANTER
14 EXTERIOR WALL MOUNTED LUMINAIRE - REFER TO ELECTRICAL
15 OVERFLOW SCUPPER, REFER TO SECTION DETAIL 6/A6.04
16 FIRE DEPARTMENT CONNECTION - REFER TO MECHANICAL
17 FINISHED GRADE - REFER TO CIVIL AND LANDSCAPE
18 MECHANICAL LOUVRE - REFER TO MECHANICAL
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27 BUILDING SIGNAGE BY OWNER
28 DOOR ACTUATOR PUSH PAD
29 STEEL BOLLARD
30 CONCRETE STEPS
31 BRICK VENEER CLADDING - COLOUR: SUMMIT BRICK 256 ALASKAN (BEYOND)
32 ACRYLIC STUCCO: COLOUR RED
33 NEW DECORATIVE LIGHT STANDARD REFER TO ELECTRICAL DRAWINGS & SPECIFICATIONS
34 STAIR LIGHTS EMBEDDED IN CONCRETE PLANTER REFER TO ELECTRICAL DRAWINGS & SPECIFICATIONS
35 ACRYLIC STUCCO - COLOUR: WHITE
36 CLADDING TRANSITION TRIMS: COLOUR TO MATCH CLADDING



4 A4.02 A4.02 STAIR & PLANTER EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work. All errors and omission to be reported immediately to the Architect. Variations and modifications to work shown on these drawings shall not be carried out without written permission from the Architect. This drawing is the exclusive property of the Architect. Only with the permission from the Architect can it be reproduced, in which case the reproduction must bear their name as Architect.

Revisions	Date
issued	date
issued	date
issued	date

Issued For	Date
Design Development & 25% CD Review issued	25.11.2021 date
50% Construction Document Review issued	19.01.2023 date
75% Construction Document Review issued	01.03.2023 date
90% Construction Document Review issued	27.03.2023 date
Development Permit issued	27.03.2023 date
95% Construction Document Review issued	22.05.2023 date
99% Construction Document Review issued	10.07.2023 date
Construction issued	24.08.2023 date
issued	date

PROVINCE OF MANITOBA 701 Architecture Inc. APPROVED ARCHITECTURAL CORPORATION
2025-12-02
corporation seal

PROVINCE OF MANITOBA KEVIN J. LOEWEN REGISTERED ARCHITECT
2025-12-02
architect seal

Project Title
FORT ROUGE YARDS
LOT 5 - BUILDING 1
15 Walker Court
Winnipeg, Manitoba

Project / Construction Manager
Pre-Con Builders

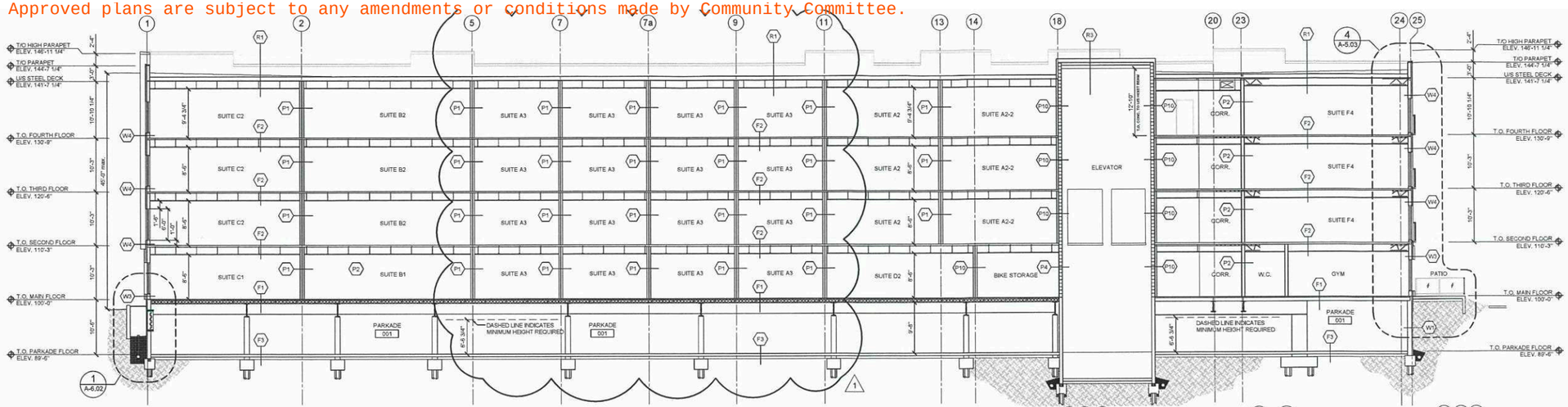
sevenzeroone architecture inc.
A 511 St. Mary's Road, Winnipeg, MB., R2M 3L2
P 204.287.8585
E info@701architecture.ca

Scale	AS SHOWN
Date	July 4, 2025
Drawn By	KL
Checked By	KJL
Project Number	21-190

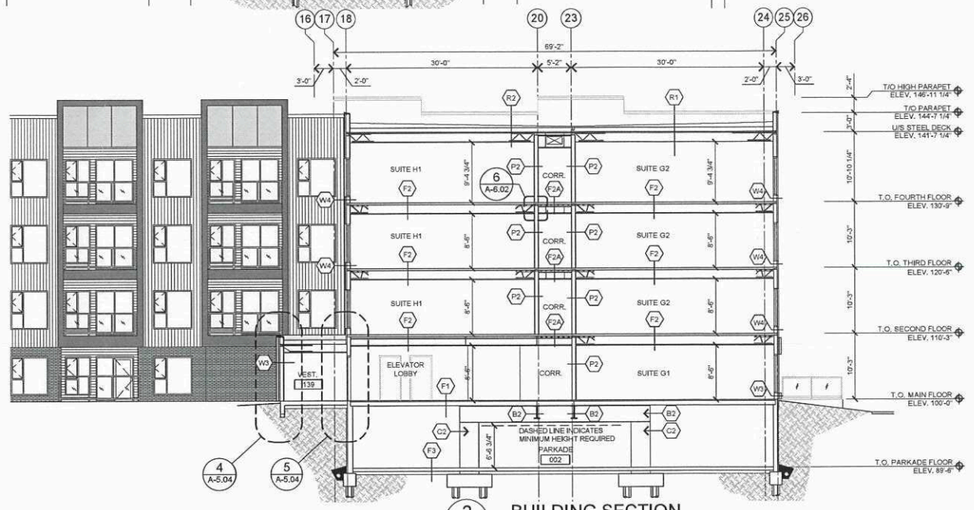
Drawing
EXTERIOR ELEVATIONS

Sheet
A-4.02

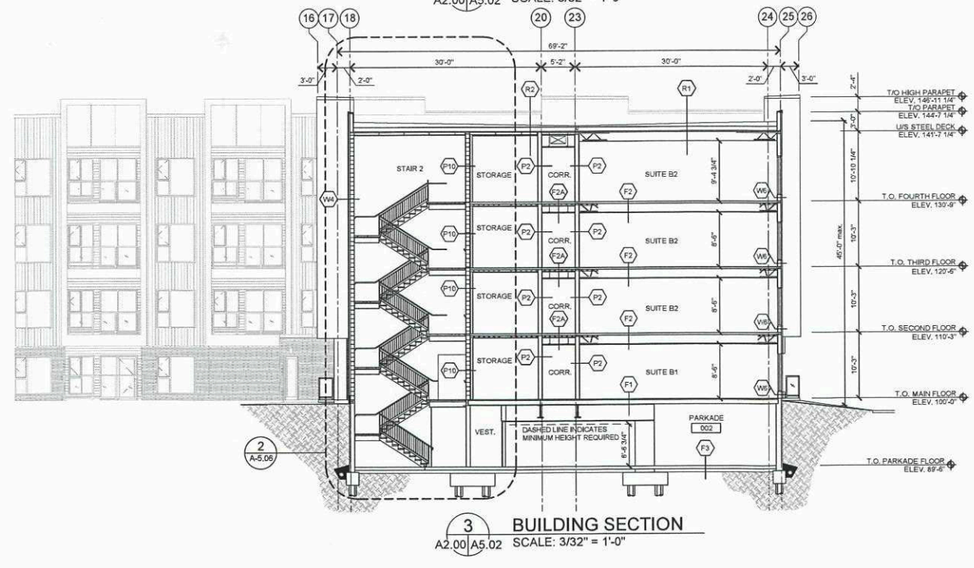
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



1 BUILDING SECTION
A2.00 A5.02 SCALE: 3/32" = 1'-0"



2 BUILDING SECTION
A2.00 A5.02 SCALE: 3/32" = 1'-0"



3 BUILDING SECTION
A2.00 A5.02 SCALE: 3/32" = 1'-0"

SCHEDULE "A" page 5 of 5
To Zoning Agreement: DASZ 33/2010
By-Law No.: BL 65/2012

Zoning Officer	Mogahid Suliman	May 26, 2025
District Planner		
Community Clerk		July 14/26
Approved for the Director of Planning, Property and Development		

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Revisions	Date
1 Addendum 02 issued	04.07.2025 date
issued	date
issued	date

Issued For	Date
Design Development & 25% CD Review issued	25.11.2021 date
Consultant Coordination issued	24.11.2022 date
50% Construction Document Review issued	19.01.2023 date
75% Construction Document Review issued	01.03.2023 date
90% Construction Document Review issued	27.03.2023 date
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Drawing
BUILDING SECTIONS

Sheet
A-5.02