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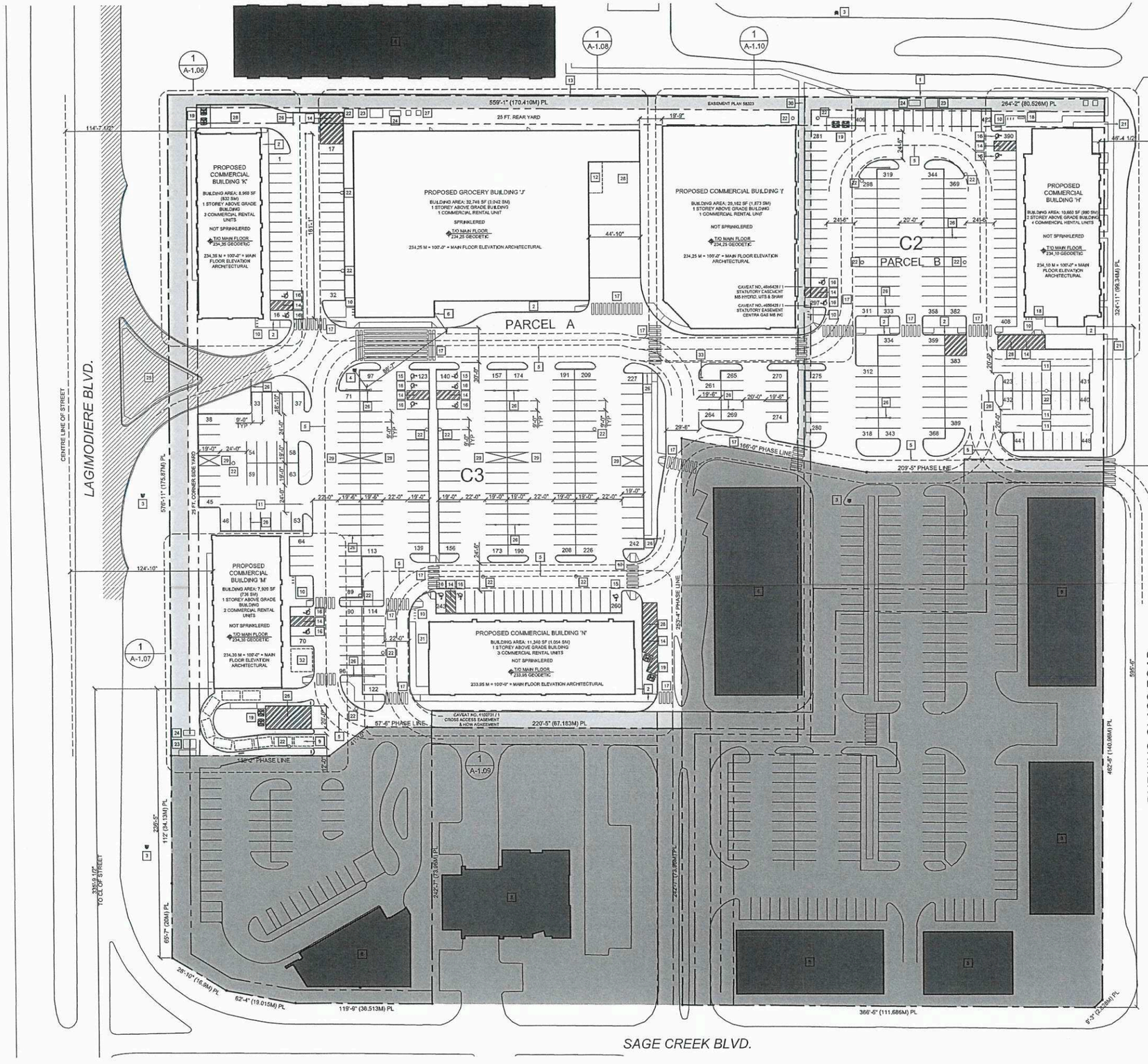

GENERAL NOTES:

1. COORDINATE ALL UNDERGROUND CIVIL, MECHANICAL AND ELECTRICAL SERVICES
2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE GRADING AND SURFACING REQUIREMENTS
3. TEMPORARY CONSTRUCTION FENCE TO BORDER EXTENT OF PROPERTY DURING CONSTRUCTION

SITE DEVELOPMENT PLAN KEY NOTES:

1. EXISTING SIDEWALK
2. NEW CONCRETE SIDEWALK - AS PER PEDESTRIAN CONNECTIONS 206.1 STANDARD 'A', UNIVERSAL ACCESSIBLE ROUTE, FINISH OF SIDEWALK MUST CONTRAST HIGHLY WITH ADJACENT SURFACES.
3. EXISTING FIRE HYDRANT - REFER TO CIVIL
4. NEW FIRE HYDRANT - REFER TO CIVIL
5. DASHED LINE INDICATES FIRE DEPARTMENT ACCESS ROUTE W/ 40 FT CENTRE LINE RADIUS
6. FIRE DEPARTMENT CONNECTION REFER TO CIVIL AND MECHANICAL DRAWINGS
7. CURB CUT TO CITY OF WINNIPEG STANDARDS REFER TO CIVIL AND LANDSCAPE DRAWINGS
8. EXISTING BUILDING
9. DRIVE THROUGH QUEUING AREA
10. BICYCLE STORAGE - REFER TO ENLARGED PLANS AND LANDSCAPE DRAWINGS
11. SMALL CAR PARKING STALL (8'-0" X 16'-0")
12. GROUND CABINET CONNECTION
13. EXISTING WOOD FENCE
14. PAINTED CROSSWALK
15. ACCESSIBLE PARKING STALL (10'-0" X 20'-0")
16. VAN ACCESSIBLE PARKING STALL (8'-0" X 20'-0")
17. PAINTED PEDESTRIAN CROSSING
18. BENCH - REFER TO LANDSCAPE DRAWINGS
19. GARBAGE AND RECYCLING ENCLOSURE - REFER TO LANDSCAPE DRAWINGS FOR ENCLOSURE DETAILS
20. REMOTE GARBAGE BIN
21. EXISTING STREET LIGHT
22. CATCH BASIN - REFER TO CIVIL
23. TRANSFORMER AND PAD - REFER TO ELECTRICAL
24. CCTV - REFER TO ELECTRICAL
26. NEW VEHICLE ACCESS INDICATED BY HATCHED AREA NOT INCLUDED WITHIN THE SCOPE OF WORK OF THIS APPLICATION - TO BE COMPLETED BY OTHERS (REFER TO CIVIL FOR TIE IN DETAILS)
26. POLE MOUNTED EXTERIOR LIGHTING - REFER TO ELECTRICAL DRAWINGS
27. NEW ROGGERS / BELL PEDESTAL REFER TO ELECTRICAL
28. LOADING AREA
29. COVERED SHOPPING CART CORRAL
30. NEW PEDESTRIAN CONNECTION TO EXISTING SIDEWALK
31. 650 SQ.FT. EXTERIOR PATIO CONCRETE SLAB
32. 360 SQ.FT. EXTERIOR PATIO AREA INDICATED BY DASHED LINE
33. STOP SIGN

1 A1.05 A1.05 **Site Development Plan**
SCALE: 1" = 40'-0"

CONSTRUCTION NORTH / TRUE NORTH

Client

QUALICO® PROPERTIES

Issue	Date
Issued for Plan Approval Application	17.04.2026
Issued for Plan Approval Application	19.08.2026

Corporation Seal

SCHEDULE "A" page 1 of 14
To Zoning Agreement DAS2 24/2014
By-Law No. 46/2015

ZONING OFFICER		8/29/2026
PLANNER		8/28/2026
COMMUNITY CLERK		8/28/26

APPROVED FOR THE PURPOSE OF PLANNING, PROPERTY & DEVELOPMENT

Architect Seal

NOT FOR CONSTRUCTION

Project

Sage Creek Village North - Phase 4
55 Sage Creek Boulevard
Winnipeg, Manitoba

Plan Approval Submission

Project Number	26-242
Date	August 19, 2026

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Scale	NTS
Drawing	Site Development Plan

A-1.02

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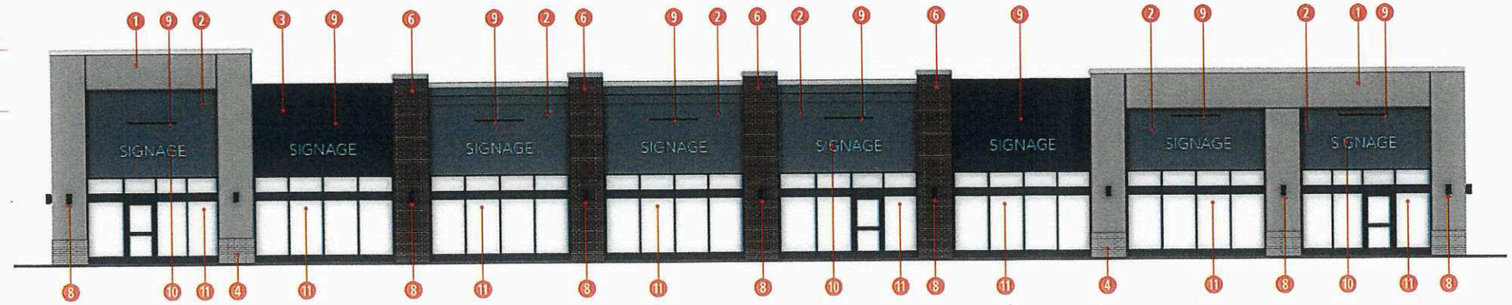
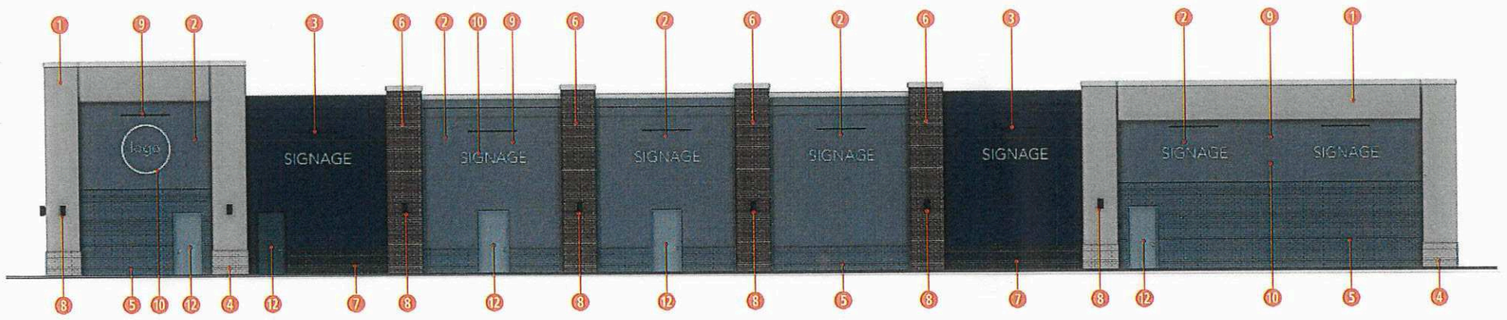
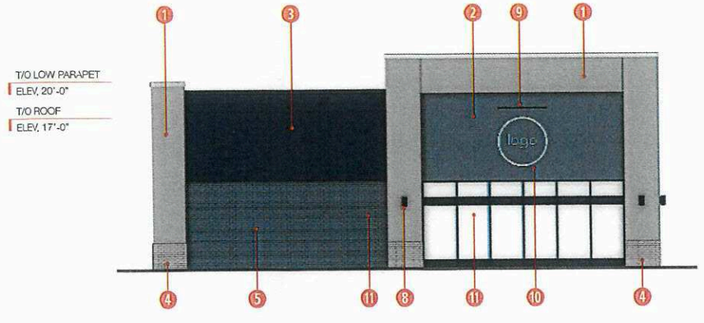


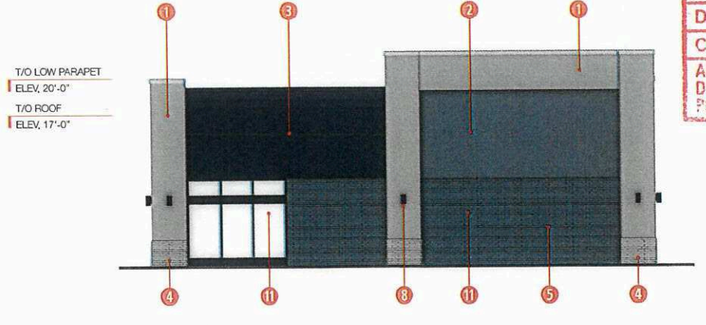
East Elevation
Scale: 3/16"=1'-0"



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



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



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

Elevation Keynotes

1. EIFS - Color 1 light beige
2. EIFS - Color 2 dark beige
3. EIFS - Color 3 charcoal
4. Masonry - Color 1 light beige
5. Masonry - Color 2 dark beige
6. Masonry - Color 3 "Medium Ironspot 77" or similar
7. Masonry - Color 4 "Dark Sandstone" or similar
8. Wall Sconce
9. External Signage Illumination
10. Designated Signage Area < 25% of Wall
11. Black Anodized Aluminum Storefront Glazing c/w Transparent Glass
12. Hollow Metal Insulated Door

Client

QUALICO PROPERTIES

Issue	Date
Issued for Plan Approval Application	17.04.2026
Issued for Plan Approval Application	19.08.2026

Corporation Seal

Architect Seal

NOT FOR CONSTRUCTION

SCHEDULE "A" page 2 of 14
To Zoning Agreement DAS2 24/2014
By-Law No. 46/2015

ZONING OFFICER		8/20/2026
DISTRICT PLANNER	M Moody	8/20/2026
COMMUNITY CLERK		8/25/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

Project
Sage Creek Village North - Phase 4
55 Sage Creek Boulevard
Winnipeg, Manitoba

Plan Approval Submission

Project Number 26-242

Date August 19, 2026

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Scale 3/16"= 1'-0"

Drawing

Building K Exterior Elevations

A-4.01

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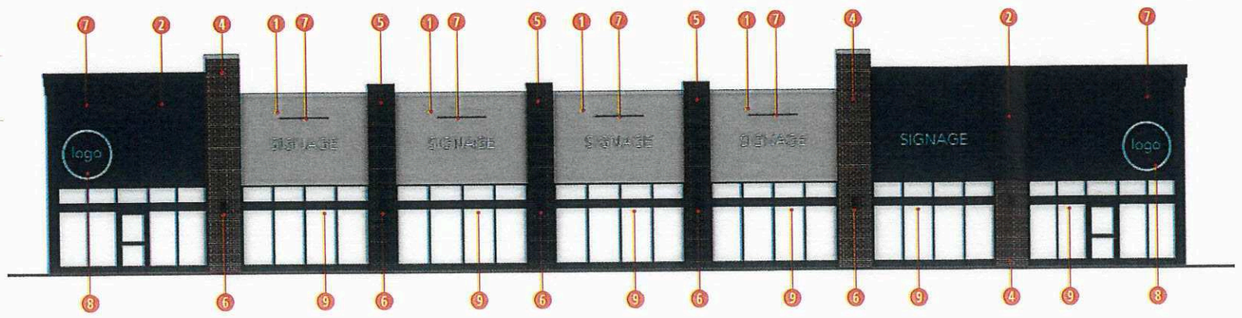
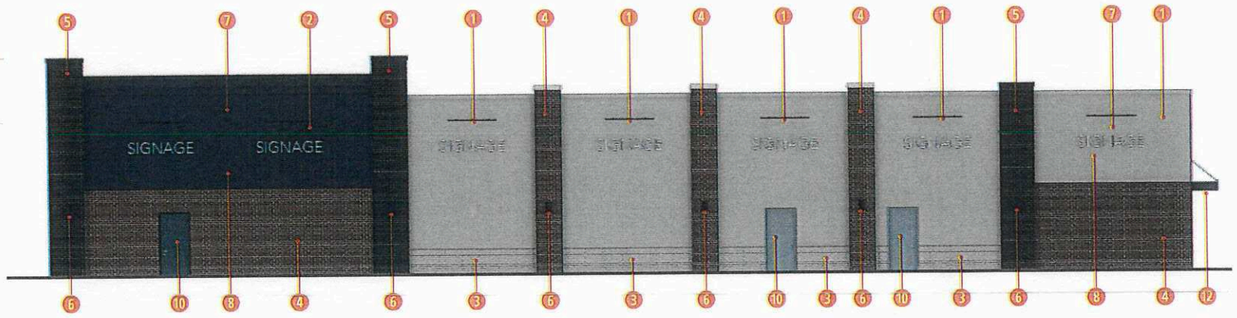
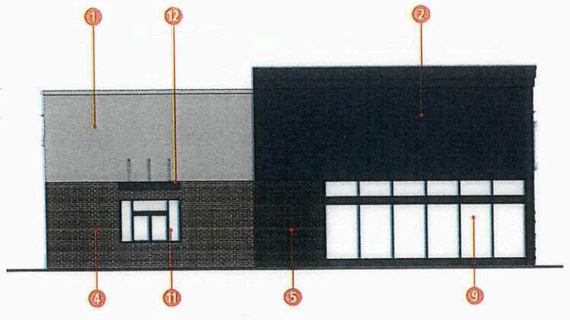


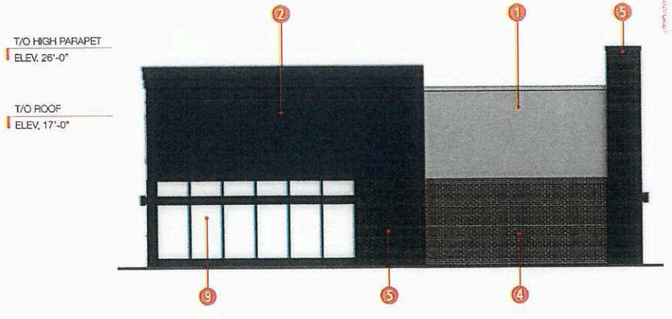
East Elevation
Scale: 3/16"=1'-0"



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



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



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

Elevation Keynotes

1. EIFS - Color 1 light beige
2. EIFS - Color 3 charcoal
3. Masonry - Color 1 light beige
4. Masonry - Color 3 "Medium Ironspot 77" or similar
5. Masonry - Color 4 "Dark Sandstone" or similar
6. Wall Sconce
7. External Signage Illumination
8. Designated Signage Area < 25% of Wall
9. Black Anodized Aluminum Storefront Glazing c/w Transparent Glass
10. Hollow Metal Insulated Door
11. Drive Through Pickup Window
12. Drive Through Canopy

SCHEDULE "A" page 3 of 14
To Zoning Agreement DAS2 24/2014
By-Law No. 46/2015
Winnipeg

ZONING OFFICER		8/20/2026
DISTRICT PLANNER		8/20/2026
COMMUNITY CLERK		8/28/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Client

QUALICO PROPERTIES

Issue	Date
Issued for Plan Approval Application	17.04.2026
Issued for Plan Approval Application	19.08.2026

Corporation Seal

Architect Seal

NOT FOR CONSTRUCTION

Project

Sage Creek Village North - Phase 4
55 Sage Creek Boulevard
Winnipeg, Manitoba

Plan Approval Submission

Project Number 26-242

Date August 19, 2026

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Scale 3/16" = 1'-0"

Drawing

Building M Exterior Elevations

A-4.02

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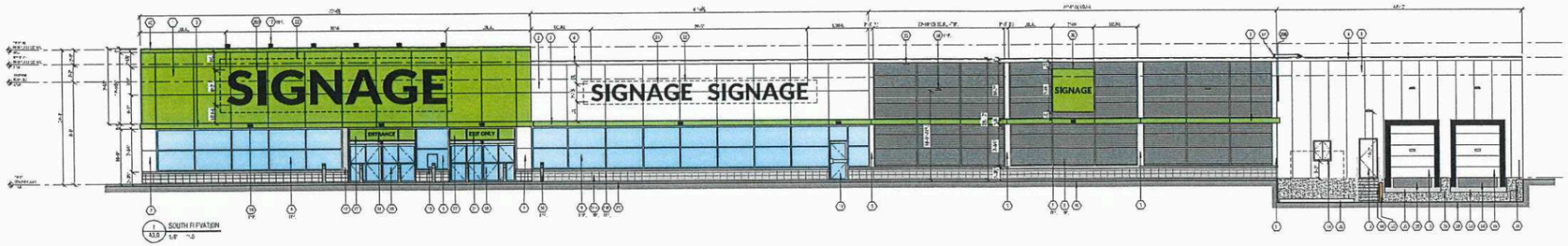

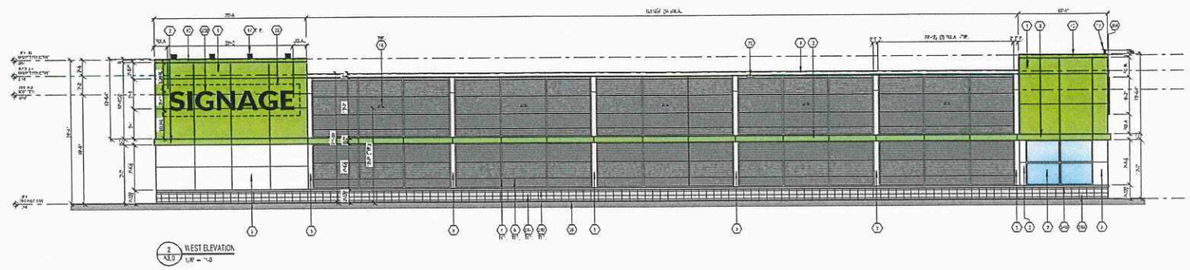

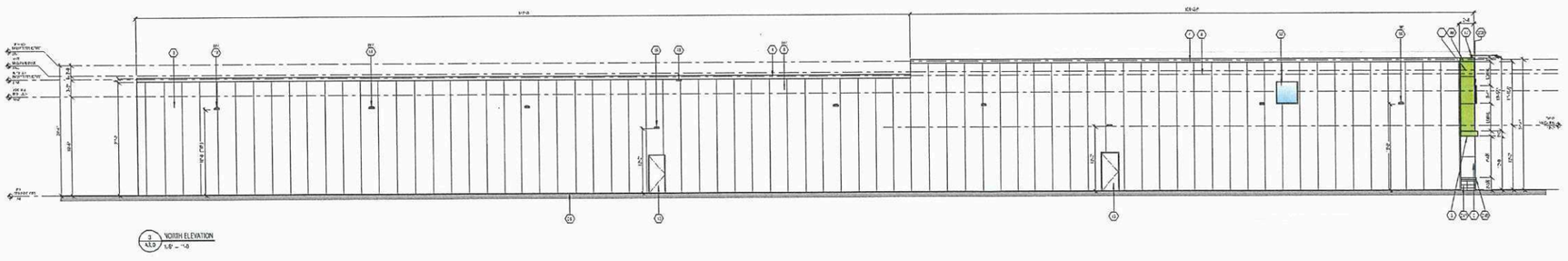

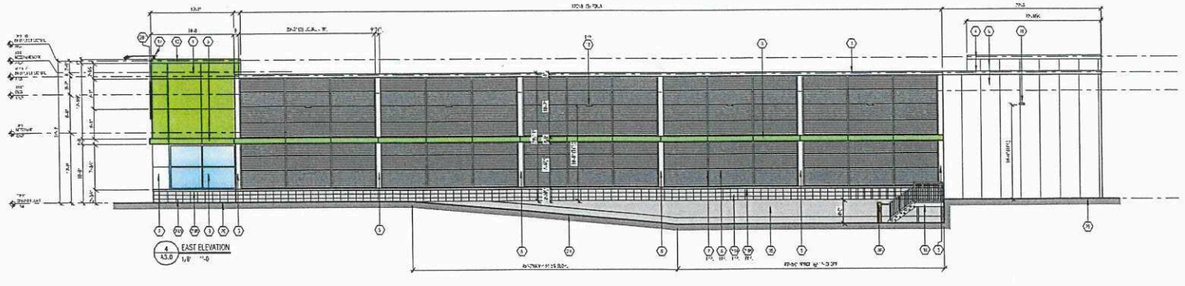

EXTERIOR ELEVATION NOTES

EXTERIOR ELEVATION KEYED NOTES

SCHEDULE "A" page 4 of 14
To Zoning Agreement DA52 24/2014
By-Law No. 46/2015

ZONING OFFICER		8/20/2026
DISTRICT PLANNER		8/20/2026
COMMUNITY CLERK		8/28/26
APPROVED FOR THE DIRECTOR OF PLANNING PROPERTY & DEVELOPMENT		

Winnipeg

Client

QUALICO PROPERTIES

Issue	Date
Issued for Plan Approval Application	17.04.2026
Issued for Plan Approval Application	19.08.2026

Corporation Seal

Architect Seal

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Project

Sage Creek Village North - Phase 4
55 Sage Creek Boulevard
Winnipeg, Manitoba

Plan Approval Submission

Project Number 26-242

Date August 19, 2026

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Scale N/A

Drawing

Building J Exterior Elevations

A-4.03

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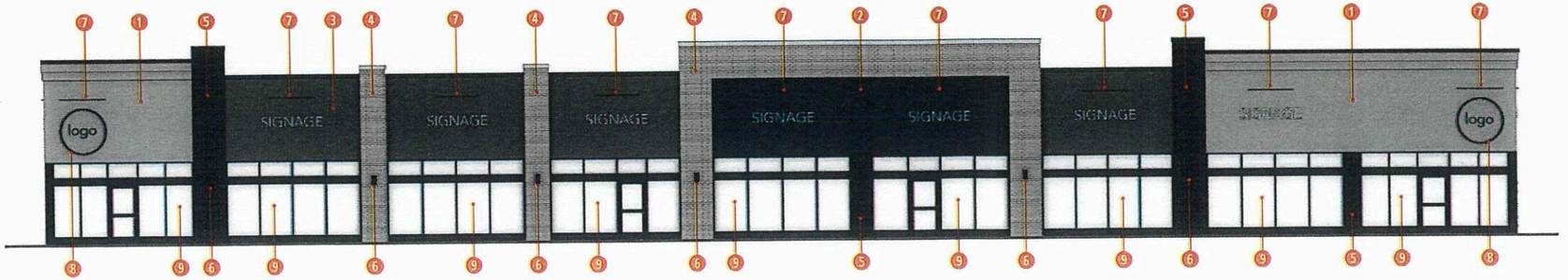
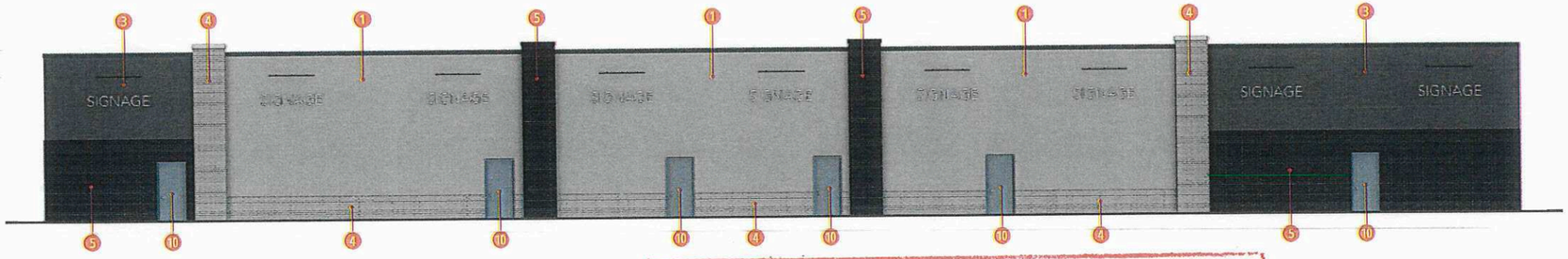


North Elevation
Scale: 3/16"=1'-0"

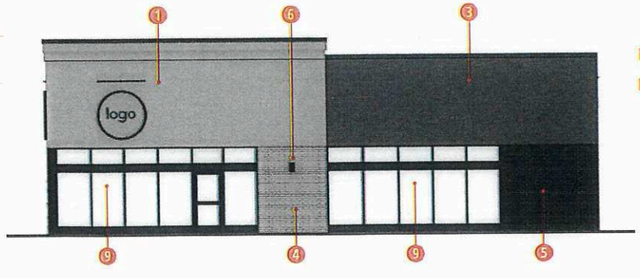


South Elevation
Scale: 3/16"=1'-0"

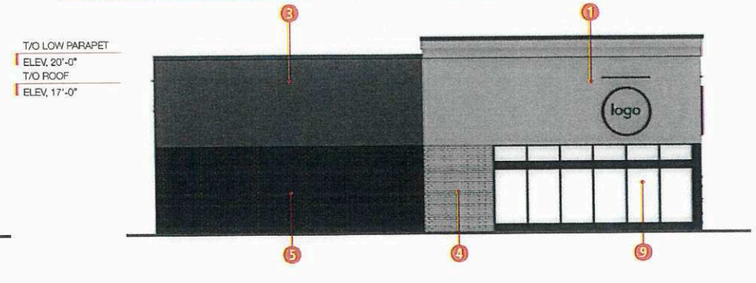
SCHEDULE "A" page 5 of 14
To Zoning Agreement DAS2 24/2014
By-Law No. 46/2015

ZONING OFFICER		8/20/2026
DISTRICT PLANNER		8/20/2026
COMMUNITY CLERK		8/25/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg



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



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

Elevation Keynotes

1. EIFS - Color 1 light beige
2. EIFS - Color 3 charcoal
3. EIFS - Color 4 bronze
4. Masonry - Color 1 light beige
5. Masonry - Color 4 "Dark Sandstone" or similar
6. Wall Sconce
7. External Signage Illumination
8. Designated Signage Area < 25% of Wall
9. Black Anodized Aluminum Storefront Glazing c/w Transparent Glass
10. Hollow Metal Insulated Door

Client

QUALICO PROPERTIES

Issue	Date
Issued for Plan Approval Application	17.04.2026
Issued for Plan Approval Application	19.08.2026

Corporation Seal

Architect Seal

NOT FOR CONSTRUCTION

Project

Sage Creek Village North - Phase 4
55 Sage Creek Boulevard
Winnipeg, Manitoba

Plan Approval Submission

Project Number 26-242

Date August 19, 2026

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Scale 3/16" = 1'-0"

Drawing

Building N Exterior Elevations

A-4.04

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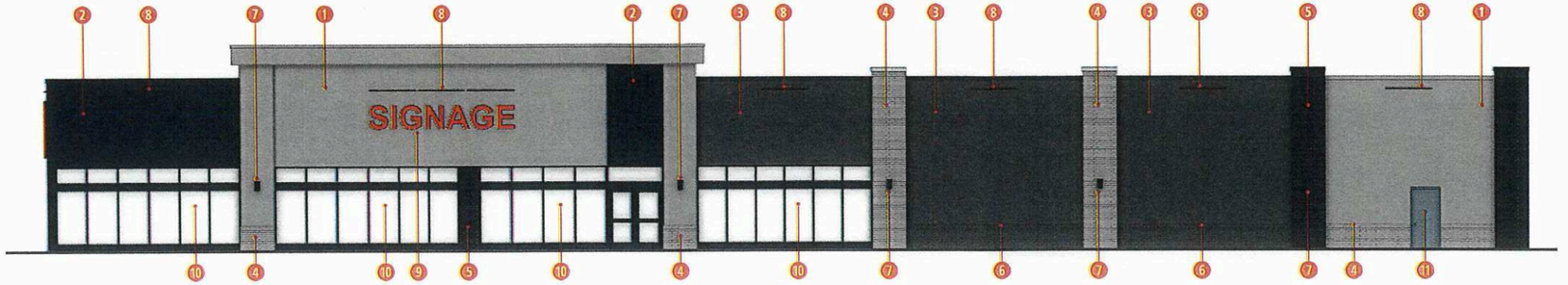
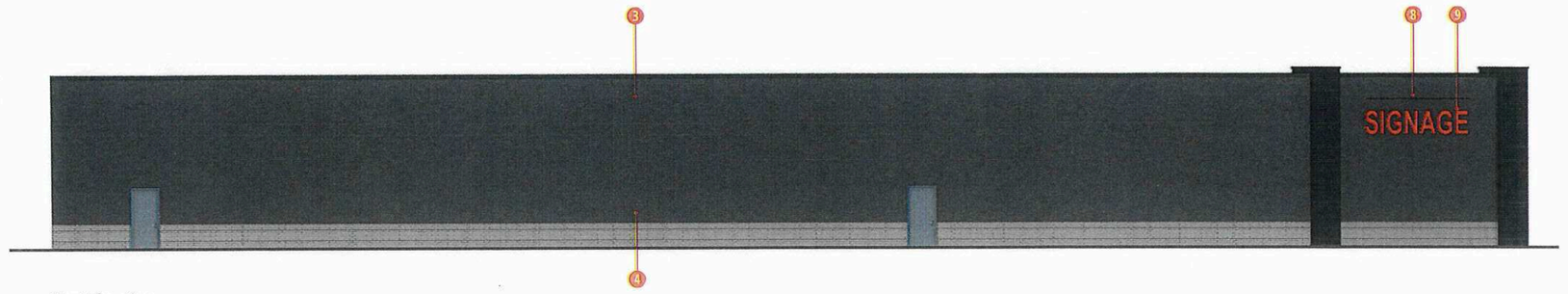
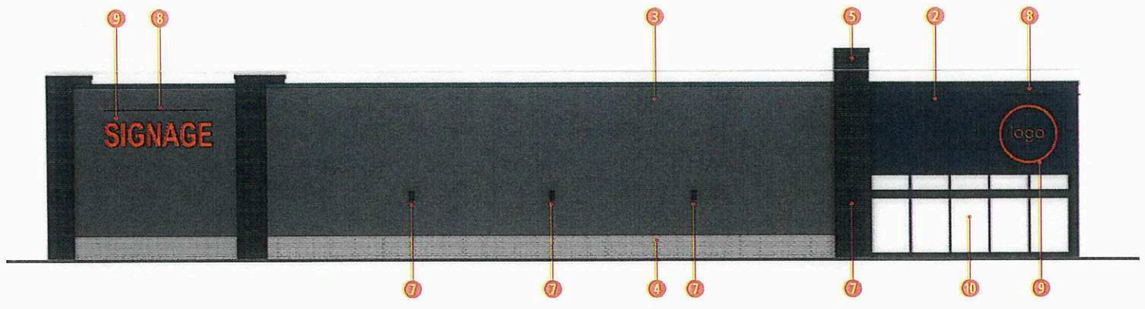


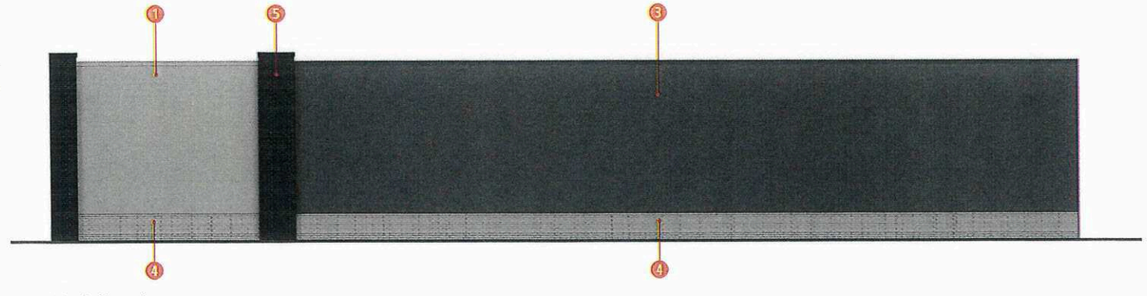
East Elevation
Scale: 3/16"=1'-0"



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



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



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

Elevation Keynotes

1. EIFS - Color 1 light beige
2. EIFS - Color 3 charcoal
3. EIFS - Color 4 bronze
4. Masonry - Color 1 light beige
5. Masonry - Color 4 "Graphite" or similar
6. Masonry - Color 5 "Dark Sandstone" or similar
7. Wall Sconce
8. External Signage Illumination
9. Designated Signage Area < 25% of Wall
10. Black Anodized Aluminum Storefront Glazing c/w Transparent Glass
11. Hollow Metal Insulated Door

SCHEDULE "A" page 6 of 14
To Zoning Agreement DAS2 24/2014
By-Law No. 46/2015

ZONING OFFICER		8/20/2026
DISTRICT PLANNER		8/20/2026
COMMUNITY CLERK		8/25/26
APPROVED FOR THE DIRECTOR OF PLANNING		

Winnipeg

NOT FOR CONSTRUCTION

Client

QUALICO PROPERTIES

Issue	Date
Issued for Plan Approval Application	17.04.2026
Issued for Plan Approval Application	19.08.2026

Corporation Seal

Architect Seal

Project

Sage Creek Village North - Phase 4
55 Sage Creek Boulevard
Winnipeg, Manitoba

Plan Approval Submission

Project Number 26-242

Date August 19, 2026

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Scale 3/16" = 1'-0"

Drawing

Building | Exterior Elevations

A-4.05

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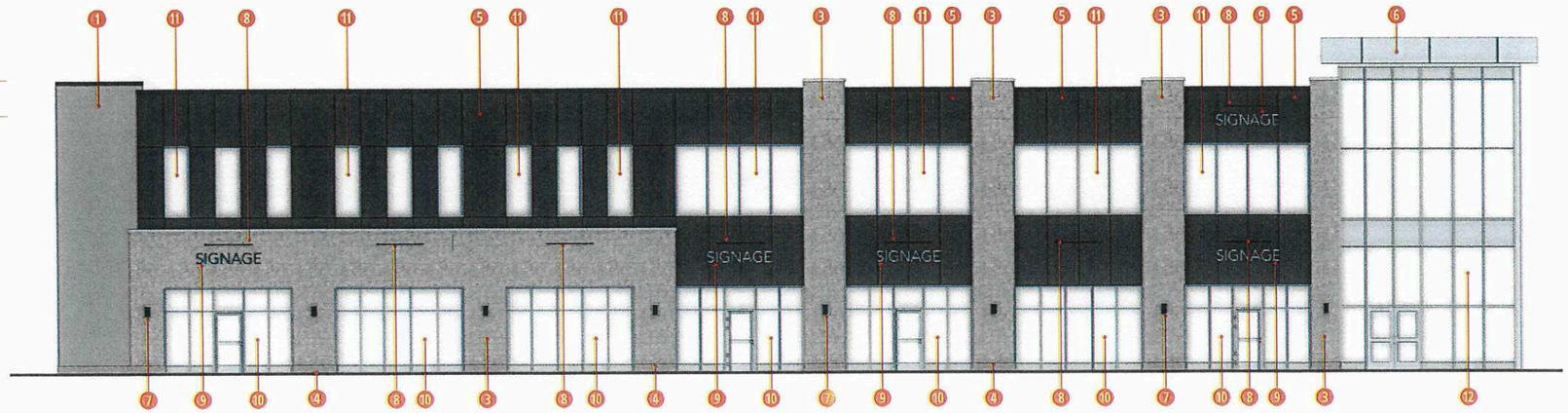
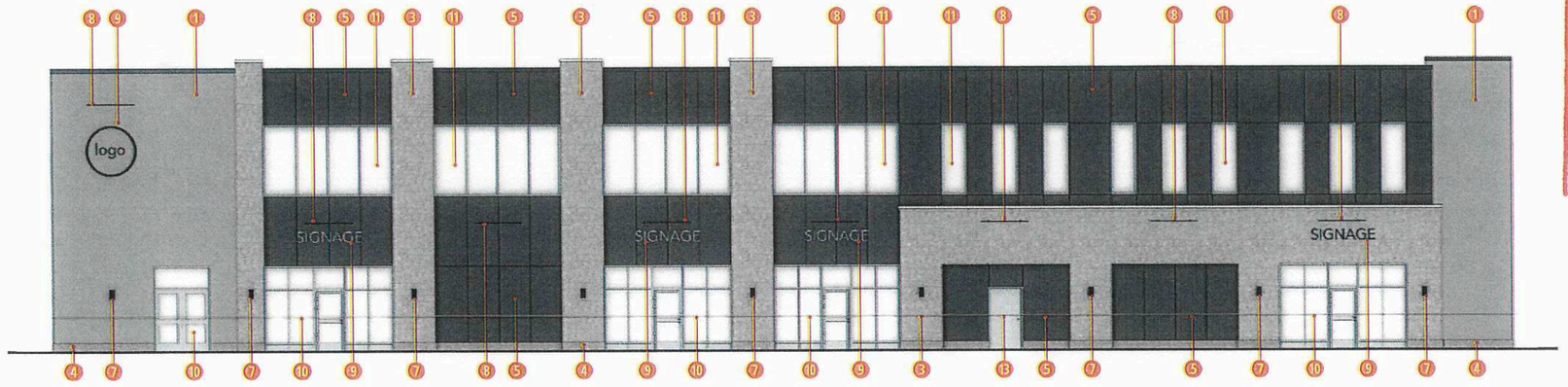
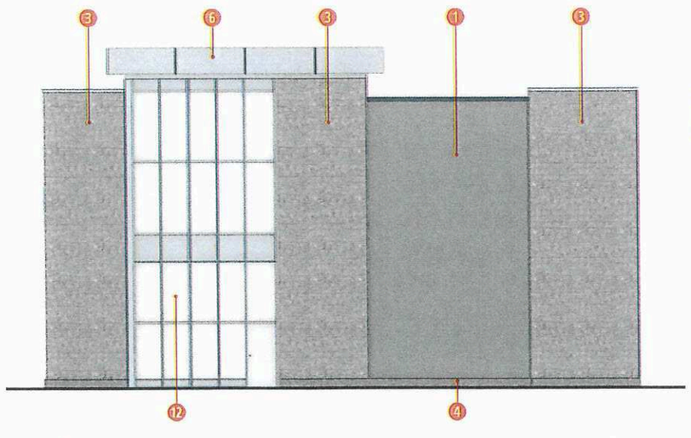


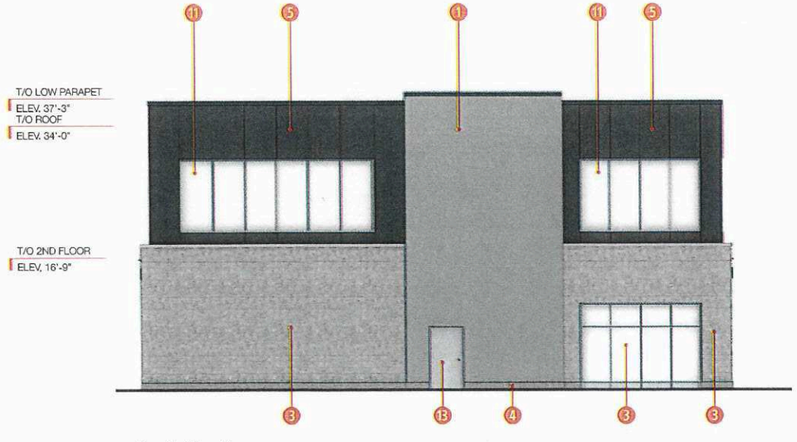
East Elevation
Scale: 3/16"=1'-0"



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



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



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

Client

QUALICO PROPERTIES

Issue	Date
Issued for Plan Approval Application	17.04.2026
Issued for Plan Approval Application	19.08.2026

Corporation Seal

SCHEDULE "A" page 7 of 14
To Zoning Agreement DAS2 24/2014
By-Law No. 46/2015

ZONING OFFICER		8/20/20
DISTRICT PLANNER		8/20/2026
COMMUNITY CLERK		8/28/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipe

Architect Seal

NOT FOR CONSTRUCTION

Elevation Keynotes

1. EIFS - Color 1 light beige
2. EIFS - Color 4 bronze
3. Buff Tyndall Stone - Rubbed Finish
4. Buff Tyndall stone - Split Finish
5. Aluminum Composite Metal Panel - bronze
6. Aluminum Composite Metal Panel - clear anodized
7. Wall Sconce
8. External Signage Illumination
9. Designated Signage Area < 25% of Wall
10. Clear Anodized Aluminum Storefront Glazing c/w Transparent Glass
11. Clear Anodized Window
12. Clear Anodized Curtain Wall
13. Hollow Metal Insulated Door

Project

Sage Creek Village North - Phase 4
55 Sage Creek Boulevard
Winnipeg, Manitoba

Plan Approval Submission

Project Number	26-242
Date	August 19, 2026

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Scale	3/16" = 1'-0"

Drawing

Building H Exterior Elevations

A-4.06

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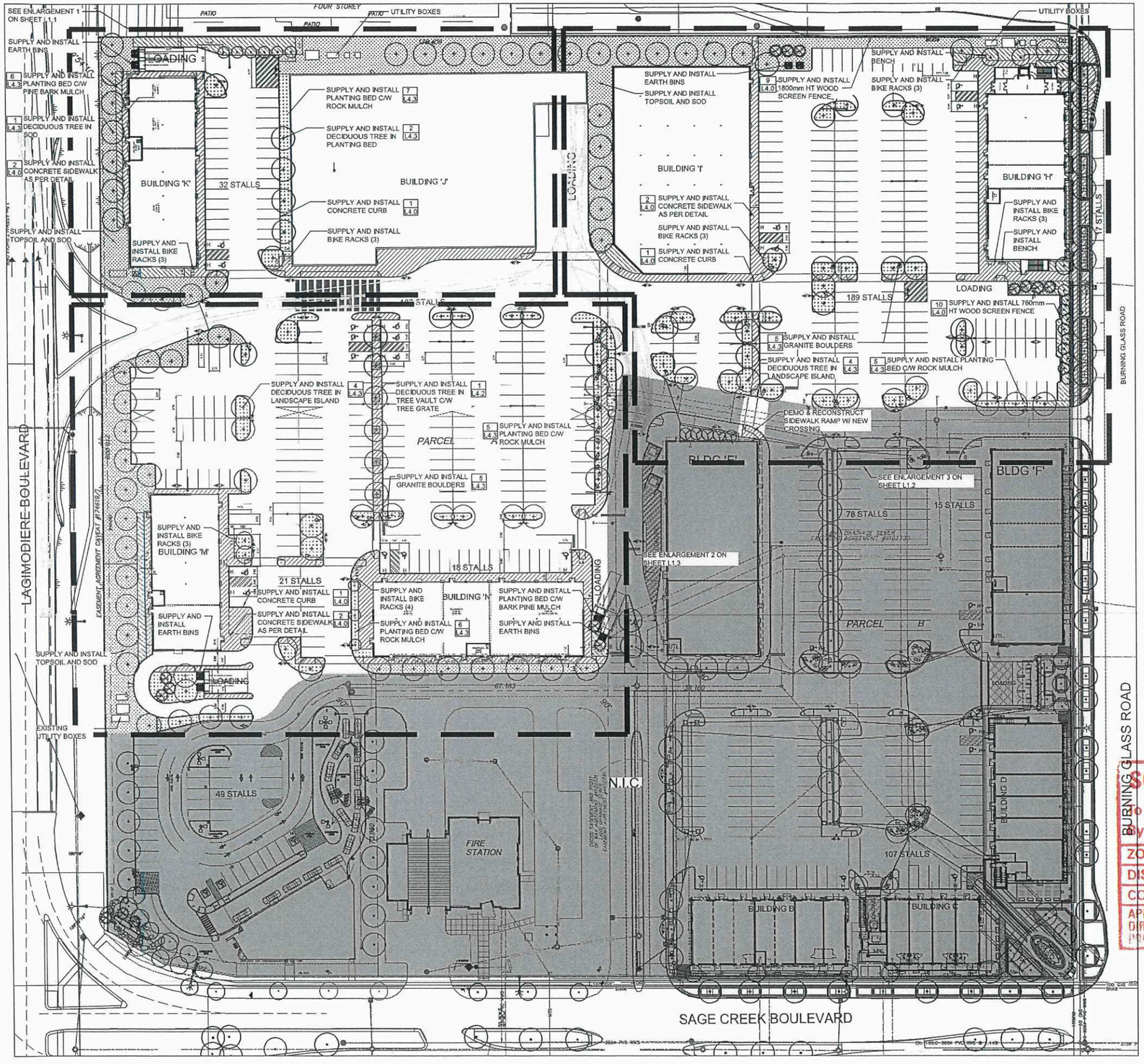

OVERALL SITE PLAN
SCALE 1:500

NORTH 0 5 10 15 25 35

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- SOD
- WOOD MULCH PLANTING BED
- CONCRETE SIDEWALK
- ROCK MULCH PLANTING BED
- DECIDUOUS TREES
- EXISTING TREES TO REMAIN & PROTECT
- CONIFEROUS TREES
- GRANITE BOULDERS
- 1 L4.0 DETAIL NUMBER SHEET NUMBER

LANDSCAPE STATISTICS

	REQUIRED	PROPOSED
STREET EDGE (BURNING GLASS RD) - 95.3m (313 ft.)		
1 TREE/30 ft.	11	12
3 SHRUBS/20 ft.	47	46
STREET EDGE (LAGIMODIERE BLVD) - 174.2m (572 ft.)		
1 TREE/30 ft.	19	20
3 SHRUBS/20 ft.	86	86
BLDG 'K' FOUNDATION (LAGIMODIERE BLVD) - 97.8m (321 ft.)		
1 SHRUBS/10 ft.	32	58
BLDG 'K' FOUNDATION (MAIN ENTRANCE) - 97.8m (321 ft.)		
1 SHRUBS/10 ft.	32	36
BLDG 'M' FOUNDATION (LAGIMODIERE BLVD) - 81.2m (266 ft.)		
1 SHRUBS/10 ft.	27	27
BLDG 'M' FOUNDATION (MAIN ENTRANCE) - 81.2m (266 ft.)		
1 SHRUBS/10 ft.	27	28
BLDG 'J' FOUNDATION - 76.6m (251 ft.)		
1 SHRUBS/10 ft.	25	35
BLDG 'N' FOUNDATION - 129.5m (425 ft.)		
1 SHRUBS/10 ft.	43	66
BLDG 'I' FOUNDATION (MAIN ENTRANCE) - 114.3m (375 ft.)		
1 SHRUBS/10 ft.	38	41
BLDG 'H' FOUNDATION - 105m (344 ft.)		
1 SHRUBS/10 ft.	34	45
PARKING LOT INTERIOR - TOTAL 18,477.6sm (198,891sf)		
5% OF TOTAL AREA	923.9sm (9,945sf)	2664.2sm (28,677sf)
1 TREE/300sf	33	158
1SHRUB/100sf	100	173
TOTAL TREES	63	188
TOTAL SHRUBS	491	641

SCHEDULE "A" page 8 of 14
To Zoning Agreement DAS2 24/2014
By-Law No. 46/2015

ZONING OFFICER		8/20/2026
DISTRICT PLANNER		8/20/2026
COMMUNITY CLERK		8/28/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

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Revisions	Date
Issued	da
Issued	da
Issued	da

Issued For	Date
30% REVIEW Issued	2026-05- da
60% REVIEW Issued	2026-06- da
ISSUE FOR DP Issued	2026-07- da
Issued	da
Issued	da
Issued	da
Issued	da
Issued	da
Issued	da

NOT FOR CONSTRUCTION

corporation sea

architect sea

Project Title
Sage Creek Village North
Phase 4
Winnipeg, Manitoba

Client
QUALICO PROPERTIES

MacGOWAN·RUSSELL
sevenzerooone architecture inc.
A 511 St. Mary's Road, Winnipeg, MB., R2M 3
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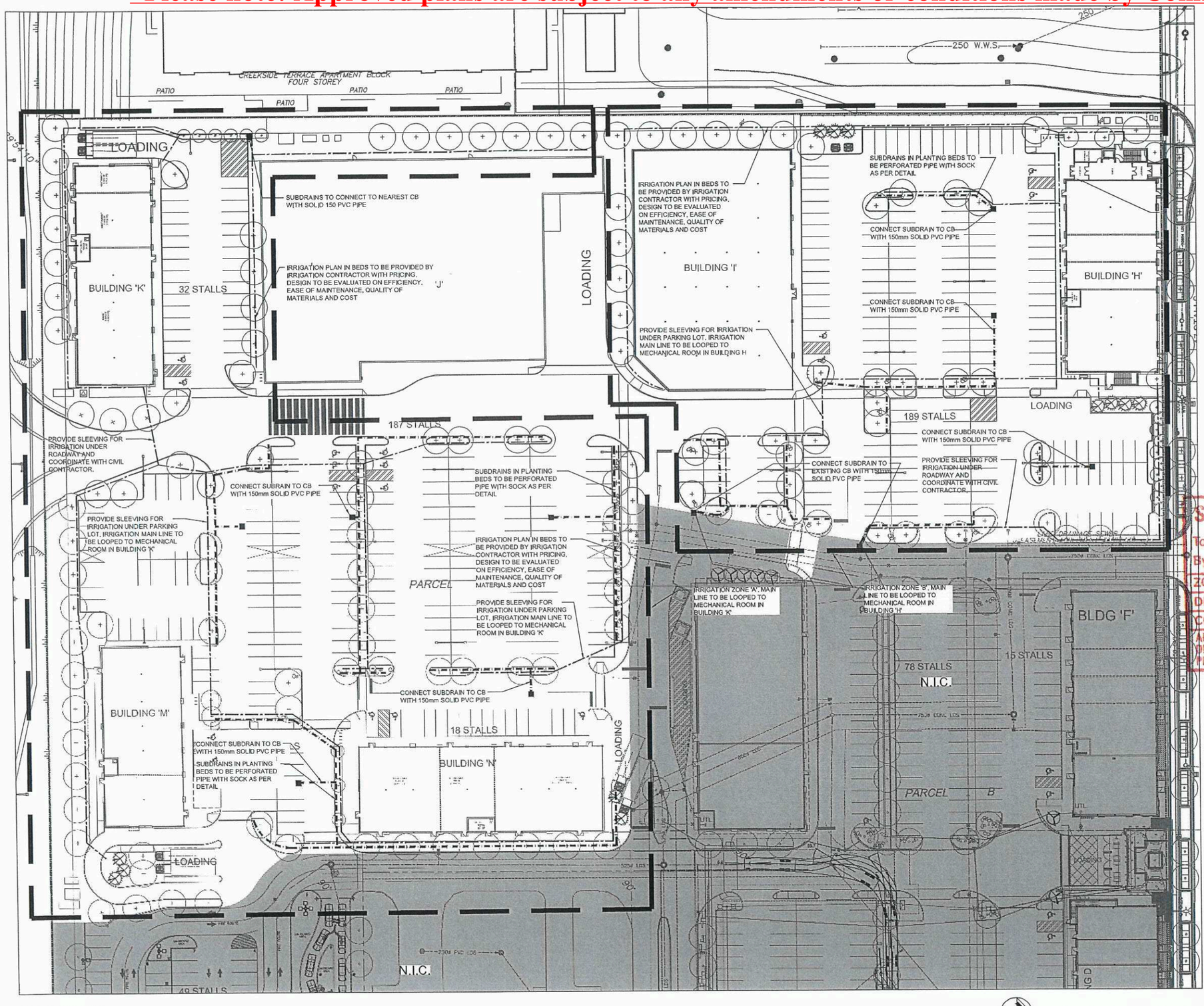
Scale	1:50
Date	JULY 21, 202
Drawn By	JW/K
Checked By	JV
Project Number	26-00

Drawing
LAYOUT PLAN

Sheet
L1.0

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



OVERALL SITE PLAN
SCALE 1:400

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CATCH BASIN
- IRRIGATION
- SUBDRAIN
- DECIDUOUS TREES
- EXISTING TREES TO REMAIN & PROTECT
- CONIFEROUS TREES
- GRANITE BOULDERS

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Issued	date
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SCHEDULE "A" page 9 of 14
To Zoning Agreement DAS2 24/2014
By-Law No. 46/2015

ZONING OFFICER		8/20/2026
DISTRICT PLANNER		8/20/2026
COMMUNITY CLERK		8/25/26

APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

corporation sea

Winn

architect sea

Project Title
Sage Creek Village North
Phase 4
Winnipeg, Manitoba

Client
QUALICO PROPERTIES

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Scale	1:400
Date	JULY 21, 2026
Drawn By	JW/KS
Checked By	JW
Project Number	26-007

Drawing
IRRIGATION AND SUBDRAIN PLAN

Sheet
L2.0

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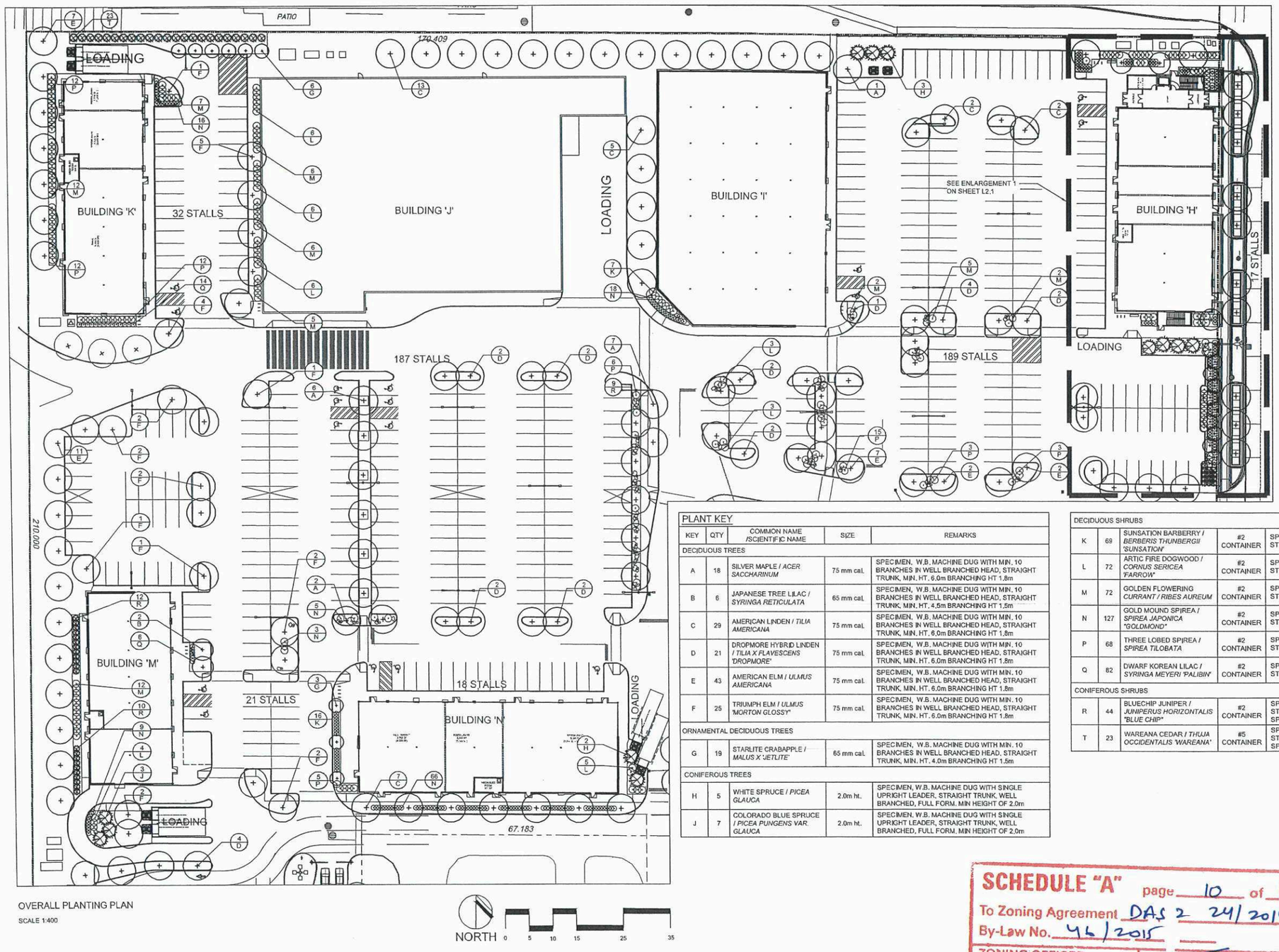

OVERALL PLANTING PLAN

SCALE 1:400

NORTH 0 5 10 15 25 35

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- DECIDUOUS TREES
- EXISTING TREES TO REMAIN & PROTECT
- CONIFEROUS TREES
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- GRANITE BOULDERS
- PLANT QUANTITY PLANT KEY

PLANT KEY

KEY	QTY	COMMON NAME /SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES				
A	18	SILVER MAPLE / *ACER SACCHARINUM*	75 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
B	6	JAPANESE TREE LILAC / *SYRINGA RETICULATA*	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m BRANCHING HT 1.5m
C	29	AMERICAN LINDEN / *TILIA AMERICANA*	75 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
D	21	DROPMORE HYBRID LINDEN / *TILIA X FLAVESCENS 'DROPMORE'*	75 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
E	43	AMERICAN ELM / *ULMUS AMERICANA*	75 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
F	25	TRIUMPH ELM / *ULMUS 'MORTON GLOSSY'*	75 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
ORNAMENTAL DECIDUOUS TREES				
G	19	STARLITE CRABAPPLE / *MALUS X 'JETLITE'*	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.0m BRANCHING HT 1.5m
CONIFEROUS TREES				
H	5	WHITE SPRUCE / *PICEA GLAUCA*	2.0m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM. MIN HEIGHT OF 2.0m
J	7	COLORADO BLUE SPRUCE / *PICEA PUNGENS VAR. GLAUCA*	2.0m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM. MIN HEIGHT OF 2.0m

DECIDUOUS SHRUBS				
K	69	SUNSATION BARBERRY / *BERBERIS THUNBERGII 'SUNSATION'*	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
L	72	ARTIC FIRE DOGWOOD / *CORNUS SERICEA 'FARROW'*	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 600mm HT.
M	72	GOLDEN FLOWERING CURRANT / *RIBES AUREUM*	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
N	127	GOLD MOUND SPIREA / *SPIREA JAPONICA 'GOLDMOND'*	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
P	68	THREE LOBED SPIREA / *SPIREA TILOBATA*	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
Q	82	DWARF KOREAN LILAC / *SYRINGA MEYERI 'PALIBIN'*	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 400mm HT.
CONIFEROUS SHRUBS				
R	44	BLUECHIP JUNIPER / *JUNIPERUS HORIZONTALIS 'BLUE CHIP'*	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 600mm SPRE.
T	23	WAREANA CEDAR / *THUJA OCCIDENTALIS 'WAREANA'*	#5 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 600mm SPRE.

SCHEDULE "A" page 10 of 14
To Zoning Agreement DAS 2 24/2014
By-Law No. 46/2015
ZONING OFFICER — 8/20/2026
DISTRICT PLANNER — 8/20/2026
COMMUNITY CLERK — 8/28/2026
APPROVED FOR THE DIRECTOR OF PLANNING

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corporation sea

architect sea

Project Title
Sage Creek Village North
Phase 4
Winnipeg, Manitoba

Client
QUALICO PROPERTIES

McGOWAN•RUSSELL
sevenzeroone architecture inc.
a 511 St. Mary's Road, Winnipeg, MB., R2M 3L
p 204.287.8585
e info@701architecture.ca

Scale	1:400
Date	JULY 21, 2026
Drawn By	JW/KS
Checked By	JW
Project Number	26-007

Drawing
PLANTING PLAN

Sheet
L3.0

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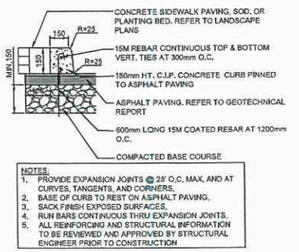
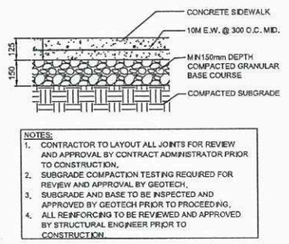
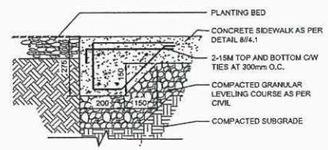


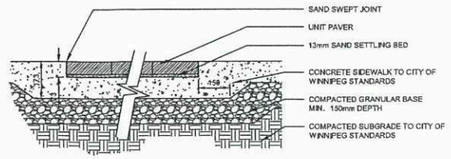
1 CIP PINNED CONCRETE CURB
L4.0 N.T.S.



2 CONCRETE SIDEWALK
L4.0 N.T.S.

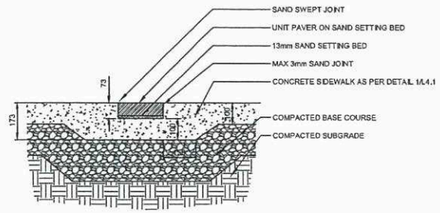


3 THICKENED EDGE OF CONCRETE
L4.0 N.T.S.



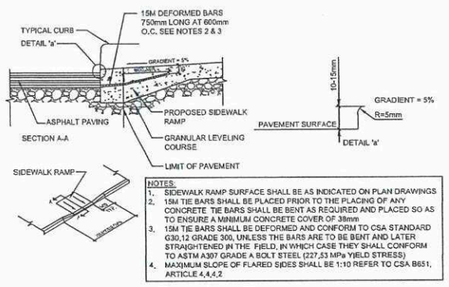
NOTE:
1. ALL CUT PAVER PIECES SMALLER THAN 50x150mm TO BE FIXED IN PLACE WITH BONDING AGENT, REFER TO SPECIFICATIONS

4 UNIT PAVER ON CONCRETE SIDEWALK
L4.0 N.T.S.

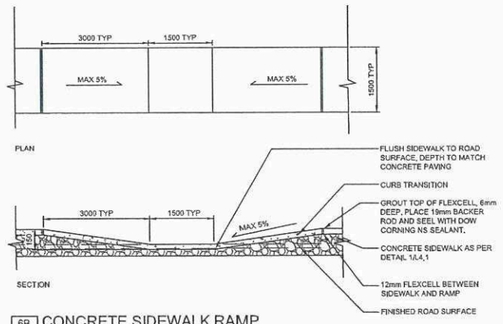


NOTE:
1. ALL CUT PAVER PIECES SMALLER THAN 50x150mm TO BE FIXED IN PLACE WITH BONDING AGENT, REFER TO SPECIFICATIONS

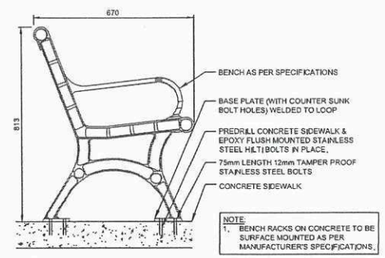
5 UNIT PAVER BAND
L4.0 N.T.S.



6 CONCRETE SIDEWALK RAMPS
L4.0 N.T.S.

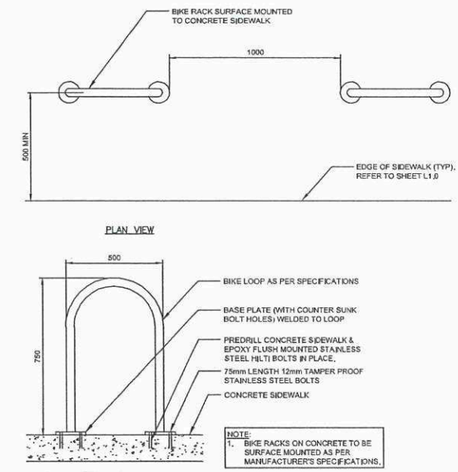


6B CONCRETE SIDEWALK RAMP
L4.0 N.T.S.



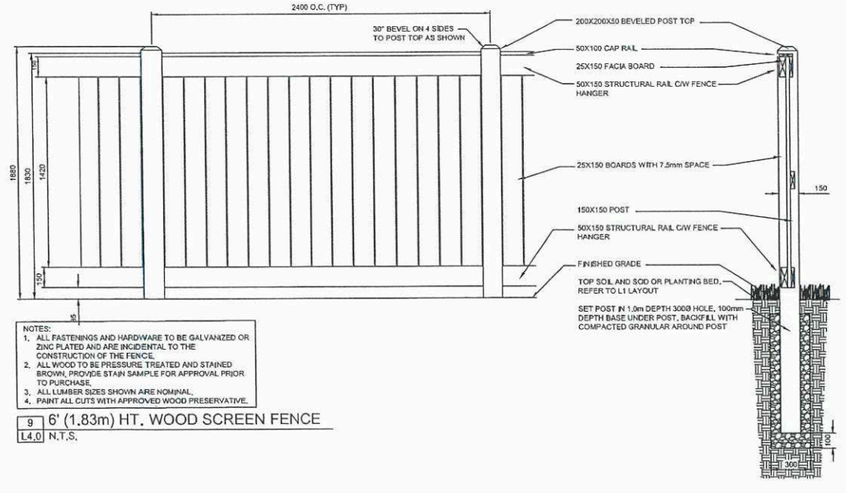
NOTE
1. BENCH RACKS ON CONCRETE TO BE SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS.

7 BICYCLE RACK
L4.0 N.T.S.



NOTE:
1. BIKE RACKS ON CONCRETE TO BE SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS.

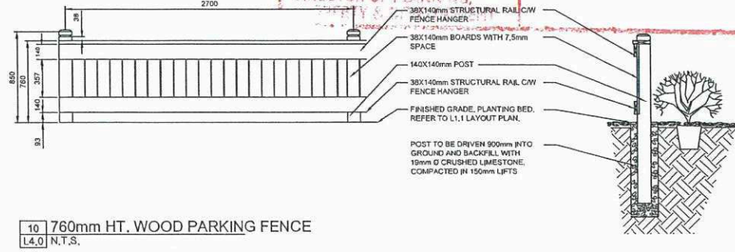
8 BICYCLE RACK
L4.0 N.T.S.



9 6' (1.83m) HT. WOOD SCREEN FENCE
L4.0 N.T.S.

SCHEDULE "A" page 11 of 14
To Zoning Agreement DAS 2 24/2014
By-Law No. 46/2015
Winnipeg

ZONING OFFICER		8/20/2026
DISTRICT PLANNER		8/20/2026
COMMUNITY CLERK		8/28/26
APPROVED FOR THE DIRECTOR OF PLANNING		



10 760mm HT. WOOD PARKING FENCE
L4.0 N.T.S.

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architect sea

Project Title
Sage Creek Village North
Phase 4
Winnipeg, Manitoba

Client
QUALICO PROPERTIES

McGOWAN•RUSSELL
sevenzeroone architecture inc.
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Scale	N.T.S
Date	JULY 21, 2026
Drawn By	JW/KS
Checked By	JW
Project Number	26-007

Drawing
DETAILS

Sheet
L4.0

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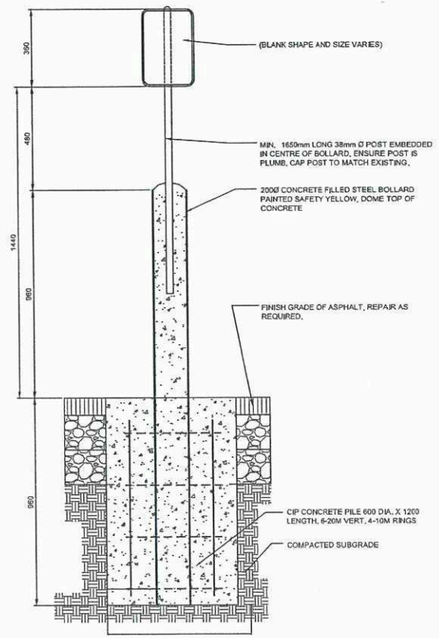
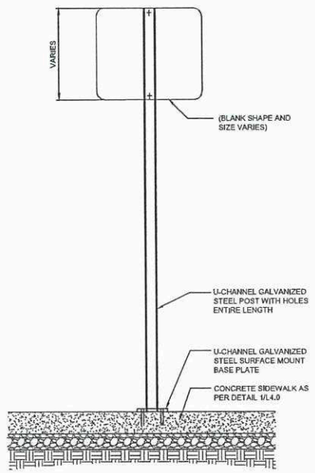


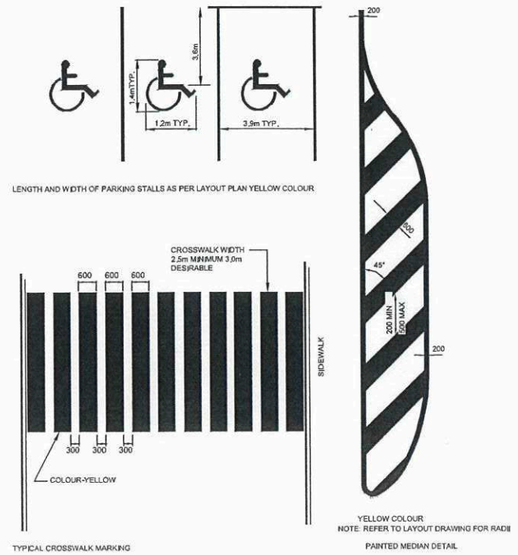
NOTES:
1. ALL REINFORCING AND STRUCTURAL INFORMATION PROVIDED BY CKP STRUCTURAL ENGINEERS

1 L4.1 CONCRETE FILLED STEEL BOLLARD FOR PARKING SIGNAGE
N.T.S.



NOTES:
1. SIZE AND INSTALLATION OF SIGN POST AS REQUIRED FOR WIND LOADING AND TRANSPORTATION ASSOCIATION OF CANADA STANDARDS

2 L4.1 PARKING LOT SIGNAGE POST ON CONCRETE SIDEWALK
N.T.S.



3 L4.1 ASPHALT PAINTING
N.T.S.

SCHEDULE "A" page 12 of 14
To Zoning Agreement DAS.2 24/2014
By-Law No. 46/2015
ZONING OFFICER 8/20/2026
DISTRICT PLANNER 8/20/2026
COMMUNITY CLERK 8/28/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY ASSET MANAGEMENT AND DEVELOPMENT
Winnipeg


TYPICAL NO PARKING SIGN, ARROWS TO BE SHOWN AS REQUIRED BY SIGN LOCATION, (LEFT, RIGHT OR BOTH)



TYPICAL NO PARKING, FIRE ROUTE SIGN, ARROWS TO BE SHOWN AS REQUIRED BY SIGN LOCATION, (LEFT, RIGHT OR BOTH)



TYPICAL HANDICAP PARKING SIGN, ARROWS TO BE SHOWN AS REQUIRED BY SIGN LOCATION, (LEFT, RIGHT OR BOTH)



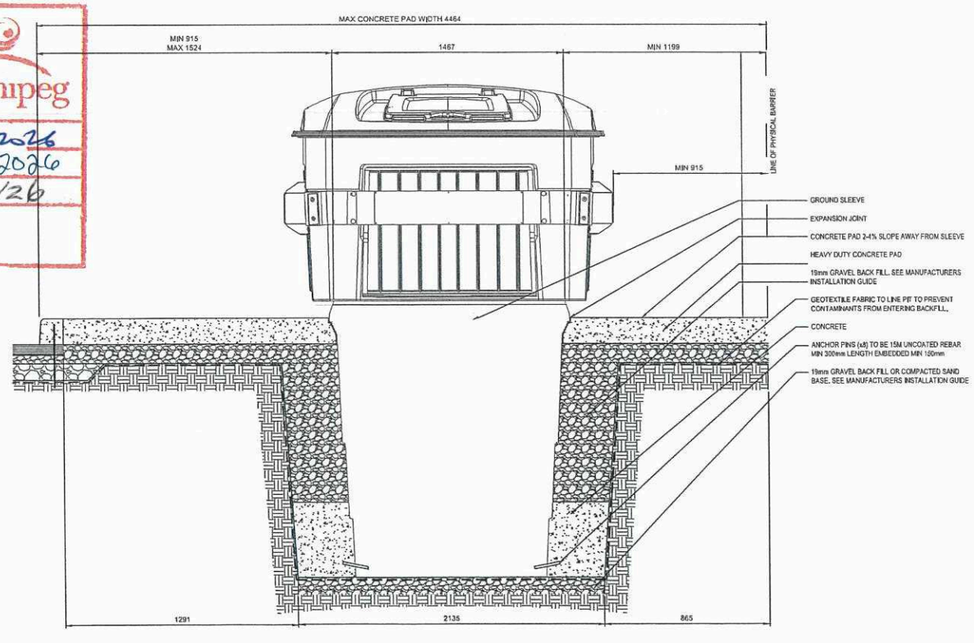
TYPICAL STOP SIGN AS PER TRANSPORTATION ASSOCIATION OF CANADA STANDARDS



TYPICAL SMALL CAR ONLY SIGN ARROWS TO BE SHOWN AS REQUIRED BY SIGN LOCATION, (LEFT, RIGHT OR BOTH)

NOTES:
1. SIZE AND INSTALLATION OF SIGNS/SIGN POST AS REQUIRED FOR WIND LOADING AND TRANSPORTATION ASSOCIATION OF CANADA STANDARDS
2. MOUNT SIGNAGE TO PROPOSED POST, LIGHTS OR BUILDING WHERE NOTED ON LAYOUT PLAN

4 L4.1 PARKING LOT SIGNAGE
N.T.S.



5 L4.1 INGROUND WASTE CONTAINER
N.T.S.

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ISSUE FOR DP	2026-07-2
Issued	dat
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Issued	dat
Issued	dat
Issued	dat
Issued	dat
Issued	dat
Issued	dat

NOT FOR CONSTRUCTION

corporation see

architect see

Project Title
Sage Creek Village North
Phase 4
Winnipeg, Manitoba

Client
QUALICO PROPERTIES

McGOWAN·RUSSELL
sevenzeroone architecture inc.
511 St. Mary's Road, Winnipeg, MB, R2M 3
p 204.287.8585
e info@701architecture.ca

Scale	N.T.S
Date	JULY 21, 2026
Drawn By	JW/KS
Checked By	JW
Project Number	26-007

Drawing
DETAILS

Sheet
L4.1

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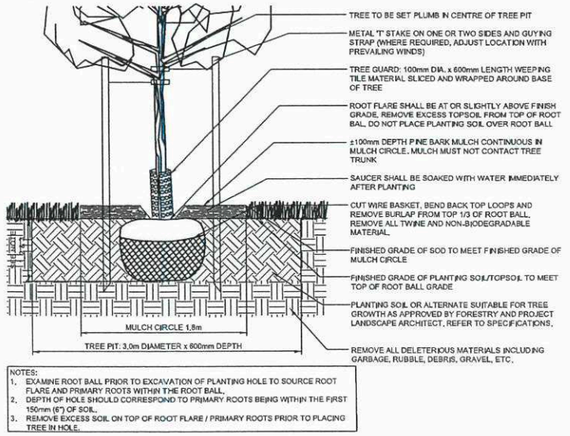
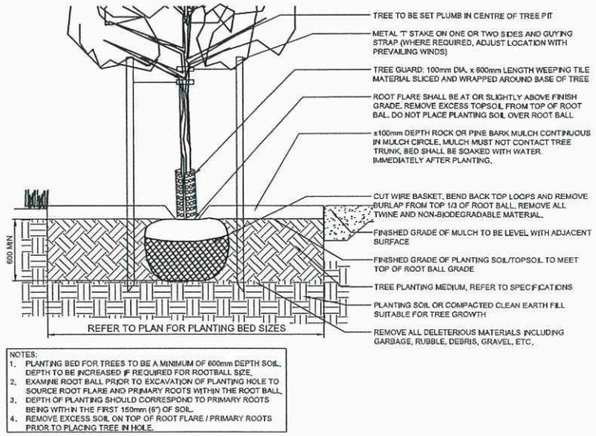


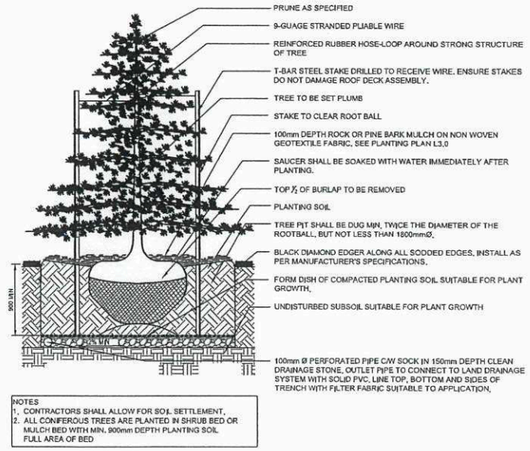
NOTES:
1. EXAMINE ROOT BALL PRIOR TO EXCAVATION OF PLANTING HOLE TO SOURCE ROOT FLARE AND PRIMARY ROOTS WITHIN THE ROOT BALL.
2. DEPTH OF HOLE SHOULD CORRESPOND TO PRIMARY ROOTS BEING WITHIN THE FIRST 150mm (6") OF SOIL.
3. REMOVE EXCESS SOIL ON TOP OF ROOT FLARE / PRIMARY ROOTS PRIOR TO PLACING TREE IN HOLE.

1 L4.3 TYPICAL DECIDUOUS TREE PLANTING IN SOD
N.T.S.



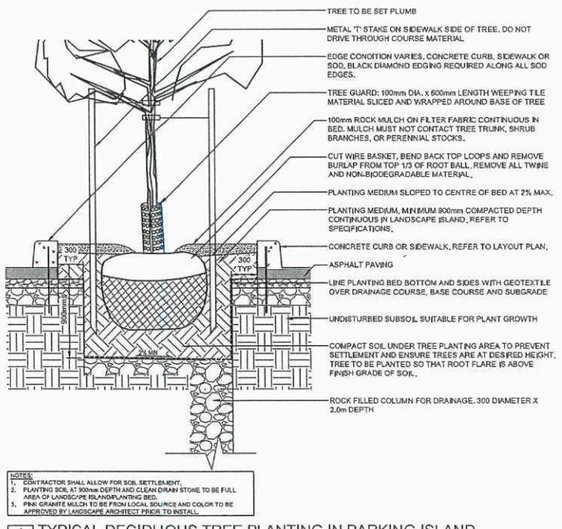
NOTES:
1. PLANTING BED FOR TREES TO BE A MINIMUM OF 600mm DEPTH SOIL, DEPTH TO BE INCREASED IF REQUIRED FOR ROOTBALL SIZE.
2. EXAMINE ROOT BALL PRIOR TO EXCAVATION OF PLANTING HOLE TO SOURCE ROOT FLARE AND PRIMARY ROOTS WITHIN THE ROOT BALL.
3. DEPTH OF PLANTING SHOULD CORRESPOND TO PRIMARY ROOTS BEING WITHIN THE FIRST 150mm (6") OF SOIL.
4. REMOVE EXCESS SOIL ON TOP OF ROOT FLARE / PRIMARY ROOTS PRIOR TO PLACING TREE IN HOLE.

2 L4.3 TYPICAL DECIDUOUS TREE PLANTING IN PLANTING BED
N.T.S.



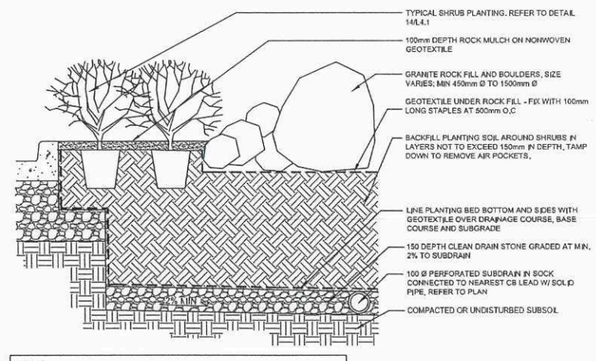
NOTES
1. CONTRACTORS SHALL ALLOW FOR SOIL SETTLEMENT.
2. ALL CONIFEROUS TREES ARE PLANTED IN SHRUB BED OR MULCH BED WITH MIN. 900mm DEPTH PLANTING SOIL FULL AREA OF BED

3 L4.3 TYPICAL CONIFEROUS TREE PLANTING IN MULCH BED
N.T.S.



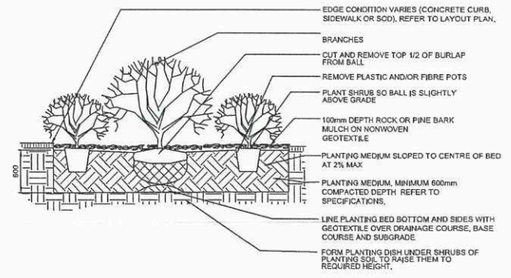
NOTES:
1. CONTRACTOR SHALL ALLOW FOR SOIL SETTLEMENT.
2. PLANTING SOIL AT 900mm DEPTH AND CLEAN DRAIN STONE TO BE FULL AREA OF LANDSCAPE ISLAND/PLANTING BED.
3. PINK GRANITE MULCH TO BE FROM LOCAL SOURCE AND COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.

4 L4.3 TYPICAL DECIDUOUS TREE PLANTING IN PARKING ISLAND
N.T.S.



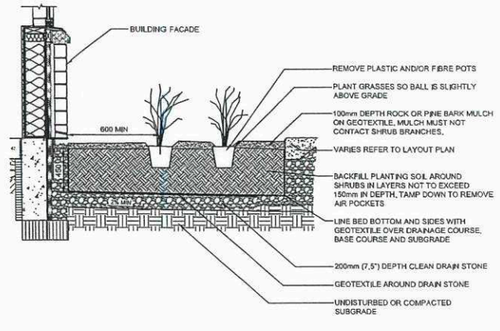
NOTES:
1. PLANTING BED WITH TREES TO USE SAME MATERIAL AND FILTER FABRIC AS SHRUB BED. PLANTING SOIL TO BE 900mm DEPTH FOR THE ENTIRE WIDTH AND DEPTH OF PLANTING BED.
2. PLANTING BED WITHOUT TREES TO USE SAME MATERIAL AND FILTER FABRIC AS SHRUB BED. PLANTING SOIL TO BE 450mm DEPTH AS PER DETAIL

5 L4.3 SHRUB BED PLANTING IN ISLAND WITH LANDSCAPE ROCK
N.T.S.



NOTES:
1. ALL MULCH TO BE FREE OF BRANCHES AND DELETERIOUS MATERIALS.
2. CONTINUOUS 450mm DEEP PLANTING MEDIUM FOR FULL AREA OF BEDS WITH ONLY SHRUBS.
3. CONTINUOUS 900mm DEEP PLANTING MEDIUM FOR FULL AREA OF BEDS WITH TREES AND SHRUBS.

6 L4.3 TYPICAL PLANTING BED
N.T.S.



7 L4.3 TYPICAL PLANTING BED AT BUILDING FACE
N.T.S.

SCHEDULE "A" page 13 of 14
To Zoning Agreement DAS2 24/2014
By-Law No. 46/2015
Winnipeg

ZONING OFFICER		8/20/2026
DISTRICT PLANNER		8/20/2026
COMMUNITY CLERK		8/28/26
APPROVED FOR THE DIRECTOR OF PLANNING, [illegible]		

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Revisions	Date
Issued	da
Issued	da
Issued	da

Issued For	Date
30% REVIEW	2026-05-
Issued	da
60% REVIEW	2026-06-
Issued	da
ISSUE FOR DP	2026-07-
Issued	da
Issued	da
Issued	da
Issued	da
Issued	da
Issued	da
Issued	da

NOT FOR CONSTRUCTION

corporation se

architect se

Project Title
Sage Creek Village North
Phase 4
Winnipeg, Manitoba

Client
QUALICO PROPERTIES

McGOWAN•RUSSELL
sevenzeroone architecture inc.
511 St, Mary's Road, Winnipeg, MB., R2M 3
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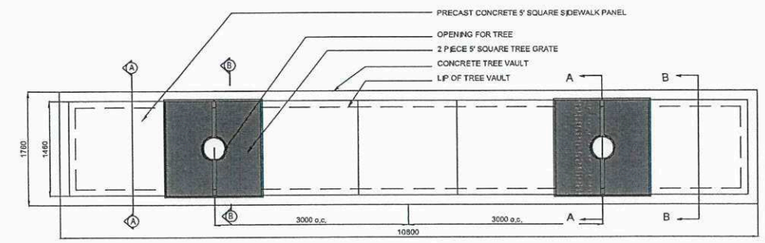
Scale	N.T.S
Date	JULY 21, 202
Drawn By	JW/KS
Checked By	JV
Project Number	26-00

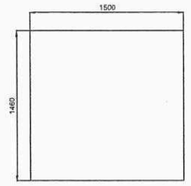
Drawing
DETAILS

Sheet
L4.3

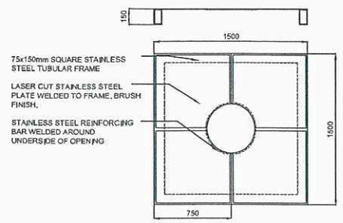
***Please note: Approved plans are subject to any amendments or conditions made by Community Committee.**



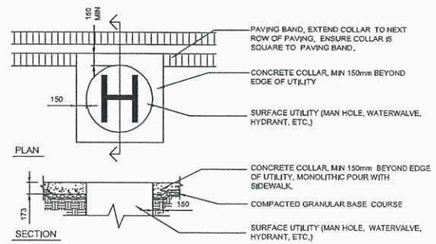
1 DOUBLE TREE VAULT - PLAN
L4.4 N.T.S.



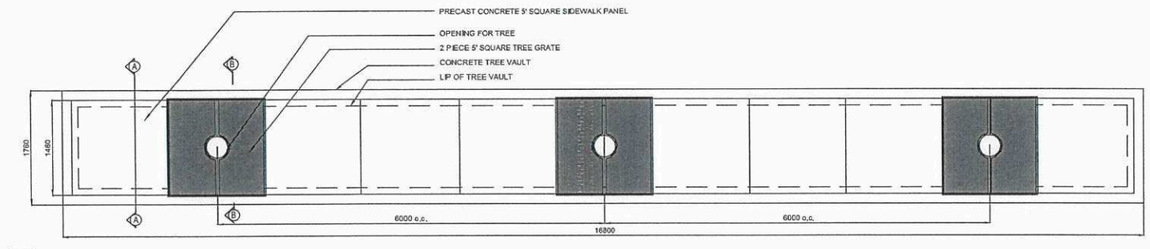
SIDEWALK PANEL



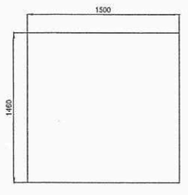
2 STAINLESS STEEL TREE GRATE
L4.4 N.T.S.



3 TYPICAL COLLAR FOR SURFACE UTILITIES
L4.4 N.T.S.

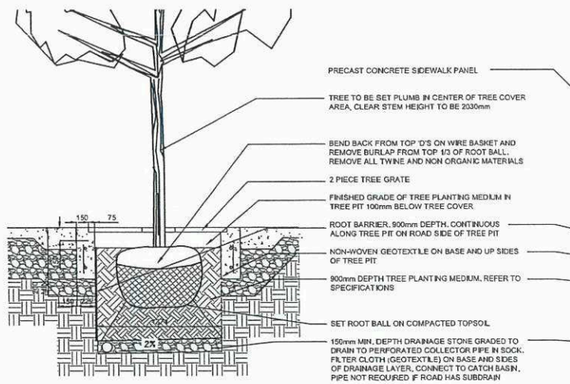


4 DOUBLE TREE VAULT - PLAN
L4.4 N.T.S.



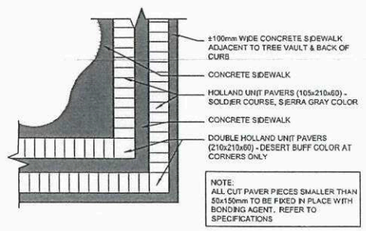
SIDEWALK PANEL

GENERAL NOTE:
1. ALL SUB-BASE AND BASE TO BE TESTED FOR DENSITY.
2. ALL CONCRETE WORK REQUIRE TESTING (MIX & SLUMP)

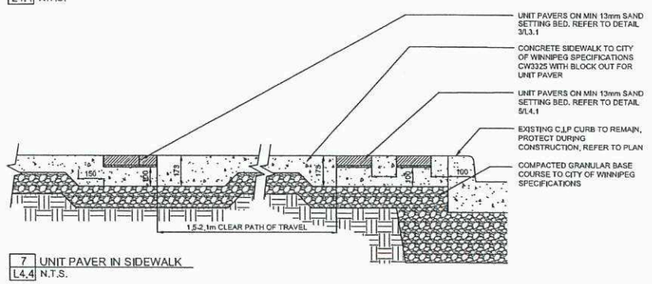


CONTRACTOR TO SUPPLY SHOP DRAWINGS STAMPED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF MANITOBA WITH EXTENSIVE EXPERIENCE IN THE DESIGN & MANUFACTURING OF ALUMINUM SITE FURNITURE. SHOP DRAWINGS TO INCLUDED WALL THICKNESSES, MATERIALS ETC. AS LISTED IN THE SPECIFICATIONS.

5 DECIDUOUS TREE IN TREE VAULT - SECTIONS
L4.4 N.T.S.



6 UNIT PAVER IN SIDEWALK
L4.4 N.T.S.



7 UNIT PAVER IN SIDEWALK
L4.4 N.T.S.

SCHEDULE "A" page 14 of 14
To Zoning Agreement DAS2 24/2014
By-Law No. 46/2015

ZONING OFFICER		8/20/2021
DISTRICT PLANNER		8/20/2026
COMMUNITY CLERK		8/28/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

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Revisions	Date
Issued	dat
Issued	dat
Issued	dat

Issued For	Date
30% REVIEW Issued	2026-05-1 dat
60% REVIEW Issued	2026-06-2 dat
ISSUE FOR DP Issued	2026-07-2 dat
Issued	dat
Issued	dat
Issued	dat
Issued	dat
Issued	dat
Issued	dat

NOT FOR CONSTRUCTION

corporation sea

architect sea

Project Title
Sage Creek Village North
Phase 4
Winnipeg, Manitoba

Client
QUALICO PROPERTIES

McGOWAN·RUSSELL
sevenzeroone architecture inc.
A 511 St. Mary's Road, Winnipeg, MB_ R2M 3L
P 204.257.8585
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Scale	N.T.S
Date	JULY 21, 2026
Drawn By	JW/KS
Checked By	JW
Project Number	26-007

Drawing
DETAILS

Sheet
L4.4