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

## GENERAL NOTES

LEGAL DESCRIPTION:
LOT 2 PLAN 9153 WLTO
EXC FIRSTLY: ROAD PLAN 33696 WLTO
SECONDLY: STERLING LYON PARKWAY PLAN 37481 WLTO
THIRDLY: KENASTON BOULEVARD PLAN 54605 WLTO AND
FOURTHLY: PARCEL "B" PLAN 37481 WLTO
IN OTM LOTS 60 TO 63 PARISH OF ST BONIFACE

LOT AREA= 9.2 ACRES

BUILDING CLASSIFICATION:
GROUP A, DIVISION 2

CODE ANALYSIS - CONFORMS TO NBC 2020- 3.2.2.25

BUILDING TYPE:
BUILDING SHELL ONLY - NO OCCUPANCY
TWO STOREY
NON SPRINKLERED FACING 3 STREETS

BUILDING AREA= 9,600 SF
TABLE 3.2.2.25 MAXIMUM AREA = 12,916.69 SF = COMPLIANT

PARKING:
NUMBER OF PARKING STALLS = 109 @ 9' x20'
NUMBER OF ACCESSIBLE PARKING STALLS = 5 @ 12' x20'
TOTAL NUMBER OF PARKING STALLS = 114

LIMITING DISTANCE:
NORTH WALL TO CENTRE OF ROAD = 68'
WEST WALL TO CENTRE OF ROAD = 109'
EAST WALL STAIR COMPARTMENT TO LEASE LINE = 12' 0"
EAST WALL COMPARTMENT TO LEASE LINE= 24' 0"

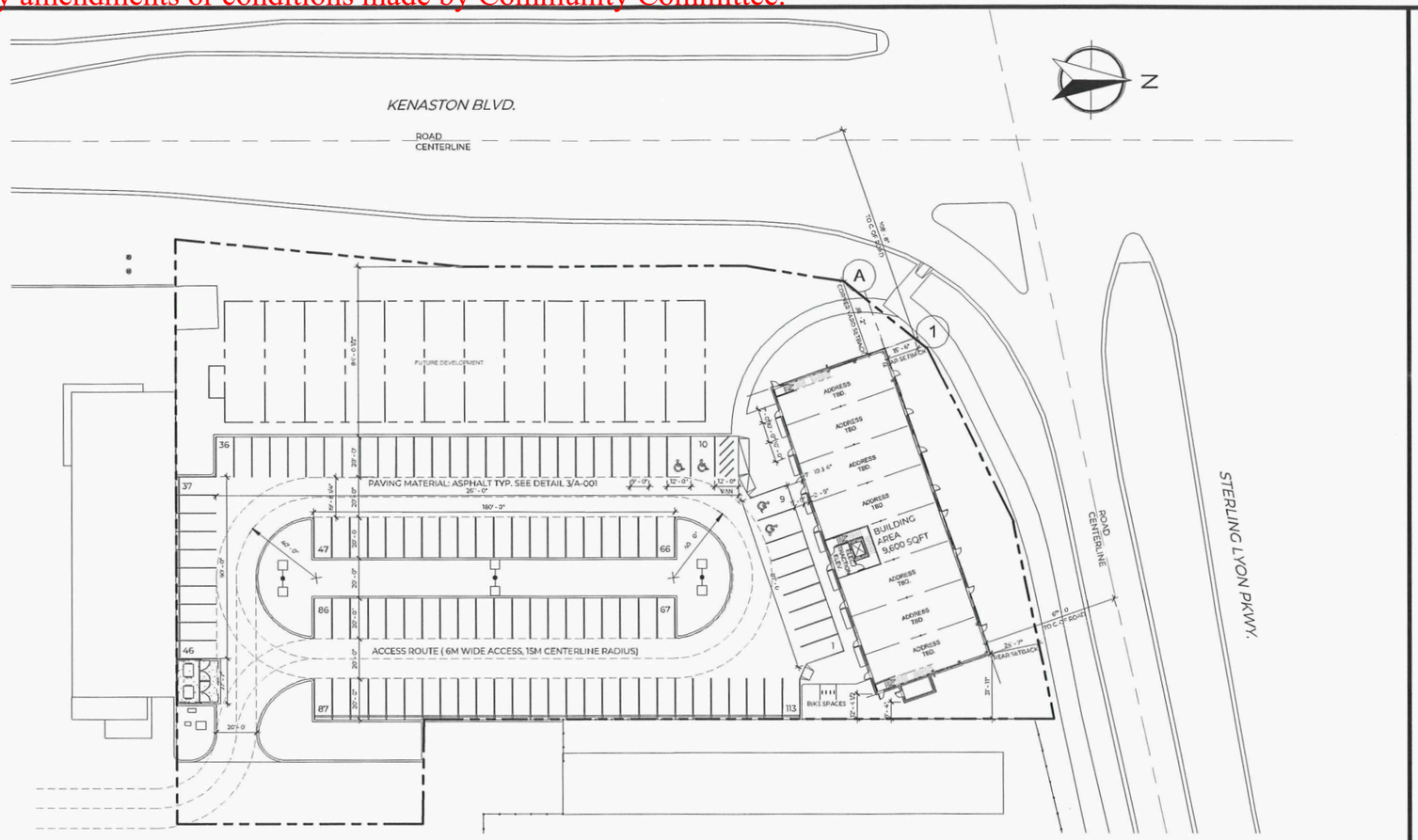
NOTE : ALL DIMENSIONS TO EDGE OF FOUNDATION.
PRECAST TO OVERHANG FOUNDATION/GRID LINE BY 5".

## DRAWING SYMBOLS

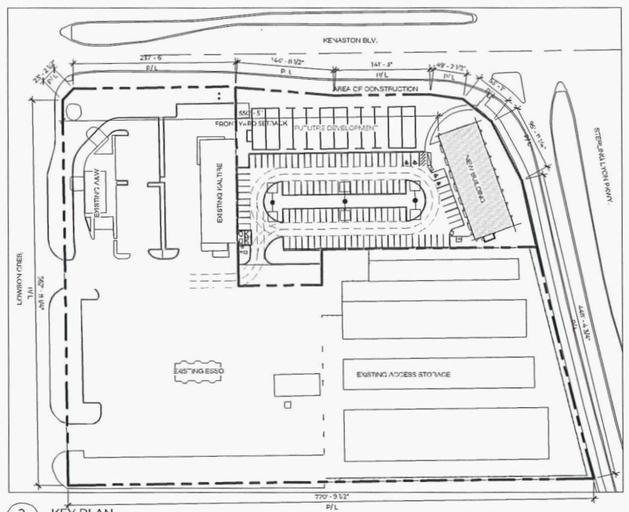
- BUILDING SECTION (1 / A101 SIM)
- GRID LINE (0)
- DETAIL NUMBER (1 / A101 SIM, Ref)
- REVISION TAG (1)
- ELEVATION (1 / A101 / 1, Ref)
- ROOM NAME AND NUMBER (Room name / 101 / 150 SF)
- INTERIOR ELEVATION (A101, Ref)
- WALL TYPE (W4)
- ELEVATION MARKER (Name / Elevation)
- DOOR TYPE (D1)
- WINDOW TYPE (W4)

## MATERIAL SYMBOLS/ HATCH PATTERNS

- EARTH
- GRAVEL
- SAND
- CONCRETE
- WOOD FRAMING
- BATT INSULATION
- RIGID INSULATION
- STEEL
- PLYWOOD



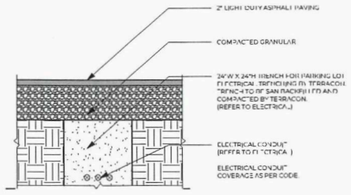

1 SITE PLAN A-001 1/32" = 1'-0"



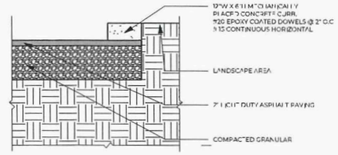

2 KEY PLAN A-001 1" = 100'-0"



3 CURB/ RECEPTACLE DETAIL TYP. A-001 1/2" = 1'-0"




4 TRENCH DETAIL TYP. A-001 1/2" = 1'-0"




5 CURB DETAIL TYP. A-001 1/2" = 1'-0"

SCHEDULE "A" page 1 of 4
To Zoning Agreement 209/2011
Development No. 102/2011
ZONING OFFICER — Aug 25, 2026
DISTRICT PLANNER — Aug 26/26
COMMUNITY CLERK — Sept. 4/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
Winnipeg

TERRACON
1 TERRACON PLACE | WINNIPEG, MB | R2J 4B3

| NO. | DESCRIPTION | Y/M/D | BY |
|---|---|---|---|
| 03 | ISSUED FOR 99% SET | 26-08-14 | MP |
| 02 | ISSUED 90% SET | 26-06-08 | MP |
| 01 | ISSUED FOR REVIEW | 26-04-01 | MP |

REVISIONS

SHELL BUILDING

# TUXEDO BUSINESS CENTRE

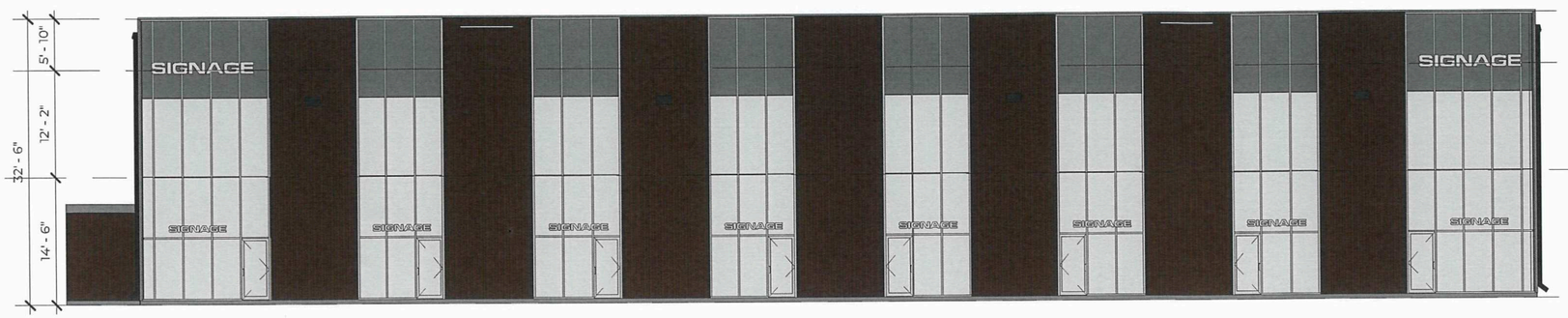
TBC 1
15 LOWSON CRESCENT
WINNIPEG, MANITOBA

SHEET TITLE:
SITE PLAN

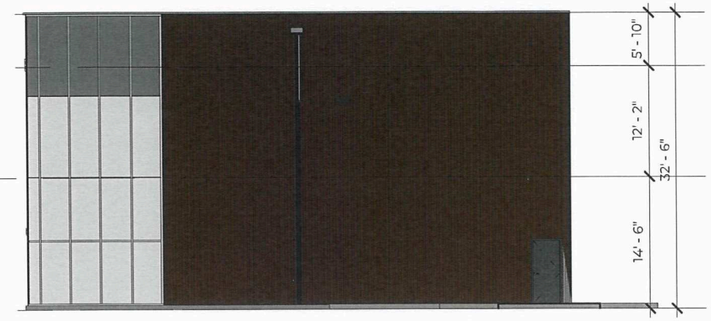
OPERATOR: MP
CHECKED BY: BK
DATE PLOTTED: 2026-08-25 9:57:05 AM
SCALE: As indicated
SHEET: A-001

V:\2021 Share\Terracon_1 Business Parks\A Tuxedo Business Centre\Job Drawings\Professional Drawings\DWG\DRAWINGS\01 REVIT\BUILDING_2026_DEJ.rvt

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



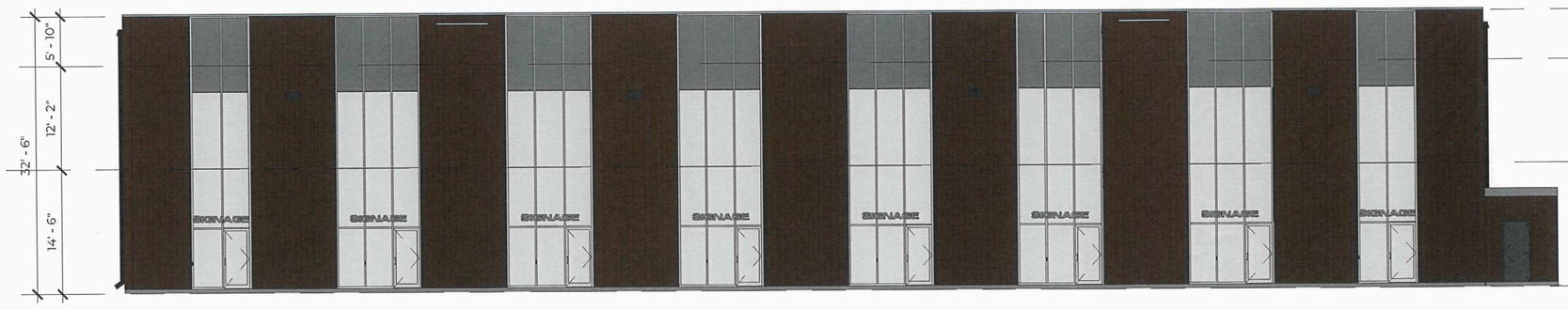

1/000 NORTH ELEVATION COLOUR
1/16" = 1'-0"



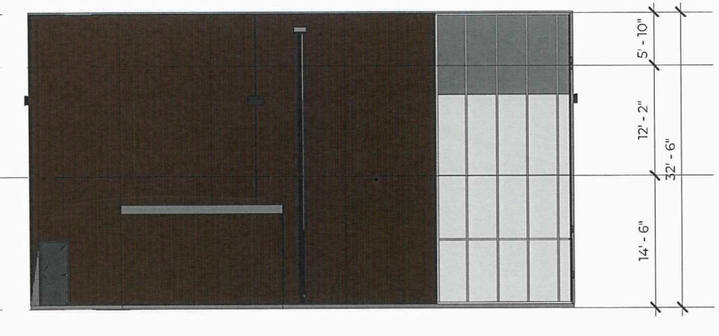

2/000 WEST ELEVATION COLOUR
1/16" = 1'-0"

SCHEDULE "A" page 2 of 4
To Zoning Agreement 209/2011
By-Law No. 102/2011
Winnipeg

| | | |
|---|---|---|
| ZONING OFFICER | | Aug 25, 2026 |
| DISTRICT PLANNER | | Aug 26/26 |
| COMMUNITY CLERK | | Sept. 4/26 |
| APPROVED FOR THE DIRECTOR OF PLANNING, | | |




3/000 SOUTH ELEVATION COLOUR
1/16" = 1'-0"




4/000 EAST ELEAVTION COLOUR
1/16" = 1'-0"

TERRACON

# TUXEDO BUSINESS CENTRE

TBC 1
15 LOWSON CRESCENT
WINNIPEG, MANITOBA

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

## GENERAL NOTES

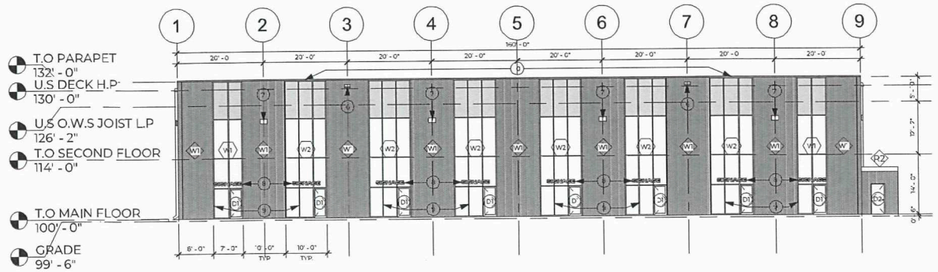
1. FINAL LOCATIONS AND QUALITY OF EXTERIOR EXIT PADS TO BE DETERMINED AND INSTALLED AT TIME OF TENANT FIT-UPS. DOORS WITHOUT PADS STAIRS TO BE LOCKED IN CLOSED POSITION. DOOR CLASSIFIES AS EXITS WILL HAVE BARRIER -FREE ACCESS.

2. REAR MAN DOORS TO BE SEALED OFF FOR BUILDING SHELL UNLESS DESIGNATED AS EXITS.

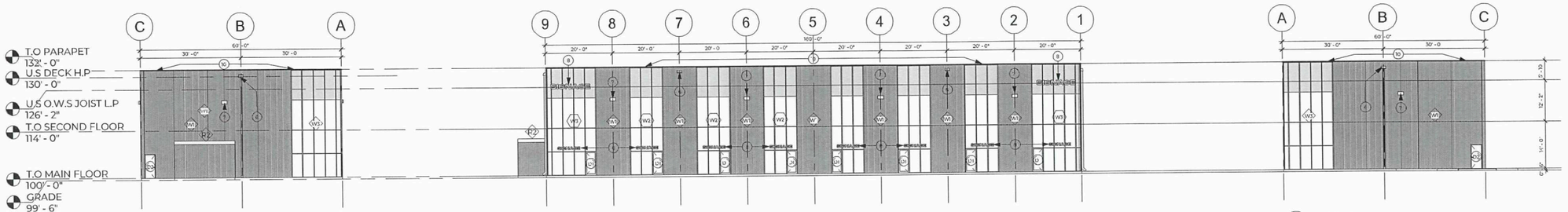
3. COORDINATE ELEVATION, SIZING AND LOCATION OF STRUCTURAL JOIST, BEAMS, COLUMNS AND ROOF DECKING WITH STRUCTURAL ENGINEER DWG.

## KEYNOTE LEGEND

5. SCUPPER W/ RAIN WATER LEADER TYP.
6. SCUPPER TYP.
7. EXTERIOR LIGHTING - ALIGN O.C OF PANEL OR JOINT. ALIGN TOP OF LIGHT TO BOTTOM OF SPANDREL SEE ELEC. DWG.
8. SIGNAGE (N.I.C.) C/W STANDOFFS AND RAIL MOUNTING SYSTEM. BASE BUILDING TO BE REINFORCED TO ALLOW FOR NON-ILLUMINATED CHANELIZED LETTERING. LOCATION AND QUANTITIES TO BE DETERMINED AT TIME OF TENANT FIT-UPS.
9. A.D.O (N.I.C), LOCATION AND QUANTITY TO BE DETERMINED AT TIME OF TENANT FIT-UPS
10. PRE-FINISHED METAL FLASHING - COLOR TBD.



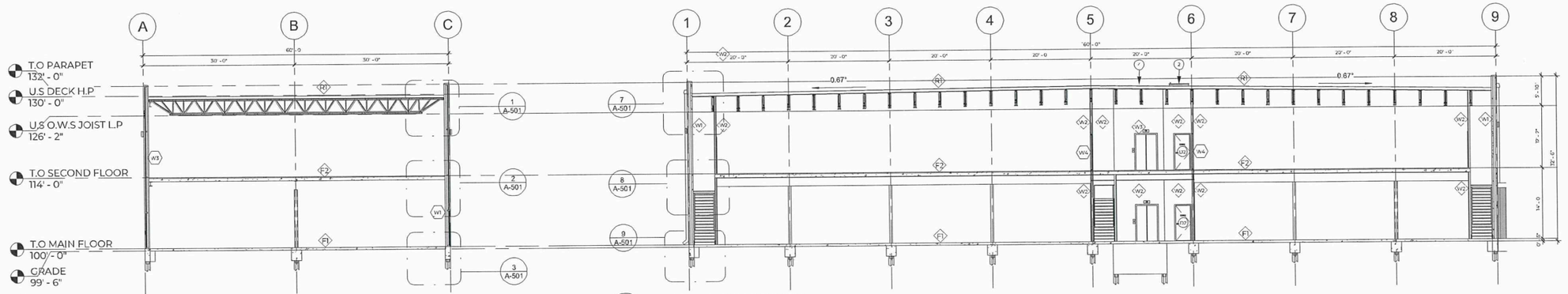

3 A-201 SOUTH ELEVATION 1/16" = 1'-0"




4 A-201 EAST ELEAVTION 1/16" = 1'-0"

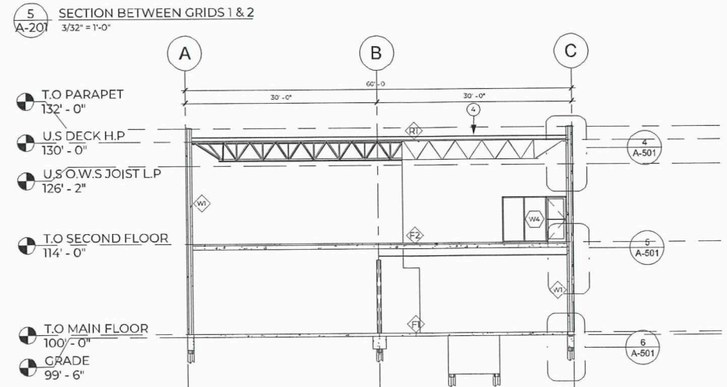
2 A-201 NORTH ELEVATION 1/16" = 1'-0"

1 A-201 WEST ELEVATION 1/16" = 1'-0"




5 A-201 SECTION BETWEEN GRIDS 1 & 2 3/32" = 1'-0"

6 A-201 SECTION BETWEEN GRIDS B &C 3/32" = 1'-0"




7 A-201 SECTION BETWEEN GRIDS 4 & 5 3/32" = 1'-0"

**SCHEDULE "A"** page 3 of 4
To Zoning Agreement 209/2011
By-Law No. 102/2011

| | | |
|---|---|---|
| ZONING OFFICER | | Aug 25 2026 |
| DISTRICT PLANNER | | Aug 26/26 |
| COMMUNITY CLERK | | Sept. 4/26 |
| APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT | | |

Winnipeg

**TERRACON**

1 TERRACON PLACE | WINNIPEG, MB | R8J 4B3

| NO. | DESCRIPTION | Y/M/D | BY |
|---|---|---|---|
| 02 | ISSUED 90% SET | 26-06-08 | MP |
| 01 | ISSUED FOR REVIEW | 26-04-01 | MP |

REVISIONS

OFFICE BUILDING

# TUXEDO BUSINESS CENTRE

TBC 1
25 LOWSON CRESCENT
WINNIPEG, MANITOBA

SHEET TITLE:
BUILDING ELEVATIONS & SECTIONS

OPERATOR: Author
CHECKED BY: Checker
DATE PLOTTED: 2026-06-26 4:03:31 PM
SCALE: As indicated

SHEET: A-201

Z:_1 Business Parks\4 Tuxedo Business Centre\3-Survey Professional Centre\02 DRAWINGS\01 REVIT\BUILDING1_2026_06_25.rvt

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

## GENERAL NOTES

1. ALL JUNIPERS 2 GAL, ALL SHRUBS 2 GAL
2. SOD : EXCAVATE 4" DEEP BY BASE BUILDING CONTRACTOR MIN. 4" COMPACTED 4 WAY MIX SOIL MINERAL SOD.
3. IRRIGATION:
SEPARATE ZONES FOR BEDS AND GRASS AREAS LINE SIZES TO ACCOMMODATE FUTURE AREAS
4. 11 "CUT BELOW GRADE BY BASE BUILDING CONTRACTOR
5. ALL BEDS RECEIVE 8" COMPACTED 4 WAY SOIL MIX
6. BUILDING MULCH: 3" THICK 3/4" GRAY GRANITE STONE OVER LANDSCAPE CLOTH
7. PICNIC MULCH: 5" OWNER SUPPLIED WOOD MULCH
8. SECURE 'T'-BARS TO TREE @ APPROX. 2/3 TOTAL TREE HEIGHT ABOVE FINISHED GRADE.
9. CONTRACTOR TO ENSURE 'T'-BARS DO NOT PENETRATE ROOTBALL.
10. ALL BEDS NOT DESIGNATED TO BE 3/4" GRANITE BOULDER RIPRAP C/W FABRIC CLOTH.

LOCATION LANDSCAPING MATRIX

1. Street Edge Landscaping:
   Along Kenaston BLVD - 11 trees, 50 shrubs
   Along Sterling Lyon- 17 tress, 40 shrubs
2. Building Foundation Landscaping: 32 shrubs (16 shrubs each on front and rear façade)
3. Parking Lot Interior Landscaping: 26 tress, 60 shrubs

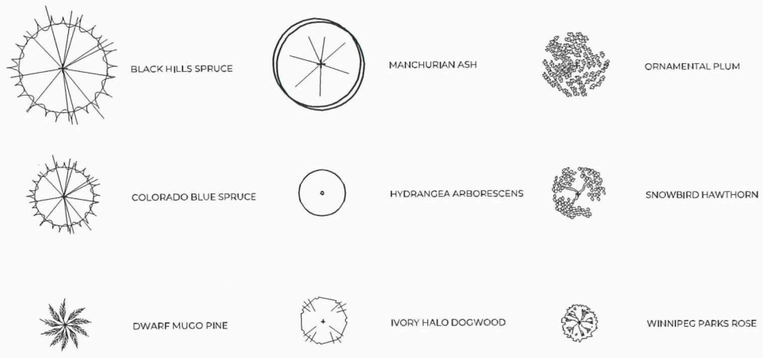



1 L-101 LANDSCAPE PLAN
3/64" = 1'-0"

## PLANTING SCHEDULE

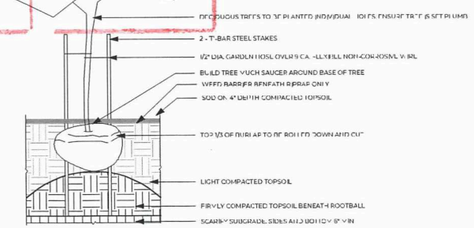
| TYPE | COUNT |
|---|---|
| BLACK HILLS SPRUCE | 21 |
| COLORADO BLUE SPRUCE | 14 |
| DWARF MUGO PINE | 41 |
| HYDRANGEA ARBORESCENS | 46 |
| IVORY HALO DOGWOOD | 49 |
| MANCHURIAN ASH | 8 |
| ORNAMENTAL PLUM | 7 |
| SNOWBIRD HAWTHORNE | 4 |
| WINNIPEG PARKS ROSE | 46 |

## LANDSCAPE LEGEND




SCHEDULE "A" page 4 of 4
To Zoning Agreement 209/2011
By-Law No. 102/2011
Winnipeg

| | | |
|---|---|---|
| ZONING OFFICER | [signature] | Aug 25, 2026 |
| DISTRICT PLANNER | [signature] | Aug 26/26 |
| COMMUNITY CLERK | [signature] | Sept 4/26 |
| APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT | | |




2 L-101 TREE PLANTING DETAIL TYP.
1/4" = 1'-0"

TERRACON
1 TERRACON PLACE | WINNIPEG, MB | R2J 4B3

| NO. | DESCRIPTION | Y/M/D | BY |
|---|---|---|---|
| 02 | ISSUED 90% SET | 26-06-08 | MP |

REVISIONS

SHELL BUILDING

TUXEDO BUSINESS CENTRE

TBC 1
15 LOWSON CRESCENT
WINNIPEG, MANITOBA

SHEET TITLE:
LANDSCAPE PLAN

OPERATOR: Author
CHECKED BY: Checker
DATE PLOTTED: 2026-07-29 4:41:01 PM
SCALE: As indicated
SHEET: L-101

\\FS3\Share\Terracon_1 Business Parks\4 Tuxedo Business Centre\3-Stoney Professional Centre\02 DRAWINGS\01 REVIT\BUILDING1_2026_06_25.rvt