

PLANTING SCHEDULE		
TYPE MARK	TYPE	COUNT
SH 01	42"Ø FLOWERING PLUM	17
SH 02	30"Ø THREELOBE SPIREA	9
T 01	JAPANESE TREE LILAC	4
T 02	BASSWOOD	2
T 03	AMUR MAPLE	3

- LANDSCAPING NOTES:
PLANT MATERIALS MUST COMPLY WITH THE FOLLOWING:
1. DECIDUOUS TRESS LOCATED WITHIN 5'-0" OF THE WALKWAY, PATH OR PATHWALK 2 1/2" CALIPER, AND OF SPECIES THAT NORMALLY HAVE LOWER BRANCHES ATLEAST 6'-0" ABOVE GRADE AT MATURITY.
 2. DECIDUOUS TREES NOT LOCATED WITH 5'-0" OF A WALKWAY, PATH OR PATHWALK 1 3/4" CALIPER.
 3. CONIFEROUS TREES 6'-0" HIGH AT TIME OF PLANTING.
 4. ALL SHRUBS 2 GALLON CONTAINER, AND OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN A HEIGHT OF NOT MORE THAN 30 INCHES.
 5. GROUNDCOVER, ANNUAL AND PERENNIALS NO MINIMUM SIZE.
 6. CONTRACTOR TO VERIFY QUANTITY LISTED IN PLANTING SCHEDULE.

1 Site Plan & Keynotes
A1.1 | A1.1 SCALE: 1"=10'-0" (1:120)

SCHEDULE "A"

page 1 of 6

To Zoning Agreement DAZ 204 / 2022

By-Law No. BIL 5 / 2023

ZONING OFFICER

DISTRICT PLANNER

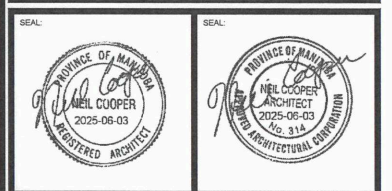
COMMUNITY CLERK

CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF WINNIPEG

Diana Lopez

6/6/2025

REV	DESCRIPTION	DATE	BY
05	ADDITIONAL TRAFFIC CONTROL	JUNE 3, 2025	DTA
04	IFC - ISSUED FOR DEVELOPMENT PERMIT	APRIL-08-25	DTA
03	FRONT ENTRY CLARIFICATION	MAR-04-25	DTA
02	DEVELOPMENT PERMIT APPLICATION	FEB-25-25	DTA
01	DEVELOPMENT PERMIT APPLICATION	2024-09-20	DTA



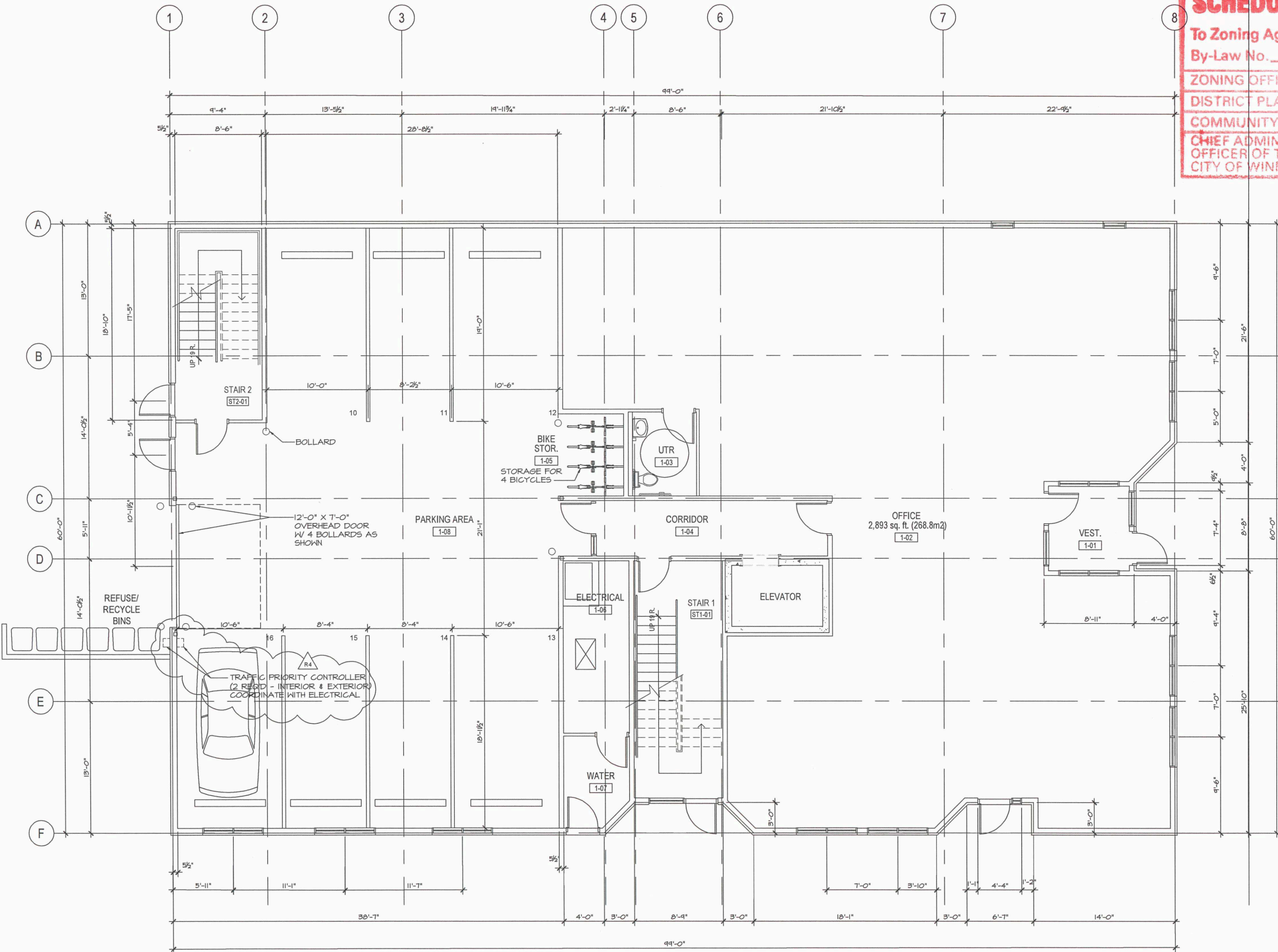
THIS DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY OR OMISSION TO NEIL COOPER ARCHITECT INC IMMEDIATELY.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NEIL COOPER ARCHITECT INC AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF NEIL COOPER ARCHITECT INC. IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECTURAL FIRM.

DRAWING:
Site Plan & Keynotes
PROJECT:
Apartment Block
661 Broadway Avenue
Winnipeg, MB.

Neil Cooper Architect Inc.
412-374 River Avenue, Winnipeg, Manitoba R3L 0E4

DRAWN BY: DTA		CHECKED BY: NC		SHEET NO:		REV NO:	
DATE FEB-25-25		A1.1		R5			
SCALE: AS NOTED							
FILE: 22005 \Cont Docs\Const Dwgs\Arch\A1.1							



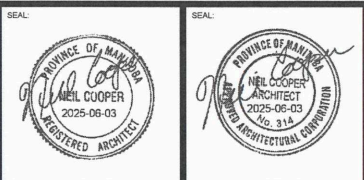


1 Main Floor Plan
A2.2 SCALE: 3/16" = 1'-0"

SCHEDULE "A" page <u>2</u> of <u>6</u>		
To Zoning Agreement <u>DA2 204/2022</u>		
By-Law No. <u>B/L 5/2023</u>		
ZONING OFFICER	<u>Diann Lopez</u>	<u>6/6/2025</u>
DISTRICT PLANNER		
COMMUNITY CLERK		
CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF WINNIPEG		



04	ADDITIONAL TRAFFIC CONTROL	JUNE 3, 2025	DTA
03	IFC ISSUED FOR DEVELOPMENT PERMIT	APRIL 08-25	DTA
02	DEVELOPMENT PERMIT APPLICATION	FEB-25-25	DTA
01	DEVELOPMENT PERMIT APPLICATION	2024-09-20	DTA
REV	DESCRIPTION	DATE	BY



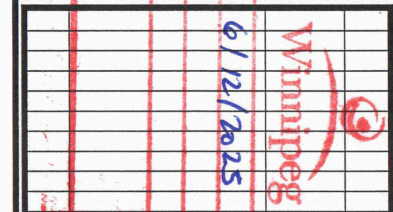
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DRAWING:	Main Floor Plan
PROJECT:	Apartment Block
	661 Broadway Avenue
	Winnipeg, MB.

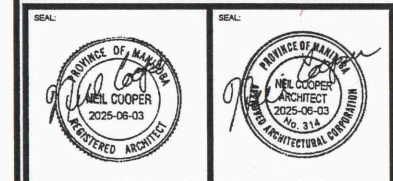
Neil Cooper Architect Inc.
412-374 River Avenue, Winnipeg, Manitoba R3L 0E4

DRAWN BY:	DTA	CHECKED BY:	NC	SHEET NO.:	A2.2	REV NO.:	R4
DATE:	FEB-25-25						
SCALE:	AS NOTED						
FILE:	22005 \Cont Docs\Const Dwgs\Arch\A2.2						





REV	DESCRIPTION	DATE	BY
04	ADDITIONAL TRAFFIC CONTROL	JUNE 3, 2025	DTA
03	IFC-ISSUED FOR DEVELOPMENT PERMIT	APRIL 08-25	DTA
02	DEVELOPMENT PERMIT APPLICATION	FEB-25-25	DTA
01	DEVELOPMENT PERMIT APPLICATION	2024-09-20	DTA

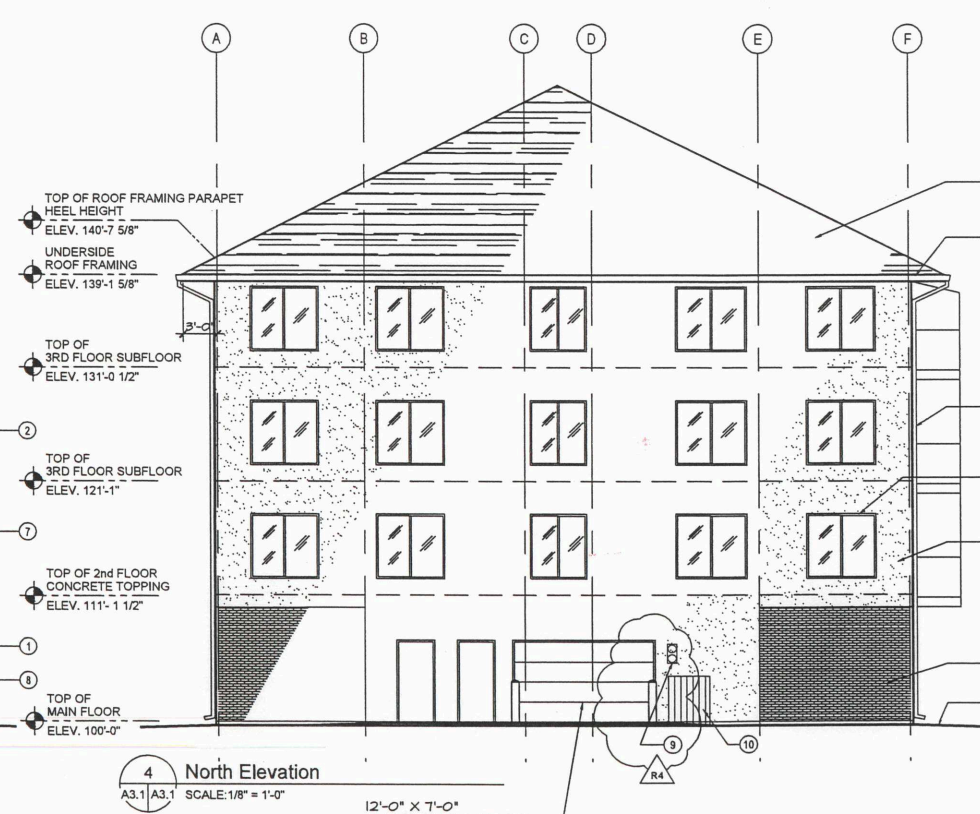
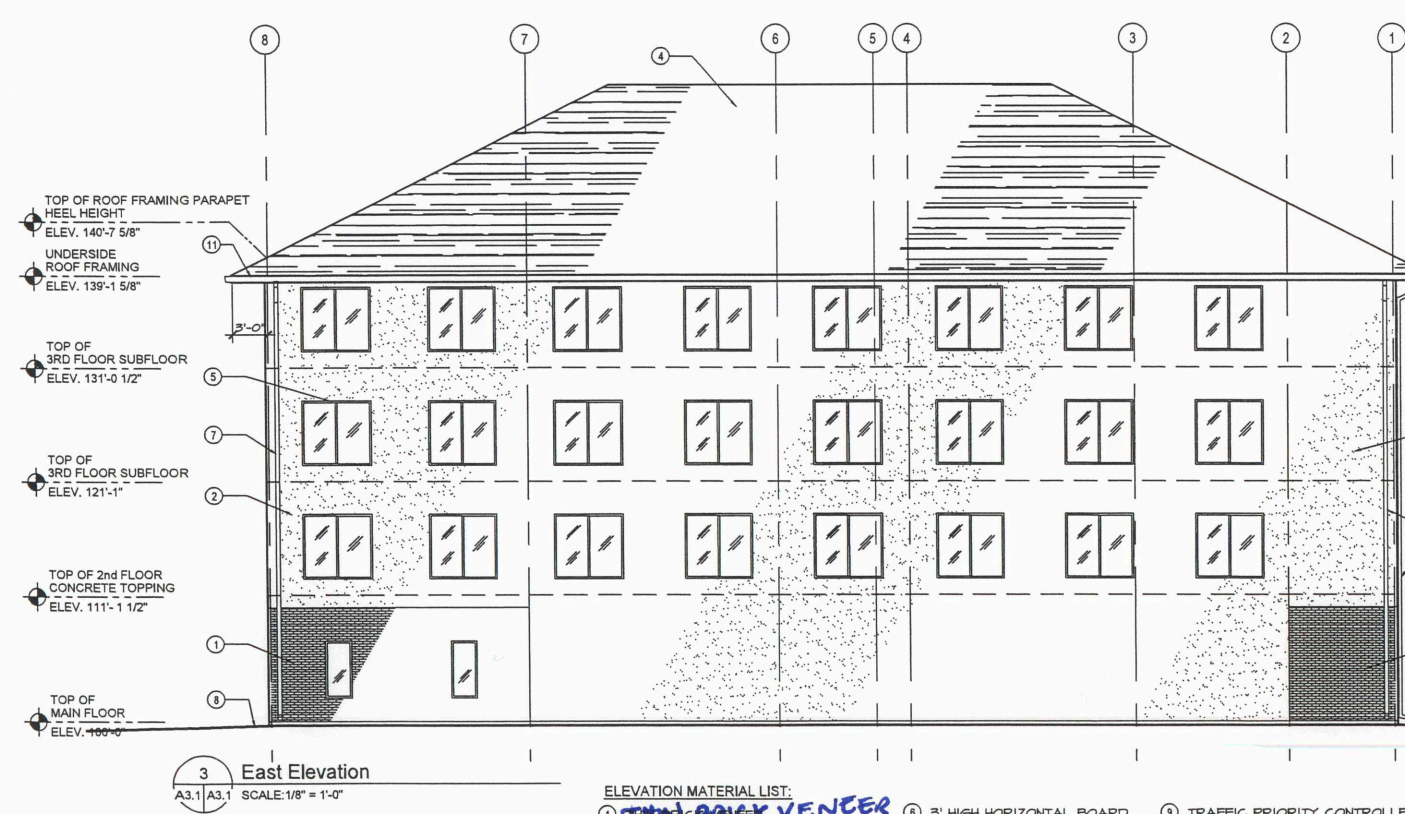
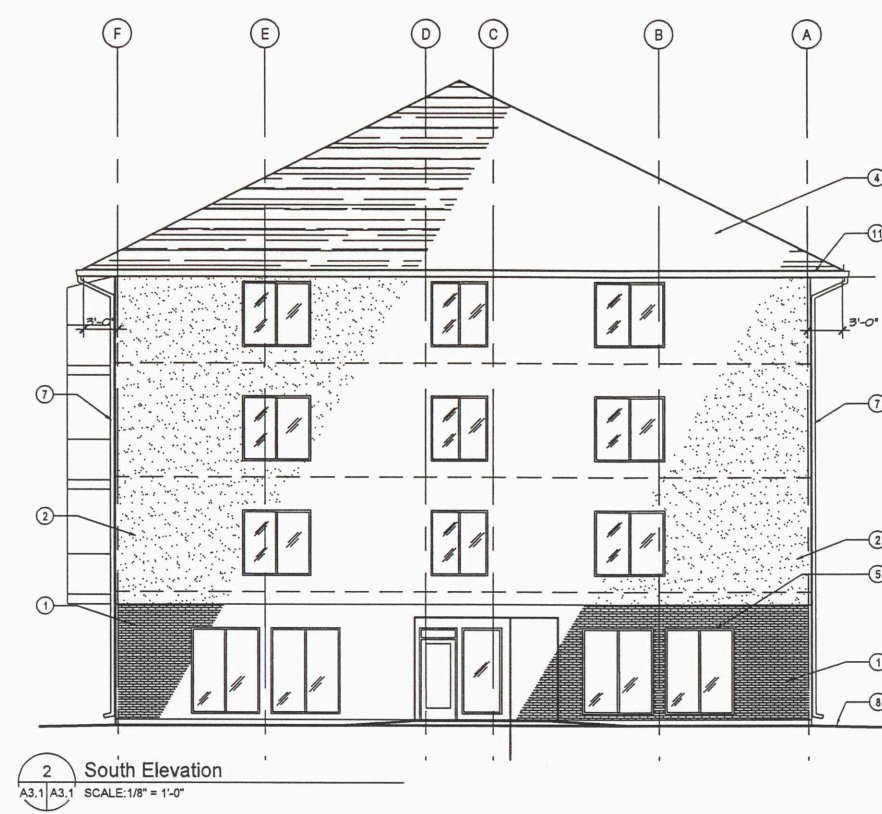
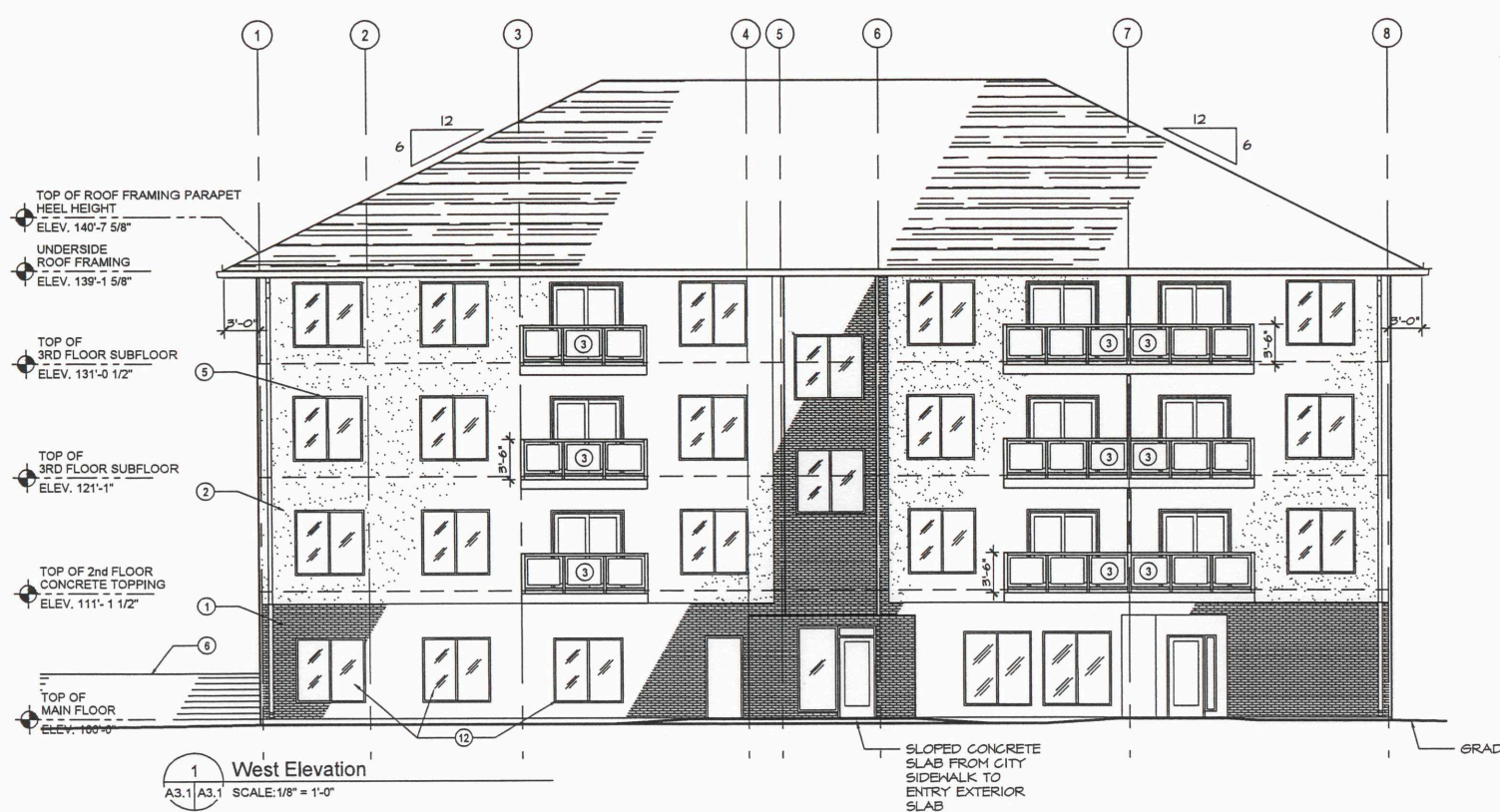


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Building Elevations & Keynotes
 PROJECT:
 Apartment Block
 661 Broadway Avenue
 Winnipeg, MB.

Neil Cooper Architect Inc.
 412-374 River Avenue, Winnipeg, Manitoba R3L 0E4

DRAWN BY: DTA	CHECKED BY: NC	SHEET NO: A3.1	REV NO: R4
DATE: FEB-25-25	SCALE: AS NOTED		
FILE: 22005 \Cont Docs\Const Dwgs\Arch\A3.1			



- ELEVATION MATERIAL LIST:**
- 1 THIN BRICK VENER HARDIE BOARDS
 - 2 BALCONIES WITH GLASS FRONT IN ALUM. FRAMES
 - 3 30 YEAR ASPHALT SHINGLES
 - 4 PRE-FINISHED METAL DRIP FLASHING ABOVE ALL DOOR & WINDOW OPENINGS AND CHANGE OF MATERIAL
 - 5 3' HIGH HORIZONTAL BOARD PRIVACY FENCE (REFER TO DRAWING A1.1)
 - 6 PRE-FIN. RAIL TO PRECAST CONC. SPLASHPAD BELOW (LOCATE AT ALL CORNERS AND DRAIN TO EAST & WEST SIDES OF PROPERTY)
 - 7 GRADE
 - 8 TRAFFIC PRIORITY CONTROLLER (2 REQ'D - INTERIOR & EXTERIOR) COORDINATE WITH ELECTRICAL
 - 9 REFUSE / RECYCLING ENCLOSURE
 - 10 PRE-FINISHED METAL EAVESTROUGH
 - 11 WINDOWS AT PARKING AREA TO HAVE TRANSLUCENT GLASS (WEST ELEVATION ONLY)

REFER TO
 RENDERING
 ELEVATION PLAN





SCHEDULE "A" page <u>4</u> of <u>6</u>		
To Zoning Agreement <u>DAZ 204/2022</u>		
By-Law No. <u>B/L 5/2023</u>		
ZONING OFFICER	<u>Diana Lopez</u>	<u>6/6/2025</u>
DISTRICT PLANNER		
COMMUNITY CLERK		
CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF WINNIPEG		



SCHEDULE "A" page <u>5</u> of <u>6</u>		
To Zoning Agreement <u>DAZ 204/2024</u>		
By-Law No. <u>B/L 5/2023</u>		
ZONING OFFICER	<u>Diana Lopez</u>	<u>6/6/2025</u>
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PREFAB GARBAGE ENCLOSURE

2'-5" W x 5'-0" L x 4'-0" H



SCHEDULE "A"		page <u>6</u> of <u>6</u>
To Zoning Agreement <u>042 204 / 2012</u>		
By-Law No. <u>81L 5/2013</u>		
ZONING OFFICER	<u>Diana Lopez</u>	<u>6/6/2015</u>
DISTRICT PLANNER		
COMMUNITY CLERK		
CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF WINNIPEG		

Winnipeg

