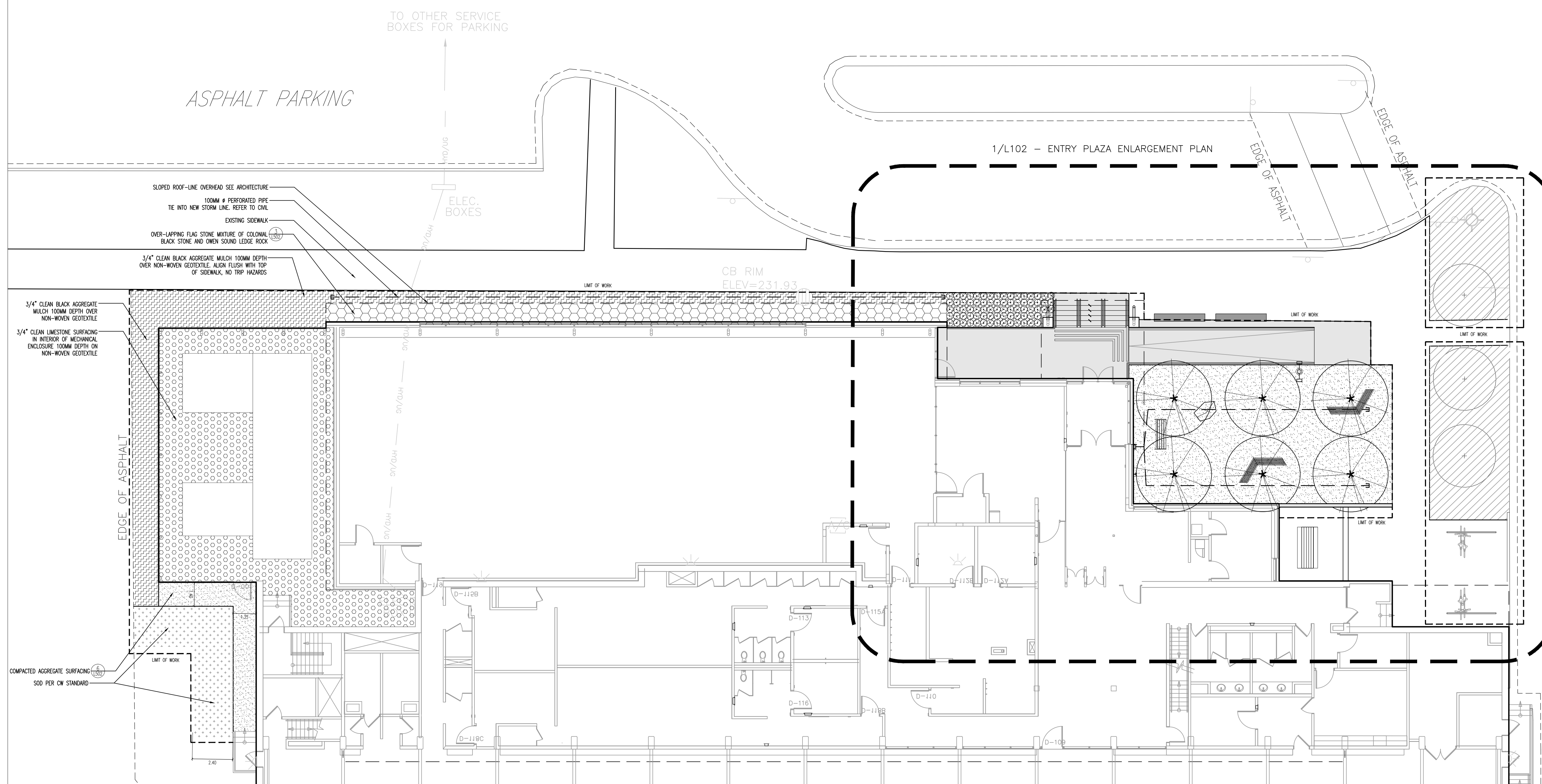


ASPHALT



NO. 51866

PLAN

Z.O.P.

- GENERAL LEGEND**
- EXISTING TREE TO BE PROTECTED DURING THE DURATION OF CONSTRUCTION. REFER TO CURRENT CITY OF WINNIPEG TREE PROTECTION GUIDELINES. EXCAVATE BY HAND WITHIN 3M OF EXISTING TREES. LICENSED ARBORIST TO ROOT PRUNE, AS REQUIRED BY CITY FORESTER
 - LIMIT OF WORK
 - C/P CONCRETE PAVEMENT FINISH: LIGHT BROOM FINISH COLOUR: NATURAL SAWCUT PATTERN AS SHOWN
 - MINERAL SOO CITY OF WINNIPEG CW 3510
 - MULCH SURFACE: NATURAL WOOD MULCH
 - OVER-LAPPING FLAG STONE OWEN SOUND LEDGEROCK / COLONIAL BLACK STONE 1/4" DOWN BLACK GRANITE INFILL
 - 1/4" DOWN COMPACTED BLACK GRANITE AGGREGATE SURFACING: 100MM DEPTH ON COMPACTED STRUCTURAL SOIL BASE
 - 3/4" CLEAN BLACK GRANITE MULCH 100MM DEPTH
 - 3/4" CLEAN LIMESTONE AGGREGATE SURFACING: 100MM DEPTH ON NON-WOVEN GEOTEXTILE

No.	DATE	REVISION / ISSUANCE
5	YY.MM.DD	-
4	YY.MM.DD	-
3	YY.MM.DD	-
2	YY.MM.DD	-
1	16.07.15	- ISSUED FOR CONSTRUCTION



Consultant

PLAIN PROJECTS LANDSCAPE ARCHITECTURE & ENVIRONMENTAL DESIGN

562 Academy Road / Winnipeg, MB / R3N 0E3
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Project		SEVEN OAKS POOL	
Sheet Title		SITE PLAN	
Project No.	645-2016	Sheet	L101
Date	JULY 2016		

- GENERAL PROJECT NOTES:**
- GENERAL**
- IF POWER EQUIPMENT IS TO BE USED FOR EXCAVATION ON THIS PROJECT THE CONTRACTOR MUST:
 - NOTIFY ALL UTILITIES OF THE PROPOSED LOCATION OF EXCAVATION
 - TAKE PRECAUTION TO AVOID DAMAGE TO ALL UTILITIES
 - CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION
 - CONTRACTOR TO CONFIRM ALL EXISTING CONDITIONS, DIMENSIONS AND MATERIALS ON SITE AND REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION
 - REFER ALSO TO ALL CITY OF WINNIPEG AND WRITTEN SPECIFICATIONS
- GRADING**
- ALL EXISTING TREES, SHRUBS, SIDEWALKS, CURBS, SOO, UTILITIES AND PAVING TO BE PROTECTED (UNLESS OTHERWISE NOTED) DURING CONSTRUCTION TO CITY OF WINNIPEG STANDARDS. CONTRACTOR TO MAKE GOOD ALL AREA DAMAGED DURING CONSTRUCTION BOTH ON AND OFF SITE TO CITY OF WINNIPEG STANDARDS AT THE CONTRACTOR'S COST.
 - EXISTING GRADE TO BE MAINTAINED AT ALL PROPERTY LINES AND CITY SIDEWALKS AND WITHIN 3M OF TREES.
 - ALL GRADING TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION.
 - EXACT LOCATION OF UNDERGROUND SERVICES SHOULD BE CHECKED WITH THE UTILITIES PRIOR TO CONSTRUCTION OR EXCAVATION.
 - EXISTING GRADES, BUILDING LOCATIONS AND LAYOUTS ARE GIVEN AS INFORMATION ONLY AND SHOULD BE VERIFIED ON SITE. REPORT ANY DISCREPANCIES TO C.A. PRIOR TO CONSTRUCTION.
 - ALL PROPOSED ELEVATIONS TO BE FINISHED ELEVATIONS
 - ENSURE POSITIVE DRAINAGE IN ALL AREAS TO CATCH BASINS AND CURB INLETS.
 - ELEVATIONS OF ALL EXISTING TREES AND UTILITIES TO REMAIN, UNLESS NOTED OTHERWISE.
- SLOPE TOLERANCE:**
- CONCRETE PAVING SLOPES: MAXIMUM 5%, MINIMUM 1%
 - MAXIMUM CROSS SLOPE 1.5%
 - SODDED AREA SLOPES: MAXIMUM 25%, MINIMUM 2%
 - ANY DEVIATION FROM THE ABOVE SLOPES TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION
- IF POWER EQUIPMENT IS TO BE USED FOR EXCAVATION ON THIS PROJECT THE CONTRACTOR MUST:
 - NOTIFY ALL UTILITIES OF THE PROPOSED LOCATION OF EXCAVATION.
 - TAKE PRECAUTION TO AVOID DAMAGE TO ALL UTILITIES.
 - REFER ALSO TO CITY OF WINNIPEG AND WRITTEN SPECIFICATIONS.

- MATERIALS AND PLANTING NOTES**
- CONTRACTOR TO ENSURE ALL STOCKPILES MATERIALS ARE CONTAINED WITHIN THE SECURITY FENCING AND CONSTRUCTION LIMIT NOTES AND REVIEWED WITH CONTRACT ADMINISTRATOR.
 - ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE CITY OF WINNIPEG SPECIFICATIONS UNLESS OTHERWISE NOTED.
 - EARTHWORK AND GRADING/BERM CONSTRUCTION
 - CW 3110 SUBGRADE, SUB-BASE AND BASE COURSE CONSTRUCTION
 - CW 3170 EARTHWORK AND GRADING
 - TOPSOIL AND SOO
 - CW 3540 TOPSOIL, AND FINISH GRADING ESTABLISHMENT OF TURF AREAS
 - CW 3510 SODDING
 - EXISTING GRADE TO BE MAINTAINED AT ALL PROPERTY LINES AND CITY SIDEWALKS AND WITHIN 1.5M OF TREES, ENSURING POSITIVE DRAINAGE IN ALL AREAS
 - CONTRACTOR TO ABIDE BY GOOD PLANTING PRACTICE. CONTRACT ADMINISTRATOR HAS THE RIGHT TO REJECT ANY TREE SPECIMEN DEEMED UNACCEPTABLE (SIZE, FORM, ETC.)
 - TREE MAINTENANCE PERIOD - ONE YEAR FROM SUBSTANTIAL PERFORMANCE, MUST INCLUDE ONE FULL GROWING SEASON. TREE WARRANTY PERIOD - TWO YEARS FROM TOTAL PERFORMANCE.
 - PLANTING SOIL SHALL CONSIST OF BLACK TOP SOIL - A FERTILE FRABLE NATURAL LOAM CONTAINING BY VOLUME NOT LESS THAN 4% AND NO MORE THAN 25% OF ORGANIC MATTER FOR CLAY LOAMS, AND NOT LESS THAN 2% AND NO MORE THAN 25% FOR SANDY LOAMS, WITH AN ACIDITY VALUE RANGING FROM PH 6.0 TO 8.0 AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. TOPSOIL IS TO BE FREE OF ANY MIXTURE OF SUBSOIL, CLAY LUMPS AND FREE OF STONES AND OTHER EXTRANEIOUS MATTER. IT IS NOT TO CONTAIN COUCH OR CRAB GRASS RHIZOMES.
 - MULCH SHALL BE LOCALLY AVAILABLE CLEAN BARK OR WOOD CHIP MULCH FREE OF LEAVES, BRANCHES AND OTHER EXTRANEIOUS MATTER. IT IS NOT TO CONTAIN COUCH OR CRAB GRASS RHIZOMES. THE RECOMMENDED MULCH SHALL CONSIST OF CHIPS NOT LESS THAN 15MM NOT LARGER THAN 75MM IN SIZE AND NOT MORE THAN 20MM THICK. MULCH OF WILLOW OR POPLAR SHALL NOT BE USED. ORANGE OR GOLD COLOURED MULCH SHALL NOT BE USED. MULCH SHALL BE SPREAD TO A CONSISTENT DEPTH (100MM) OVER ENTIRE PLANTING BED AREA.
 - ALL TREES TO BE PLANTED IN ACCORDANCE WITH CITY OF WINNIPEG DRAWINGS AND STANDARD GUIDELINES. REFER TO COW 503-515 - STANDARD DETAIL FOR TREE PLANTING.
 - UPON EXCAVATION OF THE PLANTING BED, THE EXCAVATION SHALL BE BACKFILLED WITH A TOPSOIL MIXTURE TO A DEPTH TO PERMIT ADEQUATE INSTALLATION AND STABILIZATION OF THE PLANT MATERIAL. TOPSOIL SHALL BE PLACED IN ACCORDANCE WITH CITY OF WINNIPEG STANDARD CONSTRUCTION SPECIFICATION CW 3540-RS TO A 300MM DEPTH.
 - CONTRACTOR SHALL CO-ORDINATE SITE EXCAVATION WORKS WITH CONTRACT ADMINISTRATOR TO ENSURE MINIMAL ADDITIONAL EXCAVATION FOR SHRUB BEDS. ALL REMAINING AREAS TO BE EXCAVATED SHALL BE TO THE SHAPE SHOWN ON THE DRAWINGS. BEDS SHALL BE EXCAVATED TO THE FINISHED DEPTH (INCLUDING MULCH) SHOWN ON DRAWINGS.
 - EXCAVATION SHALL BE FILLED WITH SOIL MIXTURE. AFTER FILLING, EXCAVATION OF TOP OF BED SHALL BE LEVEL WITH SURROUNDING GRADE. SOIL SHOULD BE FIRMLY COMPACTED AND INDICATED SOIL DEPTHS SHALL BE DEPTHS AFTER LIGHT COMPACTION.
 - ALL AREAS AND LOCATIONS PROVIDED FOR PLANTING SHALL BE STAKED ACCORDING TO LAYOUT SHOWN ON THE DRAWINGS. EXCAVATION SHALL NOT PROCEED UNTIL THE LAYOUT HAS BEEN INSPECTED AND APPROVED BY THE CONTRACT ADMINISTRATOR. EXCAVATION SHALL NOT BE UNDERTAKEN UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED AND PROTECTED.
 - CONTRACTOR SHALL CO-ORDINATE EXCAVATION / FILL WORKS FOR TREE WELLS TO ENSURE MINIMAL ADDITIONAL EXCAVATION FOR TREE PITS REQUIRED BY CITY. TREE WELLS SHALL BE EXCAVATED TO THE FINISHED DEPTHS AND WIDTHS AS SHOWN ON DRAWINGS.
 - SUB-GRADE SHALL BE SCARIFIED TO THE DEPTH SPECIFIED ON THE DRAWINGS.

- LAYOUT NOTES**
- ALL EXISTING STRUCTURES, TREES, SHRUBS, SIDEWALKS, CURBS, SOO, UTILITIES AND PAVING TO BE PROTECTED (UNLESS OTHERWISE NOTED) DURING CONSTRUCTION TO CITY OF WINNIPEG STANDARDS. CONTRACTOR TO MAKE GOOD ALL DAMAGED AREA DURING CONSTRUCTION BOTH ON AND OFF SITE TO CITY OF WINNIPEG STANDARDS AT THE CONTRACTORS COST.
 - CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.
 - CONTRACTOR TO CONFIRM ALL EXISTING GRADES, LAYOUT, DIMENSIONS, AND MATERIALS ON SITE AND REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
 - ALL LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO BE TAKEN FROM FINISHED FACE OF BUILDING.
 - TREE LAYOUT TO STAKED AS SHOWN AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - CONTRACTOR TO LAYOUT SAWCUT JOINTS WITH CHALKLINES FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

NOTE: MATCH EXISTING ELEVATIONS AT LIMIT OF WORK LINE, TYP. UNLESS SPECIFIED OTHERWISE. MAINTAIN MIN. 2% SLOPE AWAY FROM THE BUILDING AT ALL BUILDING FACES

