# **GENERAL SITE DEVELOPMENT NOTES:**

1. The primary site to be redeveloped is defined by the existing chainlink fence encompasing the existing service yard. Exceptions as noted. 2. Refer to Specifications for detailed material and methods descriptions. Where there is an inconsistency between the specifications, the drawings and/or the Geotechnical Report, the more onerous shall apply. 3. Use of land within the native forest is prohibited. Where work is required within the native forest, the use of motorized vehicles is prohibited. 4. Ensure adjacent surfaces meet flush and true without breaks, ridges or tripping hazards.

# 5. Install paving prior to soft landscape.

## **PAVING & SUBGRADE NOTES:**

1. Refer to civil for grading information. Refer to Geotechnical Report for pavement area requirements. 2. Refer to Site Plan for extent of paving and exterior slabs. B. Submit compaction testing reports for review, for each layer specified as to its SPD. 4. Slope all sub-grade to drain.

asphalt paving (standard duty: parking stalls)

 2" asphalt • 6" granular base: 3/4" down crushed limestone (compacted to 100% SPD) • 6" granular sub-base: 2" down crushed limestone (6" lifts, compacted to 98% SPD) In-situ consolidated subgrade compacted to 95% SPD

asphalt paving (heavy duty: approaches, driveway and aisle)

3" asphalt

• 6" granular base: 3/4" down crushed limestone (compacted to 100% SPD) • 12" granular sub-base: 2" down crushed limestone (6" lifts, compacted to 98% SPD) In-situ consolidated subgrade compacted to 95% SPD

### concrete slab on grade (sidewalks, typical) 4" reinforced concrete slab, see struct.

• 6" granular base: 3/4" down crushed limestone (compacted to 100% SPD) In-situ consolidated subgrade compacted to 95% SPD

#### concrete structural slab (sidewalks, where noted) Reinforced concrete slab, see struct.

• 6" granular base: 3/4" down crushed limestone (compacted to 100% SPD) In-situ consolidated subgrade compacted to 95% SPD

# granular paving (north sideyard) 2" granular finish layer: 3/4" clean crushed limestone

• 6" granular base: 3/4" down crushed limestone (compacted to 100% SPD) Geotextile fabric In-situ consolidated subgrade compacted to 95% SPD

SOFT LANDSCAPE NOTES: 1. Confirm the location of all underground services prior to commencement of the work. The contractor will be reponsible for repairing all damage to undergrounds as a result of his work.

## 2. The 2-year maintenance will begin once all plant material has been installed and accepted.

3. The 1-year warranty will commence at the date of substantial performance. All plants found to be dead or unhealthy due to plant stock

quality, excluding acts of vandalism or damage beyond the contractor's control, shall be replaced and warrantied for an additional year.

4. Sub-grades shall consolidated and compacted to 95% SPD and scarified to a 6" depth prior to installing topsoil and other base material.

5. Shrubs and grasses shall be installed in min. 12" firmly packed topsoil bed, 4-way mix. Provide 2"D cedar mulch over entire bed unless noted

otherwise. See detail 8/a002. Adjacent to the building, provide 3"D clean riverwash 1 1/2" stone over beds.

6. All plants shall be well formed and bushy. Quantities shall be as indicated on plans, with layouts as provided by the architect prioir to commencement of the work.

# 7. Provide staked edging to separate sod, planting beds & granular toppings sod (west lawn and patching)

Class 1 or 2 as per City of Winnipeg specifications.

• Min. 6" topsoil, 4-way mix. In-situ consolidated subgrade compacted to 95% SPD

Karl Foerster Reed Grass (Calamagrostis acutiflora 'Karl Foerster') • 1 gal. pot, 2yr plants from division, min. 6" height;

Moor Grass (Molinia caerulea) 1 gal. pot, 2yr plants from division, min. 6" height;

Prince of Wales Juniper (Juniperus horizontalis)

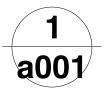
• 2 gal. pot, 15"-18" height, min. 5 major basal branches; Calgary Carpet Juniper (Juniperus sabina)

• 2 gal. pot, 15"-18" height, min. 5 major basal branches;

Ivory Halo Dogwood (Cornus alba) • 5 gal. pot, min.24" height, min. 5 major basal branches;

Windsor Park Golf Course



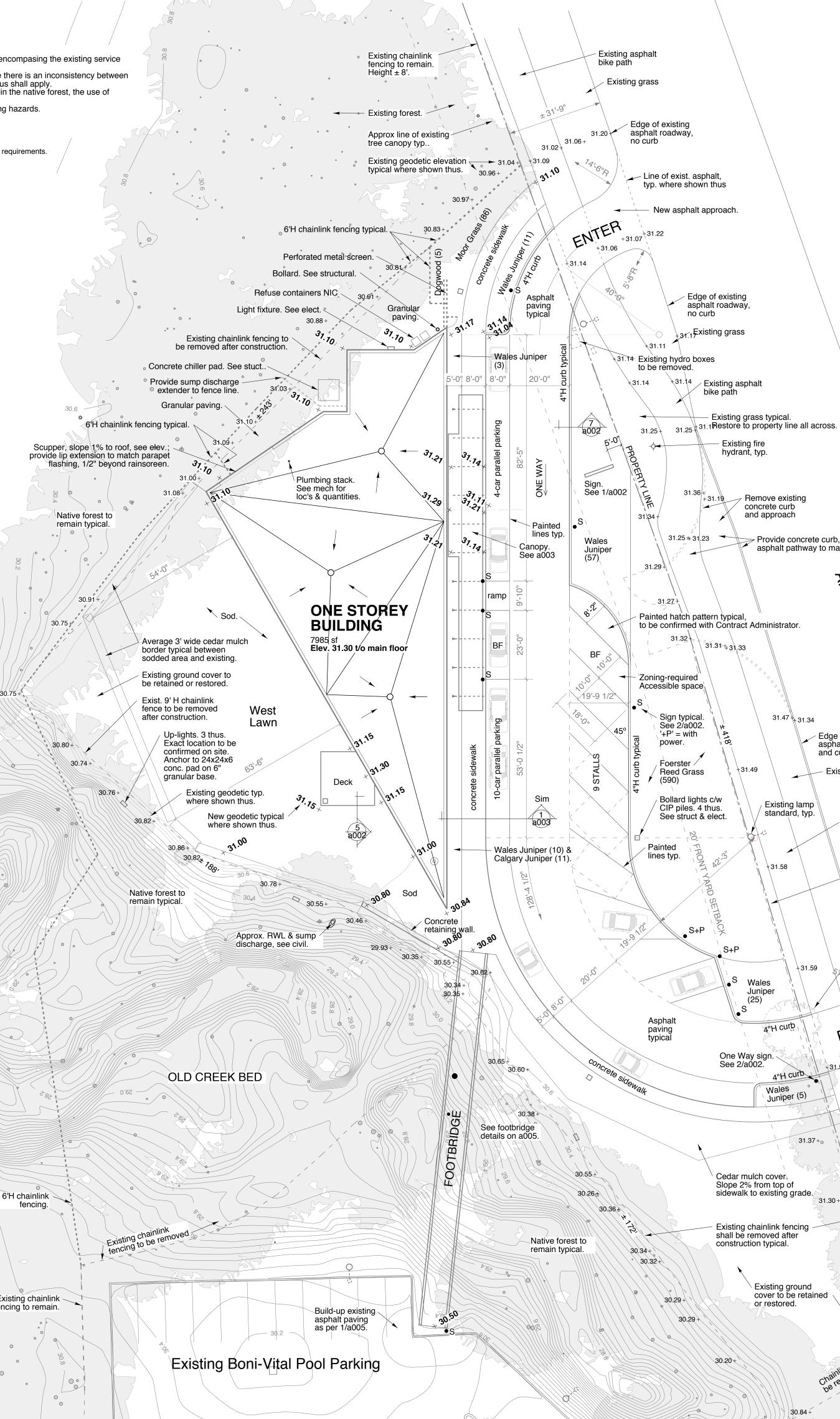


**site plan** 1"= 20'

Existing chainlink ~ fencing to remain.

fencing.

30 75 +

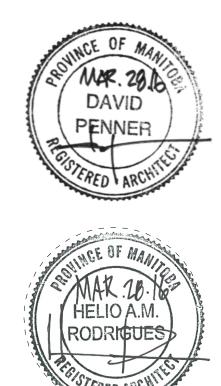


## ZONING SUMMARY 1201 Archibald Street

1 storey building, new construction	n
Zanina DD0	

<b>J</b> ,	
Zoning: PR2 Parks & Recreation - Act • Legal Description: • Reference: • Previous Use: • Proposed Use: • Existing floor area: • New floor area:	ive Neighbourhood/Commun Block 318, Plan 433 WLTO Wpg Zoning Bylaw 200/2006 Municipal maintenance yard Public Library 0 sq m 742 sq m
<ul> <li>Parking and Loading         <ul> <li>Parking stalls:</li></ul></li></ul>	8 spaces 23 spaces Asphalt paving 0 space 0 space 1 space 10 spaces
Approvals	N/A
Site Coverage • Total main floor area: • Lot area: • Max. coverage allowed: • Lot coverage provided:	742 sq m ±455K sq m N/A 0.02%
<ul> <li>Floor Area Ratio</li> <li>Total floor area:</li> <li>Max. floor area ratio:</li> <li>Floor area ratio:</li> </ul>	742 sq m N/A 0.0002
<ul><li>Building Height</li><li>Maximum:</li><li>Provided:</li></ul>	N/A 4.94 m
<ul> <li>Yard Setbacks</li> <li>Front Required Provided</li> <li>Rear Required Provided</li> <li>Sides Required Provided</li> <li>Encroachments</li> </ul>	6.0 m 12.7 m 7.6 m >7.6 m 3.0 m >3.0 m No

St. Boniface Cemetery PROPERTY LINE . \_ \_ \_ - - -. \_ \_ \_ Windsor Park Golf Course . - - -Windsor Park / Library Bonivital Pool Windsor Park Nordic Centre 🔎 ́N`∖` Comanche Rd. **location plan** 2 **a001** 1 : 10000



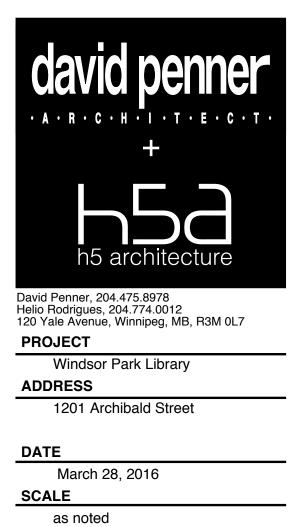
Issued for Construction: March 28, 2016 NOTES:

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CITY OF WINNIPEG - PLANNING, PROPERTY & DEVELOPMENT DEPARTMENT MUNICIPAL ACCOMMODATIONS DIVISION 3rd FLOOR - 65 GARRY ST., WPG, R3C 4K4



site plan **a.001** 



Provide concrete curb, grass and asphalt pathway to match existing.



asphalt roadway and curb

Existing grass

Existing asphalt bike pathway

> Existing service yard chainlink fencing shall be removed in its entirety except as noted.

> > angle One existing tree shall be  $^{
> > m V}$ removed in its entirety.

> > > Line of exist. asphalt, typ. where shown thus

EXIT **31**.44<sup>+</sup>31.28 31.53

31.30+0-

31.23+0

New asphalt approach.

+31.25 31.39 31.43+ +31.49

+31.43

Existing trees to remain typical. Provide protection: 4'H orange plastic web snow fencing on 2x4 frame or as directed by the Contract Administrator. Fencing shall be min. 8' clear of tree trunks.

31.28+31.18 31.29+

31.37 🕀 31.21

+31.32

Chainink to Chainink to be resp. 15 + 46' 31.24+ 31.30₩31.16