LEGEND

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- EXISTING OVERHEAD HYDRO LINE
- EXISTING SANITARY LINE
- EXISTING STORMWATER LINE
- REMOVALS FOR CONCRETE PAVING
- REMOVALS FOR STABILIZED AGGREGATE PAVING
- REMOVALS FOR STABILIZED AGGREGATE PAVING AND STRUCTURAL SOIL
- REMOVALS FOR CUSTOM METAL PLANTER
- REMOVALS FOR SHRUB PLANTING BED
- REMOVALS FOR RAIN GARDEN PLANTING BED
- REMOVALS FOR DECIDUOUS TREE PLANTING
- REMOVAL OF EXISTING PEA GRAVEL
- REMOVALS FOR STORY MARKER CONCRETE PILE AND PILE CAP FOUNDATION
- REMOVALS FOR LIMESTONE BLOCKS
- EXISTING TREE TO REMAIN AND BE PROTECTED WITH TREE PROTECTION FENCE PER DETAIL
- EXISTING TREE TO BE REMOVED

SITE PREPARATION NOTES

1. INVESTIGATE AND DETERMINE LOCATION OF STAGING AREA(S) PRIOR TO CONSTRUCTION. NO STAGING AND/OR STOCKPILES WILL BE ALLOWED ON LOCAL ROADS.
2. THE CONTRACTOR MUST MAKE CAREFUL EXAMINATION OF EXISTING SITE CONDITIONS AND ADVISE THE CONTRACT ADMINISTRATOR OF UNSATISFACTORY SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION WILL MEAN THAT THE CONTRACTOR HAS ACCEPTED THE SITE AND NO ALLOWANCE WILL BE MADE LATER FOR ANY EXPENSES INCURRED DUE TO FAILURE TO NOTE UNSATISFACTORY SITE CONDITIONS.
3. FULLY ENCLOSE THE CONSTRUCTION AREA AS PER AREA OF WORK NOTED ON DRAWINGS. SITE FENCING TO HAVE DRIVEN POSTS OR BOLTED DOWN TO ENSURE THE SITE IS SECURE THROUGHOUT DURATION OF CONSTRUCTION. TOOLS, EQUIPMENT AND MATERIALS TO BE REMOVED FROM SITE OR STORED IN A SECURE AREA DURING EVENINGS AND WEEKENDS OR WHEN THE CONTRACTOR IS NOT WORKING ON SITE.
4. NOTED TREE PROTECTION ZONES (TPZ) ARE APPROXIMATE, TREE PROTECTION ZONES TO BE CONFIRMED ON SITE WITH CONSULTANT PRIOR TO INSTALLATION. ANY APPROVED EXCAVATION, DEMOLITION, OR EXTRACTION OF MATERIAL SHALL BE PERFORMED WITH EQUIPMENT THAT IS PLACED OUTSIDE THE TREE PROTECTION ZONE. HAND DIGGING IS A PERMITTED METHOD FOR EXCAVATION WITHIN THE TREE PROTECTION ZONE.
5. ACTIVITIES ARE TO BE CONTROLLED TO PREVENT ANY PETROLEUM PRODUCTS, DEBRIS, OR OTHER DELETERIOUS SUBSTANCES FROM ENTERING SEWERS AND WATERWAYS.
6. ITEMS TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE UNLESS INDICATED OTHERWISE.
7. MAKE GOOD ALL DAMAGE RESULTING FROM WORK CARRIED OUT UNDER THIS CONTRACT AT NO ADDITIONAL COST TO THE CLIENT.
8. ALL EXCAVATION WORK TO CONSIDER EXISTING TREE ROOTS. IF SIGNIFICANT TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION (50mm IN DIAMETER OR GREATER), NOTIFY CONSULTANT.

GENERAL NOTES

1. A PORTION OF THE SITE FEATURES HAVE BEEN LOCATED FROM A SURVEY DONE BY STEVENS SURVEYS PREPARED IN APRIL 2023. THESE HAVE BEEN SHOWN FOR DIAGRAMMATIC PURPOSES ONLY AND ARE APPROXIMATE IN LOCATION. EXACT LOCATIONS OF ALL UTILITIES TO BE VERIFIED AND CONFIRMED BY CONTRACTOR ON SITE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE IDENTIFIED AND MARKED PRIOR TO ANY EXCAVATION ACTIVITIES.
3. CONTRACTOR TO REPAIR ANY DAMAGE TO UNDERGROUND LINES CAUSED BY CONSTRUCTION ACTIVITY INCLUDING BUT NOT LIMITED TO IRRIGATION & UTILITIES.
4. CONTRACTOR TO PROTECT ALL EXISTING ITEMS AND ENSURE THEY REMAIN AS PER SPECIFICATIONS AND AS NOTED ON DRAWINGS. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO SATISFACTION OF CONTRACT ADMINISTRATOR AT THE CONTRACTORS OWN COST.
5. ALL DISTURBED AREAS OUTSIDE THE CONSTRUCTION LIMIT AND PROPERTY LINE (INCLUDING LAYDOWN AREA) ARE TO BE RESTORED TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
6. REPORT ANY DISCREPANCIES WITH THE DRAWINGS AND UNEXPECTED CONDITIONS TO THE CONTRACT ADMINISTRATOR.

DRAWING ISSUE RECORD

NO.	YY-MM-DD	DRAWING ISSUE RECORD
R0	07-20-23	ISSUED FOR CONSTRUCTION

PROJECT

MAIN & HENRY COMMUNITY CORNER - 715 MAIN STREET

CLIENT

CITY OF WINNIPEG

BrookMcIlroy
ARCHITECTURE - LANDSCAPE ARCHITECTURE - URBAN DESIGN - PLANNING
UNIT 1, 91 ALBERT STREET
WINNIPEG, MB R3B 1G5
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SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO.	BID OPPORTUNITY NO.
21-013.01	581-2023

DESIGNED: TUI / SM
DRAWN: TUI / SM
DATE: 2023-07-18
SCALE: 1:100
SHEET NO.: L100