LAYOUT NOTES

1. ENSURE THE LOCATION OF ALL EXISTING SERVICES BOTH OLD AND RECENTLY INSTALLED ARE CLEARLY LOCATED ON SITE WITH THE CIVIL ENGINEER PRIOR TO SITE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE CAUSED TO SERVICES DURING LANDSCAPE CONSTRUCTION.
2. USE THE EXISTING BUILDING AS PRIMARY REFERENCE FOR SITE LAYOUT.
3. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
4. STAKEOUT DESIGN AND CONFIRM LAYOUT WITH LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLING HARD SURFACES.
5. RADIUS IS INSIDE OF CURB UNLESS OTHERWISE SPECIFIED.
6. REPORT ANY ON SITE DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. SEE DWG L102, L103 FOR MATERIALS AND L104 FOR PLANTING.

LEGEND

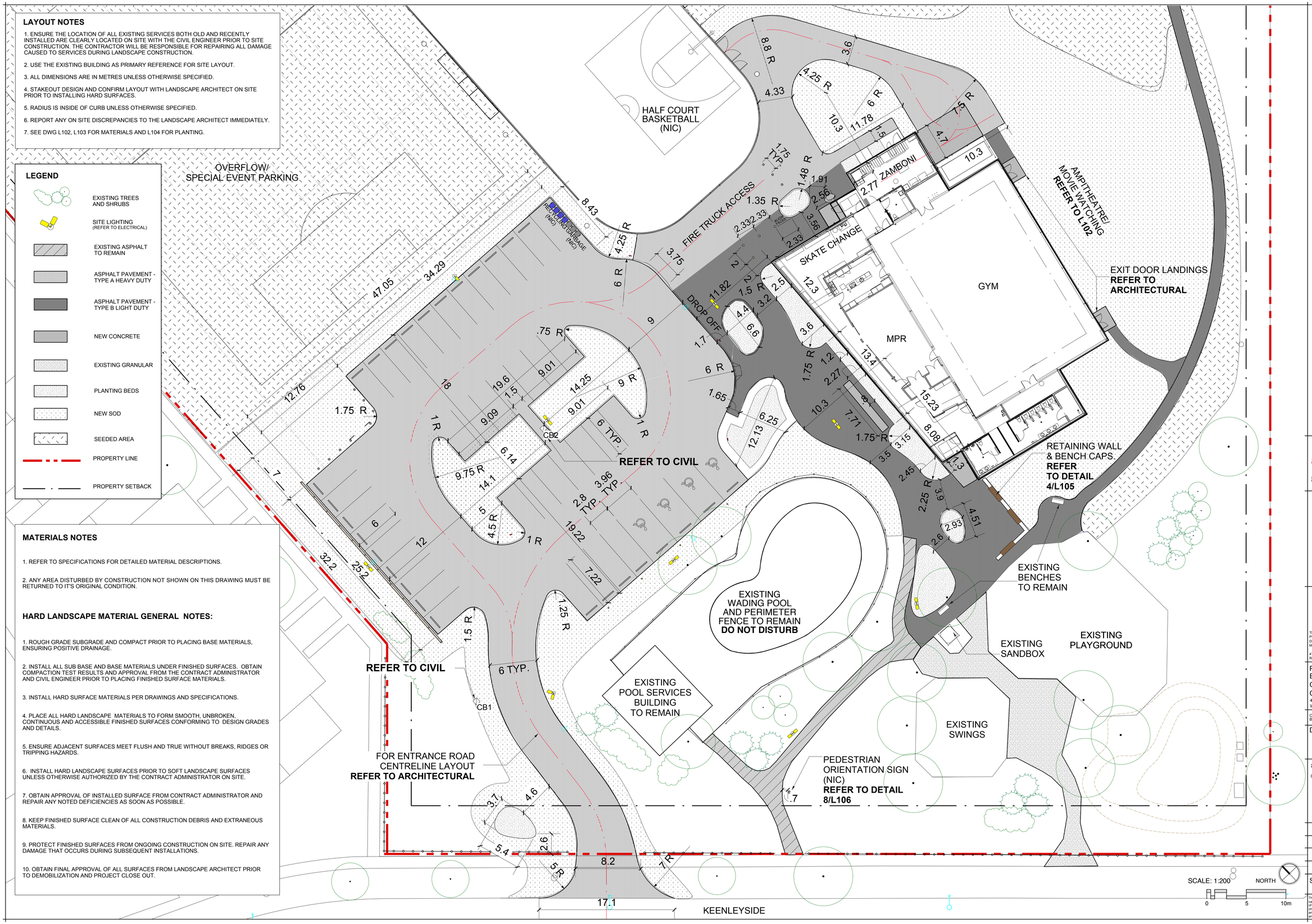
- EXISTING TREES AND SHRUBS
- SITE LIGHTING (REFER TO ELECTRICAL)
- EXISTING ASPHALT TO REMAIN
- ASPHALT PAVEMENT - TYPE A HEAVY DUTY
- ASPHALT PAVEMENT - TYPE B LIGHT DUTY
- NEW CONCRETE
- EXISTING GRANULAR
- PLANTING BEDS
- NEW SOD
- SEEDED AREA
- PROPERTY LINE
- PROPERTY SETBACK

MATERIALS NOTES

1. REFER TO SPECIFICATIONS FOR DETAILED MATERIAL DESCRIPTIONS.
2. ANY AREA DISTURBED BY CONSTRUCTION NOT SHOWN ON THIS DRAWING MUST BE RETURNED TO IT'S ORIGINAL CONDITION.

HARD LANDSCAPE MATERIAL GENERAL NOTES:

1. ROUGH GRADE SUBGRADE AND COMPACT PRIOR TO PLACING BASE MATERIALS, ENSURING POSITIVE DRAINAGE.
2. INSTALL ALL SUB BASE AND BASE MATERIALS UNDER FINISHED SURFACES. OBTAIN COMPACTION TEST RESULTS AND APPROVAL FROM THE CONTRACT ADMINISTRATOR AND CIVIL ENGINEER PRIOR TO PLACING FINISHED SURFACE MATERIALS.
3. INSTALL HARD SURFACE MATERIALS PER DRAWINGS AND SPECIFICATIONS.
4. PLACE ALL HARD LANDSCAPE MATERIALS TO FORM SMOOTH, UNBROKEN, CONTINUOUS AND ACCESSIBLE FINISHED SURFACES CONFORMING TO DESIGN GRADES AND DETAILS.
5. ENSURE ADJACENT SURFACES MEET FLUSH AND TRUE WITHOUT BREAKS, RIDGES OR TRIPPING HAZARDS.
6. INSTALL HARD LANDSCAPE SURFACES PRIOR TO SOFT LANDSCAPE SURFACES UNLESS OTHERWISE AUTHORIZED BY THE CONTRACT ADMINISTRATOR ON SITE.
7. OBTAIN APPROVAL OF INSTALLED SURFACE FROM CONTRACT ADMINISTRATOR AND REPAIR ANY NOTED DEFICIENCIES AS SOON AS POSSIBLE.
8. KEEP FINISHED SURFACE CLEAN OF ALL CONSTRUCTION DEBRIS AND EXTRANEOUS MATERIALS.
9. PROTECT FINISHED SURFACES FROM ONGOING CONSTRUCTION ON SITE. REPAIR ANY DAMAGE THAT OCCURS DURING SUBSEQUENT INSTALLATIONS.
10. OBTAIN FINAL APPROVAL OF ALL SURFACES FROM LANDSCAPE ARCHITECT PRIOR TO DEMOBILIZATION AND PROJECT CLOSE OUT.



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Winnipeg
THE CITY OF WINNIPEG PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
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Project:
EAST ELMWOOD COMMUNITY CENTRE
490 KEENLEYSIDE, WINNIPEG, MB

COW Project Number: 2013-041
Bid Opportunity Number: 748-2013

Drawing Title:
LAYOUT PLAN

#	Issue/Revision	Date YYYY/MM/DD
0	Issued for Tender	2013-12-05

Design By: BD Date: 12/05/13
Design Check: MG/BD Date: 12/05/13
Drawn By: BD/KB Date: 12/05/13
DWG Check: BD Date: 12/05/13

Sheet No: L103
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