



- 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
 - CP CONCRETE PAVEMENT FINISH: LIGHT BROOM FINISH COLOR: NATURAL SAWCUT PATTERN AS SHOWN
 - MULCH SURFACE: NATURAL WOOD MULCH
 - OVER-LAPPING FLAG STONE OWEN SOUND LEDGEROCK / COLONIAL BLACK STONE 1/4" DOWN BLACK GRANITE INFILL
 - 3/4" CLEAN BLACK GRANITE MULCH 100MM DEPTH
 - 1/4" DOWN COMPACTED BLACK GRANITE AGGREGATE SURFACING: 100MM DEPTH ON COMPACTED STRUCTURAL SOIL BASE
- GRADING LEGEND**
- EXISTING GEODETIC ELEVATION
 - PROPOSED GEODETIC ELEVATION
 - TW 000.00+ TOP OF WALL
 - BW 000.00+ BOTTOM OF WALL
 - TOS 000.00+ TOP OF STEP
 - DIRECTION OF FLOW
 - FEE 000.00+ FINISHED FLOOR ELEVATION
 - 100MM PERF. PIPE

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



Consultant
PLAIN PROJECTS
 LANDSCAPE ARCHITECTURE & ENVIRONMENTAL DESIGN
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Project
SEVEN OAKS POOL

Sheet Title
ENTRY PLAZA LAYOUT & GRADING PLAN

Project No. 645-2016
 Date JULY 2016
 Sheet
L103

- 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, SOD, 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 GROSS 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.

- LAYOUT NOTES**
- ALL EXISTING STRUCTURES, TREES, SHRUBS, SIDEWALKS, CURBS, SOD, 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 CONTRACTOR'S 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.

