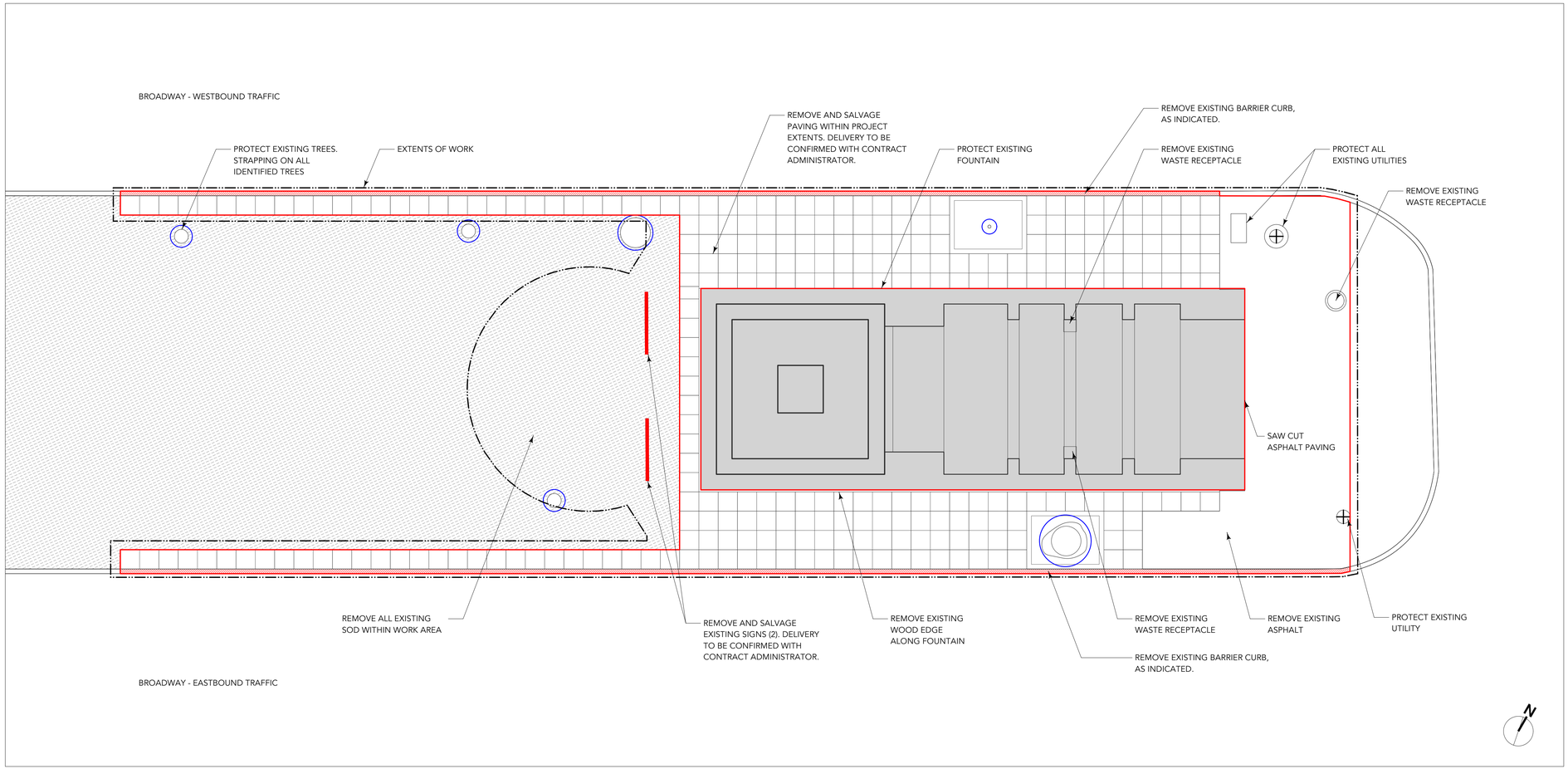


1 / L01 EXISTING + REMOVALS PLAN
Scale: 1:75

General Notes

1. IF POWER EQUIPMENT IS TO BE USED FOR EXCAVATION ON THIS PROJECT THE CONTRACTOR MUST:
   A) NOTIFY ALL UTILITIES OF THE PROPOSED LOCATION OF EXCAVATION
   B) TAKE PRECAUTION TO AVOID DAMAGE TO ALL UTILITIES
2. LOCATION OF UNDERGROUND STRUCTURES AS SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE BUT NO GUARANTEE IS GIVEN THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THE GIVEN LOCATIONS ARE EXACT. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION
3. CONTRACTOR TO CONFIRM ALL EXISTING CONDITIONS, DIMENSIONS AND MATERIALS ON SITE AND REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION
4. CONSTRUCTION ACCESS TO BE LIMITED TO THE ROUTES SPECIFIED ON SITE BY CONTRACT ADMINISTRATOR
5. 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 AREAS DAMAGED DURING CONSTRUCTION BOTH ON AND OFF SITE TO CITY OF WINNIPEG STANDARDS AT THE CONTRACTOR'S COST
6. REFER ALSO TO WRITTEN SPECIFICATIONS

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A	2021-10-21	ML	ISSUED FOR 30% REVIEW

PRELIMINARY DRAWING

NOT TO BE USED FOR CONSTRUCTION

Consultant

little bluestem
landscape architecture
Little studio, deep roots.

139 MORLEY AVENUE
WINNIPEG, MB

Project Title

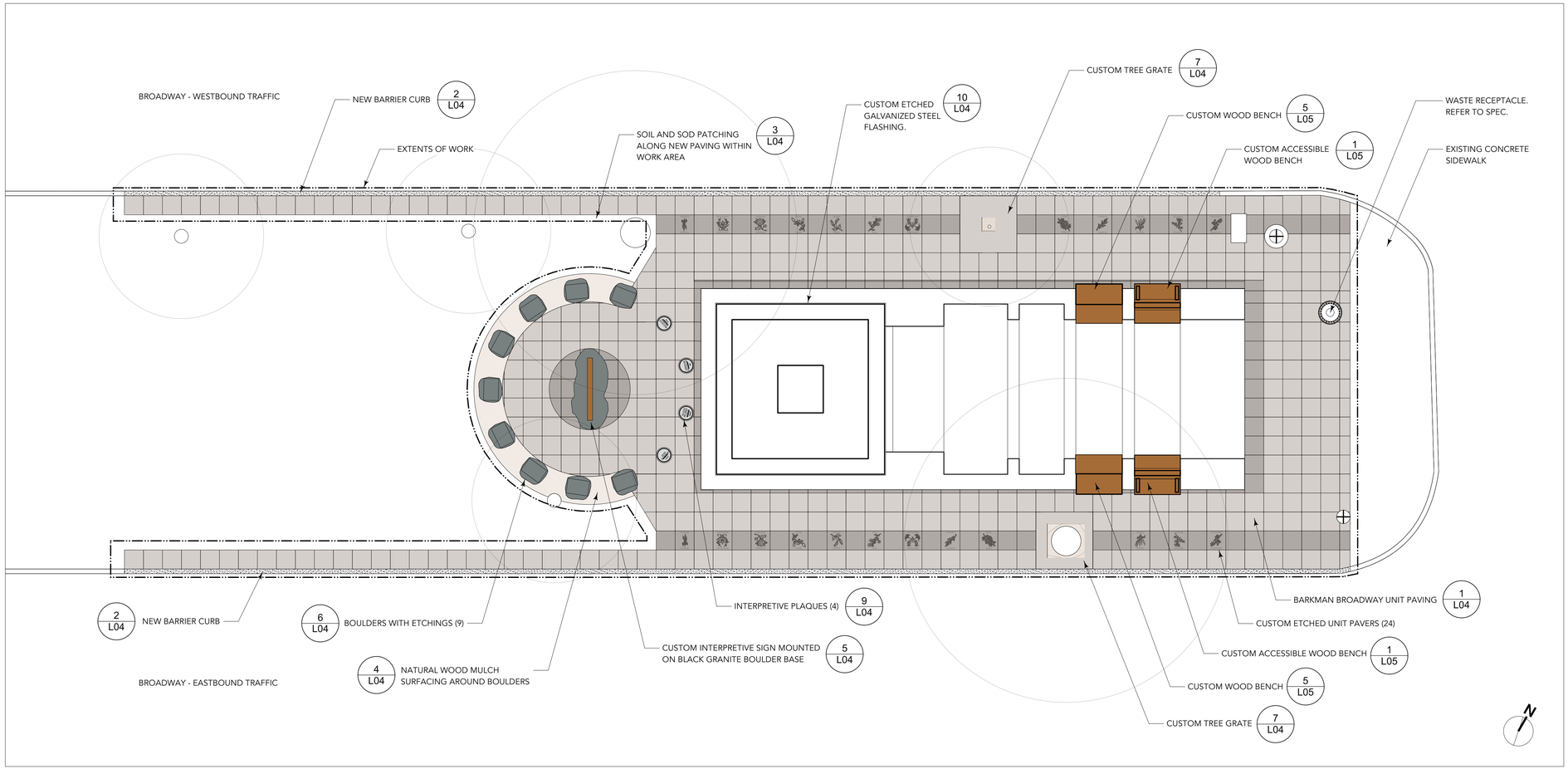
BROADWAY FOUNTAIN
PLAZA IMPROVEMENTS

WEST MEDIAN AT BROADWAY
AND DONALD AVENUE

Sheet Title

EXISTING + REMOVALS PLAN

Drawn By: ML	Project No.: 622-2021
Reviewed By: DG	Sheet No.: L01
Date: 2022-05-13	
Scale: AS NOTED	



1 L02 **SITE PLAN**
Scale: 1:75

General Notes

1. ALL EXISTING STRUCTURES, TREES, SIDEWALKS, CURBS, 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 COSTS
2. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION
3. CONTRACTOR TO CONFIRM ALL EXISTING GRADES, BUILDING LOCATIONS, LAYOUT, DIMENSIONS AND MATERIALS ON SITE AND REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION

Paving Notes

1. FINISHED GRADE OF NEW PAVING TO BE AS EXISTING CONDITION PRIOR TO REMOVALS.
2. CONTRACTOR TO CONFIRM POSITIVE DRAIN.
3. CONTRACTOR TO LAYOUT PAVING STONES FOR REVIEW AND APPROVAL BY CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
4. PAVING STONES TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

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PRELIMINARY DRAWING

NOT TO BE USED FOR CONSTRUCTION

Consultant

little bluestem
landscape architecture
Little studio, deep roots.

139 MORLEY AVENUE
WINNIPEG, MB

Project Title

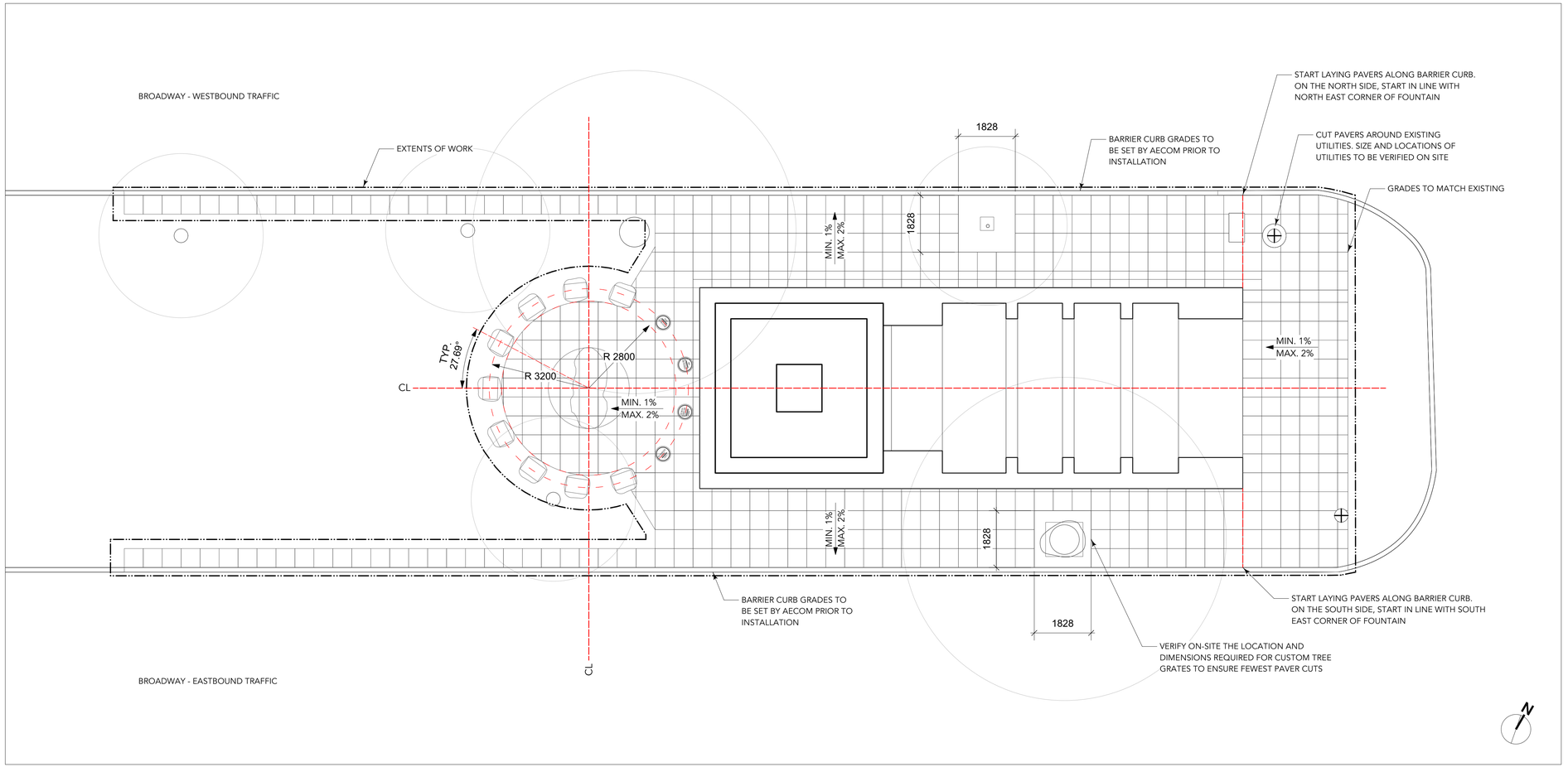
BROADWAY FOUNTAIN
PLAZA IMPROVEMENTS

WEST MEDIAN AT BROADWAY
AND DONALD AVENUE

Sheet Title

SITE PLAN

Drawn By: ML	Project No.: 622-2021
Reviewed By: DG	Sheet No.: L02
Date: 2022-05-13	
Scale: AS NOTED	



1 / L03 LAYOUT PLAN
Scale: 1:75

General Notes

1. ALL EXISTING STRUCTURES, TREES, SIDEWALKS, CURBS, 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 COSTS
2. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION
3. CONTRACTOR TO CONFIRM ALL EXISTING GRADES, BUILDING LOCATIONS, LAYOUT, DIMENSIONS AND MATERIALS ON SITE AND REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION

Grading Notes

1. EXISTING GRADE TO BE MAINTAINED AT ALL PROPERTY LINES AND CITY SIDEWALKS AND WITHIN 3M OF TREES.
2. ALL GRADING TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION.
3. EXACT LOCATION OF UNDERGROUND SERVICES SHOULD BE CHECKED WITH THE UTILITIES PRIOR TO CONSTRUCTION OR EXCAVATION.
4. EXISTING GRADES, BUILDINGS LOCATIONS AND LAYOUTS ARE GIVEN AS INFORMATION ONLY AND SHOULD BE VERIFIED ON SITE.
5. REPORT ANY DISCREPANCIES TO C.A. PRIOR TO CONSTRUCTION.
6. ALL PROPOSED ELEVATIONS TO BE FINISHED ELEVATIONS.
7. ENSURE POSITIVE DRAINAGE IN ALL AREAS TO CATCH BASINS AND CURB INLETS.
8. ELEVATIONS OF ALL EXISTING TREES AND UTILITIES TO REMAIN, UNLESS NOTED OTHERWISE.
9. SLOPE TOLERANCE:
   - HARD PAVED AREA SLOPES: MAX. 5%, MIN. 2%; MAX. CROSS SLOPE 1.5%.
   - ANY DEVIATION FROM THE ABOVE SLOPES TO BE APPROVED BY C.A. PRIOR TO CONSTRUCTION.
10. REFER ALSO TO WRITTEN SPECIFICATIONS.

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PRELIMINARY DRAWING

NOT TO BE USED FOR CONSTRUCTION

Consultant

little bluestem
landscape architecture
Little studio, deep roots.

139 MORLEY AVENUE
WINNIPEG, MB

Project Title

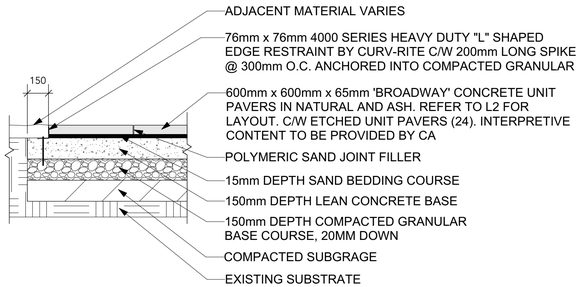
BROADWAY FOUNTAIN
PLAZA IMPROVEMENTS

WEST MEDIAN AT BROADWAY
AND DONALD AVENUE

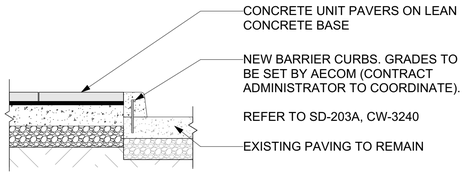
Sheet Title

LAYOUT + GRADING PLAN

Drawn By: ML	Project No.: 622-2021
Reviewed By: DG	Sheet No.: L03
Date: 2022-05-13	
Scale: AS NOTED	

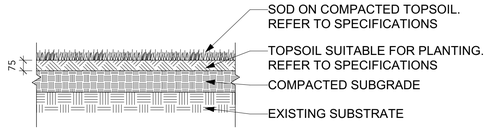


1 CONCRETE UNIT PAVERS
Scale: 1:20

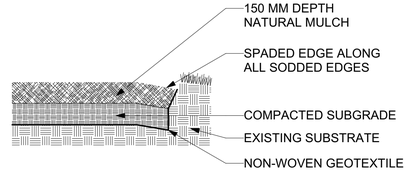


2 BARRIER CURB
Scale: 1:20

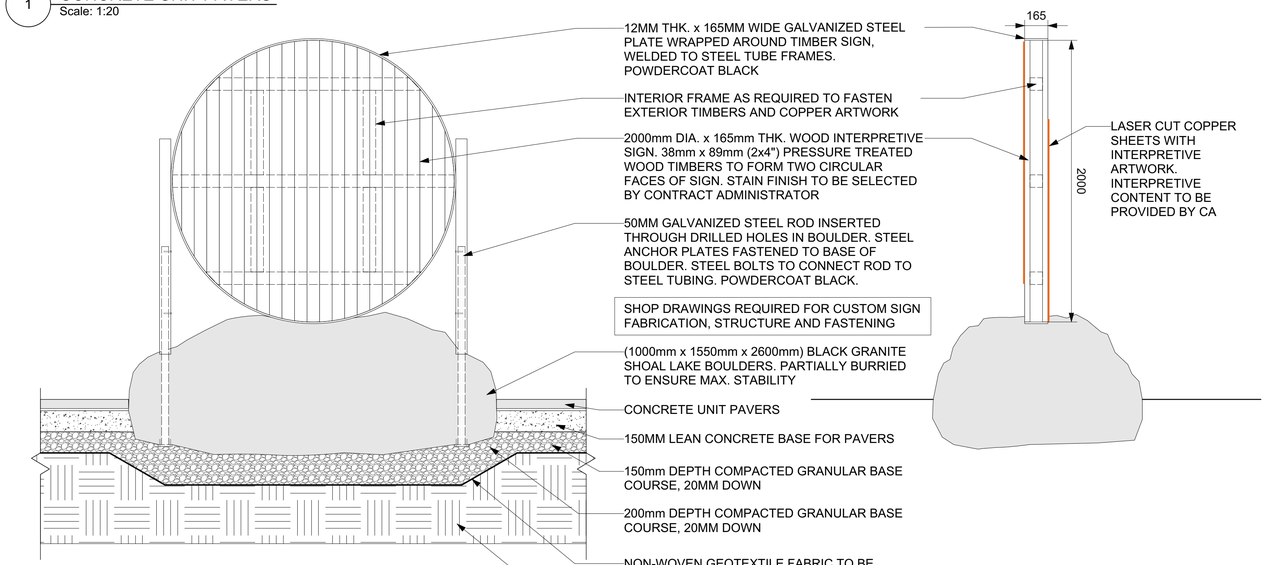
NOTES:
1. CONTRACTOR TO REPAIR ANY AREAS DAMAGED DURING CONSTRUCTION WITH SOD



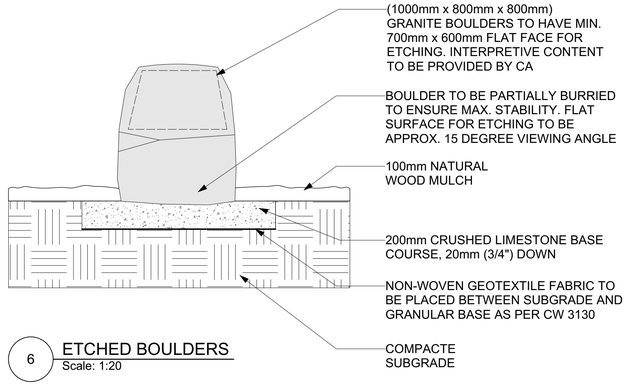
3 SOIL AND SOD
Scale: 1:20



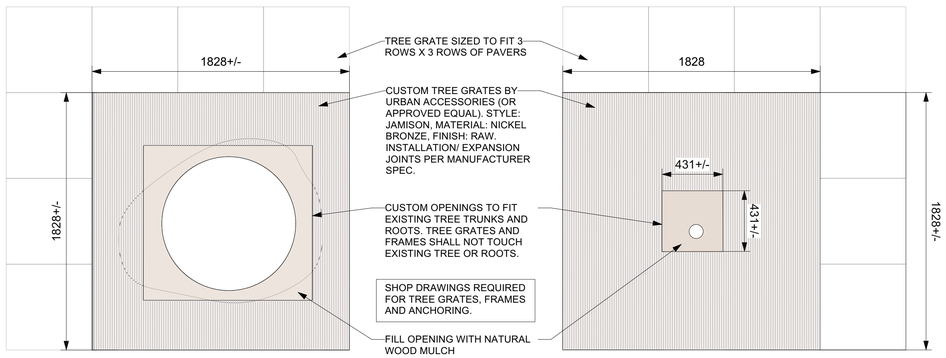
4 NATURAL WOOD MULCH DETAIL
Scale: 1:20



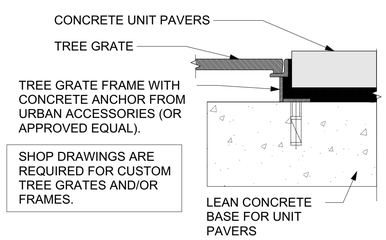
5 CUSTOM SIGN DETAILS: FRONT FACE AND PROFILE
Scale: 1:20



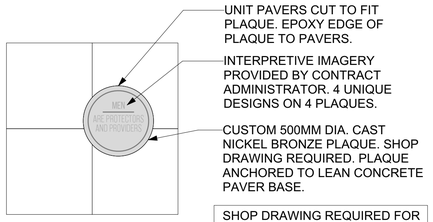
6 ETCHED BOULDERS
Scale: 1:20



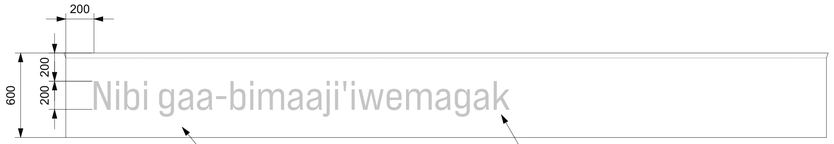
7 TREE GRATES DETAIL
Scale: 1:20



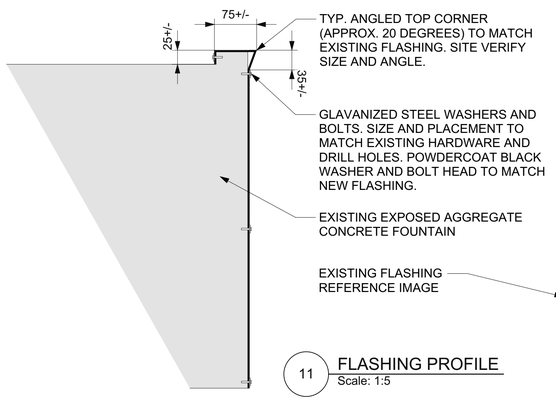
8 TREE GRATE FRAME
Scale: 1:5



9 INTERPRETIVE PLAQUE DETAIL
Scale: 1:20



10 CUSTOM FOUNTAIN FLASHING DETAIL
Scale: 1:20





11 FLASHING PROFILE
Scale: 1:5

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PRELIMINARY DRAWING

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Consultant

little bluestem landscape architecture
Little studio, deep roots.

139 MORLEY AVENUE
WINNIPEG, MB

Project Title

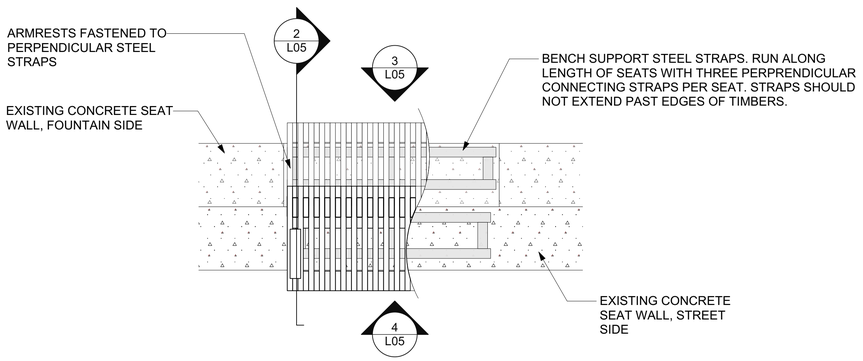
BROADWAY FOUNTAIN PLAZA IMPROVEMENTS

WEST MEDIAN AT BROADWAY AND DONALD AVENUE

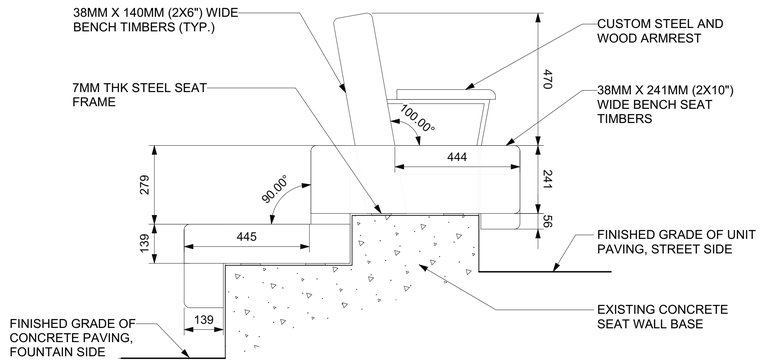
Sheet Title

SITE + CUSTOM DETAILS

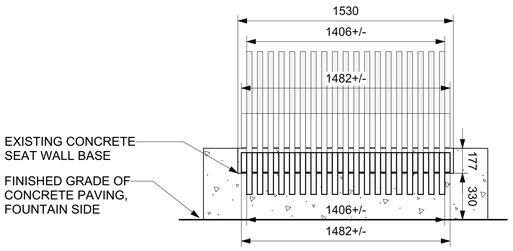
Drawn By: ML	Project No.: 622-2021
Reviewed By: DG	Sheet No.: L04
Date: 2022-05-13	
Scale: AS NOTED	



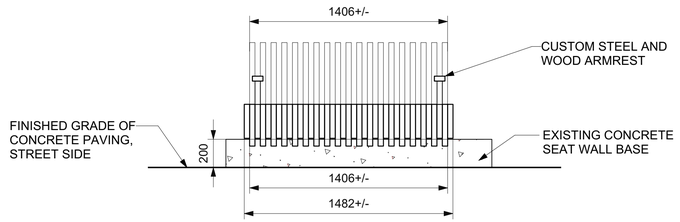
1 CUSTOM ACCESSIBLE BENCH - PLAN
Scale: 1:20



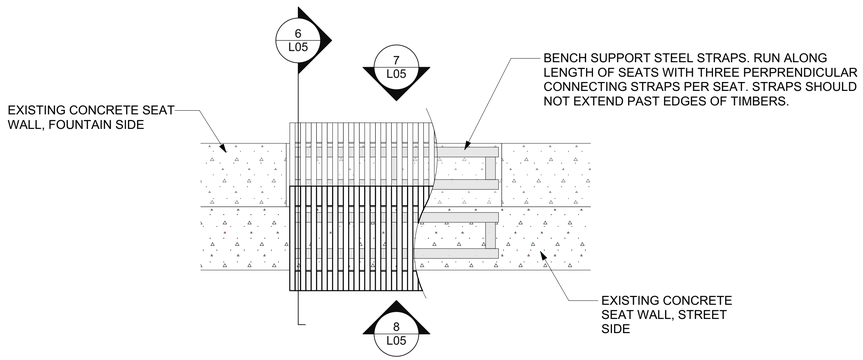
2 CUSTOM ACCESSIBLE BENCH - SECTION
Scale: 1:10



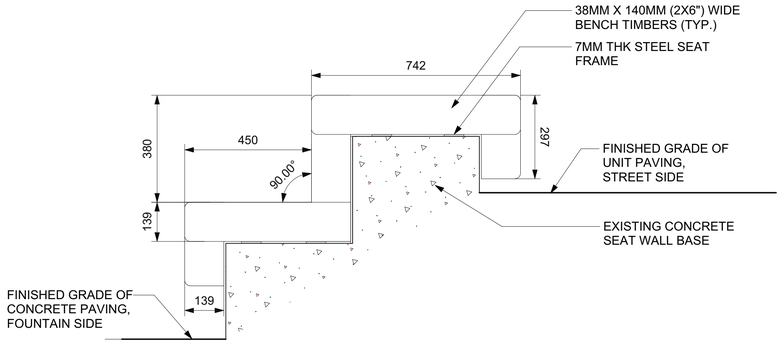
3 CUSTOM ACCESSIBLE BENCH - ELEVATION A
Scale: 1:20



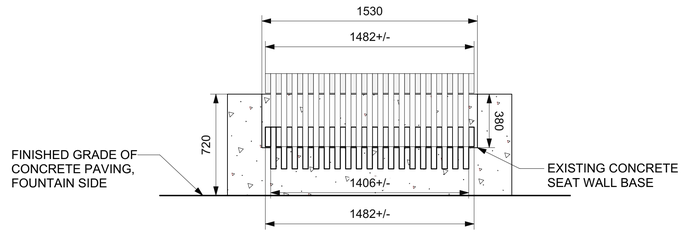
4 CUSTOM ACCESSIBLE BENCH - ELEVATION B
Scale: 1:20



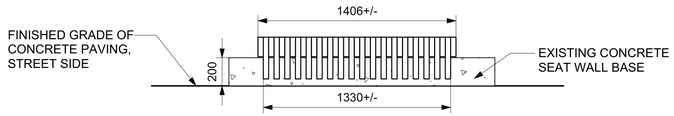
5 CUSTOM BENCH - PLAN
Scale: 1:20



6 CUSTOM BENCH - SECTION
Scale: 1:10



7 CUSTOM BENCH - ELEVATION A
Scale: 1:20



8 CUSTOM BENCH - ELEVATION B
Scale: 1:20

SHOP DRAWINGS REQUIRED FOR ALL CUSTOM BENCHES

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PRELIMINARY DRAWING

NOT TO BE USED FOR CONSTRUCTION

Consultant

little bluestem
landscape architecture
Little studio, deep roots.

139 MORLEY AVENUE
WINNIPEG, MB

Project Title

BROADWAY FOUNTAIN PLAZA IMPROVEMENTS

WEST MEDIAN AT BROADWAY AND DONALD AVENUE

Sheet Title

CUSTOM BENCH DETAILS

Drawn By: ML	Project No.: 622-2021
Reviewed By: DG	Sheet No.: L05
Date: 2022-05-13	
Scale: AS NOTED	