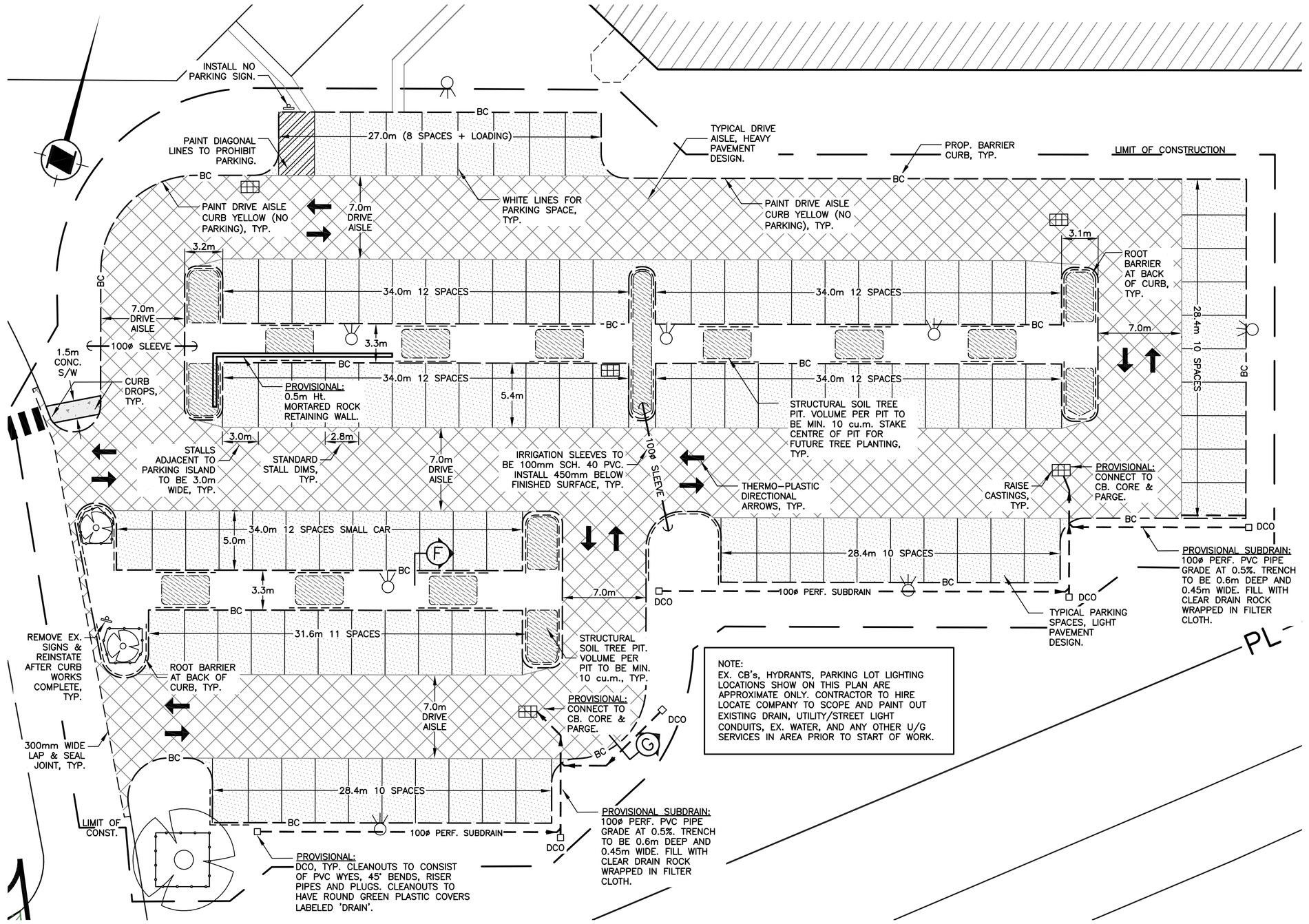


NOTE:
EX. CB's, HYDRANTS, PARKING LOT LIGHTING LOCATIONS SHOW ON THIS PLAN ARE APPROXIMATE ONLY. CONTRACTOR TO HIRE LOCATE COMPANY TO SCOPE AND PAINT OUT EXISTING DRAIN, UTILITY/STREET LIGHT CONDUITS, EX. WATER, AND ANY OTHER U/G SERVICES IN AREA PRIOR TO START OF WORK.

PARKING LOT C – PLAN
SCALE 1:250

GENERAL NOTES

1. ALL WORKS AND SERVICES FOR DEVELOPMENT ARE TO BE IN ACCORDANCE WITH THE MMCD DRAWINGS AND SPECIFICATIONS AND THE BC NURSERY TRADES SPECIFICATIONS. ALL ONSITE PLUMBING TO CONFORM TO THE LATEST VERSION OF THE B.C. PLUMBING CODE.
2. CONTRACTOR TO BE REGISTERED WITH WORKSAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORKSAFE BC REGULATIONS.
3. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
4. CONTRACTOR TO COORDINATE A PRECONSTRUCTION MEETING WITH PROJECT ENGINEER & OWNER REPRESENTATIVE PRIOR TO START OF WORK.
5. ALL OFF SITE AREAS AFFECTED BY THE WORK, ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR.
6. CONTRACTOR TO CLEAR AND DISPOSE OF DEBRIS FROM WORK AREAS OFFSITE.
7. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL BOULEVARD AREAS TO AN APPROVED MINIMUM GRADE TO BE BE 2.0%.
8. ALL WORK TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT, LADEN WATER INTO THE AREA DRAINS OR ANY WATERCOURSES.
9. ALL DIMENSIONS ARE IN mm AND ALL ELEVATIONS ARE IN m UNLESS NOTED OTHERWISE.
10. ALL DRIVEWAYS AND BOULEVARDS ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR.
11. CONTRACTOR SHALL CONFIRM THE ACTUAL LOCATION OF ALL SERVICES WITHIN THE AREA OF CONSTRUCTION AND SHOULD NOT ASSUME THAT THE LOCATIONS SHOWN ON THE DRAWINGS ARE EITHER ACCURATE OR COMPLETE. CONTRACTOR TO COORDINATE WITH APPLICABLE UTILITIES AND DISTRICT OF NORTH SAANICH PRIOR TO ANY EXCAVATIONS.
12. CONTRACTOR TO COMPLETE ALL PARKING LINE PAINTING AND TRAFFIC SYMBOL INSTALLATION TO THE SATISFACTION OF THE PROJECT ENGINEER.
13. EACH PARKING SPACE IS TO HAVE 2.1m LONG LOW PROFILE NEW PRECAST PARKING STOPS. SECURE WITH 750mm LONG 20mm REBAR.
14. CAUTION: EXISTING GAS SERVICE IN AREA. CONTACT FORTIS BC GAS TO HAVE EXISTING GAS SERVICE LOCATED AND CONFIRMED FOR CORRECT LOCATION PRIOR TO ANY WORKS.
15. MATERIAL SUBSTITUTIONS ARE ACCEPTED ONLY BY WRITTEN PRE–APPROVAL OF THE ENGINEER.
16. ALL TOPSOIL FOR THE SOD LAWN AREAS IS TO BE IMPORTED NO. 1 SCREENED TOPSOIL FREE OF COBBLES GRAVEL, CLUMPS OR OTHER DELETERIOUS MATERIALS.
17. CONTRACTOR TO SWEEP ROADS AND ERECT TRAFFIC BARRIERS AND SIGNAGE AT THE END OF EACH WORKING DAY. CONTRACTOR TO PROVIDE TRAFFIC CONTROL WHEN WORKING AT OR ADJACENT TO THE ROADWAY. EXCAVATIONS ARE TO BE FENCED TO PROTECT WORKERS AND PASSERS BY. MAINTAIN CONTINUOUS SAFE PEDESTRIAN ROUTE DURING CONSTRUCTION.
18. CONTRACTOR TO PROVIDE SMOOTH ROAD, SIDEWALK, CURB TRANSITIONS AT THE LIMIT OF WORK.
19. ALLOW 48 HOURS FOR ENGINEER TO WITNESS PROOF ROLL TESTS, PERFORM FORM CHECKS ETC.
20. SITE SERVICING CONTRACTOR TO PROVIDE PROFESSIONAL QUALITY SKETCH TO CIVIL CONSULTANT (FOR RECORD AS CONSTRUCTED DRAWINGS) FOR ALL THE INSTALLED UNDERGROUND SERVICES ON THE PROJECT.
21. CONTRACTOR TO PROVIDE TRAFFIC CONTROL MANAGEMENT THROUGHOUT ALL STAGES OF CONSTRUCTION. VEHICLE ACCESS TO BE PROVIDED AT ALL TIMES. WORK TO BE SCHEDULED TO LIMIT DISRUPTION FOR THE FACILITY'S USERS & GUESTS. PEDESTRIAN ACCESS TO BUILDING ENTRANCES TO BE PROVIDED AT ALL TIMES. ERECT CONSTRUCTION FENCING TO SEPARATE PEDESTRIANS FROM CONSTRUCTION AREA.

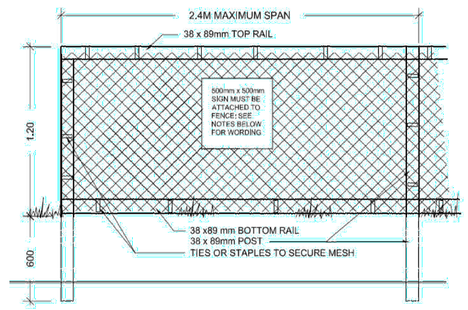
TREE REMOVAL, BOULEVARD & TREE PIT NOTES

1. CONTRACTOR TO STRIP ALL ORGANIC MATERIAL TO SPECIFIED LIMITS AND STOCKPILE ANY SUITABLE MATERIAL FOR REUSE. EXCAVATED DEPTH OF TREE PITS TO BE 900mm. ALL TREE PITS SHALL BE INSPECTED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING
2. SCARIFY AREAS SHOWING EXCESSIVE COMPACTION AND SIDES AND BOTTOM OF TREE PITS.
3. CONTRACTOR TO REMOVE AND DISPOSE OF OFF–SITE ALL DEBRIS AND UNUSABLE MATERIAL, ROOTS, STONES, ETC. THAT MAY INTERFERE WITH THE PROPER GROWTH OF THE FINISHED LANDSCAPING.
4. GROWING MEDIUM TO MEET MMCD SPECIFICATION AND BC LANDSCAPE STANDARDS.
5. GROWING MEDIUM DEPTH FOR TREE PITS TO BE 900mm AND 200mm FOR LAWN AREAS.
6. NATIVE TOPSOIL MAY BE USED PROVIDED IT MEETS STANDARDS SET FOR IMPORTED TOPSOIL.
7. IMPORTED TOPSOIL TO CONTAIN A MIN. OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% ORGANIC MATTER FOR SAND LOAMS, TO A MAX. OF 20% VOLUME. SOIL TO BE FREE OF ROOTS, NOXIOUS WEEDS (CRABGRASS, COUCHGRASS, HORSETAIL, SEEDS, ETC.), TOXIC MATERIALS, STONES OVER 30mm, OR FOREIGN OBJECTS. ACIDITY RANGE TO BE 5.5–7.5 pH.
8. INSTALLATION OF SOD BOULEVARD TO CONFORM TO MMCD SPECIFICATIONS.
9. TREE PITS: STRUCTURAL SOIL COMPOSITE TO BE MADE UP OF GROWING MEDIUM AND CLEAR CRUSH GRANULAR COMPONENT. (REFER TO TABLE THIS PAGE). CONTRACTOR TO ENSURE SUFFICIENT MOISTURE OF 25% TO 75% OF FIELD CAPACITY TO BE TO PROVIDE A HOMOGENEOUS MIXTURE WITH CONSISTENT PROPERTIES THROUGHOUT STRUCTURAL SOIL. PEAT MOSS SHALL NOT BE USED IN PREPARATION OF STRUCTURAL SOIL. HYDROGEL/STABILIZER TO BE APPLIED AS A SOIL TACKIFIER TO ENSURE EVEN DISTRIBUTION & BLENDING OF COMPONENT MATERIALS. REFER TO MANUFACTURER'S SPEC FOR MIXING PROPORTIONS. CENTRE OF TREE PITS TO BE STAKED FOR FUTURE TREE PLANTING.
10. CONTRACTOR TO INSTALL ROOT BARRIER AT BACK OF CURBS AS SHOWN FOR FUTURE PARKING ISLAND TREES.
11. NOTICE: CONTRACTOR TO HAND DIG OR HYDRO–VAC AROUND ANY TREE ROOTS WHEN WORKING ADJACENT TO EXISTING TREES. OWNER'S ARBORIST TO INSPECT ROOTS, CONDUCT PRUNING, ETC. AND DETERMINE IF TREE WILL NEED TO BE REMOVED TO ALLOW FOR GOOD PAVEMENT STRUCTURE. CONTRACTOR TO PROVIDE 48 HOUR NOTICE TO OWNER'S ARBORIST TO VIEW SITE DURING HAND DIGGING/HYDRO VAC WORK.
12. OWNER IS RESPONSIBLE FOR WATERING & MAINTENANCE OF TREES, SOD BOULEVARD, & LANDSCAPE DURING THE WARRANTY PERIOD FOR ESTABLISHMENT.

TABLE 3 – STRUCTURAL SOIL

SOIL COMPONENT	PROPORTION BY WEIGHT
GROWING MEDIUM	20% DRY WEIGHT
25mm TO 75mm CLEAR CRUSH GRAVEL	80% DRY WEIGHT
HYDROGEL/STABILIZER	0.01% TO 0.02%

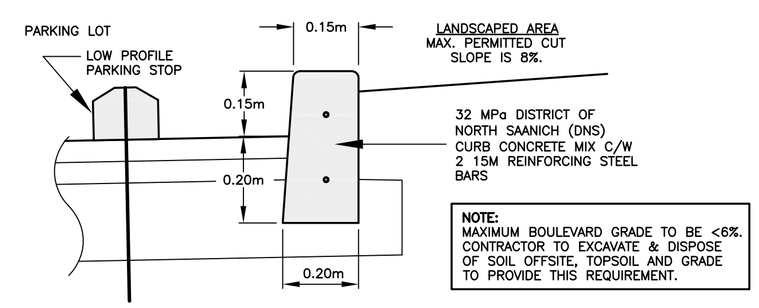
TREE PROTECTION FENCING



Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
   - Top, Bottom and Posts."
   - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples.

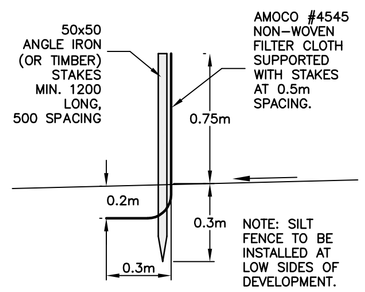
NOTES:
1. SIGN NOT REQUIRED.
2. IN ROCKY AREAS DRILL METAL POSTS (T–BAR OR REBAR) INTO ROCK.



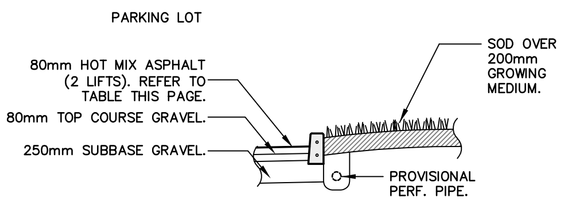
NOTE:
MAXIMUM BOULEVARD GRADE TO BE <6%. CONTRACTOR TO EXCAVATE & DISPOSE OF SOIL OFFSITE, TOPSOIL AND GRADE TO PROVIDE THIS REQUIREMENT.

NOTES:
1. REFER TO DNS STANDARDS FOR CONCRETE MIX.
2. CURB BASE TO BE HARD OR DENSE ORGANIC SUBGRADE WITH A MIN. OF 100mm OF 20mm MINUS COMPACTED (95% MODIFIED PROCTOR DENSITY) BASE GRAVEL.

BARRIER CURB (BC) – NO GUTTER
SCALE 1:10



TYPICAL SILT FENCE DETAIL
SCALE 1:25



SECTION G
SCALE 1:50

PAVING NOTES

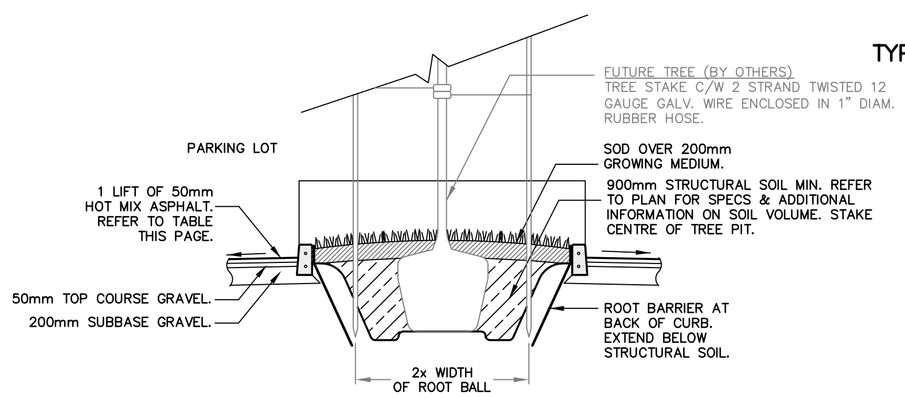
1. EACH PARKING SPACE IS TO HAVE 2.1m LONG LOW PROFILE PRECAST PARKING STOPS. SECURE WITH 500mm LONG 20M REBAR.
2. CONTRACTOR TO COMPLETE ALL PARKING LOT PAINTING TO THE SATISFACTION OF ENGINEER.
3. REFER TO PARKING PLAN FOR HEAVY DUTY AND LIGHT DUTY PAVING AREAS. REFER TO TABLE FOR MIN. ASPHALT AND BASE GRAVEL THICKNESSES. ALL PAVEMENT STRUCTURE TO MMCD STANDARDS FOR GRADATION MATERIAL AND COMPACTION FOR UNDER A ROAD SURFACE.
4. ASPHALT AREAS TO HAVE APPROVED SUBGRADE BEFORE ANY SUB BASE GRAVEL PLACEMENT. CONTRACTOR TO ARRANGE AND PAY FOR THE PROOF ROLLING OF A LOADED DUMP TRUCK OVER THE AREA TO TEST THE SUBGRADE AND SUBBASE DENSITY BEFORE ANY TOP GRAVEL PLACEMENT. SUBGRADE SUB–EXCAVATION AND 80mm MINUS CRUSHED GRAVEL BACKFILL WILL BE REQUIRED

TABLE 1 – MINIMUM DESIGN PAVEMENT STRUCTURE

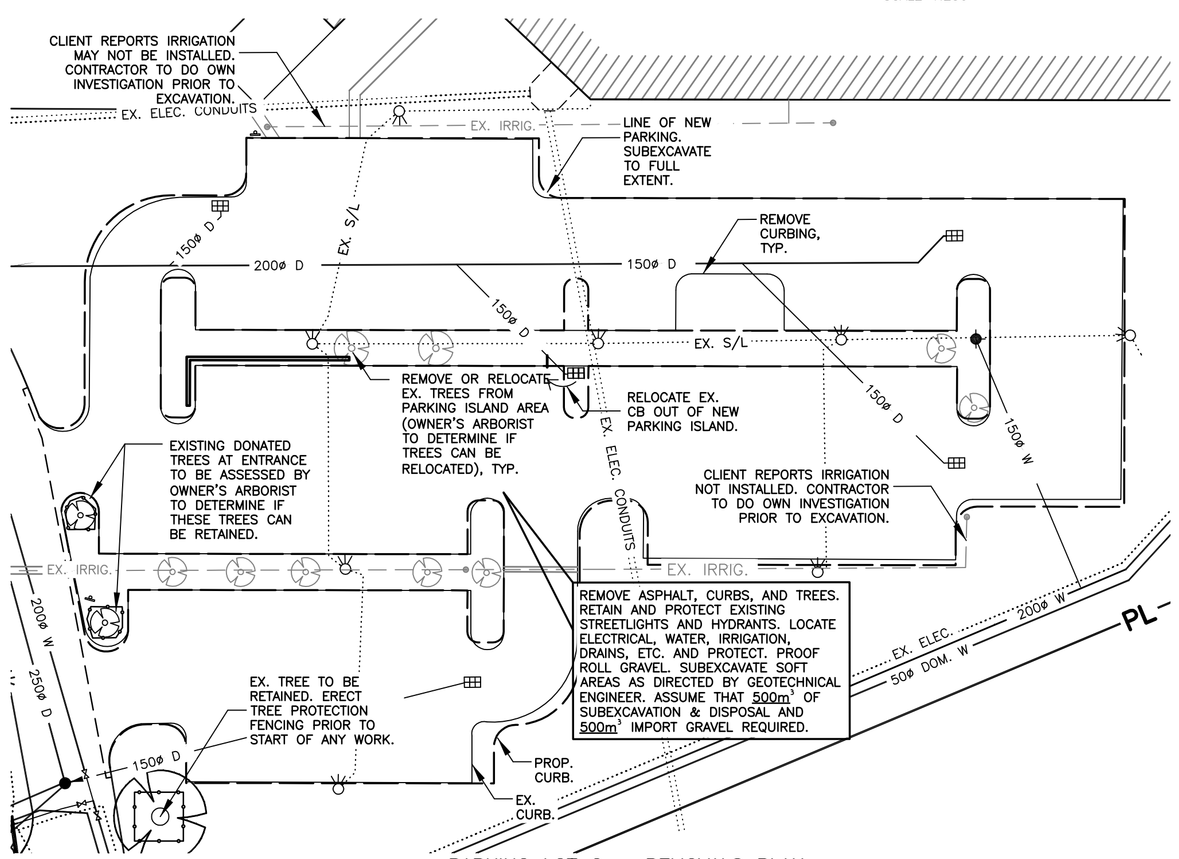
MATERIAL	LIGHT DUTY (mm)	HEAVY DUTY (mm)
ASPHALT CONCRETE PAVEMENT	50	80 (2–40mm LIFTS)
TOP COURSE GRAVEL (20mm MINUS)	50	80
SUB–BASE GRAVEL (80mm MINUS)	200	250

TABLE 2 – CURB & ASPHALT QUANTITIES

1. NEW BARRIER CURB	625 m
2. HEAVY DUTY ASPHALT	1,950 m²
3. LIGHT ASPHALT	1,700 m²



SECTION F – BARRIER CURB AT PARKING ISLAND
SCALE 1:50



PARKING LOT C – REMOVALS PLAN
SCALE 1:400

WARNING:
THE LOCATION, SIZE AND TYPE OF EXISTING SERVICES IN THIS AREA IS NOT GUARANTEED. AVAILABLE AS BUILT DRAWINGS ARE NOT EXTENSIVE AND ARE SUSPECT. THE SERVICES SHOWN ON THIS PLAN TO BE VIEWED AS NOT COMPLETE OR ACCURATE. THE CONTRACTOR IS TO CONDUCT HIS OWN INDEPENDENT INVESTIGATION OF THE UNDERGROUND SERVICES IN THE WORK AREAS BEFORE ANY WORK.

THIS DESIGN IS VALID ONLY IF REVIEWED DURING CONSTRUCTION BY GARY CARROTHERS CONSULTING (GCC).

B C 1 CALL
1–800–474–6886
CELLULAR *6886

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

ISSUED FOR TENDER

Dwg. No.	REFERENCE DRAWINGS	DATE
–	–	–

LEGEND

- EX. TREE TO RETAIN
- EX. TREE TO REMOVE
- EX. LIGHT
- EX. CB
- PROP. STRUCTURAL SOIL TREE PIT
- PROP. ROOT BARRIER
- TREE PROTECTION FENCING

REV.	DATE	REVISIONS	BY	APPROVED
3	JAN. 29/16	REISSUED FOR TENDER	DP	
2	DEC. 17/15	TENDER DRAWINGS	DP	
1	NOV. 12/15	PARKING LOT C STALL CHANGES	DP	–

Institute of Ocean Sciences
Driveway & Parking Lot Rehabilitation Program
Parking Lot C Reconstruction Plan

GARY CARROTHERS CONSULTING

Drawn dp/gkc	Date Oct. 16, 2015
Checked	Project # 0582
Approved	Scale As Noted
Designed gkc/dp	
C100	Rev. 3

CANCEL PRINTS BEARING EARLIER LETTER

GARY CARROTHERS CONSULTING PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRD PARTY USE.