CITY OF COQUITLAM

3000 GUILDFORD WAY, COQUITLAM, BC V3B 7N2

WALLS AVE - BLUE MOUNTAIN ST TO EAST END FRONTAGE IMPROVEMENT

ISSUED FOR TENDER

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
IPF		IRON PROPERTY PIN
		BUILDING
		EDGE OF PAVEMENT
		CURB & GUTTER
		TRUCK ROUTE
S	S	SANITARY SEWER
		SANITARY CONNECTION & INSPECTION CHAMBER
D	D	STORM SEWER
		STORM CONNECTION & INSPECTION CHAMBER
		STORM SEWER SERVICE
FD	FD	FRENCH DRAIN
CO D	CO D	STORM SEWER & CLEANOUT
		CATCH BASIN – TOP INLET & SIDE INLET
		LAWN DRAIN
		CATCH BASIN MANHOLE
		SWALE
		DITCH
		SIDEWALK (ASPHALT)
		SIDEWALK (CONCRETE)
		RETAINING WALL
W	W	WATERMAIN
		WATER SERVICE CONNECTION
W	W	WATER VALVE
W	W	AIR VALVE
H	H	HYDRANT & VALVE ASSEMBLY
YH		YARD HYDRANT
W	W	CAPPED END
M	M	WATER METER
W	W	BLOW-OFF
T	T	UNDERGROUND TELEPHONE & MANHOLE
E	E	UNDERGROUND ELECTRICAL & MANHOLE
G	G	GASMAIN
L	L	TRAFFIC SIGNAL & STREET LIGHT U/G DUCTS
		ORNAMENTAL STREET LIGHT – DAVIT
		ORNAMENTAL STREET LIGHT – POST TOP
UP	UP	UTILITY POLE
		UTILITY POLE W/ LIGHT
J	J	JUNCTION BOX
XXX	9.270	GROUND ELEVATION
		DIRECTION OF OVERLAND FLOW

SITE MAP
SCALE 1:5000

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19-1082 – WALLS AVE – BLUE MOUNTAIN ST TO EAST END FRONTAGE IMPROVEMENT – ISSUED FOR TENDER

GENERAL CONSTRUCTION NOTES

1. ALL MATERIALS SUPPLIED AND CONSTRUCTION PERFORMED SHALL BE IN ACCORDANCE WITH THE CITY OF COQUITLAM DESIGN CRITERIA, THE LATEST EDITION OF WORKSAFE BC, THE MASTER MUNICIPAL CONTRACT DOCUMENTS (MMCD) – 2009 EDITION (PLATINUM BOOK), AND ANY OTHER APPLICABLE DESIGN CRITERIA, SPECIFICATIONS, STANDARD DRAWINGS, AND CONSTRUCTION SPECIFICATIONS.

2. ALL MATERIAL TESTING MUST BE DONE IN ACCORDANCE WITH THE MMCD; TESTING TO BE CARRIED OUT BY QUALIFIED MATERIAL TESTING FIRM AND PAID FOR BY THE CONTRACTOR. THE CONTRACTOR IS TO PROVIDE COPIES OF ALL TEST RESULTS TO THE CONTRACT ADMINISTRATOR (CA). THE CONTRACTOR IS TO NOTIFY THE CA 48 HOURS PRIOR TO CONSTRUCTION AND VERIFY THEY HAVE THE LATEST DRAWINGS ISSUED FOR CONSTRUCTION. COPIES OF THE MMCD CAN BE OBTAINED AT MASTER MUNICIPAL CONSTRUCTION DOCUMENTS ASSOCIATION (MMCDA), 102–211 COLUMBIA STREET, VANCOUVER, BC V6B 2R5.

3. THE CONTRACTOR IS TO NOTIFY THE CA AT THE FOLLOWING STAGES OF THE CONSTRUCTION SCHEDULE:

   3.1. DELIVERY OF STORM SEWER MATERIAL TO SITE.

   3.2. DELIVERY OF SANITARY SEWER MATERIALS TO SITE.

   3.3. DELIVERY OF WATER WORKS MATERIALS TO SITE.

   3.4. INITIAL INSTALLATION OF STORM SEWER, SANITARY SEWER, AND WATER WORKS CONSTRUCTION PRIOR TO BACKFILLING.

   3.5. GRADING OF ROAD SURFACES PRIOR TO PAVING.

4. THE CONTRACTOR IS TO NOTIFY THE CITY OF COQUITLAM ENGINEERING DEPARTMENT 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WITHIN THE ROAD ALLOWANCES AND RIGHTS–OF–WAYS.

5. ALL WORK SHALL PASS THE INSPECTION OF THE ENGINEERING DEPARTMENT OF THE CITY OF COQUITLAM.

6. THE CONTRACTOR SHALL HAVE COMPLETE CONTROL OF THE WORK AND SHALL EFFECTIVELY DIRECT AND SUPERVISE THE WORK SO AS TO ENSURE CONFORMANCE WITH THE CONTRACT DOCUMENTS, SUBJECT TO THE OWNER'S RIGHTS AS SPECIFICALLY SET OUT IN THE CONTRACT DOCUMENTS TO GIVE DIRECTIONS REGARDING WORK, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING THE VARIOUS PARTS OF THE WORK UNDER THE CONTRACT.

7. THE CONTRACTOR SHALL MAINTAIN THE WORK IN A TIDY CONDITION AND FREE FROM THE ACCUMULATION OF WASTE, DEBRIS, AND WASTE PRODUCTS, OTHER THAN THAT CAUSED BY THE OWNER OR ITS EMPLOYEES.

8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY AT THE PLACE OF WORK AS AND TO THE EXTENT REQUIRED BY APPLICABLE CONSTRUCTION SAFETY LEGISLATION, REGULATIONS AND CODES, INCLUDING THE WORKERS COMPENSATION ACT AND APPLICABLE REGULATIONS, AND BY GOOD CONSTRUCTION PRACTICE.

9. THE CONTRACTOR SHALL ENSURE THAT ALL APPROVALS AND/OR PERMITS REQUIRED FOR THE PROPOSED WORKS HAVE BEEN OBTAINED FROM ALL AUTHORITIES AND AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

10. WORKSAFE B.C. IS TO BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.

11. THE LOCATIONS OF THE EXISTING UTILITIES, AS SHOWN ON THE DESIGN DRAWINGS, ARE APPROXIMATE ONLY AND THIS INFORMATION MAY NOT BE FULLY ACCURATE OR COMPLETE. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES AT ALL TIE–IN POINTS, AT ALL POINTS WHERE A CONFLICT MAY ARISE DURING THE CONSTRUCTION OF THE PROPOSED WORKS, AND TO CONFIRM DESIGN ELEVATIONS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE CA FOR DIRECTIONS. THE CONTRACTOR SHALL ASSUME ALL COSTS AND EXPENSES THAT MAY OCCUR FOR DAMAGES, SUPPORT OF AND REPAIR TO SUCH PLANT BY REASON OF THE NEGLIGENCE OF HIS OPERATIONS. (EXISTING UTILITIES SHOWN ARE DERIVED FROM AS–BUILT INFORMATION AND ALL UTILITIES MAY NOT BE NECESSARILY SHOWN).

12. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO EXISTING STREET OR SERVICES BY CONSTRUCTION EQUIPMENT AND/OR TRUCKS HAULING MATERIAL TO THE SITE. THIS MAY INCLUDE DAILY CLEANING OR SWEEPING EXISTING ROADS OF DIRT AND DEBRIS CAUSED BY CONSTRUCTION ACTIVITIES.

13. ALL CONSTRUCTION IN AND ABOUT A WATERCOURSE MUST RECEIVE PRIOR APPROVAL FROM THE PROVINCIAL MINISTRY OF ENVIRONMENT AND/OR THE FEDERAL DEPARTMENT OF FISHERIES AND OCEANS WHERE APPLICABLE.

14. ALL ASPHALT CUTS SHALL BE STRAIGHT WITH VERTICAL CLEAN EDGES SO THAT THE ASPHALT SURFACE MAY BREAK EVENLY AND CLEANLY. THE EDGE OF PAVEMENT SHALL BE SAWCUT AND KEYED TO FORM A MINIMUM 200mm WIDE LAP JOINT WITH THE PROPOSED PAVEMENT UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE CA.

15. EXISTING UNDERGROUND UTILITY TRENCHES ADJACENT TO THE PROPOSED UNDERGROUND UTILITY INSTALLATION SHALL BE ADEQUATELY PROTECTED FROM SLOUGHING IN ORDER TO PREVENT OVER–WIDTH EXCAVATION.

16. THE CONTRACTOR SHALL RESTORE THE EXISTING PAVEMENT ACROSS ALL TRENCH EXCAVATIONS TO ORIGINAL CONDITION OR BETTER AND THE FINISHED PAVEMENT SHALL BLEND IN SMOOTHLY WITH THE EXISTING PAVEMENT. THE EDGE OF PAVEMENT SHALL BE SAWCUT AND KEYED TO FORM A MINIMUM 200mm WIDE X 35mm DEEP LAP JOINT WITH THE PROPOSED PAVEMENT UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE CA.

17. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR EXISTING SERVICES AND ANY SERVICES DISTURBED ARE TO BE REPLACED TO THE SATISFACTION OF THE CITY OF COQUITLAM OR OTHER APPROVING AGENCIES.

18. ANY MATERIAL SUBSTITUTION AND/OR CHANGE IN DESIGN MUST OBTAIN WRITTEN APPROVAL FROM THE CA PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CITY SHALL BE NOTIFIED OF ANY SUBSTITUTION AND/OR CHANGE IN DESIGN. ANY CHANGE IN DESIGN WILL REQUIRE A DRAWING REVISION.

19. ALL SURVEY MONUMENTS, BENCHMARKS, AND LEGAL PINS MUST BE PROTECTED AND ANY DAMAGE CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

20. ALL EXISTING IMPROVEMENTS INCLUDING EXISTING LANDSCAPING, FENCES, SIDEWALKS, RETAINING WALLS, ETC. SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OF COQUITLAM. THE CITY OF COQUITLAM MAY REQUIRE WRITTEN ACCEPTANCE BY THE AFFECTED PROPERTY OWNERS FOR RESTORATION WORKS PERFORMED BY THE CONTRACTOR.

21. FOR LANDSCAPING DETAILS AND DIMENSIONS, REFER TO THE LANDSCAPE DESIGN DRAWINGS PREPARED BY THE LANDSCAPING CONSULTANT.

22. JUNCTION BOXES, VALVE COVERS, MANHOLE FRAMES & COVERS WITHIN THE PAVED ROADWAY TO BE LEFT LOW AT BASE LEVEL AT THE TIME OF BASE LIFT ASPHALT AND RAISED JUST PRIOR TO THE FINAL LIFT OF PAVING.

23. FOR RECOMMENDATIONS REGARDING THE SUBSURFACE CONDITIONS, SITE PREPARATION, AND THE PROPOSED ROAD STRUCTURE, REFER TO THE GEOTECHNICAL REPORT PRIOR TO THE START OF CONSTRUCTION.

24. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS FOR A TEMPORARY ENCROACHMENT ON PRIVATE PROPERTY.

25. ALL PAVEMENT MARKINGS, LINE PAINTING, DIRECTIONAL LINES/ARROWS ETC. SHALL BE PLACED IN ACCORDANCE WITH THE PAVEMENT MARKING AND SIGNAGE DESIGN DRAWINGS.

26. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING THE NECESSARY FIELD SURVEYS TO PERMIT THE LAYOUT, CONSTRUCTION AND MEASUREMENT OF QUANTITIES OF THE WORK FOR PAYMENT. NO ADDITIONAL PAYMENT WILL BE MADE FOR THIS FIELD SURVEY, WHICH IS DEEMED TO BE INCLUDED IN THE UNIT PRICES TENDERED FOR THE ITEMS IN THE SCHEDULE OF QUANTITIES AND PRICES.
THE CA WILL PROVIDE THE CONTRACTOR WITH CAD FILE WHICH CONTAINS HORIZONTAL AND VERTICAL SURVEY CONTROLS. THE CONTRACTOR SHALL GIVE NOTICE OF HIS SURVEY REQUIREMENTS AT LEAST TWO WORKING DAYS IN ADVANCE OF THE WORK AND SHALL PROTECT AND MAINTAIN THE CONTROLS PROVIDED. THE CONTRACTOR SHALL ENSURE THAT THE AREAS RECEIVING THE CONTROLS ARE UNOBSTRUCTED AND CLEAR OF DEBRIS, EQUIPMENT, EXCAVATIONS AND ANY OTHER WORK PRIOR TO REQUESTING THE CONTROLS. RE–ESTABLISHMENT OF CONTROLS, SURVEY POSTS AND BENCHMARKS WHICH ARE DAMAGED OR LOST SHALL BE AT THE CONTRACTOR'S EXPENSE.

27. THE CONTRACTOR SHALL BE RESPONSIBLE IN PROVIDING TRAFFIC CONTROL, SIGNAGE, DELINEATORS, BARRICADES, AND OTHER MISCELLANEOUS WARNING DEVICES AS REQUIRED TO MAINTAIN VEHICLE AND PEDESTRIAN FLOW AND FOR EMERGENCY VEHICLE ACCESS. A TRAFFIC MANAGEMENT PLAN WILL BE PROVIDED AS REQUIRED.

28. CONTACT COQUITLAM ENGINEERING DEPT. MIN. 48HRS PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR WORKS INSPECTOR.

29. ALL EXCAVATION WITHIN EXISTING TREE DRIP LINES TO BE BY HAND OR HYDRO–VAC.

30. THE CONTRACTOR SHALL KEEP PROPER AS BUILT INFORMATION DURING CONSTRUCTION AND SUBMIT THE INFORMATION TO THE CONTRACT ADMINISTRATOR PRIOR TO THE REQUEST OF SUBSTANTIAL COMPLETION CERTIFICATE. THE CONTRACTOR SHALL PROVIDE TO THE CA ONE (1) SET OF AS–CONSTRUCTED SITE GRADING, SITE SERVICING, AND SITE ELECTRICAL DRAWINGS SHOWING THE LOCATION AND ELEVATION OF ALL NEW AND EXISTING WORKS ENCOUNTERED ON THE PROJECT.

31. THE CONTRACTOR SHOULD KEEP RECORDS AND/OR PHOTOS OF EXISTING ROCK WALLS, TREES, DRIVEWAYS AND WALKWAYS WHERE REQUIRED FOR GENERAL CONSTRUCTION NOTES #20 AND #33.

32. THE CONTRACTOR IS ADVISED TO REVIEW THE ELECTRICAL DESIGN DRAWINGS FOR COORDINATION AND INSTALLATION OF ELECTRICAL DUCT WORK AND FACILITIES.

33. ALL TREES DESIGNATED TO BE SAVED ARE TO BE PROTECTED BY SNOW FENCING.

ROADWORKS NOTES

1. SUBGRADE AND GRANULAR BASE MATERIALS SHALL BE COMPACTED TO AT LEAST 95% OF THEIR MODIFIED PROCTOR DRY DENSITY UNLESS NOTED OTHERWISE. 97% FOR MARSHALL MIX.

2. ALL LOOSE AND ORGANIC MATERIAL SHALL BE EXCAVATED AND REMOVED FROM THE ROADWAY.

3. THE ROAD BASE SHALL EXTEND A MINIMUM OF 300mm BEYOND THE SIDEWALK AND/OR CURB AND GUTTER, WHICHEVER IS GREATER AND FILLED TO THE LEVEL OF THE SIDEWALK OR CURB FOR SUPPORT.

4. THE CRUSHED GRANULAR BASE COURSE SHALL BE PROOF–ROLLED OR TESTED IN ANOTHER APPROVED MANNER PRIOR TO THE PLACEMENT OF THE PROPOSED CONCRETE CURB AND GUTTER AND ROAD PAVEMENT.

5. THE PROPOSED PAVEMENT STRUCTURE SHALL BE AS DESIGNATED BY THE ROADWORKS DESIGN DRAWINGS.

6. ALL VALVE BOXES, MANHOLES, JUNCTION BOXES, ETC. WITHIN THE ROAD RIGHT OF WAY SHALL BE ADJUSTED TO FINISHED GRADE UNLESS NOTED OTHERWISE.

7. THE ADJUSTMENT OF MANHOLES, VALVE COVERS, AND ALL OTHER APPURTENANCES TO SUIT NEW ASPHALT GRADES IS INCIDENTAL TO ASPHALT PAVING UNLESS OTHERWISE SPECIFIED IN SCHEDULE OF QUANTITIES AND PRICES (TYP.).

8. CONTRACTOR TO REPLACE ALL MANHOLE FRAMES AND LIDS, WATER VALVE BOXES AND COVERS, AND GAS VALVE BOXES AND COVERS WITHIN THE ROADWAY.

9. LOCATIONS OF DRIVEWAYS, WHEELCHAIR RAMPS, ETC. SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION OF THE PROPOSED CONCRETE CURB AND GUTTER.

10. DRIVEWAY CROSSINGS SHALL BE INSTALLED PER THE DETAILS ON THE ROADWORKS DESIGN DRAWINGS, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS DIRECTED BY CONTRACT ADMINISTRATOR.

11. CHANGES IN GRADE SHALL BE FORMED WITH SMOOTH CURVES.

12. THE CONTRACTOR SHALL SAWCUT THE EXISTING PAVEMENT WHERE INDICATED ON THE DRAWING OR AS DIRECTED BY THE CA.

13. CATCH BASIN RIM ELEVATIONS SHALL BE SET 30mm BELOW THE FINISHED GUTTER LINE GRADES. THE GUTTER AND ROAD SURFACE AREA TO BE SHAPED TO FORM A DISH AROUND THE INLET.

14. TIE–IN TO EXISTING PAVEMENT SHALL BE MADE BY CUTTING BACK THE EXISTING PAVEMENT TO SOUND MATERIAL AS NECESSARY TO PRODUCE A NEAT VERTICAL FACE WITH STRAIGHT EDGE PRIOR TO PLACING HOT MIX ASPHALTIC CONCRETE. EXPOSED PAVEMENT SURFACES SHALL BE CLEANED, PAINTED WITH TACK COAT, AND HEATED TO 65 DEGREES CELSIUS. THE FINISHED PAVEMENT SURFACE SHALL BLEND IN SMOOTHLY WITH EXISTING PAVEMENT. THE EDGE OF PAVEMENT SHALL BE SAWCUT AND KEYED TO FORM A MINIMUM 200mm WIDE X 35mm DEEP LAP JOINT WITH PROPOSED PAVEMENT UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE ENGINEER.

15. ALL PAVEMENT MARKINGS AND SIGNAGE TO BE REINSTATED IN THE PLACE OF WORK. CONTRACTOR RESPONSIBLE TO PERFORM PRE AND POST CONSTRUCTION SURVEY WORK ESSENTIAL FOR THE REINSTATEMENT OF PAVEMENT MARKINGS AND SIGNAGE.

16. OVER–EXCAVATE (OPTIONAL): WHERE DIRECTED BY THE CONTRACT ADMINISTRATOR, EXCAVATE UNSUITABLE MATERIAL AND REPLACE WITH IMPORTED BASE GRAVEL OR CRUSHED SUB–BASE COMPACTED IN PLACE TO 95% MODIFIED PROCTOR DENSITY.

17. CONTRACTOR TO IDENTIFY ANY SURVEY MONUMENTS AND LEAD PLUGS THAT MAY BE DISTURBED DURING CONSTRUCTION AND ARRANGE WITH THE OWNER'S SURVEY DEPARTMENT 5 DAYS PRIOR TO CONSTRUCTION TO REFERENCE LOCATIONS BEFORE WORK COMMENCES.

18. PROOF ROLL BASE, ADD GRAVELS AS REQ'D, RECOMPACT, AND RESHAPE AS REQ'D PRIOR TO PAVING.

19. CLEAN AND TACK–COAT ALL ASPHALT SURFACES INCLUDING JOINTS PRIOR TO PAVING.

20. CONTRACTOR MUST SET THE SURVEY LAYOUT OF THE PROPOSED CURB AND GUTTER AND SIDEWALK. A WALKTHROUGH WITH THE CONTRACT ADMINISTRATOR IS REQUIRED AFTER THE LAYOUT IS DONE. ADJUSTMENTS OF BOULEVARD, SIDEWALK ELEVATIONS AND LAYOUT MUST BE DONE AS INSTRUCTED BY THE CONTRACT ADMINISTRATOR. THESE ADJUSTMENTS ARE INCIDENTAL TO THE CONTRACT.

21. ALL CHANGES ARE INCIDENTAL TO CONTRACT.

22. NEW LINE PAINTING AND SIGNAGE AS PER M.U.T.C.D STANDARDS.

WATER SERVICE CONNECTIONS NOTES:

1. WATER SERVICE RENEWAL/REPLACEMENT CRITERIA:

   1.1. WHERE EXISTING LOTS HAVE MORE THAN ONE EXISTING WATER CONNECTION, THE CONTRACTOR SHALL INVESTIGATE AND VERIFY WHICH CONNECTIONS ARE ACTIVE.

   1.2. REPLACE WATER SERVICES AS NOTED ON THE CONTRACT DRAWINGS.

   1.3. ACTIVE WATER SERVICES OLDER THAN 30 YEARS SHALL BE REPLACED AS DIRECTED BY THE CONTRACT ADMINISTRATOR.

   1.4. INACTIVE CONNECTIONS SHALL BE CAPPED AT THE MAIN.

   1.5. CONFIRM RENEWAL/REPLACEMENT STRATEGY WITH CONTRACT ADMINISTRATOR FOLLOWING INVESTIGATION OF EXISTING SERVICES.

2. THE MINIMUM COVER FOR WATERMAINS SHALL BE 1.0m WITH 0.3m COVER OVER VALVE STEMS UNLESS NOTED OTHERWISE.

3. THE MINIMUM GRADE FOR WATERMAINS SHALL BE 0.1%

4.1 WATER SERVICE CONNECTIONS SHALL BE 19mm TO 38mm AS NOTED AND SHALL BE MUNICIPEX PIPE c/w CURB STOP AND VALVE BOX 0.3m FROM PROPERTY LINE AS PER STD. DWG. COQ–W2d OR COQ–W2k AS APPLICABLE.

4.2 WATER SERVICE CONNECTIONS SHALL BE 50mm DIAMETER AS NOTED AND SHALL BE MUNICIPEX PIPE c/w TRACER WIRE USING A CORPORATION STOP, A CURB STOP AND VALVE BOX 0.3m FROM THE PROPERTY LINE, AND A REDUCER TO CONNECT TO THE EXITING WATER SERVICES AS PER COQ–W2b.

5. WATER SERVICE CONNECTIONS SHALL BE INSTALLED BY THE CONTRACTOR FROM THE MAIN TO THE PROPERTY LINE INCLUDING THE CURB STOP OR WATER VALVE. WHERE RETAINING WALLS ARE PROPOSED AT THE PROPERTY LINE, THE SERVICE SHALL BE REPLACED TO 1m BEYOND THE PROPERTY LINE.

6. EXISTING INVERTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

7. FOR WATERMAIN TIE–INS, REFER TO COQUITLAM SUPPLEMENTAL SPECIFICATIONS 33 11 01S.3.23 – CONNECTION TO EXISTING MAINS. THE CONTRACTOR SHALL CONTACT THE CITY OF COQUITLAM PRIOR TO THE COMMENCEMENT OF TIE–IN AND CONNECTION PROCEDURES. TIE–INS AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF COQUITLAM. TIE–INS AND CONNECTIONS TO THE EXISTING WATERMAIN SHALL BE PERFORMED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE CONTRACT ADMINISTRATOR. THE CONTRACTOR SHALL EXPOSE THE TIE–IN LOCATIONS. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS REQUIRED TO COMPLETE THE TIE–INS.

8. TYPICAL TRENCH SECTION SHALL BE INSTALLED AS PER STD. DWG. COQ–G4.

SANITARY SERVICE CONNECTIONS NOTES:

1. SANITARY SERVICE RENEWAL/REPLACEMENT CRITERIA:

   1.1. WHERE EXISTING LOTS HAVE MORE THAN ONE EXISTING SANITARY CONNECTION, THE CONTRACTOR SHALL INVESTIGATE AND VERIFY WHICH CONNECTION IS ACTIVE.

   1.2. FOR LOT AREAS LESS THAN 650m^2, ONE 100mm DIAMETER SANITARY SERVICE IS REQUIRED PER LOT. FOR LOT AREAS EQUAL TO OR GREATER THAN 650m^2, ONE 150mm DIAMETER SANITARY SERVICE IS REQUIRED PER LOT.

   1.3. INSPECTION CHAMBERS SHALL BE INSTALLED ON ALL ACTIVE SANITARY SERVICE CONNECTIONS.

   1.4. INACTIVE CONNECTIONS SHALL BE CAPPED AT THE MAIN.

   1.5. ALL EXISTING ACTIVE ASBESTOS CONCRETE (AC) SERVICES SHALL BE REPLACED.

   1.6. CONFIRM RENEWAL/REPLACEMENT STRATEGY WITH CONTRACT ADMINISTRATOR FOLLOWING INVESTIGATION OF EXISTING SERVICES.

2. SANITARY SERVICE CONNECTIONS SHALL BE 100mm OR 150mm DR 28 PVC AS NOTED AND INSTALLED AS PER THE COQ STANDARD DRAWING NO. S7A.

3. SANITARY SERVICE CONNECTIONS SHALL BE INSTALLED FROM THE MAIN TO THE PROPERTY LINE AT GRADE OF 2.0% UNLESS NOTED OTHERWISE. ALL SERVICES SHALL ENTER THE MAIN AT A POINT JUST ABOVE THE SPRINGLINE. CONNECTIONS TO NEW MAINS SHALL BE MADE USING PVC WYE FITTINGS.

4. SANITARY SERVICE INSPECTION CHAMBERS FOR 100mm & 150mm SANITARY SERVICE SHALL BE INSTALLED AS PER THE MMCD STANDARD DRAWING NO. S9. SANITARY INSPECTION CHAMBER LIDS TO BE RED IN COLOUR.

5. ALL WYES SHALL BE MANUFACTURED.

6. SANITARY SERVICE CONNECTIONS SHALL BE INSTALLED BY THE CONTRACTOR FROM THE MAIN TO THE PROPERTY LINE INCLUDING THE INSPECTION CHAMBER 0.3m FROM THE PROPERTY LINE UNLESS NOTED OTHERWISE.

7. EXISTING INVERTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

8. THE CONTRACTOR SHALL CONTACT THE CITY OF COQUITLAM PRIOR TO THE COMMENCEMENT OF TIE–IN AND CONNECTION PROCEDURES. TIE–INS AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF COQUITLAM.

9. TYPICAL TRENCH SECTION SHALL BE INSTALLED AS PER STD. DWG. COQ–G4.

10. INSPECTION CHAMBER LID TO BE 50mm BELOW THE SOD FINAL GRADE.

STORM SEWER NOTES:

1. STORM SERVICE RENEWAL/REPLACEMENT CRITERIA:

   1.1. WHERE EXISTING LOTS HAVE MORE THAN ONE EXISTING STORM CONNECTION, THE CONTRACTOR SHALL INVESTIGATE AND VERIFY WHICH CONNECTIONS ARE ACTIVE.

   1.2. ONE 150mm DIAMETER STORM SERVICE IS REQUIRED PER LOT. IF MORE THAN ONE ACTIVE CONNECTION IS PRESENT ON THE LOT, THE DOWNSTREAM SERVICE SHALL BE UPGRADED TO 150mm AND REMAINING SERVICES SHALL BE CAPPED BY THE FUTURE DEVELOPER.

   1.3. INSPECTION CHAMBERS SHALL BE INSTALLED ON ALL ACTIVE STORM SERVICE CONNECTIONS.

   1.4. INACTIVE CONNECTIONS SHALL BE CAPPED AT THE MAIN.

   1.5. CONFIRM RENEWAL/REPLACEMENT STRATEGY WITH CONTRACT ADMINISTRATOR FOLLOWING INVESTIGATION OF EXISTING SERVICES.

2. STORM SERVICE CONNECTIONS SHALL BE 150mm DR 28 PVC AS NOTED AND INSTALLED AS PER COQ–S8A STANDARD DRAWING.

3. STORM SERVICE CONNECTIONS SHALL BE INSTALLED FROM THE MAIN TO THE PROPERTY LINE AT 2% GRADE UNLESS NOTED OTHERWISE. ALL SERVICES SHALL ENTER THE MAIN AT A POINT JUST ABOVE THE SPRINGLINE. CONNECTIONS TO MAINS SHALL BE MADE USING WYE FITTING.

4. STORM SERVICE INSPECTION CHAMBERS FOR 150mm STORM SERVICE SHALL BE INSTALLED AS PER THE MMCD STANDARD DRAWING NO. S9. STORM INSPECTION CHAMBER LIDS TO BE GREEN IN COLOUR.

5. ALL WYES SHALL BE MANUFACTURED.

6. STORM SERVICE CONNECTIONS SHALL BE INSTALLED BY THE CONTRACTOR FROM THE MAIN TO THE PROPERTY LINE INCLUDING THE INSPECTION CHAMBER 0.3m FROM THE PROPERTY LINE UNLESS NOTED OTHERWISE.

7. EXISTING INVERTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

8. THE CONTRACTOR SHALL CONTACT THE CITY OF COQUITLAM PRIOR TO THE COMMENCEMENT OF TIE–IN AND CONNECTION PROCEDURES. TIE–INS AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF COQUITLAM.

9. TYPICAL TRENCH SECTION SHALL BE INSTALLED AS PER STD. DWG. COQ–G4.

10. STORM SEWER SHALL BE POLYVINYLCHLORIDE (PVC) PIPES WITH A MINIMUM SDR 35 SPECIFICATION UNLESS NOTED OTHERWISE. TYPICAL TRENCH SECTION SHALL BE INSTALLED AS PER THE CITY OF COQUITLAM STANDARD DRAWING NO. COQ–G4.

11. STORM SEWER MANHOLES SHALL BE 1050mm DIAMETER UNLESS OTHERWISE NOTED.

12. SIDE INLET TYPE CATCH BASINS SHALL BE INSTALLED AS PER THE CITY OF COQUITLAM STANDARD DRAWING NO. COQ–S11A UNLESS NOTED OTHERWISE. CATCH BASIN LEADS SHALL BE 150mm DIAMETER PVC PIPE WITH A MINIMUM SDR 28 SPECIFICATION UNLESS NOTED OTHERWISE. DOUBLE CATCH BASIN LEADS SHALL BE 200mm DIAMETER PVC PIPE WITH A MINIMUM SDR 35 SPECIFICATION UNLESS NOTED OTHERWISE.

13. FOR CATCH BASINS LOCATED ADJACENT TO A CURB, THE CATCH BASIN RIM ELEVATIONS SHALL BE SET 30mm BELOW THE FINISHED GUTTER LINE GRADE. FOR CATCH BASINS SURROUNDED BY PAVEMENT, THE CATCH BASIN RIM ELEVATIONS SHALL BE SET FLUSHED WITH THE FINISHED PAVEMENT. THE GUTTER AND ROAD SURFACE ARE TO BE SHAPED TO FORM A DISH AROUND THE INLET.

14. REFER TO ROAD DESIGN DRAWINGS FOR CATCH BASIN LOCATIONS AND ELEVATIONS.

15. THE CONTRACTOR SHALL BE RESPONSIBLE IN ENSURING THAT THE FINISHED RIM ELEVATION OF THE STORM SEWER MANHOLES MATCHES THE FINISHED ROAD GRADES AND ELEVATIONS.

16. EXISTING INVERTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. LAWN BASINS SHALL BE INSTALLED AS PER THE COQ STANDARD DRAWING NO. S12A TYPE 1. LAWN BASIN LEADS SHALL BE 150mm DIAMETER PVC PIPE WITH A MINIMUM SDR 28 SPECIFICATION UNLESS OTHERWISE NOTED.

18. THE CONTRACTOR SHALL CONTACT THE CITY OF COQUITLAM PRIOR TO THE COMMENCEMENT OF TIE–IN AND CONNECTION PROCEDURES. TIE–INS AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF COQUITLAM.

19. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL STORM SEWERS UNDER 900mm DIAMETER, INCLUDING INSPECTION HARD COPIES AND DIGITAL FORMAT IN A FORMAT SATISFACTORY TO THE CA. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTIONS.

20. INSPECTION CHAMBER LID TO BE 50mm BELOW THE SOD FINAL GRADE.

NOT TO SCALE

ISSUED FOR TENDER

Edge of pavement	*Hydrant*	*Sanitary service*	*Hydro Guy Wire*
Watermain and valve	*Water air valve*	*Sanitary cleanout*	*Hydro Kiosk*
Drainage sewer, MH	*Water blowoff*	*Utility pole(joint pole)*	*Vegetation Conifer*
Drainage ditch	*Water service*	*Utility pole with light*	*Vegetation Deciduous*
Sanitary sewer, MH	*Catch basin, top inlet*	*Streetlight, davit*	*Vegetation Shrub*
Sanitary forcemain	*Catch basin, side inlet*	*Streetlight, post top*	*Survey Traverse Hub*
Gasmain and valve	*Catch basin, round*	*Comb signal pole*	*Survey Iron Pin*
Hydro duct, MH	*Drainage service*	*Traffic signal pole*	*Survey Lead Plug*
Telephone duct, MH	*Drainage cleanout*	*Junction box*	*Survey Monument*

No.	Date	By	Revisions
A	2025-10-30	SV	ISSUED FOR TENDER

Design by VL — Date
Drawn by LY — Date
Checked by TDB — Date
Approved by TDB — Date

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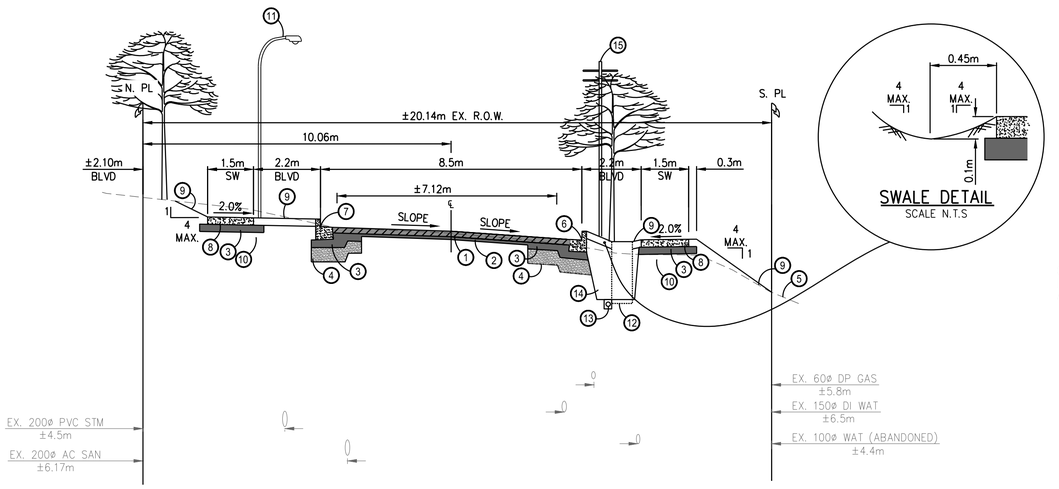
Scale horiz. N.T.S. Scale vert. N.T.S.
Sheet 01 of 13
Eng. Project No. 19-1082

Project: WALLS AVE
BLUE MOUNTAIN ST TO EAST END
Description: GENERAL NOTES
File: 19-1082-2-R1 REV. A

Plot Date: October 30, 2025

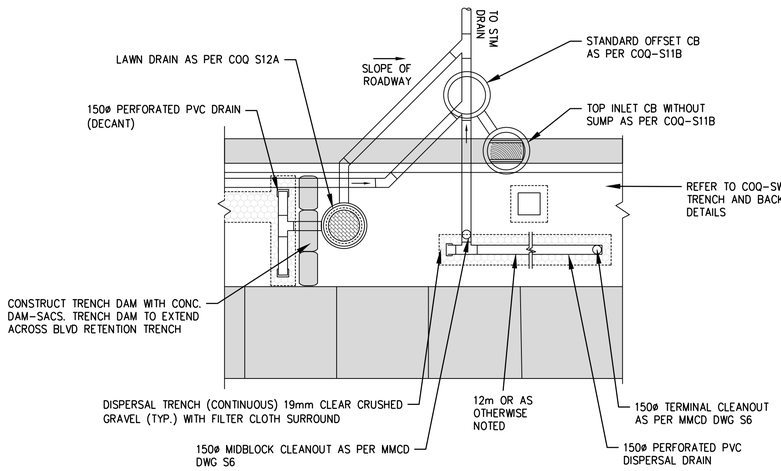


WALLS AVE TYPICAL SECTION

FROM STA 5+140 TO STA 5+330

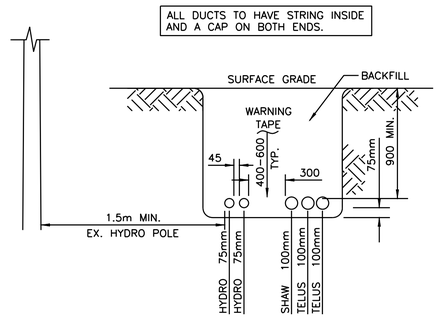
N.T.S

1. 75mm THICK – MMCD UPPER COURSE #1 PLACED IN SINGLE LIFT
2. MIN. 100mm THICK – 25mm MINUS GRANULAR BASE COMPACTED TO 95 % MODIFIED PROCTOR DENSITY (PROVISIONAL)
3. 100mm THICK – 25mm MINUS GRANULAR BASE COMPACTED TO 95 % MODIFIED PROCTOR DENSITY (PROVISIONAL)
4. 200mm THICK – 75mm MINUS CRUSHED GRANULAR SUBBASE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (PROVISIONAL)
5. EXISTING GROUND
6. BARRIER TYPE CONCRETE CURB AND GUTTER AS PER MMCD STD. DWG. NO. C5
7. REVERSE BARRIER TYPE CONCRETE CURB AND GUTTER AS PER MMCD STD. DWG. NO. C5
8. 100mm THICK – 1.5m WIDE CONCRETE SIDEWALK AS PER MMCD STD. DWG. NO. C1
9. SOD, OR MIN. 0.9m DEEP GROWING MEDIUM TRENCH WHERE SPECIFIED ON LANDSCAPE DRAWING. REFER TO LANDSCAPE DRAWING FOR DETAILS.
10. SUBGRAGE FILL MATERIAL AS APPROVED BY GEOTECHNICAL ENGINEER
11. STREET LIGHTING – SEE ELECTRICAL DRAWING FOR DETAILS
12. 300ø LAWN DRAINS AS PER COQ-S12A TYPE 1. REFER TO APPENDIX C.
13. DISPERSAL TRENCH WITH 150ø PERFORATED PVC DRAIN AS PER COQ-SW3
14. BOULEVARD RETENTION TRENCH AS PER COQ-SW3.
15. HYDRO POLE – SEE ELECTRICAL DRAWING FOR DETAILS



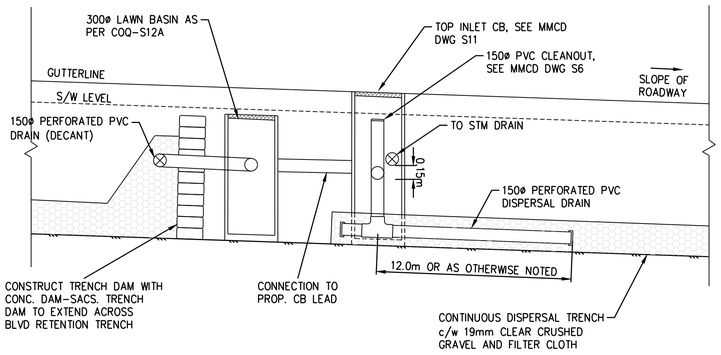
BOULEVARD RETENTION TRENCH DETAIL – PLAN

SCALE: N.T.S.



PROP. THIRD PARTY JOINT DUCTING TRENCH TYPICAL DETAIL

SCALE: N.T.S.



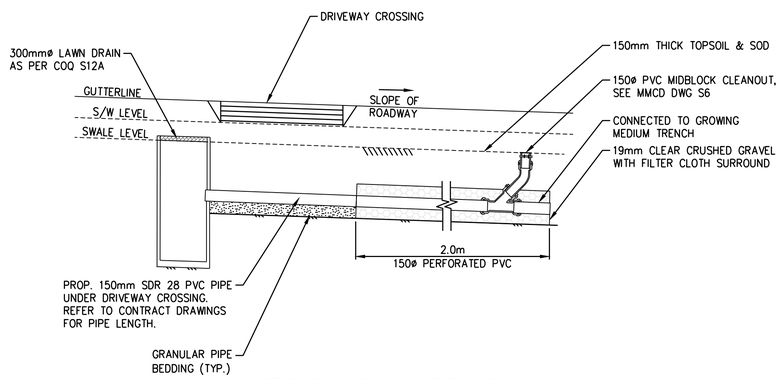
BOULEVARD RETENTION TRENCH DETAIL – PROFILE

SCALE: N.T.S.

CATCH BASIN TABLE			
NUMBER	DESCRIPTION	LOCATION OF CATCHBASIN	RIM ELEV.
CB1	PROP. TOP INLET CATCH BASIN	STA. 5+137.074 o/s -12.453	96.72
CB2	PROP. TYPE TOP INLET CATCH BASIN WITH OFFSET SUMP	STA. 5+146.308 o/s 4.250	95.96
CB3	PROP. TYPE TOP INLET CATCH BASIN WITH OFFSET SUMP	STA. 5+189.964 o/s 4.250	96.49
CB4	PROP. TYPE TOP INLET CATCH BASIN WITH OFFSET SUMP	STA. 5+238.922 o/s 4.250	96.80
CB5	PROP. TYPE TOP INLET CATCH BASIN WITH OFFSET SUMP	STA. 5+320.007 o/s 4.250	96.66
CB6	PROP. TYPE TOP INLET CATCH BASIN WITH OFFSET SUMP	STA. 5+382.455 o/s -4.250	95.73
CB7	PROP. TOP INLET CATCH BASIN	STA. 5+401.921 o/s 4.250	95.44
CB8	PROP. SIDE INLET CATCH BASIN	STA. 5+408.859 o/s -4.250	95.32
CB9	PROP. SIDE INLET CATCH BASIN	STA. 5+456.057 o/s -4.140	94.65
CB10	PROP. SIDE INLET CATCH BASIN	STA. 5+458.107 o/s 8.000	94.42

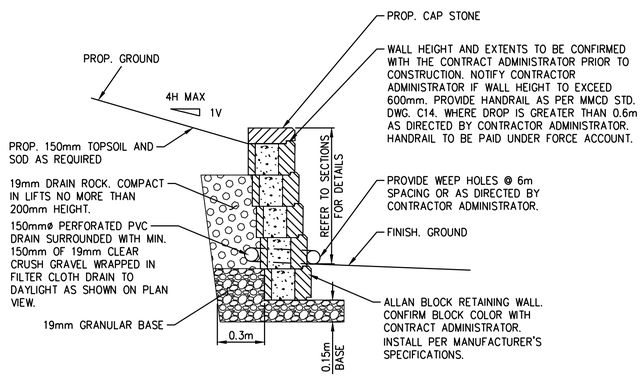
NOTE

1. ALL CATCH BASIN RIMS SHALL BE SET 30mm BELOW THE GUTTER LINE. THE GUTTER AND ROAD SURFACE TO BE SHAPED TO FORM A DISH AROUND THE INLET.



FRENCH DRAIN DETAILS

SCALE: N.T.S



SEGMENTAL RETAINING WALL TYPCIAL DETAIL

SCALE: N.T.S

NOT TO SCALE

ISSUED FOR TENDER

Edge of pavement	Hydrant	Sanitary service	Hydro Guy Wire
Watermain and valve W	Water air valve	Sanitary cleanout	Hydro Kiosk
Drainage sewer, MH D	Water blowoff	Utility pole(joint pole)	Vegetation Conifer
Drainage ditch	Water service	Utility pole with light	Vegetation Deciduous
Sanitary sewer, MH S	Catch basin, top inlet	Streetlight, davit	Vegetation Shrub
Sanitary forcemain SFM	Catch basin, side inlet	Streetlight, post top	Survey Traverse Hub
Gasmain and valve G	Catch basin, round	Comb signal pole	Survey Iron Pin
Hydro duct, MH H	Drainage service	Traffic signal pole	Survey Lead Plug
Telephone duct, MH T	Drainage cleanout	Junction box	Survey Monument

No.	Date	By	Revisions
A	2025-10-30	SV	ISSUED FOR TENDER

Design by VL Date
Drawn by LY Date
Checked by TDB Date
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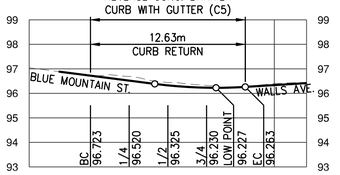
Scale horiz. N.T.S. Scale vert. N.T.S.
Sheet 02 of 13
Eng. Project No. 19-1082

Project WALLS AVE
BLUE MOUNTAIN ST TO EAST END
Description ROAD DETAILS
File: 19-1082-2-R2 REV. A

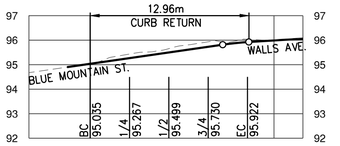
PLOTTED: 2025-10-30 1:36:22 PM
FILE: P:\2019\19-1082\00 - CAD FILES\DWG\PAVL\19-1082 - COVER SHEET - WALLS AVE (BLUE MOUNTAIN TO LEBEAU)DWG LAYOUT: 19-1082-2-R2 USER: SVANDOP

Plot Date: October 30, 2025



WALLS AVE. – BLUE MOUNTAIN ST.
CURB RETURN – NE CORNER

SCALE H 1:250 V 1:25



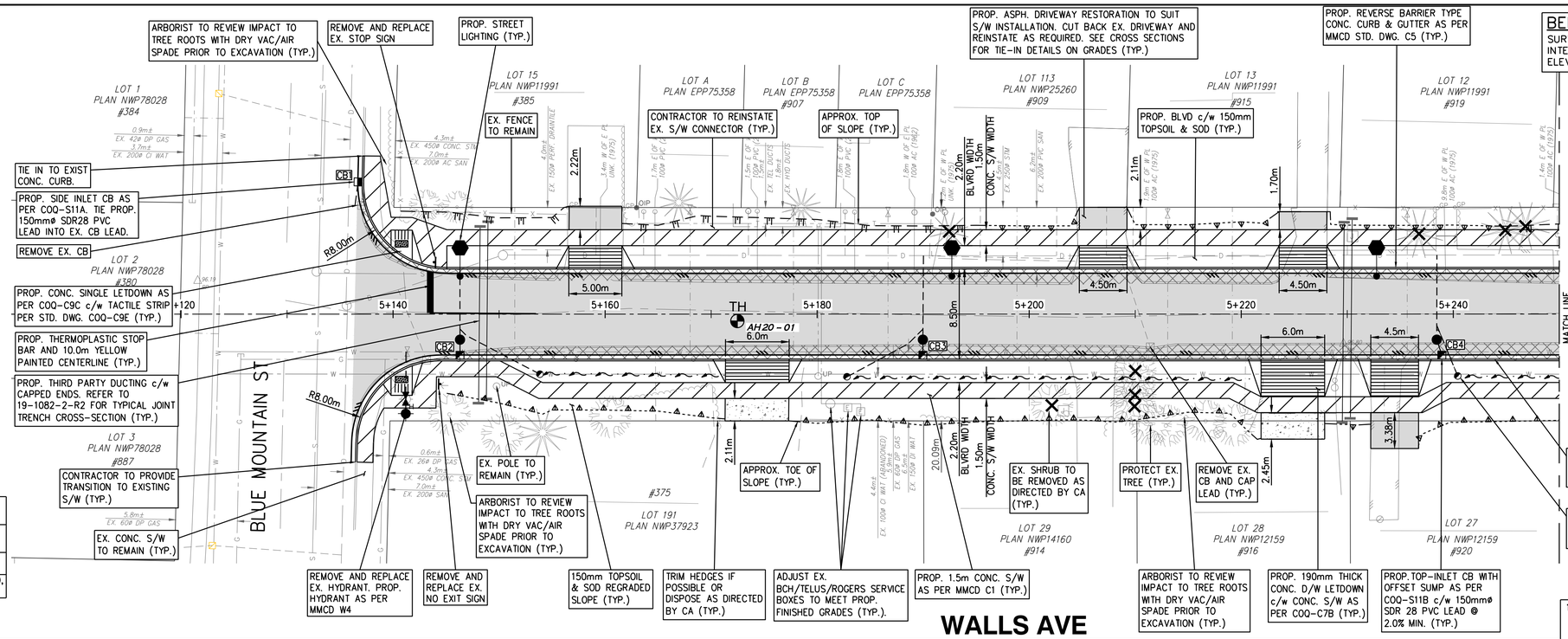
WALLS AVE. – BLUE MOUNTAIN ST.
CURB RETURN – SE CORNER

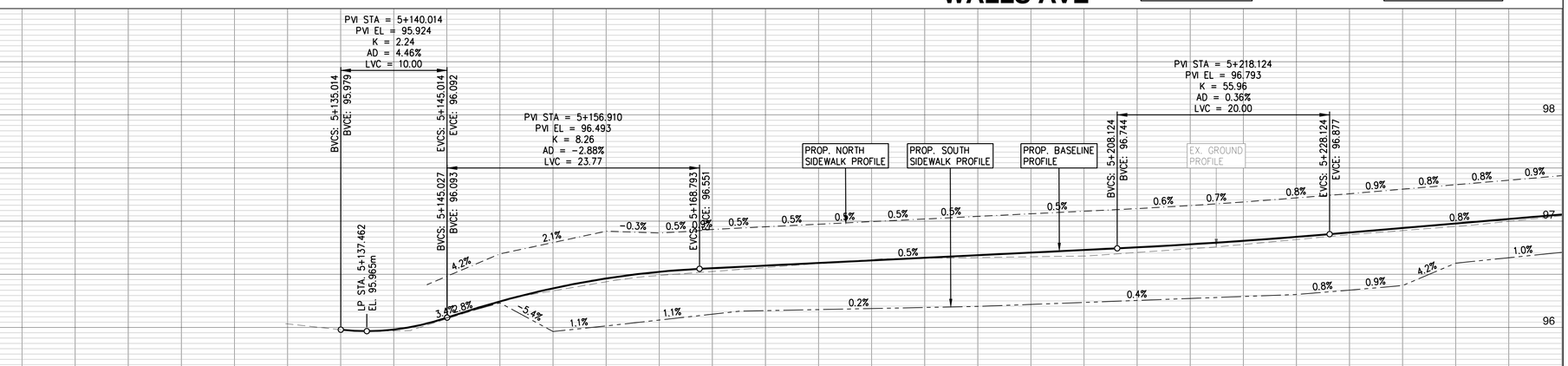
SCALE H 1:250 V 1:25

TH ASPHALT CORE TABLE

CORE	THICKNESS(mm) TOTAL	THICKNESS(mm) TOP	COMMENTS
AH20-01	55	55	

PER KONTUR GEOTECHNICAL CONSULTANTS INC. TESTING REPORT V0, AUGUST 13, 2020





PROP. GUTTER ELEV.	NORTH						96.414	96.634	96.726	96.775	96.824	96.873	96.922	96.984	97.062	97.147							
	SOUTH						96.076	96.292	96.388	96.437	96.486	96.535	96.584	96.646	96.720	96.809							
ROAD C/L ELEV.	EXISTING				96.03		95.97	96.24	96.43	96.53	96.60	96.65	96.66	96.71	96.78	96.87	96.95						
	PROPOSED						95.980	96.245	96.461	96.557	96.606	96.655	96.704	96.753	96.815	96.893	96.978						
STATION				5+120			5+140			5+160			5+180			5+200			5+220			5+240	

TREATMENT – FULL-DEPTH REPAIR

REMOVE FULL DEPTH ASPHALT AND PORTION OF EX. BASE TO 175mm BELOW DESIGN GRADES, AND ADD THE FOLLOWING ROAD STRUCTURE:
- 75mm – MMCD UPPER COURSE #1 ASPHALT IN ONE LIFT.
- 100mm – 25mm MINUS GRANULAR BASE (PROVISIONAL)

ROAD WIDENING (FULL DEPTH STRUCTURE)
- 75mm MMCD UPPER COURSE #1 ASPHALT IN ONE LIFT.
- 100mm–25mm MINUS GRANULAR BASE (PROVISIONAL)
- 200mm–75mm MINUS CRUSHED GRANULAR SUBBASE ON APPROVED FILL MATERIAL AND SUBGRADE (PROVISIONAL)

REFER TO 7056-20-WALLS AVE DWGs FOR STREET LIGHTING DETAILS

REFER TO 19-1082-2-L1 & L2 DWGs FOR LANDSCAPING DETAILS

REFER TO 19-1082-2-SC1 & SC2 DWG FOR SERVICE CONNECTION DETAILS

REFER TO 19-1082-2-R1 DWG FOR GENERAL CONSTRUCTION, ROADWORKS, AND SERVICE CONNECTION NOTES

REFER TO 19-1082-2-R2 DWGs FOR TYPICAL SECTION AND CB TABLE NOTES

1. PROOF ROLL BASE, ADD GRAVELS AS REQUIRED, RECOMPACT, AND RESHAPE AS REQUIRED PRIOR TO PAVING.
2. CLEAN AND TACK-COAT ALL ASPHALT SURFACES INCLUDING JOINTS PRIOR TO PAVING.
3. COMPACTION FOR GRAVELS 95% M.P.D., FOR MARSHALL MIX 97% (TYP.)
4. OVER-EXCAVATE (OPTIONAL):
   WHERE DIRECTED BY THE CA, EXCAVATE UNSUITABLE MATERIAL AND REPLACE WITH IMPORTED BASE GRAVEL COMPACTED IN PLACE.
5. CONTRACTOR TO REPLACE ALL MANHOLE FRAMES AND LIDS; WATER VALVE BOXES AND COVERS WITHIN THE ROADWAY.
6. THE ADJUSTMENT OF MANHOLES, VALVE COVERS, AND ALL OTHER APPURTENANCES TO SUIT NEW ASPHALT GRADES IS INCIDENTAL TO ASPHALT PAVING UNLESS SPECIFIED OTHERWISE IN THE SCHEDULE OF QUANTITIES. (TYP.)
7. ALL PAVEMENT MARKINGS TO BE REINSTATED IN THE PLACE OF WORK. CONTRACTOR RESPONSIBLE TO PERFORM PRE AND POST CONSTRUCTION SURVEY WORK ESSENTIAL FOR THE REINSTATEMENT OF PAVEMENT MARKINGS.
8. CONTRACTOR TO IDENTIFY ANY SURVEY MONUMENTS AND LEAD PLUGS THAT MAY BE DISTURBED DURING CONSTRUCTION AND ARRANGE WITH THE OWNER'S SURVEY DEPARTMENT 5 DAYS PRIOR TO CONSTRUCTION TO REFERENCE LOCATIONS BEFORE WORK COMMENCES.
9. CATCH BASINS RIM ELEVATIONS TO BE SET 30mm BELOW THE FINISHED GUTTERLINE GRADES. GUTTER AND ROAD SURFACE AREA TO BE SHAPED TO FORM A DISH AROUND THE INLET.
10. CONTRACTOR TO PRELOCATE EX. GAS AND WATER MAIN AT THE LOCATION OF PROPOSED CATCH BASINS. BARREL SIZE AND ARRANGEMENT TO BE APPROVED BY CA.
11. FINAL LAYOUT OF LETDOWN AND TACTILE TO BE APPROVED BY CA. ADJUSTMENTS TO BE MADE ON SITE (TYP.)
12. SIDEWALK PANELS TO BE THICKEN TO 190mm ON ALL LETDOWN CROSSINGS, UP TO ONE PANEL PAST THE CURB RAMP (TYP.)

0 H 1:250 10m
0 V 1:25 1m

ISSUED FOR TENDER

Edge of pavement; Watermain and valve; Drainage sewer, MH; Drainage ditch; Sanitary sewer, MH; Sanitary forcemain; Gasmain and valve; Hydro duct, MH; Telephone duct, MH
Hydrant; Water air valve; Water blowoff; Water service; Catch basin, top inlet; Catch basin, side inlet; Catch basin, round; Drainage service; Drainage cleanout
Sanitary service; Sanitary cleanout; Utility pole(joint pole); Utility pole with light; Streetlight, davit; Streetlight, post top; Comb signal pole; Traffic signal pole; Junction box
Hydro Guy Wire; Hydro Kiosk; Vegetation Conifer; Vegetation Deciduous; Vegetation Shrub; Survey Traverse Hub; Survey Iron Pin; Survey Lead Plug; Survey Monument

No.	Date	By	Revisions
A	2025-10-30	SV	ISSUED FOR TENDER

Design by VL Date
Drawn by LY Date
Checked by TDB Date
Approved by TDB Date

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Scale horiz. 1:250 Scale vert. 1:25
Sheet 03 of 13
Eng. Project No. 19-1082

Project: WALLS AVE
BLUE MOUNTAIN ST TO 120m EAST OF BLUE MOUNTAIN ST
Description: ROADWORKS - PLAN & PROFILE
File: 19-1082-2-R3 REV. A

Plot Date: October 30, 2025

WALLS AVE

PROP. REVERSE BARRIER TYPE CONC. CURB & GUTTER AS PER MMCD STD. DWG. C5 (TYP.)

PROP. THIRD PARTY DUCTING c/w CAPPED ENDS. REFER TO 19-1082-2-R2 FOR TYPICAL JOINT TRENCH CROSS-SECTION (TYP.)

CONTRACTOR TO REINSTATE EX. S/W CONNECTOR (TYP.)

PROP. 190mm THICK CONC. D/W LETDOWN c/w CONC. S/W AS PER COQ-C7B (TYP.)

PROP. STREET LIGHTING (TYP.)

REMOVE EX. CB AND CAP LEAD (TYP.)

PROP. CONNECTOR WALK/STAIRS AS PER COQ-C15 c/w 1ea RISER

PROP.BARRIER TYPE CONC. CURB & GUTTER AS PER MMCD STD. DWG. C5 (TYP.)

RELOCATE EX. TOP-INLET CB TO PROP. CURB GUTTERLINE. TIE PROP. 150mmø SDR 28 PVC LEAD INTO EX. CB LEAD

PROP. BLVD c/w 150mm TOPSOIL AND SOD (TYP.)

LOT 11 PLAN NWP11643 #923

LOT 10 PLAN NWP11643 #927

LOT 9 PLAN NWP11643 #931

LOT 8 PLAN NWP11643 #937

LOT 1 PLAN EPP71750 #939

LOT 2 PLAN EPP71750 #941

LOT 1 PLAN EPP73584 #943

LOT 2 PLAN EPP73584 #945

#947

APPROX. TOP OF SLOPE (TYP.)

150mm TOP SOIL & SOD REGRADED SLOPE (TYP.)

TIE IN WALKWAY WITH PAVERS TO MATCH

PROP. 1.5m CONC. S/W AS PER MMCD C1 (TYP.)

REMOVE FRONT DRIVEWAY ACCESS

PROP. BARRIER TYPE CONC. CURB & GUTTER AS PER MMCD STD. DWG. C5 (TYP.)

FOR CONTINUATION SEE SHT. 03 MATCH LINE

MATCH LINE FOR CONTINUATION SEE SHT. 05

2.09m | 2.10m | 2.20m BLVD WIDTH | 1.50m CONC. S/W WIDTH | 3.91m

6.00m | 6.00m | 6.00m | 6.00m | 6.00m

5+260 | 5+280 | 5+300 | 5+320 | 5+340 | 5+360 | 5+380

8.50m | 3.15m BLVD WIDTH

CB5 | CB6

TH AH20-02

EX. C&G TO REMAIN

PROP. 10.0m - 150mmø SDR28 PVC PIPE UNDER DRIVEWAY CROSSING. REFER TO 19-1082-2-R2 FOR DETAILS.

2.72m

PROTECT EX. VENT

20.12m

EX. RETAINING WALL TO REMAIN

2.20m BLVD WIDTH | 1.50m CONC. S/W WIDTH

EX. TREES TO BE REMOVED (TYP.)

5.67m | 3.5%

TIE IN TO EXIST CONC. CURB. (TYP.)

EX. POLE TO REMAIN

EX. HEDGES TO BE REMOVED

PROP.ASPH. DRIVEWAY RESTORATION TO SUIT S/W INSTALLATION. CUT BACK EX. DRIVEWAY AND REINSTATE AS REQUIRED. SEE CROSS SECTIONS FOR TIE-IN DETAILS ON GRADES (TYP.)

APPROX. TOE OF SLOPE (TYP.)

TIE PROP. ALLAN BLOCK WALL INTO EX. ALLAN BLOCK WALL

LOT 26 PLAN NWP12159 #924

LOT 25 PLAN NWP12159 #928

LOT A PLAN EPP8789 #932

LOT B PLAN EPP8789 #934

LOT 23 PLAN NWP12159 #936

LOT 22 PLAN NWP12159 #938

LOT A PLAN EPP64637 #940

LOT B PLAN EPP64637 #940

LOT 20 PLAN NWP12159 #942

PROP. LB AS PER COQ-12A TYPE 1 c/w 150mmø SDR 28 PVC LEAD (TYP.)

EX. SIDE RETAINING WALL TO BE REMOVED AND DISPOSED OFFSITE (TYP.)

EX. RETAINING WALL TO BE REMOVED AND DISPOSED OFFSITE

EX. SIDE RETAINING WALL TO BE REMOVED AND DISPOSED OFFSITE (TYP.)

PROP. RETENTION TRENCH AS PER COQ-SW3 (TYP.)

PROP. CONNECTOR WALK/STAIRS AS PER COQ-C15 c/w 1ea RISER

PROP. ALLAN BLOCK RETAINING WALL OR APPROVED EQUAL INSTALLED ALONG PROPERTY LINE AS PER MANUFACTURER'S RECOMMENDATIONS. APPROX. HT = 0.9m

REMOVE EX. ALLAN BLOCK WALL TO ACCOMODATE PROP. SIDEWALK (TYP.)

EX. WOOD TIES IN BLVD. TO BE REMOVED AND DISPOSED OFF SITE.

PROP. CONNECTOR WALK/STAIRS AS PER COQ-C15 c/w 2ea RISERS

PROP. TOP-INLET CB WITH OFFSET SUMP AS PER COQ-S11B c/w 150mmø SDR 28 PVC LEAD @ 2.0% MIN.

PROP. 10.0m - 150mmø SDR28 PVC PIPE UNDER DRIVEWAY CROSSING. REFER TO 19-1082-2-R2 FOR DETAILS.

PROP. 12.0m - 150mmø PERFORATED PVC DISPERSAL DRAIN. REFER TO 19-1082-2-R2 FOR DETAILS.

SIDEWALK TIE IN TO BE FIELD FIT. SIDEWALK TRANSITION LIMITS TO BE DETERMINED ONSITE BY CONTRACT ADMINISTRATOR (TYP. BOTH SIDES).

EX. C&G AND CONC. S/W TO REMAIN

EX. SIDE RETAINING WALL TO BE REMOVED AND DISPOSED OFFSITE

PROP. NORTH GUTTER LINE PROFILE

PROP. SOUTH SIDEWALK PROFILE

PROP. BASELINE PROFILE

EX. GROUND PROFILE

PROP. NORTH SIDEWALK PROFILE

PVI STA = 5+282.783
PVI EL = 97.267
K = 13.72
AD = -1.46%
LVC = 20.00
BVCS: 5+272.783 BVCE: 97.219
EVCS: 5+292.783 EVCE: 97.170

PVI STA = 5+262.727
PVI EL = 97.171
K = 55.05
AD = -0.37%
LVC = 20.11
BVCS: 5+252.672 BVCE: 97.085
EVCS: 5+272.783 EVCE: 97.219

HP STA 5+279.392 EL. 97.235m

PVI STA = 5+310.157
PVI EL = 97.000
K = 26.42
AD = -0.76%
LVC = 20.00
BVCS: 5+300.157 BVCE: 97.098
EVCS: 5+320.157 EVCE: 96.827

PVI STA = 5+367.908
PVI EL = 95.999
K = 36.92
AD = 0.54%
LVC = 20.00
BVCS: 5+357.908 BVCE: 96.173
EVCS: 5+377.908 EVCE: 95.880

0.8% | 1.5% | 0.5% | -0.7% | -0.5% | -1.5% | 1.8% | -4.1% | -3.0% | -3.0% | -2.7% | -2.4% | -1.6% | -1.8% | -1.3% | -1.0% | -1.0% | 0.7%

0.5% | -0.2% | -1.0% | -1.6% | -2.8% | -2.2% | -1.7% | -0.4% | -1.6% | -3.3% | -1.2%

0.3% | 0.3% | 2.2%

20.00m ROADWAY CROSS-FALL TRANSITION

PROP. 70.00m - 2.2m WIDE BLVD RETENTION TRENCH SEE TYPICAL SECTION ON 19-1082-2-R2 AND COQ-SW3

REFER TO 7056-20-WALLS AVE DWGs FOR STREET LIGHTING DETAILS

REFER TO 19-1082-2-L1 & L2 DWGs FOR LANDSCAPING DETAILS

REFER TO 19-1082-2-SC1 & SC2 DWG FOR SERVICE CONNECTION DETAILS

REFER TO 19-1082-2-R1 DWG FOR GENERAL CONSTRUCTION, ROADWORKS, AND SERVICE CONNECTION NOTES

REFER TO 19-1082-2-R2 DWGs FOR TYPICAL SECTION AND CB TABLE NOTES

		5+260	5+280	5+300	5+320	5+340	5+360	5+380
PROP. GUTTER ELEV.	NORTH	97.232	97.312	97.374	97.404	97.363	97.268	97.152	96.998	96.825	96.575	96.402	96.045	95.891	95.763	95.622
	SOUTH	97.232	97.312	97.374	97.404	97.363	97.268	97.152	96.998	96.825	96.575	96.402	96.045	95.891	95.763	
ROAD C/L ELEV.	EXISTING		97.13	97.18	97.20	97.16	97.07	96.97	96.89	96.71	96.54	96.36	96.17	96.02	95.89	
	PROPOSED		97.143	97.205	97.235	97.194	97.099	96.983	96.829	96.656	96.483	96.310	96.137	95.983	95.855	
STATION			5+260		5+280		5+300		5+320		5+340		5+360		5+380	

BENCHMARK:

SURVEY CONTROL MONUMENT 73H0269 AT INTERSECTION OF SHAW AVE. & BLUE MTN. ST.
ELEVATION = 93.493M

TREATMENT - FULL-DEPTH REPAIR

REMOVE FULL DEPTH ASPHALT AND PORTION OF EX. BASE TO 175mm BELOW DESIGN GRADES, AND ADD THE FOLLOWING ROAD STRUCTURE:

- 75mm - MMCD UPPER COURSE #1 ASPHALT IN ONE LIFT.
- 100mm - 25mm MINUS GRANULAR BASE (PROVISIONAL)

ROAD WIDENING (FULL DEPTH STRUCTURE)

- 75mm MMCD UPPER COURSE #1 ASPHALT IN ONE LIFT.
- 100mm-25mm MINUS GRANULAR BASE (PROVISIONAL)
- 200mm-75mm MINUS CRUSHED GRANULAR SUBBASE ON APPROVED FILL MATERIAL AND SUBGRADE (PROVISIONAL)

TH ASPHALT CORE TABLE

CORE	THICKNESS(mm) TOTAL	THICKNESS(mm) TOP	COMMENTS
AH20-02	65	65	

PER KONTUR GEOTECHNICAL CONSULTANTS INC. TESTING REPORT V0, AUGUST 13, 2020

1. PROOF ROLL BASE, ADD GRAVELS AS REQUIRED, RECOMPACT, AND RESHAPE AS REQUIRED PRIOR TO PAVING.
2. CLEAN AND TACK-COAT ALL ASPHALT SURFACES INCLUDING JOINTS PRIOR TO PAVING.
3. COMPACTION FOR GRAVELS 95% M.P.D., FOR MARSHALL MIX 97% (TYP.)
4. OVER-EXCAVATE (OPTIONAL):
   WHERE DIRECTED BY THE CA, EXCAVATE UNSUITABLE MATERIAL AND REPLACE WITH IMPORTED BASE GRAVEL COMPACTED IN PLACE.
5. CONTRACTOR TO REPLACE ALL MANHOLE FRAMES AND LIDS; WATER VALVE BOXES AND COVERS WITHIN THE ROADWAY.
6. THE ADJUSTMENT OF MANHOLES, VALVE COVERS, AND ALL OTHER APPURTENANCES TO SUIT NEW ASPHALT GRADES IS INCIDENTAL TO ASPHALT PAVING UNLESS SPECIFIED OTHERWISE IN THE SCHEDULE OF QUANTITIES. (TYP.)
7. ALL PAVEMENT MARKINGS TO BE REINSTATED IN THE PLACE OF WORK. CONTRACTOR RESPONSIBLE TO PERFORM PRE AND POST CONSTRUCTION SURVEY WORK ESSENTIAL FOR THE REINSTATEMENT OF PAVEMENT MARKINGS.
8. CONTRACTOR TO IDENTIFY ANY SURVEY MONUMENTS AND LEAD PLUGS THAT MAY BE DISTURBED DURING CONSTRUCTION AND ARRANGE WITH THE OWNER'S SURVEY DEPARTMENT 5 DAYS PRIOR TO CONSTRUCTION TO REFERENCE LOCATIONS BEFORE WORK COMMENCES.
9. CATCH BASINS RIM ELEVATIONS TO BE SET 30mm BELOW THE FINISHED GUTTERLINE GRADES. GUTTER AND ROAD SURFACE AREA TO BE SHAPED TO FORM A DISH AROUND THE INLET.
10. CONTRACTOR TO PRELOCATE EX. GAS AND WATER MAIN AT THE LOCATION OF PROPOSED CATCH BASINS. BARREL SIZE AND ARRANGEMENT TO BE APPROVED BY CA.
11. FINAL LAYOUT OF LETDOWN AND TACTILE TO BE APPROVED BY CA. ADJUSTMENTS TO BE MADE ON SITE (TYP.)
12. SIDEWALK PANELS TO BE THICKEN TO 190mm ON ALL LETDOWN CROSSINGS, UP TO ONE PANEL PAST THE CURB RAMP (TYP.)

0 H 1:250 10m
0 V 1:25 1m

ISSUED FOR TENDER

Edge of pavement | Watermain and valve | Drainage sewer, MH | Drainage ditch | Sanitary sewer, MH | Sanitary forcemain | Gasmain and valve | Hydro duct, MH | Telephone duct, MH
Hydrant | Water air valve | Water blowoff | Water service | Catch basin, top inlet | Catch basin, side inlet | Catch basin, round | Drainage service | Drainage cleanout
Sanitary service | Sanitary cleanout | Utility pole(joint pole) | Utility pole with light | Streetlight, davit | Streetlight, post top | Comb signal pole | Traffic signal pole | Junction box
Hydro Guy Wire | Hydro Kiosk | Vegetation Conifer | Vegetation Deciduous | Vegetation Shrub | Survey Traverse Hub | Survey Iron Pin | Survey Lead Plug | Survey Monument

No.	Date	By	Revisions
A	2025-10-30	SV	ISSUED FOR TENDER

Design by VL | Date
Drawn by LY | Date
Checked by TDB | Date
Approved by TDB | Date

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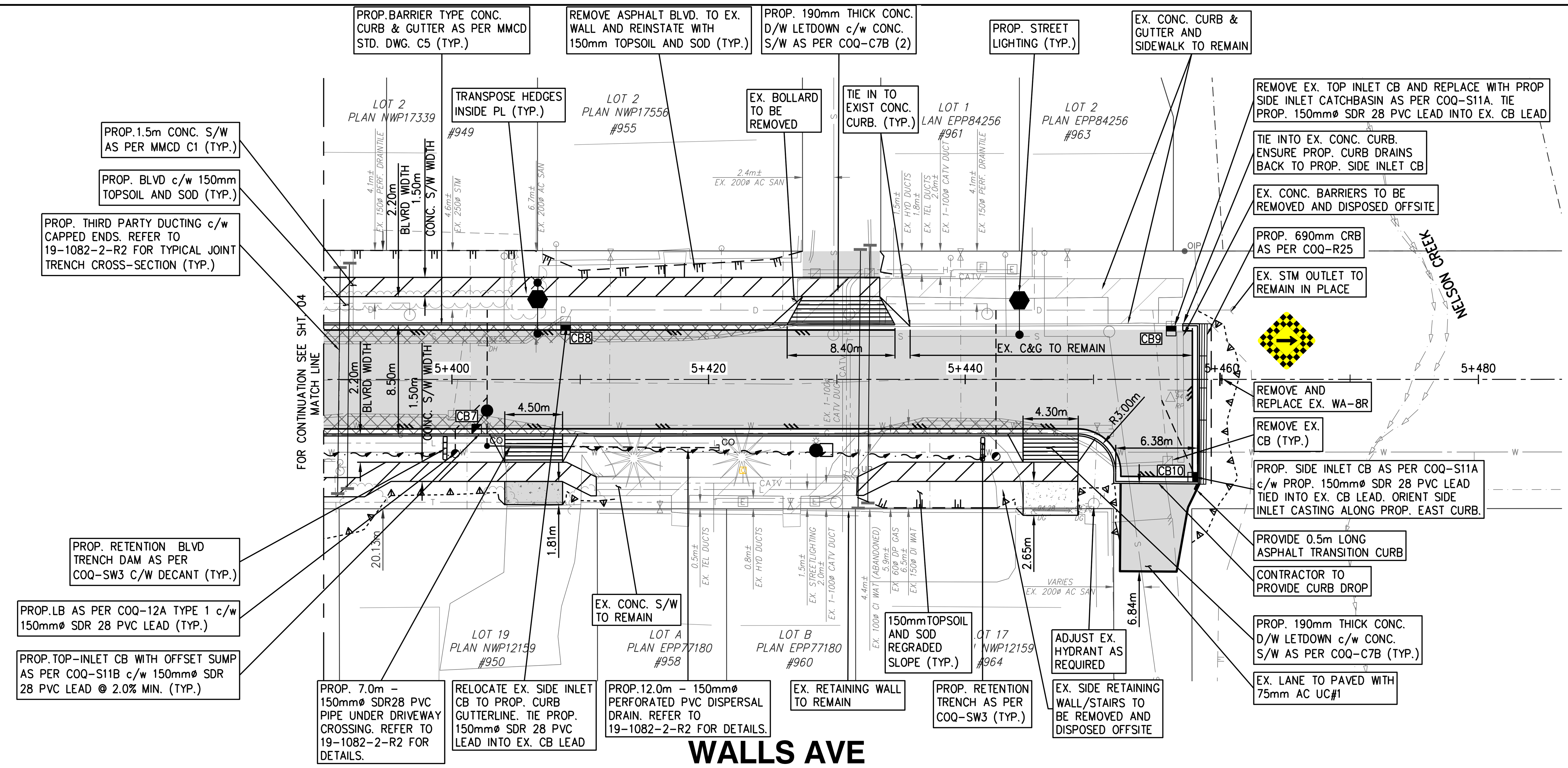
Engineering & Public Works
3000 Guildford Way, Coquitlam, B.C. V3B 7N2

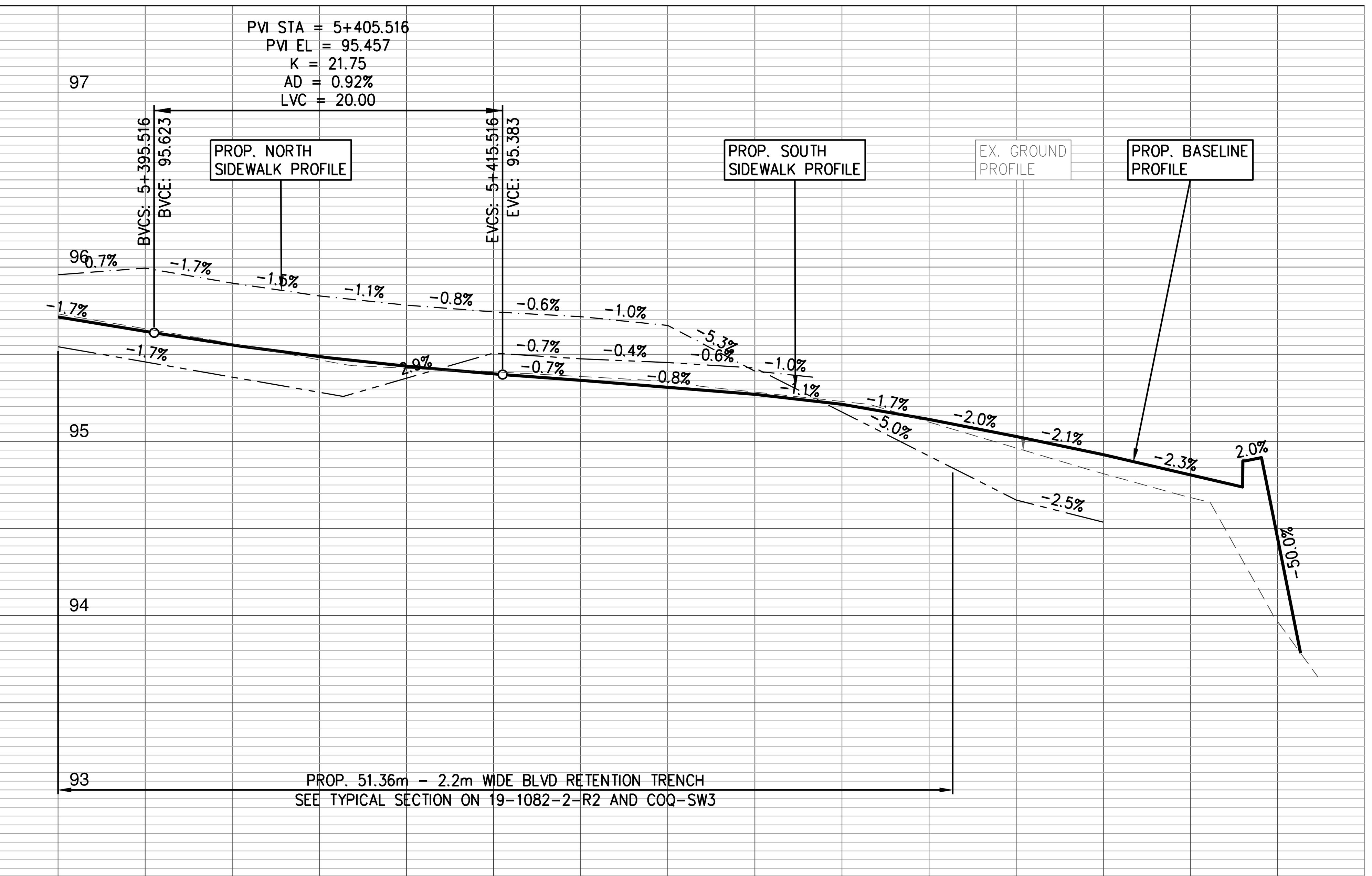
Scale horiz. 1:250 | Scale vert. 1:25
Sheet 04 of 13
Eng. Project No. 19-1082

Project: WALLS AVE
120m EAST OF BLUE MOUNTAIN ST TO 120m WEST OF LEBLEU ST
Description: ROADWORKS - PLAN & PROFILE
File: 19-1082-2-R4 REV. A

Plot Date: October 30, 2025



WALLS AVE



REFER TO 7056-20-WALLS AVE DWGs FOR STREET LIGHTING DETAILS

REFER TO 19-1082-2-L1 & L2 DWGs FOR LANDSCAPING DETAILS

REFER TO 19-1082-2-SC1 & SC2 DWG FOR SERVICE CONNECTION DETAILS

REFER TO 19-1082-2-R1 DWG FOR GENERAL CONSTRUCTION, ROADWORKS, AND SERVICE CONNECTION NOTES

REFER TO 19-1082-2-R2 DWGs FOR TYPICAL SECTION AND CB TABLE NOTES

PROP. GUTTER ELEV.	NORTH	95.461	95.339	95.258	95.176	95.041	94.839	
	SOUTH	95.461	95.339	95.258	95.178	94.995	94.756	
ROAD C/L ELEV.	EXISTING	95.56	95.42	95.37	95.28	95.11	94.81	93.97
	PROPOSED	95.553	95.431	95.350	95.270	95.126	94.924	94.449
STATION		5+400		5+420		5+440		5+460

0 H 1:250 10m
0 V 1:25 1m

BENCHMARK:

SURVEY CONTROL MONUMENT 73H0269 AT INTERSECTION OF SHAW AVE. & BLUE MTN. ST. ELEVATION = 93.493M

TREATMENT - FULL-DEPTH REPAIR

REMOVE FULL DEPTH ASPHALT AND PORTION OF EX. BASE TO 175mm BELOW DESIGN GRADES, AND ADD THE FOLLOWING ROAD STRUCTURE:
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- 100mm - 25mm MINUS GRANULAR BASE (PROVISIONAL)

ROAD WIDENING (FULL DEPTH STRUCTURE)
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1. PROOF ROLL BASE, ADD GRAVELS AS REQUIRED, RECOMPACT, AND RESHAPE AS REQUIRED PRIOR TO PAVING.
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12. SIDEWALK PANELS TO BE THICKEN TO 190mm ON ALL LETDOWN CROSSINGS, UP TO ONE PANEL PAST THE CURB RAMP (TYP.)

ISSUED FOR TENDER

Edge of pavement; Watermain and valve; Drainage sewer, MH; Drainage ditch; Sanitary sewer, MH; Sanitary forcemain; Gasmain and valve; Hydro duct, MH; Telephone duct, MH; Hydrant; Water air valve; Water blowoff; Water service; Catch basin, top inlet; Catch basin, side inlet; Catch basin, round; Drainage service; Drainage cleanout; Sanitary service; Sanitary cleanout; Utility pole(joint pole); Utility pole with light; Streetlight, davit; Streetlight, post top; Comb signal pole; Traffic signal pole; Junction box; Hydro Guy Wire; Hydro Kiosk; Vegetation Conifer; Vegetation Deciduous; Vegetation Shrub; Survey Traverse Hub; Survey Iron Pin; Survey Lead Plug; Survey Monument

No.	Date	By	Revisions
A	2025-10-30	SV	ISSUED FOR TENDER

Design by VL Date
Drawn by LY Date
Checked by TDB Date
Approved by TDB Date

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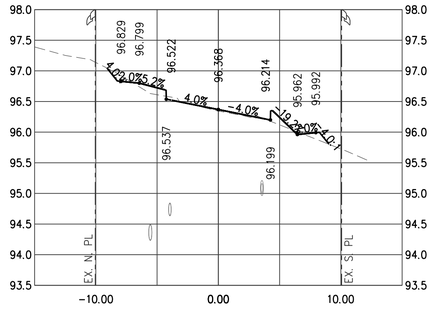
Coquitlam — Engineering & Public Works — 3000 Guildford Way, Coquitlam, B.C. V3B 7N2

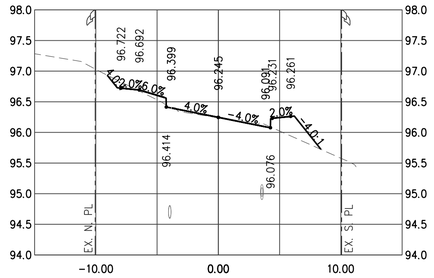
Scale horiz. 1:250 Scale vert. 1:25
Sheet 05 of 13
Eng. Project No. 19-1082

Project: WALLS AVE
120m WEST OF LEBLEU ST TO EAST END
Description: ROADWORKS - PLAN & PROFILE
File: 19-1082-2-R5 REV. A

5+155



5+150



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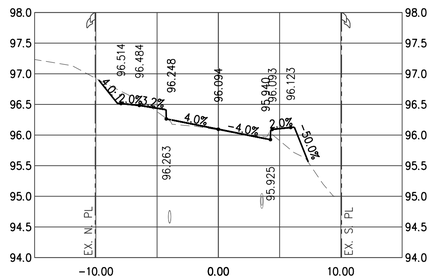

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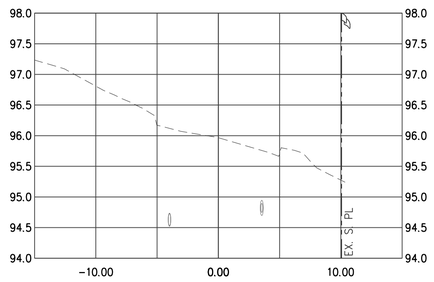
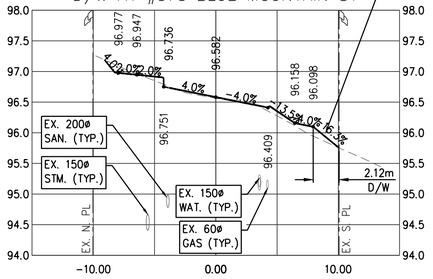


5+175
D/W AT #375 BLUE MOUNTAIN ST



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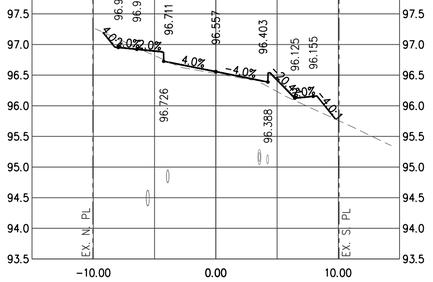

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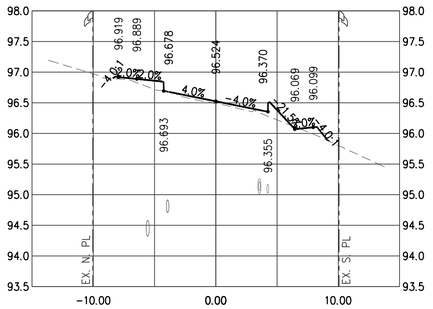
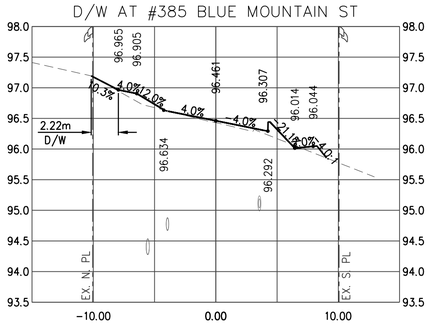


5+160
D/W AT #385 BLUE MOUNTAIN ST



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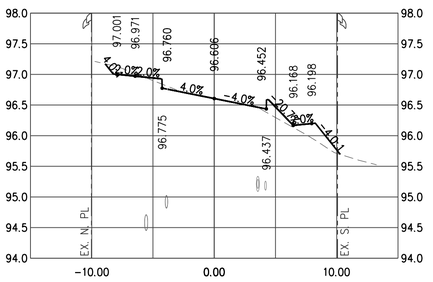

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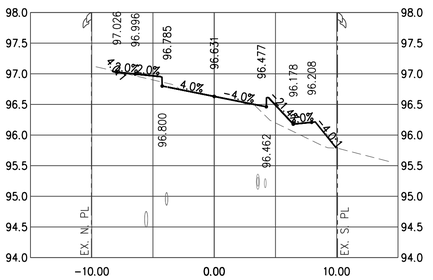

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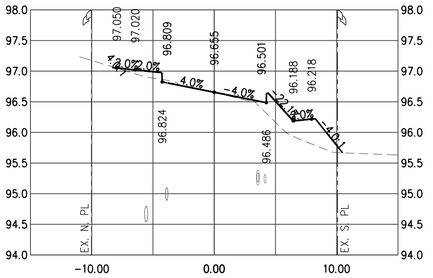

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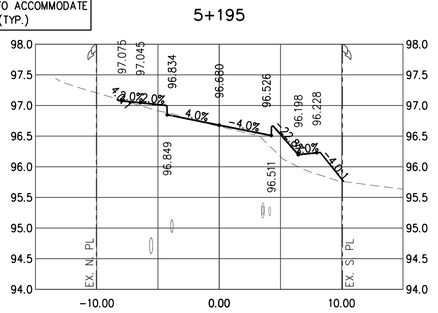

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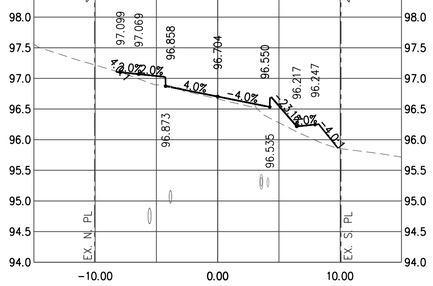
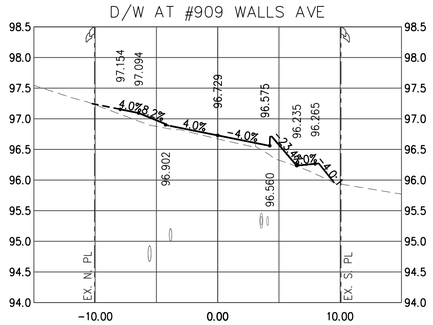
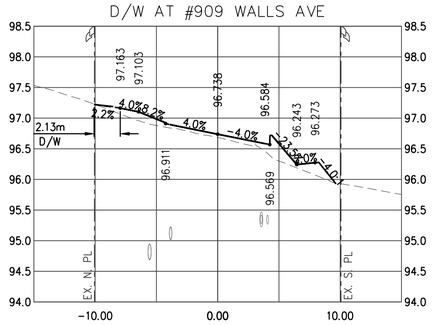


5+205
D/W AT #909 WALLS AVE



5+207
D/W AT #909 WALLS AVE



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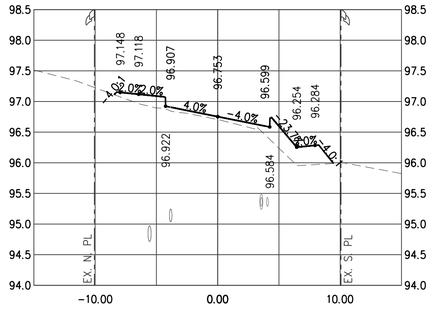

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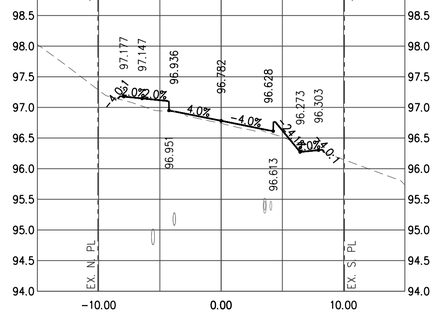
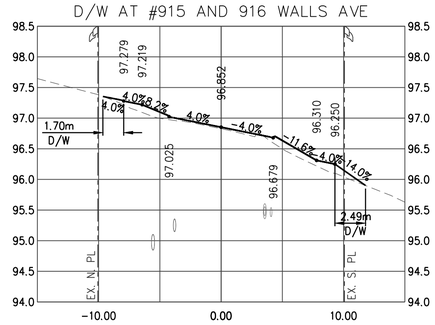


5+220

5+225
D/W AT #915 AND 916 WALLS AVE



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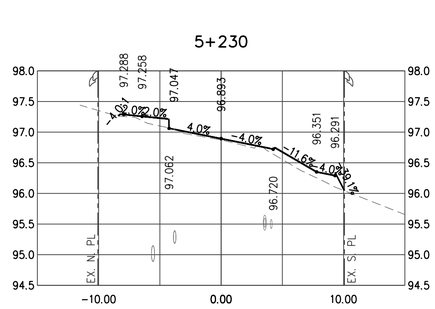

0 H 1:250 10m
0 V 1:25 1m

ISSUED FOR TENDER

Edge of pavement		Hydrant	
Watermain and valve	W	Water air valve	
Drainage sewer, MH	D	Water blowoff	
Drainage ditch		Water service	
Sanitary sewer, MH	S	Catch basin, top inlet	
Sanitary forcemain	SFM	Catch basin, side inlet	
Gasmain and valve	G	Catch basin, round	
Hydro duct, MH	H	Drainage service	
Telephone duct, MH	T	Drainage cleanout	
		Sanitary service	
		Sanitary cleanout	
		Utility pole(joint pole)	
		Utility pole with light	
		Streetlight, davit	
		Streetlight, post top	
		Comb signal pole	
		Traffic signal pole	
		Junction box	
		Hydro Guy Wire	
		Hydro Kiosk	
		Vegetation Conifer	
		Vegetation Deciduous	
		Vegetation Shrub	
		Survey Traverse Hub	
		Survey Iron Pin	
		Survey Lead Plug	
		Survey Monument	

No.	Date	By	Revisions
A	2025-10-30	SV	ISSUED FOR TENDER

Design by	VL	Date
Drawn by	LY	Date
Checked by	TDB	Date
Approved by	TDB	Date

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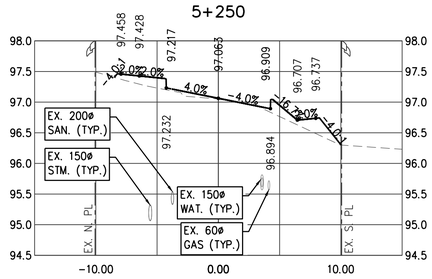
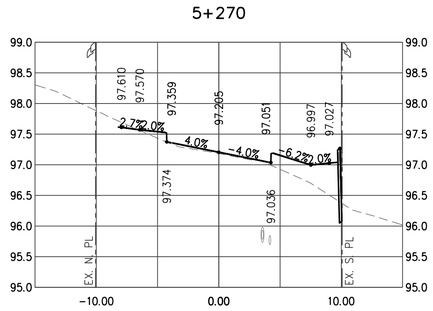
3000 Guildford Way, Coquitlam, B.C. V3B 7N2

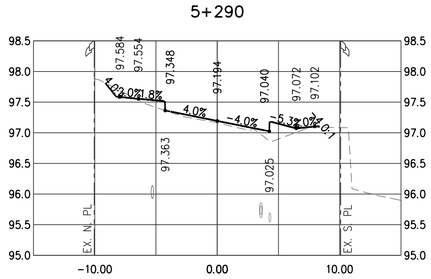
Scale horiz. 1:250 Scale vert. 1:25
Sheet 06 of 13
Eng. Project No. 19-1082

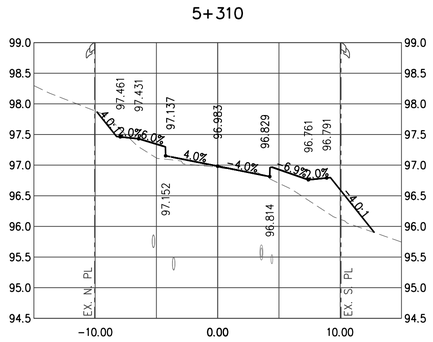
Project: WALLS AVE
WALLS AVE - SHEET 01
Description: ROADWORKS - CROSS SECTIONS
File: 19-1082-2-R6 REV. A

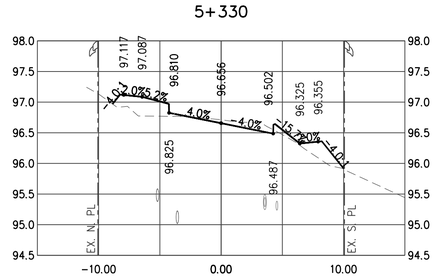
Plot Date: October 30, 2025

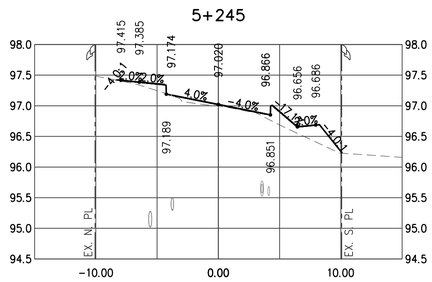


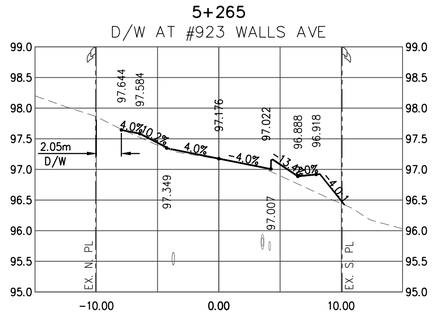


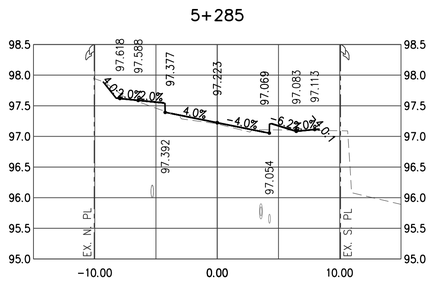


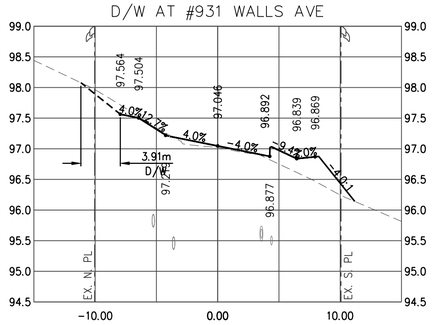


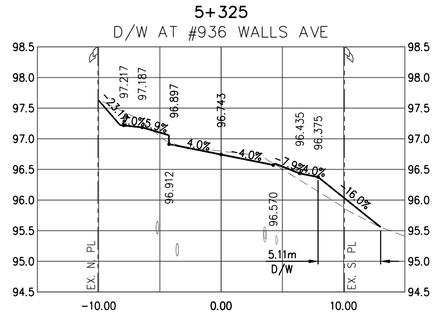


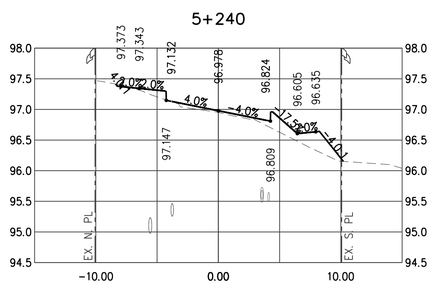


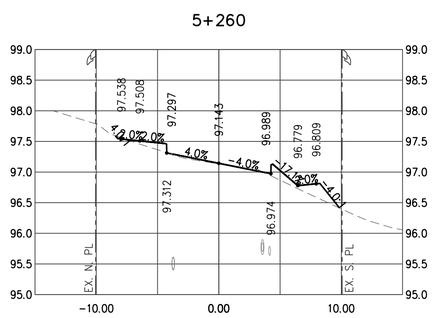


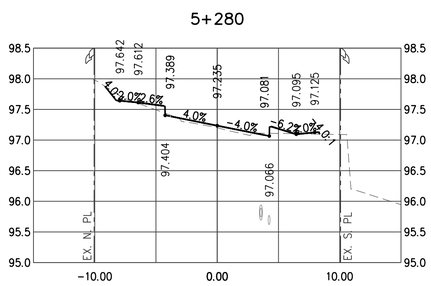


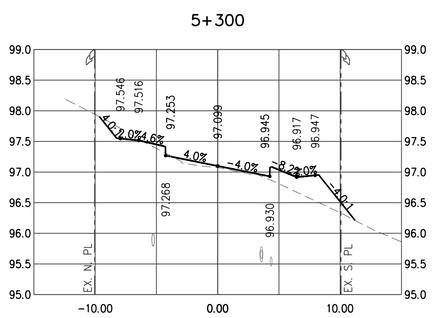


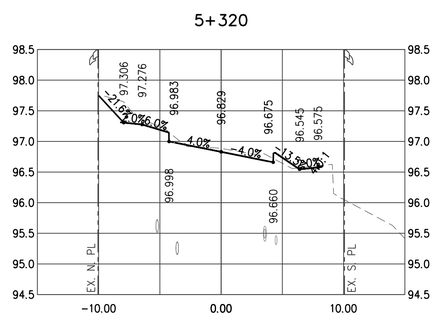


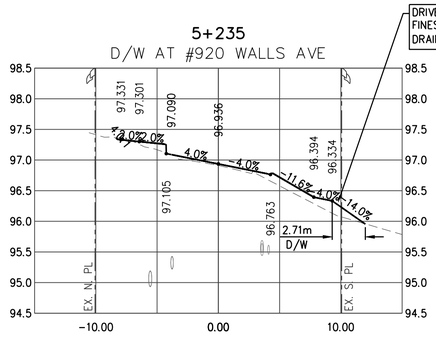


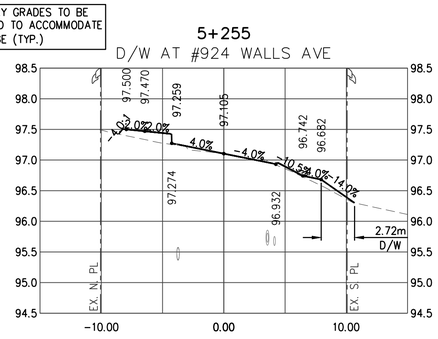


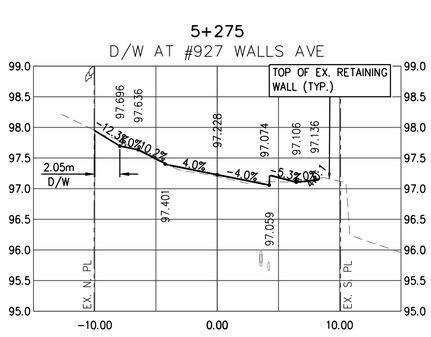


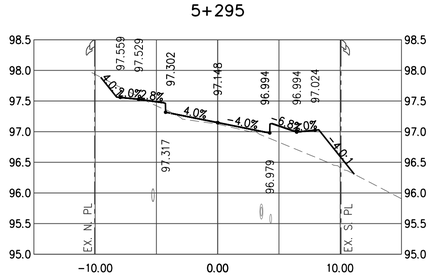


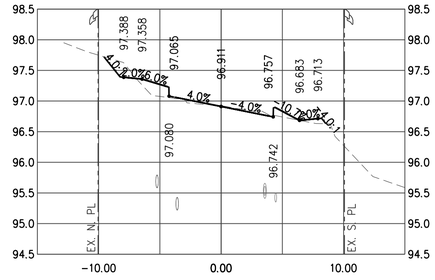












0 H 1:250 10m
0 V 1:25 1m

ISSUED FOR TENDER

Edge of pavement	Hydrant	Sanitary service	Hydro Guy Wire
Watermain and valve	Water air valve	Sanitary cleanout	Hydro Kiosk
Drainage sewer, MH	Water blowoff	Utility pole(joint pole)	Vegetation Conifer
Drainage ditch	Water service	Utility pole with light	Vegetation Deciduous
Sanitary sewer, MH	Catch basin, top inlet	Streetlight, davit	Vegetation Shrub
Sanitary forcemain	Catch basin, side inlet	Streetlight, post top	Survey Traverse Hub
Gasmain and valve	Catch basin, round	Comb signal pole	Survey Iron Pin
Hydro duct, MH	Drainage service	Traffic signal pole	Survey Lead Plug
Telephone duct, MH	Drainage cleanout	Junction box	Survey Monument

No.	Date	By	Revisions
A	2025-10-30	SV	ISSUED FOR TENDER

Design by VL Date
Drawn by LY Date
Checked by TDB Date
Approved by TDB Date

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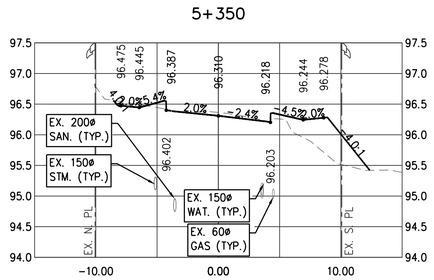
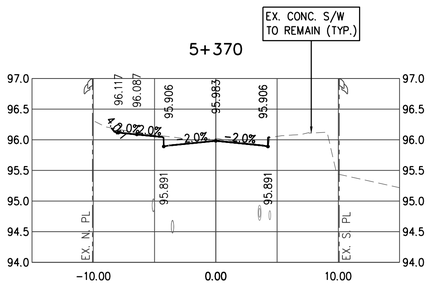
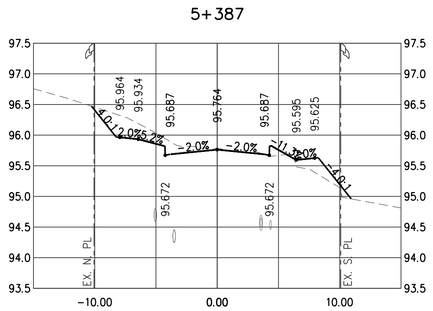
Scale horiz. 1:250 Scale vert. 1:25
Sheet 07 of 13
Eng. Project No. 19-1082

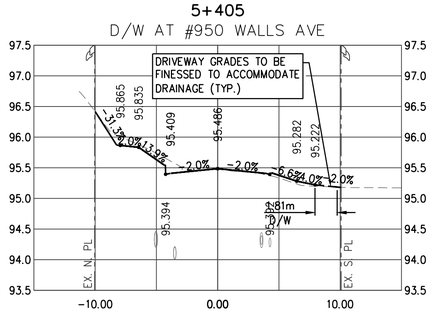
Project WALLS AVE
WALLS AVE - SHEET 02
Description ROADWORKS - CROSS SECTIONS
File: 19-1082-2-R7 REV. A

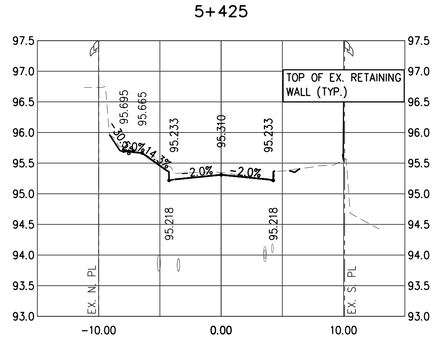
Plot Date: October 30, 2025

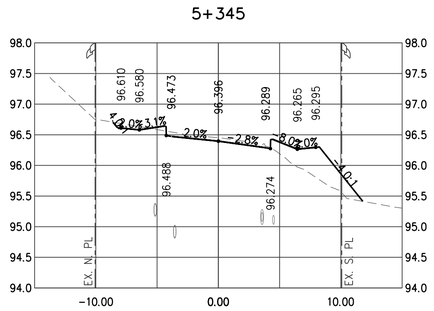


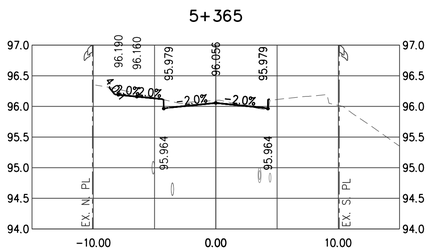


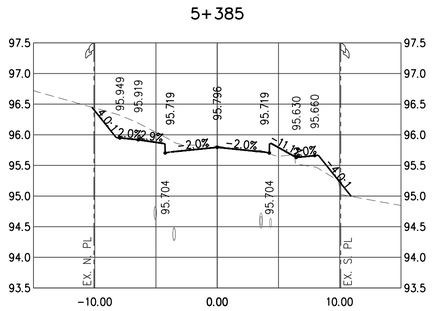


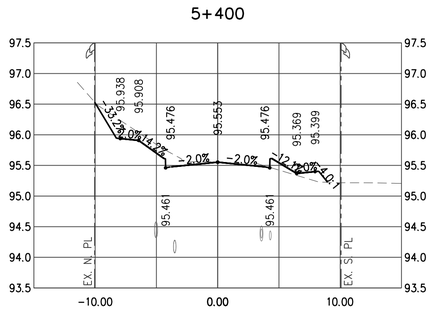


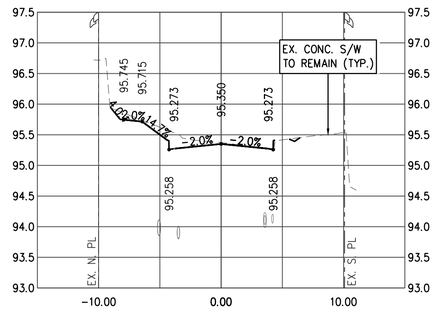


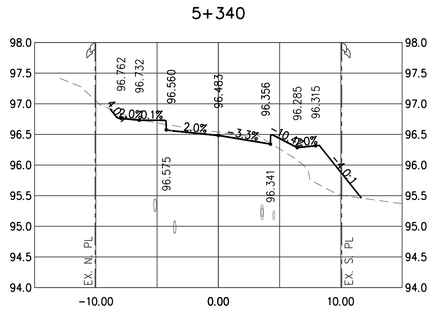


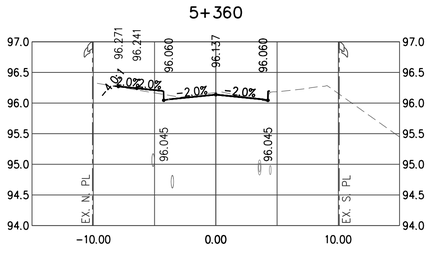


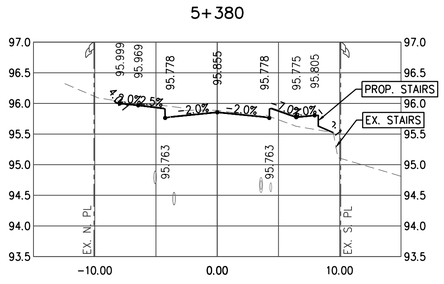


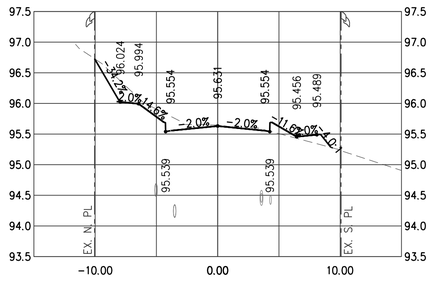


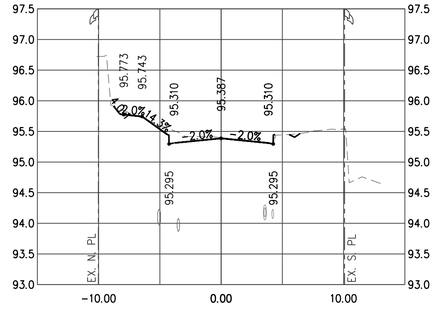


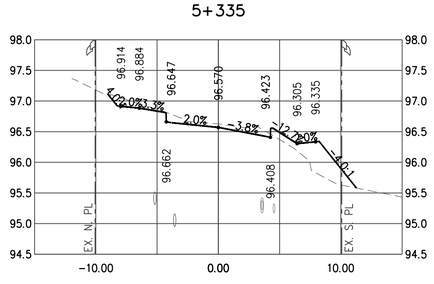


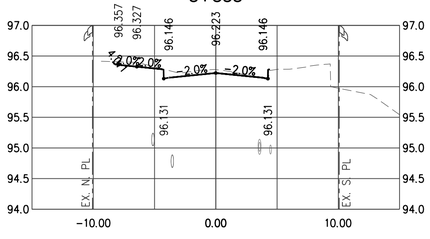


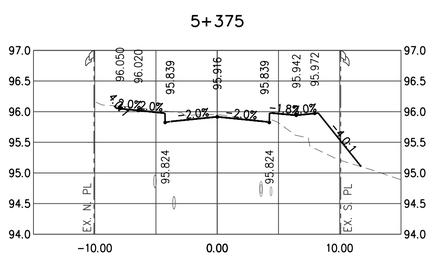


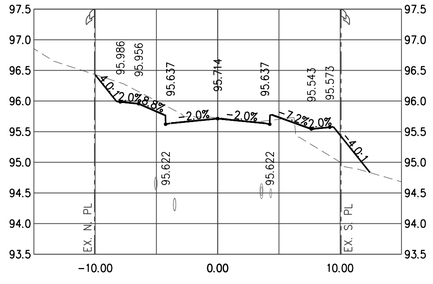


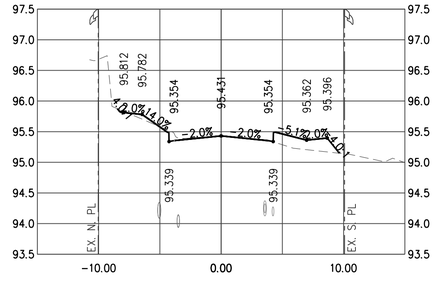












0 H 1:250 10m
0 V 1:25 1m

ISSUED FOR TENDER

Edge of pavement	Hydrant	Sanitary service	Hydro Guy Wire
Watermain and valve	Water air valve	Sanitary cleanout	Hydro Kiosk
Drainage sewer, MH	Water blowoff	Utility pole(joint pole)	Vegetation Conifer
Drainage ditch	Water service	Utility pole with light	Vegetation Deciduous
Sanitary sewer, MH	Catch basin, top inlet	Streetlight, davit	Vegetation Shrub
Sanitary forcemain	Catch basin, side inlet	Streetlight, post top	Survey Traverse Hub
Gasmain and valve	Catch basin, round	Comb signal pole	Survey Iron Pin
Hydro duct, MH	Drainage service	Traffic signal pole	Survey Lead Plug
Telephone duct, MH	Drainage cleanout	Junction box	Survey Monument

No.	Date	By	Revisions
A	2025-10-30	SV	ISSUED FOR TENDER

Design by VL — Date
Drawn by LY — Date
Checked by TDB — Date
Approved by TDB — Date

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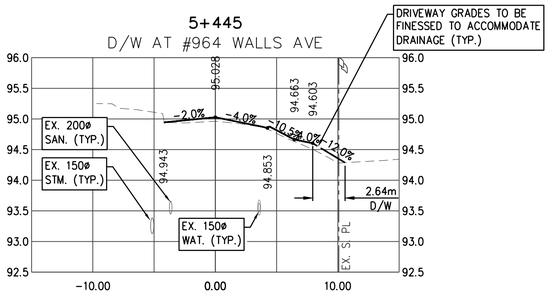
Scale horiz. 1:250 Scale vert. 1:25
Sheet 08 of 13
Eng. Project No. 19-1082

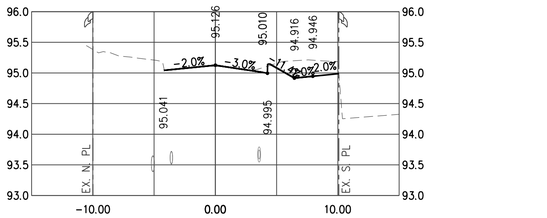
Project: WALLS AVE
WALLS AVE - SHEET 03
Description: ROADWORKS - CROSS SECTIONS
File: 19-1082-2-R8 REV. A

Plot Date: October 30, 2025

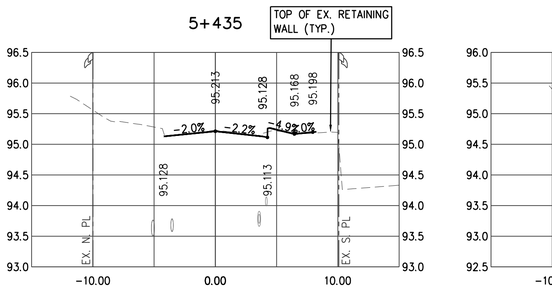
5+445
D/W AT #964 WALLS AVE



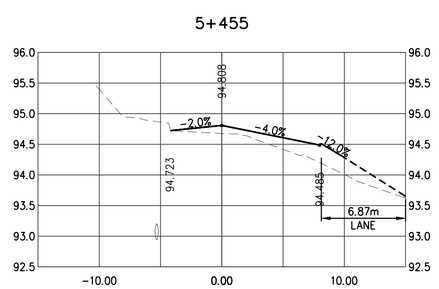
5+440



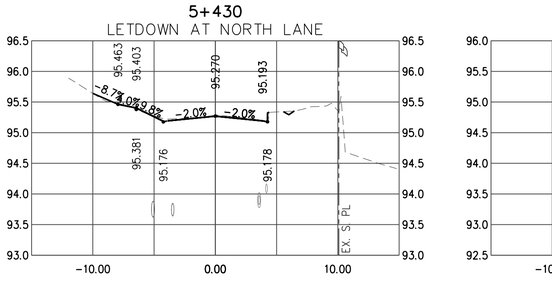
5+435
TOP OF EX. RETAINING WALL (TYP.)



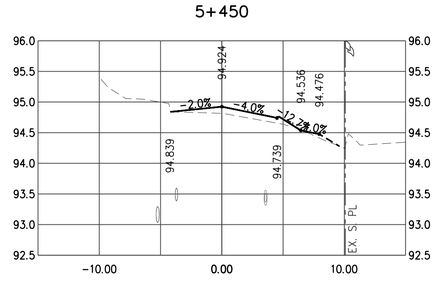
5+455



5+430
LETDOWN AT NORTH LANE



5+450



0 H 1:250 10m
0 V 1:25 1m

ISSUED FOR TENDER

Edge of pavement	*Hydrant*	*Sanitary service*	*Hydro Guy Wire*
Watermain and valve W	*Water air valve*	*Sanitary cleanout*	*Hydro Kiosk*
Drainage sewer, MH D	*Water blowoff*	*Utility pole(joint pole)*	*Vegetation Conifer*
Drainage ditch	*Water service*	*Utility pole with light*	*Vegetation Deciduous*
Sanitary sewer, MH S	*Catch basin, top inlet*	*Streetlight, davit*	*Vegetation Shrub*
Sanitary forcemain SFM	*Catch basin, side inlet*	*Streetlight, post top*	*Survey Traverse Hub* DIP
Gasmain and valve G	*Catch basin, round*	*Comb signal pole*	*Survey Iron Pin*
Hydro duct, MH H	*Drainage service*	*Traffic signal pole*	*Survey Lead Plug*
Telephone duct, MH T	*Drainage cleanout*	*Junction box*	*Survey Monument*

No.	Date	By	Revisions
A	2025-10-30	SV	ISSUED FOR TENDER

Design by VL Date
Drawn by LY Date
Checked by TDB Date
Approved by TDB Date

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Scale horiz. 1:250 Scale vert. 1:25
Sheet 09 of 13
Eng. Project No. 19-1082

Project: WALLS AVE
WALLS AVE - SHEET 04
Description: ROADWORKS - CROSS SECTIONS
File: 19-1082-2-R9 REV. A

PLOTTED: 2025-10-30 1:38:05 PM
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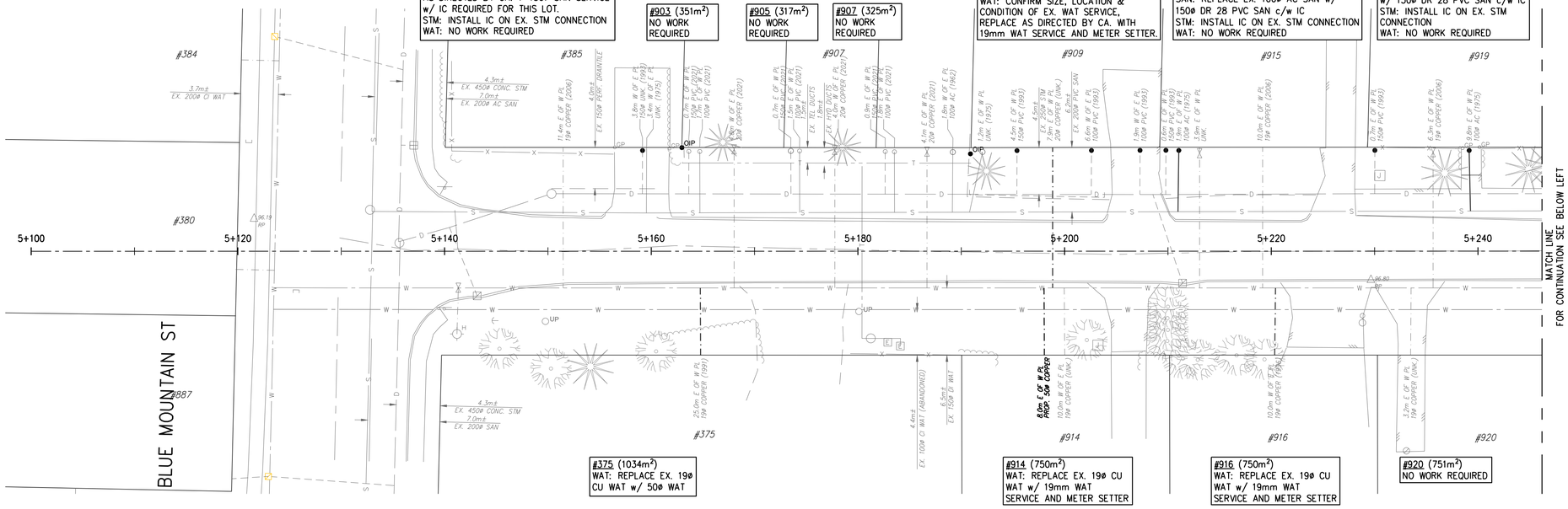
Plot Date: October 30, 2025

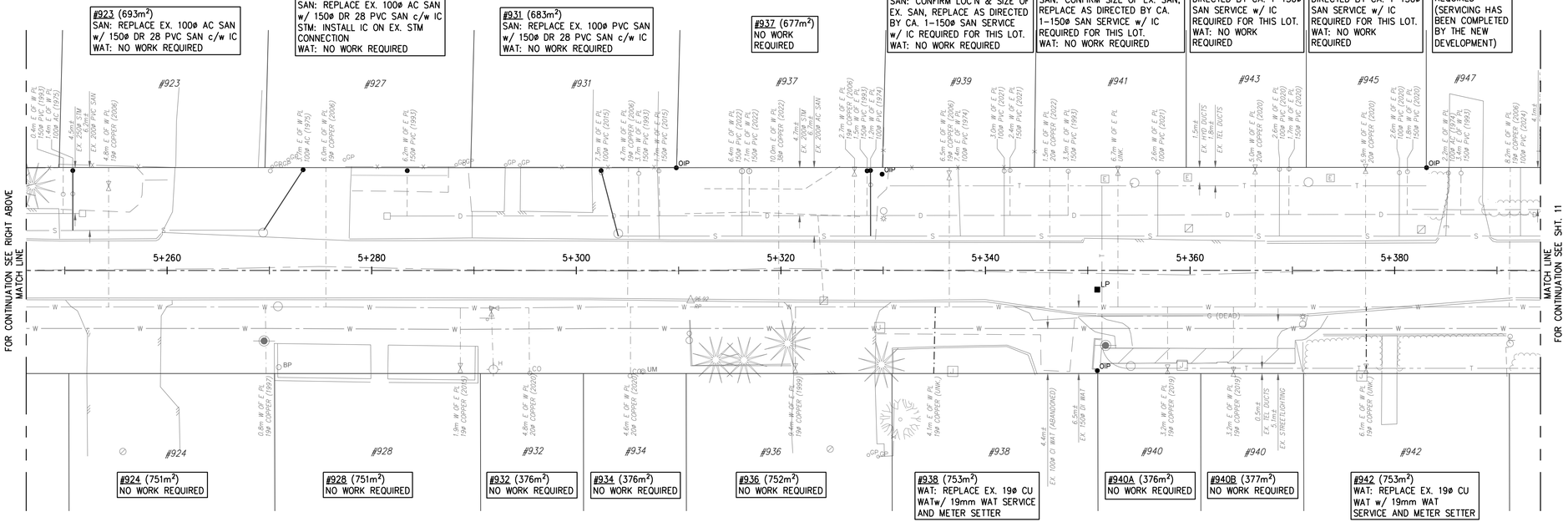
REFER TO SHEET 01 FOR SERVICE CONNECTION NOTES

*NOTE: PROP. 50ø WATER SERVICES ALONG WALLS AVE. TO BE MUNICIPEX PIPE c/w TRACER WIRE USING A CORPORATION STOP AND A REDUCER TO CONNECT TO EX. WATER SERVICES AS PER COQ-W2b.

BENCHMARK:
SURVEY CONTROL MONUMENT 73H0269 AT INTERSECTION OF SHAW AVE. & BLUE MTN. ST.
ELEVATION = 93.493M



WALLS AVE



WALLS AVE

CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF A RETAINING WALL AND/OR ADJACENT STRUCTURE.

THE CONTRACTOR IS REQUIRED UNDER PART 20.78 OF THE WORKSAFE BC REGULATIONS TO ENGAGE THE SERVICES OF A QUALIFIED REGISTERED PROFESSIONAL WHEN EXCAVATING ADJACENT TO AN EXISTING STRUCTURE.

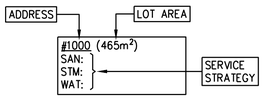
NO WORK IS TO PROCEED IN THE VICINITY OF THE STRUCTURE WITHOUT WRITTEN INSTRUCTIONS FROM THE QUALIFIED REGISTERED PROFESSIONAL AND SUCH COPY SUBMITTED TO THE CONTRACT ADMINISTRATOR.

SAFE WORK PRACTICES FOR HANDLING ASBESTOS: WHEN ENCOUNTERED THE CONTRACTOR SHALL ABIDE BY/FOLLOW ALL REGULATIONS AS SET FORTH AND REQUIRED BY WORKSAFE BC FOR THE SAFE HANDLING OF ASBESTOS. FOR FURTHER INFORMATION REGARDING THE SAFE WORK PRACTICES FOR HANDLING ASBESTOS THE CONTRACTOR SHALL CONTACT WORKSAFE BC FOR CLARIFICATION.

PRE-LOCATE ALL EXISTING UTILITIES AND AFFECTED SERVICES PRIOR TO CONSTRUCTION. LOCATION OF SERVICE CONNECTIONS HAVE BEEN DERIVED FROM CITY OF COQUITLAM RECORDS AND ARE FOR GUIDANCE ONLY.

ALL EXCAVATION WITHIN EXISTING TREE DRIPLINES WHERE TREES ARE TO BE RETAINED SHALL BE BY HAND OR HYDRO-VAC.

LEGEND:



0 H 1:250 10m
0 V 1:25 1m

ISSUED FOR TENDER

Edge of pavement; Watermain and valve (W); Drainage sewer, MH (D); Drainage ditch; Sanitary sewer, MH (S); Sanitary forcemain (SFM); Gasmain and valve (G); Hydro duct, MH (H); Telephone duct, MH (T)
Hydrant; Water air valve; Water blowoff; Water service; Catch basin, top inlet; Catch basin, side inlet; Catch basin, round; Drainage service; Drainage cleanout
Sanitary service; Sanitary cleanout; Utility pole(joint pole); Utility pole with light; Streetlight, davit; Streetlight, post top; Comb signal pole; Traffic signal pole; Junction box
Hydro Guy Wire; Hydro Kiosk; Vegetation Conifer; Vegetation Deciduous; Vegetation Shrub; Survey Traverse Hub; Survey Iron Pin (OIP); Survey Lead Plug; Survey Monument

No.	Date	By	Revisions
A	2025-10-30	SV	ISSUED FOR TENDER

Design by VL — Date
Drawn by LY — Date
Checked by TDB — Date
Approved by TDB — Date

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Scale horiz. 1:250 Scale vert. 1:25
Sheet 10 of 13
Eng. Project No. 19-1082

Project: WALLS AVE
BLUE MOUNTAIN ST TO 120m WEST OF LEBLEU ST
Description: SERVICE CONNECTION - PLAN
File: 19-1082-2-SC1 REV. A

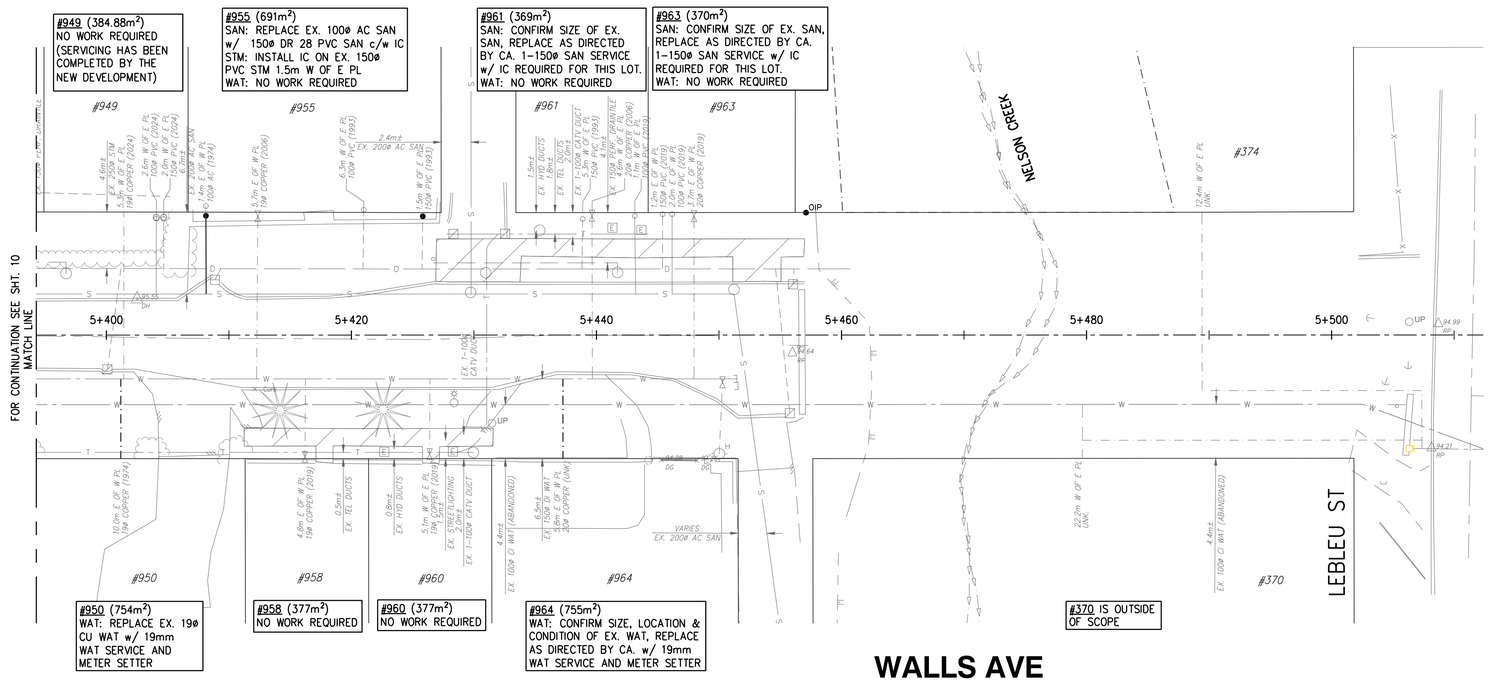
PLOTTED: 2025-10-30 1:36:25 PM
FILE: P:\2019\19-1082\05 - CAD FILES\DWG\FINAL\19-1082 - SERVICE CONNECTION - PLAN - WALLS AVE (BLUE MOUNTAIN TO LEBLEU)DWG LAYOUT: 19-1082-2-SC1 USER: SVANDOP

Plot Date: October 30, 2025

BENCHMARK:
SURVEY CONTROL MONUMENT 73H0269 AT INTERSECTION OF SHAW AVE. & BLUE MTN. ST.
ELEVATION = 93.493M

REFER TO SHEET 01 FOR SERVICE CONNECTION NOTES

*NOTE: PROP. 50ø WATER SERVICES ALONG WALLS AVE. TO BE MUNICIPEX PIPE c/w TRACER WIRE USING A CORPORATION STOP AND A REDUCER TO CONNECT TO EX. WATER SERVICES AS PER COQ-W2b.



WALLS AVE

CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF A RETAINING WALL AND/OR ADJACENT STRUCTURE.

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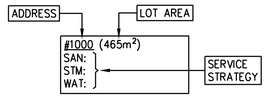
ALL EXCAVATION WITHIN EXISTING TREE DRIPLINES WHERE TREES ARE TO BE RETAINED SHALL BE BY HAND OR HYDRO-VAC.

LEGEND:



0 H 1:250 10m
0 V 1:25 1m

ISSUED FOR TENDER

Edge of pavement; Watermain and valve (W); Drainage sewer, MH (D); Drainage ditch; Sanitary sewer, MH (S); Sanitary forcemain (SFM); Gasmain and valve (G); Hydro duct, MH (H); Telephone duct, MH (T)
Hydrant; Water air valve; Water blowoff; Water service; Catch basin, top inlet; Catch basin, side inlet; Catch basin, round; Drainage service; Drainage cleanout
Sanitary service; Sanitary cleanout; Utility pole(joint pole); Utility pole with light; Streetlight, davit; Streetlight, post top; Comb signal pole; Traffic signal pole; Junction box
Hydro Guy Wire; Hydro Kiosk; Vegetation Conifer; Vegetation Deciduous; Vegetation Shrub; Survey Traverse Hub; Survey Iron Pin; Survey Lead Plug; Survey Monument

No.	Date	By	Revisions
A	2025-10-30	SV	ISSUED FOR TENDER

Design by VL — Date
Drawn by LY — Date
Checked by TDB — Date
Approved by TDB — Date

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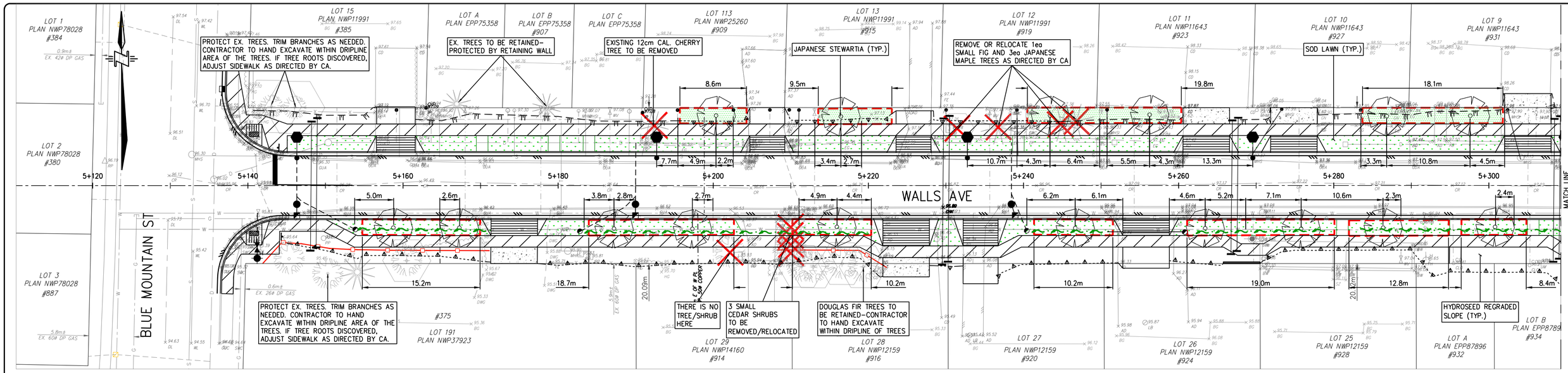
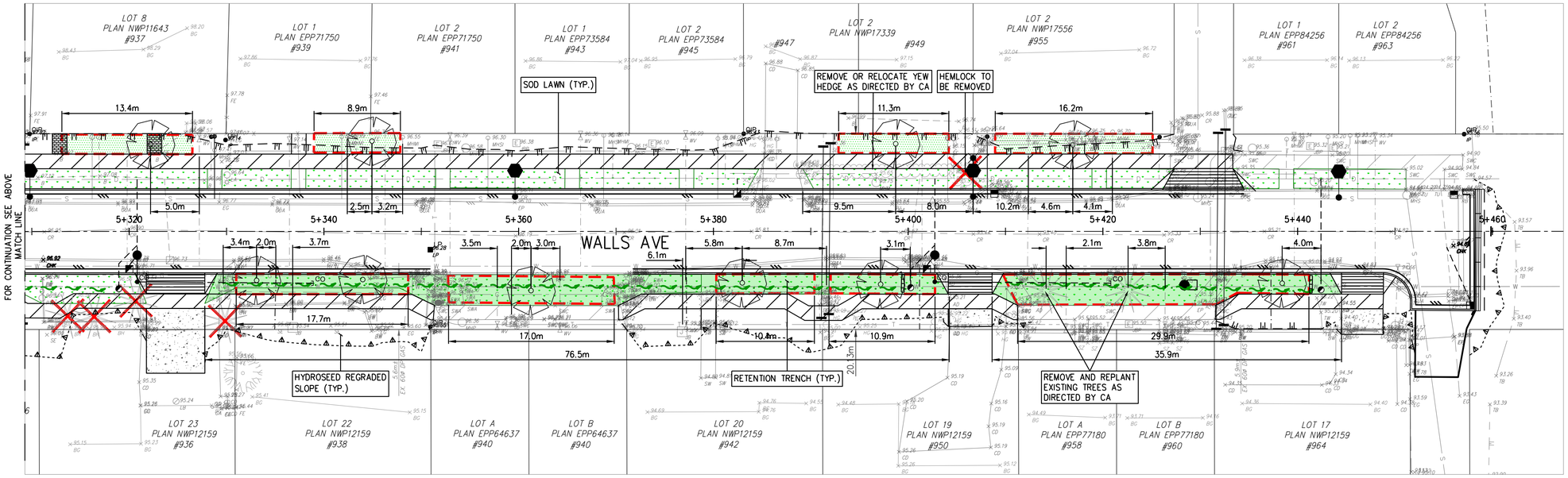
Scale horiz. 1:250 Scale vert. 1:25
Sheet 11 of 13
Eng. Project No. 19-1082

Project: WALLS AVE
120m WEST OF LEBLEU ST TO EAST END
Description: SERVICE CONNECTION - PLAN
File: 19-1082-2-SC2 REV. A

Plot Date: October 30, 2025





PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE / REMARKS	SPACING
TREES					
	26	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	7cm Cal. / B&B 2.0m STD	SEE PLAN

GENERAL NOTES:

1. ALL WORK, PLANT SIZES, AND LANDSCAPE MATERIAL SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE BC LANDSCAPE STANDARDS, LATEST EDITION - BCSLA/BCLNA.
2. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS.
3. PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY.
4. SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE.
5. AMENDMENTS: LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE DESIGN INTENT TO SUIT SITE CONDITIONS, AND MUST BE APPROVED PRIOR TO PLANT INSTALLATION.

TREES SHALL HAVE MINIMUM CLEARANCES AS SHOWN FROM THE FOLLOWING:

STREET LIGHTS	6m;
CATCH BASINS	2m;
STREET INTERSECTIONS (FROM THE CURB RETURN)	8m;
HYDRANTS	3m;
MANHOLES, VALVE BOXES, SERVICE CONNECTIONS	2m;
DRIVEWAYS	2m;
ELECTRICAL JUNCTION BOXES	3m;
KIOSKS	2m.

LEGEND

- EXISTING TREE TO BE REMOVED
- SOD LAWN
- RETENTION TRENCH
- GROWING MEDIUM TRENCH
- TREE PROTECTION FENCING

0 1:250 10m

ISSUED FOR TENDER

Edge of pavement; Watermain and valve (W); Drainage sewer, MH (D); Drainage ditch; Sanitary sewer, MH (S); Sanitary forcemain (SFM); Gasmain and valve (G); Hydro duct, MH (H); Telephone duct, MH (T)

Hydrant; Water air valve; Water blowoff; Water service; Catch basin, top inlet; Catch basin, side inlet; Catch basin, round; Drainage service; Drainage cleanout

Sanitary service; Sanitary cleanout; Utility pole(joint pole); Utility pole with light; Streetlight, davit; Streetlight, post top; Comb signal pole; Traffic signal pole; Junction box

Hydro Guy Wire; Hydro Kiosk; Vegetation Conifer; Vegetation Deciduous; Vegetation Shrub; Survey Traverse Hub; Survey Iron Pin; Survey Lead Plug; Survey Monument

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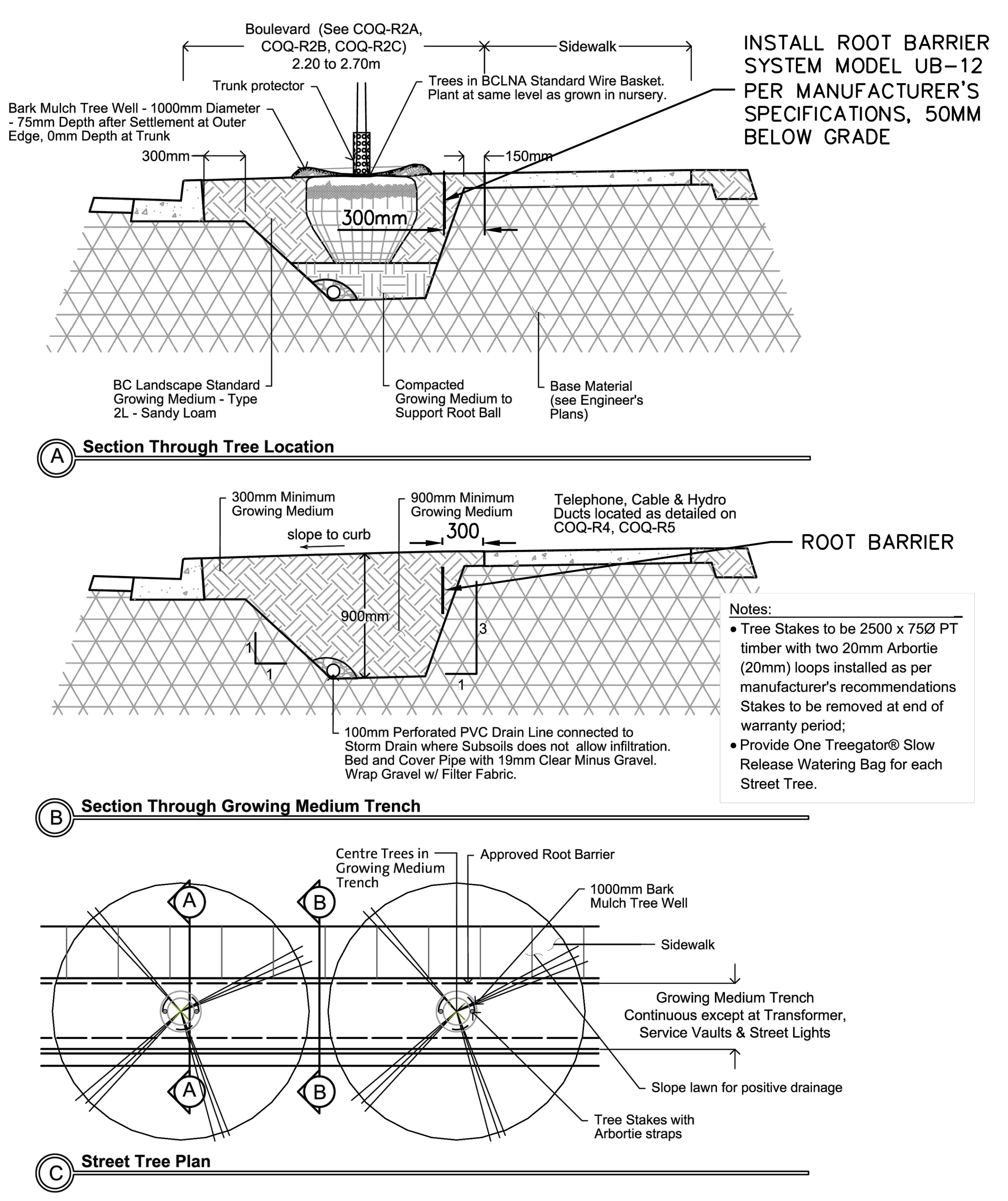
Scale horiz. 1:250 Scale vert. 1:250
Sheet 12 of 13
Eng. Project No. 19-1082

Project: WALLS AVE
BLUE MOUNTAIN ST TO EAST END
Description: LANDSCAPING - PLAN
File: 19-1082-2-L1 REV. A

Plot Date: October 30, 2025

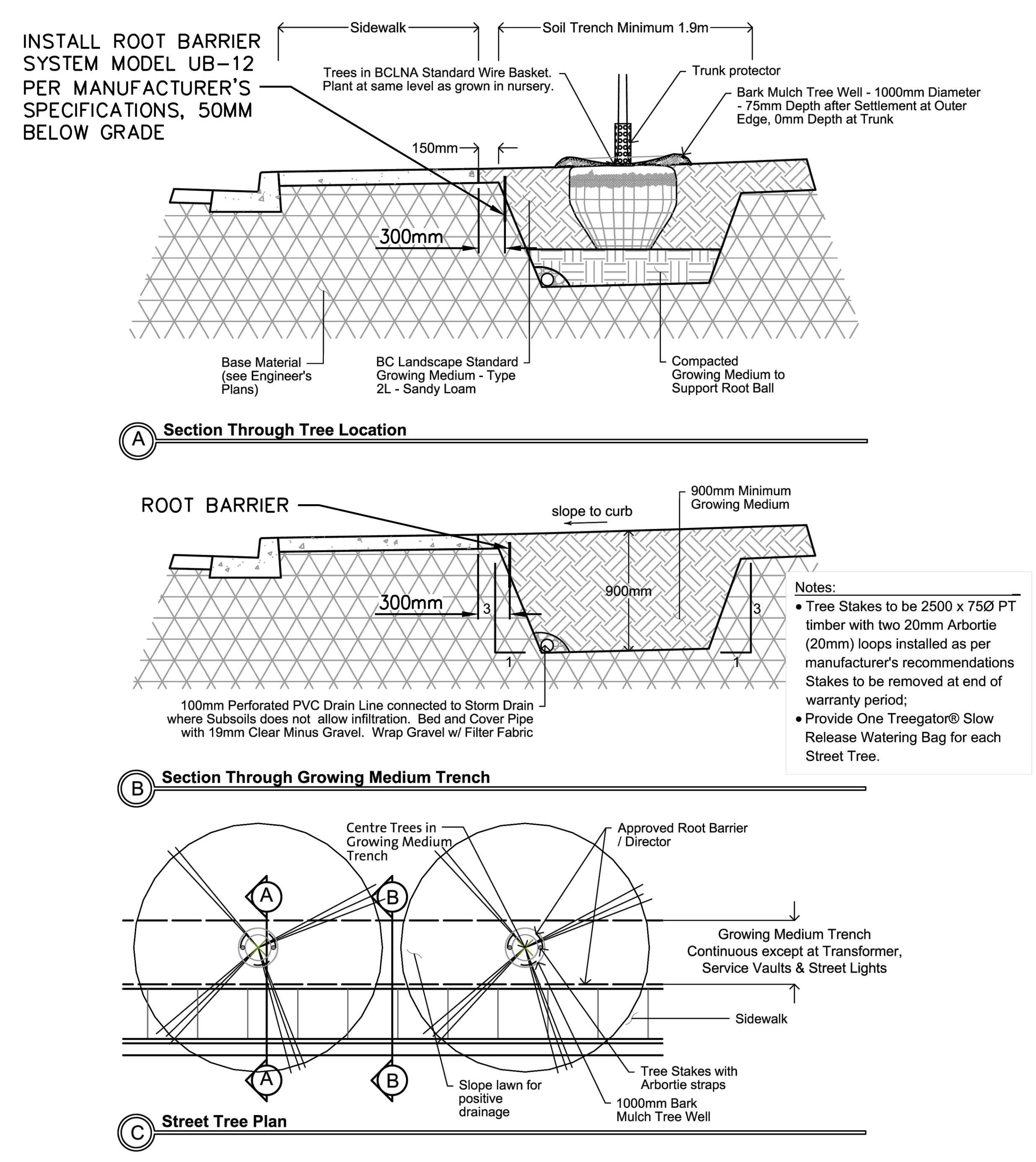
Coquitlam STANDARD DETAIL DRAWINGS



PLOTTED: 1-Mar-16

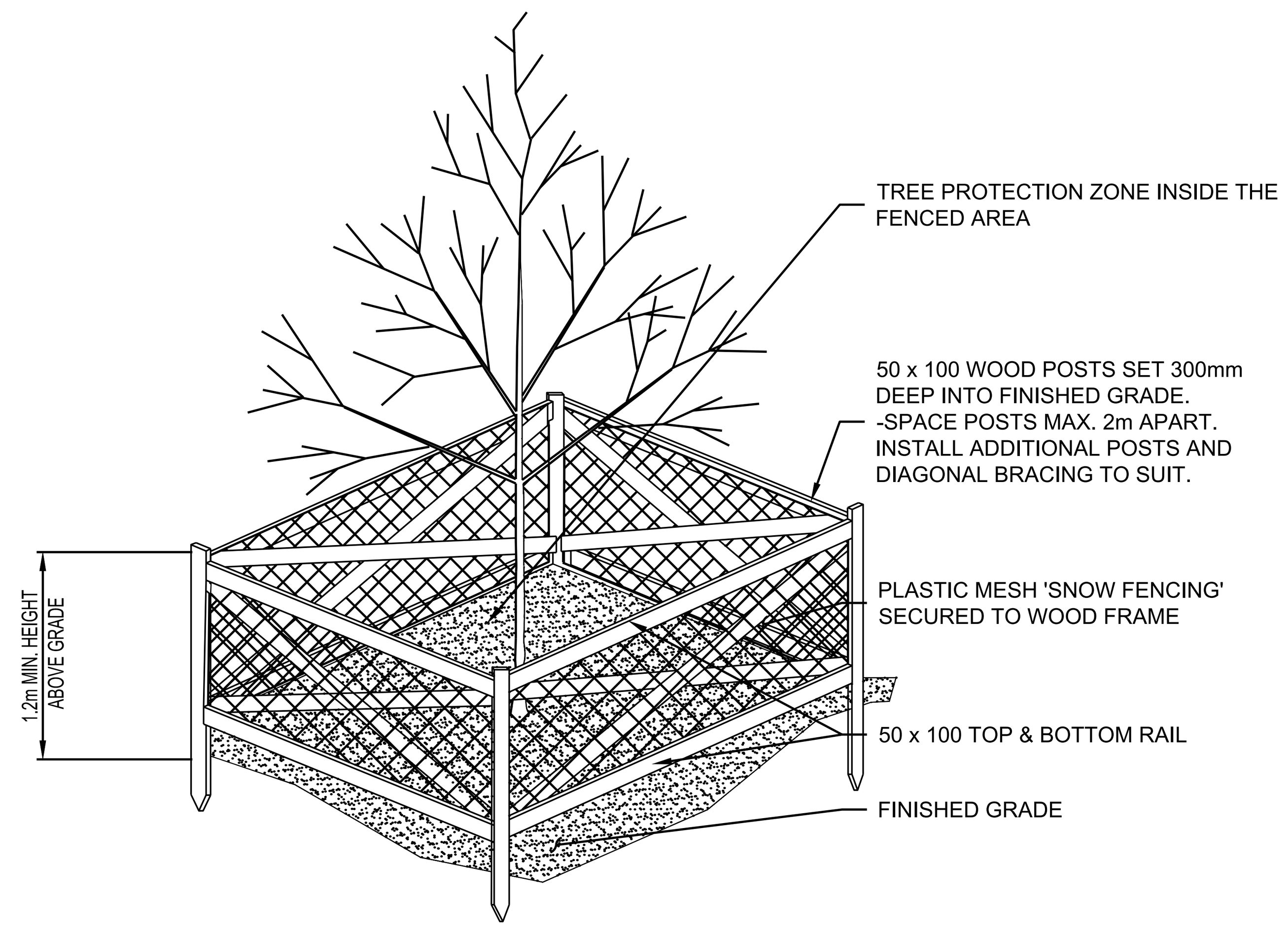
BOULEVARD TREE PLANTING WITHOUT SWALE	DATE: DEC/2015	DRAWING NUMBER: COQ-L2A
	DRAWN: AJM	
	SCALE: N.T.S.	

Coquitlam STANDARD DETAIL DRAWINGS



PLOTTED: 1-Mar-16

BOULEVARD TREE PLANTING BEHIND SIDEWALK	DATE: DEC/2015	DRAWING NUMBER: COQ-L2C
	DRAWN: AJM	
	SCALE: N.T.S.	

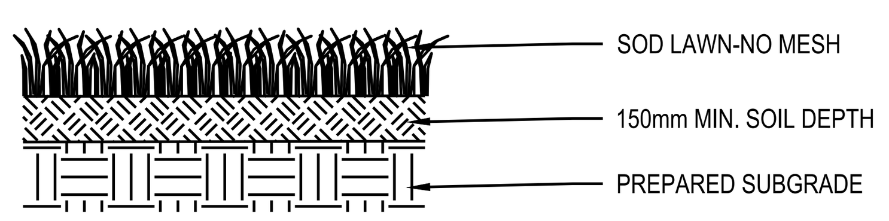


TREE PROTECTION FENCING

SCALE NTS

NOTES:

1. INSTALL TREE PROTECTION FENCING BEFORE SITE CLEARING AND ANY CONSTRUCTION BEGINS. MAINTAIN AND DO NOT MOVE TREE PROTECTION FENCING THROUGHOUT THE DURATION OF THE CLEARING AND CONSTRUCTION PHASE.
2. REMOVE TREE PROTECTION FENCING WITHIN 2 WEEKS AFTER PROJECT COMPLETION.
3. CONTRACTOR IS RESPONSIBLE FOR KEEPING BUILDING MATERIALS & LITTER OUT OF THE TREE PROTECTION ZONE OR AGAINST THE TREE PROTECTION FENCING.
4. NO EXCAVATIONS, DRAIN OR SERVICE TRENCHES OR ANY OTHER DISRUPTION IS PERMITTED WITHIN THE TREE PROTECTION ZONE. CONTACT THE CONSULTING ARBORIST IF THERE ARE ANY PROPOSED DISTURBANCES PRIOR TO PROCEEDING.
5. VEHICLES OR MACHINERY MAY NOT PASS WITHIN THE TREE PROTECTION ZONE AS COMPACTION WITHIN THE CRITICAL ROOT ZONE CAN CAUSE LONG TERM DAMAGE TO THE TREE.
6. REPLANTING WITHIN THE TREE RETENTION AREA SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE IMPACT TO ROOT ZONES OF RETAINED TREES.
7. TREE REMOVAL, PRUNING OF MAJOR BRANCHES AND ROOT SHOULD BE DONE UNDER THE DIRECTION OF THE CONSULTING ARBORIST.
8. MULCH AND ORGANICS LAYER AROUND EXISTING TREES TO REMAIN UNDISTURBED.
9. MAINTAIN EXISTING GRADES AT PROTECTION BARRIER FOR ALL TREES TO BE RETAINED.
10. REGRADING OUTSIDE OF PROTECTION BARRIER SHOULD NOT ADVERSELY COMPROMISE PROTECTED TREES.
11. SIGNIFICANT DIRECT MECHANICAL DAMAGE TO TRUNKS OR LIMBS CANNOT BE REPAIRED. TREES MORTALLY DAMAGED BY THE CONTRACTOR MUST BE REPLACED BY THE CONTRACTOR AT HIS OR HER COST.

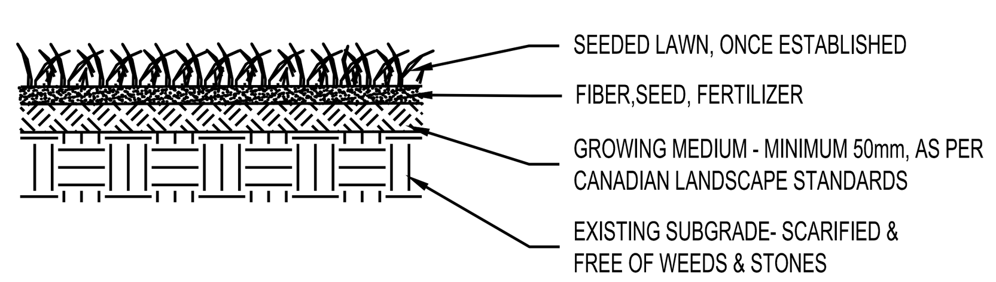


SOD LAWN

SCALE NTS

NOTES:

1. REFER TO SPECIFICATIONS FOR SOD GROWING MEDIUM COMPOSITION. TO CONFORM TO CANADIAN LANDSCAPE STANDARDS.



HYDRO-SEEDED LAWN

SCALE NTS

NOTE:

1. USE MANDERLEY LESS WATER GRASS SEED COMPOSED OF:
   - -25% DIVA KENTUCKY BLUEGRASS
   - -25% ROCKSTAR KENTUCKY BLUEGRASS
   - -15% PENNANT WATER PERENNIAL RYGRASS
   - -15% DOUBLE TIME GLS PERENNIAL RYEGRASS
   - -10% ARC KENTUCKY BLUEGRASS
   - -10% APOLLO WATER KENTUCKY BLUEGRASS

GENERAL NOTES

1. THE CITY IS TO BE INFORMED WHEN THE ENGINEERING PRE-CONSTRUCTION MEETING IS TO TAKE PLACE SO A PARKS REPRESENTATIVE CAN BE SENT TO THE MEETING TO DISCUSS THE OFFSITE LANDSCAPE WORKS. THE CITY CONTACT IS AIDON PYNE, 604-927-3665, APYNE@COQUITLAM.CA.
2. ALL WORK AND MATERIALS SHALL MEET OR EXCEED THE REQUIREMENT OUTLINED IN THE CURRENT BC LANDSCAPE STANDARD. IF THERE IS A DISCREPANCY BETWEEN THE BC LANDSCAPE STANDARD AND COQUITLAM BYLAWS OR STANDARDS THE COQUITLAM DOCUMENTS SHALL TAKE PRECEDENT.
3. ALL WORKS AND MATERIALS SHALL COMPLY WITH THE COQUITLAM SUBDIVISION AND DEVELOPMENT SERVICING BYLAW #3558 AND THE SUPPLEMENTARY SPECIFICATION AND DETAILED DRAWINGS TO MMCD 2009 EDITION.
4. PLANT SIZES SPECIFIED IN ACCORDANCE WITH BC LANDSCAPE STANDARDS, LATEST EDITION - BCSLA/BCLNA. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES.
5. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS.
6. SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY.
7. SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD, LATEST EDITION
   - BCSLA/BCLNA - DEFINITION OF CONDITIONS OF AVAILABILITY.
8. AMENDMENTS: LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ALTERATIONS AND/OR CHANGES TO THE DESIGN INTENT TO SUIT SITE CONDITIONS, AND MUST BE APPROVED PRIOR TO PLANT INSTALLATION.
9. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLANTING NOTES

1. SACKING/BURLAP TO BE LOOSENED AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STRING, TWINE, ETC. TO BE REMOVED.
2. ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING.
3. ALL TREES SHALL BE SINGLED STEMMED.
4. PRIOR TO INSTALLATION OF GROWING MEDIUM, SCARIFY SIDE AND BOTTOM SURFACE OF UNDISTURBED SUBGRADE IN PLANTING AREAS AND PITS.

CITY OF COQUITLAM SUPPLEMENTARY PLANTING NOTES

1. UNLESS OTHERWISE INDICATED ON APPROVED DRAWINGS, TREES ARE TO BE PLANTED ON THE CENTRE LINE OF THE BOULEVARD. WHERE TRENCHES ARE OFFSET FROM BOULEVARD CENTRE LINE, THE TRENCH MUST BE WIDENED TO PLANT TREES ON THE CENTRE LINE. THE TRENCH WIDENING WILL BE NO MORE THAN 300 MM ON EACH SIDE OF THE ROOT BALL TO MINIMIZE THE REDUCTION IN COMPACTED FILL SUPPORTING CURBS AND SIDEWALKS.
2. FOR WIRE CAGE ROOTBALLS, CUT AWAY TOP ROOTBALL TIES AND FOLD BACK TOP PORTION OF WIRE CAGE SO IT DOES NOT PROTRUDE THROUGH BACKFILL SOIL WHEN FINISH GRADED.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE TREE HOLES ARE FREE DRAINING. INFORM CONTRACT ADMINISTRATOR IF TREE HOLE IS NOT FREE DRAINING. BACKFILL WITH PRE- MIXED PLANTING SOIL, TO BRING THE PLANT MATERIAL TO THE DEPTH THEY WERE ORIGINALLY GROWING.
4. AFTER FINISH GRADING IS COMPLETE AND ALL DEBRIS OR WEEDS HAVE BEEN REMOVED, PLACE BARK MULCH INSIDE TREE PLANTING SAUCER IN AN EVEN LAYER THAT SHALL BE 75 MM IN DEPTH AFTER SETTLING.
5. ENSURE MINIMUM DEPTH OF BARK MULCH 75 MM AFTER SETTLEMENT.
6. MULCH MATERIAL THAT IS SUSCEPTIBLE TO BLOWING MUST BE MOISTENED AND MIXED WITH TOPSOIL BEFORE APPLYING. WHEN MULCHING IS PLACED IN FALL, PLACE IMMEDIATELY AFTER PLANTING. WHEN MULCH IS PLACED IN SPRING, WAIT UNTIL SOIL HAS WARMED UP.

AS SHOWN

ISSUED FOR TENDER

Legend			
Edge of pavement	Hydrant	Sanitary service	Hydro Guy Wire
Watermain and valve	Water air valve	Sanitary cleanout	Hydro Kiosk
Drainage sewer, MH	Water blowoff	Utility pole(joint pole)	Vegetation Conifer
Drainage ditch	Water service	Utility pole with light	Vegetation Deciduous
Sanitary sewer, MH	Catch basin, top inlet	Streetlight, davit	Vegetation Shrub
Sanitary forcemain	Catch basin, side inlet	Streetlight, post top	Survey Traverse Hub
Gasmain and valve	Catch basin, round	Comb signal pole	Survey Iron Pin
Hydro duct, MH	Drainage service	Traffic signal pole	Survey Lead Plug
Telephone duct, MH	Drainage cleanout	Junction box	Survey Monument

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Design by VL	Date
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Scale horiz.	AS SHOWN	Scale vert.	AS SHOWN
Sheet	13	of	13
Eng. Project No.	19-1082		

Project: WALLS AVE BLUE MOUNTAIN ST TO EAST END
Description: LANDSCAPING - DETAILS
File: 19-1082-2-L2 REV. A

Plot Date: October 30, 2025

STREET LIGHTING NOTES

1. UNLESS OTHERWISE INDICATED, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COQUITLAM CURRENT SUBDIVISION CONTROL BYLAWS, CITY OF COQUITLAM SUPPLEMENTARY SPECIFICATIONS AND DETAILED DRAWINGS, CITY OF COQUITLAM APPROVED MATERIALS AND PRODUCTS LISTINGS, AND 2009 MMCD PLATINUM EDITION.
2. THE CONTRACTOR SHALL REFER TO COQUITLAM RECORD DRAWINGS, FOR ALL CITY UTILITIES AND INFRASTRUCTURE, SERVICE LOCATIONS AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE CONFIRMED ON SITE BY THE DESIGN ENGINEERS, CIVIL OR ELECTRICAL CONTRACTORS, AND WITH CITY OF COQUITLAM INSPECTORS.
3. BCOneCall CALL BEFORE YOU DIG. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES (FORTIS, BC HYDRO, SHAW AND TELUS) ARE SHOWN IN AN APPROXIMATION ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING CITY OF COQUITLAM INFRASTRUCTURE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
4. PRIOR TO STREET LIGHT BASE INSTALLATIONS, THE CONTRACTOR SHALL ENSURE THAT ALL STREET LIGHT POLES, FIXTURES AND RELATED EQUIPMENT MEETS OR EXCEED BC HYDRO CLEARANCE STANDARDS FOR ABOVE AND BELOW GROUND INFRASTRUCTURES, TELUS OR SHAW, AND WORKSAFEBC CLEARANCE REQUIREMENTS FOR ALL OVERHEAD PRIMARY AND SECONDARY (120/240V) CONDUCTORS. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS OR DISCREPANCIES TO THE CITY OF COQUITLAM, AND TO THE DESIGN ENGINEERS.
5. THE CONTRACTOR SHALL NOTIFY PROVINCIAL AND CITY OF COQUITLAM INSPECTORS 24 HOURS PRIOR TO COMMENCEMENT OF UNDERGROUND ELECTRICAL WORK.
6. THE CIVIL/ELECTRICAL CONTRACTOR SHALL OBTAIN PERMITS FROM THE CITY OF COQUITLAM, AND FROM TECHNICAL SAFETY BC (WAS BC SAFETY AUTHORITY).
7. THE TECHNICAL SAFETY BC (WAS BC SAFETY AUTHORITY) SHALL BE MADE AWARE OF THE (POSSIBLE) USE OF AN IRRIGATION SYSTEM WITHIN THE STREET LIGHT POLES. IRRIGATION POWER SHALL BE POWERED FROM METERED CIRCUITS.
8. ALL STREET LIGHT WIRING SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH CSA, CANADIAN ELECTRICAL CODE, PROVINCE OF BRITISH COLUMBIA AMENDMENTS AND ALL BULLETINS ISSUED BY TECHNICAL SAFETY BC (WAS BC SAFETY AUTHORITY), INCLUDING THE PROVINCIAL ELECTRICAL INSPECTION AMENDMENTS.
9. HYDRO SERVICE DIP CONNECTIONS SHALL BE PER BC HYDRO STANDARDS OR PER MMCD 2009. NOTE: HYDRO DIP SERVICES MUST USE A STEEL GUARD OVER RPVC CONDUITS. THE USE OF RIGID CONDUIT AND/OR RPVC TO RIGID CONDUIT FITTINGS IS NO LONGER PERMITTED.
10. MINIMUM DEPTH FOR UNDERGROUND CONDUIT DUCTING SHALL BE 600–MM (MINIMUM) BELOW BOULEVARD AND SIDEWALKS, AND 900–MM (MINIMUM) BENEATH ASPHALT. PER CITY OF COQUITLAM SUBDIVISION AND DEVELOPMENT SERVICING BYLAWS.
11. ALL CONDUITS SHALL BE RIGID P.V.C MANUFACTURED IN ACCORDANCE WITH C.S.A. C22.2 No. 211.2 (NOT DBII).
12. CONCRETE STREET LIGHT / SERVICE BASES WITH MORE THAN 2 CONDUITS SHALL BE NOTED ON THE PLANS. AS AN EXAMPLE, "THIS BASE HAS (X) CONDUITS"
13. UNLESS OTHERWISE INDICATED, ALL CONDUCTORS SHALL BE TYPE RW90 (MINIMUM), STRANDED COPPER, INSULATED, AND COLOUR CODED PER DRAWINGS.
14. NEW STREET LIGHTING DESIGNS SHALL ONLY BE 120/240V.
15. UNLESS OTHERWISE INDICATED: ALL POLES, ARMS, SERVICE BASES, HAND ACCESS COVERS, SECURITY COVERS, AND RE–ENFORCED STEEL BACKING BARS, SHALL BE GALVANIZED, PRIMED AND POWER–COATED. CONSULT THE PLANS FOR SPECIFIC COLOURS.
16. ALL STREET LIGHT HAND–HOLE COVERS SHALL BE PROVIDED WITH SECURITY COVERS REINFORCED U–SHAPED REINFORCED BACKER BARS AND SECURITY BOLTS. TWO MAJOR POLE MANUFACTURERS OFFER ENHANCED SECURITY DEVICES:
    a. WEST COAST ENGINEERING OFFERS 'BULLDOG' COVERS, RE–ENFORCED U–SHAPED STEEL BACKING BARS AND PROVIDED WITH ROUND HOCKEY PUCK STYLE LOCKS. CONTRACTOR SHALL SUPPLY AND INSTALL LOCKS, AND PROVIDE KEYS TO COQUITLAM TRAFFIC OPERATIONS.
    b. NOVA POLE OFFERS A REINFORCED COVER, REVERSE THREADED SECURITY BOLT, AND ROBUST BACKER BAR. CONTRACTOR SHALL PROVIDE ONE (1) TOOL BIT TO COQUITLAM TRAFFIC OPERATIONS
    c. THE ABOVE ITEMS DO NOT APPLY TO SPECIALTY POLES, SUCH AS PHILLIPS, LUMEC, QUATTRO, ETC. CONSULT THOSE COMPANIES FOR THEIR SECURITY MEASURES.
    d. THE WIRE SENTRY PRODUCT IS NOT APPROVED FOR USE IN COQUITLAM
17. ALL THREADED BOLTS, NOT USED FOR ELECTRICAL CONNECTIONS, SHALL HAVE ANTI–SEIZE COMPOUND APPLIED. THIS ALSO APPLIES TO SECURITY BOLTS NOTED ABOVE
18. PHOTO ELECTRIC CONTROL (PEC) SHALL ONLY BE SOLID–STATE DESIGN, WITH ELECTROMECHANICAL CONTACTS.
19. PEC CONDUCTORS SHALL BE #12 RW90, COLOURS: RED, BLACK AND WHITE. THE PEC CONDUCTORS SHALL BE A COMPLETE RUN, WITHOUT SPLICES, FROM THE PEC TO THE ELECTRICAL PANEL. BUNDLED SEPARATE OF THE STREET LIGHTING CONDUCTORS.
20. LUMINAIRES SHALL BE WIRED WITH #12 RW90 CONDUCTORS. BLACK AND WHITE FOR 120V SERVICE. BLACK AND RED FOR 240V SERVICE. WIRING BUNDLED SEPARATE OF THE PHOTO–ELECTRIC CONTROL (PEC) CONDUCTORS.
21. LUMINAIRES ON BLACK CONDUCTOR ARE IDENTIFIED WITH A B DESIGNATION NEXT TO THE LUMINAIRES
22. LUMINAIRES ON RED CONDUCTOR ARE IDENTIFIED WITH A R DESIGNATION NEXT TO THE LUMINAIRES
23. EACH LUMINAIRE SHALL BE PROVIDED WITH A TRON HEB–AA FUSE–HOLDER C/W 2 L–TYPE INSULATING BOOTS, OR PRE–APPROVED EQUIVALENT. THE FUSE–HOLDER SHALL BE ACCESSIBLE IN THE HAND–HOLE COVER.
24. EACH FUSE HOLDER SHALL BE PROVIDED WITH ONE 10–AMPERE BUSS KTK–TYPE FUSE (600V), WIRED IN THE LIVE CONDUCTOR(S). THE FUSE HOLDER SHALL BE ACCESSIBLE FROM THE HAND–HOLE ACCESS, OR JUNCTION BOX.
25. ALL LUMINAIRE FIXTURES SHALL BE BONDED WITH A NUMBER 12 RW90 GREEN CONDUCTOR. THIS CONDUCTOR SHALL TERMINATE INTO THE BONDING CONDUCTOR RUN AT THE BASE OF THE POLE.
26. THE BOND STUD OPENING SHALL BE AT THE REAR OF THE POLE AND SHALL NOT BE ON THE FLANGE OF THE ACCESS HOLE OPENING.
27. THE INTERIOR COLOUR–FINISHED SURFACE SURROUNDING THE BOND STUD SHALL BE GROUND OFF TO THE GALVANIZING OR BARE STEEL FOR THE ELECTRICAL BOND ADHERENCE. TO ENSURE A PROPER BOND AND REDUCE CORROSION OR RUSTING, THE BONDING STUD SHALL BE INSTALLED IMMEDIATELY AFTER THE GRINDING.
28. THE BONDING STUD IN EACH POLE SHALL COMPRISE OF ONE 3/8–16 BOLT 1.5–INCHES LONG, ONE SPLIT LOCK WASHER, AND TWO HEX NUTS. THE SPLIT LOCK–WASHER SHALL BE SLID ONTO THE BOLT ON THE INSIDE OF THE POLE, AND HELD TIGHTLY IN PLACE WITH THE FIRST NUT. THIS NUT SHALL BE TIGHTENED TO SPECIFICATION. THE RING TERMINAL SHALL BE SANDWICHED BETWEEN THE TWO HEX NUTS. THE LAST NUT HOLDS THE RING TERMINAL IN PLACE. ALL HARDWARE SHALL BE TIGHTENED TO SPECIFICATIONS.
29. ALL POLES SHALL BE BONDED WITH A NO 8 RW90 BONDING CONDUCTOR. THE CONTRACTOR SHALL SUPPLY A 4WAY PIGTAIL SPLICE TO THE POLE BOND, AND WITH A RING LUG TERMINAL BENEATH THE BONDING HARDWARE.
30. ALL LARGE GAUGE, MULTIPLE CONDUCTOR SPLICES, WHICH MAY EXCEED THE LARGER WIRE NUTS, SHALL UTILIZE SPLIT BOLT HARDWARE, DUCT SEALANT, AND WITH WEATHER–RESISTANT / WATER–PROOF CONNECTION MEANS. THE STANDARD HOUSE–HOLD "WIRE NUT" IS NOT WATER PROOF.
31. ALL LARGE GAUGE (# 8 OR LARGER) SPLICES AND CONNECTIONS, WITHIN JUNCTION BOXES OR HAND ACCESS OPENINGS, SHALL BE SEALED WITH TAPE CONSISTING OF BISHOP BI–SEAL PHILLIPS ROTRUNDA OR 3M SELF HOLDING TAPE; COVERED WITH PVC TAPE AND DIPPED IN 3M SCOTCHCOAT. OR PRE–APPROVED EQUIVALENT.
32. FUSE HOLDERS IN HAND HOLE ACCESS AND JUNCTION BOXES SHALL UTILIZE AN IDEAL INDUSTRIES OR BUCHANAN CONSTRUCTION PRODUCTS 65 KIT WATER–PROOF FUSE HOLDER, OR APPROVED EQUIVALENT. EACH FUSE–HOLDER SHALL BE PROVIDED WITH ONE 10–A BUSS KTK–TYPE FUSE, WIRED IN THE LIVE CONDUCTOR(S). FOR 240V LINE TO LINE SERVICES, ONE TWO FUSE SHALL BE USED.
33. WIRING AND FUSE–HOLDERS IN POLE HAND ACCESS AND/OR JUNCTION BOXES SHALL BE MARKED WITH YELLOW WATER–PROOF WIRE MARKER TAGS, AND ATTACHED USING TIE–WRAPS. LABELLING SHALL BE WITH A WATERPROOF SHARPIE INK PEN.
34. WHERE POSSIBLE, JUNCTION BOXES SHALL BE AVOIDED. JUNCTION BOXES PROVIDE AN EASY ACCESS FOR WIRE THEFT. HOWEVER, IF JUNCTION BOXES ARE REQUIRED FOR 3 OR MORE CONDUITS/CONNECTIONS, CITY OF COQUITLAM HAS STANDARDIZED ON DUO–MOLD JUNCTION BOXES BY SYNERTECH. PREFERRED SIZE IS 11X18X12, 24" TOTAL, 2 SECTIONS DEEP (MINIMUM). OTHER SIZES MAY BE REQUIRED PER THE DESIGN PLANS.
35. JUNCTION BOXES IN SOFT BOULEVARD (GRASS, SOIL, ETC.), A 200–MM WIDE BY 150MM DEEP CONCRETE SUPPORT RING IS REQUIRED, TO HELP SUPPORT AND PROTECT THE JUNCTION BOX FROM LAWN MOWERS, ETC.
36. JUNCTION BOXES SHALL BE PROVIDED WITH RPVC SUPPORT BARS TO SUPPORT THE ELECTRICAL CONNECTIONS AND FUSE HOLDERS (IF USED). THE RPVC BARS SHALL BE ATTACHED INTO THE JUNCTION BOX SIDEWALLS. THE ELECTRICAL CONNECTIONS AND FUSE–HOLDERS WILL BE HELD IN PLACE BY TIE–WRAPS
37. JUNCTION BOXES WITH METALLIC LIDS (NEW OR EXISTING) SHALL BE BONDED WITH A NO 8 RW90 BONDING CONDUCTOR WITH A SUITABLY SIZED RING LUG, AND STAINLESS STEEL HARDWARE. THE CONTRACTOR SHALL SUPPLY A PIGTAIL SPLICE FROM THE INTERNAL BONDING CONDUCTORS TO THE METALLIC LID BOND
38. JUNCTION BOXES FOR ELECTRICAL APPLICATIONS (TRAFFIC SIGNALS, STREET LIGHTING, ETC.) – THE LIDS SHOULD BE ETCHED ELEC, JUNCTION BOXES FOR COMMUNICATIONS – THE LIDS SHOULD BE ETCHED COMM, ALL UPPERCASE LETTERS.
39. SYNERTEC 24 x 36 x 36 PULL BOXES SHALL BE INSTALLED AS SHOWN ON STANDARD DETAIL MMCD DRAWING E2.3 C/W BOLT DOWN 2 PIECE LIDS. REPLACE 150mm FINE DRAIN ROCK WITH 300mm FINE DRAIN ROCK.
40. ALL JUNCTION BOXES SHALL BE 2 SECTIONS DEEP. BOTTOM OF JUNCTION BOXES SHALL BE OPEN. BOTTOM SECTIONS SHALL BE SUPPORTED WITH CONCRETE BRICKS AND USE CRUSHED GRAVEL TO DRAIN WATER.
41. ALL BOLT DOWN JUNCTION BOX LIDS SHALL BE TIER 15 (20K) RATED OR GREATER.
42. WIRING CONNECTIONS, SPLICES AND FUSE–HOLDERS IN JUNCTION BOXES SHALL BE KEPT OUT OF WATER
43. ALL CONDUITS SHALL BE PROVIDED WITH A NYLON PULL LINE. CAPS SHALL HOLD THE NYLON CORD IN PLACE.
44. EMPTY CONDUITS / CONDUITS ONLY (CO) SHALL BE CAPPED AT EACH END
45. WATER OR OTHER OBSTRUCTIONS ARE NOT PERMITTED IN CONDUITS. CONDUITS WITH WATER OR OTHER OBSTRUCTIONS SHALL BE BLOWN CLEAR.
46. PER PER COQUITLAM SUBDIVISION BYLAWS, MINIMUM SPACING BETWEEN STREET LIGHTS AND:
    a. TREES SHALL BE 6–METERS
    b. KIOSKS SHALL BE 3M
    c. DRIVEWAYS SHALL BE 2–METERS (EXCLUDING THE FLARE)
    d. HYDRANTS SHALL BE 3–METERS
    e. MANHOLES, VALVE BOXES, SERVICE CONNECTIONS SHALL BE 2–METERS
    f. JUNCTION BOXES SHALL BE 2–METERS
48. STREET LIGHT BASE FLANGES SHALL BE LEVEL ON TWO HORIZONTAL AXIS.
49. STREET LIGHT BOLTS SHALL HAVE COLOUR–CODED NUT CAPS.
50. IT SHALL BE THE CONTRACTORS / DEVELOPERS RESPONSIBILITY TO SUBMIT THE ELECTRICAL PERMITS TO THE ASSIGNED COQUITLAM FIELD INSPECTOR. COQUITLAM TRAFFIC OPERATIONS (OR ASSIGNED) WILL INSPECT THE INSTALLATIONS AND PROVIDE A DEFICIENCY LIST (IF NECESSARY). TRAFFIC OPERATIONS WILL ISSUE A REQUEST TO BC HYDRO FOR CONNECTIONS.
51. DEVELOPERS ARE REQUIRED TO PAY A FLAT–RATE CHARGE TO CITY OF COQUITLAM FOR NEW BC HYDRO CONNECTION FEES. THIS DOES NOT APPLY WHERE NEW STREET LIGHTS ARE CONNECTED INTO EXISTING SERVICES.
52. THE CONTRACTOR SHALL SUBMIT THE ELECTEICAL PERMIT TO TERRY WILSON AT THE CITY OF COQUITLAM FOR ENTRY INTO THE BC HYDRO SLIM SYSTEM.
53. JUNCTION BOXES (IF USED), TOPS SHALL BE LEVEL ON 2 AXIS.

CONCRETE BASE NOTES

1. THE CONCRETE BASES SHALL BE PER MMCD2009 STANDARDS AND PLANS. PROVIDED WITH APPROPRIATE CONDUITS PER ENGINEERING REQUIREMENTS
2. THE CONCRETE BASE SHALL NOT BE FORMED ONSITE, AND SHALL NOT BE FORMED BY THE ELECTRICAL CONTRACTOR. THE CONCRETE BASE SHALL BE PROVIDED FROM A PRECAST COMPANY, SUCH AS AE PRECAST, ARMTEC, LANGLEY CONCRETE, ETC.
3. CONCRETE BASES FOR A SERVICE BASE:
    a. STREET LIGHTING: 40 AND 60–AMPERE PANELS, CONCRETE BASE WITH 5 OR MORE RPVC CONDUITS, PER CITY OF COQUITLAM SUPPLEMENTAL PLAN SS–E&.3, UPPER DETAIL
    b. TRAFFIC SIGNAL: 100–AMPERE PANELS, CONCRETE BASE WITH 2 53MM RPVC CONDUITS, PER CITY OF COQUITLAM SUPPLEMENTAL PLAN SS–E&.3, LOWER DETAIL
    c. PRIOR TO SERVICE BASE INSTALLATIONS, THE CONTRACTOR SHALL ENSURE THE CONCRETE BASE IS PROPERLY ORIENTATED SUCH THAT THE SERVICE CONDUIT (SC) IS ALIGNED TO THE PROTECTED AREA WITHIN THE ELECTRICAL PANEL WITHIN THE SERVICE BASE. REFER TO COQUITLAM SUPPLEMENTAL DRAWINGS SS E7.3 AND E7.4
    d. THE CONCRETE BASE SHALL BE INSTALLED TO ENSURE THE CONCRETE BASE IS PROPERLY ALIGNED FOR THE SERVICE BASE ACCESS DOOR. PER CITY OF COQUITLAM SUPPLEMENTAL PLAN SS–E7.3, THE SERVICE BASE ACCESS DOOR SHALL BE ON THE DOWNWARD SIDE OF TRAFFIC.
    e. CITY OF COQUITLAM CIVIL INSPECTOR SHALL ATTEND WHEN THE CONCRETE BASE IS TO BE INSTALLED, TO CONFIRM COMPLIANCE TO CITY OF COQUITLAM REQUIREMENT, WITH 12 HOURS ADVANCE NOTIFICATION.
4. THE CIVIL/ELECTRICAL CONTRACTOR SHALL ENSURE STREET LIGHT POLES, FIXTURES AND RELATED EQUIPMENT MEETS OR EXCEEDS BC HYDRO AND WORKSAFEBC CLEARANCE REQUIREMENTS, FOR ALL OVERHEAD PRIMARY AND SECONDARY LINES. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS OR DISCREPANCIES TO THE CITY OF COQUITLAM, AND TO THE DESIGN ENGINEERS
5. CONCRETE BASES WITH MORE THAN 2 CONDUITS SHALL BE NOTED ON THE PLANS. AS AN EXAMPLE, "THIS BASE HAS (X) CONDUITS"
6. CONCRETE BASES SHALL BE PROVIDED WITH A V–GROOVE TO DISPERSE STANDING WATER. IF A V–GROOVE IS NOT AVAILABLE, THEN ROUND FLAT STAINLESS STEEL WASHERS SHALL BE MOUNTED BETWEEN THE CONCRETE BASE AND THE BOTTOM OF THE SERVICE BASE. U–SHAPED SHIMS NOT ACCEPTABLE.
7. CONCRETE BASE TOPS SHALL BE 7–CM (~2.5–INCHES) ABOVE FINAL GRADE CONCRETE BASES SHALL BE LEVEL ON TWO HORIZONTAL AXIS
8. STREET LIGHT BOLTS SHALL HAVE COLOUR–CODED NUT CAPS.

SERVICE BASE NOTES

1. UNLESS OTHERWISE INDICATED, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COQUITLAM CURRENT SUBDIVISION CONTROL BYLAWS, CITY OF COQUITLAM SUPPLEMENTARY SPECIFICATIONS AND DETAILED DRAWINGS, CITY OF COQUITLAM APPROVED MATERIALS AND PRODUCTS LISTINGS. MMCD 2009 MAY APPLY.
2. UNLESS OTHERWISE INDICATED, THE SERVICE BASE AND ACCESS COVERS ARE TO BE GALVANIZED, PRIMED AND POWDER–COATED IN COLOUR PER THE DESIGN PLANS. STANDARD COLOUR: GREEN PER RAL6028.
3. THE ACCESS DOOR FOR THE SERVICE BASE SHALL BE DOWNSTREAM OF TRAFFIC.
4. THE SERVICE BASE SHALL BE MOUNTED ON A PRE–FORMED CONCRETE BASE:
    a. THE CONCRETE BASE SHALL NOT BE FORMED ONSITE, AND SHALL NOT BE FORMED BY THE ELECTRICAL CONTRACTOR. THE CONCRETE BASE SHALL BE PROVIDED FROM A PRECAST COMPANY, SUCH AS AE PRECAST, ARMTEC, LANGLEY CONCRETE, ETC.
    b. STREET LIGHTING: 40 AND 60–AMPERE PANELS, CONCRETE BASE WITH 5 OR MORE RPVC CONDUITS, PER CITY OF COQUITLAM SUPPLEMENTAL PLAN SS–E7.3, UPPER DETAIL
    c. TRAFFIC SIGNAL: 100–AMPERE PANELS, CONCRETE BASE WITH TWO 53MM RPVC CONDUITS, PER CITY OF COQUITLAM SUPPLEMENTAL PLAN SS–E7.3, LOWER DETAIL
5. THE SERVICE BASE SHALL BE MOUNTED ON A PRE–FORMED CONCRETE BASE: THE SERVICE BASE SHALL BE PROVIDED WITH TWO 3/8–16 THREADED HOLES IN THE UPPER FLANGE AND WITH MATING CLEARANCE HOLES ON THE COVER. THESE HOLES SHALL BE AT THE TOP, ONE HOLE ON EITHER SIDE OF THE LOCKING TAB. THE CONTRACTOR SHALL PROVIDE 2 EACH 3/8–16 STAINLESS STEEL BOLTS, FLAT WASHERS AND ANTI–SEIZING COMPOUND. THE CITY MAY INSTALL SECURITY BOLTS.
6. THE SERVICE BASE COVER SHALL NOT BE A SNUG FIT INTO THE SERVICE BASE OPENING. SOME LEEWAY SHALL BE PROVIDED TO FIT THE LOCKING TAB AND BOLTS THROUGH THE CLEARANCE OPENINGS.
7. THE LOCKING TAB SHALL BE OF A ROBUST DESIGN AND MANUFACTURE, AND SHALL ACCEPT A STANDARD CITY PADLOCK. A WCE BULLDOG PRODUCT SHALL NOT BE INSTALLED.
8. THE SERVICE BASE SHALL BE PROVIDED WITH A BONDING TAB. THE COLOUR–FINISHED SURFACE SURROUNDING THE BOND TAB SHALL BE GROUND OFF TO GALVANIZING OR TO BARE STEEL FOR THE ELECTRICAL BOND ADHERENCE. TO ENSURE A PROPER BOND AND REDUCE CORROSION OR RUSTING, THE BONDING STUD SHALL BE INSTALLED IMMEDIATELY AFTER THE GRINDING.
9. UNLESS OTHERWISE INDICATED, ALL CONDUCTORS SHALL BE TYPE RW90 (MINIMUM), STRANDED COPPER, INSULATED, AND COLOUR CODED PER DRAWINGS.
10. THE ELECTRICIAN SHALL PROVIDE A NO 8 GAUGE RW90 BOND WITH A RING LUG FROM THIS TAB INTO THE ELECTRICAL PANEL ONTO THE BONDING BUSS. THE 3/8–16 BOLT SHALL CONSIST OF ONE 3/8–16 BOLT, SPLIT LOCK WASHER AND 2 HEX NUTS. THE RING TERMINAL IS SANDWICHED BETWEEN THE 2 NUTS. TIGHTEN TO SPECIFICATIONS
11. THE ELECTRICAL PANEL WITHIN THE SERVICE BASE SHALL BE:
    a. FABRICATED FROM STAINLESS STEEL OR ALUMINUM. THE ELECTRICAL PANEL SHALL BE SET STRAIGHT, AND PARALLEL TO INTERNAL SERVICE BASE SURFACES. AMPERAGE CAPACITIES PER DESIGN DRAWINGS.
    b. PROVIDED WITH A MAIN DISCONNECT, 2P–40A, 2P–60A, OR 2P–100A, 120/240V PER THE DESIGN PLANS, BRANCH BREAKERS ARE REQUIRED ONLY FOR THE 100–AMPERE PANELS.
    c. PROVIDED WITH AN SPD (SURGE PROTECTION DEVICE), MOUNTED WITHIN THE ELECTRICAL PANEL, AND WITH FAULT PROTECTION (CIRCUIT BREAKERS, FUSING, ETC.). FOR DETAILED SPD SPECIFICATIONS, REFER TO NOTE 12 FOLLOWING.
    d. PANEL SHALL BEAR ELECTRICALLY APPROVED LABELS FOR USE IN CANADA. SUCH AS CSA, ETL, CULUS, SPECIAL INSPECTIONS, ETC.
12. SURGE PROTECTION DEVICE SPECIFICATIONS:
    a. ELECTRICAL ACCREDITATIONS: CSA, ETL, CULUS, ETC.
    b. SYSTEM VOLTAGE AND FREQUENCY: 120/240V, 50/60 HERTZ
    c. MINIMUM DISCHARGE RATING: 20KA
    d. PROVIDED WITH LED STATUS INDICATORS, VISIBLE WHEN THE SERVICE BASE OR ELECTRICAL PANEL IS REMOVED. WITHOUT THE USE OF TOOLS.
    e. PREFERRED MANUFACTURERS: MERSEN AND SQUARE–D. ALL OTHERS SHALL BE PRE–APPROVED.
13. THE PEC FUSE–HOLDER AND FUSE SHALL BE MOUNTED ON THE FRONT PANEL, NEAR THE HOA OR OHA ROTARY SWITCH. THIS APPLIES TO 40A, 60A AND 100A ELECTRICAL PANELS
14. THE PEC BYPASS SWITCH SHALL PER MMCD, A HEAVY–DUTY, 3–POSITION MAINTAINED, HOA OR OHA ROTARY SWITCH. A 2–POSITION ROTARY OR TOGGLE SWITCHES ARE NOT ACCEPTABLE.
15. THE FRONT PANEL PEC FUSE–HOLDER AND THE PEC BYPASS SWITCH SHALL BE PROVIDED WITH LABELS, DETAILS PER MMCD DRAWINGS
16. THE PHOTO–ELECTRIC CONTROL (PEC) CIRCUIT FUSING SHALL PER MMCD, USE A 10–AMPERE KTK TYPE FUSE (600V), AND SUITABLE FRONT PANEL MOUNTED FUSE–HOLDER. PUSH–BUTTON CIRCUIT BREAKERS ARE NOT ACCEPTABLE.
17. PEC CONDUCTORS SHALL BE #12 RW90, COLOURS: RED, BLACK AND WHITE. THE PEC CONDUCTORS SHALL BE A COMPLETE RUN, WITHOUT SPLICES, FROM THE PEC TO THE ELECTRICAL PANEL. BUNDLED SEPARATE OF THE STREET LIGHTING CONDUCTORS.
18. THE CONTRACTOR SHALL ENSURE THE SERVICE BASE IS PROPERLY ORIENTATED SUCH THAT THE SERVICE CONDUIT (SC) IS ALIGNED TO THE PROTECTED AREA WITHIN THE ELECTRICAL PANEL.
19. STREET LIGHTS MOUNTED ON A SERVICE BASE SHALL BE WIRED PER MMCD DRAWINGS. LUMINAIRE CONDUCTORS SHALL BE GROUPED TOGETHER, AND SEPARATE OF THE PEC WIRING. GROUPING SHALL BE DONE WITH ELECTRICIANS TAPE.
20. GAPS OR OPENINGS BETWEEN THE STREET LIGHT POLE BASE FLANGES, THE OPENINGS FOR THE NUTS AND BOLTS, TO THE TOP OF THE SERVICE BASE, SHALL BE SEALED WITH RTV SEALANT.
21. STREET LIGHT MOUNTING NUTS TO CONCRETE BASE SHALL HAVE COLOUR–CODED NUT CAPS.
22. HYDRO SERVICE (DIP) CONNECTIONS SHALL BE PER BC HYDRO STANDARDS OR PER MMCD (CURRENT EDITION). NOTE: HYDRO DIP SERVICES SHALL USE A STEEL GUARD OVER RPVC CONDUITS. THE USE OF RIGID CONDUIT AND/OR RPVC TO RIGID CONDUIT FITTINGS IS NO LONGER PERMITTED.
23. THE ELECTRICAL CONTRACTOR SHALL PRE–TEST THE OPERATION OF THE ELECTRICAL PANEL WITHIN THE SERVICE BASE. THIS INCLUDES TESTING THE OHA/HOA SWITCH AND PEC FOR DAYTIME / NIGHTTIME SIMULATION. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AN EMAIL TO TRAFFIC OPERATIONS STAFF TO ADVISE THE SERVICE BASE HAS BEEN DULY TESTED AND READY FOR CONNECTION.

LUMINAIRE FIXTURE NOTES

CITY OF COQUITLAM USES MULTIPLE LED LUMINAIRE STYLES. SOME LUMINAIRE INFORMATION IS BELOW.

1. LUMINAIRE FIXTURES SHALL BEAR ELECTRICALLY APPROVED LABELS FOR USE IN CANADA. SUCH AS CSA, CEC, ULC, SPECIAL INSPECTIONS, ETC.
2. UNLESS OTHERWISE NOTED, LOCAL/RESIDENTIAL STREETS SHALL BE LED 3000–DEGREES KELVIN, AND 4000–DEGREES KELVIN FOR ALL OTHERS.
3. LUMINAIRES SHALL BE LED AND AS PER THE DESIGN DRAWINGS.
4. MULTI–USE PATHWAY (MUP), SIDEWALKS AND WALKWAY LIGHTING SHALL BE LED, 4000–DEGREES KELVIN, PER CITY OF COQUITLAM APPROVED PRODUCTS LIST. LED WATTAGES, POLE STYLE AND HEIGHT, POLE COLOUR AND CONCRETE BASE PER DESIGN PLANS.
5. PHOTO ELECTRIC CONTROL (PEC) SHALL ONLY BE SOLID–STATE DESIGN, WITH ELECTROMECHANICAL CONTACTS.
6. THE PEC SOCKET SHALL BE PROVIDED WITH 7–CONTACTS (FUTURE SMART LIGHTING PROVISIONS). EACH LUMINAIRE SHALL BE PROVIDED WITH A 3–PIN TWIST LOCK SHORTING CAP (EXCEPT WHERE A PEC IS REQUIRED).
7. PEC CONDUCTORS SHALL BE #12 RW90. COLOURS: RED, BLACK AND WHITE. THE PEC CONDUCTORS SHALL BE A CONTINUOUS RUN, WITHOUT SPLICES, TO THE ELECTRICAL PANEL. BUNDLED SEPARATE FROM THE LUMINAIRE CONDUCTORS.
8. A NOTE SHALL BE PROVIDED TO INDICATE: PEC AIMED IN A NORTHERN DIRECTION.
9. LED LUMINAIRE FIXTURES SHALL BE PROVIDED WITH AN LED WATTAGE/LUMEN LABEL (BLACK LETTERING ON WHITE BACKGROUND). LABEL SHALL BE VISIBLE FROM THE GROUND.

LEGEND

- PROPOSED DAVIT STREETLIGHT POLE (6.6m – 35W LED TYPE 2ES DISTRIBUTION) C/W 0.9m SERVICE BASE ON A TYPE C3 CONCRETE BASE AND CONCRETE WORKING PAD
- PROPOSED DAVIT STREETLIGHT POLE (7.5m – 35W LED TYPE 2ES DISTRIBUTION) ON A TYPE C2 CONCRETE BASE
- EXISTING DAVIT STREETLIGHT POLE
- FUTURE DAVIT STREETLIGHT POLE
- R — LUMINAIRE ON RED PHASE CONDUCTOR
- B — LUMINAIRE ON BLACK PHASE CONDUCTOR
- UE – PROPOSED 3 No.6 RW90 ST. LTG. & 1 No.8 RW90 BOND IN 35mm RPVC
- UE – PROPOSED 2 No.6 RW90 ST. LTG. & 1 No.8 RW90 BOND IN 35mm RPVC
- CO — PROPOSED 1–35mm RPVC STUB–OUT FOR FUTURE EXTENSION (CAP & MARK LOCATION)
- SC — PROPOSED 3 No. 6 RW90 SERVICE CONDUCTORS IN 53mm RPVC
- ASSUMED BC HYDRO POLE
- EXISTING BC HYDRO POLE

FOR CONSTRUCTION
2021-05-03

BC 1 CALL — CALL BEFORE YOU DIG! 1-800-474-6886 or by CELLULAR #6886 Vancouver Area 257-0140. CALL AT LEAST TWO FULL WORKING DAYS BEFORE YOU PLAN TO DIG

COQ. ASBUILT No.
EXXXX

DMD & Associates
Electrical Consultants Ltd.
#12-17358 104A Avenue, Surrey, BC, Canada V4N 5M3
www.dmdeng.com 604/589-9010
office@dmdeng.com Fax 604/589-9012
DMD PROJECT No. 7056-20-01 of 02

2021-05-03 PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA K. G. SCOTT # 47441

No.	Date	By	Revisions	Eng.
.	03-05-2021	RI	ISSUED FOR TENDER - CONTRACT No. 2	KGS
.	07-04-2021	RI	ISSUED FOR CONSTRUCTION	KGS
.	11-02-2021	RI	ISSUED FOR TENDER	KGS
.	11-01-2021	RI	90% SUBMISSION	KGS
.	23-09-2020	YJ	50% SUBMISSION	KGS

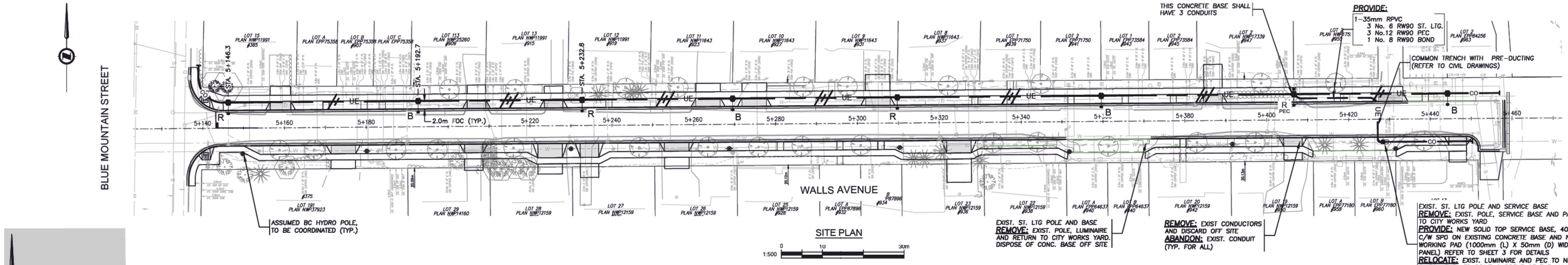
Design by KGS — Date 13-08-2020
Drawn by YJ — Date 13-08-2020
Checked by KGS — Date 13-08-2020
Approved by . — Date .

Coquitlam
Engineering & Public Works
3000 Guildford Way, Coquitlam, B.C. V3B 7N2

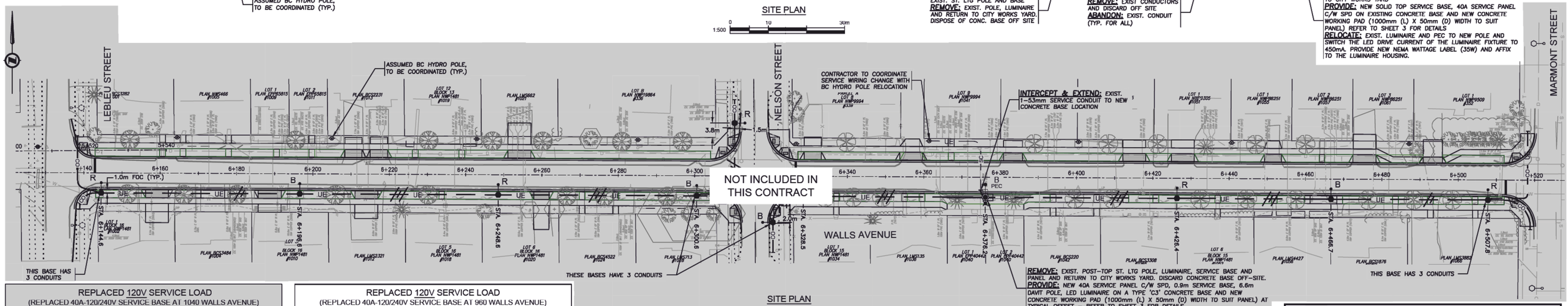
Scale horiz. – Scale vert. –
Sheet 1 of 3
Eng. Project No. –

Project: WALLS AVENUE
BLUE MOUNTAIN ST TO MARMONT ST
Description: STREET LIGHTING
File: 7056-20-Walls Ave

Plot Date: May 3, 2021



SITE PLAN
1:500 0 10 30m



SITE PLAN
1:500 0 10 30m

REPLACED 120V SERVICE LOAD
(REPLACED 40A-120/240V SERVICE BASE AT 1040 WALLS AVENUE)

NOT INCLUDED IN THIS CONTRACT

WATTAGE (W)	CCT.PHASE	EXISTING	REMOVED	NEW	TOTAL No. OF LIGHTS	CURRENT(A)
35W (LED)	R				6	1.75A
	B				5	1.46A
100W (HPS)	R	1	1	0	0	0.00A
	B	0	0	0	0	0.00A
0.30% VOLTAGE DROP						

REPLACED 120V SERVICE LOAD
(REPLACED 40A-120/240V SERVICE BASE AT 960 WALLS AVENUE)

WATTAGE (W)	CCT.PHASE	EXISTING	REMOVED	NEW	TOTAL No. OF LIGHTS	CURRENT(A)
35W (LED)	R	1	0	3	4	1.17A
	B	0	0	4	4	1.17A
54W (LED)	R	1	1	0	0	0.00A
	B	0	0	0	0	0.00A
0.34% VOLTAGE DROP						

ROADWAY LIGHTING DESIGN CRITERIA
PER: (CITY BYLAW 3558 & TAC TABLE 9.2)

INTERSECTION (NAME)		WALLS AVENUE - BLUE MTN. ST. TO GREENBELT	
LAND USE CLASSIFICATION		RESIDENTIAL	
ROADWAY CLASSIFICATION & WIDTH		LOCAL 8.5m	
PEDESTRIAN CONFLICT		LOW	
LUMINANCE RECOMMENDED/DELIVERED		0.3 cd/m²	0.3 cd/m²
UNIFORMITY RECOMMENDED/DELIVERED (AVG:MIN)		6.0:1	1.6:1
UNIFORMITY RECOMMENDED/DELIVERED (MAX:MIN)		10.0:1	2.7:1
LV RATIO RECOMMENDED/ DELIVERED (VLMAX:AVG)		0.4:1	0.4:1
LIGHT LOSS FACTOR		0.86	
SPACING		49.8m (ONE SIDED)	
EQUIPMENT			
FIXTURE TYPE: LED	WATTAGE: 35W	MTG. HEIGHT: 7.5m	DIST TYPE: 2ES
IES FILE:	NXT-24S-450mA-2ES-3000K	MODEL: NXT-24S SERIES	

INTERSECTION DESIGN CRITERIA
PER: (CITY BYLAW 3558 & TAC TABLE 10.1)

NOT INCLUDED IN THIS CONTRACT

INTERSECTION (NAME)		LEBLEU STREET	WALLS AVENUE
LAND USE CLASSIFICATION		RESIDENTIAL	RESIDENTIAL
ROADWAY CLASSIFICATION & WIDTH		LOCAL 8.5m	LOCAL 8.5m
PEDESTRIAN CONFLICT		LOW	LOW
LUMINANCE RECOMMENDED/DELIVER			10.0 LUX
UNIFORMITY RECOMMENDED/DELIVER			1.7:1
LIGHT LOSS FACTOR		0.86	
SPACING		AS SHOWN	
EQUIPMENT			
FIXTURE TYPE: LED	WATTAGE: 35W	MTG. HEIGHT: 7.5m	DIST TYPE: 2ES
IES FILE:	NXT-24S-450mA-2ES-3000K	MODEL: NXT-24S SERIES	
FIXTURE TYPE: LED	WATTAGE: 35W	MTG. HEIGHT: 7.5m	DIST TYPE: 2ES
IES FILE:	NXT-24S-450mA-2ES-3000K	MODEL: NXT-24S SERIES	

* BASED ON ULTIMATE LAYOUT

ROADWAY LIGHTING DESIGN CRITERIA
PER: (CITY BYLAW 3558 & TAC TABLE 9.2)

NOT INCLUDED IN THIS CONTRACT

INTERSECTION (NAME)		WALLS AVENUE - LE BLEU ST. TO MARMONT ST.	
LAND USE CLASSIFICATION		RESIDENTIAL	
ROADWAY CLASSIFICATION & WIDTH		LOCAL 8.5m	
PEDESTRIAN CONFLICT		LOW	
LUMINANCE RECOMMENDED/DELIVER			0.3 cd/m²
UNIFORMITY RECOMMENDED/DELIVER			1.9:1
UNIFORMITY RECOMMENDED/DELIVER			3.6:1
LV RATIO RECOMMENDED/ DELIVERED (VLMAX:AVG)		0.4:1	0.4:1
LIGHT LOSS FACTOR		0.86	
SPACING		52.0m (ONE SIDED)	
EQUIPMENT			
FIXTURE TYPE: LED	WATTAGE: 35W	MTG. HEIGHT: 7.5m	DIST TYPE: 2ES
IES FILE:	NXT-24S-450mA-2ES-3000K	MODEL: NXT-24S SERIES	

INTERSECTION DESIGN CRITERIA
PER: (CITY BYLAW 3558 & TAC TABLE 10.1)

NOT INCLUDED IN THIS CONTRACT

INTERSECTION (NAME)		NELSON STREET	WALLS AVENUE
LAND USE CLASSIFICATION		RESIDENTIAL	RESIDENTIAL
ROADWAY CLASSIFICATION & WIDTH		LOCAL 8.5m	LOCAL 8.5m
PEDESTRIAN CONFLICT		LOW	LOW
LUMINANCE RECOMMENDED/DELIVER			11.8 LUX
UNIFORMITY RECOMMENDED/DELIVER			1.7:1
LIGHT LOSS FACTOR		0.86	
SPACING		AS SHOWN	
EQUIPMENT			
FIXTURE TYPE: LED	WATTAGE: 35W	MTG. HEIGHT: 7.5m	DIST TYPE: 2ES
IES FILE:	NXT-24S-450mA-2ES-3000K	MODEL: NXT-24S SERIES	
FIXTURE TYPE: LED	WATTAGE: 35W	MTG. HEIGHT: 7.5m	DIST TYPE: 2ES
IES FILE:	NXT-24S-450mA-2ES-3000K	MODEL: NXT-24S SERIES	

CAUTION!
EXCAVATION NEAR OVERHEAD UTILITY POLE

ANY UNDERGROUND EXCAVATION WITHIN SOIL FOUNDATION INTERACTION AREA REQUIRES TEMPORARY UTILITY POLE SUPPORT. REFER TO ES55 E3-04 GUIDE FOR CIVIL EXCAVATION NEAR DISTRIBUTION POLES FOR DETAILS. REFER TO BC HYDRO WORK ON WOOD POLES MANUAL (ON SAFEHUB) AND BC HYDRO 2017-1-F POLE HOLDING REQUIREMENTS FOR APPROVED TEMPORARY POLE SUPPORT METHODS. FOR MORE INFORMATION CONTACT workmethods@bchydro.com

LOCATING EQUIPMENT

FOR CLARITY CONDUITS, JUNCTION BOXES AND STREETLIGHT POLES MAY NOT BE SHOWN AT DESIGN OFFSETS. CONTRACTOR SHALL LOCATE ALL EQUIPMENT BASED ON STATIONS AND/OR OFFSETS AS NOTED AND SHALL NOT RELY ON COORDINATES OBTAINED FROM DMD DIGITAL DRAWINGS. CONTRACTOR TO REPORT ANY CONFLICTS OR DISCREPANCIES TO DMD & ASSOCIATES PRIOR TO ORDERING EQUIPMENT.

CHECK BEFORE YOU DIG

CONTRACTOR SHALL REFER TO MUNICIPAL RECORD / CIVIL DESIGN DRAWINGS FOR ALL OTHER UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR. CONTRACTOR TO REPORT ANY CONFLICTS OR DISCREPANCIES TO DMD & ASSOCIATES PRIOR TO ORDERING BASES.

OVERHEAD POWER LINE CONFLICTS

CONTRACTOR SHALL CONFIRM ON SITE PRIOR TO CONSTRUCTION THAT POLES & EQUIPMENT WILL MEET WorkSafeBC CLEARANCE REQUIREMENTS FOR OVERHEAD PRIMARY AND SECONDARY LINES. CONTRACTOR TO REPORT ANY CONFLICTS OR DISCREPANCIES TO DMD & ASSOCIATES PRIOR TO ORDERING POLES AND INSTALLING CONCRETE BASES.

FOR CONSTRUCTION
2021-05-03

ALL EQUIPMENT IS NEW EXCEPT WHERE NOTED

BC 1 CALL — CALL BEFORE YOU DIG! 1-800-474-6886 or by CELLULAR *8888 Vancouver Area 257-9409 — CALL AT LEAST TWO FULL WORKING DAYS BEFORE YOU PLAN TO DIG

COQ. ASBUILT No.
EXXXX

DMD & Associates
Electrical Consultants Ltd.
#12-17358 104A Avenue, Surrey, BC, Canada V4N 5M3
www.dmdeng.com 604/589-9010
office@dmdeng.com Fax 604/589-9012
DMD PROJECT No. 7056-20-02 of 02

2021-05-03 PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA K. G. SCOTT # 47441

No.	Date	By	Revisions	Eng.
.	03-05-2021	RI	ISSUED FOR TENDER - CONTRACT No. 2	KGS
.	07-04-2021	RI	ISSUED FOR CONSTRUCTION	KGS
.	11-02-2021	RI	ISSUED FOR TENDER	KGS
.	11-01-2021	RI	90% SUBMISSION	KGS
.	23-09-2020	YJ	50% SUBMISSION	KGS

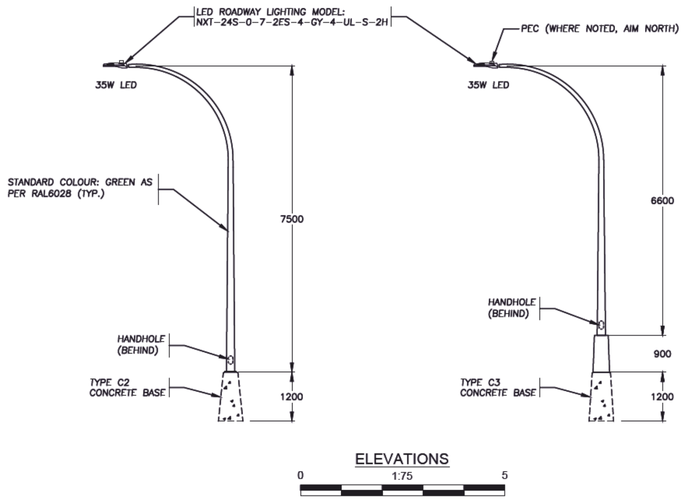
Design by KGS Date 13-08-2020
Drawn by YJ Date 13-08-2020
Checked by KGS Date 13-08-2020
Approved by Date

Coquitlam
Engineering & Public Works
3000 Guildford Way, Coquitlam, B.C. V3B 7N2

Scale horiz. 1:500 Scale vert. -
Sheet 2 of 3
Eng. Project No. -

Project WALLS AVENUE
BLUE MOUNTAIN ST TO MARMONT ST
Description STREET LIGHTING
File: 7056-20-Walls Ave

Plot Date: May 3, 2021



ELEVATIONS

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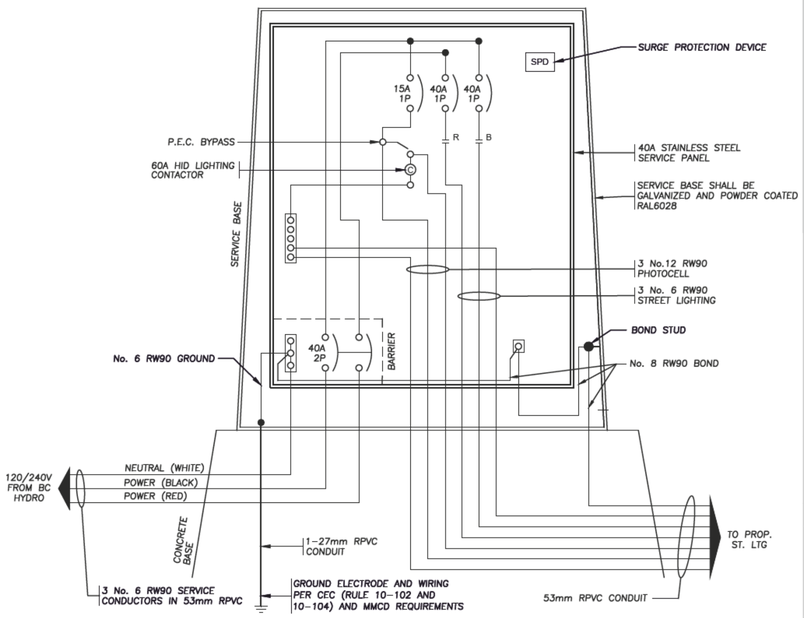
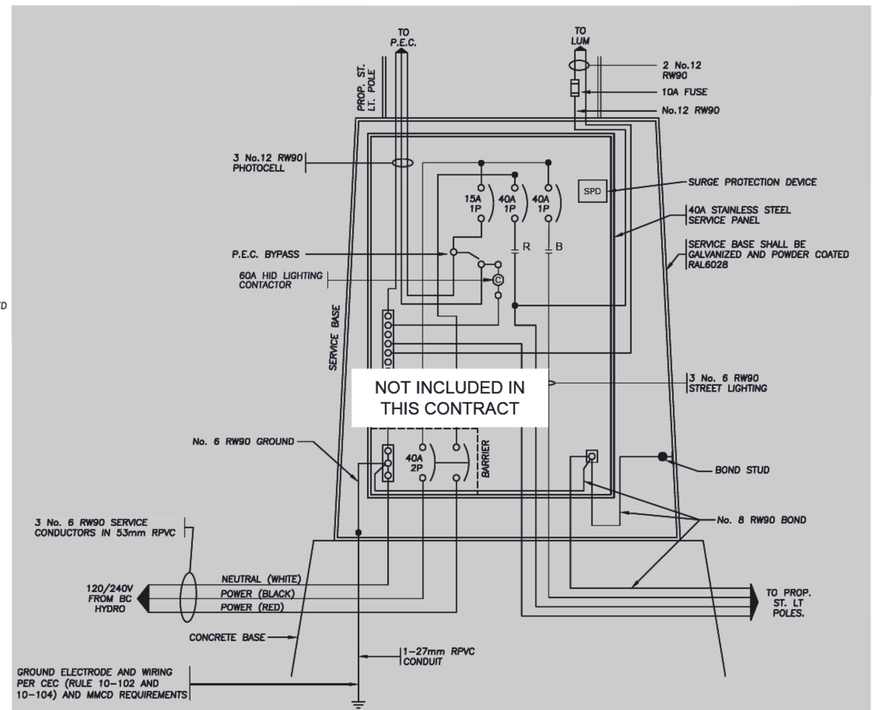


SERVICE BASE AT 960 WALLS AVENUE - WIRING DIAGRAM

N.T.S.



SERVICE BASE AT 1040 WALLS AVENUE - WIRING DIAGRAM

N.T.S.

ALL EQUIPMENT IS NEW
EXCEPT WHERE NOTED

FOR CONSTRUCTION
2021-05-03

BC 1 CALL — CALL BEFORE YOU DIG!
1-800-474-6886
or by CELLULAR #8888
Vancouver Area 257-7940
CALL AT LEAST TWO FULL WORKING DAYS BEFORE YOU PLAN TO DIG

COQ. ASBUILT No.
EXXXX

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Scale horiz. - Scale vert. AS SHOWN
Sheet 3 of 3
Eng. Project No. -

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