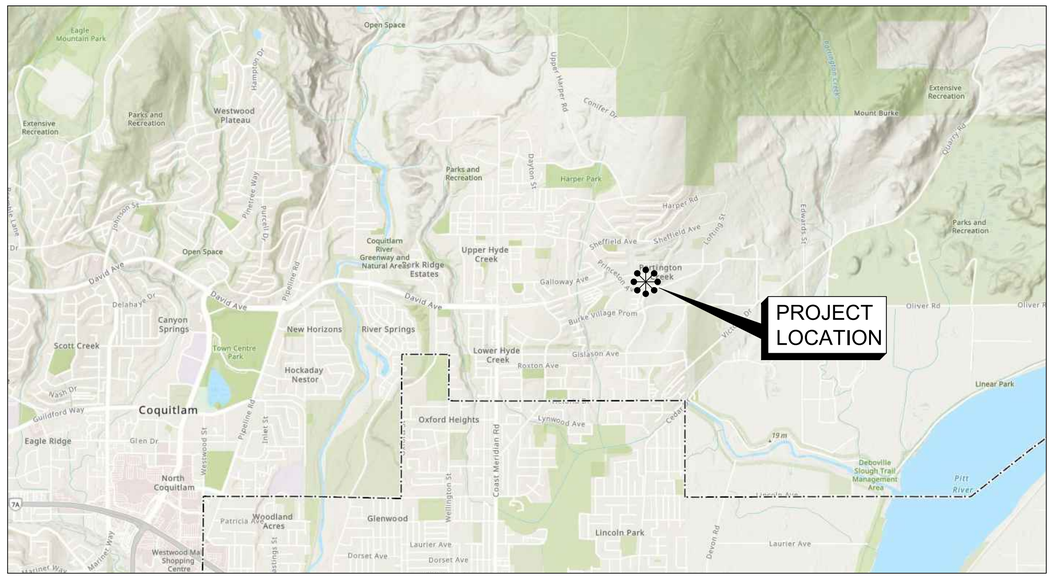
	DRAWING SCHEDULE		
CATEGORY	DWG. No	DESCRIPTION	REV. No
GENERAL	00	COVER	
	01	GENERAL NOTES	1
	02	KEY PLAN	1
	03	TYPICAL SECTIONS	1
ROADWORKS + WATER	04	MITCHELL ST REMOVALS PLAN	1
	05	BROWNLEE AVE - STA 1+000 TO 1+150	1
	06	BROWNLEE AVE - STA 1+150 TO 1+280	1
	07	CURB RETURN	1
	08	INNES COURT CUL-DE-SAC	1
	~~09~~	~~SHEFFIELD AVE~~	~~1~~
	10	SIGNAGE AND PAVEMENT MARKINGS	1
STORM + SANITARY SEWERS	11	BROWNLEE AVENUE	1
	12	INNES COURT CUL-DE-SAC	1
LANDSCAPE	13	BROWNLEE AVE - STA 1+000 TO 1+132	2
	14	BROWNLEE AVE - STA 1+132 TO 1+280	2
	15	MITCHELL STREET	2
SECTIONS	16	CROSS-SECTIONS - STA 1+030 TO 1+140	1
	17	CROSS-SECTIONS - STA 1+150 TO 1+260	1

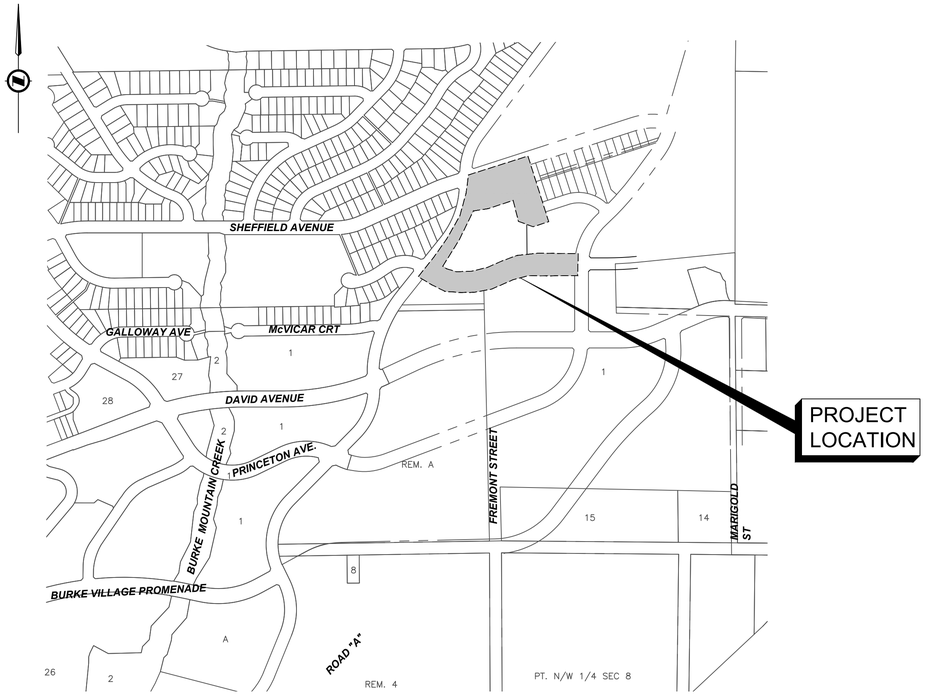
SHEET 09 REMOVED (NOT IN CONTRACT)

Coquitlam

BROWNLEE AVENUE
RECORD DRAWINGS



LOCATION PLAN
NTS



LOCATION PLAN
SCALE 1:5000

ISL
#201, 3999 Henning Drive, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

GENERAL NOTES:

1. ELEVATIONS ARE RELATIVE TO CVD28GVRD. HORIZONTAL COORDINATES ARE IN LOCAL PROJECT GROUND COORDINATES. REFER TO SURVEY CONTROL TABLE ON THIS SHEET.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE PLATINUM EDITION (2009) OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) AND MMCD SUPPLEMENTARY UPDATES TO DATE AND CITY OF COQUITLAM SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS UNLESS OTHERWISE NOTED.
3. RESIDENTS DIRECTLY AFFECTED BY CONSTRUCTION SHALL BE GIVEN AT LEAST 5 DAYS NOTICE PRIOR TO THE START OF CONSTRUCTION. IF CONSTRUCTION ENTERS ONTO PRIVATE PROPERTY, THE CONTRACTOR WILL REQUIRE WRITTEN AUTHORIZATION FROM THE PROPERTY OWNER PRIOR TO UNDERTAKING ANY WORK.
4. THE LOCATION OF EXISTING UTILITIES IS COMPILED FROM OWNER AND UTILITY SUPPLIED RECORD DRAWINGS AND ARE CONSIDERED APPROXIMATE ONLY. THE EXACT LOCATION AND EXTENT OF UTILITIES SHOULD BE DETERMINED BY CONSULTING THE LOCAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT ELEVATION BY HAND OR HYDROVAC EXCAVATION BEFORE CONSTRUCTION OF UTILITY CROSSINGS AND SHALL BE RESPONSIBLE FOR RESTORATION OF ANY DAMAGE TO EXISTING UTILITIES. ANY COSTS ASSOCIATED WITH UTILITY CONFLICTS THAT WERE NOT PRELOCATED WILL BE THE CONTRACTORS RESPONSIBILITY.
5. THE CONTRACTOR IS TO NOTIFY THE CITY OF COQUITLAM 48 HOURS IN ADVANCE OF ANY CONSTRUCTION OR UTILITY RELOCATION/CONFLICTS.
6. REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR A MIN 72 HOURS PRIOR TO CONSTRUCTION.
7. ALL SURVEY MONUMENTS WITHIN THE PROJECT BOUNDARIES SHALL BE PROTECTED DURING THE COURSE OF THE WORK. SHOULD ANY SURVEY MONUMENT REQUIRE RAISING OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING AND OPERATIONS DEPARTMENT AT LEAST 72 HOURS IN ADVANCE OF SCHEDULING WORK. ALL DISTURBED MONUMENTS WILL BE REPLACED BY A B.C. LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
8. SURVEY PINS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED BY A B.C. LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
9. ALL PUBLIC ROADWAYS AFFECTED BY THE WORKS SHALL BE KEPT IN A CLEAN STATE AT ALL TIMES. DUST CONTROL MEASURES SHALL ALSO BE EMPLOYED DURING THE COURSE OF THE WORK.
10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING THE VARIOUS PARTS OF THE WORK. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THERE IS NO DISRUPTION TO SERVICE, AND IF DISRUPTION IS ANTICIPATED, TO NOTIFY THE CONTRACT ADMINISTRATOR A MINIMUM OF 72 HOURS PRIOR, AND OBTAIN APPROVAL FOR THE DISRUPTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL EXCAVATED MATERIAL UNSUITABLE FOR REUSE AT A SUITABLE OFF-SITE DISPOSAL AREA, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
12. THE CONTRACTOR SHALL PROVIDE TEMPORARY UTILITY POLE SUPPORTS NECESSARY TO COMPLETE THE WORKS AS AN INCIDENTAL ITEM TO GENERAL CONTRACT REQUIREMENTS WHERE AND AS REQUIRED.
13. CONTRACTOR TO MAINTAIN AN UP TO DATE SET OF AS-CONSTRUCTED DRAWINGS AT ALL TIMES. AS-CONSTRUCTED DRAWINGS TO BE DELIVERED TO THE CONTRACT ADMINISTRATOR AT SUBSTANTIAL PERFORMANCE FOR PREPARATION OF FINAL RECORD DRAWINGS. THE CONTRACT ADMINISTRATOR SHALL BE PROVIDED ACCESS TO REVIEW THE AS-CONSTRUCTED DRAWINGS AT ALL TIMES TO CONFIRM THEY ARE UP TO DATE.
14. THE CONTRACTOR SHALL MAINTAIN AND MONITOR THE PROVISIONS FOR EROSION CONTROL AND SEDIMENT AS PER THE CITY BYLAW 4403, 2013 AND AS PER THE CONTRACT DOCUMENTS.

CONCRETE NOTES:

1. ALL WHEELCHAIR LETDOWNS ARE TO BE BROOM FINISH.

TRAFFIC MANAGEMENT, NOTIFICATION AND APPROVALS NOTES:

1. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SIGNAGE, BARRIERS, FLASHING INDICATORS, ETC. AT ALL TIMES TO ENSURE THE SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL TRAFFIC REQUIREMENTS AS SPECIFIED WITHIN THE CONTRACT DOCUMENTS. NO ROAD SHALL BE CLOSED WITHOUT THE WRITTEN CONSENT OF THE DIRECTOR OF ENGINEERING AND OPERATIONS.
2. THE CONTRACTOR SHALL ENSURE THAT ALL APPROVALS REQUIRED FOR THE PROPOSED WORKS HAVE BEEN OBTAINED FROM ALL AUTHORITIES AND AGENCIES PRIOR TO COMMENCING THE WORK.
3. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE PERSONNEL AT LEAST 72 HOURS PRIOR TO THE WORK. SCHEDULING AND OTHER CONSTRUCTION CONSTRAINTS IMPOSED BY THESE WORKS SHALL BE TAKEN INTO ACCOUNT.
4. A TRAFFIC AND PEDESTRIAN SAFETY CONTROL PLAN SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO THE PRE-CONSTRUCTION MEETING.
5. APPROVALS FOR REQUIRED TREE CUTTING OR TRIMMING NOT INDICATED IN CONTRACT DRAWINGS SHALL BE OBTAINED BY THE CONTRACTOR FROM THE CITY PRIOR TO WORK BEING PERFORMED.
6. CONTRACTOR TO OBTAIN APPROVED LANE CLOSURE REQUEST FORM FOR ALL WORKS. APPROVED REQUESTS ARE CIRCULATED TO ALL EMERGENCY SERVICES.
7. CONTRACTOR TO SUBMIT A TRAFFIC MANAGEMENT PLAN WITH LANE CLOSURE REQUEST FOR ALL MAJOR ROADS AND ANY LOCAL ROADS WHICH REQUIRE ANY DETOURS.
8. ALL TRAFFIC CONTROL TO CONFORM TO THE LATEST EDITION OF THE BC TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS.
9. APPROVAL OF NOISE VARIANCE FOR ALL WORK OUTSIDE OF NORMAL APPROVED WORK HOURS REQUIRED BY THE CITY.
10. NOTICE OF CONSTRUCTION SIGNS TO BE INSTALLED AT ALL PROJECT LIMITS AND PREFERRED DETOUR ROUTE. NOTIFY CONTRACT ADMINISTRATOR WITH CONSTRUCTION SCHEDULE AND LOCATIONS. SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR.
11. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLETION OF ALL TAPED TEMPORARY AND PERMANENT PAINT AND THERMOPLASTIC PAVEMENT MARKINGS IN THE PLACE OF THE WORK. PERMANENT LANE MARKINGS ARE TO BE PLACED WITHIN SEVENTY-TWO (72) HOURS OF FINAL PAVING AND PERMANENT THERMOPLASTIC PAVEMENT MARKINGS ARE TO BE PLACED WITHIN FIVE (5) DAYS OF FINAL PAVING. ALL TEMPORARY MARKINGS TO BE REMOVED IMMEDIATELY FOLLOWING PLACEMENT OF PERMANENT PAVEMENT MARKINGS.
12. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE TRAFFIC MANAGEMENT DETAILED SPECIFICATIONS IN THE CONTRACT DOCUMENTS.

STORM AND SANITARY SEWER NOTES:

1. NO CHANGES TO BE MADE TO PIPES, MANHOLES, OR ALIGNMENT WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR.
2. THE CONTRACTOR IS TO EXPOSE EXISTING WATERMAINS, STORM AND SANITARY SEWERS AT TIE-IN LOCATION AND ALL EXISTING UTILITIES BETWEEN. UTILITY DEPTHS AND LOCATIONS ARE TO BE RECORDED AND FORWARDED TO THE CONTRACT ADMINISTRATOR FOR REVIEW.
3. ASSURANCE OF PROTECTION OF THE WATERMAIN AS PER FRASER HEALTH AUTHORITY, JULY 14, 2006:
   PARALLEL LINES: WATERMAINS SHOULD BE LAID AT LEAST 3m HORIZONTALLY FROM ANY SANITARY OR STORM SEWER. WHERE THIS HORIZONTAL SEPARATION IS NOT POSSIBLE, THE BOTTOM OF THE WATERMAIN SHOULD BE AT LEAST 45cm ABOVE THE TOP OF THE SEWER AND SUFFICIENTLY TO ONE SIDE OF THE SEWER TO ALL FOR SEWER REPAIRS WITHOUT DISTURBING THE WATERMAIN. IF THIS VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER SHOULD BE OF THE SAME SERVICE CAPABILITY AS THE WATERMAIN, WITH PRESSURE CLASS JOINTS DESIGNED TO REMAIN WATERTIGHT IF THE GROUNDWATER TABLE PERIODICALLY RISES ABOVE THE SEWER, AND ARE PRESSURE TESTED BEFORE BACKFILLING. OTHER PRECAUTIONS, SUCH AS A WATERMAIN WITH IMPROVED JOINTS AND HIGHER STRENGTH MAY BE NEEDED.
4. CROSSINGS: WHERE A WATERMAIN CROSSES A SANITARY OR STORM SEWER, THE LINES SHOULD BE LAID WITH THE WATERMAIN CROSSING OVER THE SEWER AND WITH THE MIDDLE OF PIPE LENGTHS LOCATED AT THE CROSSING POINT, TO MAXIMIZE THE SEPARATION BETWEEN JOINTS. WHERE A MINIMUM 3m JOINT SEPARATION AND/OR A MINIMUM 45cm CLEAR VERTICAL SEPARATION IS NOT POSSIBLE AT THE CROSSING, PRECAUTIONS TO IMPROVE WATER TIGHTNESS OF THE SEWER JOINTS AND STRUCTURAL IMPROVEMENTS SUCH AS HIGHER STRENGTH WATERMAIN AND/OR SEWER AT THE CROSSING AREA MAY BE NEEDED. SLEEVING, PIPE BRIDGING OR OTHER SUITABLE MEASURES MAY BE CONSIDERED. ALL JOINTS WITHIN 3m OF THE CROSSING SHOULD BE:
   - WRAPPED WITH HEAT SHRINK PLASTIC OR
   - PACKED WITH INERT PETROLATUM COMPOUND AND WRAPPED IN TAPE IN ACCORDANCE WITH ANSI/AWWA STANDARDS C209 AND C217-90.

   FOR SERVICE CONNECTIONS, WHEREVER POSSIBLE, THE ABOVE CONSTRUCTION PRACTICES SHOULD ALSO BE APPLIED.
5. FIGURED DIMENSION SHALL GOVERN OVER SCALED DIMENSIONS.
6. REFER TO COQ STD. DWG. COQ-G4 FOR UTILITY TRENCH DETAIL.
7. STORM SEWER MATERIALS ARE TO CONFORM TO THE MMCD SPECIFICATIONS.
8. ALL PIPE SIZES INDICATED REFER TO MINIMUM INSIDE DIAMETER DIMENSIONS.
9. ALL CATCH BASINS SHALL BE AS PER COQ STD. DWG. COQ-S11A.
10. CATCH BASIN AND LAWN DRAIN LEADS TO BE 150mm DIAMETER PVC 28 PIPE FOR SINGLE CATCH BASINS AND LAWN DRAINS THAT TIE INTO THE MAIN DIRECTLY. LEADS ARE TO BE 200mm DIAMETER PVC 35 PIPE FROM THE STORM MAIN TO THE WYE FOR CATCH BASIN/LAWN DRAIN COMBINATIONS AS PER THE CONNECTION DETAIL ON SHEET 4.

WATERMAIN NOTES:®

1. ALL NEW 300mm WATERMAINS SHALL BE **TR Flex®** DUCTILE IRON AND INSTALLED WITH 1.0m MINIMUM COVER UNLESS OTHERWISE NOTED.
2. WATERMAIN FITTINGS PER MMCD SPECIFICATIONS 31 11 01 SECTION 4.2.
3. NO CHANGES TO BE MADE TO PIPE, FITTINGS, OR ALIGNMENT WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR
4. ALL TIE-INS TO EXISTING WATERMAINS AND WATER SERVICE TRANSFERS WILL BE PERFORMED BY THE CONTRACTOR.
5. THE CONTRACTOR IS TO EXPOSE EXISTING WATERMAINS AND WATER SERVICES AT TIE-IN LOCATION AND ALL EXISTING UTILITIES BETWEEN. UTILITY DEPTHS ARE TO BE RECORDED AND FORWARDED TO THE CONTRACT ADMINISTRATOR FOR REVIEW.
6. ASSURANCE OF PROTECTION OF THE WATERMAIN AS PER FRASER HEALTH AUTHORITY, JULY 14, 2006
7. PARALLEL LINES: WATERMAINS SHOULD BE LAID AT LEAST 3m HORIZONTALLY FROM ANY SANITARY OR STORM SEWER. WHERE THIS HORIZONTAL SEPARATION IS NOT POSSIBLE, THE BOTTOM OF THE WATERMAIN SHOULD BE AT LEAST 45cm ABOVE THE TOP OF THE SEWER AND SUFFICIENTLY TO ONE SIDE OF THE SEWER TO ALLOW FOR SEWER REPAIRS WITHOUT DISTURBING THE WATERMAIN. IF THIS VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER SHOULD BE OF THE SAME SERVICE CAPABILITY AS THE WATERMAIN, WITH PRESSURE CLASS JOINTS DESIGNED TO REMAIN WATERTIGHT IF THE GROUNDWATER TABLE PERIODICALLY RISES ABOVE THE SEWER, AND ARE PRESSURE TESTED BEFORE BACKFILLING. OTHER PRECAUTIONS, SUCH AS A WATERMAIN WITH IMPROVED JOINTS AND HIGHER STRENGTH MAY BE NEEDED.
8. CROSSINGS: WHERE A WATERMAIN CROSSES A SANITARY OR STORM SEWER, THE LINES SHOULD BE LAID WITH THE WATERMAIN CROSSING OVER THE SEWER AND WITH THE MIDDLE OF PIPE LENGTHS LOCATED AT THE CROSSING POINT, TO MAXIMIZE THE SEPARATION BETWEEN JOINTS. WHERE A MINIMUM 3m JOINT SEPARATION AND/OR A MINIMUM 45cm CLEAR VERTICAL SEPARATION IS NOT POSSIBLE AT THE CROSSING, PRECAUTIONS TO IMPROVE WATER TIGHTNESS OF THE SEWER JOINTS AND STRUCTURAL IMPROVEMENTS SUCH AS HIGHER STRENGTH WATERMAIN AND/OR SEWER AT THE CROSSING AREA MAY BE NEEDED. SLEEVING, PIPE BRIDGING OR OTHER SUITABLE MEASURES MAY BE CONSIDERED. ALL JOINTS WITHIN 3m OF THE CROSSING SHOULD BE:
   - WRAPPED WITH HEAT SHRINK PLASTIC OR;
   - PACKED WITH INERT PETROLATUM COMPOUND AND WRAPPED IN TAPE IN ACCORDANCE WITH ANSI/AWWA STANDARDS C209 AND C217-90.
8. THRUST BLOCKS: THRUST BLOCKS TO BE PROVIDED AT ALL FITTINGS & CHANGES IN DIRECTION AS PER MMCD DETAIL DRAWING W1. WHERE CONDITIONS DO NOT PERMIT USE OF THRUST BLOCKS, THE CONTRACTOR SHALL USE JOINT RESTRAINTS AS SPECIFIED IN THE OWNER'S SUPPLEMENTAL SPECIFICATIONS. THRUST BLOCKS FOR THE 300Ø WATERMAIN SHALL HAVE A MINIMUM BEARING AREA OF 0.4m² AGAINST NATIVE GLACIAL TILL AND 1.0m² AGAINST SGSB OR OTHER APPROVED IMPORTED FILL.
9. ALL NEW FIRE HYDRANTS TO BE AS PER CITY OF COQUITLAM STANDARDS. HYDRANT ASSEMBLIES INCLUDE THE FOLLOWING: HYDRANT BODY, LATERAL CONNECTIONS FROM MAINLINE TEE OFF WATERMAIN TO HYDRANTS, ISOLATION VALVE AT THE MAINLINE TEE WITH ADJUSTABLE VALVE BOX AND ALL OTHER INCIDENTAL WORK.
10. MAXIMUM JOINT DEFLECTION SHOULD NOT EXCEED ONE-HALF OF THE MANUFACTURER'S RECOMMENDED SPECIFICATION.
11. WHERE WATERMAIN PIPE GRADE EXCEEDS 10%, PIPE TO BE ANCHORED/TRENCH DAMS INSTALLED AS PER MMCD STD. DWG. G8.
12. JOINT RESTRAINTS TO MMCD SPECIFICATION SECTION 33 11 01 SECTIONS 2.2.13 TO BE INSTALLED WHERE GRADE EXCEEDS 10% OR AS SPECIFIED.
13. FIGURED DIMENSION SHALL GOVERN OVER SCALED DIMENSIONS.
14. ALL VALVES GREATER THAN 1.5m DEEP FROM THE NUT REQUIRE AN EXTENSION
15. ALL PIPE ZONE BACKFILL TO HAVE LESS THAN 50ppm CHLORIDE IONS, AND LESS THAN 50ppm SULFATE IONS. CONTRACTOR TO PROVIDE SOURCE TESTING RESULTS PRIOR TO DELIVERY TO SITE.

LEGEND

PROPOSED LINETYPES

RIGHT OF WAY
WATER MAIN (W)
WATER SERVICE
STORM MAIN (D)
STORM SERVICE
CB / DRAINAGE LEAD
DRAINAGE SWALE
SANITARY SEWER MAIN (S)
SANITARY SERVICE
ELECTRICAL (UE)
CONDUIT (C)
GAS
PEDESTRIAN FENCE
WALL
CUT/FILL BOUNDARY (CF)
EDGE OF GRAVEL ROAD
BOTTOM OF BANK
TOP OF BANK

EXISTING LINETYPES

BOTTOM OF BANK
TOP OF BANK
STREAM / CREEK / DITCH
EDGE OF PAVEMENT
EDGE OF GRAVEL/DIRT
EDGE OF GRAVEL/DIRT

PROPOSED SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WATER VALVE AIR		STORM CATCHBASIN DOUBLE
	WATER BEND 90°		STORM CATCHBASIN
	WATER BEND 45°		STORM CULVERT
	WATER BEND 22.5°		STORM SWALE
	WATER BEND 11.25°		STORM LAWN DRAIN
	WATER BLOWOFF	DMH	STORM MANHOLE
	WATER CAP		STORM SERVICE
	WATER CROSS	SMH	SANITARY MANHOLE
	WATER HYDRANT		SIGN
	WATER REDUCER		STREETLIGHT
	WATER ROBAR		
W	WATER SERVICE		WALKWAY LIGHT
	WATER TEE		
	WATER THRUST BLOCK		JUNCTION BOX
	WATER VALVE		ELECTRICAL BOX
	WATER BLOW-OFF		

EXISTING SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WATER VALVE AIR		STORM CATCHBASIN DOUBLE
	WATER BEND 90°		STORM CATCHBASIN TOP INLET
	WATER BEND 45°		STORM CULVERT
	WATER BEND 22.5°		STORM LAWN DRAIN
	WATER BEND 11.25°		STORM MANHOLE
	WATER BLOWOFF		STORM DITCH
	WATER CROSS		SANITARY MANHOLE
	WATER HYDRANT		GUY WIRE
	WATER REDUCER		UTILITY TEL JUNCTION BOX
	WATER ROBAR/ADAPTER		POLE
W	WATER SERVICE		MISC SIGN
	WATER TEE		TREE
	WATER THRUST BLOCK		
	WATER VALVE		
	CAP		

PLOT DATE: July 26, 2024

RECORD DRAWINGS DESIGN NO. 32970

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	CNB
1	RECORD DRAWINGS	2024/07/26	EH	CNB

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

BROWNLEE AVENUE
GENERAL NOTES

ISL
#201, 3999 Henning Drive, Burnaby, B.C. V5C 6P9
T: (604)629-2699 F: (604)629-2698

SCALE		CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	CJB
CHECKED BY	CJB	APPROVED BY	CNB
			REV. 1

DWG. NO. 01 OF 17

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NOT IN CONTRACT

SHEFFIELD AVENUE

MITCHELL STREET

INNES COURT

BROWNLEE AVENUE

LOFTING STREET

PARK

TOWNHOUSE DEVELOPMENT

177 #1430
178 #3589
179 #3587
180 #3585
181 #3583
182 #3581
183 #3579
184 #3577
158 #3592
159 #3590
160 #3588
161 #3586
162 #3584
163 #3582
164 #3580
165 #3578
157 #1396
156 #1394
155 #1392
154 #1390
153 #3581
152 #3579
151 #3577
145 #3576

1 #3600
2 #3602
3 #3604
4 #3606
5 #3608
6 #3610
7 #3612
22 #1400
24 #3613
25 #3611
26 #3609
27 #3607
28 #3605
29 #3603
30 #3601

147.7
148.8
149.8
150.8
151.8
152.8
153.8

KEY PLAN
SCALE 1:500

1:500 0 10 30m

RECORD DRAWINGS DESIGN NO. 32970

PLOT DATE: July 5, 2024

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	CNB
1	RECORD DRAWINGS	2024/07/26	EH	CNB

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

WATER WORKS

BROWNLEE AVENUE
KEY PLAN

ISL
201, 3999 Henning Drive, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

SCALE	AS SHOWN	CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	CJB
CHECKED BY	CJB	APPROVED BY	CNB

DWG. NO. 02 OF 17
REV. 1

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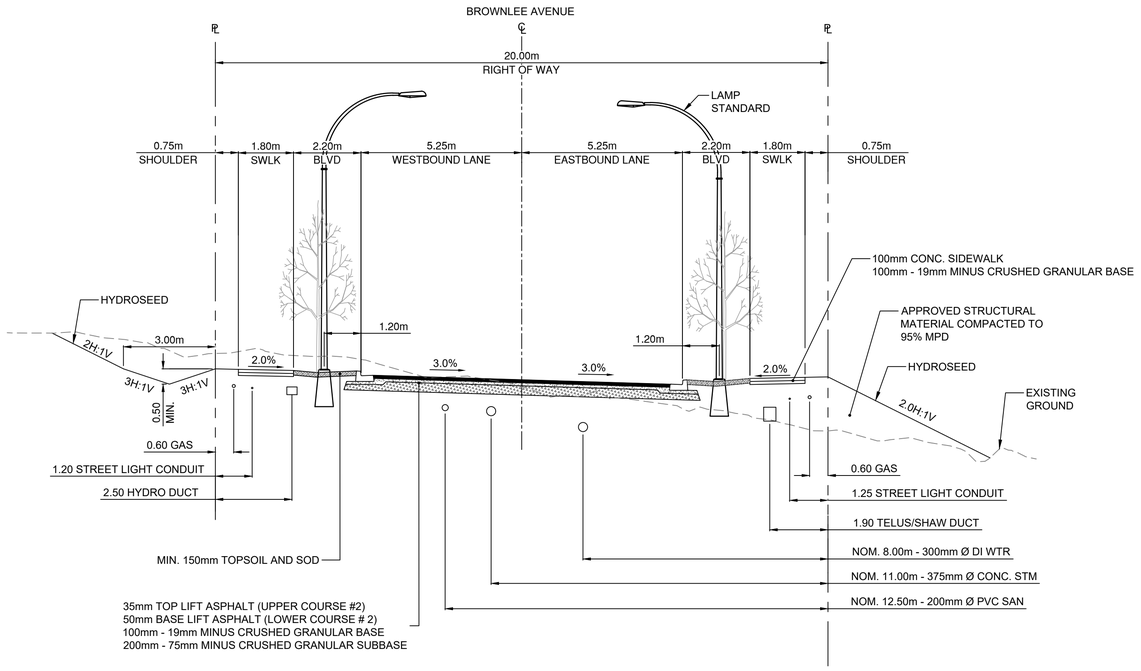
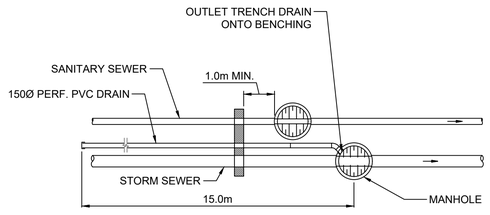


BROWNLEE AVENUE - TYPICAL SECTION

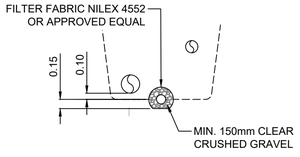
LOCAL HIGH DENSITY

SCALE 1:100



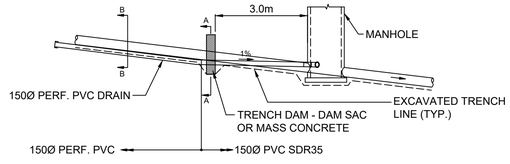
TYPICAL TRENCH DAM - PLAN VIEW

SCALE 1:100



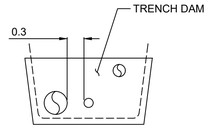
SECTION B-B

SCALE 1:50



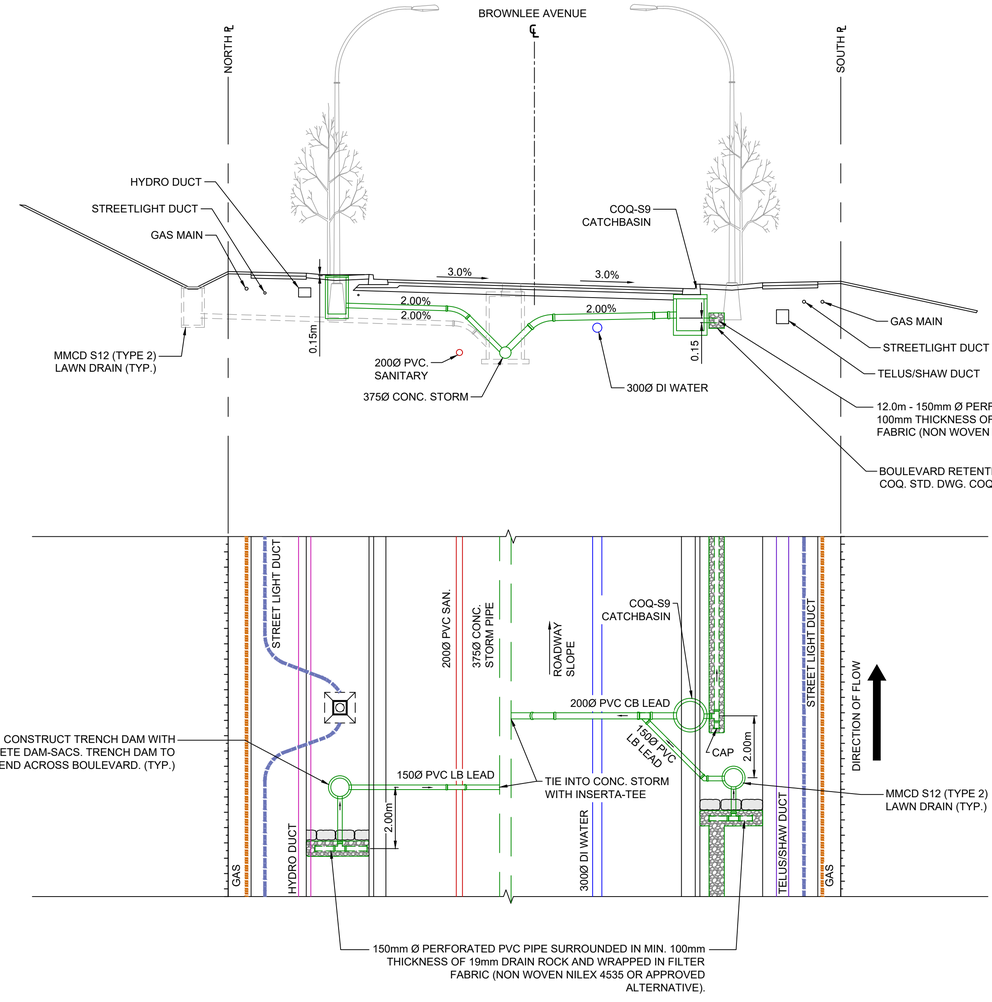
TYPICAL TRENCH DAM - PROFILE VIEW

SCALE 1:100



SECTION A-A

SCALE 1:50



BROWNLEE AVENUE - UTILITY SECTION

SCALE 1:100

PLOT DATE: July 5, 2024

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	CNB
1	RECORD DRAWINGS	2024/07/26	EH	CNB

Coquitlam
Engineering & Public Works
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WATER WORKS

BROWNLEE AVENUE
TYPICAL SECTIONS

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T: (604)629-2696 F: (604)629-2698

SCALE	AS SHOWN	CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	CJB
CHECKED BY	CJB	APPROVED BY	CNB

DWG. NO. 03 OF 17
REV. 1

RECORD DRAWINGS DESIGN NO. 32970

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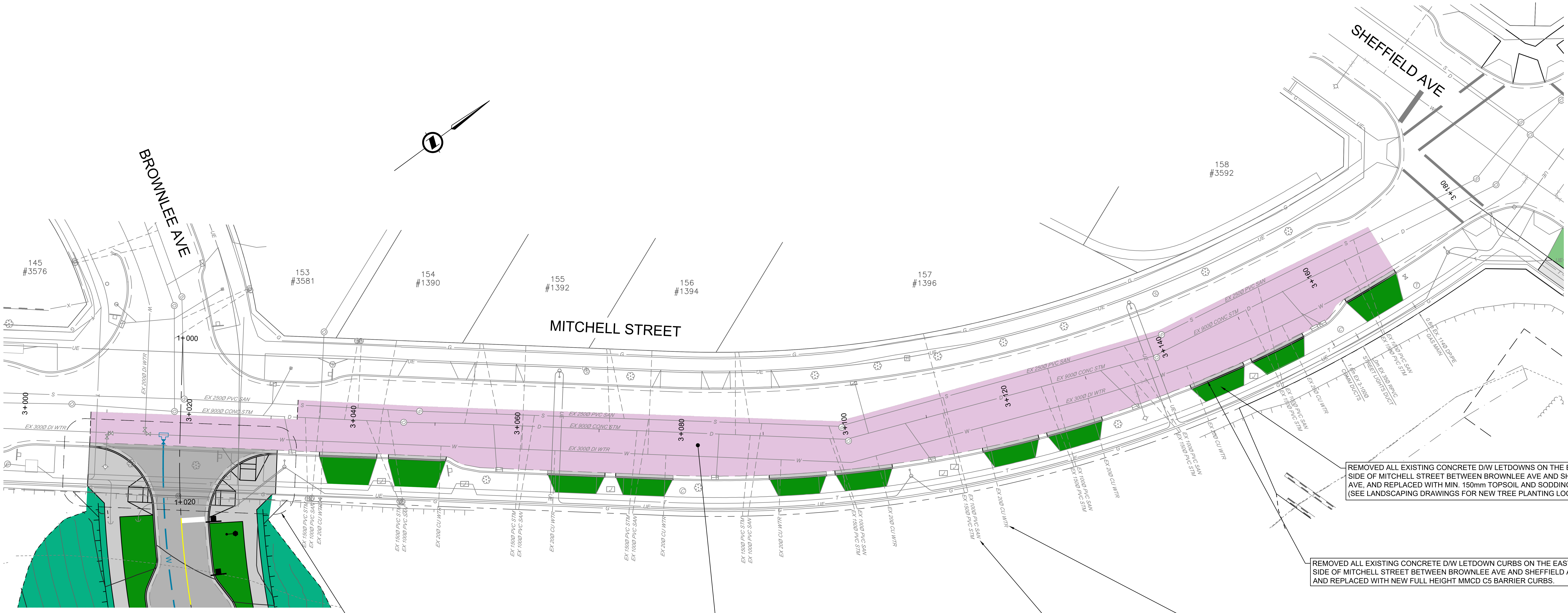


REMOVED ALL EXISTING CONCRETE D/W LETDOWNS ON THE EAST SIDE OF MITCHELL STREET BETWEEN BROWNLEE AVE AND SHEFFIELD AVE, AND REPLACED WITH MIN. 150mm TOPSOIL AND SODDING. (SEE LANDSCAPING DRAWINGS FOR NEW TREE PLANTING LOCATIONS)

REMOVED ALL EXISTING CONCRETE D/W LETDOWN CURBS ON THE EAST SIDE OF MITCHELL STREET BETWEEN BROWNLEE AVE AND SHEFFIELD AVE, AND REPLACED WITH NEW FULL HEIGHT MMCD C5 BARRIER CURBS.

REMOVED CURB, GUTTER, SIDEWALK, STREET TREES AND TREE TRENCH AS NECESSARY TO CONSTRUCT ROADWORKS

REMOVED ALL EXISTING WATER SERVICE BOXES ON THE EAST SIDE OF MITCHELL STREET BETWEEN BROWNLEE AVE AND SHEFFIELD AVE. CAPPED EXISTING SERVICES WATER SERVICES AS PER COQ-W2g.

REHABILITATED ROAD PAVEMENT AFTER EXISTING SERVICES REMOVAL (SEE PAVEMENT TREATMENT THIS SHEET)

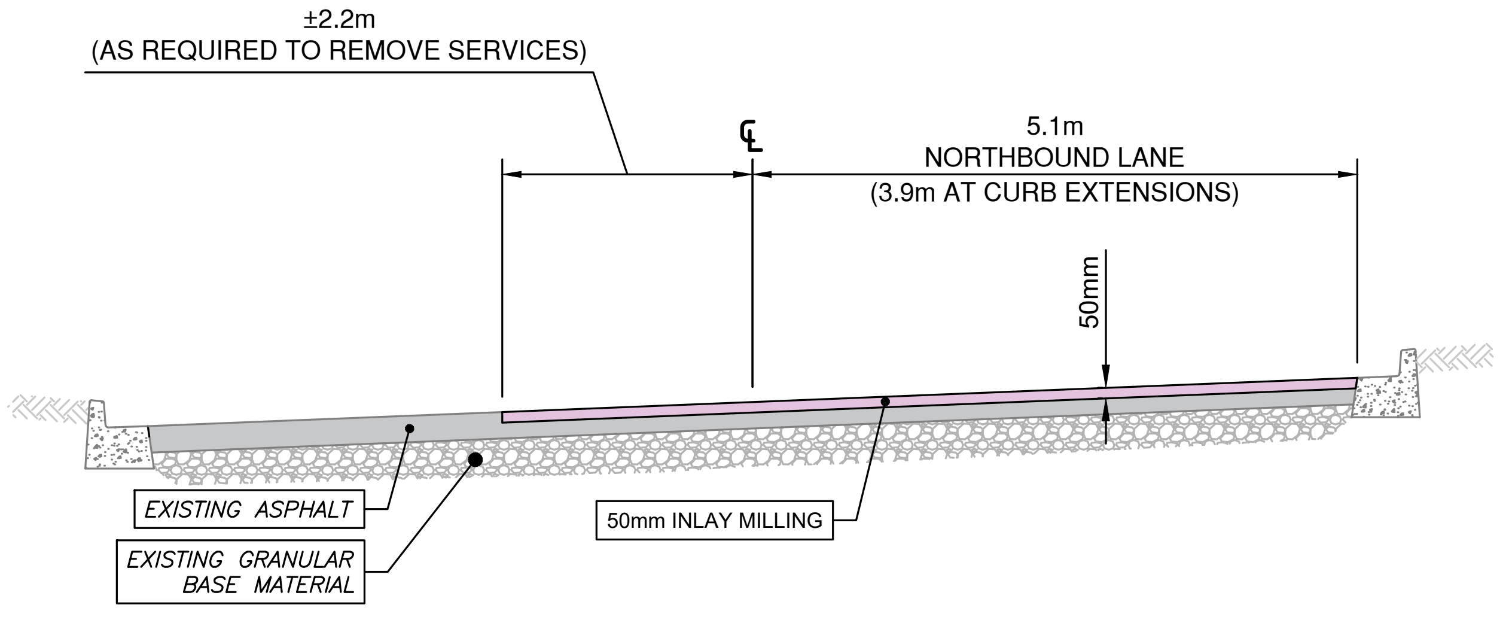
REMOVED ALL EXISTING SANITARY AND STORM INSPECTION CHAMBERS ON THE EAST SIDE OF MITCHELL STREET BETWEEN BROWNLEE AVE AND SHEFFIELD AVE. CAPPED EXISTING SERVICES SANITARY AND STORM SERVICES AS PER COQ-S18.

▨ 50mm INLAY MILLING

1. AREA LIMITS TO BE DETERMINED BY CONTRACT ADMINISTRATOR, IN FIELD, PRIOR TO REPAIR.
2. MILL TREATMENT AREA TO 50mm DEPTH (50mm INLAY MILLING.)
3. CLEAN AND TACK-COAT ALL ASPHALT SURFACES INCLUDING JOINTS.
4. INLAY (WITH PAVER) MILLED AREA WITH NEW HOT MIX ASPHALT TO 50mm THICKNESS (USE MMCD STANDARD - UPPER COURSE #2, COMPACTED TO NO LESS THAN 97% OF 75 BLOW MARSHALL.)

NOTES:

1. REFER TO DRAWING 1 FOR GENERAL NOTES.
2. EXISTING SERVICES LOCATIONS SHOWN IN THIS DRAWING ARE BASED ON PREVIOUS RECORD DRAWINGS/CITY'S GIS AND MIGHT NOT BE ACCURATE. CONTRACTOR TO CONFIRM ALL EXISTING UTILITIES LOCATIONS PRIOR TO CONSTRUCTION.
3. TRENCHING FOR EXISTING SERVICES REMOVAL AS PER COQ-G4.
4. EXISTING SIDEWALK, BOULEVARD AND CURBS AT THE WEST SIDE OF MITCHELL STREET TO BE REPAIRED AS NEED AFTER SERVICES REMOVAL.



MITCHELL STREET - PAVEMENT TREATMENT
TYPICAL CROSS SECTION
(NTS)

1:250 0 5 15m

PLOT DATE: July 26, 2024

File: C:\Users\eha\OneDrive - ISL Engineering and Land Services\General - 32970_COQ_Brownlee_Avenue\02_CADD\20_Drafting\202_Sheets\32970_SH_ROAD_AND_WATER.dwg

RECORD DRAWINGS

DESIGN NO. 32970

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	CNB
1	RECORD DRAWINGS	2024/07/26	EH	CNB

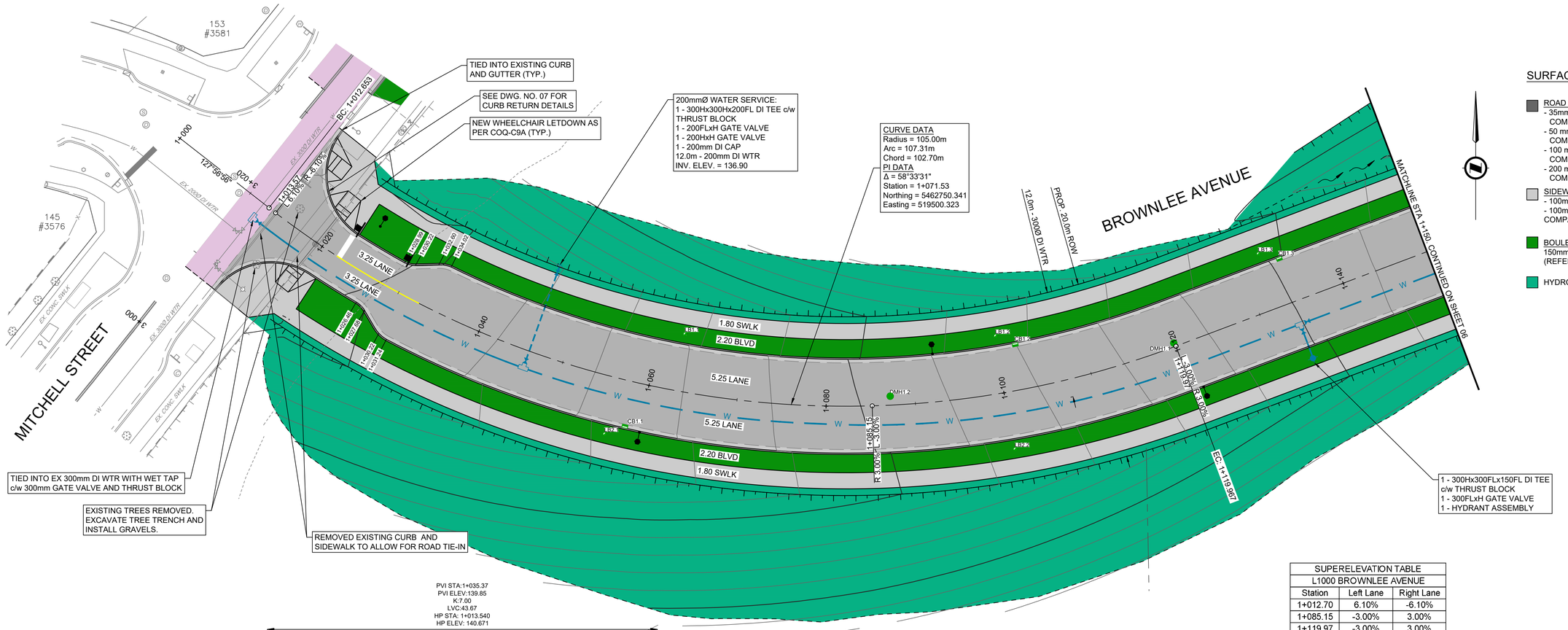
Coquitlam
Engineering & Public Works
3000 Guildford Way, Coquitlam, B.C. V3B 7N2

BROWNLEE AVENUE
MITCHELL STREET REMOVALS PLAN

ISL
#201, 3999 Henning Dr, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

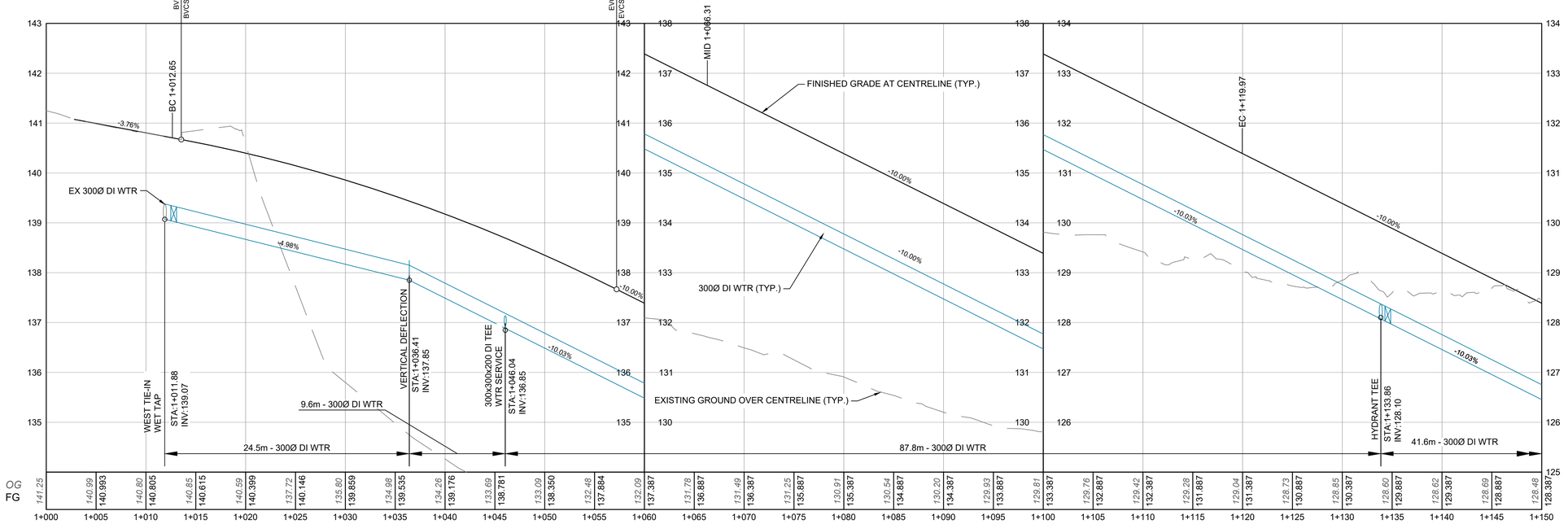
SCALE	AS SHOWN	CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	CJB
CHECKED BY	CJB	APPROVED BY	CNB

DWG. NO. 04 OF 17
REV. 1



PLAN
SCALE 1:250

SUPERELEVATION TABLE		
L1000 BROWNLEE AVENUE		
Station	Left Lane	Right Lane
1+012.70	6.10%	-6.10%
1+085.15	-3.00%	3.00%
1+119.97	-3.00%	3.00%
1+171.18	3.00%	-3.00%



PROFILE
SCALE 1:250H / 1:50V

1:250 0 5 15m

PLOT DATE: July 26, 2024

RECORD DRAWINGS DESIGN NO. 32970

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	CNB
1	RECORD DRAWINGS	2024/07/26	EH	CNB

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

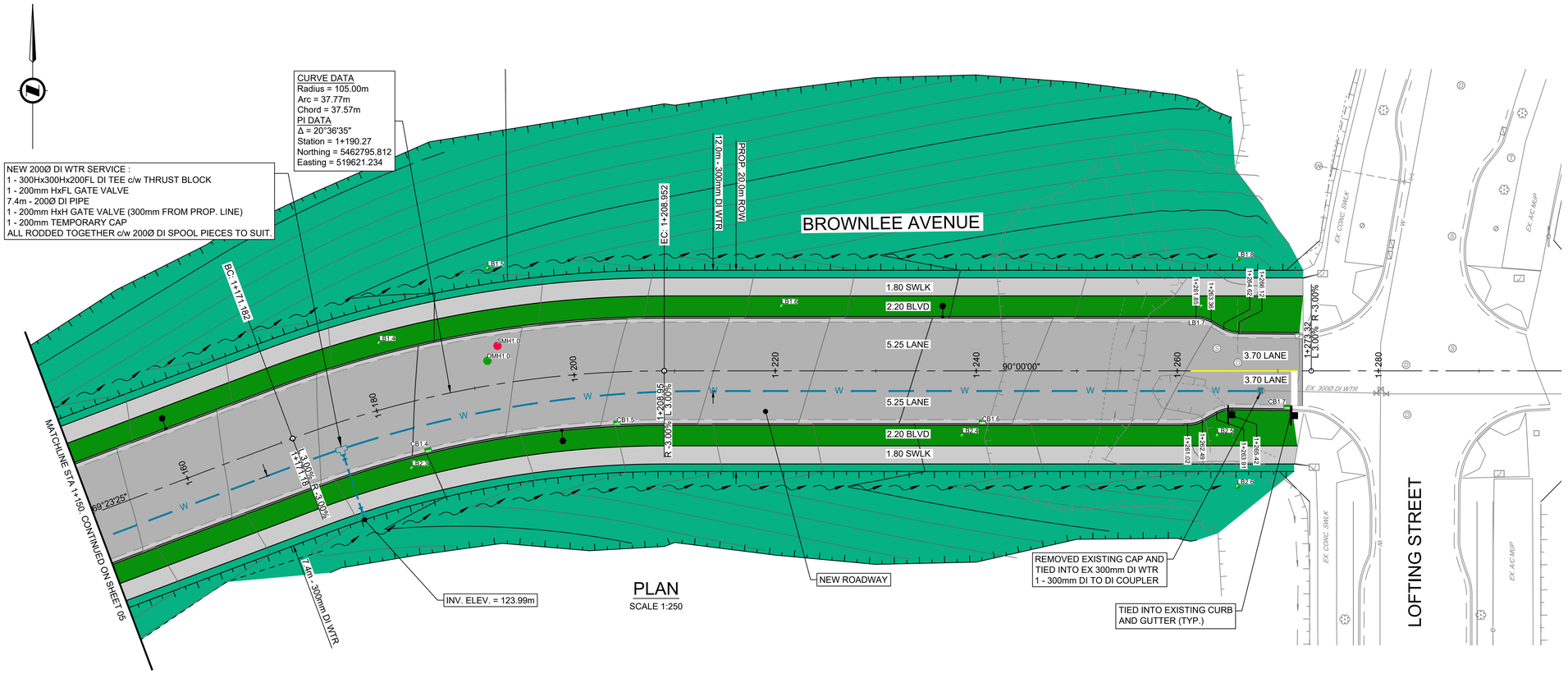
ROAD+ WATER

BROWNLEE AVENUE
STA 1+000 TO STA 1+150

ISL
#201, 3999 Henning Dr, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

SCALE	AS SHOWN	CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	CJB
CHECKED BY	CJB	APPROVED BY	CNB
			DWG. NO. 05 OF 17
			REV. 1

File: C:\Users\ehai\OneDrive - ISL Engineering and Land Services\General - 32970_COQ_Brownlee_Avenue\02_CADD\20_Drafting\202_Sheets\32970_SH_ROAD_AND_WATER.dwg



PLAN
SCALE 1:250

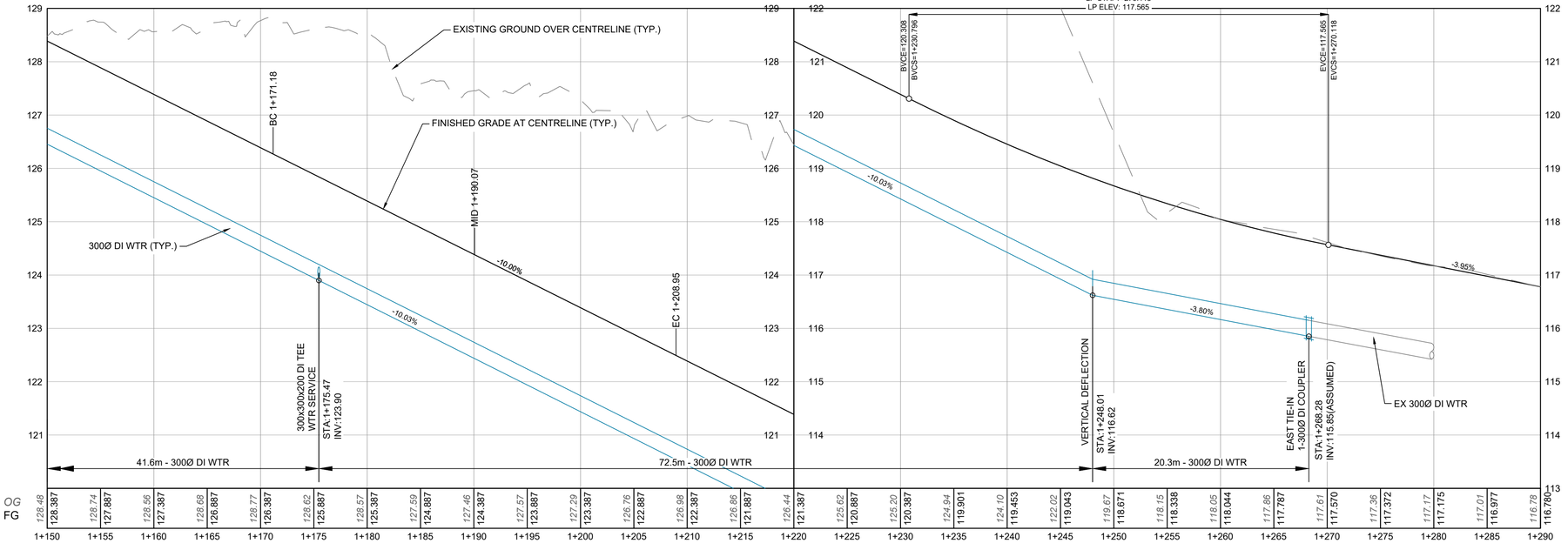
SURFACE TREATMENT

ROAD SURFACE:
- 35mm OF MMCD UPPER COURSE #2 ASPHALTIC SURFACE COMPACTED TO > 97% OF 75 BLOW MARSHALL
- 50 mm MMCD LOWER COURSE #2 ASPHALTIC BASE COMPACTED TO > 97% OF 75 BLOW MARSHALL
- 100 mm OF 19mm MINUS CRUSHED GRANULAR BASE COMPACTED TO > 95% MODIFIED PROCTOR DENSITY
- 200 mm OF 75mm MINUS CRUSHED GRANULAR SUBBASE COMPACTED TO > 95% MODIFIED PROCTOR DENSITY

SIDEWALK:
- 100mm CONCRETE,
- 100mm OF 19mm MINUS CRUSHED GRANULAR BASE COMPACTED TO ≥ 95% MODIFIED PROCTOR DENSITY

BOULEVARD:
150mm TOPSOIL AND SODDING
(REFER TO LANSCAPING DRAWINGS FOR DETAILS)

HYDROSEED



PROFILE
SCALE 1:250H / 1:50V

SUPERELEVATION TABLE		
L1000 BROWNLEE AVENUE		
Station	Left Lane	Right Lane
1+119.97	-3.00%	3.00%
1+171.18	3.00%	-3.00%
1+208.95	3.00%	-3.00%
1+272.14	3.00%	-3.00%

1:250 0 5 15m

RECORD DRAWINGS DESIGN NO. 32970

PLOT DATE: July 26, 2024

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	CNB
1	RECORD DRAWINGS	2024/07/26	EH	CNB

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

ROAD+ WATER

BROWNLEE AVENUE
STA 1+150 TO STA 1+280

ISL
#201, 3999 Henning Dr, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

SCALE	AS SHOWN	CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	CJB
CHECKED BY	CJB	APPROVED BY	CNB

DWG. NO. 06 OF 17
REV. 1

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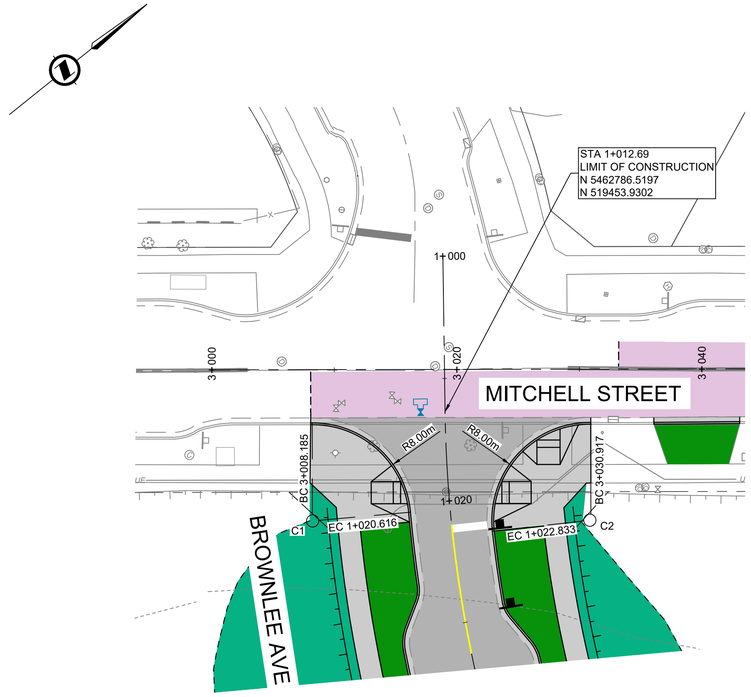
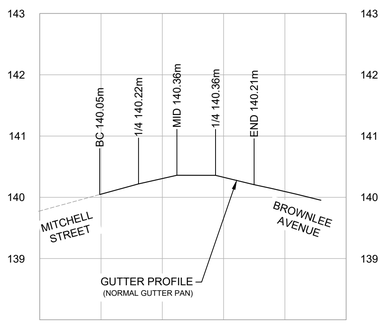
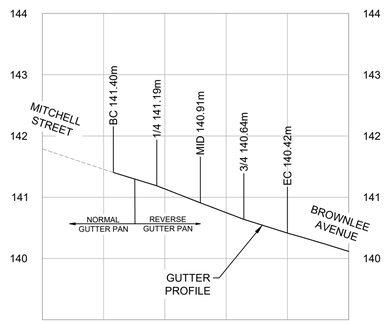




CURB RETURN PROFILE "C1"

1:250H / 1:50V



CURB RETURN PROFILE "C2"

1:250H / 1:50V

1:250 0 5 15m

RECORD DRAWINGS DESIGN NO. 32970

PLOT DATE: July 16, 2024

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	CNB
1	RECORD DRAWINGS	2024/07/26	EH	CNB

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

ROAD+ WATER

BROWNLEE AVE & MITCHELL ST
INTERSECTION

ISL
#201, 3999 Henning Dr, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

SCALE	AS SHOWN	CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	CJB
CHECKED BY	CJB	APPROVED BY	CNB

DWG. NO. 07 OF 17
REV. 1

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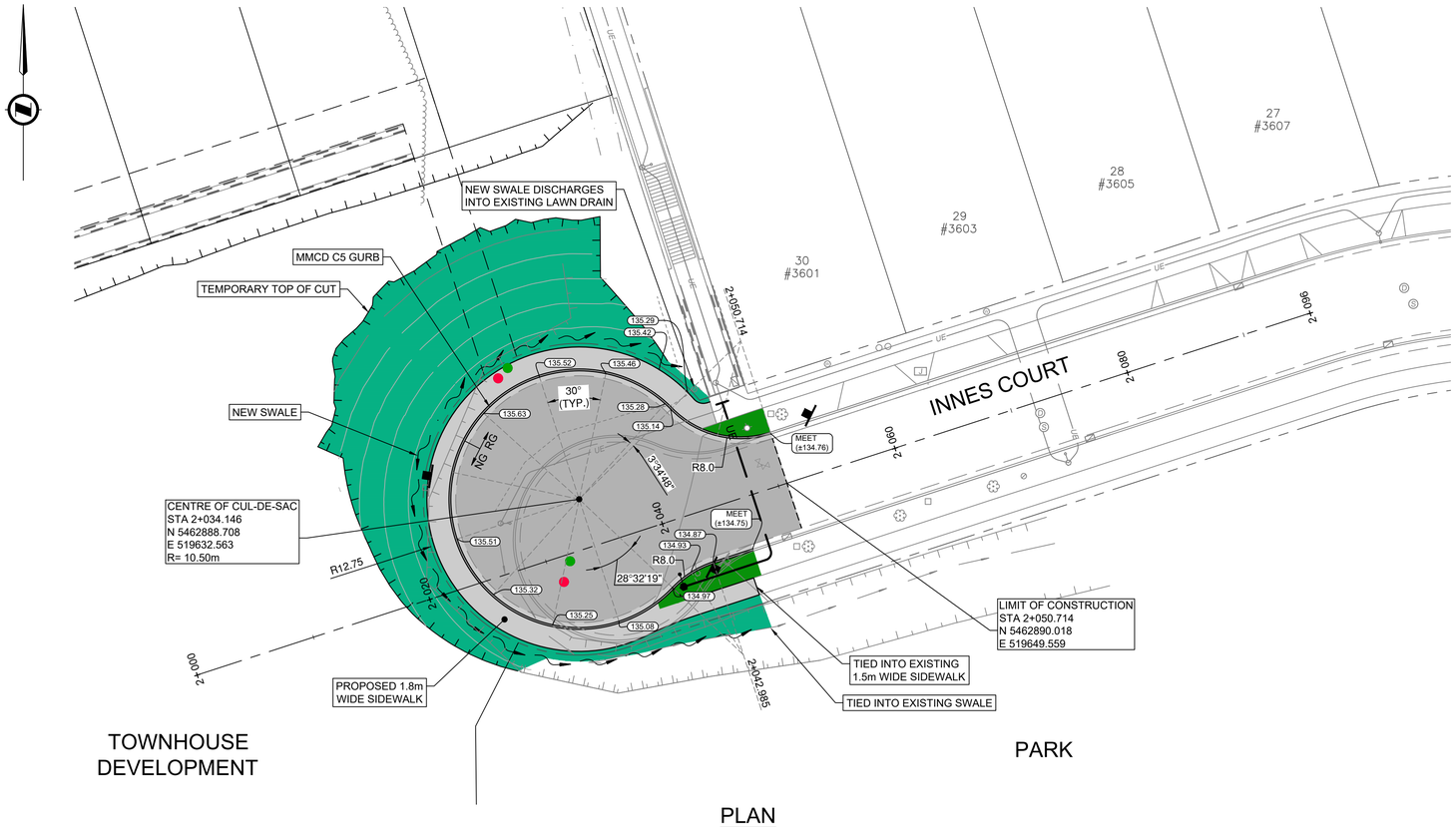
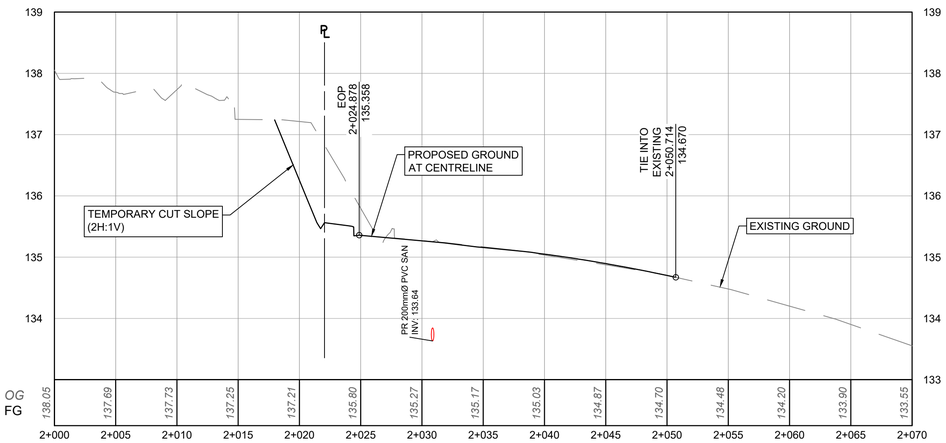


PLAN

SCALE 1:250



PROFILE

SCALE 1:250H / 1:50V

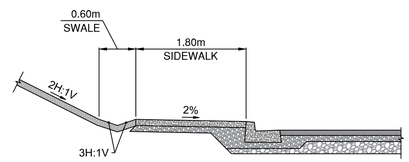
SURFACE TREATMENT

ROAD SURFACE:
- 35mm OF MMCD UPPER COURSE #2 ASPHALTIC SURFACE COMPACTED TO > 97% OF 75 BLOW MARSHALL
- 50 mm MMCD LOWER COURSE #2 ASPHALTIC BASE COMPACTED TO > 97% OF 75 BLOW MARSHALL
- 100 mm OF 19mm MINUS CRUSHED GRANULAR BASE COMPACTED TO > 95% MODIFIED PROCTOR DENSITY
- 200 mm OF 75mm MINUS CRUSHED GRANULAR SUBBASE COMPACTED TO > 95% MODIFIED PROCTOR DENSITY

SIDEWALK:
- 100mm CONCRETE.
- 100mm OF 19mm MINUS CRUSHED GRANULAR BASE COMPACTED TO ≥ 95% MODIFIED PROCTOR DENSITY

BOULEVARD:
150mm TOPSOIL AND SODDING
(REFER TO LANSCAPING DRAWINGS FOR DETAILS)

HYDROSEED



CUL-DE-SAC - TYPICAL SECTION

SCALE 1:50

CURB NOTES:

NG: NORMAL GUTTER PAN
RG: REVERSE GUTTER PAN

1:250 0 5 15m

RECORD DRAWINGS DESIGN NO. 32970

PLOT DATE: July 26, 2024

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	CNB
1	RECORD DRAWINGS	2024/07/26	EH	CNB

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

ROAD+ WATER

INNES COURT
CUL-DE-SAC

ISL
#201, 3999 Henning Dr, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

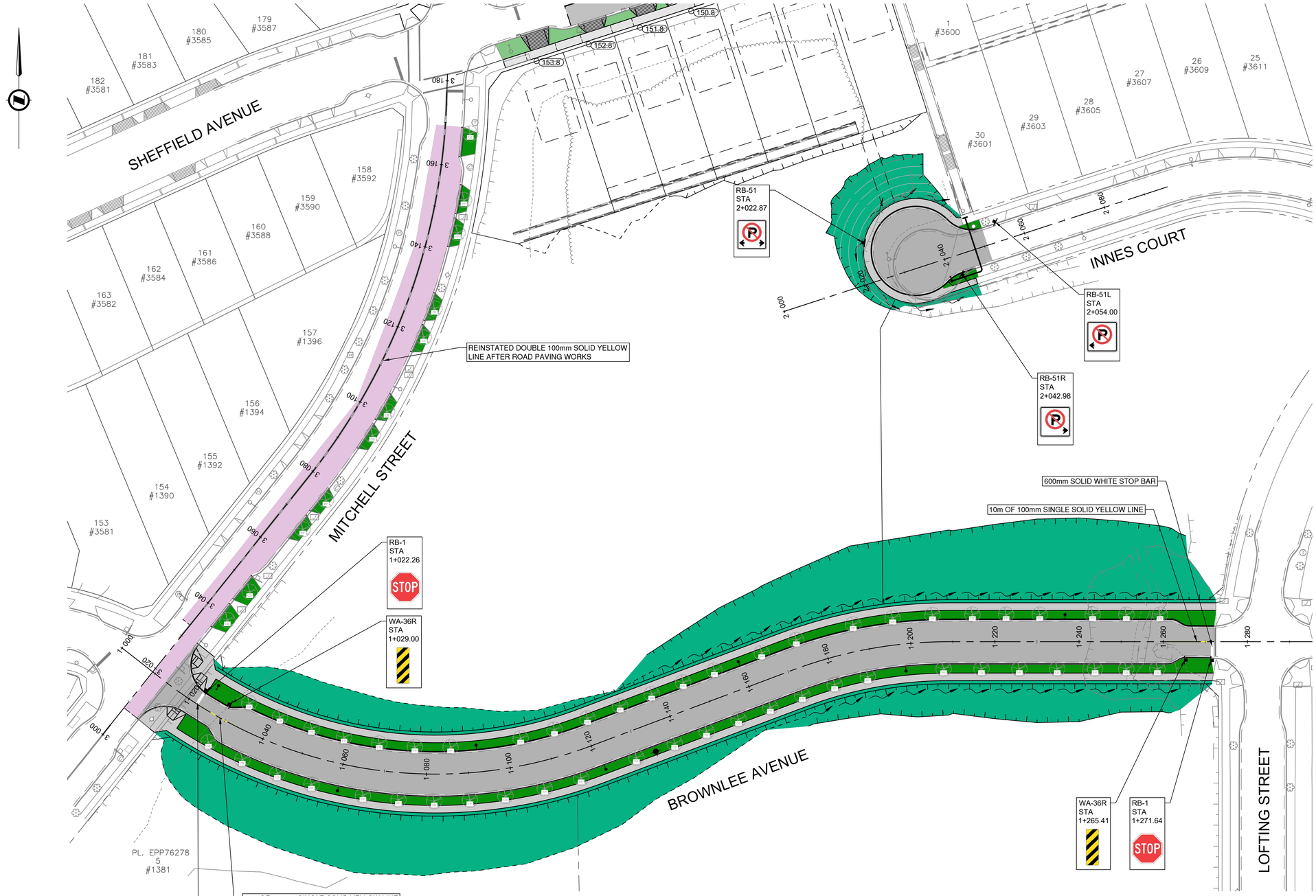
SCALE	AS SHOWN	CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	CJB
CHECKED BY	CJB	APPROVED BY	CNB

DWG. NO. 08 OF 17 REV. 1

File: C:\Users\ehall\OneDrive - ISL Engineering and Land Services\General - 32970_COQ_Brownlee_Avenue\02_CADD\20_Drafting\20i2_Sheets\32970_SH_ROAD_AND_WATER.dwg

NOTES:

1. REFER TO DRAWING 1 FOR GENERAL NOTES
2. SIGNS RB51, RB-51R, RB-51L AREA TO BE MOUNTED AT 45 DEGREES FACING TOWARDS ONCOMING TRAFFIC
3. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC



PLAN
SCALE 1:500

1:500 0 10 30m

RECORD DRAWINGS DESIGN NO. 32970

PLOT DATE: July 18, 2024

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	CNB
1	RECORD DRAWINGS	2024/07/26	EH	CNB

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

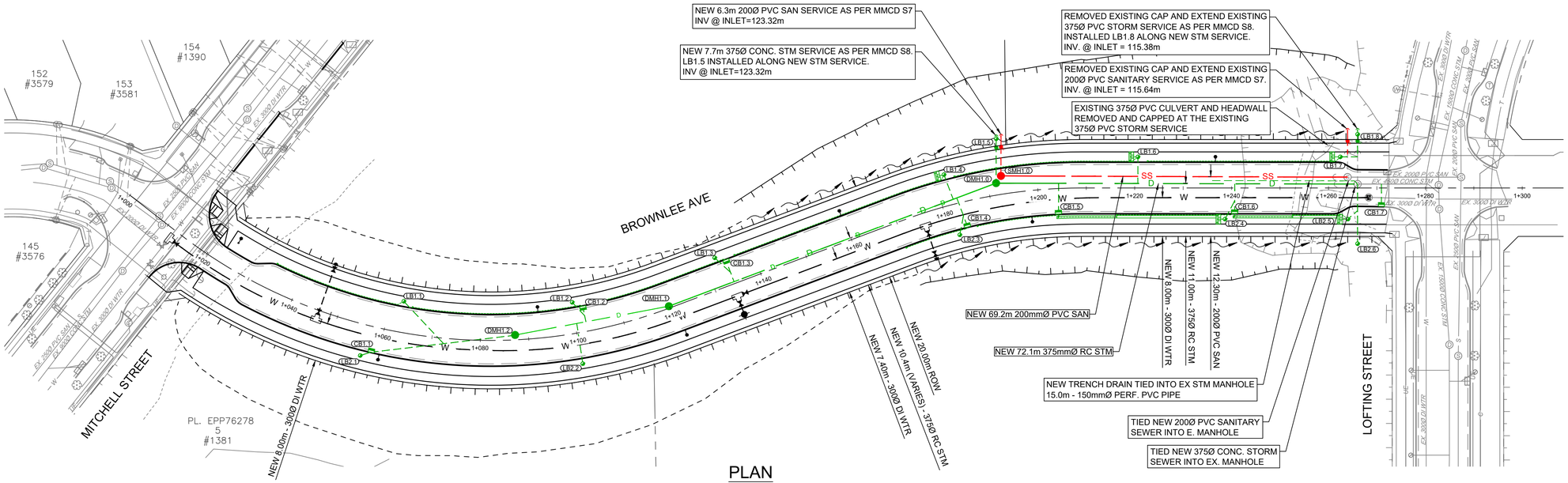
BROWNLEE AVENUE / INNES COURT
SIGNAGE AND PAVEMENT MARKINGS

ISL
#201, 3999 Henning Drive, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

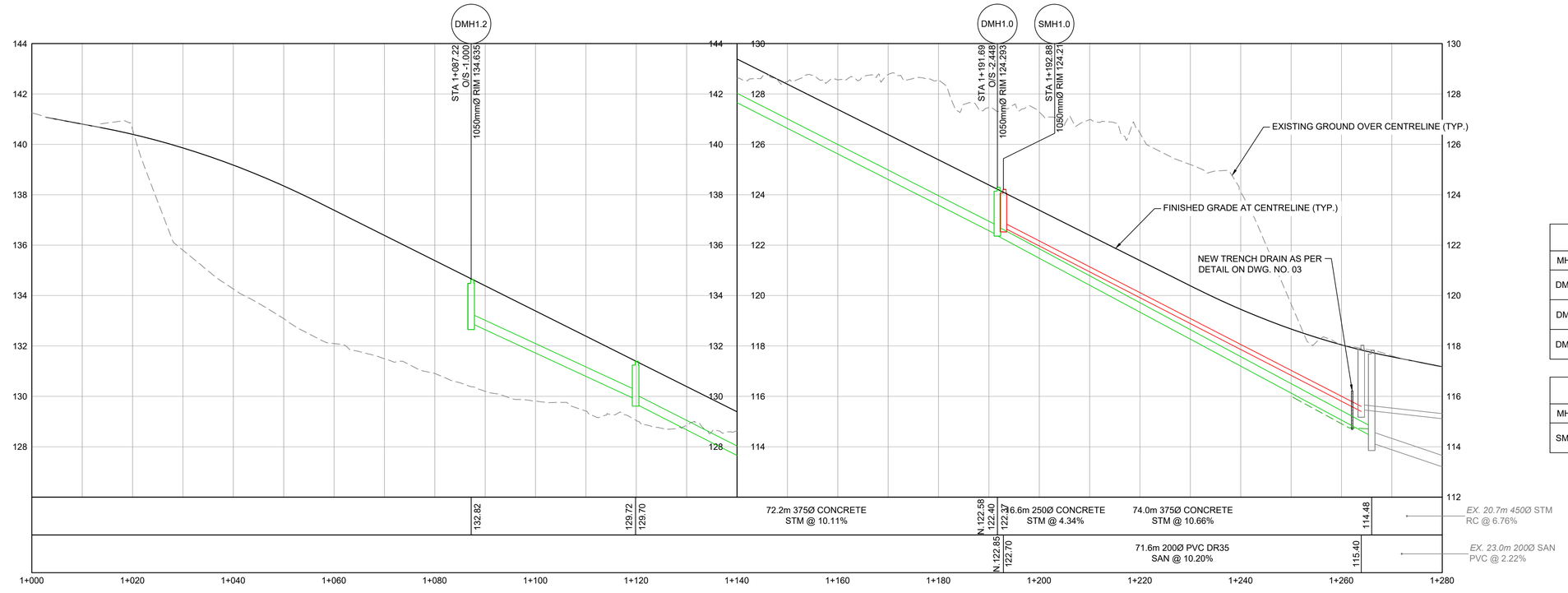
SCALE	1:500	CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	CJB
CHECKED BY	CJB	APPROVED BY	CNB

DWG. NO. 10 OF 17 REV. 1

File: C:\Users\ehat\OneDrive - ISL Engineering and Land Services\General - 32970_COQ_Brownlee_Avenue\02_CAD\D20_Drafting\202_Sheets\32970_SH_SIGNAGE_AND_PAVE_MARKINGS.dwg



PLAN
SCALE 1:500



PROFILE
SCALE 1:500H / 1:100V

CATCH BASIN AND LAWN BASIN TABLE

CB No.	RIM EL.	LOCATION	TYPE
CB1.1	137.50	STA. 1+058.404 O/S 5.250 RT	900mm SIDE INLET CB AS PER MMCD S11
CB1.2	132.95	STA. 1+102.251 O/S -5.250 LT	900mm SIDE INLET CB AS PER MMCD S11
CB1.3	129.85	STA. 1+134.239 O/S -5.250 LT	900mm SIDE INLET CB AS PER MMCD S11
CB1.4	124.79	STA. 1+184.041 O/S 5.250 RT	900mm SIDE INLET CB AS PER MMCD S11
CB1.5	122.80	STA. 1+204.018 O/S 5.250 RT	900mm SIDE INLET CB AS PER MMCD S11
CB1.6	119.19	STA. 1+240.618 O/S 5.250 RT	900mm SIDE INLET CB AS PER MMCD S11
CB1.7	117.40	STA. 1+270.916 O/S 3.782 RT	900mm SIDE INLET CB AS PER MMCD S11
LB1.1	137.15	STA. 1+062.922 O/S -6.425 LT	600mm TYPE 2 LAWN BASIN AS PER MMCD S12
LB1.2	133.25	STA. 1+100.150 O/S -6.425 LT	600mm TYPE 2 LAWN BASIN AS PER MMCD S12
LB1.3	130.12	STA. 1+132.245 O/S -6.425 LT	600mm TYPE 2 LAWN BASIN AS PER MMCD S12
LB1.4	125.40	STA. 1+181.940 O/S -6.425 LT	600mm TYPE 2 LAWN BASIN AS PER MMCD S12
LB1.5	123.74	STA. 1+193.072 O/S -11.495 LT	600mm TYPE 2 LAWN BASIN AS PER MMCD S12
LB1.6	121.53	STA. 1+220.650 O/S -6.425 LT	600mm TYPE 2 LAWN BASIN AS PER MMCD S12
LB1.7	118.13	STA. 1+262.426 O/S -6.429 LT	600mm TYPE 2 LAWN BASIN AS PER MMCD S12
LB1.8	0.00	STA. 1+265.998 O/S -11.084 LT	600mm TYPE 2 LAWN BASIN AS PER MMCD S12
LB2.1	137.77	STA. 1+056.506 O/S 6.425 RT	600mm TYPE 2 LAWN BASIN AS PER MMCD S12
LB2.2	133.59	STA. 1+100.150 O/S 6.425 RT	600mm TYPE 2 LAWN BASIN AS PER MMCD S12
LB2.3	125.09	STA. 1+181.940 O/S 6.425 RT	600mm TYPE 2 LAWN BASIN AS PER MMCD S12
LB2.4	119.49	STA. 1+238.618 O/S 6.425 RT	600mm TYPE 2 LAWN BASIN AS PER MMCD S12
LB2.5	117.81	STA. 1+263.996 O/S 6.424 RT	600mm TYPE 2 LAWN BASIN AS PER MMCD S12
LB2.6	117.13	STA. 1+265.998 O/S 11.500 RT	600mm TYPE 2 LAWN BASIN AS PER MMCD S12

STORM MANHOLE TABLE

MH No.	RIM EL.	PIPE INV.	LOCATION	TYPE
DMH1.0	RIM = 124.46	W In 122.68 E Out 122.68	STA. 1+190.067 O/S -2.738 LT	1,050mm MH AS PER MMCD S1
DMH1.1	RIM = 131.36	E Out 129.88 W In 129.88	STA. 1+119.967 O/S -1.000 LT	1,050mm MH AS PER MMCD S1
DMH1.2	RIM = 134.64	E Out 132.90	STA. 1+087.216 O/S -1.000 LT	1,050mm MH AS PER MMCD S1

SANITARY MANHOLE TABLE

MH No.	RIM EL.	PIPE INV.	LOCATION	TYPE
SMH1.0	RIM = 124.21	E Out 122.82	STA. 1+192.881 O/S -3.768 LT	1,050 DIA MH AS PER MMCD S1

1:500 0 10 30m

PLOT DATE: July 26, 2024

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	CNB
1	RECORD DRAWINGS	2024/07/26	EH	CNB

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

BROWNLEE AVENUE
STORM AND SANITARY SEWERS

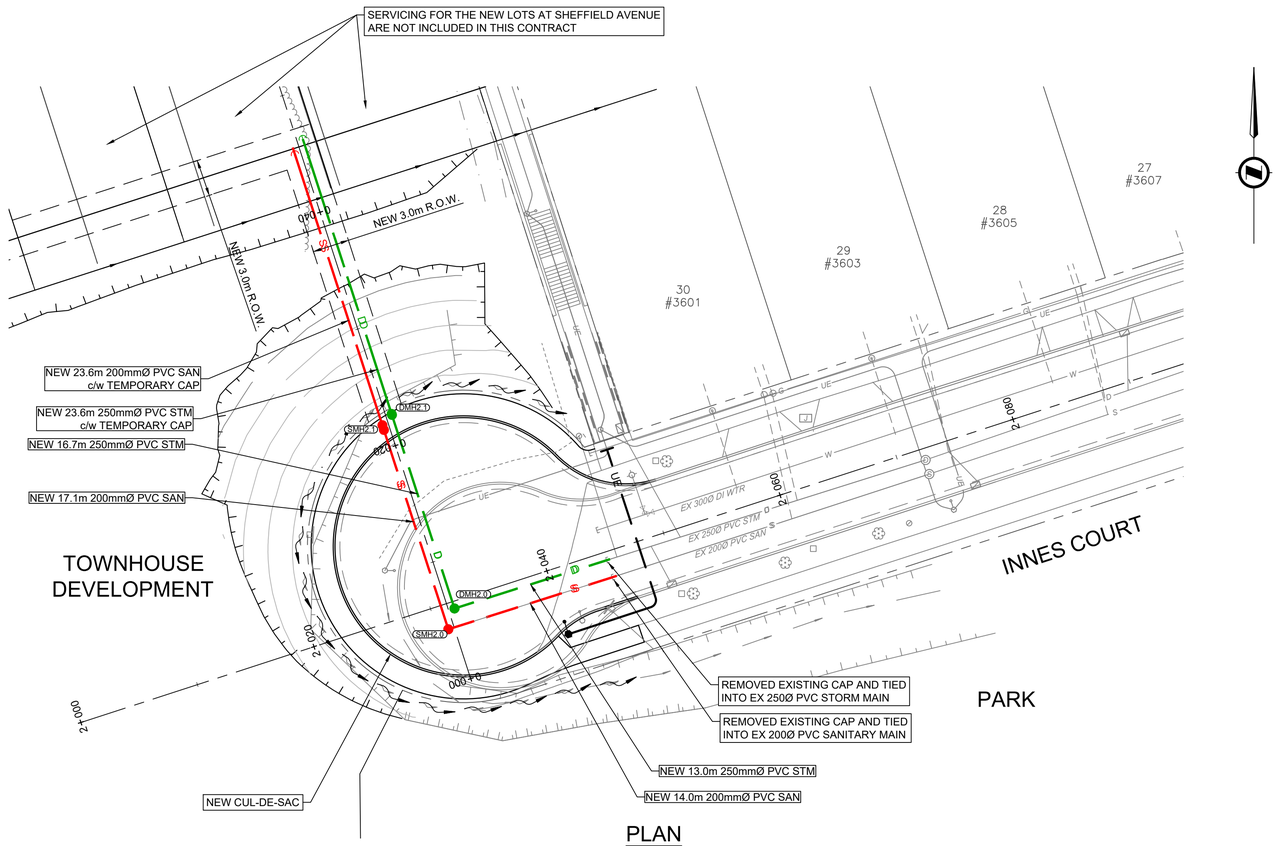
ISL
#201, 3999 Henning Dr, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

RECORD DRAWINGS DESIGN NO. 32970

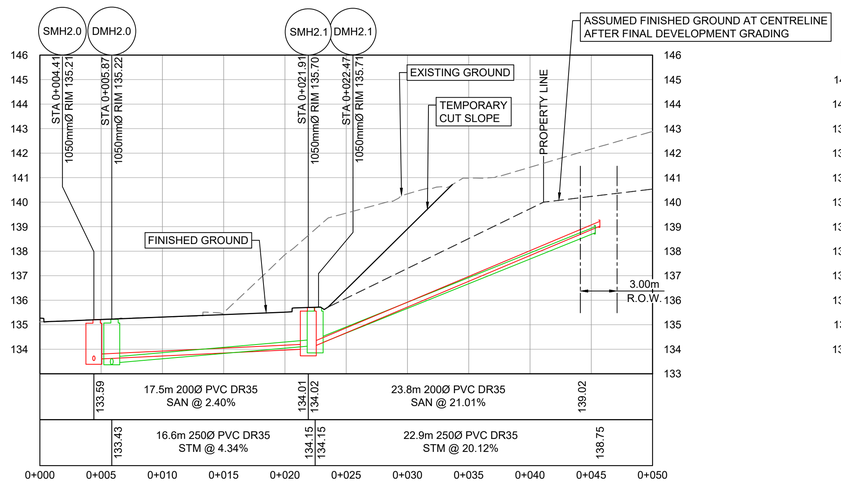
SCALE	AS SHOWN	CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	CJB
CHECKED BY	CJB	APPROVED BY	CNB

DWG. NO. 11 OF 17
REV. 1

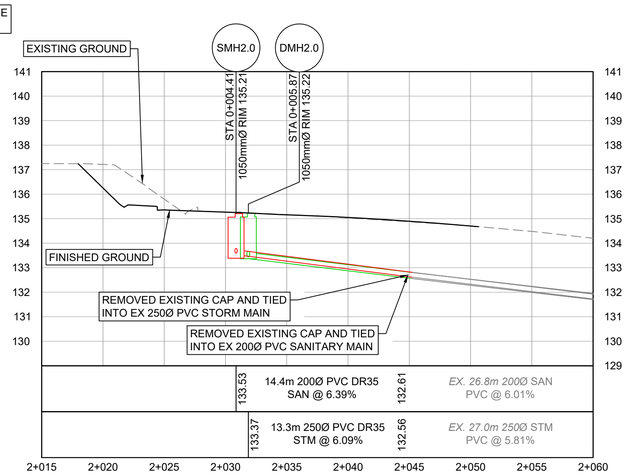
File: C:\Users\ehall\OneDrive - ISL Engineering and Land Services\General - 32970_COQ_Brownlee_Avenue\02_CADD\20_Drafting\202_Sheets\32970_SH_STM_AND_SANI.dwg



PLAN
SCALE 1:250



PROFILE
SCALE 1:250H / 1:125V



PROFILE
SCALE 1:250H / 1:125V

STORM MANHOLE TABLE				
MH No.	RIM EL.	PIPE INV.	LOCATION	TYPE
DMH2.0	RIM = 135.22	N Out 133.54 E Out 133.52	STA. 0+005.866 O/S 0.500 RT	1,050mm MH AS PER MMCD S1
DMH2.1	RIM = 135.71	S In 134.24 N Out 134.24	STA. 0+022.551 O/S 0.500 RT	1,050mm MH AS PER MMCD S1

SANITARY MANHOLE TABLE				
MH No.	RIM EL.	PIPE INV.	LOCATION	TYPE
SMH2.0	RIM = 135.21	N In 133.60 E Out 133.58	STA. 0+004.406 O/S -0.500 LT	1,050 DIA MH AS PER MMCD S1
SMH2.1	RIM = 135.70	N In 134.03 S Out 134.03	STA. 0+021.501 O/S -0.500 LT	1,050 DIA MH AS PER MMCD S1

1:250 0 5 15m

RECORD DRAWINGS DESIGN NO. 32970

PLOT DATE: July 26, 2024

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	CNB
1	RECORD DRAWINGS	2024/07/26	EH	CNB

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

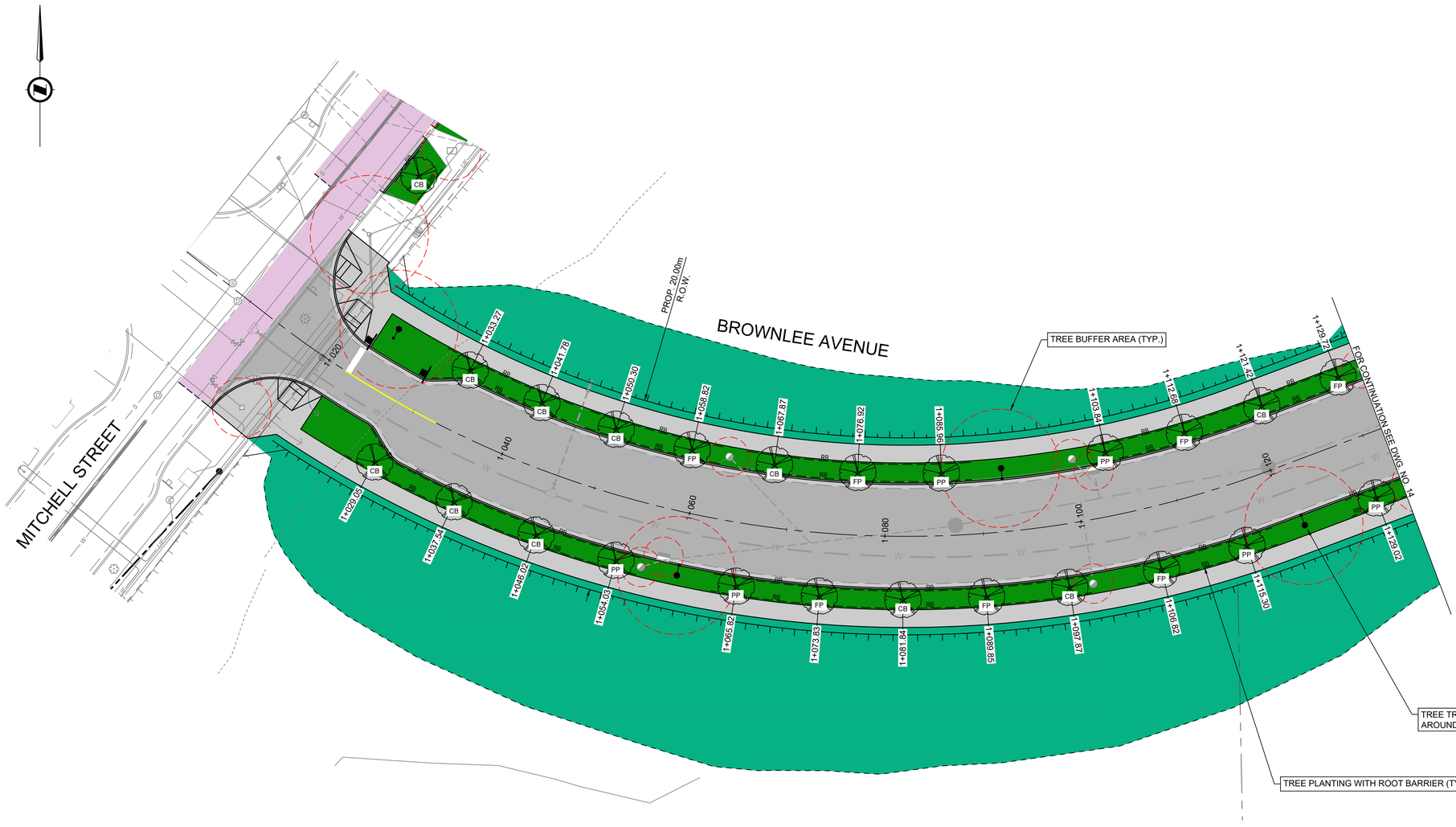
INNES COURT CUL-DE-SAC
STORM AND SANITARY SEWERS

ISL
#201, 3999 Henning Dr, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

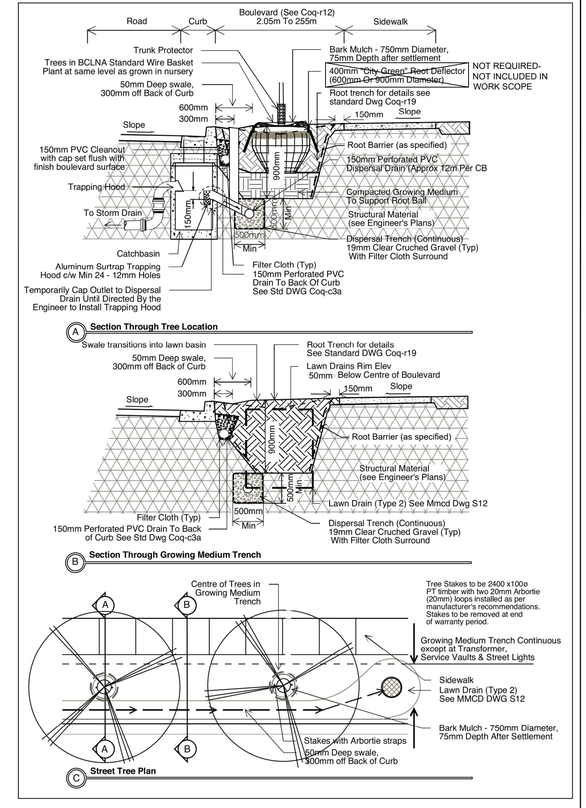
SCALE	AS SHOWN	CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	CJB
CHECKED BY	CJB	APPROVED BY	CNB

DWG. NO. 12 OF 17
REV. 1

File: C:\Users\ehall\OneDrive - ISL Engineering and Land Services\General - 32970_COQ_Brownlee_Avenue\02_CAD\D20_Drafting\20\2_Sheets\32970_SH_STM_AND_SANI.dwg



BROWNLEE AVENUE
TREE PLANTING
SCALE 1:250



TREE PLANTING DETAIL
TYPICAL CROSS SECTION
NTS

PLANT SCHEDULE - BROWNLEE AVENUE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
FP	16	Fraxinus pennsylvanica 'Summit'	Summit Green Ash	B+B; 7cm cal., 1.8M STD.
CB	23	Quercus macdanielii 'Clemons'	Heritage Oak	B+B, 7cm cal., 1.8M STD
PP	12	Parrotia persica	Persian Ironwood	B+B, 7cm cal., 1.8M STD

LANDSCAPE KEY

	ROAD SURFACE: Refer to civil drawings and details (typ)
	SIDEWALK: Refer to civil drawings and details (typ)
1/13, 1/14	SODDED LAWN: 150mm min. growing medium depth PLANTING: Refer to tree planting details on sheets 13. 15 cu.m, growing medium per tree in continuous growing medium trench
	EMBANKMENT HYDROSEED: To comply with composition requested, and be Canada No 1 Grade Seed in stock quality. Installation to be as per manufacturer's specifications and conform with contract documents, specifications, and Canadian Landscape Standards. 50mm growing medium depth recommended.
1/13 RB	ROOT BARRIER: 400mm deep extending 3m on each side of the tree trunk. Install continuous length of root barrier along entire boulevard curb edge and boulevard sidewalk edge for continuous tree trenches.
	UTILITY BUFFER: Clearance zone from utilities where no trees are to be installed inside of.

MINIMUM SPACING AND CLEARANCES	
TREES @ 8m CENTERLINE INTERVAL	
TREES SHALL HAVE MINIMUM CLEARANCES AS SHOWN FROM THE FOLOWING:	
STREET LIGHTS	6m
CATCH BASINS	2m
STREET INTERSECTIONS	8m
HYDRANTS	3m
MANHOLES, VALVE BOXES, SERVICE CONNECTIONS	2m
DRIVEWAYS	2m
ELECTRICAL JUNCTION BOXES	3m
KIOSKS	2m

1:250 0 5 15m

RECORD DRAWINGS DESIGN NO. 32970

PLOT DATE: July 26, 2024

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	AR
1	ISSUED FOR SITE INSTRUCTION	2023/11/29	EZ	AR
2	RECORD DRAWINGS	2024/07/26	EH	AR

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

LANDSCAPE
BROWNLEE AVENUE
STA 1+000 TO STA 1+132

ISL
#201, 3990 Henning Drive, Burnaby, B.C. V5C 6P9
T: (604)529-2696 F: (604)529-2698

SCALE	1:250	CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	AR
CHECKED BY	AR	APPROVED BY	AR

DWG. NO. 13 OF 17
REV. 2

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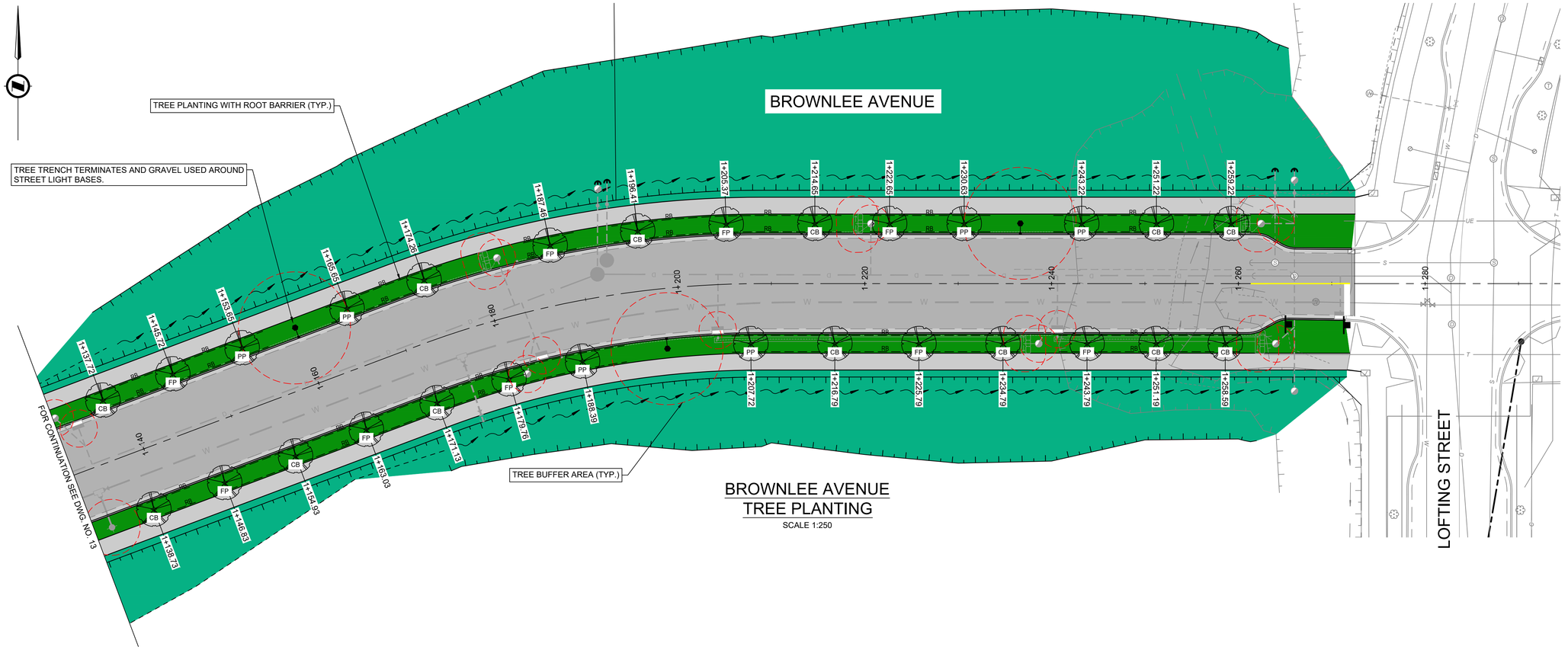

BROWNLEE AVENUE
TREE PLANTING
SCALE 1:250

PLANT SCHEDULE - BROWNLEE AVENUE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
FP	16	Fraxinus pennsylvanica 'Summit'	Summit Green Ash	B+B; 7cm cal., 1.8M STD.
CB	23	Quercus macdanielii 'Clemons'	Heritage Oak	B+B, 7cm cal., 1.8M STD
PP	12	Parrotia persica	Persian Ironwood	B+B, 7cm cal., 1.8M STD

LANDSCAPE KEY

	ROAD SURFACE: Refer to civil drawings and details (typ)
	SIDEWALK: Refer to civil drawings and details (typ)
1/13, 1/14	SODDED LAWN: 150mm min. growing medium depth PLANTING: Refer to tree planting details on sheets 13. 15 cu.m. growing medium per tree in continuous growing medium trench
	EMBANKMENT HYDROSEED: To comply with composition requested, and be Canada No 1 Grade Seed in stock quality. Installation to be as per manufacturer's specifications and conform with contract documents, specifications, and Canadian Landscape Standards. 50mm growing medium depth recommended.
1/13 RB	ROOT BARRIER: 400mm deep extending 3m on each side of the tree trunk. Install continuous length of root barrier along entire boulevard curb edge and boulevard sidewalk edge for continuous tree trenches.
	UTILITY BUFFER: Clearance zone from utilities where no trees are to be installed inside of.

MINIMUM SPACING AND CLEARANCES

TREES @ 8m CENTERLINE INTERVAL

TREES SHALL HAVE MINIMUM CLEARANCES AS SHOWN FROM THE FOLOWING:

STREET LIGHTS	6m
CATCH BASINS	2m
STREET INTERSECTIONS	8m
HYDRANTS	3m
MANHOLES, VALVE BOXES, SERVICE CONNECTIONS	2m
DRIVEWAYS	2m
ELECTRICAL JUNCTION BOXES	3m
KIOSKS	2m

1:250 0 5 15m

RECORD DRAWINGS DESIGN NO. 32970

PLOT DATE: July 26, 2024

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	AR
1	ISSUED FOR SITE INSTRUCTION	2023/11/29	EZ	AR
2	RECORD DRAWINGS	2024/07/26	EH	AR

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

LANDSCAPE BROWNLEE AVENUE
STA 1+132 TO STA 1+280

ISL
#201, 3999 Henning Drive, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

SCALE	1:250	CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	AR
CHECKED BY	AR	APPROVED BY	AR

DWG. NO. 14 OF 17
REV. 2

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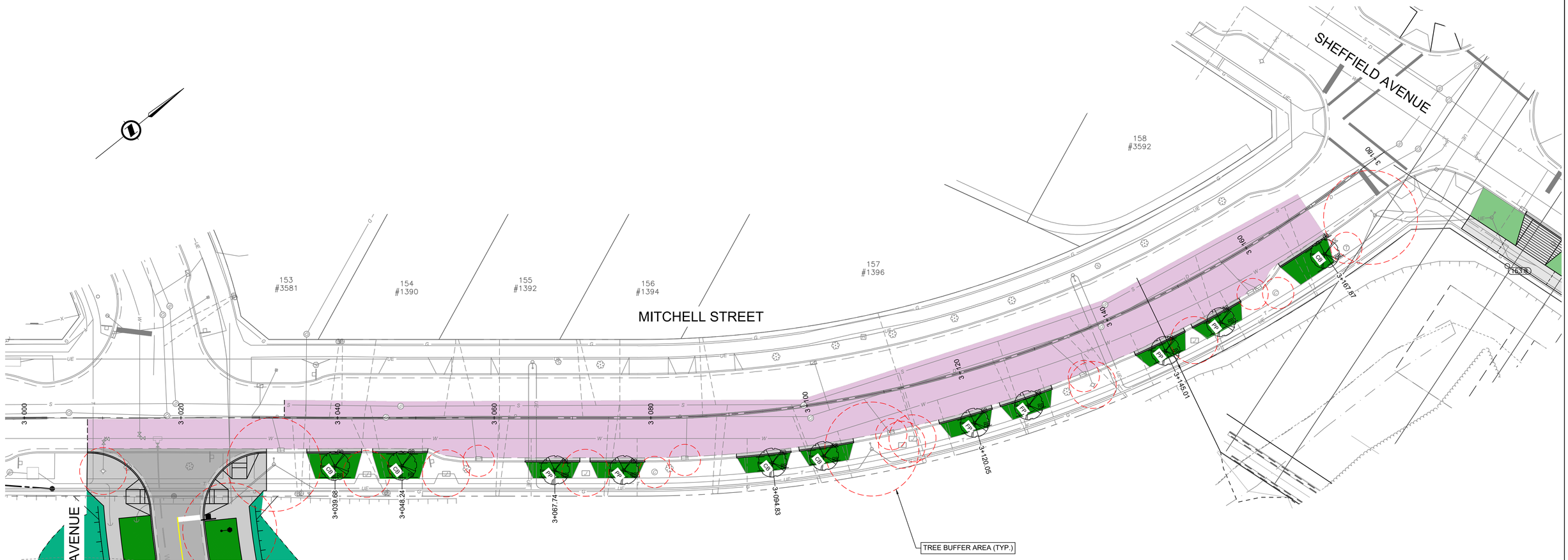

MITCHELL STREET
TREE PLANTING
SCALE 1:250

PLANT SCHEDULE - MITCHELL STREET

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
FP	2	Fraxinus pennsylvanica 'Summit'	Summit Green Ash	B+B; 7cm cal., 1.8M STD.
CB	5	Quercus macdanielii 'Clemons'	Heritage Oak	B+B, 7cm cal., 1.8M STD
PP	4	Parrotia persica	Persian Ironwood	B+B, 7cm cal., 1.8M STD

LANDSCAPE KEY

	ROAD SURFACE: Refer to civil drawings and details (typ)
	SIDEWALK: Refer to civil drawings and details (typ)
1/13, 1/14	SODDED LAWN: 150mm min. growing medium depth PLANTING: Refer to tree planting details on sheets 13. 15 cu.m. growing medium per tree in continuous growing medium trench
	EMBANKMENT HYDROSEED: To comply with composition requested, and be Canada No 1 Grade Seed in stock quality. Installation to be as per manufacturer's specifications and conform with contract documents, specifications, and Canadian Landscape Standards. 50mm growing medium depth recommended.
1/13 RB	ROOT BARRIER: 400mm deep extending 3m on each side of the tree trunk. Install continuous length of root barrier along entire boulevard curb edge and boulevard sidewalk edge for continuous tree trenches.
	UTILITY BUFFER: Clearance zone from utilities where no trees are to be installed inside of.

MINIMUM SPACING AND CLEARANCES	
TREES @ 8m CENTERLINE INTERVAL	
TREES SHALL HAVE MINIMUM CLEARANCES AS SHOWN FROM THE FOLOWING:	
STREET LIGHTS	6m
CATCH BASINS	2m
STREET INTERSECTIONS	8m
HYDRANTS	3m
MANHOLES, VALVE BOXES, SERVICE CONNECTIONS	2m
DRIVEWAYS	2m
ELECTRICAL JUNCTION BOXES	3m
KIOSKS	2m

1:250 0 5 15m

PLOT DATE: July 26, 2024

RECORD DRAWINGS DESIGN NO. 32970

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	AR
1	ISSUED FOR SITE INSTRUCTION	2023/11/29	EZ	AR
2	RECORD DRAWINGS	2024/07/26	EH	AR

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

LANDSCAPE — MITCHELL STREET — TREE PLANTING

ISL
#201, 3999 Henning Drive, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

SCALE	1:250	CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	AR
CHECKED BY	AR	APPROVED BY	AR

DWG. NO. 15 OF 17
REV. 2

File: C:\Users\ehall\OneDrive - ISL Engineering and Land Services\General - 32970_COQ_Brownlee Avenue\02_CAD\D20_Drafting\202_Sheets\32970_SH_LANDSCAPE.dwg

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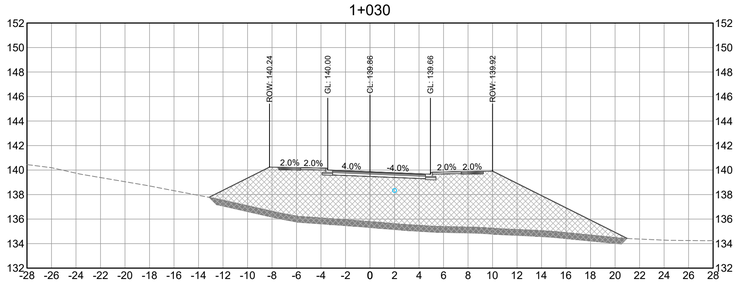

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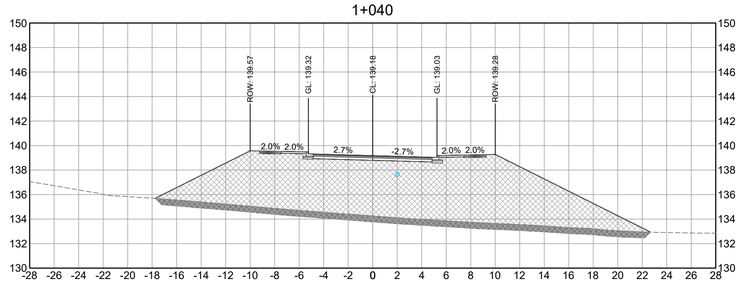

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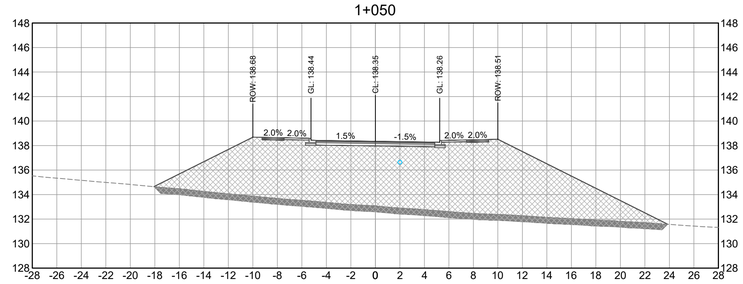

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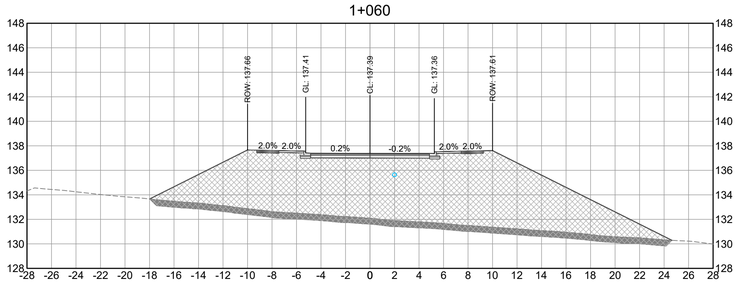

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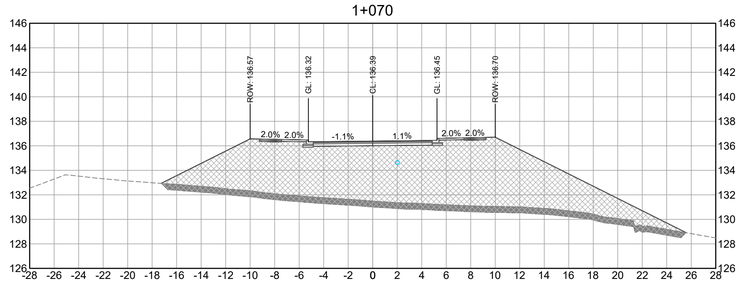

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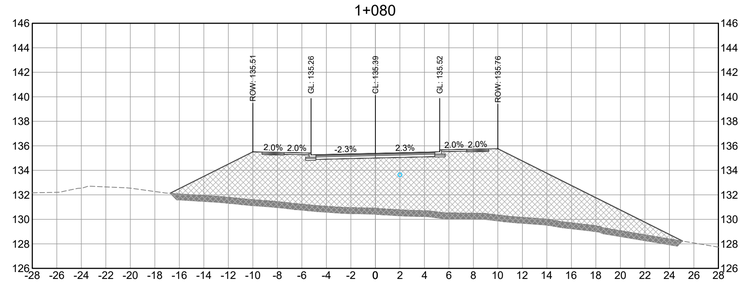

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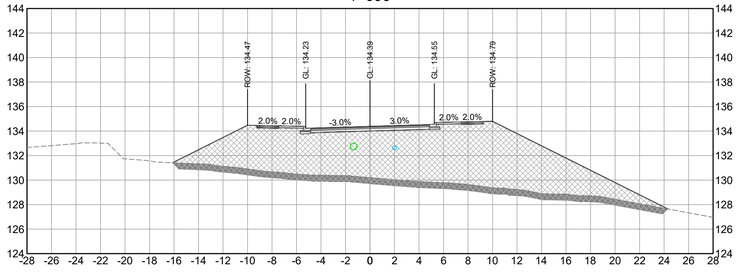

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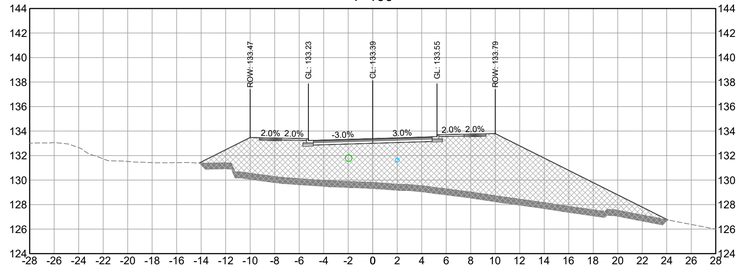

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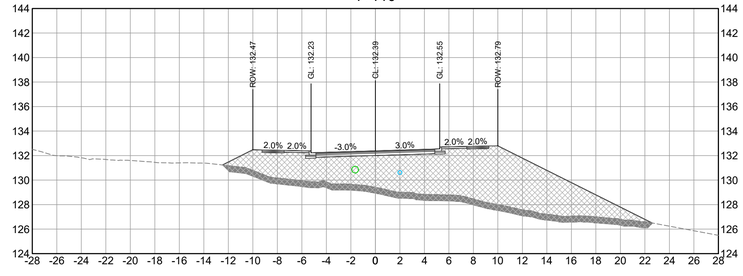

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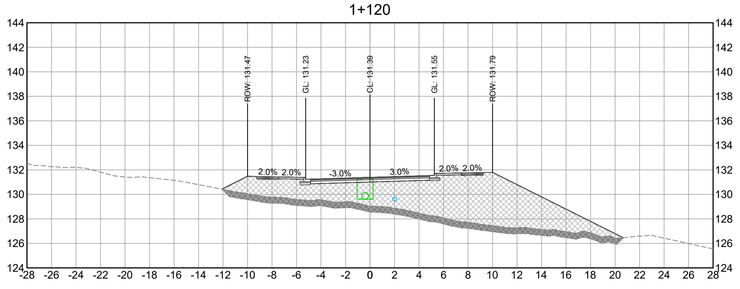

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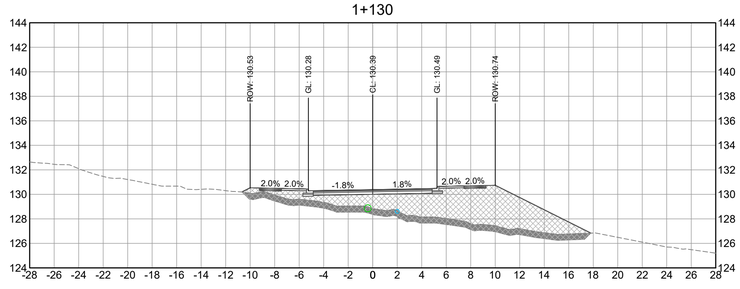

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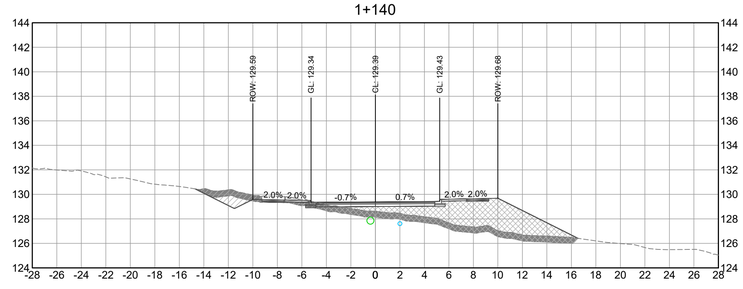

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PLOT DATE: July 5, 2024

RECORD DRAWINGS DESIGN NO. 32970

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	CNB
1	RECORD DRAWINGS	2024/07/26	EH	CNB

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

CROSS SECTIONS

STA 1+030 TO 1+140

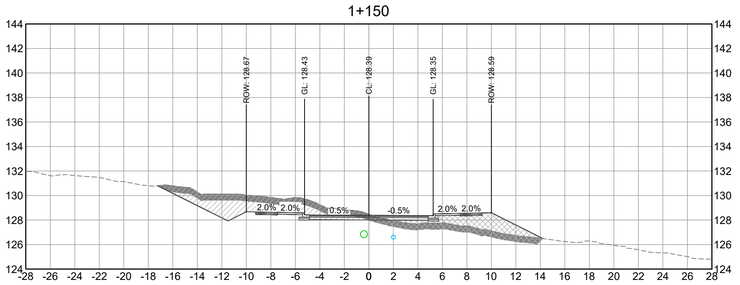
BROWNLEE AVENUE

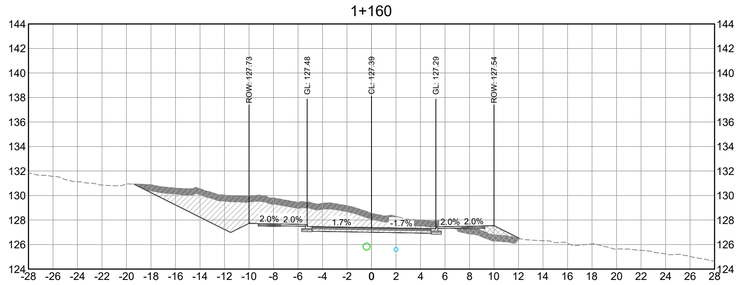
ISL
#201, Henning Drive, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

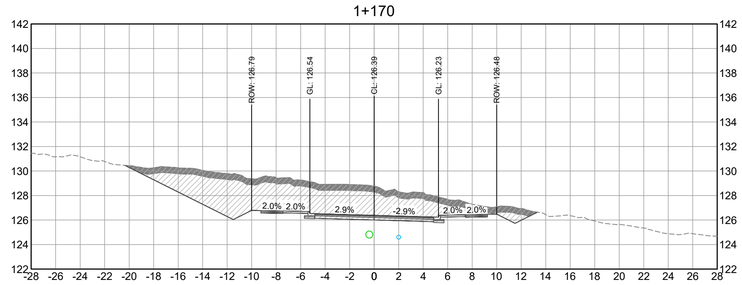
SCALE		CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	CJB
CHECKED BY	CJB	APPROVED BY	CNB

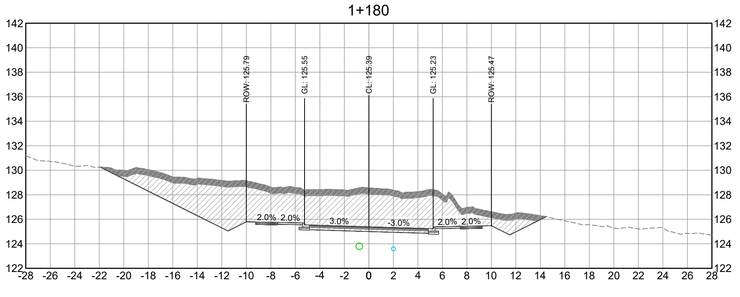
DWG. NO. 16 OF 17
REV. 1

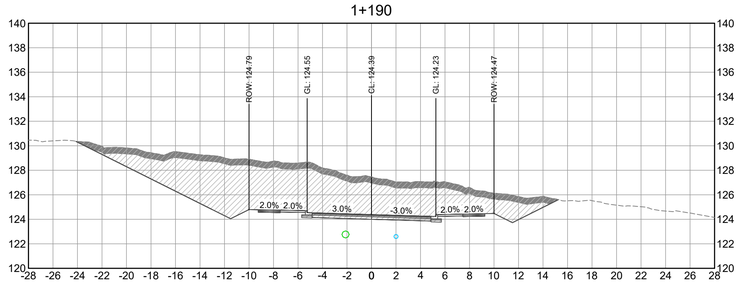
File: C:\Users\ehall\OneDrive - ISL Engineering and Land Services\General - 32970_COQ_Brownlee_Avenue\02_CADD\20_Drafting\202_Sheets\32970_SH_SECTIONS.dwg

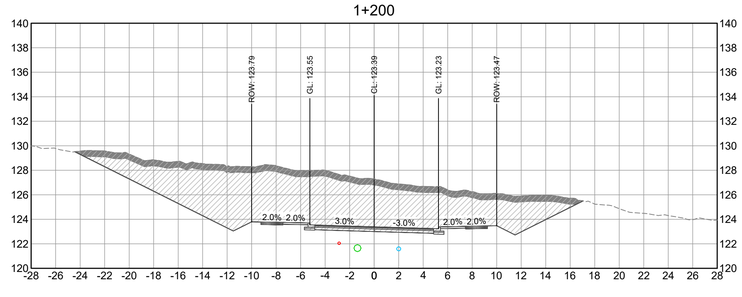


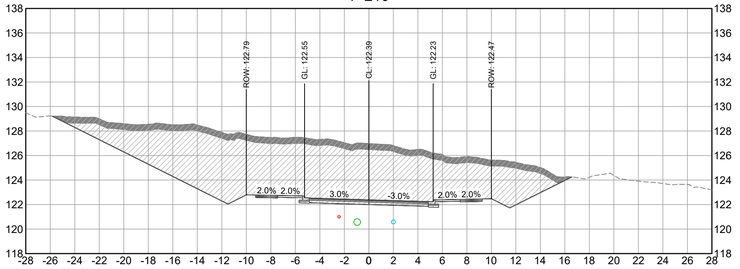


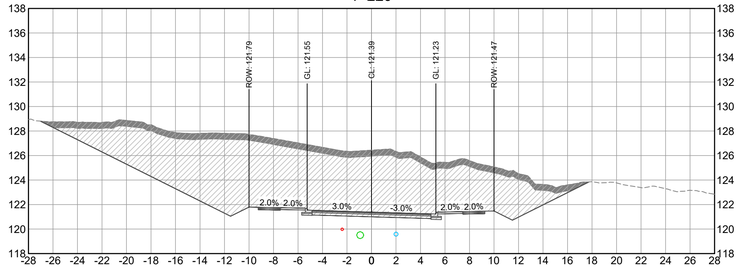


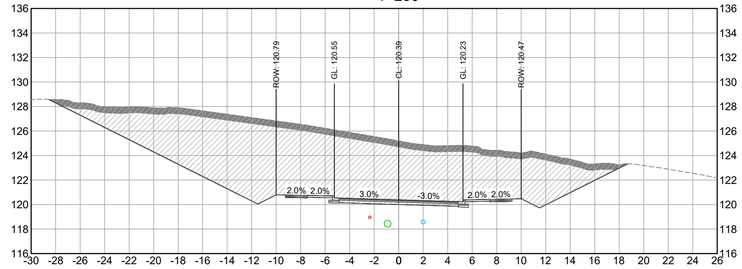


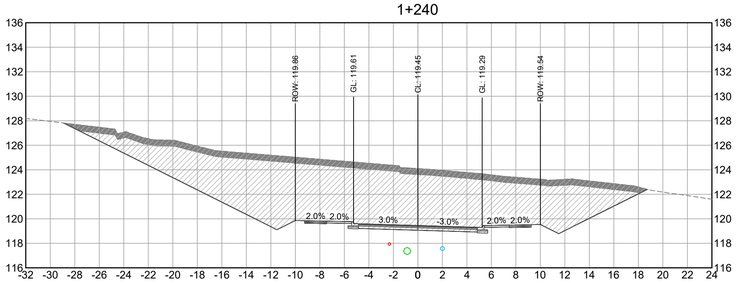


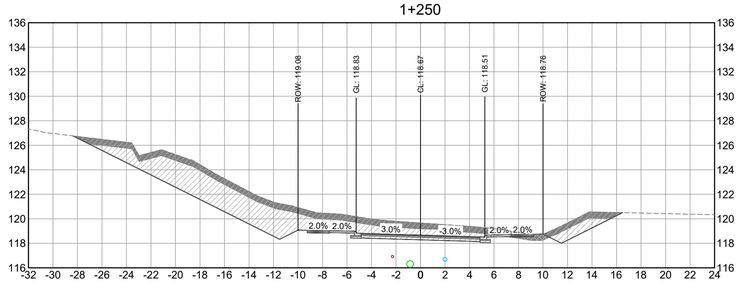


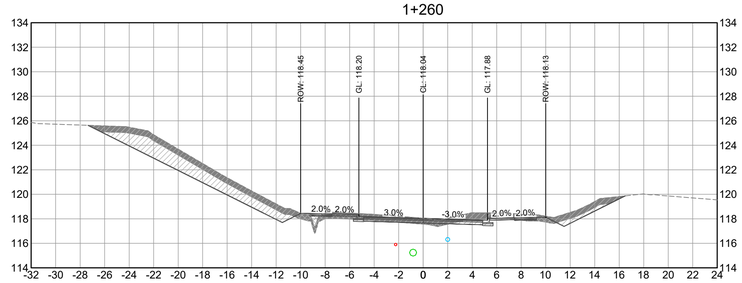












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RECORD DRAWINGS DESIGN NO. 32970

PLOT DATE: July 5, 2024

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR CONSTRUCTION	2023/04/04	GA	CNB
1	RECORD DRAWINGS	2024/07/26	EH	CNB

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

CROSS SECTIONS

STA 1+150 TO 1+260
BROWNLEE AVENUE

ISL
#201, Henning Drive, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

SCALE		CREATION DATE	JULY - 2024
DRAWN BY	GA	DESIGN BY	CJB
CHECKED BY	CJB	APPROVED BY	CNB
			REV. 1

DWG. NO. 17 OF 17

File: C:\Users\ehal\OneDrive - ISL Engineering and Land Services\General - 32970_COQ_Brownlee_Avenue\02_CAD\20_Drafting\202_Sheets\32970_SH_SECTIONS.dwg

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 COQUITLAM LAMP STANDARD GREEN, RAL 6028.
16. ALL STREET LIGHT HAND–HOLE COVERS SHALL BE PROVIDED WITH SECURITY COVERS REINFORCED U–SHAPED REINFORCED BACKER BARS AND SECURITY BOLTS.
    a. 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
    b. THE ABOVE ITEM DOES NOT APPLY TO SPECIALTY POLES, SUCH AS PHILLIPS, LUMEC, QUATTRO, ETC. CONSULT THOSE COMPANIES FOR THEIR SECURITY MEASURES.
    c. THE BULLDOG PRODUCTS AND WIRE SENTRY PRODUCTS ARE NO LONGER 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. PREFERRED SIZE IS 11X18X12, 24" TOTAL, 2 SECTIONS DEEP (MINIMUM). OTHER SIZES MAY BE REQUIRED PER THE DESIGN PLANS.
35. ALL JUNCTION BOXES, IN SOFT BOULEVARD SHALL BE SUPPORTED/PROTECTED WITH A CONCRETE COLLAR. MINIMUM 200mm WIDE BY 150mm DEPTH, WITH REBAR. COLLAR TO SLOPE DOWN AWAY FROM BOX OPENING AT 3% TO DIRECT WATER AWAY FROM BOX OPENING. REFER TO COQUITLAM SUPPLEMENTAL SPECIFICATION DRAWING SS–E2.5 FOR DETAILS.
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. POLYMER CONCRETE 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 (NOT GLUED).
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. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THEIR ELECTRICAL PERMIT TO THE CITY OF COQUITLAM, TRAFFIC OPERATIONS. ATTENTION: JARROD MITCHELL OR VLADAN POLEDICA.
52. JUNCTION BOXES (IF USED), SET STRAIGHT, TOPS PARALLEL TO GRADE OR SIDEWALKS AND SHALL BE LEVEL ON TWO AXIS.
53. THE CONTRACTOR SHALL PROVIDE 1 SET OF LUMINAIRE AND POLE SHOP DRAWINGS TO DMD & ASSOCIATES PRIOR TO FINAL ORDER.

CONCRETE BASE NOTES

1. THE CONCRETE BASES SHALL BE PER MMCD 2009 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–E7.3, UPPER DETAIL
    b. TRAFFIC SIGNAL: 100–AMPERE PANELS, CONCRETE BASE WITH 2 53MM RPVC CONDUITS, PER CITY OF COQUITLAM SUPPLEMENTAL PLAN SS–E7.3, 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.

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

- DAVIT STREETLIGHT POLE (7.5m – LED) ON A TYPE C2 CONCRETE BASE
- COMBINATION DAVIT STREETLIGHT / PATHWAY POLE
- DAVIT STREETLIGHT POLE
- PATHWAY LIGHT POLE
- JUNCTION BOX
- R — LUMINAIRE ON RED PHASE CONDUCTOR
- B — LUMINAIRE ON BLACK PHASE CONDUCTOR
- UE – 3 No.6 RW90 ST. LTG. & 1 No.8 RW90 BOND IN 35mm RPVC
- UE – 2 No.6 RW90 ST. LTG. & 1 No.8 RW90 BOND IN 35mm RPVC
- 35mm RPVC STUB OUT FOR FUTURE EXTENSION (CAP & MARK LOCATION)
- CO — 35mm RPVC CONDUIT ONLY
- CO — 35mm RPVC CONDUIT ONLY
- 35mm RPVC STUB OUT

The seal and signature on the undersigned of this drawing certifies that the design information contained in these drawings accurately reflects the original design and the material design changes made during construction that were brought to the undersigned's attention. These drawings are intended to incorporate addenda, change orders and other material design changes, but not necessarily all site instructions.

The undersigned does not warrant or guarantee, nor accept any responsibility for the accuracy or completeness of the as-constructed information supplied by others contained in these drawings, but does, by sealing and signing, certify that the as-constructed information, if accurate and complete, provides an as-constructed system which substantially complies in all material respects with the original design intent.

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

COQ. ASBUILT No.
EXXXX

Benchmark:

Contractor to contact Telus, BC Hydro, FortisBC and BC one call prior to construction to confirm locations of utilities and appurtenances requiring adjustment.

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DMD PROJECT No. 7541-22-01 of 02

No.	Date	By	Revisions
.	24-07-2024	.	RECORD DRAWING
.	06-04-2023	.	ISSUED FOR CONSTRUCTION
.	28-11-2022	.	ISSUED FOR TENDER
.	19-10-2022	.	DETAILED DESIGN SUBMISSION TO SUIT SHEFFIELD CHANGES
.	22-07-2022	.	DETAILED DESIGN SUBMISSION
.	03-06-2022	.	PRELIMINARY SUBMISSION

ACCEPTED FOR CONSTRUCTION
Date:
Manager of Development Servicing

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

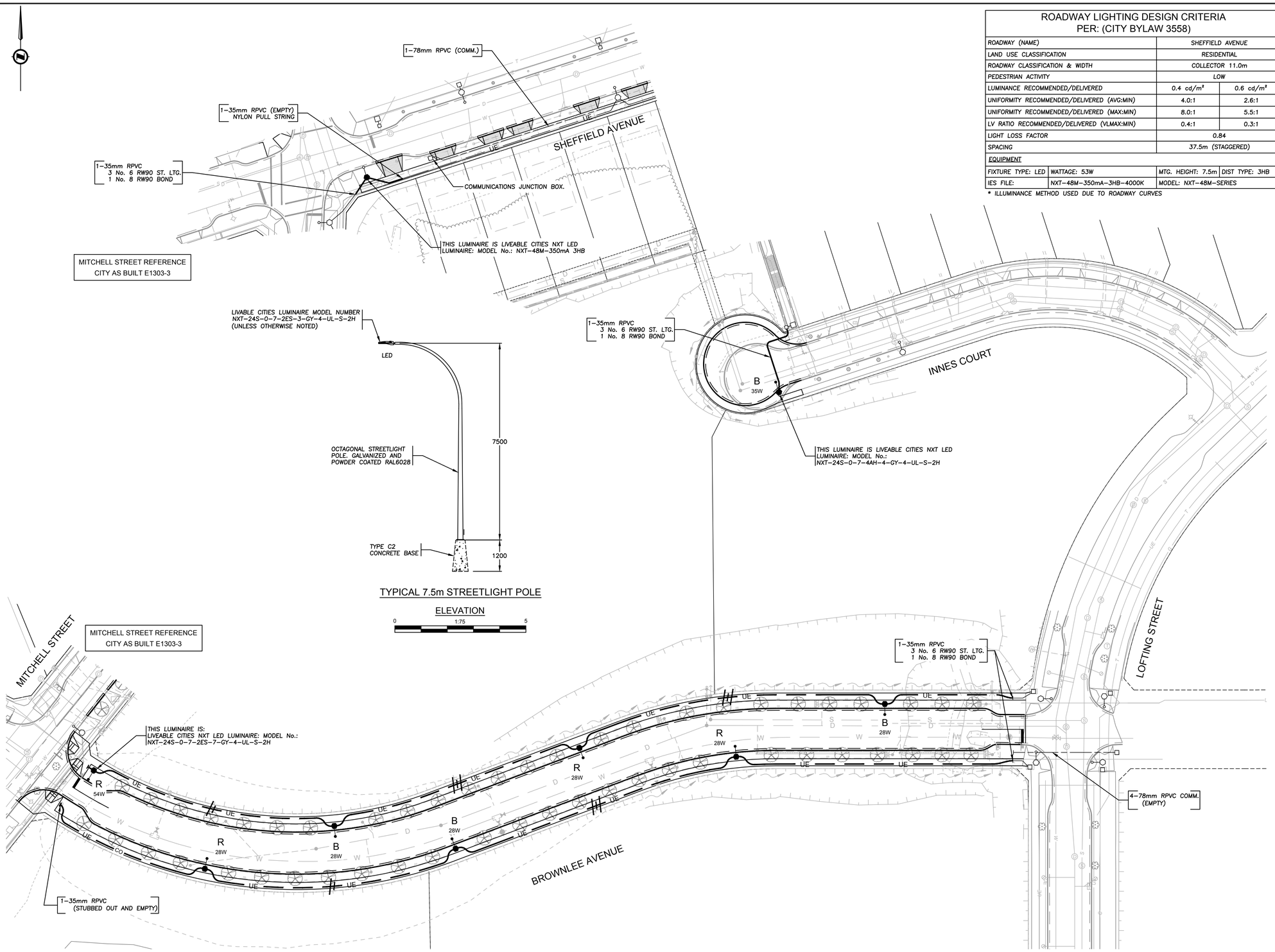
PERMIT TO PRACTICE
Signature:
Date: 24-07-2024
PERMIT NUMBER: 1000771
The Association of Professional Engineers and Geoscientists of British Columbia

Seal: PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — N. W. [illegible] — 2024-07-24

Design by JP	Date 11-03-2022	Scale -	
Drawn by YJ	Date 11-03-2022	Sheet of 2 OF 2	
Checked by NB	Date 11-03-2022	Eng. Project No.	
Approved by .	Date .		

Project: BROWNLEE AVENUE
MITCHELL ST. TO LOFTING ST.
Description: STREET LIGHTING
File: 7541-22

Plot Date: July 24, 2024



TYPICAL 7.5m STREETLIGHT POLE

ELEVATION

0 1:75 5

SITE PLAN

0 1:500 10 30m

ROADWAY LIGHTING DESIGN CRITERIA
PER: (CITY BYLAW 3558)

ROADWAY (NAME)	SHEFFIELD AVENUE	
LAND USE CLASSIFICATION	RESIDENTIAL	
ROADWAY CLASSIFICATION & WIDTH	COLLECTOR 11.0m	
PEDESTRIAN ACTIVITY	LOW	
LUMINANCE RECOMMENDED/DELIVERED	0.4 cd/m²	0.6 cd/m²
UNIFORMITY RECOMMENDED/DELIVERED (AVG:MIN)	4.0:1	2.6:1
UNIFORMITY RECOMMENDED/DELIVERED (MAX:MIN)	8.0:1	5.5:1
LV RATIO RECOMMENDED/DELIVERED (VLMAX:MIN)	0.4:1	0.3:1
LIGHT LOSS FACTOR	0.84	
SPACING	37.5m (STAGGERED)	
EQUIPMENT		

FIXTURE TYPE: LED	WATTAGE: 53W	MTG. HEIGHT: 7.5m	DIST TYPE: 3HB
IES FILE:	NXT–48M–350mA–3HB–4000K	MODEL: NXT–48M–SERIES	

* ILLUMINANCE METHOD USED DUE TO ROADWAY CURVES

120V SERVICE LOAD ON WEST SIDE OF LOFTING STREET,
SOUTH OF SHEFFIELD AVE (EXIST. 100A-120/240V SERVICE PANEL)

WATTAGE (W)	CCT.PHASE	EXISTING	REMOVED	NEW	TOTAL No. OF LIGHTS	CURRENT(A)
53W	R	10	0	0	10	4.42A
	B	10	0	0	10	4.42A
54W	R	0	0	1	1	0.44A
	B	0	0	0	0	0.00A
68W	R	5	0	0	5	2.83A
	B	6	0	0	6	3.40A
25W	R	13	0	0	13	2.71A
	B	10	0	0	10	2.08A
28W	R	2	0	3	5	1.17A
	B	2	0	3	5	0.93A
35W	R	0	0	0	0	0.0A
	B	1	0	0	1	0.29A
41W	R	1	0	0	1	0.34A
	B	0	0	0	0	0.0A

CALCULATED VOLTAGE DROP: 1.82%

ROADWAY LIGHTING DESIGN CRITERIA
PER: (CITY BYLAW 3558)

ROADWAY (NAME)	INNES COURT CUL–DE–SAC		
LAND USE CLASSIFICATION	RESIDENTIAL		
ROADWAY CLASSIFICATION & WIDTH	LOCAL 8.5m		
PEDESTRIAN ACTIVITY	LOW		
ILLUMINANCE RECOMMENDED/DELIVERED	4.5 LUX	4.7 LUX	
UNIFORMITY RECOMMENDED/DELIVERED (AVG:MIN)	6.0:1	5.2:1	
LIGHT LOSS FACTOR	0.84		
SPACING	N/A		
EQUIPMENT			
FIXTURE TYPE: LED	WATTAGE: 28W	MTG. HEIGHT: 7.5m	DIST TYPE: 2ES
IES FILE:	NXT–24S–350mA–2ES–3000K	MODEL: NXT–24S–SERIES	
FIXTURE TYPE: LED	WATTAGE: 35W	MTG. HEIGHT: 7.5m	DIST TYPE: 4AH
IES FILE:	NXT–24S–450mA–4AH–3000K	MODEL: NXT–24S–SERIES	

* ILLUMINANCE METHOD USED DUE TO AREA BEING A CUL–DE–SAC

ROADWAY LIGHTING DESIGN CRITERIA
PER: (CITY BYLAW 3558)

ROADWAY (NAME)	BROWNLEE AVENUE		
LAND USE CLASSIFICATION	RESIDENTIAL		
ROADWAY CLASSIFICATION & WIDTH	LOCAL 10.5m		
PEDESTRIAN ACTIVITY	LOW		
ILLUMINANCE RECOMMENDED/DELIVERED	4.5 LUX	5.3 LUX	
UNIFORMITY RECOMMENDED/DELIVERED (AVG:MIN)	6.0:1	2.2:1	
UNIFORMITY RECOMMENDED/DELIVERED (MAX:MIN)	10.0:1	5.8:1	
LIGHT LOSS FACTOR	0.84		
SPACING	38.5m (STAGGERED)		
EQUIPMENT			
FIXTURE TYPE: LED	WATTAGE: 28W	MTG. HEIGHT: 7.5m	DIST TYPE: 2ES
IES FILE:	NXT–24S–350mA–2ES–3000K	MODEL: NXT–24S–SERIES	

* ILLUMINANCE METHOD USED DUE TO ROADWAY CURVES

The seal and signature on the undersigned of this drawing certifies that the design information contained in these drawings accurately reflects the original design and the material design changes made during construction that were brought to the undersigned's attention. These drawings are intended to incorporate addenda, change orders and other material design changes, but not necessarily all site instructions.

The undersigned does not warrant or guarantee, nor accept any responsibility for the accuracy or completeness of the as-constructed information supplied by others contained in these drawings, but does, by sealing and signing, certify that the as-constructed information, if accurate and complete, provides an as-constructed system which substantially complies in all material respects with the original design intent.

COQ. ASBUILT No.

EXXXX

Benchmark:

Contractor to contact Telus, BC Hydro, FortisBC and BC one call prior to construction to confirm locations of utilities and appurtenances requiring adjustment.

DMD & Associates
Electrical Consultants Ltd.
#12-17358 104A Avenue, Surrey, BC, Canada V4N 5M3
www.dmdeng.com 604/589-9010
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DMD PROJECT No. 7541-22-02 of 02

No.	Date	By	Revisions
.	24-07-2024	.	RECORD DRAWING
.	06-04-2023	.	ISSUED FOR CONSTRUCTION
.	28-11-2022	.	ISSUED FOR TENDER
.	19-10-2022	.	DETAILED DESIGN SUBMISSION TO SUIT SHEFFIELD CHANGES
.	22-07-2022	.	DETAILED DESIGN SUBMISSION
.	03-06-2022	.	PRELIMINARY SUBMISSION

ACCEPTED FOR CONSTRUCTION
Date:

Manager of Development Servicing

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

PERMIT TO PRACTICE
Signature:
Date: 24-07-2024
PERMIT NUMBER: 1000771
The Association of Professional Engineers and Geoscientists of British Columbia

Seal: PROFESSIONAL ENGINEER — N. W. BRUCE — PROVINCE OF BRITISH COLUMBIA
2024-07-24

Design by JP	Date 11-03-2022	Scale AS NOTED
Drawn by YJ	Date 11-03-2022	Sheet of 1 OF 2
Checked by NB	Date 11-03-2022	Eng. Project No. AS NOTED
Approved by .	Date .	

Project: BROWNLEE AVENUE
MITCHELL ST. TO LOFTING ST.
Description: STREET LIGHTING
File: 7541-22

Plot Date: July 24, 2024