

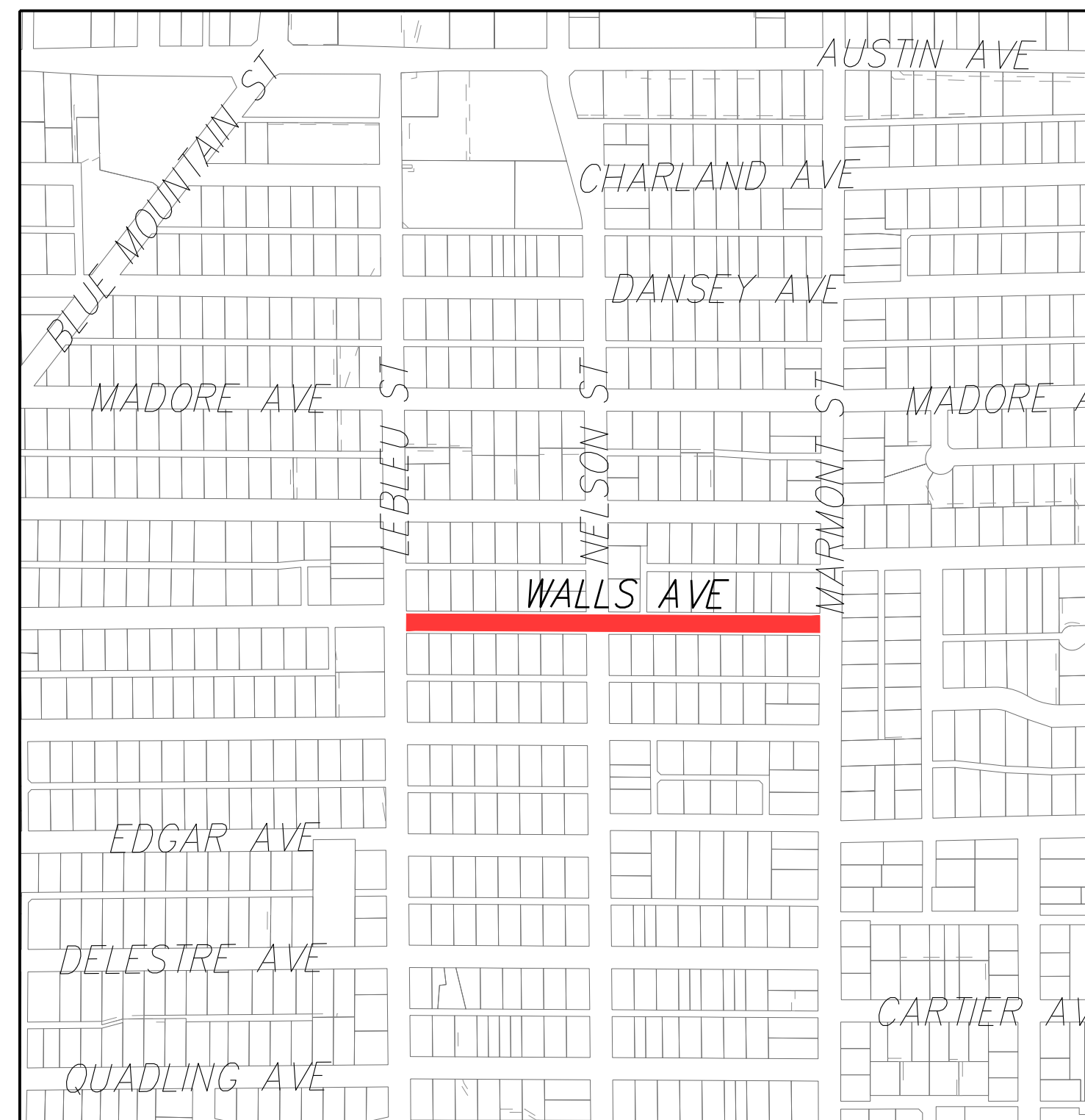


# CITY OF COQUITLAM

3000 GUILDFORD WAY, COQUITLAM, BC V3B 7N2

## WALLS AVE - LEBLEU ST TO MARMONT ST FRONTAGE IMPROVEMENT ISSUED FOR TENDER

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



SITE MAP  
SCALE 1:5000

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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 LATEST EDITION OF THE MASTER MUNICIPAL CONTRACT DOCUMENTS (MMCD), 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 (MMCD), 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 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 #32.
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 TO BE REINSTATE IN THE PLACE OF WORK. CONTRACTOR RESPONSIBLE TO PERFORM PRE AND POST CONSTRUCTION SURVEY WORK ESSENTIAL FOR THE REINSTATEMENT OF PAVEMENT MARKINGS.
16. OVER-EXCAVATE (OPTIONAL): WHERE DIRECTED BY THE CONTRACT ADMINISTRATOR, EXCAVATE UNSUITABLE MATERIAL AND REPLACE WITH IMPORTED BASE GRAVEL COMPACTED IN PLACE.
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. 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.

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. FOR LOT AREAS LESS THAN 465m<sup>2</sup>, ONE 19mm DIAMETER WATER SERVICE IS REQUIRED.
- 1.3. FOR LOT AREAS EQUAL TO OR GREATER THAN 465m<sup>2</sup> AND LESS THAN 650m<sup>2</sup>, TWO 19mm DIAMETER WATER SERVICES ARE REQUIRED PER LOT.
- 1.4. FOR LOT AREAS EQUAL TO OR GREATER THAN 650m<sup>2</sup>, ONE 38mm DIAMETER WATER SERVICE IS REQUIRED PER LOT. IF MORE THAN ONE ACTIVE CONNECTION IS PRESENT ON THE LOT, ONE SERVICE SHALL BE UPGRADED TO 38mm AS NOTED AND REMAINING SERVICES SHALL BE CAPPED BY THE FUTURE DEVELOPER.
- 1.5. ACTIVE WATER SERVICES OLDER THAN 30 YEARS SHALL BE REPLACED AS DIRECTED BY THE CONTRACT ADMINISTRATOR.
- 1.6. INACTIVE CONNECTIONS SHALL BE CAPPED AT THE MAIN.
- 1.7. 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. 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 THE PROPERTY LINE AS PER STD. DWG. COQ-W2d OR COQ-W2k AS APPLICABLE.
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<sup>2</sup>, ONE 100mm DIAMETER SANITARY SERVICE IS REQUIRED PER LOT. FOR LOT AREAS EQUAL TO OR GREATER THAN 650m<sup>2</sup>, 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 COQ STANDARD DRAWING NO. S8A. 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.

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NOT TO SCALE

Edge of pavement

Watermain and valve

Drainage sewer, MH

Drainage ditch

Sanitary sewer, MH

Sanitary forcemain

Cosmain 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 Canifer

Vegetation Deciduous

Vegetation Shrub

Survey Traverse Hub

Survey Iron Pin

Survey Lead Plug

Survey Monument

3	2021-02-26	VL	ISSUED FOR TENDER
2	2020-12-18	RL	ISSUED FOR 90% DESIGN
1	2020-05-08	VL	ISSUED FOR 50% DESIGN
No.	Date	By	Revisions

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

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Scale  
horiz. N.T.S.

Scale  
vert. N.T.S.

Sheet 01 of 17

Eng. Project No. 19-1082

Project

WALLS AVE  
LEBLEU ST TO MARMONT ST

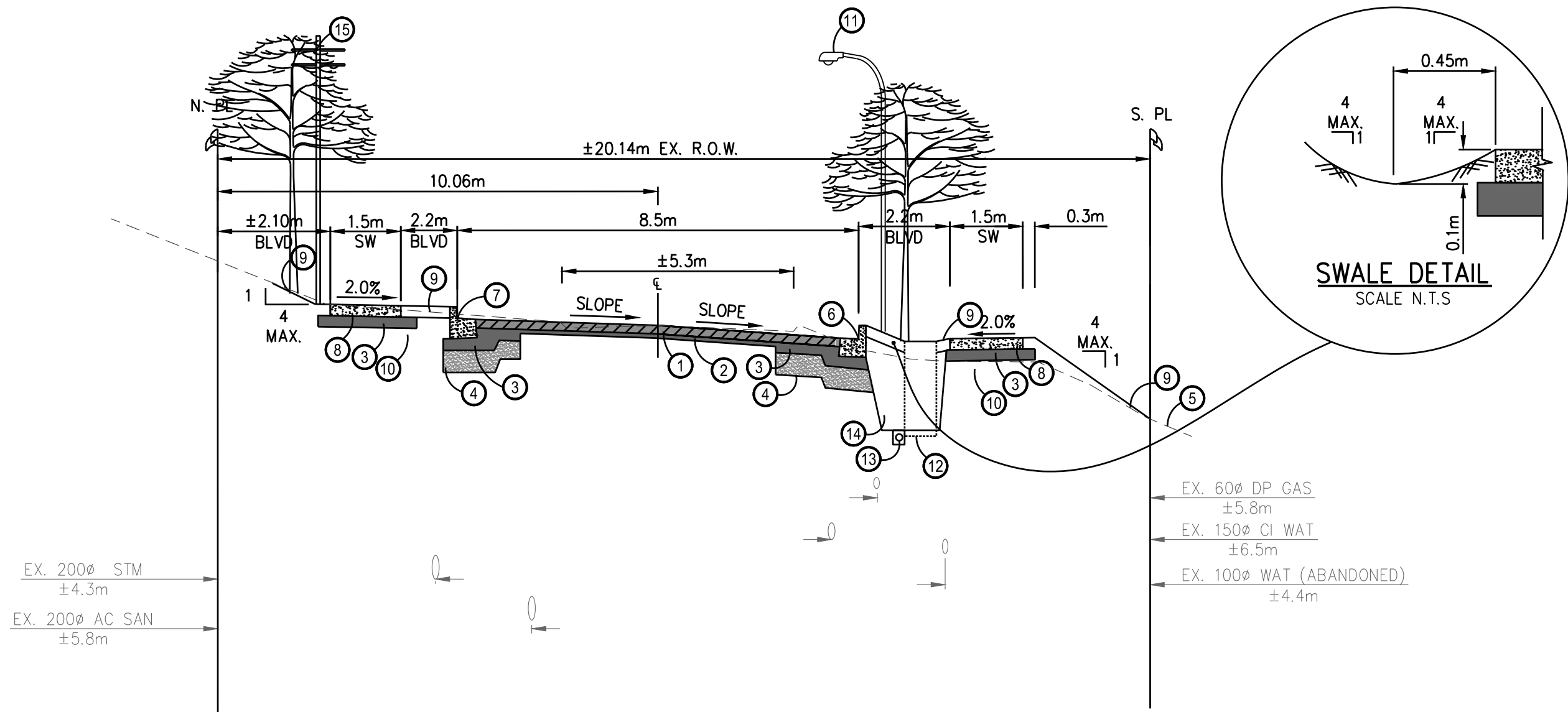
Description

GENERAL NOTES

File: 19-1082 - 2 - R1

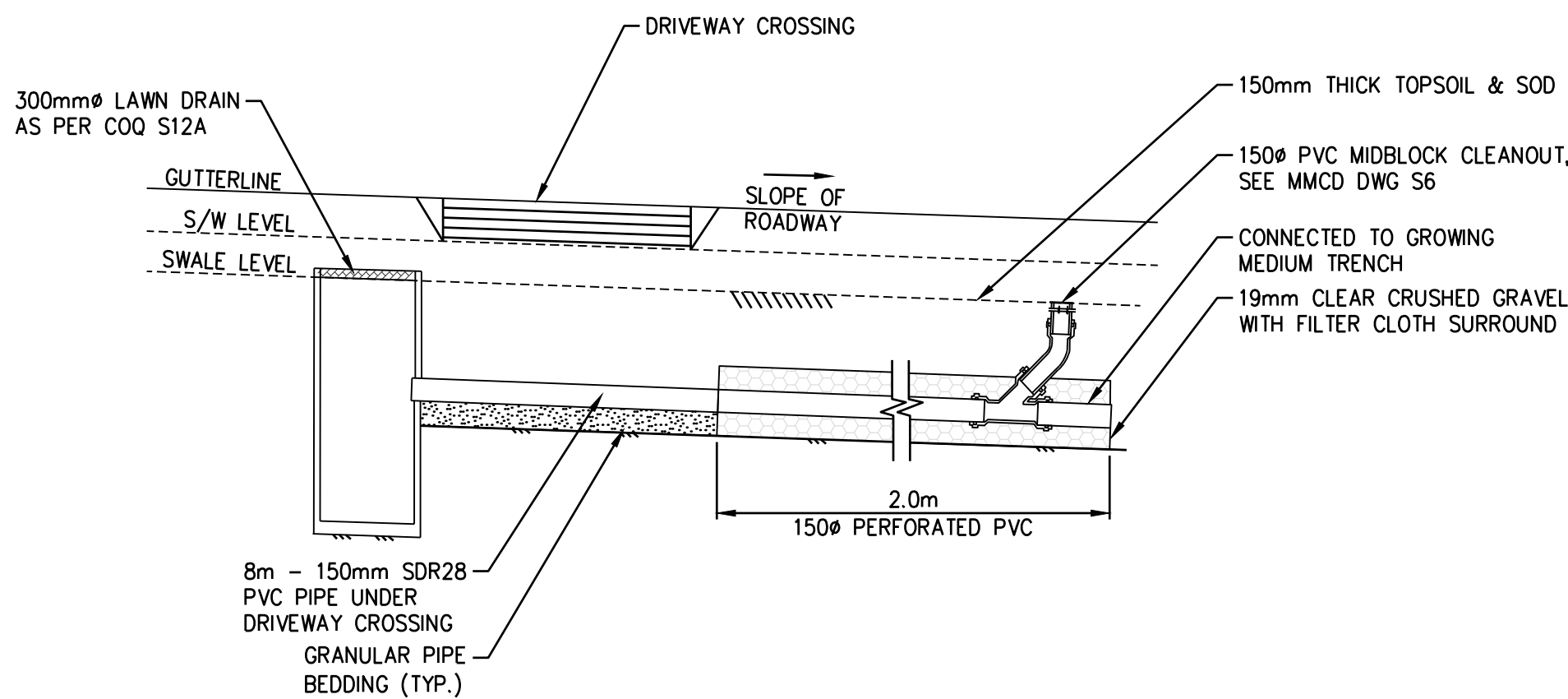
REV. 3



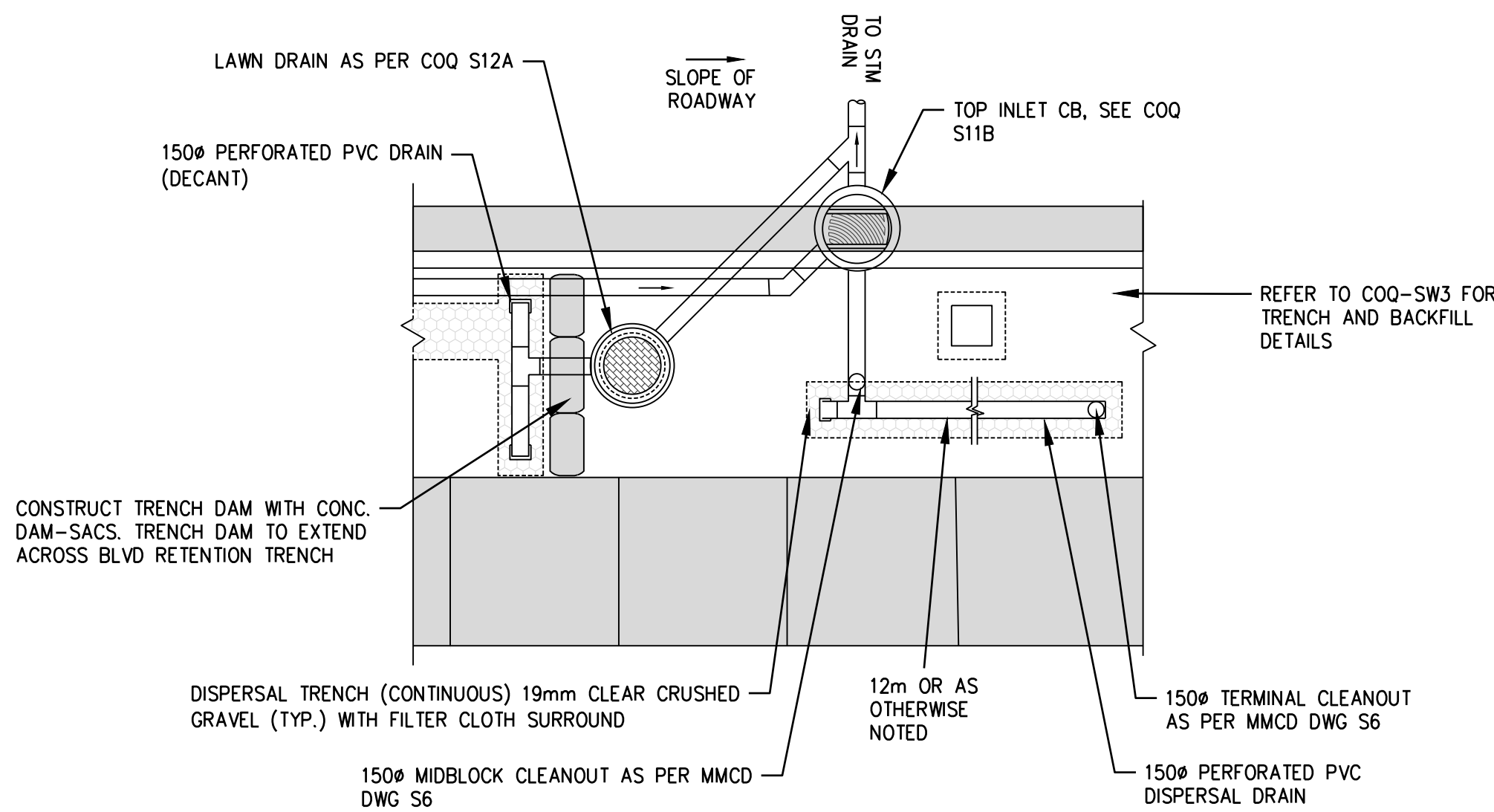


WALLS AVE TYPICAL SECTION  
FROM STA 6+155 TO STA 6+520  
N.T.S

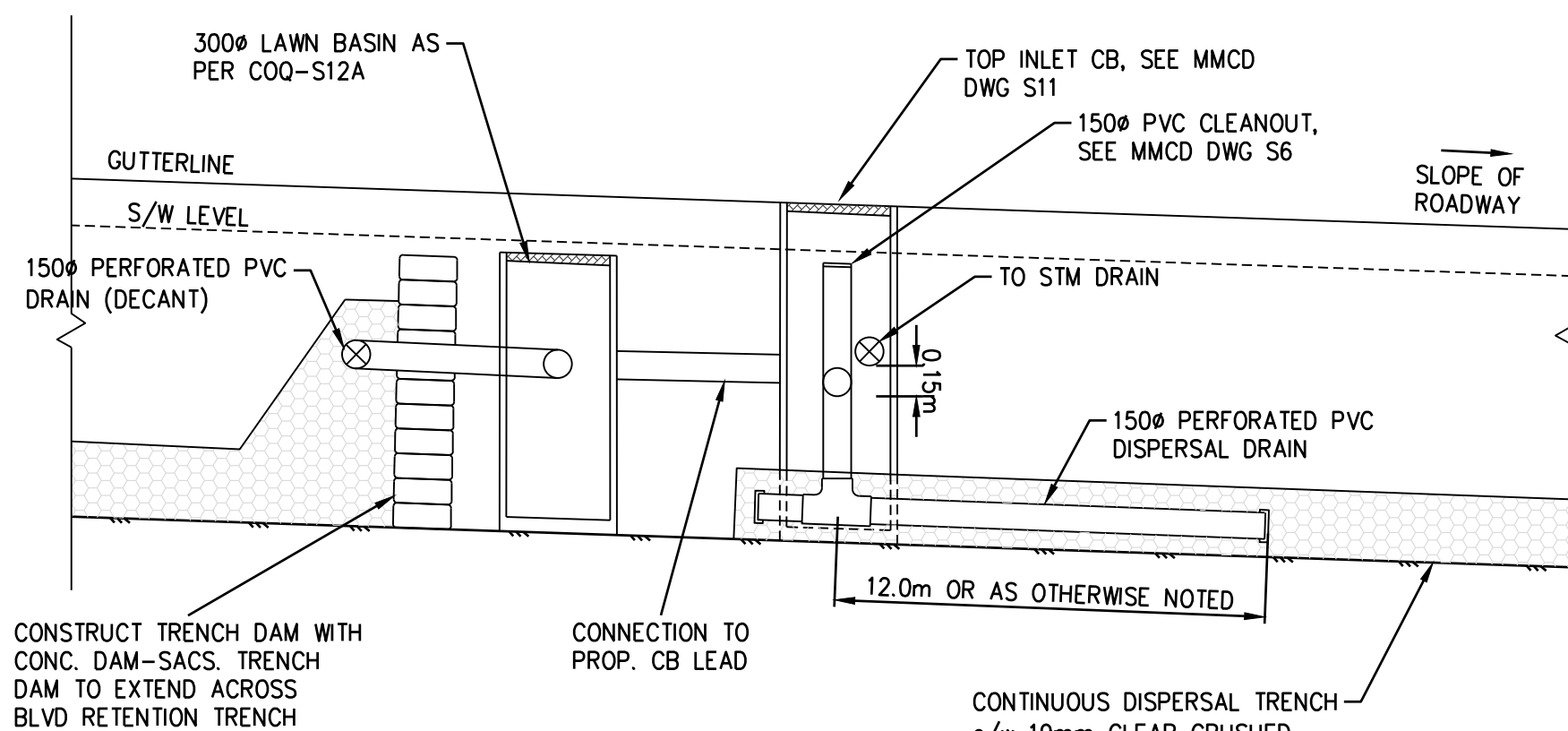
- 75mm THICK - MMCD UPPER COURSE #1 PLACED IN SINGLE LIFT
- MIN. 25mm THICK - 25mm MINUS GRANULAR BASE COMPACTED TO 95 % MODIFIED PROCTOR DENSITY
- 100mm THICK - 25mm MINUS GRANULAR BASE COMPACTED TO 95 % MODIFIED PROCTOR DENSITY
- 200mm THICK - 75mm MINUS CRUSHED GRANULAR SUBBASE COMPACTED TO 95% MODIFIED PROCTOR DENSITY
- EXISTING GROUND
- BARRIER TYPE CONCRETE CURB AND GUTTER AS PER MMCD STD. DWG. NO. C5
- REVERSE BARRIER TYPE CONCRETE CURB AND GUTTER AS PER MMCD STD. DWG. NO. C5
- 100mm THICK - 1.5m WIDE CONCRETE SIDEWALK AS PER MMCD STD. DWG. NO. C1
- HYDROSEED, OR MIN. 0.9m DEEP GROWING MEDIUM TRENCH WHERE SPECIFIED ON LANDSCAPE DRAWING. REFER TO LANDSCAPE DRAWING FOR DETAILS.
- SUBGRADE FILL MATERIAL AS APPROVED BY GEOTECHNICAL ENGINEER
- STREET LIGHTING - SEE ELECTRICAL DRAWING FOR DETAILS
- 300ø LAWN DRAINS AS PER COQ-S12A TYPE 1
- DISPERSAL TRENCH WITH 150ø PERFORATED PVC DRAIN AS PER COQ-SW3
- SAND OR APPROVED EQUAL MATERIAL
- HYDRO POLE - SEE ELECTRICAL DRAWING FOR DETAILS



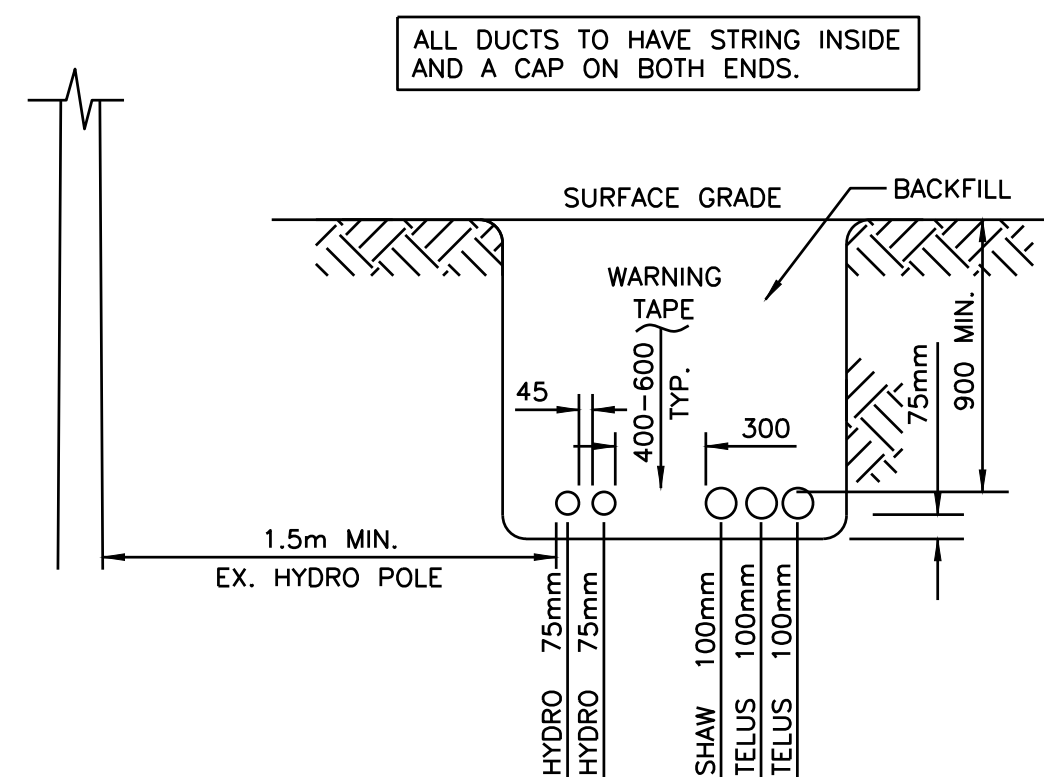
FRENCH DRAIN DETAILS  
SCALE: N.T.S



BOULEVARD RETENTION TRENCH DETAIL - PLAN  
SCALE: N.T.S.



BOULEVARD RETENTION TRENCH DETAIL - PROFILE  
SCALE: N.T.S.

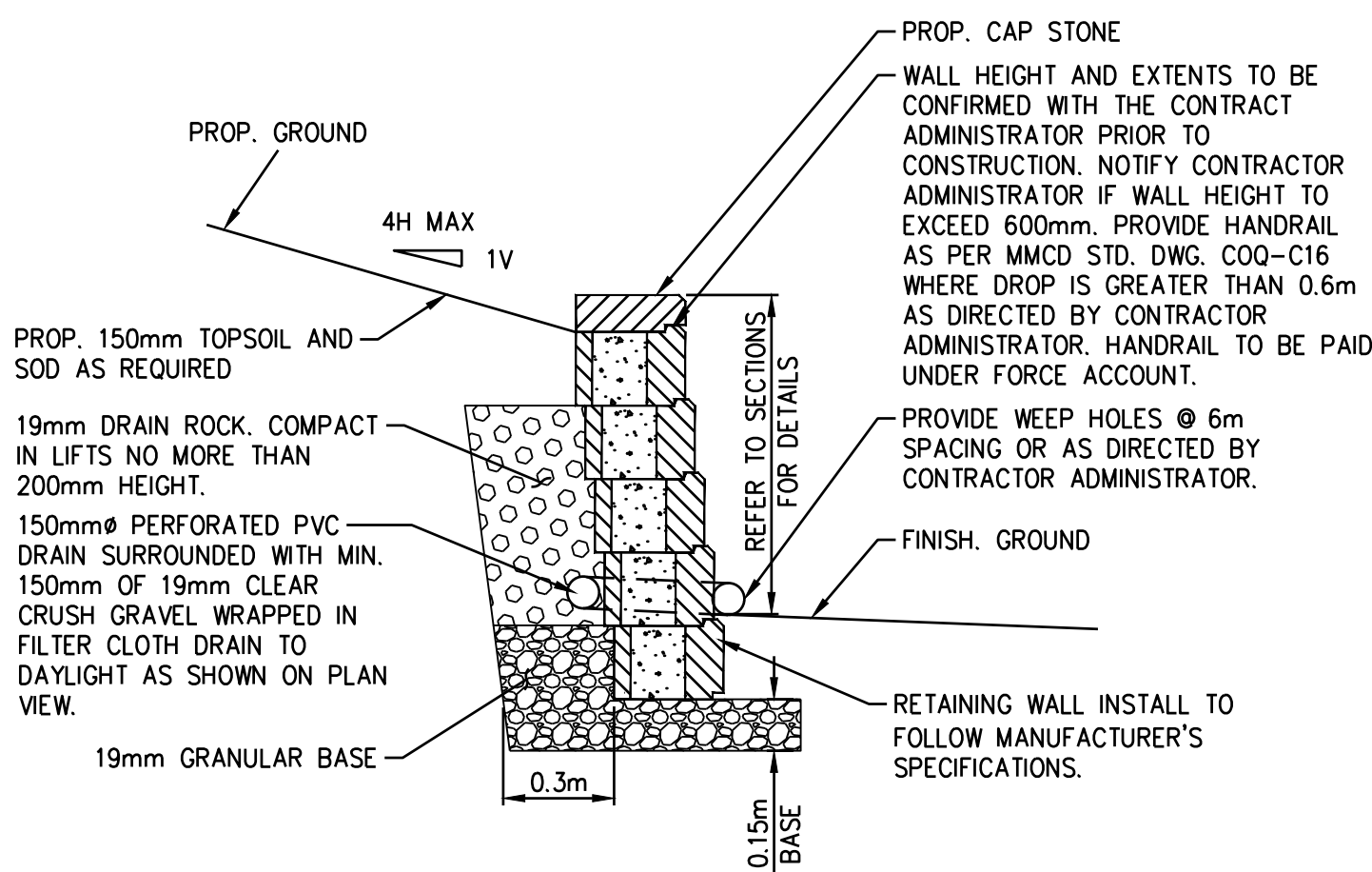


JOINT TRENCH TYPICAL DETAIL  
SCALE: N.T.S.

CATCH BASIN TABLE			
CB #	TYPE	LOCATION	PROP. GUTTERLINE ELEV.
2-1	PROP. TOP INLET CATCH BASIN	STA. 6+183.43 @ S GUTTERLINE	93.680m
2-2	PROP. TOP INLET CATCH BASIN	STA. 6+225.03 @ N GUTTERLINE	92.719m
2-3	PROP. TOP INLET CATCH BASIN	STA. 6+255.69 @ S GUTTERLINE	91.824m
2-4	PROP. TOP INLET CATCH BASIN	STA. 6+302.76 @ S GUTTERLINE	89.963m
2-5	PROP. SIDE INLET CATCH BASIN	STA. 6+311.81 @ N GUTTERLINE	90.992m
2-6	PROP. SIDE INLET CATCH BASIN	STA. 6+319.22 @ S GUTTERLINE	90.748m
2-7	PROP. TOP INLET CATCH BASIN	STA. 6+363.30 @ S GUTTERLINE	87.713m
2-8	PROP. TOP INLET CATCH BASIN	STA. 6+417.57 @ S GUTTERLINE	85.588m
2-9	PROP. TOP INLET CATCH BASIN	STA. 6+462.57 @ S GUTTERLINE	83.732m
2-10	PROP. TOP INLET CATCH BASIN	STA. 6+510.94 @ S GUTTERLINE	81.844m

#### NOTE

- 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.



SEGMENTAL RETAINING WALL TYPICAL DETAIL  
SCALE: N.T.S

NOT TO SCALE

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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 Canister
Drainage ditch	Water service	Utility pole with light	Vegetation Deciduous
Sanitary sewer, MH	Catch basin, top inlet	Streetlight, dovetail	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
3	2021-02-26	VL	ISSUED FOR TENDER
2	2020-12-18	RL	ISSUED FOR 90% DESIGN
1	2020-05-08	VL	ISSUED FOR 50% DESIGN

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

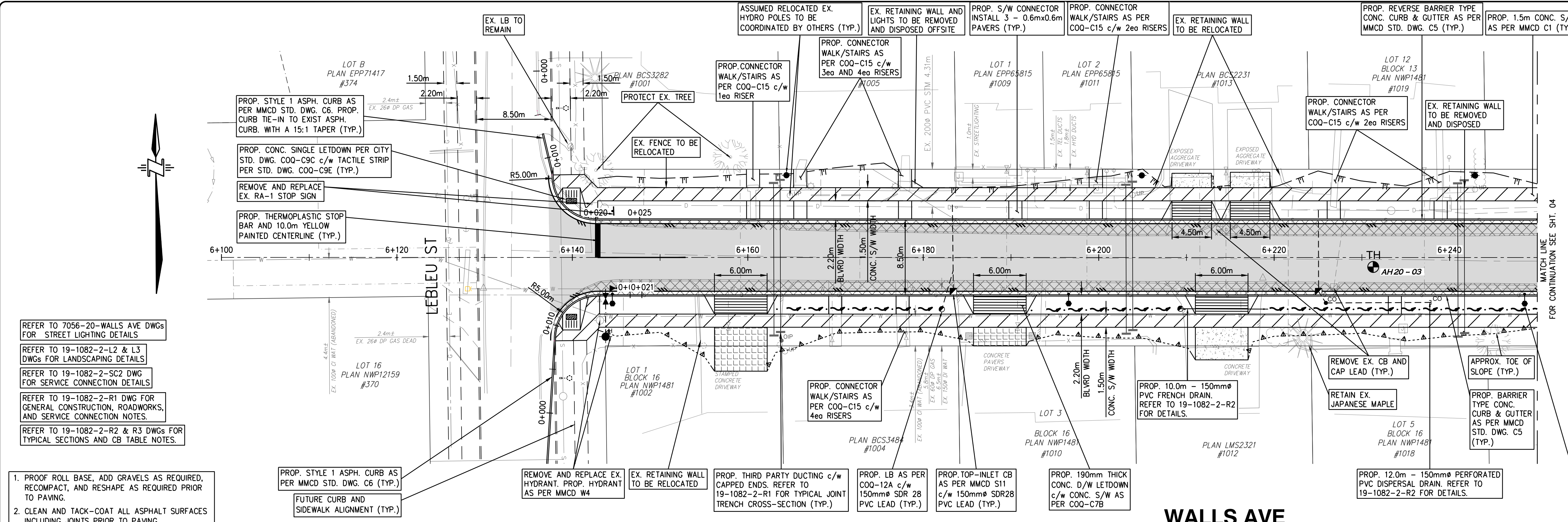
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Scale horiz. **N.T.S.** Scale vert. **N.T.S.**  
Sheet **02** of **17**  
Eng. Project No. **19-1082**

Project **WALLS AVE  
LEBLEU ST TO MARMONT ST  
ROAD DETAILS**  
Description  
Rev. **3**





**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

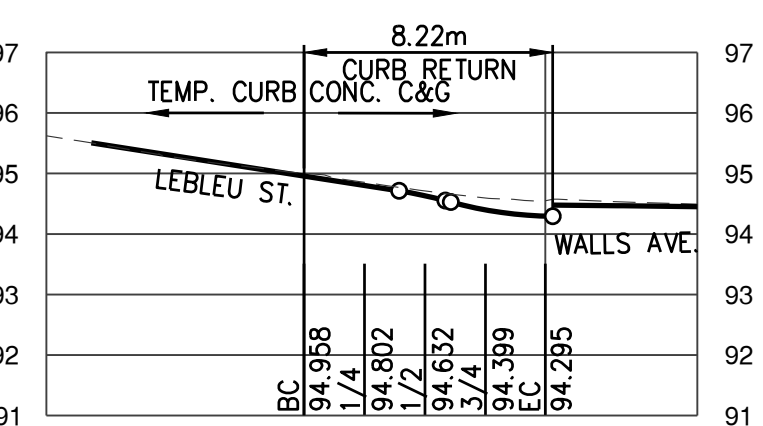
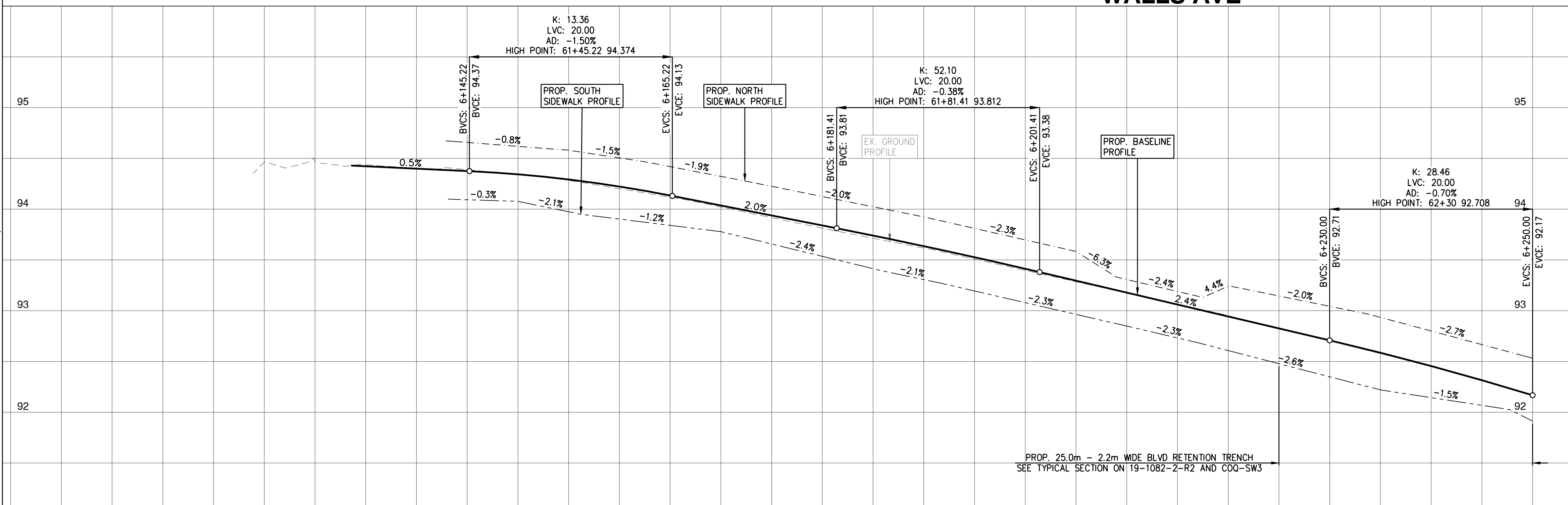
**ROAD WIDENING (FULL DEPTH  
STRUCTURE)**  
• 75mm MMCD UPPER COURSE  
• #1 ASPHALT IN ONE LIFT.  
• 100mm-25mm MINUS  
GRANULAR BASE  
• 200mm-75mm MINUS  
GRANULAR SUBBASE  
ON APPROVED FILL MATERIAL  
AND SUBBASE.

CORE	THICKNESS(mm)		COMMENTS
	TOTAL	TOP	
AH20-03	70		

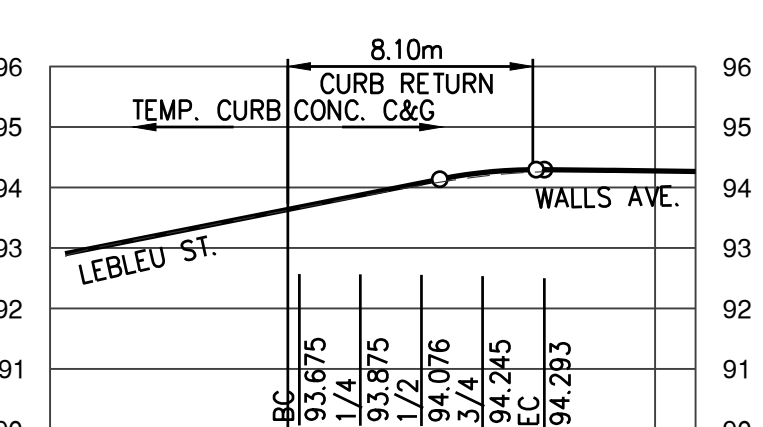
PER KONTUR GEOTECHNICAL CONSULTANTS INC.  
TESTING REPORT V0, AUGUST 13, 2020

- REFER TO 7056-20-WALLS AVE DWGS  
FOR STREET LIGHTING DETAILS
- REFER TO 19-1082-2-L2 & L3  
DWGS FOR LANDSCAPING DETAILS
- REFER TO 19-1082-2-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 & R3 DWGS FOR  
TYPICAL SECTIONS AND CB TABLE NOTES.

- PROOF ROLL BASE, ADD GRAVELS AS REQUIRED,  
RECOMPACT, AND RESHAPE AS REQUIRED PRIOR  
TO PAVING.
- CLEAN AND TACK-COAT ALL ASPHALT SURFACES  
INCLUDING JOINTS PRIOR TO PAVING.
- COMPACTION FOR GRAVELS 95% M.P.D., FOR  
MARSHALL MIX 97% (TYP.)
- OVER-EXCAVATE (OPTIONAL):  
WHERE DIRECTED BY THE CA, EXCAVATE  
UNSATURABLE MATERIAL AND REPLACE WITH  
IMPORTED BASE GRAVEL COMPACTED IN PLACE.
- CONTRACTOR TO REPLACE ALL MANHOLE FRAMES  
AND LIDS; WATER VALVE BOXES AND COVERS  
WITHIN THE ROADWAY.
- 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.)
- 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.
- 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.
- 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.
- CONTRACTOR TO PRELOCATE EX. GAS AND WATER  
MAIN AT THE LOCATION OF PROPOSED CATCH  
BASINS. BARREL SIZE AND ARRANGEMENT TO BE  
APPROVED BY CA.
- FINAL LAYOUT OF LETDOWN AND TACTILE TO BE  
APPROVED BY CA. ADJUSTMENTS TO BE MADE ON  
SITE (TYP.)
- SIDEWALK PANELS TO BE THICKEN TO 190mm ON  
ALL LETDOWN CROSSINGS, UP TO ONE PANEL  
PAST THE CURB RAMP (TYP.)



WALLS AVE. - LEBLEU ST.  
CURB RETURN - NE CORNER  
SCALE H 1:250 V 1:25



WALLS AVE. - LEBLEU ST.  
CURB RETURN - SE CORNER  
SCALE H 1:250 V 1:25

PROP. GUTTER ELEV.	NORTH	SOUTH	STATION
	EXISTING	PROPOSED	
			6+120
			6+140
			6+160
			6+180
			6+200
			6+220
			6+240

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

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- 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, post top  
Streetlight, post top  
Comb signal pole  
Traffic signal pole  
Junction box
- Hydro Guy Wire  
Hydro Kiosk  
Vegetation Canister  
Vegetation Deciduous  
Vegetation Shrub  
Survey Traverse Hub  
Survey Iron Pin  
Survey Lead Plug  
Survey Monument

No.	Date	By	Revisions
3	2021-02-26	VL	ISSUED FOR TENDER
2	2020-12-18	RL	ISSUED FOR 90% DESIGN
1	2020-06-10	VL	ISSUED FOR 50% DESIGN

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

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Scale  
horiz. 1:250  
Sheet 03 of 17  
Eng. Project No. 19-1082

Scale  
vert. 1:25

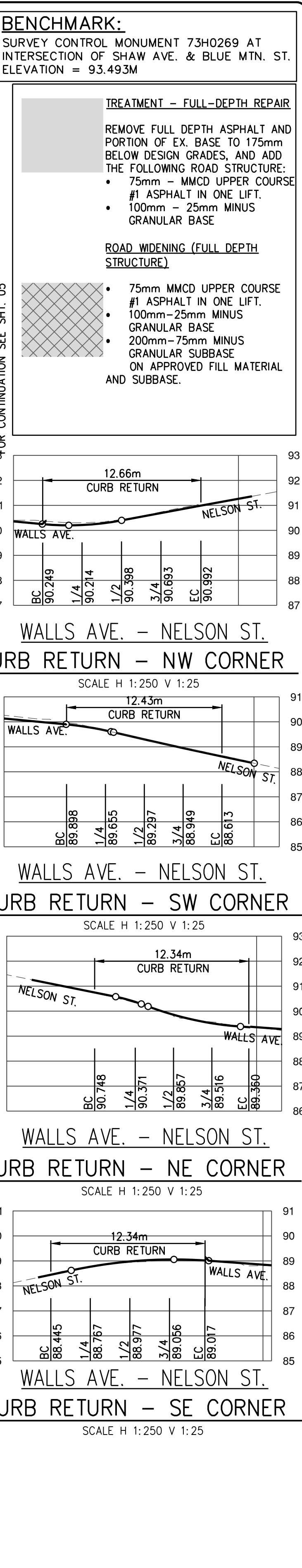
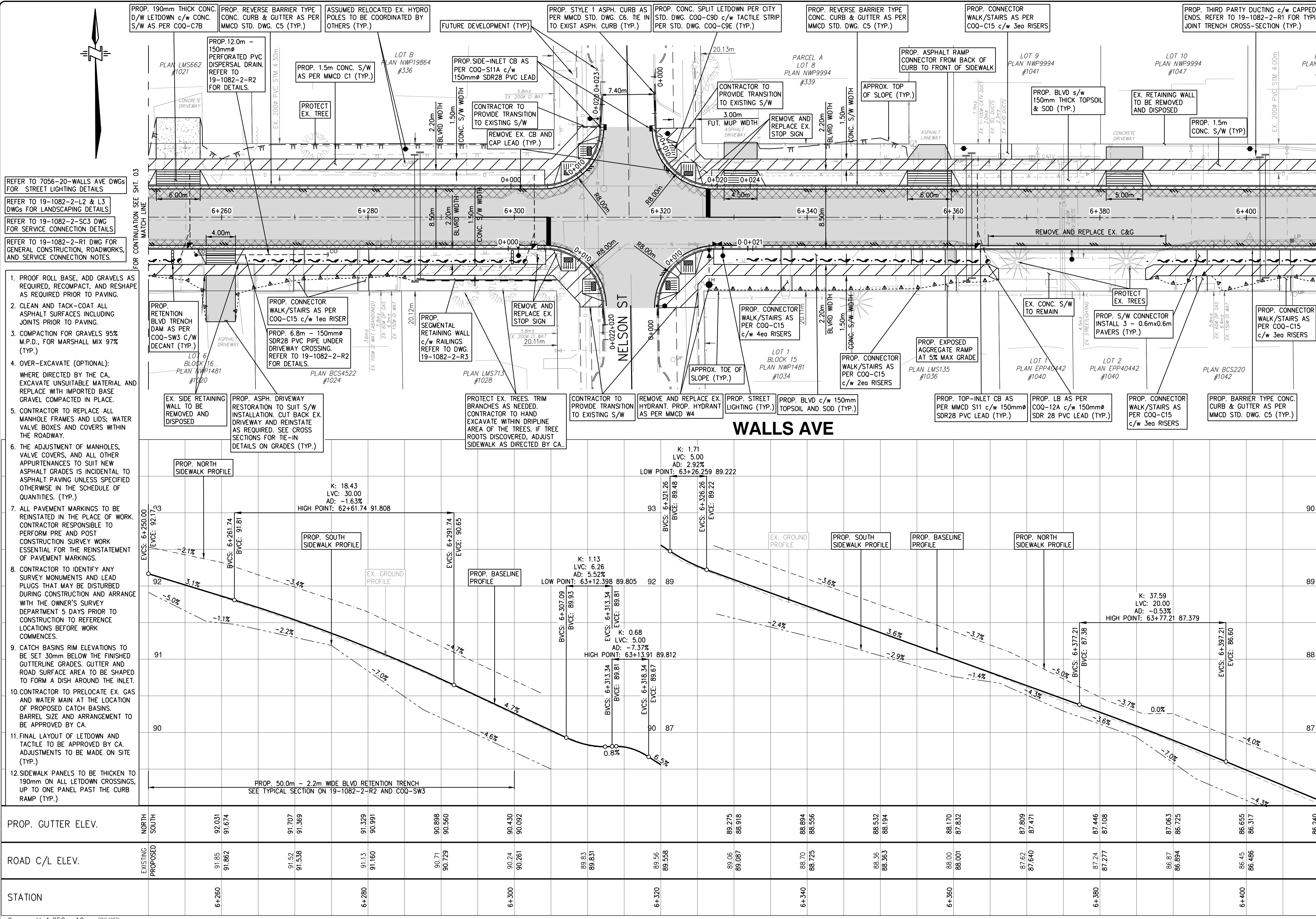
Project  
WALLS AVE  
LEBLEU ST TO 65m WEST OF NELSON ST  
ROADWORKS - PLAN & PROFILE

Description

File: 19-1082 - 2 - R3

REV. 3





0 10m H 1:250 V 1:25

0 1m

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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, dovetail

Streetlight, post top

Comb signal pole

Survey iron pin

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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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 04 of 17

Eng. Project No. 19-1082

Project **WALLS AVE**

Description **65m WEST OF NELSON ST TO 95m EAST OF NELSON ST**

ROADWORKS - PLAN & PROFILE

File: 19-1082 - 2 - R4

REV. 3







FILE: P:\191082\19-1082-00 - CAD FILES\DWG\19-1082-00 - WALLS AVE (SEEU) TO MANNING DRIVE LAYOUT 19-1082-2-R6.DWG USER: M3050294

PLT002: 2021-02-26 10:26:15 AM

0 10m  
H 1:250  
V 1:25

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Drainage ditch	Water service	Utility pole with light	Vegetation Deciduous
Sanitary sewer, MH	Catch basin, top inlet	Streetlight, down	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	
Drawn by	LY	Date	
Checked by	TDB	Date	
Approved by	TDB	Date	

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Scale  
horiz. 1:250  
Sheet 06  
Eng. Project No. 19-1082

Scale  
vert. 1:25  
of 17

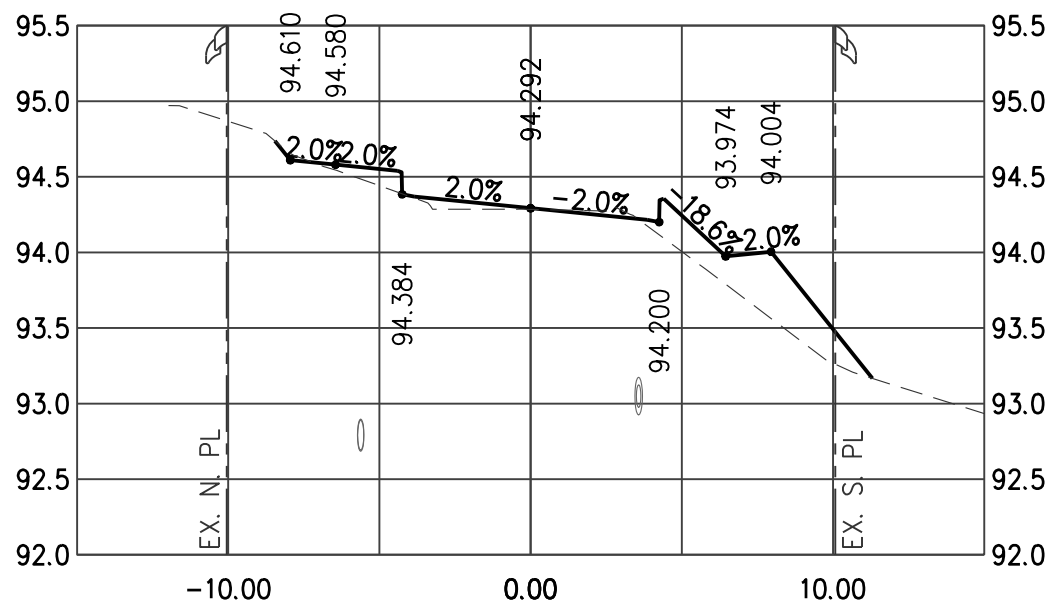
Project  
**WALLS AVE**  
**WALLS AVE - SHEET 01**

Description  
**ROADWORKS - CROSS SECTIONS**

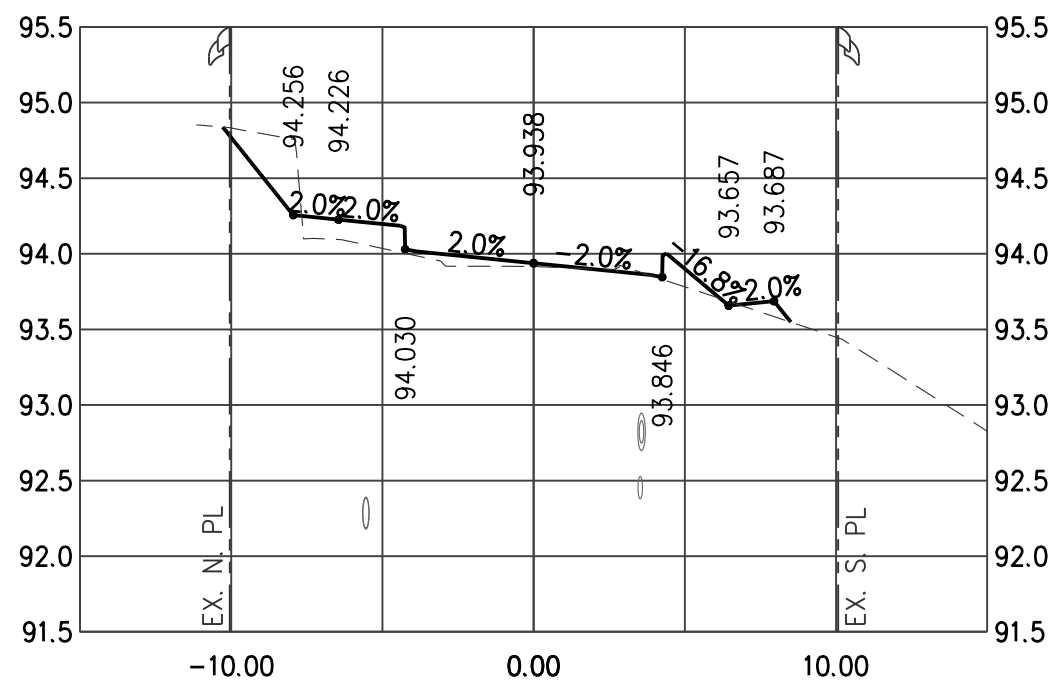
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REV. 3

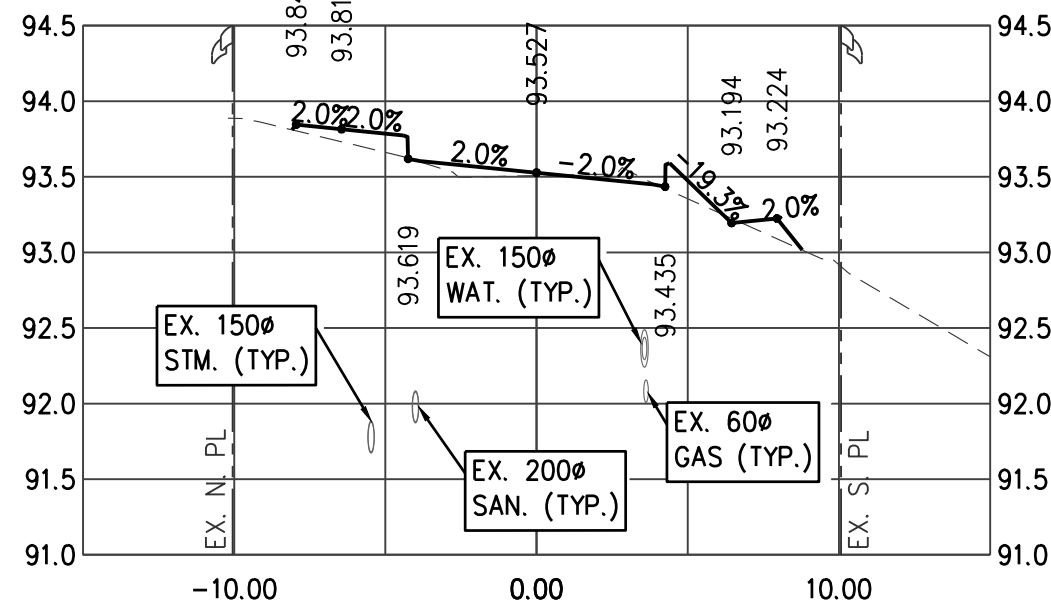
6+155



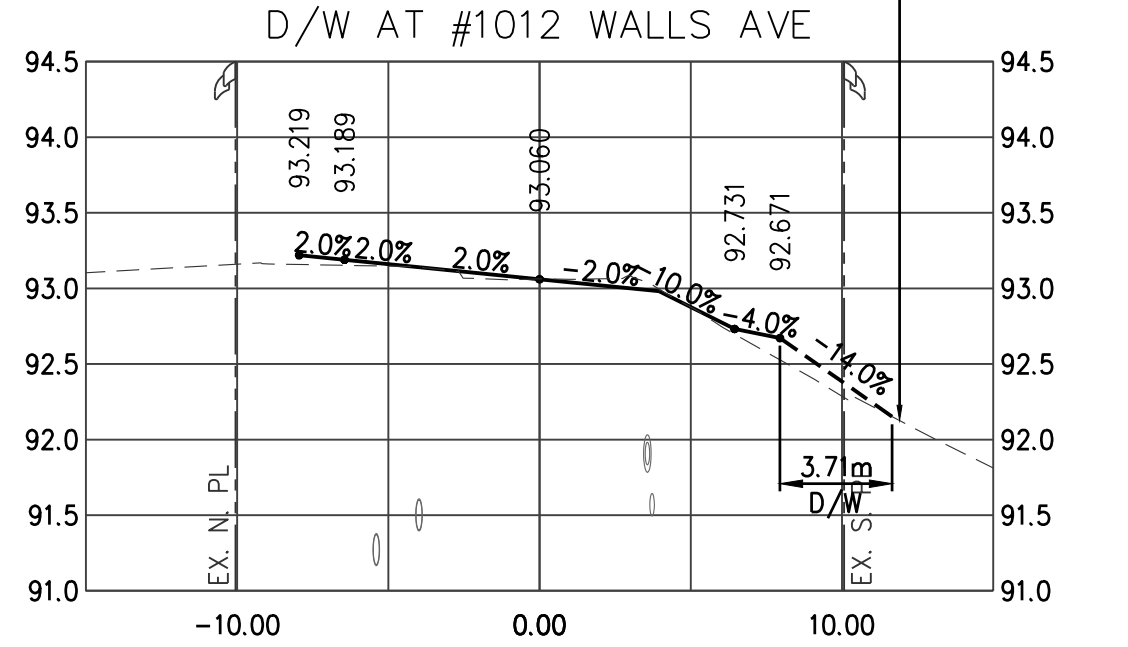
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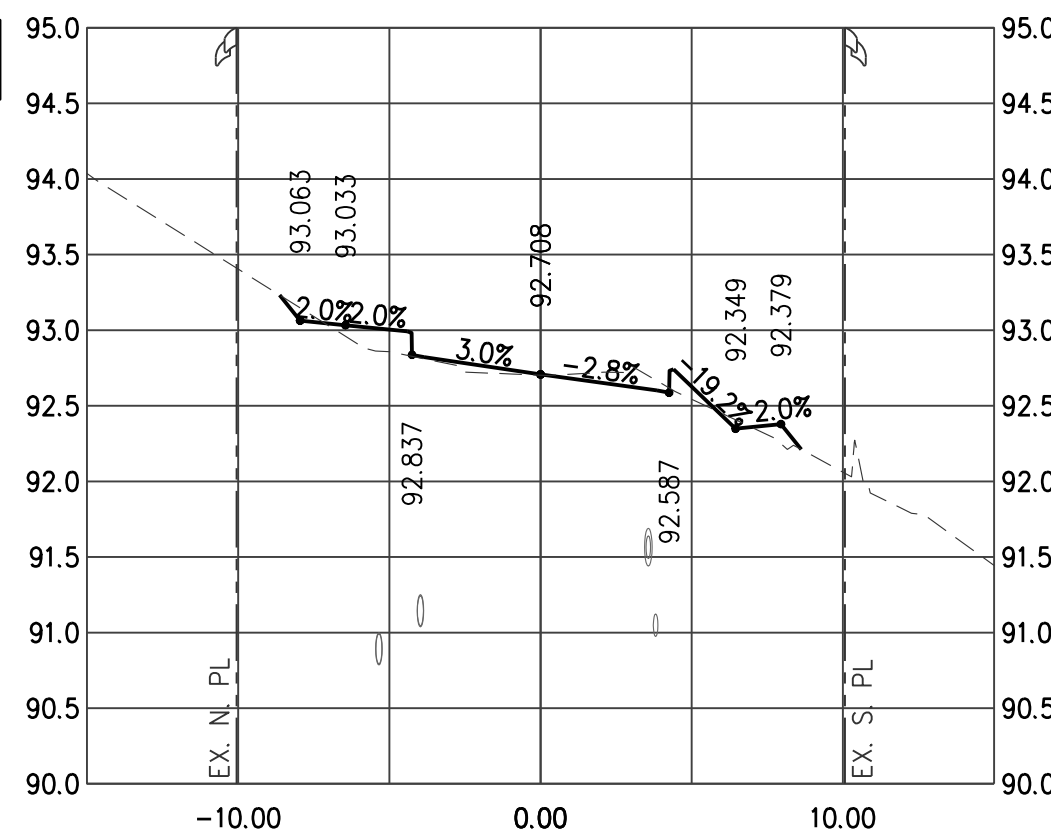
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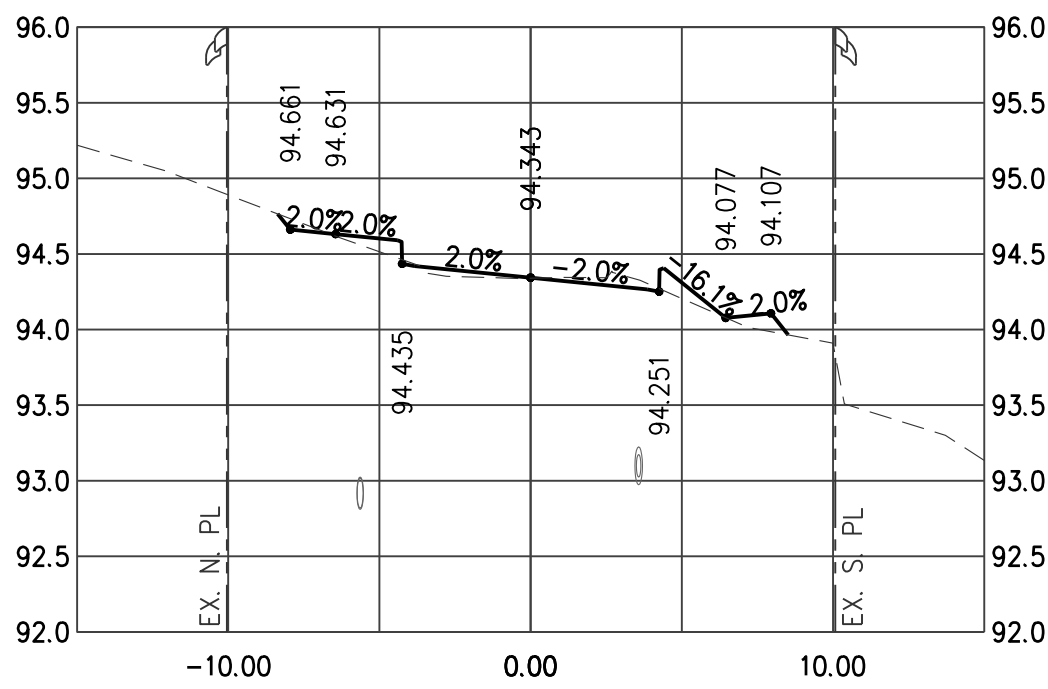
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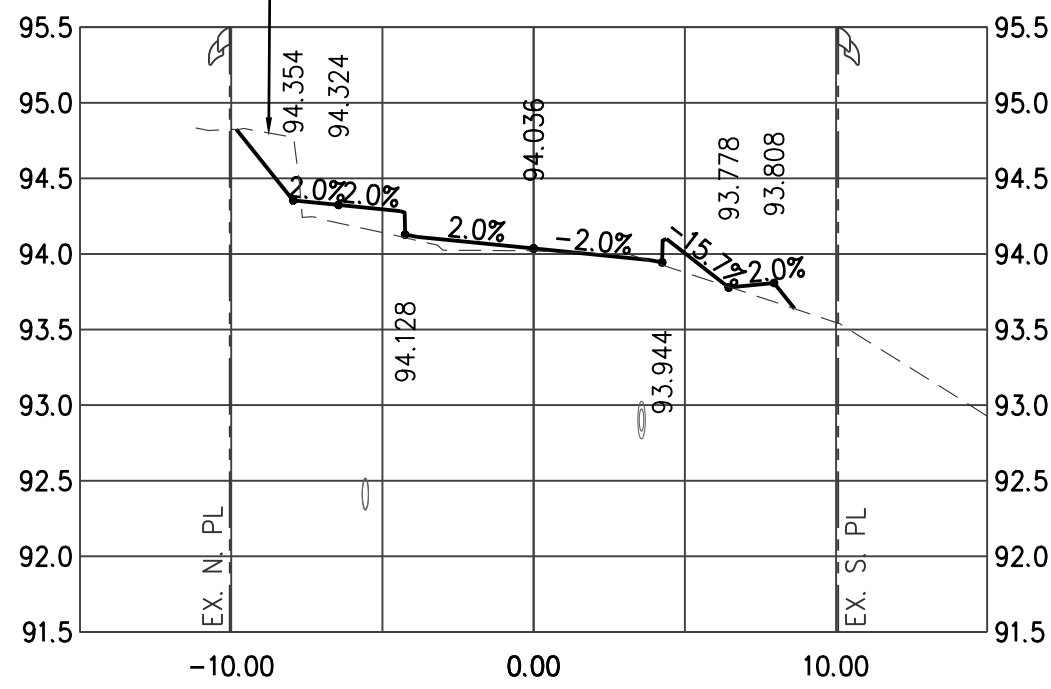
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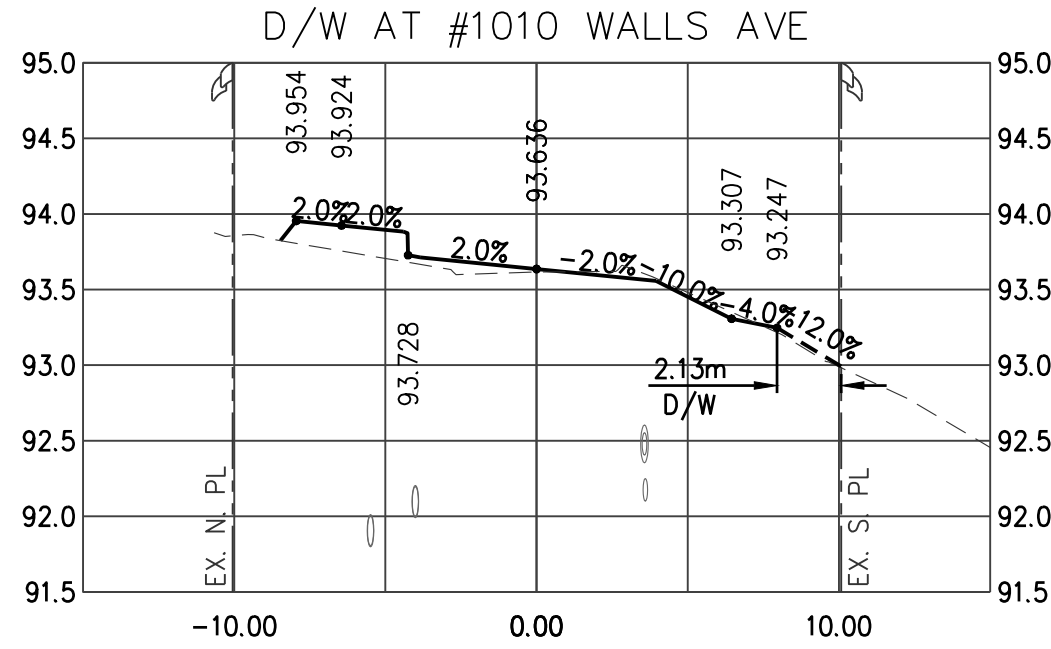
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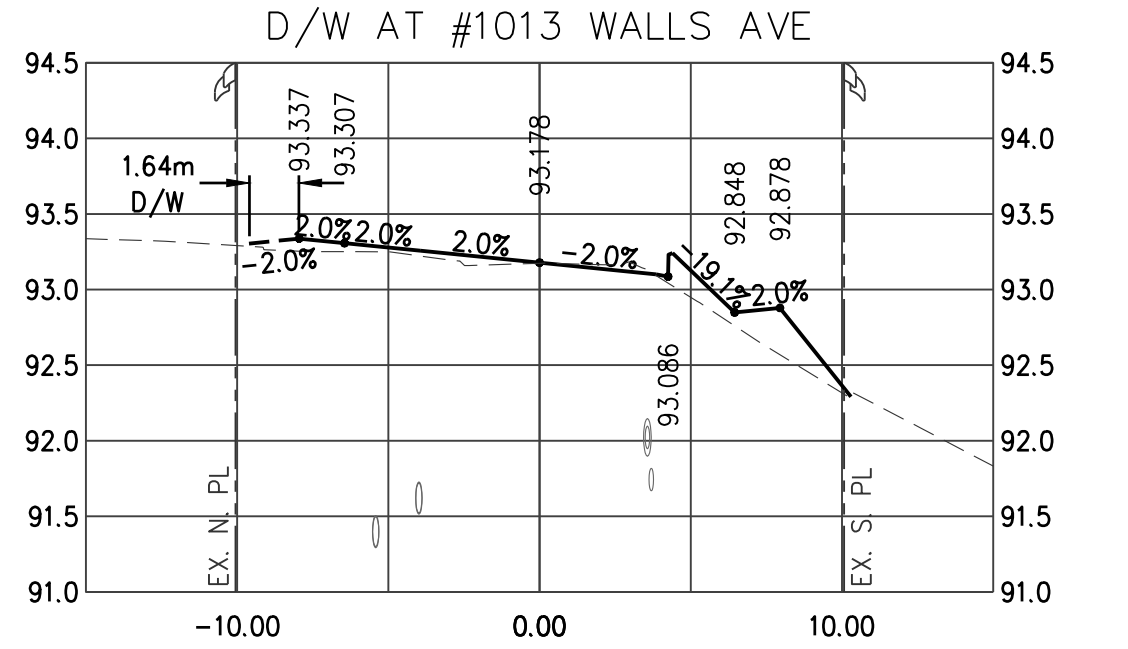
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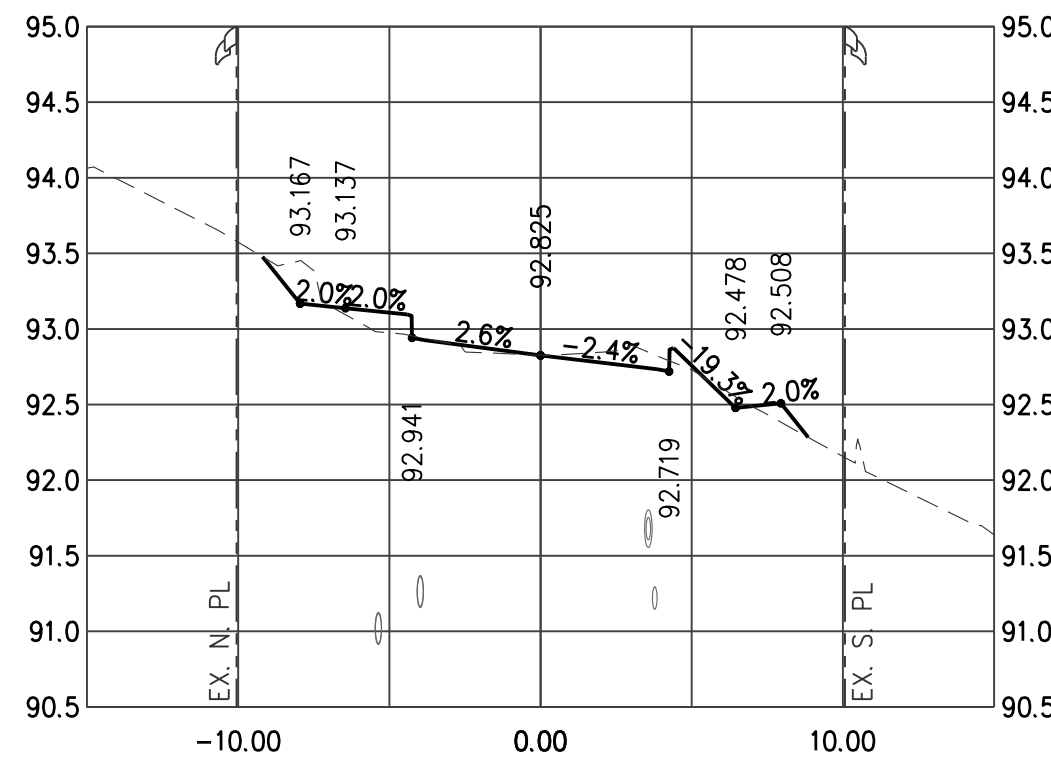
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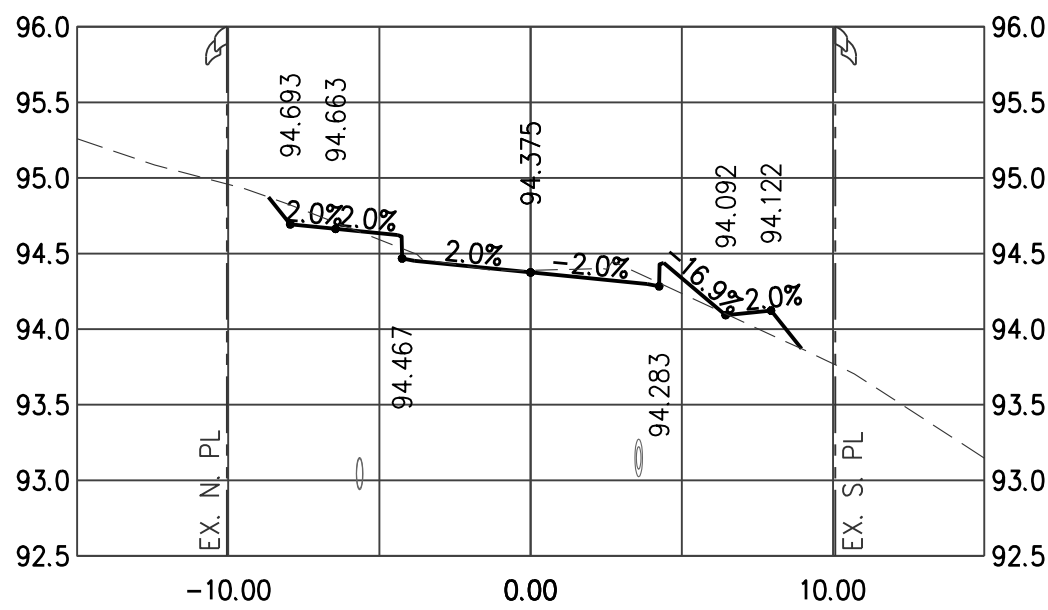
6+210



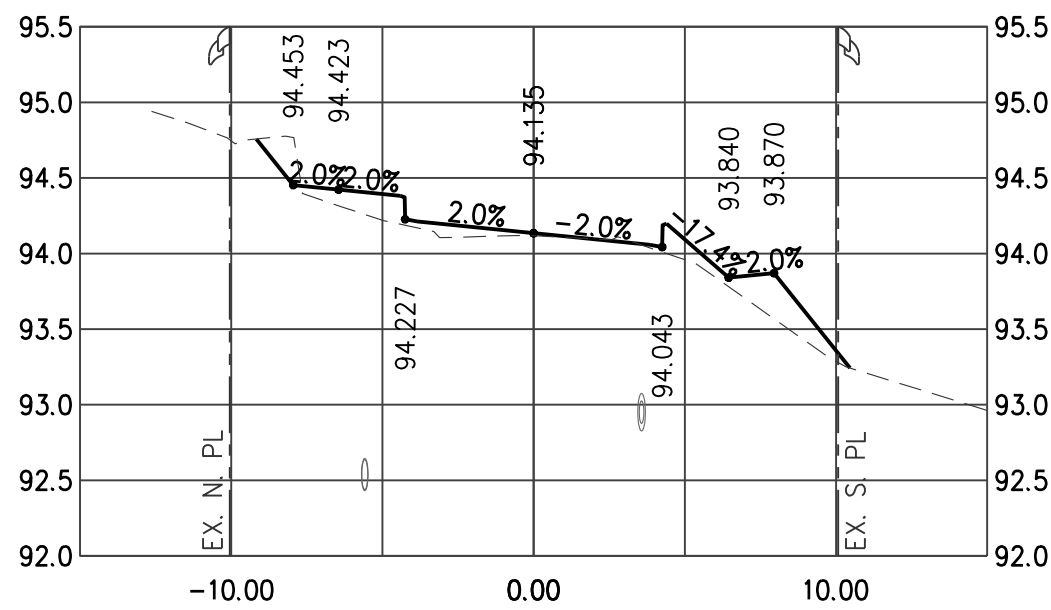
6+225



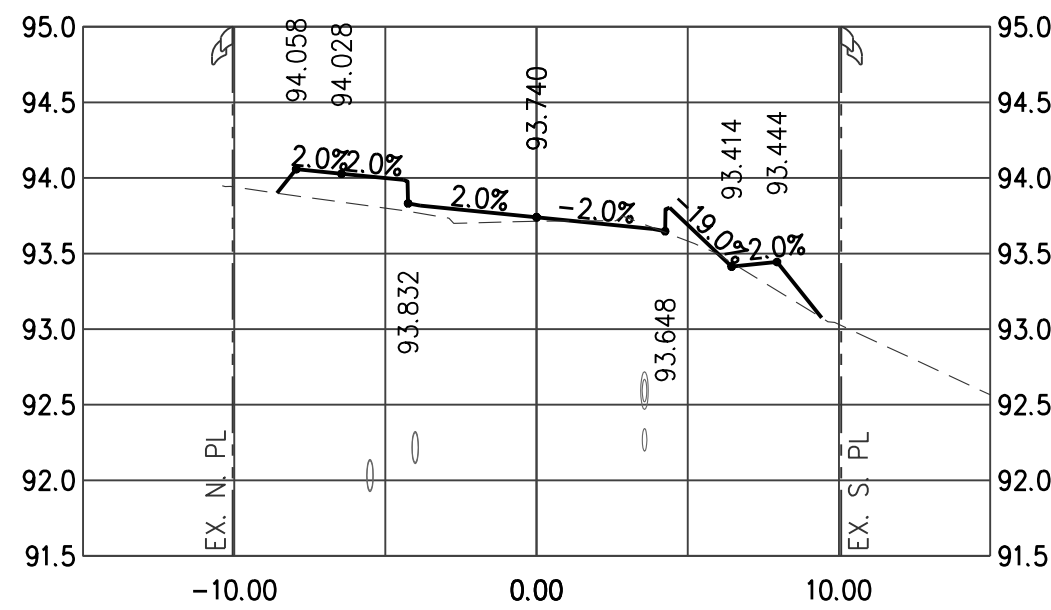
6+145



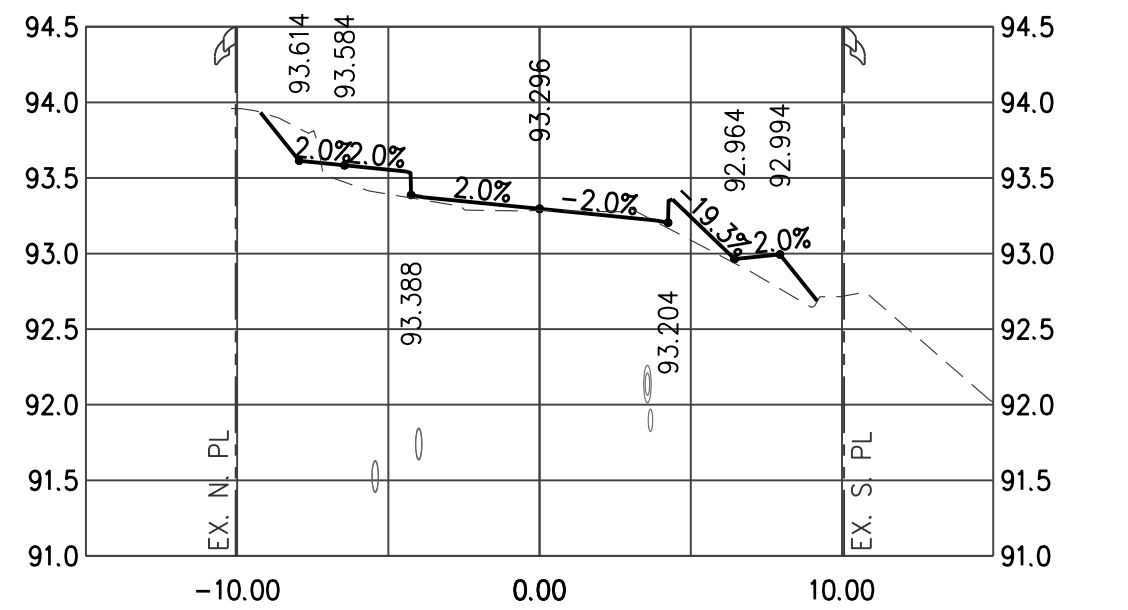
6+165



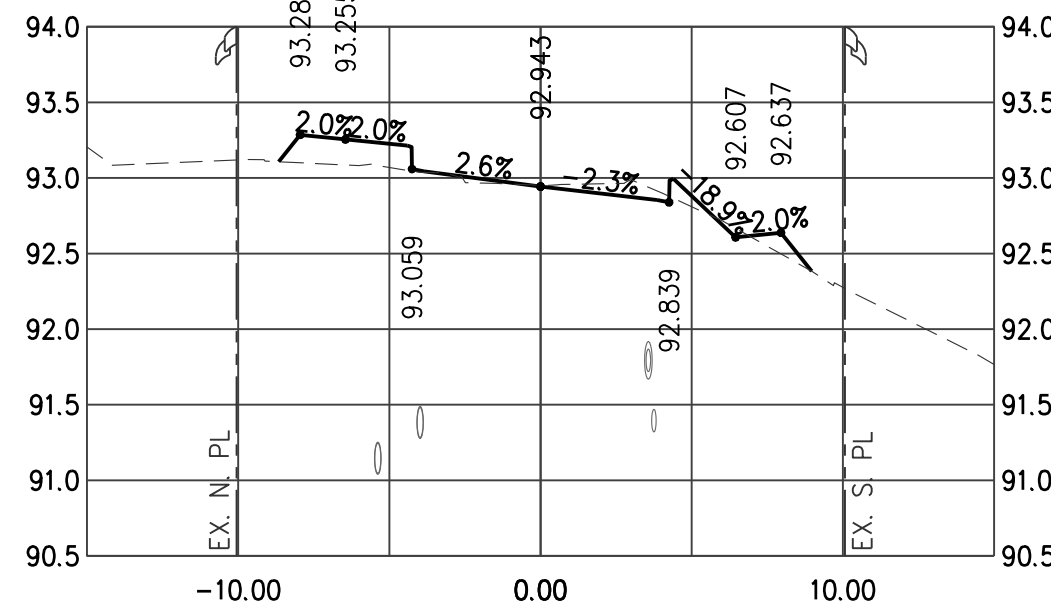
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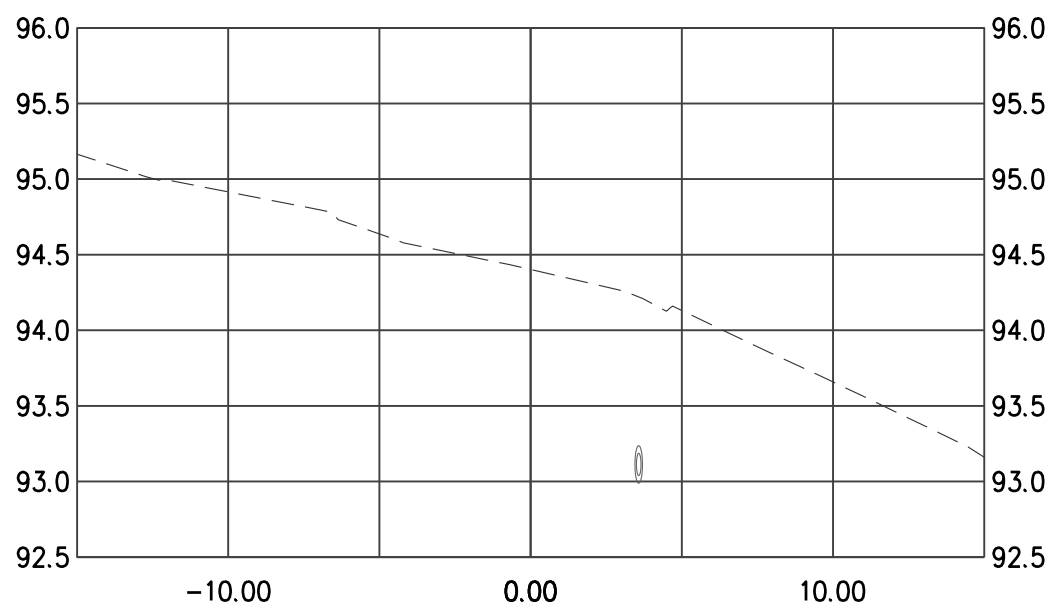
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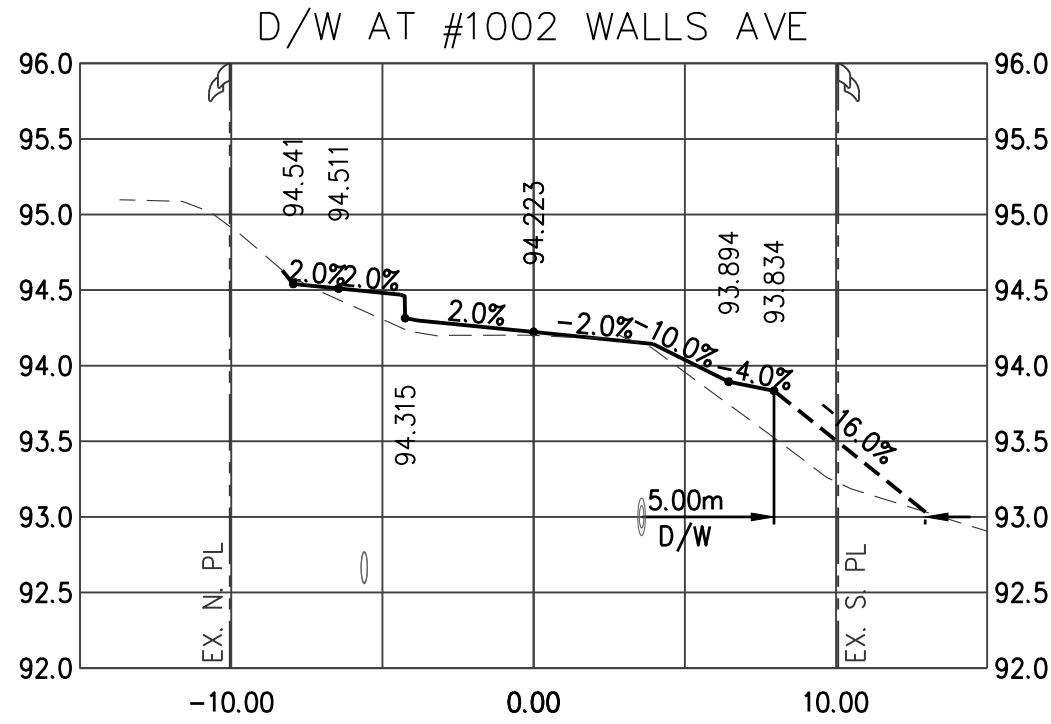
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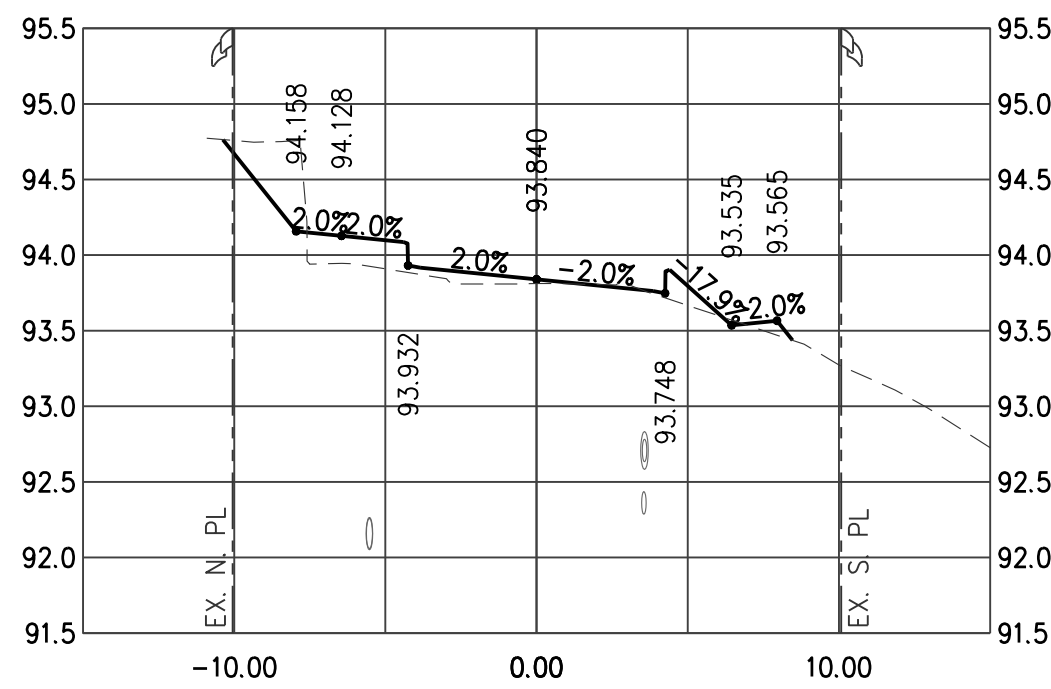
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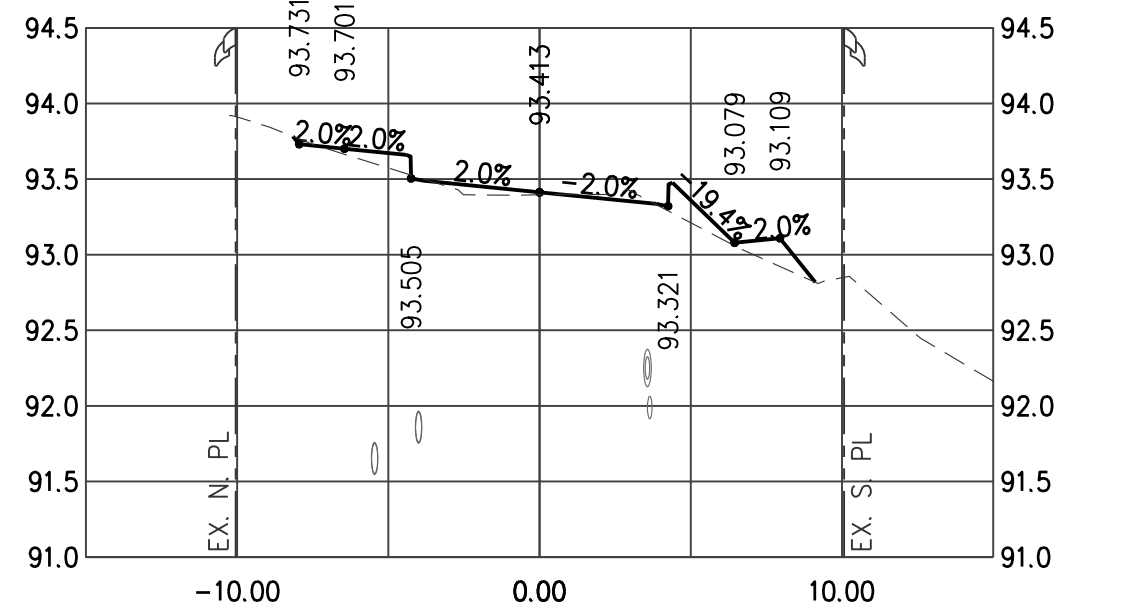
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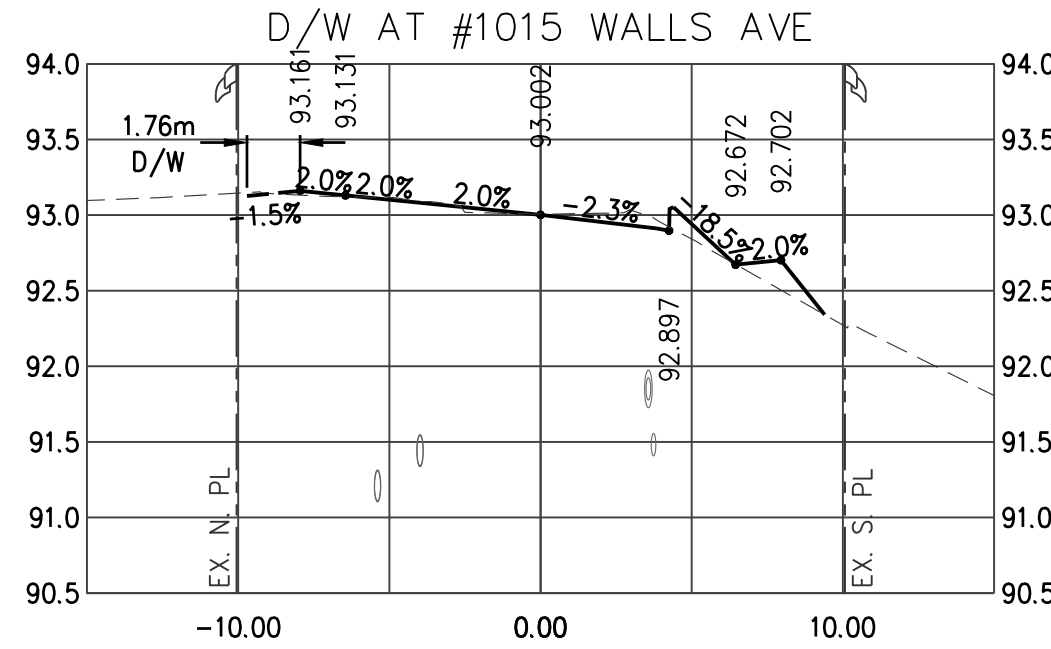
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6+200

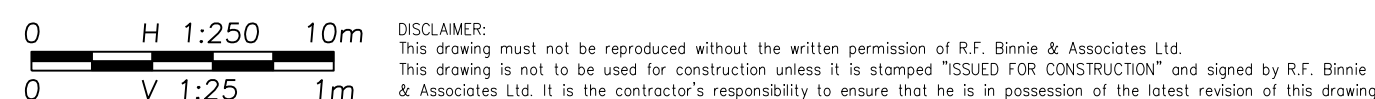
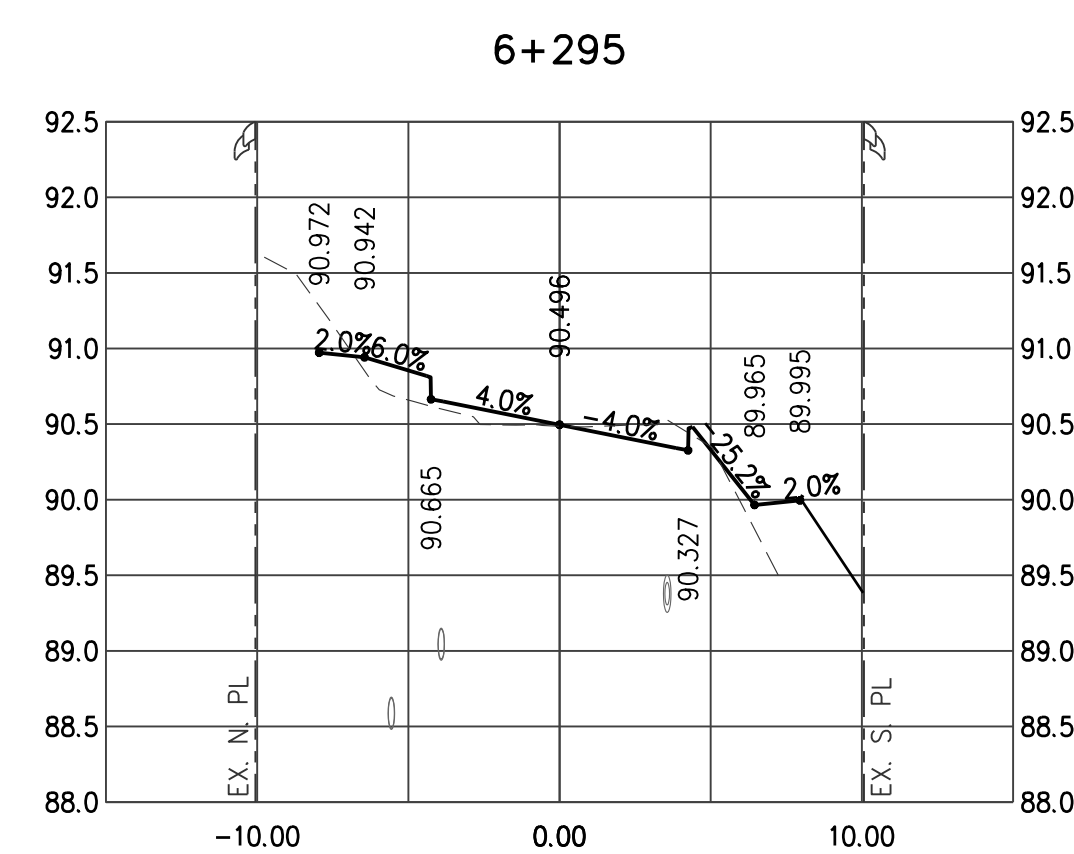
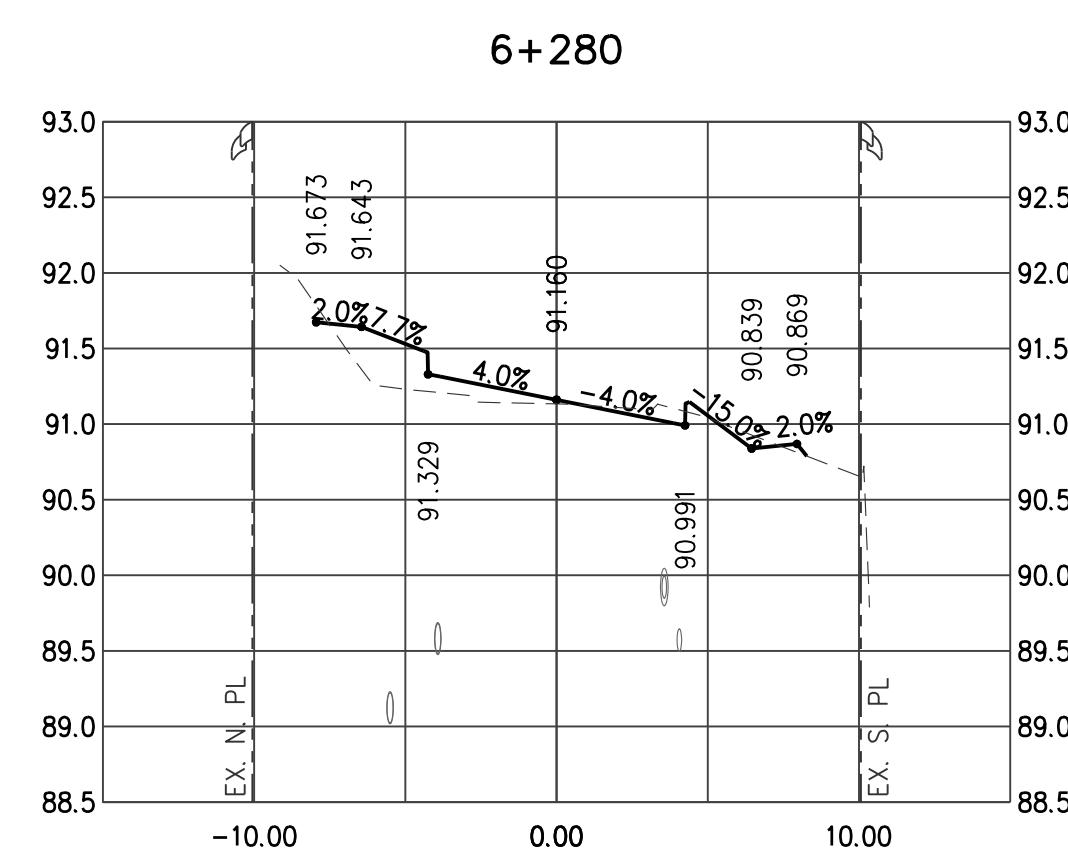
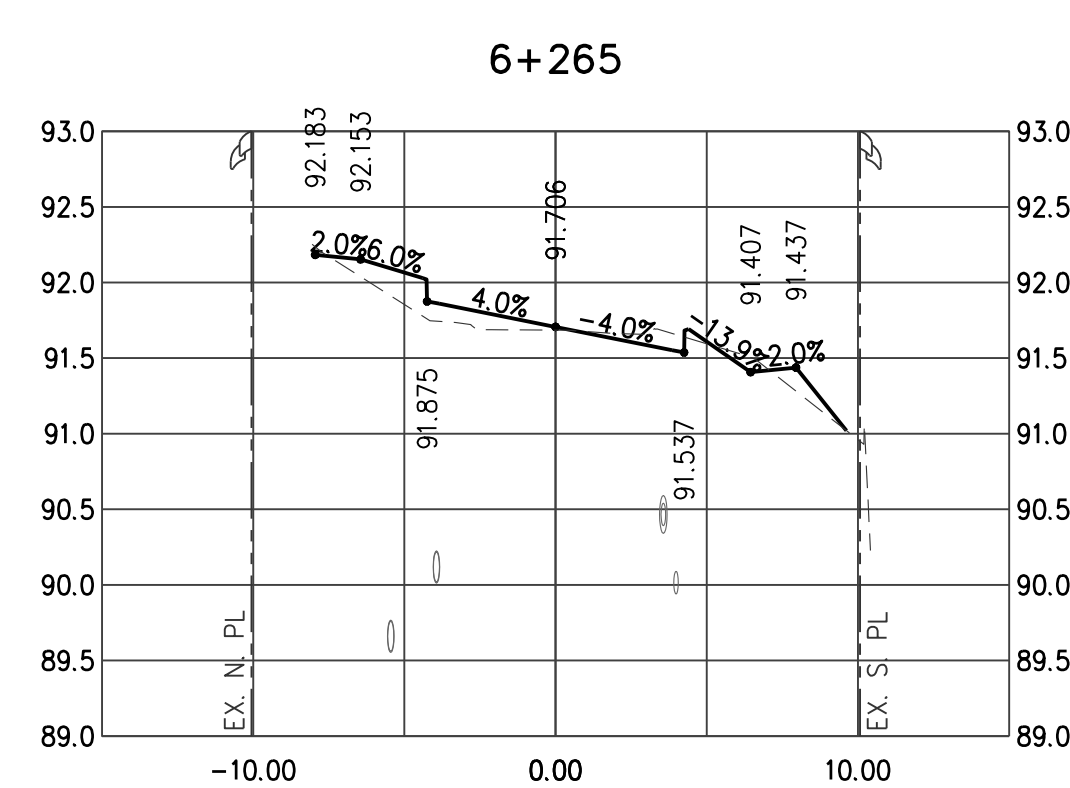
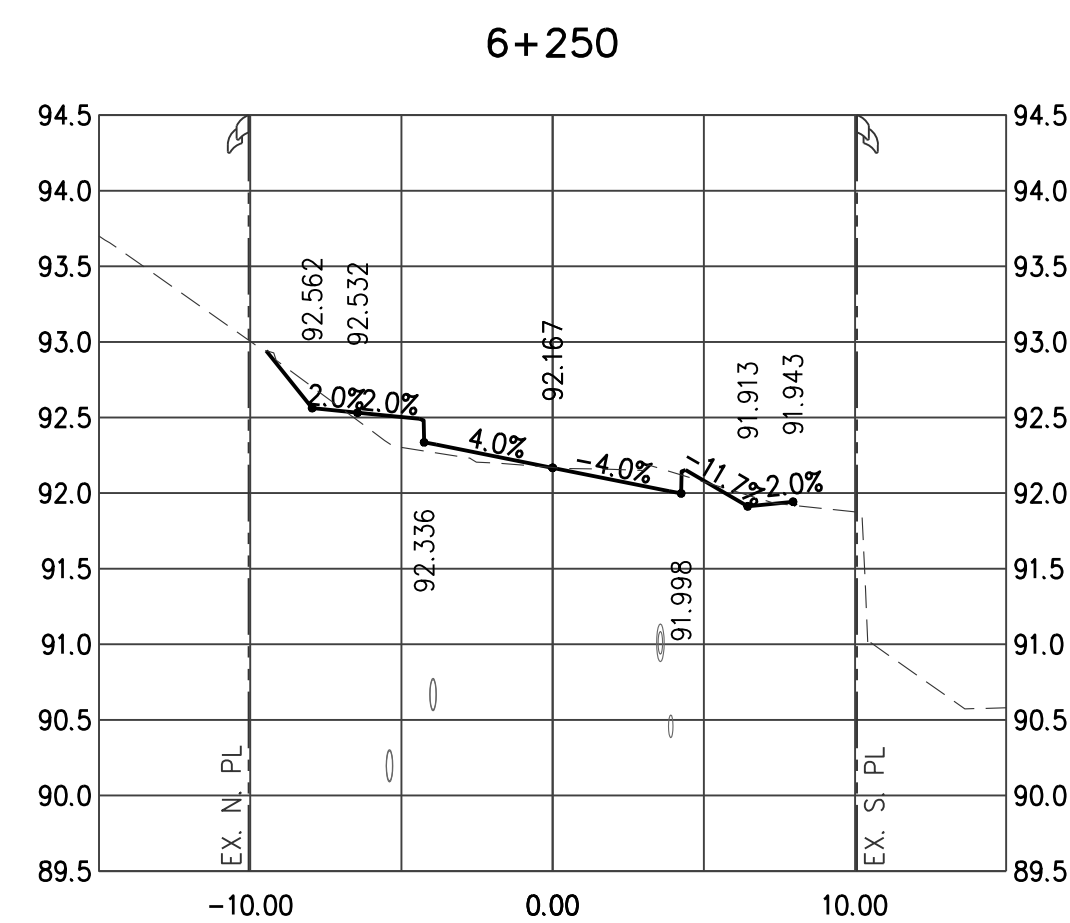
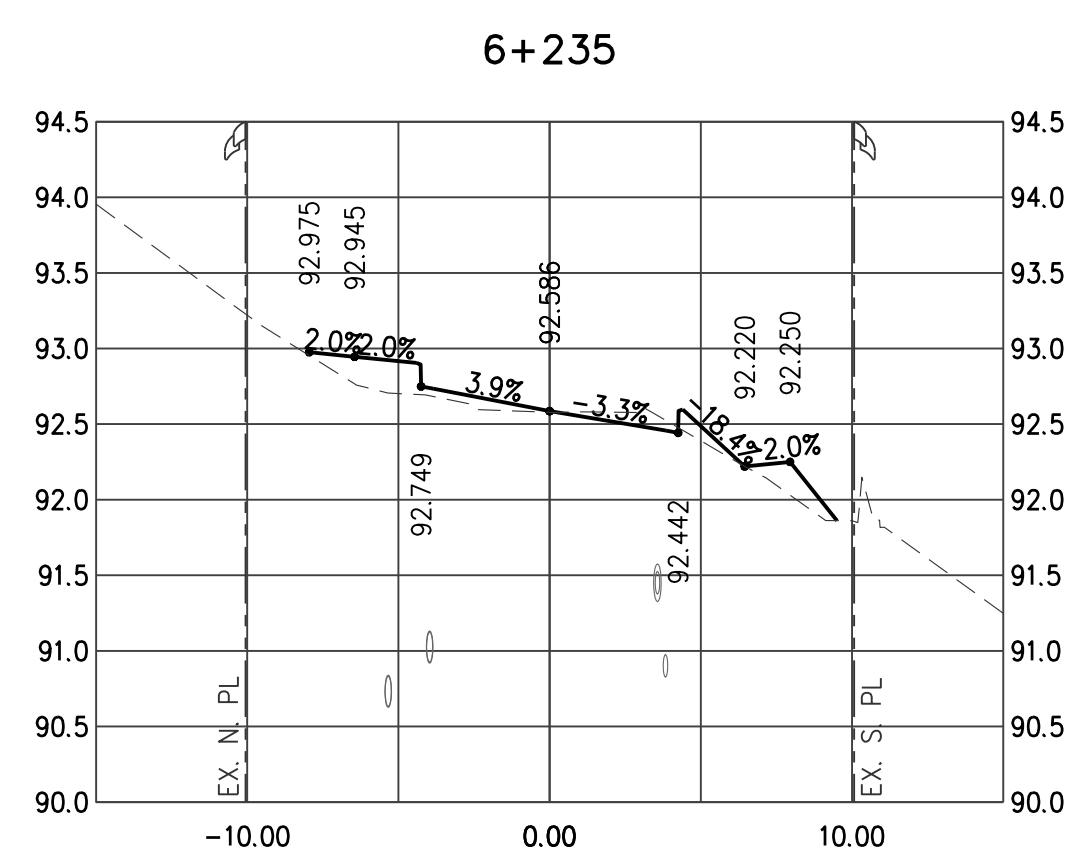
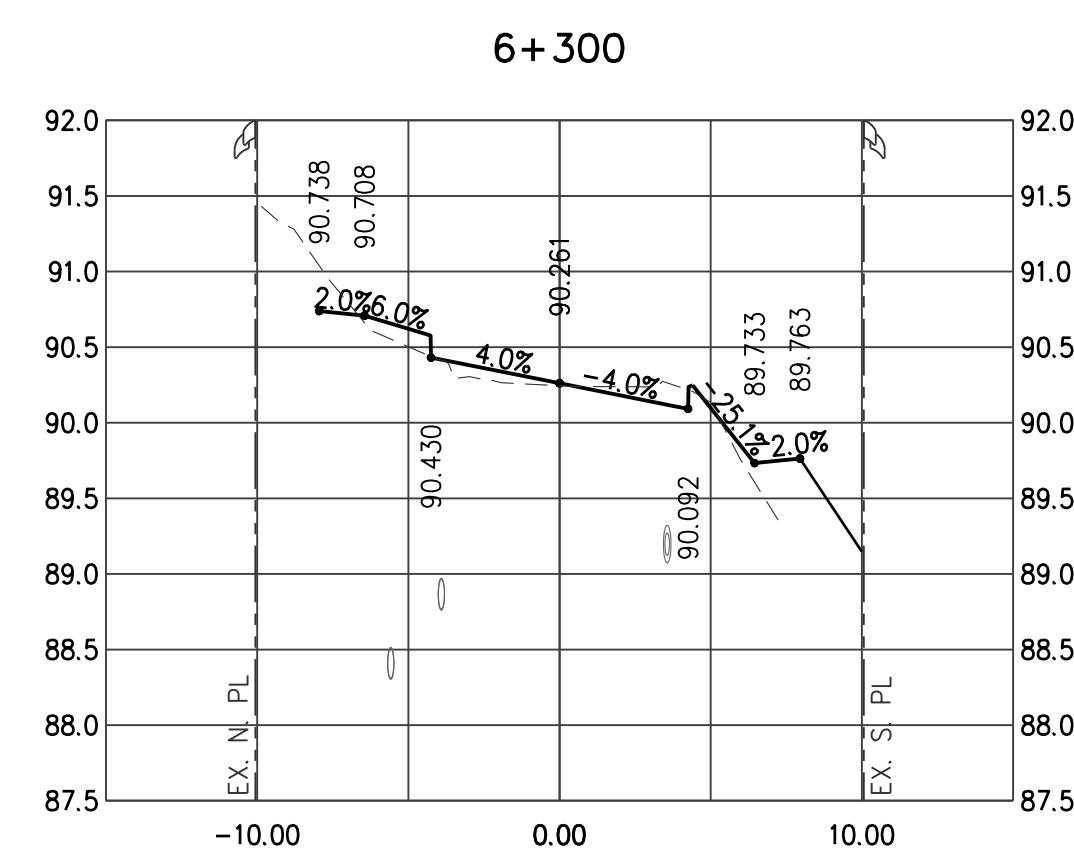
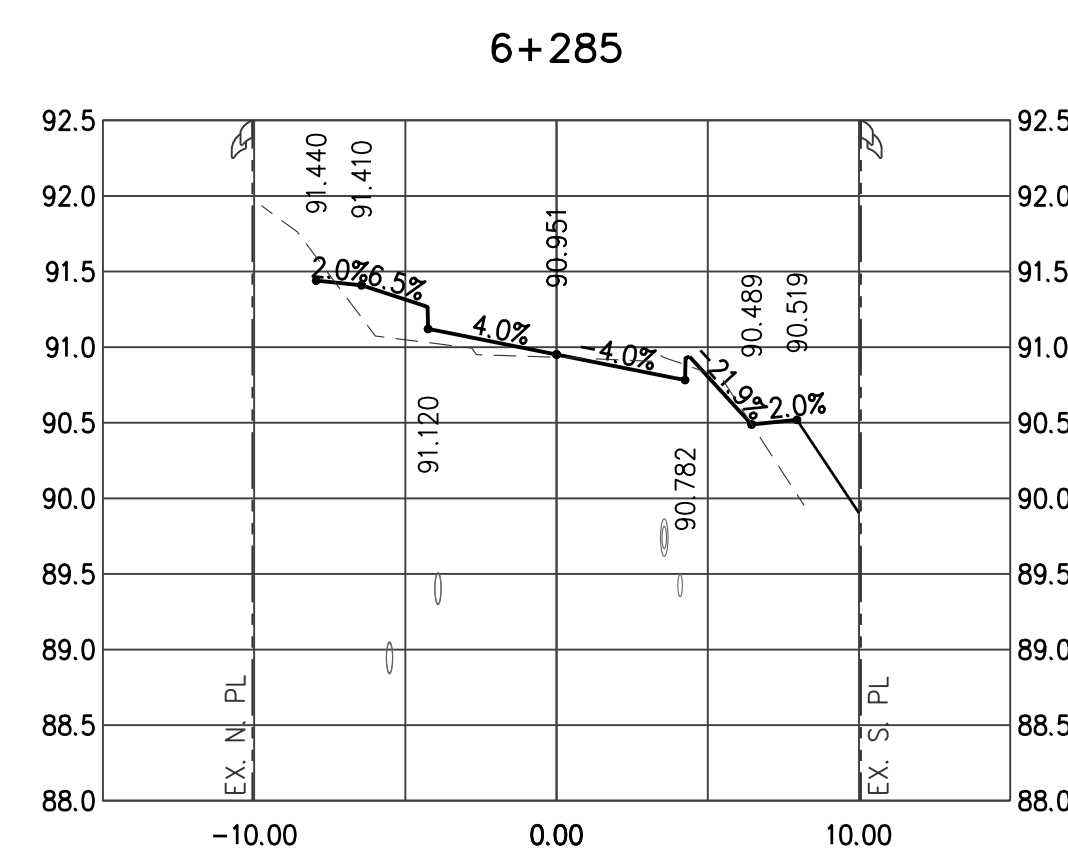
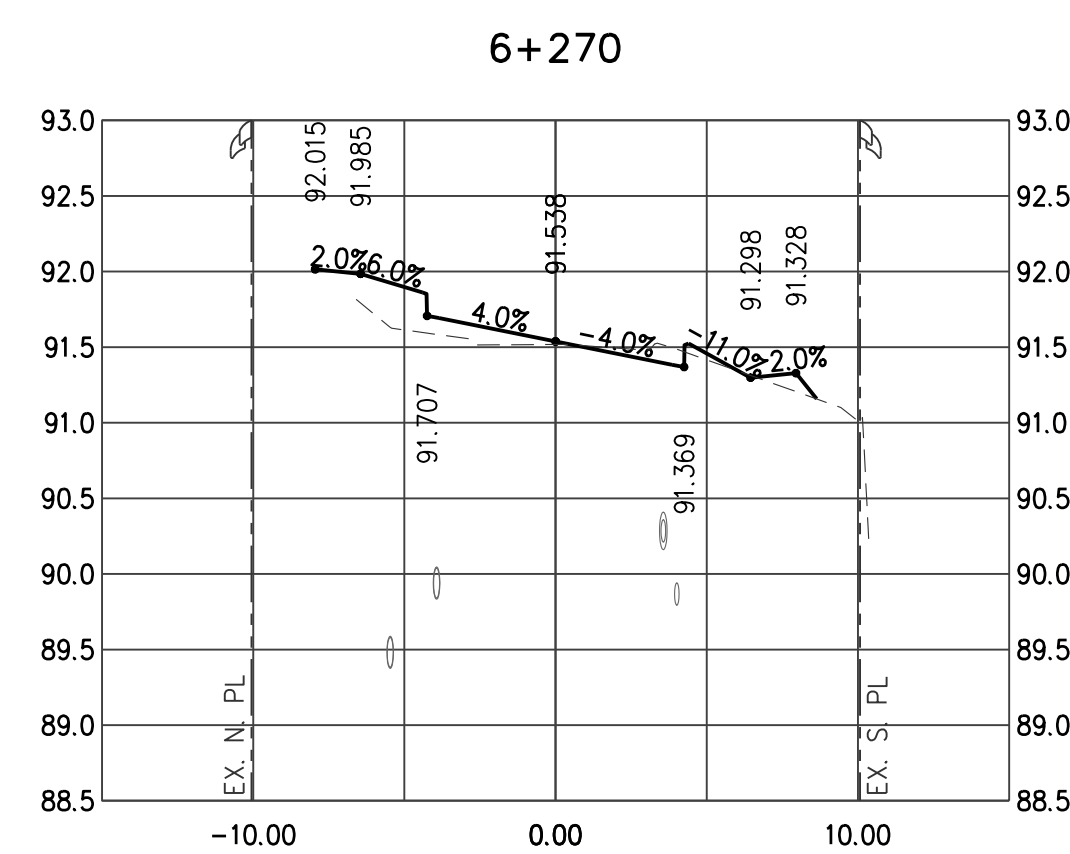
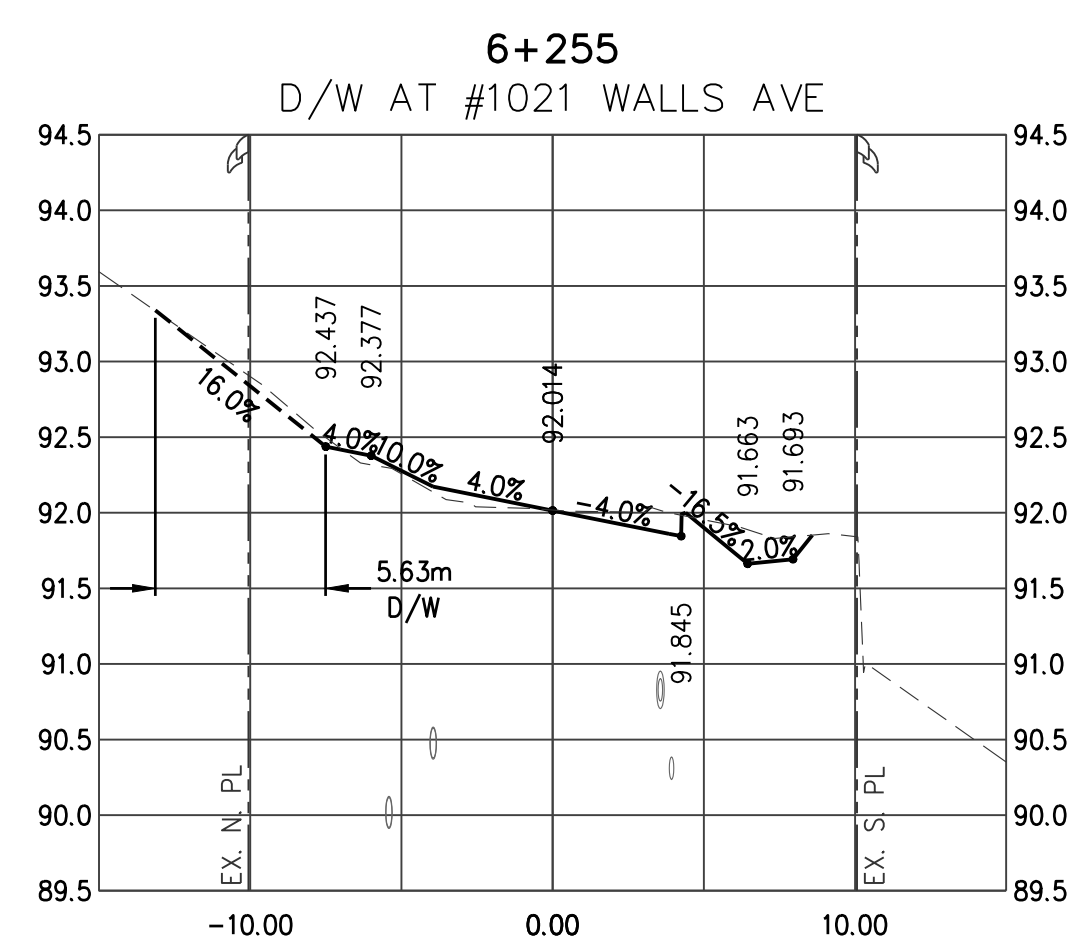
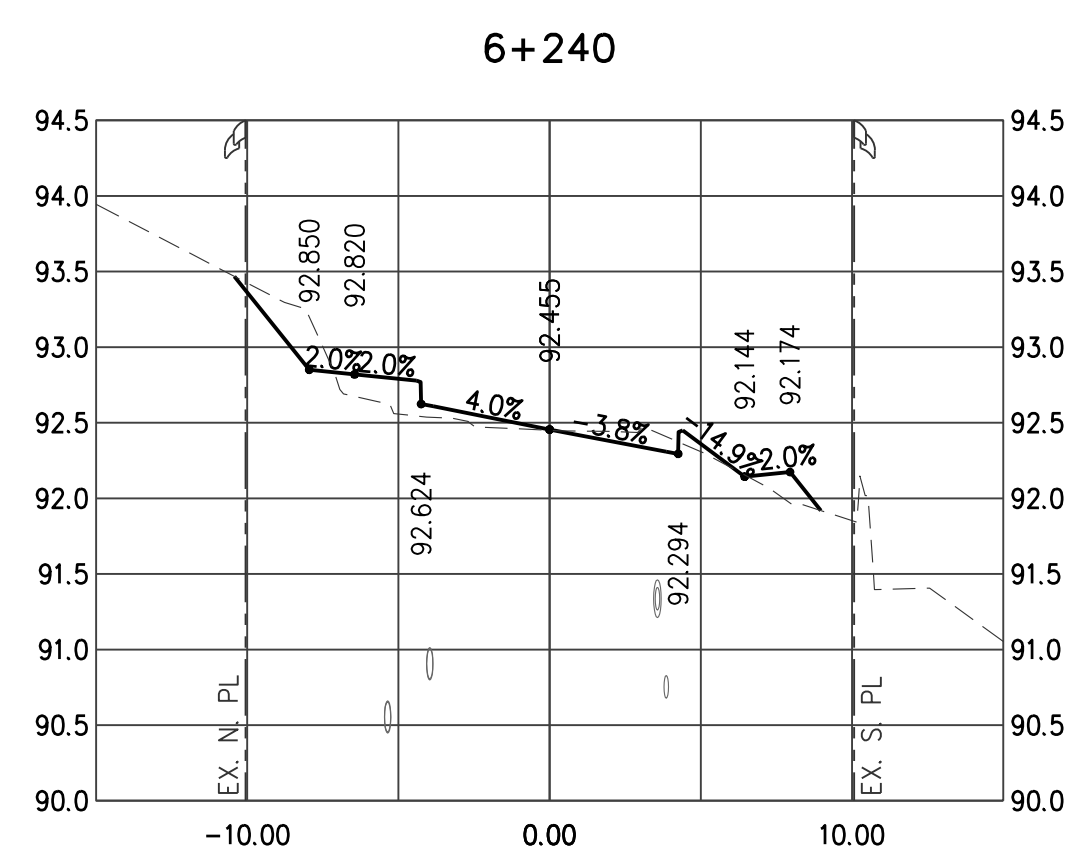
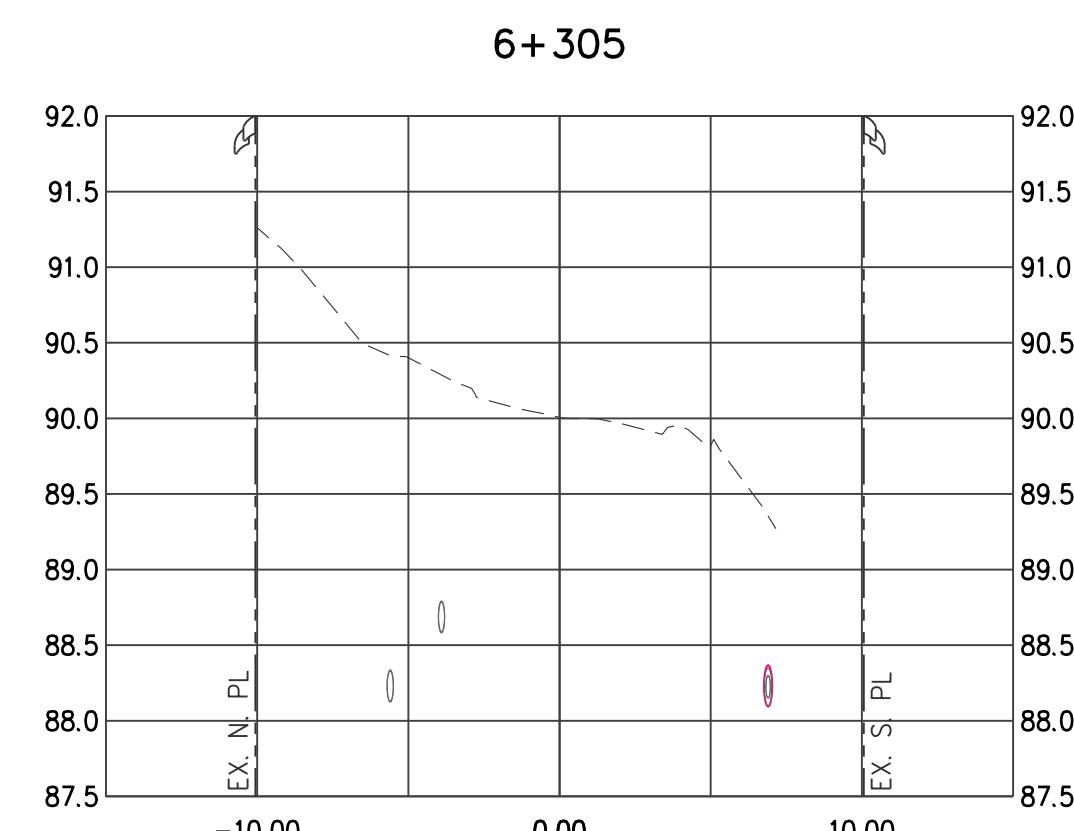
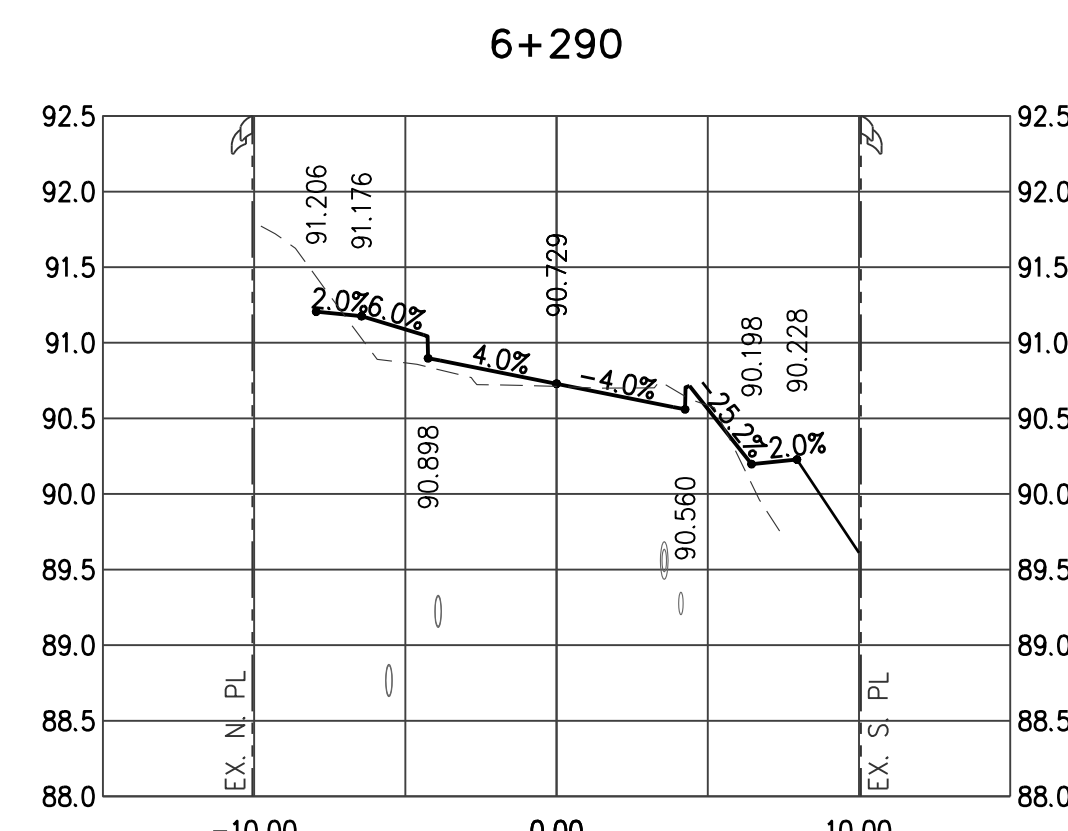
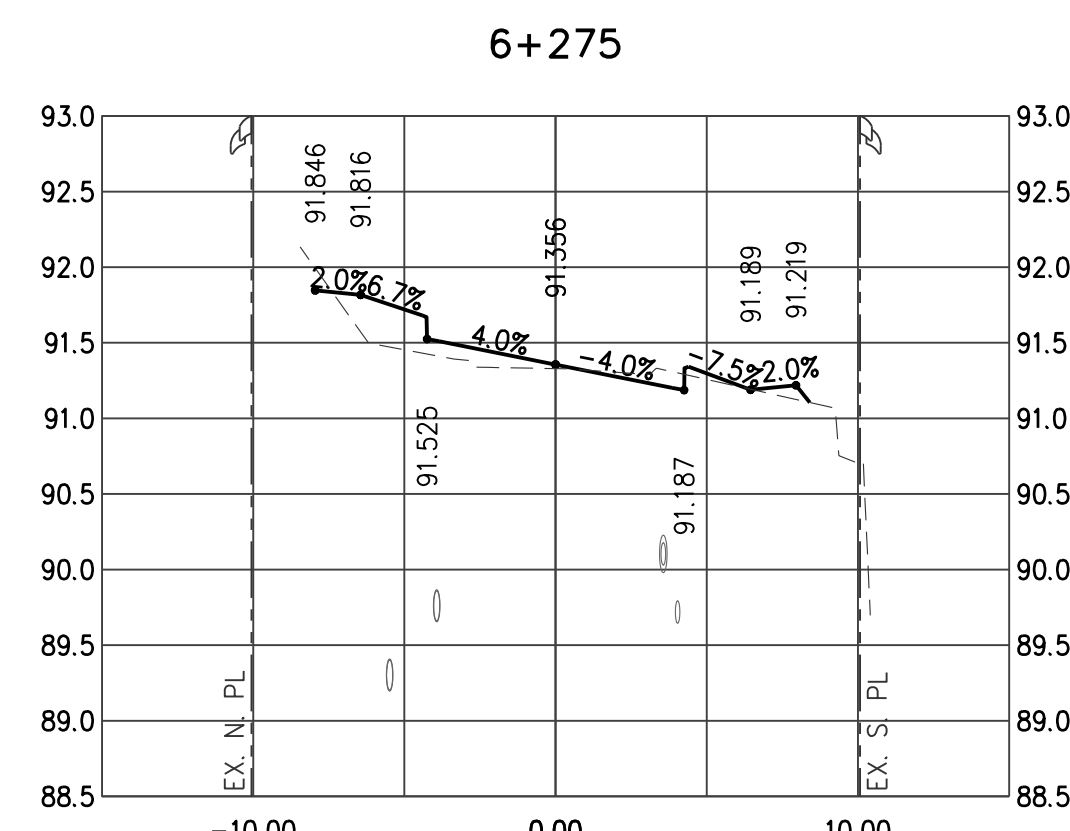
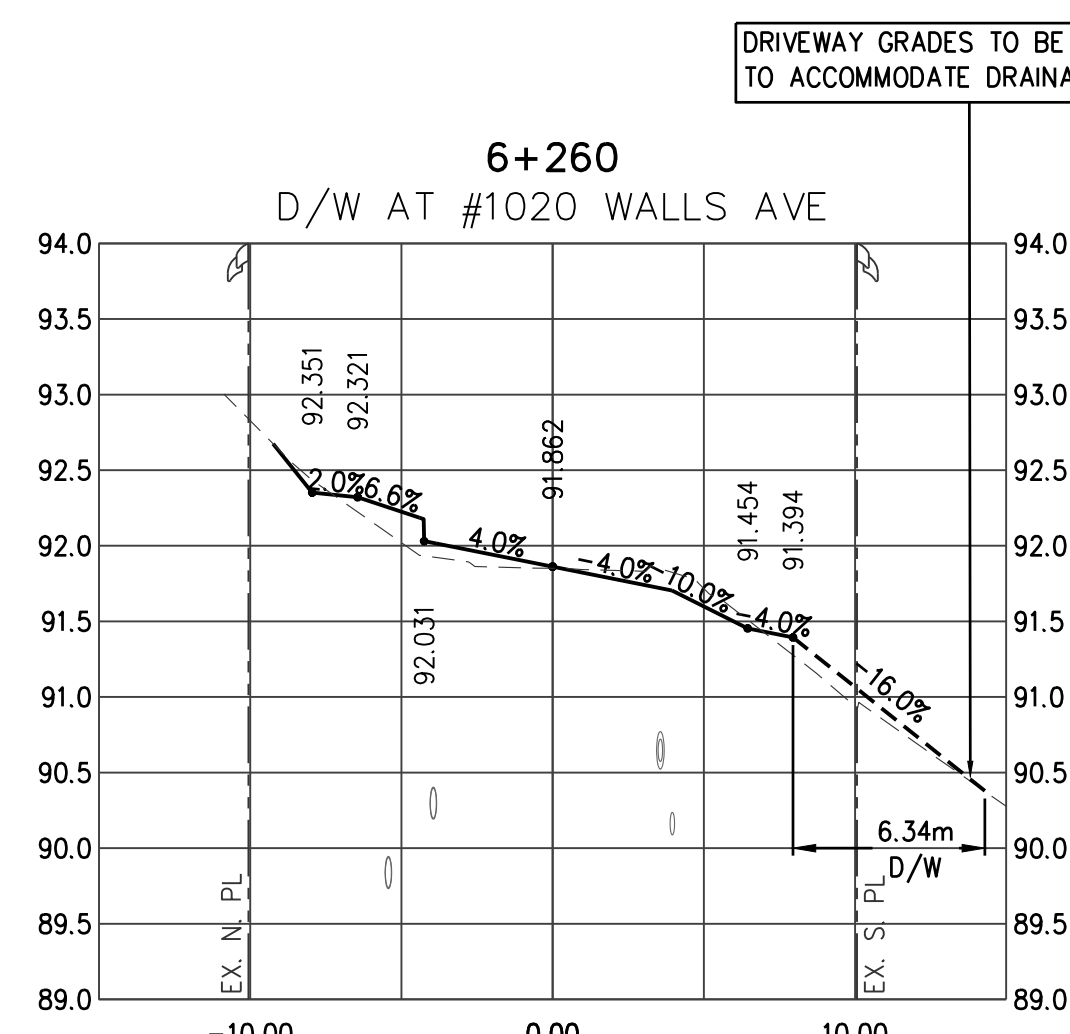
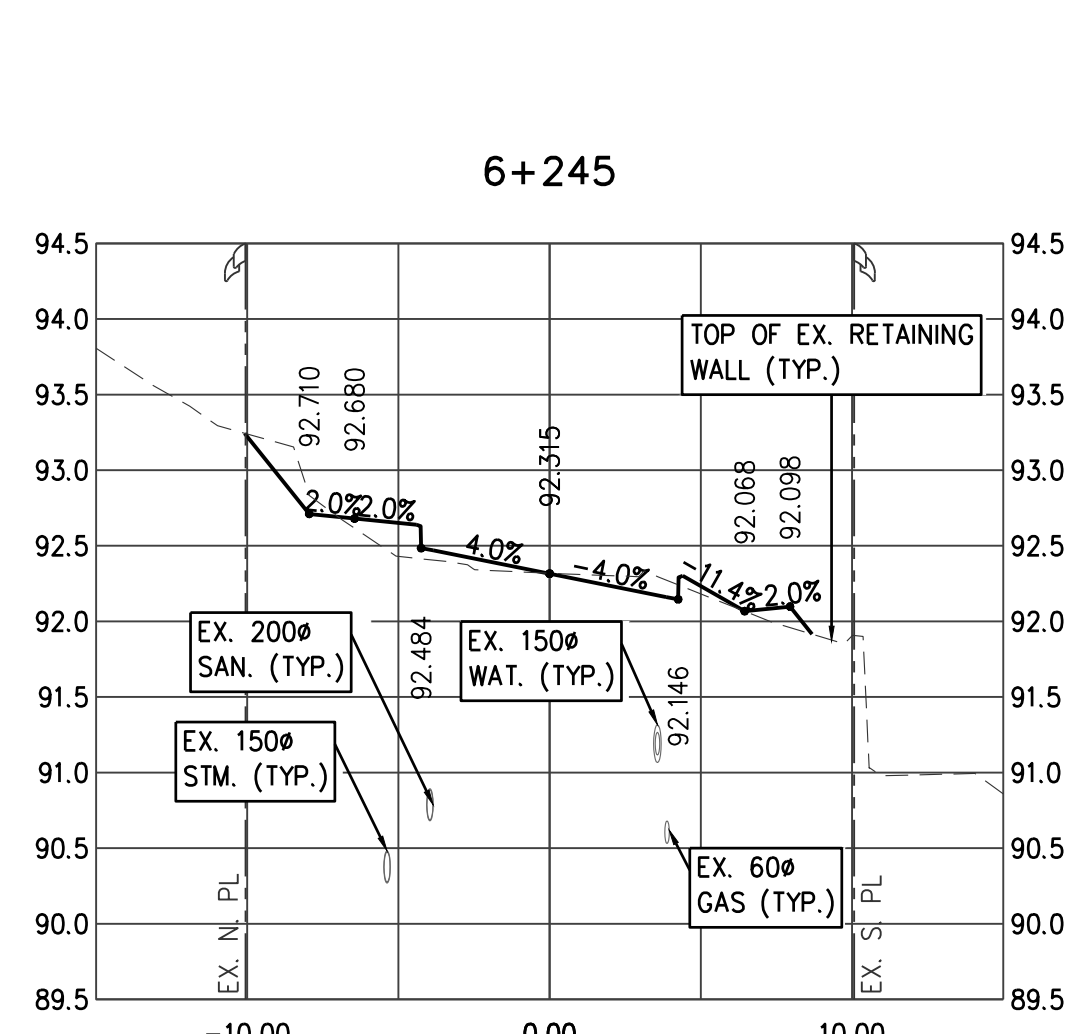


6+217.50



ISSUED FOR TENDER





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Edge of pavement	///	Hydrant		Sanitary sewer		Hydro Guy Wire	
Watermain and valve	W	Water air valve		Sanitary cleanout		Hydro Kiask	
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	SF	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 Pin	
Telephone duct, MH	T	Drainage cleanout		junction box		Survey Monument	

3	2021-02-26	VL	ISSUED FOR TENDER
2	2020-12-18	RL	ISSUED FOR 90% DESIGN
1	2020-06-10	VL	ISSUED FOR 50% DESIGN
No.	Date	By	Revisions

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

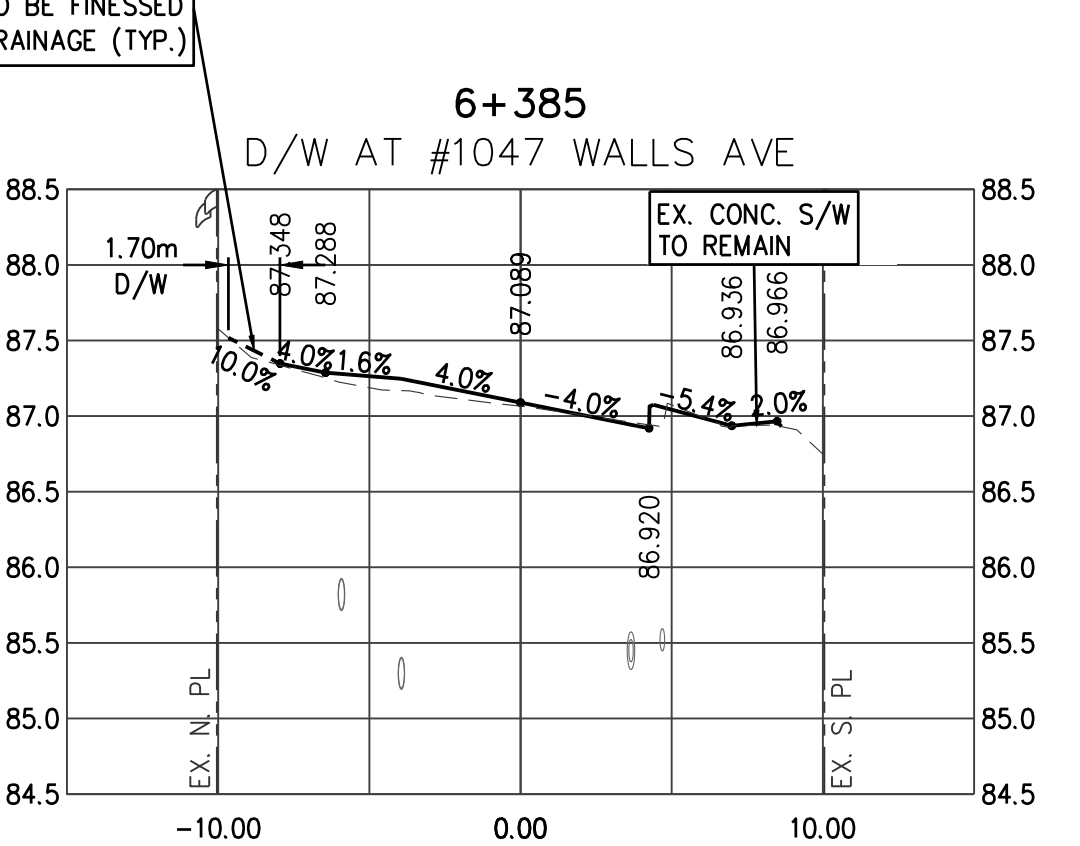
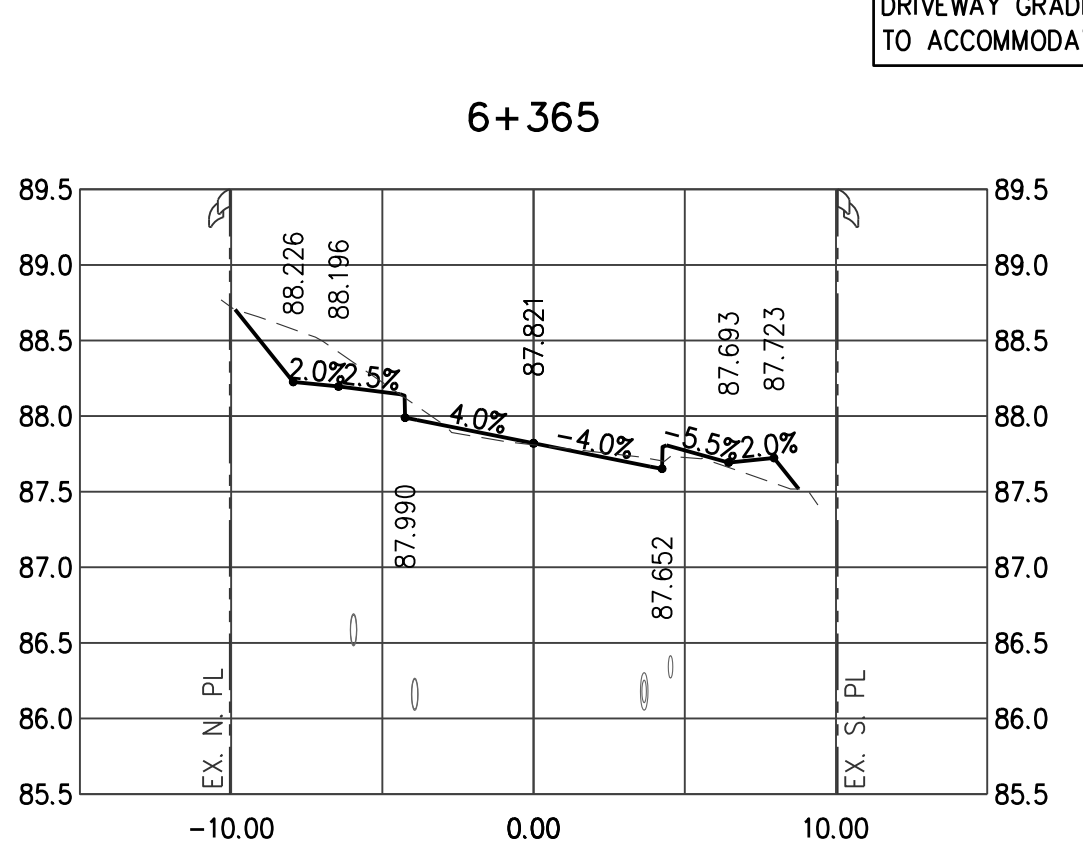
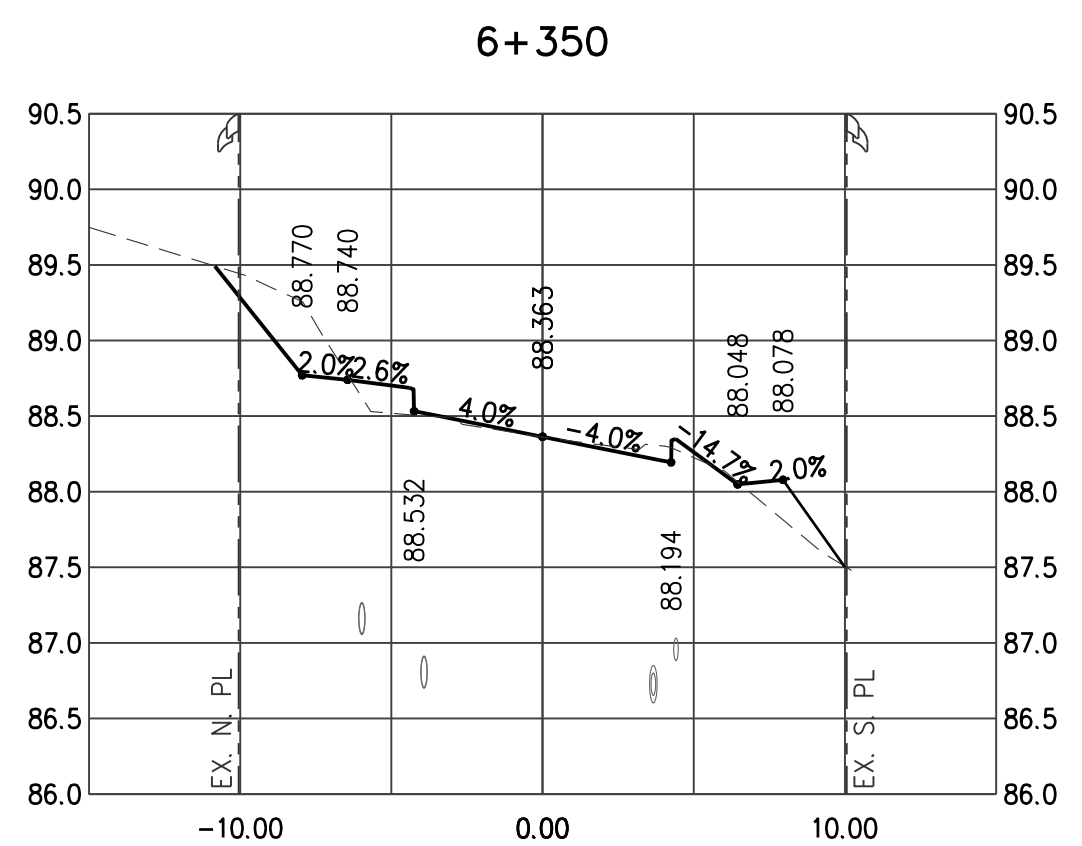
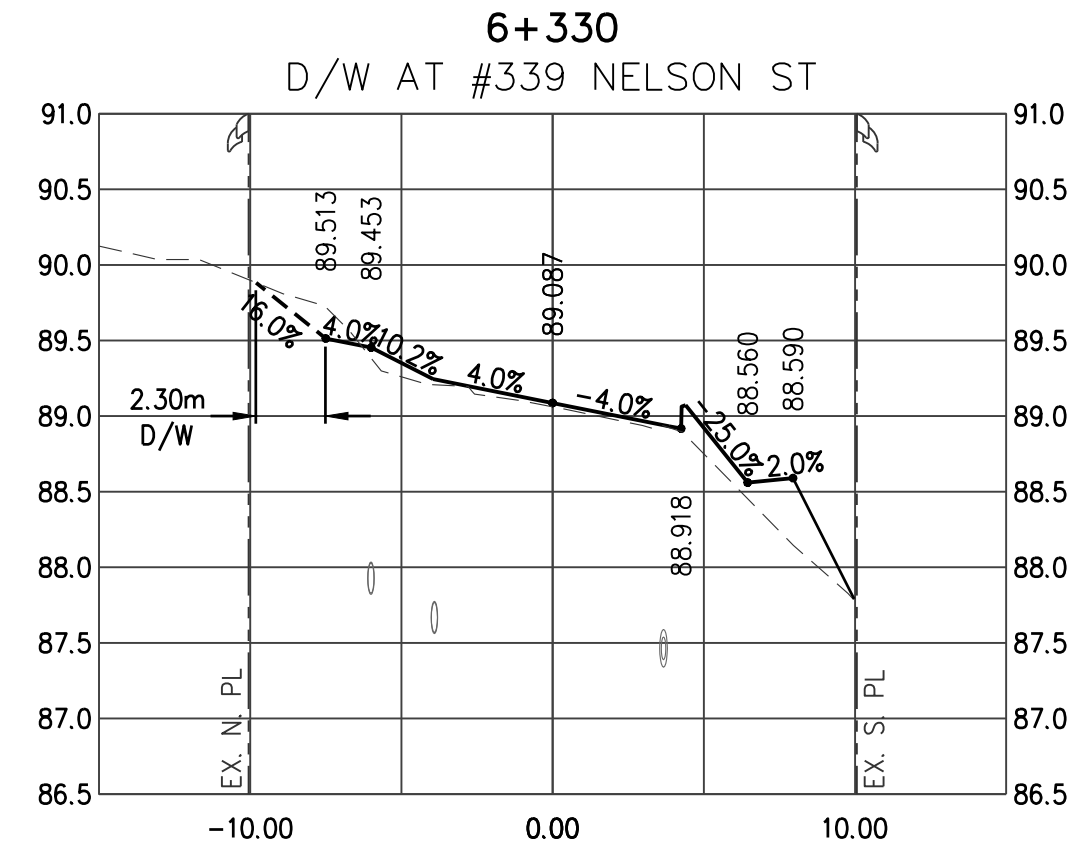
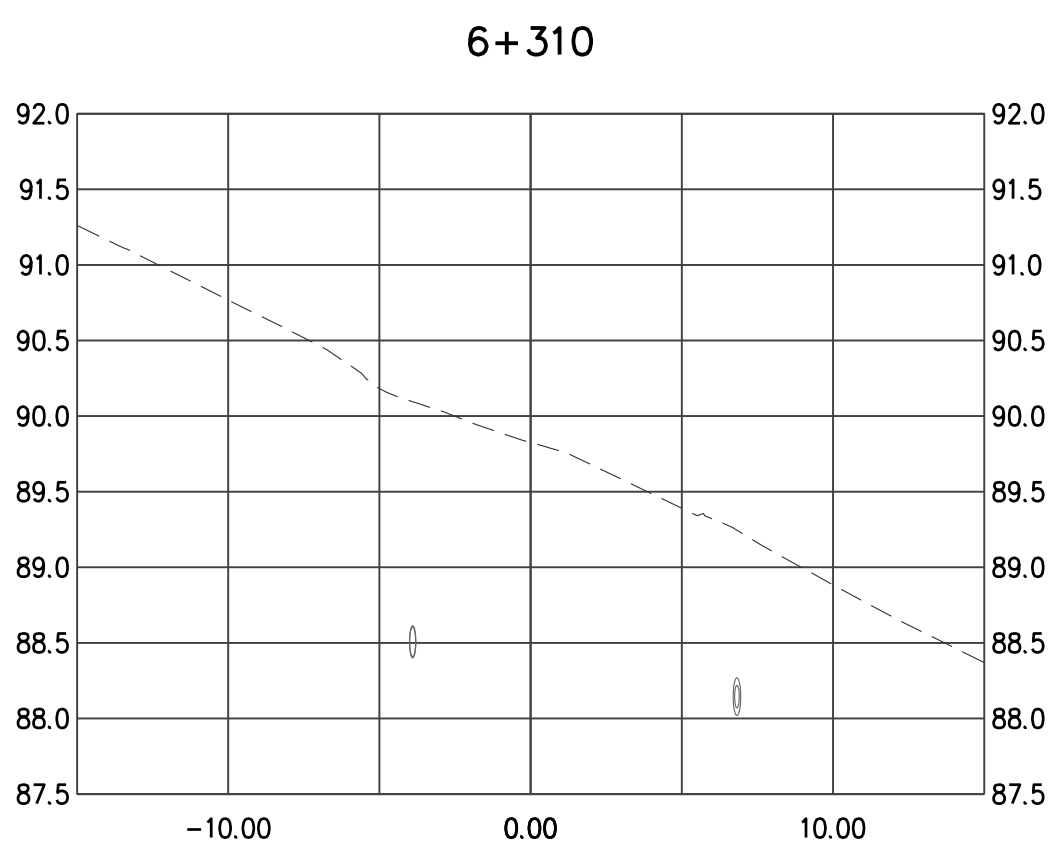
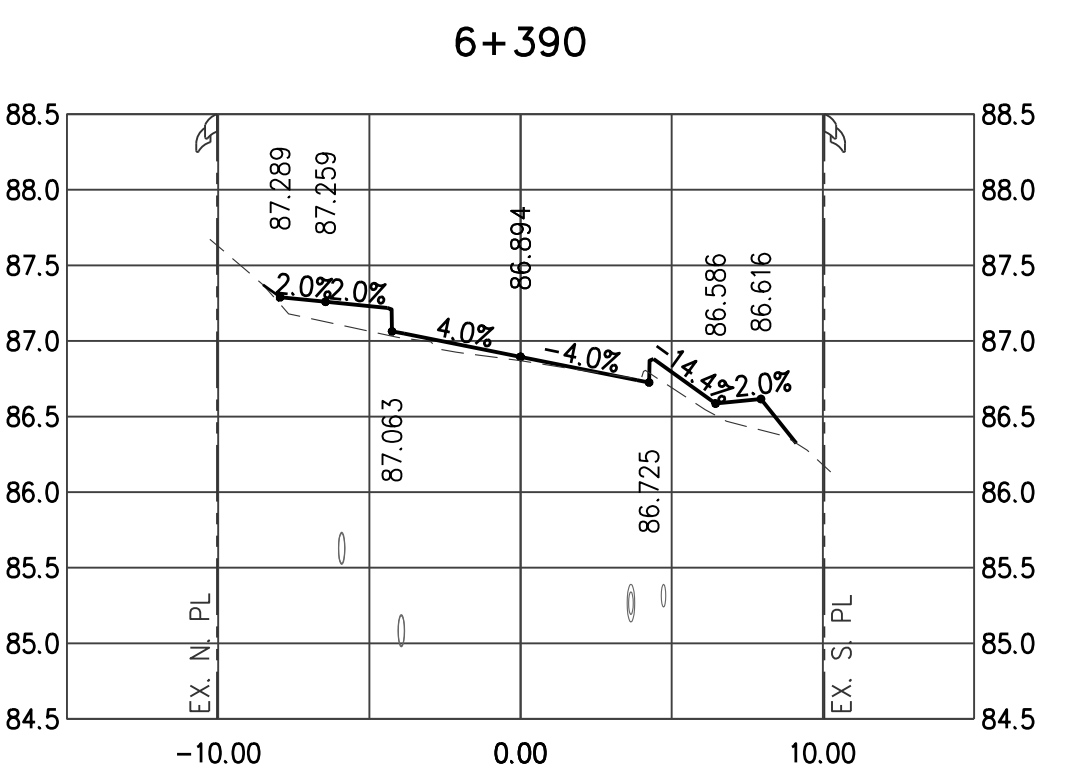
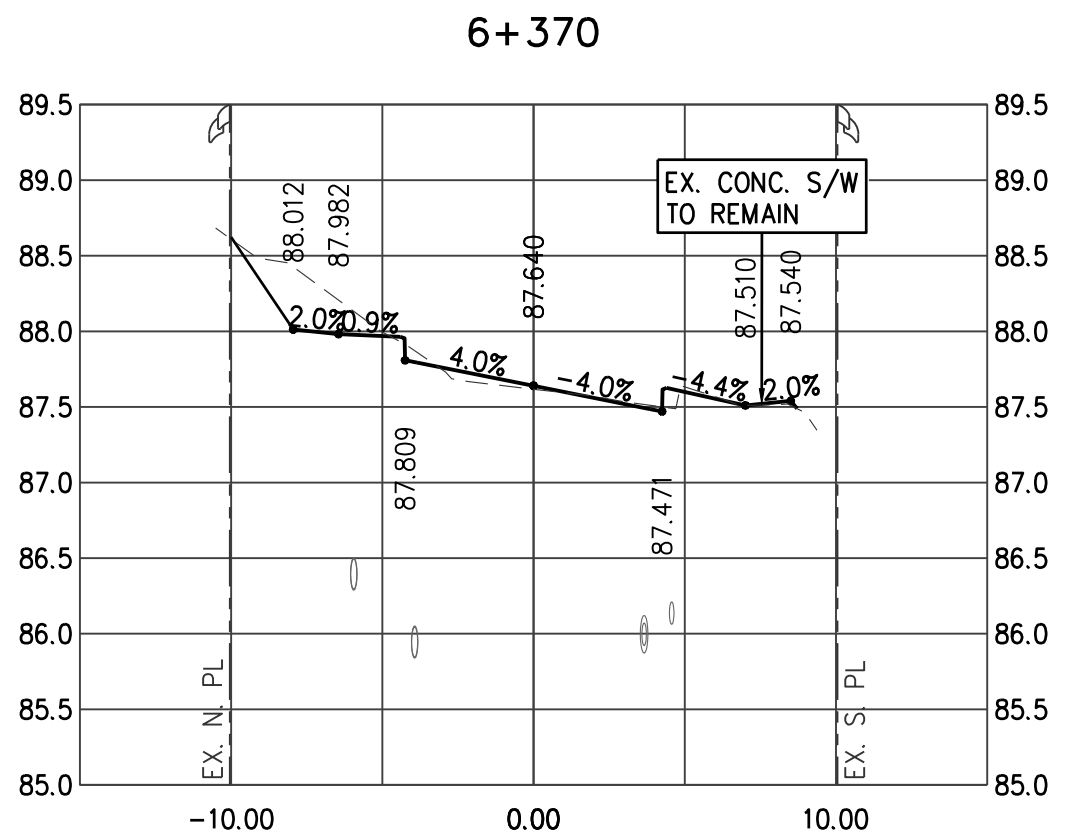
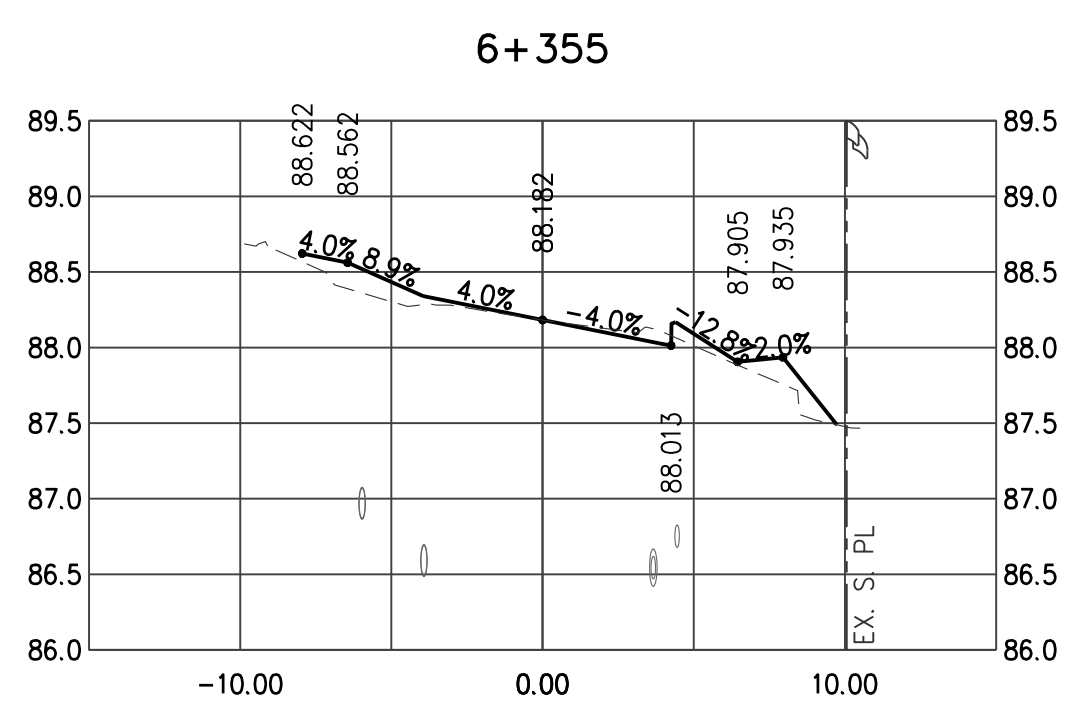
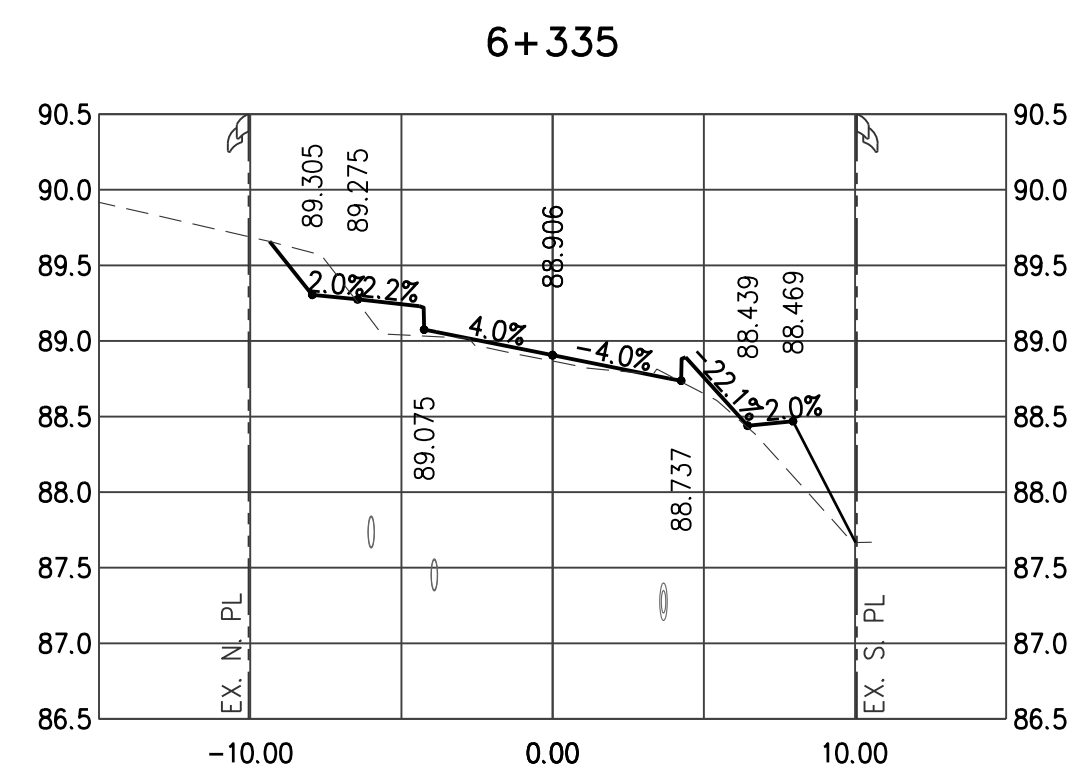
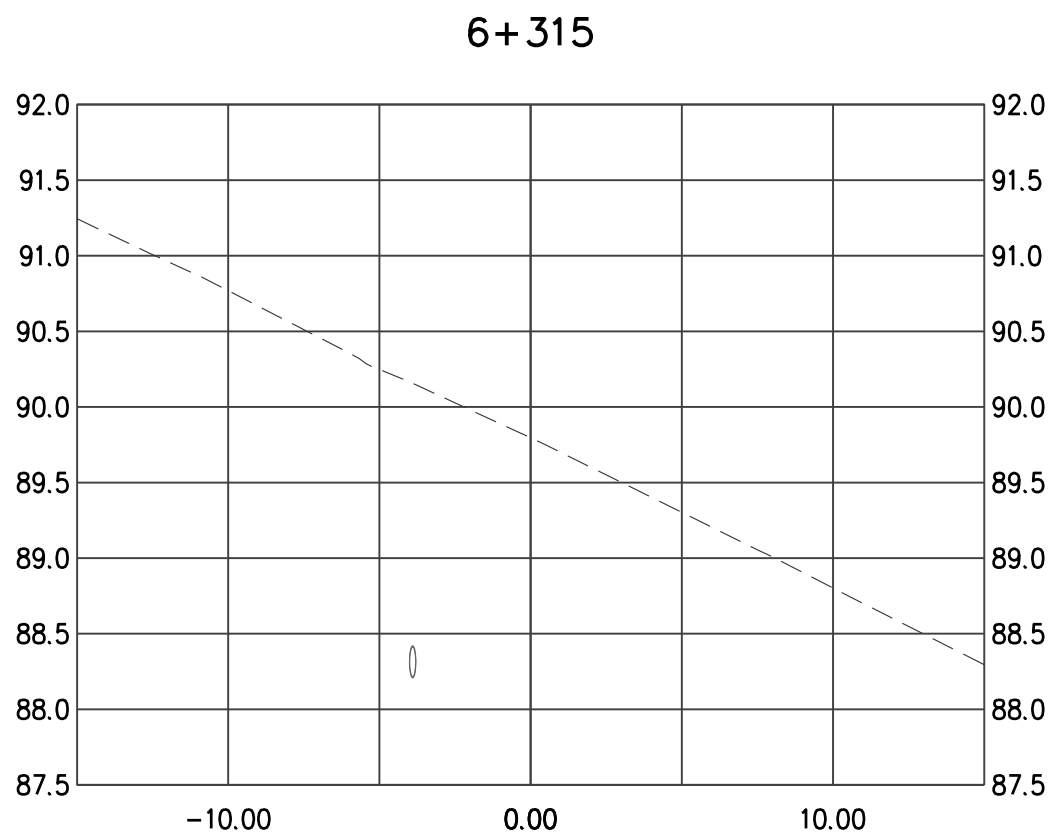
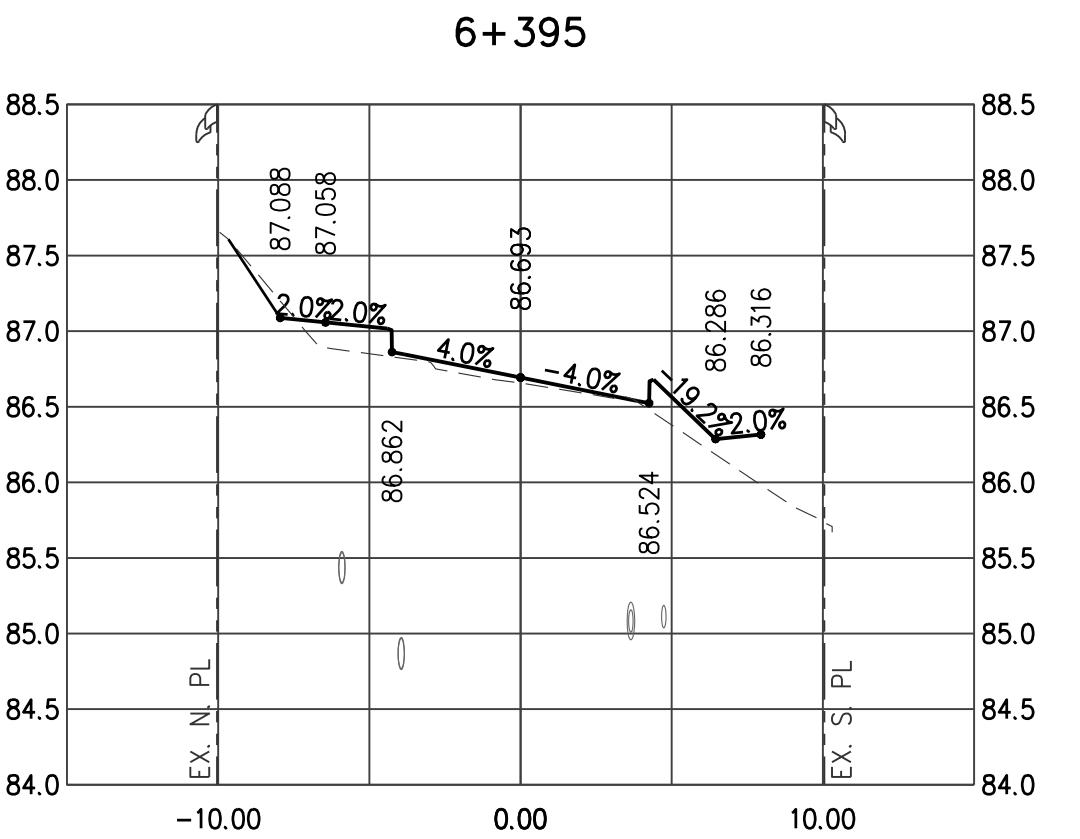
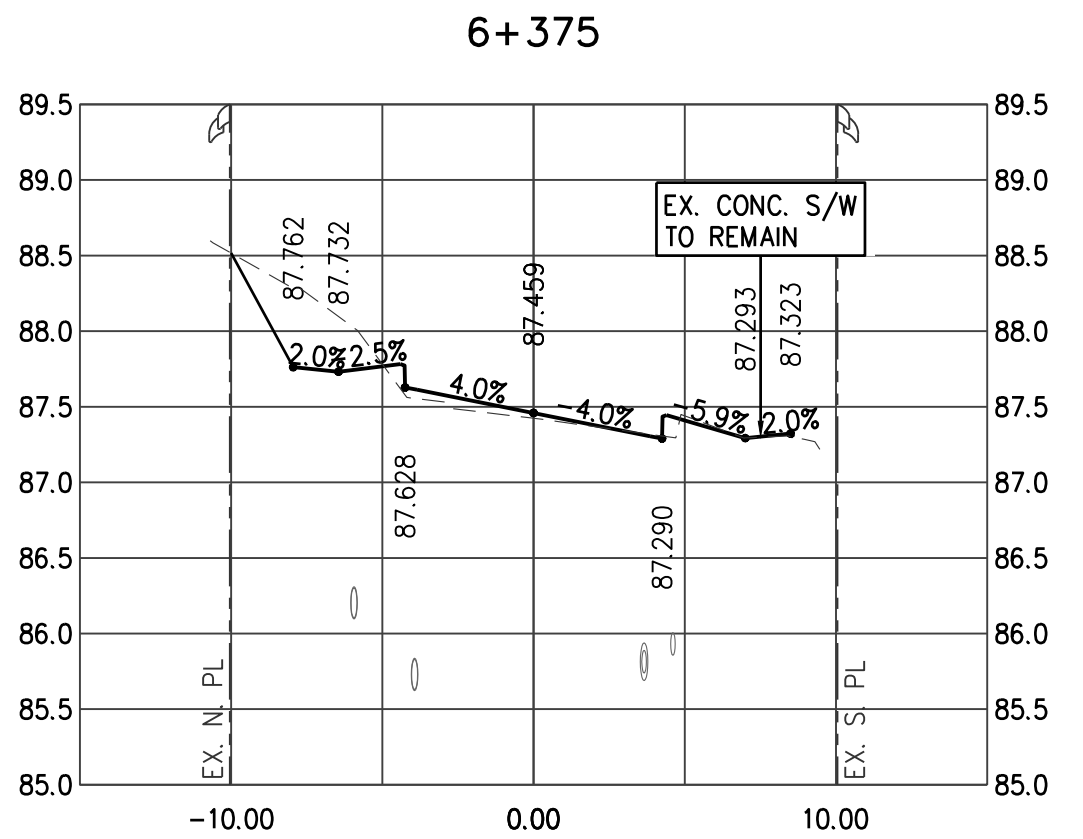
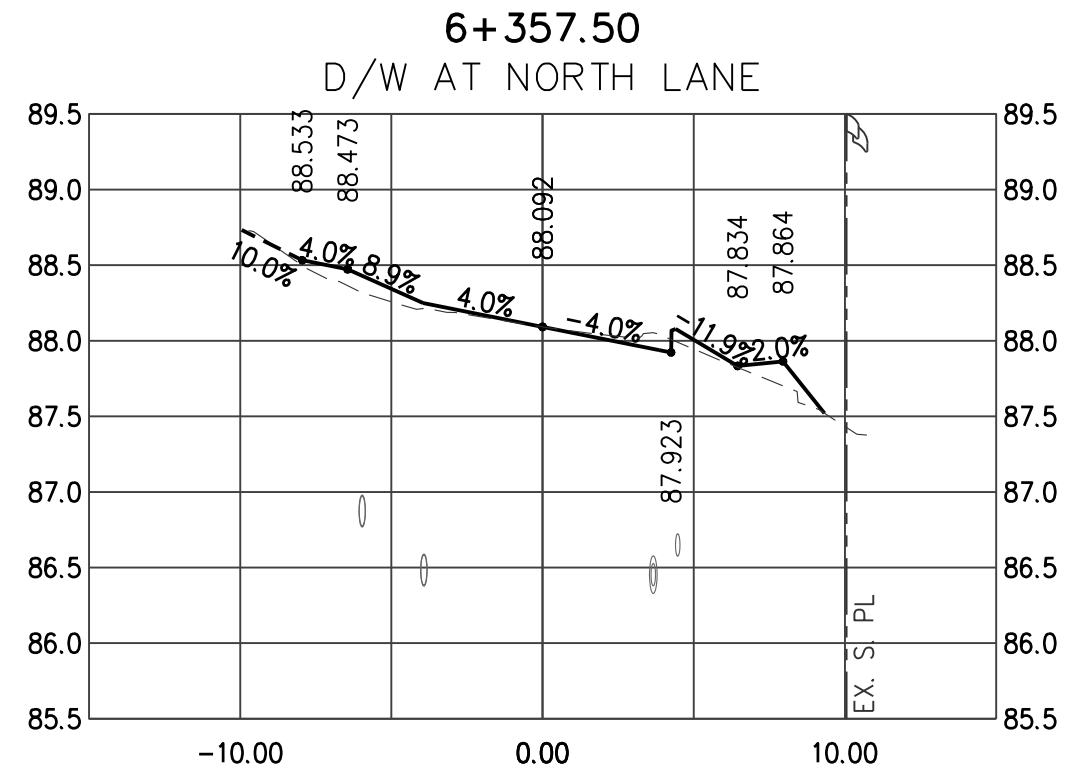
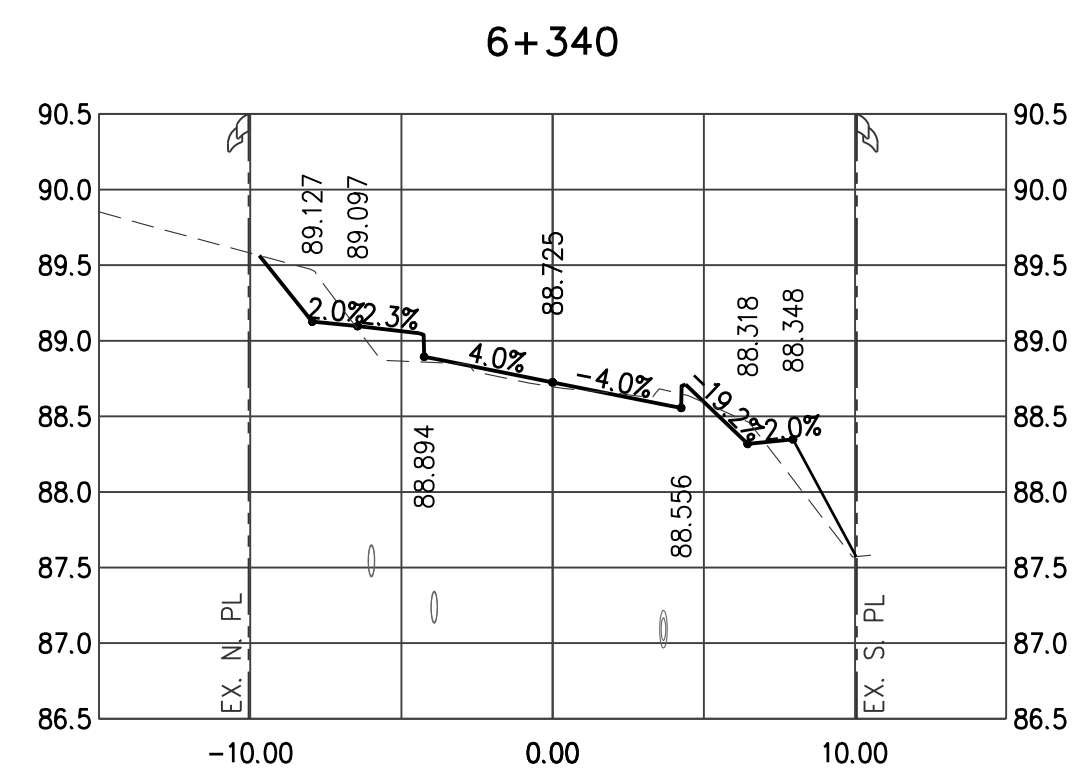
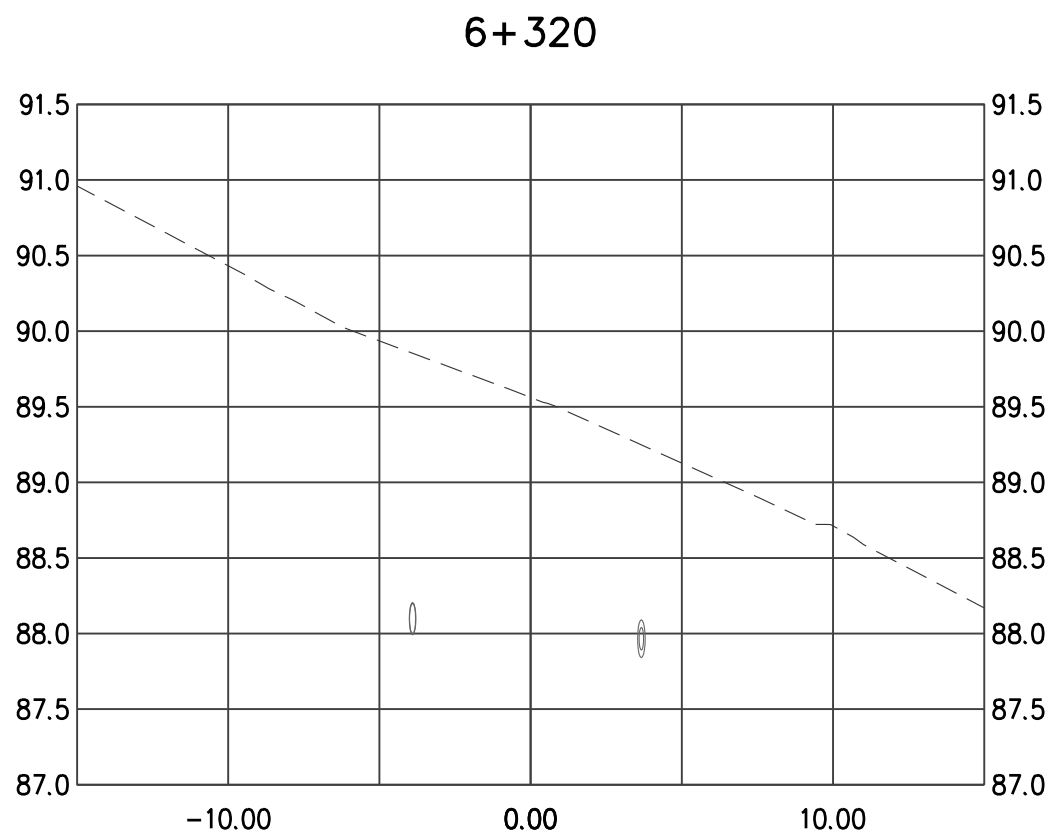
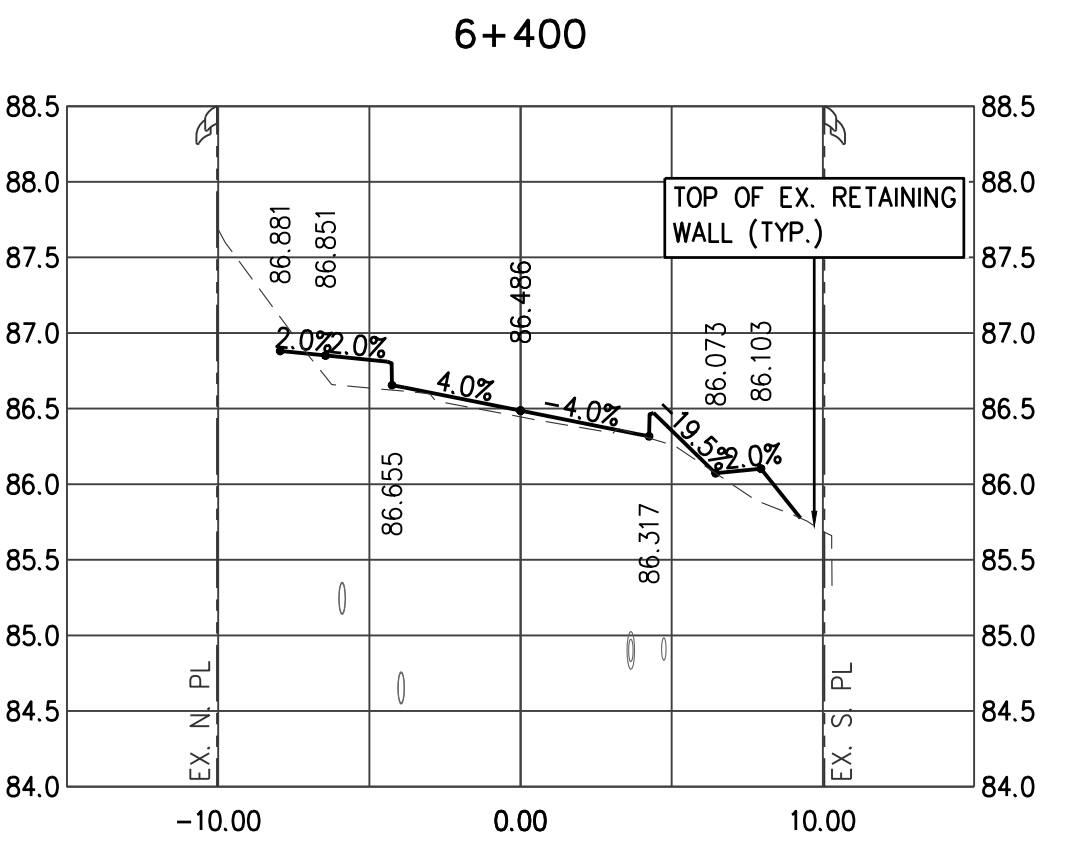
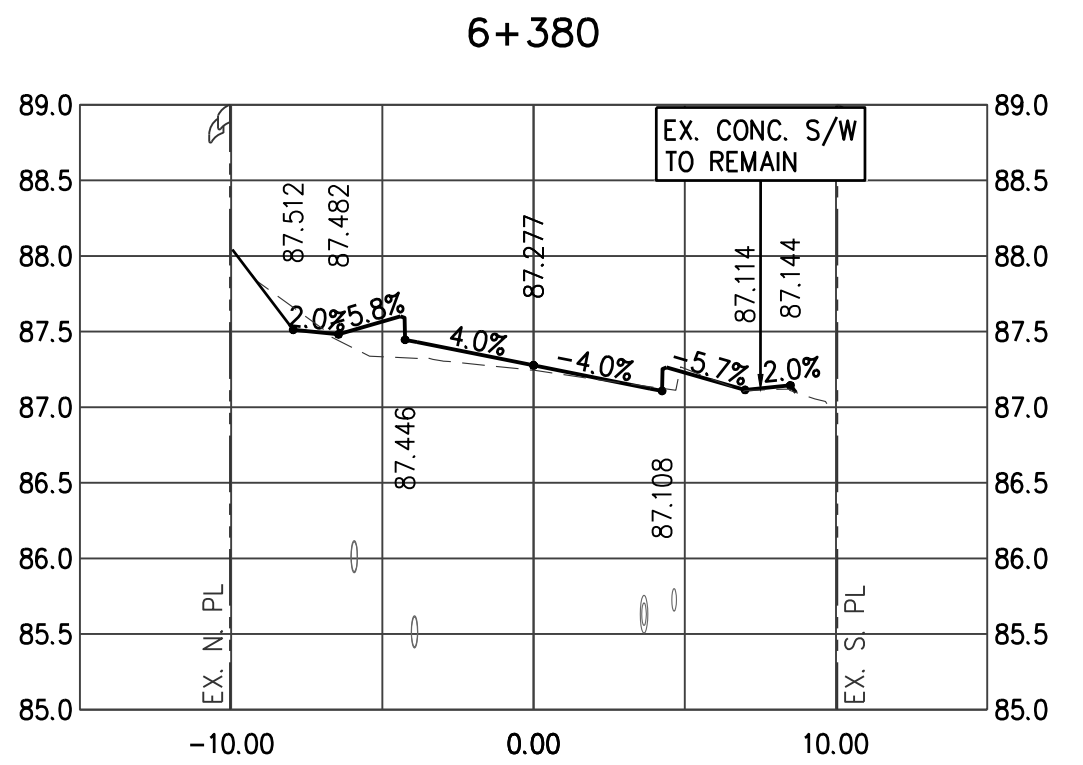
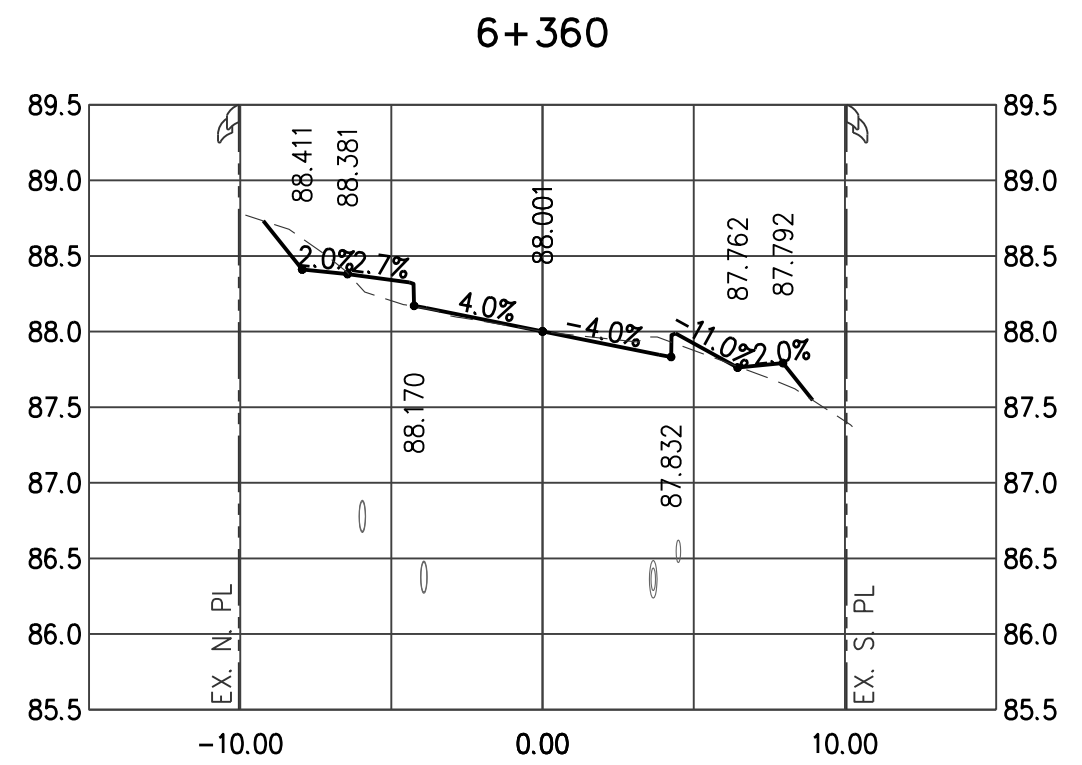
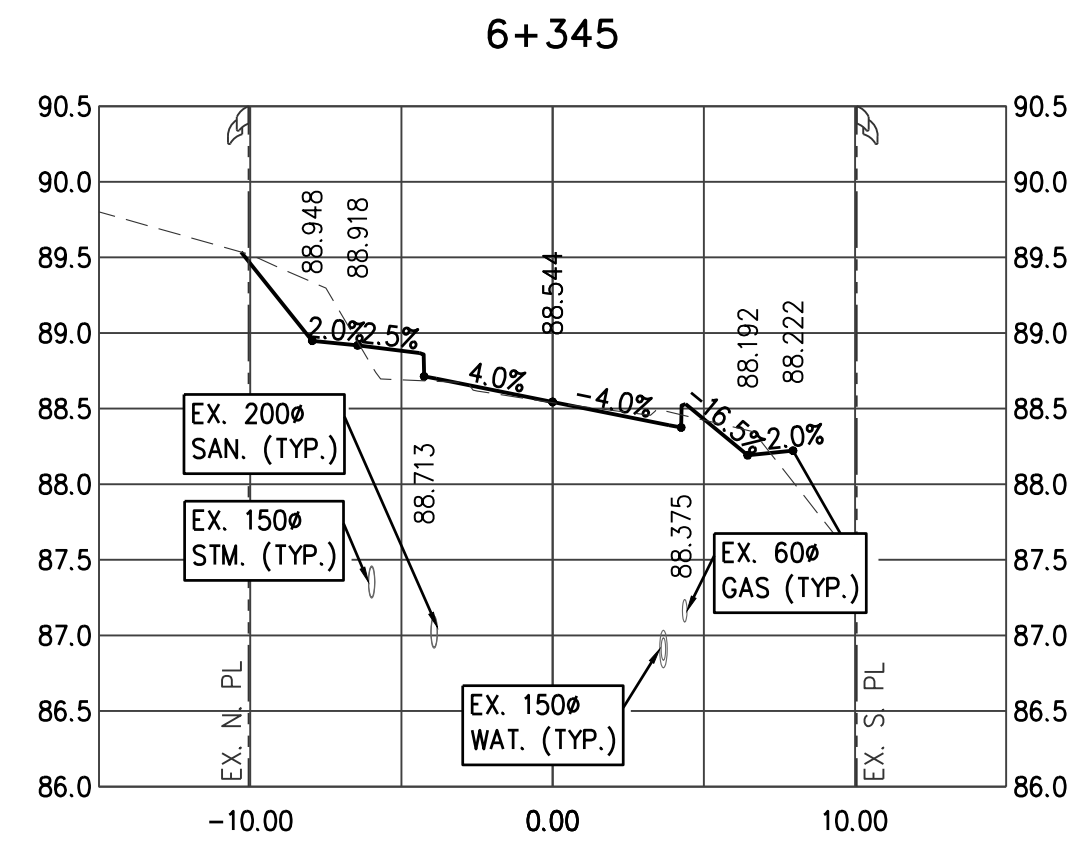
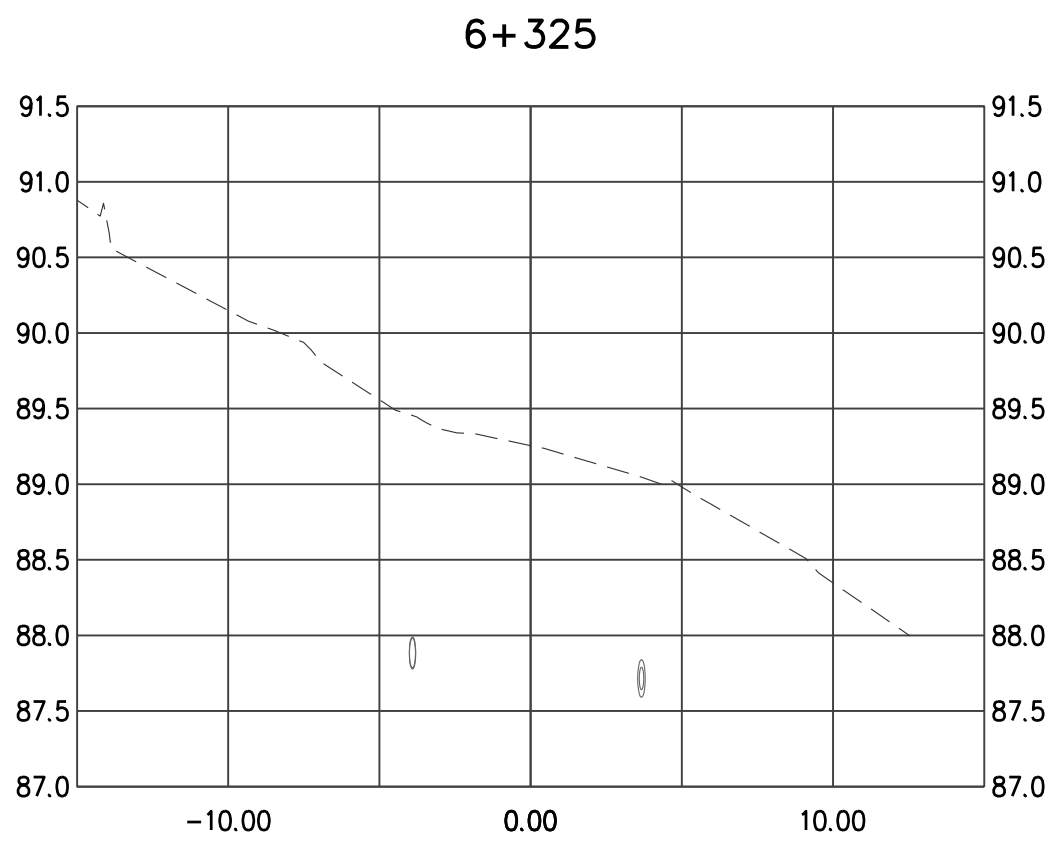


Scale horiz.	1:250	Scale vert.	1:25
Sheet	07	of	17
Eng. Project No. 19-1082			

Project	WALLS AVE WALLS AVE - SHEET 02
Description	ROADWORKS - CROSS SECTIONS
File: 19-1082 - 2 - R7	REV. 3



FILE: P:\19-1082\19-1082-03 - WALLS AVE (SEE) TO MOUNTAINVIEW LAYOUT 19-1082-2-R8.DWG, 11/05/2021, 10:26:35 AM  
PLOT: 2021-02-26 10:26:35 AM



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

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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(point pole)	Vegetation Canifer
Drainage ditch	Water service	Utility pole with light	Vegetation Deciduous
Sanitary sewer, MH	Catch basin, top inlet	Streetlight, down	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
3	2021-02-26	VL	ISSUED FOR TENDER
2	2020-12-18	RL	ISSUED FOR 90% DESIGN
1	2020-06-10	VL	ISSUED FOR 50% DESIGN

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

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

Scale  
horiz. 1:250  
Sheet 08  
Eng. Project No. 19-1082

Scale  
vert. 1:25  
of 17

Project  
**WALLS AVE**  
**WALLS AVE - SHEET 03**

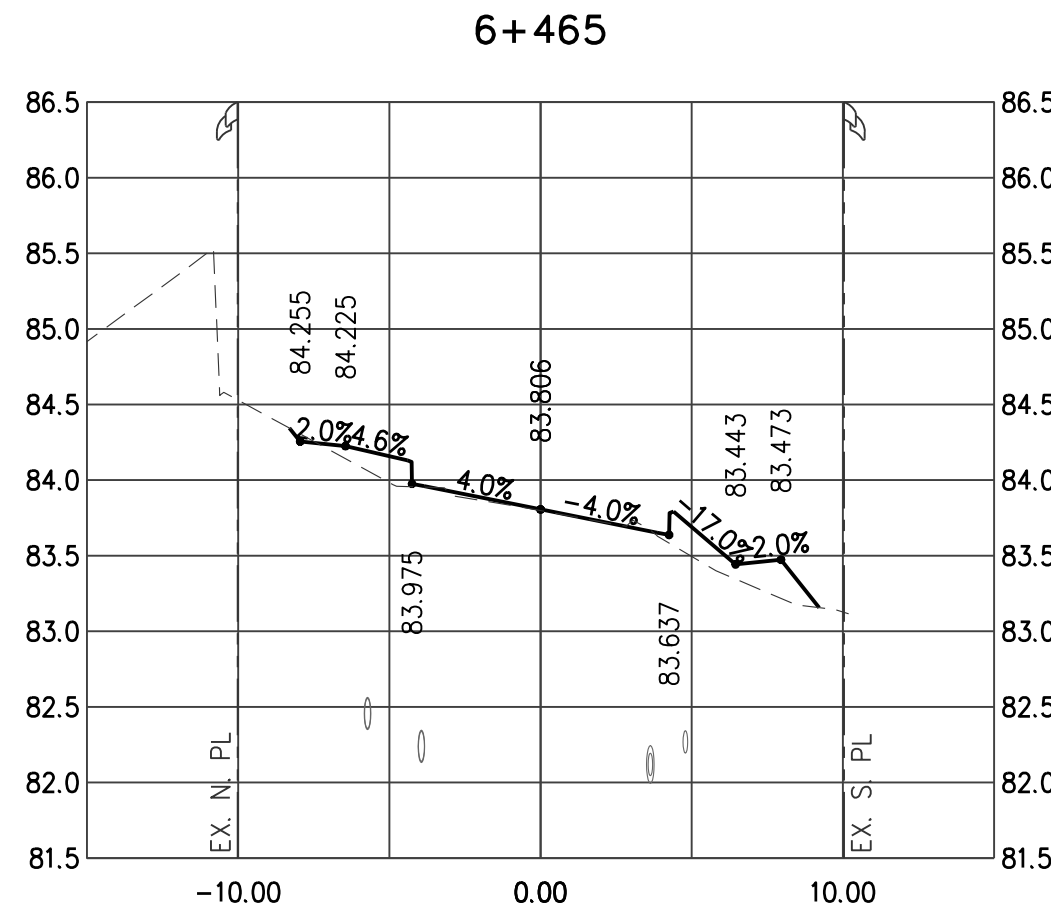
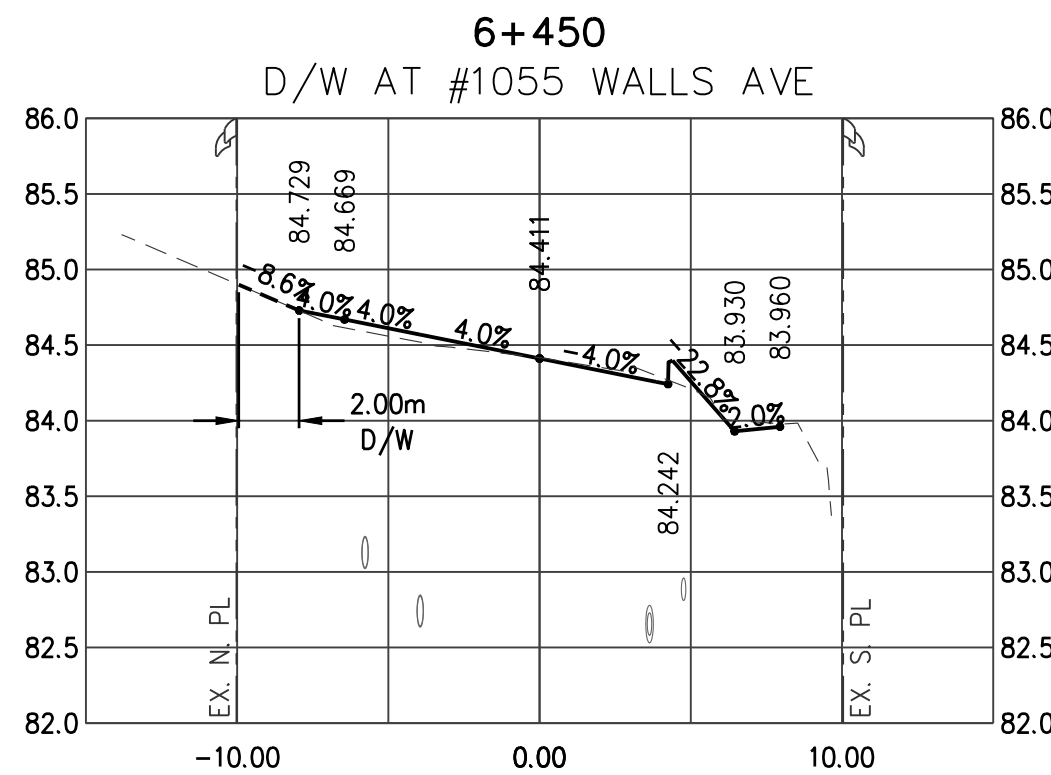
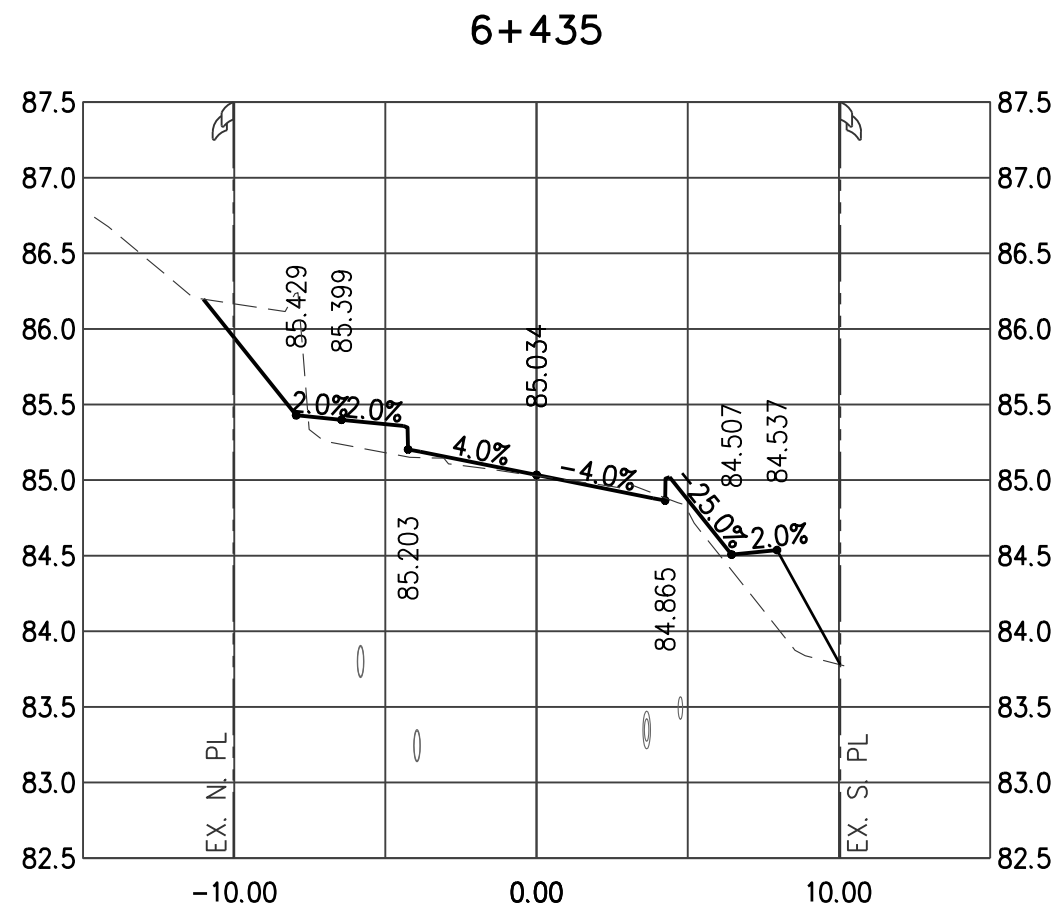
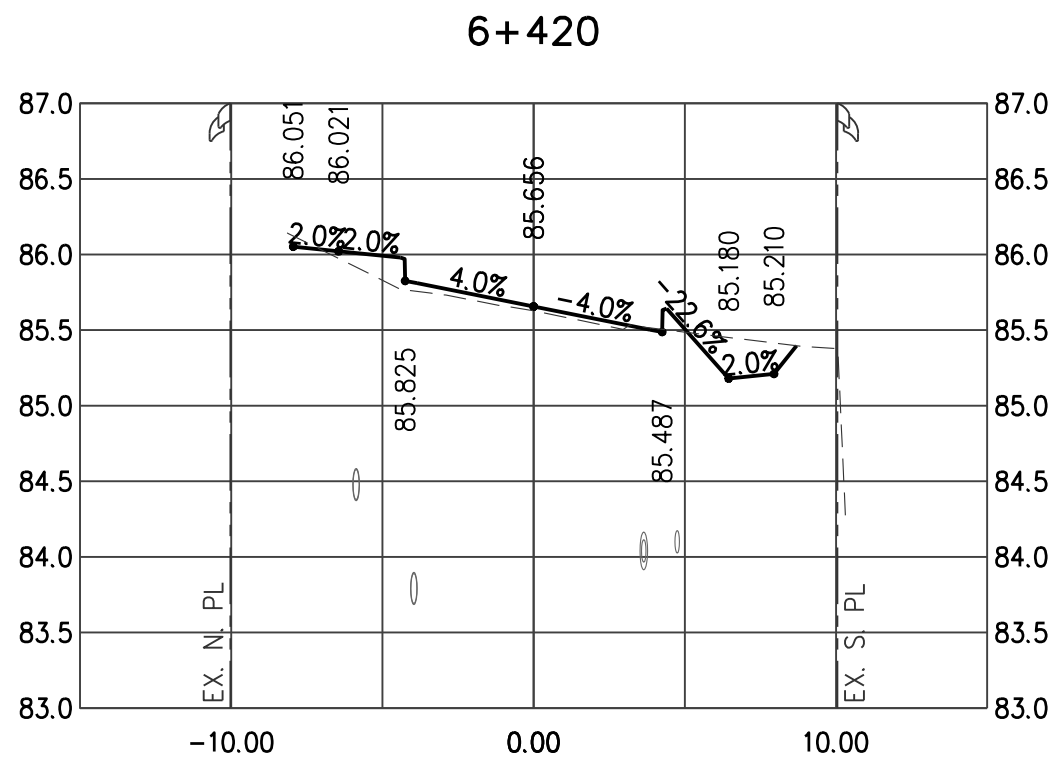
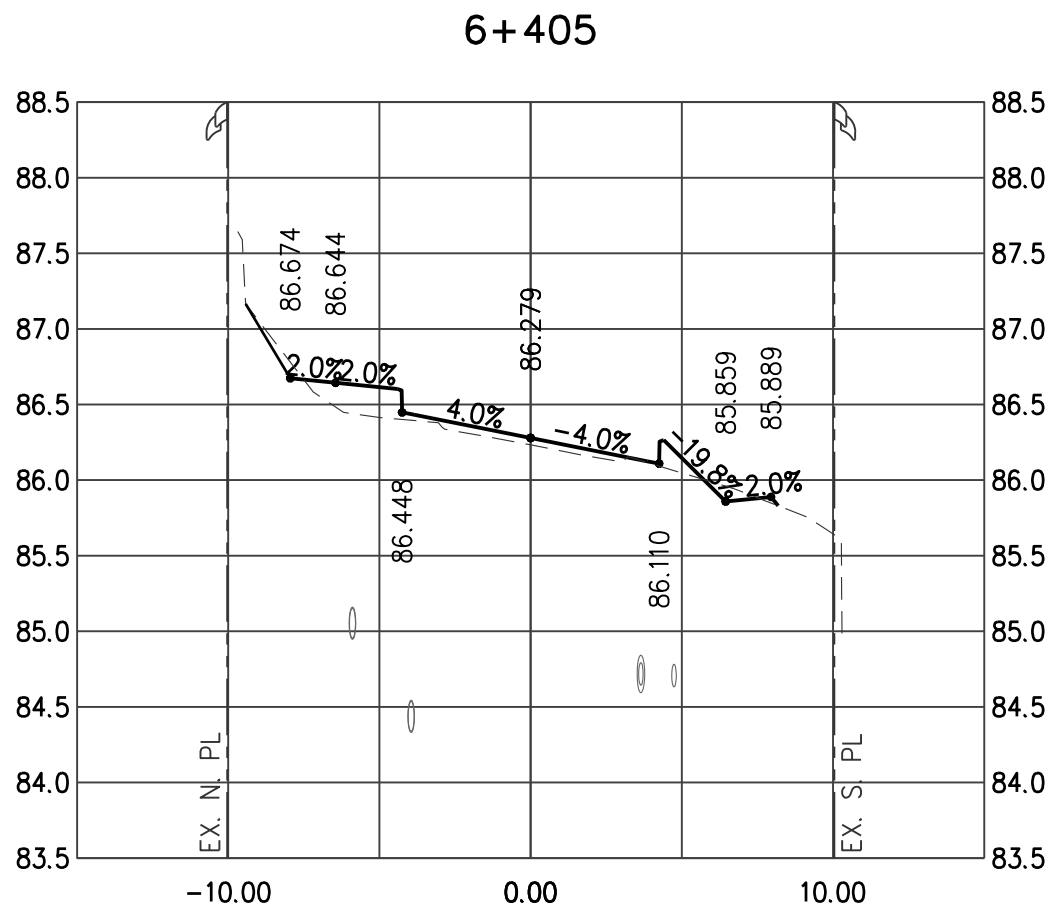
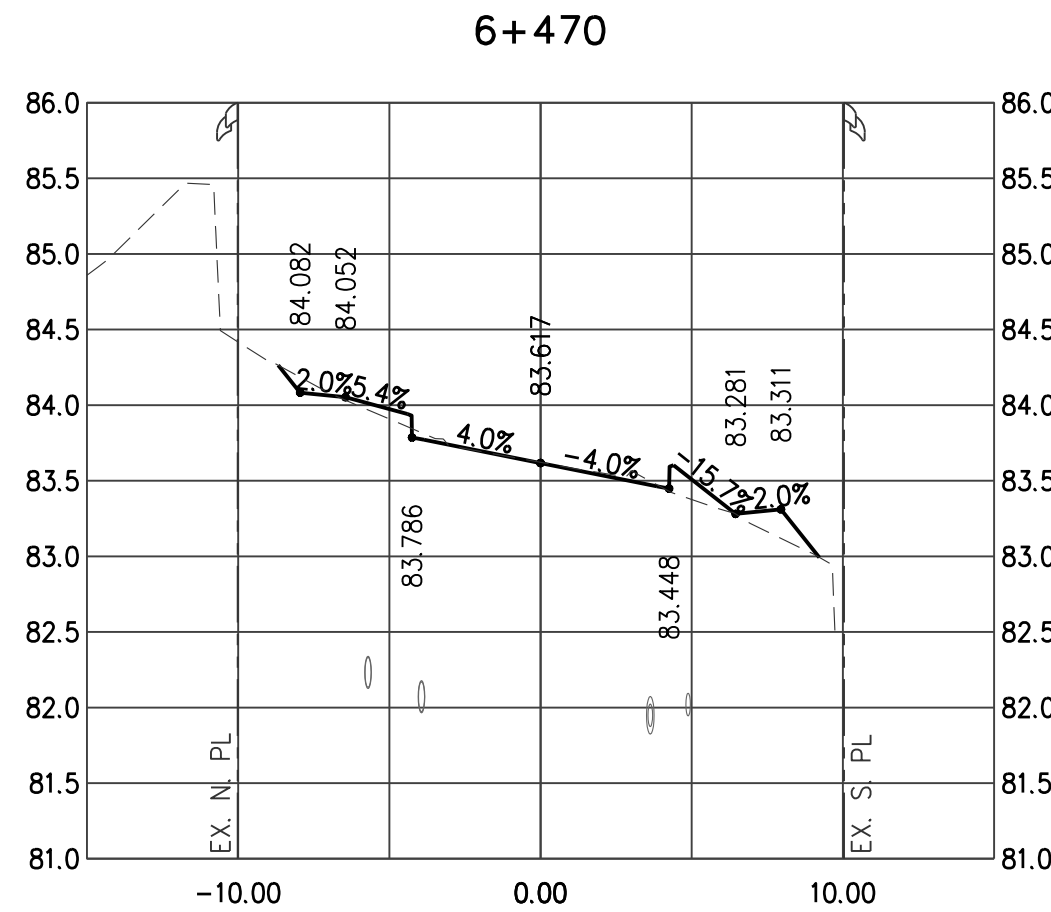
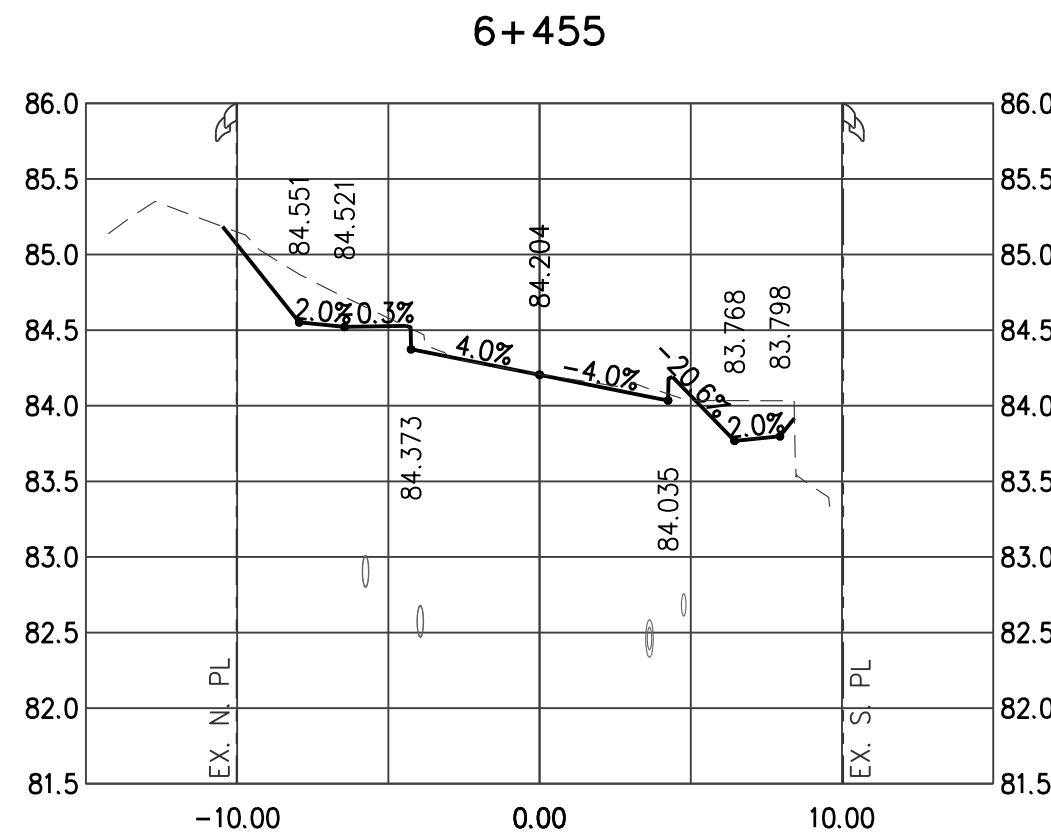
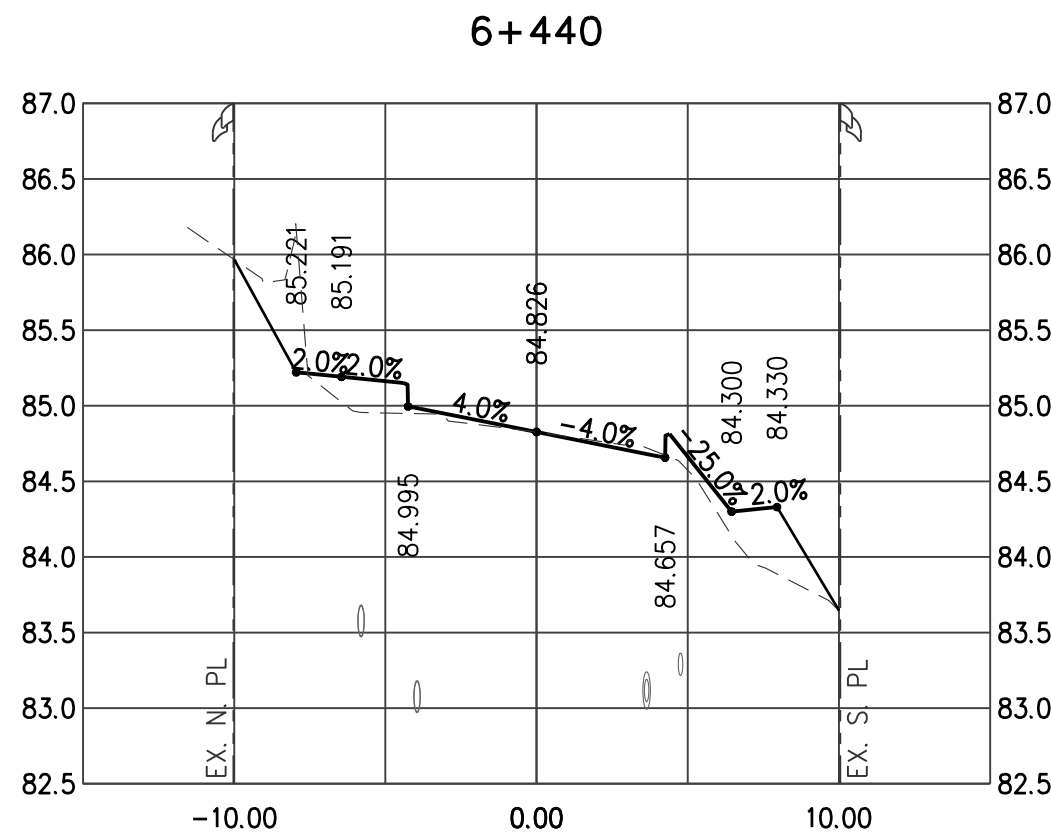
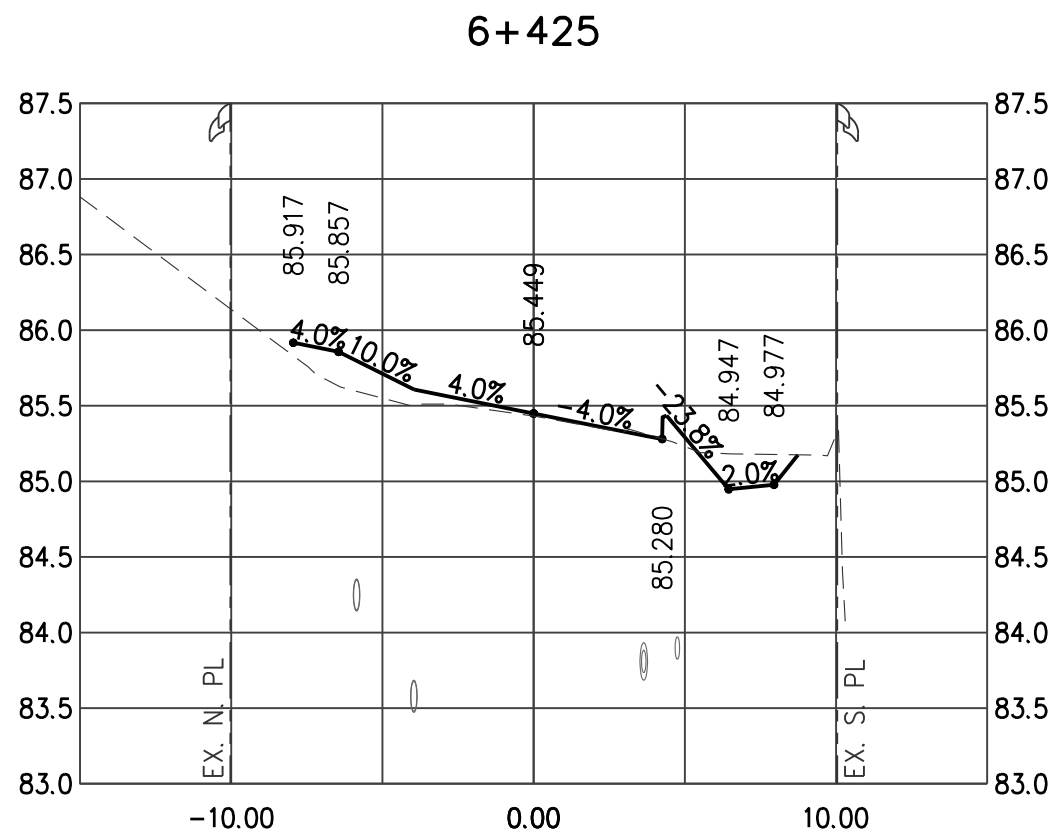
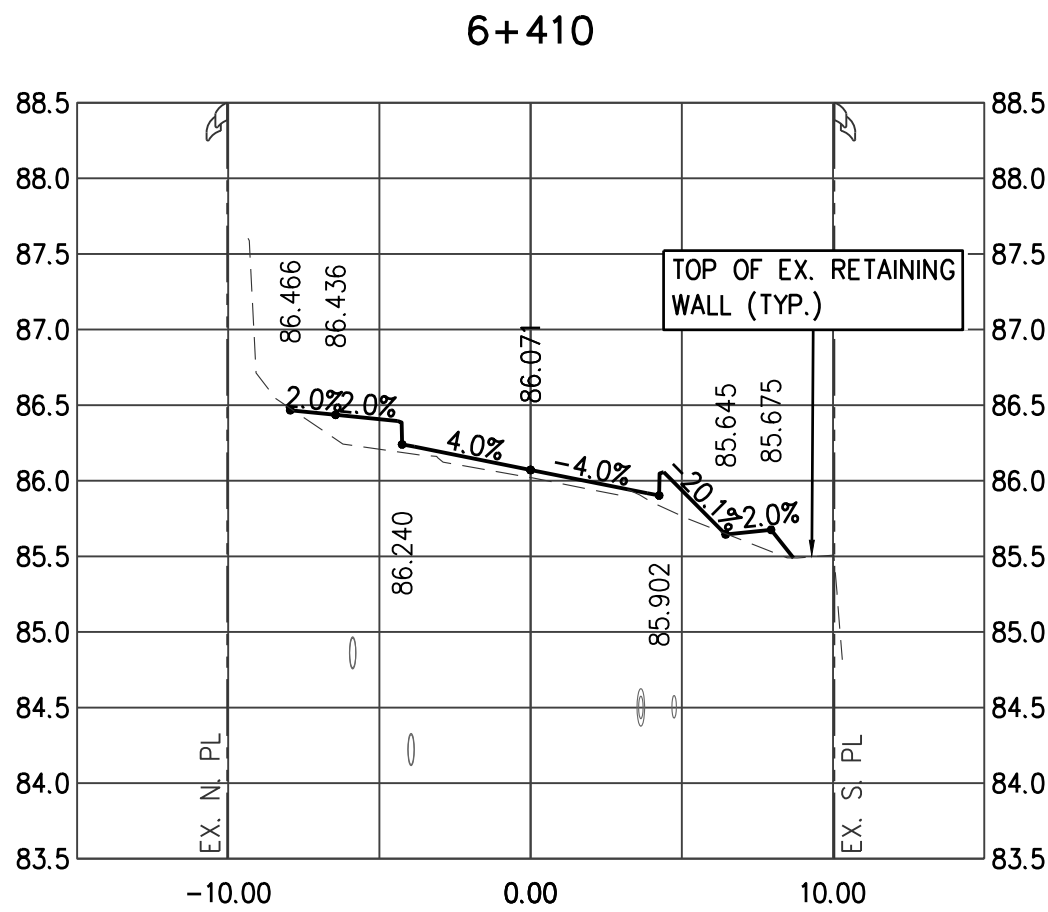
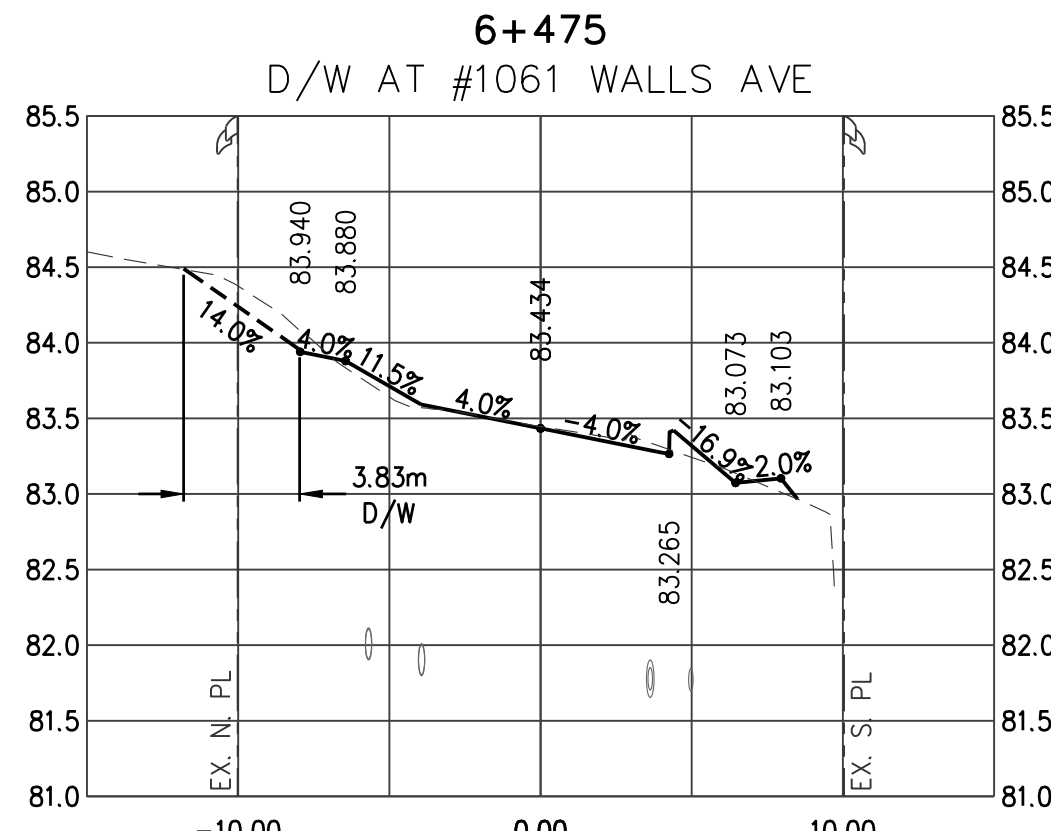
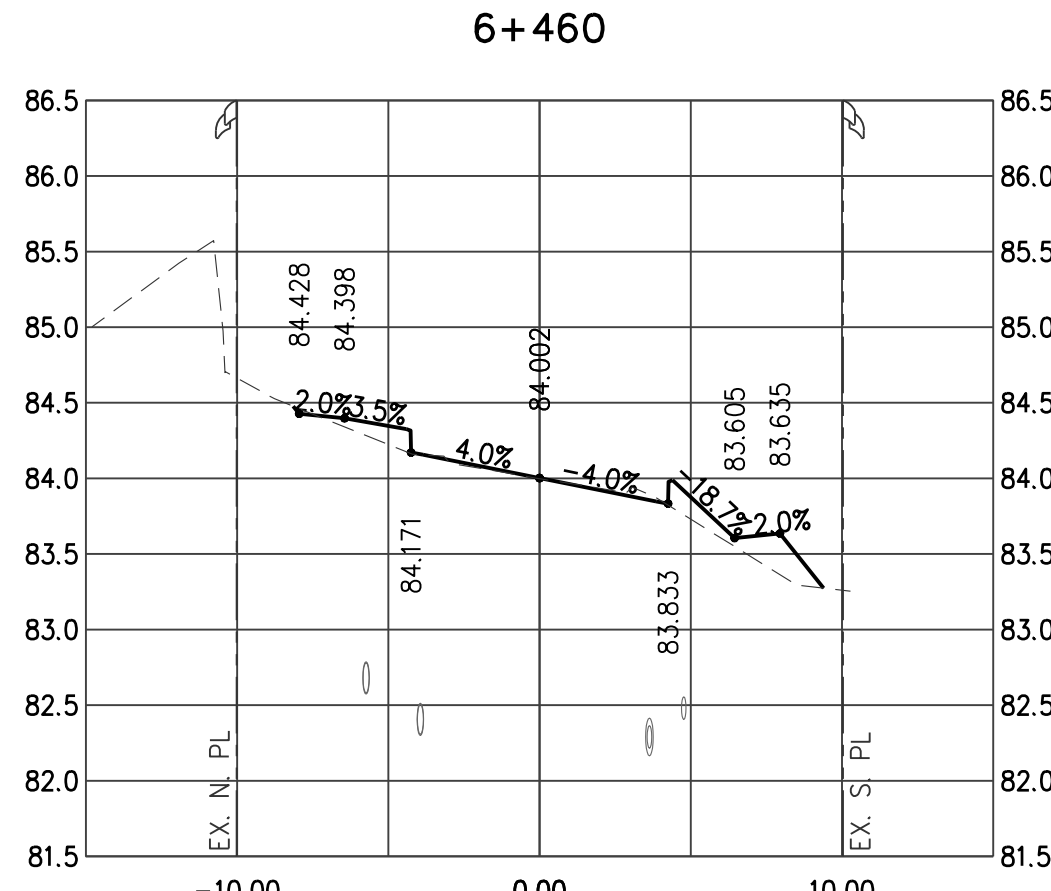
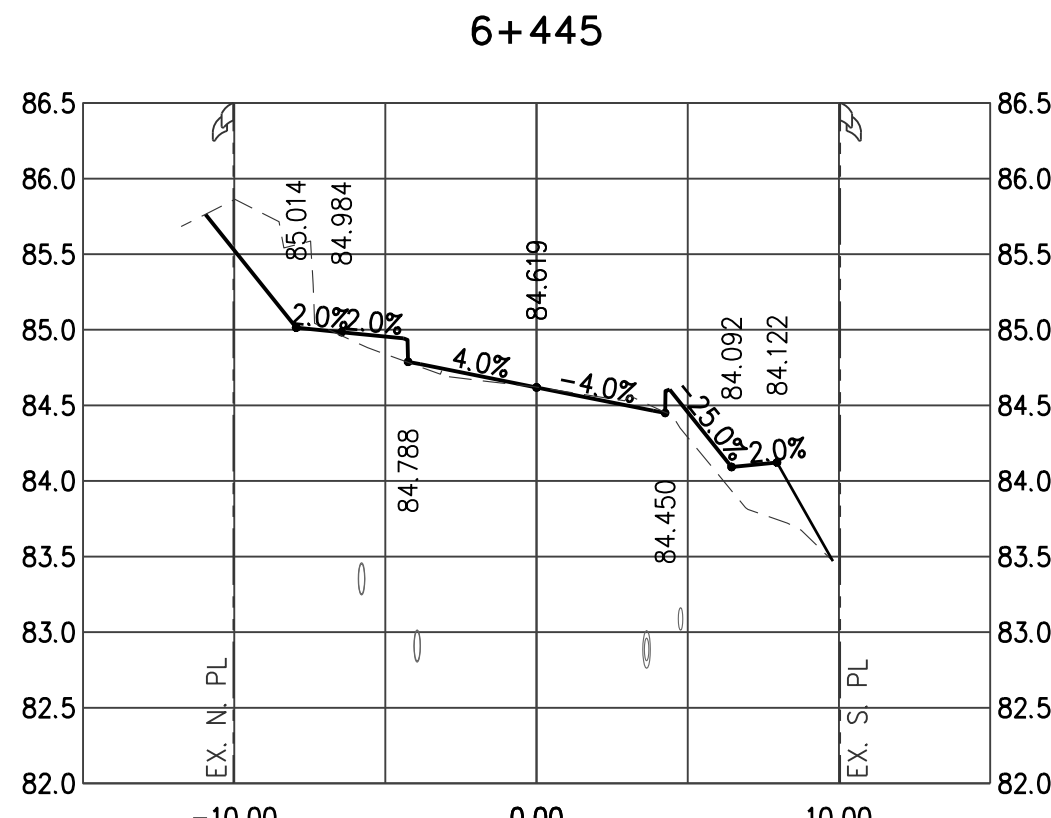
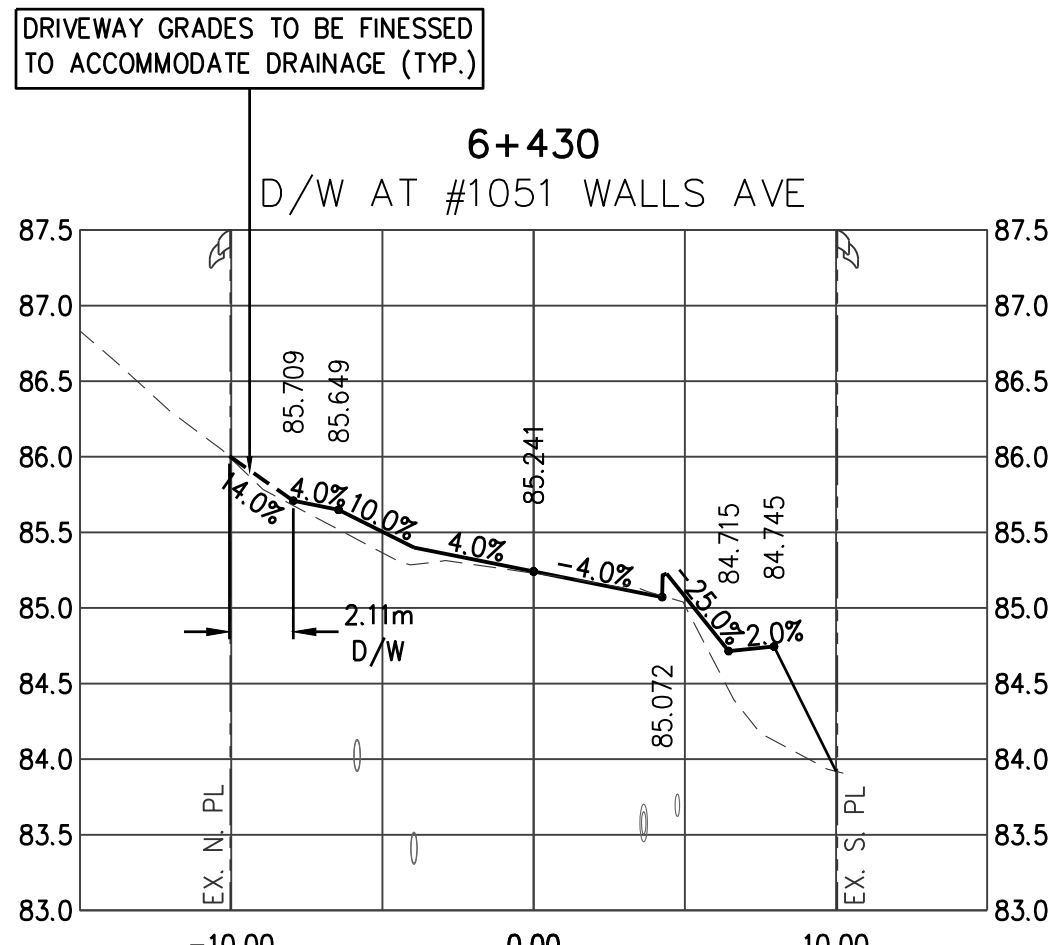
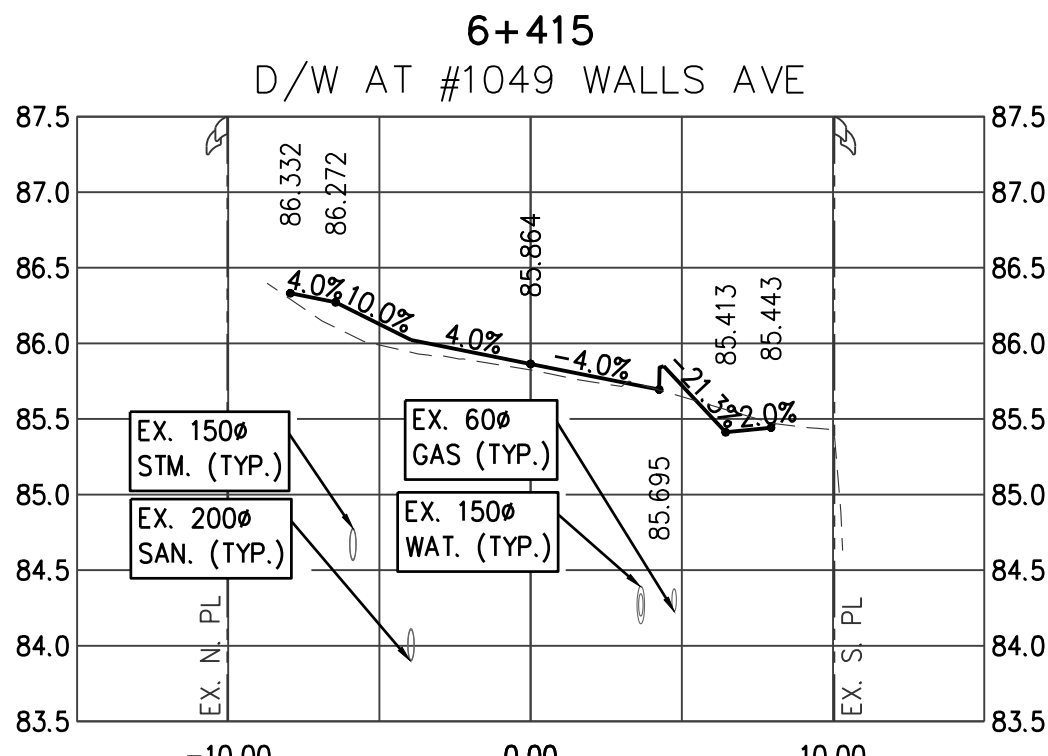
Description  
**ROADWORKS - CROSS SECTIONS**

File: 19-1082 - 2 - R8

REV. 3



FILE: P:\191019-1082-00 - CAD FILES\DWG\DWG-1082-00 - R0 - XSEC - WALLS AVE (EUBEU TO MANTON) DRAIN LAYOUT 19-1082-2-R0.DWG, 1/20/2021, 10:26:53 AM



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

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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 Canister
Drainage ditch	Water service	Utility pole with light	Vegetation Deciduous
Sanitary sewer, MH	Catch basin, top inlet	Streetlight, down	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
3	2021-02-26	VL	ISSUED FOR TENDER
2	2020-12-18	RL	ISSUED FOR 90% DESIGN
1	2020-06-10	VL	ISSUED FOR 50% DESIGN

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

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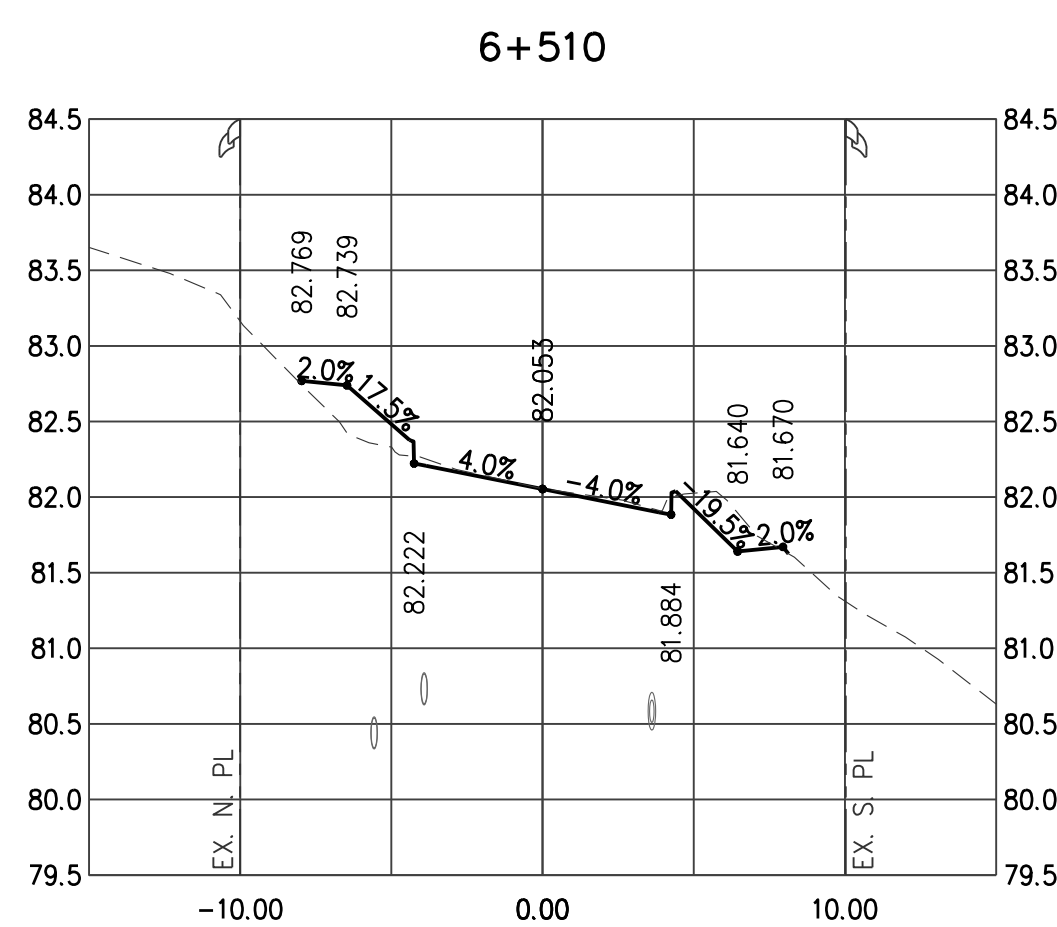
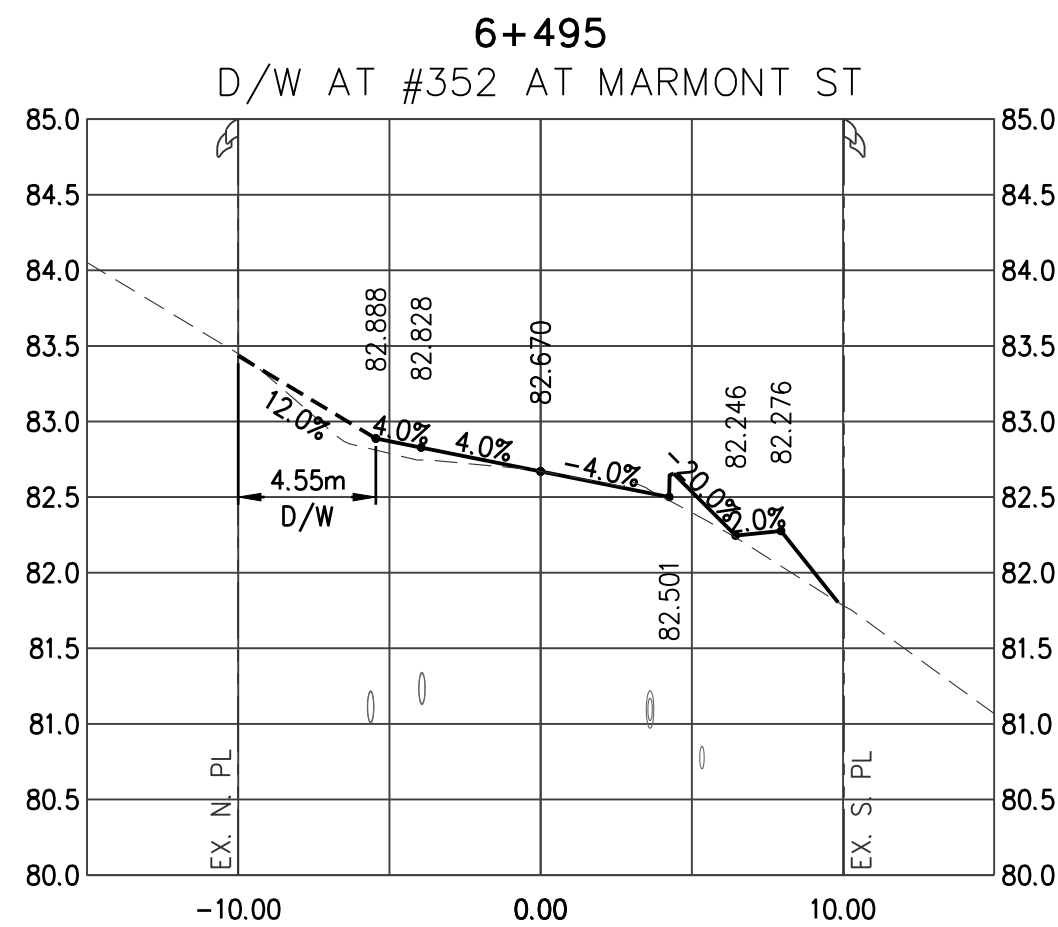
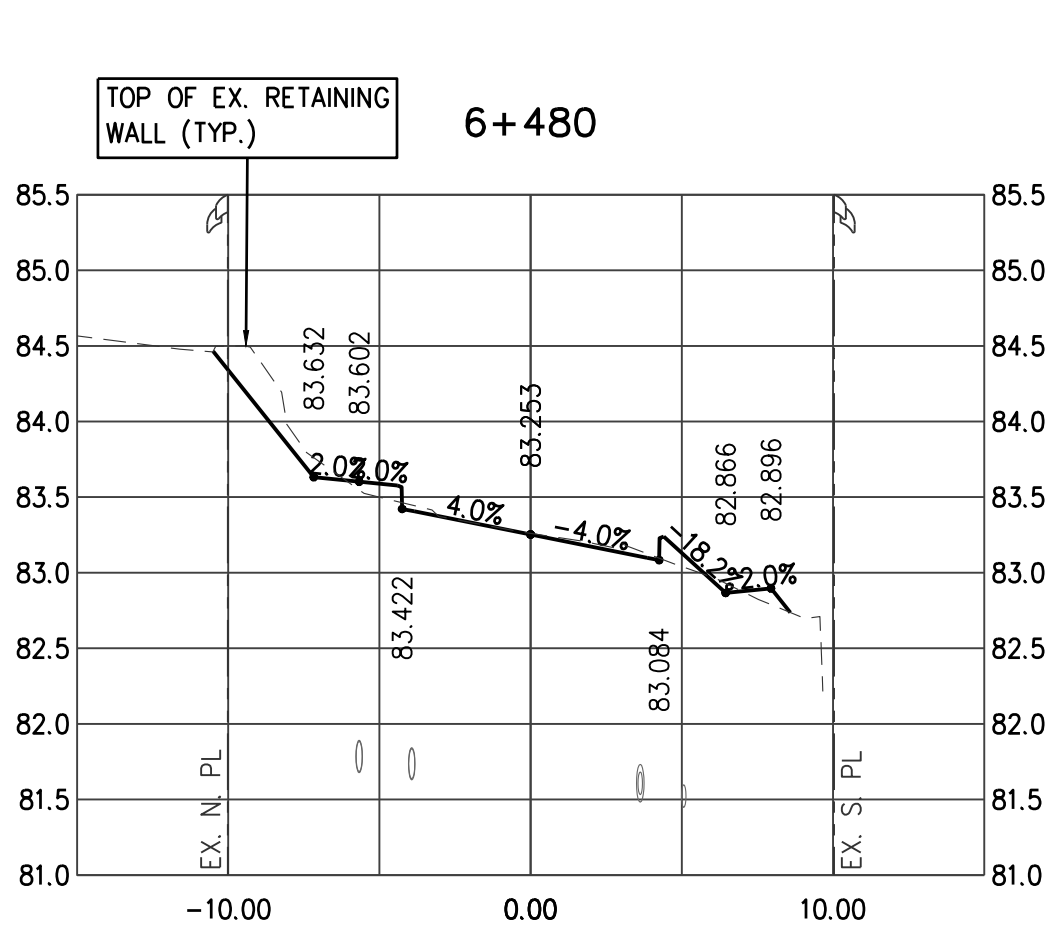
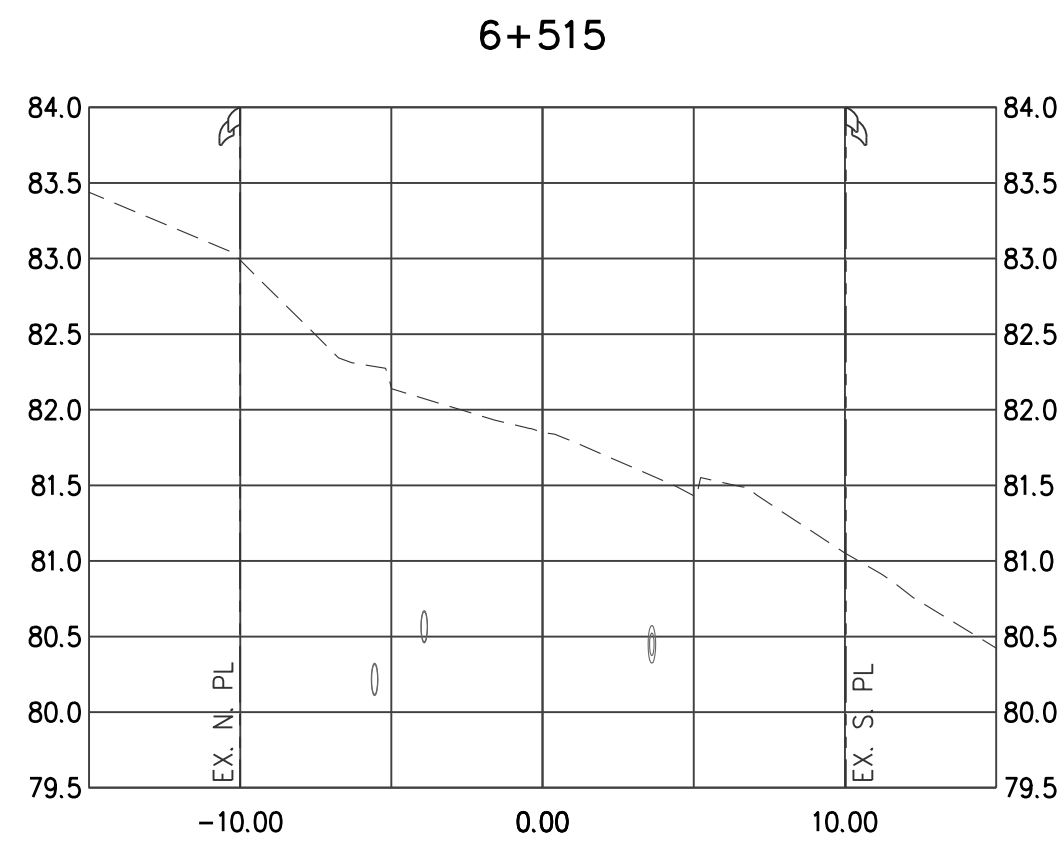
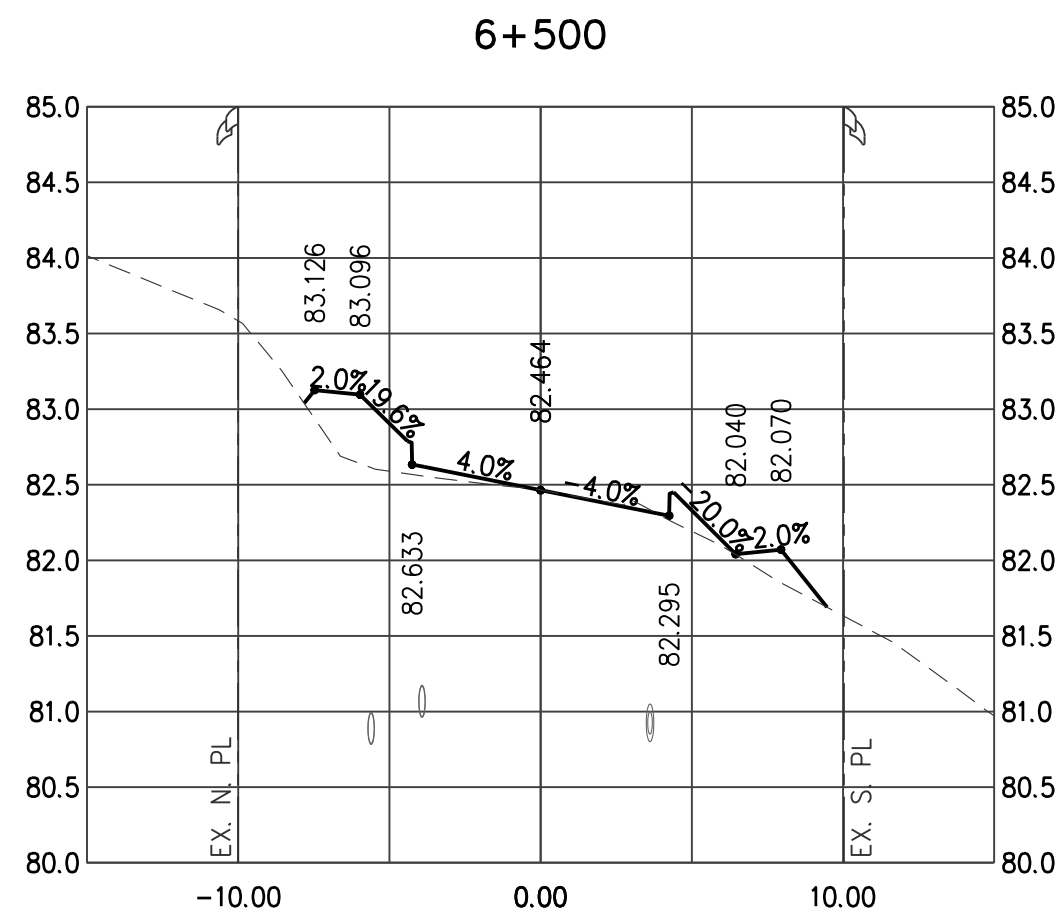
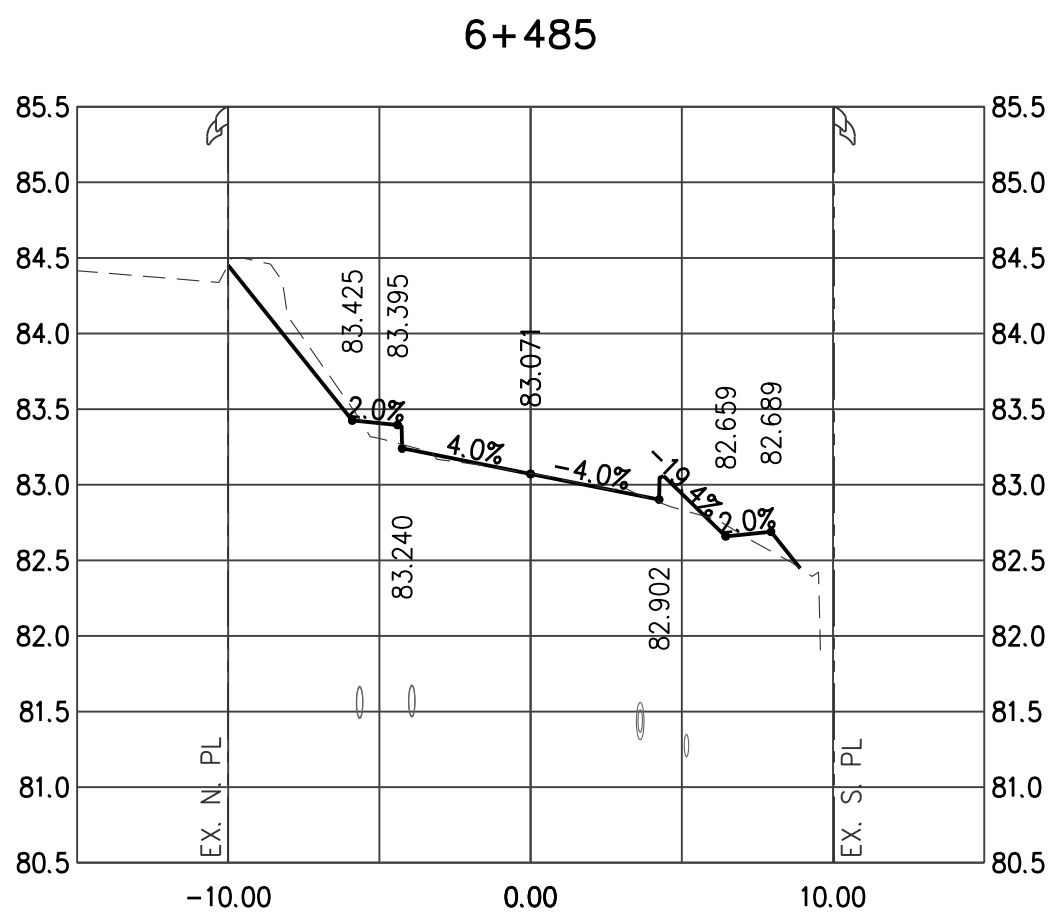
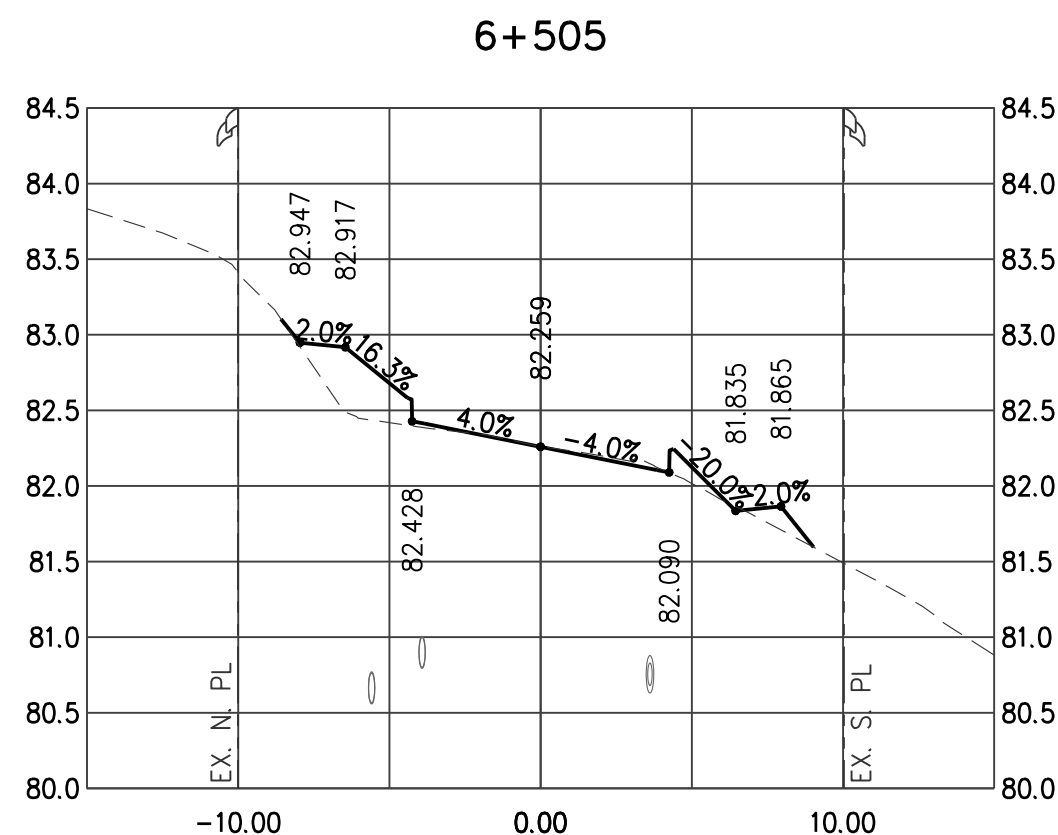
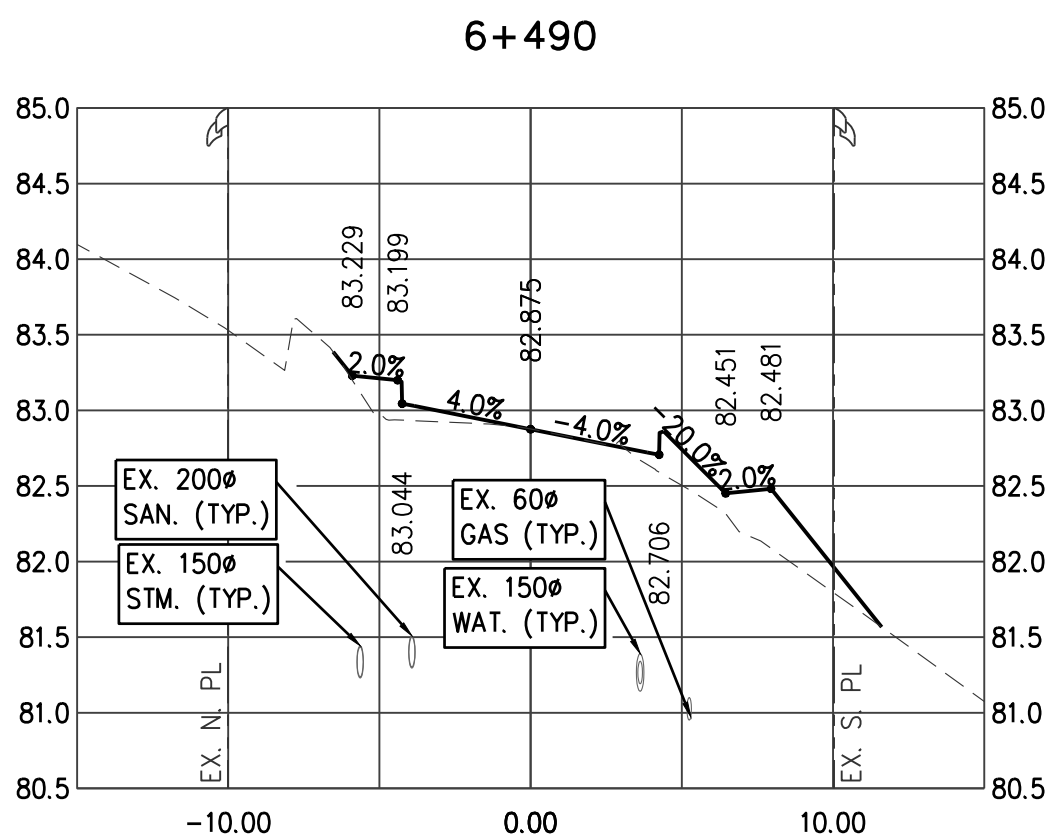
**Coquitlam**  
Engineering & Public Works  
3000 Guildford Way, Coquitlam, B.C. V3B 7N2

Scale  
horiz. 1:250  
vert. 1:25  
Sheet 09 of 17  
Eng. Project No. 19-1082

Project  
**WALLS AVE**  
**WALLS AVE - SHEET 04**  
Description  
**ROADWORKS - CROSS SECTIONS**  
File: 19-1082 - 2 - R9  
REV. 3



FILE: P:\2019\19-1082\00 - CAD FILES\DWG\DWG-19-1082-2-R10.dwg USER: VASCOVIAH  
PLOT: 2021-02-26 10:27:09 AM



0 10m  
H 1:250  
V 1:25

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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, down	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
3	2021-02-26	VL	ISSUED FOR TENDER
2	2020-12-18	RL	ISSUED FOR 90% DESIGN
1	2020-06-10	VL	ISSUED FOR 50% DESIGN

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



Scale	1:250	Scale	1:25
horiz.		vert.	
Sheet	10	of	17
Eng. Project No.	19-1082		

Project	WALLS AVE WALLS AVE - SHEET 05
Description	ROADWORKS - CROSS SECTIONS
File:	19-1082 - 2 - R10
REV.	3

ISSUED FOR TENDER



**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. 19" & 38" WATER SERVICES ALONG WALLS AVE TO BE  
MUNICIPAL PIPE PER CITY OF COQUITLAM STD. DWG. COQ-W2d AND  
COQ-W2k. A.Y. McDONALD SERVICE FITTING 4700QA CTS Q-COMP NUT  
IS AVAILABLE AT GIBSON WATERWORKS SUPPLY INC., 604-521-8022.  
ADVANCE ORDERING IS ADVISABLE FOR PROPER LEAD-TIME.

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.

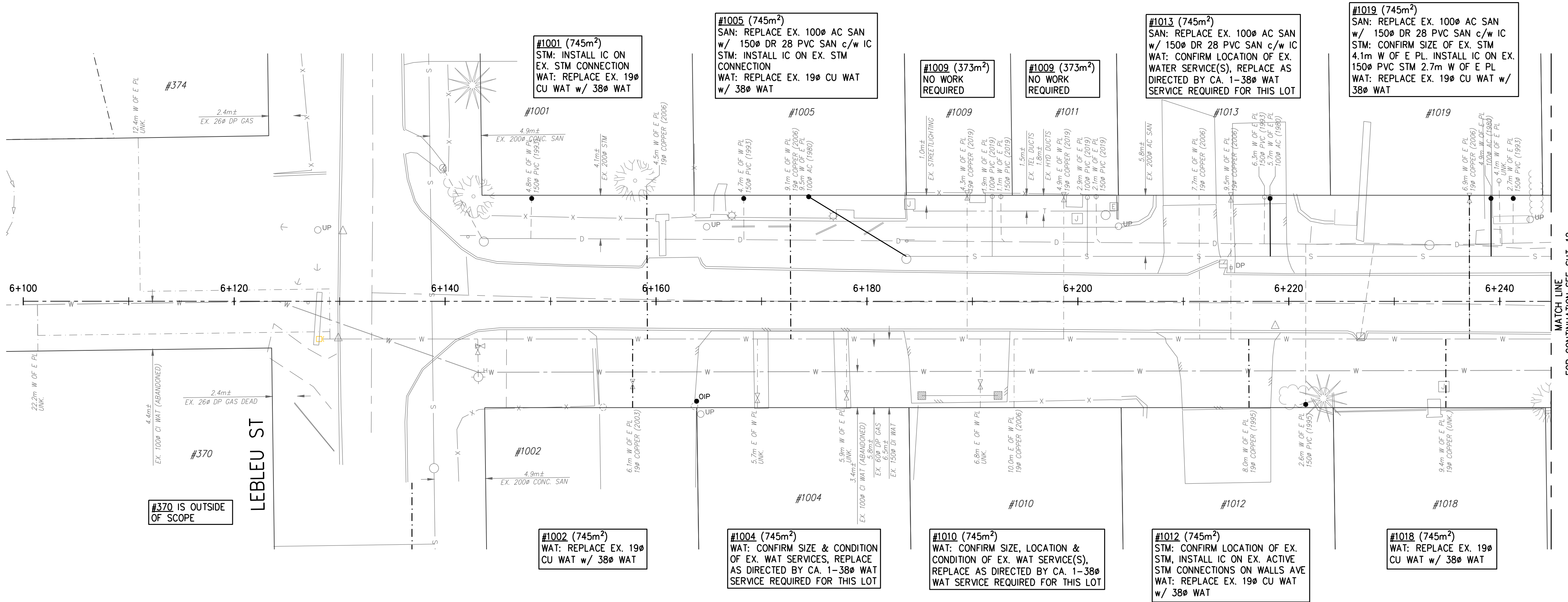
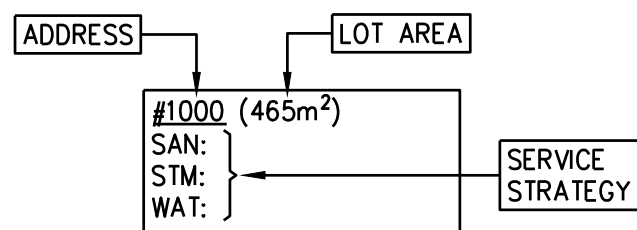
NO WORK IS TO PROCEED IN THE VICINITY OF THE STRUCTURE  
WITHOUT WRITTEN INSTRUCTIONS FROM THE QUALIFIED REGISTERED  
PROFESSIONAL AND SUCH COPY SUBMITTED TO THE CONTRACT  
ADMINISTRATOR.

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 DRILINES WHERE TREES  
ARE TO BE RETAINED SHALL BE BY HAND OR HYDRO-VAC.

LEGEND:



WALLS AVE

0 10m  
H 1:250  
V 1:25

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Edge of pavement	Hydrant	Sanitary service	Hydro Guy Wire
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Drainage sewer, MH	Water blowoff	Utility pole(joint pole)	Vegetation Conifer
Drainage ditch	Water service	Utility pole with light	Vegetation Deciduous
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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
3	2021-02-26	VL	ISSUED FOR TENDER
2	2020-12-18	RL	ISSUED FOR 90% DESIGN
1	2020-06-10	LY	ISSUED FOR 50% DESIGN

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

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Scale  
horiz. 1:250  
Sheet 11 of 17  
Eng. Project No. 19-1082

Scale  
vert. 1:25  
of 17

Project  
WALLS AVE  
LEBLEU ST TO 65m WEST OF NELSON ST  
Description  
SERVICE CONNECTION - PLAN  
File: 19-1082 - 2 - SC1  
REV. 3



**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. 190 & 380 WATER SERVICES ALONG WALLS AVE TO BE  
MUNICIPAL PIPE PER CITY OF COQUITLAM STD. DWG. COQ-W2d AND  
COQ-W2k. A.Y. MCDONALD SERVICE FITTING 47000A CTS Q-COMP NUT  
IS AVAILABLE AT GIBSON WATERWORKS SUPPLY INC., 604-521-8022.  
ADVANCE ORDERING IS ADVISABLE FOR PROPER LEAD-TIME.

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.

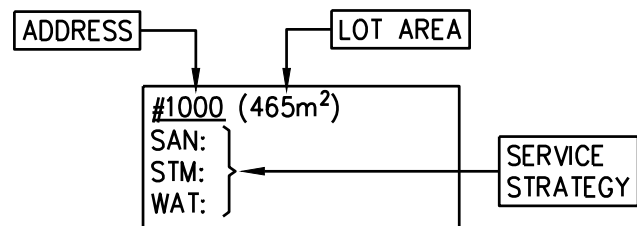
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LEGEND:



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

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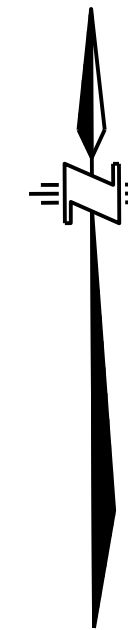
Scale  
horiz. 1:250  
Sheet 12 of 17  
Eng. Project No. 19-1082

Project  
WALLS AVE  
65m WEST OF NELSON ST TO MARMONT ST  
Description  
SERVICE CONNECTION - PLAN  
File: 19-1082 - 2 - SC2  
REV. 3

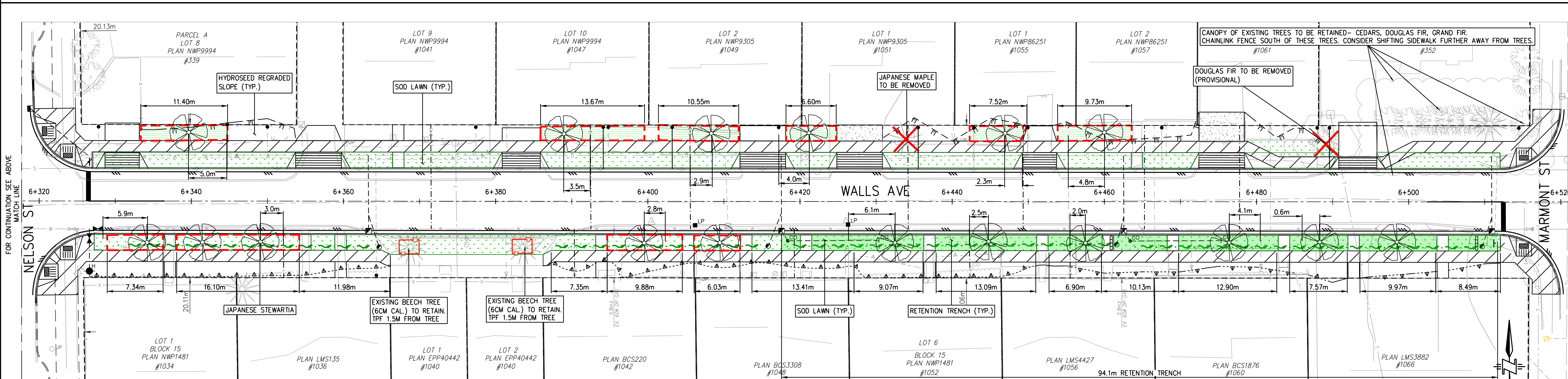
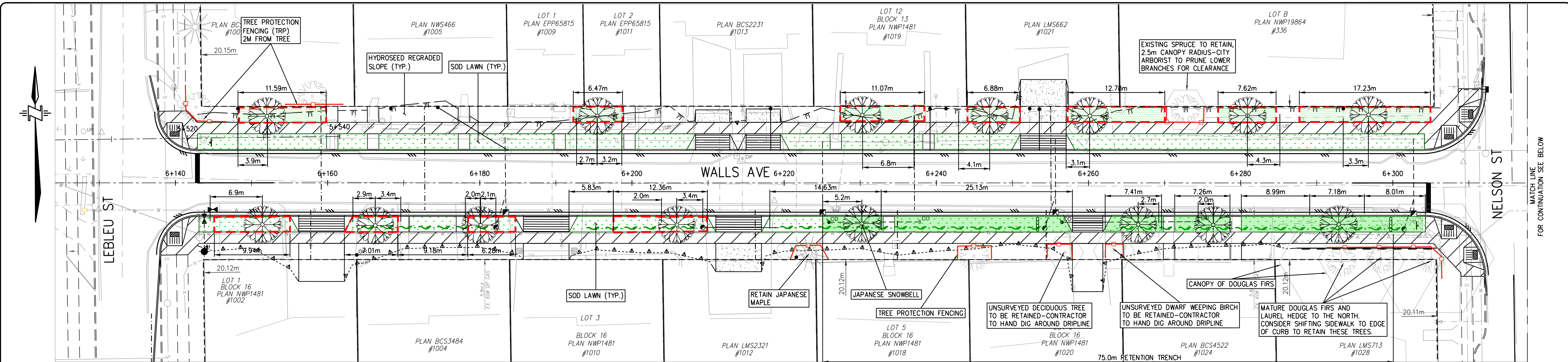
Plot Date: February 26, 2021

WALLS AVE

WALLS AVE







#### PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE / REMARKS	SPACING
TREES					
	17	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	7cm Cal. / BAB 2.0m STD	SEE PLAN
	15	STYRAX JAPONICUS SNOWCONE	JAPANESE SNOWBELL	7cm Cal. / BAB 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 - BCSLABCLNA.					
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  
CATCH BASINS  
STREET INTERSECTIONS (FROM THE CURB RETURN)  
HYDRANTS  
MANHOLES, VALVE BOXES, SERVICE CONNECTIONS  
DRIVEWAYS  
ELECTRICAL JUNCTION BOXES  
KIOSKS

6m;  
2m;  
8m;  
3m;  
2m;  
2m;  
3m;  
2m.

#### LEGEND

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

0 1:250 10m  
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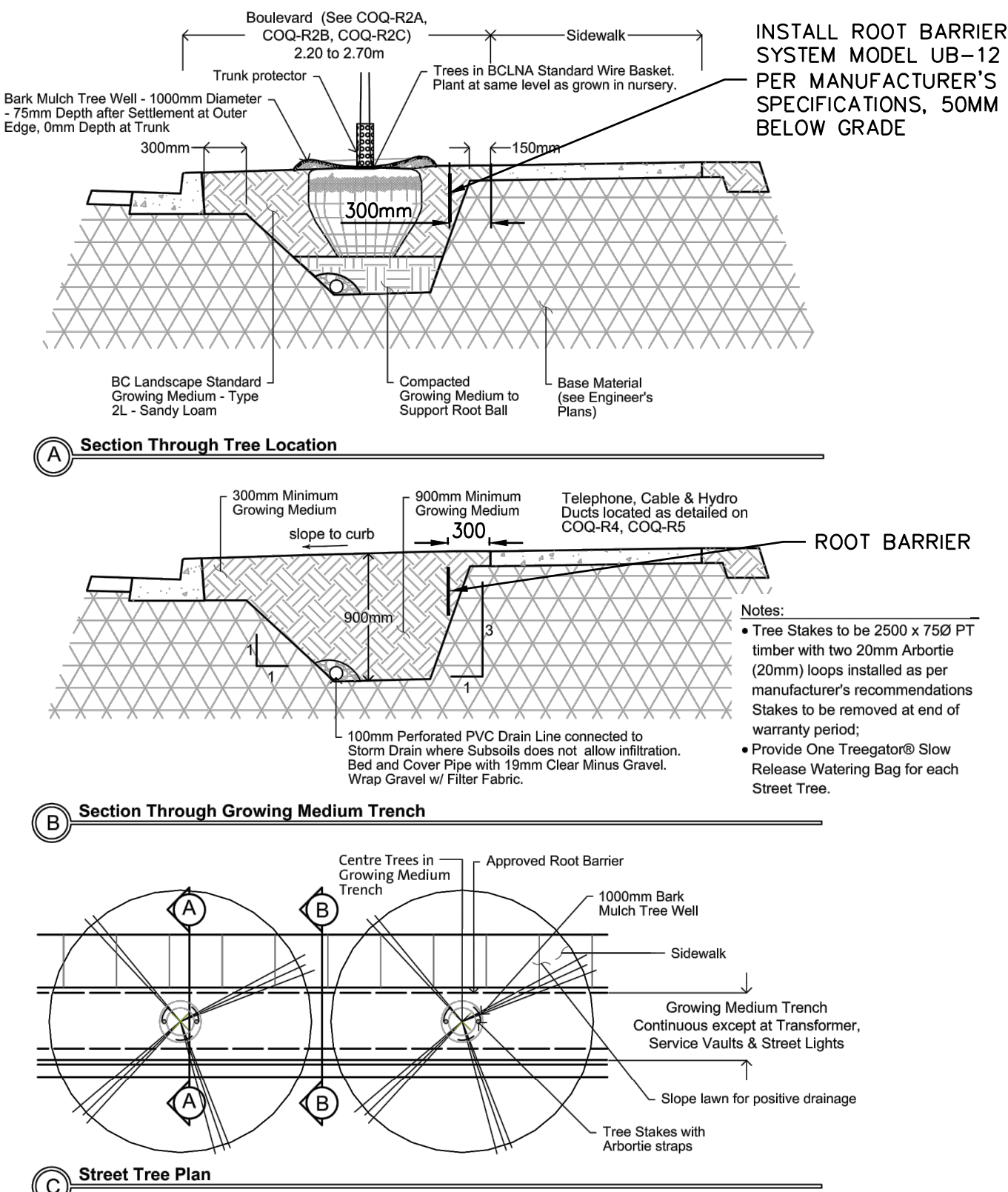
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Scale 1:250  
horiz. 13  
Scale 1:250  
vert. 17  
Sheet 13 of 17  
Eng. Project No. 19-1082

Project **WALLS AVE**  
**LEBLEU ST TO MARMONT ST**  
Description **LANDSCAPING - PLAN**  
File: 19-1082 - 2 - L1  
REV. 2

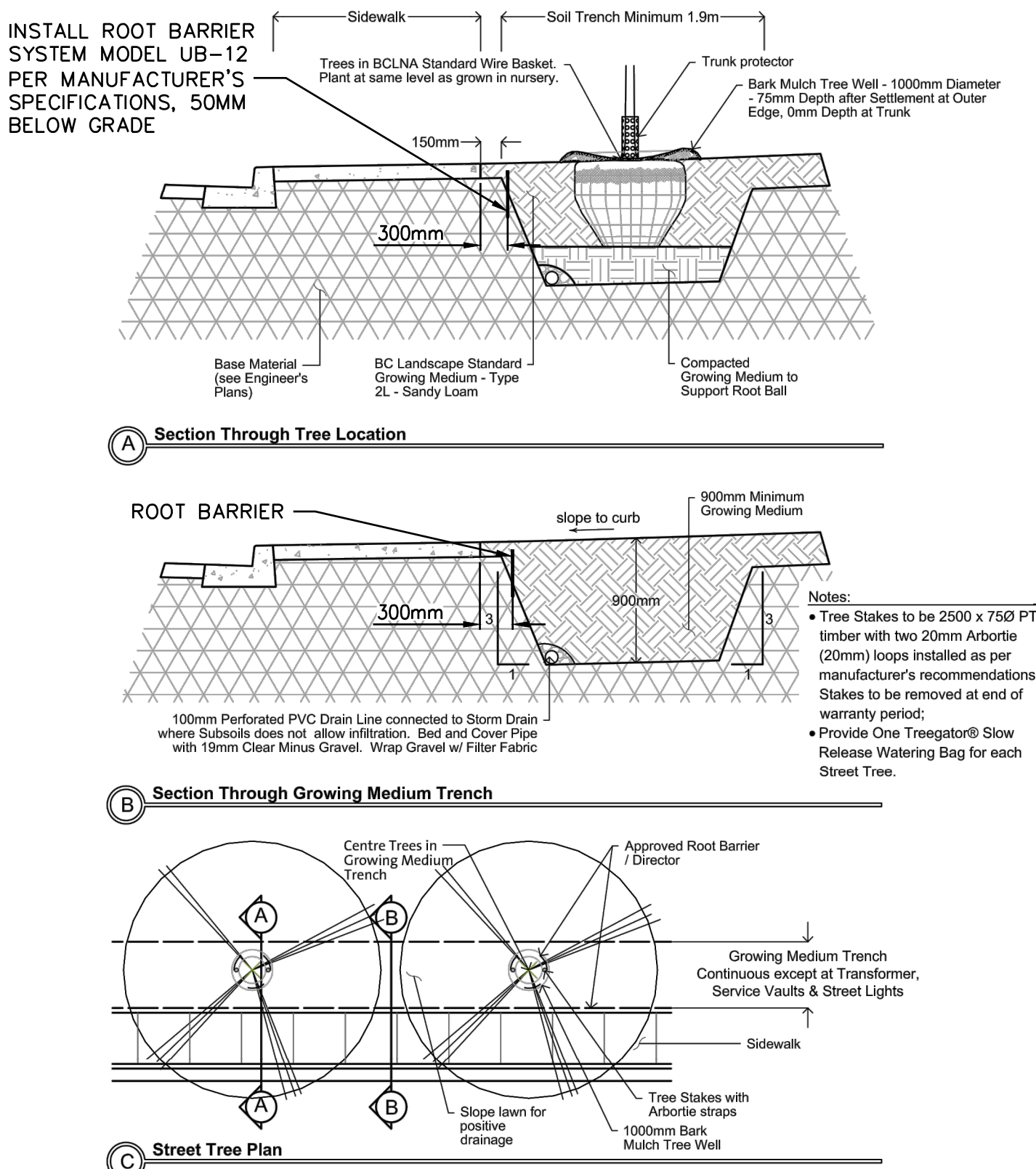


Coquitlam STANDARD DETAIL DRAWINGS

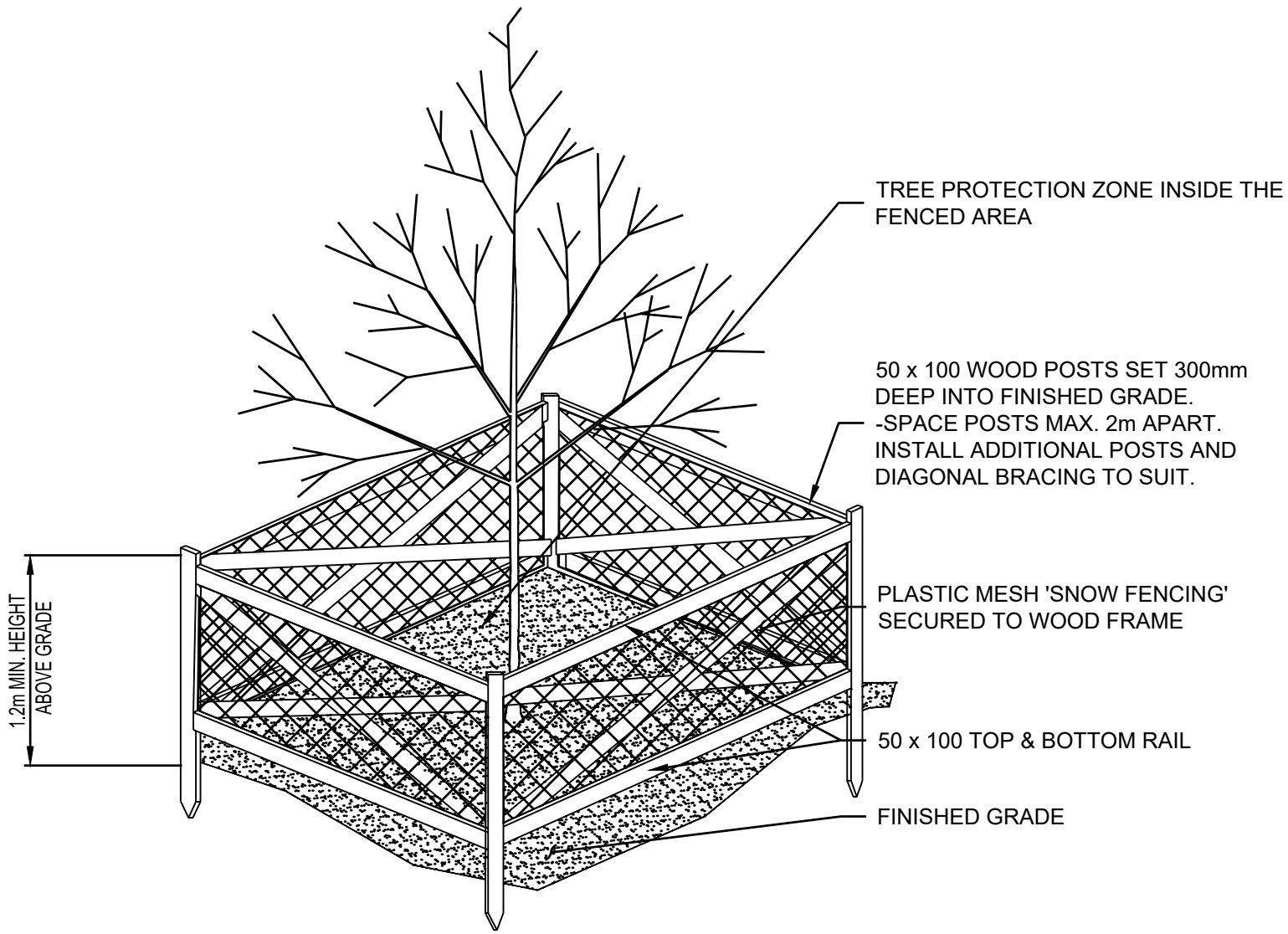


BOULEVARD TREE PLANTING WITHOUT SWALE	DATE: DEC/2015	DRAWING NUMBER: COQ-L2A
	DRAWN: AJM	
	SCALE: N.T.S.	

Coquitlam STANDARD DETAIL DRAWINGS



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



TREE PROTECTION FENCING

SCALE NTS

NOTES:

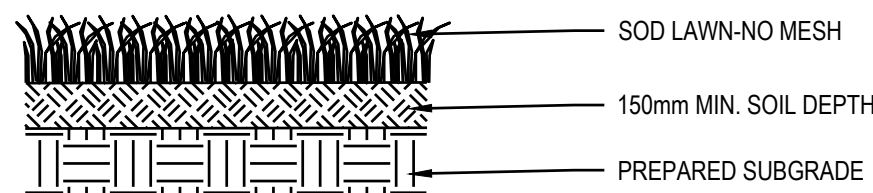
- INSTALL TREE PROTECTION FENCING BEFORE SITE CLEARING AND ANY CONSTRUCTION BEGINS. MAINTAIN AND DO NOT MOVE TREE PROTECTION FENCING THROUGHOUT THE DURATION OF THE CLEARING AND CONSTRUCTION PHASE.
- REMOVE TREE PROTECTION FENCING WITHIN 2 WEEKS AFTER PROJECT COMPLETION.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING BUILDING MATERIALS & LITTER OUT OF THE TREE PROTECTION ZONE OR AGAINST THE TREE PROTECTION FENCING.
- 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.
- 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.
- REPLANTING WITHIN THE TREE RETENTION AREA SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE IMPACT TO ROOT ZONES OF RETAINED TREES.
- TREE REMOVAL, PRUNING OF MAJOR BRANCHES AND ROOT SHOULD BE DONE UNDER THE DIRECTION OF THE CONSULTING ARBORIST.
- MULCH AND ORGANICS LAYER AROUND EXISTING TREES TO REMAIN UNDISTURBED.
- MAINTAIN EXISTING GRADES AT PROTECTION BARRIER FOR ALL TREES TO BE RETAINED.
- REGRADE OUTSIDE OF PROTECTION BARRIER SHOULD NOT ADVERSELY COMPROMISE PROTECTED TREES.
- 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.

PLANTING NOTES

- SACKING/BURLAP TO BE LOOSENEED AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STRING, TWINE, ETC. TO BE REMOVED.
- ALL WIRE BASKETS SHALL HAVE THE TOP 1/2 OF THE WIRE REMOVED PRIOR TO PLANTING.
- ALL TREES SHALL BE SINGLED STEMMED.
- 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

- 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.
- 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.
- 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.
- 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.
- ENSURE MINIMUM DEPTH OF BARK MULCH 75 MM AFTER SETTLEMENT.
- 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.

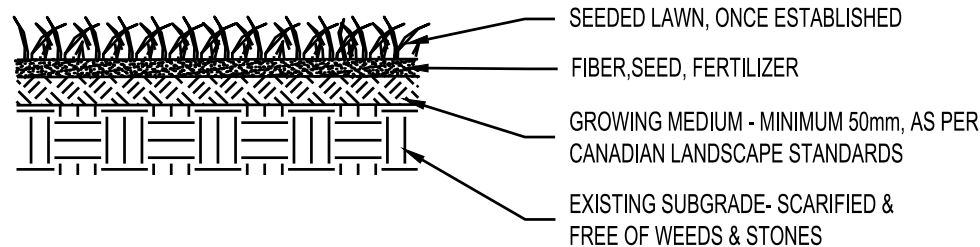


SOD LAWN

SCALE NTS

NOTES:

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



HYDRO-SEEDED LAWN

SCALE NTS

NOTE:

- 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 RYGRASS
  - 10% ARC KENTUCKY BLUEGRASS
  - 10% APOLLO WATER KENTUCKY BLUEGRASS

GENERAL NOTES

- 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.
- 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.
- ALL WORKS AND MATERIALS SHALL COMPLY WITH THE COQUITLAM SUBDIVISION AND DEVELOPMENT SERVICING BYLAW #3558 AND THE SUPPLEMENTARY SPECIFICATION AND DETAILED DRAWINGS TO MMCO 2009 EDITION.
- 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.
- REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS.
- 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.
- 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.
- 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.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

AS SHOWN

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Scale	AS SHOWN	Scale	AS SHOWN
horiz.		vert.	
Sheet	14	of	17
Eng. Project No.	19-1082		

Project **WALLS AVE**  
**LEBLEU ST TO MARMONT ST**  
Description **LANDSCAPING - DETAILS**

File: 19-1082 - 2 - L2

REV. 2



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 MINIMUM 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 LIVING 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 EXCEEDS 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 GAUGE 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 DBI).

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, PRIMER 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-MECHANICAL COMPOUND APPLIED. THIS ALSO APPLIES TO SECURITY BOLTS NOTED ABOVE

18. PHOTO ELECTRIC CONTROL (PEC) SHALL ONLY BE SOLUTION-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 ROTRUNDIA 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 FUSE-HOLDERS IN POLE HAND ACCESS AND/OR JUNCTION BOXES SHALL BE MARKED WITH YELLOW WATER-PROOF WIRE MARKER TAGS, AND ATTACHED USING TIE-WRAPPS. 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 DUG-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 JUNCTION BOULEVARD (GRASS, SOIL, ETC.), A 200-MM WIDE BY 150MM DEEP CONCRETE SUPPORT RING IS REQUIRED, TO HELP SUPPORT AND PROTECT THE SUPPORT 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-WRAPPS

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 UPPER CASE LETTERS.

39. SYNERTECH 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

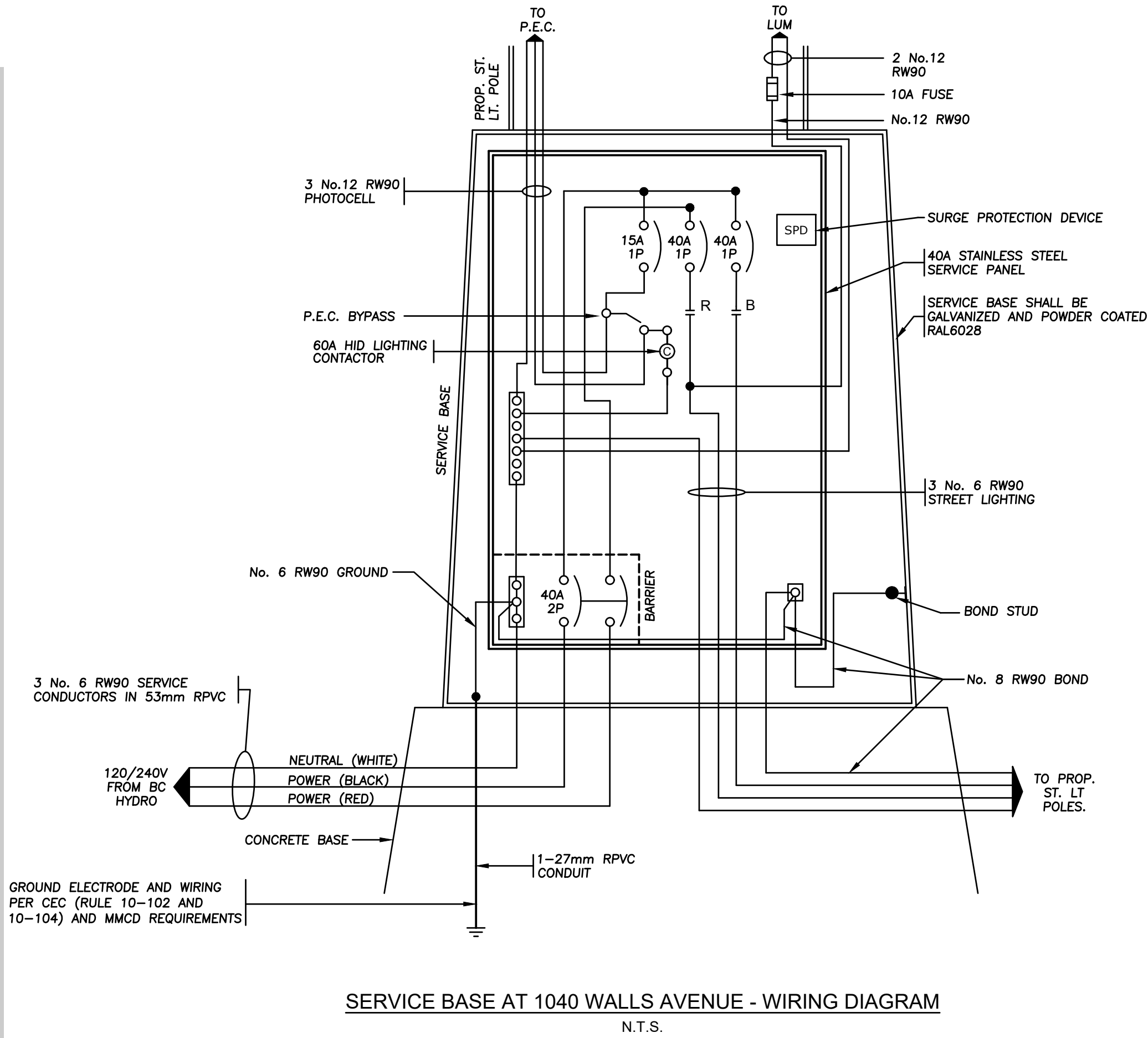
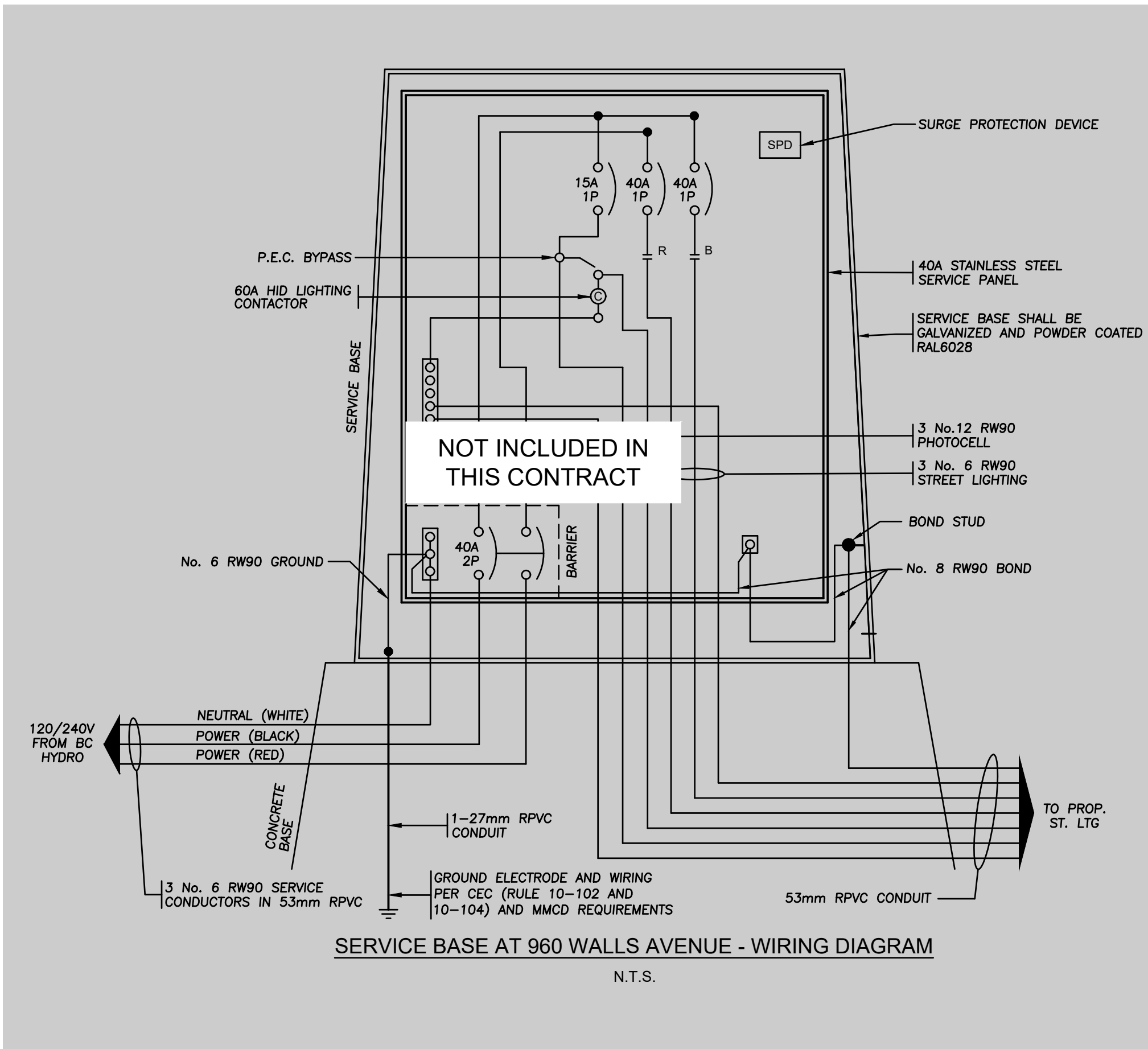
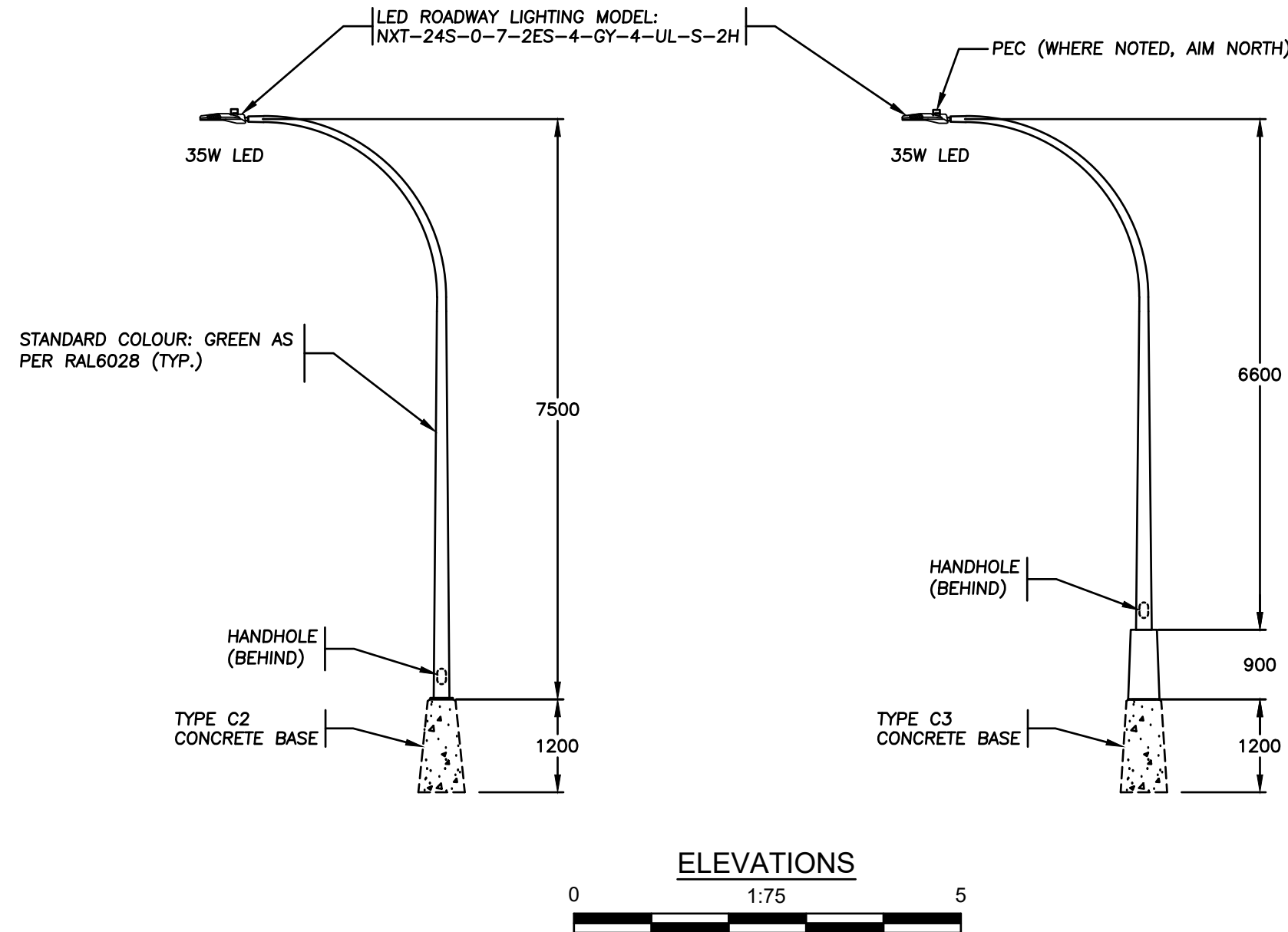
c. DRIVEWAYS SHALL BE 2-METERS (EXCLUDING THE FLARE)

File: 7056-20-Walls Ave









ALL EQUIPMENT IS NEW  
EXCEPT WHERE NOTED

NOT FOR CONSTRUCTION

2021-02-11



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DMD PROJECT No. 7056-20-02 of 02



No.	Date	By	Revisions	Eng.
	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.	AS SHOWN
Sheet	3	of	3		
Eng. Project No.					

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



COQ. ASBUILT No.

**EXXXX**