

FROM:**Boni•Maddison Architects**

3732 West Broadway, Vancouver, B.C., V6R 2C1
Telephone (604) 688-5894, ext.1 Fax (604) 688-5899
email : anthony@bonimaddison.com

TO:**Bidders****PROJECT:****Unicorn Daycare – Trail, BC Project Number 23-06****TENDER ADDENDUM #2**

3 Pages + 21 Page attachment

This Addendum shall be read in conjunction with and considered as an integral part of the Contract Documents for the above project; revisions supersede the information contained in the original drawings, specifications or previously issued Addendum.

1.0 ARCHITECTURAL SPECIFICATIONS:

1. 00 00 10 DELETE: reference to section 07 22 00.
2. 00 00 10 DELETE: note "under separate cover" next to Division 02 – Demolition. See civil and landscape for features to be retained and preserved on site.
3. 00 00 20 6.2.1. ADD: line item to break out winter heating and hoarding cost in prices.
4. 00 00 20 6.2.3. ADD: contractor to provide proposed construction period, proposed schedule, and start and finish date.
5. 01 11 00 ADD: Information clarifying soil testing and disposal from Teck Metals:
Dumping site: The Teck landfill is about 2.5km from the site. Google Maps directions are here: <https://maps.app.goo.gl/FUgb6kuTiPMRYTg47>
Teck Investigations: Third party environmental consultant will be on site testing and providing direction for handling contaminated soil as site preparation and excavation proceeds. This is not expected to impact timing of soil excavation or transport.
Over-excavation of contaminated soil: Any additional excavation volume will be measured and directed by the Trail Area Health and Environment Program (THEP) environmental consultant (AtkinsRealis Canada Inc.). Teck covers all environmental consulting costs including testing and reporting and will pay the contractor (or sub-contractor) directly for incremental costs of any additional excavation and soil transport that is recommended.
6. 01 77 00 1.5.7. REVISE: Consultant record drawings to be provided by the owner, not the contractor.
7. 07 31 13 2.1.1. DELETE: reference to RCABC inspection. No RCABC inspection is required for this project.
8. 07 31 13 1.7. DELETE: section 1.2. Guarantee or Maintenance Bond, none required on this project.
9. 07 22 00 DELETE: section 07 22 00 for blown insulation. Use of blown or batt insulation in truss roof to be decided by contractor per 07 21 00.
10. 07 44 53 2.1.1. & 2.2.4. REVISE: All fiber cement panel metal trims (such as EasyTrim) to be primed and site painted.
11. 08 11 00 2.1. ACCEPTABLE ALTERNATE: Daybar is an acceptable alternate for this project.
12. 08 53 13 1.7.1. REVISE: sealed units to have a minimum warranty period of (10) years.
13. 08 53 13 1.7.2. REVISE: Fenestration product frames to have a minimum warranty period of (20) years.

14. 08 53 13 1.7.5. DELETE: reference to black finish to be deleted, window finish to be white.
15. 08 71 00 1.6.1. & 3.3.1. DELETE: reference to hardware consultant, contractor is not required to hire hardware consultant.
16. 08 81 00 1.8.1.1 REVISE: Hermetically Sealed Units: Ten (10) years for guarantee.
17. 09 90 00 CLARIFICATION: Fiber cement products and metal trims to be primed and site painted.
18. 09 90 00 1.9.1.1. DELETE: sentence 1.9.1.1., no maintenance bond required for painting on this project.
19. 10 21 13 DELETE: reference "Issued with Addendum #4" in footer.
20. 10 21 13 & 10 28 13 INFO: see interior elevations for fixture & finish quantities.
21. 10 28 13 1.4.1. DELETE: reference to residential suite mock-ups, no mock-ups required.
22. 10 50 00 ADD: missing specification section 10 50 00 for specialties, see attached.
23. 11 31 00 2.2.3. ADD: Range hood – Broan BXT130WWC – 30" wide.

2.0 ARCHITECTURAL DRAWING

1. A0.03 ADD: note to code plan: "Provide 5lb dry NFPA 10 chemical extinguishers in semi-recessed cabinet" for all fire-extinguishers in project.
2. A0.05 REVISE: One of three existing tree on north east edge of parking lot to be retained if grading allows, per landscape.
3. A9.01 REVISE: Door and window schedule per markups, all changes clouded, see attached.
4. A9.02 REVISE: F-01 Concrete Slab on Grade assembly, subbase to match geotechnical requirements. See geotechnical report.

3.0 ARCHITECTURAL DETAILS

1. D1.15 REVISE: Detail D1.15 errors on drawing sheet, see attached.
2. D1.16 ADD: Detail D1.16 for post in landscape, see attached.
3. D3.03 & D4.14 DELETE: resilient channels on walls of Nap Rooms 112 & 117.

4.0 STRUCTURAL DRAWINGS

5.0 MECHANICAL DRAWINGS

1. M1.04 & M3.02 DELETE: reference to t-bar ceiling, mechanical equipment to be accessed through panels in drop ceiling. See architectural RCP A1.03 for drop ceiling and access panel locations and M3.01 specification for access panel requirements.
2. M2.03 DELETE: reference to note 1 for all heat pump units (HP-1, HP-2, HP-3).
3. M3.01 DELETE: all reference to third party commissioning in drawings and specifications, commissioning to be provided by contractor.

6.0 ELECTRICAL DRAWINGS & SPECIFICATIONS

1. REVISE: Electrical drawings, details, and specifications per Electrical Addendum E-01,

see attached.

7.0 LANDSCAPE DRAWINGS & SPECIFICATIONS

1. L9.2 DELETE: Detail 7 asphalt paving for alternate pricing.

2. L3.0 INFO: Rough areas for rubber:

Daycare A:

- Rainbow Blue: 274 sq ft +
- 50% Beige 50% Black: 192 sq ft +

Daycare B:

- Rainbow Blue: 272 sq ft +
- 50% Beige 50% Black: 211 sq ft +

Daycare C:

- Rainbow Blue: 243 sq ft +
- 50% Beige 50% Black: 190 sq ft +

Above values are a rough estimate of the 2D area of the poured in place rubber. It is not the consultant's responsibility to provide area take-offs, bidders to use these values at their discretion. Review grading, per civil, to get accurate rubber estimates. Mounds around the play slides are higher than the surrounding grade and will add to rubber estimated quantities.

8.0 CIVIL DRAWINGS

1. REVISE: civil drawings, details, and specifications per revised civil drawing set and memo explaining key changes to drawings, see attached.
2. ADD: Civil specification, see attached.
3. Civil Products CLARIFICATION: Unless specifically noted on the drawings we do not have specific manufacturers that must be used. Product specifications (including materials, workmanship and construction requirements) shall meet those listed in the latest edition of the MMCD and where applicable shop drawings shall be submitted for review.

9.0 ENERGY REPORT

ATTACHMENTS

- Architectural specification section 10 50 00 (3)
- Revised Architectural Detail D1.15 (1)
- Architectural Detail D1.16 (1)
- Revised Architectural Drawing A9.01 (1)
- Electrical Addendum E-01 (1)
- Civil Drawing Set (12)
- Civil Memo (1)
- Civil Specifications (1)

END OF ADDENDUM #2

PART 1 - GENERAL

1.1 SUMMARY

- .1 Provide entrance floor mats in entry and 3 daycare exits.
- .2 Provide wall protection in Washrooms
- .3 Supply and install lockers in Staff room

1.2 RELATED SECTIONS

- .1 06 10 00 Rough Carpentry.
- .2 06 20 00 Finish Carpentry.

1.3 REFERENCES

- .1 ASTM B221/B221M-06 Standard Specification for Aluminium and Aluminium-Alloy Extruded Bars, Rods, Wire, Shapes, and Tubes.
- .2 AAMA 606.1-1976 Voluntary Guide Specifications and Inspection Methods for Integral Colour Anodic Finishes for Architectural Aluminium.
- .3 BC Building Code, current Edition.
- .4 CAN/ULC S102.2, Test for Surface Burning Characteristics of Flooring, Floor Coverings, and Miscellaneous Materials and Assemblies.

1.4 SUBMITTALS

- .1 Submit in accordance with Section 01 33 00 Submittal Procedures.
- .2 Product Data:
 - .1 Manufacture product information.
 - .2 Maintenance Data: manufacturer's printed instructions for cleaning and maintaining floor mats/grids.
 - .3 Cleaning Schedule: Provide Owner with maintenance schedule for each item.
- .3 Shop Drawings: showing layout, finishes, and specific information to this project.
- .4 Samples: Submit colour samples and finish samples for selection or approval by Consultant.
 - .1 Wall protection system colours to be selected from Manufacturer's standard range.

1.5 QUALITY ASSURANCE

- .1 With submittals include manufacturer's warranty information.
- .2 Manufacturers to have a proven 5-year experience producing the specified items to be supplied.
- .3 Fire performance characteristics: provide flooring and acrylic wall protection system with components tested to CAN/ULCS102.2: flame spread rating 10; smoke developed 45.

1.6 DELIVERY, STORAGE AND HANDLING

- .1 Deliver materials to the project site ready for use and fabricated in as large sections and assemblies as practical, in unopened original factory packaging clearly labelled to identify manufacturer.

1.7 PROJECT CONDITIONS

- .1 Field measurements: Check actual field measurements before fabrication. Record actual measurements on final Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delay of work.

PART 2 - PRODUCTS

2.1 ENTRANCE FLOOR MATS

- .1 System Description:
 - .1 Roll up, loose, surface mat with rubber backing. 4 @ 5'x4' size. Colour from standard range.
 - .1 Canada Mats, CM Viper 8900, or approved alternate.
 - .2 Defer supply of floor mats until time of Substantial Performance of project.

2.2 WALL PROTECTION SYSTEM

- .1 Wall protection in Washroom 109 and 114.
 - .1 Acrovyn Wall Protection, C/S Acrovyn 0.040" Rigid Sheet, from standard colour range, complete with accessories, J trims, H trims.
 - .2 or approved alternate.

2.3 LOCKERS

- .1 Supply and install interior metal lockers in Staff Room 102, ASI Storage Solutions, Traditional Collection, Double Tier Locker, 12" width x 15" deep x 78" high, including legs. Prefinished powder coat from standard colour range.

2.4 FURRING

- .1 Furr out services, piping, ductwork, and other items projecting or becoming visible through finished surfaces as required whether indicated or not. Furr out surfaces of walls, columns, and ceilings as required to provide planes of finished surfaces on desired lines and/or elevations. Furring to be minimum 38mm x 38mm @ 410mm (1 1/2 in. x 1 1/2 in. @ 16 in.) on centre with plates unless otherwise required. Finish surface of furring to match surrounding materials.

PART 3 - EXECUTION

3.1 EXAMINATION

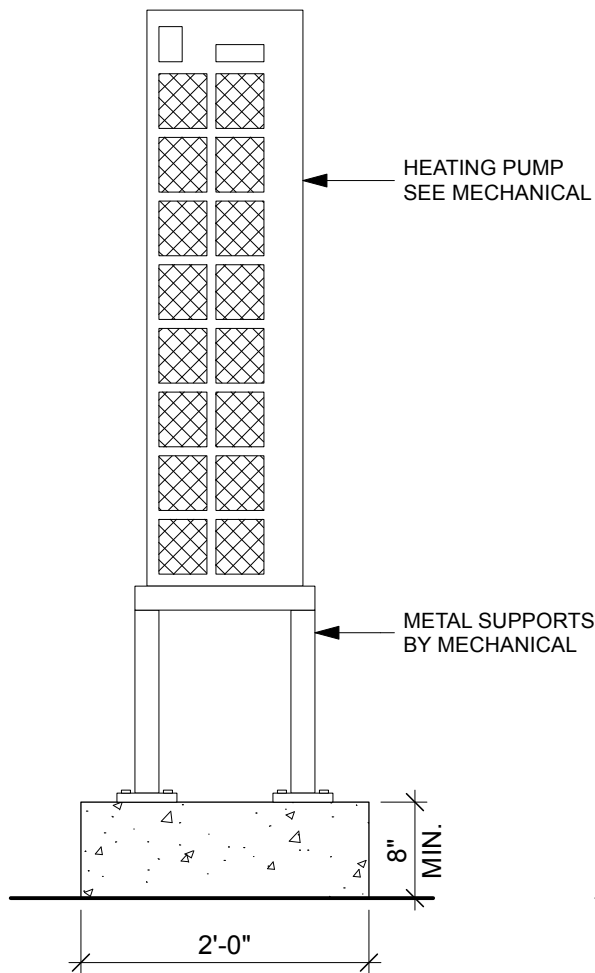
- .1 Examine areas and conditions under which work is to be performed with Installer present and identify conditions detrimental to proper or timely completion.
- .2 Ensure products can be placed on a flat and level substrate. Substrate shall meet tolerance of 3.2mm over 3.28m (1/8 in. over 10 ft.) in accordance with ACI 302.
- .3 Correct unsatisfactory conditions.
- .4 Start of work indicates acceptance of conditions as adequate for proper installation.

3.2 INSTALLATION

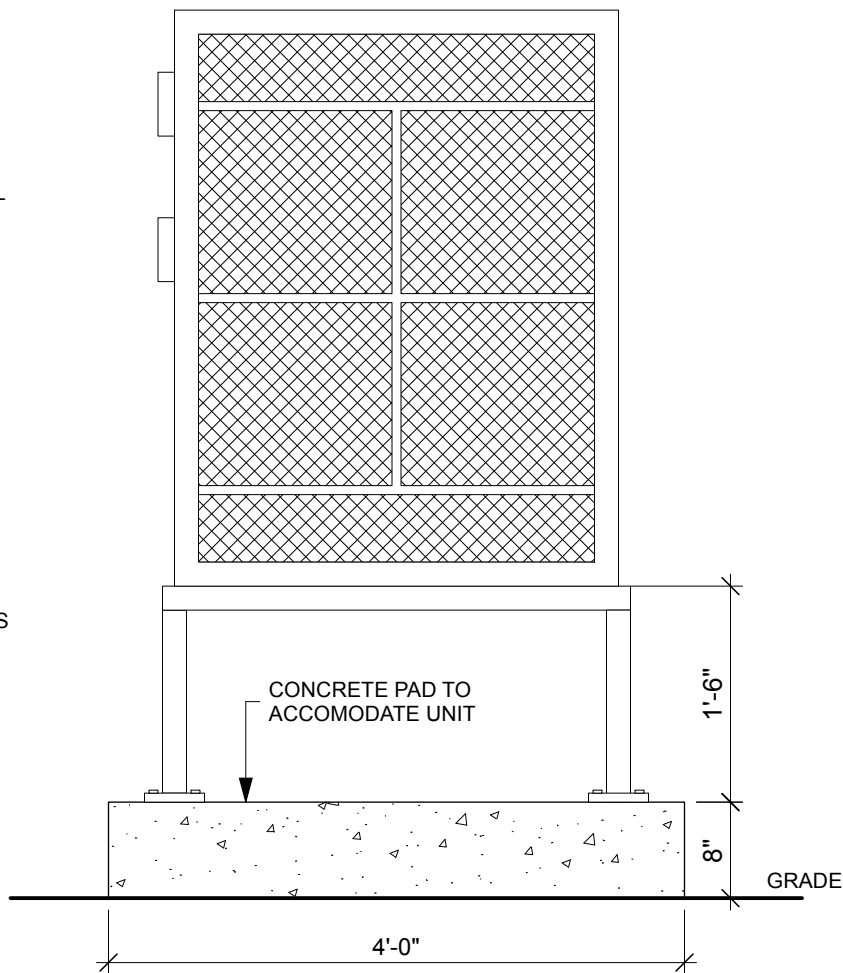
- .1 Install work of this section in accordance with manufacturer's written recommendations and reviewed Shop Drawings.
- .2 Temperature at the time of wall protection installation must be between 65-75 F (18-24 C) and be maintained for at least 48 hours after the installation to allow for proper adhesive set up. Relative humidity shall not exceed 80%.
- .3 Secure accessories to blocking or studs in the wall.
- .4 Use concealed fasteners wherever possible and to suit the intended use, compatible with all surfaces. Exposed fasteners shall be tamperproof.
- .5 Immediately upon completion of installation, clean wall covering and accessories in accordance with manufacturer's recommended cleaning method.
- .6 Remove surplus materials, rubbish and debris resulting from installation as work progresses and upon completion of work.

- .7 Protect installed materials to prevent damage by other trades. Use materials that may be easily removed without leaving residue or permanent stains.

END OF SECTION



A SIDE ELEVATION
SCALE: 3/4" = 1'-0"



A SIDE ELEVATION
SCALE: 3/4" = 1'-0"

SEAL:

ACTUAL UNIT SIZE TO BE
CONFIRM ON SITE

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TITLE:
HEAT PUMP @ GRADE DETAIL

PROJECT:
UNICORN DAYCARE

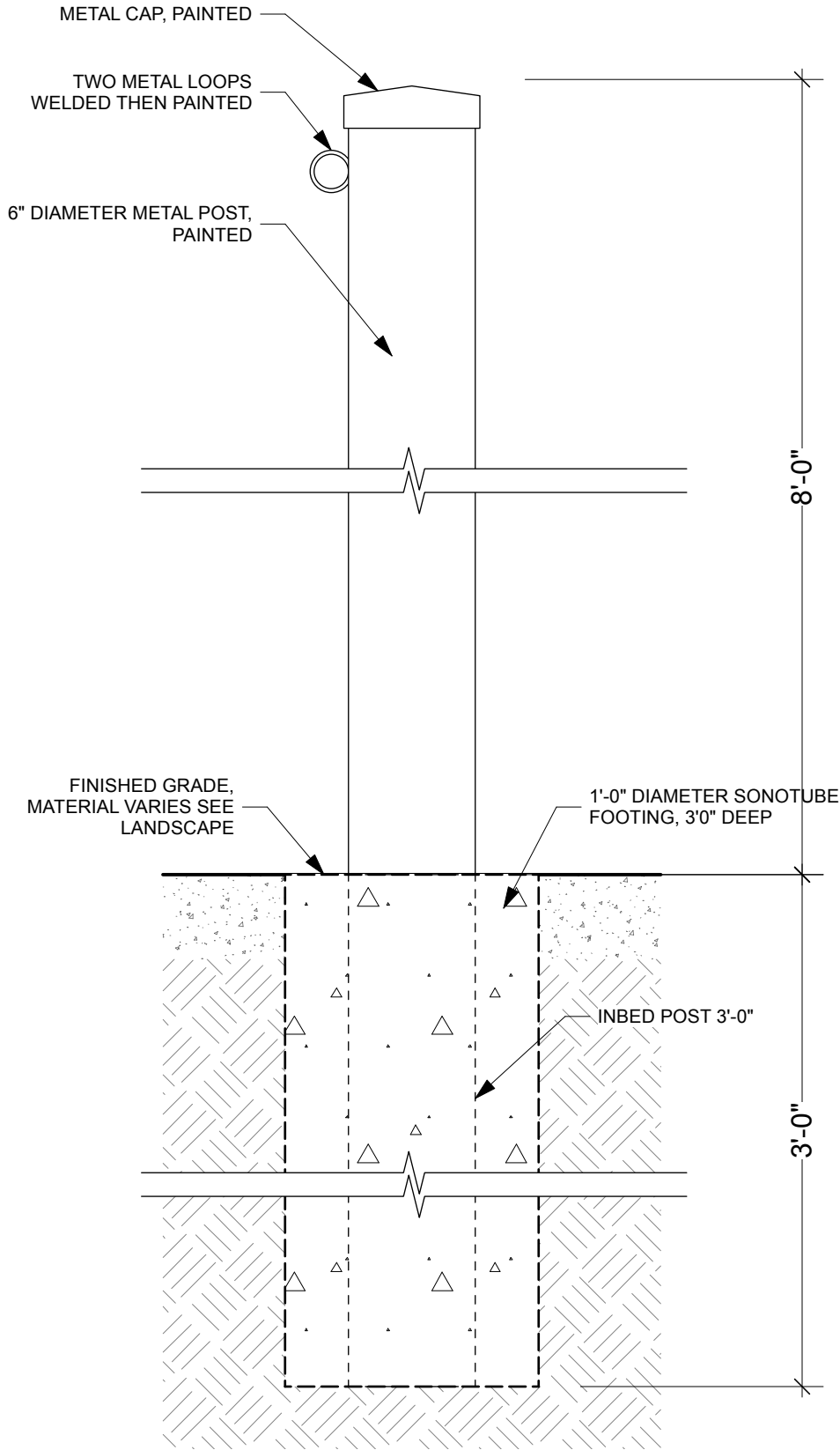
ISSUE:
A 2026-07-15 ISSUED FOR BUILDING PERMIT
B 2026-09-08 ISSUED FOR TENDER
D 2026-09-29 ADDENDUM #2

JOB N°: 23-06 **DATE:** 3/2025

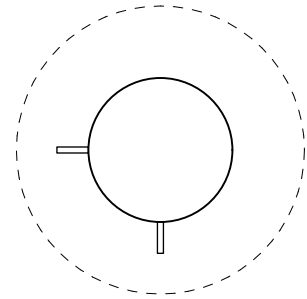
SCALE: 3/4"=1'-0" **DRAWING N°:**

DRAWN: AB/RB **D1.15**

SECTION



PLAN



SEAL:

BONI•MADDISON

A r c h i t e c t s

3732 West Broadway,
Vancouver, B.C., V6R 2C1
T: 604 688 5894 F: 604 688 5899

TITLE:
SHADE POST IN LANDSCAPE

PROJECT:
UNICORN DAYCARE

ISSUE:

A 2026-07-15 ISSUED FOR BUILDING PERMIT
B 2026-09-08 ISSUED FOR TENDER
C 2026-09-29 ADDENDUM #2

JOB N°:
23-06

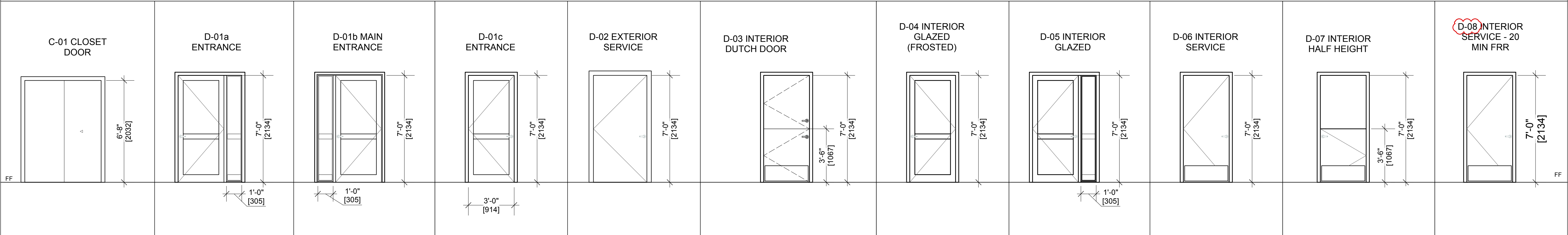
DATE:
3/2025

SCALE:
3/4"=1'-0"

DRAWN:
AB/RB

D1.16

DOOR TYPES



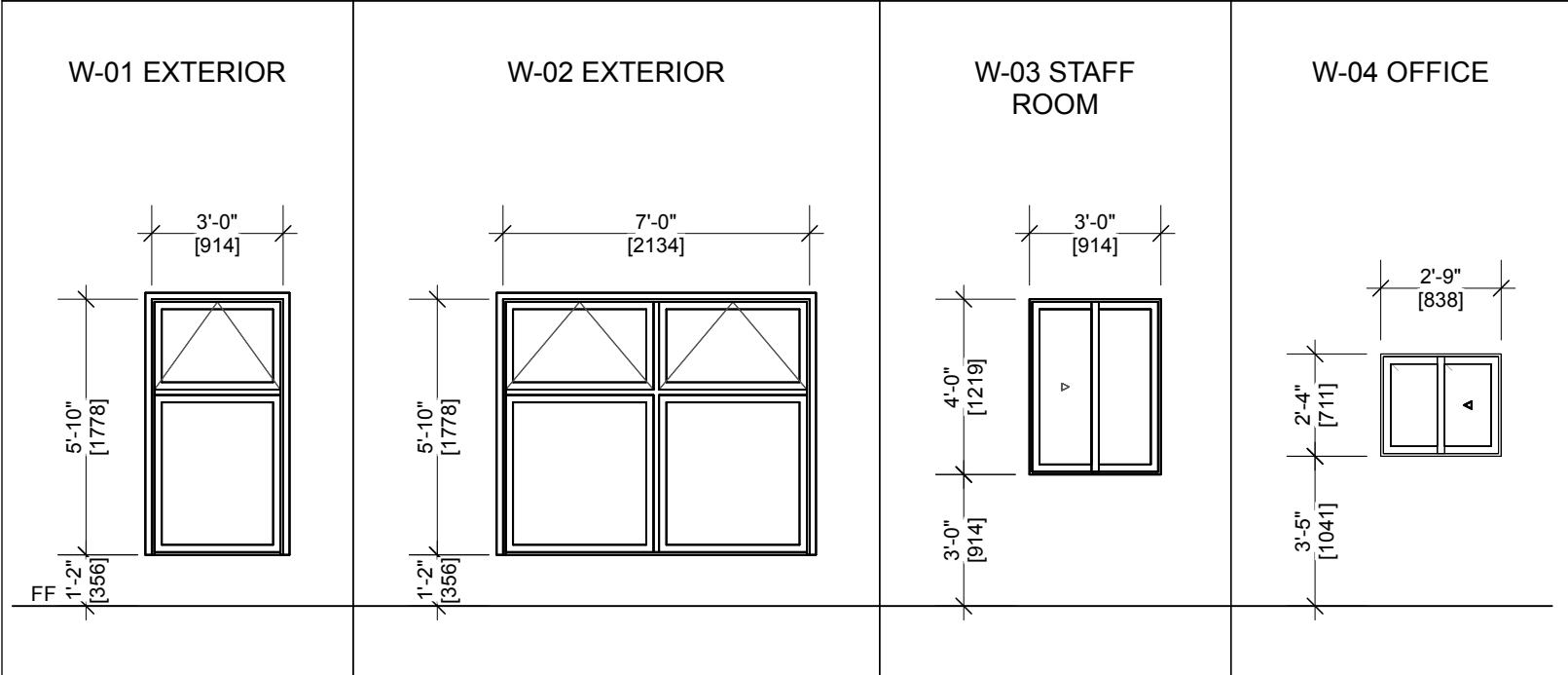
Door Schedule

Door													
Door No.	Door	Door Width	Door Height	Thickness	Material	Finish	Glazing	Frame		FRR	Hardware		
								Material	Finish				
C	01	5'0"	6'8"	1 3/4"	WD	PT		WD	PT		RP, BYPASS		
D	01a	3'0"	7'0"	1 3/4"	IML	PT	FL, SIDELIGHT	IML	PT		EF, L, WS, TH, DS		
D	01b	3'0"	7'0"	1 3/4"	IML	PT	FL, SIDELIGHT	IML	PT		ADO, EF, L, WS, TH, DS		
D	01c	3'0"	7'0"	1 3/4"	IML	PT	FL	IML	PT		EF, L, WS, TH, DS		
D	02	3'0"	7'0"	1 3/4"	IML	PT		IML	PT		L, TH, WS, DS		
D	03	3'0"	7'0"	1 3/4"	SC	PT		ML	PT		P, K / D		
D	04	3'0"	7'0"	1 3/4"	SC	PT	FL (FROSTED)	ML	PT		L, WS, TH, DS		
D	05	3'0"	7'0"	1 3/4"	SC	PT	FL, SIDELIGHT	ML	PT		L		
D	06	3'0"	7'0"	1 3/4"	SC	PT		ML	PT		P, K, PRIVACY LATCH AT UWC		
D	07	3'0"	3'6"	1 3/4"	SC	PT		ML	PT		P, K		
D	08	3'0"	7'0"	1 3/4"	SC	PT		ML	PT	20MIN	P, K, O		
G	1	3'0'	6'0"	3'6"	WD	STAINED		WD	STAINED		EXTERIOR GATE LATCH	SEE DETAIL	

GLAZING				AC = ACCESS CONTROL				FL = FULL GLAZED				ML = METAL		RL = ROLLER LATCH	
DBL = DOUBLE GLAZED ACOUSTIC				ADO = AUTO DOOR OPENER				H = D PULL				O = CLOSER		RP = RECESSED PULL	
WG = WIRED GLASS				D = DEADBOLT				HC = HOLLOW CORE				P = PASSAGE		SC = SOLID CORE	
				DS = DOOR SWEEP				IML = INSULATED METAL				PA = PANIC HARDWARE		TH = TRESHOLD	
				EF-ELEPHANT FOOT				K = KICK PLATE				PF= PRE-FINISHED		WD = WOOD	
				EL = ELECTRIC LOCK				L = LOCK SET				PR = PROXIMITY READER		WS=WEATHER STRIPPING	
				ES = ELECTRIC STRIKE								PRI = PRIVACY			
				FB = FLUSH BOLT											

1. ALL GLAZING IN DOORS TO BE SAFETY GLASS
2. DOORS REQ'D TO HAVE A FIRE RESISTANCE RATINGS (FRR) TO HAVE RATED FRAME AND HARDWARE WITH UL LABEL.
3. ALL FIRE RATED DOORS TO BE SELF CLOSING AND LATCHING AS PER BUILDING CODE
4. PROVIDE DOOR STOPS FOR ALL DOORS, ON FLOOR, OR WALL, AS DIRECTED BY ARCHITECT.
5. PROVIDE DOOR GRILLES AS NOTED
6. ALL INTERIOR TRIM IS PAINTED
7. GLASS IN FIRE RATED DOORS TO BE FIRE RATED CERAMIC GLASS
8. KICKPLATES TO BE PROVIDED ONLY ON ONE SIDE OF DOORS

WINDOW TYPES



Window Schedule

Window						
Type	No.	Width	Height	Config	Frame Material	FRR
W-	01	3'0"	5'10"	TOP AWNING OPENER	PVC	
W-	02	7'0"	5'10"	TOP AWNING OPENER	PVC	
W-	03	3'0"	4'0"	SLIDER	PVC	
W-	04	2'9"	2'4"	SLIDER	PVC	

- NOTES
1. DOUBLE GLAZED, LOW E, ARGON FILLED, SEE SPECIFICATION AND ENERGY REPORT FOR REQ'S
 2. ROTARY HANDLE HARDWARE
 3. PROVIDE RESTRICTORS ON ALL OPENERS
 4. PROVIDE SCREENS ON ALL EXTERIOR OPENERS

SEE D8.0 FOR INTERIOR FINISH SCHEDULE

1 26-09-29 ADDENDUM #2
REVISIONS:

C 26-09-08 ISSUED FOR TENDER
B 26-08-10 LICENSING REVIEW
A 26-07-15 BUILDING PERMIT
ISSUES:

COPYRIGHT RESERVED:
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DIMENSIONS:
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND IMMEDIATELY REPORT ANY ERRORS AND/OR OMISSIONS. DO NOT SCALE DRAWINGS.

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PROJECT:
UNICORN DAYCARE

TITLE:
SCHEDULES

DRAWN: SCALE: AS NOTED
JOB N°: 23-06
DATE: 2025
DRAWING N°: A9.01
REV. N°:

ADDENDUM



PROJECT NAME: UNICORN DAYCARE

TO: Boni Maddison Architects

ATTENTION: Ruby Barnard

PROJECT NO.: 25148.000

DATE: 2026-09-28

ADDENDUM NO.: E-01

ISSUED BY: Michael MacLean

ADDEND SPECIFICATION AS FOLLOWS:

1. Generator fuel tank shall provide a minimum 24-hour runtime.
2. Generator shall be wired for 120/208V – 1phase operation.
3. Inground box, indicated by reference note #2 on drawing E-1, shall be precast concrete 11"W x 18"L x 12"H complete with flush fitting lid suitable for landscaped/pedestrian areas.
4. Undercabinet lighting shall be Veroboard VBDFS-COB480W2-24S, 3500K. Complete with compatible aluminum track with frosted diffuser.

END OF ADDENDUM NO. E-01

The above amendments are hereby made as part of the Contract Documents.

The above revisions and/or additions shall be made to contract documents and the cost shall be included in the Tender Price.

UNICORN DAYCARE TADANAC (TRAIL), BC

PARCEL A (EXPLANATORY PLAN 27413I) BLOCK B, PLAN
623A, DISTRICT LOT 367, KOOTENAY DISTRICT.

SUBJECT
PROPERTY

SUNNINGDALE

TADANAC

TRAIL

TRAIL

LARGE-SCALE MAP OF AREA (PARTIAL MAP OF TRAIL, BC)
SCALE: NTS

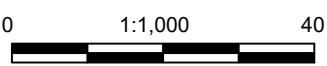
STONEY CREEK ROAD

KOOTENAY AVENUE

COMINCO ROAD

CONSTRUCTION
BOUNDARY

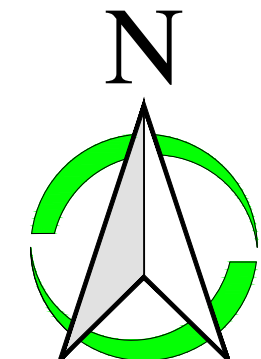
SUBJECT PROPERTY



CIVIL DESIGN DRAWING INDEX

SHEET:

- C1 - LOCATION PLAN AND DRAWING INDEX
- C2 - EXISTING SITE PLAN
- C3 - PROPOSED SITE PLAN
- C3.1 - PROPOSED SITE PLAN - PARTIAL PLAN
- C4 - SERVICING PLAN
- C4.1 - SERVICING PLAN 2 - OPTIONAL PRICING (WITH SEPTIC)
- C5 - GRADING PLAN - OVERALL
- C5.1 - GRADING PLAN - NORTH PLAY AREA
- C5.2 - GRADING PLAN - EAST PLAY AREA
- C6 - DRAINAGE PLAN
- C7 - STORMWATER DETAILS
- C8 - MMCD STD. DETAILS



PLAN ROTATION 0°

DRAWING COORDINATE SYSTEM
UNIVERSAL TRANSVERSE MERCATOR ZONE 11N
NORTH AMERICAN DATUM 1983

CERTIFICATION OF THE CONTENTS OF THIS DRAWING AND APPROVAL OF THE INCORPORATED DESIGN BY A PROFESSIONAL SIGNING AUTHORITY ARE PROVIDED BY ATTACHMENT OF THE APPROPRIATE SEAL AND DATED SIGNATURE. DRAWINGS WITHOUT THIS CERTIFICATION ARE NOT TO BE USED FOR PERMITTING APPLICATION, APPROVALS OR CONSTRUCTION PURPOSES.

No.	DD/MM/YYYY	BY	ISSUE	ENG.
D	25/08/2026	PN	FOR TENDER (WITH SEPTIC)	DS
C	20/07/2026	AJ	FOR BUILDING PERMIT	DS
B	05/03/2026	AJ	SCHEMATIC FOR PRELIM COSTING	DS
A	18/12/2025	AJ	FOR COORDINATION	DS

No.	DD/MM/YYYY	BY	REVISIONS FOR ISSUE D	ENG.
1	25/09/2026	AJ	REVISIONS TO SERVICING PLAN DRAINAGE PLAN & DETAIL SHEET LANDSCAPE DETAILS ADDED	DS



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Civil • Structural
2248 Columbia Ave. Castlegar, B.C. V1N 2X1 Ph: (888) 617-6927

BC Permit to Practice No. 1003247

UNICORN DAYCARE TADANAC (TRAIL), BC PARCEL A (EXPLANATORY PLAN 27413I) BLOCK B, PLAN 623A, DISTRICT LOT 367, KOOTENAY DISTRICT.

LOCATION PLAN AND DRAWING INDEX



DRAWN BY
AJ
10/12/2025

CHECKED BY
DS
10/12/2025

APPROVED BY
DS
10/12/2025

HOR. SCALE **AS NOTED** VERT. SCALE

PROJECT FILE No. **C26001 - 001**

SHEET **C1** # IN SET **11**

ISSUE **D** REV. **1**

ISSUED FOR
TENDER

HOR. SCALE	1:200	VERT. SCALE	
PROJECT FILE No.	C26001 - 001		
SHEET	C2	# IN SET	11
ISSUE	D	REV.	1

GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP TO CONFORM TO CITY OF TRAIL SUBDIVISION REGULATION BYLAW NO 1988, 1984 AND THE LATEST EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) STANDARDS AND SPECIFICATIONS. MUNICIPALITY STATUTES TO GOVERN OVER MMCD WHERE APPLICABLE, UNLESS THESE DRAWINGS SPECIFY OTHERWISE.
- FOR DETAIL REFERENCE DRAWINGS AND SPECIFICATIONS REFER TO MUNICIPALITY WORKS AND SERVICING BYLAW 1111, APPENDIX A AND MMCD VOLUME 2, INSTRUCTIONS TO TENDERS - PART 2 GENERAL CONDITIONS, SPECIFICATIONS AND STANDARD DETAIL DRAWINGS. MUNICIPALITY STATUTES TO GOVERN OVER MMCD WHERE APPLICABLE.

SANITARY

- SANITARY MANHOLES MINIMUM 1050 mm INTERNAL DIAMETER, PRECAST CONCRETE ASTM C478.
- GRAVITY SEWER MAINS MINIMUM 200 mm Ø SDR 35 PVC ASTM D3034, CSA B182.2. SERVICE CONNECTIONS MINIMUM 100 mm Ø SDR 28 PVC c/w INSPECTION CHAMBER; LOW-PRESSURE SANITARY SEWER MAINS SDR 17 HDPE ASTM D3035, SERVICES MINIMUM 37.5 mm SDR 11 HDPE c/w CHECK VALVE AND ISOLATING VALVE.
- INSPECTION CHAMBER TO BE INSTALLED AT 1.8 m DEPTH OR AS ACCEPTED, 0.3 m FROM PROPERTY LINE WITHIN A RIGHT-OF-WAY OR EASEMENT

STORMWATER

- STORMWATER MANHOLES MINIMUM 1050 mm INTERNAL DIAMETER, PRECAST CONCRETE ASTM C478.
- CATCHBASINS 600 mm INTERNAL DIAMETER PRECAST CONCRETE ASTM C478 WITH H20 LOAD-RATED LID, FRAME AND GRATE DOBNEY FOUNDRY B37A / B37. CATCHBASIN LEADS MINIMUM 150 mm Ø SDR 35 PVC ASTM D3404 AT MINIMUM 2% GRADE.
- STORM SEWER MAINS MINIMUM 200mm Ø SDR 35 PVC ASTM D3034, CSA B182.2 OR CORRUGATED EQUIVALENT (ASTM F794). SERVICE CONNECTIONS MINIMUM 150mm Ø SDR 35 PVC c/w INSPECTION CHAMBER.
- INSPECTION CHAMBER TO BE INSTALLED AT 1.8 m DEPTH OR AS ACCEPTED, 0.3 m FROM PROPERTY LINE WITHIN A RIGHT-OF-WAY OR EASEMENT

WATER

- WATER MAINS MINIMUM CLASS 150 SDR 18 PVC AWWA C900; SINGLE DOMESTIC WATER SERVICE 25mm Ø CLASS 160 PEX AWWA C901-20, ASTM F877.
- WATER MAINS TO BE INSTALLED MINIMUM 3.0m FROM ANY SANITARY OR STORM SEWER, INCLUDING DITCH INVERTS. WHERE SEPARATION CANNOT BE MAINTAINED AND/OR WATER MAINS AND SEWERS MUST CROSS OR SHARE THE SAME TRENCH, THE WATER MAIN MUST BE A MINIMUM OF 0.45 m ABOVE THE SEWER AND OFFSET SUFFICIENTLY TO PROVIDE ACCESS TO THE SEWER WITHOUT DISTURBING THE WATER MAIN. IF NEITHER HORIZONTAL NOR VERTICAL SEPARATION IS POSSIBLE, THE SEWER SHALL BE ENCASED OR CONSTRUCTED TO THE SAME SERVICE CAPABILITY AS THE WATER MAIN AND DESIGNED TO WITHSTAND HIGH GROUNDWATER TABLE CONDITIONS WITHOUT DAMAGE TO JOINT SEALS.
- WATER SERVICES TO BE INSTALLED TO SAME CONDITIONS AS MAINS BUT 0.15 m VERTICAL SEPARATION IS ACCEPTABLE.
- WRAP CATCHBASIN LEADS WITHIN 3.0 m OF WATER MAIN.
- MINIMUM 1.0 m HORIZONTAL SEPARATION REQUIRED BETWEEN WATER MAIN AND MANHOLES OR CATCHBASINS.
- WATER MAIN PRESSURE TESTING TO BE CONDUCTED IN ACCORDANCE WITH MMCD SECTION 33 11 01 3.19 AND CERTIFIED BY CONTRACT ADMINISTRATOR.
- WATER MAIN, SERVICE AND HYDRANT FLUSHING AND DISINFECTION PROCEDURES TO BE IN ACCORDANCE WITH MMCD SECTION 33 11 01 3.21. CERTIFICATION OF COMPLIANCE WITH AWWA STANDARDS, THE BC DRINKING WATER QUALITY STANDARDS AND THE CANADIAN GUIDELINES FOR DRINKING WATER QUALITY (LATEST EDITION) TO BE PROVIDED TO LOCAL AUTHORITIES PRIOR TO CONNECTION TO EXISTING WATER SUPPLY.

APPROXIMATE LOCATION OF OLD POOL

PRIOR TO INSTALLATION OF NEW MAIN, LOCATE TIE IN POINT & REPORT TO ENGINEER. ENSURE IRRIGATION MAIN IS TURNED OFF. CUT INTO EXISTING MAIN AND INSTALL A 90° BEND AND THRUST BLOCK. ENSURE IRRIGATION LINE CROSSING THE SITE IS CAPPED AND ABANDONED.

SANITARY LIFT STATION

- TO BE SIZED TO ACCOMMODATE 55 FIXTURE UNITS
- APPROXIMATE LOCATION
- ENSURE SUFFICIENT DISTANCE FROM BUILDING TO ENSURE FOUNDATION IS NOT UNDERMINED IN THE EVENT OF FUTURE MAINTENANCE.
- LINE FROM BLDG TO STATION: 100mm Ø @ 1.0%
- LINE FROM STATION TO THE CITY: 50mm Ø ≈ 13m
- SEE LIFT STATION PERFORMANCE SPECIFICATION

WATERMAIN NO LONGER ACTIVELY SERVICES TECK LANDS. IT IS TO BE CAPPED & ABANDONED, WATERMAIN ENCOUNTERED DURING SANITARY SERVICE. INSTALLATION TO BE REMOVED AS REQUIRED.

LIFT STATION STAND BY POWER.

EXCAVATE, LOCATED AND EXPOSE EX F/M. CONTACT ENGINEER TO CONFIRM SIZE, MTRL AND CONDITION.

INSTALL 150mm PVC DR18 (AWWA C900) SPOOL 150mm x 50mm PVC DR18 WYE (AWWA C900/C905) c/w PIPE RESTRAINTS & CONC THRUST BLOCK (2) 150mm DI-PVC TRANSITION COUPLING

CONTRACTOR TO PROVIDE TIE IN CONSTRUCTION PROCEDURE TO ENGINEER FOR REVIEW AND APPROVAL MINIMUM 14 DAYS PRIOR TO CONSTRUCTION.

PROCEDURE TO INCLUDE AT MINIMUM:

F/M DRAINING AND DISPOSAL PLAN ENVIRONMENTAL MANAGEMENT AND SPILL RESPONSE PLAN SHUT DOWN SCHEDULE EMERGENCY CONTACT LIST AND ESCALATION PROCEDURE TRAFFIC MANAGEMENT PLAN

NOTES:

- ANTICIPATED F/M STANDING VOLUME (TO BE DRAINED) 30 m³
- CONTRACTOR TO COORDINATE F/M TIE IN WITH ENGINEER, RDKB, TECK AND CITY OF TRAIL.
- WORK WILL BE COMPLETED ON TECK LAND, CONTRACTOR TO ENSURE PROPER NOTIFICATION, PERMITTING AND WORK PROCEDURES FOLLOWED.

LIFT STATION PERFORMANCE SPECIFICATION

- DUPLEX 2HP SUBMERSIBLE GRINDER PUMP, 208V/60Hz/3Ph, DUTY POINT 3.0 L/s @ 20m TDH
- CONCRETE OR FRP BASIN, 1.5m DIAMETER, 4.27m HEIGHT, TOTAL VOLUME 7.5 m³
- DUPLEX WEATHERPROOF CONTROL PANEL c/w AUDIBLE & VISUAL ALARMS
- PROVIDE SUBMERSIBLE PRESSURE LEVEL SENSORS, 4-20mA
- PROVIDE DUAL CHECK VALVES & MANUAL BALL VALVE ON STATION OUTLET
- LIFT OUT ASSEMBLY
- AIR RELEASE VALVE
- ODOUR CONTROL
- GAS-TIGHT LID, PEDESTRIAN LOAD RATING, 0.6 x 0.9 m HATCH AND LID
- PROVIDE PRESSURE TRANSDUCER ON LIFT STATION OUTLET, INTERLOCK TO PUMP RUN PERMISSIONS
- CONTRACTOR TO SUBMIT LIFT STATION SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL

P WAT 1- 100mm Ø 90° BEND & THRUST BLOCK

P WAT 1- 100mm Ø 90° BEND & THRUST BLOCK

UNDERGROUND STORMWATER DISPOSAL

CB 1 RIM:461.345

P WAT 1- 100mm Ø 90° BEND & THRUST BLOCK

CB 2 RIM:461.345

UNDERGROUND STORMWATER DISPOSAL

CB 1 RIM:461.345

CB 2 RIM:461.345

CB 3 RIM:461.275

CB 4 RIM:460.721

CB 5 RIM:460.568

CB 6 RIM:460.202

CB 7 RIM:460.202

CB 8 RIM:460.202

CB 9 RIM:460.202

CB 10 RIM:460.202

CB 11 RIM:460.202

CB 12 RIM:460.202

CB 13 RIM:460.202

CB 14 RIM:460.202

CB 15 RIM:460.202

CB 16 RIM:460.202

CB 17 RIM:460.202

THRUST BLOCK BEARING AREAS

	WIDTH	LENGTH	HEIGHT
90°	300	900	450
45°	300	450	450

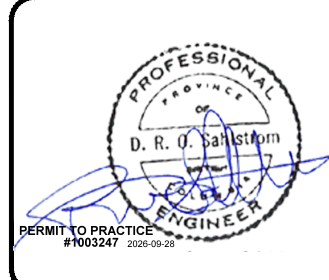
MINIMUM THRUST AREAS FOR FITTINGS AT 1034kPa PRESSURE AND FOR SOILS WITH MINIMUM BEARING AREA OF 96kPa.

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS.

ISSUED FOR TENDER

No.	DD/MM/YYYY	BY	REVISIONS FOR ISSUE D	ENG.
1	25/09/2026	AJ	REVISIONS TO SERVICING PLAN, DRAINAGE PLAN & DETAIL SHEET LANDSCAPE DETAILS ADDED	DS

No.	DD/MM/YYYY	BY	ISSUE	ENG.
C	25/08/2026	PJ	FOR TENDER (WITH SEPTIC)	DS
D	20/07/2026	AJ	FOR BUILDING PERMIT	DS
B	05/03/2026	AJ	SCHEMATIC FOR PRELIM COSTING	DS
A	18/12/2025	AJ	FOR COORDINATION	DS



DRAWN BY	DATE
AJ	10/12/2025
CHECKED BY	DATE
DS	10/12/2025
APPROVED BY	DATE
DS	10/12/2025

- ALL MATERIALS AND WORKMANSHIP TO CONFORM TO CITY OF TRAIL SUBDIVISION REGULATION BYLAW NO 1988, 1984 AND THE LATEST EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) STANDARDS AND SPECIFICATIONS. MUNICIPALITY STATUTES TO GOVERN OVER MMCD WHERE APPLICABLE, UNLESS THESE DRAWINGS SPECIFY OTHERWISE.
- FOR DETAIL REFERENCE DRAWINGS AND SPECIFICATIONS REFER TO MUNICIPALITY WORKS AND SERVING BYLAW 1111, APPENDIX A AND MMCD VOLUME 2, INSTRUCTIONS TO TENDERERS - PART 2 GENERAL CONDITIONS, SPECIFICATIONS AND STANDARD DETAIL DRAWINGS. MUNICIPALITY STATUTES TO GOVERN OVER MMCD WHERE APPLICABLE.

- **SANITARY MANHOLES MINIMUM 1050 mm INTERNAL DIAMETER, PRECAST CONCRETE ASTM C478.**

- GRAVITY SEWER MAINS MINIMUM 200 mm Ø SDR 35 PVC ASTM D3034, CSA B182.2. SERVICE CONNECTIONS MINIMUM 100 mm Ø SDR 28 PVC c/w INSPECTION CHAMBER; LOW-PRESSURE SANITARY SEWER MAINS SDR 17 HDPE ASTM D3035, SERVICES MINIMUM 37.5 mm SDR 11 HDPE c/w CHECK VALVE AND ISOLATING VALVE.

- INSPECTION CHAMBER TO BE INSTALLED AT 1.8 m DEPTH OR AS ACCEPTED, 0.3 m FROM PROPERTY LINE WITHIN A RIGHT-OF-WAY OR EASEMENT

- STORMWATER MANHOLES MINIMUM 1050 mm INTERNAL DIAMETER PRECAST CONCRETE ASTM C478.

- CATCHBASINS 750 mm INTERNAL DIAMETER PRECAST CONCRETE ASTM C478 WITH H20 LOAD-RATED LID. FRAME AND GRATE DOBNEY FOUNDRY B23 / B24. CATCHBASIN LEADS MINIMUM 150 mm Ø SDR 35 PVC ASTM D3404 AT MINIMUM 2% GRADE.

- STORM SEWER MAINS MINIMUM 200mm Ø SDR 35 PVC ASTM D3034, CSA B182.2 OR CORRUGATED EQUIVALENT (ASTM F794). SERVICE CONNECTIONS MINIMUM 150mm Ø SDR 35 PVC c/w INSPECTION CHAMBER.

- INSPECTION CHAMBER TO BE INSTALLED AT 1.8 m DEPTH OR AS ACCEPTED, 0.3 m FROM PROPERTY LINE WITHIN A RIGHT-OF-WAY OR EASEMENT

- WATER MAINS MINIMUM CLASS 150 SDR 18 PVC AWWA C900; SINGLE DOMESTIC WATER SERVICE 25mm Ø CLASS 160 PEX AWWA C901-20, ASTM F877.

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- WRAP CATCHBASIN LEADS WITHIN 3.0 m OF WATER MAIN.

- MINIMUM 1.0 m HORIZONTAL SEPARATION REQUIRED BETWEEN WATER MAIN AND MANHOLES OR CATCHBASINS.

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	WIDTH	LENGTH	HEIGHT
90°	300	900	450
45°	300	450	450
22.5°	300	600	300
TEE	300	600	450

MINIMUM THRUST AREAS FOR FITTINGS AT
1034kPA PRESSURE AND FOR SOILS WITH
MINIMUM BEARING AREA OF 96kPA.

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS

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BC Permit to Practice No. 1003247

1	25/09/2026	AJ	REVISIONS TO SERVICING PLAN, DRAINAGE PLAN & DETAIL SHEET LANDSCAPE DETAILS ADDED	DS
No.	DD/MM/YYYY	BY	REVISIONS FOR ISSUE D	ENG.

C	25/08/2026	PN	FOR TENDER (WITH SEPTIC)	D
D	20/07/2026	AJ	FOR BUILDING PERMIT	D
B	05/03/2026	AJ	SCHEMATIC FOR PRELIM COSTING	D
A	18/12/2025	AJ	FOR COORDINATION	D
No.	DD/MM/YYYY	BY	ISSUE	E



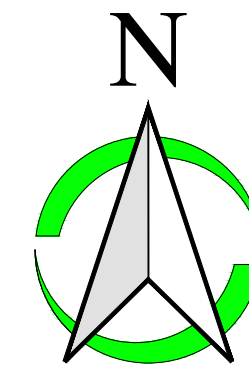
DRAWN BY	DATE
AJ	10/12/2025
CHECKED BY	DATE
DS	10/12/2025
APPROVED BY	DATE
DS	10/12/2025

UNICORN DAYCARE
TADANAC (TRAIL), BC

PARCEL A (EXPLANATORY PLAN 274131) BLOCK B, PLAN

SERVICING PLAN 2 -
OPTIONAL PRICING (SEPTIC)

HOR. SCALE	1:200	VERT. SCALE	
PROJECT FILE No.	C26001 - 001		
SHEET	C4.1	# IN SET	11
ISSUE	D	REV.	1



PLAN ROTATION 0°

0 1:200

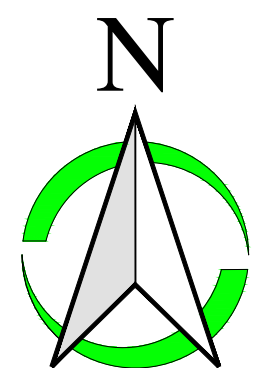
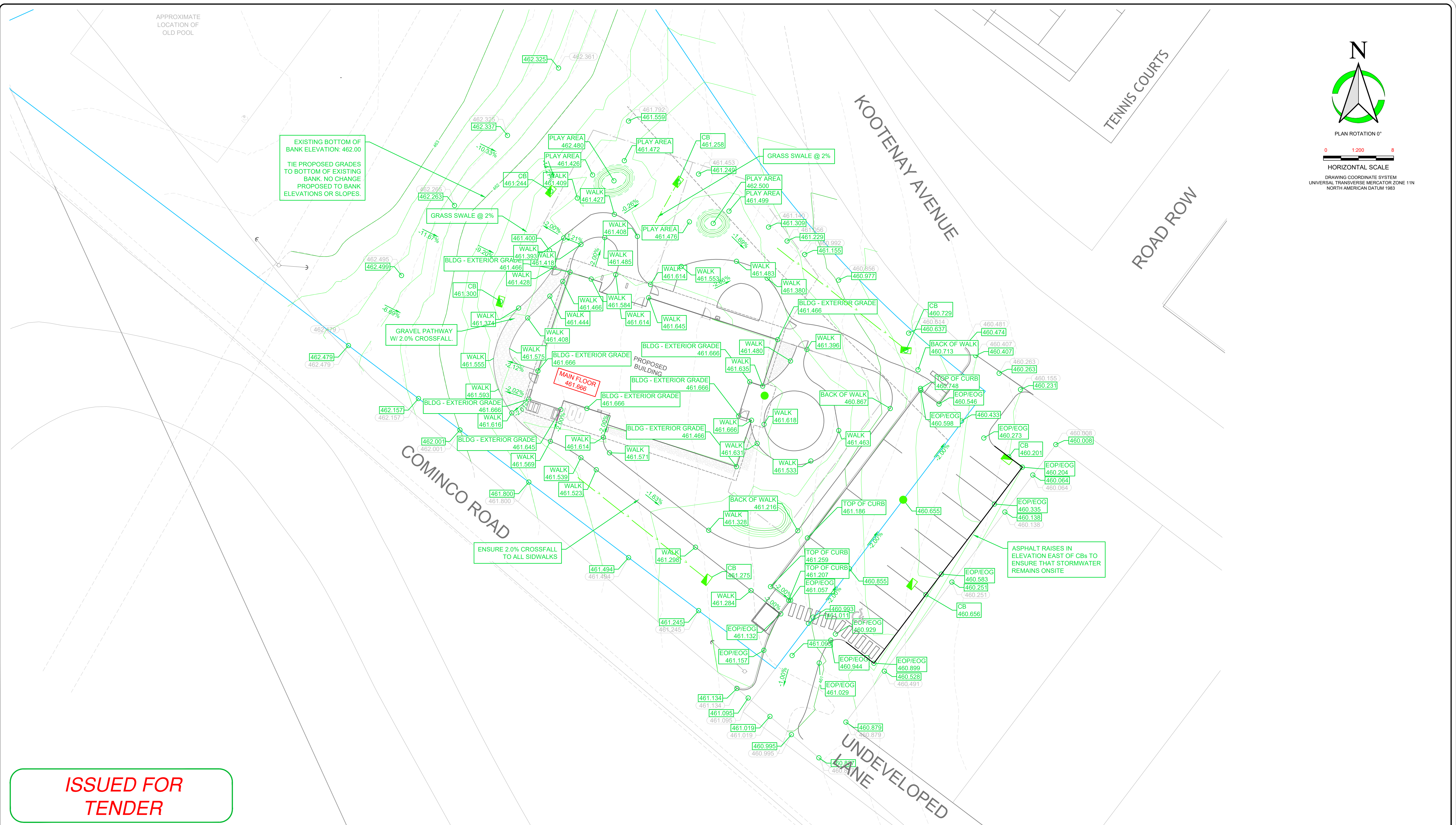
HORIZONTAL SCALE

DRAWING COORDINATE SYSTEM
UNIVERSAL TRANSVERSE MERCATOR ZONE 11N
NORTH AMERICAN DATUM 1983

EXISTING		PROPOSED
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM MANHOLE	
	STORM CLEANOUT	
	CATCH BASIN, TOP INLET	
	CATCH BASIN, SIDE INLET	
	WATER VALVE	
	WATER SERVICE CURB STOP	
	FIRE HYDRANT	
	BLOWOFF	
	BEND / TEE AND THRUST BLOCK	
	UTILITY POLE	
	POLE ANCHOR	
	STREET LIGHT	
	TRANSFORMER	
	ELECTRICAL SERVICE VAULT	
	TELCOMM SERVICE VAULT	
	CABLE SERVICE VAULT	
	SIGN	

WATER MAIN	— W —
WATER SERVICE	— S —
SANITARY SEWER MAIN	— S —
SANITARY SEWER SERVICE	— S —
STORM SEWER MAIN	— D —
STORM SEWER SERVICE	— D —
GAS MAIN	— G —
UG CABLE	— C —
UG TEL.	— T —
UG ELECTRICAL	— UE —
DITCH LINE	— —
TOP OF BANK	— —

WATER MAIN	— W —
WATER SERVICE	— W —
SANITARY SEWER MAIN	— S —
SANITARY SEWER SERVICE	— S —
STORM SEWER MAIN	— D —
STORM SEWER SERVICE	— D —
GAS MAIN	— G —
U/G CABLE	— C —
U/G TEL.	— T —
U/G ELECTRICAL	— E —
DITCH LINE	— —



PLAN ROTATION 0°

0 1:200 8

HORIZONTAL SCALE

DRAWING COORDINATE SYSTEM
UNIVERSAL TRANSVERSE MERCATOR ZONE 11N
NORTH AMERICAN DATUM 1983

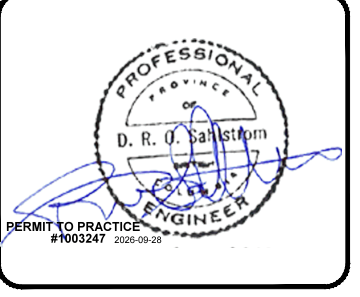
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BC Permit to Practice No. 1003247

1	25/09/2026	AJ	REVISIONS TO SERVICING PLAN, DRAINAGE PLAN & DETAIL SHEET LANDSCAPE DETAILS ADDED	DS	
No.	DD/MM/YYYY	BY	REVISIONS FOR ISSUE D	ENG.	

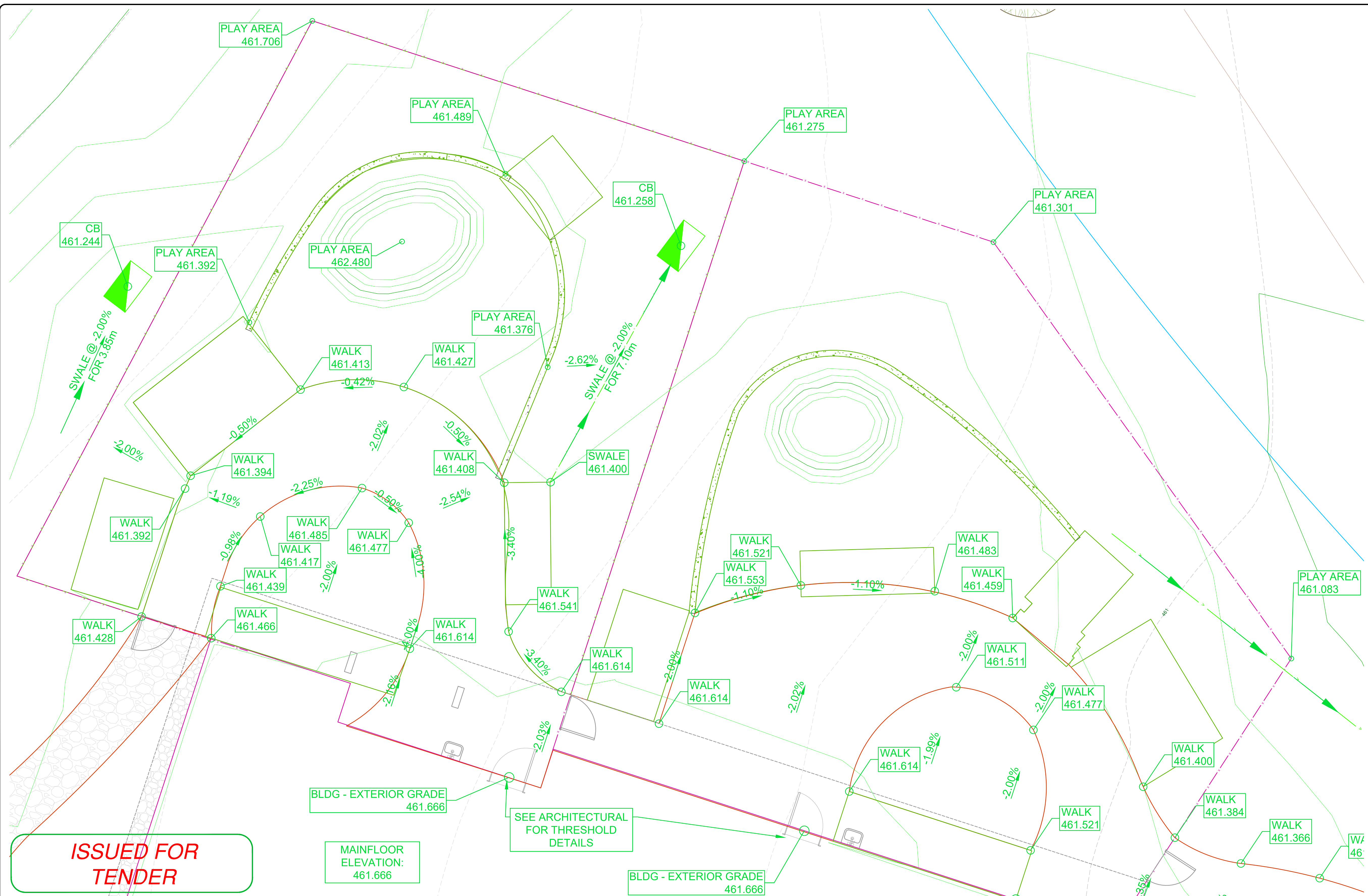
D	25/08/2026	PN	FOR TENDER (WITH SEPTIC)	DS	
C	20/07/2026	AJ	FOR BUILDING PERMIT	DS	
B	05/03/2026	AJ	SCHEMATIC FOR PRELIM COSTING	DS	
A	18/12/2025	AJ	FOR COORDINATION	DS	
No.	DD/MM/YYYY	BY	ISSUE	ENG.	



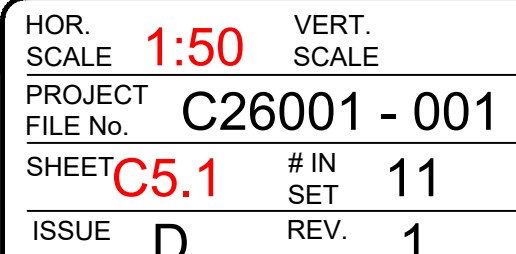
DRAWN BY	DATE
AJ	10/12/2025
CHECKED BY	DATE
DS	10/12/2025
APPROVED BY	DATE
DS	10/12/2025

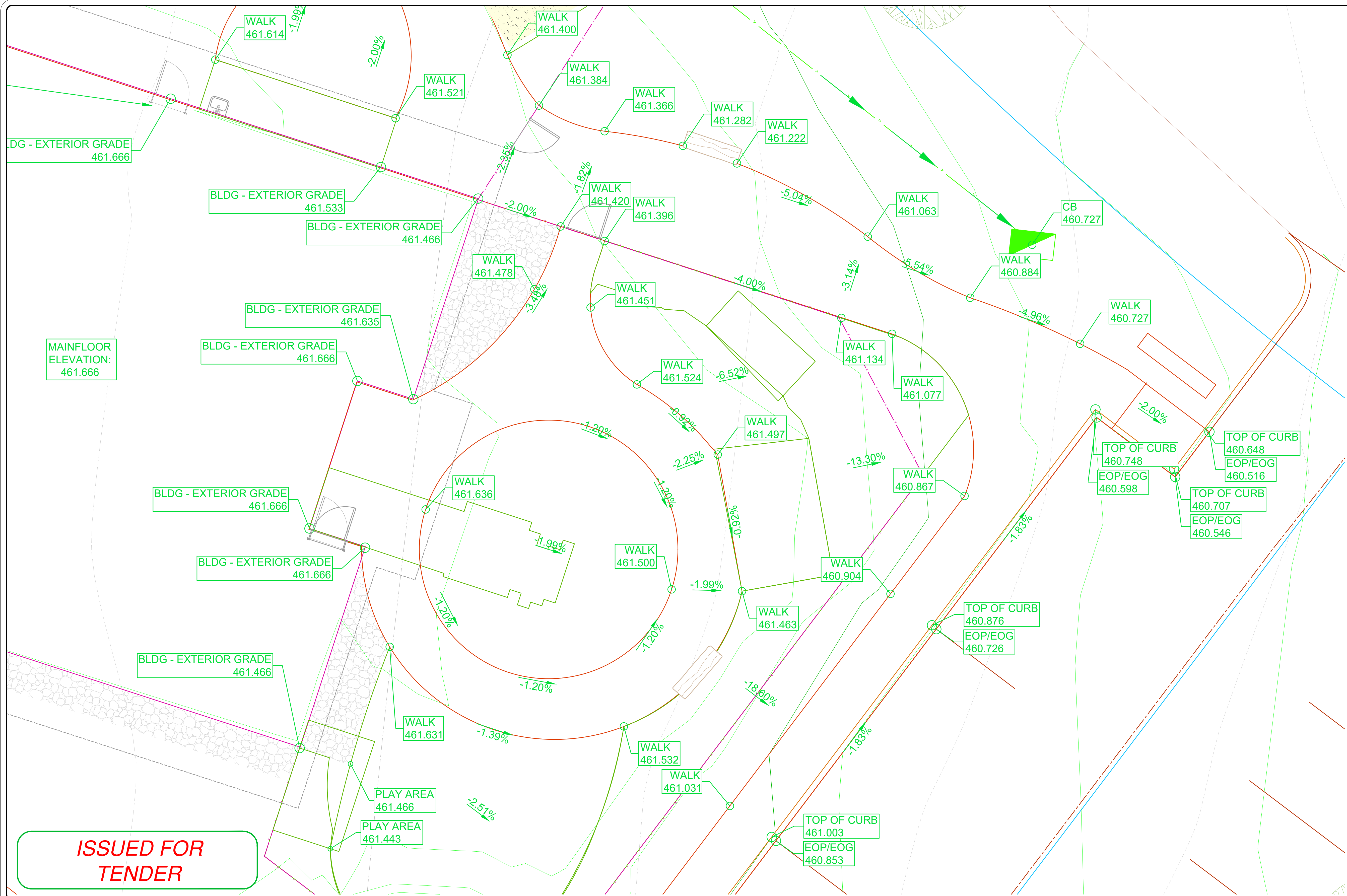
**UNICORN DAYCARE
TADANAC (TRAIL), BC**
PARCEL A (EXPLANATORY PLAN 27413) BLOCK B, PLAN
623A, DISTRICT LOT 367, KOOTENAY DISTRICT.
GRADING PLAN

HOR. SCALE	1:200	VERT. SCALE	
PROJECT	C26001 - 001		
FILE No.			
SHEET	C5	# IN SET	11
ISSUE	D	REV.	1



BLDG - EXTERIOR GRADE
461.666

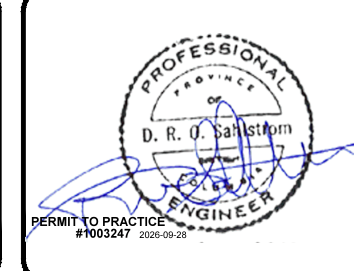




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BC Permit to Practice No. 1003

1	25/09/2026	AJ	REVISIONS TO SERVICING PLAN, DRAINAGE PLAN & DETAIL SHEET LANDSCAPE DETAILS ADDED	DS
No.	DD/MM/YYYY	BY	REVISIONS FOR ISSUE D	ENG.

D	25/08/2026	PN	FOR TENDER (WITH SEPTIC)	DS
C	20/07/2026	AJ	FOR BUILDING PERMIT	DS
B	05/03/2026	AJ	SCHEMATIC FOR PRELIM COSTING	DS
A	18/12/2025	AJ	FOR COORDINATION	DS
No.	DD/MM/YYYY	BY	ISSUE	ENG.



DRAWN BY	DATE
AJ	10/12/2025
CHECKED BY	DATE
DS	10/12/2025
APPROVED BY	DATE
DS	10/12/2025

HOR. SCALE	1:50	VERT. SCALE	
PROJECT FILE No.	C26001 - 001		
SHEET	C5.2	# IN SET	11
ISSUE	D	REV.	1

CATCHMENT 1	
SURFACE AREA	0.0950 ha.
POST-DEVELOPMENT RUNOFF COEFFICIENT	0.23
10-YEAR RAINFALL INTENSITY	110mm/hr
10-YEAR RUNOFF VOLUME	0.0067 m³/sec
100-YEAR RAINFALL INTENSITY	175mm/hr
100-YEAR RUNOFF VOLUME	0.0107 m³/sec
STORAGE PROVIDED	3.0m³
• EXFILTRATION TRENCH MINIMUM 10mX0.75mX1m	

CATCHMENT 2	
SURFACE AREA	0.0184ha.
POST-DEVELOPMENT RUNOFF COEFFICIENT	0.48
10-YEAR RAINFALL INTENSITY	110mm/hr
10-YEAR RUNOFF VOLUME	0.0027 m³/sec
100-YEAR RAINFALL INTENSITY	175mm/hr
100-YEAR RUNOFF VOLUME	0.0043 m³/sec
STORAGE PROVIDED	1.2m³
• EXFILTRATION TRENCH MINIMUM 4mX0.75mX1m	

CATCHMENT 3.1	
SURFACE AREA	0.0360 ha.
POST-DEVELOPMENT RUNOFF COEFFICIENT	1.00
10-YEAR RAINFALL INTENSITY	110mm/hr
10-YEAR RUNOFF VOLUME	0.0110 m³/sec
100-YEAR RAINFALL INTENSITY	175mm/hr
100-YEAR RUNOFF VOLUME	0.0175 m³/sec

CATCHMENT 3.2	
SURFACE AREA	0.0320ha.
POST-DEVELOPMENT RUNOFF COEFFICIENT	0.48
10-YEAR RAINFALL INTENSITY	110mm/hr
10-YEAR RUNOFF VOLUME	0.0061 m³/sec
100-YEAR RAINFALL INTENSITY	175 mm/hr
100-YEAR RUNOFF VOLUME	0.0098 m³/sec

CATCHMENT 3.4	
SURFACE AREA	0.0830 ha.
POST-DEVELOPMENT RUNOFF COEFFICIENT	0.80
10-YEAR RAINFALL INTENSITY	110mm/hr
10-YEAR RUNOFF VOLUME	0.0203m³/sec
100-YEAR RAINFALL INTENSITY	175 mm/hr
100-YEAR RUNOFF VOLUME	0.0323 m³/sec

CATCHMENT 3	
STORAGE PROVIDED	
DRYWELL (48"Ø, 2 BARREL)	27.67m³
BLDG SERVICE (7.7m X 0.75m X 1m)	2.3m³
CB 5 LEAD (3.9m X 0.75m X 1m)	1.1m³
TOTAL STORAGE PROVIDED	31.07m³

CATCHMENT 4	
SURFACE AREA	0.0297 ha.
POST-DEVELOPMENT RUNOFF COEFFICIENT	0.39
10-YEAR RAINFALL INTENSITY	110mm/hr
10-YEAR RUNOFF VOLUME	0.0036 m³/sec
100-YEAR RAINFALL INTENSITY	175 mm/hr
100-YEAR RUNOFF VOLUME	0.0057 m³/sec
STORAGE PROVIDED	1.2m³

ISSUED FOR
TENDER

No.	DD/MM/YYYY	BY	REVISIONS FOR ISSUE D	ENG.
1	25/09/2026	AJ	REVISIONS TO SERVICING PLAN, DRAINAGE PLAN & DETAIL SHEET	DS
			LANDSCAPE DETAILS ADDED	

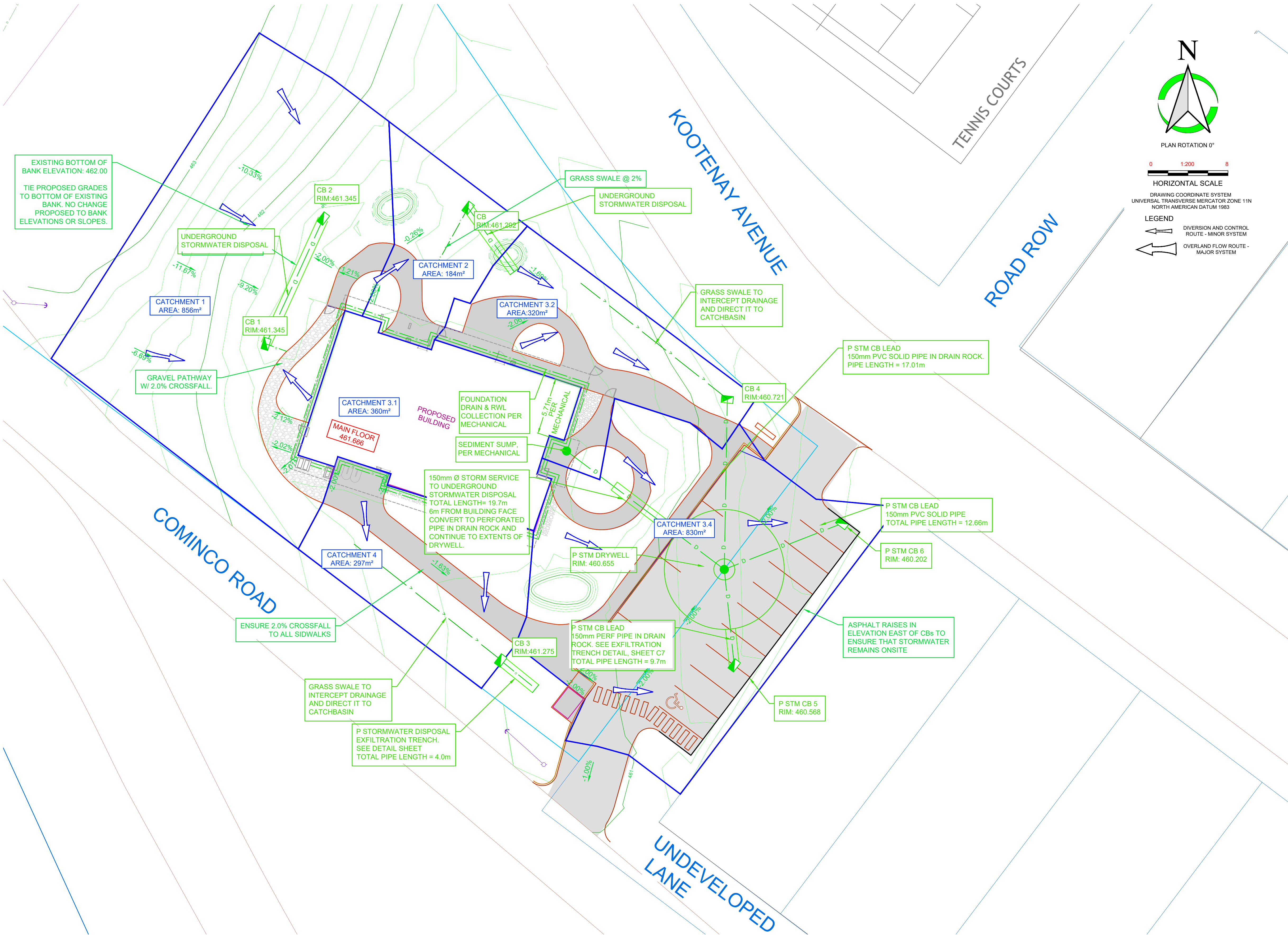
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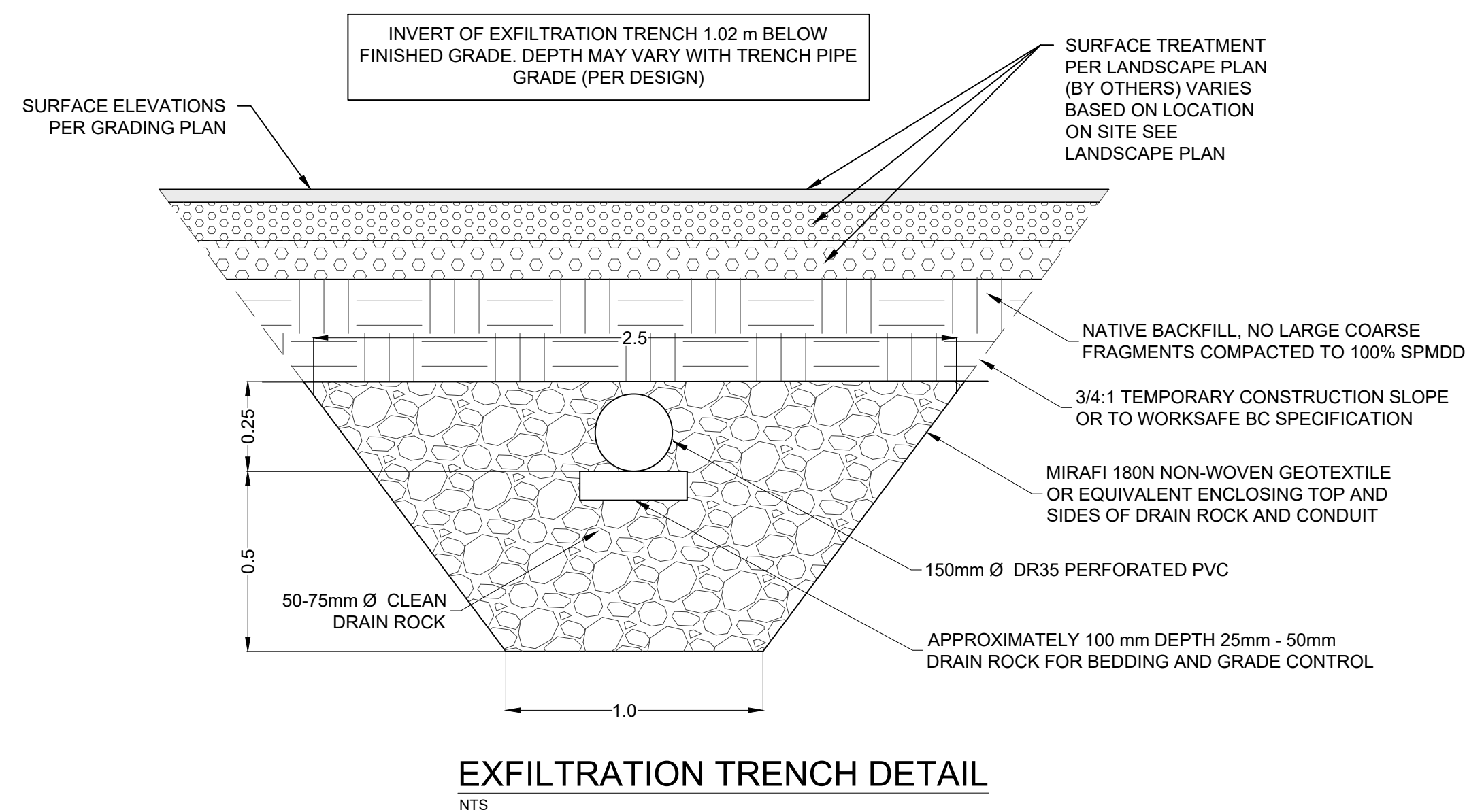
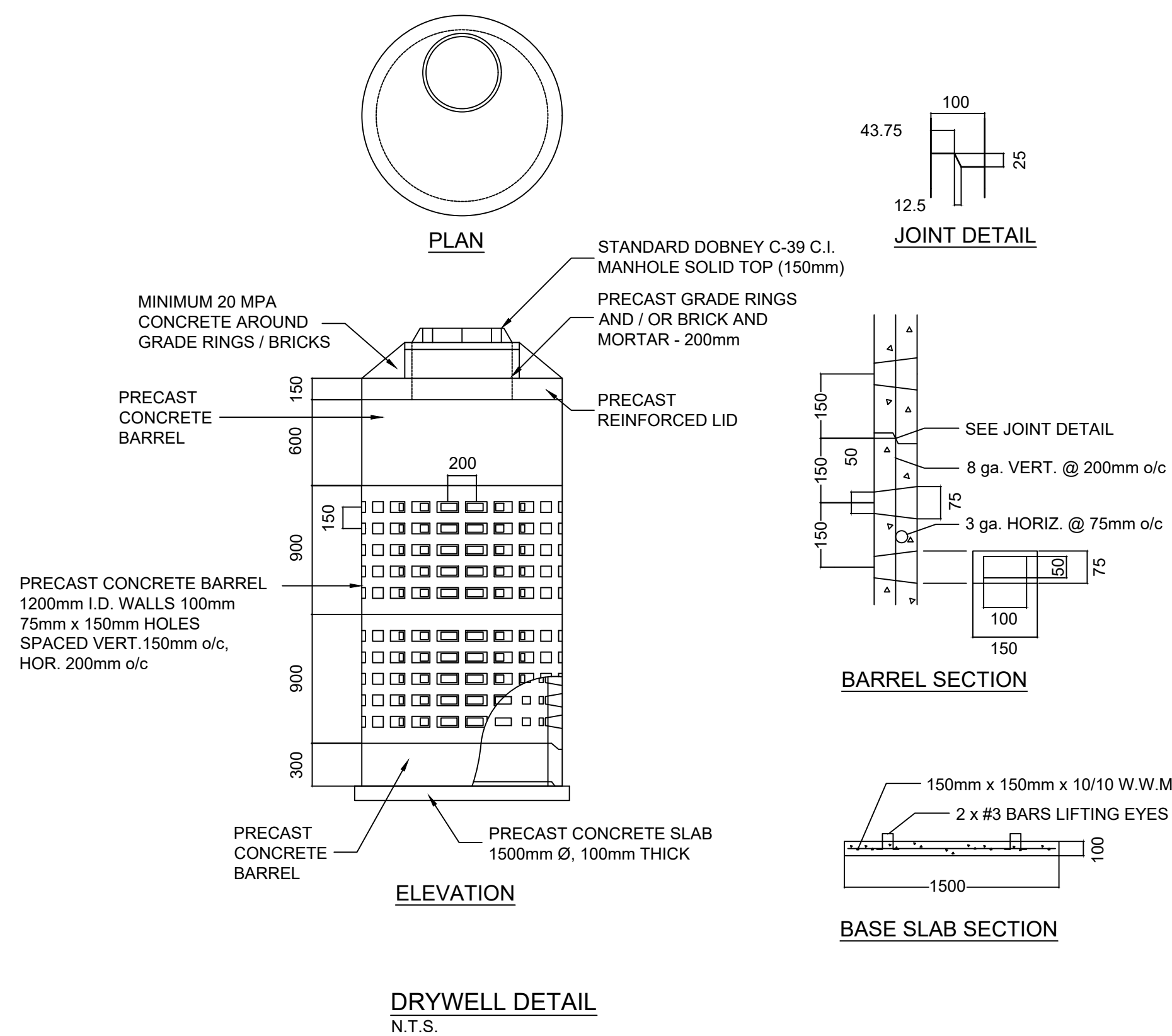


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AJ	10/12/2025
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DS	10/12/2025
APPROVED BY	DATE
DS	10/12/2025

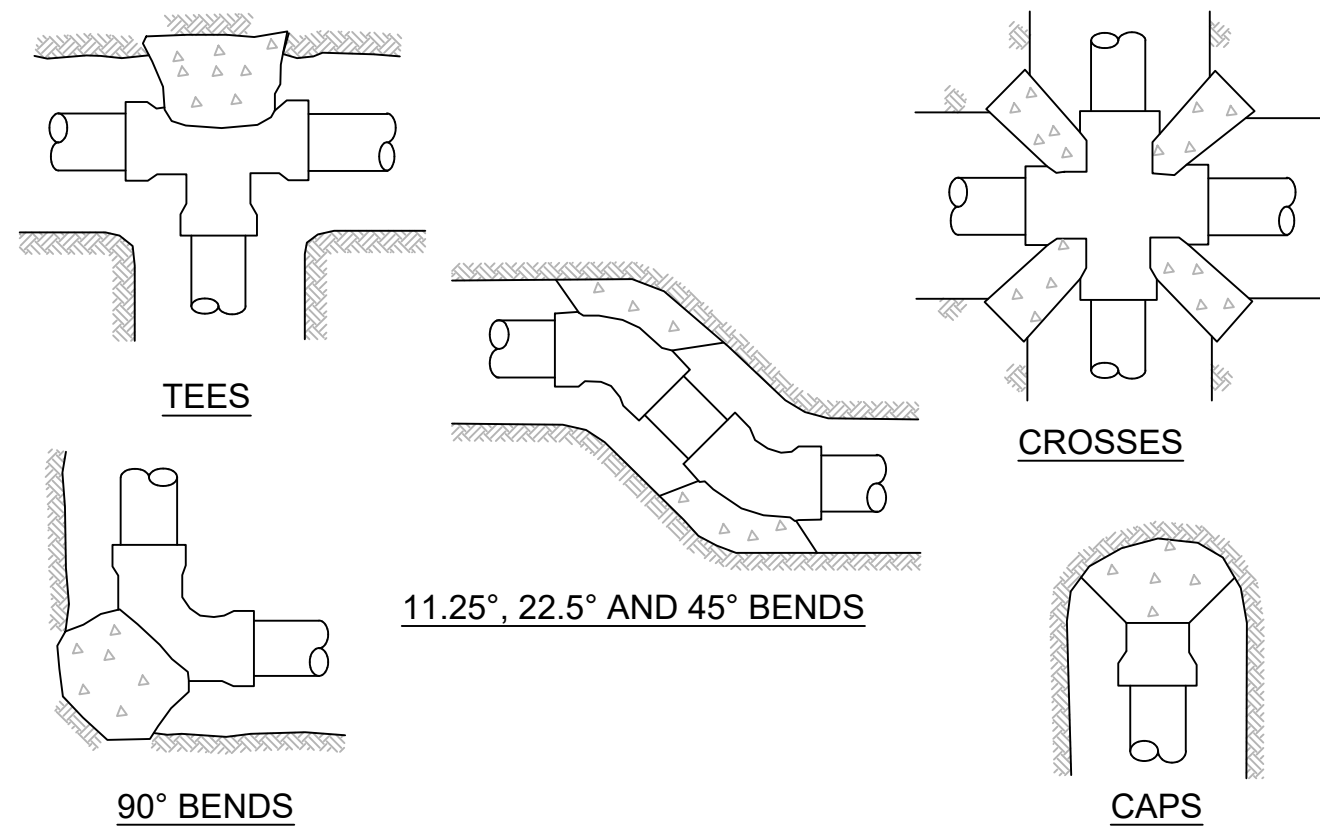
UNICORN DAYCARE
TADANAC (TRAIL), BC
PARCEL A (EXPLANATORY PLAN 274131) BLOCK B, PLAN
623A, DISTRICT LOT 367, KOOTENAY DISTRICT.
**STORMWATER
MANAGEMENT PLAN**

HOR. SCALE	1:200	VERT. SCALE	
PROJECT	C26001 - 001		
SHEET	C6	# IN SET	11
ISSUE	D	REV.	1

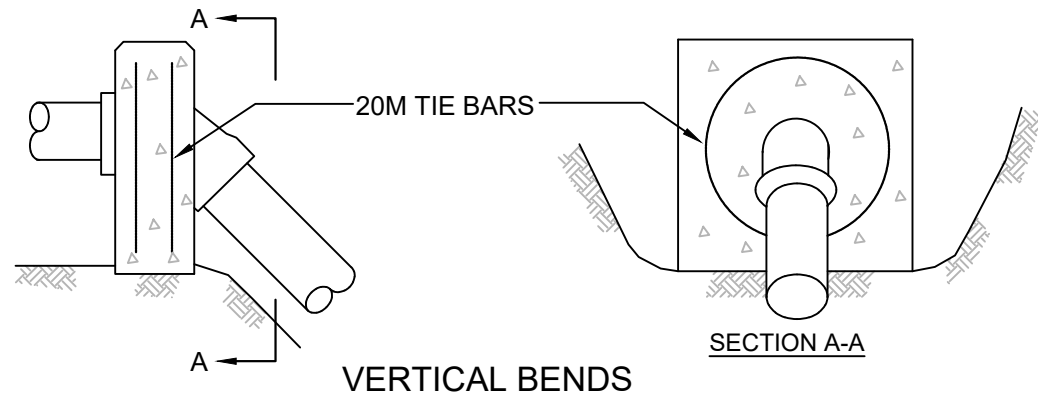




**ISSUED FOR
TENDER**



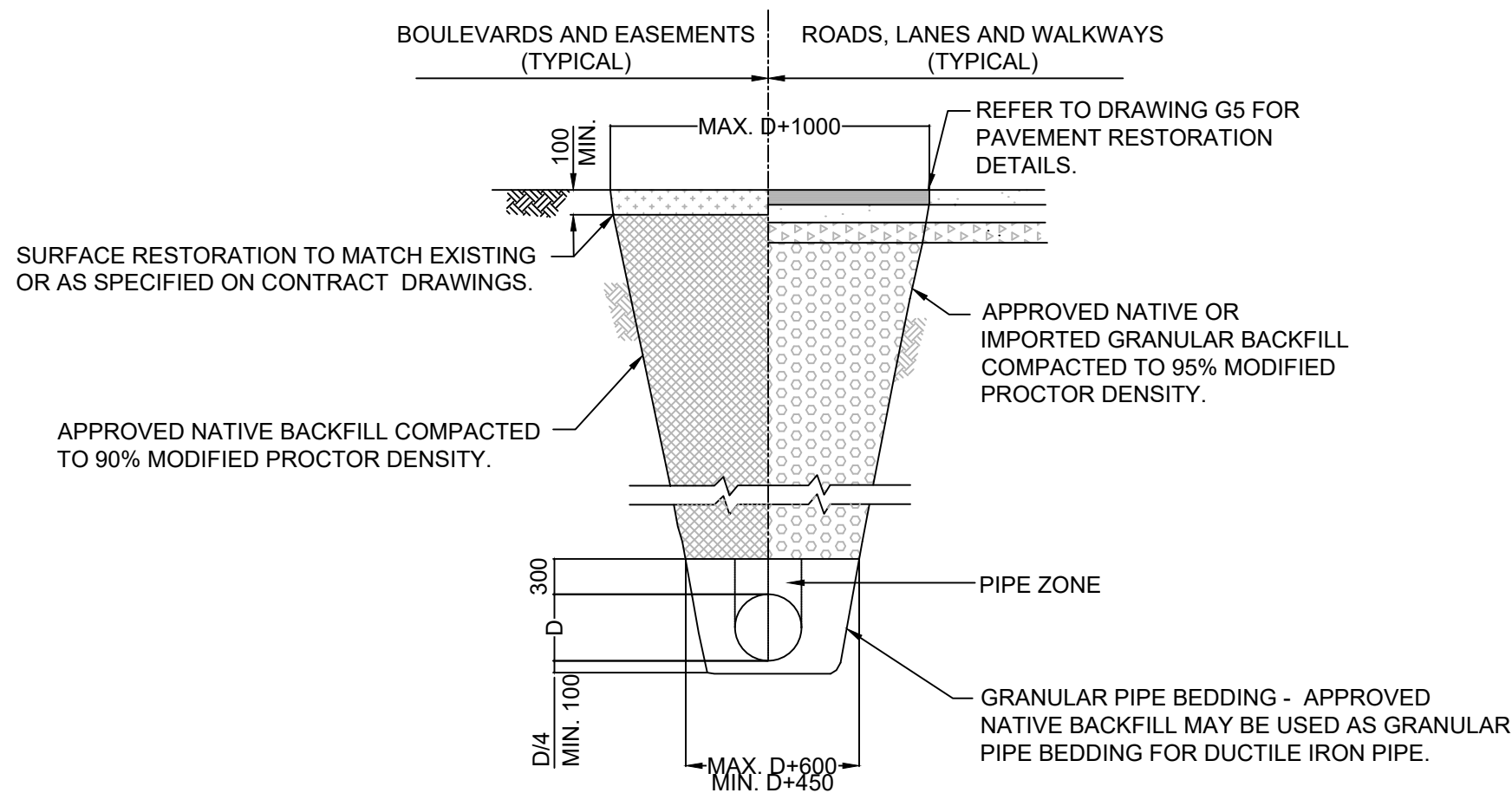
GENERAL ARRANGEMENTS - PLAN VIEW



GENERAL ARRANGEMENTS - ELEVATIONS

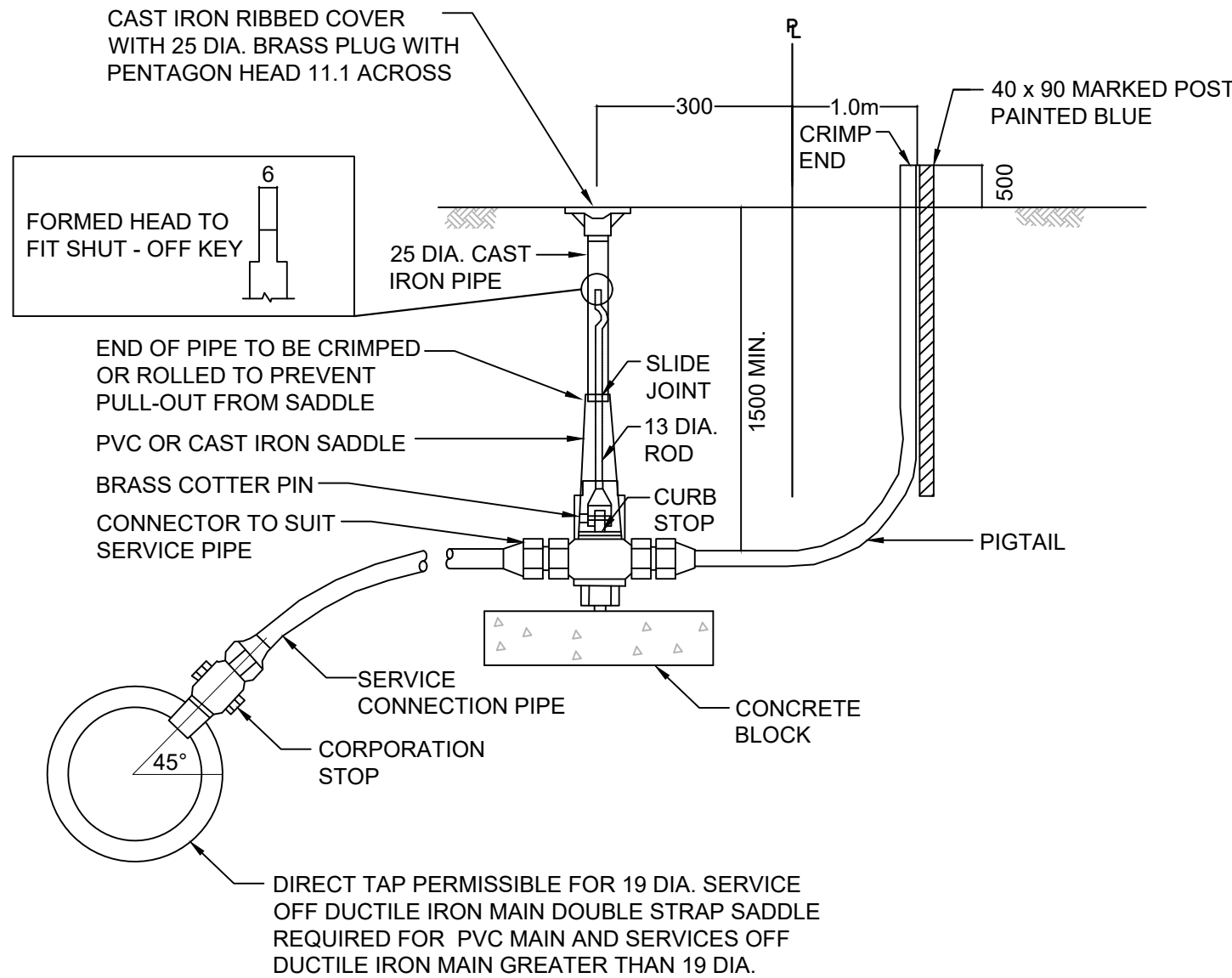
- NOTE:
1. REFER TO CONTRACT DRAWINGS FOR SPECIFIED BEARING AREAS OF THRUST BLOCKS AND / OR SPECIAL REQUIREMENTS NOT SHOWN ON THIS DRAWING.
 2. PLACE 6 MIL POLYETHYLENE IN INTERFACE BETWEEN CONCRETE AND FITTING.
 3. PLACE 20 MPa CONCRETE AGAINST UNDISTURBED GROUND, KEEP CONCRETE CLEAR OF FITTING JOINTS
 - 4.REFER TO CONTRACT DRAWINGS AND SECTIONS 33 11 01 AND 03 30 53 FOR DETAILED SPECIFICATIONS.

TYPICAL THRUST BLOCK ARRANGEMENTS
MMCD STANDARD DRAWING NUMBER W1
N.T.S.



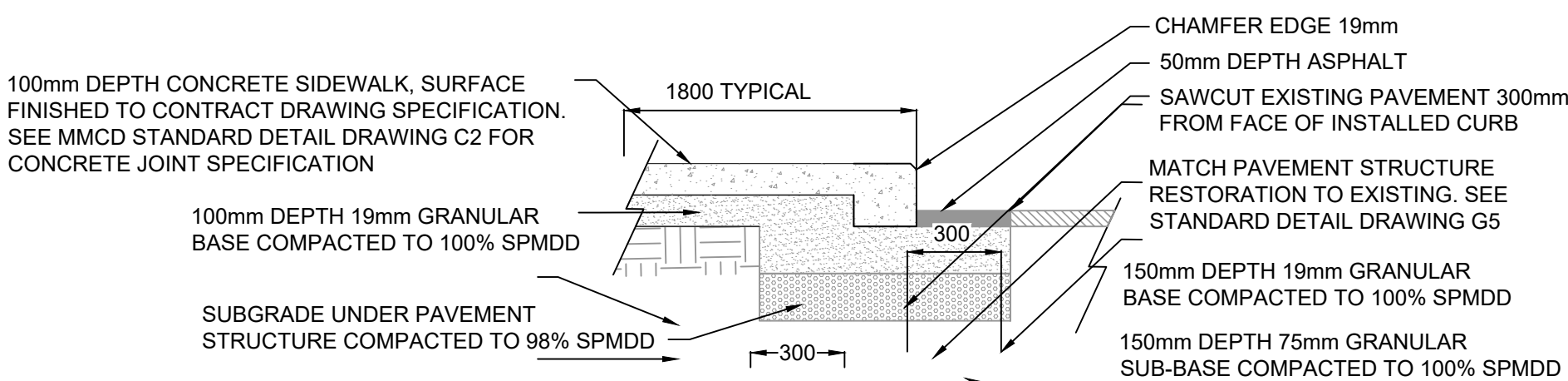
- NOTE:
1. TRENCHING TO COMPLY WITH ALL REQUIREMENTS OF WORKSAFE BC.
 2. REFER TO CONTRACT DRAWINGS AND SECTION 31 23 01 FOR DETAILED SPECIFICATIONS.

UTILITY TRENCH
MMCD STANDARD DRAWING NUMBER G4
N.T.S.



- NOTE:
1. THIS DETAIL IS FOR SERVICES 19mm TO 50mm ONLY.
 2. PVC SADDLES TO SECTION 33 11 01.
 3. INSTALL SERVICE PIPE WITH "GOOSE NECK" IN HORIZONTAL POSITION.
 4. WHEN CURB STOP INSTALLED IN DRIVEWAY PLACE COVER IN CHAMBER. MARK "WATER". SEE DRAWING S9 FOR TYPICAL DETAIL.
 5. REFER TO CONTRACT DRAWINGS AND SECTION 33 11 01 FOR DETAILED SPECIFICATIONS.
 6. OPERATING ROD DIAMETERS:
 - 14mm FOR 25mm OR SMALLER CURB STOPS
 - 19mm FOR 32MM TO 50mm CURB STOPS

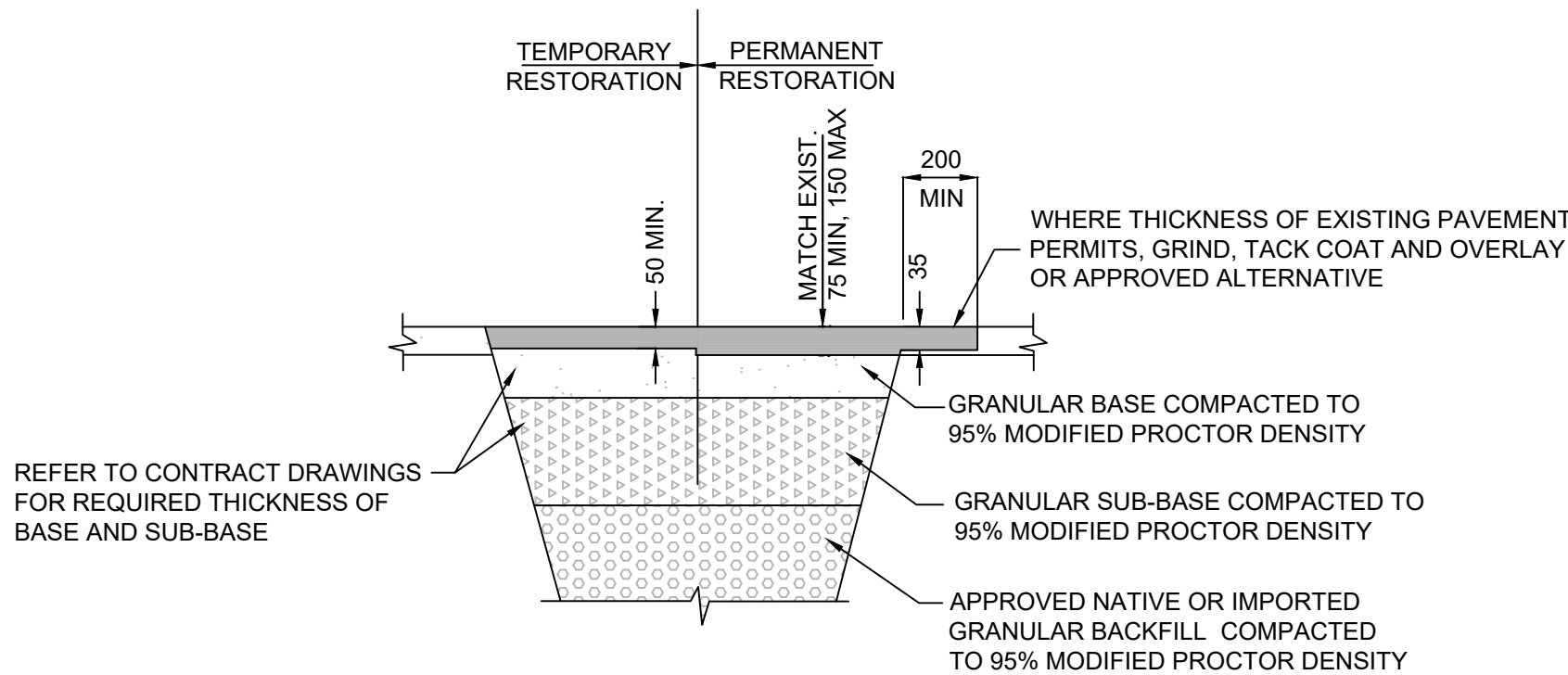
WATER SERVICE CONNECTION
MMCD STANDARD DRAWING NUMBER W2a
N.T.S.



- NOTE:
1. REFER TO CONTRACT DRAWINGS AND MMCD SECTION 02523 FOR DETAILED SPECIFICATIONS.

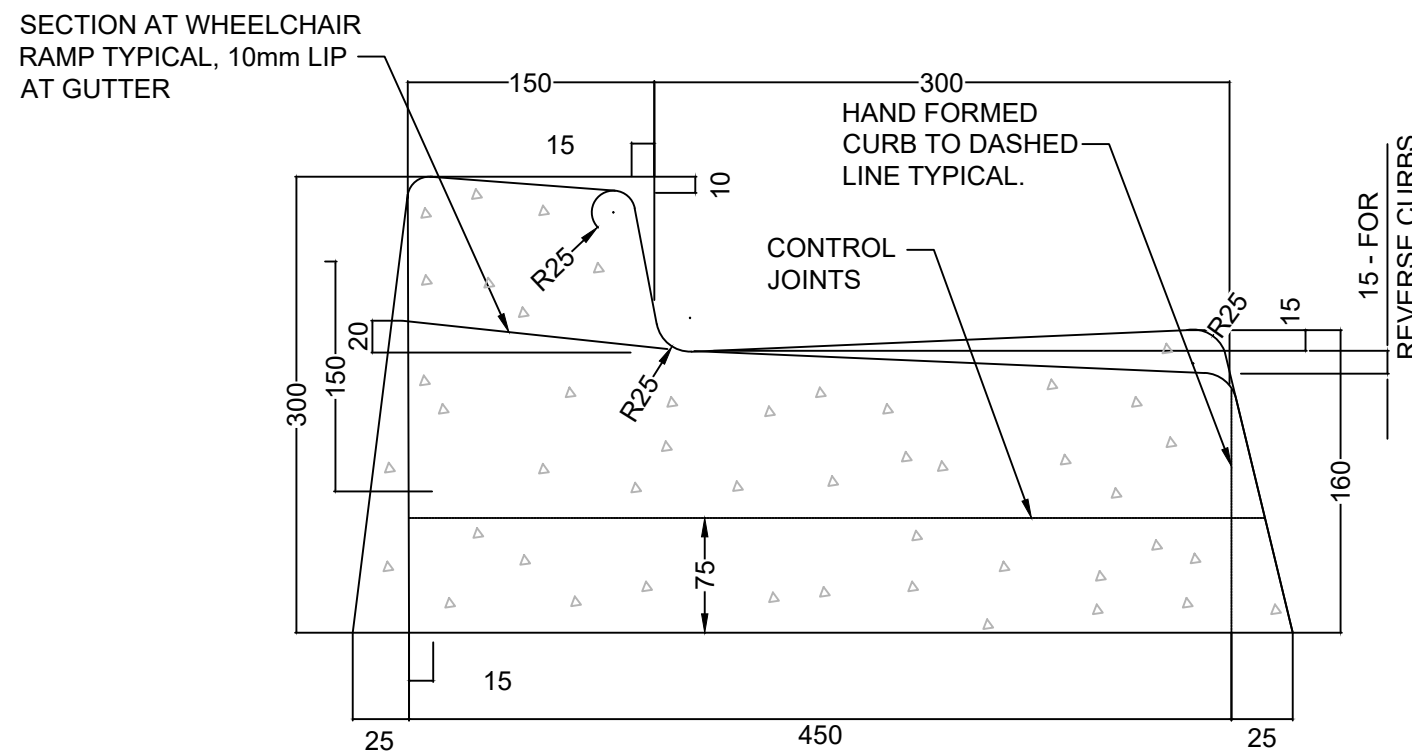
MONOLITHIC CONCRETE CURB AND SIDEWALK

N.T.S.



- NOTE:
1. REFER TO CONTRACT DRAWINGS AND SECTIONS 31 23 01 AND 32 12 16 FOR DETAILED SPECIFICATIONS.

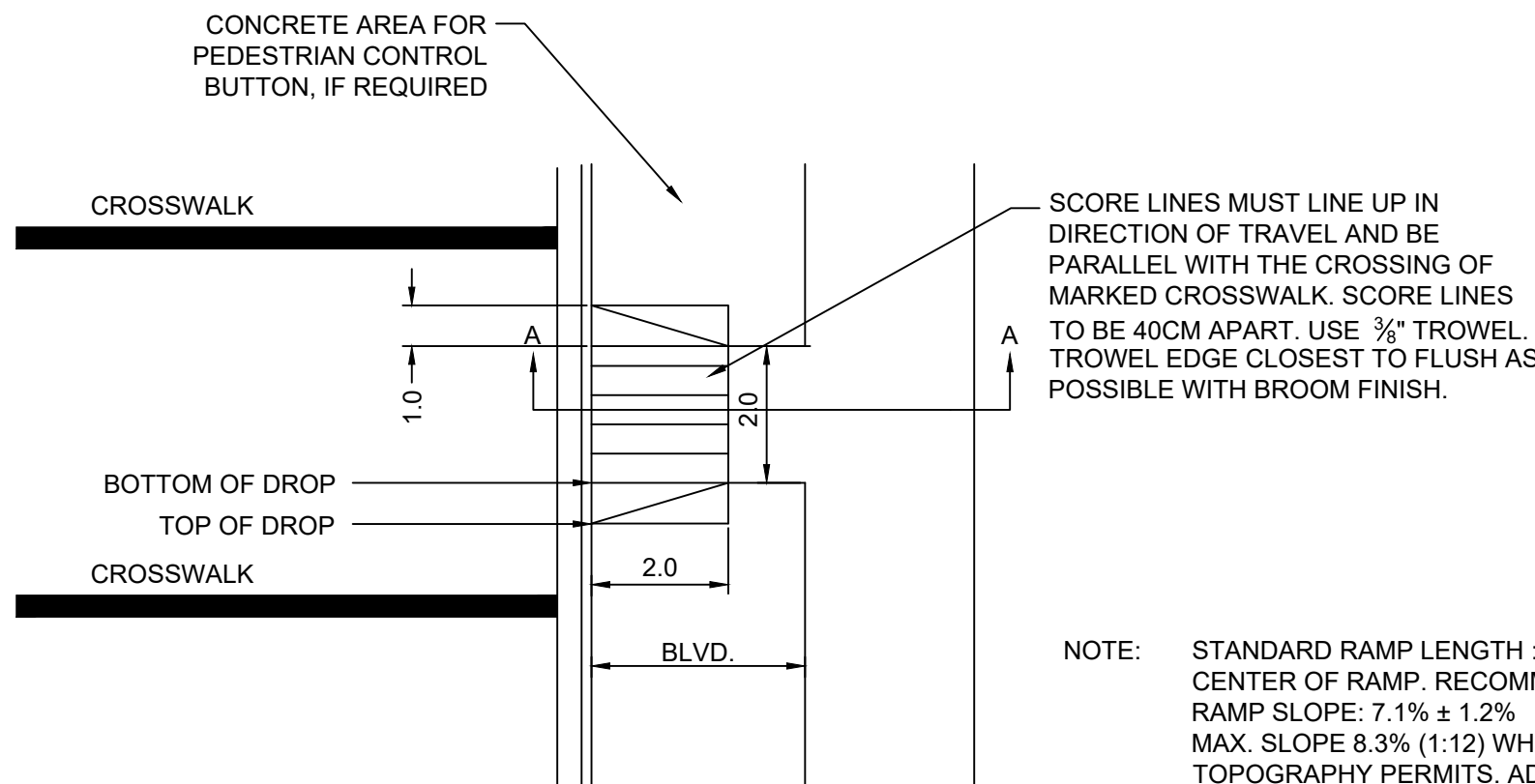
PAVEMENT RESTORATION
MMCD STANDARD DRAWING NUMBER G5
N.T.S.



BARRIER CURB WITH GUTTER

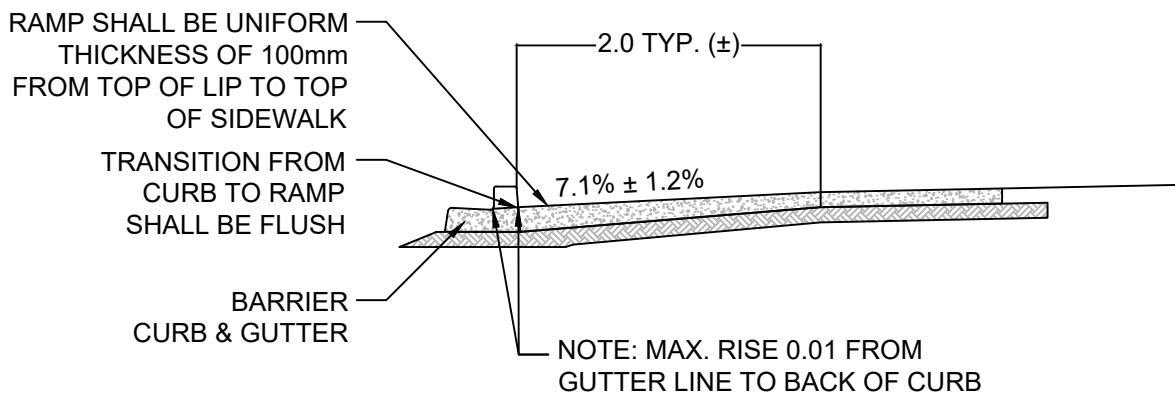
- NOTE:
1. SECTIONS SHOWN ARE FOR MACHINE EXTRUDED CURBS
 2. REFER TO CONTRACT DRAWINGS AND SECTION 03 30 20 FOR DETAILED SPECIFICATIONS.
 3. REFER TO DRAWING C1, C2, AND C3 FOR INSTALLATION DETAILS.
 4. REFER TO DRAWING C5 FOR DIMENSIONS OF WIDE BASE CURB AND GUTTER.

CONCRETE CURBS - NARROW BASE
MMCD STANDARD DRAWING NUMBER C4
N.T.S.



- NOTE:
- STANDARD RAMP LENGTH : 2.0m AT CENTER OF RAMP; RECOMMENDED RAMP SLOPE: 7.1% ± 1.2% MAX. SLOPE 8.3% (1:12) WHERE TOPOGRAPHY PERMITS. ADJUST LENGTH OF RAMP AS REQUIRED WHEN SITE CONDITIONS DO NOT PERMIT TYPICAL LAYOUT. CONTACT CITY ENGINEER FOR APPROVAL OF DESIGN

SINGLE RAMP



SECTION A-A CURB RAMP

SINGLE RAMP LETDOWN WITH PARALLEL SCORING
MMCD STANDARD DRAWING NUMBER R4
N.T.S.

ISSUED FOR
TENDER

1	25/09/2026	AJ	REVISIONS TO SERVICING PLAN, DRAINAGE PLAN & DETAIL SHEET LANDSCAPE DETAILS ADDED	DS	
			REVISIONS FOR ISSUE D	ENG.	

D	25/08/2026	PN	FOR TENDER (WITH SEPTIC)	DS	
C	20/07/2026	AJ	FOR BUILDING PERMIT	DS	
B	05/03/2026	AJ	SCHEMATIC FOR PRELIM COSTING	DS	
A	18/12/2025	AJ	FOR COORDINATION	DS	
			ISSUE	ENG.	



DRAWN BY	DATE
AJ	10/12/2025
CHECKED BY	DATE
DS	10/12/2025
APPROVED BY	DATE
DS	10/12/2025

UNICORN DAYCARE
TADANAC (TRAIL), BC
PARCEL A (EXPLANATORY PLAN 274131) BLOCK B, PLAN
623A, DISTRICT LOT 367, KOOTENAY DISTRICT.
MMCD STD. DETAILS

HOR. SCALE	NOT TO SCALE	VERT. SCALE
PROJECT FILE No.	C26001 - 001	
SHEET C8	# IN SET 11	
ISSUE D	REV. 1	



Addendum #2

Description	Client	Contact	Date
Project #C26001 - 001 Unicorn (Trail) Daycare 351 Kootenay Avenue Trail	Boni-Maddison Architects 3732 West Broadway Vancouver, BC, V1R 2C1	Anthony Boni +1 (604) 688-5894 anthony@bonimaddison.com	2026-09-25

Unicorn Daycare - Civil Tender Drawing Updates

The following changes, additions or deletions have been made to the Civil Drawings and are included in Civil Drawing Issue D1, Dated September 25, 2026.

1. WATER (Sheet C4)

- Civil IFT Drawings had a symbol for the required curb stop. A note has been added to provide clarification.
- Service size on civil drawings corrected to a 50mm size to match mechanical drawings.
- Note added indicating that the existing vault in the SE corner shall be preserved and protected during construction.

2. STORM.

- Perforated Storm Pipes have been corrected to all show a diameter of 150mm (Sheet C7)
- Drywell diameter of excavation base and slope have been revised. (Sheet C7)
- Exfiltration trench detail revised to show a depth of 0.75m (Sheet C7)
- CB3 has been disconnected from the main drywell and now drains to its own exfiltration trench with a linear length of 4.0m. Storm Catchment Numbers and storage areas revised. (Sheet C6)
- Drain rock surrounding the CB leads from CB4 and CB5 has been removed and the leads have been changed to a solid pipe to avoid conflict with potential relocation of irrigation lines. (Sheet C6)
- CB diameter to be 600mm. General Notes on Sheet C4 have been revised to match the detail on Sheet C7.
- Drain Rock Sizes for Drywell and Exfiltration Trenches have been revised to give an acceptable size range for each location. (Sheet C7)

3. LANDSCAPE/SITE LAYOUT

- Landscape details have been added to the site plan for clarification. These are for reference only, in the event of a discrepancy in layout, landscape drawings to take precedence. (Sheet C3)
- Garbage Enclosure added to drawings. (Sheet C3)
- Wheel Chair Let Downs added to either end of the parking. (Sheet C3 (Location) & C8 (Detail))

This addendum is in addition to and forms part of the proposal documents. The cost, if any, of this revision(s) shall be included in the proposed price. Tenders submitted without reference to this addendum may be considered incomplete.

Prepared by,

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Reviewed by,

Dan Sahlstrom, P. Eng.
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UNICORN DAYCARE, TADANAC (TRAIL) BC

Civil specifications are included in the Master Municipal Construction Documents (MMCD), Platinum Edition, Volume II, 2009.

General Conditions and Measurement & Payment Clauses of the MMCD DO NOT APPLY.

Master Municipal Construction Documents – General Conditions, Specifications and Standard Detail Drawings are available for purchase from the MMCD Association directly from the Association at:

MMCD
Suite 102, 211 Columbia Street
Vancouver, BC V6A 2R5
www.mmcd.net

End of Section