

FROM:**Boni•Maddison Architects**

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TO:**Bidders****PROJECT:****Unicorn Daycare – Trail, BC Project Number 23-06****TENDER ADDENDUM #3**

3 Pages + 22 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 20 INFO: see updated list of interested general contractors attached.
2. 00 00 20 7.0 Appendix B C. Millwork Option: Birch veneer over MDF acceptable alternate to plywood door and drawer fronts.
3. 07 21 00 2.2.2.1. REVISE: minimum compressive strength of insulation for horizontal applications, including slab on grade, to meet structural requirements and recommendations. See Structural drawings, S1.01 Concrete – Slab on Grade sentence 10 for compressive strength requirements.
4. 07 42 13 2.1.1. ADD: Use 24 gauge for metal cladding.
5. 07 44 53 2.2.4. DELETE: metal soffit material specification. Refer to 07 42 13 2.1.2. for soffit materials.
6. 09 65 00 3.3.7. ADD: it is preferred that flooring is installed under millwork tight to all walls, but is not required.
7. 09 65 00 2.2.1.5. ACCEPTABLE ALTERNATE: Forbo Safestep R11 acceptable alternate for SRV slip resistant vinyl flooring.
8. 11 31 00 2.2.3. ACCEPTABLE ALTERNATES: The following are acceptable alternate appliance models for:
 - Refrigerator: Midea MT18DDSCRIRCM
 - Range: Midea MER30A15ASTC
 - Dishwasher: Midea MDF24P2BST

2.0 ARCHITECTURAL DRAWING

1. A0.05 Site Plan ADD: All gates in fences to be tagged G1, see D1.11 for gate design and construction requirements.
2. A1.02a, A1.02b, & A1.03 ADD: missing room number: 113 Janitor & Storage, for room between gridlines C and D, in between rooms 101 Corridor and 114 Washroom.
3. A9.02 REVISE: F-01 Concrete Slab on Grade assembly, subbase to match geotechnical requirements, see geotechnical report. Clarification on depths below.
 - Finished floor
 - Concrete slab on grade (thickness per structural)
 - 10 mil Radon Air/Vapour Barrier
 - 2" Rigid Insulation (strength per structural)

- 100 mm of sand (per geotechnical report)
- Filter fabric
- 100 mm of gravel (per geotechnical report and mechanical details)

3.0 ARCHITECTURAL DETAILS

1. ADD D1.17: Gazebo footings, see attached. Provide footing per detail at each post of each gazebo, see landscape for gazebo locations.
2. D1.10, D1.11, D1.12 ADD: ADD NOTE "wood fence to be stained, see 09 90 00 2.2.5.2"
3. D8.0 REVISE: room 113 Janitor & Storage floor base to INT: integral flashed cove base.
4. 5/A4.03 DELETE: note for flash cove base in kitchen. Room 115 Kitchen to have wood base per finish schedule D8.0.

4.0 STRUCTURAL DRAWINGS

1. S2.01 & S4.01 CLARIFICATION: Hooked foundation dowels must match the vertical wall reinforcing noted in the wall schedule on plan. Splice length as per general notes. Spliced dowels are only required if necessary for means and methods.
2. Heavy Timber Alternate
S1.02 Wood – Materials sentence 5. ACCEPTABLE ALTERNATE: SPF is acceptable alternate to D-Fir columns.
3. Heavy Timber Alternate
CLARIFICATION: All glulam beams require full bearing on stud packs at least equal to the width of the glulam beams themselves.

5.0 MECHANICAL DRAWINGS

6.0 ELECTRICAL DRAWINGS & SPECIFICATIONS

7.0 LANDSCAPE DRAWINGS & SPECIFICATIONS

1. REVISE: Landscape, drawings, details, and specifications per revised landscape drawing set, issued for Addendum, 2nd October 2026. See attached.
2. 32 11 23 3.5 CLARIFICATION: Aggregate base courses are required to be compacted to local agency requirements for the area. Typically **98% to 100%** of Maximum Dry Density (MDD) via Standard Proctor (ASTM D698 / AASHTO T99) or Modified Proctor (ASTM D1557 / AASHTO T180), depending on local agency specifications.
3. 32 33 00 CLARIFICATION: Unit price costing for furnishings, unit paving, growing medium, etc does not apply. This is a fixed price contract.
4. 32 84 10 CLARIFICATION: The irrigation drawings are to be by an irrigation designer - landscape will review the irrigation shop drawings.
5. 32 93 43 CLARIFICATION: Only general maintenance pruning is required for this project. Pruning as required during the 1-year landscape maintenance period is applicable.
6. L0.1 ACCEPTABLE ALTERNATE: Red cedar is an acceptable alternate for yellow cedar where specified.
7. L0.1 Materials and Furnishings Schedule & L3.0 REVISE:
 - F1 Bench: 5 benches required, per plan.
 - F2 Boulders: 11 boulders required, per plan.
 - F6 Log Rounds: 26 log stumps required, per plan.

- P5 Mounds: 3 sets of mounds with hand holds, see 5/L9.3, located where slides are.
- 8. L0.1 & 6/L9.2 REVISE: Boulders to be locally sourced, clean, submit photos for review. Boulders are not required to be basalt.
- 9. L9.5 ADD: note, bridges and platforms to be finished with natural colour stain.

8.0 CIVIL DRAWINGS

1. C4.1 General Notes REVISE: Stormwater catch basin internal drains to be 600 mm.
2. C7 ACCEPTABLE ALTERNATE: 50mm drain rock acceptable to be used in place of 38mm and 75mm drain rock where specified on drawing.
3. CUT/FILL PLAN C12 ADD: Cut/Fill Plan drawing to civil drawing set, see attached.
Note: "Volume surface calculated as the difference between the existing ground surface and the proposed design surface. It does not take into account excavation for utilities, stormwater disposal or footings, nor does it take into account landscape materials such as rubber surfacing. This plan is shown strictly for assistance in tendering and should not be used as a sole source for calculating cut and fill quantities."
See landscape drawings for soil depths for planting and hardscape assemblies. See geotechnical report, structural, and architectural drawings for footing depth requirements. See architectural specifications and Addendum #2 1.5. for Teck expectations for management of contaminated soils.
4. Drywell Installation Section C7 REVISE: Pavement structure to below for areas with asphalt paving: drive aisle and parking stalls.
 - o Minimum 65mm Asphalt
 - o Minimum 225mm of 25mm Crushed Base Course (CBC)
 - o Minimum 150mm of Select Granular Sub-Base (SGSB)

9.0 ENERGY REPORT

ATTACHMENTS

- Updated List of Interested General Contractors (1)
- D1.17 Gazebo Footings (1)
- Landscape Drawing Set (19)
- C12 Cut/Fill Plan (1)

END OF ADDENDUM #3

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TO: Bidders
PROJECT: Unicorn Daycare – Trail, BC
DATE: 1 October 2026

LIST OF INTERESTED GENERAL CONTRACTORS

BQM CONTRACTING
CONTACT: **BRAYDEN MCCARTAN** EMAIL: brayden@bqmcontracting.ca

CCM CONSTRUCTION LTD.
14-2075 Henry Avenue West, Sidney, BC
CONTACT: **JUSTIN WENDT** EMAIL: estimating@ccmconstruction.net

GILBERTSON FINE HOMES
CONTACT: **SEAN DALE** EMAIL: sean@gilbertsonfinehomes.com

GIBRALTAR HOLDING LTD.
520 Sharpe Street, New Westminster, BC
CONTACT: **MALENA MIGUEL** EMAIL: malena.m@gibraltar.ca

HIL-TEC CONTRACTING LTD.
270b, First Avenue, Trail, BC
CONTACT: **JUSTIN RICHARDSON** EMAIL: jrichardson@hil-tech.ca

INTERIOR ELITE CONTRACTING LTD.
912D Laval Crescent, Kamloops, BC
CONTACT: **DEREK REBMAN** derek@kamloopsbuilders.com

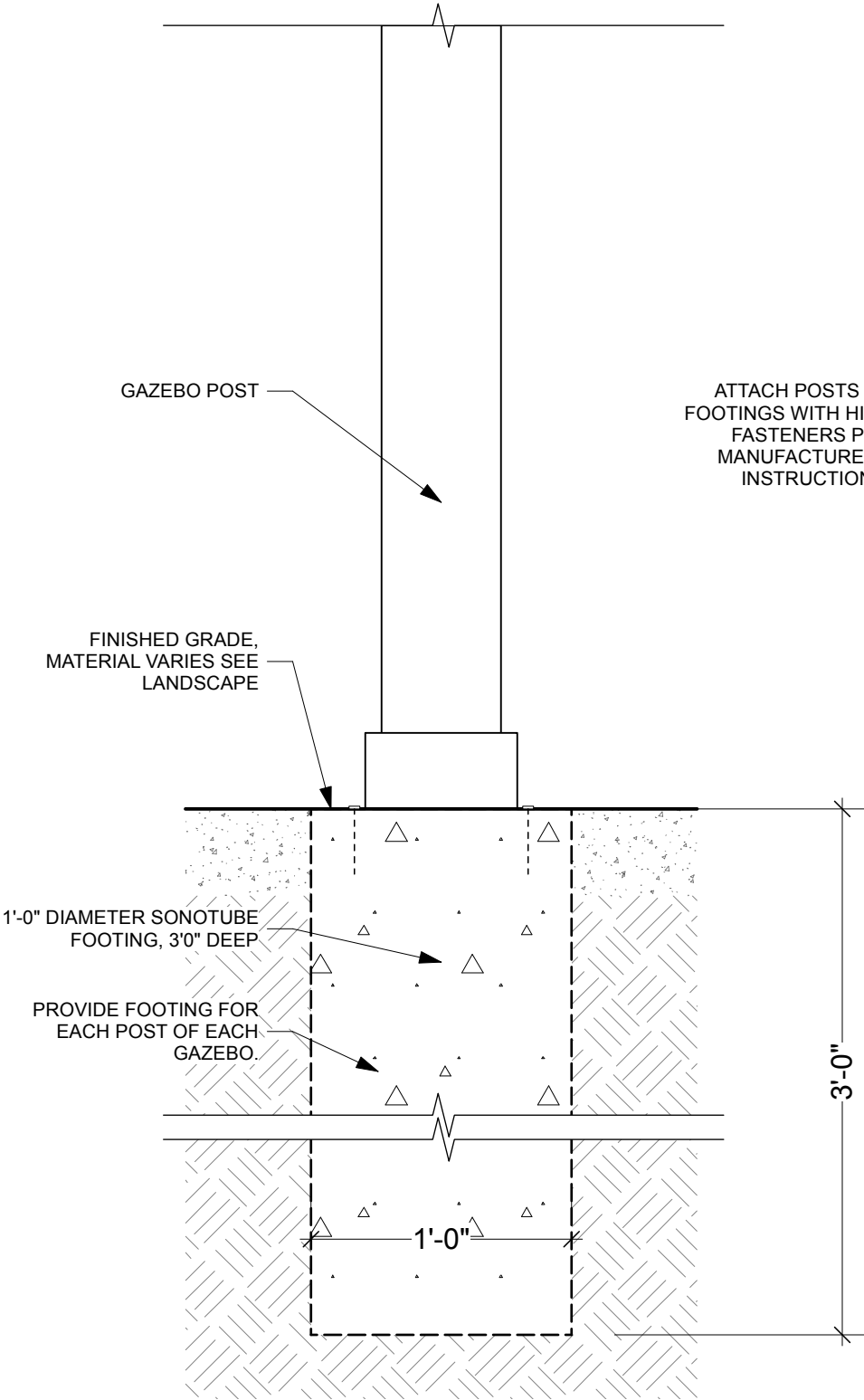
NOVACOM BUILDING PARTNERS
101 - 18663 52nd Avenue, Surrey, BC
CONTACT: **SEBASTIAN** EMAIL: estimating@novacom.ca

NORTH MOUNTAIN CONSTRUCTION
5643 Taghum Frontage Road, Nelson, BC
CONTACT: **DAVE ELLIOT** EMAIL: dave@northmountainconstruction.ca

SEVERIN BUILT LTD.
2059 3rd Avenue, Rossland, BC
CONTACT: **MIKE SEVERIN** EMAIL: info@severinbuilt.ca

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:
GAZEBO FOOTINGS

PROJECT:
UNICORN DAYCARE

ISSUE:
A 2026-07-15 ISSUED FOR BUILDING PERMIT
B 2026-09-08 ISSUED FOR TENDER
C 2026-10-01 ADDENDUM #3

JOB N°: 23-06 **DATE:** 3/2025

SCALE: 3/4"=1'-0" **DRAWING N°:**

DRAWN: AB/RB **D1.17**



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ISSUED FOR TENDER ADDENDUM October 2nd, 2026

TRAIL DAYCARE

Civic Address: 351 Kootenay Ave, Trail, BC

CONSULTANT TEAM

OWNER: ***
LANDSCAPE: ETA Landscape Architecture
ARCHITECT: Bonni Maddison Architects
CIVIL: WSA Engineering

Sheet	Drawing Title
L0.0	Cover Sheet
L0.1	Landscape Notes & Schedules
L0.2	Landscape Illustrative Plan
L1.0	Tree Management Plan
L1.1	Civil Servicing Plan
L2.0	Site Layout Plan
L3.0	Landscape Materials Plan
L3.1	Landscape Grading Plan
L4.0	Lighting Plan
L5.0	Tree Plan
L6.0	Planting Plan
L7.0	Soil Depth Plan
L7.1	Irrigation and landscape servicing plan
L8.0	Landscape Sections
L9.1	Softscape Details
L9.2	Hardscape Details
L9.3	Play Details
L9.4	Site Furnishing Details
L9.5	Site Furnishing Details

Revision		
No.	Date	Revision Notes
Issue		
A	2026-06-23	Issued for 50%
B	2026-07-03	Issued for BP
C	2026-07-31	Issued for 90%
D	2026-08-26	Issued for Tender
E	2026-10-02	IFT Addendum

Professional Seal



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Project

Trail Daycare

351 Kootenay Ave
Trail, BC

Drawing Title

Cover Sheet

Legal

Project Manager DT	Project ID 22531
Drawn By JM	Scale NTS
Reviewed By DT	Drawing No.
	L0.0 1 of 23

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO
ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN
50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS,
INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIBLE PARTS, PLANT PATHOGENIC
ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1".2"), ANY DEBRIS
AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7
INCLUSIVE OF THE CURRENT EDITION CANADIAN LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN
AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE
CANADIAN LANDSCAPE STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE
*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
*ALL GRAVEL (LARGER THAN 2mm AND SMALER THAN 40mm): 0-5%
*SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
*SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
*CLAY (SMALLER THAN 0.002mm): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0 as per CANADIAN LANDSCAPE STANDARDS

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER
AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION CANADIAN
LANDSCAPE STANDARDS :

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
LARGE TREE	750mm(30")	915mm(36")
TREES (10m3 PER TREE)	750mm (30")	915mm(36")
LARGE SHRUBS	600mm(24")	600-900mm(24"-36")
SMALL SHRUBS	450mm(18")	450-500mm(18"-20")
LAWN-IRRIGATED	150mm(6")	150mm(6")
LAWN-NOT IRRIGATED	150mm(6")	225mm(9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED
ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR
COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

SOIL IS **NOT** TO BE BLOWN IN FOR INSTALLATION.

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 3" GRAVEL MULCH LAYER (after settling)

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS
ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO
DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE
RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE
CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL
COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL
THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD
CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN
SOILS REPORT.

SITE INSPECTION

EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE
CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE
WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO
COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS CURRENT EDITION.

ALL SOFTSCAPE AREAS ON SLAB TO INCLUDE MIN. 75MM GRAVEL DRAINAGE LAYERS IN
ADDITION TO INDICATED SOIL DEPTH.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT
SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY
ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING

PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN
SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN
NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING
THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A
DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROTECTS MANY BIRD SPECIES.
SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR
ABILITY TO PROVIDE YEAR- ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING
OPPORTUNITIES.

GENERAL NOTES

1.DO NOT SCALE DIRECTLY FROM DRAWINGS.
2.WHERE PLANS AND SPECIFICATIONS ARE FOUND TO BE IN CONFLICT, OR WHERE VARIOUS
ITEMS OF WORK ARE SEEN TO BE IN CONFLICT, NOTIFY THE CONSULTANT IN WRITING
IMMEDIATELY, PRIOR TO COMMENCING CONSTRUCTION.
3.THE CONTRACTOR IS REQUIRED TO INVESTIGATE AND VERIFY THE ALIGNMENT AND LOCATION
OF ALL EXISTING SERVICES AND ALL EXISTING LANDSCAPE FEATURES ON SITE PRIOR TO
COMMENCING CONSTRUCTION.
4.THE CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO
COMMENCEMENT OF LANDSCAPE WORKS. MOCK UPS MAY BE REQUIRED AS NOTED/REQUESTED.
5.DIMENSIONS ON THIS DRAWING ARE IN MM, UNLESS OTHERWISE STATED AS REQUIRED BY THE
CITY.
6.THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH CORRESPONDING ARCHITECTURE
AND CIVIL ENGINEER'S DRAWINGS.
7.VERIFY LOCATION OF ALL UNDERGROUND STRUCTURES INCLUDING, BUT NOT LIMITED TO,
VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUITS AND PIPING, DRAINAGE STRUCTURES
AND OTHER UTILITIES WITH CORRESPONDING WET AND DRY ENGINEER'S AND CIVIL DRAWINGS.
8.ALL VEHICULAR AREAS SUB LAYERS TO BE READ FROM GEOTECHNICAL SPECIFICATIONS.
9.THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION
OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIS/HER MEANS AND METHODS
TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO
COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. FOR PHASED PROJECT, A SOIL TEST SUBMITTAL WILL BE REQUIRED AT EACH PHASE AND THE
TEST IS TO BE WITHIN 3 WEEKS OF THE DELIVERY TO SITE.

PLANTING NOTES- REFER TO CURRENT NOTES LIST.

1.THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCE AS INDICATED ON THE DRAWINGS
OR ARBORIST REPORT IN COMPLIANCE WITH ALL MUNICIPAL AND PROFESSIONAL REQUIREMENTS.
2.TREE PROTECTION TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.
3.DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, EXCAVATED MATERIAL OR EQUIPMENT
WITHIN TREE PROTECTION ZONE.
4.FINISH GRADING SHALL MEET EXISTING GRADE OF PROTECTED TREES 0.5M OR (20 INCHES)
BEYOND THE DRIFTLINE.
5.EXACT LOCATIONS OF PROPOSED PLANT MATERIALS SHALL BE FLAGGED / STAKED AND
APPROVED BY LANDSCAPE ARCHITECT CONSULTANT ON SITE PRIOR TO INSTALLATION. THE
LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS ON SITE.
6.LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT UNSUITABLE MATERIAL DELIVERED
OR INSTALLED ON SITE WITHOUT PRIOR REVIEW AND APPROVAL.
7.THE CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL ANALYSIS REPORT, WHICH TESTS THE
SOIL QUALITY CRITERIA RELATIVE TO - AGRICULTURE BY AN CERTIFIED SOIL NUTRIENT TESTING
LABORATORY FOR APPROVAL BY THE LANDSCAPE ARCHITECT. THE REPORT SHALL INCLUDE
RECOMMENDATIONS FOR PREPARATION OF GROWING MEDIUM TO MEET THE CSLA AAPC & CNLA
ACPP.
8.EXCESS SOIL FROM LANDSCAPE GRADING IS TO BE REMOVED AND DISPOSED OF OFFSITE BY
THE CONTRACTOR IN A LOCATION APPROVED BY THE DEPARTMENTAL REPRESENTATIVE.
9.REFER TO PLANT SCHEDULE FOR THE LIST OF SPECIES, INCLUDING SIZE AND FORM AND OTHER
SPECIFIED INFO.
10.CONTRACTOR TO OBTAIN APPROVAL OF LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OF
PLANT SPECIES OR SIZES.
11.ALL TREES MUST BE GUYED OR STAKED AS PER DETAILS AND SPECIFICATIONS.
12.THE CONTRACTOR SHALL PROVIDE ROOT BARRIERS FOR ALL TREES LOCATED WITHIN TWO
(2.0) METERS OF PAVING OR UNDERGROUND UTILITIES.
13.THE CONTRACTOR SHALL MANUALLY IRRIGATE OR ACTIVATE IRRIGATION SYSTEMS
NECESSARY TO WATER AND MAINTAIN PROPOSED AND EXISTING VEGETATION.
14.FOR PLANTING SOIL DEPTH, FOLLOW THE CITY'S RECOMMENDATION AND REQUIREMENTS
ONLY IF THE CITY'S REQUIREMENTS FOR SOIL DEPTH EXCEEDS CSLA OR BCSLA STANDARDS AND
REQUIREMENTS.
15. A SHOP DRAWING INDICATING THE SOIL DEPTH TO BE PROVIDED FOR THE LANDSCAPE REVIEW
PRIOR TO INSTALLATION.
16. LIGHT-WEIGHT-BLOWN-IN SOIL WILL NOT BE ACCEPTED UNLESS IT IS REQUIRED BY
STRUCTURAL ENGINEER.
17. A LANDSCAPE ARCHITECT SHALL BE ON SITE AT SOIL DELIVERY DATE.

HARD LANDSCAPE & FURNITURE NOTES

1.PROVIDE EXPANSION JOINTS ALIGNED WITH PROPOSED PAVING PATTERN AND PAVING
MODULES. THE SPACING OF EXPANSION JOINTS TO STRUCTURAL ENGINEERS RECOMMENDATION.
2.UNLESS SPECIFICALLY DIMENSIONED SITE FURNITURE LOCATIONS ON DRAWINGS ARE
APPROXIMATE AND MUST BE APPROVED ON SITE BY THE LANDSCAPE ARCHITECT BEFORE
UNDERTAKING INSTALLATION.
3.CONTRACTOR TO SUBMIT ENLARGED DETAILED PLANS AND SHOP DRAWINGS FOR ALL
HARDSCAPE MATERIAL PAVING, CLADDING AND CAPPING SHOWING PATTERNS, EXACT
DIMENSIONS AND ARRANGEMENT FOR LANDSCAPE ARCHITECT'S APPROVAL.
4.ALL PAVING MATERIALS COLORS AND FINISHES ARE AS INDICATED ON DRAWINGS AND
SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.
5.CONTRACTOR TO BUILD A 2M LONG X MINIMUM WIDTH OR 2M WIDTH (WHICH EVER IS LESS)
MOCK-UP FOR ALL HARDSCAPE MATERIALS AS SPECIFIED ON DRAWINGS AND SPECIFICATIONS
SETS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION ON SITE. APPROVED
MOCK-UPS COULD STAY AS PART OF THE OVERALL HARDSCAPE INSTALLATIONS.
6.ALL SITE FURNITURE COLORS AND FINISHES IS AS INDICATED ON DRAWINGS AND
SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.
7.CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS FOR INSTALLATION AND
FIXATION OF ALL SITE FURNITURE AND TO SUBMIT SHOP DRAWINGS FOR LANDSCAPE
ARCHITECT'S APPROVAL.

SITE LAYOUT & GRADING NOTES

1.ALL PROPOSED DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH
CONSTRUCTION.
2.SITE LAYOUT DIMENSIONS ARE IN M, UNLESS OTHERWISE INDICATED.
3.ALL PROPOSED LEVELS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH
CONSTRUCTION.
4.STAIRS NUMBERS AND RISERS HEIGHT SHOULD BE VERIFIED ON SITE AND ADJUSTED AS SEEN
NECESSARY AND AS APPROVED BY ENGINEER.
5.CONTRACTOR TO CROSS CHECK ALL EXTERNAL WORKS LEVELS WITH EXISTING BUILDINGS. ANY
DISCREPANCIES TO BE SUBMITTED FOR THE LANDSCAPE ARCHITECT'S FEEDBACK.
6.DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS.
7.FOR LAYING OF ROADS AND CAR PARKING AND ASSOCIATED DRAINAGE REFER TO ENGINEER'S
DRAWINGS AND SPECIFICATIONS.
8.THE FINISH GRADING OF PLANTING AREAS SHALL BE 50MM BELOW ADJACENT CURB OR
PAVEMENT.

IRRIGATION NOTES

1. HIGH EFFICIENCY IRRIGATION SYSTEM TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS
SHOWN ON THE DRAWING, BY LANDSCAPE CONTRACTOR.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FROM THE STUB
OUTS PROVIDED (I.E. P. CONFIRM WITH MECHANICAL). PROVIDE SUBMITTALS OF DESIGN FOR
LANDSCAPE REVIEW AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING
WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE, TO INCLUDE SLEEVING, DRIP LINE, PIPE
SIZE, VALVE BOXES, ETC. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE PLANTED AREAS ONLY
AND LOCATIONS TO BE APPROVED.
3. IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH CANADIAN
LANDSCAPE STANDARDS.
4. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS
DOCUMENTED EXPERIENCE, AND BE A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION
INDUSTRY ASSOCIATION OF BC).
5. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS.
CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL
CONSULTANTS AND TRADES.
6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
7. SEPARATE ZONE AND REQUIRED SLEEVES TO BE PROVIDED FOR SPRAY IRRIGATION OF
OFFSITE AREAS, PER CITY STANDARDS.
8. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND
SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET
STANDARDS.
10. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS
THROUGHOUT WARRANTY PERIOD. WATERIZE AS REQUIRED.
11. PROVIDE COPIES OF INSTRUCTION MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM
AND CONTROLS, SEASONAL ACTIVITY, AND SHUTDOWN AND MANUFACTURER'S PARTS
CATALOGUE.
12. A SEPARATELY ZONE SPRAY SYSTEM IS TO BE INSTALLED FOR WASH DOWN OF PLAY
EQUIPMENT AND HARDSCAPES TO REDUCE DUST.

LANDSCAPE LIGHTING NOTES

1.ALL LIGHTING POINTS SHOWN ON LANDSCAPE PLANS ARE FOR REFERENCE ONLY. FOR ALL
LIGHTING FIXTURES AND TYPES, REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
2.CONTRACTOR TO SUBMIT SAMPLES OF ALL LIGHT FIXTURES WITH REFERENCE SPECS AND
PHOTOMETRIC'S TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO
INSTALLATION ON SITE.
3.LIGHTING SPECS TO BE COORDINATED AND REVIEWED WITH ELECTRICAL PRIOR TO
CONSTRUCTION.
5.STREET TREES AND FURNISHINGS TO BE LOCATED AT ACCEPTABLE OFFSITE IF REQUIRED-
REFER MUNICIPAL STANDARDS.

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
LAWN - OFFSITE							
		Non-Netted, grown on sand					
TREES							
Aq	1	Acer ginnala 'Ruby Slippers'	Amur maple	s3	7cm cal/B&B	full/ bushy canopy	W, P, S
Aq-1	3	Acer griseum	paperbark maple	s3	7cm/B&B	full/ bushy canopy	W, P, S
Agl	1	Acer glabrum	rocky mountain maple	s3	7cm cal/B&B	full/ bushy canopy	N
Ccf	3	Cercis canadensis 'Forest Pansy'	Forest Pansy eastern redbud	s3	---	---	B, P, S
Cs	1	Catalpa speciosa	northern catalpa	s3	6cm cal/B&B	full/ bushy canopy	P, B, S
Gt	4	Gleditsia triacanthos 'Street Keeper'	honey locust	s3	7cm/B&B	full/ bushy canopy	P, S
Ly	41	Cupressus x leylandii	Leyland cypress	s3	3m ht/B&B	full/ bushy canopy	E
Mrs	2	Magnolia stellata 'Royal Star'	star magnolia	s3	1.5m ht/B&B	full/ bushy canopy	P
Pip	1	Pinus ponderosa	ponderosa pine	s3	3m ht/B&B	full/ bushy canopy	E, S
Ppu-1	2	Picea pungens	blue spruce	s3	3.5m ht/B&B	full/ bushy canopy	E, S
	0			s3			

SHRUBS / GROUNDCOVERS / PERENNIALS

Alm	31	Allium cernuum	Nodding onion		0.36	#1 cont.	full/ bushy plants	P
Am	15	Achillea millefolium	yarrow		0.3	#1 cont.	full/ bushy plants	P
Bcb	64	Bergenia 'Bressingham White'	Bressingham White bergenia		0.3	#1 cont.	full/ bushy plants	E, P
Ccrp	5	Cotinus coggygria 'Royal Purple'	purple smoke tree		2.74	#7 cont.	full/ bushy plants	P, S
Feg	85	Festuca glauca	blue fescue		0.3	#1 cont.	full/ bushy plants	E
Has	111	Hemerocallis 'Apricot sparkles'	Daylily		0.46	#1 cont.	full/ bushy plants	E, B, P
Hec	48	Heuchera cylindrica	Roundleaf alumroot		0.3	#1 cont.	full/ bushy plants	P
Hh	34	Hosta 'Halcyon'	Halcyon plantain lily		0.3	#1 cont.	full/ bushy plants	P
La	26	Lavandula angustifolia	English lavender		0.51	#2 cont.	full/ bushy plants	E, B, P, Ed
Pf	53	Potentilla fruticosa 'Happy Face Pink Parasol'	Shrubby cinquefoil		0.76	#3 cont.	full/ bushy plants	P
Pl	28	Philadelphus lewisii 'Blizzard'	mock orange		1.07	#5 cont.	full/ bushy plants	P
Po	19	Physocarpus opulifolius 'Diabolo'	purple ninebark		1.07	#2 cont.	full/ bushy plants	B, P
Rfg	58	Rudbeckia fulgida 'Goldsturm'	black-eyed Susan		0.3	#2 cont.	full/ bushy plants	B, P
Rog	74	Rosa gymnocarpa	bald hip rose		0.81	#2 cont.	full/ bushy plants	N, B, P
Sb	111	Stachys byzantina	lamb's ears	---	---		full/ bushy plants	P
Sia	33	Spiraea japonica 'Anthony Waterer'	Japanese spirea		1.37	#5 cont.	full/ bushy plants	P
Spb	71	Spiraea betulifolia	Birch leaved spirea		0.76	#2 cont.	full/ bushy plants	P
Spl	46	Sedum spuriom 'Pink Jewel'	Pink Jewel stonecrop		0.3	#1 cont.	full/ bushy plants	E, P
Ssm	84	Salvia x sylvestris 'Mainacht'	May Night Salvia		0.3	#1 cont.	full/ bushy plants	
Sv	6	Syringa vulgaris 'Charles Joly'	white lilac		1.68	#10 cont.	full/ bushy plants	P, S
	0				0			

LAWN

		Non-Netted, grown on sand					
--	--	---------------------------	--	--	--	--	--

NOTES:

1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT
OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

MATERIALS AND FURNISHINGS

SITE FURNISHINGS

ID	DETAIL	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
F1	2/L9.4	Bench	0.4 x 1.8 x 0.3m ht	Natural	Cedar	-	-	9	
F2	7/L9.2	Salvaged Boulder	12" to 24"	-	Smooth no sharp edges	-	Locally available	11	Final approval by LA
F3		Table & Chairs					by owner		
F4	5/L9.4	Bike Rack	24x2x34"	Black	-	SRA002	Cora	3	
F5	6/L9.4	Peeled Log	max 12" ht	-	Yellow Cedar	-	Custom	8	
F6	1/L9.4	Log Rounds	max 12" ht	-	Yellow Cedar	-	Custom	26	

PLAY ELEMENTS

ID	DETAIL	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
P1	1/L9.3	Sandbox	2.4 x 3.6 x 3.2m ht	Natural	Cedar	Sandbox	Habitat	3	w/ a sand cover
							*or alt equivalent		
P2		Playhouse by owner							
P3	3/L9.3	Toddler pull up bar	1.2 x 0.05 x 0.4m ht	PC: Blue	Aluminum		Custom	1	
P4	4/L9.3	Slide	2.2 x 1 x 1m ht		Aluminum		Kompan	3	
P5	5/L9.3	Mounds w/ handholds	1m ht mounds, handholds per detail				Kompan	3	3 mnds, 19 handholds
P6	6/L9.3	Gazebo over Sandbox	3 x 3 x 2.9m ht	Natural cedar		Mendian Gazebo	Yardistry	1	
P7	3/L9.4	Music Play Panel 2	2 x 0.9 x 0.8			NR0613	Kompan	3	
P8	4/L9.4	Music Play Panel 1	1.2 x 0.1 x 0.7			PCM000721	Kompan	1	

MATERIALS

ID	DETAIL	DESCRIPTION	SIZE	COLOUR	PATTERN	MODEL	MANUFACTURER	QTY	NOTES
M1	1/L9.2	Cast in place concrete	100mm thick	-	-	-	-	-	
M2	2/L9.2	River rock maintenance access	300mm wide - or per plan	-	-	-	-	-	
M3	4/L9.2	Gravel path	75mm thick - width per plan	-	1/4"minus	crusher dust	-	-	
M4	3/L9.2	Flagstone pavers	381 x 501 x 60mm	Sandalwood		Flagstone	Belgard or alt equive-	-	
M5	5/L9.2	Pour in Place Rubber	Thickness as required by play manufacturer	-	-	-	Marathon	-	

LIGHTING FEATURES

ID	DETAIL	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
L1		Bollard Lighting					See electrical		

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE
LANDSCAPE PLANS TAKE PRECEDENCE.

Revision

No.	Date	Revision Notes
A	2026-06-23	Issued for 50%
B	2026-07-03	Issued for BP
C	2026-07-31	Issued for 90%
D	2026-08-26	Issued for Tender
E	2026-10-02	IFT Addendum

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Project

Trail Daycare

351 Kootenay Ave

Trail, BC

Drawing Title

Landscape Notes & Schedules

Legal

Project Manager

DT

Drawn By

JM

Reviewed By

DT

Project ID

22531

Scale

NTS

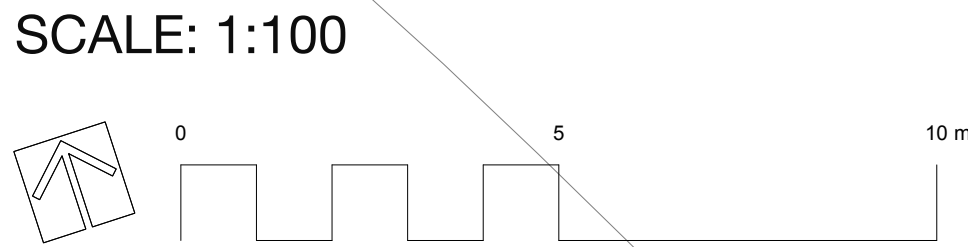
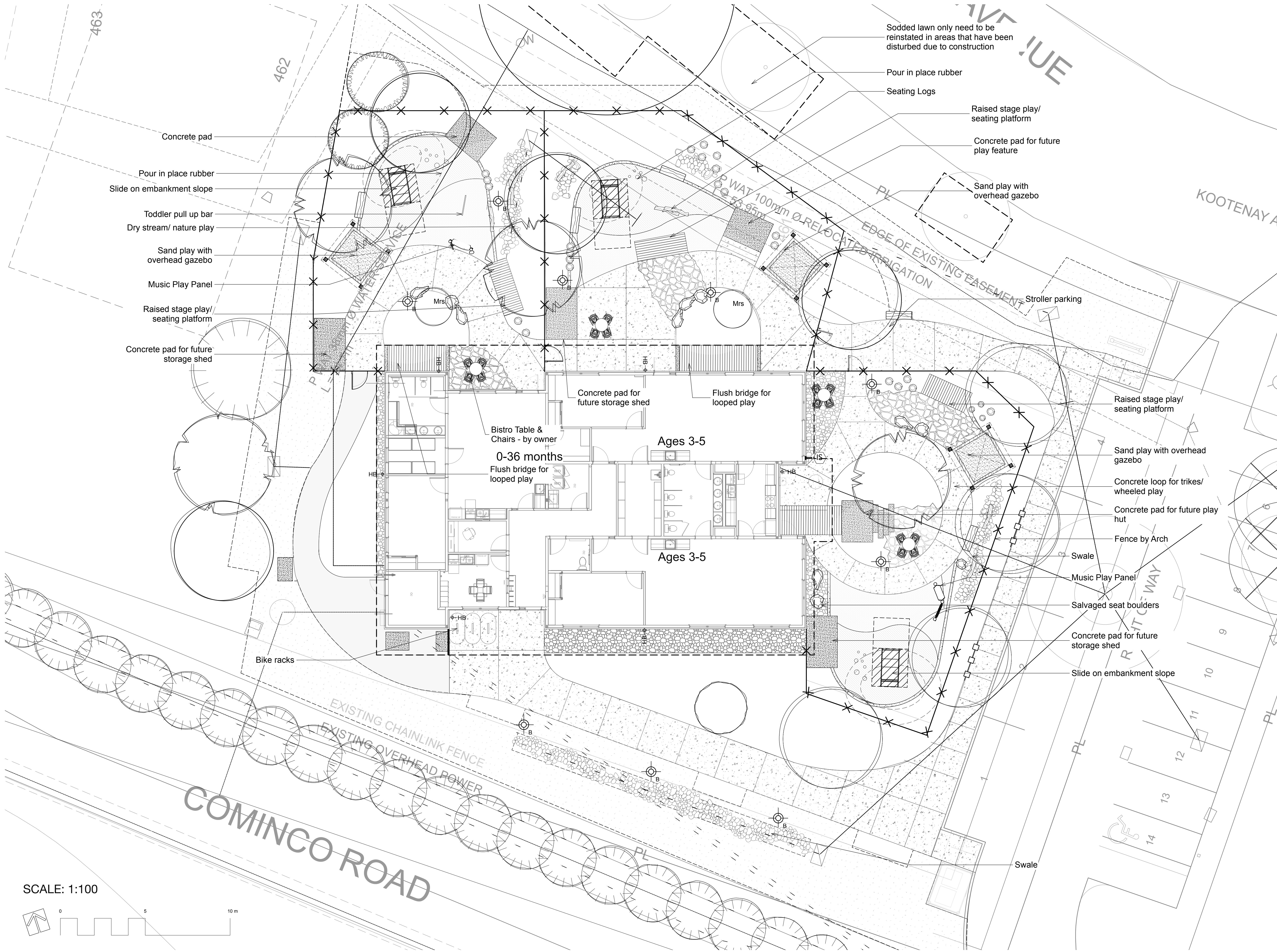
Drawing No.

L0.1

2

of

23



Revision		
No.	Date	Revision Notes
A	2026-06-23	Issued for 50%
B	2026-07-03	Issued for BP
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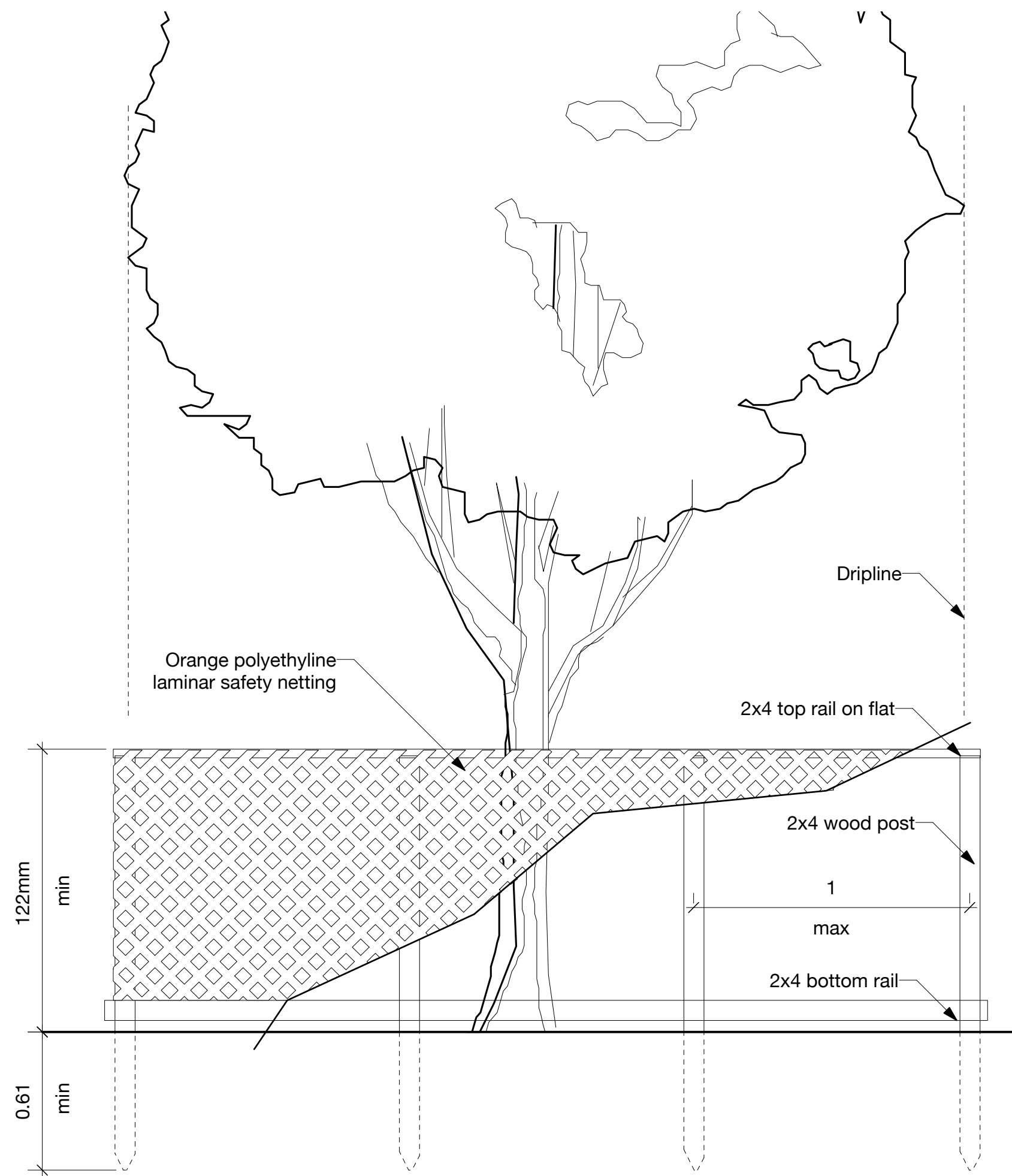
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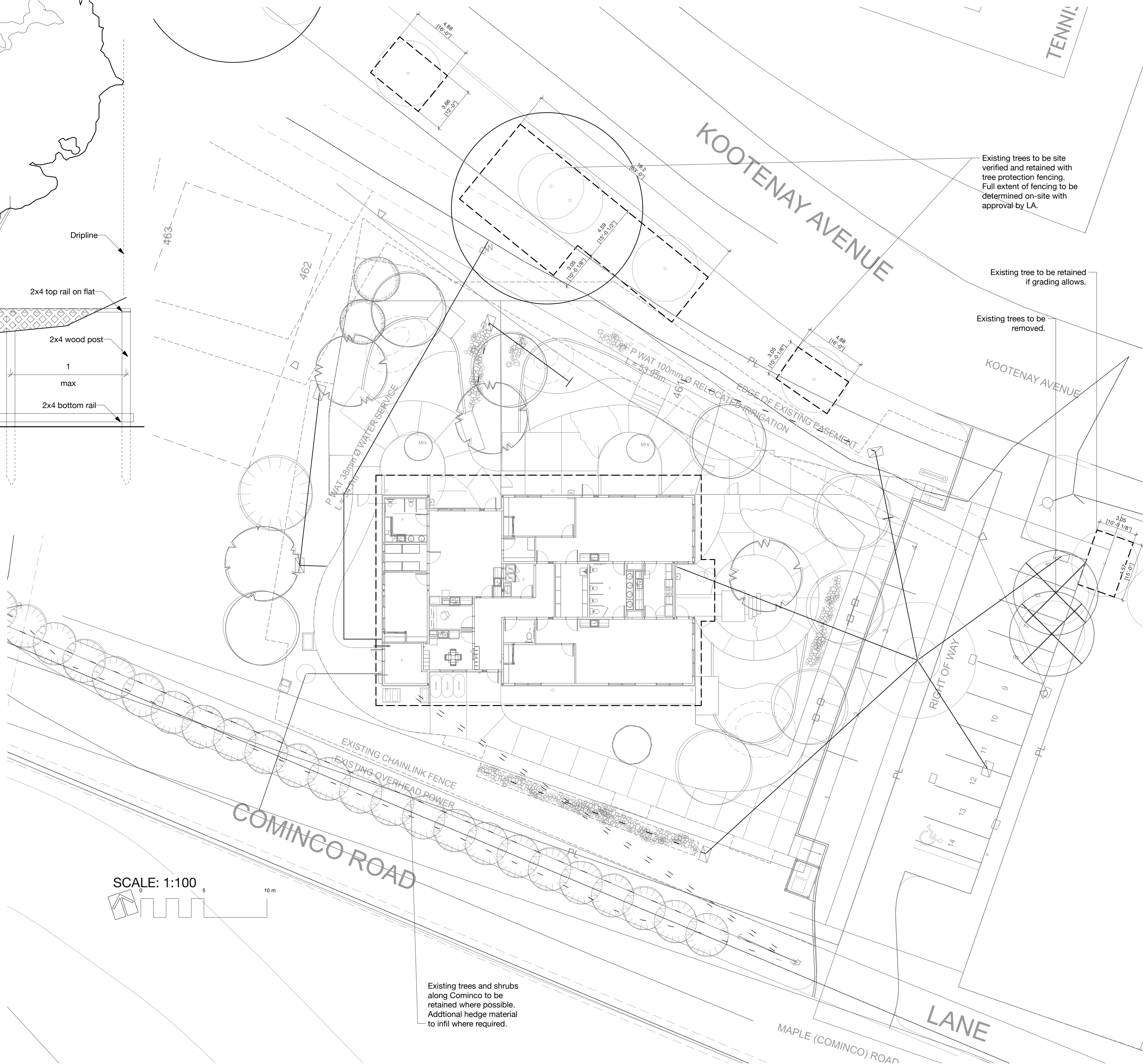
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Illustrative Plan**

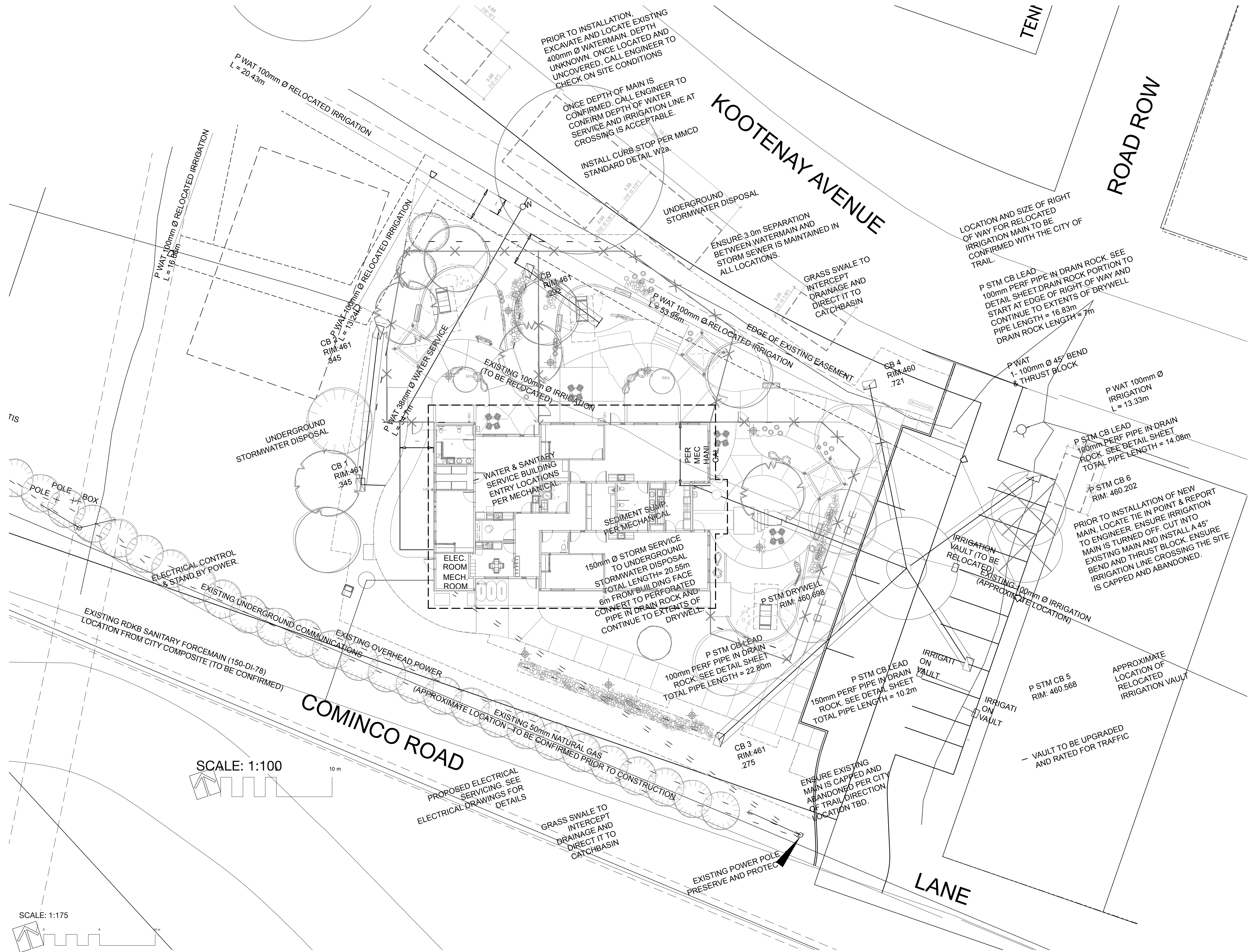
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Project Manager DT	Project ID 22531
Drawn By JM	Scale As Noted
Reviewed By DT	Drawing No.
	L0.2
	3 of 23



1 DETAIL: Tree Protection Barrier
Scale: 1:20





Note: See Civil drawings. For Reference only

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
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Drawing Title

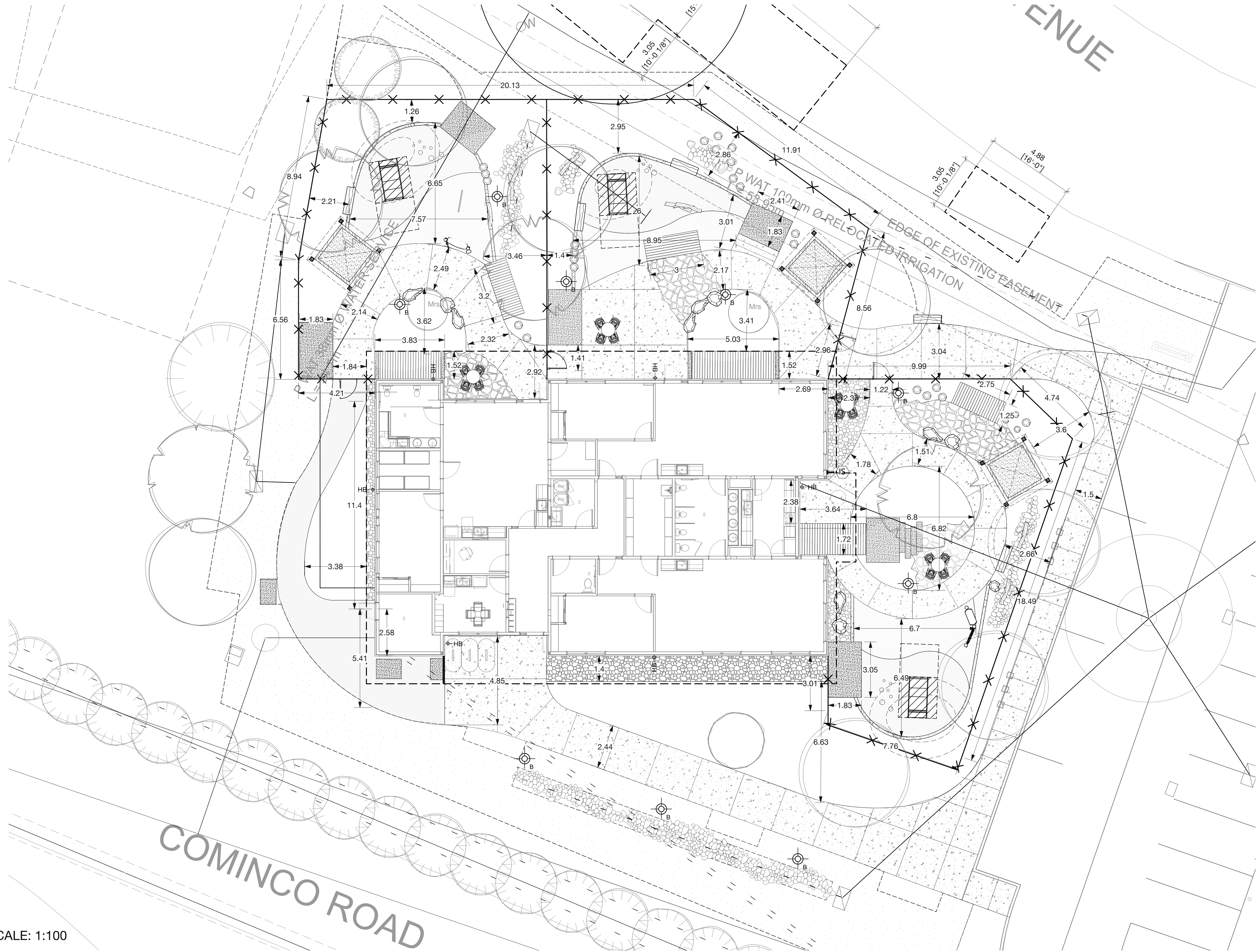
Civil Servicing

Plan

For Reference only

Legal

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Drawn By JM	Scale As Noted
Reviewed By DT	Drawing No.
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Revision		
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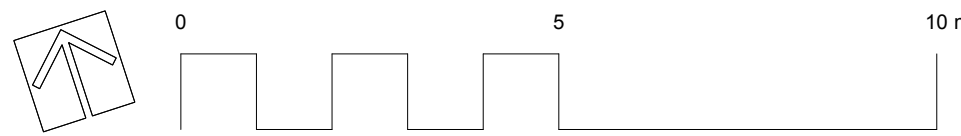
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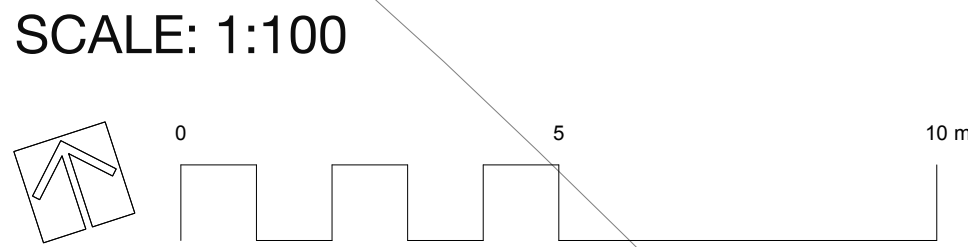
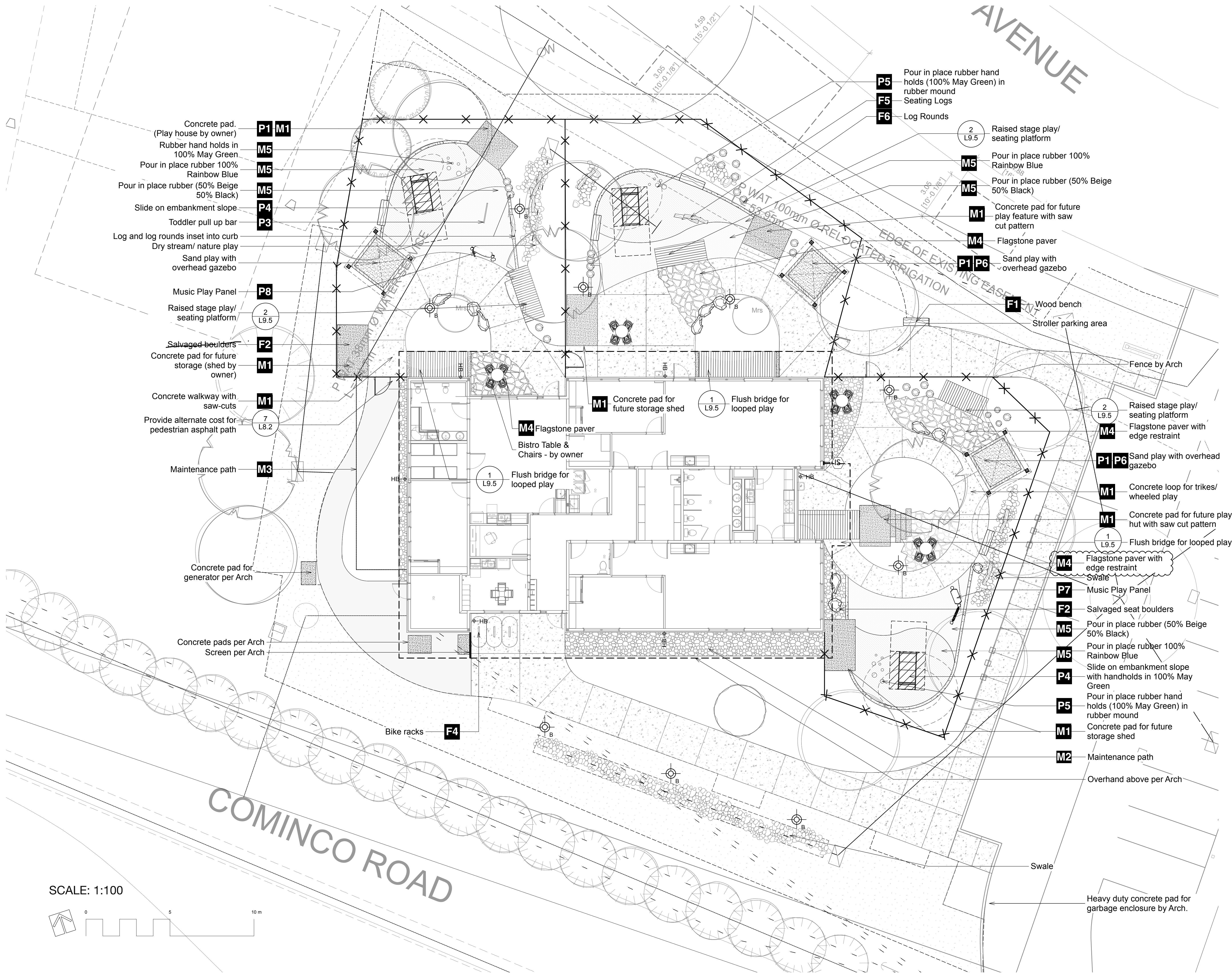
**Site Layout
Plan**

Legal

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	L2.0
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SCALE: 1:100





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No.	Date	Revision Notes

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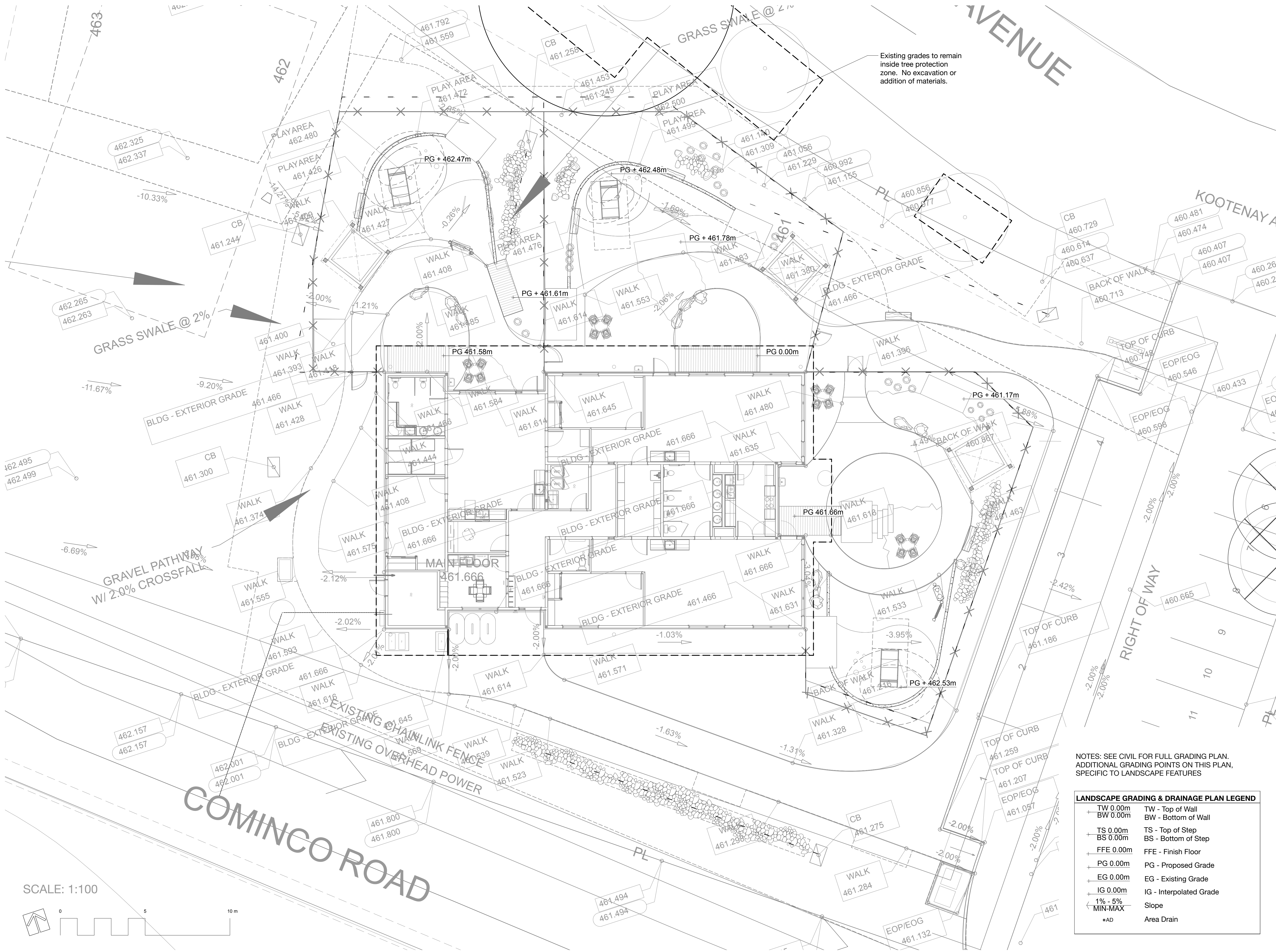
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Drawing Title

**Landscape Materials
Plan**

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Drawn By JM	Scale As Noted
Reviewed By DT	Drawing No.
	L3.0 9 of 23



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Drawing Title

**Landscape Grading
& Drainage Plan**

Legal

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Reviewed By DT	Drawing No. L3.1
	10 of 23

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
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Project

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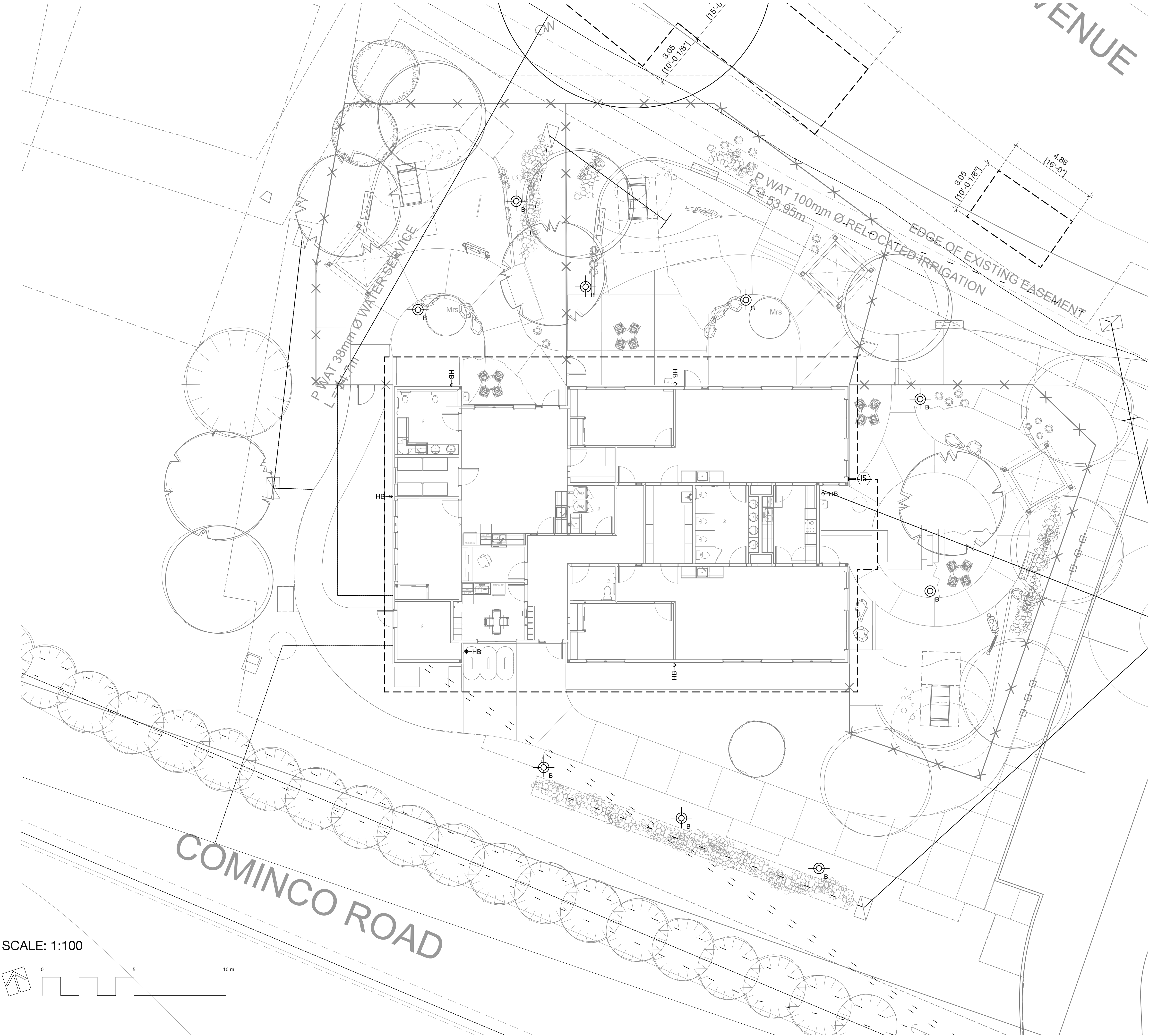
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Drawing Title

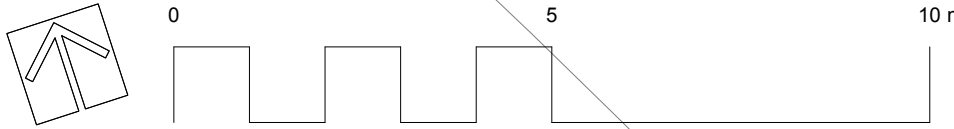
Lighting Plan

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Project Manager DT	Project ID 22531
Drawn By JM	Scale As Noted
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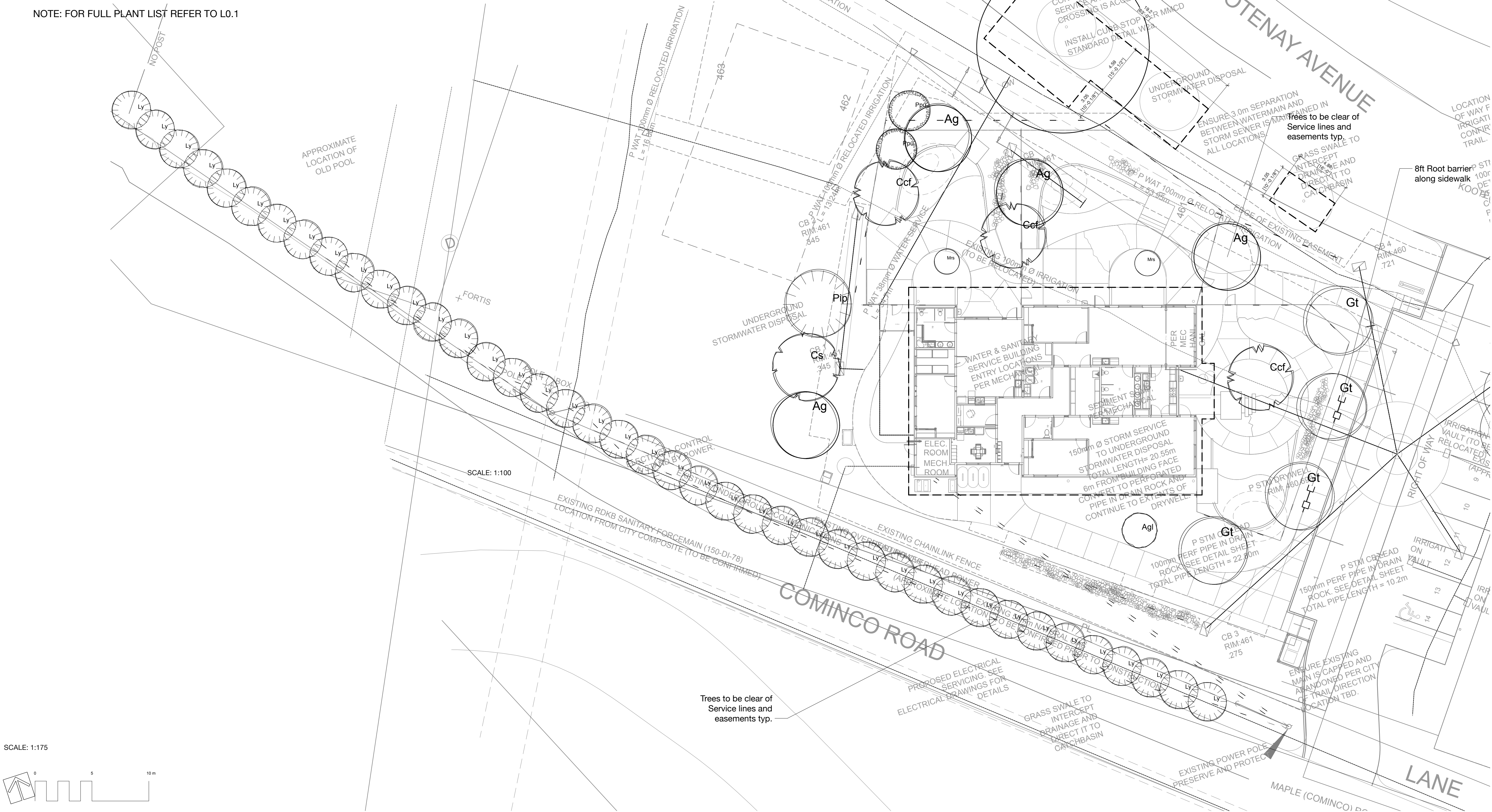
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PLANT LIST

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Ppu-1	2	Picea pungens	blue spruce	s3	3.5m ht/B&B	full/ bushy canopy	E, S
	0			s3			

NOTE: FOR FULL PLANT LIST REFER TO L0.1



Revision			
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Project

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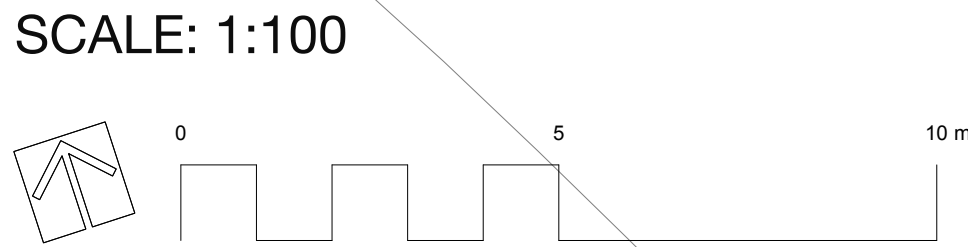
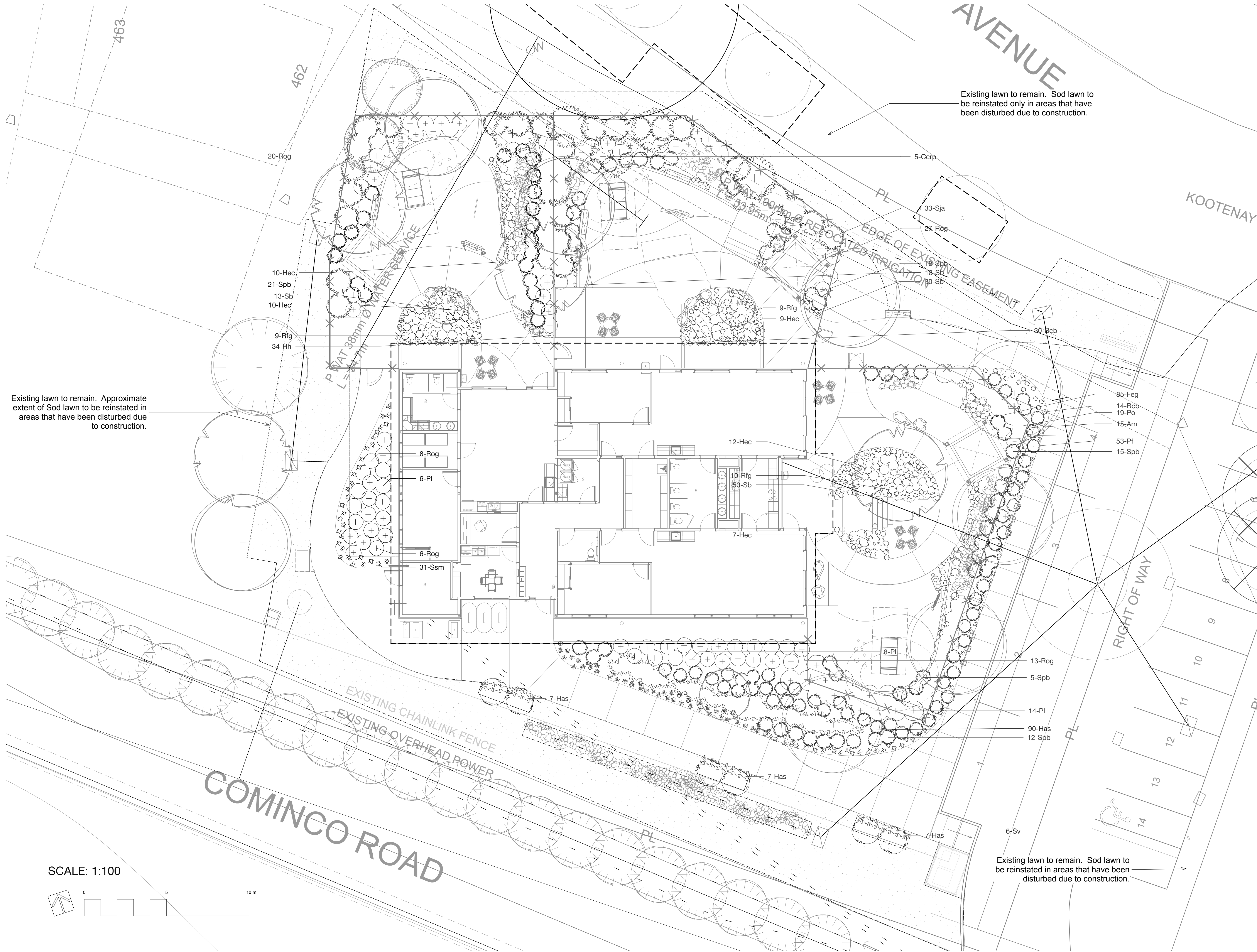
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Drawing Title

Tree Plan

Legal

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Drawn By JM	Scale As Noted
Reviewed By DT	Drawing No.
	L5.0
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A	2026-06-23	Issued for 50%
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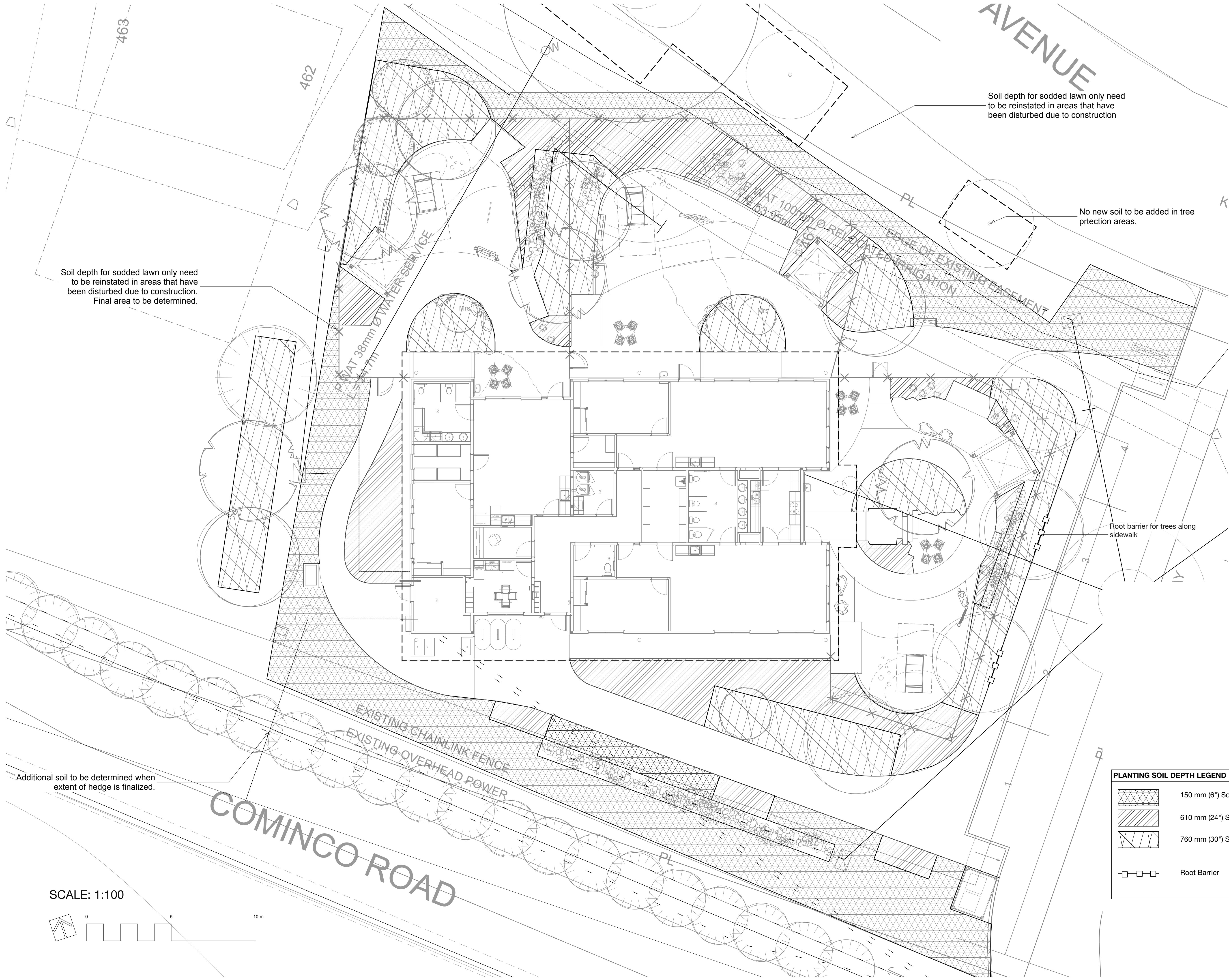
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Drawing Title

Planting Plan

Legal

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Drawn By JM	Scale As Noted
Reviewed By DT	Drawing No.
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No.	Date	Revision Notes

Issue No.	Date	Issue Notes
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Project

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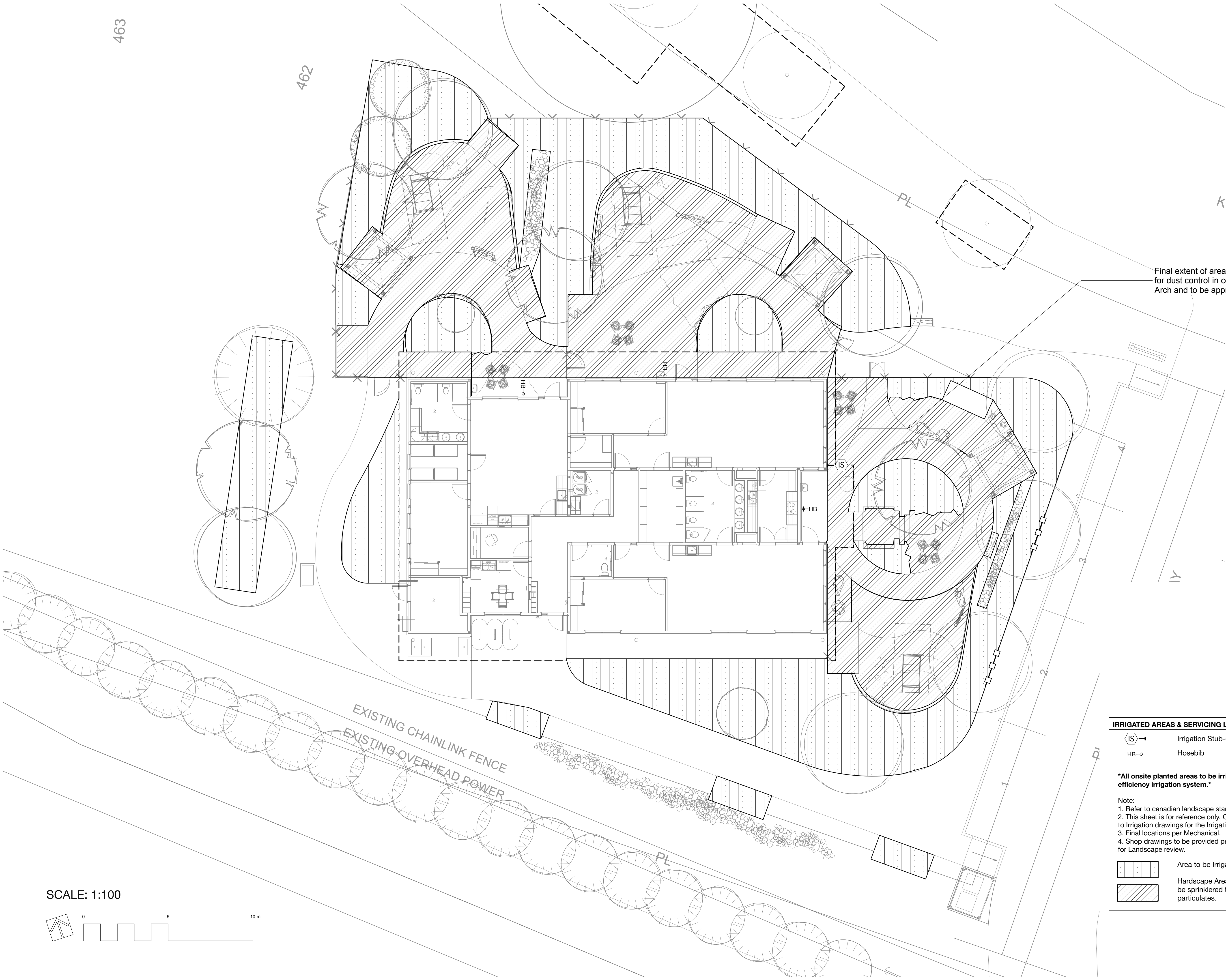
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Trail, BC

Drawing Title

**Soil Depth &
Servicing Plan**

Legal

Project Manager DT	Project ID 22531
Drawn By JM	Scale As Noted
Reviewed By DT	Drawing No. L7.0
	14 of 23



Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2026-06-23	Issued for 50%
C	2026-07-31	Issued for 90%
D	2026-08-26	Issued for Tender
E	2026-10-02	IFT Addendum

Professional Seal

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Project

Trail Daycare

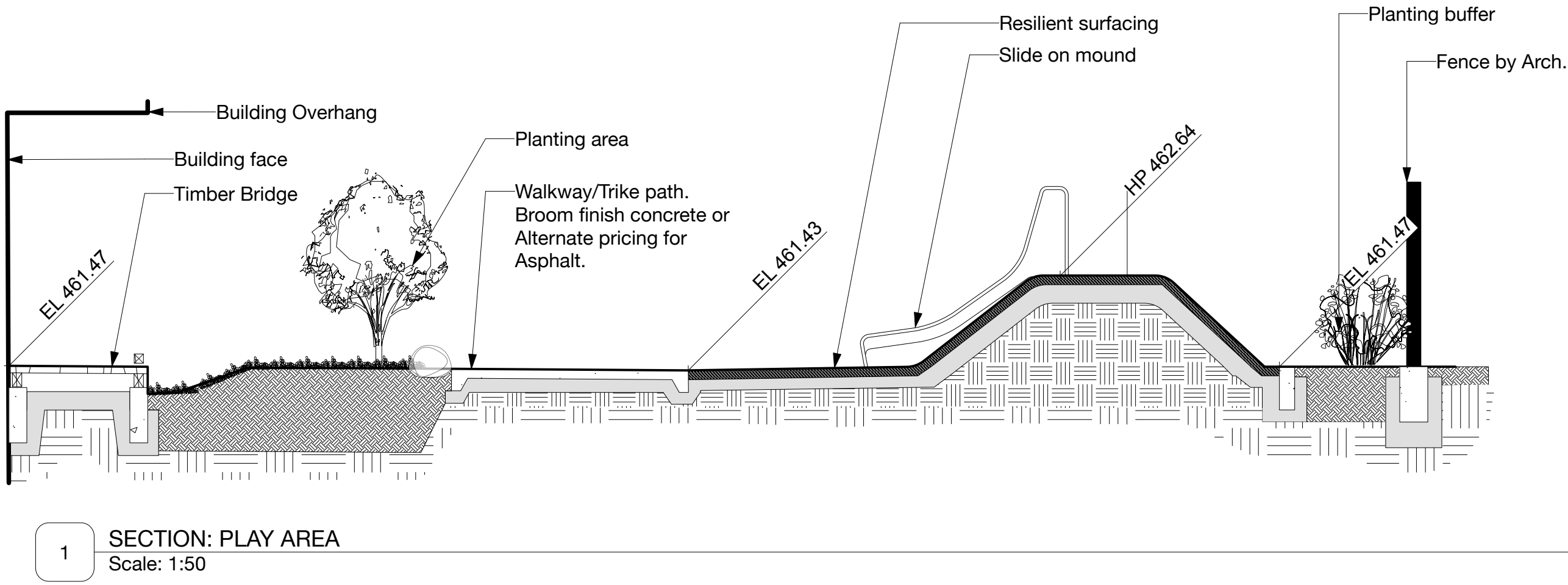
351 Kootenay Ave
Trail, BC

Drawing Title

**Irrigation and
Servicing Plan**

Legal

Project Manager DT	Project ID 22531
Drawn By JM	Scale As Noted
Reviewed By DT	Drawing No.
	L7.1
	15 of 23



Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2026-06-23	Issued for 50%
C	2026-07-31	Issued for 90%
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Project

Trail Daycare

351 Kootenay Ave
Trail, BC

Drawing Title

Landscape Sections
& Elevations

Legal

Project Manager DT	Project ID 22531
Drawn By JM	Scale As Noted
Reviewed By DT	Drawing No. L8.0
	16 of 23

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
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Project

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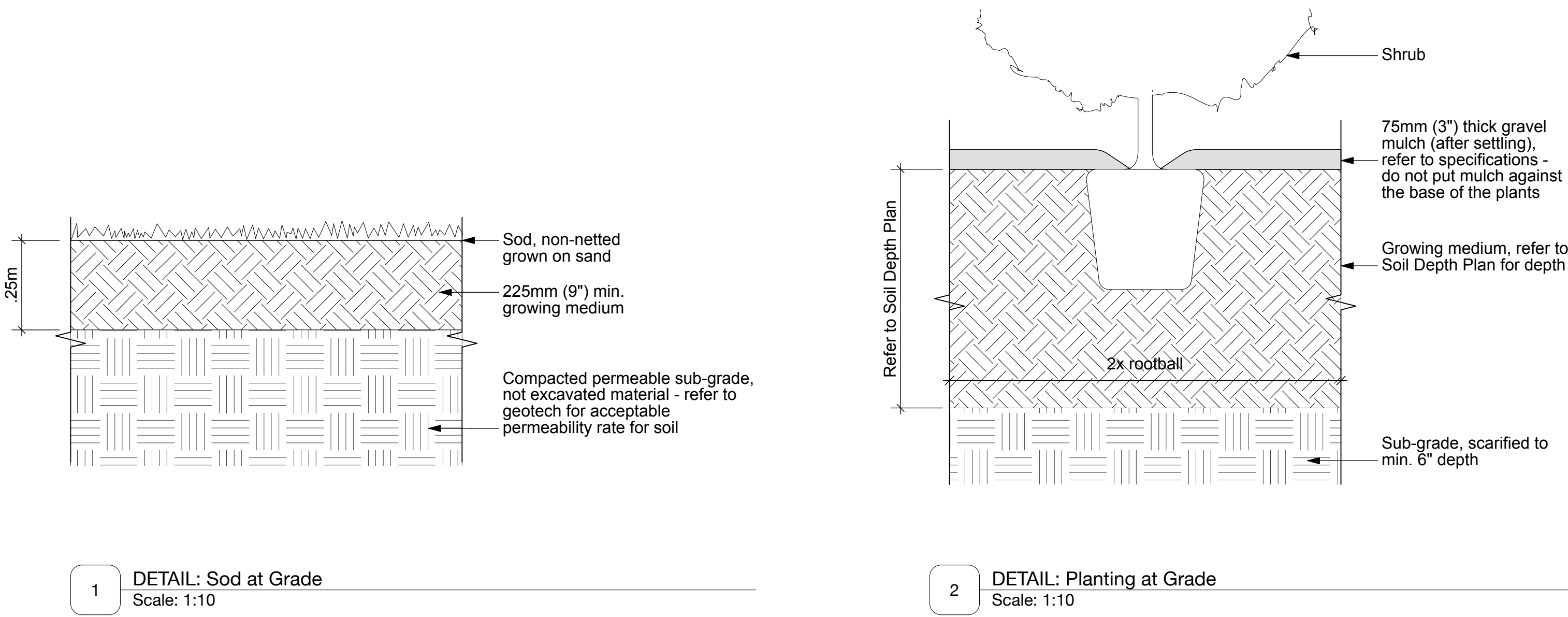
351 Kootenay Ave
Trail, BC

Drawing Title

Softscape Details

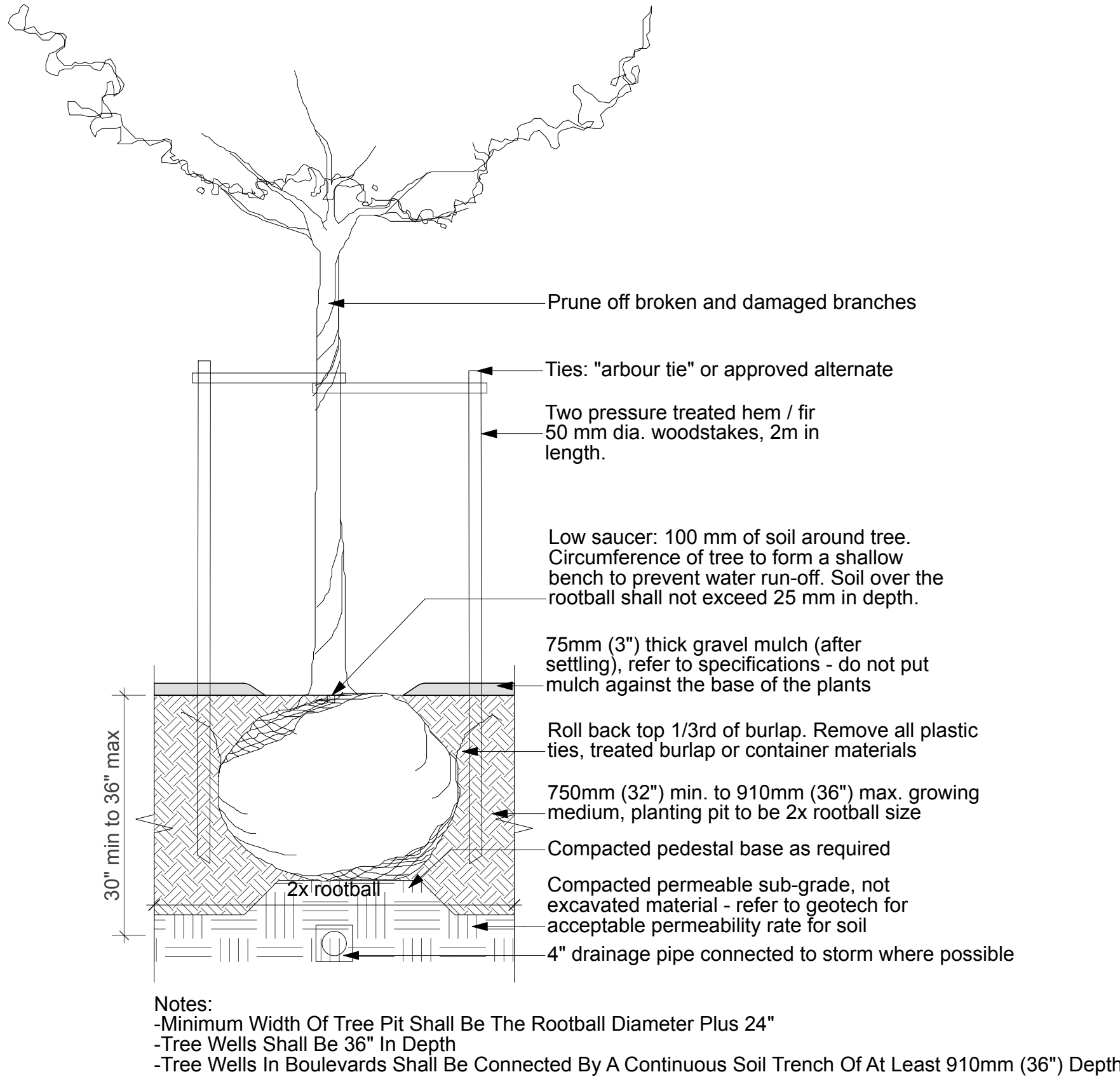
Legal

Project Manager DT	Project ID 22531
Drawn By JM	Scale As Noted
Reviewed By DT	Drawing No.
	L9.1
	17 of 23

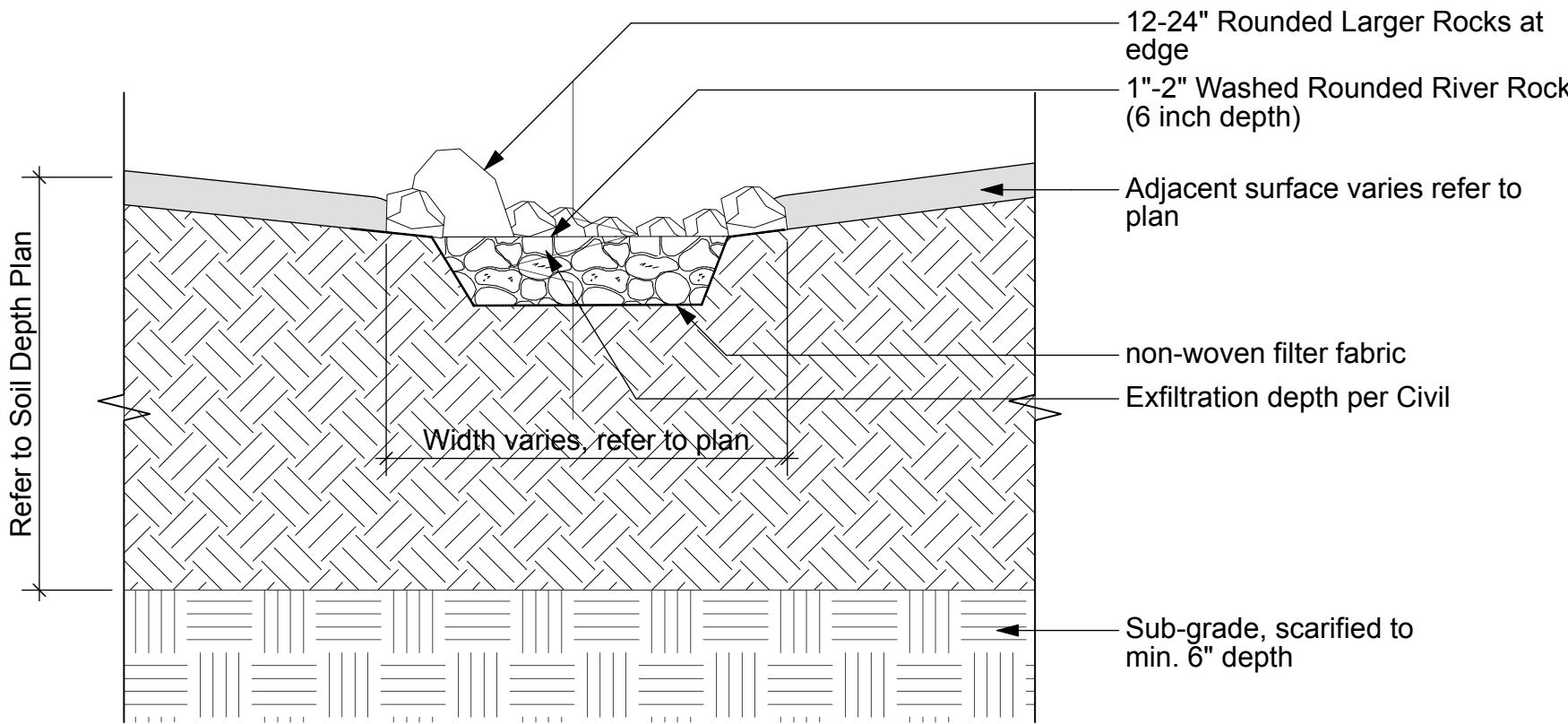


1 DETAIL: Sod at Grade
Scale: 1:10

2 DETAIL: Planting at Grade
Scale: 1:10



5 DETAIL: TREE AT GRADE
SCALE: 1:20



4 DETAIL: Stone Dry Stream
Scale: 1:10

Revision		
No.	Date	Revision Notes

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Project

Trail Daycare

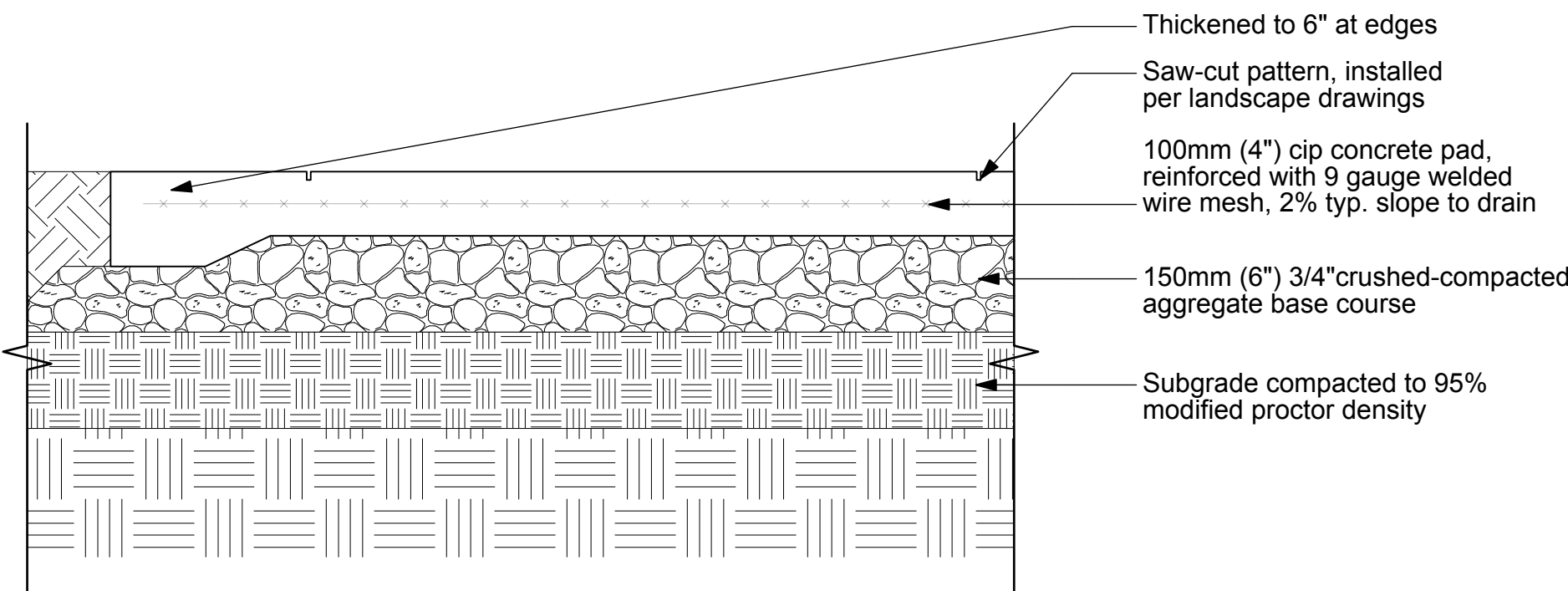
351 Kootenay Ave
Trail, BC

Drawing Title

Hardscape Details

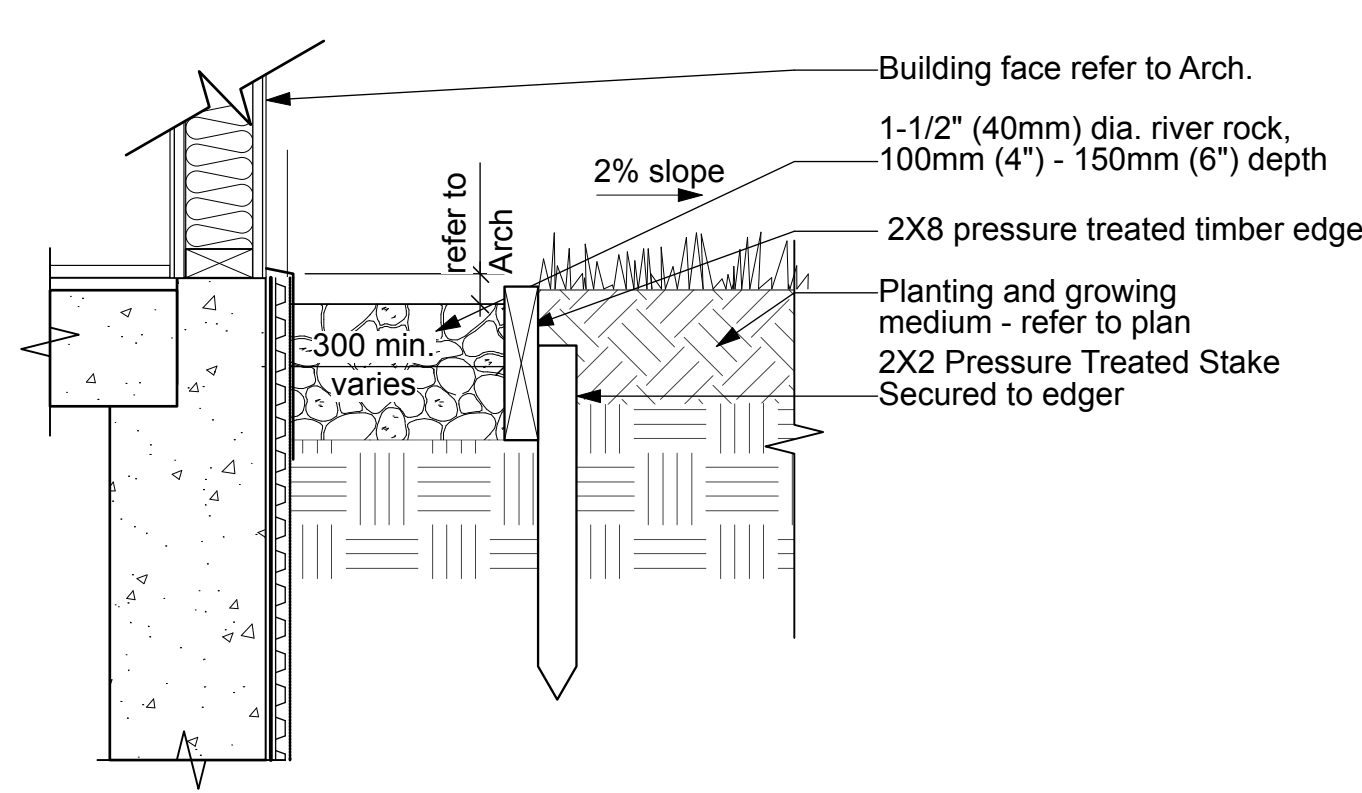
Legal

Project Manager DT	Project ID 22531
Drawn By JM	Scale As Noted
Reviewed By DT	Drawing No.
	L9.2
	18 of 23

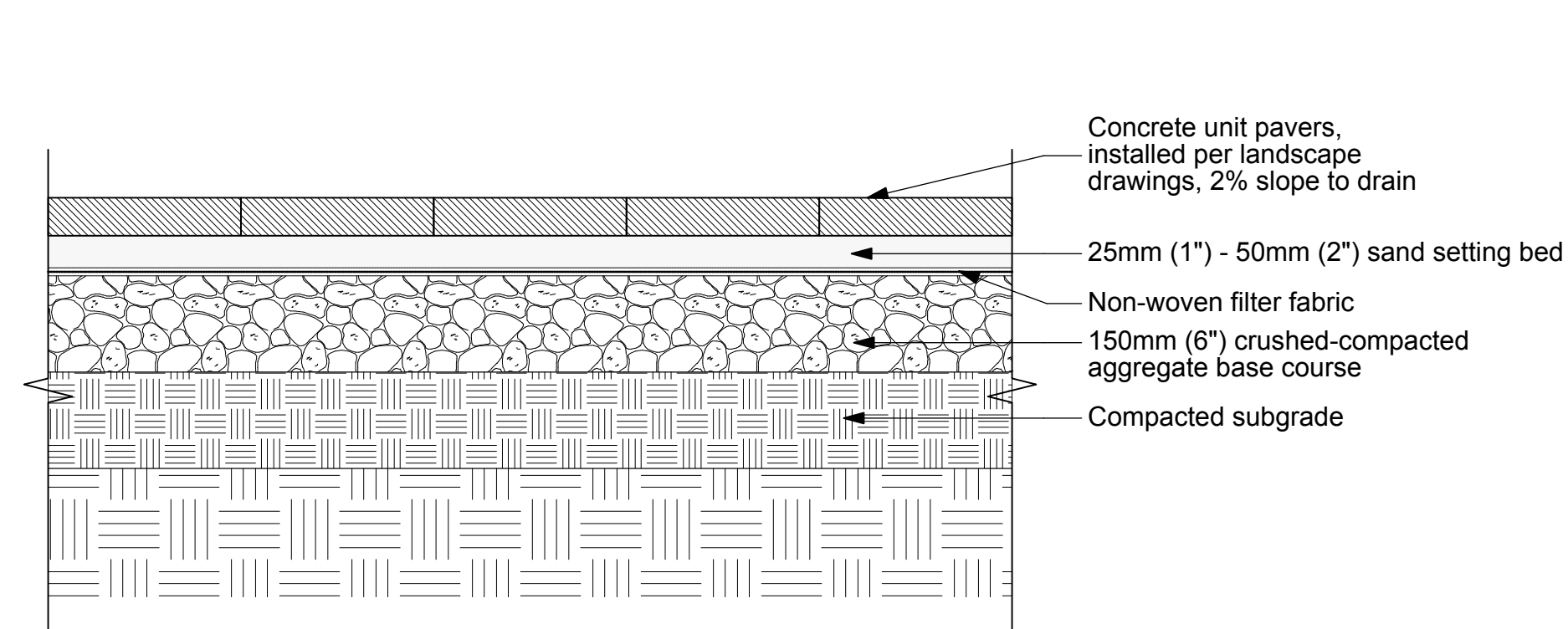


NOTE:
-Saw-cuts to be installed per layout plan, completed within 24hrs of pouring the slab
-Control joints to be 1/4 slab depth
-Control joints max 3m OC, as per MMCD
-Expansion joints to be max 9m OC as per MMCD
-Concrete to be broom-finished unless otherwise noted

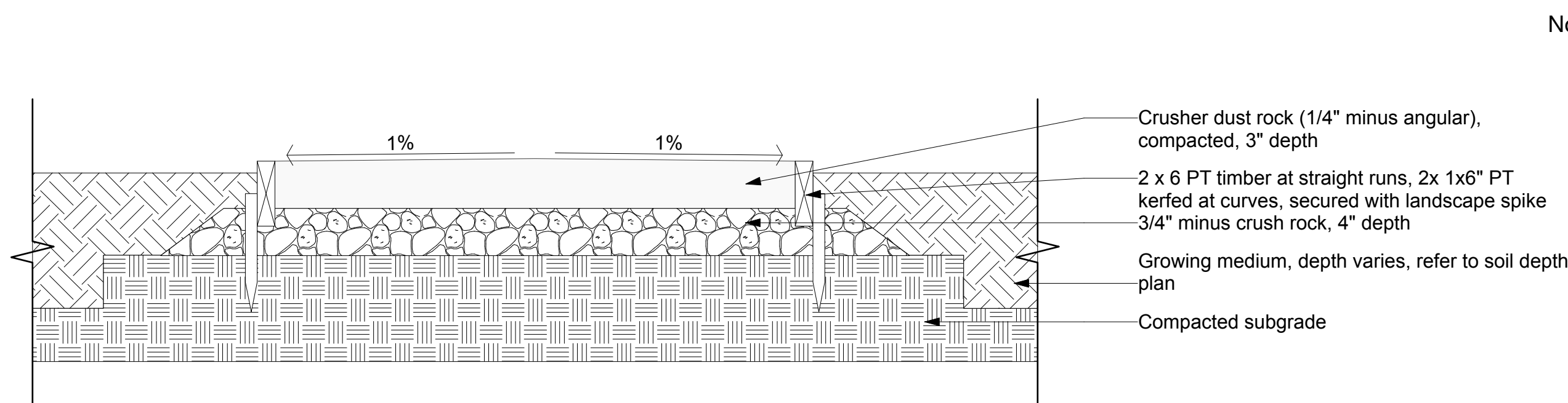
1 DETAIL: CIP Pedestrian Concrete at Grade
Scale: 1:10



2 DETAIL: Drip Strip at Grade
Scale: 1:10

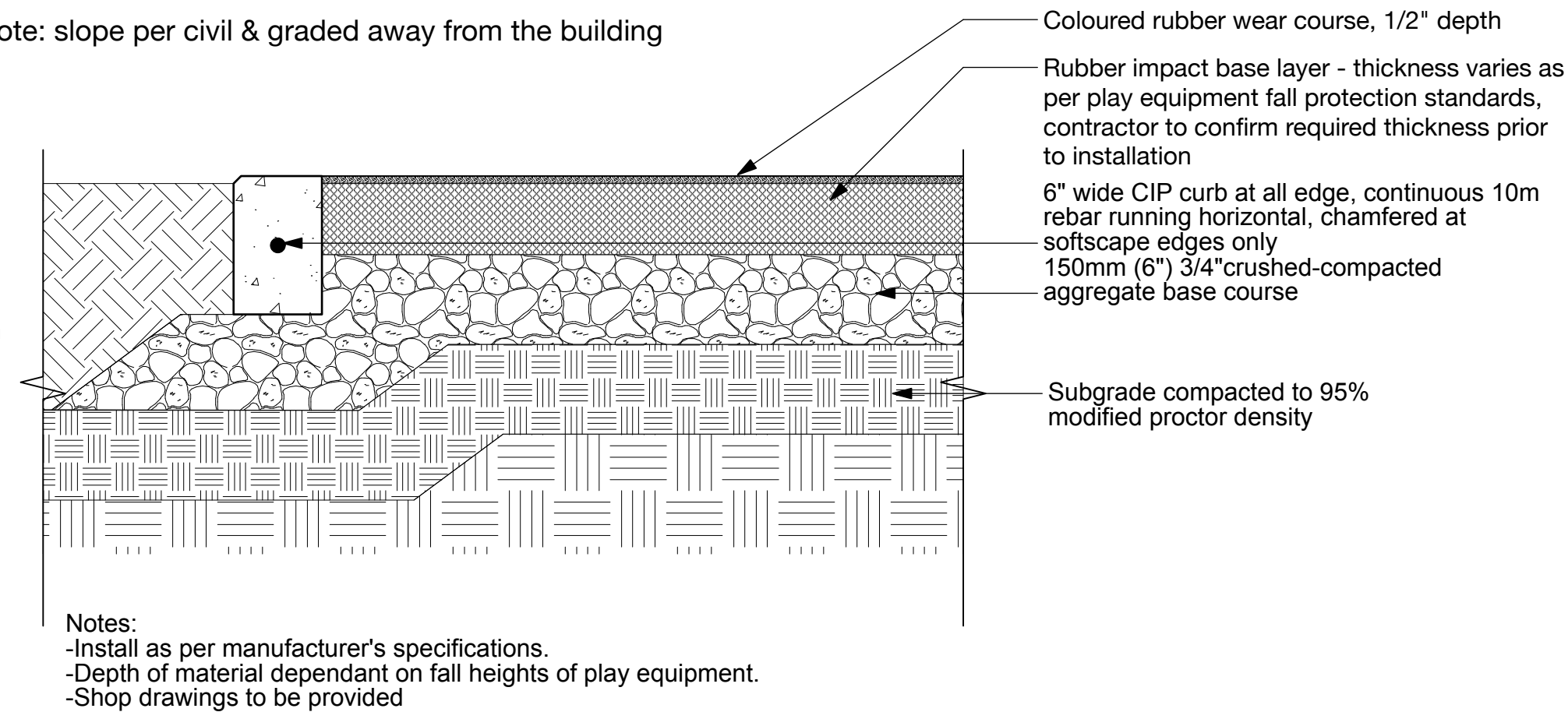


3 DETAIL: Pedestrian Unit Pavers at Grade
Scale: 1:10



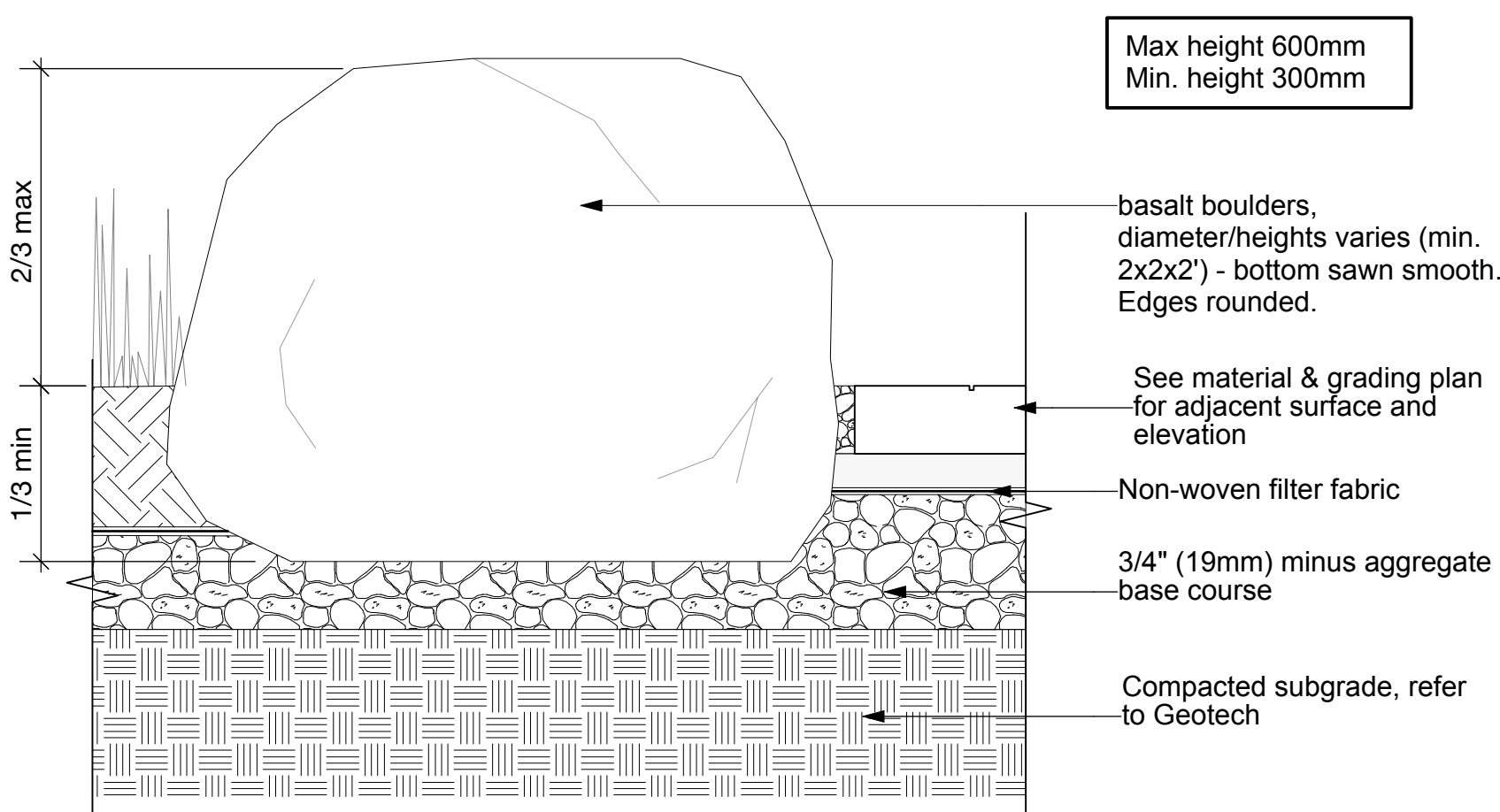
4 DETAIL: Gravel path
Scale: 1:10

Note: slope per civil & graded away from the building

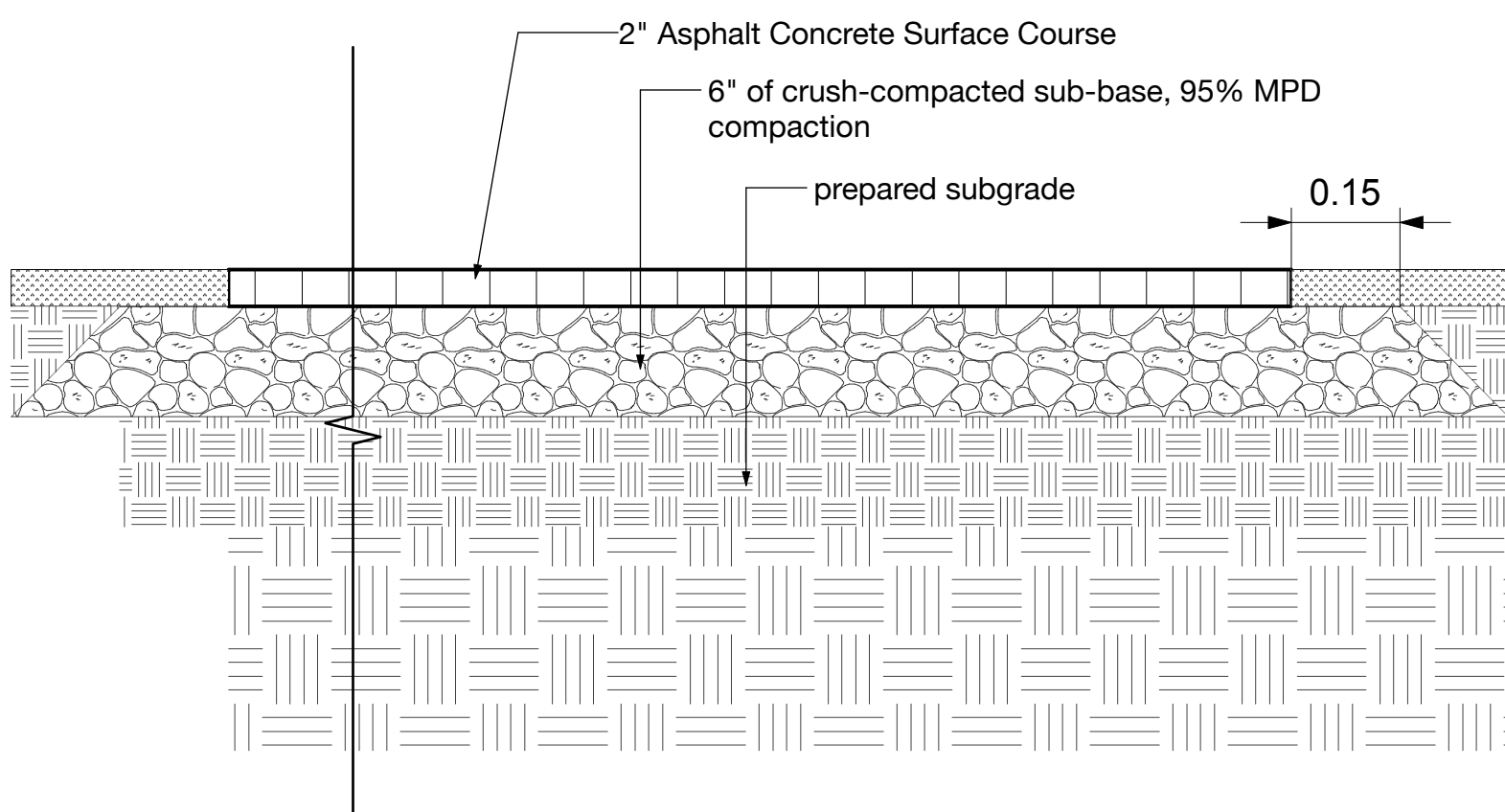


Notes:
-Install as per manufacturer's specifications.
-Depth of material dependant on fall heights of play equipment.
-Shop drawings to be provided

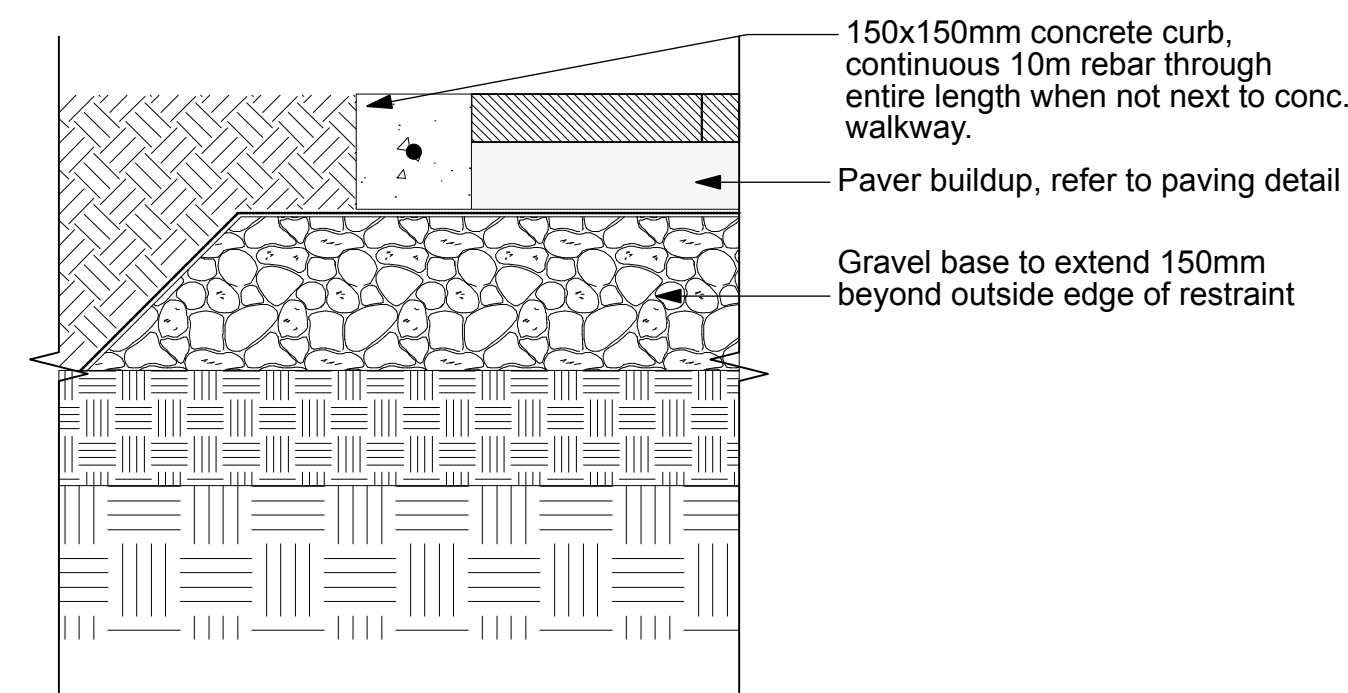
4 DETAIL: PIP Rubber on Grade
Scale: 1:10



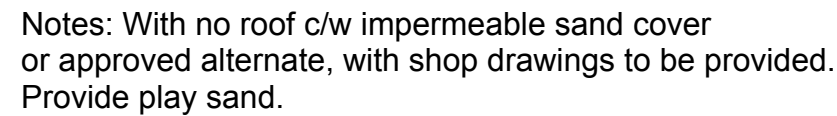
6 DETAIL: Salvaged Boulder or Basalt
Scale: 1:10



7 Asphalt Paving - Pedestrian Path ALTERNATE PRICE
Scale: 1:10

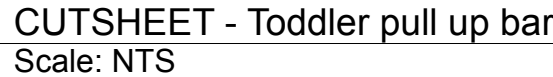
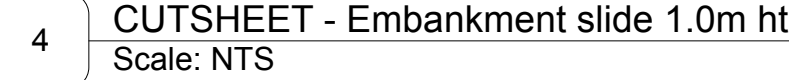


8 DETAIL: Concrete Edge restraint at pavers
Scale: 1:10



CUTSHEET - Sandbox 8'x8' only or approved equal
Scale: NTS

CUTSHEET - Play Hut
Scale: NTS

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CUTSHEET: Yardistry 10'x10' Gazebo over Sanbox
NTS

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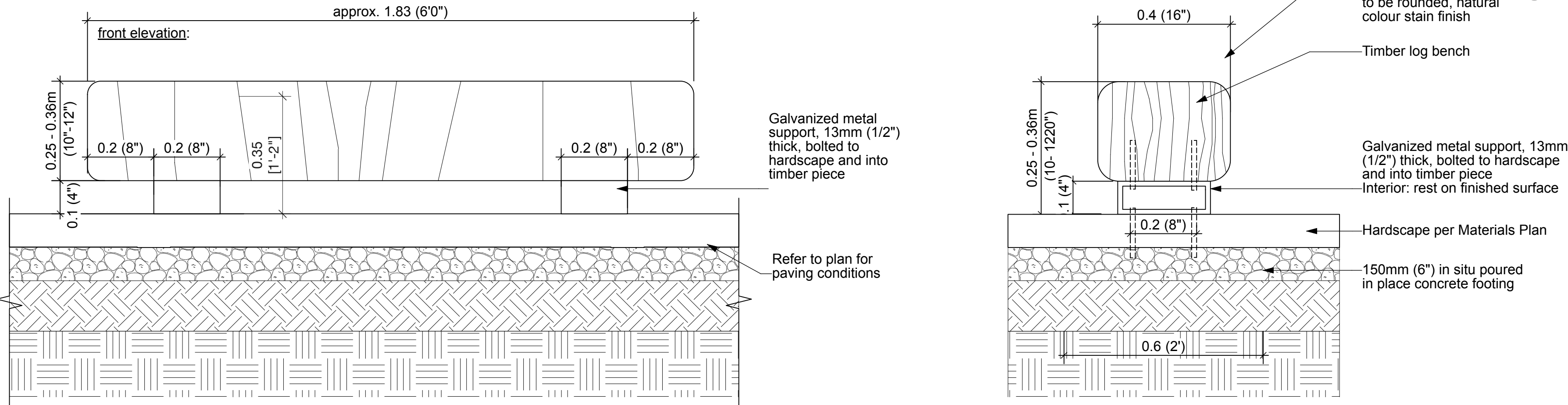
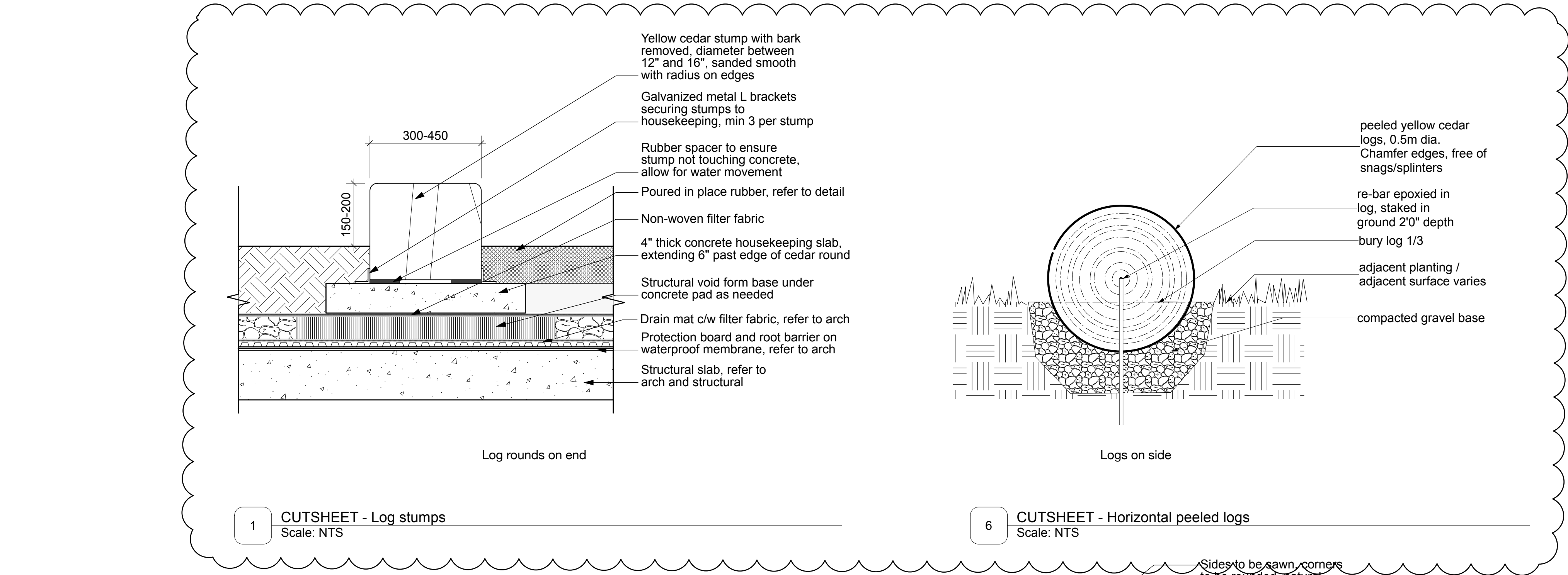
Project

351 Kootenay Ave
Trail, BC

Drawing Title

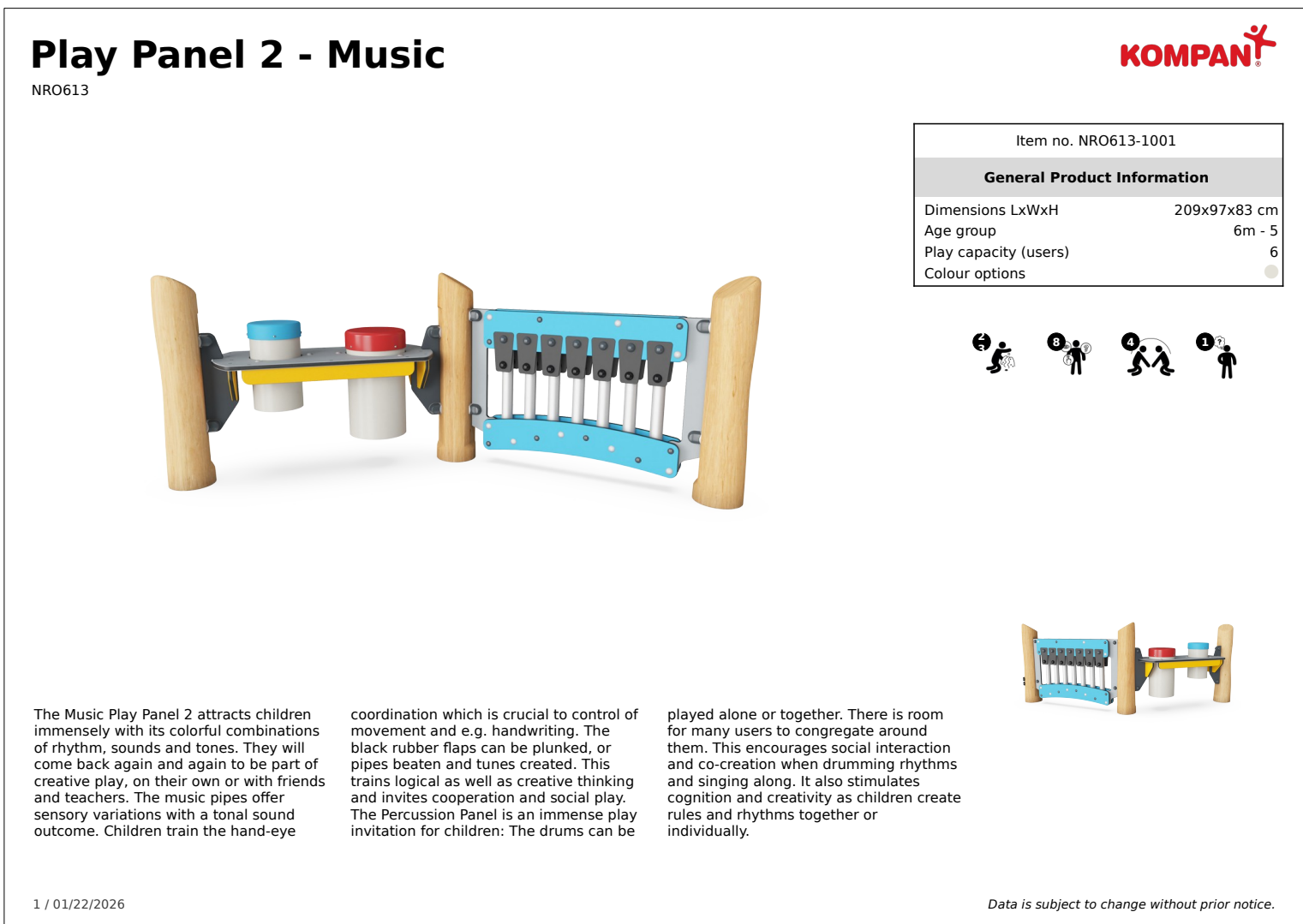
Legal

Project Manager DT	Project ID 22531
Drawn By JM	Scale As Noted
Reviewed By DT	Drawing No. L9.3 19 of 23

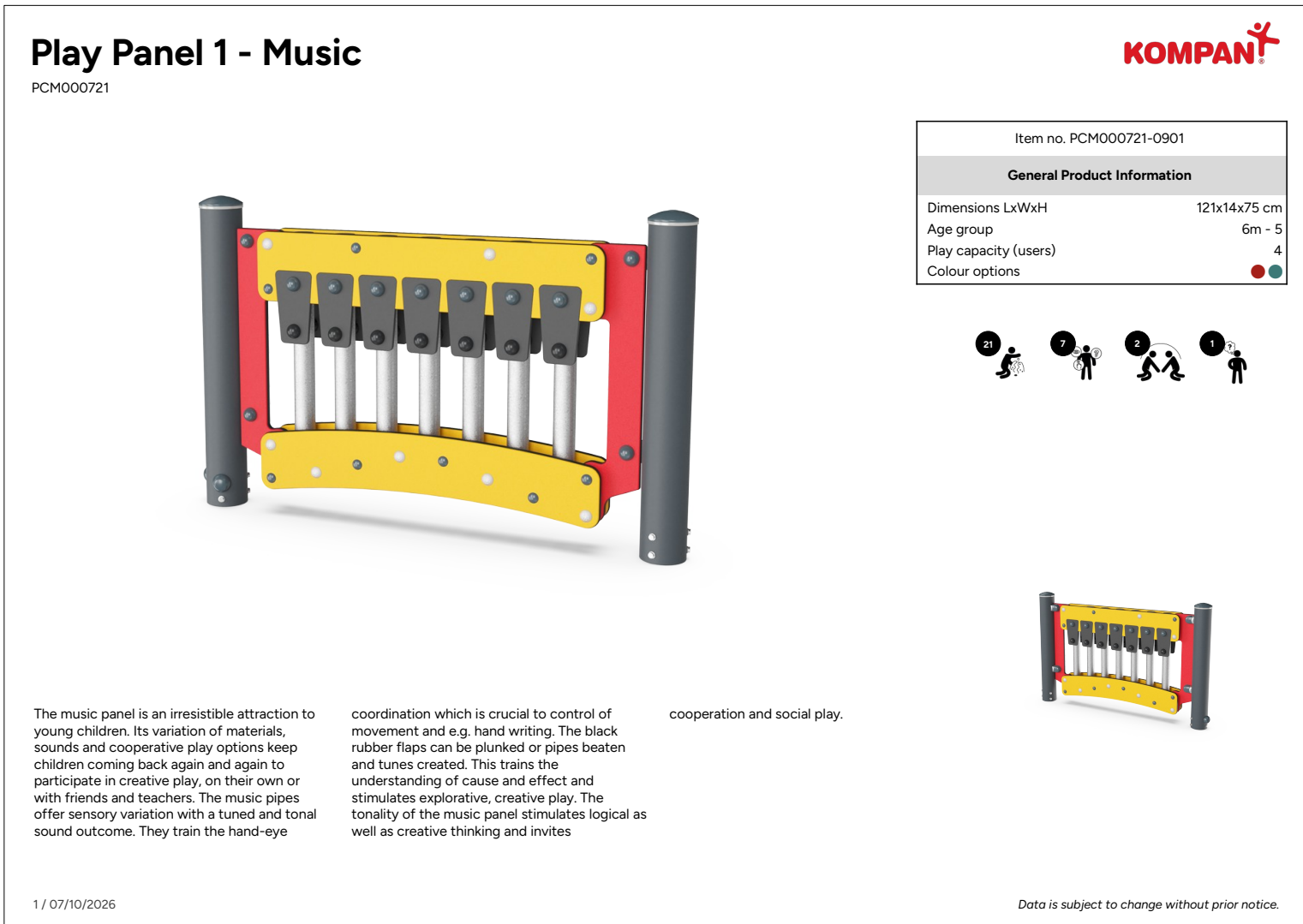


Note:
Cedar piece used for benches to be reviewed by Landscape
Shop drawings to be provided for Landscape review prior to construction.
Height/grading at bench location to be confirmed prior to installation. May require spacers for leveling. TBD.
Bench height for entry areas to be between 18 - 20' ht

2 CUTSHEET - Seating
Scale: NTS



3 CUTSHEET - Musical Play Panel 2
Scale: NTS



4 CUTSHEET - Musical Play Panel 1
Scale: NTS

STAPLE RACK	
IMPERIAL Measurements	
	SRA002 (NO HANGER) THE STAPLE
Capacity	2
Height (in)	34"
Depth (in)	2"
Width-Outside (in)	24"
Pin to Pin (in)	28"
Weight Carbon (lb)	23 lbs
Weight Stainless (lb)	28 lbs

Installed as per Manufacturer

5 CUTSHEET: Bike Rack
Scale: NTS

Revision		
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Project

Trail Daycare

351 Kootenay Ave
Trail, BC

Drawing Title

**Landscape Site
Furnishing Details**

Legal

Project Manager DT	Project ID 22531
Drawn By JM	Scale As Noted
Reviewed By DT	Drawing No.
	L9.4
	20 of 23

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2026-06-23	Issued for 50%
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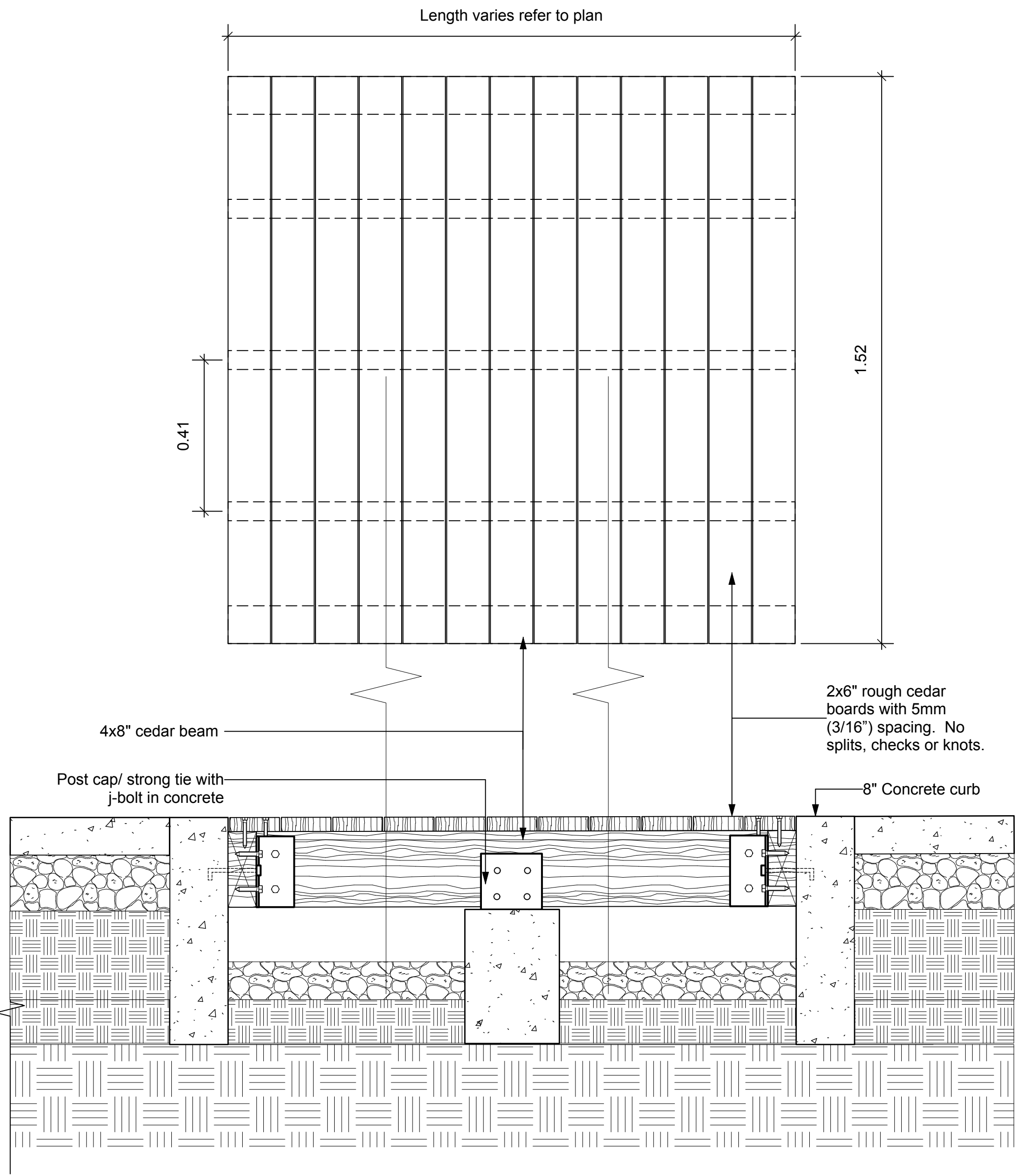
351 Kootenay Ave
Trail, BC

Drawing Title

**Landscape Site
Furnishing Details**

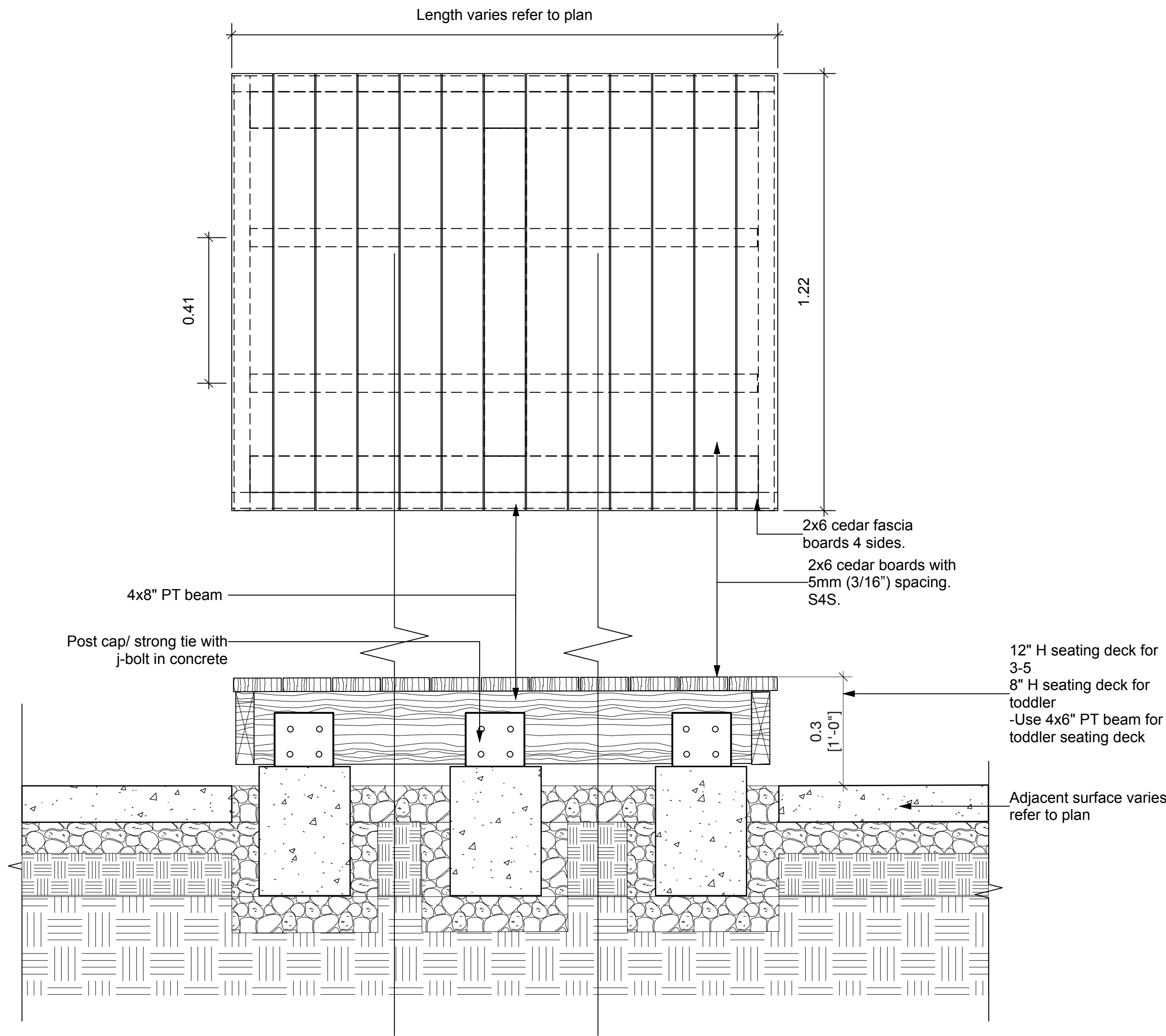
Legal

Project Manager DT	Project ID 22531
Drawn By JM	Scale As Noted
Reviewed By DT	Drawing No.
	L9.5 21 of 23



Note: Provide shop drawings for approval by LA

1 DETAIL Timber Bridge
Scale: NTS



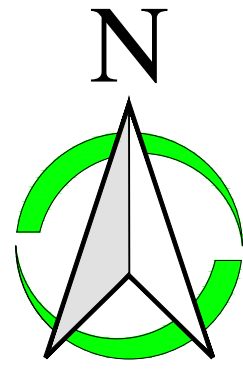
Note: Provide shop drawings for approval by LA

2 DETAIL Timber Seating Platform
Scale: NTS

AREA	FILL GROSS VOLUME	STRIPPING	FILL
1 (CUT)	-135m³	135m³	0
2 (FILL)	538m³	317m³	855m³
PARKING			-235m³
BUILDING			-136m³
CONCRETE			- 77m³
NET			407m³

ASSUMPTIONS:
PARKING GRAVELS = 440mm THICK INCL. ASPHALT
BUILDING SLAB = 377mm THICK (SLAB, INSULATION & RADON)
CONCRETE WALK = 200mm THICK (CONCRETE & BASE GRAVELS)

NOTE:
VOLUME SURFACE CALCULATED AS THE DIFFERENCE BETWEEN THE EXISTING GROUND SURFACE AND THE PROPOSED DESIGN SURFACE. IT DOES NOT TAKE INTO ACCOUNT EXCAVATION FOR UTILITIES, STORMWATER DISPOSAL OR FOOTINGS, NOR DOES IT TAKE INTO ACCOUNT LANDSCAPE MATERIALS SUCH AS RUBBER SURFACING. THIS PLAN IS SHOWN STRICTLY FOR ASSISTANCE IN TENDERING AND SHOULD NOT BE USED AS A SOLE SOURCE FOR CALCULATING CUT AND FILL QUANTITIES.



PLAN ROTATION 0°

0 1:200 8

HORIZONTAL SCALE

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

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-0.700	-0.600	
2	-0.600	-0.500	
3	-0.500	-0.400	
4	-0.400	-0.300	
5	-0.300	-0.200	
6	-0.200	-0.100	
7	-0.100	0.000	
8	0.000	0.100	
9	0.100	0.200	
10	0.200	0.300	
11	0.300	0.400	
12	0.400	0.500	
13	0.500	0.600	
14	0.600	0.700	
15	0.700	0.800	
16	0.800	0.900	
17	0.900	1.000	
18	1.000	1.100	
19	1.100	1.200	
20	1.200	1.300	
21	1.300	1.400	
22	1.400	1.500	

PRELIMINARY

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 274131) BLOCK B, PLAN
623A, DISTRICT LOT 367, KOOTENAY DISTRICT.

CUT/FILL PLAN

HOR. SCALE	1:200	VERT. SCALE	
PROJECT FILE No.	C26001 - 001		
SHEET	C12	# IN SET	11
ISSUE	D	REV.	1