

QUESNEL BALL FIELD ENHANCEMENT PH1

CITY OF QUESNEL

CLIENT

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1 SITE LOCATION

Scale: N.T.S.

D	ISSUE FOR TENDER	2025-05-10	EK
C	REHSUE FOR 100%	2025-07-02	EK
B	ISSUE FOR 100%	2025-06-08	EK
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SUBCONSULTANT

project no. 22-0282

total sheet no.

8

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ISSUE FOR TENDER

GENERAL NOTES:

1. ALL MATERIALS SUPPLIED AND CONSTRUCTION PERFORMED SHALL BE IN ACCORDANCE WITH AND CARRIED OUT UNDER THE INSPECTION OF:
- a. BC BUILDING CODE 2024 AND BC PLUMBING CODE 2024
 - b. MASTER MUNICIPAL CONSTRUCTION DOCUMENT - 2019 EDITION
 - c. CITY OF QUESNEL CONSTRUCTION SPECIFICATIONS
 - d. CITY OF QUESNEL SUBDIVISION SERVICING BYLAW,
 - e. CITY OF QUESNEL PUBLIC WORKS REQUIREMENTS
 - f. SUPPLEMENTAL SPECIFICATIONS FOR THIS PROJECT
 - g. APPLICABLE DESIGN CRITERIA SPECIFICATIONS AND STANDARD DRAWINGS
 - h. THE LATEST EDITION OF WORKSAFE BC
 - i. WHERE THERE IS A CONFLICT BETWEEN STANDARDS, THE MORE STRINGENT STANDARD WILL GOVERN. FOR ANY STRUCTURES, OR UNDERGROUND SERVICES CONNECTING TO A STRUCTURE, THE BC BUILDING CODE 2024 AND BC PLUMBING CODE 2024 WILL GOVERN AS THE MINIMUM STANDARD. IN ALL SUCH CASES OF ANY CONFLICT BETWEEN STANDARDS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO OBTAIN CLARIFICATION AND CLEAR DIRECTION.
2. ALL REFERENCES TO 'ENGINEER' OR 'LANDSCAPE ARCHITECT' SHALL BE INTERPRETED AS R.F. BINNIE & ASSOCIATES LTD, ('BINNIE'). REFERENCES TO 'CONTRACT ADMINISTRATOR' SHALL BE INTERPRETED AS THE CONTRACT'S DESIGNATED CONTRACT ADMINISTRATOR. THE 'OWNER' IS CITY OF QUESNEL.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 2 WORKING DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY THAT THE CONTRACTOR HAS THE LATEST DRAWINGS ISSUED FOR CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPROVALS AND PERMITS NECESSARY FOR THE WORK PRIOR TO CONSTRUCTION. COPIES OF ANY PERMITS AND APPROVALS OBTAINED BY THE OWNER WILL BE PROVIDED TO THE CONTRACTOR AT THE PRE-CONSTRUCTION MEETING OR EARLIER. ALL CONSTRUCTION PERMITS MUST BE POSTED IN THE CONSTRUCTION SITE OFFICE.
5. ALL UTILITY AGENCIES MUST BE GIVEN AT LEAST SEVEN WORKING DAYS NOTICE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR EXISTING SERVICES AND ANY SERVICES DISTURBED ARE TO BE RESTORED TO THE SATISFACTION OF THE OWNER, THE UTILITY COMPANY, OR OTHER RESPECTIVE AGENCIES.
6. THE LOCATIONS OF EXISTING UNDERGROUND SERVICES HAVE BEEN OBTAINED THROUGH MUNICIPAL AND AGENCY RECORD DRAWINGS AND THE ENGINEER CANNOT BE HELD RESPONSIBLE FOR THEIR ACCURACY OR COMPLETENESS. INDIVIDUAL SERVICE CONNECTIONS HAVE NOT BEEN SHOWN. POOR RECORDS, OR IN MANY CASES NO RECORDS, EXIST DESCRIBING THE PRESENCE AND LOCATION OF EXISTING ONSITE UNDERGROUND SERVICES. AS SUCH, THE CONTRACTOR CAN NOT RELY ON THE DRAWINGS TO DESCRIBE THE EXTENT OR LOCATION OF EXISTING UNDERGROUND SERVICES ON THE SITE. THE CONTRACTOR MUST THEREFORE VERIFY THE PRESENCE AND LOCATION OF ALL EXISTING SERVICES INCLUDING ALL TIE IN POINTS PRIOR TO CONSTRUCTION. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS. 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.
7. THE CONTRACTOR SHALL CONTACT BC ONE CALL (1-800-474-6886) TO OBTAIN UTILITY LOCATION INFORMATION SEVEN TO FOURTEEN DAYS PRIOR TO CONSTRUCTION.
8. 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.
9. THE CONTRACTOR WILL COORDINATE WITH OTHER CONTRACTORS WORKING ON THE SITE SHOULD THE SITUATION ARISE. NO MAJOR WORK BY OTHER CONTRACTORS ON THE SAME SITE IS ANTICIPATED AT THIS TIME.
10. 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 OTHER CONTRACTORS.
11. 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.
12. TRAFFIC CONTROL IS TO BE MAINTAINED AT ALL TIMES WHEN WORKING ON MUNICIPAL ROADS (SIGNS, BARRICADES, FLAG PERSONS, ETC.). A ROAD USE OR TRAFFIC OBSTRUCTION PERMIT (OR EQUIVALENT PERMIT) MUST BE OBTAINED FROM THE CITY PRIOR TO ANY PARTIAL OR FULL LANE CLOSURES. FLAG PERSONNEL MUST BE PROVIDED ON CITY ROADS FOR ALL HEAVY TRUCK MOVEMENTS INTO AND FROM THE SITE. A TRAFFIC MANAGEMENT PLAN WILL BE PROVIDED BY THE CONTRACTOR AS REQUIRED.
13. AS THE PROJECT IS LOCATED ON AN ACTIVE PARK SITE, TRAFFIC CONTROL (SIGNS, BARRICADES, FLAG PERSONS, ETC.) IS TO BE MAINTAINED AT ALL TIMES. CONSTRUCTION TRAFFIC WILL BE RESTRICTED TO A TEMPORARY HAUL ROAD WHICH IS TO BE APPROVED BY THE CITY OF QUESNEL.
14. EXISTING UNDERGROUND UTILITY TRENCHES ADJACENT TO THE PROPOSED UNDERGROUND UTILITY INSTALLATION SHALL BE ADEQUATELY PROTECTED FROM SLOUGHING IN ORDER TO PREVENT OVER-WIDTH EXCAVATION.
15. ANY MATERIAL SUBSTITUTION AND/OR CHANGE IN DESIGN MUST OBTAIN WRITTEN APPROVAL FROM THE ENGINEER 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.
16. ALL EXISTING IMPROVEMENTS OR LANDSCAPING SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OF QUESNEL. IN SPECIAL CASES, THE CITY OF QUESNEL MAY REQUIRE WRITTEN ACCEPTANCE BY THE AFFECTED PROPERTY OWNERS FOR RESTORATION WORKS PERFORMED BY THE CONTRACTOR.
17. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO CITY ROADS, PARK AREAS, CURBS, SIDEWALKS AND OTHER AMENITIES CAUSED BY CONSTRUCTION EQUIPMENT OR BY TRUCKS HAULING MATERIAL TO AND FROM THE SITE. THIS WILL ALSO INCLUDE ANY DAMAGE CAUSED BY SWEEPING EXISTING ROAD AREAS OF DEBRIS CAUSED BY CONSTRUCTION ACTIVITY.
18. SURVEY CONTROL AND SURVEY LAYOUT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR'S SURVEYOR WILL BE PROVIDED WITH A CAD DRAWING FILE FOR THE PURPOSES OF DERIVING GROUND COORDINATES OF MAJOR LAYOUT POINTS (MANHOLES, SITE CORNERS, ETC.). ALL OTHER SURVEY CONTROL NEEDED FOR LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. 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.
19. THE CONTRACTOR IS TO MAINTAIN A COMPLETE SET OF CIVIL AND LANDSCAPE DRAWINGS MARKED IN RED TO RECORD THE CONSTRUCTED LOCATION OF ALL SERVICES ON THIS PROJECT. THIS MARKED UP SET MUST BE AVAILABLE ONSITE FOR THE ENGINEER OR OWNER TO REVIEW AT ALL TIMES. UPON COMPLETION OF EACH UTILITY, AND AGAIN UPON COMPLETION OF THE CIVIL WORK, A MARKED-UP SET IS TO BE

SUBMITTED TO THE ENGINEER FOR THEIR RECORDS.

20. THE CONTRACTOR WILL RETAIN A BC LAND SURVEYOR (OR OTHER PRE-APPROVED INDEPENDENT PROFESSIONAL SURVEYOR) TO PERFORM AN AS-CONSTRUCTED SURVEY OF ALL MANHOLES (LOCATION, RIM, AND INVERT ELEVATIONS), JUNCTION BOXES, SITE CORNERS, CORNERS OF ANY STRUCTURES, LAWN BASINS, CATCH BASINS (LOCATION, RIM, AND INVERT ELEVATIONS), AND ANY OTHER ADDITIONAL SIGNIFICANT FEATURES COMMONLY IDENTIFIED DURING A POST CONSTRUCTION SURVEY. THE AS-BUILT SURVEY WILL BE SUPPLIED TO THE ENGINEER IN A SUITABLE DIGITAL FORMAT WITHIN 30 DAYS OF SUBSTANTIAL PERFORMANCE OF THE CONTRACT.
21. TWO WORKING DAYS PRIOR TO DELIVERY OF GRAVELS TO THE SITE THE CONTRACTOR WILL SUPPLY THE ENGINEER WITH A GRADATION ANALYSIS FOR EACH TYPE OF GRAVEL TO BE USED.
22. ALL MATERIALS AND SYSTEMS TESTING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. TESTING OF AGGREGATES, GRAVEL COMPACTION, WATER, DRAINAGE SYSTEM AND ALL OTHER TESTS REQUIRED THROUGH THE CONTRACT SPECIFICATIONS AND THE BC BUILDING CODE 2024 AND BC PLUMBING CODE 2024 MUST BE CARRIED OUT IN ACCORDANCE WITH THE BC BUILDING CODE 2024 AND BC PLUMBING CODE 2024 (WHERE APPLICABLE) AND THE APPLICABLE SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILS. TEST REPORTS TO BE SUBMITTED BY THIRD PARTY AND PAID FOR BY THE CONTRACTOR.
23. THE OWNER MAY CONDUCT QUALITY AUDIT TESTING IN ORDER TO CHECK COMPLIANCE WITH THE SPECIFICATIONS. ANY FAILED OWNER-INITIATED TESTS WILL BE RE-TESTED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.
24. THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT THE FOLLOWING STAGES OF THE CONSTRUCTION SCHEDULE:
- a. SUBGRADE PREPARATION PRIOR TO BACKFILL.
 - b. DELIVERY OF STORM SEWER MATERIAL TO SITE.
 - c. DELIVERY OF SANITARY SEWER MATERIALS TO SITE.
 - d. DELIVERY OF WATER WORKS MATERIALS TO SITE.
 - e. INITIAL INSTALLATION OF STORM SEWER, SANITARY SEWER, AND WATER WORKS CONSTRUCTION PRIOR TO BACKFILLING.
 - f. TESTING OF STORM SEWER, SANITARY SEWER, AND WATER WORKS.
25. FOR RECOMMENDATIONS REGARDING THE SUBSURFACE CONDITIONS AND SITE PREPARATION, REFER TO THE GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL CONSULTANT PRIOR TO THE START OF CONSTRUCTION.
26. DIMENSIONS, GRADES, COORDINATES, AND DETAILS OF THE DESIGN ARE TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS.
27. 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 PAINTED WITH LIQUID ASPHALT AND HEATED TO 65 DEGREES CELSIUS (TACK COAT). THE FINISHED PAVEMENT SURFACE SHALL BLEND IN SMOOTHLY WITH EXISTING PAVEMENT. THE EDGE OF PAVEMENT SHALL BE SAWCUT AND KEYED TO FORM A MINIMUM 0.20 METRE WIDE x 40 MILLIMETRE DEEP LAP JOINT WITH PROPOSED PAVEMENT UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE ENGINEER.

CLIENT

CITY OF QUESNEL

410 Kinchard St, Quesnel BC
V2J 1J5

PROJECT

QUESNEL BALL
FIELD
ENHANCEMENT
PH1

D	ISSUE FOR TENDER	2025-07-10	EK
C	REHSUE FOR 100%	2025-07-02	EK
B	ISSUE FOR 100%	2025-06-08	EK
A	ISSUE FOR 90%	2024-05-21	EK

No.	DESCRIPTION	DATE	BY
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DESIGN CREW

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drawn by EK

designed by EK

checked by JD

ENGINEERING BY: B.C. LTD.

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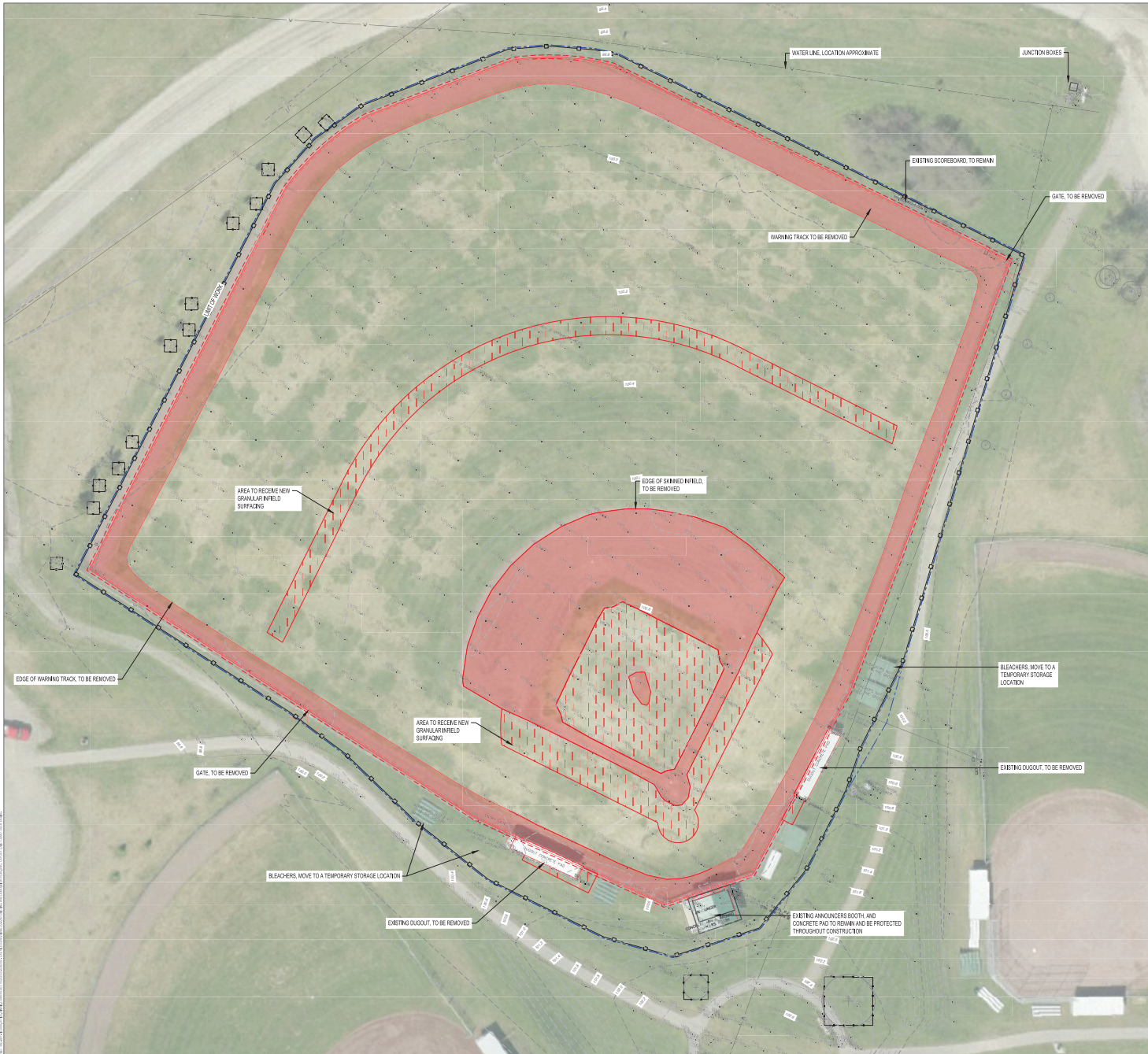
DRAWING TITLE

GENERAL NOTES

project no. 22-0282
date 2025-07-10
scale

G1
/8

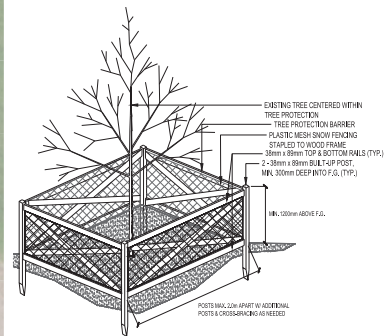
ISSUE FOR TENDER



EXISTING FEATURES

FEATURE NAME	DESC
UNIT OF WORK	
EXISTING TREES	
HOARDING	
EXISTING FENCING REMOVAL AREA	
EXISTING BACKSTOP AND FENCING TO BE REMOVED AND DISPOSED OFF-SITE	
TREE PROTECTION FENCE DETAIL 1, THIS SHEET	
FEATURES TO BE REMOVED	
TYPICAL STRIPPING & ON-SITE RELIEF	
GRAVULAR INFELD AND WARNING TRACK STRIPPING (FULL DEPTH)	
EXISTING GRASS AREA TO REMAIN	

- NOTES:
1. AERIAL IMAGE IS NOT GEOREFERENCED, FOR BACKGROUND ONLY
 2. TREE CANOPY WAS NOT SURVEYED, ASSUMED TO BE 6 X 6.0m



1 TREE PROTECTION

Scale: 1:50

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V2J 7J5

PROJECT QUESNEL BALL FIELD ENHANCEMENT PH1

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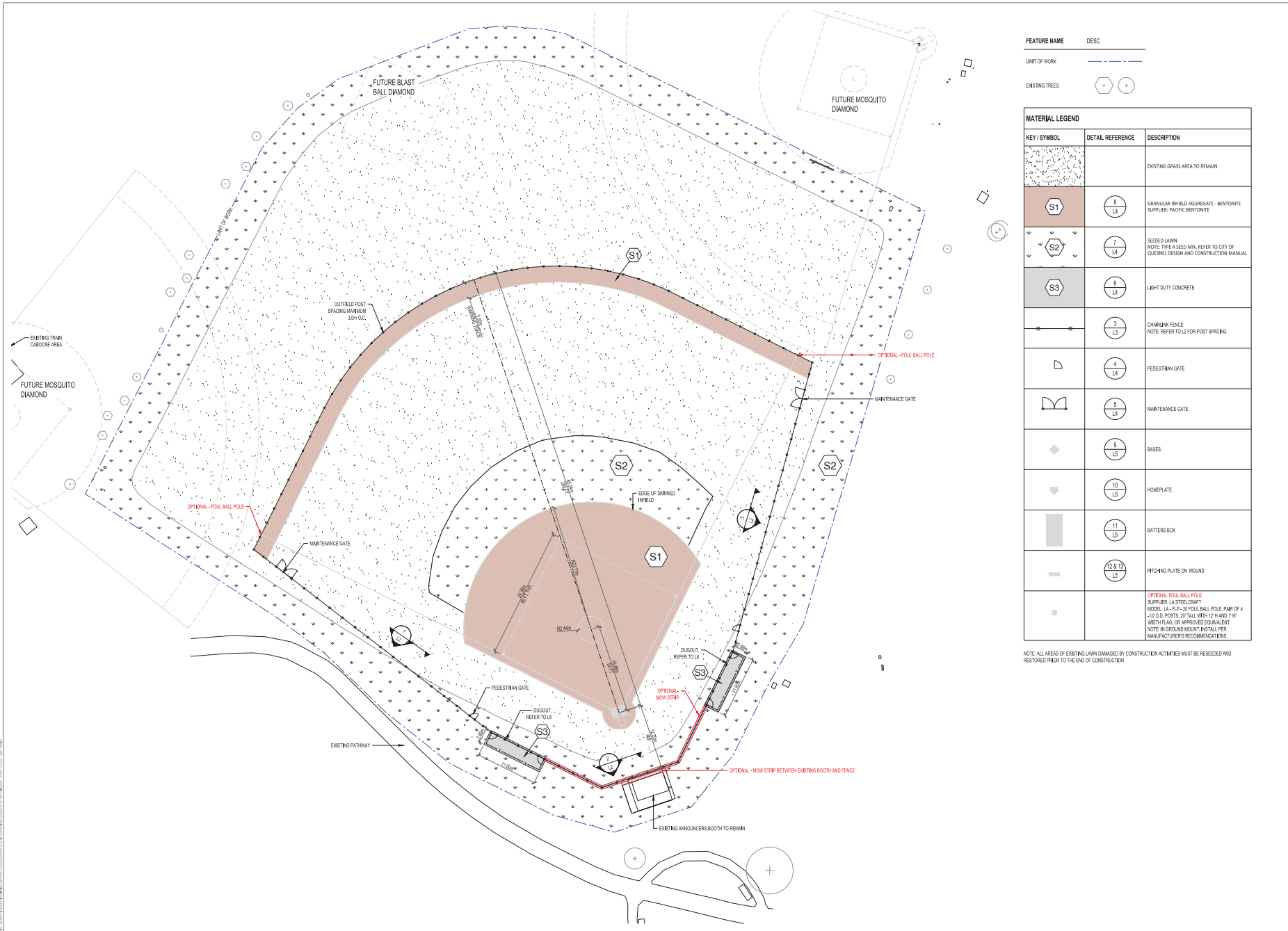
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DRAWING TITLE EXISTING CONDITIONS AND DEMOLITION PLAN

project no.	22-0282
date	2025-07-10
scale	1:300

G2 / 8

ISSUE FOR TENDER



FEATURE NAME	DESC
LIMIT OF WORK	
EXISTING TREES	

MATERIAL LEGEND		
KEY / SYMBOL	DETAIL REFERENCE	DESCRIPTION
		EXISTING GRASS AREA TO REMAIN
		GRANULAR INFIELD AGGREGATE - BENTONITE SUPPLIER: PACIFIC BENTONITE
		SEEDING LAWN NOTE: TYPE A SEED MIX, REFER TO CITY OF QUESNEL DESIGN AND CONSTRUCTION MANUAL
		LIGHT DUTY CONCRETE
		CHUNK FENCE NOTE: REFER TO L2 FOR POST SPACING
		PEDESTRIAN GATE
		MAINTENANCE GATE
		BASES
		HOMEPLATE
		BATTERS BOX
		PITCHING PLATE ON MOUND
		OPTIONAL FOIL BALL POLE SUPPLIER: LA STEELCRAFT MODEL: LA-HIP-20 FOIL BALL POLE, PAIR OF 4 -10' O.D. POSTS, 20' TALL WITH 12" H AND 1" W W/ETH PLUG, OR APPROVED EQUIVALENT. NOTE: IN GROUND MOUNT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

NOTE: ALL AREAS OF EXISTING LAWN DAMAGED BY CONSTRUCTION ACTIVITIES MUST BE RESEEDING AND RESTORED PRIOR TO THE END OF CONSTRUCTION.

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CITY OF QUESNEL

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PROJECT

QUESNEL BALL
FIELD
ENHANCEMENT
PH1

D ISSUE FOR TENDER

2025-05-10

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C RESUBMIT FOR 100%

2025-07-02

EK

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2025-08-08

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2025-05-21

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drawn by EK

designed by EK

checked by JD

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DRAWING TITLE

LAYOUT AND
MATERIALS

0 1 300 12m

project no. 22-0282

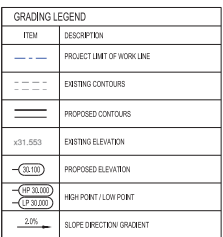
date 2025-07-10

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L1/8

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QUESNEL BALL
FIELD
ENHANCEMENT
PH1

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EORC PERMIT No. 1001128

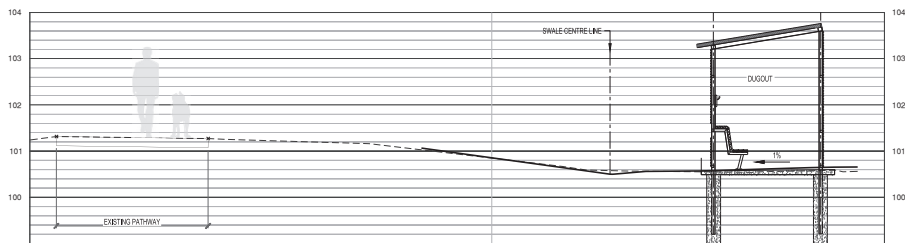


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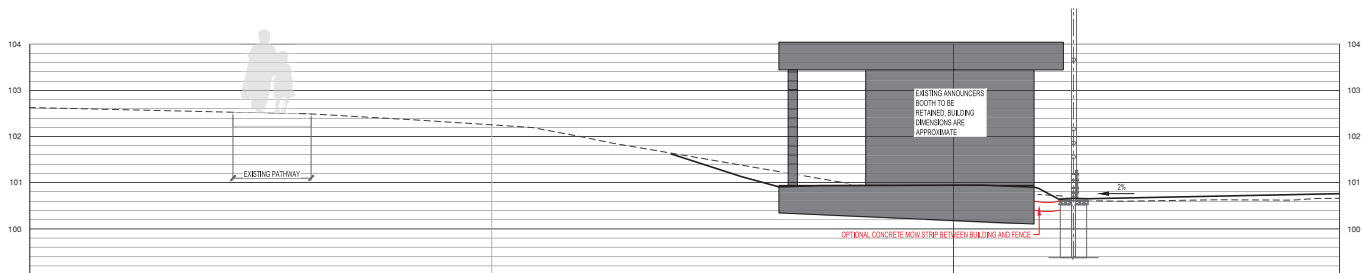
L3/8
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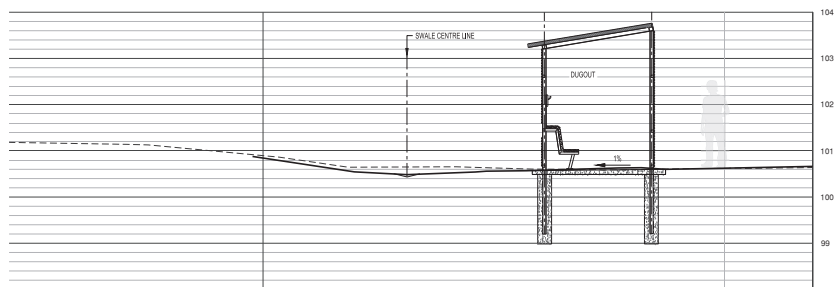
1 WEST DUGOUT

Scale: 1:50



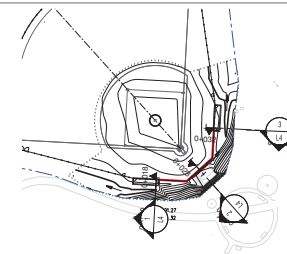
2 BACKSTOP AREA

Scale: 1:50



3 EAST DUGOUT AREA

Scale: 1:50



0 KEY PLAN

Scale: NTS

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CITY OF QUESNEL

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V2J 7J5

PROJECT

QUESNEL BALL FIELD
ENHANCEMENT
PH1

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drawn by EK

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DRAWING TITLE

SECTIONS

project no. 22-0282

date 2025-07-10

scale AS SHOWN

L4/8

ISSUE FOR TENDER

PROJECT
**QUESNEL BALL
FIELD
ENHANCEMENT
PH1**

D	ISSUE FOR TENDER	2025-05-10	EK
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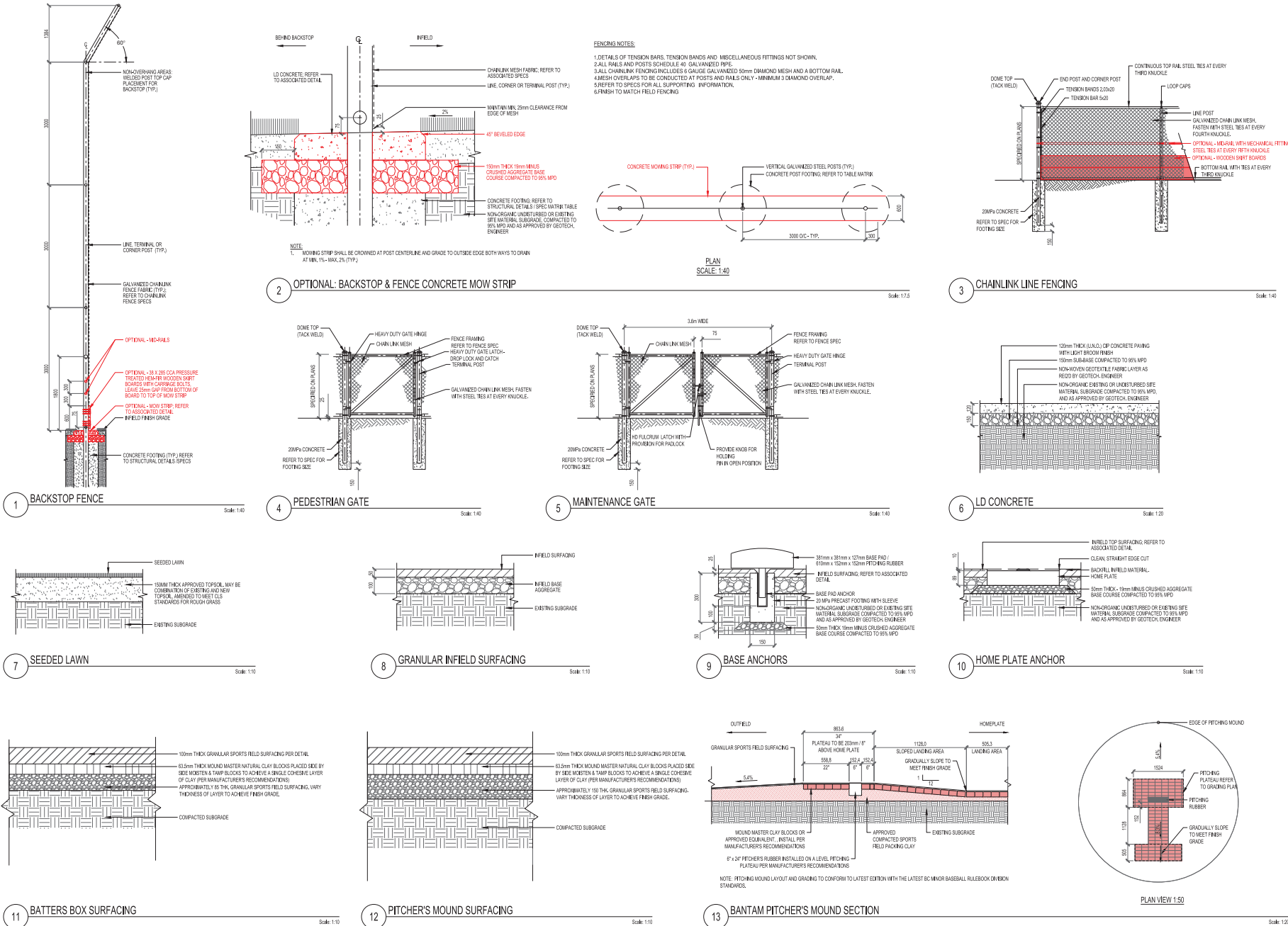
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DRAWING TITLE
**LANDSCAPE
DETAILS**

project no.	22-0282	L5/8 ISSUE FOR TENDER
date	2025-07-10	
scale	AS SHOWN	





Scale: 125

