

COTTONWOOD PARK - TENNIS COURTS ISSUED FOR TENDER

IT	IFT	DATE	REVISIONS
		2026.03.16	IFT SET - R1
		2026.03.11	IFT SET
		2026.03.10	FOR REVIEW
		2026.03.05	FOR REVIEW
CHK	REV	DATE OF REVISION	REVISIONS



NORTH

63705
PROJECT NO.

COTTONWOOD PARK TENNIS COURTS
PROJECT TITLE

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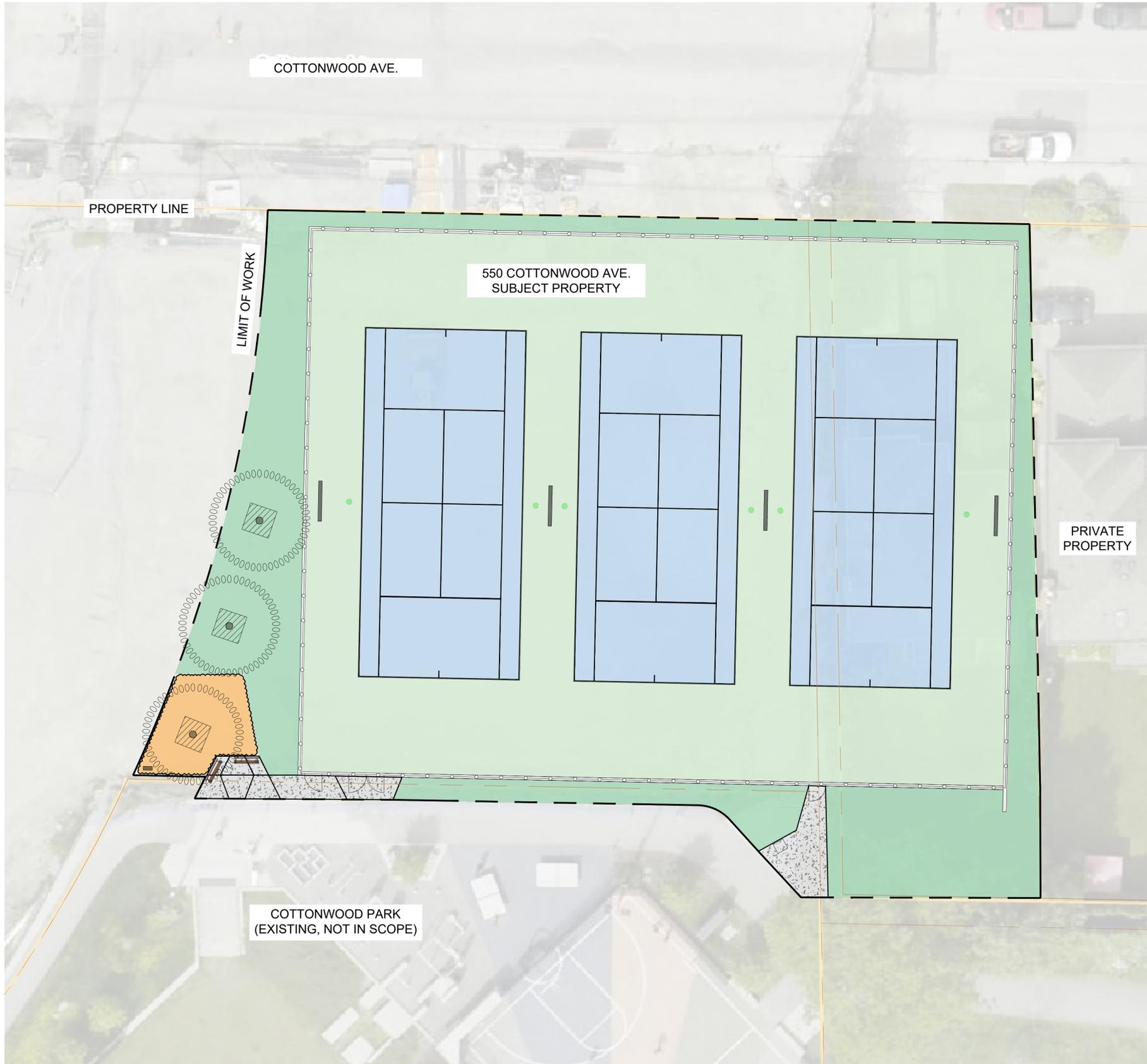
COVER
SHEET TITLE

NTS
SCALE

2026.03.11
DATE

L00

SHEET NO.



PROJECT OWNER

CITY OF COQUITLAM
3000 GUILDFORD WAY
COQUITLAM, BC V3B 7N2

PROJECT CONTACTS

IAN TOM
ITOM@COQUITLAM.CA

PIERCE REDON
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PROJECT ADDRESS

550 COTTONWOOD AVENUE
COQUITLAM, BC V3J 2S1

SHEET LIST

- L00 COVER
- L01 NOTES
- L02 LAYOUT AND MATERIALS PLAN
- L03 GRADING AND DRAINAGE PLAN
- L04 PLANTING PLAN
- L05 DETAILS - LANDSCAPE
- L06 DETAILS - STRUCTURAL
- L07 DETAILS - ELEVATIONS
- L08 DETAILS - FENCE
- L09 ESC PLAN

ELEVATIONS ARE DERIVED FROM FROM MONUMENT 73H0184 WITH AN ELEVATION OF 108.181m.

BENCHMARK

3/16/2026 10:21 AM
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SHEET NO.

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS, THE CITY OF COQUITLAM SUPPLEMENTARY SPECIFICATIONS AND DETAILED DRAWINGS TO THE MMCD (MARCH 2022), THE CANADIAN LANDSCAPE STANDARD. WHERE THERE MAY BE A DISCREPANCY THE MORE STRINGENT STANDARD SHALL APPLY.
- THE CONTRACTOR SHALL DETERMINE EXACT LOCATION OF UTILITIES BEFORE COMMENCING WORK BY CONTACTING BC ONE CALL AND COMPLETING A UTILITY LOCATE. CONTRACTOR SHALL NOTIFY APPLICABLE UTILITY AGENCIES AND OBTAIN PERMITS AS REQUIRED PRIOR TO CONSTRUCTION.
- IF THE CONTRACTOR ENCOUNTERS ANY UTILITIES WITHIN THE LIMIT OF WORK, THE CITY SHALL BE NOTIFIED IMMEDIATELY FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE ACTIVITIES, AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING, OFFSITE, AND PRIVATE PROPERTY FROM DAMAGE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING UNDER THE DIRECTION AND/OR SUPERVISION OF THE CONTRACTOR.
- CONSTRUCTION RELATED ACTIVITIES AND USES, SUCH AS EQUIPMENT STORAGE AND BULK MATERIAL STOCKPILING, ARE PROHIBITED OUTSIDE OF THE LIMIT OF WORK AREAS UNLESS OTHERWISE APPROVED BY THE CITY.
- THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL, SIGNAGE, BARRIERS AND DETOURS AS REQUIRED TO MAINTAIN TRAFFIC FLOW, THE SAFETY OF THE PUBLIC, AND EMERGENCY VEHICULAR ACCESS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED PERMITS.
- THE CONTRACTOR SHALL REINSTATE ALL DISTURBED UNIMPROVED SURFACES TO ORIGINAL CONDITION PRIOR TO SITE HANDOVER.
- EXCESS MATERIALS, WASTE, DEBRIS, AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED PRIOR TO SITE HANDOVER

SCHEDULE

- THE CONTRACTOR SHALL MAINTAIN A PROJECT SCHEDULE OUTLINING KEY DELIVERABLES. THE SCHEDULE SHALL BE DISTRIBUTED ON A MONTHLY BASIS, AND/OR AS CHANGES IN CONTRACT TIME ARE APPROVED.

EROSION AND SEDIMENT CONTROL

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE CITY OF COQUITLAM'S 'MANDATORY' BEST MANAGEMENT PRACTICES (BMP'S).

EARTHWORKS

- SITE STRIPPING AND SUB-GRADE SHALL BE PREPARED PER GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER MUST REVIEW AND APPROVE SUB-GRADE CONDITIONS PRIOR TO BACKFILLING AND/OR PLACEMENT OF BASE MATERIALS.

GRADING AND DRAINAGE

- SEE NOTES ON GRADING AND DRAINAGE PLAN.

CONCRETE REINFORCEMENT

- CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH CAN/CSA A23 AND G30.
- THE CONTRACTOR SHALL ARRANGE FOR CITY INSPECTION OF THE FORMS AND REINFORCEMENT AT LEAST TWO DAYS PRIOR TO CONCRETE POUR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS DUE TO REJECTED FORMS AND REINFORCEMENT, SUCH AS RE-WORK, ADDITIONAL INSPECTIONS, AND DELAYS.

CAST-IN-PLACE CONCRETE

- PROVIDE THE CITY WITH 48 HOURS NOTICE PRIOR TO PLACEMENT OF CONCRETE FOR REVIEW OF LAYOUT AND FORM-WORK.
- PROVIDE THREE (3) CYLINDERS FOR COMPRESSIVE STRENGTH TESTING FROM EACH CONCRETE POUR. A PRE-APPROVED TEST AGENCY SHALL PERFORM THE FIRST COMPRESSION TEST AT 7 DAYS, AND THE SECOND AND THIRD TESTS AT 28 DAYS. TEST RESULTS SHALL BE PROVIDED DIRECTLY TO THE CITY.

CONCRETE FINISHES

- ALL CONCRETE FLAT-WORKS SHALL MEET CITY OF COQUITLAM SUPPLEMENTARY SPECIFICATIONS TO THE MMCD.
- ALL CONCEALED CONCRETE MAY BE COMPLETED TO A ROUGH FORM FINISH IN ACCORDANCE WITH CAN/CSA A23 (ROUGH FORM FINISH).
- ALL EXPOSED VERTICAL CONCRETE SHALL BE COMPLETED TO ARCHITECTURAL CONCRETE FINISH IN ACCORDANCE WITH CAN/CSA A23 (SMOOTH FORM FINISH), AND SHALL BE PROTECTED WITH AN ANTI-GRAFFITI COATING.

ASPHALT PAVEMENTS

- ASPHALT SHALL BE PROVIDED BY AN OPERATOR WITH AT LEAST 5 YEARS EXPERIENCE IN PLACING HOT-MIX ASPHALTIC CONCRETE PAVING ON PROJECTS OF SIMILAR SCOPE.
- SUBMIT HOT MIX ASPHALT DESIGN AND TRIAL MIX TEST RESULTS TO THE CITY FOR REVIEW PRIOR TO START OF WORK.
- PROVIDE SIEVE TESTS OF ALL GRANULAR MATERIALS, SANDS, AND OTHER BACKFILL FOR APPROVAL PRIOR TO ORDERING AND PLACEMENT.
- AGGREGATE BASE SHALL COMPRISE OF EVENLY GRADED 19 mm (3/4") CRUSHED GRANULAR AGGREGATE, FREE OF CLAY, ORGANICS, AND DELETERIOUS MATERIALS. AGGREGATE SHALL BE INSTALLED AND COMPACTED IN LIFTS NO GREATER THAN 150 mm (6") THICK.
- ENSURE SPECIFIED BASE COMPACTION IS ACHIEVED AND CONFIRMED, WITH TESTING BY THE GEOTECHNICAL ENGINEER, PRIOR TO STARTING ON PAVING.
- DO NOT INSTALL HOT-MIX ASPHALT DURING INCLEMENT WEATHER, AIR TEMPERATURE MUST BE AT LEAST 10 DEGREES AND RISING.
- COMPLETE PAVING ACTIVITIES IN A CONTINUOUS OPERATION. MACHINE PLACE AND COMPACT TO SPECIFIED THICKNESS, AND ENSURE FINISHED ELEVATIONS AND SLOPES.
- WHERE AREAS ARE INACCESSIBLE TO ROLLERS, SUCH AS ALONG WALLS AND CURBS, MEET SPECIFIED COMPACTION AND DESIGN ELEVATIONS THROUGH SMALLER MECHANICAL TAMPERS BEFORE THE MIXTURE HAS SET.
- FINISHED ASPHALT SHALL BE WITHIN 6 mm (1/4") OF DESIGN ELEVATION, BUT NOT UNIFORMLY HIGH OR LOW.
- FOLLOWING COMPLETION OF PAVING ACTIVITIES, ARRANGE FOR FLOOD TEST OF ALL FINISHED SURFACES. ANY BIRDBATHS DEEPER THAN A FIVE-CENT COIN (1.76 mm) SHALL BE CONSIDERED DEFECTIVE AND CORRECTED AT THE CONTRACTOR'S EXPENSE. DEFECTS OF THE LOWER-COURSE MAY BE PATCHED AT THE CITY'S DISCRETION, HOWEVER DEFECTS OF THE UPPER-COURSE SHALL RESULT IN REJECTION OF THE LIFT.

LANDSCAPE

- GROWING MEDIUM SHALL BE FREE OF UN-COMPOSTED WOOD RESIDUALS INCLUDING WOOD REMNANTS, WOOD CHIPS, SAWDUST AND BARK. SEE LANDSCAPE PLAN FOR ADDITIONAL NOTES.
- THE CONTRACTOR SHALL ACCOUNT FOR SETTLEMENT AND SHRINKAGE SUCH THAT FINISHED GRADES AND INSTALLED DEPTHS MEET DIMENSIONS AS SPECIFIED, MEASURED AT THE TIME OF SUBSTANTIAL PERFORMANCE.
- THE CONTRACTOR SHALL PROVIDE A SOIL ANALYSIS DATA SHEET SUBMITTAL FOR CITY REVIEW PRIOR TO DELIVERY AND INSTALLATION OF EACH GROWING MEDIUM PRODUCT.
- FOR EACH GROWING MEDIUM PRODUCT INSTALLED, ONE-LITRE BAG SOIL SAMPLES SHALL BE COLLECTED ON-SITE AND IMMEDIATELY DELIVERED FOR SOIL ANALYSIS AT A PRE-APPROVED AGENCY:
 - PACIFIC SOIL ANALYSIS INC. (604) 273-8226;
 - OR PRE-APPROVED ALTERNATE AGENCY
- THE CONTRACTOR SHALL COMPLY WITH ALL RECOMMENDATIONS OUTLINED BY THE SOIL TESTING AGENCY TO ENSURE INSTALLED GROWING MEDIUM MEETS SPECIFICATION.
- MATERIALS THAT DO NOT MEET SPECIFICATION AT THE TIME OF COMPLETION SHALL BE REJECTED AND REMOVED FROM SITE AT THE CONTRACTOR'S EXPENSE, INCLUDING ANY RE-WORK AND RE-TESTING.
- CONFIRM PLANT MATERIAL AVAILABILITY PRIOR TO START OF WORK. SUBSTITUTES MUST BE REVIEWED AND APPROVED BY THE CITY.

CHAIN-LINK FENCE

- FURTHER TO THE COQUITLAM SUPPLEMENTARY TO THE MMCD, WORK SHALL BE IN ACCORDANCE TO REFERENCE STANDARD CAN/CGSB 138.
- ALL FRAMEWORK SHALL BE SCHEDULE 40 STEEL PIPE AND OF CONTINUOUS BUTT-WELD CONSTRUCTION.
- SUBMIT SHOP DRAWINGS FOR ALL FENCE CONSTRUCTION FOR REVIEW AND APPROVAL BY THE CITY.
- ALL POSTS AND RAILS SHALL BE SET LEVEL, STRAIGHT, TRUE AND PLUMB. POSTS AND RAILS THAT ARE BENT, WARPED, TILTED, OR DISPLAYING ANY OTHER FORM OF UN-EVENNESS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE OVERALL FENCE LINE SHALL BE SET STRAIGHT AND TRUE EXCEPT FOR CORNERS AND BENDS AS SPECIFIED. POSTS THAT 'ZIG-ZAG' SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- FABRICS SHALL BE ON THE PLAYING-SIDE OF FACILITIES UNLESS OTHERWISE NOTED.
- ALL MATERIALS SHALL BE GALVANIZED AND POWDER-COATED BLACK UNLESS OTHERWISE NOTED.
- ALL FIELD WELDS AND EXPOSED STEEL SHALL BE PAINTED WITH TWO COATS OF ZINC-RICH PAINT AND FINISHED WITH HIGH GLOSS ZINC-RICH PAINT.
- SCRATCHES, SCUFFS, RUST, UNEVEN POWDER-COATING, AND ANY OTHER IRREGULAR OR DAMAGED FINISHES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

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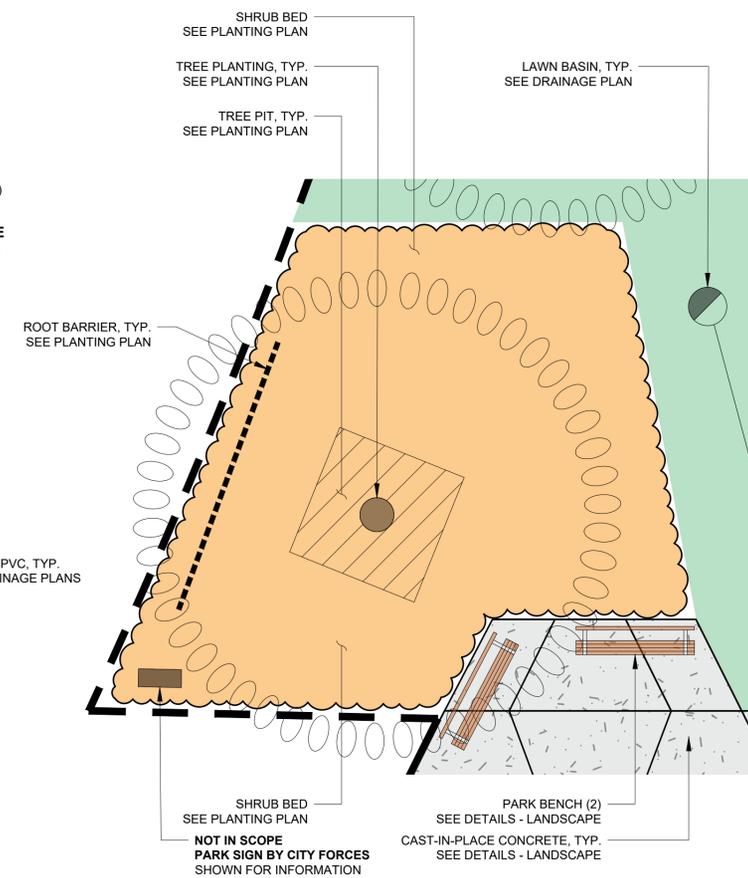
LAYOUT AND MATERIALS PLAN
SHEET TITLE

AS NOTED
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L02

SHEET NO.



1 LAYOUT AND MATERIALS PLAN

1:150

2 ENLARGEMENT

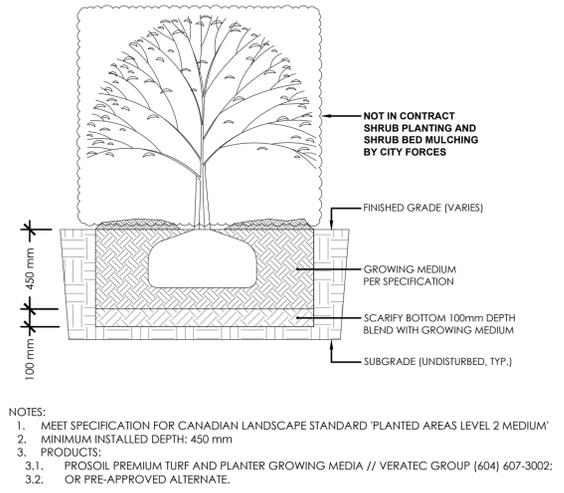
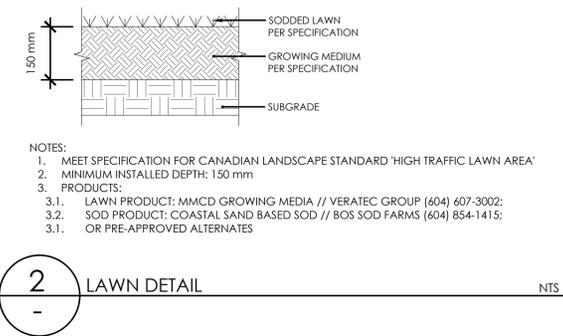
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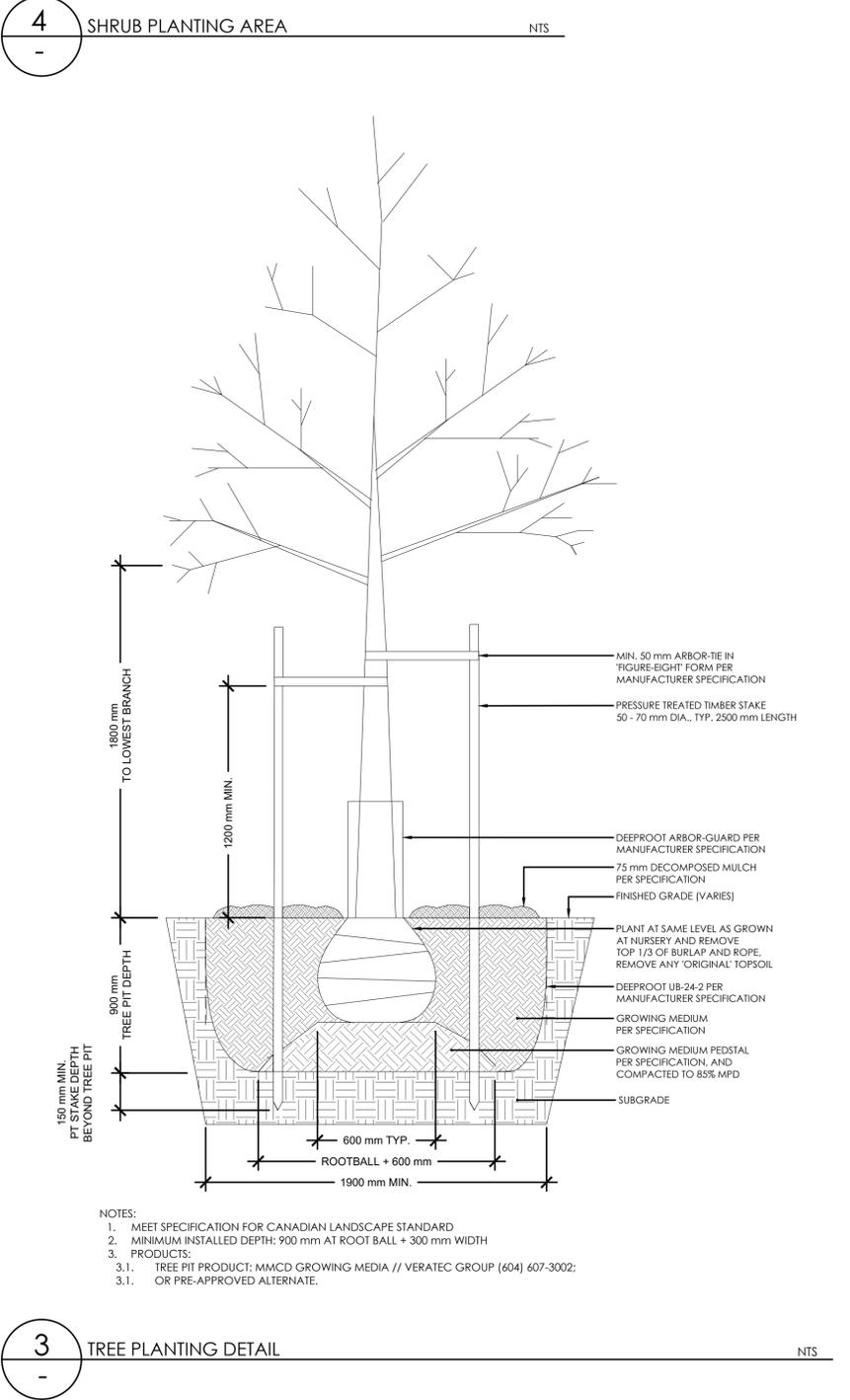
- 2-L04 LAWN AREA
150mm DEPTH GROWING MEDIUM BY CONTRACTOR
COASTAL NON-NETTED SAND BASED SOD BY CONTRACTOR

- 3-L04 SHRUB PLANTING AREA
450mm GROWING MEDIUM BY CONTRACTOR
SHRUB PLANTING AND SHRUB BED MULCH BY OTHERS (NOT IN CONTRACT)

- 4-L04 TREE PLANTING DETAIL
0.900m DEPTH X 1.9M X 1.9 GROWING MEDIUM BY CONTRACTOR
TREE PLANTING BY CONTRACTOR
QTY: 3 OF ACER X FREEMANII "SCARLET SENTINEL" 8cm CAL., B&B, UNIFORM BRANCHING 2.1m STD
APPROX. 16.1 LINEAR METERS OF ROOT BARRIER INSTALLED ALONG WALL FOOTINGS AND SIDEWALK



1 PLANTING PLAN 1:150 NTS



Parks, Recreation, Culture & Facilities
3000 Guildford Way, Coquitlam, B.C. V3B 7N2

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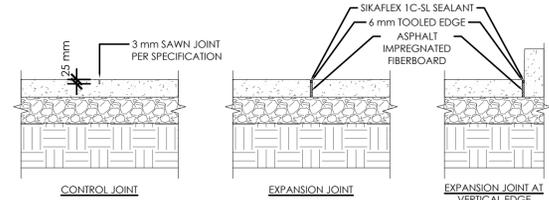
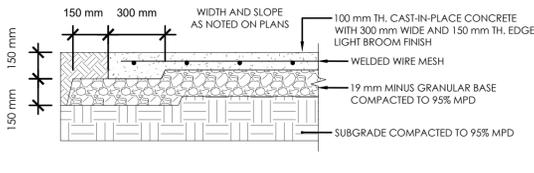
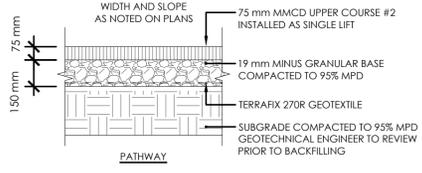
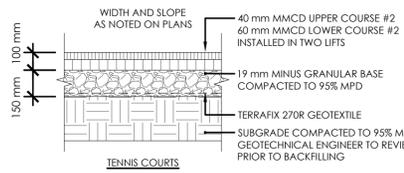
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PLANTING PLAN
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AS NOTED SCALE	L04
2026.03.11 DATE	SHEET NO.

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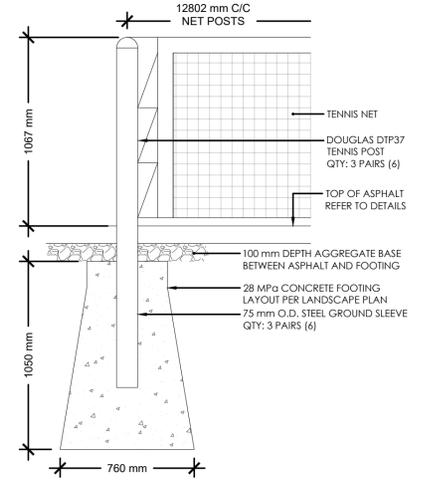
BENCHMARK



1 ASPHALT PAVING NTS

2 CAST-IN-PLACE CONCRETE PAVING NTS

3 CONCRETE JOINTS NTS



- NOTES:
1. INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
2. PRODUCTS:
2.1. TENNIS POST AND GROUND SLEEVES: TOMKO SPORT (604) 273-0257;
2.1. OR PRE-APPROVED ALTERNATE.

Douglas Premier™ RD Tennis Post
GREEN ITEM # 63060
BLACK ITEM # 63051

These popular round posts provide great looks and durability for either indoor or outdoor tennis applications.

DIMENSIONS
POST: 5/8" Ø round tennis post is constructed from heavy-duty 11 gauge steel. Posts are finished with a black or forest green baked-on powder coat finish for long-lasting durability. Integrated welded steel locking caps are included for a professional net installation.

HARDWARE
Includes several locking self-locking gear mechanism. Gears are constructed of steel and the small gear is case hardened. Gear housing and cap are made of case aluminum alloy. Gear factors to 30:1 to ensure a smooth, easy operation. Friction resistant gear plate cover and removable handle are also included.

WARRANTY
5 Year Limited

1-800-553-8907
www.douglas-sports.com

TOMKO SPORTS SYSTEMS

TENNIS NET CENTER STRAP ANCHOR

NOTE: IN AREAS SUSCEPTIBLE TO PROUD HEAVING, INCREASE FOOTING DEPTH TO 24" ±

SECTION: COURT PAVEMENT, CENTER STRAP ANCHOR, CONCRETE FOOTING, COMPACTED CRUSHED STONE BASE COURSE, COMPACTED SUBGRADE.

PLAN: CONCRETE FOOTING (BELOW PAVEMENT), CENTER STRAP ANCHOR, NET LINE.

NOTE: CENTER ANCHOR WELDS ARE SET FLUSH TO THE HEIGHT OF THE FOOTING SURFACE. IF THIS IS DIFFICULT TO ACCOMPLISH DUE TO SOLE TIE OR IF BETTER TO USE IF CENTER HIGHER THAN FINISHED GRADE, IF LEFT ON IT CAN CAUSE WATER TO FILL THE ANCHOR AND LEAD TO FLOOR ANCHOR IF WELDS ARE DIFFICULT TO CORRECT.

1-800-553-8907
Chapter 12: Net Posts and Nets

TOMKO SPORTS SYSTEMS

CHAMPIONSHIP TENNIS NET (TOMKO TN-TM001)

SPECIFICATIONS

DIMENSIONS

- STANDARD SIZE: 41'-4" W x 2'-4" H
- COMPRESSED SIZE: 40'-0" W x 2'-4" H (STANDARD)
- CURTAIN SIZE: ALSO AVAILABLE
- TANNED NET DESIGN: 40' W AT EDGE TO 30' W AT CENTER

MATERIALS

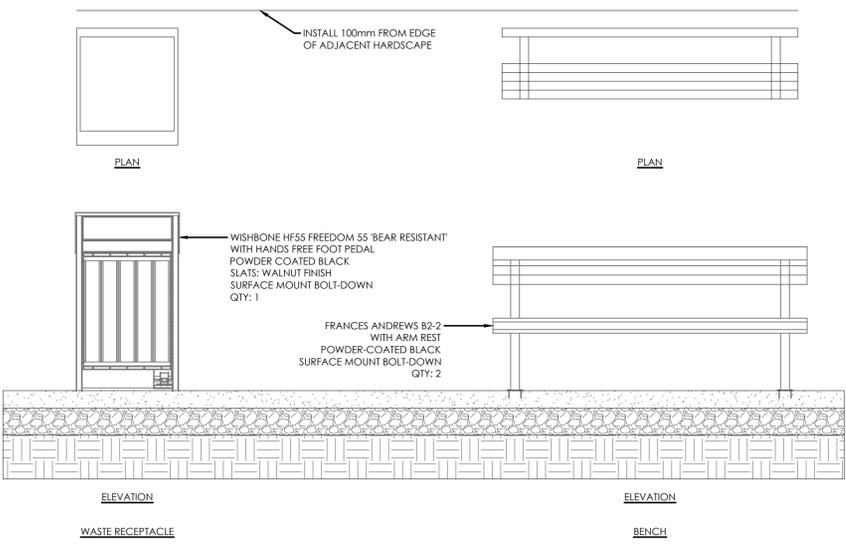
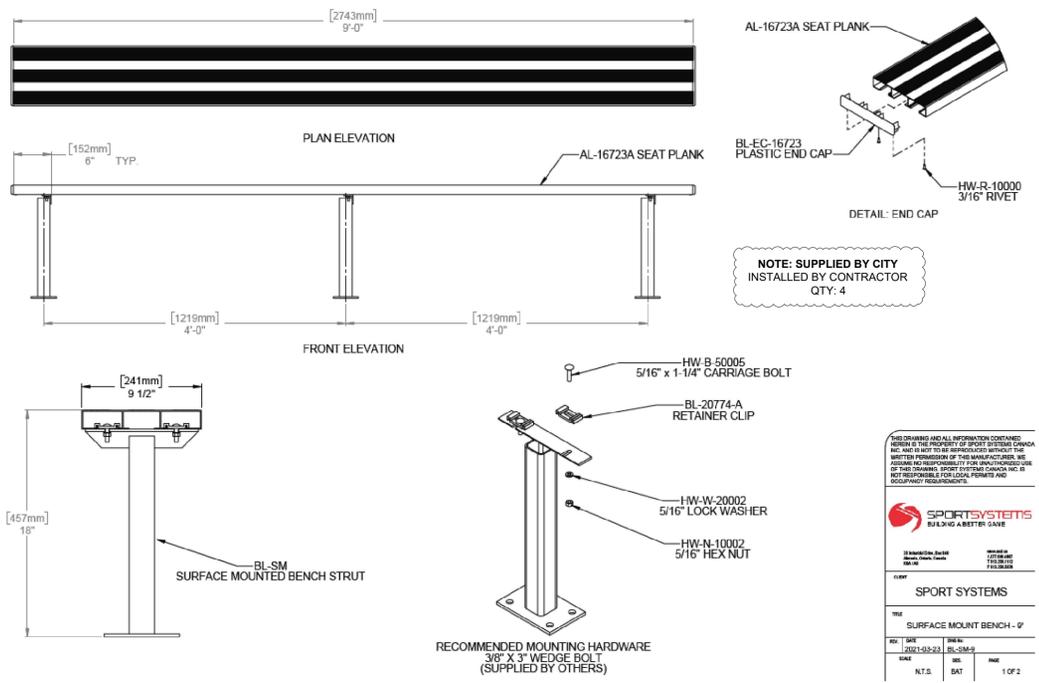
- 1) CHAIR: 1" x 2" GALVANNEED STEEL, 1/2" BUNG, VINYL COATED TO JC, LASSER BACK END
- 2) HEDRBOARD: 1" x 2" SUPER HONEY COMB POLYESTER
- 3) NETTING: 1" x 1" GALVANNEED SQUARE WEAVE, 2.25mm HOLE SIZE, 100% POLYESTER, TOP 6' HOLES ARE DOUBLE WEAVE FOR EXTRA DURABILITY
- 4) SIDE AND BOTTOM TAPE: VINYL, 300% STRETCH AND SIDE POCKETS OF HEDRBOARDS ARE POLYESTER BAGED, TAPE ARE DOUBLE LOCK-STITCHED WITH BLACK POLYESTER BLAGES

INCLUDES 50' HEDRBOARD SIDE SOWELS & NET POST THINE
5 YEAR LIMITED WARRANTY

1) CHAIR, 2) HEDRBOARD, 3) NETTING, 4) SIDE AND BOTTOM TAPE

4 TENNIS NET POST AND FOUNDATION NTS

5 TENNIS NET CENTRE STRAP AND FOUNDATION NTS



6 PLAYERS BENCHES NTS

7 SITE FURNISHINGS NTS

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DETAILS - LANDSCAPE
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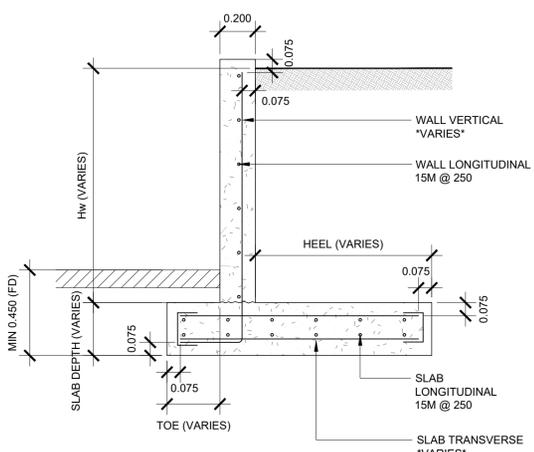
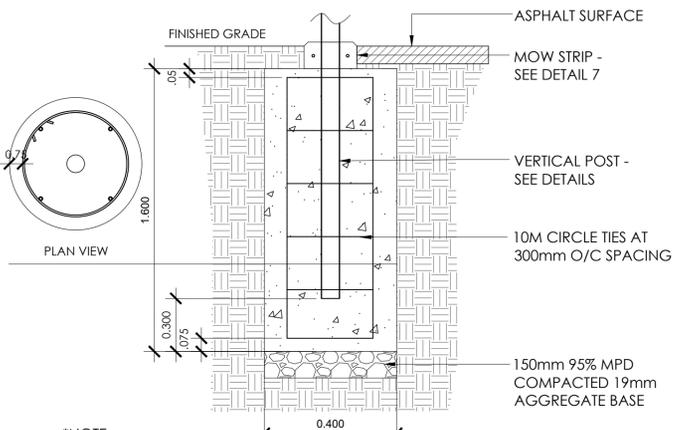
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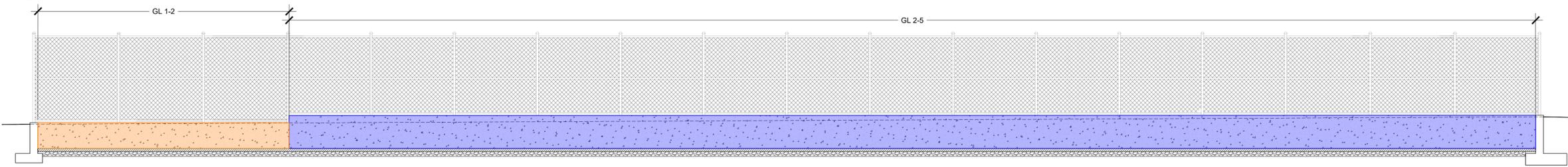
SHEET NO.

VARIABLE	FOOTING DIMENSIONS (mm)					
	EAST WALL	NORTH WALL	WEST WALL			
HW	1400	1310	1150	1100	1500	1100
WALL DEPTH	200	200	200	200	200	200
SLAB DEPTH	300	300	300	300	300	300
TOE	1400	1300	1000	300	600	200
HEEL	700	700	700	1050	1050	1100
SLAB LONGITUDINAL	15M @250	15M @250	15M @250	15M @250	15M @250	15M @250
WALL LONGITUDINAL	15M @250	15M @250	15M @250	15M @250	15M @250	15M @250
WALL VERTICAL	15M @175	15M @175	15M @175	15M @250	15M @175	15M @250
SLAB TRANSVERSE	20M@200	20M @200	15M @175	15M @250	20M @200	15M @250
FOOTING WIDTH	2300	2000	1900	1550	1850	1500
FENCE HEIGHT	2550	2700	3050	2800	2600	2800

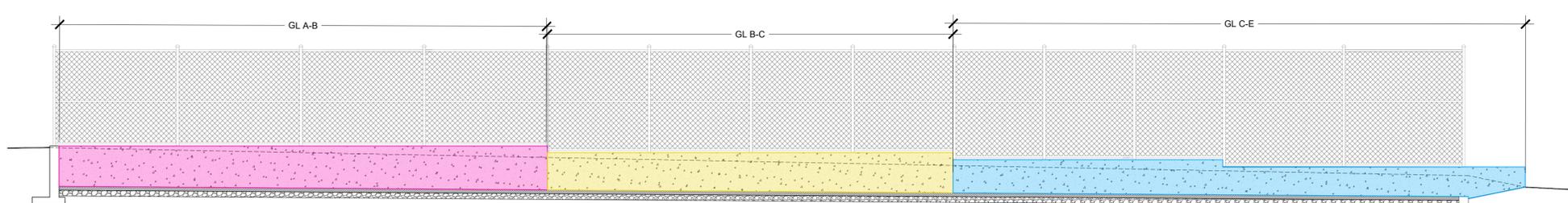
NOTES:
 - Hw IS TAKEN FROM TOP OF FOOTING TO FINISHED GRADE BEHIND WALL
 - WALL TYPES ARE TO BE AS PER THE TABLE AND THE NOTED GRID LINE INTERVALS. NO DEVIATIONS ARE ALLOWED.
 - EACH PORTION OF THE WALL AND THE RESPECTIVE WALL TYPE USED IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER. CONCRETE SHALL NOT BE POURED UNLESS SIGNED OFF BY THE ENGINEER.
 - FROST DEPTH SHALL BE CONSISTENTLY MAINTAINED AT MIN 450mm FROM TOP OF ASPHALT TO UNDERSIDE OF FOOTING.



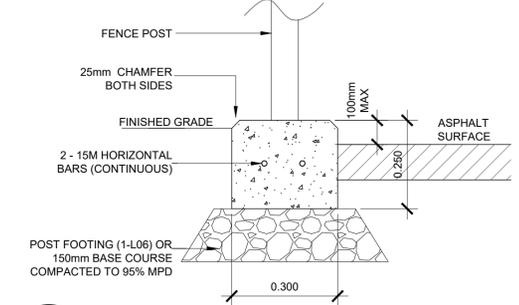
1 POST FOOTING AT GRADE NTS
 2 CAST-IN-PLACE RETAINING WALL 1:20
 3 RETAINING WALL SCHEDULE NTS



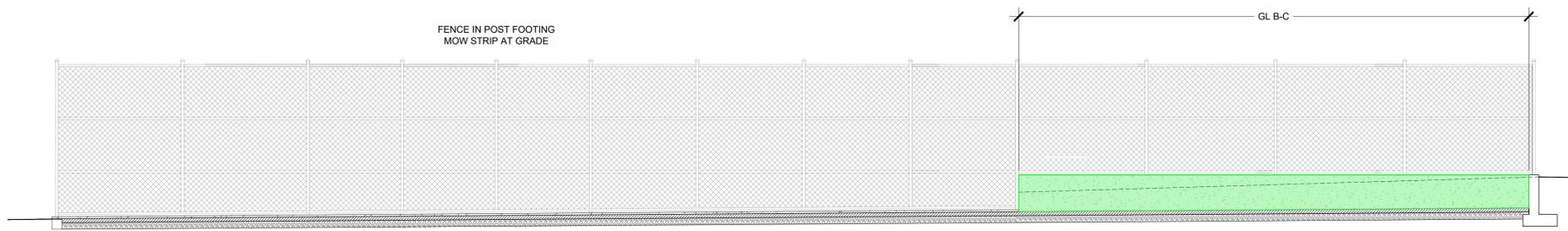
4 NORTH WALL CONDITION NTS



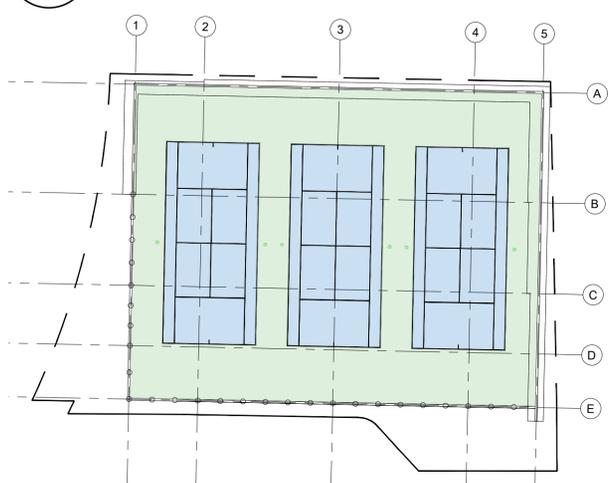
5 EAST WALL CONDITON NTS



7 MOW STRIP 1:10



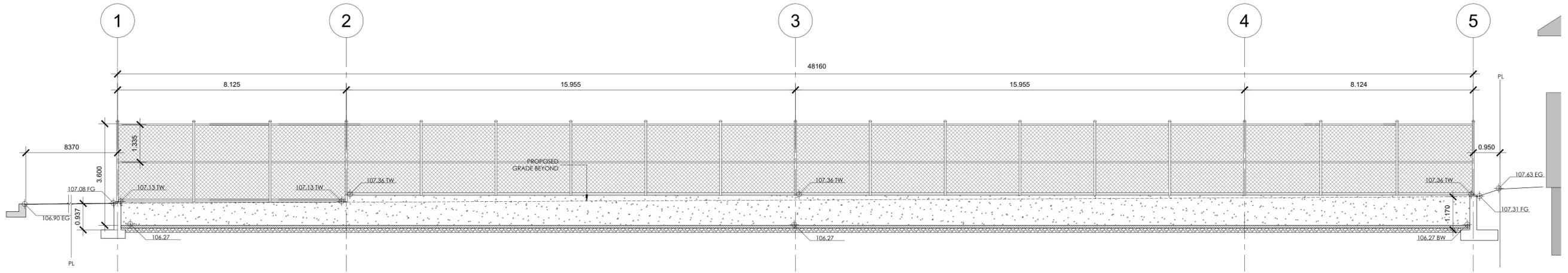
6 WEST WALL CONDITION NTS



GRID NTS

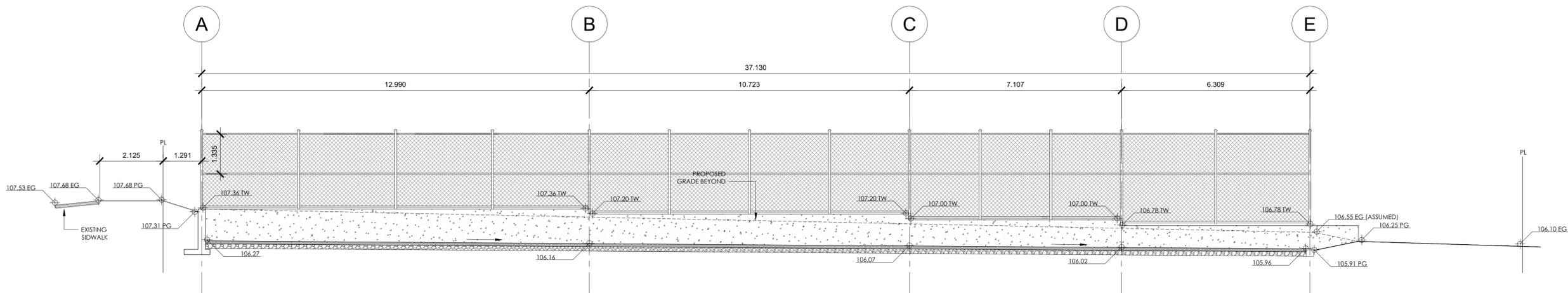
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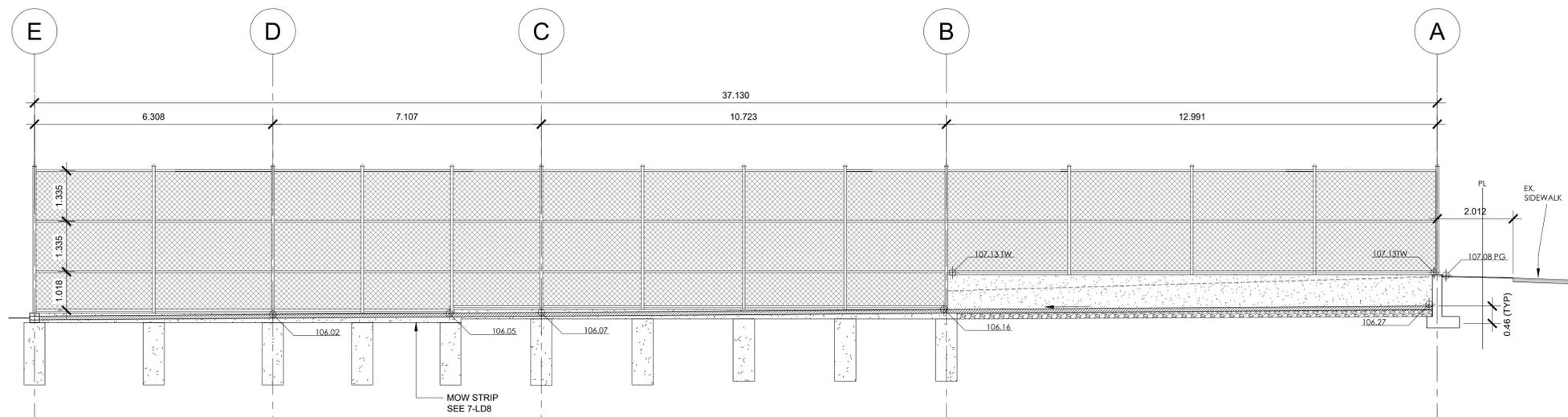
1 NORTH FENCING ELEVATION

1:75



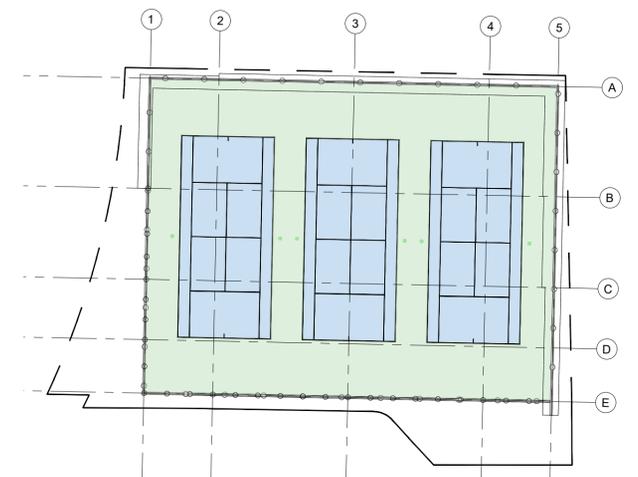
1 EAST FENCING ELEVATION

1:75



1 WEST FENCING ELEVATION

1:75



GRID

NTS

3/16/2026 10:21 AM
PLOT DATE

IT	IFT	DATE	REVISION
		2026.03.16	IFT SET - R1
		2026.03.11	IFT SET
		2026.03.10	FOR REVIEW
		2026.03.05	FOR REVIEW
CHK	REV	DATE OF REVISION	REVISIONS



NORTH

63705
PROJECT NO.

COTTONWOOD PARK TENNIS COURTS
PROJECT TITLE

STAMP

IT
CHECKED

PR
DRAWN

DETAILS - ELEVATIONS
SHEET TITLE

AS NOTED
SCALE

2026.03.11
DATE

L07

SHEET NO.

ELEVATIONS ARE DERIVED FROM FROM MONUMENT 73H0184 WITH AN ELEVATION OF 108.181m.

BENCHMARK

3/16/2026 10:21 AM
PLOT DATE

IT	IFT	DATE	REVISION
		2026.03.16	IFT SET - R1
		2026.03.11	IFT SET
		2026.03.10	FOR REVIEW
		2026.03.05	FOR REVIEW
CHK	REV	DATE OF REVISION	REVISIONS



NORTH

63705
PROJECT NO.

COTTONWOOD PARK TENNIS COURTS
PROJECT TITLE

STAMP

IT

CHECKED

PR

DRAWN

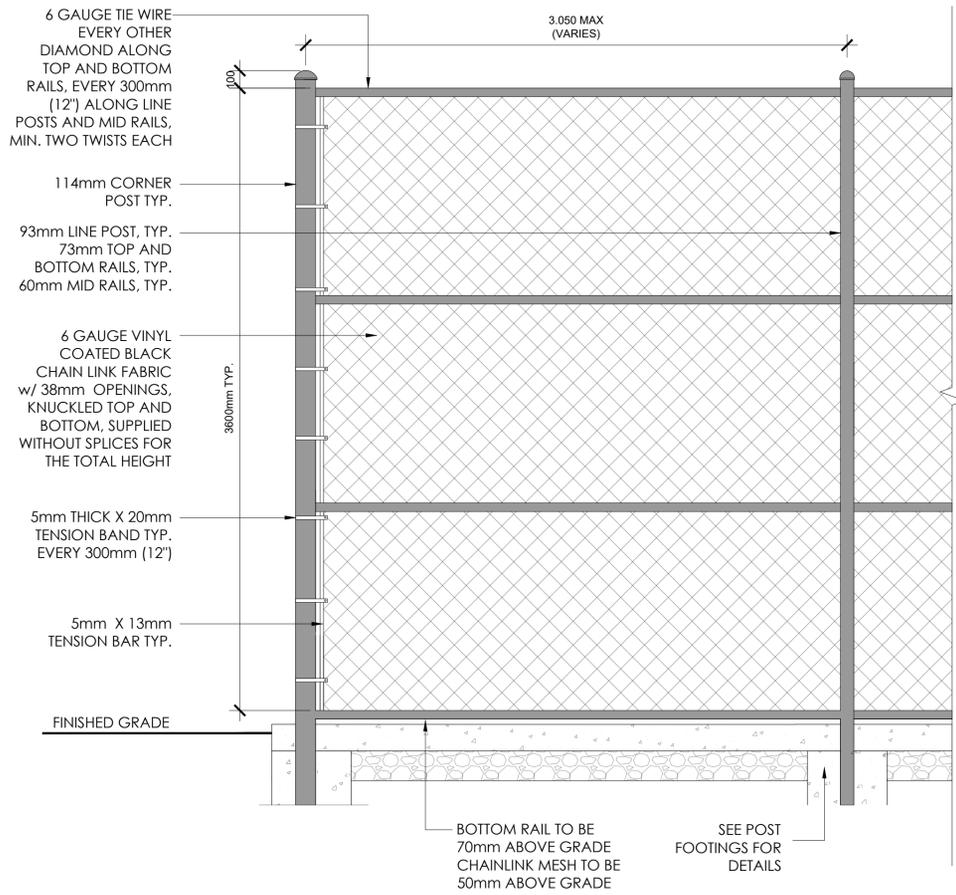
DETAILS - FENCE
SHEET TITLE

AS NOTED
SCALE

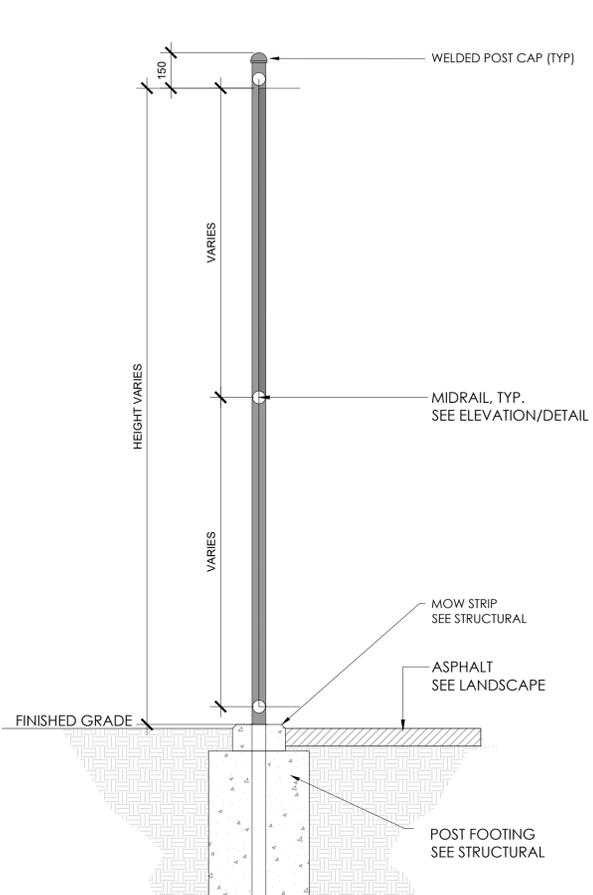
2026.03.11
DATE

L08

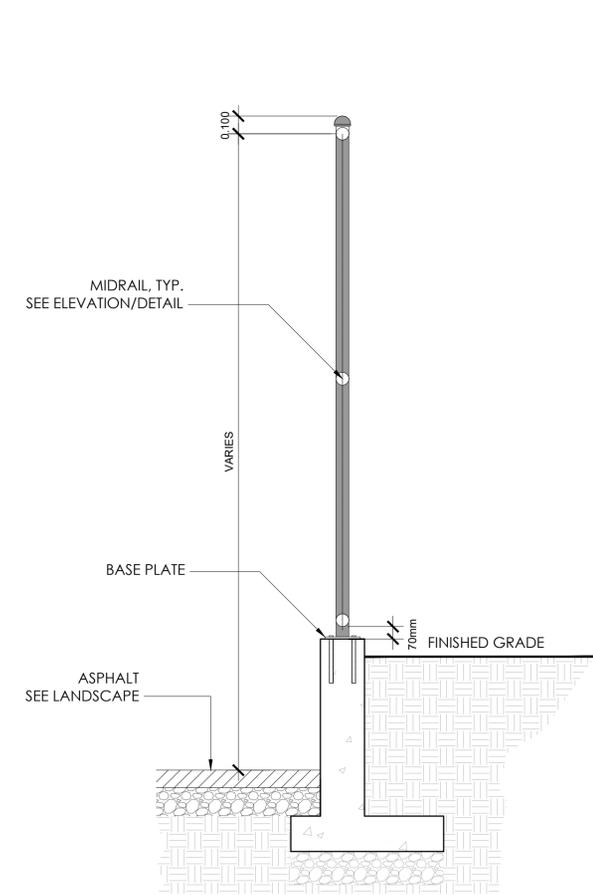
SHEET NO.



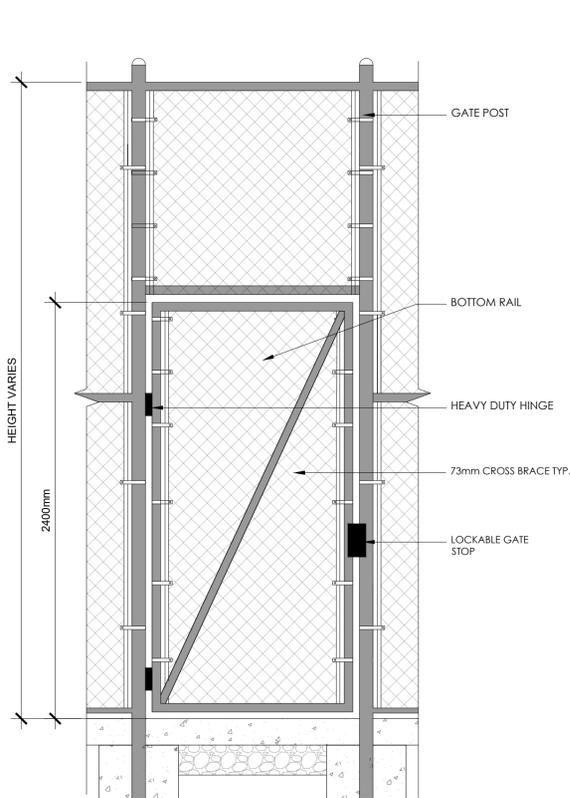
1 TYPICAL 3.6m HIGH CHAIN-LINK FENCING NTS



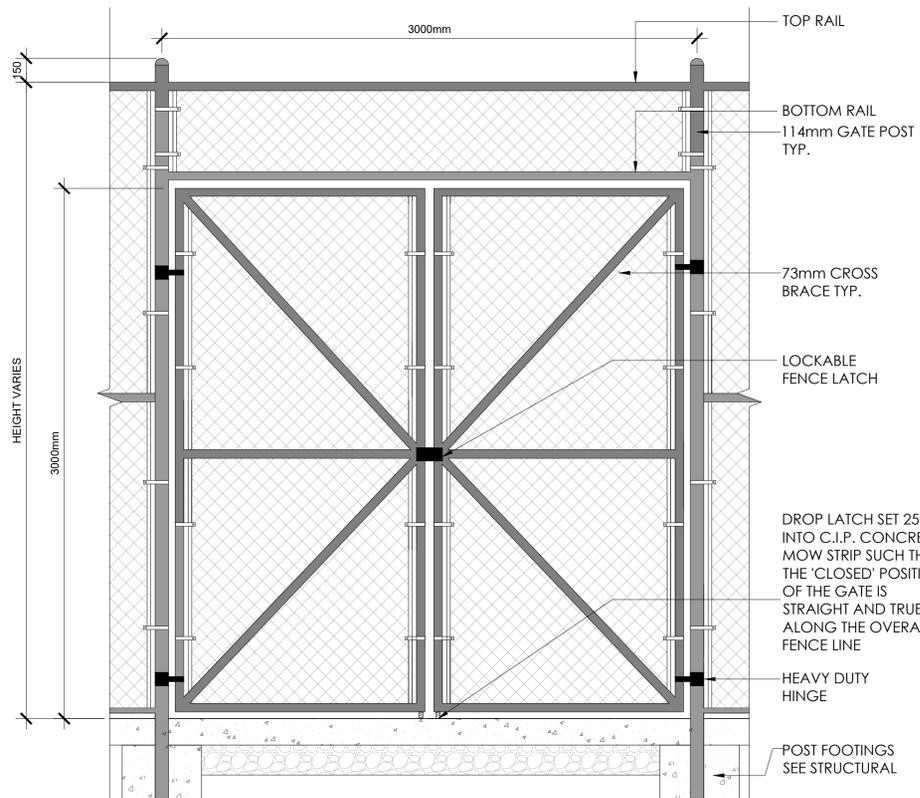
2 FENCE POST AT GRADE 1:20



3 FENCE POST AT RETAINING WALL 1:20



4 1.2m WIDE PEDESTRIAN SWING GATE 1:20



5 3m WIDE VEHICULAR SERVICE GATE 1:20

