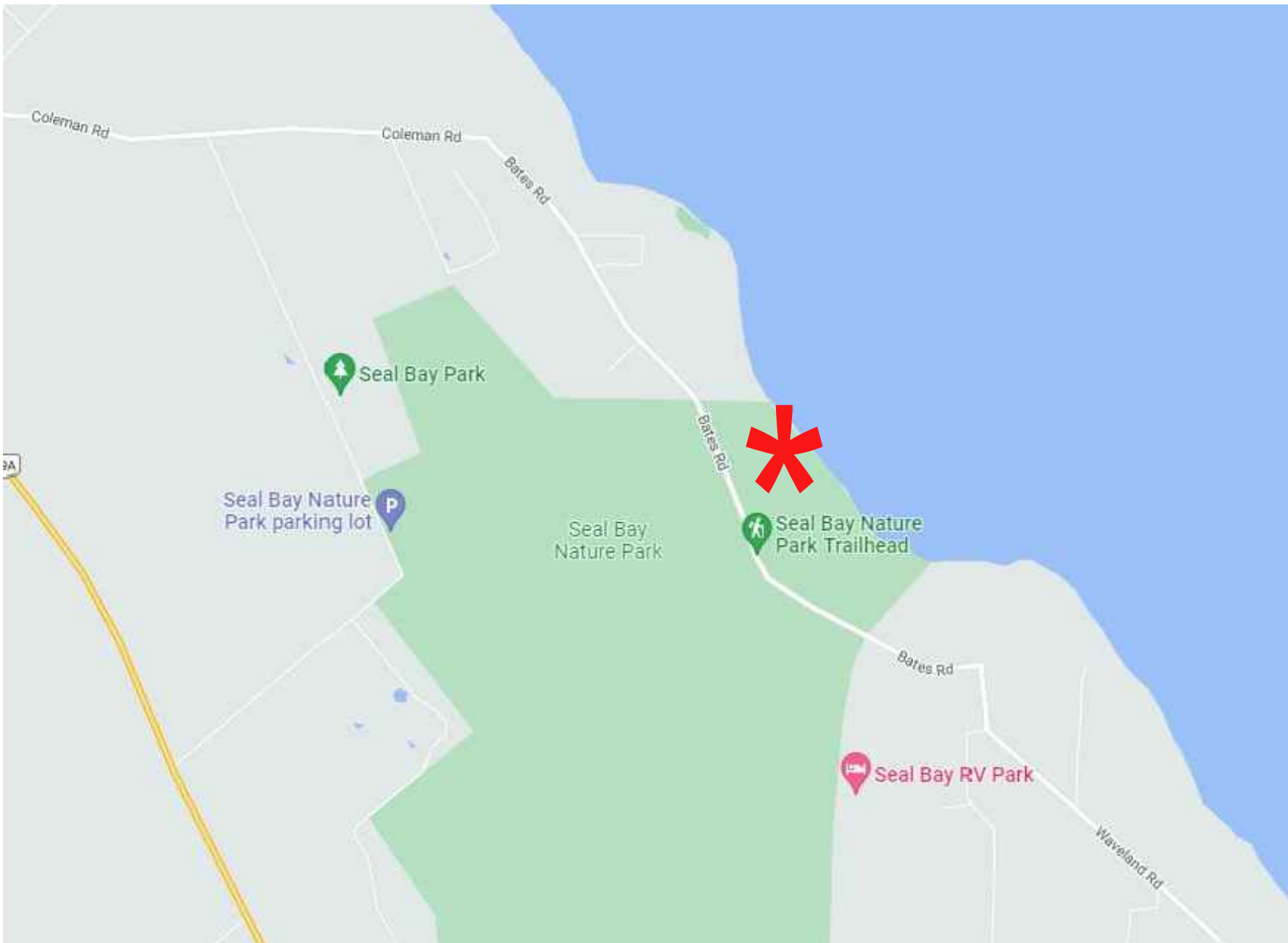


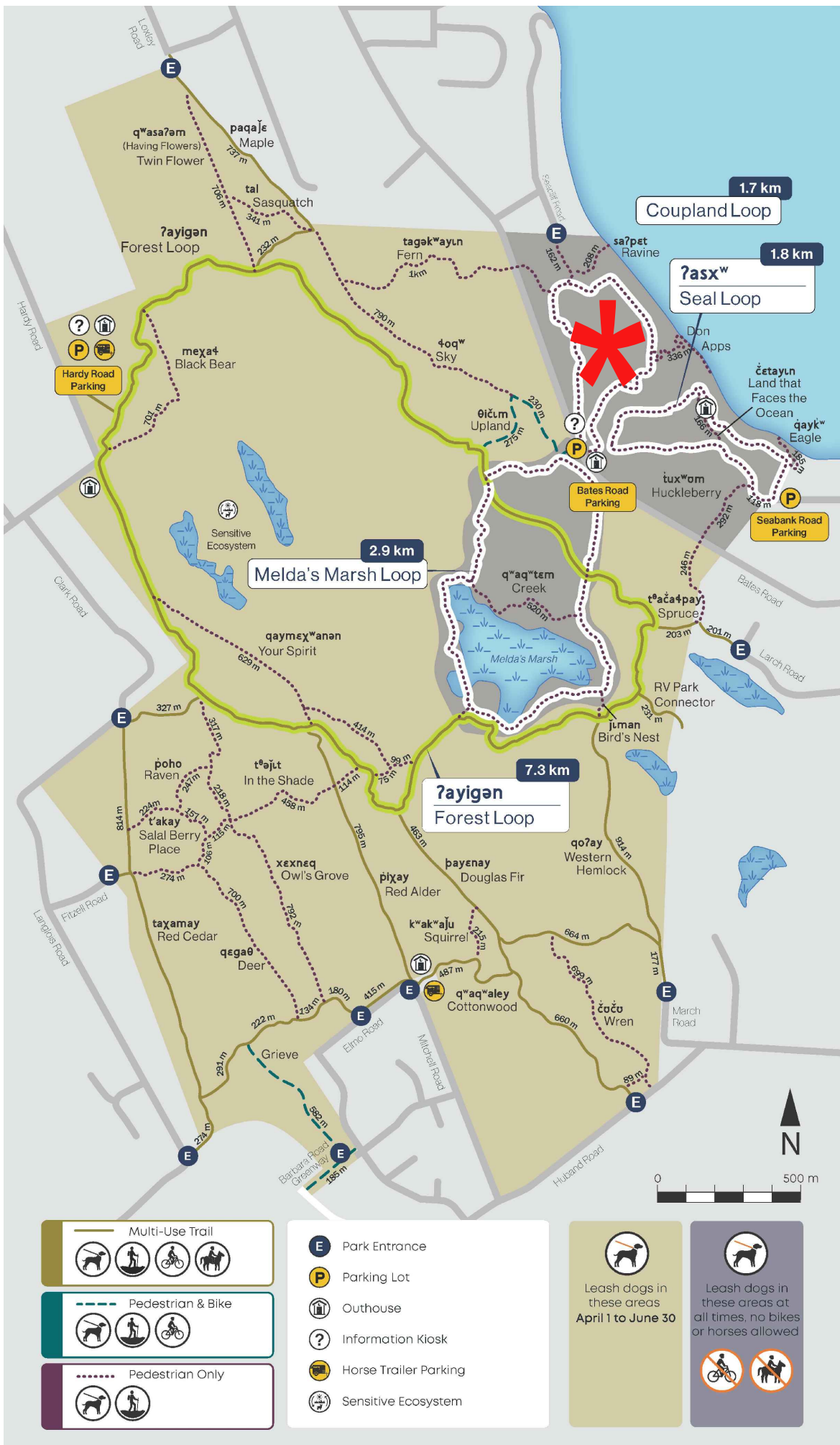
COUPLAND LOOP - ACCESSIBLE TRAIL

Drawing List:

- L0 - Construction Notes
- L1 - Trail Segment 1
- L2 - Trail Segment 2
- L3 - Trail Segment 3
- L4 - Trail Segment 4
- L5 - Details
- L6 - Details



PARK LOCATION MAP (N.T.S.)



TRAIL MAP (PER COMOX VALLEY REGIONAL DISTRICT)

ARCHITECT:

CLIENT:

**COMOX VALLEY  
REGIONAL DISTRICT**

CONTACT: Daniel May  
T: 250-334-6086  
E: dmay@comoxvalleyrd.ca

PROJECT TITLE:

**COUPLAND LOOP  
ACCESSIBLE TRAIL**

SEAL BAY NATURE PARK

DRAWING TITLE:

**PROJECT OVERVIEW**

| ISSUED FOR / REVISION |                                 |            |
|-----------------------|---------------------------------|------------|
| 1                     | ISSUED FOR REVIEW               | 2022-10-11 |
| 2                     | ISSUED FOR 85% DETAILED DESIGN  | 2022-11-15 |
| 3                     | ISSUED FOR 100% DETAILED DESIGN | 2022-12-14 |
| 4                     | ISSUED FOR RFQ                  | 2023-04-11 |
|                       |                                 |            |
|                       |                                 |            |
|                       |                                 |            |

SEAL:

|           |            |
|-----------|------------|
| DRAWN BY: | LSC        |
| DATE:     | 2022-09-23 |
| SCALE:    | AS NOTED   |
| DWG. NO.: |            |

General Construction Notes:

1.

**Overview:** Work is comprised of 96 lineal metres of graveled trail at various widths designed for pedestrians and off-road wheelchair users 187 square metres of graveled trail bump outs to allow for passing and lookout areas; minor trail enhancements; installation of drainage infrastructure; installation or relocation of site amenities such as signage, benches, log seating, fencing, and barriers; and removal and proper disposal of invasive plant material. Work entails falling and limbing of trees, vegetation removal; topsoil stripping; and subgrade preparation, importing and placement of granular fill, base and finish gravels.

**Work is to conform to the Master Municipal Construction Document Platinum Edition** (measurement and payment clauses excluded). Contractor shall obtain own copy and maintain on site. Contractors are drawn to the following sections:

31 05 17 Aggregate and Granular Materials

31 11 01 Clearing and Grubbing

32 11 23 Granular Base

32 11 41 Shrub and Tree Preservation

31 22 01 Site Grading

32 91 21 Topsoil and Finish Grading
3.

**Site:** Water is not available on site. Cellular service is available on site
4.

**Field Reviews:** Provide the Comox Valley Regional District (CVRD) with 48 hours notice for the following required field reviews:

4.1. Pre-construction start-up meeting

4.2. Trail clearing complete and trail alignment (including bump out and lookout areas) ready for granular fill

4.3. Drainage, fencing, and graveled trail complete

4.4. Substantial performance/deficiency review

4.5. Deficiencies rectified

4.6. One year warrantee
5.

**Safety Plan:** A safety plan is required and shall address: tree falling and limbing, public and worker safety, trucking and machine movements, signage, flagging, machinery, spill response, etc. The plan must also include an Emergency Response Plan. All is to meet Worksafe BC regulations and Ministry of Transportation and Infrastructure requirements (for access via Bates Road). Work is not to commence until the CVRD has received and accepted the safety plan.
6.

**Setting out the work:**

6.1. Control Trail: Trail alignment, trail bump outs and lookout areas to be flagged by CVRD. Contractor shall work with this layout to clearly mark out clearing boundaries, grubbing boundaries and finish staking
7.

**Clearing, grubbing and stripping:** clear, grub and strip organic soils as per MMCD, platinum edition to specified depths beneath all granula fill areas. Dispose of all woody material off site. All invasive plant species to be disposed of as per best management practices. Trees to be felled to be left in forest. Buck and limb trees to ensure tree lays flat of the forest floor.
8.

**Excavation, embankment and compaction:**

8.1. Contractor shall be responsible for contacting BC One (1-800-474-6886) prior to any excavation.

8.2. Where excavation specifications on these drawings conflict with worksafe BC regulations, worksafe BC regulations are to govern.

8.3. All fills are imported granular MMCD pit run gravel (75 mm minus).

8.4. Compact fills in maximum specified lifts with minimum 1000lb plate tamper, vibratory roller or hoe pack. Provide water as necessary to ensure proper compaction.

8.5. Compaction shall meet specified Modified Proctor Density (MPD) as per construction details. Testing is not required.
9.

**Site Preparation:** Clear and strip the natural surface including all organic and unsuitable material over the full extent of the excavation and fill areas. Organics (including invasive plant material, large woody debris, grasses, etc) shall be considered unsuitable material and removed. Topsoil shall be dispersed on forest floor adjacent clearing areas in small piles. Removal of invasive plant species to the satisfaction of the CVRD. No debris shall be buried in the fill. Remove and retain trees and native plants as specified in construction drawings. **Existing native vegetation suitable for re-use that is to be impacted by the works shall be salvaged, healed-in on-site and kept moist until re-planted. Remove existing trees that are dangerous or may pose a threat to vehicles, equipment, workers or public.**

**Invasive plant species:** All invasive plant biomass shall be removed and disposed of as per best management practices to a legal disposal site. Any invasive plants within 3 metres of edge of the forest trail shall also be removed. Likely invasive plants include: English holly (Ilex aquifolium).

**Drainage infrastructure:** Ditches and swales shall be constructed at such points and to such cross section, alignment and grade as indicated on the drawings or as directed by the CVRD representative.

**Trail General:** Positive drainage off trail to be ensured. Trail through forest shall be gently curved and as natural appearing as possible. Some latitude may be granted by CVRD to final trail location provided widths and drainage patterns conform to design intent. Smooth transition from trail surface to lookout and bump out surfaces required.

**Trail surfacing:** Surfacing to have good stability and generally free of excessive loose chips after compaction. Finish shall be smooth and uniform. Acceptance subject to review and acceptance by CVRD. Contractor to investigate best sources for this material and obtain own samples prior to submitting final sample for approval.

**Signage:** All signage to be supplied by CVRD. Before installation of signage, contractor to confirm sign location with CVRD. All sign posts shall be set plumb. Refer to details sheet.

**Testing and Clean-up:** Testing to be done by CVRD on an 'as needed' basis. Final cleanup to the satisfaction of the CVRD.

**Contractor responsibilities:**

1.1. Contractor shall be solely responsible for site safety at place of work as required by all applicable construction safety legislation, regulations and codes, and by good construction practice. The contractor shall perform its works in strict compliance with the requirements, rules, regulations and bylaws of any federal, provincial or regional authority having jurisdiction.

1.2. Contractor is responsible to verify the accuracy of the drawings as they pertain to the site and report any discrepancies to the CVRD.

1.3. Contractor is responsible for repair and replacement of any damage to surroundings as a result of construction.

1.4. Contractor is responsible for environmental protection procedures. Spill kits are required on site. Any spills shall be reported to the BC Emergency program (1-800-663-3456).

1.5. Contractor is responsible to meet all Worksafe BC requirements.

17.

**Bates Road:** No steel tracked machinery on Bates Road without protective matting unless otherwise approved by the Ministry of Transportation and Infrastructure.
18.

**Disposal:** Bench to be disposed off-site to a legal disposal site.
19.

**Weigh Bills:** The contractor shall provide weigh bills for all imported aggregates; imported soils; and invasive plant materials brought to the landfill. Daily weigh bill slips to be provided to the CVRD no later than the following day after placement for payment to be valid.
20.

**Contractor is expected to use more gravel than indicated due to construction tolerances, compaction methods, etc. The contractor should take this into account for pricing.**
21.

**Change Orders:** All change orders must be approved by the CVRD prior to the commencement of any uncontracted works. Use of CVRD template is required.
22.

**As Built:** The contractor shall record on a current set of plans in a neat manner all changes, additions and deletions to reflect the 'as-constructed' installation. This set shall be submitted to the CVRD at the end of the work and prior to substantial completion.
23.

**Warrantee:** One year warrantee on all work and materials. Warrantee walk through will be scheduled one year following substantial completion.

- Submittals:

1.1. Safety Plan

1.2. Construction timeline

1.3. Pit run aggregate (75mm minus), and trail surfacing aggregate (10mm minus) sample and supplier to be used.

ARCHITECT:

CLIENT:

COMOX VALLEY

REGIONAL DISTRICT

CONTACT: Daniel May

T: 250-334-6086

E: dmay@comoxvalleyrd.ca

PROJECT TITLE:

COUPLAND LOOP

ACCESSIBLE TRAIL

SEAL BAY NATURE PARK

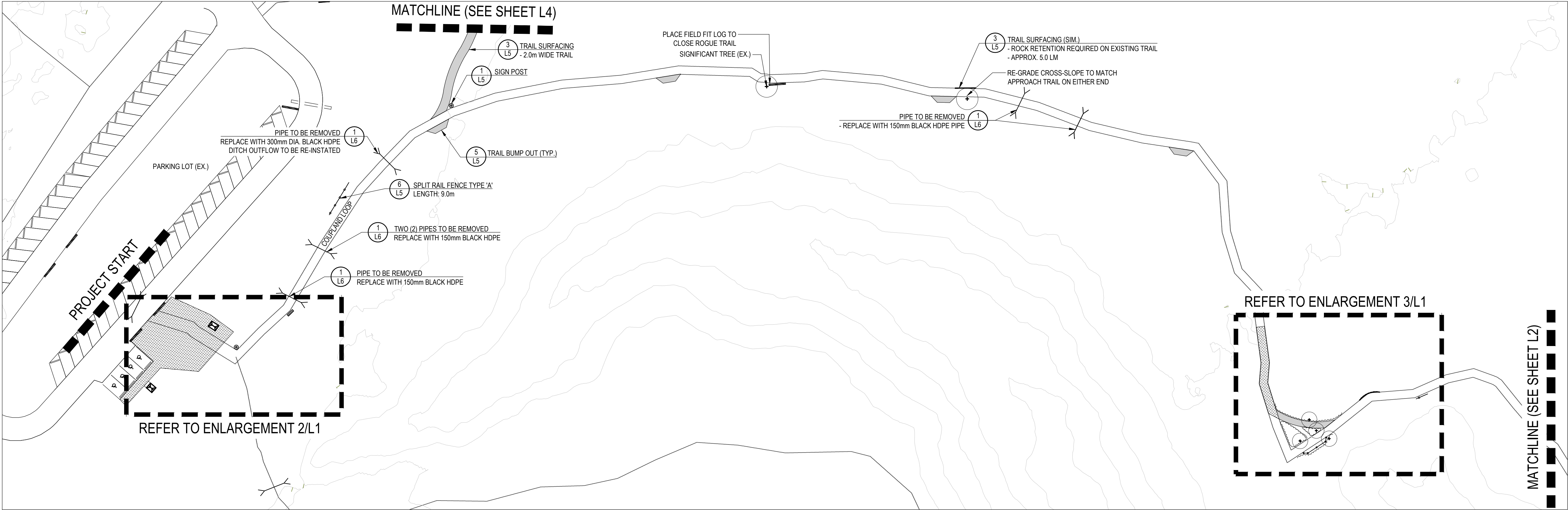
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CONSTRUCTION NOTES

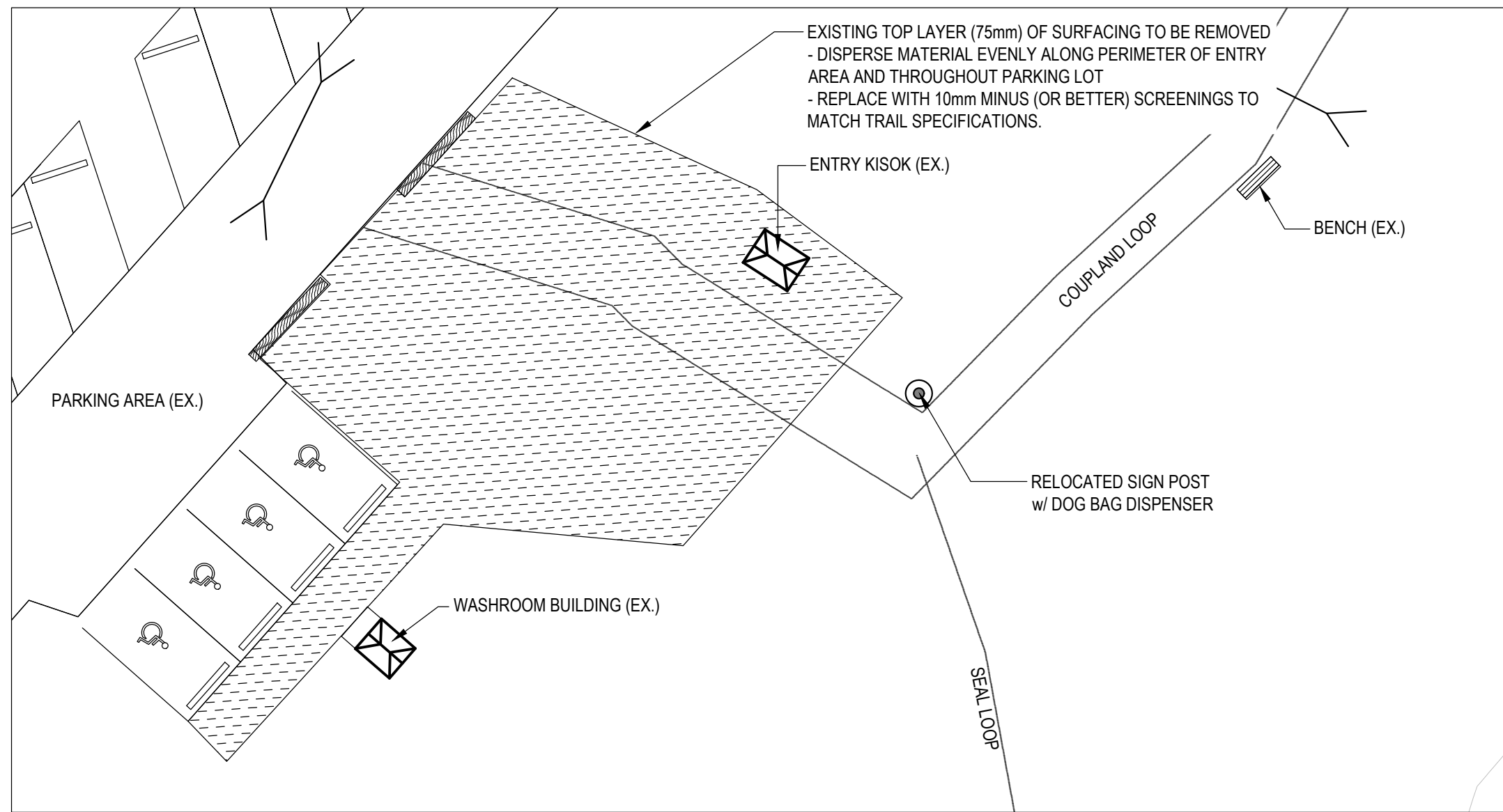
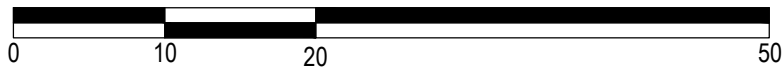
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| 1                     | ISSUED FOR REVIEW               | 2022-10-11 |
| 2                     | ISSUED FOR 85% DETAILED DESIGN  | 2022-11-15 |
| 3                     | ISSUED FOR 100% DETAILED DESIGN | 2022-12-14 |
| 4                     | ISSUED FOR RFQ                  | 2023-04-11 |
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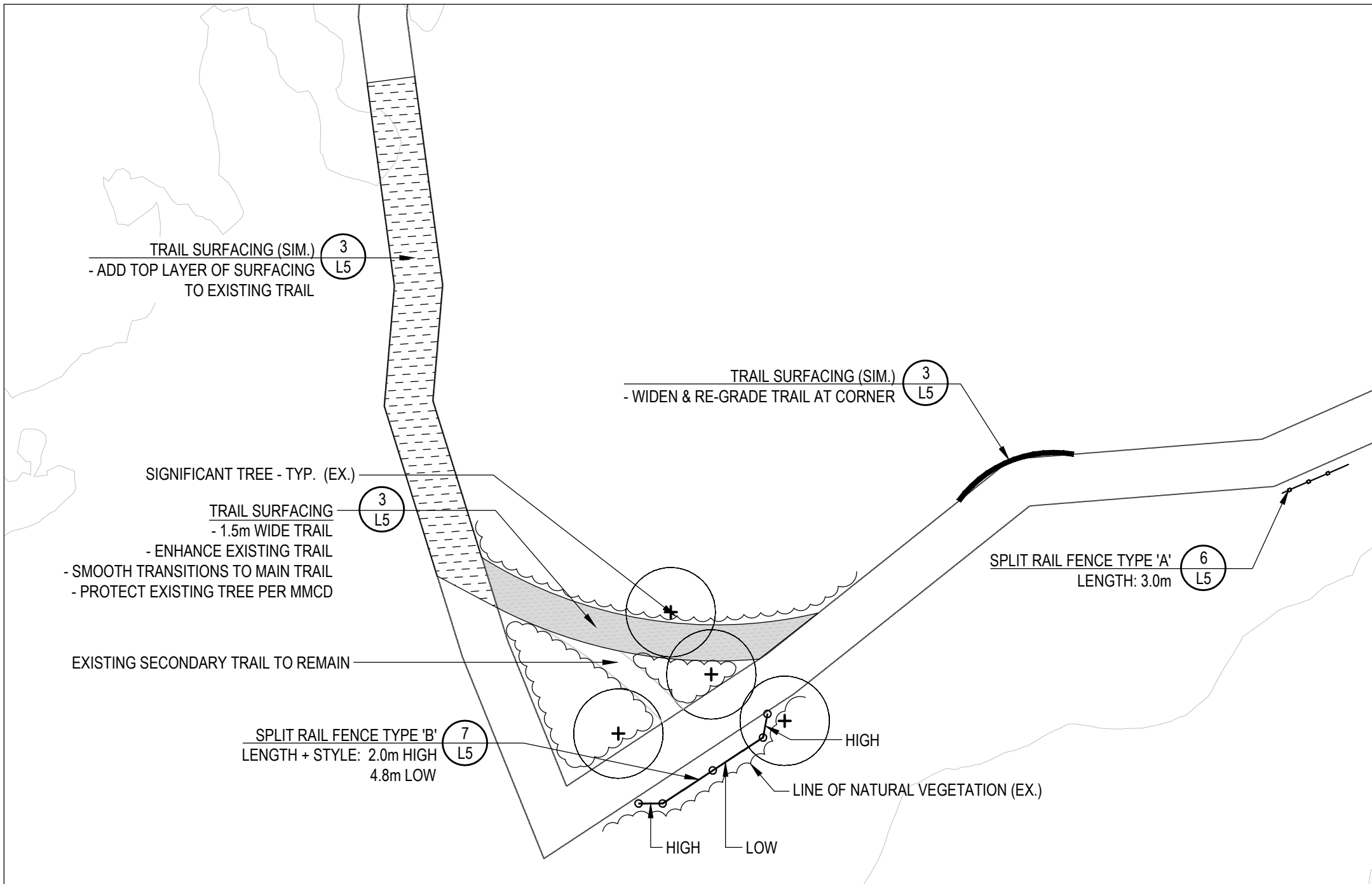
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| DRAWN BY: | LSC        |
| DATE:     | 2022-09-23 |
| SCALE:    | AS NOTED   |
| DWG. NO.: |            |



1  
L1  
TRAIL SEGMENT 1  
SCALE 1:500



2  
L1  
TRAIL SEGMENT 1 - AREA ENLARGEMENT  
SCALE 1:200



3  
L1  
TRAIL SEGMENT 1 - AREA ENLARGEMENT  
SCALE 1:200



AREA FOR PROPOSED 1.5m TRAIL  
SITE PHOTO - SEPTEMBER 2022

| SURFACING LEGEND: |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
|                   | GRAVELED TRAIL c/w BASE MATERIAL<br>* REFER TO DETAILS SHEET FOR SPECS.                                             |
|                   | GRAVELED TRAIL ON EXISTING BASE MATERIAL<br>* NO COMPACTION OF BASE REQUIRED<br>* REFER TO DETAILS SHEET FOR SPECS. |

ARCHITECT:

CLIENT:

COMOX VALLEY  
REGIONAL DISTRICT

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PROJECT TITLE:

COUPLAND LOOP  
ACCESSIBLE TRAIL

SEAL BAY NATURE PARK

DRAWING TITLE:

LAYOUT & MATERIALS PLAN  
TRAIL SEGMENT 1

ISSUED FOR / REVISION

|   |                                 |            |
|---|---------------------------------|------------|
| 1 | ISSUED FOR REVIEW               | 2022-10-11 |
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SEAL:

|           |            |
|-----------|------------|
| DRAWN BY: | LSC        |
| DATE:     | 2022-09-23 |
| SCALE:    | AS NOTED   |
| DWG. NO.: |            |

L1

GRAVELED TRAIL c/w BASE MATERIAL  
\* REFER TO DETAILS SHEET FOR SPECS.

GRAVELED TRAIL ON EXISTING BASE MATERIAL.  
\* NO COMPACTION OF BASE REQUIRED  
\* REFER TO DETAILS SHEET FOR SPECS.

MATCHLINE (SEE SHEET L3)

TRAIL ENHANCEMENT  
- MINOR RE-ALIGNMENT  
OF EXISTING TRAIL  
TRAIL BUMP OUT (TYP.)

EXISTING BENCH TO BE REMOVED + DISPOSED  
- SALVAGE PLAQUE AND RETURN TO CVRD

REFER TO ENLARGEMENT 3/L2

REFER TO ENLARGEMENT 2/L2

SPLIT RAIL FENCE TYPE 'A'  
LENGTH: 5.0m

BUMP OUT (TYP.) (5)

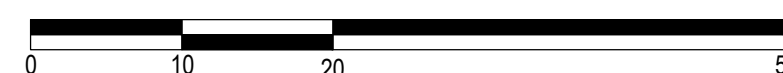
BUILD UP LOW SPOT OF  
TRAIL BETWEEN TREES

— LOG BUMPER  
- FIELD FIT USING DEAD FALL

MATCHLINE (SEE SHEET L1)

PIPE TO BE REMOVED  
- REPLACE WITH 150mm  
BLACK HDPE

TRAIL SEGMENT 2  
SCALE 1:500



2 TRAIL SEGMENT 2 - AREA ENLARGEMENT 'A'  
L2 SCALE 1:200

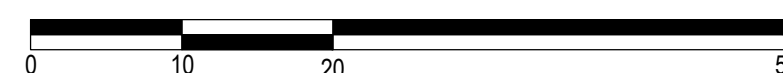


PROPOSED LOG SEATING AREA  
SITE PHOTO - SEPTEMBER 2022



TRAIL REQUIRING ROCK RETENTION  
SITE PHOTO - SEPTEMBER 2022

3 TRAIL SEGMENT 2 - AREA ENLARGEMENT 'B'  
L2 SCALE 1:200



CONTACT: Lindsay Flawse  
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E: [lindsay@bloom-la.com](mailto:lindsay@bloom-la.com)

ARCHITECT:

CLIENT:

**COMOX VALLEY  
REGIONAL DISTRICT**

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E: [dmay@comoxvalleyrd.ca](mailto:dmay@comoxvalleyrd.ca)

PROJECT TITLE:

**COUPLAND LOOP  
ACCESSIBLE TRAIL**

SEAL BAY NATURE PARK

DRAWING TITLE:

## LAYOUT & MATERIALS PLAN

### TRAIL SEGMENT 2

ISSUED FOR / REVISION

|   |                                 |            |
|---|---------------------------------|------------|
| 1 | ISSUED FOR REVIEW               | 2022-10-11 |
| 2 | ISSUED FOR 85% DETAILED DESIGN  | 2022-11-15 |
| 3 | ISSUED FOR 100% DETAILED DESIGN | 2022-12-14 |
| 4 | ISSUED FOR RFQ                  | 2023-04-11 |
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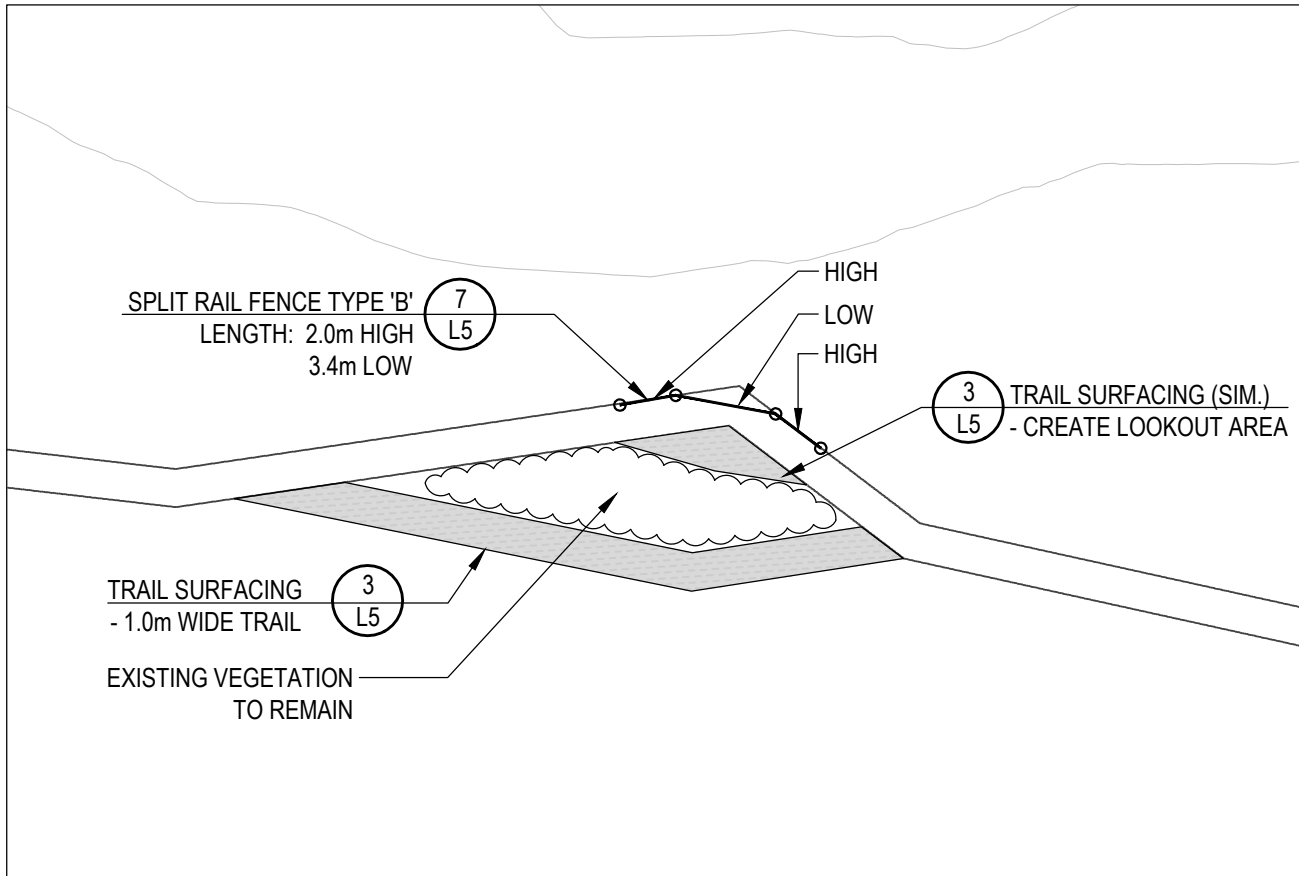
SEAL:

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|-----------|------------|
| DRAWN BY: | LSC        |
| DATE:     | 2022-09-23 |
| SCALE:    | AS NOTED   |
| DWG. NO.: |            |

## L2



HEADWALL TO BE RAISED TO CREATE BUMPER EDGE  
SITE PHOTO - SEPTEMBER 2022



2 L3 TRAIL SEGMENT 3 - AREA ENLARGEMENT  
SCALE 1:200

**SURFACING LEGEND:**

GRAVELED TRAIL c/w BASE MATERIAL  
\* REFER TO DETAILS SHEET FOR SPECS.

GRAVELED TRAIL ON EXISTING BASE MATERIAL  
\* NO COMPACTION OF BASE REQUIRED  
\* REFER TO DETAILS SHEET FOR SPECS.

1 L3 TRAIL SEGMENT 3  
SCALE 1:500



ARCHITECT:

CLIENT:

**COMOX VALLEY  
REGIONAL DISTRICT**

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PROJECT TITLE:

**COUPLAND LOOP  
ACCESSIBLE TRAIL**

SEAL BAY NATURE PARK

DRAWING TITLE:

**LAYOUT & MATERIALS PLAN  
TRAIL SEGMENT 3**

| ISSUED FOR / REVISION |                                 |            |
|-----------------------|---------------------------------|------------|
| 1                     | ISSUED FOR REVIEW               | 2022-10-11 |
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SEAL:

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| DRAWN BY: | LSC        |
| DATE:     | 2022-09-23 |
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ARCHITECT:

CLIENT:

COMOX VALLEY  
REGIONAL DISTRICT

CONTACT: Daniel May  
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E: dmay@comoxvalleyrd.ca

PROJECT TITLE:

COUPLAND LOOP  
ACCESSIBLE TRAIL

SEAL BAY NATURE PARK

DRAWING TITLE:

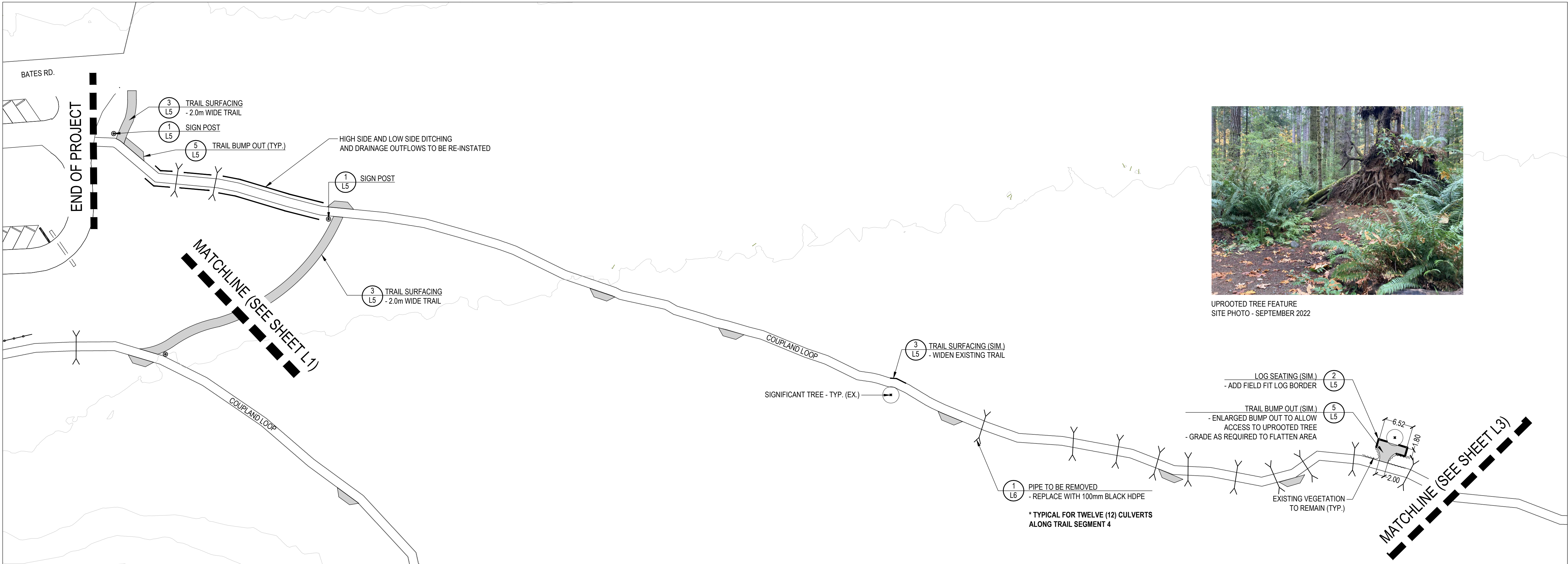
LAYOUT & MATERIALS PLAN  
TRAIL SEGMENT 4

| ISSUED FOR / REVISION |                                 |            |
|-----------------------|---------------------------------|------------|
| 1                     | ISSUED FOR REVIEW               | 2022-10-11 |
| 2                     | ISSUED FOR 85% DETAILED DESIGN  | 2022-11-15 |
| 3                     | ISSUED FOR 100% DETAILED DESIGN | 2022-12-14 |
| 4                     | ISSUED FOR RFQ                  | 2023-04-11 |
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SEAL:

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| DRAWN BY: | LSC        |
| DATE:     | 2022-09-23 |
| SCALE:    | AS NOTED   |
| DWG. NO.: |            |

L4



1  
L4 TRAIL SEGMENT 4  
SCALE 1:500



| SURFACING LEGEND: |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
|                   | GRAVELED TRAIL c/w BASE MATERIAL<br>* REFER TO DETAILS SHEET FOR SPECS.                                             |
|                   | GRAVELED TRAIL ON EXISTING BASE MATERIAL<br>* NO COMPACTION OF BASE REQUIRED<br>* REFER TO DETAILS SHEET FOR SPECS. |



- 2 LOG SEATING - SECTION  
L5 1:30



- |         |                                                 |
|---------|-------------------------------------------------|
| 4<br>L5 | TRAIL CLEARING THROUGH FOREST - SECTION<br>1:30 |
|---------|-------------------------------------------------|

- BUMP OUT - PLAN  
1:50

- BUMP OUT: SURFACING PER DETAIL 3/L5.  
DIMENSIONS ARE TYPICAL UNLESS OTHERWISE NOTED.



- NOTES:
1. OVERLAP CEDAR RAILS BY APPROXIMATELY 300MM.
  2. ANGLE FENCE LINE TO SUITE SITE AND DESIGN INTENT.
  3. SECURE USING GALVANIZED SPIRAL SPIKES OF APPROPRIATE LENGTH TO ENSURE RAILS ARE SECURED TO POSTS.

|           |            |
|-----------|------------|
| DRAWN BY: | LSC        |
| DATE:     | 2022-09-23 |
| SCALE:    | AS NOTED   |
| DWG. NO.: |            |



|    |                      |
|----|----------------------|
| 1  | TRAIL CULVERT DETAIL |
| L6 | 1:30                 |

ARCHITECT:

CLIENT:

**COMOX VALLEY  
REGIONAL DISTRICT**

CONTACT: Daniel May  
T: 250-334-6086  
E: dmay@comoxvalleyrd.ca

PROJECT TITLE:

## COUPLAND LOOP ACCESSIBLE TRAIL

SEAL BAY NATURE PARK

DRAWING TITLE:

## PROJECT SPECIFICATIONS

| ISSUED FOR / REVISION |                                 |            |
|-----------------------|---------------------------------|------------|
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SEAL:

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|-----------|------------|
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# L6