

GENERAL NOTES:

1. THE OWNER'S PROFESSIONAL ENGINEER IS REQUIRED TO FIELD REVIEW THE INSTALLATION OF SERVICES INCLUDED IN THIS PROJECT IN ACCORDANCE WITH THE GENERAL REVIEW COMMITMENT CERTIFICATION PROCESS. THE OWNER'S CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS NOTICE PRIOR TO COMMENCING CONSTRUCTION OF THE SITE SERVICES.
2. THE OWNER/OWNER'S CONTRACTOR SHALL HAVE ITS PROFESSIONAL ENGINEER PROVIDE FULL-TIME ONSITE REVIEW DURING CONSTRUCTION ON AN EXISTING MUNICIPAL STREET OR EASEMENT AND PROVIDE A CERTIFICATE OF COMPLETION OF WORKS UPON COMPLETION OF ALL WORKS TO BE CONSTRUCTED.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CURRENT ONTARIO BUILDING CODE (OBC) AND ANY APPLICABLE STATUTES, REGULATIONS, CODES AND BY-LAWS.
4. STRIK, BALDINELLI, MONIZ LTD. (SBM) IS NOT RESPONSIBLE FOR THE INFORMATION (EXISTING TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, ETC.) PROVIDED BY OTHERS.

CONSTRUCTION NOTES:

1. REFER TO THE SITE PLAN FOR LAYOUT DIMENSIONING AND SIGN/POST DETAILS.
2. THE OWNER'S CONTRACTOR IS TO CONTACT THE CONSULTING ENGINEER (SBM) FOR FINAL ONSITE REVIEW. THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS NOTICE PRIOR TO REQUIRED ONSITE REVIEW.
3. THE OWNER'S CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES UNDER THE OCCUPATIONAL HEALTH AND SAFETY ACT AS REQUIRED BY THE MINISTRY OF LABOUR TO EXECUTE THE WORK.
4. THE OWNER'S CONTRACTOR IS TO REVIEW AND CONFIRM ALL EXISTING CONDITION INFORMATION & INFORM SBM OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. SBM IN NO WAY ACCEPTS RESPONSIBILITY FOR ANY INACCURACIES FOUND ON THIS PLAN RELATIVE TO EXISTING CONDITIONS FOR THE SITE.
5. PRIOR TO COMMENCING ANY CONSTRUCTION, ALL SEWER OUTLET INFORMATION, BENCHMARKS, ELEVATIONS, DIMENSIONS, GRADES, ETC. MUST BE CHECKED BY THE CONTRACTOR AND VERIFIED AND ANY DISCREPANCIES REPORTED TO THE ENGINEERS.
6. PRIOR TO COMMENCING ANY WORK ON THE INSTALLATION OF SERVICES & GRADING, AN APPROVED SET OF PLANS AND SPECIFICATIONS MUST BE AVAILABLE ON THE JOB AND SHALL REMAIN THERE WHILE WORK IS BEING DONE.
7. STRIP FULL DEPTH OF TOPSOIL IN AREAS TO BE DISTURBED AND STOCK PILE FOR RE-USE IN GRASSED/LANDSCAPED AREAS.
8. OWNER'S CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT INVERTS AND GRADES, RECORD ANY DEVIATION OF PIPE OR STRUCTURE LOCATION INVOLVED WITH THIS PROJECT AND OWNER'S CONTRACTOR TO PROVIDE A COPY OF THE AS-BUILT DRAWING SHOWING ALL CHANGES CLEARLY MARKED IN RED.
9. THE OWNER'S CONTRACTOR SHALL CONSTRUCT TEMPORARY MEASURES TO CONTROL SILT ENTERING THE STORM DRAINAGE SYSTEM TO THE SPECIFICATIONS OUTLINED IN THE GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES PREPARED BY THE MINISTRY OF NATURAL RESOURCES. THESE MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCING ANY CONSTRUCTION FOR THIS PROJECT AND ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED TO BASE ASPHALT AND SOD OR THE SATISFACTION OF THE MUNICIPAL ENGINEER.
10. THE CONTRACTOR SHALL FURNISH THE CITY OF LONDON TRUST COMMISSION (L.T.C.) AT LEAST ONE WEEK PRIOR TO COMMENCING CONSTRUCTION ON ANY STREET THAT IS AN L.T.C. BUS ROUTE THAT WILL BE AFFECTED BY CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR:
- 11.1. CONNECTING ANY EXISTING SEWER OR DRAIN ENCOUNTERED DURING CONSTRUCTION TO A NEW SEWER OF SIMILAR TYPE, SIZE AND MATERIAL OR INTO ANOTHER EXISTING SEWER OF THE SAME TYPE AND TO REPORT ON AS-BUILT DRAWINGS.
- 11.2. ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBOURING PROPERTIES.
12. NO FOUNDATION DRAIN CONNECTIONS WILL BE PERMITTED INTO THE SANITARY SEWERS AND NO DIRECT GRAVITY CONNECTIONS FROM THE FOUNDATION DRAINS WILL BE PERMITTED TO THE STORM SYSTEM UNLESS THE STORM SYSTEM HAS THE CAPACITY TO PROVIDE FOR SUCH CONNECTIONS TO THE SATISFACTION OF THE MUNICIPAL ENGINEER.
13. WORK ON OR ADJACENT TO THE CITY RIGHT OF WAY (R.O.W.) SHALL BE COMPLETED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 CURRENT EDITION AND THE ONTARIO TRAFFIC MANUAL BOOK 18 CURRENT EDITION.
14. ALL MATERIALS TO BE COMPACTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER (SUBGRADE, BEDDINGS, BACKFILL, ASPHALT, ETC. AS PER OPSS.MUNI 501)

SURFACE WORKS NOTES:

1. ALL WORK IN THE CITY ROAD ALLOWANCE SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF LONDON ENVIRONMENTAL AND ENGINEERING SERVICES DEPARTMENT. THE STANDARD CONTRACT DOCUMENTS FOR MUNICIPAL CONSTRUCTION PROJECTS AS ADOPTED BY COUNCIL ON MAY 30, 1994 AND AS AMENDED FROM TIME TO TIME ARE TO BE APPLIED TO WORKS WITHIN THE CITY ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. THE CONTRACTOR IS REQUIRED TO OBTAIN A PERMIT TO WORK IN CITY R.O.W.
2. ALL SURFACES WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AT LEAST AS GOOD AS ORIGINAL, OR AS PER BELOW (WHICHEVER IS GREATER) OR IF WITHIN THE CITY RIGHT OF WAY TO THE SATISFACTION OF THE CITY ENGINEER, ALL AT NO COST TO THE CITY.
- 2.1. GRASSED AREAS TO BE RESTORED w/ 100mm TOPSOIL + SOD.
- 2.2. CONCRETE SIDEWALK TO CUL. STANDARD SR-1.0.
- 2.3. CONCRETE CURB AND GUTTER TO OPSD 600.110 (ON-SITE BARRIER CURB), CUL. SR-1.3 (ON-SITE CURB-FACE SIDEWALK).
- 2.4. ANY ASPHALT AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS FOLLOWS:
- 2.4.1. PROOF ROLL SUBGRADE (TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER) PRIOR TO PLACEMENT OF GRANULARS (98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD) MIN.).
- 2.4.2. MILL ADJACENT ASPHALT TO BE TIED INTO 50mm DEEP x 500mm WIDE PRIOR TO RESTORATION SEE DETAIL ON SHEET C6.
- 2.4.3. MIN. RECOMMENDED ON-SITE LIGHT-DUTY PAVEMENT STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
- 40mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY (TACK COAT REQUIRED PER SUPPLEMENTAL STANDARDS FOR ROADS 310.07.03 IF INSTALLED MORE THAN 2 WEEKS AFTER BINDER ASPHALT)
- 50mm HL8 BINDER ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY
- ASPHALT TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH OPSS.MUNI 310 & 1150
- 150mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD
- 450mm OF GRANULAR 'B' COMPACTED TO 100% SPMDD
- 2.4.4. MIN. RECOMMENDED ON-SITE HEAVY-DUTY PAVEMENT STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
- 40mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY (TACK COAT REQUIRED PER SUPPLEMENTAL STANDARDS FOR ROADS 310.07.03 IF INSTALLED MORE THAN 2 WEEKS AFTER BINDER ASPHALT)
- 50mm HL8 BINDER ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY
- ASPHALT TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH OPSS.MUNI 310 & 1150
- 150mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD
- 450mm OF GRANULAR 'B' COMPACTED TO 100% SPMDD
- 2.4.5. FANSHAWE PARK ROAD PAVEMENT STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
- 50mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY (TACK COAT REQUIRED FOR OPSS.PROV 308 IF INSTALLED MORE THAN 2 WEEKS AFTER BINDER ASPHALT)
- 130(65/65)mm HL8 BINDER ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY ASPHALT TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH OPSS 310 & 1150
- 150mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD
- 450mm OF GRANULAR 'B' COMPACTED TO 100% SPMDD
- 2.4.6. MATCH EXISTING CONDITIONS OR AS PER BELOW ON PRIVATE PROPERTY, WHICHEVER IS GREATER (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
- 50mm HL4 SURFACE ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY
- 200mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD
- 2.5. RESTORE ALL PAVEMENT MARKINGS TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS AND MARKINGS SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 710 'CONSTRUCTION SPECIFICATION FOR PAVEMENT MARKING'.
- 2.6. ALL EXTERIOR HORIZONTAL CONCRETE SHALL MATCH EXISTING THICKNESS OR BE MIN 100mm THICK (150mm THICK AT VEHICLE ENTRANCE(S) FOR MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SITES), 32 MPa AT 28 DAYS c/w 5-8% AIR ENTRAINMENT, SLUMP OF 80mm (±20mm) OR 30mm (±10mm) WHEN USING A FORMING MACHINE AND TEMPERATURE BETWEEN 10-28°C. ON MIN 100mm THICK GRANULAR 'A' COMPACTED TO 100% SPMDD.
3. ALL AREAS OUTSIDE THE CONSTRUCTION LIMITS SHALL NOT BE DISTURBED. ANY DAMAGES TO THOSE AREAS ARE TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

UTILITIES NOTES:

1. ALL WORK FOR COORDINATION, DESIGN, AND CONSTRUCTION OF UTILITIES IS BY OTHERS. SBM DESIGN AND DRAWINGS ARE FOR MUNICIPAL SERVICING ONLY. ANY UTILITY INFORMATION SHOWN IS FOR REFERENCE/COORDINATION PURPOSES ONLY AND MAY NOT BE ACCURATE.
2. UTILITY PROVIDERS MUST BE INFORMED AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION ON ANY EXISTING CITY ROAD ALLOWANCE. ALL EXISTING UNDERGROUND SERVICE OR UTILITIES WITHIN THE LIMITS OF THE CONSTRUCTION SITE SHALL BE LOCATED AND MARKED. ANY UTILITIES, DAMAGED OR DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE GOVERNING BODY AT THE CONTRACTOR'S EXPENSE.
3. ALL EXISTING UNDERGROUND UTILITY (TELEPHONE, HYDRO, GAS, CABLE, SEWER, WATERMANS, ETC.) THAT WILL BE CROSSED UNDER DURING THE INSTALLATION OF SERVICES FOR THIS DEVELOPMENT SHALL BE SUPPORTED, AS MAY BE REQUIRED BY THE OWNERS OF THE UTILITY BEING CROSSED UNDER.
4. OWNER'S CONTRACTOR TO LOCATE/FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. OWNER'S CONTRACTOR TO COORDINATE WITH UTILITIES PROVIDER FOR BRACING, DECOMMISSIONING AND/OR RELOCATION OF EXISTING GAS, HYDRO, TELEPHONE, CABLE, ETC. SERVICES, IF REQUIRED.

REFERENCE DOCUMENTS:

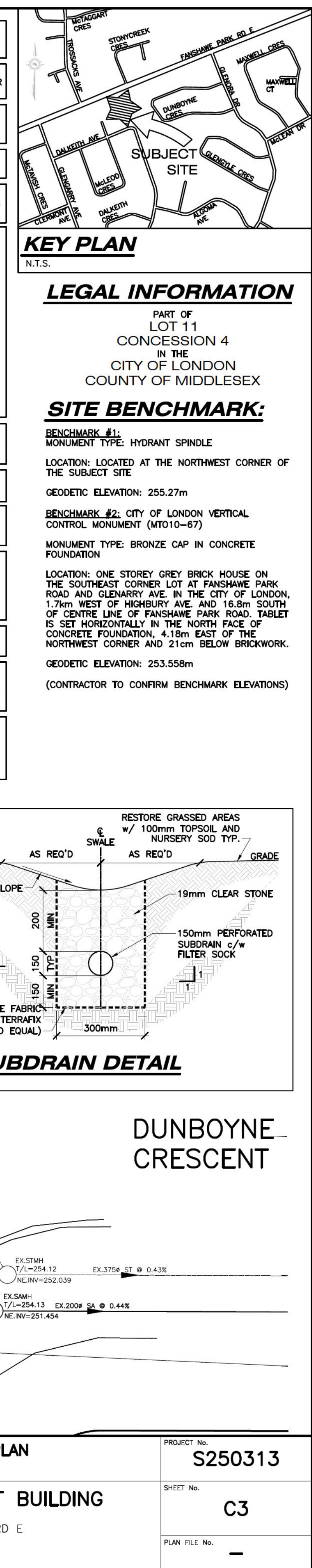
1. LEGAL INFO OBTAINED FROM PDF PLAN OF SURVEY BY MTE LAND SURVEYORS LTD. FILE NO: 49849-100, DATED OCTOBER 21, 2021.
2. PRELIMINARY LEGAL INFO PREPARED BY SBMG, PLAN NO: G250009 RP01, DATE RECEIVED, OCTOBER 03, 2025.
3. TOPO SURVEY (CAD FILE) PREPARED BY SBMG, DATE RECEIVED, NOVEMBER 03, 2025.
4. PRELIMINARY BOREHOLE LOG REPORT PREPARED BY MTE, FILE NO: 61435-002, DATED MARCH 14, 2025.
5. SITE SERVICING DESIGN BRIEF PREPARED BY SBM, PROJECT NO: S250313.
6. CITY OF LONDON AS-BUILT DRAWING 27111 BY AECOM, DATED MAY 2017.
7. GEOTECHNICAL INVESTIGATION PREPARED BY MTE, FILE NO: 61435_002, DATED NOVEMBER 10, 2025.
8. SITE PLAN PREPARED BY SBM, PROJECT NO: S250313.

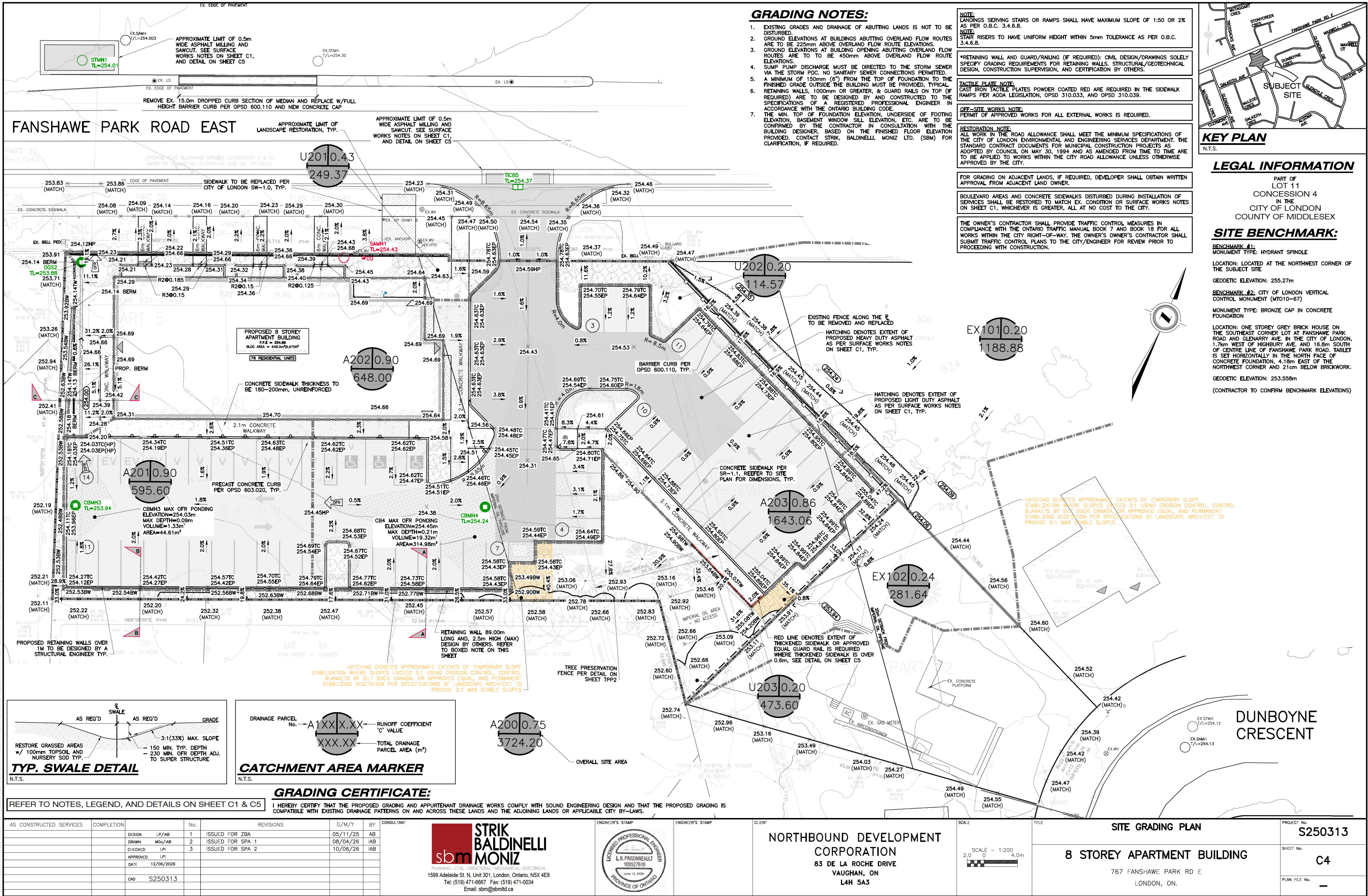
SERVICING NOTES:

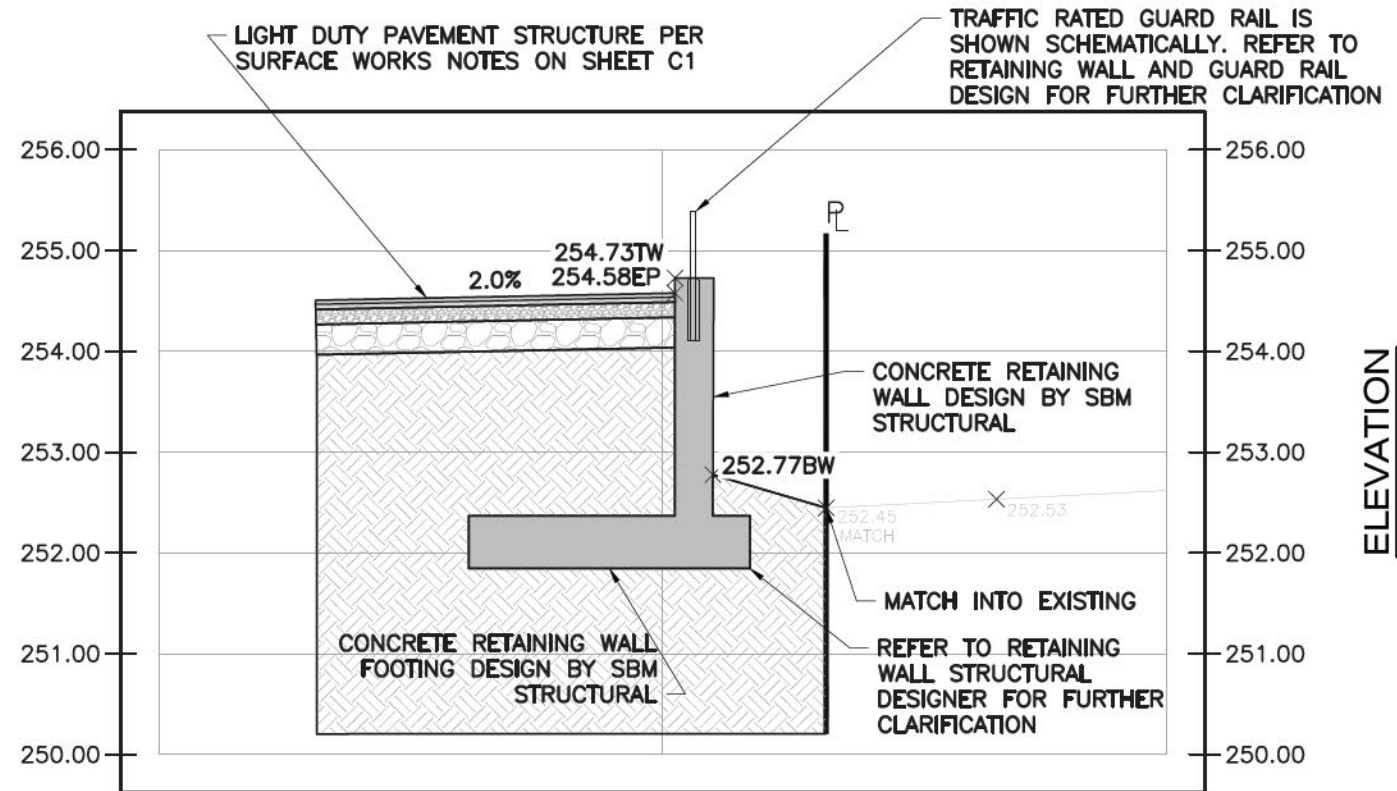
1. ALL STORM AND/OR SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF LONDON'S STANDARDS AND SPECIFICATIONS, THE CURRENT EDITION OF THE ONTARIO BUILDING CODE, AND THE CURRENT EDITION OF THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS (M.E.C.P.) DESIGN GUIDELINES FOR SEWAGE WORKS.
2. SITE SERVICES SHALL BE INSTALLED TO 1.0m OUTSIDE FOUNDATION WALL.
3. ALL ORGANIC, UNSTABLE OR UNSUITABLE MATERIALS BENEATH THE ROAD ALLOWANCE, SERVICES, UTILITIES, OR FOUNDATIONS MUST BE REMOVED AND THESE AREAS BACKFILLED WITH AN APPROVED FILL MATERIAL, ALL TO THE SATISFACTION OF A GEOTECHNICAL ENGINEER AND SHOULD BE PLACED IN LIFTS NOT EXCEEDING 300mm (LOOSE) THAT ARE COMPACTED TO 95% SPMDD (100% FOR PAVED SURFACES). THE FILL MATERIAL SHOULD COMPRISE OF CLEAN, COMPACTABLE FILL WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
4. REMOVE ALL TRENCH WATER WHEN PIPE LAYING IS IN PROGRESS. ALL REQUIREMENTS FOR DEWATERING REGISTRY AND PERMITS (INCLUDING THE M.E.C.P.'S PERMIT TO TAKE WATER, IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONNECTIONS FROM FOUNDATIONS, WEEPING TILE, SUMP PUMP, AND ROOF DRAINS ARE NOT PERMITTED TO ENTER THE SANITARY SEWER SYSTEM AND SHALL BE IN ACCORDANCE WITH THE CITY OF LONDON'S DRAINAGE BY-LAW WM-4.
6. ALL PROPOSED STORM SEWER PIPE SHALL BE: PVC SMOOTH WALL (CSA B182.2) (100# TO 600#) OR RIBBED (CSA B182.4) (200# TO 600#) OR HDPE (CSA B182.3) (200# TO 600#) OR NON-REINFORCED CONCRETE (CAN/CSA 258.1) (100# TO 600#) OR REINFORCED CONCRETE (CAN/CSA 257.2) AND SANITARY SEWER PIPE TO BE PVC SMOOTH WALL (CSA B182.2) (100# TO 600#) OR RIBBED (CSA B182.4) (200# TO 600#) OR NON-REINFORCED CONCRETE (CAN/CSA 257.1) (100# TO 600#) OR REINFORCED CONCRETE (CAN/CSA 257.2). PVC PIPE SHALL BE LAID WITH TYPE I BEDDING UNDER 4.5m OF COVER AND TYPE II BEDDING UNDER 4.5m OF COVER. CONCRETE PIPE SHALL BE LAID WITH CLASS B (B1 OR B2) BEDDING. ALL SEWER BACKFILL MUST BE COMPACTED TO 95% STANDARD MAXIMUM DRY DENSITY (MINIMUM) (100% FOR PAVED AREAS). REFER TO THE CITY OF LONDON'S DRAWING SW-1.0.
7. CLASS B1 BEDDING (CRUSHED STONE) TO EXTEND FROM THE INLET AND OUTLET PIPES OF ANY MAINTENANCE HOLE IN THE CITY ROW FOR A DISTANCE OF 5.0m. REFER TO THE CITY OF LONDON'S DRAWING SW-1.0.
8. THE MINIMUM DEPTH OF A STORM SEWER SHALL BE 1.22m ON-SITE OR 1.5m IN THE CITY ROW FROM THE FINISHED GROUND ELEVATION TO THE CROWN OF THE PIPE AS PER OPSD 3090.101 'FOUNDATION, FROST PROTECTION DEPTHS FOR SOUTHERN ONTARIO' OR GEOTECHNICAL REPORT. WHERE MINIMUM DEPTHS CANNOT BE ACHIEVED AND THEREFORE FROST PROTECTION IS WARRANTED, INSULATION IS REQUIRED AS PER THE CITY OF LONDON'S DRAWING W-CS-68 'INSULATION OF WATERMANS AND OFFSETS'.
9. ALL STORM SEWERS/SERVICES AND CATCHBASIN LEADS SHALL HAVE APPROVED RUBBER GASKET JOINTS + BE INSTALLED USING A LASER LEVEL.
10. ALL SANITARY SEWERS/SERVICES SHALL HAVE APPROVED RUBBER GASKET JOINTS + BE INSTALLED USING A LASER LEVEL.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL PRECAST CONCRETE STRUCTURES.
12. ALL CATCHBASINS TO HAVE 0.6m SUMP AS PER OPSD 705.010 AND CATCHBASIN MAINTENANCE HOLES 1200# & LARGER TO HAVE 0.3m SUMP AS PER OPSD 701.010.
13. 3.0m LENGTHS OF 150mm DIAMETER PERFORATED FILTER WRAPPED PVC PIPE ARE TO BE INSTALLED AS SUBDRAINS CONNECTED TO TWO SIDES OF EACH CATCHBASIN AND CATCHBASIN MAINTENANCE HOLE WITHIN PAVED AREAS. THE SUBDRAINS ARE TO BE LOCATED JUST BELOW SUBGRADE ELEVATION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF PRE-CAST CONCRETE. ALL MAINTENANCE HOLES TO BE INSTALLED IN ACCORDANCE WITH THE ONTARIO PROVINCIAL STANDARDS (OPSD) DIVISION 700 DETAILS AND REQUIREMENTS. SEE LIST OF COMMON DETAILS. ALL STRUCTURES TO BE DESIGNED TO RESIST BUOYANCY IF REQUIRED.
15. ENSURE MINIMUM OF 1' ADJUSTMENT UNIT FOR ALL STRUCTURES. MAXIMUM TOTAL ADJUSTMENT UNITS HEIGHT: 300mm.
16. RUNG SPACING IN MAINTENANCE HOLES TO BE 300mm MIN. AND A MAX. OF 600mm DISTANCE BETWEEN THE LID AND THE FIRST RUNG.
17. WHERE ANY WATER SERVICE CONNECTION IS REQUIRED TO BE MADE FOLLOWING THE CONSTRUCTION OF CURB, GUTTER, CONCRETE SIDEWALKS, AND/OR WEARING SURFACE COAT OF ASPHALT ON ANY STREET IN A NEW SUBDIVISION, SUCH WATER SERVICE CONNECTION SHALL NOT BE MADE USING 'OPEN CUT' METHODS BUT SHALL BE MADE USING 'TRENCHLESS' TECHNOLOGIES AND IN SUCH A MANNER AS TO ELIMINATE THE POSSIBILITY OF SETTLEMENT OF SUCH CURB, GUTTER, CONCRETE SIDEWALKS AND/OR WEARING SURFACE COAT OF ASPHALT; IT BEING UNDERSTOOD THAT THIS POLICY SHALL APPLY, EXCEPT WHERE IN THE OPINION OF THE CITY ENGINEER, GROUND CONDITIONS ARE SUCH THAT THE USE OF DRILLING OR BORING METHODS BECOME UNREASONABLE OR UNECONOMICAL.
18. ALL WATERMAIN MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF LONDON'S STANDARDS AND SPECIFICATIONS.
19. ALL FIRE HYDRANTS SHALL BE 3-WAY HYDRANTS c/w STORZ CONNECTION OPENING CLOCKWISE AS PER THE CITY OF LONDON'S STANDARDS AND SPECIFICATIONS.
20. ALL WATERMAIN VALVES MANUFACTURED TO ANWW C550 AND EPDM C550 AND ARE TO OPEN CLOCKWISE.
21. INSTALLATION, HYDROSTATIC TESTING, SWABBING, FLUSHING AND DISINFECTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LONDON'S STANDARDS AND SPECIFICATIONS.
22. SEPARATION BETWEEN BURIED WATER MAINS/SERVICES & SEWERS AS OUTLINED IN THE CURRENT EDITION OF THE M.E.C.P. 'DESIGN GUIDELINES FOR DRINKING-WATER SYSTEMS' SECTION F-6-1 'PROCEDURES TO GOVERN SEPARATION OF SEWERS AND WATERMANS' AND INSULATE WATER SERVICE AS PER CLAUSE 7.3.5.4. 'PROTECTION FROM FROST OF THE CURRENT EDITION OF THE CURRENT EDITION OF THE ONTARIO BUILDING CODE, WHERE REQUIRED. ALL SUBSTITUTIONS MUST BE APPROVED BY THE CITY ENGINEER.'
23. WATER SERVICE TO BE PVC DR-18 AND ALL WATER PIPE TO HAVE 12AWG TRACER WIRE INSTALLED ON ALL PVC WATERMANS, VALVES, AND FIRE HYDRANTS. APPROVED TRACER WIRE FOR OPEN CUT INSTALLATION: 'COPPERHEAD 1230-HS'. ALL WATER PIPE TO BE INSTALLED WITH 1.7m-1.9m COVER.
24. WATERMANS/SERVICES SHALL CROSS ABOVE SEWERS WITH SUFFICIENT VERTICAL SEPARATION TO ALLOW FOR PROPER BEDDING AND STRUCTURAL SUPPORT OF THE WATERMAIN/SERVICE AND SEWER MAINS AS OUTLINED IN THE CURRENT EDITION OF THE M.E.C.P. 'DESIGN GUIDELINES FOR DRINKING-WATER SYSTEMS' SECTION F-6-1 'PROCEDURES TO GOVERN SEPARATION OF SEWERS AND WATERMANS' AND INSULATE WATER SERVICE AS PER CLAUSE 7.3.5.4. 'PROTECTION FROM FROST OF THE CURRENT EDITION OF THE CURRENT EDITION OF THE ONTARIO BUILDING CODE, WHERE REQUIRED.'
25. ALL SUBSTITUTIONS MUST BE APPROVED BY THE CITY ENGINEER.
26. THE ELEVATION OF THE GROUNDWATER ENCOUNTERED DURING THE GEOTECHNICAL INVESTIGATION IS PROVIDED IN THE REFERENCED PRELIMINARY BOREHOLE REPORT. CIVIL STRUCTURES ARE TO BE DESIGNED FOR HYDROSTATIC PRESSURE AND UPLIFT/BUOYANCY FORCES. PROVIDE SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO FOR REVIEW.

LEGEND:

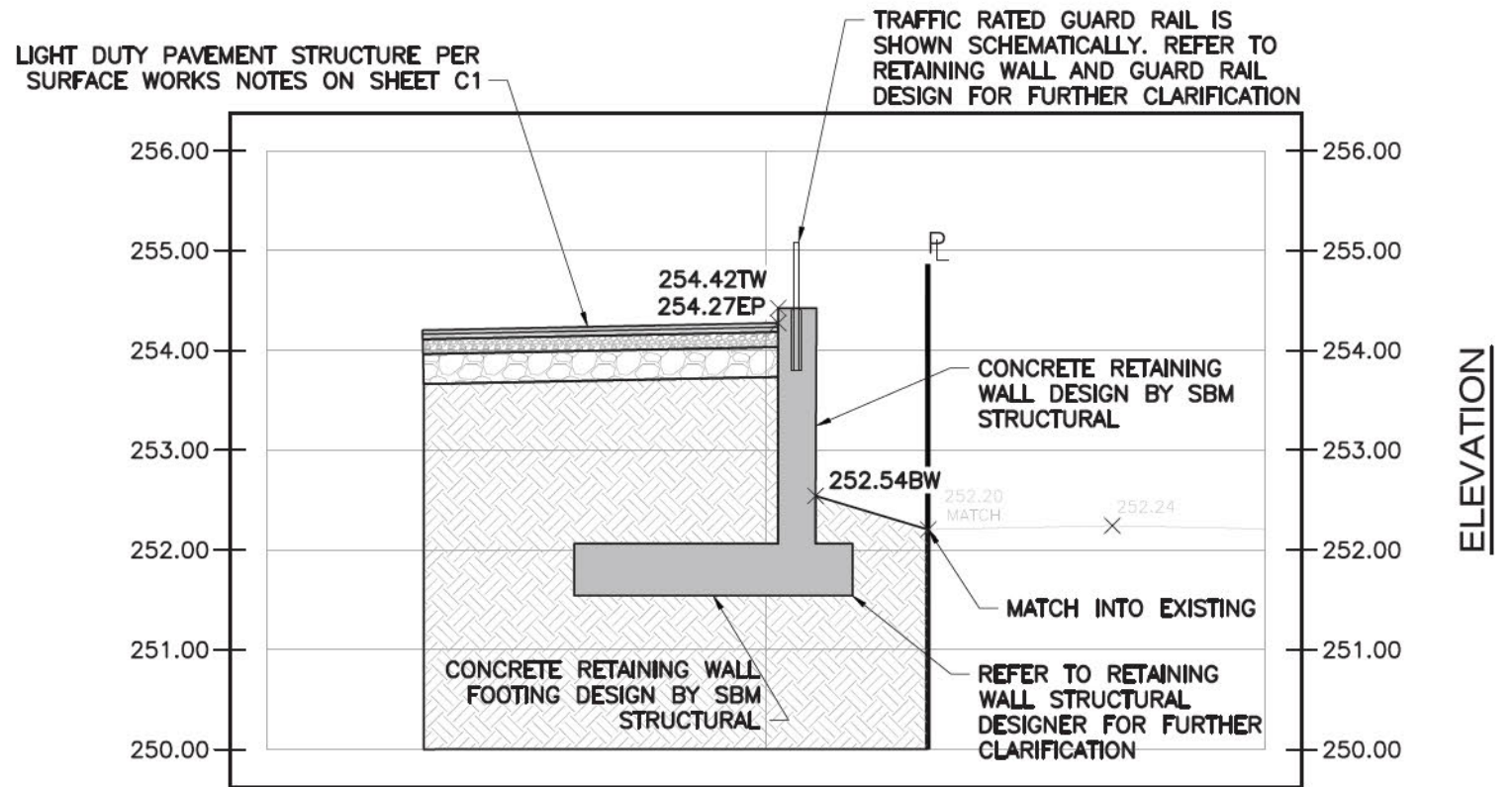
	EXISTING SPOT ELEVATION		EXISTING WATER METER		PROPOSED SILT FENCE/ SOCK
	EXISTING SPOT ELEVATION (TO REMAIN)		PROPOSED WATER METER		PROPOSED TREE PRESERVATION FENCE
	PROPOSED SPOT ELEVATION		PROPOSED CURB STOP		LIMITS OF SUBJECT PROPERTY
	PROPOSED SWALE ELEVATION		PROPOSED SUMP PUMP (SEE ARCHITECTURAL DRAWINGS)		DECIDUOUS/CONIFEROUS TREE
	EXISTING CATCH BASIN		PROPOSED RAMP		DECIDUOUS/CONIFEROUS TREE TO BE REMOVED
	PROPOSED CATCH BASIN		TOP OF CURB		BOREHOLE LOCATIONS. SEE GEOTECHNICAL INVESTIGATION
	EXISTING DOWNSPOUT		EDGE OF PAVEMENT		REVISION CLOUD AND NUMBER CORRESPONDING TO TITLE BLOCK
	PROPOSED DOWNSPOUT		GROUND ELEVATION AT TOP OF RETAINING WALL		
	PROPOSED AREA DRAIN		GROUND ELEVATION AT BOTTOM OF RETAINING WALL		
	EXISTING CLEANOUT		HIGH POINT		
	PROPOSED STORM CLEANOUT		LOW POINT		
	PROPOSED SANITARY CLEANOUT		TOP OF LID		
	PROPOSED CATCH BASIN MAINTENANCE HOLE		TOP OF FINISHED GARAGE SLAB AT GARAGE DOOR		
	EXISTING MAINTENANCE HOLE		PRINCIPAL BARRIER FREE ENTRANCE & FIRE		



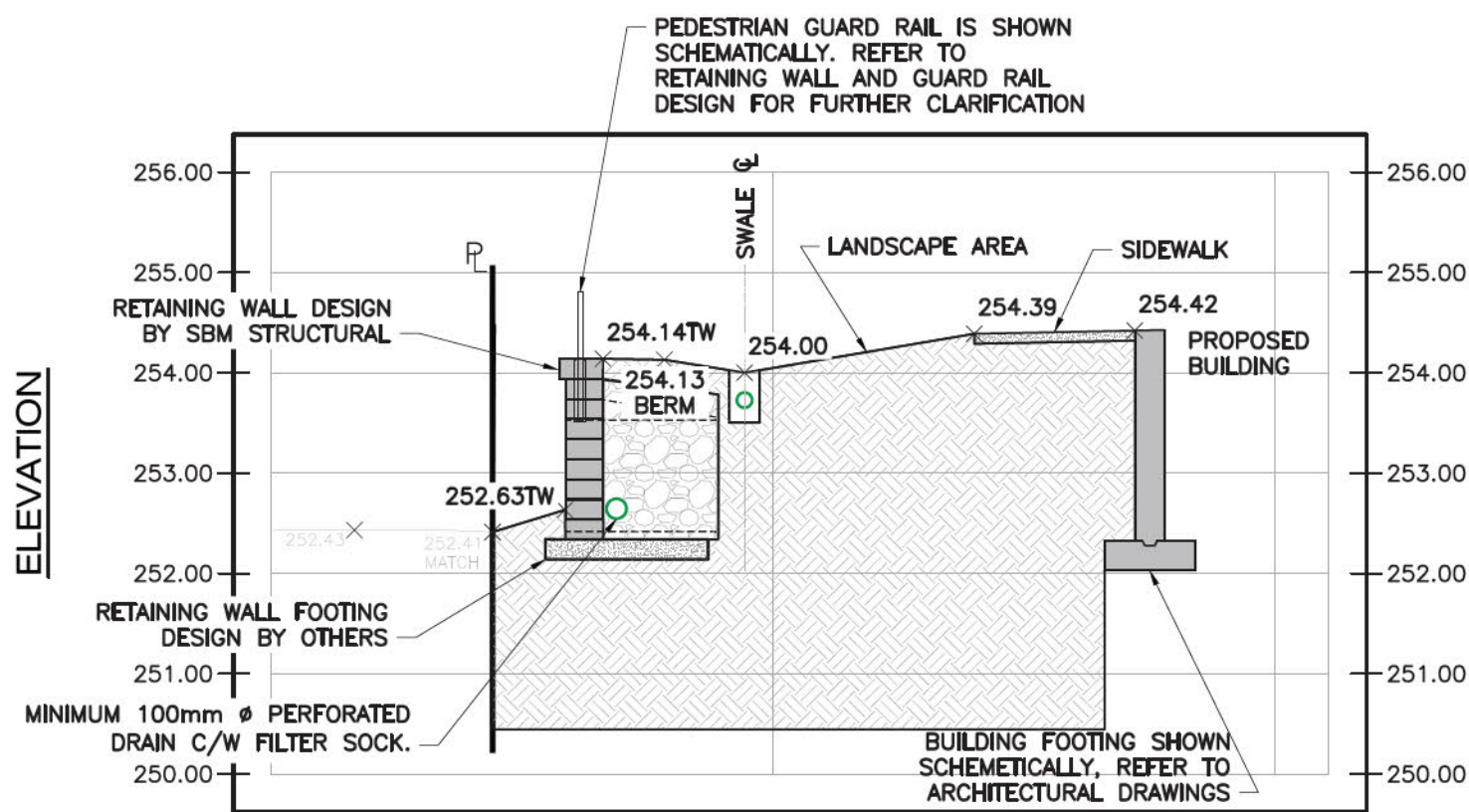




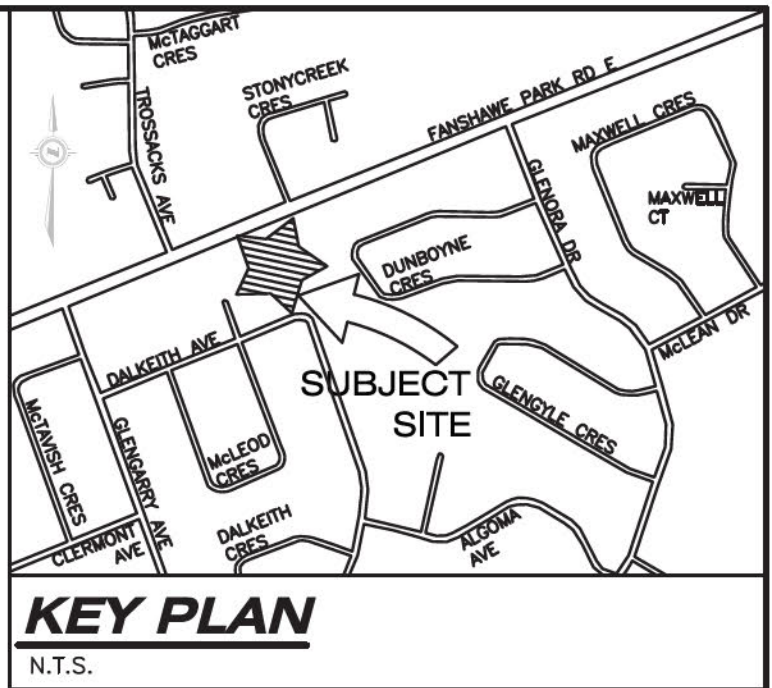
SECTION A-A



SECTION B-B



SECTION C-C



LEGAL INFORMATION

PART OF
LOT 11
CONCESSION 4
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

SITE BENCHMARK:

BENCHMARK #1:
MONUMENT TYPE: HYDRANT SPINDLE
LOCATION: LOCATED AT THE NORTHWEST CORNER OF THE SUBJECT SITE
GEODETIC ELEVATION: 255.27m
BENCHMARK #2: CITY OF LONDON VERTICAL CONTROL MONUMENT (MT010-67)
MONUMENT TYPE: BRONZE CAP IN CONCRETE FOUNDATION
LOCATION: ONE STOREY GREY BRICK HOUSE ON THE SOUTHEAST CORNER LOT AT FANSHAW PARK ROAD AND GLENARRY AVE. IN THE CITY OF LONDON, 1.7m WEST OF HIGHBURY AVE. AND 18.8m SOUTH OF CENTRE LINE OF FANSHAW PARK ROAD. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION, 4.18m EAST OF THE NORTHWEST CORNER AND 21cm BELOW BRICKWORK.
GEODETIC ELEVATION: 253.558m
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

*REFER TO PERMACON STRUCTURAL DESIGN FOR FURTHER CLARIFICATION. CROSS-SECTION SHOWN SCHEMATICALLY.

*RETAINING WALL AND GUARD/RAILING (IF REQUIRED): CIVIL DESIGN/DRAWINGS SOLELY SPECIFY GRADING REQUIREMENTS FOR RETAINING WALLS. STRUCTURAL/GEOTECHNICAL DESIGN, CONSTRUCTION SUPERVISION, AND CERTIFICATION BY OTHERS.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C5

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT	ENGINEER'S STAMP	ENGINEER'S STAMP	CLIENT	SCALE	TITLE	PROJECT No.
		DESIGN LP/AB	1	ISSUED FOR ZBA	05/11/25	AB					CROSS SECTIONS	S250313
		DRAWN MGs/AB	2	ISSUED FOR SPA 1	08/04/26	IAB					8 STOREY APARTMENT BUILDING	SHEET No.
		CHECKED LP/	3	ISSUED FOR SPA 2	10/06/26	IAB					767 FANSHAW PARK RD E	C4.1
		APPROVED LP/									LONDON, ON.	PLAN FILE No.
		DATE 12/06/2026										
		CAD S250313										

sbm

STRIK

BALDINELLI

MONIZ

PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

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Email: sbm@sbmltd.ca

ENGINEER'S STAMP

L.K. PINSONNEAULT

100527610

June 12, 2026

PROVINCE OF ONTARIO

ENGINEER'S STAMP

CLIENT

NORTHBOUND DEVELOPMENT CORPORATION

83 DE LA ROCHE DRIVE

VAUGHAN, ON

L4H 5A3

SCALE

SCALE - 1:75

0.75 0 1.5m

TITLE

CROSS SECTIONS

8 STOREY APARTMENT BUILDING

767 FANSHAW PARK RD E

LONDON, ON.

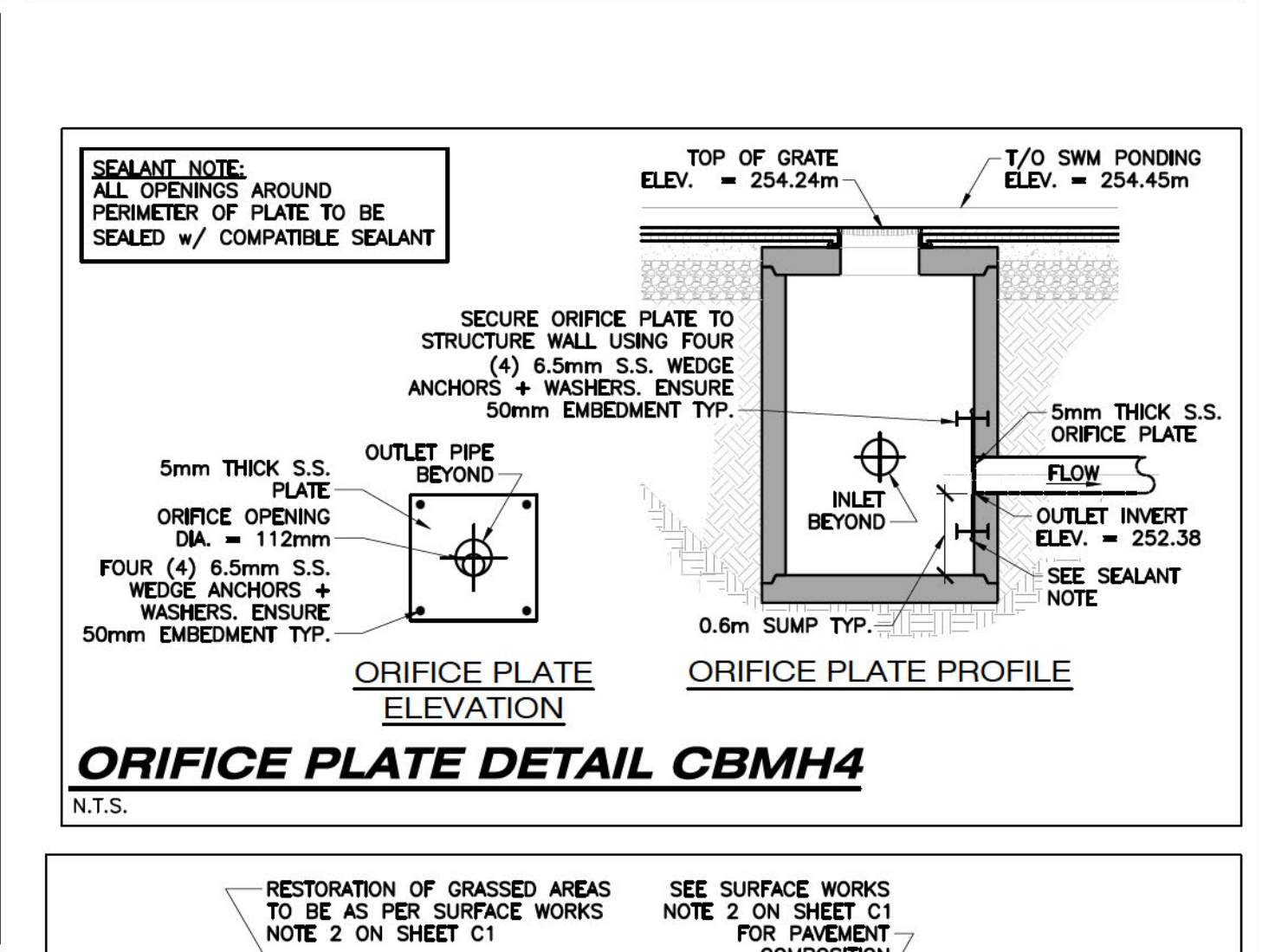
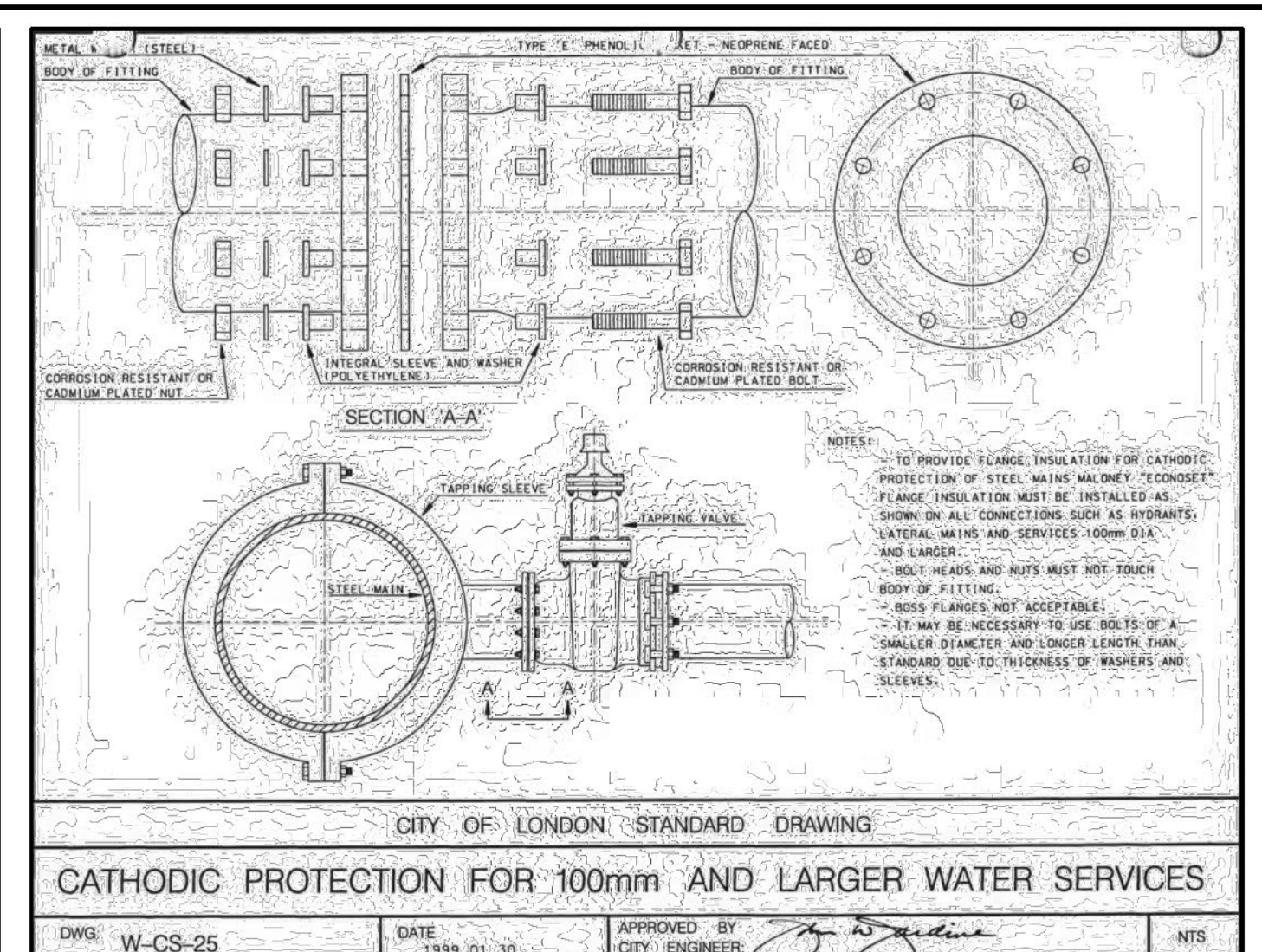
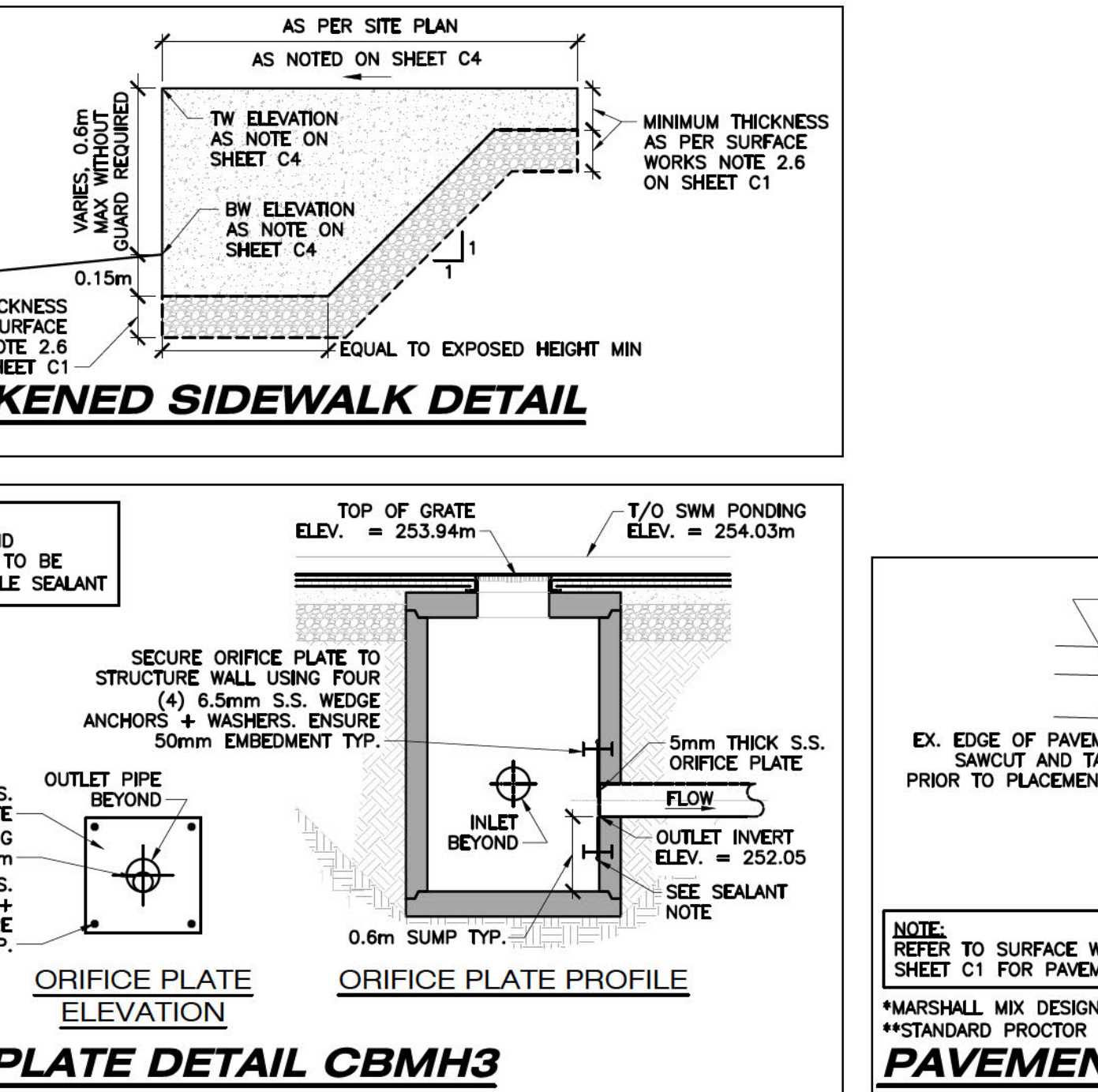
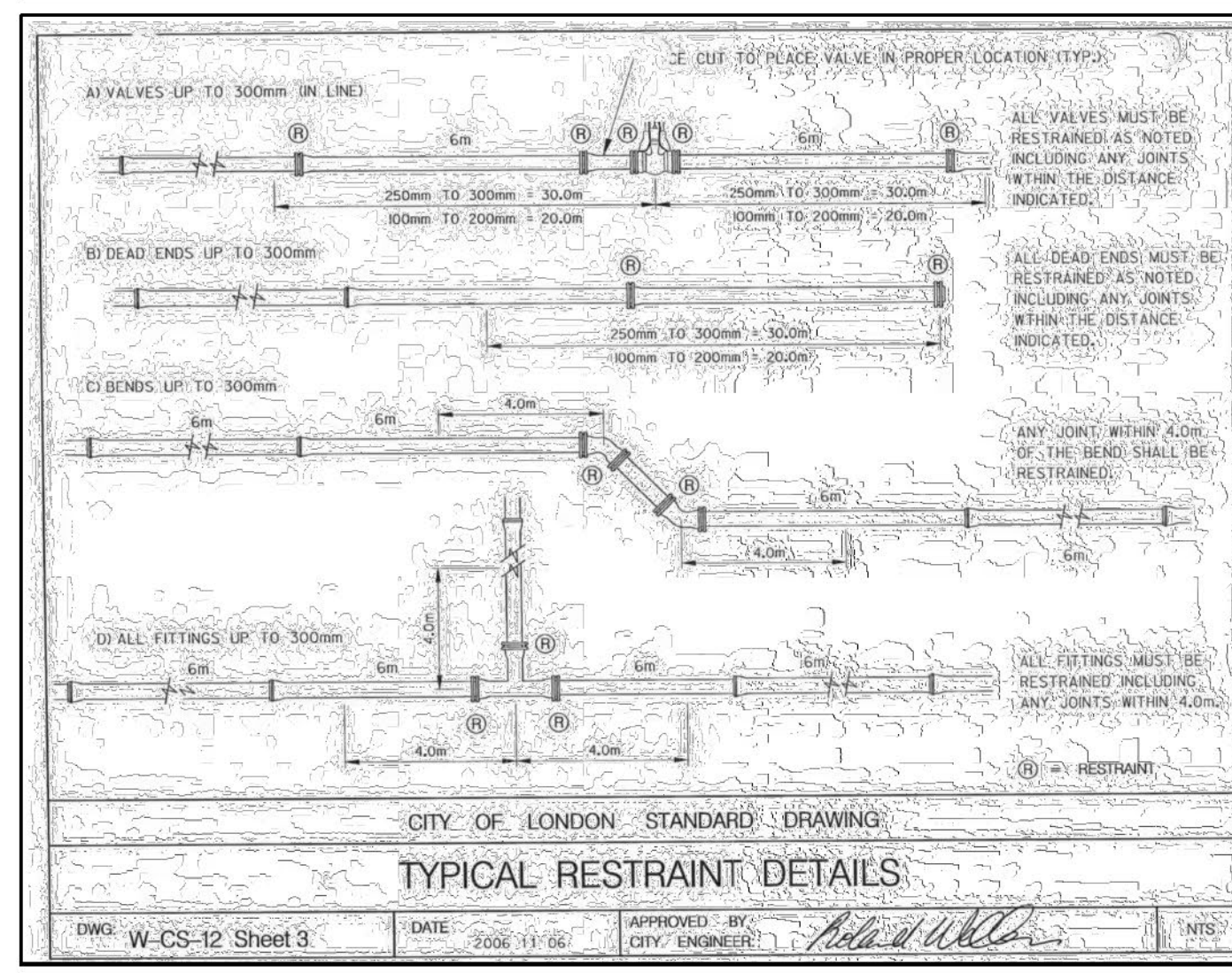
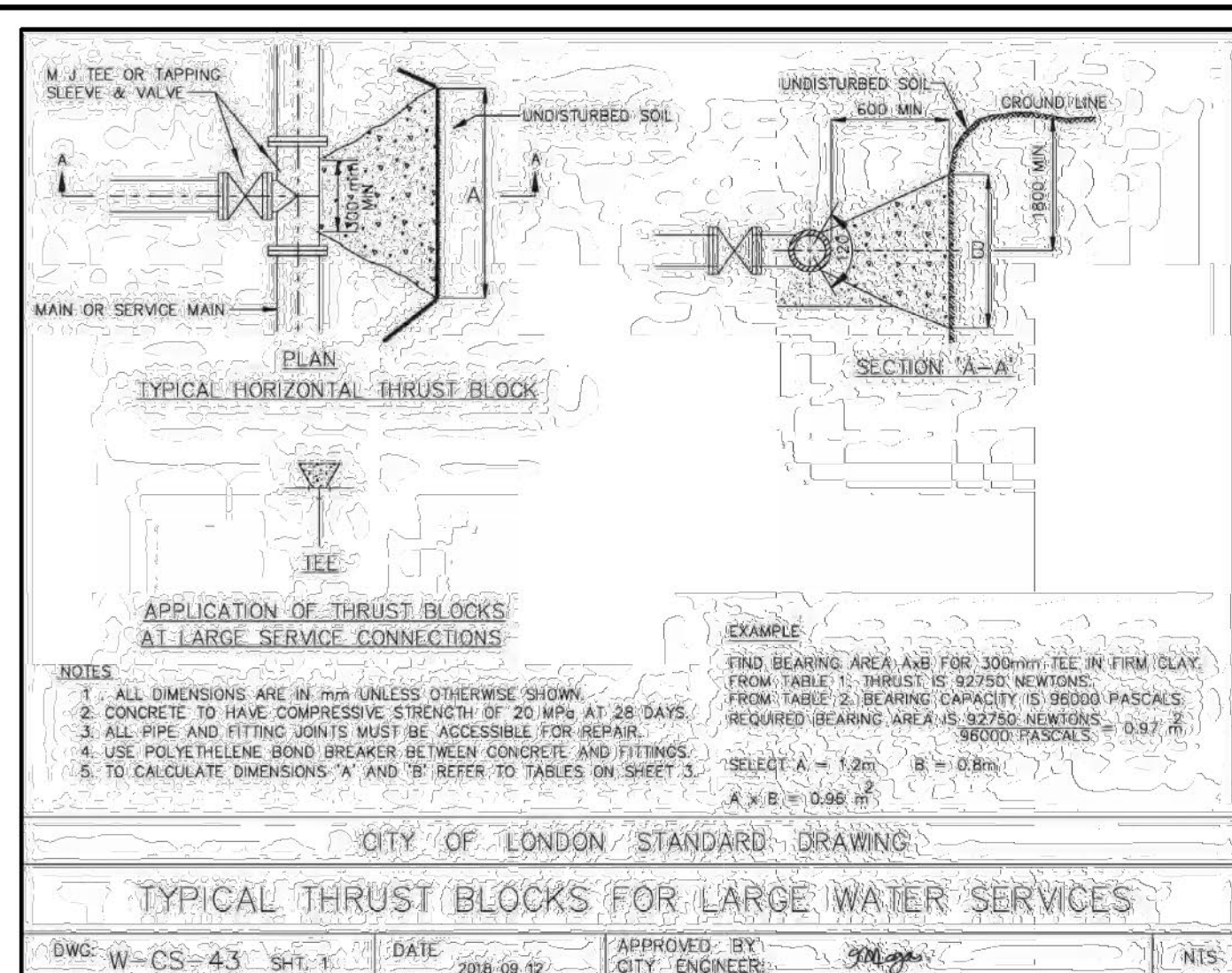
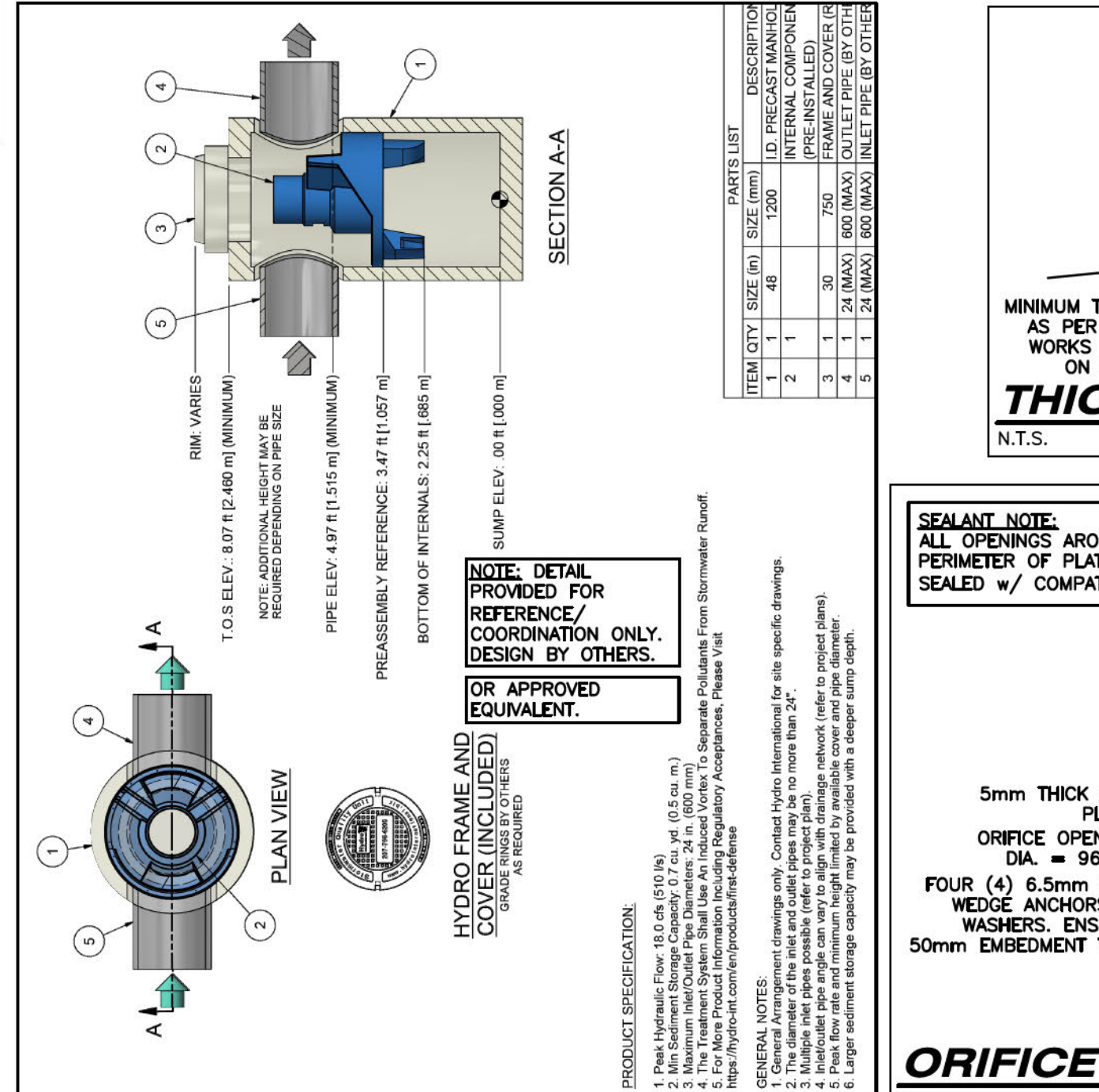
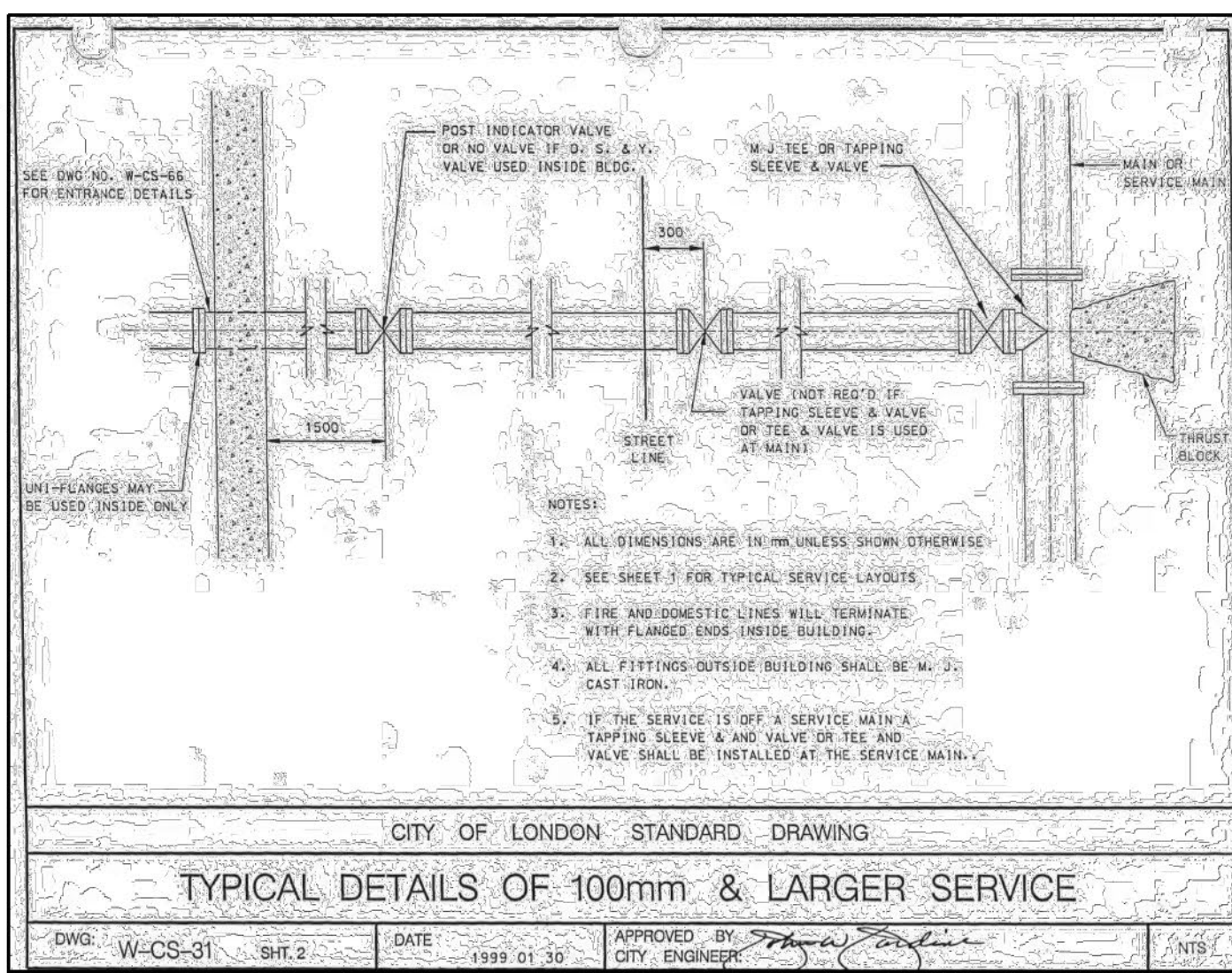
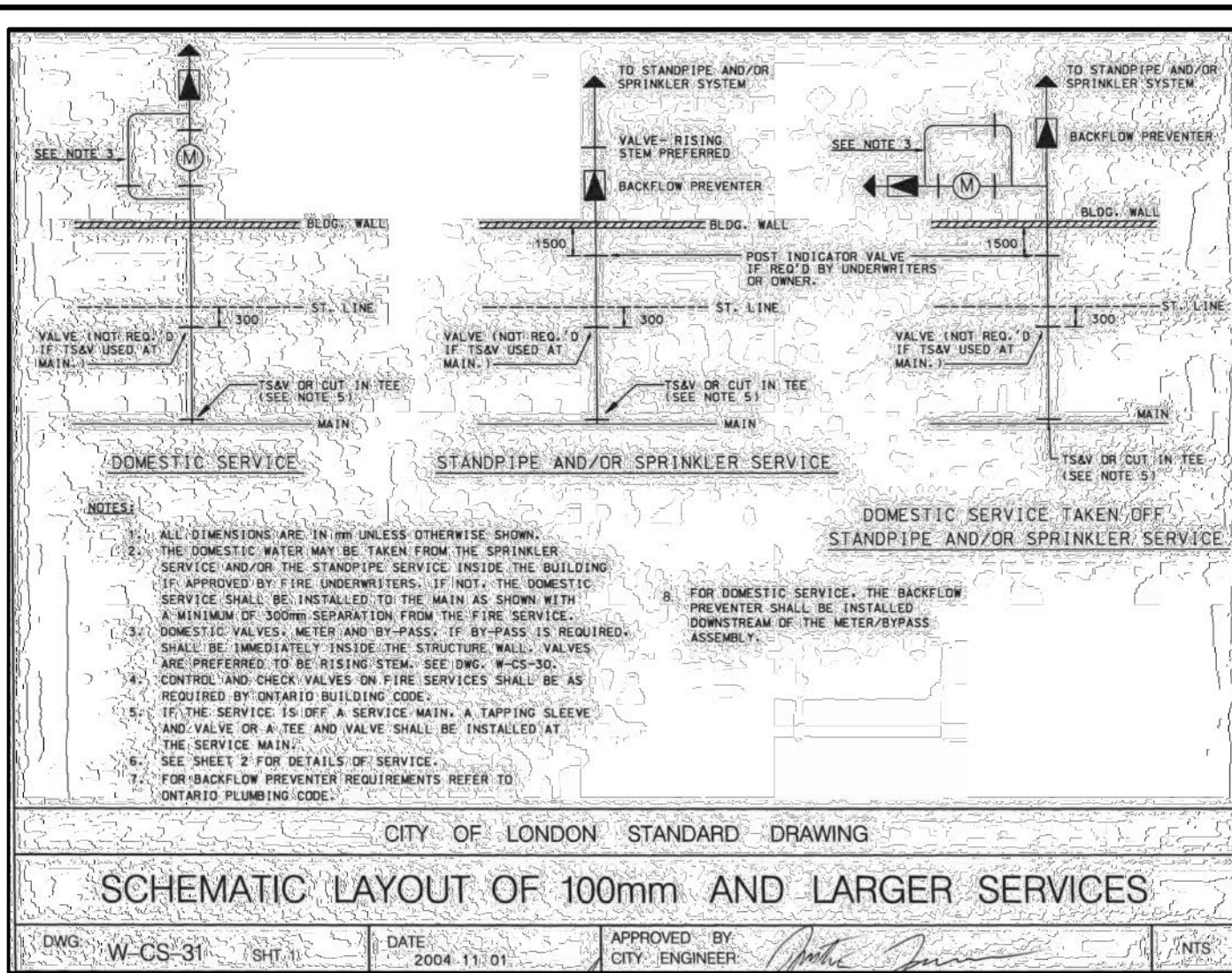
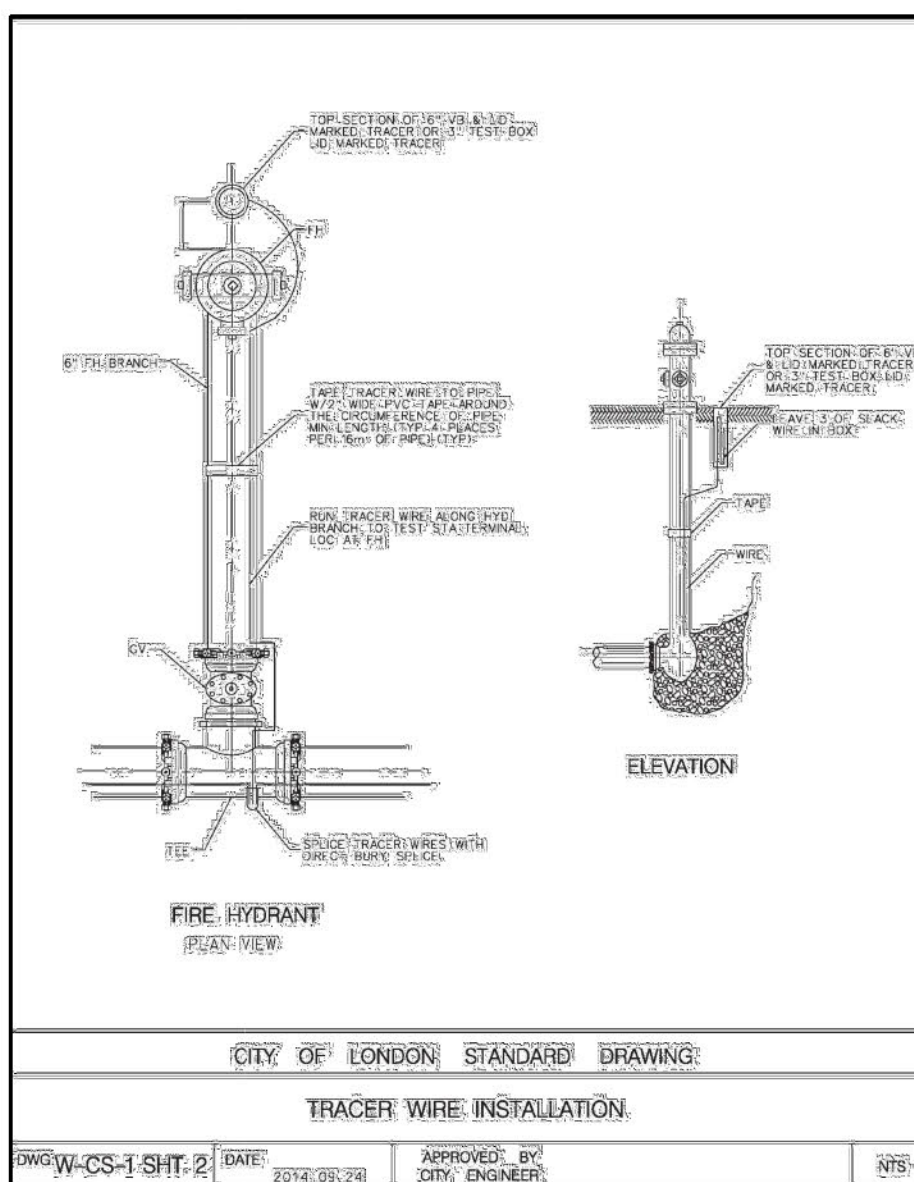
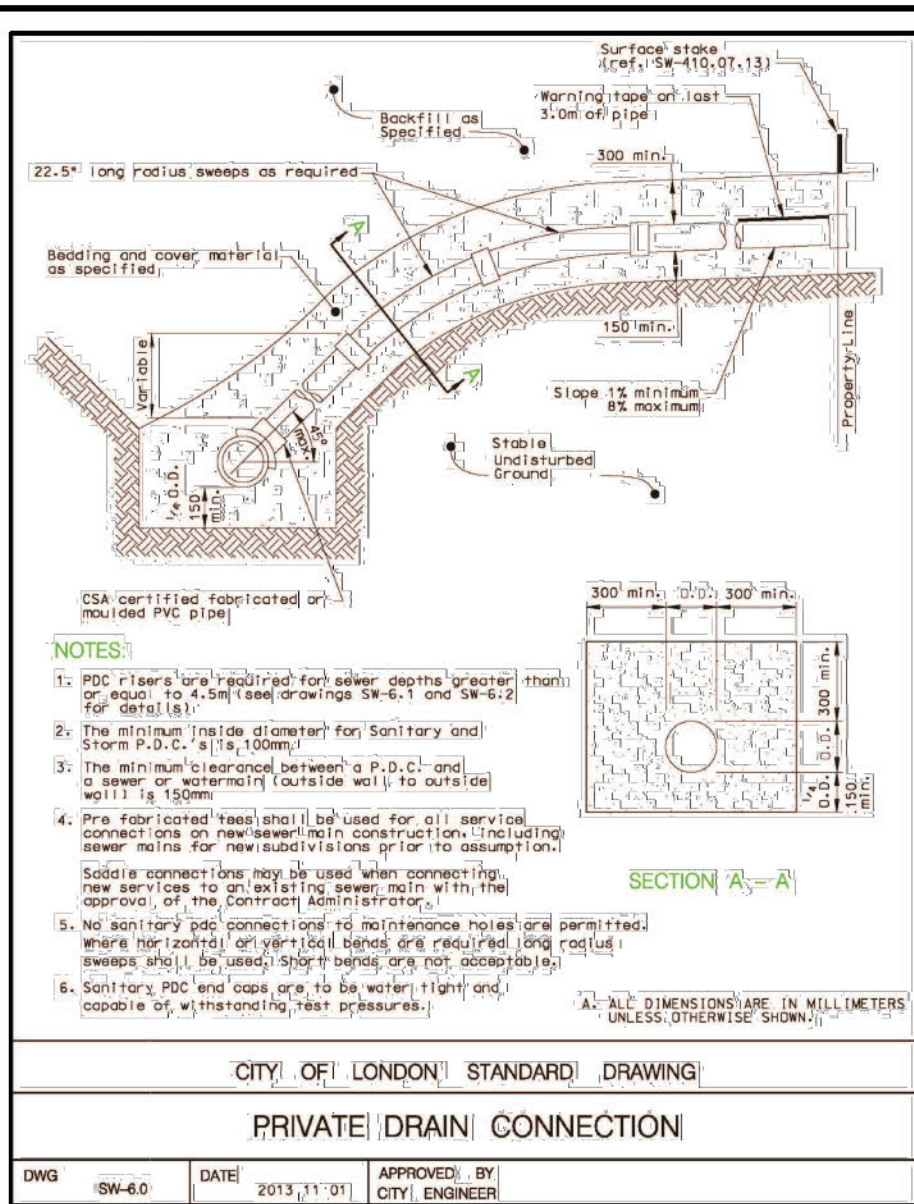
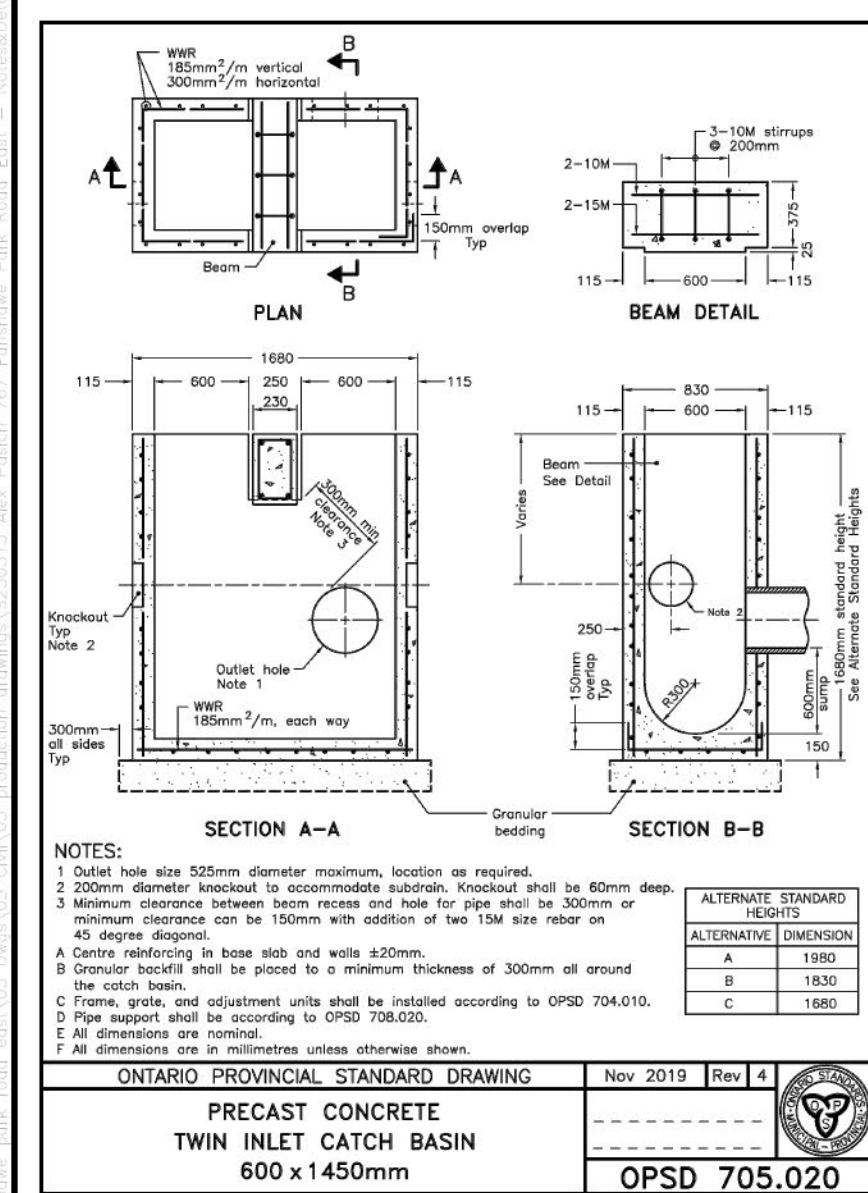
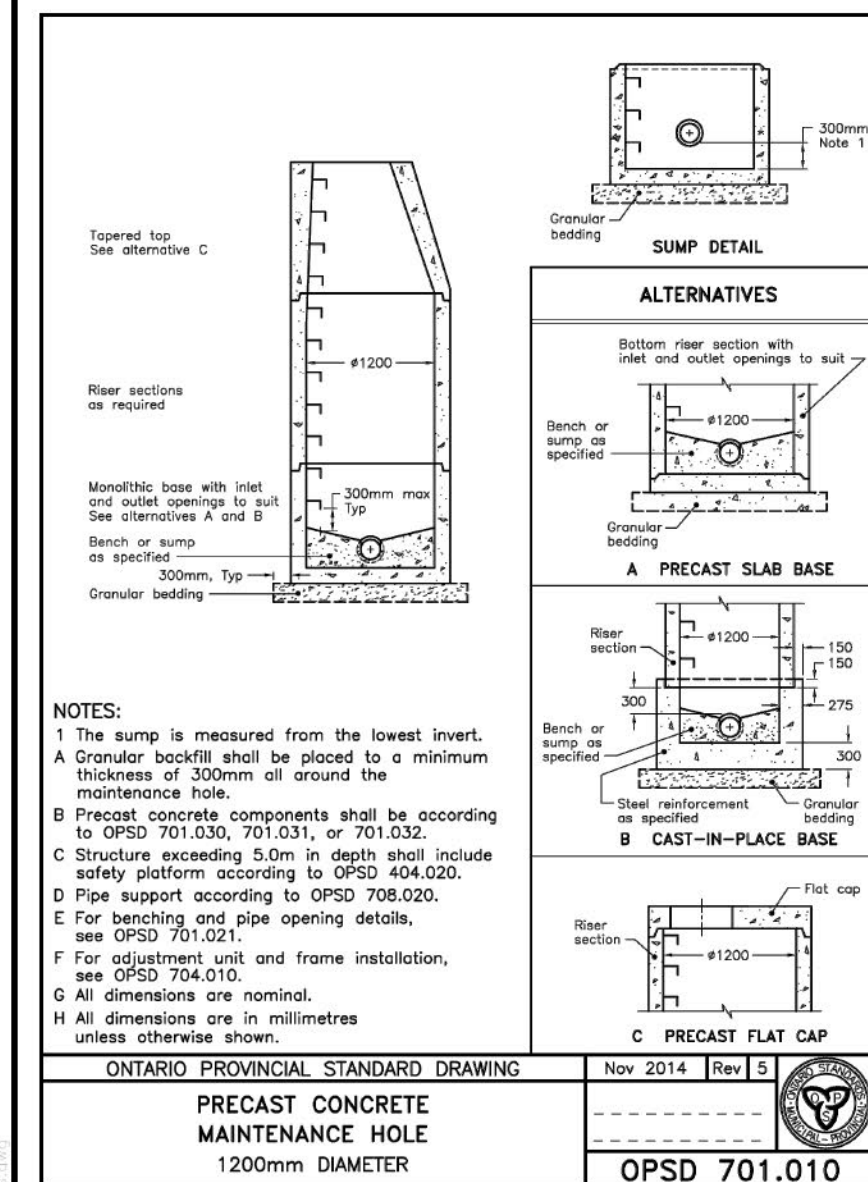
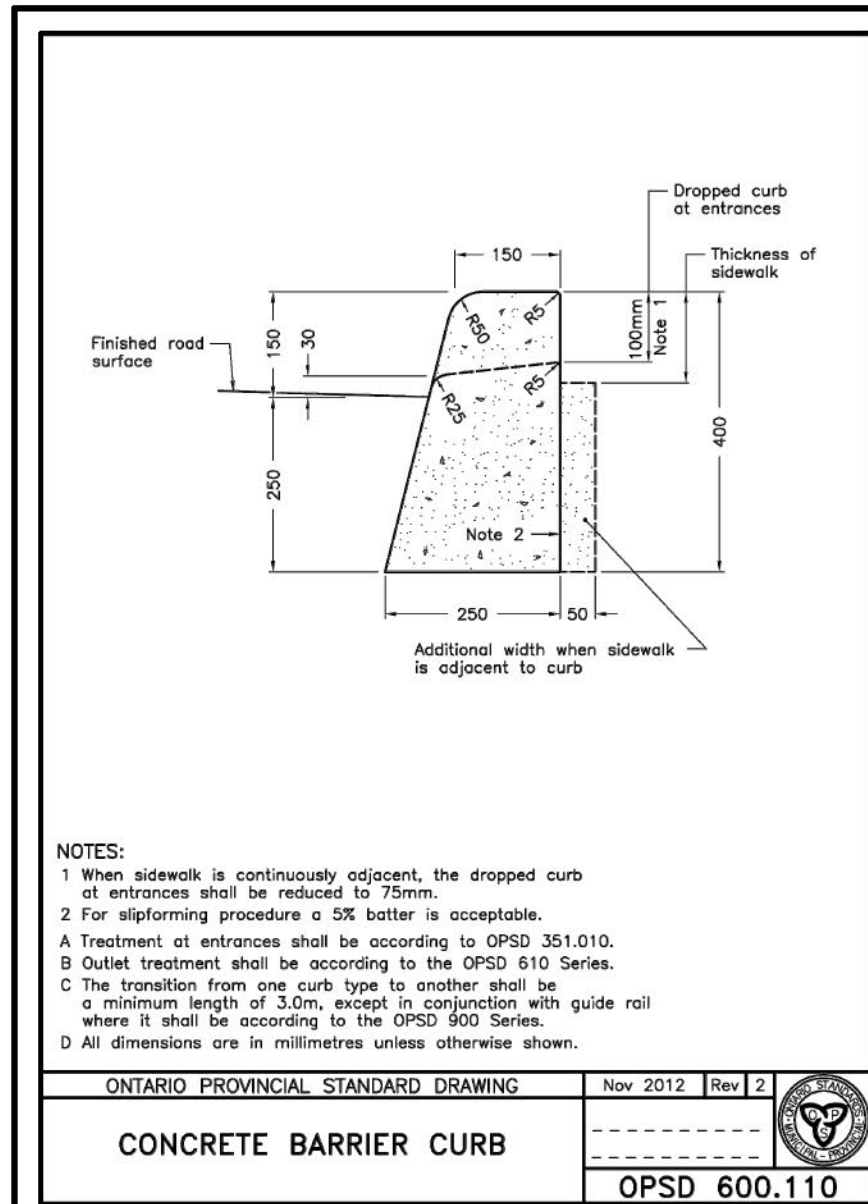
PROJECT No.

S250313

SHEET No.

C4.1

PLAN FILE No.



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	LP/AB	1	ISSUED FOR ZBA	05/11/25	AB	
DRAWING	MC/AB	2	ISSUED FOR SPA 1	08/04/26	IAB	
CHECKED	LPI	3	ISSUED FOR SPA 2	10/06/26	IAB	
APPROVED	LPI					
DATE	09/06/2026					
CAD	S250313					

STRIK BALDINELLI MONIZ

PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL

1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmld.ca

ENGINEER'S STAMP

L.K. PINSONNEAULT
100527610
June 12, 2020
PROVINCE OF ONTARIO

ENGINEER'S STAMP

NORTHBOUND DEVELOPMENT CORPORATION
83 DE LA ROCHE DRIVE
VAUGHAN, ON
L4H 5A3

CLIENT

SCALE

TITLE

STANDARD DETAILS

PROJECT No. S250313

SHEET No. C5

PLAN FILE No.

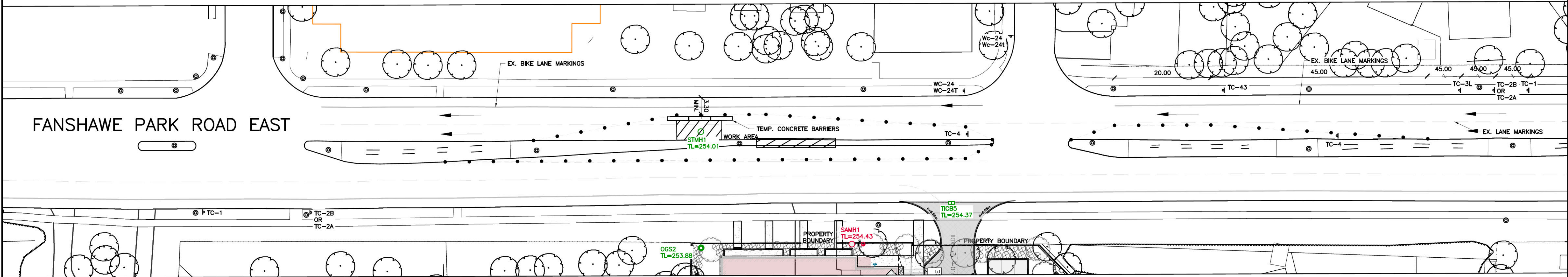
TRAFFIC
MANAGEMENT NOTES:

1. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC SIGNAGE THROUGH THE DURATION OF THE PROJECT (AS NECESSARY)
2. NOT ALL UTILITIES MAY BE SHOWN. CONTRACTOR SHALL VERIFY LOCATES PRIOR TO UNDERTAKING WORK.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL SERVICES AND UTILITIES ADJACENT TO THE WORK ZONE PRIOR TO COMMENCEMENT OF CONSTRUCTION. SHOULD ANY DISCREPANCIES BE DISCOVERED IN RELATION TO THE CONTRACT DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4. THE CONTRACTOR SHALL RESTORE ALL FINISHED SURFACES DISTURBED DURING CONSTRUCTION TO EXISTING CONDITIONS OR BETTER.
5. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND PAY ALL FEES FOR THE PERMIT OF APPROVED WORKS.
6. CONTRACTOR TO COMPLY WITH THE MINISTRY OF LABOUR DIRECTIVES AND ONTARIO TRAFFIC MANUAL BOOK 7 AS A MINIMUM FOR SITE SPECIFIC TRAFFIC CONTROL.
7. ALL WORKS SHALL BE CONDUCTED WITHIN THE MINISTRY OF LABOUR, OPSS AND MINISTRY OF TRANSPORTATION STANDARDS.
8. CONTRACTOR MUST PROVIDE A MINIMUM OF 2 WEEKS NOTICE OF LANE CLOSURES TO THE LONDON TRANSIT COMMISSION (LTC) PRIOR TO CONSTRUCTION DUE TO THE PROXIMITY TO TRANSIT ROUTES.

THIS TRAFFIC MANAGEMENT PLAN (TMP) IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED TO SATISFY THE CITY'S SITE PLAN APPROVAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE A TRAFFIC CONTROL PLAN (TCP) AS PART OF THE APPROVED WORKS PERMIT APPLICATION. THE CONTRACTOR SHALL NOT RELY ON THE TMP IN PREPARING THE TCP. AT THE CONTRACTOR'S OWN RISK, THE CONTRACTOR MAY USE THE TMP IN PREPARING THE TCP. REFER TO SECTION 2.6.2. "TRAFFIC MANAGEMENT PLANS" OF THE CITY OF LONDON DESIGN STANDARDS & REQUIREMENTS MANUAL.

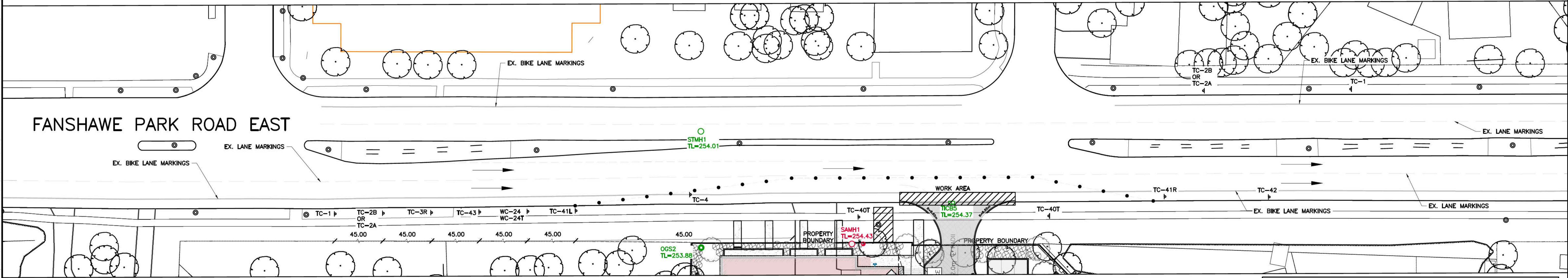
STAGE1: FANSHAWE PARK ROAD EAST - WESTBOUND AND EASTBOUND LANE CLOSURES

REFERENCE: ONTARIO TRAFFIC MANUAL APRIL 2022--BOOK7
LONG DURATION (>24 HOURS ANTICIPATED) AT SPEED OF 60 KM/H (TABLE B)
FIGURE: US-23, AND US-34 (MODIFIED)



STAGE 2: FANSHAWE PARK ROAD EAST - EASTBOUND LANE CLOSURE

REFERENCE: ONTARIO TRAFFIC MANUAL APRIL 2022--BOOK7
LONG DURATION (>24 HOURS ANTICIPATED) AT SPEED OF 60 KM/H (TABLE B)
FIGURE: US-17, US-30 AND US-34 (MODIFIED)



REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C5

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT	ENGINEER'S STAMP	ENGINEER'S STAMP	CLIENT	SCALE	TITLE	PROJECT No.
DESIGN	LP/AB	1	ISSUED FOR ZBA	05/11/25	AB				NORTHBOUND DEVELOPMENT CORPORATION	SCALE - 1:400	TRAFFIC MANAGEMENT PLAN	S250313
DRAWN	MG/AB	2	ISSUED FOR SPA 1	08/04/26	IAB				92 WILLOWDALE AVE ADDRESS	4.0 0 8.0m	8 STOREY APARTMENT BUILDING	SHEET No.
CHECKED	LPI	3	ISSUED FOR SPA 2	10/06/26	IAB				TORONTO, ON		767 FANSHAWE PARK RD E	C6
APPROVED	LPI								M2N 4X8		LONDON, ON.	PLAN FILE No.
DATE	11/06/2026								P: 416.276.1539			
CAD	S250313								E: ALEXPASICH@GMAIL.COM			