

271 MAIN STREET EAST DUNDALK

TOWNSHIP OF SOUTHGATE
GREY COUNTY



MUNICIPALITY

TOWNSHIP OF SOUTHGATE
185667 GREY RD 9
DUNDALK, ONTARIO, N0C 1B0

DEVELOPER

COUNTRYSIDE COMMUNITIES INC.
22746 RICHMOND ST N
LONDON, ONTARIO, N5X 4B2

DEVELOPER'S ENGINEER



70 HURON STREET, SUITE 100
COLLINGWOOD, ON, L9Y 4L4
705-446-3510
WWW.CFCROZIER.CA

LANDSCAPE ARCHITECT

<u>DRAWING</u>	<u>TITLE</u>
C100	TITLE PAGE
C101	GRADING PLAN
C102A	GENERAL SERVICING PLAN
C102B	CONNECTIONS TO EXISTING MAIN ST INFRASTRUCTURE
C103	PRE-DEVELOPMENT DRAINAGE PLAN
C104	POST-DEVELOPMENT DRAINAGE PLAN
C105	EROSION & SEDIMENT CONTROL PLAN
C106	EROSION & SEDIMENT CONTROL PLAN NOTES & DETAILS
C107	CONSTRUCTION NOTES & DETAILS 1 OF 2
C108	CONSTRUCTION NOTES & DETAILS 2 OF 2

MASTER LEGEND

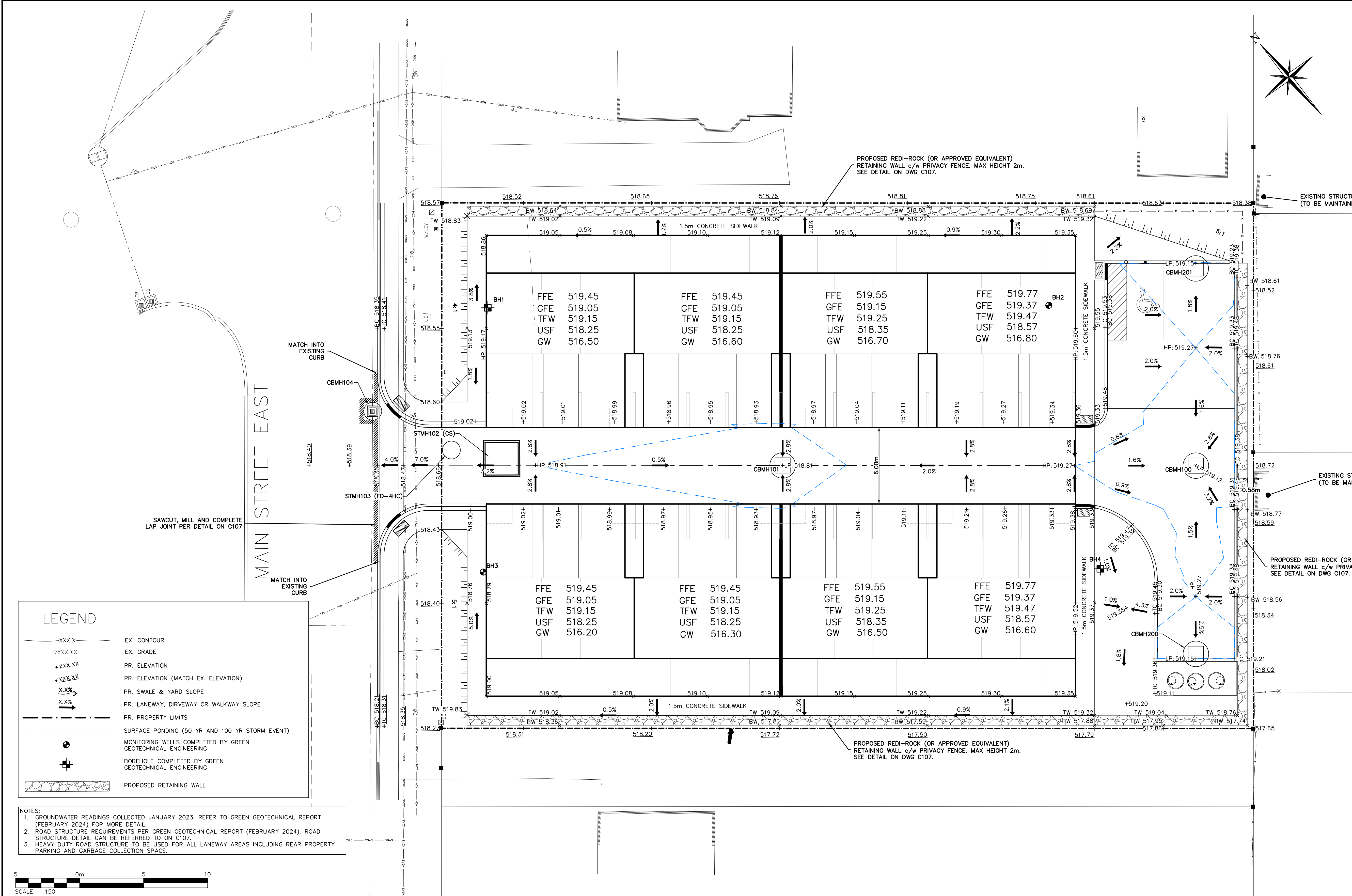
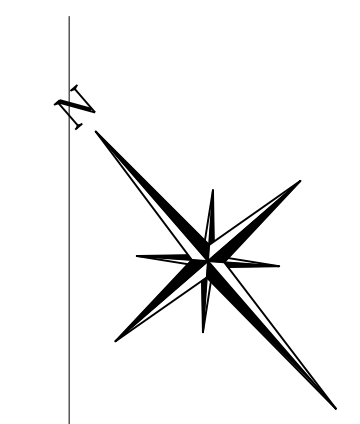
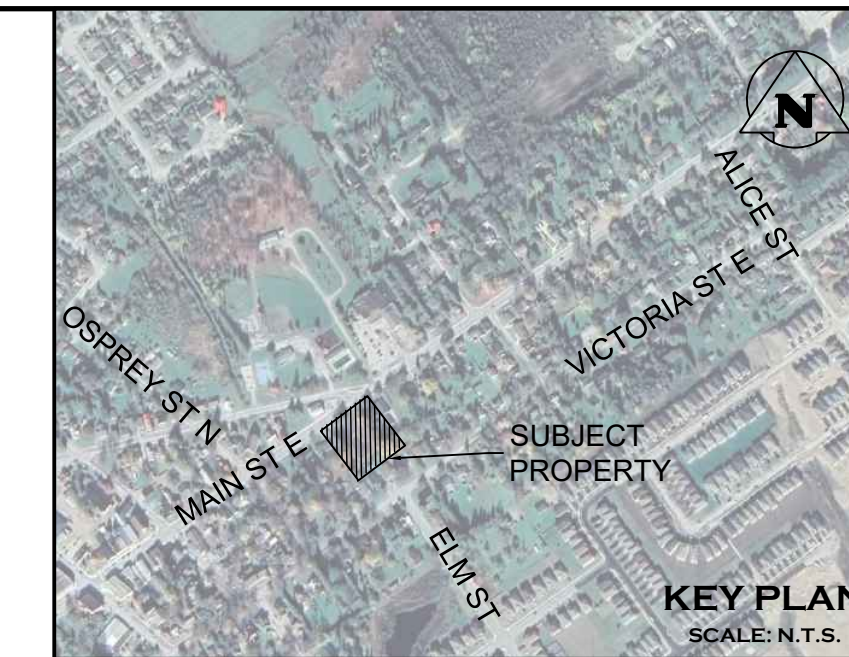
EXISTING FEATURES (EX.)

---XXX.X---	EX. CONTOUR
+XXX.XX	EX. GRADE
~~~~~	EX. TREELINE
=====	EX. WATERCOURSE
--- ---	EX. DITCH
---XIM---	EX. WATERMAIN
---(W)---	EX. WATER SERVICE
---(FH)---	EX. FIRE HYDRANT & VALVE
---XSAN---	EX. SANITARY SEWER & MANHOLE
---XFM---	EX. SANITARY FORCEMAIN
---(S)---	EX. SANITARY SERVICE
---(SS)---	EX. STORM SEWER & MANHOLE
□	EX. STORM CATCHBASIN
□	EX. STORM DOUBLE CATCHBASIN
○	EX. STORM CATCHBASIN MANHOLE
○	EX. STORM DOUBLE CATCHBASIN MANHOLE
---XGAS---	EX. GAS MAIN
---XB---	EX. BELL LINE
□	EX. BELL PEDESTAL
□	EX. CABLE TELEVISION PEDESTAL
○HP	EX. HYDRO POLE
○	EX. LIGHT STANDARD
+	EX. SIGN
▨	EX. BUILDING
⊕ BM#	EX. BENCHMARK NUMBER & LOCATION
⊕ BH#	EX. BOREHOLE NUMBER & LOCATION

PROPOSED FEATURES (PR.)

---	PR. PROPERTY LIMITS
+XXX.XX	PR. ELEVATION
+XXX.XX	PR. ELEVATION (MATCH EX. ELEVATION)
X.XX	PR. SWALE & SLOPE
---	PR. DITCH DRAINAGE
--- ---	PR. WATERMAIN & VALVE
---(W)---	PR. WATER SERVICE
---(FH)---	PR. FIRE HYDRANT & VALVE
---(WQC)---	PR. WATER VALVE CHAMBER
---(WQS)---	PR. WATER QUALITY TESTING STATION
---XSAN---	PR. SANITARY SEWER & MANHOLE
---XFM---	PR. SANITARY FORCEMAIN
---(S)---	PR. SANITARY SERVICE
---	PR. SANITARY CATCHMENT
○	PR. STORM SEWER & MANHOLE
□	PR. CATCHBASIN
□	PR. DOUBLE CATCHBASIN
○	PR. CATCHBASIN MANHOLE
○	PR. DOUBLE CATCHBASIN MANHOLE
---	PR. STORM CATCHMENT
○	PR. CATCHMENT AREA ID
○	PR. AREA (ha)
○	PR. POPULATION (3.5 p.p.u.)
○	PR. STORM SEWER & MANHOLE
□	PR. CATCHBASIN
○	PR. CATCHBASIN MANHOLE
○	PR. DOUBLE CATCHBASIN MANHOLE
---	PR. STORM CATCHMENT
○	PR. CATCHMENT AREA ID
○	PR. RUNOFF COEFFICIENT
○	PR. DRAINAGE AREA (ha)
---	PR. CURB CUT
□	PR. CANADA POST COMMUNITY MAIL BOX
□	PR. TRANSFORMER
□	PR. STOP SIGN
□	PR. NAME SIGN
□	PR. NO PARKING SIGN
---	PR. FENCE
---	PR. BUILDING ENVELOPE
---	PR. LIGHT DUTY SILT FENCE
---	PR. HEAVY DUTY SILT FENCE
---	PR. STRAW BALE CHECK FLOW
---	PR. ROCK CHECK DAM
---	PR. SLOPE (3:1 MAX.)
---	PR. TREE PRESERVATION AREA
---	PR. TOPSOIL STOCKPILE LOCATION

PROJECT No.: 2514-6796  
1ST SUBMISSION SITE PLAN APPLICATION



PROPOSED REDI-ROCK (OR APPROVED EQUIVALENT) RETAINING WALL c/w PRIVACY FENCE. MAX HEIGHT 2m. SEE DETAIL ON DWG C107.

EXISTING STRUCTURE FROM ADJACENT PROPERTY (TO BE MAINTAINED)

EXISTING STRUCTURE FROM ADJACENT PROPERTY (TO BE MAINTAINED)

PROPOSED REDI-ROCK (OR APPROVED EQUIVALENT) RETAINING WALL c/w PRIVACY FENCE. MAX HEIGHT 2m. SEE DETAIL ON DWG C107.

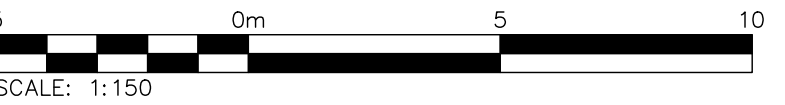
PROPOSED REDI-ROCK (OR APPROVED EQUIVALENT) RETAINING WALL c/w PRIVACY FENCE. MAX HEIGHT 2m. SEE DETAIL ON DWG C107.

### LEGEND

- XXX.X EX. CONTOUR
- +XXX.XX EX. GRADE
- +XXX.XX PR. ELEVATION
- +XXX.XX PR. ELEVATION (MATCH EX. ELEVATION)
- X.X% PR. SWALE & YARD SLOPE
- X.X% PR. LANEWAY, DRIVEWAY OR WALKWAY SLOPE
- - - - - PR. PROPERTY LIMITS
- SURFACE PONDING (50 YR AND 100 YR STORM EVENT)
- MONITORING WELLS COMPLETED BY GREEN GEOTECHNICAL ENGINEERING
- ⊕ BOREHOLE COMPLETED BY GREEN GEOTECHNICAL ENGINEERING
- ▨ PROPOSED RETAINING WALL

**NOTES:**

- GROUNDWATER READINGS COLLECTED JANUARY 2023, REFER TO GREEN GEOTECHNICAL REPORT (FEBRUARY 2024) FOR MORE DETAIL.
- ROAD STRUCTURE REQUIREMENTS PER GREEN GEOTECHNICAL REPORT (FEBRUARY 2024). ROAD STRUCTURE DETAIL CAN BE REFERRED TO ON C107.
- HEAVY DUTY ROAD STRUCTURE TO BE USED FOR ALL LANEWAY AREAS INCLUDING REAR PROPERTY PARKING AND GARBAGE COLLECTION SPACE.



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4. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

5. DO NOT SCALE DRAWINGS.

**BENCHMARKS**

SURVEY COMPLETED BY SCHAEFFER DZALDOV PURCELL LIMITED ON NOVEMBER 16TH, 2023. ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY CONTROL No. 00819688527 HAVING A PUBLISHED ELEVATION OF 515.566 METRES (CGVD28:78)

No.	ISSUE	DATE: YYYY/MM/DD	Engineer
0	ISSUED FOR 1ST SUBMISSION SPA	2024/04/26	

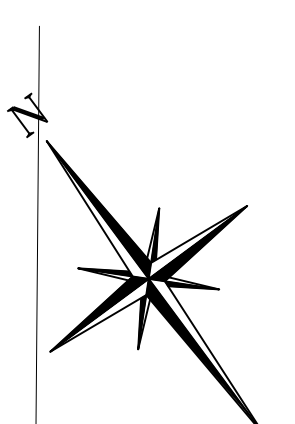
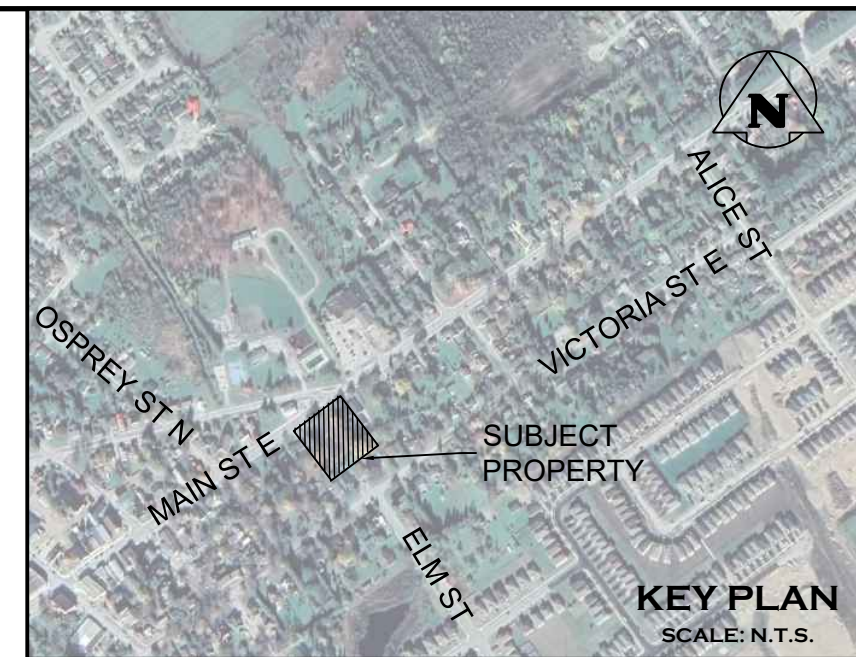
PRELIMINARY  
NOT TO BE USED FOR CONSTRUCTION

Project: 271 MAIN STREET EAST DUNDALK TOWNSHIP OF SOUTHGATE

Drawing: GRADING PLAN

**CROZIER**  
CONSULTING ENGINEERS

Drawn By: R.D.M./M.C.	Design By: J.L.A./A.M.	Project: 2514-6796
Check By: J.L.A.	Check By: N.C.O.	Drawing: C101



### LEGEND

**EXISTING FEATURES (EX.)**

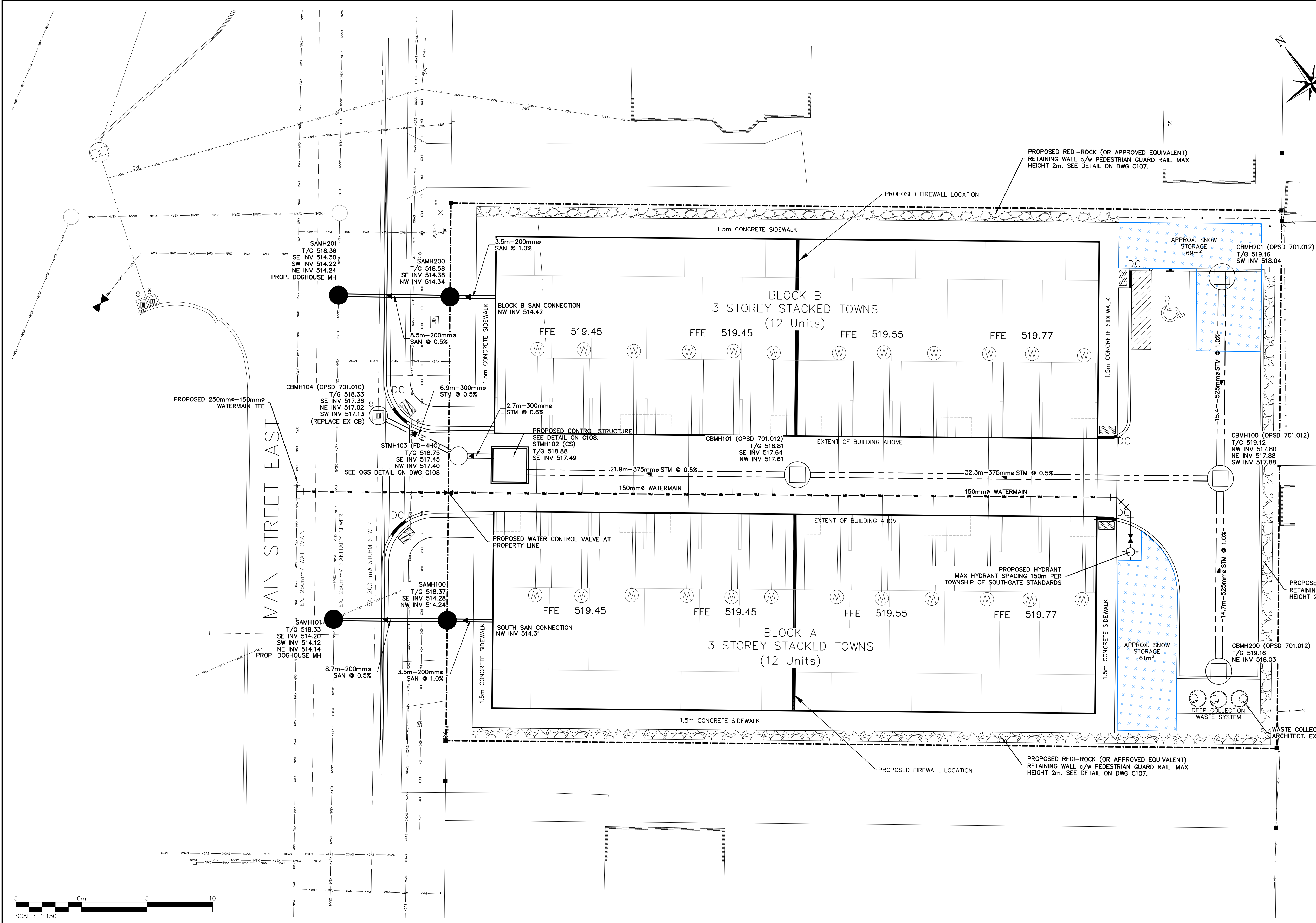
- XMM — XMM — XMM — EX. WATERMAIN
- XSAN — XSAN — EX. SANITARY SEWER & MANHOLE
- SSM — SSM — EX. STORM SEWER & MANHOLE
- — EX. STORM CATCHBASIN
- — EX. STORM DOUBLE CATCHBASIN
- — EX. STORM CATCHBASIN MANHOLE
- ⊕ — EX. STORM DOUBLE CATCHBASIN MANHOLE
- XGAS — XGAS — XGAS — EX. GAS MAIN

**PROPOSED FEATURES (PR.)**

- - - - - PR. PROPERTY LIMITS
- |—|—|— PR. WATERMAIN & VALVE
- |—|—|— PR. WATER SERVICE
- |—|—|— PR. FIRE HYDRANT & VALVE
- |—|—|— PR. SANITARY SEWER & MANHOLE
- |—|—|— PR. STORM SEWER & MANHOLE
- — PR. CATCHBASIN MANHOLE
- — PR. SNOW STORAGE LOCATION
- DC — PR. TACTILE PLATE w/ DROP CURB

**NOTES:**

- REFER TO DWG C107 FOR PIPE BEDDING AND INSULATION REQUIREMENTS.
- AREA ALLOCATED FOR SNOW STORAGE IS APPROXIMATELY 20% OF TOTAL PARKING LOT AND LANEWAY AREA WITHIN THE PROPERTY BOUNDARY. AVAILABLE SNOW STORAGE = 130m².



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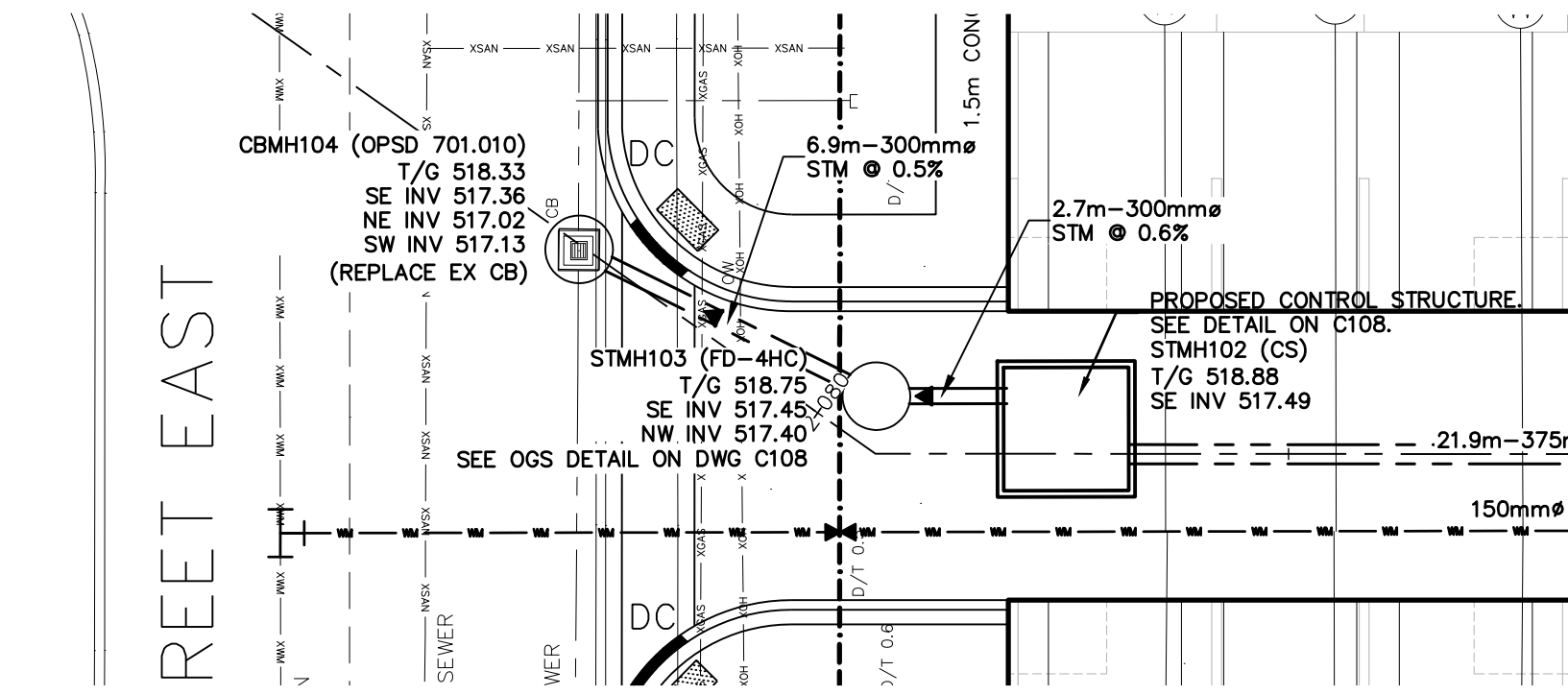
**271 MAIN STREET EAST DUNDALK  
TOWNSHIP OF SOUTHGATE**

**GENERAL SERVICING PLAN**

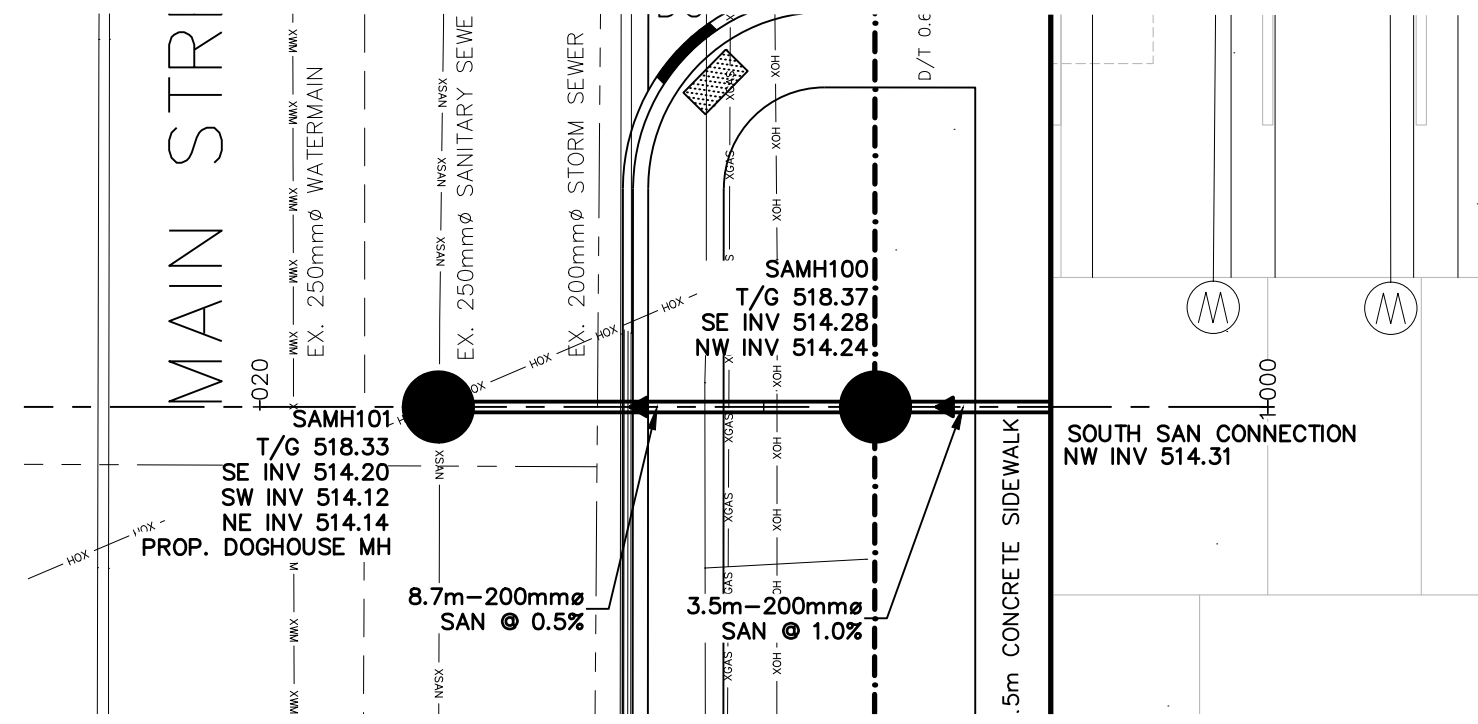
Drawn By: R.D.M./M.C.    Design By: J.L.A./A.M.    Project: 2514-6796

Check By: J.L.A.    Check By: N.C.O.    Drawing: C102A

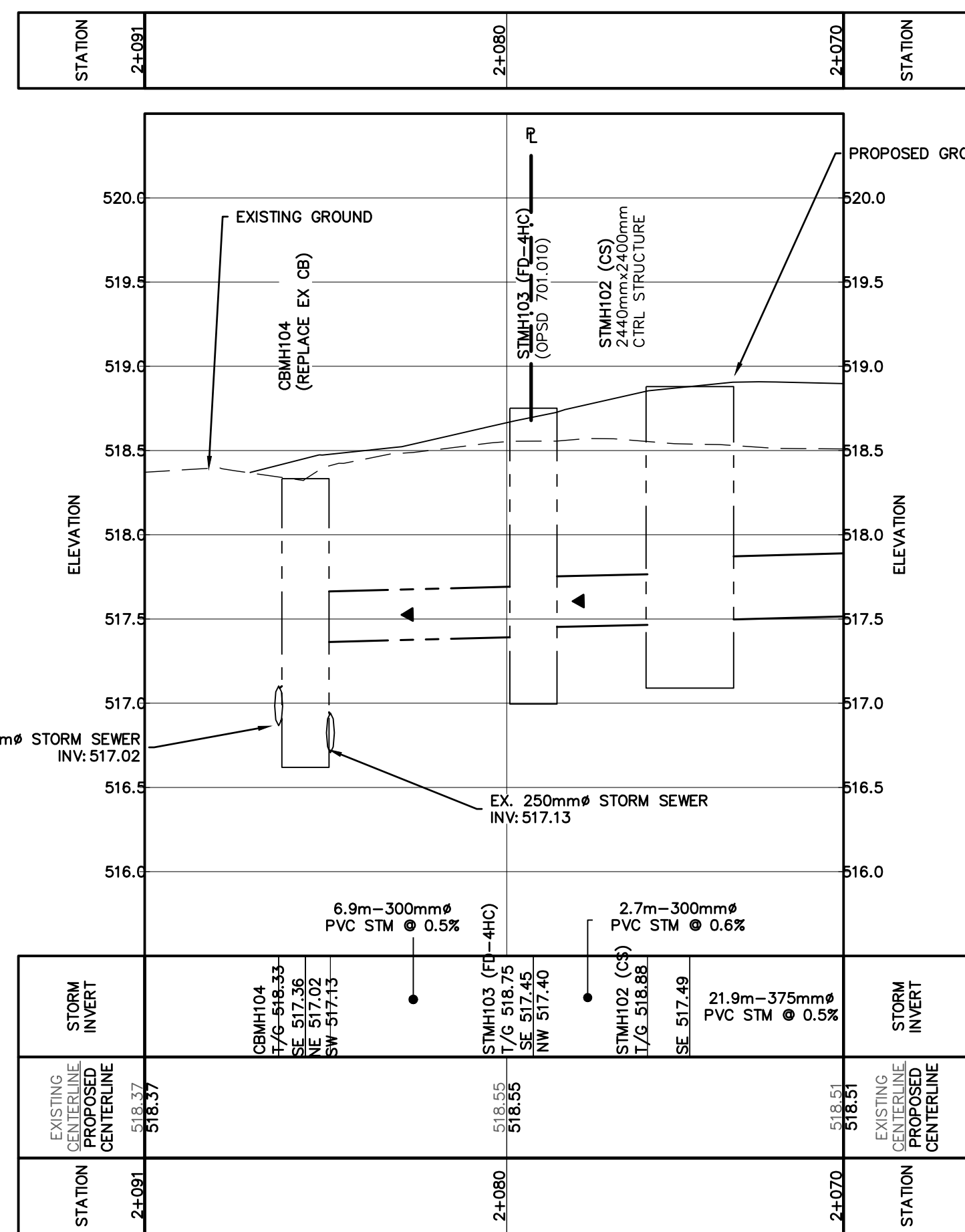
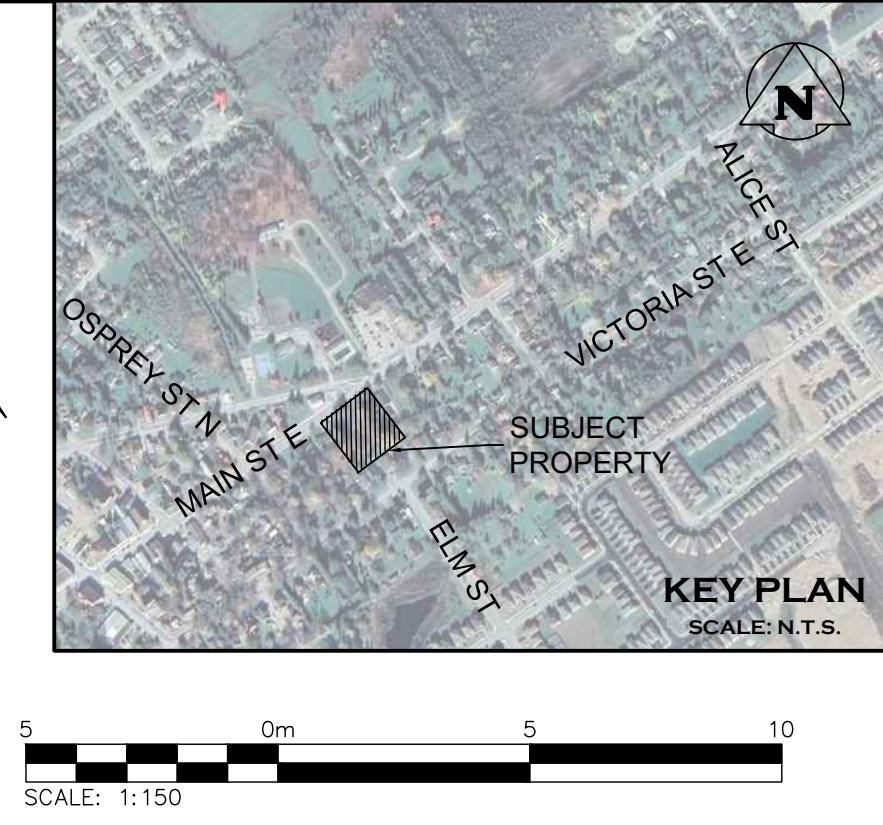
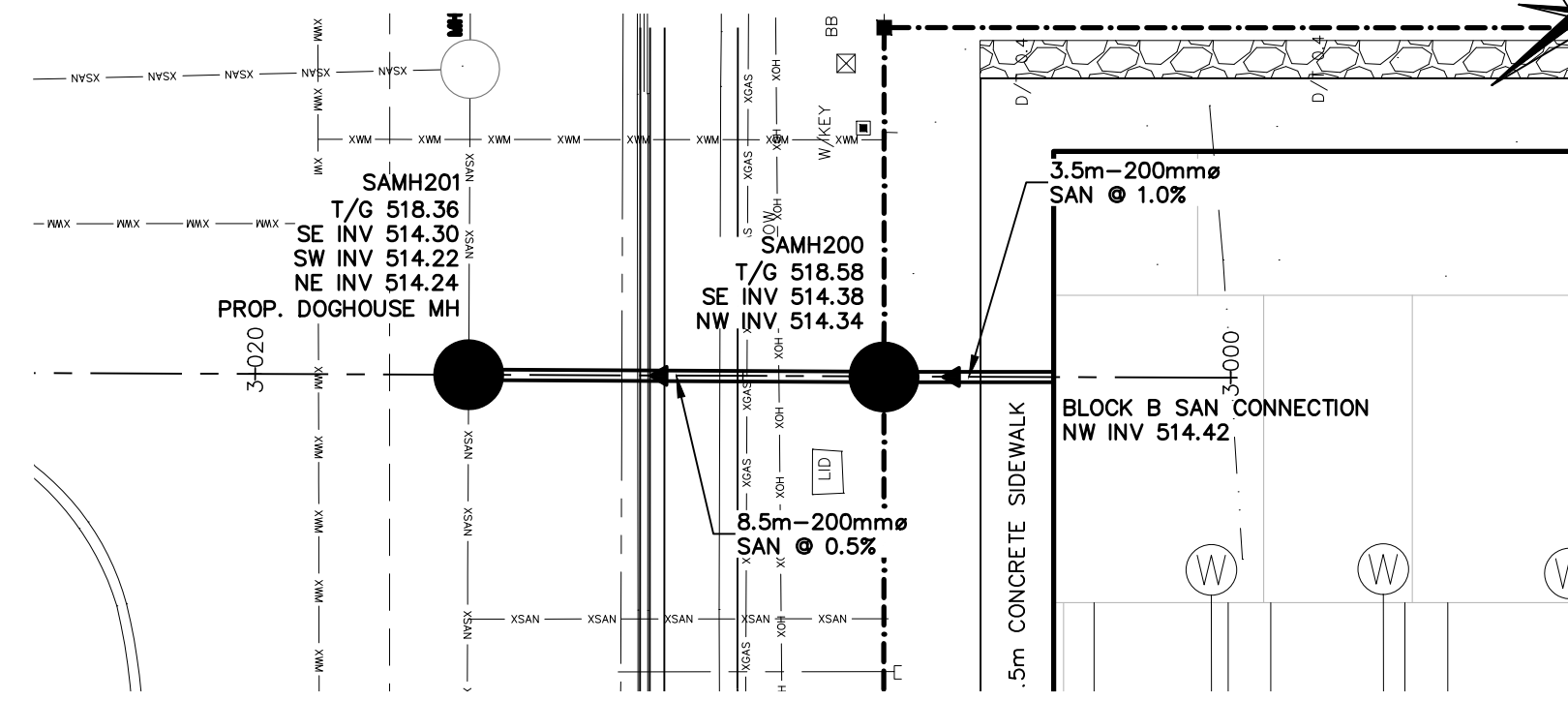
STORM CONNECTION ON MAIN STREET



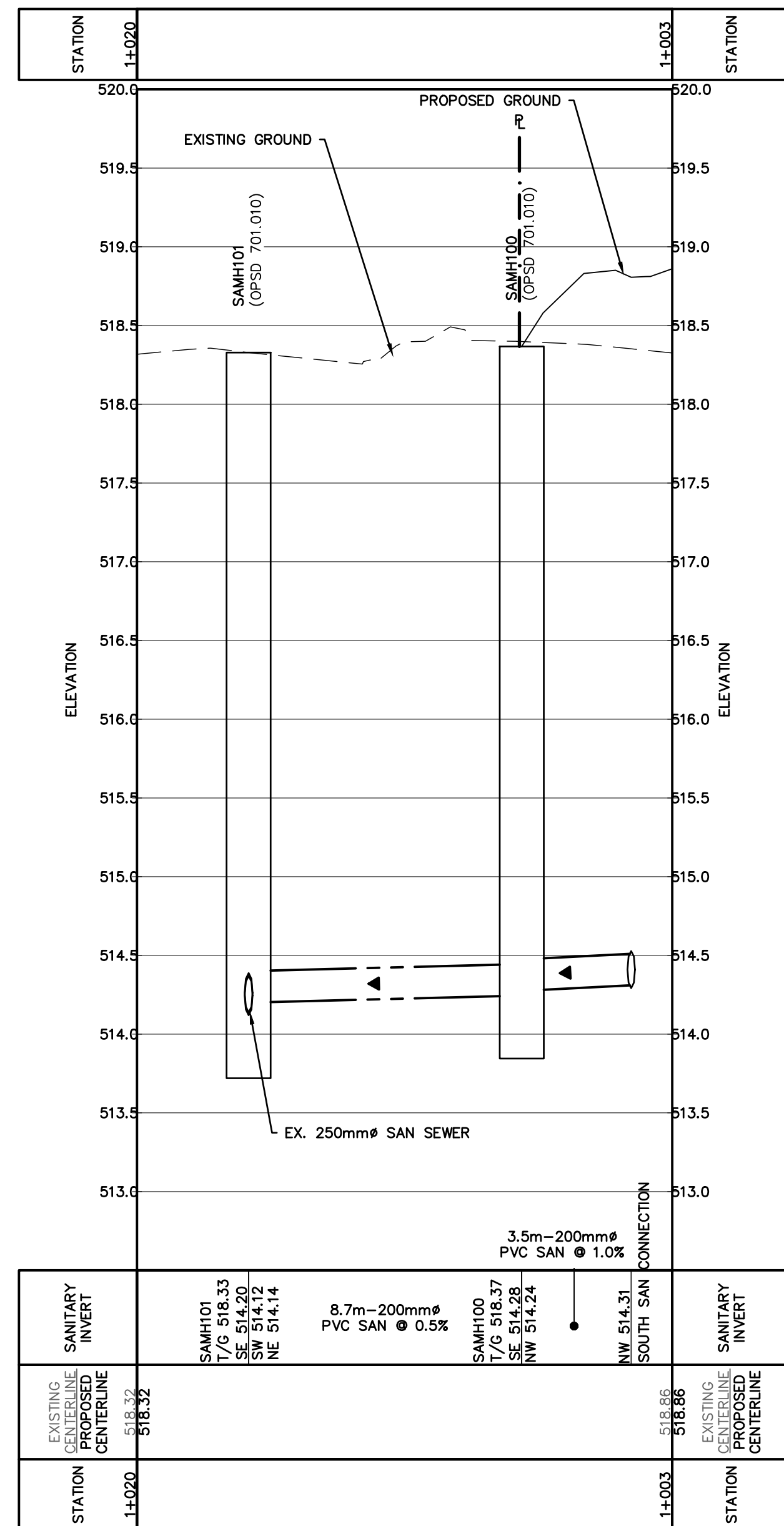
SANITARY CONNECTION FOR BLOCK A



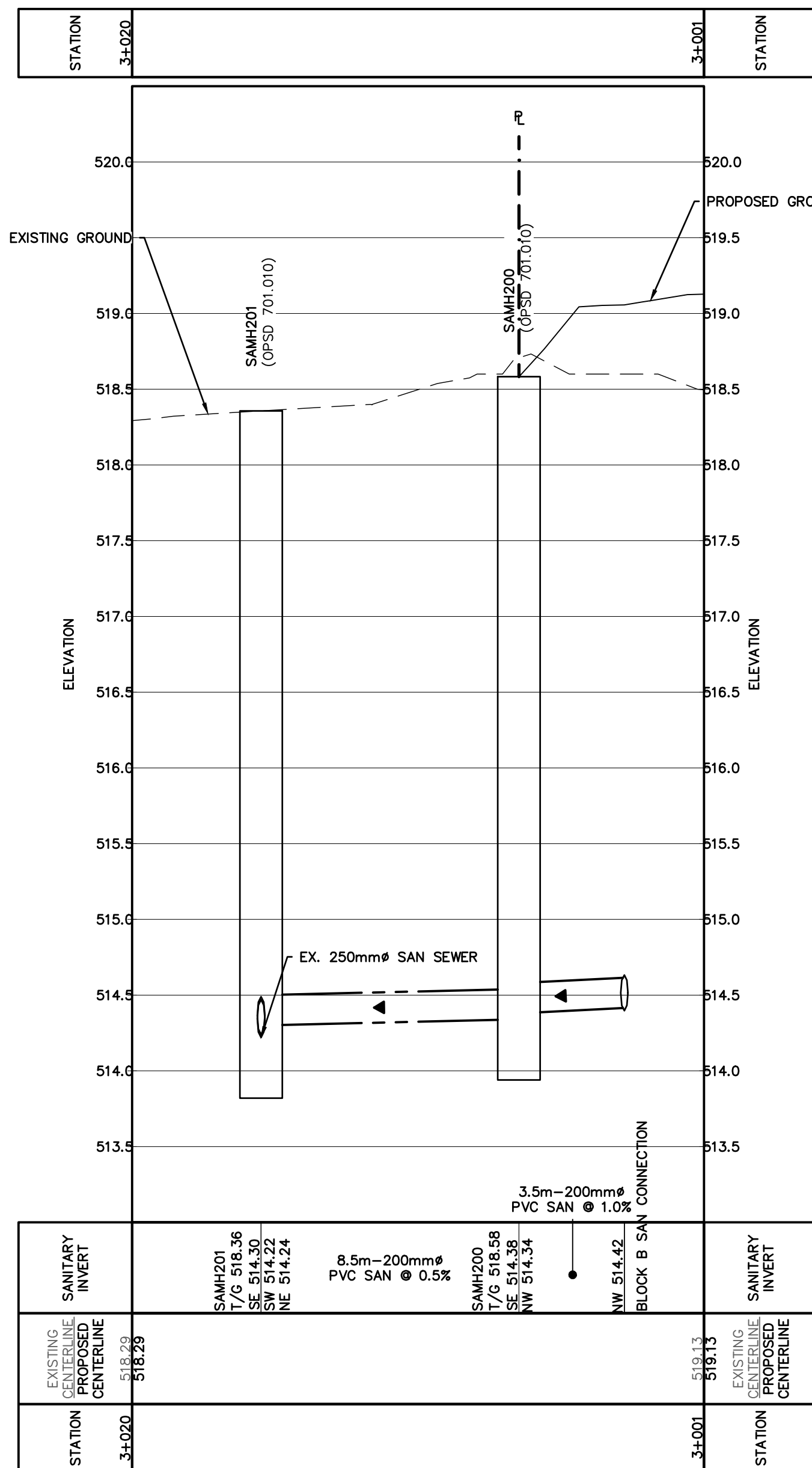
SANITARY CONNECTION FOR BLOCK B



H: 150  
V: 30



H: 150  
V: 30



H: 150  
V: 30

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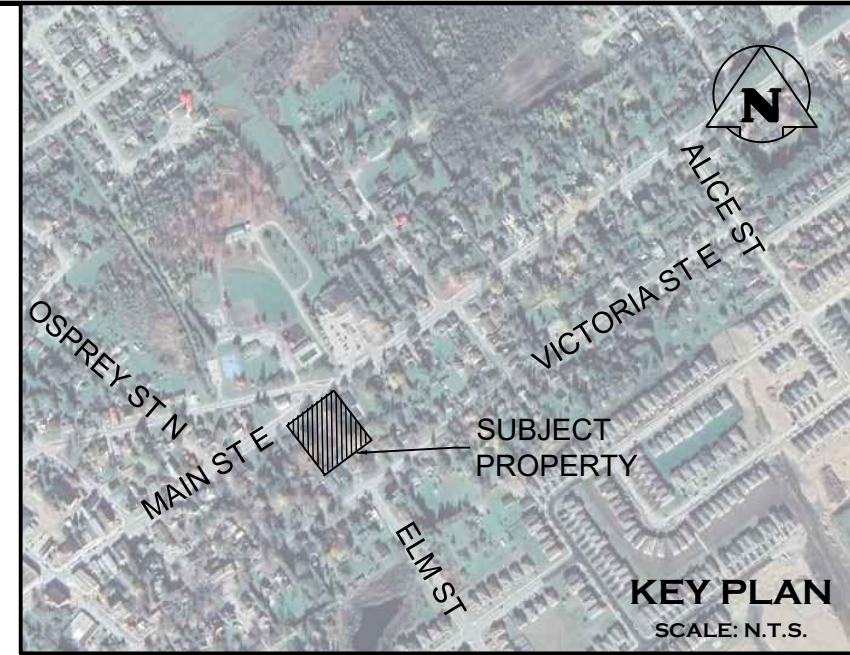
Project: 271 MAIN STREET EAST DUNDALK TOWNSHIP OF SOUTHGATE

Drawing: CONNECTIONS TO EXISTING MAIN STREET INFRASTRUCTURE

**CROZIER CONSULTING ENGINEERS**

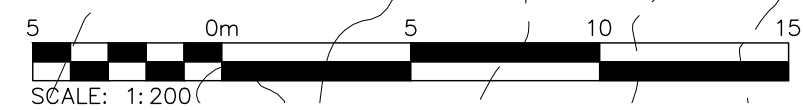
Drawn By: R.D.M./M.C. Design By: J.L.A./A.M. Project: 2514-6796

Check By: J.L.A. Check By: N.C.O. Drawing: C102B



**LEGEND**

- XXX.X EX. CONTOUR
- +XXX.XX EX. GRADE
- - - - - PR. PROPERTY LIMITS
- - - - - EX. STORM CATCHMENT
- MUNICIPAL DRAIN
- ➔ MAJOR OVERLAND FLOW DIRECTION
- PRE-X CATCHMENT AREA ID
- XX X.XX RUNOFF COEFFICIENT
- XX X.XX DRAINAGE AREA (ha)



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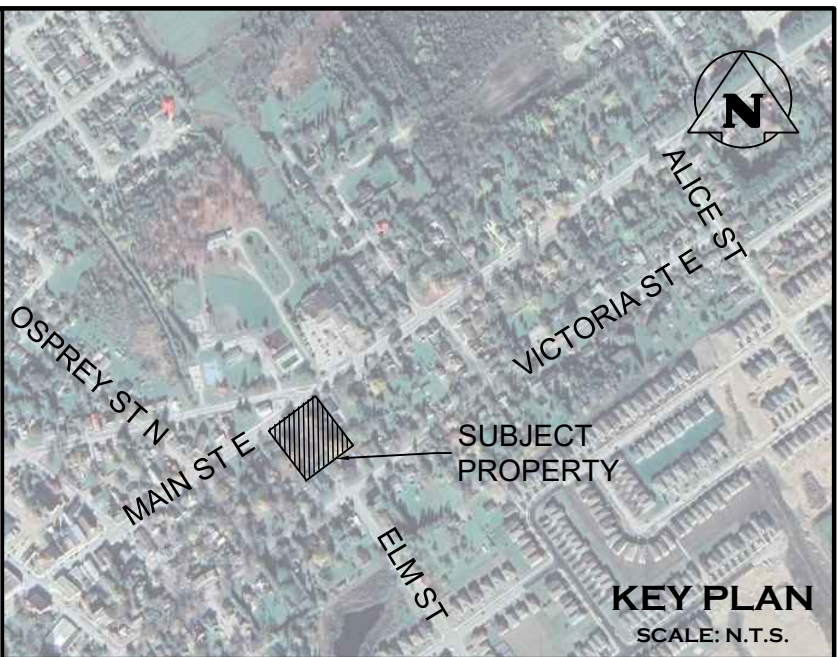
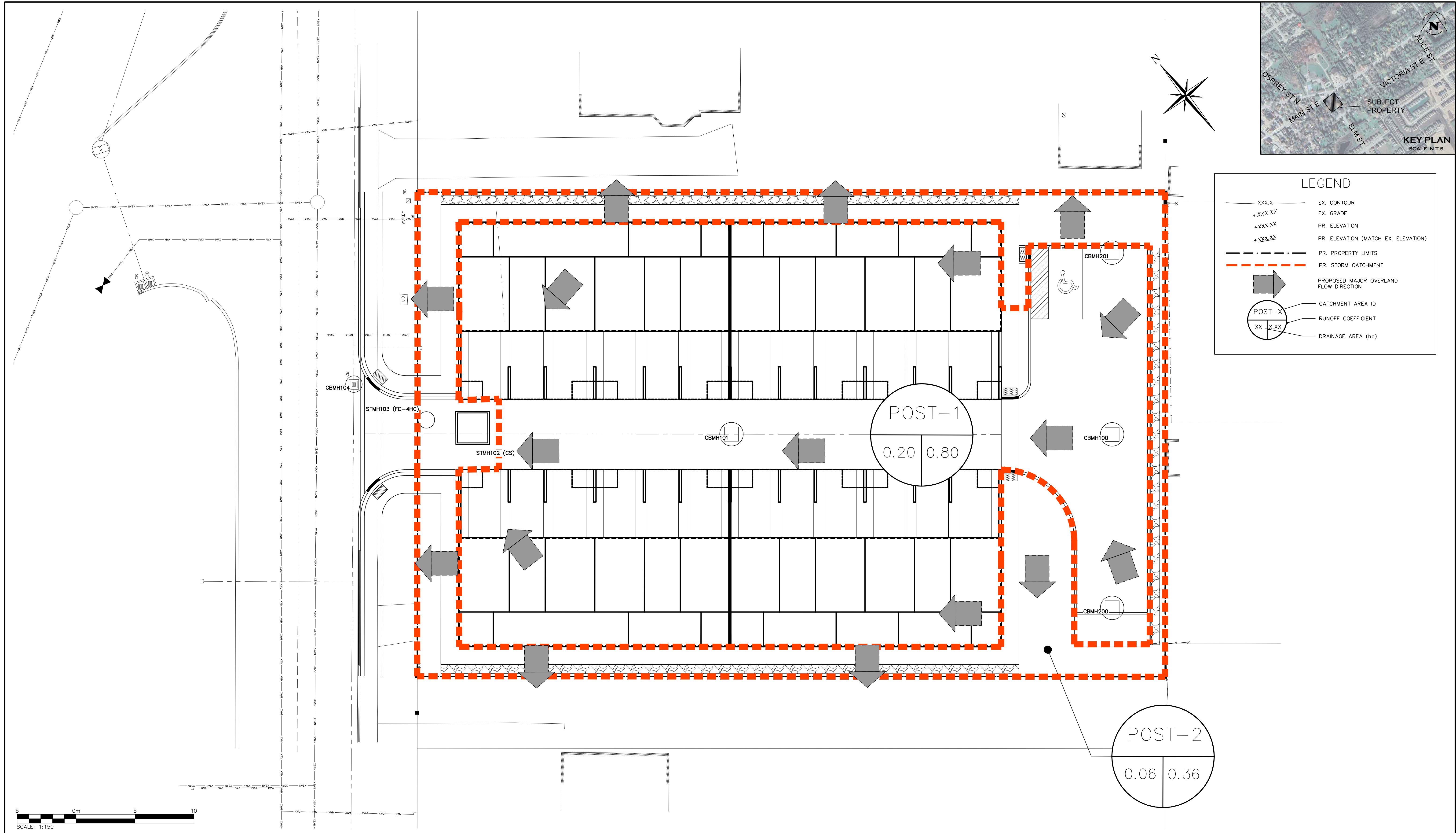
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**PRELIMINARY**  
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Project: 271 MAIN STREET EAST DUNDALK TOWNSHIP OF SOUTHGATE  
 Drawing: PRE-DEVELOPMENT DRAINAGE PLAN

**CROZIER CONSULTING ENGINEERS**

Drawn By: R.D.M./M.C.	Design By: J.L.A./A.M.	Project: 2514-6796
Check By: J.L.A.	Check By: N.C.O.	Drawing: C103



**LEGEND**

- XXX.X --- EX. CONTOUR
- +XXX.XX EX. GRADE
- +XXX.XX PR. ELEVATION
- +XXX.XX PR. ELEVATION (MATCH EX. ELEVATION)
- - - - - PR. PROPERTY LIMITS
- - - - - PR. STORM CATCHMENT
- ➔ PROPOSED MAJOR OVERLAND FLOW DIRECTION
- POST-X CATCHMENT AREA ID
- XX X.XX RUNOFF COEFFICIENT
- XX X.XX DRAINAGE AREA (ha)



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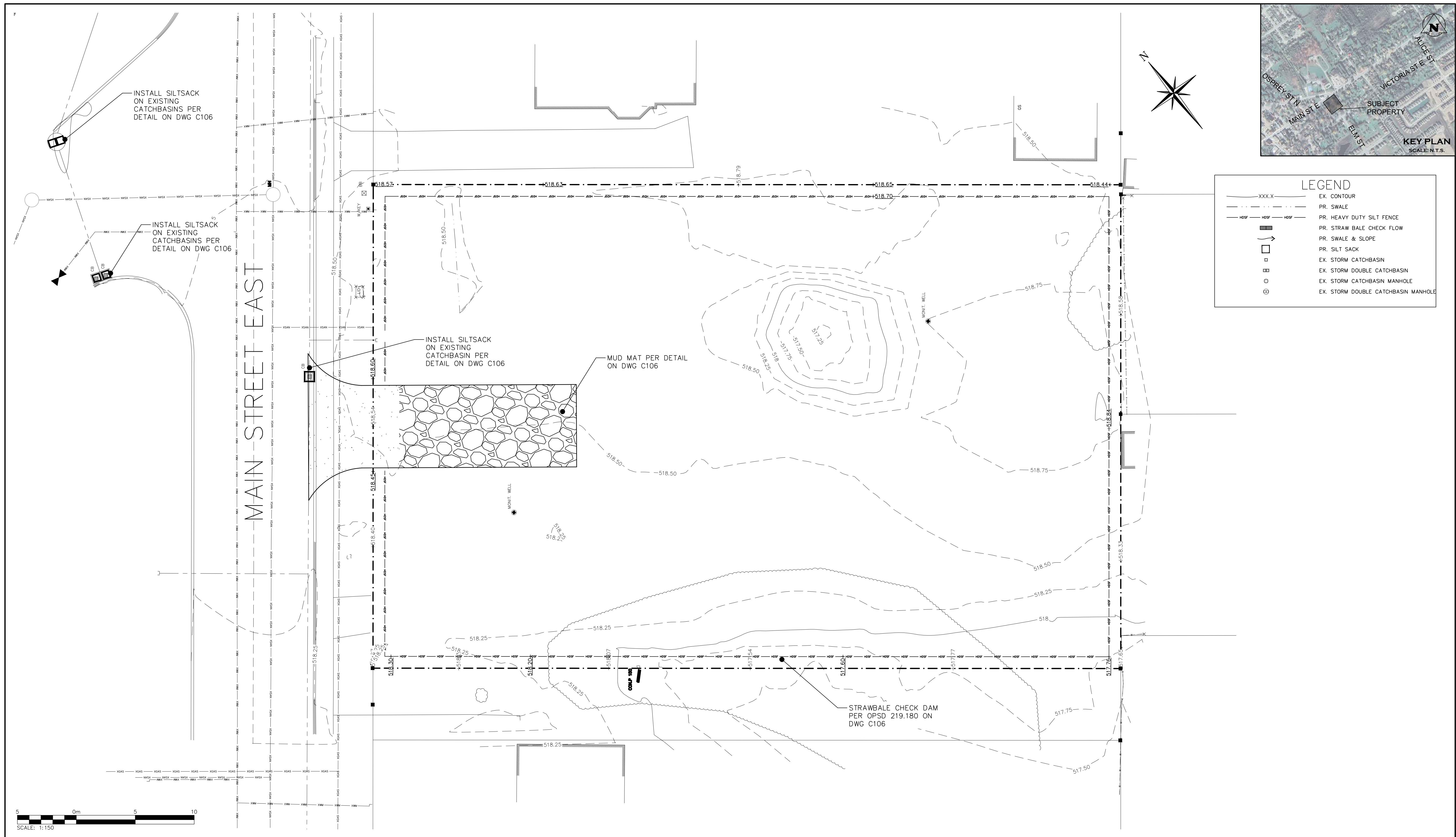
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271 MAIN STREET EAST DUNDALK  
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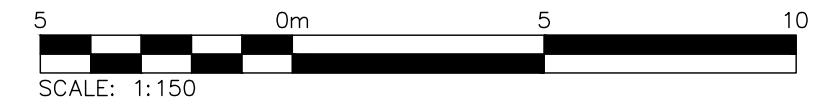
POST-DEVELOPMENT DRAINAGE PLAN

Drawn By	R.D.M./M.C.	Design By	J.L.A./A.M.	Project	2514-6796
Check By	J.L.A.	Check By	N.C.O.	Drawing	C104



**LEGEND**

---XXX.X---	EX. CONTOUR
- - - - -	PR. SWALE
---HDF---HDF---HDF---	PR. HEAVY DUTY SILT FENCE
▬	PR. STRAW BALE CHECK FLOW
▭	PR. SILT SACK
□	EX. STORM CATCHBASIN
▣	EX. STORM DOUBLE CATCHBASIN
⊙	EX. STORM CATCHBASIN MANHOLE
⊕	EX. STORM DOUBLE CATCHBASIN MANHOLE



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271 MAIN STREET EAST DUNDALK  
 TOWNSHIP OF SOUTHGATE

EROSION & SEDIMENT CONTROL PLAN

Drawn By	R.D.M./M.C.	Design By	J.L.A./A.M.	Project	2514-6796
Check By	J.L.A.	Check By	N.C.O.	Drawing	C105

**GENERAL NOTES:**

1. CONSTRUCTION EQUIPMENT TO USE ACCESS POINT, LOCATED AT MAIN STREET, AS INDICATED ON DRAWING C105. MUD MAT TO BE MAINTAINED AT ACCESS POINT.
2. ALL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE "CONSTRUCTOR" AS DEFINED IN THE ACT.
3. ALL SEDIMENT AND EROSION CONTROL FACILITIES AND WORKS ARE TO BE CONSTRUCTED AND IN PLACE TO THE APPROVAL OF THE SITE ENGINEER PRIOR TO ANY GRADING OPERATIONS COMMENCING. TYPICAL WORKS INCLUDE SILT FENCES, INTERCEPTOR SWALES, STRAW BALE CHECK DAMS AND SEDIMENT TRAPS.
4. ALL TEMPORARY TOPSOIL STOCKPILES ARE TO BE PROVIDED WITH THE NECESSARY SEDIMENT AND EROSION CONTROL FEATURES.
5. ALL INTERCEPTOR SWALES ARE TO BE SEEDED TO STABILIZE THEIR BANKS IMMEDIATELY FOLLOWING CONSTRUCTION.
6. REFER TO APPLICATION FORM FOR GRUBBING OF TREES WITHIN LIMITS OF FILL AREA.
7. NO GRADING OF LANDS WILL OCCUR WITHIN SPECIFIED BUFFERS ALONG PROPERTY LINES AND INTERNAL TO SITE.
8. THE LOCATION OF ALL UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
9. NON-WOVEN GEOTEXTILE TO BE TERRAFIX 270R OR APPROVED EQUIVALENT

**MAINTENANCE & OPERATIONS OF SEDIMENT CONTROLS**

**SILT FENCE**

1. SILT FENCE MUST BE INSPECTED WEEKLY FOR RIPS OR TEARS, BROKEN STAKES, BLOW-OUTS AND ACCUMULATION OF SEDIMENT.
2. SILT FENCE MUST BE INSPECTED FOLLOWING ALL 15MM OR GREATER RAIN STORM EVENT OR AS DIRECTED BY SITE ENGINEER.
3. SEDIMENT MUST BE REMOVED FROM SILT FENCE WHEN ACCUMULATION REACHES 50% OF THE HEIGHT OF THE FENCE.
4. ALL SILT FENCES MUST BE REMOVED ONLY WHEN THE ENTIRE SITE IS STABILIZED AND AS DIRECTED BY THE SITE ENGINEER.

**STRAW BALE / ROCK CHECK DAM**

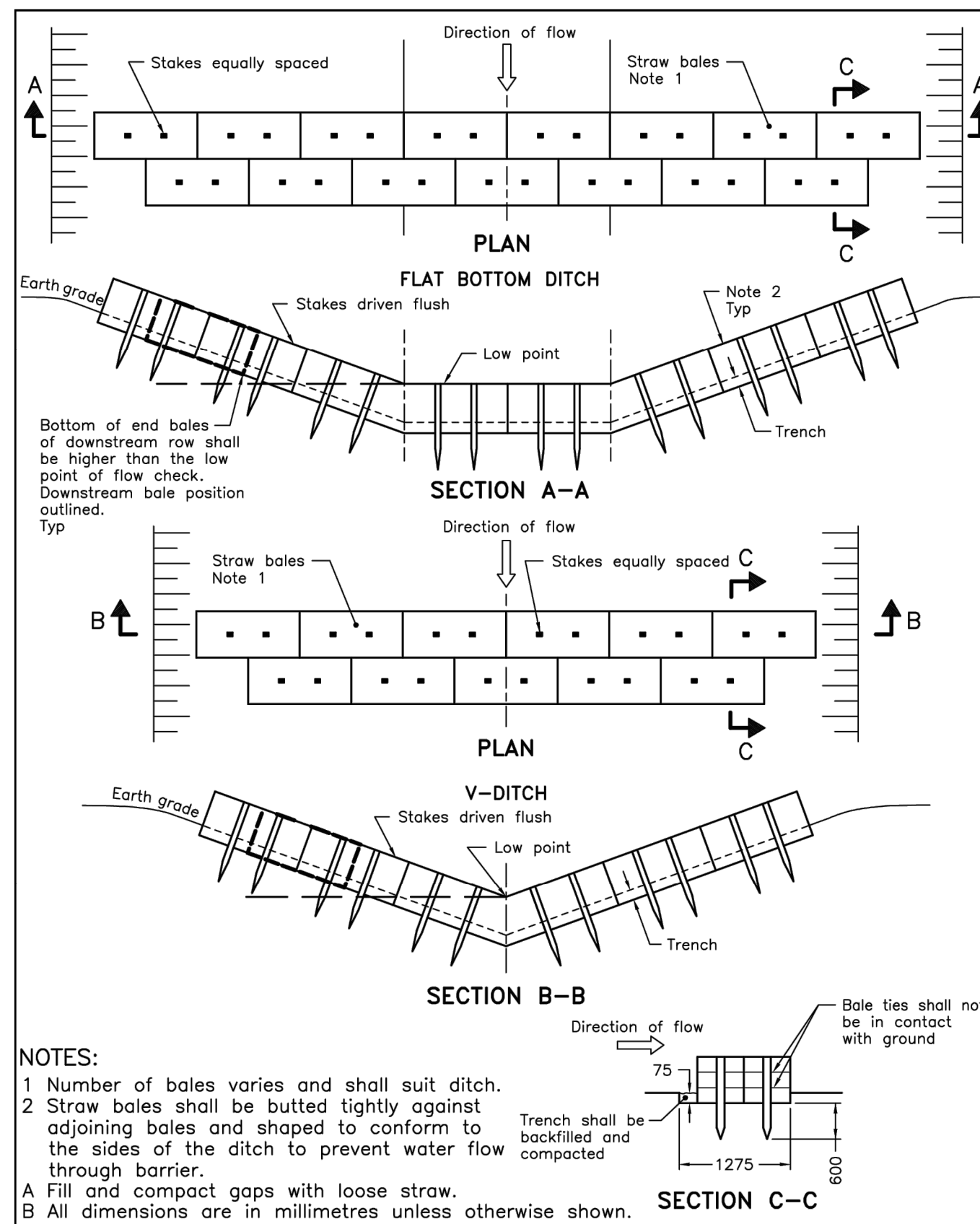
1. REMOVE ACCUMULATED SEDIMENT UP STREAM OF THE CHECK DAM IF GREATER THAN ONE HALF OF DAM HEIGHT.
2. SILT REMOVAL MUST BE UNDERTAKEN WITH CARE TO MINIMIZE DOWN STREAM SEDIMENTATION IN SWALE OR DITCH.
3. STRAW BALE CHECK DAM AND ALL ACCUMULATED SEDIMENT MUST BE REMOVED WITH CARE ONCE THE CONSTRUCTION SITE IS STABILIZED AND AS DIRECTED BY THE SITE ENGINEER.

**MUD MAT MAINTENANCE**

1. INSPECT MUD MAT WEEKLY TO ASSESS CONDITION AND ENSURE OPERATION EFFICIENCY.
2. SUPPLY AND PLACE ADDITIONAL CLEAR STONE AS DIRECTED BY SITE ENGINEER.
3. MAT TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR AS DIRECTED BY SITE ENGINEER.
4. CONTRACTOR TO COMPLETE REGULAR STREET SWEEPING ON MAIN STREET EAST.

**DECOMMISSIONING / RESTORATION**

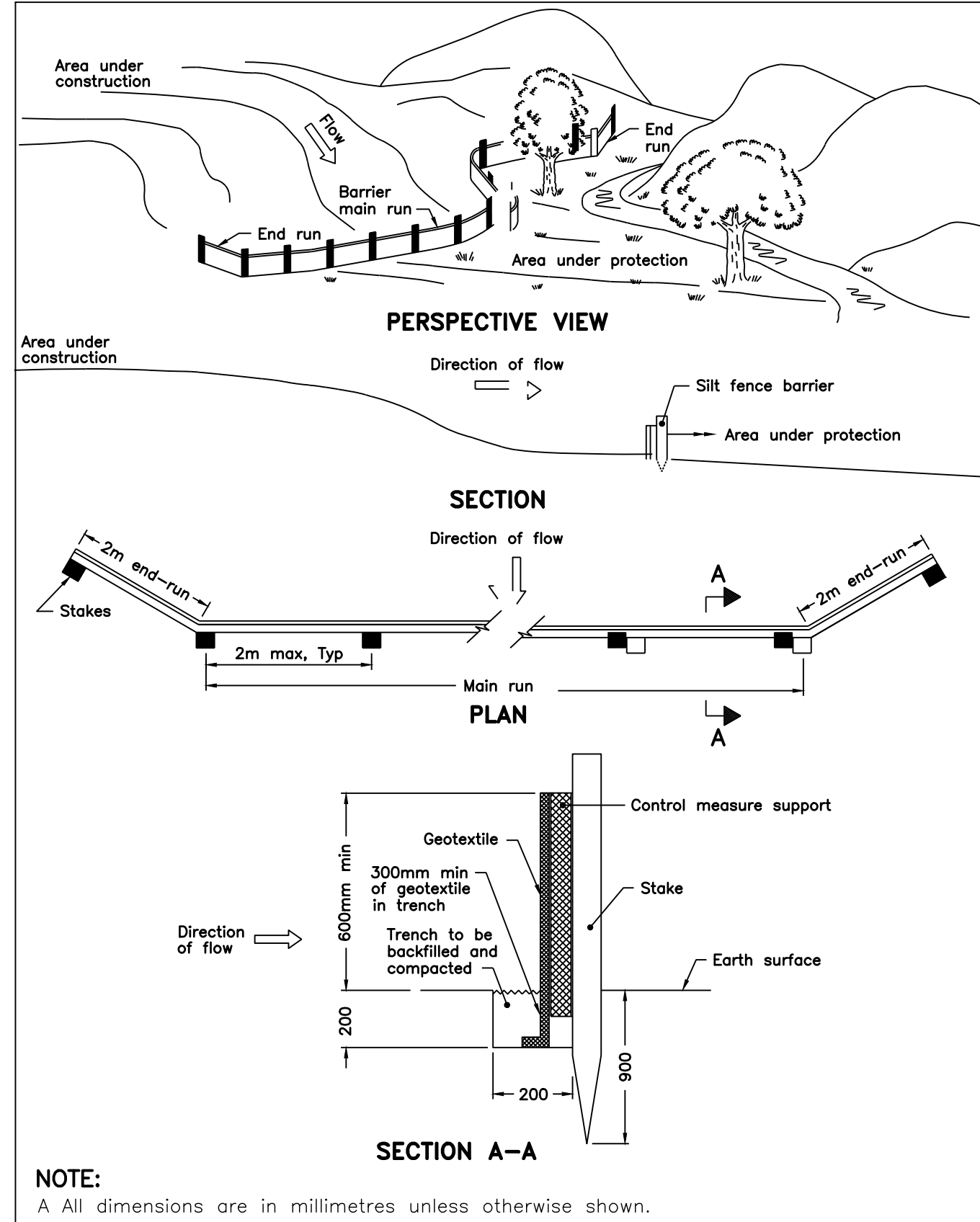
1. FOLLOWING COMPLETION OF CONSTRUCTION AND AS DIRECTED BY SITE ENGINEER, ALL EROSION AND SEDIMENT CONTROL WORKS ARE TO BE REMOVED INCLUDING ANY ACCUMULATED SEDIMENT.
2. ALL WORKS LOCATED ON LANDS OUTSIDE THE PROPOSED DEVELOPMENT AREA ARE TO BE GRADED TO MATCH EXISTING SURROUNDING GROUND AND HYDROSEEDED.
3. ALL SEDIMENT BUILD-UP TO BE REMOVED FROM SEDIMENT BASINS, CUT AREAS AND SEDIMENT BASINS TO BE TREATED WITH 25mm OF TOPSOIL AND HYDROSEEDED AS DIRECTED BY SITE ENGINEER.



**NOTES:**

- 1 Number of bales varies and shall suit ditch.
  - 2 Straw bales shall be butted tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.
- A Fill and compact gaps with loose straw.  
 B All dimensions are in millimetres unless otherwise shown.

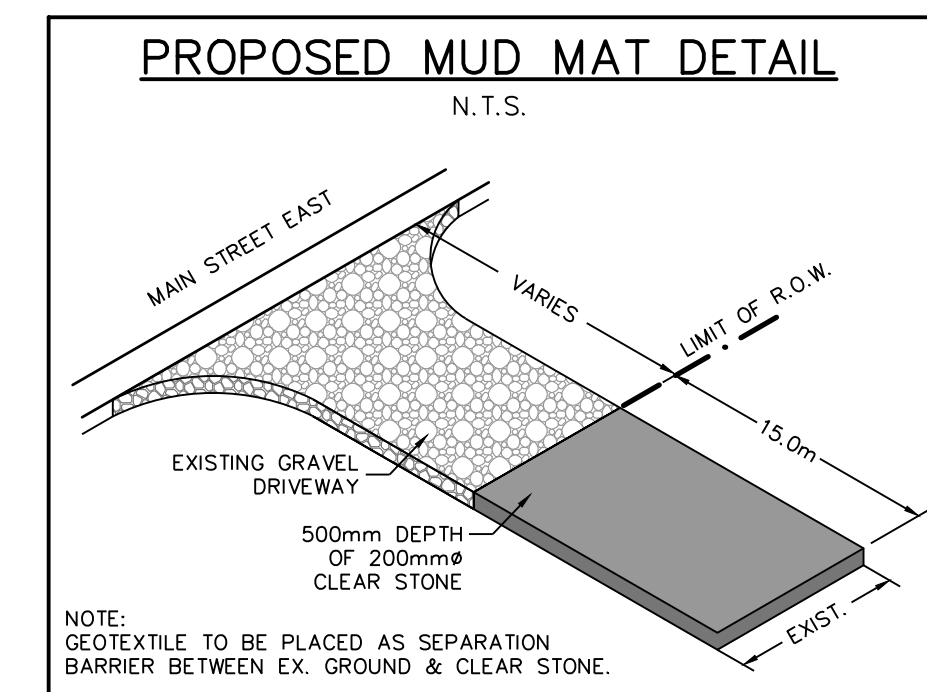
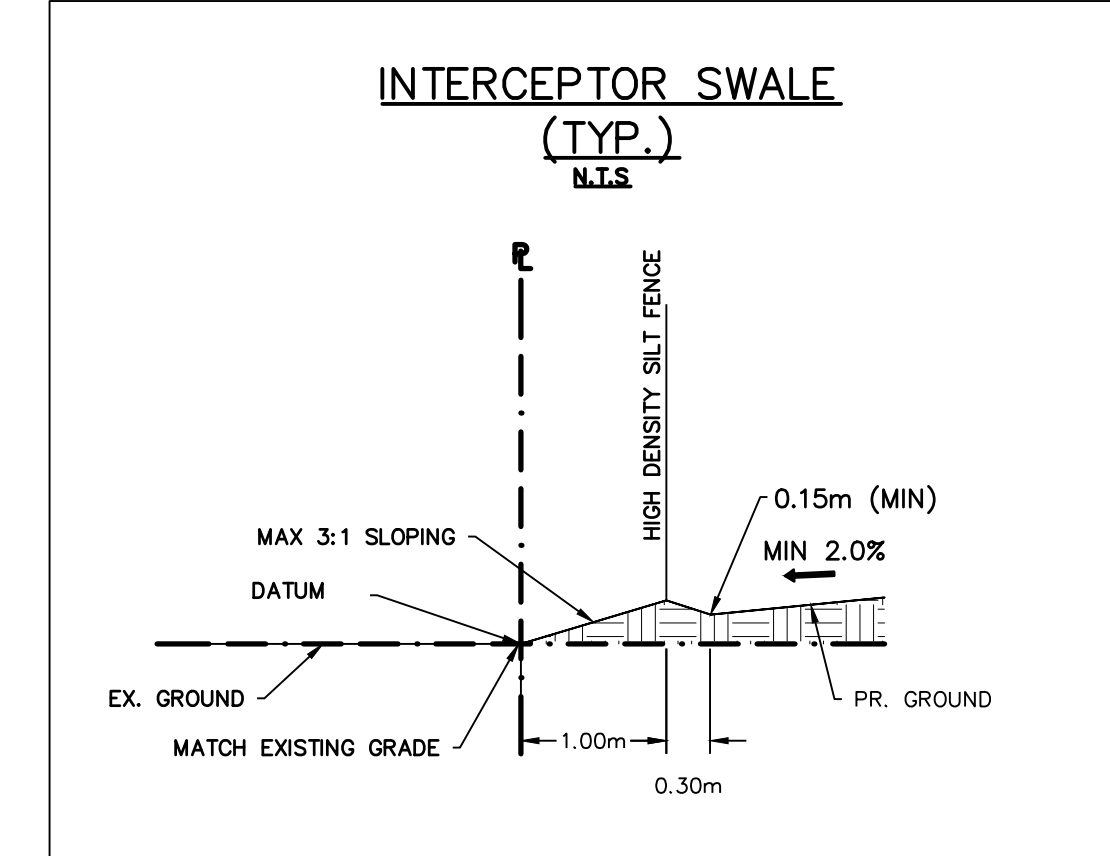
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev 3	
<b>STRAW BALE FLOW CHECK DAM</b>			
			<b>OPSD 219.180</b>



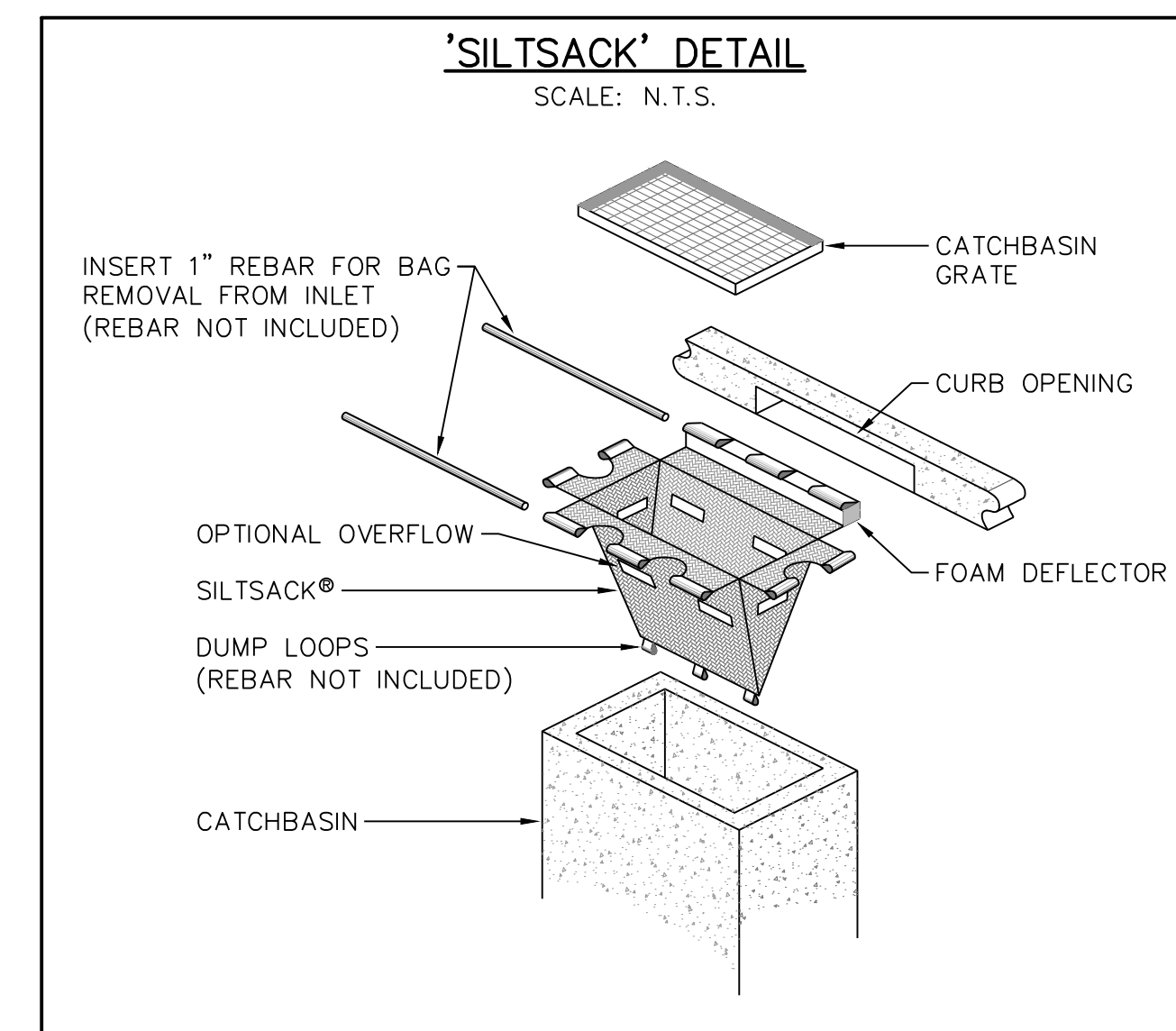
**NOTE:**

A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1	
<b>HEAVY-DUTY SILT FENCE BARRIER</b>			
			<b>OPSD 219.130</b>



NOTE: GEOTEXTILE TO BE PLACED AS SEPARATION BARRIER BETWEEN EX. GROUND & CLEAR STONE.



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6. DO NOT SCALE DRAWINGS.

Town



No.	ISSUE	DATE: YYYY/MM/DD	Engineer	Engineer	Project
0	ISSUED FOR 1ST SUBMISSION SPA	2024/04/26			

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

271 MAIN STREET EAST DUNDALK  
TOWNSHIP OF SOUTHGATE

Drawing

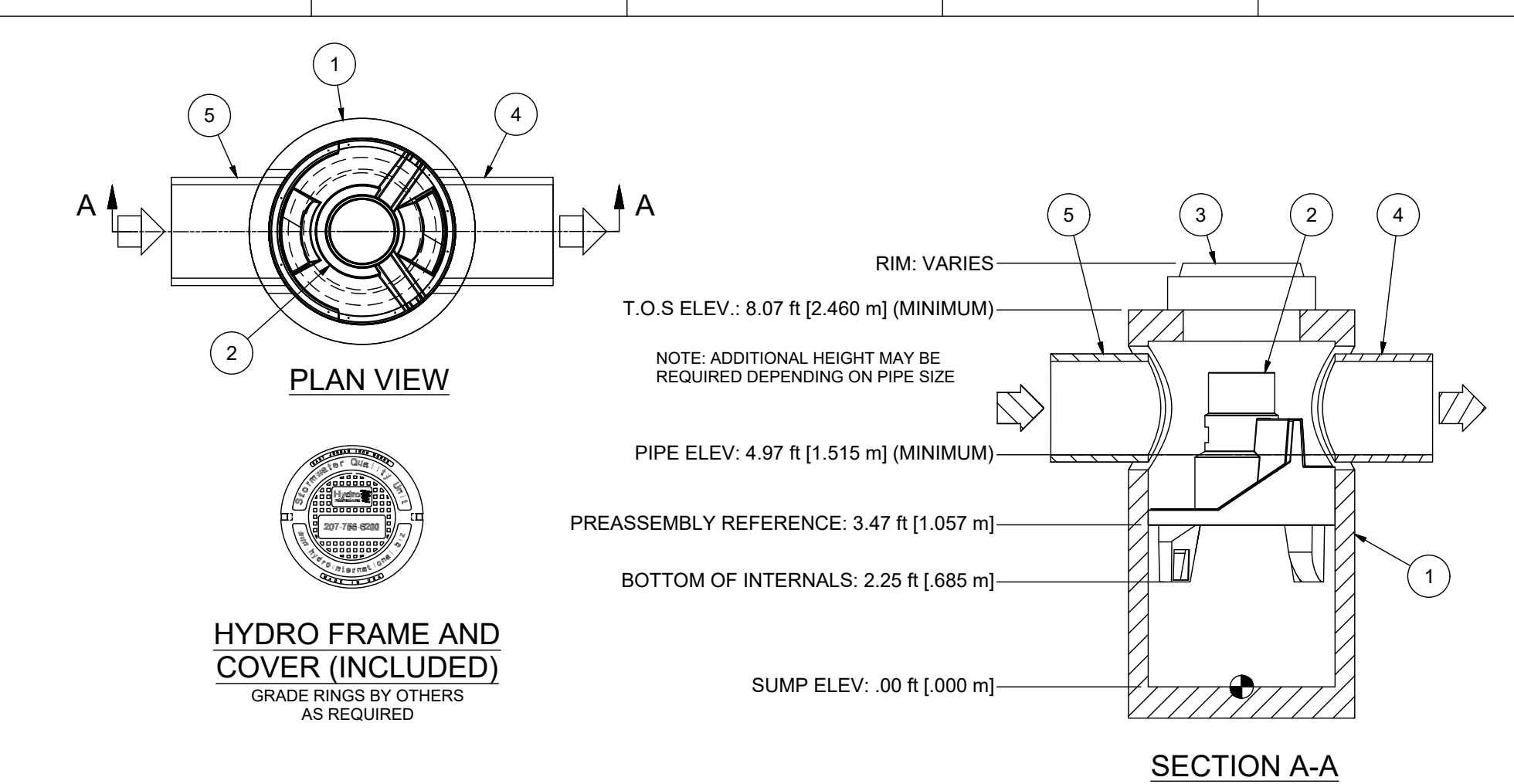
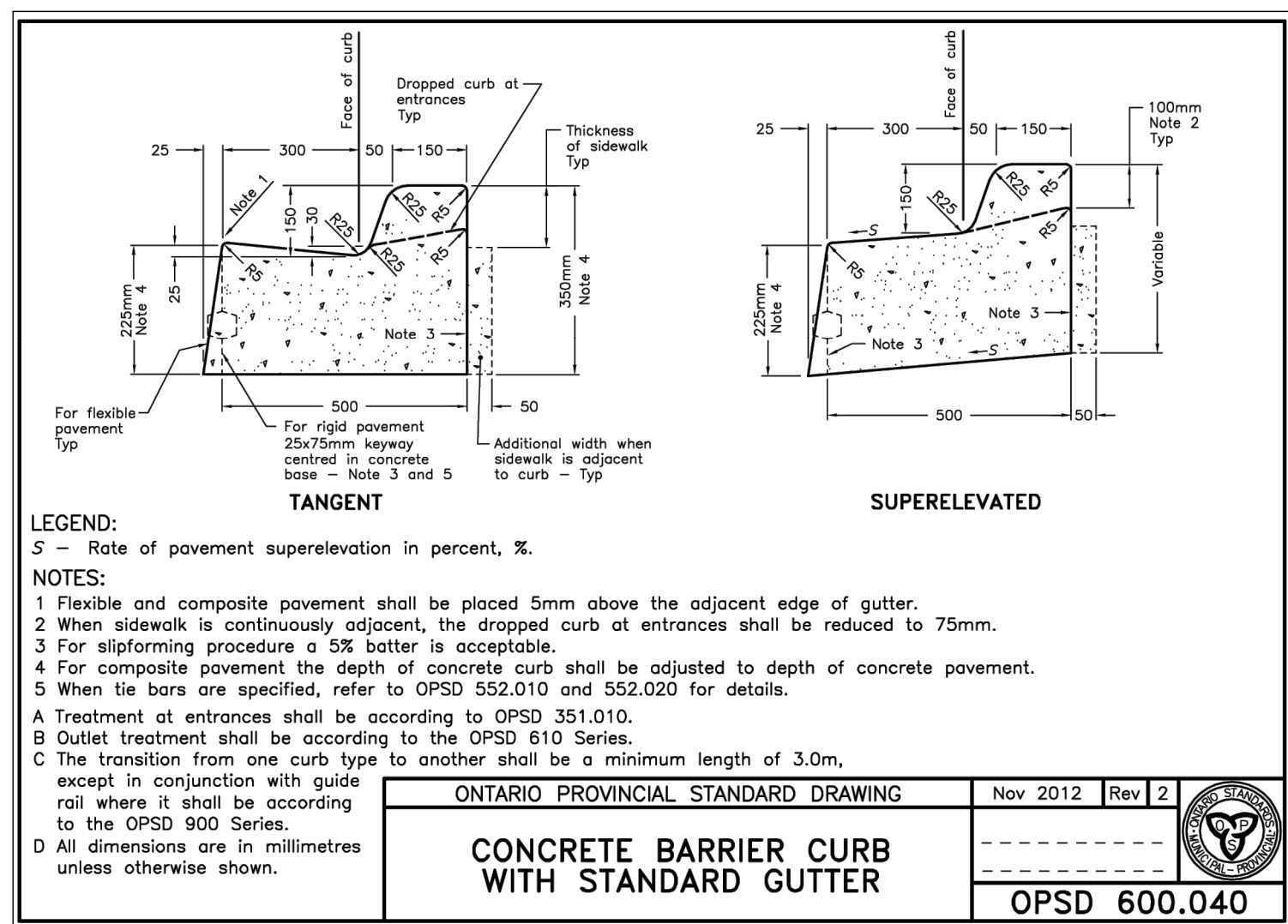
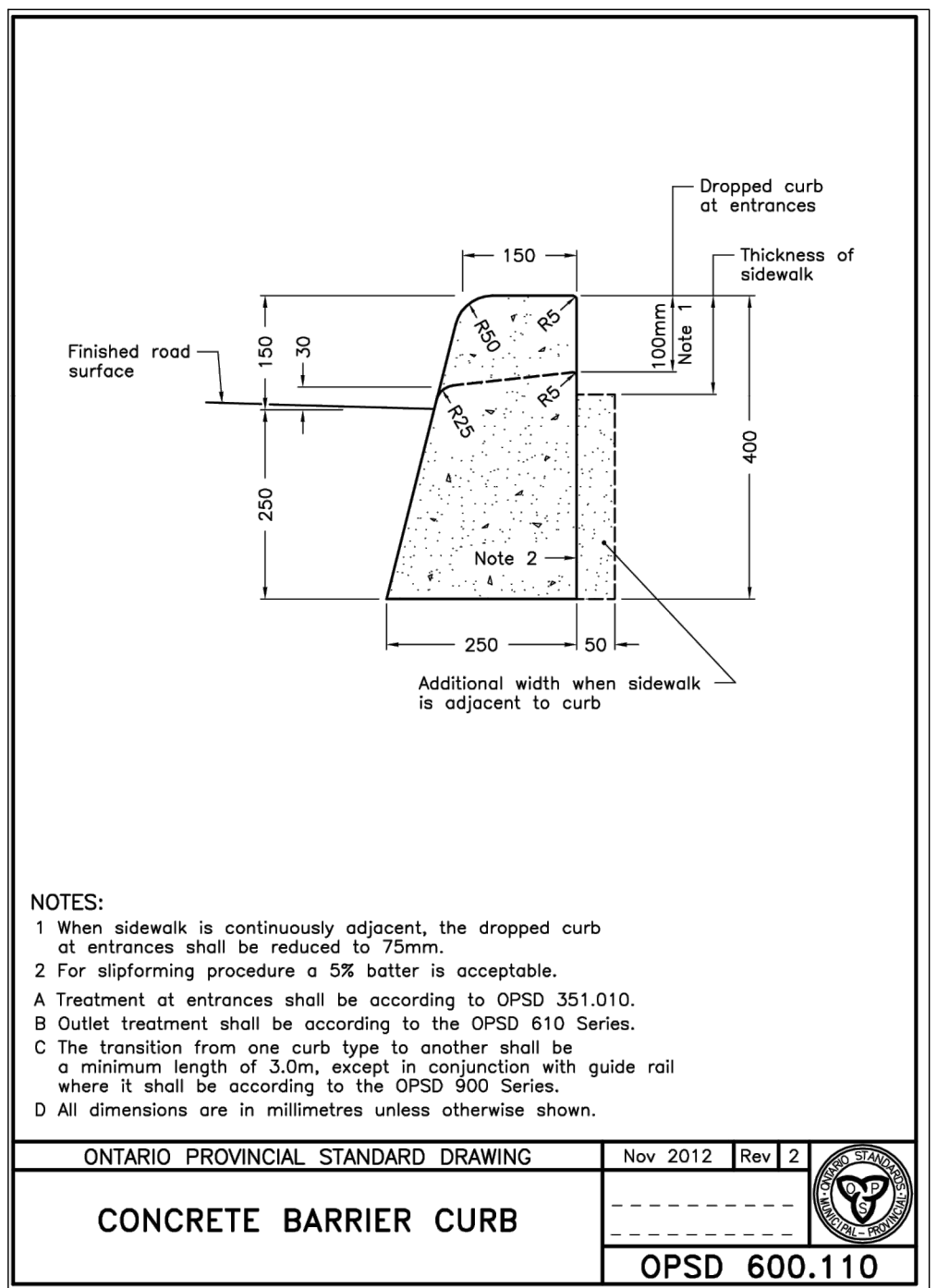
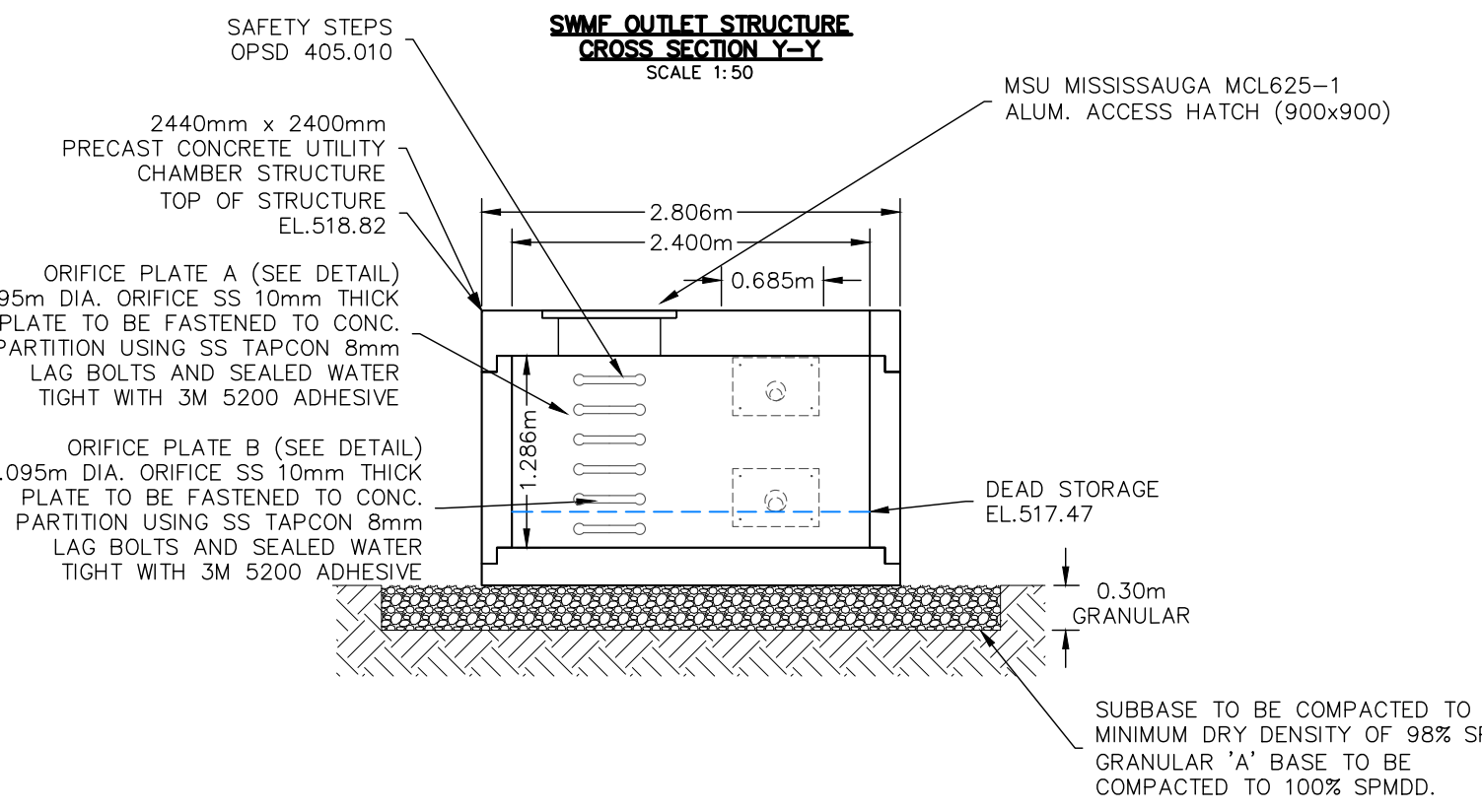
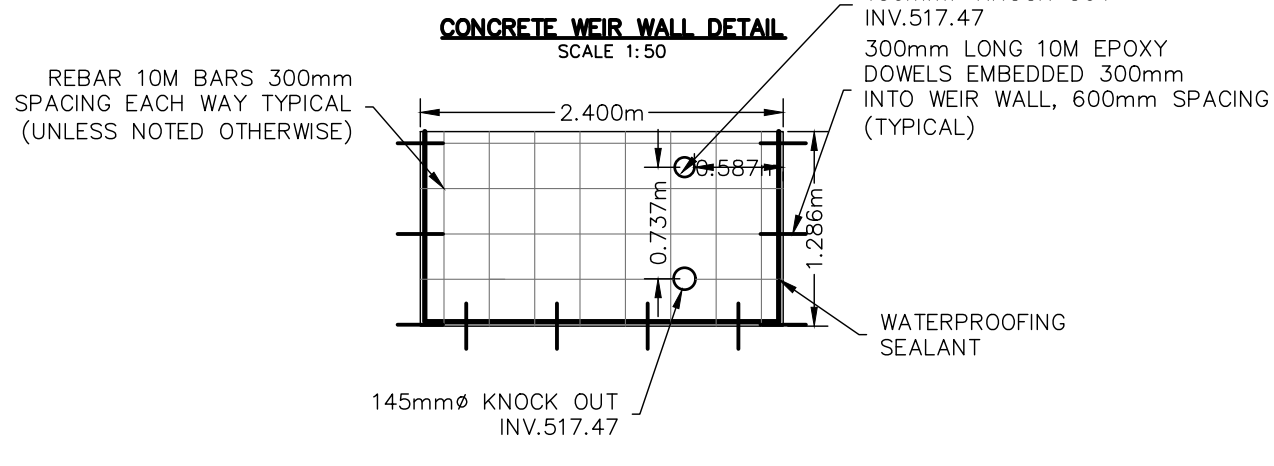
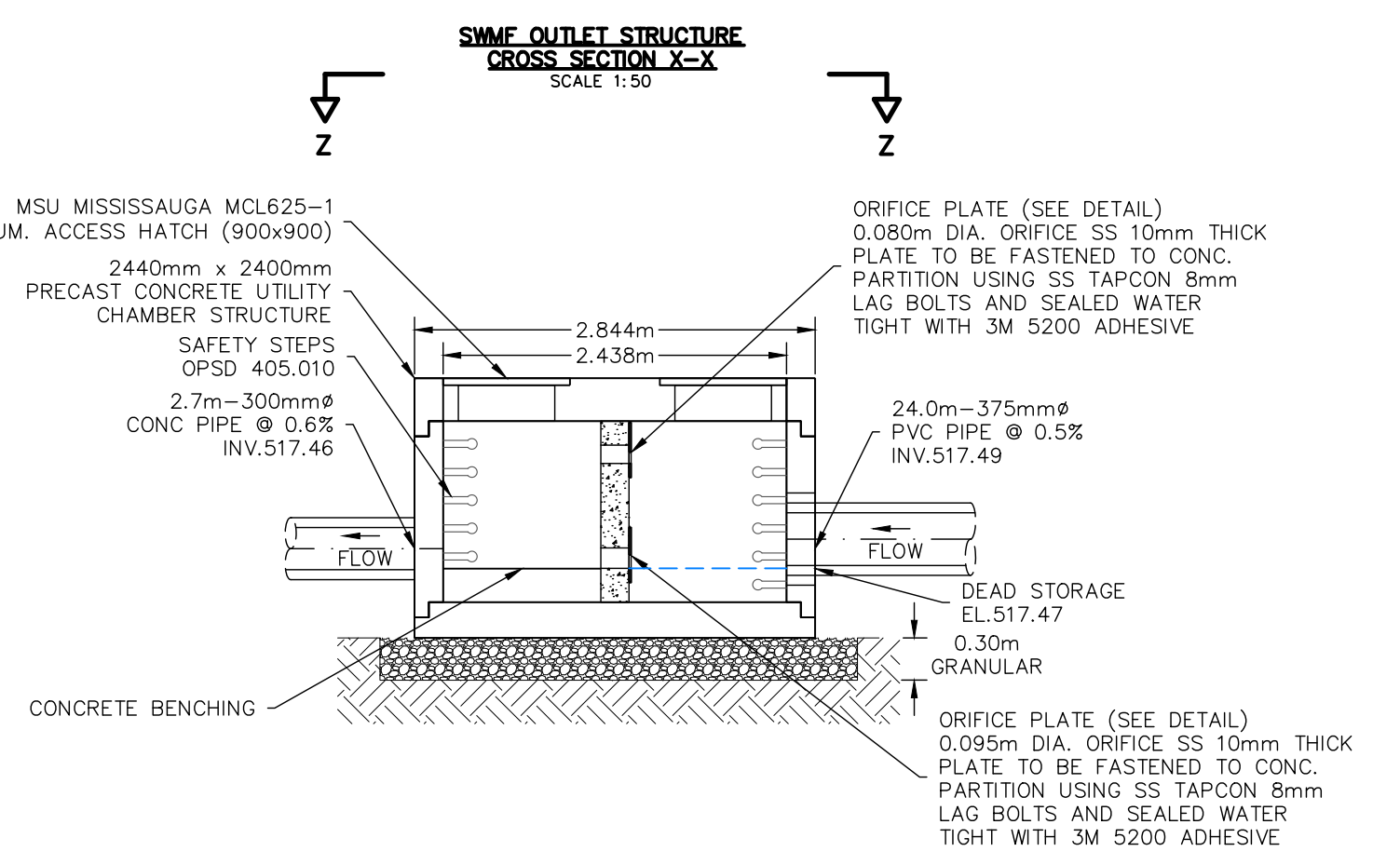
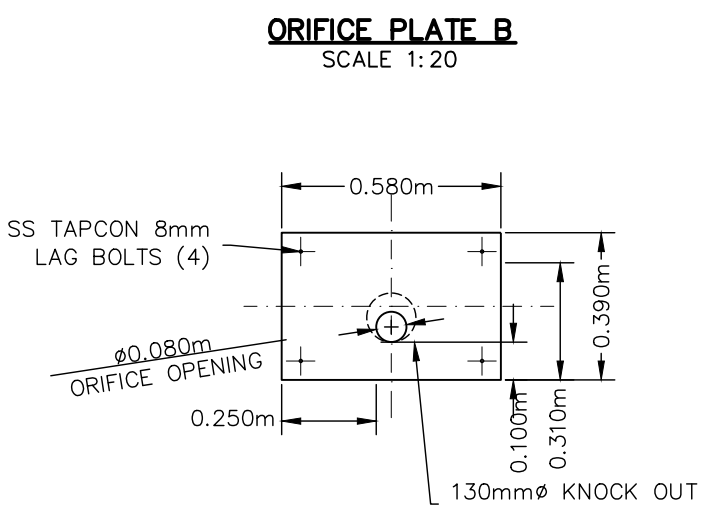
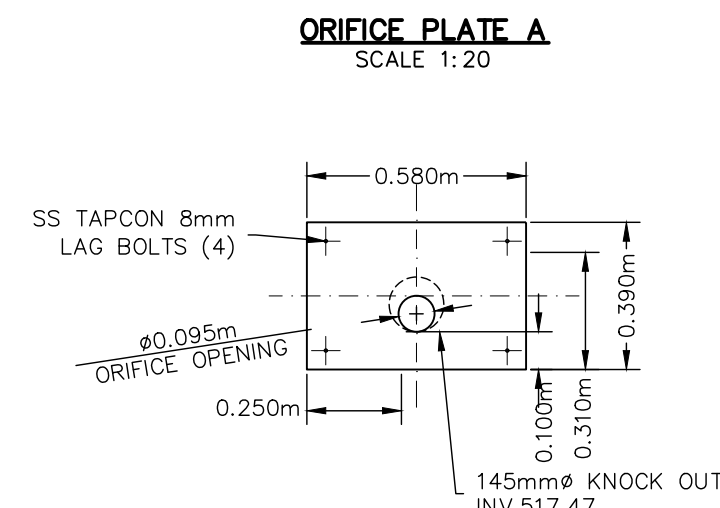
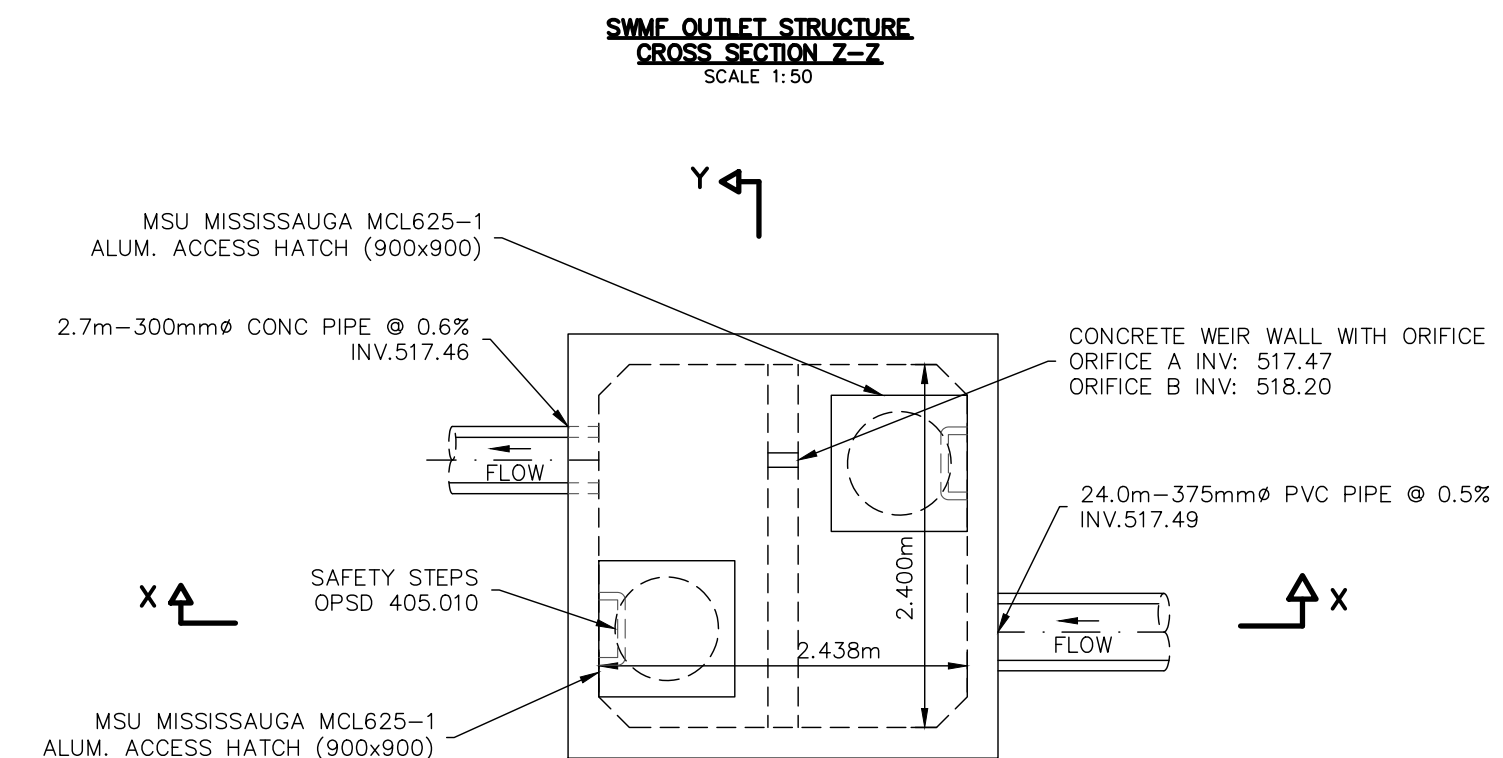
**EROSION & SEDIMENT CONTROL PLAN  
NOTES & DETAILS**



Drawn By	R.D.M.	Design By	J.L.A./A.M.	Project	2514-6796
Check By	J.L.A.	Check By	N.C.O.	Drawing	C106







**PRODUCT SPECIFICATION:**

- Peak Hydraulic Flow: 18.0 cfs (510 l/s)
- Min Sediment Storage Capacity: 0.7 cu. yd. (0.5 cu. m.)
- Maximum Inlet/Outlet Pipe Diameters: 24 in. (600 mm)
- The Treatment System Shall Use An Induced Vortex To Separate Pollutants From Stormwater Runoff.
- For More Product Information Including Regulatory Acceptances, Please Visit <https://hydro-int.com/en/products/first-defense>

**GENERAL NOTES:**

- General Arrangement drawings only. Contact Hydro International for site specific drawings.
- The diameter of the inlet and outlet pipes may be no more than 24".
- Multiple inlet pipes possible (refer to project plan).
- Inlet/outlet pipe angle can vary to align with drainage network (refer to project plans).
- Peak flow rate and minimum height limited by available cover and pipe diameter.
- Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	48	1200	I.D. PRECAST MANHOLE (PRE-INSTALLED)
2	1			FRAME AND COVER (ROUND)
3	1	30	750	OUTLET PIPE (BY OTHERS)
4	1	24 (MAX)	600 (MAX)	INLET PIPE (BY OTHERS)
5	1	24 (MAX)	600 (MAX)	INLET PIPE (BY OTHERS)

**PROJECTION**

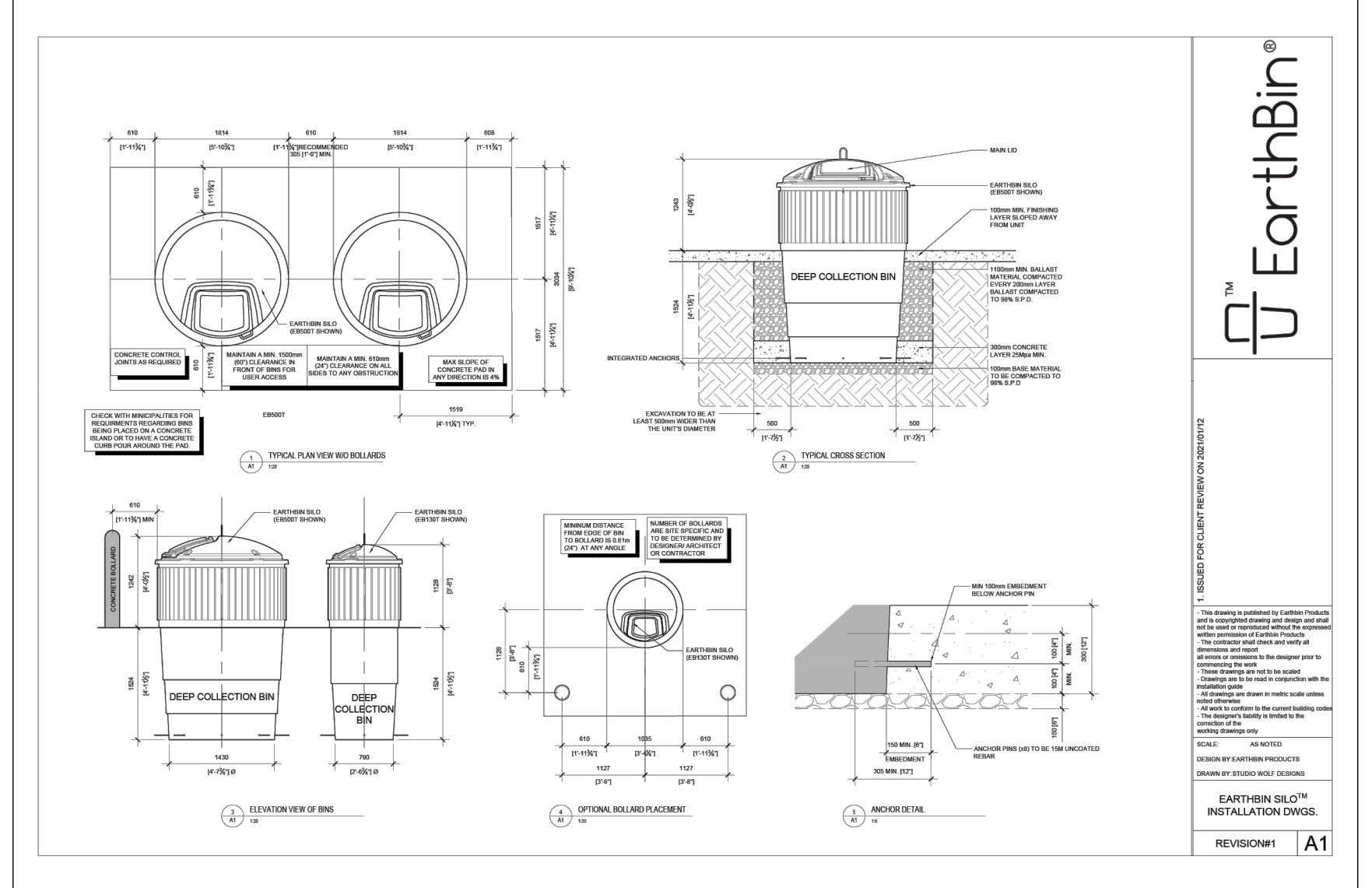
**IF IN DOUBT ASK**

DATE: 11/2/2021 SCALE: 1:30  
 DRAWN BY: ER CHECKED BY: MRJ APPROVED BY: [Signature]  
 TYPE: 4-ft DIAMETER  
 FIRST DEFENSE

**GENERAL ARRANGEMENT**

**Hydro International**  
 hydro-int.com  
 HYDRO INTERNATIONAL

WEIGHT: MATERIAL:  
 STOCK NUMBER:  
 DRAWING NO.: FD GA-4  
 SHEET SIZE: B SHEET: 1 OF 1



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0	ISSUED FOR 1ST SUBMISSION SPA	2024/04/26	

**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION

Project: 271 MAIN STREET EAST DUNDALK TOWNSHIP OF SOUTHGATE

Drawing: CONSTRUCTION NOTES & DETAILS (2 OF 2)

**CROZIER CONSULTING ENGINEERS**

Drawn By: R.D.M. Design By: J.L.A./A.M. Project: 2514-6796  
 Check By: J.L.A. Check By: N.C.O. Drawing: C108