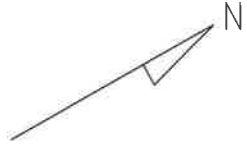
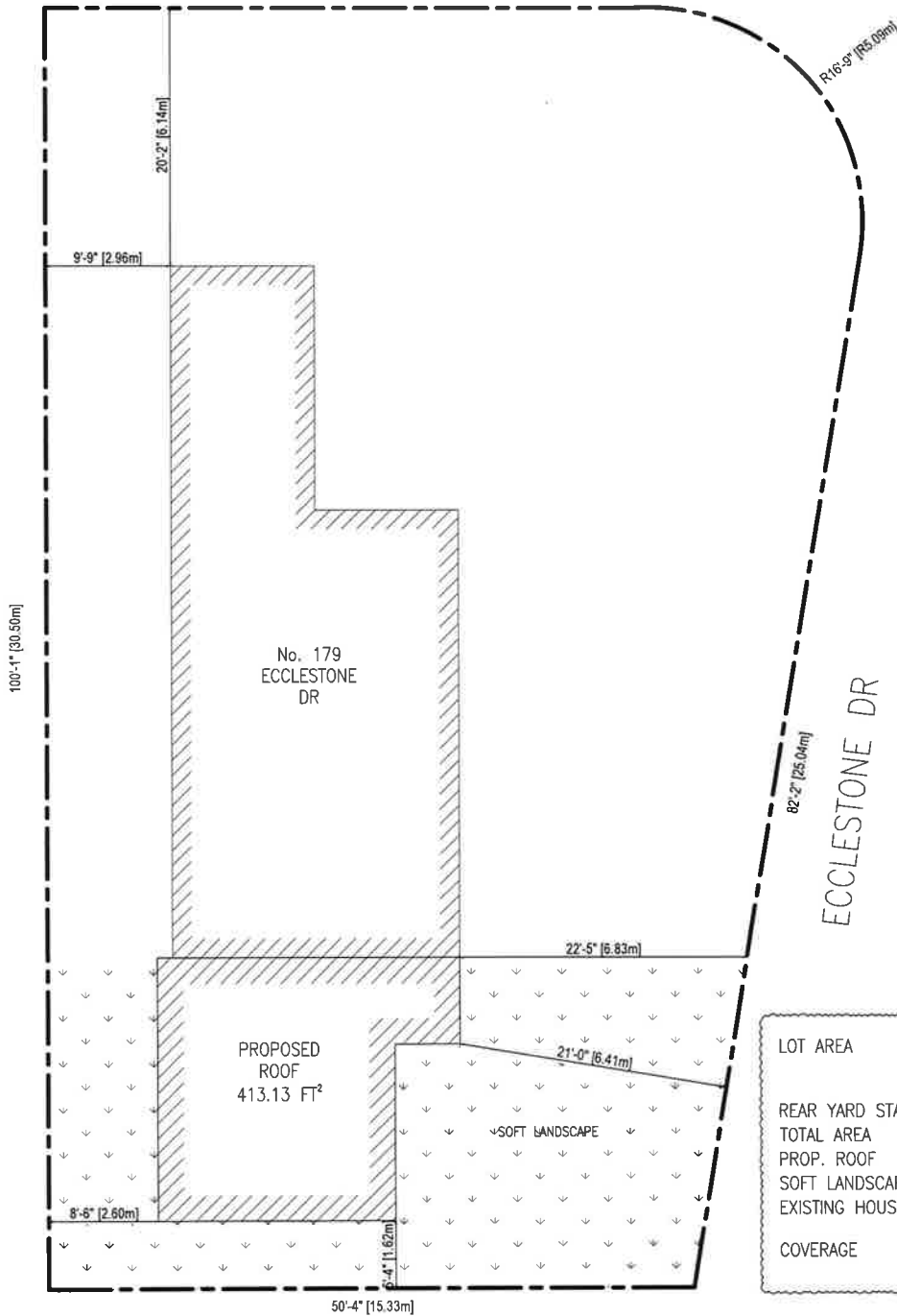


ECCLESTONE DR



45'-10" [13.96m]



LOT AREA	5766.3FT ² / 535.7M ²
REAR YARD STATISTICS	
TOTAL AREA	1353.47FT ² / 125.7M ²
PROP. ROOF	413.13FT ² / 38.4M ²
SOFT LANDSCAPE	940.3FT ² / 87.3M ² (69.4%)
EXISTING HOUSE	997.8FT ² / 92.6M ²
COVERAGE	24.5%

GPF Design Services Inc. 2572,
Eglinton Avenue West Toronto,
Ontario M6M 1T4
Tel. 416-656-0134
Fax 416-656-5343
B.C.I.N28087

No.	Description	Date	By
4.			
3.			
2.	ISSUED TO REVISION	23.04.19	
1.	ISSUED TO MINOR VARIANCE	23.04.17	

REVISIONS

CLIENT:
PROJECT: 179 ECCLESTONE DR
BRAMPTON, ON

SHEET TITLE: SITE PLAN
SCALE: $\frac{3}{32}'' = 1'-0''$

A0

Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **May 30, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, May 25, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 25, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 25, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, May 25, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

APPLICATION
Minor Variance or Special Permission
 (Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Filipe Nogaro *Patricia Nogaro Correia*
Address 179 Ecclestone Dr Brampton, ON L6X 3R1

Phone # _____ **Fax #** _____
Email mustangr1@hotmail.com

2. **Name of Agent** Gabe Faraone, GPF Design Services Inc.
Address 2572 Eglinton Ave W. TORONTO M6M1T4

Phone # 416-656-0134 **Fax #** _____
Email gpfdesign@hotmail.com

3. **Nature and extent of relief applied for (variances requested):**
Rear yard setback to the open roof minimum is 5.6m, we are proposing 1.62m setback

4. **Why is it not possible to comply with the provisions of the by-law?**
Roof was built without a permit

5. **Legal Description of the subject land:**
Lot Number _____
Plan Number/Concession Number plan 43m - 792
Municipal Address 179 Ecclestone Dr Brampton, ON L6X 3R1

6. **Dimension of subject land (in metric units)**
Frontage 13.96
Depth 30.50
Area 535.7 m.sq

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land:

2 storey dwelling (92.6sq.m.)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Roof (38.38 sq.m.)

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback 6.14 m
Rear yard setback 7.87 m
Side yard setback 2.6 m
Side yard setback 6.83 m

PROPOSED

Front yard setback 6.14 m
Rear yard setback 1.62 m
Side yard setback 2.6 m
Side yard setback 6.41 m

10. Date of Acquisition of subject land: Pre-2003

11. Existing uses of subject property: Residential

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: +/- 70 YEARS

15. Length of time the existing uses of the subject property have been continued: ALWAYS

16. (a) What water supply is existing/proposed?

Municipal Other (specify) _____
Well

(b) What sewage disposal is/will be provided?

Municipal Other (specify) _____
Septic

(c) What storm drainage system is existing/proposed?

Sewers Other (specify) _____
Ditches
Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes No

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes No

19. Has the subject property ever been the subject of an application for minor variance?

Yes No Unknown

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Toronto _____

THIS 03 DAY OF March, 20 23.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Filipe Nogueira Gabe Fardone, OF THE City Brampton OF Toronto

IN THE Province OF Ontario SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF

Peel THIS 1st DAY OF

May , 20 23

Jeanie Myers
A Commissioner etc.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1D - SECTION 377, Mature

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

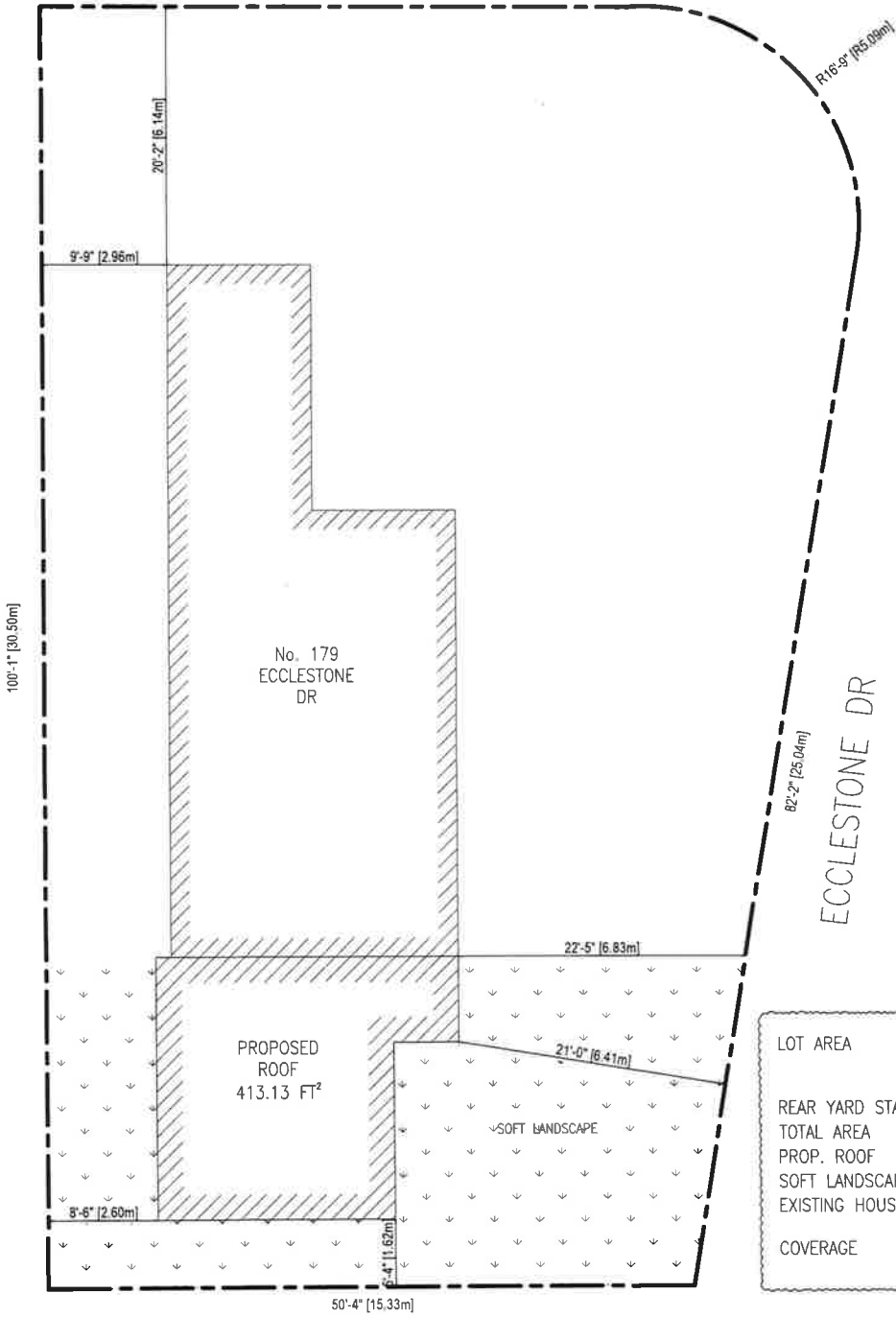
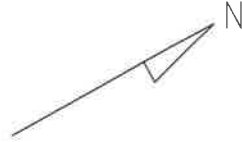
J. Chau
Zoning Officer

May 1, 2023
Date

DATE RECEIVED May 1, 2023

ECCLESTONE DR

45'-10" [13.96m]



LOT AREA	5766.3FT ² / 535.7M ²
REAR YARD STATISTICS	
TOTAL AREA	1353.47FT ² / 125.7M ²
PROP. ROOF	413.13FT ² / 38.4M ²
SOFT LANDSCAPE	940.3FT ² / 87.3M ² (69.4%)
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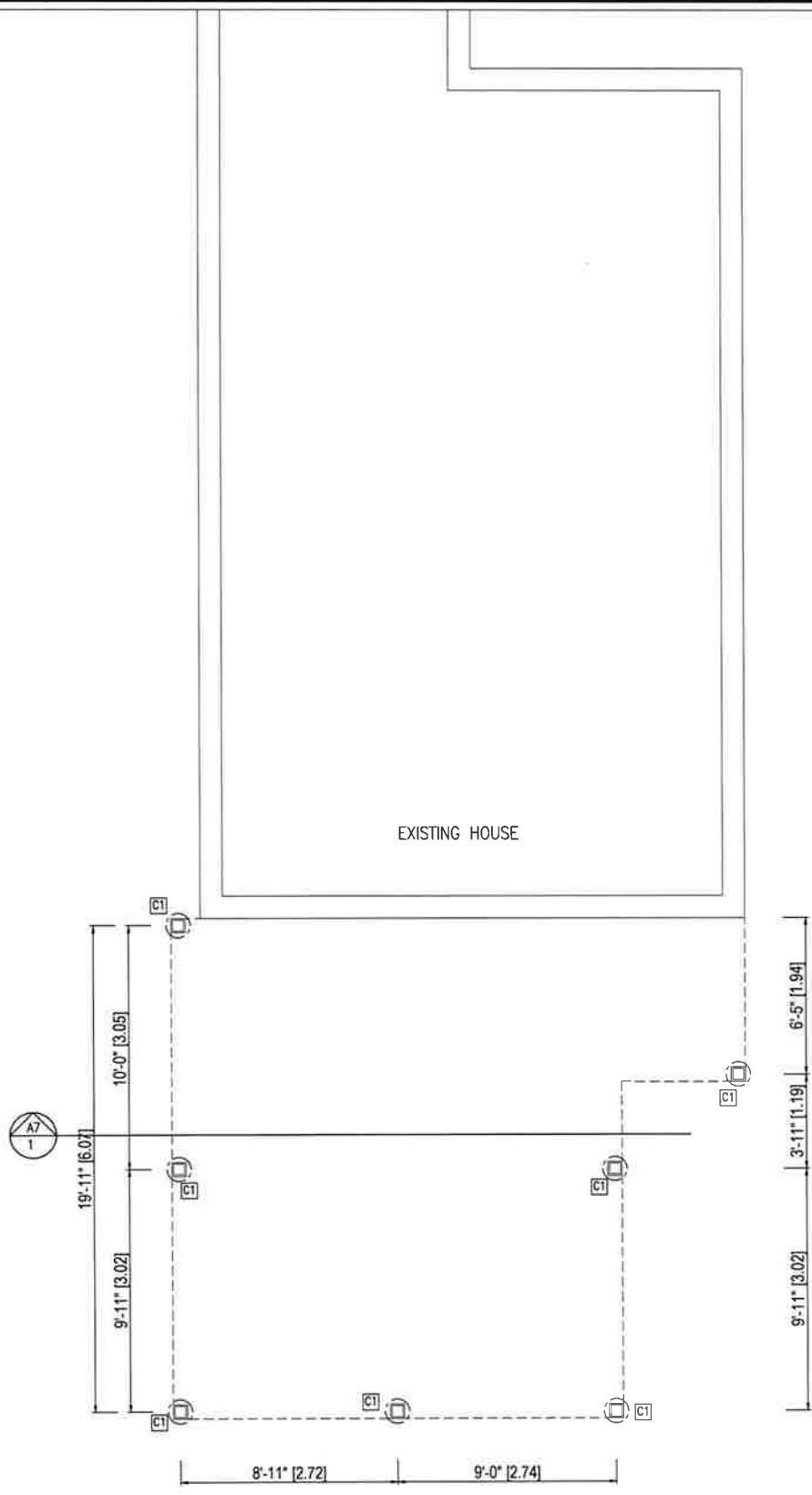
No.	Description	Date	By
4.			
3.			
2.	ISSUED TO REVISION	23.04.19	
1.	ISSUED TO MINOR VARIANCE	23.04.17	

REVISIONS

CLIENT:
PROJECT: 179 ECCLESTONE DR
BRAMPTON, ON

SHEET TITLE: SITE PLAN
SCALE: 3/32" = 1'-0"

A0



C1 6" x 6" WOOD POST P.T.
ON 12" DIAM. CONCRETE SONO TUBE
MIN. 4'-0" BELOW GRADE OR
UNDISTURBED SOIL

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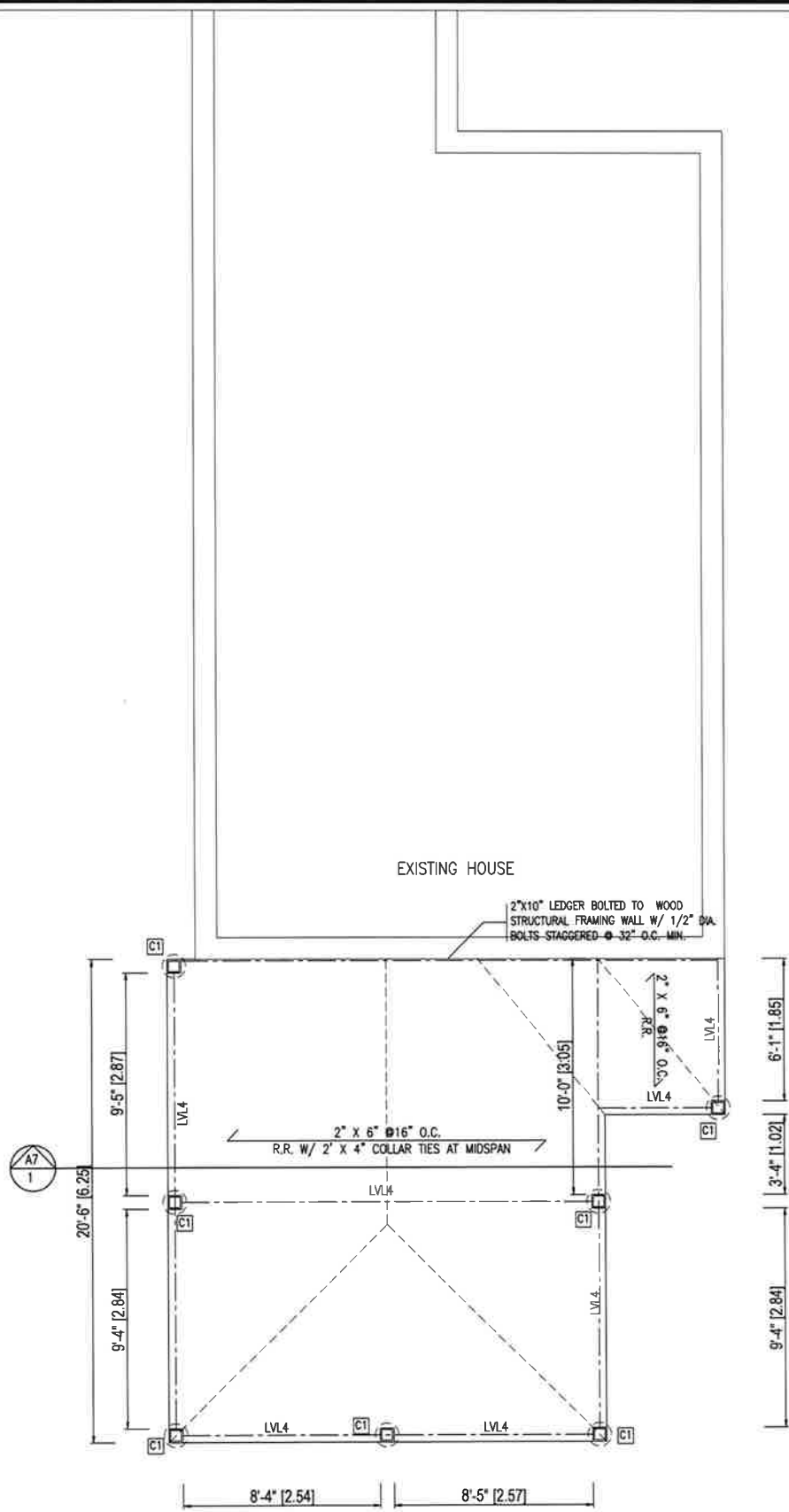
No.	Description	Date	By
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3.			
2.			
1.	ISSUED TO MINOR VARIANCE	23.04.17	

REVISIONS

CLIENT:
PROJECT: 179 ECCLESTONE DR
BRAMPTON, ON

SHEET TITLE: FOUNDATION PLAN
SCALE: $\frac{3}{16}'' = 1'-0''$

A1



[C1] 6" X 6" WOOD POST P.T.
ON 12" DIAM. CONCRETE SONO TUBE
MIN. 4'-0" BELOW GRADE OR
UNDISTURBED SOIL

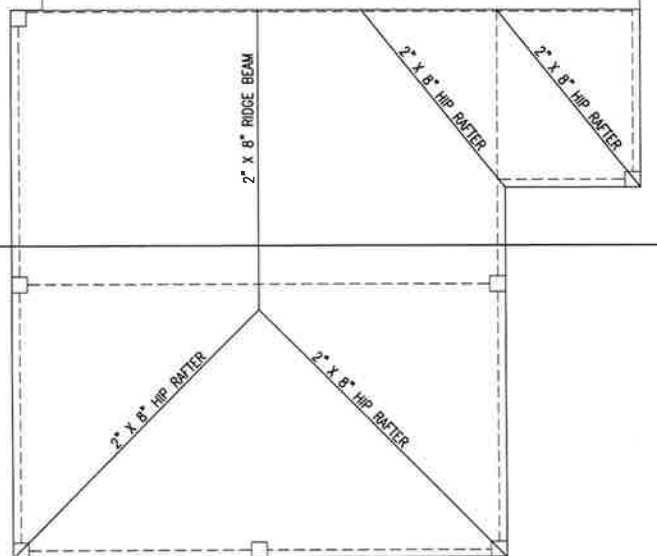
GPF Design Services Inc. 2572,
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Ontario M6M 1T4
Tel. 416-656-0134
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4.			
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1.	ISSUED TO MINOR VARIANCE	23.04.17	
No.	Description	Date	By
REVISIONS			

CLIENT:
PROJECT: 179 ECCLESTONE DR
BRAMPTON, ON

SHEET TITLE: GROUND FLOOR PLAN
SCALE: $\frac{3}{16}'' = 1'-0''$

A2



GPF Design Services Inc. 2572,
 Eglinton Avenue West Toronto,
 Ontario M6M 1T4
 Tel. 416-656-0134
 Fax 416-656-5343
 B.C.I.N28087

No.	Description	Date	By
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1.	ISSUED TO MINOR VARIANCE	23.04.17	

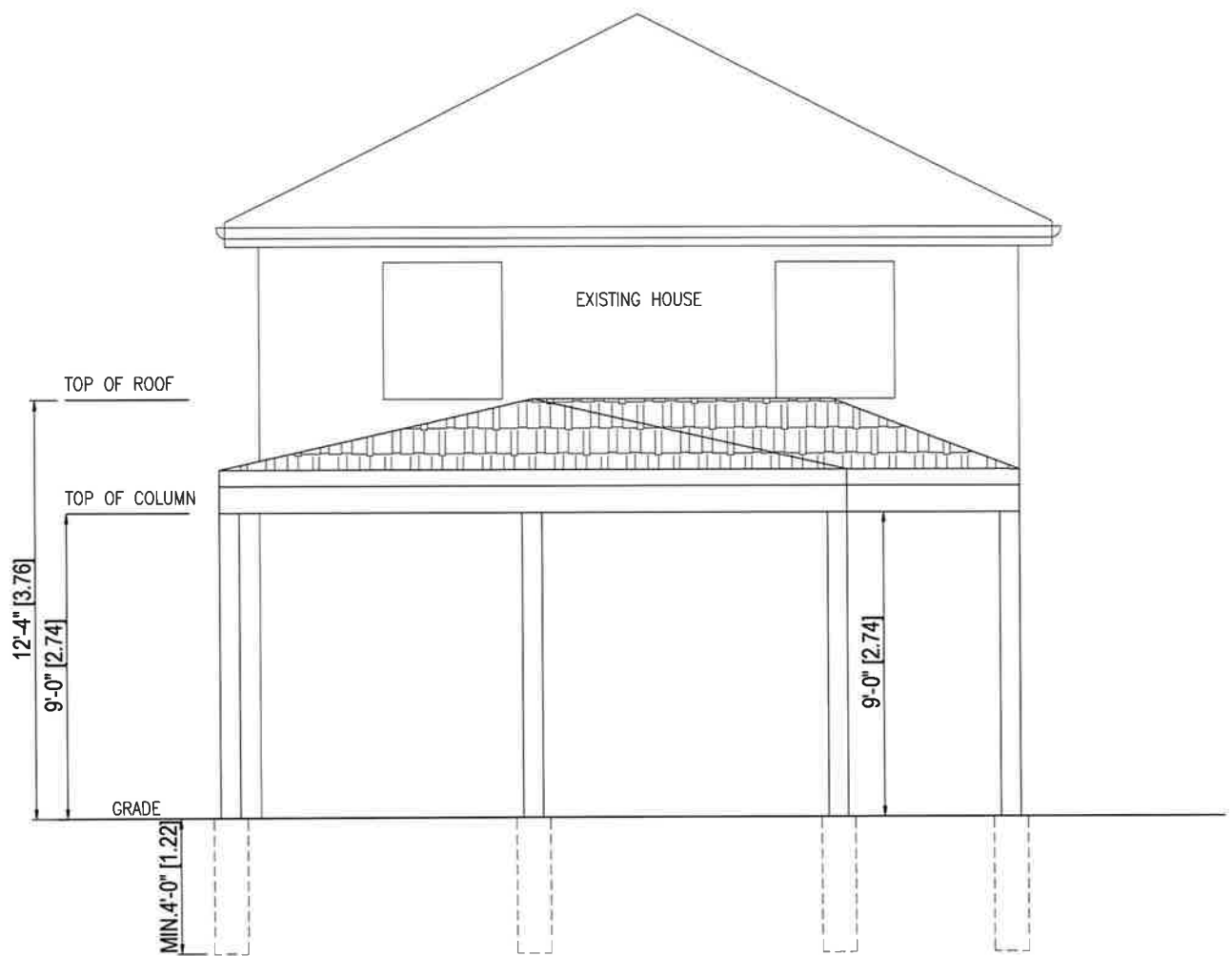
REVISIONS

CLIENT:
 PROJECT: 179 ECCLESTONE DR
 BRAMPTON, ON

SHEET TITLE: ROOF PLAN

SCALE: $\frac{3}{16}'' = 1'-0''$

A3



GPF Design Services Inc. 2572,
 Eglinton Avenue West Toronto,
 Ontario M6M 1T4
 Tel. 416-656-0134
 Fax 416-656-5343
 B.C.I.N28087

No.	Description	Date	By
4.			
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1.	ISSUED TO MINOR VARIANCE	23.04.17	

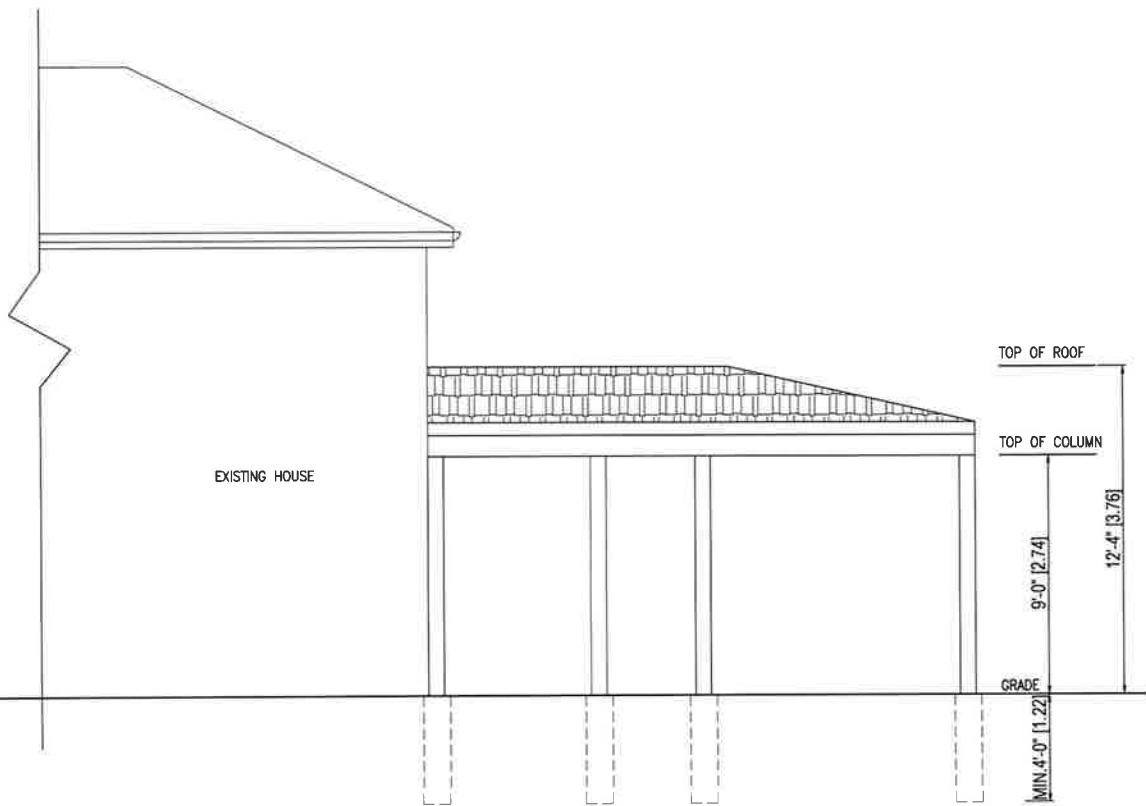
REVISIONS

CLIENT:
 PROJECT: 179 ECCLESTONE DR
 BRAMPTON, ON

SHEET TITLE: EAST ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

A4



GPF Design Services Inc. 2572,
 Eglinton Avenue West Toronto,
 Ontario M6M 1T4
 Tel. 416-656-0134
 Fax 416-656-5343
 B.C.I.N28087

No.	Description	Date	By
4.			
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1.	ISSUED TO MINOR VARIANCE	23.04.17	

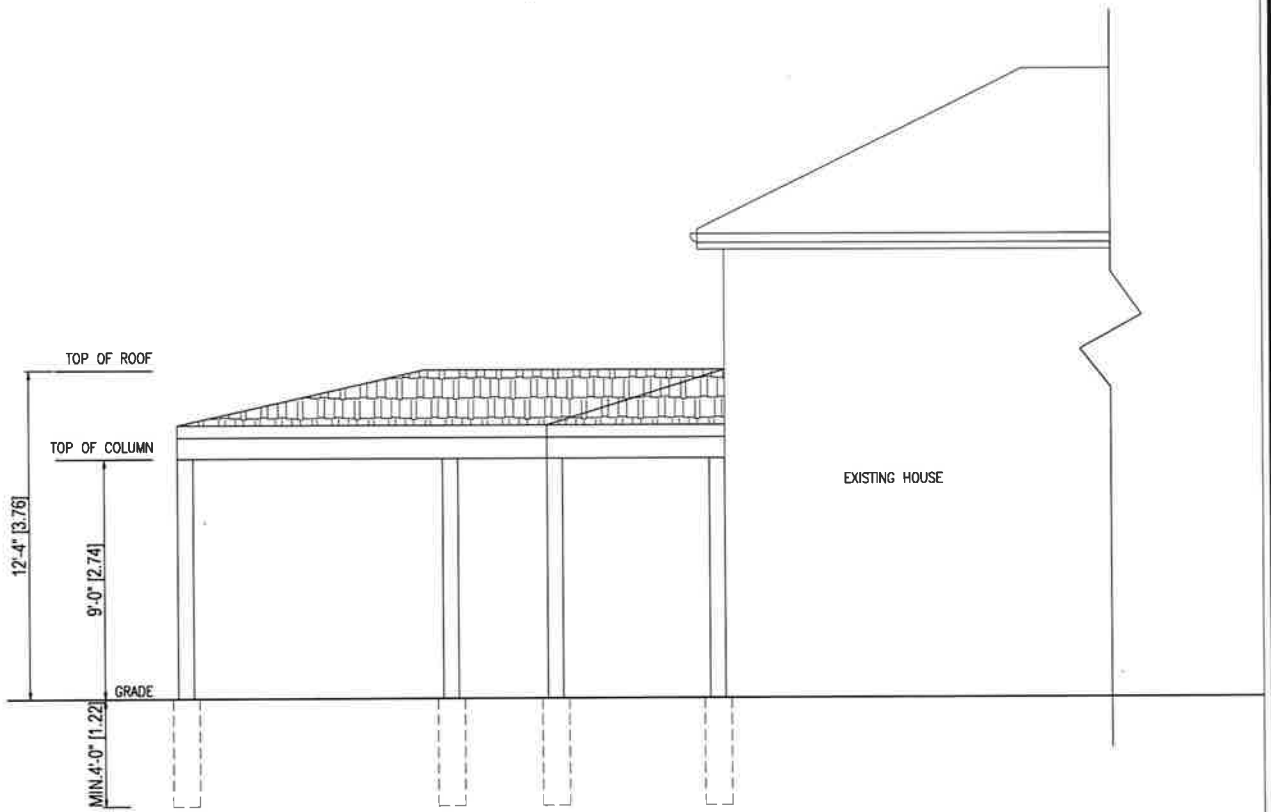
REVISIONS

CLIENT:
 PROJECT: 179 ECCLESTONE DR
 BRAMPTON, ON

SHEET TITLE: SOUTH ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

A5



GPF Design Services Inc. 2572,
 Eglinton Avenue West Toronto,
 Ontario M6M 1T4
 Tel. 416-656-0134
 Fax 416-656-5343
 B.C.I.N28087

No.	Description	Date	By
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1.	ISSUED TO MINOR VARIANCE	23.04.17	

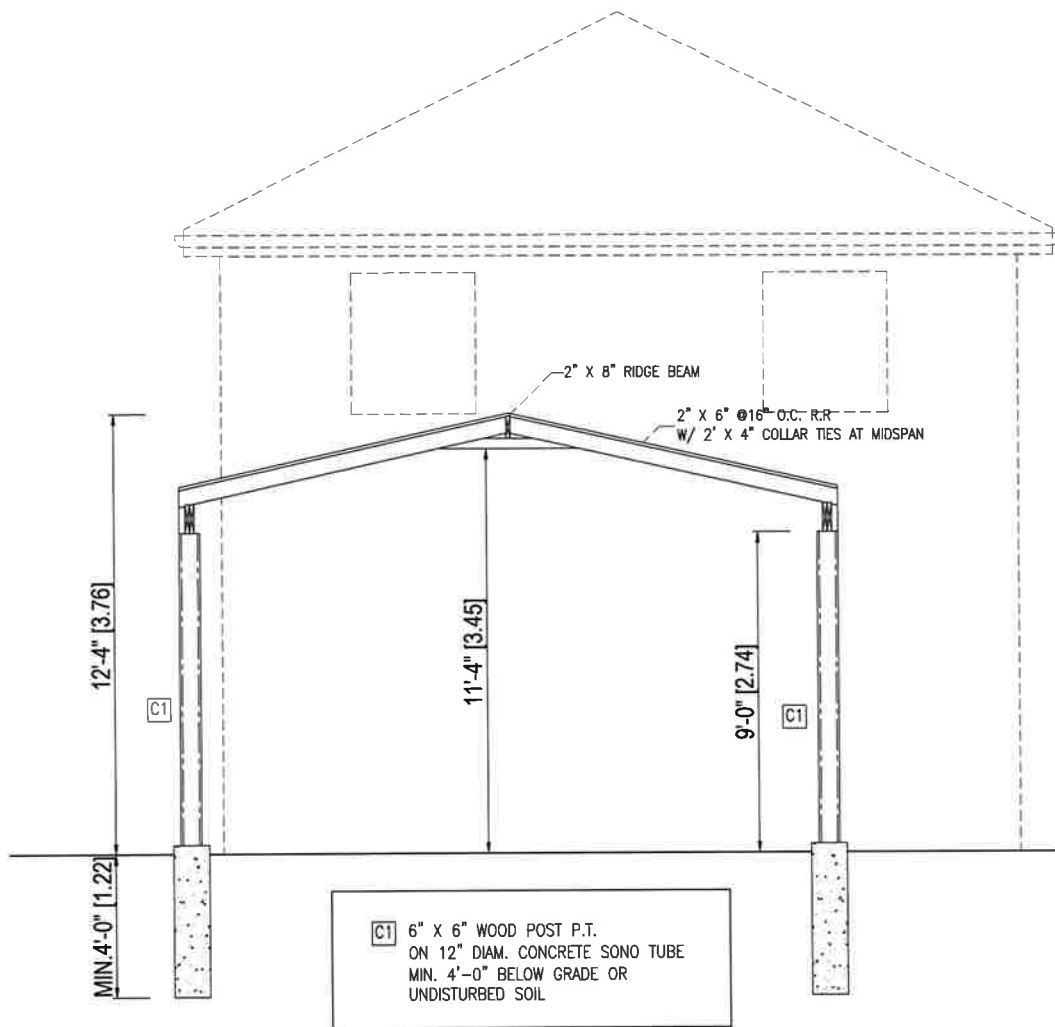
REVISIONS

CLIENT:
 PROJECT: 179 ECCLESTONE DR
 BRAMPTON, ON

SHEET TITLE: NORTH ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

A6



GPF Design Services Inc. 2572,
 Eglinton Avenue West Toronto,
 Ontario M6M 1T4
 Tel. 416-656-0134
 Fax 416-656-5343
 B.C.I.N28087

No.	Description	Date	By
4.			
3.			
2.			
1.	ISSUED TO MINOR VARIANCE	23.04.17	
REVISIONS			

CLIENT:
 PROJECT: 179 ECCLESTONE DR
 BRAMPTON, ON

SHEET TITLE: SECTION

SCALE: $\frac{1}{4}'' = 1'-0''$

A7

CONSTRUCTION NOTES (Unless noted otherwise)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12

1. ROOF CONSTRUCTION

No. 210 (1025 kg/m²) ASPHALT SHINGLES, 3/8" (9.5) FLYWOOD SHEATHING WITH 7/8" CLIPS. APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (900) O.C. EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL. 2"x4" (50x89) TRUSS BRACING @ 6'-0" (1800) O.C. AT BOTTOM CHORD. PREFR. ALUM. EAVESTROUGH, FASCO, RNL & VENTED SOFFIT. ATEX VENTILATION 12300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2. SIDING WALL CONSTRUCTION (2"x6")

SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR GRADE SHEATHING ON 2"x6" (50x89) SPRUCE STUDS @ 16" (400) O.C., R19 (RSI 3.34) MINIMUM BATT INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. WALL ASSEMBLY R22 (RSI 5.8) (GYPSUM SHEATHING, RIGID INSULATION, AND FIREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.2.3 & 12.3.2.1 & 12.3.3.3)

2A. SIDING WALL CONSTRUCTION (2"x6") - NON-COMBUSTIBLE

SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER, 5/8" (16) DENSGLASS GLO EXTERIOR TYPE SHEATHING, ON 2"x6" (50x89) 16 GA. STRUCTURAL STEEL STUDS @ 12" (300) O.C., R24 (RSI 6.23) INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 3/8" (9.5) 2"x4" (50x89) WALLBOARD INT. FINISH. WALL ASSEMBLY R22 (RSI 5.8) (GYPSUM SHEATHING, RIGID INSULATION, AND FIREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.2.3 & 12.3.2.1 & 12.3.3.3)

2B. SIDING WALL CONSTRUCTION (2"x4")

SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON 2"x4" (50x89) SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.2.3)

2C. SIDING WALL CONSTRUCTION (2"x6") - CONTINUOUS INSULATION

SIDING AS PER ELEVATION SHEATHING PAPER, LAYERS TO OVERLAP EACH OTHER R5 (RSI 0.88) RIGID INSULATION, EXTERIOR GRADE SHEATHING ON 2"x6" (50x89) SPRUCE STUDS @ 16" (400) O.C., R19 (RSI 3.52) MINIMUM BATT INSULATION IN CONTINUOUS CONTACT W/ SHEATHING & CONTINUOUS VAPOUR BARRIER, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. WALL ASSEMBLY R22 (RSI 5.8) (GYPSUM SHEATHING, RIGID INSULATION, AND FIREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.2.3 & 12.3.2.1 & 12.3.3.3)

3. BRICK VENEER WALL CONSTRUCTION (2"x6")

4" (100) FACE BRICK 1" (25) AIR SPACE, 7/8"x7/8"x16" (22x18x40.76) CALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (50x89) STUDS @ 16" (400) O.C., R24 (RSI 3.34) INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER, WALL ASSEMBLY R22 (RSI 5.8) AS PER O.B.C. 9.2.3 & 12.3.2.1 & 12.3.3.3

3A. BRICK VENEER WALL CONSTRUCTION (2"x4")

4" (100) FACE BRICK 1" (25) AIR SPACE, 7/8"x7/8"x16" (22x18x40.76) CALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER, R5 (RSI 0.88) EXT. RIGID INSUL. BATT, 2"x4" (50x89) STUDS @ 16" (400) O.C. WITH APPROVED DIAGONAL WALL BRACING, R14 (RSI 2.46) INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER, WALL ASSEMBLY R22 (RSI 5.8) AS PER O.B.C. 9.2.3 & 12.3.2.1 & 12.3.3.3

3B. BRICK VENEER WALL CONSTRUCTION (2"x4")

4" (100) BRICK VENEER TIED TO WOOD FRAMING MEMBERS W/ 7/8"x7/8"x16" (22x18x40.76) CALV. METAL TIES @ 16" (400) O.C. HORIZ. AND 24" (600) O.C. VERT. 1" (25) AIR SPACE, APPROVED AIR BARRIER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON 2"x4" (50x89) SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) MINIMUM BEHIND BUILDING PAPER, WALL ASSEMBLY R22 (RSI 5.8) AS PER O.B.C. 9.2.3 & 12.3.2.1 & 12.3.3.3

3C. BRICK VENEER WALL CONSTRUCTION (2"x4")

4" FACE BRICK, 1" AIR SPACE, 22 GA. (0.76mm) THICK x 1" (22mm) WIDE GALVANIZED METAL TIES, INSTALLED W/ GALVANIZED SPIRAL NAILS OR SCREWS, 16" O.G. HORIZONTAL 24" O.C. VERTICAL SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER, R5 (RSI 0.88) RIGID INSULATION FOR EXTERIOR TYPE SHEATHING, 2"x6" (50x89) STUDS @ 16" (400) O.C. R19 (RSI 3.52) BATT INSULATION, APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER, DOUBLE PLATE @ TOP, SOLE PLATE @ BOTTOM, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER, AS PER O.B.C. 9.2.3 & 12.3.2.1 & 12.3.3.3

4. INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 2"x4" (50x89) @ 16" (400) O.C. FOR 2 STOREYS AND 12" (300) O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 2"x4" (50x89) @ 24" (600) O.C. PROVIDE 2"x4" (50x89) BOTTOM PLATE AND 3/2"x4" (37x89) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x6" (50x89) STUDS WHERE NOTED.

4A. EXTERIOR LOFT WALL CONSTRUCTION - NO CLADDING (2"x6")

3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (50x89) STUDS @ 16" (400) O.C., R19 (RSI 3.34) INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. WALL ASSEMBLY CALV. AS PER O.B.C. 9.2.3 & 12.3.2.1 & 12.3.3.3

5. FOUNDATION WALL FOOTINGS - O.B.C. 9.10.1.4 - 9.10.1.5

10" (200) CONC. Bk. Fdn. WITH BRANDED DAMPROOFING AND OPT. DRAINAGE LAYER, DRAINAGE LAYER REQUIRED WHEN INSTANT INCL. EXTENDS 2'-11" (900) BELOW FIN. GRADE. MINIMUM UNSUPPORTED HEIGHT 8'-2" (2500) WITH 4'-11" (1500) MAX. EARTH RETENTION FROM BASEMENT SLAB TO FIN. GRADE, ON CONC. FOOTING. JOIST SPACE GREATER THAN 14'-0" (4200) SHALL BE COTED IN ACCORDANCE TO 9.10.1.4 (1) OF THE O.B.C. (PLEASE SEE ALL FOR TABLE). BRACE Fdn. FROM POST TO INTERLOCK ALL FOOTINGS SHALL REST ON NATURAL OR COMPACTED SOIL OR COMPACTED SAND. EXTERIOR FLOORING WITH MIN. BEARING CAPACITY OF 1500 PSF OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY ENGINEERED FOOTINGS ARE REQUIRED.

6. STORIES SUPPORTED W/ MASONRY VENEER - O.B.C. 9.10.1.4

1 18" WIDE x6" DEEP 100' WIDE x6" DEEP
2 20" WIDE x6" DEEP 100' WIDE x6" DEEP
3 26" WIDE x6" DEEP

7. BASEMENT SLAB - O.B.C. 9.10.1.4

3" (80) MIN. 25MPa (3500psi) CONC. SLAB ON 4" (100) CONC. GRANULAR FILL OR 20MPa (2900psi) CONC. WITH DAMPROOFING BELOW SLAB.

8. EXPOSED FLOOR TO EXTERIOR

PROVIDE R31 INSULATION, 6 MIL POLY VAPOUR BARRIER AND CONT. AIR BARRIER, FINISHED SOFFIT.

9. ISO ZELS SPRAY FOAM INSULATION - 1/2" DRYWALL (INT. SIDE)

ALL STAIRS/EXTERIOR STAIRS - O.B.C. 9.8.1.1

MAX. RISE = 7-7/8" (200) MAX. LANDING = 2'-10" (865)
MIN. RISE = 10" (254) MIN. STAR = 2'-10" (865)
MIN. RUN = 10" (254) MIN. STAR WIDTH = 2'-11" (900)
NO. OF RISERS = 1" (25) MIN. CLEAR UNDER STAIRS
MIN. HEADROOM = 6'-5" (1950) MIN. RUN = 7-1/2" (190)

11. GUARDS/RAILINGS - O.B.C. 9.8.1.1

FINISHED NON-COMBUSTIBLE GUARD/RAILING WITH 4" (100) O.C. MAXIMUM SPACING BETWEEN PICKETS. THE UNIFORM SPERED HORIZONTAL LOAD APPLIED INWARD OR OUTWARD AT THE TOP OF EVERY REQUIRED RAIL, BE:
1) A UNIFORM LOAD OF 113 lb/ft. OR A CONCENTRATED LOAD OF 225 lbs. AT A VERTICAL LOAD OF 168 lb/ft. WHICH NEED NOT ACT SIMULTANEOUSLY WITH THE HORIZONTAL LOAD.
2) INDIVIDUAL ELEMENTS ARE TO BE DESIGNED FOR A CONCENTRATED LOAD OF 113 lb. AT ANY MOMENT.

12. GUARDS - O.B.C. 9.8.1.1

INTERIOR GUARDS: 2'-11" (900) MIN. EXTERIOR GUARDS: 3'-6" (1070) MIN. GLASS IN GUARDS - O.B.C. 9.8.1.1.7
(1) glass in guards shall be:
(a) safety glass of the laminated or tempered type conforming to CAN/CSA-12.1-M, Tempered or Laminated Safety Glass, or
(b) safety glass conforming to CAN/CSA-12.11-M, wired safety glass.

13. 2"x4" (50x89) SILL PLATE WITH 1/2" (12.7) ANCHOR BOLTS @ (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2400) O.C., SILLING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION. WALL USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

14. R19 (RSI 3.11) INSULATION BRACKET OR BUTTS WITH 2"x4" (50x89) STUD WALL, 6 MIL POLYETHYLENE VAPOUR BARRIER W/ R19 (RSI 3.11) RIGID INSULATION, DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. WALL ASSEMBLY R20 (RSI 5.52) NOTE: INSULATION TO EXTEND TO FULL HEIGHT OF FOUNDATION WALL TO UNDERSIDE OF SUBFLOOR TO TOP OF SLAB.

15. BEARING STUD PARTITION

2"x4" (50x89) STUDS @ 16" (400) O.C., 2"x4" (50x89) SILL PLATE ON DAMPROOFING MATERIAL, 1/2" (12.7) ANCHOR BOLTS @ (200) LONG, EMBEDDED 4" (100) MAX. INTO CONC. @ 7'-10" (2400) O.C. 4" (100) MIN. HORIZ. CONNECTION, 3/4"x3/4" (19x19) CONC. FOOTING, ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

16. STEEL BASEMENT COLUMN

9'-10" MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90) SINGLE TUBE NON-ADJUSTABLE STEEL COL. CONFORMING TO CAN/CSA-9.2-M, AND 3/8"x3/8" (150x150x5.5) STL. PLATE TOP & BOTTOM. FIELD WELD B/W COL. CONNECTION. 3/4"x3/4" (19x19) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 LBS/MINIMUM.

17. STEEL BASEMENT COLUMN

3 1/2" (90) x 0.188" (4.78) NON-ADJUSTABLE STEEL COL. WITH 6/16"x3/8" (150x150x5.5) STL. PLATE TOP & BOTTOM. FIELD WELD B/W COL. CONNECTION. 3/4"x3/4" (19x19) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 LBS/MINIMUM AND AS PER SOLS REPORT.

18. STEEL COLUMN

3 1/2" (90) x 0.188" (4.78) NON-ADJUSTABLE STEEL COL. TO BE ON 6/16"x3/8" (150x150x5.5) STL. TOP PLATE & 6/16"x3/8" (150x150x5.5) BOTTOM PLATE. BASE PLATE 4-1/2"x10" (112x250x12.7) WITH 2- 1/2"x 12" LONG x 2" HOOR ANCHORS (2- 12x2x30x50) FIELD WELD COL. TO BASE PLATE AND BEAMS.

19. BEAM POCKET OR 8"x8" (200x200) POURED CONC. INB WALLS. MIN. BEARING 3 1/2" (90).

20. 1"x3" (19x64) CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

21. GARAGE SLAB:

4" (100) 32MPa (4640psi) CONC. SLAB WITH 5-BX AIR ENTRAINMENT ON OPT. 4" (100) CONC. GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATURAL FILL SLOPE TO FRONT @ 1% MIN. TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (50x89) STUDS @ 16" (400) O.C., R24 (RSI 3.34) INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER, WALL ASSEMBLY R22 (RSI 5.8) AS PER O.B.C. 9.2.3 & 12.3.2.1 & 12.3.3.3

22. 1"x3" (19x64) CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING.

23. PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7-7/8" (200), MIN. TREAD 9'-2" (235).

24. CAPPED DRYER EXHAUST VENT TO EXTERIOR, CONFORMING TO PART 6, O.B.C. 9.32.1.5.1(2).

ATEX APPROX. HATCH MIN. 0.32m² WITH NO DM. LESS THAN 545mm WITH WEATHERSTRIPPING. RHOZ (RSI 7.00) RIGID INSUL. BACKING. O.C. 28.

25. BUILT-UP 2 PLY TORCH DOWN ON 1" EXT. PLY. SHEATHING WITH 7/8" CLIPS APPROVED EAVES PROTECTION TO EXTEND 2'-11" (900) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL. PROVIDE WEEP HOLES OR SCOPPERS, BUILT IN ACCORDANCE TO SUBSECTION 9.2.6.11. O.B.C. REG. 332/12.

26. LINEN CLOSET, 4 SHELVES MIN. 14" (350) DEEP.

27. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

28. STEEL BEARING PLATE FOR MASONRY WALLS

11"x11"x1/8" (280x280x15.9) STL. PLATE FOR STEEL BEAMS AND 11"x11"x1/2" (280x280x12.7) STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTIALLY ANCHORED WITH 2- 3/4" (19) @ 8" (200) LONG GALV. ANCHORS WITH WOOD BLOCK COURSE. LEVEL W/ FINISHED SUBFLOOR CRUIT. 28.

29. SOLID WOOD BEARING FOR WOOD STUD WALLS

SOLID BEARING TO BE AT LEAST AS WIDE AS SUPPORTED STUD MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH O.B.C. 9.17.4.2(2). 6" x 6" WOOD POST ANCHORED TO 12" DIA. PAURED CONC. PIER TO A MIN. OF 4'-0" BELOW GRADE W/UTL. SHOE & 1/8" BOLT ANCHORED MIN. 4" INTO PIER.

30. STEP FOOTINGS, MIN. HOZ. STEP = 23 5/8" (600), MAX. VERT. STEP = 23 5/8" (600).

31. MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COURSE GRANULAR FILL. REINFORCED WITH #3@20x20. REIN. PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-BX AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

32. DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR, MIN. 12" (305) ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 6'-0" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33. DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING

5/8" (15.9) TAG SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.C. 9.30.6. ALL JOISTS TO BE BRIDGED WITH 2"x2" (50x50) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2100) O.C. MAX. ALL JOIST TO BE STRAPPED WITH 1"x2" (19x64) @ 6'-11" (2100) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

35. EXPOSED BUILDING FACE - O.B.C. 9.10.14.4 & 9.10.15.4

EXPOSED BUILDING FACE WITH A LIMITING DISTANCE LESS THAN 3'-11" (1200) REQUIRING A FINE PRESHIPING FINISH OR LESS THAN 45 WHITEETS AND CONFORMING TO O.C. 9.10.14.4 & 9.10.15.4. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS. COLD CELLAR PORCH SLAB - O.B.C. 9.10.1.4

36. FOR MAX. 8'-2" (2500) PORCH DEPTH, 5" (125) 32 MPa (4640psi) CONC. SLAB WITH 5-BX AIR ENTRAINMENT. REINFORCE WITH 10M BARS @ 8" (200) O.C. EACH WAY IN BOTTOM THIRD OF SLAB. 2" (50mm) COVER 24" (610) MIN. DOWN TO 24" (600) O.C. ANCHORED IN PERIMETER WALLS. SLOPE SLAB 1:20 FROM DOOR. PROVIDE (L7) UNITS/EVER OVER CELLAR DOOR.

37. THE FOUND. WALL SHALL NOT BE REDUCED TO LESS THAN 3'-1/2" (90) BACK TO A MAX. DEPTH OF 2' (610) AND SHALL BE TIED TO THE FLOOR SYSTEM WITH 1/2" (12.7) STEEL SPICED @ (200) O.C. VERTICALLY AND 36" (915) O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOIL WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING - O.B.C. 9.2.3

2"x6" (50x89) rafters @ 16" (400) O.C., 2"x8" (50x149) ROSE 2"x6" (50x89) COLLAR TIES AT MIDSPAN, CEILING JOISTS TO BE 2"x4" (50x89) @ 16" (400) O.C. FOR MAX. 9'-3" (2800) SPAN & 2"x6" (50x89) @ 16" (400) O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED TRUSS AND OR CONVENTIONAL FRAMING TO BE 2"x4" (50x89) @ 24" (600) O.C. UNLESS OTHERWISE SPECIFIED.

39. TWO STOREY VOLUME SPACES

FOR WIND LOADS <= 0.5 kPa (650):
PROVIDE 2-2"x6" (2-50x89) SPRUCE CONTINUOUS STUDS @ 12" (300) O.C. FOR BRICK AND 16" (400) O.C. FOR SIDING @ 3/8" (9.5) THICK EXTERIOR FLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY. (O.B.C. 9.2.3.10.1) - FOR WIND LOADS > 0.5 kPa (650):
PROVIDE 2-2"x6" (2-50x89) SPRUCE CONTINUOUS STUDS @ 8" (200) O.C. FOR BRICK AND 12" (300) O.C. FOR SIDING @ 3/8" (9.5) THICK EXTERIOR FLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY.

40. FOR HORIZONTAL DISTANCES LESS THAN 9'-0" (2700) PROVIDE CONTINUOUS 2"x4" (50x89) STUDS @ 16" (400) O.C. WITH CONTINUOUS 2-2"x6" (2-50x140) TOP PLATE + 1-2"x6" (1-50x140) BOTTOM PLATE & MINIMUM OF 3-2"x6" (3-50x140) CONT. HEADER AT GROUND FLOOR CEILING LEVEL, TIE-WALD & GLUED AT TOP, BOTTOM PLATES & HEADERS.

40. TYPICAL 1 HOUR FIRE RATED PARTIALLY. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

41. STUCCO WALL CONSTRUCTION (2"x6")

STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25) MINIMUM EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED SHEATHING PAPER ON 1/2" (12.7) EXT. TYPE SHEATHING ON 2"x6" (50x89) SPRUCE STUDS @ 16" (400) O.C., R19 (RSI 3.34) BATT INSUL., APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. WALL ASSEMBLY R22 (RSI 5.8) O.B.C. 12.3.2.1 & 12.3.3.3

41A. STUCCO WALL CONSTRUCTION (2"x4")

STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON RS (RSI 0.9) 1" (25) MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED SHEATHING PAPER ON 1/2" (12.7) EXTERIOR TYPE SHEATHING ON 2"x4" (50x89) SPRUCE STUDS @ 16" (400) O.C., R14 (RSI 3.25) BATT INSULATION, APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. WALL ASSEMBLY R22 (RSI 5.8) O.B.C. 12.3.2.1 & 12.3.3.3.

41B. STUCCO WALL OR GARAGE CONST. (2"x4")

STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25) MINIMUM EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED SHEATHING PAPER ON 1/2" (12.7) EXTERIOR TYPE SHEATHING ON 2"x4" (50x89) SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH.

42. FOUNDATION WALLS & UNSUPPORTED OPENINGS

2-20M BARS IN TOP PORTION OF WALL (UP TO 6'-0" OPENING)
3-20M BARS IN TOP PORTION OF WALL (6'-0" TO 10'-0" OPENING)
4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
- BARS TO HAVE MIN. 3" (75) CONC. COVER
- BARS TO EXTEND 2'-0" (600) BEYOND BOTH SIDES OF OPENING

43. STUD WALL REINFORCEMENT - O.B.C. 9.2.3.2

PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. 3.8.3.3.1(1)(a) FOR WATER CLOSETS AND O.B.C. 3.8.3.3.1(1)(b) FOR SHOWERS OR BATHUBS.

WOOD UNITS AND BUILT-UP WOOD BEAMS

L1	2 1/2" x 6" (2/38x184)	SPR.#2
B1	3 1/2" x 6" (3/38x184)	SPR.#2
B2	4 1/2" x 6" (4/38x184)	SPR.#2
B3	5 1/2" x 6" (5/38x184)	SPR.#2
L3	2 1/2" x 10" (2/38x235)	SPR.#2
B3	3 1/2" x 10" (3/38x235)	SPR.#2
B4	4 1/2" x 10" (4/38x235)	SPR.#2
B5	5 1/2" x 10" (5/38x235)	SPR.#2
L8	2 1/2" x 12" (2/38x286)	SPR.#2
B8	3 1/2" x 12" (3/38x286)	SPR.#2

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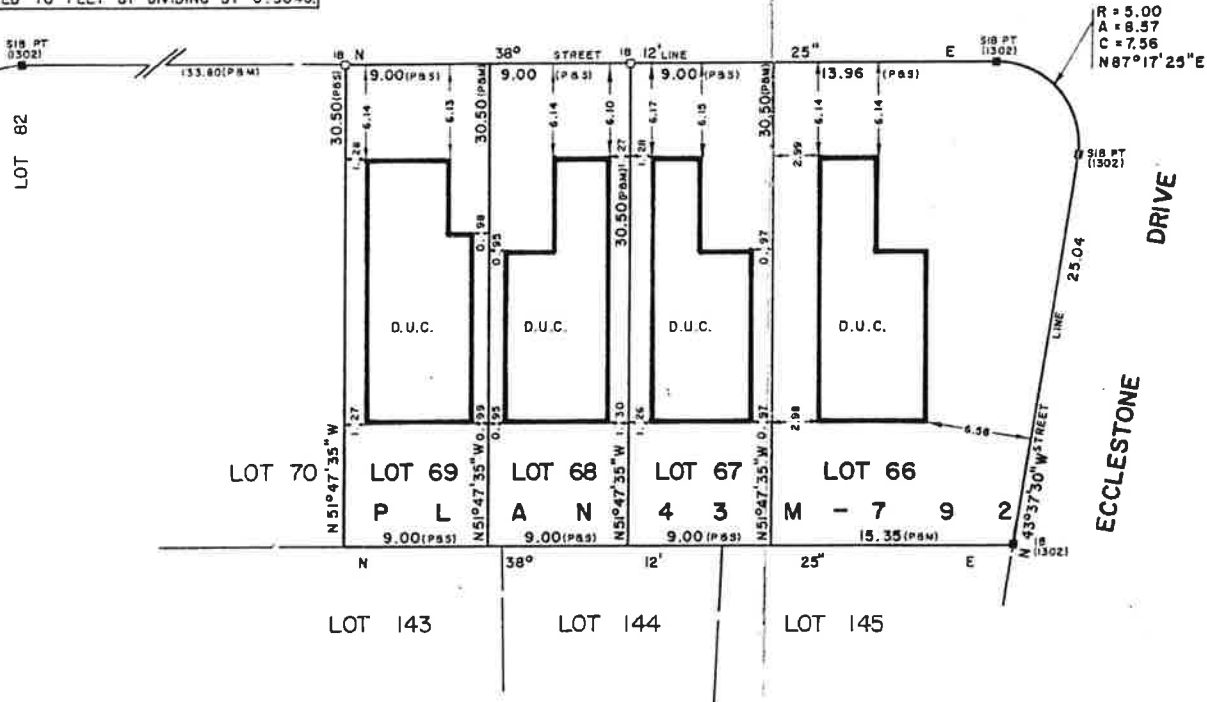
BUILDING LOCATION SURVEY OF
 LOTS 66, 67, 68 AND 69
 PLAN 43M-792
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL



SCALE 1:300
 ANTON KIKAS LIMITED
 ONTARIO LAND SURVEYORS, 1989

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ECCLESTONE DRIVE



NOTES:
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHEASTERLY LIMIT OF ECCLESTONE DRIVE AS SHOWN ON PLAN 43M-792 HAVING A BEARING OF N 38°12'25" E.

BUILDING TIES SHOWN HEREON ARE TO CONCRETE FOUNDATION UNLESS NOTED OTHERWISE.

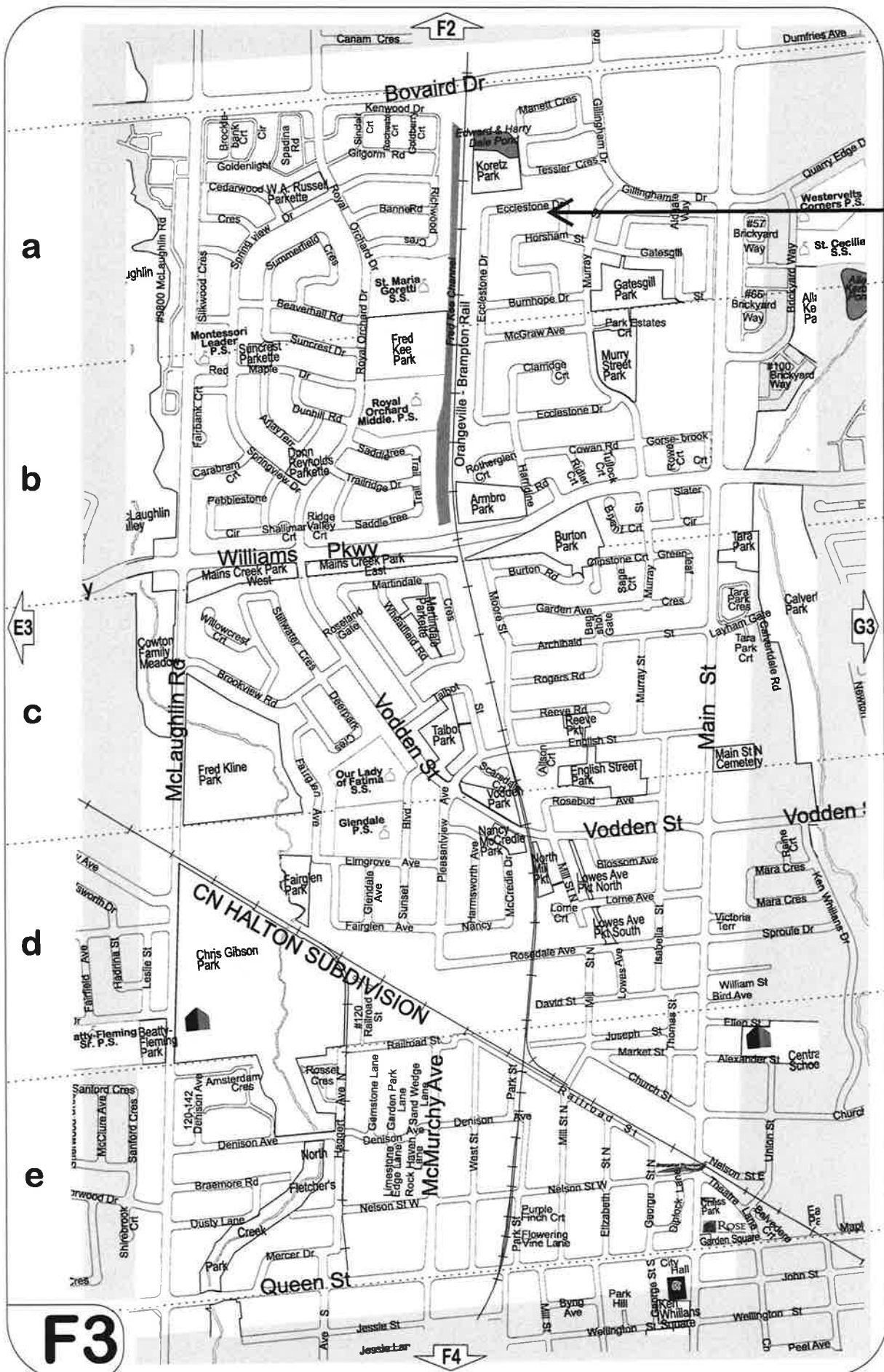
LEGEND
 ■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT PLANTED
 S.I.B. DENOTES STANDARD IRON BAR
 I.B. DENOTES IRON BAR
 D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
 (P.B.S) DENOTES PLAN 43M-792 AND SET
 (P.B.M) DENOTES PLAN 43M-792 B MEASURED
 (I302) DENOTES A. SKRANDA O.L.S.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 1st DAY OF AUGUST, 1989
 August 21, 1989
 DATE
 DINO R. S. ASTRI
 ONTARIO LAND SURVEYOR

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 Consulting Engineers
 Ontario Land Surveyors - Planners
 168 Bridgeland Avenue Toronto M6A 1Z4 Tel. 787-0303

DRAWN BY : J.C.	JOB N° 89-47-33
CHECKED BY : T.K.S.	



A-2023-0121

a

b

c

d

e

F3

F2

F4

E3

G3