



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-011-2025**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Michael Vetere, applicant** on behalf of **Nicola Spadafora, Owner**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

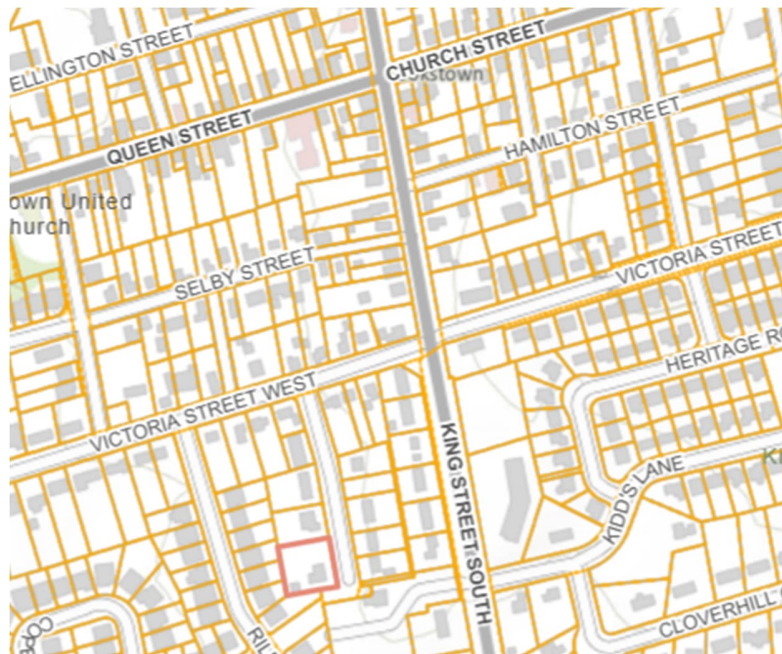
The subject properties are described legally as **PLAN 1153 LOT 18** known municipally as **8 Evelyn St** and is zoned **“Residential (R1)”**.

The applicant is seeking relief from Section 3.3b) of the Zoning By-Law which permits a maximum gross floor area of an accessory structure of 50m2. The applicant is proposing to construct a detached garage with a gross floor area of approximately 75m2.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, May 15, 2025, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:
<https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

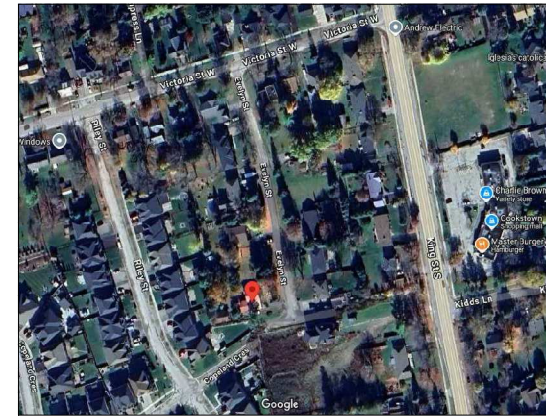
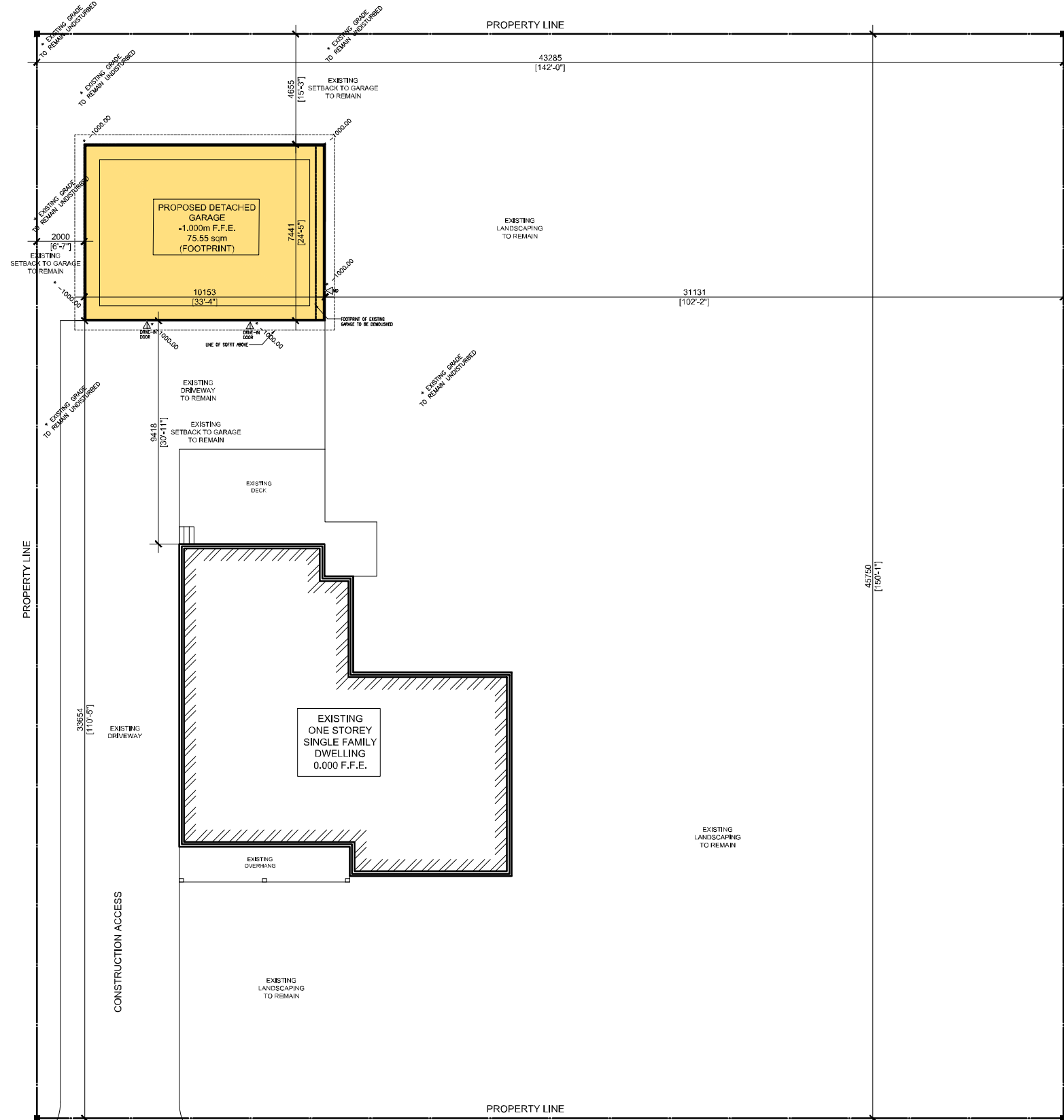


If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal (OLT).

Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **April 24, 2025**

Sarah Burton Hopkins,
Secretary Treasurer
sburtonhopkins@innisfil.ca
705-436-3710 ext. 3504



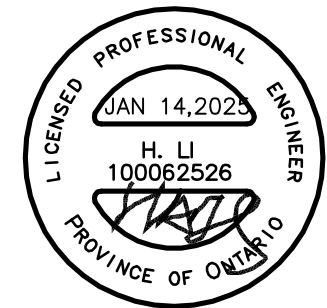
1991.56

SITE ANALYSIS	ACRES	SQ M	SQ FEET
TOTAL LOT AREA	0.489	1,980.28	21,316
NEW BUILDING AREA		M2	SQ.FT
GROUND FLOOR		75.55	813
MEZZANINE		54.80	590
TOTAL AREA(FOOTPRINT)		75.55	813
TOTAL GFA		130.35	1,403
EXISTING DWELLING FOOTPRINT		149.58	1610
TOTAL LOT AREA COVERAGE (GARAGE + DWELLING)		225.13	11.36%
PROPOSED AND EXISTING GARAGE SET BACKS			
EXISTING NORTH	4.655 m		
EXISTING SOUTH	33.654 m		
EXISTING EAST	31.131 m		
EXISTING WEST	2.000 m		

11.30%

EVELYN STREET

DRAWINGS TO COMPLY WITH ONTARIO BUILDING CODE 2012



THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE ARCHITECT.

NO.	DATE	REVISION FOR

ADDITIONAL NOTES:

THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT BEFORE PROCEEDING WITH CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER. DO NOT SCALE DRAWINGS.

No.	DESCRIPTION	DATE
2	PER COMMENTS	1/31/25
1	ISSUED FOR PERMIT	1/10/2025
No.	DESCRIPTION	DATE
REVISIONS		

PROJECT: **PROPOSED GARAGE**

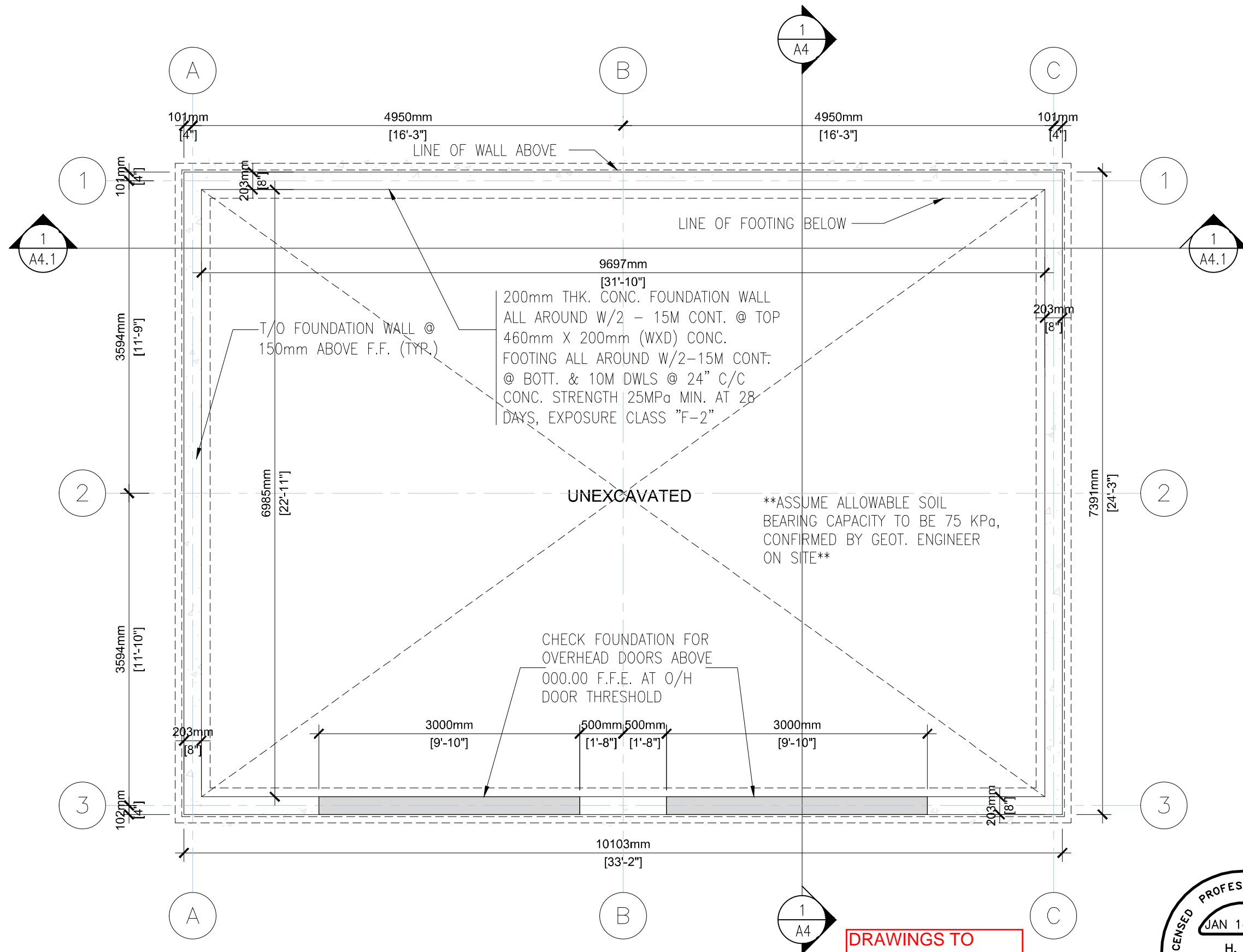
8 EVELYN ST, COOKSTOWN ON, L0L 1L0

DRAWING: **SITE PLAN**

DATE: 11/8/2024 PROJECT NO.:

SCALE: DRAWING NO.:

DRAWN BY: **A1**



1 FOUNDATION PLAN
SCALE: 1:100

DRAWINGS TO COMPLY WITH ONTARIO BUILDING CODE 2012



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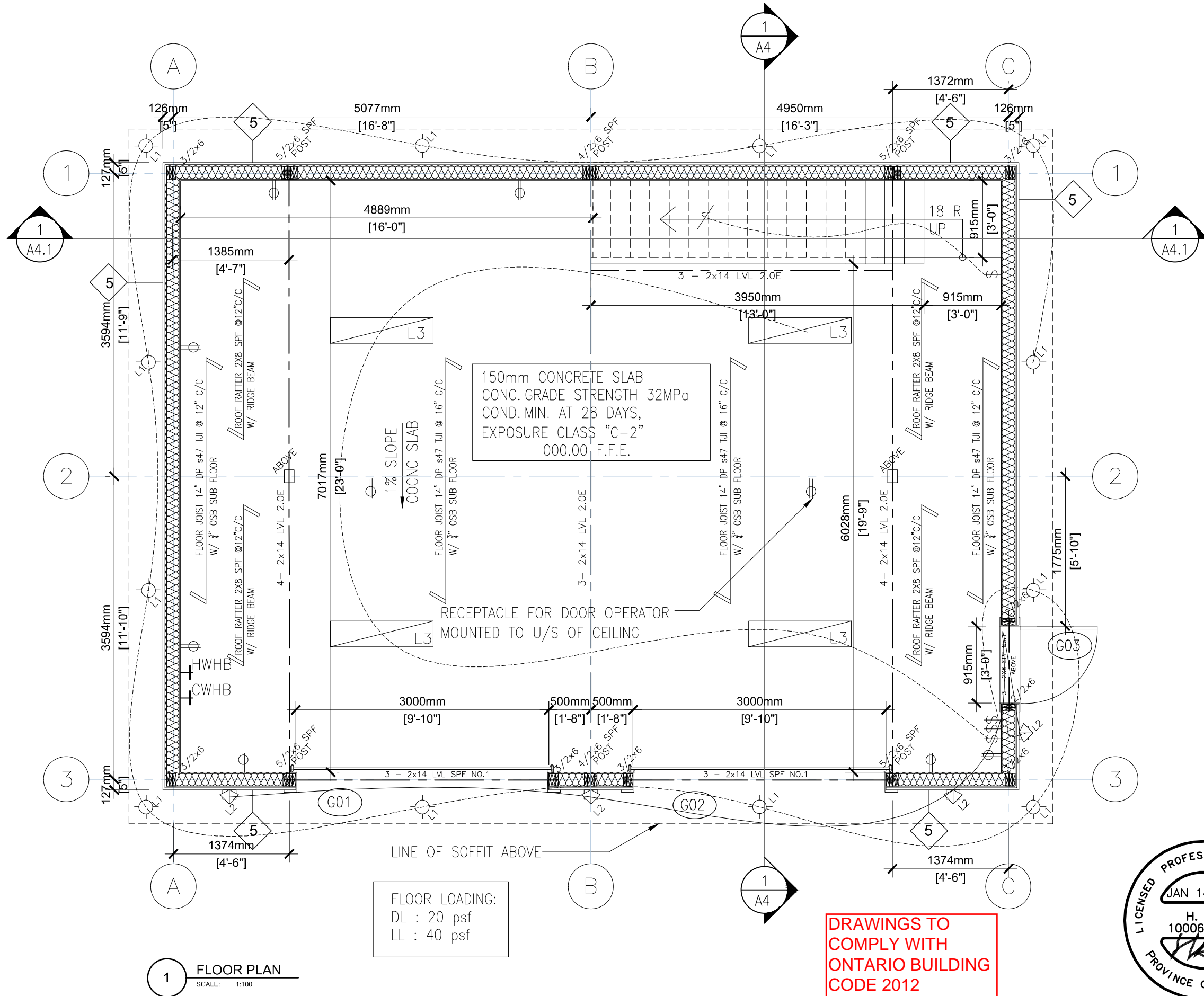
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PROJECT:
PROPOSED GARAGE
8 EVELYN ST, COOKSTOWN ON, L0L 1L0

DRAWING:
FOUNDATION PLAN

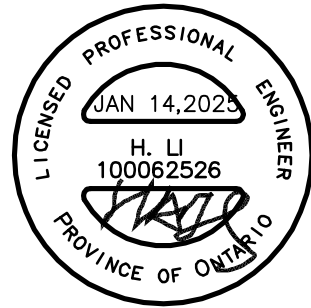
DATE:	PROJECT NO.
11/8/2024	
SCALE:	DRAWING NO.
	A2.0
DRAWN BY:	



150mm CONCRETE SLAB
 CONC. GRADE STRENGTH 32MPa
 COND. MIN. AT 28 DAYS,
 EXPOSURE CLASS "C-2"
 000.00 F.F.E.

FLOOR LOADING:
 DL : 20 psf
 LL : 40 psf

**DRAWINGS TO
 COMPLY WITH
 ONTARIO BUILDING
 CODE 2012**



1 FLOOR PLAN
 SCALE: 1:100

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PROPOSED GARAGE
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 ON, L0L 1L0

DRAWING:
FLOOR PLAN

DATE: 11/8/2024	PROJECT NO.:
SCALE:	DRAWING NO.:
DRAWN BY: A2.1	

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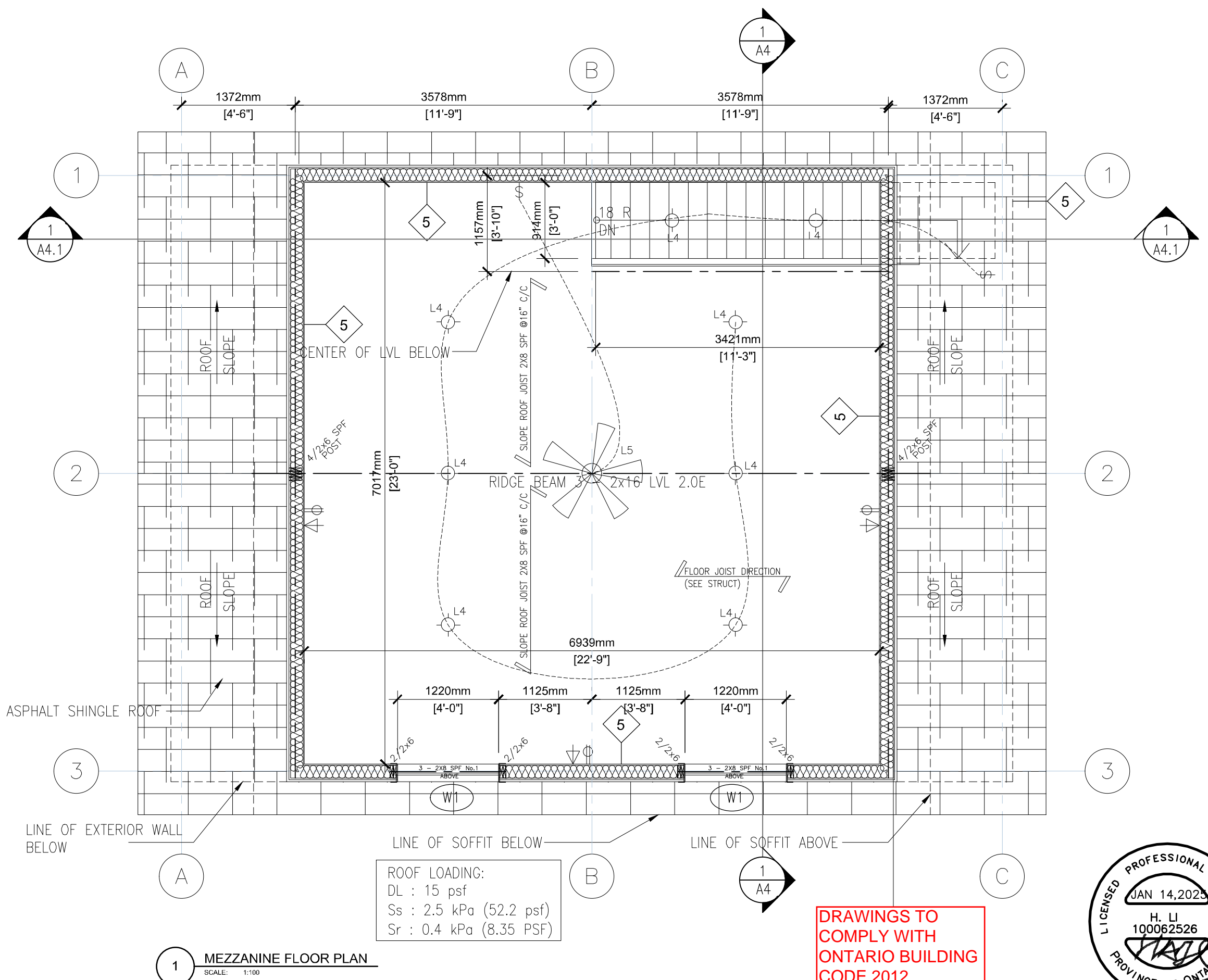
PROPOSED GARAGE

8 EVELYN ST, COOKSTOWN ON, L0L 1L0

DRAWING:

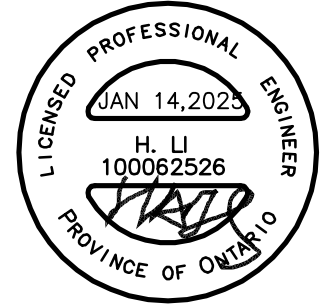
MEZZANINE PLAN

DATE:	PROJECT NO.:
11/8/2024	
SCALE:	DRAWING NO.:
	A2.2
DRAWN BY:	



ROOF LOADING:
 DL : 15 psf
 Ss : 2.5 kPa (52.2 psf)
 Sr : 0.4 kPa (8.35 PSF)

DRAWINGS TO COMPLY WITH ONTARIO BUILDING CODE 2012



1 MEZZANINE FLOOR PLAN
SCALE: 1:100

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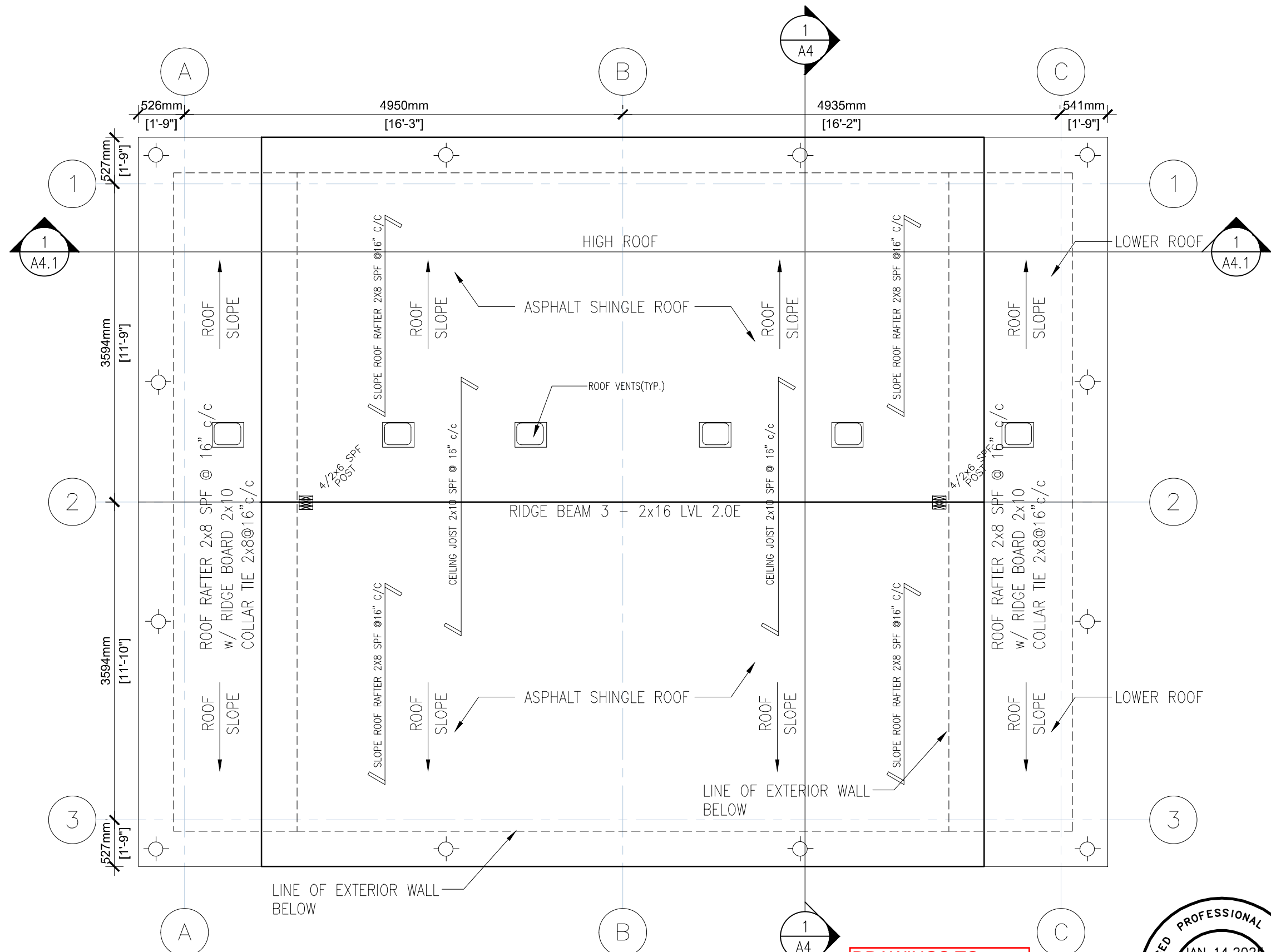
PROJECT:
PROPOSED GARAGE
8 EVELYN ST, COOKSTOWN ON, L0L 1L0

DRAWING:
ROOF PLAN

DATE: 11/8/2024 PROJECT No. 11/8/2024

SCALE: DRAWING No. A2.3

DRAWN BY:



1 ROOF PLAN
SCALE: 1:100

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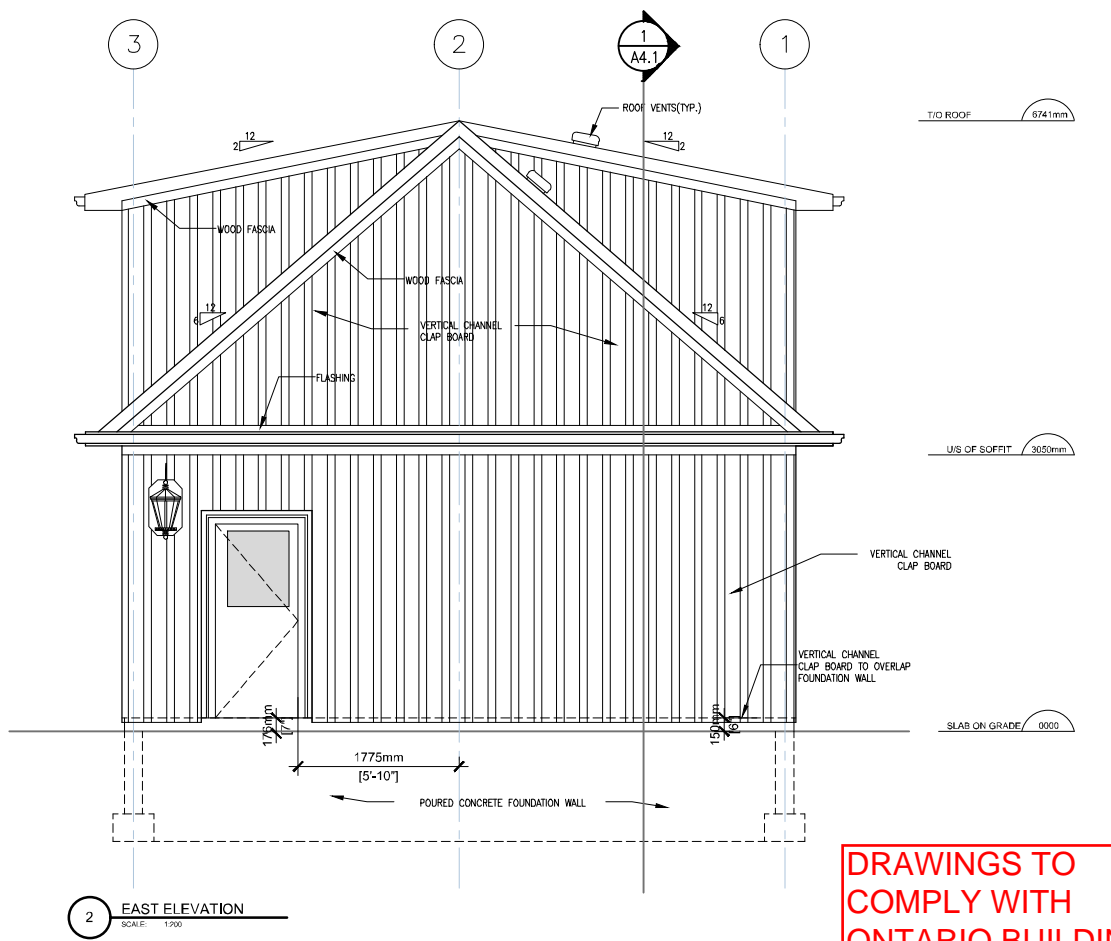
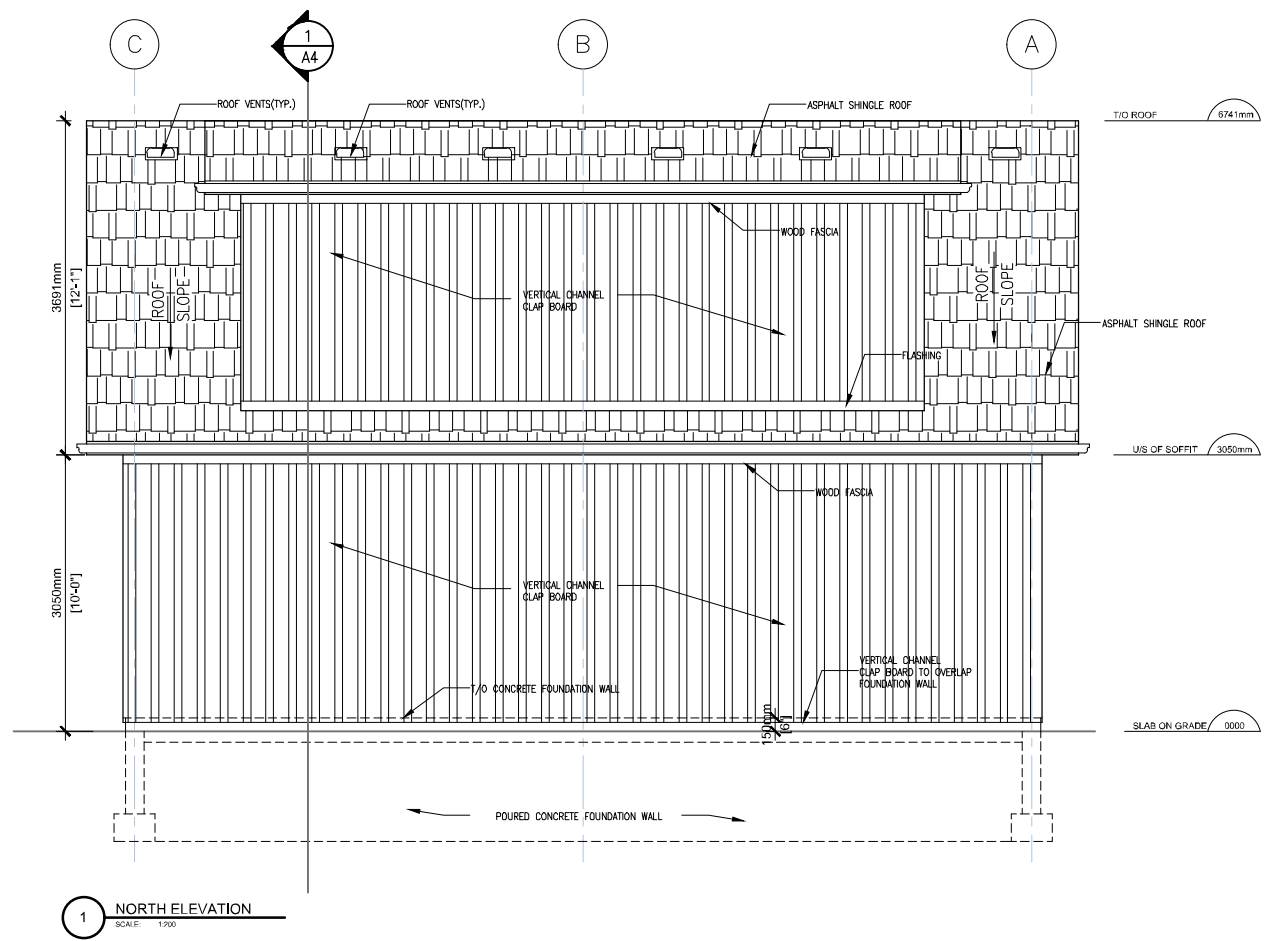
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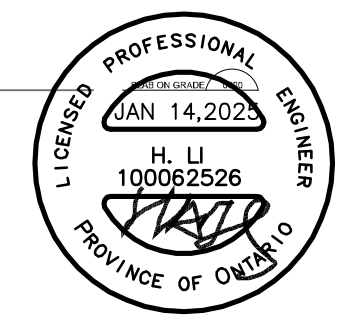
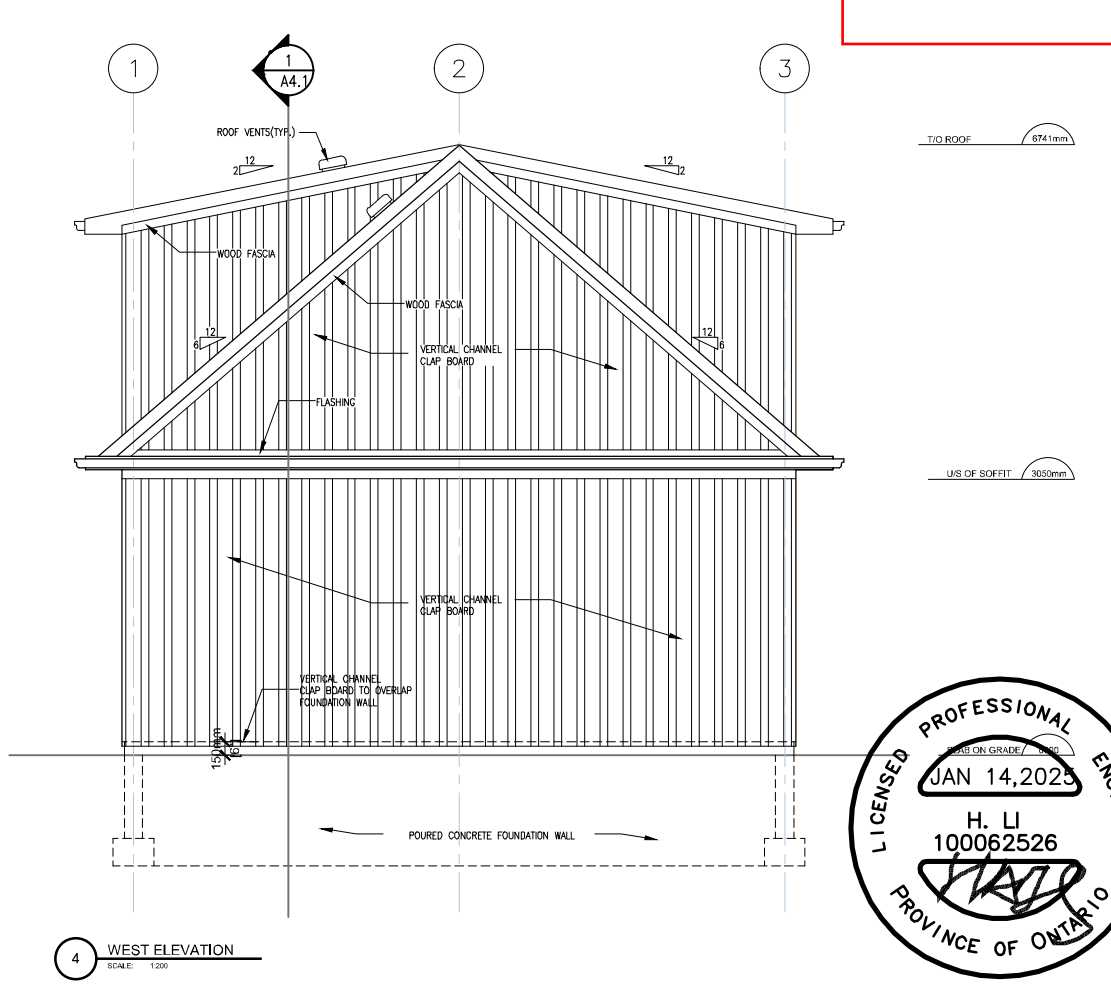
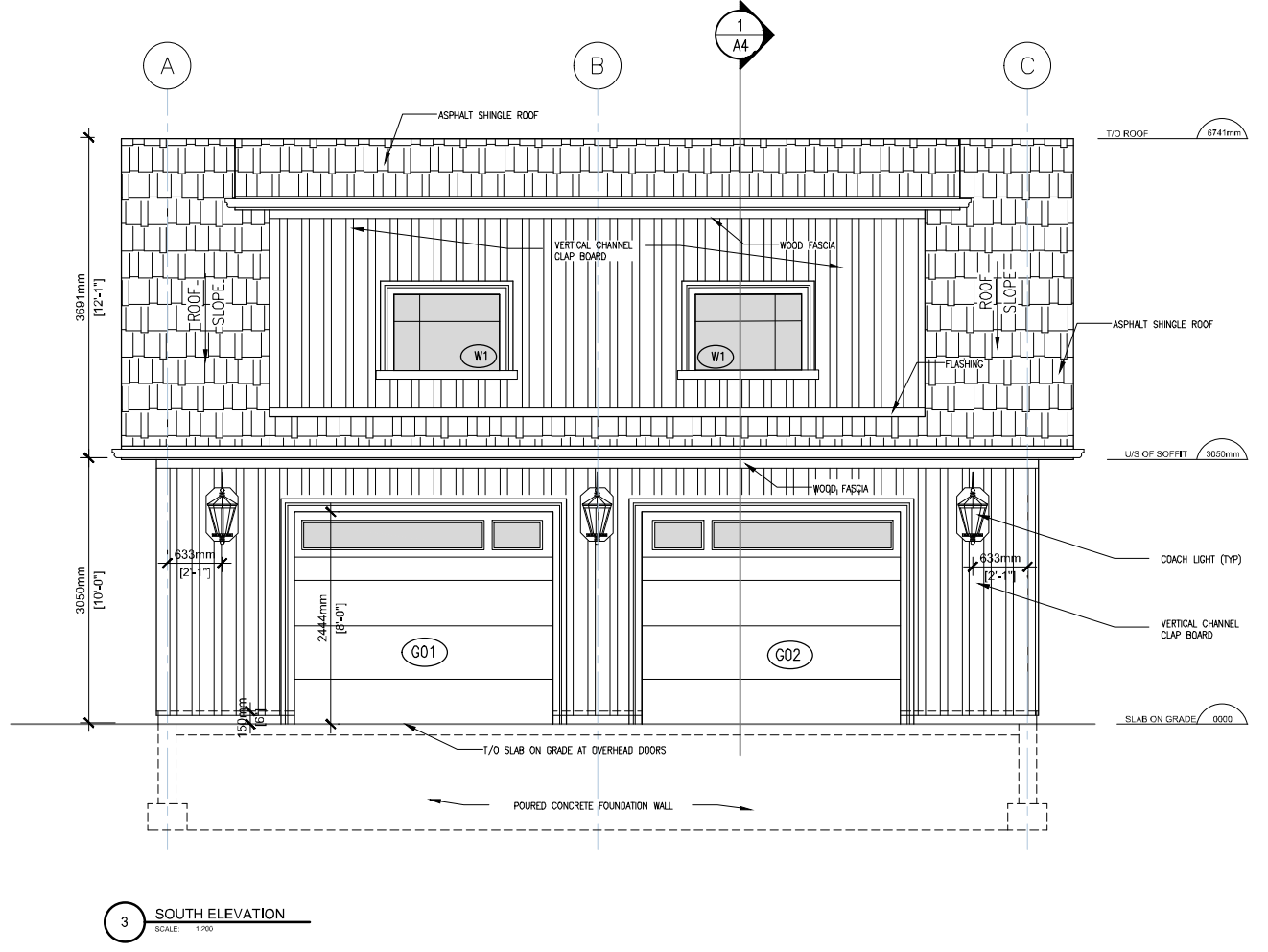
PROPOSED GARAGE

8 EVELYN ST, COOKSTOWN ON, L0L 1L0

DRAWING:	
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PLOTTED:	
DATE:	PROJECT NO.
11/8/2024	
SCALE:	DRAWING NO.
	A3
DRAWN BY:	



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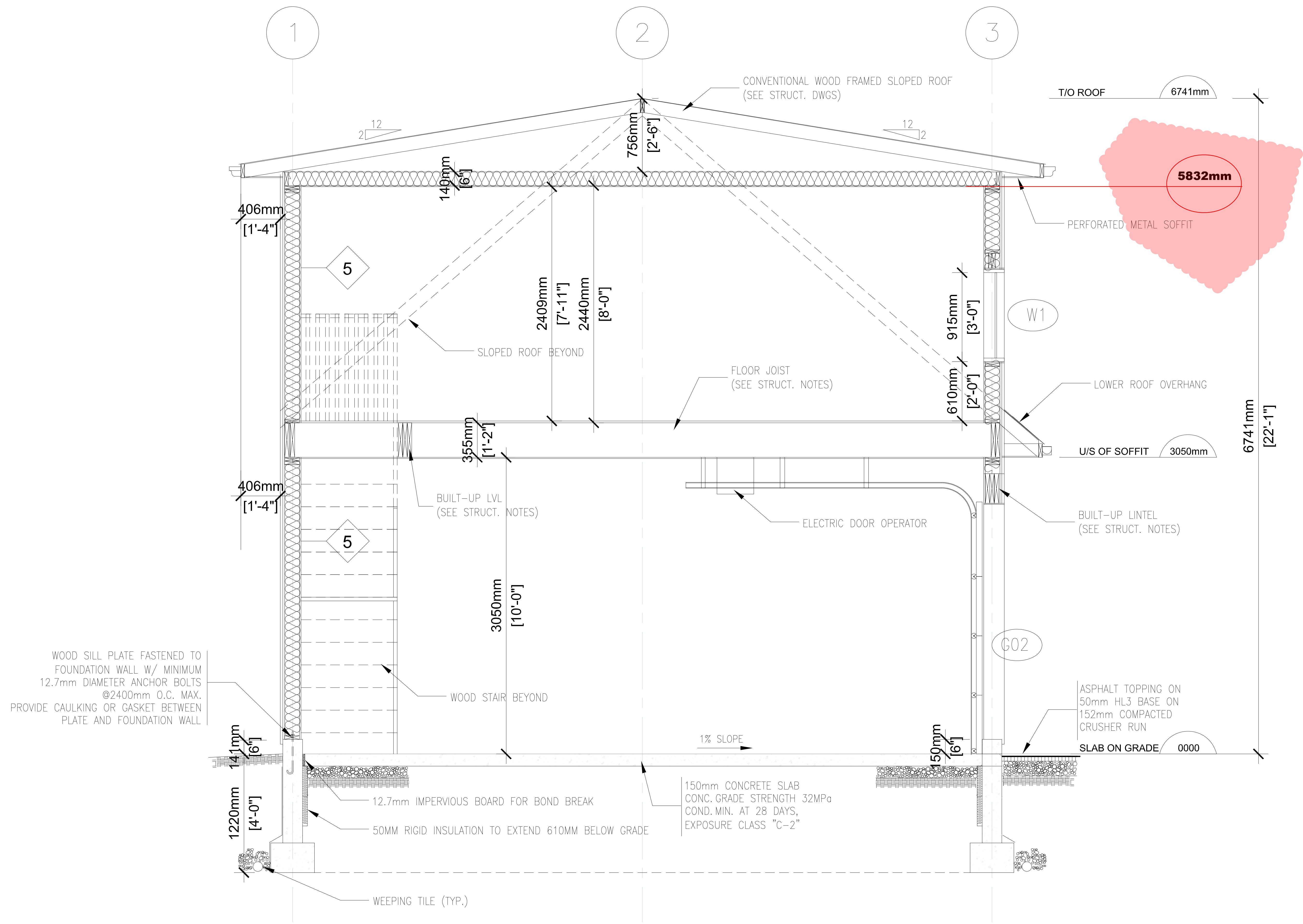
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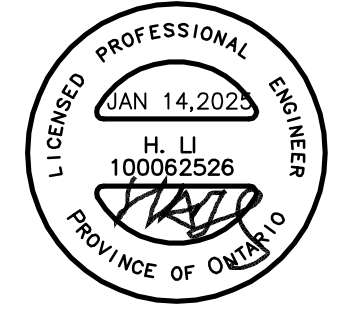
DRAWING:
SECTIONS

DATE: 11/8/2024	PROJECT No.
SCALE:	DRAWING No.
DRAWN BY:	A4



1 SECTION
SCALE: 1:100

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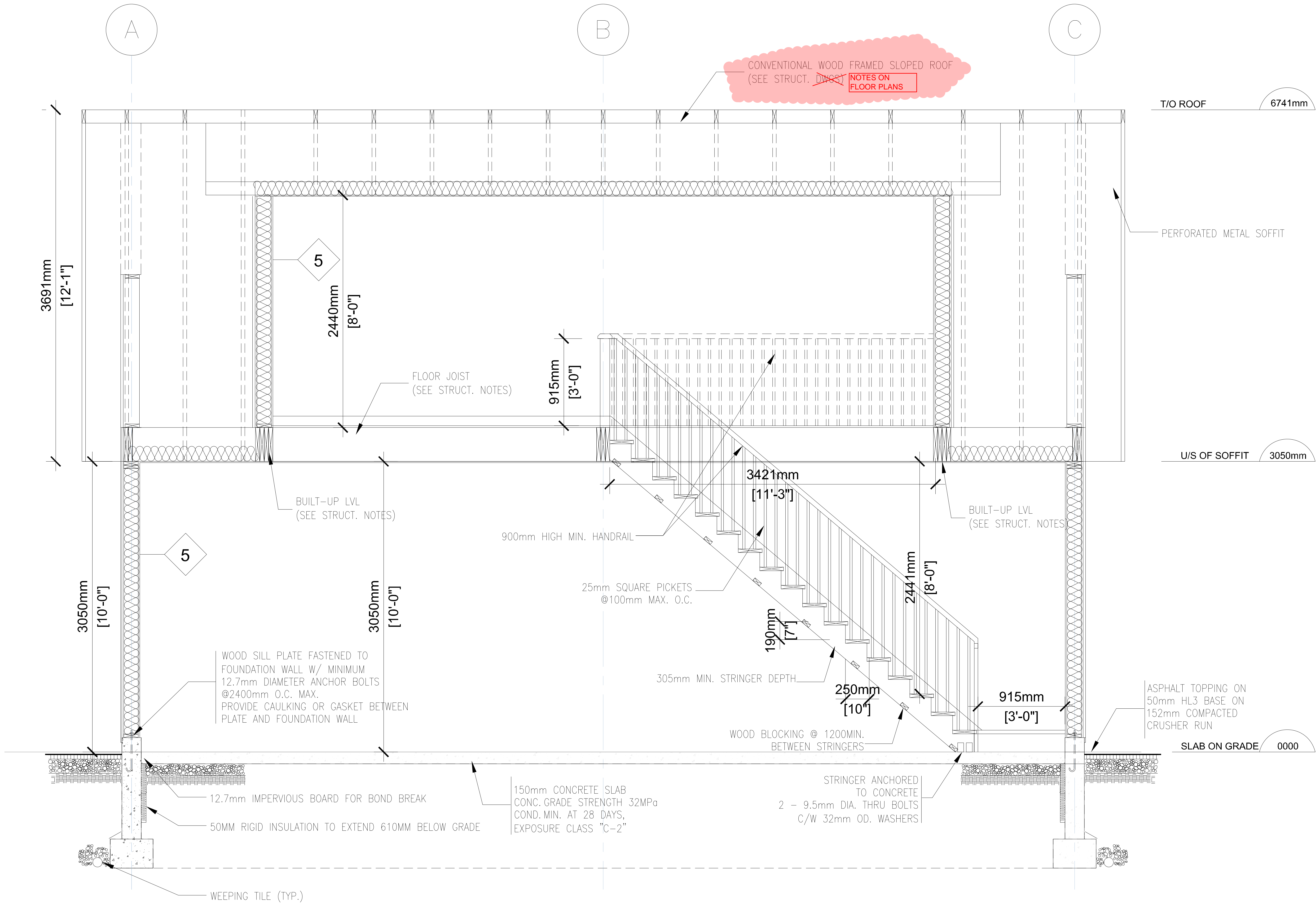
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EVELYN ST, COOKSTOWN
ON, L0L 1L0

DRAWING: SECTIONS	
PLOTTED:	PROJECT No.
DATE: 11/8/2024	DRAWING No.
SCALE:	A4.1
DRAWN BY:	



CONVENTIONAL WOOD FRAMED SLOPED ROOF
(SEE STRUCT. ~~NOTES~~ **NOTES ON FLOOR PLANS**)

DRAWINGS TO COMPLY WITH ONTARIO BUILDING CODE 2012



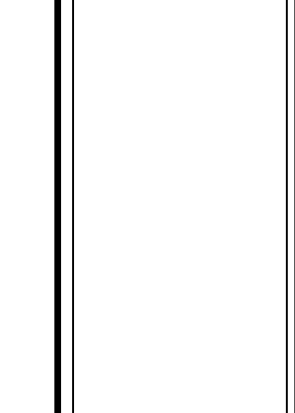
1 SECTION
SCALE: 1:200

CONSTRUCTION NOTES:
- ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE (OBC) AND ALL OTHER REQUIRED CODES
- ALL DIMENSIONS GIVEN IN IMPERIAL SHALL BE FOLLOWED IN METRIC
FOOTINGS & SLABS
TYPICAL STRIP FOOTING
- BASED ON 4.5m (15'-0") MAX. SUPPORTED JUST LENGTH
- MIN. 2200psi (15Mpa) CONCRETE AFTER 28 DAYS
- SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 100mm (4") BEARING CAPACITY
- FTO. TO HAVE CONTINUOUS KEY
- FTO. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY

WOOD COLUMN:
- 140mm x 140mm (5" x 5") SOLID No.1 SPF
- METAL SHOE ANCHORED TO FTO.
- 640mm x 640mm x 300mm (25" x 25" x 12") CONC. PAD (1 FLOOR SUPPORTED W/ 9"-10" COL. SPACING)
- 860 x 860 x 380 (34" x 34" x 14") CONC. PAD (2 FLOORS SUPPORTED W/ 9"-10" COL. SPACING)
WALL ASSEMBLIES
FOUNDATION WALL:
- FOR WALLS NOT EXCEEDING 2500mm (8'-2") IN LATERALLY SUPPORT HEIGHT
- LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE
- 200mm (#4) SOLID 2200psi (15Mpa) CONCRETE
- MAX. UNSUPPORTED HEIGHT OF 1200mm (3'-11") & MAX. SUPPORTED HEIGHT OF 2100mm (6'-11") MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR
- FOR CONCRETS EXCEEDING THESE MAXIMUM AS ALTERNATIVE IN CONFORMANCE TO OBC - 9.15.4.1 SHALL BE USED OR IT SHALL BE DESIGNED UNDER OBC - PART 4
- WALL SHALL EXTEND A MIN. 150mm (6") ABOVE GRADE
- INSULATE W/ RB (RSI 1.41) TO 600mm (2'-0") BELOW GRADE & BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL
REDUCTION OF THICKNESS
- WHERE THE FND. WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FINISH, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 30mm (3/4") THICK
- TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 300mm (#3) VERTICALLY O.C. & 900mm (2'-11") HORIZONTAL
- FILL SPACE BETWEEN WALL AND FINISHING SHALL BE MORTAR
- WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 300mm (13'-8") HIGH & MIN. 90mm (3'-8") THICK
DAMP PROOFING & WATERPROOFING
- DAMP PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER OBC 9.13.3.1 & 9.13.3.2
- WHERE INSULATION EXTENDS TO MORE THAN 900mm (2'-11") BELOW GRADE, A FND. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO OBC 9.14.2.1(2) (3) (4)
- FINISHED BASEMENTS SHALL HAVE DAMP PROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO OBC 9.13.3.3(3)
- DAMP PROOFING OR TYPE S ROLL ROOFING W/ 300mm (12") LAPPED JOINTS
- DAMP PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3800psi (26Mpa) COMPRESSIVE STRENGTH AFTER 28 DAYS
- 100mm (#4) OF COURSE GRANULAR MASONRY SLAB & FTD. PROVIDE DRAIN BREAKING MATERIAL BETWEEN SLAB & FTD. PERMITTER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO OBC 9.10.13.7
- WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC 9.13.5

FLOOR ASSEMBLIES:
SILL PLATE:
- 30mm x 80mm (2" x 4") PLATE
- 15mm (#3) DIA. ANCHOR BOLTS @ 2.4m (7'-10") O.C.
- FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 100mm (4") INTO FND. WALL
- METAL TIES @ 2.4m (7'-10") O.C.
- MINERAL WOOL OR FOAM GASKET NOT LESS THAN 25mm (1") THICK BEFORE COMPRESSION, OR PLACED ON FULL BED OF MORTAR
WOOD ASSEMBLY:
(a) STRAPPING
- 18mm x 64mm (1" x 3") NAILED TO U/S OF JOISTS @ MAX. 2.1m (6'-11") O.C.
- PASTED TO SILL OR HEADER @ ENDS
(b) BRIDGING
- 18mm x 64mm (1" x 3") OR 38mm x 38mm (2" x 2") CROSS BRIDGING @ MAX. 2.1m (6'-11") O.C.
(c) BRIDGING & STRAPPING
- (a) & (b) USED TOGETHER OR
- 38mm (1-1/2") SOLID BLOODING @ MAX. 2.1m (6'-11") O.C. USED WITH STRAPPING (a)
WOOD ASSEMBLY:
- 16mm (#1) WAFER BOARD (R-1 GRADE OR EQUIVALENT AS PER OBC 9.23.1.4.3)
- FLOOR JOISTS 300mm (12") O.C. WHEN CERAMIC TILE USED
- CROSS BRIDGING @ MAX. 2.1m (6'-11") O.C.
- FLOORING OVER WAFER BOARD, STRAND BOARD, AND UNDER CERAMIC TILE APPLIED W/ ADHESIVE
- PANELS - TYPE UNDERLAYMENT IS REQUIRED FOR RESILIENT FLOORING, OVER WAFER BOARD, STRAND BOARD, AND UNDER CERAMIC TILE APPLIED W/ ADHESIVE
- CERAMIC TILE SET IN A MORTAR BED SHALL CONFORM TO OBC 9.30.2.2, 9.30.2.3, & 9.30.2.4
- CERAMIC TILE SET IN A MORTAR BED W/ ADHESIVE SHALL CONFORM TO OBC 9.30.3.3 & 9.30.3.4
PORCH SLABS ABOVE COLD CELLAR:
- FOR PORCHES LESS THAN 6'-0" DEEP
- 130mm (5") 4850psi (32Mpa) CONC. SLAB W/ 6-8% AIR ENTRAINMENT
- REINFORCE W/ 10m (3/4") BARS @ 300mm (12") O.C.
- EACH WAY PLACED IN BTL. THIRD OF SLAB
- 600mm x 600mm (24" x 24") 10m DOWELS @ 400mm (16") O.C. ANCHORED IN PERIMETER OF FND. WALLS
- SLOPE SLAB MIN. 1.5% TO EXTERIOR
- PROVIDE L1 + 17 LITELS OR BACK TO BACK L7'S OVER COLD CELLAR DOORS
WOOD ASSEMBLY:
- PRECAST CONCR. STEP
- 2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND
- STAGER JOISTS TO PROVIDE A MIN. 100mm (4") GROSS JOIST SPACING BETWEEN JOISTS ON OPPOSITE SIDES OF PARTY WALL, WHERE STAGGERING IS NOT POSSIBLE (i.e. AT WALLS, STAIRWAYS, ETC.) PROVIDE JOIST / BEAM HANGERS FOR MASONRY
- SMOKE ALARM, OBC 9.10.16
- PROVIDE 1 PER FLOOR NEAR STAIRS (MAX. 5m (16'-5") FROM BEARING), CONNECTING THE FLOOR LEVELS
- ALARMS TO BE CONNECTED TO CREDIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS
- CARBON MONOXIDE DETECTOR (CMD), OBC 9.3.2.3.8
- WHERE THERE IS A SOLID FUEL BURNING APPLIANCE
- CMD SHALL BE PROVIDED
- CMD TO BE WIRED SO WHEN ACTIVATED SMOKE ALARM WILL SOUND
- MAIN DOOR TO BE OPERABLE FROM INSIDE W/ 90° KEY
- PROVIDE A VENER WITH A VENING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED NEAR DOOR OR A SIGHTLINE IS PRESENT
- GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHER-STRIPPING, THRESHOLD & DEAD BOLT
- TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:
 1) WHERE THAT FLOOR HAS ACCESS TO A BALCONY
 2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 1.0m (3'-3") IN HEIGHT AND 550mm (21") IN WIDTH, SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 1.0m (3'-3") ABOVE FLOOR AND 7.0m (23'-0") OVER ADJACENT GROUND LEVEL.

DOOR SCHEDULE:
- 914mm x 2030mm x 45mm @ 710mm X 2030mm X 35mm (3'-0" x 6'-8" x 1-7/8") (2'-4" x 6'-8" x 1-7/8")
- 865mm x 2030mm x 45mm @ 810mm x 2030mm x 35mm (2'-10" x 6'-8" x 1-7/8") (2'-9" x 6'-8" x 1-7/8")
- 810mm x 2030mm x 35mm @ 865mm x 2030mm x 35mm (2'-6" x 6'-8" x 1-7/8") (2'-5" x 6'-8" x 1-7/8")
- 760mm x 2030mm x 35mm (2'-5" x 6'-8" x 1-7/8")
LITELS & BEAMS
- W1: 2" x 2" x 8" SPF #2 L1= 3'-3" x 3'-3" x 8" L
- W2: 3" x 2" x 8" SPF #2 L2= 3'-3" x 3'-3" x 8" L
- W3: 4" x 2" x 10" SPF #2 L3= 4'-4" x 3'-3" x 8" L
- W4: 3" x 2" x 10" SPF #2 L4= 4'-4" x 3'-3" x 8" L
- W5: 2" x 2" x 12" SPF #2 L5= 8" x 3'-3" x 8" L
- W6: 3" x 2" x 12" SPF #2 L6= 8" x 3'-3" x 8" L
- W7: 2" x 1" x 8" x 8" LVL



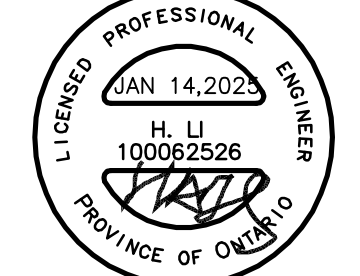
FOUNDATION WALL:
- 16" FOAMED CONC. WALL W/ CONC. @ INSE
- 2x4 W/ STUDS @ 16" O.C. FILLED W/ INSULATION FROM WINDOW DOWN
- 8" GYPSUM BOARD
FOUNDATION WALL:
- 16" FOAMED CONC. WALL W/ CONC. @ INSE
- 2x4 W/ STUDS @ 16" O.C. FILLED W/ INSULATION FROM WINDOW DOWN
- 8" GYPSUM BOARD
FOUNDATION WALL:
- 8" CONC. BLOCK

EXT. WALL:
- 2x4 MINERAL WOOL STUDS @ 16" O.C. ORDERED AT TOP SINGLE PLATE AT BOTTOM
- 5/8 GYPSUM BOARD ON BOTH SIDES TYPED & SHEDD
EXT. WALL:
- 2x4 MINERAL WOOL STUDS @ 16" O.C. ORDERED AT TOP SINGLE PLATE AT BOTTOM
- 5/8 GYPSUM BOARD ON BOTH SIDES TYPED & SHEDD
EXT. WALL:
- 2x4 MINERAL WOOL STUDS @ 16" O.C. ORDERED AT TOP SINGLE PLATE AT BOTTOM
- 5/8 GYPSUM BOARD ON BOTH SIDES TYPED & SHEDD

FOUNDATION WALL:
- 16" FOAMED CONC. WALL W/ CONC. @ INSE
- 2x4 W/ STUDS @ 16" O.C. FILLED W/ INSULATION FROM WINDOW DOWN
- 8" GYPSUM BOARD
FOUNDATION WALL:
- 16" FOAMED CONC. WALL W/ CONC. @ INSE
- 2x4 W/ STUDS @ 16" O.C. FILLED W/ INSULATION FROM WINDOW DOWN
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EXT. WALL:
- 2x4 MINERAL WOOL STUDS @ 16" O.C. ORDERED AT TOP SINGLE PLATE AT BOTTOM
- 5/8 GYPSUM BOARD ON BOTH SIDES TYPED & SHEDD

DRAWINGS TO COMPLY WITH ONTARIO BUILDING CODE 12



CEILING JOISTS
- Table with columns: JOIST SIZE, JOIST SPACING, 12" O.C., 18" O.C., 24" O.C., 30" O.C., 36" O.C., 42" O.C.
- Rows: 2x4, 2x6, 2x8, 2x10, 2x12
FLOOR JOISTS
- Table with columns: JOIST SIZE, JOIST SPACING, 12" O.C., 18" O.C., 24" O.C., 30" O.C., 36" O.C., 42" O.C.
- Rows: 2x4, 2x6, 2x8, 2x10, 2x12
GENERAL NOTES
- 1. ALL LUMBER TO BE NO. 12F SPF OR BETTER
- 2. STRAPPING & CROSS BRIDGING MAXIMUM 6'-11" FROM END SUPPORT & OTHER ROLES OF STRAP & BRIDGE TO BE AS SHOWN
- 3. CEILING JOIST TABLE MAY BE APPLIED ONLY WHERE ATTIC IS NOT ACCESSIBLE BY A STAIRWAY.
- 4. WHERE FINISHED FLOORING CONSISTS OF 3/4" WOOD STRIPS, SUBFLOOR MAY BE REDUCED TO 1/2"

LINTEL SCHEDULE
- Table with columns: TYPE, TIMBER, STEEL SIZE, REMARKS
- Rows: L1, L2, L3, L4, L5, L6
GENERAL NOTES
- W1 - 200 x 200 x 18 W/ 3-18mm DIA. X 300 LONG ANCHOR
- W2 - 200 x 200 x 13 W/ 3-18mm DIA. X 300 LONG ANCHOR
- NOTE: LITELES ARE GROUPED BY SIZES FOR REFERENCE ONLY. REFER TO FLOOR PLANS FOR LINTEL TYPE
- STEEL LITELES TO HAVE MINIMUM 100 (6") BEARING ON EACH SIDE
- ALL MASONRY OR PRECAST ARCHES ARE TO BE SELF SUPPORTING

PROPOSED GARAGE
EVELYN ST., COOKSTOWN ON, L0L 1L0
GEN. NOTES AND SCHEDULES
DATE: 11/8/2024 PROJECT No.
SCALE: DRAWING No.
DRAWN BY: A5