

LAND USE SCHEDULE

PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS	AREA (ha)
LOW DENSITY RESIDENTIAL SINGLE DETACHED	1-7	7	7	0.291
TOTALS		7	7	0.291

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

E NORTH - RESIDENTIAL
 SOUTH - RESIDENTIAL
 EAST - RESIDENTIAL
 WEST - RESIDENTIAL

H - PIPED MUNICIPAL WATER
 I - TILL
 K - ALL MUNICIPAL SERVICES AVAILABLE

OWNER'S AUTHORIZATION	SURVEYOR'S CERTIFICATE
<p>I/WE 1494339 ONTARIO LIMITED</p> <p>BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE D.G. BIDDLE AND ASSOC. LTD. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL</p> <p>SIGNED: <i>[Signature]</i> MICHAEL FOLEY, PRESIDENT DATE: <u>May 31, 2022</u></p>	<p>I HEREBY CERTIFY THAT THE BOUNDARY OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN</p> <p>H. F. GRANDER CO. LTD. ONTARIO LAND SURVEYORS</p> <p>SIGNED: <i>[Signature]</i> RALPH F. GRANDER, O.L.S. DATE: <u>MAY 24, 2022</u></p>

No.	REVISION	DATE	BY	APPROVED
REVISIONS				

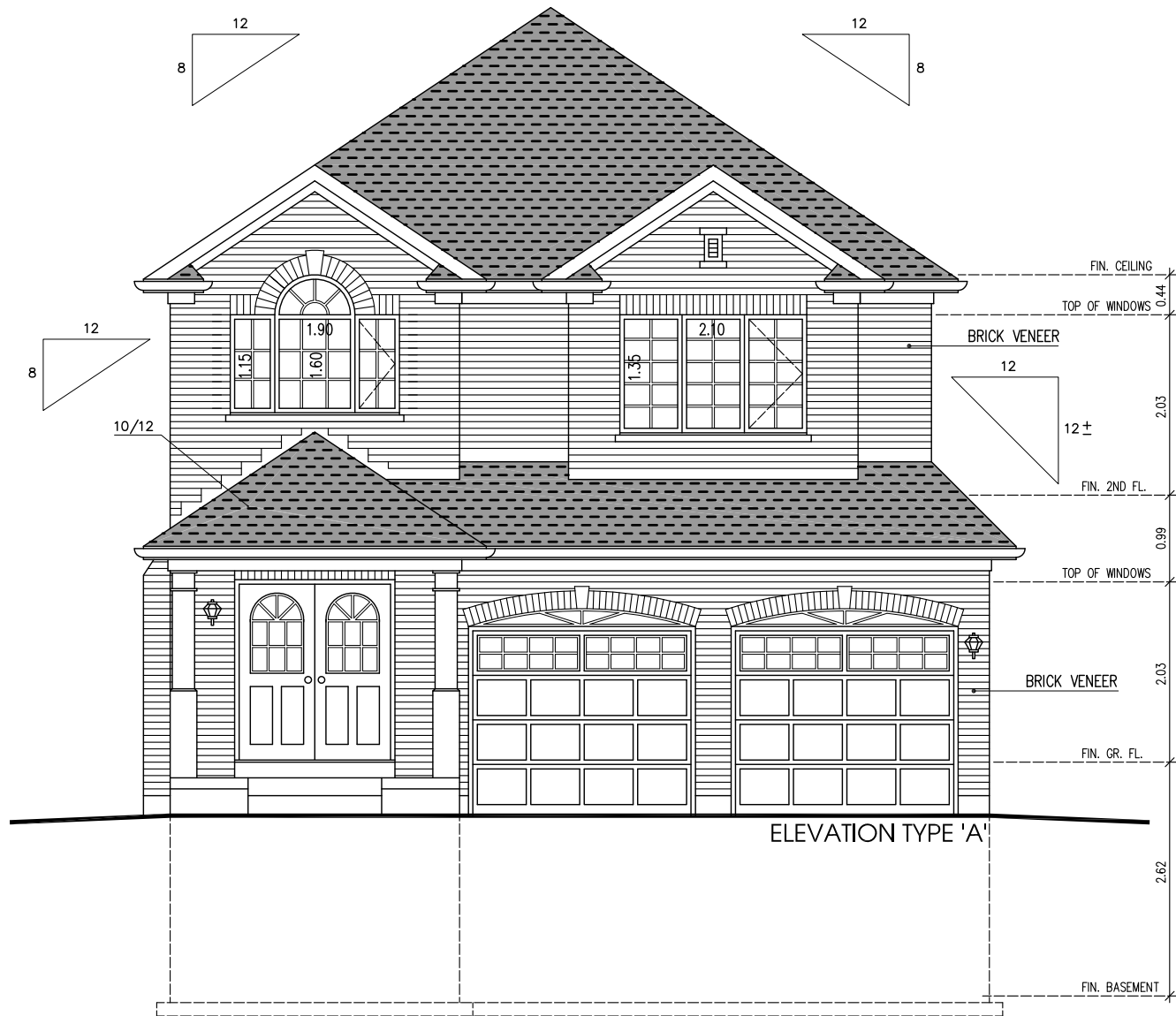
PROPOSED DRAFT PLAN

PART OF LOT 9, CONCESSION 2
 GEOPHATIC TOWNSHIP OF DARLINGTON
 AND PART OF BLOCK 134, 40M-2590
 NOW ALL IN THE
MUNICIPALITY OF CLARINGTON
 REGIONAL MUNICIPALITY OF DURHAM

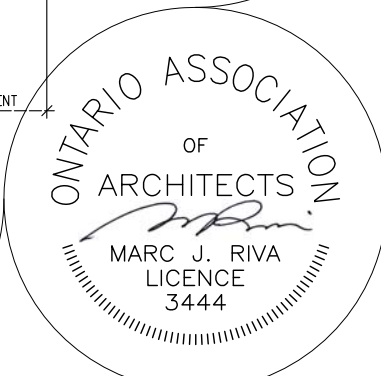
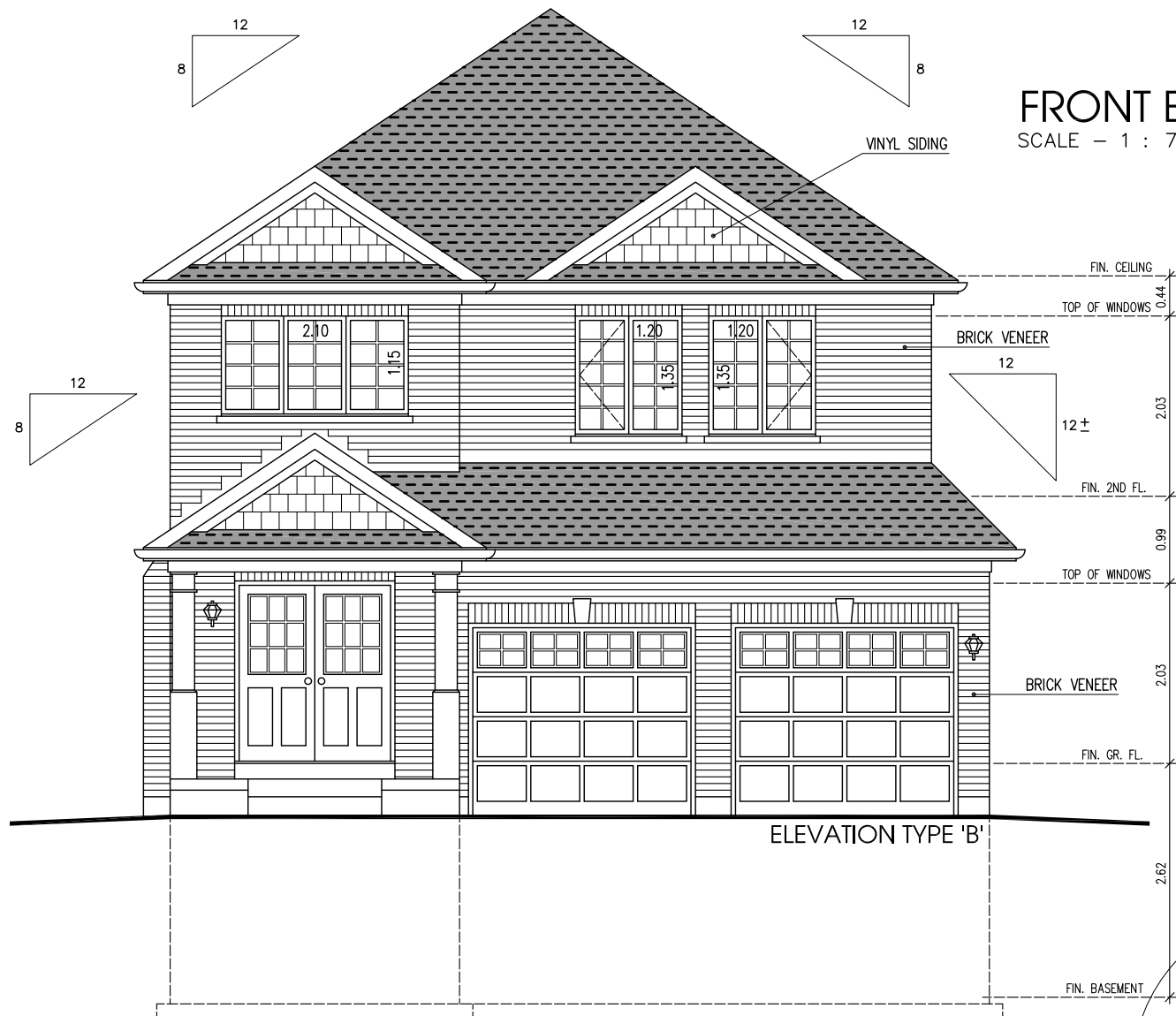
D.G. Biddle & Associates Limited
 consulting engineers and planners
 96 KING STREET EAST • OSHAWA, ON L1H 1B6
 PHONE (905) 576-8800 • FAX (905) 576-9750
 info@dgbidle.com

SCALE: 1:200	121110
DRAWN BY: R.D.S.	DP-1
DESIGN BY: F.H.V.	
CHECKED BY: M.F.	
PLOT DATE: 15/06/2022	

\\SPRINT\DATA\JOB FILES\121110\121110 - WOODLAND HOMES-CLC STREET\21110 - DRIVING\121110-DRAFT PLAN.DWG



FRONT ELEVATIONS
SCALE - 1 : 75



MARC J. RIVA ARCHITECT
11301 LAKE RIDGE ROAD SCUGOG, ON L9L1V8
TEL.: 905-449-0906 EMAIL: architecture@riva.ca

TITLE FRONT ELEVATIONS		REVISIONS 0. REG. 88/19 MAR. 23, 2022		DATE: NOV. 2021
PROJECT CLARINGTON		CLIENT WOODLAND HOMES		PROJECT No: 2145
SUSSEX				MJR

MARC J. RIVA ARCHITECT
 11301 LAKE RIDGE ROAD SCUGOG, ON L9L1V8
 TEL.: 905-449-9006 EMAIL: arch@marcj.riva.ca

TITLE
 RIGHT SIDE ELEVATION TYPE 'A'
 PROJECT CLARINGTON
 CLIENT SUSSEX
 WOODLAND HOMES

REVISIONS
 0. REG. 88/19 MAR. 23, 2022

DATE: NOV. 2021
 PROJECT No.: 2145

MAJID 7

EXPOSING BUILDING FACE: 99.0 m²
 UNPROTECTED OPENINGS: 6.8 m² (6.9%)
 PERMITTED @ 1.20 m: 7.0%
 PERMITTED @ 1.50 m: 8.0%

NOTE THAT EXPOSING BUILDING FACE AREA MAY VARY ACCORDING TO LOT GRADING. LOCATION AND NUMBER OF BASEMENT WINDOWS MAY VARY DUE TO LOT GRADING AND CUSTOMER REQUIREMENTS. THE BUILDER IS TO ENSURE THAT THE ACTUAL UNPROTECTED OPENING AREA IS IN COMPLIANCE.

WINDOW SIZES ARE APPROXIMATE. SEE WINDOW MANUFACTURER LIST FOR RSO DIMENSIONS AND HINGE HAND.



RIGHT SIDE ELEVATION
 TYPE 'A'
 SCALE - 1 : 75



MARC J. RIVA ARCHITECT
 11301 LAKE RIDGE ROAD
 TEL.: 905-449-9006
 SCUGOG, ON L9L1V8
 EMAIL: arch@marcj.riva.ca

TITLE
 RIGHT SIDE ELEVATION TYPE 'B'
 PROJECT
 CLARINGTON
 SUSSEX
 CLIENT
 WOODLAND HOMES

REVISIONS
 0. REG. 88/19 MAR. 23, 2022

DATE: NOV. 2021
 PROJECT No.: 2145
 MAJID

8

EXPOSING BUILDING FACE: 99.0 m²
 UNPROTECTED OPENINGS: 6.8 m² (6.9%)
 PERMITTED @ 1.20 m: 7.0%
 PERMITTED @ 1.50 m: 8.0%

NOTE THAT EXPOSING BUILDING FACE AREA MAY VARY ACCORDING TO LOT GRADING. LOCATION AND NUMBER OF BASEMENT WINDOWS MAY ALSO VARY DUE TO LOT GRADING AND CUSTOMER REQUIREMENTS. THE BUILDER IS TO ENSURE THAT THE ACTUAL UNPROTECTED OPENING AREA IS IN COMPLIANCE.

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RIGHT SIDE ELEVATION
 TYPE 'B'
 SCALE - 1 : 75



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 11301 LAKE RIDGE ROAD
 TEL.: 905-449-9006
 SCUGOG, ON L9L1V8
 EMAIL: arch@marcj.riva.ca

TITLE
 LEFT SIDE ELEVATION TYPE 'A'
 PROJECT CLARINGTON
 SUSSEX
 CLIENT WOODLAND HOMES

REVISIONS
 0. REG. 88/19 MAR. 23, 2022

DATE: NOV. 2021
 PROJECT No.: 2145

MJD
 9

EXPOSING BUILDING FACE: 99.0 m²
 UNPROTECTED OPENINGS: 6.6 m² (6.7%)
 PERMITTED @ 1.20 m: 7.0%
 PERMITTED @ 1.50 m: 8.0%

NOTE THAT EXPOSING BUILDING FACE AREA MAY VARY ACCORDING TO LOT GRADING. LOCATION AND NUMBER OF BASEMENT WINDOWS MAY ALSO VARY DUE TO LOT GRADING AND CUSTOMER REQUIREMENTS. THE BUILDER IS TO ENSURE THAT THE ACTUAL UNPROTECTED OPENING AREA IS IN COMPLIANCE.

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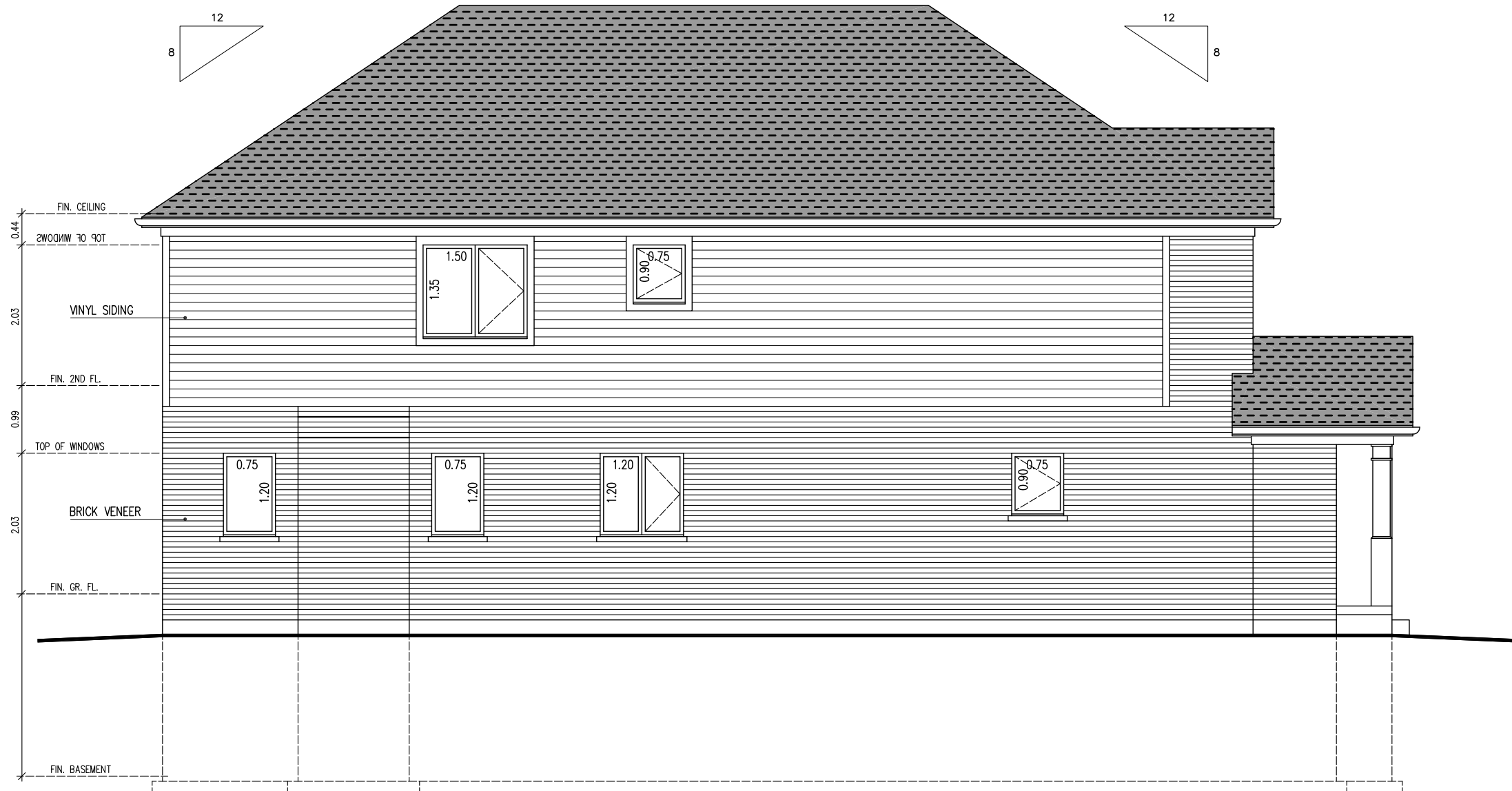
LEFT SIDE ELEVATION
 TYPE 'A'
 SCALE - 1 : 75



EXPOSING BUILDING FACE: 99.0 m²
 UNPROTECTED OPENINGS: 6.6 m² (6.7%)
 PERMITTED @ 1.20 m: 7.0%
 PERMITTED @ 1.50 m: 8.0%

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LEFT SIDE ELEVATION
 TYPE 'B'
 SCALE - 1 : 75

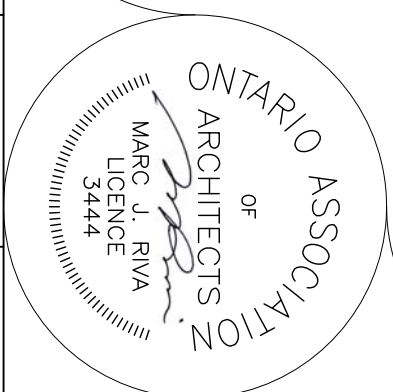
MARC J. RIVA ARCHITECT
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 SCUGOG, ON L9L1V8
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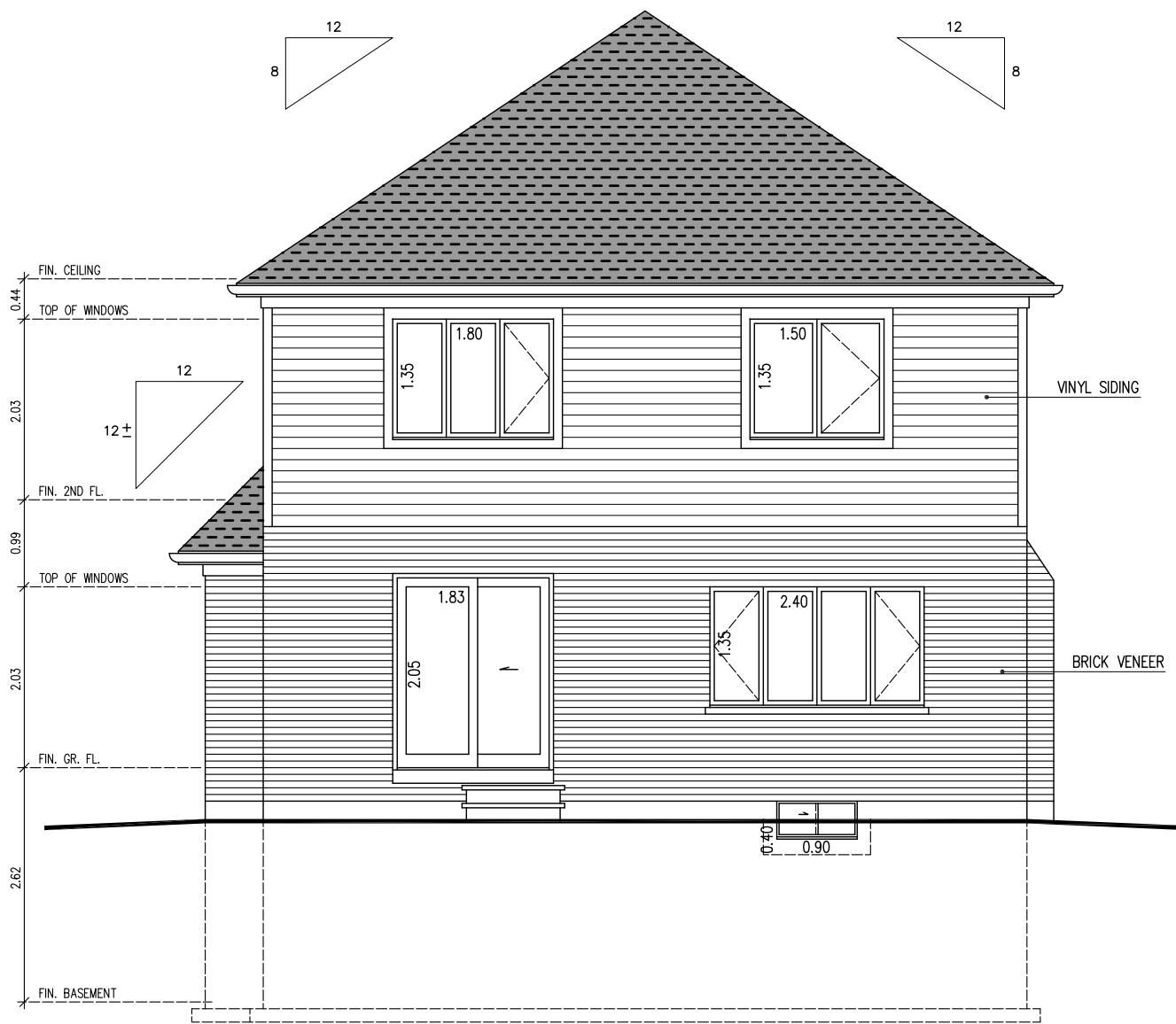
TITLE
 LEFT SIDE ELEVATION TYPE 'B'
 PROJECT
 CLARINGTON
 SUSSEX
 CLIENT
 WOODLAND HOMES

REVISIONS
 0. REG. 88/19 MAR. 23, 2022

DATE: NOV. 2021
 PROJECT No.: 2145

MAJID
 10

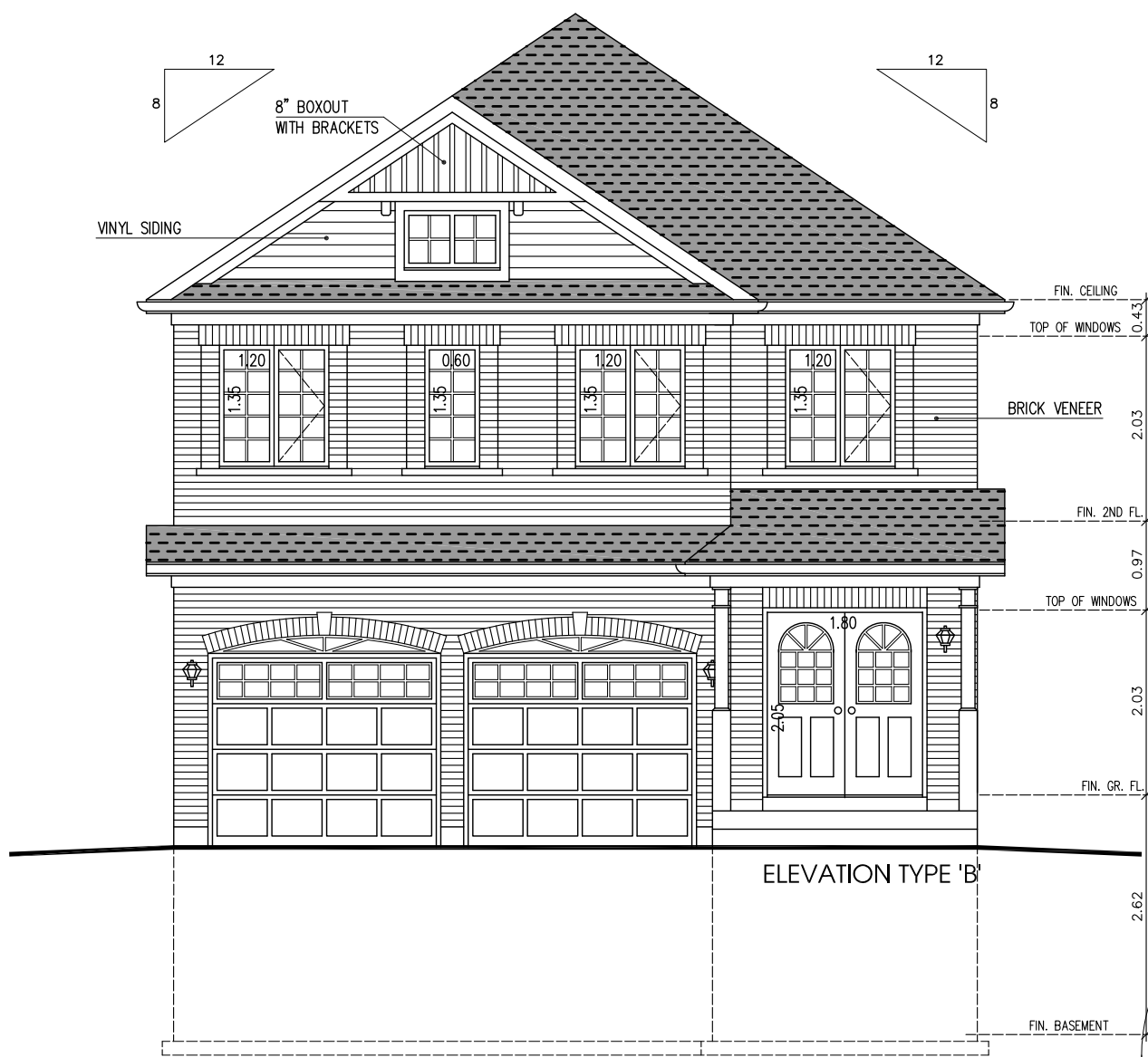
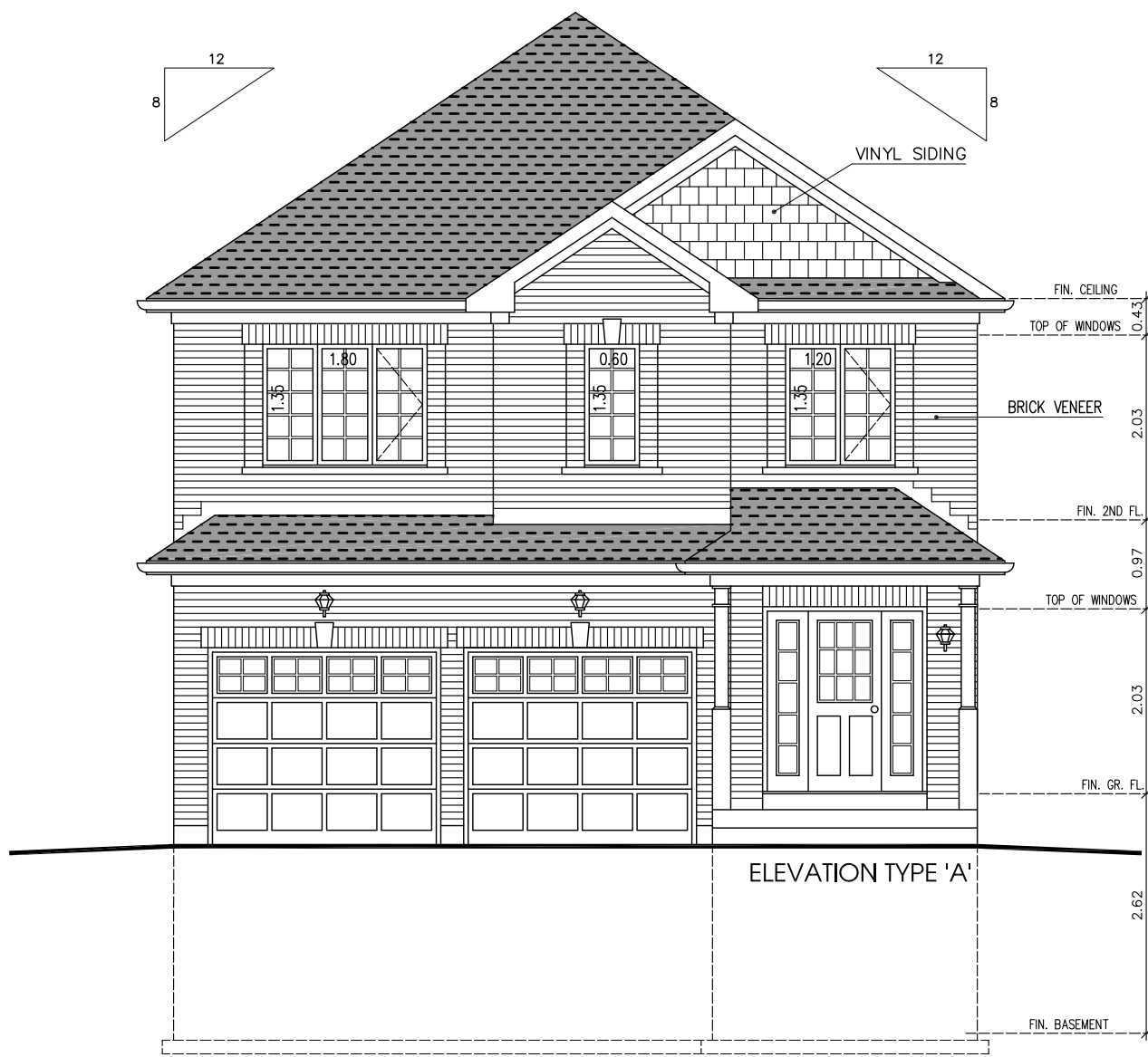




REAR ELEVATION
TYPE 'A' & 'B'
SCALE - 1 : 75



MARC J. RIVA ARCHITECT 11301 LAKE RIDGE ROAD SCUGOG, ON L9L1V8 TEL.: 905-449-0906 EMAIL: architecture@riva.ca	TITLE		REVISIONS		DATE: NOV. 2021
	REAR ELEVATIONS TYPE 'A' & 'B'		0. REG. 88/19	MAR. 23, 2022	
	PROJECT		CLIENT		PROJECT No: 2145
	CLARINGTON	SUSSEX	WOODLAND HOMES		MJR



FRONT ELEVATIONS
SCALE - 1 : 75

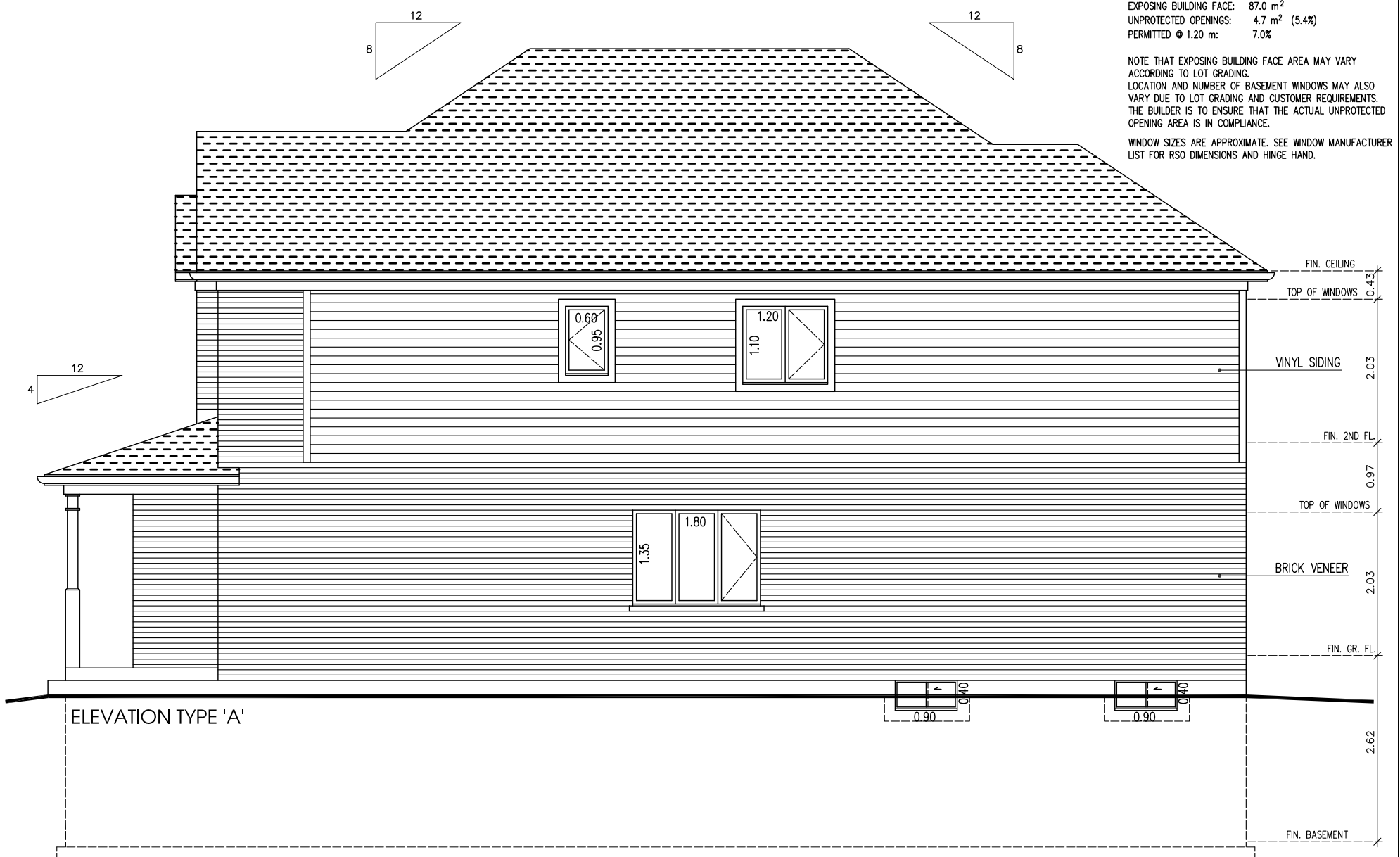


MARC J. RIVA ARCHITECT 11301 LAKE RIDGE ROAD SCUGOG, ON L9L1V8 TEL.: 905-449-0906 EMAIL: architecture@riva.ca	LOT No.	TITLE	REVISIONS	DATE:	6
	3 & 4	FRONT ELEVATIONS	0. REG. 88/19 MAR. 23, 2022	APR. 2020	
	PROJECT	CLIENT		PROJECT No: 2012	
	TOP OF TOWNLINE	WESTMINSTER	WOODLAND HOMES	MJR	

EXPOSING BUILDING FACE: 87.0 m²
 UNPROTECTED OPENINGS: 4.7 m² (5.4%)
 PERMITTED @ 1.20 m: 7.0%

NOTE THAT EXPOSING BUILDING FACE AREA MAY VARY ACCORDING TO LOT GRADING. LOCATION AND NUMBER OF BASEMENT WINDOWS MAY ALSO VARY DUE TO LOT GRADING AND CUSTOMER REQUIREMENTS. THE BUILDER IS TO ENSURE THAT THE ACTUAL UNPROTECTED OPENING AREA IS IN COMPLIANCE.

WINDOW SIZES ARE APPROXIMATE. SEE WINDOW MANUFACTURER LIST FOR RSO DIMENSIONS AND HINGE HAND.



EXPOSING BUILDING FACE: 87.0 m²
 UNPROTECTED OPENINGS: 4.7 m² (5.4%)
 PERMITTED @ 1.20 m: 7.0%

NOTE THAT EXPOSING BUILDING FACE AREA MAY VARY ACCORDING TO LOT GRADING. LOCATION AND NUMBER OF BASEMENT WINDOWS MAY ALSO VARY DUE TO LOT GRADING AND CUSTOMER REQUIREMENTS. THE BUILDER IS TO ENSURE THAT THE ACTUAL UNPROTECTED OPENING AREA IS IN COMPLIANCE.

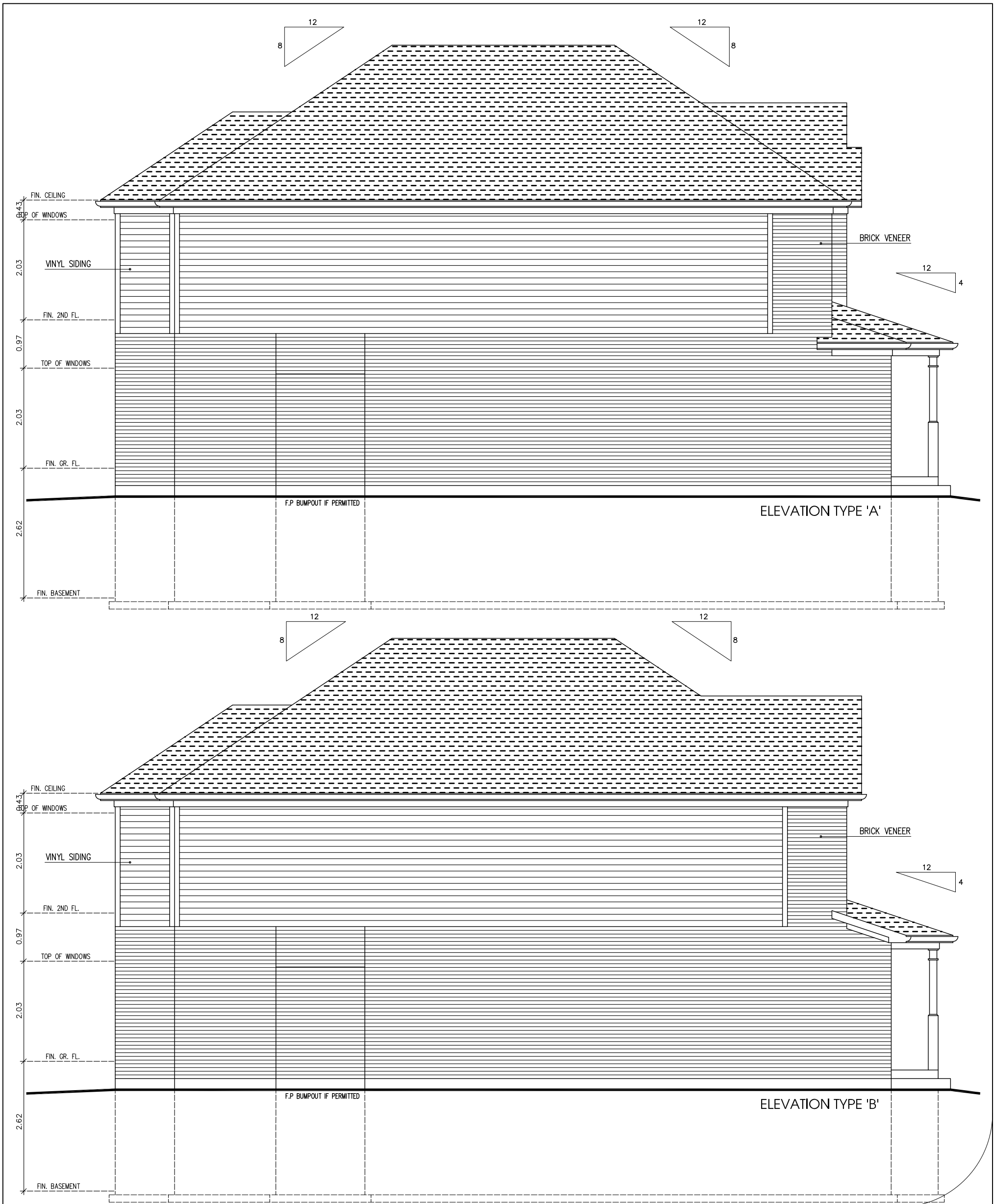
WINDOW SIZES ARE APPROXIMATE. SEE WINDOW MANUFACTURER LIST FOR RSO DIMENSIONS AND HINGE HAND.

RIGHT SIDE ELEVATIONS

SCALE - 1 : 75



MARC J. RIVA ARCHITECT 11301 LAKE RIDGE ROAD SCUGOG, ON L9L1V8 TEL.: 905-449-0906 EMAIL: architecture@riva.ca	LOT No.	TITLE	REVISIONS		DATE: APR. 2020	7
	3 & 4	RIGHT SIDE ELEVATIONS	0. REG. 88/19	MAR. 23, 2022	PROJECT No: 2012	
	PROJECT	CLIENT			MJR	
	TOP OF TOWNLINE	WESTMINSTER	WOODLAND HOMES			



NOTE:
 THE CONSTRUCTION OF EXTERIOR
 SIDE WALLS WITH A LIMITING DISTANCE
 LESS THAN 1.20 BUT GREATER THAN 0.60
 SHALL CONFORM TO OBC 9.10.15.5.(2)(b)
 AND HAVE A MIN. F.R.R. OF 3/4 HR.

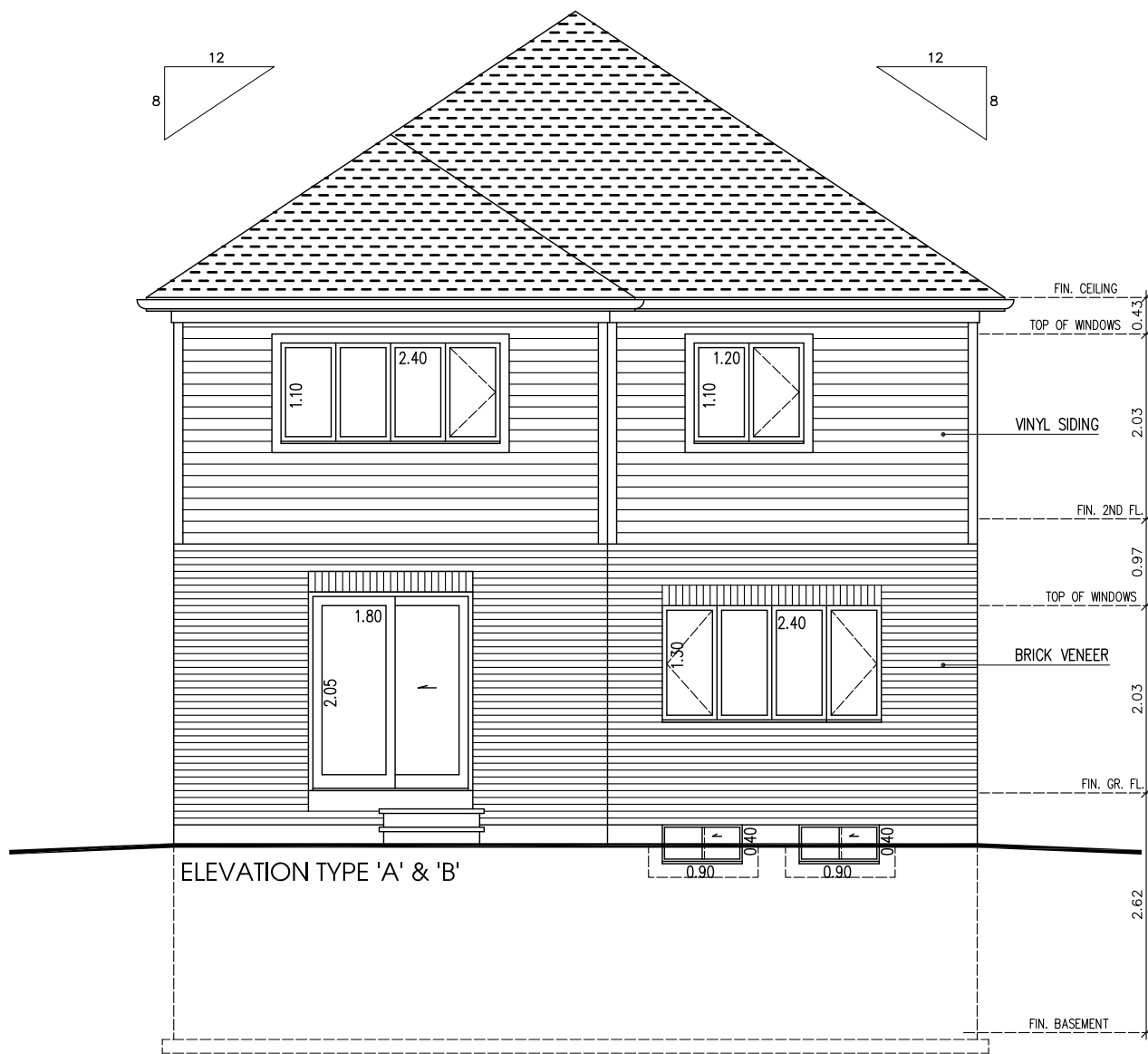
EW1a (SB-3): F.R.R. = 1 HR
 2x6 SP. STUDS @16" O.C.
 5/8" TYPE 'X' GYPSUM BOARD ON INSIDE
 EXTERIOR SHEATHING AND CLADDING

LEFT SIDE ELEVATIONS

SCALE - 1 : 75



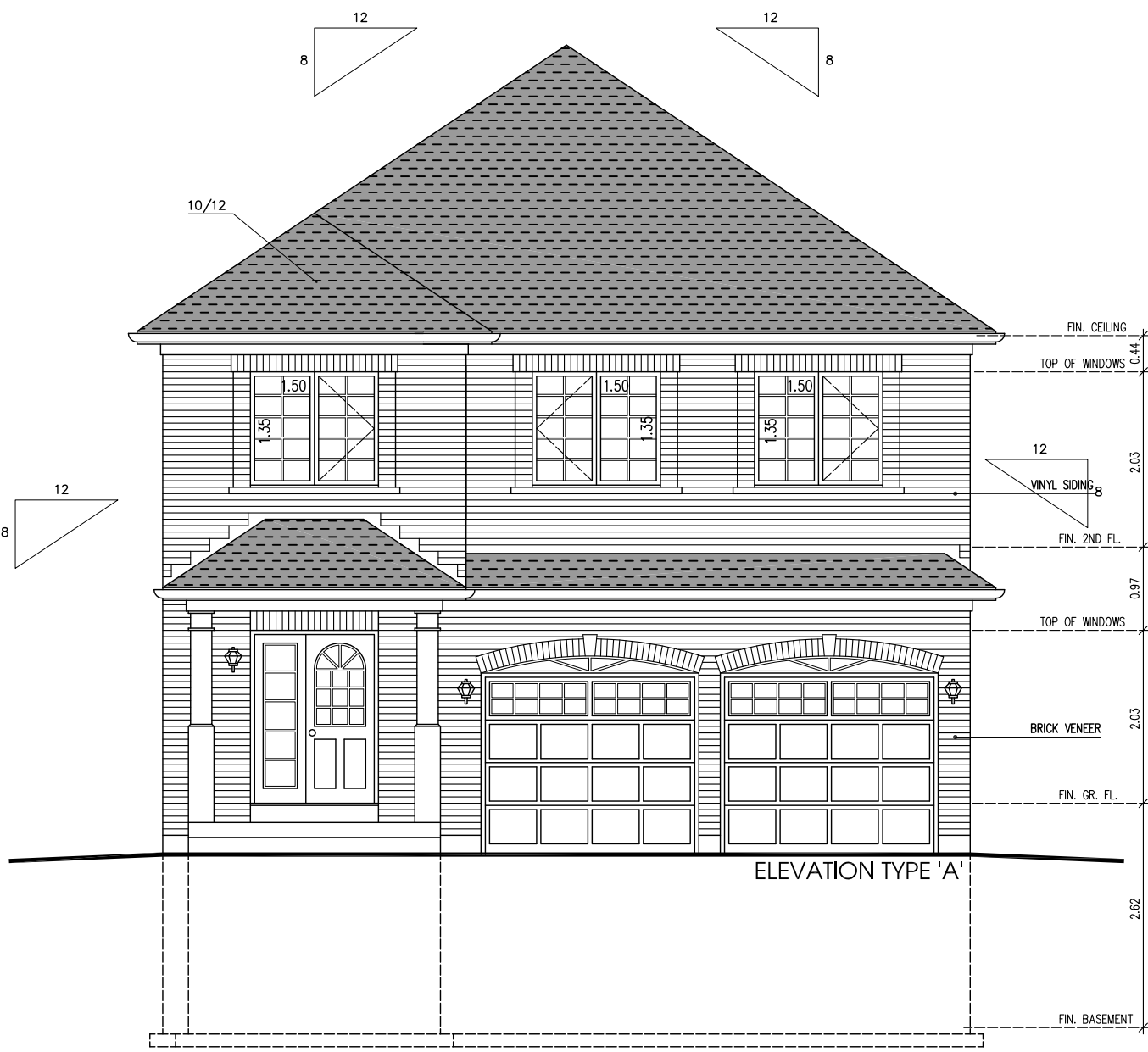
MARC J. RIVA ARCHITECT 11301 LAKE RIDGE ROAD SCUGOG, ON L9L1V8 TEL.: 905-449-0906 EMAIL: architecture@riva.ca	LOT No.	TITLE	REVISIONS		DATE: APR. 2020	8
	3 & 4	LEFT SIDE ELEVATIONS	0. REG. 88/19	MAR. 23, 2022	PROJECT No: 2012	
	PROJECT	CLIENT			MJR	
	TOP OF TOWNLINE	WESTMINSTER	WOODLAND HOMES			



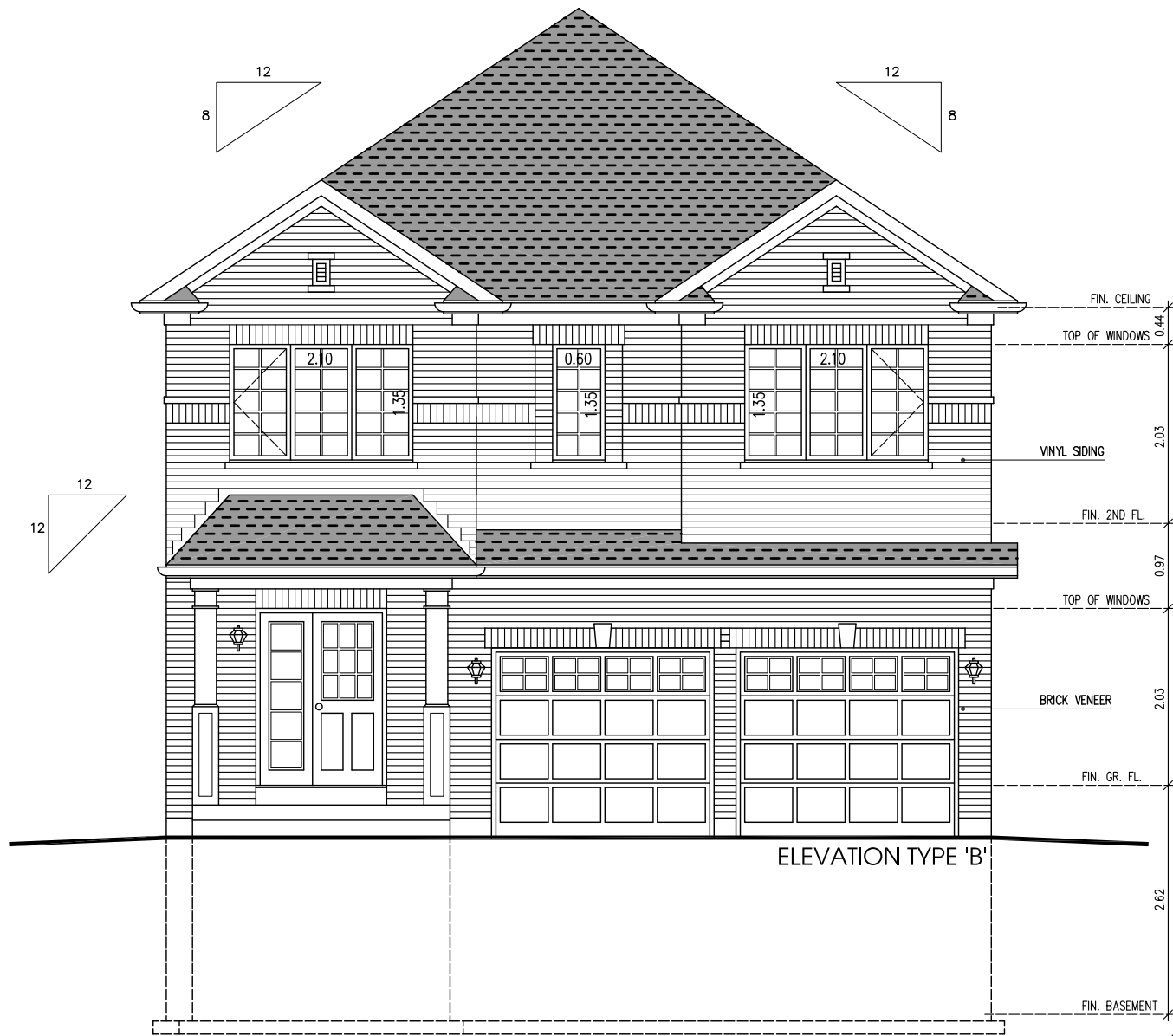
REAR ELEVATION
SCALE - 1 : 75



MARC J. RIVA ARCHITECT 11301 LAKE RIDGE ROAD SCUGOG, ON L9L1V8 TEL.: 905-449-0906 EMAIL: architecture@riva.ca	LOT No.	TITLE	REVISIONS		DATE: APR. 2020
	3 & 4	REAR ELEVATION	0. REG. 88/19	MAR. 23, 2022	
	PROJECT	CLIENT			PROJECT No: 2012
	TOP OF TOWNLINE	WESTMINSTER	WOODLAND HOMES		MJR

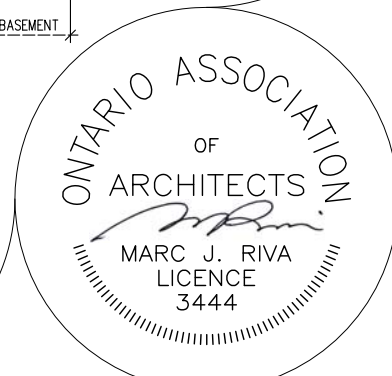


ELEVATION TYPE 'A'



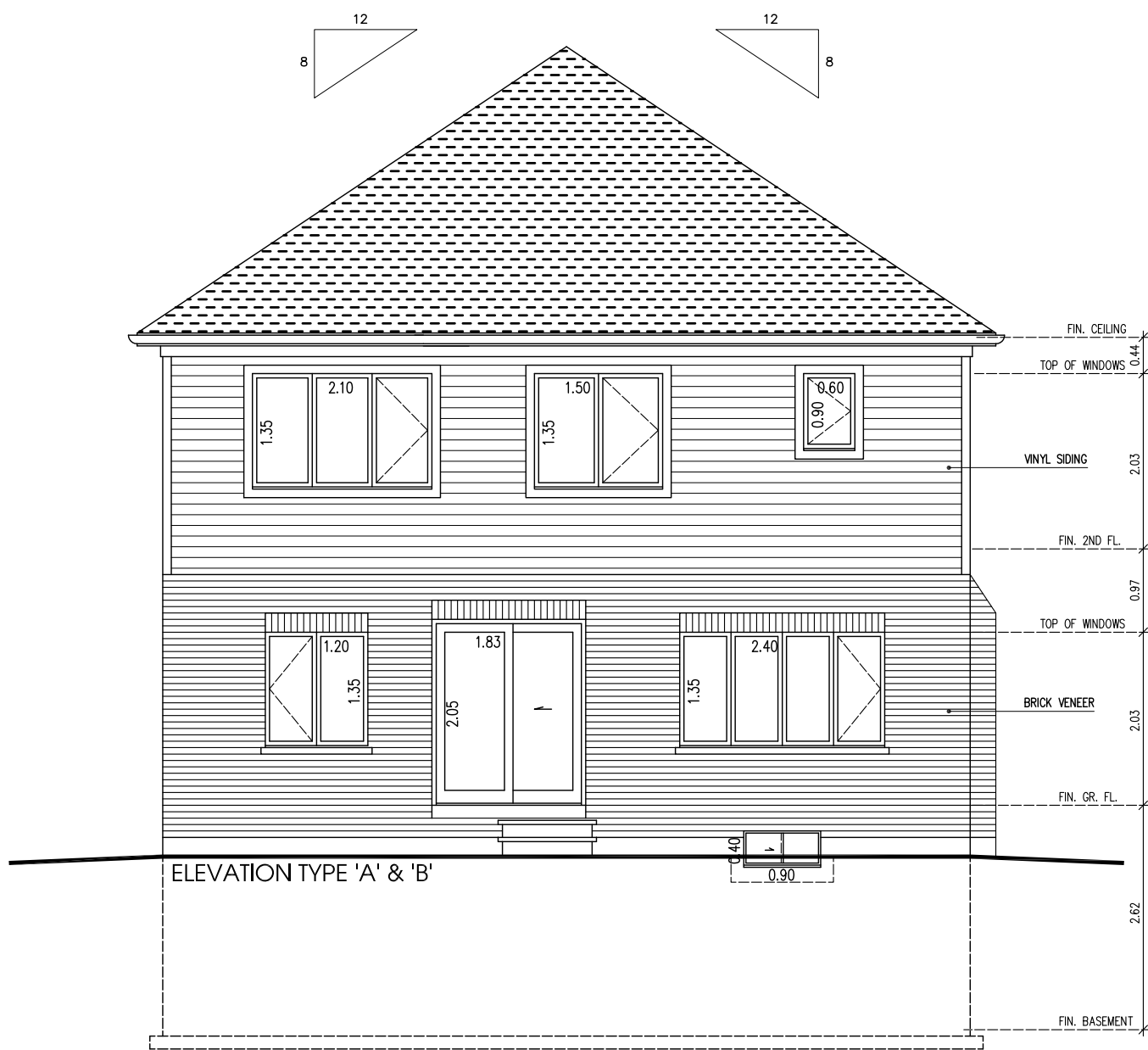
ELEVATION TYPE 'B'

FRONT ELEVATIONS
SCALE - 1 : 75



MARC J. RIVA ARCHITECT
11301 LAKE RIDGE ROAD SCUGOG, ON L9L1V8
TEL.: 905-449-0906 EMAIL: architecture@riva.ca

TITLE		REVISIONS		DATE:
FRONT ELEVATIONS		0. REG. 88/19	MAR. 23, 2022	AUG. 2020
PROJECT		CLIENT		PROJECT No:
MERIVALE	LANCASTER	WOODLAND HOMES		2025
				MJR



REAR ELEVATIONS
SCALE - 1 : 75



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TEL.: 905-449-0906 EMAIL: architecture@riva.ca

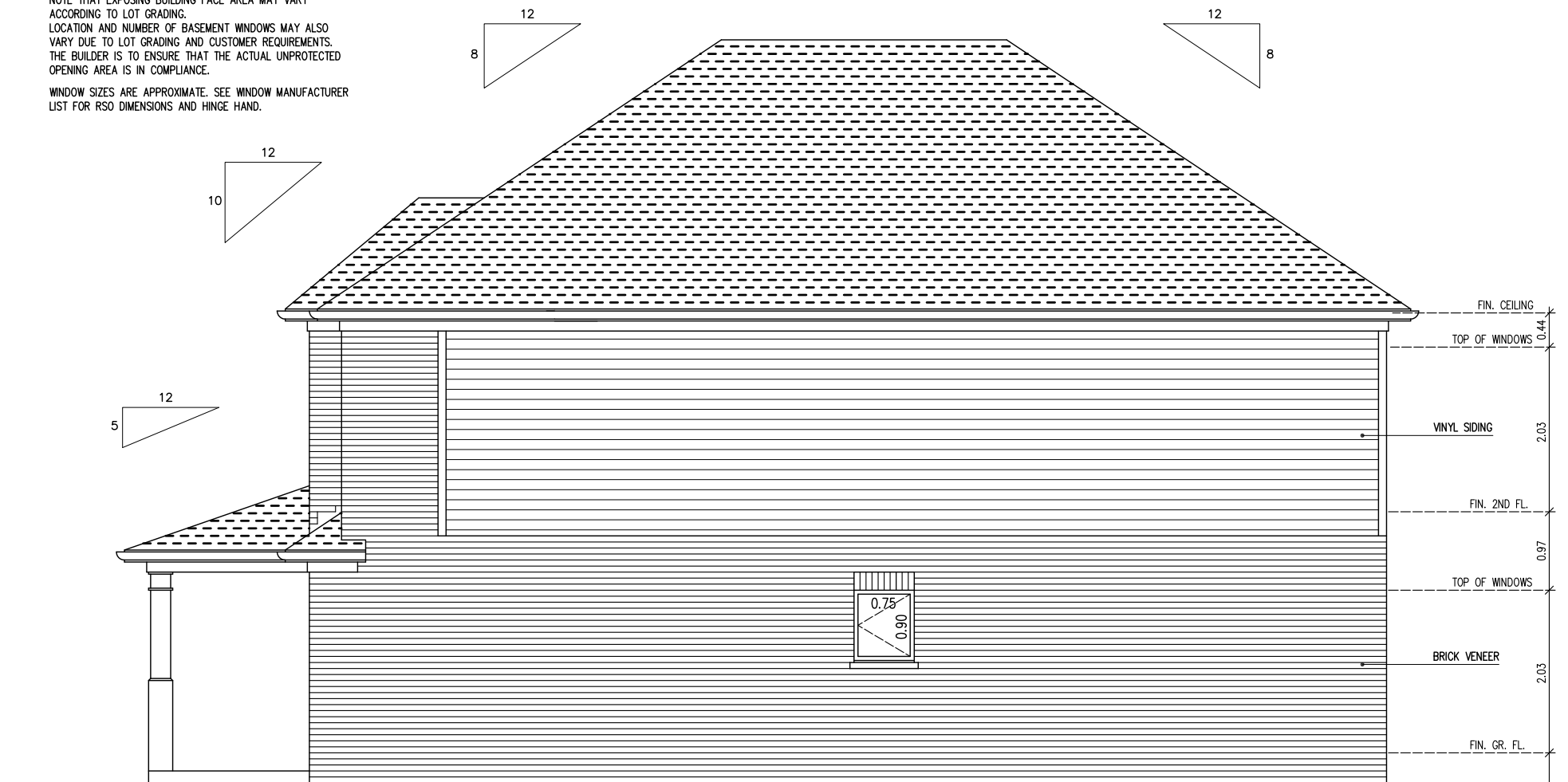
TITLE		REVISIONS	
REAR ELEVATIONS		0. REG. 88/19	MAR. 23, 2022
PROJECT		CLIENT	
MERIVALE	LANCASTER	WOODLAND HOMES	

DATE:	AUG. 2020
PROJECT No:	2025
MJR	

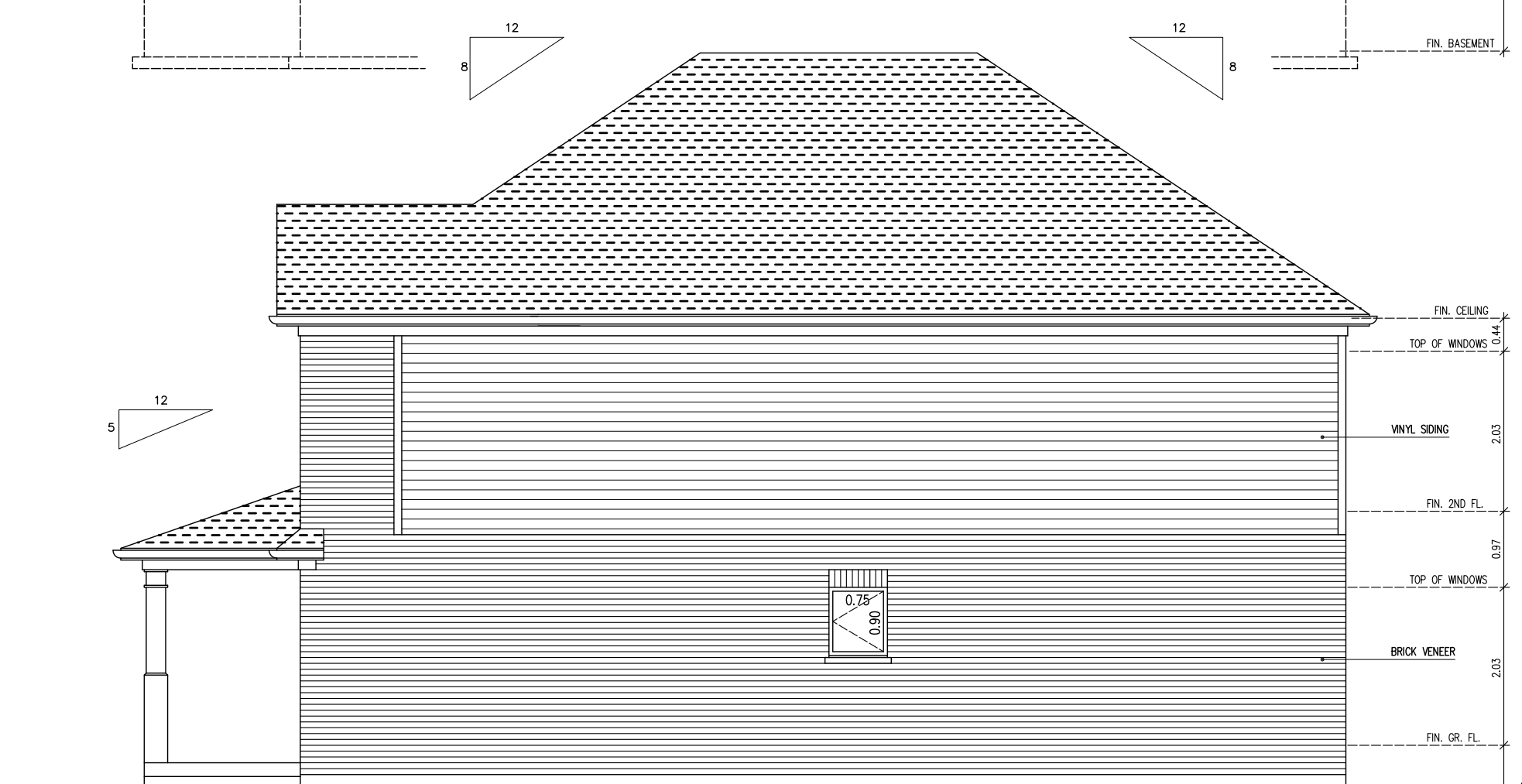
EXPOSING BUILDING FACE: 81.4 m²
 UNPROTECTED OPENINGS: 0.7 m² (0.8%)
 PERMITTED @ 1.20 m: 7.0%
 PERMITTED @ 1.50 m: 8.0%

NOTE THAT EXPOSING BUILDING FACE AREA MAY VARY ACCORDING TO LOT GRADING. LOCATION AND NUMBER OF BASEMENT WINDOWS MAY ALSO VARY DUE TO LOT GRADING AND CUSTOMER REQUIREMENTS. THE BUILDER IS TO ENSURE THAT THE ACTUAL UNPROTECTED OPENING AREA IS IN COMPLIANCE.

WINDOW SIZES ARE APPROXIMATE. SEE WINDOW MANUFACTURER LIST FOR RSO DIMENSIONS AND HINGE HAND.



ELEVATION TYPE 'A'



ELEVATION TYPE 'B'

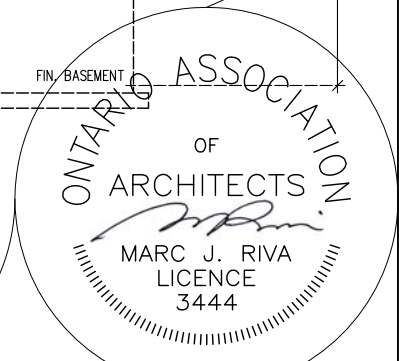
EXPOSING BUILDING FACE: 81.4 m²
 UNPROTECTED OPENINGS: 0.7 m² (0.8%)
 PERMITTED @ 1.20 m: 7.0%
 PERMITTED @ 1.50 m: 8.0%

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RIGHT SIDE ELEVATIONS

SCALE - 1 : 75

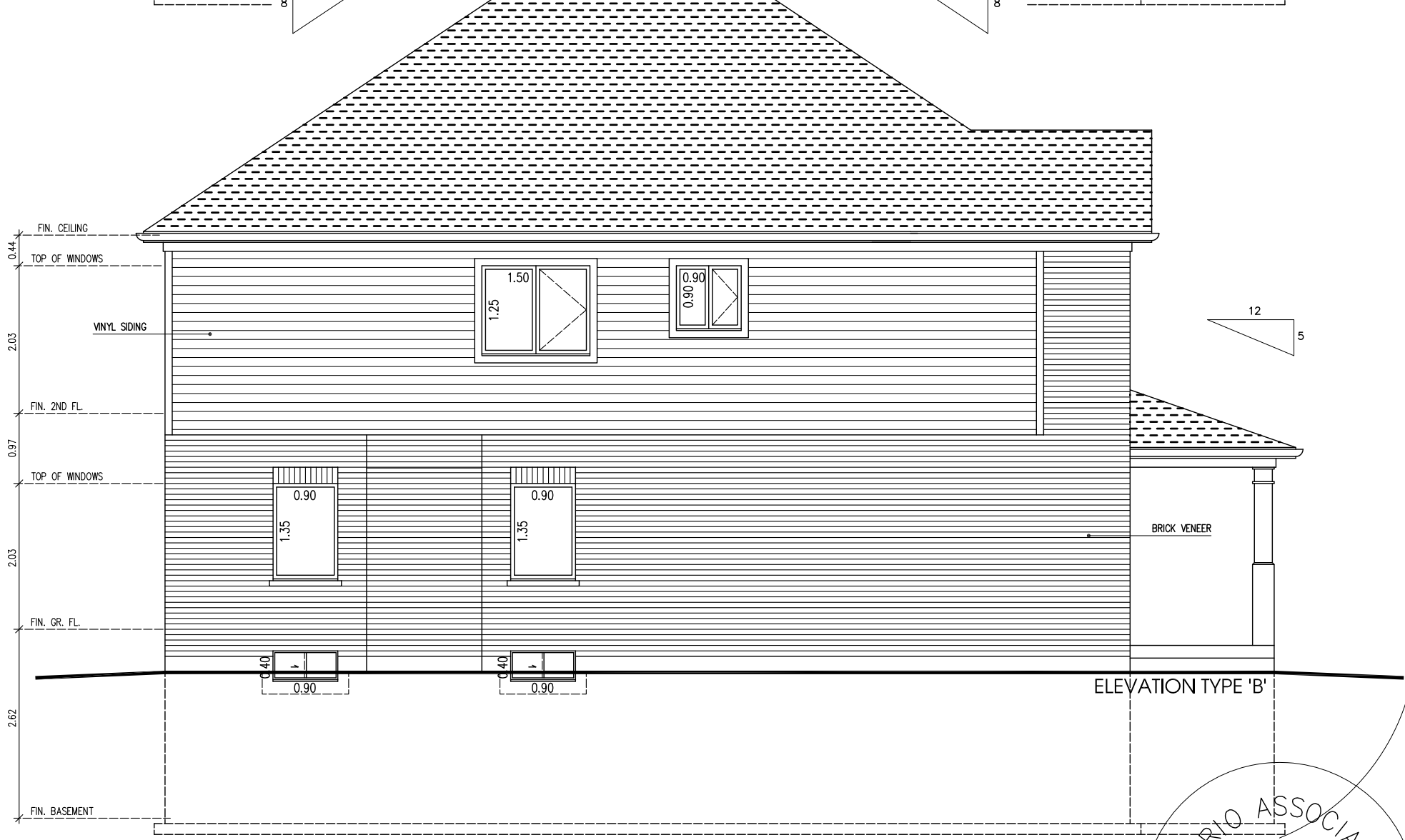
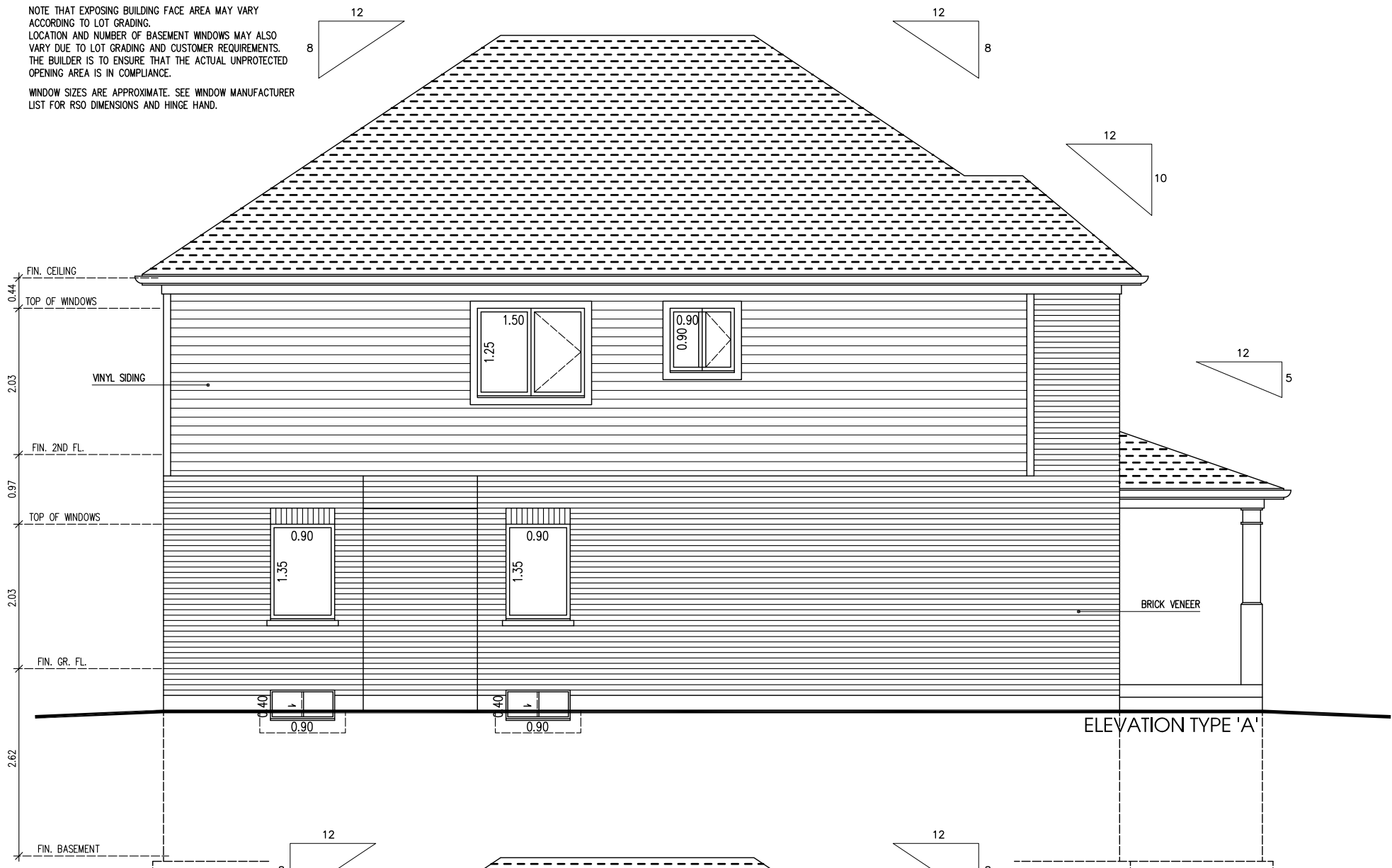


MARC J. RIVA ARCHITECT 11301 LAKE RIDGE ROAD SCUGOG, ON L9L1V8 TEL.: 905-449-0906 EMAIL: architecture@riva.ca	TITLE		REVISIONS		DATE: AUG. 2020	9
	RIGHT SIDE ELEVATIONS		0. REG. 88/19	MAR. 23, 2022	PROJECT No: 2025	
	PROJECT	CLIENT			MJR	
	MERIVALE	LANCASTER	WOODLAND HOMES			

EXPOSING BUILDING FACE: 81.4 m²
 UNPROTECTED OPENINGS: 5.7 m² (7.0%)
 PERMITTED @ 1.20 m: 7.0%
 PERMITTED @ 1.50 m: 8.0%

NOTE THAT EXPOSING BUILDING FACE AREA MAY VARY ACCORDING TO LOT GRADING. LOCATION AND NUMBER OF BASEMENT WINDOWS MAY ALSO VARY DUE TO LOT GRADING AND CUSTOMER REQUIREMENTS. THE BUILDER IS TO ENSURE THAT THE ACTUAL UNPROTECTED OPENING AREA IS IN COMPLIANCE.

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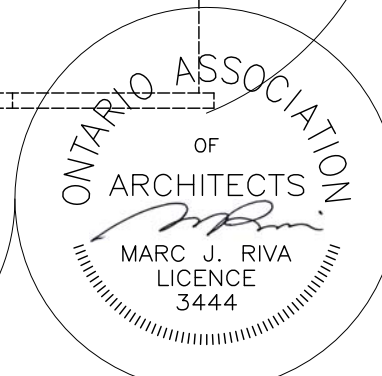
EXPOSING BUILDING FACE: 81.4 m²
 UNPROTECTED OPENINGS: 5.7 m² (7.0%)
 PERMITTED @ 1.20 m: 7.0%
 PERMITTED @ 1.50 m: 8.0%

NOTE THAT EXPOSING BUILDING FACE AREA MAY VARY ACCORDING TO LOT GRADING. LOCATION AND NUMBER OF BASEMENT WINDOWS MAY ALSO VARY DUE TO LOT GRADING AND CUSTOMER REQUIREMENTS. THE BUILDER IS TO ENSURE THAT THE ACTUAL UNPROTECTED OPENING AREA IS IN COMPLIANCE.

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LEFT SIDE ELEVATIONS

SCALE - 1 : 75



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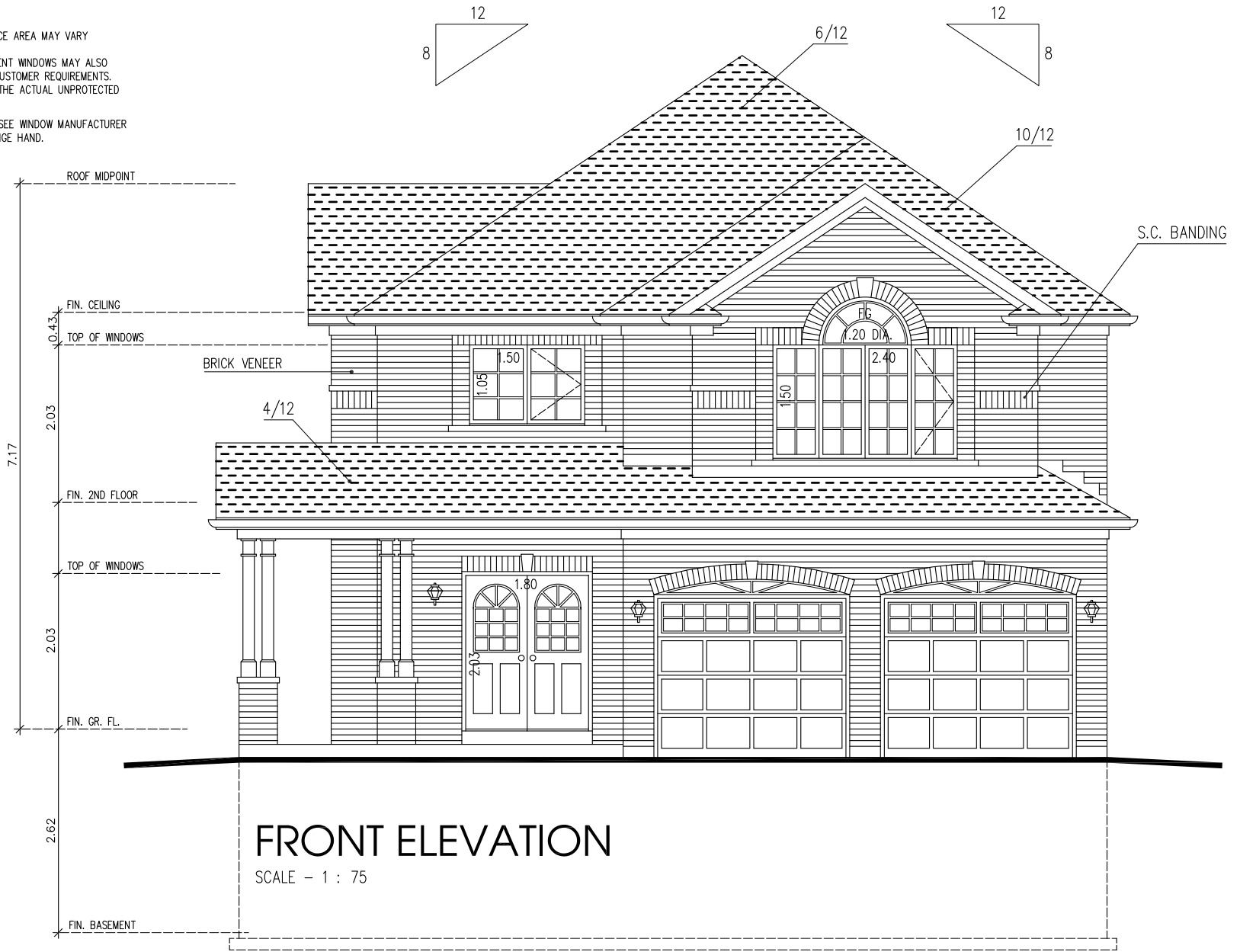
TITLE		REVISIONS	
LEFT SIDE ELEVATIONS		0. REG. 88/19	MAR. 23, 2022
PROJECT		CLIENT	
MERIVALE	LANCASTER	WOODLAND HOMES	

DATE:	AUG. 2020
PROJECT No:	2025
MJR	

EXPOSING BUILDING FACE: 60.0 m²
 UNPROTECTED OPENINGS: 10.0 m² (16.6%)
 PERMITTED @ 16.0 m: 100.0%

NOTE THAT EXPOSING BUILDING FACE AREA MAY VARY ACCORDING TO LOT GRADING. LOCATION AND NUMBER OF BASEMENT WINDOWS MAY ALSO VARY DUE TO LOT GRADING AND CUSTOMER REQUIREMENTS. THE BUILDER IS TO ENSURE THAT THE ACTUAL UNPROTECTED OPENING AREA IS IN COMPLIANCE.

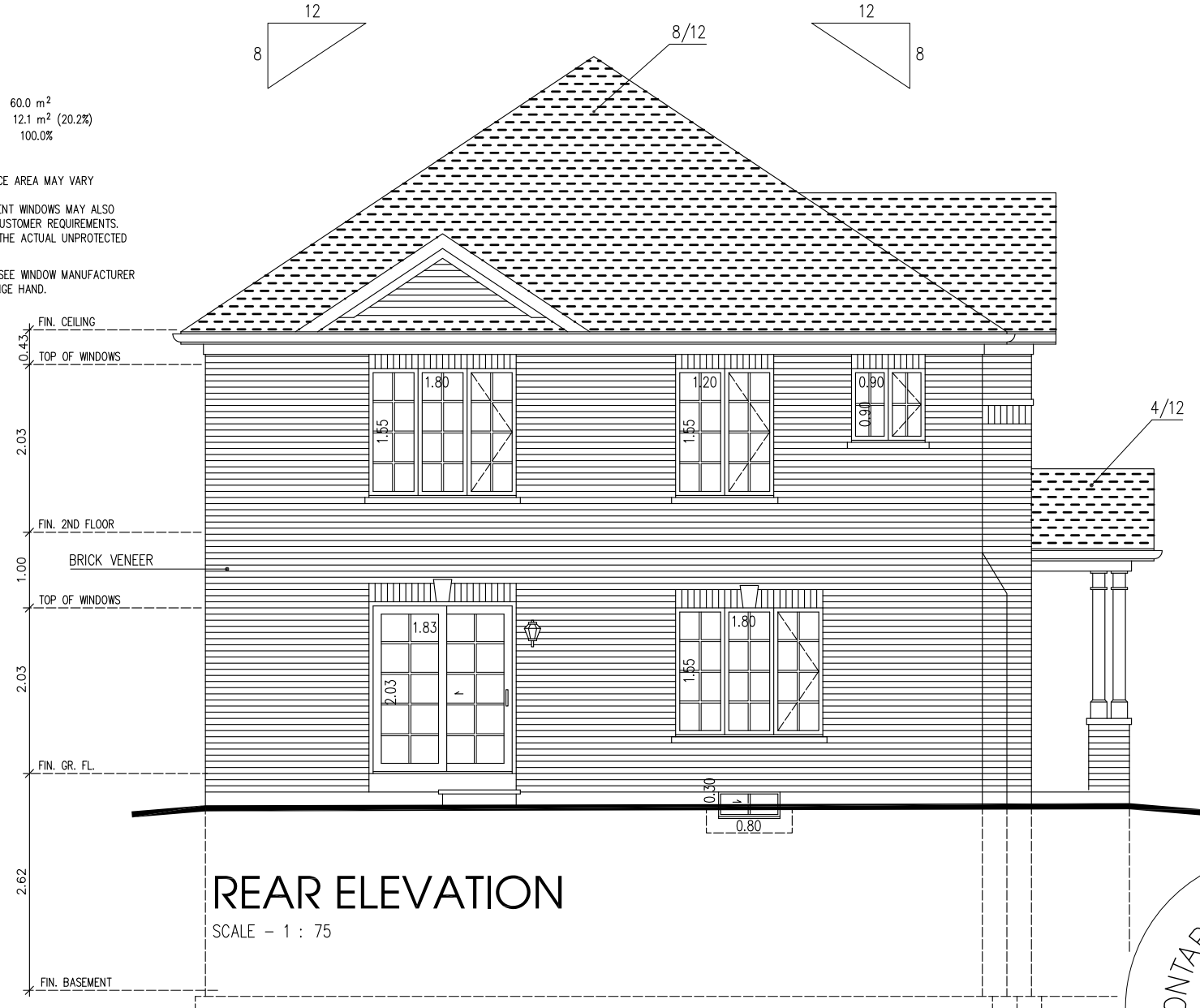
WINDOW SIZES ARE APPROXIMATE. SEE WINDOW MANUFACTURER LIST FOR RSO DIMENSIONS AND HINGE HAND.



EXPOSING BUILDING FACE: 60.0 m²
 UNPROTECTED OPENINGS: 12.1 m² (20.2%)
 PERMITTED @ 13.4 m: 100.0%

NOTE THAT EXPOSING BUILDING FACE AREA MAY VARY ACCORDING TO LOT GRADING. LOCATION AND NUMBER OF BASEMENT WINDOWS MAY ALSO VARY DUE TO LOT GRADING AND CUSTOMER REQUIREMENTS. THE BUILDER IS TO ENSURE THAT THE ACTUAL UNPROTECTED OPENING AREA IS IN COMPLIANCE.

WINDOW SIZES ARE APPROXIMATE. SEE WINDOW MANUFACTURER LIST FOR RSO DIMENSIONS AND HINGE HAND.



NOTE:
 PROVIDE METAL FLASHINGS TO VALLEYS ON ROOFS &
 TO THE INTERSECTION OF ROOFS & WALLS AS REQ'D.



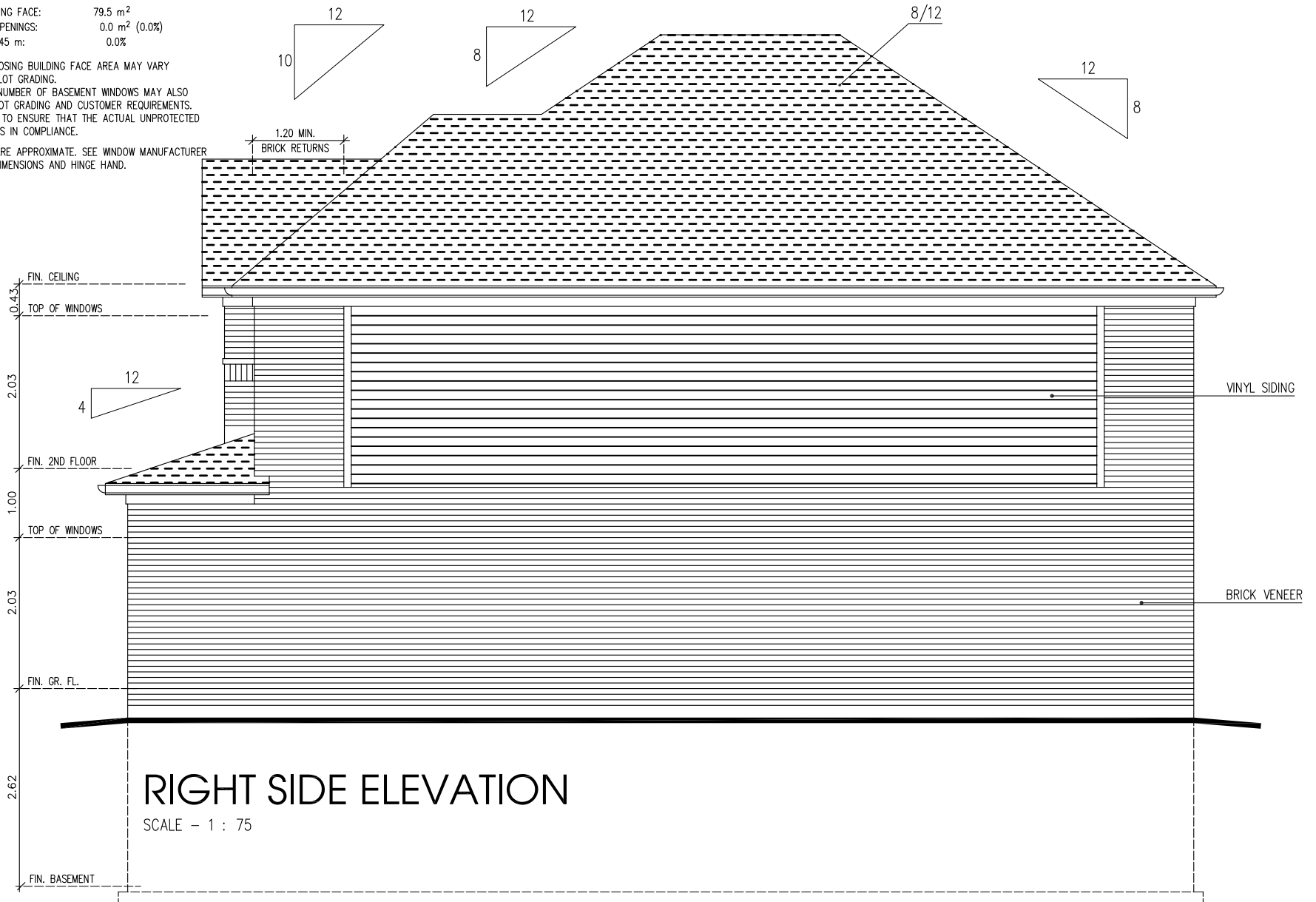
MARC J. RIVA ARCHITECT
 11301 LAKE RIDGE ROAD SCUGOG, ON L9L1V8
 TEL.: 905-449-0906 EMAIL: architecture@riva.ca

TITLE		REVISIONS		DATE:
FRONT & REAR ELEVATIONS		CITY COMMENTS	SEPT. 11, 2017	FEB. 2017
PROJECT			SEPT. 20, 2017	PROJECT No: 1715
TOP OF TOWNLINE	CORNER KEATS	WOODLAND HOMES		MJR

EXPOSING BUILDING FACE: 79.5 m²
 UNPROTECTED OPENINGS: 0.0 m² (0.0%)
 PERMITTED @ 0.45 m:

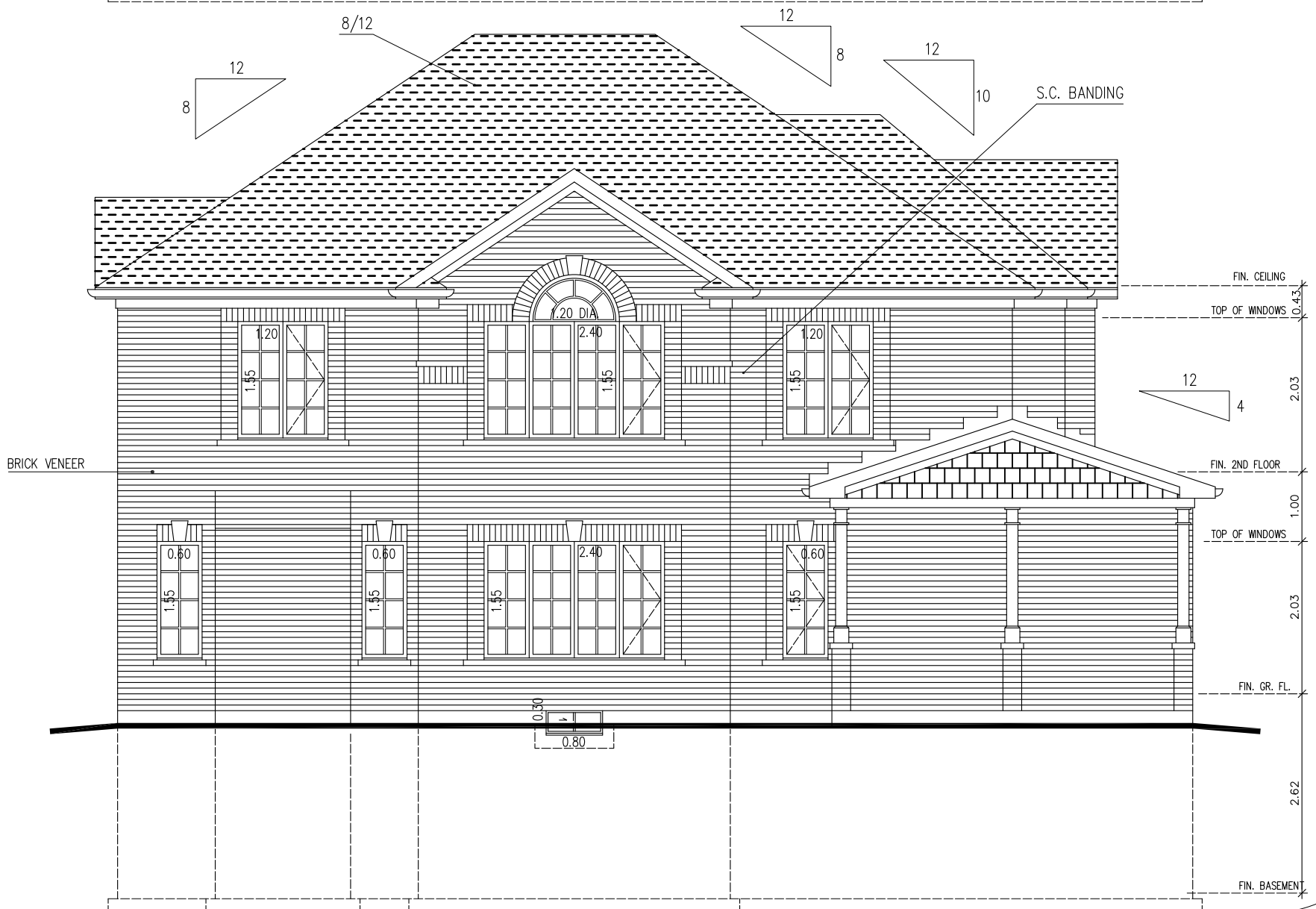
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WINDOW SIZES ARE APPROXIMATE. SEE WINDOW MANUFACTURER LIST FOR RSO DIMENSIONS AND HINGE HAND.



RIGHT SIDE ELEVATION

SCALE - 1 : 75



LEFT SIDE ELEVATION

SCALE - 1 : 75

EXPOSING BUILDING FACE: 79.5 m²
 UNPROTECTED OPENINGS: 15.2 m² (19.0%)
 PERMITTED @ 11.2 m:

NOTE THAT EXPOSING BUILDING FACE AREA MAY VARY ACCORDING TO LOT GRADING. LOCATION AND NUMBER OF BASEMENT WINDOWS MAY ALSO VARY DUE TO LOT GRADING AND CUSTOMER REQUIREMENTS. THE BUILDER IS TO ENSURE THAT THE ACTUAL UNPROTECTED OPENING AREA IS IN COMPLIANCE.

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 TO THE INTERSECTION OF ROOFS & WALLS AS REQ'D.



MARC J. RIVA ARCHITECT
 11301 LAKE RIDGE ROAD SCUGOG, ON L9L1V8
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TITLE		REVISIONS	
SIDE ELEVATIONS		CITY COMMENTS	SEPT. 11, 2017
PROJECT			SEPT. 20, 2017
TOP OF TOWNLINE	CORNER KEATS	CLIENT	WOODLAND HOMES

DATE:	FEB. 2017
PROJECT No:	1715
MJR	