

STRIP FOOTINGS FOR SINGLES AND SEMIS UP TO 2 STOREY

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS

20"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

ASSUME THE LARGER FOOTINGS SIZE WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY OR 90 KPa FOR ENGINEERED FILL IS USED, TO BE VERIFIED ON SITE.

FOUNDATION WALLS WITH ENGINEERING JOISTS OVER 16'-0" SPAN

24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

ENGINEERED FILL FOOTINGS

24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING

BELOW EXTERIOR WALLS.

30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS. (REFER TO ENG. FILL FOOTING DETAIL)

PAD FOOTING

120 KPa NATIVE SOIL

90 KPa ENGINEERED FILL SOIL

F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD

F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD

F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD

F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD

F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD

(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

NOTE:

WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC. FOUNDATION WALL IS REQUIRED.

NOTE:

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa WITH 5-8% AIR ENTRAINMENT.

BRICK VENEER LINTELS:

WL1 = 3 1/2" x 3 1/2" x 1 1/4" (90x90x6) + 2-2" x 8" SPR.

WL2 = 4" x 3 1/2" x 5/16" (100x90x8) + 2-2" x 8" SPR.

WL3 = 5" x 3 1/2" x 5/16" (125x90x8) + 2-2" x 10" SPR.

WL4 = 6" x 3 1/2" x 3/8" (150x90x10) + 2-2" x 12" SPR.

WL5 = 6" x 4" x 3/8" (150x100x10) + 2-2" x 12" SPR.

WL6 = 5" x 3 1/2" x 5/16" (125x90x8) + 2-2" x 12" SPR.

WL7 = 5" x 3 1/2" x 5/16" (125x90x8) + 3-2" x 10" SPR.

WL8 = 6" x 3 1/2" x 5/16" (125x90x8) + 3-2" x 12" SPR.

WL9 = 6" x 4" x 3/8" (150x100x10) + 3-2" x 12" SPR.

WOOD LINTELS:

WB1 = 2-2" x 8" SPRUCE BEAM

WB6 = 3-2" x 12" SPRUCE BEAM

WB2 = 3-2" x 8" SPRUCE BEAM

WB7 = 5-2" x 12" SPRUCE BEAM

WB3 = 2-2" x 10" SPRUCE BEAM

WB10 = 4-2" x 8" SPRUCE BEAM

WB4 = 3-2" x 10" SPRUCE BEAM

WB11 = 4-2" x 10" SPRUCE BEAM

WB5 = 2-2" x 12" SPRUCE BEAM

STEEL LINTELS:

L1 = 3 1/2" x 3 1/2" x 1 1/4" (90x90x6)

L4 = 6" x 3 1/2" x 3/8" (150x90x10)

L2 = 4" x 3 1/2" x 5/16" (100x90x8)

L5 = 6" x 4" x 3/8" (150x100x10)

L3 = 5" x 3 1/2" x 5/16" (125x90x8)

L6 = 7" x 4" x 3/8" (180x100x10)

LAMINATED VENEER LUMBER (LVL BEAMS)

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)

LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)

LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)

LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)

LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)

LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)

LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)

LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)

LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)

LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)

LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)

LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)

LVL8 = 2-1 3/4" x 14" (2-45x356)

LVL9 = 3-1 3/4" x 14" (3-45x356)

DOOR SCHEDULE:

1 = 2'-10" x 6'-8" INSULATED ENTRANCE DOOR

1A = 2'-8" x 6'-8" INSULATED ENTRANCE DOOR

2 = 2'-8" x 6'-8" EXTERIOR GLAZED DOOR

3 = 2'-8" x 6'-8" SLAB DOOR (1 3/8" EXTERIOR)

4 = 2'-8" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)

5 = 2'-6" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)

6 = 2'-2" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)

7 = 1'-6" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)

8 = 2'-6" x 6'-8" BI-FOLD (1 3/8" INTERIOR)

9 = 3'-0" x 6'-8" BI-FOLD (1 3/8" INTERIOR)

10 = 2-2'-0" x 6'-8" BI-FOLD (1 3/8" INTERIOR)

11 = 2-2'-6" x 6'-8" BI-FOLD (1 3/8" INTERIOR)

12 = 2'-6" x 6'-8" FRENCH DOOR (1 3/8" INTERIOR)

TOWN OF EAST GWILLIMBURY

Building Department

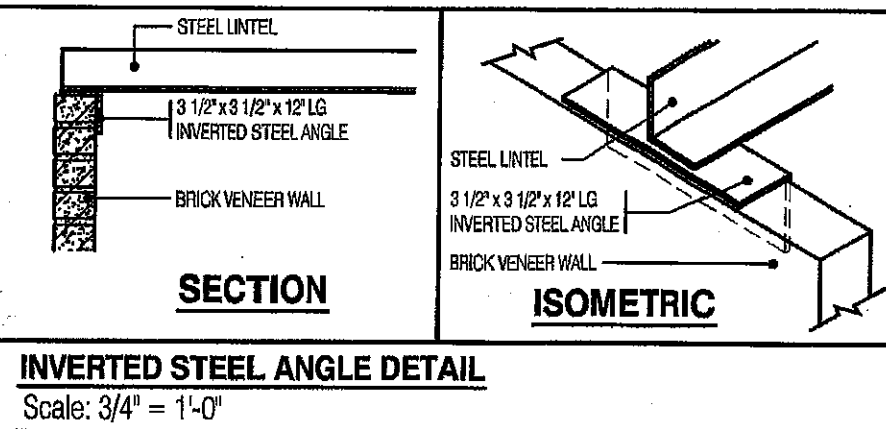
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THESE DOCUMENTS WERE REVIEWED AND

EXAMINED BY: *[Signature]*

DATE: NOV 27 2018



NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.

NOTE:

SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 6'-7", 2 ROWS FOR SPANS GREATER THAN 7'

NOTE:

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NOTE:

PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

HOLLAND 9E ELEV.-1

ENERGY EFFICIENCY- ENERGY STAR

ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	967.00	112.00	30.52 %
LEFT SIDE	940.00	58.00	6.17 %
RIGHT SIDE	940.00	0.00	0.00 %
REAR	967.00	100.00	27.25 %
TOTAL	2814.00	270.00	10.33 %

AREA CALCULATIONS

EL-1

GROUND FLOOR AREA	=	840 Sq. Ft.
SECOND FLOOR AREA	=	810 Sq. Ft.
TOTAL FLOOR AREA	=	1650 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	8 Sq. Ft.
GROSS FLOOR AREA	=	1658 Sq. Ft.
GROUND FLOOR COVERAGE	=	840 Sq. Ft.
GARAGE COVERAGE / AREA	=	412 Sq. Ft.
PORCH COVERAGE / AREA	=	113 Sq. Ft.
COVERAGE W/ PORCH	=	1365 Sq. Ft.
	=	126.8 Sq. m.
COVERAGE W/O PORCH	=	1252 Sq. Ft.
	=	116.3 Sq. m.

1658

TOWNHOUSE

HOLLAND 9E
ELEVATION 1

O.REG. 332/12

ENERGY STAR

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

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JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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7		
6		
5		
4		
3	OCT. 24, 2018	REVISED BREEZEWAY WIDTH PER CITY COMMENTS.
2	DEC. 21, 2017	ISSUED FOR BUILDING PERMIT
1	SEPT. 5, 2017	CAME FROM HOLLAND 9E SECONDO VALES ESTATES
No:	DATE:	WORK DESCRIPTION:

RECEIVED

NOV 06 2018

TOWN OF EAST GWILLIMBURY
BUILDING DEPARTMENT

ROLL #

STRUDET INC.



FOR STRUCTURE ONLY

OCT 29 2018



ESCC MODEL

ENERGY STAR - V 12.7

LEGEND:

- BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COLN ABOVE
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

Jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

Jardin design group inc. 27763
FIRM NAME BCIN

TITLE SHEET

SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

MODEL: ---
SCALE: 3/16" = 1'-0"
PROJ. No. 17-41 DWG. No. 0

**1658
TOWNHOUSE
HOLLAND 9E
ELEVATION 1
O.REG. 332/12
ENERGY STAR**

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7	
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4	OCT. 24, 2018 REVISED BREEZEWAY WIDTH PER CITY COMMENTS.
3	DEC. 21, 2017 ISSUED FOR BUILDING PERMIT
2	OCT. 25, 2017 REV. AS PER CLIENT'S COMMENTS & RE-ISSUED
1	SEPT. 5, 2017 CAME FROM HOLLAND 9E SECONDO VALES ESTATES

No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
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Walter Botter  21031
NAME SIGNATURE BCIN

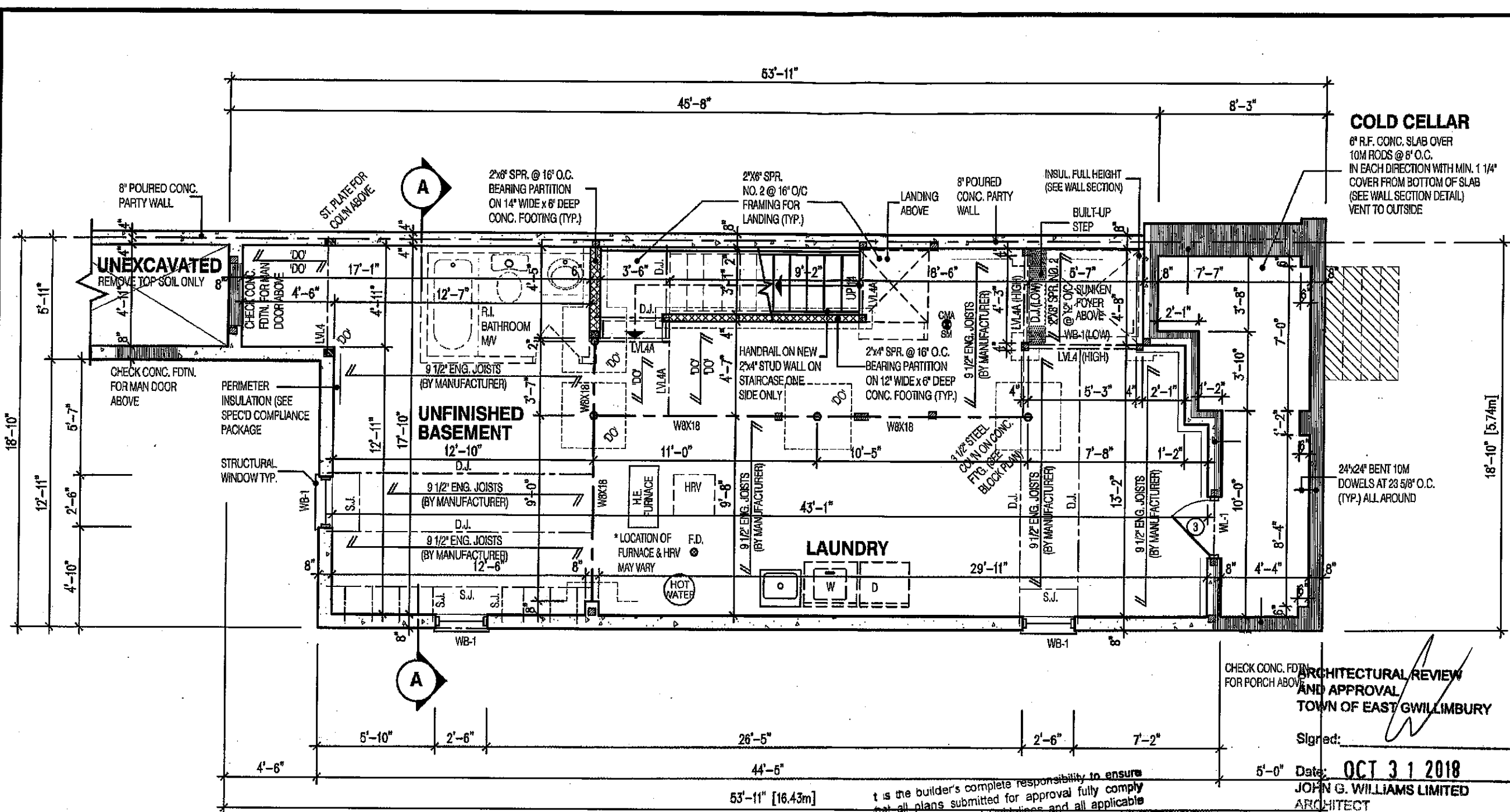
REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT PLAN
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

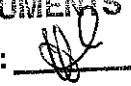
 **BILD**

MODEL: ---
SCALE: 3/16" = 1'-0"
PROJ. No. 17-41 DWG. No. 1



TOWN OF EAST GWILLIMBURY
Building Department

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THESE DOCUMENTS WERE REVIEWD AND EXAMINED BY: 
DATE: _____

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

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NOTE:
REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE

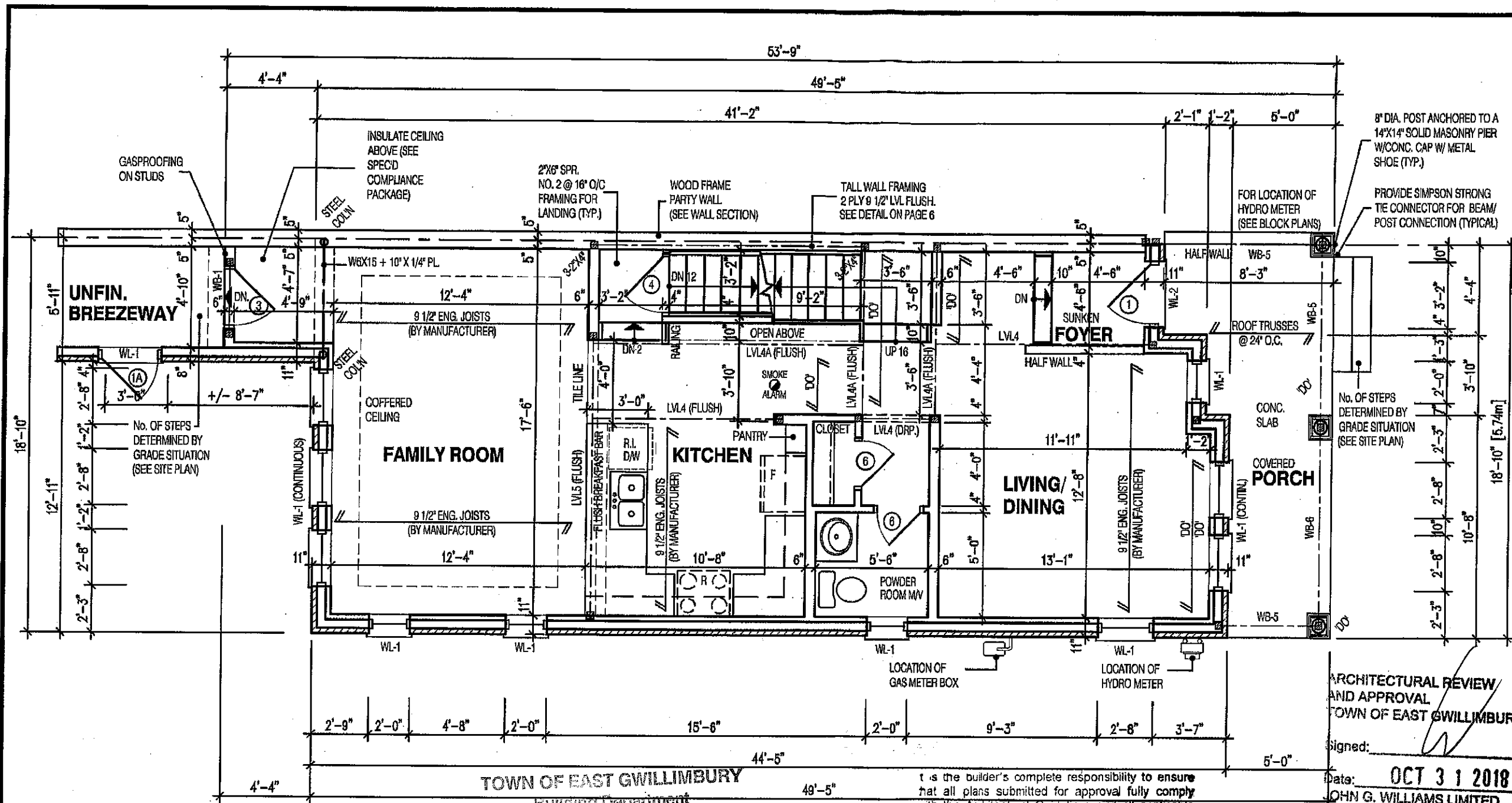
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NOTE:
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NOTE:
SUBFLOOR TO BE 3/4" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

LEGEND:

-  BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
-  INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
-  STL. PLATE FOR STEEL COLN ABOVE
-  LAMINATED VENEER LUMBER
-  S.J. SINGLE JOIST
-  D.J. DOUBLE JOIST
-  T.J. TRIPLE JOIST
-  REPEAT NOTE
- SHOWER WEEPERS



1658
TOWNHOUSE
HOLLAND 9E
ELEVATION 1
O.REG. 332/12
ENERGY STAR

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3	DEC. 21, 2017	ISSUED FOR BUILDING PERMIT
2	OCT. 25, 2017	REV. AS PER CLIENT'S COMMENTS & RE-ISSUED
1	SEPT. 5, 2017	CAME FROM HOLLAND 8E SECONDO VALES ESTATES

No. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

Walter Botter *WBE* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code
jardin design group inc. 27763
FIRM NAME BCIN

FIRST FLOOR PLAN EL-1
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

BILD

MODEL: ---
SCALE: 3/16"=1'-0"
PROJ. No. 17-41 DWG. No. 2

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THESE DOCUMENTS WERE REVIEWED AND EXAMINED BY: *HE*
DATE: _____

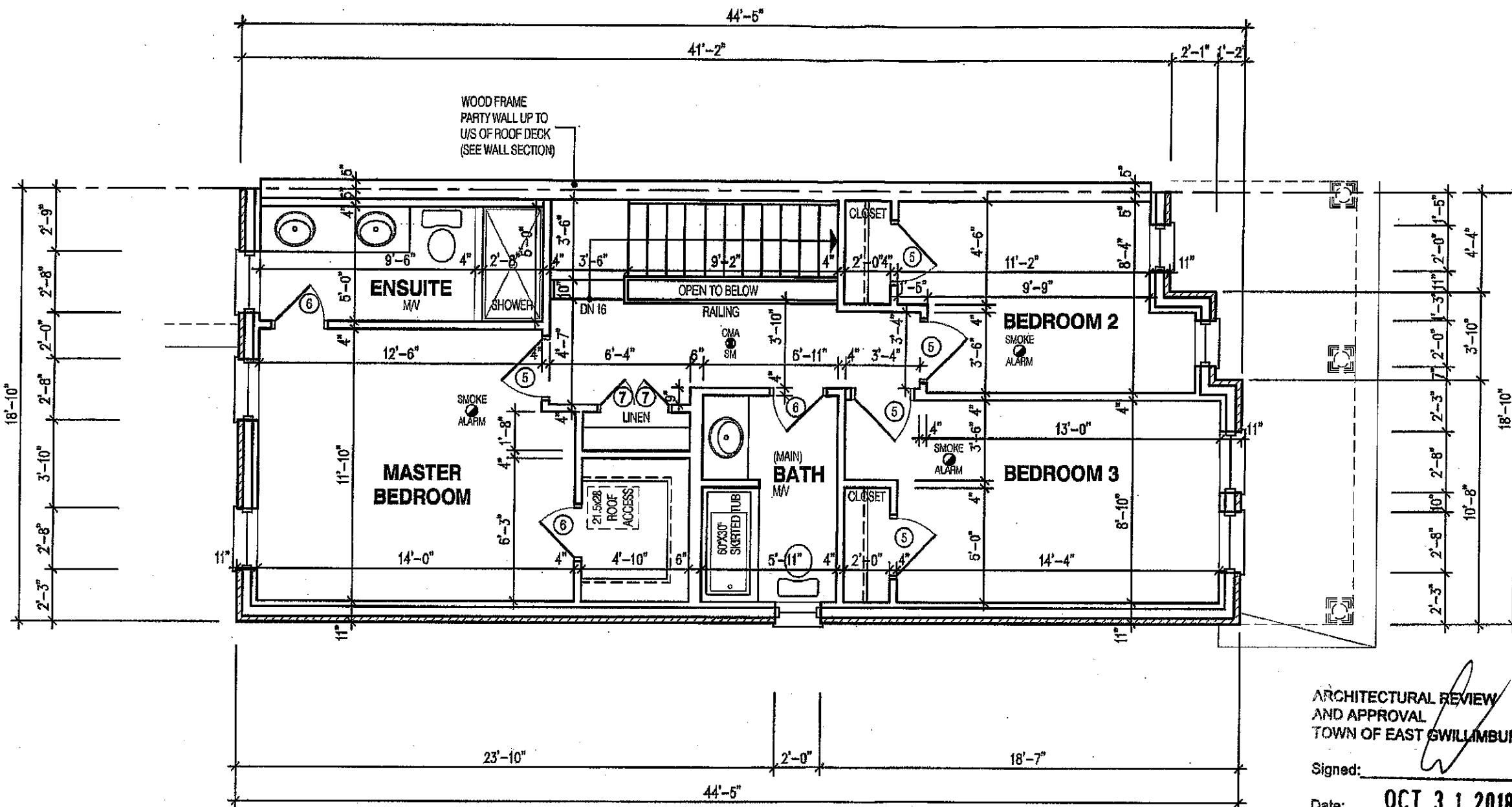
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- NOTE:**
REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE
- NOTE:**
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FOR STRUCTURE ONLY



TOWN OF EAST GWILLIMBURY
Building Department

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ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF EAST GWILLIMBURY

Signed: _____

Date: **OCT 31 2018**
JOHN G. WILLIAMS LIMITED
ARCHITECT

OCT 29 2018

LEGEND:

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(45 MIN. FIRE RATING REQ'D)
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1658
TOWNHOUSE
HOLLAND 9E
ELEVATION 1
O.REG. 332/12
ENERGY STAR

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No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
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EMAIL: info@jardindesign.ca

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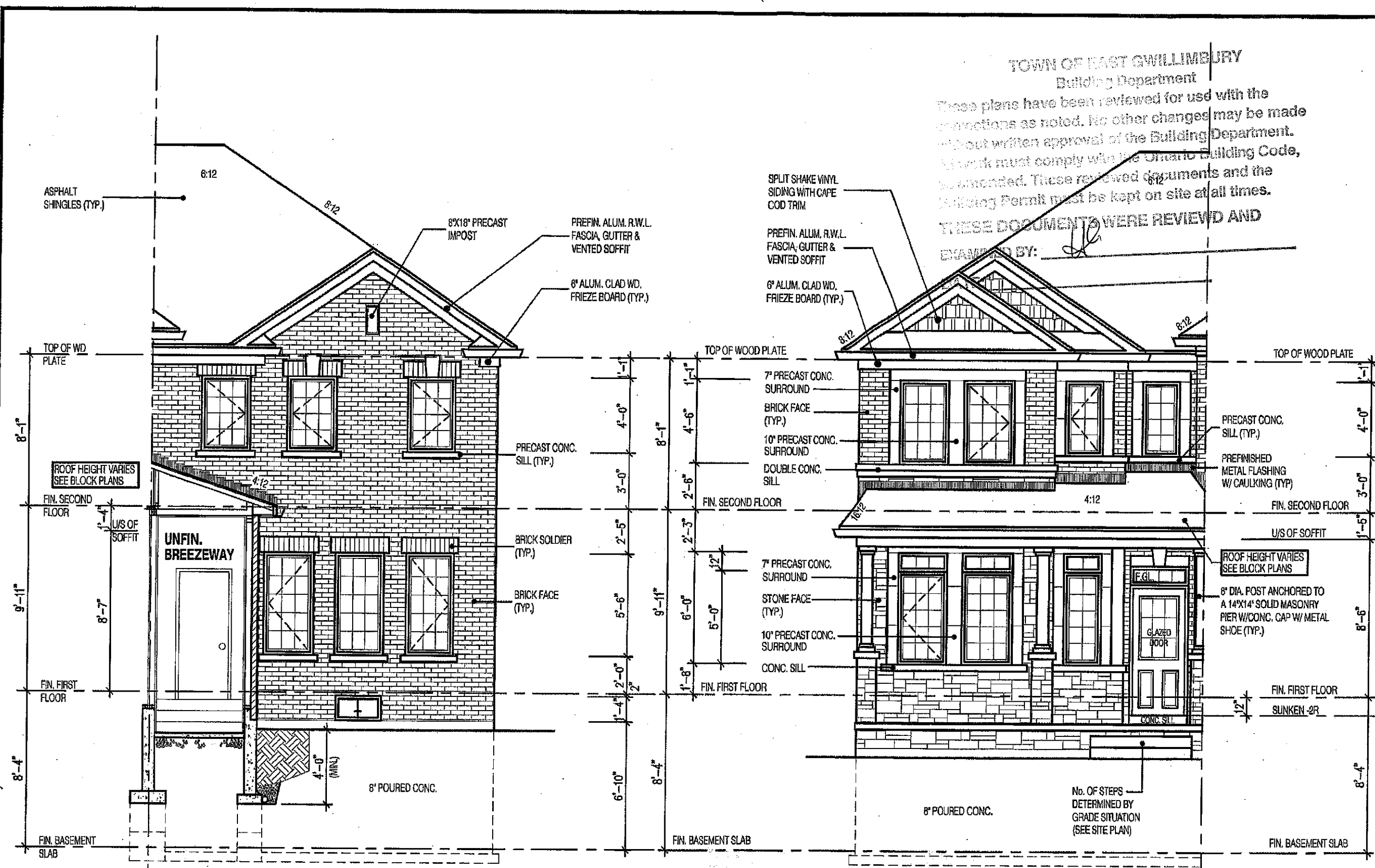
Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

SECOND FL. PLAN EL-1
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

MODEL: _____
SCALE: 3/16"=1'-0"
PROJ. No. 17-41 DWG. No. 3



TOWN OF EAST GWILLIMBURY
Building Department

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THESE DOCUMENTS WERE REVIEWED AND
EXAMINED BY: *[Signature]*

**HOLLAND 9E
ELEV-1
TH 52-1**

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**HOLLAND 9E
ELEV-1
TH 52-1**

ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF EAST GWILLIMBURY

Signed: *[Signature]*
Date: **OCT 31 2018**
JOHN G. WILLIAMS LIMITED
ARCHITECT

NOTE:
ELEVATIONS MAY VARY.
REFER TO STREETSCAPES
AND BLOCK PLANS FOR
EXACT UNIT DETAILS AND
GRADING.

1658	
TOWNHOUSE	
HOLLAND 9E ELEVATION 1	
O.REG. 332/12	
ENERGY STAR	
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5	OCT. 24, 2018 REVISED BREEZEWAY WIDTH PER CITY COMMENTS.
4	APR. 19, 2018 ADDED 'CAPE COD TRIM' REISSUED TO CLIENT
3	DEC. 21, 2017 ISSUED FOR BUILDING PERMIT
2	OCT. 25, 2017 REV. AS PER CLIENT'S COMMENTS & RE-ISSUED
1	SEPT. 5, 2017 CAME FROM HOLLAND BE SECONDO VALES ESTATES
No:	DATE: WORK DESCRIPTION:
jardin DESIGN GROUP INC 64 JARDIN DR. SUITE 3A VAUGHAN ONT. L4K 3P3 TEL: 905 660-3377 FAX: 905 660-3713 EMAIL: info@jardindesign.ca	
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer QUAIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code Walter Botter <i>[Signature]</i> 21031 NAME SIGNATURE BCIN REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code jardin design group inc. 27763 FIRM NAME BCIN	
FRONT ELEVATION	
SECONDO VALES ESTATES TOWN OF EAST GWILLIMBURY	
MODEL: --- SCALE: 3/16"=1'-0" PROJ. No. 17-41 DWG. No. 4	

TOWN OF EAST GWILLIMBURY
Building Department

These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Department. All work must comply with the Ontario Building Code, as amended. These revised documents and the Building Permit must be kept on site at all times.

THESE DOCUMENTS WERE REVIEWED AND

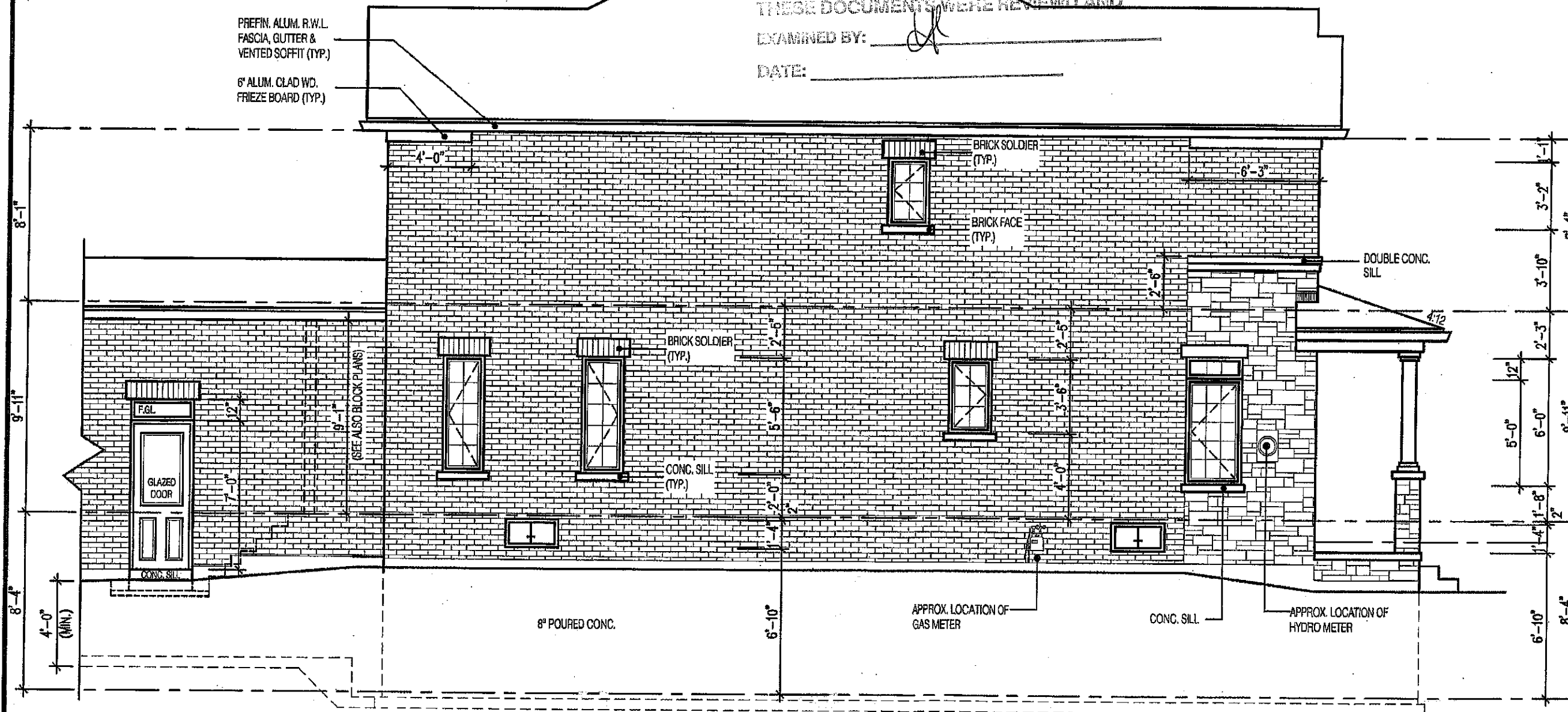
EXAMINED BY: 

DATE: _____

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

PREFIN. ALUM. R.W.L. FASCIA, GUTTER & VENTED SOFFIT (TYP.)

6" ALUM. CLAD WD. FRIEZE BOARD (TYP.)



UNPROTECTED OPENINGS

WALL AREA	935.0	φ
ALLOWABLE WINDOW AREA @ 7.0%(1.5m SIDEYARD)	65.4	φ
ACTUAL WINDOW AREA	58.0	φ

HOLLAND 9E
ELEV-1
TH 52-1

ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF EAST GWILLIMBURY

Signed: _____

Date: **OCT 31 2018**
JOHN G. WILLIAMS LIMITED
ARCHITECT

OCT 28 2018

NOTE:
ELEVATIONS MAY VARY.
REFER TO STREETSCAPES
AND BLOCK PLANS FOR
EXACT UNIT DETAILS AND
GRADING.

1658
TOWNHOUSE
HOLLAND 9E
ELEVATION 1
O.REG. 332/12
ENERGY STAR

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No. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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QUALIFICATION INFORMATION
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Walter Botter  21031
NAME SIGNATURE BCIN

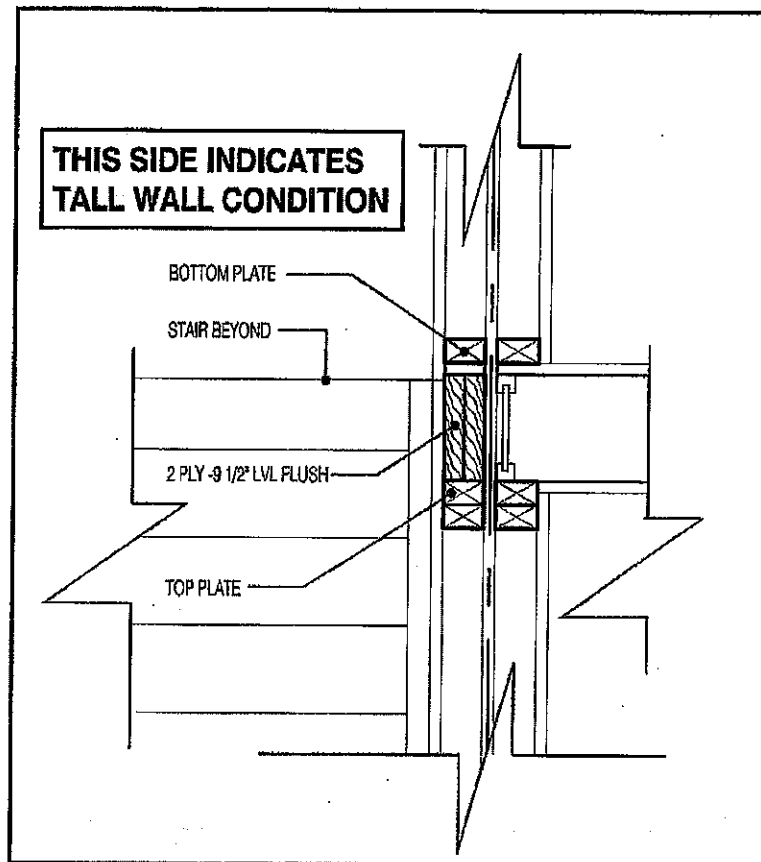
REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

SIDE ELEVATION 1
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

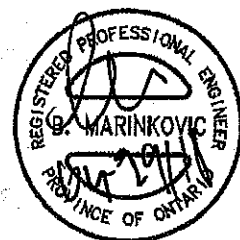
MODEL: _____
SCALE: 3/16"=1'-0"
PROJ. No. 17-41 DWG. No. 5





B TALL WALL FRAMING
N.T.S.

STRUDET INC.

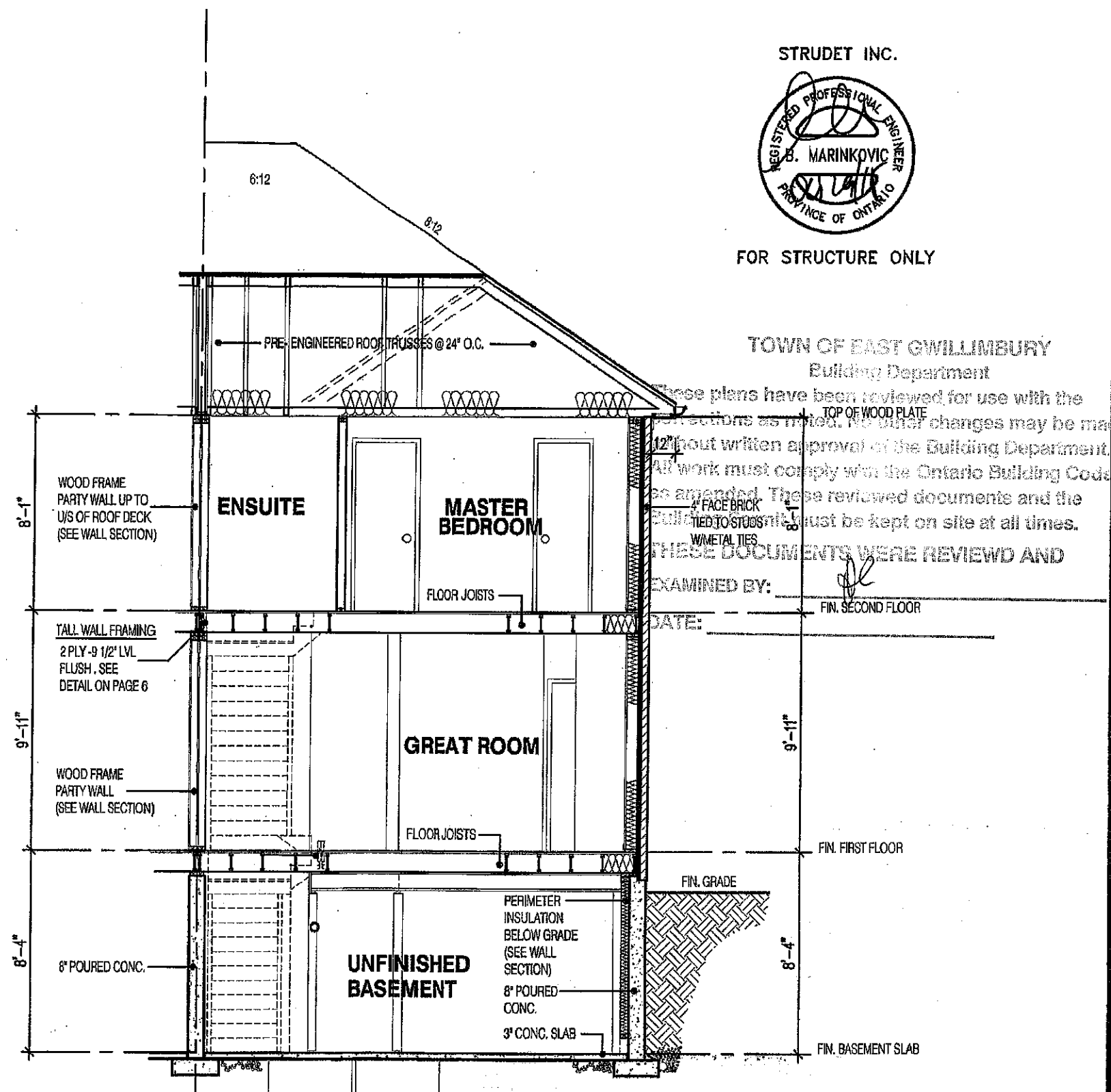


FOR STRUCTURE ONLY

STRUDET INC.



FOR STRUCTURE ONLY



SECTION A-A

**1658
TOWNHOUSE
HOLLAND 9E
ELEVATION 1
O.REG. 332/12
ENERGY STAR**

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Walter Botter *WBE* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

SECTION ELEVATION 1
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

MODEL:	
SCALE:	3/16" = 1'-0"
PROJ. No.	DWG. No.
17-41	6



OCT 29 2018