

STRIP FOOTINGS FOR SINGLES AND SEMIS UP TO 2 STOREY

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" 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"x18" 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" (100x90x6) - 2-2" x 8" SPR.
WL3 = 5" x 3 1/2" x 5/16" (125x90x6) - 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" (125x90x6) + 2-2" x 12" SPR.
WL7 = 5" x 3 1/2" x 5/16" (125x90x6) + 3-2" x 10" SPR.
WL8 = 5" x 3 1/2" x 5/16" (125x90x6) + 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" (90 x 90 x 6) L4 = 6" x 3 1/2" x 3/8" (150 x 90 x 10)
L2 = 4" x 3 1/2" x 5/16" (100 x 90 x 6) L5 = 6" x 4" x 3/8" (150 x 100 x 10)
L3 = 5" x 3 1/2" x 5/16" (125 x 90 x 6) L6 = 7" x 4" x 3/8" (180 x 100 x 10)

LAMINATED VENEER LUMBER (LVL BEAMS)

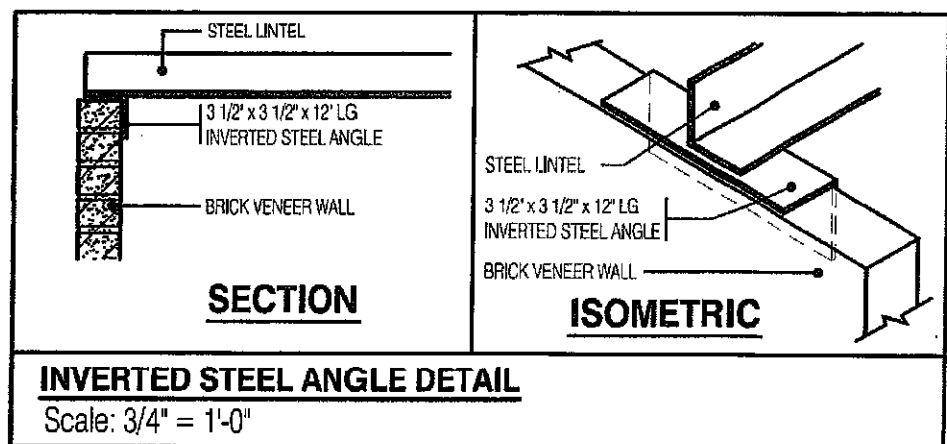
LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 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)

APPLICANT COPY

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 3/4" 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
These plans have been reviewed for use with the
corrections as noted. No other changes may be made
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All work must comply with the Ontario Building Code,
as amended. These reviewed documents and the
Building Permit must be kept on site at all times.
THESE DOCUMENTS WERE REVIEWED AND
EXAMINED BY: 
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 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED
FLOOR TRUSS LAYOUT BY MANUFACTURER.

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

HOLLAND 5A ELEV.-1		ENERGY EFFICIENCY- ENERGY STAR	
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	458.00	128.00	27.95 %
LEFT SIDE	865.00	0.00	0.00 %
RIGHT SIDE	865.00	0.00	0.00 %
REAR	440.00	110.00	25.00 %
TOTAL	2628.00	238.00	9.06 %

HOLLAND 5A ELEV.-1A		ENERGY EFFICIENCY- ENERGY STAR	
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	458.00	119.00	25.98 %
LEFT SIDE	865.00	0.00	0.00 %
RIGHT SIDE	865.00	0.00	0.00 %
REAR	440.00	110.00	25.00 %
TOTAL	2628.00	229.00	8.71 %

AREA CALCULATIONS		EL-1 & 1A	
GROUND FLOOR AREA	=	1011 Sq. Ft.	
SECOND FLOOR AREA	=	978 Sq. Ft.	
TOTAL FLOOR AREA	=	1989 Sq. Ft.	
ADD OPEN AREAS	=	12 Sq. Ft.	
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.	
GROSS FLOOR AREA	=	2001 Sq. Ft.	
GROUND FLOOR COVERAGE	=	1011 Sq. Ft.	
GARAGE COVERAGE / AREA	=	412 Sq. Ft.	
PORCH COVERAGE / AREA	=	67 Sq. Ft.	
COVERAGE W/ PORCH	=	1490 Sq. Ft.	
COVERAGE W/O PORCH	=	1423 Sq. Ft.	

2001
TOWNHOUSE
HOLLAND 5A
ELEVATION 1 & 1A
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.
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH 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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RECEIVED
NOV 06 2018
TOWN OF EAST GWILLIMBURY
BUILDING DEPARTMENT
ROLL #

STRUDET INC.

FOR STRUCTURE ONLY


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 COL'N 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  21031
NAME SIGNATURE BCIN
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

2001
TOWNHOUSE
HOLLAND 5A
ELEVATION 1 & 1A
O.REG. 332/12
ENERGY STAR

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7		
6		
5		
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 5 FATHINGALE

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
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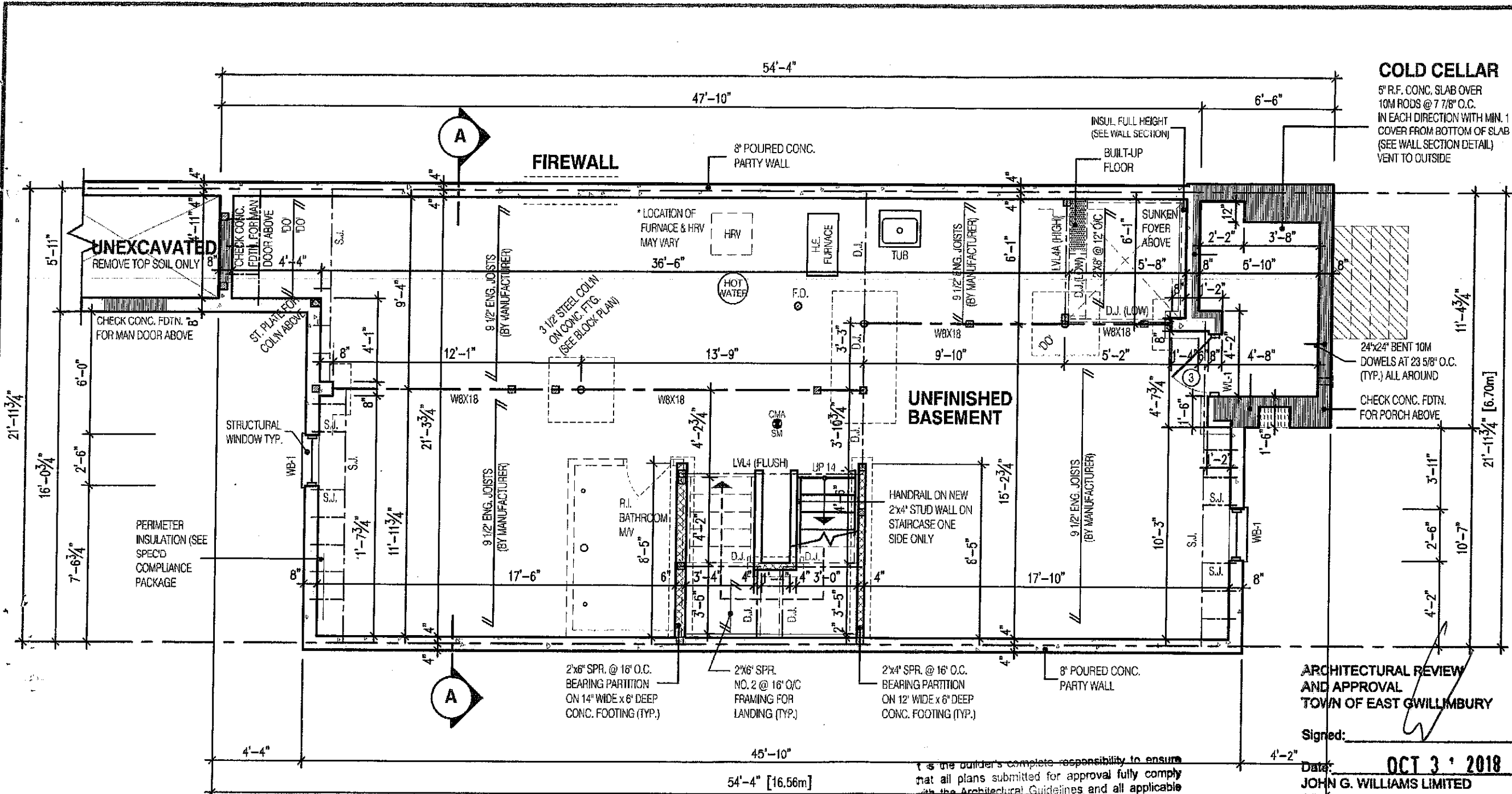
Walter Botter *WBe* 27031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT PL. EL-1 & 1A
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

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



TOWN OF EAST GWILLIMBURY

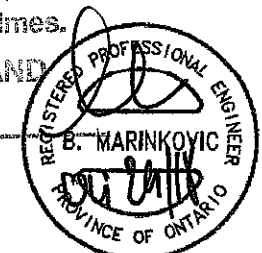
Building Department

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THESE DOCUMENTS WERE REVIEWED AND

EXAMINED BY: *[Signature]*

DATE: _____



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

NOTE:
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

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

2001
TOWNHOUSE
HOLLAND 5A
ELEVATION 1
O.REG. 332/12
ENERGY STAR

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7		
6		
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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 5 FARTHINGALE

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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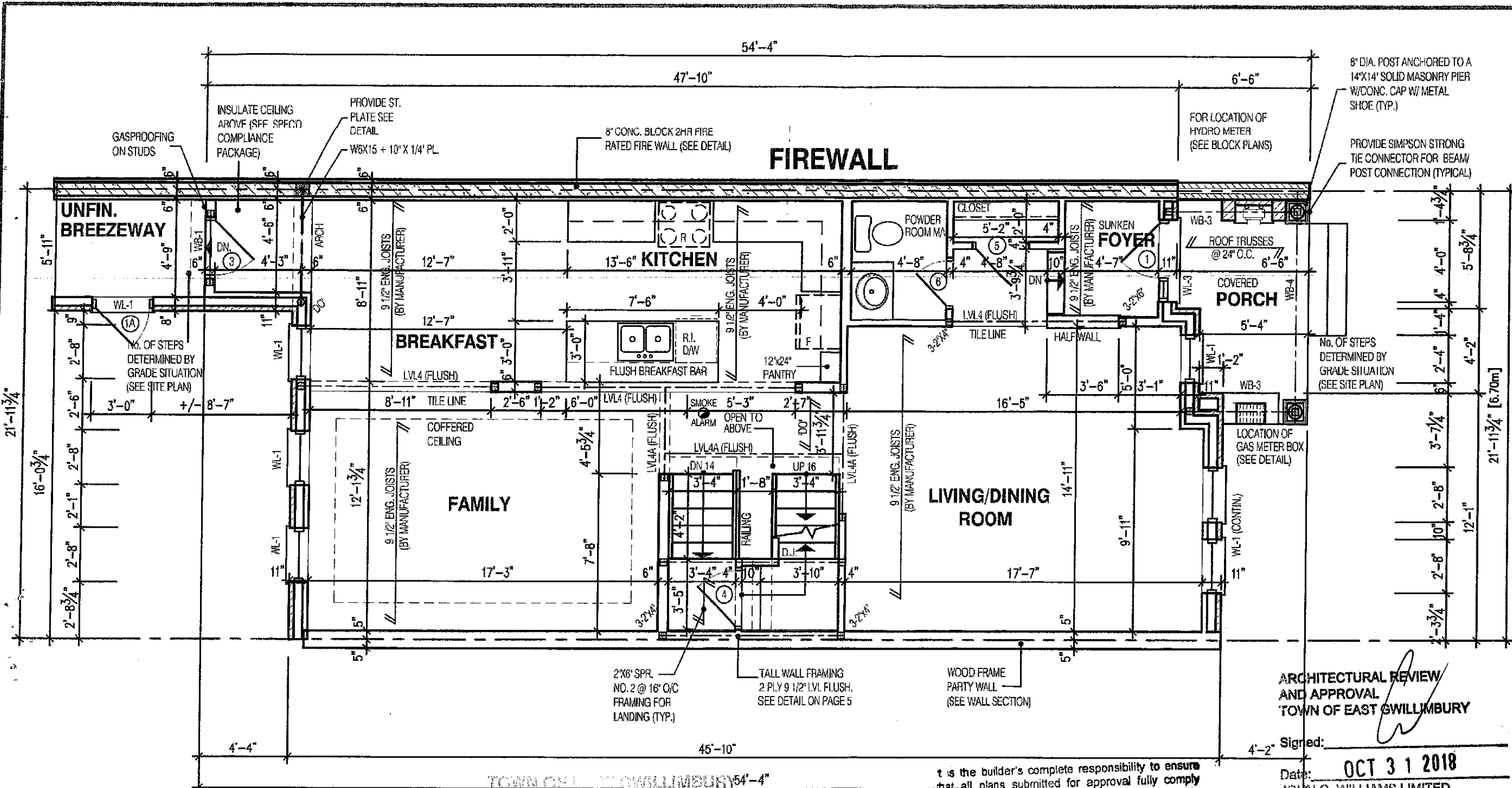
Walter Botter *WBe* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

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

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



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

STRUDET INC.

FOR STRUCTURE ONLY

NOTE:
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NOTE:
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LEGEND:

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2001
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HOLLAND 5A
ELEVATION 1A
O.REG. 332/12
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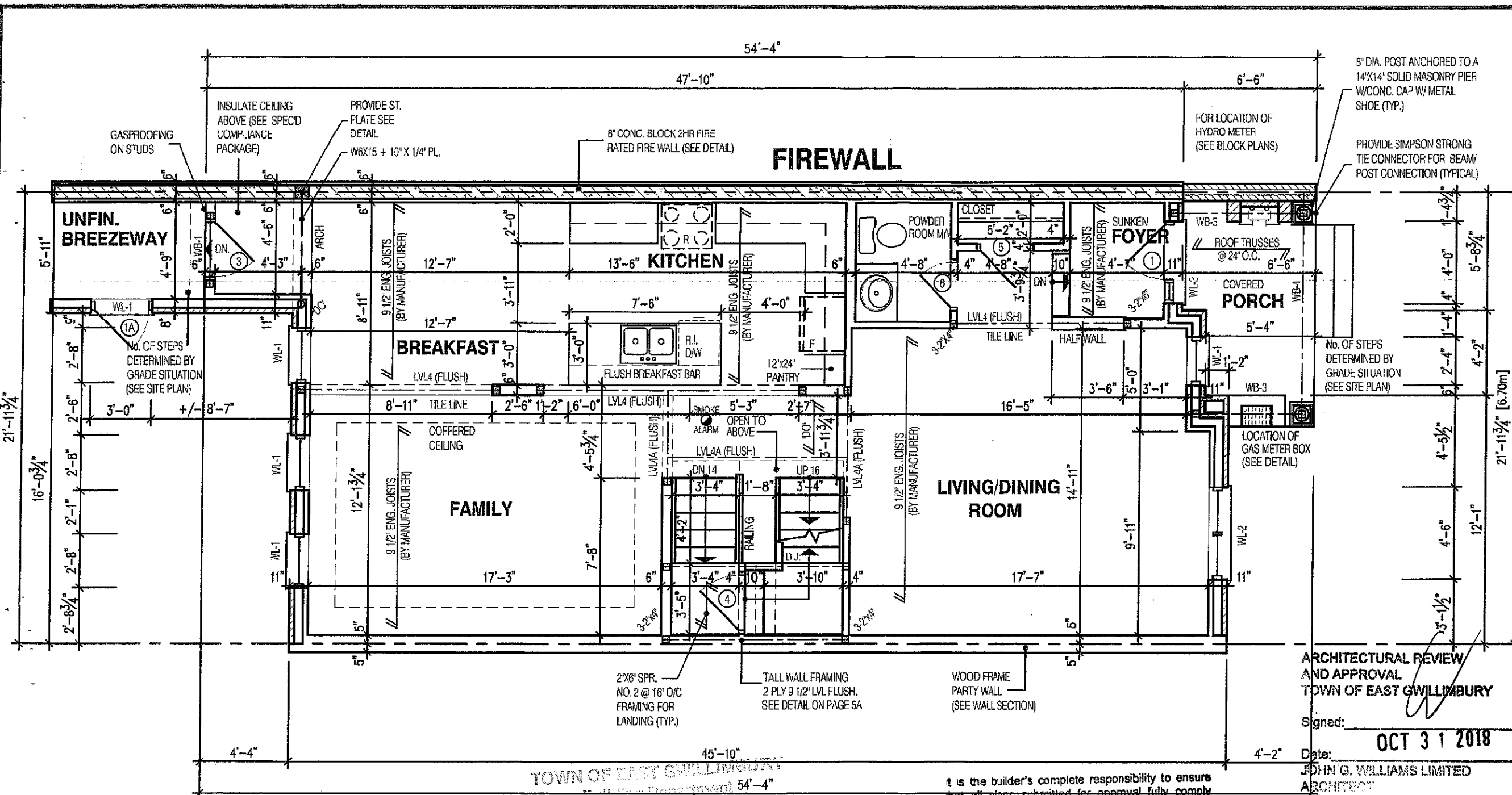
Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

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jardin design group inc. 27763
FIRM NAME BCIN

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

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



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

NOTE:
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NOTE:
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NOTE:
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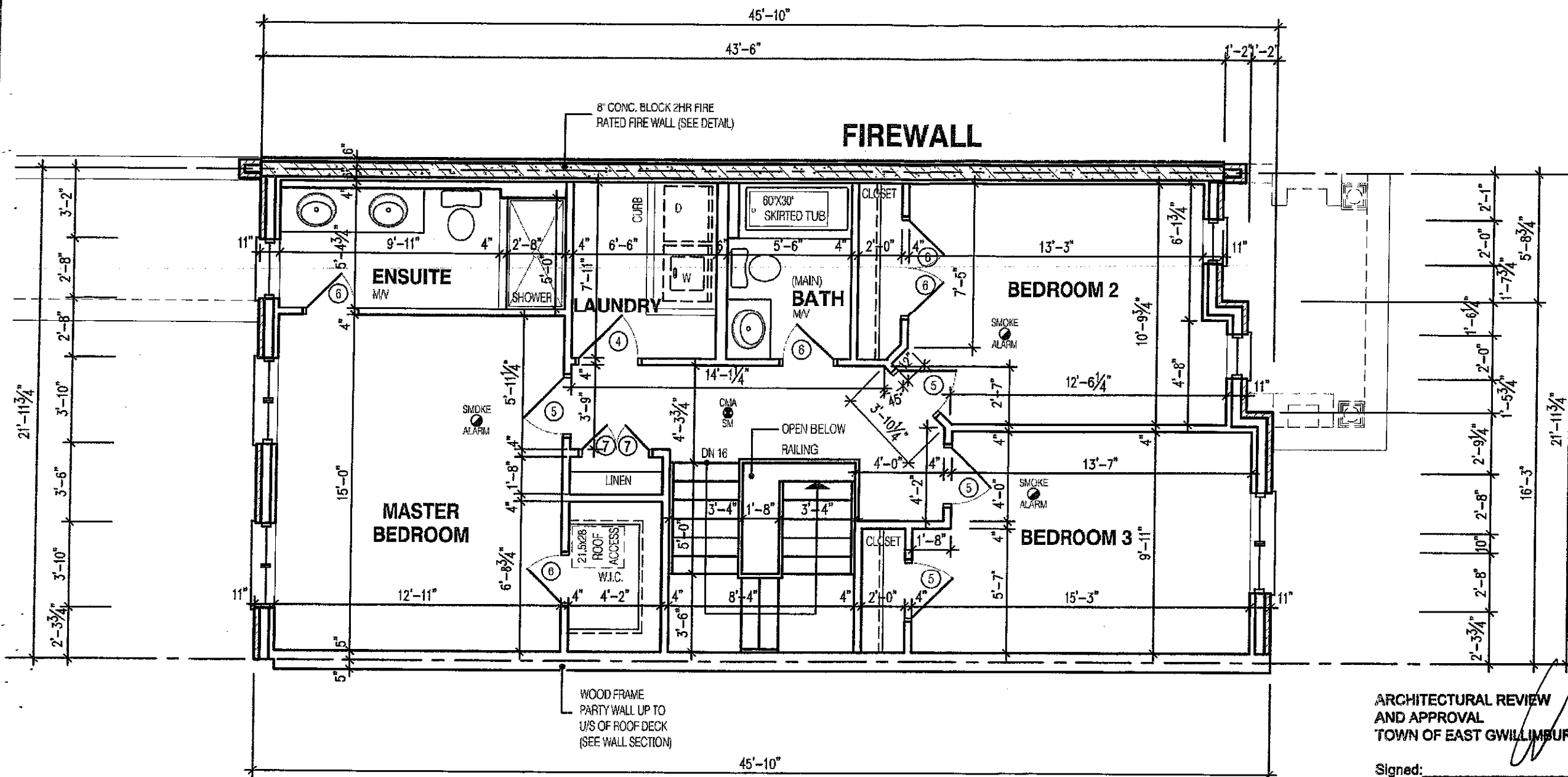
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S.J. SINGLE JOIST
D.J. DOUBLE JOIST
T.J. TRIPLE JOIST
REPEAT NOTE
SHOWER WEEPERS

STRUDET INC.



FOR STRUCTURE ONLY



TOWN OF EAST GUILDFORD
Building Department

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THESE DOCUMENTS WERE REVIEWED AND
EXAMINED BY: 

2008

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ROOF TRUSS DRAWINGS BY MANUFACTURER.

ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF EAST GWILLIMBURY

Signed:

Date: OCT 31 2018
JOHN G. WILLIAMS LIMITED
ARCHITECT

[illegible]

LEGEND:

-  BUILDING FACE < THAN 4'-0" (1.2m)
 (45 MIN. FIRE RATING REQ'D)
 INDICATES SOLID BEARING REQUIRED
 OR POINT LOAD FROM ABOVE
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 ○ REPEAT NOTE
 ○ SHOWER WEEPERS

2001
TOWNHOUSE
HOLLAND 5A
ELEVATION 1A
O.REG. 332/12
ENERGY STAR

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7		
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4	OCT. 24, 2016	REVISED BREEZEWAY WIDTH PER CITY COMMENTS.
3	DEC. 21, 2017	ISSUED FOR BUILDING PERMIT
2	OCT. 25, 2017	REV. AS PER CLIENTS COMMENTS & RE-ISSUED
1	SEPT. 5, 2017	CAME FROM HOLLAND 5 FARTHINGALE

No:	DATE:	WORK DESCRIPTION:
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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

SECOND FL. PLAN EL-1A

SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

	MODEL:
---	--------



SCALE: 3/16"=1'-0"

BILD	PROJ. No.	DWG. No.
	17-41	3A



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.

2001
TOWNHOUSE
HOLLAND 5A
ELEVATION 1
O.REG. 332/12
ENERGY STAR

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No.	DATE	WORK DESCRIPTION
7		
6		
5	OCT. 24, 2018	REVISED BREEZEWAY WIDTH PER CITY COMMENTS.
4	APR. 18, 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 5 PARTHINGALE

No: DATE: WORK DESCRIPTION:

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Walter Botter

21031

NAME

SIGNATURE

BCIN

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jardin design group inc.

27763

FIRM NAME

BCIN

FRONT & REAR EL-1

SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

MODEL: ---

SCALE: 3/16" = 1'-0"

PROJ. No. 17-41

DWG. No. 4

HOLLAND 5A
ELEV-1
TH 51-3

HOLLAND 5A
ELEV-1
TH 51-3

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

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 reviewed documents and the
Building Permit must be kept on site at all times.
THOSE DOCUMENTS WERE REVIEWED AND
EXAMINED BY:

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
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2001
TOWNHOUSE
HOLLAND 5A
ELEVATION 1A
O.REG. 332/12
ENERGY STAR

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7		
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4		
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No: DATE: WORK DESCRIPTION:

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64 JARDIN DR. SUITE 3A
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3.2.5 of the building code

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

FRONT & REAR EL-1A
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

MODEL: ---
SCALE: 3/16"=1'-0"
PROJ. No. 17-41 DWG. No. 4A

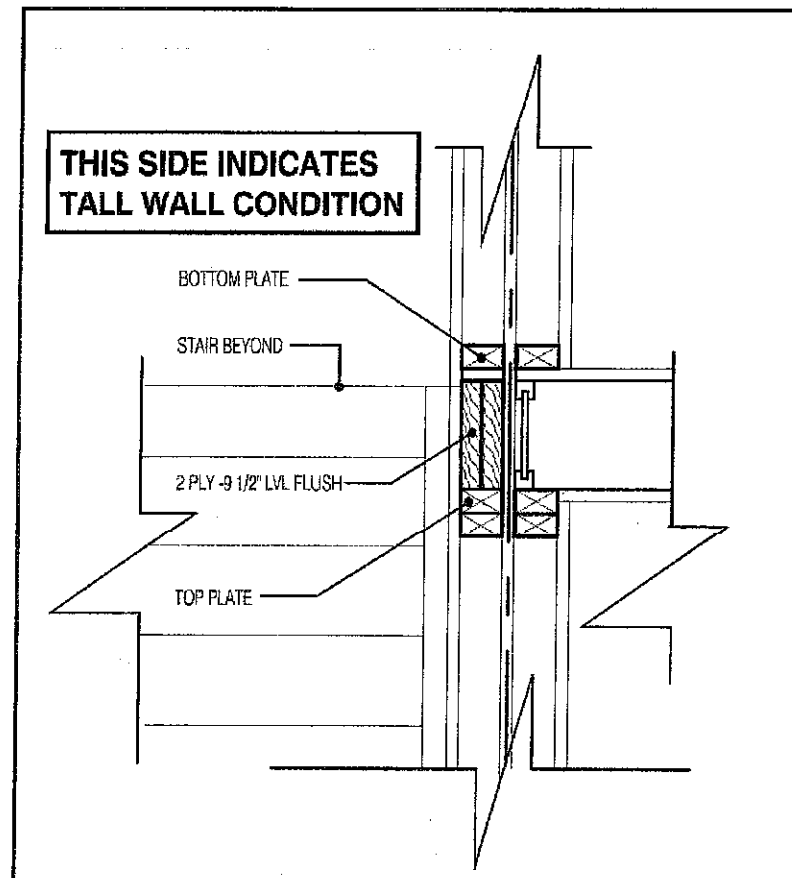
FIREWALL

FIREWALL

HOLLAND 5A
ELEV-1A
TH 52-4

HOLLAND 5A
ELEV-1A
TH 52-4

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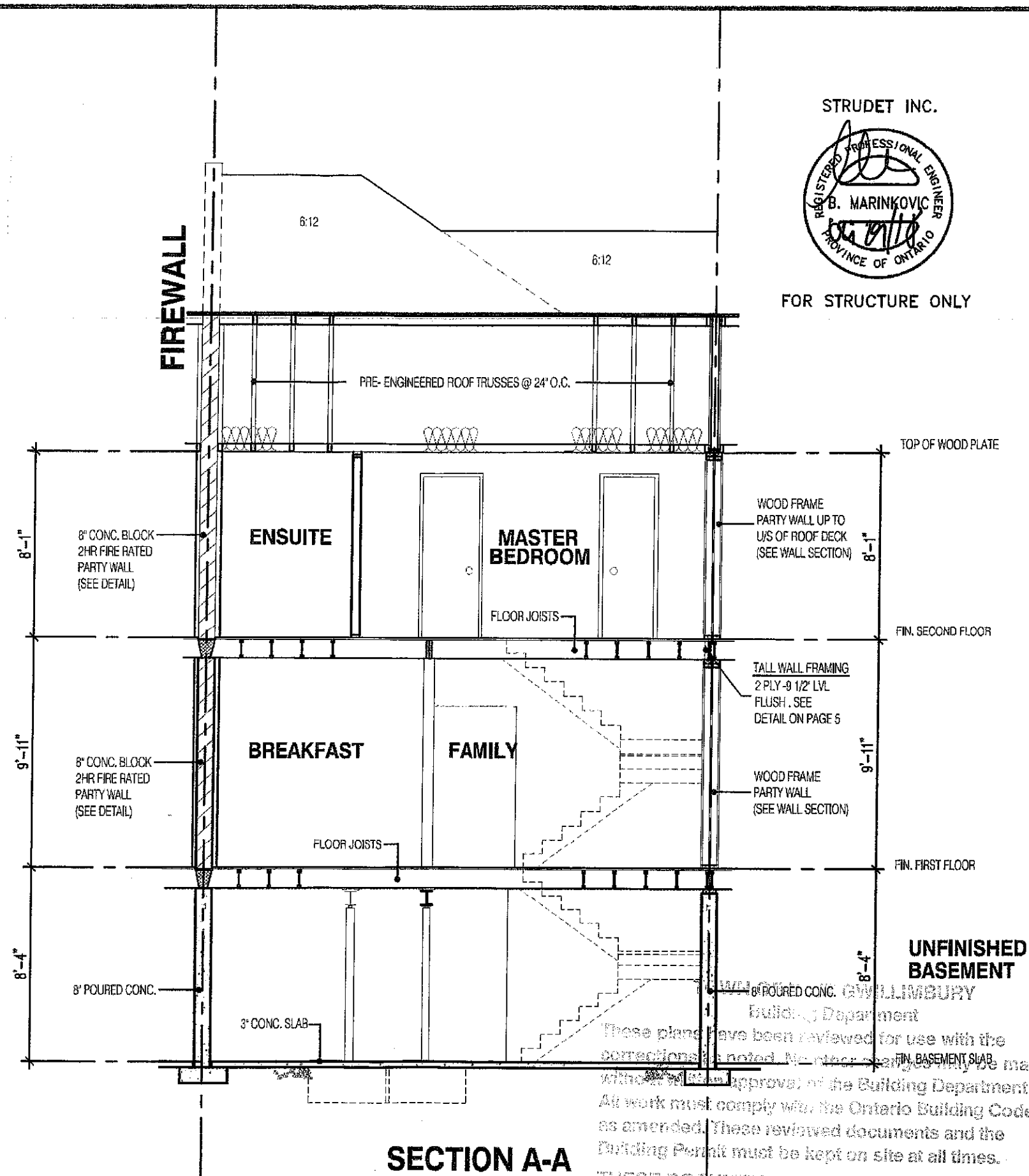


B TALL WALL FRAMING
N.T.S.

STRUDET INC.



FOR STRUCTURE ONLY



STRUDET INC.



FOR STRUCTURE ONLY

2001
TOWNHOUSE
HOLLAND 5A
ELEVATION 1
O.REG. 332/12
ENERGY STAR

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No: DATE: WORK DESCRIPTION:

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Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

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jardin design group inc. 27763
FIRM NAME BCIN

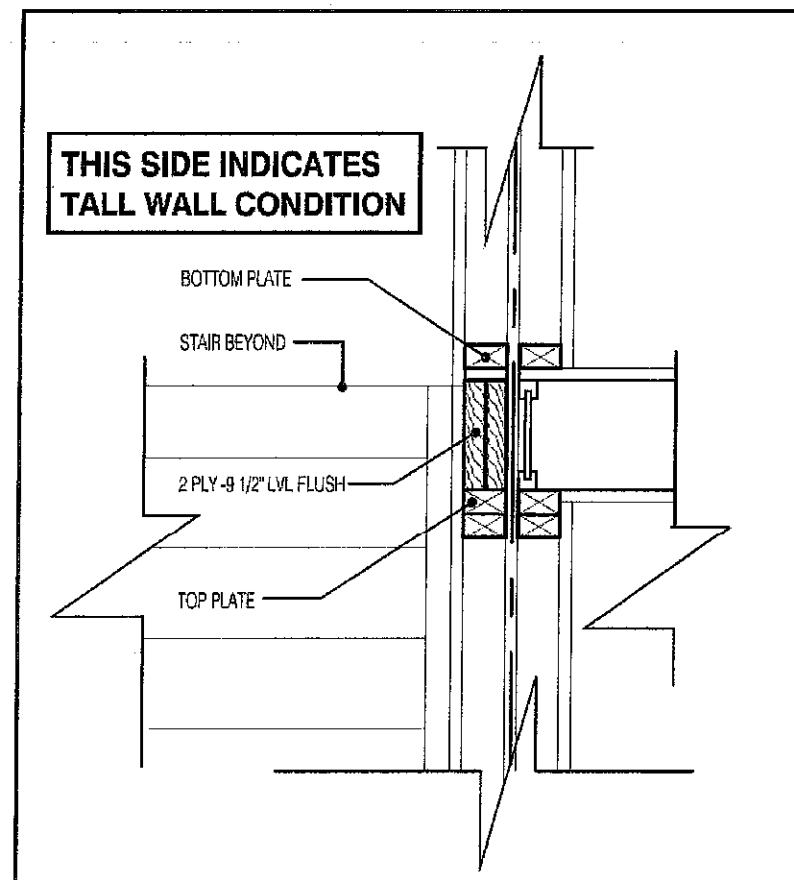
SECTION ELEVATION 1
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

BILD

MODEL: ---

SCALE: 3/16"=1'-0"

PROJ. No. 17-41 DWG. No. 5



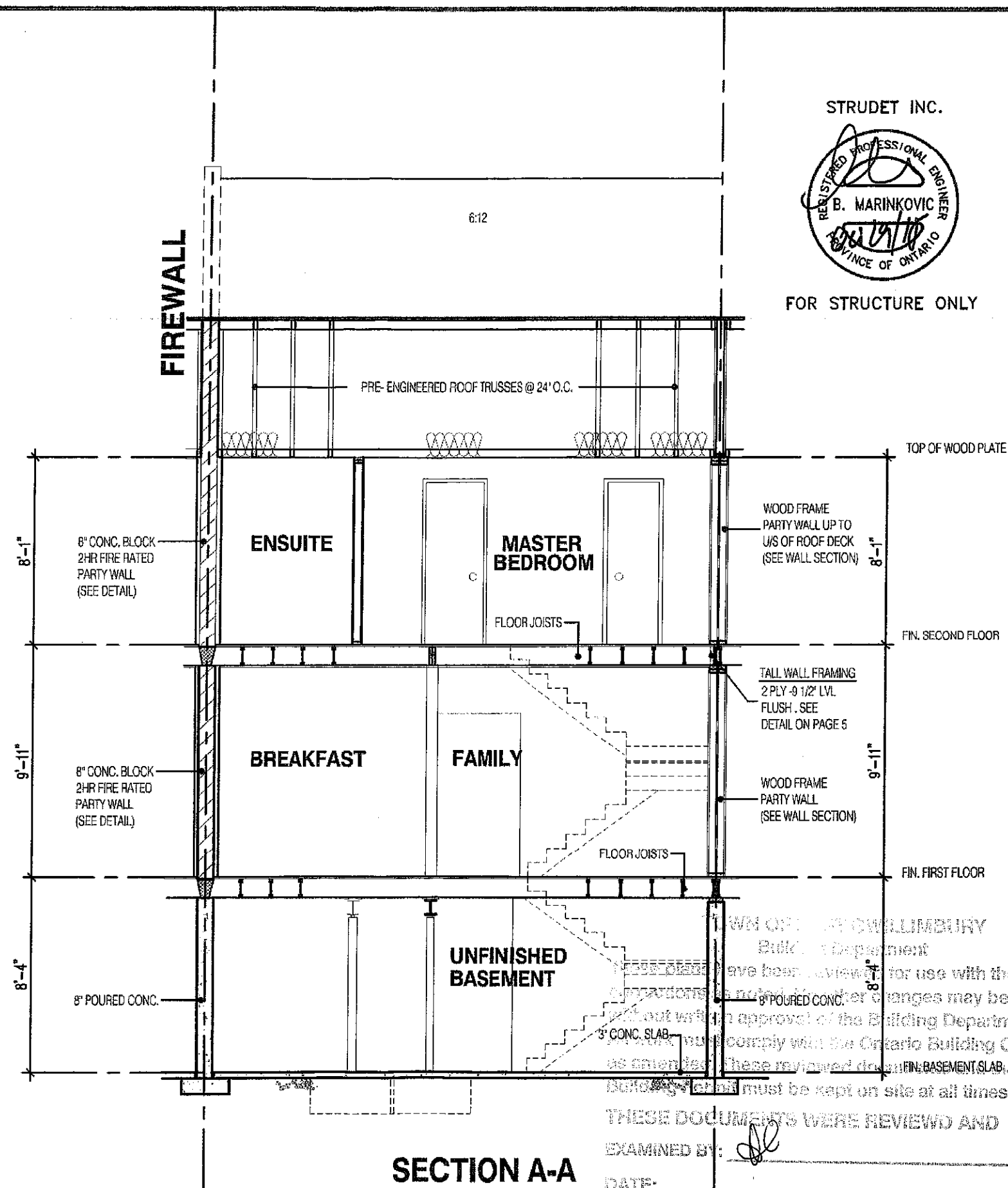
B TALL WALL FRAMING

N.T.S.

STRUDET INC.



FOR STRUCTURE ONLY



SECTION A-A

STRUDET INC.



FOR STRUCTURE ONLY

2001
TOWNHOUSE
HOLLAND 5A
ELEVATION 1A
O.REG. 332/12
ENERGY STAR

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jardin design group inc. 27763
FIRM NAME BCIN

SECTION ELEVATION-1A

SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY



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

OCT 28 2018