

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

WL6 = 5' x 3'1 1/2" x 5'1 1/2" (125x90x6) + 2'-2" x 12" SPR.

WL2 = 4' x 3'1 1/2" x 5'1 1/2" (100x90x6) + 2'-2" x 8" SPR.

WL7 = 5' x 3'1 1/2" x 5'1 1/2" (125x90x6) + 3'-2" x 10" SPR.

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

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

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

WL9 = 6' x 4' x 3'1 1/2" (150x100x10) + 3'-2" x 12" SPR.

WL5 = 6' x 4' x 3'1 1/2" (150x100x10) + 2'-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 1/2" x 3'1 1/2" x 1 1/4" (90x90x6)

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

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

L5 = 6' x 4' x 3'1 1/2" (150x100x10)

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

L6 = 7' x 4' x 3'1 1/2" (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 3/4" 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'-0" x 6'-8" BI-FOLD (1 3/8" INTERIOR)

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

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

HOLLAND 15 ELEV.-1

ENERGY EFFICIENCY- ENERGY STAR

ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	514.00	114.00	22.18 %
LEFT SIDE	980.00	0.00	0.00 %
RIGHT SIDE	980.00	153.00	15.61 %
REAR	479.00	113.00	23.59 %
TOTAL	2953.00	380.00	12.87 %

AREA CALCULATIONS		EL-1
GROUND FLOOR AREA	=	970 Sq. Ft.
SECOND FLOOR AREA	=	960 Sq. Ft.
TOTAL FLOOR AREA	=	1930 Sq. Ft.
ADD OPEN AREAS	=	10 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1940 Sq. Ft.
GROUND FLOOR COVERAGE	=	970 Sq. Ft.
GARAGE COVERAGE / AREA	=	417 Sq. Ft.
PORCH COVERAGE / AREA	=	93.0 Sq. Ft.
COVERAGE W/ PORCH	=	1480 Sq. Ft.
	=	137.5 Sq. m.
COVERAGE W/O PORCH	=	1387 Sq. Ft.
	=	128.8 Sq. m.

1940
TOWNHOUSE
HOLLAND 15
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.
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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7		
6		
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1	DEC. 21, 2017	ISSUED FOR BUILDING PERMIT

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

TITLE SHEET
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

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

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.

THESE DOCUMENTS WERE REVIEWED AND

EXAMINED BY: *SL*

DATE: NOV 27 2018

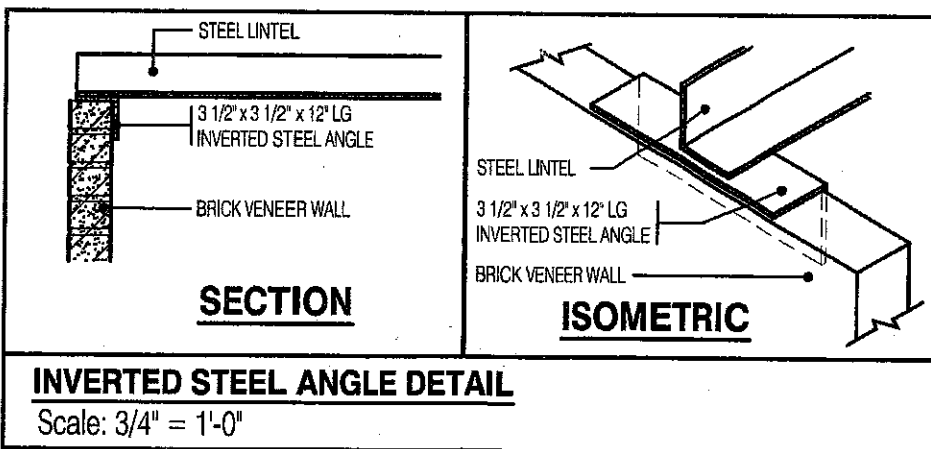
APPLICANT COPY

FEB 15 2019

STRUDET INC.



FOR STRUCTURE ONLY



NOTE:

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

NOTE:

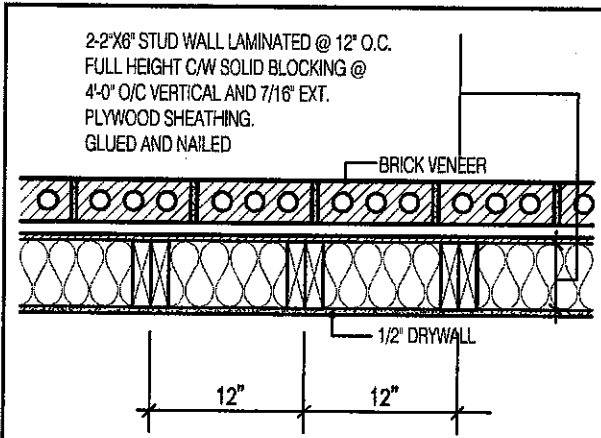
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

NOTE:

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NOTE:

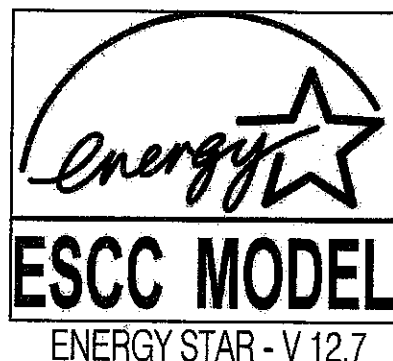
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.



FULL HEIGHT WALL DETAIL 1

WITH BRICK VENEER

N.T.S.



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

TOWN OF EAST GWILLIMBURY

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EXAMINED BY: *[Signature]*

COLD CELLAR

6" R.F. CONC. SLAB OVER
10M RODS @ 8" O.C.
IN EACH DIRECTION WITH MIN. 1 1/4"
COVER FROM BOTTOM OF SLAB
(SEE WALL SECTION DETAIL)
VENT TO OUTSIDE

STRUCTURAL
WINDOW TYP.
WB-1BUILT-UP
STEPHANDRAIL ON NEW
2"x4" STUD WALL ON
STAIRCASE ONE
SIDE ONLY

LAUNDRY

R.I.
BATHROOMCHECK CONC. FDTN.
FOR PORCH ABOVEUNFINISHED
BASEMENTPERIMETER
INSULATION (SEE
SPEC'D
COMPLIANCE
PACKAGE)

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STRUDET INC.



ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF EAST GWILLIMBURY

Signed:

JUL 27 2018

JOHN G. WILLIAMS LIMITED
ARCHITECT

FOR STRUCTURE ONLY

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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FLOOR TRUSS LAYOUT BY MANUFACTURER.

NOTE:

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

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(45 MIN. FIRE RATING REQ'D)
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1940
TOWNHOUSE
HOLLAND 15
ELEVATION 1
O.REG. 332/12
ENERGY STAR

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1	DEC. 21, 2017 ISSUED FOR BUILDING PERMIT

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 *[Signature]* 21031
NAME SIGNATURE BCIN

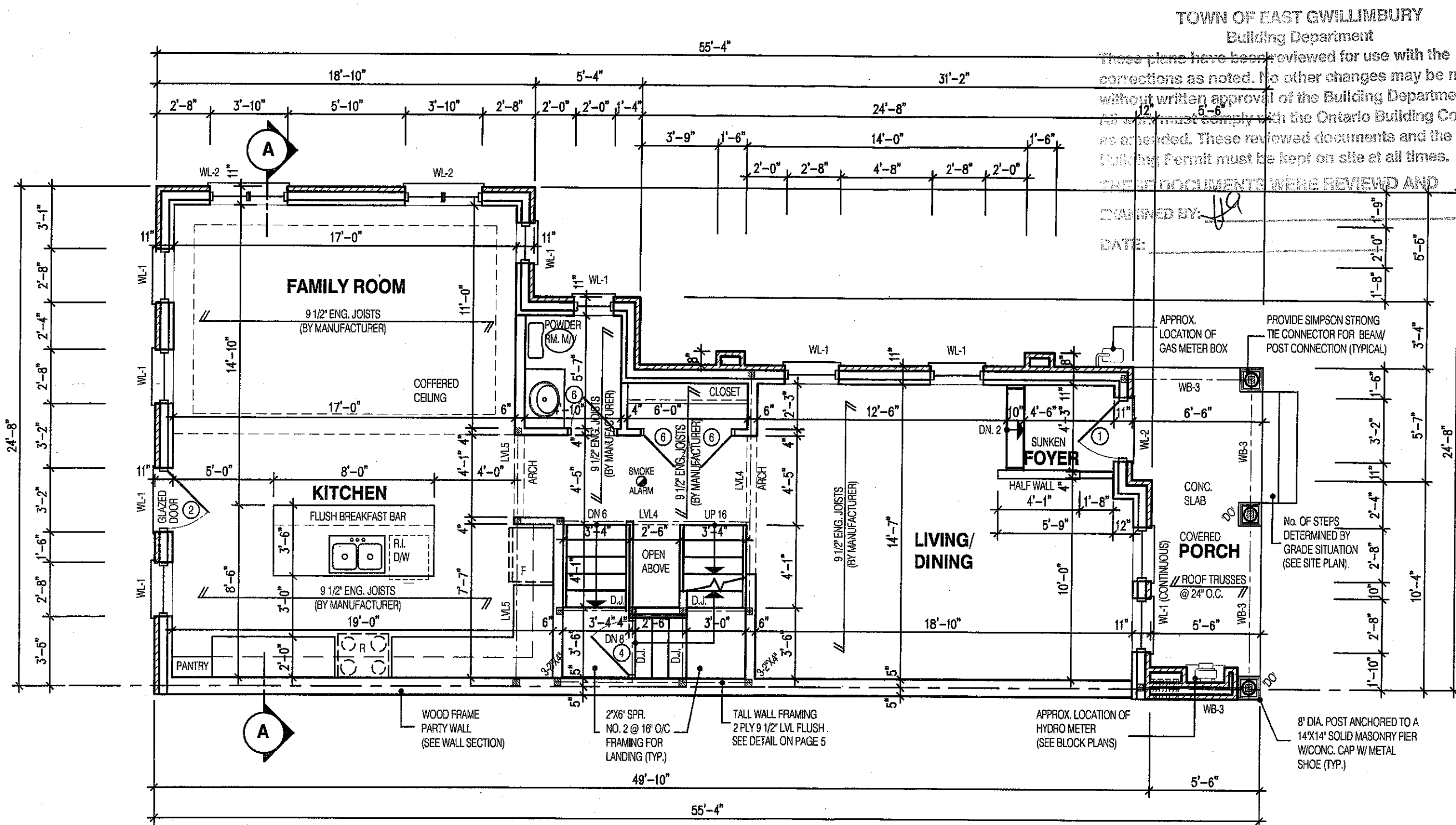
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT PLAN
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

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

FEB 15 2018



TOWN OF EAST GWILLIMBURY
Building Department

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DATE: _____

1940
TOWNHOUSE
HOLLAND 15
ELEVATION 1
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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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STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF EAST GWILLIMBURY

Signed: *[Signature]*
Date: JUL 27 2018
JOHN G. WILLIAMS LIMITED
ARCHITECT

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

NOTE:
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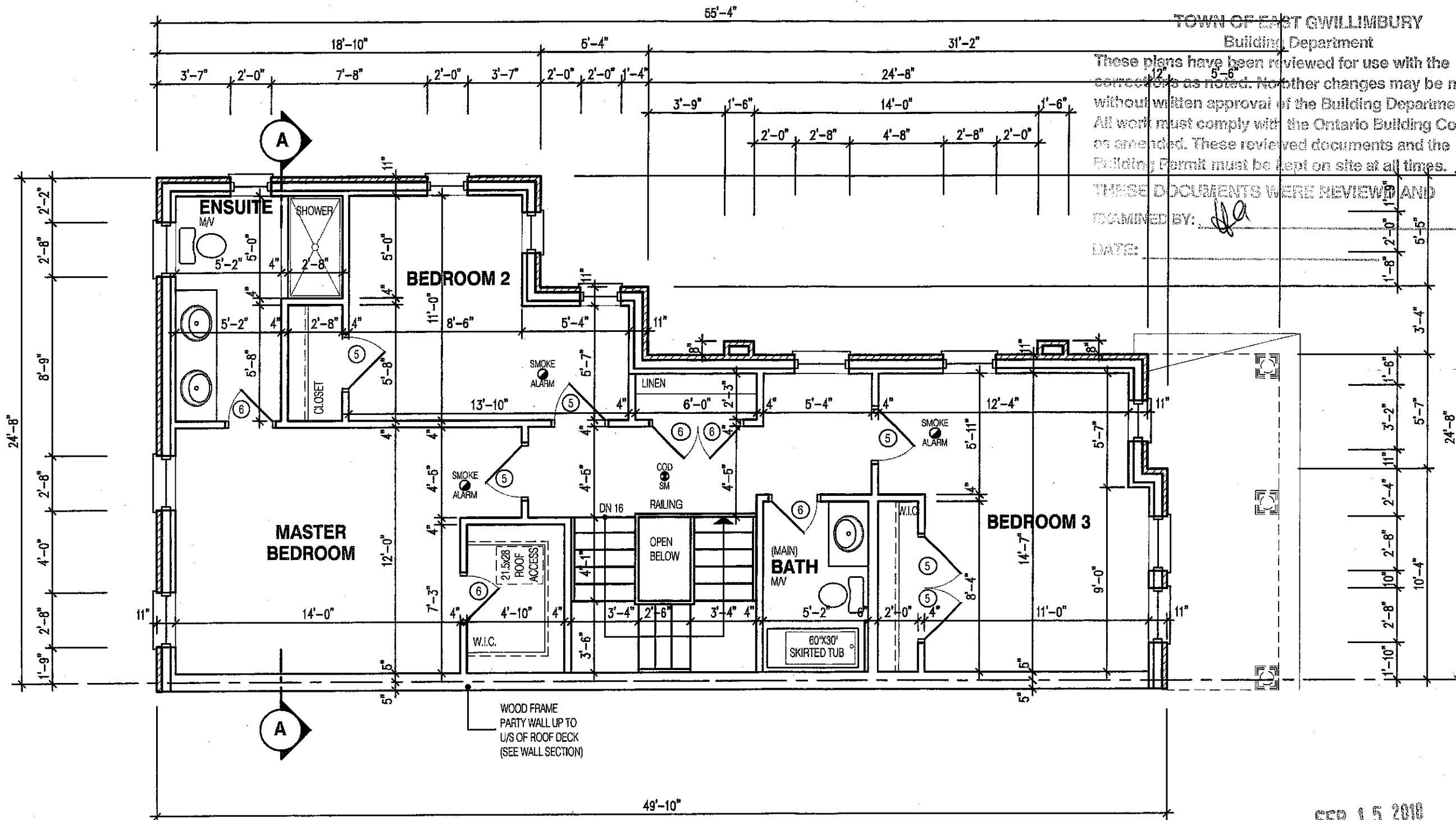
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NOTE:
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LEGEND:

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- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
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- REPEAT NOTE
- SHOWER WEEPERS

FEB 15 2018



TOWN OF EAST GWILLIMBURY
Building Department

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

1940
TOWNHOUSE
HOLLAND 15
ELEVATION 1
O.REG. 332/12
ENERGY STAR

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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

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

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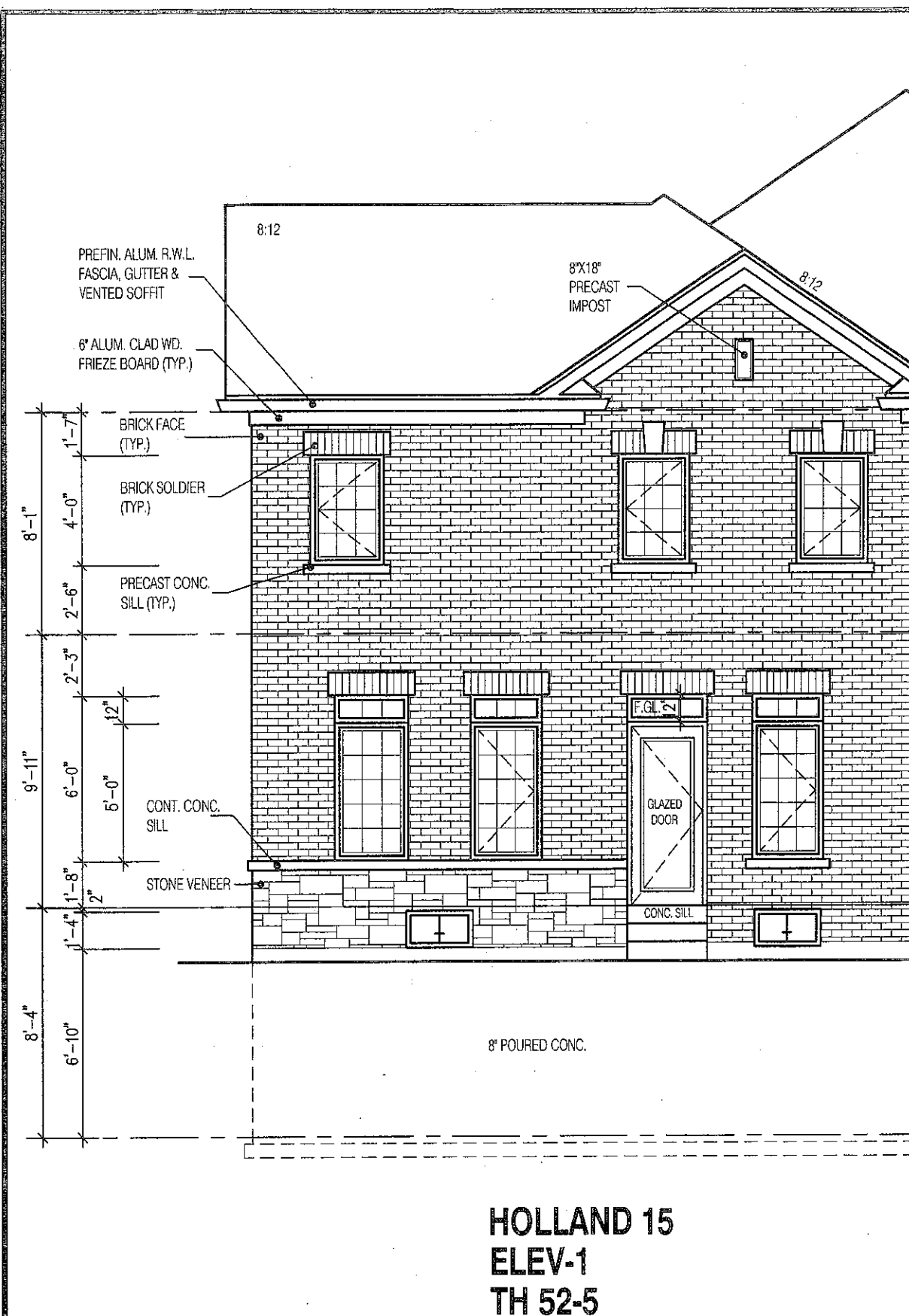
ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF EAST GWILLIMBURY

Signed: _____
Date: JUL 27 2018
JOHN G. WILLIAMS LIMITED
ARCHITECT

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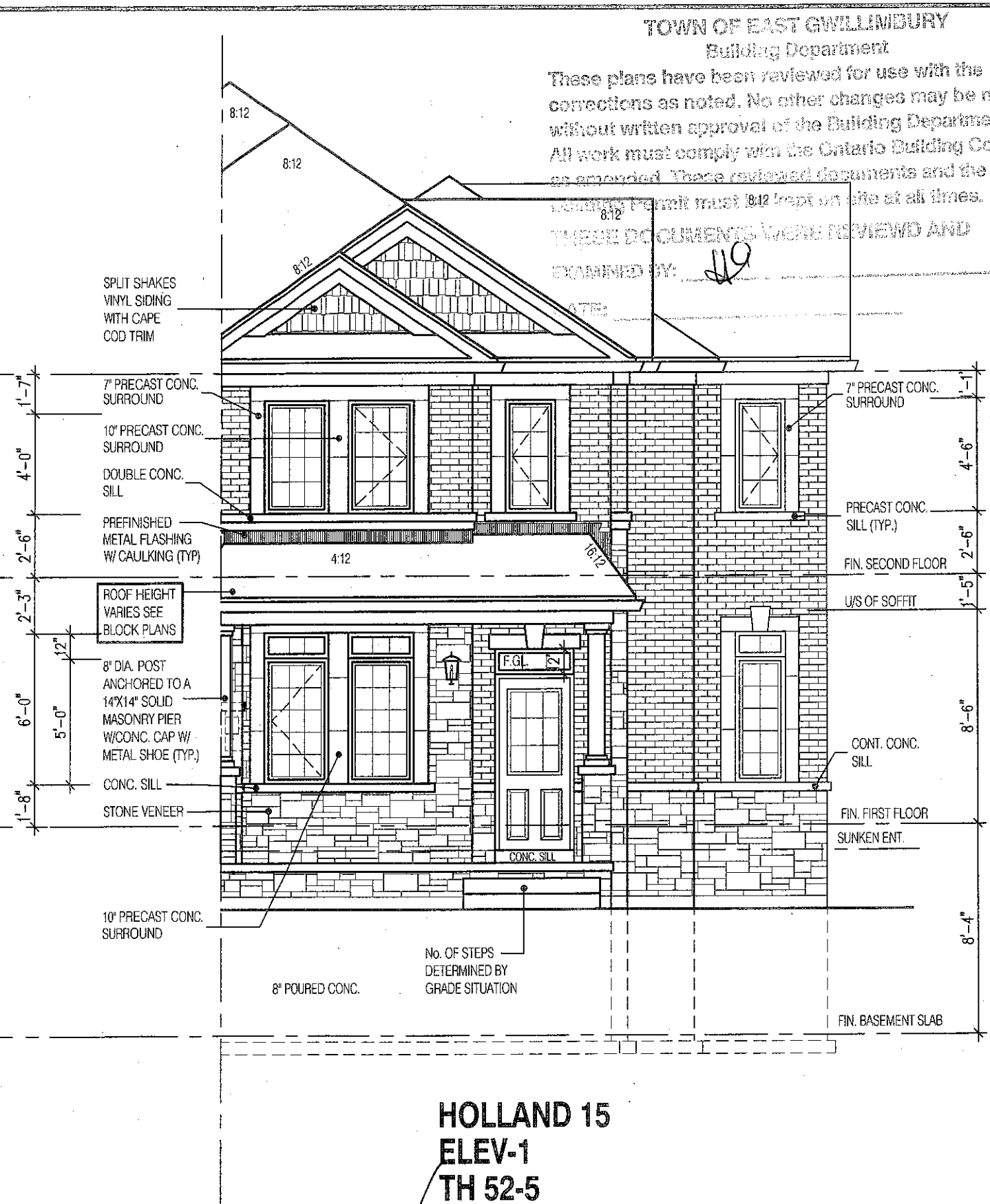
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FEB 15 2018



**HOLLAND 15
ELEV-1
TH 52-5**

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**HOLLAND 15
ELEV-1
TH 52-5**

ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF EAST GWILLIMBURY

Signed: *[Signature]*
Date: **JUL 27 2018**
JOHN G. WILLIAMS LIMITED

APR 20 2018

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.

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

1940
TOWNHOUSE
HOLLAND 15
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.
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.
AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING
FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT
GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY
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TO BE SCALED.

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2	APR. 19, 2018	ADDED 'CAPE COD TRIM' REISSUED TO CLIENT
1	DEC. 21, 2017	ISSUED FOR BUILDING PERMIT

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

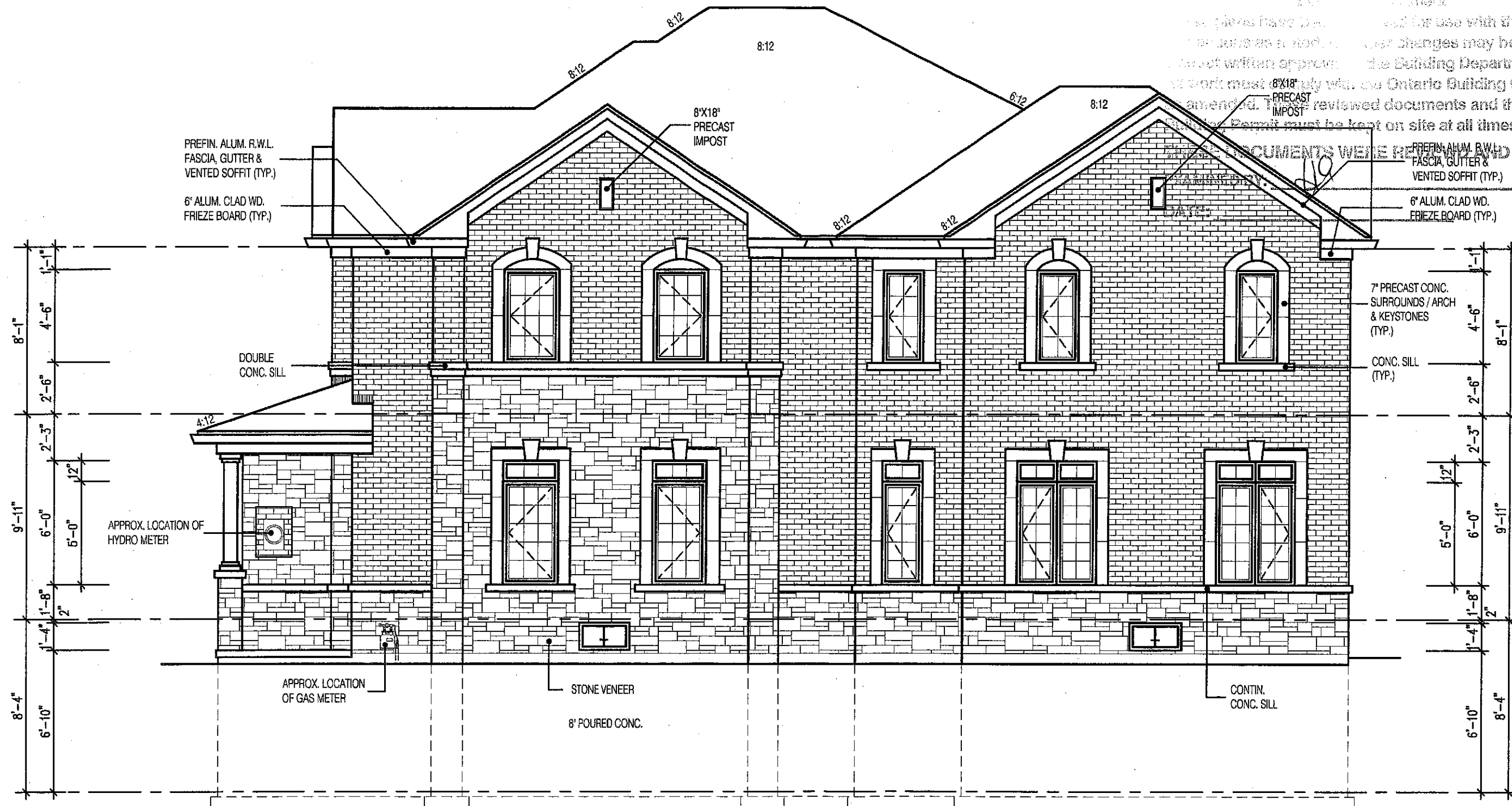
Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

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

FRONT ELEVATION 1
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

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



**HOLLAND 15
SIDE ELEV-1
TH 52-5**

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 relevant subdivision agreement. The Designer/Architect is not responsible in any way for exceeding or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any building can be properly built or located on its lot.

ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF EAST GUILDFORD

Signed: *[Signature]*
Date: **JUL 27 2018**
JOHN G. WILLIAMS LIMITED
ARCHITECT

FEB 15 2018

NOTE:
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**1940
TOWNHOUSE
HOLLAND 15
ELEVATION 1
O.REG. 332/12
ENERGY STAR**

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2		
1	DEC. 21, 2017	ISSUED FOR BUILDING PERMIT

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

Walter Botter **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

SIDE ELEVATION 1
SECONDO VALES ESTATES
TOWN OF EAST GUILDFORD

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

THIS SIDE INDICATES
TALL WALL CONDITION

BOTTOM PLATE

STAIR BEYOND

2 PLY - 9 1/2" LVL FLUSH

TOP PLATE

B TALL WALL FRAMING

N.T.S.

STRUDET INC.



FOR STRUCTURE ONLY

TOWN OF EAST GWILLIMBURY
Building Department

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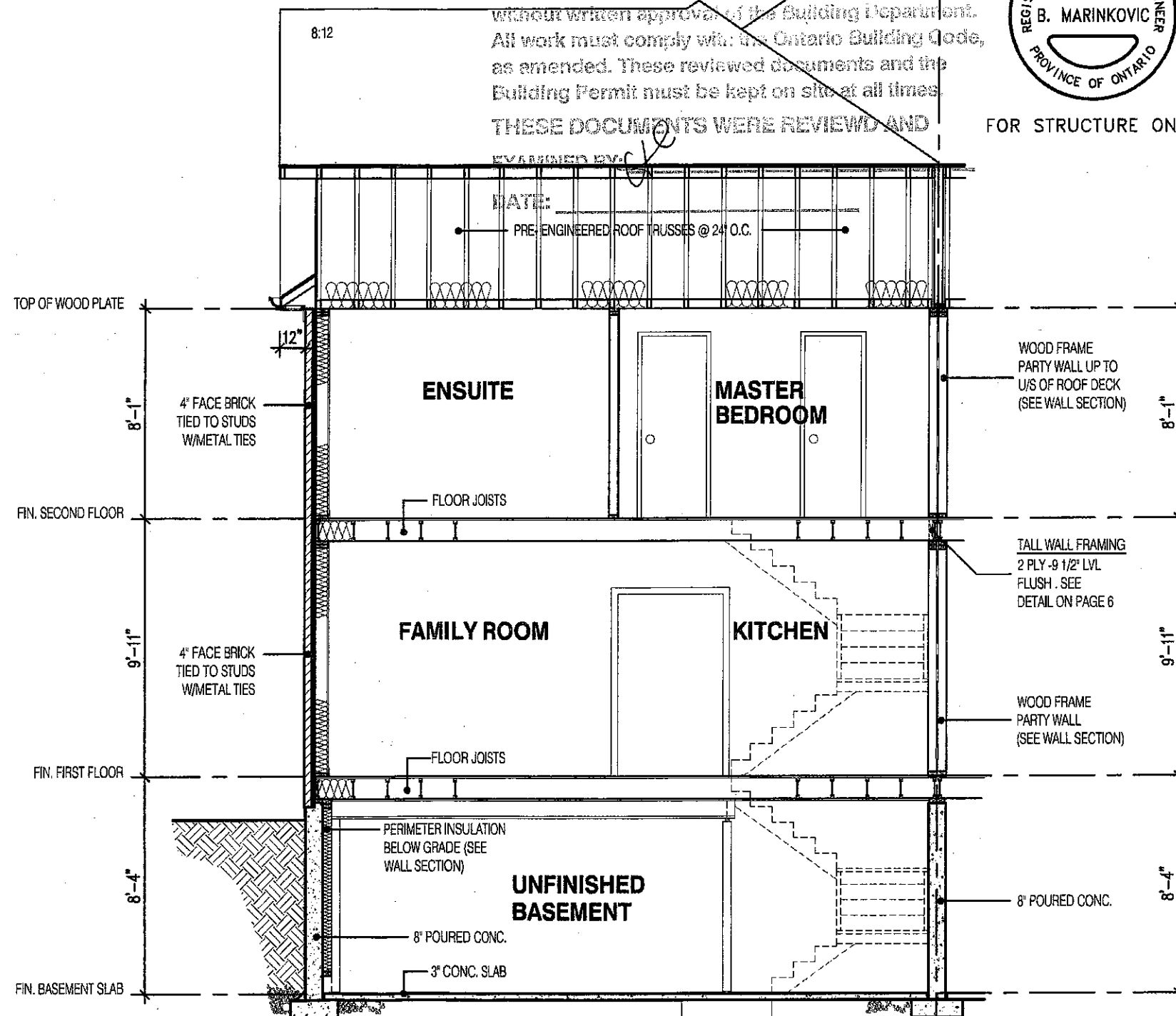
DATE: _____

PRE-ENGINEERED ROOF TRUSSES @ 24" O.C.

STRUDET INC.



FOR STRUCTURE ONLY



SECTION A-A

1940

TOWNHOUSE

HOLLAND 15

ELEVATION 1

O.REG. 332/12

ENERGY STAR

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Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

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3.2.4 of the building code

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.

17-41

DWG. No.

6

FEB 15 2018