



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'



FRONT ELEVATION 'C'

UNIT 4206 - 'THE IRONWOOD'

SB-12 ENERGY EFFICIENCY DESIGN MATRIX		
PRESCRIPTIVE COMPLIANCE		SB-12 (SECTION 3.1.1) TABLE 3.1.1.2.A
PACKAGE A1	SPACE HEATING FUEL	
	☒ GAS	☐ OIL
	☐ ELECTRIC	☐ PROPANE
	☐ EARTH	☐ SOLID FUEL
BUILDING COMPONENT	REQUIRED	PROPOSED
INSULATION RSI (R) VALUE		
CEILING W/ ATTIC SPACE	10.56 (R60)	10.56 (R60)
CEILING W/O ATTIC SPACE	5.46 (R31)	5.46 (R31)
EXPOSED FLOOR	5.46 (R31)	5.46 (R31)
WALLS ABOVE GRADE	3.87 (R22)	3.87 (R22)
BASEMENT WALLS * PROPOSED VALUES MAY BE SUBSTITUTED W/ 2.11+1.76ci (R12+R10ci)	3.52 ci (R20 ci) *	3.52 ci (R20 ci) *
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	-	-
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
WINDOWS & DOORS		
WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE)	1.6	1.6
SKYLIGHTS (MAX. U-VALUE)	2.8	2.8
APPLIANCE EFFICIENCY		
SPACE HEATING EQUIP. (AFUE%)	96%	96%
HRV EFFICIENCY (%)	75%	75%
DHW HEATER (EF)	0.8	0.8

	EL. 'A'	EL. 'A'	EL. 'B'	EL. 'B'	EL. 'C'	EL. 'C'
	STD. PLAN	OPT. PLAN	STD. PLAN	OPT. PLAN	STD. PLAN	OPT. PLAN
GROUND FLOOR AREA	1603 sq. ft.	1603 sq. ft.	1608 sq. ft.	1608 sq. ft.	1610 sq. ft.	1610 sq. ft.
SECOND FLOOR AREA	1896 sq. ft.	1896 sq. ft.	1928 sq. ft.	1928 sq. ft.	1908 sq. ft.	1908 sq. ft.
SUBTOTAL	3499 sq. ft.	3499 sq. ft.	3536 sq. ft.	3536 sq. ft.	3518 sq. ft.	3518 sq. ft.
DEDUCT ALL OPEN AREAS	21 sq. ft.	21 sq. ft.	21 sq. ft.	21 sq. ft.	21 sq. ft.	21 sq. ft.
TOTAL NET AREA	3478 sq. ft.	3478 sq. ft.	3515 sq. ft.	3515 sq. ft.	3497 sq. ft.	3497 sq. ft.
	(323.12 sq. m.)	(323.12 sq. m.)	(326.55 sq. m.)	(326.55 sq. m.)	(324.88 sq. m.)	(324.88 sq. m.)
FINISHED BASEMENT AREA	71 sq. ft.	73 sq. ft.	71 sq. ft.	73 sq. ft.	71 sq. ft.	73 sq. ft.
COVERAGE W/OUT PORCH	2013 sq. ft.		2018 sq. ft.		2019 sq. ft.	
	(187.01 sq. m.)		(187.48 sq. m.)		(187.57 sq. m.)	
COVERAGE W/ PORCH	2075 sq. ft.		2080 sq. ft.		2105 sq. ft.	
	(192.77 sq. m.)		(193.24 sq. m.)		(195.56 sq. m.)	
WINDOW / WALL AREA CALCULATIONS	EL. 'A'	EL. 'A'	EL. 'B'	EL. 'B'	EL. 'C'	EL. 'C'
	STD. PLAN	OPT. PLAN	STD. PLAN	OPT. PLAN	STD. PLAN	OPT. PLAN
GROSS WALL AREA	4157.55 sq. ft.	4157.55 sq. ft.	4201.56 sq. ft.	4201.56 sq. ft.	4180.76 sq. ft.	4180.76 sq. ft.
	(386.25 sq. m.)	(386.25 sq. m.)	(390.34 sq. m.)	(390.34 sq. m.)	(388.41 sq. m.)	(388.41 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	454.68 sq. ft.	476.46 sq. ft.	471.67 sq. ft.	493.45 sq. ft.	574.79 sq. ft.	607.91 sq. ft.
	(42.24 sq. m.)	(44.26 sq. m.)	(43.82 sq. m.)	(45.84 sq. m.)	(53.40 sq. m.)	(56.48 sq. m.)
TOTAL WINDOW %	10.94 %	11.46 %	11.23 %	11.74 %	13.75 %	14.54 %

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7. -	-	-
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5. -	-	-
4. -	-	-
3. -	-	-
2. REVISED AS PER CLIENT COMMENTS	2020.05.27	NEA
1. ISSUED FOR CLIENT REVIEW	2020.04.13	AW
REVISIONS		DATE (YYYY/MM/DD) BY

TITLE PAGE

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
Allan Whiting 23177
NAME SIGNATURE BCIN

HUNT DESIGN ASSOCIATES INC. 19695

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GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By JK Checked By AW Scale 3/16"=1'-0"

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

UNIT 4206 - THE IRONWOOD
REV.2020.05.27

File Number 217020WS4206 Page Number 1 of 24

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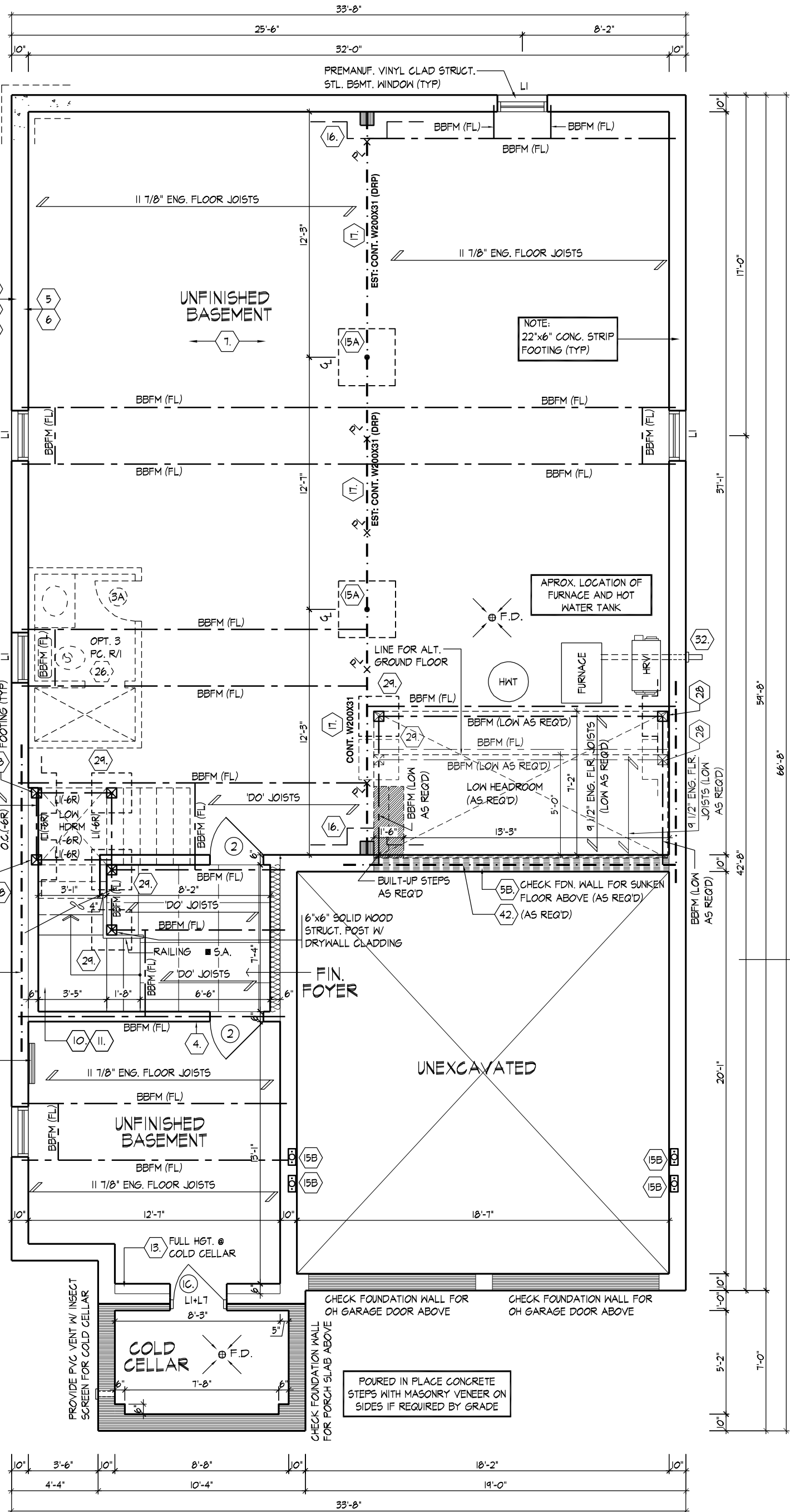
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OPT. 9' CEILING BASEMENT PLAN, ELEV. 'A'

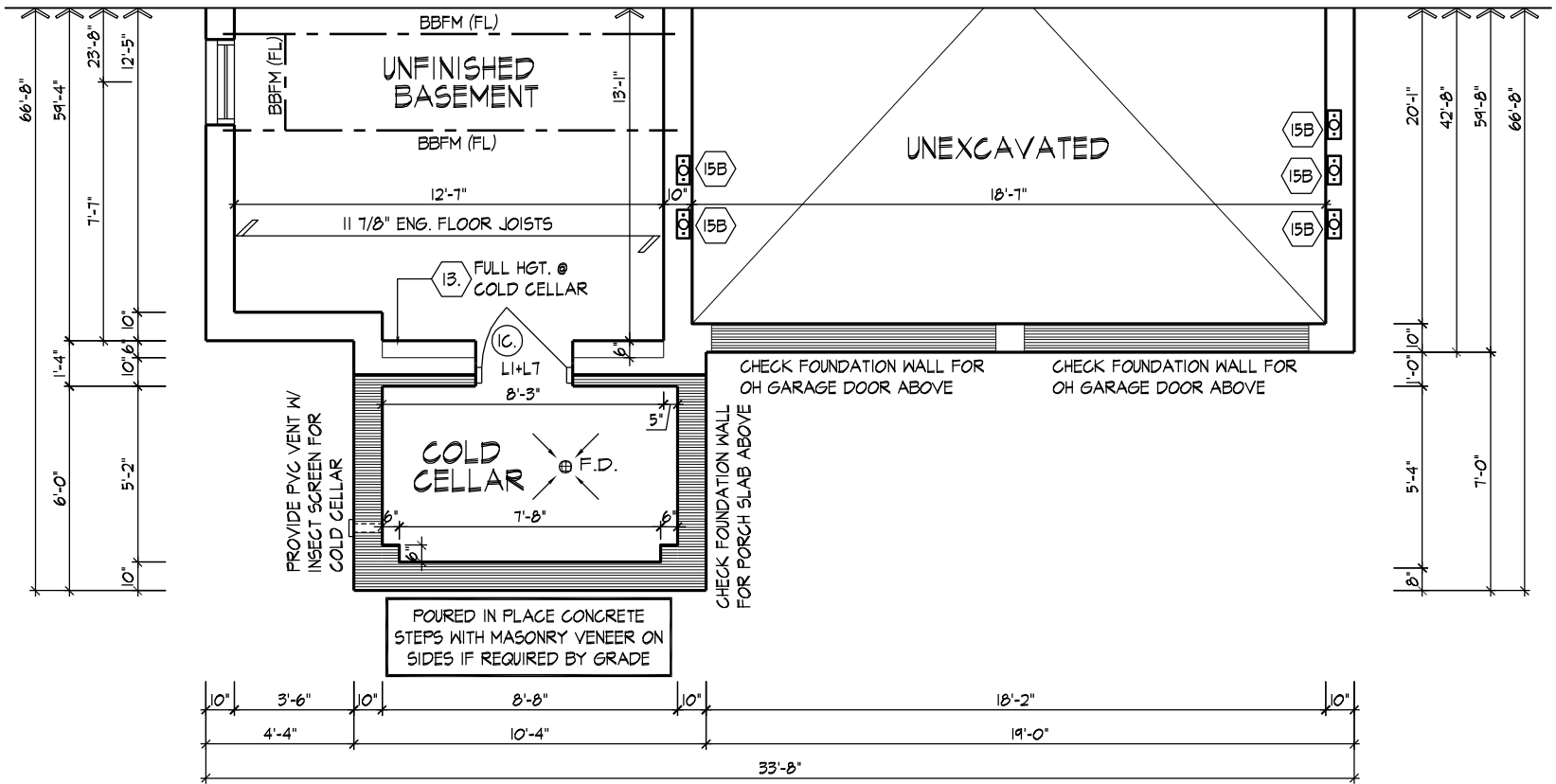
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SPACE ALL FLOOR JOISTS @
12" O.C. UNDER ALL CERAMIC
TILE AREAS.

PROVIDE SOLID WOOD BLOCKING @
24" O.C. FOR FIRST JOIST SPAN
WHEN PARALLEL W/ EXTERIOR WALL

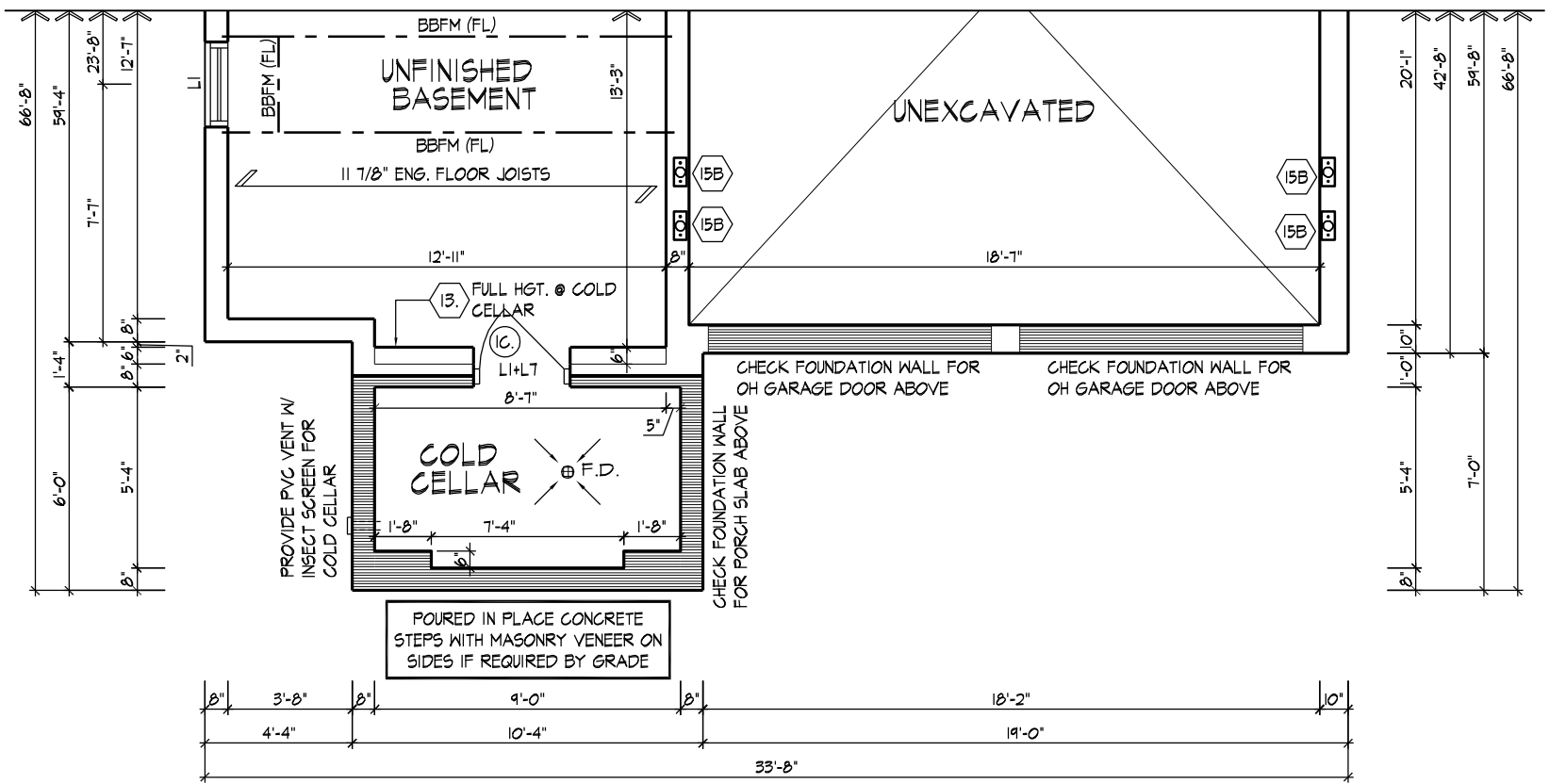
OPT. 9FT CEILING BASEMENT PLAN, ELEV. 'A'



PART. OPT. 9' BASEMENT PLAN, ELEV. 'B'

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PART. BASEMENT PLAN, ELEV. 'B'

REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

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PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

PARTIAL FLOOR PLANS, ELEV. 'B'

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QUALIFICATION INFORMATION

NAME: Allan Whiting, REGISTRATION INFORMATION: SIGNATURE, BCIN: 23177

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19695

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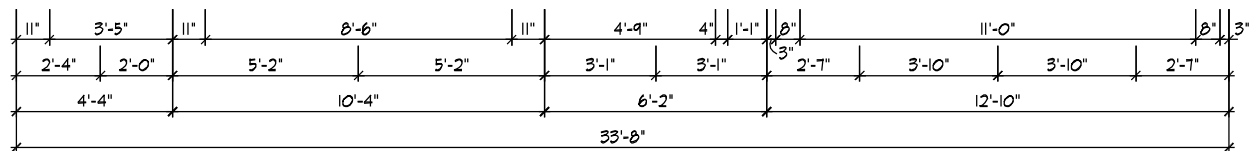
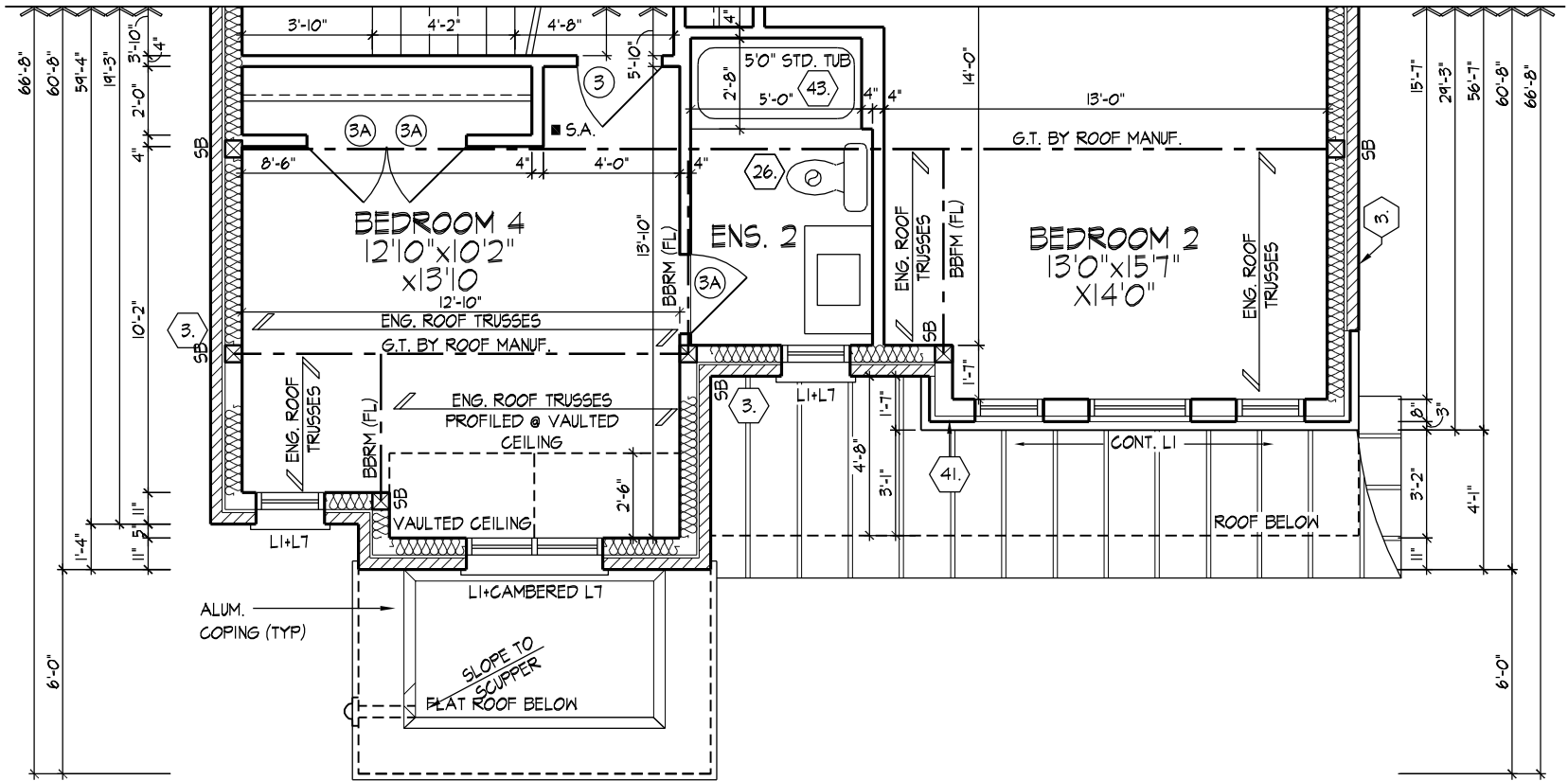
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UNIT 4206 - THE IRONWOOD REV.2020.05.27

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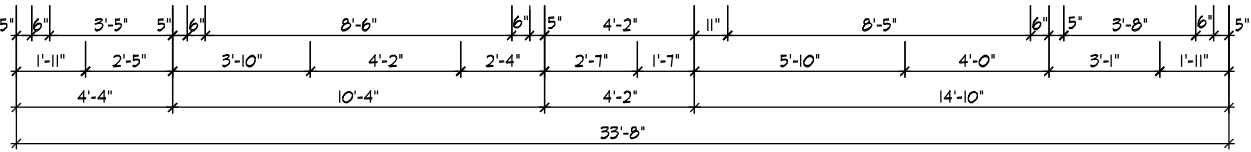
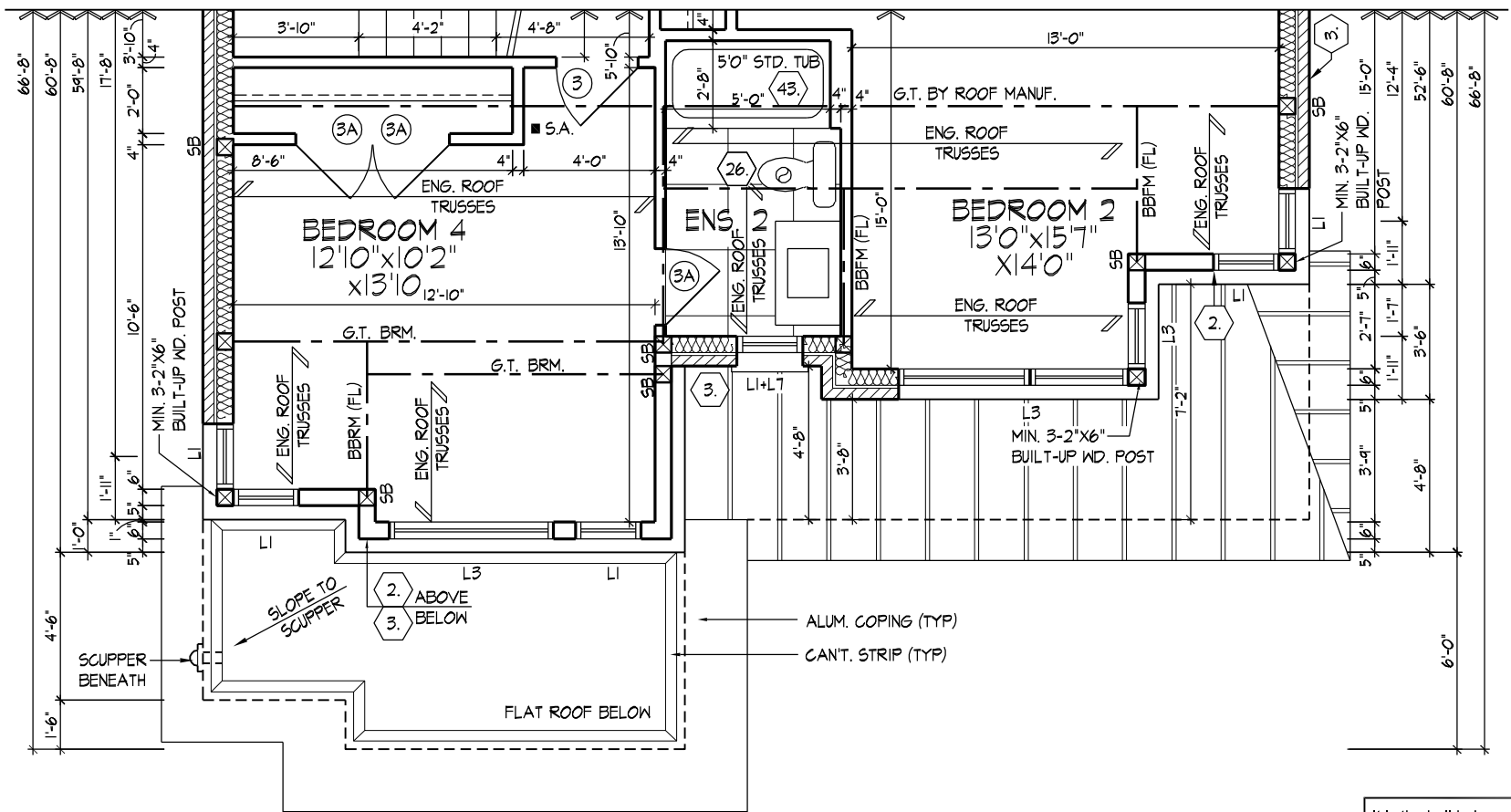
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OPT. SECOND FLOOR PLAN (5- BEDROOM) ELEV. 'B'

REFER TO ROOF TRUSS MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.

NOTE:
STEP TRUSSES @ RAISED / COFFERED CEILINGS



OPT. SECOND FLOOR PLAN (5- BEDROOM) ELEV. 'C'

REFER TO ROOF TRUSS MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.

NOTE:
STEP TRUSSES @ RAISED / COFFERED CEILINGS

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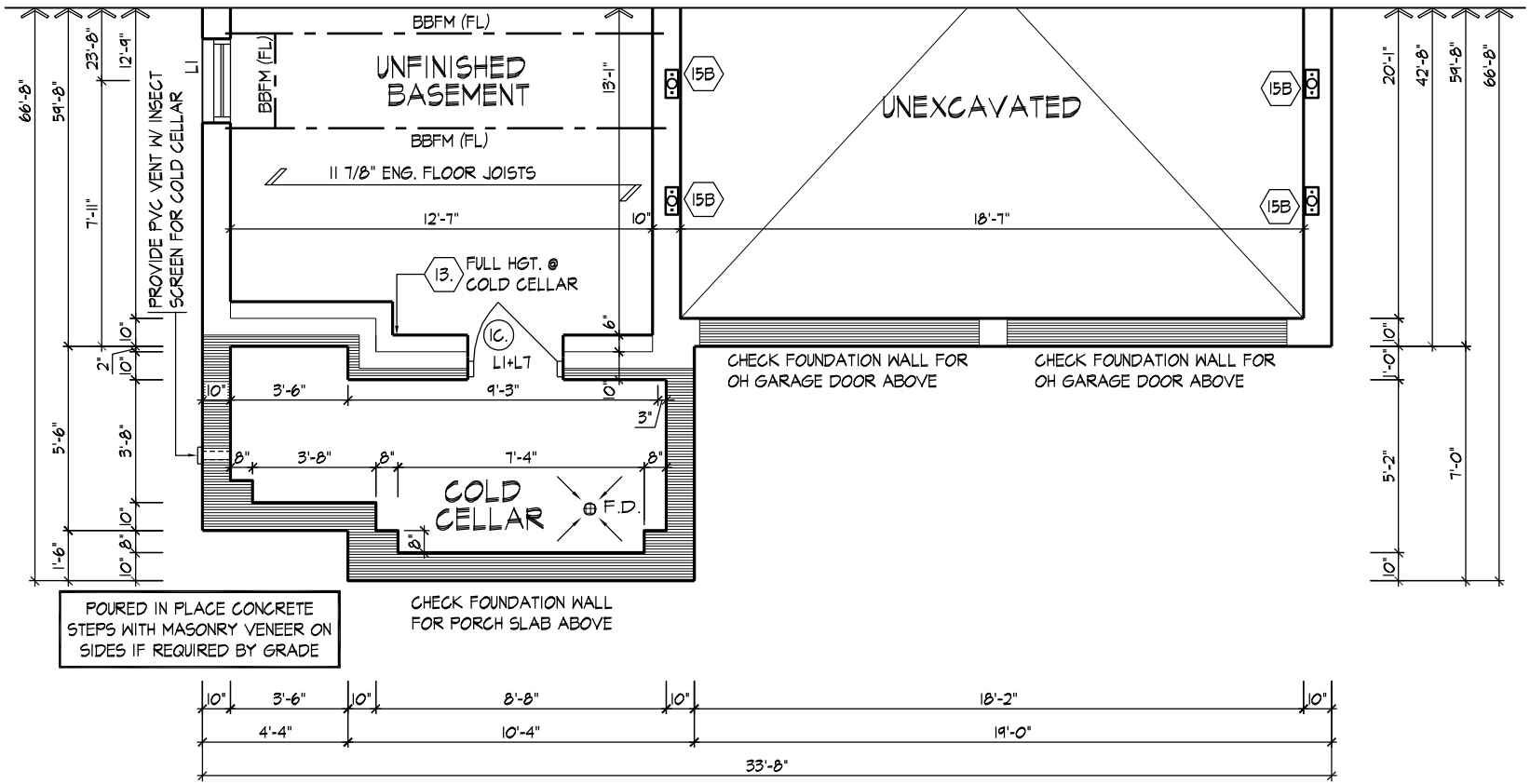
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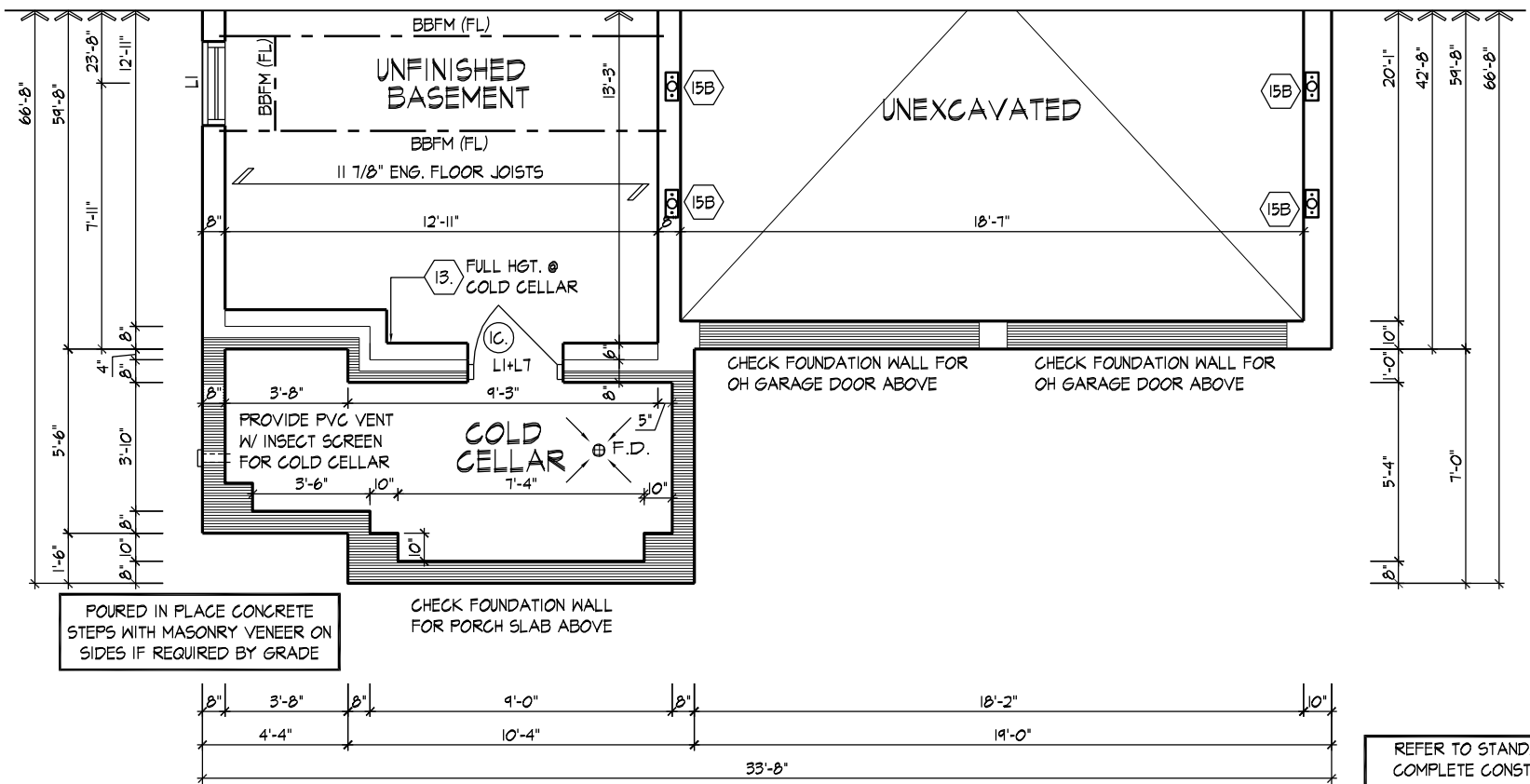
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PART. OPT. 9' BASEMENT PLAN, ELEV. 'C'

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PARTIAL FLOOR PLANS, ELEV. 'C'

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SIGNATURE: [Signature]
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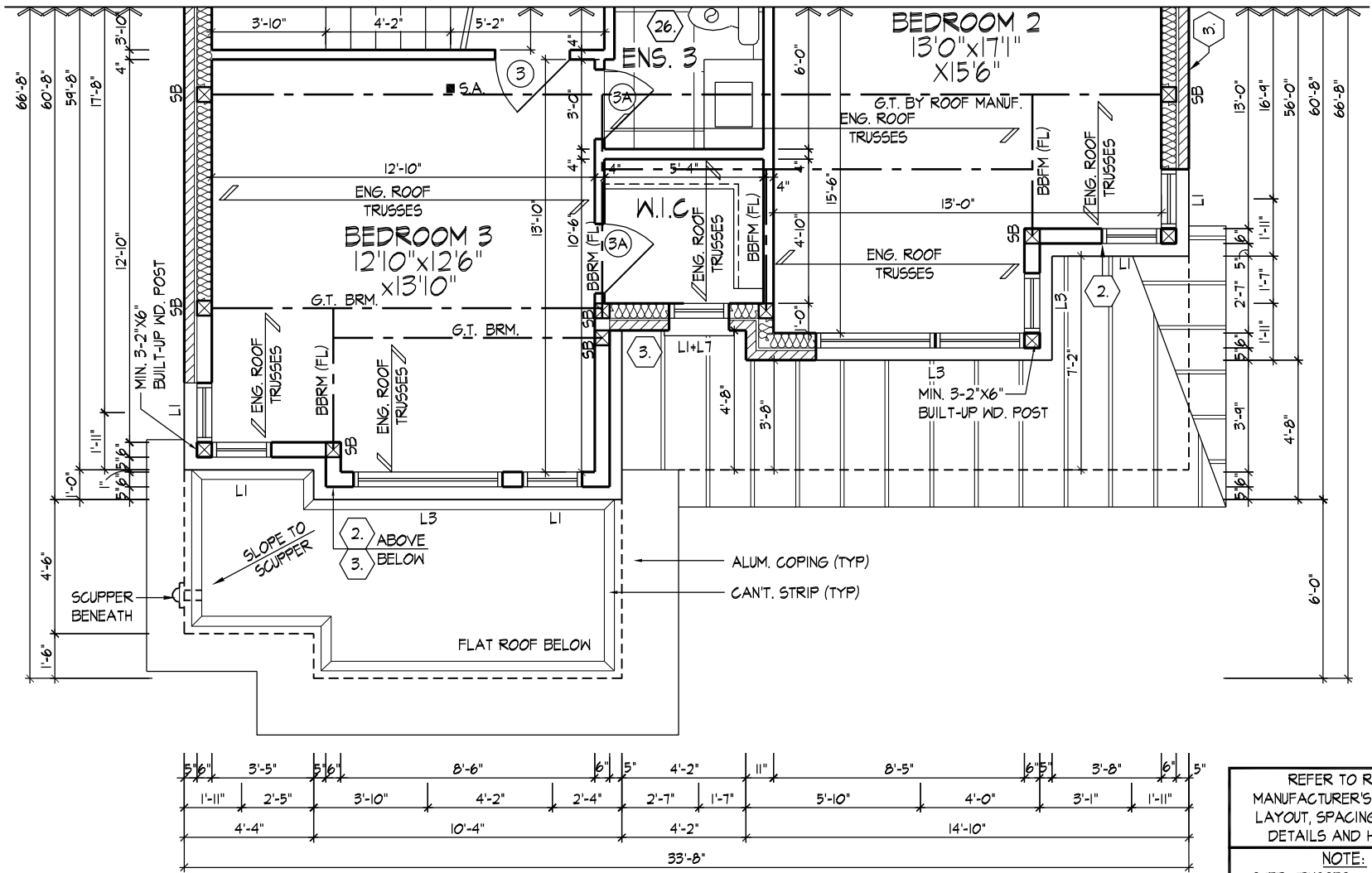
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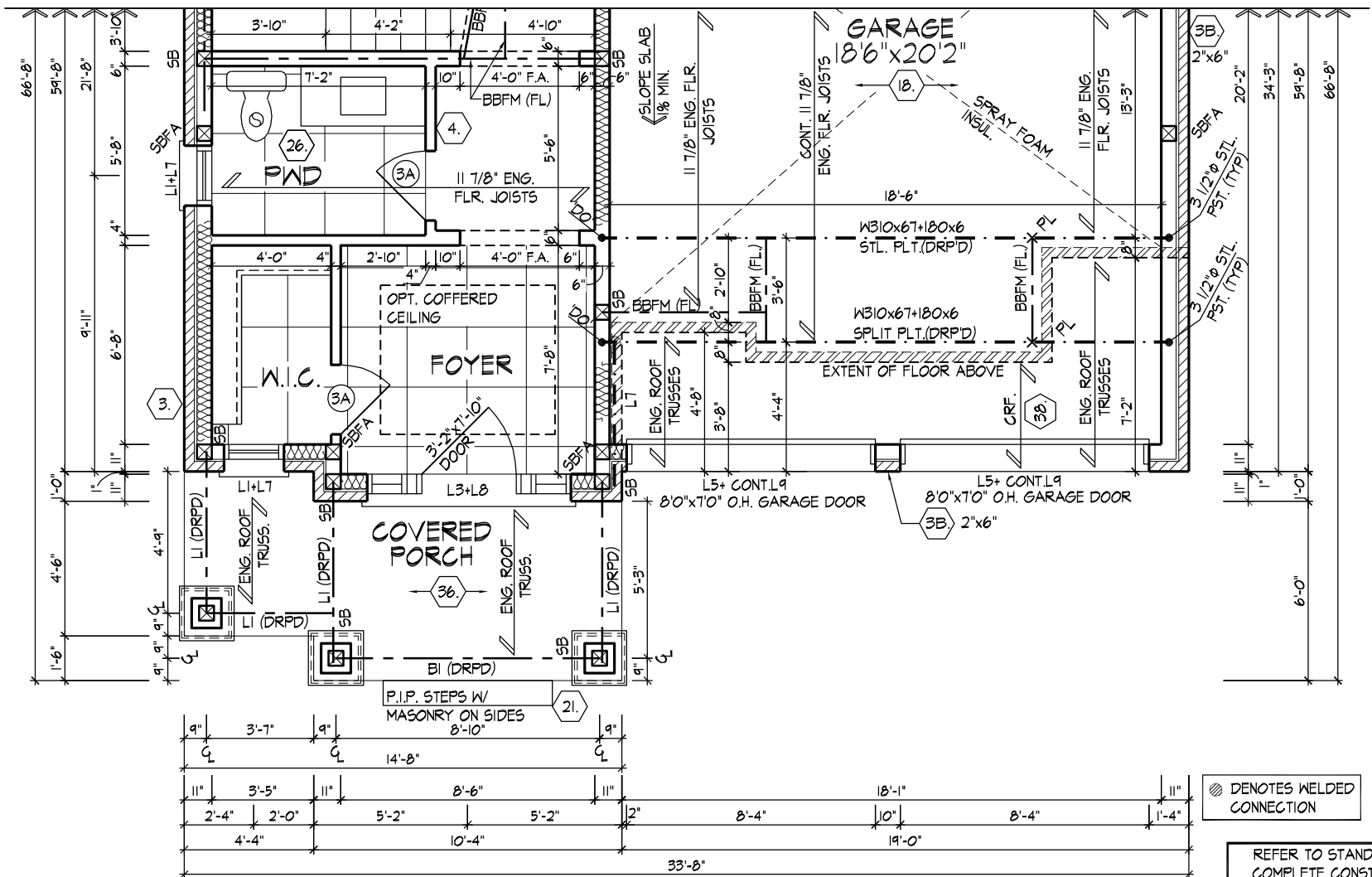
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PART. SECOND FLOOR PLAN ELEV. 'C'

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PART. GROUND FLOOR PLAN ELEV. 'C'

PARTIAL FLOOR PLANS, ELEV. 'C'

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UNIT 4206 - THE IRONWOOD

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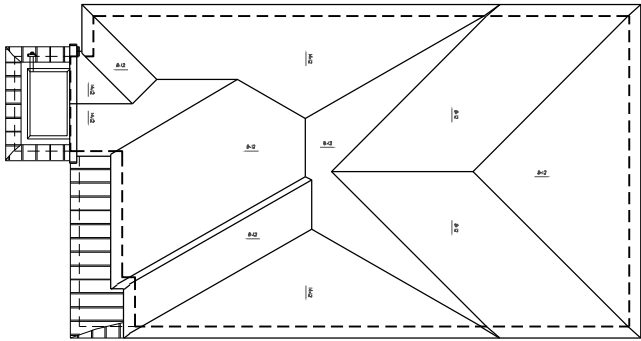
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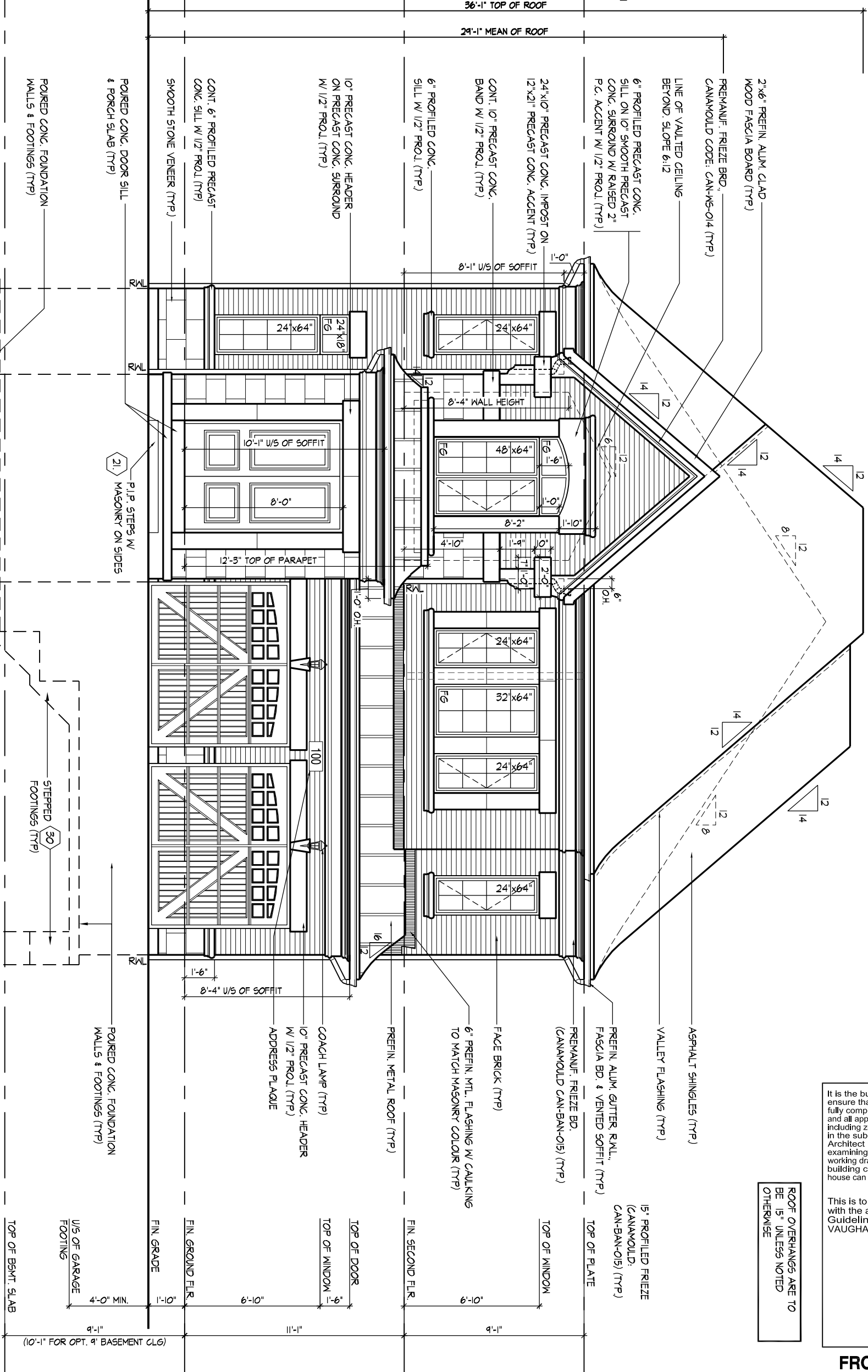
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ROOF PLAN, EL. 'A'

N.T.S.

FRONT ELEVATION 'A'



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ROOF OVERHANGS ARE TO BE 15" UNLESS NOTED OTHERWISE

FRONT ELEVATION 'A'

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PINE VALLEY, VAUGHAN ONT.

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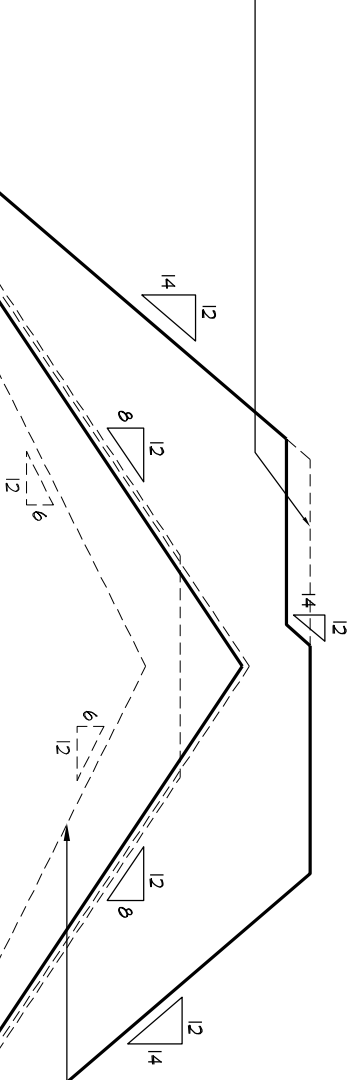
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WINDOW SUMMARY			
PER O.B.C. TABLE 8.10.15.4			
REAR ELEVATION A			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
2	32"	56"	20.22
1	62"	56"	20.94
1	56"	32"	17.33
4	32"	68"	49.78
1	48"	68"	18.56
1	96"	82"	49.83
1	96"	20"	10.22
1	30"	16"	2.17
0	0"	0"	0.00
0	0"	0"	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING	740.87	S.F.	
FACE AREA	68.81	S.M.	
PORTION WALL AREA	740.67	S.F.	
PORTION WALL AREA	68.81	S.M.	
LIMITING DISTANCE	7.50 m		
MAX. % OPENINGS	50.50	%	
OPENINGS ALLOWED	374.04	S.F.	
OPENINGS PROVIDED	190.08	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

ROOF OVERHANGS ARE TO BE 15" UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.

LINE OF ROOF FOR ELEVATION 'B' ONLY (TYP)



LINE OF ROOF FOR ELEVATION 'C' ONLY (TYP)

VALLEY FLASHING (TYP)

PREFIN. ALUM. GUTTER, RAIL, FASCIA BD. & VENTED SOFFIT (TYP)

BRICK SOLDIER COURSE HEADER W/ 1/2" PROJ. (TYP)

PRECAST CONC. SILL W/ 1/2" PROJ. (TYP)

FACE BRICK (TYP)

FIN. GROUND FLR

FIN. GROUND FLR

FIN. GRADE

POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP)

TOP OF BSMT. SLAB

PREMANUF. VINYL CLAD STRUCT. STL. BSMT. WINDOW (TYP).

30"x6"

6" FOIRED CONC. DOOR SILL & PRECAST CONC. STEPS (TYP)

STEPS MAY VARY

21'

REAR ELEVATION 'A'/'B'/'C'

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REAR ELEVATION 'A', 'B' & 'C'

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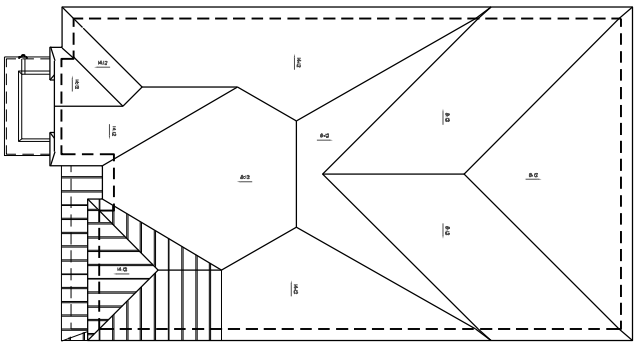
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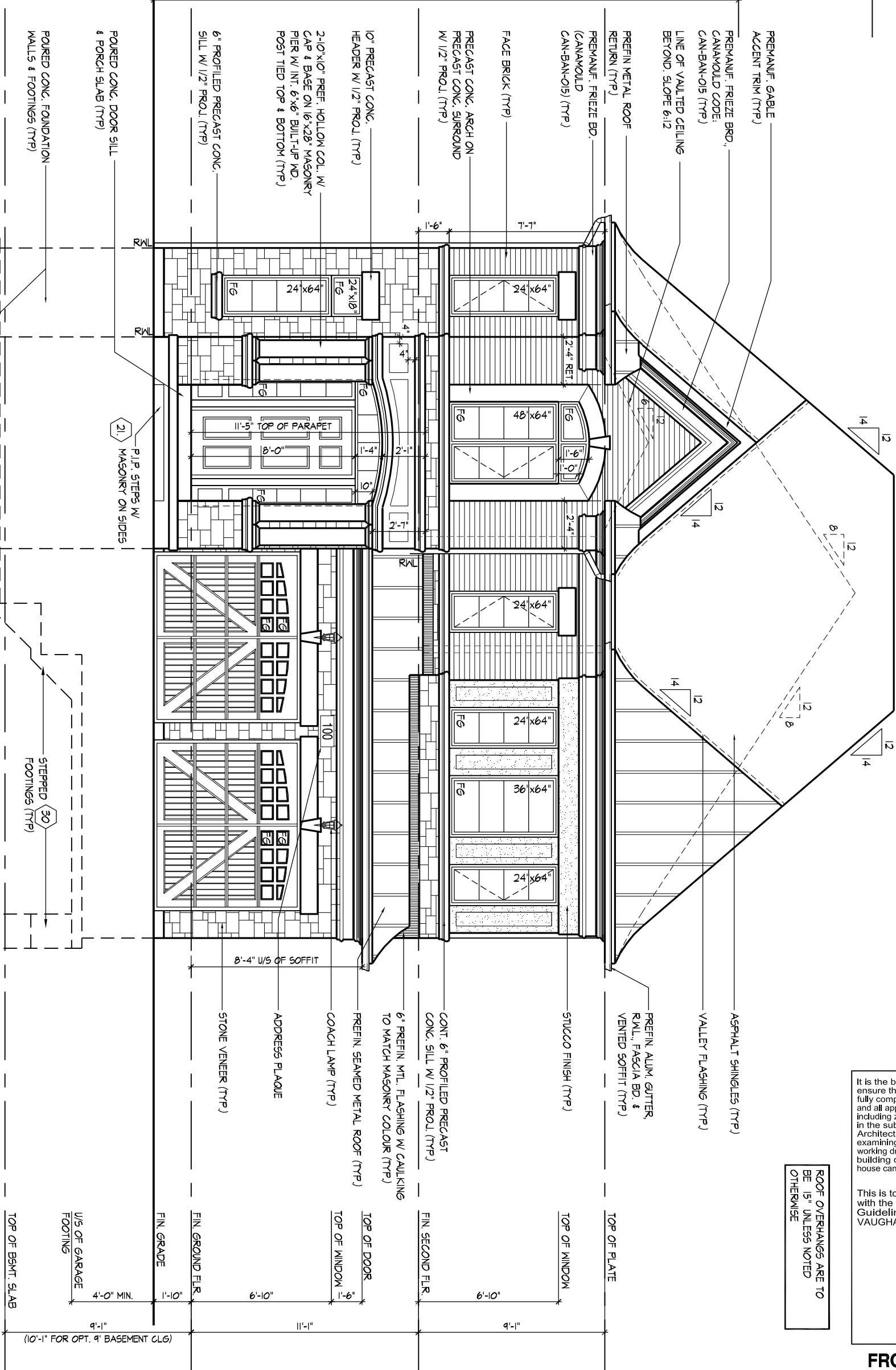


ROOF PLAN, EL. 'B'

N.T.S.

35'-1" TOP OF ROOF

28'-6" MEAN OF ROOF



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ROOF OVERHANGS ARE TO BE 15" UNLESS NOTED OTHERWISE

FRONT ELEVATION 'B'

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.
REV.2020.05.27

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By JK
Checked By AW
Scale 3/16"=1'-0"

File Number 217020WS4206
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Page Number 16 of 24

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23177

BCIN

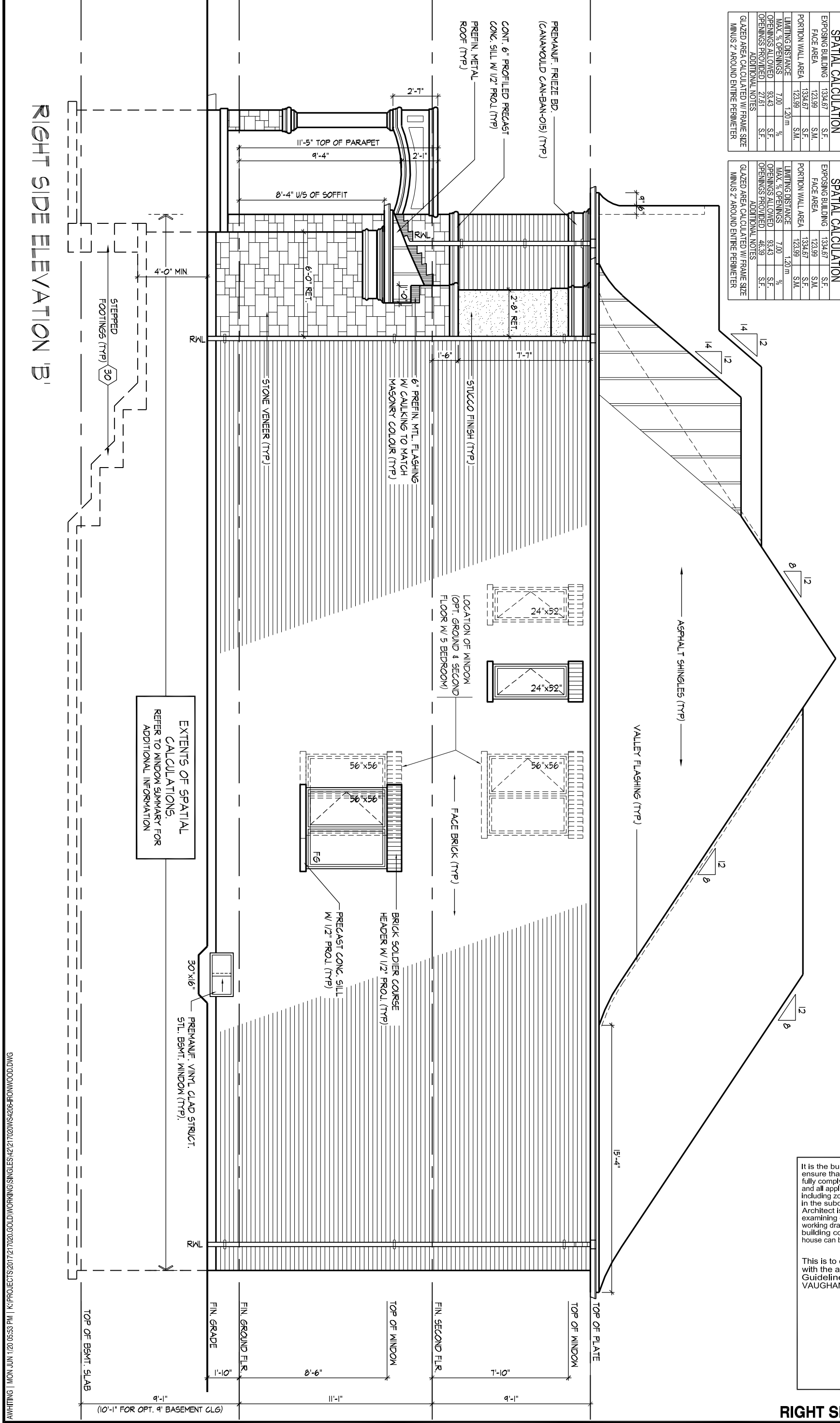
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QUALIFICATION INFORMATION
Allan Whiting
NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.

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WINDOW SUMMARY				WINDOW SUMMARY			
PER O.B.C. TABLE 8.10.15.4				PER O.B.C. TABLE 8.10.15.4			
RIGHT SIDE ELEV. B				OPT. 5-BEDROOM ELEV. B			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	24"	52"	6.67	1	24"	52"	6.67
1	56"	56"	18.78	2	56"	56"	37.56
1	30"	16"	2.17	1	30"	16"	2.17
0	0"	0"	0.00	0	0"	0"	0.00
0	0"	0"	0.00	0	0"	0"	0.00
0	ARCH	0.00	0.00	0	ARCH	0.00	0.00
SPATIAL CALCULATION				SPATIAL CALCULATION			
EXPOSING BUILDING		1334.67	S.F.	EXPOSING BUILDING		1334.67	S.F.
FACE AREA		123.99	S.M.	FACE AREA		123.99	S.M.
PORTION WALL AREA		123.99	S.M.	PORTION WALL AREA		123.99	S.M.
LIMITING DISTANCE		1.20 m	%	LIMITING DISTANCE		1.20 m	%
MAX. % OPENINGS		7.00	%	MAX. % OPENINGS		7.00	%
OPENINGS ALLOWED		93.43	S.F.	OPENINGS ALLOWED		93.43	S.F.
OPENINGS PROVIDED		27.61	S.F.	OPENINGS PROVIDED		46.39	S.F.
ADDITIONAL NOTES				ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

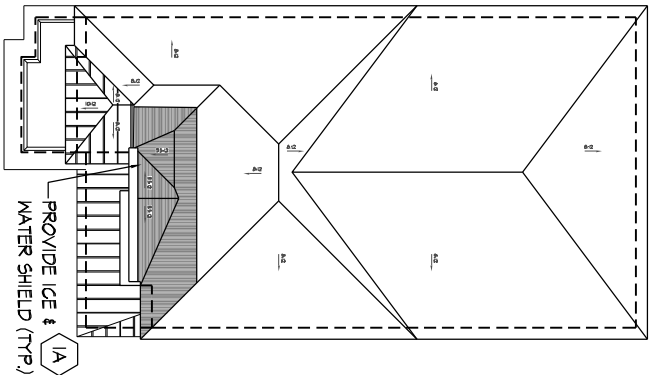
ROOF OVERHANGS ARE TO BE 15" UNLESS NOTED OTHERWISE
REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.



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RIGHT SIDE ELEVATION 'B'



ROOF PLAN, EL. 'C'
N.T.S.

32'-6" [9.906m] TOP OF ROOF

27'-3" [8.306m] MEAN OF ROOF

PROVIDE ICE & WATER SHIELD (TYP.)

1A

8' 12"

6' 12"

12' 6"

12' 6"

8' 12"

3.5:12 ROOF SADDLE

3.5:12 ROOF SADDLE BEYOND

PREFIN. MTL. FLASHING C/M DRIP EDGE, SLOPED 2% TOWARDS ROOF

ASPHALT SHINGLES (TYP.)

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

6" x 1" ALUM. CLAD WOOD FRIEZE BRD. (TYP.)

PREFIN. LONGBOARD SIDING (TYP.)

CONT. 4" PRECAST CONG. SILL W/ 1/2" PROJ. (TYP.)

PREFIN. MTL. FLASHING W/ CAULKING TO MATCH MASONRY COLOUR (TYP.)

PREFIN. SEAMED METAL ROOF (TYP.)

COACH LAMP (TYP.)

CONT. 10" PRECAST CONG. BAND W/ 1/2" PROJ. (TYP.)
DECORATIVE ADDRESS PLAQUE LOCATION

SMOOTH STONE VENEER (TYP.)

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FRONT ELEVATION 'C'

POURED CONG. DOOR SILL & PORCH SLAB (TYP.)

POURED CONG. FOUNDATION WALLS & FOOTINGS (TYP.)

P.I.P. STEPS W/ MASONRY ON SIDES

STEPPED FOOTINGS (TYP.)

30

TOP OF BSMT. SLAB

U/S OF GARAGE FOOTING

4'-0" MIN.

9'-1"

(10'-1" FOR OPT. 9' BASEMENT CLG)

FIN. GROUND FLR.

1'-10"

FIN. GRADE

TOP OF WINDOW

1'-6"

TOP OF DOOR

6'-10"

11'-1"

FIN. SECOND FLR.

7'-10"

9'-1"

TOP OF WINDOW

7'-10"

TOP OF PLATE

WINDOW SUMMARY			
PER O.B.C. TABLE 8.10.15.4			
LEFT SIDE ELEV. 'C'			
QUAN.	HT.	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)

ROOF OVERHANGS ARE TO BE 15" UNLESS NOTED OTHERWISE			
REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.			

SPATIAL CALCULATION			
EXPOSING BUILDING	1331.30	S.F.	
FACE AREA	123.68	S.M.	
PORTION WALL AREA	1331.30	S.F.	
PORTION WALL AREA	123.68	S.M.	
MAX. % OPENINGS	7.00	%	
LIMITING DISTANCE	1.20	m	
OPENINGS ALLOWED	93.19	S.F.	
OPENINGS PROVIDED	91.72	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

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LEFT SIDE ELEVATION 'C'

UNIT 4206 - THE IRONWOOD

REV.2020.05.27

GOLDPARK HOMES - 217020

PINE VALLEY, VAUGHAN ONT.

HUNT DESIGN ASSOCIATES INC.

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Drawn By JK Checked By AW Scale 3/16"=1'-0"

File Number 217020WS4206

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QUALIFICATION INFORMATION

Alan Whiting 23177

NAME SIGNATURE BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19895

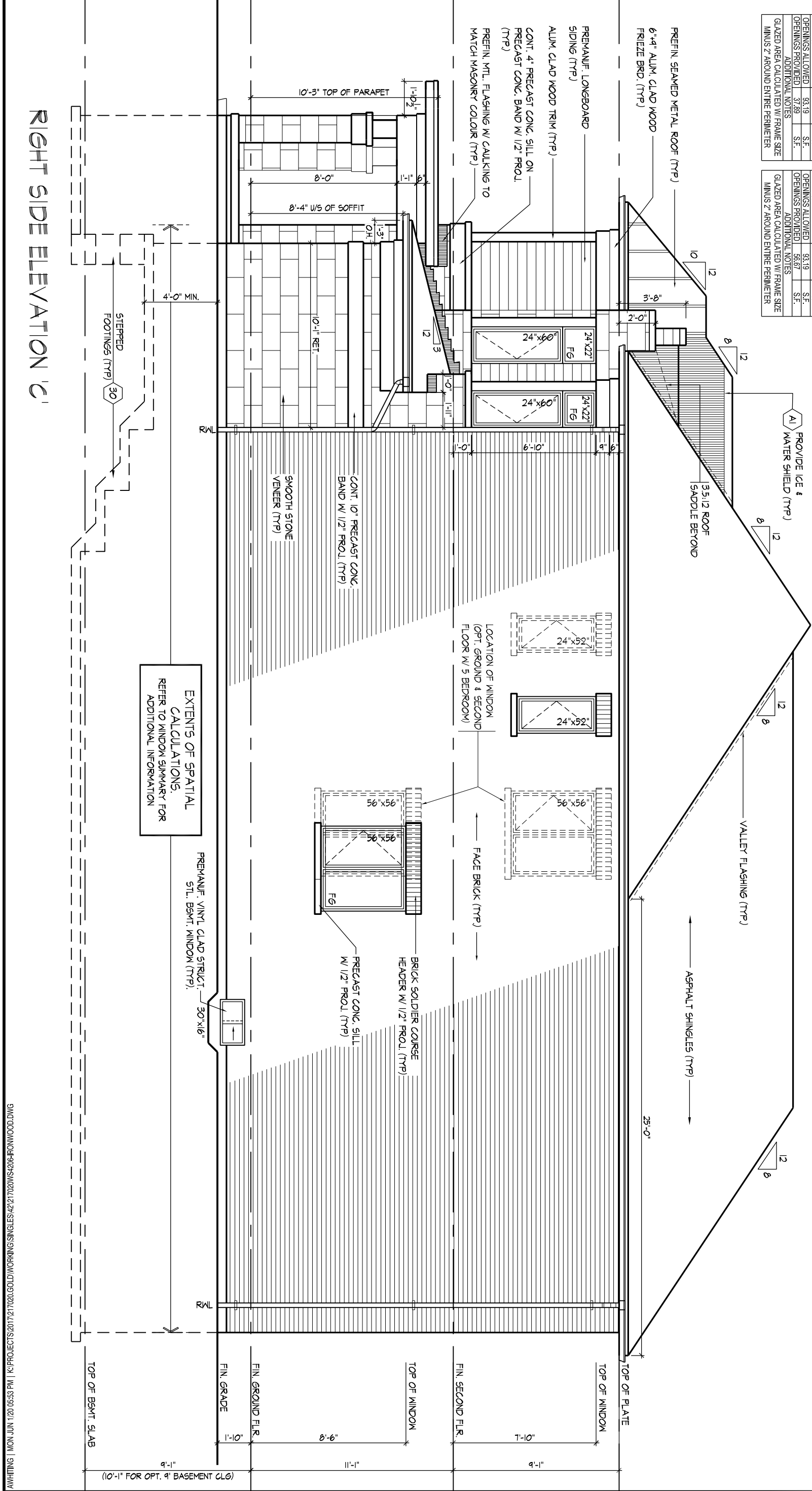
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LEFT SIDE ELEVATION 'C'

EXTENTS OF SPATIAL CALCULATIONS. REFER TO WINDOW SUMMARY FOR ADDITIONAL INFORMATION

WINDOW SUMMARY				WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4				PER O.B.C. TABLE 9.10.15.4			
RIGHT SIDE ELEV. C				OPT. 5-BEDROOM ELEV. C			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	24"	52"	6.67	1	24"	52"	6.67
1	56"	56"	18.78	2	56"	56"	37.66
1	30"	16"	2.17	1	30"	16"	2.17
1	24"	60"	7.78	1	24"	60"	7.78
1	24"	22"	2.50	1	24"	22"	2.50
0	ARCH	0.00	0.00	0	ARCH	0.00	0.00
SPATIAL CALCULATION				SPATIAL CALCULATION			
EXPOSING BUILDING				EXPOSING BUILDING			
FACE AREA				FACE AREA			
PORTION WALL AREA				PORTION WALL AREA			
LIMITING DISTANCE				LIMITING DISTANCE			
MAX. % OPENINGS				MAX. % OPENINGS			
OPENINGS ALLOWED				OPENINGS ALLOWED			
OPENINGS PROVIDED				OPENINGS PROVIDED			
ADDITIONAL NOTES				ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

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RIGHT SIDE ELEVATION 'C'
UNIT 4206 - THE IRONWOOD
REV.2020.05.27

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REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.

23177

SIGNATURE

BCIN

19895

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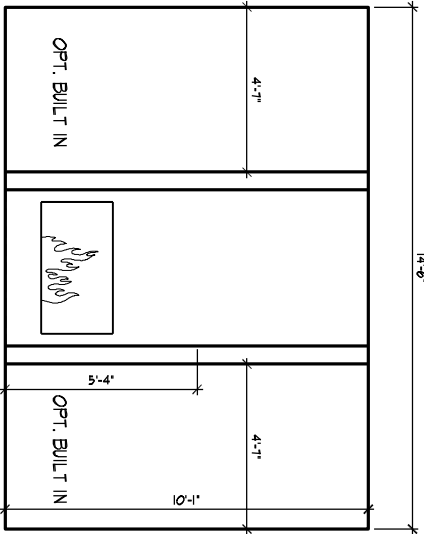
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INTERIOR SECTION 'A'
DBL. SIDED FIRE PLACE

CROSS SECTION A-A

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CROSS SECTION 'A-A'

UNIT 4206 - THE IRONWOOD
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GOLDPARK HOMES - 217020
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