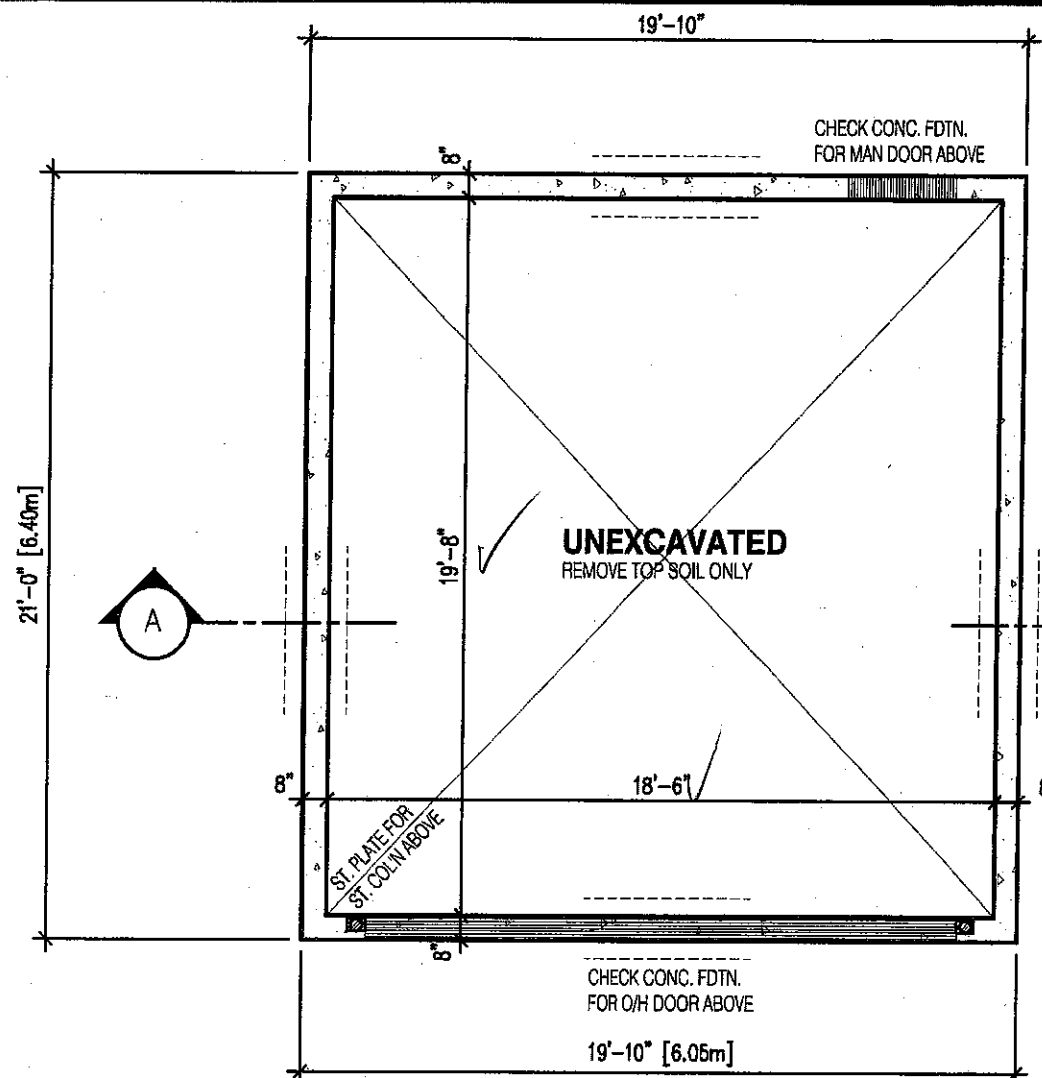
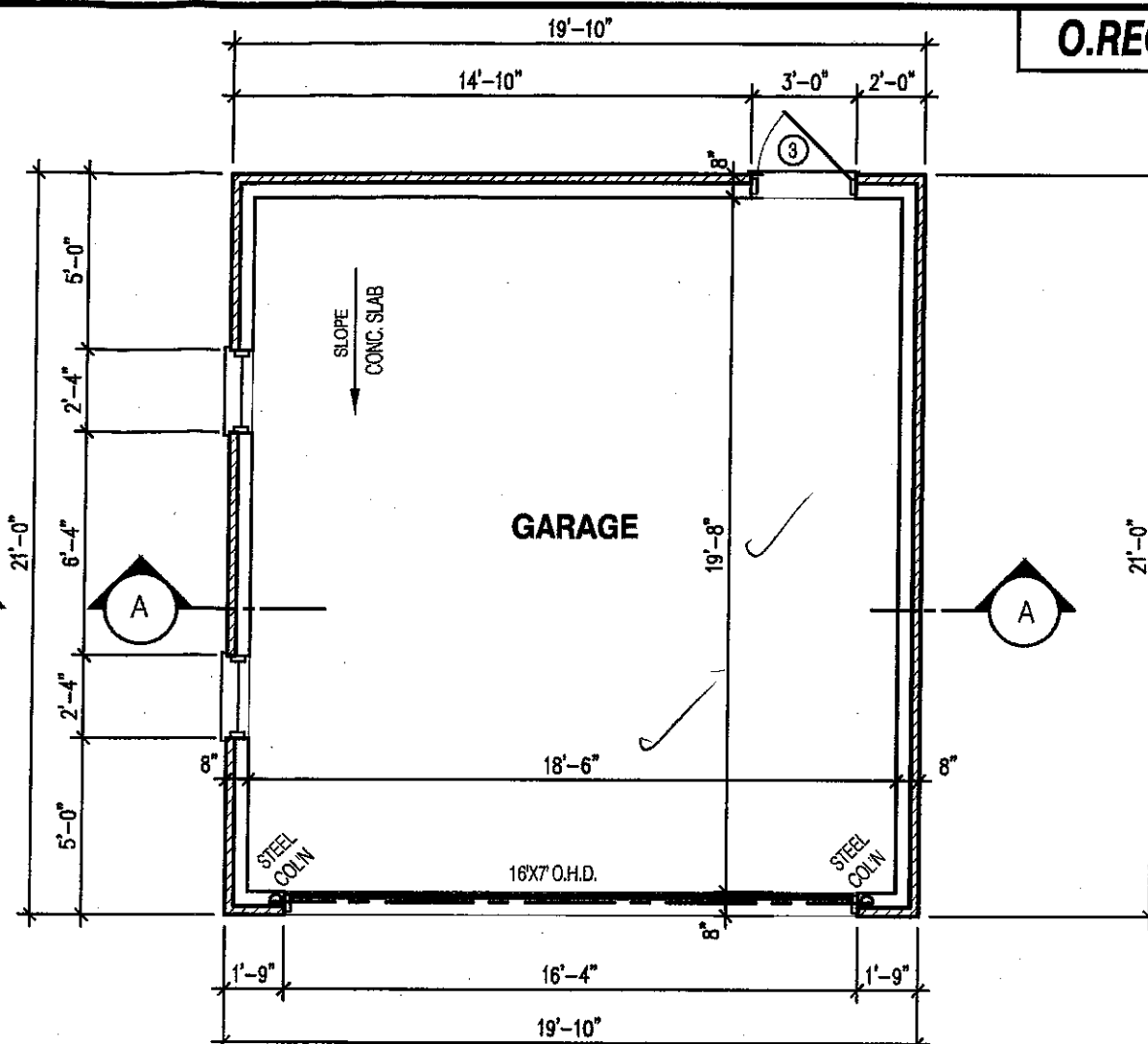




**GALE 2A
ELEV. - 1**



**GALE 2A
ELEV. - 1**

*EV ROUGH-IN
REQUIRED
SEE DETAIL.*

**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: **NOV 27 2018**

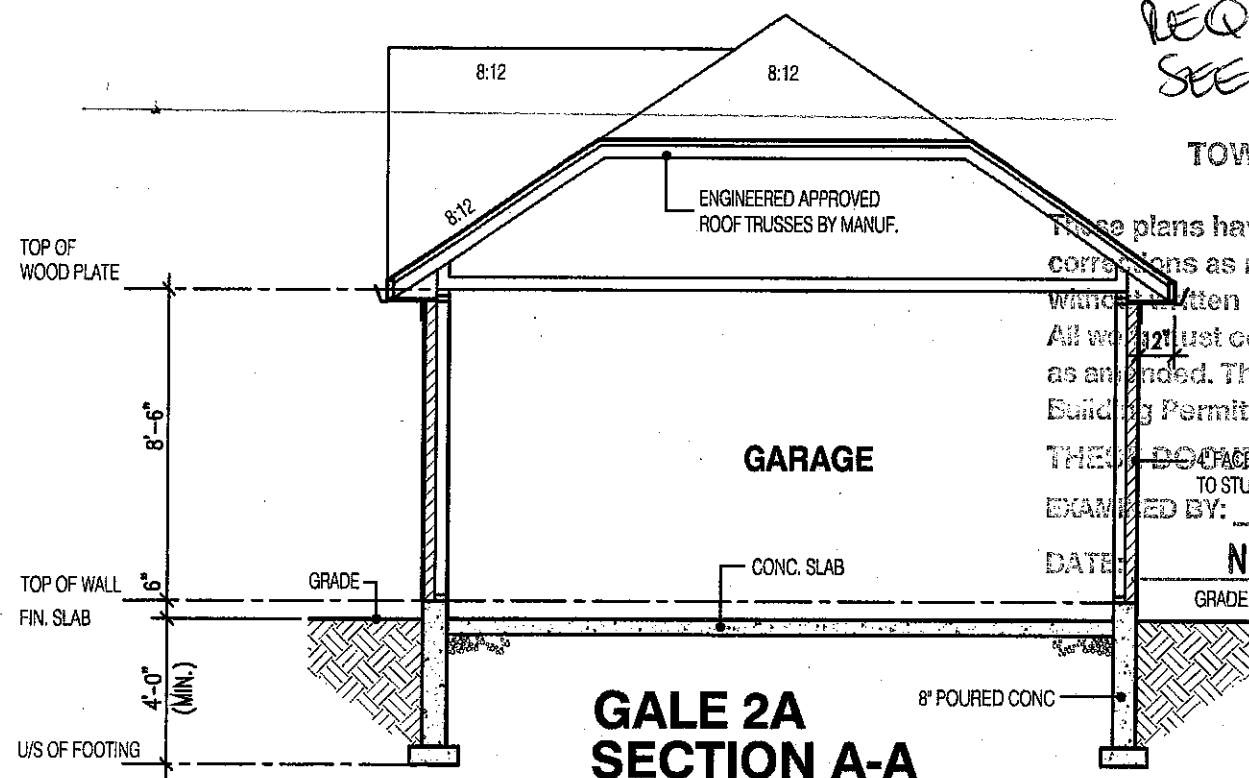
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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 building be properly built or located on its lot.

**ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF EAST GWILLIMBURY**

Signed: **JUL 27 2018**
**JOHN G. WILLIAMS LIMITED
ARCHITECT**

FEB 15 2018

APPLICANT COPY



**GALE 2A
SECTION A-A**

O.REG. 332/12

**GARAGE
GALE 2A
BLOCK 52**

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 FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.

7		
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2	DEC. 21, 2017	ISSUED FOR BUILDING PERMIT
1	OCT. 25, 2017	ISSUED TO CLIENT FOR REVIEW

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

Walter Botter 21031
NAME SIGNATURE BCIN

jardin design group inc. 27763
FIRM NAME BCIN

FOUND., GARAGE PL.&SECTION
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

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

STRUDET INC.

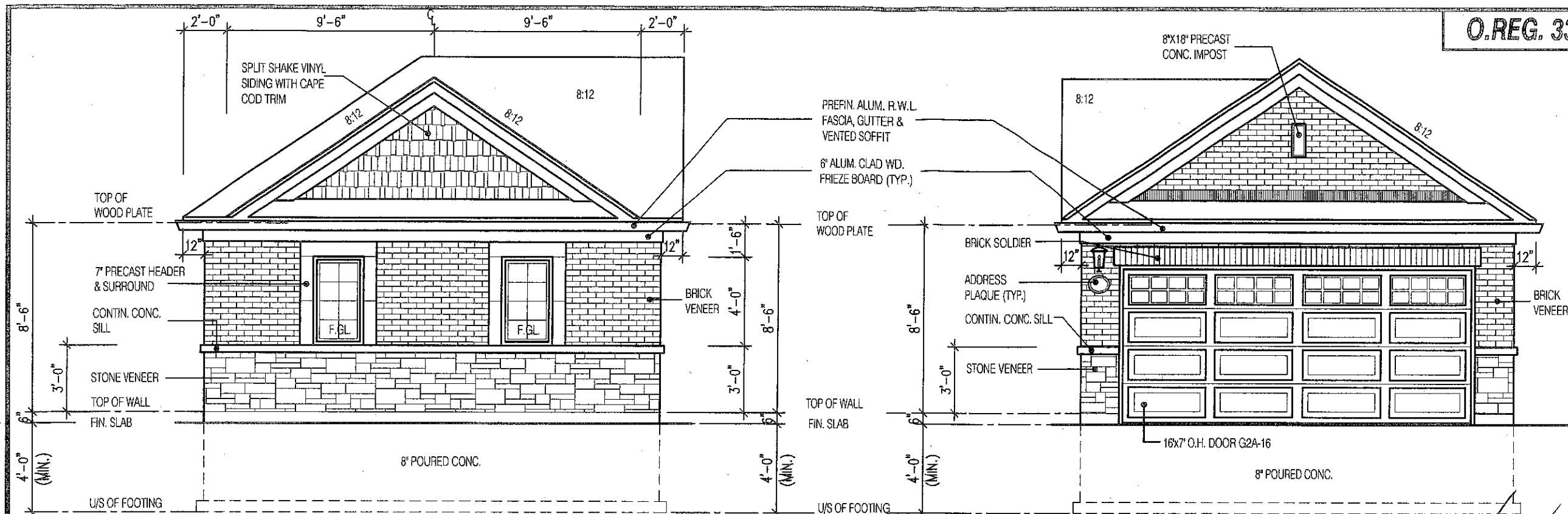


FOR STRUCTURE ONLY

NOTE:
FOR STRUCTURAL INFORMATION SEE BLOCK PLAN DRAWINGS

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

GARAGE SLAB
100MM (4") 32MPa (4640psi) CONC. SLAB WITH 5-8%
AIR ENTRAINMENT ON OPT. 100mm (4") COARSE GRANULAR
FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE
FILL SLOPE TO FRONT AT 1% MIN.



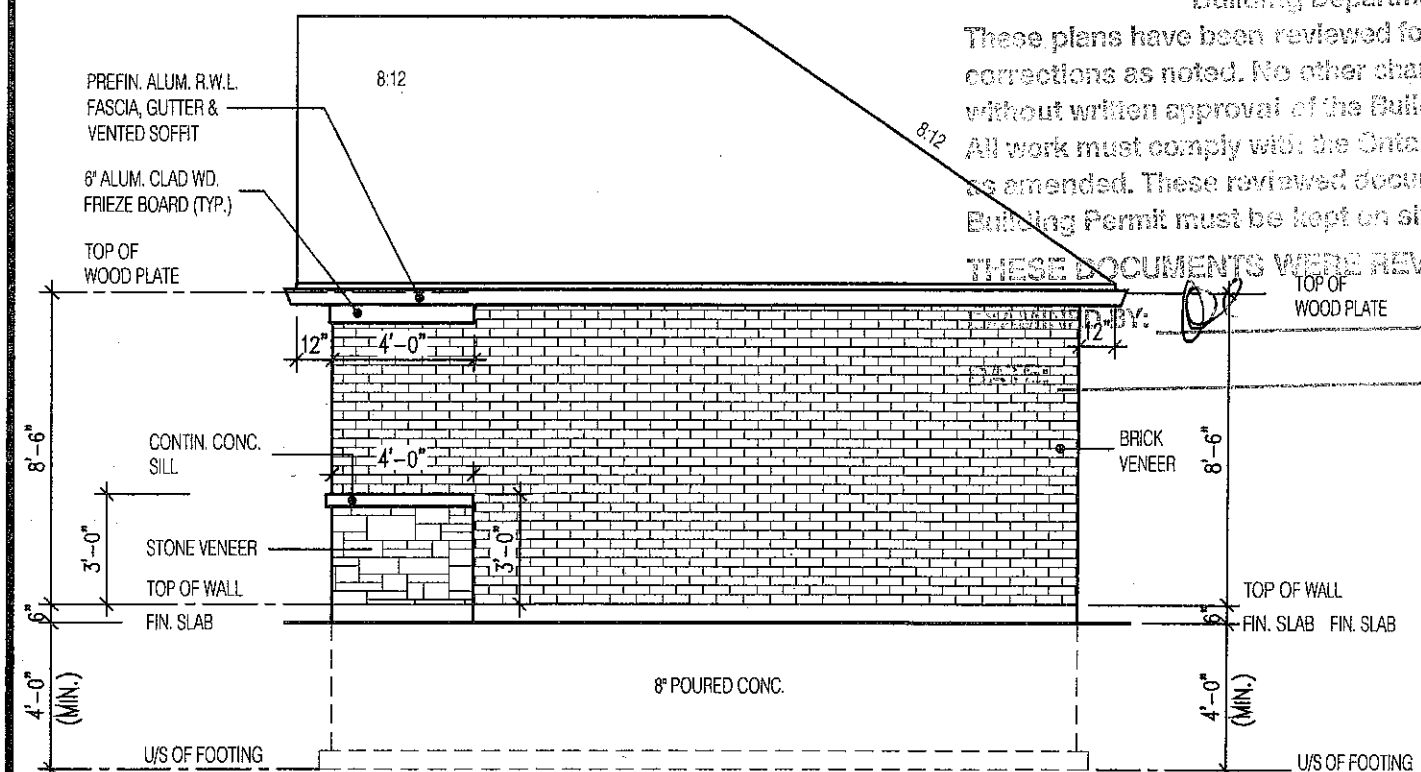
**GALE 2A
LEFT SIDE EL-1**

**GALE 2A
FRONT EL-1**

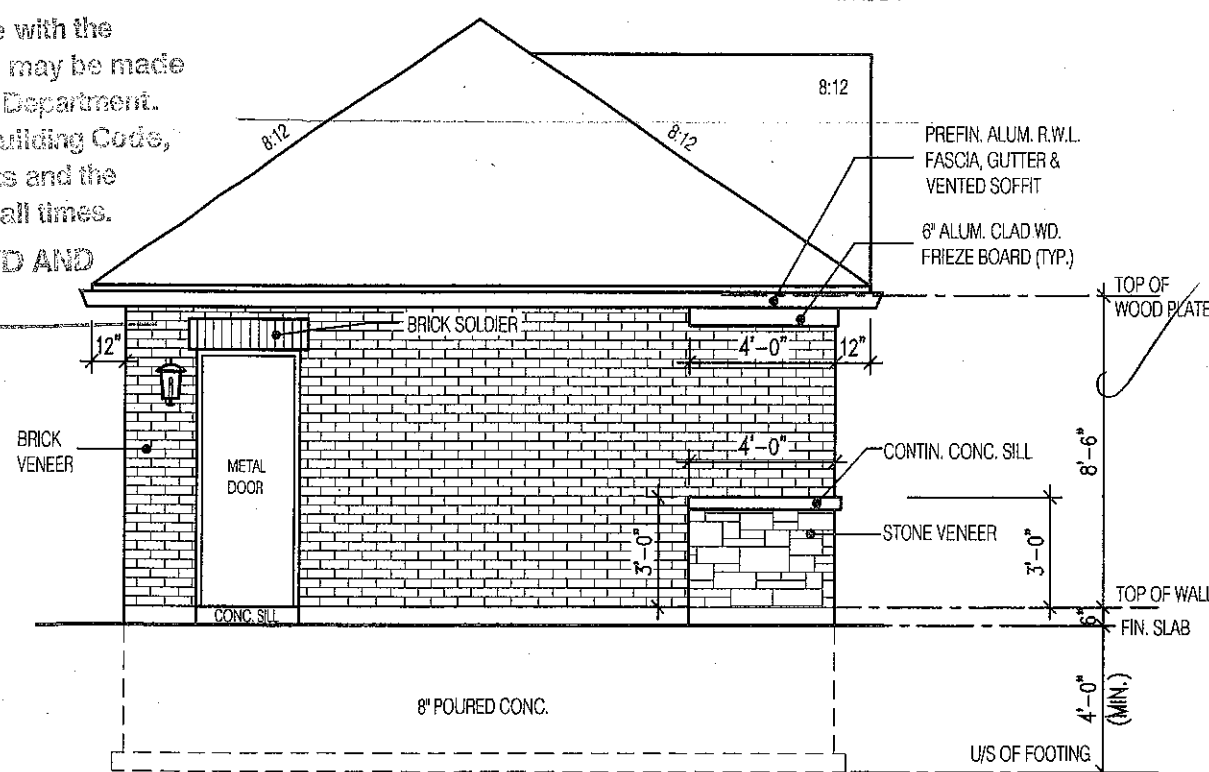
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TOWN OF EAST GWILLIMBURY
Building Department

**ARCHITECTURAL REVIEW
AND APPROVAL**
TOWN OF EAST GWILLIMBURY
Signed: _____
Date: **JUL 27 2018**
JOHN G. WILLIAMS LIMITED
ARCHITECT



**GALE 2A
RIGHT SIDE EL-1**



**GALE 2A
REAR EL-1**

APR 20 2018

**GARAGE
GALE 2A
BLOCK 52**

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3	APR. 19, 2018	ADDED "CAPE COD TRIM" REISSUED TO CLIENT
2	DEC. 21, 2017	ISSUED FOR BUILDING PERMIT
1	OCT. 25, 2017	ISSUED TO CLIENT FOR REVIEW

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]* 21037
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, SIDE & REAR ELEV.
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY



MODEL:	----
SCALE:	3/16"=1'-0"
PROJ. No.	17.11
DWG. No.	2

ROOF CONSTRUCTION

210 LB. (10.25kg/m²) ASPHALT SHINGLES, 3/8" (9.5 mm)
PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD
TRUSSES @ 24" (600 mm) o.c. MAX., 2"x4" (38X89 mm) TRUSS
BRACING @ 6'-0" (1830 mm) o.c. AT BOTTOM CHORD, PREFIN.
ALUM. FASCIA, VENTED SOFFIT, EAVESTROUGH, & RWL.

BRICK VENEER EXTERIOR WALL CONSTRUCTION (2"x4")
(45min. RATING)

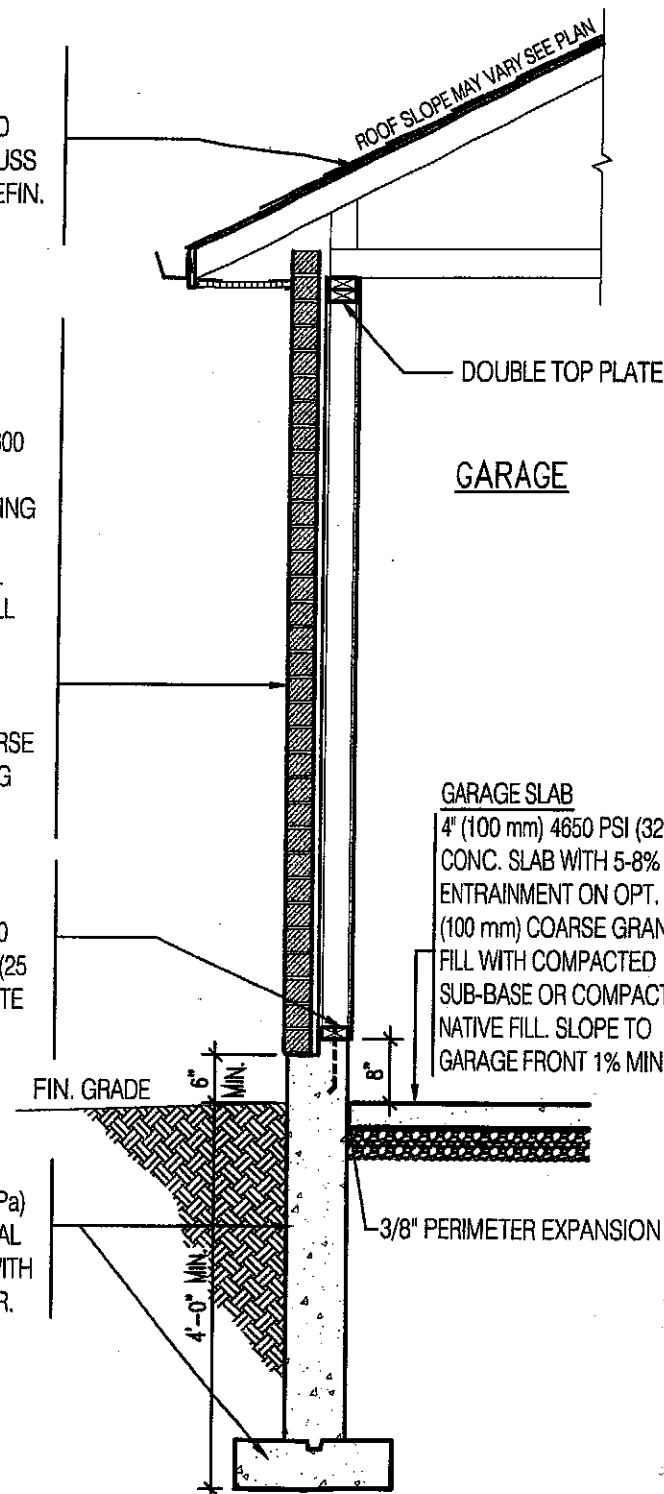
4" (90MM) FACE BRICK, 7/8"x7"x0.03" (22 X 180 X 0.76 mm)
GALV. METAL TIES @ 16" (400 mm) o.c. HORIZONTAL 24" (600
mm) o.c. VERTICAL, 1" (25 mm) AIR SPACE, APPROVED
SHEATHING PAPER ON 3/8" (9.5 mm) EXT. GRADE SHEATHING
ON 2"x4" (38 X 89 mm) STUDS @ 16" (400 mm) o.c.
(MAX. HGT. - 9'-10" (3000 mm)) WITH APPROVED DIAGONAL
WALL BRACING, 1/2" (13 mm) TYPE "X" GYPSUM BOARD. ALL
JOINTS TO BE TAPED AND SEALED. ALL EDGES TO BE
SUPPORTED. FASTENER TYPES AND SPACING SHALL
CONFORM TO CSA-A82.31-M.
PROVIDE WEEP HOLES @ 32" (800 mm) o.c. BOTTOM COURSE
AND OVER ALL OPENINGS. PROVIDE BASE WALL FLASHING
UP MIN. 6" (150 mm) BEHIND BUILDING PAPER.

SILL PLATE

2" X 4" (38 mm X 89 mm) SILL PLATE WITH 1/2" (13 mm) DIA.
ANCHOR BOLTS 8" (200 mm) LONG, EMBEDDED MIN. 4" (100
mm) INTO CONC. @ 7'-10" (2400 mm) o.c. CAULKING OR 1" (25
mm) MIN. MINERAL WOOL OR POLY GASKET BETWEEN PLATE
AND TOP OF FNDTN. WALL. USE MORTAR TO LEVEL SILL
PLATE WHEN REQUIRED.

FOUNDATION WALL/ FOOTING: OBC 9.15.3 & 9.15.4

8" (200 mm) POURED CONC. FNDTN. WALL 2200 PSI (15 MPa)
ON 20" x 6" POURED CONC. FOOTING TO REST ON NATURAL
UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH
MIN. BEARING CAPACITY OF 10.9 PSI (75 kPa) OR GREATER.



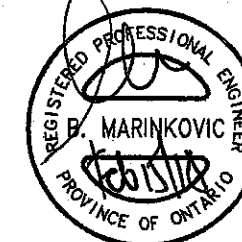
EXTERIOR WALL SECTION
(45min. RATING)

TOWN OF EAST GWILLIMBURY
Building Department

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THESE DOCUMENTS WERE REVIEWED AND

EXAMINED BY: 
DATE: _____

STRUDET INC.



FEB 15 2018

FOR STRUCTURE ONLY

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Walter Botter  21031
NAME SIGNATURE BCIN

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3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

WALL SECTION
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

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