

STRIP FOOTINGS FOR SINGLES AND SEMIS UP TO 2 STOREY

120 KPa NATIVE SOIL

20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

90 KPa ENGINEERED FILL SOIL

24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW FOUNDATION WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS.

100 KPa NATIVE SOIL

22"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
28"x10" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS
OR
28"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS

GENERAL NOTE:

ASSUMED 120/100 KPa NATIVE SOIL BEARING CAPACITY OR 90 KPa
FOR ENGINEERED FILL. TO BE VERIFIED ON SITE. REFER TO ENGINEERED FILL
FOOTING DETAIL FOR REINFORCEMENT.

(REFER TO ENG. FILL FOOTING DETAIL)

PAD FOOTING

120 KPa NATIVE SOIL

F1 = 42"x42"x18" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD

90 KPa ENGINEERED FILL SOIL

F1 = 48"x48"x20" CONCRETE PAD
F2 = 40"x40"x16" CONCRETE PAD
F3 = 34"x34"x14" CONCRETE PAD
F4 = 28"x28"x12" CONCRETE PAD
F5 = 18"x18"x8" CONCRETE PAD

100 KPa NATIVE SOIL

F1 = 40"x46"x20" CONCRETE PAD
F2 = 38"x38"x16" CONCRETE PAD
F3 = 32"x32"x14" CONCRETE PAD
F4 = 26"x26"x12" CONCRETE PAD
F5 = 17"x17"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 1/4" (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 = 5' 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
WB2 = 3'-2" x 8" SPRUCE BEAM
WB3 = 2'-2" x 10" SPRUCE BEAM
WB4 = 3'-2" x 10" SPRUCE BEAM
WB5 = 2'-2" x 12" SPRUCE BEAM
WB6 = 3'-2" x 12" SPRUCE BEAM
WB7 = 5'-2" x 12" SPRUCE BEAM
WB10 = 4'-2" x 8" SPRUCE BEAM
WB11 = 4'-2" x 10" SPRUCE BEAM

STEEL LINTELS:

L1 = 3' 1/2" x 3' 1/2" x 1/4" (90 x 90 x 6)
L2 = 4' x 3' 1/2" x 5/16" (100 x 90 x 8)
L3 = 5' x 3' 1/2" x 5/16" (125 x 90 x 8)
L4 = 6' x 3' 1/2" x 3/8" (150 x 90 x 10)
L5 = 6' x 4' x 3/8" (150 x 100 x 10)
L6 = 7' x 4' x 3/8" (180 x 100 x 10)

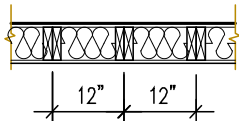
LAMINATED VENEER LUMBER (LVL BEAMS)

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)

Door Schedule

NO.	WIDTH	HEIGHT 8' TO 9' CEILINGS	HEIGHT 10' OR MORE CEILINGS	TYPE
1	2'-10"	6'-8" (865x2033)	8'-0" (865x2439)	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8" (815x2033)	8'-0" (815x2439)	INSULATED FRONT DOORS
2	2'-8"	6'-8" (815x2033)	8'-0" (815x2439)	WOOD & GLASS DOOR
3	2'-8"	6'-8" x 1-3/4" (815x2033x45)	8'-0" x 1-3/4" (815x2439x45)	EXTERIOR SLAB DOOR
4	2'-8"	6'-8" x 1-3/8" (815x2033x35)	8'-0" x 1-3/8" (815x2439x35)	INTERIOR SLAB DOOR
5	2'-6"	6'-8" x 1-3/8" (760x2033x35)	8'-0" x 1-3/8" (760x2439x35)	INTERIOR SLAB DOOR
6	2'-2"	6'-8" x 1-3/8" (660x2033x35)	8'-0" x 1-3/8" (660x2439x35)	INTERIOR SLAB DOOR
7	1'-6"	6'-8" x 1-3/8" (460x2033x35)	8'-0" x 1-3/8" (460x2439x35)	INTERIOR SLAB DOOR
8	3'-0"	6'-8" x 1-3/8" (915x2033x35)	8'-0" x 1-3/8" (915x2439x35)	INTERIOR SLAB DOOR

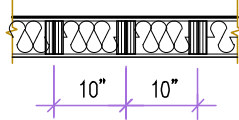
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @12" O.C.
FULL HT C/W SOLID BLOCKING 4'-0" O.C. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.



MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND
MAXIMUM SUPPORTED LENGTH OF TRUSS IS 40'-0"

TWO STOREY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED
AND NAILED TOGETHER AND SPACED MAX. @10" O.C. FULL HT
C/W SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL AND 7/16" EXT.
OSB SHEATHING.



MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND
MAXIMUM SUPPORTED LENGTH OF TRUSS IS 40'-0"

TWO STOREY HEIGHT WALL DETAIL

AREA CALCULATIONS EL-1A

FIRST FLOOR AREA	=	847 Sq. Ft.
SECOND FLOOR AREA	=	1043 Sq. Ft.
TOTAL FLOOR AREA	=	1890 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1890 Sq. Ft.
GROUND FLOOR COVERAGE	=	847 Sq. Ft.
GARAGE COVERAGE / AREA	=	212 Sq. Ft.
PORCH COVERAGE / AREA	=	71 Sq. Ft.
COVERAGE W/ PORCH	=	1130 Sq. Ft.
COVERAGE W/O PORCH	=	1059 Sq. Ft.
	=	98.38 Sq. m.

AREA CALCULATIONS EL-2A

FIRST FLOOR AREA	=	847 Sq. Ft.
SECOND FLOOR AREA	=	1043 Sq. Ft.
TOTAL FLOOR AREA	=	1890 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1890 Sq. Ft.
GROUND FLOOR COVERAGE	=	847 Sq. Ft.
GARAGE COVERAGE / AREA	=	212 Sq. Ft.
PORCH COVERAGE / AREA	=	50 Sq. Ft.
COVERAGE W/ PORCH	=	1109 Sq. Ft.
	=	103.03 Sq. m.
COVERAGE W/O PORCH	=	1059 Sq. Ft.
	=	98.38 Sq. m.

AREA CALCULATIONS EL-3A

FIRST FLOOR AREA	=	847 Sq. Ft.
SECOND FLOOR AREA	=	1057 Sq. Ft.
TOTAL FLOOR AREA	=	1904 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1904 Sq. Ft.
GROUND FLOOR COVERAGE	=	847 Sq. Ft.
GARAGE COVERAGE / AREA	=	212 Sq. Ft.
PORCH COVERAGE / AREA	=	50 Sq. Ft.
COVERAGE W/ PORCH	=	1109 Sq. Ft.
	=	103.03 Sq. m.
COVERAGE W/O PORCH	=	1059 Sq. Ft.
	=	98.38 Sq. m.

AREA CALCULATIONS EL-1B

FIRST FLOOR AREA	=	847 Sq. Ft.
SECOND FLOOR AREA	=	1047 Sq. Ft.
TOTAL FLOOR AREA	=	1894 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1894 Sq. Ft.
GROUND FLOOR COVERAGE	=	847 Sq. Ft.
GARAGE COVERAGE / AREA	=	212 Sq. Ft.
PORCH COVERAGE / AREA	=	71 Sq. Ft.
COVERAGE W/ PORCH	=	1130 Sq. Ft.
	=	104.98 Sq. m.
COVERAGE W/O PORCH	=	1059 Sq. Ft.
	=	98.38 Sq. m.

AREA CALCULATIONS EL-2B

FIRST FLOOR AREA	=	847 Sq. Ft.
SECOND FLOOR AREA	=	1047 Sq. Ft.
TOTAL FLOOR AREA	=	1894 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1894 Sq. Ft.
GROUND FLOOR COVERAGE	=	847 Sq. Ft.
GARAGE COVERAGE / AREA	=	212 Sq. Ft.
PORCH COVERAGE / AREA	=	50 Sq. Ft.
COVERAGE W/ PORCH	=	1109 Sq. Ft.
	=	103.03 Sq. m.
COVERAGE W/O PORCH	=	1059 Sq. Ft.
	=	98.38 Sq. m.

AREA CALCULATIONS EL-3B

FIRST FLOOR AREA	=	847 Sq. Ft.
SECOND FLOOR AREA	=	1048 Sq. Ft.
TOTAL FLOOR AREA	=	1895 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1895 Sq. Ft.
GROUND FLOOR COVERAGE	=	847 Sq. Ft.
GARAGE COVERAGE / AREA	=	212 Sq. Ft.
PORCH COVERAGE / AREA	=	50 Sq. Ft.
COVERAGE W/ PORCH	=	1109 Sq. Ft.
	=	103.03 Sq. m.
COVERAGE W/O PORCH	=	1059 Sq. Ft.
	=	98.38 Sq. m.

SEMI LOTS

PEYTON 1

ELEVATION 1,2 & 3

A1 PACKAGE

O.REG. 332/12

STRUDET INC.



FOR STRUCTURE ONLY

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 INVENTS 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.

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THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT
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7		
6		
5		
4		
3	JULY 2, 2020	ISSUED FOR BUILDING PERMIT
2	JUNE 25, 2020	ISSUED FOR PRE-COORDINATION STAGE
1	JUNE 2, 2020	ISSUED FOR BROCHURE

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 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

LAMPONE INVESTMENTS INC.
CITY OF MARKHAM



MODEL: T ----
SCALE: 3/16"=1'-0"
PROJ. No. 20-03
DWG. No. 0

CITY OF **MARKHAM**
BUILDING STANDARDS DIVISION
REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING
CODE AND THE APPLICABLE ZONING BY-LAW

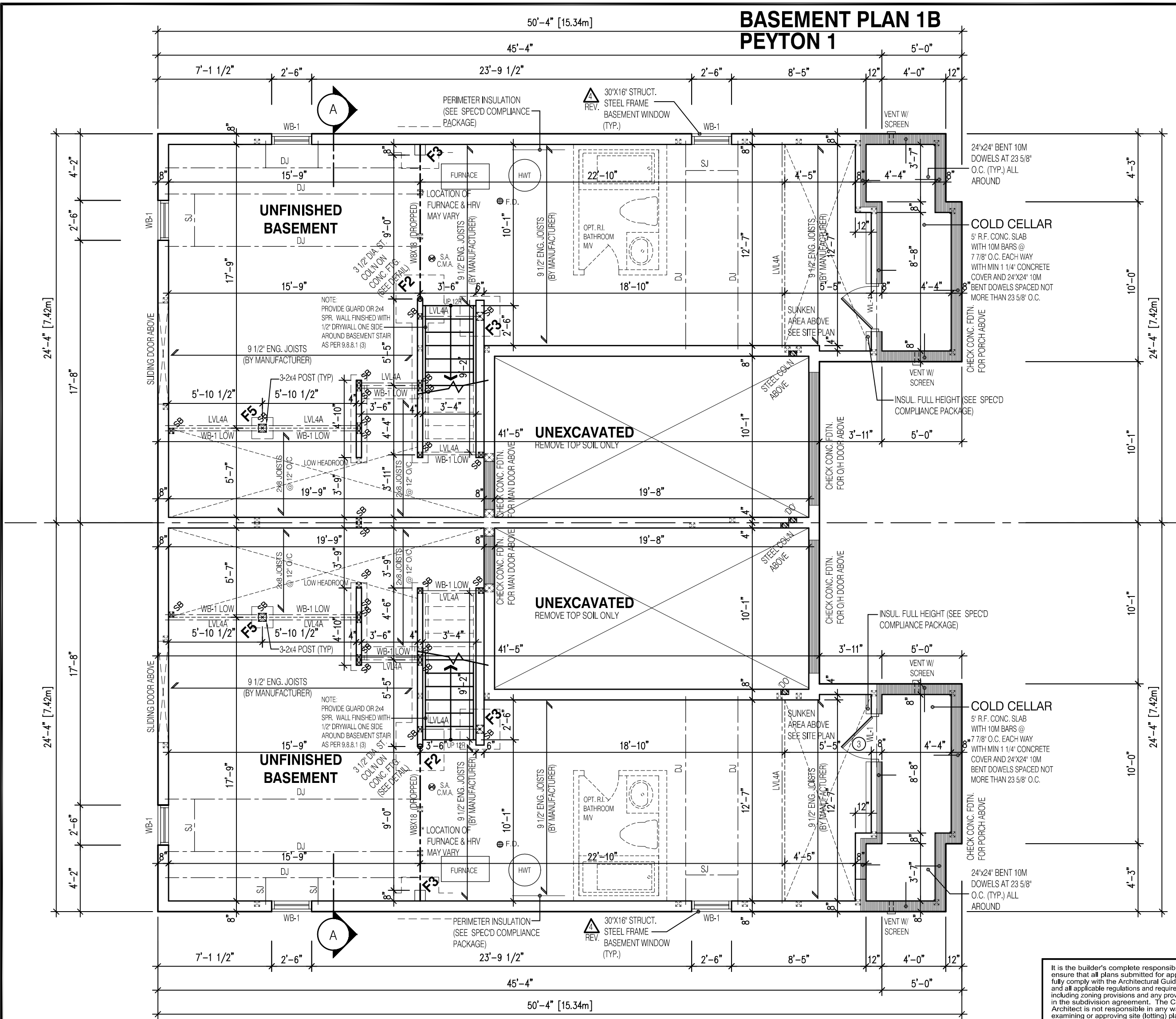


Date: 02/10/21

**ALL CONSTRUCTION SHALL COMPLY WITH
THE ONTARIO BUILDING CODE**

NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR
CAUSE A BUILDING TO BE CONSTRUCTED EXCEPT IN ACCORDANCE
WITH THESE CERTIFIED BUILDING PERMIT DOCUMENTS, THE
BUILDING CODE ACT AND THE BUILDING CODE.

NOTE: THE PROPOSED DEVELOPMENT IS SUBJECT TO COMPLIANCE
WITH ALL APPLICABLE PROVISIONS OF THE ZONING BY-LAW AND
ALL OTHER APPLICABLE LAWS INCLUDING THE PROVISIONS OF A
SITE PLAN AND / OR SUBDIVISION AGREEMENT WHICH MAY OR MAY
NOT BE REGISTERED ON TITLE



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: REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE	NOTE: SUBFLOOR TO BE 5/8" PLYWOOD 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
NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.		NOTE: ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL	

BASEMENT PLAN 1A
PEYTON 1

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.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of MARKHAM.

1890/1894
SEMI LOTS

PEYTON 1
ELEVATION 1A & 1B

A1 PACKAGE

O.REG. 332/12

STRUDET INC.

FOR STRUCTURE ONLY

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7		
6		
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4	DEC. 2, 2020	REV. AS PER CITY COMMENT; REISSUED FOR PERMIT
3	JULY 2, 2020	ISSUED FOR BUILDING PERMIT
2	JUNE 25, 2020	ISSUED FOR PRE-COORDINATION STAGE
1	JUNE 2, 2020	ISSUED FOR BROCHURE

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 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 EL-1

LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 20-03
DWG. No. 1

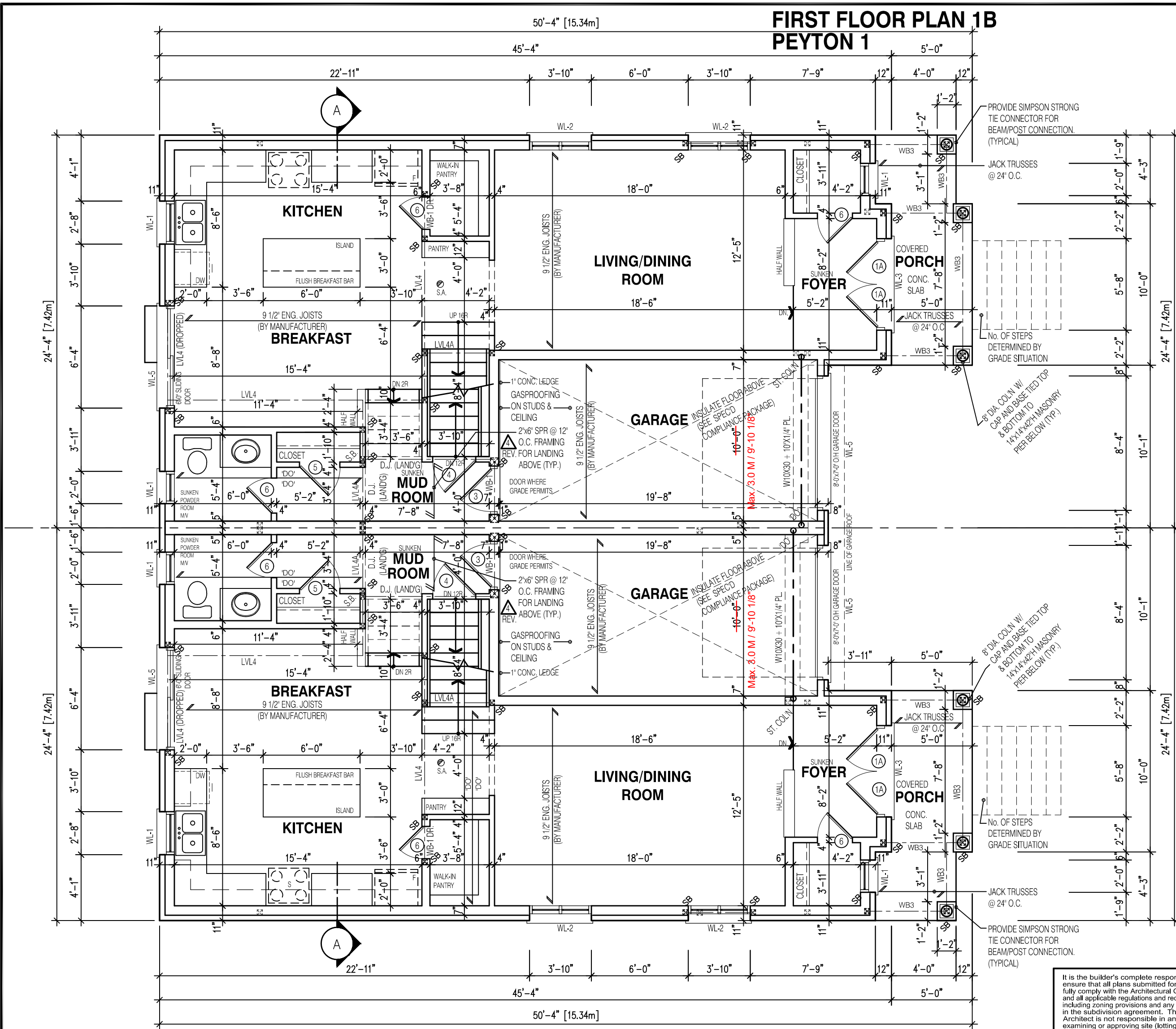


Date: 02/10/21

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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: SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL	LEGEND: <div><div></div> BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)</div> <div><div></div> INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE</div> <div><div></div> STL. PLATE FOR STEEL COLN ABOVE</div> <div><div></div> LVL LAMINATED VENEER LUMBER</div> <div><div></div> S.J. SINGLE JOIST</div> <div><div></div> D.J. DOUBLE JOIST</div> <div><div></div> T.J. TRIPLE JOIST</div> <div><div></div> REPEAT NOTE</div> <div><div></div> SHOWER WEEPERS</div>
NOTE: REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE	NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.	NOTE: ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL	

FIRST FLOOR PLAN 1A
PEYTON 1

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1890/1894
SEMI LOTS

PEYTON 1
ELEVATION 1A & 1B

A1 PACKAGE

O.REG. 332/12

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
December 15, 2020
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

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jardin
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VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

Walter Botter
NAME SIGNATURE BCIN

21031

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

LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

BILD

MODEL:
T
SCALE:
3/16"=1'-0"
PROJ. No.
20-03
DWG. No.
2



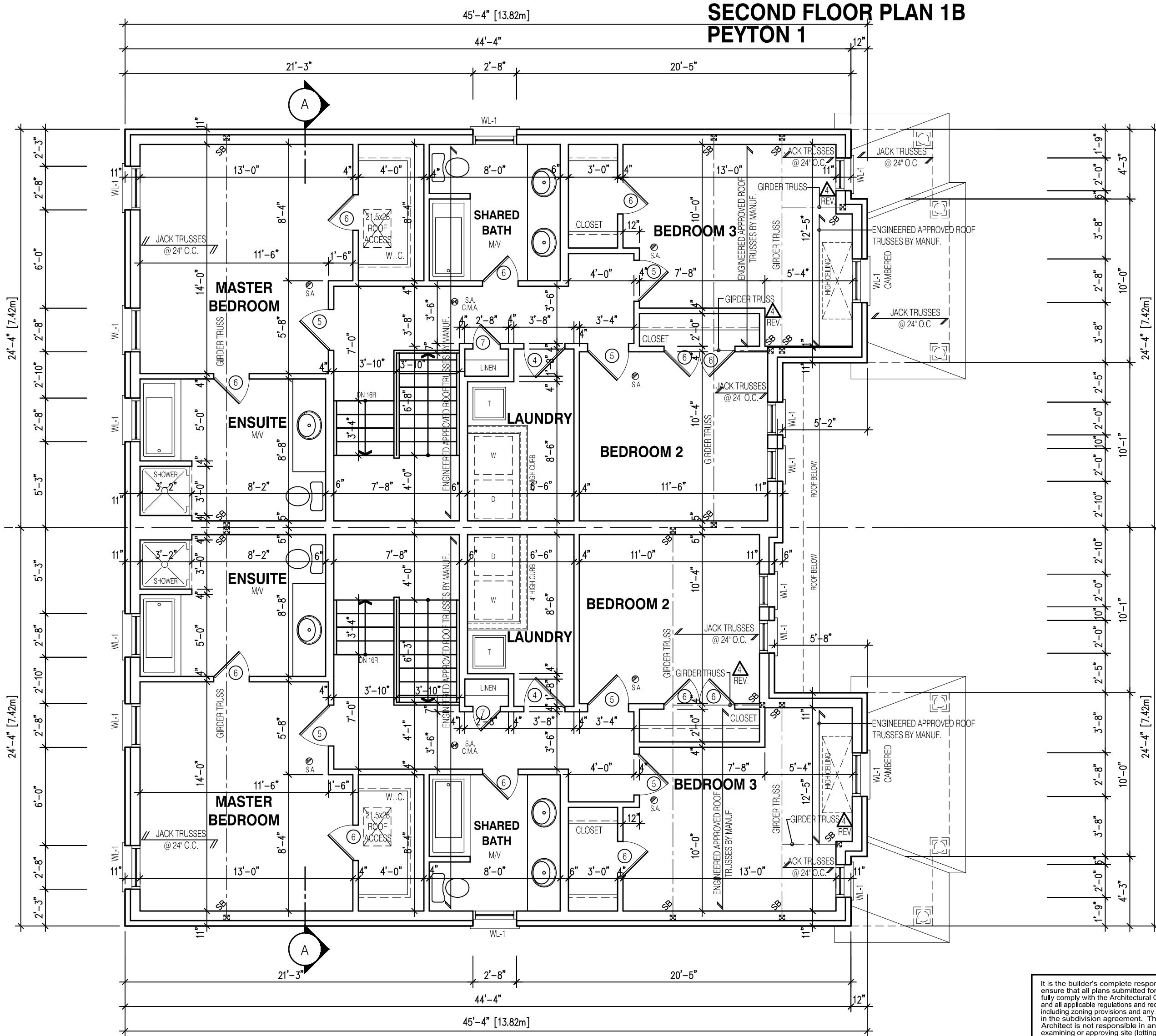
Date: 02/10/21

ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE

NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR CAUSE A BUILDING TO BE CONSTRUCTED EXCEPT IN ACCORDANCE WITH THESE CERTIFIED BUILDING PERMIT DOCUMENTS, THE BUILDING CODE ACT AND THE BUILDING CODE.

NOTE: THE PROPOSED DEVELOPMENT IS SUBJECT TO COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING BY-LAW AND ALL OTHER APPLICABLE LAWS INCLUDING THE PROVISIONS OF A SITE PLAN AND / OR SUBDIVISION AGREEMENT WHICH MAY OR MAY NOT BE REGISTERED ON TITLE

SECOND FLOOR PLAN 1B
PEYTON 1



SECOND FLOOR PLAN 1A
PEYTON 1

LEGEND:

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

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

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.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of MARKHAM.

1890/1894
SEMI LOTS
PEYTON 1
ELEVATION 1A & 1B
A1 PACKAGE
O.REG. 332/12

STRUDET INC.



FOR STRUCTURE ONLY

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.
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7		
6		
5		
4	DEC. 2, 2020	REV. AS PER CITY COMMENT; REISSUED FOR PERMIT
3	JULY 2, 2020	ISSUED FOR BUILDING PERMIT
2	JUNE 25, 2020	ISSUED FOR PRE-COORDINATION STAGE
1	JUNE 2, 2020	ISSUED FOR BROCHURE

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 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

SEC. FLOOR PLAN EL-1
LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

	MODEL:	T
	SCALE:	3/16"=1'-0"
	PROJ. No.	20-03
	DWG. No.	3

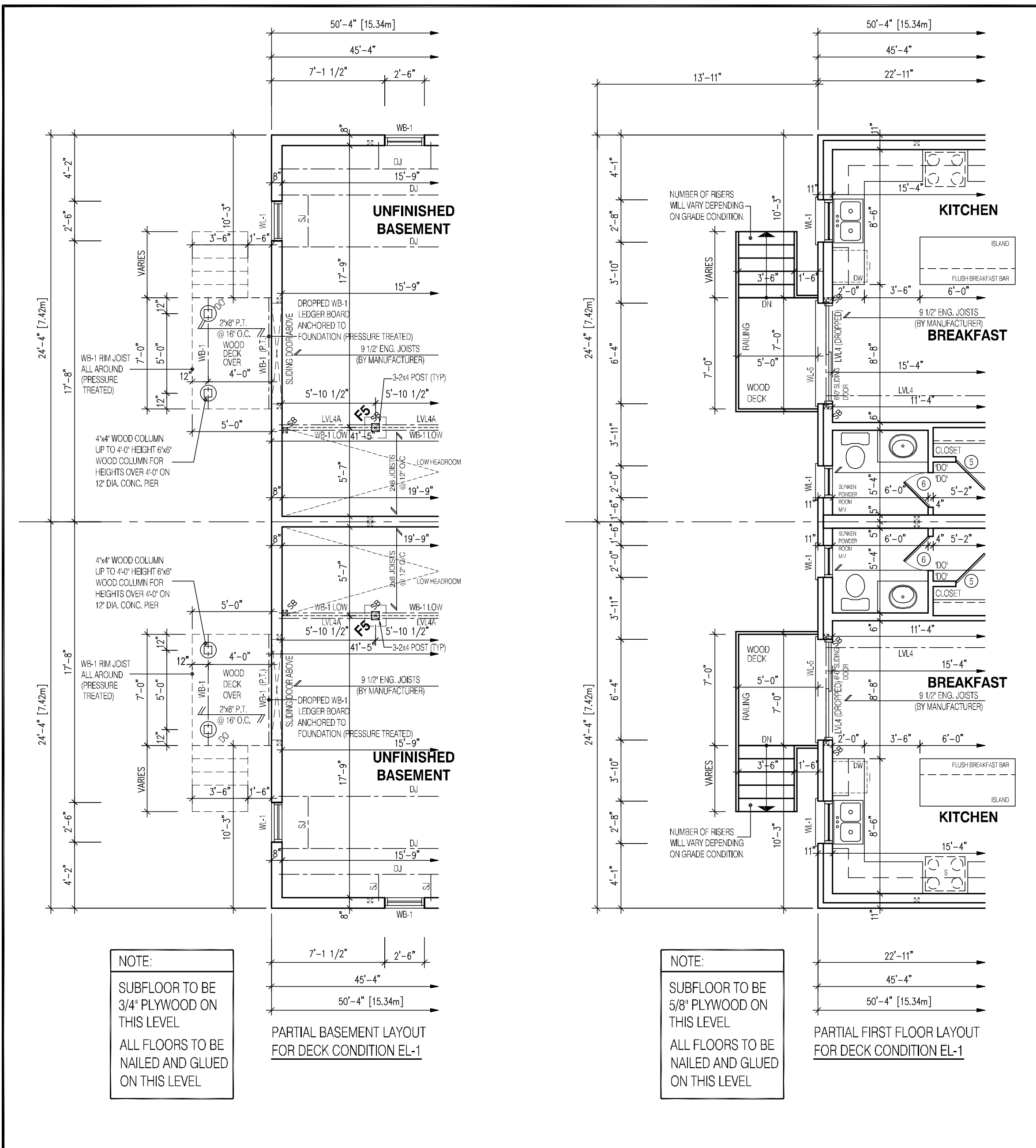
CITY OF MARKHAM

BUILDING STANDARDS DIVISION
REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE AND THE APPLICABLE ZONING BY-LAW



Date: 02/10/21
ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE

NOTE: THE PROPOSED DEVELOPMENT IS SUBJECT TO COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING BY-LAW AND ALL OTHER APPLICABLE LAWS INCLUDING THE PROVISIONS OF A SITE PLAN AND / OR SUBDIVISION AGREEMENT WHICH MAY OR MAY NOT BE REGISTERED ON TITLE



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

NOTE:

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

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:

WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC. FOUNDATION WALL IS REQUIRED. (FOUNDATION PLAN TO BE REVIEWED IN CONJUNCTION WITH SITE PLAN)

1890/1894 SEMI LOTS

PEYTON 1 ELEVATION 1A & 1B

A1 PACKAGE

O.REG. 332/12

STRUDET INC.

FOR STRUCTURE ONLY

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7	
6	
5	
4	
3	JULY 2, 2020 ISSUED FOR BUILDING PERMIT
2	JUNE 25, 2020 ISSUED FOR PRE-COORDINATION STAGE
1	JUNE 2, 2020 ISSUED FOR BROCHURE

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 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

DECK CONDITION EL - 1

LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

BILD

MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 20-03
DWG. No. 3-1



Date: **02/10/21**

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FRONT ELEVATION 1A

FRONT ELEVATION 1B

FRONT ELEVATION
PEYTON 1

PEYTON 1 ELEV.-1A		ENERGY EFFICIENCY- A1 PACKAGE	
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	504.00	71.36	14.16 %
LEFT SIDE	896.13	55.67	6.21 %
RIGHT SIDE	896.13	0.00	0.00 %
REAR	480.00	105.00	21.88 %
TOTAL	2776.26	232.03	8.36 %

PEYTON 1 ELEV.-1B		ENERGY EFFICIENCY- A1 PACKAGE	
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	504.00	71.36	14.16 %
LEFT SIDE	896.13	0.00	0.00 %
RIGHT SIDE	896.13	55.67	6.21 %
REAR	480.00	105.00	21.88 %
TOTAL	2776.26	232.03	8.36 %

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: OCT 29, 2020
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

1890/1894

SEMI LOTS

PEYTON 1
ELEVATION 1A & 1B

A1 PACKAGE

O.REG. 332/12

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7	
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3	JULY 2, 2020 ISSUED FOR BUILDING PERMIT
2	JUNE 25, 2020 ISSUED FOR PRE-COORDINATION STAGE
1	JUNE 2, 2020 ISSUED FOR BROCHURE

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
[Signature]
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

FRONT ELEVATION-1
LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 20-03
DWG. No. 4

CITY OF **MARKHAM**

BUILDING STANDARDS DIVISION

REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE AND THE APPLICABLE ZONING BY-LAW

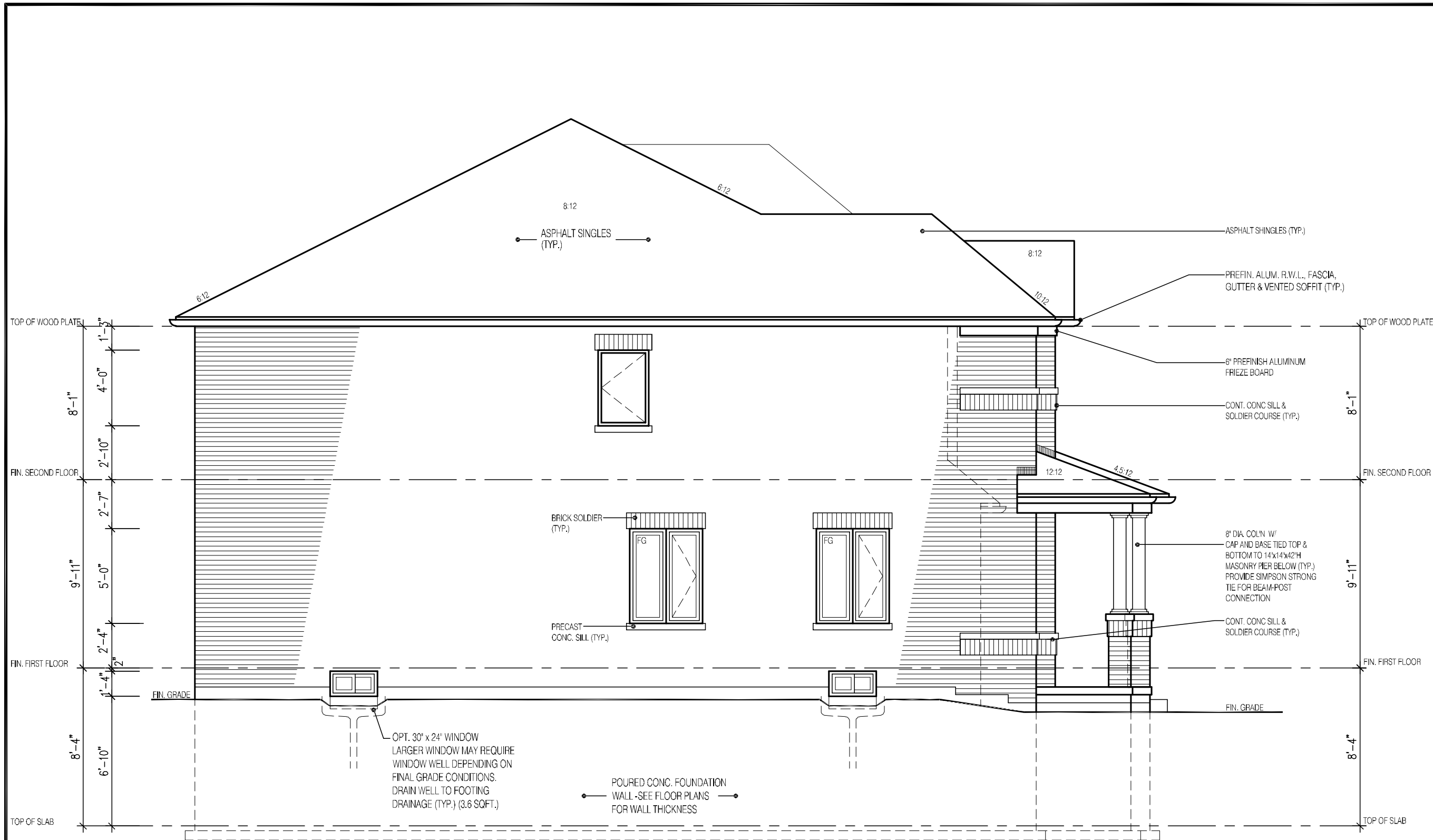


Date: 02/10/21

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LEFT ELEVATION 1A

SIDE ELEVATION 1
PEYTON 1

UNPROTECTED OPENINGS

WALL AREA	876	φ
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	61.32	φ
ACTUAL WINDOW AREA	55.67	φ

1890/1894
SEMI LOTS
PEYTON 1
ELEVATION 1A & 1B
A1 PACKAGE
O.REG. 332/12

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7		
6		
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4		
3	JULY 2, 2020	ISSUED FOR BUILDING PERMIT
2	JUNE 25, 2020	ISSUED FOR PRE-COORDINATION STAGE
1	JUNE 2, 2020	ISSUED FOR BROCHURE

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 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
LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 20-03
DWG. No. 5

CITY OF **MARKHAM**
BUILDING STANDARDS DIVISION
REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE AND THE APPLICABLE ZONING BY-LAW



Date: 02/10/21

ALL CONSTRUCTION SHALL COMPLY WITH
THE ONTARIO BUILDING CODE

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Markham

APPROVED BY: *John C. Williams*
DATE: OCT 29, 2020
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



REAR ELEVATION 1B

REAR ELEVATION 1A

REAR ELEVATION 1
PEYTON 1

1890/1894

SEMI LOTS

PEYTON 1
ELEVATION 1A & 1B

A1 PACKAGE

O.REG. 332/12

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7		
6		
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4		
3	JULY 2, 2020	ISSUED FOR BUILDING PERMIT
2	JUNE 25, 2020	ISSUED FOR PRE-COORDINATION STAGE
1	JUNE 2, 2020	ISSUED FOR BROCHURE

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

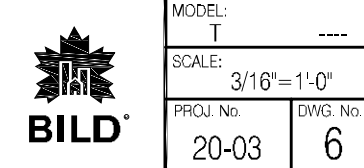
Walter Botter 21031
NAME SIGNATURE BCIN

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

REAR ELEVATION-1

LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 20-03
DWG. No. 6



CITY OF MARKHAM

BUILDING STANDARDS DIVISION
REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE AND THE APPLICABLE ZONING BY-LAW



Date: 02/10/21

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APPROVED BY: [Signature]
DATE: OCT 29, 2020
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



REAR ELEVATION 1B

REAR ELEVATION 1A

REAR ELEVATION 1
DECK CONDITION

FOR ADDITIONAL DECK STRUCTURE
REFER TO PAGE 7 OF THE DETAIL PACKAGE

NOTE:

WHEN VENEER CUT IS GREATER THAN
26" A 10" POURED CONC. FOUNDATION
WALL IS REQUIRED.
(FOUNDATION PLAN TO BE REVIEWED
IN CONJUNCTION WITH SITE PLAN)

1890/1894

SEMI LOTS

PEYTON 1

ELEVATION 1A & 1B

A1 PACKAGE

O.REG. 332/12

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CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
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ISSUANCE OF A BUILDING PERMIT. REFERENCE TO THE APPROPRIATE
ENGINEERING DRAWINGS AND/OR PROFESSIONAL WORK.
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FOOTINGS.
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7		
6		
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4		
3	JULY 2, 2020	ISSUED FOR BUILDING PERMIT
2	JUNE 25, 2020	ISSUED FOR PRE-COORDINATION STAGE
1	JUNE 2, 2020	ISSUED FOR BROCHURE

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 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

DECK CONDITION EL - 1
LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

MODEL: T
SCALE: 3/16" = 1'-0"
PROJ. No: 20-03
DWG. No: 6-1

CITY OF **MARKHAM**

BUILDING STANDARDS DIVISION
REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING
CODE AND THE APPLICABLE ZONING BY-LAW



Date: 02/10/21

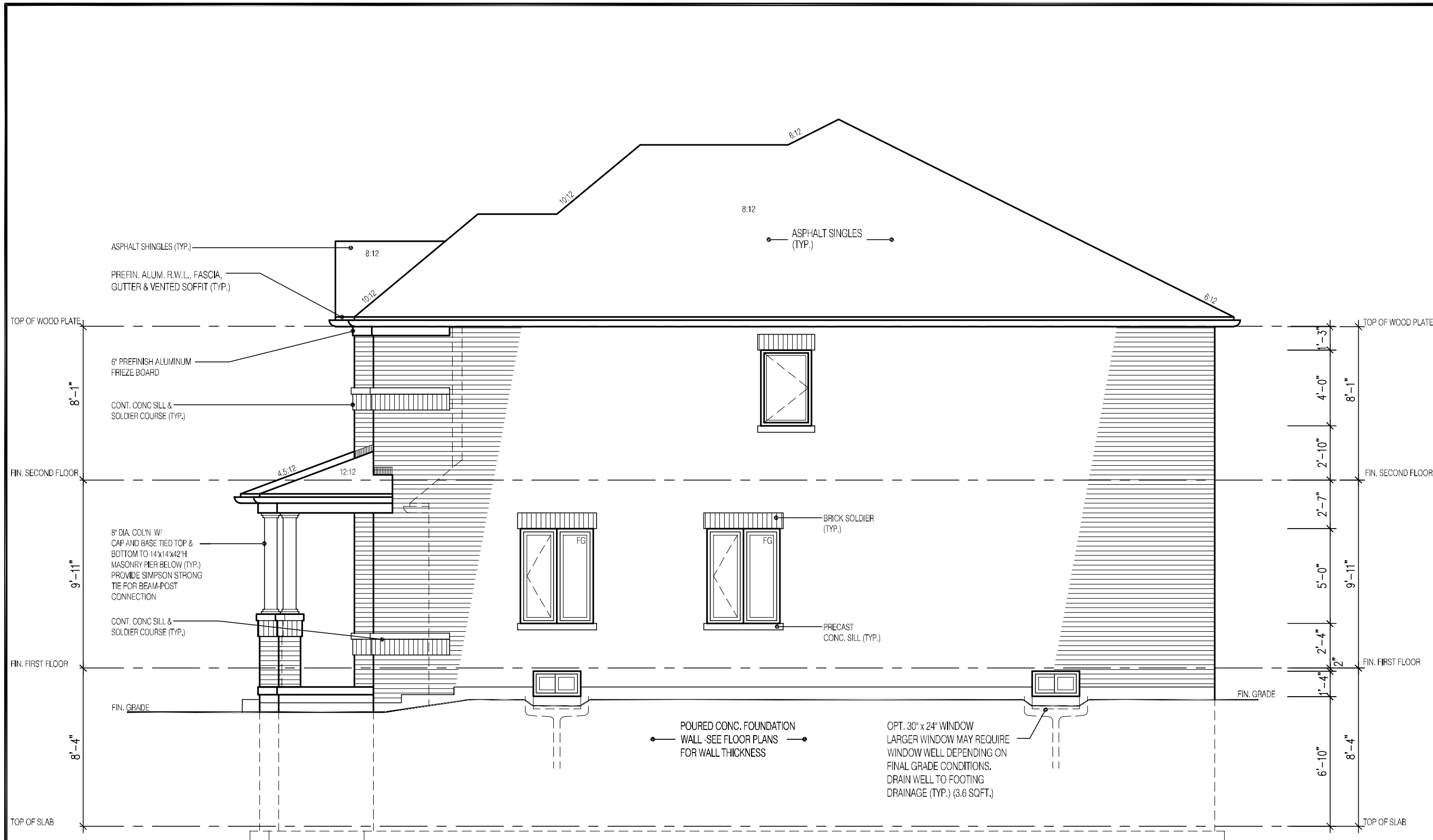
**ALL CONSTRUCTION SHALL COMPLY WITH
THE ONTARIO BUILDING CODE**

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Guidelines approved by the City of
Markham.
JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: OCT 29, 2020
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.



RIGHT ELEVATION 1B

SIDE ELEVATION 1
PEYTON 1

UNPROTECTED OPENINGS

WALL AREA	876	⌘
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	61.32	⌘
ACTUAL WINDOW AREA	55.67	⌘

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.

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: OCT 29, 2020
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

1890/1894
SEMI LOTS
PEYTON 1
ELEVATION 1A & 1B
A1 PACKAGE
O.REG. 332/12

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		
6		
5		
4		
3	JULY 2, 2020	ISSUED FOR BUILDING PERMIT
2	JUNE 25, 2020	ISSUED FOR PRE-COORDINATION STAGE
1	JUNE 2, 2020	ISSUED FOR BROCHURE

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 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
LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 20-03
DWG. No. 7

CITY OF MARKHAM
BUILDING STANDARDS DIVISION
REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE AND THE APPLICABLE ZONING BY-LAW

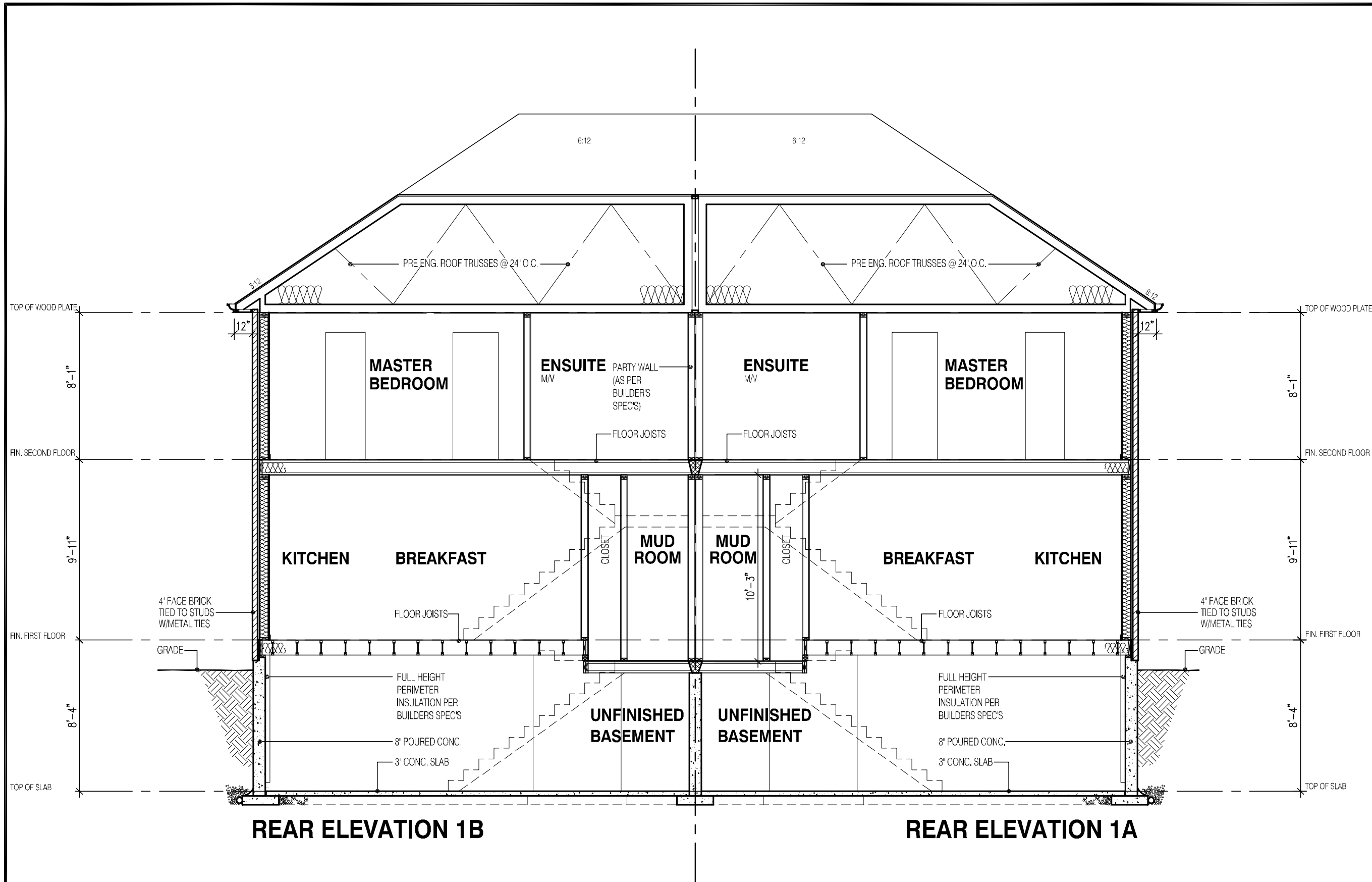


Date: 02/10/21

ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE

NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR CAUSE A BUILDING TO BE CONSTRUCTED EXCEPT IN ACCORDANCE WITH THESE CERTIFIED BUILDING PERMIT DOCUMENTS, THE BUILDING CODE ACT AND THE BUILDING CODE.

NOTE: THE PROPOSED DEVELOPMENT IS SUBJECT TO COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING BY-LAW AND ALL OTHER APPLICABLE LAWS INCLUDING THE PROVISIONS OF A SITE PLAN AND / OR SUBDIVISION AGREEMENT WHICH MAY OR MAY NOT BE REGISTERED ON TITLE



SECTION ELEVATION 1

1890/1894	
SEMI LOTS	
PEYTON 1	
ELEVATION 1A & 1B	
A1 PACKAGE	
O.REG. 332/12	
STRUDET INC.	
FOR STRUCTURE ONLY	
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Walter Botter	21031
NAME	SIGNATURE BCIN
<small>REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code</small>	
jardin design group inc.	27763
FIRM NAME	BCIN
SECTION (ELEVATION 1)	
LAMPONE INVESTMENTS INC. CITY OF MARKHAM	
MODEL:	T
SCALE:	3/16" = 1'-0"
PROJ. No.	20-03
DWG. No.	8

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.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of MARKHAM.



Date: 02/10/21
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