

## 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 (REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)	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
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## 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)

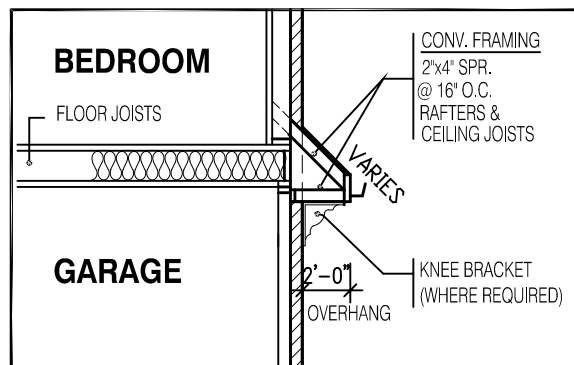
## LAMINATED VENEER LUMBER (LVL BEAMS)

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

Certified Model reviewed and approved based on footing design for 120 kPa native soil. Where site conditions differ, a lot-specific revision application is required to be submitted and approved prior to pouring of footings.

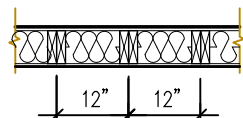


## CANOPY DETAIL AT GARAGE

N.T.S.



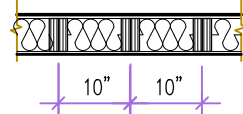
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @12" O.C.  
FULL HT C/W SOLID BLOCKING 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



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-1 (LEFT)

FIRST FLOOR AREA	=	869 Sq. Ft.
SECOND FLOOR AREA	=	1057 Sq. Ft.
TOTAL FLOOR AREA	=	1926 Sq. Ft.
ADD OPEN AREAS	=	11 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1937 Sq. Ft.
GROUND FLOOR COVERAGE	=	869 Sq. Ft.
GARAGE COVERAGE / AREA	=	211 Sq. Ft.
PORCH COVERAGE / AREA	=	73 Sq. Ft.
COVERAGE W/ PORCH	=	1153 Sq. Ft.
	=	107.12Sq. m.
COVERAGE W/O PORCH	=	1080 Sq. Ft.
	=	100.33Sq. m.

## AREA CALCULATIONS EL-2A

FIRST FLOOR AREA	=	869 Sq. Ft.
SECOND FLOOR AREA	=	1055 Sq. Ft.
TOTAL FLOOR AREA	=	1924 Sq. Ft.
ADD OPEN AREAS	=	11 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1935 Sq. Ft.
GROUND FLOOR COVERAGE	=	869 Sq. Ft.
GARAGE COVERAGE / AREA	=	211 Sq. Ft.
PORCH COVERAGE / AREA	=	73 Sq. Ft.
COVERAGE W/ PORCH	=	1153 Sq. Ft.
	=	107.12Sq. m.
COVERAGE W/O PORCH	=	1080 Sq. Ft.
	=	100.33Sq. m.

## AREA CALCULATIONS EL-3 (LEFT)

FIRST FLOOR AREA	=	869 Sq. Ft.
SECOND FLOOR AREA	=	1055 Sq. Ft.
TOTAL FLOOR AREA	=	1924 Sq. Ft.
ADD OPEN AREAS	=	11 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1935 Sq. Ft.
GROUND FLOOR COVERAGE	=	869 Sq. Ft.
GARAGE COVERAGE / AREA	=	211 Sq. Ft.
PORCH COVERAGE / AREA	=	47 Sq. Ft.
COVERAGE W/ PORCH	=	1127 Sq. Ft.
	=	104.70Sq. m.
COVERAGE W/O PORCH	=	1080 Sq. Ft.
	=	100.33Sq. m.

## 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.

## AREA CALCULATIONS EL-1 (RIGHT)

FIRST FLOOR AREA	=	869 Sq. Ft.
SECOND FLOOR AREA	=	1057 Sq. Ft.
TOTAL FLOOR AREA	=	1926 Sq. Ft.
ADD OPEN AREAS	=	11 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1937 Sq. Ft.
GROUND FLOOR COVERAGE	=	869 Sq. Ft.
GARAGE COVERAGE / AREA	=	211 Sq. Ft.
PORCH COVERAGE / AREA	=	73 Sq. Ft.
COVERAGE W/ PORCH	=	1153 Sq. Ft.
	=	107.12Sq. m.
COVERAGE W/O PORCH	=	1080 Sq. Ft.
	=	100.33Sq. m.

## AREA CALCULATIONS EL-2B

FIRST FLOOR AREA	=	869 Sq. Ft.
SECOND FLOOR AREA	=	1066 Sq. Ft.
TOTAL FLOOR AREA	=	1935 Sq. Ft.
ADD OPEN AREAS	=	11 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1946 Sq. Ft.
GROUND FLOOR COVERAGE	=	869 Sq. Ft.
GARAGE COVERAGE / AREA	=	211 Sq. Ft.
PORCH COVERAGE / AREA	=	73 Sq. Ft.
COVERAGE W/ PORCH	=	1153 Sq. Ft.
	=	107.12Sq. m.
COVERAGE W/O PORCH	=	1080 Sq. Ft.
	=	100.33Sq. m.

## AREA CALCULATIONS EL-3 (RIGHT)

FIRST FLOOR AREA	=	869 Sq. Ft.
SECOND FLOOR AREA	=	1055 Sq. Ft.
TOTAL FLOOR AREA	=	1924 Sq. Ft.
ADD OPEN AREAS	=	11 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1935 Sq. Ft.
GROUND FLOOR COVERAGE	=	869 Sq. Ft.
GARAGE COVERAGE / AREA	=	211 Sq. Ft.
PORCH COVERAGE / AREA	=	47 Sq. Ft.
COVERAGE W/ PORCH	=	1127 Sq. Ft.
	=	104.70Sq. m.
COVERAGE W/O PORCH	=	1080 Sq. Ft.
	=	100.33Sq. m.

## SEMI LOTS

## PEYTON 2 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.  
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7		
6		
5		
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 MAY 28, 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



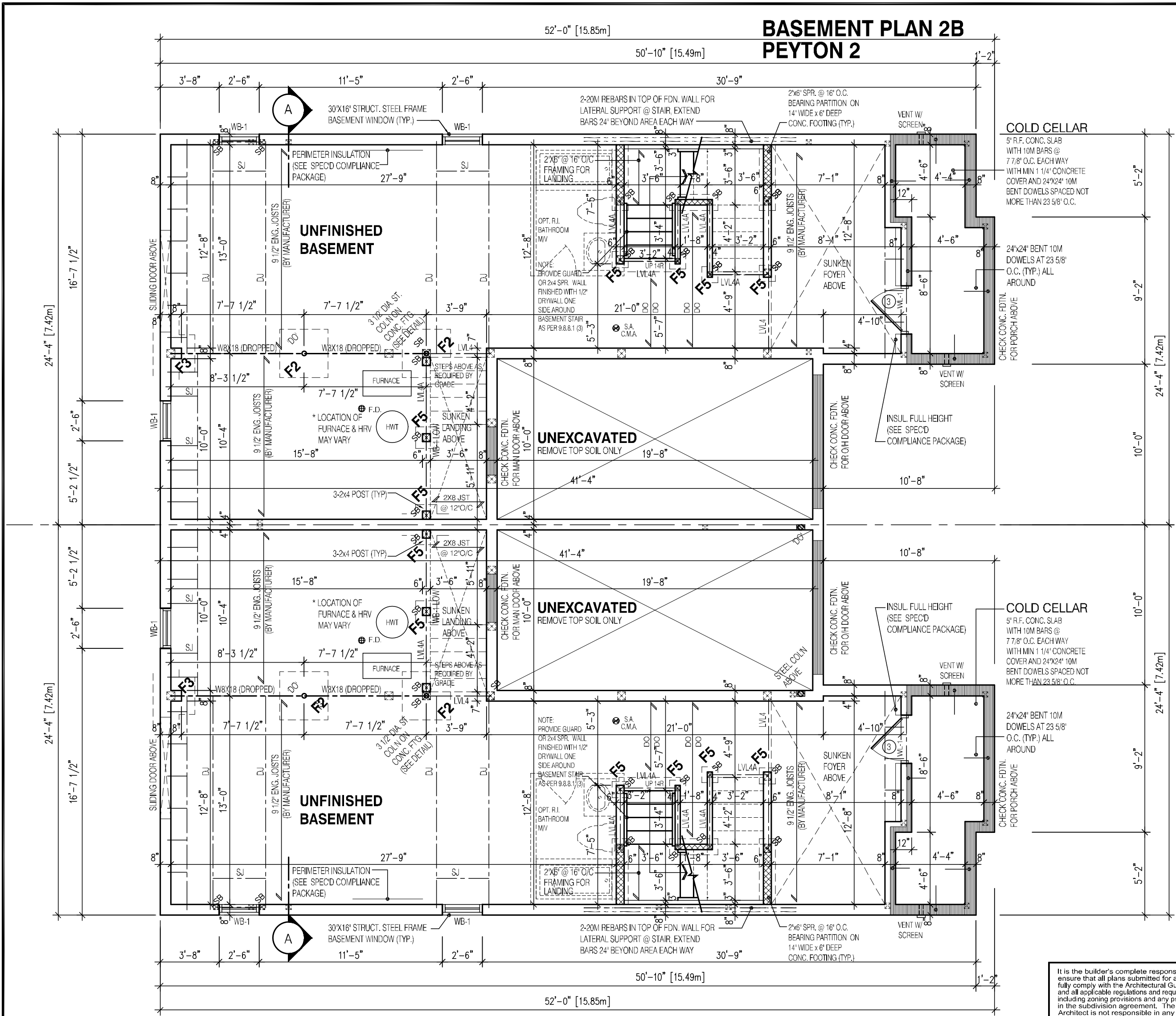
Date: **02/10/21**

**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'-2". 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:**  
REFER TO SHEET NO. 0-1 FOR UNTEL. BEAMS AND DOOR SIZE

**NOTE:**  
SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL

**NOTE:**  
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

**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 COLN ABOVE	T.J.	TRIPLE JOIST
	LVL	DO	REPEAT NOTE
		SO	SHOWER WEEPERS

## BASEMENT PLAN 2A PEYTON 2

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.

**JOHN C. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY:   
DATE: OCT 29, 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

1935/1946	
SEMI LOTS	
PEYTON 2	
ELEVATION 2A & 2B	
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	MAY 28, 2020 ISSUED FOR BROCHURE
No:	DATE: WORK DESCRIPTION:
<b>jardin</b> 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
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-2	
LAMPONE INVESTMENTS INC. CITY OF MARKHAM	
MODEL: T	
SCALE: 3/16"=1'-0"	
PROJ. No.	DWG. No.
20-03	1A

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

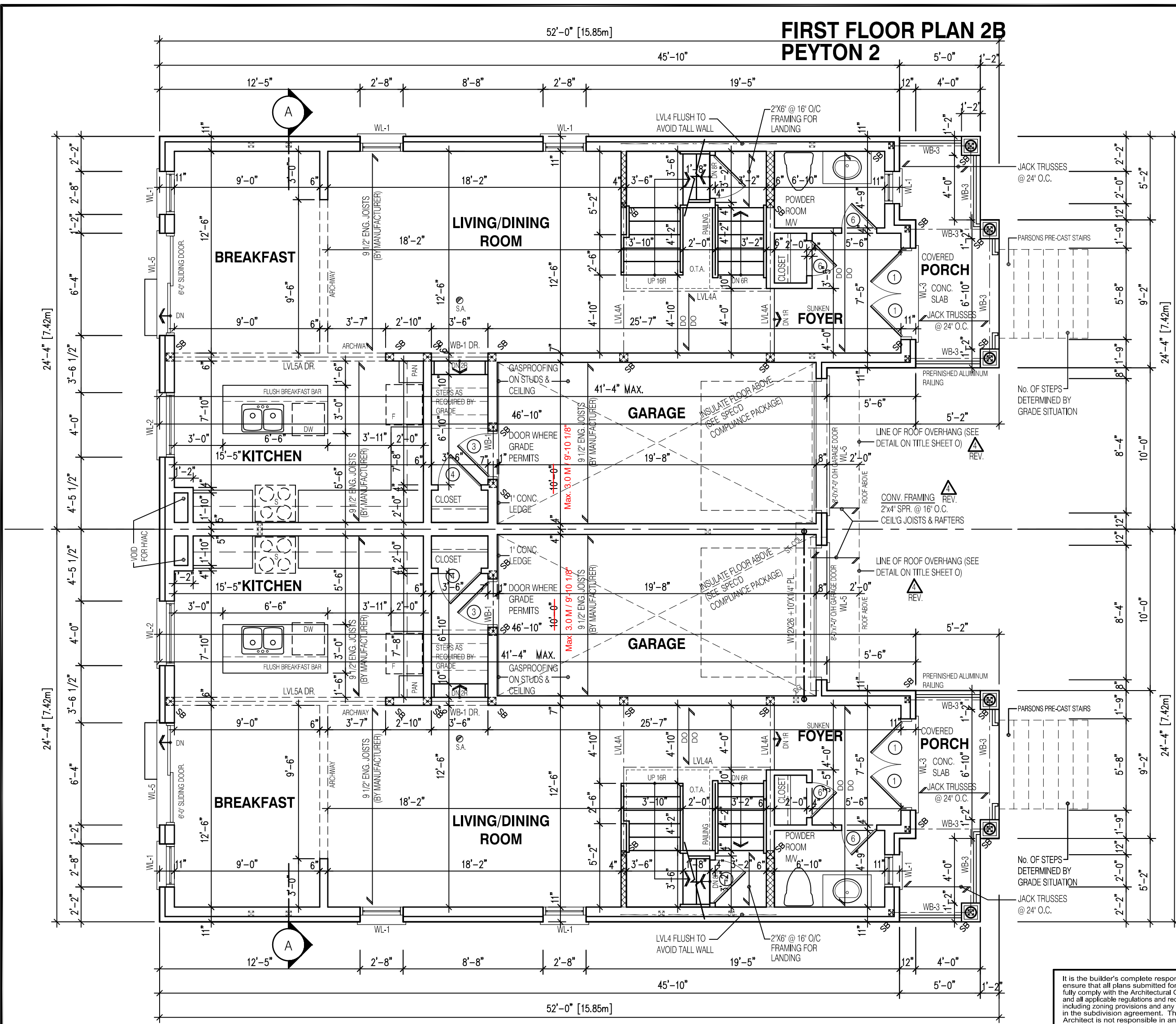


Date: 02/10/21

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<b>NOTE:</b> THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.	<b>NOTE:</b> 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'	<b>NOTE:</b> SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL	<b>LEGEND:</b> 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
<b>NOTE:</b> REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE	<b>NOTE:</b> THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.	<b>NOTE:</b> ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL	S.J. SINGLE JOIST D.J. DOUBLE JOIST T.J. TRIPLE JOIST ○ REPEAT NOTE ○ SHOWER WEEPERS

FIRST FLOOR PLAN 2A  
PEYTON 2

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1935/1946  
SEMI LOTS

PEYTON 2  
ELEVATION 2A & 2B

A1 PACKAGE

O.REG. 332/12

STRUDET INC.

FOR STRUCTURE ONLY

7	
6	
5	
4	DEC. 2, 2020
3	JULY 2, 2020
2	JUNE 25, 2020
1	MAY 28, 2020

No. DATE: WORK DESCRIPTION:

DESIGN GROUP INC  
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VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
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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

FIRST FLOOR PLAN EL-2

LAMPONE INVESTMENTS INC.  
CITY OF MARKHAM

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

CITY OF MARKHAM

BUILDING STANDARDS DIVISION

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

20.130096.000.00.CM

Date: 02/10/21

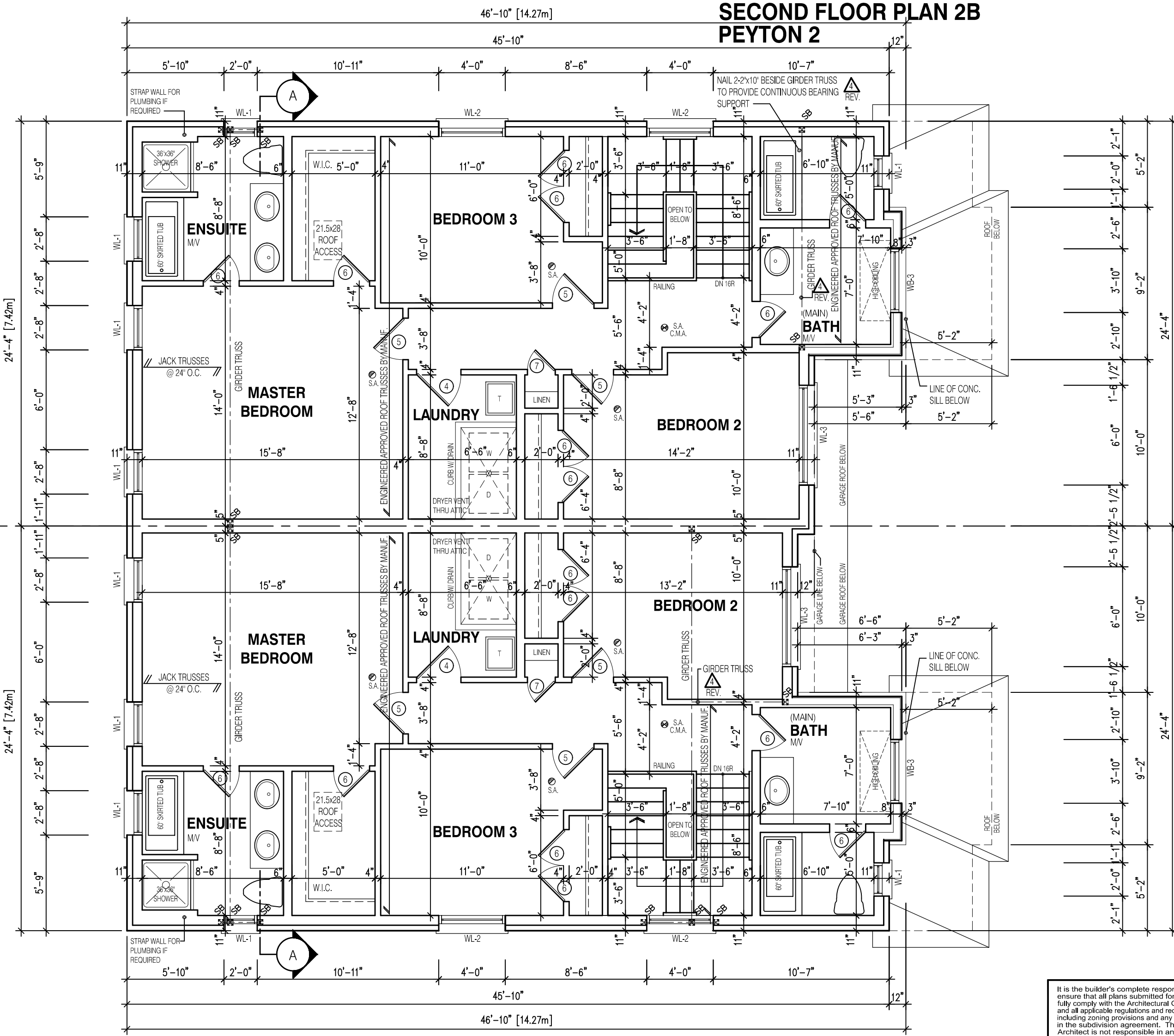
ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE

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 2B  
PEYTON 2



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 LAMINATED VENEER LUMBER	T.J.	TRIPLE JOIST
			REPEAT NOTE
			SHOWER WEEPERS

SECOND FLOOR PLAN 2A  
PEYTON 2

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1935/1946  
SEMI LOTS

PEYTON 2  
ELEVATION 2A & 2B

A1 PACKAGE

O.REG. 332/12

STRUDET INC.

FOR STRUCTURE ONLY

7	
6	
5	
4	DEC. 2, 2020
3	JULY 2, 2020
2	JUNE 25, 2020
1	MAY 28, 2020

REVISIONS:  
REV. AS PER CITY COMMENT;  
REISSUED FOR PERMIT  
ISSUED FOR BUILDING PERMIT  
ISSUED FOR PRE-COORDINATION  
STAGE  
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

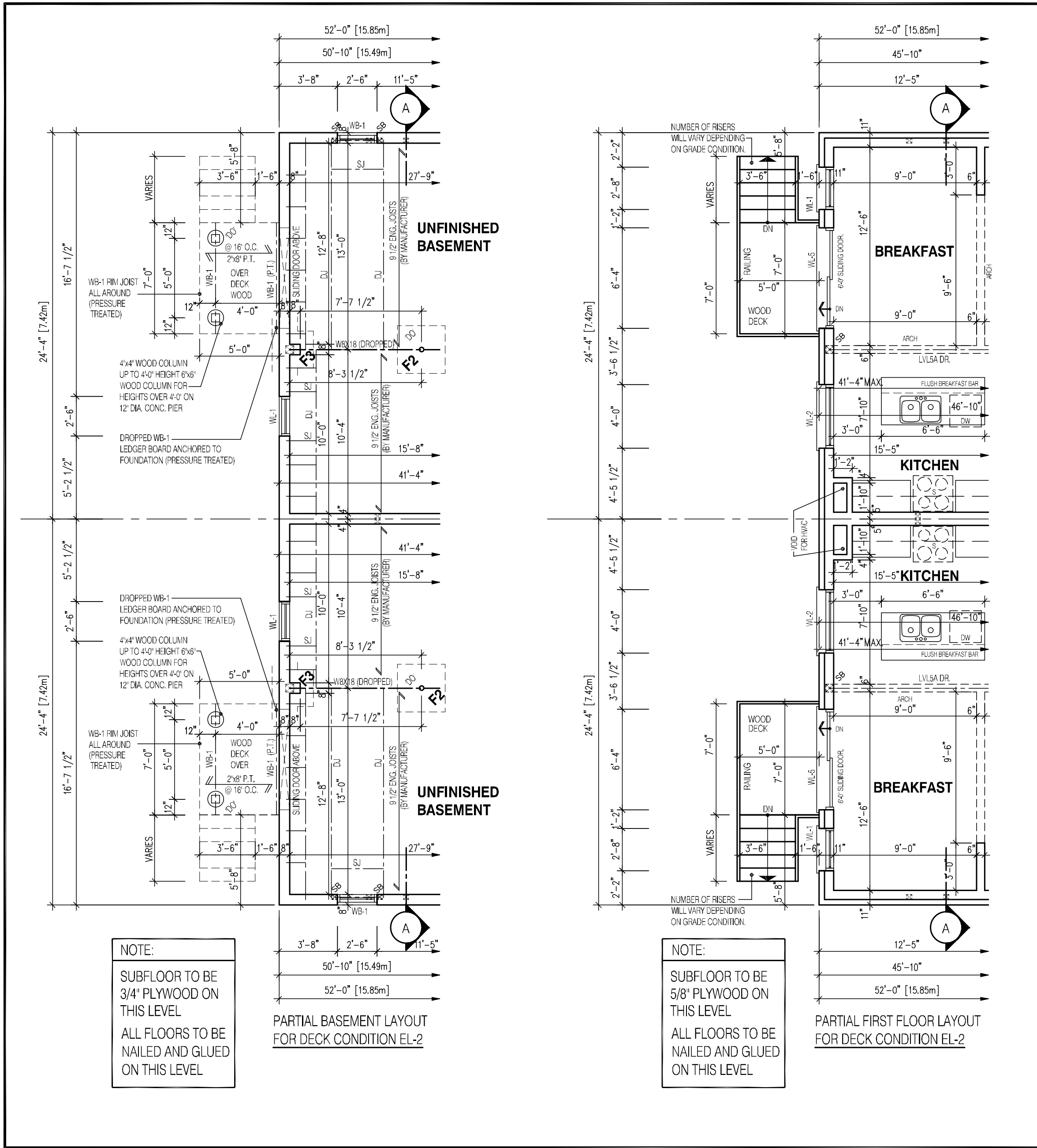
SEC. FLOOR PLAN EL-2  
LAMPONE INVESTMENTS INC.  
CITY OF MARKHAM

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



Date: 02/10/21  
**ALL CONSTRUCTION SHALL COMPLY WITH  
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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  
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**LEGEND:**

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- 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)

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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.

**1935/1946 SEMI LOTS**

**PEYTON 2 ELEVATION 2A & 2B**

**A1 PACKAGE**

**O.REG. 332/12**

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
21 OCT 2020  
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

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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	MAY 28, 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-2**

LAMPONE INVESTMENTS INC.  
CITY OF MARKHAM

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

**CITY OF MARKHAM**

**BUILDING STANDARDS DIVISION**

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

20.130096.000.00.CM

Date: 02/10/21

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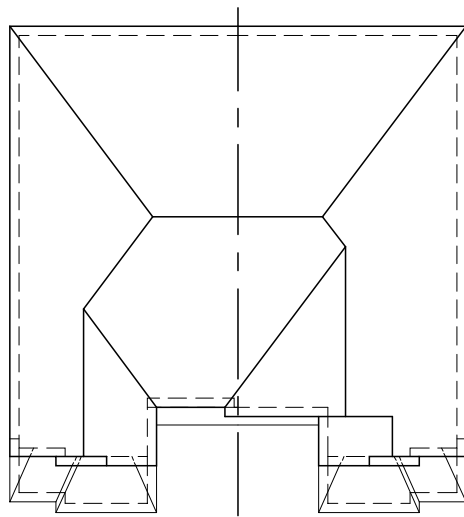




FRONT ELEVATION 2A

FRONT ELEVATION 2B

FRONT ELEVATION  
PEYTON 2



ROOF PLAN  
N.T.S.

PEYTON 2 ELEV.-2A		ENERGY EFFICIENCY- A1 PACKAGE	
ELEVATION	WALL FT <sup>2</sup>	OPENING FT <sup>2</sup>	PERCENTAGE
FRONT	505.00	82.74	16.38 %
LEFT SIDE	925.80	75.83	8.19 %
RIGHT SIDE	925.80	0.00	0.00 %
REAR	480.00	120.69	25.14 %
TOTAL	2836.60	279.26	9.84 %

PEYTON 2 ELEV.-2B		ENERGY EFFICIENCY- A1 PACKAGE	
ELEVATION	WALL FT <sup>2</sup>	OPENING FT <sup>2</sup>	PERCENTAGE
FRONT	505.00	82.74	16.38 %
LEFT SIDE	925.80	0.00	0.00 %
RIGHT SIDE	925.80	75.83	8.19 %
REAR	480.00	120.69	25.14 %
TOTAL	2836.60	279.26	9.84 %

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JOHN C. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]  
DATE: OCT 29, 2020  
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1935/1946  
SEMI LOTS  
PEYTON 2  
ELEVATION 2A & 2B  
A1 PACKAGE  
O.REG. 332/12

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



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3	JULY 2, 2020 ISSUED FOR BUILDING PERMIT
2	JUNE 25, 2020 ISSUED FOR PRE-COORDINATION STAGE
1	MAY 28, 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

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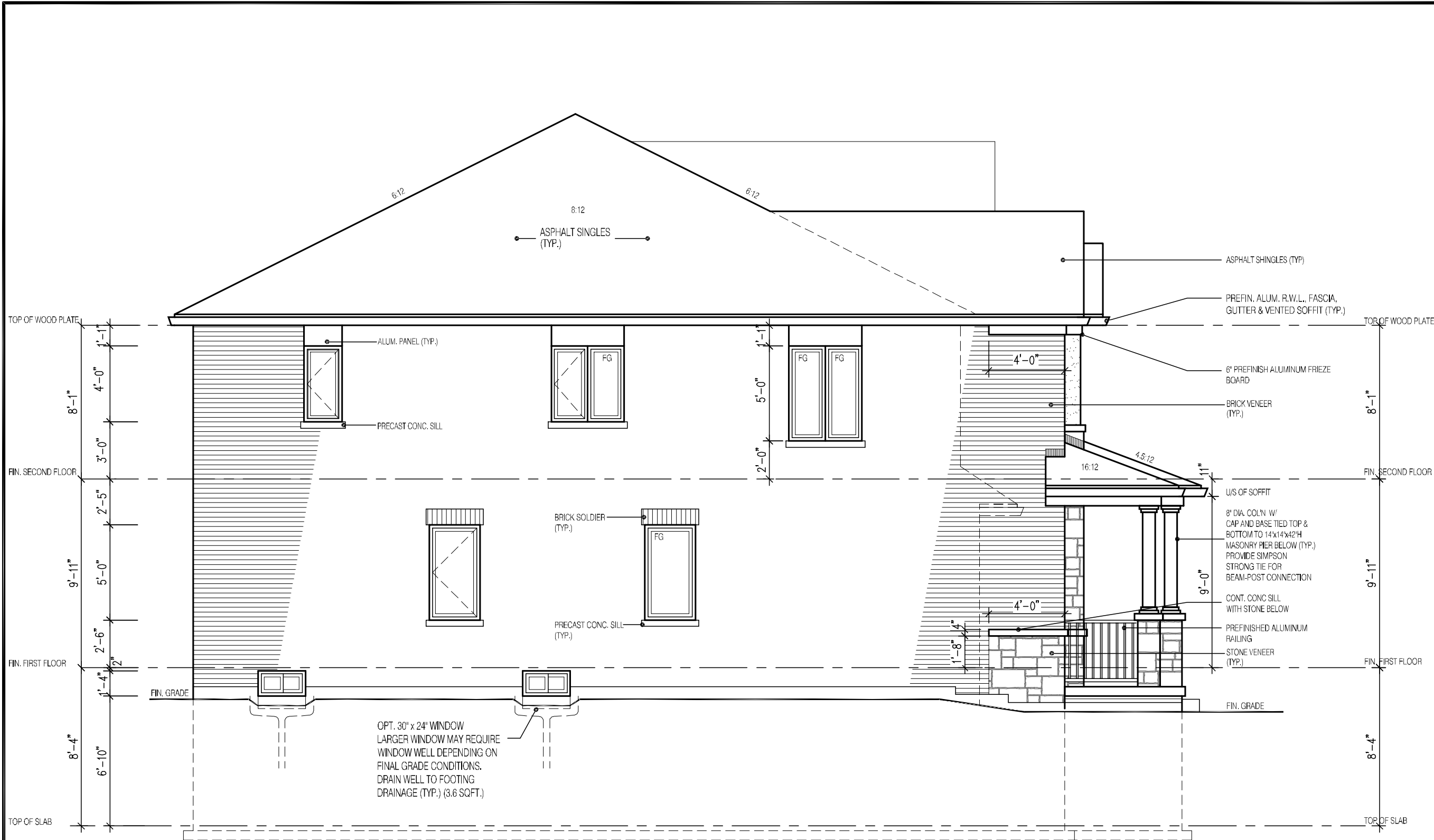
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Required unless design is exempt under Division C, Subsection 3.2.5 of the building code  
Walter Botter 21031

NAME SIGNATURE BCIN  
REGISTRATION INFORMATION  
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jardin design group inc. 27763  
FIRM NAME BCIN

FRONT ELEVATION-2  
LAMPONE INVESTMENTS INC.  
CITY OF MARKHAM

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





LEFT ELEVATION 2A

SIDE ELEVATION 2  
PEYTON 2

UNPROTECTED OPENINGS

WALL AREA 906 #  
ALLOWABLE GLAZED AREA @ 7.0%(1.2m SIDEYARD) 63.42 #  
ACTUAL GLAZED AREA 58.61 #

1935/1946  
SEMI LOTS  
PEYTON 2  
ELEVATION 2A & 2B  
A1 PACKAGE  
O.REG. 332/12

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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1	MAY 28, 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

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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-2  
LAMPONE INVESTMENTS INC.  
CITY OF MARKHAM

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

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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  
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REAR ELEVATION 2B

REAR ELEVATION 2A

REAR ELEVATION 2  
PEYTON 2

1935/1946  
SEMI LOTS  
PEYTON 2  
ELEVATION 2A & 2B  
A1 PACKAGE  
O.REG. 332/12

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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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**Walter Botter** 21031  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
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**jardin design group inc.** 27763  
FIRM NAME BCIN

REAR ELEVATION-2  
LAMPONE INVESTMENTS INC.  
CITY OF MARKHAM

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

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ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
APPROVED BY: [Signature]  
DATE: OCT 29, 2020  
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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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REAR ELEVATION 2B

REAR ELEVATION 2A

REAR ELEVATION 2  
DECK CONDITION

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

1935/1946  
SEMI LOTS  
PEYTON 2  
ELEVATION 2A & 2B  
A1 PACKAGE  
O.REG. 332/12

CITY OF MARKHAM  
BUILDING STANDARDS DIVISION  
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DESIGN GROUP INC  
64 JARDIN DR, SUITE 3A  
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*Walter Botter*  
NAME SIGNATURE 21031 BCIN

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FIRM NAME BCIN

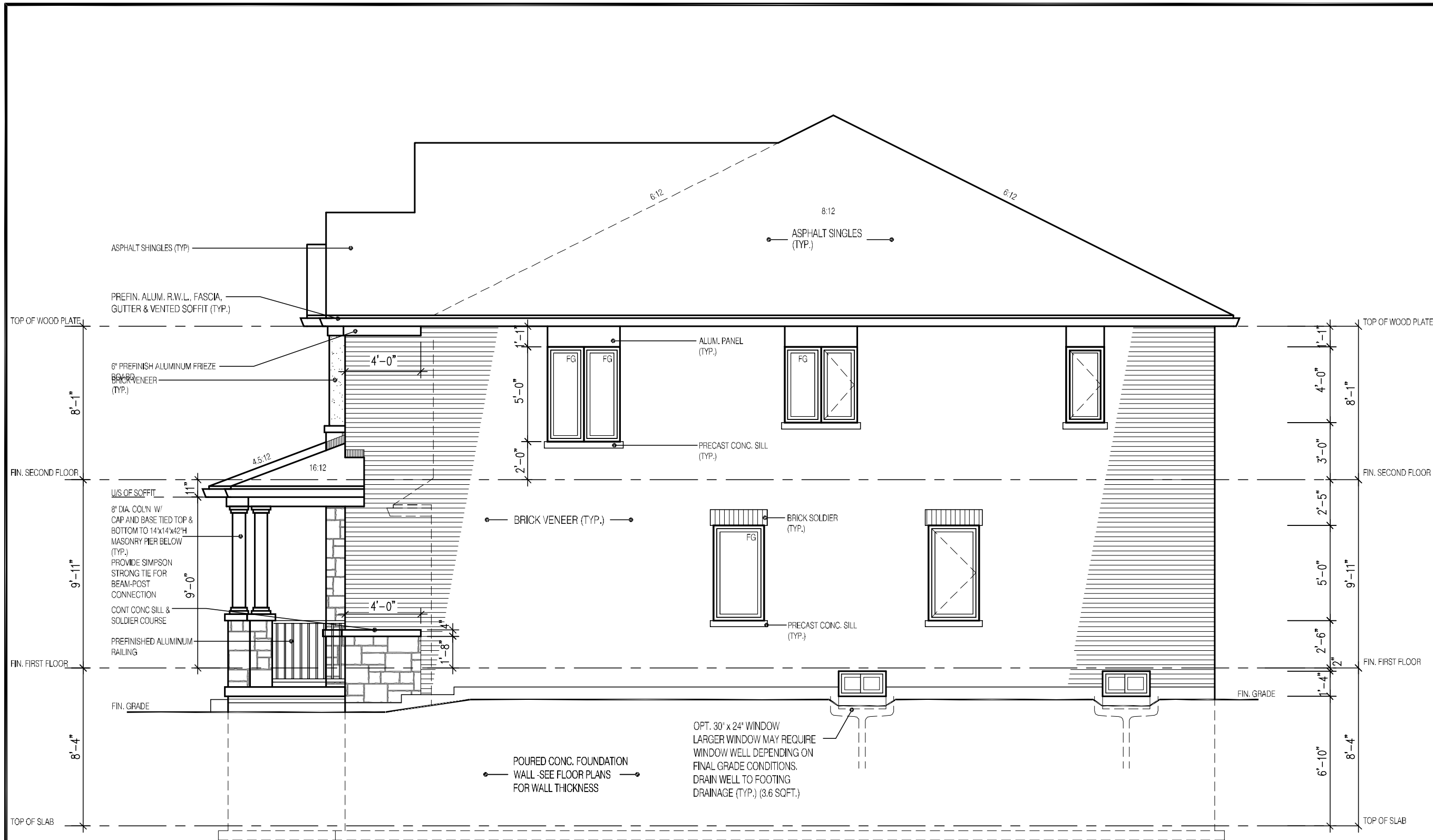
DECK CONDITION EL-2  
LAMPONE INVESTMENTS INC.  
CITY OF MARKHAM

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

It is the builder's complete responsibility to  
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fully comply with the Architectural Guidelines  
and all applicable regulations and requirements  
including zoning provisions and any provisions  
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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

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 2B

SIDE ELEVATION 2  
PEYTON 2

UNPROTECTED OPENINGS

WALL AREA 906  $\Phi$   
ALLOWABLE GLAZED AREA @ 7.0%(1.2m SIDEYARD) 63.42  $\Phi$   
ACTUAL GLAZED AREA 58.61  $\Phi$

1935/1946  
SEMI LOTS  
PEYTON 2  
ELEVATION 2A & 2B  
A1 PACKAGE  
O.REG. 332/12

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

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  
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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	MAY 28, 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-2  
LAMPONE INVESTMENTS INC.  
CITY OF MARKHAM

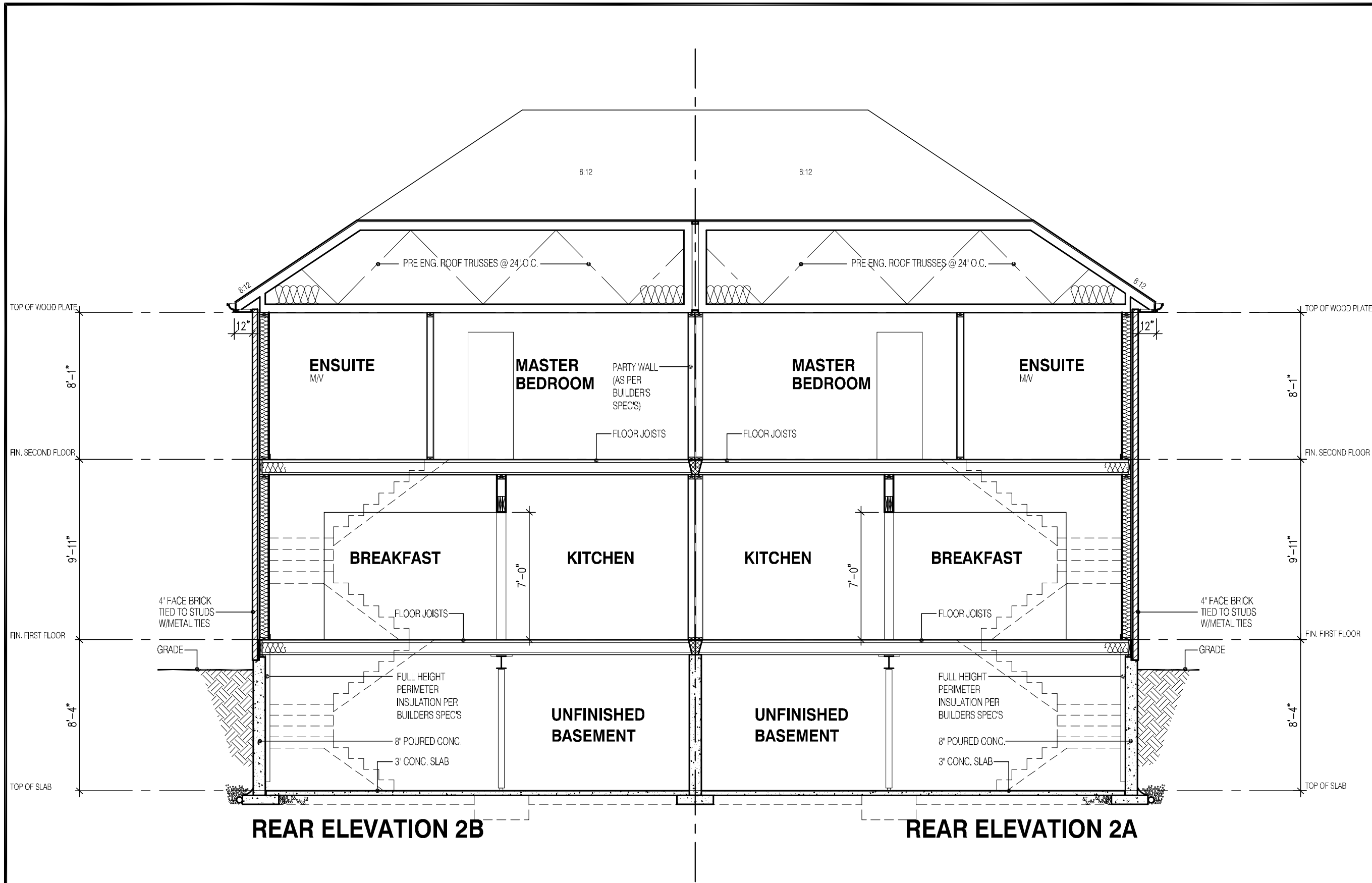
MODEL: T  
SCALE: 3/16"=1'-0"  
PROJ. No. 20-03 DWG. No. 7A

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ARCHITECTURAL CONTROL REVIEW  
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SECTION ELEVATION 2

1935/1946  
SEMI LOTS  
PEYTON 2  
ELEVATION 2A & 2B  
A1 PACKAGE  
O.REG. 332/12

STRUDET INC.  
  
FOR STRUCTURE ONLY

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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  
NAME

SIGNATURE

21031  
BCIN

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

jardin design group inc.  
FIRM NAME

27763  
BCIN

SECTION (ELEVATION 2)  
LAMPONE INVESTMENTS INC.  
CITY OF MARKHAM

BILD

MODEL:  
T

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

PROJ. No.  
20-03

DWG. No.  
8A

CITY OF **MARKHAM**  
BUILDING STANDARDS DIVISION  
REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING  
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