

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)

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.

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 = 46"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:

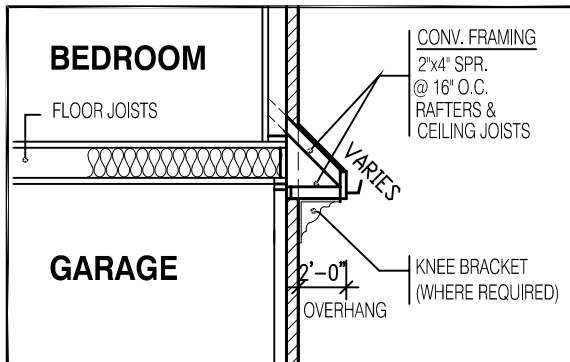
L1 = 3 1/2" x 3 1/2" x 1/4" (90 x 90 x 6)
L2 = 4" x 3 1/2" x 5/16" (100 x 90 x 8)
L3 = 5" x 3 1/2" x 5/16" (125 x 90 x 8)
L4 = 6" x 3 1/2" x 3/8" (150 x 90 x 10)
L5 = 6" x 4" x 3/8" (150 x 100 x 10)
L6 = 7" x 4" x 3/8" (180 x 100 x 10)

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

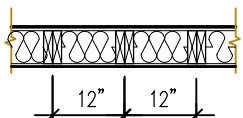


CANOPY DETAIL AT GARAGE

N.T.S.



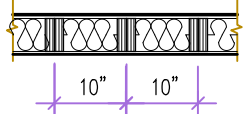
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @12" O.C.
FULL HT C/W SOLID BLOCKING 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



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	=	846 Sq. Ft.
SECOND FLOOR AREA	=	1034 Sq. Ft.
TOTAL FLOOR AREA	=	1880 Sq. Ft.
ADD OPEN AREAS	=	11 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1891 Sq. Ft.
GROUND FLOOR COVERAGE	=	846 Sq. Ft.
GARAGE COVERAGE / AREA	=	211 Sq. Ft.
PORCH COVERAGE / AREA	=	73 Sq. Ft.
COVERAGE W/ PORCH	=	1130 Sq. Ft.
	=	104.98Sq. m.
COVERAGE W/O PORCH	=	1057 Sq. Ft.
	=	98.20Sq. m.

AREA CALCULATIONS EL-2A

FIRST FLOOR AREA	=	846 Sq. Ft.
SECOND FLOOR AREA	=	1035 Sq. Ft.
TOTAL FLOOR AREA	=	1881 Sq. Ft.
ADD OPEN AREAS	=	11 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1892 Sq. Ft.
GROUND FLOOR COVERAGE	=	846 Sq. Ft.
GARAGE COVERAGE / AREA	=	211 Sq. Ft.
PORCH COVERAGE / AREA	=	73 Sq. Ft.
COVERAGE W/ PORCH	=	1130 Sq. Ft.
	=	104.98Sq. m.
COVERAGE W/O PORCH	=	1057 Sq. Ft.
	=	98.20Sq. m.

AREA CALCULATIONS EL-3 (LEFT)

FIRST FLOOR AREA	=	846 Sq. Ft.
SECOND FLOOR AREA	=	1032 Sq. Ft.
TOTAL FLOOR AREA	=	1878 Sq. Ft.
ADD OPEN AREAS	=	11 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1889 Sq. Ft.
GROUND FLOOR COVERAGE	=	846 Sq. Ft.
GARAGE COVERAGE / AREA	=	211 Sq. Ft.
PORCH COVERAGE / AREA	=	47 Sq. Ft.
COVERAGE W/ PORCH	=	1104 Sq. Ft.
	=	102.56Sq. m.
COVERAGE W/O PORCH	=	1057 Sq. Ft.
	=	98.20Sq. 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	=	846 Sq. Ft.
SECOND FLOOR AREA	=	1034 Sq. Ft.
TOTAL FLOOR AREA	=	1880 Sq. Ft.
ADD OPEN AREAS	=	11 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1891 Sq. Ft.
GROUND FLOOR COVERAGE	=	846 Sq. Ft.
GARAGE COVERAGE / AREA	=	211 Sq. Ft.
PORCH COVERAGE / AREA	=	73 Sq. Ft.
COVERAGE W/ PORCH	=	1130 Sq. Ft.
	=	104.98Sq. m.
COVERAGE W/O PORCH	=	1057 Sq. Ft.
	=	98.20Sq. m.

AREA CALCULATIONS EL-2B

FIRST FLOOR AREA	=	846 Sq. Ft.
SECOND FLOOR AREA	=	1044 Sq. Ft.
TOTAL FLOOR AREA	=	1890 Sq. Ft.
ADD OPEN AREAS	=	11 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1901 Sq. Ft.
GROUND FLOOR COVERAGE	=	846 Sq. Ft.
GARAGE COVERAGE / AREA	=	211 Sq. Ft.
PORCH COVERAGE / AREA	=	73 Sq. Ft.
COVERAGE W/ PORCH	=	1130 Sq. Ft.
	=	104.98Sq. m.
COVERAGE W/O PORCH	=	1057 Sq. Ft.
	=	98.20Sq. m.

AREA CALCULATIONS EL-3 (RIGHT)

FIRST FLOOR AREA	=	846 Sq. Ft.
SECOND FLOOR AREA	=	1032 Sq. Ft.
TOTAL FLOOR AREA	=	1878 Sq. Ft.
ADD OPEN AREAS	=	11 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1889 Sq. Ft.
GROUND FLOOR COVERAGE	=	846 Sq. Ft.
GARAGE COVERAGE / AREA	=	211 Sq. Ft.
PORCH COVERAGE / AREA	=	47 Sq. Ft.
COVERAGE W/ PORCH	=	1104 Sq. Ft.
	=	102.56Sq. m.
COVERAGE W/O PORCH	=	1057 Sq. Ft.
	=	98.20Sq. m.

SEMI LOTS

PEYTON 2S 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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No:

DATE:

WORK DESCRIPTION:

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



MODEL:

T

SCALE:

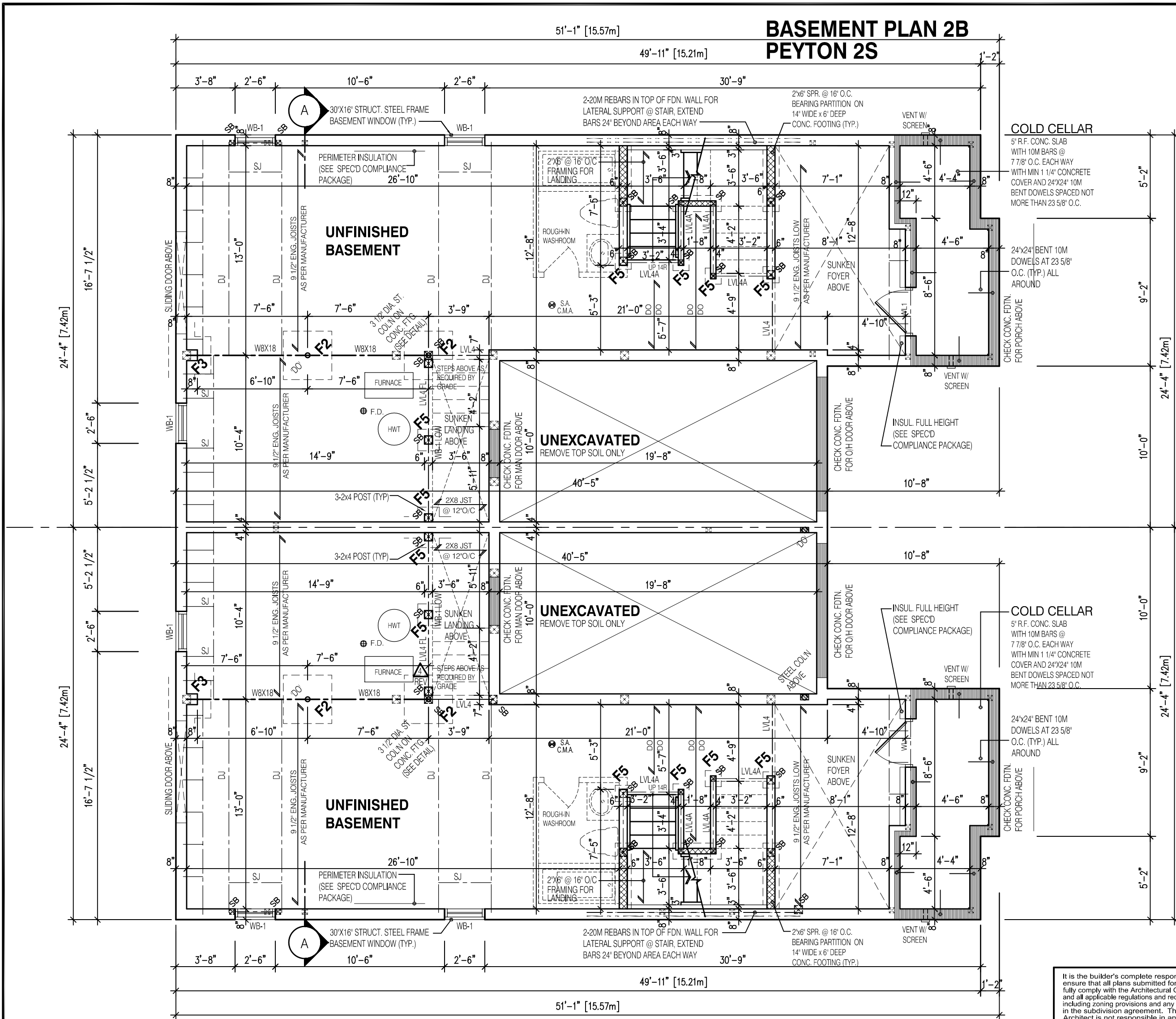
3/16"=1'-0"

PROJ. No.

20-03

DWG. No.

0



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:

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

NOTE:

SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL

ALL FLOORS TO BE NAILED AND GLUED 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
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

**BASEMENT PLAN 2A
PEYTON 2S**

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.

1892/1901
SEMI LOTS

PEYTON 2S
ELEVATION 2A & 2B

A1 PACKAGE

O.REG. 332/12

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
December 15, 2020
OF 00000000

FOR STRUCTURE ONLY

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DEC. 2, 2020

JULY 2, 2020

JUNE 25, 2020

JUNE 18, 2020

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
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. 27763
FIRM NAME

BCIN

BASEMENT PLAN EL-2

LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

BILD

MODEL:
T

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

PROJ. No.
20-03

DWG. No.
1A

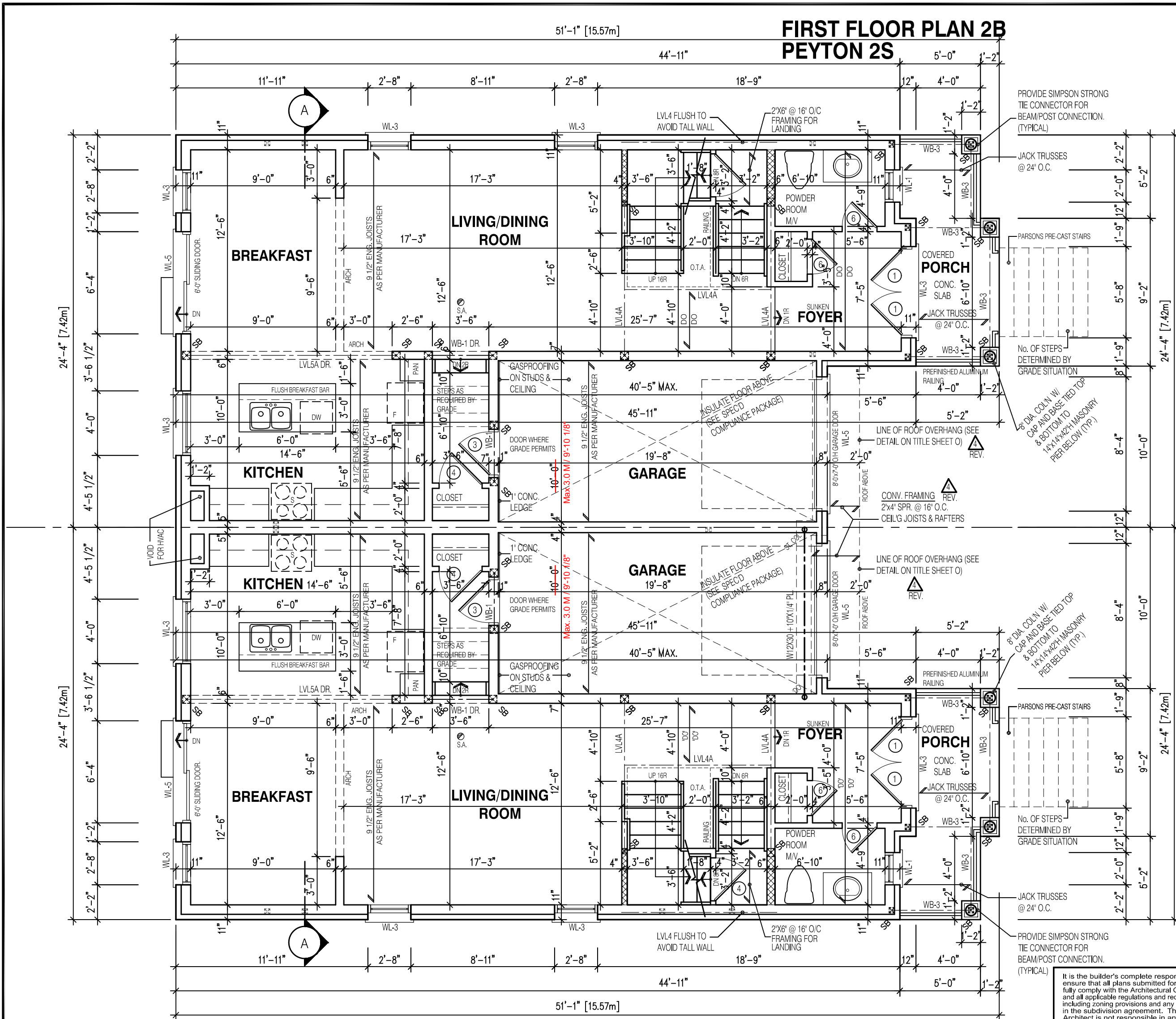


Date: 02/10/21

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THE ONTARIO BUILDING CODE**

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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> INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE <div></div> STL. PLATE FOR STEEL COLN ABOVE LVL LAMINATED VENEER LUMBER</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	<div>S.J. SINGLE JOIST D.J. DOUBLE JOIST T.J. TRIPLE JOIST ○ REPEAT NOTE ○ SHOWER WEEPERS</div>

FIRST FLOOR PLAN 2A
PEYTON 2S

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1892/1901
SEMI LOTS

PEYTON 2S
ELEVATION 2A & 2B

A1 PACKAGE

O.REG. 332/12

STRUDET INC.

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

FOR STRUCTURE ONLY

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4	DEC. 2, 2020	REV. AS PER CITY COMMENT; REISSUED FOR PERMIT
3	JULY 2, 2020	ISSUED FOR BUILDING PERMIT
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1	JUNE 18, 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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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

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

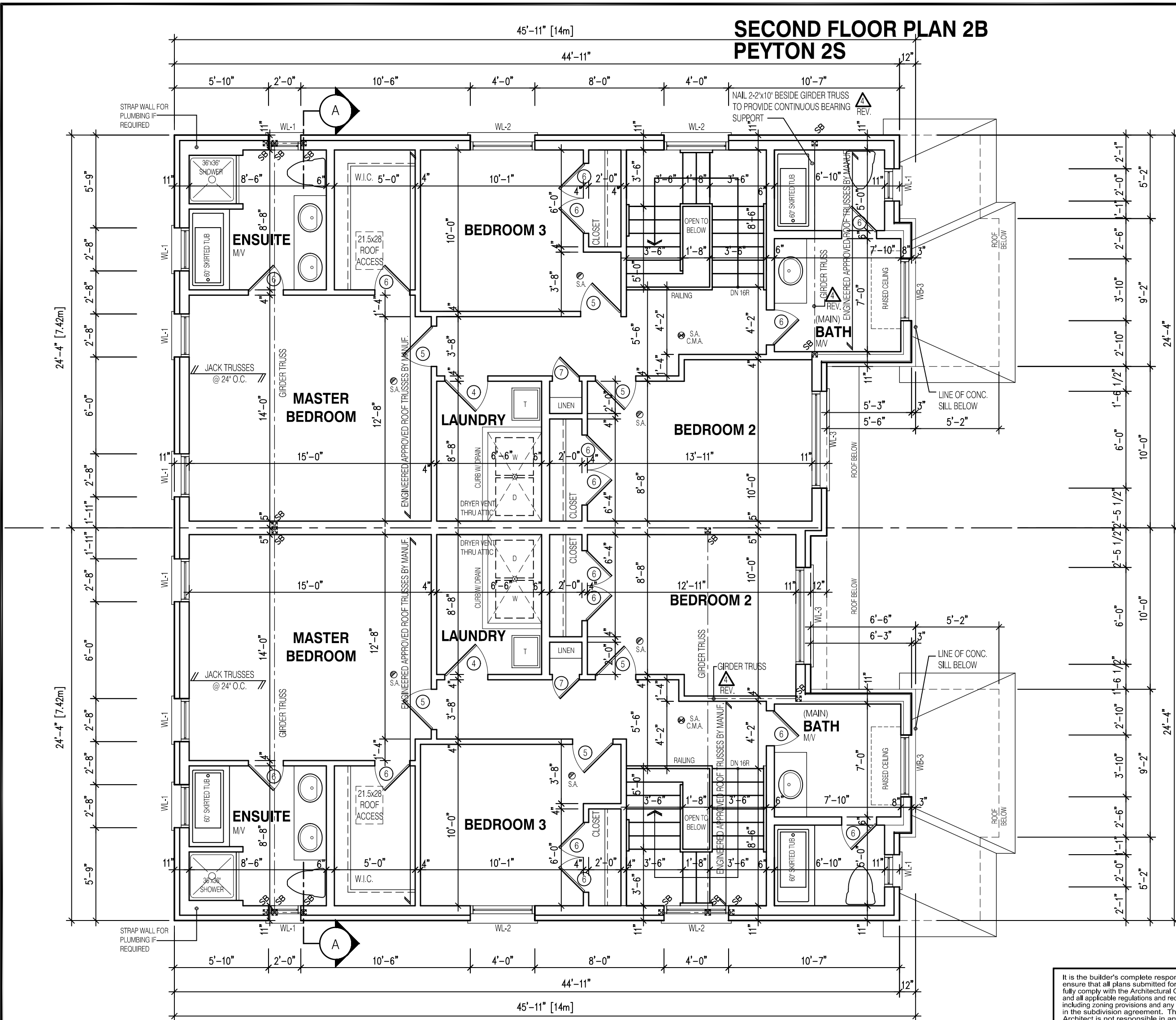


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- LEGEND:**
- BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
 - INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
 - STL. PLATE FOR STEEL COL'N ABOVE
 - LVL LAMINATED VENEER LUMBER
 - S.J. SINGLE JOIST
 - D.J. DOUBLE JOIST
 -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

**SECOND FLOOR PLAN 2A
PEYTON 2S**

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

1892/1901
SEMI LOTS

PEYTON 2S
ELEVATION 2A & 2B

A1 PACKAGE

O.REG. 332/12

STRUDET INC.

FOR STRUCTURE ONLY

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 18, 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

SEC. FLOOR PLAN EL-2

LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

MODEL:
T

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

PROJ. No.
20-03

DWG. No.
3A

CITY OF MARKHAM

BUILDING STANDARDS DIVISION

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

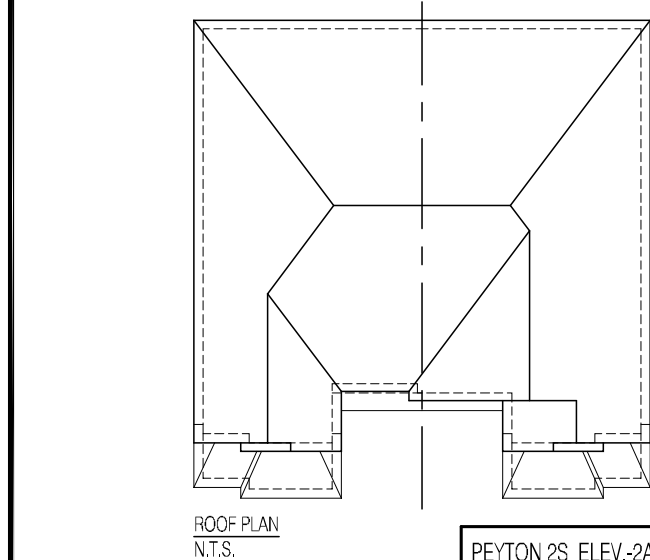
20.130104.000.00.CM

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



PEYTON 2S ELEV.-2A		ENERGY EFFICIENCY- A1 PACKAGE	
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	505.00	82.74	16.38 %
LEFT SIDE	907.73	75.83	8.35 %
RIGHT SIDE	907.73	0.00	0.00 %
REAR	480.00	120.69	25.14 %
TOTAL	2800.46	279.26	9.97 %

PEYTON 2S ELEV.-2B		ENERGY EFFICIENCY- A1 PACKAGE	
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	505.00	82.74	16.38 %
LEFT SIDE	907.73	0.00	0.00 %
RIGHT SIDE	907.73	75.83	8.35 %
REAR	480.00	120.69	25.14 %
TOTAL	2800.46	279.26	9.97 %

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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.

1892/1901
SEMI LOTS
PEYTON 2S
ELEVATION 2A & 2B
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 INVENTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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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 18, 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

FRONT ELEVATION-2
LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

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

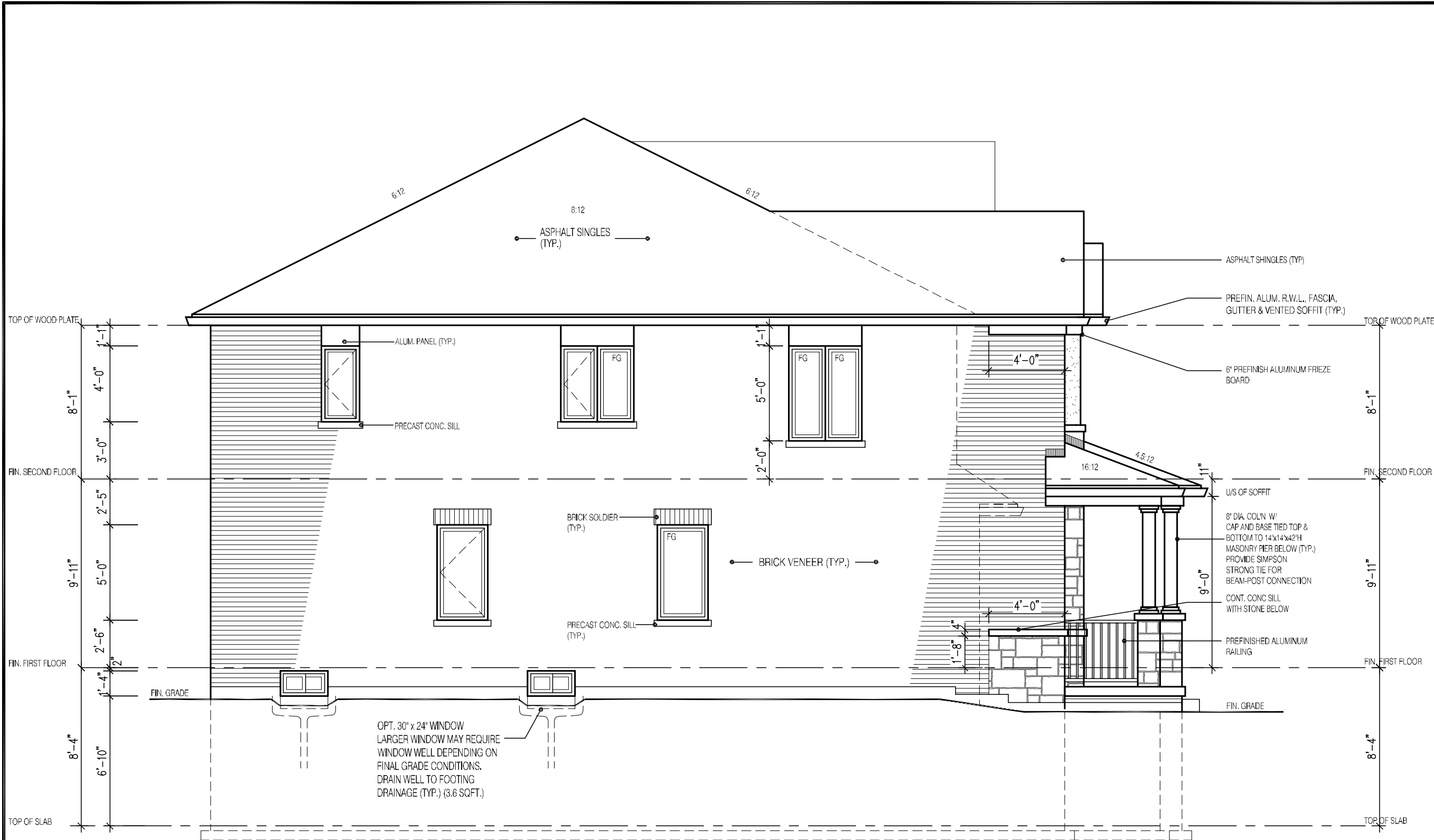
CITY OF MARKHAM
BUILDING STANDARDS DIVISION
REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING
CODE AND THE APPLICABLE ZONING BY-LAW

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



LEFT ELEVATION 2A

SIDE ELEVATION 2
PEYTON 2S

UNPROTECTED OPENINGS

WALL AREA 888
ALLOWABLE GLAZED AREA @ 7.0%(1.2m SIDEYARD) 62.16
ACTUAL GLAZED AREA 58.61

1892/1901
SEMI LOTS
PEYTON 2S
ELEVATION 2A & 2B
A1 PACKAGE
O.REG. 332/12

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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 18, 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
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. 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

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

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.



REAR ELEVATION 2B

REAR ELEVATION 2A

REAR ELEVATION 2
PEYTON 2S

1892/1901
SEMI LOTS
PEYTON 2S
ELEVATION 2A & 2B
A1 PACKAGE
O.REG. 332/12

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7		
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4		
3	JULY 2, 2020	ISSUED FOR BUILDING PERMIT
2	JUNE 25, 2020	ISSUED FOR PRE-COORDINATION STAGE
1	JUNE 18, 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
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. 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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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 2
DECK CONDITION

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

1892/1901
SEMI LOTS
PEYTON 2S
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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THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE
ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE
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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 18, 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

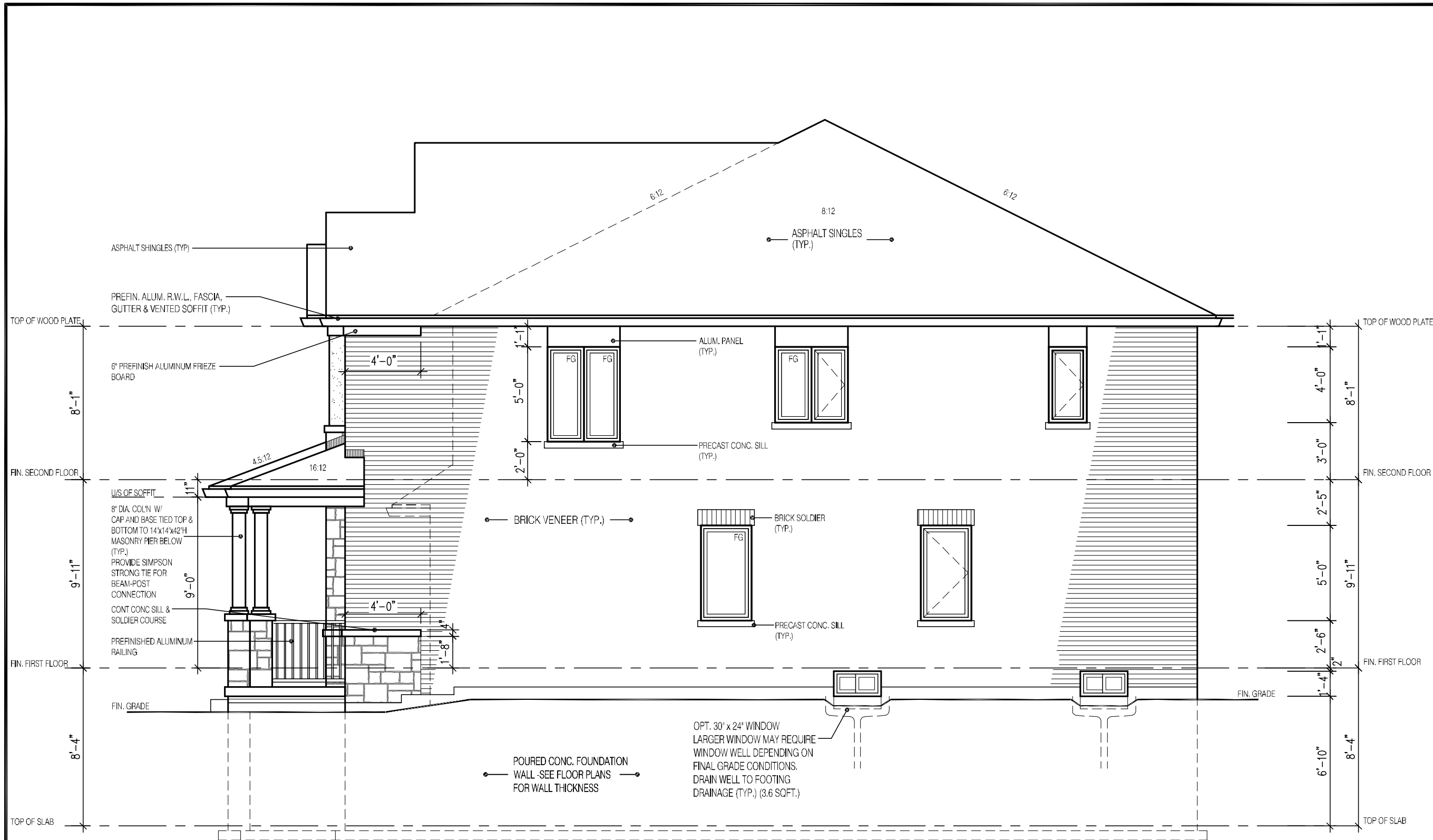
LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

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

It is the builder's complete responsibility to
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and all applicable regulations and requirements
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Architect is not responsible in any way for
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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 2B

SIDE ELEVATION 2
PEYTON 2S

UNPROTECTED OPENINGS

WALL AREA 888
ALLOWABLE GLAZED AREA @ 7.0%(1.2m SIDEYARD) 62.16
ACTUAL GLAZED AREA 58.61

1892/1901
SEMI LOTS
PEYTON 2S
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

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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 18, 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

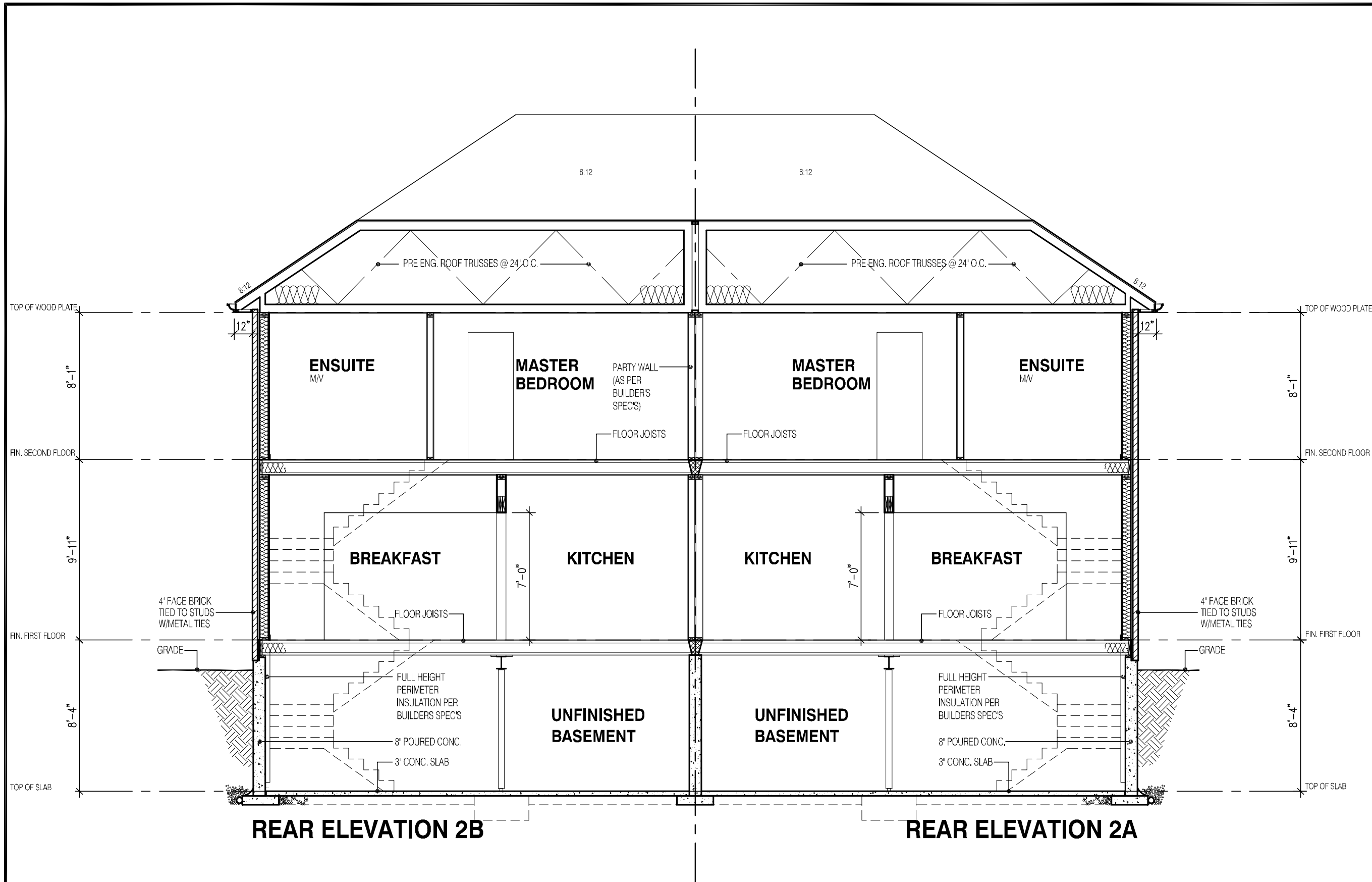
The undersigned has reviewed and takes responsibility
for this design and has the qualifications and meets the
requirements set out in the Ontario Building Code to be a
designer
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.5 of the building code
Walter Botter 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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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.



SECTION ELEVATION 2

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1892/1901
SEMI LOTS
PEYTON 2S
ELEVATION 2A & 2B
A1 PACKAGE
O.REG. 332/12

STRUDET INC.

FOR STRUCTURE ONLY

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No: DATE: WORK DESCRIPTION:

jardin
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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
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

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
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