

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.

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

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.

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:

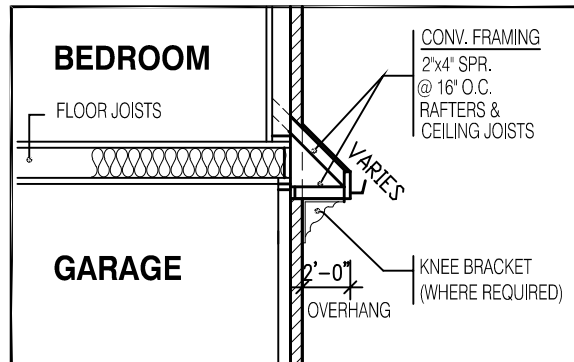
L1 = 3 1/2" x 3 1/2" x 1/4" (90 x 90 x 6)
L2 = 4" x 3 1/2" x 5/16" (100 x 90 x 8)
L3 = 5" x 3 1/2" x 5/16" (125 x 90 x 8)
L4 = 6" x 3 1/2" x 3/8" (150 x 90 x 10)
L5 = 6" x 4" x 3/8" (150 x 100 x 10)
L6 = 7" x 4" x 3/8" (180 x 100 x 10)

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

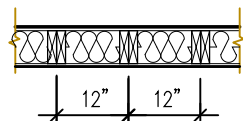


CANOPY DETAIL AT GARAGE

N.T.S.



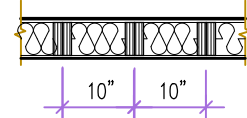
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @12" O.C.
FULL HT C/W SOLID BLOCKING 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



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

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 (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.

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.

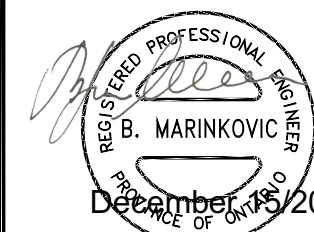
SEMI LOTS

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.

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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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THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT
TO BE SCALED.

7		
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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

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:	---
	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

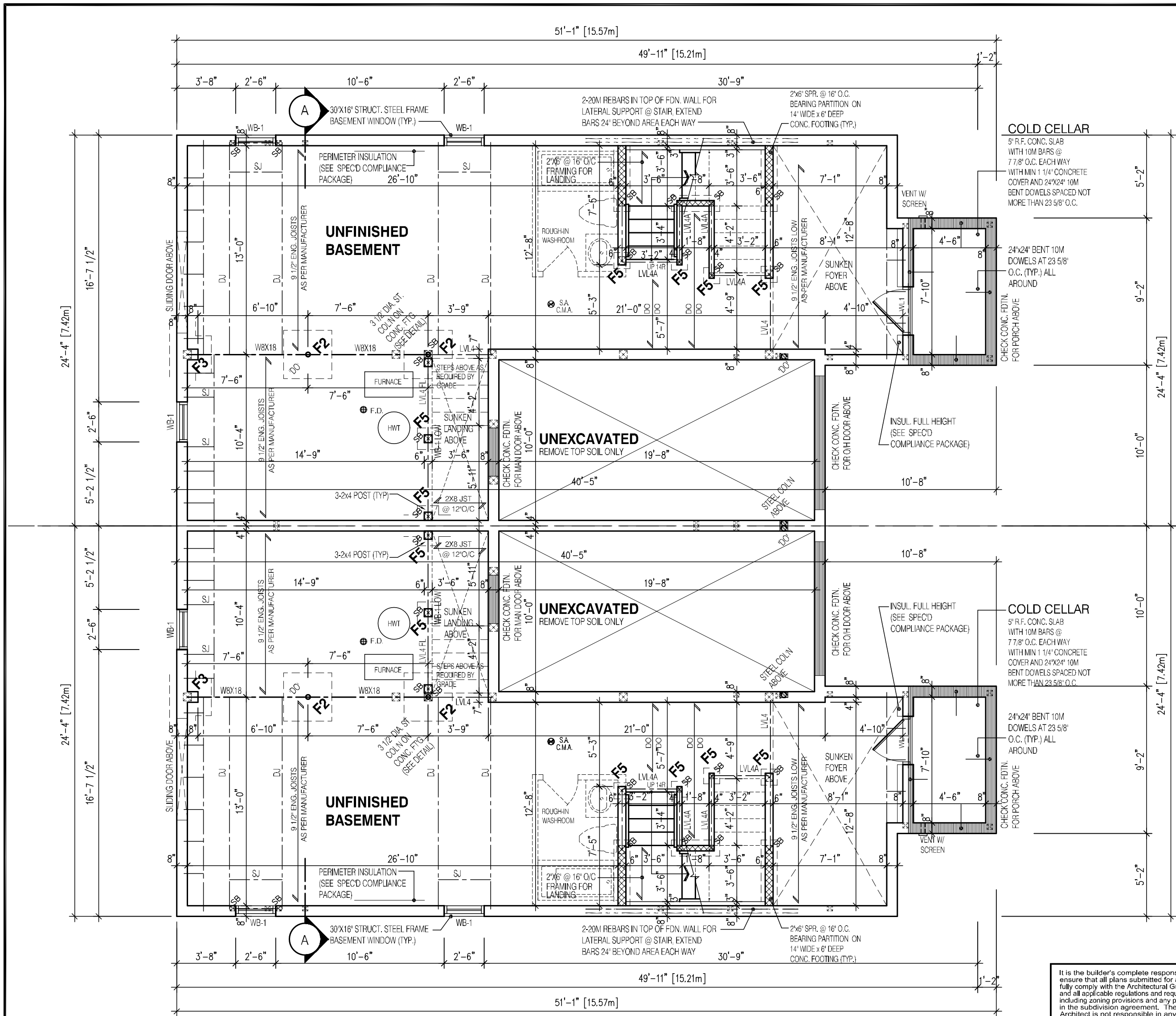


Date: 02/10/21

**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 UNTEL. BEAMS AND DOOR SIZE	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> DO REPEAT NOTE</div> <div><div></div> O SHOWER WEEPERS</div>
NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.		ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL	

BASEMENT PLAN 3 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.

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.

1889
SEMI LOTS
PEYTON 2S ELEVATION 3
A1 PACKAGE
O.REG. 332/12
STRUDET INC. B. MARINKOVIC 2020/07/2020 PROVINCE OF ONTARIO
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. 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.
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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
Walter Botter 21031 NAME SIGNATURE BCIN
REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code
jardin design group inc. 27763 FIRM NAME BCIN
BASEMENT PLAN EL-3
LAMPONE INVESTMENTS INC. CITY OF MARKHAM
MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 20-03
DWG. No. 1B

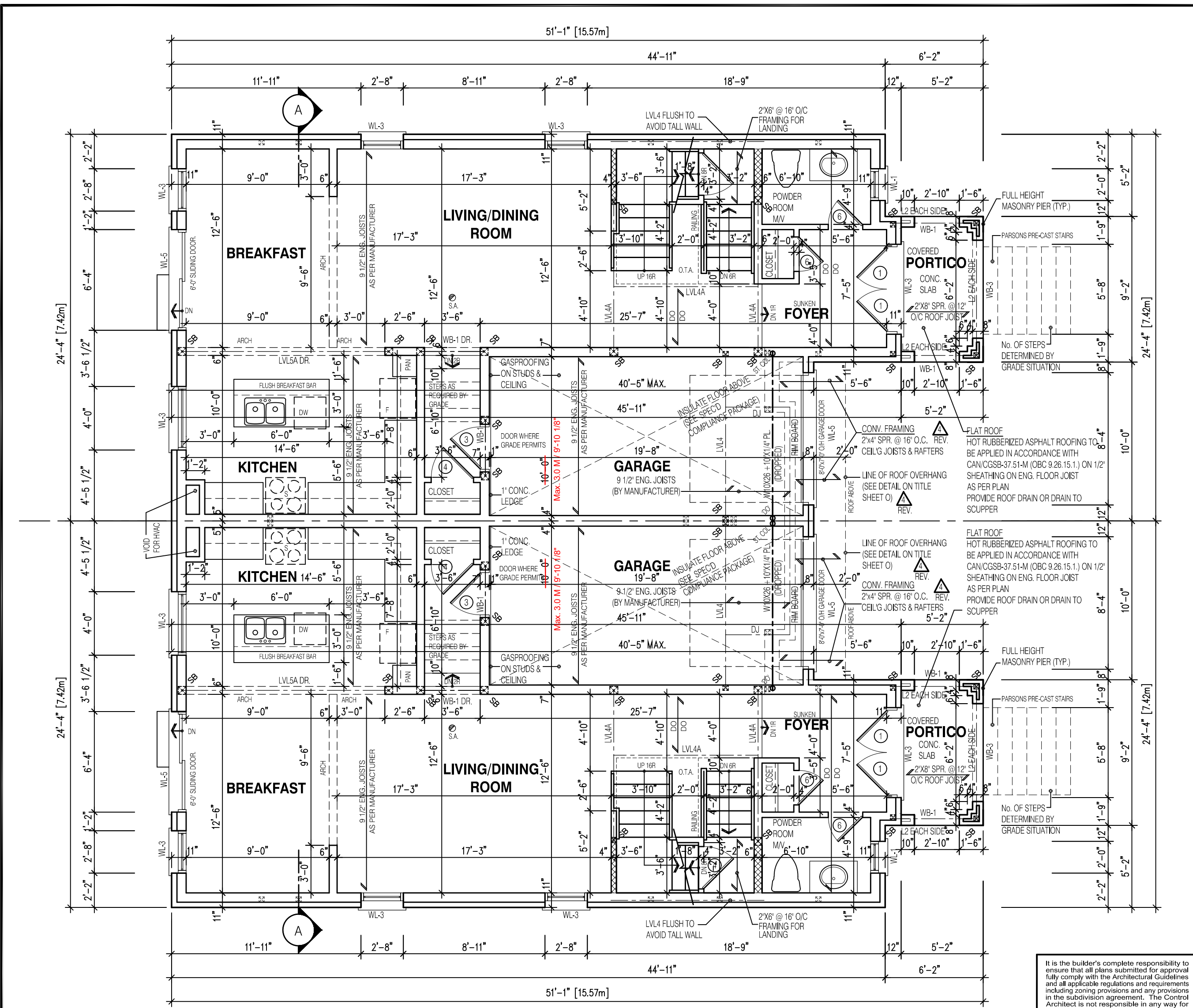


Date: 02/10/21

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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: 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
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	S.J. SINGLE JOIST D.J. DOUBLE JOIST T.J. TRIPLE JOIST ○ REPEAT NOTE ○ SHOWER WEEPERS

FIRST FLOOR PLAN 3
PEYTON 2S

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1889
SEMI LOTS

PEYTON 2S
ELEVATION 3

A1 PACKAGE

O.REG. 332/12

STRUDET INC.

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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

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

FIRST FLOOR PLAN EL-3

LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

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

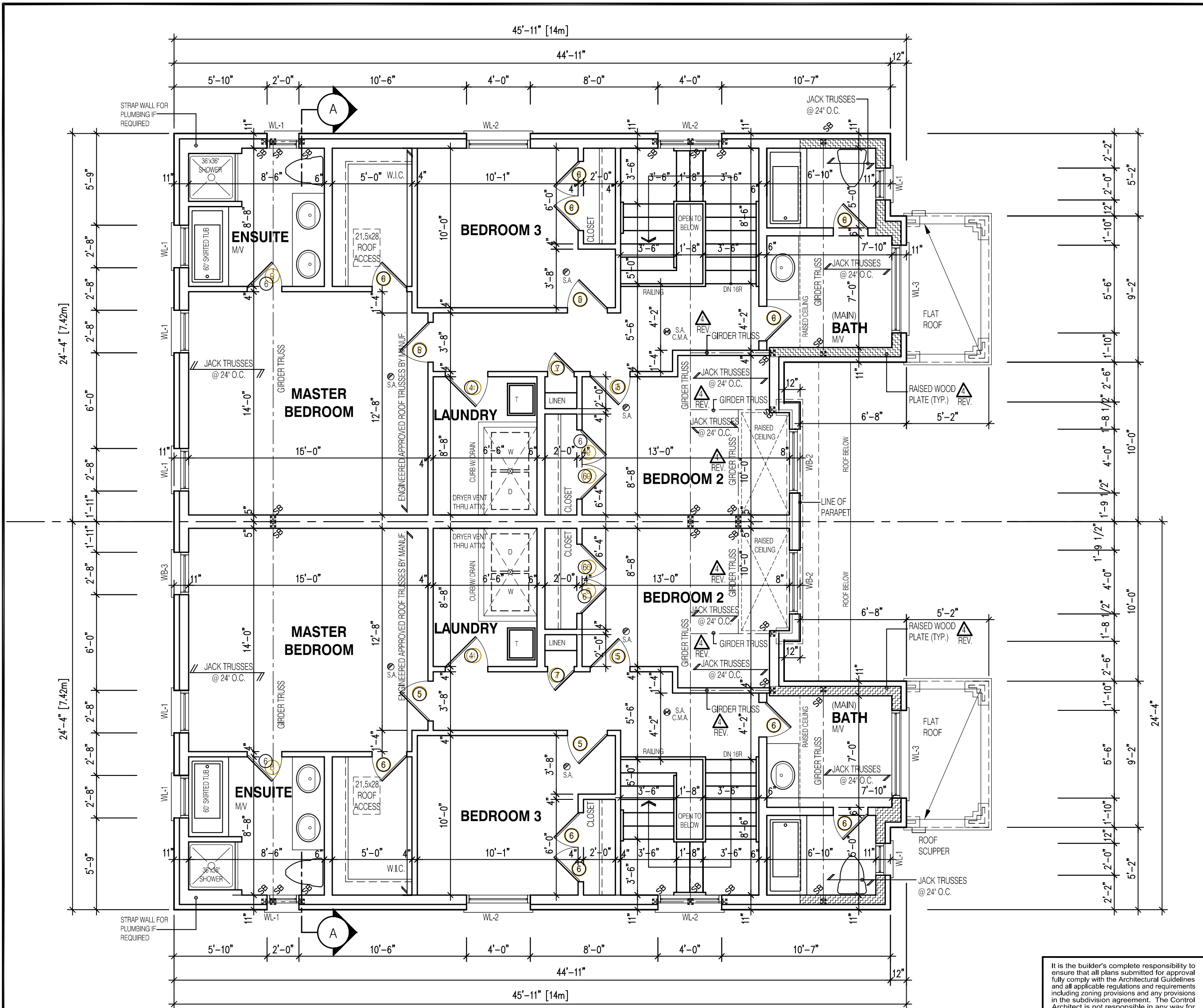


Date: 02/10/21

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



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 LAMINATED VENEER LUMBER
	LVL
S.J.	SINGLE JOIST
D.J.	DOUBLE JOIST
T.J.	TRIPLE JOIST
	REPEAT NOTE
	SHOWER WEEPERS

SECOND FLOOR PLAN 3
PEYTON 2S

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

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1889
SEMI LOTS
PEYTON 2S
ELEVATION 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.

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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 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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Walter Botter 21031
NAME SIGNATURE BCIN

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

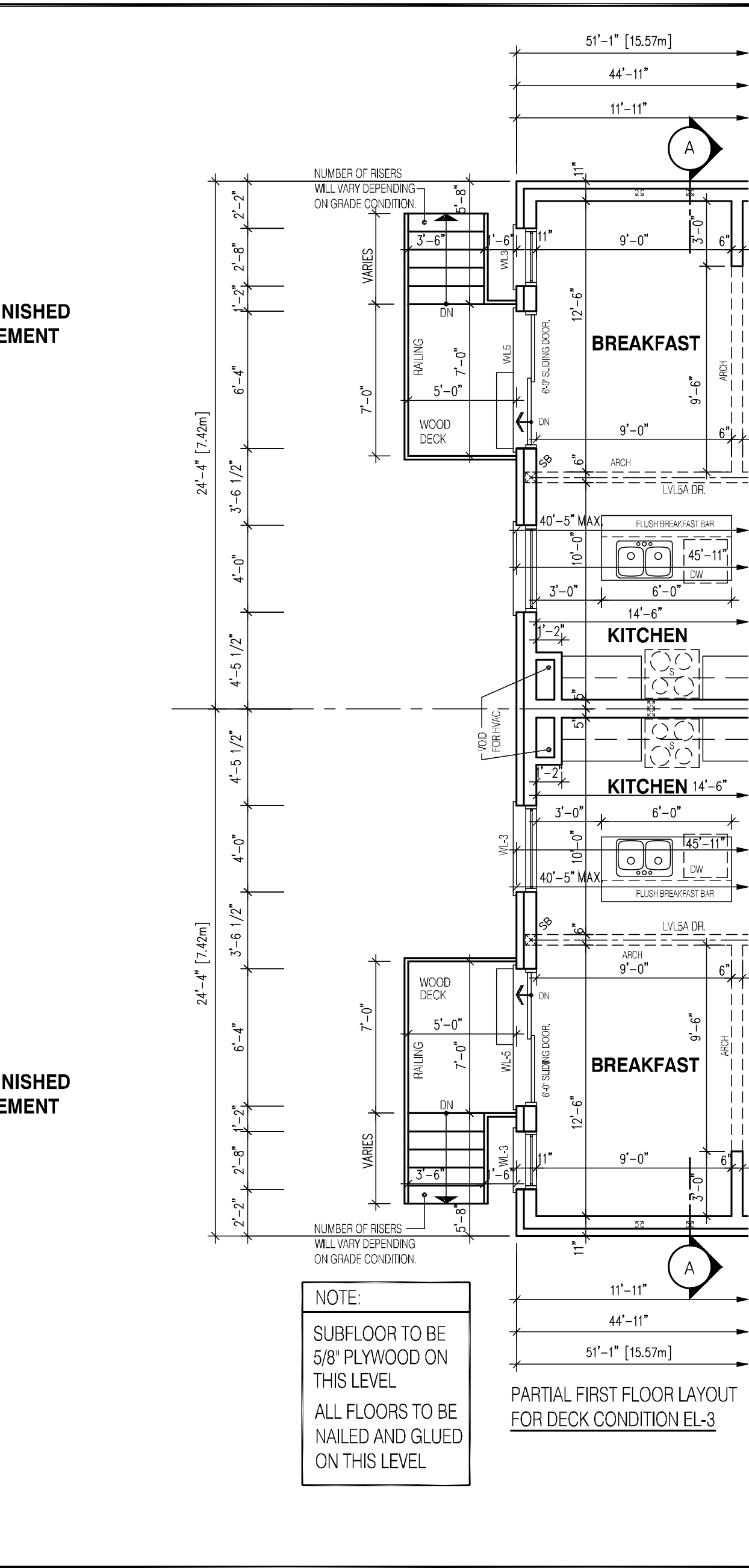
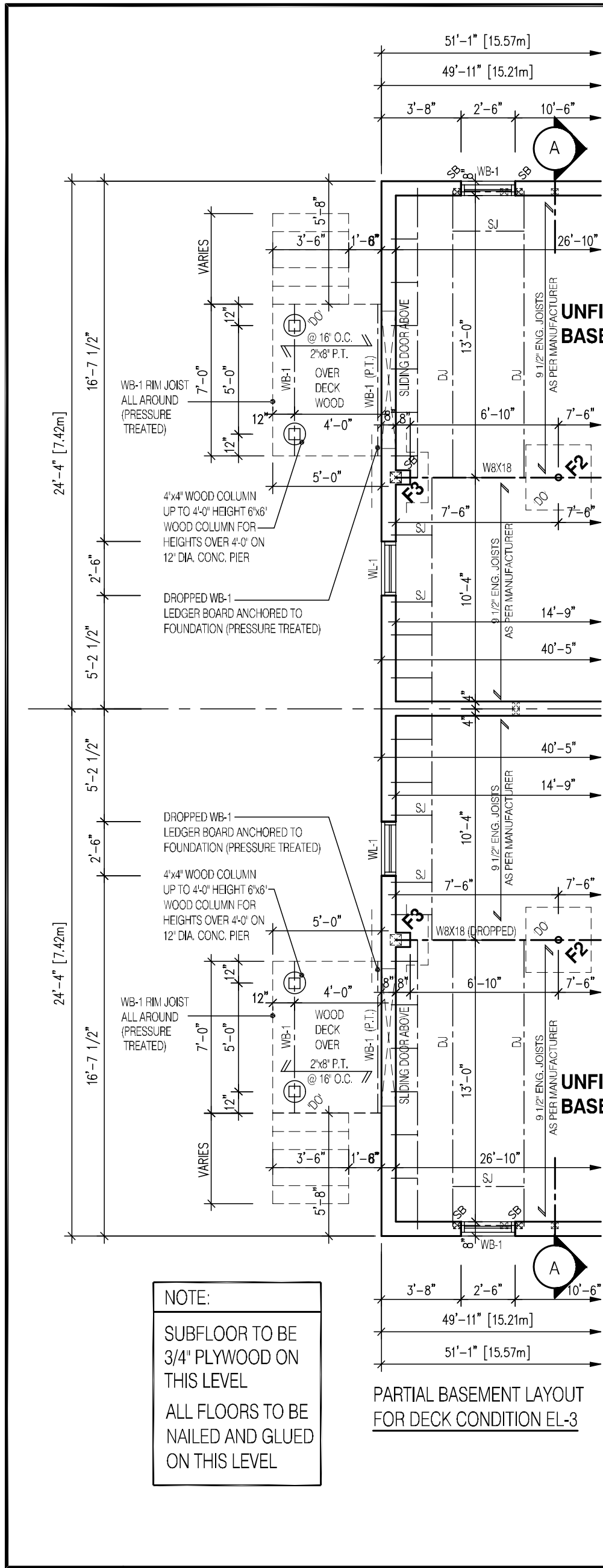
jardin design group inc. 27763
FIRM NAME BCIN

SEC. FLOOR PLAN EL-3
LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

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



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



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

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.

1889

SEMI LOTS

PEYTON 2S

ELEVATION 3

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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No.	DATE	WORK DESCRIPTION:
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
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Walter Botter [Signature] 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-3

LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

BILD

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

CITY OF MARKHAM

BUILDING STANDARDS DIVISION

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

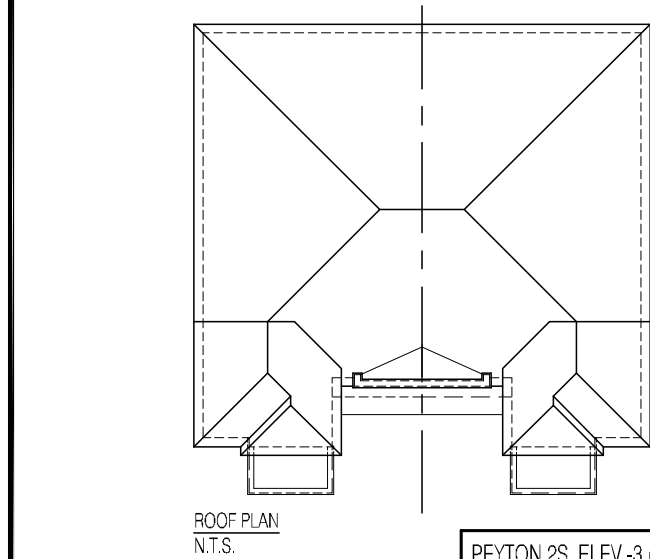
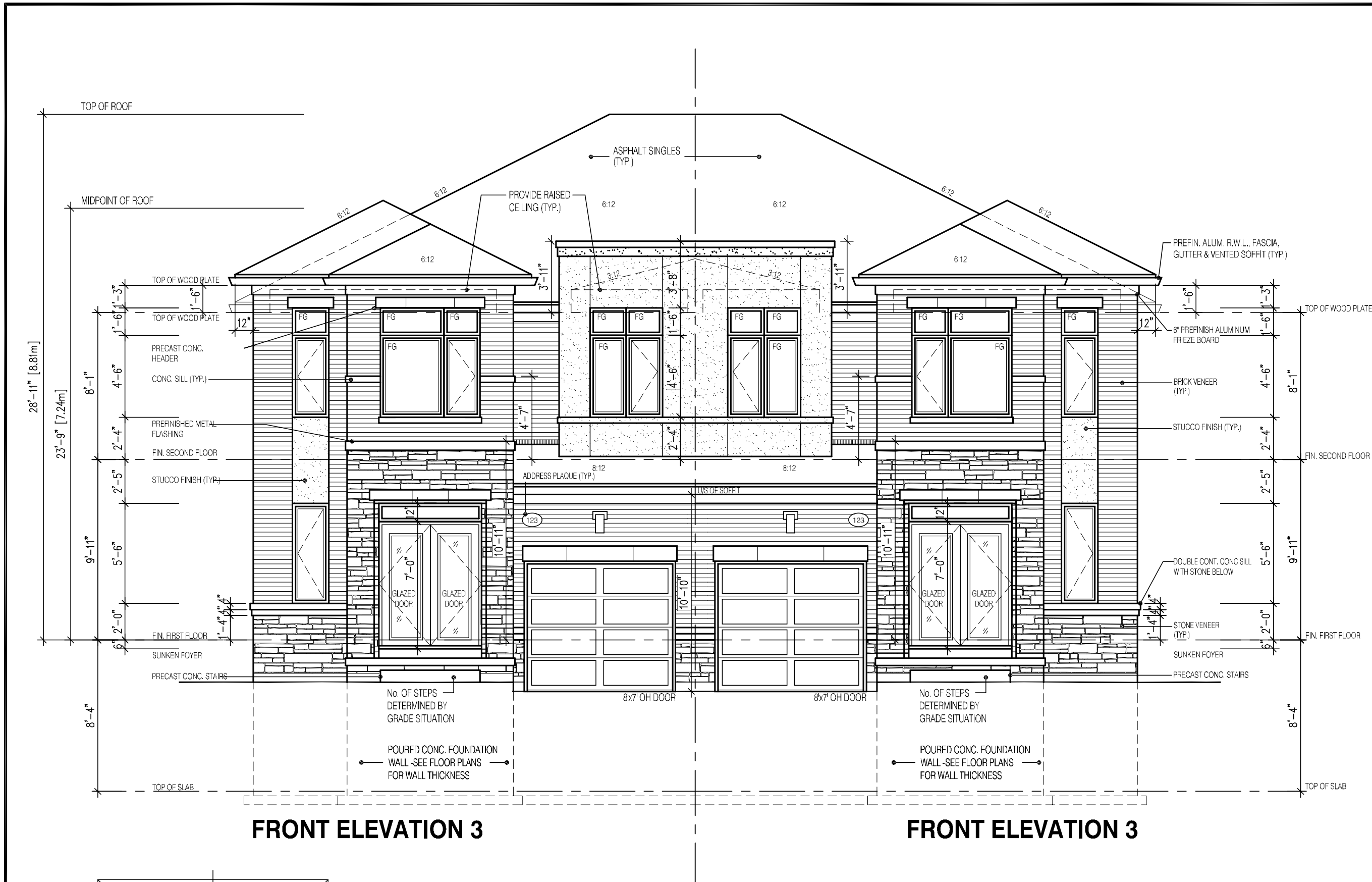
20.130104.000.00.CM

Date: 02/10/21

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DRAWN BY: _____ DRAWING NAME: _____

FRONT ELEVATION
PEYTON 2S

PEYTON 2S ELEV.-3 (LEFT)		ENERGY EFFICIENCY- A1 PACKAGE	
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	523.00	97.78	18.70 %
LEFT SIDE	918.62	75.83	8.25 %
RIGHT SIDE	918.62	0.00	0.00 %
REAR	480.00	120.69	25.14 %
TOTAL	2840.24	294.30	10.36 %

PEYTON 2S ELEV.-3 (RIGHT)		ENERGY EFFICIENCY- A1 PACKAGE	
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	523.00	97.78	18.70 %
LEFT SIDE	918.62	0.00	0.00 %
RIGHT SIDE	918.62	75.83	8.25 %
REAR	480.00	120.69	25.14 %
TOTAL	2840.24	294.30	10.36 %

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

APPROVED BY: _____
DATE: OCT 29, 2020

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1889
SEMI LOTS
PEYTON 2S
ELEVATION 3
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 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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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-3
LAMPONE INVESTMENTS INC.
CITY OF MARKHAM



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

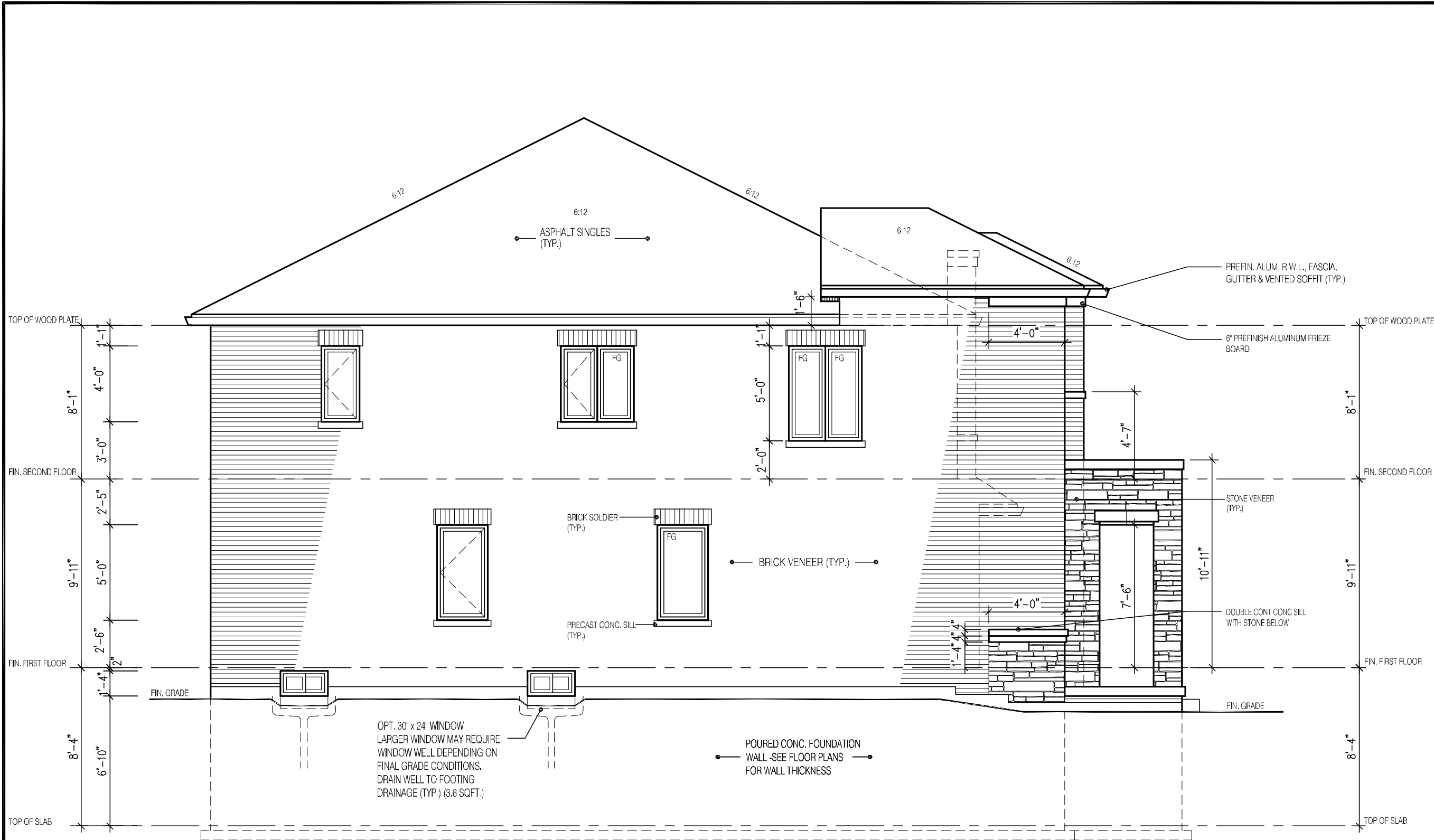


Date: 02/10/21

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LEFT ELEVATION 3

SIDE ELEVATION 3
PEYTON 2S

UNPROTECTED OPENINGS

WALL AREA
ALLOWABLE GLAZED AREA @ 7.0%(1.2m SIDYARD)
ACTUAL GLAZED AREA

897 Φ
62.79 Φ
58.61 Φ

1889
SEMI LOTS
PEYTON 2S
ELEVATION 3
A1 PACKAGE
O.REG. 332/12

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2	JUNE 25, 2020	ISSUED FOR PRE-COORDINATION STAGE
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No: DATE: WORK DESCRIPTION:

jardin
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NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

SIDE ELEVATION-3
LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

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

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

APPROVED BY:
DATE: **OCT 29, 2020**
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REAR ELEVATION 3

REAR ELEVATION 3

REAR ELEVATION 3
PEYTON 2S

1889
SEMI LOTS
PEYTON 2S
ELEVATION 3
A1 PACKAGE
O.REG. 332/12

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jardin
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jardin design group inc. 27763
FIRM NAME BCIN

REAR ELEVATION-3
LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

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

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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 3

REAR ELEVATION 3

REAR ELEVATION 3
DECK CONDITION

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

1889
SEMI LOTS
PEYTON 2S
ELEVATION 3
A1 PACKAGE
O.REG. 332/12

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jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-3
LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

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

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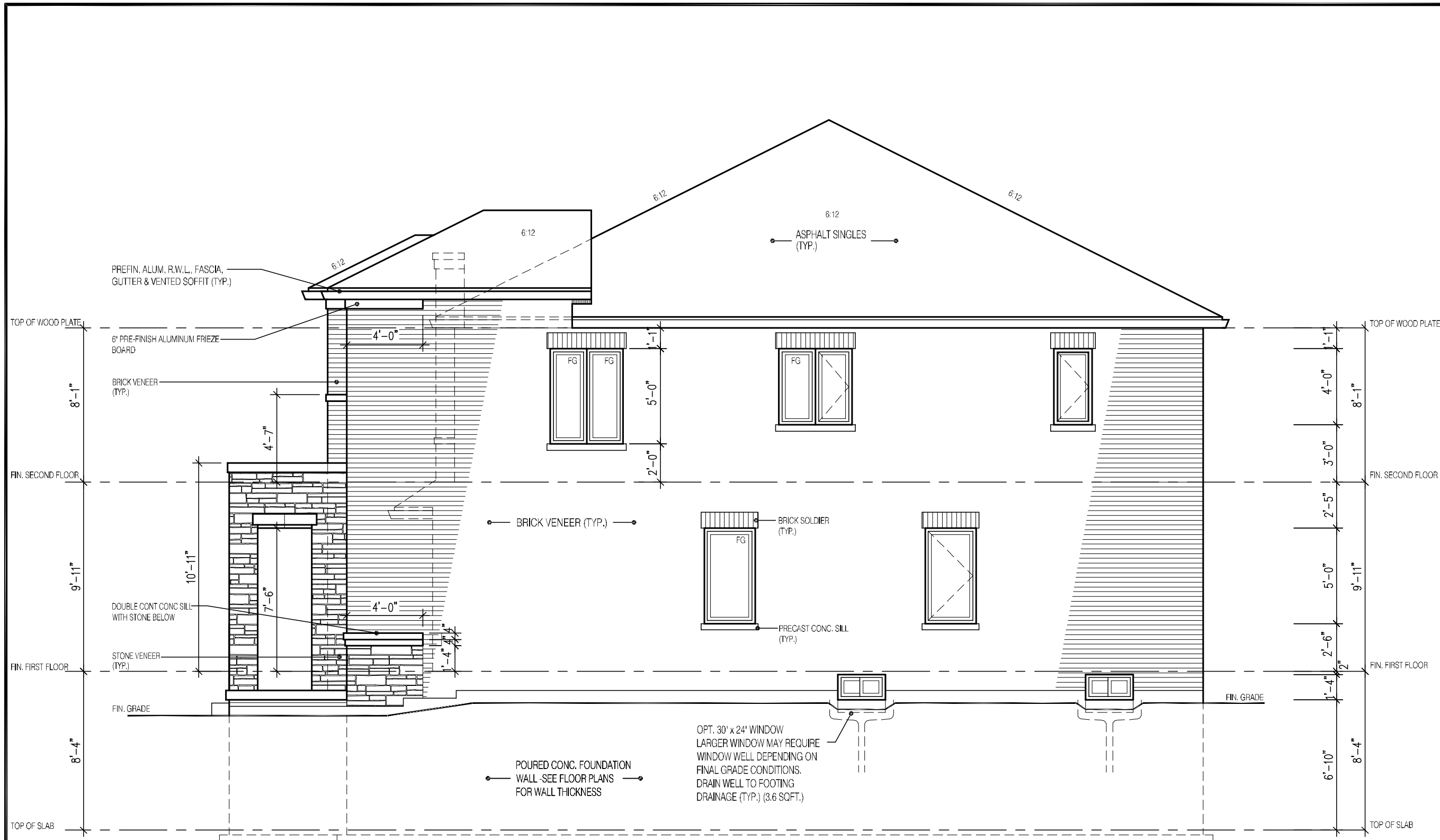
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Markham

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.

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



RIGHT ELEVATION 3

SIDE ELEVATION 3
PEYTON 2S

UNPROTECTED OPENINGS

WALL AREA 897
ALLOWABLE GLAZED AREA @ 7.0%(1.2m SIDEYARD) 62.79
ACTUAL GLAZED AREA 58.61

1889
SEMI LOTS
PEYTON 2S
ELEVATION 3
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 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-3
LAMPONE INVESTMENTS INC.
CITY OF MARKHAM

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

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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: *[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

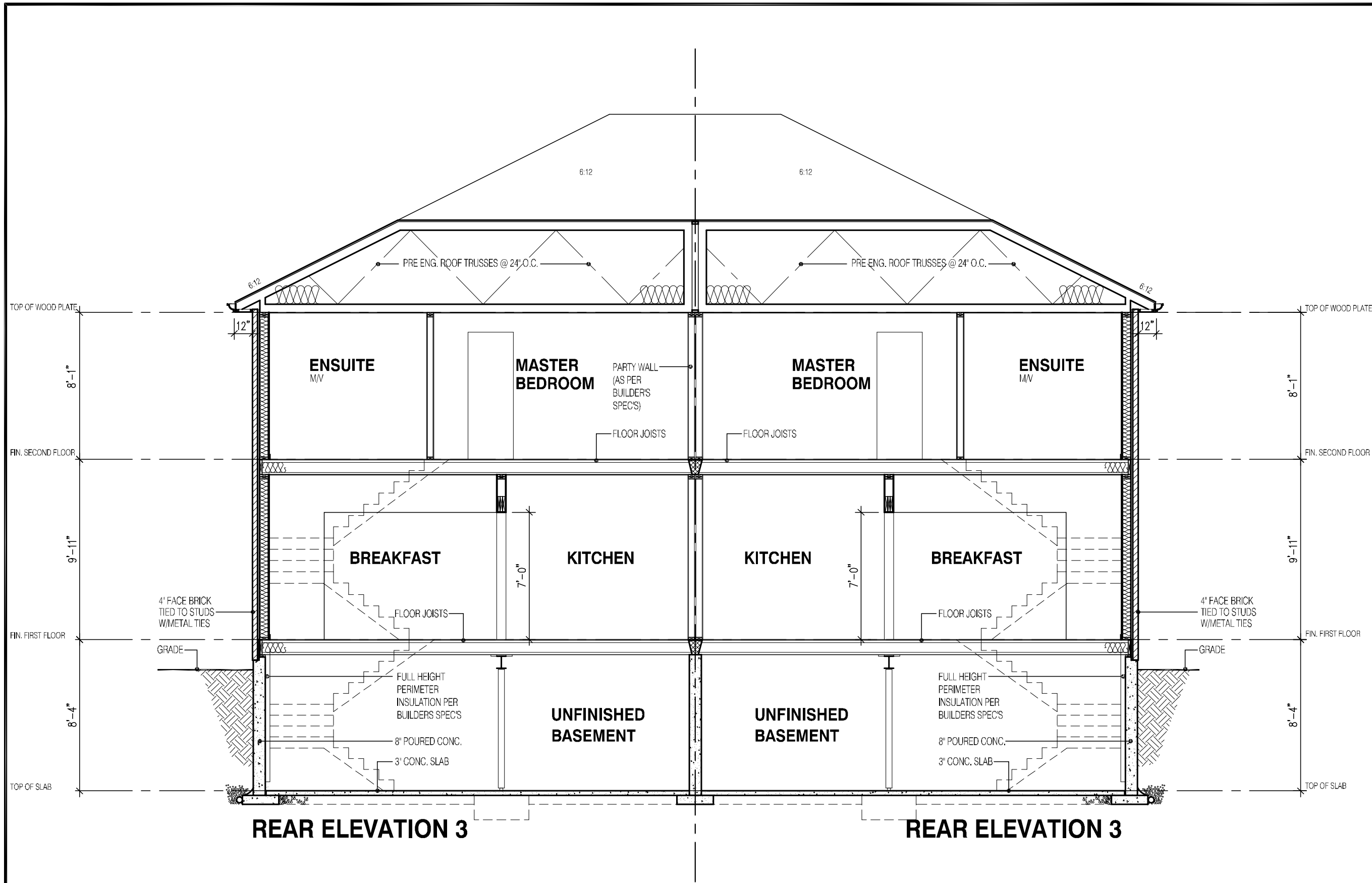


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SECTION ELEVATION 3

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1889	
SEMI LOTS	
PEYTON 2S ELEVATION 3	
A1 PACKAGE	
O.REG. 332/12	
STRUDET INC.  FOR STRUCTURE ONLY	
<small>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. 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.</small>	
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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 3)	
LAMPONE INVESTMENTS INC. CITY OF MARKHAM	
	
MODEL:	T
SCALE:	3/16"=1'-0"
PROJ. No.	20-03
DWG. No.	8B



Date: 02/10/21
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