

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 = 48"x48"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 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:

WB-1 = 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  
WB-10 = 4- 2" x 8" SPRUCE BEAM  
WB-11 = 4- 2" x 10" SPRUCE BEAM

STEEL LINTELS:

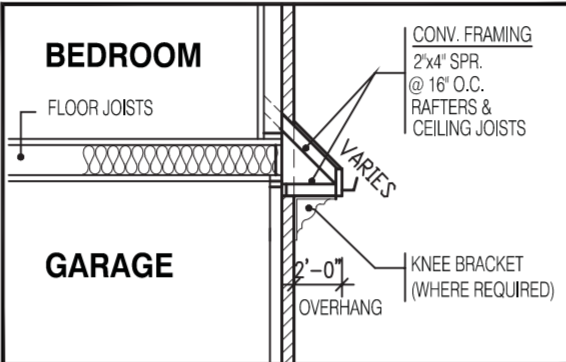
L1 = 3 1/2" x 3 1/2" x 1 1/4" (90 x 90 x 6)  
L2 = 4" x 3 1/2" x 5/16" (100 x 90 x 8)  
L3 = 5" x 3 1/2" x 5/16" (125 x 90 x 8)  
L4 = 6" x 3 1/2" x 3/8" (150 x 90 x 10)  
L5 = 6" x 4" x 3/8" (150 x 100 x 10)  
L6 = 7" x 4" x 3/8" (180 x 100 x 10)

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

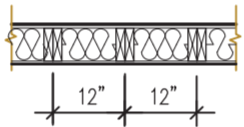


CANOPY DETAIL AT GARAGE

N.T.S.



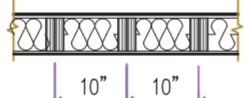
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @12" O.C.  
FULL HT C/W SOLID BLOCKING 4'-0" O.C. VERTICAL AND 7'/16" EXT. PLYWOOD SHEATHING.



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-1A

FIRST FLOOR AREA	=	875 Sq. Ft.
SECOND FLOOR AREA	=	1060 Sq. Ft.
TOTAL FLOOR AREA	=	1935 Sq. Ft.
ADD OPEN AREAS	=	18 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1953 Sq. Ft.
GROUND FLOOR COVERAGE	=	875 Sq. Ft.
GARAGE COVERAGE / AREA	=	212 Sq. Ft.
PORCH COVERAGE / AREA	=	66 Sq. Ft.
COVERAGE W/ PORCH	=	1153 Sq. Ft.
	=	107.12 Sq. m.
COVERAGE W/O PORCH	=	1087 Sq. Ft.
	=	100.99 Sq. m.

AREA CALCULATIONS EL-2 (LEFT)

FIRST FLOOR AREA	=	870 Sq. Ft.
SECOND FLOOR AREA	=	1063 Sq. Ft.
TOTAL FLOOR AREA	=	1933 Sq. Ft.
ADD OPEN AREAS	=	18 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1951 Sq. Ft.
GROUND FLOOR COVERAGE	=	870 Sq. Ft.
GARAGE COVERAGE / AREA	=	212 Sq. Ft.
PORCH COVERAGE / AREA	=	77 Sq. Ft.
COVERAGE W/ PORCH	=	1159 Sq. Ft.
	=	107.67 Sq. m.
COVERAGE W/O PORCH	=	1082 Sq. Ft.
	=	100.52 Sq. m.

AREA CALCULATIONS EL-3A

FIRST FLOOR AREA	=	875 Sq. Ft.
SECOND FLOOR AREA	=	1074 Sq. Ft.
TOTAL FLOOR AREA	=	1949 Sq. Ft.
ADD OPEN AREAS	=	18 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1967 Sq. Ft.
GROUND FLOOR COVERAGE	=	875 Sq. Ft.
GARAGE COVERAGE / AREA	=	212 Sq. Ft.
PORCH COVERAGE / AREA	=	71 Sq. Ft.
COVERAGE W/ PORCH	=	1158 Sq. Ft.
	=	107.58 Sq. m.
COVERAGE W/O PORCH	=	1087 Sq. Ft.
	=	100.99 Sq. m.

AREA CALCULATIONS EL-1B

FIRST FLOOR AREA	=	875 Sq. Ft.
SECOND FLOOR AREA	=	1069 Sq. Ft.
TOTAL FLOOR AREA	=	1944 Sq. Ft.
ADD OPEN AREAS	=	18 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1962 Sq. Ft.
GROUND FLOOR COVERAGE	=	875 Sq. Ft.
GARAGE COVERAGE / AREA	=	212 Sq. Ft.
PORCH COVERAGE / AREA	=	66 Sq. Ft.
COVERAGE W/ PORCH	=	1153 Sq. Ft.
	=	107.12 Sq. m.
COVERAGE W/O PORCH	=	1087 Sq. Ft.
	=	100.99 Sq. m.

AREA CALCULATIONS EL-2 (RIGHT)

FIRST FLOOR AREA	=	870 Sq. Ft.
SECOND FLOOR AREA	=	1063 Sq. Ft.
TOTAL FLOOR AREA	=	1933 Sq. Ft.
ADD OPEN AREAS	=	18 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1951 Sq. Ft.
GROUND FLOOR COVERAGE	=	870 Sq. Ft.
GARAGE COVERAGE / AREA	=	212 Sq. Ft.
PORCH COVERAGE / AREA	=	77 Sq. Ft.
COVERAGE W/ PORCH	=	1159 Sq. Ft.
	=	107.67 Sq. m.
COVERAGE W/O PORCH	=	1082 Sq. Ft.
	=	100.52 Sq. m.

AREA CALCULATIONS EL-3B

FIRST FLOOR AREA	=	875 Sq. Ft.
SECOND FLOOR AREA	=	1060 Sq. Ft.
TOTAL FLOOR AREA	=	1935 Sq. Ft.
ADD OPEN AREAS	=	18 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	1953 Sq. Ft.
GROUND FLOOR COVERAGE	=	875 Sq. Ft.
GARAGE COVERAGE / AREA	=	212 Sq. Ft.
PORCH COVERAGE / AREA	=	71 Sq. Ft.
COVERAGE W/ PORCH	=	1158 Sq. Ft.
	=	107.58 Sq. m.
COVERAGE W/O PORCH	=	1087 Sq. Ft.
	=	100.99 Sq. m.

SEMI LOTS

PEYTON 3  
ELEVATION 1,2 & 3

A1 PACKAGE

O.REG. 332/12

STRUDET INC.



FOR STRUCTURE ONLY

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND  
CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.  
ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP  
INC. PRIOR TO COMMENCEMENT OF WORK.  
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY  
OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON  
THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE  
ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE  
ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.  
AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING  
FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT  
GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY  
FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO  
CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT  
DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS  
THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT  
TO BE SCALED.

7		
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4	JAN. 27, 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 4, 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 *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

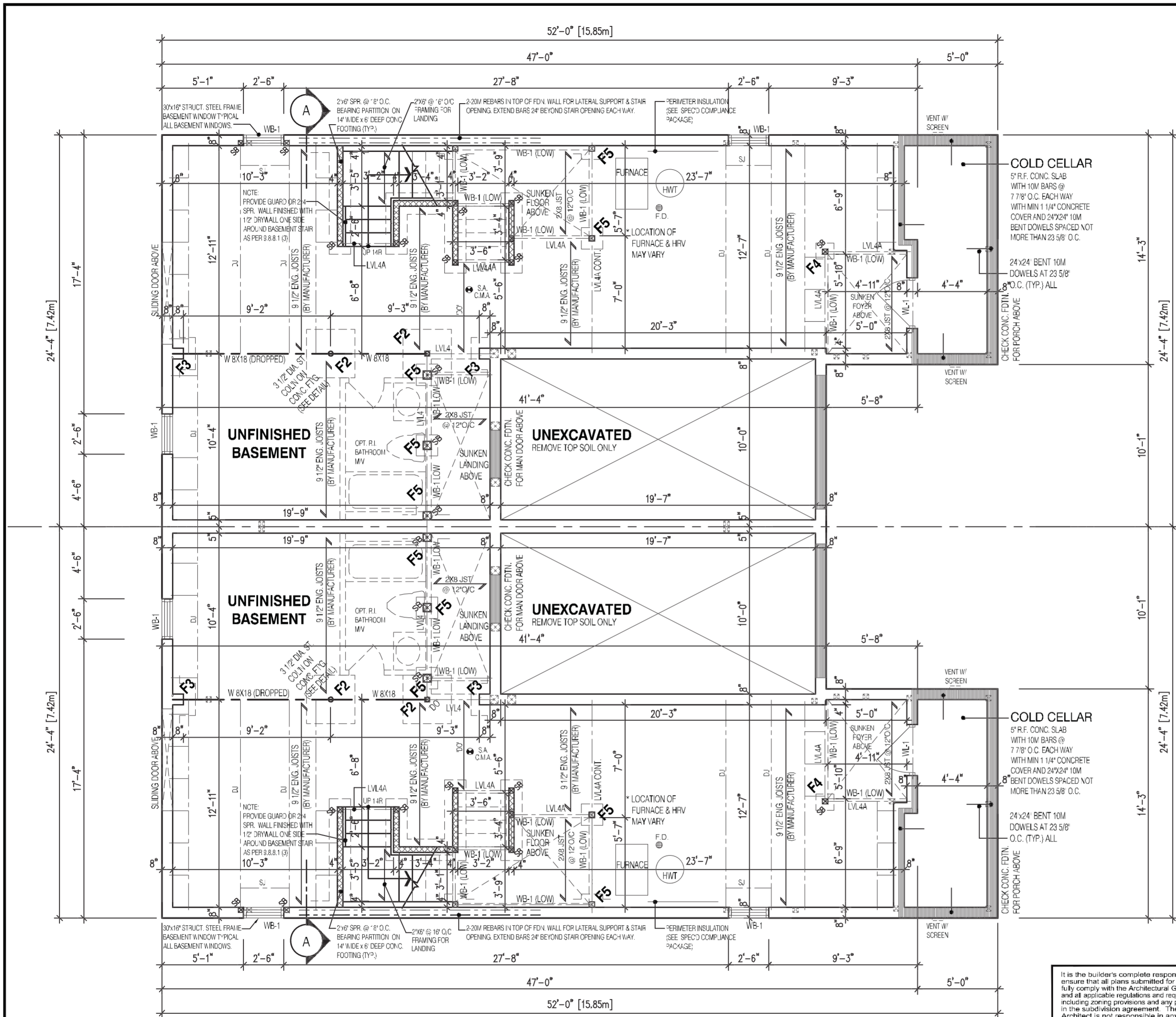


Date: 02/19/21

**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



<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> REFER TO SHEET NO. 0-1 FOR LINTEL BEAMS AND DOOR SIZE	<b>NOTE:</b> SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL	<b>LEGEND:</b> <div><div></div> BUILDING FACE &lt; THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)</div> <div><div></div> INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE</div> <div><div></div> STL. PLATE FOR STEEL COLN ABOVE</div> <div><div></div> LVL LAMINATED VENEER LUMBER</div> <div><div></div> S.J. SINGLE JOIST</div> <div><div></div> D.J. DOUBLE JOIST</div> <div><div></div> T.J. TRIPLE JOIST</div> <div><div></div> REPEAT NOTE</div> <div><div></div> SHOWER WEEPERS</div>
<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	

## BASEMENT PLAN 2 PEYTON 3

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.



1951
SEMI LOTS
PEYTON 3 ELEVATION 2
A1 PACKAGE
O.REG. 332/12
STRUDET INC. B. MARINKOVIC 21/07/2020 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. REF: 10 TO THE APPROPRIATE ENGINEERING DRAWINGS SET OUT 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
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4
3 JULY 2, 2020 ISSUED FOR BUILDING PERMIT
2 JUNE 25, 2020 ISSUED FOR PRE-COORDINATION STAGE
1 JUNE 4, 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 Boffe 21031 NAME SIGNATURE BCIN
REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code
Jardin design group inc. 27763 FIRM NAME BCIN
BASEMENT PLAN EL-2
LAMPONE INVESTMENTS INC. CITY OF MARKHAM
MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 20-03
DWG. No. 1A

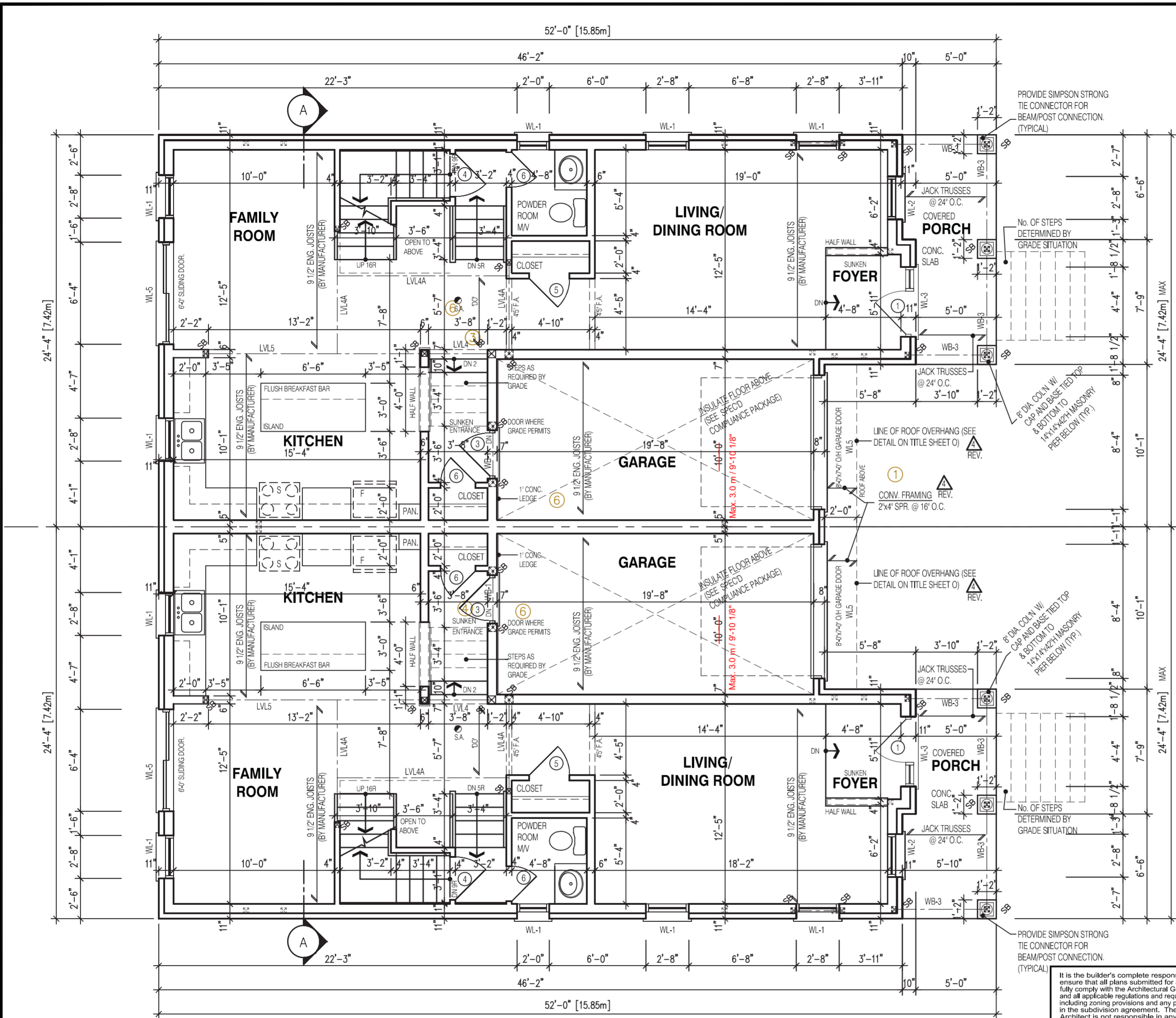


Date: 02/19/21

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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> <div><div></div> BUILDING FACE &lt; 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 LAMINATED VENEER LUMBER <div></div> LVL</div> <div><div></div> SINGLE JOIST <div></div> DOUBLE JOIST <div></div> TRIPLE JOIST <div></div> REPEAT NOTE <div></div> SHOWER WEEPERS</div>
<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	

FIRST FLOOR PLAN 2  
PEYTON 3

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1951  
SEMI LOTS  
PEYTON 3  
ELEVATION 2  
A1 PACKAGE  
O.REG. 332/12

STRUDET INC.  
REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
27601/2021  
FOR STRUCTURE ONLY

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3 JULY 2, 2020 ISSUED FOR BUILDING PERMIT  
2 JUNE 25, 2020 ISSUED FOR PRE-COORDINATION STAGE  
1 JUNE 4, 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 BCIN 21037

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

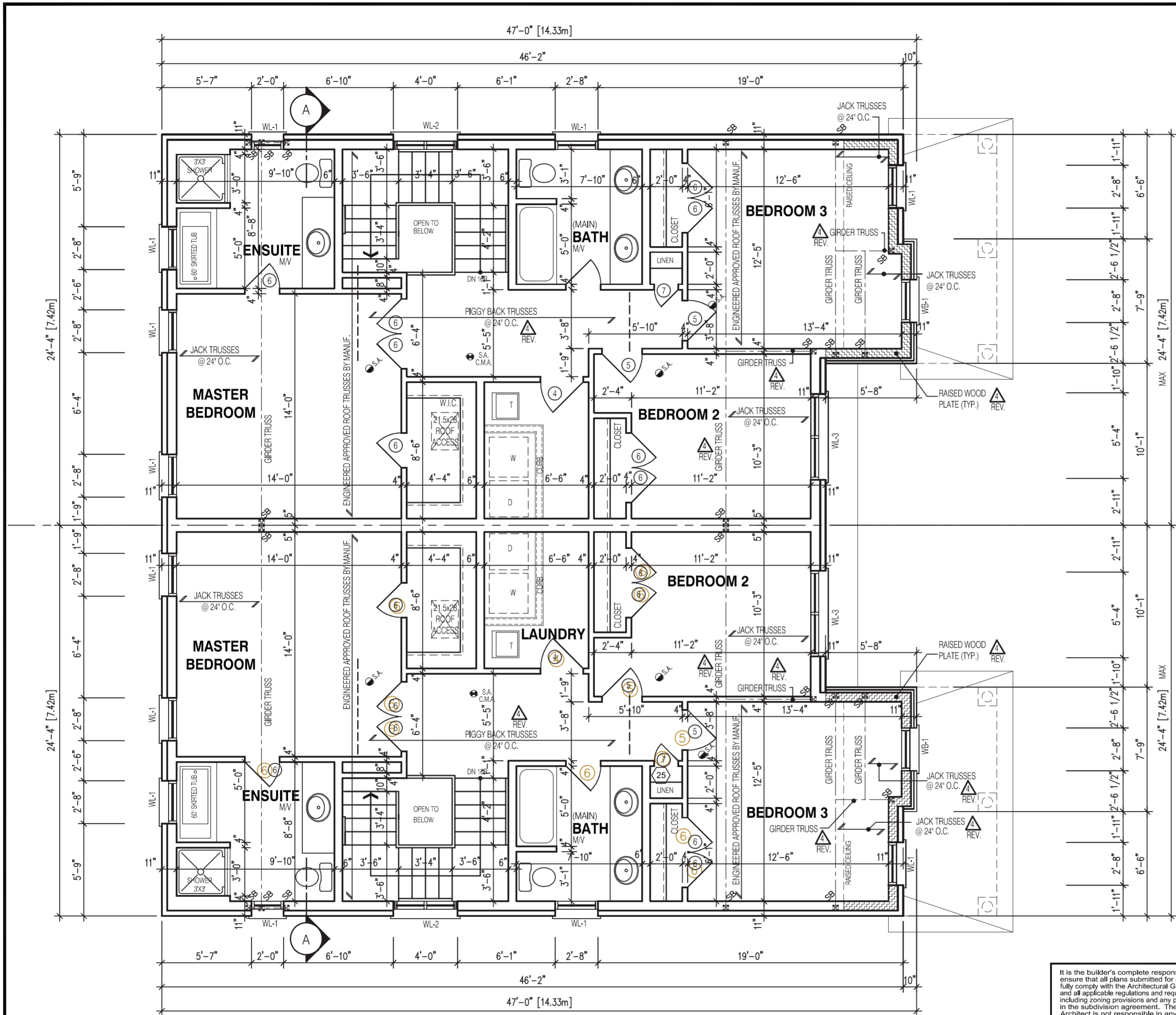
BILD

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

20.130122.000.00.CM

Date: 02/19/21  
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
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

SECOND FLOOR PLAN 2  
PEYTON 3

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.

1951

SEMI LOTS

PEYTON 3  
ELEVATION 2

A1 PACKAGE

O.REG. 332/12

STRUDET INC.



FOR STRUCTURE ONLY

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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7		
6		
5		
4	JAN. 27, 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 4, 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 *Walter Botter* 21037  
NAME SIGNATURE BCIN

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

jardin design group inc. 27763  
FIRM NAME BCIN

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



20.130122.000.00.CM

Date: 02/19/21

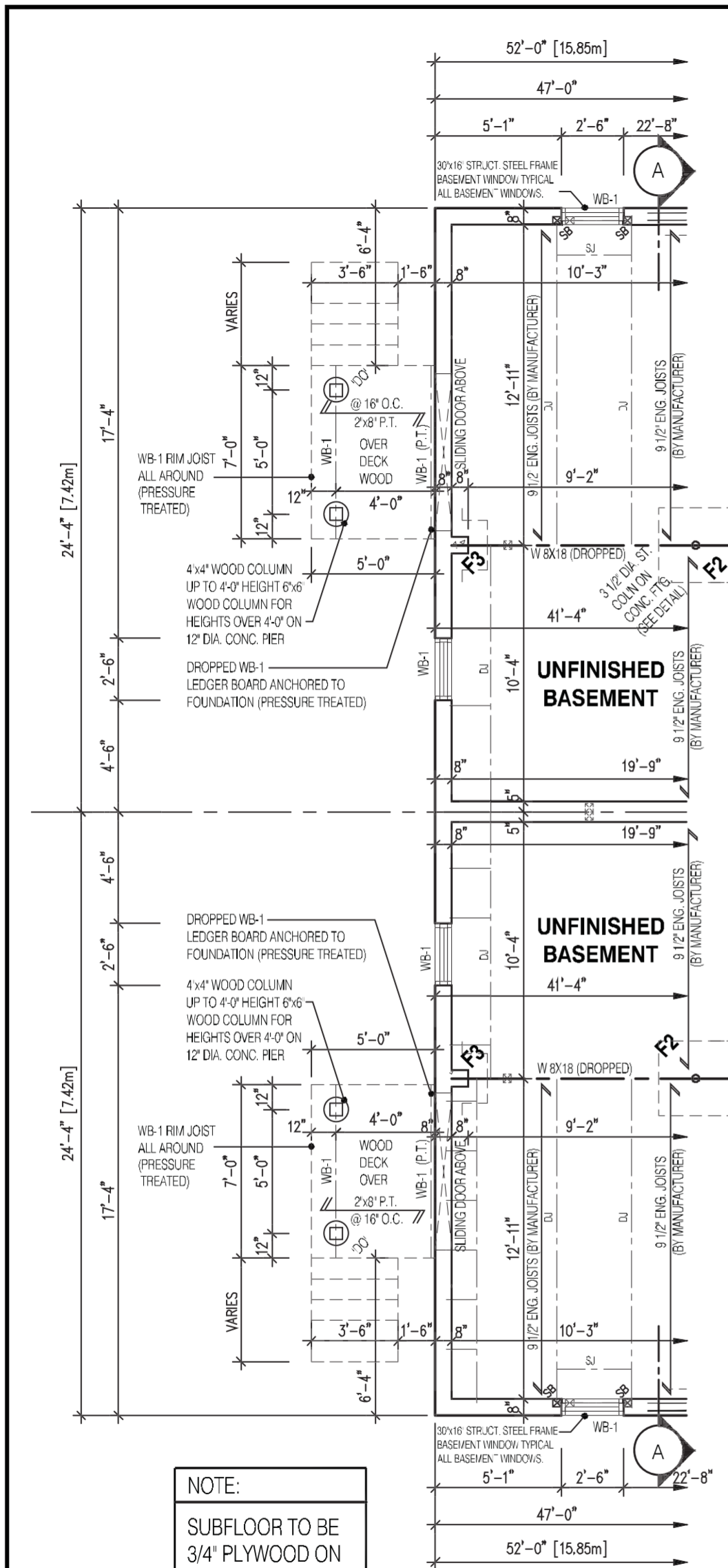
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THE ONTARIO BUILDING CODE**

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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

NOTE:

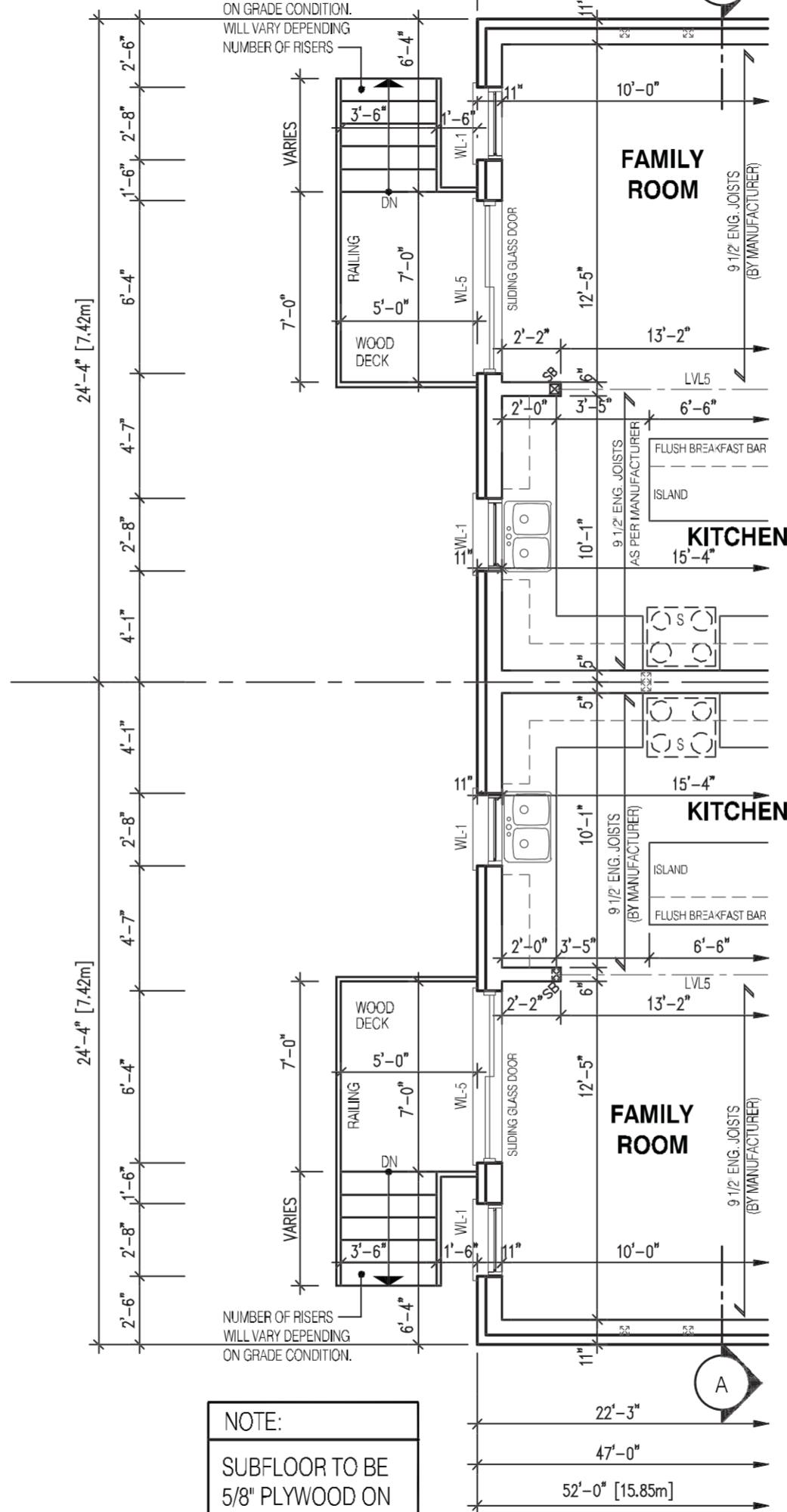
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED  
ROOF TRUSS DRAWINGS BY MANUFACTURER.



NOTE:

SUBFLOOR TO BE  
3/4" PLYWOOD ON  
THIS LEVEL  
ALL FLOORS TO BE  
NAILED AND GLUED  
ON THIS LEVEL

PARTIAL BASEMENT LAYOUT  
FOR DECK CONDITION EL-2



NOTE:

SUBFLOOR TO BE  
5/8" PLYWOOD ON  
THIS LEVEL  
ALL FLOORS TO BE  
NAILED AND GLUED  
ON THIS LEVEL

PARTIAL FIRST FLOOR LAYOUT  
FOR DECK CONDITION EL-2

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)

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  
in the subdivision agreement. The Control  
Architect is not responsible in any way for  
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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 G. 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.

1951
SEMI LOTS
PEYTON 3 ELEVATION 2
A1 PACKAGE
O.REG. 332/12
STRUDET INC. REGISTERED PROFESSIONAL ENGINEER B. MARINKOVIC 21/07/2020 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. REF: 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 REPRODUCED.
7
6
5
4
3 JULY 2, 2020 ISSUED FOR BUILDING PERMIT
2 JUNE 25, 2020 ISSUED FOR PRE-COORDINATION STAGE
1 JUNE 4, 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 Botte 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



Date: 02/19/21

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THE ONTARIO BUILDING CODE

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SITE PLAN AND / OR SUBDIVISION AGREEMENT WHICH MAY OR MAY  
NOT BE REGISTERED ON TITLE.



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

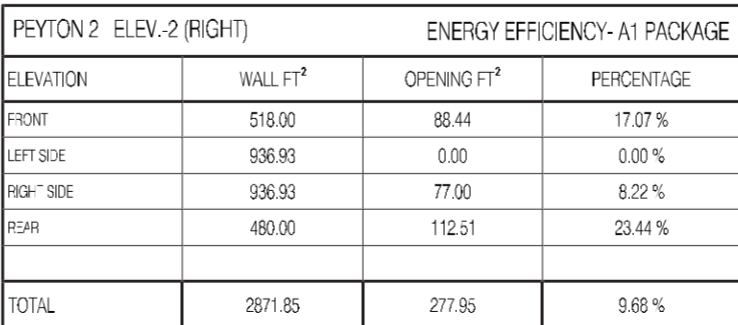
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of WYOMING.

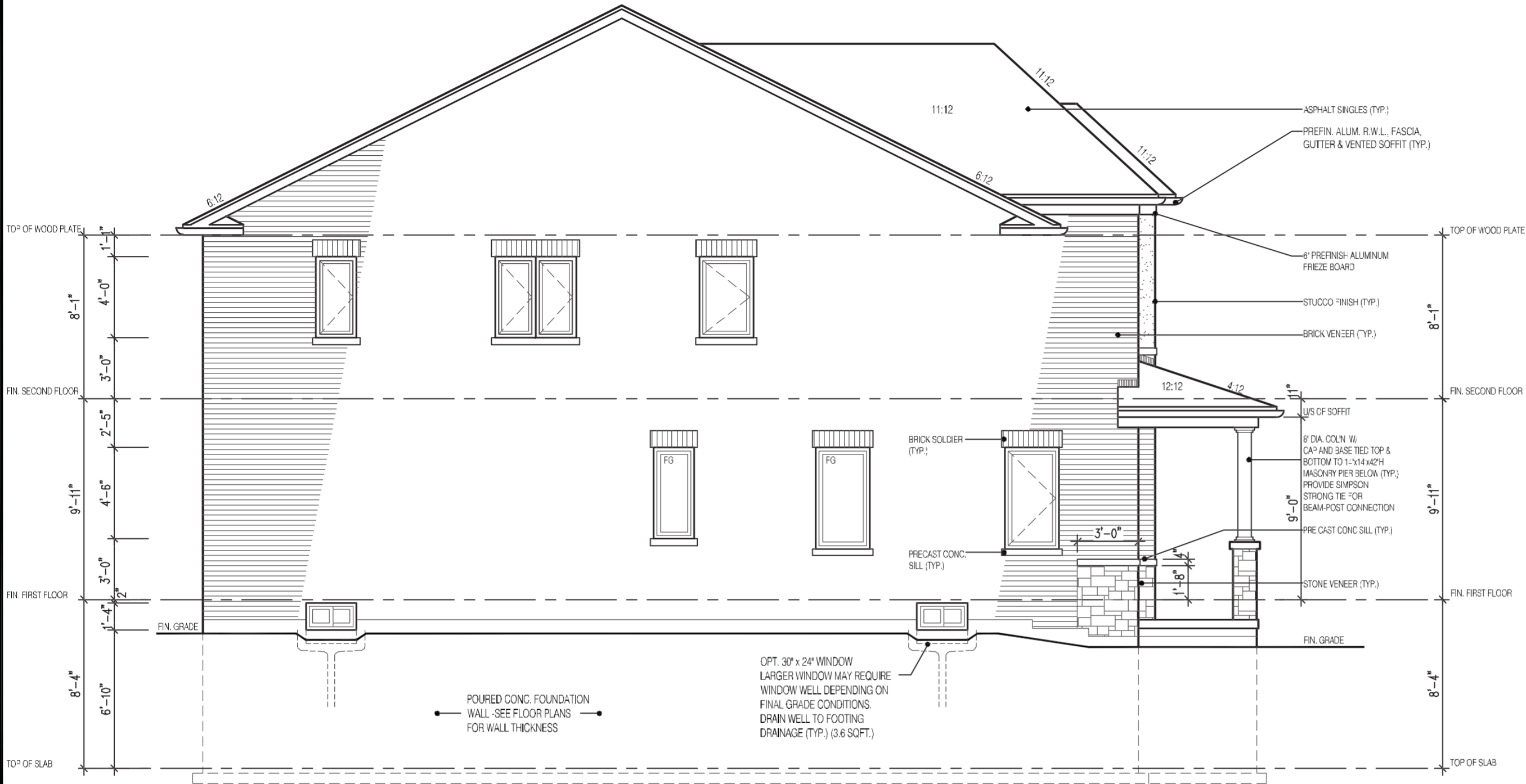
**JOHN G. WILLIAMS LTD., ARCHITECT**  
AND APPROVAL

APPROVED BY: 

DATE: OCT 29, 2020

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





LEFT ELEVATION 2

SIDE ELEVATION 2  
PEYTON 3

UNPROTECTED OPENINGS

WALL AREA	919	φ
ALLOWABLE GLAZED AREA @ 7.0%(1.2m SIDEYARD)	64.33	φ
ACTUAL GLAZED AREA	59.94	φ

1951
SEMI LOTS
PEYTON 3
ELEVATION 2
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 4, 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. 5A

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JOHN G. WILLIAMS LTD., ARCHITECT  
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: 02/19/21  
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REAR ELEVATION 2

REAR ELEVATION 2

REAR ELEVATION 2  
PEYTON 3

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ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]  
DATE: OCT. 29, 2020

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1951  
SEMI LOTS  
PEYTON 3  
ELEVATION 2  
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 4, 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  
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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



Date: 02/19/21

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**REAR ELEVATION 2**

**REAR ELEVATION 2 DECK CONDITION**

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

**NOTE:**

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

1951

SEMI LOTS

PEYTON 3

ELEVATION 2

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 4, 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

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



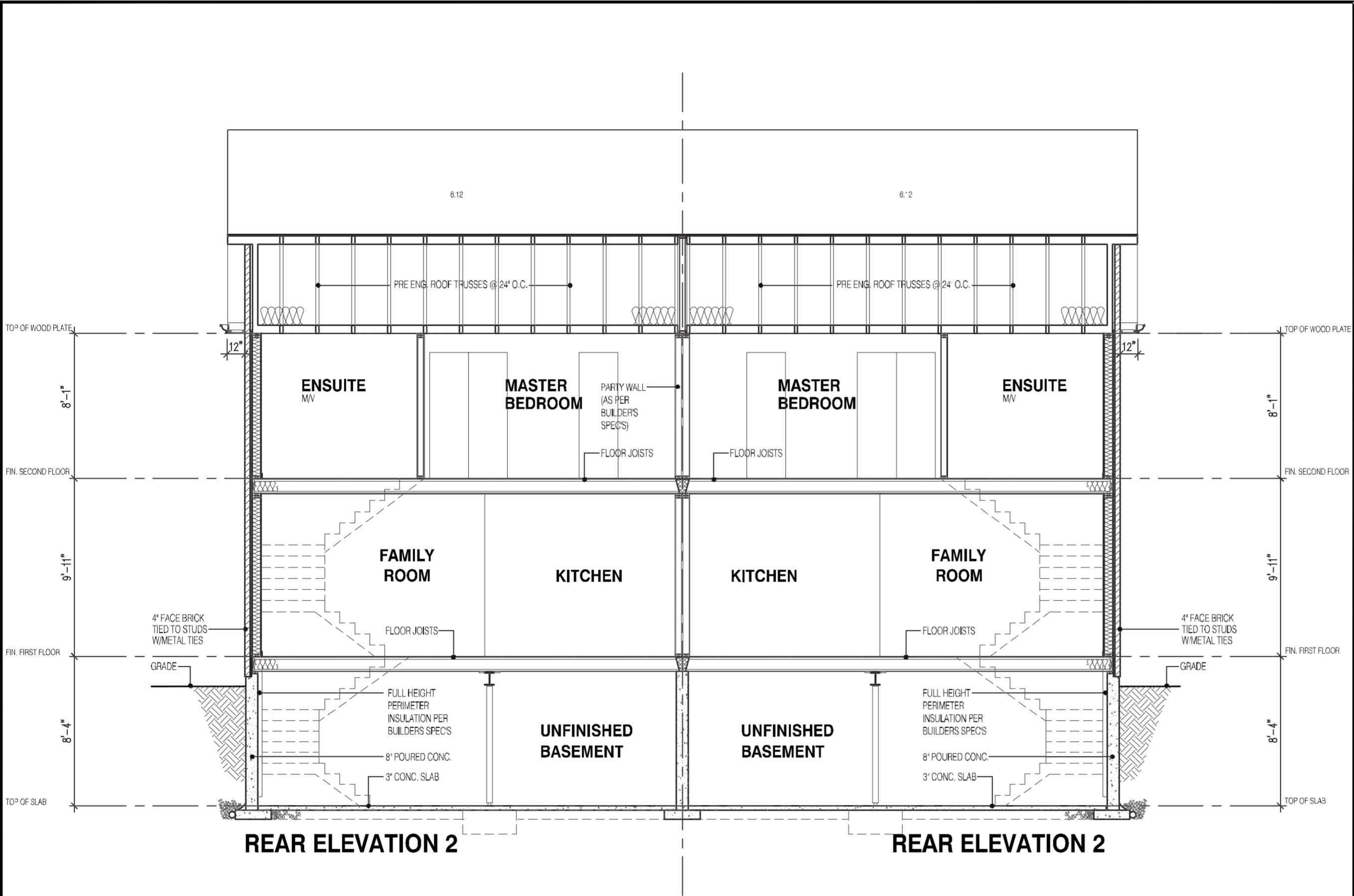
Date: **02/19/21**

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REAR ELEVATION 2

REAR ELEVATION 2

SECTION ELEVATION 2

1951

SEMI LOTS

PEYTON 3

ELEVATION 2

A1 PACKAGE

O.REG. 332/12

Type text here

STRUDET INC.

FOR STRUCTURE ONLY

7

6

5

4

3

2

1

JULY 2, 2020

JUNE 25, 2020

JUNE 4, 2020

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

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Walter Bittel

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

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: 02/19/21

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.

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.

DRAWN BY: DRAWING NAME: ---