
STORM CONNECTION

SANITARY CONNECTION

W---

WATER CONNECTION

H---

HYDRO CONNECTION

□

DOUBLE CATCH BASIN

□

CATCH BASIN

⊙

HYDRANT

⊗

VALVE AND CHAMBER

△

ENTRANCE DOOR LOCATION

▲

GARAGE DOOR LOCATION

✱

ENGINEERED FILL LOT

●

SANITARY MANHOLE

○

STORM MANHOLE

MAIL

COMMUNITY MAILBOX

○

DOWNSPOUT LOCATION

→

SWALE DIRECTION

●

STREET LIGHT

▲

TRANSFORMER

⊠

CABLE TV PEDESTAL

■

BELL PEDESTAL

FG

BELL/ROG. FLUSH TO GRADE

HM

HYDRO METER

⬠

GAS METER

⊠

AIR-CONDITIONING UNIT

SP

SUMP PUMP

F.FLR.

FINISHED FLOOR ELEVATION

T/WALL

TOP OF FOUNDATION WALL

F.SLAB

FIN. BASEMENT FLOOR SLAB

U/FTG.

UNDERSIDE FOOTING ELEVATION

PROPOSED 3:1 SLOPE

100.00

PROPOSED GRADE

SW

PROPOSED SWALE GRADE

○

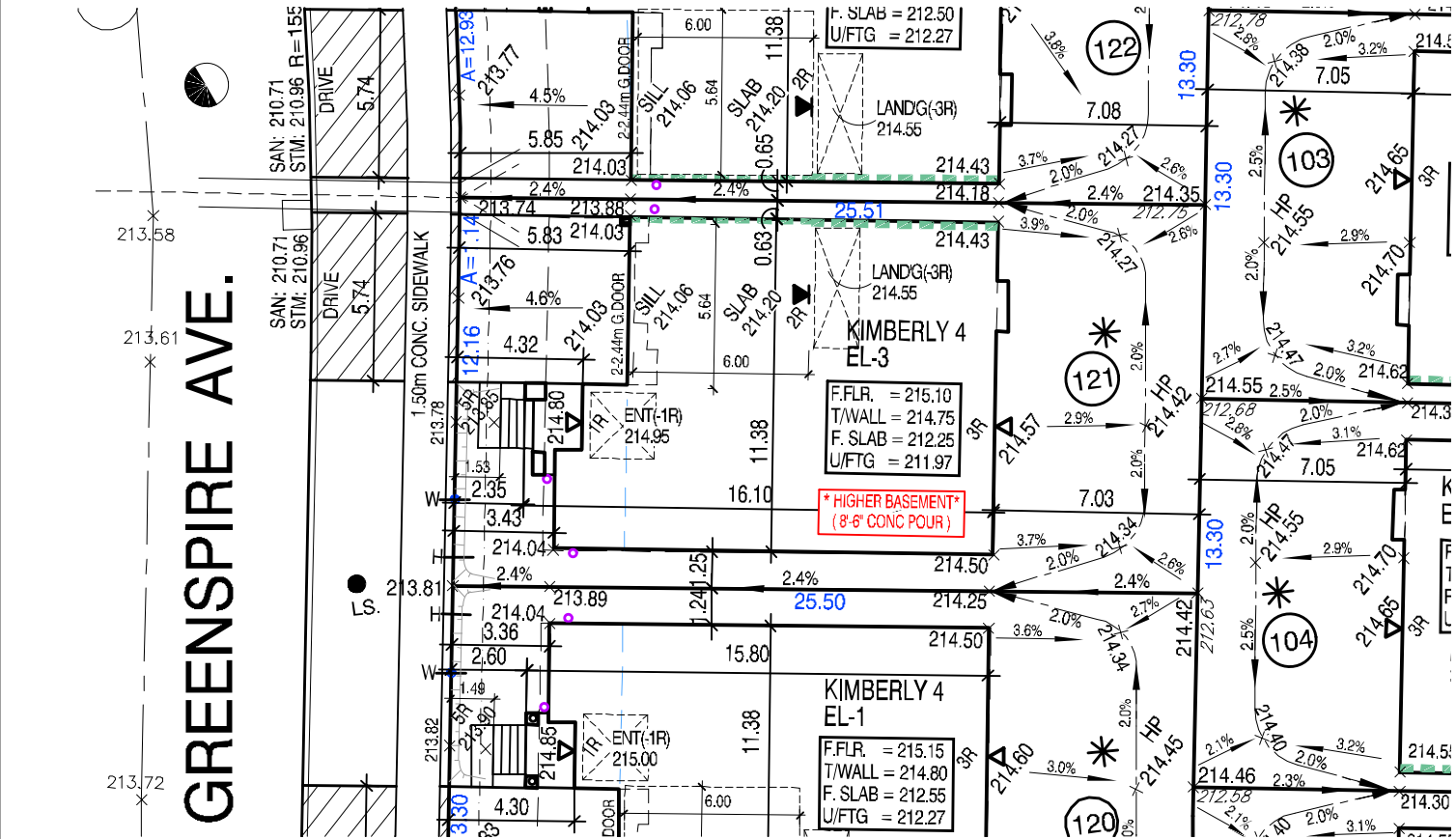
NORTH



21.109647.000.00.RP

Issue Date: 03/26/21

NOTE: THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE PREVIOUSLY APPROVED CERTIFIED MODEL(S). IT IS THE BUILDERS RESPONSIBILITY TO HAVE CERTIFIED MODEL(S) DRAWINGS READILY AVAILABLE FOR INSPECTOR'S REFERENCE ON THE CONSTRUCTION SITE.



MASONRY VENEER REQUIRED
ON SIDES OF STAIRS

45 MINUTE RATED WALL
WITH SIDE YARD < 1.2m

APPROVED FOR GRADING

1. THE PROPOSED LOT GRADING IS APPROVED AS BEING IN CONFORMITY WITH THE OVERALL APPROVED GRADING PLANS AND COMPOSITE PLANS FOR THE SUBDIVISION.
2. ANY UTILITIES AND/OR SERVICE RELOCATION AS A RESULT OF BUILDER DEVIATION FROM THE APPROVED PLANS WILL BE DONE AT THE BUILDERS EXPENSE.
3. THE BUILDER MUST VERIFY THE SEWER CONNECTION ELEVATIONS PRIOR TO THE EXCAVATION OF THE HOUSE FOUNDATIONS.

DATE:
SCHAEFFER & ASSOCIATES LTD.

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.

FOR LOTS:
TOWN OF MARKHAM

I, AVI SHWARTZ OAA, MRAIC of JOHN G. WILLIAMS LIMITED, ARCHITECT certify that the plans/drawings comply with the applicable architectural control guidelines approved by the Town of Markham and on file with the Design Group, Development Services Commission.

JOHN G. WILLIAMS LTD., ARCHITECT

ARCHITECTURAL CONTROL REVIEW AND APPROVAL


APPROVED BY: 

DATE: FEB 22, 2021

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

5		
4		
3		
2	OCT. 14, 2020	REV. AS PER ENGINEERS COMMENTS & ISSUED FOR PERMIT.
1	SET. 30, 2020	ISSUED FOR CLIENTS/ENGINEERS GRADING REVIEW.

REVISIONS:



SCALE 1:250

5m

0m

5m

10m


LAMPONE INVESTMENTS INC.

PROJ. No. 20-03

MUNICIPAL ADDRESS

LOT No. 121

GREENSPIRE AVE.



BILD

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

64 JARDIN DR. SUITE 3A

VAUGHAN ONT. L4K 3P3

TEL: 905 660-3377 FAX: 905 660-3713

EMAIL: info@jardindesign.ca

REG. PLAN

PART OF WEST HALF OF LOT 20 AND PART OF N80 ACRES OF E 1/2 OF LOT 20, CONCESSION 7 (GEOGRAPHIC TOWNSHIP OF MARKHAM COUNTY OF YORK) THE REGIONAL MUNICIPALITY OF YORK CITY OF MARKHAM REGISTERED PLAN 65M-4573

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.