



SEMI LOT 1

39 VICTORIA STREET E. UNIT #1
ALLISTON, ON L9R-1T3
PH: 416-885-5200
EMAIL: dberry@vulcandesigninc.com
CONTACT PERSON: DANIEL BERRY

BCIN DECLARATION:

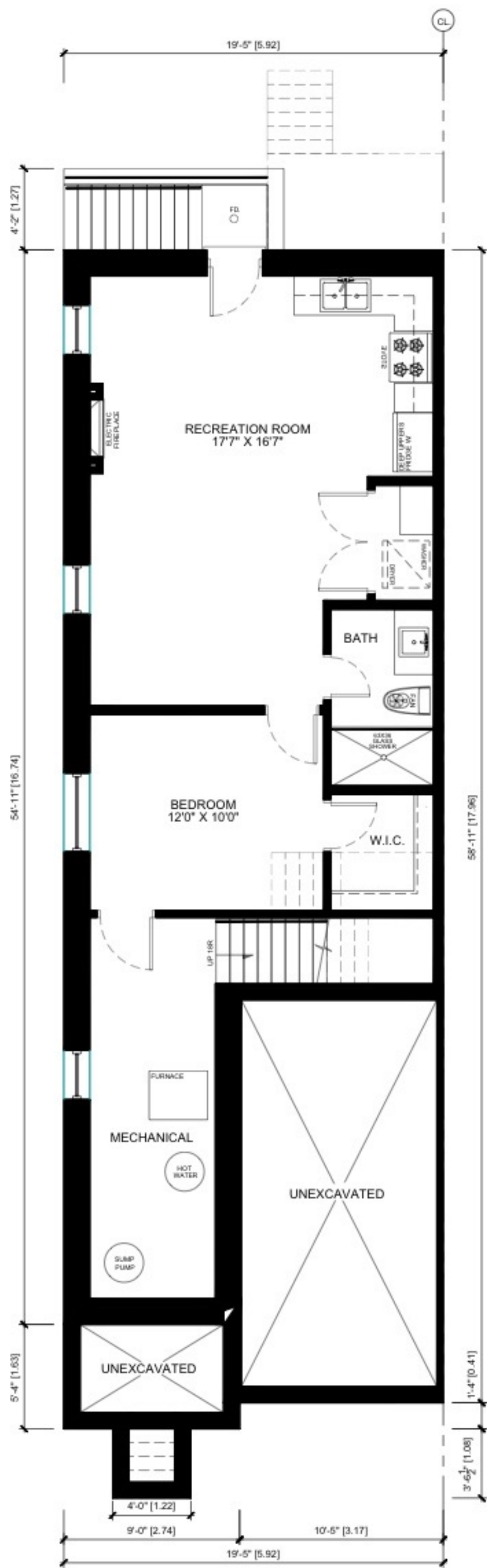
I DANIEL BERRY DECLARE THAT I HAVE REVIEWED & TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK UNDER DIVISION C, PART 3 SECTION 3.2 OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CATEGORIES.
FIRM BCIN: 36501
DESIGNER BCIN: 21107

SIGNATURE: _____ DATE: _____

ENGINEER CERTIFICATION:

LEGEND / LINTELS:

LINTELS:		ABBREVIATIONS:	
WOOD		STEEL	
W1	2/2"x8"	DJ	DOUBLE JOIST
W2	2/2"x10"	TJ	TRIPLE JOIST
W3	2/2"x12"	GT	GIRDER TRUSS
W4	3/2"x8"	'DO'	DO OVER
W5	3/2"x10"	RJ	ROOF JOISTS
W6	3/2"x12"		
LVL (2.0E)		FG. FIXED GLASS	
2-LVL 7	2-1 3/4" X 7-1/4"	SB.	SOLID BEARING (SEE FRAMING REQ.'S)
3-LVL 7	3-1 3/4" X 7-1/4"	PL.	POINT LOAD
2-LVL 9	2-1 3/4" X 9-1/2"	(FL)	FLUSH
3-LVL 9	3-1 3/4" X 9-1/2"	(DR.)	DROPPED
2-LVL 11	2-1 3/4" X 11-7/8"		
3-LVL 11	3-1 3/4" X 11-7/8"		
2-LVL 14	2-1 3/4" X 14"		
3-LVL 14	3-1 3/4" X 14"		
U.N.O. FASTEN MULTIPLE PLY LVL'S (2) ROWS @ 12" O.C. 3 1/2" (16d) NAILS OR SDW SCREWS		STEEL LINTELS	
		S1	4'-0" L3-1/2" X 3-1/2" - 1/4"
		S2	4'-0" L4" X 3-1/2" X 1/4"
		S3	4'-0" L5" X 3-1/2" X 5/16"
		S4	4'-0" L6" X 3-1/2" X 5/16"
-BEAR LINTELS MIN. 6" EACH END -LINTELS SHALL BE PRIMED TO "DISCOPMA 2.3" -ORIENT ANGLES LONG LEG VERT. -MAX. 1" BRICK OVERHANG -WEEP HOLES @ 96" O.C. MAX		FG.	FIXED GLASS
		FDTN.	FOUNDATION
		BG.	BLACK GLASS
		JT	JACK TRUSS
		U/S	UNDERSIDE
		T/O	TOP OF
		CLG.	CEILING
		BBFM	BEAM BY FLOOR MANUFACTURE
		SB.	SOLID BEARING (SAME WITH AS SUPPORTED MEMBER)
		PL.	POINT LOAD
		FP	FIRE PLACE VENT
		DRYER VENT	
		STOVE VENT	
		CELLAR VENT	
		SMOKE ALARM	
		CARBON MONOXIDE DETECTOR	
		HOSE BIB	
		WATERPROOF ELECTRICAL OUTLET	
		HOOD/CELLAR VENT	
		DRYER VENT	
		GAS LINE	
		CABLE LINE	
		PHONE JACK	
		CEILING EXHAUST FAN	
		PULL CHAIN CLG. LIGHT	
		CEILING LIGHT	
		3 WAY SWITCH	
		LIGHT SWITCH	
		120 VOLT RECEPTACLE	
		ELECTRIC RECEPTACLE (42" OFF FINISH FLOOR)	
		FLOOR DRAIN	

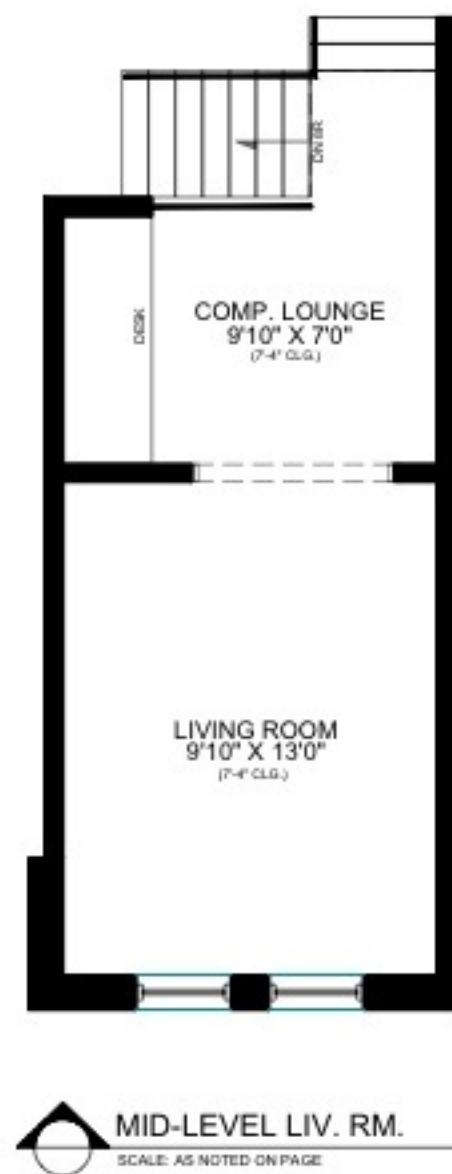


BASEMENT FLOOR PLAN
SCALE: AS NOTED ON PAGE
(LOT 1 MODEL)

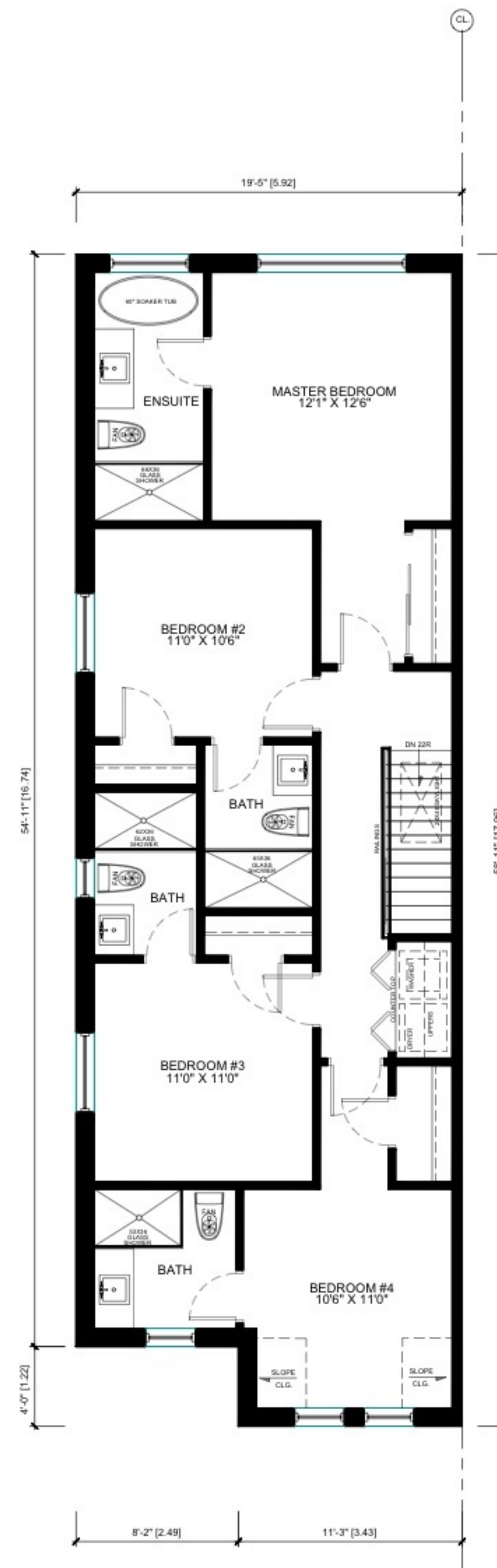
AREA CALCULATIONS				
GROUND	#	1108	#2	108.760
SECOND	#	1111	#2	102.217
LVL	#	0	#2	0.000
-0.18	#	0	#2	0.000
TOTAL	#	2219	#2	210.967
FIN. BRICKWORK	#	882	#2	81.300
TOTAL	#	3101	#2	292.267
COVERIDGE CALCULATIONS				
GROUND	#	881	#2	80.714
GARAGE	#	719	#2	70.348
FRONT PORCH	#	45	#2	4.181
REAR PORCH	#	0	#2	0.000
CL. W.I.C. PORCH	#	1102	#2	102.119
TOTAL	#	1747	#2	167.262



GROUND FLOOR PLAN
SCALE: AS NOTED ON PAGE
(LOT 1 MODEL)



MID-LEVEL LIV. RM.
SCALE: AS NOTED ON PAGE



SECOND FLOOR PLAN
SCALE: AS NOTED ON PAGE
(LOT 1 MODEL)

SEMI LOT 2

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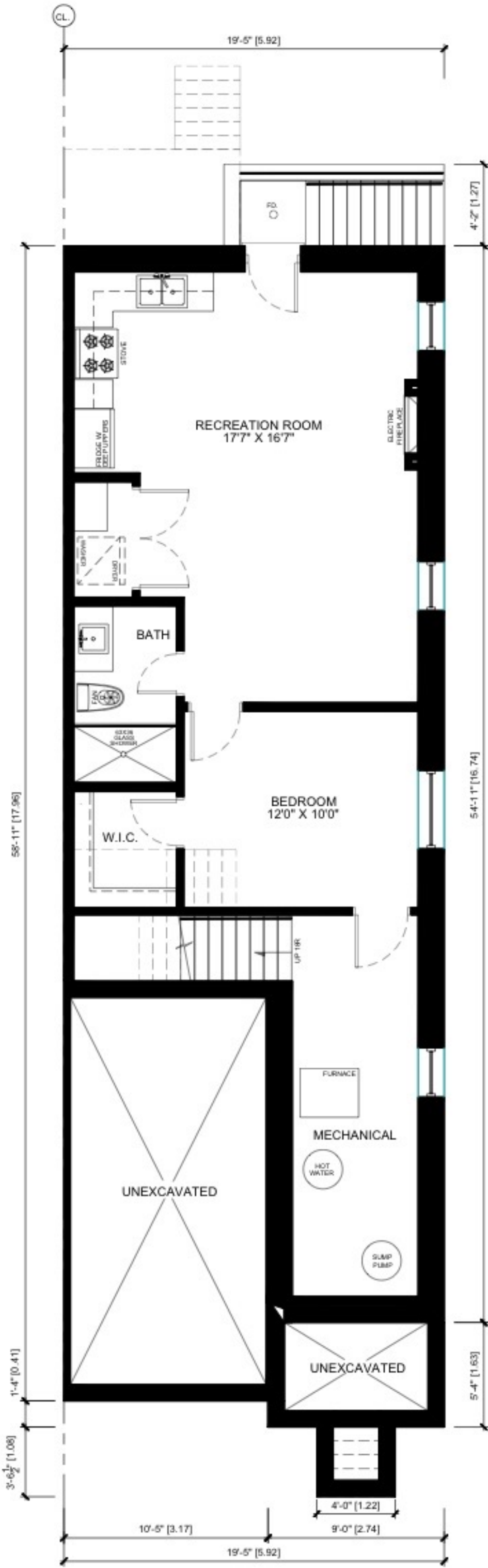
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ENGINEER CERTIFICATION:

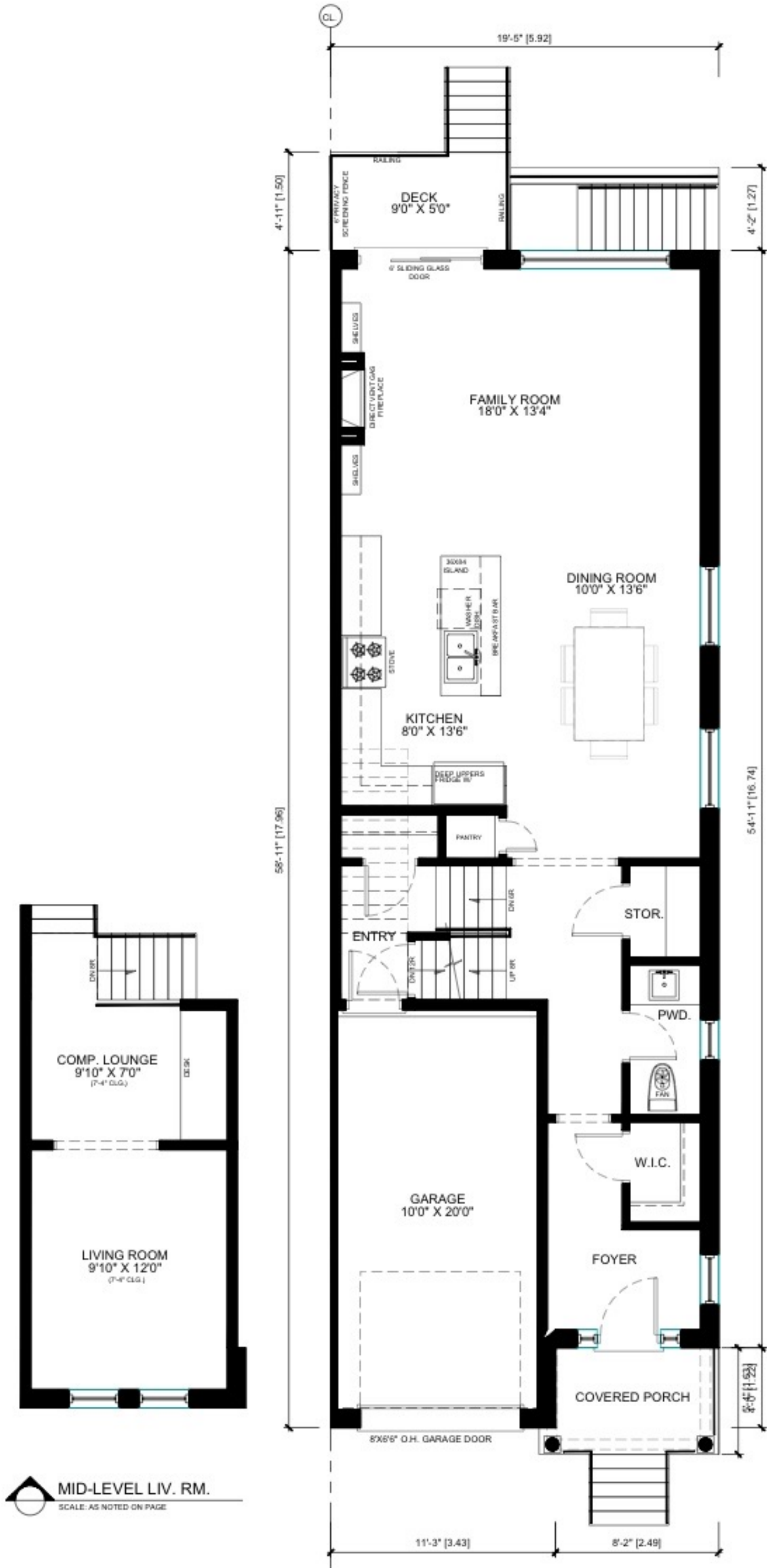
LEGEND / LINTELS:

LINTELS:		ABBREVIATIONS:	
WOOD			
W1	2/2"x8"	DJ	DOUBLE JOIST
W2	2/2"x10"	TJ	TRIPLE JOIST
W3	2/2"x12"	GT	GIRDER TRUSS
W4	3/2"x8"	'DO'	DO OVER
W5	3/2"x10"	RJ	ROOF JOISTS
W6	3/2"x12"		
LVL (2.0E)			
2-LVL 7	2-1 3/4" X 7-1/4"	STL	STEEL
3-LVL 7	3-1 3/4" X 7-1/4"	SB	SOLID BEARING (SEE FRAMING REQ.'S)
2-LVL 9	2-1 3/4" X 9-1/2"	PL	POINT LOAD
3-LVL 9	3-1 3/4" X 9-1/2"	(FL)	FLUSH
2-LVL 11	2-1 3/4" X 11-7/8"	(DR)	DROPPED
3-LVL 11	3-1 3/4" X 11-7/8"		
2-LVL 14	2-1 3/4" X 14"		
3-LVL 14	3-1 3/4" X 14"		
U.N.O. FASTEN MULTIPLE PLY LVL'S			
(2) ROWS @ 12" O.C. 3 1/2" (16d) NAILS OR SDW SCREWS			
STEEL LINTELS			
S1	<4'-0" L3-1/2" X 3-1/2" - 1/4"	FG	FIXED GLASS
S2	<6'-0" L4" X 3-1/2" X 1/4"	FDTN	FOUNDATION
S3	<8'-0" L5" X 3-1/2" X 5/16"	BG	BLACK GLASS
S4	<10'-0" L6" X 3-1/2" X 5/16"	JT	JACK TRUSS
-BEAR LINTELS MIN. 6" EACH END			
-LINTELS SHALL BE PRIMED TO "DISCOPMA 2.3"			
-ORIENT ANGLES LONG LEG VERT.			
-MAX. 1" BRICK OVERHANG			
-WEEP HOLES @ 96" O.C. MAX			
BBFM BEAM BY FLOOR MANUFACTURE			
SOLID BEARING (SAME WIDTH AS SUPPORTED MEMBER)		GAS LINE	
CONCENTRATED POINT LOAD		CABLE LINE	
FIRE PLACE VENT		PHONE JACK	
DRYER VENT		CEILING EXHAUST FAN	
STOVE VENT		PULL CHAIN CLG. LIGHT	
CELLAR VENT		CEILING LIGHT	
SMOKE ALARM		3 WAY SWITCH	
CARBON MONOXIDE DETECTOR		LIGHT SWITCH	
HOSE BIB		120 VOLT RECEPTACLE	
WATERPROOF ELECTRICAL OUTLET		ELECTRIC RECEPTACLE (42" OFF FINISH FLOOR)	
HOOD/CELLAR VENT		FLOOR DRAIN	
DRYER VENT			

NO.	REVISION :	DATE:	DWN	CHK
1	Issued for review	OCT15/21	dc	dc
2	Issued for review	OCT19/21	dc	dc
3	Issued for review	OCT20/21	dc	dc

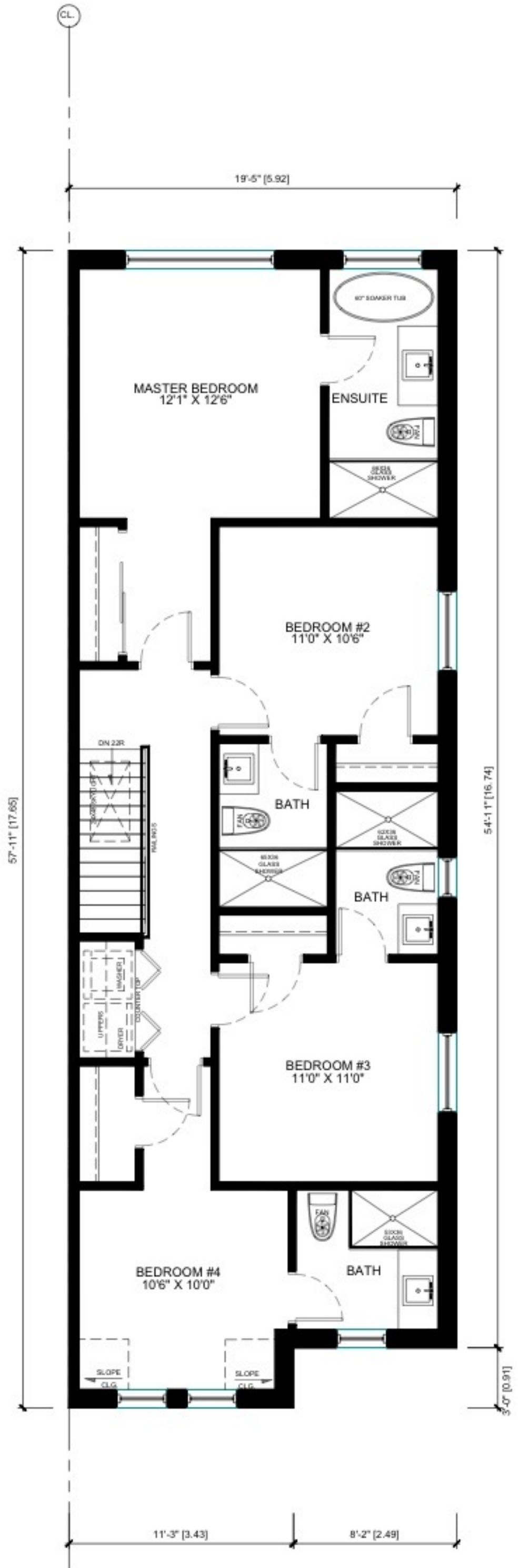


BASEMENT FLOOR PLAN
SCALE: AS NOTED ON PAGE
(LOT 2 MODEL)



GROUND FLOOR PLAN
SCALE: AS NOTED ON PAGE
(LOT 2 MODEL)

AREA CALCULATIONS			
GROUND	1128	sq ft	129.603
SECOND	1100	sq ft	125.190
UPPER	0	sq ft	0.000
DOWN	0	sq ft	0.000
TOTAL	2228	sq ft	254.793
FIN. BASEMENT	880	sq ft	101.000
TOTAL	2088	sq ft	238.790
COVERED CALCULATIONS			
GROUND	891	sq ft	102.714
DOWN	219	sq ft	25.345
UPPER PORCH	45	sq ft	5.181
REAR PORCH	0	sq ft	0.000
CON. R/C PORCH	1110	sq ft	128.119
CON. R/C PORCH	1105	sq ft	127.000



SECOND FLOOR PLAN
SCALE: AS NOTED ON PAGE
(LOT 2 MODEL)

For Tender Only
Structural Engineering to follow

SCALE: 3/16" = 1'-0" **A3**

 **BASEMENT FLOOR PLAN**
SCALE: AS NOTED ON PAGE
(LOT 3 MODEL)

 **GROUND FLOOR PLAN**
SCALE: AS NOTED ON PAGE
(LOT 3 MODEL)

 **SECOND FLOOR PLAN**
SCALE: AS NOTED ON PAGE
(LOT 3 MODEL)

SEMI LOT 4

39 VICTORIA STREET E. UNIT #1
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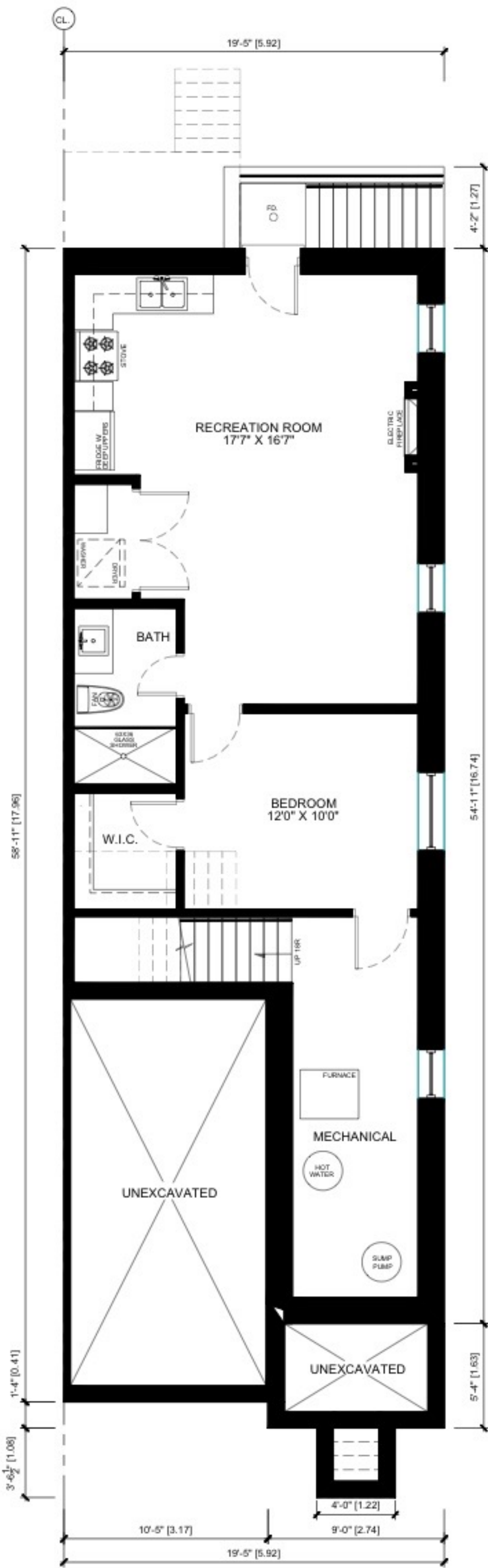
SIGNATURE: _____ DATE: _____

ENGINEER CERTIFICATION:

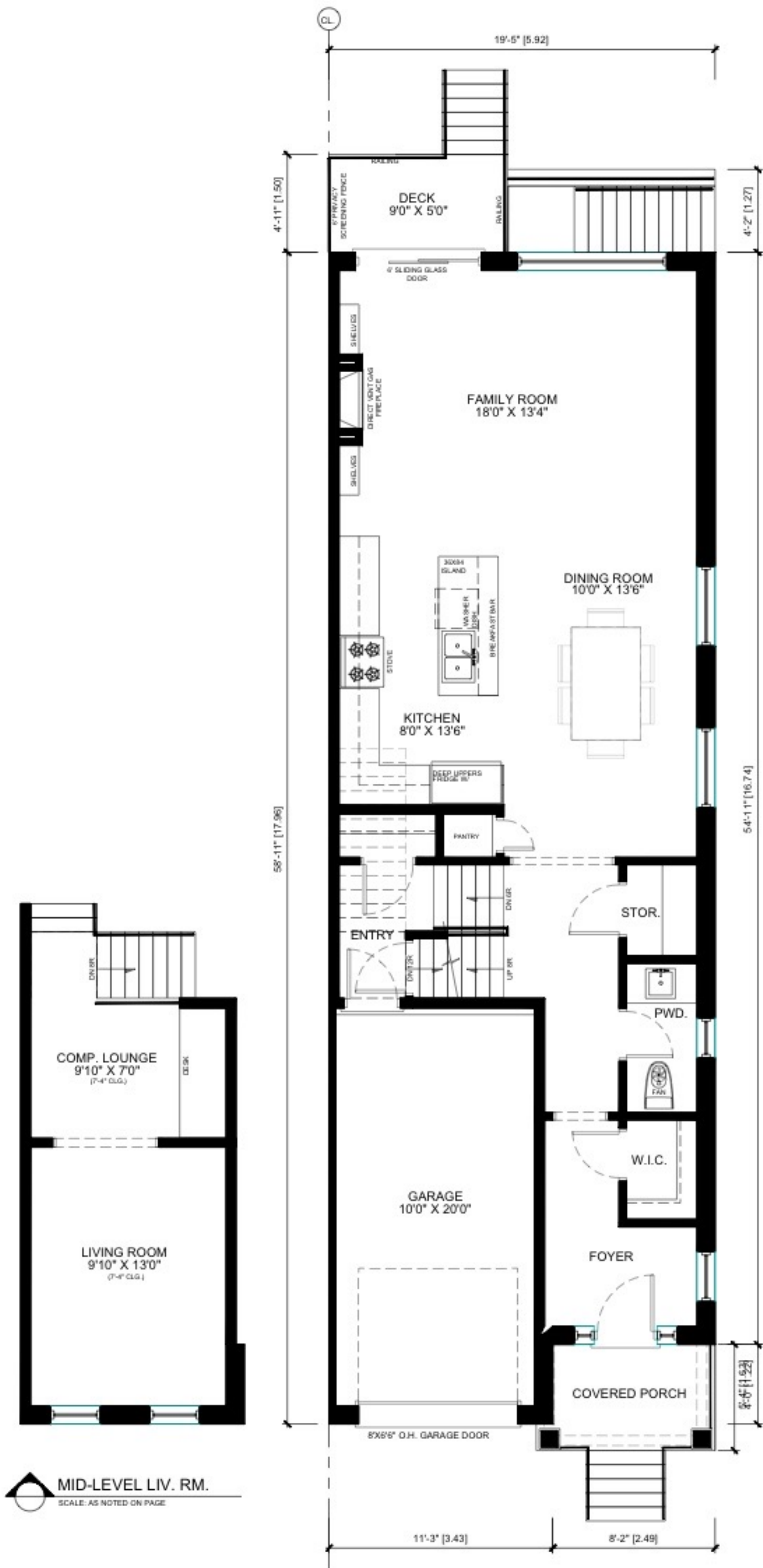
LEGEND / LINTELS:

LINTELS:		ABBREVIATIONS:	
WOOD			
W1	2/2"x8"	DJ	DOUBLE JOIST
W2	2/2"x10"	TJ	TRIPLE JOIST
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W4	3/2"x8"	'DO'	DO OVER
W5	3/2"x10"	RJ	ROOF JOISTS
W6	3/2"x12"	STL	STEEL
LVL (2.0E)			
2-LVL 7	2-1 3/4" X 7-1/4"	SB	SOLID BEARING (SEE FRAMING REQ.'S)
3-LVL 7	3-1 3/4" X 7-1/4"	PL	POINT LOAD
2-LVL 9	2-1 3/4" X 9-1/2"	(FL)	FLUSH
3-LVL 9	3-1 3/4" X 9-1/2"	(DR.)	DROPPED
2-LVL 11	2-1 3/4" X 11-7/8"	FG	FIXED GLASS
3-LVL 11	3-1 3/4" X 11-7/8"	FDTN	FOUNDATION
2-LVL 14	2-1 3/4" X 14"	BG	BLACK GLASS
3-LVL 14	3-1 3/4" X 14"	JT	JACK TRUSS
U.N.O. FASTEN MULTIPLE PLY LVL'S			
(2) ROWS @ 12" O.C. 3 1/2" (16d) NAILS OR SOW SCREWS			
STEEL LINTELS			
S1	<4'-0" L3-1/2" X 3-1/2" - 1/4"	US	UNDERSIDE
S2	<6'-0" L4" X 3-1/2" X 1/4"	T/O	TOP OF
S3	<8'-0" L5" X 3-1/2" X 5/16"	FG	FIXED GLASS
S4	<10'-0" L6" X 3-1/2" X 5/16"	CLG	CEILING
-BEAR LINTELS MIN. 6" EACH END			
-LINTELS SHALL BE PRIMED TO "DISCOPMA 2.3"			
-ORIENT ANGLES LONG LEG VERT.			
-MAX. 1" BRICK OVERHANG			
-WEEP HOLES @ 96" O.C. MAX			
BBFM BEAM BY FLOOR MANUFACTURE			
SOLID BEARING (SAME WIDTH AS SUPPORTED MEMBER)		GAS LINE	
CONCENTRATED POINT LOAD		CABLE LINE	
FIRE PLACE VENT		PHONE JACK	
DRYER VENT		CEILING EXHAUST FAN	
STOVE VENT		PULL CHAIN CLG. LIGHT	
CELLAR VENT		CEILING LIGHT	
SMOKE ALARM		3 WAY SWITCH	
CARBON MONOXIDE DETECTOR		LIGHT SWITCH	
HOSE BIB		120 VOLT RECEPTACLE	
WATERPROOF ELECTRICAL OUTLET		ELECTRIC RECEPTACLE (42" OFF FINISH FLOOR)	
HOOD/CELLAR VENT		FLOOR DRAIN	
DRYER VENT			

NO.	REVISION :	DATE:	DWN	CHK
1	Issued for review	OCT15/21	dc	dc
2	Issued for review	OCT19/21	dc	
3	Issued for review	OCT20/21	dc	



BASEMENT FLOOR PLAN
SCALE: AS NOTED ON PAGE
(LOT 4 MODEL)



GROUND FLOOR PLAN
SCALE: AS NOTED ON PAGE
(LOT 4 MODEL)

AREA CALCULATIONS			
DECKING	1131	sq	126.871
SCREENED PORCH	1111	sq	122.713
120"	2	sq	0.000
- 0.18	2	sq	0.000
TOTAL	2248	sq	249.584
FIN. BASEMENT	882	sq	95.820
TOTAL	2910	sq	325.404
COVERED CALCULATIONS			
DECKING	881	sq	96.714
SCREENED	219	sq	24.045
FINISH PORCH	16	sq	1.761
FINISH PORCH	2	sq	0.000
CL. R/O PORCH	1110	sq	122.119
CL. R/O PORCH	1135	sq	125.303

For Tender Only
Structural Engineering to follow

PROJECT: V20-0634	
9846 KEELE STREET VAUGHAN, ON	
PG. CONTENT:	PAGE:
ELEVATIONS	A5
SCALE: 3/16" = 1'-0"	



SEMI LOT 3 & 4

VULCAN DESIGN INC.
Professional Service, Exceptional Value

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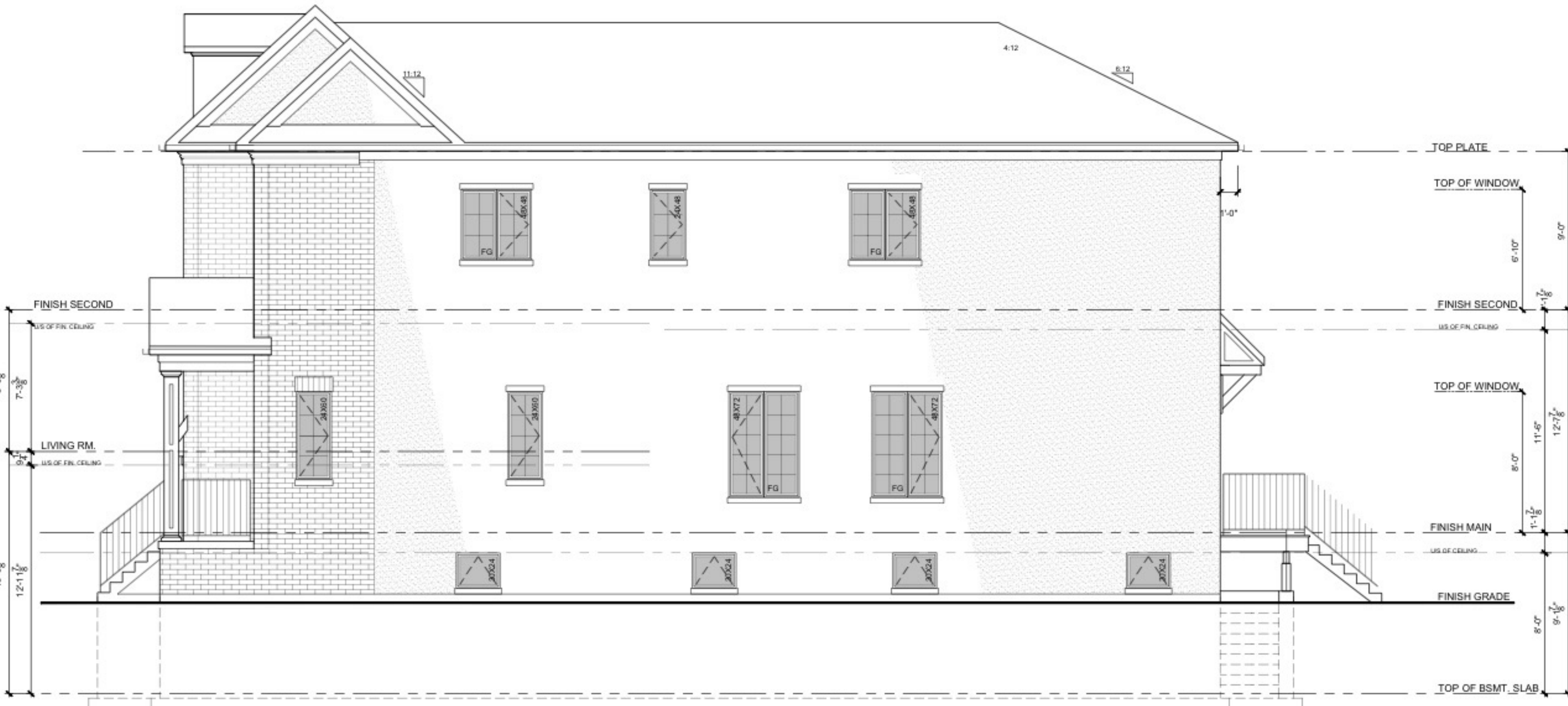
LINTELS:		ABBREVIATIONS:	
WOOD		STL. STEEL	
W1	2/2"x8"	DJ	DOUBLE JOIST
W2	2/2"x10"	TJ	TRIPLE JOIST
W3	2/2"x12"	GT	GIRDER TRUSS
W4	3/2"x8"	'DO'	DO OVER
W5	3/2"x10"	RJ	ROOF JOISTS
W6	3/2"x12"		
LVL (2.0E)		SB. SOLID BEARING (SEE FRAMING REQ.'S)	
2-LVL 7	2 - 1 3/4" X 7'-1/4"	PL.	POINT LOAD
3-LVL 7	3 - 1 3/4" X 7'-1/4"	(FL)	FLUSH
2-LVL 9	2 - 1 3/4" X 9'-1/2"	(DR.)	DROPPED
3-LVL 9	3 - 1 3/4" X 9'-1/2"	FG.	FIXED GLASS
2-LVL 11	2 - 1 3/4" X 11'-7/8"	FDTN.	FOUNDATION
3-LVL 11	3 - 1 3/4" X 11'-7/8"	BG.	BLACK GLASS
2-LVL 14	2 - 1 3/4" X 14'	JT	JACK TRUSS
3-LVL 14	3 - 1 3/4" X 14'	UIS	UNDERSIDE
U.N.O. FASTEN MULTIPLE PLY LVL'S		T/O	TOP OF
(2) ROWS @ 12" O.C. 3 1/2" (16d) NAILS		FG.	FIXED GLASS
OR SDW SCREWS		CLG.	CEILING
		BBFM	BEAM BY FLOOR MANUFACTURE
STEEL LINTELS		SOLID BEARING (NAME WITH AS SUPPORTED MEMBER)	
S1	< 4'-0" L3-1/2" X 3-1/2" - 1/4"	PL	CONCENTRATED POINT LOAD
S2	< 6'-0" L4" X 3-1/2" X 1/4"	FP	FIRE PLACE VENT
S3	< 8'-0" L5" X 3-1/2" X 5/16"	DRYER VENT	
S4	< 10'-0" L6" X 3-1/2" X 5/16"	STOVE VENT	
-BEAR LINTELS MIN. 6" EACH END		CELLAR VENT	
-LINTELS SHALL BE PRIMED TO "DISCOPMA 2.3"		SMOKE ALARM	
-ORIENT ANGLES LONG LEG VERT.		CARBON MONOXIDE DETECTOR	
-MAX. 1" BRICK OVERHANG		HOSE BIB	
-WEEP HOLES @ 96" O.C. MAX		WATERPROOF ELECTRICAL OUTLET	
		HOOD/CELLAR VENT	
		DRYER VENT	
		GAS LINE	
		CABLE LINE	
		PHONE JACK	
		CEILING EXHAUST FAN	
		PULL CHAIN CLG. LIGHT	
		CEILING LIGHT	
		3 WAY SWITCH	
		LIGHT SWITCH	
		120 VOLT RECEPTACLE	
		ELECTRIC RECEPTACLE (42" OFF FINISH FLOOR)	
		FLOOR DRAIN	

NO.	REVISION :	DATE:	DWN	CHK
1	Issued for review	OCT15/21	dc	dc
2	Issued for review	NOV01/21	dc	

PROJECT: V20-0634
9846 KEELE STREET
VAUGHAN, ON
PG. CONTENT: ELEVATIONS
SCALE: 3/16" = 1'-0"
PAGE: A6



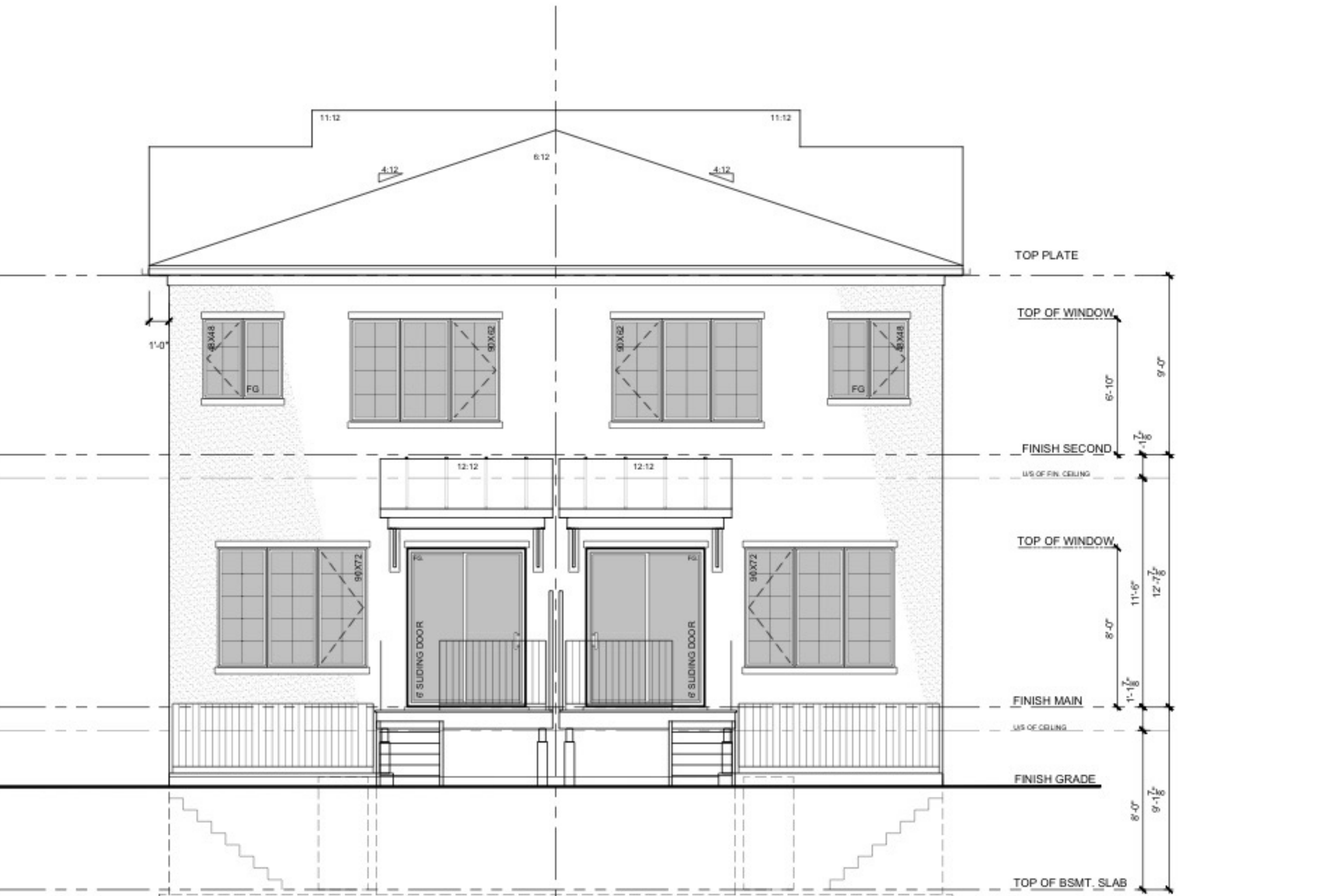
PROPOSED LEFT SIDE ELEVATION
SCALE: AS NOTED ON PAGE
(LOT 3 MODEL)



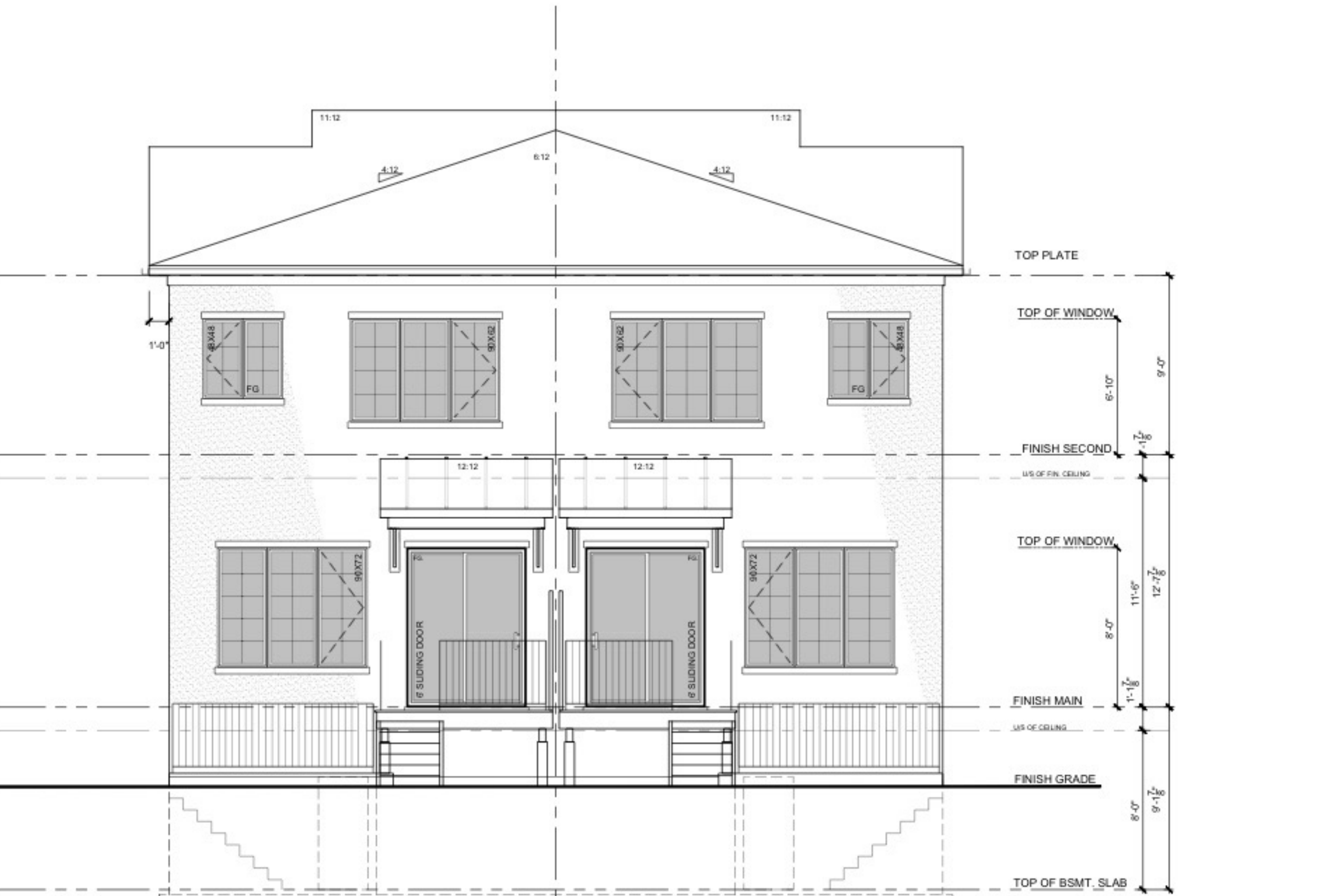
PROPOSED RIGHT SIDE ELEVATION
SCALE: AS NOTED ON PAGE
(LOT 4 MODEL)



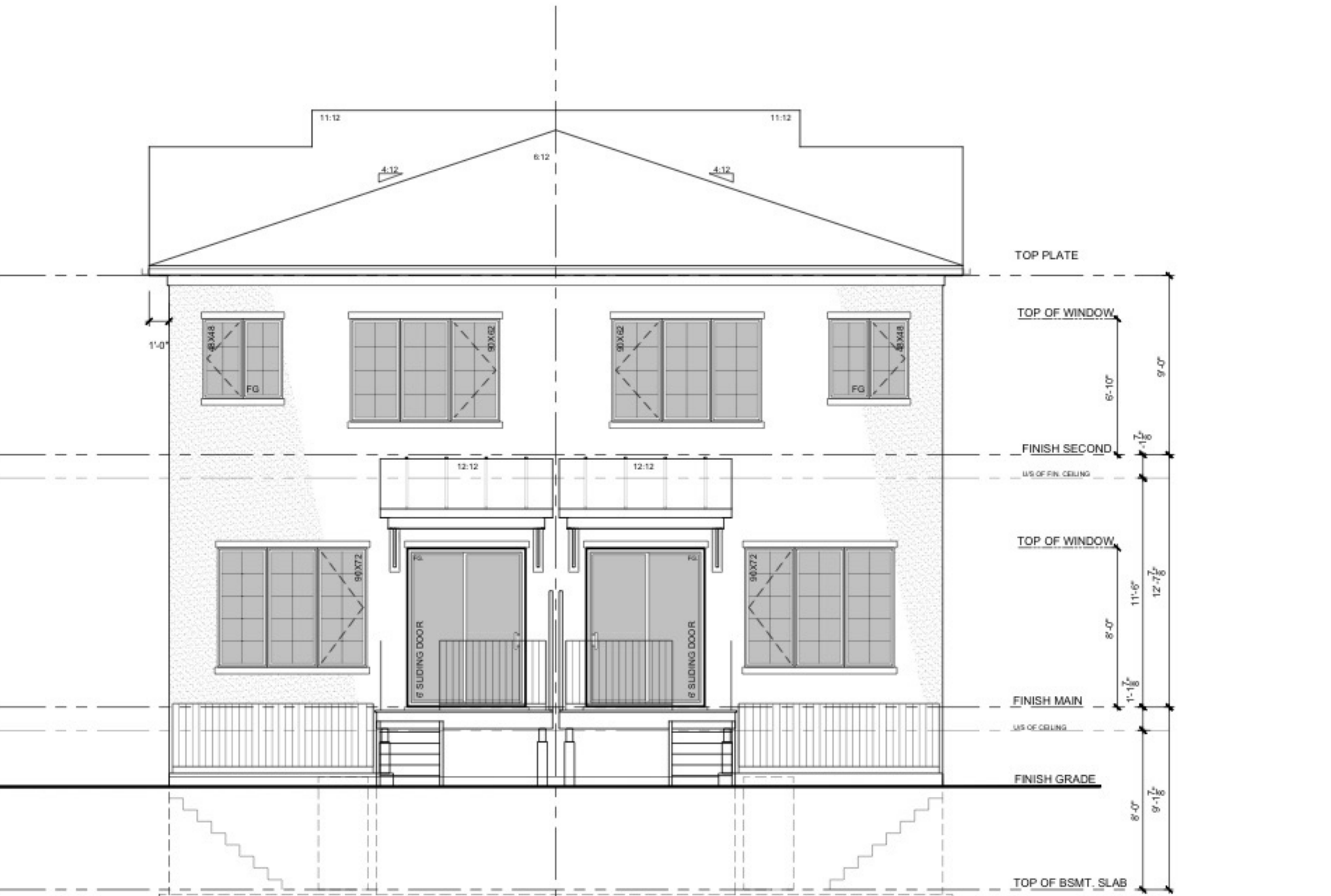
PROPOSED FRONT ELEVATION
SCALE: AS NOTED ON PAGE
(LOT 3 MODEL)



PROPOSED FRONT ELEVATION
SCALE: AS NOTED ON PAGE
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PROPOSED REAR ELEVATION
SCALE: AS NOTED ON PAGE
(LOT 3 MODEL)



PROPOSED REAR ELEVATION
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