

SEMI LOT 1

ATTACHMENT 4 9850 KEELE



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.

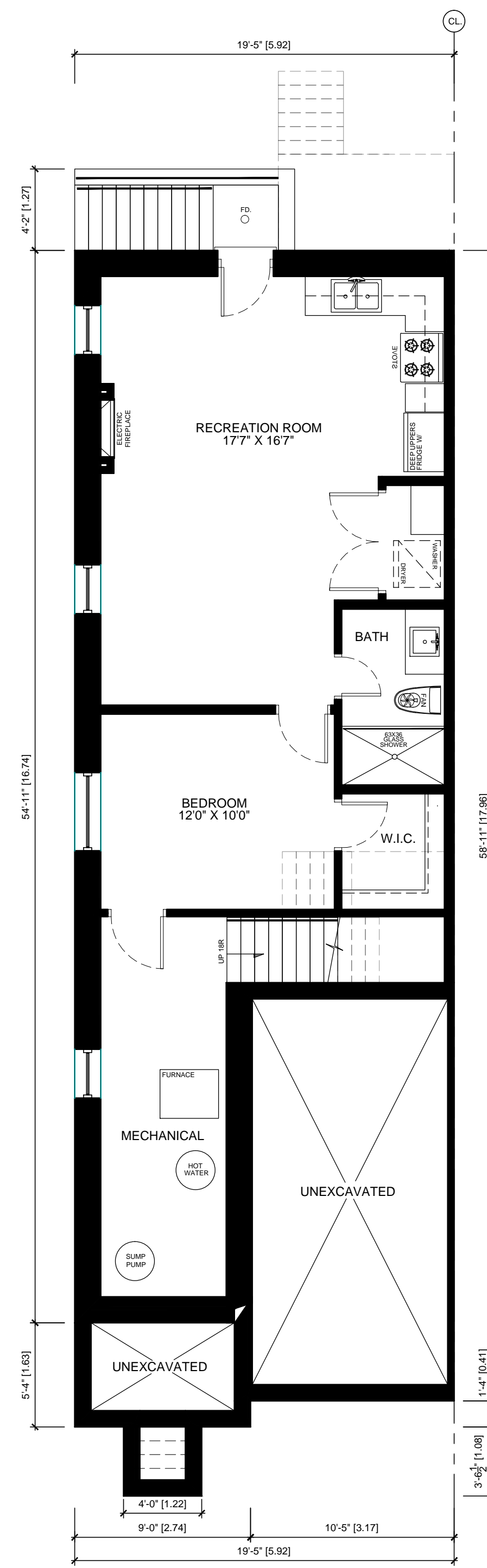
FIRM BCIN: 36501
DESIGNER BCIN: 21107

SIGNATURE: _____ DATE: _____

ENGINEER CERTIFICATION:

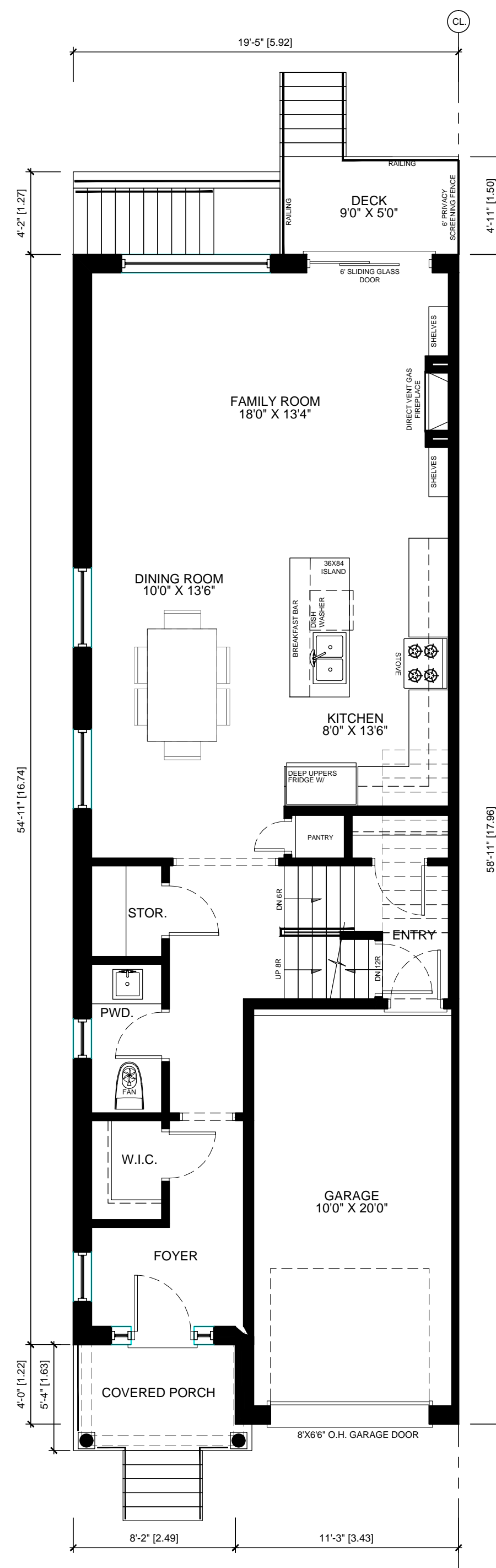
LEGEND / LINTELS:

LINTELS:	ABBREVIATIONS:
WOOD	
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"	STL STEEL
LVL (2.0E)	SB SOLID BEARING (SEE FRAMING REQ.'S)
2-LVL 7 2-1 3/4" X 7'-11/4"	PL POINT LOAD
3-LVL 7 3-1 3/4" X 7'-11/4"	(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
2-LVL 14 2-1 3/4" X 14'	UG. BLACK GLASS
3-LVL 14 3-1 3/4" X 14'	JT JACK TRUSS
U.N.O. FASTEN MULTIPLE PLY LVL'S	US UNDERSIDE
(2) ROWS @ 12" O.C. 3 1/2" (166) NAILS	T/O TOP OF
OR SDW SCREWS	FG FIXED GLASS
	CLG. CEILING
STEEL LINTELS	BBFM BEAM BY FLOOR MANUFACTURE
S1 4'-4" L3-1/2" X 3-1/2" - 1/4"	◎ GAS LINE
S2 < 6'-0" L4" X 3-1/2" X 1/4"	● CABLE LINE
S3 < 6'-0" L5" X 3-1/2" X 5/16"	☎ PHONE JACK
S4 < 10'-0" L6" X 3-1/2" X 5/16"	☎ CEILING EXHAUST FAN
-BEAR LINTELS MIN. 6" EACH END	P.C. PULL CHAIN CLG. LIGHT
-LINTELS SHALL BE PRIMED TO "DISCIPINA 2.0"	☎ CEILING LIGHT
-ORIENT ANGLES LONG LEG VERT.	3 3-WAY SWITCH
-MAX. 1" BRICK OVERHANG	☎ LIGHT SWITCH
-WEEP HOLES @ 90" O.C. MAX	☎ 120 VOLT RECEPTACLE
SB SOLID BEARING (SAME WIDTH AS SUPPORTED MEMBER)	☎ ELECTRIC RECEPTACLE (42" OFF FINISH FLOOR)
PL CONCENTRATED POINT LOAD	☎ FLOOR DRAIN
FR FIRE PLACE VENT	
DRYER VENT	
STOVE VENT	
CELLAR VENT	
SMOKE ALARM	
CARBON MONOXIDE DETECTOR	
HOSE BIB	
WATERPROOF ELECTRICAL OUTLET	
HOOD/CELLAR VENT	
DRYER VENT	

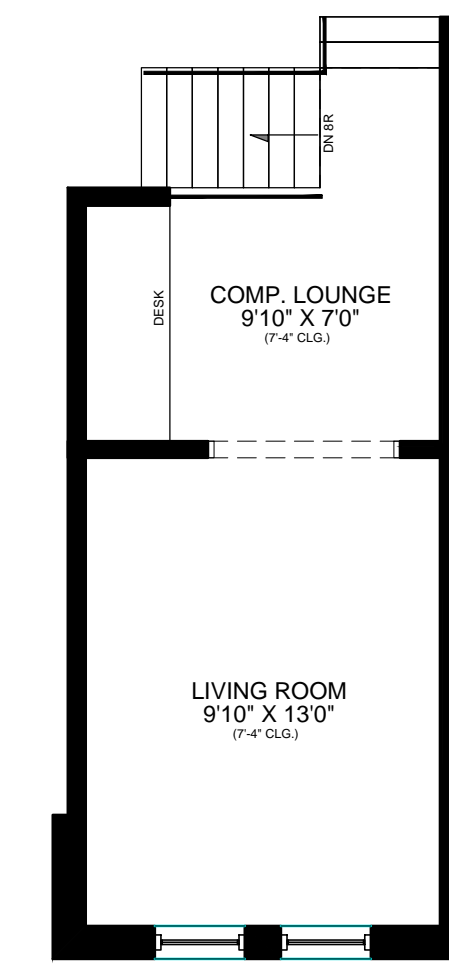


BASEMENT FLOOR PLAN
SCALE: AS NOTED ON PAGE
(LOT 1 MODEL)

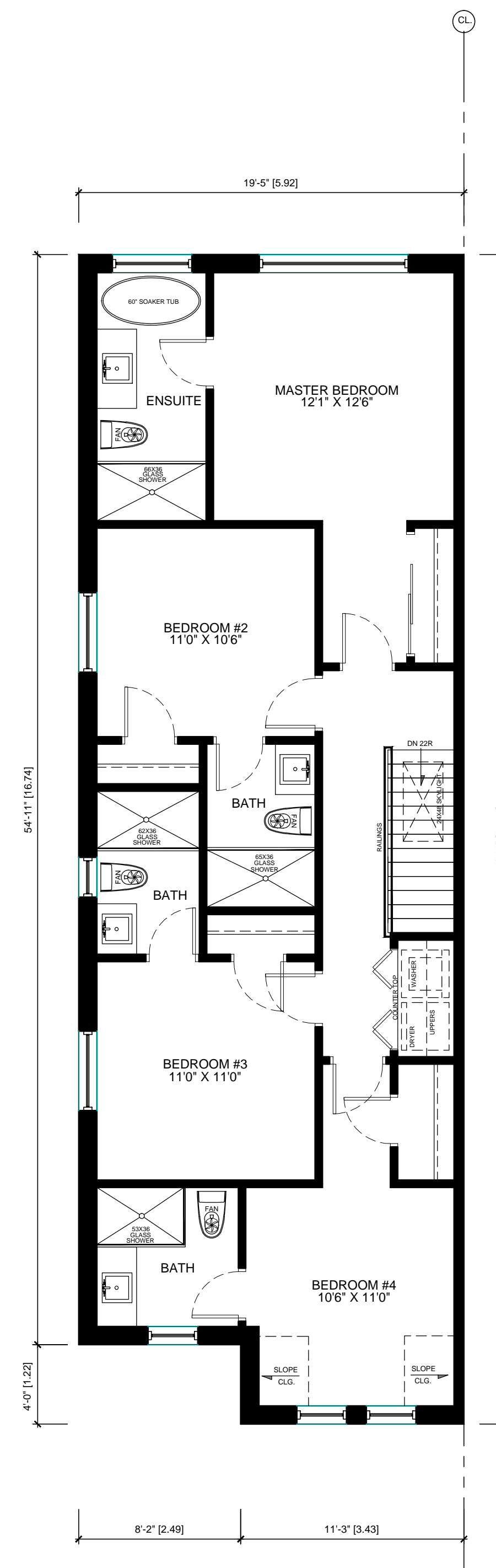
AREA CALCULATIONS			
GROUND	#	#2	105,720
SECOND	#	#2	103,212
UPP	#	#2	0.000
	#	#2	0.000
TOTAL	#	#2	208,932
FIN. BASEMENT	#	#2	61,500
TOTAL	#	#2	270,432
COVERAGE CALCULATIONS			
GROUND	#	#2	82,774
GARAGE	#	#2	20,346
FRONT PORCH	#	#2	4.181
REAR PORCH	#	#2	0.000
CON. W/ PORCH	#	#2	103,119
CON. W/ PORCH	#	#2	103,390



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)

NO.	REVISION:	DATE:	DWN/CHK
1	Issued for review	OCT15/21	dcb dcb
2	Issued for review	OCT19/21	dcb
3	Issued for review	OCT11/22	dcb

SEMI LOT 2

39 VICTORIA STREET E. UNIT #1
ALLISTON, ON L9R-1T3
PH: 416-885-5200



EMAIL: dberry@vulcandesigninc.com
CONTACT PERSON: DANIEL BERRY

BCIN DECLARATION:

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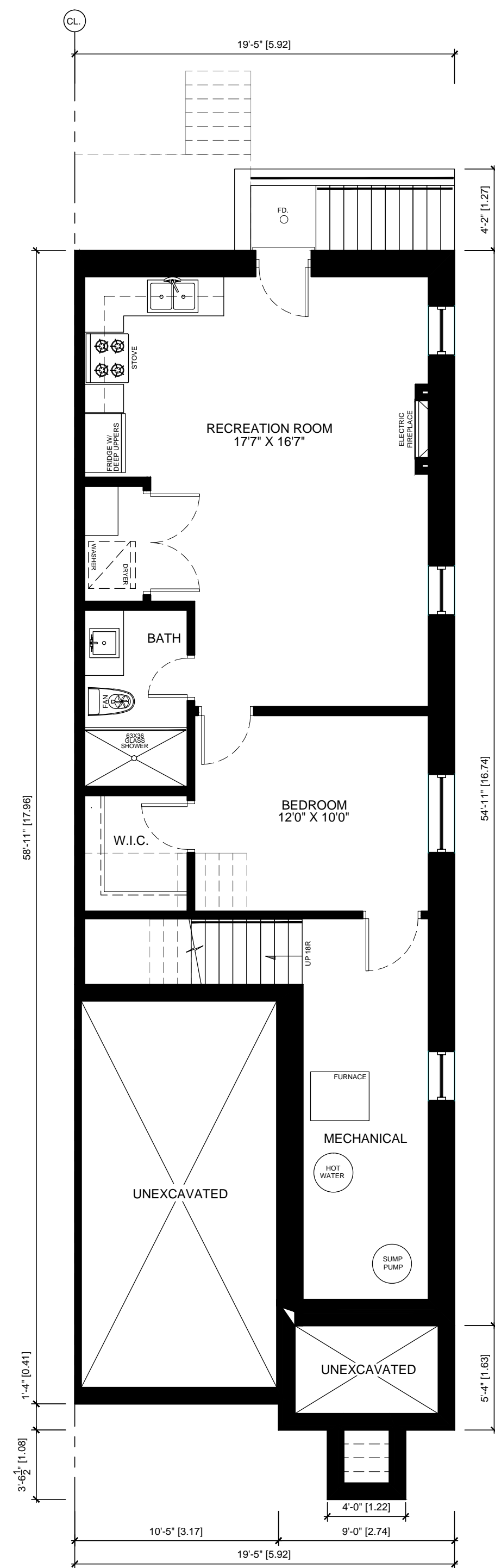
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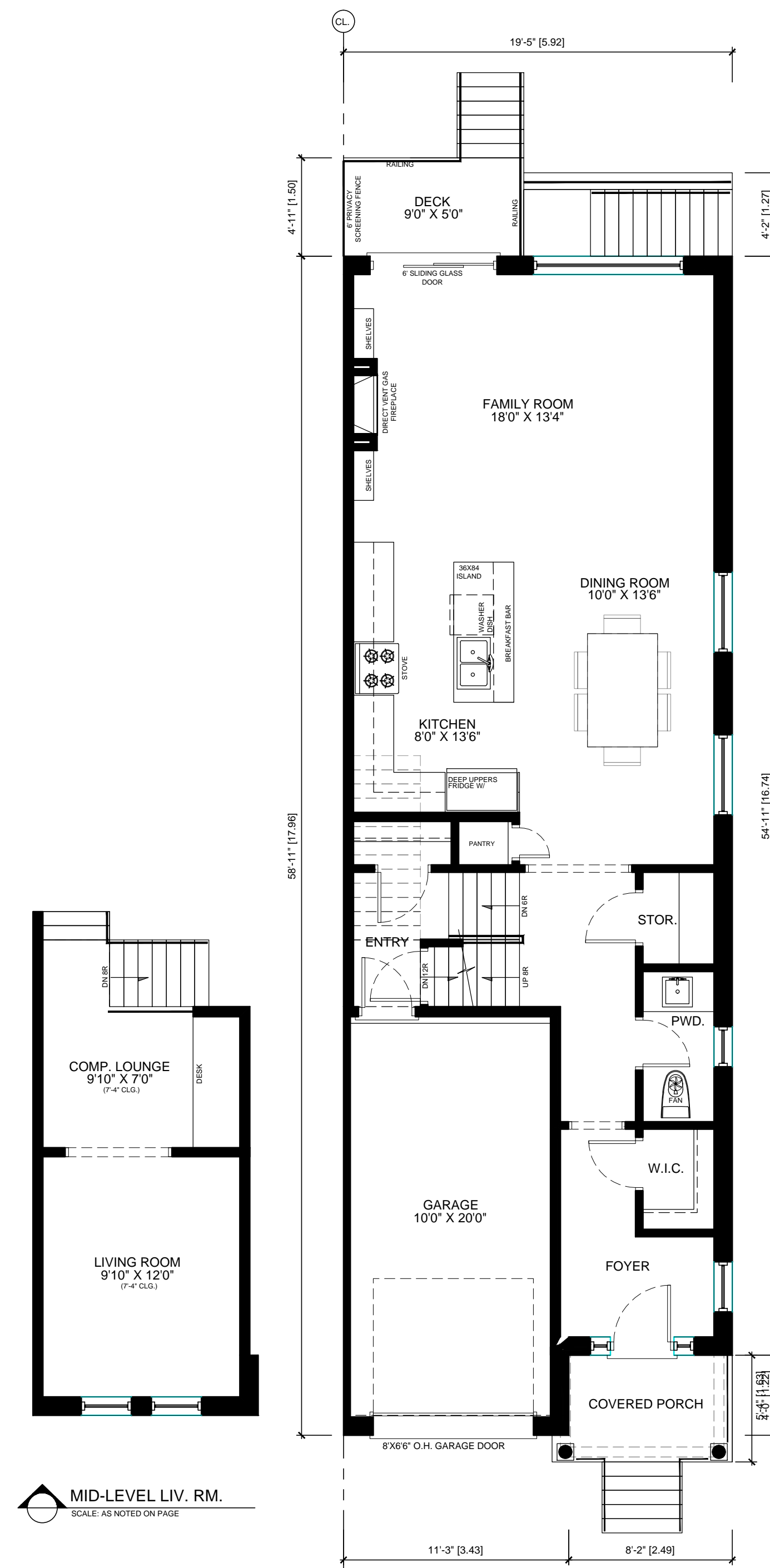
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LINTELS:	ABBREVIATIONS:
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W5 3/2"x10"	RJ ROOF JOISTS
W6 3/2"x12"	
LVL (2.0E)	
2-LVL 7 2-1 3/4" X 7'-11/4"	STL STEEL
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U.N.O. FASTEN MULTIPLE PLY LVL'S	
(2) ROWS @ 12" O.C. 3 1/2" (16G) NAILS	FG. FIXED GLASS
OR SDW SCREWS	FOTN. FOUNDATION
STEEL LINTELS	
S1 <4'-0" L3-1/2" X 3-1/2" - 1/4"	BG. BLACK GLASS
S2 <6'-0" L4" X 3-1/2" X 1/4"	JT JACK TRUSS
S3 <8'-0" L5" X 3-1/2" X 5/16"	US UNDERSIDE
S4 <10'-0" L6" X 3-1/2" X 5/16"	T/O TOP OF
-BEAR LINTELS MIN. 6" EACH END	
-LINTELS SHALL BE PRIMED TO "DISCIPINA 2.0"	
-ORIENT ANGLES LONG LEG VERT.	
-MAX. 1" BRICK OVERHANG	
-WEEP HOLES @ 90° O.C. MAX	
BBFM BEAM BY FLOOR MANUFACTURE	
SB SOLID BEARING (SAME WIDTH AS SUPPORTED MEMBER)	GL GAS LINE
PL CONCENTRATED POINT LOAD	CL CABLE LINE
FR FIRE PLACE VENT	PH PHONE JACK
DR DRYER VENT	CEILING EXHAUST FAN
STV STOVE VENT	P.C. PULL CHAIN CLG. LIGHT
CV CELLAR VENT	CLG. CEILING LIGHT
SA SMOKE ALARM	3 3 WAY SWITCH
CD CARBON MONOXIDE DETECTOR	LS LIGHT SWITCH
HB HOSE BIB	120 VOLT RECEPTACLE
WP WATERPROOF ELECTRICAL OUTLET (42" OFF FINISH FLOOR)	ER ELECTRIC RECEPTACLE (42" OFF FINISH FLOOR)
HOOD/CELLAR VENT	FD FLOOR DRAIN
DRYER VENT	

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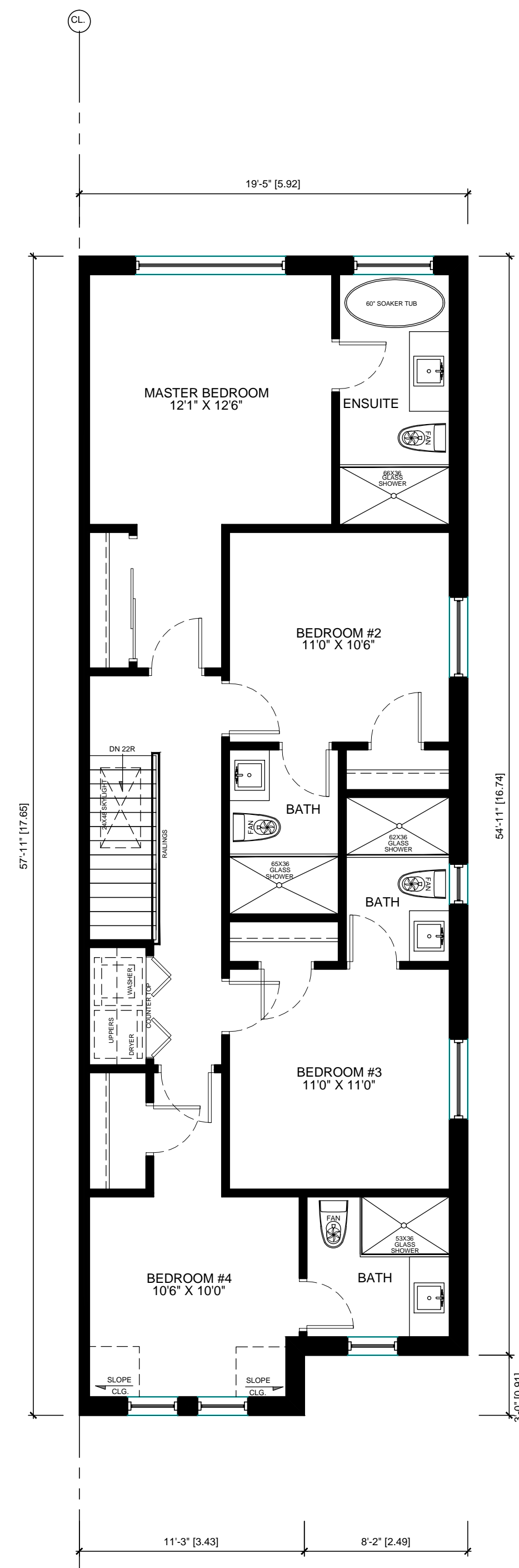


BASEMENT FLOOR PLAN
SCALE: AS NOTED ON PAGE
(LOT 2 MODEL)



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

AREA CALCULATIONS			
GRAND	1128	m ²	124.605
SECOND	1100	m ²	122.190
1ST	0	m ²	0.000
- 0.18	0	m ²	0.000
TOTAL	2228	m ²	246.795
FIN. (GROUND)	662	m ²	71.500
TOTAL	2890	m ²	318.295
COVERAGE CALCULATIONS			
GRAND	891	m ²	93.774
DRYER	219	m ²	23.345
FRONT PORCH	45	m ²	4.811
REAR PORCH	0	m ²	0.000
CON. W/O PORCH	1110	m ²	123.119
CON. W/ PORCH	1155	m ²	127.300



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

SEMI LOT 3

39 VICTORIA STREET E. UNIT #1
ALLISTON, ON L9R-1T3
PH: 416-885-5200



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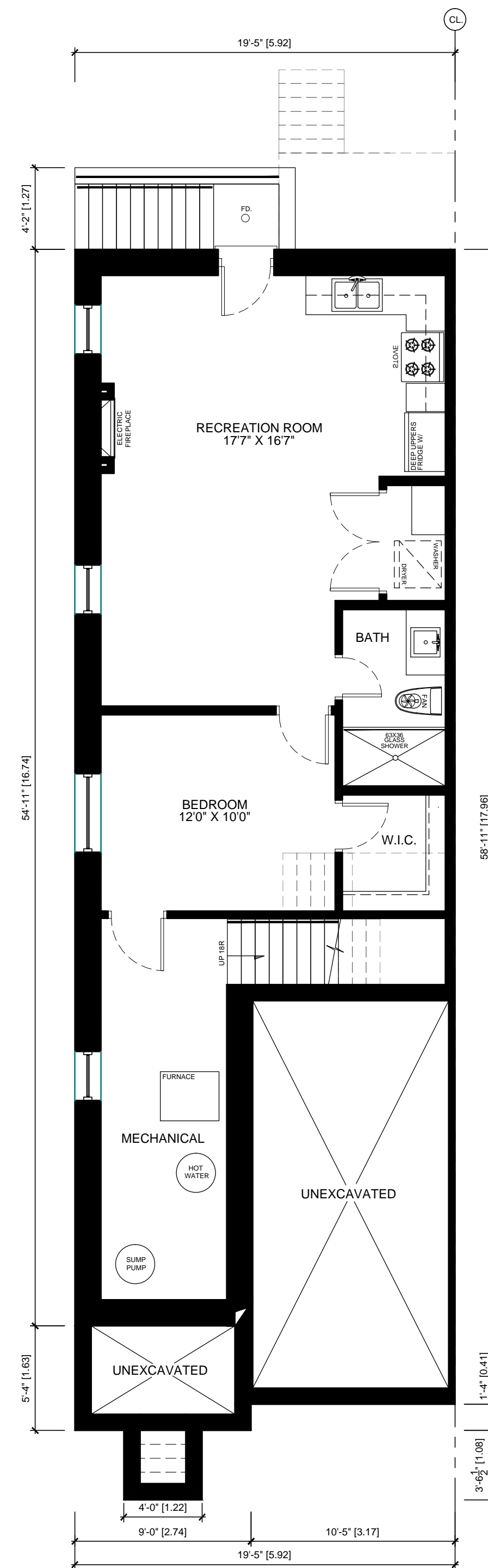
LINTELS:

WOOD	ABBREVIATIONS:
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"	STL. STEEL
	SB. SOLID BEARING (SEE FRAMING REQ.'S)
	PL. POINT LOAD
	(FL) FLUSH
	(DR.) DROPPED
	FG. FIXED GLASS
	FDTN. FOUNDATION
	BG. BLACK GLASS
	JT JACK TRUSS
	US UNDERSIDE
	T/O TOP OF
	FG. FIXED GLASS
	CLG. CEILING
	BBFM BEAM BY FLOOR MANUFACTURE

STEEL LINTELS	ABBREVIATIONS:
S1 <4'-0" L3-1/2" X 3-1/2" - 1/4"	⊙ GAS LINE
S2 <6'-0" L4" X 3-1/2" X 1/4"	● CABLE LINE
S3 <8'-0" L5" X 3-1/2" X 5/16"	⊕ PHONE JACK
S4 <10'-0" L6" X 3-1/2" X 5/16"	⊗ CEILING EXHAUST FAN
-BEAR LINTELS MIN. 6" EACH END	⊙ PULL CHAIN CLG. LIGHT
-LINTELS SHALL BE PRIMED TO "DISCIPINA 2.0"	⊙ CEILING LIGHT
-ORIENT ANGLES LONG LEG VERT.	⊙ 3 WAY SWITCH
-MAX. 1" BRICK OVERHANG	⊙ LIGHT SWITCH
-WEEP HOLES @ 90° O.C. MAX	⊙ 120 VOLT RECEPTACLE

⊙ SOLID BEARING (SAME WIDTH AS SUPPORTED MEMBER)	⊙ HOSE BIB
⊙ CONCENTRATED POINT LOAD	⊙ WATERPROOF ELECTRICAL OUTLET (42" OFF FINISH FLOOR)
⊙ FIRE PLACE VENT	⊙ HOOD/CELLAR VENT
⊙ DRYER VENT	⊙ DRYER VENT
⊙ STOVE VENT	
⊙ CELLAR VENT	
⊙ SMOKE ALARM	
⊙ CARBON MONOXIDE DETECTOR	

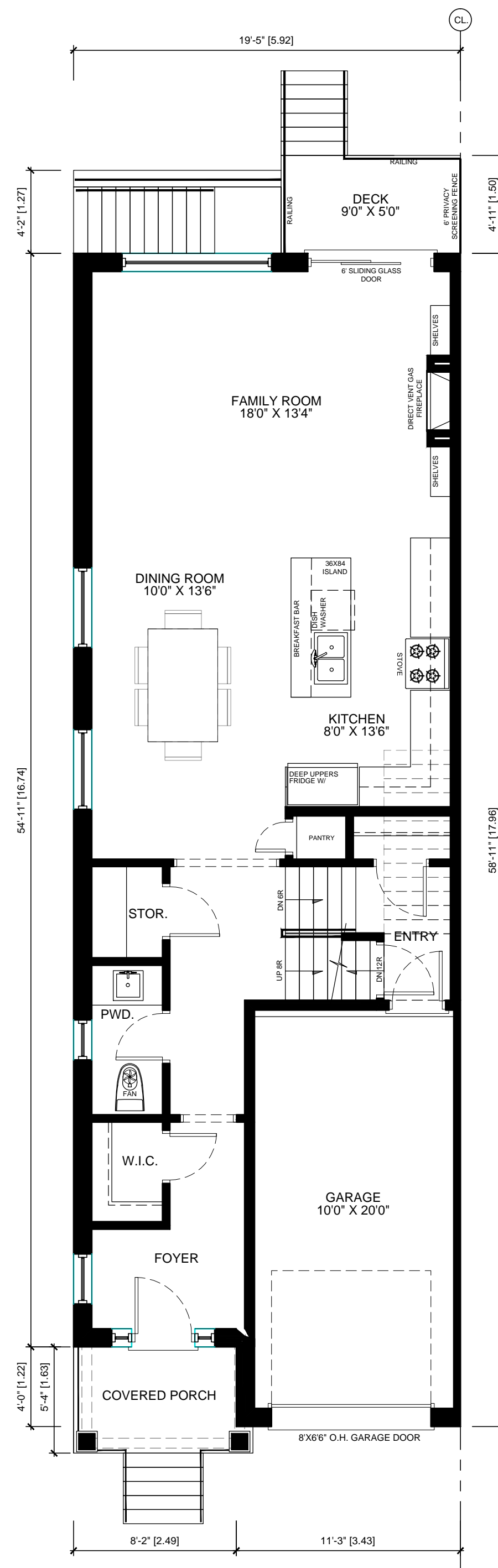
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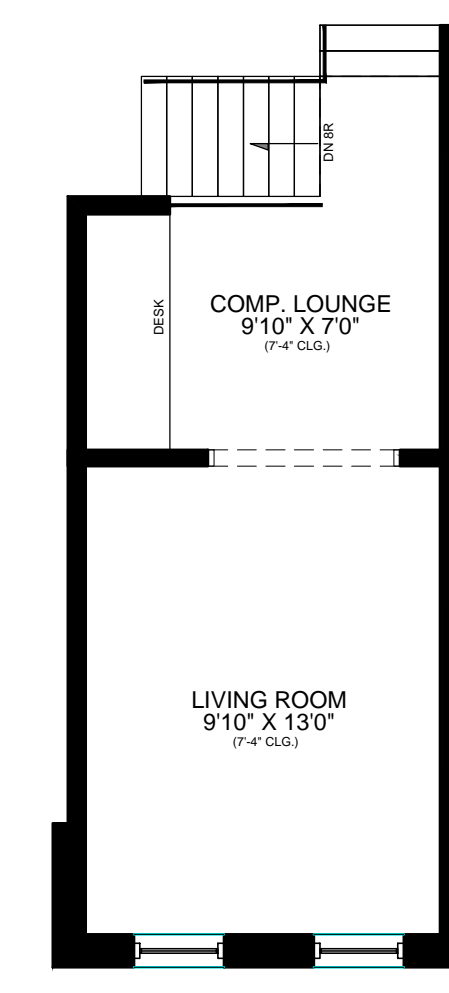
BASEMENT FLOOR PLAN
SCALE: AS NOTED ON PAGE
(LOT 3 MODEL)

AREA CALCULATIONS			
GRAND	1138	±0	155.750
SECOND	1111	±0	153.212
LOT	0	±0	0.000
- 0.1A	0	±0	0.000
TOTAL	2249	±0	208.932
FIN. BASEMENT	662	±0	81.500
TOTAL	2911	±0	270.432

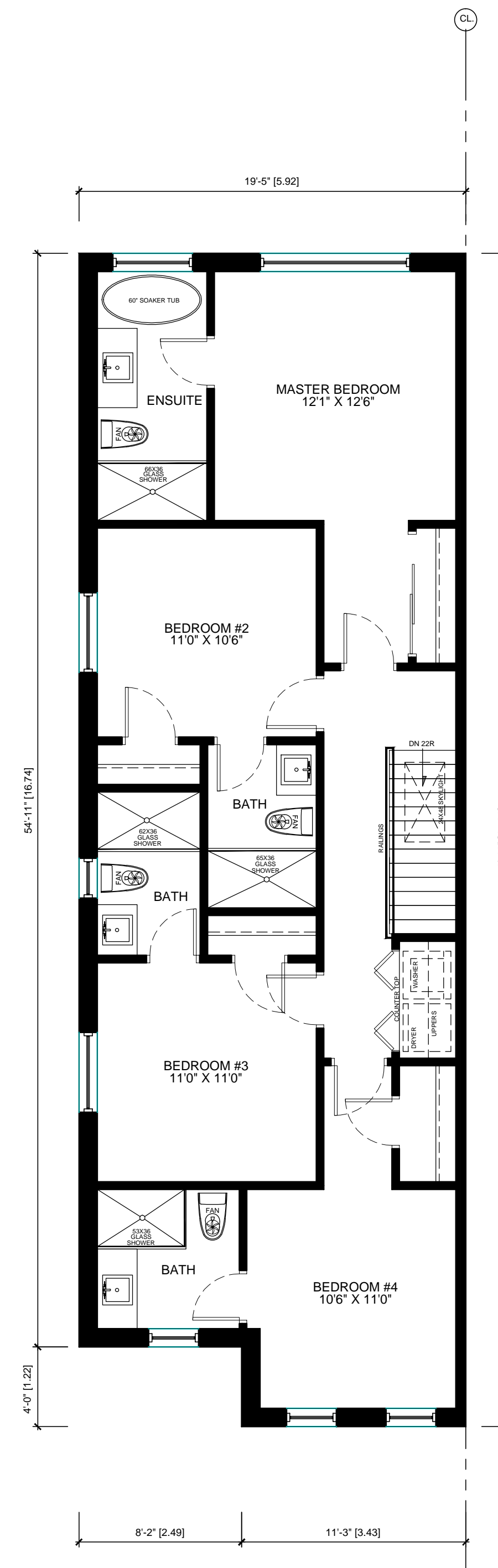
COVERASE CALCULATIONS			
GRAND	891	±0	82.774
GARAGE	139	±0	20.342
FRONT PORCH	45	±0	4.181
REAR PORCH	0	±0	0.000
COV. W/O PORCH	1110	±0	153.119
COV. W/ PORCH	1155	±0	157.300



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



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



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

SEMI LOT 4

39 VICTORIA STREET E. UNIT #1
ALLISTON, ON L9R-1T3
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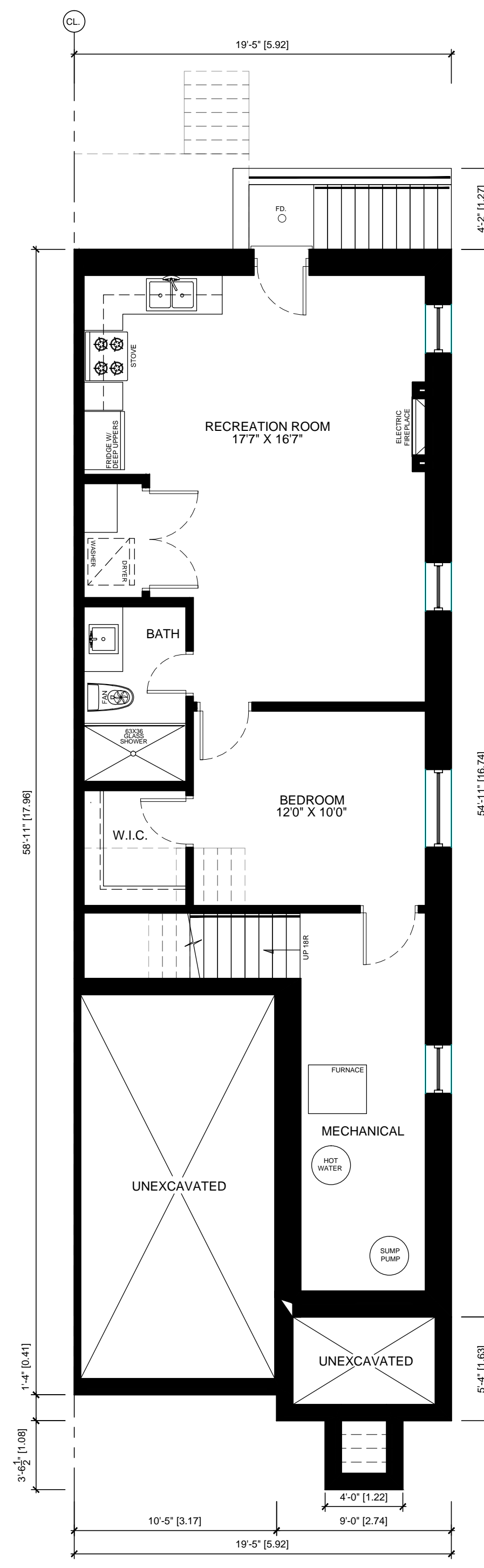
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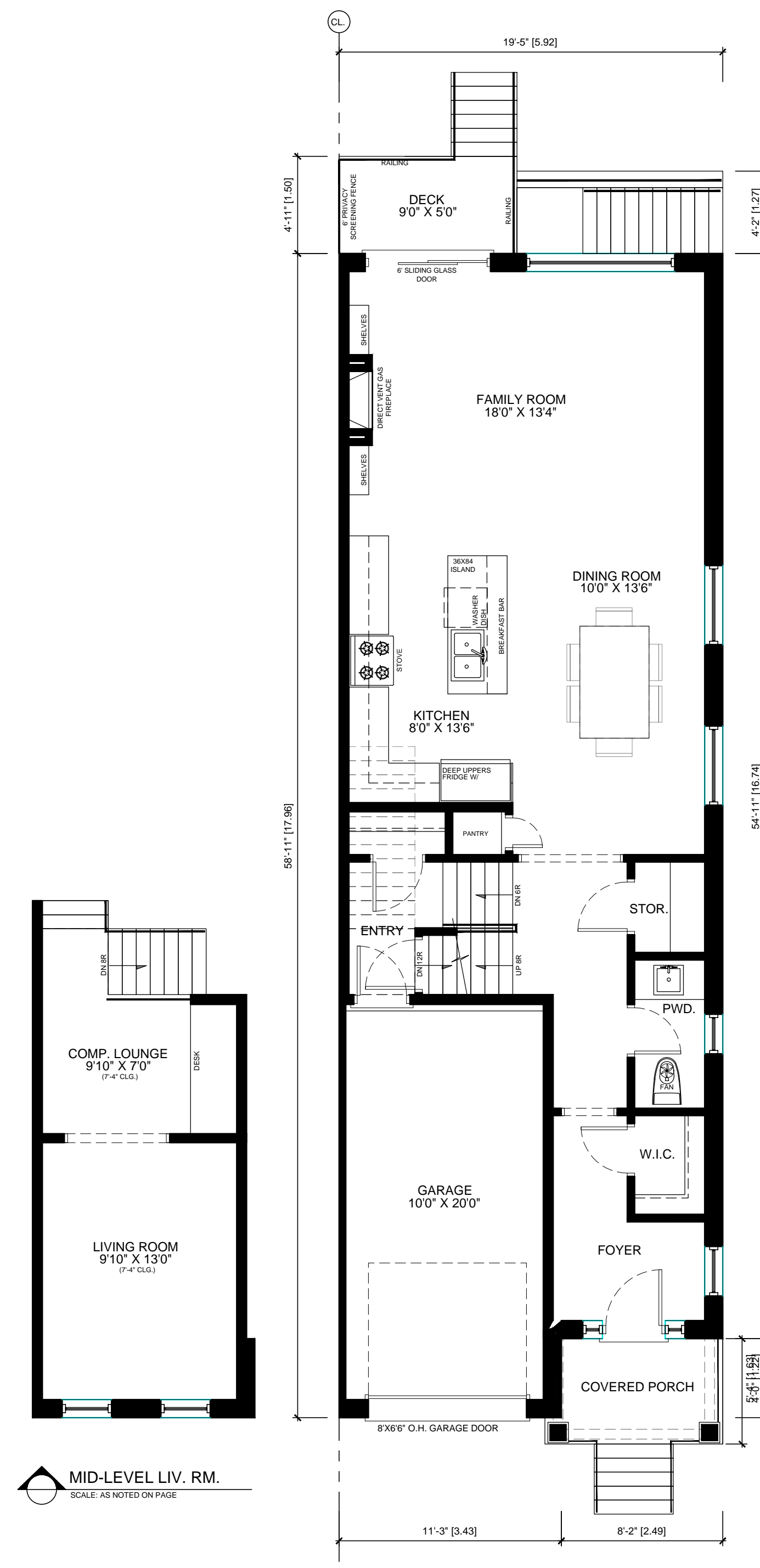
ENGINEER CERTIFICATION:

LEGEND / LINTELS:

LINTELS:	ABBREVIATIONS:
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W1 2/2"x8"	DJ DOUBLE JOIST
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U.N.O. FASTEN MULTIPLE PLY LVL'S	FG. FIXED GLASS
(2) ROWS @ 12" O.C. 3 1/2" (16G) NAILS	FDN. FOUNDATION
OR SDW SCREWS	
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-MAX. 1" BRICK OVERHANG	
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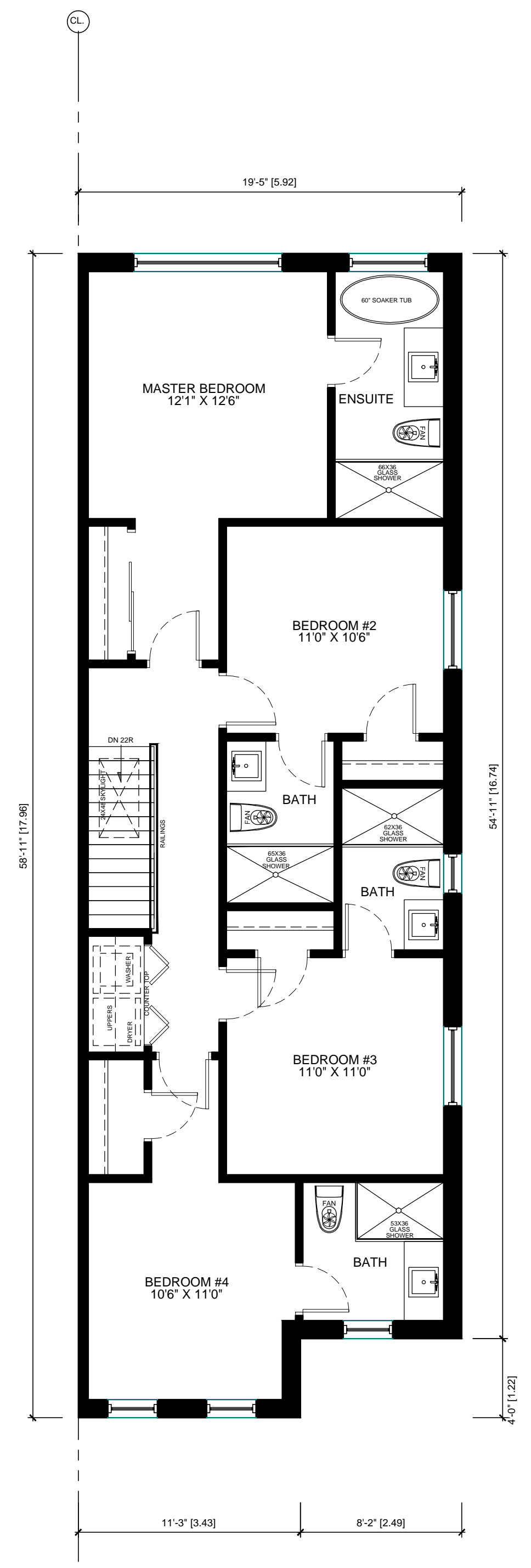


BASEMENT FLOOR PLAN
SCALE: AS NOTED ON PAGE
(LOT 4 MODEL)



GROUND FLOOR PLAN
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(LOT 4 MODEL)

AREA CALCULATIONS			
GROUND	#	#2	106.027
CEILING	#	#2	103.212
WALL	#	#2	0.000
DOOR	#	#2	0.000
WIND	#	#2	208.838
FR. SEGMENT	#	#2	61.500
TOTAL	#	#2	270.339
COVERAGE CALCULATIONS			
GROUND	#	#2	82.714
CEILING	#	#2	29.260
FRONT PORCH	#	#2	4.181
REAR PORCH	#	#2	0.000
CON. W/O PORCH	#	#2	103.119
CON. W/ PORCH	#	#2	107.300



SECOND FLOOR PLAN
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(LOT 4 MODEL)

SEMI LOT 1 & 2

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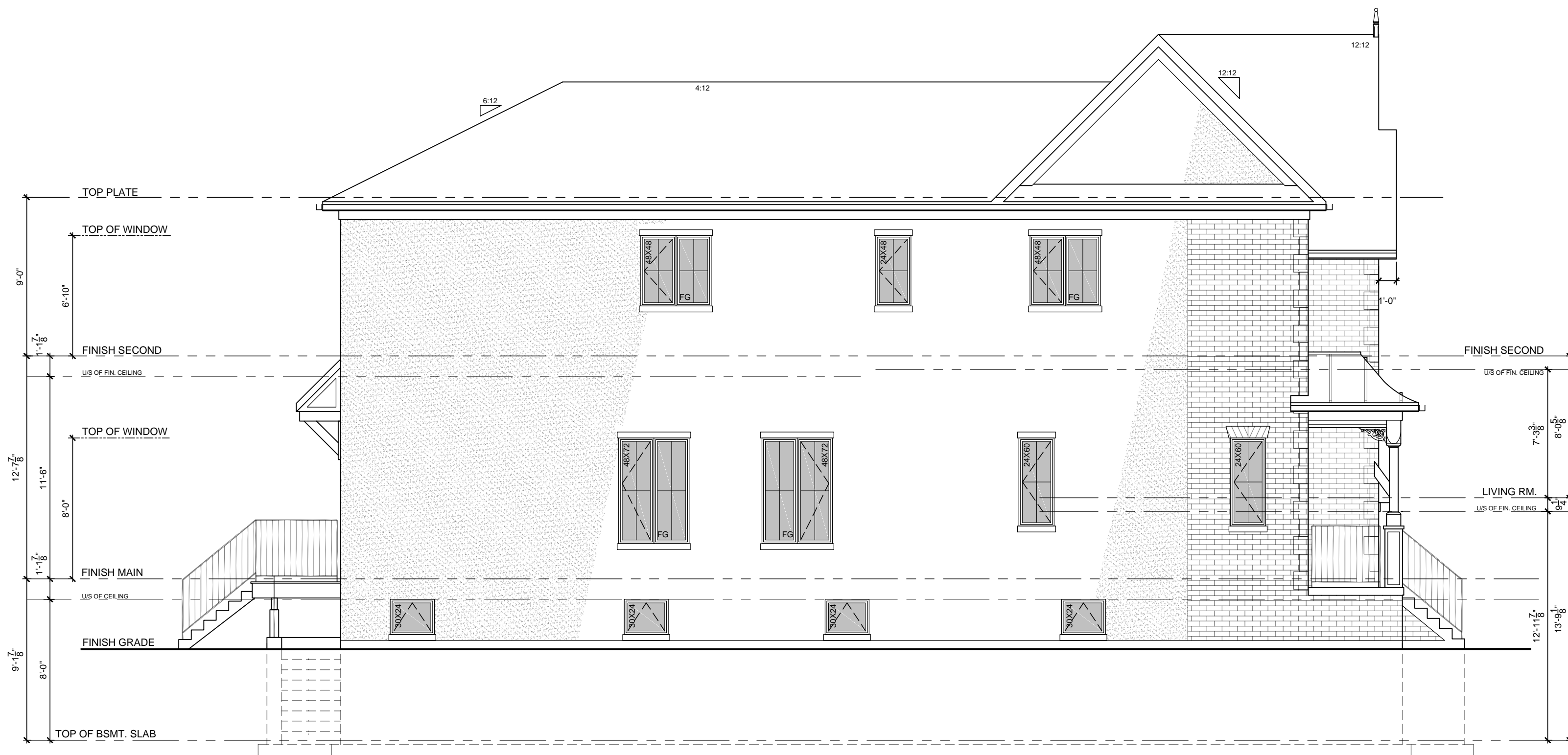
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S4 <10'-0" L6" X 3-1/2" X 5/16"	⊙ CEILING EXHAUST FAN
-BEAR LINTELS MIN. 6" EACH END	⊙ PULL CHAIN CLG. LIGHT
-LINTELS SHALL BE PRIMED TO "CISCO/MA 2.0"	⊙ CEILING LIGHT
-ORIENT ANGLES LONG LEG VERT.	⊙ 3 WAY SWITCH
-MAX. 1" BRICK OVERHANG	⊙ LIGHT SWITCH
-WEEP HOLES @ 90" O.C. MAX	⊙ 120 VOLT RECEPTACLE

⊙ SOLID BEARING (NAME WIDTH AS SUPPORTED MEMBER)	⊙ HOSE BIB
⊙ CONCENTRATED POINT LOAD	⊙ WATERPROOF ELECTRICAL OUTLET (42" OFF FINISH FLOOR)
⊙ FIRE PLACE VENT	⊙ HOOD/CELLAR VENT
⊙ DRYER VENT	⊙ DRYER VENT
⊙ STOVE VENT	
⊙ CELLAR VENT	
⊙ SMOKE ALARM	
⊙ CARBON MONOXIDE DETECTOR	

NO.	REVISION:	DATE:	DWN	CHK
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PROPOSED LEFT SIDE ELEVATION
SCALE: AS NOTED ON PAGE
(LOT 1 MODEL)



PROPOSED FRONT ELEVATION
SCALE: AS NOTED ON PAGE
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PROPOSED FRONT ELEVATION
SCALE: AS NOTED ON PAGE
(LOT 2 MODEL)



PROPOSED RIGHT SIDE ELEVATION
SCALE: AS NOTED ON PAGE
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PROPOSED REAR ELEVATION
SCALE: AS NOTED ON PAGE
(LOT 2 MODEL)

PROPOSED REAR ELEVATION
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For Tender Only
Structural Engineering to follow

SEMI LOT 3 & 4

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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	
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"	STL STEEL
LVL (2.0E)	SB SOLID BEARING (SEE FRAMING REQ.'S)
2-LVL 7 2-1 3/4" X 7'-11/4"	PL POINT LOAD
3-LVL 7 3-1 3/4" X 7'-11/4"	(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"	BBFM BEAM BY FLOOR MANUFACTURE
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" (160) NAILS	
OR SDW SCREWS	
STEEL LINTELS	
S1 <4'-0" L3-1/2" X 3-1/2" - 1/4"	GL GAS LINE
S2 <6'-0" L4" X 3-1/2" X 1/4"	CL CABLE LINE
S3 <6'-0" L5" X 3-1/2" X 5/16"	PH PHONE JACK
S4 <10'-0" L6" X 3-1/2" X 5/16"	CEV CEILING EXHAUST FAN
-BEAR LINTELS MIN. 6" EACH END	P.C. PULL CHAIN CLG. LIGHT
-LINTELS SHALL BE PRIMED TO DISCREPANCY 2.0"	CLG. CEILING LIGHT
-ORIENT ANGLES LONG LEG VERT.	3 WAY SWITCH
-MAX. 1" BRICK OVERHANG	LIGHT SWITCH
-WEEP HOLES @ 90° O.C. MAX	120 VOLT RECEPTACLE
	ELECTRIC RECEPTACLE (42" OFF FINISH FLOOR)
	FLOOR DRAIN

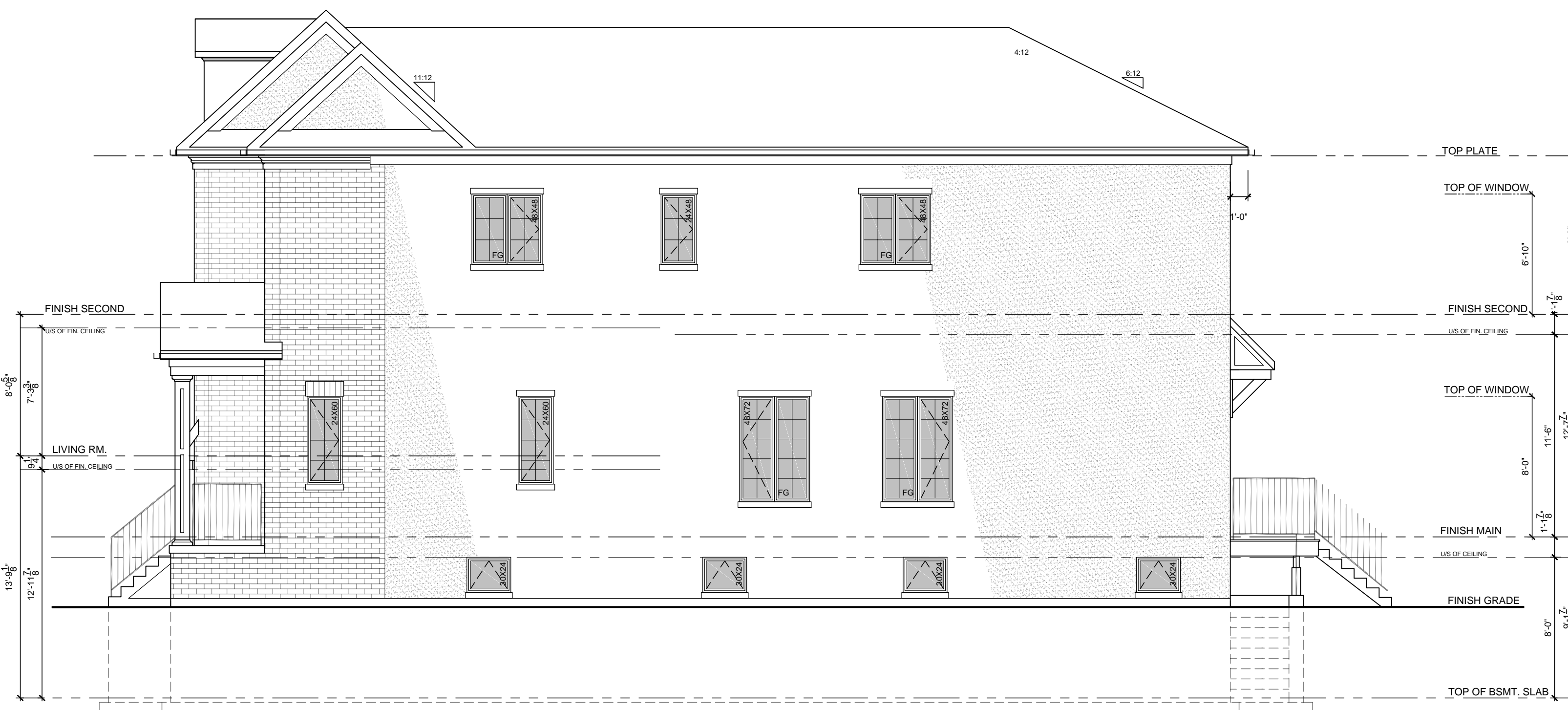


PROPOSED LEFT SIDE ELEVATION
SCALE: AS NOTED ON PAGE
(LOT 3 MODEL)

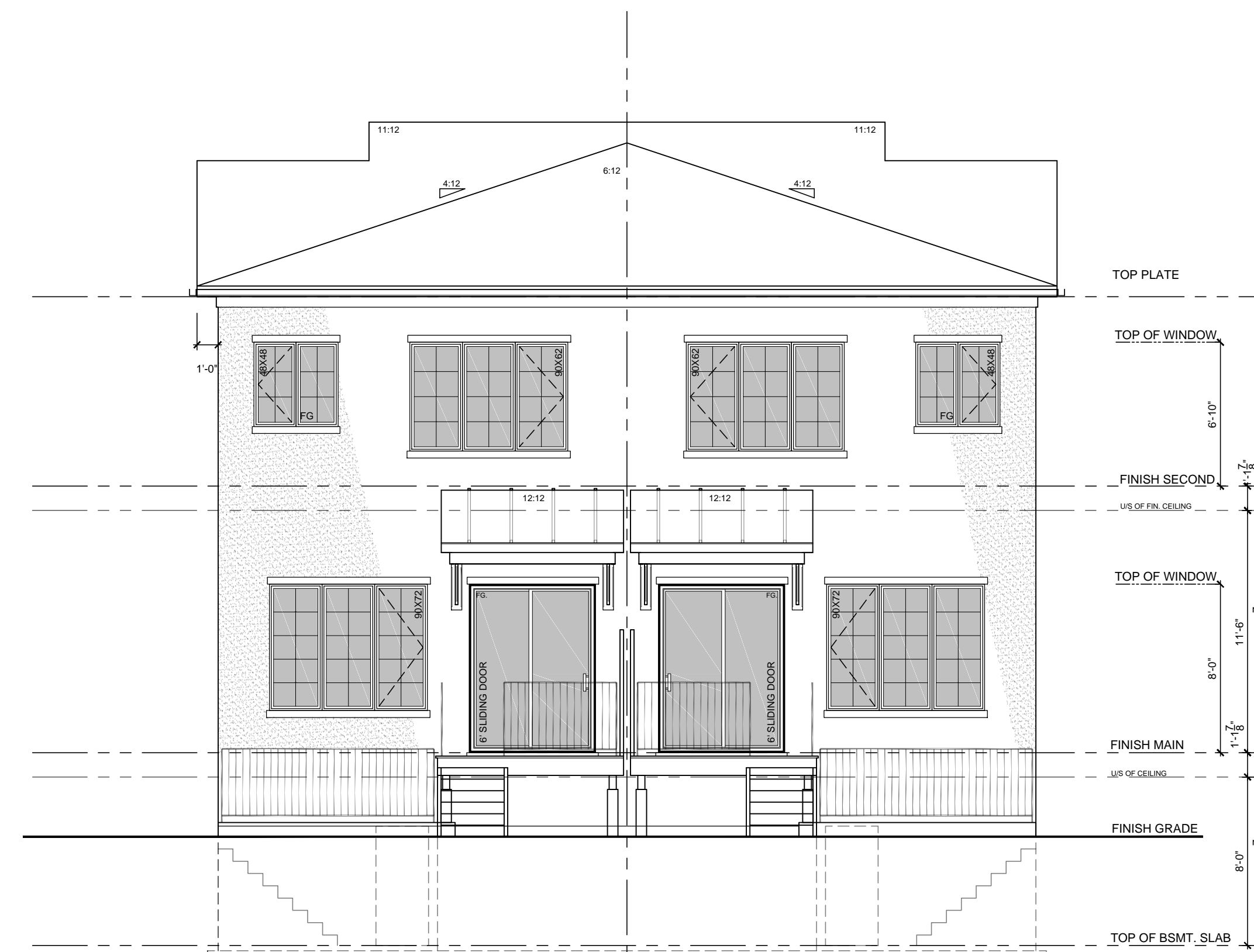


PROPOSED FRONT ELEVATION
SCALE: AS NOTED ON PAGE
(LOT 3 MODEL)

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



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



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

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

NO.	REVISION:	DATE:	DWN	CHK
1	Issued for review	OCT15/21	dc	dc
2	Issued for review	OCT11/22	dc	dc