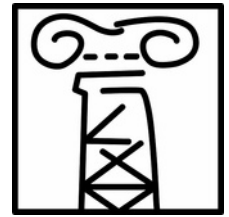
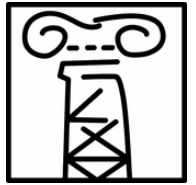


Studio Profile

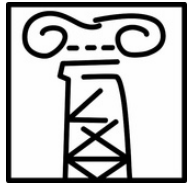
Architalcan Design Inc.



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WHO WE ARE + WHAT WE DO



Welcome to Architalcan Design Inc.

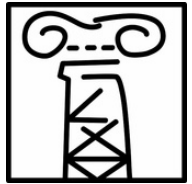
We create beautiful homes for busy families.

Our design philosophy was born from Rocco Schipano own experience starting as a Geometra (Italy) now Architect and father. Elaborating drawings since 1992. Started in Canada 2001, our boutique design studio has been focused on the intricate dynamics of family life.

Our design approach is personalized and collaborative, allowing us to cater to the unique needs of each family we work with.

Design with Architalcan Design Inc., isn't just a job - it's a passion. We design homes to become part of your family's story, to grow with you and to create spaces where memories are born.

We can't wait to start this exciting journey with you!



WHY CHOOSE ARCHITALCAN DESIGN INC.

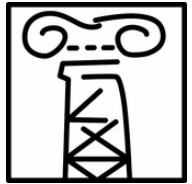
Embarking on the journey with Architalcan Design Inc., is a decision to invest in your home's potential. As your trusted partner, we commit to translating your aspirations into a reality. 14 HomeStars award winner.

We do this in a number of ways:

1. **Personalized Approach:** Your unique lifestyle and aesthetic are our compass. We will create a design that encapsulate your family's needs, aspirations and personal style.
2. **Collaborative Process:** Our design journey is collaborative at every stage, encouraging open communication and client involvement. We're not just providing a service; we're building relationships.
3. **Quality and Detail:** We meticulously invest in quality design, every room and space to ensure that the completed design not only meets the building code but exceeds its structural capacity.
4. **Practical Design Solutions:** Our designs are rooted in functionality. We ensure that the spaces we create are not only functional but also practical and designed to stand up to the demands of busy family life.
5. **Aesthetic Excellence:** Our team stays at the forefront of design, weaving in elements of traditional, transitional and contemporary design to create timeless spaces that elevate your home experience.

Choosing Architalcan Design Inc., is choosing an expert with over 20 years of experience, passionate team dedicated to transforming your house into a home that's not only visually stunning, but also a perfect fit for your family. Make your house feel a little more grown up!

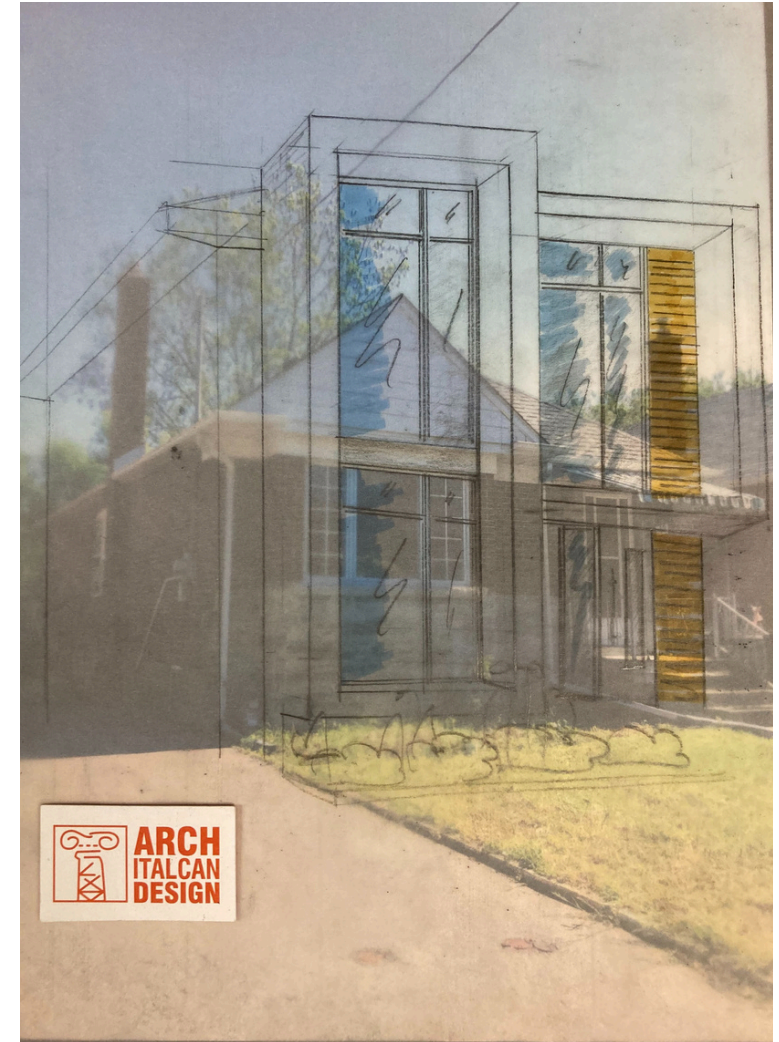


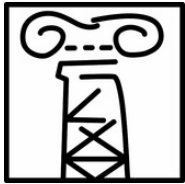


WHY WE ARE DIFFERENT

We understand that each family, each home and each story is unique. Here's what sets us apart from other design studios:

- ◆ **Our Expertise:**
We specialise in creating homes for busy families. Our understanding of family dynamics allows us to design spaces that cater to the demands of family life without sacrificing aesthetics.
- ◆ **Authentic Design:**
We believe that the best designs reflect the inhabitants of a space, not the designers. Our process emphasises creating a reflection of your family, ensuring your home remains personal and unique to you.
- ◆ **End to End Service:**
We provide a comprehensive design service that covers every aspect of the process, from the initial concept to the final design. This approach eliminates stress and saves you time, money and effort.
- ◆ **Problem Solving Mindset:**
Every project, every house has its unique challenges and had its own existing site conditions that are all different. Our team thrives on finding creative solutions, transforming potential obstacles into design opportunities.





PROJECT FEATURE 1: (SECOND FLOOR ADDITION)



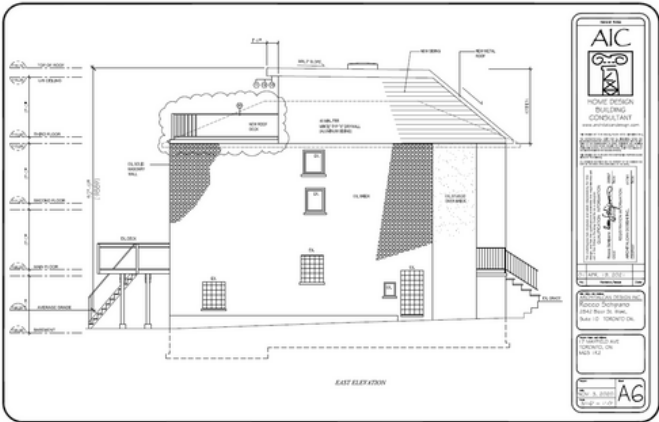
About this project:
This was a 1 STY bungalow, single family dwelling, where I was engaged to design a second floor addition, to be in compliance with the zoning by-laws.
The zoning by-laws restrictions along with the experience and knowledge give birth to this stunning design.

Sold same day on the market!

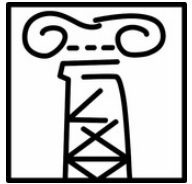




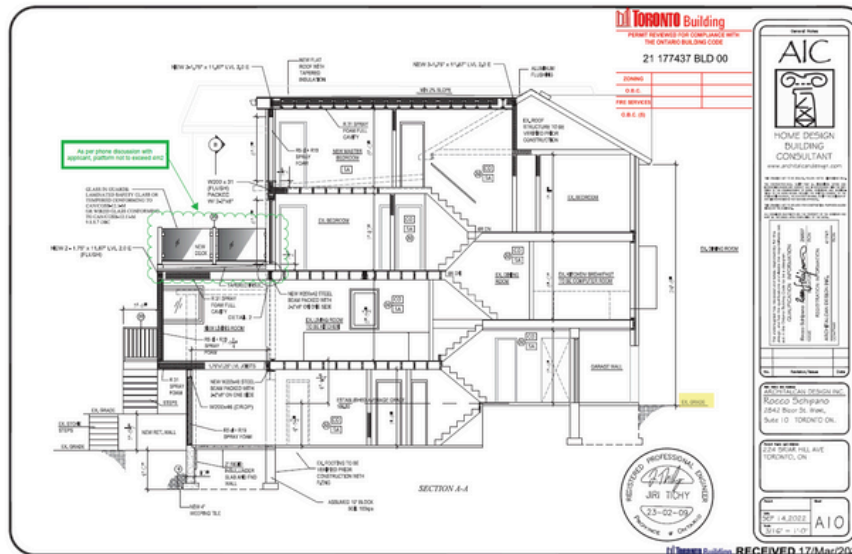
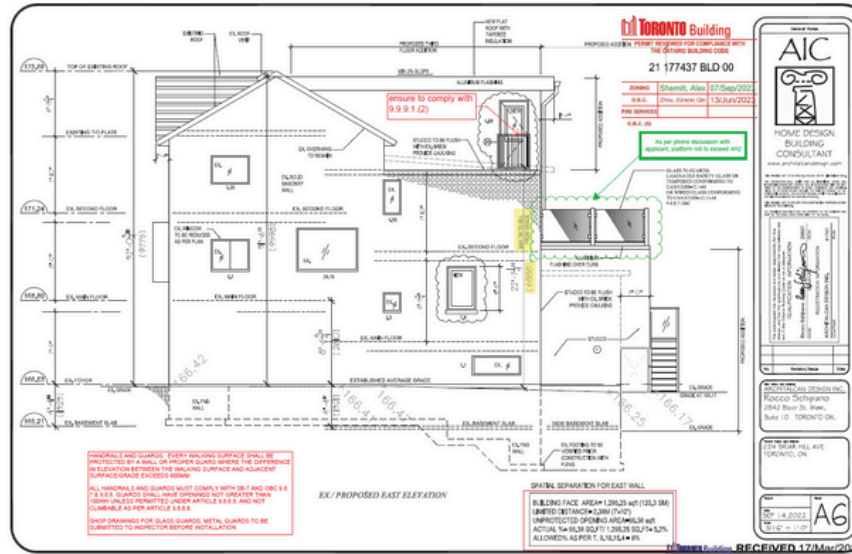
PROJECT FEATURE 2: 17 MAYFIELD AVE



DESIGNED AND BUILT FOR THE CLIENT. DEALT WITH MINOR OF VARIANCES AND COMMITTEE OF ADJUSTMENT. PROJECT MANAGEMENT.
IT WAS A BIT CHALLENGING DUE TO SITE ACCESS. USED A SCISSOR LIFT TO BRING THE MATERIAL UP!
CHECK [INSTAGRAM](#) FOR MORE PICTURES



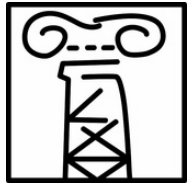
PROJECT FEATURE 3: 224 BRIAR HILL AVE



About this project:
 [WE HAVE PROPOSED INTERIOR ALTERATIONS TO A BACKSPLIT ON ALL FLOORS AND REAR ADDITION WITH DECK ABOVE AND REAR THIRD FLOOR ADDITION.

THIS WAS QUITE CHALLENGING DUE TO NEIGHBOURS AND OPPOSITION WE FACED AT THE COMMITTEE OF ADJUSTMENT, BUT SOON AFTER THE DEFERIAL, WE WERE ABLE TO OBTAIN THE PERMITS.





PROJECT FEATURE 4: 26 THIRTY FIRST ST



Eatonville York District
2 Civic Centre Court
Toronto, ON M5C 1A3
Tel: 416-397-3330
Fax: 416-394-6229

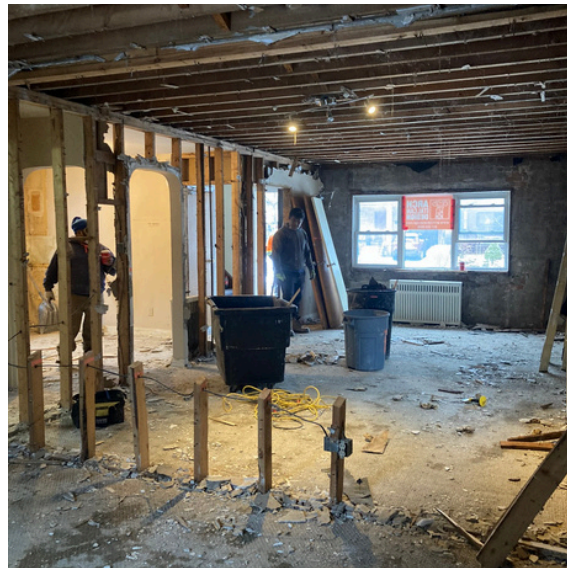
BUILDING PERMIT

This card must be kept posted in a conspicuous place on site of construction.

23 224039 BLD 00 SR

Site Address 26 THIRTY FIRST ST
Project Description SFD - Detached;
Multiple Projects
Date Issued Monday November 13, 2023

William M. Johnston, P. Eng.
Chief Building Official and
Executive Director
Sandra Burrows, P. Eng.
Deputy Chief Building Official and
Director



Toronto Building
PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

23 224039 BLD 00

ZONING: Abandonment, Am 13/Nov/2023
O.B.C. Abandonment, Am 13/Nov/2023
FMR SERVICES

O.B.C. (N)

Single Family Dwelling
This application has been reviewed
for one dwelling unit occupying the
entire building only.

NO CHANGES TO BUILDING
FOOTPRINT, SCOPE OF WORK OR
INTERIOR ALTERATIONS ONLY.

SMOKE ALARMS shall be installed on each
storey of a dwelling unit including basements,
as per CITY OF TORONTO BY-LAW
1994-050 and S.10.14. O.B.C.

CARBON MONOXIDE
DETECTORS shall be installed as
per CBC 9.23.4.

AIC
HOME DESIGN
BUILDING
CONSULTANTS
www.architalcandesign.com

REGISTERED PROFESSIONAL DESIGNER
K. TRASKAR
100517208
01/11/23
Professional Seal

DATE: 2023.11.13
BY: [Signature]

A3

RECEIVED 10/Nov/2023

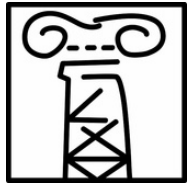
EXISTING
PROPOSED
REMOVAL

EX-PROPOSED MAIN FLOOR PLAN

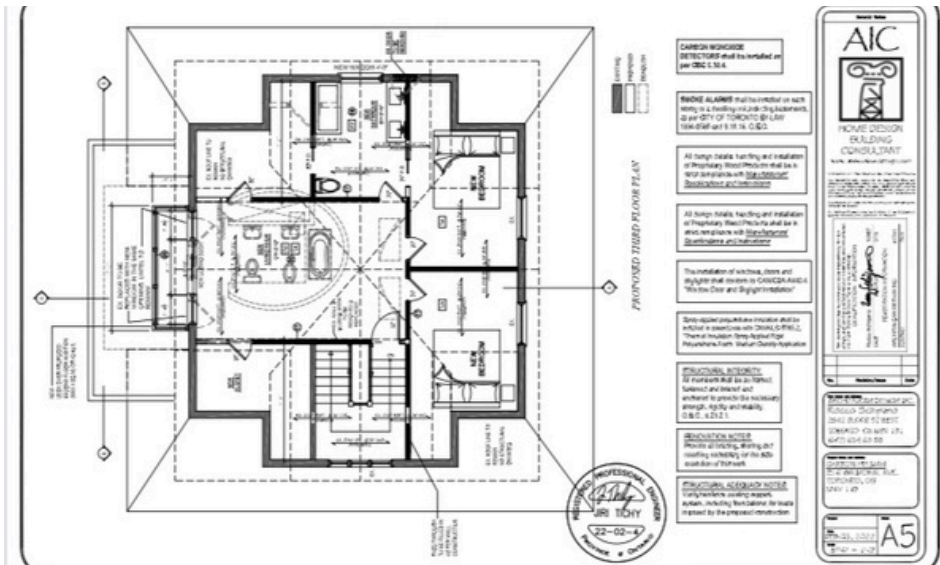
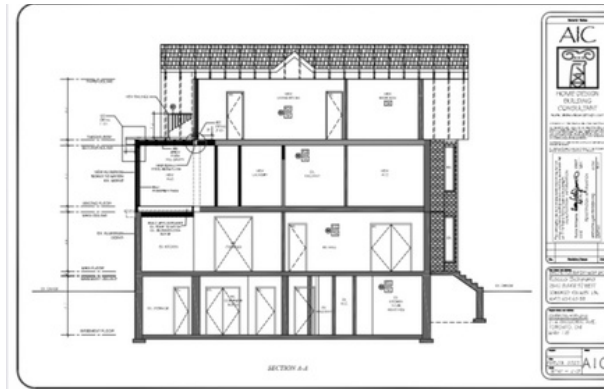
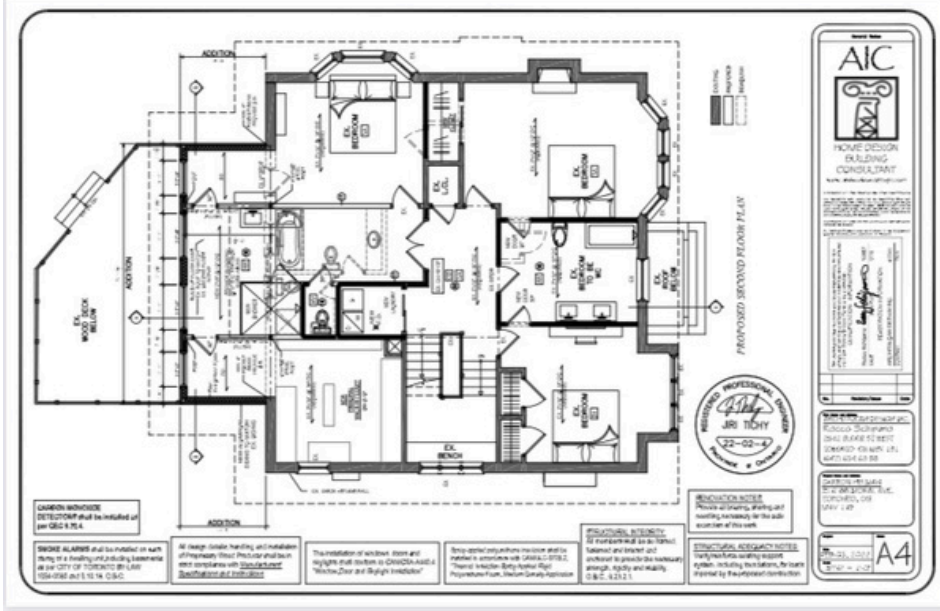
About this project:

DESIGNED AND DONE THE RENOVATION IN 6 WEEKS.
THIS WAS A LEGAL TRIPLEX AND CONVERTED TO A SINGLE
FAMILY DEWLLING FOR A NEW FAMILY WITH SMALL KIDS.

FULL HOUSE GUT ON ALL 3 FLOORS.
ALL TRADES WERE COORDINATED IN AN ARMOIC WAY.
VERY SUCCESFULL PROJECT.



PROJECT FEATURE 5: 216 BALMORAL AVE

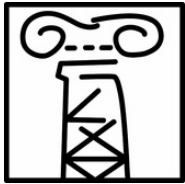


INTERIOR ALTERATIONS

WE HAVE PROVIDED ARCHITECTURAL, STRUCTURAL AND HVAC DESIGN FOR INTERIOR ALTERATIONS TO THIS BEATIFULL 2 1/2 STY SINGLE FAMILY DEWLLING IN NORTH YORK TO A REPEATED CLEINT.

WE HAVE PROPOSED A REAR SECOND FLOOR ADDITION (PHASE 2) OVER A REAR 1 STY (PHASE 1) AND REWORKED THE LAYOUT ON THE SECOND FLOOR THROUGH THE THIRD FLOOR LEVEL.





PROJECT FEATURE 6: 1440 DON MILLS (INDUSTRIAL)

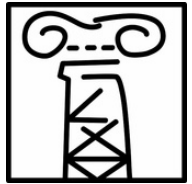


WAREHOUSE REAR ADDITION
DESIGNED AND BUILT THIS
INDUSTRIAL ADDITION -
PROJECT MANAGEMENT.

THE CLIENT WAS IN
SWITZERLAND, NEVER MET HIM
UNTILL COMPLETION.
THEY NEVER SIGNED THE
PROPOSAL. 1.2 MIL. PAYMENT
WAS COMING REGURLALY AT
ISSUANCE OF THE INVOICE.

NO EMAILS, NO PHONE CALLS.
IT WAS A SUCESSFUL PROJECT.





OUR PROCESS

1

Initial Consultation

All projects start with an initial consultation where we get to know your family, your style and your needs.

This session helps us understand how to tailor our designs according the scope of work, budget and to your lifestyle.

2

Site Measurements

Our team will visit your site and take detailed measurements.

We examine the layout and orientation of your home, considering structural elements, complexities sites access and flow.

3

Preliminary Drawings

We begin developing design concepts that focus on optimising the use of your space and enhancing the flow and usability of your home.

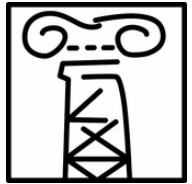
We provide 2 free reviews and changes on the design. Sometimes we give our best option to consider, depending the site difficulties.

4

Working Drawings

Once we have a clear plan, we transform our concepts into working drawings and that provide a comprehensive view of the proposed design.

We will finalize the structural and HVAC design when is required and apply for for building permits.



OUR PROCESS

5

Material selection

Once we have the final design, we'll then select materials type like siding, stone, veneer, brick, stucco, etc..

The choices we make impact not only the look and feel of your home, but also its practicality and durability. Each selection reflects your family's lifestyle.

6

Apply for permit!

After we finalize the structural and HVAC design, where applicable, we would then apply to the building department of your jurisdiction on line.

Once the building permit fee is paid, the "clock starts" and the examiner review begins for both code and zoning review. We'll assist any comments that may arise during the process.

7

Handover Permits

Once everything is in place, we will email you all approved drawings and permits!

If you have comments from zoning, we also assist in minor of variance and present the Hearing at The Committee of Adjustment.

We also continue to check in with you after project completion to ensure that everything is working as expected and you are satisfied with the result.

8

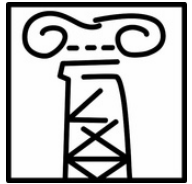
Construction

We often offer construction services, project management, where we'll oversee personally the project to ensure our design is executed as per building permit issuance to the highest standard.

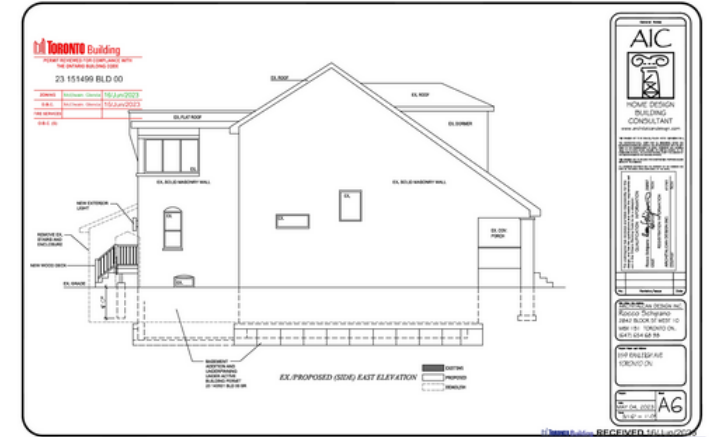
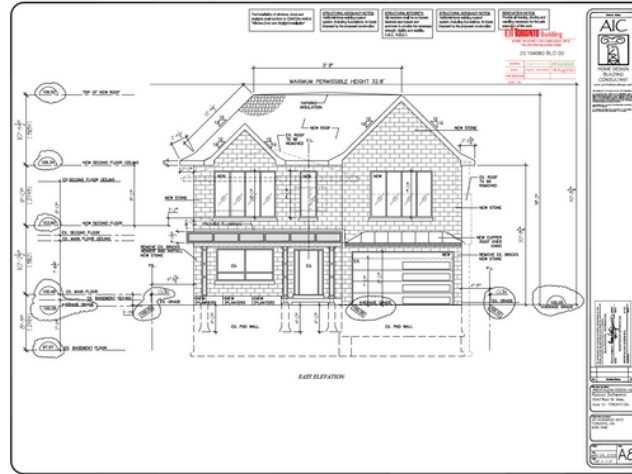
Meet with inspectors.

Revise the drawings in a timely matter.

Issue reports to satisfy the Inspector and home owner.



CLIENT TESTIMONIALS - HOMESTARS

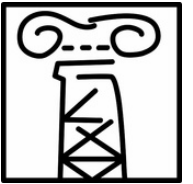


Rocco is fantastic. Responsive, accurate and really knows his stuff. Knows many people in the industry and the inspectors in many cities. Very helpful and a pleasure to work with.

Garron H.

I hired Rocco to design my dream house and I am very satisfied with his work. He has a lot of experience and knowledge in getting the permits needed through the committee fast and smoothly. He also responds well on time and communicates clearly and respectfully. He delivered the project on budget and on schedule, and exceeded my expectations. I highly recommend Rocco to anyone who is looking for a reliable and talented architect. He is one of the best in business! Ali

Rocco is an absolute rock star when it comes to helping with home renovation projects and permit applications. He went above and beyond to support us, especially when the permit process unexpectedly changed. Rocco's dedication and expertise provided us with much-needed peace of mind. He's lightning-fast, and his relentlessness is truly impressive. I wholeheartedly recommend Rocco for anyone looking to obtain a building permit. You won't find a better, more reliable professional in the field. Thanks, Rocco! Anuar



Ready to get started?

If you're ready to go ahead contact us on the details below.



Rocco Schipano

C: 647.654-6898

O: 416.519-4448

rocco@architalcandesign.com

WWW.ARCHITALCANDESIGN.COM