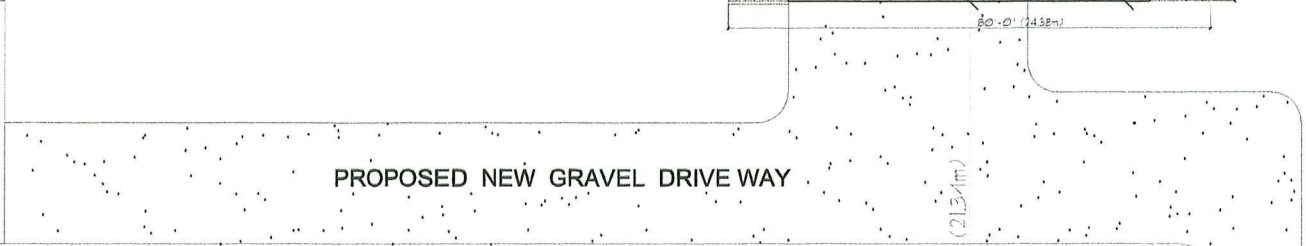
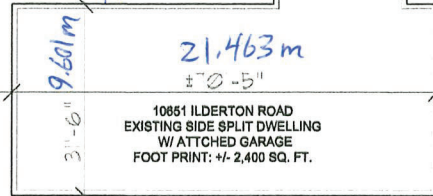
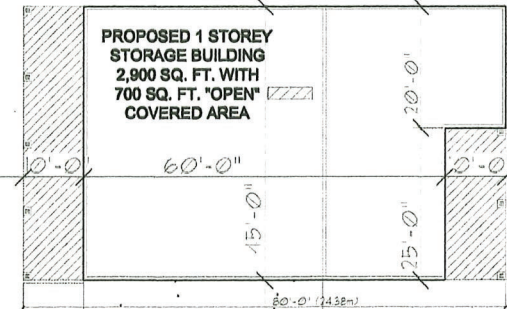
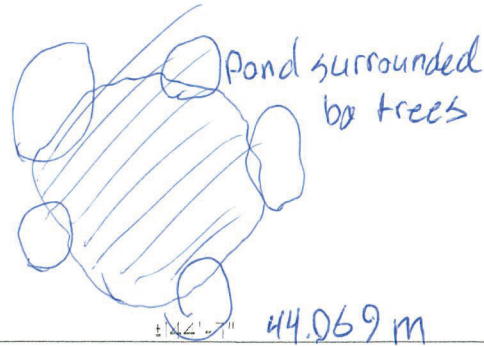


Farm Land

EXISTING PROPERTY LINE 495.0' 150.876m



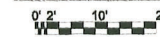
EXISTING PROPERTY LINE 495.0' 150.876m

(495.0'W x 7.0'D ROAD WIDENING ALLOWANCE)

10651 ILBERTON ROAD

I HEREBY RELEASE AND TAKE FULL RESPONSIBILITY FOR THE DESIGN OF THE WORK SHOWN HEREIN. I AGREE TO HOLD THE CLIENT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR IN CONNECTION WITH THE DESIGN SERVICES PROVIDED BY ME OR MY FIRM, WHETHER OR NOT SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES ARE CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE, ACTIVE OR PASSIVE, OF ANY PERSON OR ENTITY, INCLUDING ME OR MY FIRM, AND WHETHER OR NOT SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES ARE CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE, ACTIVE OR PASSIVE, OF ANY PERSON OR ENTITY, INCLUDING ME OR MY FIRM, AND WHETHER OR NOT SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES ARE CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE, ACTIVE OR PASSIVE, OF ANY PERSON OR ENTITY, INCLUDING ME OR MY FIRM.		
REGISTRATION NUMBER	16236	PCN
REGISTRATION NAME	Nick D'Orta	PCN
REGISTRATION ADDRESS	10851 ILBERTON ROAD	PCN
REGISTRATION CITY	WILLOWDALE, ONTARIO	PCN
REGISTRATION PROVINCE	ONTARIO	PCN
REGISTRATION COUNTRY	CANADA	PCN
REGISTRATION STATE	ONTARIO	PCN
REGISTRATION ZIP	M2H 3L9	PCN
REGISTRATION PHONE	416-291-1111	PCN
REGISTRATION FAX	416-291-1111	PCN
REGISTRATION EMAIL	nick@home-designs.com	PCN
REGISTRATION WEBSITE	www.home-designs.com	PCN
REGISTRATION BUSINESS TYPE	ARCHITECTURE	PCN
REGISTRATION BUSINESS ADDRESS	10851 ILBERTON ROAD	PCN
REGISTRATION BUSINESS CITY	WILLOWDALE, ONTARIO	PCN
REGISTRATION BUSINESS PROVINCE	ONTARIO	PCN
REGISTRATION BUSINESS COUNTRY	CANADA	PCN
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REGISTRATION BUSINESS WEBSITE	www.home-designs.com	PCN
REGISTRATION BUSINESS TYPE	ARCHITECTURE	PCN

SITE PLAN



Neighboring Home to east side

Farm land to west side



51.206m

51.206m

EXISTING PROPERTY LINE 168.0'

EXISTING PROPERTY LINE 168.0'

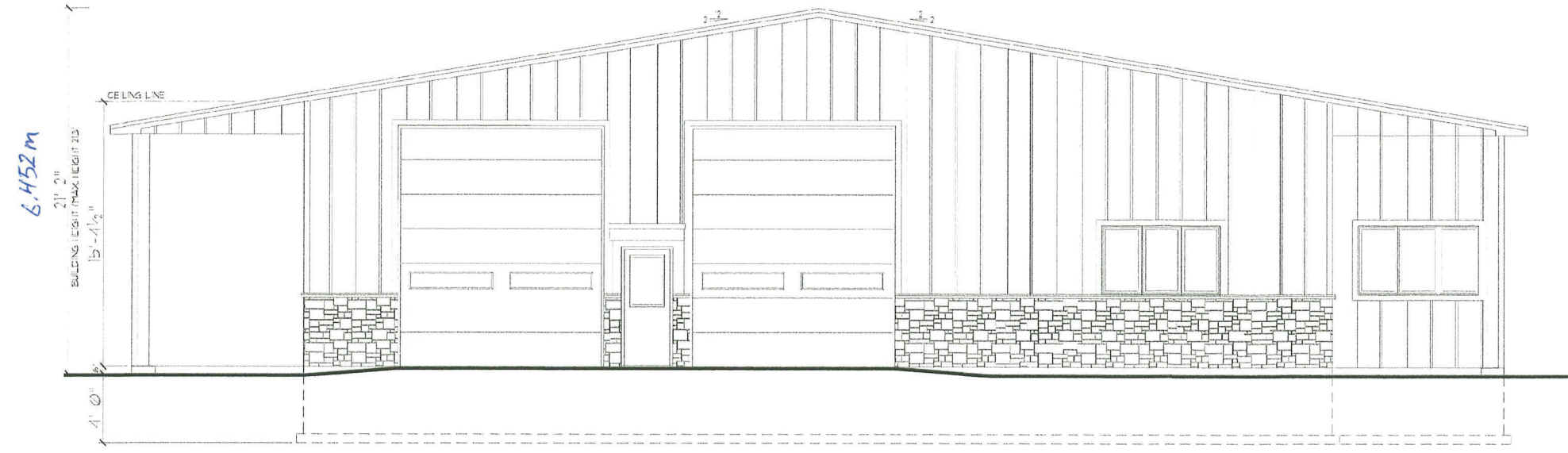
7.0'

7.0'

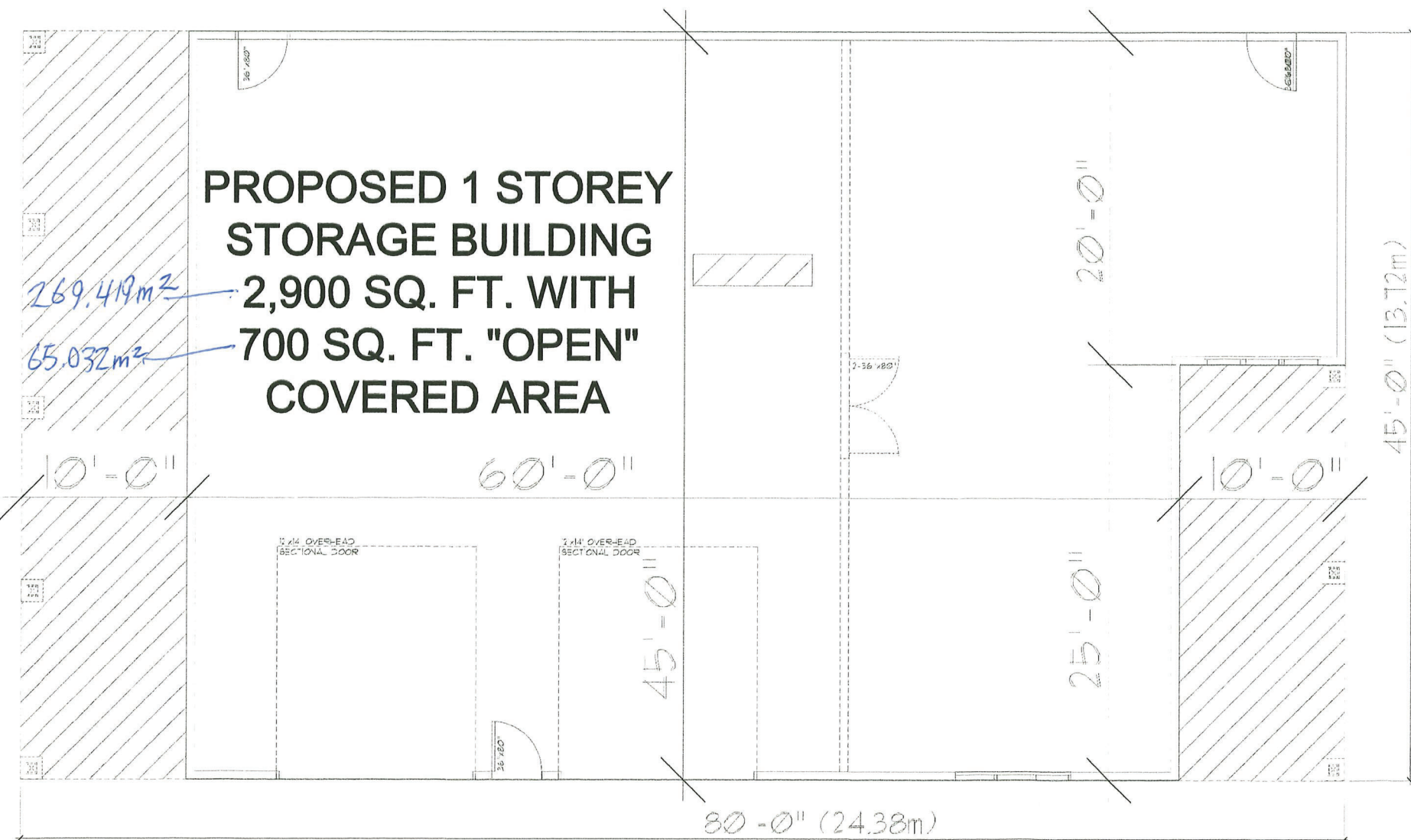
THE UNDERSIGNED HAS REVIEWED AND TAKES FULL RESPONSIBILITY FOR THE DESIGN OF THE UNDERIGNED PROJECTS IN ACCORDANCE WITH THE REQUIREMENTS AND QUALIFICATIONS NOTED IN THE LATEST EDITION OF THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER SUBSECTION 32.4 OF DIVISION 1 OF THE ONTARIO BUILDING CODE
 NICK D'ORIA
 NAME: SIGNATURE: 26236 BCIN

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER SUBSECTION 32.4 OF DIVISION 1 OF THE ONTARIO BUILDING CODE
 N. D'ORIA HOME DESIGN
 FIRM NAME: SIGNATURE: 32519 BCIN



PROPOSED NORTH (FRONT) ELEVATION



MAIN FLOOR PLAN
 TOTAL AREA: 2,900 SQ. FT. (269.41 SQ. M.)



GENERAL NOTES:

- ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION AND TO LOCAL MUNICIPALITY REQUIREMENTS.
- ALL BEAMS TO HAVE 3/4" END BEARING AND MASONRY LINTELS TO HAVE 5/8" END BEARING.
- DOORS AND WINDOWS TO COMPLY WITH RESISTANCE TO FORCE ENTRY, OBC 9.15.3-DOORS & 9.15.3-WINDOWS.
- ALL NON-LOAD BEARING PARTITIONS TO BE SUPPORTED BY EITHER A DOUBLE FLOOR JOIST OR BLOCKING @ 3'-11" O.C.
- ALL LIGHTING AND ELECTRICAL TO CONFORM WITH O.B.C. 9.34.
- SMOKE DETECTORS ARE TO BE INSTALLED ON EACH FLOOR LEVEL AND MUST BE INTERCONNECTED TO MAIN PANEL.
- BEAMS AND POINT LOADS TO BE SUPPORTED FULL WIDTH AND DOWN TO CONCRETE FOUNDATIONS OR FOOTINGS.
- RANGE HOODS TO BE VENTED TO THE EXTERIOR WITH NON-COMBUSTIBLE DUCTS.
- INSULATE AND WEATHERSTRIP ATTIC ACCESS. (MIN. SIZE 20" X 26")
- STAIR DIMENSIONS:
 MAX. RISE - 7 7/8", MIN. RUN - 8 1/4",
 MIN. TREAD - 9 1/4", NOSING 1" MAX. UNIFORM RISE AND RUN IN ANY ONE FLIGHT OF STAIRS TO HAVE MIN. HEAD ROOM OF 6'-5" HANDRAILS TO BE INSTALLED BETWEEN 34" AND 38" AFF. GUARDS TO BE:
 INTERIOR: MIN 36" HEIGHT, 4" MAX. OPENINGS, NON CLIMBABLE (9.9.9.9.9)
 EXTERIOR GUARDS TO BE 36" MIN. WHERE THE WALKING SURFACE OF PORCHES, DECKS, LANDINGS AND BALCONIES ARE LESS THAN 5'-11" & 42" MIN. FOR ANYTHING EXCEEDING 5'-11" ABOVE FINISHED GRADE. (9.9.9.3)
- STAIR DIMENSIONS, EXTERIOR (INCLUDING GARAGE)
 MAX. RISE - 7 7/8", MIN. RUN - 8 1/4",
 MIN. TREAD - 9 1/4", NOSING 1" MAX.
 GUARD HEIGHT - 2'-0" ABOVE GRADE TO BE MIN. 35 1/2" - 5'-11" ABOVE GRADE TO BE 42"
 LANDING REQUIRED AT MAIN ENTRANCE, LANDING REQUIRED AT SECONDARY ENTRANCE WHEN MORE THAN 3 RISERS FOR STAIRS, HANDRAIL REQUIRED WHEN MORE THAN 3 RISERS AND INSTALLED TO MIN. HEIGHT OF 35 1/2"
- ATTIC VENTILATION TO COMPLY WITH O.B.C. 9.32.
- PROVIDE AN AIR BARRIER IN ACCORDANCE WITH O.B.C. 9.29.5.
- PROVIDE MIN. HEADROOM OF 6'-5" BELOW DUCTS AND BEAMS.
- ALL MASONRY STEEL LINTELS TO CONFORM TO SECTION 9.20.5.2, TABLE 9.20.5.A.
- MASONRY WEEP HOLES TO BE AT 3" O.C. AND MUST BE HORIZONTAL FREE BEHIND WEEPER.
- CERAMIC FLOORS TO BE SUPPORTED AS PER O.B.C. 9.30.6.3
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PROTECTED FROM MOISTURE.
- CONCRETE STAIRS OVER 2 TREADS/RISERS REQUIRED TO BE SUPPORTED ON A FOUNDATION
- GARAGE WALLS ABUTTING HOUSE TO CONFORM TO GAB FROOFING REQUIREMENTS.
- MECHANICAL HEATING, VENTILATION, AIR CONDITIONING TO CONFORM TO OBC SECTION 9.32 & 9.33.
 - UNDER CUT DOORS 3/4" FOR ROOMS WITHOUT RETURN AIR
 - PROVIDE R12 INSULATED DUCT FOR OUTDOOR AIR INTAKE
 - PROVIDE R12 INSULATION BEHIND EXTERIOR WALL RISERS
 - PROVIDE R12 INSULATION FOR DUCTS IN UNHEATED SPACES
- CONTRACTOR(S) TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCY, ERRORS OR OMISSIONS PRIOR TO ANY CONSTRUCTION.

MINOR VARIANCE APPLICATION DRAWINGS
PROPOSED STORAGE BUILDING
10651 ILBERTON ROAD
ILBERTON ~ ONTARIO N0M2A0
MUNICIPALITY OF MIDDLESEX - CENTRE

DRAWING TITLE:
MAIN FLOOR PLAN
and FRONT ELEVATION

SCALE: 1/4" = 1'-0"
 DATE: DECEMBER 16, 2022
 DRAWN BY: N. D'ORIA
 BCIN: 26236

DRAWING NUMBER
 1 of 1

