

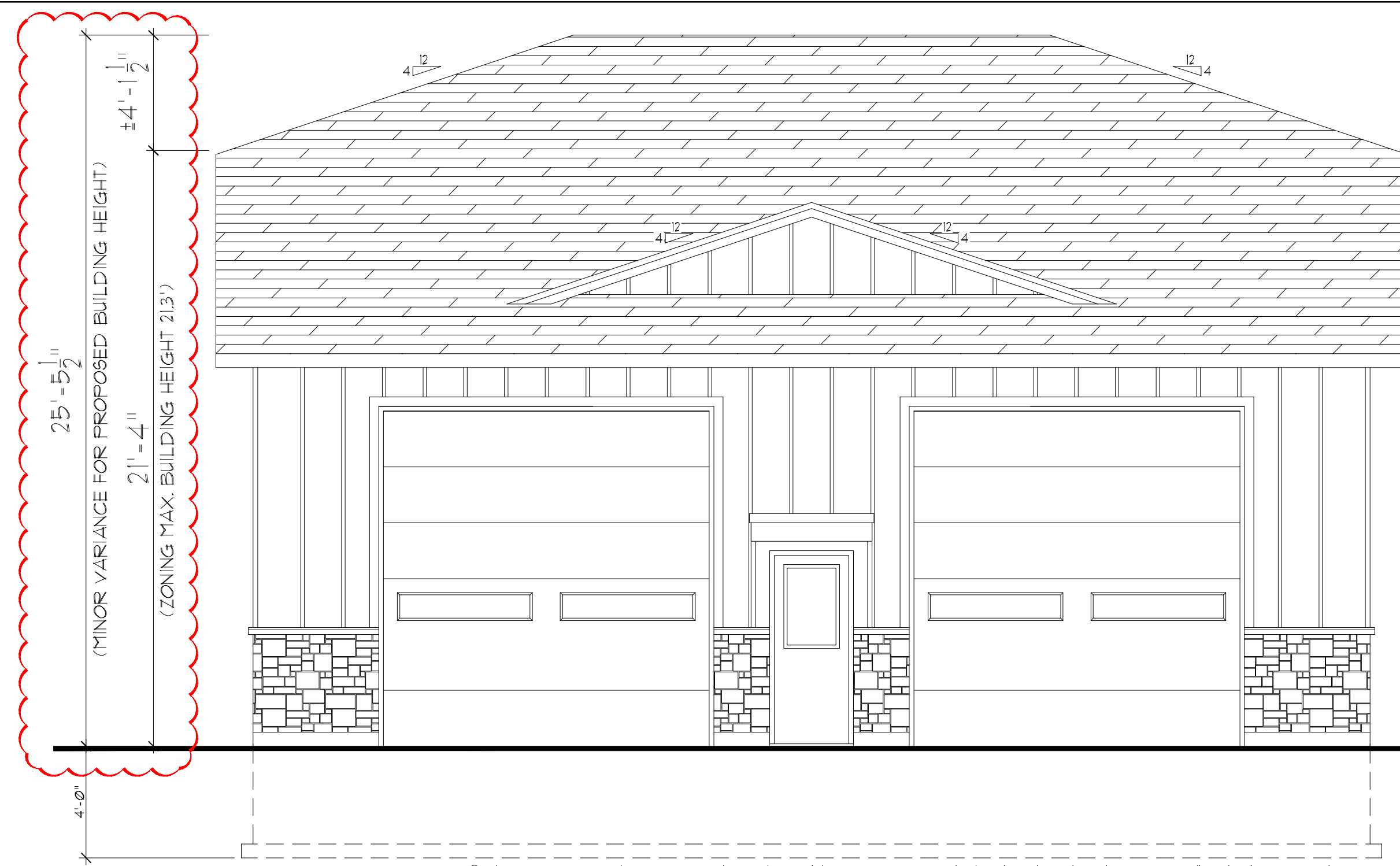
THE UNDERSIGNED HAS REVIEWED AND TAKES FULL RESPONSIBILITY FOR THE DESIGN. THE UNDERSIGNED MEETS THE REQUIREMENTS AND QUALIFICATIONS NOTED IN THE LATEST EDITION OF THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER SUBSECTION 32.4 OF DIVISION 7 OF THE ONTARIO BUILDING CODE

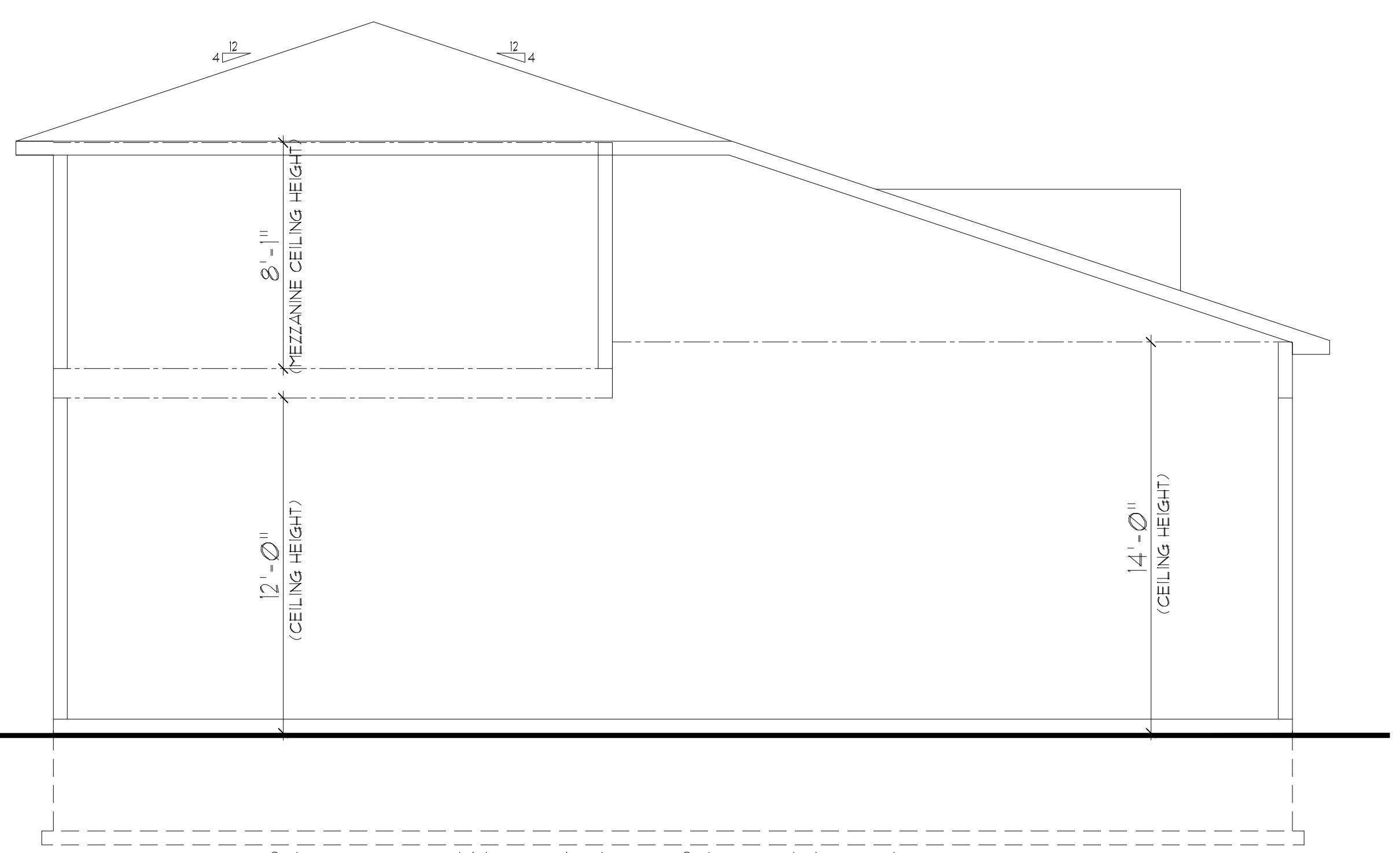
NICK D'ORIA
 NAME: SIGNATURE: 26236
 BCIN

REGISTRATION INFORMATION
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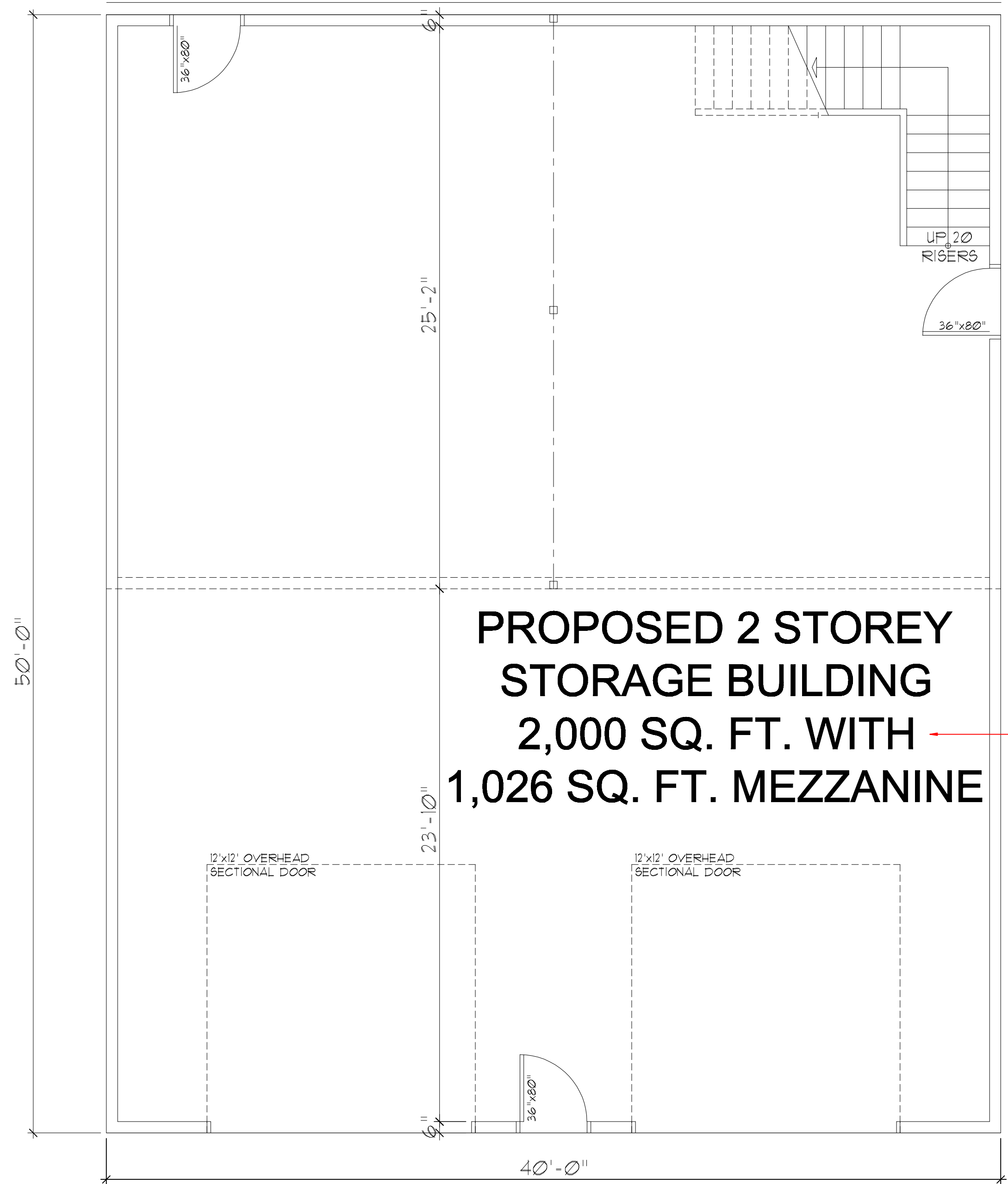
N. D'ORIA HOME DESIGN
 FIRM NAME: SIGNATURE: 32519
 BCIN



PROPOSED NORTH (FRONT) ELEVATION



PROPOSED BUILDING SECTION

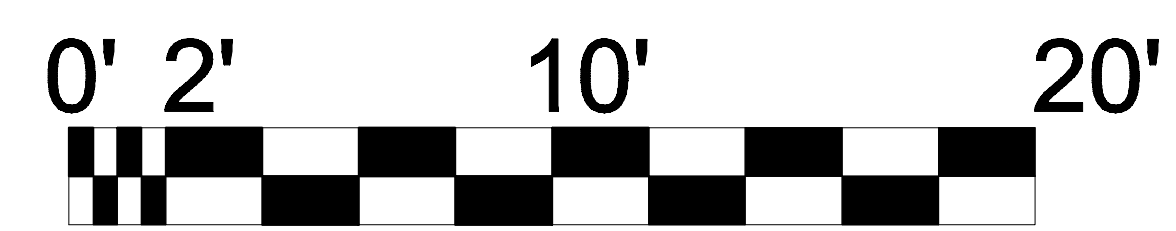


PROPOSED 2 STOREY STORAGE BUILDING
2,000 SQ. FT. WITH
1,026 SQ. FT. MEZZANINE

MINOR VARIANCE TO INCREASE FLOOR AREA AS NOTED

MAIN FLOOR PLAN

TOTAL AREA: 1,774 SQ. FT. (164.74 SQ. M.)



N. D'ORIA
 HOME DESIGNS
 BCIN: 32519

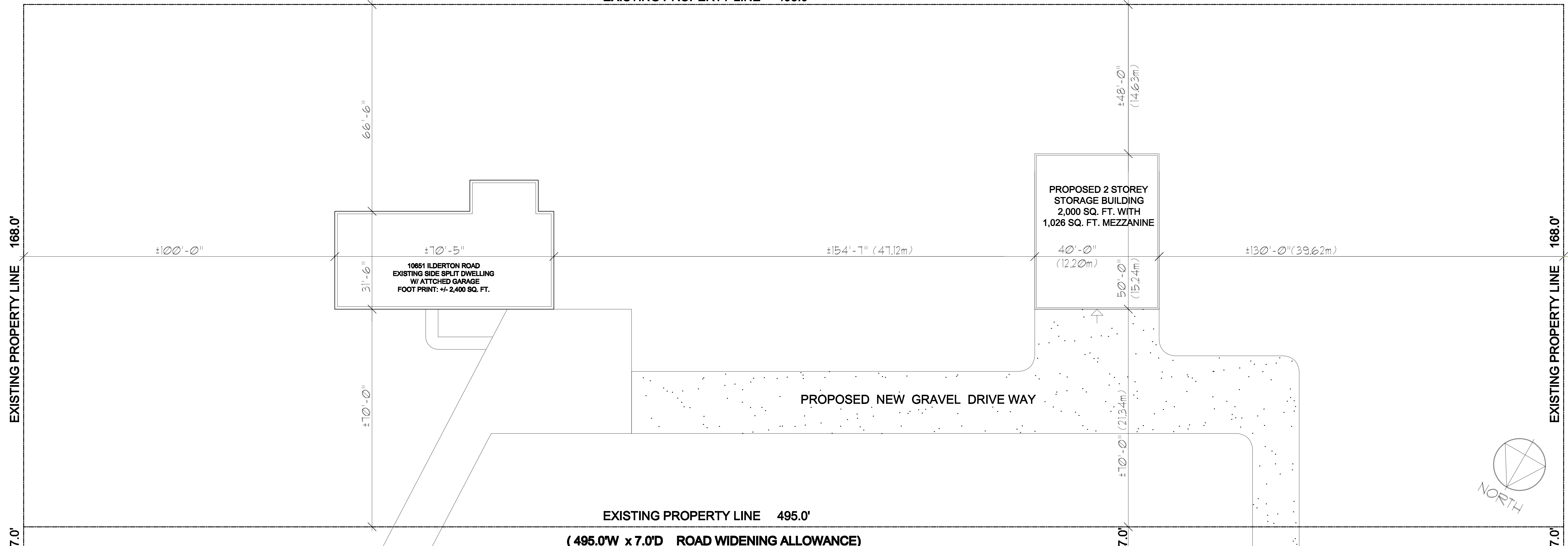
GENERAL NOTES:

- ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION AND TO LOCAL MUNICIPALITY REQUIREMENTS.
- ALL BEAMS TO HAVE 3/2" END BEARING AND MASONRY LINTELS TO HAVE 5/8" END BEARING.
- DOORS AND WINDOWS TO COMPLY WITH RESISTANCE TO FORCE ENTRY, O.B.C. 9.15.2-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 DRAIN 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 28")
- STAIR DIMENSIONS:
 MAX. RISE - 7 1/8". 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 CLIMABLE (9.8.8.6)
 EXTERIOR GUARDS TO BE 36" MIN. WHERE THE WALKING SURFACE OF PORCHES, DECKS, LANDING AND BALCONIES ARE LESS THAN 5'-11" & 42" MIN. FOR ANYTHING EXCEEDING 5'-11" ABOVE FINISHED GRADE. (9.8.8.3)
- STAIR DIMENSIONS: EXTERIOR (INCLUDING GARAGE)
 MAX. RISE - 7 1/8". 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 CONFORM WITH O.B.C. 9.32.
- PROVIDE AN AIR BARRIER IN ACCORDANCE WITH O.B.C. 9.25.5.
- 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 31" O.C. AND MUST BE MORTAR 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 GAS PROOFING REQUIREMENTS.
- MECHANICAL: HEATING, VENTILATION, AIR CONDITIONING TO CONFORM TO O.B.C. SECTION 9.32 & 9.33.
 - UNDER CUT DOORS 3/4" FOR ROOMS WITHOUT RETURN AIR
 - PROVIDE R9 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 ILDEBERTON ROAD
ILDEBERTON ~ ONTARIO N0M2A0
MUNICIPALITY OF MIDDLESEX - CENTRE

DRAWING TITLE: MAIN FLOOR PLAN and FRONT ELEVATION	
SCALE: 1/4" = 1'-0"	DRAWING NUMBER
DATE: MARCH 10, 2023	
DRAWN BY: N. D'ORIA	
BCIN: 26236	
CHECKED BY:	1 of 1



10651 ILDERTON ROAD

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QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER SUBSECTION 32.4 OF DIVISION C OF THE ONTARIO BUILDING CODE

NICK D'ORIA
NAME: *Nick D'Oria* 26336 BCIN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER SUBSECTION 32.4 OF DIVISION C OF THE ONTARIO BUILDING CODE

N. D'ORIA HOME DESIGN
FIRM NAME: *Nick D'Oria* 5189 BCIN

SITE PLAN

