

Note: Elevations are subject to change



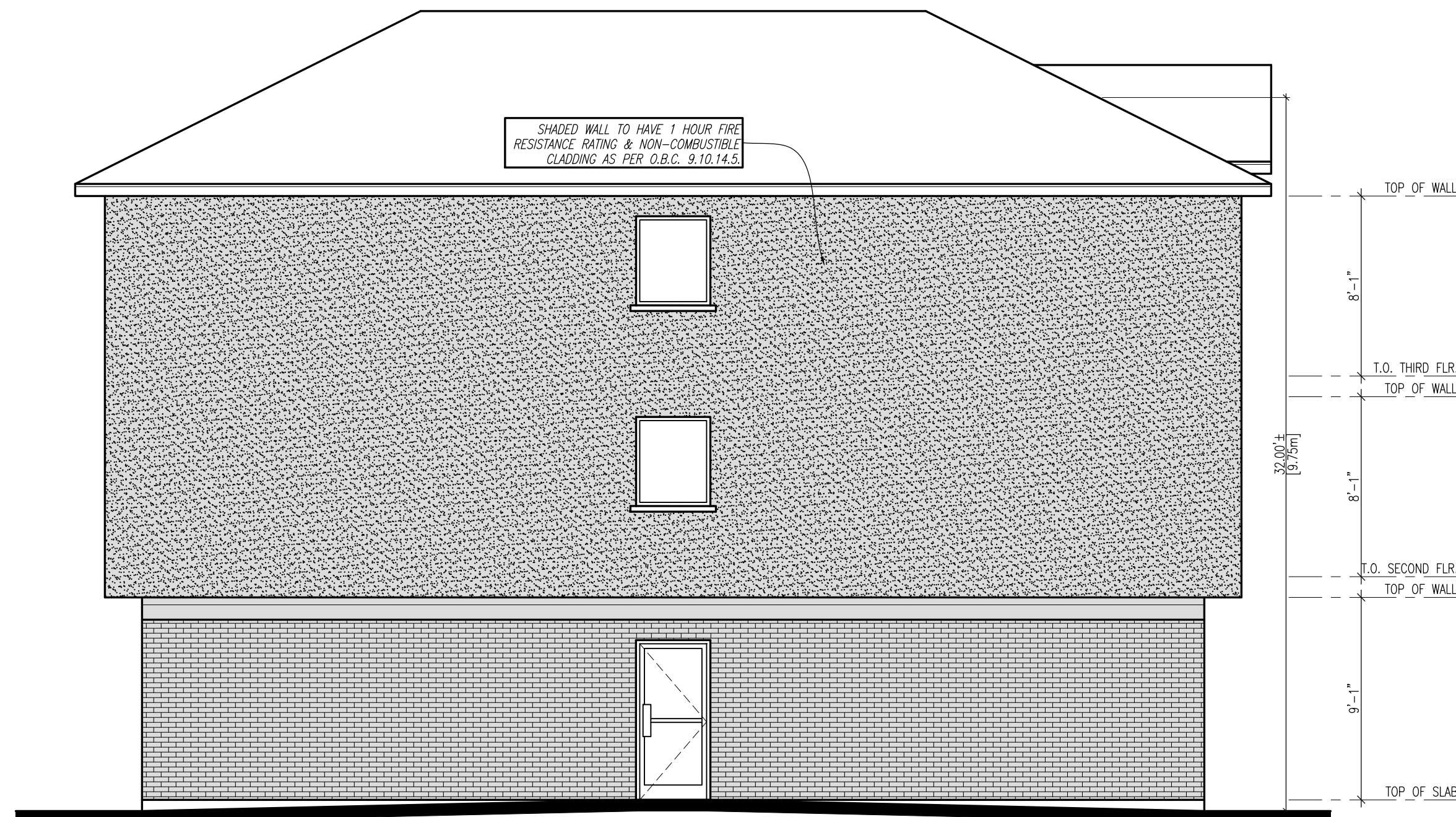
FRONT (SOUTH) ELEVATION

UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±49'-2" (±15.00m)
TOTAL AREA OF EXPOSED BUILDING FACE - 767.36 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (100%) - 767.36 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 346.57 SQ. FT.



REAR (NORTH) ELEVATION

UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±63'-5" (±19.35m)
TOTAL AREA OF EXPOSED BUILDING FACE - 767.36 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (100%) - 767.36 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 346.57 SQ. FT.



LEFT (WEST) ELEVATION

THIRD FLOOR - FRONT RESIDENTIAL UNIT 301
UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±19'-10" (±3.00m)
TOTAL AREA OF EXPOSED BUILDING FACE - 119.25 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (300%) - 35.78 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 0.00 SQ. FT.

SECOND FLOOR - FRONT RESIDENTIAL UNIT 201
UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±19'-10" (±3.00m)
TOTAL AREA OF EXPOSED BUILDING FACE - 119.25 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (300%) - 35.78 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 0.00 SQ. FT.

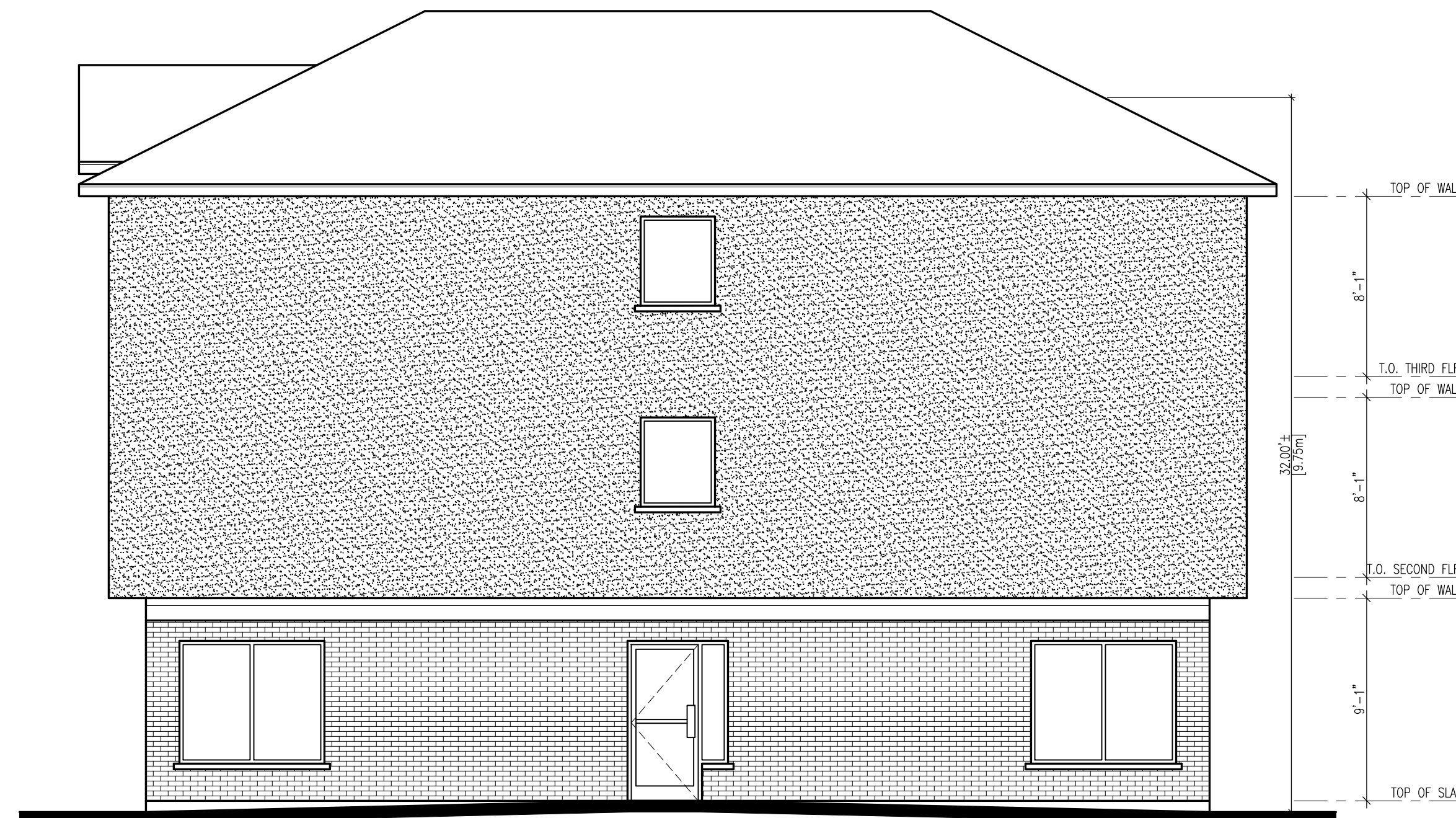
MAIN FLOOR - FRONT COMMERCIAL UNIT 101
UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±19'-10" (±3.00m)
TOTAL AREA OF EXPOSED BUILDING FACE - 105.22 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (300%) - 31.57 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 0.00 SQ. FT.

RESIDENTIAL STAIRWELL
UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±19'-10" (±3.00m)
TOTAL AREA OF EXPOSED BUILDING FACE - 394.97 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (300%) - 78.99 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 50.57 SQ. FT.

THIRD FLOOR - REAR RESIDENTIAL UNIT 302
UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±19'-10" (±3.00m)
TOTAL AREA OF EXPOSED BUILDING FACE - 208.50 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (300%) - 62.55 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 0.00 SQ. FT.

SECOND FLOOR - REAR RESIDENTIAL UNIT 202
UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±19'-10" (±3.00m)
TOTAL AREA OF EXPOSED BUILDING FACE - 208.50 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (300%) - 62.55 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 0.00 SQ. FT.

MAIN FLOOR - REAR COMMERCIAL UNIT 102
UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±19'-10" (±3.00m)
TOTAL AREA OF EXPOSED BUILDING FACE - 195.29 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (300%) - 58.59 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 0.00 SQ. FT.



RIGHT (EAST) ELEVATION

THIRD FLOOR - REAR RESIDENTIAL UNIT 302
UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±19'-10" (±3.00m)
TOTAL AREA OF EXPOSED BUILDING FACE - 114.75 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (100%) - 114.75 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 0.00 SQ. FT.

SECOND FLOOR - REAR RESIDENTIAL UNIT 202
UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±27'-3" (±8.31m)
TOTAL AREA OF EXPOSED BUILDING FACE - 114.75 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (100%) - 114.75 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 0.00 SQ. FT.

MAIN FLOOR - REAR COMMERCIAL UNIT 102
UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±27'-3" (±8.31m)
TOTAL AREA OF EXPOSED BUILDING FACE - 100.67 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (100%) - 100.67 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 35.75 SQ. FT.

RESIDENTIAL STAIRWELL
UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±27'-3" (±8.31m)
TOTAL AREA OF EXPOSED BUILDING FACE - 422.05 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (100%) - 422.05 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 56.88 SQ. FT.

THIRD FLOOR - FRONT RESIDENTIAL UNIT 301
UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±27'-3" (±8.31m)
TOTAL AREA OF EXPOSED BUILDING FACE - 204.00 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (100%) - 204.00 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 0.00 SQ. FT.

SECOND FLOOR - FRONT RESIDENTIAL UNIT 201
UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±27'-3" (±8.31m)
TOTAL AREA OF EXPOSED BUILDING FACE - 204.00 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (100%) - 204.00 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 0.00 SQ. FT.

MAIN FLOOR - FRONT COMMERCIAL UNIT 101
UNPROTECTED OPENING AS PER O.B.C. 9.10.14.4
LIMITING DISTANCE - ±27'-3" (±8.31m)
TOTAL AREA OF EXPOSED BUILDING FACE - 190.75 SQ. FT.
MAX. AREA OF UNPROTECTED OPENING (100%) - 190.75 SQ. FT.
ACTUAL AREA OF UNPROTECTED OPENINGS - 35.75 SQ. FT.

REV	DATE	DESCRIPTION OF REVISION	BY:
4	----	ISSUED FOR PERMIT	D.B.
3	12/18/25	FLIPPED PLAN	D.B.
2	04/28/25	ISSUED FOR REVIEW FOR PERMIT	D.B.
1	11/07/24	ISSUED FOR REVIEW	D.B.

ISSUED FOR FINAL REVIEW -----
ISSUED FOR PRICING -----
ISSUED FOR CONSTRUCTION -----

All construction shall comply with the **ONTARIO BUILDING CODE (2024)**.
Building contractor to verify all dimensions before proceeding. Dimensions always take precedence over scale dimensions.

Latest approved drawings only to be used for construction purposes.
Discrepancies are to be reported to the design office of ENG PLUS LTD. before proceeding with any construction work. Dimensions may vary slightly during construction.

- SYMBOL LEGEND**
- ⊗ Denotes solid support to foundation.
 - ⊕ Denotes smoke detector (interconnect all units in the homes.)
 - ⊖ Denotes exhaust fan (vent to exterior with a min horizontal run of 3-4 feet.
 - ⊕ Denotes floor drain.
 - ⊗ Denotes point load from above
 - ⊗ Denotes attic access hatch min. 22"x22" (3.4 sq.ft.) w/insulation and weatherstripping
 - LSL Indicates 'MICROLAM' structural member
 - PSL Indicates 'PARALLAM' structural member

CONSULTANTS:

Blank area for consultants.

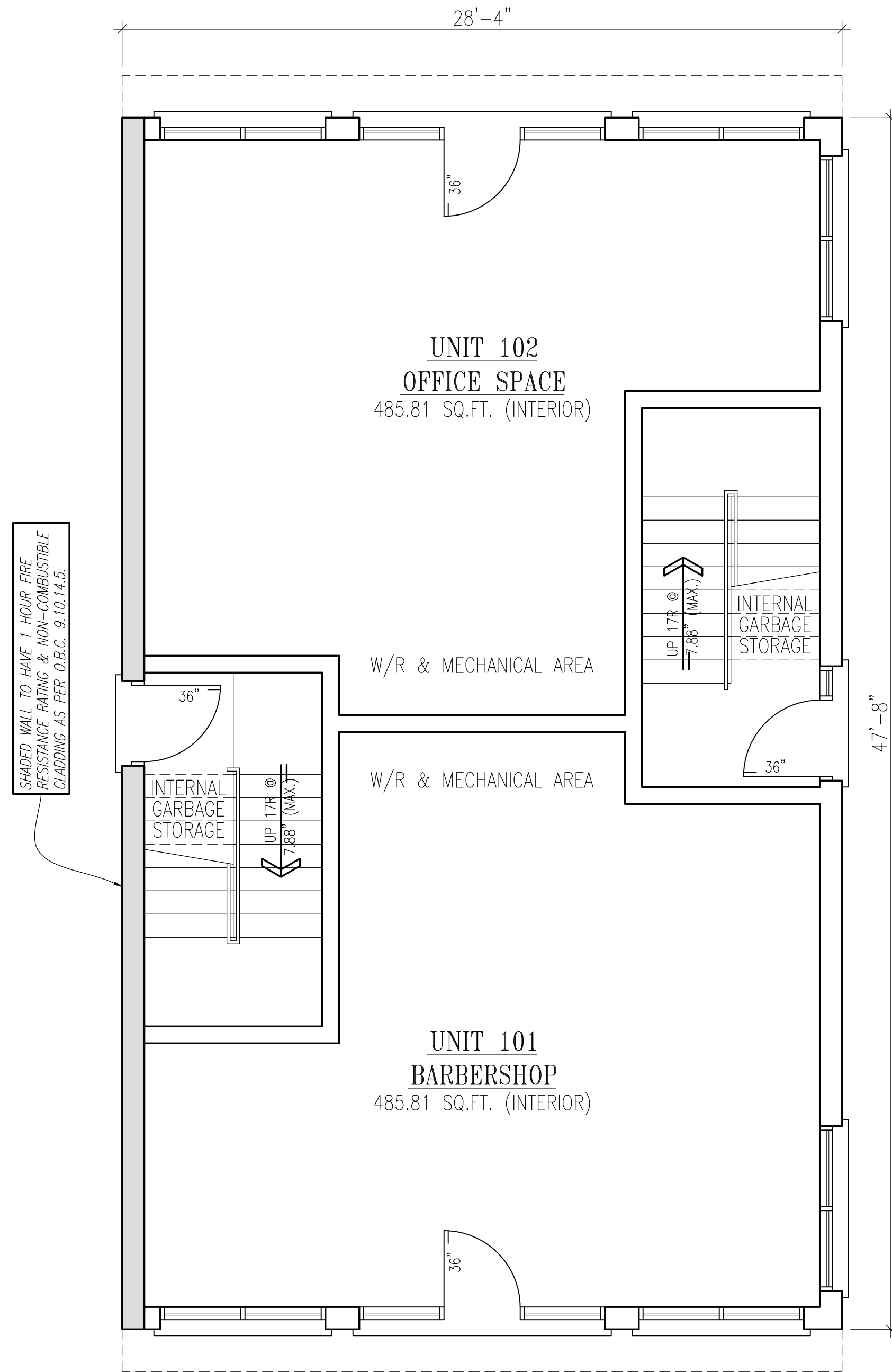
ENG PLUS
Engineers
Landscape Architects
and Building Designers
tel. (519) 438-6994
fax. (519) 438-7052

PROJECT TITLE:
**13206 ILBERTON ROAD
Ilberton, Ontario**

DRAWING NAME:
ELEVATIONS

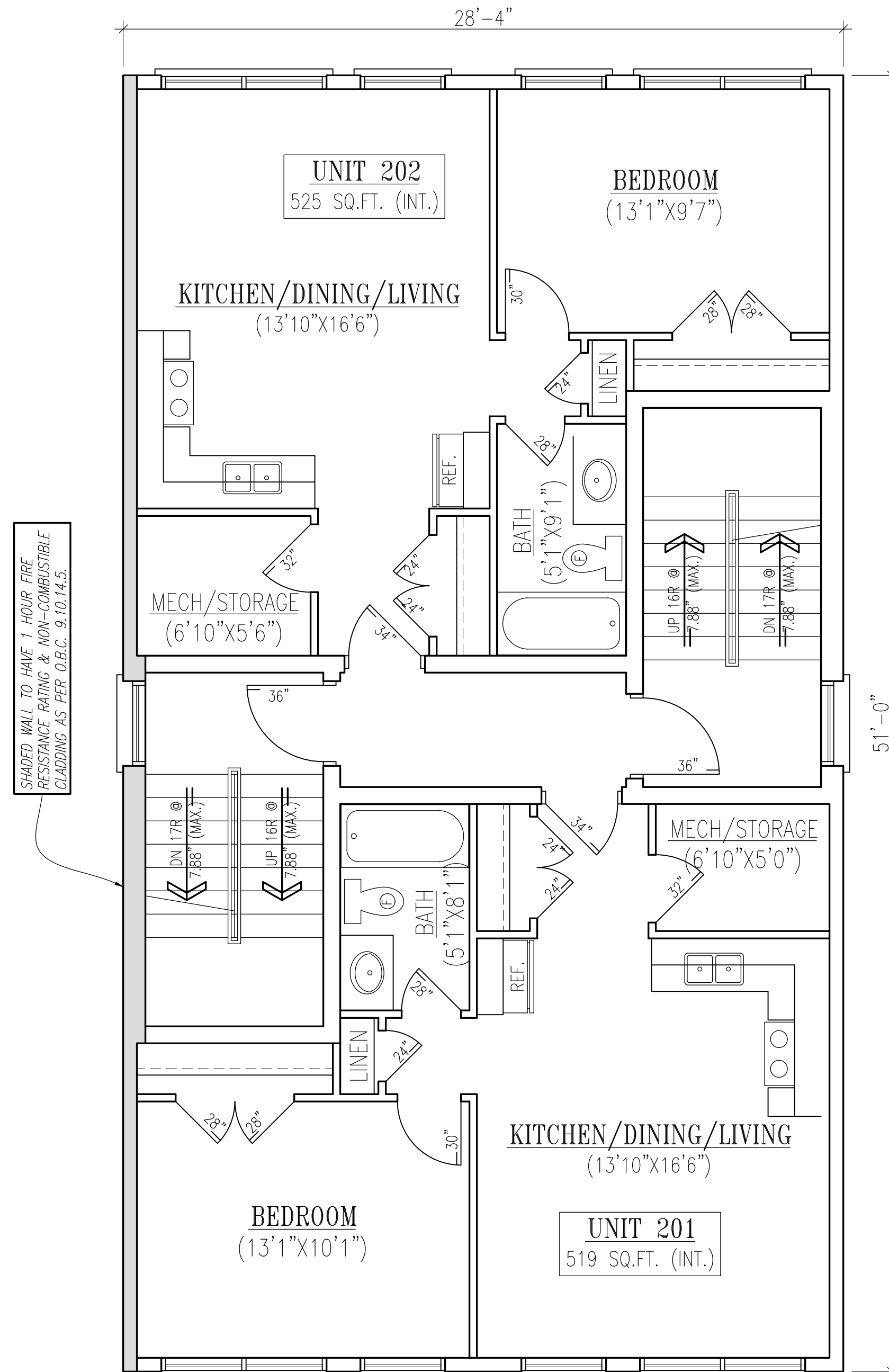
DESIGNED BY: D.B.	CONSTRUCTION NORTH
DRAWN BY: D.B.	
CHECK BY:	
START DATE: 10/04/24	SHEET: A 1/2
SCALE: 3/16"=1'-0"	
DATE ISSUED: ----	
FILE No: 24.097	REVISION No.:

Note: Floor plans are subject to change



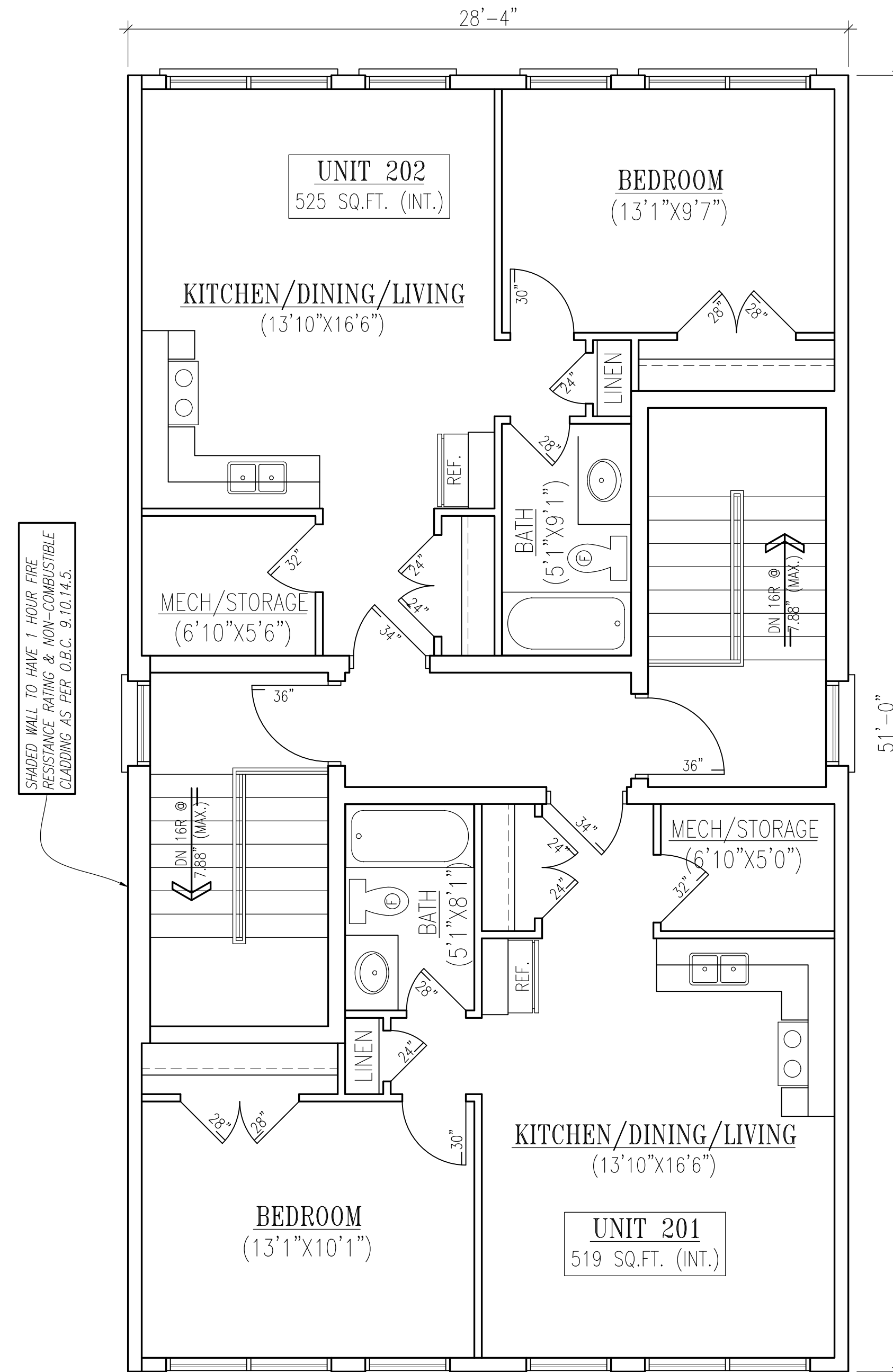
MAIN FLOOR PLAN

1350.56 SQ. FT. TOTAL
9' CEILING HEIGHT
13206 ILBERTON ROAD (NOV. 7/24)



SECOND FLOOR PLAN

1445.00 SQ. FT. TOTAL
8' CEILING HEIGHT
13206 ILBERTON ROAD (NOV. 7/24)



THIRD FLOOR PLAN

1445.00 SQ. FT. TOTAL
8' CEILING HEIGHT
13206 ILBERTON ROAD (NOV. 7/24)

REV.	DATE	DESCRIPTION OF REVISION	BY
4	---	ISSUED FOR PERMIT	D.B.
3	12/18/25	FLIPPED PLAN	D.B.
2	04/28/25	ISSUED FOR REVIEW	D.B.
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ISSUED FOR PRICING: ----
ISSUED FOR CONSTRUCTION: ----

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SYMBOL LEGEND

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- ⊕ Denotes smoke detector (interconnect all units in the homes.)
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- ⊕ Denotes floor drain.
- ⊗ Denotes point load from above
- ⊕ Denotes attic access hatch min. 22"x22" (3.4 sq.ft.) w/insulation and weatherstripping
- L.S.L. Indicates 'MICROLAM' structural member
- P.S.L. Indicates 'PARALLAM' structural member

CONSULTANTS:

ENG PLUS
Engineers
Landscape Architects
and Building Designers
tel. (519) 438-6994
fax. (519) 438-7052

PROJECT TITLE:
**13206 ILBERTON ROAD
Ilderton, Ontario**

DRAWING NAME:
FLOOR PLANS

DESIGNED BY: D.B.	CONSTRUCTION NORTH
DRAWN BY: D.B.	
CHECK BY:	
START DATE: 10/04/24	
SCALE: 1/4"=1'-0"	SHEET: A 2/2
DATE ISSUED: ---	REVISION No.
FILE No: 24.097	