

PROPOSED SECONDARY SUITE

54 Pannell Lane
Strathroy, ON
N7G 2C6

SCOPE OF WORK

- CREATE LEGAL SECONDARY SUITE
- REMOVE ONE NON-LOADBEARING WALL
- REPAIR CEILING TO ENSURE CONTINUITY OF EXISTING FIRE SEPARATION
- ALL EXISTING WALLS UNLESS NOTED OTHERWISE TO REMAIN
- CHANGE EXISTING NON-FIRE RATED DOORS INDICATED TO FIRE RATED DOORS
- ALL EXISTING WINDOWS TO REMAIN UNLESS NOTED OTHERWISE

| Sheet List | |
|--------------|-------------------------------|
| Sheet Number | Sheet Name |
| A101 | COVER |
| A102 | EXISTING FIRST FLOOR PLAN |
| A103 | EXISTING BASEMENT |
| A104 | PROPOSED FIRST FLOOR |
| A105 | PROPOSED SECONDARY SUITE DEMO |
| A106 | PROPOSED SECONDARY SUITE |
| S101 | PROPOSED SITE PLAN |

Firm BCIN: 45170

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN.

☐

Building Structural

☐

Complex Building☐☒☒Signature: 

Designer: TYLER WEBSTER

Designer BCIN: 42092

Date: 2025-05-21

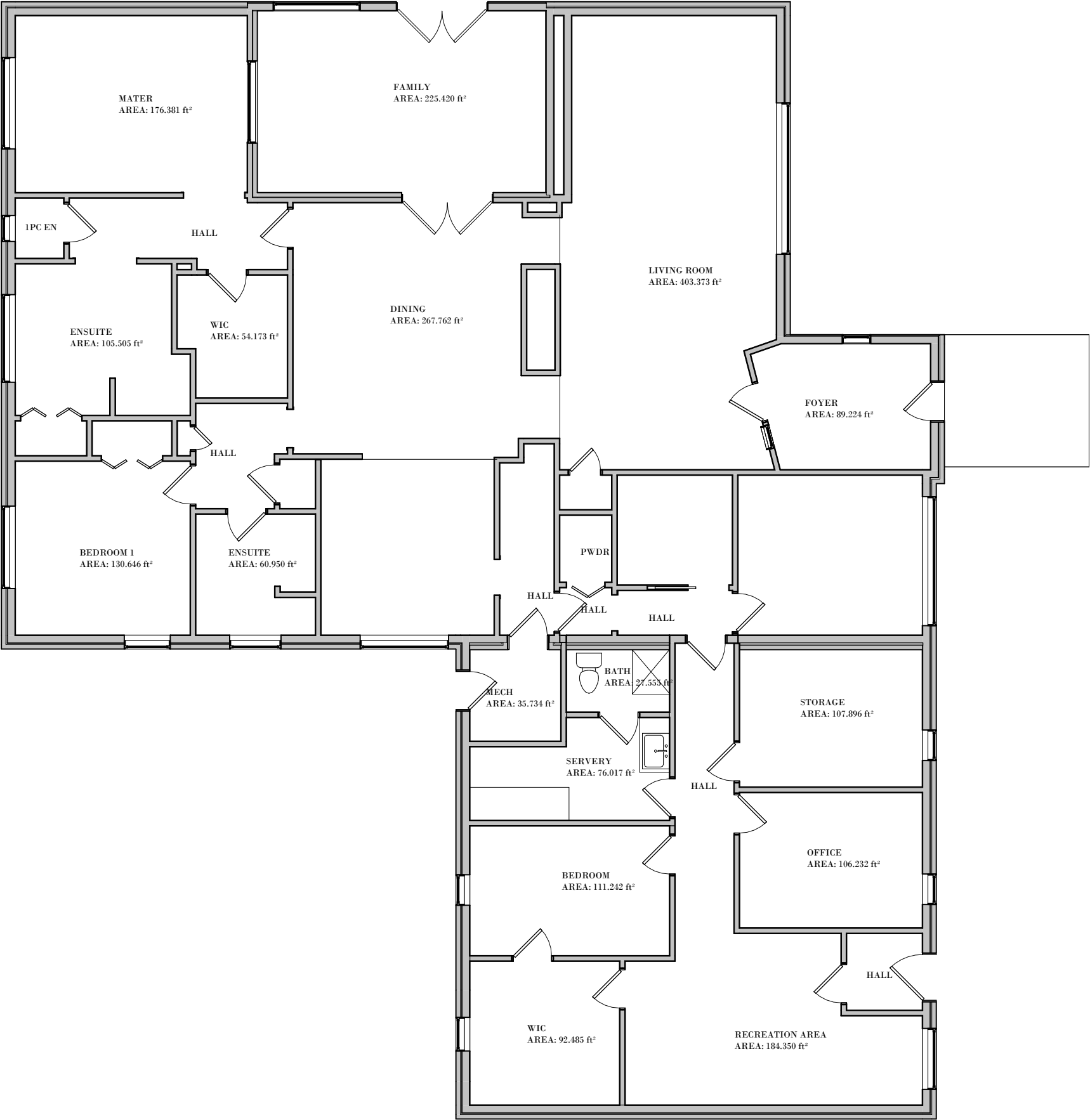
PROPOSED SECONDARY SUITE

54 Pannell Lane
Strathroy, ON
N7G 2C6
COVER

SCALE:

DATE: 2025-05-21

A101



Firm BCIN: 45170

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☐ Building Structural
☐ Complex Building
☐ Large Building
☒ Small Building
☒ Part 9 House

Signature: 

Designer: TYLER WEBSTER

Designer BCIN: 42092

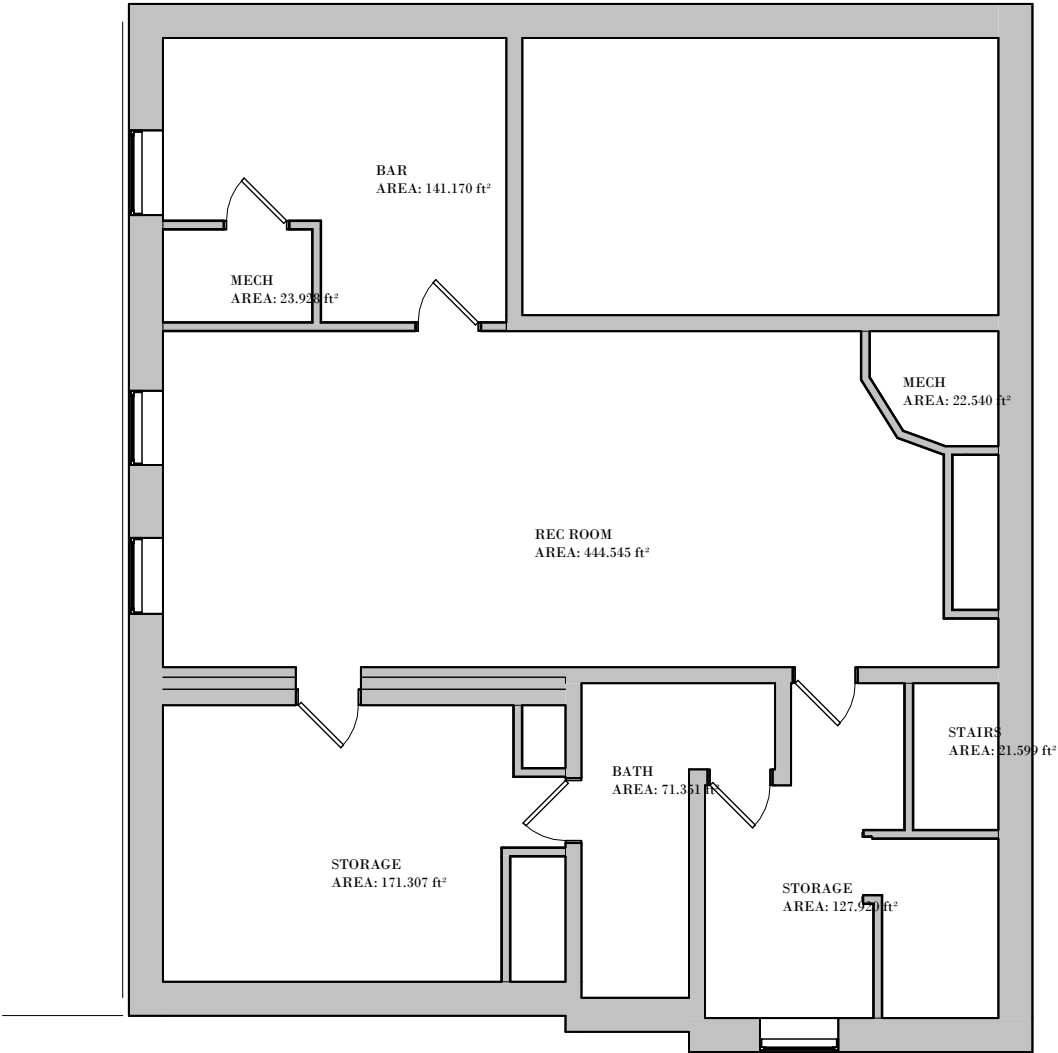
Date: 2025-05-21

PROPOSED SECONDARY SUITE
54 Pannell Lane
Strathroy, ON
N7G 2C6
EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: 2025-05-21


A102



Firm BCIN: 45170

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☒ Small Building
☒ Part 9 House

Signature: 

Designer: TYLER WEBSTER

Designer BCIN: 42092

Date: 2025-05-21

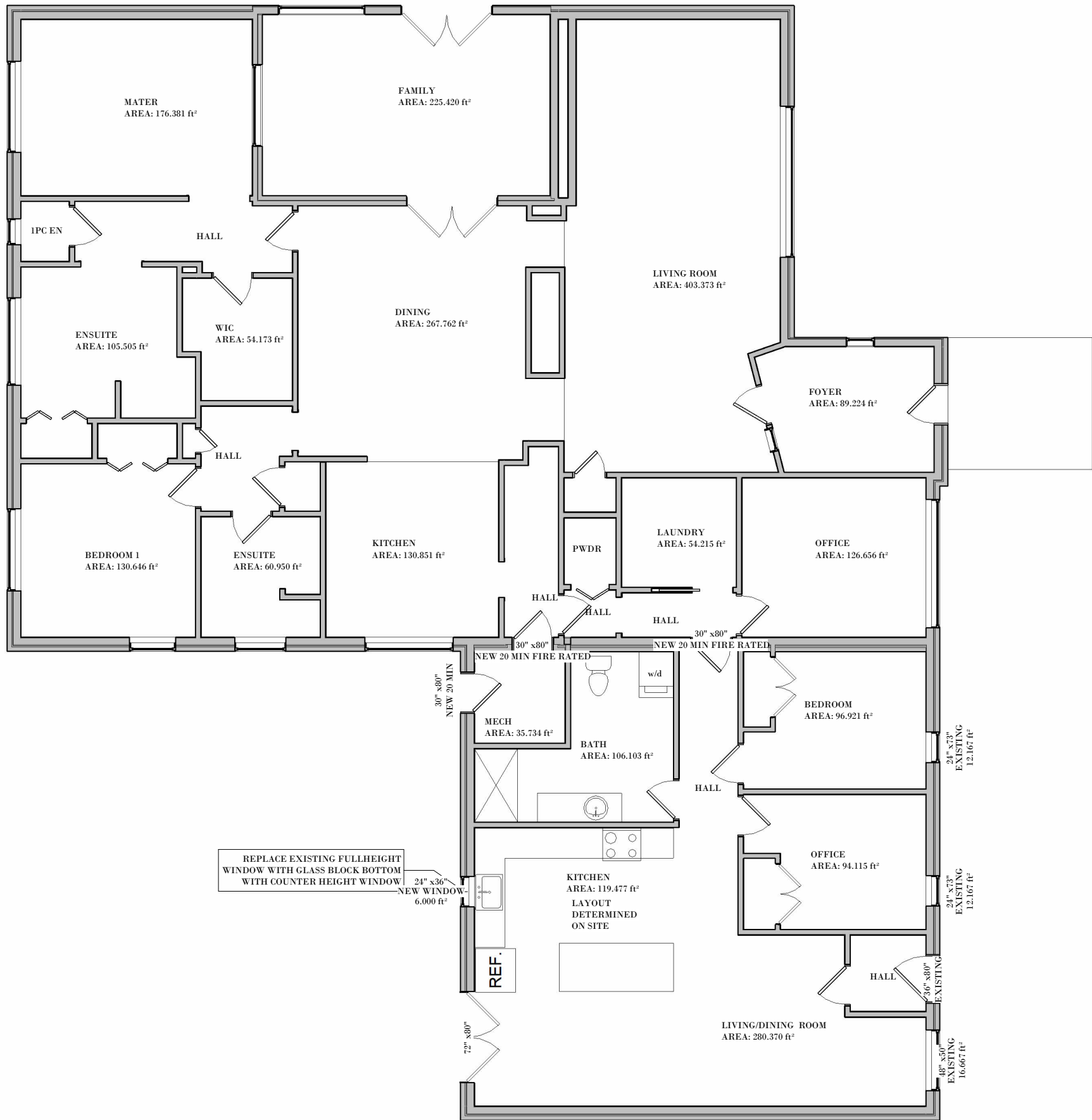
PROPOSED SECONDARY SUITE

54 Pannell Lane
Strathroy, ON
N7G 2C6
EXISTING BASEMENT

SCALE: 1/8" = 1'-0"

DATE: 2025-05-21

A103



Firm BCIN: 45170

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☐ Building Structural
☐ Complex Building
☐ Large Building
☒ Small Building
☒ Part 9 House

Signature: *Tyler Webster*

Designer: TYLER WEBSTER

Designer BCIN: 42092

Date: 2025-05-21

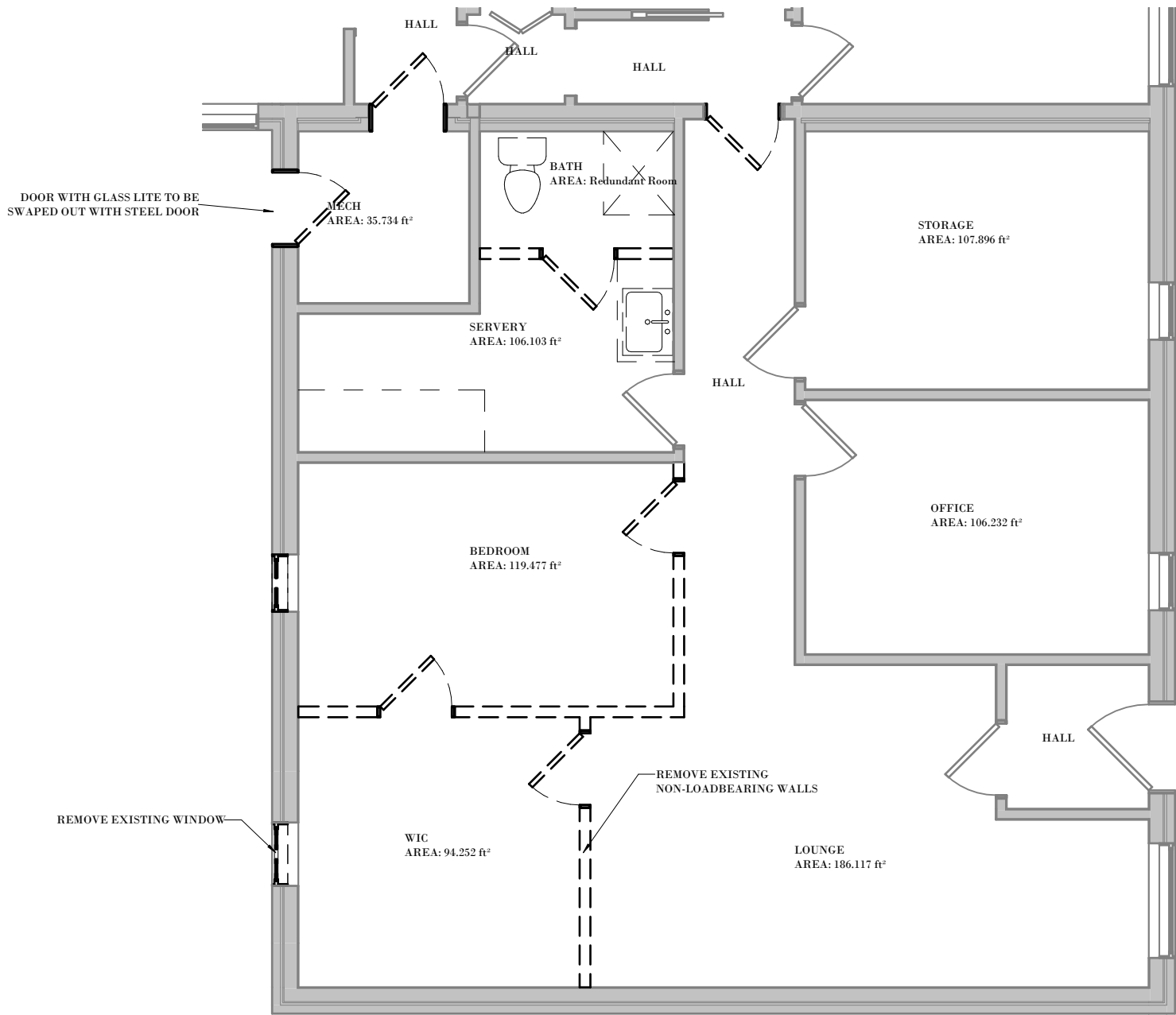
PROPOSED SECONDARY SUITE

54 Pannell Lane
Strathroy, ON
N7G 2C6
PROPOSED FIRST FLOOR

SCALE: 1/8" = 1'-0"

DATE: 2025-05-21

A104



1 First Floor - Demo
3/16" = 1'-0"

Firm BCIN: 45170

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☒ Part 9 House

Signature:

Designer: TYLER WEBSTER

Designer BCIN: 42092

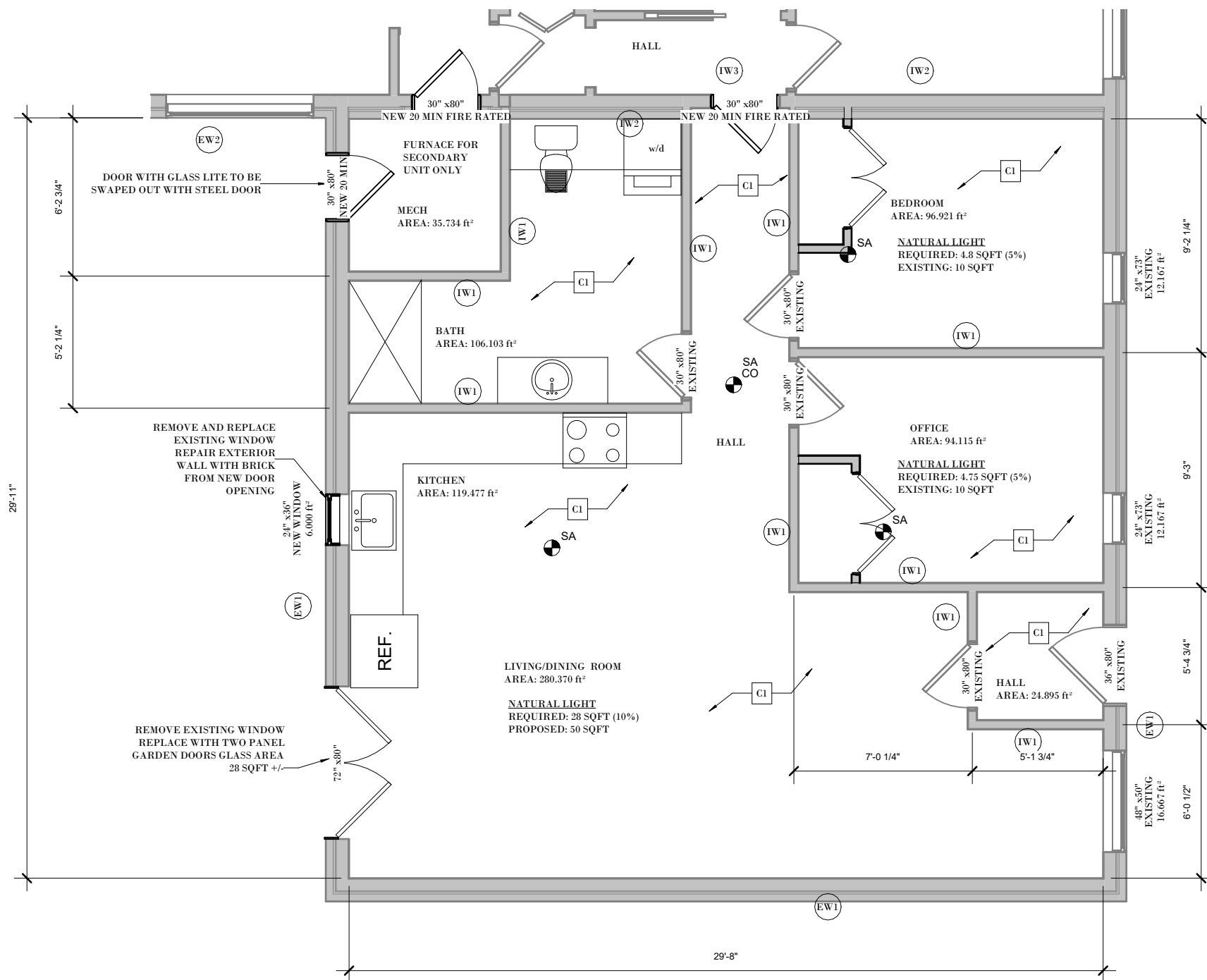
Date: 2025-05-21

PROPOSED SECONDARY SUITE
54 Pannell Lane
Strathroy, ON
N7G 2C6
PROPOSED SECONDARY SUITE DEMO

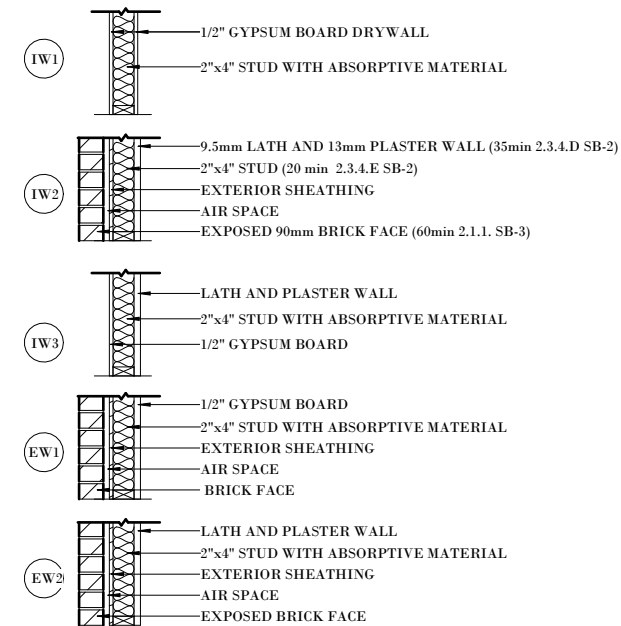
SCALE: 3/16" = 1'-0"

DATE: 2025-05-21

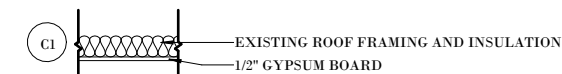
A105



EXISTING WALL ASSEMBLIES
ASSUMED BASED OFF OF VISUAL INSPECTION
IF ASSEMBLIES VARY ON SITE DURING
CONSTRUCTION NOTIFY NEO-SCENIC DESIGNS



EXISTING CEILING ASSEMBLIES
ASSUMED BASED OFF OF VISUAL INSPECTION



CONTRACTOR TO ENSURE HOOD, DRYER DUCT, AND EXHAUST FAN
TO BE VENTED TO EXTERIOR WITH INSULATED DUCTS.

Firm BCIN: 45170

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☒ Small Building
☒ Part 9 House

Signature: *Tyler Webster*

Designer: TYLER WEBSTER

Designer BCIN: 42092

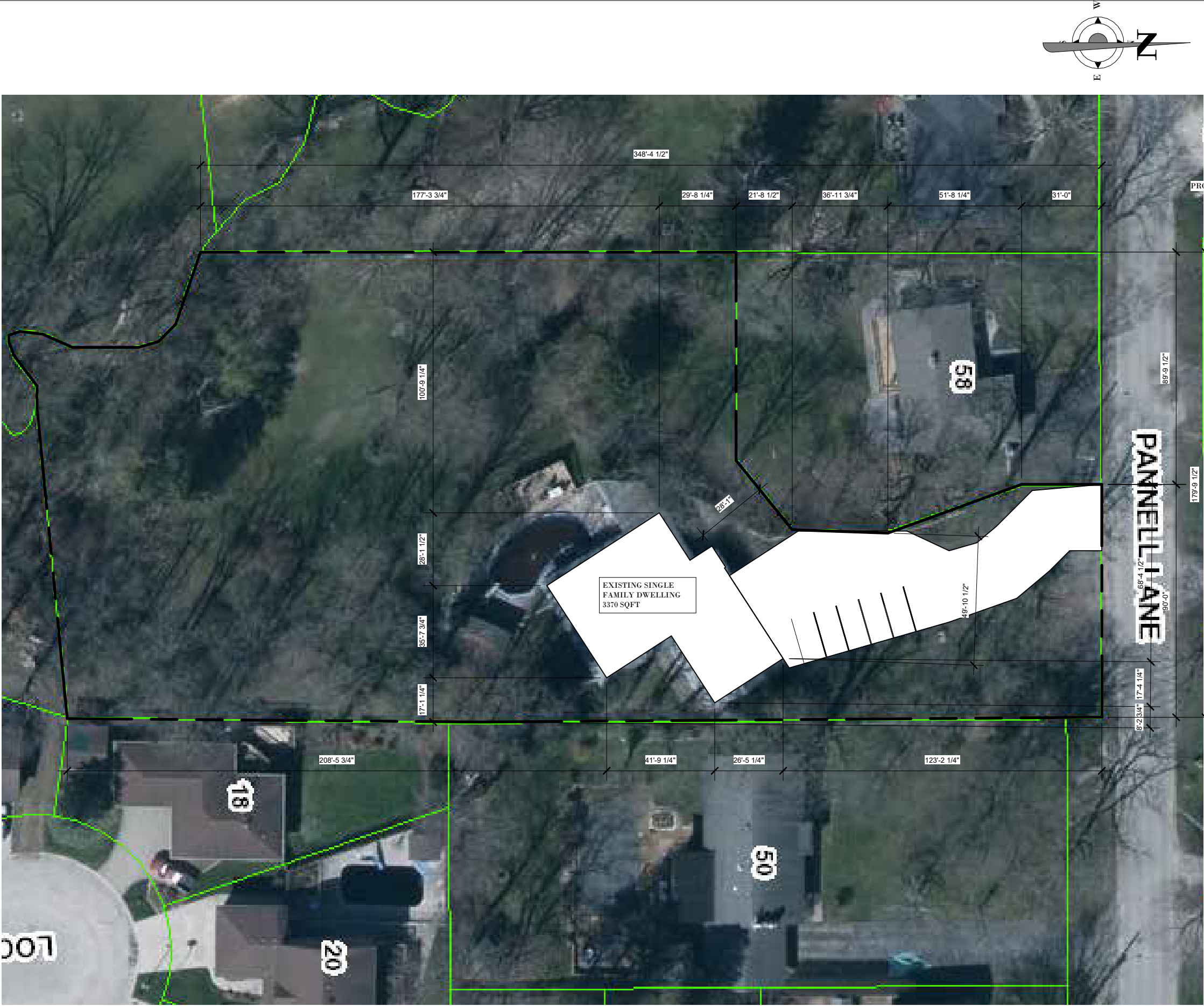
Date: 2025-05-21

PROPOSED SECONDARY SUITE
54 Pannell Lane
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N7G 2C6
PROPOSED SECONDARY SUITE

SCALE: As indicated

DATE: 2025-05-21

A106



LOT AREA: .63 ACRES
CURRENT ZONING: R1
EXISTING DWELLING: 3370 SQFT
PROPOSED SECONDARY SUITE: 971 SQFT
PROPOSED PRIMARY RESIDENCE: 2399 SQFT
PROPOSED PARKING: 5 SPOTS

Firm BCIN: 45170

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Signature: *[Signature]*

Designer: TYLER WEBSTER

Designer BCIN: 42092

Date: 2025-05-21

PROPOSED SECONDARY SUITE
54 Pannell Lane
Strathroy, ON
N7G 2C6
PROPOSED SITE PLAN

SCALE: 1" = 40'-0"

DATE: 2025-05-21

S101