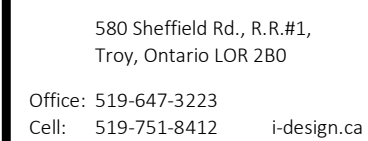




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3. DRAWINGS ARE NOT TO BE SCALED.
4. ALL CONSTRUCTION IS TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.) AND ALL MUNICIPAL BY-LAWS. THE REQUIRED PERMITS AND APPROVALS ARE TO BE OBTAINED BEFORE THE CONTRACTOR COMMENCES WORK.
5. IF THERE ARE ANY DESIRED CHANGES TO THE DESIGN OF THE BUILDING (WHICH THE BUILDING PERMIT WAS ISSUED FOR) THE DESIGNER MUST BE NOTIFIED OF SUCH "DESIRRED CHANGES" AND GIVE APPROVAL BEFORE THE CHANGE COMMENCES.
6. IF ANY ERRORS ARE DISCOVERED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED BEFORE CONSTRUCTION COMMENCES.

No.	DATE	DESCRIPTION
001	01-11-2025	Preliminary Design
002	01-12-2025	Issued For Client Review
003	01-24-2025	Revised For Client Review
004	02-25-2025	Issued For Client Review
005	02-27-2025	
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Individual BCIN: 45579
Firm BCIN: 103245

Ian Jonkman

NAME SIGNATURE

PROJECT INFORMATION

2463 Hwy 5 W,
Troy, ON L0R 2B0

SHEET TITLE

Site Plan

OWNER:

DRAWN BY: B.Powell

CHECKED BY: I.Jonkman

DATE	SHEET
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02.21.2025 | A 10

SCALE	A.10
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As indicated	OF	A.9
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PROJECT No. :	134036
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- GENERAL NOTES
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No.	DATE	DESCRIPTION
D001	01.17.2025	Preliminary Design
D002	01.24.2025	Issued for Client Review
D003	01.29.2025	Issued for Client Review
D004	02.04.2025	Issued for Client Review

iDESIGN DRAFTING

580 Sheffield Rd., R.R.#1,
Troy, Ontario L0R 2B0

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Cell: 519-751-8412 i-design.ca

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Ian Jonkman
NAME SIGNATURE

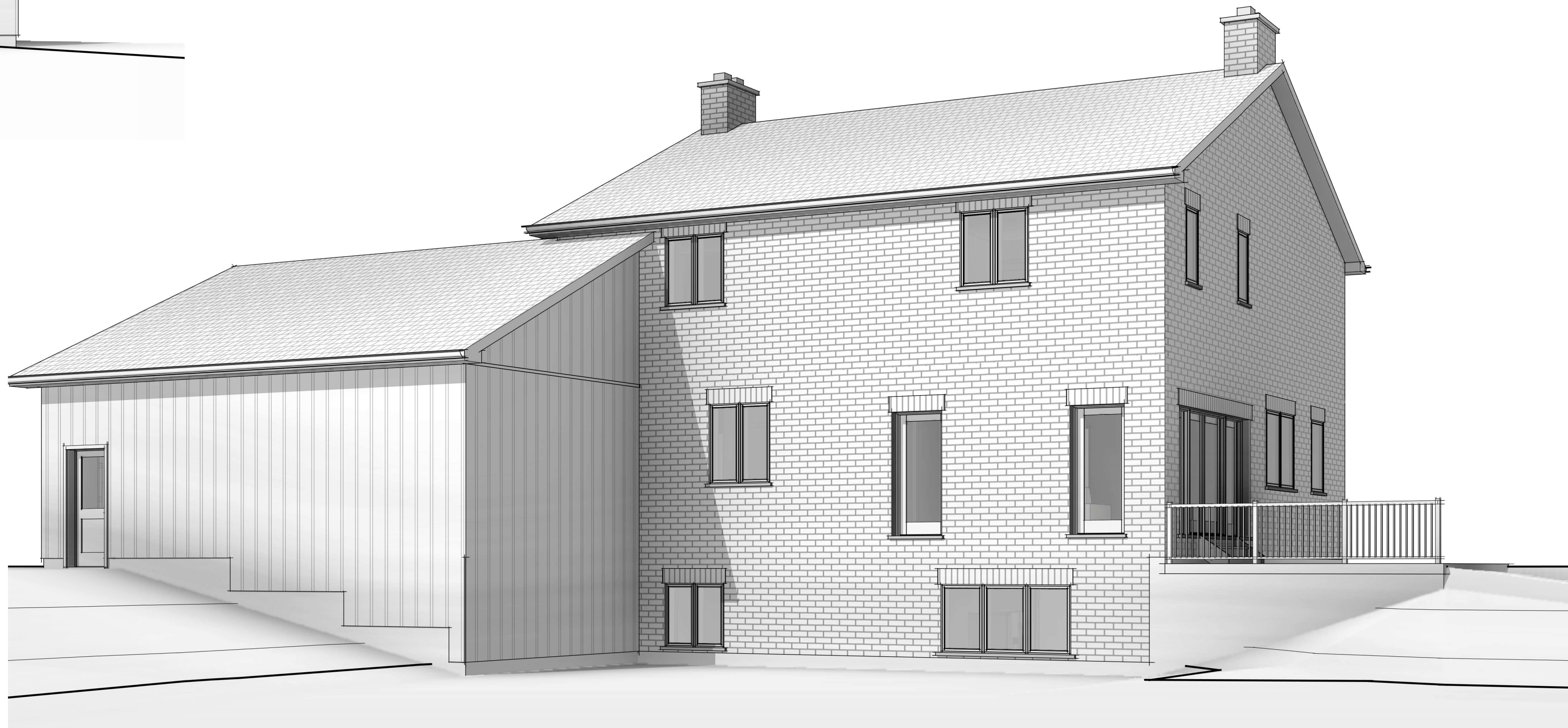
PROJECT INFORMATION

2481 Hwy 5 W,
Troy, ON L0R 2B0

SHEET TITLE

Title Page

OWNER:	
DRAWN BY:	B.Powell
CHECKED BY:	I.Jonkman
DATE	02.04.2025
SCALE	SHEET A.1
1/4" = 1'-0"	OF A.9
PROJECT No. :	J24079



DRAWING INDEX

- A.1 Title Page
- A.2 Front & Back Elevations
- A.3 Left & Right Elevations
- A.4 Foundation Plan
- A.5 Main Floor Plan
- A.6 Second Floor Plan
- A.7 Roof Plan
- A.8 Building Sections & Details
- A.9 General Notes

PROJECT INFORMATION

ITEM	DESCRIPTION
1.	Building Area & Gross Area Living Area = 1,297 sq. ft. Main Floor Living Area = 1,300 sq. ft. Second Floor Living Area = 2,597 sq. ft. Attached Garage, Covered Porches, Balconies = 807 sq. ft. Attached Garage Area = 807 sq. ft. Front Covered Porch = 54 sq. ft.
2.	Storeys = 2 storey
3.	Specified Snow Load = 1.225kPa
4.	Climatic Zone = Zone 1 (<5000 Degree Days)
5.	Compliance Package = SB-12 Prescriptive Compliance Package A2



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1 FRONT ELEVATION
A.2 1/4" = 1'-0"



2 BACK ELEVATION
A.2 1/4" = 1'-0"

No.	DATE	DESCRIPTION
D01	01.17.2025	Preliminary Design
D02	01.24.2025	Issued for Client Review
D03	01.29.2025	Issued for Client Review
D04	02.04.2025	Issued for Client Review



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Individual BCIN: 45579
Firm BCIN: 103245

Ian Jonkman
NAME SIGNATURE

PROJECT INFORMATION

2481 Hwy 5 W,
Troy, ON L0R 2B0

SHEET TITLE

Front & Back
Elevations

OWNER:

DRAWN BY: B.Powell

CHECKED BY: I.Jonkman

DATE 02.04.2025 SHEET A.2

SCALE 1/4" = 1'-0" OF A.9

PROJECT No.: J24079



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1 LEFT ELEVATION
A.3
1/4" = 1'-0"



2 RIGHT ELEVATION
A.3
1/4" = 1'-0"

No.	DATE	DESCRIPTION
D01	01.17.2025	Preliminary Design
D02	01.24.2025	Issued for Client Review
D03	01.29.2025	Issued for Client Review
D04	02.04.2025	Issued for Client Review

iDESIGN DRAFTING

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Ian Jonkman
NAME SIGNATURE

PROJECT INFORMATION

2481 Hwy 5 W,
Troy, ON L0R 2B0

SHEET TITLE

Left & Right Elevations

OWNER:

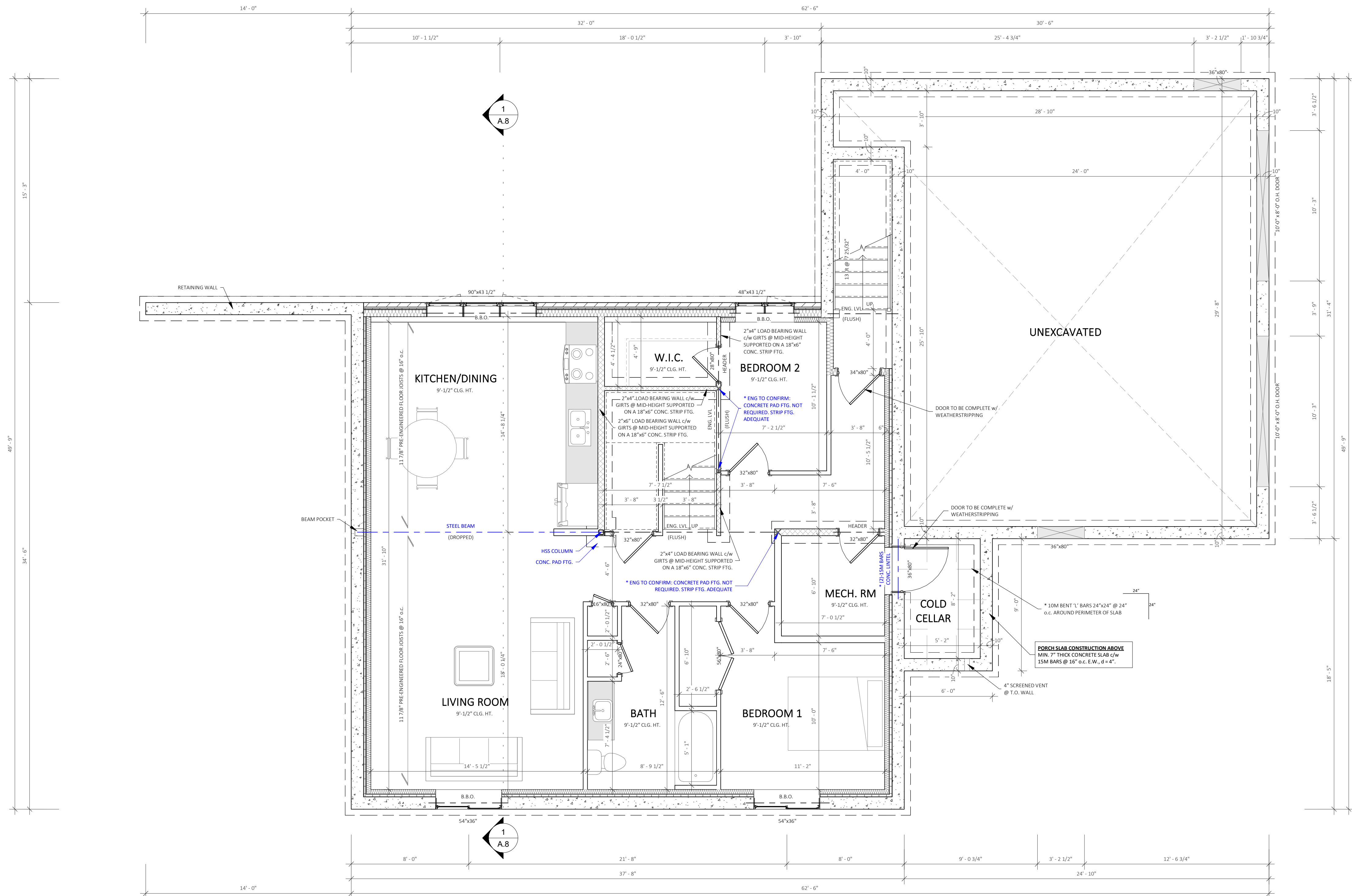
DRAWN BY: B.Powell
CHECKED BY: I.Jonkman

DATE: 02.04.2025 **SHEET**
SCALE: 1/4" = 1'-0" **OF** A.3

PROJECT No.: J24079



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1 FOUNDATION PLAN
A.4 1/4" = 1'-0"

No.	DATE	DESCRIPTION
D01	01.17.2025	Preliminary Design
D02	01.24.2025	Issued for Client Review
D03	01.29.2025	Issued for Client Review
D04	02.04.2025	Issued for Client Review

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Individual BCIN: 45579
Firm BCIN: 103245

Ian Jonkman
NAME SIGNATURE

PROJECT INFORMATION

2461 Hwy 5 W.
Troy, ON L0R 2B0

SHEET TITLE

Foundation Plan

OWNER:

DRAWN BY: B.Powell

CHECKED BY: I.Jonkman

DATE: 02.04.2025

SHEET: A.4

SCALE: 1/4" = 1'-0" OF A.9

PROJECT No.: J24079



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001	01.17.2025	Preliminary Design
002	01.24.2025	Issued for Client Review
003	01.29.2025	Issued for Client Review
004	02.04.2025	Issued for Client Review

No.	DATE	DESCRIPTION
001	01.17.2025	Preliminary Design
002	01.24.2025	Issued for Client Review
003	01.29.2025	Issued for Client Review
004	02.04.2025	Issued for Client Review

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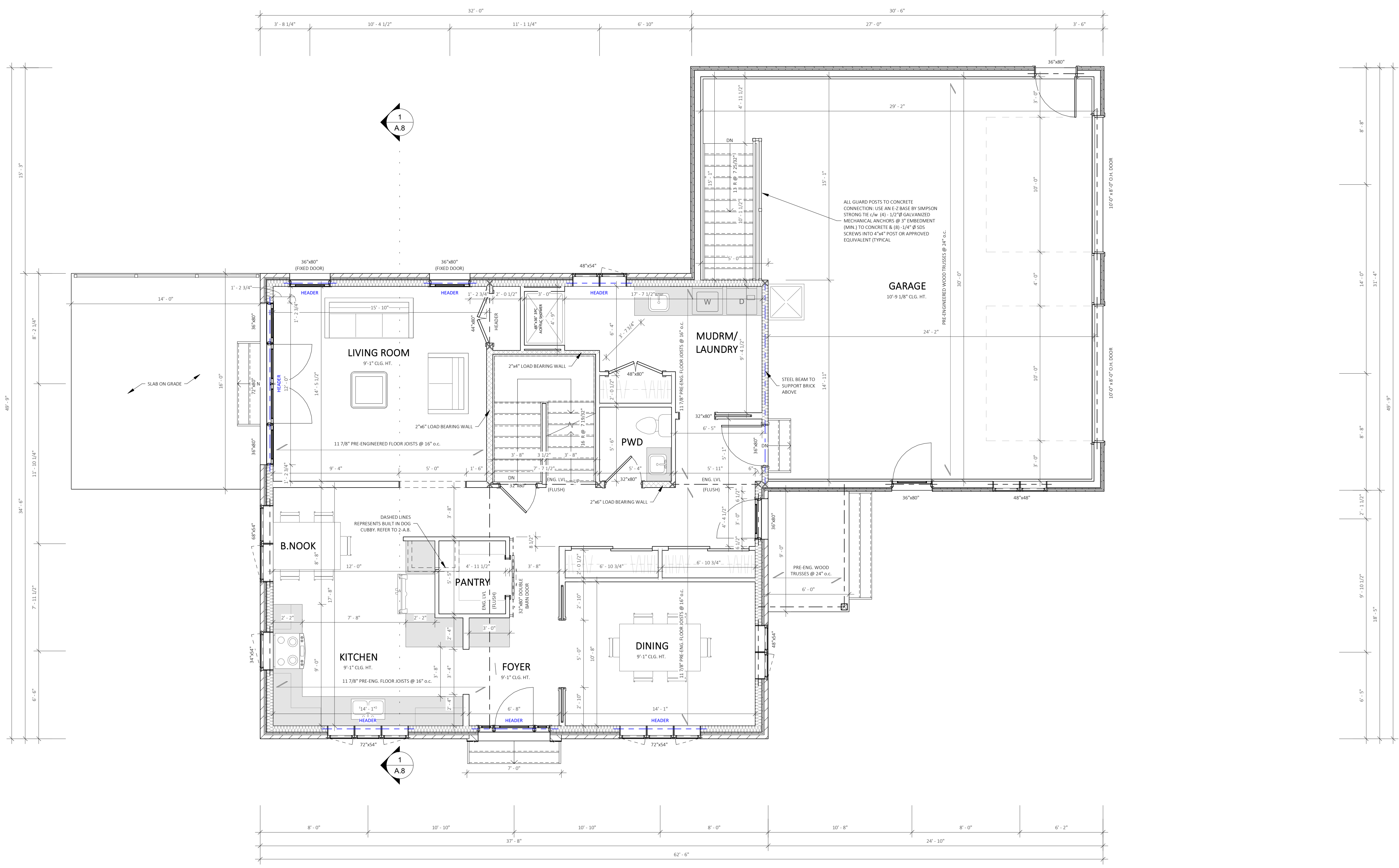
Individual BCIN: 45579
Firm BCIN: 103245

Ian Jonkman
NAME SIGNATURE

PROJECT INFORMATION
2481 Hwy 5 W, Troy, ON L0R 2B0

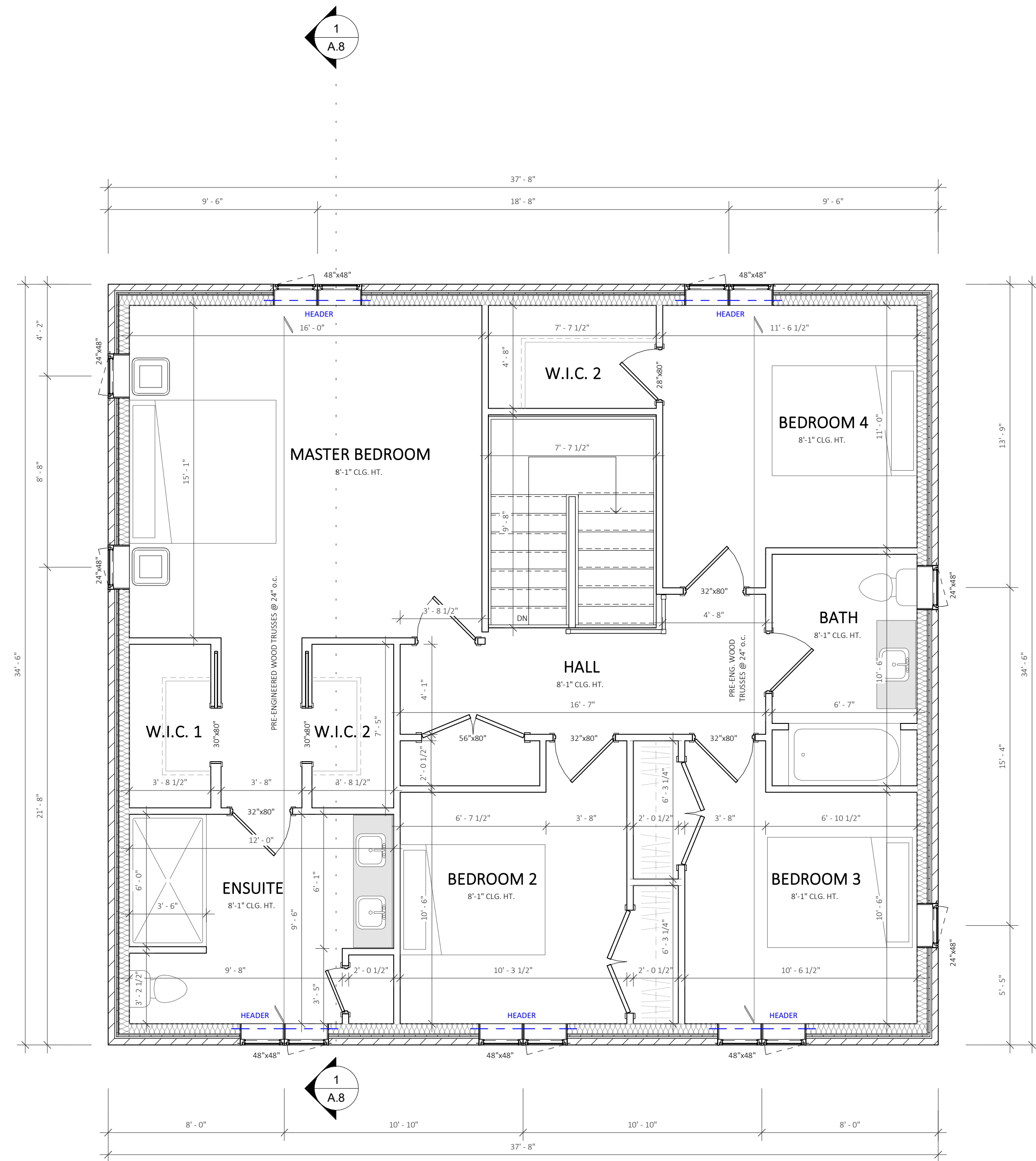
SHEET TITLE
Main Floor Plan
OWNER:
DRAWN BY: B.Powell
CHECKED BY: I.Jonkman
DATE: 02.04.2025
SCALE: 1/4" = 1'-0"
PROJECT No.: J24079

1 MAIN FLOOR PLAN
A.5 1/4" = 1'-0"





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1 SECOND FLOOR PLAN
A.6 1/4" = 1'-0"

No.	DATE	DESCRIPTION
D01	01.17.2025	Preliminary Design
D02	01.24.2025	Issued for Client Review
D03	01.29.2025	Issued for Client Review
D04	02.04.2025	Issued for Client Review

iDESIGN DRAFTING
580 Sheffield Rd., R.R.#1,
Troy, Ontario L0R 2B0
Office: 519-647-3223
Cell: 519-751-8412 i-design.ca

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Individual BCIN: 45579
Firm BCIN: 103245

Ian Jonkman
NAME SIGNATURE

PROJECT INFORMATION

2481 Hwy 5 W,
Troy, ON L0R 2B0

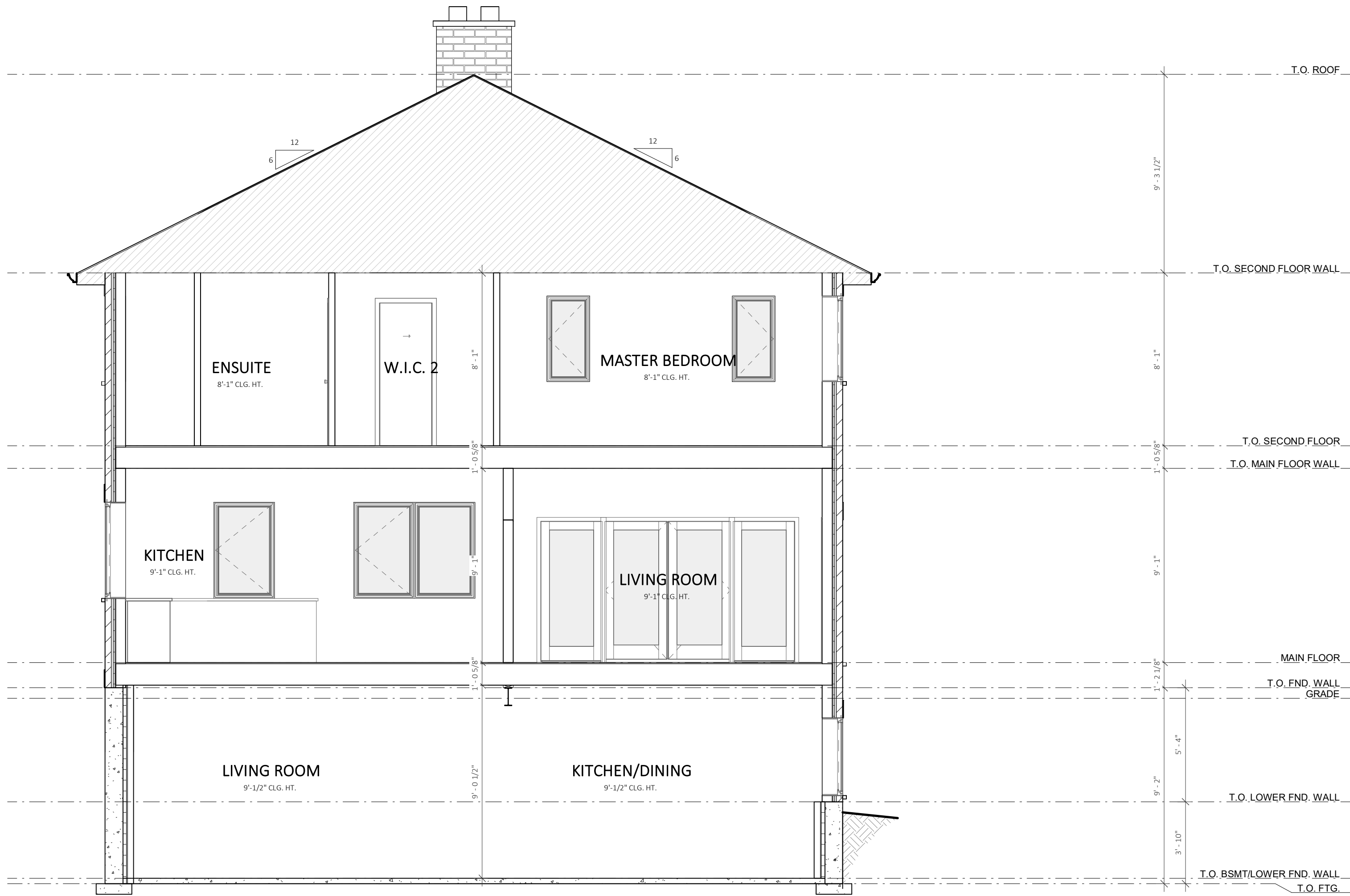
SHEET TITLE

Second Floor Plan

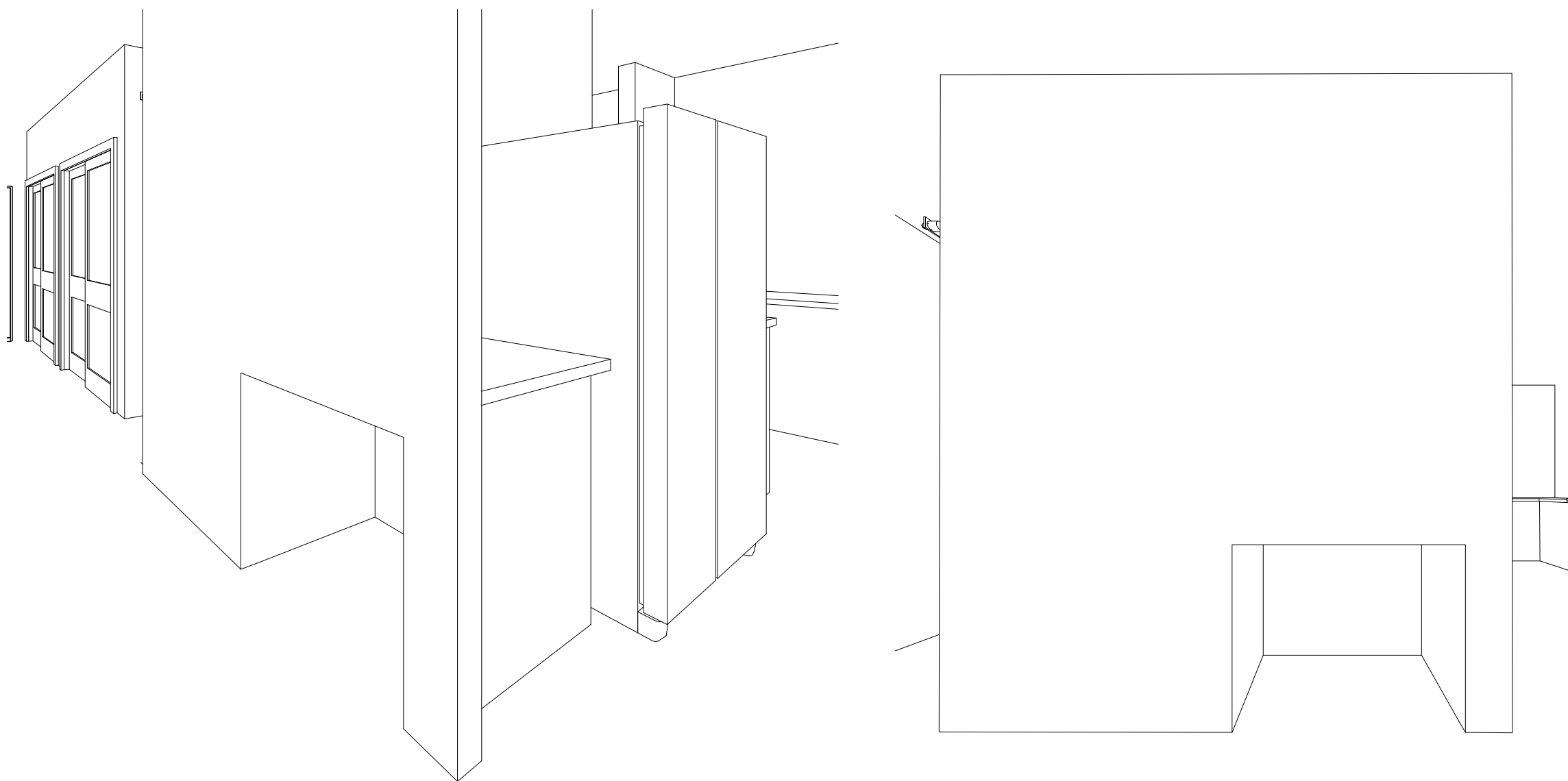
OWNER:	
DRAWN BY:	B.Powell
CHECKED BY:	I.Jonkman
DATE	02.04.2025
SCALE	1/4" = 1'-0" OF A.9
PROJECT No.:	J24079



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1
A.8 CROSS SECTION 1
1/4" = 1'-0"



2
A.8 DOG CUBBY

No.	DATE	DESCRIPTION
D01	01.17.2025	Preliminary Design
D02	01.24.2025	Issued for Client Review
D03	01.29.2025	Issued for Client Review
D04	02.04.2025	Issued for Client Review

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Firm BCIN: 103245

Ian Jonkman
NAME SIGNATURE

PROJECT INFORMATION

2481 Hwy 5 W.
Troy, ON L0R 2B0

SHEET TITLE

Building Sections & Details

OWNER:

DRAWN BY: B.Powell
CHECKED BY: I.Jonkman

DATE: 02.04.2025 **SHEET**
SCALE: 1/4" = 1'-0" **A.8**
OF A.9

PROJECT No.: J24079