

1.	COVER SHEET
2.	FOUNDATION PLAN
3.	MAIN FLOOR PLAN
4.	ELEVATIONS
5.	SITE PLAN

PAGE: 1/5 COVER SHEET

SECTION LETTER: A

PAGE NUMBERS: 11

SCALE: As Noted

DRAWN BY:

DATE: March 30, 2026

NOTE: THIS APPLICATION IS FOR THE PROPOSED DECK ONLY.

PROJECT AND CLIMATIC DATA

OWNERS: MICHAEL & YVONNE LOMAX
 SITE LOCATION: 93 BESSIE AVENUE SOUTH
 BOBCAYGEON, ON

SETBACKS: AS PER LOCAL BY-LAWS

ZONING: SHORELINE RESIDENTIAL - PRIVATE ACCESS
 SR-PA

BUILDING AREA: 816 SQ. FT. PROPOSED DECK

SPECIFIED ROOF LOAD: $S_s = 2.3$ $S_r = 0.4$
 $55\% S_s + S_r = 1.67$

WIND LOAD: $1/10 = 0.26$ $1/50 = 0.35$

DEGREE DAYS: ZONE ONE

Kenwood Drafting & Design
 (705) 341-1948
 michela@kenwooddrafting.ca
 www.kenwooddrafting.ca

3782 County Road 121,
 Trent Lakes, ON
 K0M 2A0

SPECIFICATIONS

SITE WORK

- Remove all organic matter and uncompacted backfill below foundation and concrete slabs on grade.
- Excavations shall be kept free of standing water.
- The bottom of excavations shall be kept from freezing during entire construction period.
- Excavations for foundations shall extend to undisturbed soil.
- Minimal depth of foundations as per Table 9.12.2.2. OBC
- Backfill material shall be placed uniformly around perimeter of the foundation in 8" lifts, each compacted to 95% proctor density.
- Backfill material shall be free of large pieces of earth, rock or frozen material.
- Backfill shall be graded away from the building to prevent drainage towards the foundation after settling.

CONCRETE

- Unless a soil investigation by a qualified soil engineer is provided, the foundation drawing is based upon an assumed average soil bearing of 1600 psf.
- All footings MUST bear on firm, undisturbed earth below organic surface soils, to a level below frost penetration.
- Grades (if shown) on drawings are estimated. Please adjust to suit as dictated by soil conditions.
- Kenwood Drafting and Design shall not be responsible for conditions such as soil bearing capacity, depth of frost penetration, water table or buried structures, and all other subsurface conditions.
- Forming, mixing and placing of concrete to be in accordance with the C.S.A. specifications, current editions.
- Concrete shall have compression strength of 32 MPa @ 28 days for garage floors, 20 MPa for interior floors and all other applications unless noted otherwise.
- Detailing, fabrication and placement of reinforcing steel shall be in accordance with the current C.I.S.C. and C.S.A. codes.

FRAMING

- All structural framing lumber shall be No. 1 or No. 2 spruce/pine/fir.
- Non-structural lumber can be No. 3 grade spruce/pine/fir.
- Plates to be anchored into concrete with $\frac{1}{2}$ " anchor bolts at maximum 8'-0" o.c.
- For dimensional joists, install bridging/blocking every 6'-0" o.c. maximum.
- For engineered joists, install blocking as per manufacturer's specifications.
- Non load-bearing walls parallel to the floor joists shall be supported by joists beneath the wall or on blocking between the joists no less than 2x4 lumber, spaced not more than 3'-11" apart.

- All floor joist spans to have 2x2 cross bridging @ maximum 7'-0" o.c.
- Where beams are continuous over more than one span, the joints may be located at or within 6" of the end quarter points of the beam's clear span, provided the quarter points are not those closest to the ends of the beam.
- Trusses shall be designed by a registered professional engineer. Shop drawings showing all details of construction, including bracing, and bearing the seal of the engineer shall be submitted and approved by the BUILDER/OWNER prior to installation.
- Trusses shall be factory fabricated.
- Backing for future washroom grab bars as per OBC 9.5.2.3.
- 2-2x10 lintels to be used over all openings in load-bearing walls except where noted otherwise.
- Attic access minimum dimensions of 20" x 28".
- All required flashings to be 26 ga galvanized metal unless noted otherwise.
- Flash all changes in exterior finishes and all exterior openings.
- Flashing to be installed minimum 2" upwards behind sheathing paper and formed as a drip on the outside edge.
- Flashing shall be applied over exterior wall openings where the vertical distance from the bottom of the eave to the top of the trim is more than $\frac{1}{4}$ of the horizontal overhang of the eave.
- Dimensions are from outside face of exterior studs to centre of partition walls unless otherwise noted. Face of exterior stud wall and foundation wall to be flush.
- Gable end walls to be framed with full height studs.

THERMAL AND MOISTURE PROTECTION

- Ice dam protection shall be provided extending from the fascia to a minimum distance of 36" up the roof slope to a line not less than 12" from the inner face of the exterior wall.
- Every vapour barrier joint shall lap not less than 1" when located over supported members, or shall be covered with a strip of vapour barrier extending not less than 4" on both sides of the joint where not located over supporting members.
- All wall, ceiling and floor assemblies that separate conditioned space from non-conditioned space shall be constructed to include an air barrier system that will provide a continuous barrier to air leakage.
- Energy Efficiency as per SB10 or SB12.
- Caulk around all exterior openings using non-hardening caulking compound.
- Net total area of roof venting shall be not less than $\frac{1}{300}$ the area of each insulated ceiling. Where the roof slope is less than 1 in 6 or in roofs that are constructed with roof joists, the unobstructed vent area shall be not less than $\frac{1}{150}$ of the insulated ceiling area with no less than 25% located at the bottom of the space.

PLUMBING

- Drain water heat recovery units to be installed in dwelling units as per OBC 7.8.

WINDOWS AND DOORS

- Sizes shown are approximate. Adjustments to suit stock sizes to be confirmed by BUILDER/OWNER prior to construction.

STAIRS, RAMPS, HANDRAILS, GUARDS

- Clear height over stairs shall be not less than 6'-5" in dwelling units and 6'-9" in all other buildings.
- Ramps required in barrier-free path of travel to have maximum gradient of 1 in 12.
- Handrails of stairways to be located 34" to 42" measured vertically from the outside edge to the nosing.
- Install one handrail for stairs less than 44" wide.
- Exterior decks, landings, porches, balconies, walkways must be protected by guards where there is a difference in elevation of more than 2'-0".
- All guards shall be built as per OBC SB-7

FIRE SAFETY

- Required smoke alarms shall have a visual signaling component conforming to the requirements in 18.5.3. of NFPA 72
- Where more than one smoke alarm is required, the smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the building to sound.
- Every floor containing bedrooms shall be provided with at least one window that is openable from the inside without the use of tools and provides an individual, unobstructed open portion having a minimum area of 3.8 ft² with no dimension less than 15".

BARRIER-FREE

- All buildings, except those noted in OBC 3.8.1.1. are required to comply with the barrier-free requirements of 3.8. Refer to applicable notes.

EMERGENCY LIGHTING

- Emergency lighting shall be provided in exits, principal routes providing access to exit in an open floor area, corridors used by the public, underground walkways and public corridors.
- Emergency lighting shall be provided from a source of energy separate from the electrical supply for the building and shall be designed to be automatically actuated for a period of not less than 30 min when the electric lighting in the affected area is interrupted.

NOTES

* KENWOOD DRAFTING & DESIGN HAS MADE EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE PLANS. HOWEVER, IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION

* SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS, PLEASE CONTACT KENWOOD DRAFTING & DESIGN IN ORDER THAT CORRECTIONS TO THE DRAWINGS MAY BE MADE IF NECESSARY

* ALL MANUFACTURED PRODUCTS ARE TO BE INSTALLED USING THE MANUFACTURER'S BEST PRACTICES, PROCEDURES AND/OR MANUFACTURER'S INSTALLATION INSTRUCTIONS

* ALL WORK SHALL CONFORM TO THE CURRENT ONTARIO BUILDING CODE AND LOCAL BY-LAWS

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 ON THE ATTACHED DOCUMENTS.

Michele Kennedy	23391
Name	Signature
Kenwood Drafting and Design	106558
Firm Name	BCIN

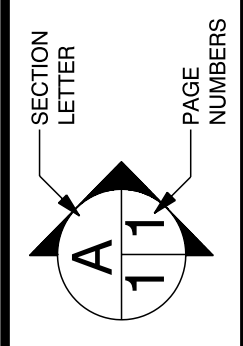
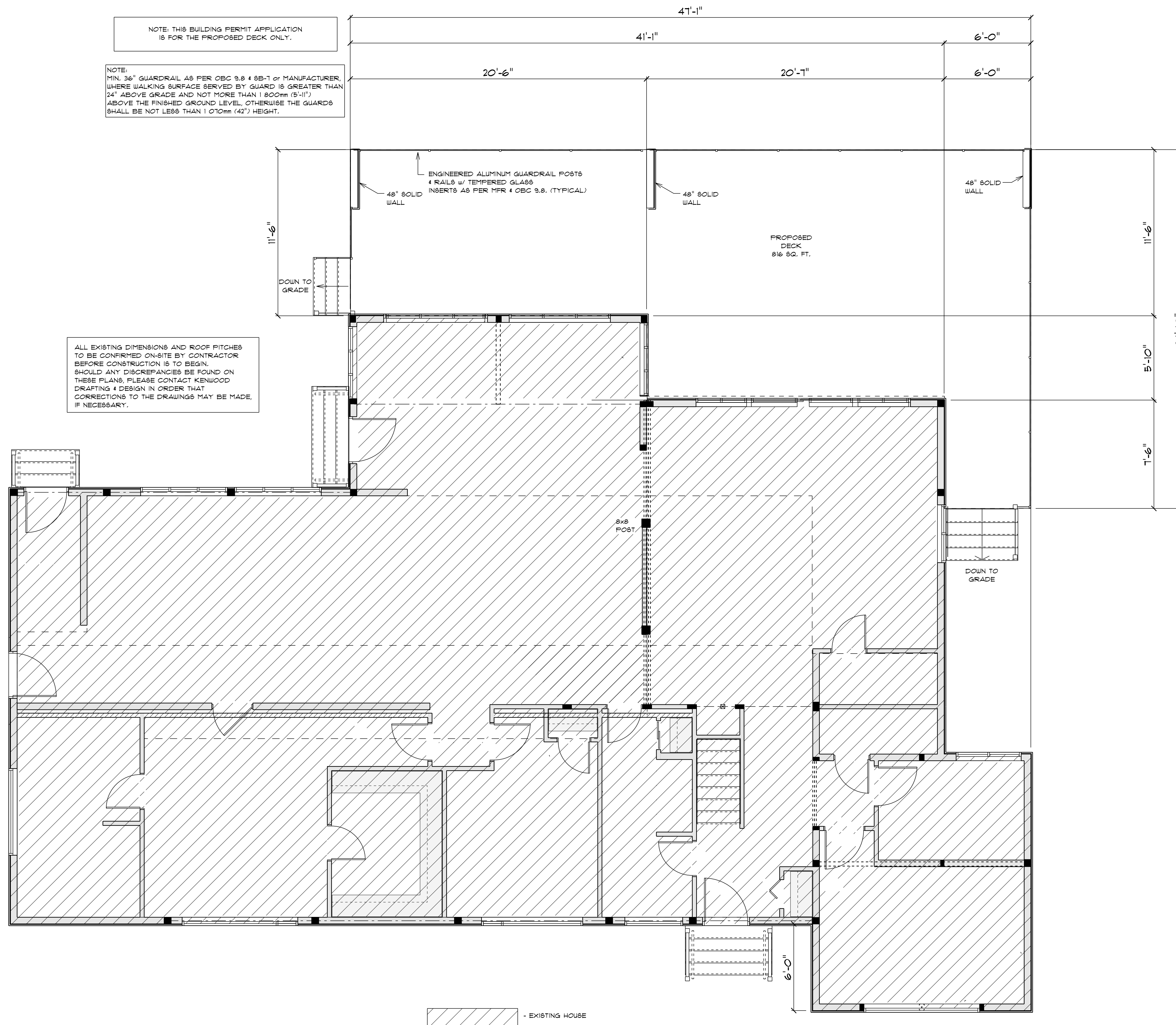
Kenwood Drafting & Design

MICHAEL & YVONNE LOMAX
 93 BESSIE AVENUE SOUTH
 BOBCAYGEON, ON

MAIN FLOOR

SCALE: 1/4" = 1'-0"

114 SQ. FT. PROPOSED DECK



SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: March 30, 2026

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Trent Lakes, ON
K0M 2A0
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michele@kenwooddrafting.ca
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MICHAEL & YVONNE LOMAX
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MIN. 42" FRAMELESS TEMPERED GLASS GUARDRAIL AS PER MFR & OBC 9.8.

48" SOLID WALL

TOP OF SUBFLOOR
TOP OF FOUNDATION

GRADE

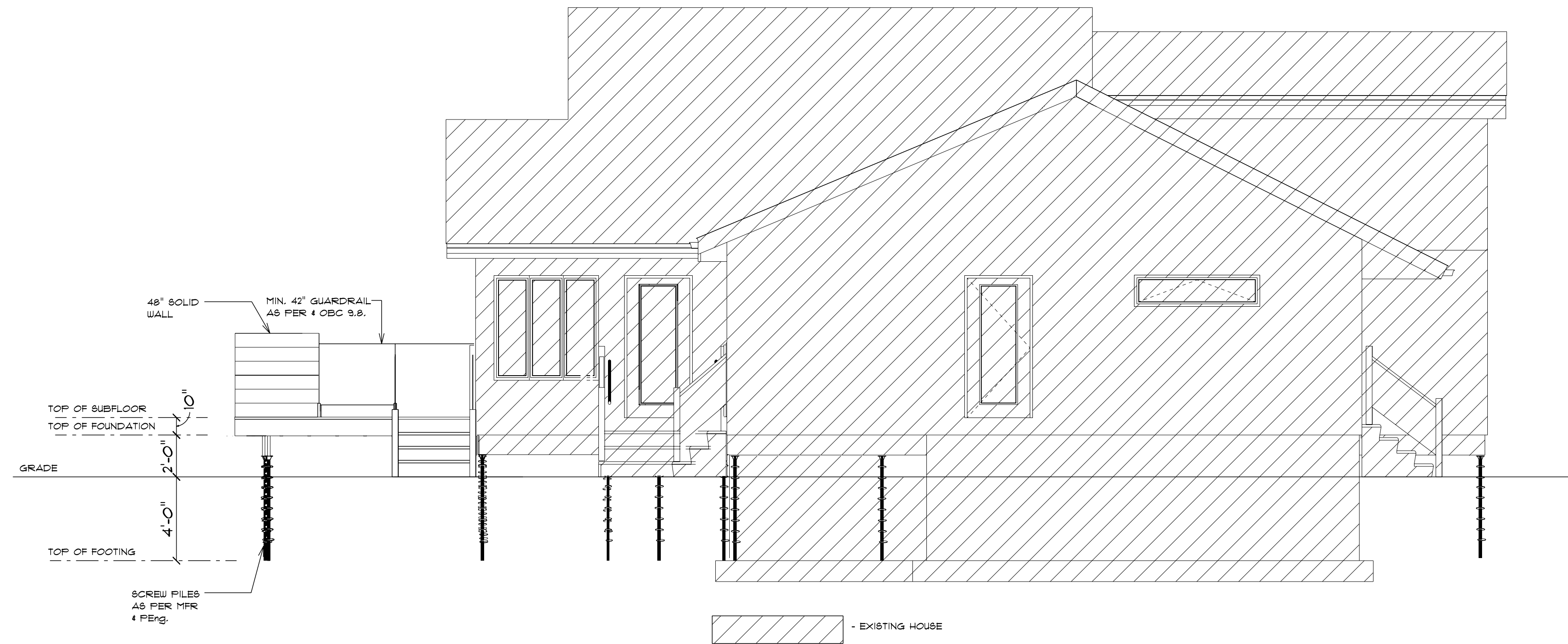
TOP OF FOOTING

NOTE:
MIN. 36" GUARDRAIL AS PER OBC 9.8 & 9B-7 or MANUFACTURER, WHERE WALKING SURFACE SERVED BY GUARD IS GREATER THAN 24" ABOVE GRADE AND NOT MORE THAN 1.800m (5'-11") ABOVE THE FINISHED GROUND LEVEL, OTHERWISE THE GUARDS SHALL BE NOT LESS THAN 1.070m (42") HEIGHT.

SCREW PILES AS PER MFR & PEng.

EXISTING HOUSE

FRONT ELEVATION
SCALE: 1/4" = 1'-0"



48" SOLID WALL

MIN. 42" GUARDRAIL AS PER OBC 9.8.

TOP OF SUBFLOOR
TOP OF FOUNDATION

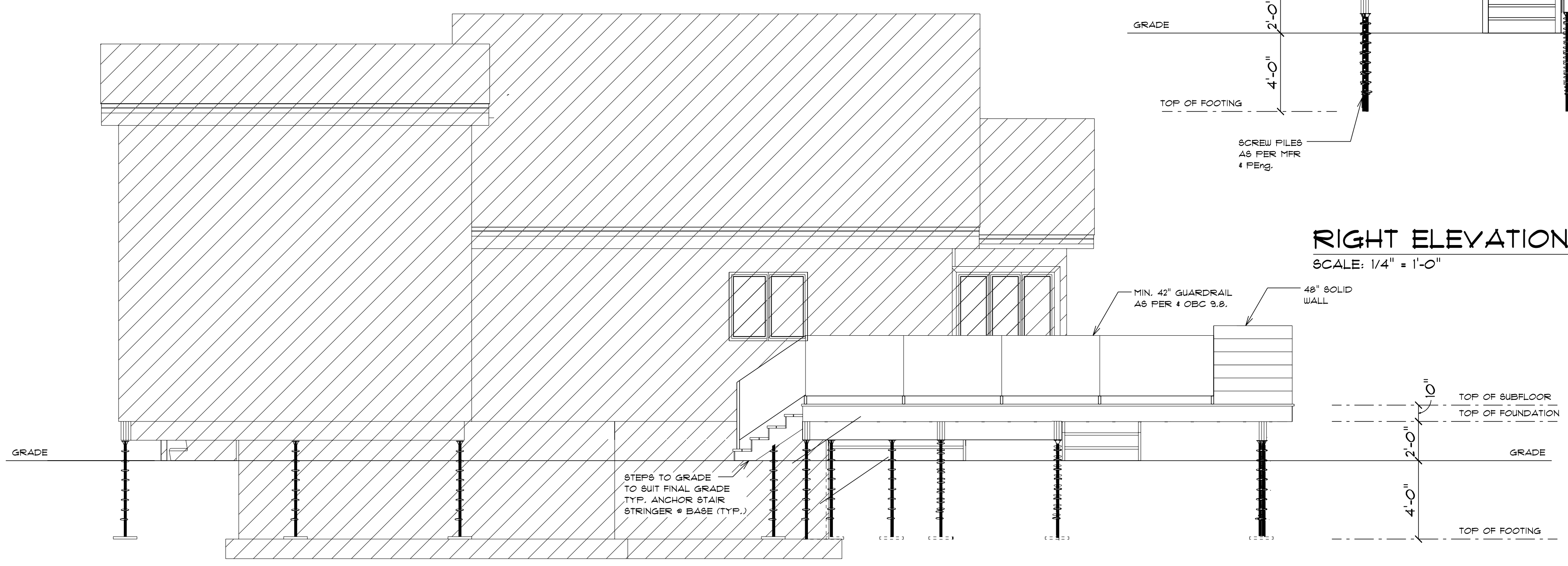
GRADE

TOP OF FOOTING

SCREW PILES AS PER MFR & PEng.

EXISTING HOUSE

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



MIN. 42" GUARDRAIL AS PER OBC 9.8.

48" SOLID WALL

TOP OF SUBFLOOR
TOP OF FOUNDATION

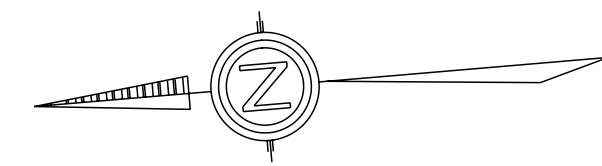
GRADE

TOP OF FOOTING

STEPS TO GRADE TO SUIT FINAL GRADE TYP. ANCHOR STAIR STRINGER & BASE (TYP.)

EXISTING HOUSE

LEFT ELEVATION
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1" = 10'-0"



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