



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-002-2025**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Bailey Designs, Applicant**, on behalf of **Ron Marsden, Owner**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as **PLAN 593 LOTS 30 to 32**, known municipally as **3933 30 Sideroad**, and is zoned “**Residential 1 (R1)**”.

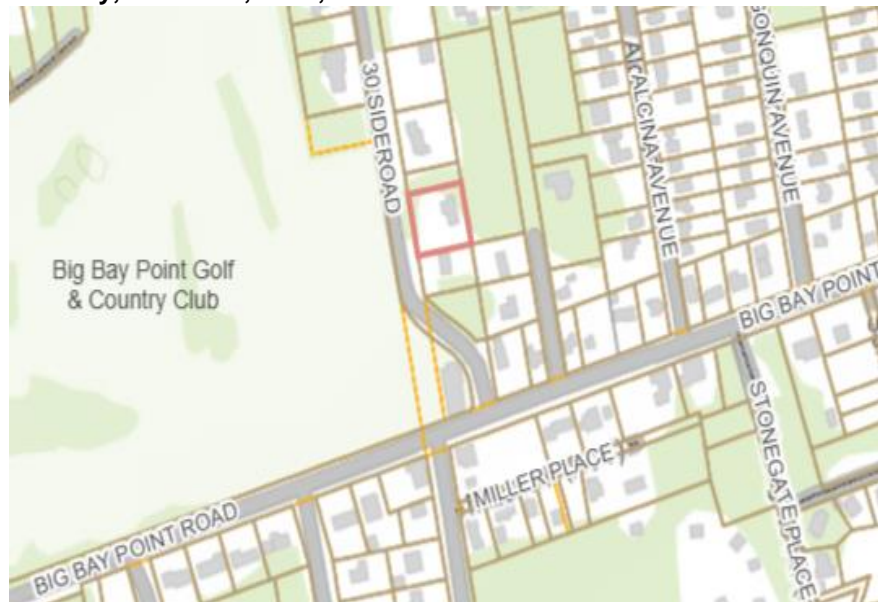
The applicant is seeking relief from Section 3.3(b) of the Zoning By-Law which permits a maximum gross floor area of 50 m2 for an accessory building. The applicant is proposing to construct a detached garage with a gross floor area of 66.90 m2.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, March 20, 2025, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:

<https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.



If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal (OLT).

Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **February 25, 2025**

Sarah Burton Hopkins,
Secretary Treasurer
sburtonhopkins@innisfil.ca
705-436-3710 ext. 3504



MARSDEN DETACHED GARAGE

3933 Sideroad 30 Innisfil ON

DRAWING LIST

- 00 SITE PLAN
- A1.0 FOUNDATION, GARAGE FLOOR & ROOF PLAN
- A2.0 ELEVATIONS
- A3.0 SECTIONS & DETAILS
- A4.0 CONSTRUCTION NOTES

**BAILEY
DESIGNS**
architecture + design

172 Dunlop St. W
Suite A
Barrie ON
L4N 1B3

SITE PLAN
ALL MEASUREMENTS AS PER 2019 SURVEY
BY RUDY MAK SURVEYING LTD., SIMCOE
COUNTY GIS & SITE MEASUREMENTS

- LEGEND**
- EXISTING DRIVEWAY
 - EXISTING STRUCTURES
 - PROPOSED STRUCTURES
 - PROPERTY BOUNDARY
 - ZONING SETBACKS
 - STRUCTURE TO BE REMOVED

ZONING PROVISIONS FOR ZONE R1

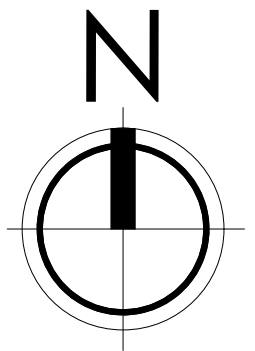
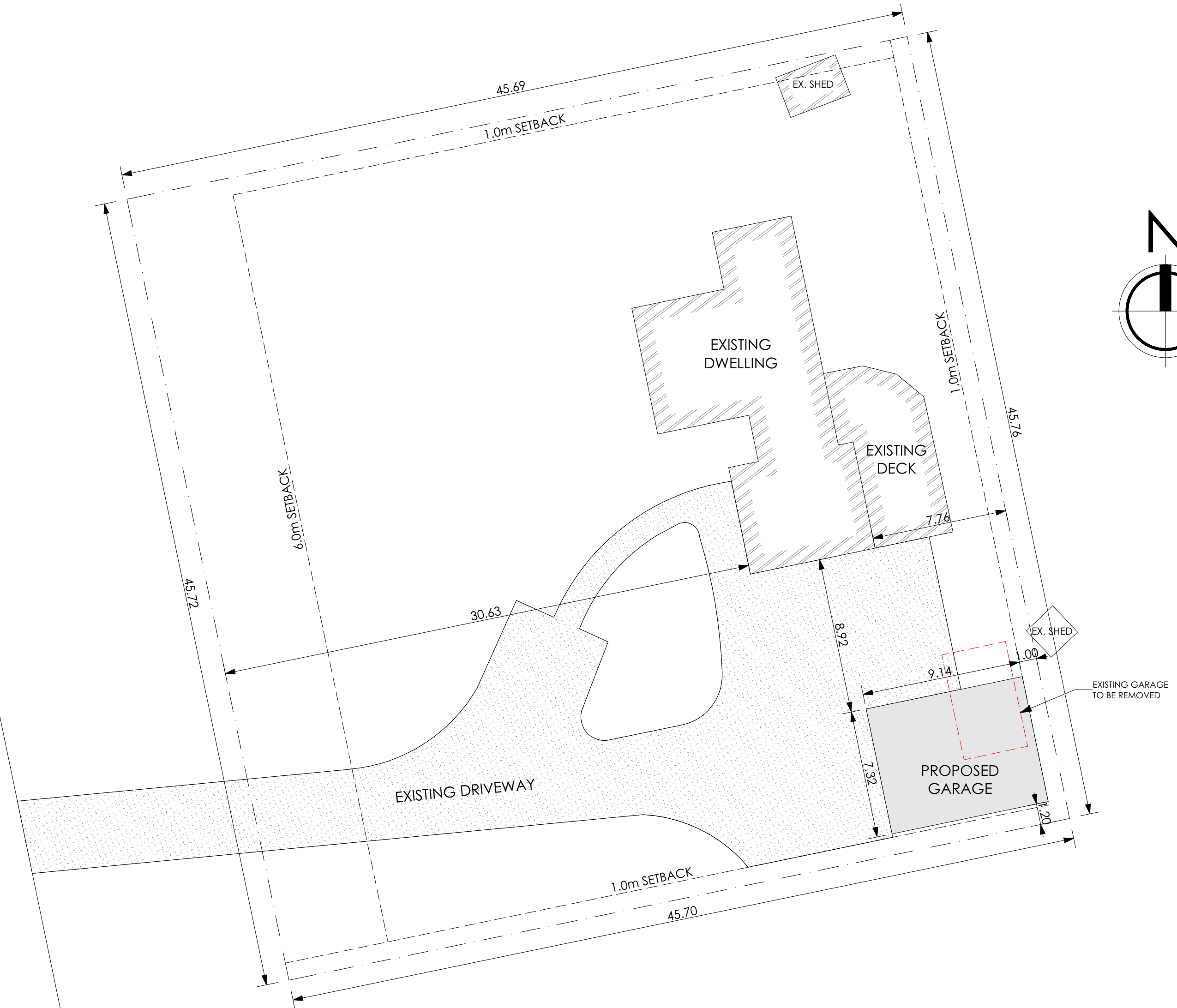
ACCESSORY STRUCTURES: GARAGE

REGULATION	PERMITTED	PROPOSED
MAX. LOT COVERAGE	10%	5.90%
MAX. FOOTPRINT	50m ²	66.90m ²
MAX. BUILDING HEIGHT	5m	4m
[ESTABLISHED GRADE TO MIDPOINT]		
MIN. FRONT YARD	6.0m	35.58m
MIN. INTERIOR SIDE YARD	1.0m	1.0m
MIN. EXTERIOR SIDE YARD	3.0m	N/A
MIN. REAR YARD	1.0m	1.0m
MIN. LANDSCAPED	30%	70.53%

LOT COVERAGE SUMMARY

LOT AREA	2090.99m ²
EXISTING STRUCTURES	
EXISTING PRINCIPAL DWELLING	147.54m ²
EXISTING SHED	8.96m ²
EXISTING DECK	47.63m ²
PROPOSED STRUCTURES	
PROPOSED DETACHED GARAGE	66.90m ²
TOTAL ACCESSORY STRUCTURES:	123.50m ²
TOTAL PERMITTED:	209.0m ²

SIDE ROAD 30



PROJECT NAME:
MARSDEN DETACHED GARAGE
DATE:
July 30, 2024

172 DUNLOP STREET WEST, SUITE A
BARRIE, ONTARIO, L4N 1B3
705-725-0229
INFO@BAILEYDESIGNS.CA





(INVALID DRAWING IF STAMP IS NOT IN COLOUR)

IN ACCORDANCE WITH ARTICLE 2.17.5.1. OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION: REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE OBC

NAME: LYNDSEY TKACZUK
 SIGNATURE: *Lyndsey Tkaczuk*
 RCIN: 23127
 FIRM NAME: BAILEY DESIGNS
 RCIN: 31232

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH ANY OF THE WORK.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN.

LINTEL SPANS		ROOF + 1 FLOOR	
TAKEN FROM:		SPAN	SIZE
O.B.C. 2012	TABLE A-15	2'-9"	2-2"x4"
		3'-10"	2-2"x6"
		4'-8"	2-2"x8"
		5'-8"	2-2"x10"
		6'-5"	2-2"x12"
NON-STRUCTURAL SHEATHING			
SPECIFIED SNOW LOADS OF 2.5kPa (TRIBUTARY WIDTH OF 4.9m MAX.)			

EXTERIOR WALLS		ROOF + 2 FLOORS	
ROOF ONLY		SPAN	SIZE
3'-0"	2-2"x4"	2'-7"	2-2"x4"
4'-5"	2-2"x6"	3'-8"	2-2"x6"
5'-4"	2-2"x8"	4'-4"	2-2"x8"
6'-7"	2-2"x10"	5'-3"	2-2"x10"
7'-7"	2-2"x12"	5'-11"	2-2"x12"

*WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE INCREASED BY 15%.

REVISIONS:

SQUARE FOOTAGE SUMMARY:
 PROPOSED DETACHED GARAGE: 720 SF
 (MEASURED TO EXT. STUD)

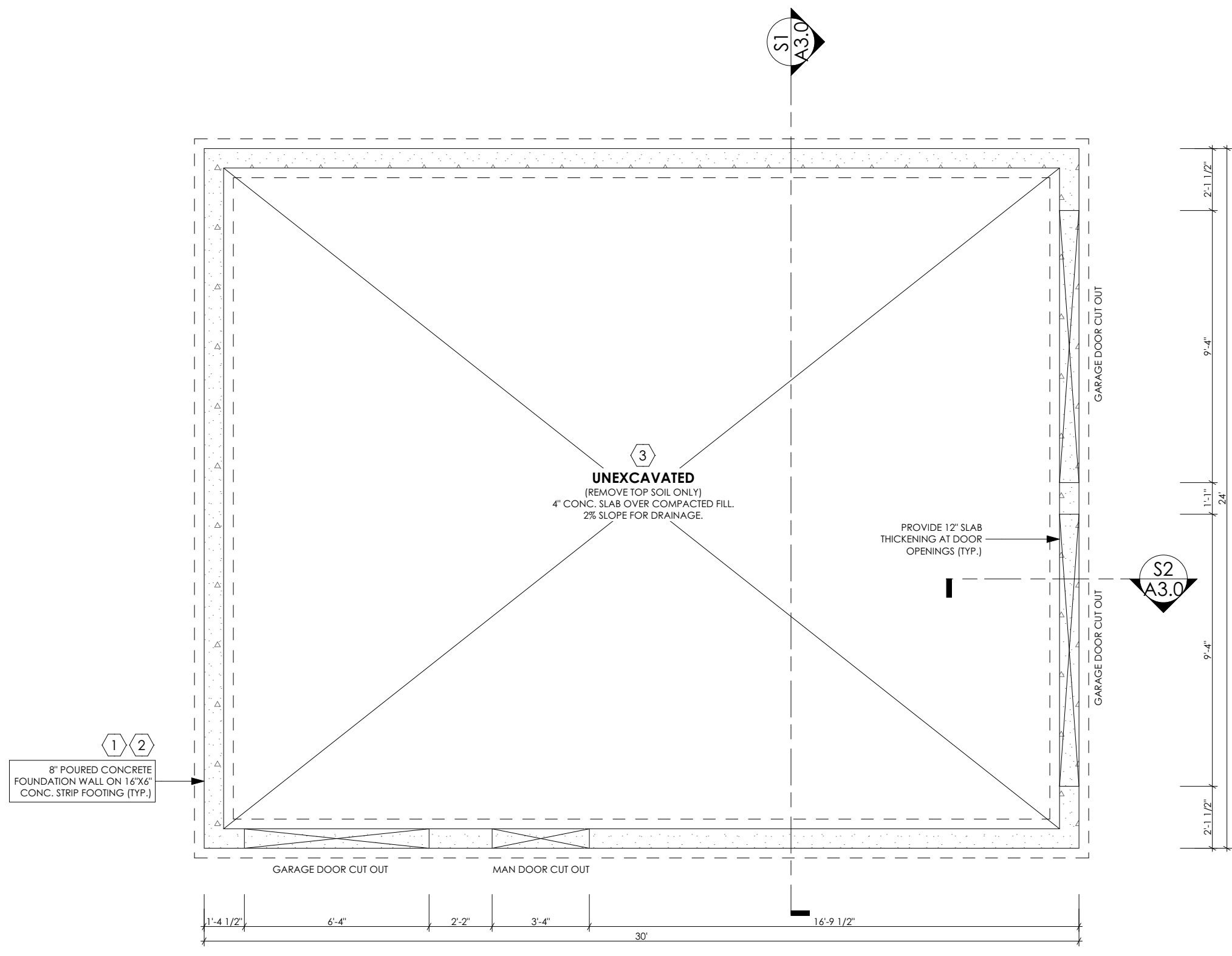


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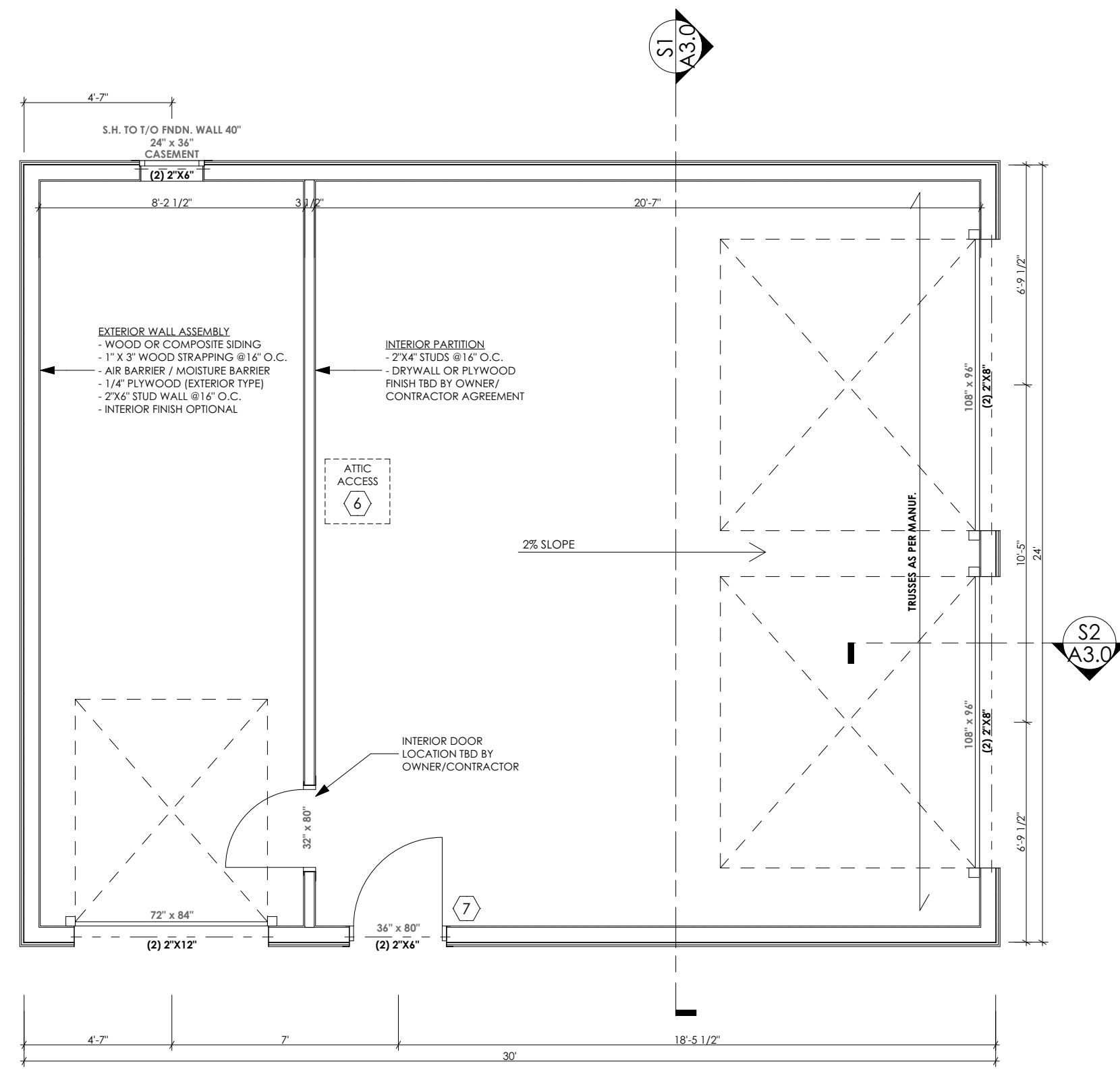
PROJECT NAME:
MARSDEN DETACHED GARAGE
 3933 Sideroad 30
 Innisfil, ON

DRAWING TITLE:
**FOUNDATION, GARAGE FLOOR
 & ROOF PLAN**

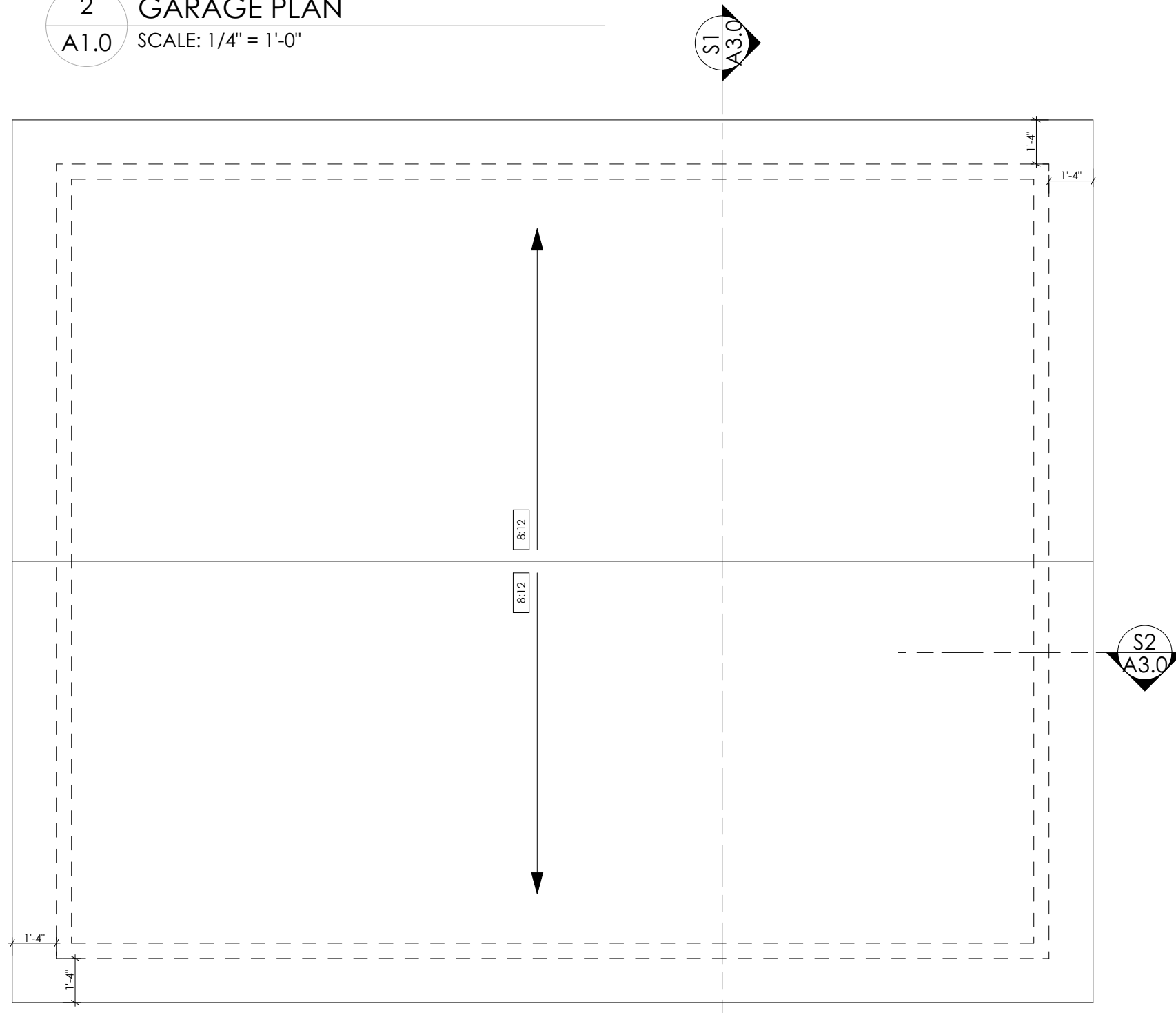
SCALE: 1/4" = 1'-0"	PROJECT NUMBER:
DATE: July 30, 2024	DRAWING NUMBER: A1.0
DRAWN BY: S. GOUR	
CHECKED BY: LKDT BCIN # 23127	



1 FOUNDATION PLAN
 A1.0 SCALE: 1/4" = 1'-0"



2 GARAGE PLAN
 A1.0 SCALE: 1/4" = 1'-0"



3 ROOF PLAN
 A1.0 SCALE: 1/4" = 1'-0"

OVERHANG MEASURED FROM OUTSIDE OF EXTERIOR STUD TO OUTSIDE OF SUB FASCIA



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LYNDSEY TKACZUK 23127
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 FIRM NAME BCIN

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SPECIFIED SNOW LOADS OF 2.5kPa (TRIBUTARY WIDTH OF 4.9m MAX.)		6'-5"	2-2"x12"

EXTERIOR WALLS		ROOF + 2 FLOORS	
ROOF ONLY		SPAN	SIZE
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3'-0"	2-2"x4"	3'-8"	2-2"x6"
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REVISIONS:

NO.	DESCRIPTION

SQUARE FOOTAGE SUMMARY:
 PROPOSED DETACHED GARAGE: 720 1/2'
 (MEASURED TO EXT. STUD)

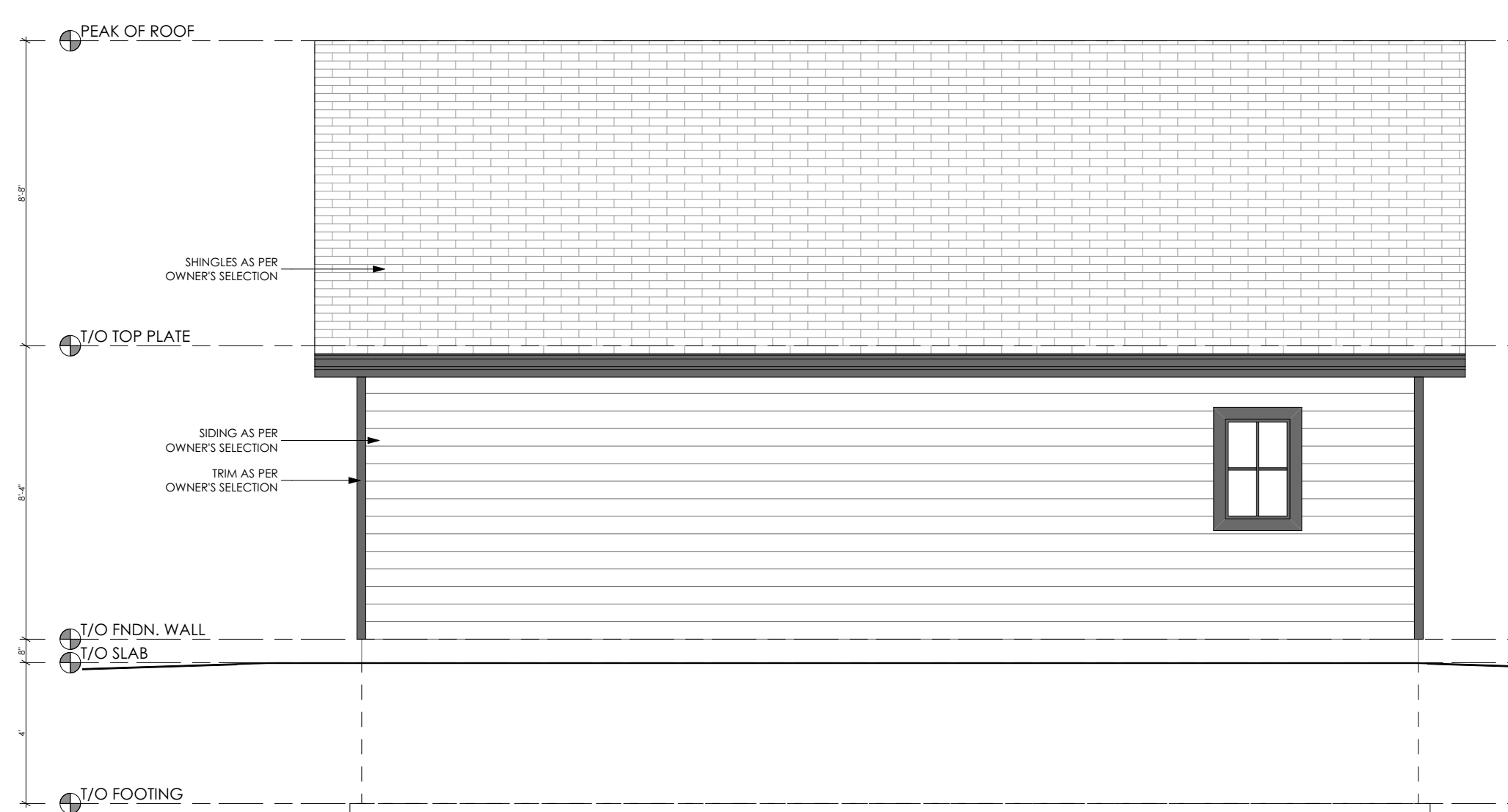
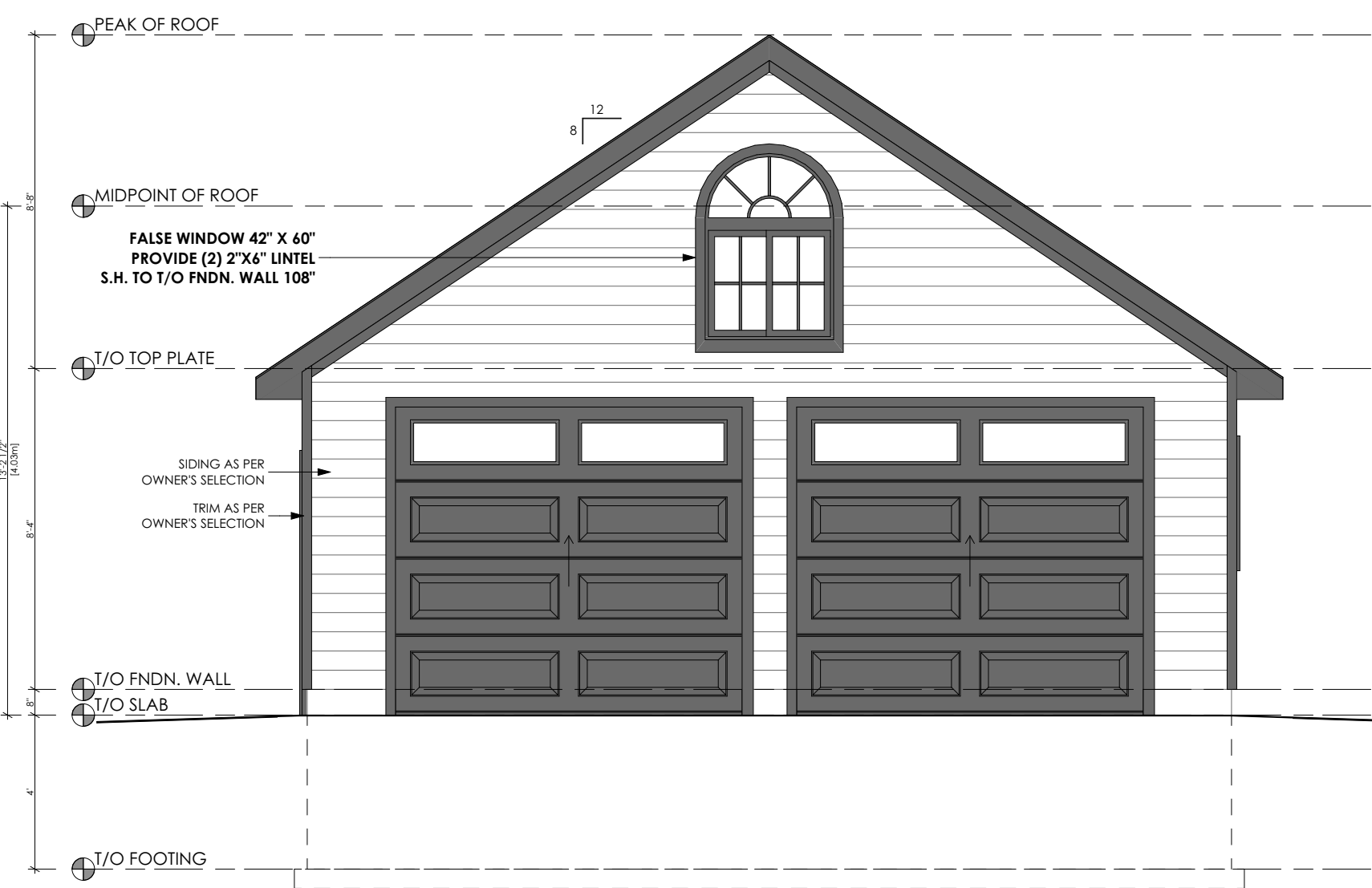


172 DUNLOP STREET WEST, SUITE A
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 INFO@BAILEYDESIGNS.CA

PROJECT NAME:
MARSDEN DETACHED GARAGE
 3933 Sideroad 30
 Innisfil, ON

DRAWING TITLE:
ELEVATIONS

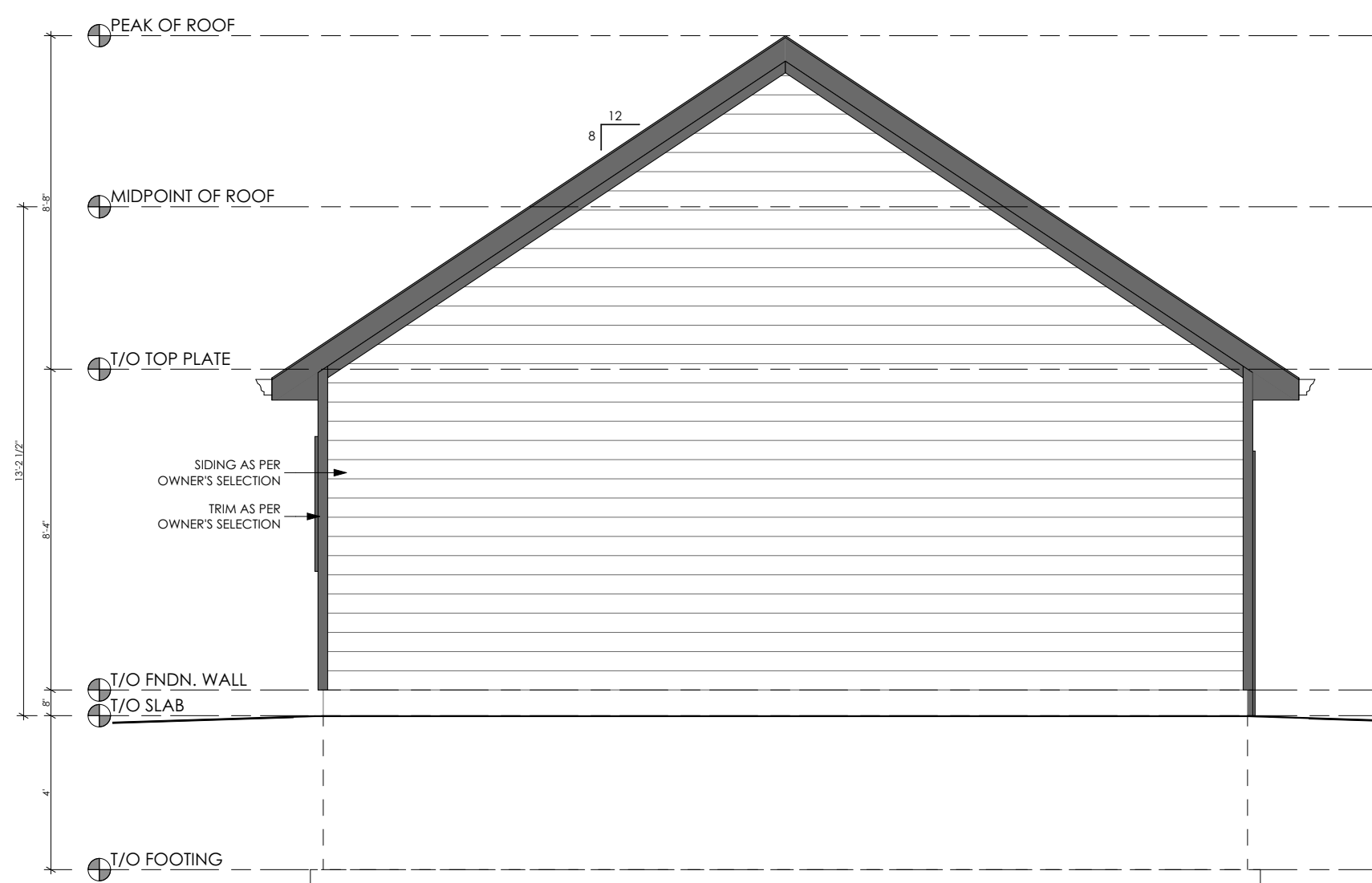
SCALE: 1/4" = 1'-0"	PROJECT NUMBER:
DATE: July 30, 2024	
DRAWN BY: S. GOUR	DRAWING NUMBER: A2.0
CHECKED BY: LKDT BCIN # 23127	



SPATIAL SEPARATION:
 LIMITING DISTANCE: 4'-0" (1.2m)
 AREA OF EXPOSED BUILDING FACE: 271.22 1/2'
 MIN. PERMITTED UNPROTECTED OPENINGS: 21.65 1/2" [8.00%]
 PROPOSED UNPROTECTED OPENINGS: 6.00 1/2" [2.21%]

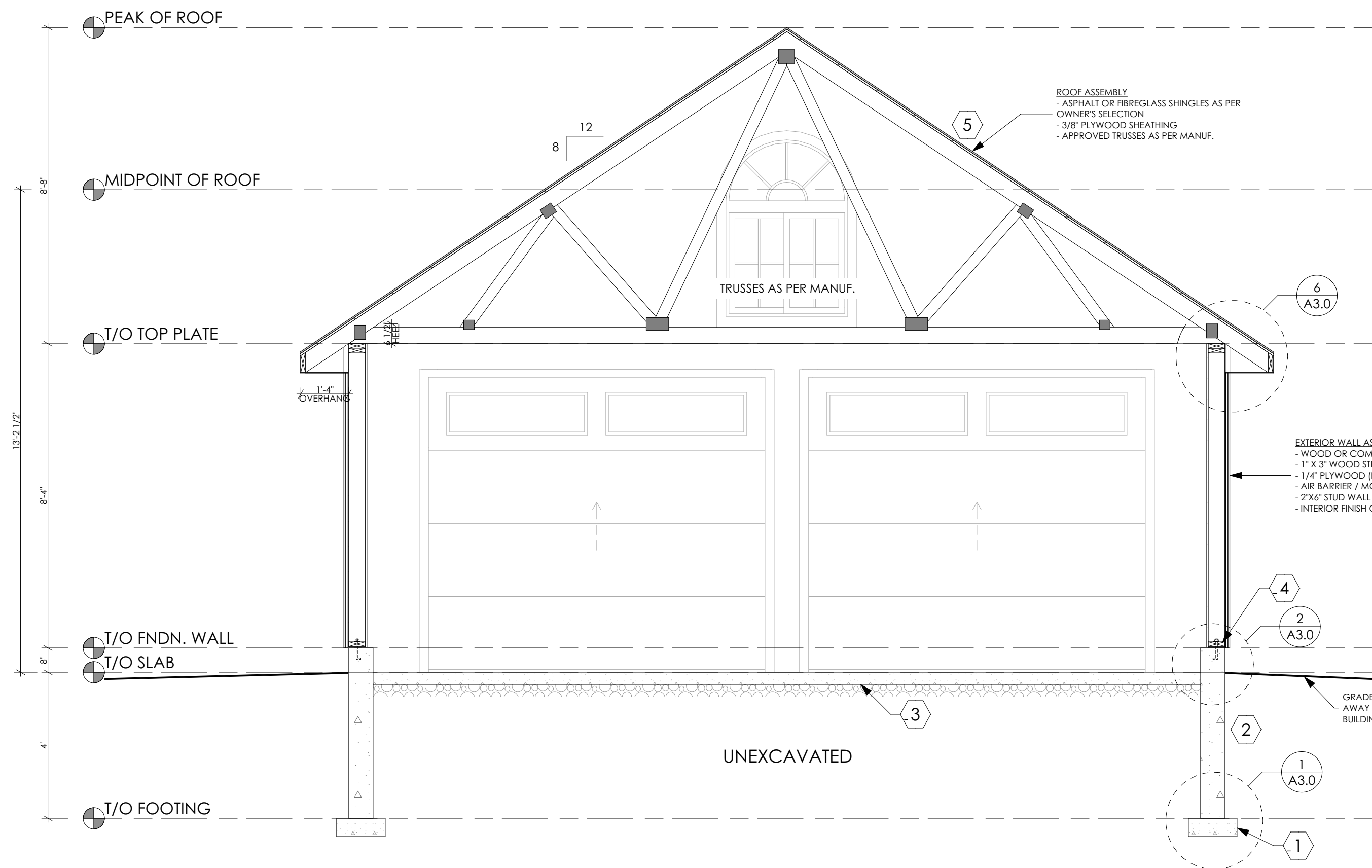
1 WEST ELEVATION
 A2.0 SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION
 A2.0 SCALE: 1/4" = 1'-0"

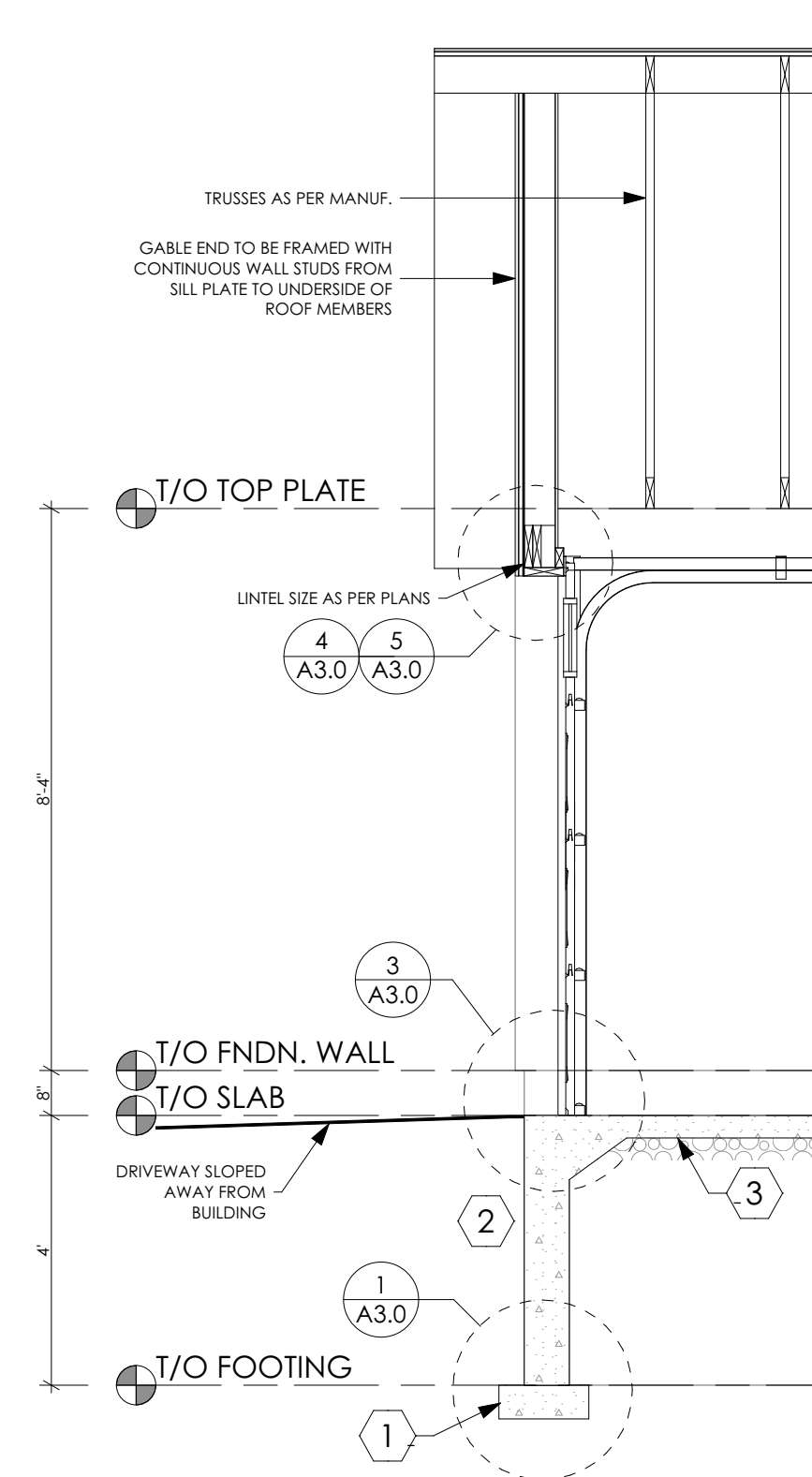


3 NORTH ELEVATION
 A2.0 SCALE: 1/4" = 1'-0"

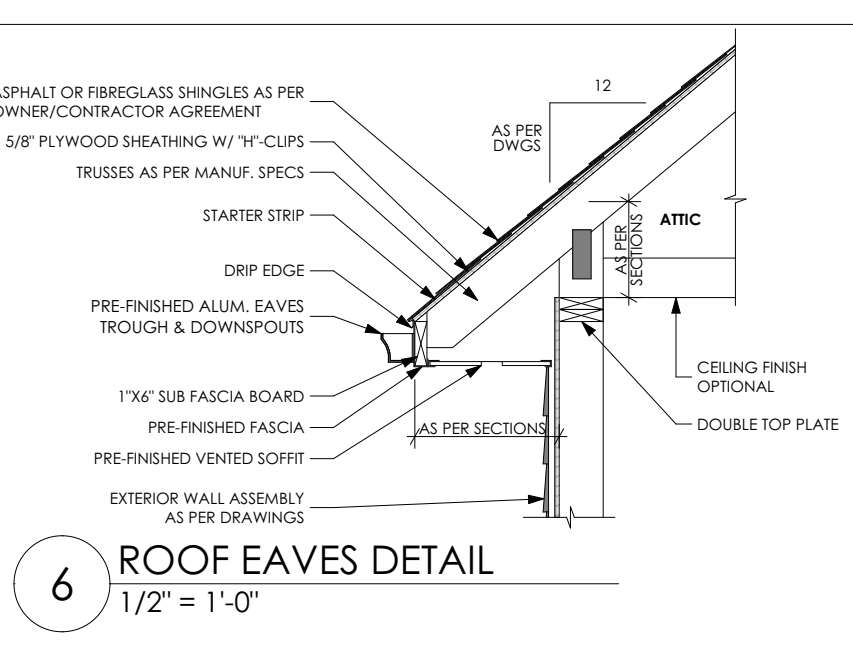
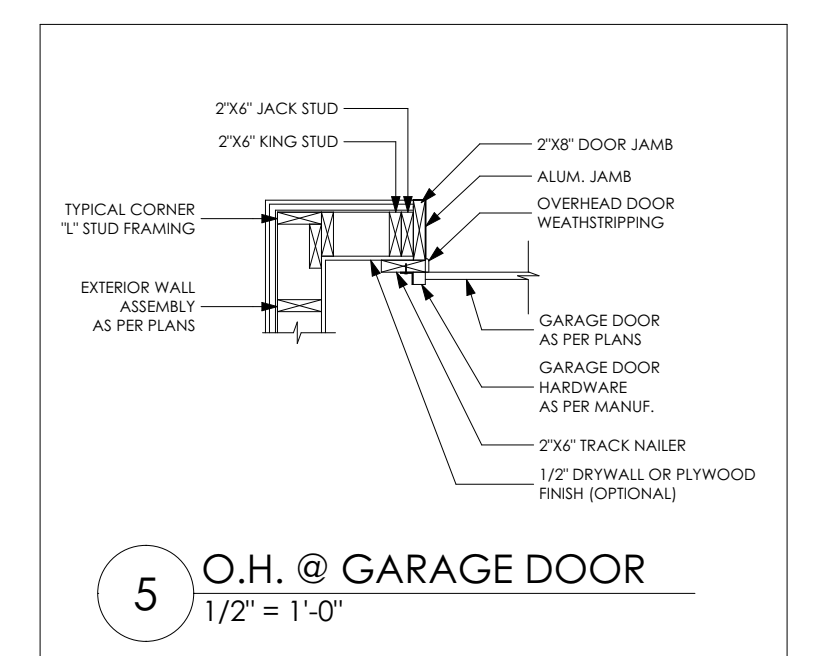
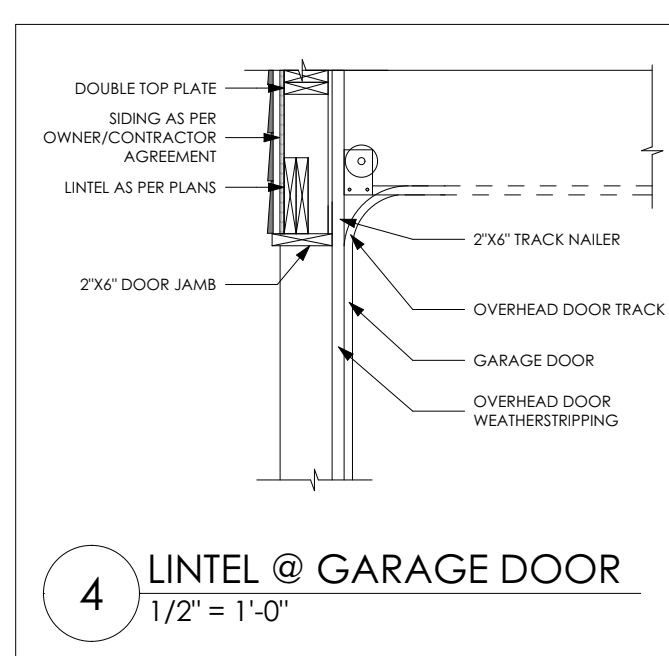
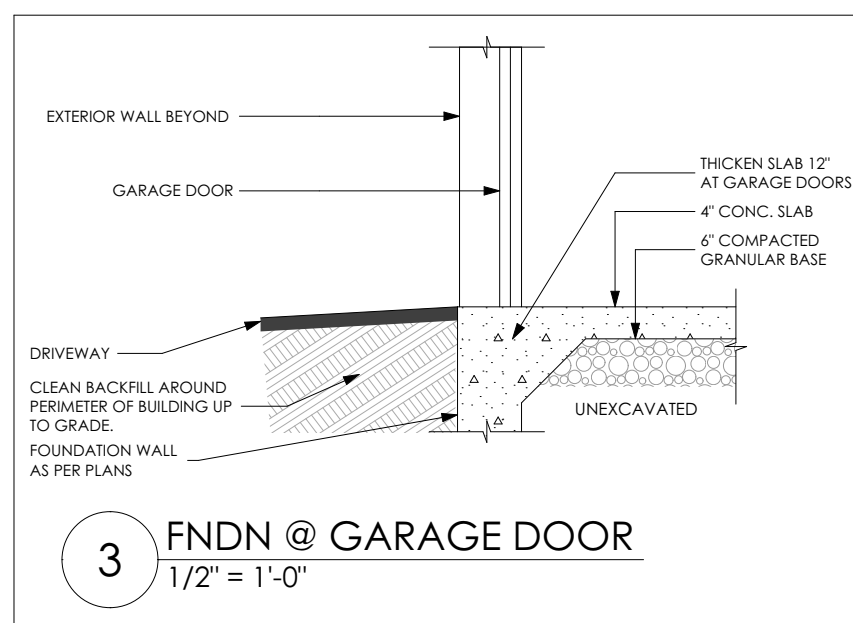
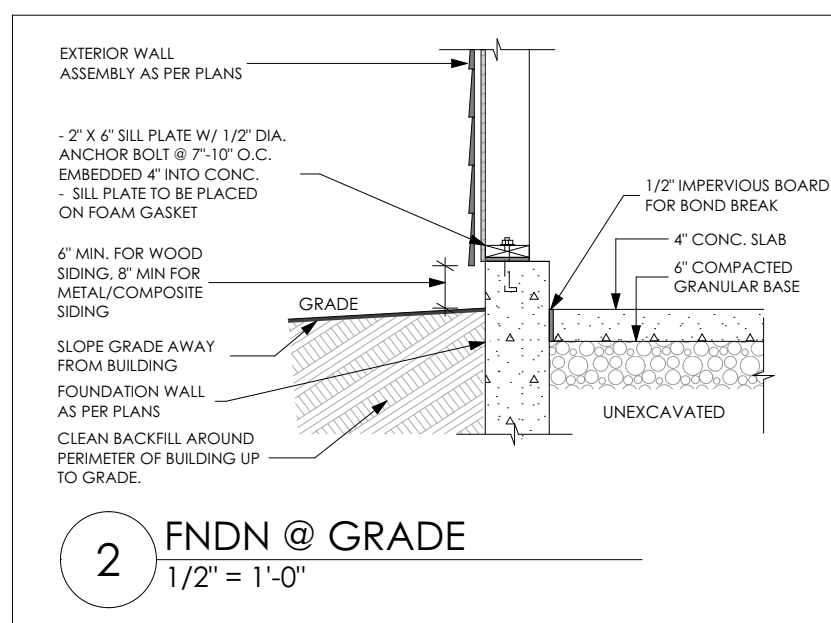
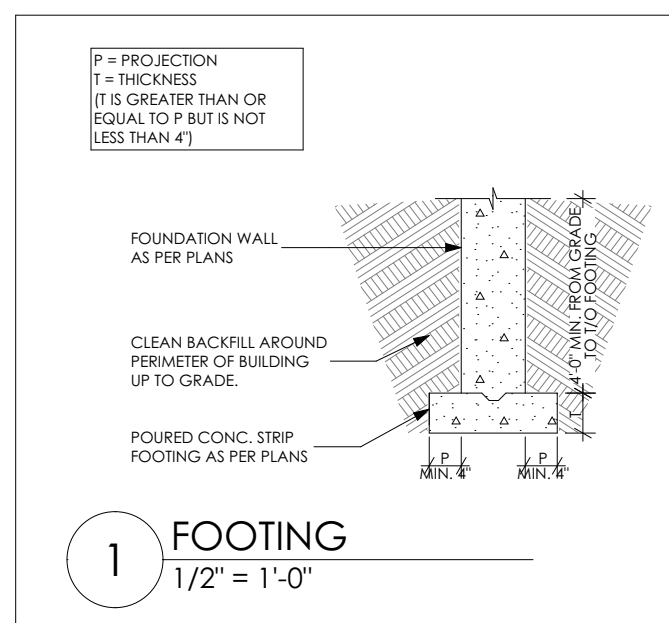
4 EAST ELEVATION
 A2.0 SCALE: 1/4" = 1'-0"



S1 SECTION 1
A3.0 SCALE: 3/8" = 1'-0"



S2 SECTION 2
A3.0 SCALE: 3/8" = 1'-0"



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LINTEL SPANS		ROOF + 1 FLOOR	
TAKEN FROM:	SPAN	SPAN	SIZE
O.B.C. 2012	2'-9"	2'-9"	2-2"x4"
TABLE A-15	3'-10"	2'-2"x6"	
S.P.F. NO.1 OR NO.2 GRADE	4'-8"	2'-2"x8"	
NON-STRUCTURAL SHEATHING	5'-8"	2-2"x10"	
SPECIFIED SNOW LOADS OF 2.5kPa (TRIBUTARY WIDTH OF 4.9m MAX.)	6'-5"	2-2"x12"	

EXTERIOR WALLS		ROOF + 2 FLOORS	
ROOF ONLY		SPAN	SIZE
3'-0"	2-2"x4"	2'-7"	2-2"x4"
4'-5"	2-2"x6"	3'-8"	2-2"x6"
5'-4"	2-2"x8"	4'-4"	2-2"x8"
6'-7"	2-2"x10"	5'-3"	2-2"x10"
7'-7"	2-2"x12"	5'-11"	2-2"x12"

*WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE INCREASED BY 15%.

REVISIONS:

SQUARE FOOTAGE SUMMARY:
PROPOSED DETACHED GARAGE: 720 sq ft
(MEASURED TO EXT. STUD)



172 DUNLOP STREET WEST, SUITE A
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705-725-0229
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PROJECT NAME:
MARSDEN DETACHED GARAGE
3933 Sideroad 30
Innisfil, ON

DRAWING TITLE:
SECTIONS & DETAILS

SCALE: AS NOTED	PROJECT NUMBER:
DATE: July 30, 2024	DRAWING NUMBER: A3.0
DRAWN BY: S. GOUR	
CHECKED BY: LKDT BCIN # 23127	

GENERAL NOTES:

GENERAL:

- CONTRACTOR TO CONFIRM ALL SITE CONDITIONS PRIOR TO BEGINNING ANY CONSTRUCTION.
- ALL CONSTRUCTION TO CONFORM TO THE MOST RECENT EDITION OF THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.

EXCAVATION & BACKFILL:

- THE BOTTOM OF ALL EXCAVATIONS SHALL BE FREE OF ALL ORGANIC MATERIAL.
- KEEP EXCAVATIONS FREE OF STANDING WATER.
- THE BOTTOM OF EXCAVATIONS SHALL BE KEPT FROM FREEZING THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- ALL EXCAVATIONS SHALL BE UNDERTAKEN IN SUCH A MANNER TO PREVENT DAMAGE TO ADJACENT PROPERTY, EXISTING STRUCTURES, UTILITIES, ROADS AND SIDEWALKS AT ALL STAGES OF CONSTRUCTION.
- BACK FILL MUST BE OF NON-FROST SUSCEPTIBLE SOIL.

CONCRETE PLACEMENT:

1. CONSTRUCTION JOINTS SHALL BE MADE AND LOCATED SO AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE. ALL SPECIFIED REINFORCING BARS SHALL HAVE MINIMUM LAP LENGTHS ACROSS ALL CONSTRUCTION JOINTS.
2. THE CONTRACTOR SHALL EMPLOY HIGH FREQUENCY VIBRATION TO PLACE ALL CONCRETE.

FOOTINGS:

- BASED ON 16'-1" MAX. SUPPORTED JOIST LENGTH.
- MIN. 15MPa CONC. AFTER 28 DAYS.
- SHALL REST ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF MIN. 1570 psf, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY.
- FTG. TO HAVE CONT. KEY.

LUMBER & FRAMING:

- ALL LUMBER TO BE NO. 1&2 SPRUCE OR BETTER
- ALL PLYWOOD SHALL BE STAMPED EXTERIOR GRADE
- DOUBLE STUDS @ OPENINGS
- WOOD FRAMING MEMBERS SUPPORTED ON CONC. IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONC. W/ 6 mil (0.15mm) POLYETHYLENE.

ROOF CONSTRUCTION:

- ROOF LOAD DESIGN BASED ON 2.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS.

TRUSSES:

- OWNER & CONTRACTOR TO CONFIRM ALL DIMENSIONS WITH REGARDS TO TRUSS DESIGN PRIOR TO ORDERING.
- ROOF PLAN IS FOR REFERENCE ONLY AND SHALL BE READ IN CONJUNCTION WITH TRUSS ROOF LAYOUT.
- ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER.

INTERIOR & EXTERIOR FINISHES:

- EXTERIOR FINISHES & COLOUR/STYLE TO BE CONFIRMED AND APPROVED BY HOMEOWNER AND CONTRACTOR AGREEMENT.
- ANY CHANGES IN EXTERIOR MATERIALS OTHER THAN THAT SHOWN ON ELEVATIONS SHALL BE REPORTED TO THE DESIGNER TO ENSURE STRUCTURAL CHANGES ARE ACCOUNTED FOR.

CONSTRUCTION NOTES:

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS) [O.B.C. 9.15.3.5.]

WALL THICKNESS	STOREYS	FTG. SIZE
8" WALL	1 STOREY	16" X 6" (406mm X 152mm)
	2 STOREY	16" X 6" ** (406mm X 152mm)
	3 STOREY	18" X 6" ** (460mm X 152mm)

WALL THICKNESS	STOREYS	FTG. SIZE
10" WALL	1 STOREY	20" X 6" (460mm X 152mm)
	2 STOREY	20" X 6"
	3 STOREY	20" X 6"

** ADD 2 5/8" (65mm) FOR EACH STOREY SUPPORTING FULL BED MASONRY VENEER

- ALL FOOTING MUST PROJECT MIN. 4" PAST FOUNDATION WALL AND THE THICKNESS SHALL BE NO LESS THAN THE PROJECTION.
- FOOTINGS TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE.

2 POURED CONCRETE FOUNDATION: [O.B.C. 9.15.4.2.]

- THICKNESS OF FOUNDATION WALL AS PER PLANS.
- MIN. 2901psi (20MPa) CONCRETE.
- WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE.

3 GARAGE SLAB/EXTERIOR SLAB:

- 4" (100mm) CONC. SLAB.
- 4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT
- INSTALL SLAB OVER 6" (152mm) OF COURSE GRANULAR MATERIAL.
- ANY FILL PLACED UNDER SLAB, OTHER THAN COARSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

4 SILL PLATE: [O.B.C. 9.23.7.]

- CONTINUOUS 2" X 6" (38mm X 152mm) PLATE
- 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7"-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL.
- SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

5 TYPICAL ROOF: [O.B.C. 9.26.]

- FIBREGLASS OR ASPHALT SHINGLES AS PER OWNER'S SELECTION
- STARTER STRIP AS PER O.B.C. 9.26.7.2.
- STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
- 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
- APPROVED WOOD TRUSSES (REFER TO MANUFACTURER'S LAYOUT) OR CONVENTIONAL FRAMING AS PER DRAWINGS.
- EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT

6 ATTIC ACCESS HATCH: [O.B.C. 9.19.2.1.]

- PROVIDE MIN. 21 1/2" X 23" (500mm X 70mm) ATTIC HATCH

7 LIGHTING OF GARAGES [O.B.C. 9.34.2.6.]

- PROVIDE A LIGHTING OUTLET WITH FIXTURE WITH SWITCH LOCATED NEAR THE DOORWAY.



(INVALID DRAWING IF STAMP IS NOT IN COLOUR)

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REVISIONS:

SQUARE FOOTAGE SUMMARY:
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(MEASURED TO EXT. STUD)



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BARRIE, ONTARIO, L4N 1B3
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DRAWING TITLE:
CONSTRUCTION NOTES

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