



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2025-061**

TAKE NOTICE that an application has been received by the Town of Innisfil from **GTA Permits, Applicant** on behalf of **Miranda England, 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 1679 LOT 48** known municipally as **208 Parkside Cres** and is zoned “**Residential (R1)**”.

The applicant is seeking relief from Section 3.3b) of the Zoning By-law for a proposed detached garage. The gross floor area or footprint of an accessory building or structure shall not exceed 50m². The proposed gross floor area for the detached garage is approximately 111.48m².

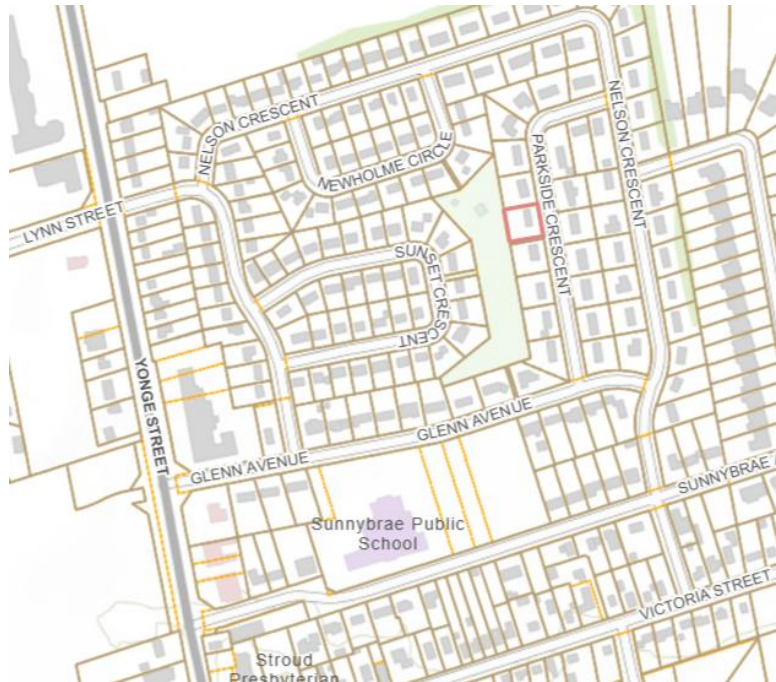
The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, December 11, 2025, at 6:30 PM.**

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: **November 26, 2025**

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



Site Plan - Proposed Garage
Address: 208 Parkside Crescent, Innisfil, Ontario, L9S 1G3

ADDRESS = 208 PARKSIDE CRES.
INNISFIL, ON L9S 1G3

ZONING = R1

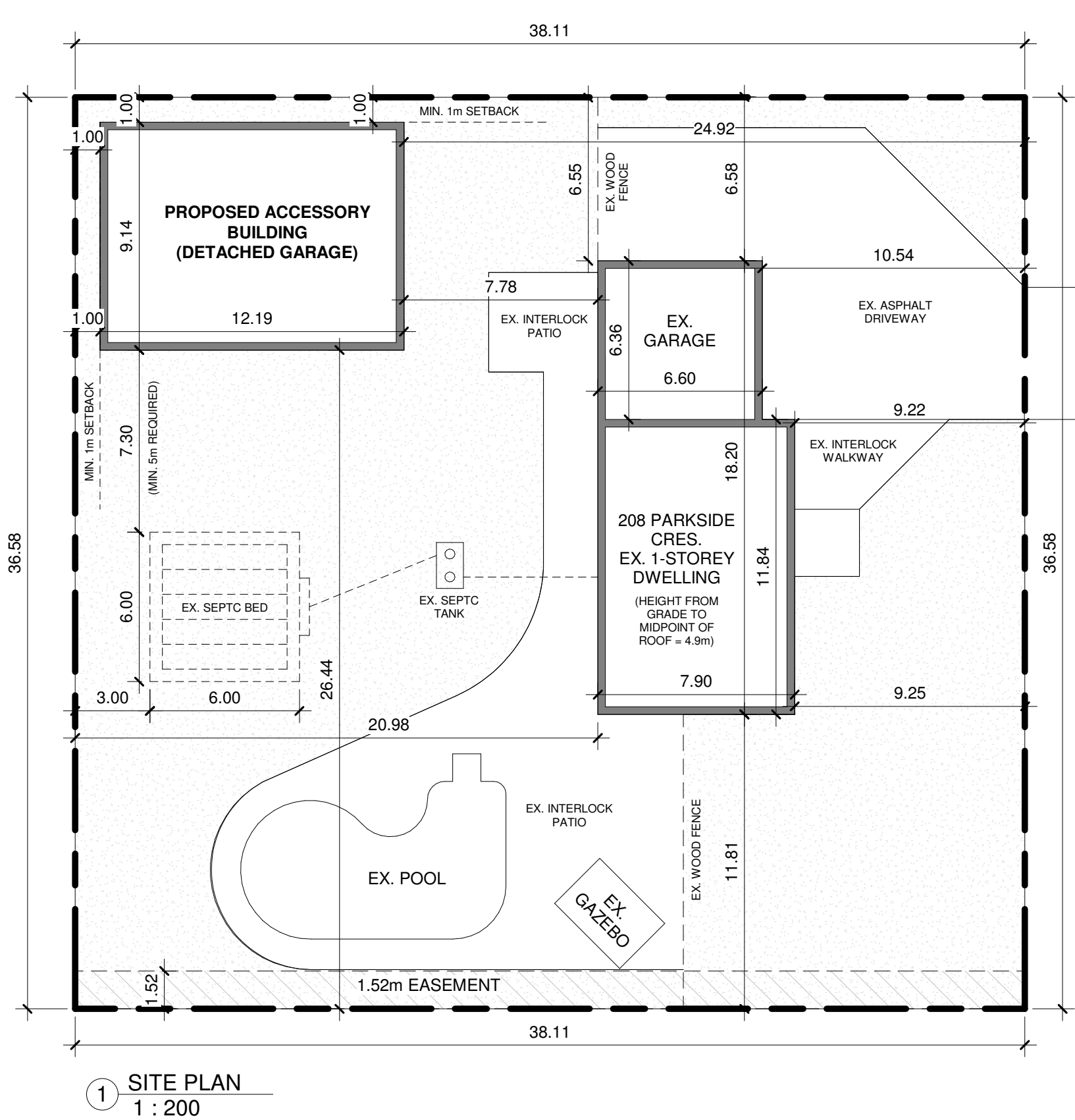
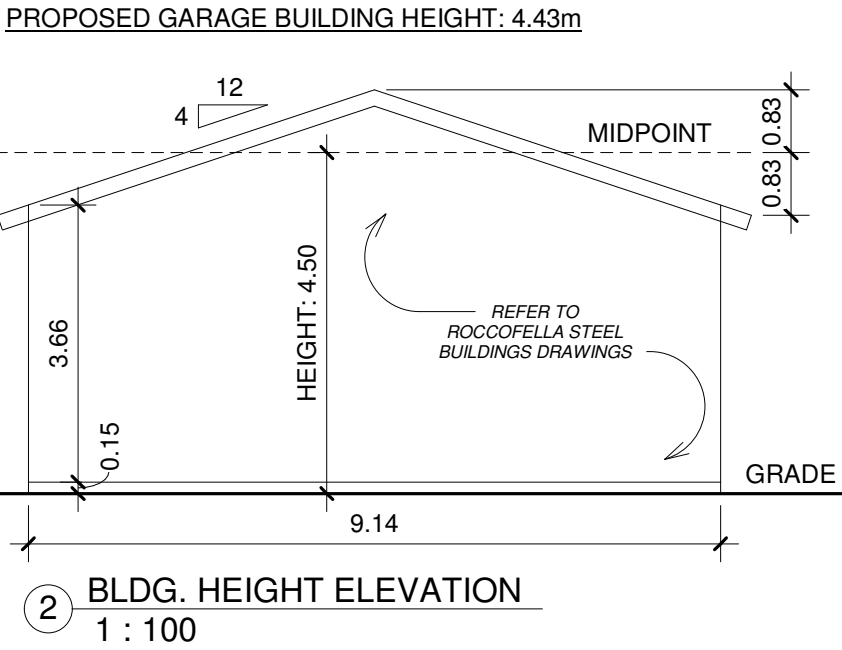
LOT AREA = 1395.53m²

EX. HOUSE
& EX. GARAGE = 135.52m²

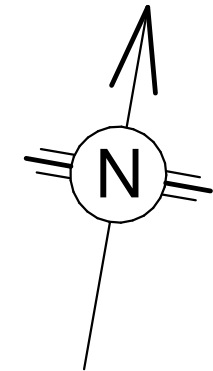
PROPOSED
GARAGE = 111.48m²

LOT COVERAGE = 247.00m² (17.70%)

SOFT
LANDSCAPING = 755.59m² (54.1%)



PARKSIDE CRES.



- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS.
 - THIS DRAWING IS NOT TO BE REPRODUCED UNLESS PROPER WRITTEN CONSENT IS OBTAINED FROM GTA PERMITS INC.
 - ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
 - ALL WORK SHOULD BE IN STRICT ACCORDANCE WITH THE RELEVANT BUILDING CODE & LOCAL MUNICIPAL BY-LAWS.
 - THESE DRAWINGS MAY BE ALTERED DUE TO ON SITE CONDITIONS NOT FORESEEN PRIOR TO CONSTRUCTION.
 - AFTER PERMIT IS OBTAINED ANY CHANGES MADE BY OWNER OR CONTRACTOR WILL BE THEIR RESPONSIBILITY AND GTA PERMITS INC. WILL NOT BE RESPONSIBLE.
 - BEFORE BEGINNING ANY WORK, IF CONTRACTOR FINDS ANY DISCREPANCIES NOTIFY GTA PERMITS INC. TO RECTIFY A SOLUTION.
 - THESES PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPARTMENT.

PROJECT ADDRESS:

208 PARKSIDE CRES., INNISFIL, ON L9S 1G3

DRAWING:

SITE PLAN

DRAWN BY:	GTA Permits	SP-1
DATE:	Nov. 24, 2025	
SCALE:	As indicated	

COLORS

ROOF PANELS:	Galvalume Plus
WALL PANELS:	Need Color
BASE TRIM:	Need Color
GABLE/EAVE/GUTTER TRIM:	Need Color
DOWNSPOUTS:	
FRAMED OPENING TRIM:	Need Color
CORNER TRIM:	Need Color
LINER/SOFFIT PANEL:	Need Color
LINER/SOFFIT TRIM:	Need Color

PRIMARY FRAMING:	Gray Oxide
SECONDARY FRAMING:	GZ

MATERIAL NOTES

1. MATERIALS:	MINIMUM YIELD:	
HOT ROLLED BAR	Fy = 50.00	ksi MIN.
STRUCTURAL STEEL SHEET	Fy = 50.00	ksi MIN.
STRUCTURAL STEEL PLATE	Fy = 50.00	ksi MIN.
COLD FORMED SHAPES	Fy = 50.00	ksi MIN.
WALL SHEETING	Fy = 50.00	ksi MIN.
ROOF SHEETING	Fy = 50.00	ksi MIN.
BOLTS	A307 & A325	
THE METAL BUILDING MANUFACTURER RESERVES THE RIGHT TO SUBSTITUTE THE ABOVE MATERIALS WITH EQUAL OR BETTER MATERIAL.		

2. BOLT TIGHTENING REQUIREMENTS:
ALL HIGH STRENGTH BOLTS ARE A325 UNLESS NOTED OTHERWISE. HIGH STRENGTH BOLTS SHALL BE TIGHTENED BY THE TURN OF THE NUT METHOD IN ACCORDANCE WITH THE LATEST EDITION OF AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". A325 BOLTS SHALL BE INSTALLED WITH OUT WASHERS WHEN TIGHTENED BY THE "TURN OF THE NUT" METHOD. ALL BOLTED CONNECTIONS, FOR SHEAR/BEARING CONNECTION TYPES WITH BOLT THREADS EXCLUDED FROM THE SHEAR PLANE SHALL BE SNUG TIGHT ONLY.

ACCESSORY SCHEDULE

GENERAL NOTES

Contractor / End User Responsibilities
It is the responsibility of the contractor/end user to ensure that all project plans and specifications comply with the applicable requirements of any governing building authorities. The supplying of sealed engineering data and drawings for the metal building system does not imply or constitute an agreement that the manufacturer or its design engineer is acting as the engineer of record for the project or design professional for a construction project.

The contractor/end user must secure all required approvals and permits from the appropriate agency. Approval of the drawings and calculations indicate that the manufacturer has correctly interpreted and applied the requirements of the contract, customer drawings, and specifications as were supplied to the manufacturer. (Sect. 4.2.1 AISC code of standard practices, 9th ed.)

Where discrepancies exist between the manufacturer's structural steel plans and the plans for other trades, the structural steel plans shall govern. (Sect. 3.3 AISC Code of Standard Practice 9th ed.)

Design considerations of any materials in the structure which are not furnished by the manufacturer are the responsibility of the contractor/end user and/or their engineers and not the manufacturer.

The contractor/end user is responsible for erection of steel and associated work in compliance with the manufacturer's "for construction" drawings.

All bracings as shown and provided by the manufacturer for this building is required and shall be installed by the erector as a permanent part of the structure.

Temporary supports, such as temporary guys, braces, false work, cribbing, or other elements required for the erection operation will be determined, furnished, and installed by the erector. These temporary supports shall secure the steel framing, or any partly assembled steel framing, against loads comparable in intensity to those for which the structure was designed, resulting from wind, seismic forces, and erection operations, but not the loads resulting from the performance of work by or the acts of others, nor such unpredictable loads as those due to tornado, explosion, or collision. (Sect. 7.9.1 AISC Code of Standard Practice, 9th ed.)

Warning: In no case should Galvalume steel panels be used in conjunction with lead or copper. Both lead and copper have harmful corrosion effects on the aluminum zinc alloy coating when they are used in contact with galvalume steel panels. Even run-off from copper flashing, wiring, or tubing onto galvalume should be avoided as it can cause damage to the finish and void the warranty.

Primer
All structural steel to receive a rust inhibitive primer. This primer is not a final paint finish and is not intended for long term exposure to the elements.

Approval Notes
The following conditions apply if these drawings are used as approval drawings:
It is imperative that any changes to these drawings be made in contrasting ink (preferably red ink), have all instances of change clearly indicated, and be legible and unambiguous. A signature and date are required on all pages.

The manufacturer reserves the right to re-submit drawings with additional details or changes as required to avoid fabrication errors. This may impact the delivery schedule.

Approval of these drawings indicates conclusively that the manufacturer has correctly interpreted the contract documents and drawings, and further constitutes agreement that the building as shown on the manufacturer's plans, with indicated changes, represents the total of the materials to be supplied by the manufacturer to fulfill the contract agreement.

Any changes noted on the drawings not in conformance with the terms and requirements of the contract between the manufacturer and its customer are not legally binding unless, subsequently, specifically acknowledged and agreed to in writing by change order or separate documentation.

The manufacturer recognizes that "rubber stamps" are routinely used for indicating approval, disapproval, rejection, or mere review of the drawings submitted. However, the manufacturer does not accept changes or additions to contractual terms and conditions that may appear with use of a stamp or similar indication of approval, disapproval, etc. Such language applied to the manufacturer's drawings by the customer, architect, engineer, or any other party will be considered as unacceptable alternations to these drawing notes and will not alter the contractual rights and obligations existing between the manufacturer and its customer.

Final detailing, fabrication, and delivery date of this project cannot be completed until signed approvals are returned to the manufacturer.

SERVICEABILITY (DEFLECTIONS)

ENDWALL COLUMN WIND:	180
ENDWALL RAFTER LIVE:	180
ENDWALL RAFTER WIND:	180
WALL GIRT WIND:	90
WALL PANEL WIND:	90
ROOF PURLIN LIVE:	180
ROOF PURLIN WIND:	120
ROOF PANEL LIVE:	180
ROOF PANEL WIND:	120
RIGID FRAME HORIZONTAL DRIFT:	60
RIGID FRAME VERTICAL:	180
RIGID FRAME SEISMIC:	40
RIGID FRAME CRANE:	100
WIND BENT HORIZONTAL DRIFT:	60
WIND BENT SEISMIC:	40
MEZZANINE DEAD + LIVE:	
MEZZANINE LIVE ONLY:	
CRANE RUNWAY HORIZONTAL:	
CRANE RUNWAY VERTICAL:	
OTHER:	N/A

BASIS OF DESIGN

BUILDING DESCRIPTION	
WIDTH	30'-0"
LENGTH	40'-0"
BACK SIDEWALL HEIGHT	12'-0"
FRONT SIDEWALL HEIGHT	12'-0"
BACK ROOF SLOPE	4.0:12
FRONT ROOF SLOPE	4.0:12

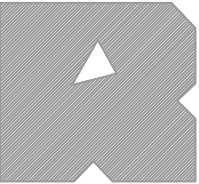
CODES AND REFERENCES	
BUILDING	OBC 24/ NBC 20
HOT ROLLED STEEL	CSA19
COLD FORMED STEEL	NACN16
IMPORTANCE CATEGORY	II - Normal

GRAVITY LOADS (psf)	
DEAD LOADS	
ROOF DEAD LOAD	3.00 PSF
ROOF COLLATERAL	3.00 PSF
LIVE LOADS	
ROOF	20.00 PSF

SNOW LOAD	
Is = SNOW IMPORTANCE FACTOR, ULS	1.00
Is = SNOW IMPORTANCE FACTOR, SLS	0.90
Ss = 1 IN 50 GROUND SNOW LOAD	52.25 PSF
Sr = 1 IN 50 RAIN LOAD	8.36 PSF
Cb = BASIC ROOF SNOW LOAD FACTOR	0.80
Cw = WIND EXPOSURE FACTOR	1.00
Cs = SLOPE FACTOR	0.92
Ca = ACCUMULATION FACTOR	1.00
S = ROOF SNOW LOAD	47.0 PSF

WIND LOAD	
Iw = WIND IMPORTANCE FACTOR, ULS	1.00
Iw = WIND IMPORTANCE FACTOR, SLS	0.75
q = 1 IN 50 REF. VELOCITY PRESSURE	7.52 PSF
Ce = EXPOSURE FACTOR	0
Cpi = INTERNAL PRESSURE COEFFICIENT	+0.30 / -0.45

SEISMIC LOAD		
Ie, EARTHQUAKE IMPORTANCE FACTOR		1.00
SITE CLASS		D
S(0.2)= 0.26	S(0.5)= 0.27	S(1.0)= 0.17
S(2.0)= 0.08	S(5.0)= 0.02	PGA= 0.14
Rd, MOMENT FRAME AND BRACING		1.50
Ro, MOMENT FRAME AND BRACING		1.30



ROCCOFELLA STEEL BUILDINGS
17380 YORK REGIONAL RD 27, UNIT 2
SCHOMBERG, ON L0G 1T0
(888) 256-8007

JOB ID
25Q3-052

CUSTOMER

Stuart & Miranda Faulds
208 Parkside Crescent
Innisfil, ON

PROJECT

Stuart & Miranda Faulds
208 Parkside Crescent
Innisfil, ON

DRAWING STATUS

☐ FOR CONSTRUCTION
FINAL DRAWINGS USED FOR ERECTION PURPOSES

☒ FOR APPROVAL / PERMIT
NOT TO BE USED FOR ERECTION PURPOSES

☐ PRELIMINARY ONLY
ISSUED FOR CONFIRMATION OF SCOPE ONLY

REVISIONS

1

2

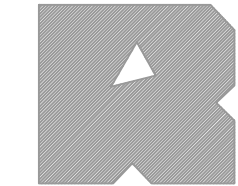
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THE ENGINEER SIGNING AND SEALING THIS SET OF DRAWINGS IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND IS ONLY CERTIFYING THAT THE DESIGN OF THE BUILDING SYSTEM FURNISHED BY THE MANUFACTURER NAMED WITHIN SATISFY THE DESIGN REQUIREMENTS SPECIFIED BY THE CONTRACT DOCUMENTS IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND STANDARDS OF PRACTICE AND DOES NOT EXTEND TO THE ERECTION OF THE BUILDING STRUCTURE.

SEAL



SHEET



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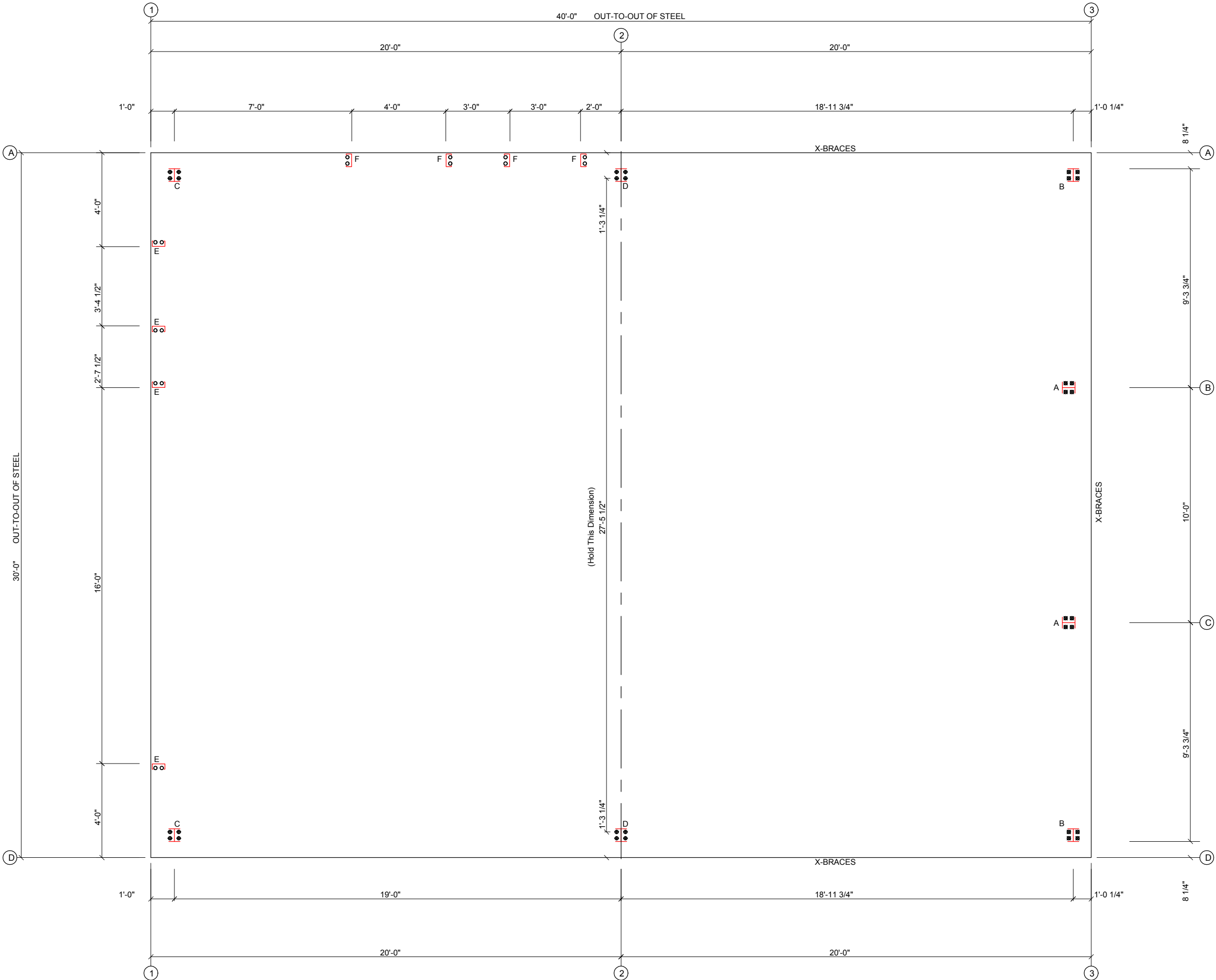
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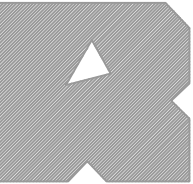
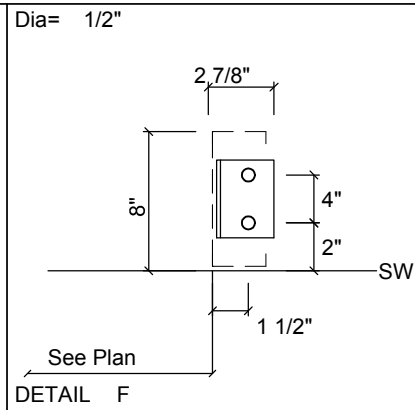
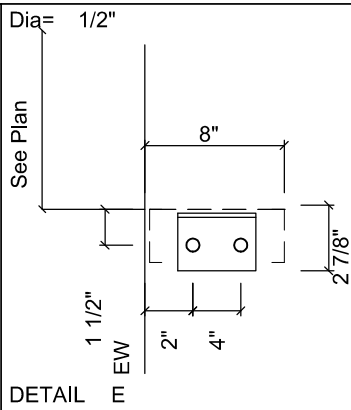
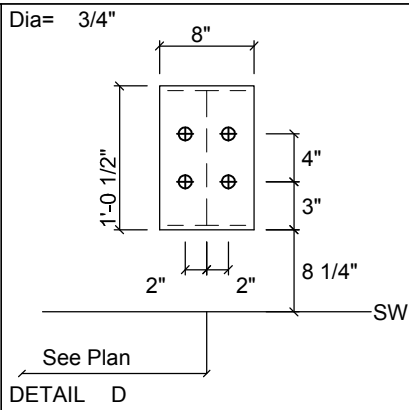
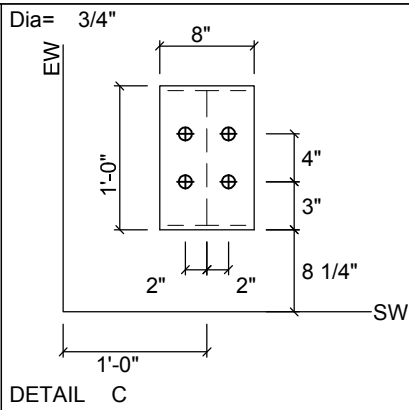
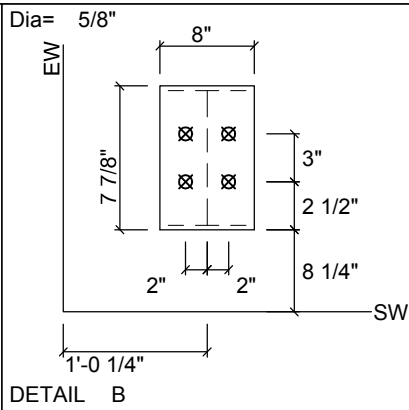
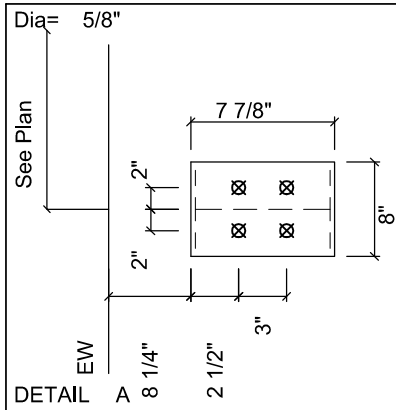
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ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)



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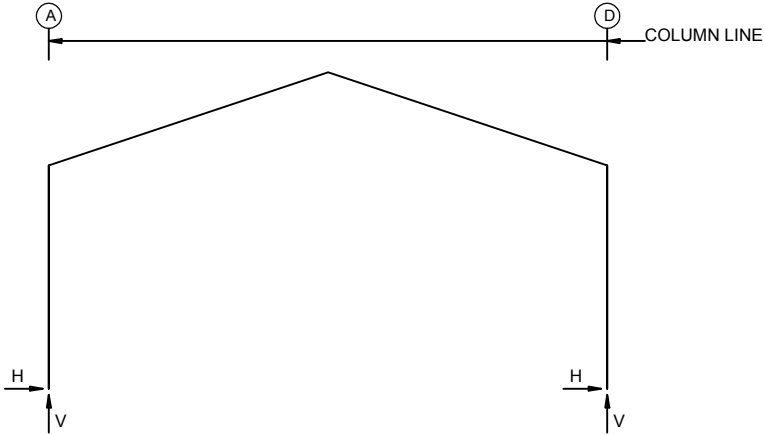
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SEAL



SHEET

FRAME LINES: 1 2



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt(in)		Base_Plate(in)			
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Qty	Dia	Width	Length	Thick	Grout (in)
1	A	3	4.2	14.7	6	-1.6	-0.6	4	0.750	8.000	12.00	0.500	0.0
		1	4.0	15.5	4	-1.2	-3.2						
1	D	7	1.6	-0.6	2	-4.2	14.7	4	0.750	8.000	12.00	0.500	0.0
		1	-4.0	15.5	5	1.2	-3.2						

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt(in)		Base_Plate(in)			
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Qty	Dia	Width	Length	Thick	Grout (in)
2	A	3	8.7	29.7	6	-3.3	-1.3	4	0.750	8.000	12.50	0.500	0.0
		1	8.3	31.4	4	-2.5	-6.5						
2	D	7	3.3	-1.3	2	-8.7	29.7	4	0.750	8.000	12.50	0.500	0.0
		1	-8.3	31.4	5	2.5	-6.5						

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind_Left1 Horz	Wind_Left1 Vert	Wind_Right1 Horz	Wind_Right1 Vert	Wind_Left2 Horz	Wind_Left2 Vert	Wind_Right2 Horz	Wind_Right2 Vert
3	D	0.4	0.2	1.3	3.1	0.0	-0.8	0.0	-1.5	0.0	0.0	0.0	-0.7
3	C	0.7	0.4	2.6	6.0	-0.8	-3.4	0.0	-0.1	-0.8	-2.4	0.0	0.9
3	B	0.7	0.4	2.6	6.0	0.0	-0.2	0.8	-3.3	0.0	0.8	0.8	-2.3
3	A	0.4	0.2	1.3	3.1	0.0	-0.9	0.0	-1.4	0.0	-0.1	0.0	-0.6

Frm Line	Col Line	Wind_Press Horz	Wind_Press Vert	Wind_Suct Horz	Wind_Suct Vert	Wind_Long1 Horz	Wind_Long1 Vert	Wind_Long2 Horz	Wind_Long2 Vert	Seis_Left Horz	Seis_Left Vert	Seis_Right Horz	Seis_Right Vert	Seis_Long Horz	Seis_Long Vert
3	D	-1.7	-0.6	0.4	0.6	0.0	-1.3	0.0	-0.9	0.0	0.1	0.0	0.0	-2.4	-1.2
3	C	-0.8	0.0	0.5	0.0	0.0	-1.3	-0.4	-1.7	-1.1	-1.7	0.0	1.6	0.0	0.0
3	B	-0.8	0.0	0.5	0.0	0.4	-1.7	0.0	-1.3	0.0	1.6	1.1	-1.7	0.0	0.0
3	A	-1.7	-0.6	0.4	0.6	0.0	-0.9	0.0	-1.3	0.0	0.0	0.0	0.1	-2.4	-1.2

Frm Line	Col Line	E2UNB_SL_L- Horz	E2UNB_SL_L- Vert	E2UNB_SL_R- Horz	E2UNB_SL_R- Vert
3	D	0.0	3.6	0.0	-0.1
3	C	0.0	6.4	0.0	0.5
3	B	0.0	0.5	0.0	6.4
3	A	0.0	-0.1	0.0	3.6

ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt(in)		Base_Plate(in)			
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Qty	Dia	Width	Length	Thick	Grout (in)
3	D	9	0.6	-1.0	8	-2.4	-0.7	4	0.625	8.000	7.875	0.500	0.0
		10	0.0	6.1	11	-2.4	-2.6						
3	C	12	0.7	-4.2	13	-1.1	-4.2	4	0.625	8.000	7.875	0.500	0.0
		10	0.0	10.9									
3	B	9	0.7	-4.0	11	-1.1	-4.0	4	0.625	8.000	7.875	0.500	0.0
		14	0.0	10.9									
3	A	9	0.6	-0.9	8	-2.4	-0.7	4	0.625	8.000	7.875	0.500	0.0
		14	0.0	6.1	11	-2.4	-2.5						

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	----Dead----		--Collateral-		----Live----		----Snow----		--Wind_Left1-		-Wind_Right1-	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	A	0.2	1.0	0.2	0.6	1.0	3.9	2.4	9.1	-1.0	-2.9	0.5	-2.1
1	D	-0.2	1.0	-0.2	0.6	-1.0	3.9	-2.4	9.1	-0.5	-2.1	1.0	-2.9

Frame Line	Column Line	--Wind_Left2-		-Wind_Right2-		--Wind_Long1-		--Wind_Long2-		-Seismic_Left		Seismic_Right	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	A	-1.3	-1.1	0.3	-0.3	0.3	-2.6	-0.1	-2.4	-0.6	-0.5	0.6	0.5
1	D	-0.3	-0.3	1.3	-1.1	0.1	-2.4	-0.3	-2.6	-0.6	0.5	0.6	-0.5

Frame Line	Column Line	F1UNB_SL_L-		F1UNB_SL_R-	
		Horz	Vert	Horz	Vert
1	A	1.3	8.1	1.3	2.2
1	D	-1.3	2.2	-1.3	8.1

Frame Line	Column Line	----Dead----		--Collateral-		----Live----		----Snow----		--Wind_Left1-		-Wind_Right1-	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2	A	0.4	1.8	0.3	1.2	2.1	7.8	4.9	18.4	-2.1	-5.8	1.0	-4.1
2	D	-0.4	1.8	-0.3	1.2	-2.1	7.8	-4.9	18.4	-1.0	-4.1	2.1	-5.8

Frame Line	Column Line	--Wind_Left2-		-Wind_Right2-		--Wind_Long1-		--Wind_Long2-		-Seismic_Left		Seismic_Right	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2	A	-2.6	-2.1	0.5	-0.4	0.7	-4.7	0.2	-4.4	-1.1	-0.9	1.1	0.9
2	D	-0.5	-0.4	2.6	-2.1	-0.2	-4.4	-0.7	-4.7	-1.1	0.9	1.1	-0.9

Frame Line	Column Line	Seismic_Long1		Seismic_Long2		F2UNB_SL_L-		F2UNB_SL_R-	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2	A	0.0	-1.2	0.0	1.2	2.8	16.4	2.8	4.6
2	D	0.0	-1.2	0.0	1.2	-2.8	4.6	-2.8	16.4

NOTES FOR REACTIONS

- All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
- Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
- Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:

Width (ft) = 30.0
Length (ft) = 40.0
Eave Height (ft) = 12.0/ 12.0
Roof Slope (rise/12) = 4.00/ 4.00
Roof Dead Load (psf) = 3.0
Wall Dead Load (psf) = 2.0
Left Endwall (psf) = 2.0
Right Endwall (psf) = 2.0
Front Sidewall (psf) = 2.0
Back Sidewall (psf) = 2.0
Live Load (psf) = 20.0
Collateral Load (psf) = 3.0
Snow Load (psf) = 47.0
Wind Load 1:50 (psf) = 7.5
Wind Code = ONBC 24 (NBC 20)
Wind Opening Category = 2
Exposure = 0
Internal Wind Coeff = -0.45, +0.30
Importance Wind (ULS) = 1.00
Importance Seismic (ULS) = 1.00
Seismic Category = 2
Seismic Data
Sa (0.2,X) = 0.2590
Sa (0.5,X) = 0.2700
Sa (1.0,X) = 0.1650
Sa (2.0,X) = 0.0799
Sa (5.0,X) = 0.0213
Sa (10.0,X) = 0.0067
PGA (X) = 0.1420
S (2.0) = 0.0799
S (0.5) = 0.2700
- Loading conditions are:

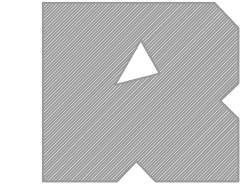
1 1.25Dead+1.25Collateral+1.5Snow+1.5Snow_Drift+1.5Slide_Snow
2 1.25Dead+1.25Collateral+1.5Snow+0.4Wind_Left1+1.5Snow_Drift+1.5Slide_Snow
3 1.25Dead+1.25Collateral+1.5Snow+0.4Wind_Right1+1.5Snow_Drift+1.5Slide_Snow
4 0.9Dead+1.4Wind_Left1
5 0.9Dead+1.4Wind_Right1
6 0.9Dead+1.4Wind_Left2
7 0.9Dead+1.4Wind_Right2
8 Dead+Collateral+Seismic_LongL
9 0.9Dead+1.4Wind_Right1+1.4Wind_Suction
10 1.25Dead+1.25Collateral+1.5E2UNB_SL_L
11 0.9Dead+1.4Wind_Right1+1.4Wind_Pressure
12 0.9Dead+1.4Wind_Left1+1.4Wind_Suction
13 0.9Dead+1.4Wind_Left1+1.4Wind_Pressure
14 1.25Dead+1.25Collateral+1.5E2UNB_SL_R

BUILDING BRACING REACTIONS

Loc	Wall Line	Col Line	Reactions(k)				Panel_Shear (lb/ft)		Note
			Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Wind	Seis	
L_EW	1								(h)
F_SW	D	2,3	1.1	0.6	2.4	1.2			
R_EW	3	C,B	0.8	1.2	1.1	1.6			
B_SW	A	3,2	1.1	0.6	2.4	1.2			
(h)Rigid frame at endwall									
Reactions for seismic represent shear force, V Reaction values shown are unfactored									

ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type	Proj (in)
○ 16	Jamb	1/2"	A307	2.00
⊗ 16	Endwall	5/8"	A307	2.50
⊕ 16	Frame	3/4"	A307	3.00



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208 Parkside Crescent
Innisfil, ON

PROJECT

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208 Parkside Crescent
Innisfil, ON

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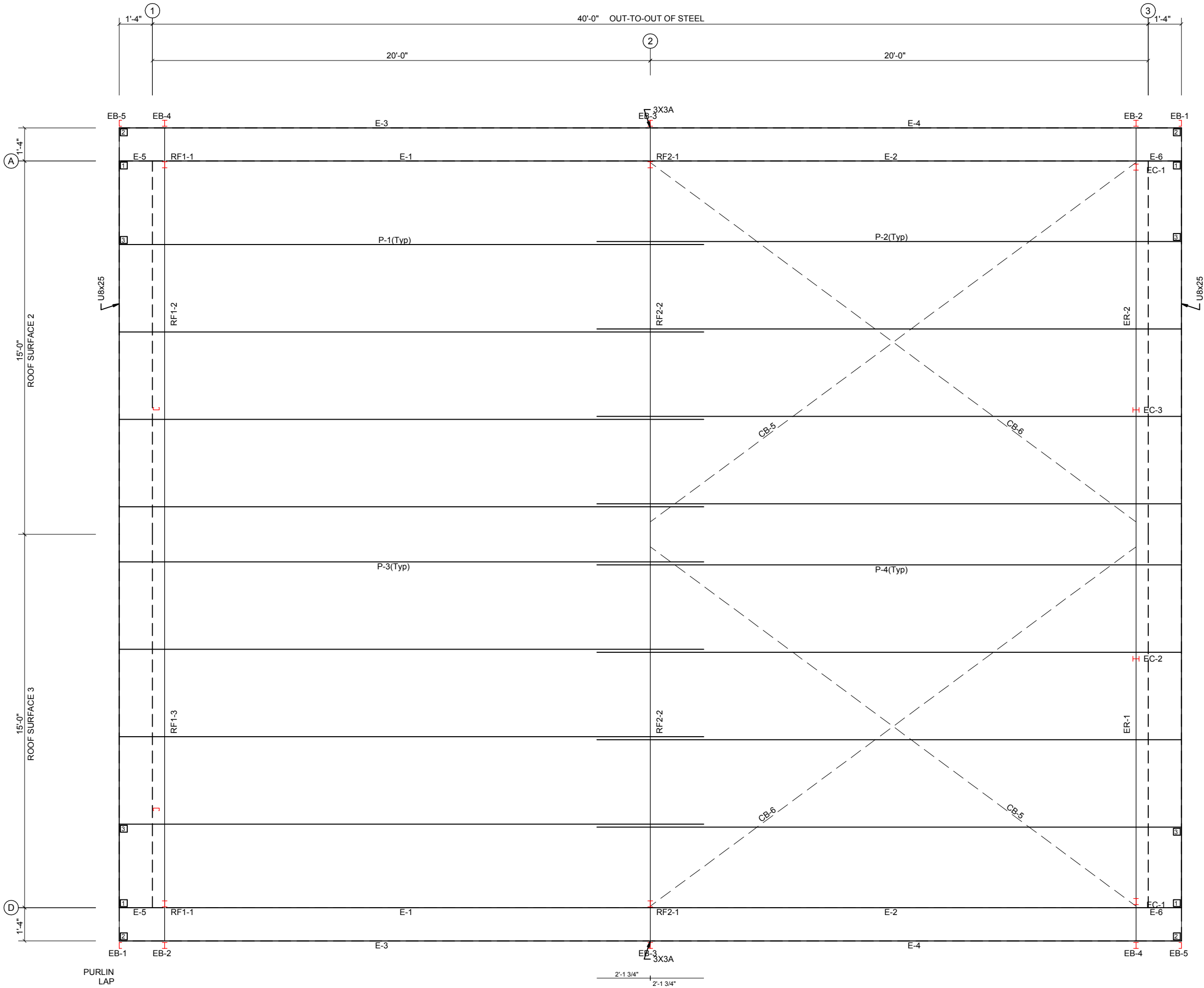
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SEAL



SHEET



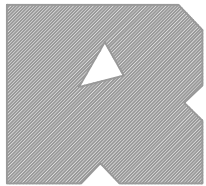
ROOF FRAMING PLAN

BOLT TABLE: FRAME LINE				
LOCATION	QUAN	TYPE	DIA	LENGTH
EB-2	4	A325	1/2"	1 1/4"
EB-3	4	A325	1/2"	1 1/4"
EB-4	4	A325	1/2"	1 1/4"

MEMBER TABLE: FRAME LINE			
QUAN	MARK	PART	LENGTH
2	EB-1	U82516	4'-3 1/16"
2	EB-2	W8X10	2'-10"
2	EB-3	W8X10	2'-10"
2	EB-4	W8X10	2'-10"
2	EB-5	U82516	4'-3 1/16"
4	P-1	08Z14	23'-5 1/2"
4	P-2	08Z14	23'-5 1/2"
4	P-3	08Z14	23'-5 1/2"
4	P-4	08Z14	23'-5 1/2"
2	E-1	08Z12	18'-4"
2	E-2	08Z12	18'-3 3/4"
2	E-3	08C16	20'-11 3/4"
2	E-4	08C16	20'-11 3/4"
2	E-5	08Z12	1'-8 1/4"
2	E-6	08Z12	1'-8 1/2"
2	CB-5	CBL-38	23'-11"
2	CB-6	CBL-38	23'-10 1/2"

CLIP TABLE: FRAME LINE			
ID	QUAN	MARK	
1	0	e1	
2	0	d1	
3	0	d2	

ANGLE TABLE: FRAME LINE			
ID	QUAN	MARK	LENGTH
0	1	3X3A	12'-0"
0	1	U8x25	17'-2 5/8"



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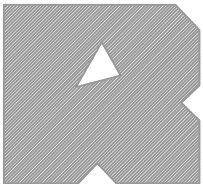
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SHEET

TRIM TABLE (Trim laps 2" unless noted otherwise)				
ØID	QUAN	MARK	LENGTH	DETAIL
0	3	T05	14'-0"	TRIM_126
0	2	T05	14'-0"	TRIM_126
0	2	T05	14'-0"	TRIM_117
0	2	OA3102	14'-0"	TRIM_117
0	4	T05	14'-0"	TRIM_117
0	4	OA3102	14'-0"	TRIM_117
0	3	T18	14'-0"	TRIM_100
0	4	T18	14'-0"	TRIM_100
0	4	T26	14'-0"	
0	4	T01	14'-0"	TRIM_128
0	6	T05	14'-0"	TRIM_117
0	6	OA3102	14'-0"	TRIM_117
0	6	T05	14'-0"	TRIM_126



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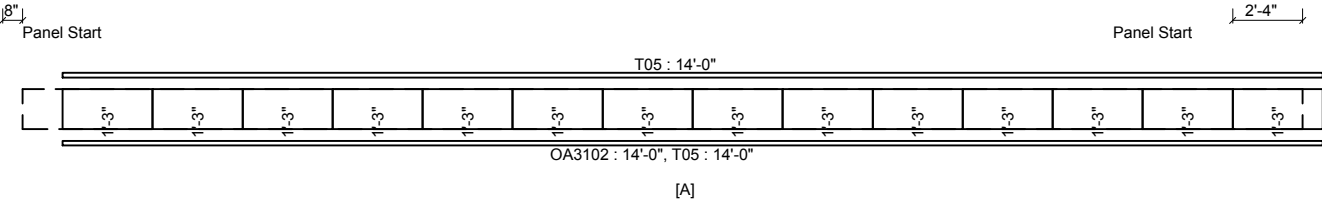
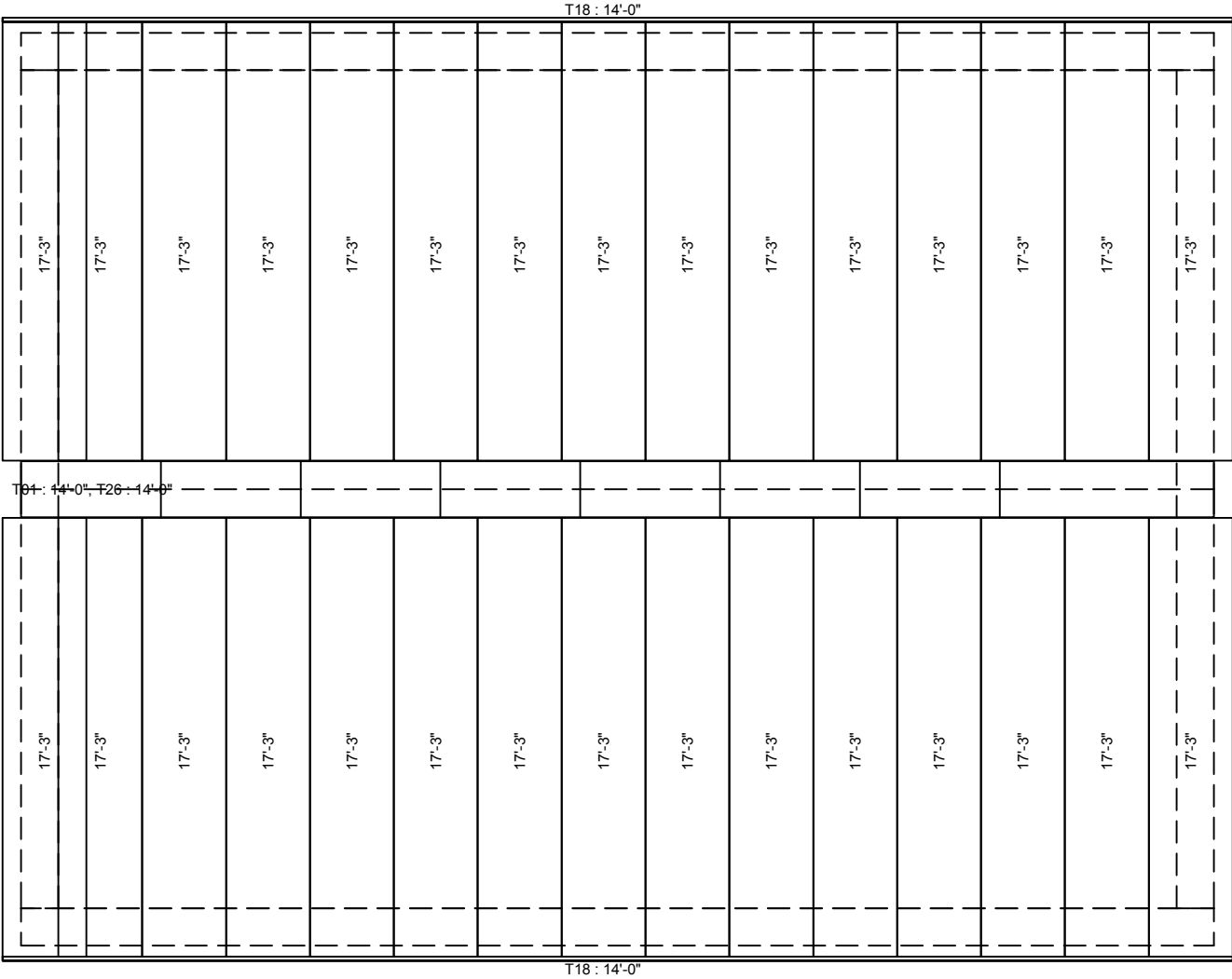
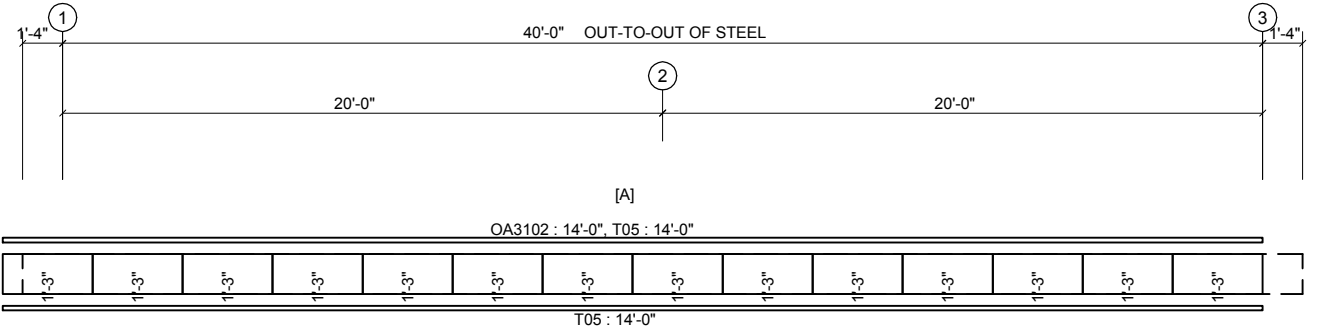
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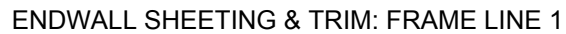


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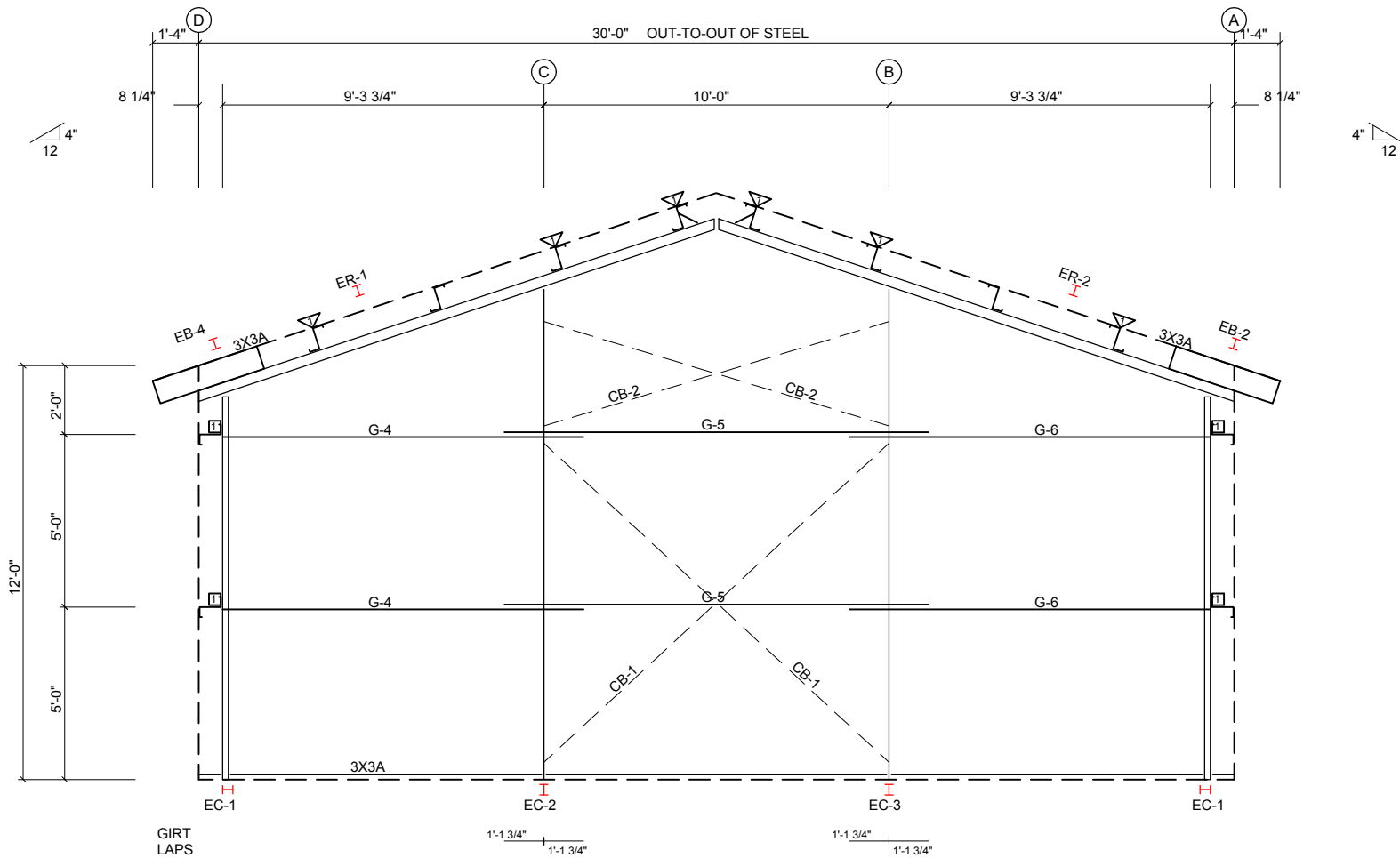
ROOF SHEETING PLAN

PANELS: 26 Ga. AWR - Galvalume Plus
[A] SOFFIT PANELS: 26 Ga. AWR - Need Color

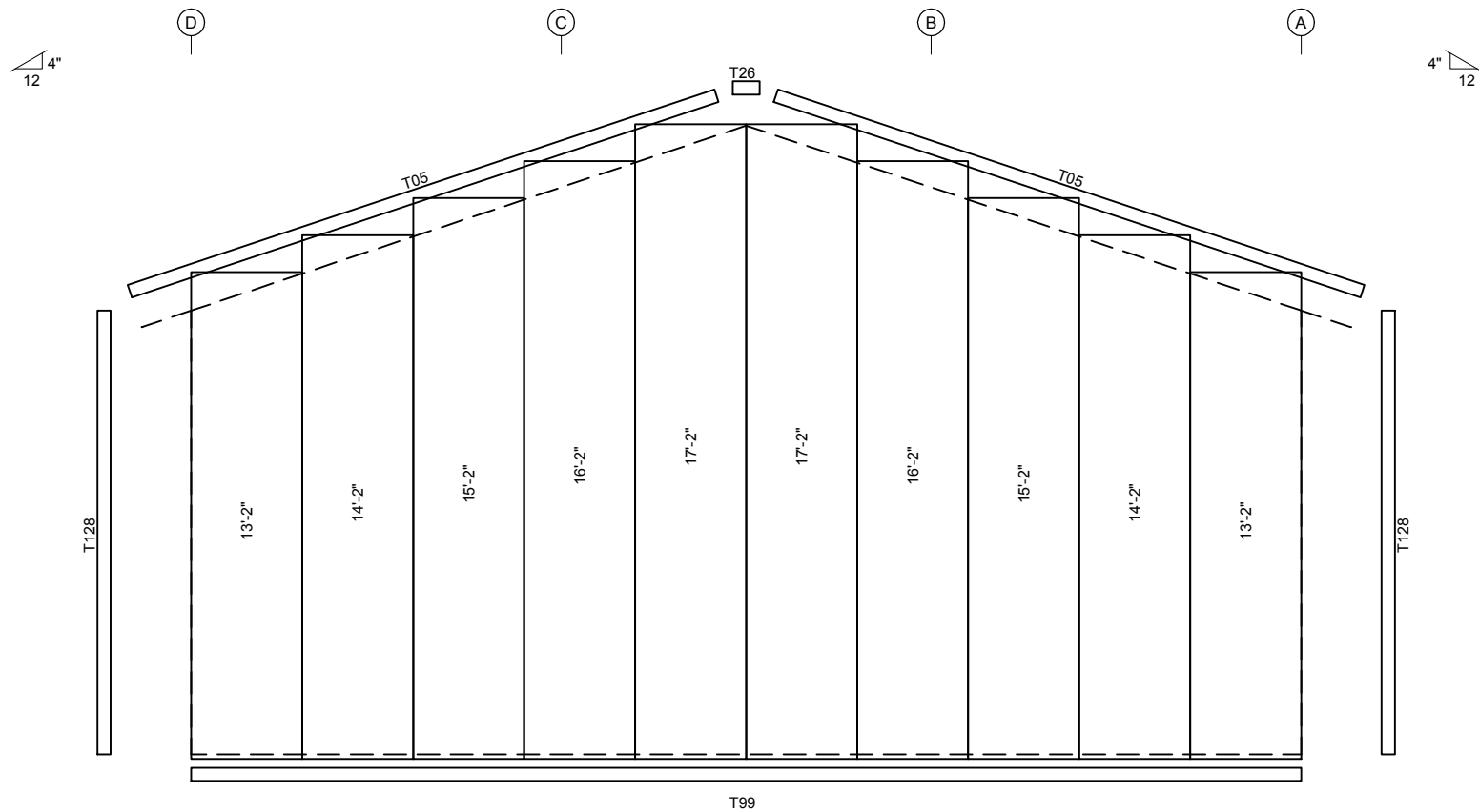


PANELS: 26 Ga. AWR - Need Color

SHEET



ENDWALL FRAMING: FRAME LINE 3



ENDWALL SHEETING & TRIM: FRAME LINE 3

PANELS: 26 Ga. AWR - Need Color

MEMBER TABLE: FRAME LINE 3			
QUAN	MARK	PART	LENGTH
1	EB-2	W8X10	2'-10"
1	EB-4	W8X10	2'-10"
2	EC-1	W8X10	11'-0 3/8"
1	EC-2	W8X10	13'-11 5/8"
1	EC-3	W8X10	13'-11 5/8"
1	ER-1	W8X10	15'-9 3/4"
1	ER-2	W8X10	15'-9 3/4"
2	G-4	08Z16	10'-5 1/2"
2	G-5	08Z16	12'-3 1/2"
2	G-6	08Z16	10'-5 1/2"
2	CB-1	CBL-38	13'-8"
2	CB-2	CBL-38	10'-8 1/4"

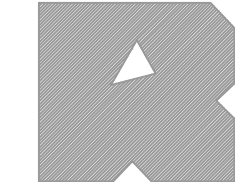
TRIM TABLE (Trim laps 2" unless noted otherwise)				
◇ID	QUAN	MARK	LENGTH	DETAIL
0		T26	SCRAP	TRIM_130
0	2	T05	14'-0"	TRIM_126
0	2	T128	14'-0"	TRIM_13
0	3	T99	14'-0"	

BOLT TABLE: FRAME LINE 3				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	3/4"	3"
Cor_Column/Raf	4	A325	3/4"	2"
Int_Column/Raf	4	A325	3/4"	3"

CLIP TABLE: FRAME LINE 3			
◇ID	QUAN	MARK	
1	4	r8	

ANGLE TABLE: FRAME LINE 3			
◇ID	QUAN	MARK	LENGTH
0	2	3X3A	12'-0"
0	3	3X3A	12'-0"

FLANGE BRACE TABLE: FRAME LINE 3			
◇ID	QUAN	MARK	LENGTH
1	1	FB30.8	2'-6 3/4"



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JOB ID

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CUSTOMER

Stuart & Miranda Faulds
208 Parkside Crescent
Innisfil, ON

PROJECT

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208 Parkside Crescent
Innisfil, ON

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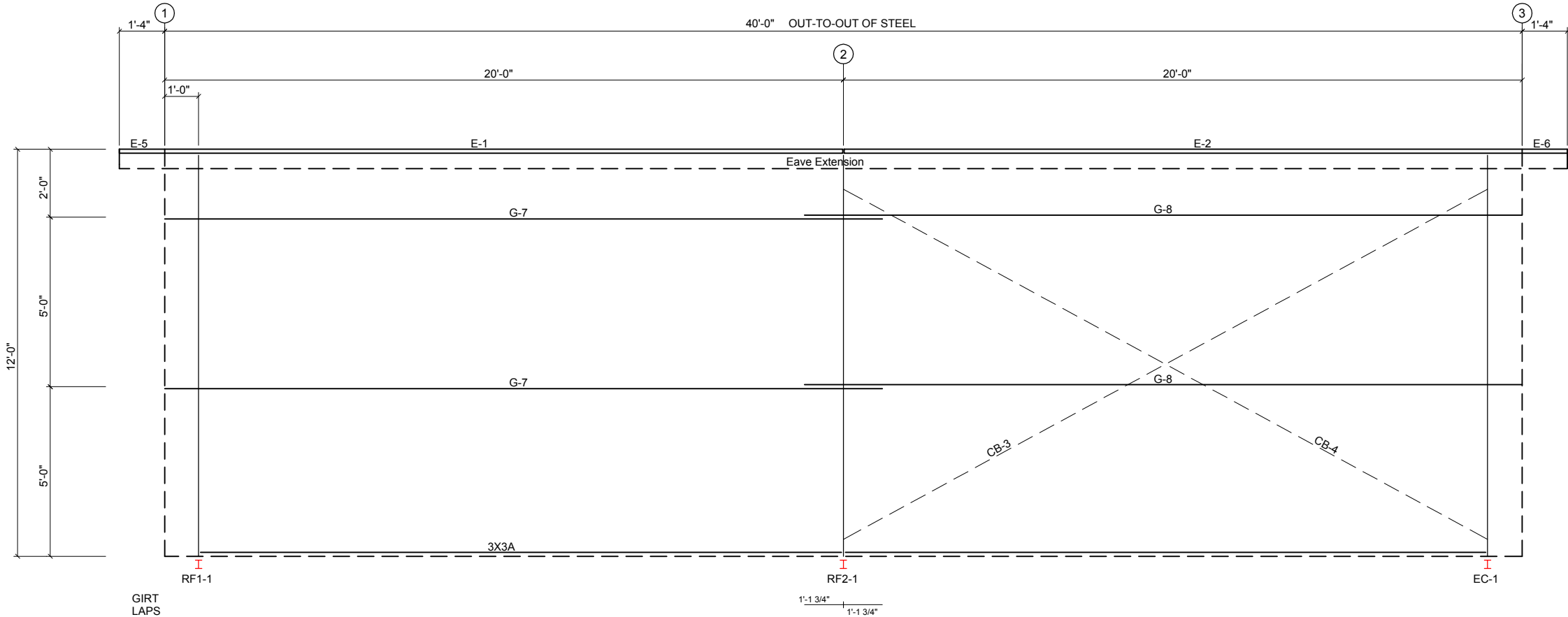
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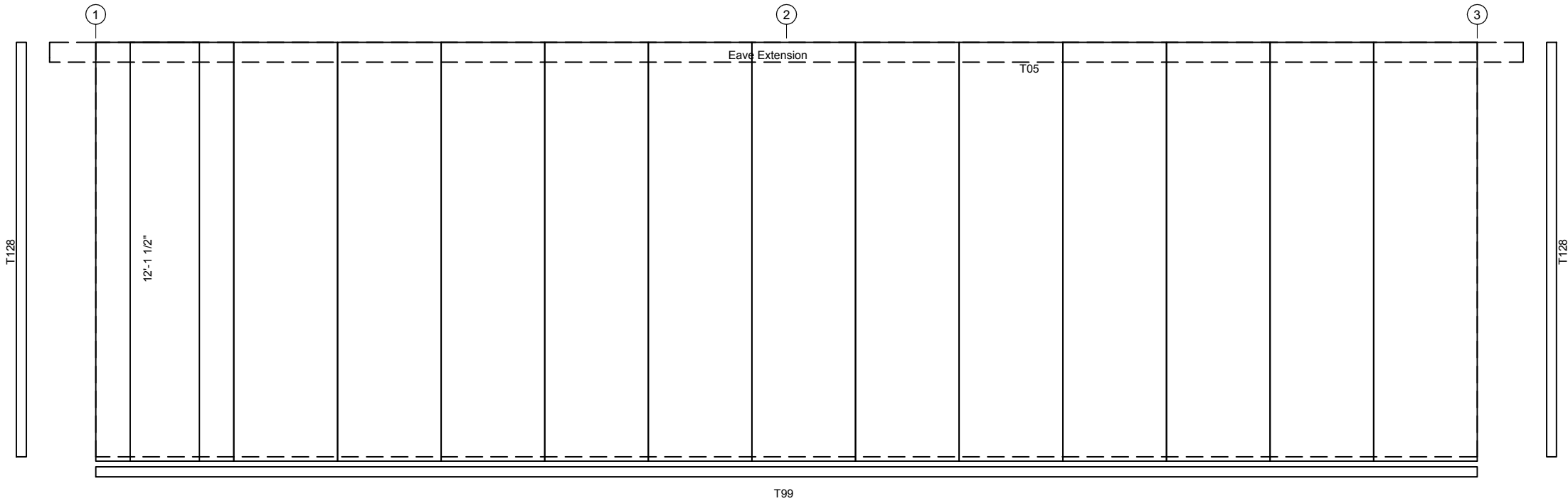
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SIDEWALL FRAMING: FRAME LINE D



SIDEWALL SHEETING & TRIM: FRAME LINE D
PANELS: 26 Ga. AWR - Need Color

MEMBER TABLE: FRAME LINE D			
QUAN	MARK	PART	LENGTH
1	E-1	08Z12	18'-4"
1	E-2	08Z12	18'-3 3/4"
1	E-5	08Z12	1'-8 1/4"
1	E-6	08Z12	1'-8 1/2"
2	G-7	08Z16	21'-1 1/2"
2	G-8	08Z16	21'-1 1/2"
1	CB-3	CBL-38	21'-7"
1	CB-4	CBL-38	21'-10"

TRIM TABLE (Trim laps 2" unless noted otherwise)				
QID	QUAN	MARK	LENGTH	DETAIL
0	3	T05	14'-0"	TRIM_126
0	2	T128	14'-0"	TRIM_13
0	3	T99	14'-0"	

ANGLE TABLE: FRAME LINE D			
QID	QUAN	MARK	LENGTH
0	4	3X3A	12'-0"



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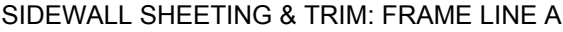
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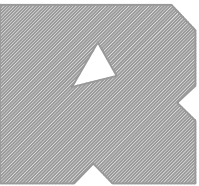
PANELS: 26 Ga. AWR - Need Color

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SPLICE PLATE & BOLT TABLE									
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick
SP1	4	4	0		A325	0.625	2.75	6"	1/2"
SP2	4	4	0		A325	0.625	2.75	6"	3/8"

▽ FLANGE BRACES: Both Sides(U.N.)
FBxxA(1): xx=length(in)
A - FB2x14G

MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF1-1	W12X14	11'-6 1/16"
RF1-2	W12X14	14'-0"
RF1-3	W12X14	14'-0"
EB-2	W8X10	2'-10"
EB-4	W8X10	2'-10"



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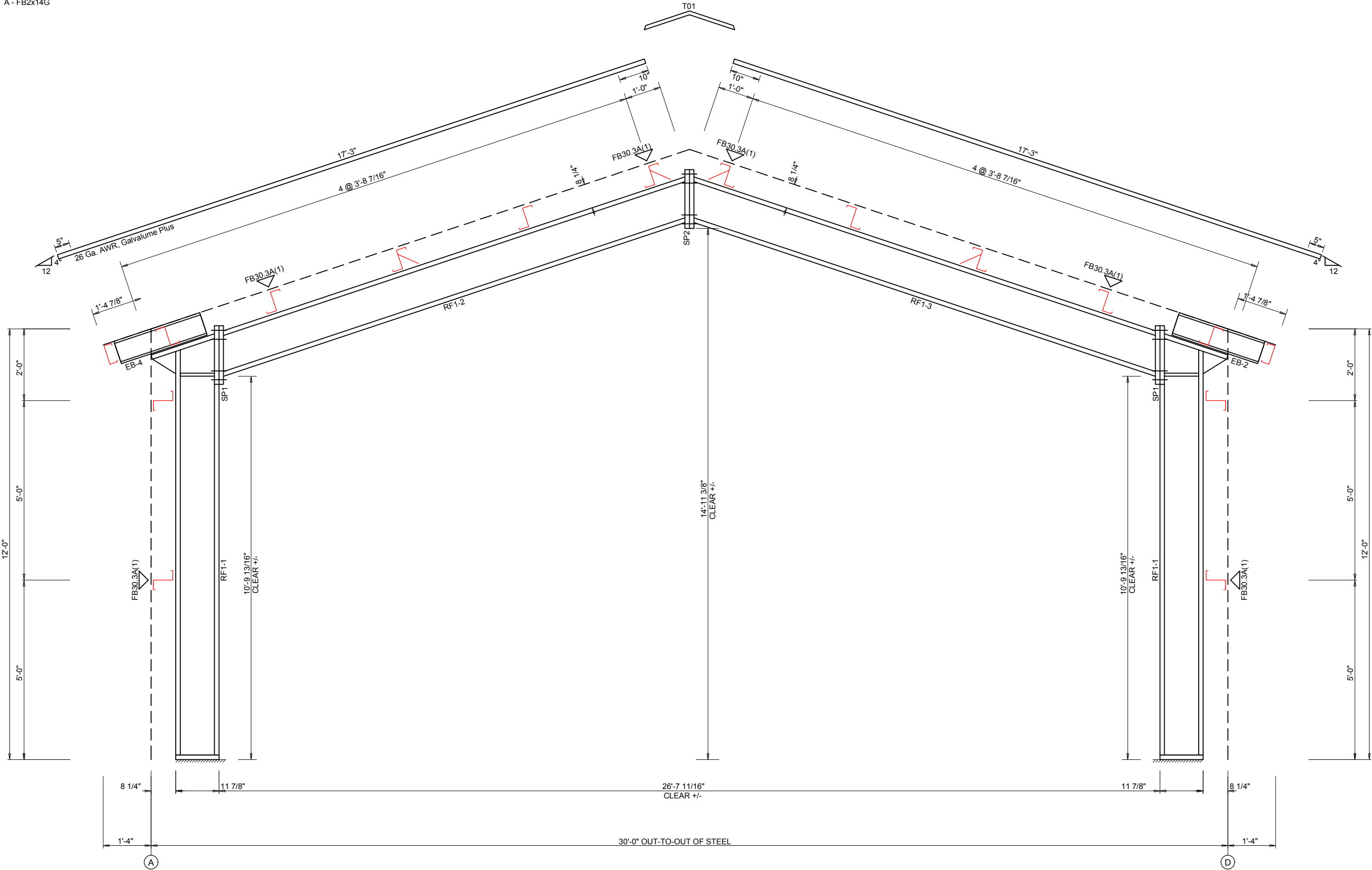
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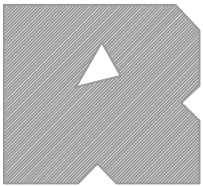


RIGID FRAME ELEVATION: FRAME LINE 1

SPLICE PLATE & BOLT TABLE									
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick
SP1	4	4	0		A325	0.750	3.00	6"	5/8"
SP2	4	4	0		A325	0.625	2.75	6"	1/2"
									1'-7 1/2"

MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF2-1	W12X22	11'-6 1/16"
RF2-2	W12X22	13'-11 7/16"
EB-3	W8X10	2'-10"

▽ FLANGE BRACES: Both Sides(U.N.)
FBxxA(1): xx=length(in)
A - FB2x14G



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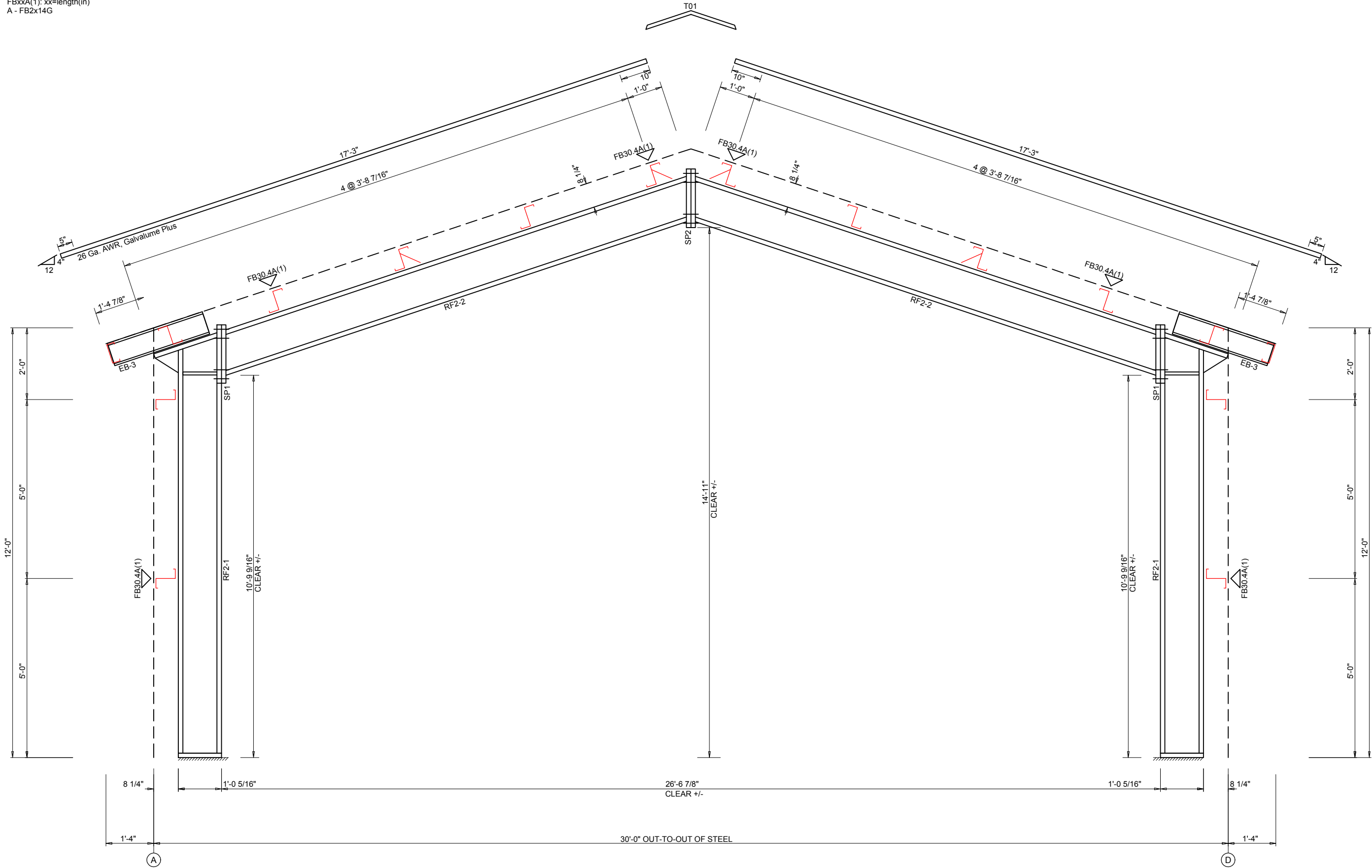
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RIGID FRAME ELEVATION: FRAME LINE 2

DESIGN LOADS:

- GENERAL COMMENTS:
1. IMPORTANCE FACTOR OF 1.0 USED
 2. DESIGN DATA BASED ON ULS AND SLS PROCEDURES AS PER PART 4 OF NBC
 3. ASSUMED BEARING CAPACITY TO BE 75 KPa (SLS) OR 112 KPa (LSL) TO BE CONFIRMED AT TIME OF CONSTRUCTION.

SPECIFIED LOADS

1. SPECIFIED COLUMN REACTIONS AS PROVIDED ON ROCCOFELLA DRAWINGS (# 25Q3-052)
2. SPECIFIED FLOOR LIVE LOAD = 4.8 KPA (100 PSF)

GENERAL NOTES:

1. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS BY SITE MEASUREMENT PRIOR TO COMMENCING WORK AND VERIFY SITE CONDITIONS WITH THE DETAILS SHOWN. REPORT ANY INCONSISTENCIES TO THE ENGINEER.
2. COORDINATE CONSTRUCTION OPERATIONS WITH THE OWNER TO ENSURE MINIMUM INTERFERENCE WITH THE OWNER'S ACTIVITIES. ALLOW FOR TEMPORARY CONNECTIONS IF REQUIRED.
3. COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ONTARIO CONSTRUCTION SAFETY ACT AND REGULATION.
4. THE CONTRACTOR SHALL APPLY FOR AND PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
5. EXACT LOCATIONS OF ALL EXISTING SERVICES (WATER, GAS, BELL, ETC.) TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK.
6. THE CONTRACTOR SHALL RETAIN AN INDEPENDENT INSPECTION AND TESTING COMPANY TO ENSURE THAT ALL WORK IS DONE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. TESTING SHALL INCLUDE REINFORCING STEEL PLACEMENT, CONCRETE TEST, SOIL BEARING AND COMPACTION TESTS, STRUCTURAL STEEL AND WELDING INSPECTIONS.
7. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN ALL SHORING AND TEMPORARY BRACING AS PER O.R.C. 9.3.3 AND THE CONTRACTOR SHALL RETAIN AN ENGINEER AS REQUIRED.

SLABS ON GRADE:

1. PRIOR TO CONSTRUCTION OF SLABS-ON-GRADE, ALL TOPSOIL, SOFT OR OTHERWISE COMPRESSIBLE MATERIAL MUST BE REMOVED FROM THE GROUND SURFACE, AND THE SLAB MUST BE CONSTRUCTED ON A MINIMUM THICKNESS OF 6 INCHES OF GRANULAR 'A' OR CRUSHED STONE FILL (3/4 INCH MAX.) THE GRANULAR BASE MUST BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM STANDARD PROCTOR DRY DENSITY TO PROVIDE A UNIFORM SUPPORT FOR THE SLAB.
2. IF THERE IS EXISTING SILTY CLAY SUBSOIL, IT IS NOT CONSIDERED SUITABLE FOR RE-USE AS BACKFILL FOR INTERIOR FOOTING EXCAVATIONS, AND IT IS RECOMMENDED THAT APPROVED GRANULAR PIT-RUN MATERIAL BE USED FOR THIS PURPOSE. INTERIOR FOOTING BACKFILL MUST ALSO BE COMPACTED TO 95% OF ITS MAXIMUM STANDARD PROCTOR DRY DENSITY TO PRECLUDE DIFFERENTIAL SETTLEMENT BELOW THE FLOOR SLABS.
3. FLOOR SEALER TO BE CS-309 CURING AND SEALING WITH SEAL TIGHT HIAV ACRYLIC CONCRETE SEALER.

CONCRETE:

1. CONCRETE FLOOR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa AT 28 DAYS UNLESS NOTED OTHERWISE ON PLANS. CONCRETE FOUNDATIONS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa AT 28 DAYS UNLESS NOTED OTHERWISE ON PLANS. CONCRETE FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa AT 28 DAYS UNLESS NOTED OTHERWISE ON PLANS.
2. ALL REINFORCING STEEL SHALL CONFORM TO C.S.A. SPECIFICATION G 30.12 M84 GRADE 400. FOR CONCRETE PROTECTION TO BARS SEE PLAN.
3. SPACING AND CONCRETE COVER FOR REINFORCING STEEL SHALL CONFORM TO CAN/CSA A23.1 & 2 LATEST REVISION.
4. MAXIMUM CONCRETE SLUMP TO BE 3" (75 MM).
5. ALL EXPOSED CONCRETE TO BE 25 MPa AND SHALL HAVE AIR ENTRAINMENT IN ACCORDANCE WITH CAN/CSA A23.1 & 2.
6. ALL OPENINGS IN CONCRETE SLAB OR WALLS SHALL BE TRIMMED WITH 2-15 BARS; HEAD, JAMBS, AND SILL. ALSO SEE DETAIL.
7. INSTALL ANCHOR BOLTS OR MISCELLANEOUS ITEMS SUPPLIED BY OTHERS FOR INSTALLATION IN THE CONCRETE WORK.
8. CONTROL JOINTS: IN CONCRETE SLABS ON GRADE, MAXIMUM SPACING 25'-0"(7500 MM) AREAS NOT TO EXCEED 625 SQFT. IN FDN WALLS MORE THAN 82(25 M) LONG @ INTERVALS NOT TO EXCEED 49'-9" (15 M).

FOUNDATIONS:

1. ALL FOOTINGS SHALL BE FOUNDED ON NATURALLY CONSOLIDATED UNDISTURBED SOIL CAPABLE OF SUSTAINING A LOAD (SEE PLAN) AT LEAST 4'-0" (1200 MM.) BELOW ORIGINAL (NOT FILL) GRADE.
 2. FOOTING ELEVATIONS ARE BASED ON ESTIMATE ONLY, IF UPON EXCAVATING TO THE SPECIFIED ELEVATIONS IT IS FOUND THAT THE ABOVE CONDITIONS ARE NOT MET OR THAT THEY HAVE BEEN MET AT HIGHER ELEVATIONS, THE FOOTING ELEVATION MAY BE ADJUSTED WITH THE ARCHITECTS PERMISSION.
 3. CENTER ALL CAPS AND FOOTINGS UNDER COLUMNS EXCEPT AS NOTED OTHERWISE ON PLANS.
 4. DURING COLD WEATHER, PROTECT SOIL BENEATH AND ADJACENT TO FOOTINGS FROM FREEZING.
 5. UNLESS SPECIFIED BY THE ENGINEER DO NOT EXCEED A RISE OF 7" IN A RUN OF 10" IN THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS EXCAVATIONS OR ALONG STEPPED FOOTINGS. USE STEPS NOT EXCEEDING 600 MM (24") IN HEIGHT AND NOT LESS THAN 1200 MM (48") IN LENGTH.
 6. WHERE NECESSARY CONTRACTOR SHALL LOWER FOOTINGS TO ACCOMMODATE DRAIN LINES, ETC.
 7. PROVIDE FOOTINGS FOR ALL WALLS THICKER THAN 6" (150 MM.), WALLS 6" (150 MM.) OR LESS SHALL SIT ON THICKENED FLOOR SLABS.
 8. PLACE SLAB ON GRADE MATERIAL CAPABLE OF SUSTAINING 500 PSF (24KN/SM) WITHOUT SETTLEMENT RELATIVE TO THE BUILDING FOOTINGS.
 9. DO NOT PLACE BACK FILL AGAINST WALLS RETAINING EARTH (UNLESS DESIGNED FOR CANTILEVER) UNTIL FLOOR CONSTRUCTION AT TOP AND BOTTOM OF THE WALLS IS POURED AND SET.
 10. BACK FILLING AGAINST FOUNDATION WALLS TO BE DONE SO THAT THERE IS NEVER MORE THAN 1'-6" (450 MM.) DIFFERENCE IN LEVEL, ONE SIDE TO THE OTHER, EXCEPT AS NOTED IN PARAGRAPH 10, ABOVE.
 11. SEE ARCHITECTURAL DRAWINGS FOR THICKNESS OF SLAB ON GRADE (UNLESS NOTED ON STRUCTURAL DRAWINGS), RECESSES, DEPRESSIONS, PITS, ETC. MAINTAIN SLAB THICKNESS SHOWN.
 12. WHERE SLAB ON GRADE IS USED TO TIE THE TOP OF THE WALL RETAINING EARTH, ADEQUATE SHORING AND BRACING MUST BE PROVIDED WHILE FILL IS BEING PLACED AND COMPACTED, AND MUST BE LEFT IN PLACE UNTIL SLAB IS POURED AND GAINED 75% OF ITS ULTIMATE STRENGTH.
 13. ANCHOR ALL CONCRETE BLOCK FOUNDATION WALLS TO CONCRETE PIERS WITH 2-10 M X 4'-0" (1200 MM.) EVERY SECOND BLOCK COURSE. CAVITIES WITH BARS FILLED SOLID WITH GROUT.
 14. SOIL WHICH IS TO RECEIVE FOOTINGS OR PIERS SHALL BE PROTECTED FROM FREEZING, AND SHALL BE KEPT UNDISTURBED AND CLEAR OF FREE WATER AT ALL TIMES DURING CONSTRUCTION.
9. CONCRETE PROPERTIES:

TABLE A: CONCRETE PROPERTIES						
LOCATION	CSA CLASS	28 DAY COMP. (Mpa)	W/C RATIO	AIR CONTENT	MAX. AGG. SIZE (mm)	SLUMP (mm)
FOOTINGS	N	25	AS REQ.	-----	20	80
FOUNDATION WALLS	F-2	25	0.55	4-7%	20	80
INTER. PIERS	N	25	AS REQ.	-----	20	80
INTER. SLAB	N	25	0.55 MAX.	-----	20	80
FREEZE THAW EXPOSURE	F-2	25	0.55	4-7%	20	80

REINFORCING STEEL:

1. ALL REINFORCING STEEL SHALL BE DEFORMED HI-BOND HARD GRADE BARS CONFORMING TO CAN/CSA G30.18 (GRADE 400W) WITH A MINIMUM YIELD STRENGTH OF Fy=400 MPa.
2. REINFORCING STEEL SHALL BE SHOP FABRICATED IN INCLUDE HOOKS AND BENDS AND COMPLETED BY A SUPPLIER EXPERIENCED IN BAR BENDING.
3. ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE REINFORCING STEEL INSTITUTE OF CANADA" MANUAL STANDARD OF PRACTICE".
4. MAINTAINING THE FOLLOWING CLEAR CONCRETE COVER TO REINFORCING STEEL, UNLESS NOTED OTHERWISE:

TABLE B: MINIMUM CONCRETE COVER FOR REINFORCING STEEL	
LOCATION OF REINFORCING STEEL	CLEAR COVER
PLACED IN FORMWORK - 15M BARS OR SMALLER	1-1/2" (38mm)
PLACED IN FORMWORK - 20M BARS OR SMALLER	2" (50mm)
SLAB ON GRADE - TOP OF SLAB TO TOP OF STEEL	2-1/2" (64mm)
BOTTOM OF FOOTINGS IN CONTACT WITH SOIL	3" (75mm)

5. MINIMUM REINFORCING STEEL LAP SPLICE SHALL CONFORM TO CSA A23.3 AND ALL BARS SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. NO LAP SLICE SHALL BE LESS THAN LISTED IN THE TABLE BELOW:

BAR SIZE	TENSION SPLICE			COMPRESSION SPLICE
	25 MPa Con.	30 MPa Con.	35 MPa Con.	
10M	16" (406mm)	16" (406mm)	16" (406mm)	18" (458mm)
15M	24" (610mm)	24" (610mm)	24" (610mm)	18" (458mm)
20M	32" (813mm)	32" (813mm)	32" (813mm)	24" (610mm)
25M	48" (1220mm)	44" (1118mm)	40" (1016mm)	30" (762mm)
30M	56" (1422mm)	52" (1321mm)	48" (1220mm)	36" (914mm)

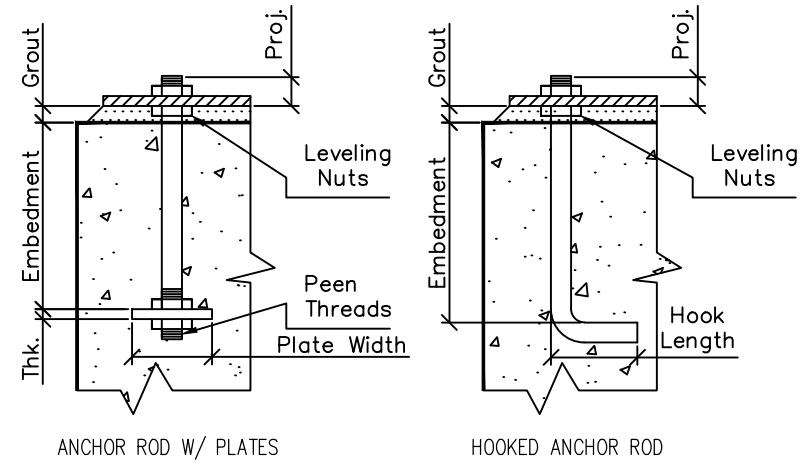
6. LAP ALL HORIZONTAL BARS AT CORNERS WITH BENT DOWELS MEETING THE MINIMUM LAP REQUIREMENTS IN BOTH DIRECTIONS, UNLESS NOTED OTHERWISE.
7. ALL DOWEL EMBEDMENT SHALL EQUAL THE MINIMUM LAP SPLICE LENGTH UNLESS NOTED OTHERWISE.
8. PLACE REINFORCING STEEL SYMMETRICALLY OVER SUPPORTS AND SYMMETRICALLY IN SPANS, UNLESS NOTED OTHERWISE.
9. WELDING REINFORCING STEEL IS NOT PERMITTED, UNLESS NOTED OTHERWISE BY THE SUPPLIER ON THE DRAWINGS.
10. REINFORCING STEEL AND DOWELS SHALL BE SECURELY TIED IN PLACE TO MAINTAIN THEIR EXACT POSITION BEFORE AND DURING THE PLACEMENT OF CONCRETE. ALL REQUIRED BAR SUPPORTS SHALL BE MADE ONLY OF PRECAST CONCRETE BLOCKS, WIRE OR PLASTIC.
11. ANY OIL, GREASE, SOIL OR DEBRIS SHALL BE REMOVED FROM ALL REINFORCING STEEL PRIOR TO THE PLACEMENT OF CONCRETE. REINFORCING STEEL SHALL BE STORED IN AN AREA ON SITE THAT KEEPS THE STEEL FREE OF DELETERIOUS MATERIALS.

WOOD FRAMING:

1. WOOD FRAMING DESIGN AND CONSTRUCTION SHALL CONFORM TO CSA 086-09 "ENGINEERING DESIGN IN WOOD"
2. FRAMING AND MEMBERS AND COMPONENTS SHALL BE AS FOLLOWS

NAILS COMMON ROUND WIRE UNLESS NOTED OTHERWISE
SCREWS ASME B18.61
LAG SCREWS CSA B34
BOLTS/THREAD RODS A307 OR 300W STEEL
ALL DIMENSIONAL LUMBER IS TO BE SPF NO.1 & NO.2 UNLESS NOTED OTHERWISE
3. ALL WALL AND ROOF SHEATHING SHALL BE FASTENED WITH A MIN. OF 65MM (2-1/2") NAILS AT 300MM (12") IN THE FIELD AND 150MM (6") ALONG ALL SUPPORT EDGES.
4. ALL FLOOR SHEATHING SHALL BE FASTENED WITH A MIN. OF 65MM (2-1/2") NAILS AT 250MM (10") IN THE FIELD AND 150MM (6") ALONG ALL SUPPORTED EDGES AND SHALL BE GLUED TO THE JOISTS IN ADDITION TO NAILING.

ANCHOR ROD DETAILS:



DIA.	ANCHOR RODS			ANCHOR PLATE (WxD - Thk.)
	PROJ.	EMBED.	HOOK.	
1/2"	3"	12"	3"	-
5/8"	3"	12"	3"	-
3/4"	3"	16"	3"	-
1"	3.5"	18"	-	3"x3" - 3/8"
1.25"	4"	20"	-	4"x4" - 1/2"
1.5"	6"	24"	-	4"x4" - 1/2"

1. ANCHOR PLACEMENT TO FOLLOW ERECTION DRAWINGS PROVIDED BY BUILDING MANUFACTURER.
2. ANCHOR RODS TO BE ASTM F1554 GRADE 36, YIELD STRENGTH Fy=36 KSI MIN. OR EQUIVALENT.

REVISION LOG			
Rev.	Description	By	Chk'd
1	---	---	---
2	---	---	---
3	---	---	---
4	---	---	---
5	---	---	---
6	---	---	---
7	---	---	---
8	---	---	---
9	---	---	---



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PROJECT ENGINEER:
Bao Ngo
—

CUSTOMER NAME & LOCATION:
Roccofella Steel Inc.
Vaughan, ON
—

PROJECT NAME & LOCATION:
Stuart & Miranda Faults
208 Parkside Crescent
Innisfil, ON L9S 1G3

<u>DRAWING TITLE:</u> GENERAL NOTES	<u>PROJECT NUMBER:</u> 2025-Q3-052
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<u>DRAWING STATUS:</u> ☐ PRELIMINARY ☐ FOR CUSTOMER APPROVAL ☒ ISSUED FOR PERMIT ☐ ISSUED FOR CONSTRUCTION	<u>DRAWN BY:</u> MC (2025-09-23) <u>CHECKED BY:</u> BN <u>SHEET NUMBER</u> S01
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Planning Justification Report

208 Parkside Cres., Innisfil, ON - Proposed Detached Garage - Nov. 05, 2025

Homeowner's Intent:

Our future plans, ideally by next summer, include converting our existing attached garage into a legal, accessible suite for my aging and increasingly frail mother. This suite will provide her with a safe, comfortable living space that supports her changing needs while allowing her to remain close to family.

To accommodate this transition, we are proposing the construction of a new detached garage. This garage will be used by both ourselves and my mother for vehicle and utility trailer storage. It ensures that all vehicles remain protected from the elements, especially during winter, and helps maintain the visual integrity of our property and neighbourhood, ensuring the aesthetics of our neighbourhood remain undisturbed.

This addition is not only practical but deeply personal, supporting multigenerational living and enhancing quality of life for our family.

As we age — and with my mother also living with us — the convenience and safety of covered parking have become increasingly important. A garage would eliminate the need to clear snow from vehicles during harsh winters, reducing physical strain and improving accessibility.

Our yard is spacious and previously benefited from beautiful trees in the proposed garage location. These trees provided natural privacy from the adjacent park and water plant. Unfortunately, they were lost in the last ice storm, leaving the area more exposed. The garage would help restore some of that privacy while serving a practical purpose.

We are committed to maintaining the visual harmony of our property and the surrounding community, and we believe this addition will enhance both functionality and appearance.

We are connected to municipal water, with the treatment plant located directly behind our property. While we are on a septic system, we proactively upgraded the entire system this summer to ensure long-term reliability and

compliance. This investment reflects our intention to remain in this home for the rest of our lives and supports our plan to convert the existing garage into a legal, accessible suite for my mother.

The upgraded septic system not only enhances the safety and sustainability of our property but also aligns with municipal requirements for approving an additional dwelling unit. We are committed to responsible development that supports multigenerational living while maintaining the integrity of our neighbourhood.

Prepared By:

