TOWNSHIP OF PUSLINCH
EST. 1850

Affidavit

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number
CA-3523001-P-2025-21

Applicant, Property owner, Payer

Last name	First name	Corporation or partnership
Waugh	Kevin	Fine line structures
Street address [redacted]	Unit number	Lot / Con.
Municipality [redacted]	Province Ontario	Postal code [redacted]
Other phone	Mobile phone [redacted]	
Fax	Email [redacted]	

Subject Land Information

Address	Legal description	Roll number
4424 VICTORIA RD S (Primary)	CON 8 N PT LOT 23 RP;61R10326 PART 2	2301000006018000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Fine line structures (Kevin Waugh), solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits) [redacted]

Signature of Commissioner for taking affidavits	Municipality	Day, month, year
[redacted]	Township of Puslinch	02/APR/2025

Place an imprint of your stamp below

Monika Alyse Farncombe, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Township of Puslinch.
Expires February 14, 2027.

Affidavit and signatures

Applicant

The Kevin Waugh, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

Signature

[redacted]

Date

[redacted]

Kevin Waugh

Send correspondence to	
Send correspondence to ☐ Owner(s) ☑ Agent ☐ Others	
Who to send the Invoice to ☐ Owner ☑ Agent ☐ Other	

Provide a description of the "entire" property			
Concession 8 N PT	Lot 22	Registered Plan Number	
Area in Hectares 3.73	Area in Acres	Depth in Meters 300m	
Depth in Feet	Frontage in Meters 92m	Frontage in Feet	Width of road allowance (if known)

Reason for Application	
Please indicate the Section of the Planning Act under which this application is being made ☐ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) ☑ Section 45(2) relates to a change to or expansion of an existing legal non- conforming use	
What is the nature and extent of the relief that is being applied for? Looking for relief from maximum accessory structure coverage of 500sqm. Seeking sqm (total) to provide a new 50'x30' garage.	Why is it not possible to comply with the provisions of the by-law? Additional storage is required on site for the owner and so an additional building is required.

What is the current Official Plan and zoning status?	
Official Plan Designation Build 1500 Sqft garage for main property use	Zoning Designation Agricultural
What is the access to the subject property? ☑ Provincial Highway ☐ Continually maintained municipal road ☐ Seasonally maintained municipal road ☐ Other ☐ Continually maintained county road	
What is the name of the road or street that provides access to the subject property? Victoria Road South	If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service		
Indicate the applicable water supply and sewage disposal:		
Private Well	☑ Existing	☐ Proposed
Communal Water	☐ Existing	☐ Proposed
Provincial Water Taking Permit	☐ Existing	☐ Proposed
Private Septic	☑ Existing	☐ Proposed
Communal Septic	☐ Existing	☐ Proposed
Other Provincial Waste Water System	☐ Existing	☐ Proposed

How is storm drainage provided? *

☐ Storm Sewers ☑ Ditches ☑ Swales

☐ Other means

Existing Subject and Abutting Property Land Uses, Buildings and their Locations	
What is the existing use of the subject property? Agricultural	What is the existing use of the abutting properties? Agricultural

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters 1.6725	Main Building Height in Feet 18	Percentage Lot Coverage in Meters 1.20
Percentage Lot Coverage in Feet 1.20	Number of Parking Spaces 6	Number of Loading Spaces 0
Number of Floors 1	Total Floor Area in Square Meters 447.6	Total Floor Area in Square Feet 4818
Ground Floor Area (Exclude Basement) in Square Meters 447.60	Ground Floor Area (Exclude Basement) in Square Fee 4818	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 5.8	Main Building Height in Feet 19	Percentage Lot Coverage in Meters 0.4
Percentage Lot Coverage in Feet 0.4	Number of Parking Spaces 0	Number of Loading Spaces 0
Number of Floors 1	Total Floor Area in Square Meters 139.4	Total Floor Area in Square Feet 1500
Ground Floor Area (Exclude Basement) in Square Meters 139.4	Ground Floor Area (Exclude Basement) in Square Fee 150	

What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)		
Front Yard in Meters 19.5	Front Yard in Feet 64	Rear Yard in Meters 260
Rear Yard in Feet 853	Side Yard (interior) in Meters 40	Side Yard (interior) in Feet 132
Side Yard (Exterior) in Meters 40	Side Yard (Exterior) in Feet 132	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property 2022	Date of construction of buildings property 2012	How long have the existing uses continued on the subject property? 3 years
Has the owner previously applied for relief in respect of the subject property? ☐ Yes ☑ No		

Other Related Planning Applications	
Planning Application: Official Plan Amendment ☐ Yes ☑ No	Planning Application: Zoning By-Law Amendment ☐ Yes ☑ No
Planning Application: Plan of Subdivision ☐ Yes ☑ No	Planning Application: Consent (Severance) ☐ Yes ☑ No
Planning Application: Site Plan ☐ Yes ☑ No	Planning Application: Minor Variance ☐ Yes ☑ No

Minor Variance Application must be commissioned

Please confirm the following

☑ I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.

GENERAL

1. DESIGN & CONSTRUCTION OF ALL WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:
   - NATIONAL BUILDING CODE
   - ONTARIO BUILDING CODE
   - LOCAL REGULATIONS
   - OHSA REGULATIONS
2. THE STRUCTURAL ENGINEERING REVIEW BY WADDELL ENGINEERING LTD (WEL) IS FOR THE STRUCTURAL ITEMS NOTED ON THE STAMPED DRAWINGS FOR WHICH THERE ARE NO ONTARIO BUILDING CODE (OBC) PART 9 PROVISIONS.
3. THE SEALED DRAWINGS ARE ONLY FOR USE BY THE PARTY WITH WHOM WEL HAS ENTERED INTO A CONTRACT (THE CLIENT) AND ARE NOT TO BE USED BY OTHERS.
4. WEL'S REVIEW IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AT THE TIME OF OUR REVIEW. WEL IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THIS INFORMATION. IT IS THE CLIENT'S RESPONSIBILITY TO INFORM US OF ANY CHANGES, ADDITIONS OR CORRECTIONS REQUIRED ON OUR DRAWINGS.
5. THIS SPECIFICATION SHEET IS TO SUPPLEMENT THE STAMPED DRAWINGS AND OBC PART 9 REQUIREMENTS. PLEASE CONTACT THE LOCAL BUILDING DEPARTMENT OR WEL, IF FURTHER CLARIFICATION IS REQUIRED.
6. WEL ASSUMES THAT ALL REQUIRED INSPECTIONS WILL BE DONE BY THE LOCAL BUILDING DEPARTMENT. IF WEL IS REQUIRED TO PERFORM AN INSPECTION, CALL (519) 267-6789. ALLOW 48 HOURS NOTICE FOR ALL INSPECTIONS.
7. NO CHANGES SHALL BE MADE WITHOUT THE ENGINEER'S APPROVAL.
8. THE CLIENT (CONTRACTOR / OWNER) SHALL CHECK AND VERIFY ALL SITE CONDITIONS AND MEASUREMENTS, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER, WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE JOB BEFORE PROCEEDING WITH THE WORK.
9. THE CLIENT (CONTRACTOR / OWNER) IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL DIMENSIONS SHOWN ON ALL WEL DRAWINGS WITH ALL OTHER RELEVANT DOCUMENTS AND/OR DRAWINGS (DIMENSIONS SHOWN HEREIN ARE FOR REFERENCE ONLY AND REQUIRE VERIFICATION).

DESIGN LOADS

1. DESIGN LOADS UNFACTORED UNLESS NOTED OTHERWISE.

ROOF DESIGN LOADS
DEAD LOAD = 0.29 kPa (6 psf) (ROOF RAFTERS / JOISTS OR TRUSS TOP CHORDS)
SNOW LOAD = Cb x Ss + 0.4 kPa; NOT LESS THAN 1 kPa (20.9 psf), AS PER OBC 9.4.2.2.
Cb = 0.55 kPa FOR ROOF WIDTH > 4.3m
Cb = 0.45 kPa FOR ROOF WIDTH <= 4.3m
Ss = 1-IN-50 GROUND SNOW LOAD in kPa

CEILING DESIGN LOADS
ATTIC OR ROOF SPACE WITH LIMITED ACCESSIBILITY
(CEILING JOISTS/TRUSS BOTTOM CHORDS), AS PER OBC 9.4.2.4.(1)
TOTAL SPECIFIED LOAD = 0.35 kPa (7.3 psf)

ACCESSIBLE ATTIC = SEE FLOOR LOADING BELOW.

FLOOR DESIGN LOADS
DEAD LOAD = 0.57 kPa (12 psf)
LIVE LOAD = 1.92 kPa (40 psf) (TYP. U.N.O.)

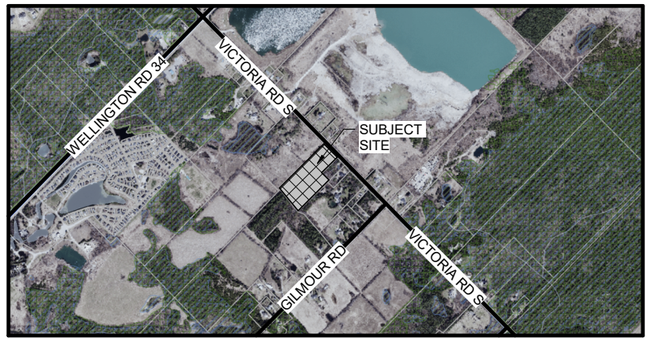
ACCESSIBLE EXTERIOR PLATFORMS, AS PER OBC 9.4.2.3.:
LIVE LOAD = GREATER OF 1.92 kPa (40 psf) OR SNOW LOAD

GUARD LOADS: AS PER OBC 2012 4.1.5.14.(1).

MATERIALS

1. MATERIALS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS U.N.O. ON THE STAMPED DRAWINGS:

CONCRETE	- OBC 9.3.1.
REINFORCING STEEL	- CSA G30
LUMBER & WOOD PRODUCTS	- OBC 9.23.
STEEL BEAMS	- OBC 9.23.4.3.
STEEL COLUMNS	- OBC 9.17.
ANCHOR BOLTS, STEEL PLATES & ROLLED SECTIONS	- CAN/CSA-G40.21
STEEL HSS & W-BEAMS	- CAN/CSA-G40.21M-350W
ALL OTHER STEEL	- CAN/CSA-G40.21M-300W
STRUCTURAL BOLTS	- ASTM A325



KEYPLAN

N.T.S.

FOOTINGS AND FOUNDATIONS

1. ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO OBC 9.15. UNLESS NOTED OTHERWISE (U.N.O.) ON THE STAMPED DRAWINGS.
2. FOOTINGS TO BEAR ON SOUND SUB-GRADE SUITABLE FOR 75 kPa (1,500 psf) ALLOWABLE SOIL BEARING CAPACITY. THE CLIENT IS TO INFORM WEL IF THE REQUIRED BEARING CAPACITY CANNOT BE ACHIEVED.
3. FOUNDATION WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOADS PROVIDED IN 9.4.4.6.(1)(a). ENSURE PROVISIONS ARE MADE FOR APPROPRIATE DRAINAGE OF GROUNDWATER.
4. ENSURE ALL FOUNDATION WALLS ARE LATERALLY SUPPORTED PRIOR TO BACKFILLING.
5. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA-G30. REINFORCING BARS SHALL BE DEFORMED HI-BOND HARD GRADE WITH MINIMUM YIELD STRENGTH OF Fy = 400MPa.
6. FOR ALL CONCRETE EXPECTED TO BE EXPOSED TO CHLORIDES (DE-ICING CHEMICALS), IT IS RECOMMENDED TO USE MINIMUM 32 MPa C-1 CONCRETE. COORDINATE DESIGN w/ CONCRETE DESIGNER & SUBMIT DESIGN MIX FOR REVIEW.

WOOD-FRAME CONSTRUCTION

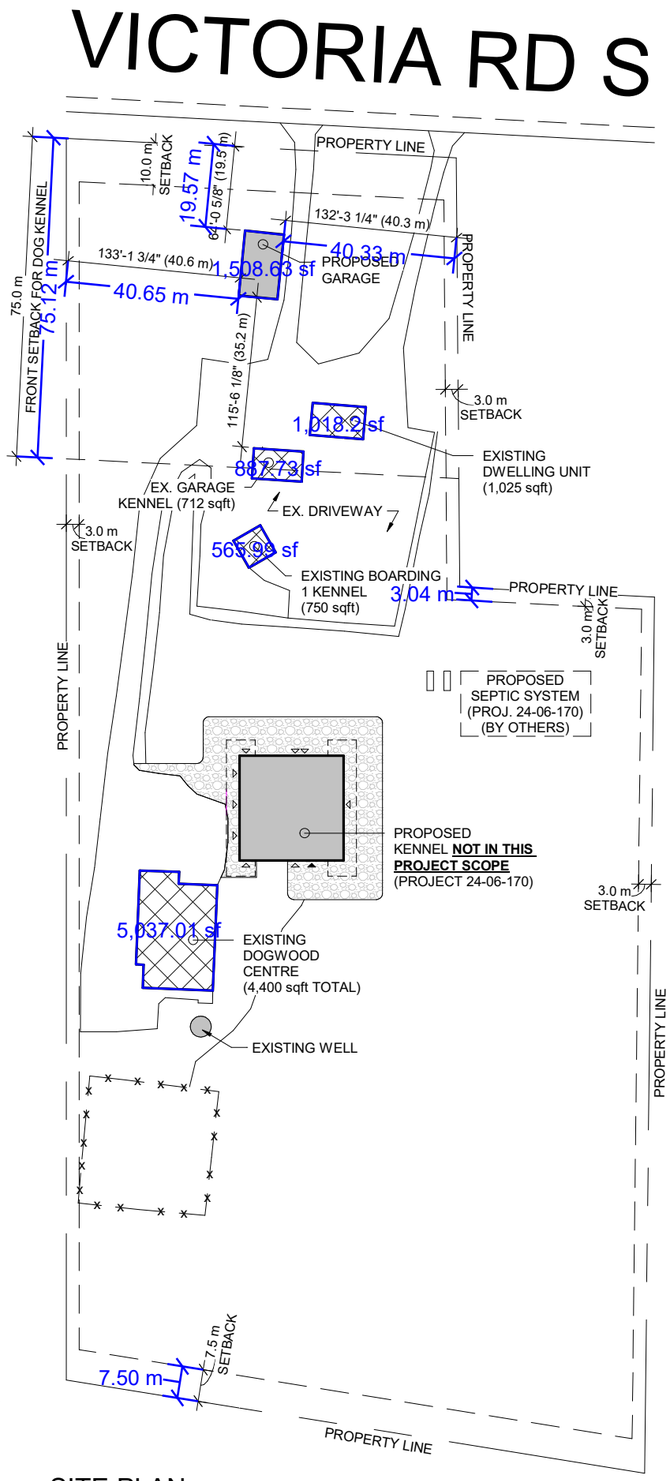
1. ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23. U.N.O. ON THE STAMPED DRAWINGS.
2. ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE 2.0E WITH Fb=2950 OR BETTER. FASTEN MULTI-PLY SCL BEAMS AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 3" MIN. BEARING LENGTH AT ENDS, U.N.O..
3. ALL PRE-ENGINEERED SYSTEMS (I.E. ROOF TRUSSES, FLOOR JOISTS, ETC.) ARE TO BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OF ONTARIO. PROVIDE LAYOUTS AND STAMPED DRAWINGS TO WEL AND THE LOCAL BUILDING DIVISION.
4. ENSURE THE EXTERIOR WALLS ARE BRACED AS PER OBC 9.23.10.2. TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTELS TO PREVENT LATERAL TORSIONAL BUCKLING
   A. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2) 3 1/4" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAM CONNECTION (AS PER OBC TABLE 9.23.3.4.).
6. ALL WOOD COLUMNS SHALL CONFORM TO OBC 9.17. U.N.O. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF BEAM/GIRDER TRUSS UNDER ALL BEAM/GIRDER TRUSSES MIN. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS, BLOCK SOLID IN JOIST SPACES, TYPICAL (TYP.).
7. ALL LINTELS TO HAVE 1 JACK STUD, 1 KING STUD AT ENDS U.N.O.
8. ALL WOOD SHALL BE NO. 2 SPRUCE OR BETTER.
9. ALL GUARDS SHALL CONFORM TO OBC 9.8.8. AND SUPPLEMENTARY STANDARD SB-7 U.N.O.

ROOF AND CEILING FRAMING

1. ALL ROOF AND CEILING FRAMING SHALL CONFORM TO OBC 9.23.13. U.N.O. ON THE STAMPED DRAWINGS.
2. ALL ROOF RAFTERS/JOISTS AND CEILING JOISTS SHALL CONFORM TO THE SPANS SHOWN IN OBC PART 9 TABLES A-3 TO A-7.
3. WHERE REQUIRED, PROVIDE INTERMEDIATE SUPPORT FOR ROOF RAFTERS/JOISTS AS PER OBC 9.23.13.7.
   A. WEL ASSUMES THAT COLLAR TIES WILL BE USED TO PROVIDE INTERMEDIATE SUPPORT INSTEAD OF STRUTS OR DWARF WALLS U.N.O. (I.E. ALL ROOF RAFTERS/JOISTS BEAR ON EXTERIOR WALLS ONLY AND INTERIOR WALLS SUPPORT CEILING JOISTS ONLY U.N.O.).
4. WHERE THE RIDGE IS UNSUPPORTED, ROOF RAFTERS/JOISTS ARE TO BE TIED TO THE CEILING JOISTS (OR SOLID BLOCKING AT 3'-11" o.c. MAX.) AT THEIR BASE AND NAILED AS PER OBC TABLE 9.23.13.8. TO PREVENT OUTWARD MOVEMENT.
5. OVER-FRAMED AREAS ARE TO BE SUPPORTED ON LOWER ROOF RAFTERS/JOISTS BY 2x4 STRUTS @ 24" EACH WAY MIN., TYPICAL U.N.O..
6. WOOD ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH OBC 9.23.13.11., OR PART 4 IF THEIR SPAN EXCEEDS 40'-0" (AS PER OBC 9.23.1.1).
   A. IF THE TRUSSES ARE DESIGNED IN ACCORDANCE WITH OBC PART 4, THE DESIGN OF UPLIFT ANCHORS SHALL BE PROVIDED BY THE TRUSS SUPPLIER ALONG WITH LAYOUTS AND STAMPED DRAWINGS.

STRUCTURAL STEEL

1. ALL WELDING SHALL BE PERFORMED BY A CANADIAN WELDING BUREAU CERTIFIED WELDER AND CONFORM TO CSA STANDARD W59.
2. PROVIDE SUFFICIENT LATERAL SUPPORT FOR STEEL BEAMS TO PREVENT LATERAL TORSIONAL BUCKLING. SUFFICIENT LATERAL SUPPORT EXAMPLES:
   A. DROPPED STEEL BEAM - AS PROVIDED IN OBC 9.23.4.3.(3) OR 2x6 TOP PLATE w/ 13mm (1/2") dia. THRU BOLTS c/w NUTS & WASHERS OR HILTI X-U FASTENERS @ 600mm (24") o.c., STAGGERED INTO THE TOP FLANGE & (2) 3-1/4" TOE-NAILS FROM EACH FRAMING MEMBER INTO THE TOP PLATE.
   B. FLUSH STEEL BEAM - SOLID BLOCKING (2x LUMBER AND PLYWOOD) BOLTED TO THE BEAM WEB WITH 13mm (1/2") dia. THRU BOLTS @ 600mm (24") o.c. (MAX, MATCH JOIST SPACING), STAGGERED TOP AND BOTTOM AND APPROVED FACE MOUNT HANGERS FOR THE FRAMING MEMBER TO BLOCKING CONNECTION.
3. WHERE A STEEL BEAM SUPPORTS MASONRY, WELD 1/2" STEEL PLATE (WIDTH TO MATCH MASONRY) TO THE TOP OR BOTTOM FLANGE OF THE BEAM WITH (2) ROWS OF 50mm (2") LONG FILLET WELDS @ 300mm (12") o.c. MIN., STAGGERED.
4. ALL STEEL BEAMS AND LINTELS SHALL HAVE MINIMUM 200mm (8") END BEARING ON MASONRY (TYPICAL U.N.O.). WELD BEAMS AND LINTELS TO BEARING PLATES, WHERE PROVIDED, WITH MINIMUM 4.8mm x 50mm (3/16" x 2") FILLET WELD EACH SIDE.
5. ALL STEEL COLUMNS ARE TO BE LATERALLY SUPPORTED TOP & BOTTOM [I.E. BY CONCRETE SLAB ON GRADE, (2) 13mm (1/2") dia. BOLTS OR 50mm (2") OF 6.4mm (1/4") FILLET WELD MINIMUM]. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS, BLOCK SOLID IN JOIST SPACES. (TYP. U.N.O.).
6. ALL STRUCTURAL STEEL TO BE FINISHED AS APPROVED BY GENERAL CONTRACTOR.



SITE PLAN

1 : 1400

REV	BY	DATE	DESCRIPTION
0	WR	2025-03-19	ISSUED FOR PERMIT

STAMP:

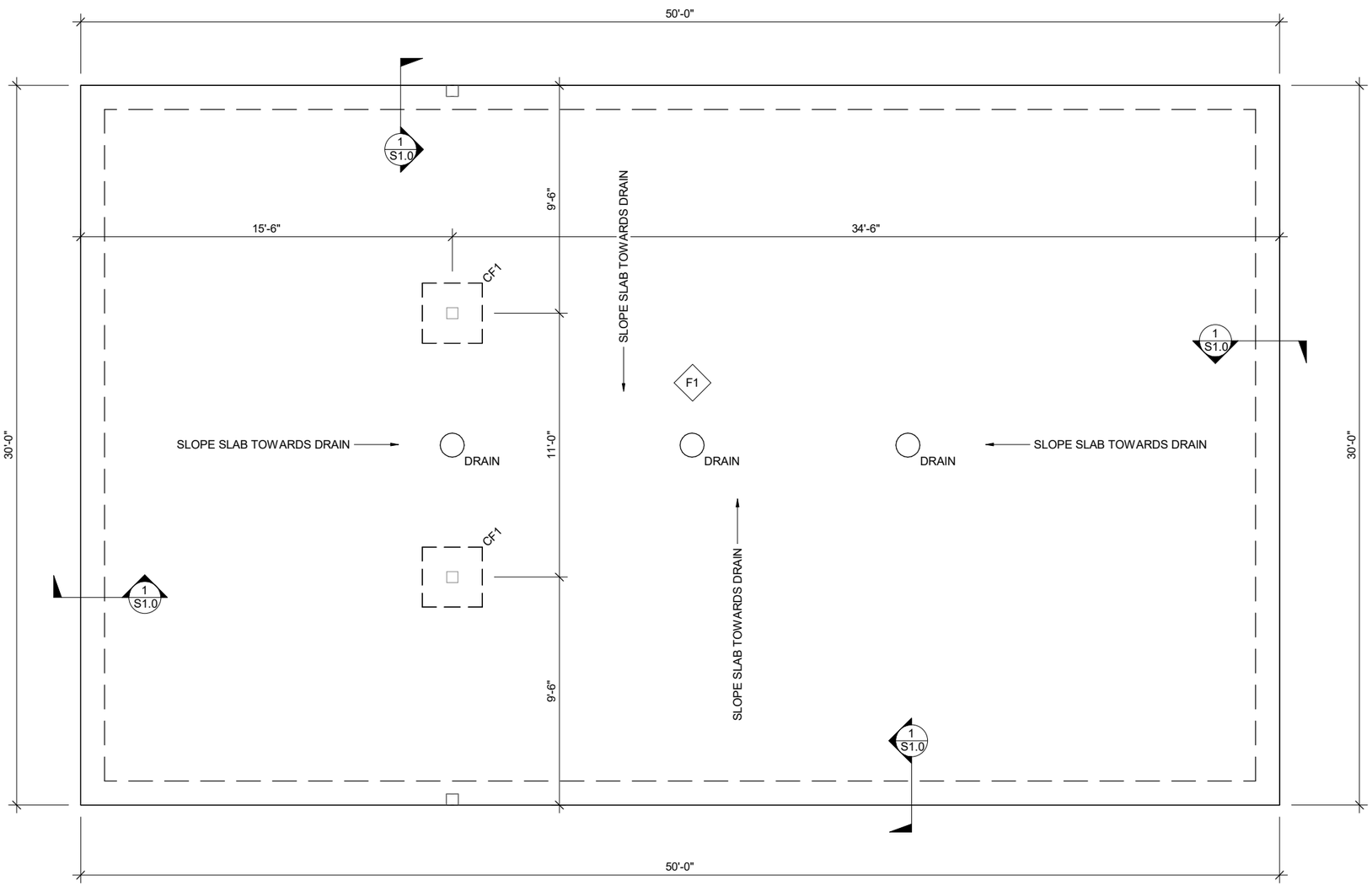
WADDELL ENGINEERING LTD.
119 PINEBUSH RD, UNIT C
CAMBRIDGE, ON N1R 7J8
Phone: 519-267-6789
Fax: 1-866-388-9659
www.waddelleng.com
info@waddelleng.com

PROJECT:
4424 VICTORIA RD S
30'x50' GARAGE
4424 VICTORIA RD S N0B2J0 PUSLINCH, ON.

CLIENT:
FINE LINE STRUCTURES

DRAWING TITLE:
GENERAL NOTES

DRAWN BY: WR	DATE: 2025/02/12
DESIGN BY: AGRES	SHEET NO:
SCALE: AS NOTED	
PROJECT NO: 25-02-051	S0.0



FOUNDATION PLAN NOTES

1. EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF FOUNDATION / INSIDE FACE OF EXT'R CLADDING (U.N.O.)
   A. 2x6 STUD WALLS - OUTSIDE OF STRAPPING IN LINE WITH OUTSIDE FACE OF FOUNDATION WALL BELOW.
   B. 2x8 STUD WALLS - OUTSIDE OF STUDS IN LINE WITH OUTSIDE FACE OF FOUNDATION WALL BELOW.
   C. CONTRACTOR SHALL REVIEW & CONFIRM ABOVE AND ENSURE DIMENSIONS COORDINATED w/ TRUSS SUPPLIER.
2. SOLID HATCH DENOTES DOOR LOCATIONS. COORDINATE w/ FLOOR PLANS. DROP TOP OF FOUNDATION WALL 6" BELOW FINISHED FLOOR AND OVERPOUR SLAB, CONTINUE WALL REINFORCING BELOW DROP. (TYP. U.N.O.)
3. S.F. DENOTES LOCATION OF STEP FOOTING. TOP OF FOOTING ELEVATIONS GIVEN ARE MINIMUM DEPTHS. CONTRACTOR TO ENSURE THAT FOOTINGS BEAR ON SOIL APPROVED BY QUALIFIED SOILS INSPECTOR.
4. ALL STRIP FOOTINGS TO BE 24" x 8" c/w (2) 15M CONTINUOUS (U.N.O.).
5. ALL FOOTINGS TO BE CENTERED ON COLUMNS / WALLS ABOVE (U.N.O.)

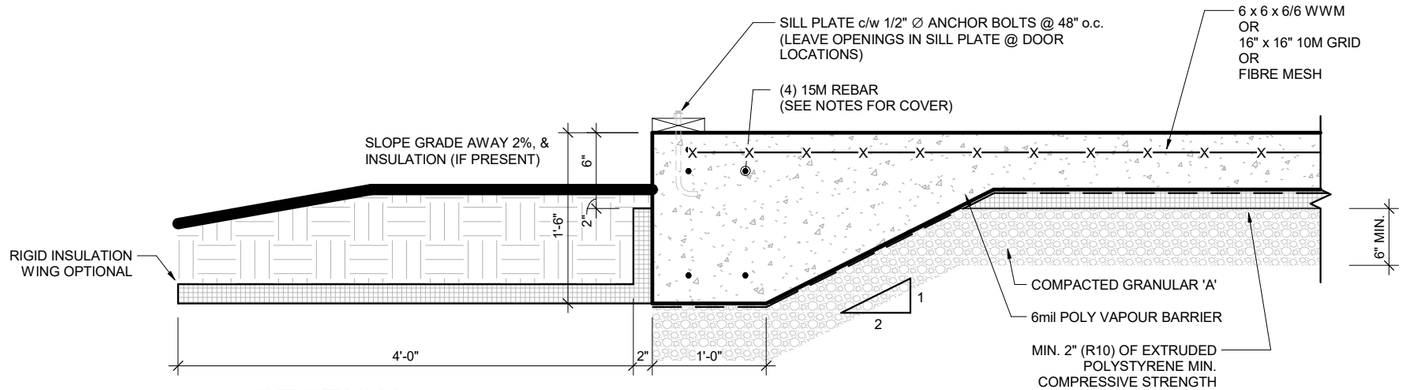
FOUNDATION PLAN

3/16" = 1'-0"

FOOTING SCHEDULE

MARK	SIZE	REINFORCING
CF1	2'-6"x2'-6"x10"	UNREINFORCED

NOTES:
1. ALL STRIP FOOTINGS TO BE 24" x 8" c/w (2) 15M CONTINUOUS (U.N.O.).
2. ALL FOOTINGS TO BE CENTERED ON COLUMNS / WALLS ABOVE (U.N.O.)



1 S1.0 SECTION

FLOATING SLAB

3/4" = 1'-0"

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WADDELL ENGINEERING LTD.
119 PINEBUSH RD, UNIT C
CAMBRIDGE, ON N1R 7J8
Phone: 519-267-6789
Fax: 1-866-388-9659
www.waddelleng.com
info@waddelleng.com

PROJECT:

4424 VICTORIA RD S
30'x50' GARAGE

4424 VICTORIA RD S
N0B2J0
PUSLINCH, ON.

CLIENT:

FINE LINE STRUCTURES

DRAWING TITLE:

FOUNDATION PLAN

DRAWN BY: WR	DATE: 2025/02/12
DESIGN BY: AGRES	SHEET NO:
SCALE: AS NOTED	
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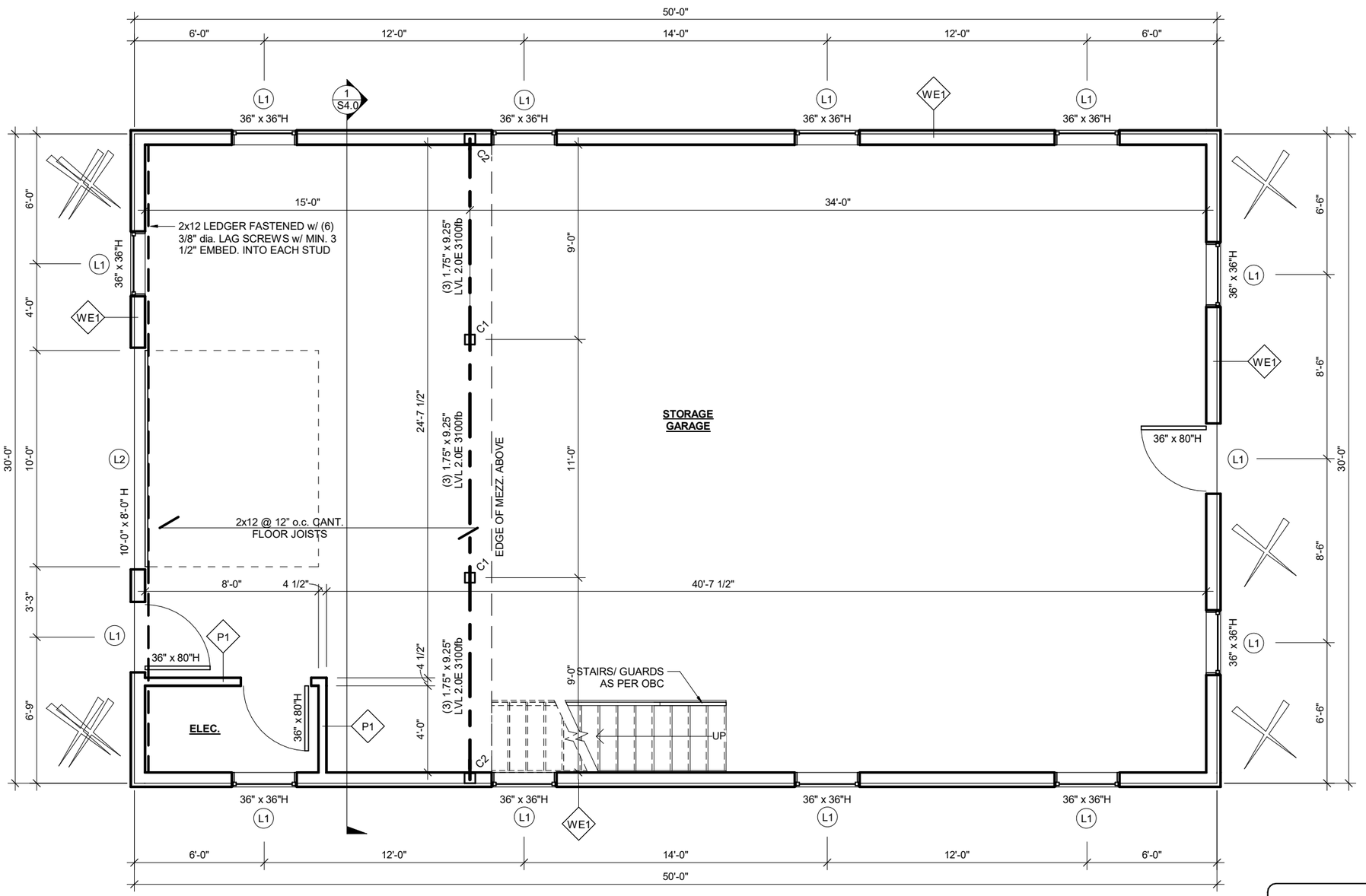

GROUND FLOOR PLAN

3/16" = 1'-0"

SHEARWALL (AS INDICATED):
- 1/2" PLYWOOD ON ONE SIDE FASTENED w/ 2-3/8" NAIL-GUN NAILS @ 4" o.c. PANEL EDGES & 12" o.c. IN FIELD. PROVIDE BLOCKING AT 24" o.c. AND ALL PANEL EDGES. PROVIDE (3)-PLY STUD POST EACH END OF SHEARWALL. (TYP. U.N.O.) SEE TYPICAL DETAIL.

DOUBLE SHEARWALL (AS INDICATED):
- 1/2" PLYWOOD ON BOTH SIDES FASTENED w/ 2-3/8" NAIL-GUN NAILS @ 4" o.c. PANEL EDGES & 12" o.c. IN FIELD. PROVIDE BLOCKING AT 24" o.c. AND ALL PANEL EDGES. PROVIDE (3)-PLY STUD POST EACH END OF SHEARWALL. (TYP. U.N.O.) SEE TYPICAL DETAIL.

LINTEL SCHEDULE

MARK	SIZE	BEARING
L1	(2)-2x6	(1) JACK + (1) KING
L2	(3)-2x12	(3) JACK + (2) KING

ASSEMBLY SCHEDULE

R1 TYPICAL ROOF CONSTRUCTION:
- 29 Ga. STEEL ROOFING
- 2x4 STRAPPING @ 24" o.c.
- ROOF FRAMING AS PER PLANS

F1 TYPICAL SLAB ON GRADE CONSTRUCTION:
- FLOOR FINISH (PER OWNER)
- 6" CONCRETE FLOOR SLAB
- 6" COMPACTED GRANULAR 'A' FILL

F2 WOOD FRAMED FLOOR CONSTRUCTION:
- FLOOR FINISH (PER OWNER)
- 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED
- FLOOR FRAMING AS PER PLANS c/w SOLID BLOCKING @ 6'-0" o.c. (MAX.) & AT ALL LAPPED JOISTS BEARING

WE1 EXTERIOR WALL CONSTRUCTION (TYP. U.N.O.):
- 29 Ga. PREFIN. METAL CLADDING
- TYPAR AIR BARRIER, JOINTS TAPED
- 2x4 STRAPPING @ 24" o.c.
- 2x6 WOOD STUDS @ 16" o.c.
- 1/2" PLYWOOD

P1 INTERIOR PARTITION:
- 1/2" PLYWOOD
- 2x4 STUDS @ 16" o.c.
- 1/2" PLYWOOD

NOTE:
PROVIDE SOLID BLOCKING @ 48" o.c. IN ALL WALLS TALLER THAN 9'-6".

COLUMN SCHEDULE

MARK	SIZE	BASEPLATE / ANCHORS
C1	6x6 (P.T.) SPF. #2 OR BETTER	ABA66Z ANCHORED w/ 5/8" dia. x6" STB2-62600MG OR APPROVED EQUIVALENT
C2	(4)-2x6 BUILT-UP COLUMN	

NOTES:
POSTS EXPOSED TO WEATHER MUST BE RATED FOR UC4.1
POSTS BURIED IN GROUND MUST BE RATED FOR UC4.2

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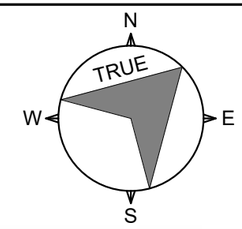

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30'x50' GARAGE
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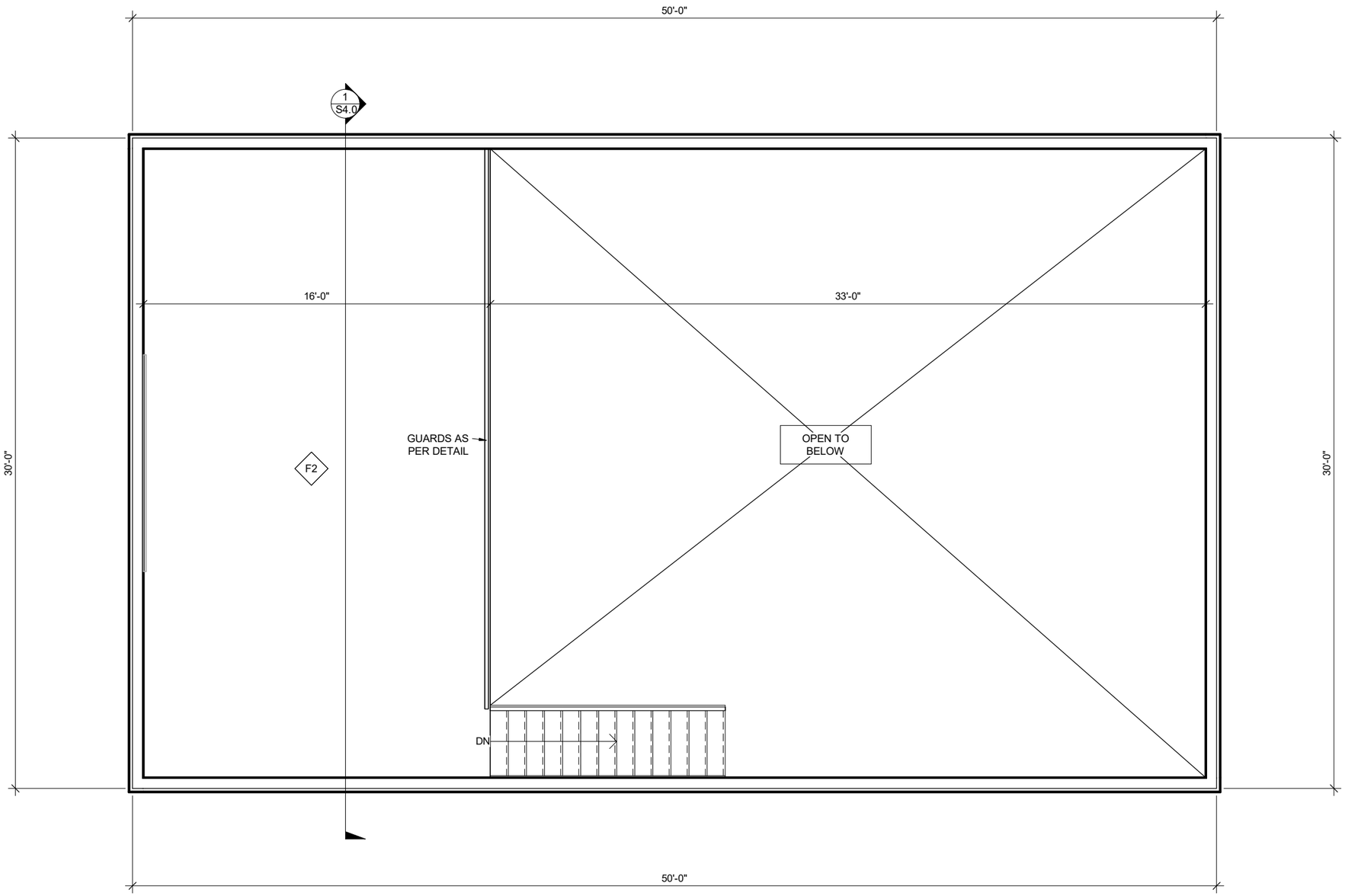
CLIENT:
FINE LINE STRUCTURES

DRAWING TITLE:
GROUND FLOOR PLAN

DRAWN BY: WR	DATE: 2025/02/12
DESIGN BY: AGRES	SHEET NO:
SCALE: AS NOTED	S2.0
PROJECT NO: 25-02-051	



MEZZANINE FLOOR PLAN

3/16" = 1'-0"

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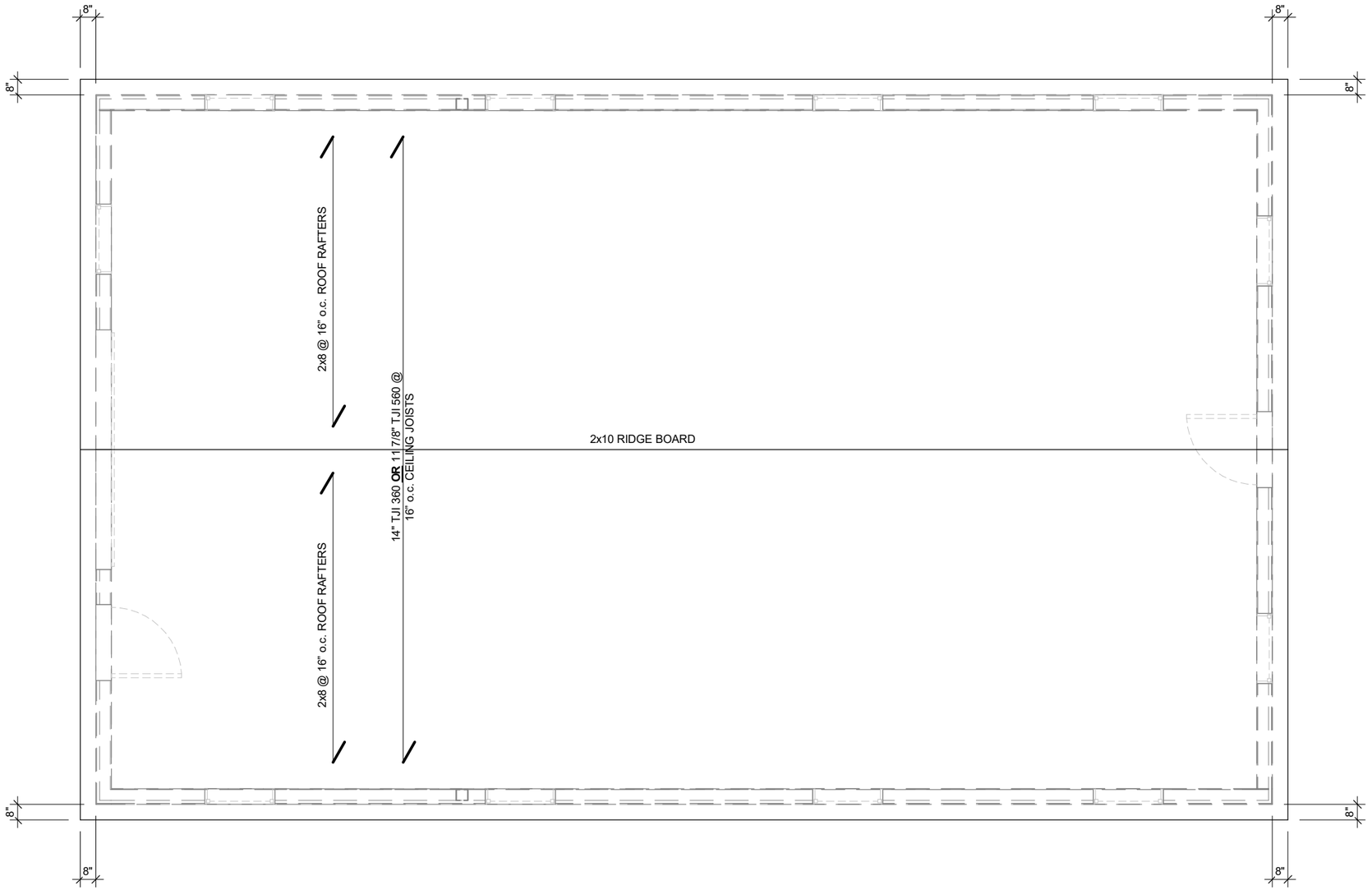
info@waddelleng.com

PROJECT:
4424 VICTORIA RD S
30'x50' GARAGE
4424 VICTORIA RD S
N0B2J0
PUSLINCH, ON.

CLIENT:
FINE LINE
STRUCTURES

DRAWING TITLE:
MEZZANINE FLOOR PLAN

DRAWN BY: WR	DATE: 2025/02/12
DESIGN BY: AGRES	SHEET NO:
SCALE: AS NOTED	
PROJECT NO: 25-02-051	S2.1



ROOF FRAMING PLAN

3/16" = 1'-0"

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CLIENT:

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STRUCTURES

DRAWING TITLE:

ROOF FRAMING PLAN

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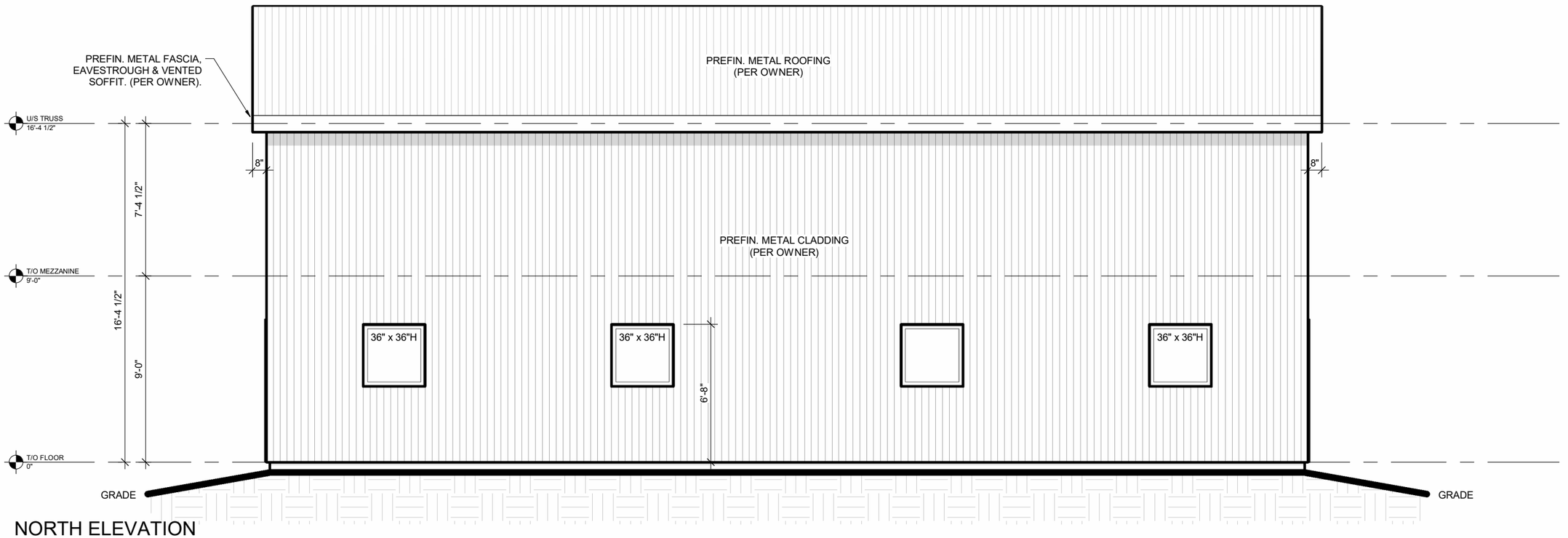
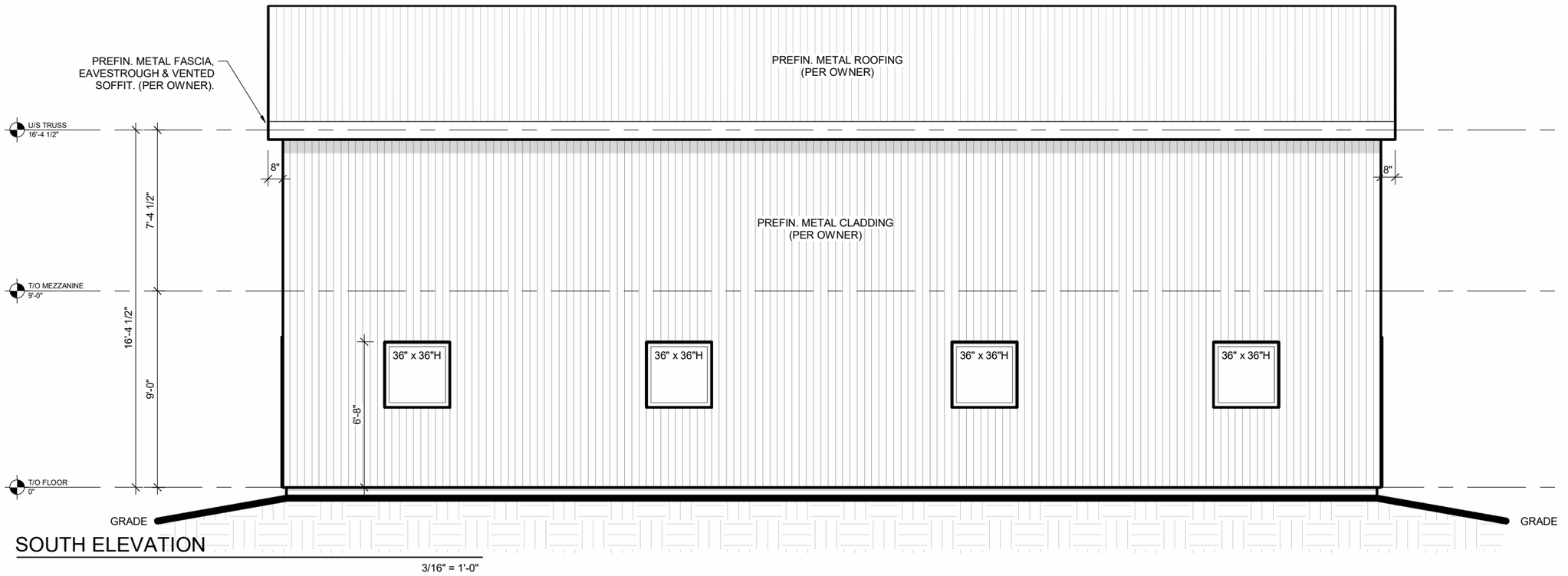
DESIGN BY: AGRES	SHEET NO:
SCALE: AS NOTED	S2.2
PROJECT NO: 25-02-051	



NORTH ELEVATION

3/16" = 1'-0"



SOUTH ELEVATION

3/16" = 1'-0"

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4424 VICTORIA RD S
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4424 VICTORIA RD S
N0B2J0
PUSLINCH, ON.

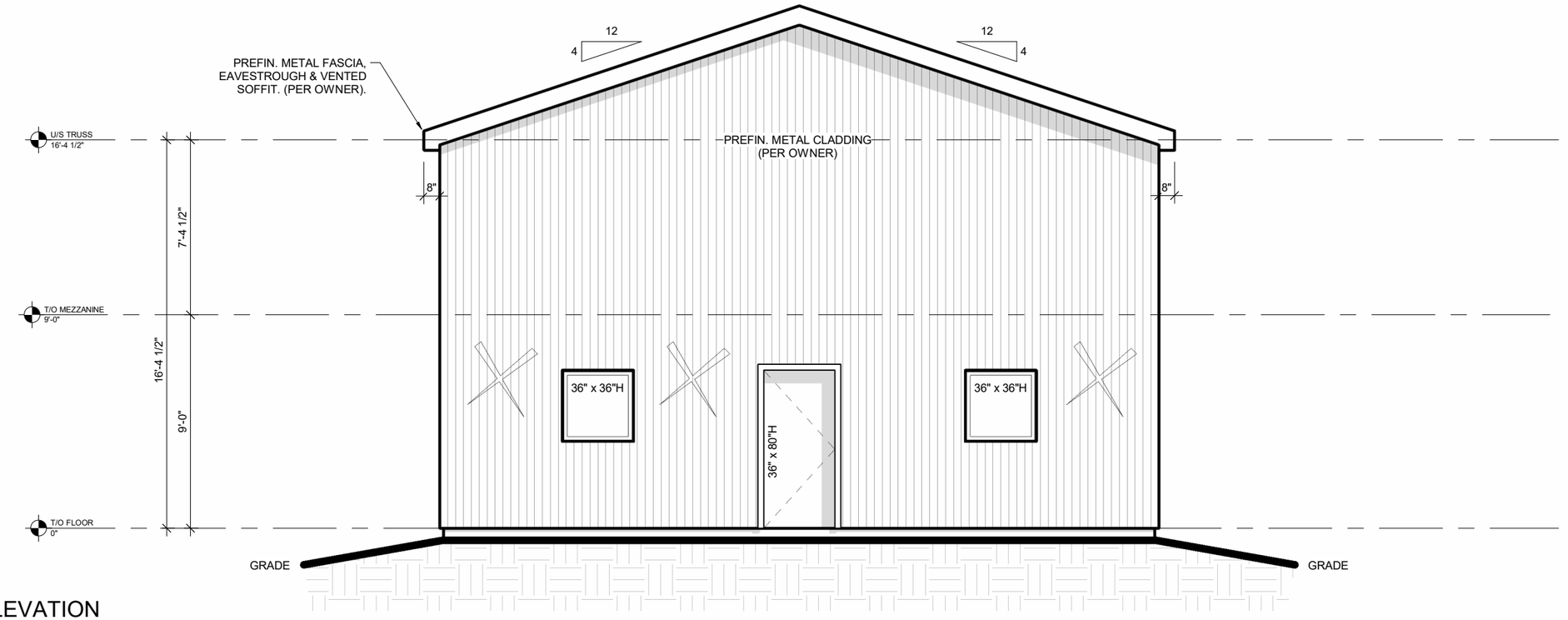
CLIENT:

FINE LINE STRUCTURES

DRAWING TITLE:

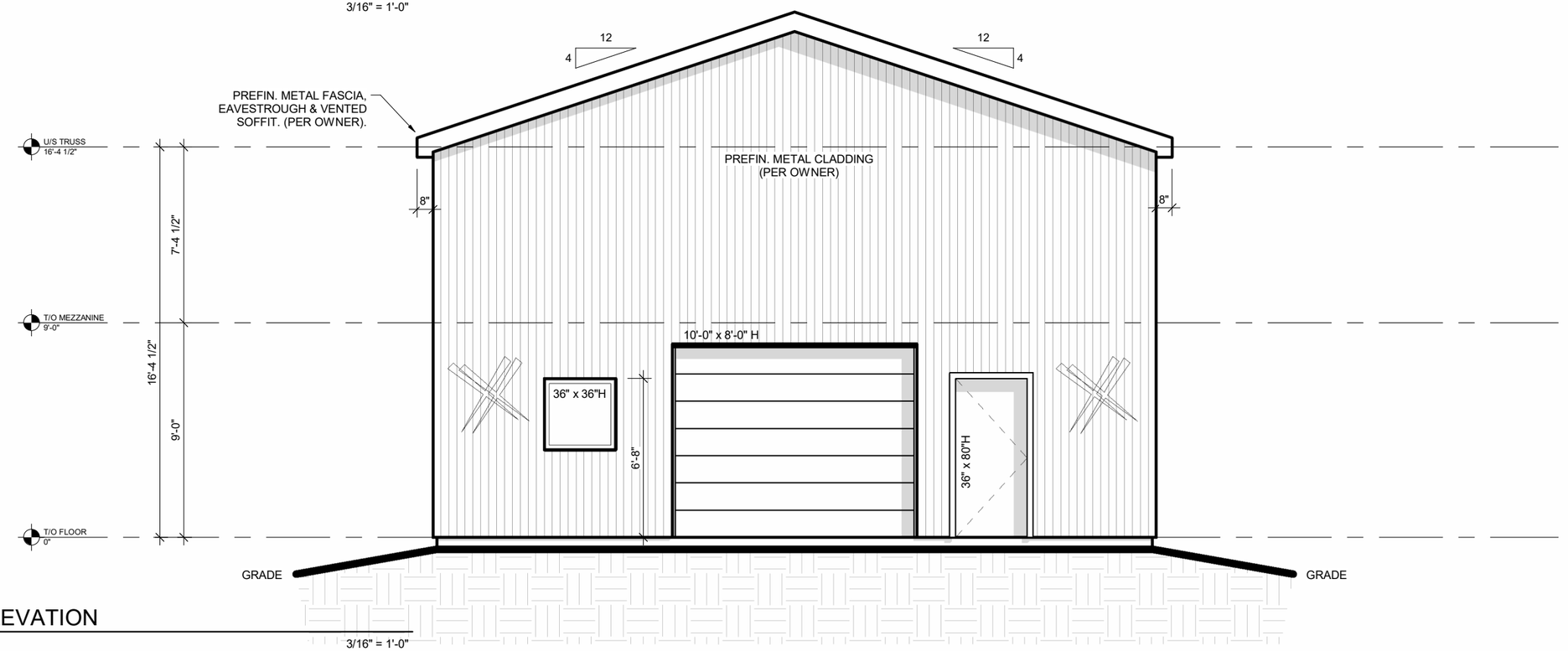
BUILDING ELEVATIONS

DRAWN BY: WR	DATE: 2025/02/12
DESIGN BY: AGRES	SHEET NO:
SCALE: AS NOTED	S3.0
PROJECT NO: 25-02-051	



EAST ELEVATION

3/16" = 1'-0"



WEST ELEVATION

3/16" = 1'-0"

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4424 VICTORIA RD S
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PUSLINCH, ON.

CLIENT:

FINE LINE STRUCTURES

DRAWING TITLE:

BUILDING ELEVATIONS

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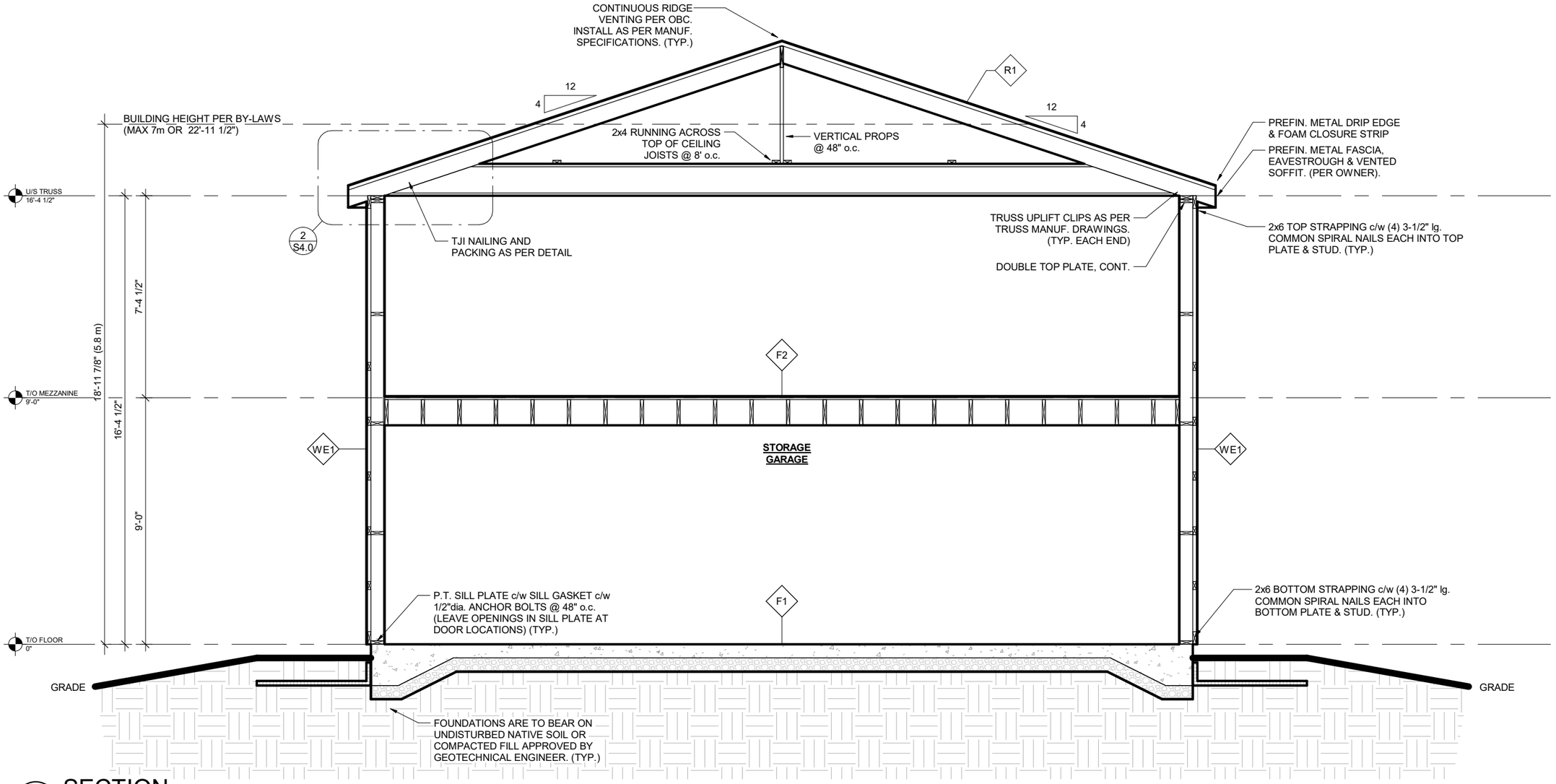
PROJECT NO: 25-02-051	S3.1



1 S4.0 **SECTION**

BUILDING SECTION 1/4" = 1'-0"

ASSEMBLY SCHEDULE

R1 TYPICAL ROOF CONSTRUCTION:
- 29 Ga. STEEL ROOFING
- 2x4 STRAPPING @ 24" o.c.
- ROOF FRAMING AS PER PLANS

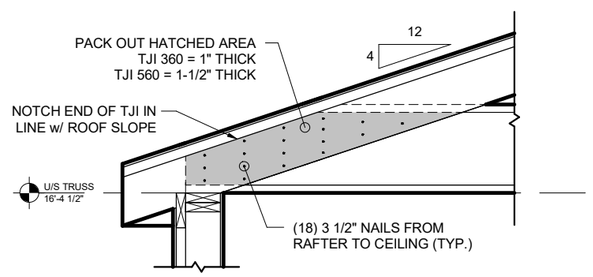
F1 TYPICAL SLAB ON GRADE CONSTRUCTION:
- FLOOR FINISH (PER OWNER)
- 6" CONCRETE FLOOR SLAB
- 6" COMPACTED GRANULAR 'A' FILL

F2 WOOD FRAMED FLOOR CONSTRUCTION:
- FLOOR FINISH (PER OWNER)
- 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED
- FLOOR FRAMING AS PER PLANS c/w SOLID BLOCKING @ 6'-0" o.c. (MAX.) & AT ALL LAPPED JOISTS BEARING

WE1 EXTERIOR WALL CONSTRUCTION (TYP. U.N.O.):
- 29 Ga. PREFIN. METAL CLADDING
- TYPAR AIR BARRIER, JOINTS TAPED
- 2x4 STRAPPING @ 24" o.c.
- 2x6 WOOD STUDS @ 16" o.c.
- 1/2" PLYWOOD

P1 INTERIOR PARTITION:
- 1/2" PLYWOOD
- 2x4 STUDS @ 16" o.c.
- 1/2" PLYWOOD

NOTE:
PROVIDE SOLID BLOCKING @ 48" o.c. IN ALL WALLS TALLER THAN 9'-6".



2 S4.0 **SECTION**

TJI NAILING DETAIL 1/2" = 1'-0"

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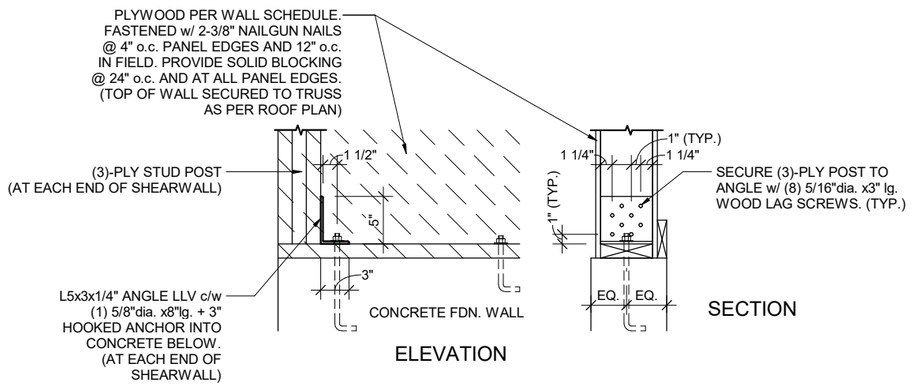
4424 VICTORIA RD S N0B2J0 PUSLINCH, ON.

CLIENT:
FINE LINE STRUCTURES

DRAWING TITLE:
BUILDING SECTIONS & DETAILS

DRAWN BY: WR	DATE: 2025/02/12
DESIGN BY: AGRES	SHEET NO: S4.0
SCALE: AS NOTED	
PROJECT NO: 25-02-051	



1 / S4.1 SECTION

SHEARWALL DETAIL

3/4" = 1'-0"

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CLIENT:

FINE LINE STRUCTURES

DRAWING TITLE:

DETAILS

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DESIGN BY: AGRES	SHEET NO:
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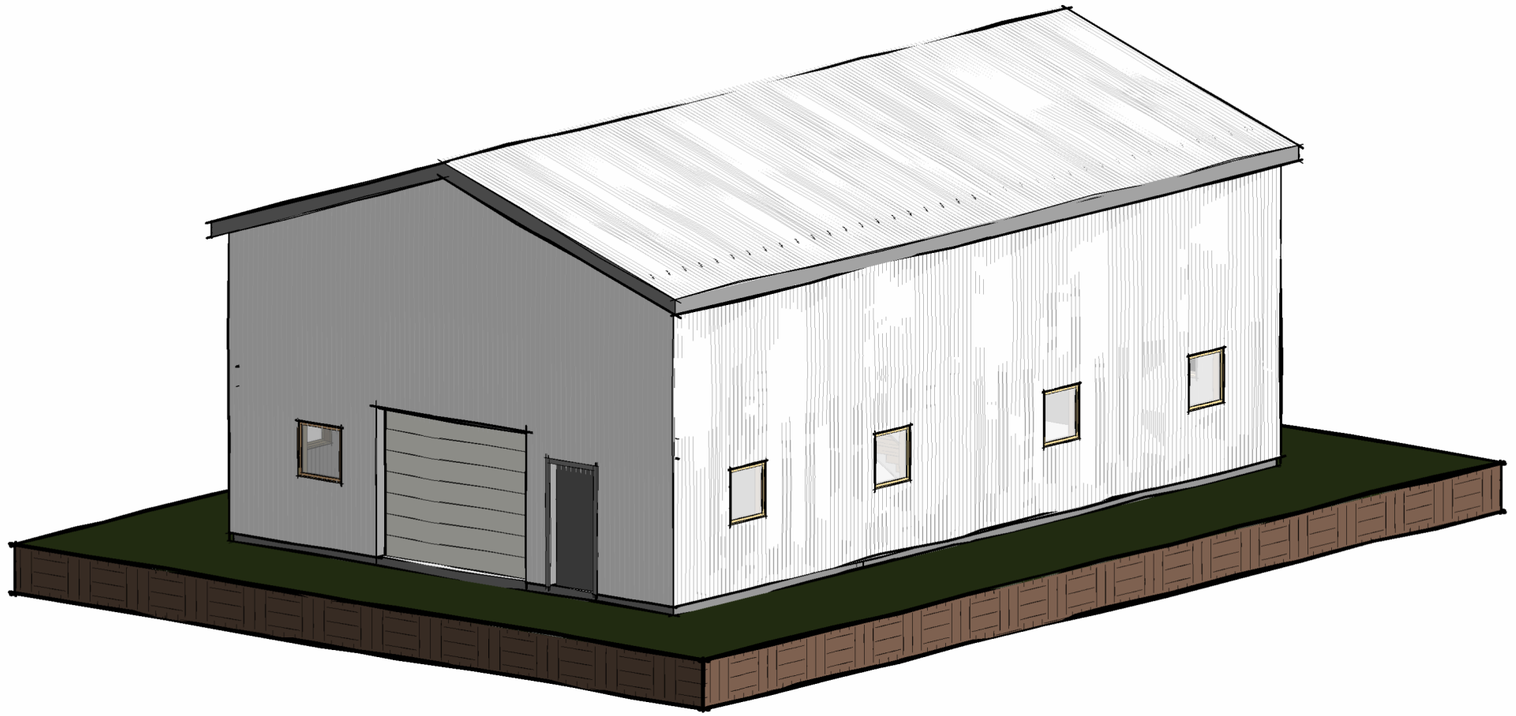
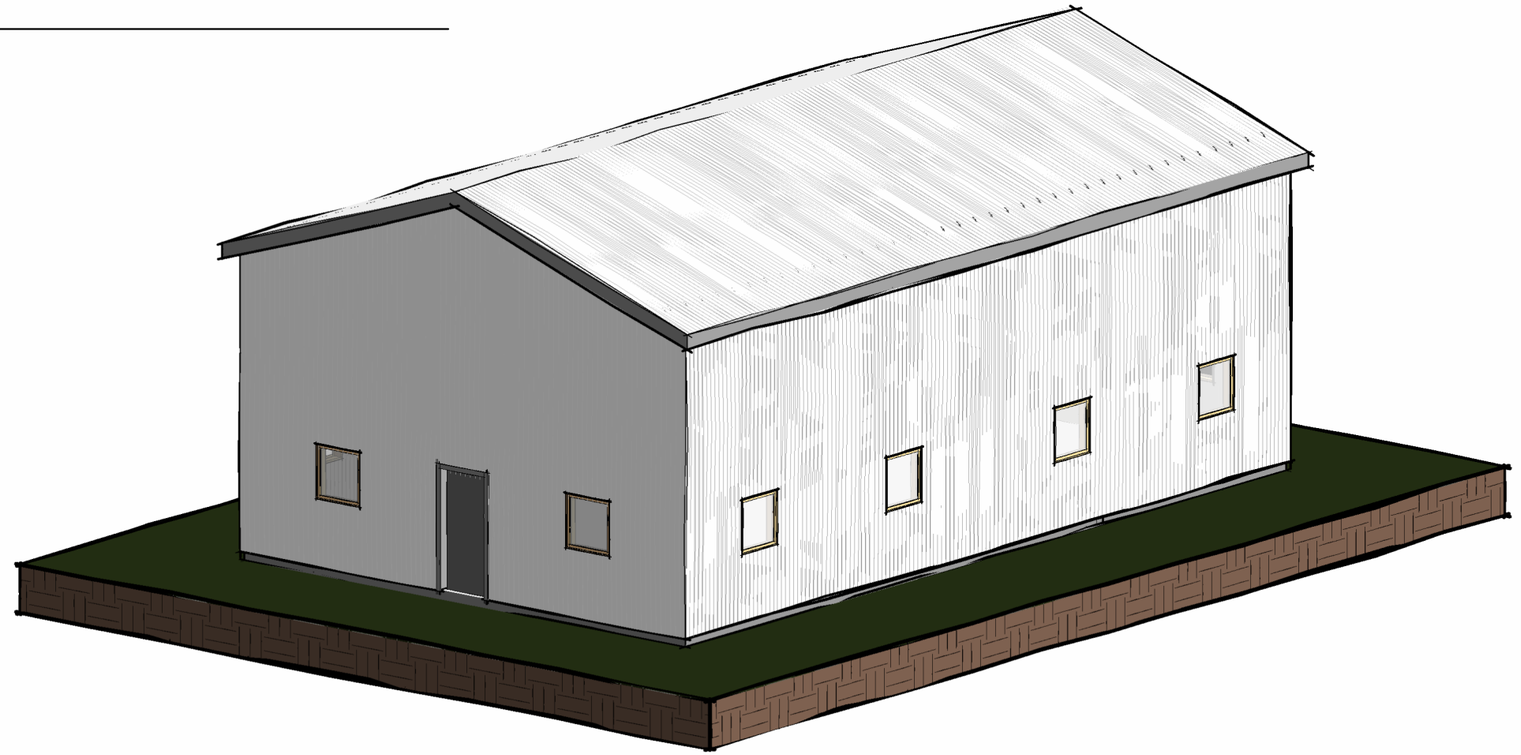
PROJECT NO: 25-02-051	S4.1



ISO FRONT



ISO REAR

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STRUCTURES

DRAWING TITLE:

ISOMETRICS

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SCALE: AS NOTED	S5.0
PROJECT NO: 25-02-051	