

Cloudpermit application number
CA-3523001-P-2025-47**Applicant, Payer**

| | | |
|------------------------------|---------------------------------------|--|
| Last name Waugh | First name Kevin | Corporation or partnership Fine line structures |
| Street address [REDACTED] | Unit number | Lot / Con. |
| Municipality [REDACTED] | Province Ontario | Postal code [REDACTED] |
| Other phone | Mobile phone [REDACTED] | |
| Fax | Email kevin@finelinestructures.com | |

Property owner

| | | |
|--|----------------------------|----------------------------|
| Last name Seymour | First name Cailey | Corporation or partnership |
| Street address 4424 Victoria Rd South | Unit number | Lot / Con. |
| Municipality puslinch | Province ontario | Postal code N0B2J0 |
| 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)

Signature of Commissioner for taking affidavits

Municipality

Day, month, year

Township of Puslinch

11 / JUNE / 2025

Place an imprint of your stamp below

Monika Alyse Famcombe, 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.

 Digitally signed on 2025-06-11, 12:21:55 p.m. EDT by Kevin Waugh.

| Send correspondence to | |
|---|----------------------------------|
| Send correspondence to <input checked="" type="checkbox"/> Owner(s) <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Others | Please provide the name of Other |
| Who to send the Invoice to <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent <input type="checkbox"/> 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 <input type="checkbox"/> Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) <input checked="" type="checkbox"/> Section 45(2) relates to a change to or expansion of an existing legal non- conforming use | | |
| <table border="0"> <tr> <td> What is the nature and extent of the relief that is being applied for? Looking for relief From Maximum accessory structure cover of 600sqm. seeking sqm (total) to provide a new 50x30 garage </td> <td> 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 need. </td> </tr> </table> | What is the nature and extent of the relief that is being applied for? Looking for relief From Maximum accessory structure cover of 600sqm. seeking sqm (total) to provide a new 50x30 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 need. |
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| What is the current Official Plan and zoning status? | |
|--|--|
| Official Plan Designation Building 1500 sqft garge for main property use | Zoning Designation Agricultural |
| What is the access to the subject property? <input checked="" type="checkbox"/> Provincial Highway <input type="checkbox"/> Continually maintained municipal road <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Other <input type="checkbox"/> 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 | <input checked="" type="checkbox"/> Existing | <input type="checkbox"/> Proposed |
| Communal Water | <input type="checkbox"/> Existing | <input type="checkbox"/> Proposed |
| Provincial Water Taking Permit | <input type="checkbox"/> Existing | <input type="checkbox"/> Proposed |
| Private Septic | <input checked="" type="checkbox"/> Existing | <input type="checkbox"/> Proposed |
| Communal Septic | <input type="checkbox"/> Existing | <input type="checkbox"/> Proposed |
| Other Provincial Waste Water System | <input type="checkbox"/> Existing | <input type="checkbox"/> Proposed |
| How is storm drainage provided? * | | |
| <input type="checkbox"/> Storm Sewers <input checked="" type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales <input type="checkbox"/> 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 447.60 | Total Floor Area in Square Feet 4818 |
| Ground Floor Area (Exclude Basement) in Square Meters 447.60 | | Ground Floor Area (Exclude Basement) in Square Feet 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 139.40 | Total Floor Area in Square Feet 1500 |
| Ground Floor Area (Exclude Basement) in Square Meters 139.40 | | Ground Floor Area (Exclude Basement) in Square Feet 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
19.5Front Yard in Feet
64Rear Yard in Meters
260Rear Yard in Feet
853Side Yard (interior) in Meters
40Side Yard (interior) in Feet
132Side Yard (Exterior) in Meters
40Side 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
2022Date of construction of buildings
property
2012How long have the existing uses
continued on the subject property?
3 yearsHas 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

REINFORCING STEEL

LUMBER & WOOD PRODUCTS

STEEL BEAMS

STEEL COLUMNS

ANCHOR BOLTS, STEEL PLATES & ROLLED SECTIONS

STEEL HSS & W-BEAMS

ALL OTHER STEEL

STRUCTURAL BOLTS

- OBC 9.3.1.

- CSA G30

- OBC 9.23.

- OBC 9.23.4.3.

- OBC 9.17.

- CAN/CSA-G40.21

- CAN/CSA-G40.21M-350W

- CAN/CSA-G40.21M-300W

- 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.

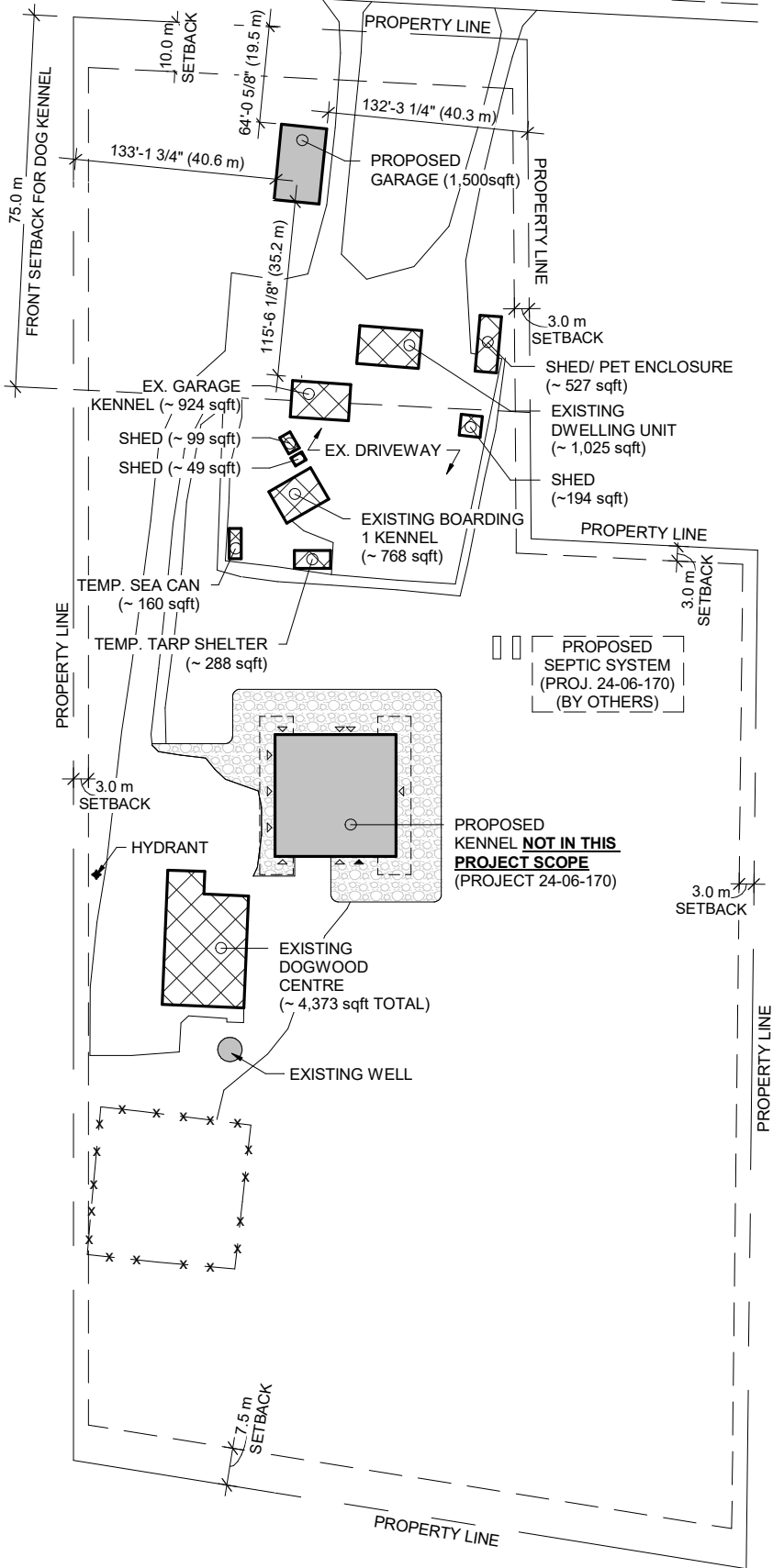
ROOF AND CEILING FRAMING

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.

VICTORIA RD S



SITE PLAN

1 : 1400

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| | | | | ISSUED FOR MINOR VARIANCE | RE-ISSUED FOR PERMIT | ISSUED FOR PERMIT | DESCRIPTION |
|--|--|--|--|---------------------------|----------------------|-------------------|-------------|
| | | | | 2025-06-10 | 2025-04-29 | 2025-03-19 | |
| | | | | WR | WR | WR | DATE |
| | | | | 2 | 1 | 0 | REV BY |

STAMP:



**WADDELL
ENGINEERING LTD.**

119 PINEBUSH RD, UNIT C
CAMBRIDGE, ON
N1R 7J8
www.waddelleng.com

Phone: 519-267-6789
Fax: 1-866-388-9659
info@waddelleng.com

PROJECT:

4424 VICTORIA RD S
30'x50' GARAGE

4424 VICTORIA RD S
PUSLINCH, ON.

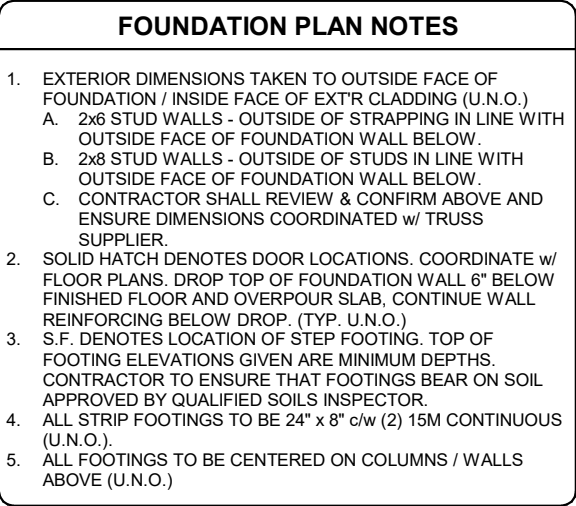
CLIENT:

FINE LINE
STRUCTURES

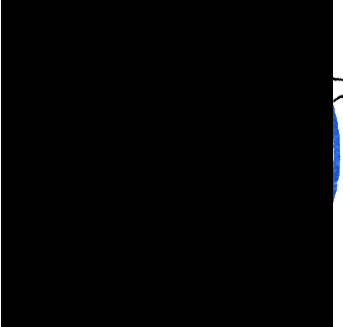
DRAWING TITLE:

GENERAL NOTES

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

[illegible]

TAMP:





PROJECT:

4424 VICTORIA RD S
30'x50' GARAGE

N0B2
424 VICTORIA RD S PUSLINCH, O

CLIENT: FINE LINE
STRUCTURES

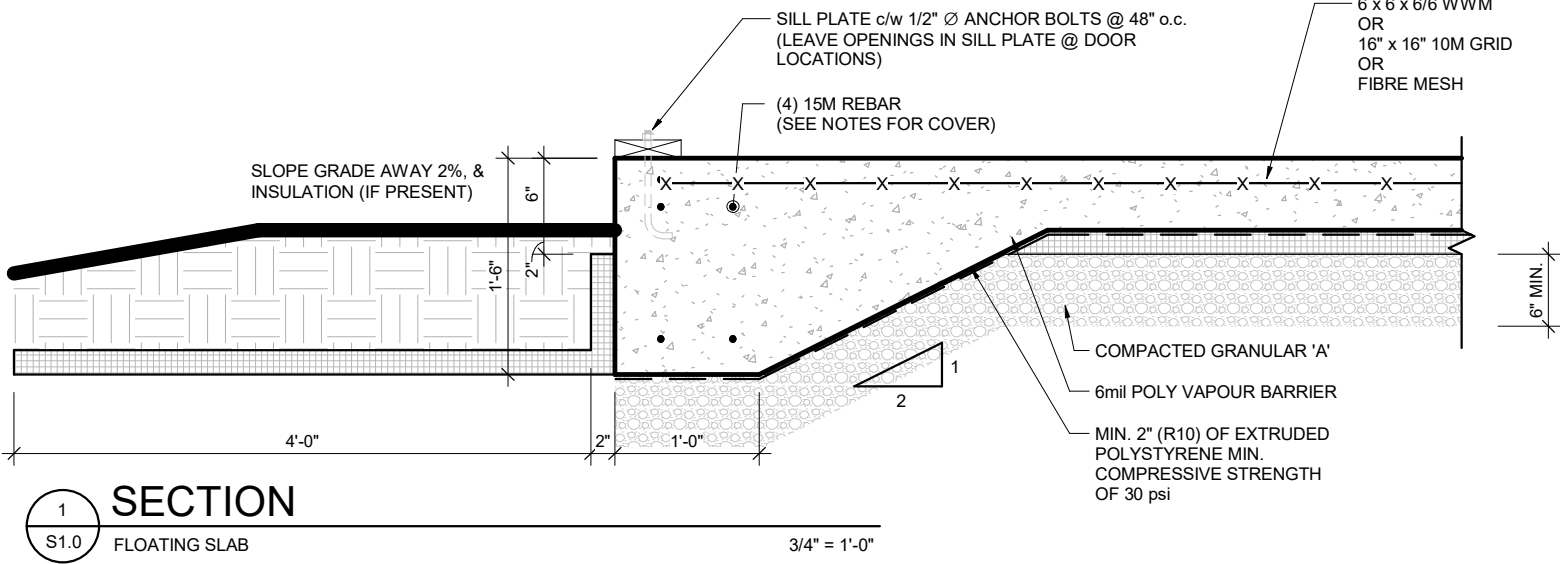
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FOUNDATION PLAN

| | |
|--------------------------|-----------------|
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| DESIGN BY: AGRES | SHEET NO: |
| SCALE: AS NOTED | S1.0 |
| PROJECT NO: 25-02-051 | |

$$3/16'' = 1'-0'''$$

| 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.) | | |

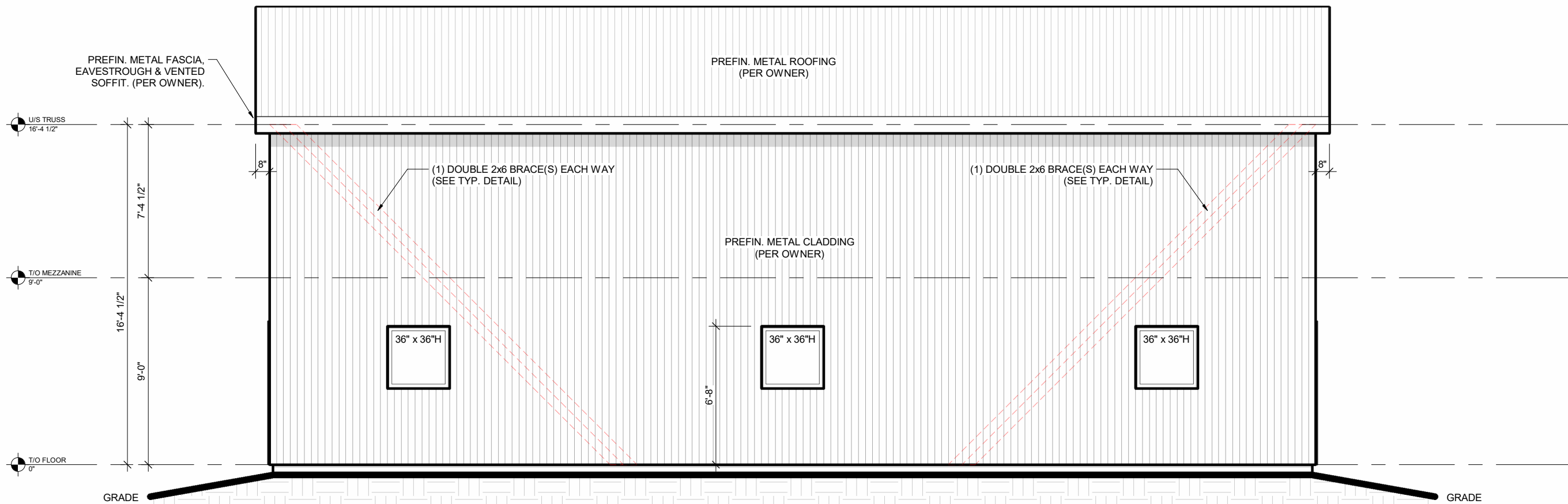


| | |
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| PROJECT NO: 25-02-051 | S2.0 |
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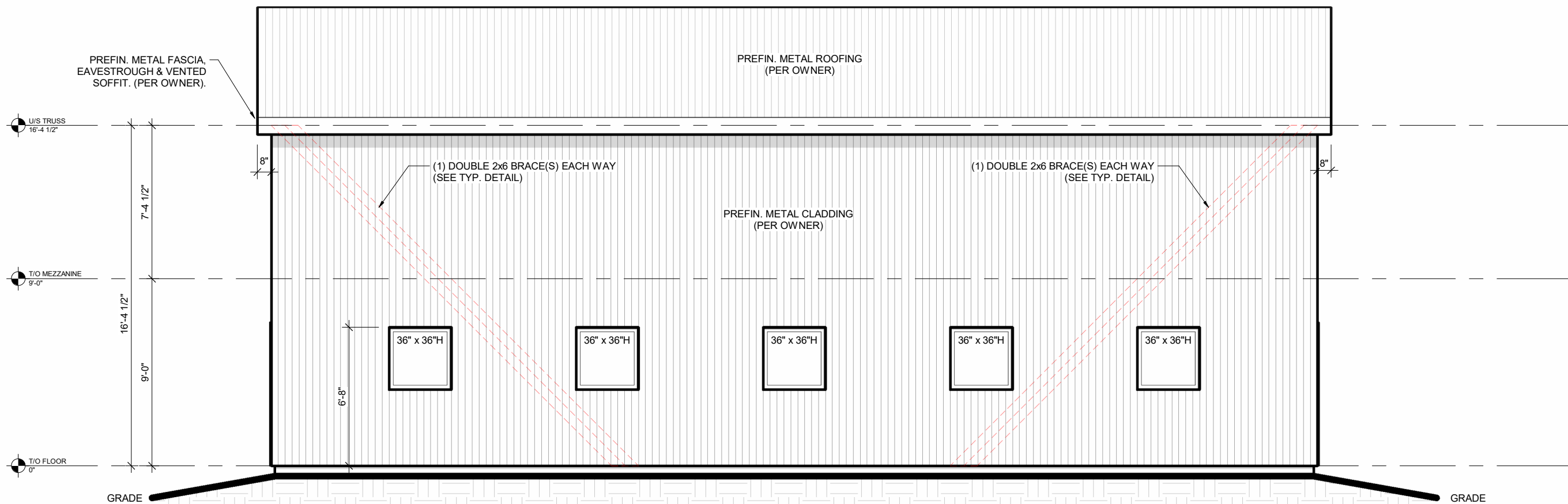


S2.2

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NORTH ELEVATION

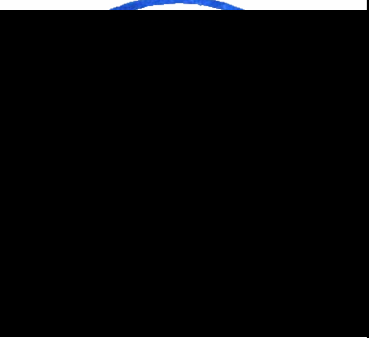
$$3/16'' = 1'-0''$$


SOUTH ELEVATION

3/16" = 1'-0"

[illegible]

STAMP:



PROJECT:

4424 VICTORIA RD S
30'x50' GARAGE

4424 VICTORIA RD S N0B2J0
PUSLINCH, ON.

CLIENT: FINE LINE
STRUCTURES

DRAWING TITLE:

BUILDING ELEVATIONS

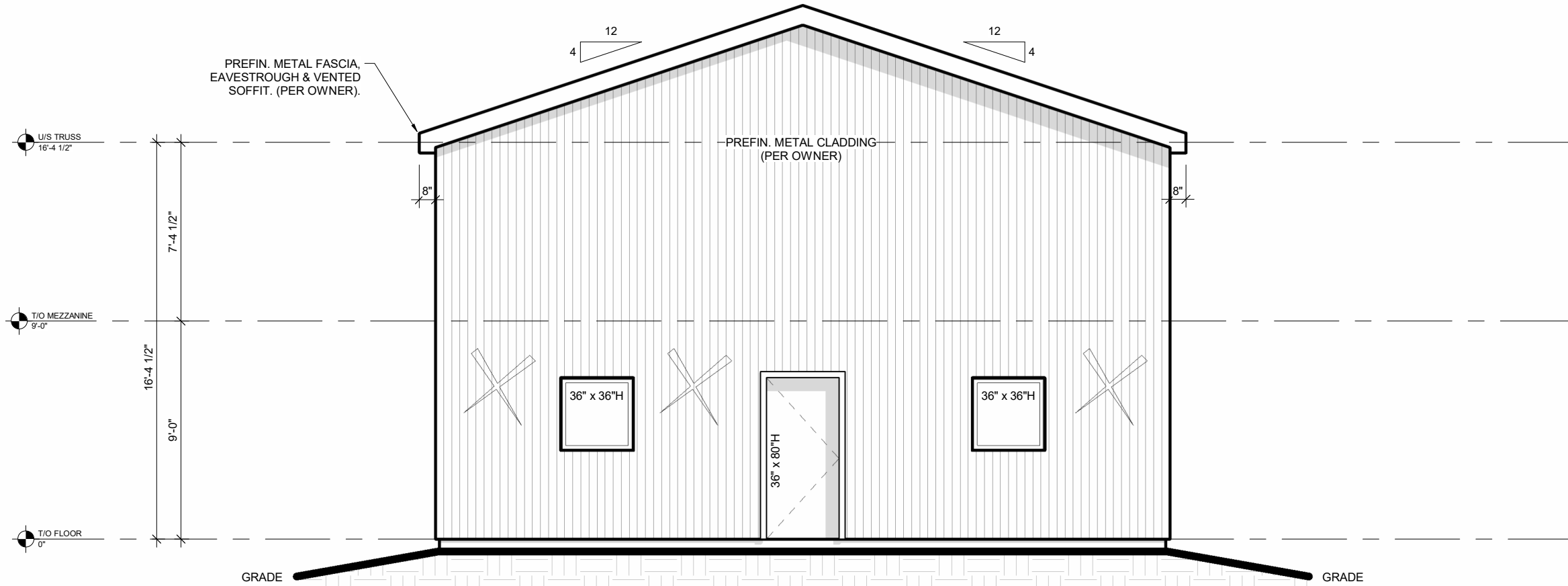
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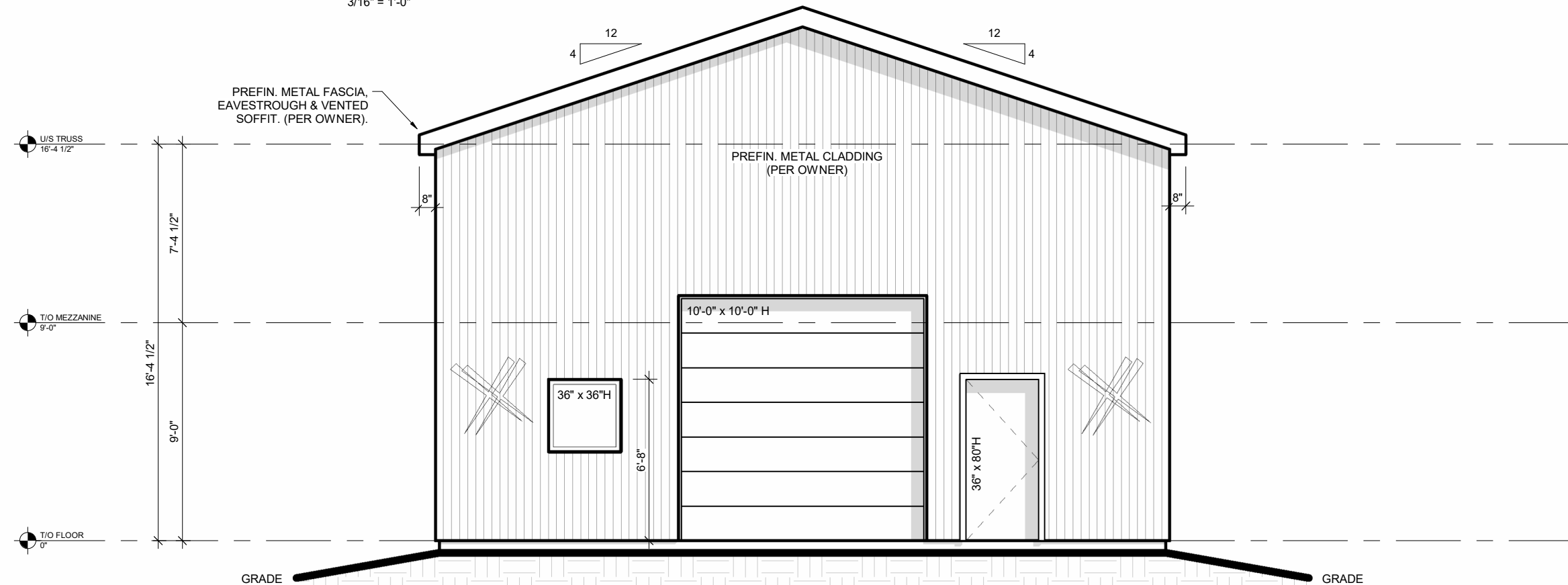
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| PROJECT NO: |

S3.0

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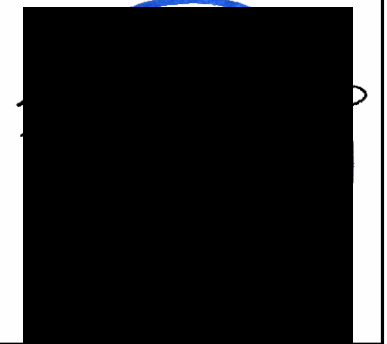
EAST ELEVATION

$$3/16'' = 1'-0''$$


WEST ELEVATION

$$3/16'' = 1'-0''$$
[illegible]

STAMP:



PROJECT:

4424 VICTORIA RD S
30'x50' GARAGE

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 | S3.1 |
| PROJECT NO: 25-02-051 | |

S3.1

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| ISSUED FOR REVIEW | DATE | REV | BY | DESCRIPTION |
|-------------------|------------|-----|----|-------------|
| | 2025-02-12 | 0 | WR | |

STAMP:





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ENGINEERING LTD.**
119 PINEBUSH RD, UNIT C
CAMBRIDGE, ON
N1R 7J8
www.waddelleng.com

Phone: 519-267-6789
Fax: 1-866-388-9659
info@waddelleng.com

PROJECT:

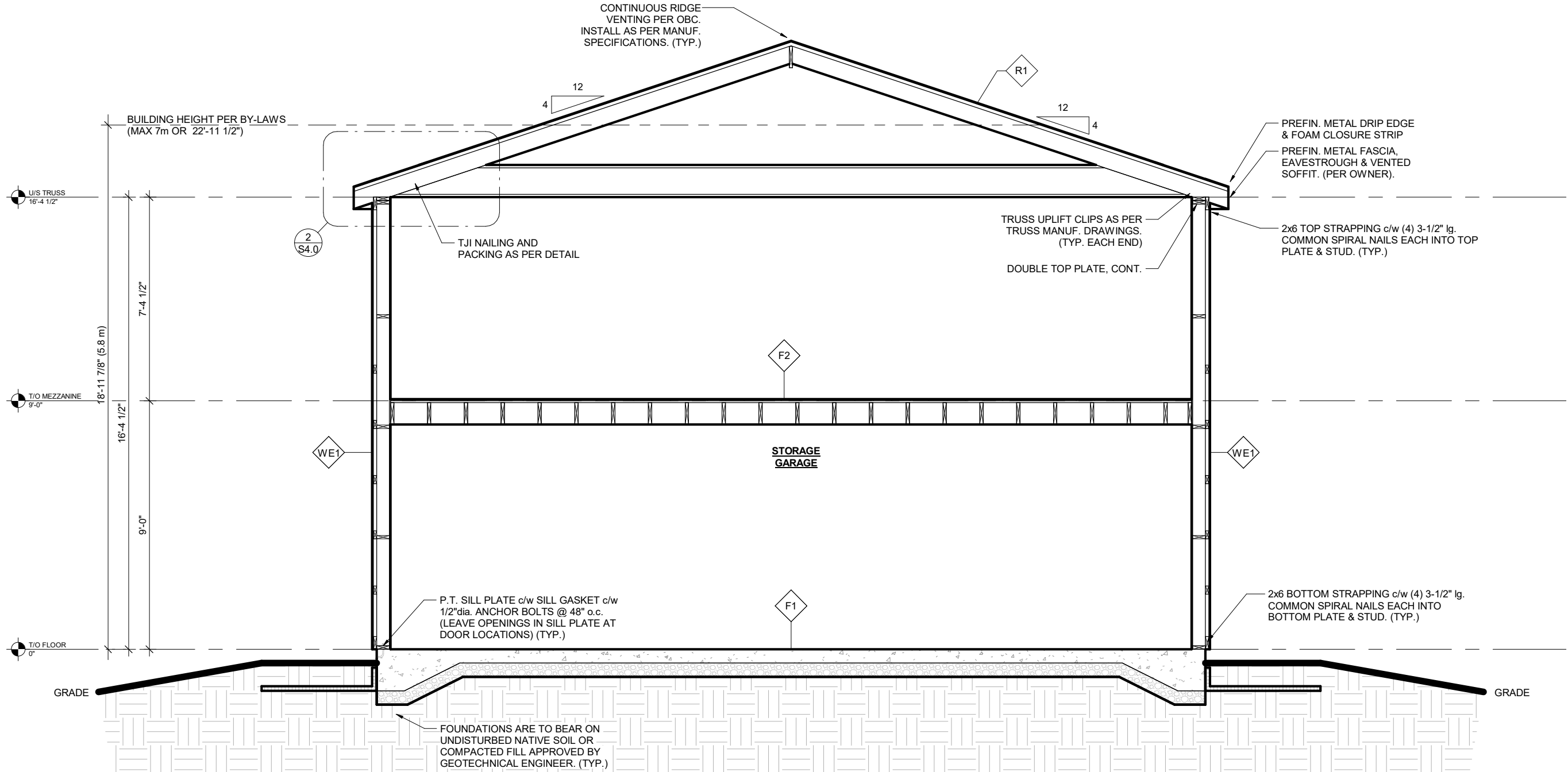
4424 VICTORIA RD S
30'x50' GARAGE

4424 VICTORIA RD S
PUSLINCH, ON.

CLIENT:
FINE LINE
STRUCTURES

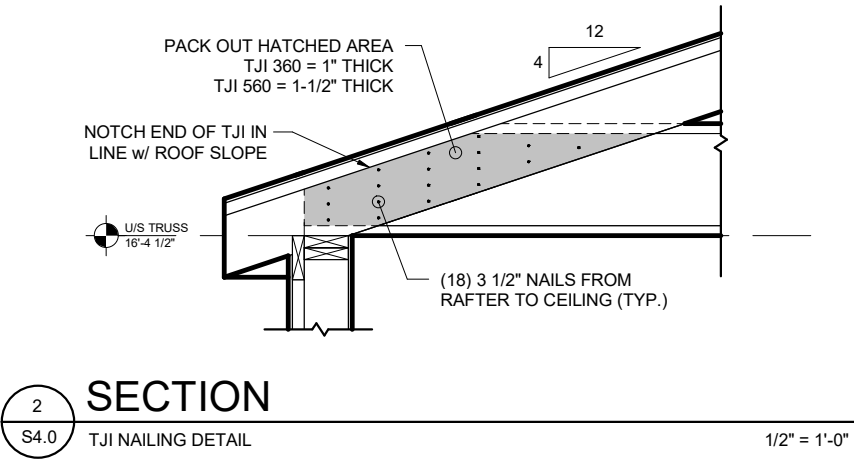
DRAWING TITLE:
BUILDING SECTIONS &
DETAILS

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

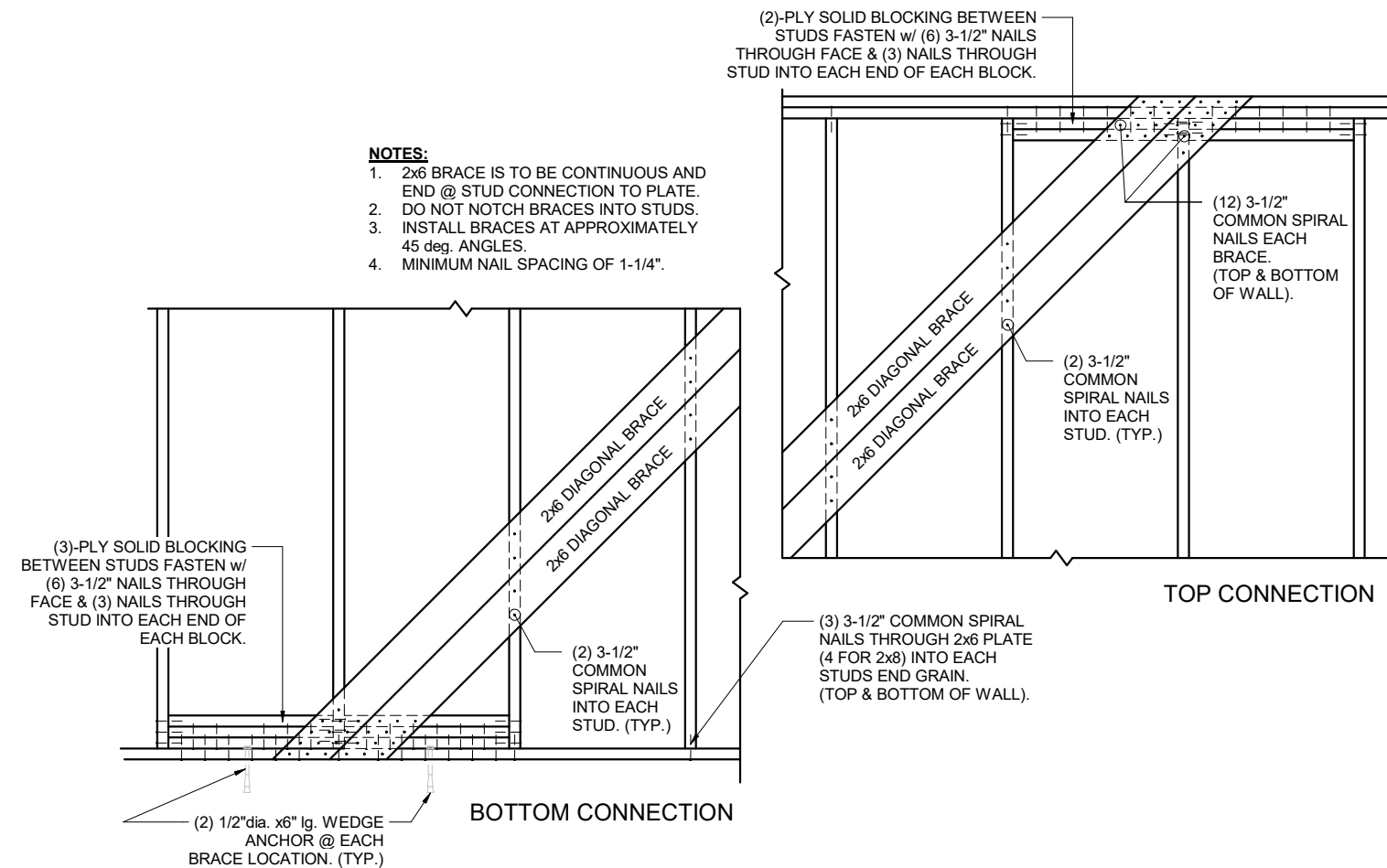


1 SECTION
S4.0 BUILDING SECTION
1/4" = 1'-0"

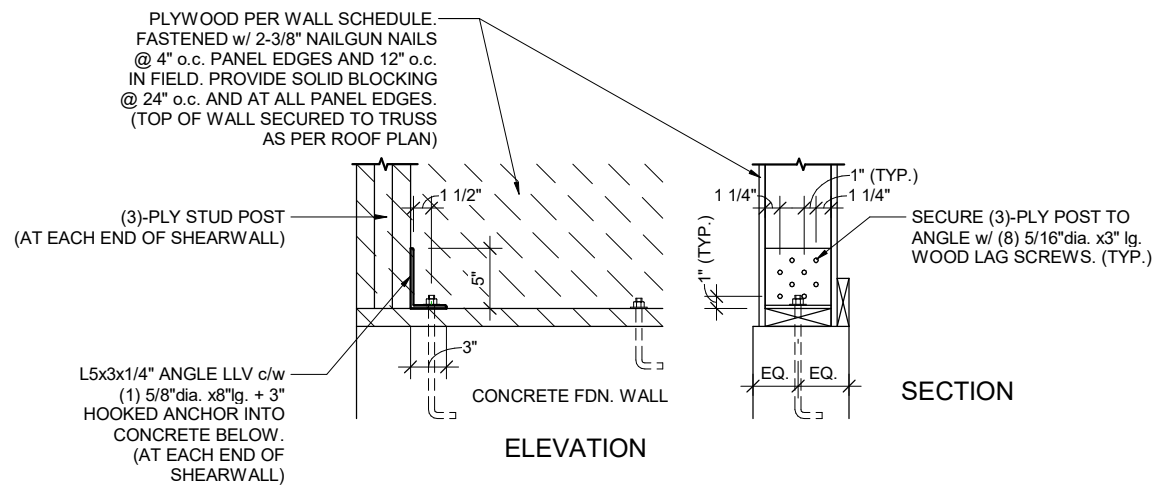
| ASSEMBLY SCHEDULE | | | |
|--|---|---|--|
| <p>R1</p> <p>TYPICAL ROOF CONSTRUCTION:</p> <ul style="list-style-type: none">29 Ga. STEEL ROOFING2x4 STRAPPING @ 24" o.c.ROOF FRAMING AS PER PLANS | <p>F2</p> <p>WOOD FRAMED FLOOR CONSTRUCTION:</p> <ul style="list-style-type: none">FLOOR FINISH (PER OWNER)3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWEDFLOOR FRAMING AS PER PLANS c/w SOLID BLOCKING @ 6'-0" o.c. (MAX.) & AT ALL LAPPED JOISTS BEARING | <p>WE1</p> <p>EXTERIOR WALL CONSTRUCTION (TYP. U.N.O.):</p> <ul style="list-style-type: none">29 Ga. PREFIN. METAL CLADDINGTYPAR AIR BARRIER, JOINTS TAPED2x4 STRAPPING @ 24" o.c.2x6 WOOD STUDS @ 16" o.c. | <p>P1</p> <p>INTERIOR PARTITION:</p> <ul style="list-style-type: none">1/2" DRYWALL2x4 STUDS @ 16" o.c.1/2" DRYWALL <p>NOTE: PROVIDE SOLID BLOCKING @ 48" o.c. IN ALL WALLS TALLER THAN 9'-6".</p> |



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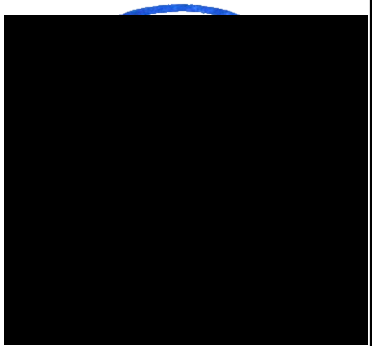
1 SECTION
S4.1 (2)-2x6 BRACING CON



2 SECTION
S4.1 SHEARWALL DETAIL

[illegible]

STAMP:



PROJECT:

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

CLIENT: FINE LINE STRUCTURES

DRAWING TITLE:

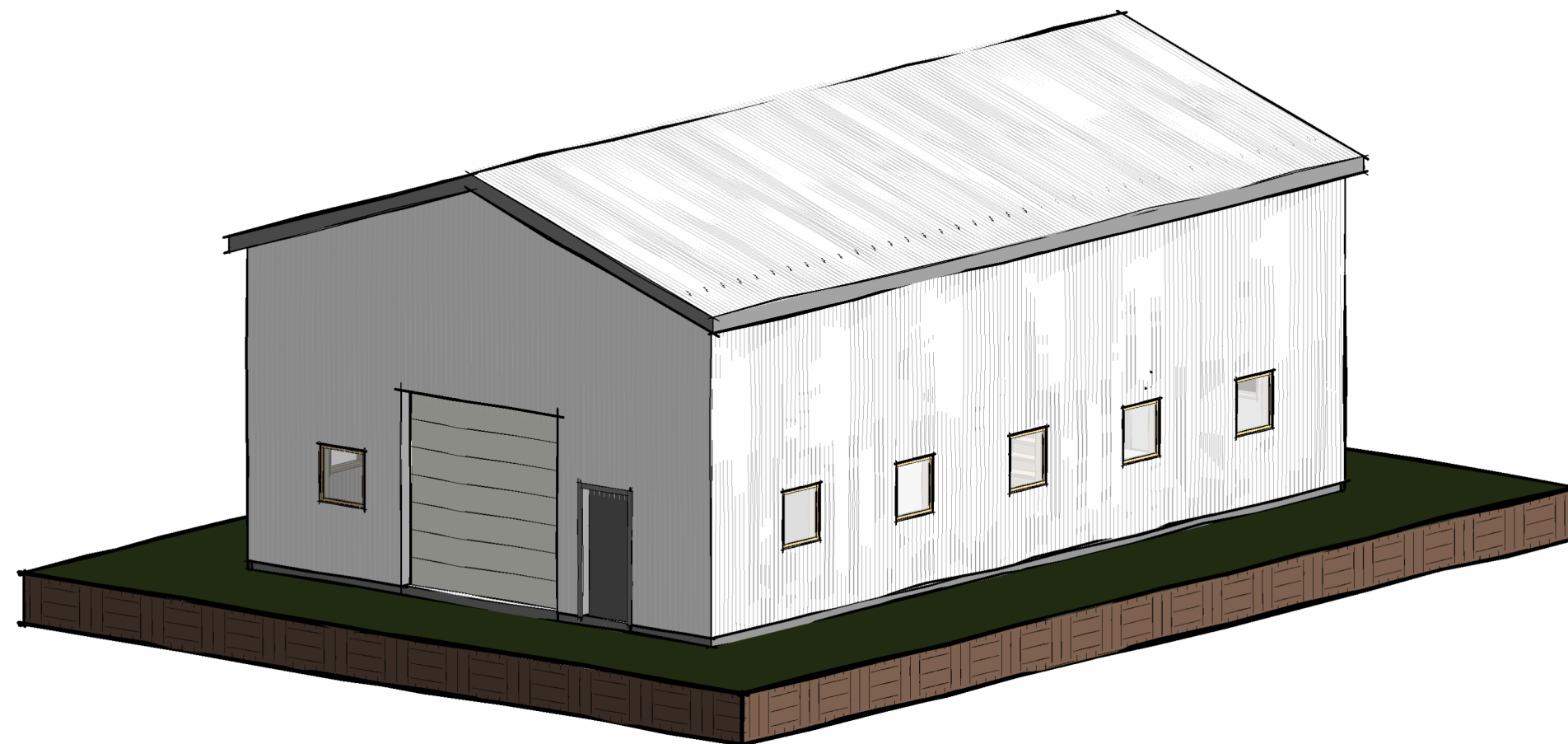
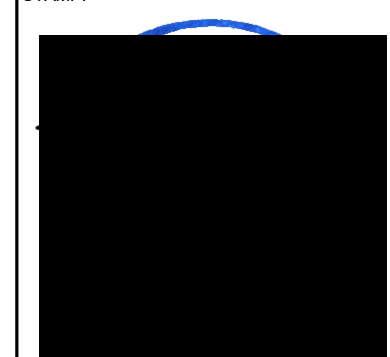
DETAILS

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| PROJECT NO: 25-02-051 | |

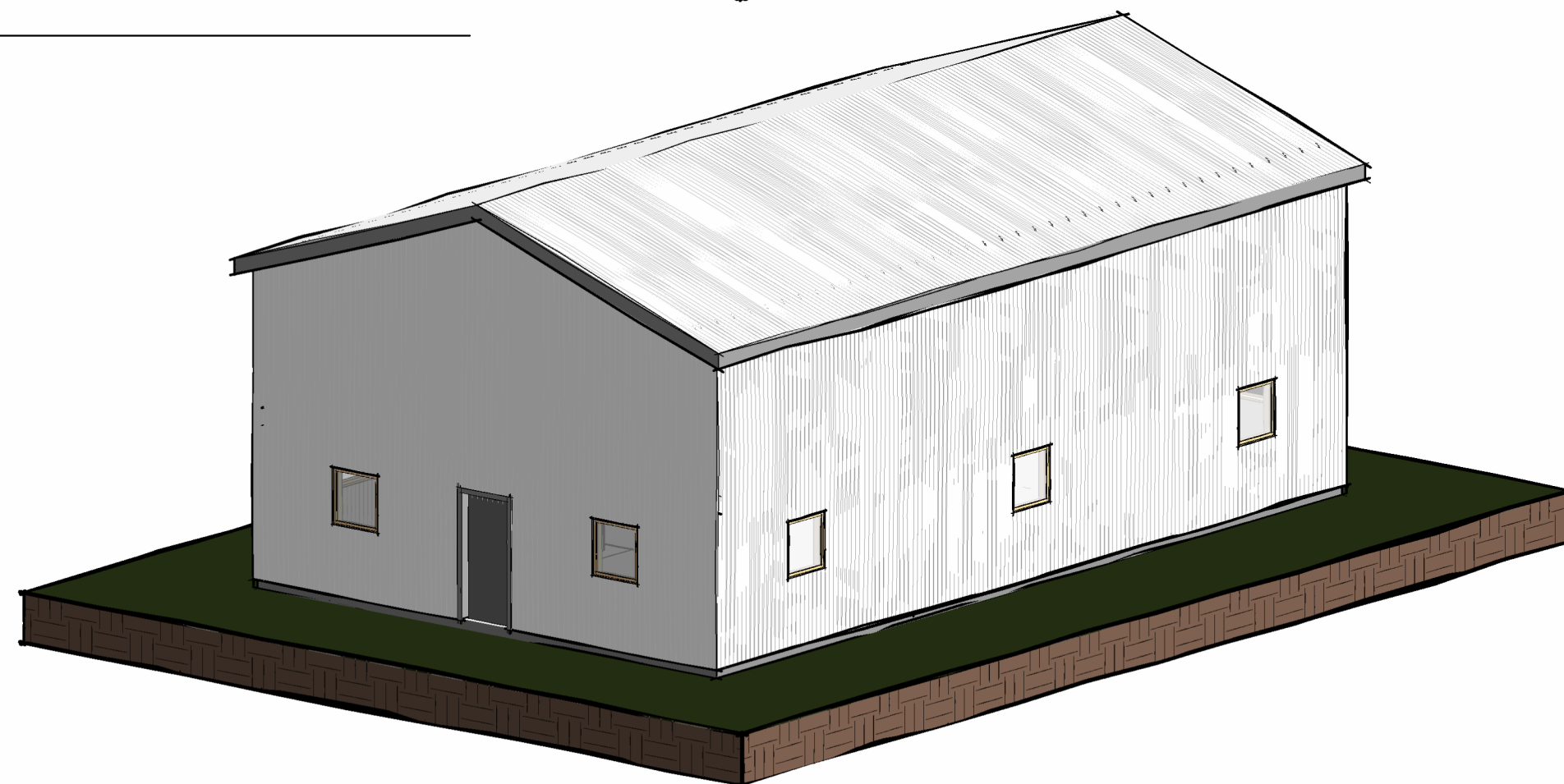
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STAMP:



ISO FRONT



ISO REAR



PROJECT:

4424 VICTORIA RD S
30'x50' GARAGE

4424 VICTORIA RD S N0B2J
PUSLINCH, ON

CLIENT: FINE LINE
STRUCTURES

DRAWING TITLE:

ISOMETRICS

| | |
|--------------------------|------------------|
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| DESIGN BY: AGRES | SHEET NO: |
| SCALE: AS NOTED | S5.0 |
| PROJECT NO: 25-02-051 | |