

GENERAL

- 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
 - OHS REGULATIONS
- 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.
- 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.
- 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.
- 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.
- 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.
- NO CHANGES SHALL BE MADE TO THE STAMPED DRAWINGS WITHOUT NOTIFYING WEL PRIOR TO MAKING THOSE CHANGES.
- THE CLIENT SHALL CHECK AND VERIFY ALL SITE CONDITIONS AND MEASUREMENTS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

DESIGN LOADS

- DESIGN LOADS UNFACTORED UNLESS NOTED OTHERWISE.

ROOF DESIGN LOADS

DEAD LOAD = 0.54 kPa (11.3 psf) (ROOF RAFTERS / JOISTS OR TRUSS TOP CHORDS) [SOLAR LOADING]
 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

- 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

FOOTINGS AND FOUNDATIONS

- ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO OBC 9.15. UNLESS NOTED OTHERWISE (U.N.O.) ON THE STAMPED DRAWINGS.
- 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.
- 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.
- ENSURE ALL FOUNDATION WALLS ARE Laterally SUPPORTED PRIOR TO BACKFILLING.
- 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.
- 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

- ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23. U.N.O. ON THE STAMPED DRAWINGS.
- 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..
- 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.
- ENSURE THE EXTERIOR WALLS ARE BRACED AS PER OBC 9.23.10.2. TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
- PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTELS TO PREVENT LATERAL TORSIONAL BUCKLING
 - 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.).
- 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.).
- ALL LINTELS TO HAVE 1 JACK STUD, 1 KING STUD AT ENDS U.N.O.
- ALL WOOD SHALL BE NO. 2 SPRUCE OR BETTER.
- ALL GUARDS SHALL CONFORM TO OBC 9.8.8. AND SUPPLEMENTARY STANDARD SB-7 U.N.O.

ROOF AND CEILING FRAMING

- ALL ROOF AND CEILING FRAMING SHALL CONFORM TO OBC 9.23.13. U.N.O. ON THE STAMPED DRAWINGS.
- ALL ROOF RAFTERS/JOISTS AND CEILING JOISTS SHALL CONFORM TO THE SPANS SHOWN IN OBC PART 9 TABLES A-3 TO A-7.
- WHERE REQUIRED, PROVIDE INTERMEDIATE SUPPORT FOR ROOF RAFTERS/JOISTS AS PER OBC 9.23.13.7.
 - 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.).
- 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.
- OVER-FRAMED AREAS ARE TO BE SUPPORTED ON LOWER ROOF RAFTERS/JOISTS BY 2x4 STRUTS @ 24" EACH WAY MIN., TYPICAL U.N.O..
- 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).
 - 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

- ALL WELDING SHALL BE PERFORMED BY A CANADIAN WELDING BUREAU CERTIFIED WELDER AND CONFORM TO CSA STANDARD W59.
- PROVIDE SUFFICIENT LATERAL SUPPORT FOR STEEL BEAMS TO PREVENT LATERAL TORSIONAL BUCKLING. SUFFICIENT LATERAL SUPPORT EXAMPLES:
 - 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.
 - 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.
- 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.
- 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.
- 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.).
- ALL STRUCTURAL STEEL TO BE FINISHED AS APPROVED BY GENERAL CONTRACTOR.

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ISSUED FOR CONSTRUCTION	ISSUED FOR MINOR VARIANCE APPLICATION	DESCRIPTION
2025-05-30	2025-03-07	DATE
CC	CC	BY
2	0	REV

STAMP:



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

PROJECT:
 15'-0" x 28'-0" GARAGE & WORKSHOP
 N1R 5S3
 80 FOUR HOUSE LANE CAMBRIDGE, ON.

CLIENT:
 PETER WILMS

DRAWING TITLE:
 GENERAL NOTES

DRAWN BY: CC	DATE: MAY '25
DESIGN BY: PW	SHEET NO:
SCALE: AS NOTED	S0.0
PROJECT NO: 24-10-091	



SITE DATA & NOTES

LEGAL:
PART OF LOT 17, CONCESSION 11 TOG WITH RW
SETTLEMENT OF BROWN'S
TOWNSHIP OF NORTH DUMFRIES
REGION OF WATERLOO

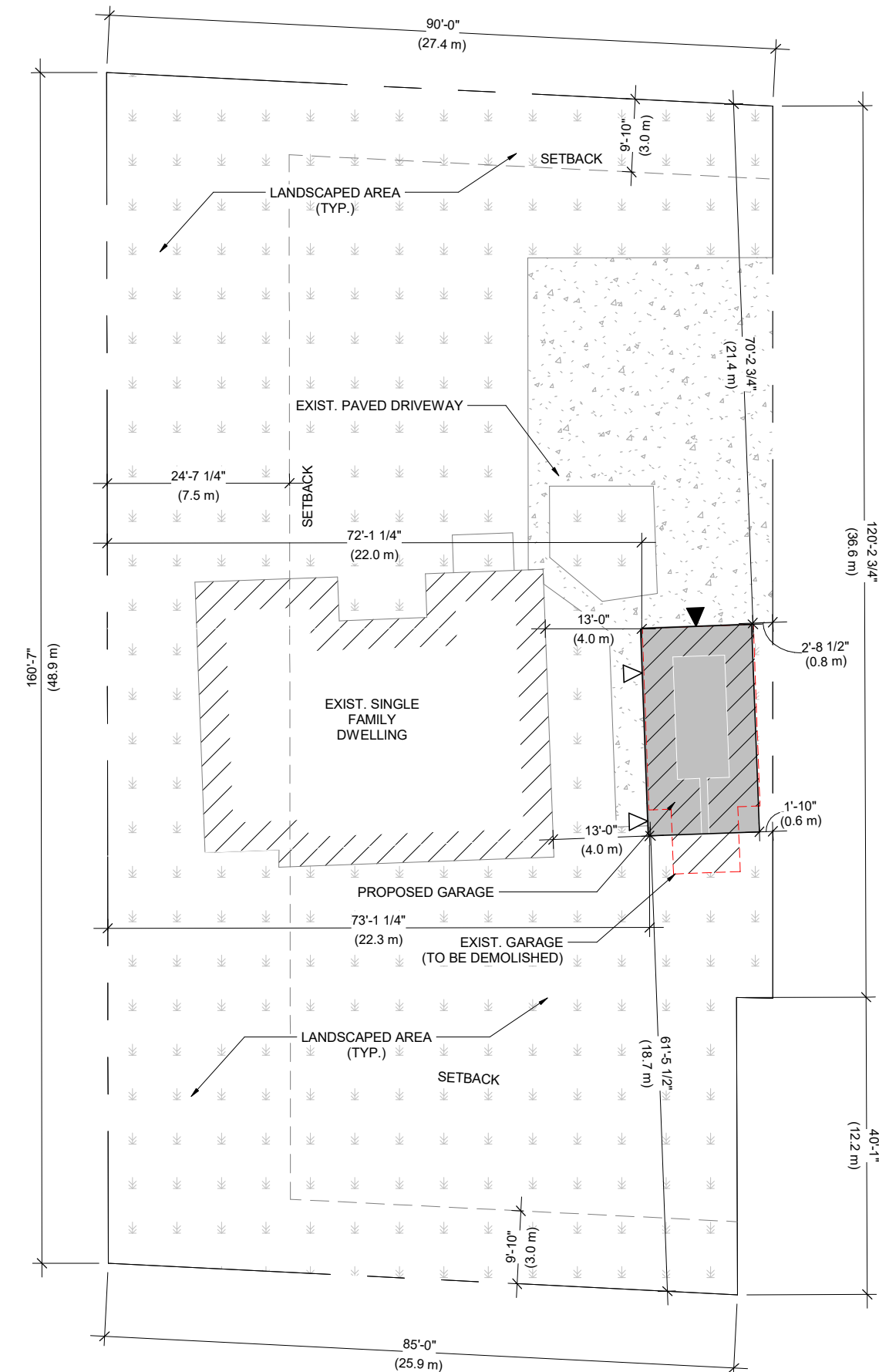
ZONING:
'Z3' RURAL RESIDENTIAL (RESIDENTIAL ZONE)

- NOTES:**
- SITE BOUNDARY INFORMATION TAKEN FROM REGION OF WATERLOO GIS MAP
 - THIS SITE PLAN IS TO DEPICT LOCATIONS OF BUILDING(S) AND SPATIAL SEPARATIONS TO CONFIRM COMPLIANCE WITH OBC AND DOES NOT REPRESENT A LEGAL SURVEY.
 - EXISTING GRADES TO REMAIN (EXCEPT AS NOTED OTHERWISE, SEE CIVIL DRAWINGS AS APPLICABLE). PROVIDE MINIMUM 2% SLOPE AWAY FROM BUILDING.
 - EXTERIOR LIGHTING SHALL NOT ADVERSELY AFFECT NEIGHBOURING PROPERTIES. NEW LIGHTING SHALL BE FULL CUTOFF LIGHTING.
 - ALL OTHER SITE WORKS SUCH AS DRAINAGE, PARKING, SEPTIC & LANDSCAPING IS BY OTHERS.
 - COMPLIANCE TO ZONING BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UTILITIES BEFORE EXCAVATION.
 - AS PER OBC 9.10.14.5.(4) ACCESSORY BUILDINGS SERVING ONE DWELLING UNIT NEED NOT CONFORM TO THE MIN. REQ'D F.R.R. STATED IN T9.10.14.5. WHERE THE LIMITING DISTANCE IS 0.6m OR MORE & NEED NOT CONFORM TO CLADDING / CONSTRUCTION REQUIREMENTS PER T9.10.14.5, REGARDLESS OF LIMITING DISTANCE.
 - AS PER OBC 9.10.14.5.(5) THE EXPOSING BUILDING FACE, FACING THE DWELLING UNIT FOR WHICH THE ACCESSORY BUILDING SERVES, NEED NOT CONFORM TO REQ'D F.R.R. & CLADDING / CONSTRUCTION REQUIREMENTS PER T9.10.14.5.

LEGEND:

-  = MANDOOR
-  = OVERHEAD DOOR

ZONING REQUIREMENT	REQ'D	PROVIDED	COMMENTS
LOT FRONTAGE (MIN.)	230m	36.6m	EXIST. NON-CONFORMING
LOT AREA (MIN.)	35 ha	1321.2m ²	COMPLIES
BUILDING AREA (MAX.)	4% (52.8m ²)	42m ²	COMPLIES
BUILDING HEIGHT (MAX.)	5.2m	6.1m ²	MINOR VARIANCE REQ'D
FRONT YARD (MIN.)	n/a	0.5m	COMPLIES
INTERIOR SIDE YARD (MIN.)	3m	18.7m	COMPLIES
EXTERIOR SIDE YARD (MIN.)	n/a	n/a	n/a
REAR YARD (MIN.)	7.5m	22.0m	COMPLIES



SITE PLAN

1" = 20'-0"

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N1R 7J8 Fax: 1-866-388-9659
www.waddelleng.com info@waddelleng.com

PROJECT:
15'-0" x 28'-0" GARAGE & WORKSHOP
80 FOUR HOUSE LANE CAMBRIDGE, ON. N1R 5S3

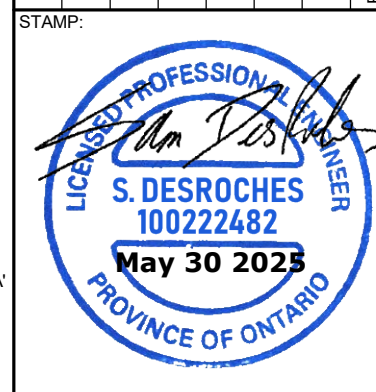
CLIENT:
PETER WILMS

DRAWING TITLE:
SITE PLAN

DRAWN BY: CC	DATE: MAY '25
DESIGN BY: PW	SHEET NO:
SCALE: AS NOTED	S0.1
PROJECT NO: 24-10-091	

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		2025-03-07	0		

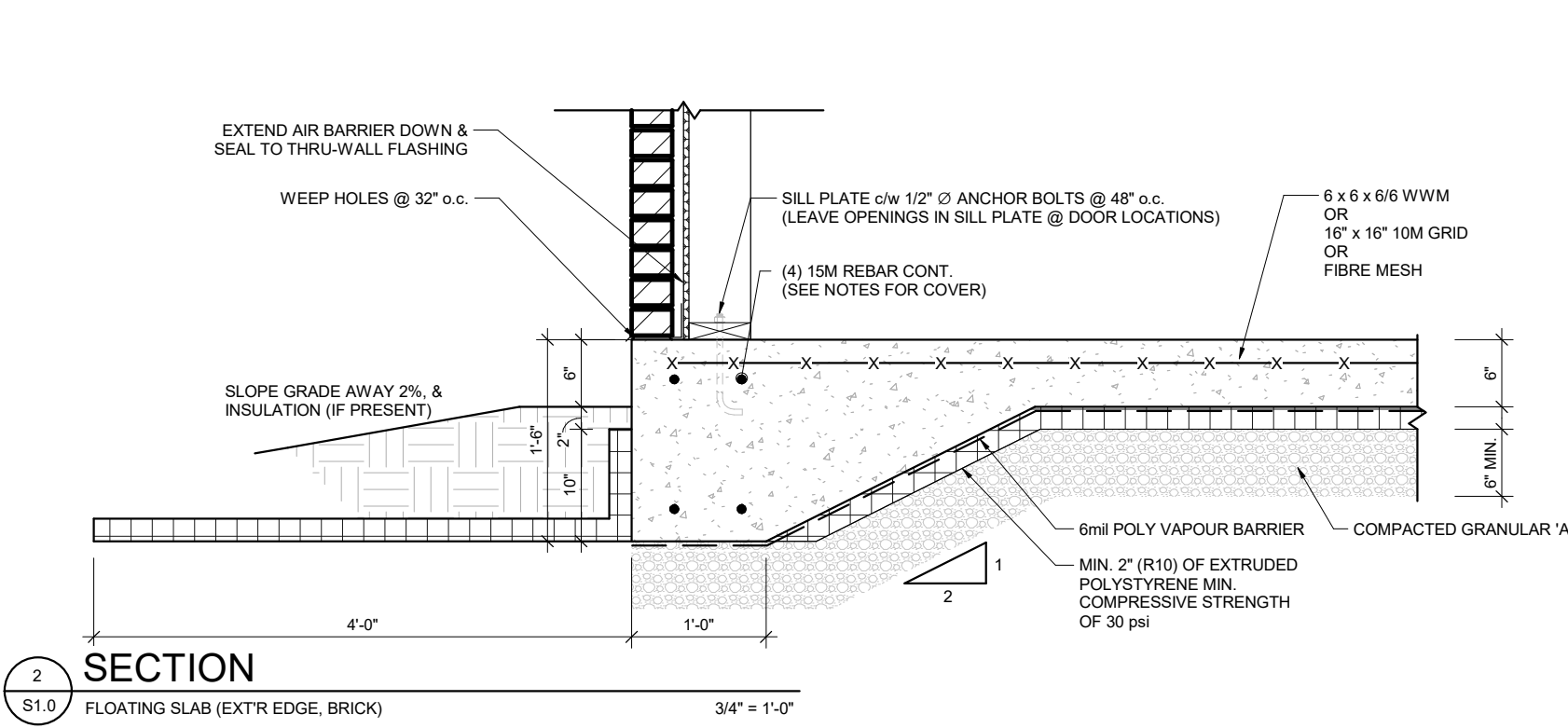
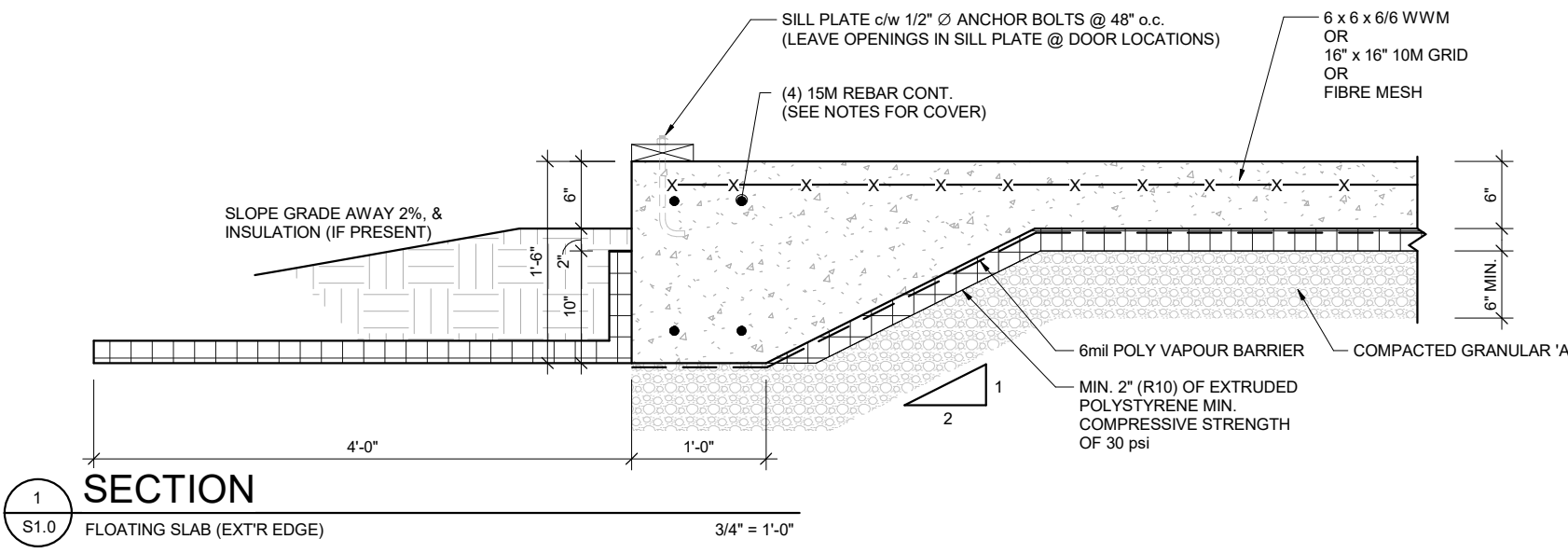
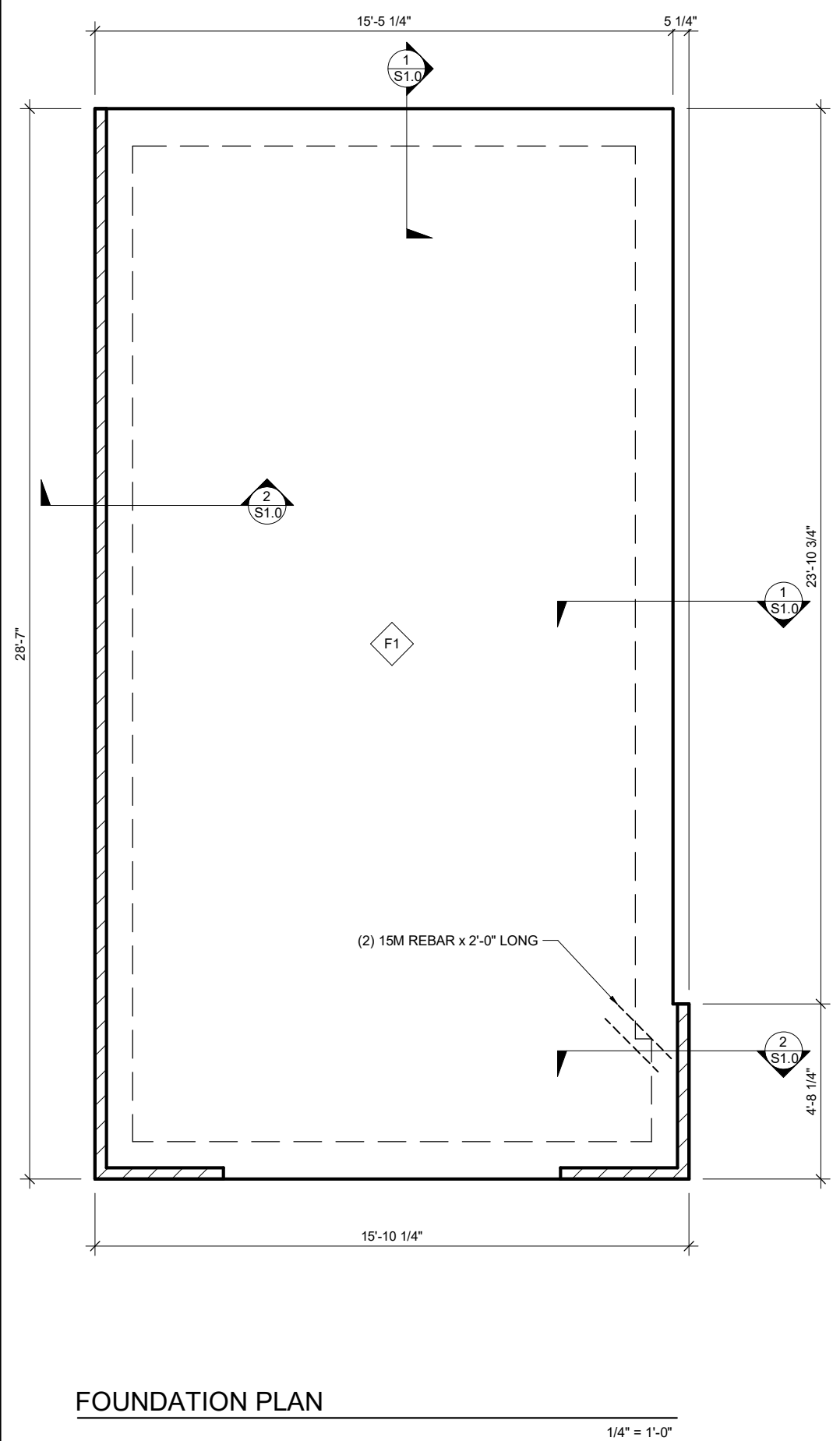


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 119 PINEBUSH RD, UNIT C
 CAMBRIDGE, ON N1R 7J8
 Phone: 519-267-6789
 Fax: 1-866-388-9659
 www.waddelleng.com info@waddelleng.com

PROJECT:
 15'-0" x 28'-0" GARAGE & WORKSHOP
 80 FOUR HOUSE LANE CAMBRIDGE, ON. N1R 5S3
 CLIENT:
 PETER WILMS

DRAWING TITLE:
 FOUNDATION PLAN

DRAWN BY: CC	DATE: MAY '25
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SCALE: AS NOTED	S1.0
PROJECT NO: 24-10-091	



FOUNDATION PLAN

1/4" = 1'-0"

SECTION 1

FLOATING SLAB (EXTR EDGE)

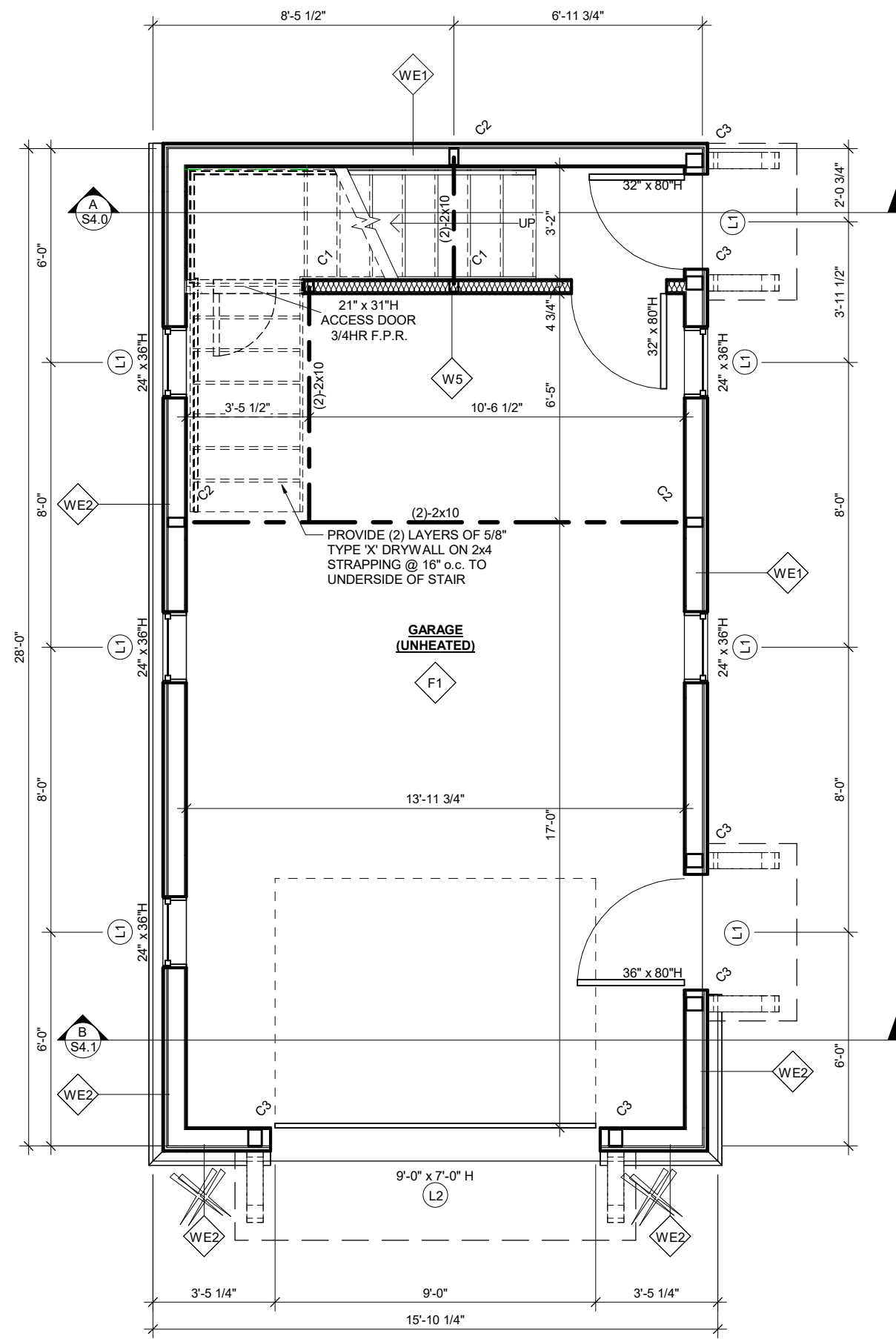
3/4" = 1'-0"

SECTION 2

FLOATING SLAB (EXTR EDGE, BRICK)

3/4" = 1'-0"

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GROUND FLOOR PLAN

1/4" = 1'-0"

ASSEMBLY SCHEDULE

- R1 TYPICAL ROOF CONSTRUCTION:**
 - 25 YEAR FIBREGLASS SHINGLES
 - SYNTHETIC ROOF UNDERLAYMENT
 - 1/2" PLYWOOD SHEATHING + H-CLIPS
 - ROOF FRAMING AS PER PLANS w/ BLOWN-IN-PLACE INSULATION (R60 MIN.)
 - 6 mil POLY VAPOUR BARRIER
 - 5/8" DRYWALL CEILING
- F1 TYPICAL FLOATING SLAB CONSTRUCTION:**
 - FLOOR FINISH (BY OWNER)
 - 6" CONCRETE FLOOR SLAB
 - 6 mil POLY VAPOUR BARRIER
 - 2" EXTRUDED POLYSTYRENE INSULATION (R10 MIN.)
 - 6" COMPACTED GRANULAR 'A' FILL (SEE SECTION 1/S1.0)
- F2 TYPICAL 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 w/ R-31 BATT. INSULATION
 - 3/4" SONOPAN PANELS
 - 5/8" TYPE 'X' DRYWALL CEILING
- WE1 EXTERIOR WALL CONSTRUCTION (GROUND FLOOR):**
 - 29 Ga. PREFIN. METAL CLADDING
 - 1x4 STRAPPING @ 24" o.c.
 - TYPAR AIR BARRIER, JOINTS TAPED
 - 1/2" PLYWOOD SHEATHING
 - 2x6 WOOD STUDS @ 24" o.c.
 - 5/8" TYPE 'X' DRYWALL (PER OWNER)
- WE2 EXTERIOR WALL CONSTRUCTION (SIDING ABOVE MASONRY SKIRT):**

FIRST 36" OF WALL:

 - BRICK VENEER OR STONE CLADDING (PER OWNER)
 - 1" AIR GAP
 - TYPAR AIR BARRIER, JOINTS TAPED
 - 1/2" PLYWOOD SHEATHING
 - 2x6 WOOD STUDS @ 24" o.c.
 - 5/8" TYPE 'X' DRYWALL (PER OWNER)

REMAINDER OF WALL:

 - 29 Ga. PREFIN. METAL CLADDING
 - 1x4 STRAPPING @ 24" o.c.
 - TYPAR AIR BARRIER, JOINTS TAPED
 - 1/2" PLYWOOD SHEATHING
 - 2x6 WOOD STUDS @ 24" o.c.
 - 5/8" TYPE 'X' DRYWALL (PER OWNER)
- WE3 EXTERIOR WALL CONSTRUCTION (LOFT):**
 - 29 Ga. PREFIN. METAL CLADDING
 - 2" (R10 MIN.) RIGID INSULATION, JOINTS TAPED & SEALED
 - 1/2" PLYWOOD SHEATHING
 - 2x6 WOOD STUDS @ 24" o.c.
 - w/ ROCKWOOL BATT INSULATION (R22 MIN.)
 - 6 mil POLY VAPOUR BARRIER
 - 5/8" TYPE 'X' DRYWALL (PER OWNER)
- W4 INTERIOR PARTITION:**
 - 1/2" DRYWALL
 - 2x4 STUDS @ 16" o.c.
 - 1/2" DRYWALL
- W5 INTERIOR PARTITION:**
 - 5/8" TYPE 'X' DRYWALL
 - 2x4 STUDS @ 16" o.c.
 - 5/8" TYPE 'X' DRYWALL

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

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	(2)-2x10	(2) JACK + (1) KING

COLUMN SCHEDULE

MARK	SIZE	BASEPLATE / ANCHORS
C1	(2)-2x4 BUILT-UP COLUMN	---
C2	(2)-2x6 BUILT-UP COLUMN	---
C3	(3)-2x6 BUILT-UP COLUMN	---

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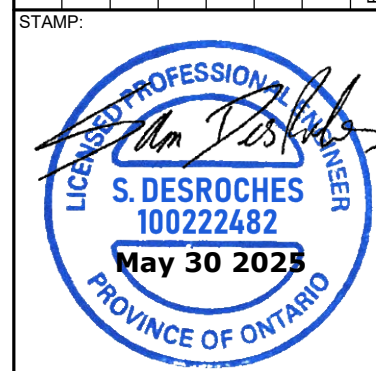
PROJECT:
 15'-0" x 28'-0" GARAGE & WORKSHOP
 80 FOUR HOUSE LANE CAMBRIDGE, ON. N1R 5S3
 CLIENT:
 PETER WILMS

DRAWING TITLE:
 GROUND FLOOR PLAN

DRAWN BY: CC DATE: MAY '25
 DESIGN BY: PW SHEET NO:
 SCALE: AS NOTED
 PROJECT NO:
 24-10-091 **S2.0**

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2	CC	2025-05-30	ISSUED FOR CONSTRUCTION
0	CC	2025-03-07	ISSUED FOR MINOR VARIANCE APPLICATION

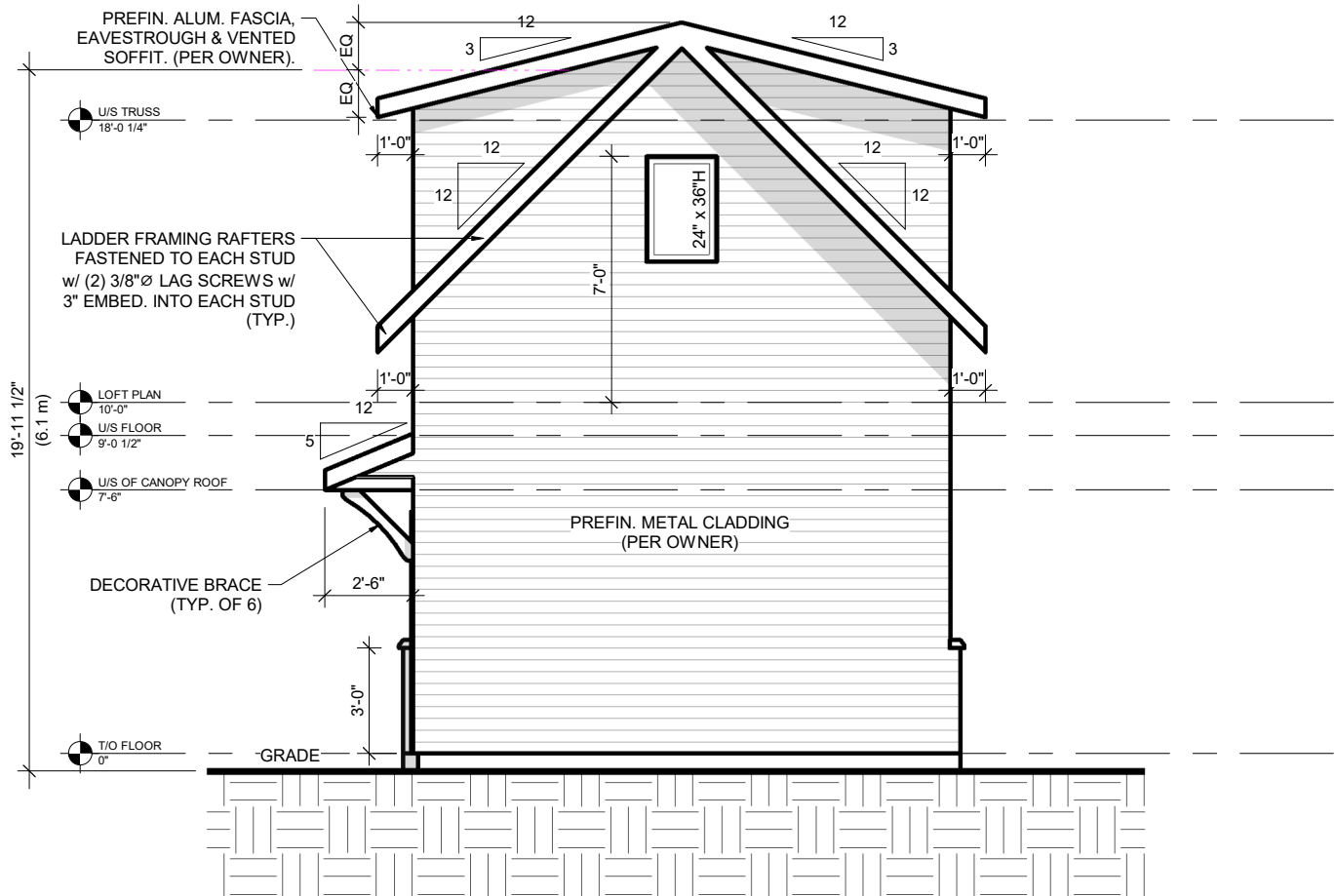


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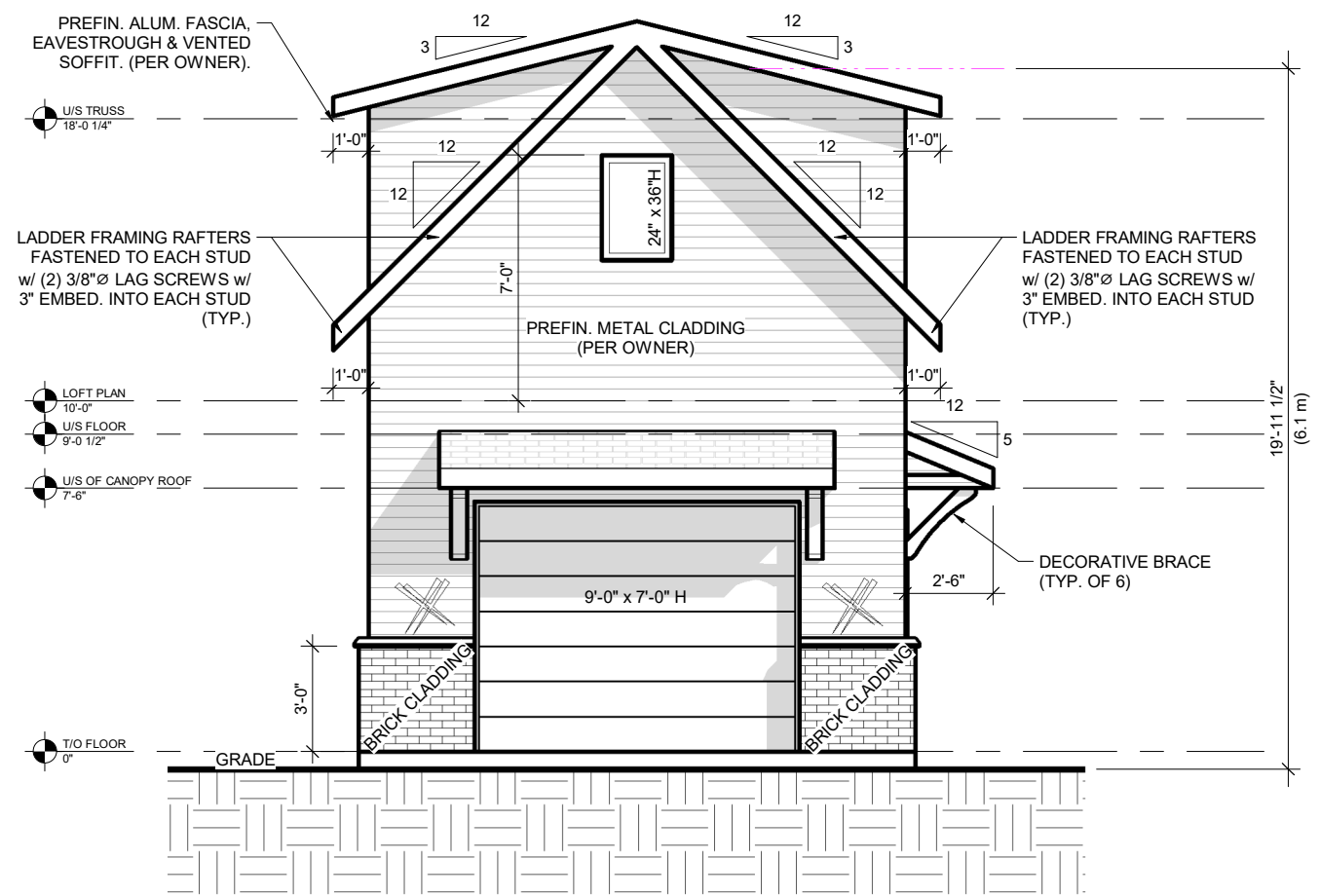
DRAWING TITLE:
BUILDING ELEVATIONS

DRAWN BY: CC	DATE: MAY '25
DESIGN BY: PW	SHEET NO:
SCALE: AS NOTED	S3.0
PROJECT NO: 24-10-091	



SOUTH ELEVATION

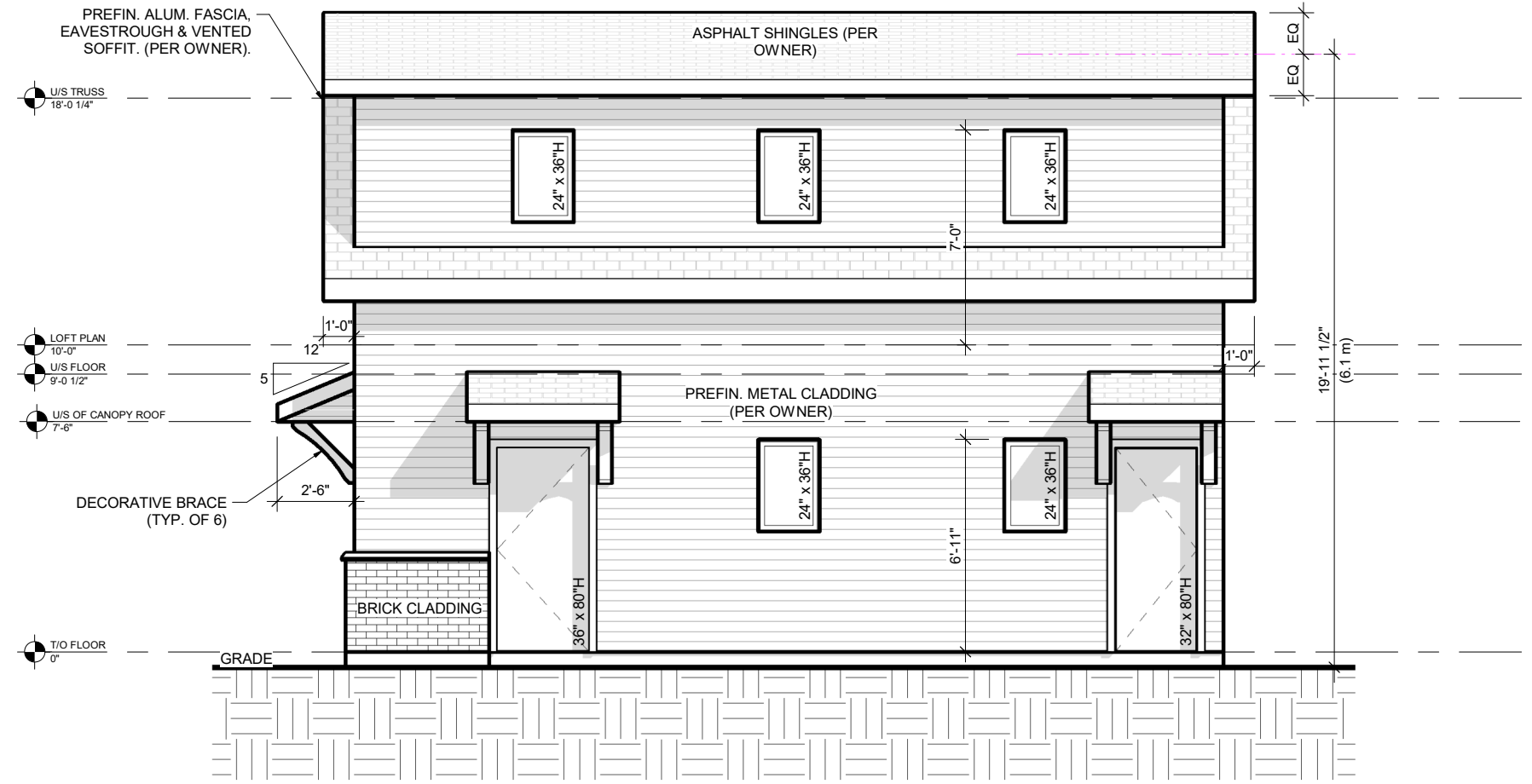
3/16" = 1'-0"



NORTH ELEVATION

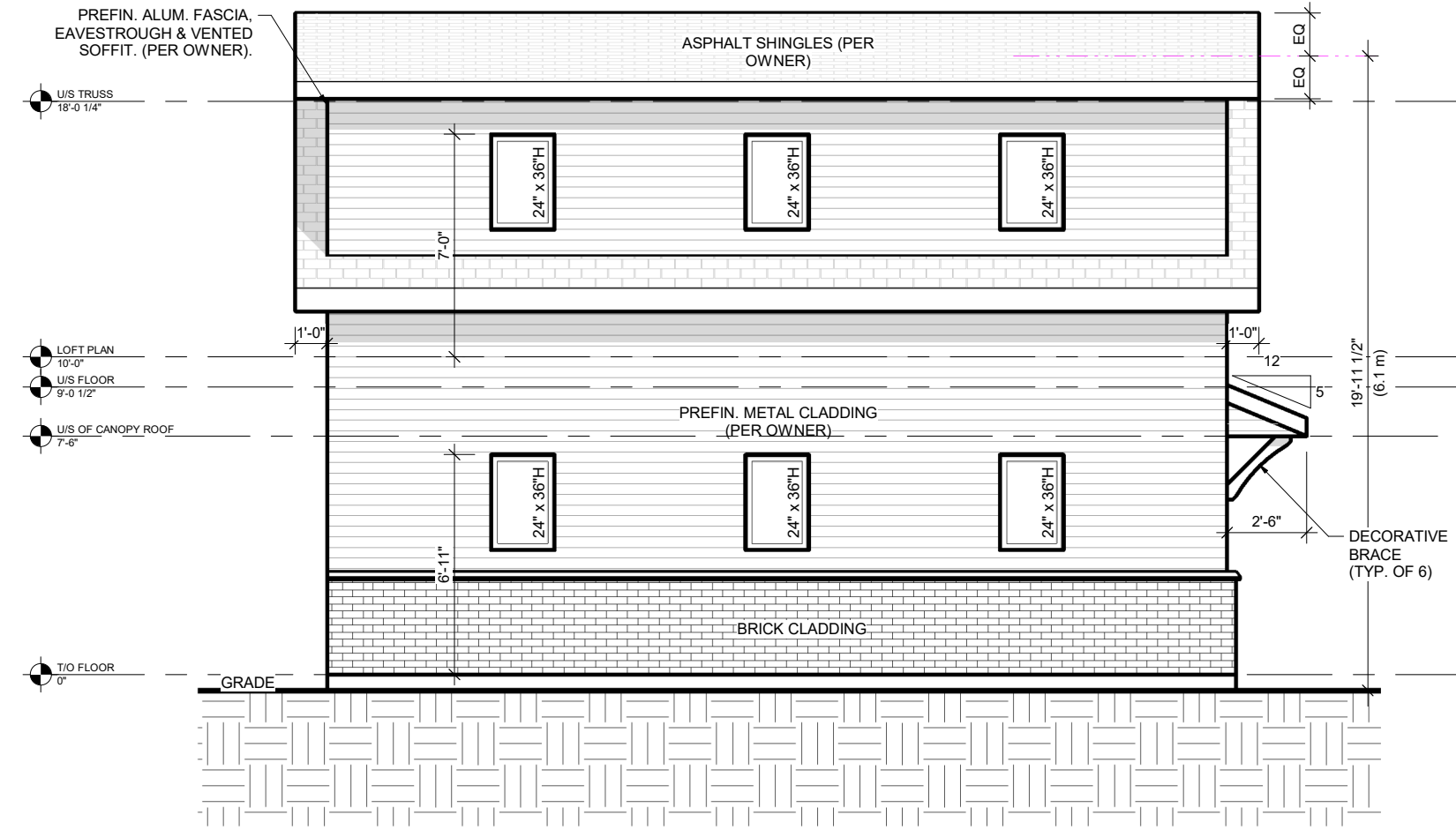
3/16" = 1'-0"

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WEST ELEVATION

3/16" = 1'-0"



EAST ELEVATION

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 BUILDING ELEVATIONS

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		2025-05-30	2	CC
		2025-03-07	0	CC

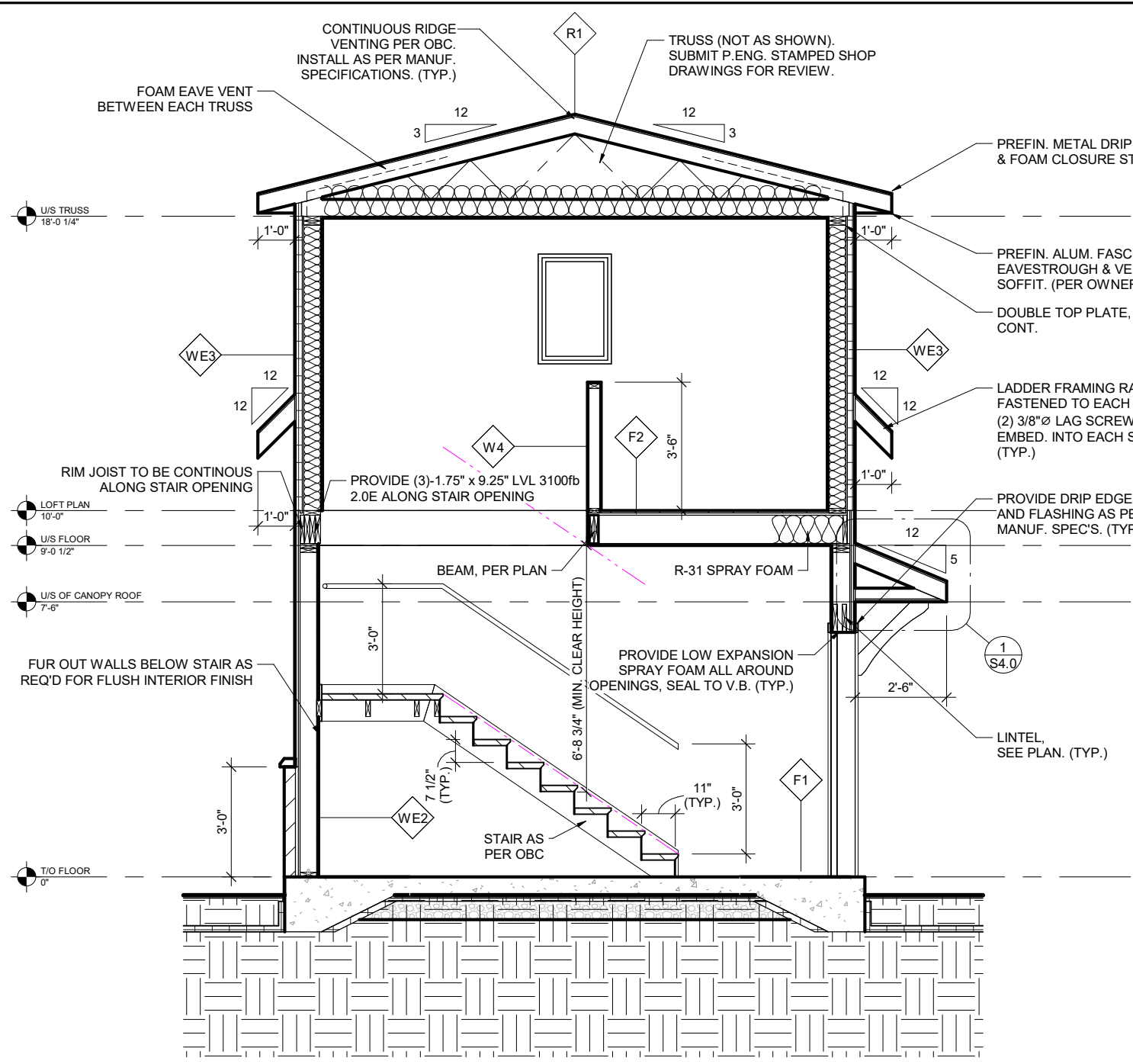
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 119 PINEBUSH RD, UNIT C
 CAMBRIDGE, ON N1R 7J8
 Phone: 519-267-6789
 Fax: 1-866-388-9659
 www.waddelleng.com info@waddelleng.com

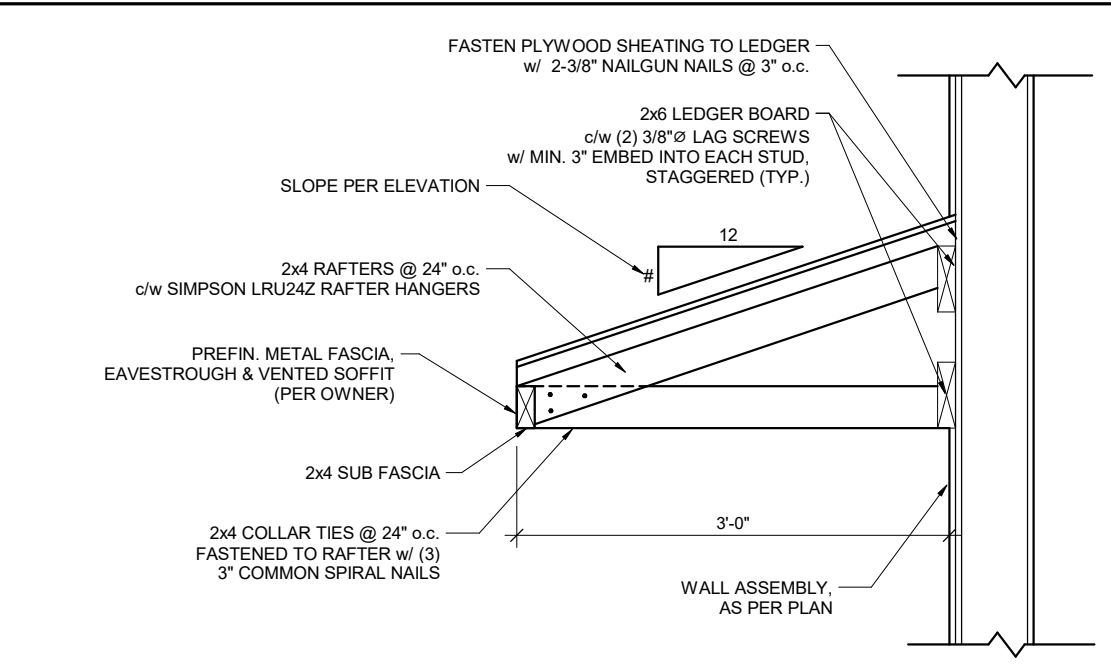
PROJECT:
 15'-0" x 28'-0" GARAGE & WORKSHOP
 80 FOUR HOUSE LANE CAMBRIDGE, ON. N1R 5S3
 CLIENT:
PETER WILMS

DRAWING TITLE:
BUILDING SECTION & DETAILS

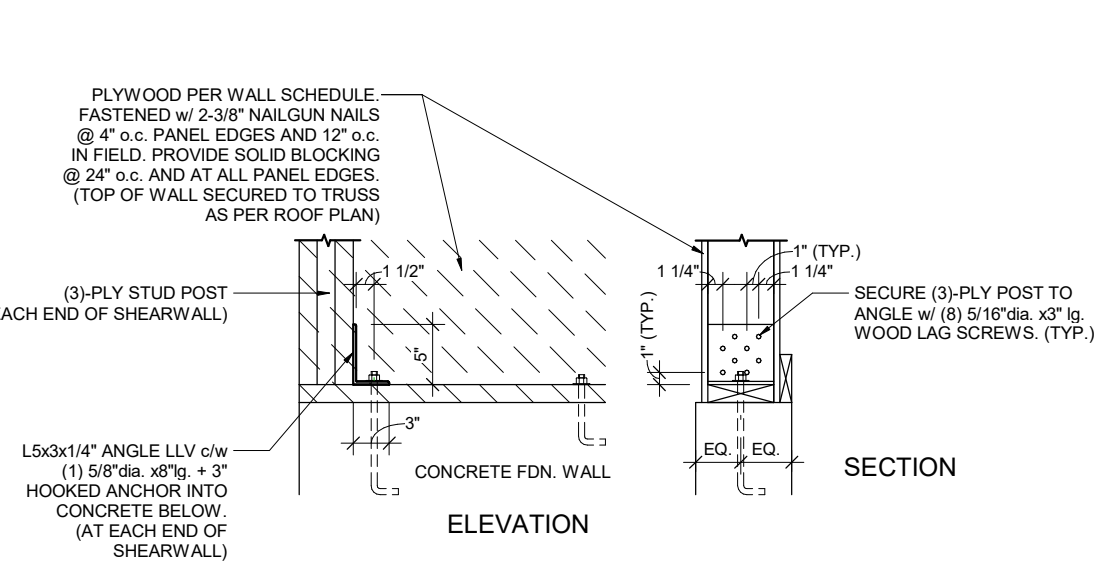
DRAWN BY: CC DATE: MAY '25
 DESIGN BY: PW SHEET NO:
 SCALE: AS NOTED
 PROJECT NO:
 24-10-091 **S4.0**



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



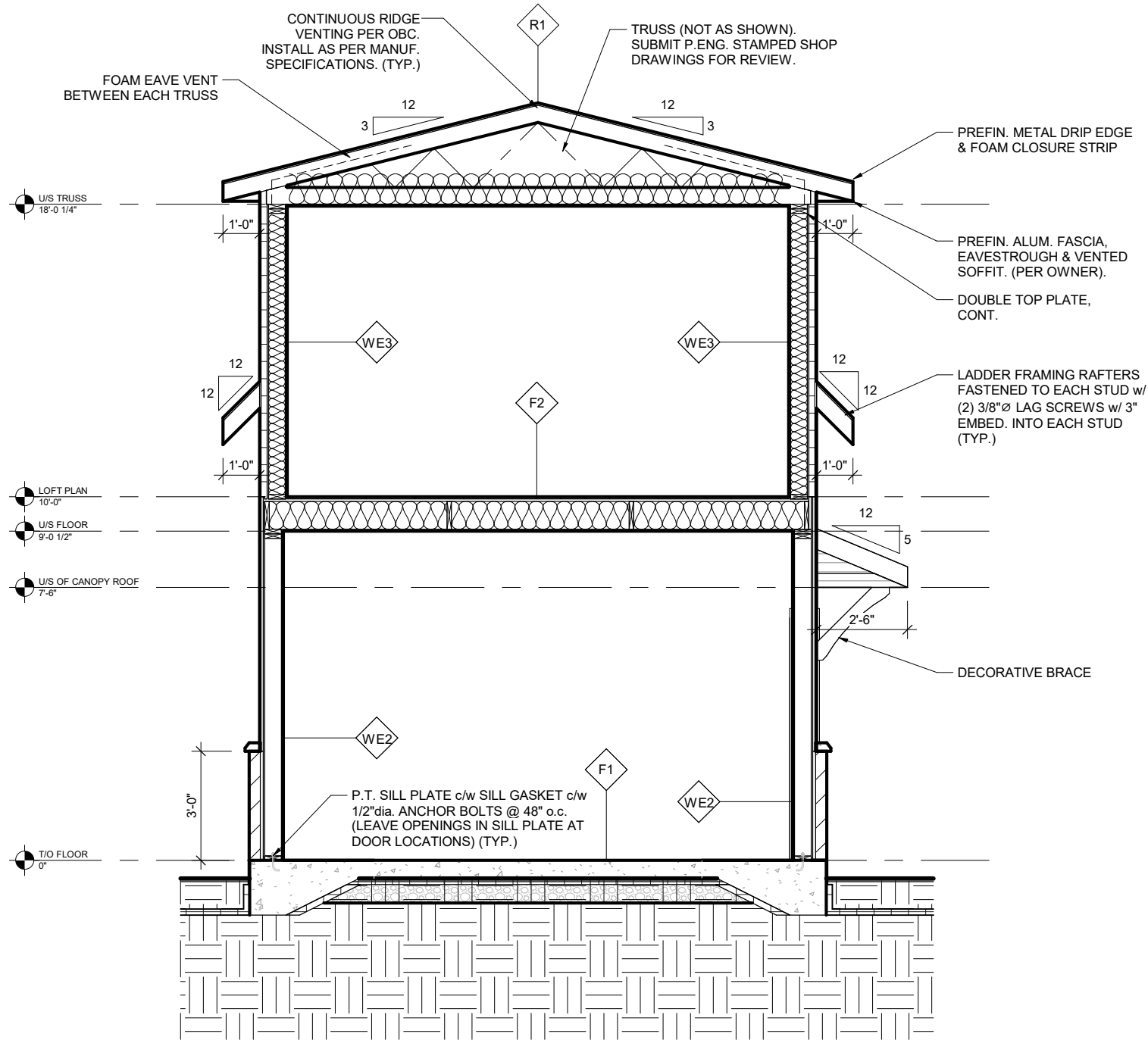
TYPICAL SECTION 2
 SHEARWALL DETAIL
 3/4" = 1'-0"



TYPICAL DETAIL 2
 SHEARWALL DETAIL
 3/4" = 1'-0"

ASSEMBLY SCHEDULE			
<p>R1 TYPICAL ROOF CONSTRUCTION:</p> <ul style="list-style-type: none"> 25 YEAR FIBREGLASS SHINGLES SYNTHETIC ROOF UNDERLAYMENT 1/2" PLYWOOD SHEATHING + H-CLIPS ROOF FRAMING AS PER PLANS w/ BLOWN-IN-PLACE INSULATION (R60 MIN.) 6 mil POLY VAPOUR BARRIER 5/8" DRYWALL CEILING 	<p>F2 TYPICAL FLOOR CONSTRUCTION:</p> <ul style="list-style-type: none"> 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 w/ R-31 BATT. INSULATION 5/8" TYPE 'X' DRYWALL CEILING 	<p>WE2 EXTERIOR WALL CONSTRUCTION (SIDING ABOVE MASONRY SKIRT):</p> <p>FIRST 36" OF WALL:</p> <ul style="list-style-type: none"> BRICK VENEER OR STONE CLADDING (PER OWNER) 1" AIR GAP TYPAR AIR BARRIER, JOINTS TAPED 1/2" PLYWOOD SHEATHING 2x6 WOOD STUDS @ 24" o.c. 5/8" TYPE 'X' DRYWALL (PER OWNER) <p>REMAINDER OF WALL:</p> <ul style="list-style-type: none"> 29 Ga. PREFIN. METAL CLADDING 1x4 STRAPPING @ 24" o.c. TYPAR AIR BARRIER, JOINTS TAPED 1/2" PLYWOOD SHEATHING 2x6 WOOD STUDS @ 24" o.c. 5/8" TYPE 'X' DRYWALL (PER OWNER) 	<p>WE3 EXTERIOR WALL CONSTRUCTION (LOFT):</p> <ul style="list-style-type: none"> 29 Ga. PREFIN. METAL CLADDING 2" (R10 MIN.) RIGID INSULATION, JOINTS TAPED & SEALED 1/2" PLYWOOD SHEATHING 2x6 WOOD STUDS @ 24" o.c. w/ ROCKWOOL BATT INSULATION (R22 MIN.) 6 mil POLY VAPOUR BARRIER 5/8" TYPE 'X' DRYWALL (PER OWNER)
<p>F1 TYPICAL FLOATING SLAB CONSTRUCTION:</p> <ul style="list-style-type: none"> FLOOR FINISH (BY OWNER) 6" CONCRETE FLOOR SLAB 6 mil POLY VAPOUR BARRIER 2" EXTRUDED POLYSTYRENE INSULATION (R10 MIN.) 6" COMPACTED GRANULAR 'A' FILL (SEE SECTION 1/S1.0) 	<p>WE1 EXTERIOR WALL CONSTRUCTION (GROUND FLOOR):</p> <ul style="list-style-type: none"> 29 Ga. PREFIN. METAL CLADDING 1x4 STRAPPING @ 24" o.c. TYPAR AIR BARRIER, JOINTS TAPED 1/2" PLYWOOD SHEATHING 2x6 WOOD STUDS @ 24" o.c. 5/8" TYPE 'X' DRYWALL (PER OWNER) 	<p>WE4 INTERIOR PARTITION:</p> <ul style="list-style-type: none"> 1/2" DRYWALL 2x4 STUDS @ 16" o.c. 1/2" DRYWALL 	<p>WE5 INTERIOR PARTITION:</p> <ul style="list-style-type: none"> 5/8" TYPE 'X' DRYWALL 2x4 STUDS @ 16" o.c. 5/8" TYPE 'X' DRYWALL
<p>DOUBLE SHEARWALL (AS INDICATED):</p> <ul style="list-style-type: none"> 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. 			
<p>NOTE: PROVIDE SOLID BLOCKING @ 48" o.c. IN ALL WALLS TALLER THAN 9'-6".</p>			

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

ASSEMBLY SCHEDULE

- R1 TYPICAL ROOF CONSTRUCTION:**
- 25 YEAR FIBREGLASS SHINGLES
 - SYNTHETIC ROOF UNDERLAYMENT
 - 1/2" PLYWOOD SHEATHING + H-CLIPS
 - ROOF FRAMING AS PER PLANS w/ BLOWN-IN-PLACE INSULATION (R60 MIN.)
 - 6 mil POLY VAPOUR BARRIER
 - 5/8" DRYWALL CEILING

- F2 TYPICAL 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 w/ R-31 BATT. INSULATION
 - 5/8" TYPE 'X' DRYWALL CEILING

- WE2 EXTERIOR WALL CONSTRUCTION (SIDING ABOVE MASONRY SKIRT):**
- FIRST 36" OF WALL:**
- BRICK VENEER OR STONE CLADDING (PER OWNER)
 - 1" AIR GAP
 - TYPAR AIR BARRIER, JOINTS TAPED
 - 1/2" PLYWOOD SHEATHING
 - 2x6 WOOD STUDS @ 24" o.c.
 - 5/8" TYPE 'X' DRYWALL (PER OWNER)
- REMAINDER OF WALL:**
- 29 Ga. PREFIN. METAL CLADDING
 - 1x4 STRAPPING @ 24" o.c.
 - TYPAR AIR BARRIER, JOINTS TAPED
 - 1/2" PLYWOOD SHEATHING
 - 2x6 WOOD STUDS @ 24" o.c.
 - 5/8" TYPE 'X' DRYWALL (PER OWNER)

- WE3 EXTERIOR WALL CONSTRUCTION (LOFT):**
- 29 Ga. PREFIN. METAL CLADDING
 - 2" (R10 MIN.) RIGID INSULATION, JOINTS TAPED & SEALED
 - 1/2" PLYWOOD SHEATHING
 - 2x6 WOOD STUDS @ 24" o.c.
 - 6 mil POLY VAPOUR BARRIER
 - 5/8" TYPE 'X' DRYWALL (PER OWNER)

- W4 INTERIOR PARTITION:**
- 1/2" DRYWALL
 - 2x4 STUDS @ 16" o.c.
 - 1/2" DRYWALL

- W5 INTERIOR PARTITION:**
- 5/8" TYPE 'X' DRYWALL
 - 2x4 STUDS @ 16" o.c.
 - 5/8" TYPE 'X' DRYWALL

- 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.

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

- F1 TYPICAL FLOATING SLAB CONSTRUCTION:**
- FLOOR FINISH (BY OWNER)
 - 6" CONCRETE FLOOR SLAB
 - 6 mil POLY VAPOUR BARRIER
 - 2" EXTRUDED POLYSTYRENE INSULATION (R10 MIN.)
 - 6" COMPACTED GRANULAR 'A' FILL (SEE SECTION 1/S1.0)

- WE1 EXTERIOR WALL CONSTRUCTION (GROUND FLOOR):**
- 29 Ga. PREFIN. METAL CLADDING
 - 1x4 STRAPPING @ 24" o.c.
 - TYPAR AIR BARRIER, JOINTS TAPED
 - 1/2" PLYWOOD SHEATHING
 - 2x6 WOOD STUDS @ 24" o.c.
 - 5/8" TYPE 'X' DRYWALL (PER OWNER)

ISSUED FOR CONSTRUCTION	ISSUED FOR MINOR VARIANCE APPLICATION	DESCRIPTION
2025-05-30	2025-03-07	DATE
CC	CC	REV BY
0	0	REV BY



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119 PINEBUSH RD, UNIT C
CAMBRIDGE, ON Phone: 519-267-6789
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PROJECT:
15'-0" x 28'-0" GARAGE & WORKSHOP
80 FOUR HOUSE LANE CAMBRIDGE, ON. N1R 5S3

CLIENT:
PETER WILMS

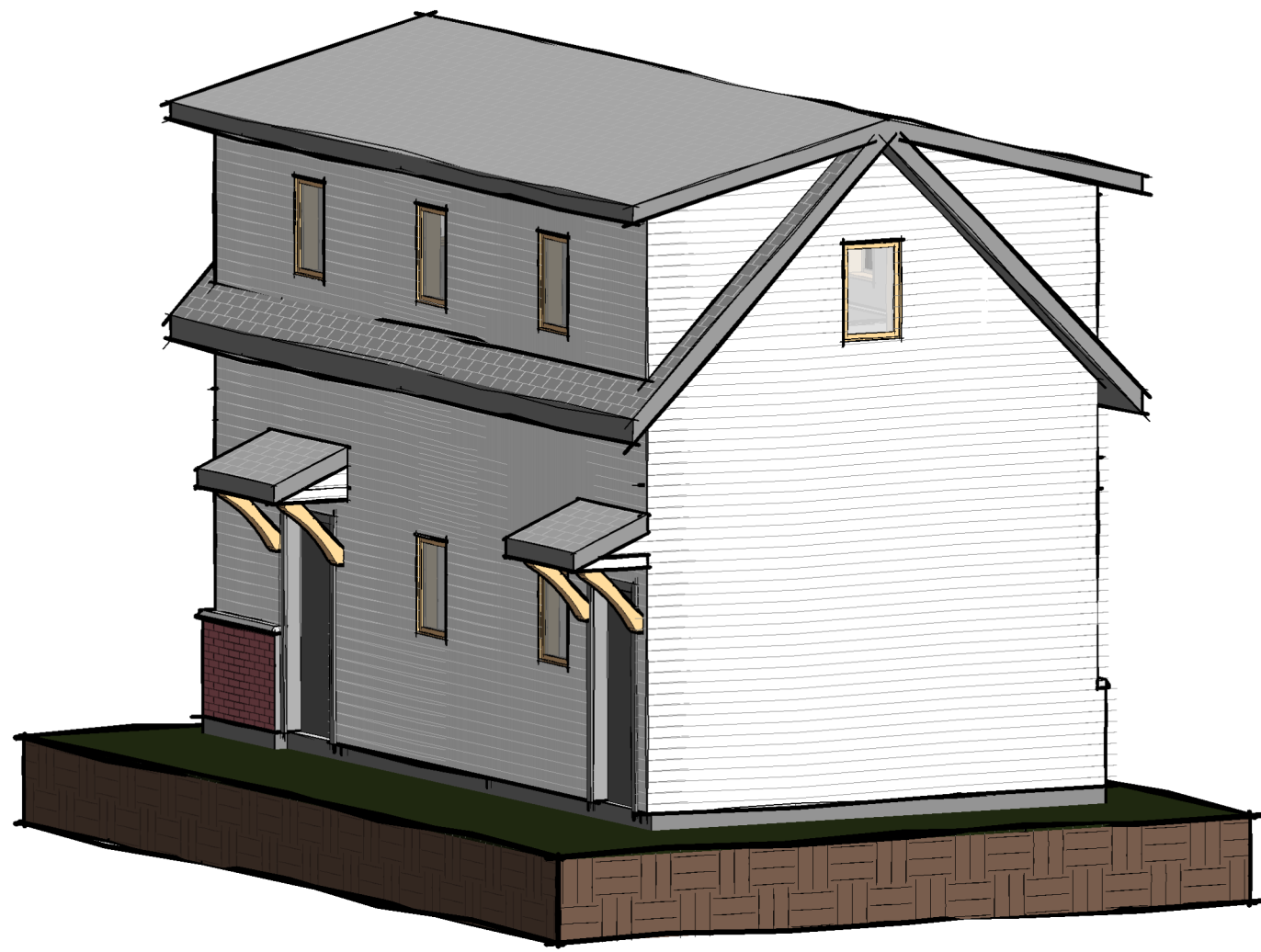
DRAWING TITLE:
BUILDING SECTION

DRAWN BY: CC	DATE: MAY '25
DESIGN BY: PW	SHEET NO:
SCALE: AS NOTED	S4.1
PROJECT NO: 24-10-091	

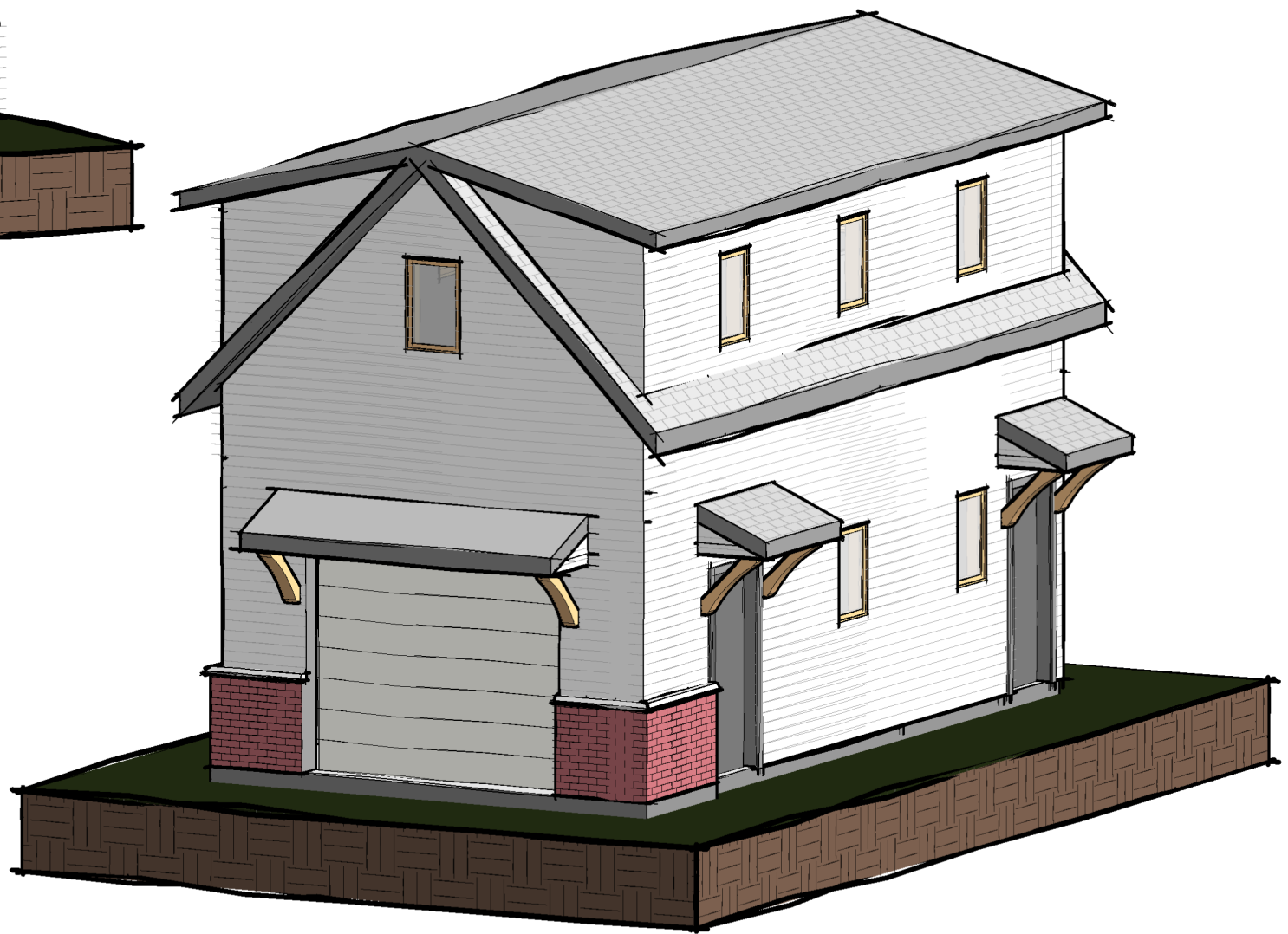
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REV	BY	DATE	DESCRIPTION
2	CC	2025-05-30	ISSUED FOR CONSTRUCTION
0	CC	2025-03-07	ISSUED FOR MINOR VARIANCE APPLICATION

STAMP:



PERSPECTIVE - REAR



PERSPECTIVE - FRONT

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 N1R 7J8 Fax: 1-866-388-9659
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 15'-0" x 28'-0" GARAGE & WORKSHOP
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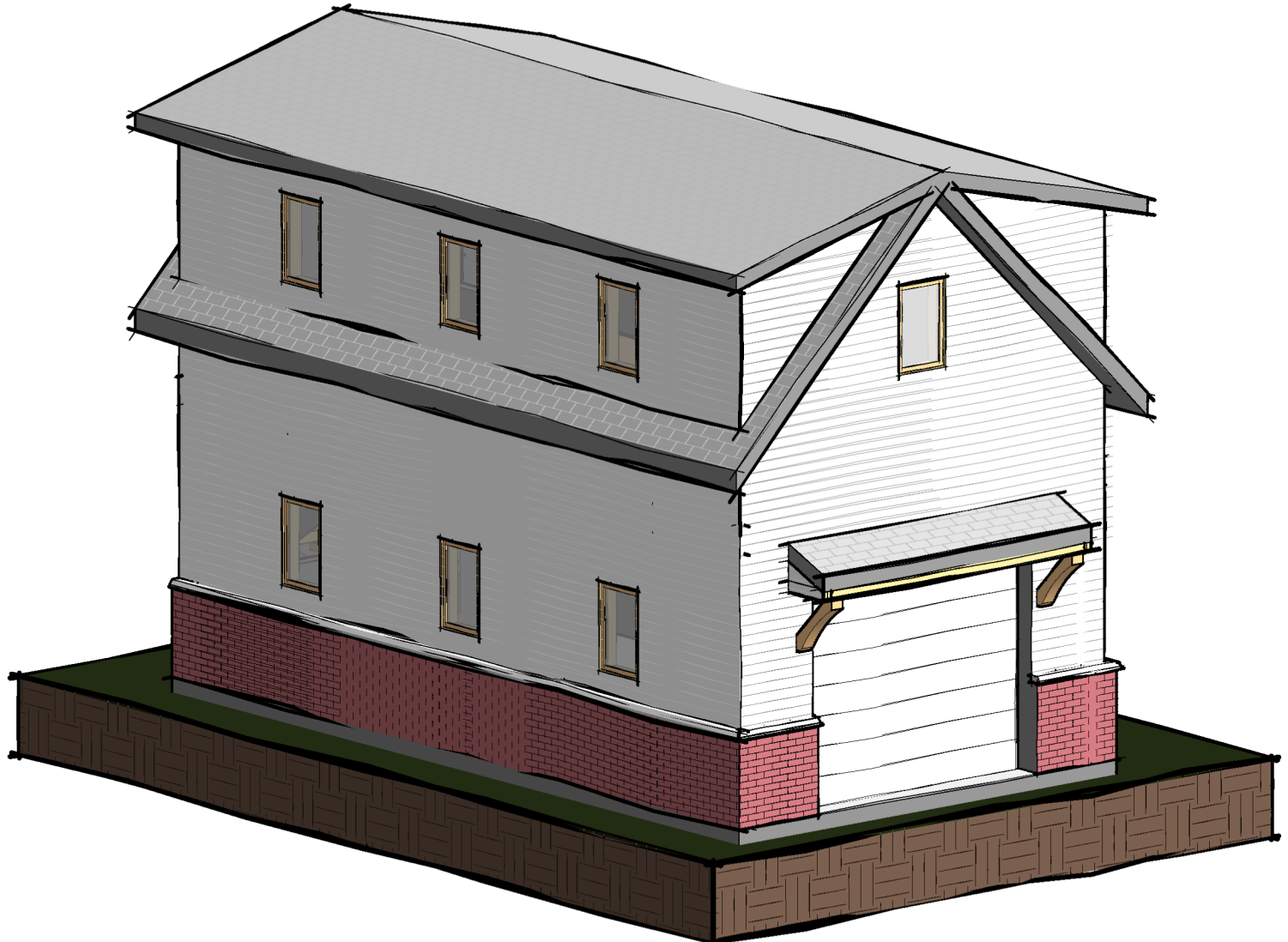
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 ISOMETRICS

DRAWN BY: CC	DATE: MAY '25
DESIGN BY: PW	SHEET NO:
SCALE: AS NOTED	S5.0
PROJECT NO: 24-10-091	

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REV	BY	DATE	DESCRIPTION
2	CC	2025-05-30	ISSUED FOR CONSTRUCTION
0	CC	2025-03-07	ISSUED FOR MINOR VARIANCE APPLICATION

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PERSPECTIVE - NORTH-EAST CORNER

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PROJECT:
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 N1R 5S3
 80 FOUR HOUSE LANE CAMBRIDGE, ON.
 CLIENT:
 PETER WILMS

DRAWING TITLE:
 ISOMETRIC

DRAWN BY: CC	DATE: MAY '25
DESIGN BY: PW	SHEET NO:
SCALE: AS NOTED	S5.1
PROJECT NO: 24-10-091	