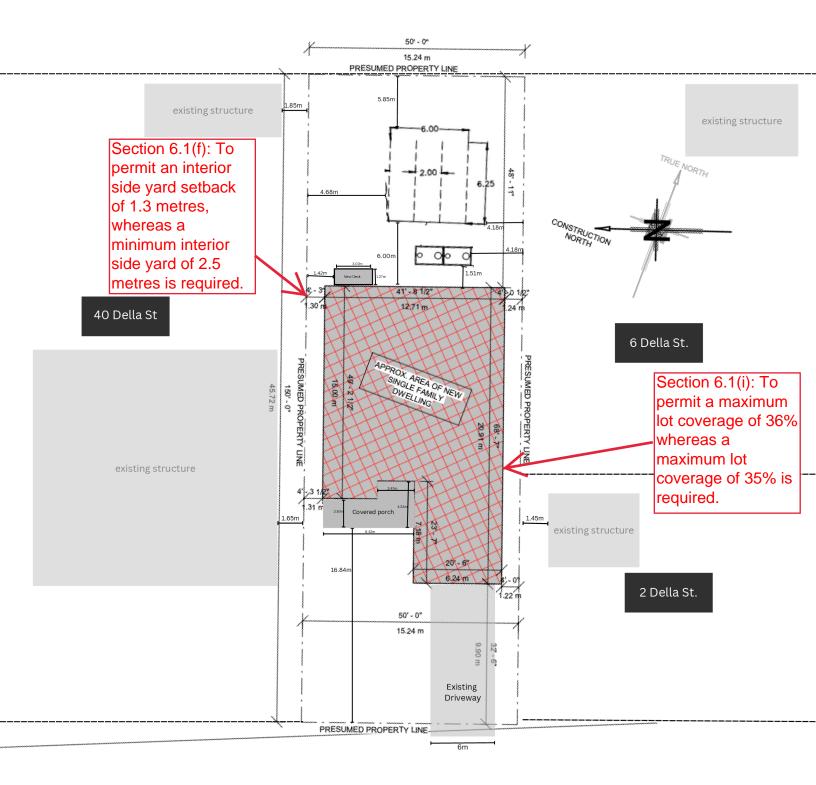




Attachment 1 MV-2025-0011 34 Della Street Page 1 of 1



DELLA STREET

Attachment 2 MV-2025-0011 34 Della Street Page 1 of 10

GENERAL REQUIREMENTS

- THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF DETAILING THE STRUCTURAL REQUIREMENTS FOR A PROPOSED SINGLE FAMILY DWELLING AT THE ADDRESS LOCATED IN THE TITLE BLOCK BELOW
- DIMENSIONS AND ALL OTHER INFORMATION SHOWN AND DESCRIBED SHALL BE VERIFIED ON-SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF
- DISCREPANCIES SHALL BE REPORTED TO DAHL GROUP ENGINEERING (DGE)
- DRAWINGS SHALL NOT BE SCALED UNLESS OTHERWISE NOTED.
- THE SCOPE OF THE WORK OUTLINED ON THESE DRAWINGS SATISFIES THE MINIMUM REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.).
- DAHL GROUP ENGINEERING MUST BE NOTIFIED OF ANY CHANGES PRIOR TO COMMENCING THE WORK OUTLINED HEREIN.
- ELECTRICAL, HVAC, PLUMBING AND SEPTIC SYSTEM DESIGNS ARE THE RESPONSIBILITY OF OTHERS. COORDINATE WITH ALL SUB-TRADES (INCLUDING MECHANICAL AND FLECTRICAL) REGARDING PROVISIONS FOR ALL BUILT-INS
- THE REQUIREMENTS OF DIVISION 'C'. PART 1. ARTICLE 1.2.2.1 "GENERAL REVIEW BY ARCHITECT OR PROFESSIONAL ENGINEER" MAY APPLY TO THE PROPOSED WORK DETAILED ON THESE PLANS. CONTACT DGE FOR ALL REQUIRED INSPECTIONS AS PER THE PRESCRIBED NOTICES IF A "COMMITMENT TO GENERAL REVIEW" FORM HAS BEEN ISSUED WITH THESE PLANS.

<u>APPLICATIO</u>N

• AS PER ARTICLE 1.1.2.4., DIVISION A, PART 1 OF THE 2012 ONTARIO BUILDING CODE (OBC); PART 9, DIVISION B (OBC) IS APPLICABLE TO THE BUILDING DETAILED HEREIN.

(GEORGINA

0.40 kPa

1.56 kPa

USE AND OCCUPANCY

- GROUP BUILDING HEIGHT = 14'-3"
- BUILDING AREA = 2410.65 sq. ft BUILDING IS NEW DWELLING

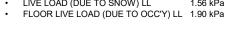
DESIGN STANDARDS

- PROPOSED CONSTRUCTION CONFORMS TO PART 9 OBC 2012.
- CONCRETE DESIGNS CONFORM TO CAN/CSA A23.3-14. STRUCTURAL STEEL DESIGN CONFORMS TO CAN/CSA S16-14
- WHERE EXISTING ASSEMBLIES ARE TO BE REPAIRED PROPOSED REPAIRS CONFORM TO ARTICLE 11.3.1.1 MATERIAL ALTERATION OR REPAIR OF A BUILDING SYSTEM

DE	SIGN LOADS
	GROUND SN

- GROUND RAIN LOAD Sr LIVE LOAD (DUE TO SNOW) LL





















SITE LAYOUT NOTES:

THIS SITE LAYOUT HAS BEEN INCLUDED FOR REFERENCE PURPOSES ONLY AND ILLUSTRATES THE APPROXIMATE LOCATION OF EXISTING SITE FEATURES (i.e. BUILDINGS, PROPERTY LINES, ETC.). THE PROPOSED WORK SHALL NOT ADVERSELY ALTER EXISTING LOT GRADING/COVERAGE BEYOND THE BOUNDARIES SHOWN. THIS SITE LAYOUT SHALL NOT BE RELIED UPON AS A LEGAL SURVEY. A LEGAL SURVEY MAY BE REQUIRED BY THE LOCAL AUTHORITIES AND SHALL BE PROVIDED BY OTHERS IF DEEMED TO BE NECESSARY.

INFORMATION HEREIN IS DERIVED PRIMARILY FROM THE COUNTY OF SIMCOE INTERACTIVE MAP, FOUND AT HTTPS://MAPS.SIMCOE.CA/PUBLIC, SHOWING 34 DELLA STREET, GEORGINA, ON. TOWNSHIP OF GEORGINA

SITE LAYOUT

1" = 20'-0"

CONTRACTOR NOTES

CONTINUING CONSTRUCTION

- CONTRACTOR TO COMPLY WITH ALL PROVISIONS OF THE ONTARIO BUILDING CODE, LATEST EDITION, IN ALL AREAS OF CONSTRUCTION
- ALL PRODUCTS SPECIFIED (OR APPROVED EQUIVALENTS) TO BE INSTALLED AS PER THE CERTIFIED MANUFACTURER'S INSTRUCTIONS AND ANY APPLICABLE
- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING AND WEATHER PROTECTION DURING ALL STAGES OF CONSTRUCTION NOT
- SPECIFICALLY DETAILED BY THESE PLANS WHERE GENERAL REVIEW BY AN ENGINEER IS REQUESTED BY THE CHIEF BUILDING OFFICIAL OR OTHER PARTY. THE OWNER MUST REQUEST A
- "COMMITMENT TO GENERAL REVIEW" FORM FROM DGE PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT DAHL GROUP ENGINEERING FOR
- INSPECTION AT ALL STAGES PRESCRIBED IN O.B.C. 2012, DIV C, PART 1 ARTICLE 1.3.5.1. NO WORK IS TO CONTINUE UNTIL APPROVAL IS OBTAINED FROM DGE
- ALL INQUIRIES WITH RESPECT TO CLARIFICATION OR EXPANSION OF THE ENCLOSED SPECIFICATIONS MUST BE FORWARDED TO DGE PRIOR TO
- ANY CONFLICT BETWEEN THE ENCLOSED SPECIFICATIONS AND APPLICABLE STATUTES OR REGULATIONS MUST BE REPORTED TO DGE IMMEDIATELY UPON DISCOVERY. CLARIFICATION MUST BE RECEIVED BEFORE COMMENCING OR
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF THE WORK. A COPY OF ALL OBTAINED PERMITS TO BE FORWARDED TO DGE BEFORE WORK IS COMMENCED.

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT		
1	2' - 1"	4' - 1"		
2	6' - 1"	5' - 1"		
4	3' - 0"	4' - 0"		
8	5' - 0"	3' - 0"		

9 8' - 0" 5' - 0"

CONSTRUCTION NORTH

APPROX. AREA OF NEW DWELLING

TRUE NORTH

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF \$16.1 AND THE CISC
- CODE OF STANDARD PRACTICE.

 ALL STEEL TO RECEIVE ONE COAT OF SHOP PRIMER. TOUCH UP ON SITE AS REQUIRED.
- ALL WELDS WITH E49XX ELECTRODES. WELDING TO CONFORM TO THE LATEST EDITION OF C.S.A. SPECIFICATIONS W57 AND W59, BY THE CANADIAN WELDING BUREAU. BOLTED CONNECTIONS SHALL BE MADE USING HIGH TENSILE BOLTS, GRADE A325, UNLESS NOTED OTHERWISE.
- ALL STRUCTURAL STEEL SHALL BE NEW MATERIAL UNLESS APPROVED BY THE ENGINEER
- STRUCTURAL STEEL MEMBERS SHALL NOT BE SPLICED WITHOUT APPROVAL OF THE ENGINEER. DO NOT CUT OPENINGS IN STRUCTURAL STEEL WITHOUT THE APPROVAL OF
- ALL STEEL PLATES, ANGLES AND HSS SHALL CONFORM TO CAN/CSA-G40.21-M87 GRADE
- GALVANIZING FOR METALS SHALL CONFORM TO C.S.A. G164 UNLESS OTHERWISE
- SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
- COLUMN BEARING GROUT SHALL BE 35 MPa (MINIMUM) AND NON-SHRINK.
 ALL STEEL EXPOSED TO THE WEATHER TO BE PROTECTED WITH AMERLOCK 400, OR APPROVED EQUIVALANT, INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS.

CONCRETE

- INSULATE OR APPLY HEAT TO PREVENT GROUND FROM FREEZING AT ALL STAGES OF CONSTRUCTION IF APPLICABLE.
- EXCAVATION TO BE KEPT DRY AND WATER FREE AT ALL TIMES.
- ASSUMED MINIMUM SOIL BEARING CAPACITY BELOW NEW FOUNDATION SYSTEM IS 75kPa. CONTACT DAHL GROUP ENGINEERING IF SOFT CLAY, FILL, SILT, OR ORGANIC SOIL
- CONCRETE FOUNDATIONS TO BEAR ON UNDISTURBED SOIL WITH A MINIMUM BEARING CONTRACTOR TO VERIFY SUITABILITY OF SOIL. OBTAIN GEOTECHNICAL REPORT IF
- CONCRETE FOR SLAB TO BE MIN. 32MPa UNLESS NOTED OTHERWISE.
- CONCRETE FOUNDATIONS AND PIERS TO BE MIN. 25MPa UNLESS NOTED OTHERWISE. CONCRETE FOOTINGS TO BE MIN. 20 MPa. ALLOW CONCRETE TO CURE FOR 7 DAYS PRIOR TO PLACEMENT OF BEARING SYSTEMS. CONCRETE EXPOSED TO FREEZE / THAW CYCLES IS TO BE AIR ENTRAINED 5% TO 8%.
- CONCRETE MIXING, MATERIALS, PLACEMENT, CURING TO BE IN CONFORMANCE WITH CAN3-A23.1 MAINTAIN CONCRETE AT A MINIMUM TEMPERATURE OF 7°C FOR 72 HOURS AFTER PLACEMENT
- INSTALL 1" DEEP SAW CUT IN CONCRETE SLABS WITHIN 24 HOURS OF PLACEMENT. CUTS TO BE EQUAL DISTANCE (MAX. 10' O.C.) IN BOTH DIRECTIONS

REINFORCING STEEL

- REINFORCING STEEL TO CONFORM TO O.B.C. 9.39.1.3.
- GRADE 400 IN CAN/CSA-G30.18-M, "BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT". MAINTAIN MIN. 3" CONCRETE COVER AT ALL REINFORCEMENT LOCATIONS.
- WHERE REBAR OVERLAP IS REQUIRED, OVERLAP TO BE MIN. 24" AND WIRE TIED FULL

LUMBER

- ALL LUMBER TO BE SPF NO.1/NO.2 UNLESS OTHERWISE INDICATED.
- ALL LUMBER EXPOSED TO WEATHER TO BE PRESERVATIVE TREATED.
 PREFABRICATED HANGERS AND FRAMING CONNECTORS TO BE INSTALLED IN
- ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

 FILL ALL CONNECTOR NAIL/SCREW HOLES AS SPECIFIED BY MANUFACTURER.

• NAILS SHALL CONFORM TO ARTICLE 9.26.2.2.

PERSPECTIVE VIEW

S-1

- NAILS SHALL CONFORM TO TABLE 9.23.3.4.

 NAILS USED FOR ROOFING SHALL BE CORROSION-RESISTANT ROOFING OR SHINGLE
- NAILS CONFORMING TO CSA B111, "WIRE NAILS, SPIKES AND STAPLES"

BUILDING ASSEMBLIES

FW1 FOUNDATION WALL ASSEMBLY

- DAMPPROOFING / WATERPROOFING
- 8" CMU BLOCK FOUNDATION WALL
- 15M VERT. REBAR @ 48" O.C.
- R20 CONTINUOUS INSUL.
- CONTINUOUS 6 MIL POLYETHYLENE VAPOUR BARRIER
- FW2 FOUNDATION WALL ASSEMBLY

8" CMU BLOCK FOUNDATION WALL

EW1 > EXTERIOR STONE/SIDING WALL ASSEMBLY

THIN STONE VENEER W/ SIDING SYSTEM (CLADDING VARIES,

- REFER TO ELEVATIONS. ALL CLADDING SYSTEMS TO BE INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS, NO BRICK LEDGE PROVIDED)
- WEATHER RESISTANT BARRIER 1/2" OSB SHEATHING
- 2x6 STUDS @ 16" O.C. w/ 2 ROWS SOLID BLOCKING R22 BATT INSULATION (GARAGE EXCLUDED)
 CONTINUOUS 6 mil. POLYTHYLENE VAPOUR BARRIER
- 1/2" DRYWALL / INTERIOR FINISH PER OWNER

EW2 > EXTERIOR SIDING WALL ASSEMBLY

- SIDING SYSTEM (CLADDING VARIES, REFER TO ELEVATIONS. ALL CLADDING SYSTEMS TO BE INSTALLED AS PER THE
- MANUFACTURER'S SPECIFICATIONS) WEATHER RESISTANT BARRIER 1/2" OSB SHEATHING
- 2x6 STUDS @ 12" O.C. w/ 2 ROWS SOLID BLOCKING R22 BATT INSULATION (GARAGE EXCLUDED)
- CONTINUOUS 6 mil. POLYTHYLENE VAPOUR BARRIER 1/2" DRYWALL / INTERIOR FINISH PER OWNER

์ IW1 ` INTERIOR WALL ASSEMBLY

- 1/2" DRYWALL
- 2x4 WOOD STUDS AT 16" O.C 1/2" DRYWALL

(IW2) INTERIOR WALL ASSEMBLY

2x6 WOOD STUDS AT 16" O.C.

2x6 WOOD STUDS AT 16" O.C.

INTERIOR WALL ASSEMBLY 1/2" DRYWALL (SEALED GAS TIGHT)

1/4" DRYWALI

- 6mil. POLY V.B.
- CONCRETE FLOOR ASSEMBLY
 (DWELLING CRAWLSPACE LEVEL)
- 3" THICK 32mPa CONC. 6x6 WWM RECOMENDED
- 6mil. POLY VAPOUR BARRIER R10 XPS INSUL. (RECOMMENDED)
- MIN. 8" LAYER OF 3/4" CRUSHED STONE UNDISTURBED SOIL OR COMPACTED ENG. FILL (MIN. 75 kPa BEARING)

NEW FLOOR ASSEMBLY

- 5" THICK 32MPa CONCRETE SLAB
- MIN. 8" LAYER OF 3/4" CRUSHED STONE
- UNDISTURBED SOIL OR COMPACTED ENG. FILL (MIN. 75 kPa BEARING)



• 6" THICK 32MPa CONCRETE SLAB w/ 10M REBAR @ 8" O.C. EACH WAY



- FINISH FLOOR PER OWNER SELECTION
- 3/4" T&G PLYWOOD SHEATHING 9½" DEEP WOOD I JOIST SYSTEM (BY OTHERS)
- DRYWALL / INTERIOR FINISH PER OWNER SELECTION



- METAL ROOFING SYSTEM / SHINGLES PER OWNER SELECTION
- ICE & WATER SHIELD ON PERIMETER 6' 0" AND 3' 0" EACH SIDE OF ALL VALLEYS, AND UNDERLAYMENT PER ROOFING MANUFACTURER ON REMAINING ROOF
- SURFACE 1/2" PLYWOOD SHEATHING WITH 'H' CLIPS
- PRE-ENG TRUSSES AT 24" O.C. (BY OTHERS) MIN. R60 INSULATION
- CONTINUOUS 6 MIL POLYTHYLENE VAPOUR BARRIER 1x3 STRAPPING AT 16"O.C.
 ½" DRYWALL / INTERIOR FINISH PER OWNER SELECTION



ROOF ASSEMBLY (EYEBROW)

- ROOFING PER OWNER SELECTION UNDERLAYMENT PER ROOFING MANUF. SPEC.
- 1/2" PLYWOOD SHEATHING 2x6 RAFTERS @ 16" O.C.
- 2x4 CEILING JOISTS @ 16" O.C. CLADDING PER OWNER SELECTION w/ VENTED



Component	Thermal Values ⁽⁸⁾	9.5
		A1
	Min. Nominal R(1)	60
Ceiling with Attic Space	Max. U ⁽²⁾	0.017
	Min. Effective R ⁽²⁾	59.22
Ceiling Without Attic	Min. Nominal R(1)	31
Space	Max. U(2)	0.036
opaoc	Min. Effective R(2)	27.65
	Min. Nominal R ⁽¹⁾	31
Exposed Floor	Max. U(3)	0.034
Athenine villa (Marie Marie Ma	Min. Effective R(3)	29.80
	Min. Nominal R(1)	22
Walls Above Grade	Max. U(3)	0.059
	Min. Effective R(3)	17.03
	Min. Nominal R(1)	20 ci
Basement Walls(6)	Max. U ⁽⁴⁾	0.047
	Min. Effective R(4)	21.12
Below Grade Slab	Min. Nominal R(1)	_
Entire Surface > 600 mm	Max. U ⁽⁴⁾	(200)
Below Grade	Min. Effective R(4)	_
Heated Slab or	Min. Nominal R ⁽¹⁾	10
Slab ≤ 600 mm Below	Max. U(4)	0.090
Grade	Min. Effective R ⁽⁴⁾	11.13
Edge of Below Grade Slab ≤ 600 mm Below Grade	Min. Nominal R ⁽¹⁾	10
Windows and Sliding	Max. U ⁽⁵⁾	0.28
Glass Doors	Energy Rating	25
Skylights	Max. U ⁽⁵⁾	0.49
Space Heating Equipment	Min. AFUE	96%
HRV	Min. SRE	75%
Domestic Water Heater(7)	Min. EF	0.80
Column 1	2	3

Attachment 2 MV-2025-0011 34 Della Street



31-35 Cedar Pointe Drive, Barrie, Ontario, L4N 5R7 Telephone: 705-259-5380 Email: info@dahlgroupengineering.ca

ENGINEERING

THIS SET OR REFERENCED HEREIN

OWNER: TBD

LOCATION: 34 DELLA STREET, GEORGINA,

PROJECT NO.: DGE24140

FEB. 13, 2025 S. L. DAHL DRAWINGS TO BE PRINTED ON ARCH C

PAPER

(24" WIDE x 18" HIGH)

DESCRIPTION

CONCEPT FOR CLIENT REVIEW

REV'D PLANS PER COMMENT

ISSUED FOR FINAL REV

DATE

OCT. 21, 2024

DEC. 6, 2024

DEC. 12, 2024

FEB. 13, 2025

Page 2 of 10

DAHL GROUP

THE WORK OUTLINED ON THIS SHEET MUST BE CONSIDERED IN CONJUNCTION WITH ALL OTHER SHEETS FORMING THIS DRAWING SET AND ANY DOCUMENTS ISSUED WITH

DRAWING TITLE: **GENERAL NOTES**

PROJECT TITLE: NEW SINGLE FAMILY DWELLING

SCALE: As indicated DRAWING NO. **S-1**

CONSTRUCTION NOTES

- THE CONTRACTOR SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE, DIVISION B. PART 9. THE FOLLOWING NOTES ARE FOR QUICK REFERENCE ONLY WHERE NEW CONSTRUCTION IS
- ALL REFERENCES TO SECTIONS, SUBSECTIONS, ARTICLES, AND SENTENCES REFER TO THE 2012 ONTARIO BUILDING CODE, DIVISION B.

SMOKE ALARMS

- SMOKE ALARMS SHALL CONFORM TO ARTICLE 9.10.19.
- SMOKE ALARMS CONFORMING TO CAN/ULC-S531, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH FLOOR OF A DWELLING AND IN EACH BEDROOM
- WITHIN DWELLINGS SUFFICIENT SMOKE ALARMS SHALL BE INSTALLED SO THAT THERE IS AT LEAST ONE SMOKE ALARM ON EACH FLOOR LEVEL, INCLUDING BASEMENTS, THAT IS 900 MM OR MORE ABOVE OR BELOW AN ADJACENT FLOOR LEVEL.
- SMOKE ALARMS ARE REQUIRED BY THE BUILDING CODE TO BE PROVIDED ON EVERY FLOOR AND IN EVERY SLEEPING ROOM OF RESIDENTIAL BUILDINGS, INCLUDING ALL HOUSES.
- . IF A SLEEPING ROOM IS SERVED BY A HALLWAY, A SMOKE ALARM SHALL BE INSTALLED IN THE HALLWAY
- ALL SMOKE ALARMS ARE REQUIRED TO INCLUDE A VISUAL COMPONENT CONFORMING TO NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS.

CARBON MONOXIDE DETECTORS

- CARBON MONOXIDE DETECTORS SHALL CONFORM TO SUBSECTION 9.33.4.
- WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN
- WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SERVICE ROOM THAT IS NOT IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED, ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM, AND IN THE SERVICE ROOM.

VAPOUR BARRIERS

- VAPOUR BARRIERS TO CONFORM TO O.B.C. 9.25.4.
- VAPOUR BARRIER SHALL BE INSTALLED TO PROTECT THE WARM SIDE OF WALL, CEILING AND FLOOR ASSEMBLIES.
- WHERE POLYETHYLENE IS INSTALLED TO SERVE AS THE VAPOUR BARRIER, IT SHALL CONFORM TO CAN/CGSB-51.34-M, "VAPOUR BARRIER, POLYETHYLENE SHEET FOR USE IN BUILDING CONSTRUCTION"
- LAP ALL JOINTS A MINIMUM OF 4" AND SEAL WITH COMPATIBLE MATERIAL. (IE. TUCK TAPE)
- VAPOUR BARRIERS TO ACT CONTINUOUSLY AS PER O.B.C. 9.25.3.3.

REINFORCING STEEL

- REINFORCING STEEL TO CONFORM TO O.B.C. 9.39.1.3.
- GRADE 400 IN CAN/CSA-G30.18-M, "BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT"
- MAINTAIN MIN. 3" CONCRETE COVER AT ALL REINFORCEMENT LOCATIONS.
- WIRE TIE REBAR AT ALL INTERSECTIONS.
- WHERE REBAR OVERLAP IS REQUIRED, OVERLAP TO BE MIN. 24" AND WIRE TIED FULL LENGTH.

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF \$16.1 AND THE CISC CODE OF STANDARD PRACTICE.
- ALL STEEL TO RECEIVE ONE COAT OF SHOP PRIMER. TOUCH UP ON SITE AS REQUIRED.
- ALL WELDS WITH E49XX ELECTRODES. WELDING TO CONFORM TO THE LATEST EDITION OF C.S.A. SPECIFICATIONS W57 AND W59, BY THE CANADIAN WELDING BUREAU
- BOLTED CONNECTIONS SHALL BE MADE USING HIGH TENSILE BOLTS, GRADE A325, UNLESS NOTED OTHERWISE
- ALL STRUCTURAL STEEL SHALL BE NEW MATERIAL UNLESS APPROVED BY THE
- STRUCTURAL STEEL MEMBERS SHALL NOT BE SPLICED WITHOUT APPROVAL OF THE ENGINEER. DO NOT CUT OPENINGS IN STRUCTURAL STEEL WITHOUT THE APPROVAL OF
- ALL STEEL PLATES, ANGLES AND HSS SHALL CONFORM TO CAN/CSA-G40.21-M87 GRADE 350W (CLASS C) U/N
- GALVANIZING FOR METALS SHALL CONFORM TO C.S.A. G164 UNLESS OTHERWISE
- SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
- COLUMN BEARING GROUT SHALL BE 35 MPa (MINIMUM) AND NON-SHRINK
- ALL STEEL EXPOSED TO THE WEATHER TO BE PROTECTED WITH AMERICOCK 400. OR APPROVED EQUIVALANT, INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS

NON-SHIRNK GROUT

- USE BASALITE NON-SHRINK GROUT (EXPANDING HIGH STRENGTH GROUT) OR APPROVED EQUIVALENT WITH MIN 28 DAY COMPRESSIVE STRENGTH OF 55 MPa.
- MIX AND INSTALL GROUT AS PER MANUFACTURER'S DIRECTIONS.
- ALLOW CONCRETE TO SHRINK FOR MINIMUM 24 HOURS PRIOR TO INSTALLING GROUT. MAINTAIN AT 7°C FOR 24 HOURS FOLLOWING INSTALLATION OF GROUT

CONCRETE

- INSULATE OR APPLY HEAT TO PREVENT GROUND FROM FREEZING AT ALL STAGES OF CONSTRUCTION IF APPLICABLE.
- EXCAVATION TO BE KEPT DRY AND WATER FREE AT ALL TIMES.
- ASSUMED MINIMUM SOIL BEARING CAPACITY BELOW NEW FOUNDATION SYSTEM IS 75kPa. CONTACT DAHL GROUP ENGINEERING IF SOFT CLAY, FILL, SILT, OR ORGANIC SOIL
- CONCRETE FOUNDATIONS TO BEAR ON UNDISTURBED SOIL WITH A MINIMUM BEARING
- CONTRACTOR TO VERIFY SUITABILITY OF SOIL. OBTAIN GEOTECHNICAL REPORT IF
- CONCRETE FOR SLAB TO BE MIN. 32MPa UNLESS NOTED OTHERWISE.
- CONCRETE FOUNDATIONS AND PIERS TO BE MIN. 25MPa UNLESS NOTED OTHERWISE.
- CONCRETE FOOTINGS TO BE MIN. 20 MPa.
- ALLOW CONCRETE TO CURE FOR 7 DAYS PRIOR TO PLACEMENT OF BEARING SYSTEMS.
- CONCRETE EXPOSED TO FREEZE / THAW CYCLES IS TO BE AIR ENTRAINED 5% TO 8%.
- CONCRETE MIXING, MATERIALS, PLACEMENT, CURING TO BE IN CONFORMANCE WITH
- MAINTAIN CONCRETE AT A MINIMUM TEMPERATURE OF 7°C FOR 72 HOURS AFTER
- INSTALL 1" DEEP SAW CUT IN CONCRETE SLABS WITHIN 24 HOURS OF PLACEMENT. CUTS TO BE EQUAL DISTANCE (MAX. 10' O.C.) IN BOTH DIRECTIONS

GUARDRAIL AND STAIR CONSTRUCTION NOTES:

- ALL EXTERIOR WOOD STRUCTURE TO BE PRESSURE TREATED #1, #2 S.P.F. AND / OR
- APPLY PRESERVATIVE TREATMENT TO ALL CUT OR DRILLED SURFACES WHERE P.T. LUMBER IS INDICATED.
- ALL METAL FASTENERS TO BE HOT-DIPPED GALVANIZED OR EQUIVALENT.
- PICKETS SHALL BE FASTENED WITH 2-SCREWS AT TOP AND BOTTOM.
- MIN. 20 GAUGE FRAMING ANCHOR TO BE USED AT ALL POST TO RAIL CONNECTIONS
- GUARDS SHALL MEET REQUIREMENTS SET OUT IN DIV. B SUBSECTION 9.8.8. AND SB-7 OF THE SUPPLEMENTAL STANDARDS OF THE LATEST EDITION OF THE ONTARIO
- STAIRS WITH MORE THAN 3 RISERS MUST HAVE A HANDRAIL
- STAIR STRINGERS SHALL BE A MINIMUM SIZE OF 2"x10" AND THE SPACE BETWEEN STRINGERS SHALL NOT BE MORE THAN 2' - 11". STRINGERS SHALL BE SUPPORTED AT TOP AND BOTTOM.
- **EXTERIOR STAIR DIMENSIONS:**
- PROVIDE UNIFORM RUN AND TREAD DEPTH, AND UNIFORM HEIGHT FOR STEPS.
- TOTAL DEPTH: MAX 14" AND MIN 10"
- FREAD NOT LESS THAN $1\frac{1}{2}$ " ACTUAL THICKNESS WHEN OPEN RISERS ARE USED.
- STAIR STRINGERS TO BEAR ON 156" x 24" x 4" THICK CONCRETE PAD c/w #9 GAUGE WIRE MESH ON UNDISTURBED SOIL.

LUMBER

- ALL LUMBER TO BE SPF NO.1/NO.2 UNLESS OTHERWISE INDICATED.
- ALL LUMBER EXPOSED TO WEATHER TO BE PRESERVATIVE TREATED.
- PREFABRICATED HANGERS AND FRAMING CONNECTORS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- FILL ALL CONNECTOR NAIL/SCREW HOLES AS SPECIFIED BY MANUFACTURER.

PROTECTION OF INTERIOR FINISHES AND BUILDING COMPONENTS

- ENSURE ALL INTERIOR FINISHES AND BUILDING COMPONENTS ARE FULLY PROTECTED BY WELDING COVERS, DROP CLOTHS AND / OR WELDING BLANKETS INCLUDING GLAZING /
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AIR QUALITY, MAINTAINING EXISTING QUALITY OF THE INTERIOR FINISHES AND A VAPOUR / CONTAMINATION FREE ENVIRONMENT.

CLEARANCE TO COMBUSTIBLE MATERIALS

MAINTAIN CLEARANCE TO COMBUSTIBLE MATERIALS AS SHOWN ON THESE PLANS AND AS REQUIRED BY DEVISION 'B' SECTIONS 9.21 AND 9.22 OF OBC 2012.

GYPSUM BOARD FINISH (TAPED JOINTS)

• GYPSUM BOARD FINISH (TAPED JOINTS) SHALL CONFORM TO SUBSECTION 9.29.5.

- WATERPROOF WALL FINISH SHALL CONFORM TO SUBSECTION 9.29.2.
- WHERE REQUIRED, WATERPROOF FINISH SHALL BE PROVIDED TO A HEIGHT OF NOT LESS THAN, 1800 MM ABOVE THE FLOOR IN SHOWER STALLS, 1200 MM ABOVE THE RIMS OF BATHTUBS EQUIPPED WITH SHOWERS, AND 400 MM ABOVE THE RIMS OF BATHTUBS NOT **EQUIPPED WITH SHOWERS**

WALL TILE FINISH

- WALL TILE FINISH SHALL CONFORM TO SUBSECTION 9.29.10.
- CERAMIC TILE SHALL BE SET IN A MORTAR BASE OR APPLIED WITH AN ADHESIVE. PLASTIC TILE SHALL BE APPLIED WITH AN ADHESIVE.
- WHEN CERAMIC TILE IS APPLIED TO A MORTAR BASE THE CEMENTITIOUS MATERIAL SHALL CONSIST OF 1 PART PORTLAND CEMENT TO NOT MORE THAN ONE-QUARTER PART LIME BY
- ADHESIVES TO ATTACH CERAMIC AND PLASTIC TILE SHALL BE APPLIED TO THE FINISH COAT OR BROWN COAT OF PLASTER THAT HAS BEEN STEEL-TROWELED TO AN EVEN SURFACE OR TO GYPSUM BOARD OR TO MASONRY PROVIDED THE MASONRY HAS AN EVEN SURFACE.

BATHROOM AND KITCHEN FANS

- BATHROOM AND KITCHEN FANS SHALL BE PROVIDED.
- 70 CFM AND < 3.5 SONES MINIMUM RATING

LIGHTING OUTLETS

- LIGHTING OUTLETS SHALL CONFORM TO SUBSECTION 9.34.2.
- AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY.
- A LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH SHALL BE PROVIDED IN KITCHENS, BEDROOMS, LIVING ROOMS, UTILITY ROOMS, LAUNDRY ROOMS, DINING ROOMS, BATHROOMS, WATER CLOSET ROOMS, VESTIBULES AND HALLWAYS IN DWELLING UNITS. WHERE A RECEPTACLE CONTROLLED BY A WALL SWITCH IS PROVIDED IN BEDROOMS OR LIVING ROOMS, SUCH ROOMS NEED NOT CONFORM TO THE REQUIREMENTS OF THE PREVIOUS SENTENCE.
- EVERY STAIRWAY SHALL BE LIGHTED. 3-WAY WALL SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAY SHALL BE PROVIDED TO CONTROL AT LEAST ONE LIGHTING OUTLET WITH FIXTURE FOR STAIRWAYS WITH 4 OR MORE RISERS IN DWELLING UNITS, EXCEPT BASEMENTS (SEE ARTICLE 9.34.2.3).

FLOORING

- FLOORING SHALL CONFORM TO SECTION 9.30.
- FINISHED FLOORING SHALL BE PROVIDED IN ALL RESIDENTIAL OCCUPANCIES.

PROTECTION OF DAMPNESS

- PROTECTION OF DAMPNESS SHALL CONFORM TO ARTICLE 9.23.2.3.
- WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE-TREATED WITH A WOOD PRESERVATIVE AND THAT ARE SUPPORTED ON CONCRETE IN CONTACT WITH THE GROUND OR FILL SHALL BE SEPARATED FROM THE CONCRETE BY NOT LESS THAN 0.05 MM POLYETHYLENE FILM OR TYPE S ROLL ROOFING.
- DAMPPROOFING MATERIAL REFERRED TO IN THE ABOVE SENTENCE IS NOT REQUIRED. WHERE THE WOOD MEMBER IS AT LEAST 150 MM ABOVE THE GROUND

- CAULKING SHALL CONFORM TO SUBSECTION 9.27.4.
- CAULKING SHALL BE PROVIDED WHERE REQUIRED TO PREVENT THE ENTRY OF WATER INTO THE STRUCTURE.
- CAULKING SHALL BE PROVIDED BETWEEN MASONRY, SIDING OR STUCCO AND THE ADJACENT DOOR AND WINDOW FRAMES OR TRIM, INCLUDING SILLS UNLESS SUCH LOCATIONS ARE COMPLETELY PROTECTED FROM THE ENTRY OF RAIN.
- CAULKING SHALL BE PROVIDED AT VERTICAL JOINTS BETWEEN DIFFERENT CLADDING MATERIALS UNLESS THE JOINT IS SUITABLY LAPPED OR FLASHED TO PREVENT THE ENTRY

DRIP FLASHING ABOVE WINDOWS AND DOORS AND BENEATH WINDOW SILLS

- DRIP FLASHING BENEATH WINDOW SILLS AND ABOVE DOORS AND WINDOWS SHALL CONFORM TO ARTICLE 9.20.13.12.
- EXCEPT FOR WALL OPENINGS LOCATED LESS THAN 150 MM ABOVE GROUND LEVEL, WHERE A CONCEALED FLASHING IS NOT INSTALLED BENEATH WINDOW AND DOOR SILLS. SUCH SILLS SHALL BE PROVIDED WITH AN OUTWARD SLOPE AND A DRIP LOCATED NOT LESS THAN 25 MM FROM THE WALL SURFACE

WOOD TRUSSES

- CONTRACTOR AND TRUSS FABRICATOR TO ATTEND SITE AND CONFIRM ALL DIMENSIONS AND QUANTITY PRIOR TO ORDERING TRUSSES
- TRUSS DESIGNS TO BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN ONTARIO.
- TRUSS DESIGNER TO DETERMINE A SUITABLE WEB CONFIGURATION.
- A COPY OF THE TRUSS DRAWINGS ARE TO BE FORWARDED TO DGE AND THE BUILDING DEPARTMENT BY THE BUILDER PRIOR TO FRAMING FOR APPROVAL
- WOOD TRUSS DESIGN AND SPECIFICATION TO CONFORM TO THE LATEST VERSION OF TRUSS PLATE INSTITUTE OF CANADA (TPIC).
- HANDLING, ERECTION AND BRACING OF WOOD TRUSSES PER THE LATEST VERSION OF TPIC.

LATERAL BRACING WILL EXTEND AND BE TIED IN FROM ONE END OF THE ROOF SYSTEM TO

- CONTRACTOR TO INSTALL ALL LATERAL BRACING AS PER TRUSS DESIGNER'S DRAWINGS.
- CROSS BRACING IS REQUIRED ALONG BOTH GABLE ENDS OF THE ROOF STRUCTURE
- PRE-ENGINEERED WOOD MEMBERS
- ALL LVL'S TO HAVE MATERIAL PROPERTIES OF 1.9E AND 2900fb OR GREATER

- NAILS SHALL CONFORM TO ARTICLE 9.26.2.2.
- NAILS SHALL CONFORM TO TABLE 9.23.3.4.
- NAILS USED FOR ROOFING SHALL BE CORROSION-RESISTANT ROOFING OR SHINGLE NAILS CONFORMING TO CSA B111, "WIRE NAILS, SPIKES AND STAPLES"

ROOFING MATERIALS

- ROOFING MATERIALS SHALL CONFORM TO SUBSECTION 9.26.2
- ROOF SHEATHING SHALL CONFORM TO SUBSECTION 9.23.15.
- OSB, WAFERBOARD AND PLYWOOD MARKING SHALL CONFORM TO ARTICLE 9.3.2.4.

SHEATHING MEMBRANE MATERIAL STANDARD

- SHEATHING MEMBRANE MATERIAL STANDARD SHALL CONFORM TO ARTICLE 9.27.3.2.
- SHEATHING MEMBRANES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF CAN/CBSB-51.32-M, "SHEATHING, MEMBRANE, BREATHER TYPE".
- INSTALLATION OF THE SHEATHING MEMBRANE SHALL CONFORM TO ARTICLE 9.27.3.3.

FASTENING FOR SHEATHING OR SUBFLOORING

- FASTENING FOR SHEATHING OR SUBFLOORING SHALL CONFORM TO ARTICLE 9.23.3.5.
- FASTENING OF SHEATHING AND SUBFLOORING SHALL CONFORM TO TABLE 9.23.3.5.

ASPHALT SHINGLES SHALL CONFORM TO SUBSECTION 9.26.2. (ROOFING MATERIALS)

ASPHALT SHINGLES

- ASPHALT SHINGLES SHALL CONFORM TO SUBSECTIONS 9.26.7. ASPHALT SHINGLES ON SLOPES OF 1 IN 3 OR GREATER AND SUBSECTION 9.26.8. ASPHALT SHINGLES ON SLOPES OF
- LESS THAN 1 IN 3.

ATTIC / ROOF SPACE ACCESS

- ACCESS SHALL CONFORM TO SUBSECTION 9.19.2.
- EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH WHERE THE ATTIC OR ROOF SPACE MEASURES NOT LESS THAN, 10 M2 IN AREA, 1000 MM IN LENGTH OR
- THE HATCH REQUIRED SHALL BE NOT LESS THAN 550 MM BY 900 MM EXCEPT THAT, WHERE THE HATCH SERVES A SINGLE DWELLING UNIT, THE HATCH THE HATCH MAY BE REDUCED TO 0.32 M2 IN AREA WITH NO DIMENSION LESS THAN 545 MM.

- CONTROL OF RAIN WATER PENETRATION SHALL CONFORM TO SUBSECTION 9.20.13
- MATERIALS FOR FLASHING SHALL CONFORM TO ARTICLE 9.20.13.1 AND TABLE 9.20.13.1
- LOCATION OF FLASHING SHALL CONFORM TO ARTICLE 9.20.13.3. FLASHING SHALL BE INSTALLED IN MASONRY AND MASONRY VENEER WALLS, BENEATH JOINED MASONRY WINDOW SILLS, OVER THE BACK AND TOP OF PARAPET WALLS, OVER THE HEADS OF GLASS BLOCK PANELS, BENEATH V/WEEP HOLES, AND OVER THE HEADS OF WINDOW AND DOOR OPENINGS IN EXTERIOR WALLS WHEN THE VERTICAL DISTANCE BETWEEN THE TOP OF THE WINDOW OR DOOR FRAME AND THE BOTTOM EDGE OF THE EAVE EXCEEDS ONE-QUATER OF THE
- HORIZONTAL EAVE OVERHANG THROUGH WALL FLASHING SHALL BE PROVIDED IN A MASONRY VENEER WALL SUCH THAT ANY MOISTURE THAT ACCUMULATES IN THE AIR SPACE WILL BE DIRECTED TO THE EXTERIOR OF
- FLASHING FOR WEEP HOLES IN MASONRY VENEER/MASONRY WALLS SHALL CONFORM TO ARTICLE 9.20.13.5. FLASHING BENEATH WEEP HOLES IN CAVITY WALLS AND MASONRY VENEER/MASONRY BACK-UP WALLS SHALL BE BEDDED NOT LESS THAN 25 MM IN THE INSIDE WYTHE, EXTEND TO NOT LESS THAT 5 MM BEYOND THE OUTER FACE OF THE BUILDING ELEMENT BELOW THE FLASHING, AND BE INSTALLED WITH A NOMINALLY HORIZONTAL SLOPE

DOWNSPOUTS

TOWARD THE OUTSIDE WYTHE

EAVE PROTECTION FOR SHINGLES AND SHAKES

- POUTS SHALL CONFORM TO ARTICLE 9.26.18.2.
- WHERE DOWNSPOUTS ARE PROVIDED AND ARE NOT CONNECTED TO A SEWER, EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM THE BUILDING IN A MANNER THAT WILL PREVENT SOIL EROSION
- EAVE PROTECTION SHALL BE PROVIDED ON SHINGLE ROOFS, EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF 6'-0" UP THE ROOF SLOPE.

• FAVE PROTECTION FOR SHINGLES AND SHAKES SHALL CONFORM TO SUBSECTION 9.26.5.

EAVE PROTECTION IS NOT REQUIRED OVER UNHEATED GARAGES, CARPORTS AND

- VALLEY FLASHING VALLEY FLASHING SHALL CONFORM TO ARTICLE 9.26.4.3.
- CLOSED VALLEY FLASHING SHALL CONSIST OF SHEET METAL, SELF SEALING COMPOSITE MEMBRANES CONSISTING OF POLYETHYLENE AND BITUMINOUS MATERIAL OR ONE LAYER OF FITHER TYPE'S SMOOTH SURFACE ROLL ROOFING OR TYPE MINNERAL SURFACE ROLL ROOFING (MINERAL SURFACE DOWN) NOT LESS THAN 600 MM WIDE, AND NAILS SHALL NOT PENETRATE THE FLASHING WITHIN 12" OF THE BOTTOM OF THE VALLEY CENTRELINE.
- OPEN VALLEYS SHALL BE FLASHED WITH AT LEAST ONE LAYER OF SHEET METAL NOT LESS THAN 600 MM WIDE, OR NO FEWER THAN 2 LAYERS OF ROLL ROOFING MEMBRAN

VENTING

- VENTING SHALL CONFORM TO SUBSECTION 9.19.1.
- WHERE INSULATION IS INSTALLED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING; AT EACH RAFTER SPACE INSTALL BETWEEN THE INSULATION AND THE SHEATHING VENT BAFFLES TO PERMIT THE MOVEMENT OF AIR FROM THE SPACE TO THE
- MAINTAIN MIN 2" OF CONTINUOUS VENTILATION FROM EAVE SOFFIT TO ATTIC VENT(S). BAFFLE VENT TO TERMINATE ABOVE INSULATION. DO NOT FILL BAFFLE WITH LOOSE INSULATION
- THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA UNLESS, WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.

NO.	DESCRIPTION	DATE
1	CONCEPT FOR CLIENT REVIEW	OCT. 21, 2024
2	ISSUED FOR FINAL REV	DEC. 6, 2024
3	ISSUED FOR PERMIT	DEC. 12, 2024



DRAWINGS TO BE PRINTED ON ARCH C **PAPER** (24" WIDE x 18" HIGH

> Attachment 2 MV-2025-0011 34 Della Street Page 3 of 10



THE WORK OUTLINED ON THIS SHEET MUST BE CONSIDERED IN CONJUNCTION WITH ALL OTHER SHEETS FORMING THIS DRAWING SET AND ANY DOCUMENTS ISSUED WITH

THIS SET OR REFERENCED HEREIN

31-35 Cedar Pointe Drive, Barrie, Ontario, L4N 5R7

Telephone: 705-259-5380

Email: info@dahlgroupengineering.ca

DRAWING TITLE:

PROJECT TITLE: **NEW SINGLE FAMILY DWELLING**

CONSTRUCTION NOTES

OWNER: TBD

LOCATION: 34 DELLA STREET, GEORGINA,

PROJECT NO.: DGE24140

SCALE: 12" = 1'-0" DRAWING NO. **S-2**

NOTE:

CONTRACTOR TO ENSURE NO LIVE LOAD ON ROOF ABOVE AT ANY TIME DURING STRUCTURAL WORK

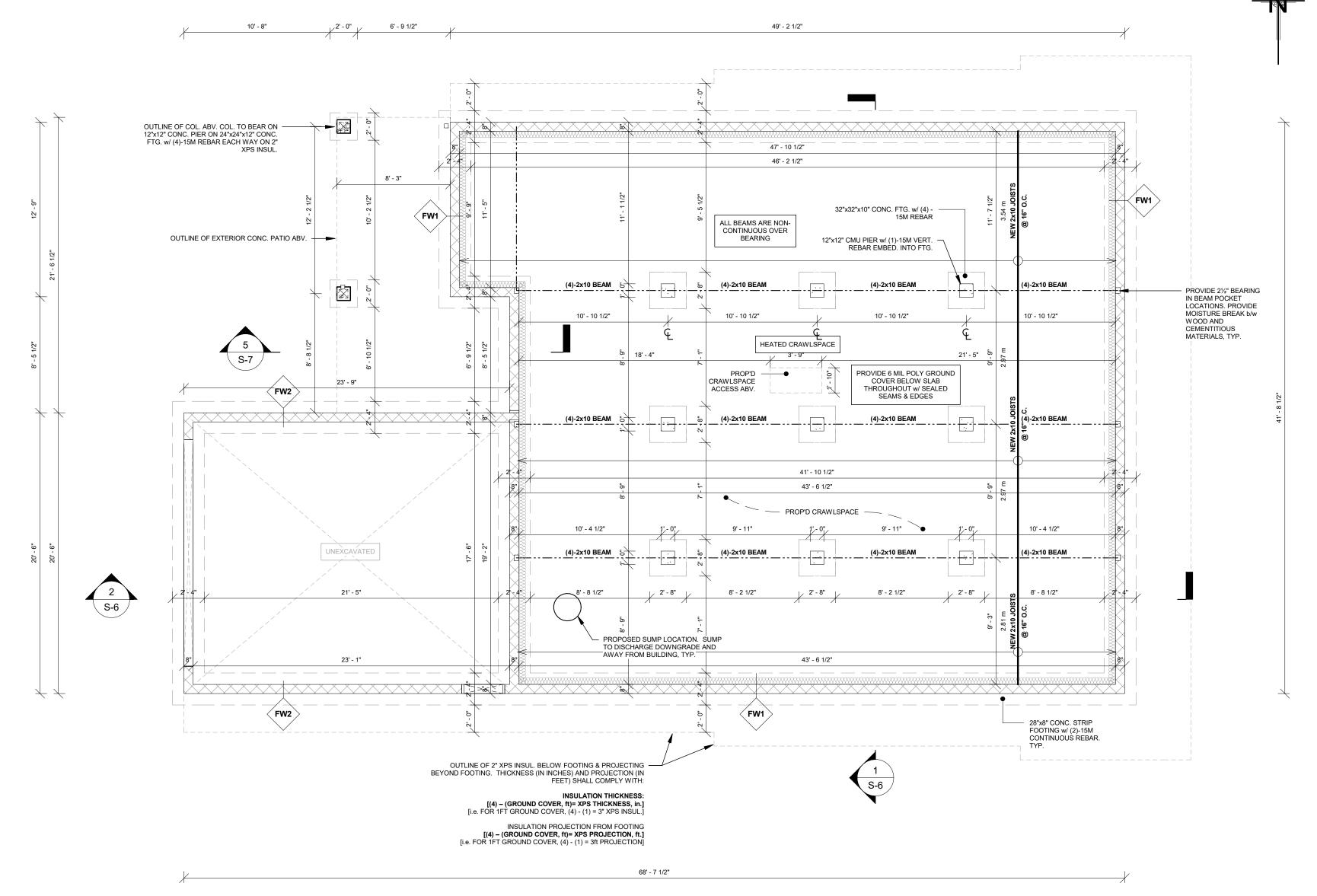
SA - REFER TO NOTES ON S-2

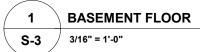
NOTES:

ALL INTERIOR WOOD FRAME HEADERS TO BE MIN. 2 - 2x10 UNLESS NOTED OTHERWISE

NOTE:

FOUNDATION WALL HAS BEEN DESIGNED TO WITHSTAND HYDROSTATIC IMPACTS DURING A REGULATORY STORM EVENT HAVING A FLOOD ELEVATION OF 220.54masl, RESULTING IN A LATERAL TRIANGULAR HYDROSTATIC LOAD ON THE WALL, WITH A MAXIMUM APPLIED PRESSURE OF 9.02kN/m² @ BASE OF WALL, AND 0.00kN/m² ABOVE FLOOD ELEVATION.





 NO.
 DESCRIPTION
 DATE

 1
 CONCEPT FOR CLIENT REVIEW
 OCT. 21, 2024

 2
 ISSUED FOR FINAL REV
 DEC. 6, 2024

 3
 ISSUED FOR PERMIT
 DEC. 12, 2024

 4
 REV'D PLANS PER COMMENT
 FEB. 13, 2025

 5
 REV'D PER TOWN COMMENT
 MAR. 21, 2025



DRAWINGS TO BE PRINTED ON ARCH C PAPER (24" WIDE x 18" HIGH)

> Attachment 2 MV-2025-0011 34 Della Street Page 4 of 10



31-35 Cedar Pointe Drive, Barrie, Ontario, L4N 5R7 Telephone: 705-259-5380 Email: info@dahlgroupengineering.ca

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DRAWING TITLE:

FOUNDATION PLAN

PROJECT TITLE:

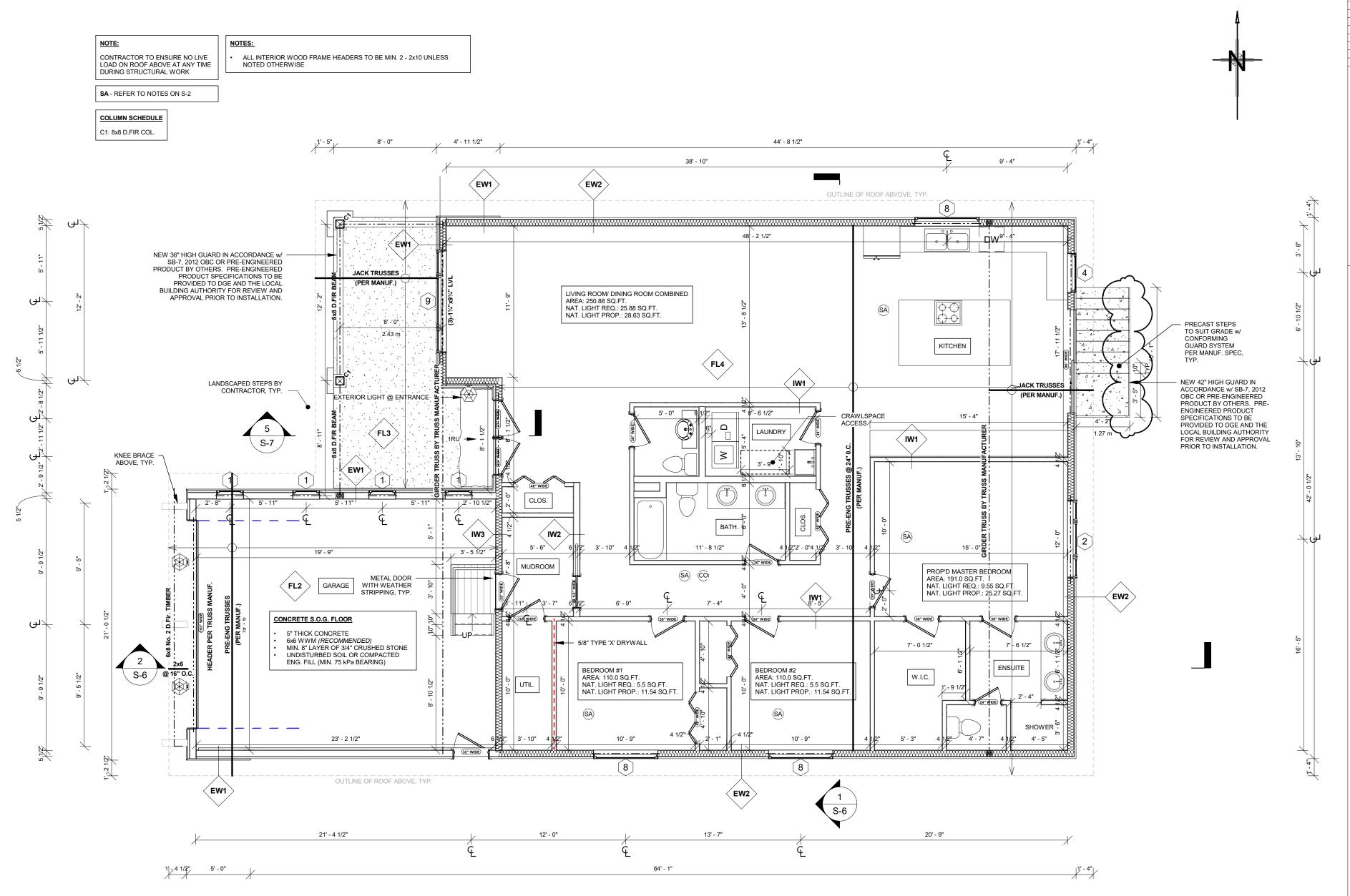
NEW SINGLE FAMILY DWELLING

OWNER: TBD

LOCATION: 34 DELLA STREET, GEORGINA, ON.

PROJECT NO.: DGE24140

SCALE: 3/16" = 1'-0" DRAWING NO. **S-3**



1 MAIN FLOOR PLAN
S-4 3/16" = 1'-0"



DRAWINGS TO BE PRINTED ON ARCH C PAPER (24" WIDE x 18" HIGH)

> Attachment 2 MV-2025-0011 34 Della Street Page 5 of 10



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DRAWING TITLE:

MAIN FLOOR PLAN

PROJECT TITLE:

NEW SINGLE FAMILY DWELLING

OWNER: TBD

LOCATION: 34 DELLA STREET, GEORGINA, ON.

PROJECT NO.: DGE24140

SCALE: 3/16" = 1'-0" DRAWING NO. **S-4**

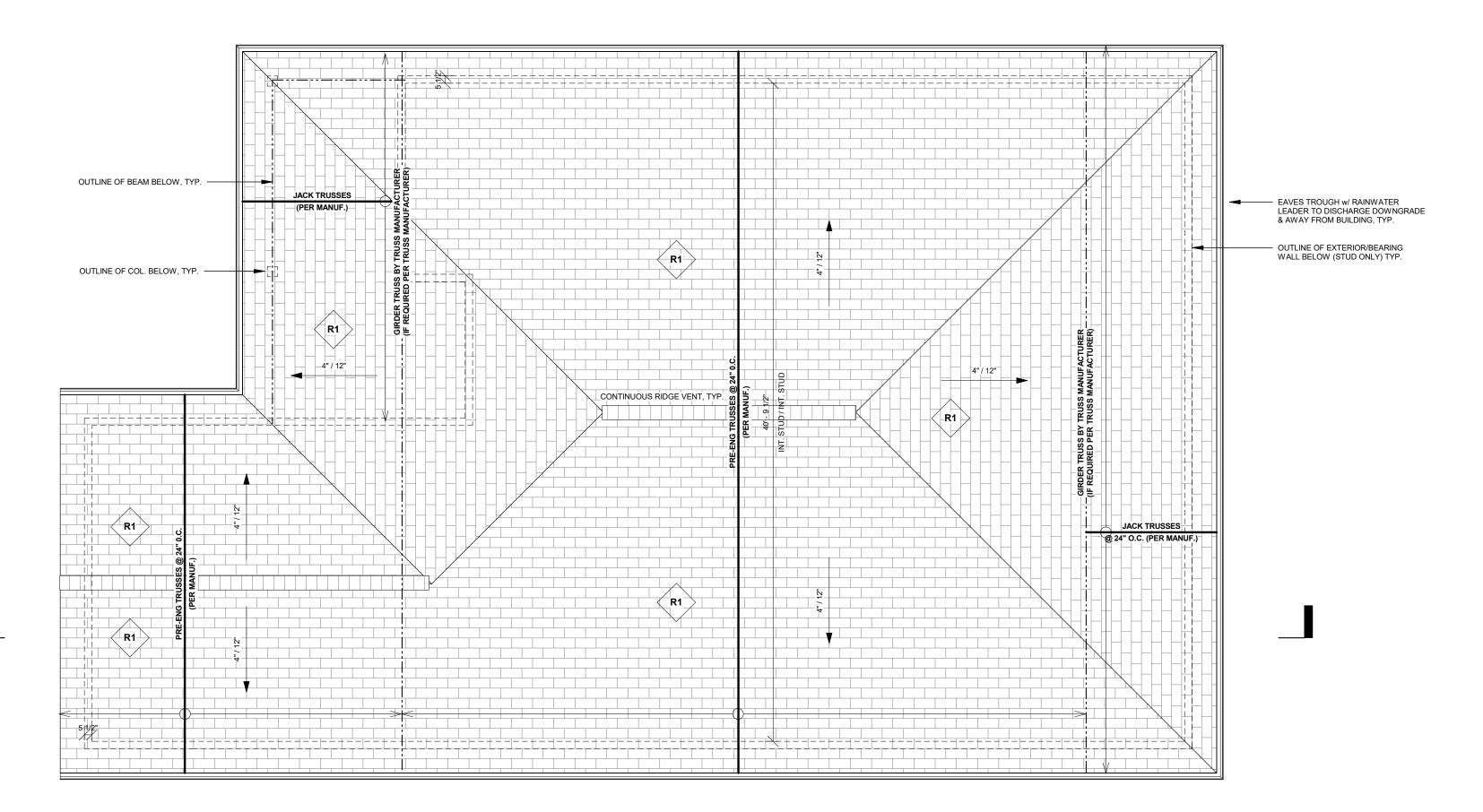
NOTE:

CONTRACTOR TO PROVIDE DGE w/ FINAL TRUSS LAYOUT AND PROFILES FOR REVIEW AND INTEGRATION w/ BUILDING PRIOR TO CONSTRUCTION

CONTRACTOR TO ENSURE NO LIVE LOAD ON ROOF ABOVE AT ANY TIME DURING STRUCTURAL WORK

ALL INTERIOR WOOD FRAME HEADERS TO BE MIN. 2 - 2x10 UNLESS NOTED OTHERWISE









ROOF PLAN S-5 / 3/16" = 1'-0"

DESCRIPTION DATE OCT. 21, 2024 DEC. 6, 2024 DEC. 12, 2024 CONCEPT FOR CLIENT REVIEW



DRAWINGS TO BE PRINTED ON ARCH C PAPER (24" WIDE x 18" HIGH)

Attachment 2 MV-2025-0011 34 Della Street Page 6 of 10



31-35 Cedar Pointe Drive, Barrie, Ontario, L4N 5R7 Telephone: 705-259-5380 Email: info@dahlgroupengineering.ca

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DRAWING TITLE:

ROOF PLAN

PROJECT TITLE:

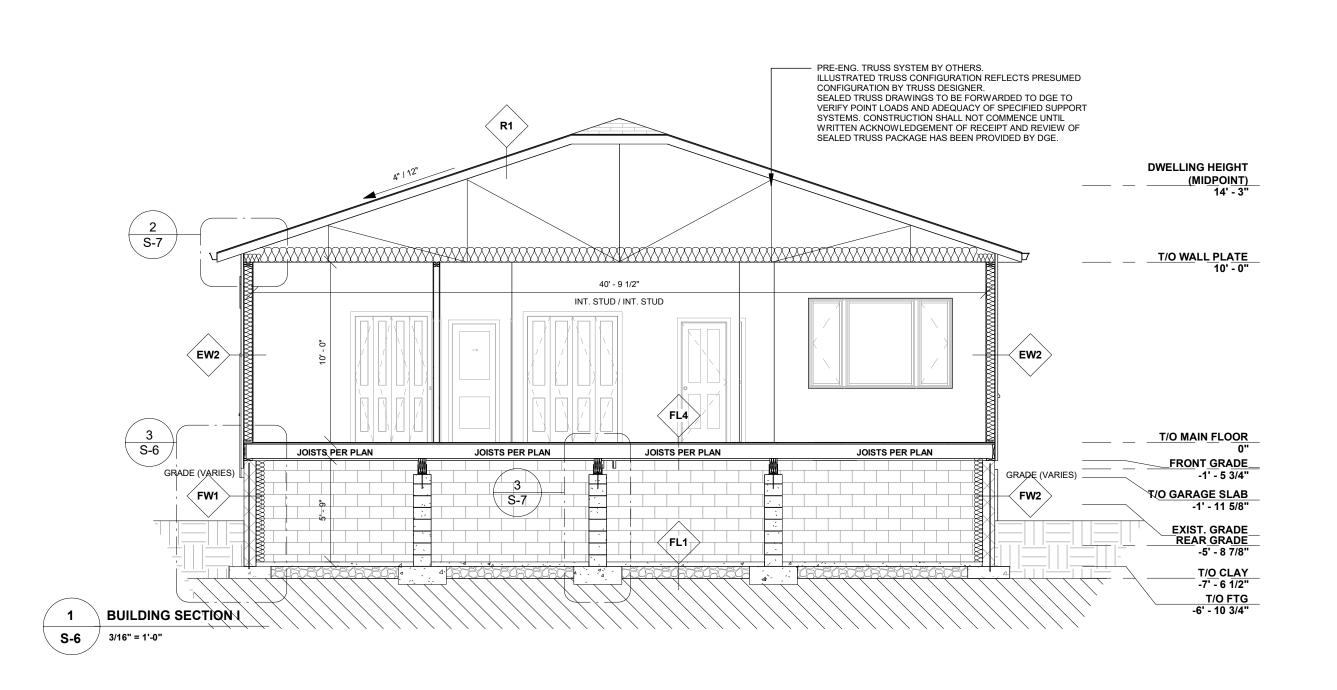
NEW SINGLE FAMILY DWELLING

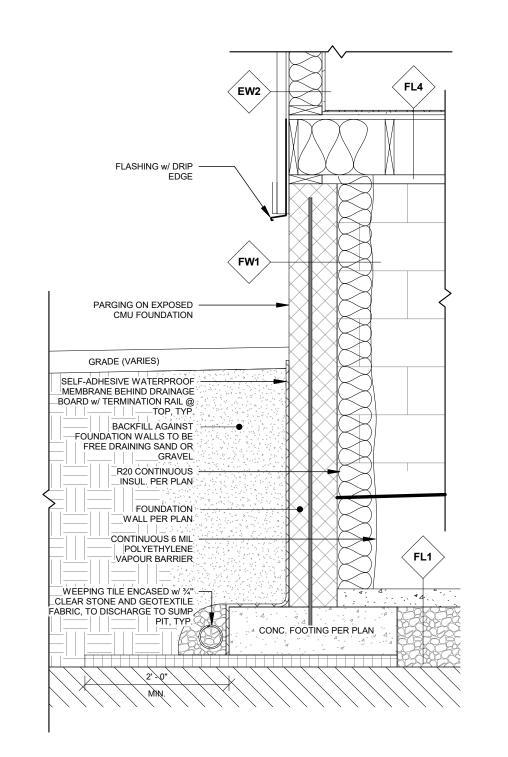
OWNER: TBD

LOCATION: 34 DELLA STREET, GEORGINA,

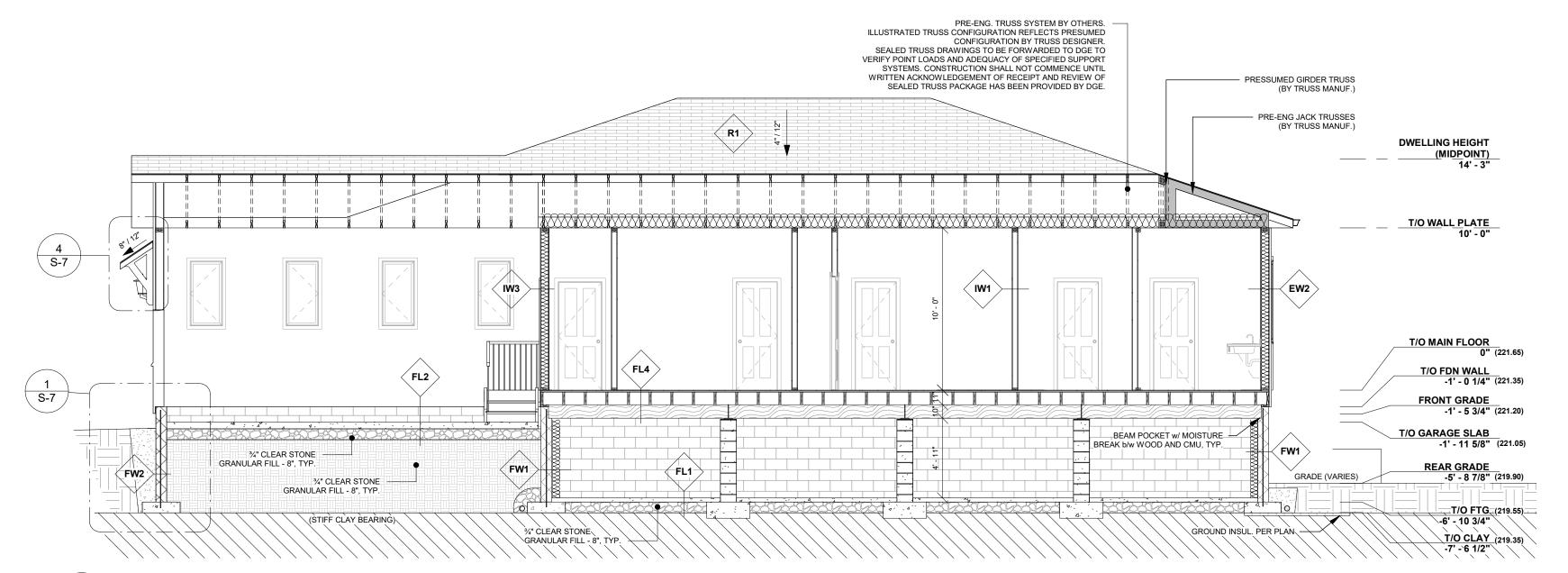
PROJECT NO.: DGE24140

SCALE: 3/16" = 1'-0" DRAWING NO. **S-5**





FOUNDATION SECTION DETAIL 3/4" = 1'-0" S-6



BUILDING SECTION II 2 S-6 3/16" = 1'-0"

PROJECT NO.: DGE24140

SCALE: As indicated DRAWING NO. **\$-6** DRAWINGS REMAIN THE PROPERTY OF DGE

Attachment 2 MV-2025-0011 34 Della Street Page 7 of 10

DESCRIPTION

DEC. 12, 202

S. L. DAHL

DRAWINGS TO BE PRINTED ON ARCH C

PAPER (24" WIDE x 18" HIGH)

CONCEPT FOR CLIENT REVIEW

ISSUED FOR PERMIT

DATE

OCT. 21, 2024 DEC. 6, 2024 DEC. 12, 2024



31-35 Cedar Pointe Drive, Barrie, Ontario, L4N 5R7 Telephone: 705-259-5380 Email: info@dahlgroupengineering.ca

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DRAWING TITLE:

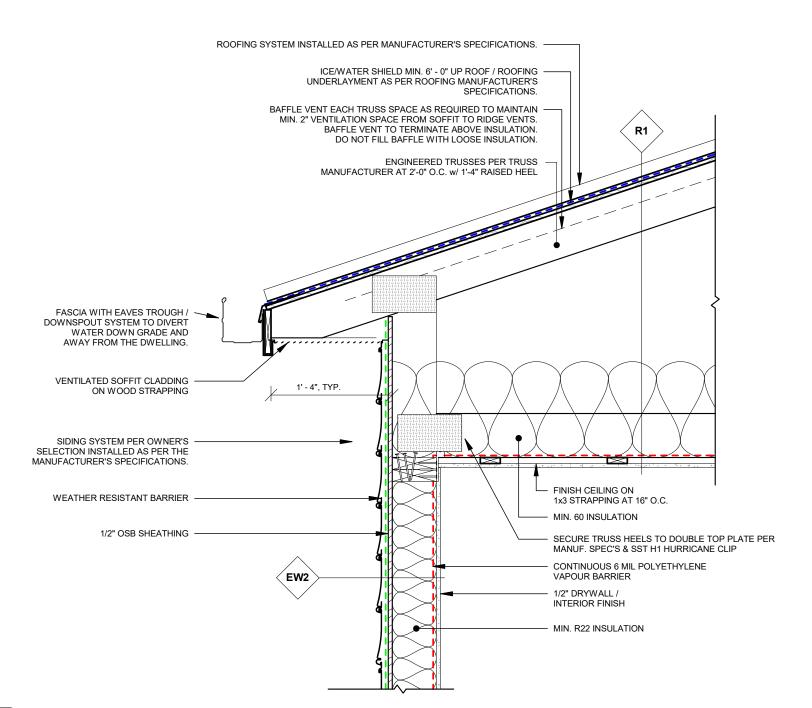
BUILDING SECTIONS

PROJECT TITLE:

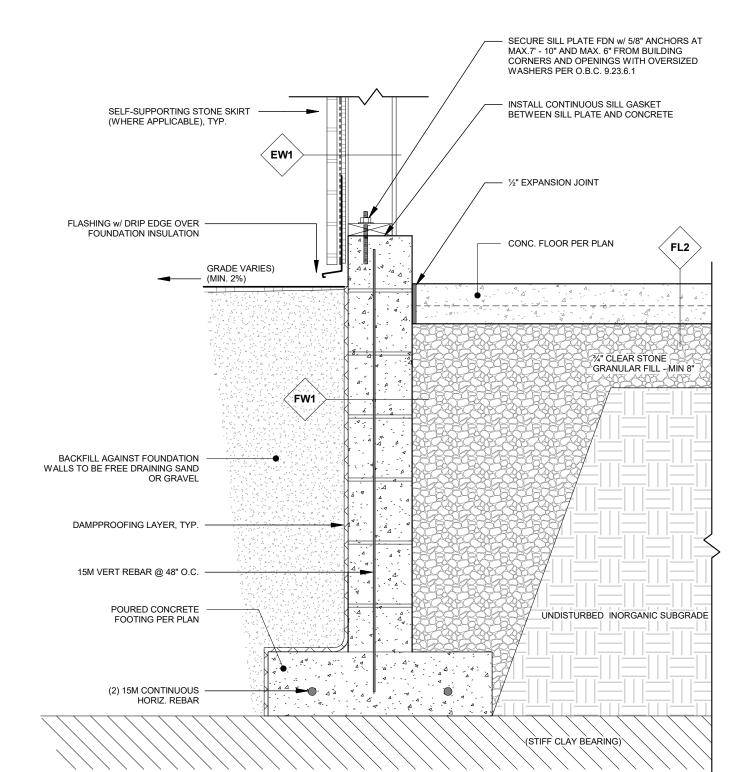
NEW SINGLE FAMILY DWELLING

OWNER: TBD

LOCATION: 34 DELLA STREET, GEORGINA,



EAVE SECTION DETAIL1 2 S-7 1" = 1'-0"

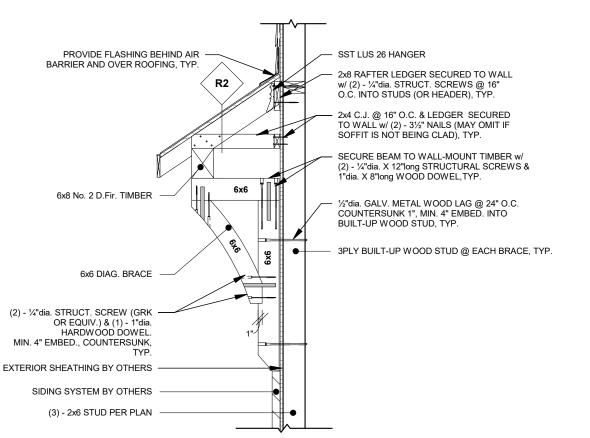


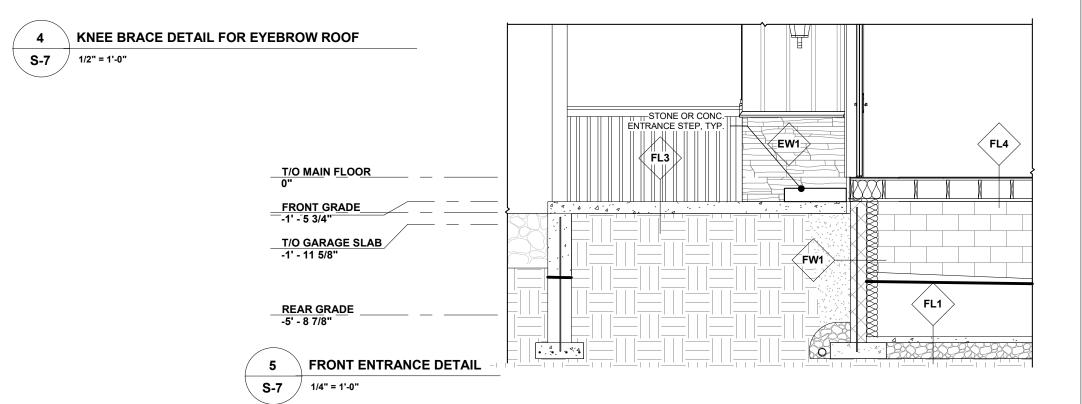


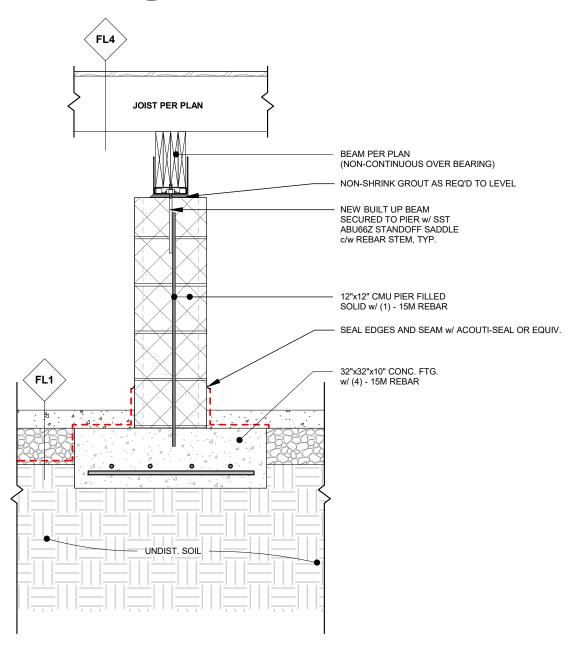




/ 3/4" = 1'-0"







DESCRIPTION DATE CONCEPT FOR CLIENT REVIEW OCT. 21, 2024 DEC. 6, 2024 DEC. 12, 2024 ISSUED FOR PERMIT



DRAWINGS TO BE PRINTED ON ARCH C PAPER (24" WIDE x 18" HIGH)

> Attachment 2 MV-2025-0011 34 Della Street Page 8 of 10



31-35 Cedar Pointe Drive, Barrie, Ontario, L4N 5R7 Telephone: 705-259-5380 Email: info@dahlgroupengineering.ca

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DRAWING TITLE:

SECTION DETAILS

PROJECT TITLE:

NEW SINGLE FAMILY DWELLING

OWNER: TBD

LOCATION: 34 DELLA STREET, GEORGINA,

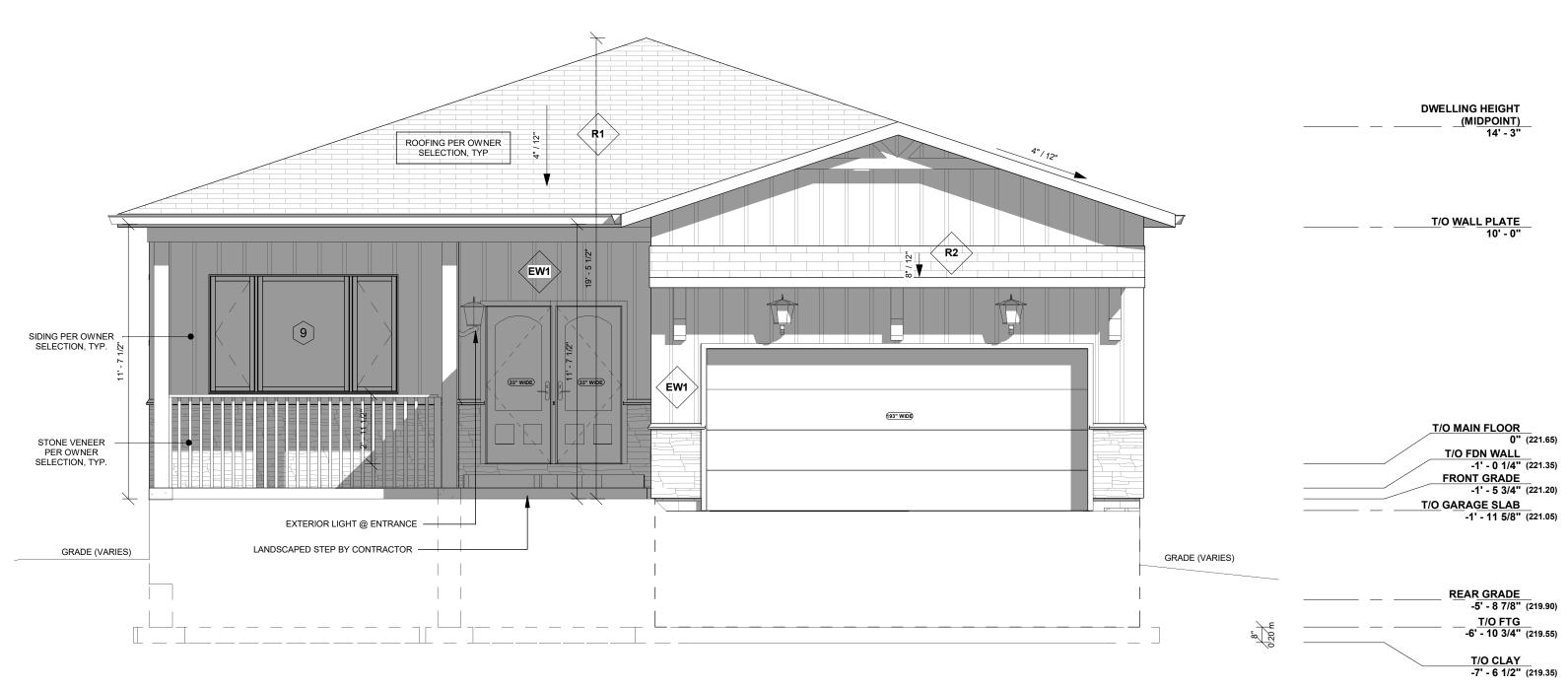
PROJECT NO.: DGE24140

SCALE: As indicated DRAWING NO. **S-7**

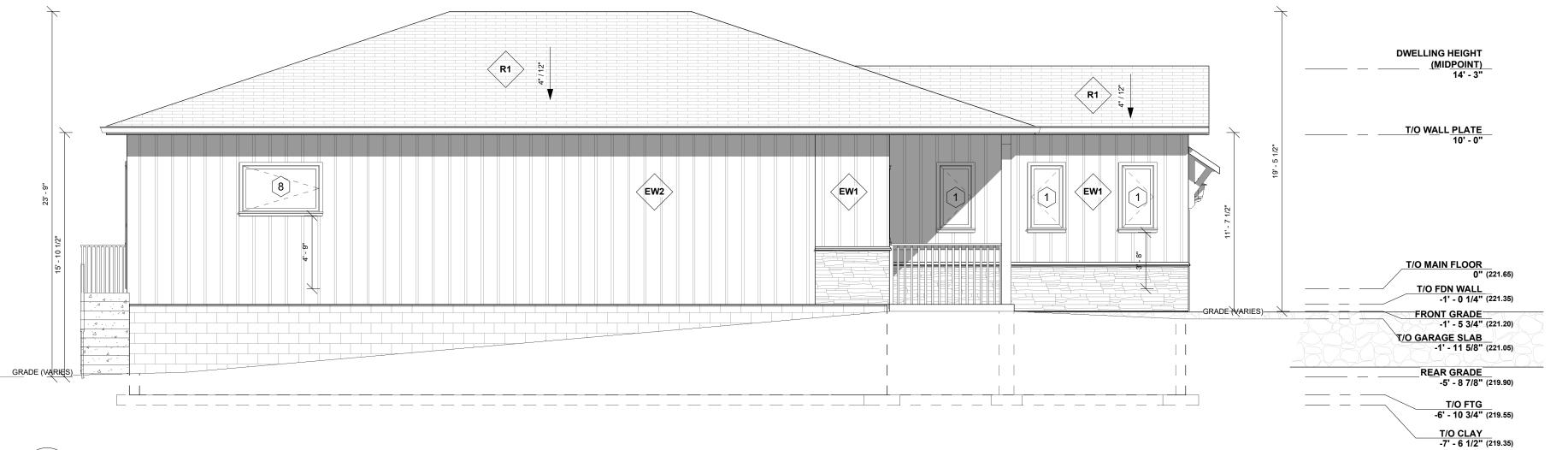
DRAWINGS REMAIN THE PROPERTY OF DGE

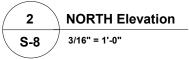
S-7

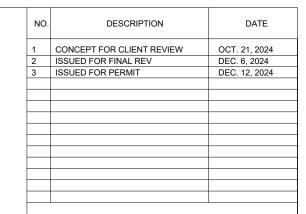
FROST WALL DETAIL @ GARAGE



1 WEST Elevation
S-8 1/4" = 1'-0"









DRAWINGS TO BE PRINTED ON ARCH C PAPER (24" WIDE x 18" HIGH)

> Attachment 2 MV-2025-0011 34 Della Street Page 9 of 10



31-35 Cedar Pointe Drive, Barrie, Ontario, L4N 5R7 Telephone: 705-259-5380 Email: info@dahlgroupengineering.ca

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DRAWING TITLE:

ELEVATIONS I

PROJECT TITLE:

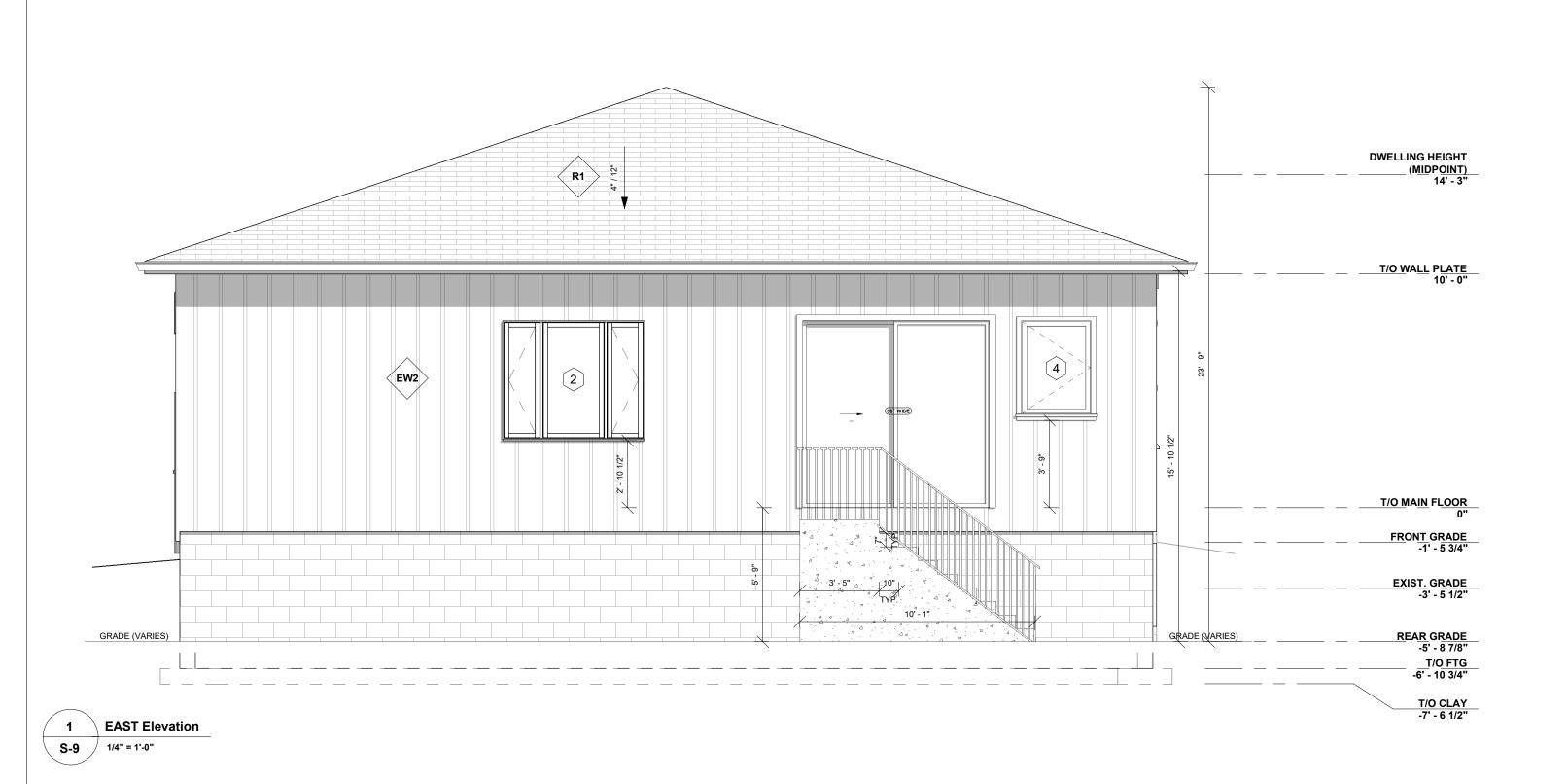
NEW SINGLE FAMILY DWELLING

OWNER: TBD

LOCATION: 34 DELLA STREET, GEORGINA,

PROJECT NO.: DGE24140

SCALE: As indicated DRAWING NO. **S-8**



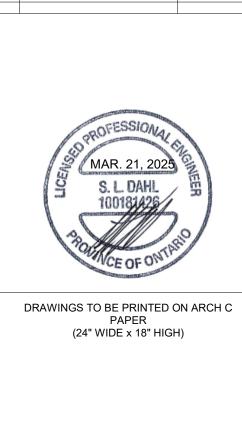
R1 **DWELLING HEIGHT** T/O WALL PLATE 10' - 0" 8 (EW2) (EW1) T/O MAIN FLOOR 0" (221.65) T/O FDN WALL -1' - 0 1/4" (221.35) FRONT GRADE -1' - 5 3/4" (221.20) GRADE (VARIES) T/O GARAGE SLAB (221.05) -1' - 11 5/8" REAR GRADE -5' - 8 7/8" (219.90) T/O FTG -6' - 10 3/4" (219.55) GRADE (VARIES) T/O CLAY -7' - 6 1/2" (219.35)

SOUTH Elevation

S-9 3/16" = 1'-0"

LOCATION: 34 DELLA STREET, GEORGINA,

PROJECT NO.: DGE24140



DESCRIPTION

CONCEPT FOR CLIENT REVIEW ISSUED FOR FINAL REV

DATE

OCT. 21, 2024 DEC. 6, 2024 DEC. 12, 2024 MAR. 21, 2025

Attachment 2 MV-2025-0011 34 Della Street Page 10 of 10



31-35 Cedar Pointe Drive, Barrie, Ontario, L4N 5R7 Telephone: 705-259-5380

Email: info@dahlgroupengineering.ca

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DRAWING TITLE:

ELEVATIONS II

PROJECT TITLE:

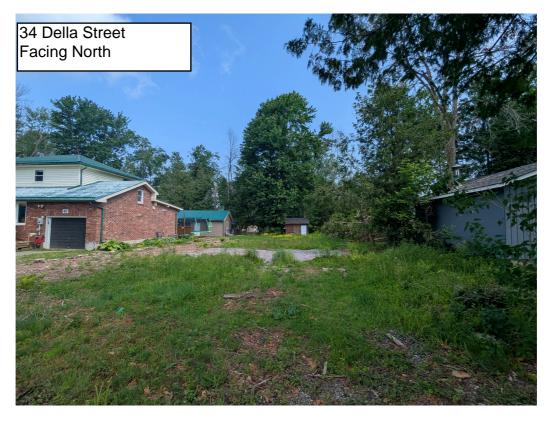
OWNER: TBD

NEW SINGLE FAMILY DWELLING

SCALE: As indicated DRAWING NO. **\$-9**

Site Photos





Attachment 3 MV-2025-0011 34 Della Street Page 1 of 3





Attachment 3 MV-2025-0011 34 Della Street Page 2 of 3





Attachment 3 MV-2025-0011 34 Della Street Page 3 of 3 **To:** Brianna Raines, Secretary Treasurer - Committee of Adjustments

From: Michelle Gunn, Development Engineering Clerk

cc: Mike lampietro, Manager, Development Engineering

Monika Saddler, Planner

Cory Repath, Sr. Development Inspector

Ashwin Kannuthurai, Junior Development Inspector

Date: July 24th, 2025

Re: MINOR VARIANCE MV-2025-0011

34 Della Street Plan 191 Part Lot 22 Roll No: 043-289

The Development Engineering Division has the following **condition(s)** for Minor Variance Application No. MV-2025-0011:

- 1. Lot Grading Plan: The applicant/owner shall provide a **detailed engineering drawing**, known as a Lot Grading Plan, that shows grade elevations of the entire lot, how surface water will be managed on a property to prevent flooding, erosion, and drainage issues, as well as existing and proposed entrance(s).
- 2. Check List: The applicant/owner shall provide a **completed drawing checklist**, which is to be signed by the designer of the drawing. The checklist template is linked here.

Note: the Lot Grading Plan shall be prepared by a Professional Engineer or Ontario Land Surveyor skilled and competent in such works and all in accordance with the requirements of Part 4 of By-law 2022-0038 (REG-1), as amended. Once these conditions are fulfilled, a Site Alteration and Entrance Permit will also be required. Related information can be found on the Town's website linked here and here.

Please contact the Development Engineering Division by emailing engineering2@georgina.ca to fulfill your conditions, or if you have any questions or concerns, please email ssial@georgina.ca.

Attachment 4 MV-2025-0011 34 Della Street Page 1 of 1