

LOCATION MAP



SUBJECT LAND

0 3.5 7 14 Meters

N



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

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 ANY WORK.
- 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 ELECTRICAL) 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.

APPLICATION

- 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.

USE AND OCCUPANCY

- GROUP C
- 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

DESIGN LOADS

- GROUND SNOW LOAD Ss 2.10 kPa (GEORGINA)
- GROUND RAIN LOAD Sr 0.40 kPa
- LIVE LOAD (DUE TO SNOW) LL 1.56 kPa
- FLOOR LIVE LOAD (DUE TO OCCY) LL 1.90 kPa

CONTRACTOR NOTES

- 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 CODE REQUIREMENTS.
- 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 AND LOCAL BUILDING AUTHORITY.
- ALL INQUIRIES WITH RESPECT TO CLARIFICATION OR EXPANSION OF THE ENCLOSED SPECIFICATIONS MUST BE FORWARDED TO DGE PRIOR TO COMMENCING ANY WORK.
- 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 CONTINUING CONSTRUCTION.
- 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"

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF S16.1 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 THE ENGINEER.
- ALL STEEL PLATES, ANGLES AND HSS SHALL CONFORM TO CAN/CSA-G40.21-M87 GRADE 350W (CLASS C) UIN.
- GALVANIZING FOR METALS SHALL CONFORM TO C.S.A. G164 UNLESS OTHERWISE NOTED.
- 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 EQUIVALENT, 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 IS ENCOUNTERED.
- CONCRETE FOUNDATIONS TO BEAR ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 75kPa.
- CONTRACTOR TO VERIFY SUITABILITY OF SOIL. OBTAIN GEOTECHNICAL REPORT IF NECESSARY.
- 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.
- WIRE TIE REBAR AT ALL INTERSECTIONS.
- FILL ALL CONNECTOR NAIL/SCREW HOLES AS SPECIFIED BY MANUFACTURER.

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

- 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".

BUILDING ASSEMBLIES

FW1

FOUNDATION WALL ASSEMBLY

- DAMP-PROOFING / WATER-PROOFING
- 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

- 1/2" DRYWALL
- 2x6 WOOD STUDS AT 16" O.C.
- 1/2" DRYWALL

IW3

INTERIOR WALL ASSEMBLY

- 1/2" DRYWALL (SEALED GAS TIGHT)
- 2x6 WOOD STUDS AT 16" O.C.
- R22 BATT INSUL.
- 6mil. POLY V.B.
- 1/2" DRYWALL

FL1

CONCRETE FLOOR ASSEMBLY (DWELLING CRAWLSPACE LEVEL)

- 3" THICK 32MPa CONC.
- 6x6 WWM RECOMMENDED
- 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)

FL2

NEW FLOOR ASSEMBLY (GARAGE)

- 5" THICK 32MPa CONCRETE SLAB
- 6x6 WWM
- MIN. 8" LAYER OF 3/4" CRUSHED STONE
- UNDISTURBED SOIL OR COMPACTED ENG. FILL (MIN. 75 kPa BEARING)

FL3

FLOOR ASSEMBLY (FRONT PORCH)

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

FL4

FLOOR ASSEMBLY (DWELLING MAIN LEVEL)

- FINISH FLOOR PER OWNER SELECTION
- 3/4" T&G PLYWOOD SHEATHING
- 9/2" DEEP WOOD I JOIST SYSTEM (BY OTHERS)
- DRYWALL / INTERIOR FINISH PER OWNER SELECTION

R1

ROOF ASSEMBLY (MAIN DWELLING)

- 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.
- 1/2" DRYWALL / INTERIOR FINISH PER OWNER SELECTION

R2

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 SOFFITS

ZONE 1 - COMPLIANCE PACKAGE (A1) (PER SB-12 TABLE 3.1.1.2A(P))

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

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

1 SITE LAYOUT
S-1 1" = 20'-0"

4 PERSPECTIVE VIEW
S-1

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



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

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



DAHL GROUP
ENGINEERING

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

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

DRAWING TITLE:

GENERAL NOTES

PROJECT TITLE:

NEW SINGLE FAMILY DWELLING

OWNER: TBD

LOCATION: 34 DELLA STREET, GEORGINA, ON.

PROJECT NO.: DGE24140

SCALE: As indicated DRAWING NO. S-1

DRAWINGS REMAIN THE PROPERTY OF DGE

A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the date "MAR. 21, 2025" is stamped. Below the date, the name "S. L. DAHL" and license number "100181426" are printed. A stylized bridge or arch is visible at the bottom of the seal, partially obscured by diagonal lines.



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DRAWING TITLE:
FOUNDATION PLAN

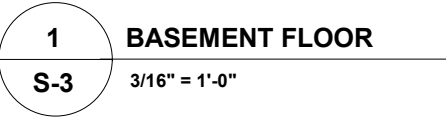
OWNER:	TBD
LOCATION:	34 DELLA STREET, GEORGINA,

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

DRAWINGS REMAIN THE PROPERTY OF DGE

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.

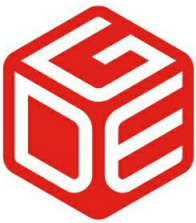


NO.	DESCRIPTION	DATE
1	CONCEPT FOR CLIENT REVIEW	OCT. 21, 2024
2	ISSUED FOR FINAL REV	DEC. 6, 2024
3	ISSUED FOR PERMIT	DEC. 12, 2024
5	REVD PER TOWN COMMENT	MAR. 21, 2025
6	REVD STAIR RAIL	APR. 14, 2025



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**

DRAWINGS REMAIN THE PROPERTY OF DGE

NOTE:

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

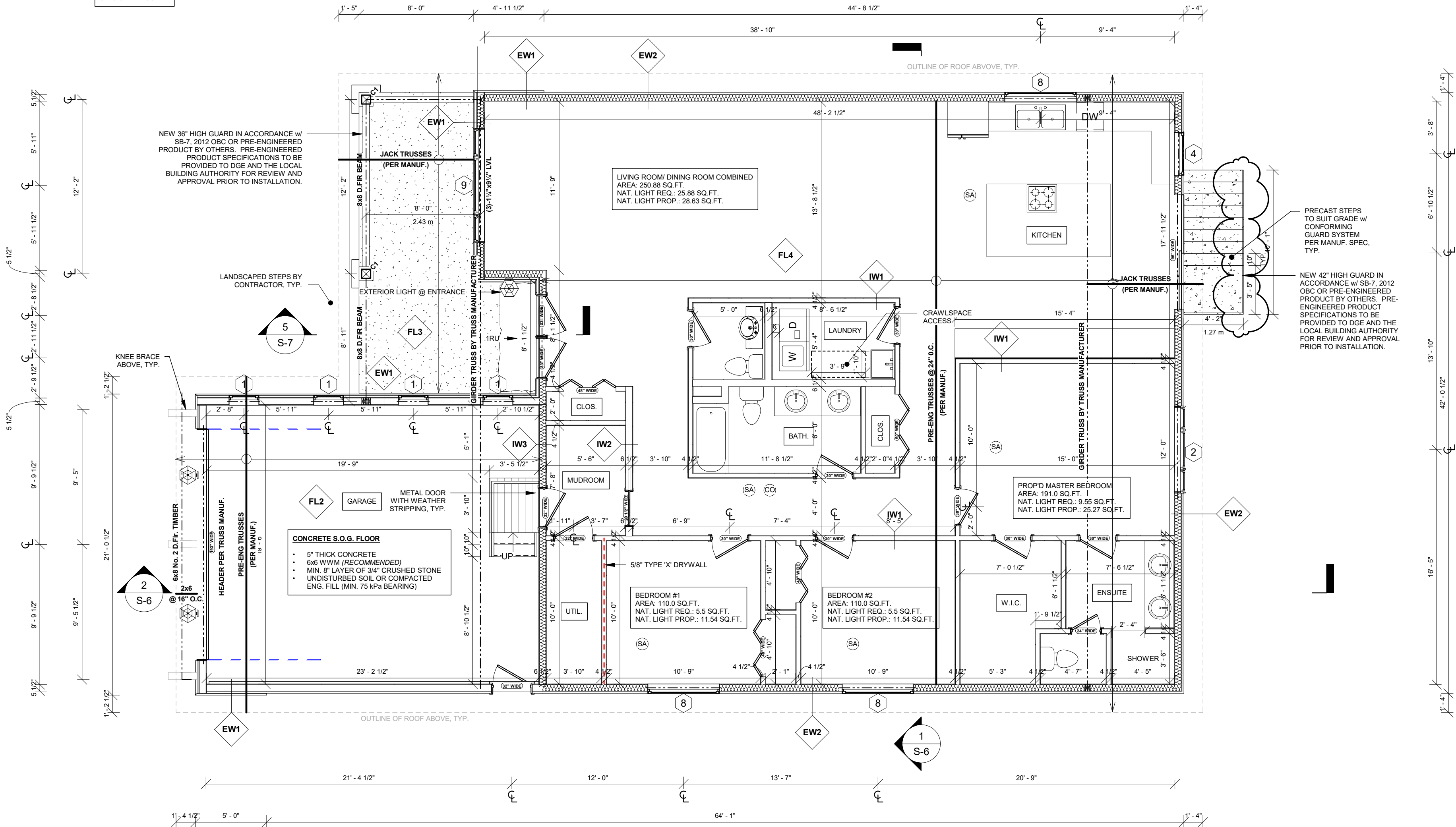
SA - REFER TO NOTES ON S-2

COLUMN SCHEDULE

C1: 8x8 D.FIR COL.

NOTES:

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



1

MAIN FLOOR PLAN

S-4

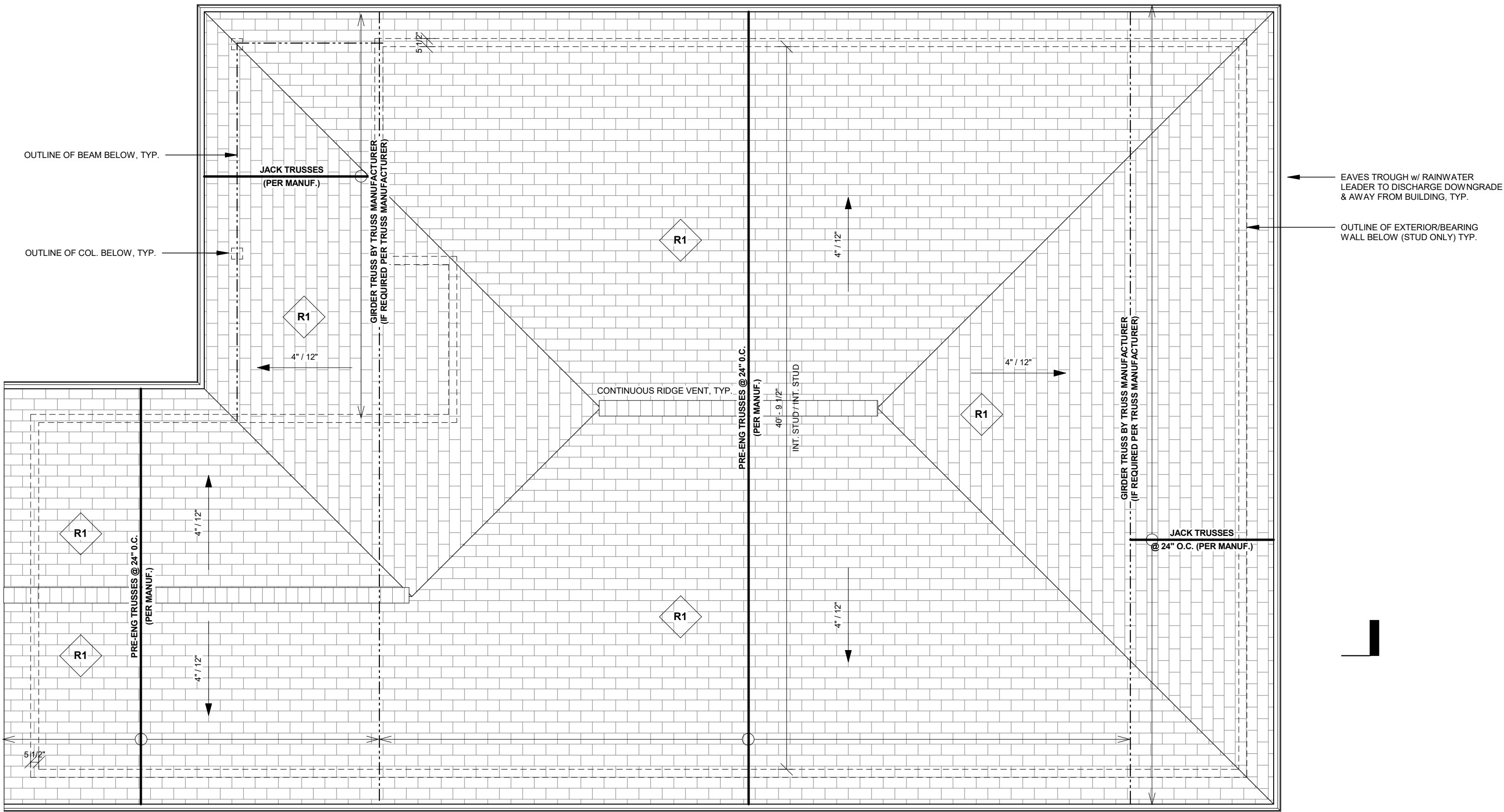
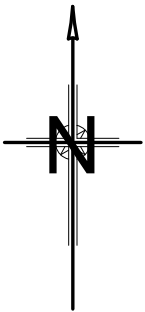
3/16" = 1'-0"

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

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

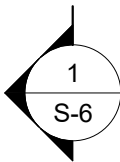
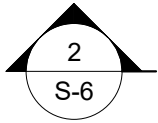
NOTES:

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



EAVES TROUGH w/ RAINWATER LEADER TO DISCHARGE DOWNGRADE & AWAY FROM BUILDING, TYP.

OUTLINE OF EXTERIOR/BEARING WALL BELOW (STUD ONLY) TYP.



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



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

Attachment 2
MV-2025-0011
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Page 6 of 10



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DRAWING TITLE:
ROOF 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-5**

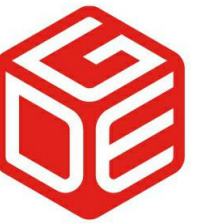
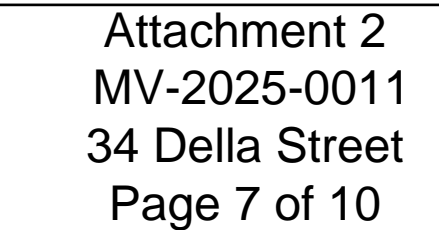
DRAWINGS REMAIN THE PROPERTY OF DGE

DEC. 12, 2024

S. L. DAHL
100181426

PROVINCE OF ONTARIO

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



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DRAWING TITLE:

BUILDING SECTIONS

PROJECT TITLE:

NEW SINGLE FAMILY DWELLING

OWNER: TBD

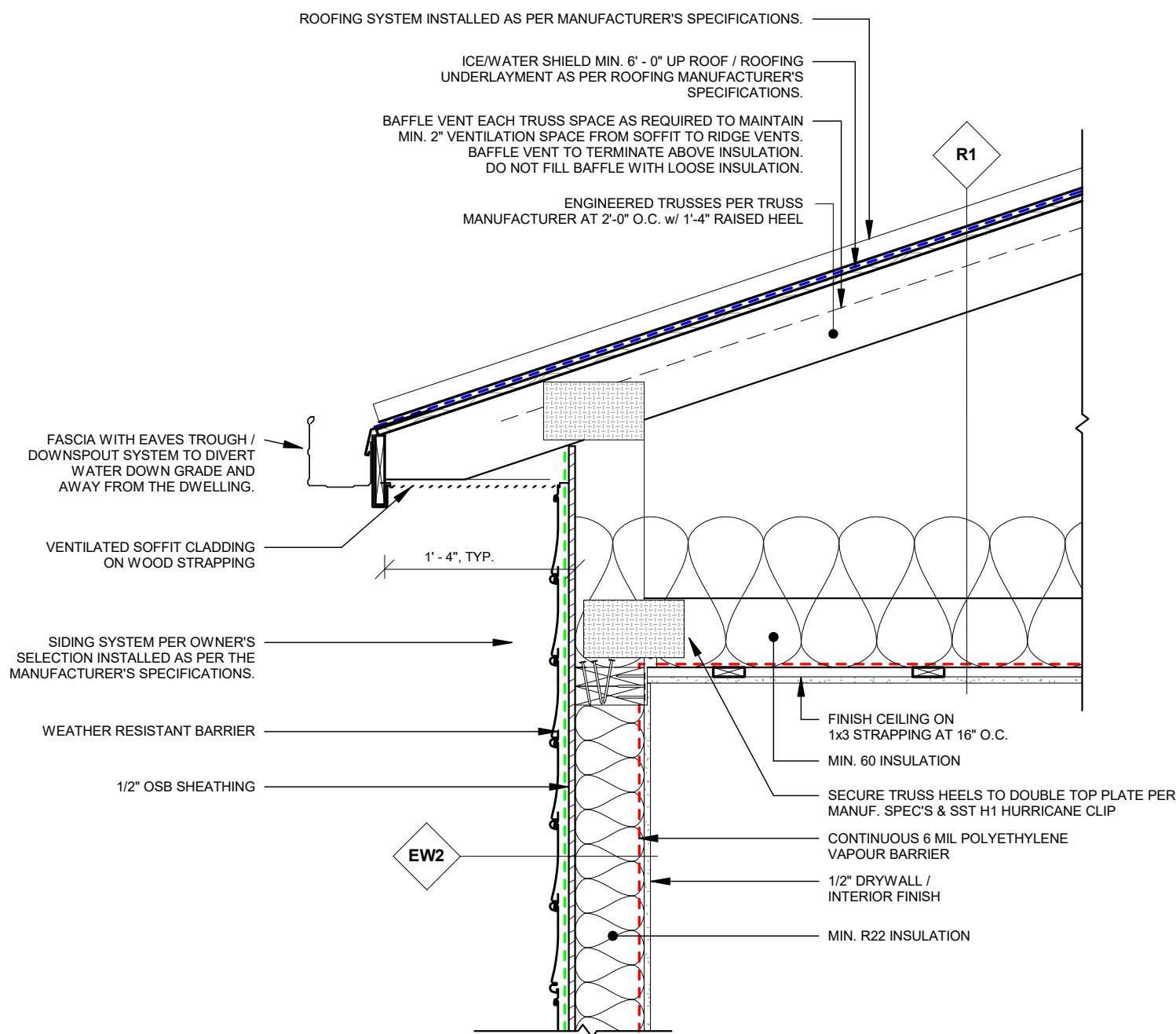
LOCATION: 34 DELLA STREET, GEORGINA,
ON.

PROJECT NO.: DGE24140

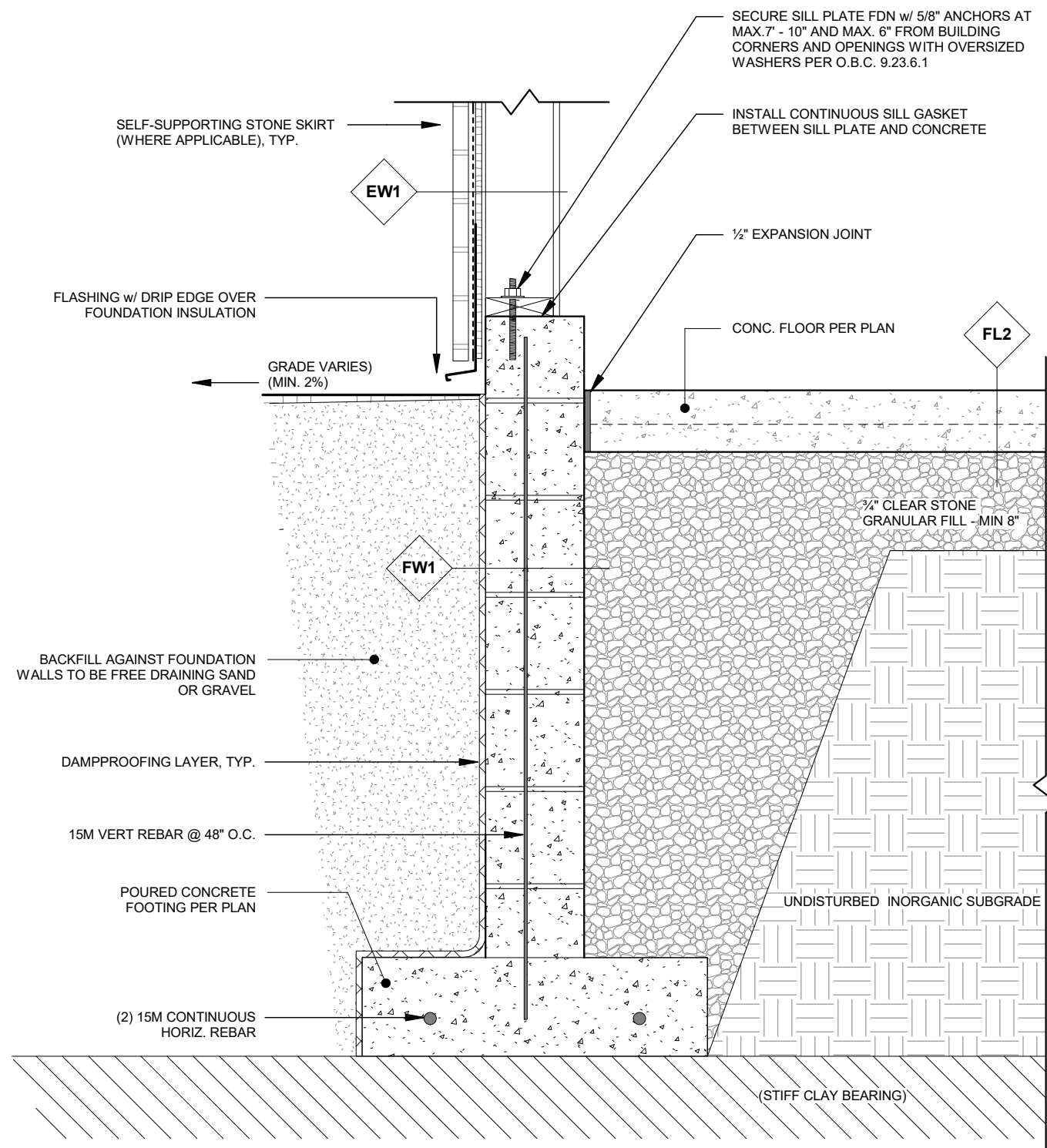
SCALE: As indicated DRAWING NO. **S-6**

DRAWINGS REMAIN THE PROPERTY OF DGE

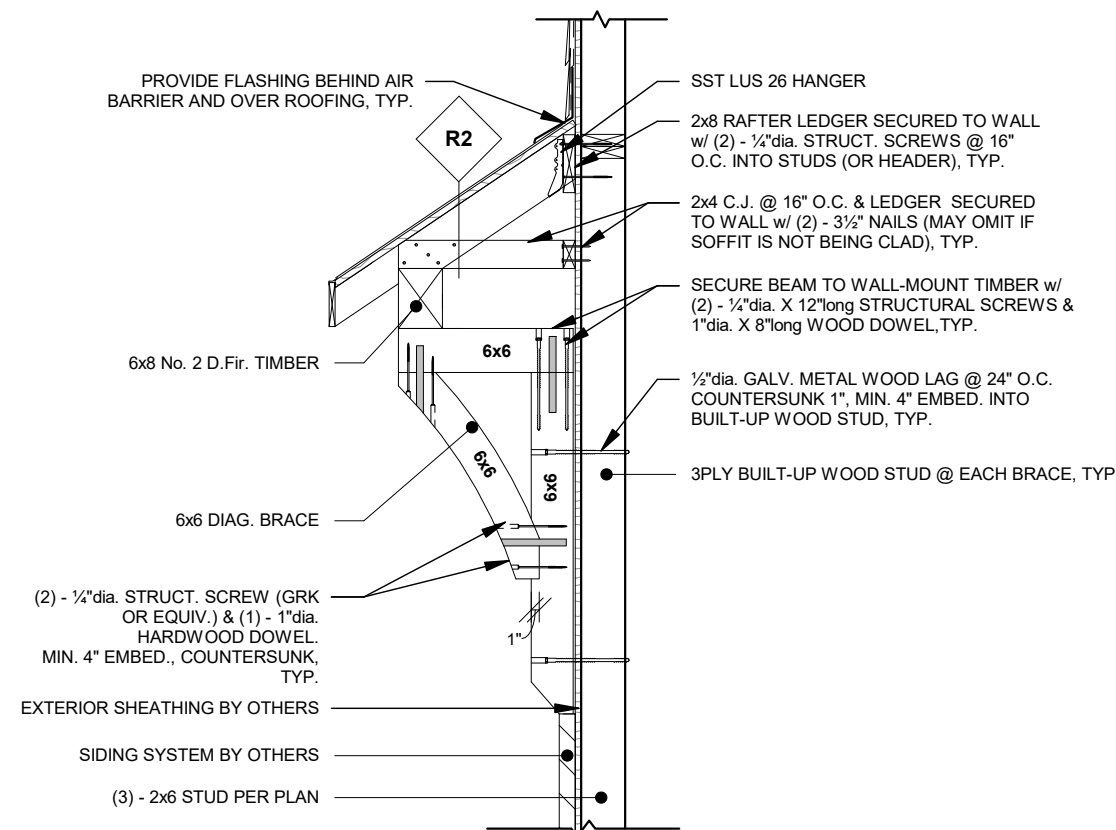
2 EAVE SECTION DETAIL1
S-7 1" = 1'-0"



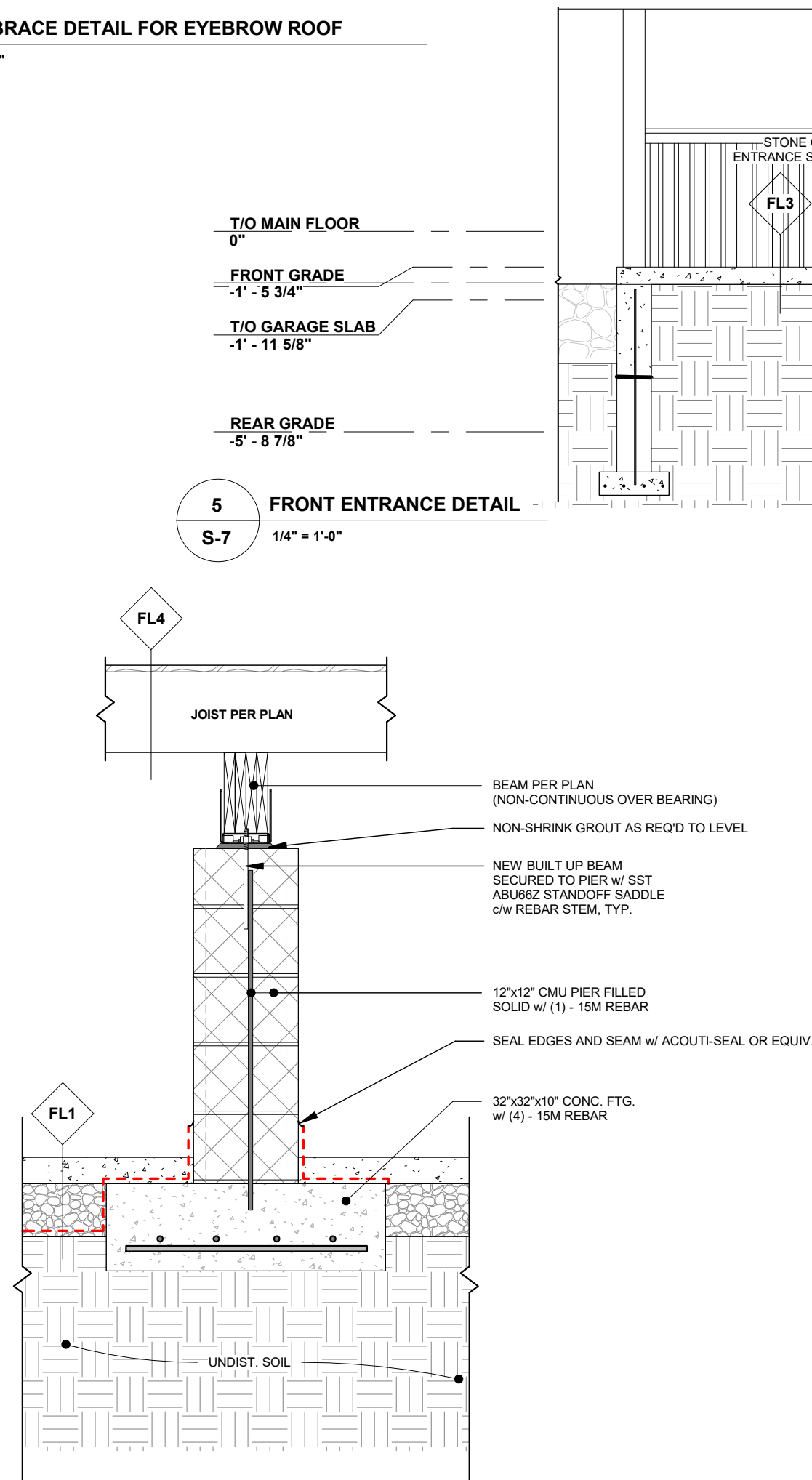
1 FROST WALL DETAIL @ GARAGE
S-7 1" = 1'-0"



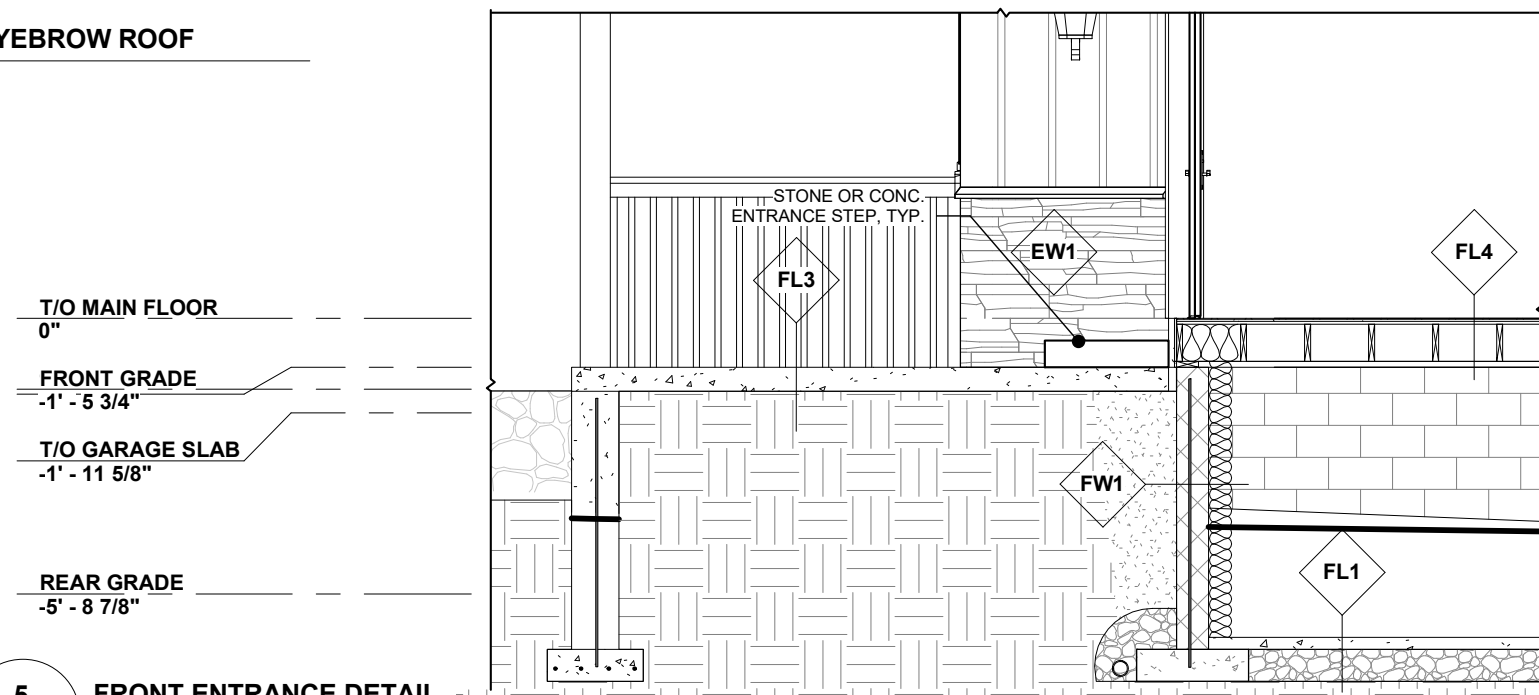
4 KNEE BRACE DETAIL FOR EYEBROW ROOF
S-7 1/2" = 1'-0"



3 TYP. BEAM / PIER CONNECTION DETAIL
S-7 3/4" = 1'-0"



5 FRONT ENTRANCE DETAIL
S-7 1/4" = 1'-0"

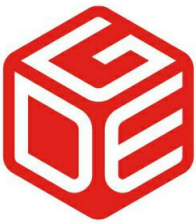


NO.	DESCRIPTION	DATE
1	CONCEPT FOR CLIENT REVIEW	OCT. 21, 2024
2	ISSUED FOR FINAL REV	DEC. 6, 2024
3	ISSUED FOR PERMIT	DEC. 12, 2024



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

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



DAHL GROUP
ENGINEERING

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

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

DRAWING TITLE:
SECTION DETAILS

PROJECT TITLE:
NEW SINGLE FAMILY DWELLING

OWNER: TBD

LOCATION: 34 DELLA STREET, GEORGINA, ON.

PROJECT NO.: DGE24140

SCALE: As indicated DRAWING NO. S-7

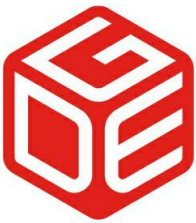
DRAWINGS REMAIN THE PROPERTY OF DGE

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



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DRAWING TITLE:

ELEVATIONS I

PROJECT TITLE:

NEW SINGLE FAMILY DWELLING

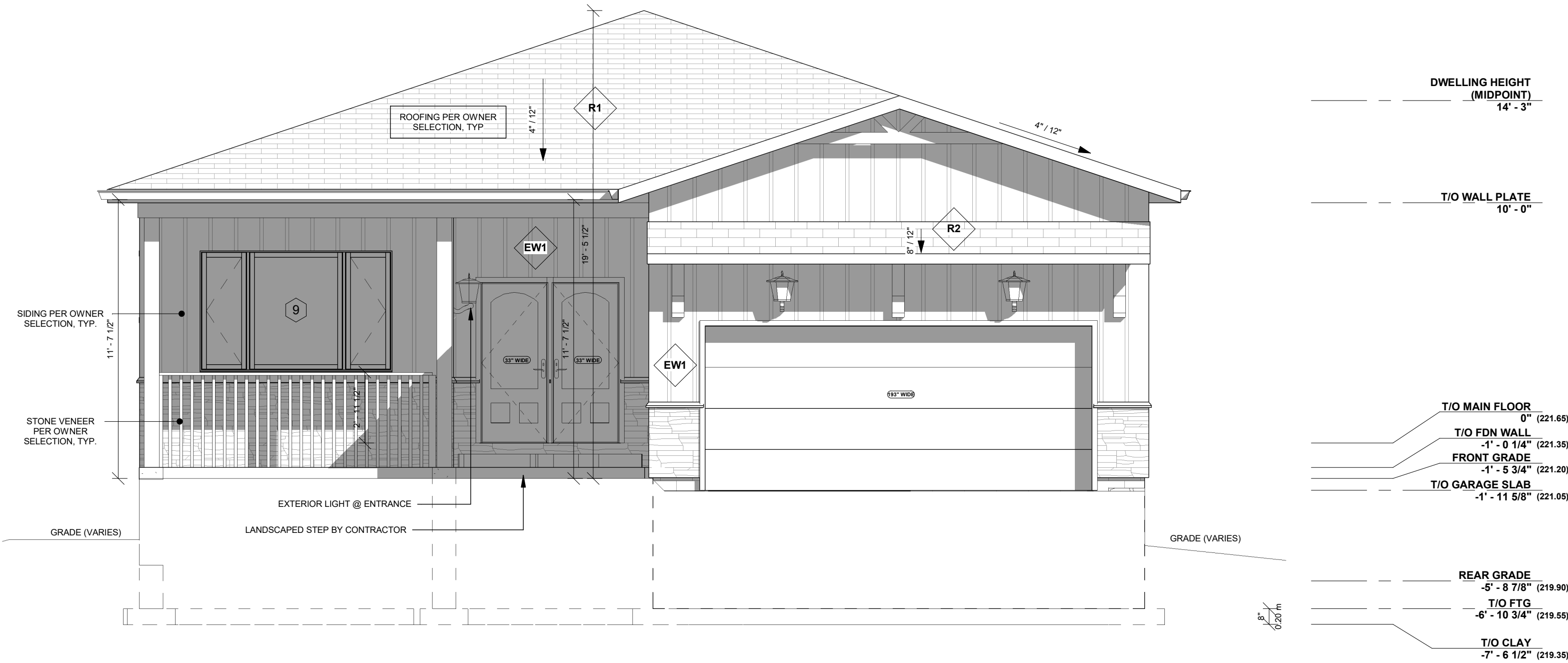
OWNER: TBD

LOCATION: 34 DELLA STREET, GEORGINA, ON.

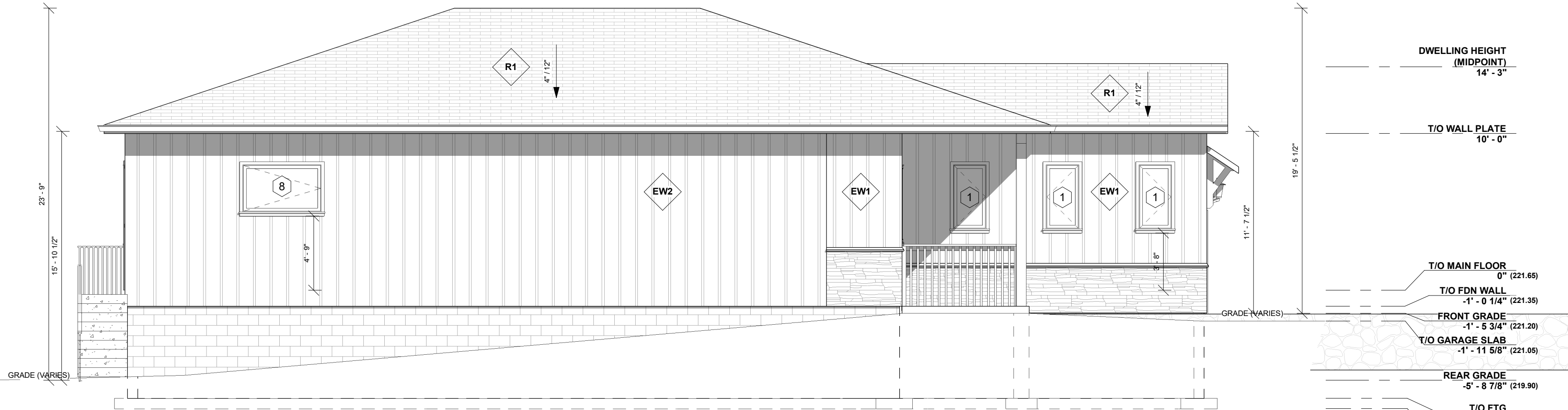
PROJECT NO.: DGE24140

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

DRAWINGS REMAIN THE PROPERTY OF DGE



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



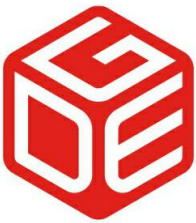
2 NORTH Elevation
S-8 3/16" = 1'-0"

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
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 10 of 10



DAHL GROUP
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31-35 Cedar Pointe Drive, Barrie, Ontario, L4N 5R7
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Email: info@dahlgroupengineering.ca

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THIS SET OR REFERENCED HEREIN

DRAWING TITLE:

ELEVATIONS II

PROJECT TITLE:

NEW SINGLE FAMILY DWELLING

OWNER: TBD

LOCATION: 34 DELLA STREET, GEORGINA,
ON.

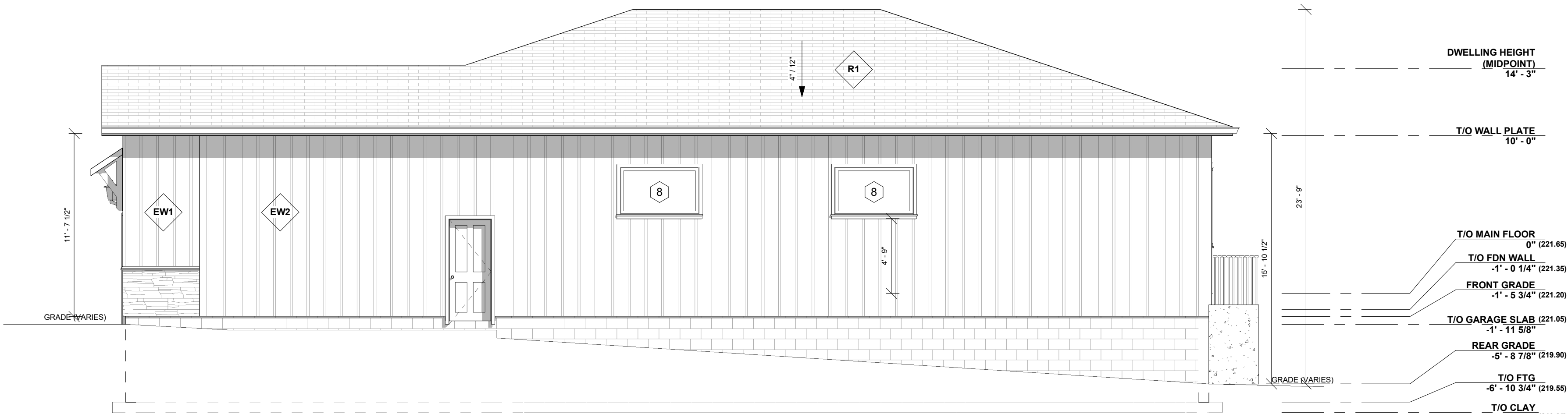
PROJECT NO.: DGE24140

SCALE: As indicated DRAWING NO. **S-9**

DRAWINGS REMAIN THE PROPERTY OF DGE



1 EAST Elevation
S-9 1/4" = 1'-0"



2 SOUTH Elevation
S-9 3/16" = 1'-0"

Site Photos

34 Della Street
Facing North



34 Della Street
Facing North



34 Della Street
Facing West



34 Della Street
Facing West



34 Della Street
Facing East



34 Della Street
Facing South



To: Brianna Raines, Secretary Treasurer - Committee of Adjustments

From: Michelle Gunn, Development Engineering Clerk

cc: Mike Iampietro, 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.