

LOT 14
REGISTERED PLAN No. 392
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

LEGEND

- HT DENOTES HYDRO TRANSFORMER
MH DENOTES MANHOLE
CB DENOTES SINGLE CATCHBASIN
HP DENOTES HYDRO POLE OR TELEPHONE POLE
TP DENOTES UTILITY POLE OR TELEPHONE POLE
LS DENOTES LIGHT STANDARD
SGN DENOTES SIGN
TM DENOTES TELEPHONE CABLE MARKER
RD DENOTES TELEPHONE PEDESTAL
WV DENOTES WATER VALVE MAIN SHUT OFF
WB DENOTES HYDRO WATER BOX / CURB STOP
FH DENOTES FIRE HYDRANT
GM DENOTES GAS METER
OH DENOTES OVERHEAD HYDRO WIRE
UH DENOTES UNDERGROUND HYDRO WIRE
T DENOTES OVERHEAD TELEPHONE WIRE
G DENOTES UNDERGROUND GAS LINE
CT DENOTES OVERHEAD OR UNDERGROUND CABLE T.V.
B DENOTES BELL UNDERGROUND OR OVERHEAD
W DENOTES WATER LINE UNDERGROUND
S DENOTES SANITARY UNDERGROUND
TH DENOTES TREE HOARDING
SF DENOTES SILTATION FENCING
B DENOTES BELL PEDESTAL
TV DENOTES CABLE T.V. PEDESTAL
MAILBOX
SAN. INV. SANITARY CONNECTION / INVERT
STM. INV. STORM CONNECTION / INVERT
WATER
WM DENOTES WATER METER
X DENOTES FENCE
- ENTRY POINTS INTO BUILDING
DIRECTION OF SURFACE FLOW
F.F. FINISHED MAIN FLOOR
F.F.D.S. DROPPED OR SUNKEN FLOOR
T.F.W. TOP OF FOUNDATION WALL
F.B.S. FINISHED BASEMENT SLAB
U.S.F. UNDERSIDE OF FOOTING
U.S.F.G. UNDERSIDE OF FOOTING GARAGE
U.S.F.T. UNDERSIDE OF FTG. TRENCHED FOR WALKOUTS, LOOKOUTS
EF ENGINEERED FILLED LOT
HP HIGH POINT OF GRADE
R NUMBER OF RISERS
WO WALKOUT CONDITION
LO LOOKOUT CONDITION
REV REVERSE PLAN
W WINDOWS OR DOORS ON WALL
OSP SUMP PUMP
FH FIRE HYDRANT
T.T.R. TREE TO BE REMOVED
- 00.00 DENOTES NEW GRADES
00.00 DENOTES EXISTING GRADES
DENOTES BENCHMARK
DENOTES TREE
DIA = DENOTES DIAMETER
DENOTES TREE TO BE REMOVED
DIA = DENOTES DIAMETER
FY FRONT YARD AREA
LA PROP. LANDSCAPED OPEN SPACE (MIN. 40%)
TOP OF BANK

GENERAL NOTES:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AND DESCRIPTIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.

IT SHALL BE RESPONSIBILITY OF THE BUILDERS TO HAVE ALL GRADES VERIFIED AND CHECKED BEFORE CONSTRUCTION BY AN APPROVED GRADING ENGINEER. THESE GRADES AND THE PLACEMENT OF STORM AND SANITARY SERVICES OF THE STREET ARE TO MEET THE JURISDICTION OF THE MUNICIPALITY HAVING JURISDICTION OF THE MUNICIPALITY HAVING JURISDICTION.

JANSEN CONSULTING IS TO BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES AT LEAST (ONE) WEEK BEFORE EXCAVATION COMMENCES IN ORDER THAT THE BUILDING CAN BE REDESIGNED TO CORRECT THESE CONDITIONS. THESE CONDITIONS MAY REQUIRE MAY REQUIRE EXPENSIVE REMEDIAL ACTION THAT WILL NOT BE THE RESPONSIBILITY OF OR COST TO JANSEN CONSULTING. FOUNDATIONS WALLS SHALL BE FOUNDED TO A MINIMUM OF 4' ABOVE THE APPROVED GRADE.

FINISH GRADE LINES AS INDICATED ON THE HOUSE PROTOTYPE.

GARAGE FOOTINGS ARE TO BE EXTENDED TO ORIGINAL GROUND OR AS APPROVED BY SOILS ENGINEER.

LOCATES:

PRIOR TO DIGGING LOCATES REQUIRED FOR SEWER IF APPLICABLE

PRIOR TO DIGGING LOCATES REQUIRED FOR WATER IF APPLICABLE

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.

CALL LOCATES FOR ALL UNDERGROUNDS PRIOR TO EXCAVATION.

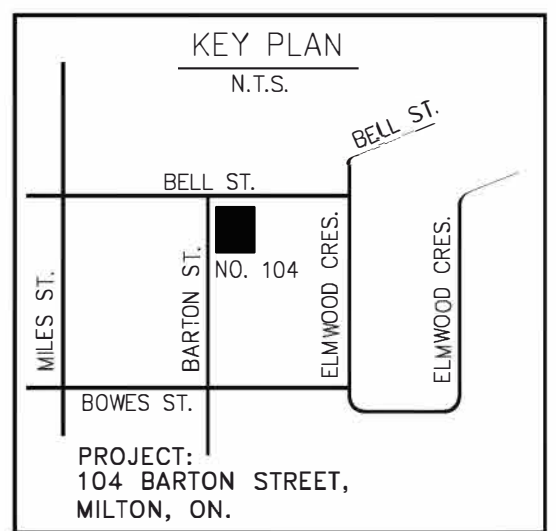
THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO INSTALLATION OF HOARDING WITHIN MUNICIPAL RIGHT OF WAY.

GRADING NOTES:

- EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
- BASEMENT OPENINGS TO BE MINIMUM 300MM ABOVE THE CENTERLINE OF ROAD UNLESS OTHERWISE APPROVED BY THE CITY'S ENGINEER.
- GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- SUMP PUMP MUST DISCHARGE DIRECTLY INTO MUNICIPAL STORM SEWER OR TO GRADE.
- A MINIMUM OF 150MM (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYP.
- THE FINISHED FLOOR ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE DESIGNER, BASED ON THE MIN. TOP OF FOUNDATION ELEVATION PROVIDED.

TOWN OF MILTON NOTES:

- PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE, SNOW FENCE IS INSTALLED ON THE PERIMETER OF THE PROPERTY AND AT LOCATIONS AS DETERMINED BY THE MANAGER, DEVELOPMENT ENGINEERING, AND THAT THE SNOW FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE MANAGER, DEVELOPMENT ENGINEERING.
- SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
- PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICES DEPARTMENT, TOWN OF MILTON, FOR THE PURPOSES OF VEHICULAR ACCESS TO THE PROPERTY (ENTRANCE PERMIT), AND FOR SERVING EXCAVATIONS WITHIN THE MUNICIPAL ROAD ALLOWANCE, (ROAD OCCUPANCY PERMIT).
- SILT FENCE IS REQUIRED TO BE INSTALLED AROUND ALL DISTURBED AREAS AS PER OPSD 219.110
- ALL FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AND COMPACTION TESTING SHALL BE UNDERTAKEN TO THE SATISFACTION OF THE DIRECTOR, DEVELOPMENT ENGINEERING
- ALL DISTURBED AREAS WITHIN THE MUNICIPAL ROAD ALLOWANCE ARE TO BE REINSTATED TO TOWN STANDARDS
- ALL DISTURBED AREAS WITHIN THE MUNICIPAL ROAD ALLOWANCE ARE TO BE REINSTATED TO EXISTING CONDITIONS OR BETTER.



APPLICANT MUST CONTACT HALTON REGION TO HAVE WATER TURNED OFF AND METER REMOVED PRIOR TO DEMOLITION. ANY NEW CONSTRUCTION REQUIRES SERVICE PERMIT FROM REGION

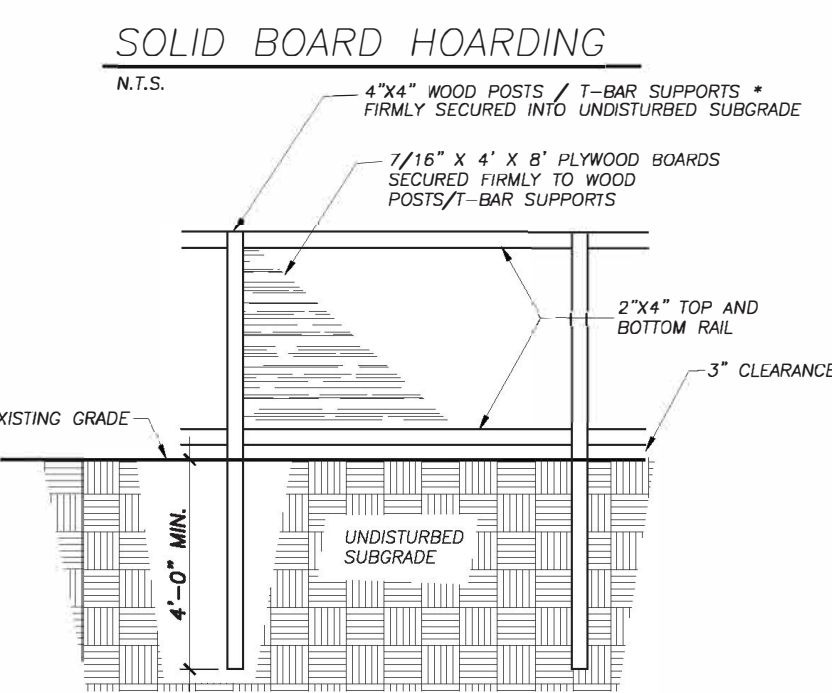
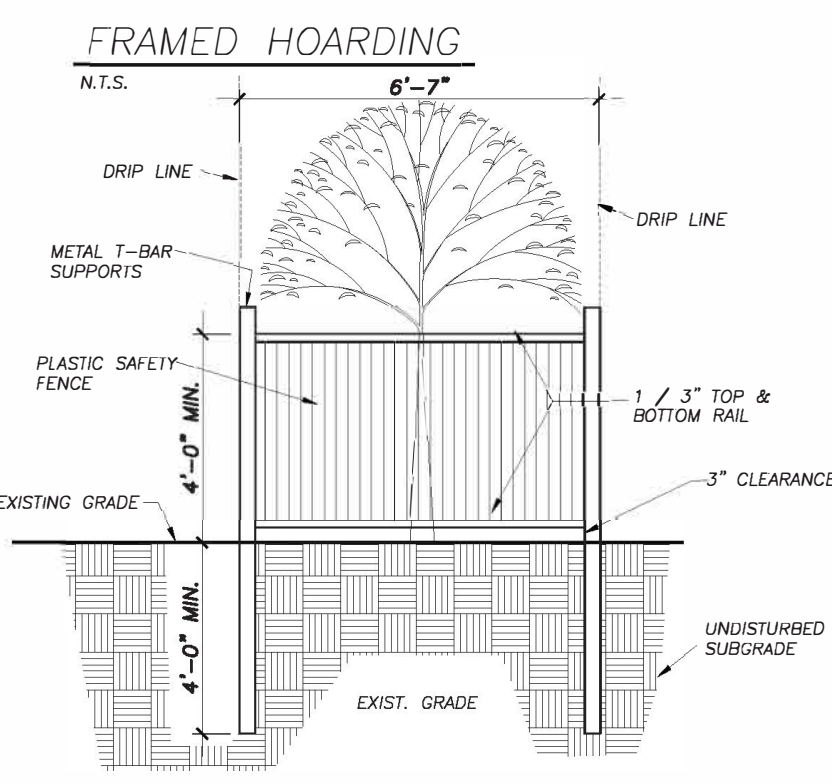
OLD GAS LINE TO BE TERMINATED AT MAIN LINE BY UNION GAS

NEW WATER LINE FROM WATER BOX INTO HOUSE 1" DIA. LINE IF REQUIRED HALTON REGION INSPECTIONS REQ'D.

HYDRO TO BE DISCONNECTED AT DEMOLITION STAGE & INSTALL NEW OVERHEAD SERVICE TO NEW DWELLINGS

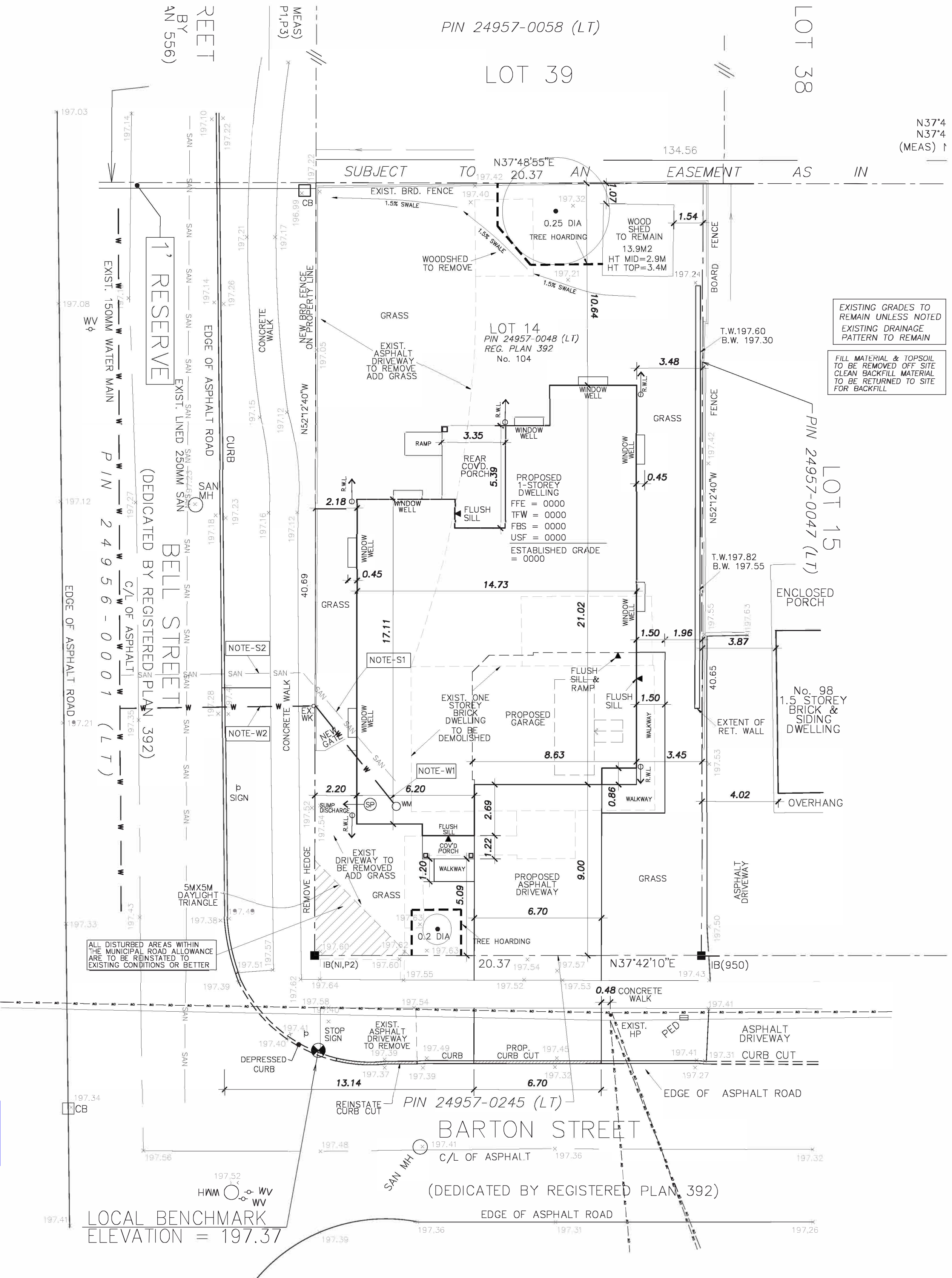
NOTE: ALL LOCATES WILL BE OBTAINED PRIOR TO THE INSTALLATION OF ANY HOARDING WITHIN MUNICIPAL RIGHT OF WAY

NO OPEN BURNING PERMITTED



104 BARTON STREET, MILTON, ON

ITEM	ZONING BY-LAW REQUIREMENTS	PROPOSED
A ZONING CATEGORY	RLD1*279	RLD1*279
B LOT AREA	N/A	828.5M2
C LOT COVERAGE	207.13 (25%)	287.15 M2 (34.65%)
D PERCENTAGE OF LANDSCAPE	30%	53.94% (446.93M2)
E MAXIMUM BUILDING HEIGHT FROM GRADE	9.5 METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF	7.56M
F SIDE YARD SETBACKS	INTERIOR 1.8M EXTERIOR 4M	3.45M 2.18M
G FRONT SETBACK	6M	6.31M TO FRONT WALL
H REAR SETBACK	7.5M	10.64M



NOTE: CONTRACTOR AND BUILDER TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OR DESIGNER. IF SANITARY IS HIGH MAY REQUIRE A SEWAGE EJECTOR PIT & PUMP

NOTE-W1
NEW WATER LINE FROM CURB BOX AT PROPERTY LINE INTO HOUSE 25mm OR GREATER INSPECTIONS REQUIRED

NOTE-W2
THE EXISTING WATER SERVICE MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR. A SERVICE THAT DOES NOT MEET CURRENT REGION STANDARDS MUST BE DISCONNECTED AT THE MAIN. A REVISION TO THE SERVICE FROM LATERAL DRAWINGS AND PAYMENT OF APPLICABLE FEES IS REQUIRED. WATER SERVICE AS PER RECORDS 19MM (3/4") FROM MAIN TO LOT LINE

NOTE-S1
PVC DR 28 100mm Ø 2% OR 150mm Ø 1% MIN. (WATCH EXIST. SIZE & SLOPE)

NOTE-S2
EXISTING LATERAL TO BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR AND CCVD PRIOR TO CONNECTION AND LATERAL MUST MEET CURRENT REGIONAL STANDARDS.

NEW BUNGALOW
W/ HYDRO POLE
AS IS

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

I, JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 110042
DATE: NOV. 26 2024 SIGNATURE: [Signature]

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TYPE : M-023
PROJECT : 104 BARTON STREET
LOCATION : MILTON, ON

OWNERS INFORMATION :
RICO LUCIA
104 BARTON STREET
MILTON, ON
L9T 1C3

SITE PLAN

NO.	DATE	DESCRIPTION
1	2024-02-25	AS

SCALE 1:50	DATE NOV. 26 2024	PROJECT NO. 2024-023
DRAWN BY AL	CHECKED BY JL	DRAWING NO. S1
FILE NAME 2024-023S		