



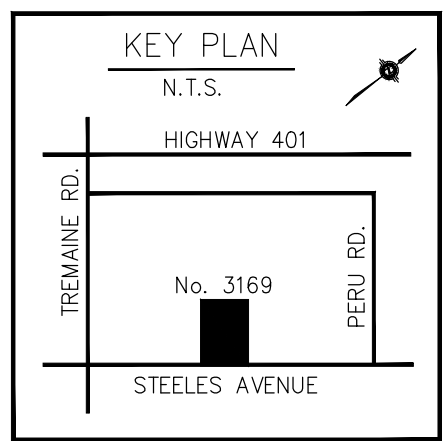








PART OF S.W. 1/2 LOT 1
REGISTERED PLAN No. 20R-3734 CON. 2
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

LEGEND

- | | |
|--|--------------------------------------|
|  | DEVOTES RAIN WATER LEADERS DIRECTION |
|  | ENTRY POINTS INTO BUILDING |
|  GM | EXISTING GAS METER |
|  HM | EXISTING HYDRO METER |
| F.F. | FINISHED FLOOR |
| T.F.W. | TOP OF FDN WALL |
| U.S.F. | UNDER SIDE OF FTG. |
| T.B.S. | TOP OF BSMT. SLAB |
| <div style="border: 1px solid black; padding: 2px;">x 000.00</div> | REVISED NEW GRADE POINTS |
| 000.00 | EXISTING GRADE POINTS |



- | | |
|--|-------------------------|
|  | SILTATION FENCING |
|  | TREE HOARDING |
|  | OVERHEAD WIRE |
|  | TOP OF BANK |
|  | BURIED WATER SERVICE |
|  | BURIED SANITARY SERVICE |

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 STORMS AND SANITARY SERVICES OFF THE STREET ARE TO MEET THE REQUIREMENT OF THE MUNICIPALITY HAVING JURISDICTION.

JANSEN CONSULTING IS TO BE NOTIFIED PROMPTLY PROMPTLY OF ANY DISCREPANCIES AT LEAST 1 (ONE) WEEK BEFORE EXCAVATION COMMENCES IN ORDER THAT THE BUILDING CAN BE RESISTED FAILURE TO OBSERVE 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 POURED TO A MINIMUM OF 6" ABOVE THE APPROVED GRADES.

FINISH GRADE LINES AS INDICATED ON THE HOUSE PROTOTYPE.

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

NO OPEN BURNING
PERMITTED

EXISTING GRADES TO
REMAIN UNLESS NOTED
EXISTING DRAINAGE
PATTERN TO REMAIN

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

LOCATES :

PRIOR TO DIGGING LOCATES
REQUIRED FOR SEWER IF APPLICABLE

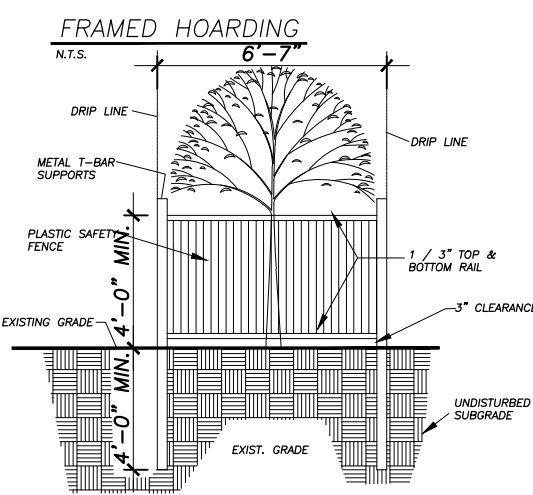
PRIOR TO DIGGING LOCATES
REQUIRED FOR WATER IF APPLICABLE

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

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

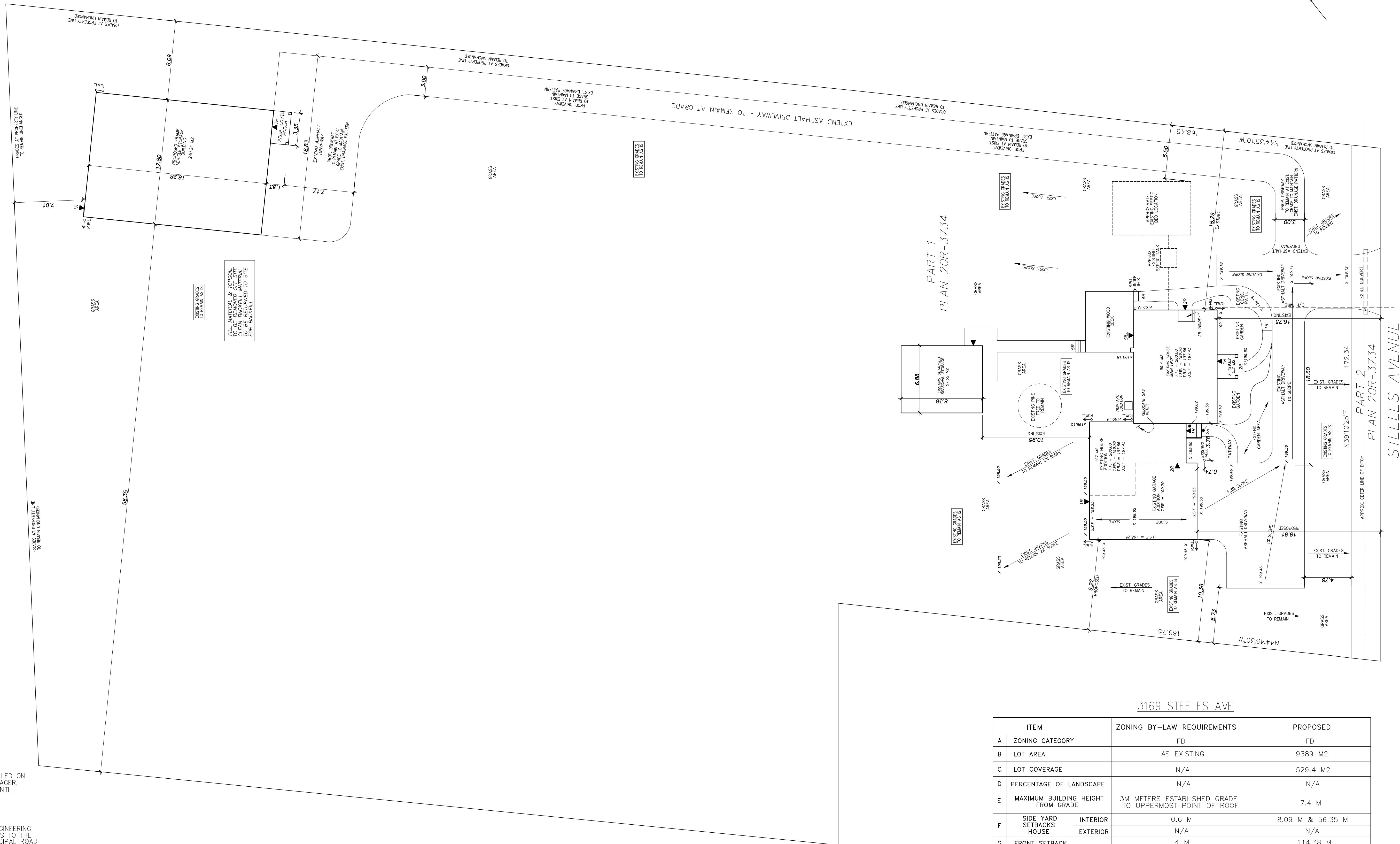
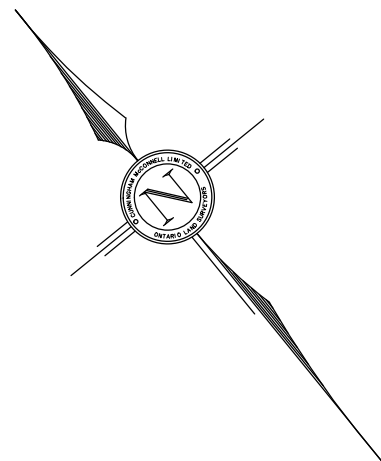


GRADING NOTES:

- 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.
FLOOR FINISHES AT BUILDINGS ABUTTING OVERLAND FLOW
ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE
ELEVATIONS.
SEWAGE PUMP MUST DISCHARGE DIRECTLY INTO MUNICIPAL
STORM SEWER OR TO GRADE.
S.A. MINIMUM OF 150MM (6") FROM THE TOP OF FOUNDATION TO
FINISHED FLOOR ELEVATION. THE BUILDING MUST BE PROVIDED,
TYP
R. FINISHED FLOOR ELEVATION, UNDERSIDE OF FOOTING
ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO
BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH
THE BUILDING DEPARTMENT 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).
- 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.



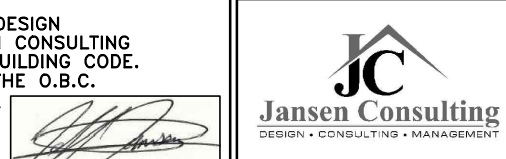
ITEM		ZONING BY-LAW REQUIREMENTS	PROPOSED
A	ZONING CATEGORY	FD	FD
B	LOT AREA	AS EXISTING	9389 M2
C	LOT COVERAGE	N/A	529.4 M2
D	PERCENTAGE OF LANDSCAPE	N/A	N/A
E	MAXIMUM BUILDING HEIGHT FROM GRADE	3M METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF	7.4 M
F	SIDE YARD SETBACKS INTERIOR	0.6 M	8.09 M & 56.35 M
G	FRONT SETBACK	4 M	114.38 M
H	REAR SETBACK	0.6 M	7.01 M

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: OCT 11 2022

SIGNATURE:



70 Main Street N, P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : M-035

PROJECT :
DETACHED GARAGE
LOCATION :
MILTON, ON

OWNERS INFORMATION :
JOSH EVANS
3169 STEELES AVE
MILTON, ON

SITE PLAN

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE 1:200	DATE OCT 11 2022
DRAWN BY AS	CHECKED BY JJ
FILE NAME 2022-035	

PROJECT NO.
2022-035

DRAWING NO.
S1