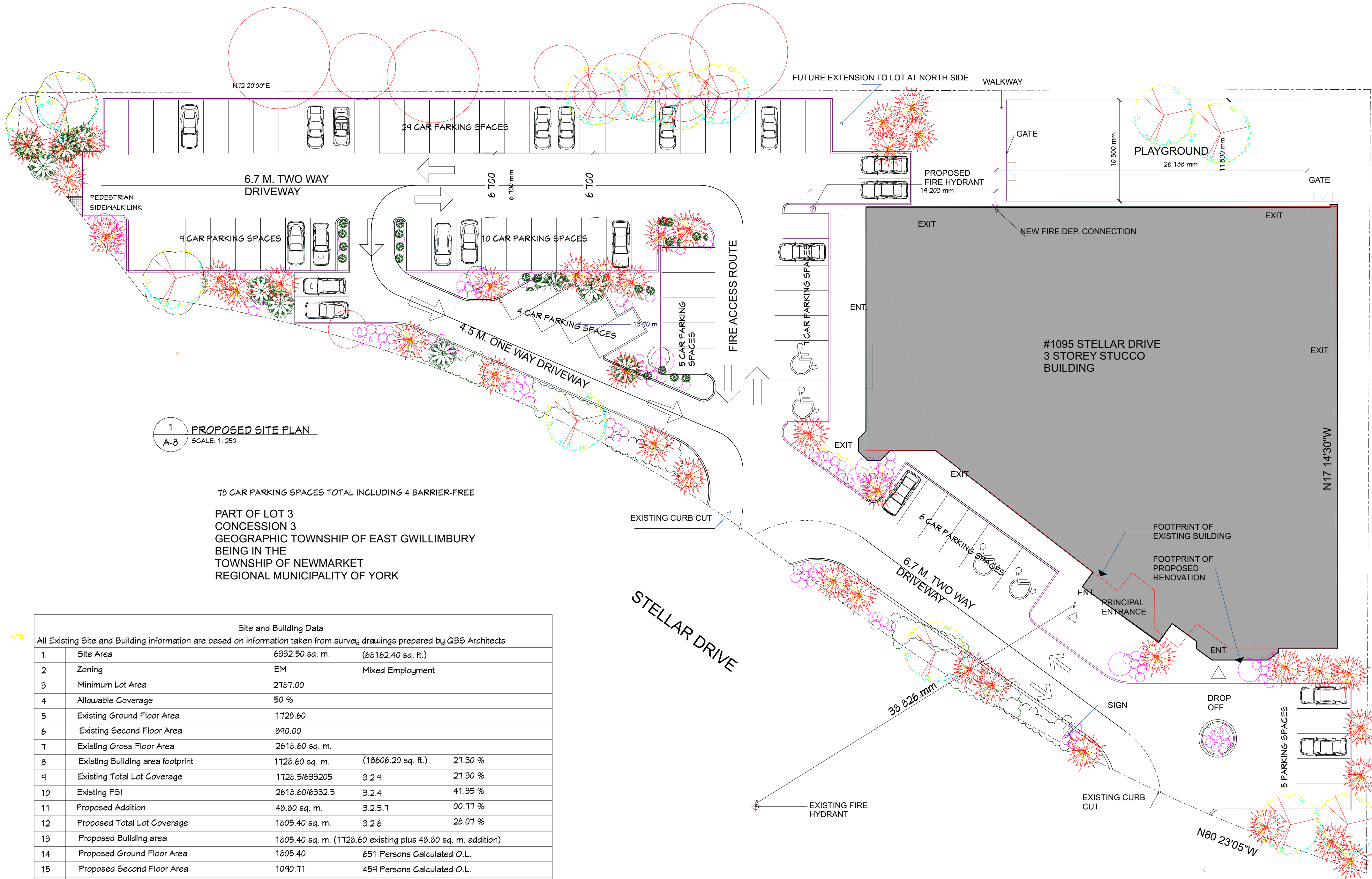


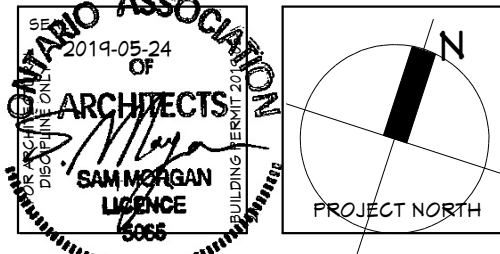
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| No. | ISSUE | dd/mm/yy | BY |
|-----|----------------------|----------|----|
| 1 | PRELIMINARY DESIGN | 04/03/15 | SM |
| 2 | DESIGN DEVELOPMENT | 02/04/15 | SM |
| 3 | REZONING APPLICATION | 24/05/19 | SM |
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LEGEND

- MANHOLE EXISTING
- MANHOLE
- BELL PEDESTAL
- CABLE TV PEDESTAL
- EXISTING GRADE
- PROPOSED GRADE
- FINISHED FLOOR ELEVATION
- INDICATES WALKOUT
- INDICATES RAISED DECK
- EXTERIOR DOOR LOCATION
- WATER SERVICE
- VALVE AND BOX
- VALVE AND CHAMBER
- FIRE HYDRANT
- POLE MOUNTED SIGN
- HYDRO POLE
- LIGHT POLE
- OVERHEAD WIRES
- EXISTING CATCH BASIN
- PROPERTY LINE
- LANDSCAPING AREA
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- LIGHTING POLE (1 FIXTURE)
- LIGHTING POLE (2 FIXTURES)
- WALL PACK FIXTURE
- FACADE LIGHTING FIXTURE

GENERAL NOTES:

- BOULEVARDS TO BE GRADED, TOP SOILED 150mm DEPTH AND SODDED BY GENERAL CONTRACTOR TO THE TOWN'S SATISFACTION.
- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN OF NEWMARKET.
- A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE GENERAL CONTRACTOR TO A SETBACK OF 1.0m.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY RELOCATES AND ANY DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
- ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH OBC 3.8.
- THE GENERAL CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN OF NEWMARKET BY-LAW DESIGN CRITERIA as set out in the town of Neumarket By-law and design criteria.
- ALL EXTERIOR ILLUMINATION TO DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUT OFF LIGHT DISTRIBUTION OF THE PROPERTY LINE.
- SIDEWALK AND DRIVEWAYS SHALL BE CONSTRUCTED AS PER TOWN OF NEWMARKET DETAIL AS 231 AND AS 342 RESPECTIVELY.
- ALL MUNICIPAL CURBS TO BE CUT BY THE TOWN. CONTACT TO OBTAIN A CURB CUT PERMIT.
- ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.

- THIS DRAWING SHALL CONFORM IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE TOWN OF NEWMARKET.
- ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION OF THE ISSUANCE OF BUILDING PERMIT SHALL BE IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE TOWN OF NEWMARKET.
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- ALL ROADS AND INTERNAL SERVICES INCLUDING STREET LIGHTS WILL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF NEWMARKET STANDARDS.
- ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
- PARKING SPACE(S) RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF TOWN OF NEWMARKET BY-LAW.
- ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. ALL LANDSCAPING WORKS PROPOSED WITHIN THE TOWN ROAD ALLOWANCE SHALL BE APPROVED BY DESIGN SERVICES, PLANNING & DEVELOPMENT DEPARTMENT. ALL FENCING ADJACENT TO MUNICIPAL ROADWAYS WILL BE LOCATED 30CM. INSIDE THE PROPERTY LINE IF APPLICABLE.
- THE LOCATIONS OF BARRIER-FREE PARKING SPACES SHALL BE CLEARLY IDENTIFIED AND MARKED BY LINES AND MARKINGS PERMANENTLY PAINTED ON THE PAVED SURFACE AND SHALL BE RESERVED EXCLUSIVELY FOR DISABLE PERSONS.
- THE PORTIONS OF THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.

- GRADES WILL BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
- FIRE ROUTES SHALL BE DESIGNATED AS PER THE TOWN BY-LAW, PRIOR TO OCCUPANCY OF THE BUILDING. LOCATION OF SIGNS INDICATING FIRE ROUTES SHALL BE APPROVED BY THE TOWN OF NEWMARKET FIRE DEPARTMENT.
- ALL FIRE ACCESS ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE, OR LOCKSTONE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 KG. PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M. AT THE ENTRANCE TO THE SITE THE MUNICIPAL SIDEWALK AND CURBS WILL BE CONTINUOUS THROUGH THE DRIVEWAY.
- THE TOPS OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

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ALTERATION / ADDITION TO
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CONCEPT
SITE PLAN

PROJECT 180803
Aug 08, 2018
DRAWN: SM
CHECKED: SM

A-8