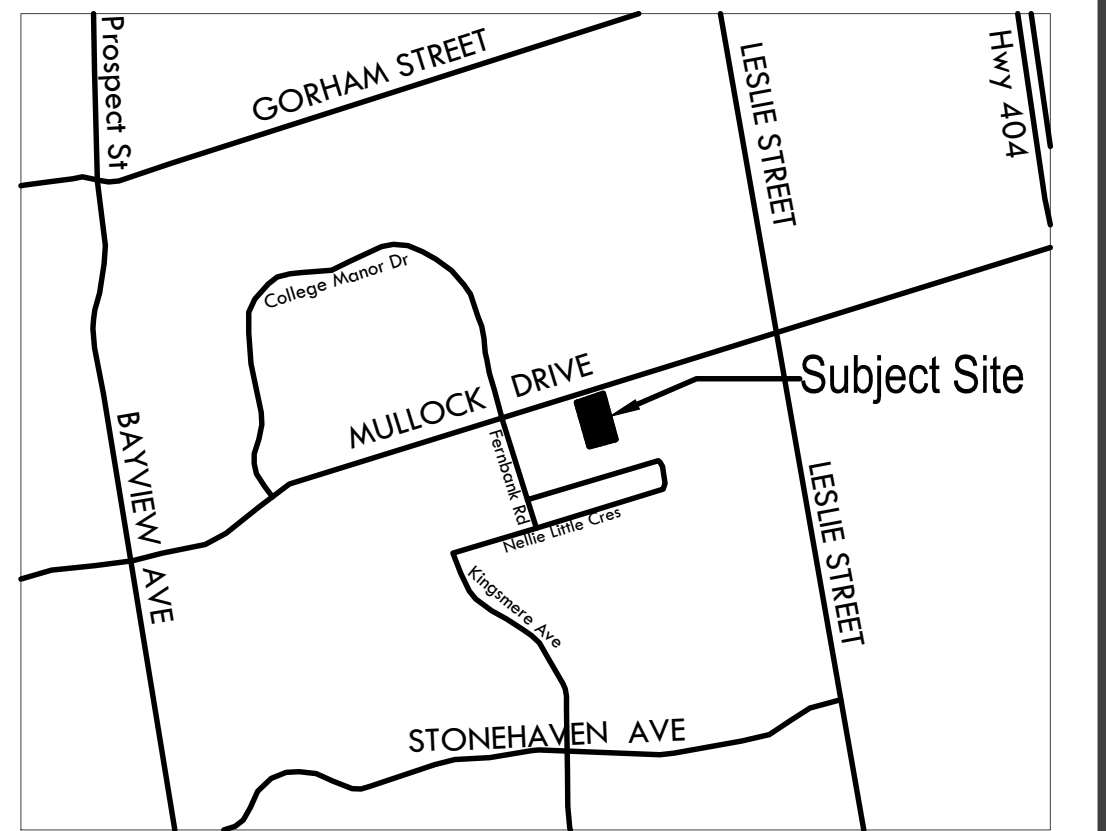


DRAWING CONCEPTUAL SITE PLAN

DENISON 2019-10-09



Key Plan N.T.S.

PROPOSED SITE STATISTICS

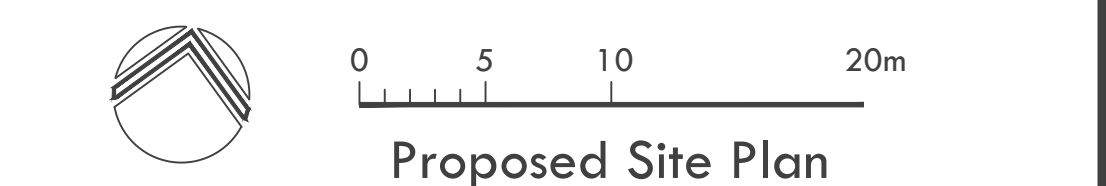
SITE COMPONENTS:	AREA Ha. [Ac]	%
TOTAL BUILDING COVERAGE	(911.8 m ²) 0.09 [0.22]	10.5
TOTAL LANDSCAPE AREA	0.72 [1.78]	83.7
TOTAL HARD SURFACES	(470.5 m ²) 0.05 [0.12]	5.8
TOTAL SUBJECT SITE AREA	0.86 [2.12]	100.0

BUILDING GROSS FLOOR AREA:	AREA sm [sf]
EXISTING BUILDING AREA (GFA)	325.9 [3,508]
PROPOSED BUILDING (GFA)	531.8 [5,724]
TOTAL BUILDING AREA (GFA)	857.7 [9,232]

HARD SURFACE AREAS:	AREA sm [sf]
HARD SURFACE (walkways, courtyard)	470.5 [5,064]
TOTAL HARD SURFACE LANDSCAPE	470.5 [5,064]

NEW PARKING AREA (outside of subject area) 353.49 sm [3,804.9 sf]

PARKING:	PROVIDED	REQUIRED
REGULAR PARKING SPACES	34	33
ACCESSIBLE PARKING	2	2
TOTAL PARKING PROVIDED	36	35



Proposed Site Plan
in support of:
SITE PLAN APPLICATION

prepared for:
DR. JOHN M. DENISON CHILD CARE CENTRE
SPM-19-55 W/5
Subject Lands: 900 Mulock Drive / 605 Fernbank Road
Part of BLOCK 38, PLAN 65M4022
TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK REGION

Property Owner:
TOWN OF NEWMARKET

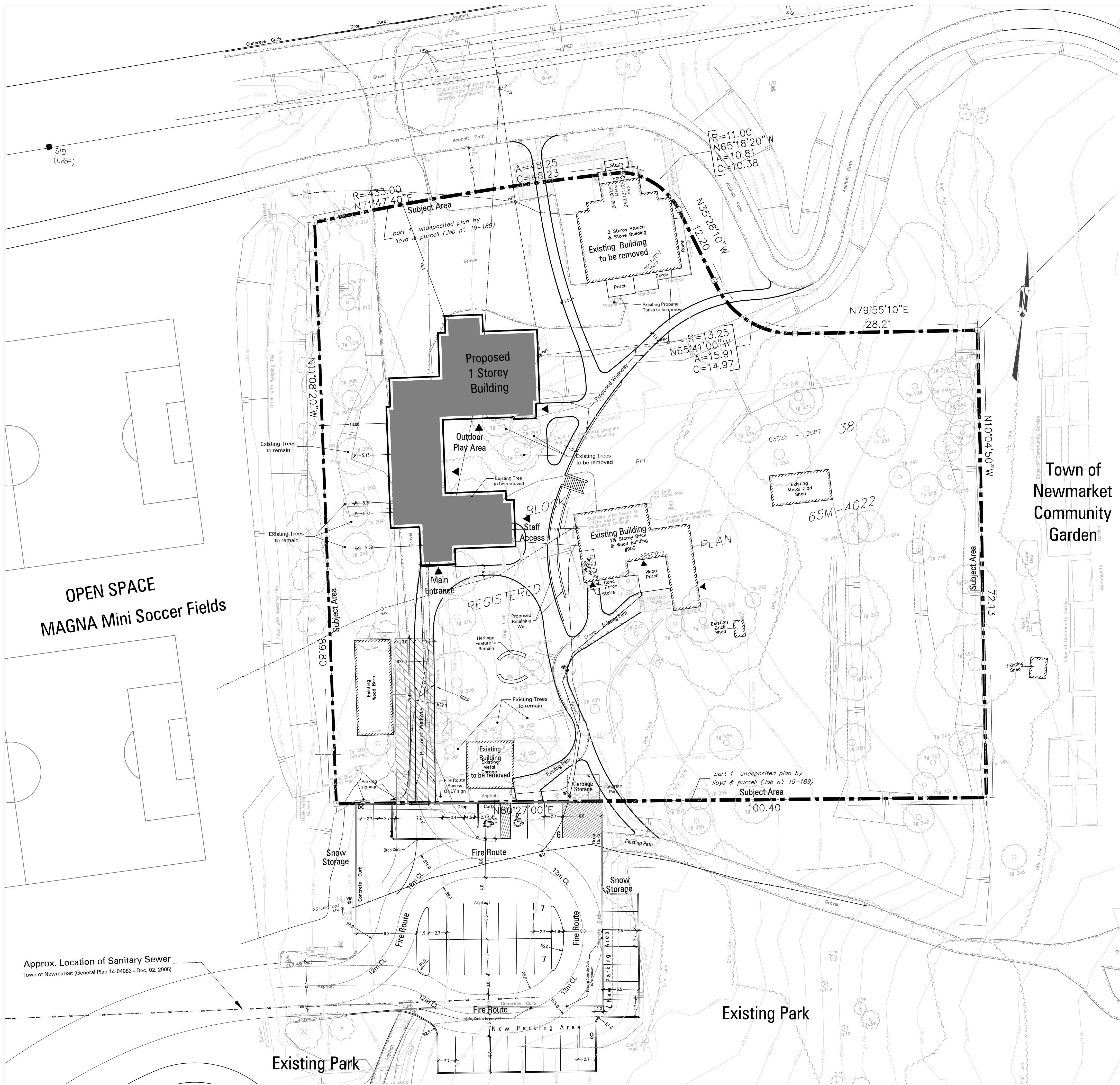
Sources & notes:
Architectural Building Design by 4 ARCHITECTURE Inc.
8966 Woodbine Ave, Suite 300, Markham, ON L3R 0J7
Base information including Roads, Elevations, and Contours under the Open Data Licence - Regional Municipality of York Region
Survey information prepared by Lloyd & Purcell, Ontario Land Surveyors
Jobs 19-189 (2019-08-27), and 19-368 (2019-09-09)

LARKIN+
land use planners inc.

OCT 2019 DENI
DATE PROJECT

SCALE DRAWING
1:300 01

849 Gorham Street
Newmarket, ON
Canada L3Y 1L7
905-895-0554 / 888-854-0044
www.larkinplus.com



APPROVAL STAMP

LEGEND

- B BELL SERVICE WIRE
- E ELECTRIC
- H HYDRO
- S SANITARY SEWER
- U OVERHEAD UTILITY
- W WATER
- (BS) BOTTOM STEP
- (BC) TOP OF BACK OF CURB
- (DC) DROP CURB
- (FS) FINISHED FLOOR
- (G) GUTTER
- (I) INVERT
- (OB) OBVERT
- (TP) TOP OF PORCH
- (TS) TOP OF STEP
- (TW) TOP OF WALL
- AC DIAMETER
- B AIR CONDITIONER
- CB BOLLARD/GUARD POST
- CONC CATCH BASIN
- CTB CONCRETE
- DC CONTROL BOX
- FP DROP CURB
- HP FLAG POLE
- HPL HYDRO POLE
- HPT HYDRO POLE & LIGHT
- HR HYDRO POLE & TRANSFORMER
- IB INTERLOCKING BRICK
- ICB IRRIGATION CONTROL BOX
- ICV IRRIGATION CONTROL VALVE
- L LIGHT
- MH MANHOLE
- P PILLAR
- PEL BELL PEDESTAL
- PO MISC. POST
- RF RAIL FENCE
- SP SIGN POST
- SW STONE WALL
- TT TAGGED TREE NUMBER
- WK WATER KEY
- WV WATER VALVE
- U ANCHOR/GUY WIRE
- (*) CONIFEROUS TREE (SPREAD)
- (O) DECIDUOUS TREE (SPREAD)
- (T) TAGGED TREE (SPREAD)
- TOP OF SLOPE
- TOE OF SLOPE
- EDGE OF ASPHALT/GRAVEL
- EDGE OF TREES
- ▲ BUILDING ENTRANCE

NOTES

REQUIRED NOTES

- i. Tree Protection Note: The applicant is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition as approved by the Town. No materials (building materials, soil, etc.) may be stockpiled within the area of hoarding. Failure to maintain the hoarding as originally approved or the storage of materials within the hoarding will be cause for the Letter of Credit to be held for three years following completion of all site works. Hoarding must be inspected prior to the removal of any tree hoarding from the site.
- ii. Parking spaces reserved for people with disabilities must be identified by a sign, installed at the applicant's expense, in accordance with the design specifications.
- iii. The structural design of any retaining wall over 0.6 m in height or any retaining wall located on a property line is to be shown on the Site Grading Plan for this project and is to be approved by the Consulting Engineer for the project.
- iv. Continuous 15 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site.
- v. Owner's Signature _____
- vi. Date _____

No.	PLAN	REVISION	BY	DATE
01	01	Detailed Site Plan for Site Plan Application	dac	2019-10-09

Revisions
Prepared by
Prepared by DAC. Revised by: MTL / AMG / MLS (LARKIN+ land use planners inc.)