

SITE PLAN and BUILDING STATISTICS		
	REQUIRED	PROPOSED
1 ZONING		
2 LOT AREA	.m <sup>2</sup> (MIN.)	3,794.54m <sup>2</sup>
3 LOT FRONTAGE	.m (MIN.)	179.62m
4 LOT COVERAGE	.%	2,882.54 m <sup>2</sup> (75.96%)
5 GROSS FLOOR AREA		6,754.46 m <sup>2</sup>
		BASEMENT 2,882.54 m <sup>2</sup>
		1ST FLOOR 1,876.22 m <sup>2</sup>
		2ND FLOOR 1,884.47 m <sup>2</sup>
		3RD FLOOR 1,884.47 m <sup>2</sup>
		4TH FLOOR 890.54 m <sup>2</sup>
		5TH FLOOR 218.76 m <sup>2</sup>
6 FLOOR SPACE INDEX	1.5 (MIN.) 2.0 (MAX.)	1.78
7 HARD SURFACE		3,357.29 m <sup>2</sup> (88.48%)
8 SOFT SURFACE (LANDSCAPED AREA)		437.25 m <sup>2</sup> (11.52%)
9 NORTH YARD SETBACK	.m (MIN.)	3.35 m
10 EAST YARD SETBACK	.m (MIN.)	3.13 m
11 SOUTH YARD SETBACK	.m (MIN.)	9.43 m
12 WEST YARD SETBACK	.m (MIN.)	4.73 m
13 BUILDING HEIGHT	8m (MIN.) 20m (MAX.)	16.43 m
14 NUMBER OF PARKING SPACES	1B = 0.8/UNIT 2B = 1.0/UNIT 43 X 0.8/UNIT 33 X 1.0/UNIT = 34.4 SPACES = 33 SPACES = 67.4 SPACES	77 SPACES
15 NUMBER OF VISITOR PARKING	0.15/UNIT = 11.4 SPACES	12 SPACES
16 NUMBER OF B-F PARKING SPACES	76-100 SPACES = 2 TYPE 'A' + 2 TYPE 'B'	2 TYPE 'A' + 2 TYPE 'B'
17 PARKING SPACE SIZE	2.7m X 5.5m	2.7m X 5.5m
18 B-F PARKING SPACE SIZE	2.6m X 5.5m (TYPE A) 3.4m X 5.5m (TYPE B)	2.6m X 5.5m (TYPE A) 3.4m X 5.5m (TYPE B)
19 BICYCLE LONG TERM PARKING	0.5 SPACES/UNIT   76 UNITS X 0.50 = 38 SPACES	38 SPACES
20 BICYCLE SHORT TERM PARKING	0.1 SPACES/UNIT   76 UNITS X 0.10 = 7.6 SPACES	8 SPACES
21 BICYCLE PARKING SPACE SIZE	1.8m X 0.6m	1.8m X 0.6m
22 LOADING SPACE	3 SPACES	1 SPACES
23 LOADING SPACE SIZE	3.6m X 9.0m	3.6m X 9.0m
24 INDOOR AMENITY SPACE	2m <sup>2</sup> /UNIT   2.0 X 76 UNITS = 152m <sup>2</sup>	188.65m <sup>2</sup>
25 OUTDOOR AMENITY SPACE	2m <sup>2</sup> /UNIT   2.0 X 76 UNITS = 152m <sup>2</sup>	152 m <sup>2</sup>
<b>UNIT STATISTICS</b>		
	<b>1 - BEDROOM</b>	43 UNITS
	<b>2 - BEDROOM</b>	33 UNITS
	<b>TOTAL</b>	<b>76 UNITS</b>

**GENERAL NOTES**

1. ALL FOOTING FORMWORK ELEVATIONS AND SETBACKS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER, OR A REGISTERED ONTARIO LAND SURVEYOR, PRIOR TO PLACING OF ANY CONCRETE.
2. ALL RAINWATER LEADERS TO BE DIRECTED TO SIDEYARD SWALES AND TO ROAD.
3. A 0.30m WIDE UNDISTURBED STRIP IS TO BE PROVIDED ALONG ALL BOUNDARIES WITH ADJACENT OWNERS.
4. ALL PERIMETER GRADES TO REMAIN AS EXISTING.

**NOTE:**

ALL EXISTING TREES, STRUCTURE AND COMPONENTS NOT INDICATED TO BE DEMOLISHED TO BE PROTECTED DURING CONSTRUCTION

**BUILDER MUST VERIFY THE EXISTING STORM AND SANITARY INVERT ELEVATIONS. BUILDER TO CONFIRM TO CONSULTING ENGINEER THAT MINIMUM 2% SLOPE CAN BE ACHIEVED PRIOR TO PLACING CONCRETE FOOTINGS.**

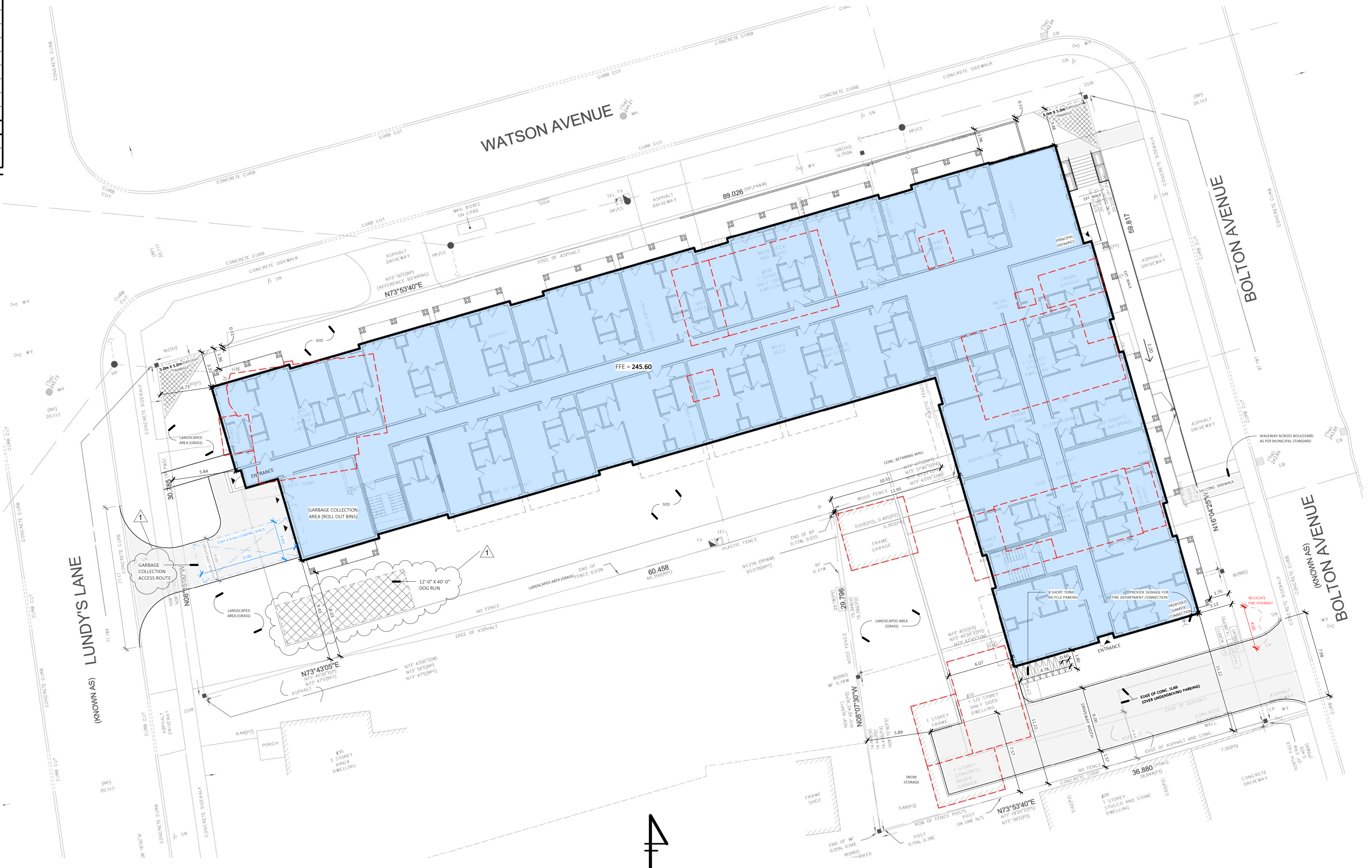
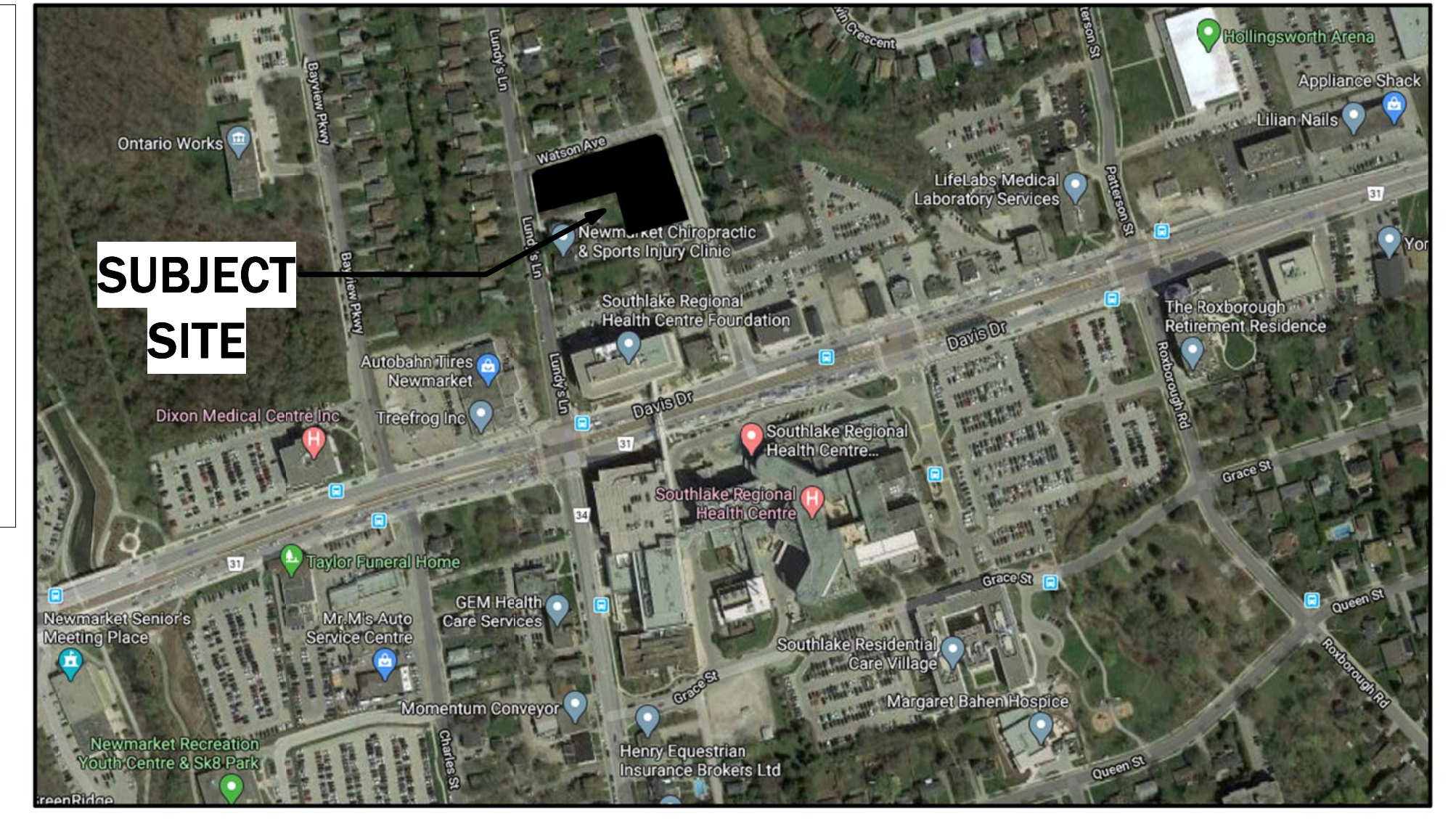
**ZONING INFORMATION AS PER:**

THE CORPORATION OF THE TOWN OF NEWMARKET ZONING BY-LAW 2019-06 JUNE 10, 2019

**SITE INFORMATION TAKEN FROM:**

PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION OF LOTS 15, 16, 17 AND 18 REGISTERED PLAN 125 AND LOT 6 AND PART OF LOT 5 REGISTERED PLAN 91 TOWN OF NEWMARKET REGIONAL MUNICIPALITY OF YORK

KRCMAR SURVEYORS LTD. 2020  
1137 CENTRE STREET  
THORNHILL ON L4J 3M6  
905-738-0053



FIRM NAME		STAMP AND HAMMER INC.		17-1100 GORHAM STREET NEWMARKET, ON							
CERTIFICATE OF PRACTICE NUMBER: 4951		NAME OF PROJECT		the LUNDY LANE FLATS							
LOCATION:		43 LUNDY'S LANE		NEWMARKET ON L3Y 3R7							
TOWN OF NEWMARKET		2012 BUILDING CODE, O. REG 332/12		BUILDING CODE REFERENCE							
DATA MATRIX PARTS 3 OR 9		PART 11		PART 3							
1	PROJECT DESCRIPTION	NEW	PART 11	PART 3	PART 9						
2	MAJOR OCCUPANCY(S)	GROUP 'C'	3.1.2.1.(1)	9.10.2							
3	BUILDING AREA (m <sup>2</sup> )	EXISTING: 0.00 NEW: 2,882.54 TOTAL: 2,882.54	1.4.1.2. [A]	1.4.1.2. [A]							
4	GROSS AREA (m <sup>2</sup> )	EXISTING: 0.00 NEW: 0.00 TOTAL: 7,211.75 (NOT INCLUDING BASEMENT)	1.4.1.2. [A]	1.4.1.2. [A]							
5	BASEMENT/GARAGE:	1ST FLR: 1,876.22 2ND FLR: 1,884.47 3RD FLR: 1,884.47 4TH FLR: 890.54 5TH FLR: 218.76									
6	NUMBER OF STOREYS	ABOVE GRADE: 5 BELOW GRADE: 1	1.4.1.2. [A] & 3.2.1.1.	1.4.1.2. [A] & 9.10.4							
7	NUMBER OF STREETS/FIRE FIGHTER ACCESS	3 (THREE)	3.2.2.10. & 3.2.5.	9.10.20.							
8	BUILDING CLASSIFICATION	3.2.2.43. GROUP C, up to 6 STOREYS, SPRINKLERED, NONCOMBUSTIBLE	3.2.2.20.-83	9.10.2							
9	SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	3.2.2.20.-83	9.10.8.2.							
10	STANDPIPE REQUIRED	YES	3.2.9.	N/A							
11	FIRE ALARM REQUIRED	YES	3.2.4.	9.10.18.							
12	WATER SERVICE/SUPPLY IS ADEQUATE	YES	3.2.5.7	N/A							
13	HIGH BUILDING	NO	3.2.6.	N/A							
14	CONSTRUCTION REQUIREMENTS	COMBUSTIBLE PERMITTED	3.2.2.20.-83	9.10.6.							
15	ACTUAL CONSTRUCTION	COMBUSTIBLE	3.2.1.1.(3)-(8)	9.10.4.1.							
16	OCCUPANT LOAD BASED ON	DESIGN OF BUILDING LOAD (NO CHANGE) PERSONS	3.1.1.7.	9.1.1.3.							
17	BASEMENT	OCCUPANCY N/A									
18	1ST FLOOR	OCCUPANCY C									
19	2ND FLOOR	OCCUPANCY C									
20	3RD FLOOR	OCCUPANCY C									
21	4TH FLOOR	OCCUPANCY C									
22	5TH FLOOR	OCCUPANCY C									
23	BARRIER-FREE DESIGN	YES	3.8.	9.5.2.							
24	HAZARDOUS SUBSTANCES	NO	3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)							
25	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES (FRR HOURS(S))	LISTED DESIGN NO. OR DESCRIPTION (SB-2)	3.2.2.20.-83 & 3.2.1.4.	9.10.8, 9.10.9.						
26		FLOORS (1) HOURS									
27		ROOF (N/A) HOURS									
28		FRR OF SUPPORTING MEMBERS	LISTED DESIGN NO. OR DESCRIPTION (SB-2)								
29		FLOORS (1) HOURS									
30		ROOF (N/A) HOURS									
31	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3.	9.10.14.	3.2.3.	9.10.14.						
32	WALL	AREA OF EBF (m <sup>2</sup> )	L.D. (m)	L/N OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONSTR. NONC. CLADDING	NON-COMB. CONSTR.
33	NORTH										
34	SOUTH										
35	EAST										
36	WEST										
37	(ADDITIONAL WALL AREAS CONTINUED BELOW)										
38	OTHER - DESCRIBE										

SITE PLAN SCALE = 1: 200

**STAMP & HAMMER**

17-1100 GORHAM STREET  
NEWMARKET ON L3Y 8Y8  
905-235-3933  
info@stampandhammer.com

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN APPLICATION SUBMISSION 2	2021-02-21	M.S.
2	SITE PLAN APPLICATION SUBMISSION 3	2021-02-21	M.S.

INFILE DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.

**LUNDY LANE FLATS**

43 LUNDY'S LANE  
NEWMARKET ON L3Y 3R7  
TOWN OF NEWMARKET

SCALE: As indicated

DATE: NOVEMBER 2020

TITLE: SITE PLAN

**A-001**