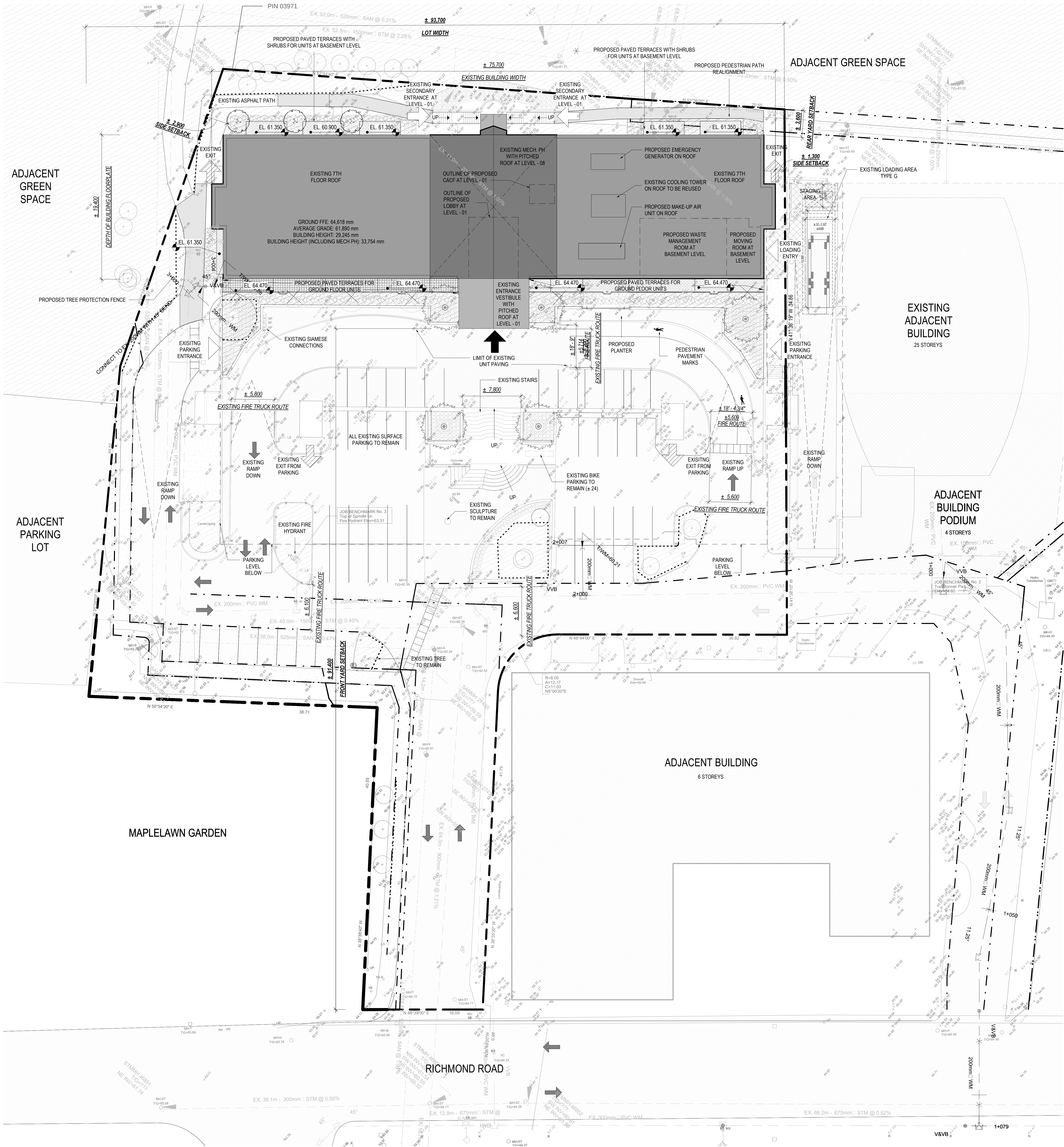




1 SITE PLAN
SCALE: 1:200

GENERAL NOTES

- 1) REFER TO LANDSCAPE DRAWINGS FOR MORE DETAILED INFORMATION ON LANDSCAPE ELEMENTS
- 2) REFER TO CIVIL ENGINEER'S DRAWINGS FOR MORE DETAILED SITE SERVING AND GRADING INFORMATION
- 3) BEARINGS ARE GRID, DERIVED FROM CAN NET 2015 REAL TIME NETWORK GPS OBSERVATIONS, NTM ZONE 9 (PCEP WEST LONGITUDE NAD-83 ORIGINAL)
- 4) BOUNDARY INFORMATION COMPILED FROM PLAN 4R-30095

LEGEND

- ADJACENT BUILDING
- EXISTING ROAD
- EXISTING LOADING AREA
- EXISTING CONCRETE SIDEWALK
- EXISTING BRICK SIDEWALK
- PROPOSED ASPHALT PAVING REINSTATEMENT
- EXISTING GRAVEL PATH
- EXISTING GREEN SPACE TO REMAIN
- PROPOSED UNIT PAVING
- PROPOSED TREE PROTECTION FENCING
- PROPERTY LINE
- ADJACENT PROPERTY LINES & EASEMENT BOUNDARIES
- EXISTING PARKING LEVEL BELOW
- EXISTING LOADING ENTRY
- EXISTING EXIT
- EXISTING PRIMARY ENTRANCE
- EXISTING SECONDARY ENTRANCE
- EXISTING VEHICLE TRAFFIC DIRECTION
- EXISTING FIRE HYDRANT
- EXISTING SIAMESE
- EXISTING DIMENSION
- PROPOSED LARGE TREE
- PROPOSED MEDIUM TREE
- PROPOSED SHRUB
- PROPOSED GRASSES / PERENNIALS
- EXISTING TREE TO REMAIN
- DEMOLISHED TREE
- EXISTING ELEVATION
- EXISTING TOP OF CONCRETE CURB ELEVATION
- PROPOSED ELEVATION
- EXISTING SURFACE PARKING SPACE 5200MM X 2600MM
- RAMP (POINTING UP)
- PROPOSED WATER SERVICE
- PROPOSED VALVE AND VALE BOX
- EXISTING WATER SERVICE
- EXISTING WATERMAIN C/W VALVE & VALVE CHAMBER
- EXISTING HYDRANT C/W VALVE & LEAD
- EXISTING SANITARY MANHOLE & SEWER
- EXISTING STORM MANHOLE & SEWER
- EXISTING CATCH-BASIN

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Date	Description
1 2025-04-23	PRE-CONSULTATION APPLICATION PHASE I
2 2025-11-07	ISSUED FOR SPA

Seal / Signature



Project Name

DOV CAPITAL CORPORATION

Project Number

067.1403.000

Description

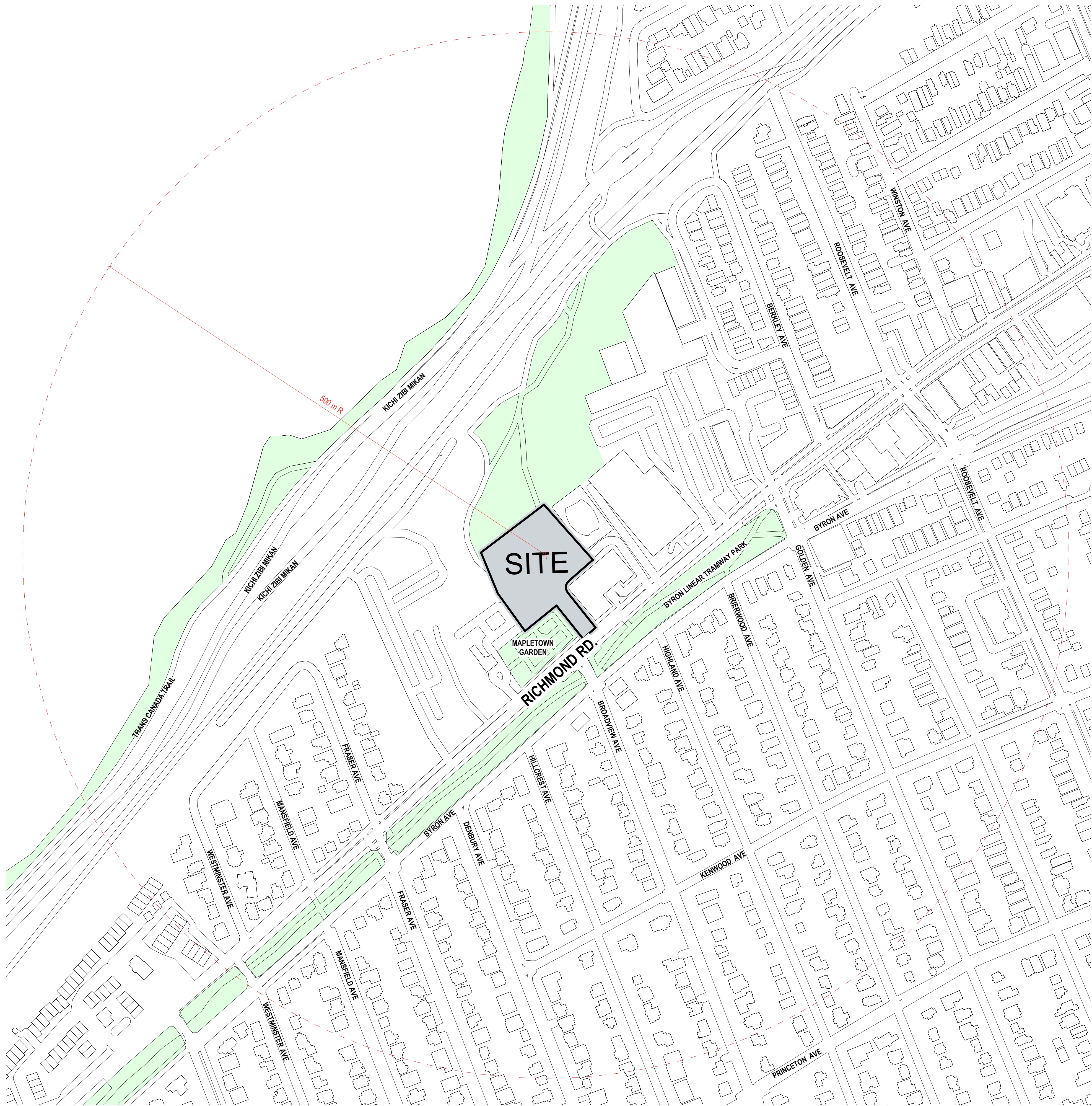
SITE PLAN

Scale

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1/17/2025 11:58:22 AM Autodesk Civil 3D 2024.1.03 - DOV Capital - 2024-05-06 Richmond Phase 2 - 2041057 1.403.100 Architectural U2.7 - 02214



1 CONTEXT PLAN

SCALE: 1 : 2000

OVERALL SITE STATISTICS		
TOTAL SITE AREA	7,531 m²	
FSI	1.25	
LOT COVERAGE	20%	
ESTABLISHED GRADE	61.89 m	
BUILDING HEIGHT ABOVE ESTABLISHED GRADE	29.25 m	
BUILDING HEIGHT (INCLUSIVE OF MECHANICAL PH)	33.75 m	
TOTAL GFA	Existing	Proposed
	9,396 m²	8,385 m²

PROJECT STATISTICS						
FLOOR	EXISTING		PROPOSED			
	GCA	GFA	GCA	GFA	INTERIOR AMENITY	EXTERIOR AMENITY
LEVEL - 08	276 m²	0 m²	276 m²	0 m²	148 m²	83 m²
LEVEL - 07	1,388 m²	1,205 m²	1,388 m²	1,099 m²	37 m²	0 m²
LEVEL - 06	1,388 m²	1,207 m²	1,388 m²	1,150 m²	0 m²	0 m²
LEVEL - 05	1,388 m²	1,207 m²	1,388 m²	1,150 m²	0 m²	0 m²
LEVEL - 04	1,388 m²	1,207 m²	1,388 m²	1,150 m²	0 m²	0 m²
LEVEL - 03	1,388 m²	1,207 m²	1,388 m²	1,150 m²	0 m²	0 m²
LEVEL - 02	1,357 m²	1,176 m²	1,357 m²	1,119 m²	0 m²	0 m²
LEVEL - 01	1,438 m²	1,087 m²	1,438 m²	1,109 m²	0 m²	297 m²
LEVEL - 00	1,351 m²	1,098 m²	1,351 m²	467 m²	201 m²	153 m²
SUBTOTAL ABOVE GRADE	11,360 m²	9,396 m²	11,361 m²	8,386 m²	385 m²	493 m²
Parking P1 (1A/1B)	2,644 m²	0 m²	2,644 m²	0 m²	0 m²	0 m²
Parking P2 (2A/2B)	2,655 m²	0 m²	2,655 m²	0 m²	0 m²	0 m²
Parking P3 (3A)	1,394 m²	0 m²	1,394 m²	0 m²	0 m²	0 m²
SUBTOTAL ABOVE GRADE	6,692 m²	0 m²	6,692 m²	0 m²	0 m²	0 m²

	EXISTING GCA TOTAL	EXISTING GFA TOTAL	PROPOSED GCA TOTAL	PROPOSED GFA TOTAL	AMENITY TOTAL	
	18,053 m²	9,396 m²	18,053 m²	8,386 m²	878 m²	

RESIDENTIAL UNIT BREAKDOWN						
FLOOR	UNIT TYPE				TOTAL UNITS	TOTAL AREA
	STUDIO	1 BED	1 BED + DEN	2 BED		
LEVEL - 07	3	5	6	4	18	11,834 m²
LEVEL - 06	2	4	7	5	18	12,380 m²
LEVEL - 05	2	4	7	5	18	12,380 m²
LEVEL - 04	6	7	4	4	21	12,380 m²
LEVEL - 03	6	7	4	4	21	12,380 m²
LEVEL - 02	6	7	4	4	21	12,046 m²
LEVEL - 01	6	6	5	3	20	11,667 m²
LEVEL - 00	0	2	3	1	6	4,512 m²
TOTAL UNITS **	31	42	40	30	143	89,609 m²
TOTAL %	22%	29%	28%	21%		
UNIT SIZE (LOW)	29 m²	43 m²	60 m²	73 m²		
UNIT SIZE (HIGH)	37 m²	66 m²	72 m²	92 m²		
AVERAGE UNIT SIZE	35 m²	53 m²	64 m²	83 m²	68 m²	

REQUIRED AMENITY AREA			PROVIDED AMENITY AREA		
RATE	TOTAL REQUIRED	COMMUNAL AMENITY REQUIRED	INTERIOR AMENITY	EXTERIOR AMENITY	COMMUNAL AMENITY PROVIDED
6 m²/unit 6 x 143 =	864 m²	50%	385 m²	493 m²	878 m² 100%

Notes:
* ACCESSIBLE UNITS IN ACCORDANCE WITH CSA B651.23/B652.23
**15% OF ALL UNIT TYPES WILL BE DESIGNED AS BARRIER-FREE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE

CAR PARKING				
RESIDENT PARKING RATE	NO. OF REQUIRED RESIDENT SPACES	REQUIRED		TOTAL SPACES REQUIRED
		VISITOR PARKING RATE	NO. OF REQUIRED VISITOR SPACES	
0.5 spaces per dwelling unit, minus 12 the first 12 units	66	0.1 spaces per dwelling unit, minus the first 12 units, no more than 30 spaces required	13	79
PROVIDED				
FLOOR	EXISTING SPACES PRESERVED (RESIDENT)		EXISTING SPACES PRESERVED (VISITOR)	
PARKING P3 (3A)	54			
PARKING P2 (2A/2B)	79			
LEVEL 00 - PARKING P1 (1A/1B)	47			
LEVEL 01 - SURFACE PARKING			53	
TOTAL	170		53	

BICYCLE PARKING		
BICYCLE PARKING RATE	REQUIRED	
	NO. OF REQUIRED SPACES	
0.5 spots/unit	72	
FLOOR	PROVIDED	
	INTERIOR SPACES PROPOSED	EXTERIOR SPACES PRESERVED
LEVEL 00 - PARKING P1 (1A/1B)	94 (16 E-BIKES)	
LEVEL 01 - SURFACE PARKING		24
TOTAL	94	24

BIRD-FRIENDLY DESIGN STATISTICS					
	ELEVATION FIRST 10M ABOVE GRADE				
	NORTH	SOUTH	EAST	WEST	TOTAL (%)
GLAZING AREA (m²)	444.81	462.26	175.97	175.97	1278.01 100.00%
UNTREATED AREA (m²)	27.68	6.82	22.50	22.50	79.50 6.22%
TREATED AREA (m²)	416.92	475.44	153.47	153.47	1199.31 94.20%
LOW-REFLECTANCE OPACUE GLASS (m²)	0	0	0	0	0.00%
VISUAL MARKERS (m²)	416.92	475.44	153.47	153.47	1199.31 93.78%
TOTAL AREA OF TRATED GLAZING (MINIMUM 85%)	93.78%				
BUILDING WINDOW/WALL RATIO	32%				

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CONTEXT PLAN & PROJECT STATS

Scale

1 : 2000

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