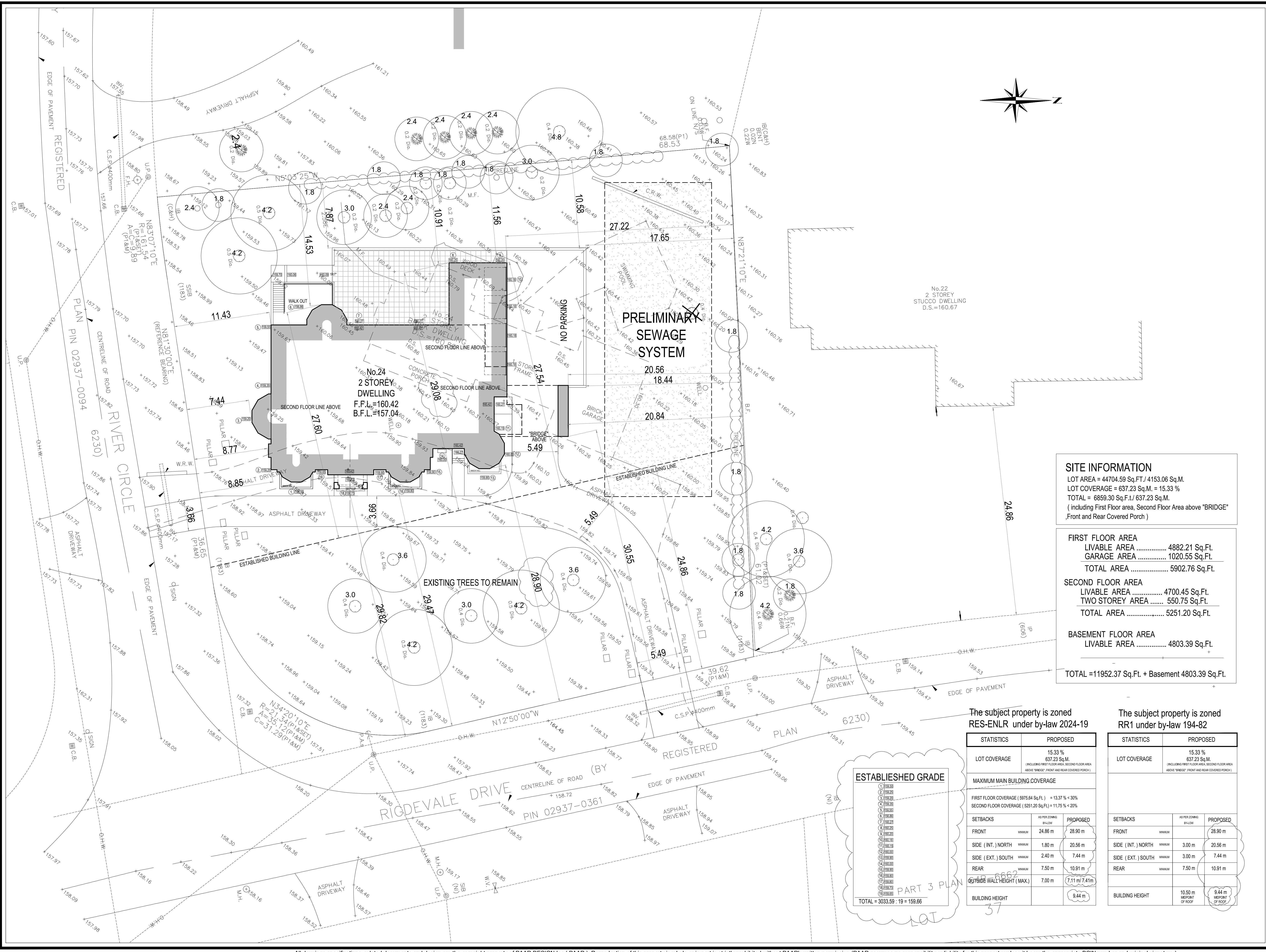


SITE INFORMATION
LOT AREA = 44704.59 Sq.Ft./ 4153.06 Sq.M.
LOT COVERAGE = 637.23 Sq.M. = 15.33 %
TOTAL = 6859.30 Sq.Ft./ 637.23 Sq.M.
(including First Floor area, Second Floor Area above "BRIDGE"
Front and Rear Covered Porch)

FIRST FLOOR AREA
LIVABLE AREA 4882.21 Sq.Ft.
GARAGE AREA 1020.55 Sq.Ft.
TOTAL AREA 5902.76 Sq.Ft.

SECOND FLOOR AREA
LIVABLE AREA 4700.45 Sq.Ft.
TWO STOREY AREA 550.75 Sq.Ft.
TOTAL AREA 5251.20 Sq.Ft.

BASEMENT FLOOR AREA
LIVABLE AREA 4803.39 Sq.Ft.

TOTAL =11952.37 Sq.Ft. + Basement 4803.39 Sq.Ft.

The subject property is zoned
RES-ENLR under by-law 2024-19

STATISTICS	PROPOSED
LOT COVERAGE	15.33 % 637.23 Sq.M. (INCLUDING FIRST FLOOR AREA, SECOND FLOOR AREA ABOVE "BRIDGE", FRONT AND REAR COVERED PORCH)
MAXIMUM MAIN BUILDING COVERAGE	
FIRST FLOOR COVERAGE (5975.64 Sq.Ft.) = 13.37 % < 30%	
SECOND FLOOR COVERAGE (5251.20 Sq.Ft.) = 11.75 % < 20%	
SETBACKS	AS PER ZONING BY-LAW
FRONT	MINIMUM 24.86 m
SIDE (INT.) NORTH	MINIMUM 1.80 m
SIDE (EXT.) SOUTH	MINIMUM 2.40 m
REAR	MINIMUM 7.50 m
OUTSIDE WALL HEIGHT (MAX.)	7.00 m
BUILDING HEIGHT	9.44 m

The subject property is zoned
RR1 under by-law 194-82

STATISTICS	PROPOSED
LOT COVERAGE	15.33 % 637.23 Sq.M. (INCLUDING FIRST FLOOR AREA, SECOND FLOOR AREA ABOVE "BRIDGE", FRONT AND REAR COVERED PORCH)
SETBACKS	AS PER ZONING BY-LAW
FRONT	MINIMUM 28.90 m
SIDE (INT.) NORTH	MINIMUM 3.00 m
SIDE (EXT.) SOUTH	MINIMUM 3.00 m
REAR	MINIMUM 7.50 m
BUILDING HEIGHT	10.50 m HEIGHT OF ROOF

ESTABLISHED GRADE
1) 159.50
2) 159.25
3) 159.25
4) 159.35
5) 159.35
6) 159.20
7) 159.20
8) 159.10
9) 159.10
10) 159.10
11) 159.10
12) 159.10
13) 159.10
14) 159.10
15) 159.10
16) 159.10
17) 159.10
18) 159.10
19) 159.10
20) 159.10
TOTAL = 3033.59 : 19 = 159.66

PART 3 PLAN
37

PAAR DESIGN INC.

22 BLUE FOREST DR.
TORONTO ON
M3H 4W2
416 630 2106

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MARK	DATE	DESCRIPTION
1.	10 DEC 2024	ISSUED FOR ZONING REVIEW
2.	29 04 2025	ISSUED FOR ZONING REVIEW REVISION: DISTANCE OF THE MAIN BUILDING FROM THE ESTABLISHED BUILDING LINE

PAAR DESIGN INC.

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No. 24 RIDGEVALE DR.
2-STOREY DETACHED DWELLING

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

DATE: 29 04 2025 DRAWN BY: ZP

A.0.1



OUTSIDE WALL HIGHT
OUTSIDE WALL HIGHT FOR MAIN BUILDING = 7.11M
OUTSIDE WALL HIGHT FOR THREE TOWERS = 7.41 M

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MARK	DATE	DESCRIPTION
1.	10 DEC 2024	ISSUED FOR ZONING REVIEW
2.	29 APR. 2025	REVISION: ESTABLISHED GRADE LEVEL FLOOR LEVELS AND BUILDING HEIGHT

DESIGN		
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.		
Qualification Information Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code		
Zoran Paar	24546	
Name	Signature	BCIN / BCDN
Registration Information Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code		
PAAR Architecture and Interior Design Inc.	31765	
Firm Name	Signature	BCIN / BCDN

PAAR
DESIGN
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PROJECT:	No. 24 RIDGEVALE DR. 2-STORY DETACHED DWELLING
SHEET TITLE:	FRONT / EAST ELEVATION
SCALE:	3/16" = 1'-0"
DATE:	10 12 2024
DRAWN BY:	ZP

A 2.1



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MARK	DATE	DESCRIPTION
1.	10 DEC 2024	ISSUED FOR ZONING REVIEW
2.	29 APR. 2025	REVISION: ESTABLISHED GRADE LEVEL, FLOOR LEVELS AND BUILDING HEIGHT

DESIGN

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Qualification Information
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Zoran Paar 24546
Name Signature BCIN / BCDN

Registration Information
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PAAR Architecture 31765
and Interior Design Inc. Signature BCIN / BCDN
Firm Name



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PROJECT: No. 24 RIDGEVALE DR.
2-STORY DETACHED DWELLING

SHEET TITLE: SIDE / NORTH ELEVATION

SCALE: 3/16" = 1'-0"

DATE: 10 12 2024 DRAWN BY: ZP

A 2.2



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MARK	DATE	DESCRIPTION
1.	10 DEC 2024	ISSUED FOR ZONING REVIEW
2.	29 APR. 2025	REVISION: ESTABLISHED GRADE LEVEL, FLOOR LEVELS AND BUILDING HEIGHT

DESIGN

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Zoran Paar 24546
Name Signature BCIN / BCDN

Registration Information
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PAAR Architecture 31765
and Interior Design Inc. Firm Name Signature BCIN / BCDN



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PROJECT: No. 24 RIDGEVALE DR.
2-STORY DETACHED DWELLING

SHEET TITLE: RARE / WEST ELEVATION

SCALE: 3/16" = 1'-0"

DATE: 10 12 2024 DRAWN BY: ZP

A 2.3



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MARK	DATE	DESCRIPTION
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2.	29 APR. 2025	REVISION: ESTABLISHED GRADE LEVEL, FLOOR LEVELS AND BUILDING HEIGHT

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PROJECT:	No. 24 RIDGEVALE DR. 2-STORY DETACHED DWELLING
SHEET TITLE:	SIDE / SOUTH ELEVATION
SCALE:	3/16" = 1'-0"
DATE:	10 12 2024
DRAWN BY:	ZP

A 2.4