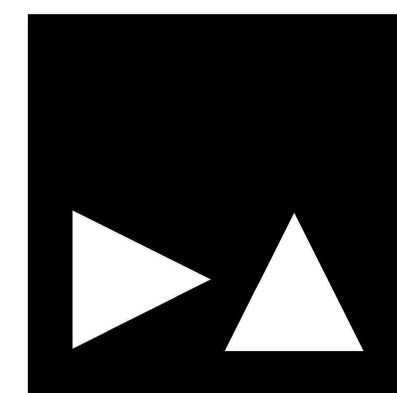


'THE RIDGE'

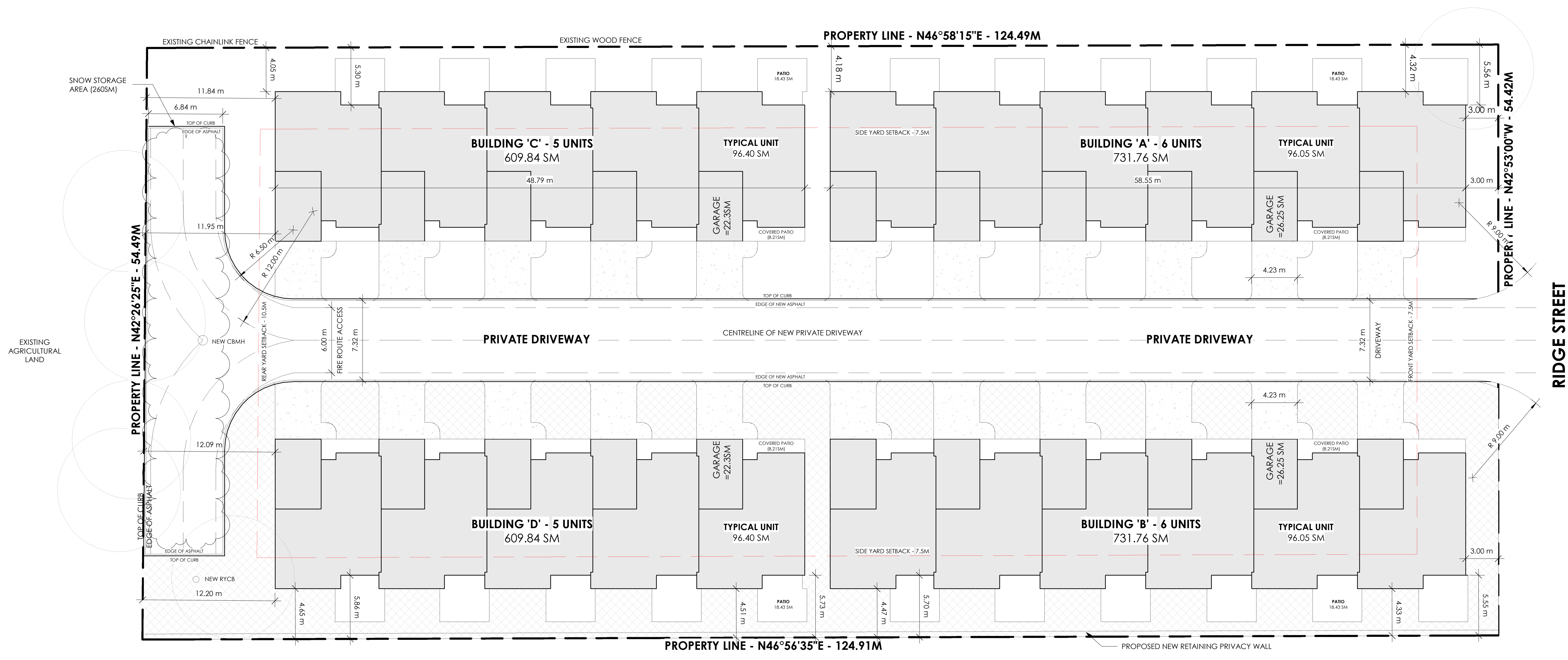
196 RIDGE STREET, WEST LORNE, ON.



da | design inc

OWNER: ARVAI DEVELOPMENTS INC.

APRIL 2022



PROJECT STATISTICS		
ADDRESS:	196 RIDGE STREET, WEST LORNE, ON.	
ZONING:	R3	
	BY-LAW	PROPOSED
LOT FRONTAGE:	30.5 M	50.49 M
LOT AREA PER DWELLING UNIT:	230 SM PER DWELLING UNIT	122.32 SM PER DWELLING UNIT
LOT AREA:	N/A	6789.87 SM (0.679 HECTARES)

GROSS FLOOR AREA PER UNIT		
	BY-LAW	PROPOSED
BASEMENT FLOOR		N/A
GROUND FLOOR		96.05 SM
GARAGE		26.25 SM
TOTAL GFA:		122.32 SM

SETBACKS		
	BY-LAW	PROPOSED
FRONT YARD DEPTH	7.5 M	3.00 M
REARYARD WIDTH	10.5 M	11.84 M
SIDE YARD WIDTH (NORTH)	7.5 M	4.08 M
SIDE YARD WIDTH (SOUTH)	7.5 M	4.33 M
MAX. BUILDING HEIGHT	3 STOREYS	1 STOREY
MIN. OUTDOOR AMENITY AREA	45 SM PER DWELLING UNIT	N/A
MAX. DENSITY	60 UNITS PER HECTARE	32.4 UNITS

LOT COVERAGE		
	AREA	PERCENTAGE
BUILDING 'A' FOOTPRINT (GARAGE INCLUDED)	731.76 SM	10.78%
BUILDING 'B' FOOTPRINT (GARAGE INCLUDED)	731.76 SM	10.78%
BUILDING 'C' FOOTPRINT (GARAGE INCLUDED)	609.84 SM	8.98%
BUILDING 'D' FOOTPRINT (GARAGE INCLUDED)	609.84 SM	8.98%
COVERED FRONT PORCH (X 22 UNITS)	180.62 SM	2.66%
COVERED REAR PORCH (X 22 UNITS)	405.46 SM	5.97%
TOTAL PROPOSED COVERAGE:	3,269.28 SM	48.15 %
TOTAL MAX. COVERAGE:	2,376.45 SM	35 %



EXISTING SITE IMAGES

- NOTES:**
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DATE	NO.	DESCRIPTION
04/08/22	01	REVISION

CONSULTANT:
da design inc.
 1470 Hurontario Street
 Lower Suite
 Mississauga, Ontario
 L5G 3H4
 547 242 01 64
 dan@dadesigninc.ca



STRUCTURAL CONSULTANT:	HYVAC CONSULTANT:
CONSULTANT'S STAMP:	ENGINEER'S STAMP:

OWNER CONTACT INFORMATION:

PROJECT: THE RIDGE 196 RIDGE STREET, WEST LORNE, ON.
--

PROJECT NO: 2019-03-27	SCALE: 1/16" = 1'-0"
DRAWN BY: GC	REVIEWED BY: DA
TITLE: PROPOSED SITE PLAN	DRAWING NO.:

A1.1



FOR REFERENCE ONLY

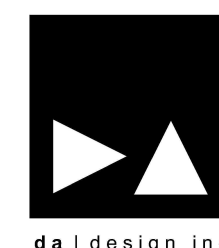
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DATE	ISSUED	

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da design inc.
 1470 Hurontario Street
 Lower Suite
 Mississauga, Ontario
 L5G 3H4
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STRUCTURAL CONSULTANT:

CONSULTANT'S STAMP:

HVAC CONSULTANT:

ENGINEER'S STAMP:

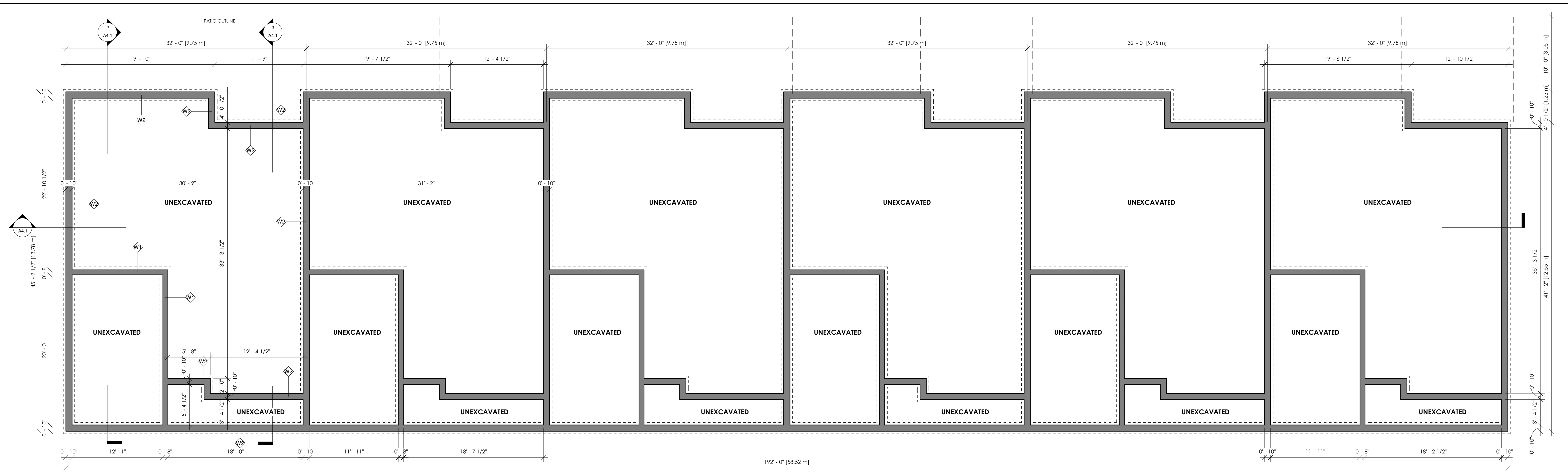
OWNER CONTACT INFORMATION:

PROJECT:
THE RIDGE
 196 RIDGE STREET,
 WEST LORNE, ON.

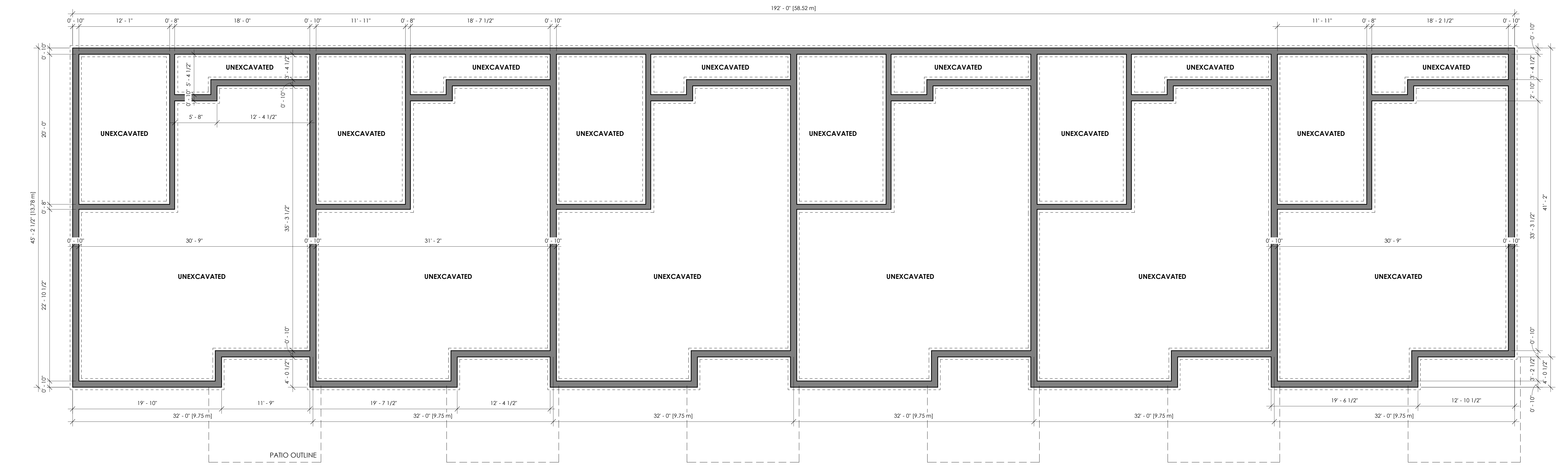
PROJECT NO.:
 2019-03-27
DRAWN BY:
 Author
TITLE:
 RENDERED SITE
 PLAN

SCALE:
REVIEWED BY:
 Checker
DRAWING NO.:

A1.2



1 FOUNDATION PLAN 'A'
3/16" = 1'-0"



2 FOUNDATION PLAN 'B'
3/16" = 1'-0"

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447 242 01 64
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MECHANICAL CONSULTANT:
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PROJECT:
THE RIDGE
196 RIDGE STREET,
WEST LORNE, ON.

PROJECT NO.:
2019-03-27

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

DRAWN BY:
GC

REVIEWED BY:
DA

TITLE:
FOUNDATION PLANS

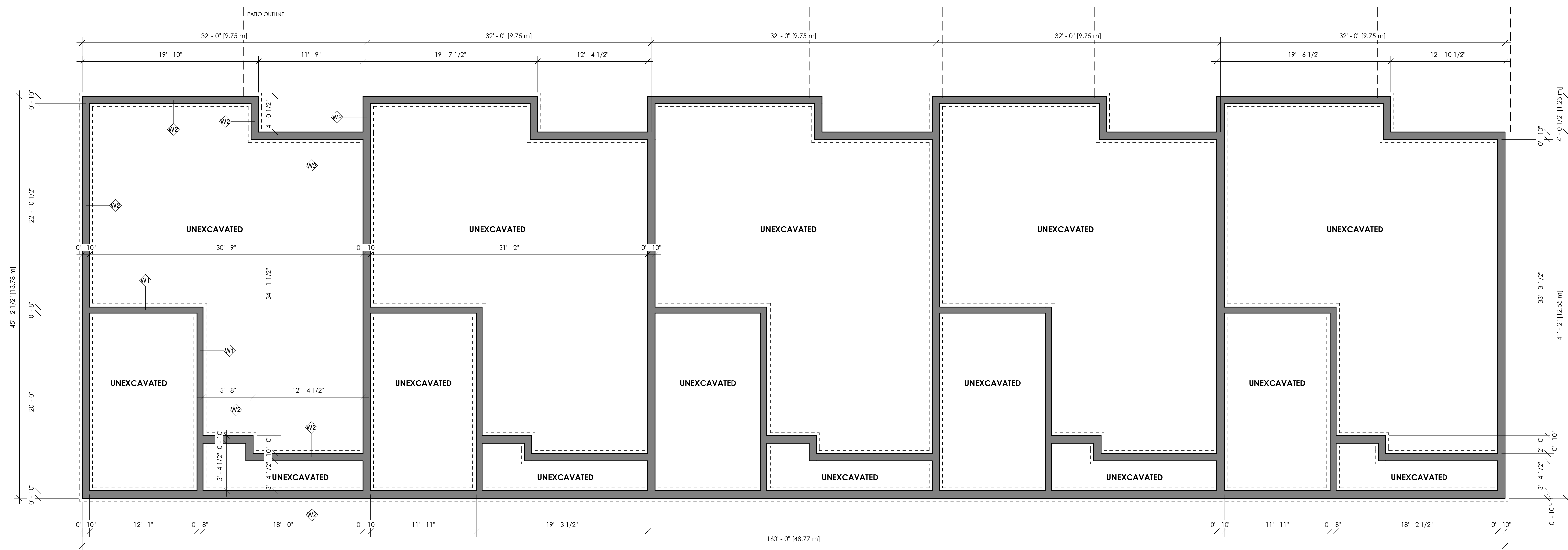
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DATE: 04/08/22
NO.: 01
DESCRIPTION: REVISION

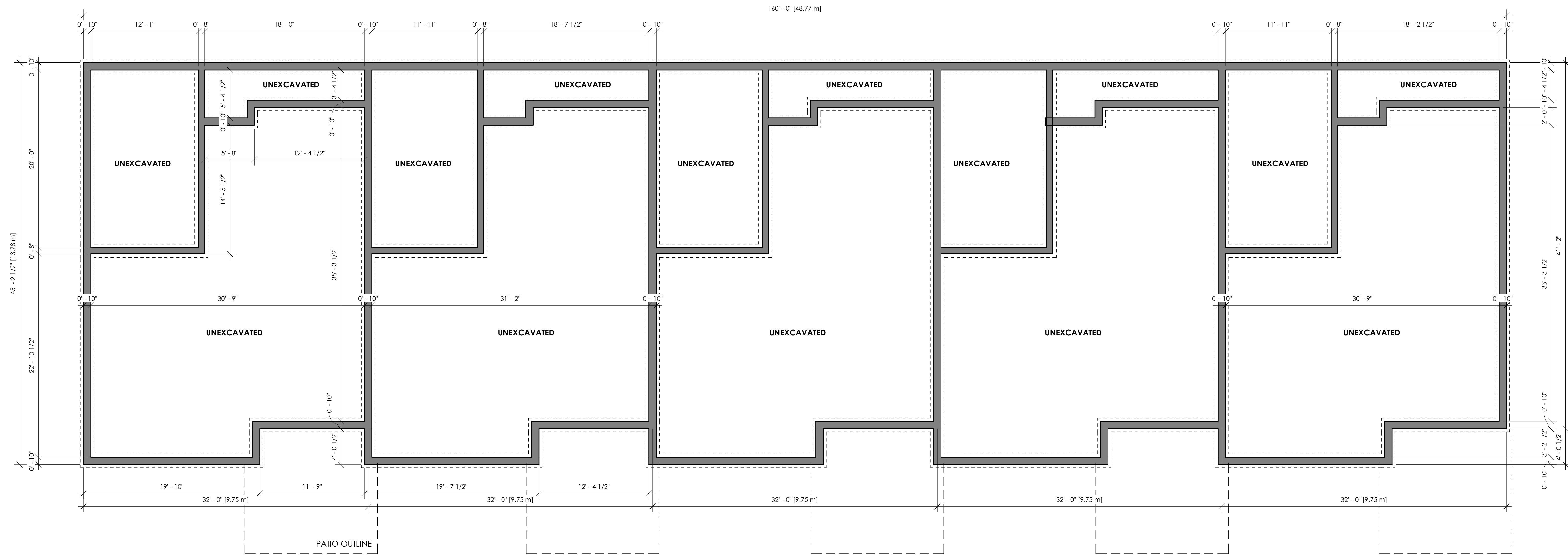
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A2.01



1 FOUNDATION PLAN 'C'
3/16" = 1'-0"



2 FOUNDATION PLAN 'D'
3/16" = 1'-0"

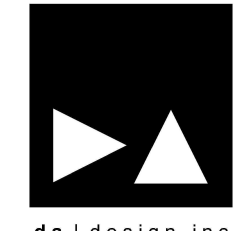
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da design inc.
1470 Hurontario Street
Lower Suite
Mississauga, Ontario
L5G 3H4
547 242 0164
dan@dadesigninc.ca



CONSULTANT'S STAMP:	ENGINEER'S STAMP:

OWNER CONTACT INFORMATION:

PROJECT:
THE RIDGE
196 RIDGE STREET,
WEST LORNE, ON.

PROJECT NO.	SCALE
2019-03-27	3/16" = 1'-0"
DRAWN BY	REVIEWED BY
Author	Checker
TITLE	DRAWING NO.

FOUNDATION PLANS

A2.02



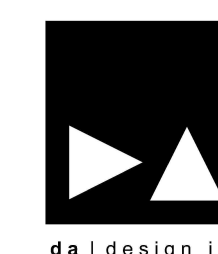
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L5G 3H4
547 242 01 64
dan@dadesigninc.ca



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MECHANICAL CONSULTANT:

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CONSULTANT'S STAMP:

ENGINEER'S STAMP:

PROJECT:
THE RIDGE
196 RIDGE STREET,
WEST LORNE, ON.

PROJECT NO.
2019-03-27

SCALE
3/16" = 1'-0"

DRAWN BY
Author

REVIEWED BY
Checker

TITLE
GROUND FLOOR PLANS

DRAWING NO.



1 GROUND FLOOR PLAN 'C'
3/16" = 1'-0"



2 GROUND FLOOR PLAN 'D'
3/16" = 1'-0"

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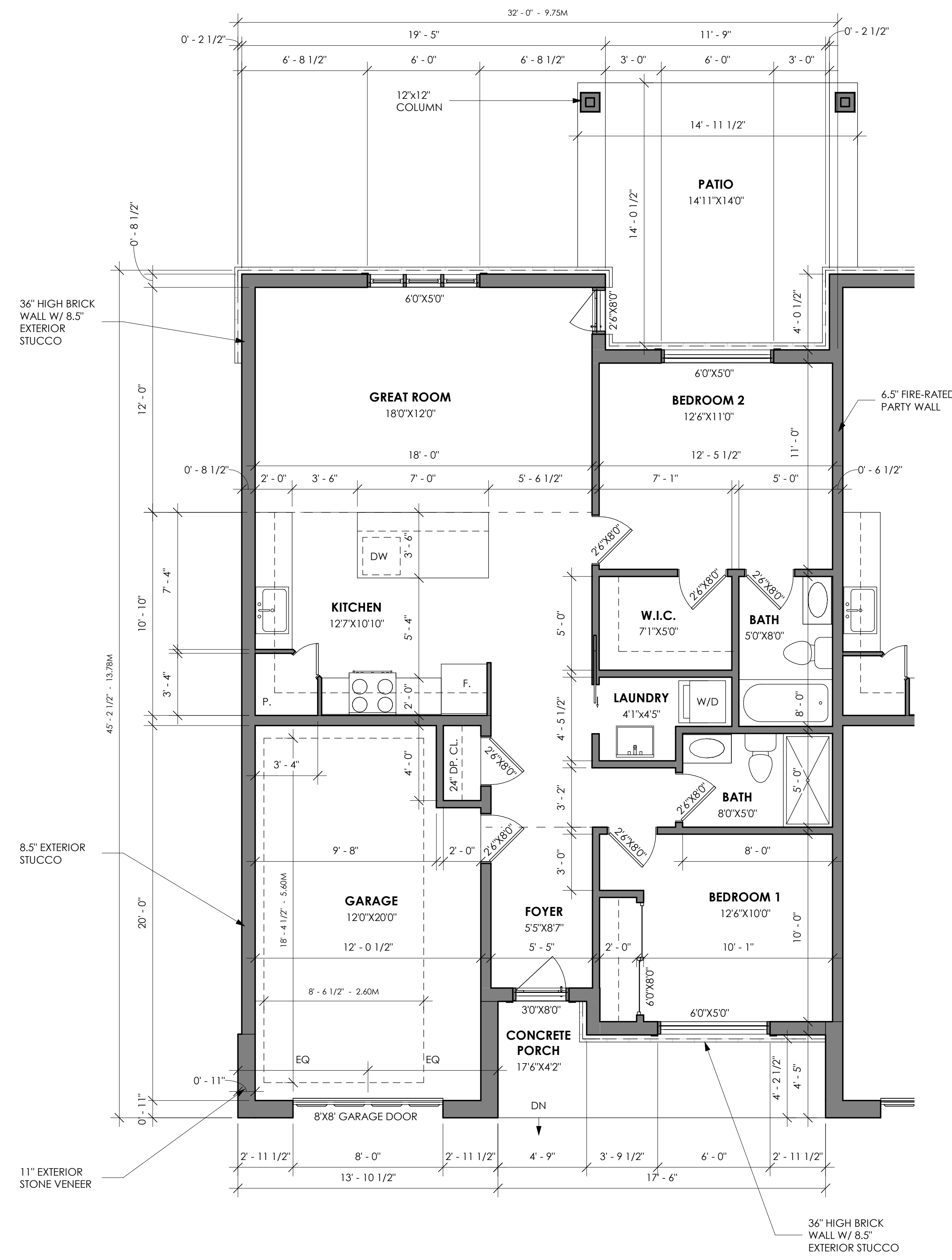
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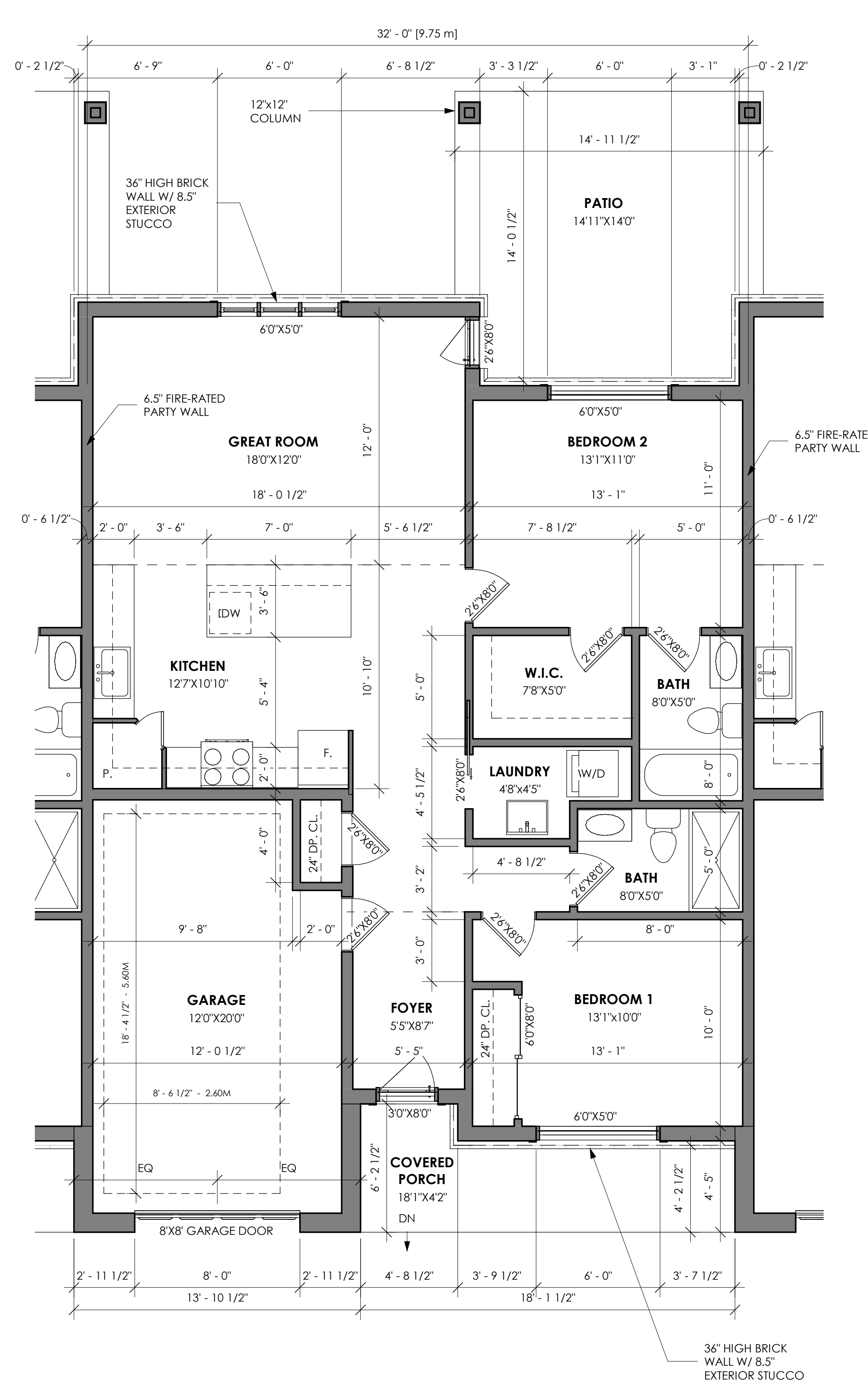
STRUCTURAL CONSULTANT:	HVAC CONSULTANT:	OWNER CONTACT INFORMATION:
CONSULTANT'S STAMP:	ENGINEER'S STAMP:	

PROJECT:
THE RIDGE
196 RIDGE STREET,
WEST LORNE, ON.

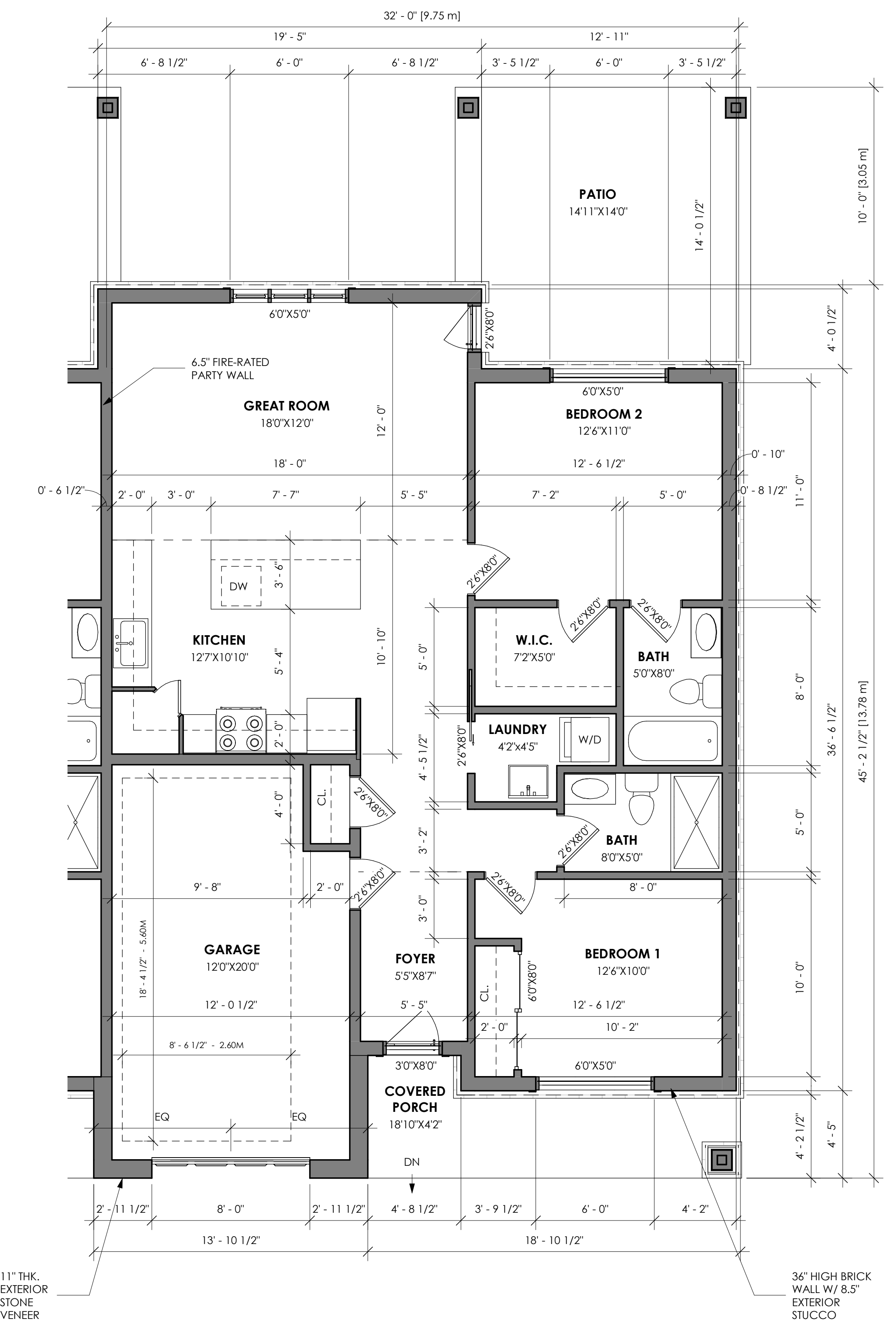
PROJECT NO. 2019-03-27	SCALE 3/16" = 1'-0"
DRAWN BY Author	REVIEWED BY Checker
TITLE GROUND FLOOR PLANS	DRAWING NO.



1 FLOOR PLAN LEFT UNIT
1/4" = 1'-0"



2 FLOOR PLAN MID UNIT
1/4" = 1'-0"



3 FLOOR PLAN RIGHT UNIT
1/4" = 1'-0"

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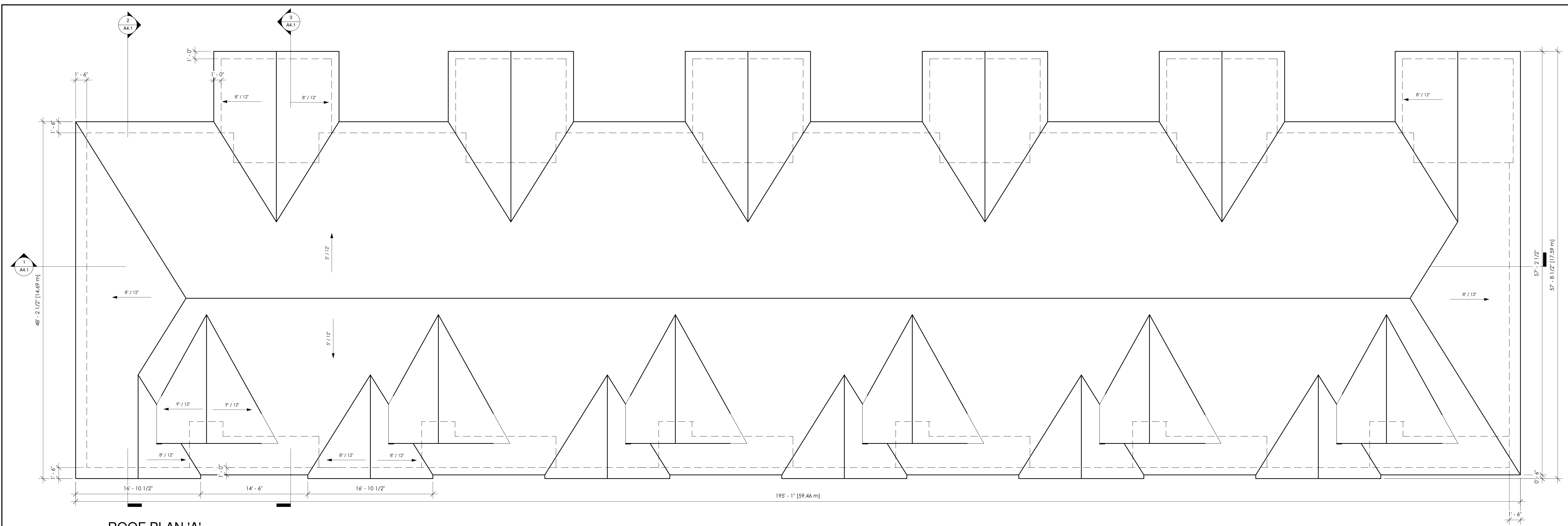


STRUCTURAL CONSULTANT:	HYVAC CONSULTANT:
CONSULTANT'S STAMP:	ENGINEER'S STAMP:

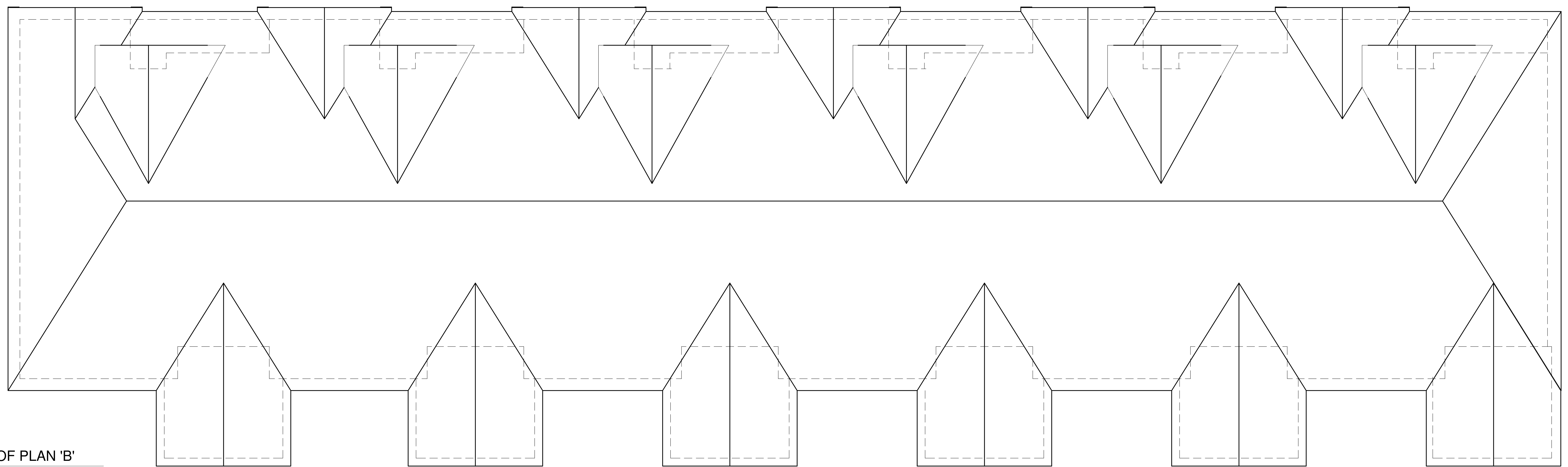
OWNER CONTACT INFORMATION:

PROJECT:
THE RIDGE
 196 RIDGE STREET,
 WEST LORNE, ON.

PROJECT NO. 2019-03-27	SCALE 1/4" = 1'-0"
DRAWN BY Author	REVIEWED BY Checker
TITLE UNIT FLOOR PLAN	DRAWING NO.



1 ROOF PLAN 'A'
3/16" = 1'-0"



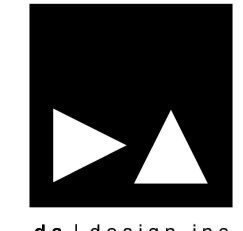
2 ROOF PLAN 'B'
3/16" = 1'-0"

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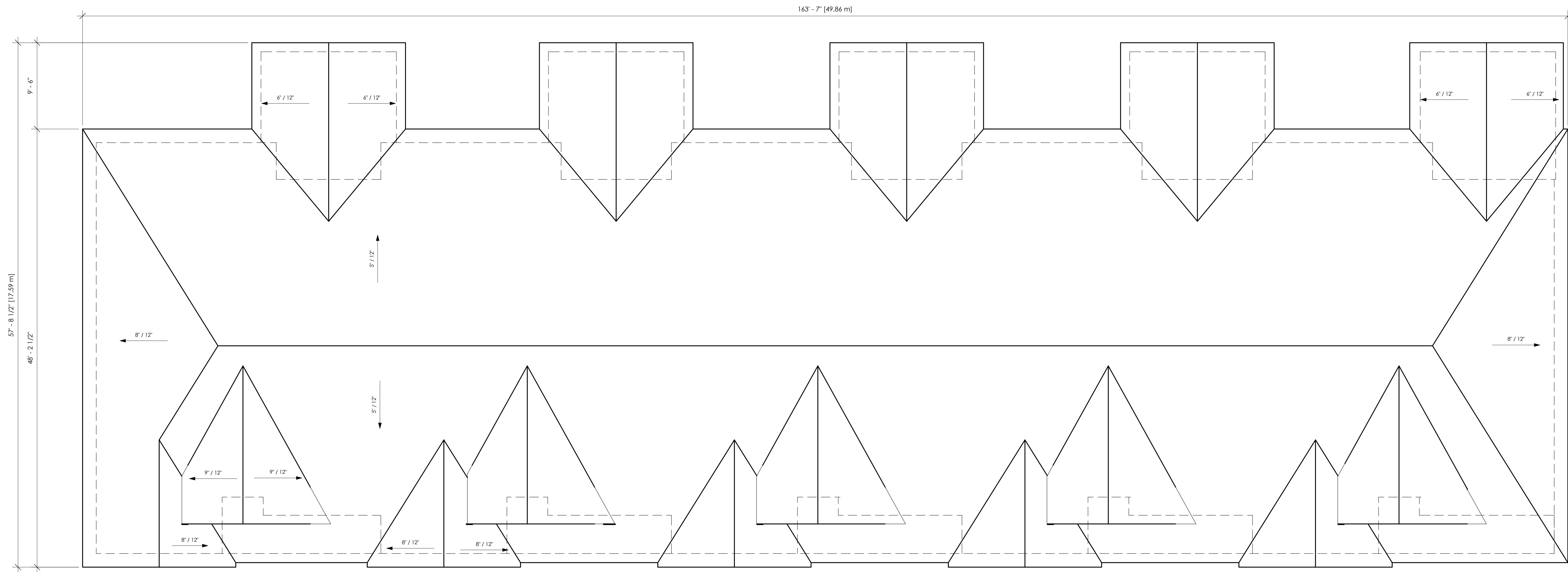


STRUCTURAL CONSULTANT:	HVAC CONSULTANT:
CONSULTANT'S STAMP:	ENGINEER'S STAMP:

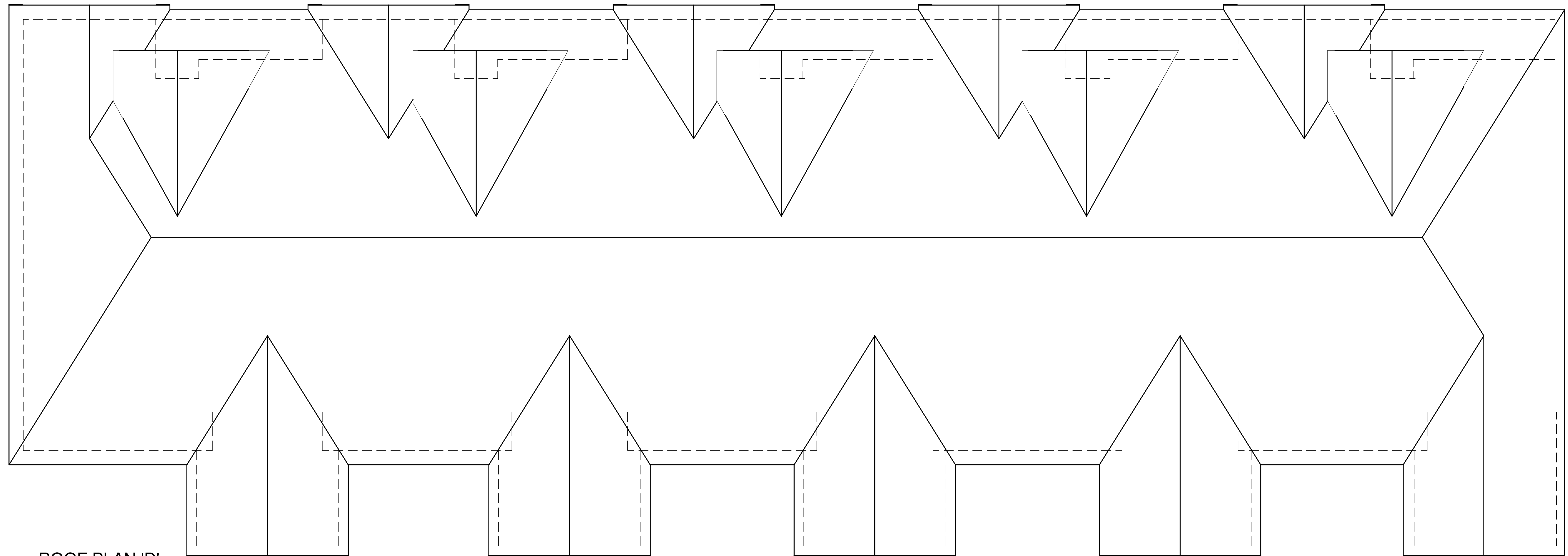
OWNER CONTACT INFORMATION:

PROJECT:
THE RIDGE
196 RIDGE STREET,
WEST LORNE, ON.

PROJECT NO. 2019-03-27	SCALE 3/16" = 1'-0"
DRAWN BY Author	REVIEWED BY Checker
TITLE ROOF PLANS	DRAWING NO.



1 ROOF PLAN 'C'
3/16" = 1'-0"



2 ROOF PLAN 'D'
3/16" = 1'-0"

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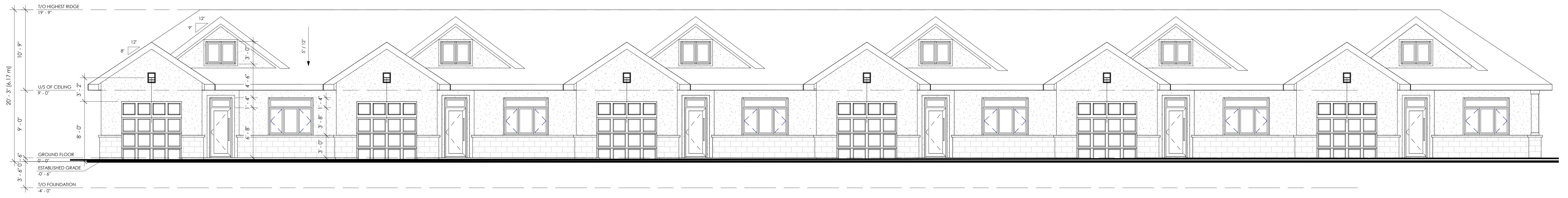


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CONSULTANT'S STAMP:	ENGINEER'S STAMP:

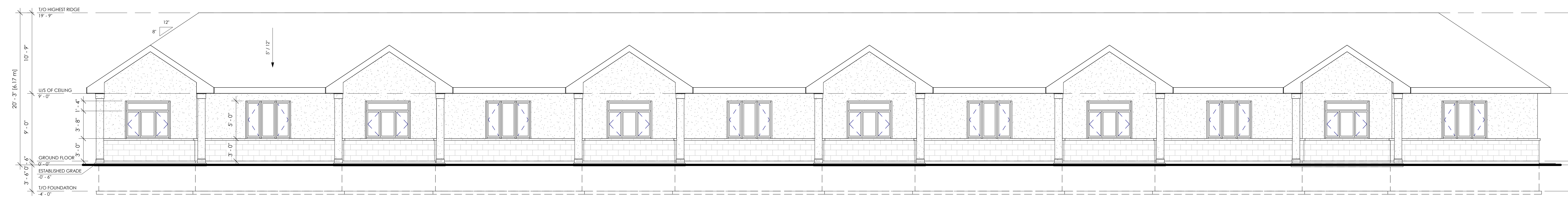
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THE RIDGE
196 RIDGE STREET,
WEST LORNE, ON.

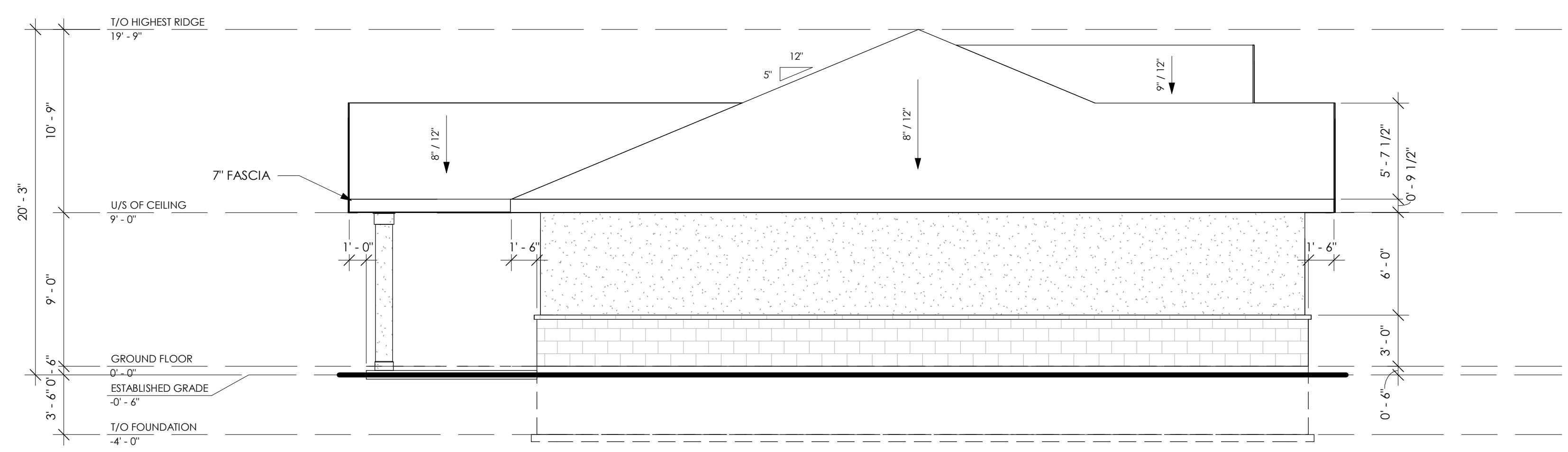
PROJECT NO. 2019-03-27	SCALE 3/16" = 1'-0"
DRAWN BY Author	REVIEWED BY Checker
TITLE ROOF PLANS	DRAWING NO.



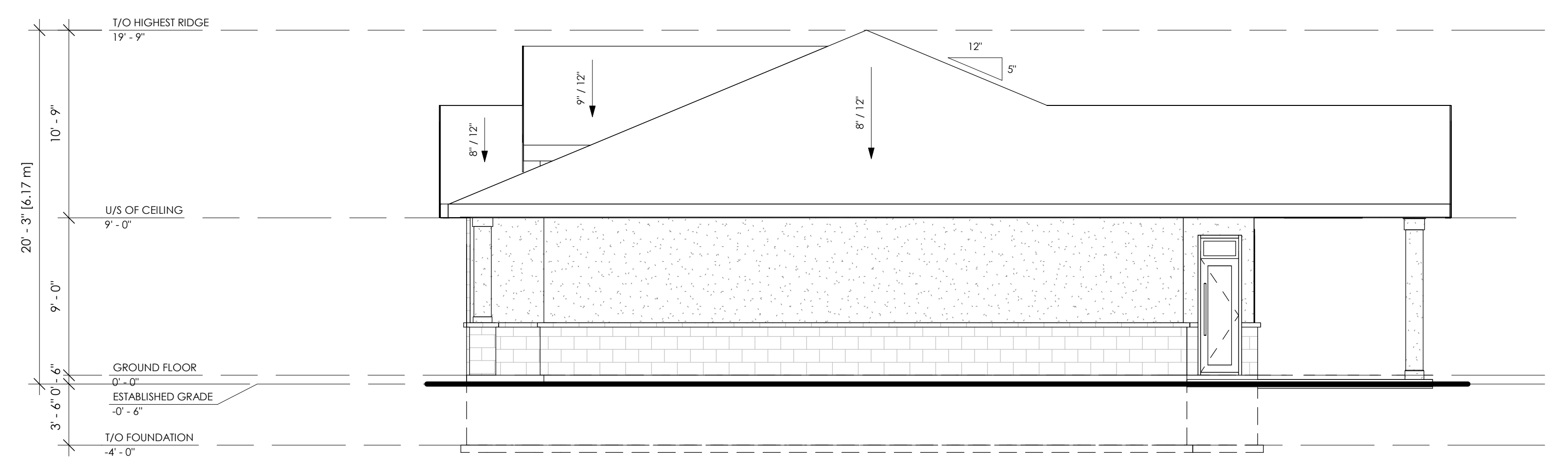
1 **BLD. A - FRONT ELEV**
3/16" = 1'-0"



2 **BLD. A - REAR ELEV**
3/16" = 1'-0"



3 **BLD. A - LEFT ELEV**
3/16" = 1'-0"



4 **BLD. A - RIGHT ELEV**
3/16" = 1'-0"

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DATE	NO.	DESCRIPTION
04/08/22	01	REVISION

CONSULTANT:
da design inc.
1470 Hurontario Street
Lower Suite
Mississauga, Ontario
L5G 3H4
547 242 0164
dan@dadesigninc.ca



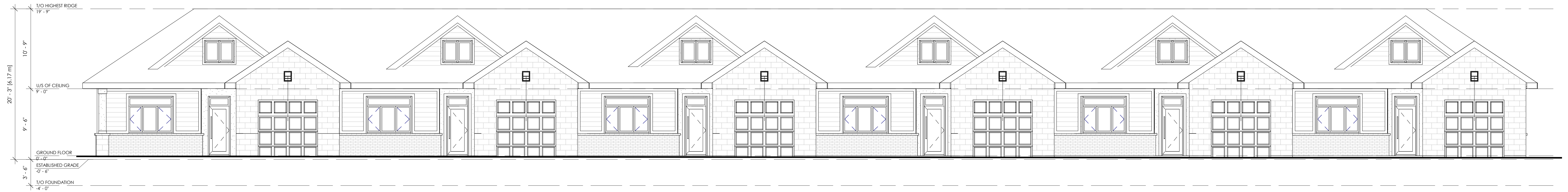
STRUCTURAL CONSULTANT:	HVAC CONSULTANT:
CONSULTANT'S STAMP:	ENGINEER'S STAMP:

OWNER CONTACT INFORMATION:

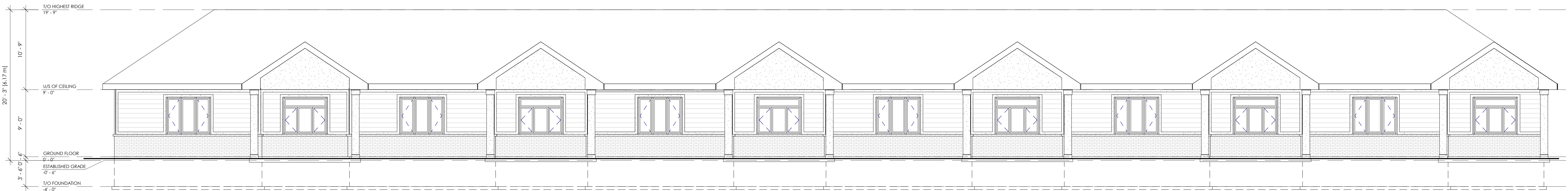
PROJECT:
THE RIDGE
196 RIDGE STREET,
WEST LORNE, ON.

PROJECT NO. 2019-03-27	SCALE 3/16" = 1'-0"
DRAWN BY GC	REVIEWED BY DA
TITLE BUILDING 'A' ELEVATIONS	DRAWING NO.

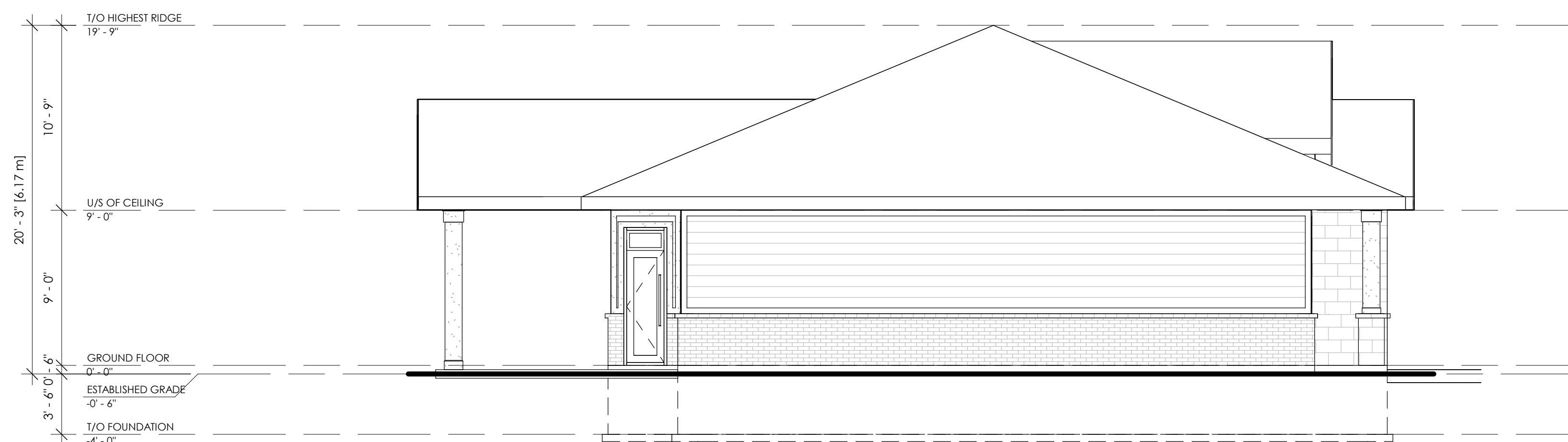
A3.1



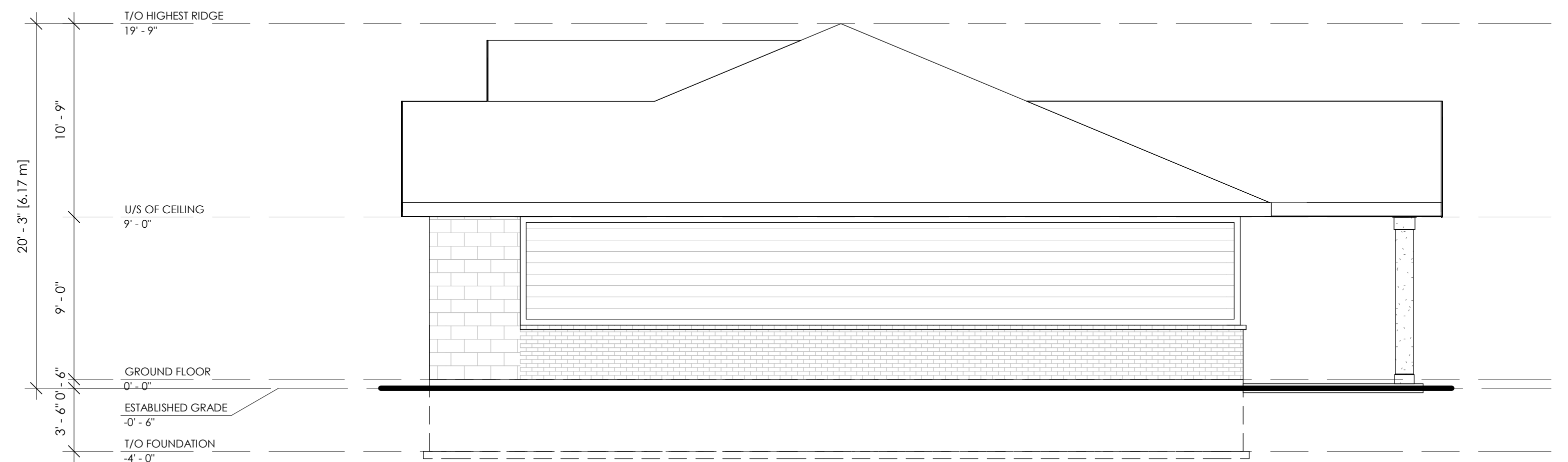
1 BLD. B - FRONT ELEV
3/16" = 1'-0"



2 BLD. B - REAR ELEV
3/16" = 1'-0"



3 BLD. B - LEFT ELEV
3/16" = 1'-0"



4 BLD. B - RIGHT ELEV
3/16" = 1'-0"

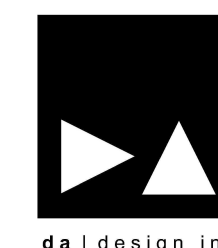
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Lower Suite
Mississauga, Ontario
L5G 3H4
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dan@dadesigninc.ca



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CONSULTANT'S STAMP:

HVAC CONSULTANT:
ENGINEER'S STAMP:

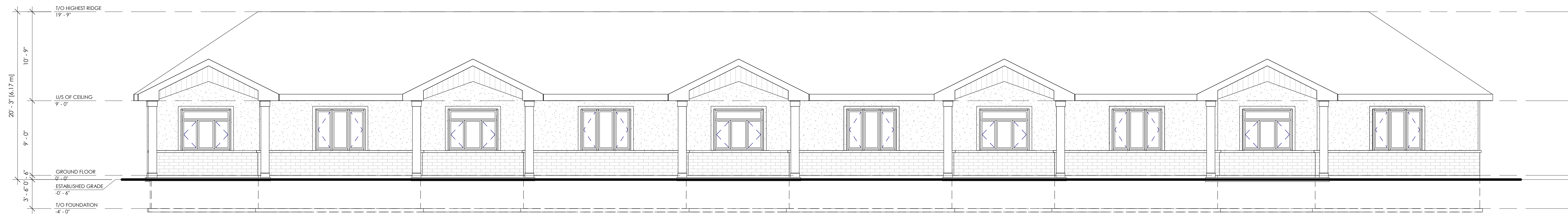
OWNER CONTACT INFORMATION:

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WEST LORNE, ON.

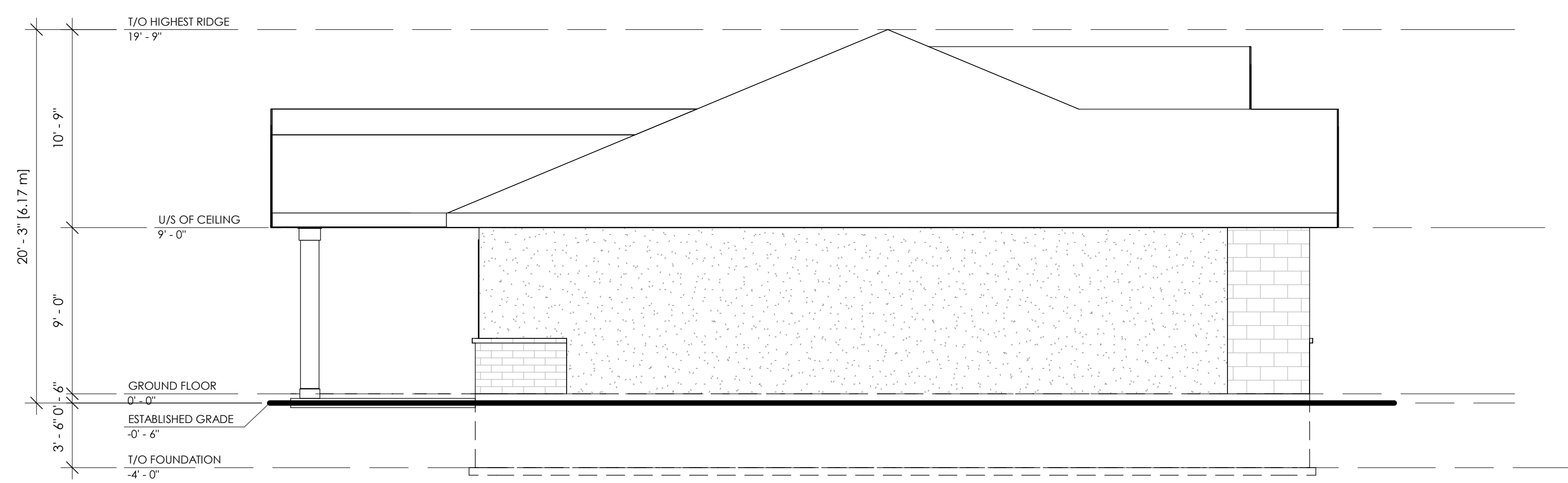
PROJECT NO.
2019-03-27
SCALE
3/16" = 1'-0"
DRAWN BY
Author
REVIEWED BY
Checker
TITLE
**BUILDING 'B'
ELEVATIONS**
DRAWING NO.



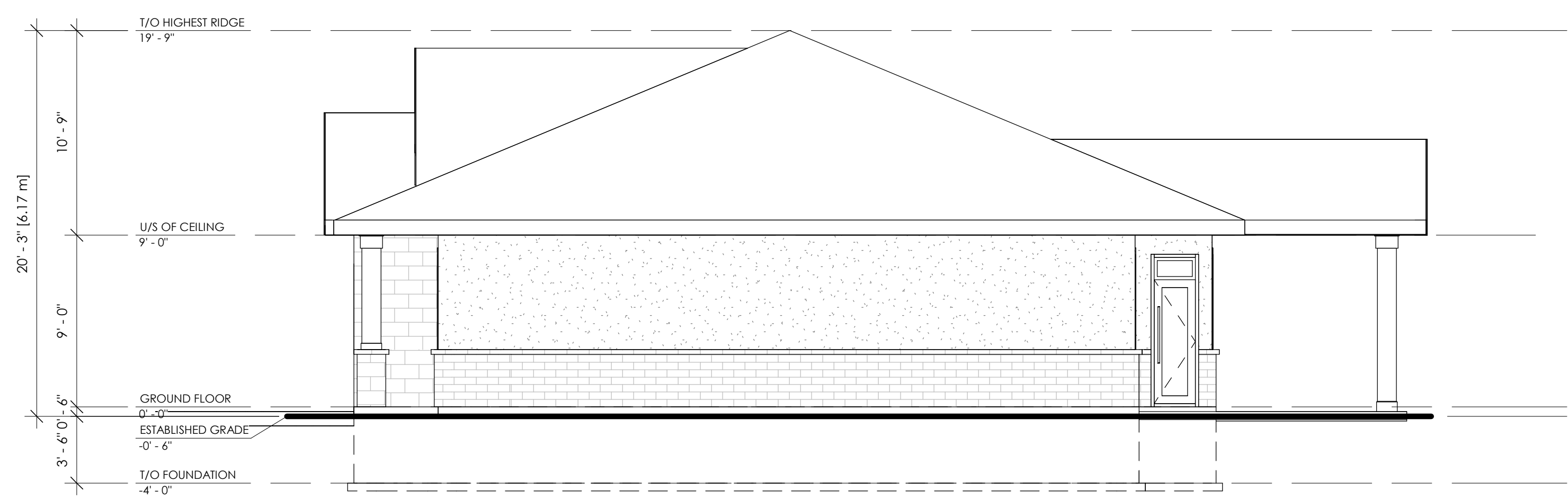
1 BLD. C - FRONT ELEV
3/16" = 1'-0"



2 BLD. C - REAR ELEV
3/16" = 1'-0"



3 BLD. C - LEFT ELEV
3/16" = 1'-0"



4 BLD. C - RIGHT ELEV
3/16" = 1'-0"

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dan@dadesigninc.ca



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PROJECT:
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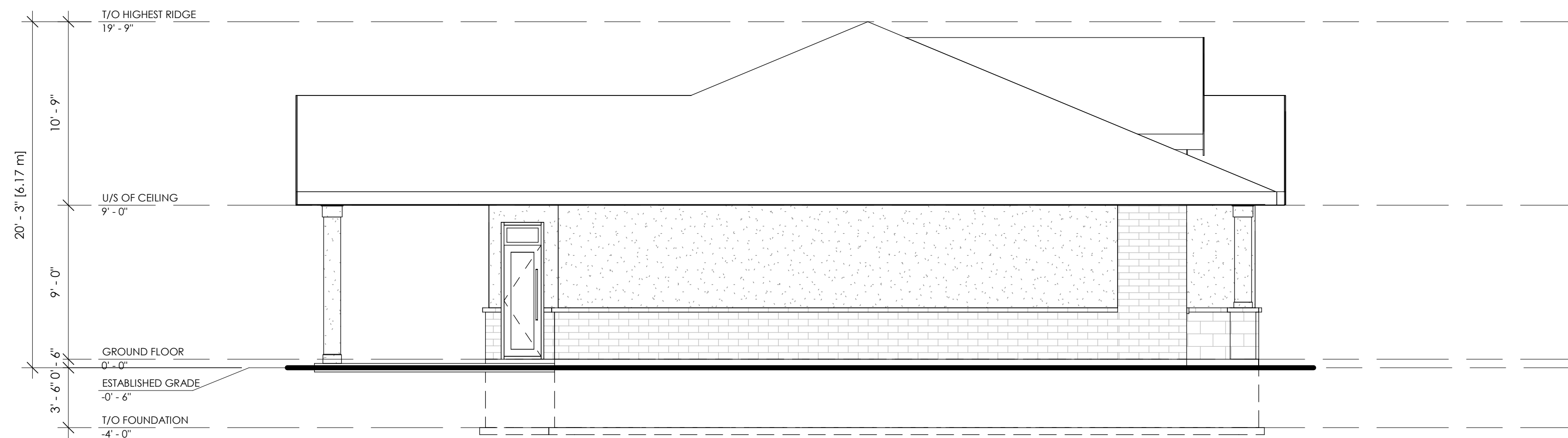
PROJECT NO. 2019-03-27
SCALE 3/16" = 1'-0"
DRAWN BY GC
REVIEWED BY DA
TITLE BUILDING 'C' ELEVATIONS
DRAWING NO.



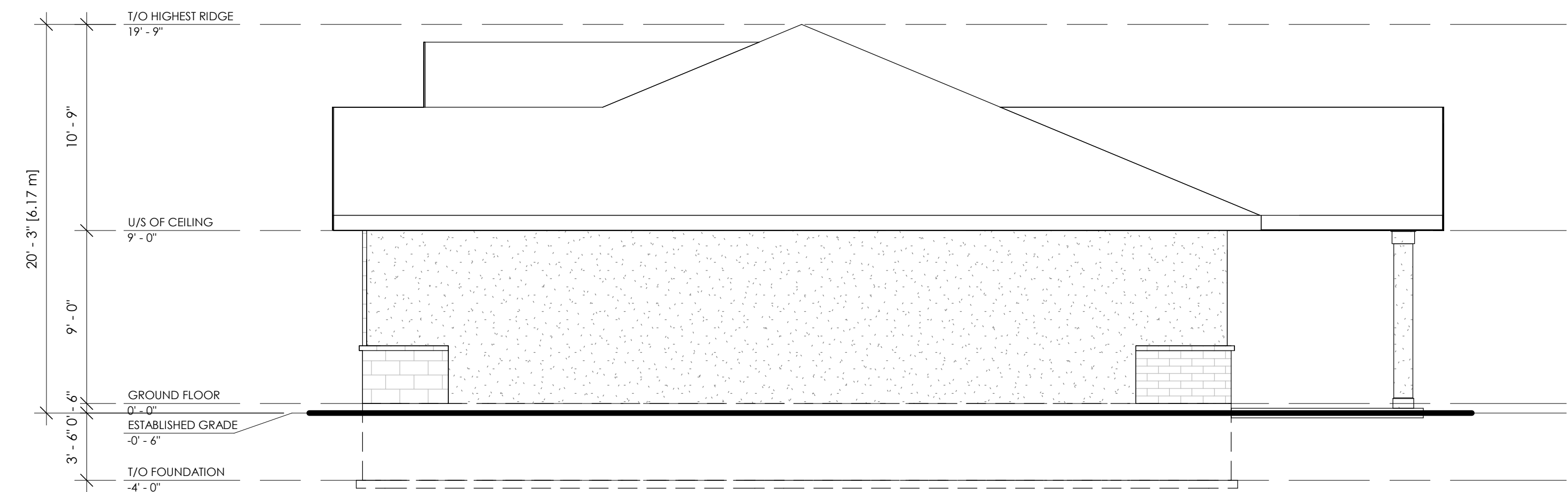
1 BLD. D - FRONT ELEV
3/16" = 1'-0"



2 BLD. D - REAR ELEV
3/16" = 1'-0"



3 BLD. D - LEFT ELEV
3/16" = 1'-0"



4 BLD. D - RIGHT ELEV
3/16" = 1'-0"

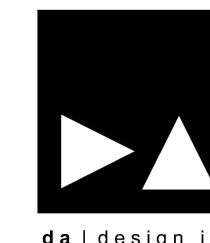
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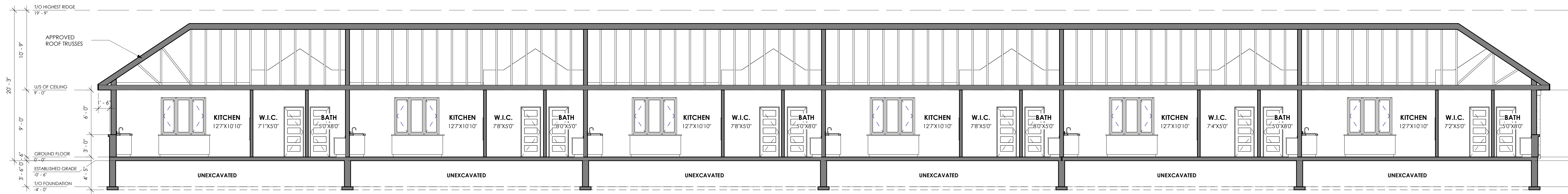


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CONSULTANT'S STAMP:	ENGINEER'S STAMP:	

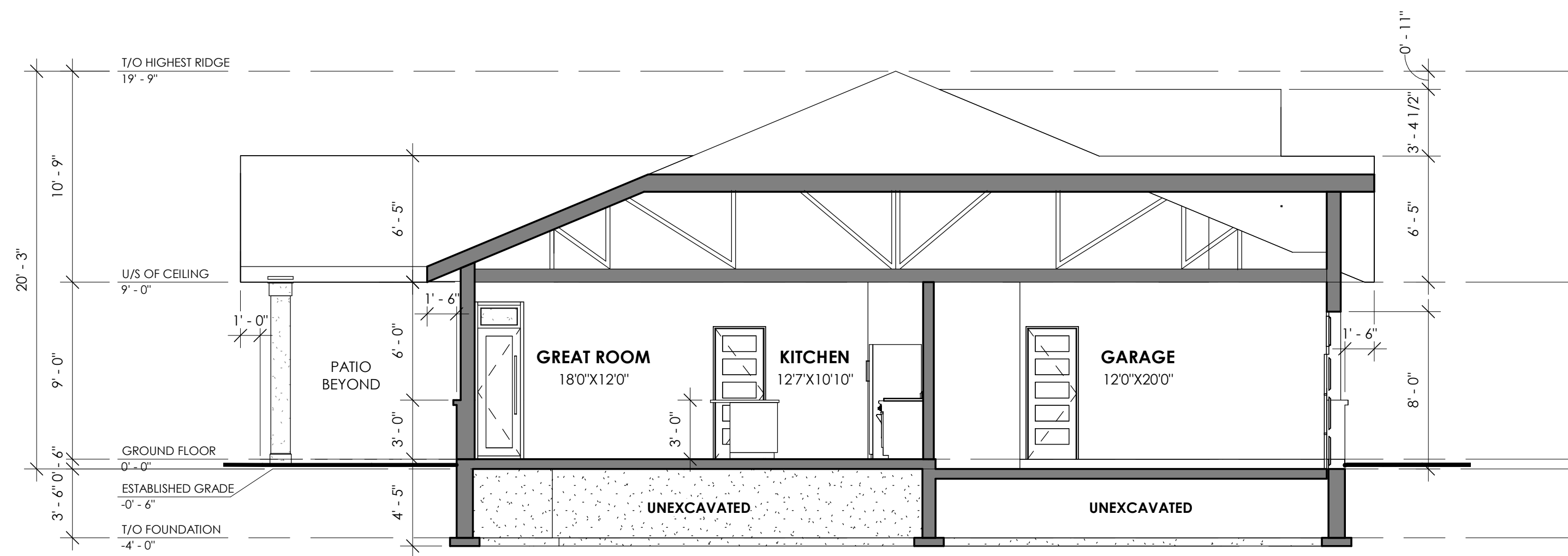
PROJECT:
THE RIDGE
196 RIDGE STREET,
WEST LORNE, ON.

PROJECT NO.
2019-03-27
DRAWN BY
Author
TITLE
**BUILDING 'D'
ELEVATIONS**

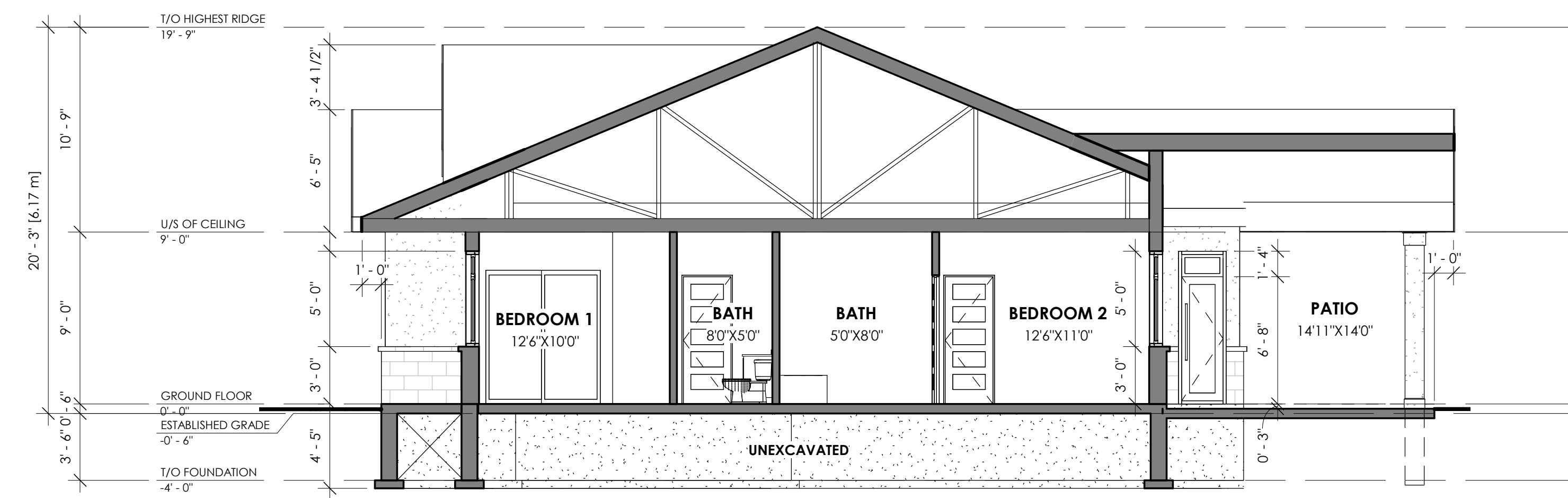
SCALE
3/16" = 1'-0"
REVIEWED BY
Checker
DRAWING NO.



1 LONGITUDINAL SECTION
3/16" = 1'-0"



2 CROSS SECTION 1
3/16" = 1'-0"



3 CROSS SECTION 2
3/16" = 1'-0"

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HVAC CONSULTANT:
ENGINEER'S STAMP:

OWNER CONTACT INFORMATION:

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196 RIDGE STREET,
WEST LORNE, ON.

PROJECT NO.: 2019-03-27
SCALE: 3/16" = 1'-0"
DRAWN BY: Author
REVIEWED BY: Checker
TITLE: BUILDING SECTIONS
DRAWING NO.:

A4.1