

SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN SHOWING
 PART OF LOT 20
 REGISTERED PLAN 132
 GEOGRAPHIC TOWNSHIP OF KING
 TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK



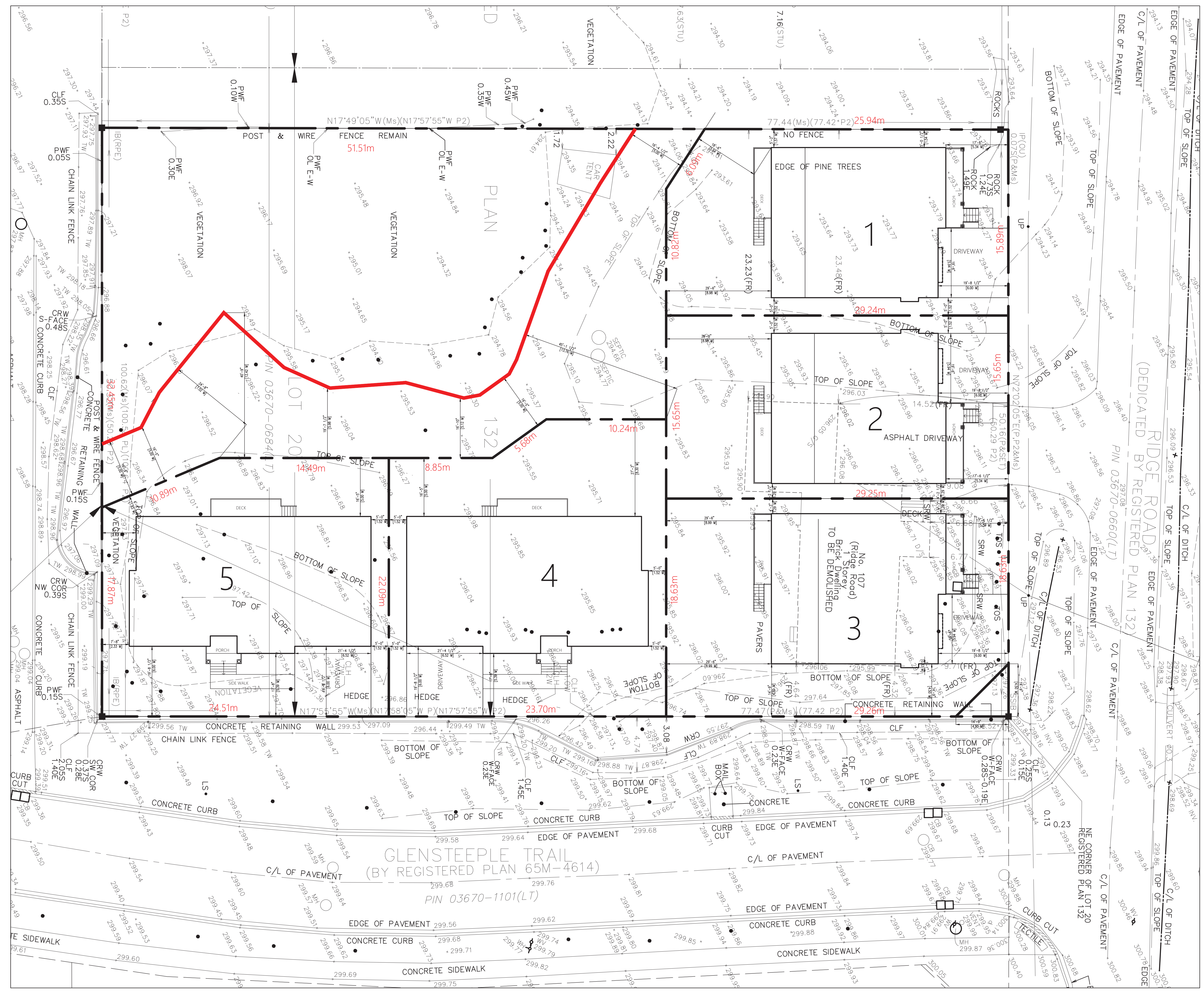
LOT AREA:

LOT 1:	456.71 sq.m.
LOT 2:	457.65 sq.m.
LOT 3:	534.86 sq.m.
LOT 4:	563.03sq.m.
LOT 5:	522.05 sq.m.

FOOTPRINT	LOT COVERAGE:	
LOT 1: 2018.33 sq.ft.	187.50 sq.m.	41.05%
LOT 2: 2018.33sq.ft.	187.50 sq.m.	40.97%
LOT 3: 2018.33 sq.ft.	187.50 sq.m.	34.97%
LOT 4: 2488.55 sq.ft.	231.19 sq.m.	41.06%
LOT 5: 2488.55 sq.ft.	231.19 sq.m.	44.28%

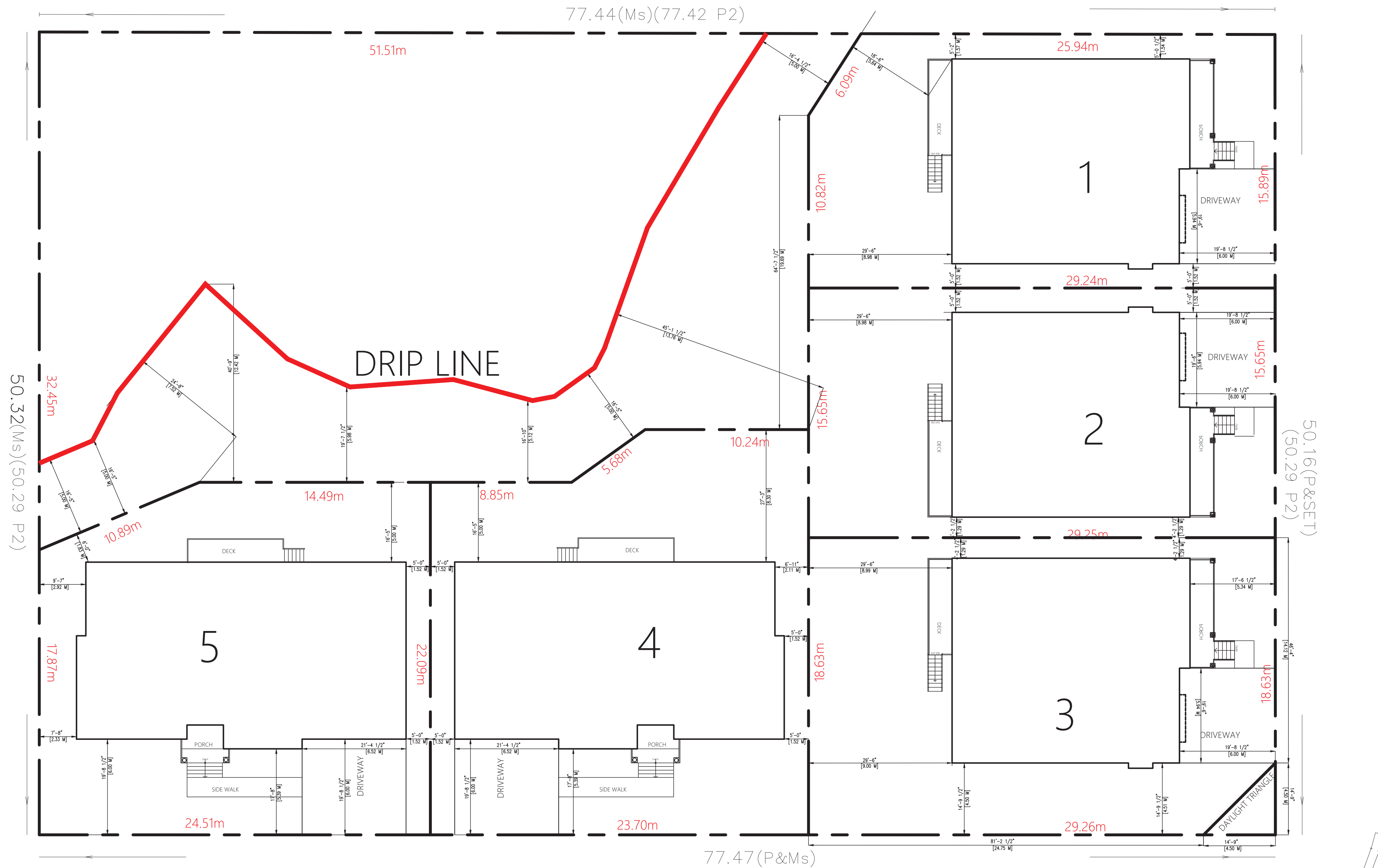
GROSS FLOOR AREA:

LOT 1: 4072.20 sq.ft.	378.32 sq.m.
LOT 2: 4072.20sq.ft.	378.32 sq.m.
LOT 3: 4072.20 sq.ft.	378.32 sq.m.
LOT 4: 4105.00 sq.ft.	381.36 sq.m.
LOT 5: 4105.00 sq.ft.	381.36 sq.m.



NO. ISSUE/REVISION DATE The contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work. Do not scale drawings.	
BATTAGLIA ARCHITECT INC. Niousha Izadi <small>1100 McNickel Ave. Unit 14, Scarborough, Ontario, M1V 6K4-490-7772</small>	
Project PROPOSED SUBDIVISION 107 RIDGE RD. AURORA, ON.	
drawing SITE PLAN	
Date MARCH / 11 / 2025 Scale 1:150 Drawn By NI Project no. 24-107 Drawing no. A1	

SURVEYOR'S REAL PROPERTY REPORT
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 PART OF LOT 20
 REGISTERED PLAN 132
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RIDGE ROAD
 (DEDICATED BY REGISTERED PLAN 132)
 PIN 03670-0660(L7)

GLENSTEEPLE TRAIL
 (BY REGISTERED PLAN 65M-4614)
 PIN 03670-1101(LT)

LOT AREA:		LOT FRONTAGE:	
LOT 1:	456.71 sq.m.	LOT 1:	15.89m.
LOT 2:	457.65 sq.m.	LOT 2:	15.65m.
LOT 3:	534.86 sq.m.	LOT 3:	18.63m. & 14.12m
LOT 4:	563.03sq.m.	LOT 4:	23.70m.
LOT 5:	522.05 sq.m.	LOT 5:	24.51m.

FOOTPRINT		LOT COVERAGE:	
LOT 1:	2018.33 sq.ft.	187.50 sq.m.	41.05%
LOT 2:	2018.33sq.ft.	187.50 sq.m.	40.97%
LOT 3:	2018.33 sq.ft.	187.50 sq.m.	34.97%
LOT 4:	2488.55 sq.ft.	231.19 sq.m.	41.06%
LOT 5:	2488.55 sq.ft.	231.19 sq.m.	44.28%

GROSS FLOOR AREA:	
LOT 1:	4072.20 sq.ft. 378.32 sq.m.
LOT 2:	4072.20sq.ft. 378.32 sq.m.
LOT 3:	4072.20 sq.ft. 378.32 sq.m.
LOT 4:	4105.00 sq.ft. 381.36 sq.m.
LOT 5:	4105.00 sq.ft. 381.36 sq.m.

LOT 5:

FRONT YARD:	
TOTAL FRONT YARD AREA:	146.99m ² . (1572.99 sq.ft.)
DRIVEWAY AREA	39.09m ² (420.77 sq.ft.) 26.74%
TOTAL LANDSCAPING AREA	107.04m ² (1152.22 sq.ft.) 73.26%
PORCH,STEPS,SIDEWALK AREA:	17.17m ² (184.81 sq.ft.) 16.04%
TOTAL SOFT LANDSCAPING AREA	89.87m ² (967.41 sq.ft.) 83.96%

SET BACKS			
	Side set back		Side set back
WEST-NORTH	1.52m	WEST-SOUTH	2.92m
EAST-NORTH	1.52m	EAST-SOUTH	2.33m

LOT 4:

FRONT YARD:	
TOTAL FRONT YARD AREA:	141.25m ² . (1520.44 sq.ft.)
DRIVEWAY AREA	39.09m ² (420.77 sq.ft.) 27.67%
TOTAL LANDSCAPING AREA	102.16m ² (1099.67 sq.ft.) 72.33%
PORCH,STEPS,SIDEWALK AREA:	17.17m ² (184.81 sq.ft.) 16.80%
TOTAL SOFT LANDSCAPING AREA	84.99m ² (914.86 sq.ft.) 83.20%

SET BACKS			
	Side set back		Side set back
WEST-NORTH	2.11m	WEST-SOUTH	1.52m
EAST-NORTH	1.52m	EAST-SOUTH	1.52m

LOT 3:

FRONT YARD:	
TOTAL FRONT YARD AREA:	96.27m ² . (1036.34 sq.ft.)
DRIVEWAY AREA	35.70m ² (384.30 sq.ft.) 37.08%
TOTAL LANDSCAPING AREA	60.57m ² (652.04 sq.ft.) 62.92%
PORCH,STEPS,SIDEWALK AREA:	14.79m ² (159.29 sq.ft.) 24.43%
TOTAL SOFT LANDSCAPING AREA	45.77m ² (492.75 sq.ft.) 75.57%

SET BACKS			
	Side set back		Side set back
WEST-NORTH	1.29m	WEST-SOUTH	1.29m
EAST-NORTH	4.51m	EAST-SOUTH	4.50m

LOT 2:

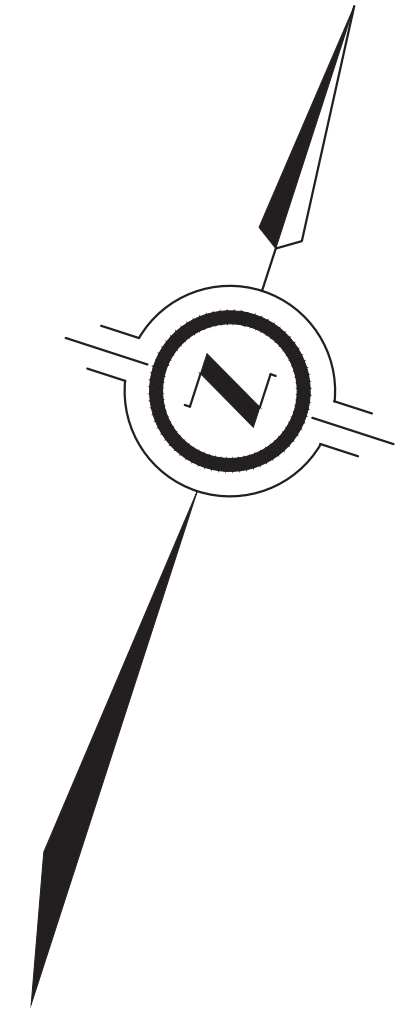
FRONT YARD:	
TOTAL FRONT YARD AREA:	88.34m ² . (950.99 sq.ft.)
DRIVEWAY AREA	35.67m ² (383.95 sq.ft.) 40.37%
TOTAL LANDSCAPING AREA	52.68m ² (567.04 sq.ft.) 59.63%
PORCH,STEPS,SIDEWALK AREA:	14.79m ² (159.29 sq.ft.) 28.09%
TOTAL SOFT LANDSCAPING AREA	37.88m ² (407.75 sq.ft.) 71.91%

SET BACKS			
	Side set back		Side set back
WEST-NORTH	1.52m	WEST-SOUTH	1.52m
EAST-NORTH	1.29m	EAST-SOUTH	1.29m

LOT 1:

FRONT YARD:	
TOTAL FRONT YARD AREA:	92.54m ² . (996.09 sq.ft.)
DRIVEWAY AREA	35.63m ² (383.61 sq.ft.) 38.51%
TOTAL LANDSCAPING AREA	56.90m ² (612.48 sq.ft.) 61.49%
PORCH,STEPS,SIDEWALK AREA:	14.79m ² (159.29 sq.ft.) 26.00%
TOTAL SOFT LANDSCAPING AREA	42.10m ² (453.19 sq.ft.) 74.00%

SET BACKS			
	Side set back		Side set back
WEST-NORTH	1.54m	WEST-SOUTH	1.57m
EAST-NORTH	1.52m	EAST-SOUTH	1.52m



NO.	ISSUE/REVISION	DATE

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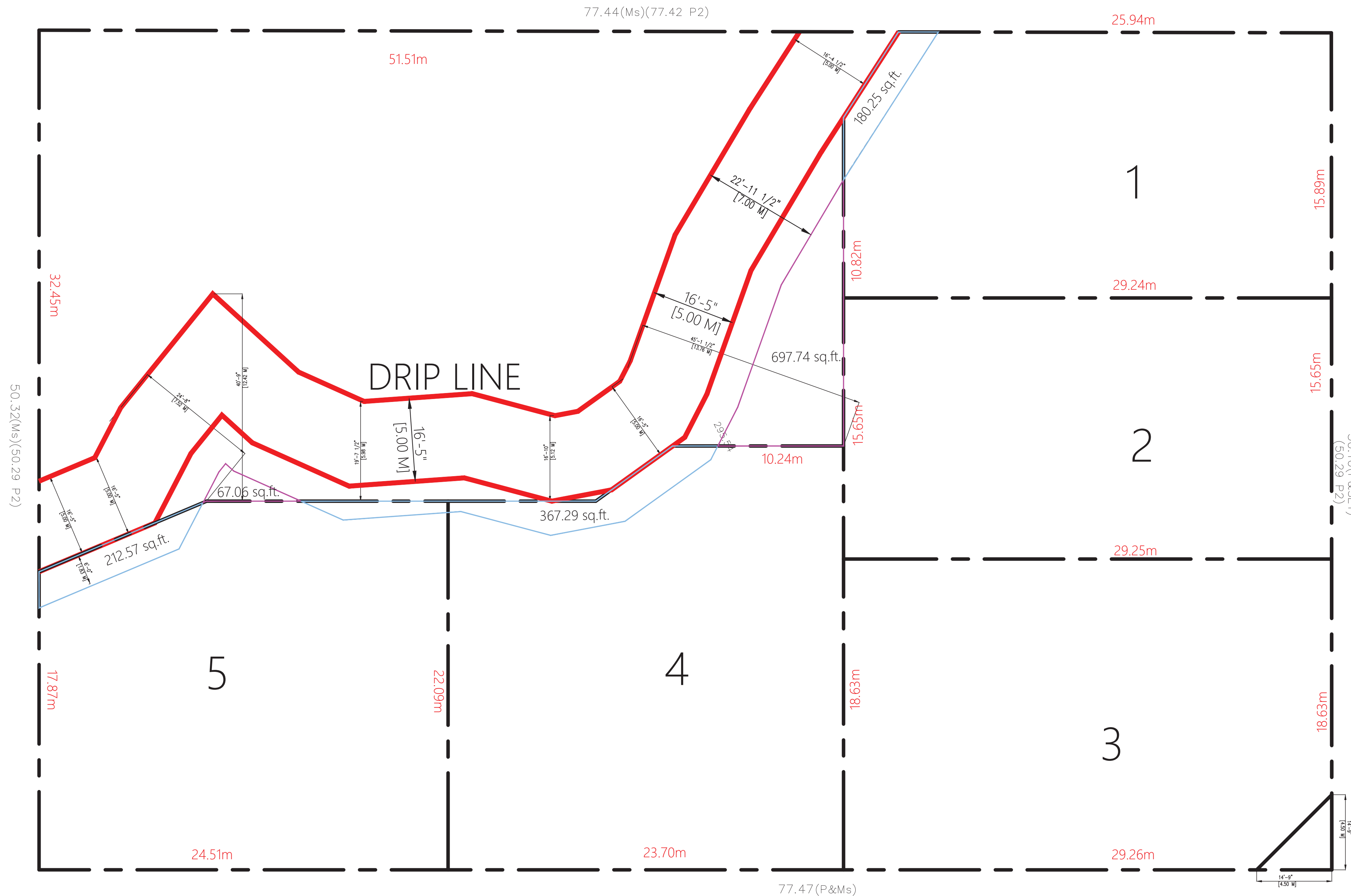
BATTAGLIA ARCHITECT INC.
 Niousha Izadi
 1851 McLeod Ave. Unit 503 Scarborough, Ontario M1V 0L8 416-482-7772

Project: **PROPOSED SUBDIVISION 107 RIDGE RD. AURORA, ON.**

drawing: **CONCEPT PLAN**

Date: **MARCH / 11 / 2025**
 Scale: **1:150**
 Drawn By: **NI**
 Project No: **24-107**
 Drawing No: **A2**

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 GEOGRAPHIC TOWNSHIP OF KING
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 REGIONAL MUNICIPALITY OF YORK



RIDGE ROAD
 (DEDICATED BY REGISTERED PLAN 132)
 P/N 03670-0660(LT)

GLENSTEEPLE TRAIL
 (BY REGISTERED PLAN 65M-4614)
 PIN 03670-1101(LT)

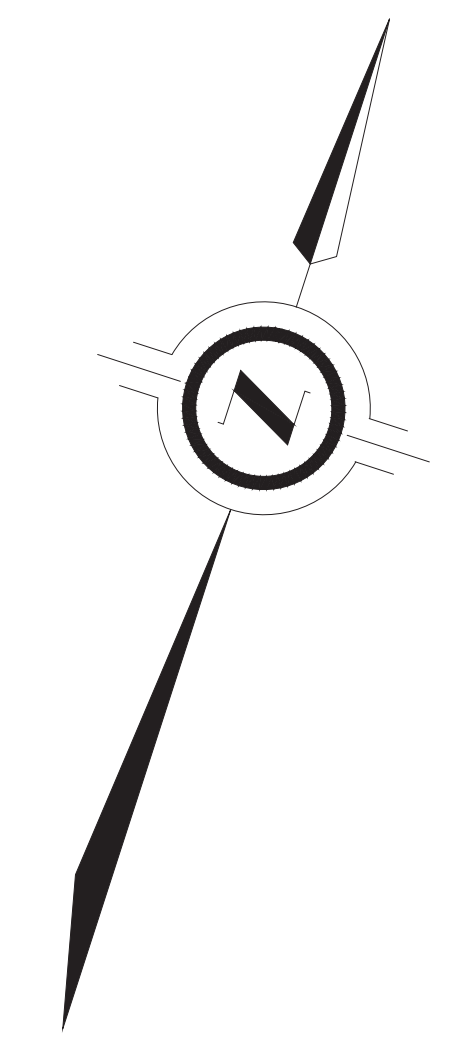
LOT AREA:

- LOT 1: 456.71 sq.m.
- LOT 2: 457.65 sq.m.
- LOT 3: 534.86 sq.m.
- LOT 4: 563.03sq.m.
- LOT 5: 522.05 sq.m.

ENCROACHMENT TO 7 METER BUFFER:
 760.11 sq.ft. 70.61 sq.m.

SET BACK MORE THAN 7 METER:
 764.80sq.ft. 71.05sq.m.

5 Meter Width Buffer
 From Drip Line



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BATTAGLIA ARCHITECT INC. Niousha Izadi <small>1050 McNicoll Ave. Unit 14, Scarborough, Ontario, M1V 4K1-490-7772</small>		
Project PROPOSED SUBDIVISION 107 RIDGE RD. AURORA, ON.		
drawing BUFFER ENCROACHMENT CALCULATION		
Date MARCH / 11 / 2025		Scale 1:150
Drawn By NI		Project no. 24-107
Drawing no. A3		