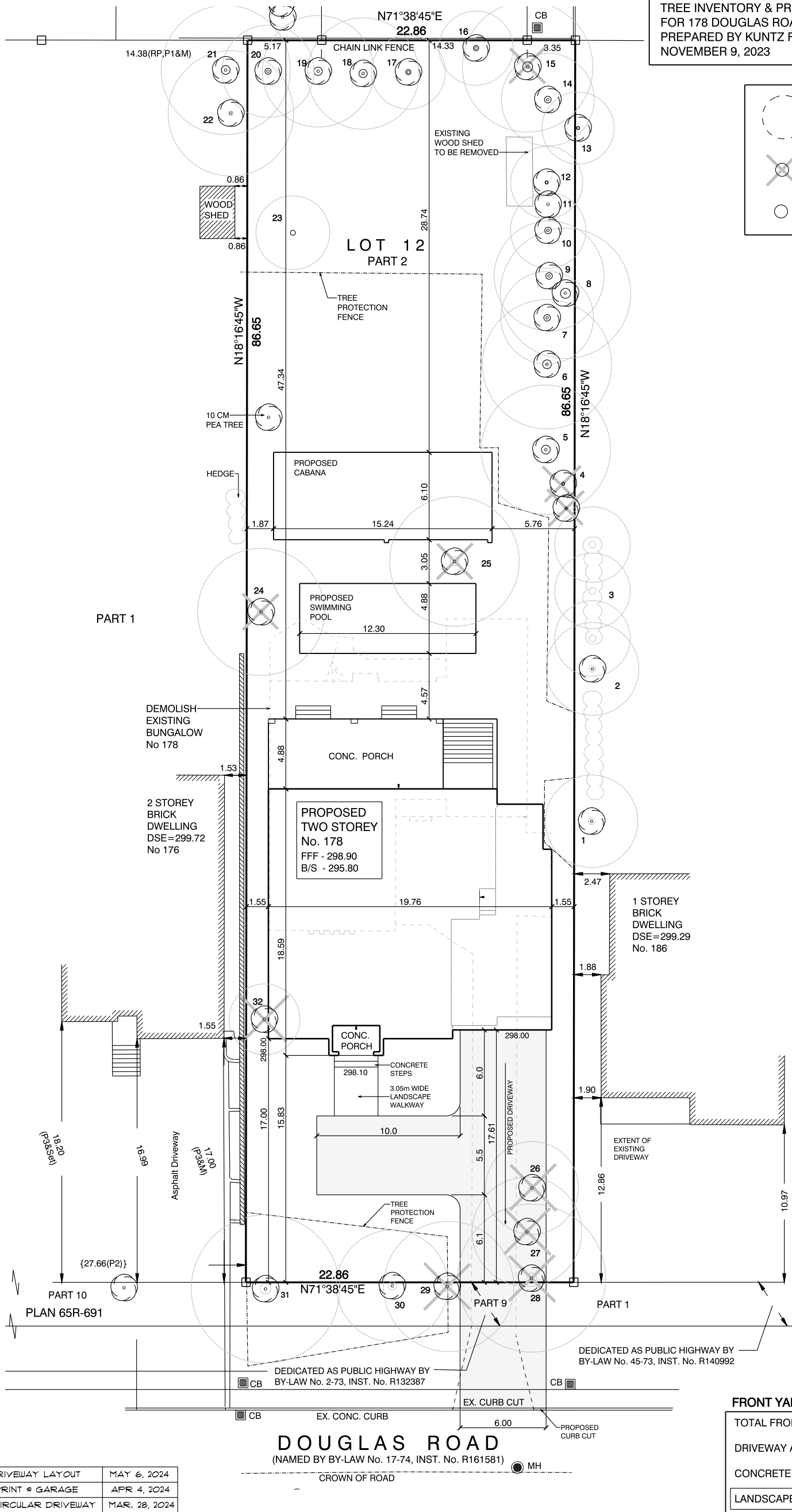
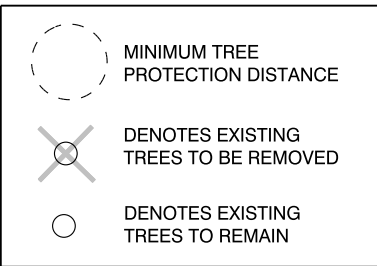


TREE INVENTORY & PRESERVATION PLAN REPORT
FOR 178 DOUGLAS ROAD, RICHMOND HILL, ON.
PREPARED BY KUNTZ FORESTRY CONSULTING INC.
NOVEMBER 9, 2023



FRONT YARD LANDSCAPE AREA

TOTAL FRONT YARD	389.30 m2 (100%)
DRIVEWAY AREA	161.02 m2 (41.4%)
CONCRETE STEPS	2.48 m2 (0.6%)
LANDSCAPE AREA	228.28 m2 (58.6%)

REVISION 3	REVISED DRIVEWAY LAYOUT	MAY 6, 2024
REVISION 2	REV. FOOTPRINT @ GARAGE	APR 4, 2024
REVISION 1	REMOVED CIRCULAR DRIVEWAY	MAR. 28, 2024

BCIN INFORMATION

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless design is exempt under subsections 3.2.4. and 3.2.5. of Division C of the Ontario Building Code.

Dean Ruffolo 23640
NAME SIGNATURE BCIN

REGISTRATION INFORMATION

Required unless design is exempt under subsections 3.2.4. and 3.2.5. of Division C of the Ontario Building Code.

Dero Building Designs Consultants Inc. 28051
FIRM NAME BCIN

This Certification is NOT valid unless accompanied by an original signature.

TOTAL LOT AREA 1980.50 m2

SITE STATISTICS (HOUSE)

MAXIMUM COVERAGE	396.10 m2 (20.0%)
PROPOSED COVERAGE	331.20 m2 (16.7%)
MAX. ROOF HEIGHT WITH 1.5m SIDE YARD SETBACK	3.66 m (12'-0")
MAX. ROOF HEIGHT	10.67 m (35'-0")
PROPOSED ROOF HEIGHT	9.68 m (31'-9")

SITE STATISTICS (CABANA)

MAXIMUM COVERAGE	99.03 m2 (5.0%)
PROPOSED COVERAGE	92.96 m2 (4.69%)
MAX. ROOF HEIGHT	3.60 m (11'-8")
PROPOSED ROOF HEIGHT	4.42 m (14'-6")
MAXIMUM WALL HEIGHT	2.44 m (8'-0")
PROPOSED WALL HEIGHT	2.94 m (9'-8")

NORTH



SITE PLAN SHOWING
PROPOSED TWO STOREY
PART OF LOT 12 ON PART 2
178 DOUGLAS ROAD
RICHMOND HILL, ON.

RP No. 65R - 36266

MR. & MRS. RON FISICO

DERO
BUILDING
DESIGNS

20 Wertheim Crt. U13
Richmond Hill, Ontario
L4B 3A8
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F 905 889 8435
info@derodesigns.com
www.derodesigns.com

DATE : SEPT 26, 2023 SCALE : 1:300

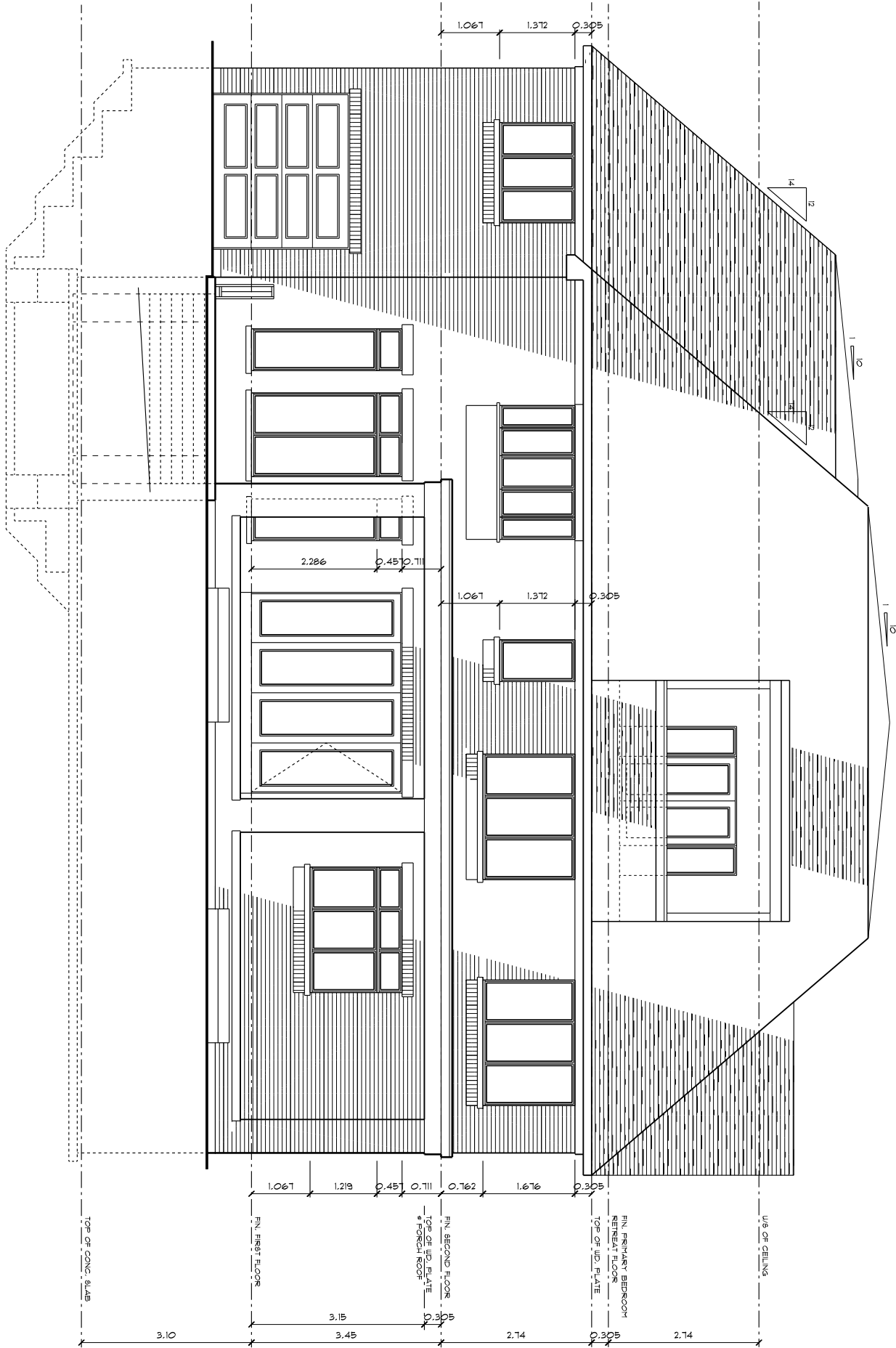
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PLAN ARE IN METERS AND MAY BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

SP1

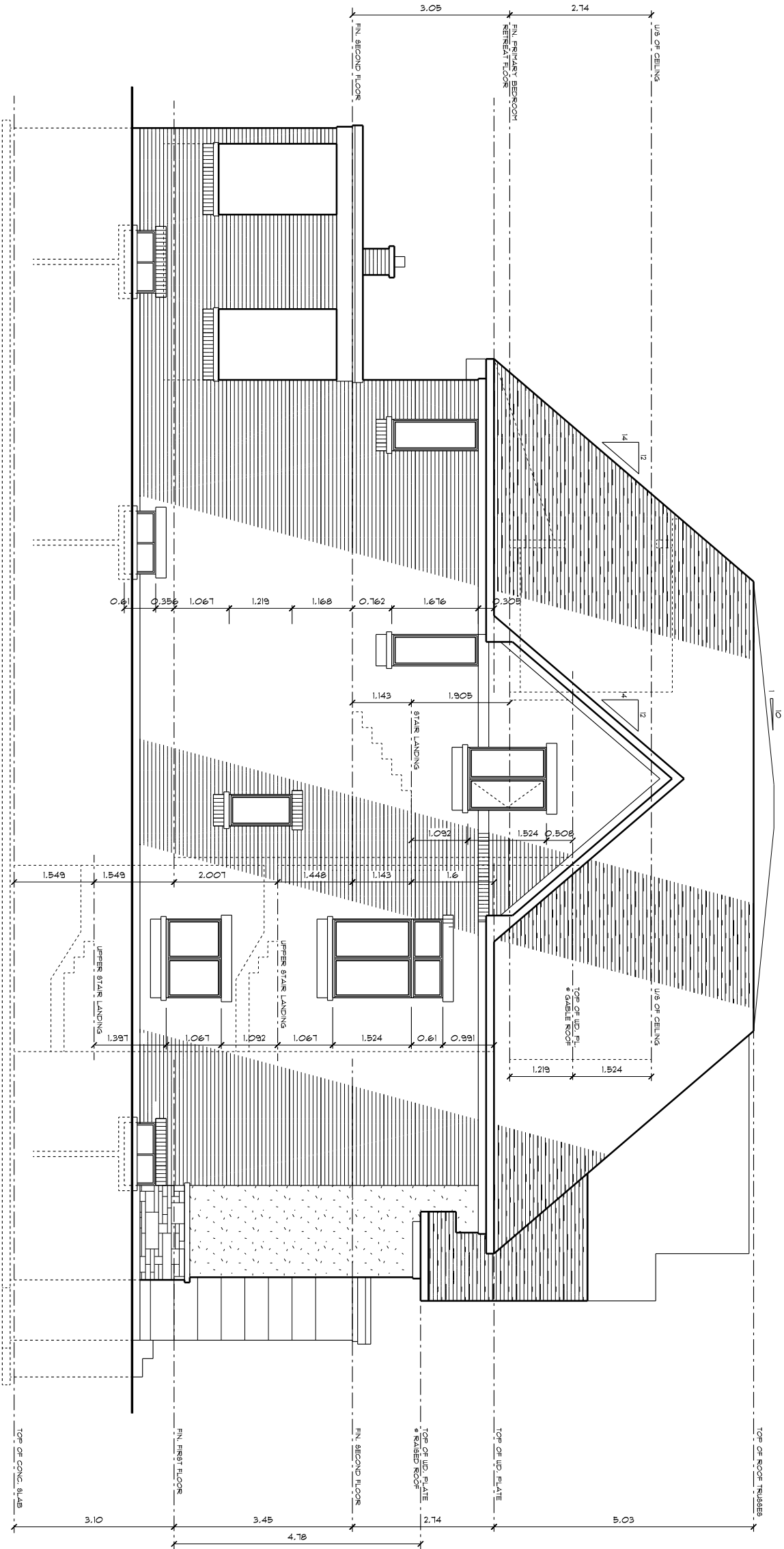


NOTES	BCIN INFORMATION		SHEET TITLE	DATE	DERO BUILDING DESIGNS 20 WERTHEIM CT. UNIT 13 RICHMOND HILL, ON. L4B 3A8 T (905) 889-8434 F (905) 889-8435 info@derodesigns.com www.derodesigns.com
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			PROPOSED TWO STOREY FOR RONDEV HOMES	SCALE 1:100	
			178 DOUGLAS ROAD RICHMOND HILL, ON.	DRAWN BY D.R.	
				PROJ. NO.	
	SIGNATURE	This Certification is NOT valid unless accompanied by an original signature.		DWG No.	A5

REAR (NORTH) ELEVATION



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			178 DOUGLAS ROAD RICHMOND HILL, ON.	DRAWN BY D.R.	
				PROJ. NO.	
	SIGNATURE			DWG No. A6	

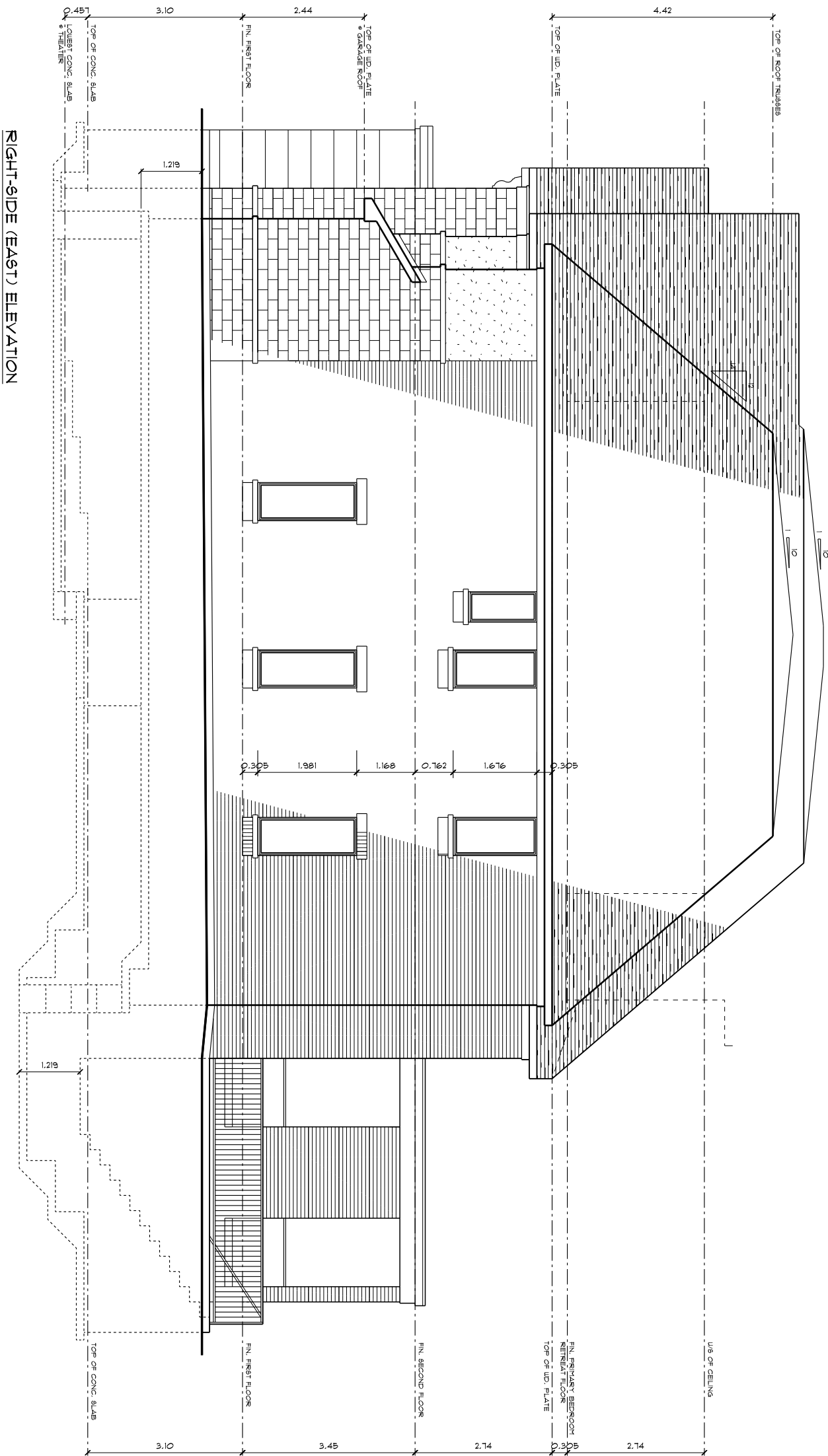


LEFT-SIDE (WEST) ELEVATION
BUILDING FACE AREA - 187.9 SQ. FT.
UNPROTECTED OPENING AREA - 103.0 SQ. FT. (7.4%)
NOTE - LIFTING DISTANCE CALCULATED USING GLASS AREA ONLY.

NOTES	BCIN INFORMATION			SHEET TITLE	DATE	 20 WERTHEIM CT. UNIT 13 RICHMOND HILL, ON. L4B 3A8 T (905) 889-8434 F (905) 889-8435 info@derodesigns.com www.derodesigns.com	
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	DEAN RUFFOLO NAME	23640 BCIN	DERO BUILDING DESIGNS CONSULTANTS INC. FIRM NAME		28051 BCIN		PROJ. NO.
	SIGNATURE		This Certification is NOT valid unless accompanied by an original signature.		DWG No. A7		

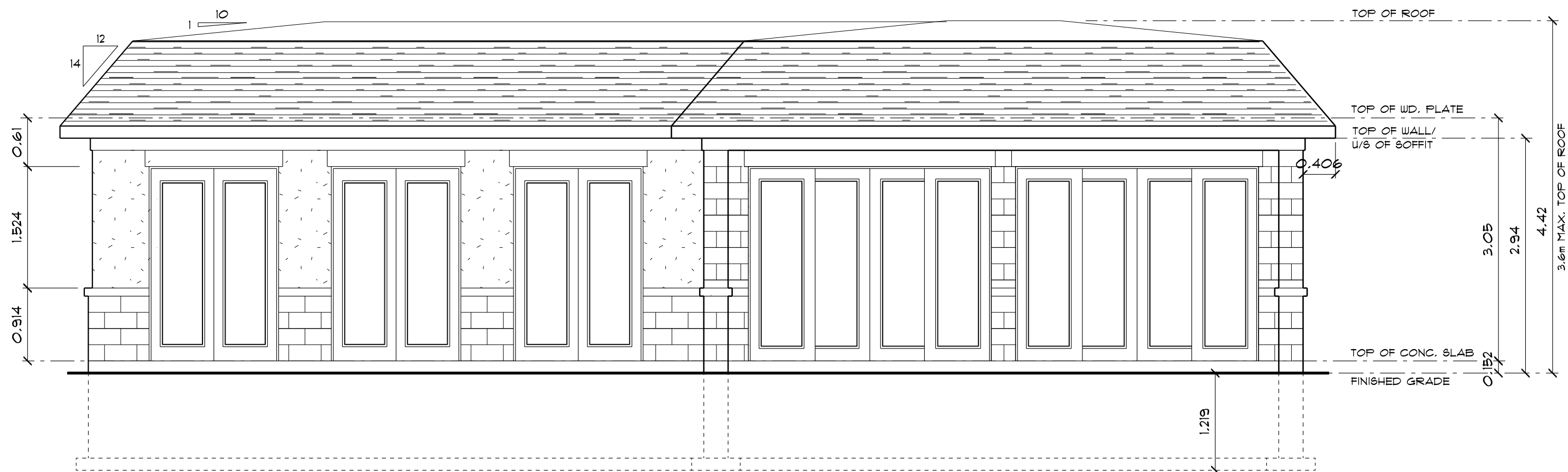


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RIGHT-SIDE (EAST) ELEVATION

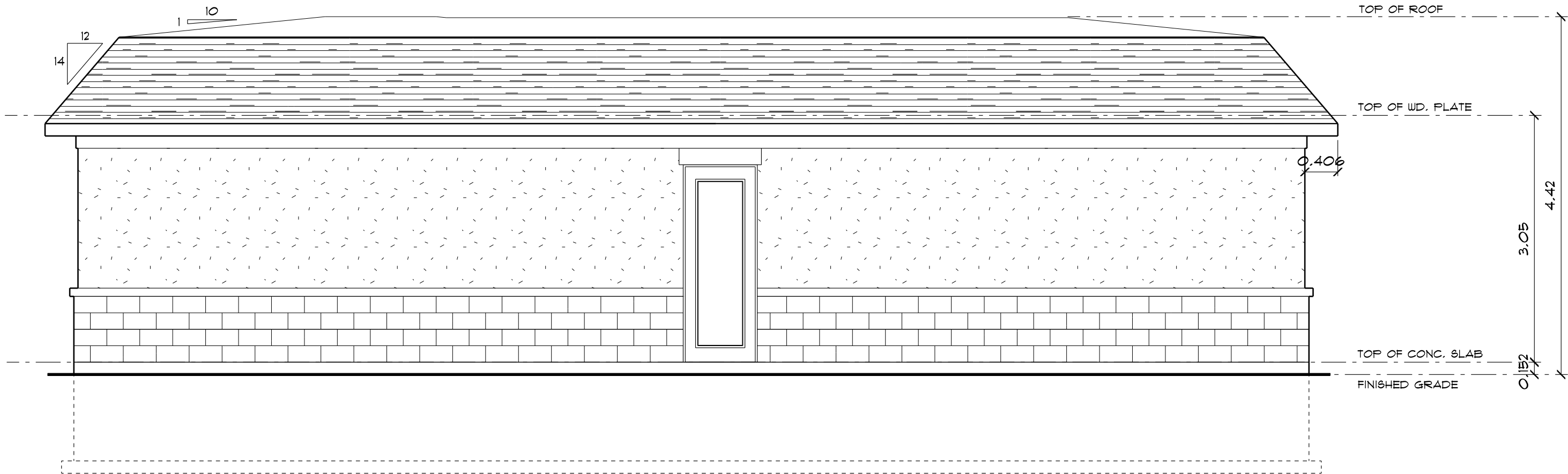
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				SCALE	
				1:100	
				DRAWN BY	
	SIGNATURE	This Certification is NOT valid unless accompanied by an original signature.	PROPOSED TWO STOREY FOR RONDEV HOMES 178 DOUGLAS ROAD RICHMOND HILL, ON.	D.R.	
				PROJ. NO.	
				DWG No.	
				A8	



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		PROPOSED CABANA FOR RONDEV HOMES 178 DOUGLAS ROAD RICHMOND HILL, ON.	SCALE 1:50
			DRAWN BY D.R.
			PROJ. NO.
		DWG No. A3	

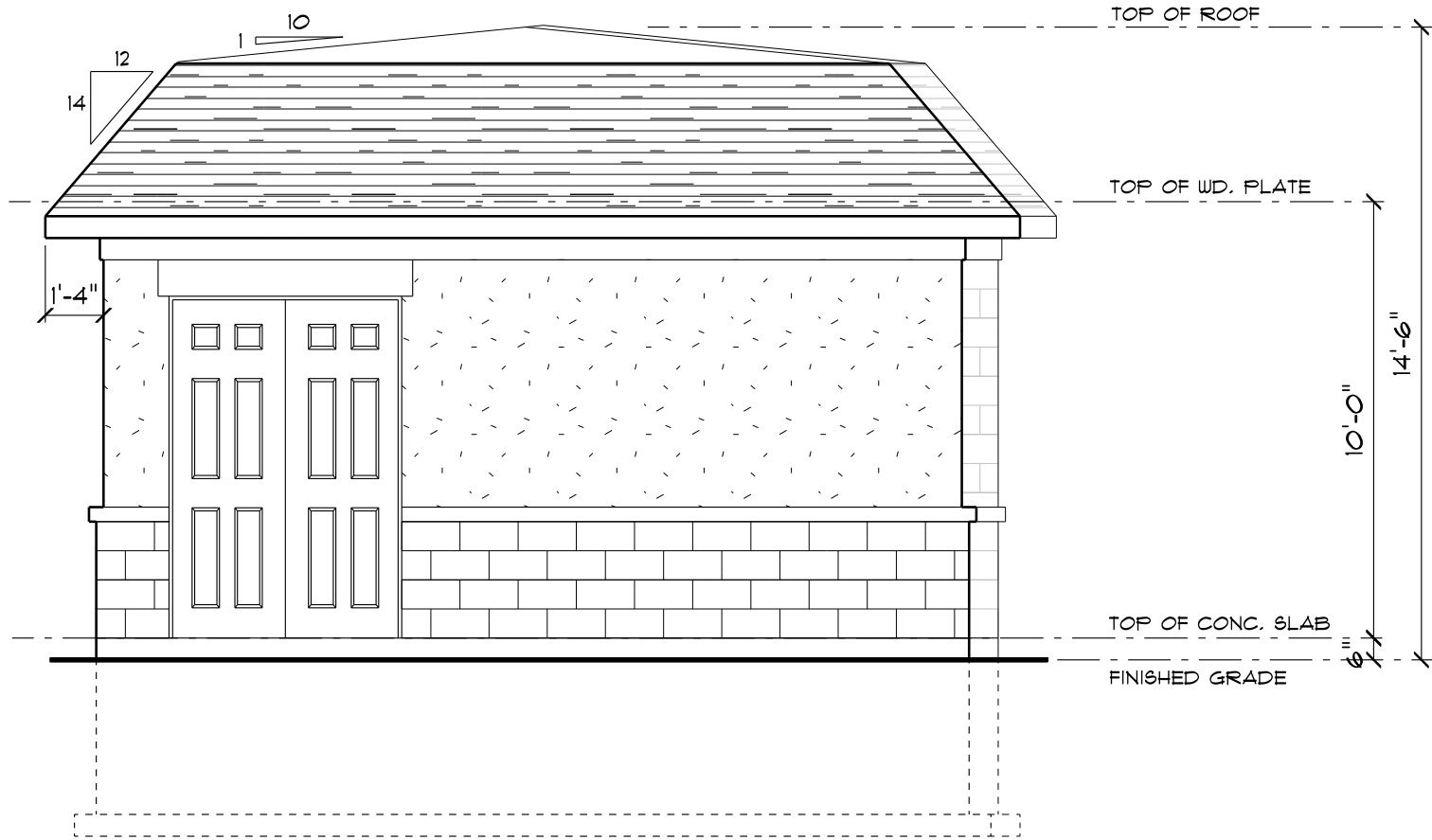


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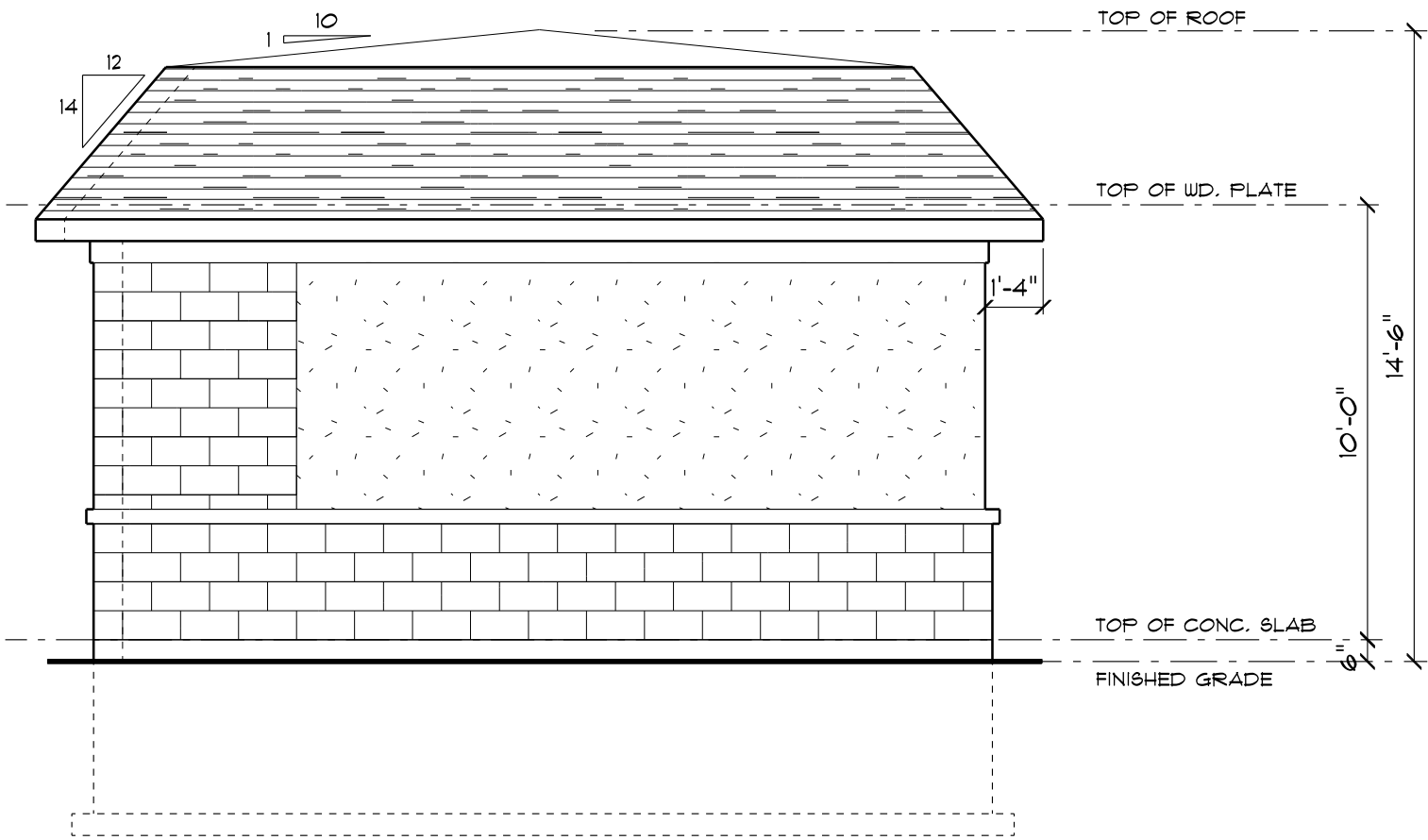
REAR (NORTH) ELEVATION

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			DRAWN BY D.R.	
			PROJ. NO.	
			DWG No. A4	



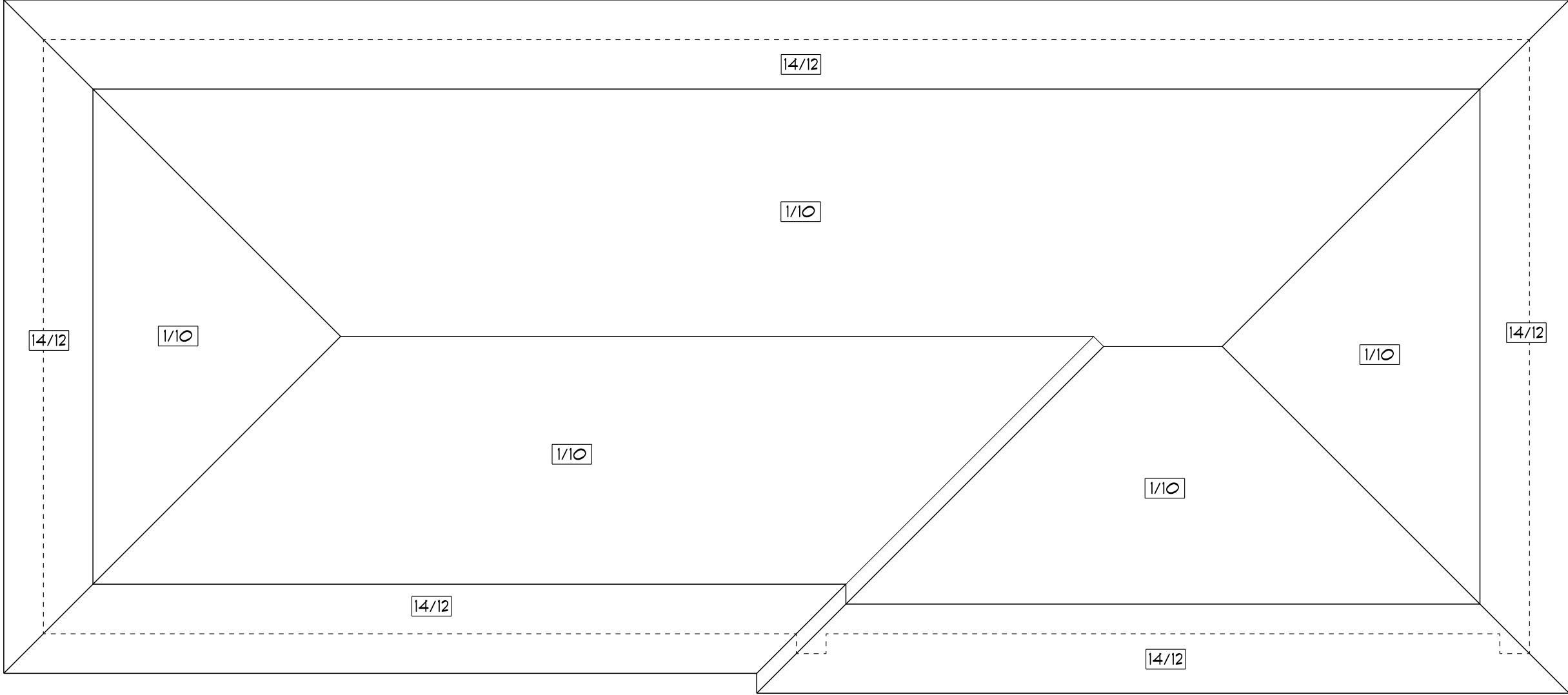
LEFT-SIDE (WEST) ELEVATION

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			PROPOSED CABANA FOR RONDEV HOMES 178 DOUGLAS ROAD RICHMOND HILL, ON.	SCALE 1:50		DRAWN BY D.R.
						PROJ. NO.
						DWG No. A5



RIGHT-SIDE (EAST) ELEVATION

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			SCALE	1:50	
			DRAWN BY	D.R.	
			PROJ. NO.		
			PROPOSED CABANA FOR RONDEV HOMES 178 DOUGLAS ROAD RICHMOND HILL, ON.	DWG No. A6	



ROOF PLAN

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			PROPOSED CABANA FOR RONDEV HOMES 178 DOUGLAS ROAD RICHMOND HILL, ON.	SCALE 1:50	
				DRAWN BY D.R.	
				PROJ. NO.	
				DWG No. A7	