

HIGHLAND ROAD
P.I.N. 24814 - 0092(LT)

CAROLYN DRIVE
P.I.N. 24814 - 0079(LT)

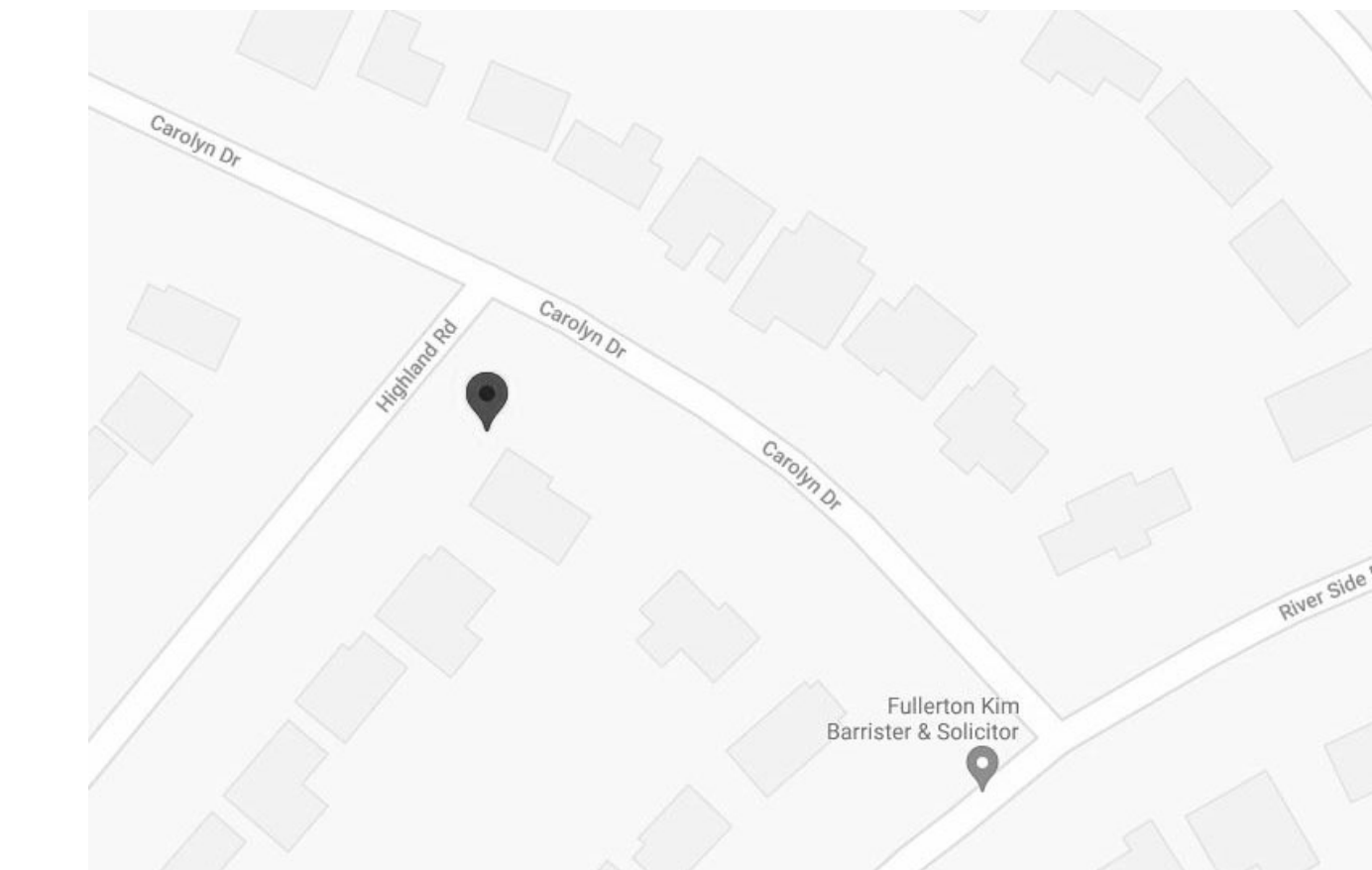
LOT 157
P.I.N. 24814 - 0135(LT)

P.I.N. 24814 - 0081

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE AND CIVIL PLANS

SITE STATISTICS - 258 CAROLYN DR

ZONING - RL3-0
 LOT AREA - 558.64 SM
 LOT COVERAGE
 PROPOSED - 30.5% (170.5 SM)
 ALLOWED - 35.0% (195.5 SM)
 RESIDENTIAL FLOOR AREA
 PROPOSED - 41.98% (234.5 SM)
 ALLOWED - 42.0% (234.6 SM)
 GARAGE AREA
 PROPOSED - 45 SM
 ALLOWED - 45 SM
 BUILDING HEIGHT (TO PEAK)
 PROPOSED 9M
 ALLOWD 9M
 ESTABLISHED GRADE - 89.95



KEY PLAN (NTS)

INFORMATION TAKEN FROM:
 PLAN OF SURVEY OF
 PART OF LOTS 156 AND 157
 REGISTERED PLAN 347
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

CUNNINGHAM McCONNELL LIMITED
 ONTARIO LAND SURVEYORS
 1200 SPEERS ROAD, UNIT 38
 OAKVILLE, ONTARIO L6L 2X4
 PHONE (905) 845-3497
 FAX (905) 845-3519

205 MAIN STREET
 MILTON, ONTARIO L9T 1N7
 PHONE (905) 878-7810
 FAX (905) 878-6672

PARTY CHIEF: S.M.
 DRAWN BY: R.D.M.
 O.L.S. FILE N° 135-16UTM
 PLAN N° 135-16-3

SITE AREA = 558.64 SM
 BUILDING AREA = 170.5 SM
 COVERAGE = 170.5/558.64 = 30.5%

Residential Floor Area	
Area	Name
120.5 m ²	Main Floor
114.0 m ²	2ND FLOOR
234.5 m ²	

AREAS		
Name	Area (SQ FT)	Area (SQ M)
BASEMENT	1289.2 ft ²	119.8 m ²
Main Floor	1297.2 ft ²	120.5 m ²
GARAGE AREA	484.5 ft ²	45.0 m ²
DRIVEWAY	615.8 ft ²	57.2 m ²
AT GRADE PATIO	216.0 ft ²	20.1 m ²
Landscape	3346.3 ft ²	310.9 m ²
PORCH	53.4 ft ²	5.0 m ²
2ND FLOOR	1226.6 ft ²	114.0 m ²

The undersigned has reviewed and takes responsibility for design work described in this document, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached document.

Noel Chen
 Name Signature (Required) 28272
 INDIVIDUAL BCIN

New Construction Designs Inc.
 Firm Name 103960
 Firm BCIN

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK. ALL DRAWINGS MAY BE TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

THE CONTRACTOR SHALL COMPLETE ALL WORKS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND OTHER APPLICABLE CODES.

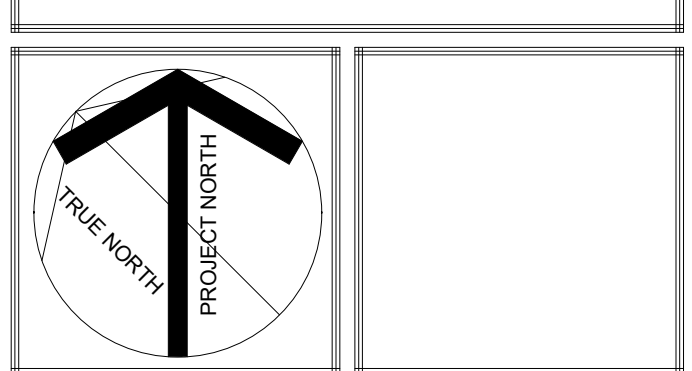
DRAWING SETS ISSUED	No.	DATE (DD, MM, YY)	BY
For SPA	1	30.05.2021	NC
	2	29.04.2021	NC

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

O.B.C. TABLE 3.1.1.2.A (iP)
 Space Heating Equipment with AFUE ≥92%

COMPONENT	COMPLIANCE PACKAGE 'A'
CEILING WITH ATTIC SPACE MINIMUM R' VALUE	60
CEILING WITHOUT ATTIC SPACE MINIMUM R' VALUE	31
EXPOSED FLOOR MINIMUM R' VALUE	31
WALLS ABOVE GRADE MINIMUM R' VALUE	22
BASEMENT WALLS MINIMUM R' VALUE	20
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE MINIMUM R' VALUE	-
EDGE OF BELOW GRADE SLAB * 600mm BELOW GRADE MINIMUM R' VALUE	10
HEATED SLAB OR SLAB * 600mm BELOW GRADE MINIMUM R' VALUE	10
WINDOWS AND SLIDING GLASS DOORS MAXIMUM U-VALUE	28
SKYLIGHTS MAXIMUM U-VALUE	49
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
HRV MINIMUM EFFICIENCY	75%
DOMESTIC HOT WATER HEATER MINIMUM EF	0.8

NC DESIGNS
 New Construction Designs Inc.
 BURLINGTON, ON
 NEWCONSTRUCTIONDESIGNS@GMAIL.COM
 P 905.592.3786



NEW SINGLE FAMILIY HOME FOR
 Jelena Zivanovic
 PROPOSED HOME
 258 Carolyn Dr., Oakville

DRAWING SHEET TITLE:
 Proposed Site

DRAWING SCALE: 1:100
 PROJECT NUMBER: 21-005

DRAWING SHEET NUMBER:
 ASP -001