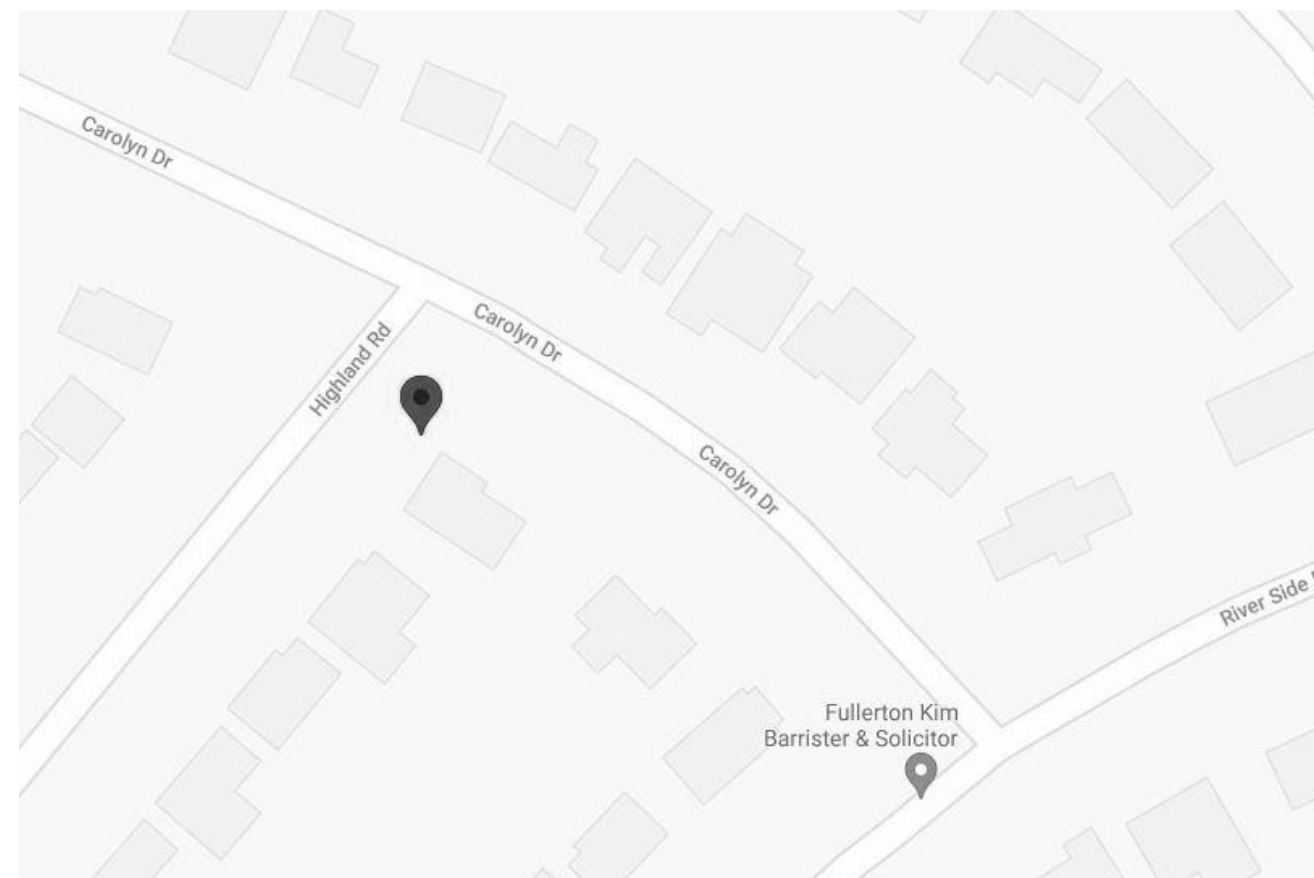


**SITE STATISTICS - 258 CAROLYN DR**

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  
 ALLOWED 9M  
 ESTABLISHED GRADE - 89.95



**KEY PLAN (NTS)**

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 28272  
 INDIVIDUAL BCIN

New Construction Designs Inc. 103960  
 Firm Name 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
SPA REVISIONS	2	14.09.2021	NC
RE-ISSUED FOR SPA	3	12.10.2021	NC

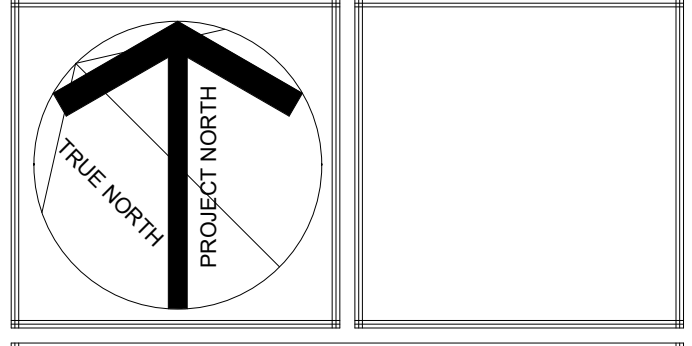
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

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



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

Residential Floor Area	
Area	Name
120.8 m <sup>2</sup>	Main Floor
113.7 m <sup>2</sup>	2ND FLOOR
234.5 m <sup>2</sup>	

**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

AREAS		
Name	Area (SQ FT)	Area (SQ M)
BASEMENT	1295.2 ft <sup>2</sup>	120.3 m <sup>2</sup>
Main Floor	1299.9 ft <sup>2</sup>	120.8 m <sup>2</sup>
GARAGE AREA	483.3 ft <sup>2</sup>	44.9 m <sup>2</sup>
DRIVEWAY	615.8 ft <sup>2</sup>	57.2 m <sup>2</sup>
AT GRADE PATIO	236.2 ft <sup>2</sup>	21.9 m <sup>2</sup>
Landscape	3325.1 ft <sup>2</sup>	308.9 m <sup>2</sup>
PORCH	52.8 ft <sup>2</sup>	4.9 m <sup>2</sup>
2ND FLOOR	1224.0 ft <sup>2</sup>	113.7 m <sup>2</sup>

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

**NEW SINGLE FAMLIY 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

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