



LOCATION MAP

DD DRAWING LIST	
NO.	NAME
A 0.00	COVER + STATISTICS
A 1.31	SITE PLAN (ROOF VIEW)
A 1.50	SIDE EXTERIOR (WEST) ELEVATION
A 2.10	FLOOR PLANS
A 2.11	FLOOR PLANS
A 2.20	UNIT PLANS - UNIT TYPE A
A 2.21	UNIT PLANS - UNIT TYPE B
A 2.22	UNIT PLANS - UNIT TYPE C
A 2.23	UNIT PLANS - UNIT TYPE D
A 2.24	UNIT PLANS - UNIT TYPE E

LOT COVERAGE		
Name	AREA (m2)	AREA (ft2)
LOT COVERAGE	910.36 m²	9,799 ft²

UNIT AREA BREAKDOWN		
UNIT TYPE	AREA (m2)	AREA (ft2)
UNIT 1A	105.49 m²	1,135 ft²
UNIT 1B	138.80 m²	1,494 ft²
UNIT 2A	113.82 m²	1,225 ft²
UNIT 2B	138.77 m²	1,494 ft²
UNIT 3A	113.82 m²	1,225 ft²
UNIT 3B	138.77 m²	1,494 ft²
UNIT 4A	111.20 m²	1,197 ft²
UNIT 4B	136.15 m²	1,465 ft²
UNIT 5A	111.20 m²	1,197 ft²
UNIT 5B	136.15 m²	1,465 ft²
UNIT 6A	114.23 m²	1,230 ft²
UNIT 6B	138.80 m²	1,494 ft²
UNIT 7A	114.23 m²	1,230 ft²
UNIT 7B	138.80 m²	1,494 ft²
UNIT 8A	111.20 m²	1,197 ft²
UNIT 8B	136.15 m²	1,465 ft²
UNIT 9A	111.20 m²	1,197 ft²
UNIT 9B	136.15 m²	1,465 ft²
UNIT 10A	113.82 m²	1,225 ft²
UNIT 10B	138.77 m²	1,494 ft²
UNIT 11A	113.82 m²	1,225 ft²
UNIT 11B	138.77 m²	1,494 ft²
UNIT 12A	105.49 m²	1,135 ft²
UNIT 12B	138.80 m²	1,494 ft²
WATER METER ROOM	8.74 m²	94 ft²
TOTAL UNITS	3,003.11 m²	32,325 ft²

OUTDOOR AMENITY AREA BREAKDOWN		
AMENITY TYPE	AREA (m2)	AREA (ft2)
COMMON OUTDOOR AMENITY	126.98 m²	1,367 ft²
PRIVATE BALCONIES	104.98 m²	1,130 ft²
TOTAL UNITS	231.96 m²	2,497 ft²

PROJECT STATISTICS:

	REQUIRED / PERMITTED:	PROPOSED:
ZONING	R2 (EXISTING); RM2 (PROPOSED)	RM2
USE / BUILDING TYPE	STACKED TOWNHOUSES	STACKED TOWNHOUSES

LOT AREA	720.00 m² (MIN.)	2,930.32 m² (0.2935 ha)
LOT COVERAGE	35% OF LOT AREA = 1,025.61 m² (MAX.)	910.36 m² (31.1%)
LANDSCAPED OPEN SPACE	35% OF LOT AREA = 1,025.61 m² (MIN.)	681.03 m² (23.3%)

LANDSCAPED BUFFER		
REAR YARD (NORTH)	3.00 m (MIN.)	3.00 m
INT. SIDE YARD (EAST)	3.00 m (MIN.)	3.00 m

BUILDING SETBACKS		
FRONT (SOUTH) SETBACK	7.00 m (MIN.)	4.03 m
REAR (NORTH) SETBACK	7.00 m (MIN.)	10.52 m
INT. SIDE (EAST) SETBACK	1.80 m (MIN.)	26.32 m
EXT. SIDE (WEST) SETBACK	1.80 m (MIN.)	5.00 m
DAYLIGHT TRIANGLE SETBACK	3.00 m (MIN.)	1.87 m

LOT FRONTAGE	21.00 m (MIN.)	48.46 m
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UNIT COUNT	24 UNITS	
DENSITY	53 UPH (MAX.)	82 UPH
GROSS FLOOR AREA	60% OF LOT AREA = 1,758.19 m² (MAX.)	2,399.06 m² (81.9%)
DWELLING UNIT FLOOR AREA (MIN.)	n/a	105.49 m² - 138.80 m²

CONSOLIDATED OUTDOOR AMENITY*	12.00 m² / UNIT = 288.00 m² (MIN.)	5.29 m² / UNIT = 126.98 m²
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BUILDING HEIGHT	10.00 m (MAX.)	12.73 m
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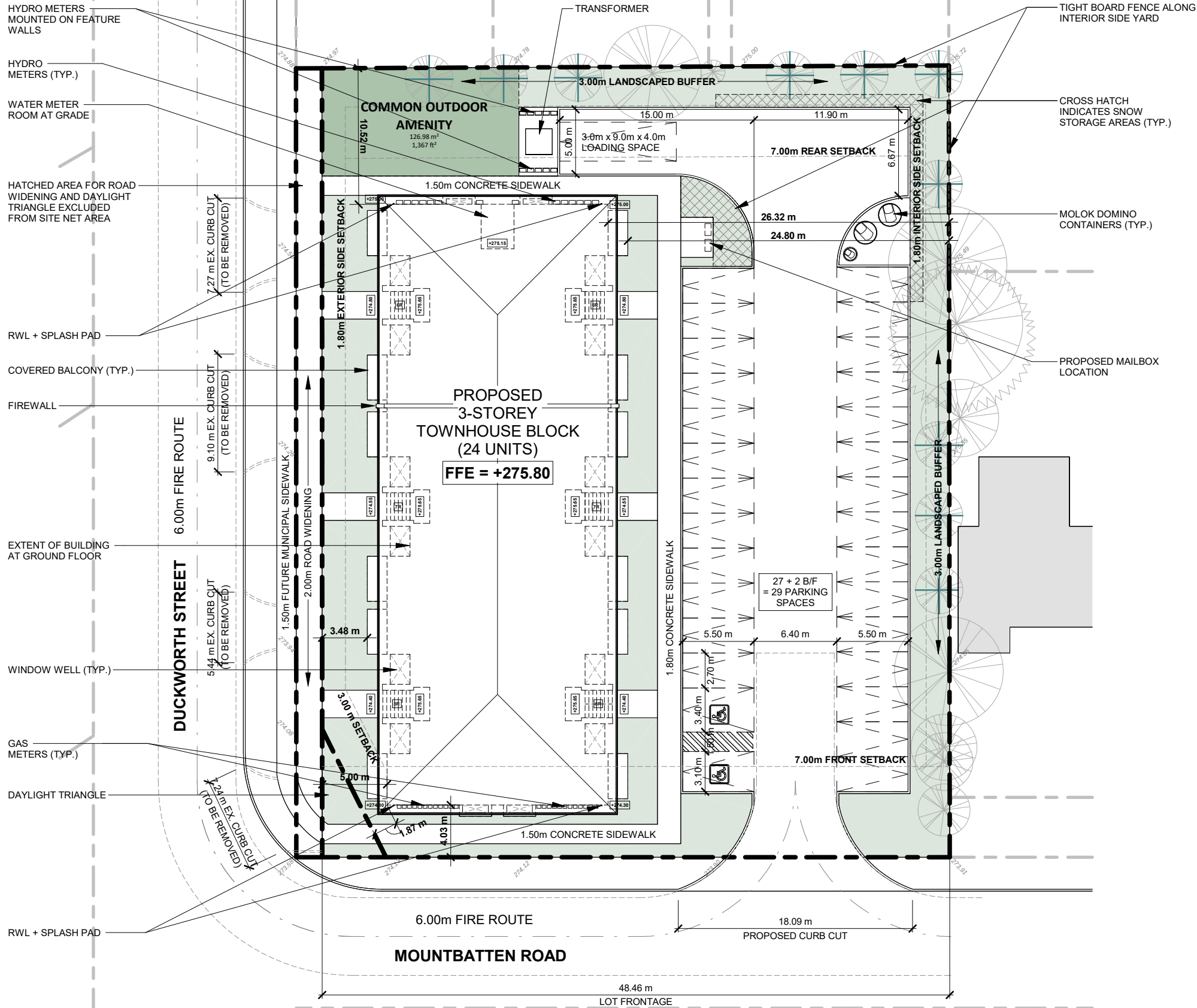
PARKING		
STANDARD SPACES	1.5 / UNIT = 36 SPACES	27 SPACES
BARRIER-FREE SPACES*	1 TYPE A + 1 TYPE B	1 TYPE A + 1 TYPE B SPACES
TOTAL PARKING		29 SPACES

LOADING SPACE		
WIDTH	3.00m (MIN.)	3.00m
LENGTH	9.00m (MIN.)	9.00m
HEIGHT	4.00m (MIN.)	4.00m

DRIVE AISLE WIDTH	6.40m (MIN.)	6.40m
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*NOTES:
• BARRIER-FREE PARKING SPACES REQUIRED AND PROVIDED ARE INCLUDED IN THE TOTAL PARKING COUNT.
• REFER TO OUTDOOR AMENITY AREA BREAKDOWN TABLE FOR TOTAL OUTDOOR AMENITY AREA.

SITE PLAN LEGEND	
	EXISTING TREE
	PROPOSED TREE



1 SITE PLAN (ROOF VIEW)
1 : 350

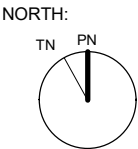
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BR-1

BRICK 1
COLOUR: TBD

EF-1

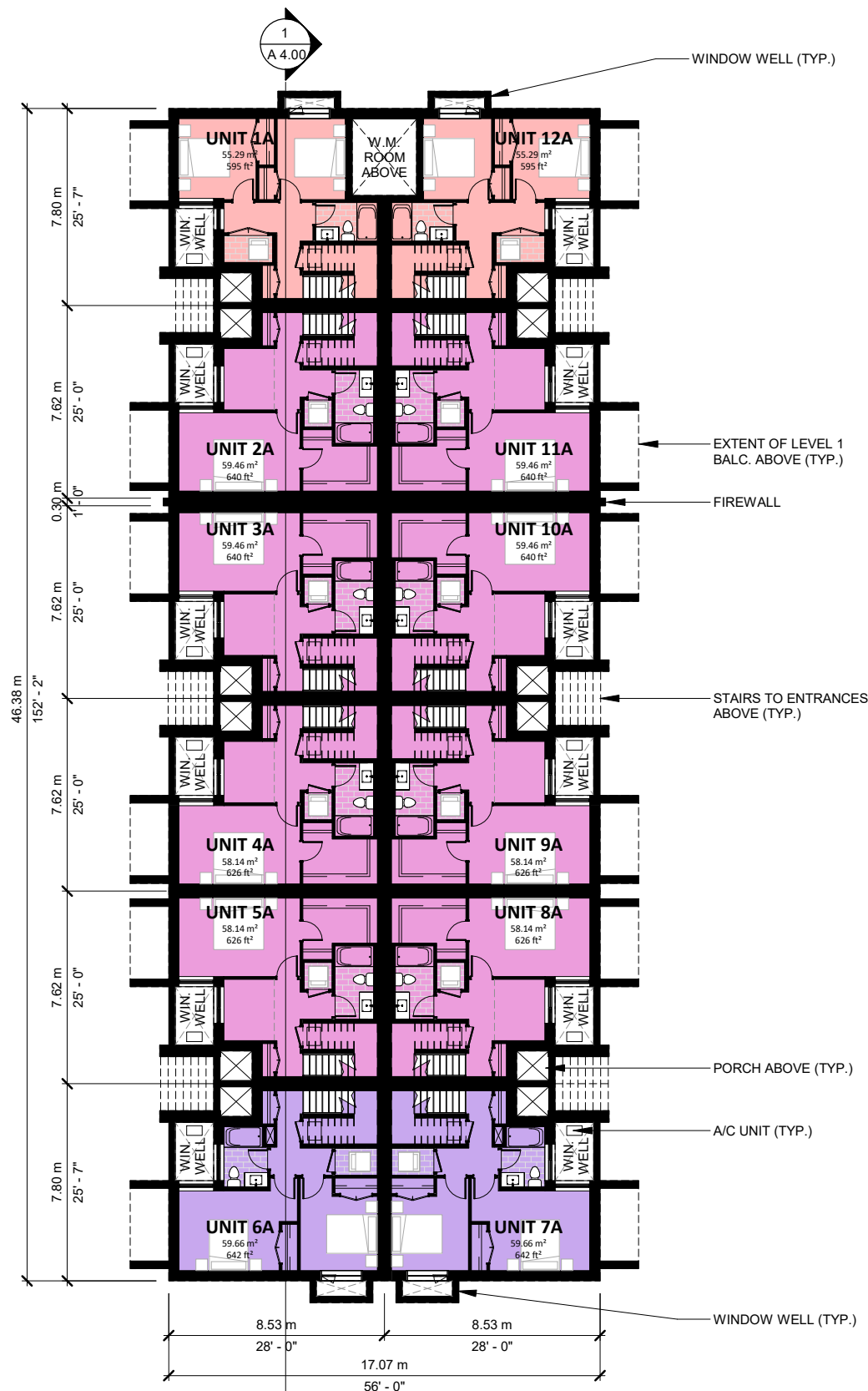
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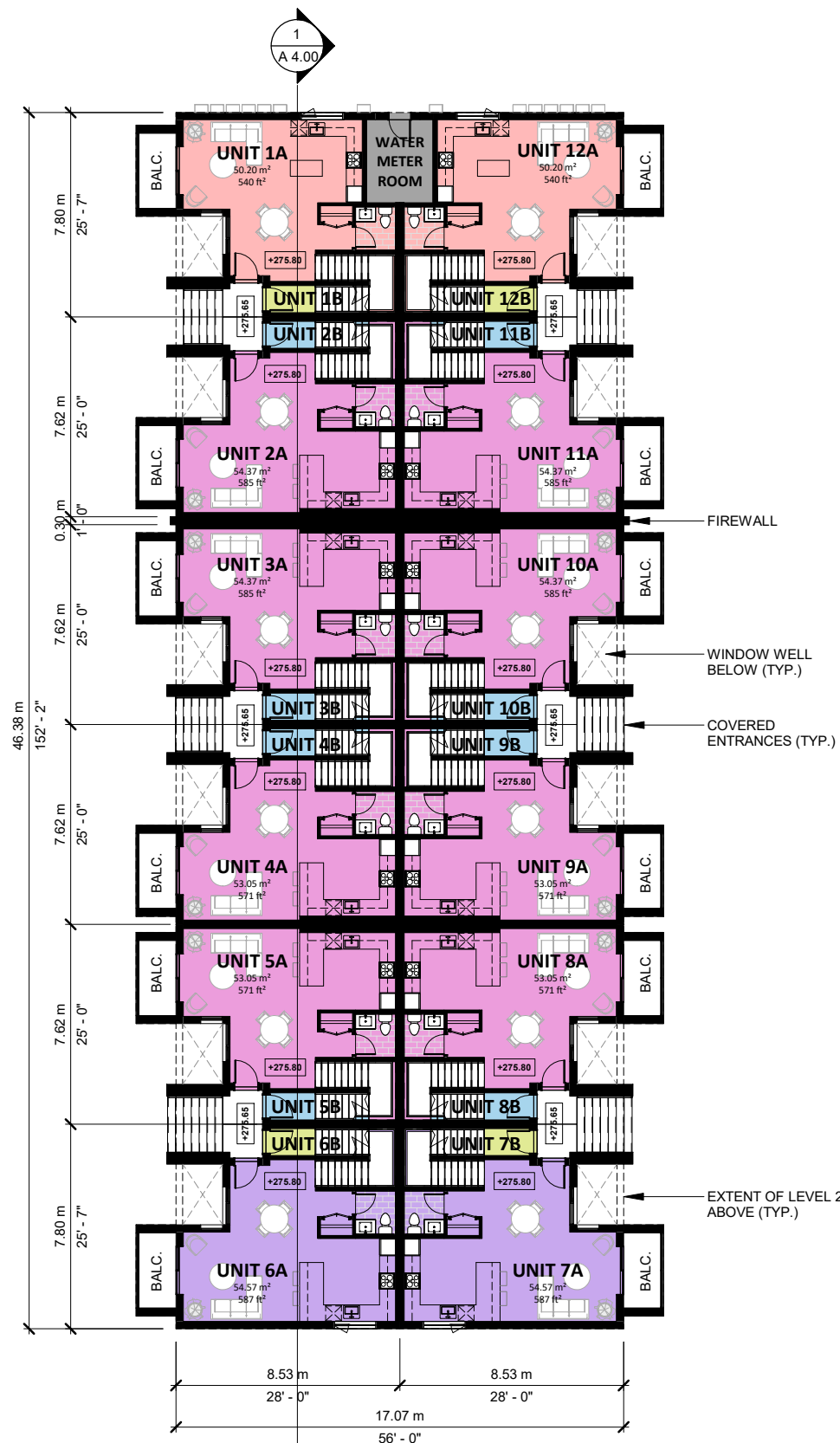
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EXTERIOR SIDE ELEVATION (WEST) - DUCKWORTH ST

1 : 200



1 **BASEMENT**
1 : 250



2 **LEVEL 1**
1 : 250

UNIT TYPE LEGEND	
	TYPE A
	TYPE B
	TYPE C
	TYPE D
	TYPE E

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PROJECT NAME
DUCKWORTH TOWNS
189 DUCKWORTH ST, BARRIE, ONTARIO

DRAWING TITLE
FLOOR PLANS

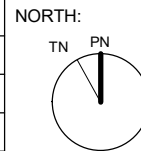
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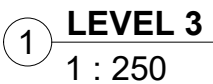
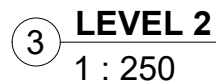
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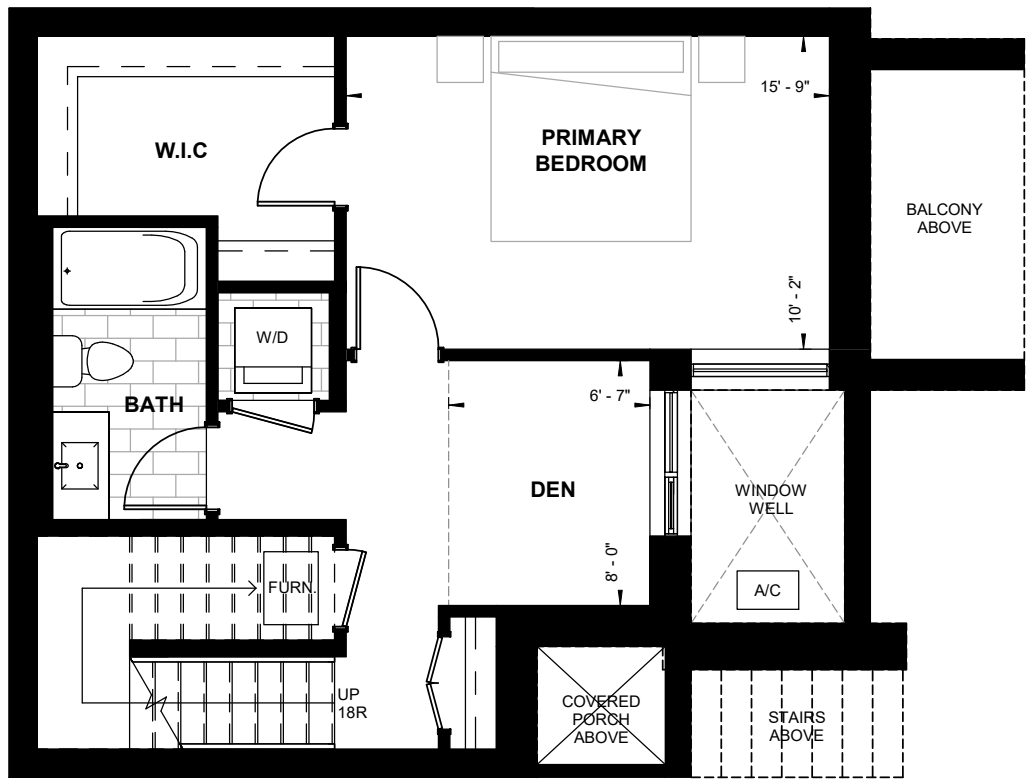


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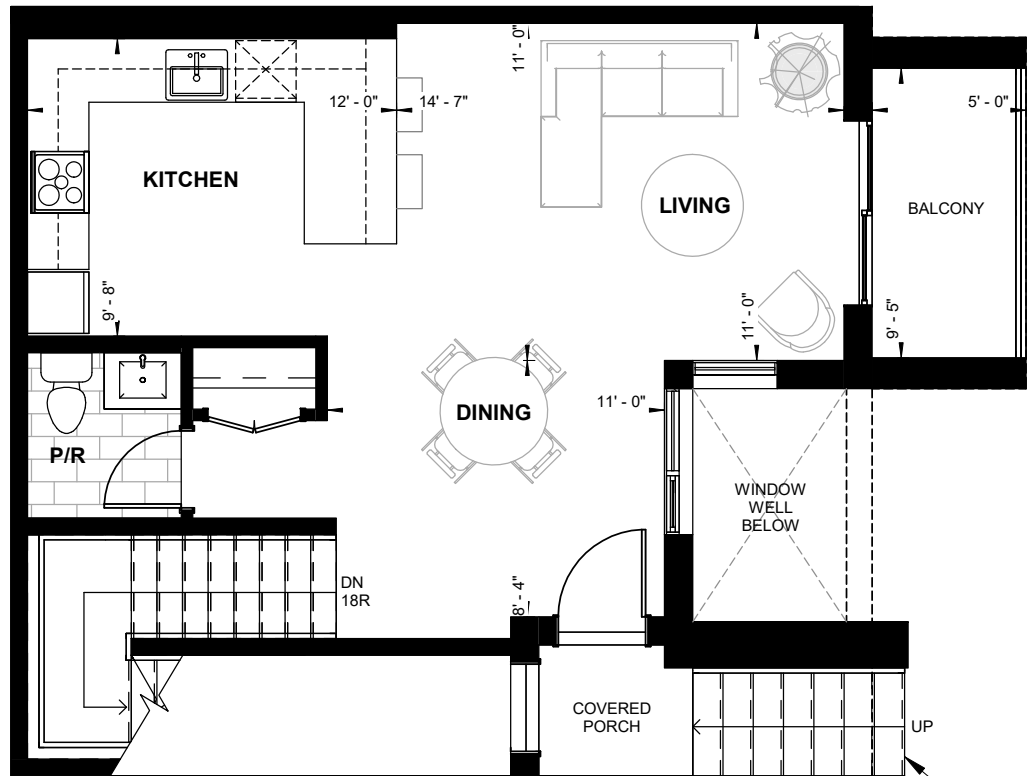
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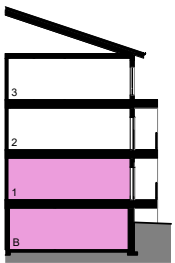


2 **UNIT TYPE A - BASEMENT**
1 : 75

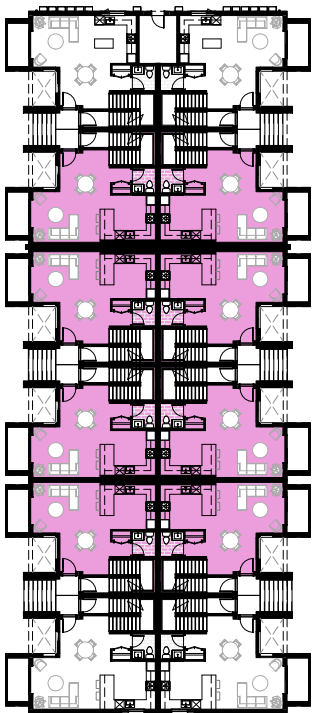


1 **UNIT TYPE A - LEVEL 1**
1 : 75

UNIT TYPE LEGEND:



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DRAWING TITLE
UNIT PLANS - UNIT TYPE A

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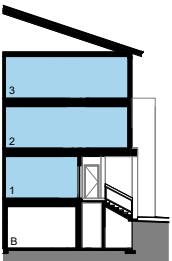
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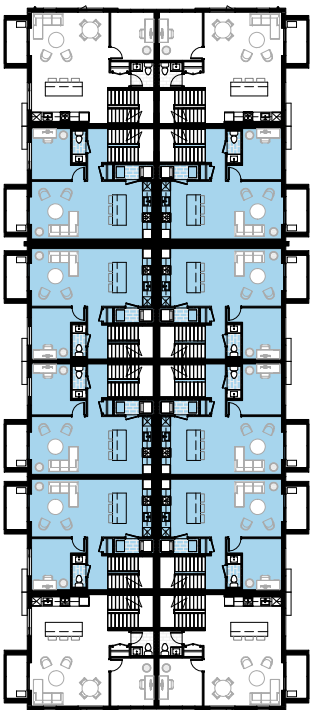
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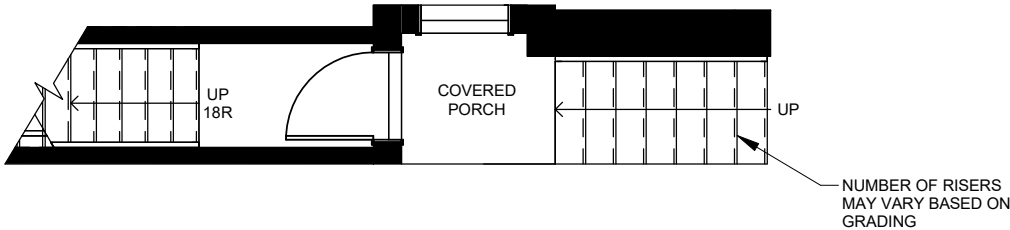
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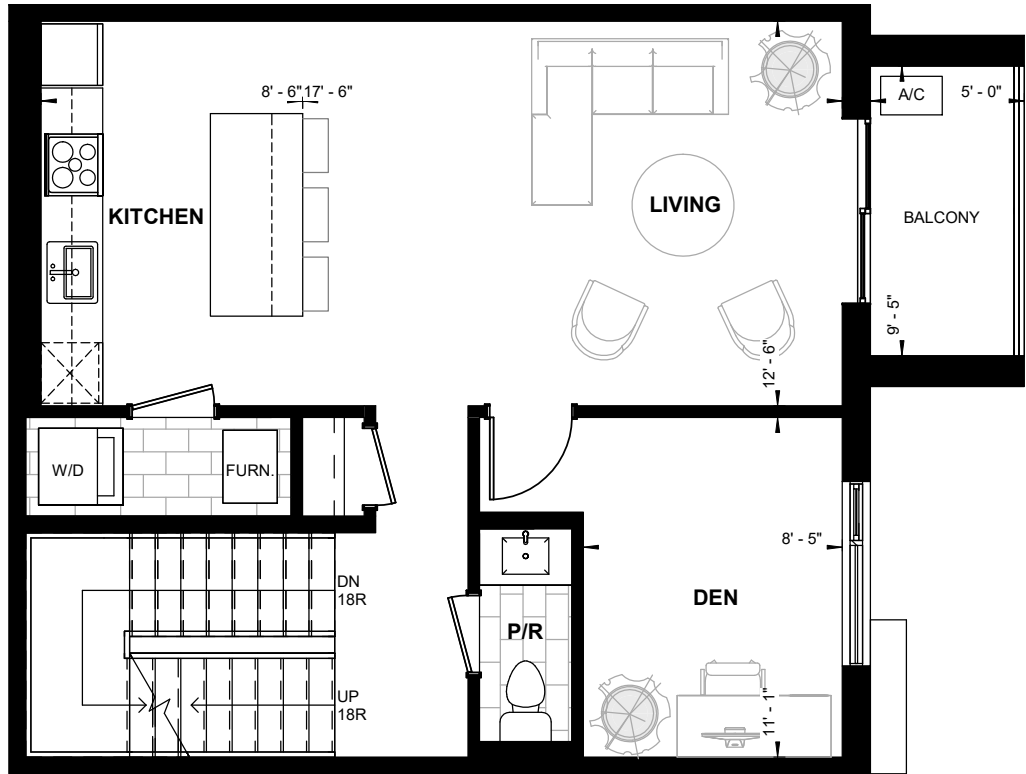
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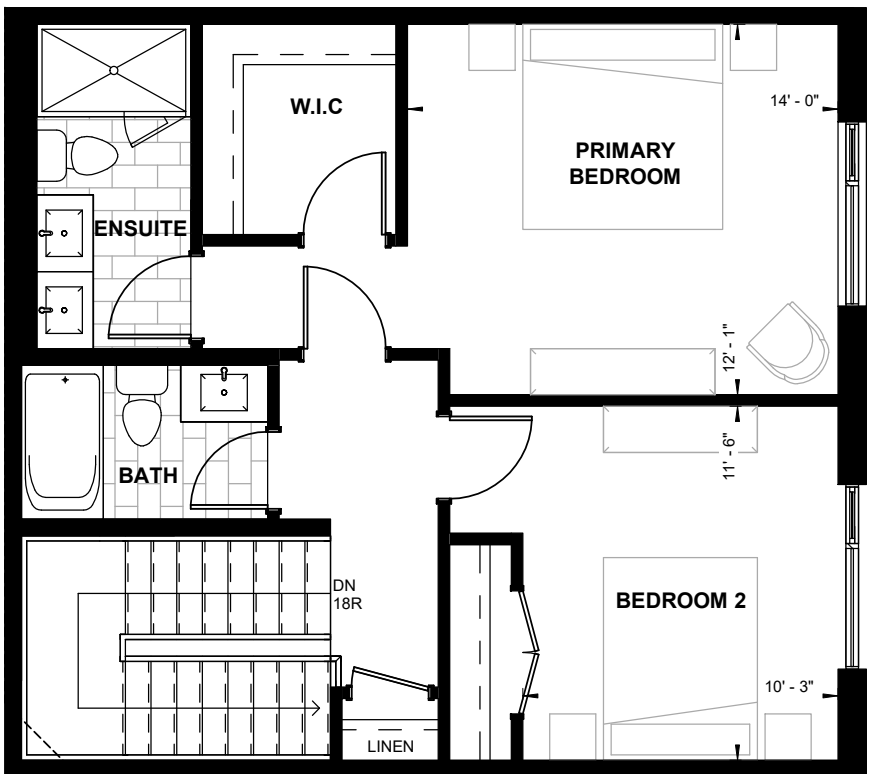
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5 UNIT TYPE B - LEVEL 1
1 : 75



1 UNIT TYPE B - LEVEL 2
1 : 75



2 UNIT TYPE B - LEVEL 3
1 : 75

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UNIT PLANS - UNIT TYPE B

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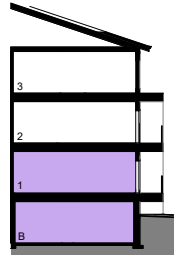
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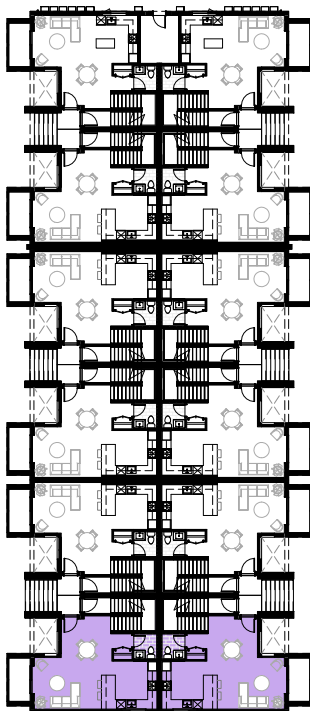
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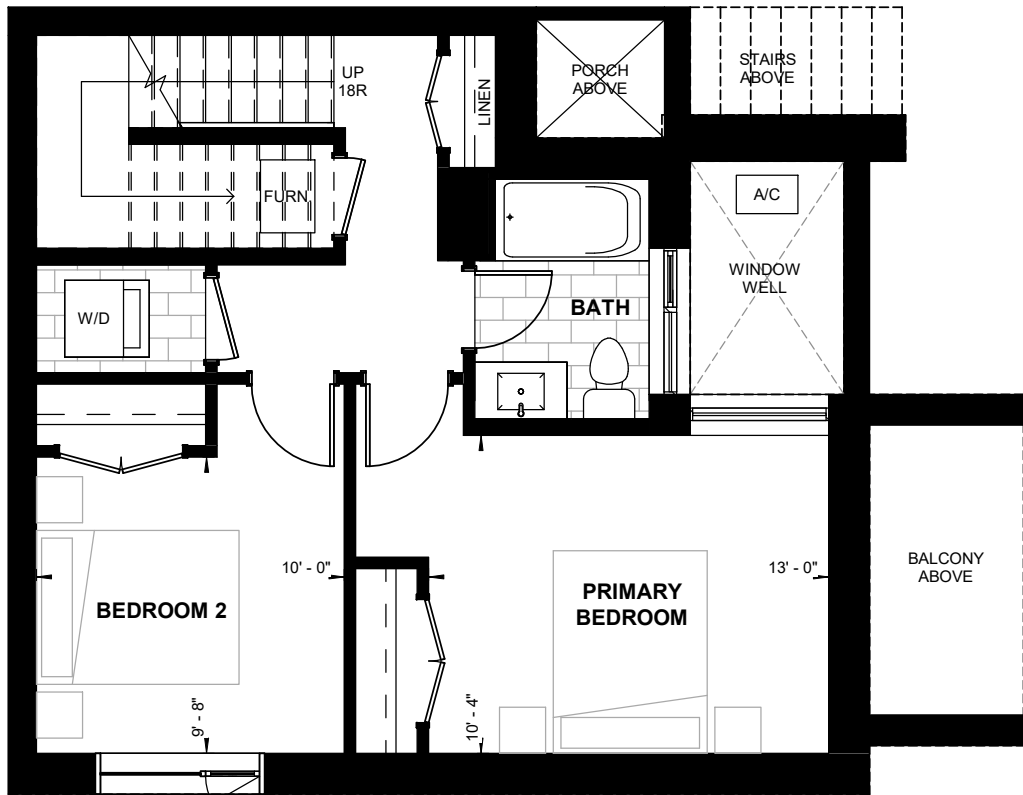
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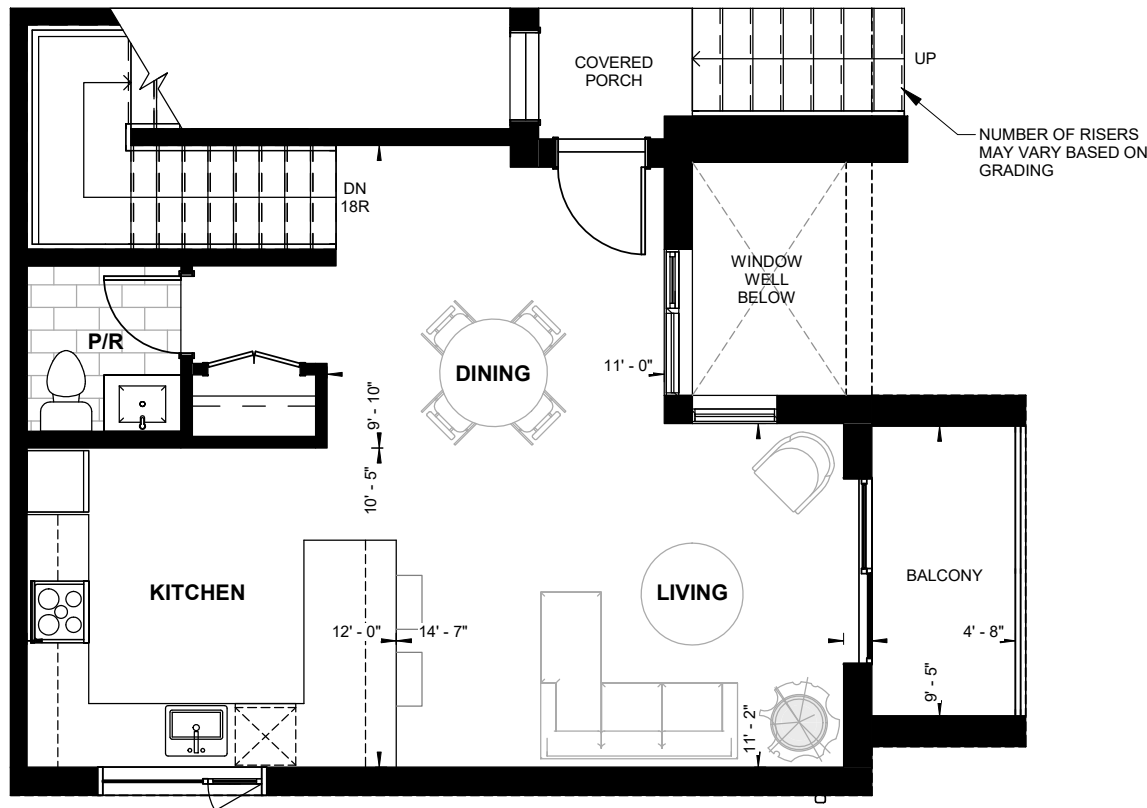
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1 UNIT TYPE C - BASEMENT
1 : 75



2 UNIT TYPE C - LEVEL 1
1 : 75

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UNIT PLANS - UNIT TYPE C

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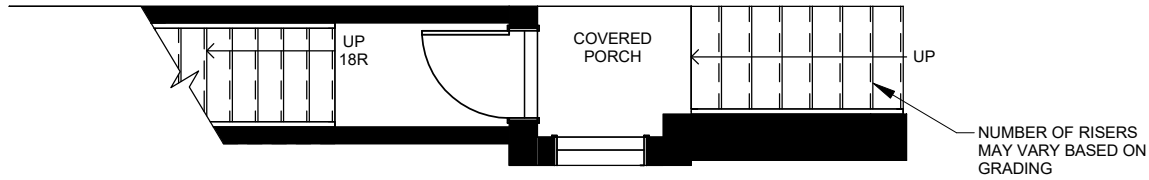
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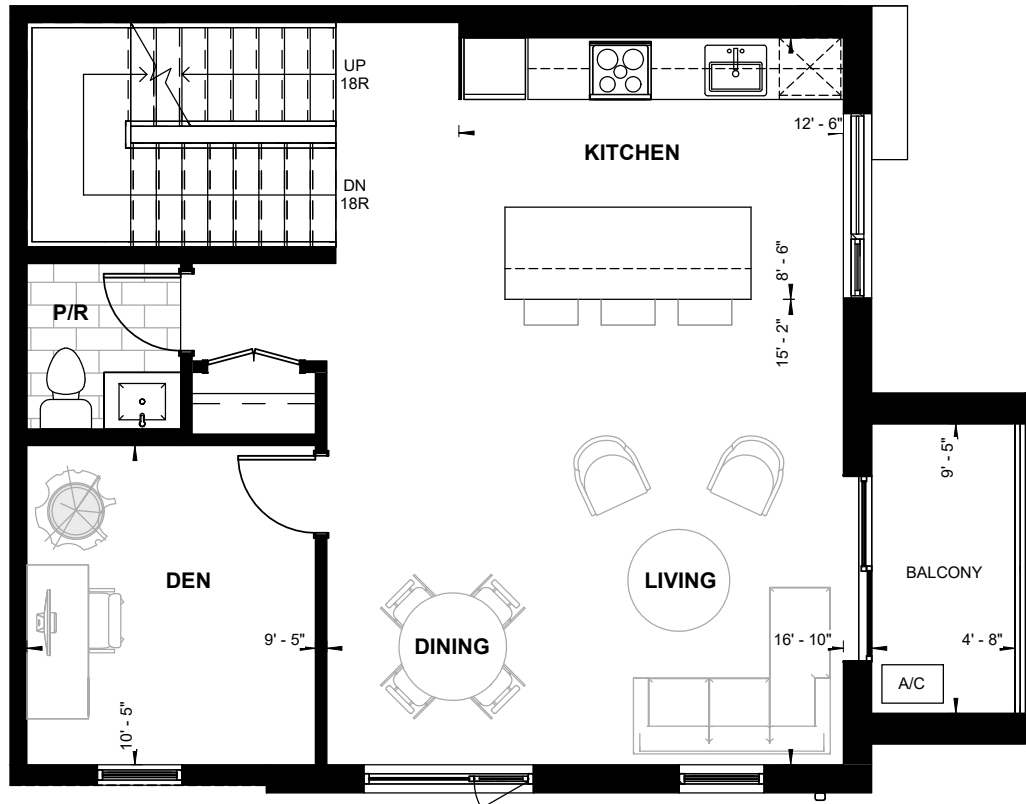
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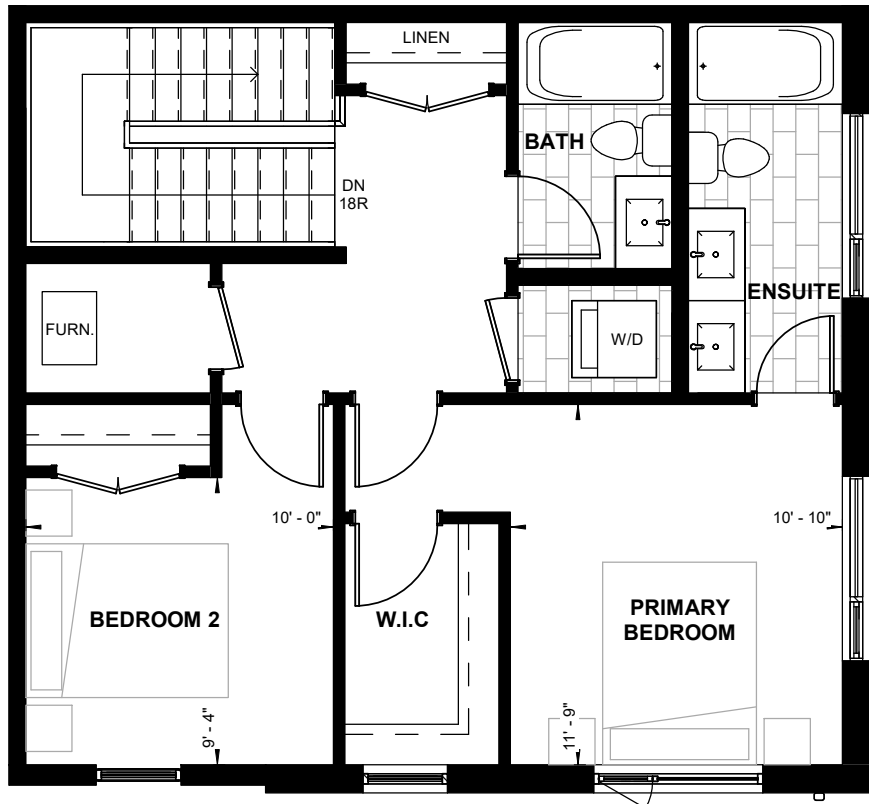
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1 UNIT TYPE D - LEVEL 1
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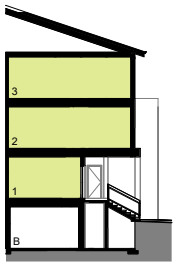


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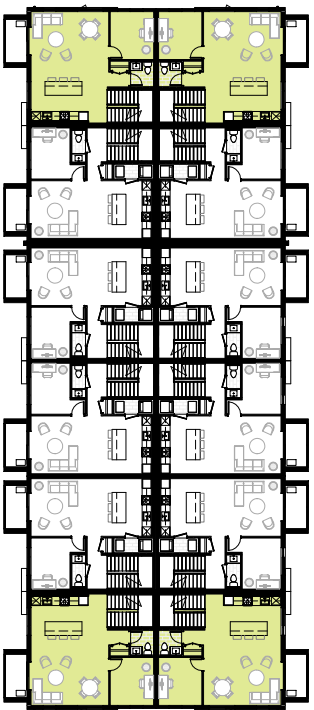


3 UNIT TYPE D - LEVEL 3
1 : 75

UNIT TYPE LEGEND:



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UNIT PLANS - UNIT TYPE D

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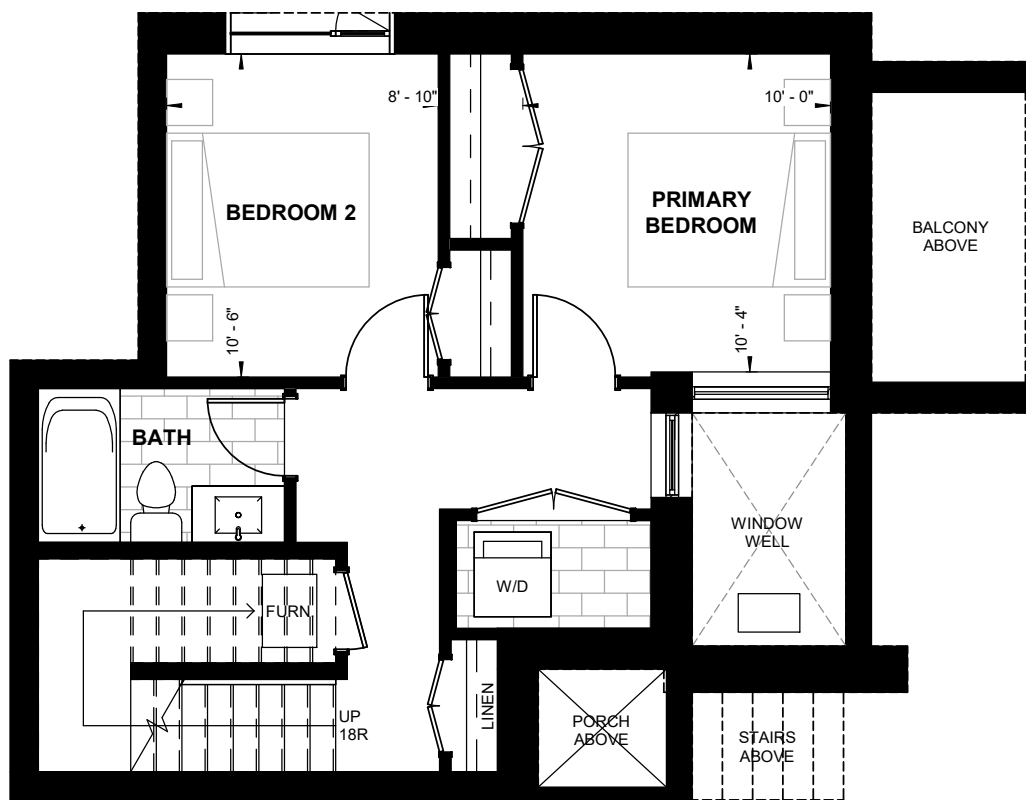
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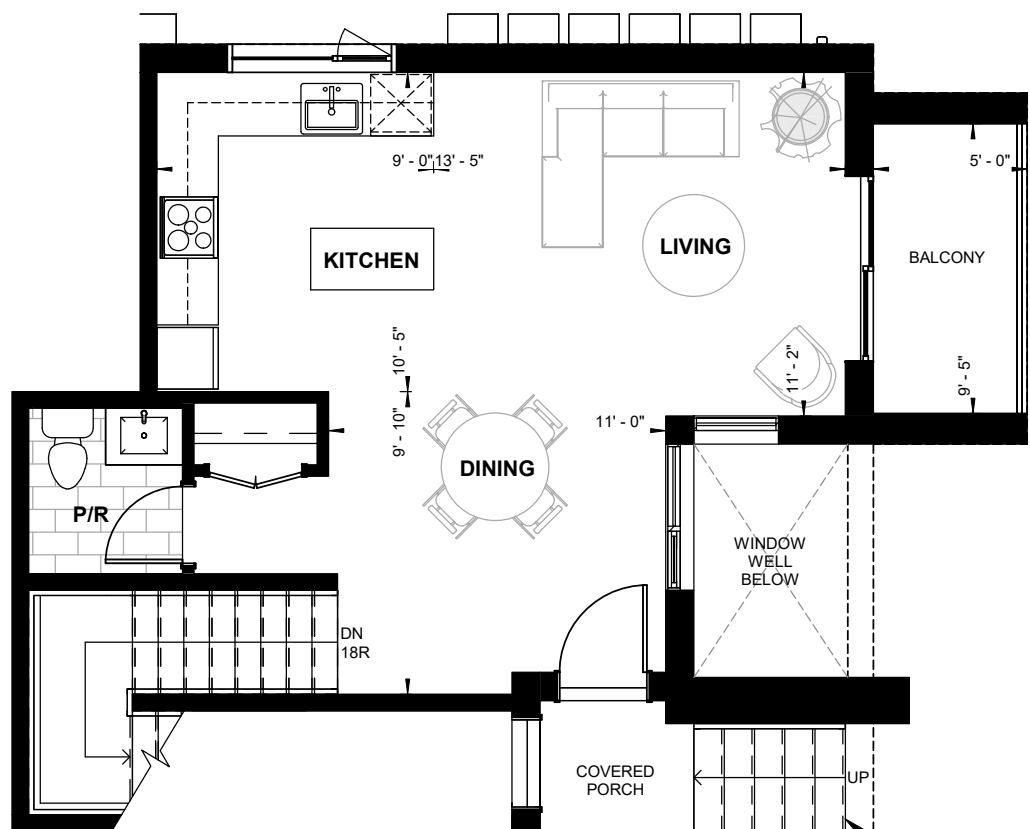
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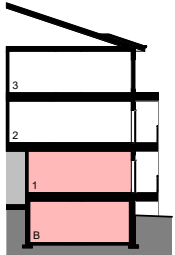


1 **UNIT TYPE E - BASEMENT**
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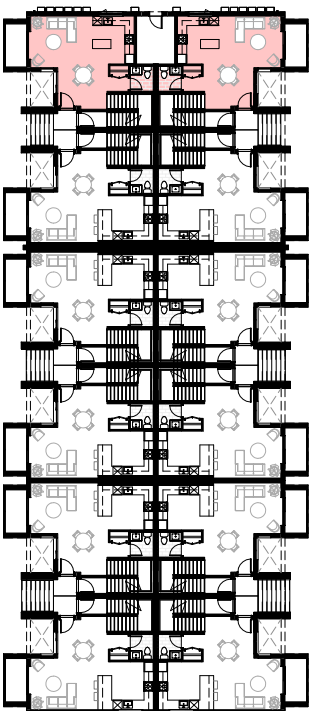


2 **UNIT TYPE E - LEVEL 1**
1 : 75

UNIT TYPE LEGEND:



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UNIT PLANS - UNIT TYPE E

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