



HUNT

DESIGN ASSOCIATES INC.

Sean Homes - 219076

Veteran’s Lane
Barrie, Ontario

May 26, 2021

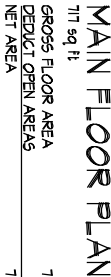
DESIGN NET AREA CALCULATION

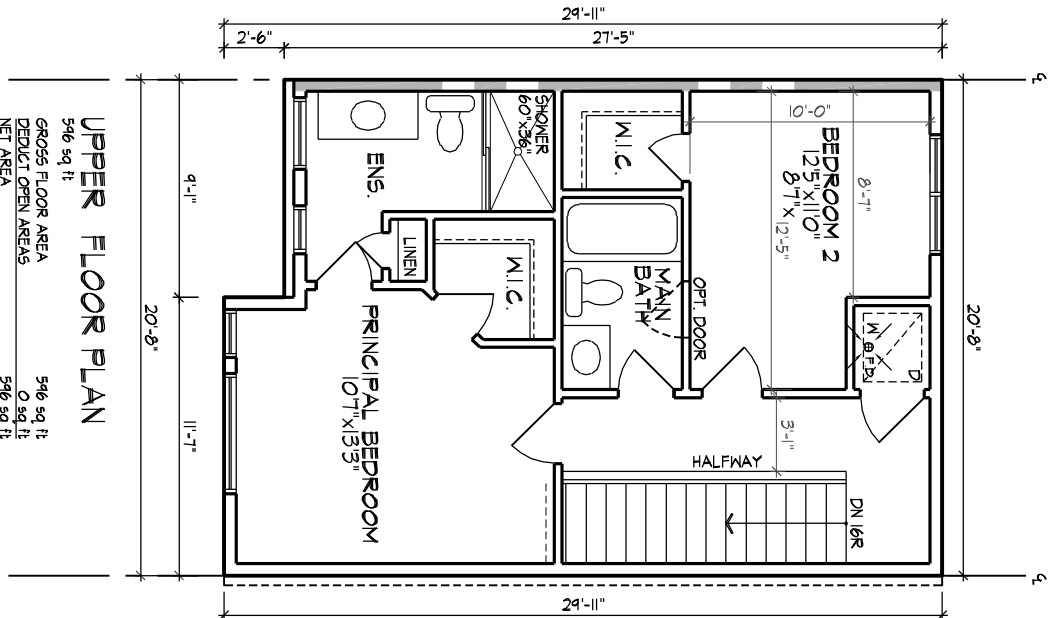
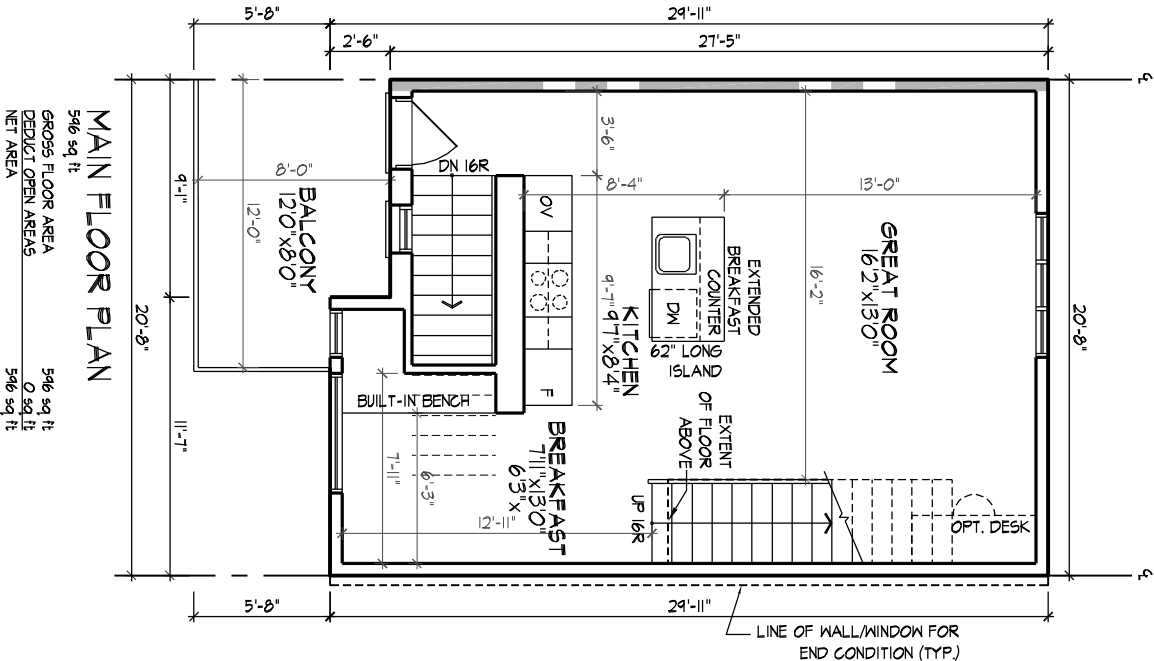
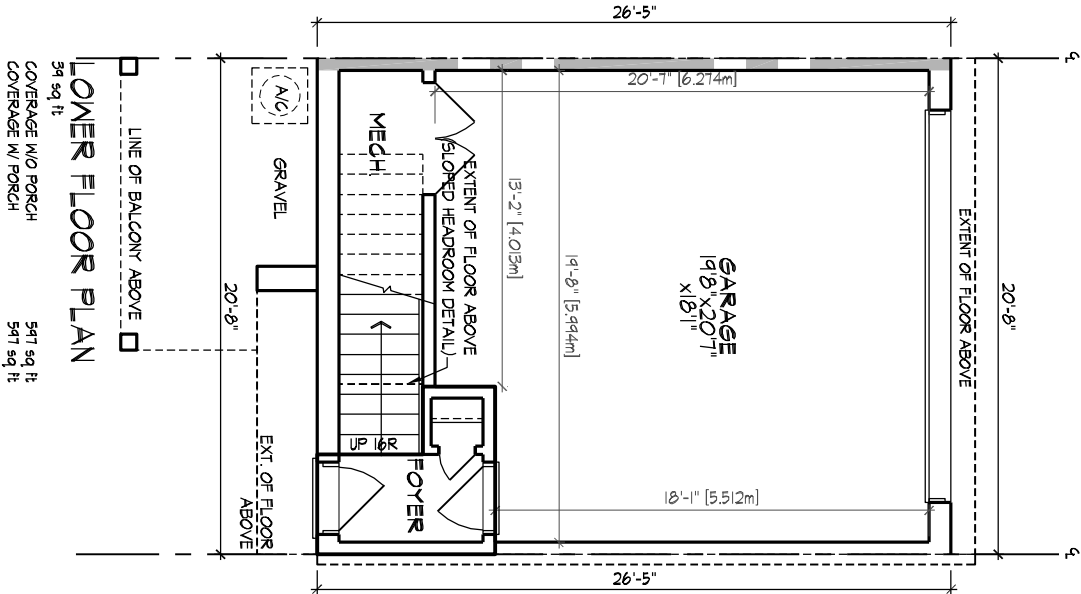
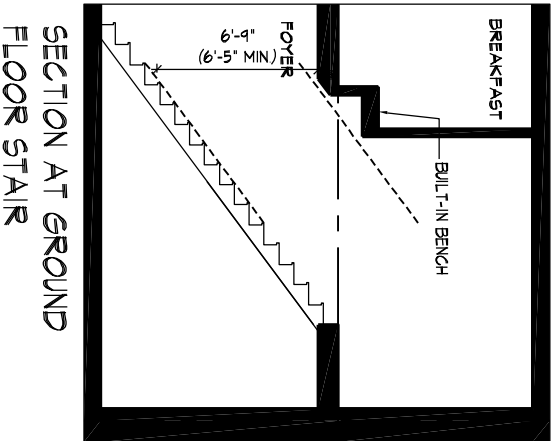
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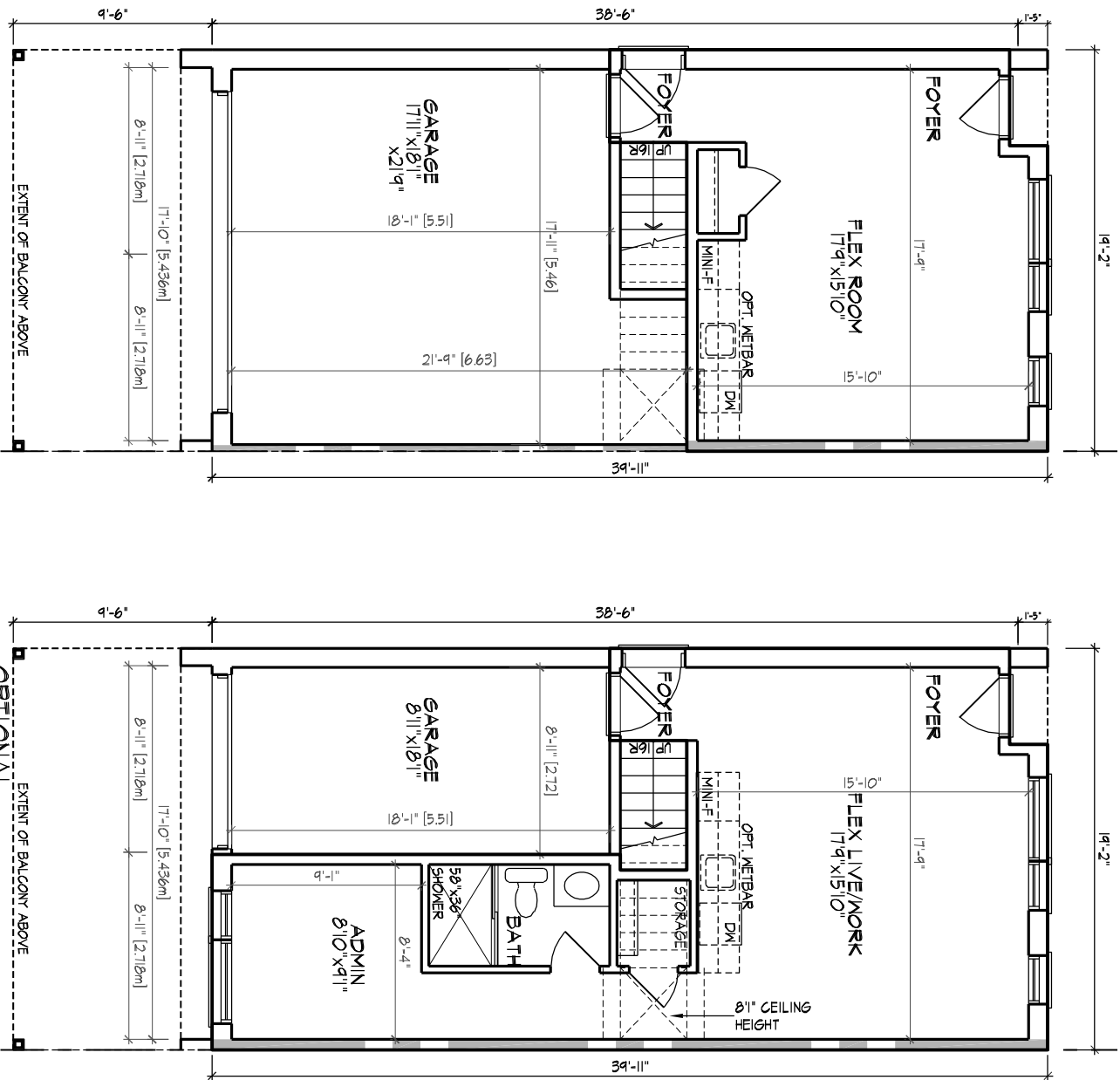
<u>19’ Towns (3 Blk)</u>	<u>G.F.A.</u>
1901	1734 s.f.
1902	1231 s.f.

<u>Jigsaw Twn(2 Blk)</u>	<u>G.F.A.</u>	
TH-2	1926 s.f.	2136 s.f. (Opt. Grnd)
TH-4	1588 s.f.	1798 s.f. (Opt. Loft)
TH-5	1522 s.f.	1748 s.f. (Opt. Loft)

Ceiling Heights	
Ground Floor	9 ft
Main Floor	9 ft
Upper Floor	8 ft







GROUND FLOOR PLAN
338 sq ft
COVERAGE W/O PORCH
COVERAGE W/ PORCH

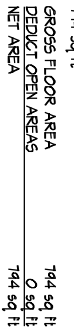
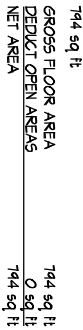
**OPTIONAL
GROUND FLOOR PLAN**
546 sq ft
COVERAGE W/O PORCH
COVERAGE W/ PORCH

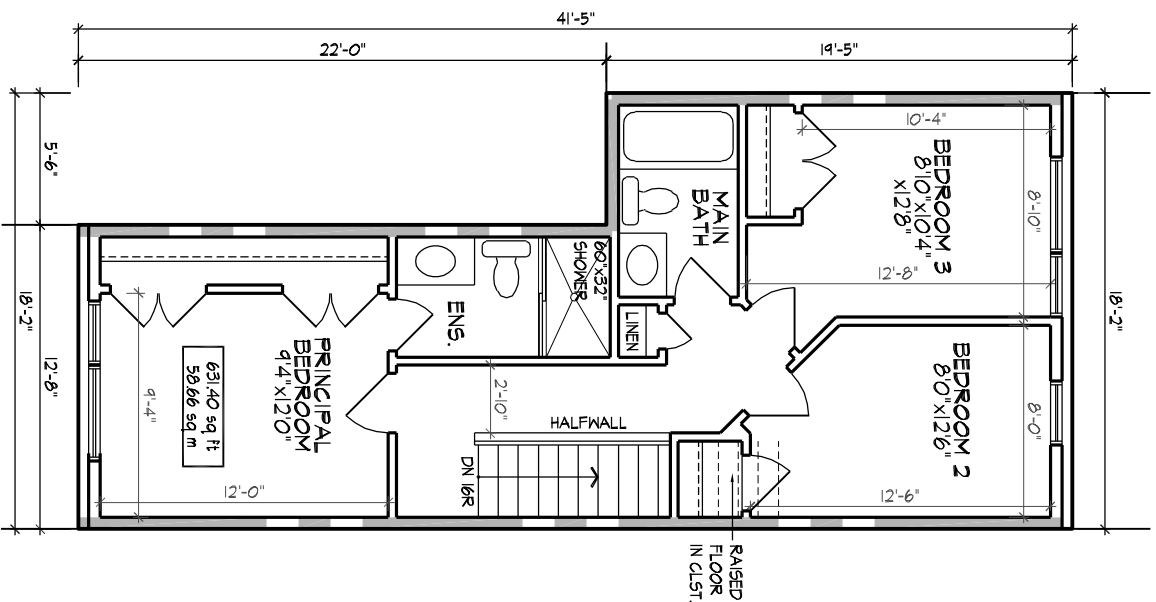
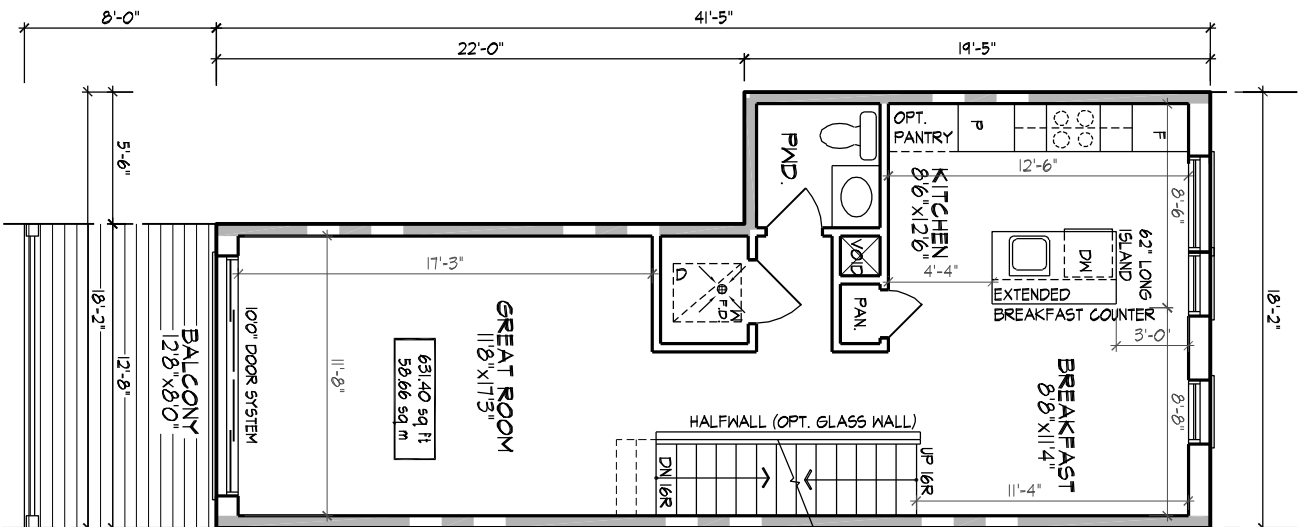
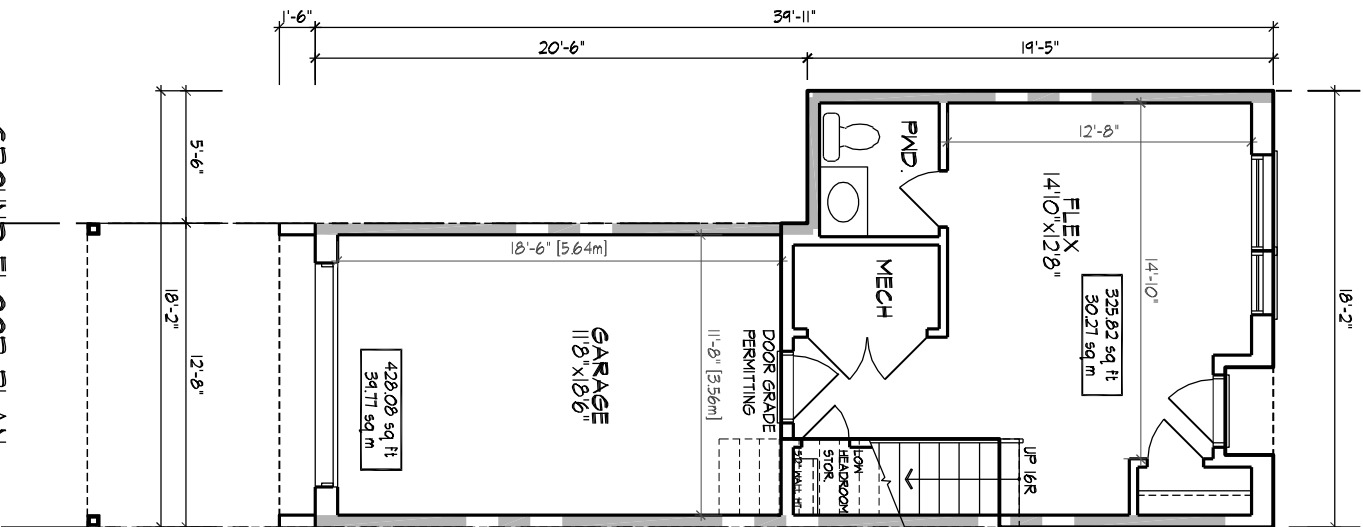
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www.huntdesign.ca

SEAN HOMES - 219076
VETERANS LANE, BARRIE, ONTARIO

8966 Woodbine Ave., Markham, ON L3R 0J7 ■ T 905.737.5133 ■ F 905.737.7326 ■ JULY 2020 ■ JK ■ 1926 S.F. // OPT. 2136 S.F.
219076DT_TH-2.dwg

UNIT - TH-2





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1588 S.F./1798 S.F. OPT LOFT
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UPPER FLOOR PLAN

631 sq ft
GROSS FLOOR AREA
0 sq ft
DEDUCT OPEN AREAS
NET AREA

631 sq ft
GROSS FLOOR AREA
0 sq ft
DEDUCT OPEN AREAS
NET AREA

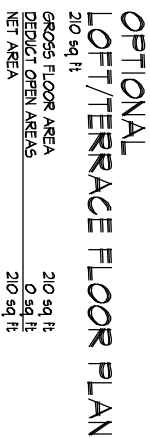
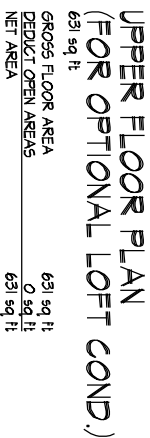
GROUND FLOOR PLAN

326 sq ft
COVERED W/O PORCH
728 sq ft
COVERED W/ PORCH

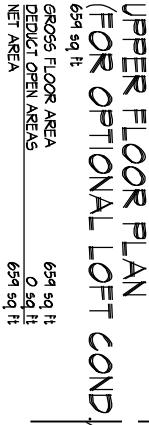
MAIN FLOOR PLAN

631 sq ft
GROSS FLOOR AREA
0 sq ft
DEDUCT OPEN AREAS
NET AREA

631 sq ft
GROSS FLOOR AREA
0 sq ft
DEDUCT OPEN AREAS
NET AREA







OPTIONAL	
LOFT/TERRACE FLOOR	
226 sq ft	
GROSS FLOOR AREA	226 sq ft
DEDUCT OPEN AREAS	0 sq ft
NET AREA	226 sq ft

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FRONT ELEVATION CONCEPT (VETERAN'S ELEVATION)
BLOCK 5/6

West/Front Elevation block 5/6

black steel siding

black rail stile door, black fibreglass window frames, aluminium shades

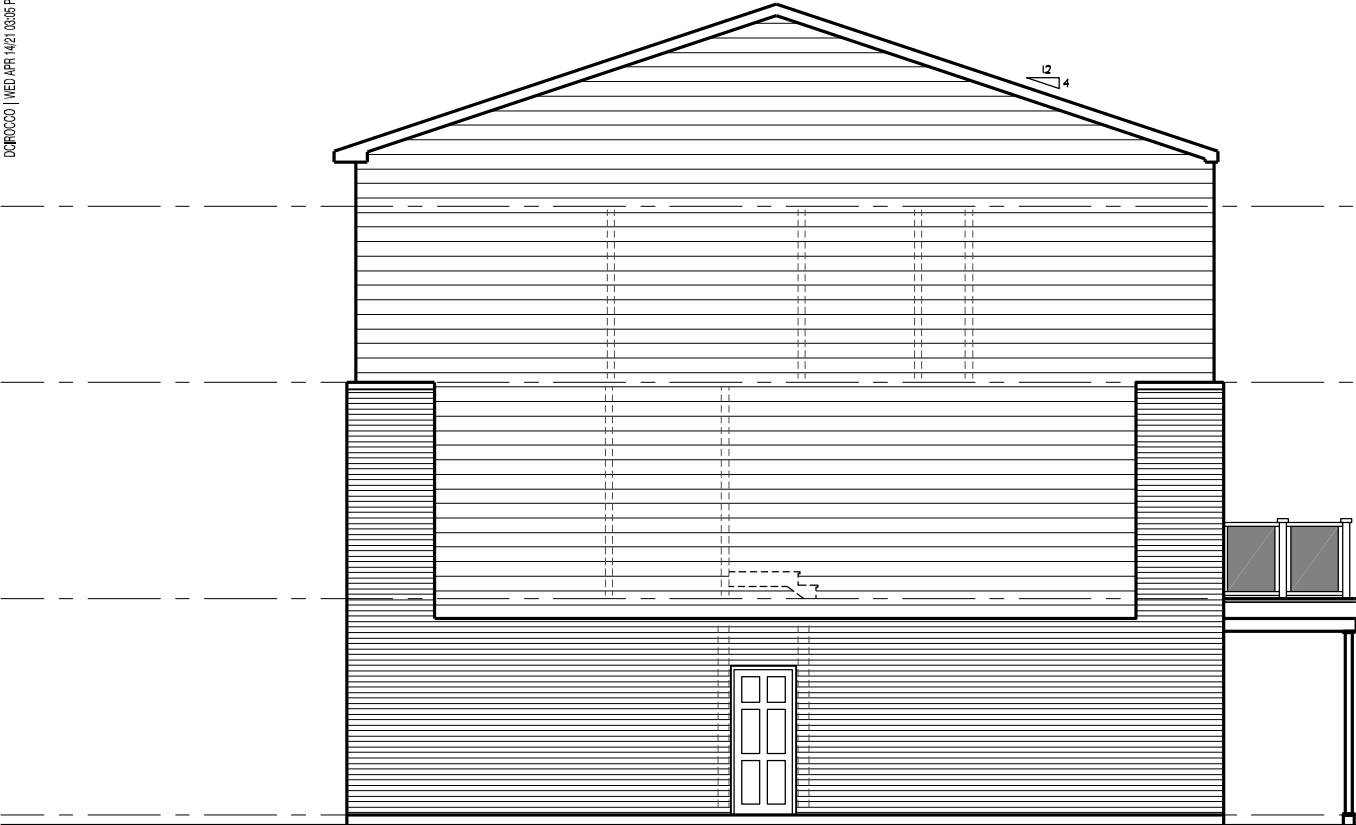
red or beige clay brick



GARAGE SIDE ELEVATION CONCEPT
BLOCK 5/6

East/Rear Elevation block 5/6

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RIGHT SIDE ELEVATION

North Block 5, South Block 6



UPGRADED RIGHT SIDE ELEVATION

South Block 5, North Block 6

SPATIAL CALCULATION				
PER O.B.C. TABLE 9.10.15.4				
UPGRADED SIDE ELEVATION				
EXPOSING BUILDING		1134.67	S.F.	
FACE AREA		105.41	S.M.	
PORTION WALL AREA		1134.67	S.F.	
		105.41	S.M.	
LIMITING DISTANCE		1.8 m		
MAX. % OPENINGS		7	%	
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
1	48"	60"	17.11	
1	48"	72"	20.78	
2	28"	72"	22.67	
2	28"	60"	18.67	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	ARCH	0.00	0.00	
0	ARCH	0.00	0.00	
0	ARCH	0.00	0.00	
0	ARCH	0.00	0.00	
OPENINGS ALLOWED		79.43	S.F.	
OPENINGS PROVIDED		79.22	S.F.	
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				

TOP OF PLATE	
TOP OF WINDOW	6'-0"
FIN. SECOND FLR.	6'-1"
TOP OF WINDOW	7'-10"
FIN. MAIN FLR.	8'-11"
TOP OF WINDOW	7'-0"
FIN. GROUND FLOOR	
FIN. GRADE	

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white standing seam metal siding

black standing seam metal roof

black clay brick

black rail stile door, white fibreglass window frames, aluminium shades

white and black horizontal steel siding



19' TOWNHOUSE BLOCK (PARK TOWNS)

FRONT ELEVATION

West Block 2 facing park, south block 1 facing park but different # of units per block

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white and black horizontal steel siding

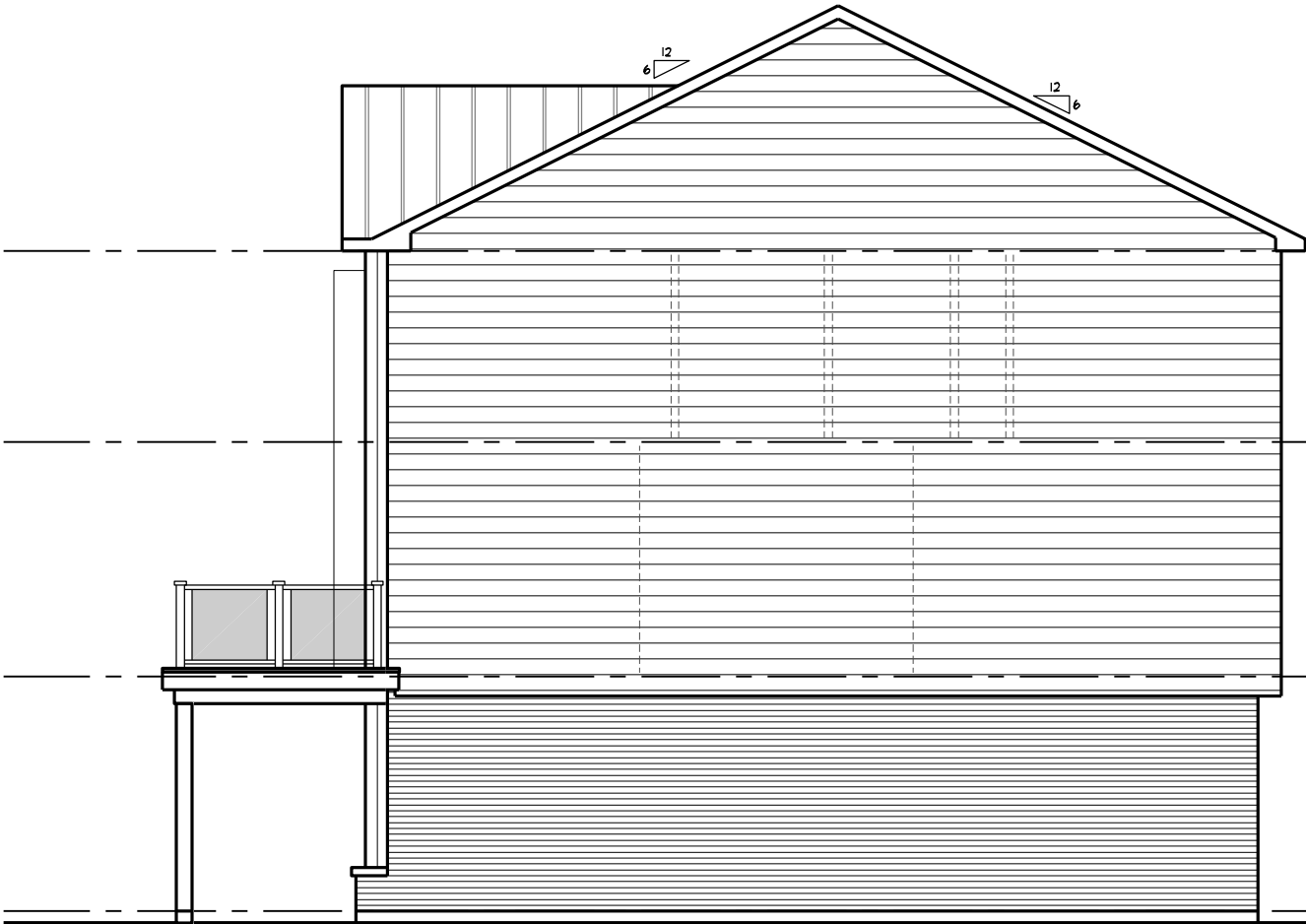


19' TOWNHOUSE BLOCK

REAR ELEVATION

East Block 2 facing lane, north block 1 facing lane but different # of units per block

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RIGHT SIDE ELEVATION

south block 2



UPGRADED RIGHT SIDE ELEVATION

east block1, similar south block 3

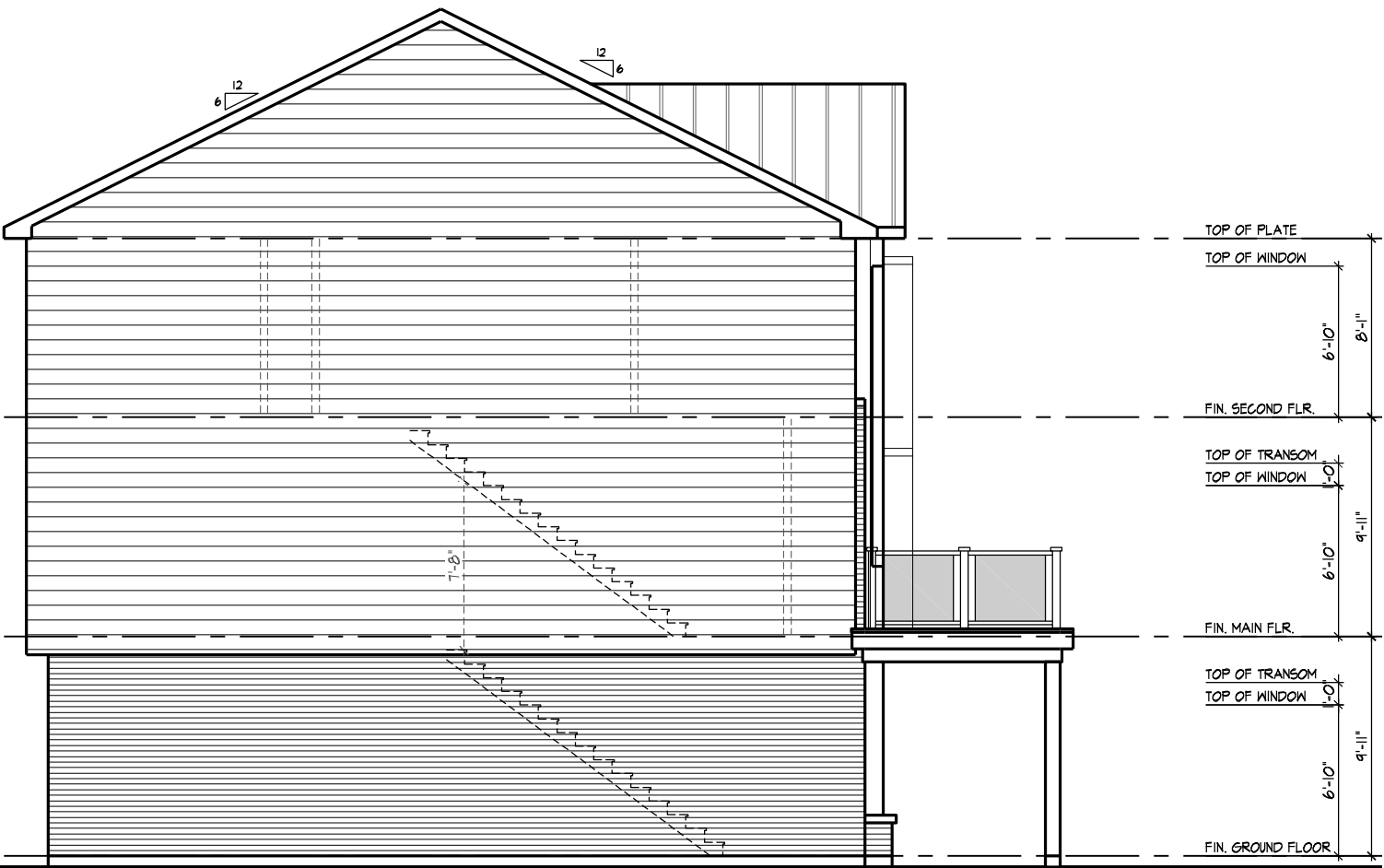
TOP OF PLATE
TOP OF WINDOW
6'-10"
8'-1"
FIN. SECOND FLR.
TOP OF TRANSOM
TOP OF WINDOW
1'-0"
6'-10"
9'-11"
FIN. MAIN FLR.
TOP OF TRANSOM
TOP OF WINDOW
1'-0"
6'-10"
9'-11"
FIN. GROUND FLOOR

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UPGRADED LEFT SIDE ELEVATION

west block 1, north block 2



LEFT SIDE ELEVATION

north block 3



FRONT ELEVATION (BLOCK 3)

block 3 west facing park