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Do Not scale this drawing.  
This drawing shall not be used for construction purposes unless counterchecked.  
Patrick Markus Luckie Architect



1 FRONT (STREET) ELEVATION  
A-2.1 SCALE: 1:100



2 SIDE YARD ELEVATION  
A-2.1 SCALE: 1:100

**MATERIALS**

- 1 GREY BRICK VENEER
- 2 WHITE BRICK VENEER
- 3 CEDAR STYLE SIDING
- 4 WHITE ALUMINUM FLASHING
- 5 GREY VINYL DOOR/WINDOW
- 6 FROSTED GLASS RAILING
- 7 WHITE BALCONY FLASHING
- 8 CHARCOAL STONE VENEER
- 9 CONCRETE STEPS
- 10 POWDER COATED METAL RAILING
- 11 LT. GRAY SIDING
- 12 A/C UNIT (SHOWN DASHED)
- 13 GREY PAINTED STEEL DOOR
- 14 GREY PAINTED STEEL GARAGE DOOR

**AVERAGE GRADE CALCULATION**  
Essa Road - BUILDING 3

1	314.16	314.11	9	2827.215
2	314.11	314.18	9	2827.305
3	317.4	317.4	12.45	3951.63
4	317.4	314.6	12.45	3934.2
5	314.35	314.4	9	2829.375
6	314.4	314.5	9	2830.05
7	315.4	315.4	12.45	3926.73
8	315.4	315.4	12.45	3926.73
				85.8 27053.24 315.31 average grade
				317.6 1st floor
				314.6 basement
				316.9 ceiling = 2.3 m 7.5 ft
				1.59 ave grade below ceiling (1.8 max)

**AVERAGE GRADE CALCULATION**  
Essa Road - BUILDING 2

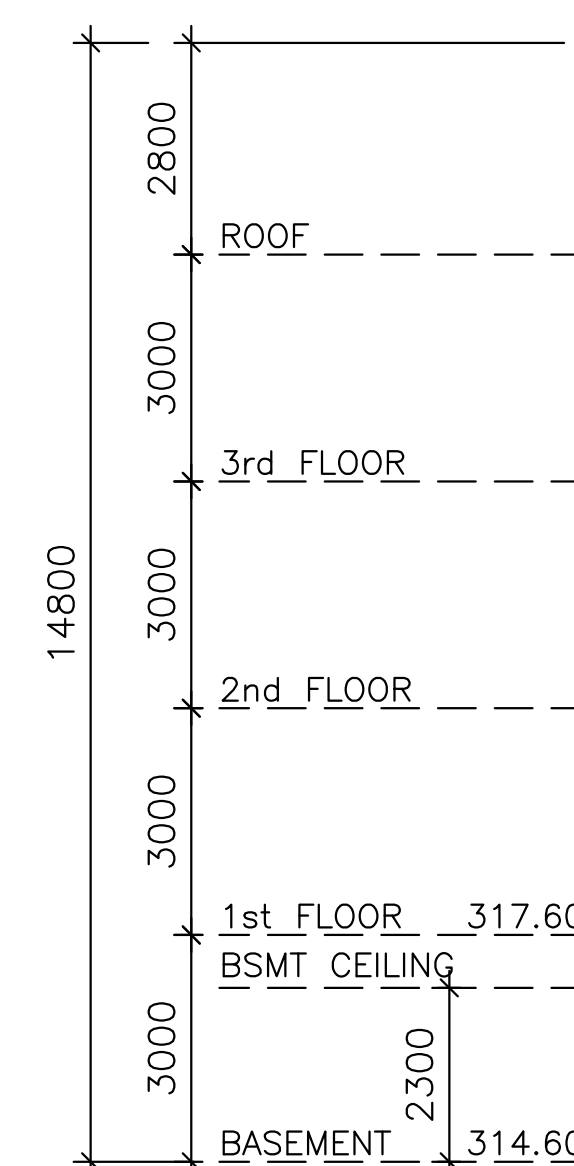
1	314.12	314.31	9	2827.935
2	314.31	314.58	9	2830.005
3	317.4	317.4	12.45	3951.63
4	317.4	314.6	12.45	3934.2
5	314.35	314.4	9	2829.375
6	314.4	314.35	9	2829.375
7	314.6	317.4	12.45	3934.2
8	317.4	317.4	12.45	3951.63
				85.8 27088.35 315.72 average grade
				317.6 1st floor
				314.6 basement
				316.9 ceiling = 2.3 m 7.5 ft
				1.18 ave grade below ceiling (1.8 max)

**AVERAGE GRADE CALCULATION**  
Essa Road - BUILDING 1

1	314.72	314.75	9	2832.615
2	314.75	314.58	9	2831.985
3	314.44	314.42	12.45	3914.654
4	314.42	314.33	12.45	3913.969
5	314.2	314.4	9	2828.7
6	314.4	314.35	9	2829.375
7	314.6	317.4	12.45	3934.2
8	317.4	317.4	12.45	3951.63
				85.8 27037.13 315.12 average grade
				317.6 1st floor
				314.6 basement
				316.9 ceiling = 2.3 m 7.5 ft
				1.78 ave grade below ceiling (1.8 max)



3 SIDE (DRIVEWAY) ELEVATION  
A-2.1 SCALE: 1:100



4 COURTYARD ELEVATION  
A-2.1 SCALE: 1:100

**Revisions:**

Date	Particular
APR.10.18	ISSUED FOR CO-ORDINATION
MAR.21.19	EXTEND BASEMENT PARKING, ADJUST GRADES
OCT.18.19	ADD PILLARS TO FRONT

**Issue:**

Date	Particular
OCT.30.18	ISSUED FOR SITE PLAN APPLICATION
JUN.10.19	RE-ISSUED FOR SITE PLAN APPLICATION
SEP.03.20	ISSUED FOR FINAL APPROVAL



ESSA ROAD  
URBAN TOWNHOME CONDOMINIUMS

521 ESSA ROAD, BARRIE

BUILDING 1,2,3  
ELEVATIONS

PROJECT No.: 17-02

A-2.1