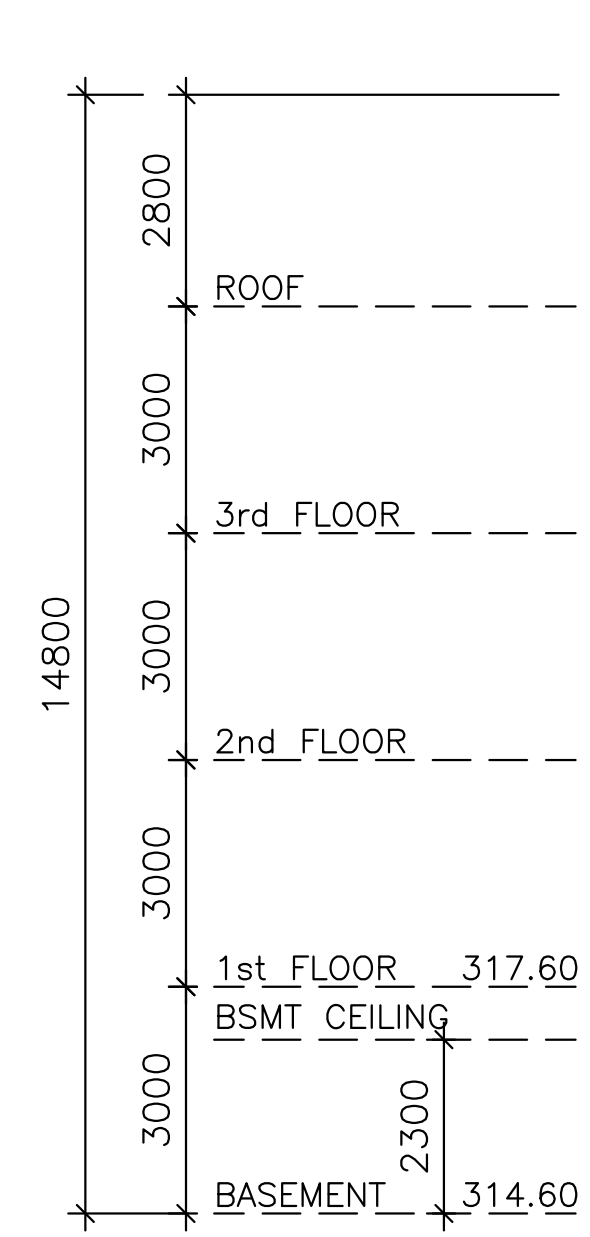


All drawings, specifications, related documents and design are the copyright property of Patrick Markus Luckie Architect and shall be returned upon request. Reproduction of the drawings, specifications, related documents and design for other than its part is strictly forbidden without the written permission of Patrick Markus Luckie Architect.

This drawing, as an instrument of service, is provided by and is the property of Patrick Markus Luckie Architect and shall be used only for the project named on this drawing and shall be returned upon request. The contractor is responsible for the coordination and verification of all dimensions, conditions, levels and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

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)

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

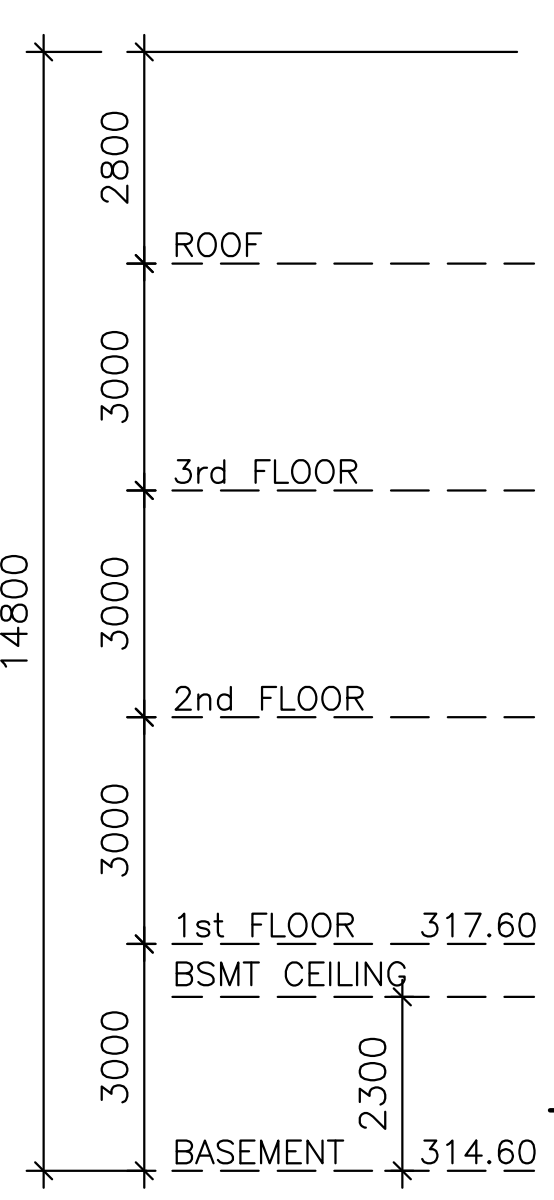
85.8 27037.13 315.12 average grade

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



ESSA ROAD
URBAN TOWNHOME CONDOMINIUMS
521 ESSA ROAD, BARRIE

BUILDING 1,2,3
ELEVATIONS

PROJECT No.: 17-02

A-2.1