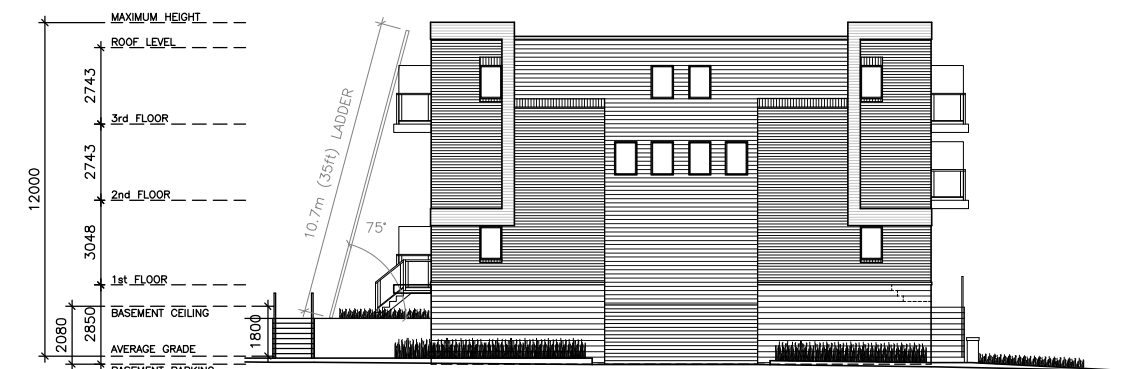
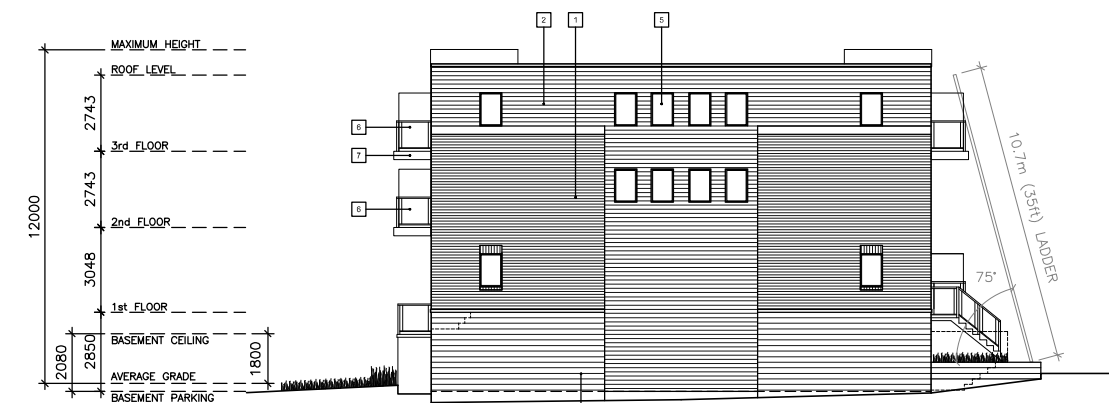




BUILDING 1 - AVERAGE GRADE			
	BEGIN	END	LENGTH
1	251.42	251.88	19.09 4801.135
2	251.58	251.88	19.09 4805.526
3	251.73	251.9	9 2266.135
4	251.9	251.107	9 2202.415
5	253.61	253.61	19.09 4841.415
6	253.61	253.61	19.09 4841.415
7	251.25	250.88	9 2259.185
8	250.88	250.9	9 2257.56
TOTAL:			112.36 28340.39
			252.23 average grade
			251.95 basement
			254.03 ceiling (2.08)



pml.A

patrick markus luckie, Architect
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Do Not scale this drawing
This drawing shall not be used for construction purposes unless
countersigned
Patrick Marius Luckie Architect

MATERIALS

1	CHARCOAL BRICK VENEER
2	CEDAR STYLE ALUMINUM
3	LT GREY BRICK VENEER
4	LT GREY ALUMINUM FLASHING
5	CHARCOAL VINYL DOOR/WINDOW
6	FROSTED GLASS RAILING
7	DARK GREY BALCONY FLASHING
8	LT GREY STONE VENEER
9	CONCRETE STEPS

Revisions:	
Date:	Particular:
DEC.01.17	ADD STREET STEPS AND RAISE GRADE
JUN.22.18	ADD AVERAGE GRADE CALCULATION
Issues:	
Date:	Particular:
JUL.06.17	ISSUED FOR PRE-APP MEETING
SEP.27.17	ISSUED FOR SITE PLAN APPLICATION
DEC.16.17	ISSUED FOR 2nd SUBMISSION
MAY.07.18	ISSUED FOR FINAL SITE PLAN APPROVAL



EAST VILLAGE

URBAN TOWNHOMES

521 & 527 BIG BAY POINT RD, BARRIE

ELEVATIONS
BUILDING 1

PROJECT No.: 17-01

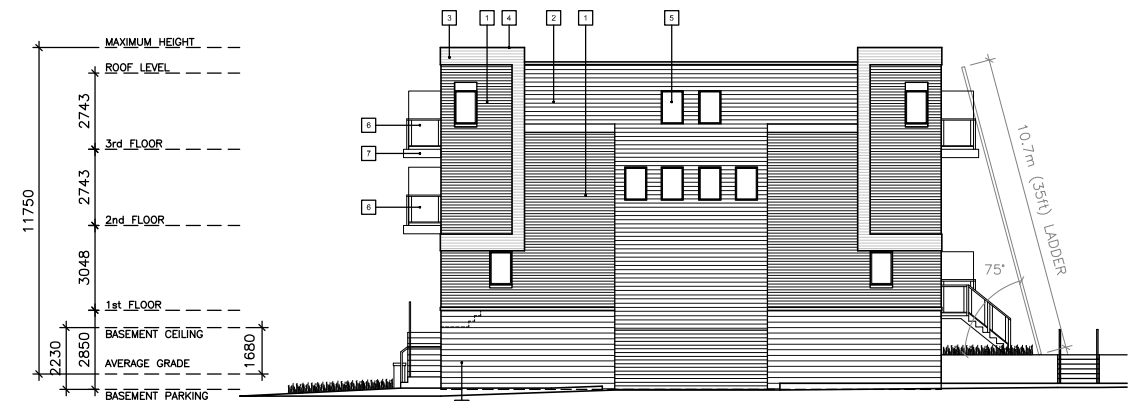
A-2.1



1 STREET FACING ELEVATION (NORTH)
A-2.2 SCALE: 1:125

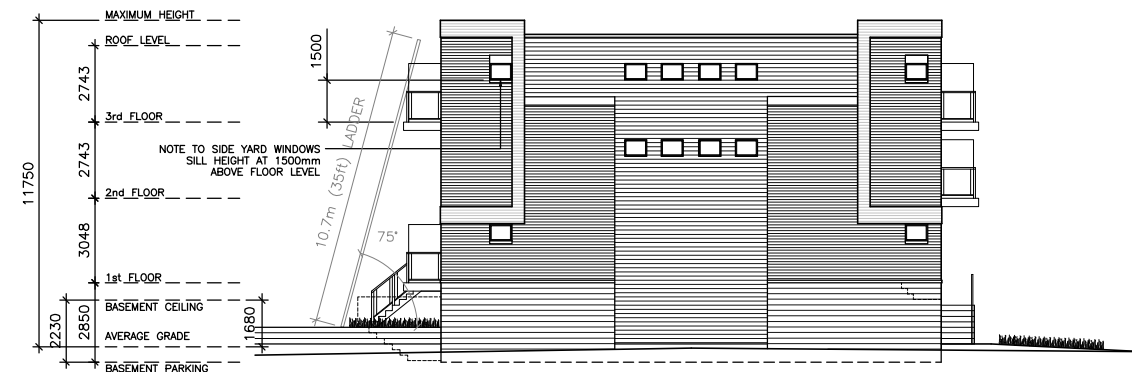


2 COURT FACING ELEVATION (SOUTH)
A-2.2 SCALE: 1:125



3 PARKING GARAGE SIDE (WEST)
A-2.2 SCALE: 1:125

- MATERIALS
- CHARCOAL BRICK VENEER
 - CEAR STYLE ALUMINUM
 - LT GREY BRICK VENEER
 - LT GREY ALUMINUM FLASHING
 - CHARCOAL VINYL DOOR/WINDOW
 - FROSTED GLASS RAILING
 - DARK GREY BALCONY FLASHING
 - LT GREY STONE VENEER
 - CONCRETE STEPS



4 SIDE LOT LINE ELEVATION (EAST)
A-2.2 SCALE: 1:125

BUILDING 2 - AVERAGE GRADE			
BEGIN	END	LENGTH	
1 251.96	252.14	20.13	5073.767
2 252.14	252.52	20.13	5079.403
3 252.18	252.3	9	2270.16
4 252.3	252.26	9	2270.52
5 253.2	253.3	20.13	5097.923
6 253.3	253.2	20.13	5097.923
7 251.88	251.79	9	2266.515
8 251.79	251.65	9	2265.48
TOTAL			
		116.52	29421.69
		252.50 average grade	
		251.95 basement	
		254.18 ceiling (2.23)	
		1.68 ave grade below ceiling	



ARTIST'S CONCEPT - FOR MATERIAL PALETTE ONLY

pml.A

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Do Not make this drawing
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re-issued by Patrick Markus Luckie Architect.

Revisions:	
Date:	Particular:
DEC.01.17	ADD STREET STEPS AND RISE ORICE
JUN.22.18	ADD AVERAGE ORICE CALCULATION
Issues:	
Date:	Particular:
JUL.04.17	ISSUED FOR PRE-APP MEETING
SEP.27.17	ISSUED FOR PRE-APP APPLICATION
DEC.15.17	ISSUED FOR 3rd SUBMISSION
MAY.07.18	ISSUED FOR FINAL SITE PLAN APPROVAL



EAST VILLAGE
URBAN TOWNHOMES

521 & 527 BAY POINT RD. BARRIE

ELEVATIONS
BUILDING 2

PROJECT No.: 17-01

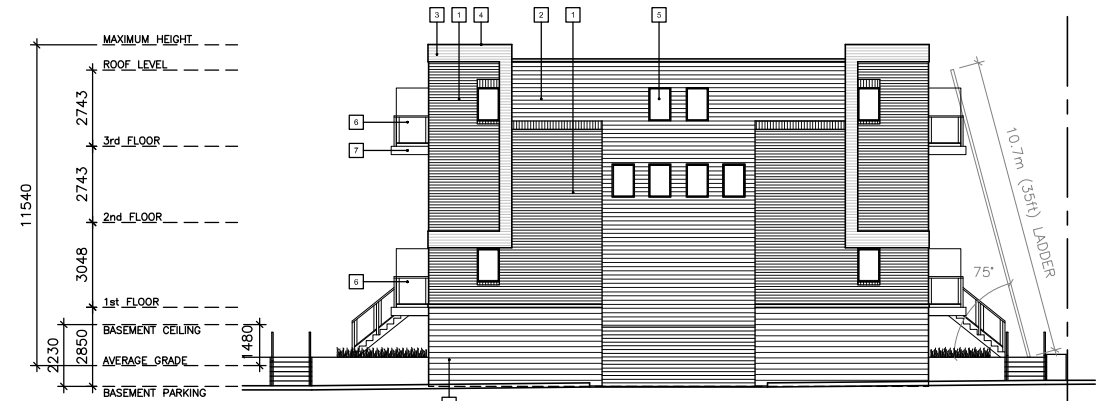
A-2.2



1 COURT FACING ELEVATION (NORTH)
A-2.3 SCALE: 1:125

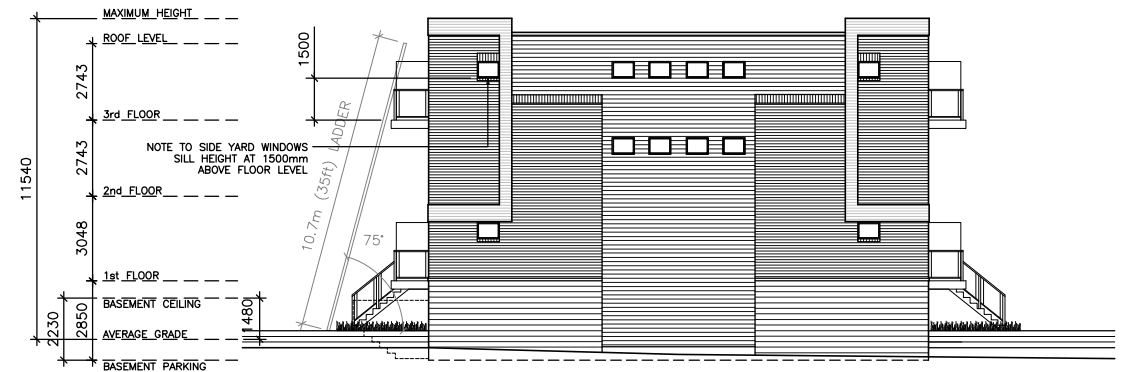


2 REAR FACING ELEVATION (SOUTH)
A-2.3 SCALE: 1:125



3 PARKING GARAGE SIDE (WEST)
A-2.3 SCALE: 1:125

- MATERIALS
- CHARCOAL BRICK VENEER
 - CEMENT STYLE ALUMINUM
 - LT GREY BRICK VENEER
 - LT GREY ALUMINUM FLASHING
 - CHARCOAL VINYL DOOR/WINDOW
 - FROSTED GLASS RAILING
 - DARK GREY BALCONY FLASHING
 - LT GREY STONE VENEER
 - CONCRETE STEPS



4 SIDE LOT LINE ELEVATION (EAST)
A-2.3 SCALE: 1:125

BUILDING 3 - AVERAGE GRADE				
BEGIN	END	LENGTH		
1	253.2	253.3	20.13	5097.923
2	253.3	253.2	20.13	5097.923
3	252.27	252.3	9	2270.565
4	252.9	252.95	9	2271.825
5	253.1	253.2	20.13	5095.91
6	253.2	253.1	20.13	5095.91
7	252.15	252.08	9	2269.055
8	252.08	252.03	9	2268.495
TOTAL			116.52	29467.58
			252.90 average grade	
			252.15 basement	
			254.38 ceiling (2.23)	
			1.48 ave grade below ceiling	



ARTIST'S CONCEPT - FOR MATERIAL PALETTE ONLY

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This drawing shall not be used for construction purposes unless accompanied by a signed and sealed drawing.
Patrick Markus Luckie Architect

Revisions:	
Date:	Particular:
DEC.01.17	ADD STREET STEPS AND RISE GRADE
JUN.23.18	ADD AVERAGE GRADE CALCULATION
Issues:	
Date:	Particular:
JUL.04.17	ISSUED FOR PRE-APP MEETING
SEP.27.17	ISSUED FOR PRE-APP APPLICATION
DEC.15.17	ISSUED FOR 3rd SUBMISSION
MAY.07.18	ISSUED FOR FINAL SITE PLAN APPROVAL



EAST VILLAGE
URBAN TOWNHOMES

521 & 527 BAY POINT RD. BARRIE

ELEVATIONS
BUILDING 3

PROJECT No.: 17-01

A-2.3