

NEW CONDOS & COMMERCIAL DEVELOPMENT

63 MAIN ST WEST, GRAND BEND, ONTARIO

MAY 2022



PROPOSED NORTH/WEST VIEW (HURON & MAIN)



PROPOSED WEST VIEW (HURON)



EXISTING NORTH/WEST VIEW (HURON & MAIN)



EXISTING SOUTH VIEW (KING & HURON)



da | design inc



PLAN OF SURVEY WITH TOPOGRAPHICAL DETAIL
OF ALL OF
LOTS 382 AND 393
REGISTERED PLAN No. 24(GB)
IN THE
MUNICIPALITY OF LAMBTON SHORES
COUNTY OF LAMBTON

SCALE 1:200
5 4 3 2 1 0 5 10
SCALE IN METRES

2021
ARCHIBALD, GRAY & McKAY LTD.
ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 19TH DAY OF MARCH, 2021.

DATE _____ ROBERT WOOD
ONTARIO LAND SURVEYOR

NOTE:

1) STORM & SANITARY SEWER INFORMATION SHOWN IS BASED ON FIELD SURVEY.

TOPOGRAPHICAL LEGEND

- A/C DENOTES AIR CONDITIONER
 - BM DENOTES BENCHMARK
 - CB DENOTES CATCH BASIN
 - CONC DENOTES CONCRETE
 - C&G DENOTES CURB AND GUTTER
 - DIA DENOTES DIAMETER IN mm
 - FF DENOTES FINISHED FLOOR
 - FH DENOTES FIRE HYDRANT
 - GMR DENOTES GAS METER
 - GV DENOTES GAS VALVE
 - HMR DENOTES HYDRO METER
 - HP DENOTES HYDRO POLE
 - INV DENOTES INVERT
 - LS DENOTES LIGHT STANDARD
 - MH DENOTES MANHOLE
 - S/W DENOTES SIDEWALK
 - WV DENOTES WATER VALVE
 - WVS DENOTES WATER VALVE SERVICE
 - N DENOTES NORTH
 - E DENOTES EAST
 - W DENOTES WEST
 - S DENOTES SOUTH
- ⊙ DENOTES SIGN
 - ➔ DENOTES SEWER FLOW DIRECTION
 - DENOTES DECIDUOUS TREE

UTM GRID NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS "1" AND "2", BY REAL TIME NETWORK (RTN) OBSERVATIONS, LEICA GPS SMARTNET NETWORK, UTM ZONE 17, NAD83 (CSRS) EPOCH(2010).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99962359

POINT ID	NORTHING	EASTING
ORP 1	4796050.041	438255.536
ORP 2	4796022.593	438304.868

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGAL LEGEND

- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- CP DENOTES CONCRETE PIN
- WIT DENOTES WITNESS
- AGM DENOTES ARCHIBALD, GRAY & McKAY LTD., O.L.S.'s
- OU DENOTES ORIGIN UNKNOWN
- 1017 DENOTES T.O. CALLON, O.L.S.
- 1527 DENOTES DOUG CULBERT LTD., O.L.S.
- P1 DENOTES PLAN 25R-2891
- P2 DENOTES PLAN 25R-3088
- P3 DENOTES REGISTERED PLAN No. 24(GB)
- P4 DENOTES AGM PLAN# W-2195, FILE# GB-0024-14, DATED OCTOBER 15, 1986.
- N1 DENOTES AGM FILE# GB-0024-14-4

BENCHMARK

ELEVATIONS ARE GEODETIC COVD28(HV2.0), DERIVED FROM G.P.S. OBSERVATIONS AND THE LEICA GPS SMARTNET NETWORK.

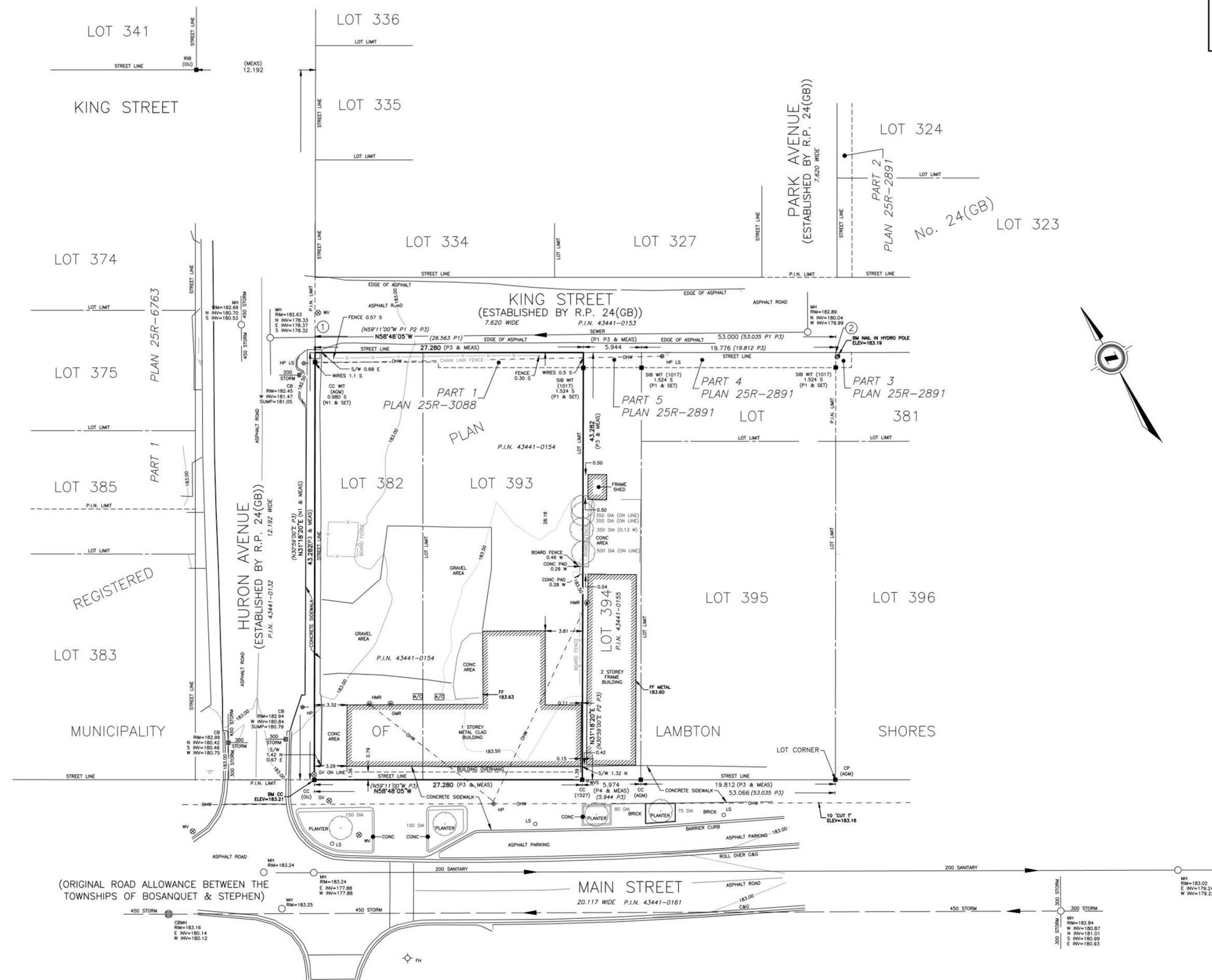
SITE BENCHMARKS

AS INDICATED ON THE FACE OF THIS PLAN.

METRIC: DISTANCES, ELEVATIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

AGM ARCHIBALD, GRAY & McKAY LTD.
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
PHONE 519-685-5300 FAX 519-685-5303
EMAIL info@agm.on.ca WEB www.agm.on.ca

DRAWN BY: BLB	DIGITAL FILE: GB1801P2C19.dwg	PLAN No:
CHECKED BY: RTW	COGO FILE: GB1801C1.COG	8-L-5670
Plot date: Mar 31, 2021	FILE No: GB-0024-14-4	



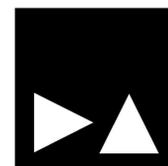
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MAY 2022



NORTH VIEW (MAIN ST)



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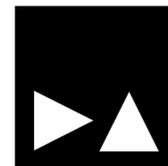
NEW CONDOS & COMMERCIAL DEVELOPMENT

63 MAIN ST WEST, GRAND BEND, ONTARIO

MAY 2022



AMMENITY SPACE & ROOFTOP



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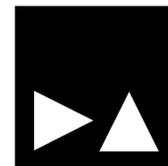
NEW CONDOS & COMMERCIAL DEVELOPMENT

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MAY 2022



SECOND FLOOR AMMENITY SPACE



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MAY/22	01	SPA SUBMISSION
DATE	NO.	DESCRIPTION
DATE	ISSUED	

CONSULTANT:
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 1185 Queensway Street East
 Suite 3A
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 647 242 0164
 dan@dadesigninc.ca



CONSULTANT'S STAMP: DRAGAN ACHIMOWICZ LICENCE 8985	ENGINEER'S STAMP:
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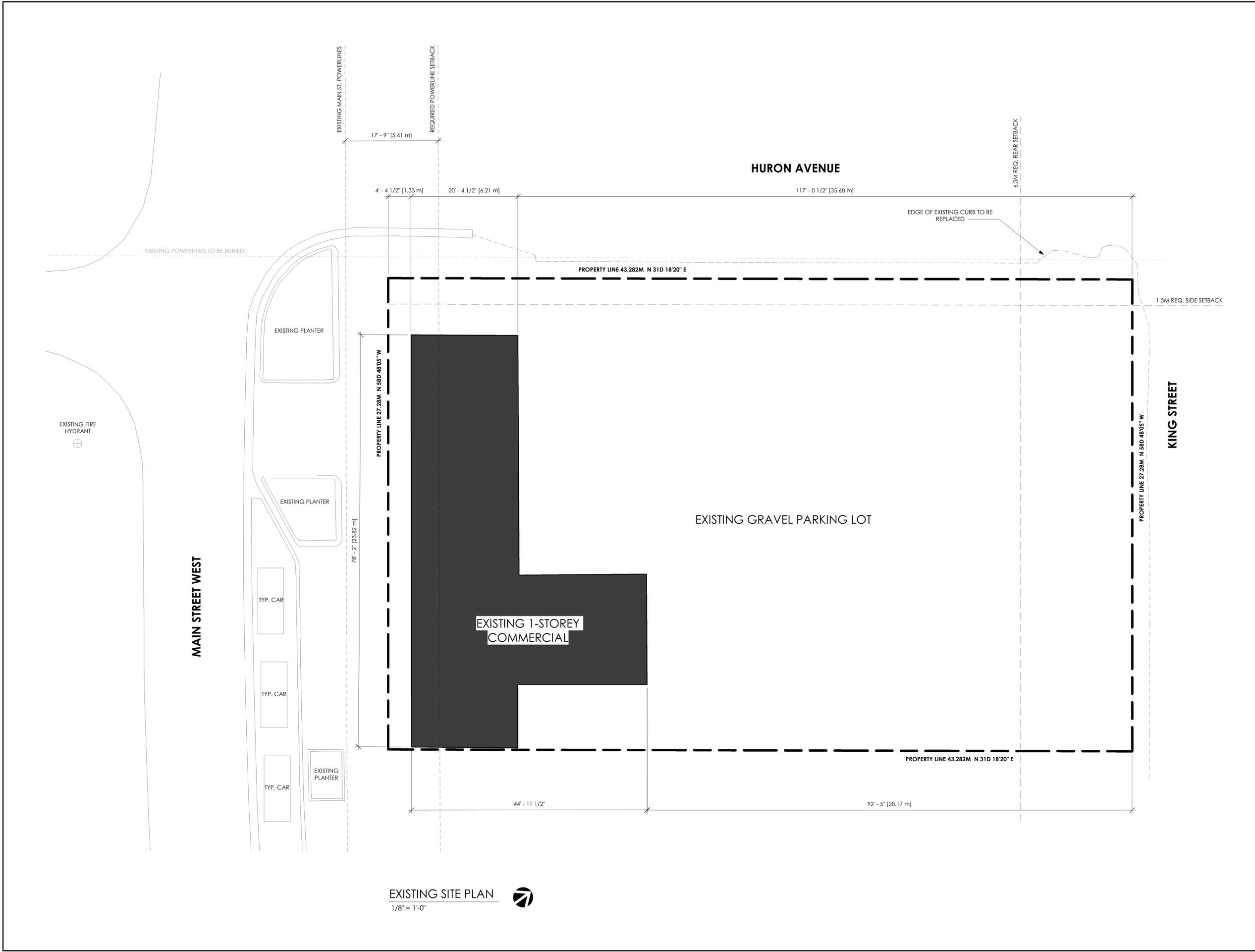
HVAC CONSULTANT:	STRUCTURAL CONSULTANT:
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OWNER CONTACT INFORMATION:

PROJECT:
NEW CONDOS & COMMERCIAL DEVELOPMENT
 63 MAIN ST WEST,
 GRAND BEND,
 ONTARIO

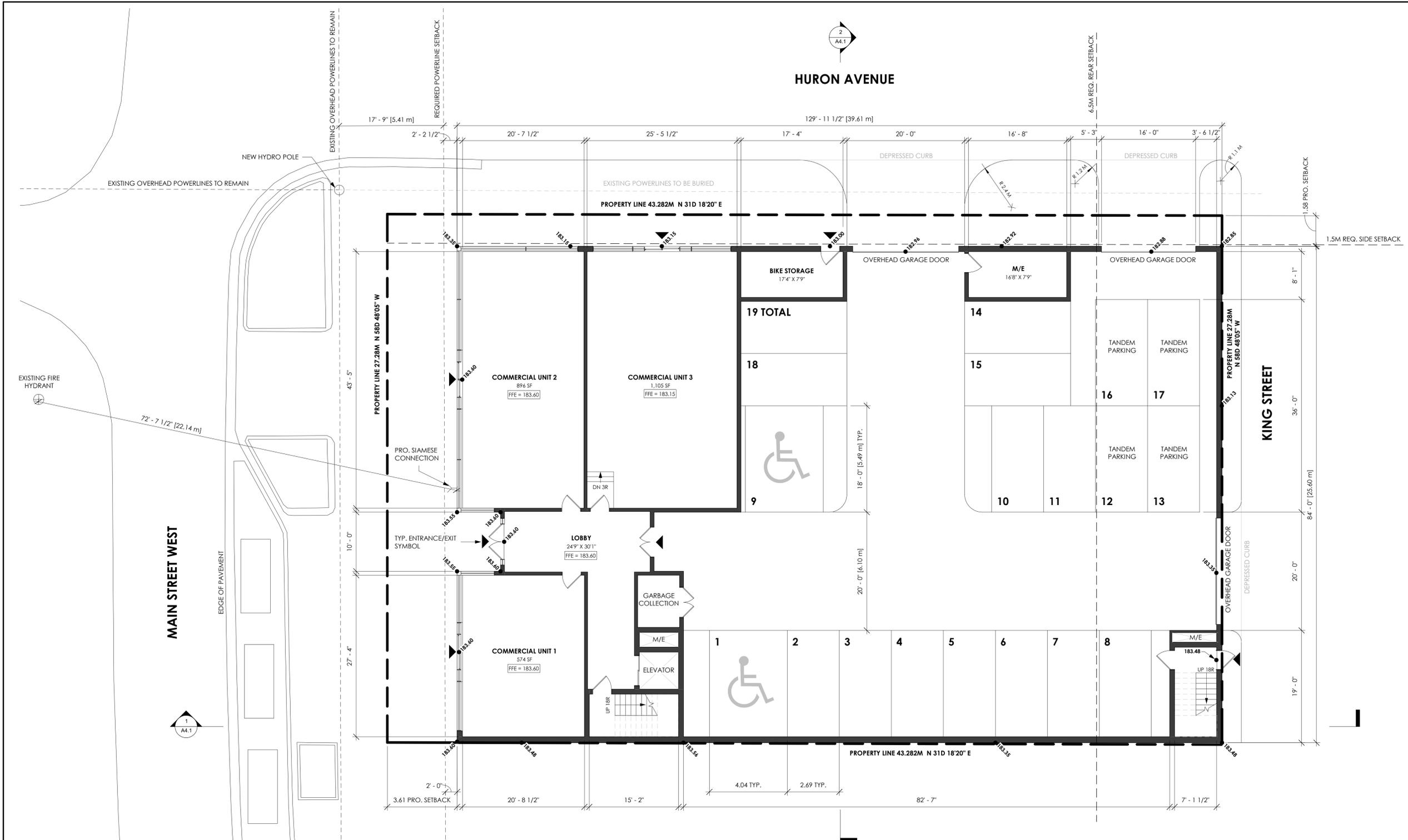
PROJECT NO. 2022/04/11	SCALE 1/8" = 1'-0"
DRAWN BY CB	REVIEWED BY DA
TITLE EXISTING SITE PLAN	DRAWING NO.

A1.0



EXISTING SITE PLAN
 1/8" = 1'-0"





GROUND FLOOR / PRO SITE PLAN
1/8" = 1'-0"

FFE VARIES THROUGHOUT MAIN FLOOR UNLESS OTHERWISE NOTED

PROJECT STATISTICS		
ZONING R6-5 (54) LOT AREA = 1,181.44 SM (12,716.91 SF)		
CONDO UNITS 2 - 2 BEDROOM UNITS = 1,994 SF 4 - 3 BEDROOM UNITS = 4,884 SF TOTAL = 6,878/FLOOR X 2 FLOORS TOTAL CONDO AREA = 13,756 SF	TOTAL AREAS - 3 FLOORS TOTAL CONDO AREA 1,282 SM (13,756 SF) = 12 CONDO UNITS TOTAL COMMERCIAL SPACE 239 SM (2,575 SF) = 3 COMMERCIAL UNITS TOTAL AMENITY SPACE = 205 SM (2,214 SF) TOTAL BUILDING GFA (EXCLUDING HALLWAYS & BALCONIES) = 1,722 SM (18,545 SF)	PARKING COUNT 12 UNITS X 1.5 = 18 REQUIRED PARKING 19 (1 BARRIER FREE) PROVIDED COMMERCIAL AREA 83 SM (896 SF) + 102 SM (1,105 SF) + 53 SM (574 SF) = 239 SM (2,575 SF)
TOTAL UNIT COUNT 12 UNITS ON 2 FLOORS		

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CONSULTANT'S STAMP:

 ENGINEER'S STAMP:

HVAC CONSULTANT:
 STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:

PROJECT:
NEW CONDOS & COMMERCIAL DEVELOPMENT
 63 MAIN ST WEST,
 GRAND BEND,
 ONTARIO

PROJECT NO. 2022/04/11
 SCALE 1/8" = 1'-0"
 DRAWN BY CB
 REVIEWED BY DA
 TITLE: GROUND FLOOR / PRO. SITE PLAN
 DRAWING NO.

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HVAC CONSULTANT:
 STRUCTURAL CONSULTANT:

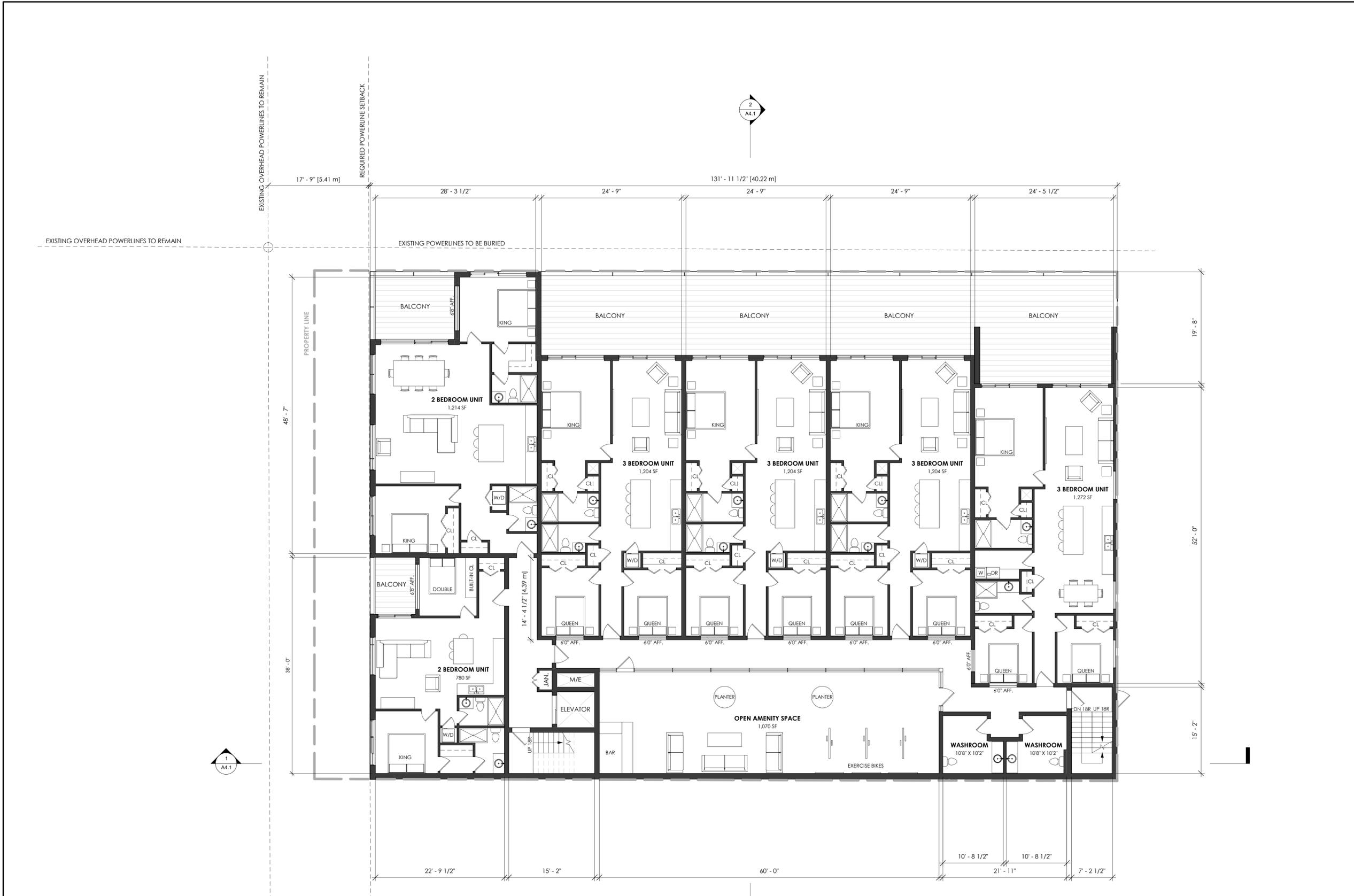
OWNER CONTACT INFORMATION:

PROJECT:
NEW CONDOS & COMMERCIAL DEVELOPMENT
 63 MAIN ST WEST,
 GRAND BEND,
 ONTARIO

PROJECT NO. 2022/04/11
 SCALE 1/8" = 1'-0"
 DRAWN BY CB
 REVIEWED BY DA

TITLE **SECOND FLOOR PLAN**
 DRAWING NO.

A2.2



SECOND FLOOR PLAN
 1/8" = 1'-0"

2
A4.1

1
A4.1

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MAY/22 01 SPA SUBMISSION

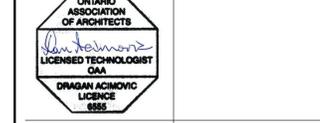
DATE NO. DESCRIPTION

DATE ISSUED

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CONSULTANT'S STAMP: ENGINEER'S STAMP:



HVAC CONSULTANT: STRUCTURAL CONSULTANT:

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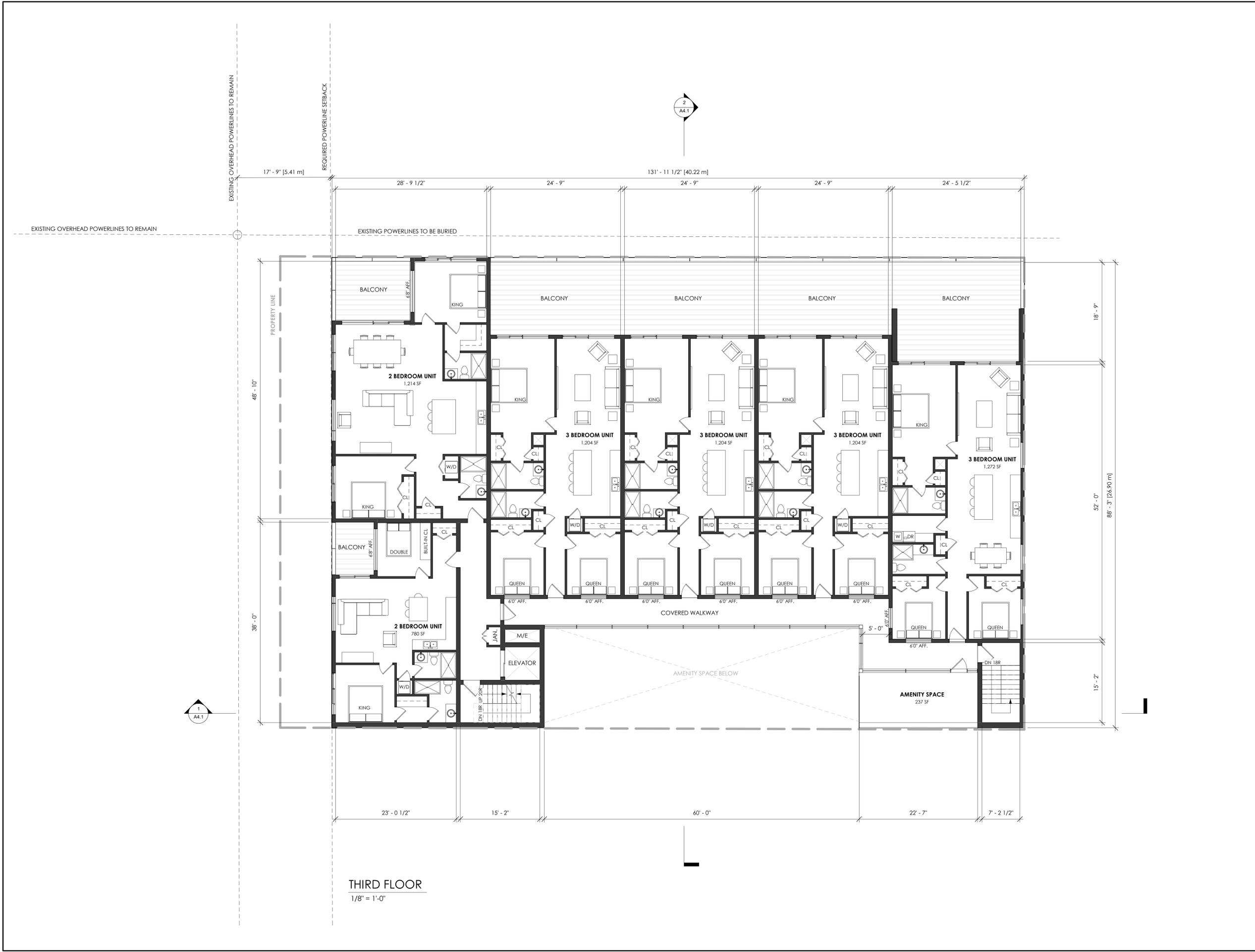
PROJECT:
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 63 MAIN ST WEST,
 GRAND BEND,
 ONTARIO

PROJECT NO. SCALE
 2022/04/11 1/8" = 1'-0"

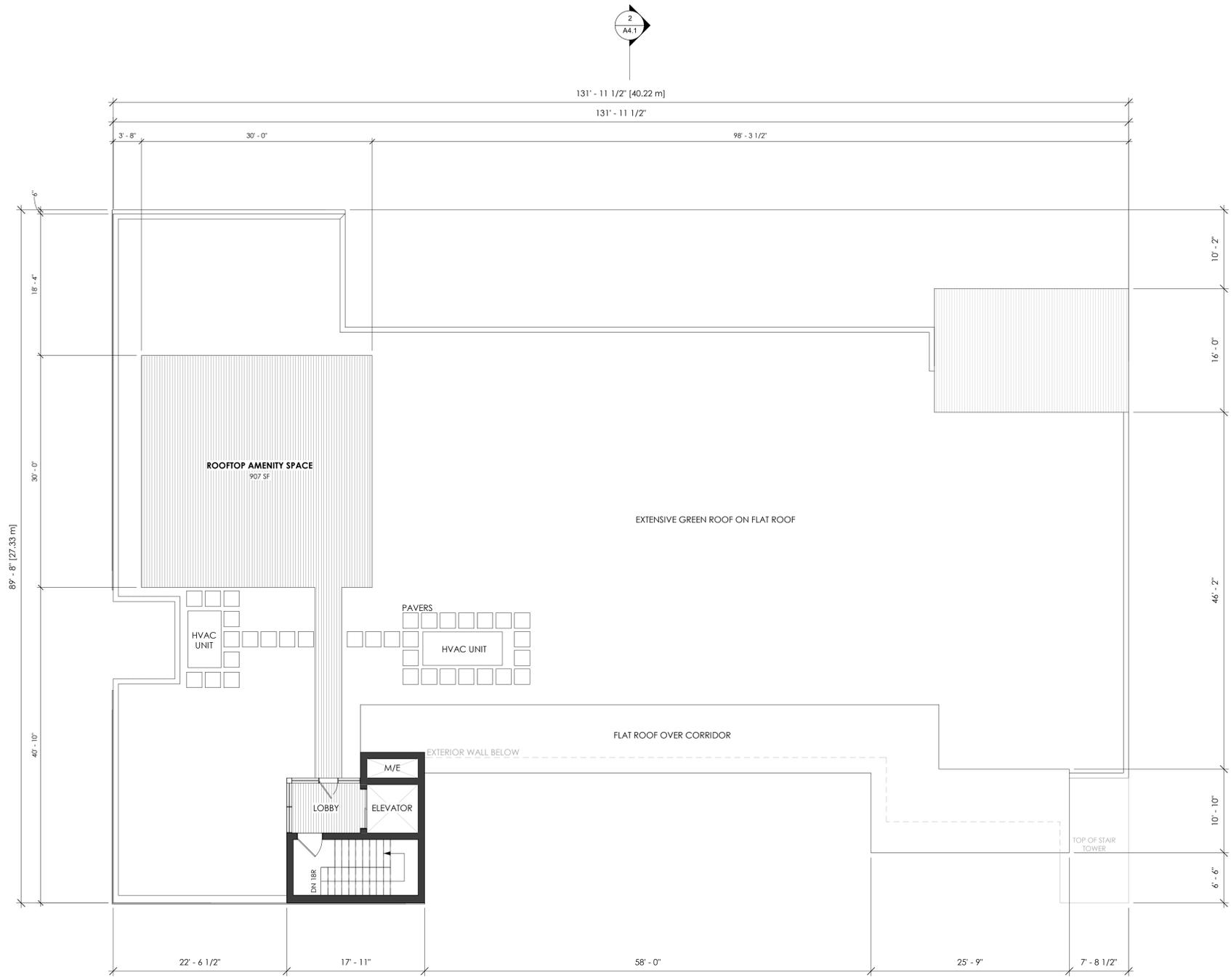
DRAWN BY REVIEWED BY
 CB DA

TITLE DRAWING NO.
THIRD FLOOR PLAN

A2.3



THIRD FLOOR
 1/8" = 1'-0"



ROOFTOP
1/8" = 1'-0"

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ENGINEER'S STAMP:

HVAC CONSULTANT:	STRUCTURAL CONSULTANT:

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63 MAIN ST WEST,
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ONTARIO

PROJECT NO. 2022/04/11	SCALE 1/8" = 1'-0"
DRAWN BY CB	REVIEWED BY DA

TITLE
ROOF PLAN

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 STRUCTURAL CONSULTANT:

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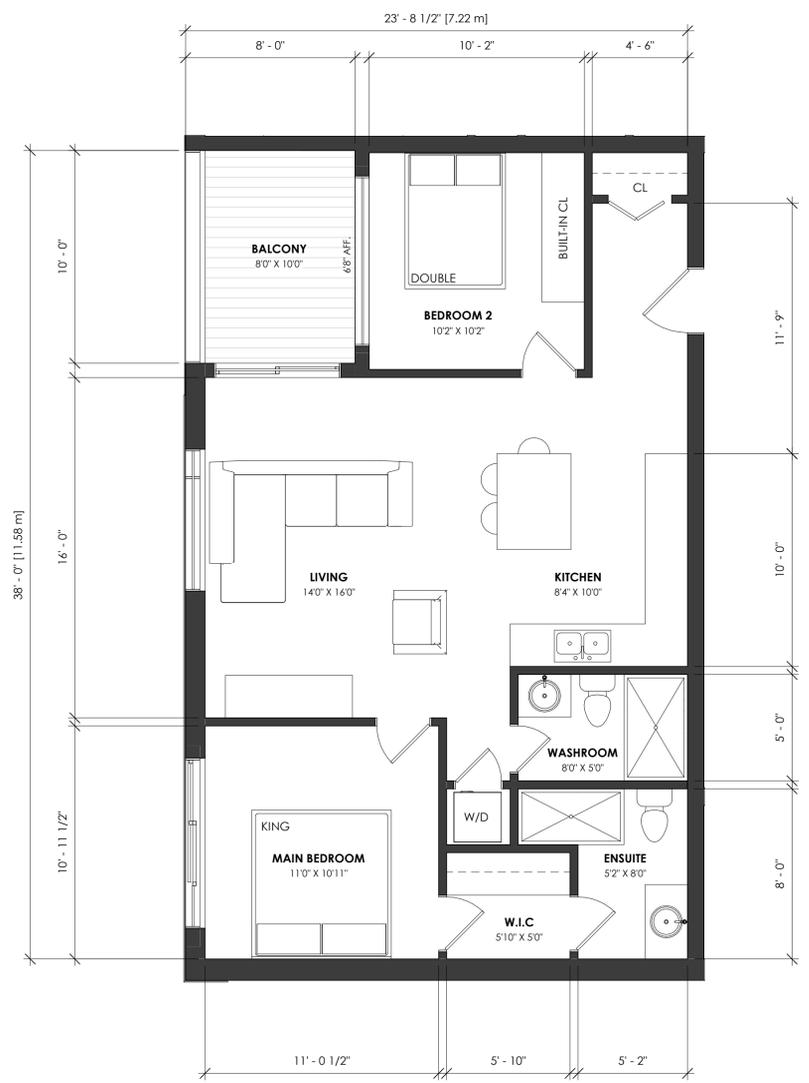
PROJECT NO.	SCALE
2022/04/11	1/4" = 1'-0"
DRAWN BY	REVIEWED BY
CB	DA
TITLE	DRAWING NO.

UNIT PLANS

A2.5



2 BEDROOM UNIT 1
 1/4" = 1'-0" 1,214 SF

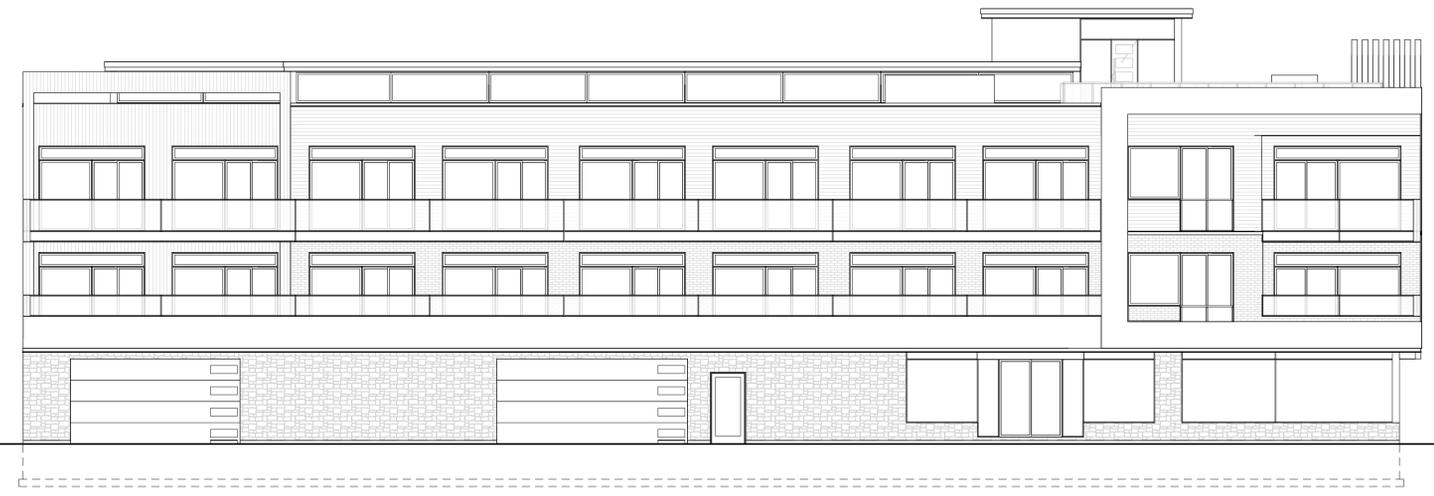
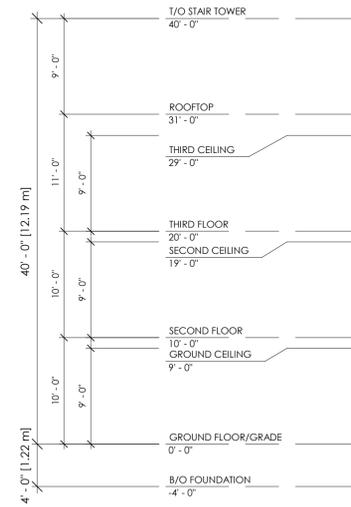


2 BEDROOM UNIT 2
 1/4" = 1'-0" 780 SF

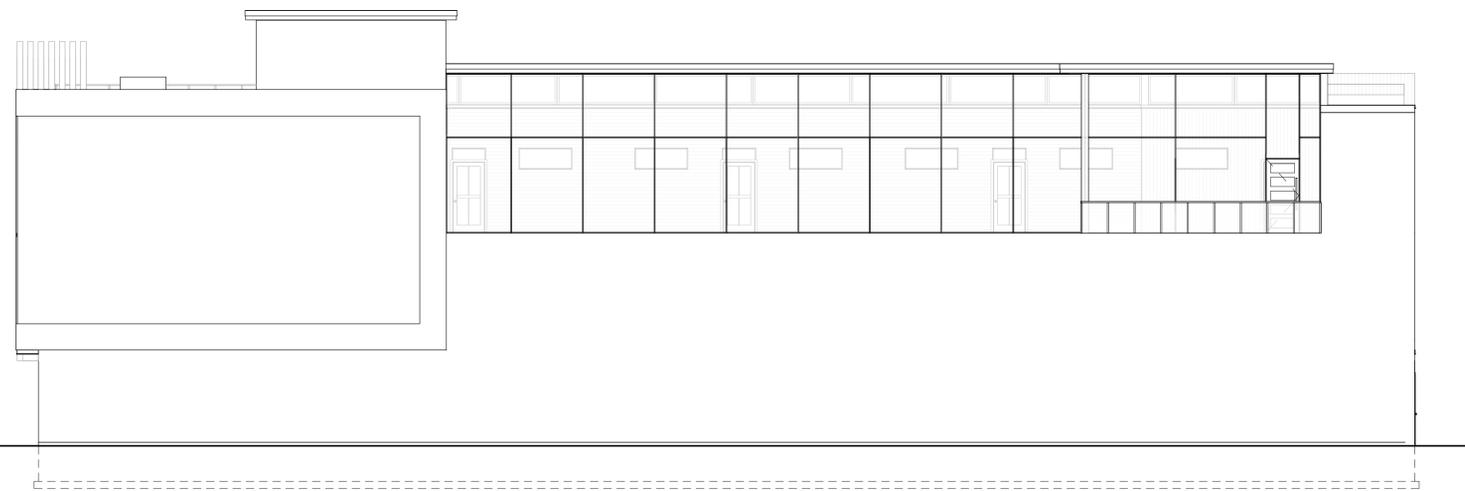
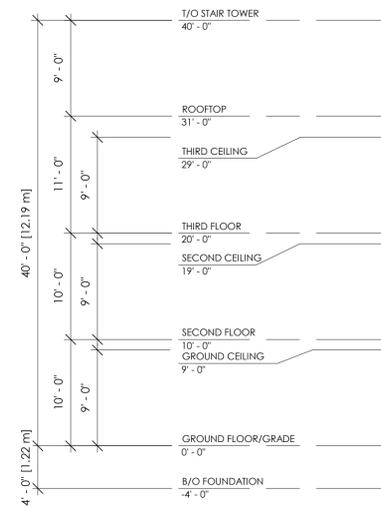
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HURON AVE ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

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MAY/22	01	SPA SUBMISSION
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ENGINEER'S STAMP:

HVAC CONSULTANT:	STRUCTURAL CONSULTANT:
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 GRAND BEND,
 ONTARIO

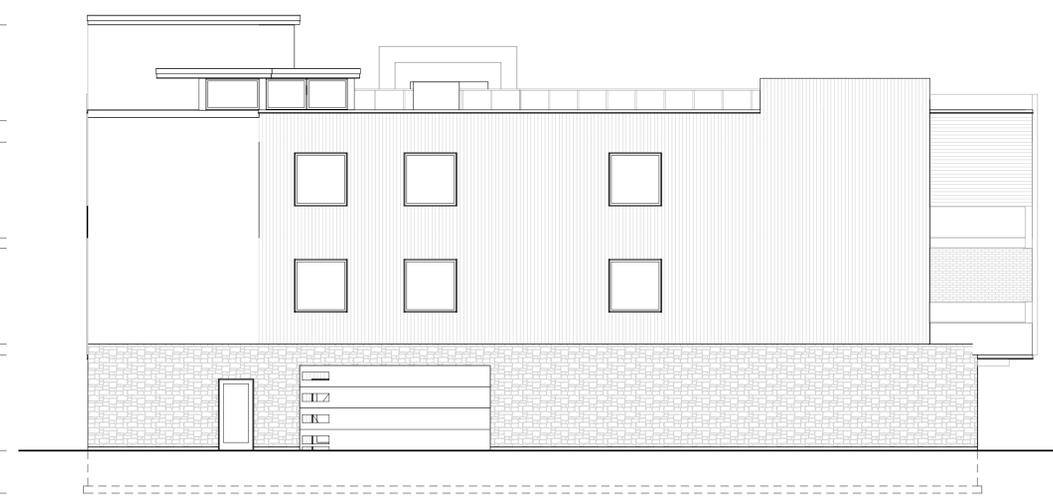
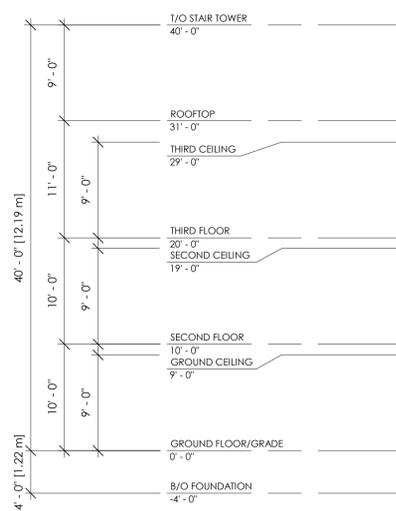
PROJECT NO.	SCALE
2022/04/11	1/8" = 1'-0"
DRAWN BY	REVIEWED BY

TITLE	DRAWING NO.
ELEVATIONS	

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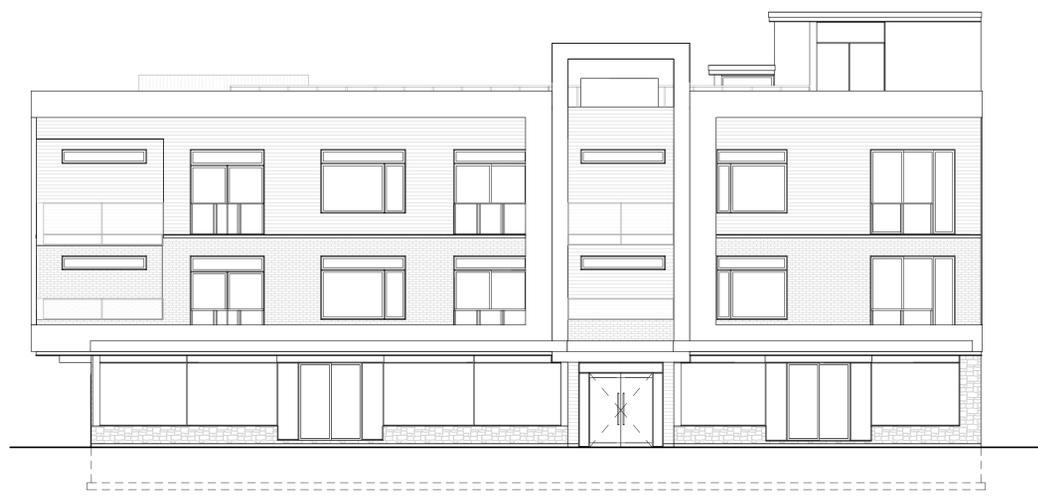
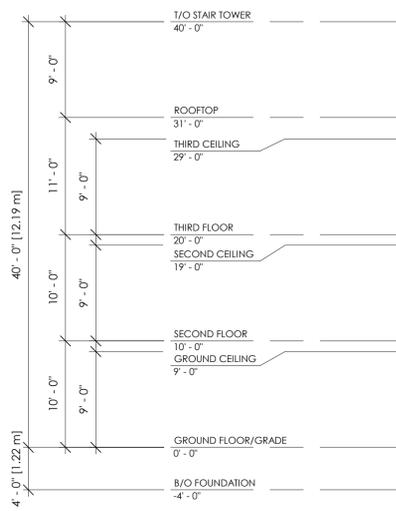
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KING ST ELEVATION

1/8" = 1'-0"



MAIN ST W ELEVATION

1/8" = 1'-0"

MAY/22	01	SPA SUBMISSION
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DATE	NO.	DESCRIPTION

DATE	ISSUED
------	--------

CONSULTANT:
da design inc.
 1185 Queensway Street East
 Suite 3A
 Mississauga, Ontario
 L4Y 0G4
 647 242 0164
 dan@dadesigninc.ca



CONSULTANT'S STAMP: 	ENGINEER'S STAMP:
--	-------------------

HVAC CONSULTANT:	STRUCTURAL CONSULTANT:
------------------	------------------------

OWNER CONTACT INFORMATION:

PROJECT:
NEW CONDOS & COMMERCIAL DEVELOPMENT
 63 MAIN ST WEST,
 GRAND BEND,
 ONTARIO

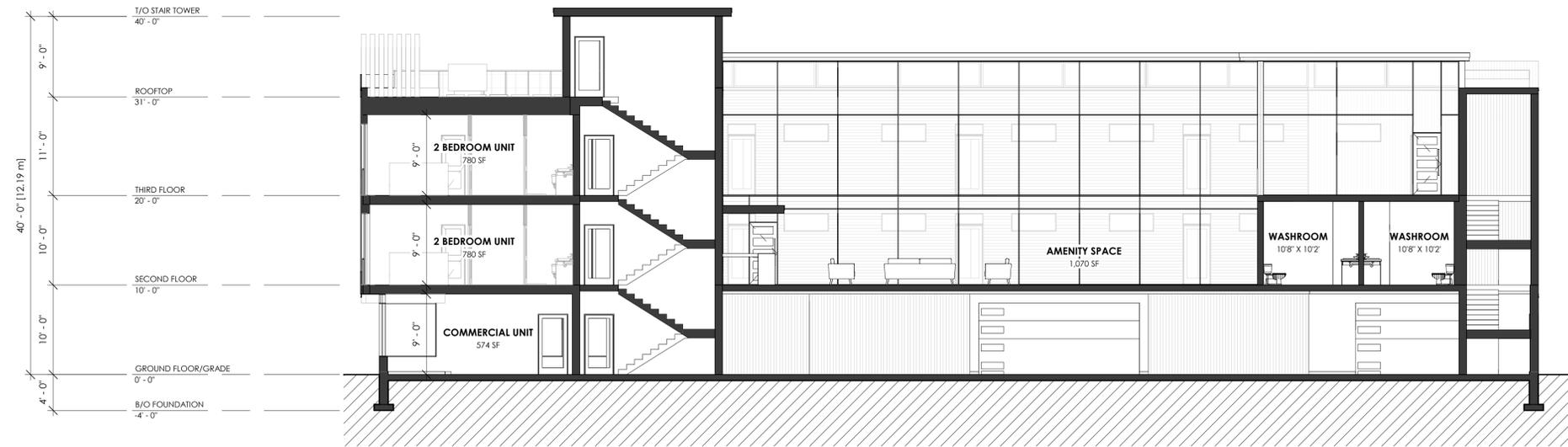
PROJECT NO. 2022/04/11	SCALE 1/8" = 1'-0"
DRAWN BY CB	REVIEWED BY DA

TITLE
ELEVATIONS

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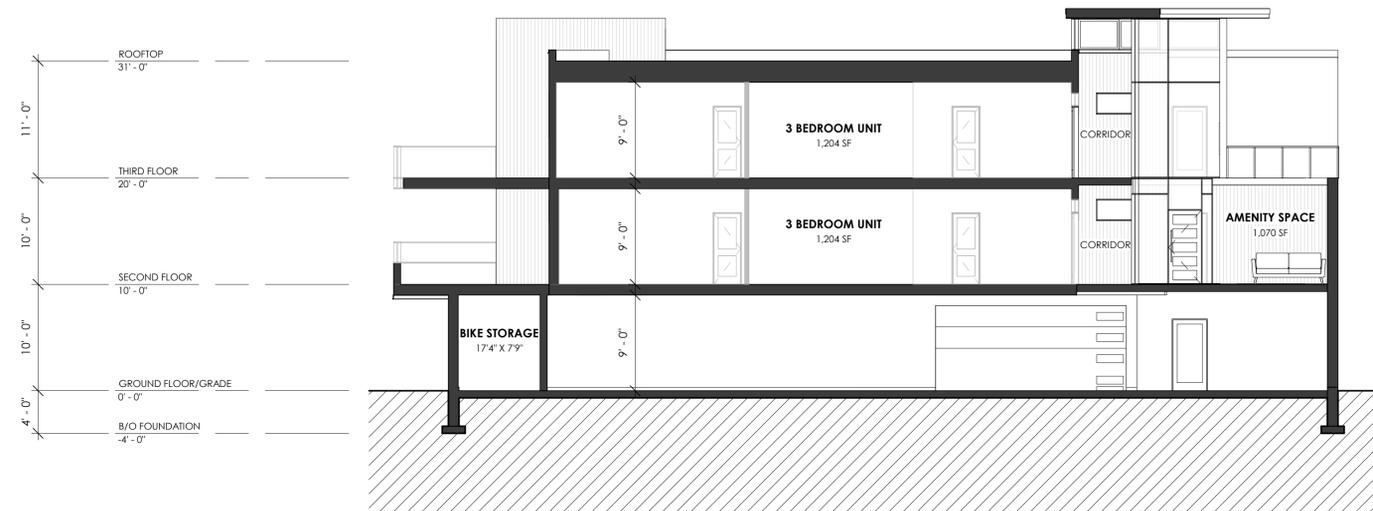
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N/S BUILDING SECTION

1/8" = 1'-0"



E/W BUILDING SECTION

1/8" = 1'-0"

MAY/22 01 SPA SUBMISSION

DATE NO. DESCRIPTION

DATE ISSUED

CONSULTANT:
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ENGINEER'S STAMP:

HVAC CONSULTANT:

STRUCTURAL CONSULTANT:

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PROJECT:
NEW CONDOS & COMMERCIAL DEVELOPMENT
 63 MAIN ST WEST,
 GRAND BEND,
 ONTARIO

PROJECT NO. 2022/04/11
 SCALE 1/8" = 1'-0"
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TITLE SECTIONS