

# NEW CONDOS & COMMERCIAL DEVELOPMENT

63 MAIN ST WEST, GRAND BEND, ONTARIO

MAY 2022



PROPOSED NORTH/WEST VIEW (HURON & MAIN)



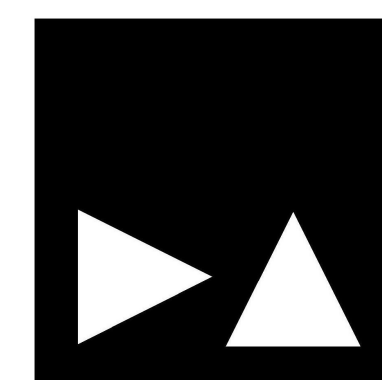
PROPOSED WEST VIEW (HURON)



EXISTING NORTH/WEST VIEW (HURON & MAIN)

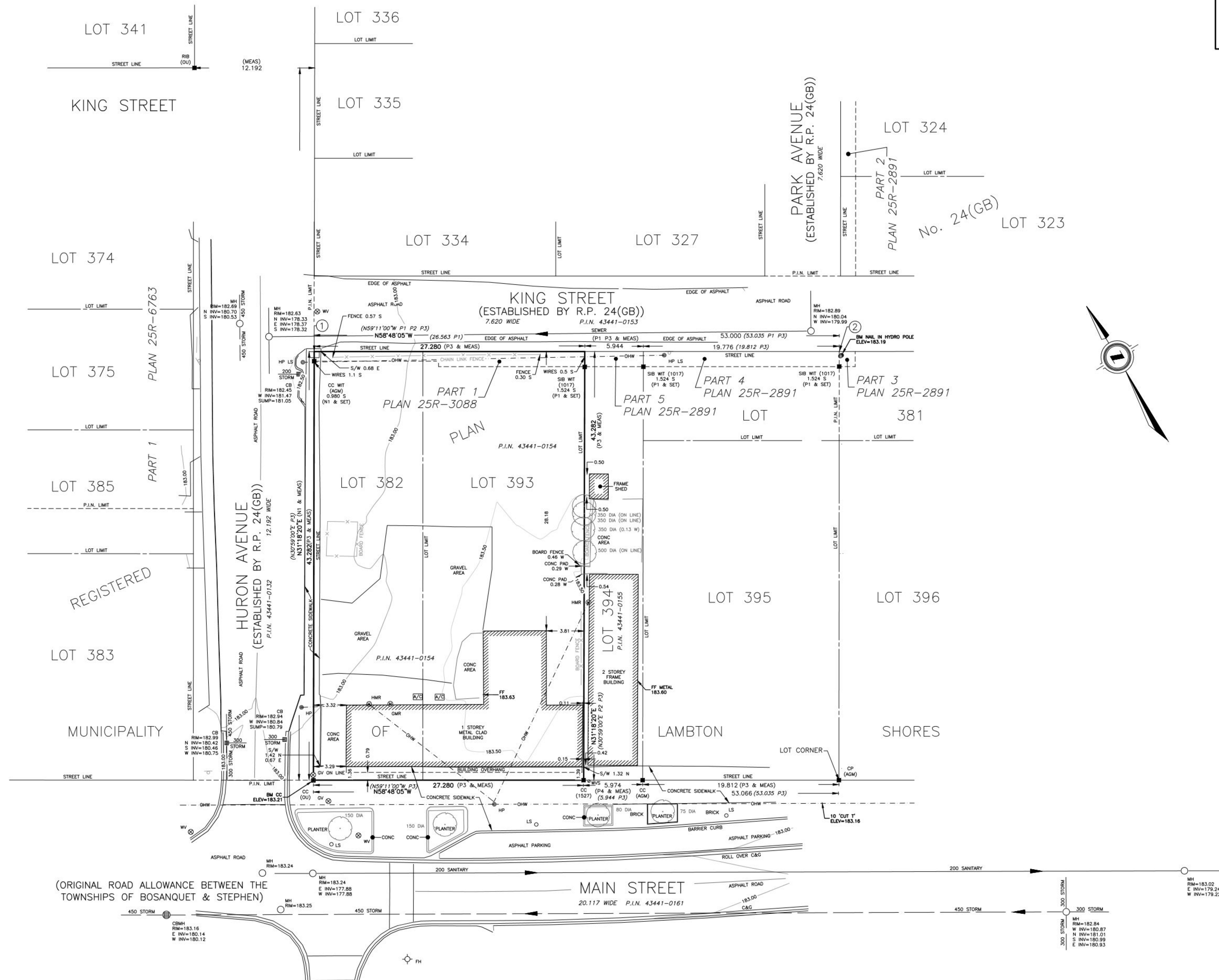


EXISTING SOUTH VIEW (KING & HURON)



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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 0.999962359

POINT ID	NORTHING	EASTING
ORP 1	4796050.041	438259.536
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 CGVD28(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

PLAN • SURVEY • ENGINEER

DRAWN BY: BLB DIGITAL FILE: GB1801TP2C19.dwg PLAN No: 8-L-5670  
CHECKED BY: RTW COGO FILE: GB1801C1.COG  
Plot date: Mar 31, 2021 FILE No: GB-0024-14-4

P:\Projects\G:\grands\GB-0024\GB-0024-14\GB-0024-14-A\CAD\GB1801TP2C19.dwg

SURVEY BY OTHERS - REFERENCE ONLY



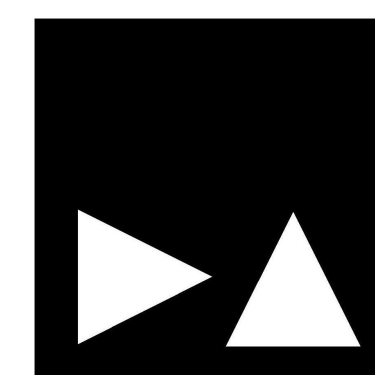
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63 MAIN ST WEST, GRAND BEND, ONTARIO

MAY 2022



NORTH VIEW (MAIN ST)



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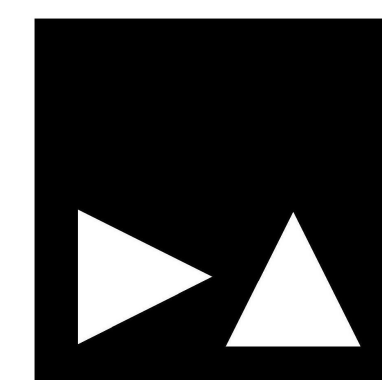
# NEW CONDOS & COMMERCIAL DEVELOPMENT

63 MAIN ST WEST, GRAND BEND, ONTARIO

MAY 2022



AMMENITY SPACE & ROOFTOP



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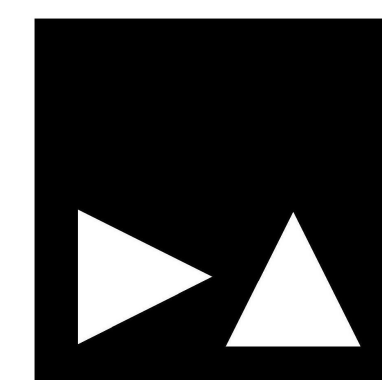
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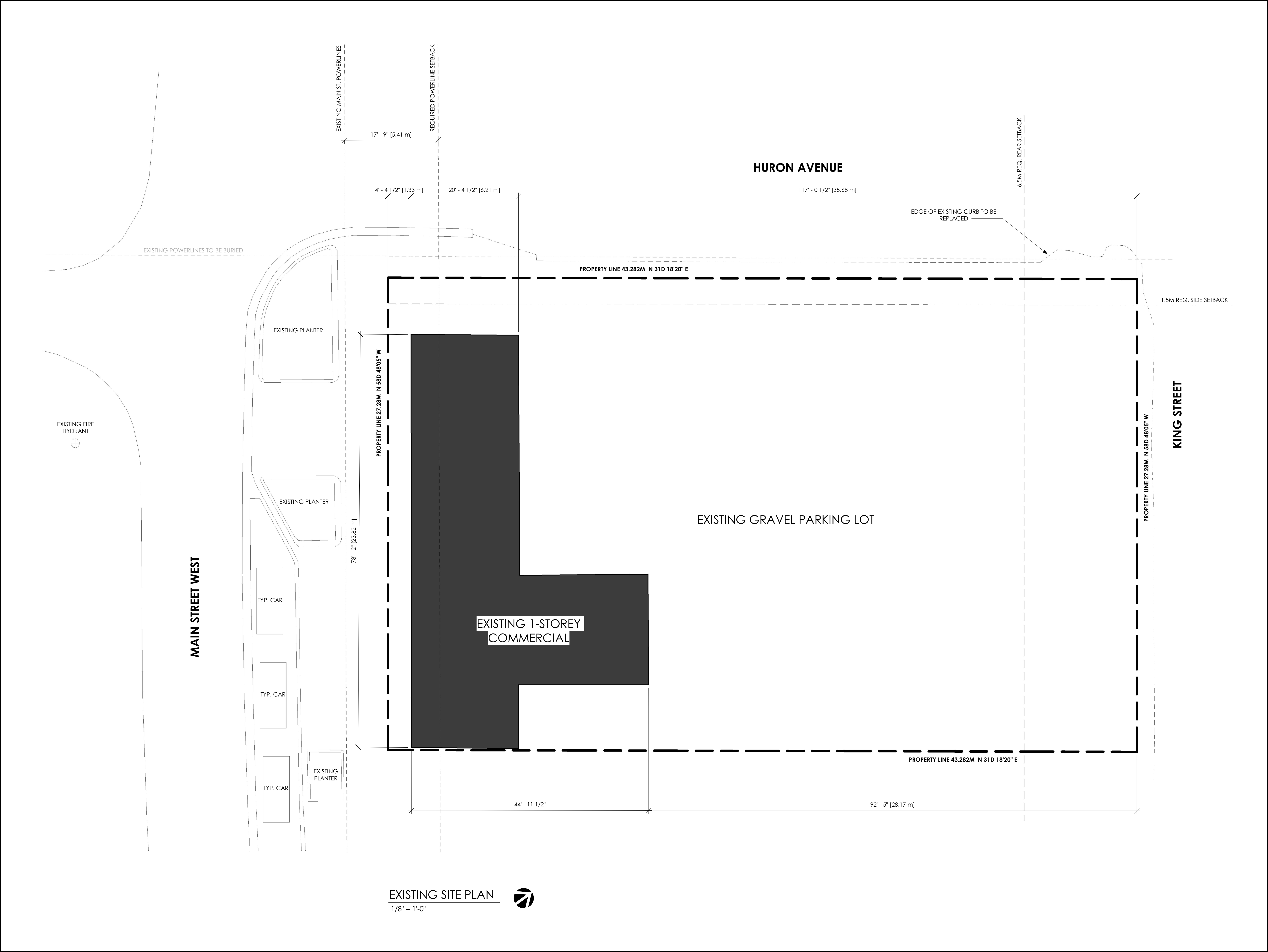


SECOND FLOOR AMMENITY SPACE



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

CONSULTANT:  
**da design inc.**  
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CONSULTANT'S STAMP:  


ENGINEER'S STAMP:

HYVAC CONSULTANT:

STRUCTURAL CONSULTANT:

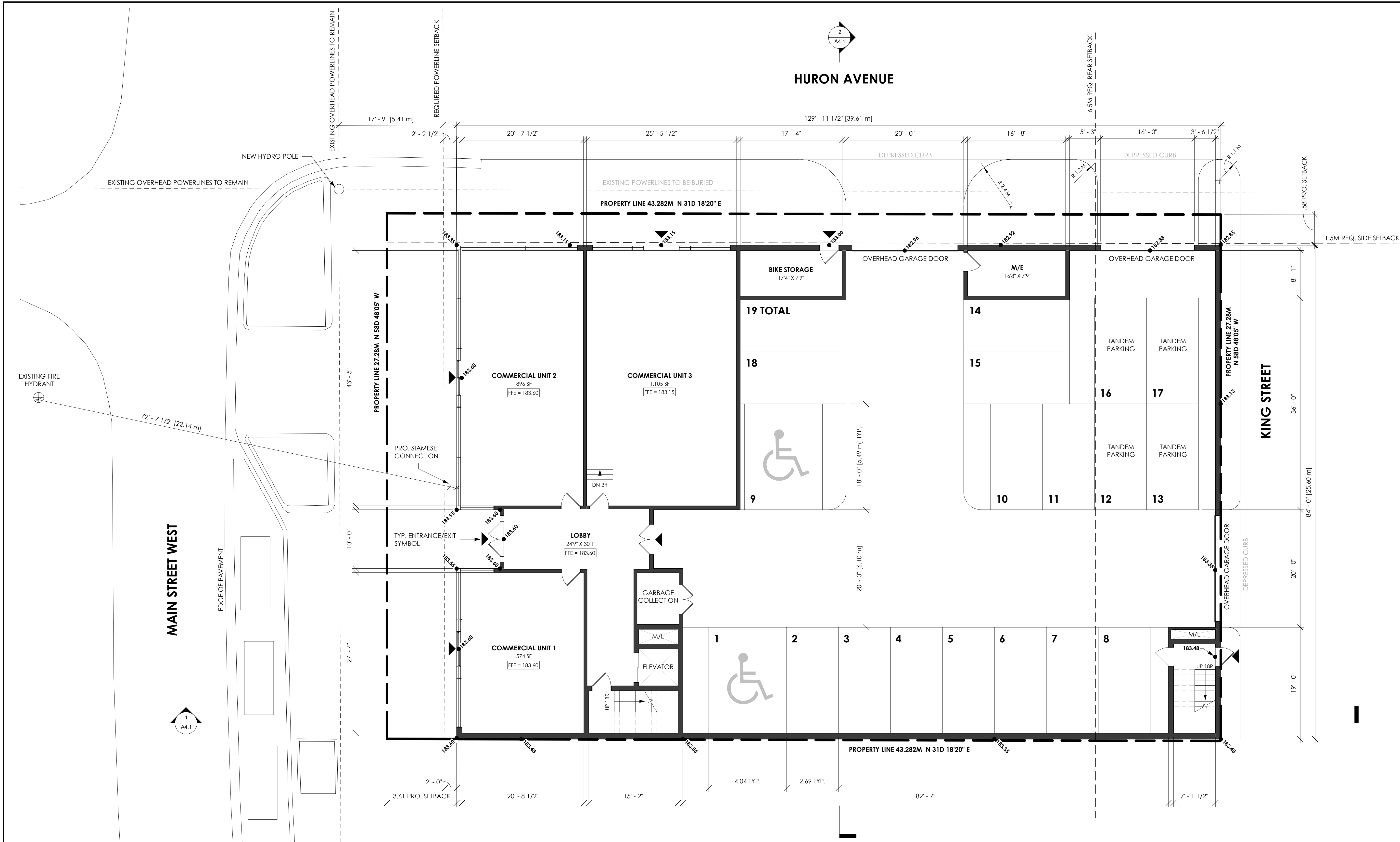
OWNER CONTACT INFORMATION:

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

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

TITLE: EXISTING SITE PLAN





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 UNIT COUNT

12 UNITS ON 2 FLOORS

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)

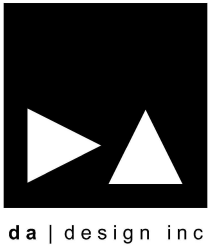
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dan@dadesigninc.ca



CONSULTANTS 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

DRAWN BY  
CB

TITLE  
**GROUND FLOOR /  
PRO. SITE PLAN**

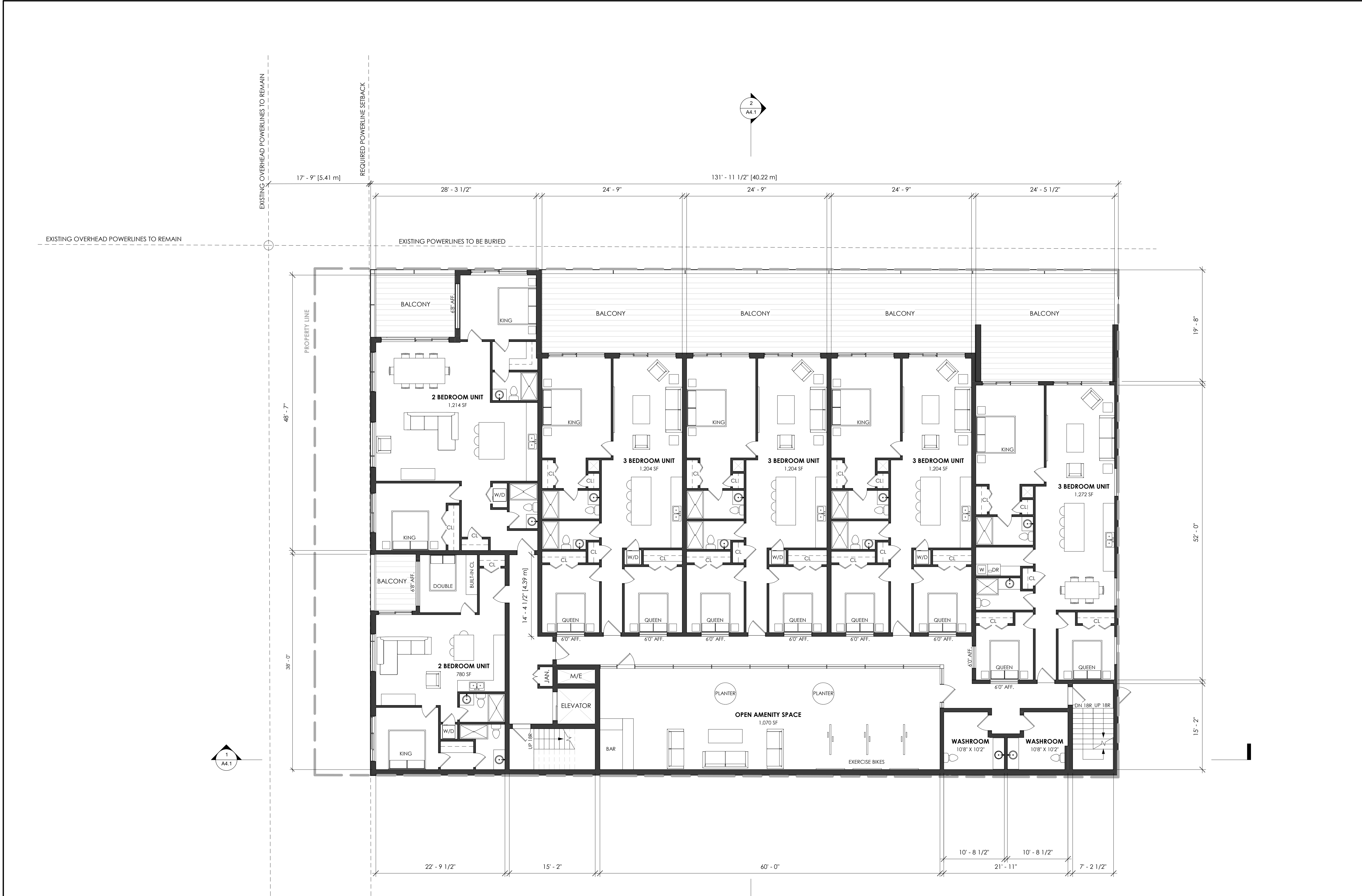
SCALE  
1/8" = 1'-0"

REVIEWED BY  
DA

DRAWING NO.

A2.1





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

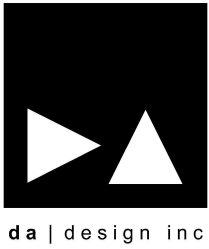
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HVAC CONSULTANT:

STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:

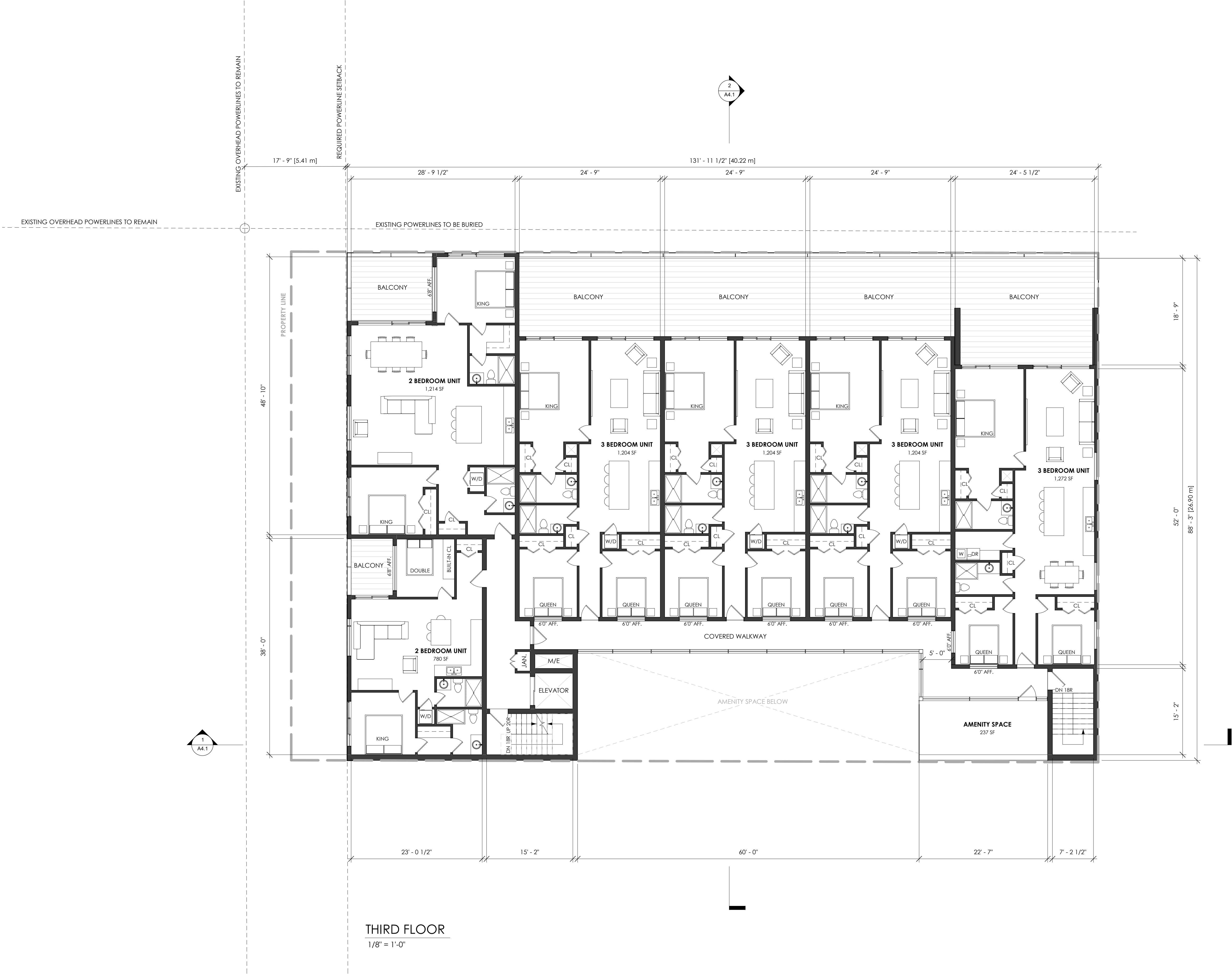
PROJECT:  
**NEW CONDOS & COMMERCIAL DEVELOPMENT**  
63 MAIN ST WEST,  
GRAND BEND,  
ONTARIO

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

**SECOND FLOOR PLAN**

**A2.2**





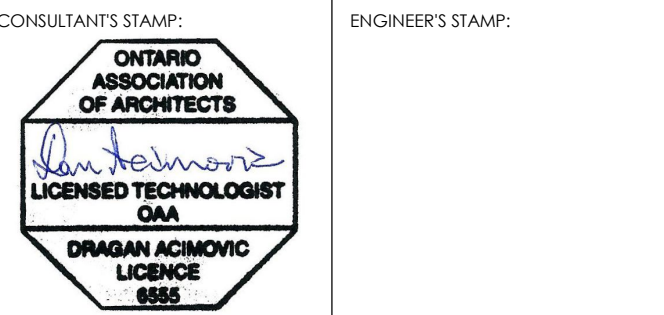
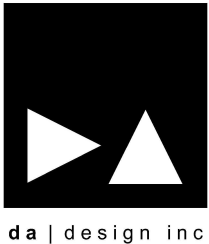
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647 242 0164  
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HVAC CONSULTANT:

STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:

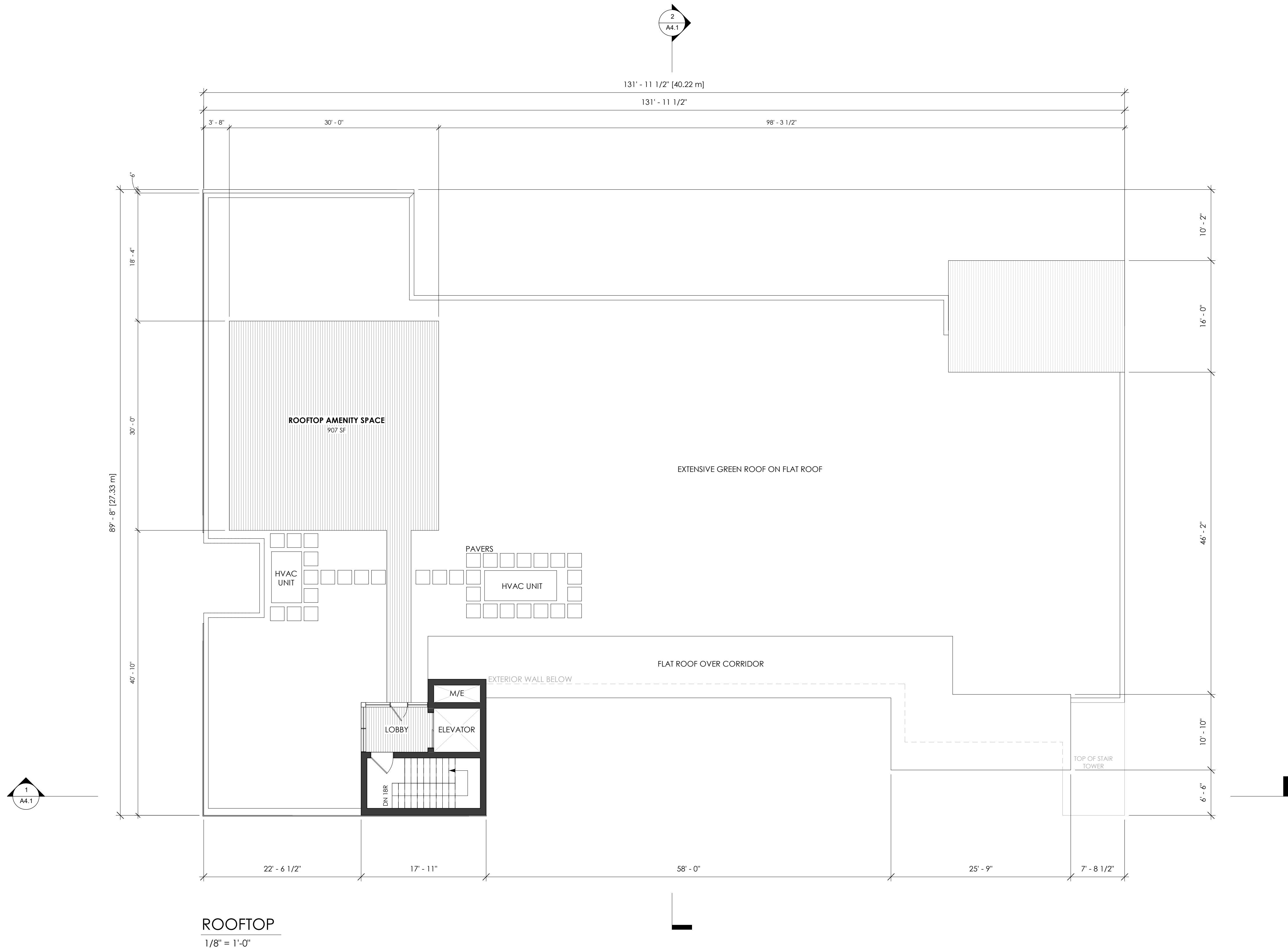
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63 MAIN ST WEST,  
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PROJECT NO.	SCALE
2022/04/11	1/8" = 1'-0"
DRAWN BY	REVIEWED BY
CB	DA
TITLE	DRAWING NO.

**THIRD FLOOR PLAN**

**A2.3**





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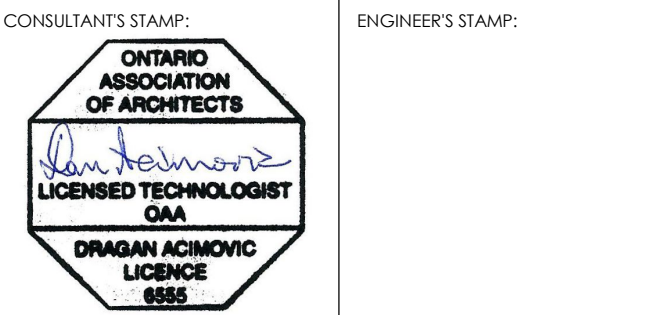
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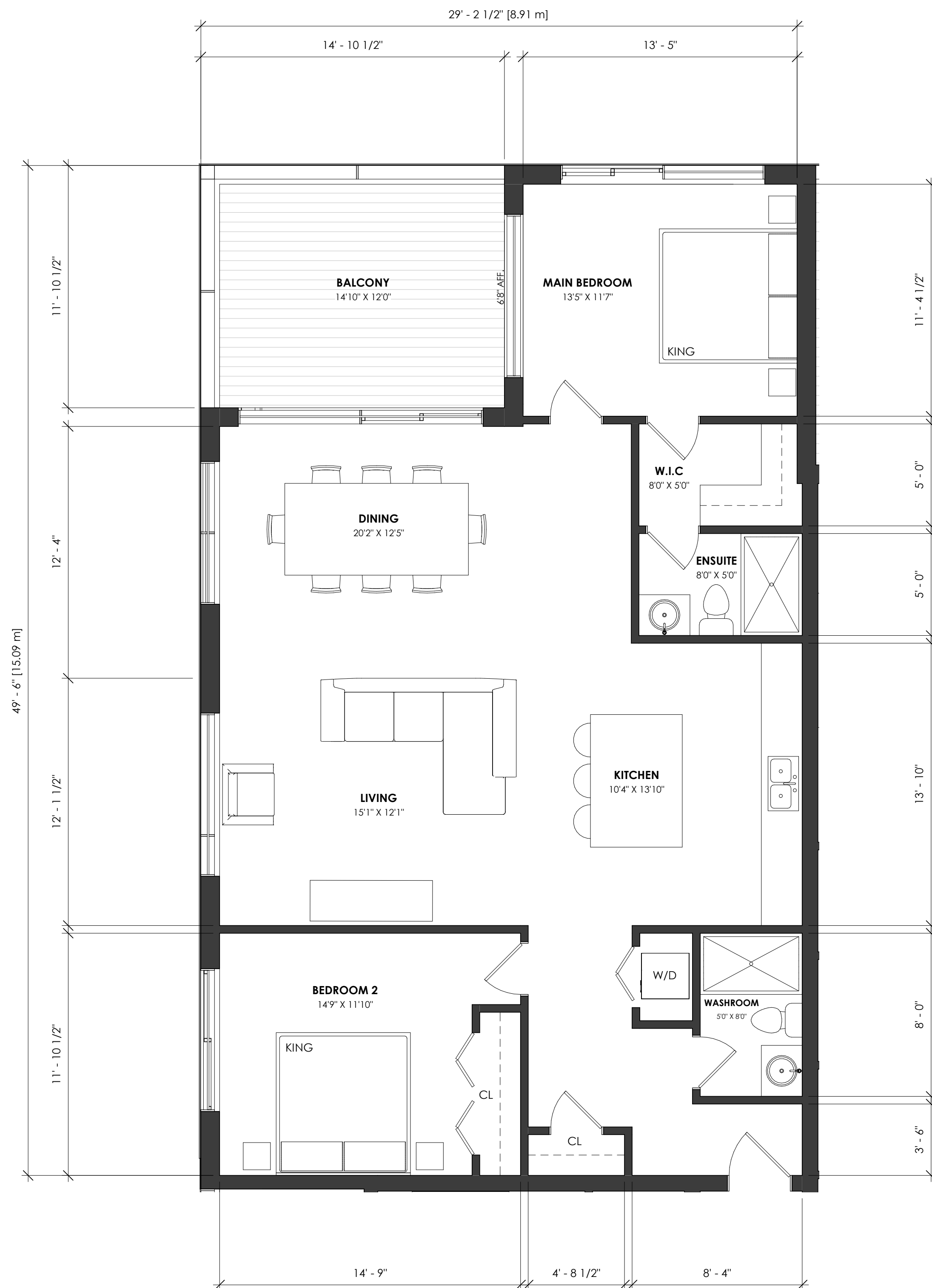
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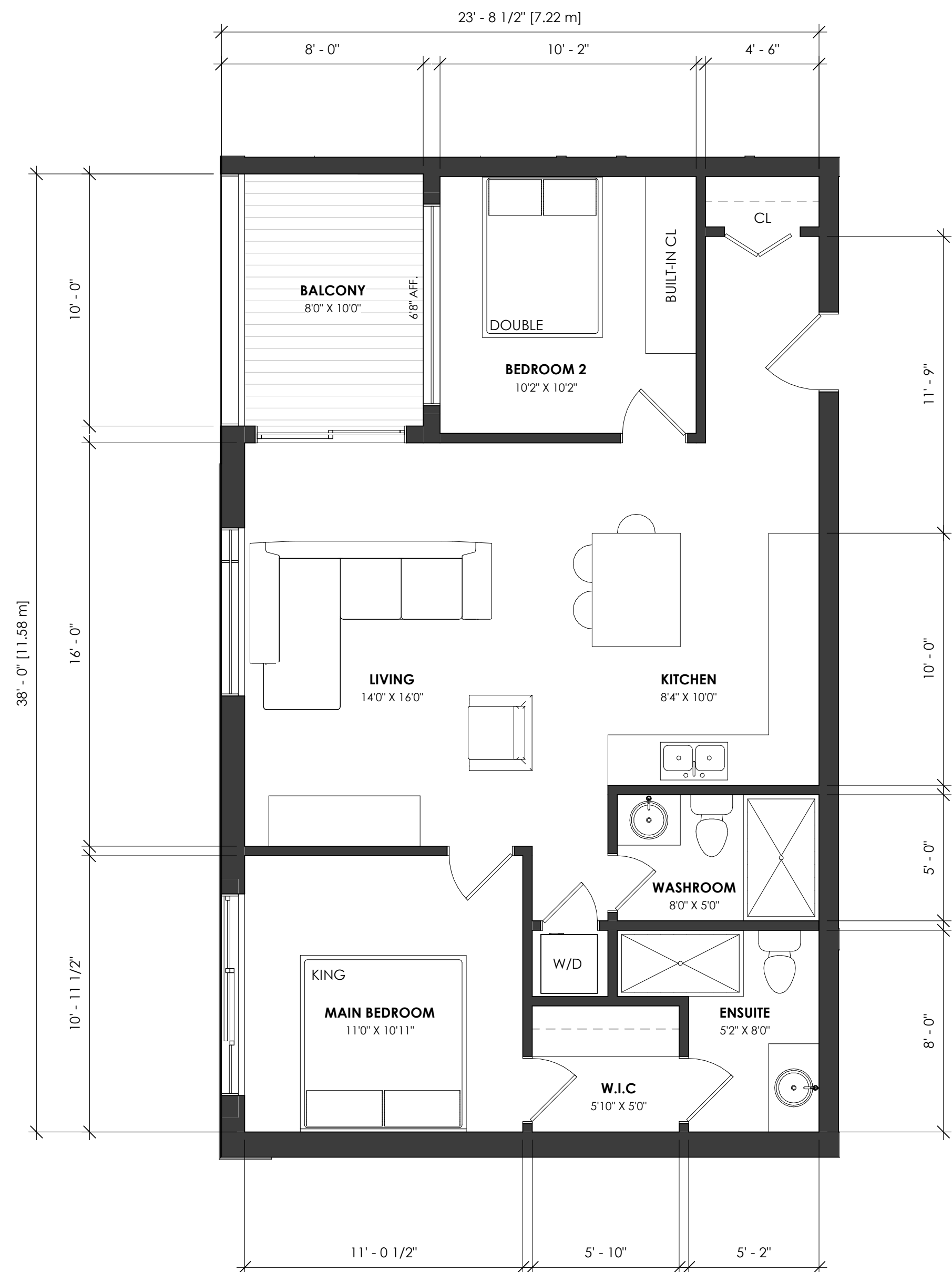
ROOF PLAN

A2.4





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



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

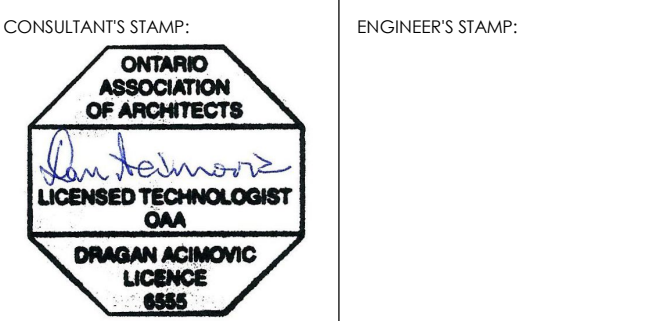
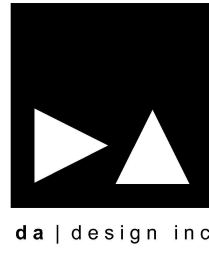
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HVAC CONSULTANT: STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:

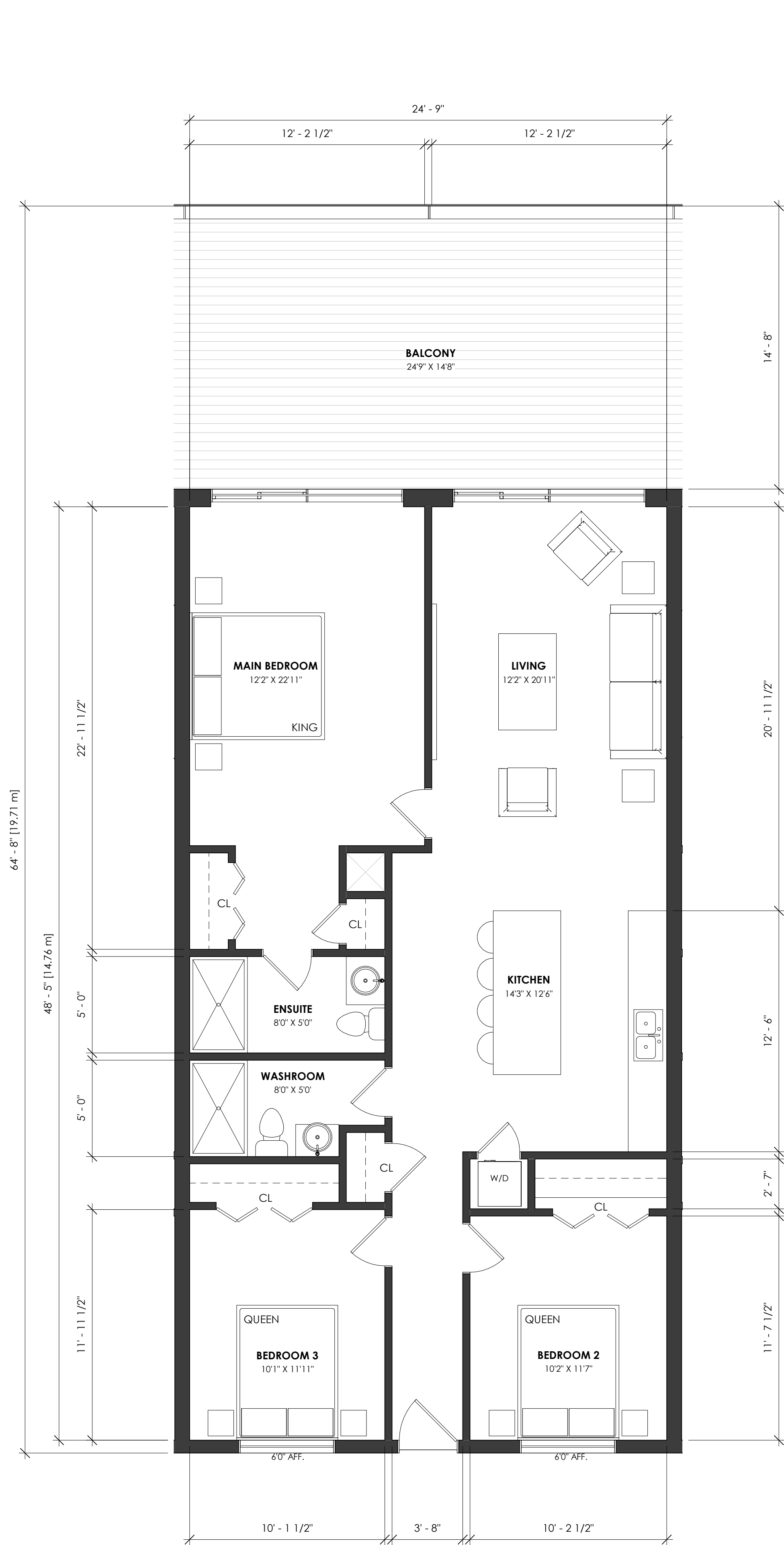
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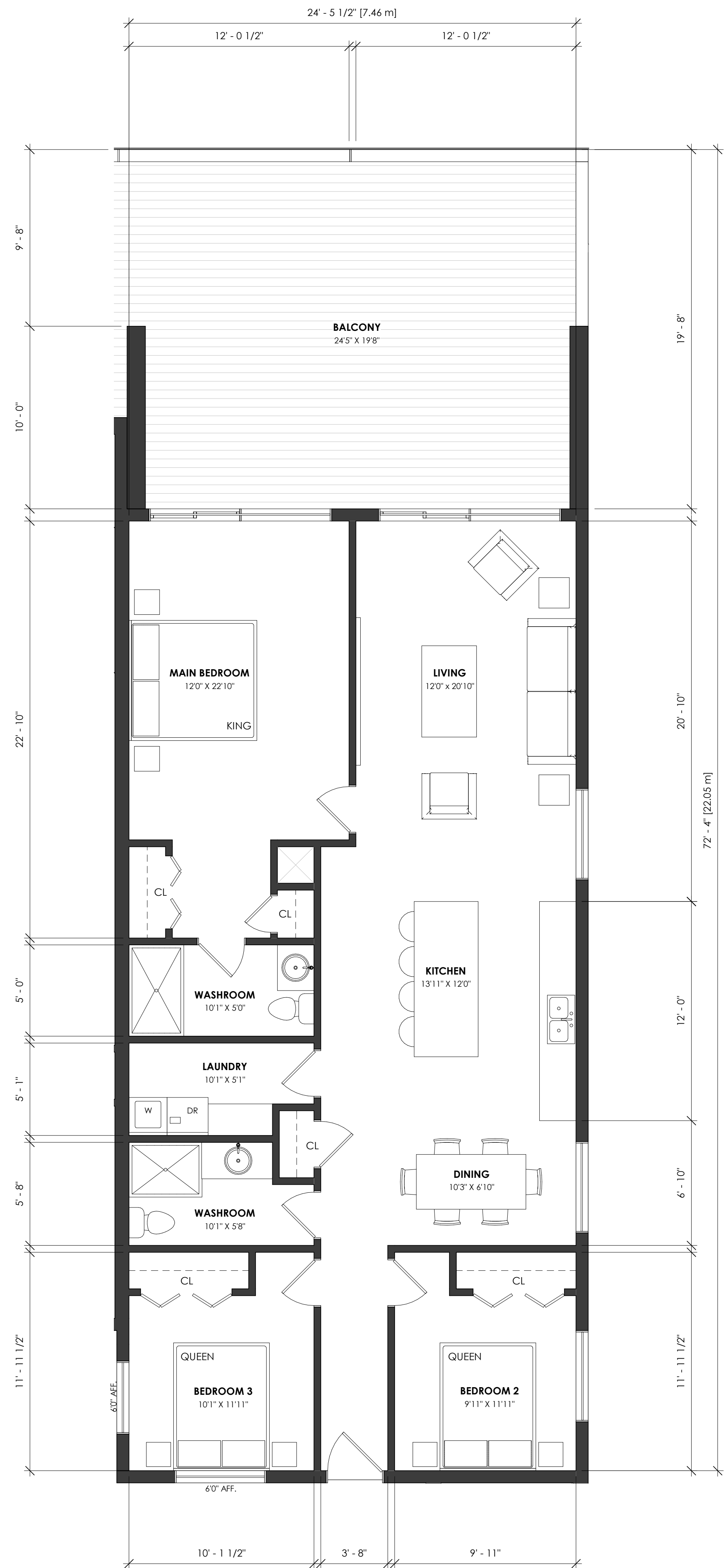
UNIT PLANS

A2.5





3 BEDROOM UNIT 1  
1/4" = 1'-0" 1,204 SF



3 BEDROOM UNIT 2  
1/4" = 1'-0" 1,272 SF

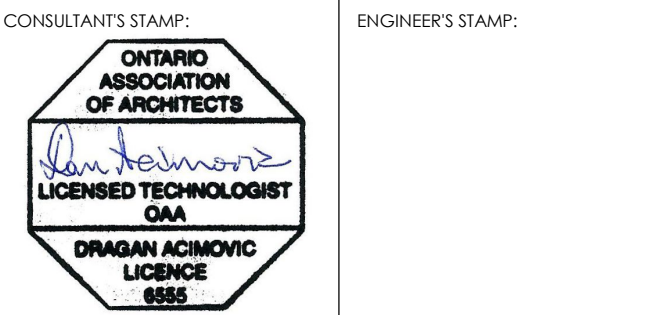
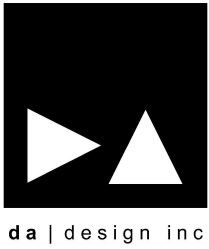
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MAY/22	01	SPA SUBMISSION
DATE	NO.	DESCRIPTION
DATE	ISSUED	

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



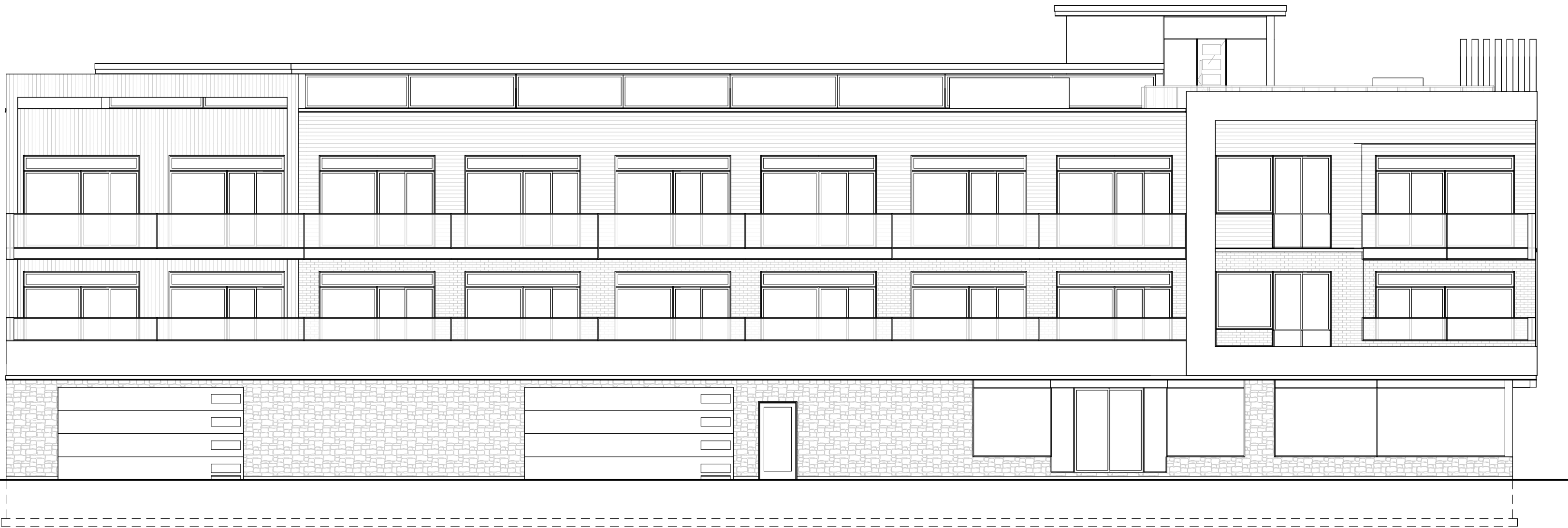
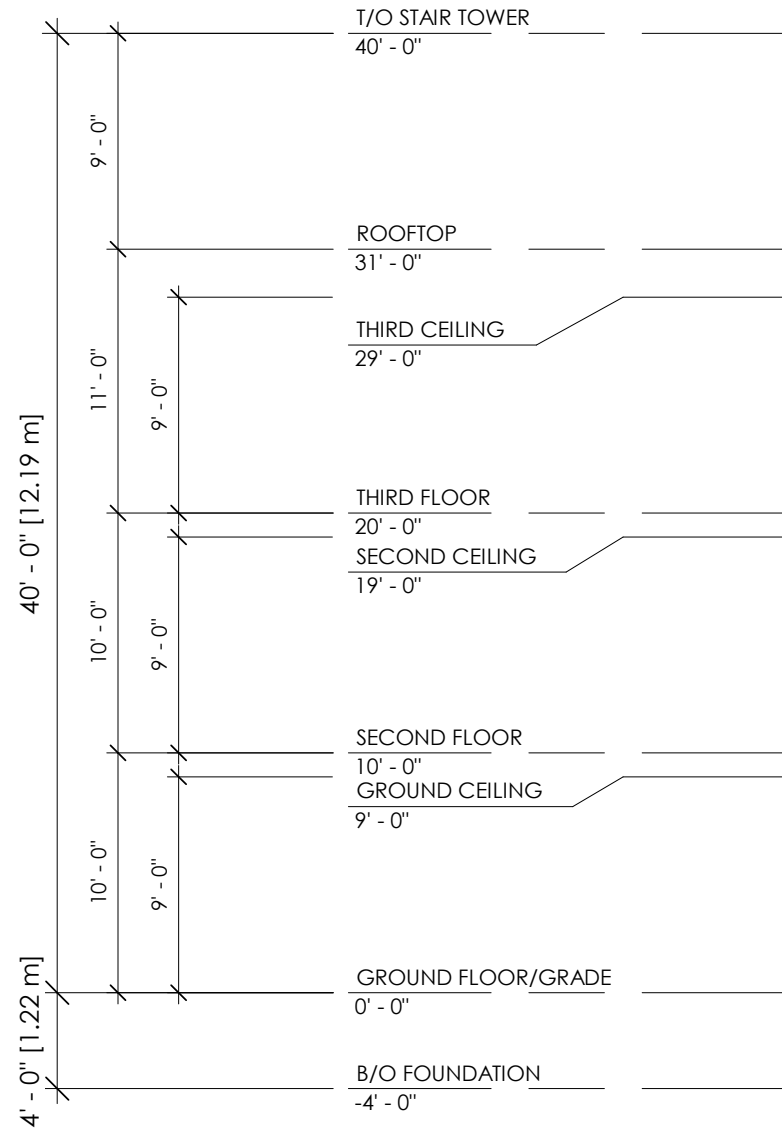
HVAC CONSULTANT:	STRUCTURAL CONSULTANT:
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OWNER CONTACT INFORMATION:

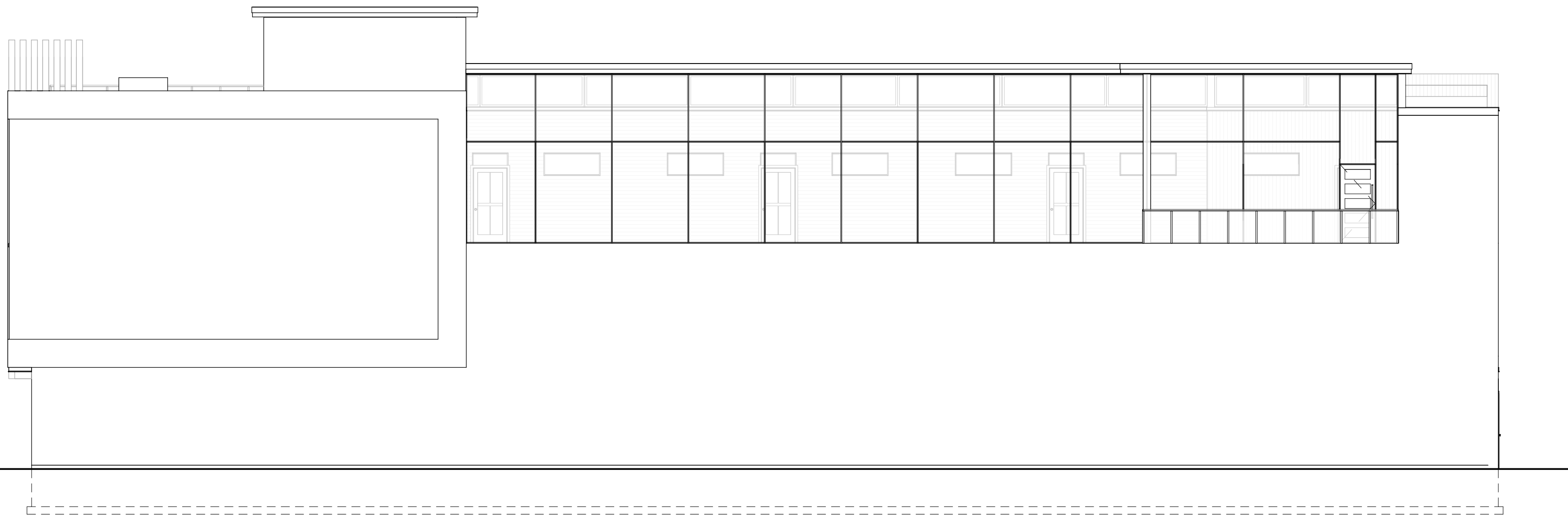
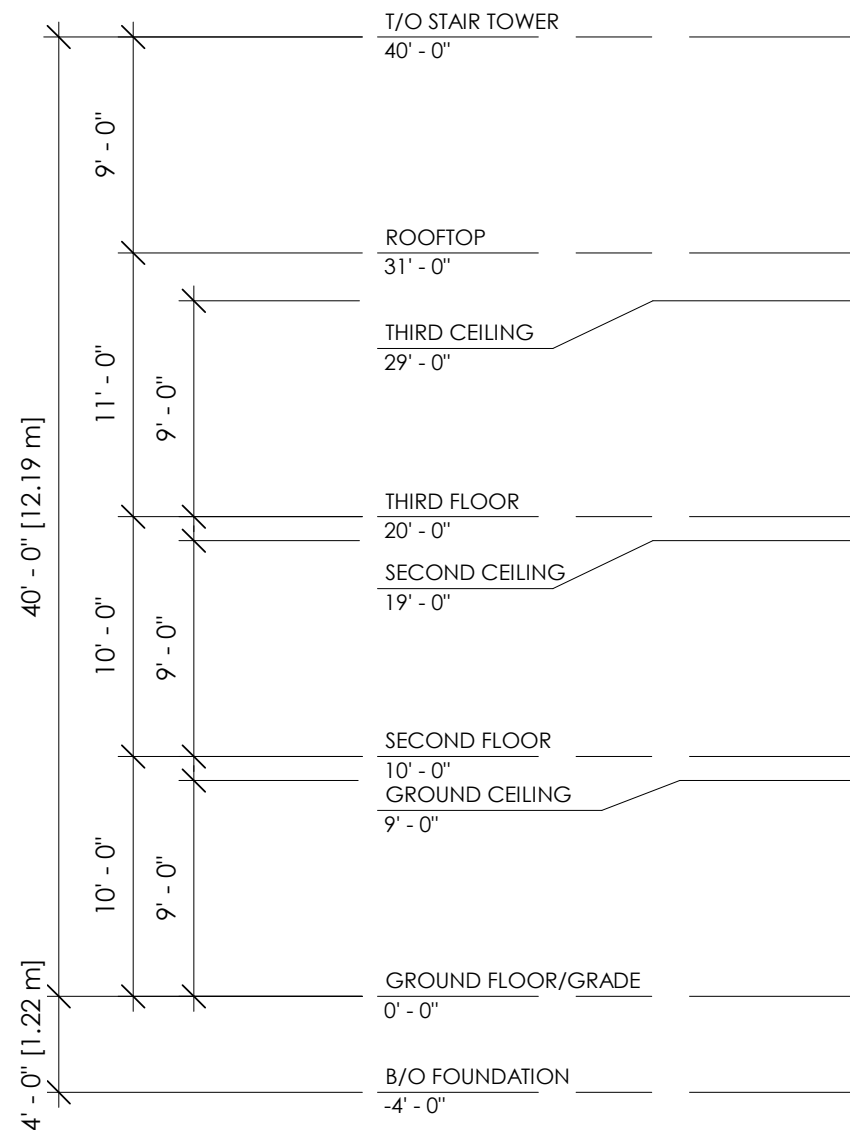
PROJECT:  
**NEW CONDOS & COMMERCIAL DEVELOPMENT**  
63 MAIN ST WEST,  
GRAND BEND,  
ONTARIO

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





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



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

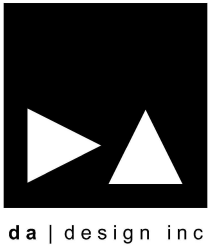
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L4Y 0G4  
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dan@dadesigninc.ca



CONSULTANT'S STAMP: 	ENGINEER'S STAMP: 
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HVAC CONSULTANT:	STRUCTURAL CONSULTANT:
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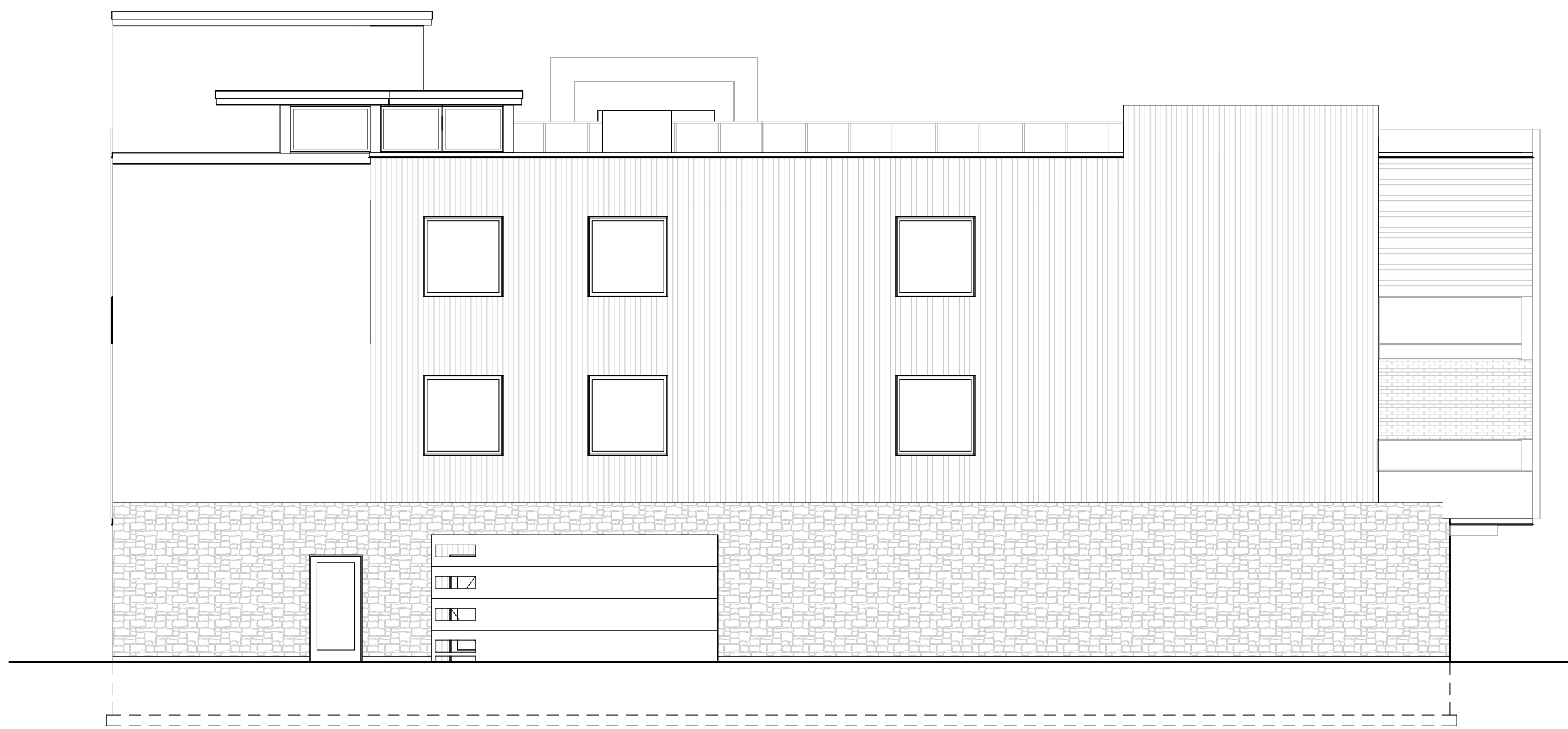
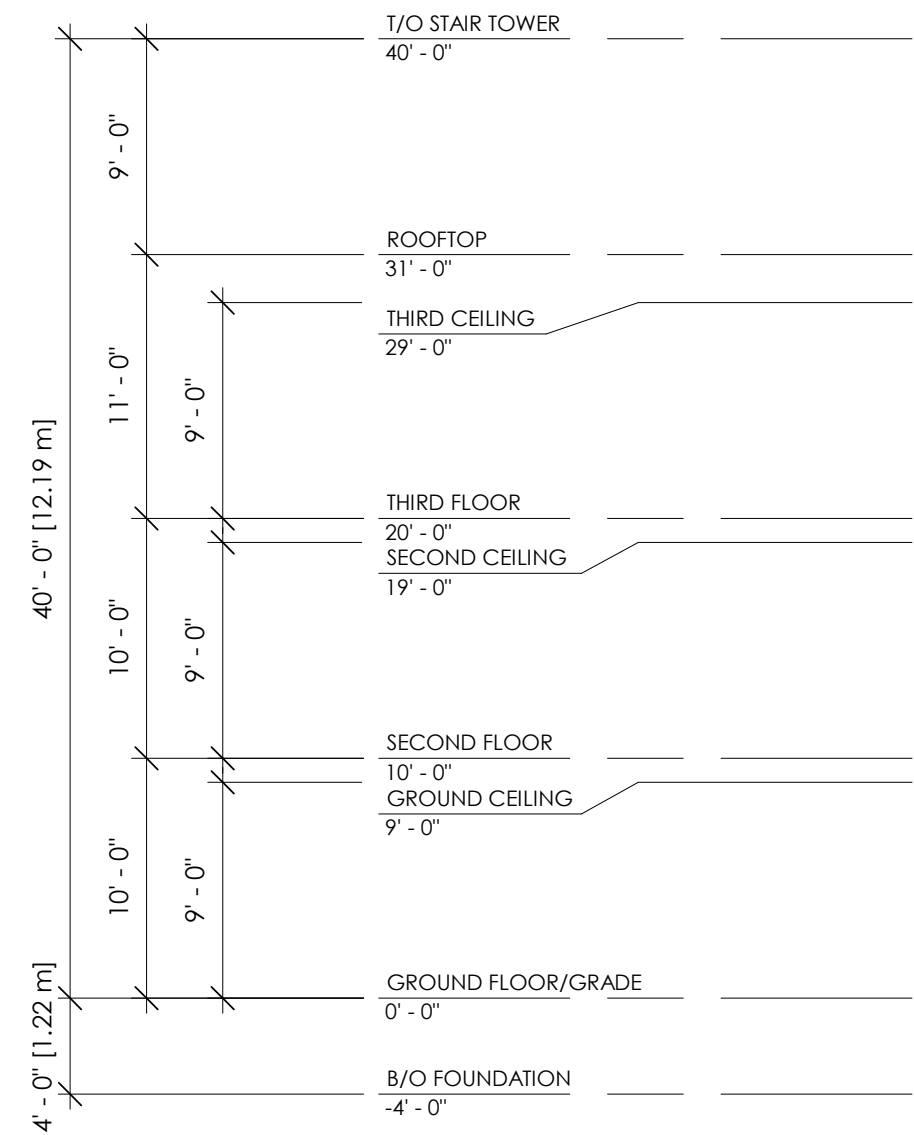
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63 MAIN ST WEST,  
GRAND BEND,  
ONTARIO

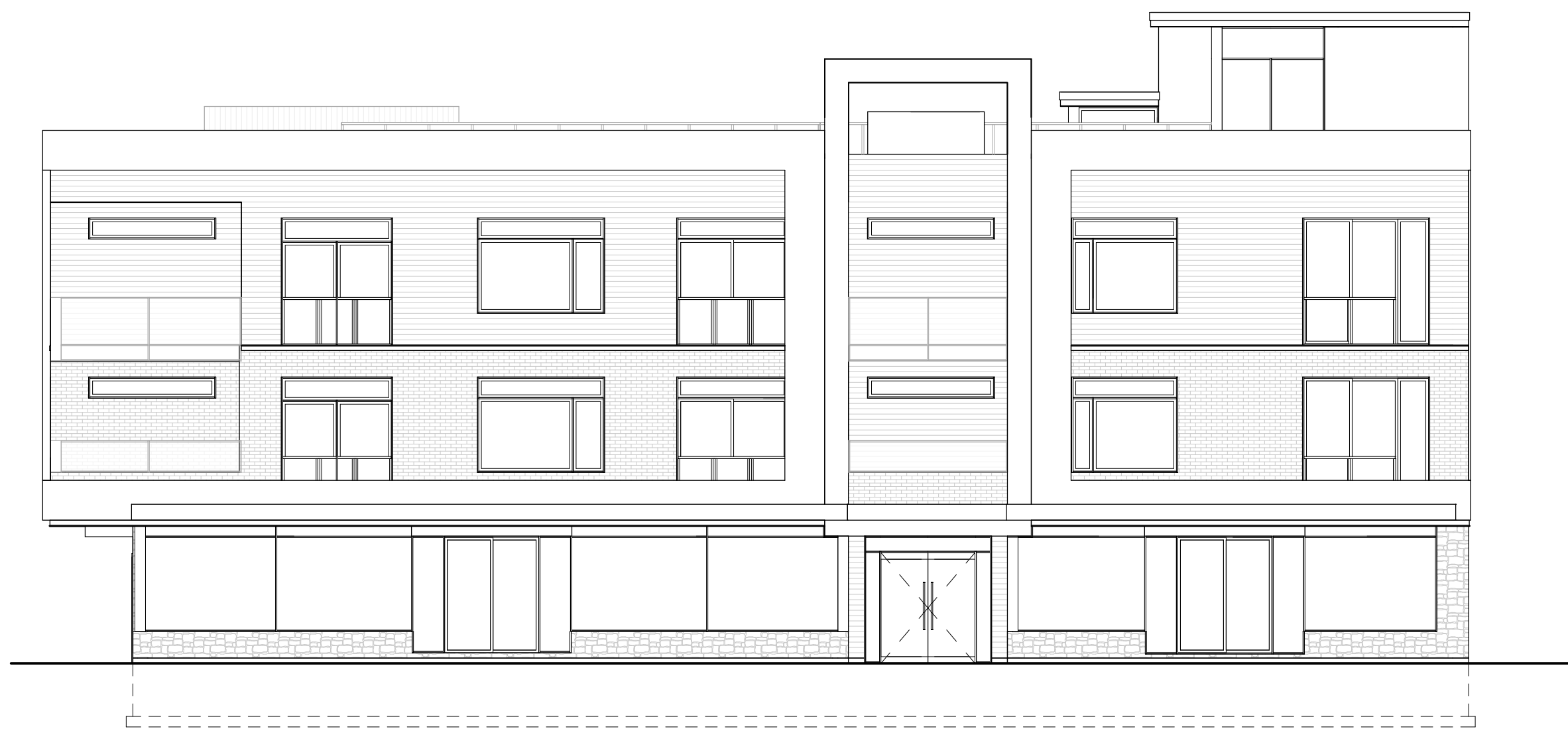
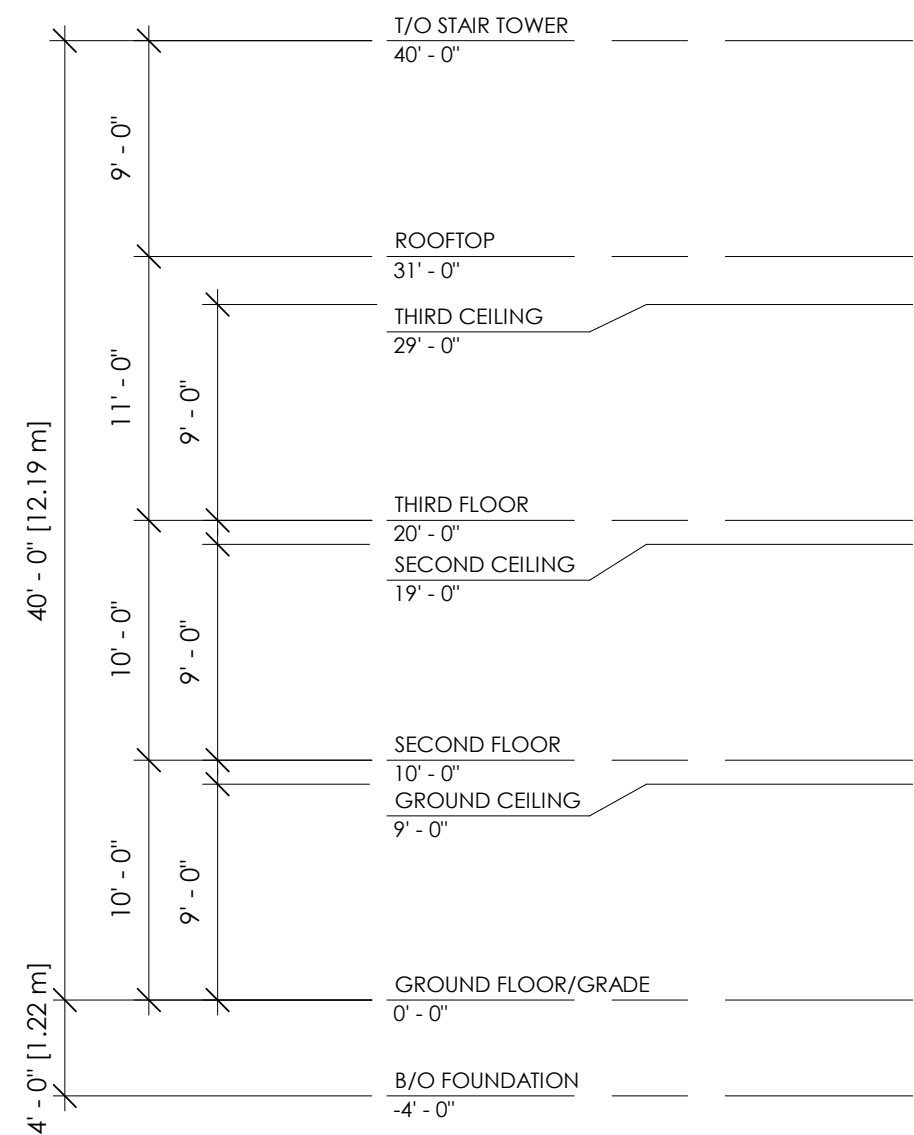
PROJECT NO. 2022/04/11	SCALE 1/8" = 1'-0"
DRAWN BY	REVIEWED BY

TITLE <b>ELEVATIONS</b>	DRAWING NO.
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KING ST ELEVATION  
1/8" = 1'-0"



MAIN ST W ELEVATION  
1/8" = 1'-0"

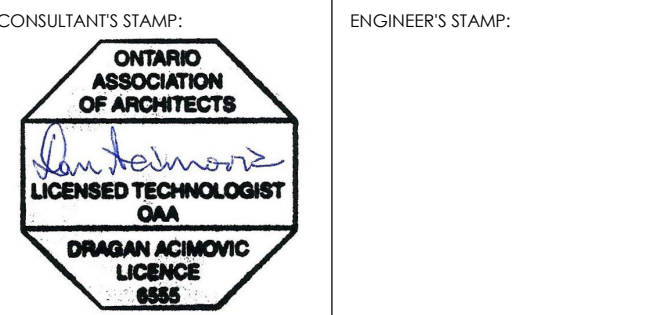
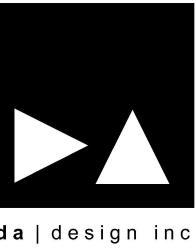
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STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:

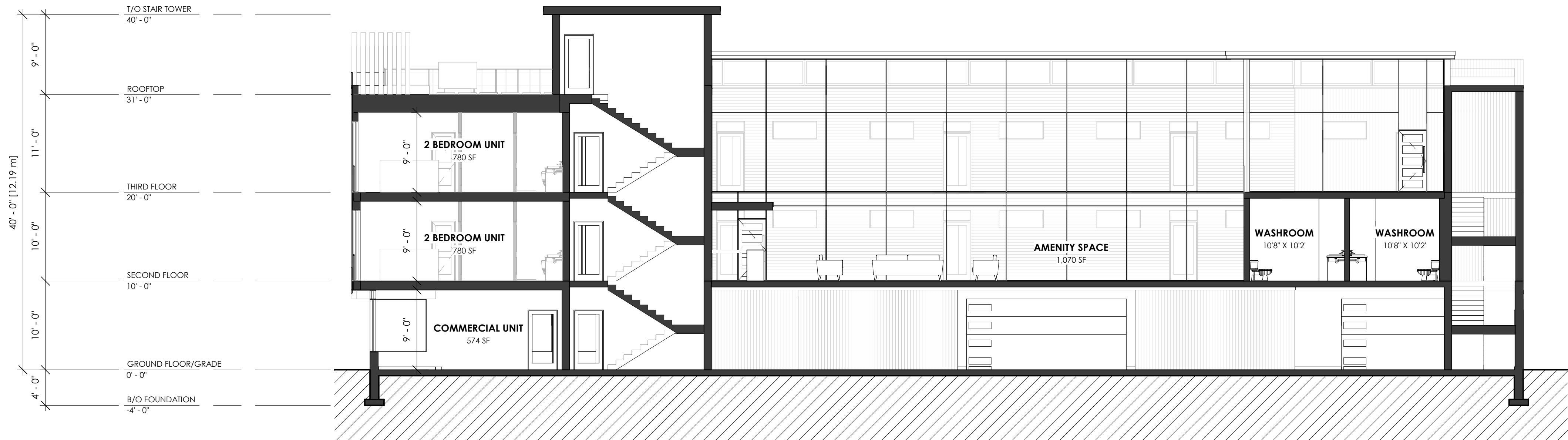
PROJECT:  
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63 MAIN ST WEST,  
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ONTARIO

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

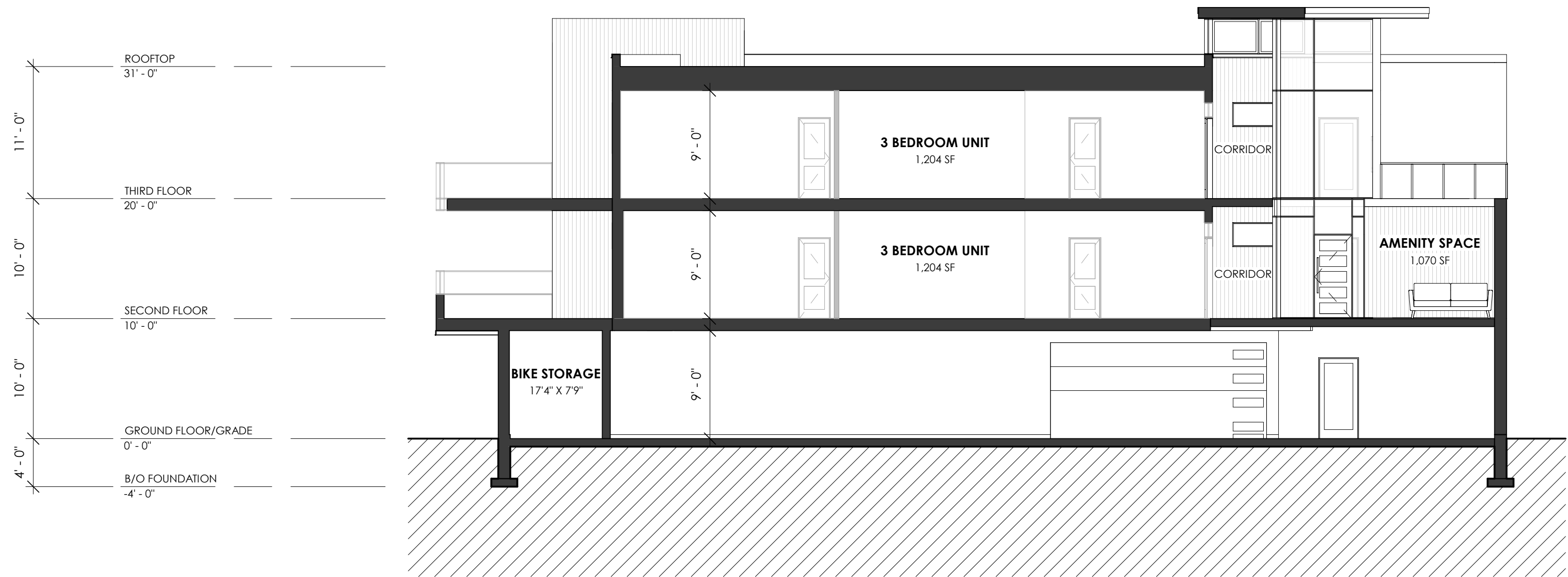
ELEVATIONS

A3.2





N/S BUILDING SECTION  
1/8" = 1'-0"



E/W BUILDING SECTION  
1/8" = 1'-0"

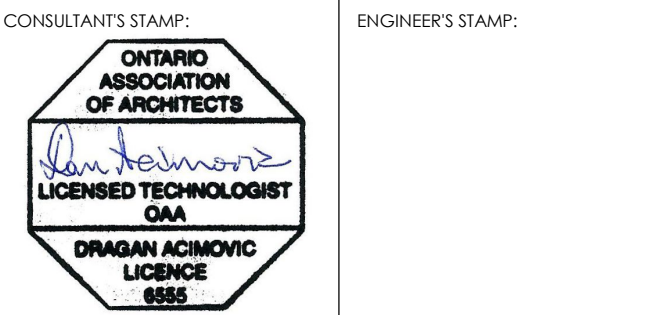
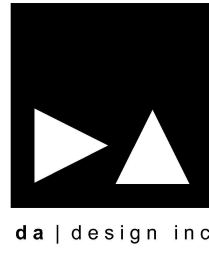
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SECTIONS