

20 SCOTT STREET, GRAND VALLEY, ONTARIO



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02	For discussion	2018-12-31
03	Revised as per Grading Engineer's comments on 2019-01-18	2019-01-28
04	For reviewing	2019-02-06
05	Revision 1	2019-03-05

Issued & Rev. after Building Permit		
No.	Description	Date

ORIENTATION

STAMP

CUBE ARCHITECTS INC.
70 Norden Cres.
Toronto, ON M3B 1B6
Tel: 416-272-6788.
Email: shaowei.cheng@gmail.com

CLIENT Daniel Hrycyna
PROJECT 20 Scott St, Grand Valley

DRAWING

COVER

PROJECT NUMBER 1834
DATE 2019-03-05
DRAWN BY S.C.
DESIGNED BY S.C.
DRAWING NO. **A001**
SCALE

PROJECT DESCRIPTION

The subject property is at 20 Scott St, Grand Valley.

Based on the Town of Grand Valley Comprehensive zoning By-Law BL 09-10 (Office Consolidated May 2018), the Zone is RV for Single detached dwelling, and RM for Townhouse. Max. Building height is 12 m for both.

It is proposed to build the Residential - Condominium Townhouses (Block 1) of 14 units, and the Single Detached dwellings (Block 2 and 3) of 9 units. Those 23 units are in the lot of 1.080 ha, with overall density 21.3 uph.
4 Visitor parking spaces will be provided for townhouses.
Two internal roads are proposed. One is from Scott Street up to the north with sloped 6%; another one is down from west to east at sloped 5%.

Beyond the property from above, another 3 single detached houses - Lot A,B, and C - are located along Scott St.

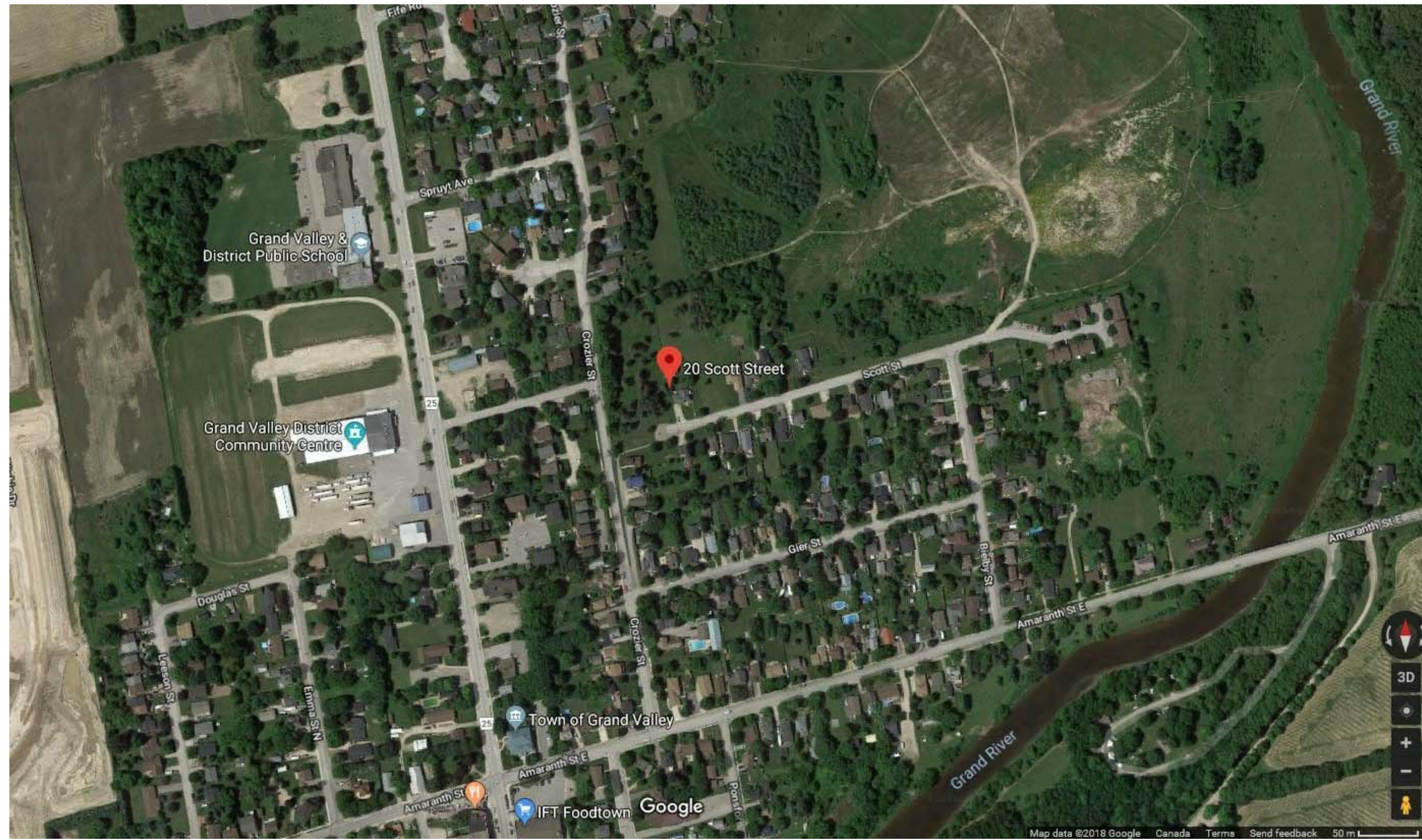
There will be 26 units end up in total. The GFA is 6,647.4sm excluding the basement and garage area.

Townhouses are set up along the Crozier Street. The frontage on each lot of townhouse is 6m with a depth of 8.63m. Between the blocks there is the 2 m separation as required. The 3 blocks would be 2x5 plus 4. The townhome is a 4 story.

The walk-out onto Crozier Street from level 3 of the townhouses is proposed. The existing topography will be cut to place the 4-stories townhouse. Partial of the building is incorporated into the embankment. Portion of the party walls are concrete wall acting as a retaining wall structurally.

Single Family Dwellings are located in the east part of the lot, where the topography is gently sloped. The houses have 3 stories. Some of houses have walk-out basement upon the grading.

KEP PLAN



EXISTING SITE PHOTOS OF 20 SCOTT STREET, GRAND VALLEY, ONTARIO



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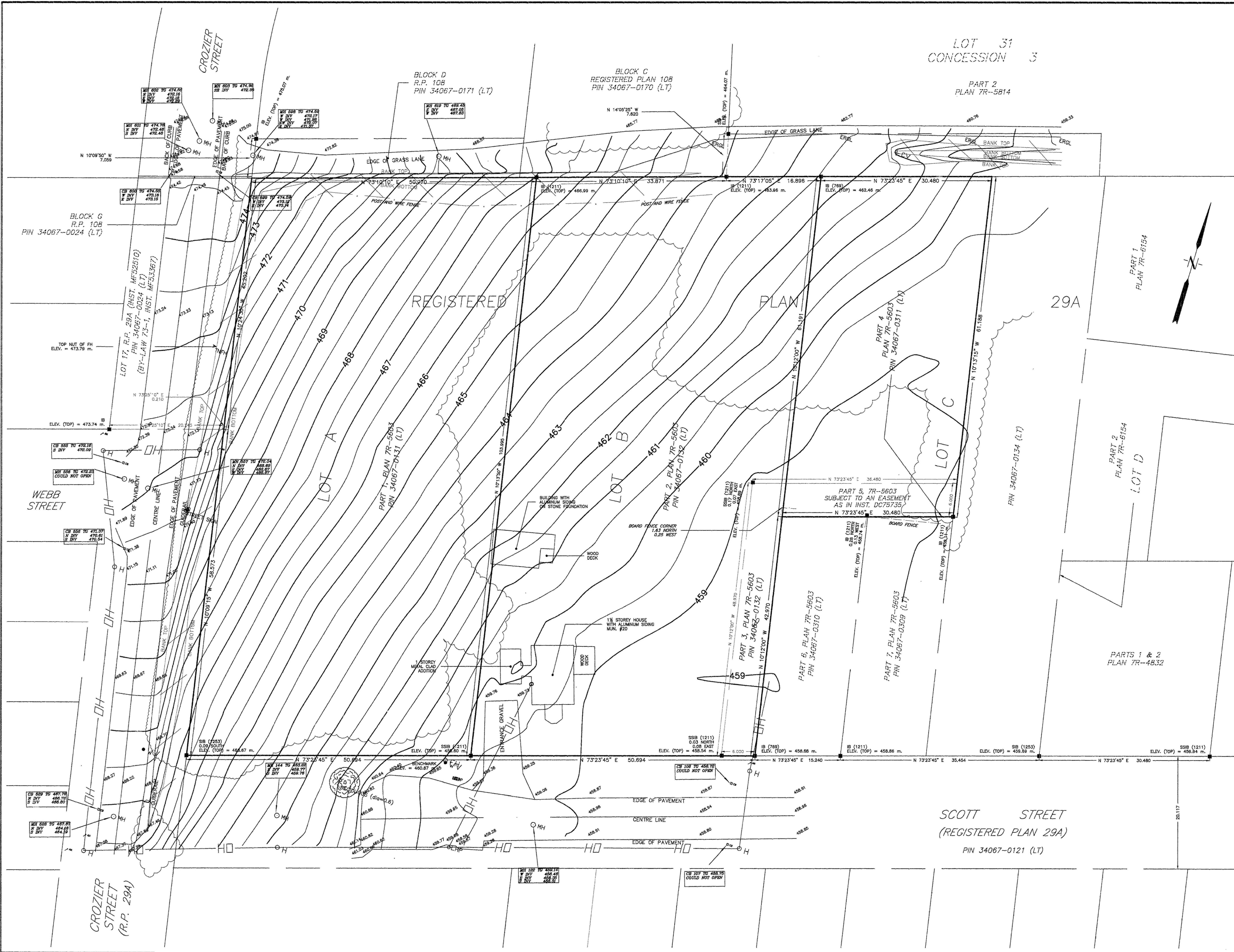
CUBE ARCHITECTS INC.
70 Norden Cres.
Toronto, ON M3B 1B6
Tel: 416-272-6788
Email: shaowei.cheng@gmail.com

CLIENT	Daniel Hrycyna
PROJECT	20 Scott St, Grand Valley

EXISTING SITE PHOTOS

PROJECT NUMBER	1834
DATE	2019-03-05
DRAWN BY	Author
DESIGNED BY	Checker
DRAWING NO.	A100

SCALE



LOT 31
CONCESSION 3

PART 2
PLAN 7R-5814

REGISTERED

PLAN

29A

LOT C

LOT B

LOT A

LOT D

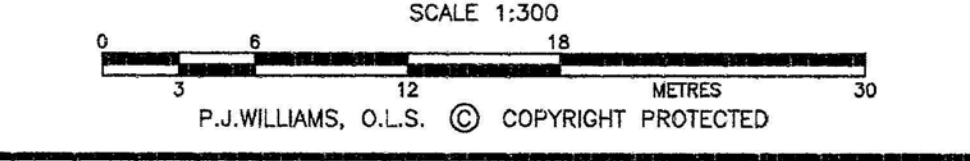
SCOTT STREET
(REGISTERED PLAN 29A)
PIN 34067-0121 (LT)

CLIENT:
DANIEL HRYCYNA

LOCATION:
**ALL OF LOTS A AND B
AND, PART OF LOT C
REGISTERED PLAN 29A
TOWN OF GRAND VALLEY
COUNTY OF DUFFERIN**

TITLE:
TOPOGRAPHIC SURVEY

DATE ISSUED: AUGUST 28, 2016

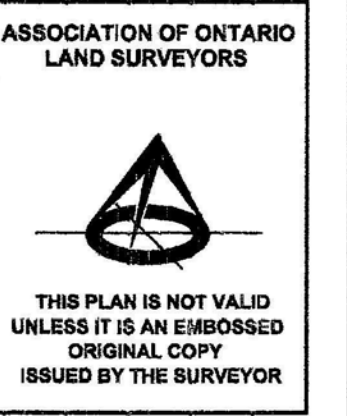


PLEASE NOTE THE FOLLOWING:
(1) BEARINGS ARE UTM GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, CENTRAL MERIDIAN 81°00' W LONGITUDE, ZONE 17, NAD 83 (CSRS), EPOCH 2010.
(2) ALL MEASUREMENTS ARE IN METRES AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048
(3) ELEVATIONS ARE RELATED TO THE CANADIAN GEODETIC VERTICAL DATUM 1972. A LOCAL BENCHMARK WAS ESTABLISHED ON THE TOP NUT OF A FIRE HYDRANT, LOCATED ON SCOTT STREET, SOUTH OF LOT A, HAVING AN ELEVATION OF 460.67 m.
(4) CONTOURS ARE AT AN INTERVAL OF 0.5 m.

LEGEND:
 □ DENOTES SURVEY MONUMENT SET
 ■ DENOTES SURVEY MONUMENT FOUND
 SIB DENOTES 25.4 mm x 1219.2 mm LONG IRON BAR
 IB DENOTES 25.4 mm x 609.6 mm LONG IRON BAR
 IBH DENOTES 15.9 mm x 609.6 mm LONG IRON BAR
 ○ DENOTES ROUND IRON BAR
 * DENOTES NOT TO SCALE
 MS DENOTES MEASURED
 # DENOTES DIAMETER
 INV DENOTES INVERT ELEVATION
 BM DENOTES ON SITE BENCHMARK
 AN DENOTES ANCHOR
 H DENOTES HYDRO / UTILITY POLE
 OH DENOTES OVERHEAD HYDRO / UTILITY LINE
 BP DENOTES BELL PEDISTAL
 CB DENOTES CATCH BASIN
 CV DENOTES CULVERT
 FH DENOTES FIRE HYDRANT
 MH DENOTES MANHOLE
 WV DENOTES WATER VALVE
 TG DENOTES TOP OF GRATE
 1211 DENOTES P.J. WILLIAMS, O.L.S.

A101

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1.) THIS SURVEY AND PLAN ARE CORRECT.
 2.) THE SURVEY WAS COMPLETED ON SEPTEMBER 1, 2017.



P.J. WILLIAMS, O.L.S.
P.J. WILLIAMS, ONTARIO LAND SURVEYOR
 OFFICE ADDRESS: 413 FIRST AVENUE EAST, SHELburne, ONTARIO, L9V 2Y9
 PHONE: (519)941-8231, (519)925-0057 FAX: (519)925-4010
 E-MAIL: pjw1211@aol.com

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF P.J. WILLIAMS, O.L.S.

PROJECT: 61668 CLIENT: DANIEL HRYCYNA

2016-03-06 12:18:49 AM

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NOTE:

EXISTING SPOT ELEVATION
 PROPOSED SPOT ELEVATION

ALL UNIT IS IN METRIC.
 SITE PLAN IS BASED ON THE SITE PLAN PROVIDED BY WESTON CONSULTING PLANNING + URBAN DESIGN

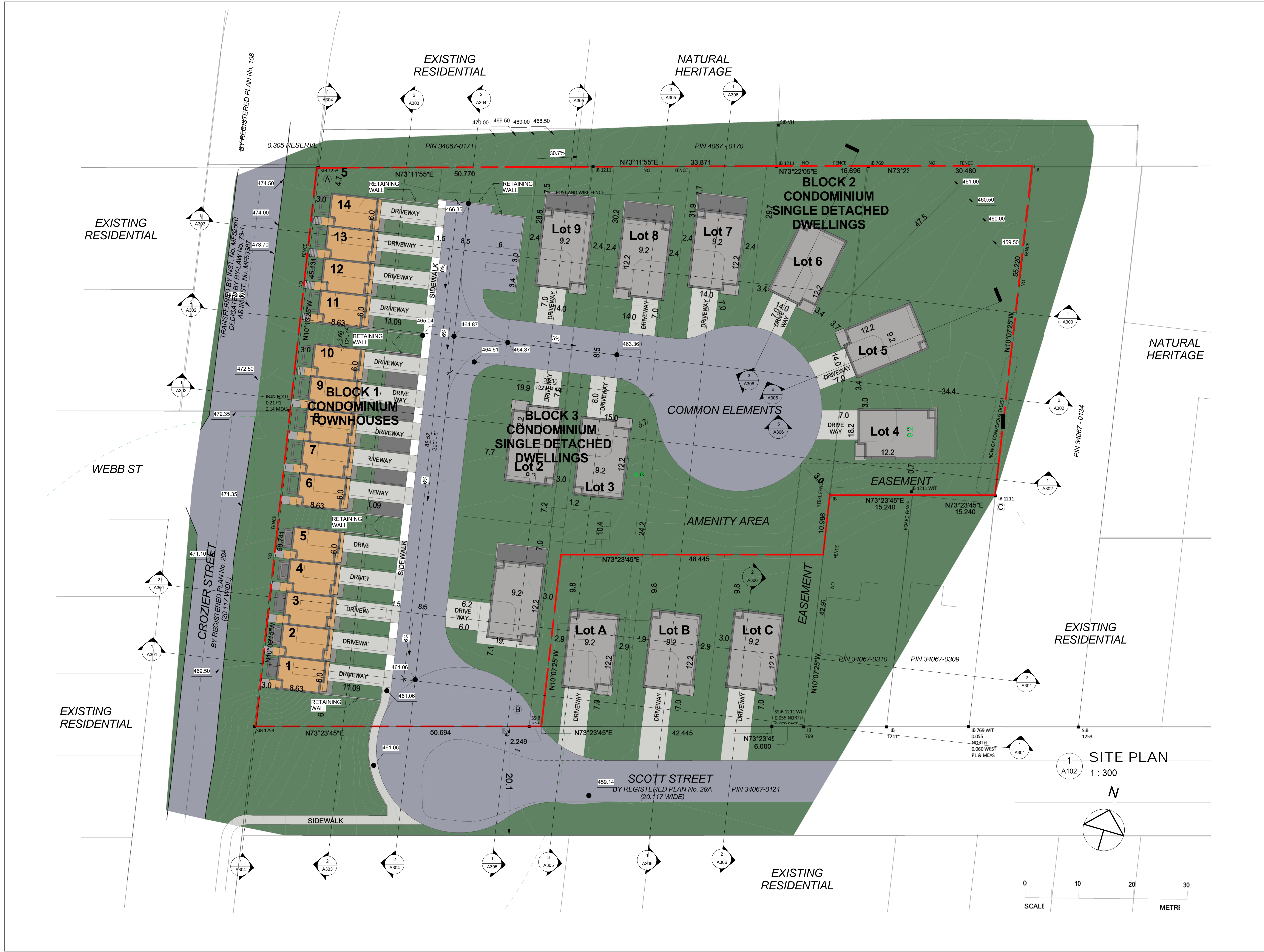
ORIENTATION	STAMP

CUBE ARCHITECTS INC.
 70 Morden Cres.
 Toronto, ON M3B 1B6
 Tel: 416-272-6788.
 Email: shaowei.cheng@gmail.com

CLIENT Daniel Hrycyna
 PROJECT 20 Scott St, Grand Valley
 DRAWING

SITE PLAN

PROJECT NUMBER 1834
 DATE 2019-03-05
 DRAWN BY S.C.
 DESIGNED BY Checker
 DRAWING NO. **A102**
 SCALE 1:300



SITE PLAN
 1:300

N

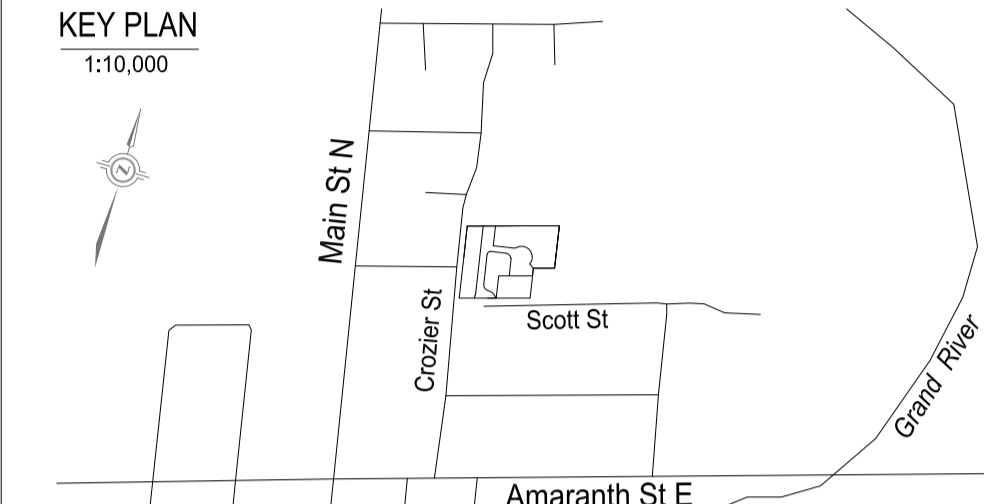
0 10 20 30
 SCALE METRE

DEVELOPMENT CONCEPT PLAN

ALL OF LOTS A AND B AND PART OF LOT C
REGISTERED PLAN 29A
(FORMERLY IN THE VILLAGE OF GRAND VALLEY)
TOWNSHIP OF EAST LUTHER GRAND VALLEY
COUNTY OF DUFFERIN



KEY PLAN
1:10,000



□ SUBJECT PROPERTY

OWNER'S CERTIFICATE:
I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

Date: _____
DANIEL HRZYCINA
HRZYCINA LAW PROFESSIONAL CORPORATION
200-1081 BLOOR STREET WEST
TORONTO, ONTARIO M6H 1M5
TEL: (416) 593-8000 FAX: (416) 593-8006

SURVEYOR'S CERTIFICATE:
I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

Date: _____
P.J. WILLIAMS, O.L.S.
ONTARIO LAND SURVEYOR
60206 RIVER ROAD, R9A3
SHELBRONE, ONTARIO L9M 8P7
TEL: (519) 841-6231 FAX: (519) 825-4010

ADDITIONAL INFORMATION:
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to December 03, 2018.
a), b), e), f), g), & j) - on plan.
c) - on key plan
d) - see statistics
h) - piped water to be installed by developer
i) - loam
k) - all services to be made available by developer
l) - subject to easement as in instrument DC75735

DEVELOPMENT STATISTICS:

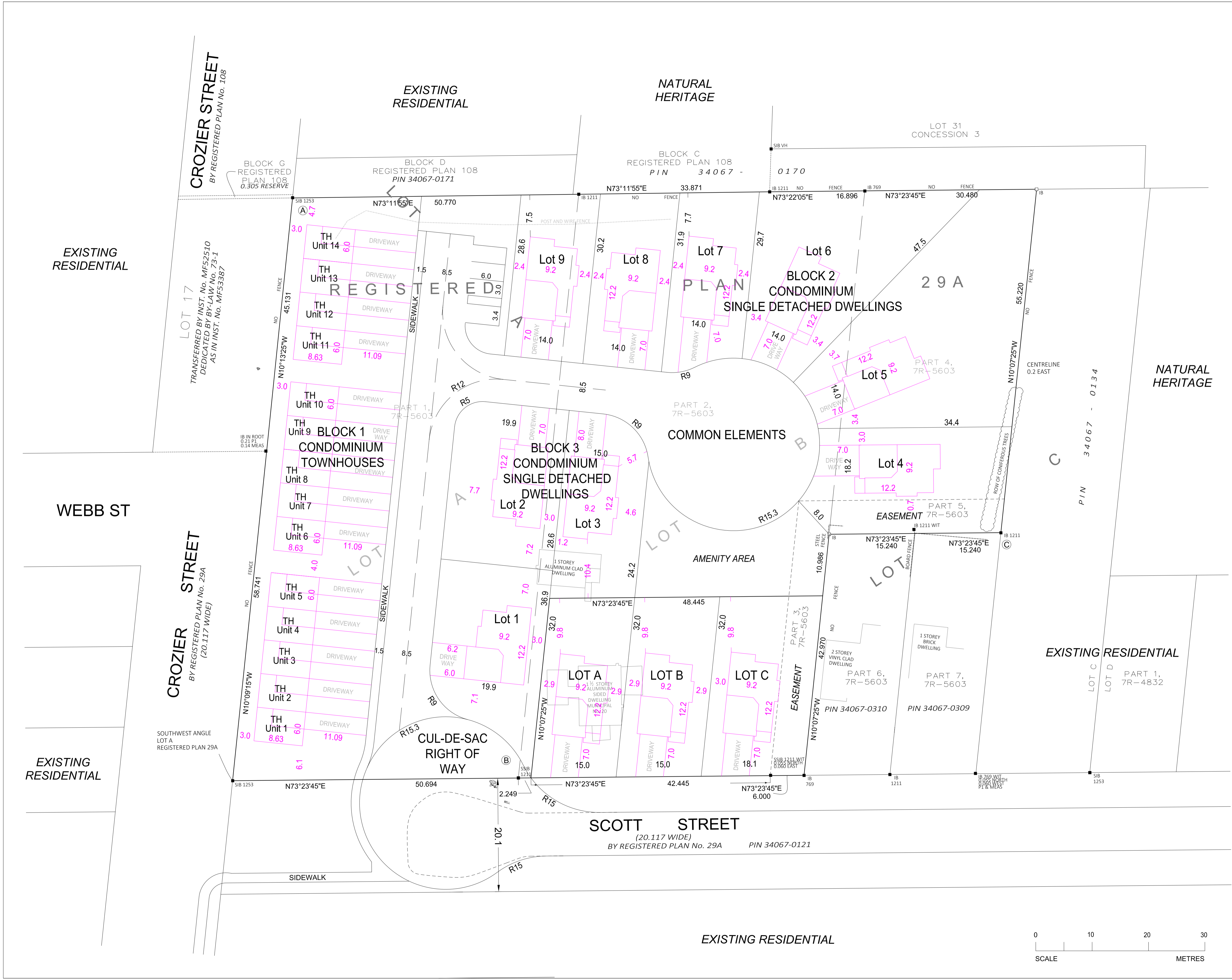
	UNITS	AREA(HA)
Residential - Condominium Townhouses [Blk 1]:	14	0.236
Residential- Condominium Single Detached Dwellings [Blks 2-3]:	9	0.547
Common Elements:		0.273
Cul-de-Sac Right of Way:		0.024
TOTAL	23	1.080
Overall Density (based on area of 1.080 ha):		21.3 uph
Visitor Parking requirement (townhouses):		3.5 spaces
Visitor Parking provided (townhouses):		4 spaces



REVISIONS LIST

Date	Description
05 MAR 2019	Revise townhouse blocks & driveways
20 FEB 2019	Revise Lot 23 building design
20 DEC 2018	Revise condo road, blocks and lots.
08 AUG 2018	D1 revised to reflect Site Plan dated 17.04.2018

File Number: 8947
Drawn By: SM
Planner: JS
Scale: 1:300
CAD: 8947/draft plans/C3.dgn
Drawing Number: **C3**



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CLIENT Daniel Hrycyna
 PROJECT 20 Scott St, Grand Valley

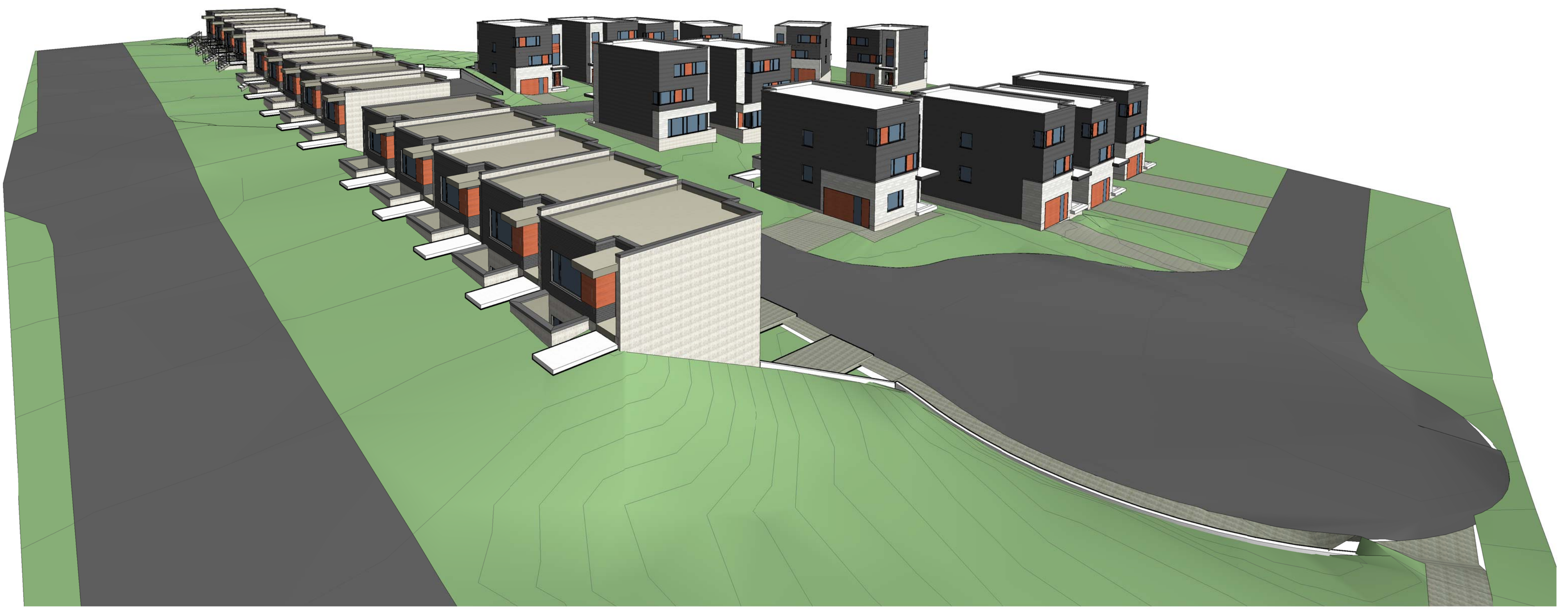
DRAWING
3D VIEWS

PROJECT NUMBER 1834
 DATE 2019-03-05
 DRAWN BY Author
 DESIGNED BY Checker
 DRAWING NO.

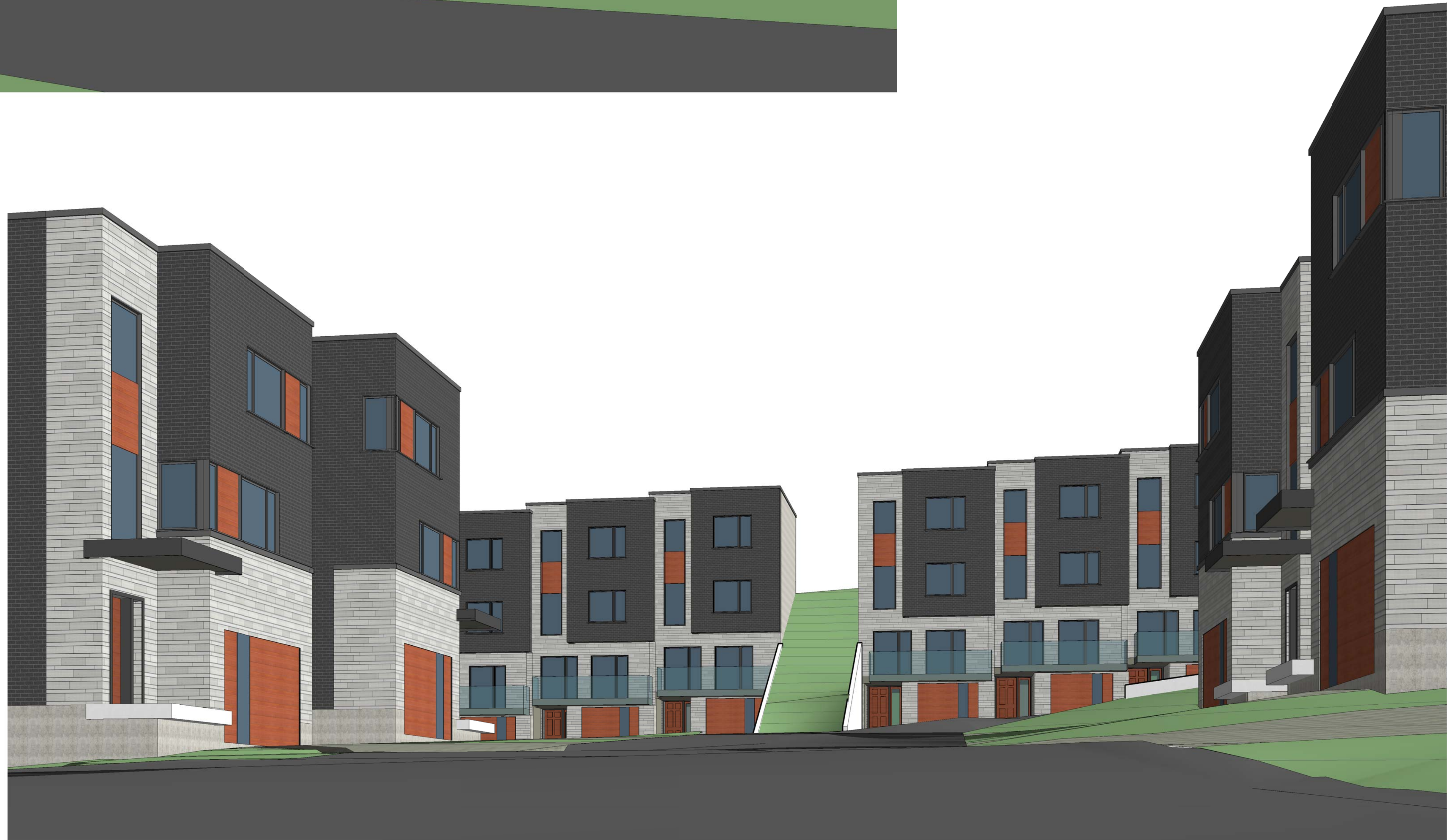
A104
 SCALE



1 VIEW FROM NORTH WEST TO SITE
 A104



2 VIEW FROM SOUTH WEST ALONG CROZIER STREET
 A104



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PROJECT 20 Scott St, Grand Valley

DRAWING
3D VIEWS

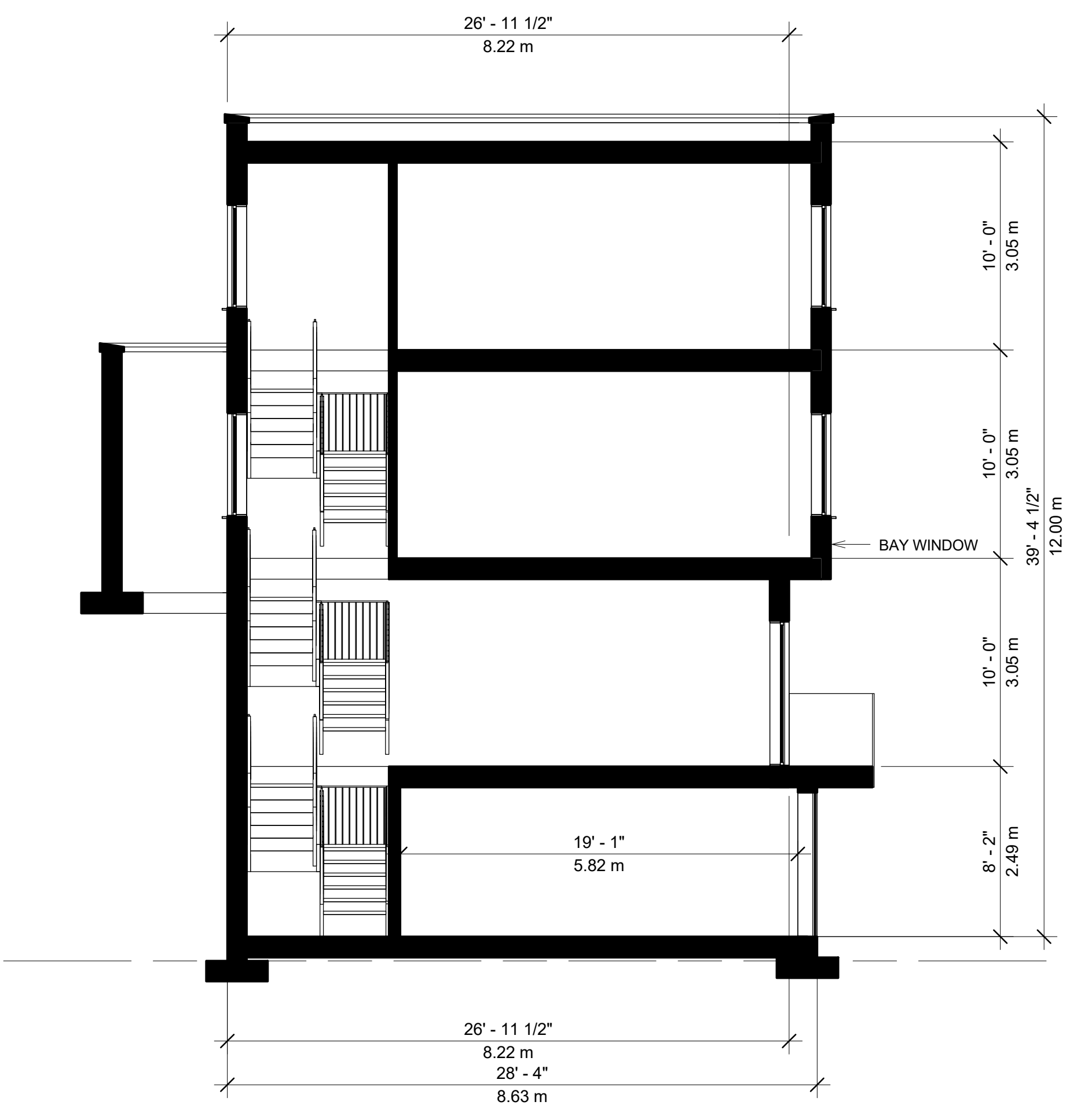
PROJECT NUMBER 1834
DATE 2019-03-05
DRAWN BY S.C.
DESIGNED BY S.C.
DRAWING NO.

A105
SCALE

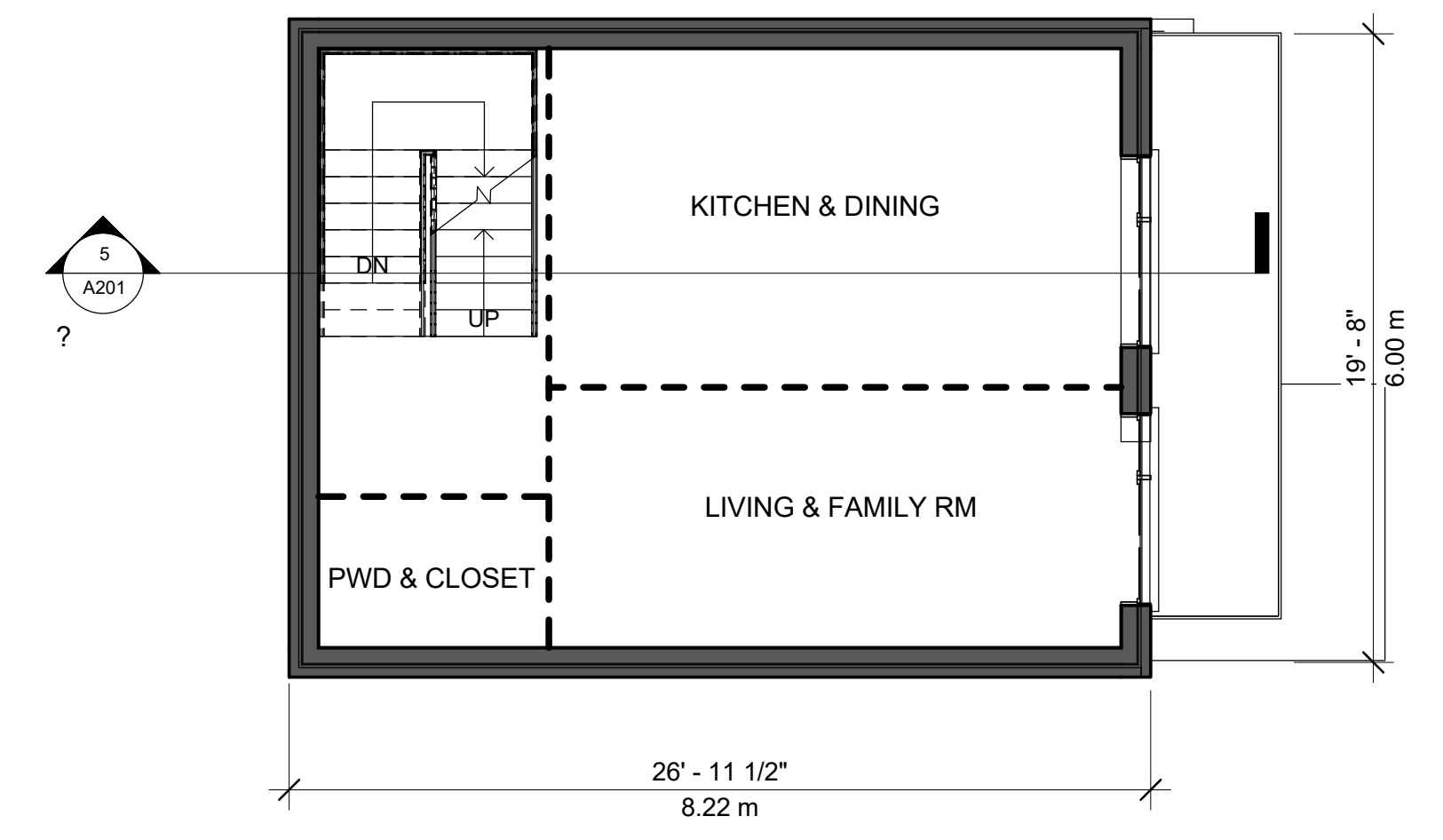
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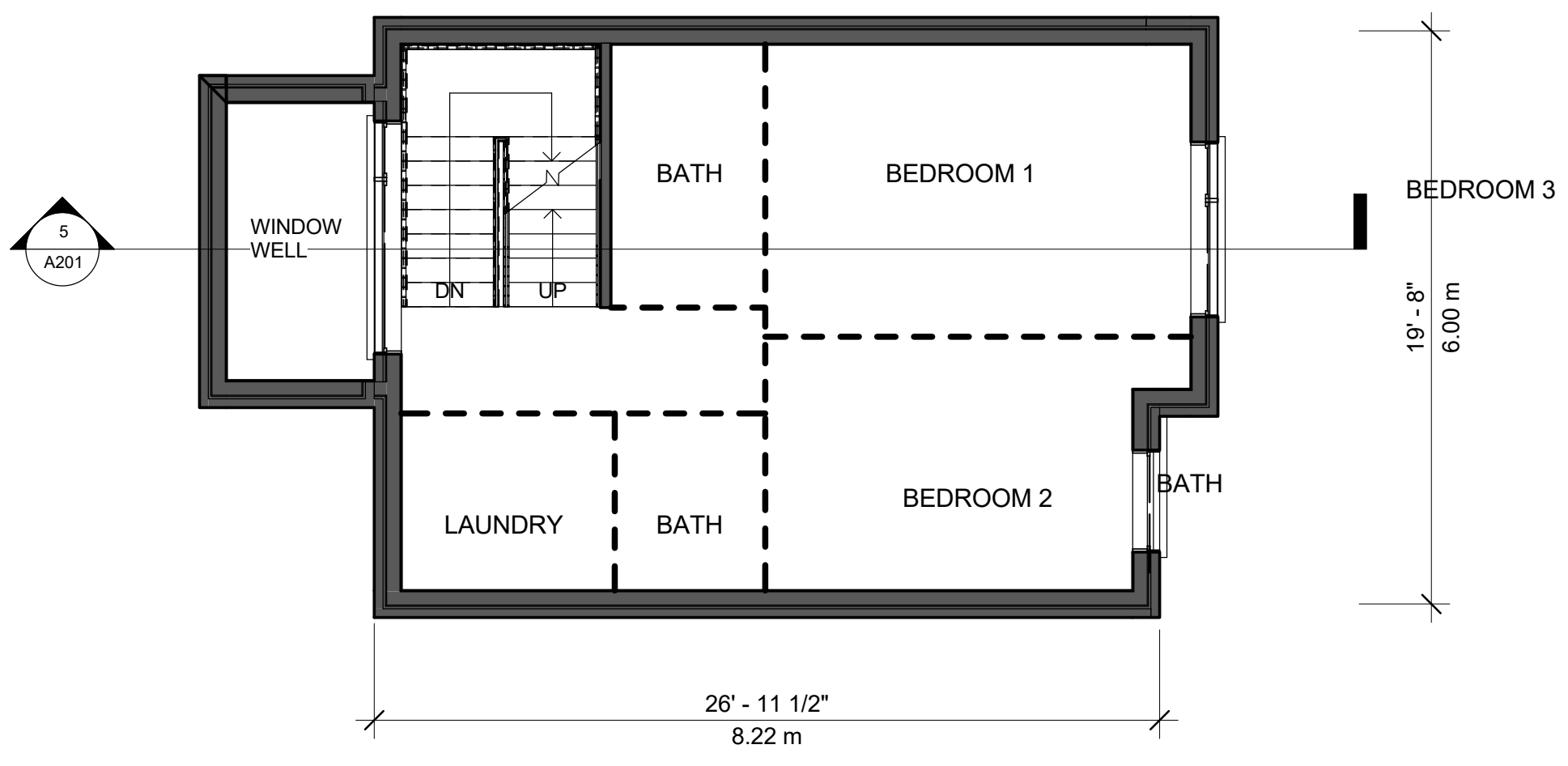
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No.	Description	Date



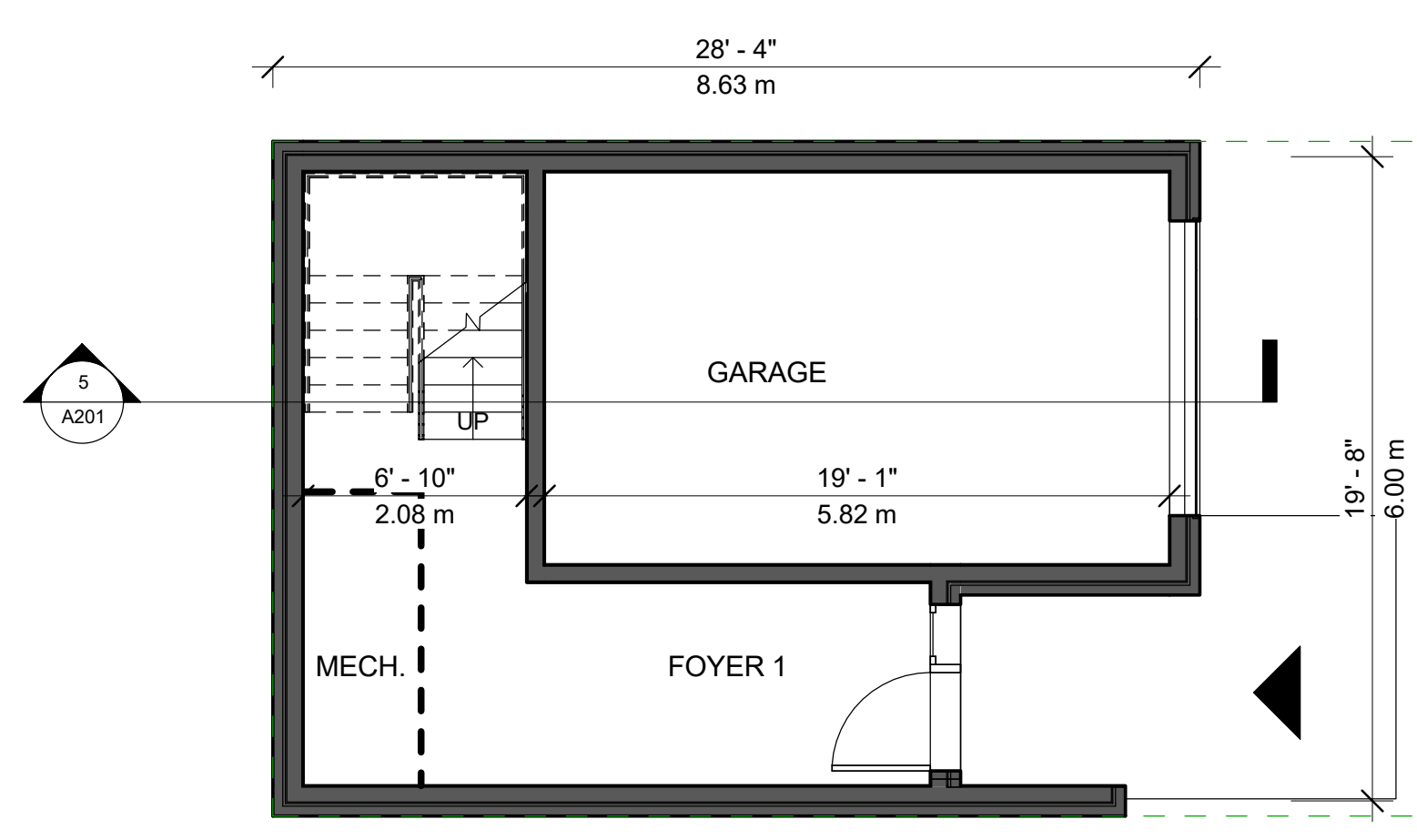
5 Section 5
3/16" = 1'-0"



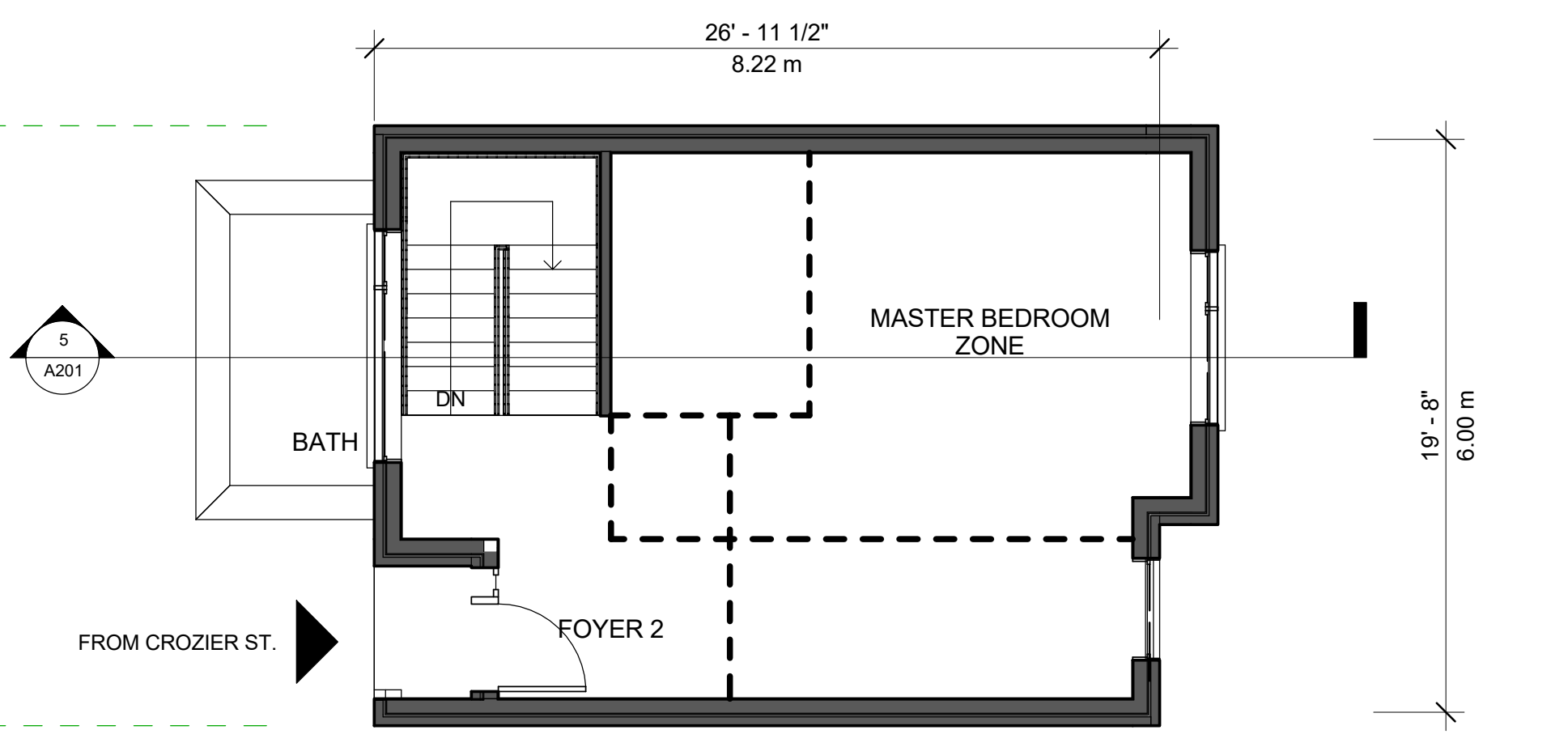
1 LEVEL 1
3/16" = 1'-0"



3 LEVEL 2
3/16" = 1'-0"



2 LOWER LEVEL
3/16" = 1'-0"



4 LEVEL 3
3/16" = 1'-0"

GROSS FLOOR AREA - Garage Area Excluded		
Level	Area	Area sft
LEVEL 1	49.3 m²	531 SF
LEVEL 2	51.8 m²	557 SF
LEVEL 3	50.2 m²	540 SF
LOWER LEVEL	21.3 m²	229 SF
Grand total: 4	172.5 m²	1857 SF

Total (Garage Area Included): 198.5 m² (2137 SF)

ORIENTATION: [Symbol] STAMP:

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 70 Norden Cres.
 Toronto, ON M3B 1B6
 Tel: 416-272-6788,
 Email: shaowei.cheng@gmail.com

CLIENT: Daniel Hrycyna
 PROJECT: 20 Scott St, Grand Valley

DRAWING:
**TOWNHOUSES
 TYPICAL FLOOR
 PLANS (1-14 OF
 BLOCK 1)**

PROJECT NUMBER: 1834
 DATE: 2019-03-05
 DRAWN BY: S.C.
 DESIGNED BY: S.C.
 DRAWING NO.:

A201

SCALE: 3/16" = 1'-0"

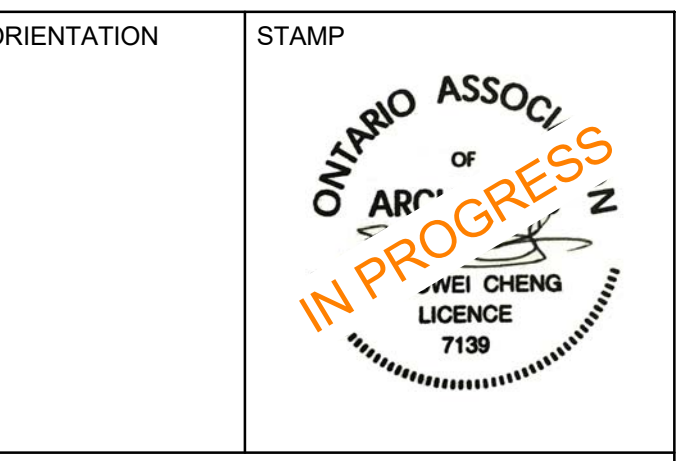
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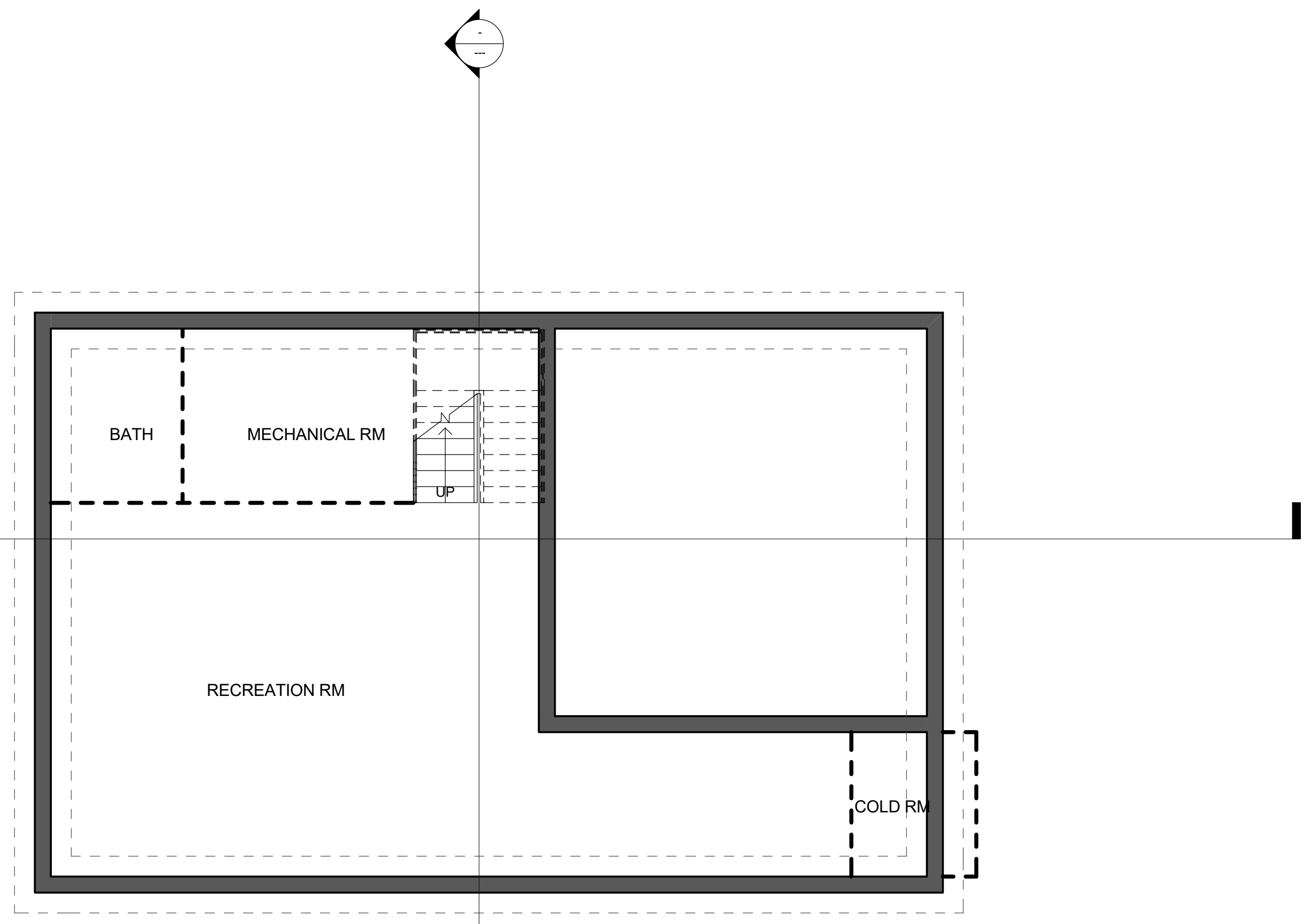
CLIENT Daniel Hrycyna
 PROJECT 20 Scott St, Grand Valley

DRAWING
SINGLE DETACHED DWELLINGS FLOOR PLANS (BLOCK 2 & 3, AND LOT 1-9, LOT A-C)

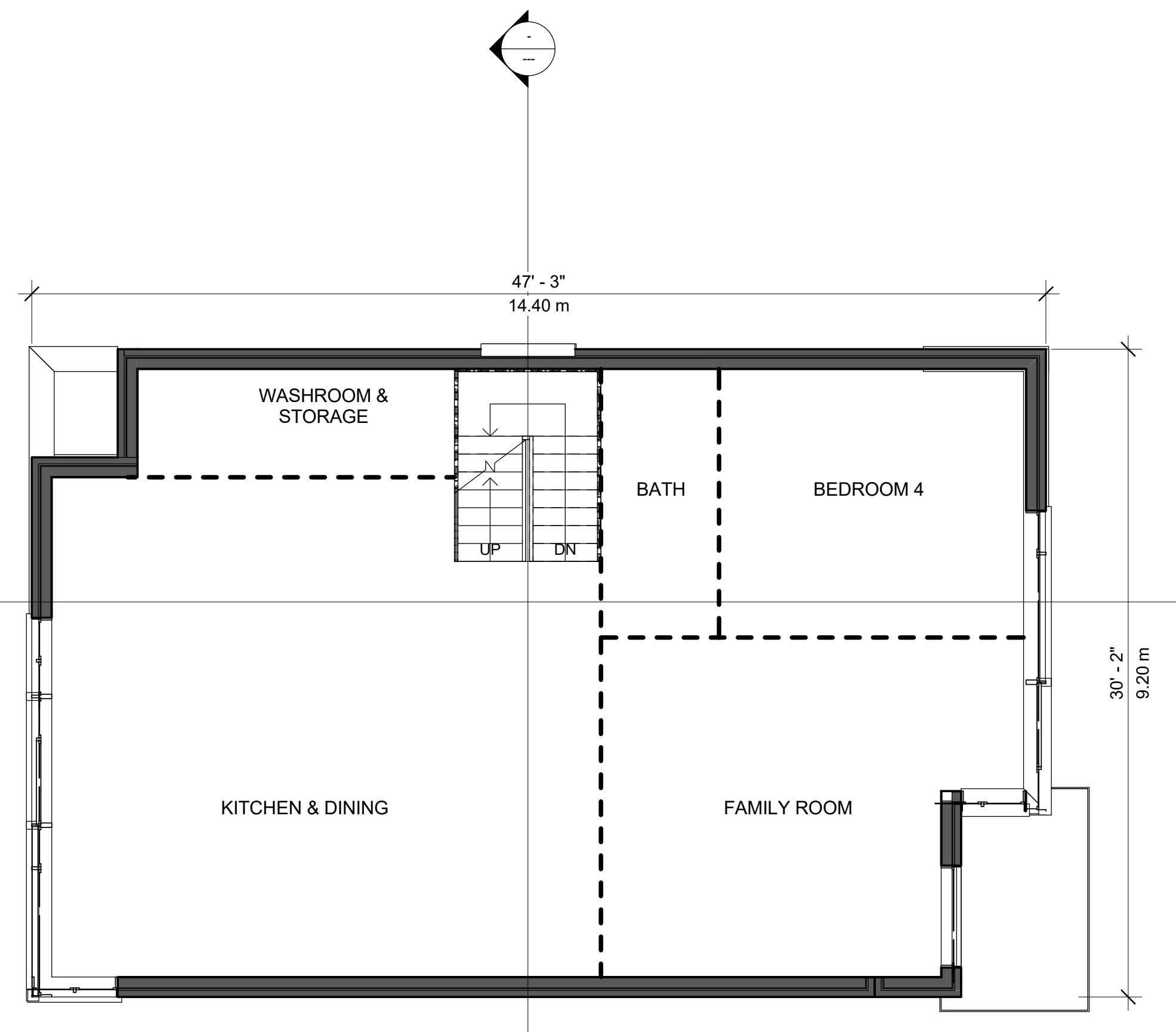
PROJECT NUMBER 1834
 DATE 2019-03-05
 DRAWN BY S.C.
 DESIGNED BY S.C.
 DRAWING NO.

A202

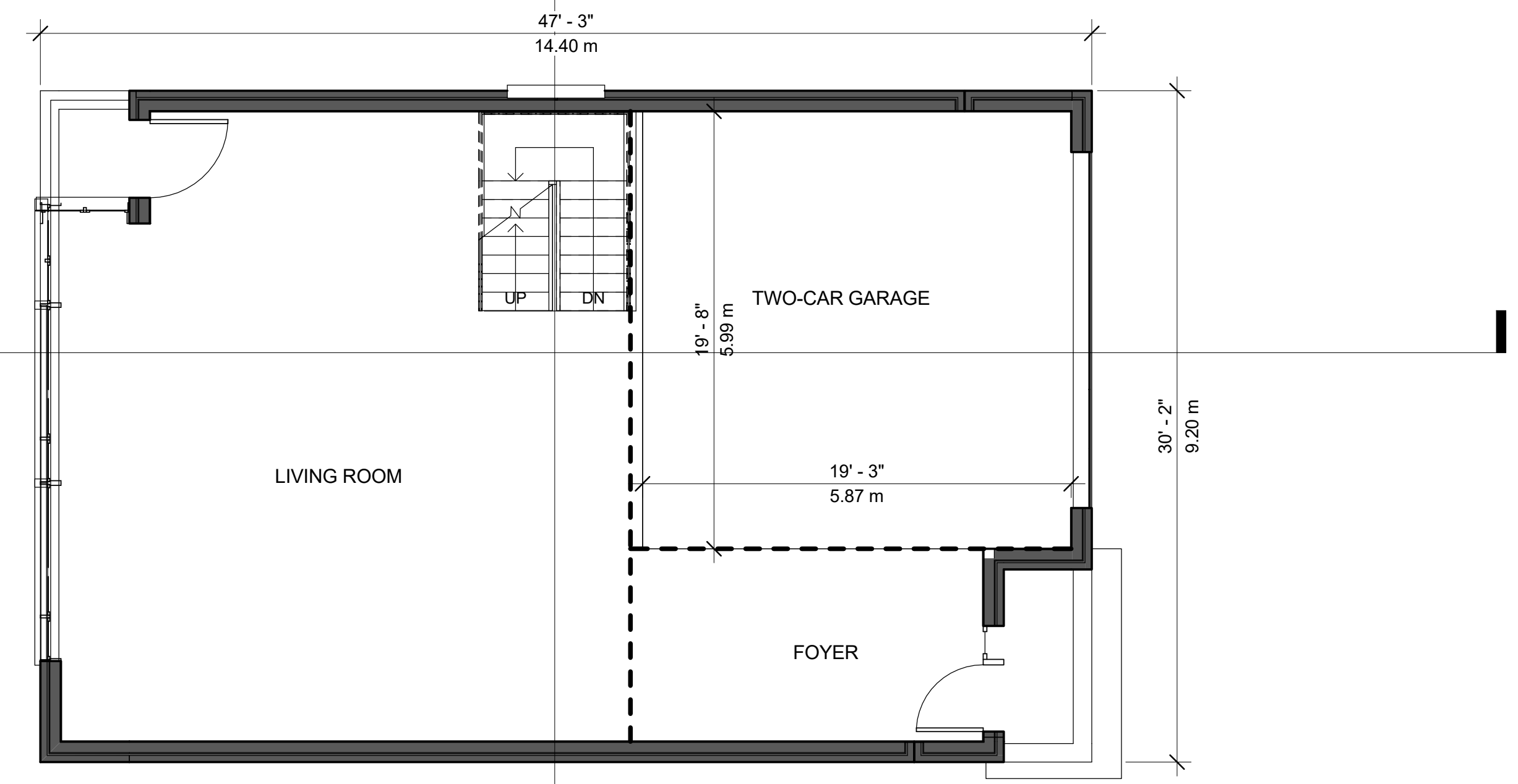
SCALE 3/16" = 1'-0"



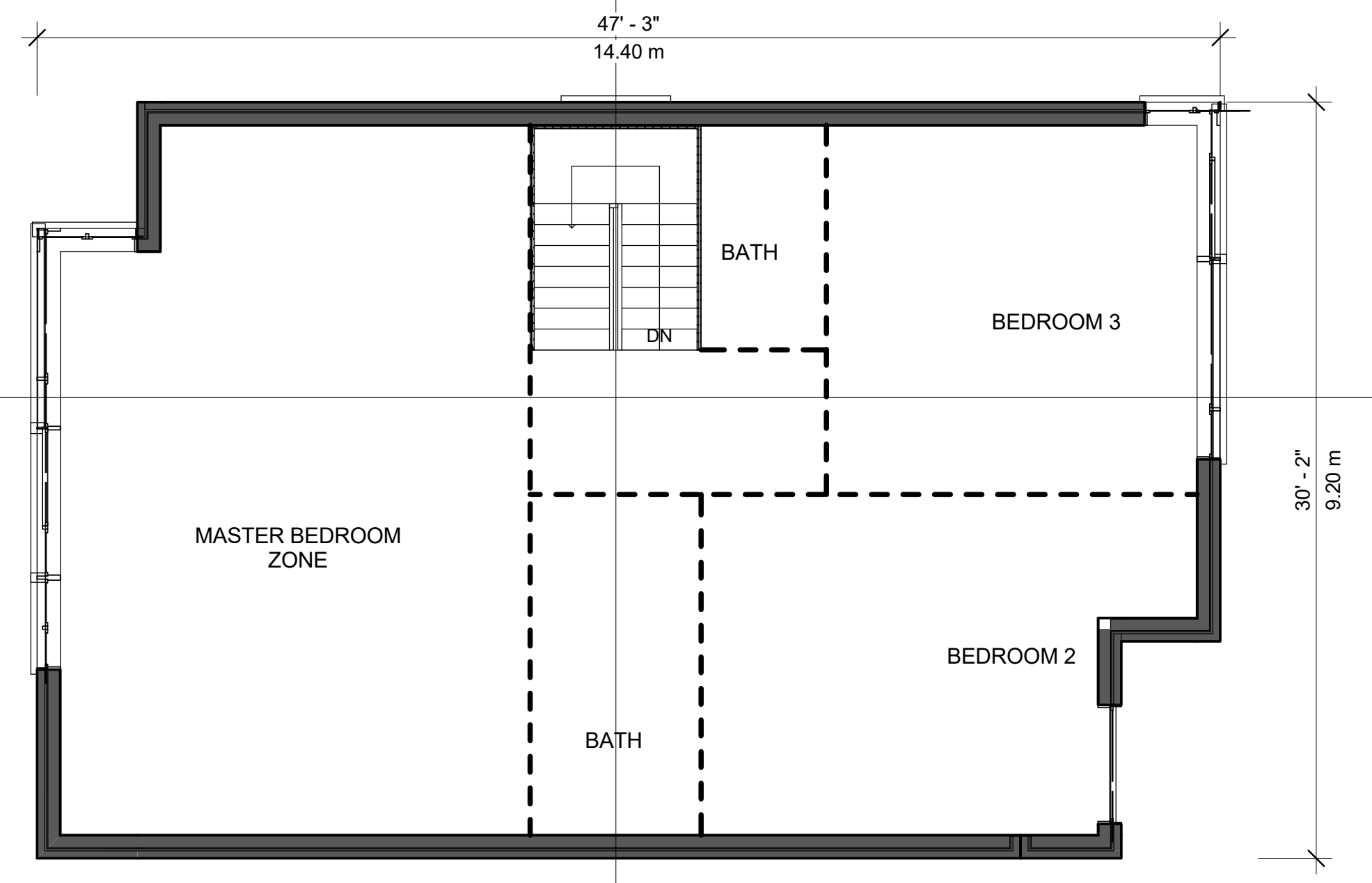
1 BASEMENT
 3/16" = 1'-0"



3 LEVEL 2
 3/16" = 1'-0"



2 LEVEL 1
 3/16" = 1'-0"



4 LEVEL 3
 3/16" = 1'-0"

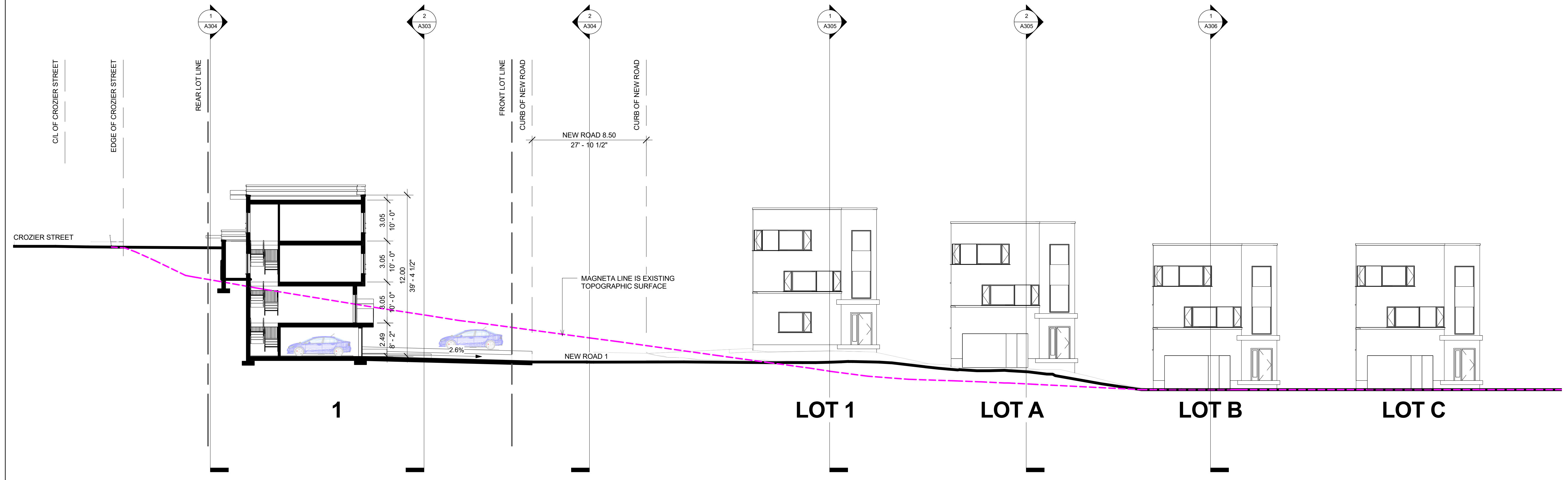
GROSS FLOOR AREA - Garage & Basement Area Excluded		
Level	Area	SF
LEVEL 1	94.1 m ²	1013 SF
LEVEL 2	129.3 m ²	1392 SF
LEVEL 3	129.3 m ²	1392 SF
Grand total: 3	352.7 m ²	3796 SF

2019-03-06 10:51:46 AM

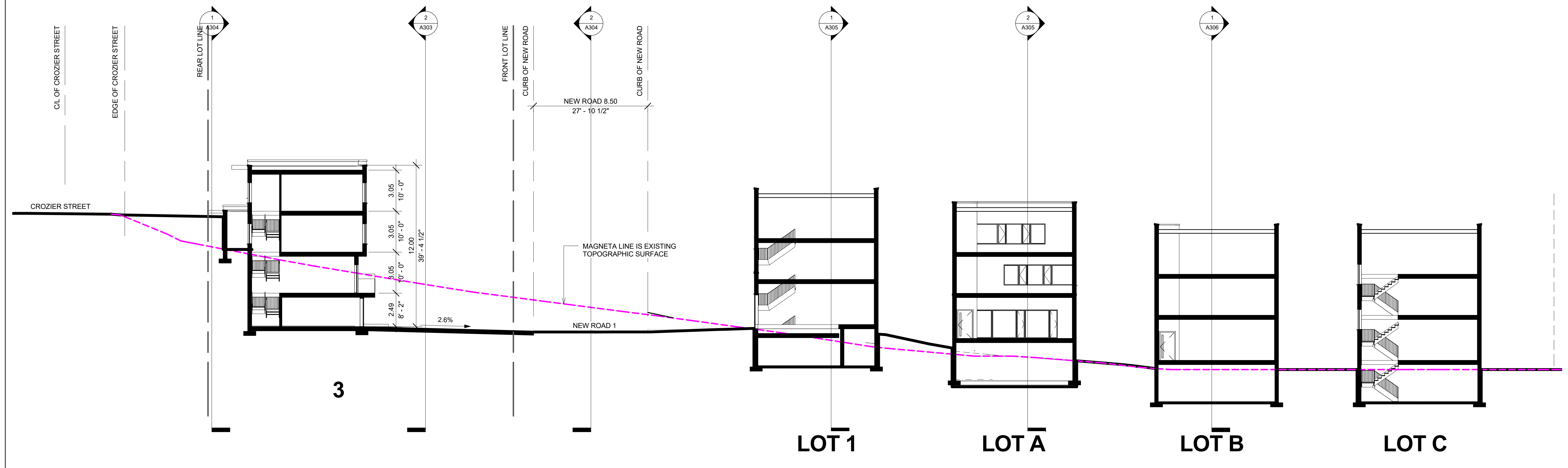
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1 SECTION - 1
 1 : 150



2 SECTION - 2
 1 : 150

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 Tel: 416-272-6788.
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PROJECT	20 Scott St, Grand Valley
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DESIGNED BY	Checker
DRAWING NO.	A301
SCALE	1 : 150

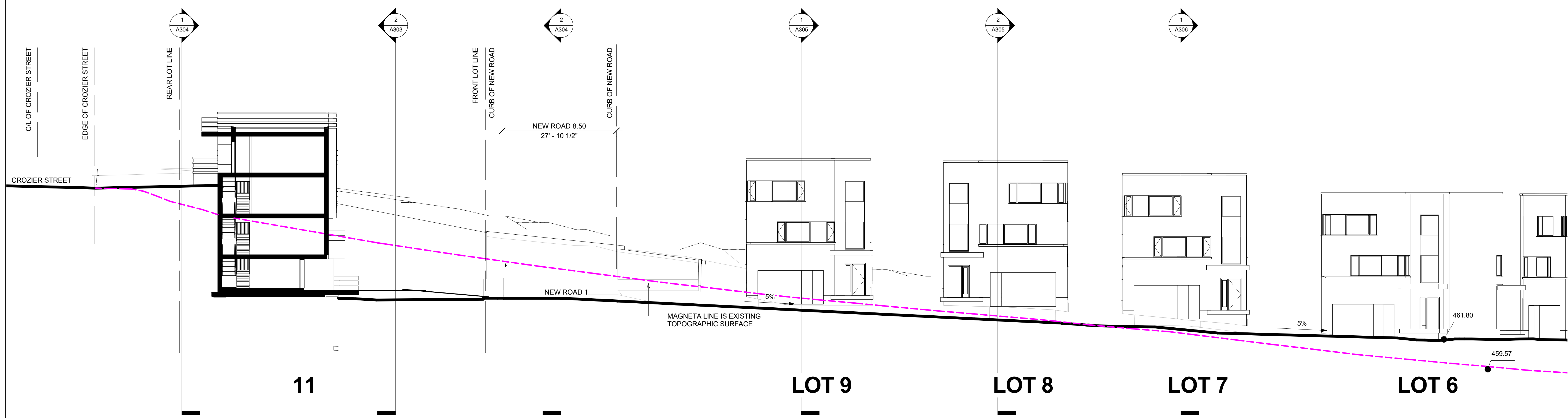
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Record		
No.	Description	Date
01	Inputting data from Survey dwg to Revit	2018-12-18
02	For discussion	2018-12-31
03	Revised as per Grading Engineer's comments on 2019-01-18	2019-01-28
04	For reviewing	2019-02-06
05	Revision 1	2019-03-05

Issued & Rev. after Building Permit		
No.	Description	Date



1 SECTION - 3
A302 1 : 150



2 NEW ROAD 2 CROSS SECTION
A302 1 : 150

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Toronto, ON M3B 1B6
Tel: 416-272-6788
Email: shaowei.cheng@gmail.com

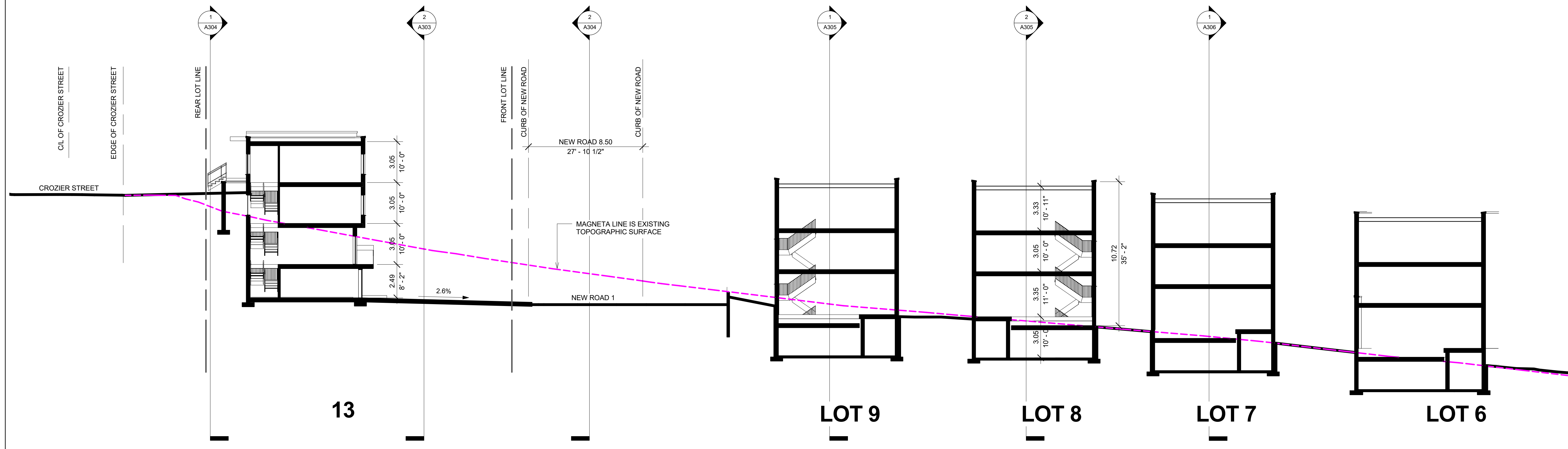
CLIENT Daniel Hrycyna
PROJECT 20 Scott St, Grand Valley
DRAWING
**ROAD 2, HOUSE 21
& 22, TOWNHOUSE 9
& 11 CROSS
SECTIONS**

PROJECT NUMBER 1834
DATE 2019-03-05
DRAWN BY Author
DESIGNED BY Checker
DRAWING NO. **A302**
SCALE 1 : 150

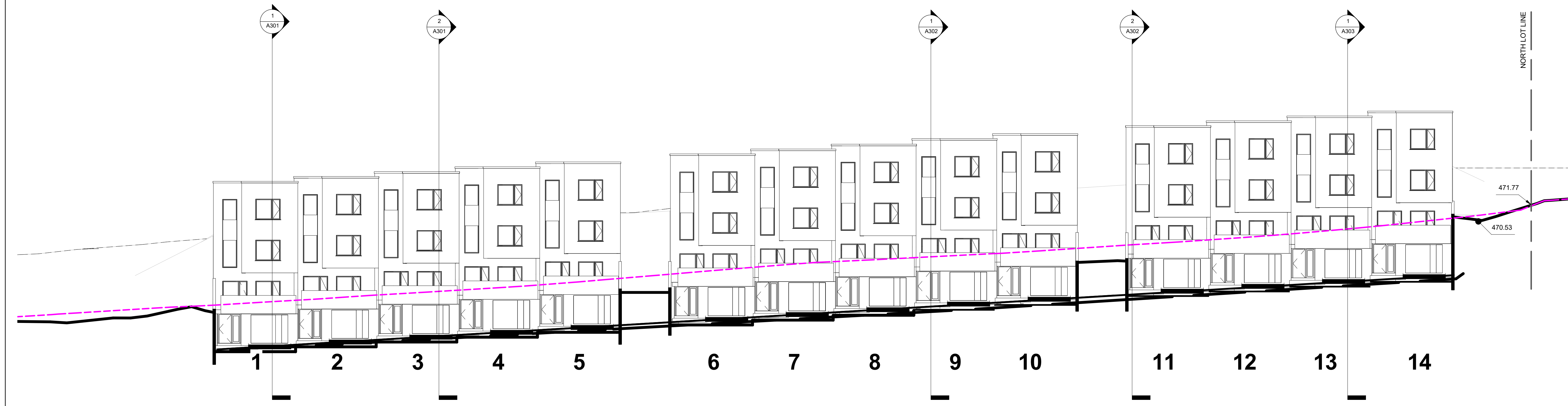
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04	For reviewing	2019-02-06
05	Revision 1	2019-03-05

Issued & Rev. after Building Permit		
No.	Description	Date



1 SECTION - 4
 1 : 150



2 TOWNHOUSE CROSS SECTION
 1 : 150

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 Email: shaowei.cheng@gmail.com

CLIENT Daniel Hrycyna
 PROJECT 20 Scott St, Grand Valley

DRAWING
CROSS SECTIONS OF HOUSE 15-18, AND TOWNHOUSE 1-14

PROJECT NUMBER 1834
 DATE 2019-03-05
 DRAWN BY Author
 DESIGNED BY Checker
 DRAWING NO.

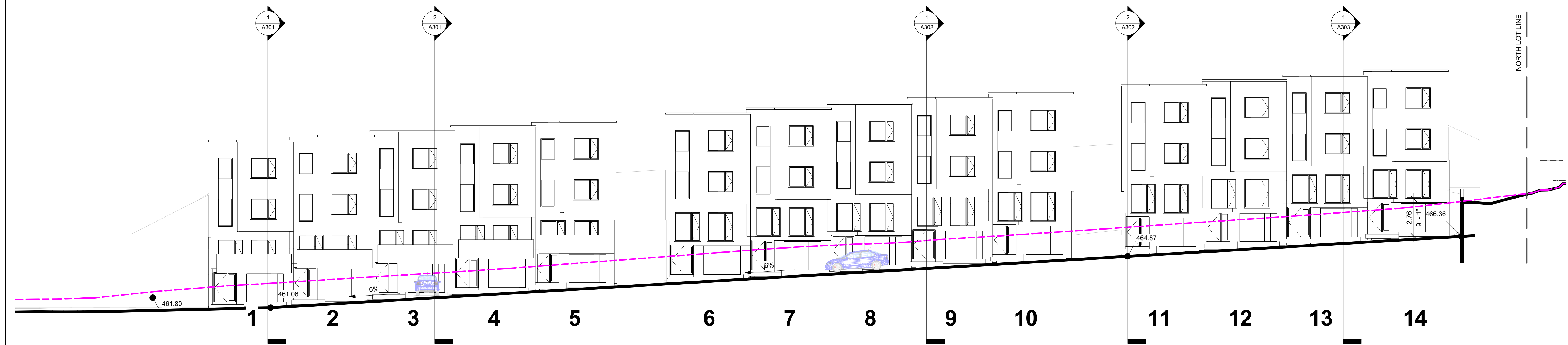
A303

SCALE 1 : 150

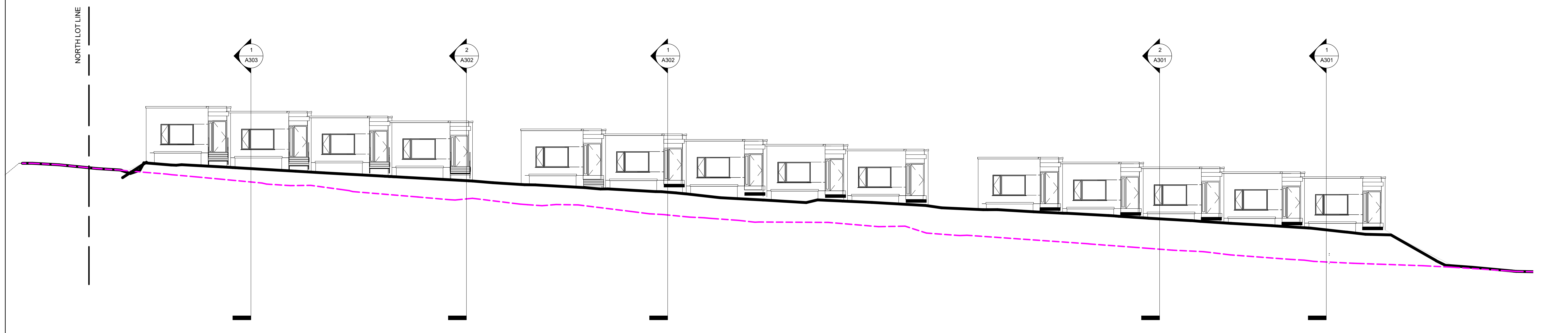
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04	For reviewing	2019-02-06
05	Revision 1	2019-03-05

Issued & Rev. after Building Permit		
No.	Description	Date



2 NEW ROAD 1 CROSS SECTION
 A304 1 : 150



1 TOWNHOUSE REAR YARD CROSS SECTION
 A304 1 : 150

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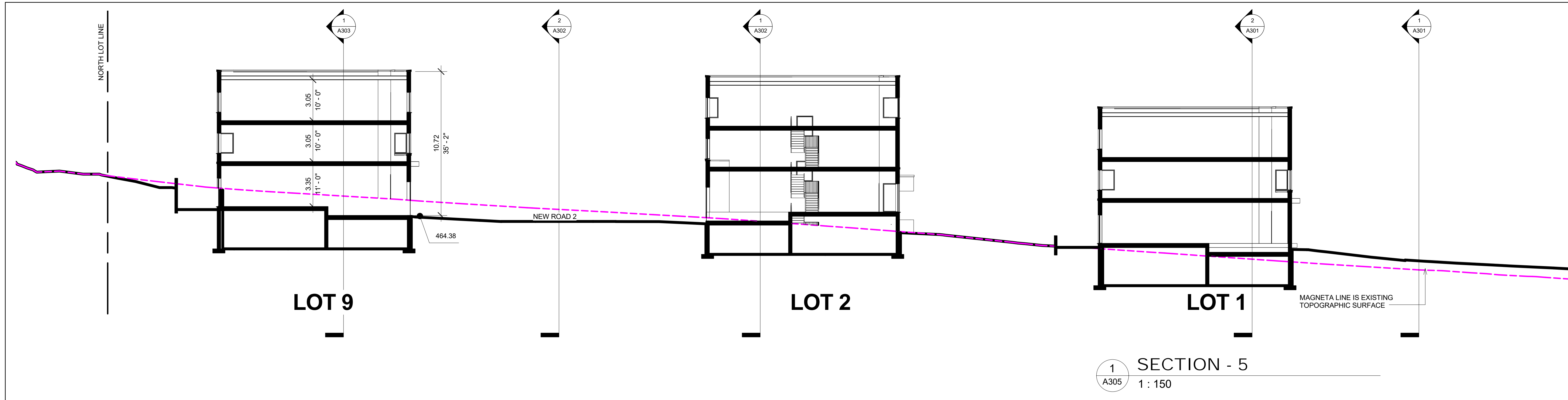
CLIENT Daniel Hrycyna
 PROJECT 20 Scott St, Grand Valley

DRAWING
CROSS SECTIONS OF NEW ROAD 1, TOWNHOUSE FRONT YARD & REAR YARD

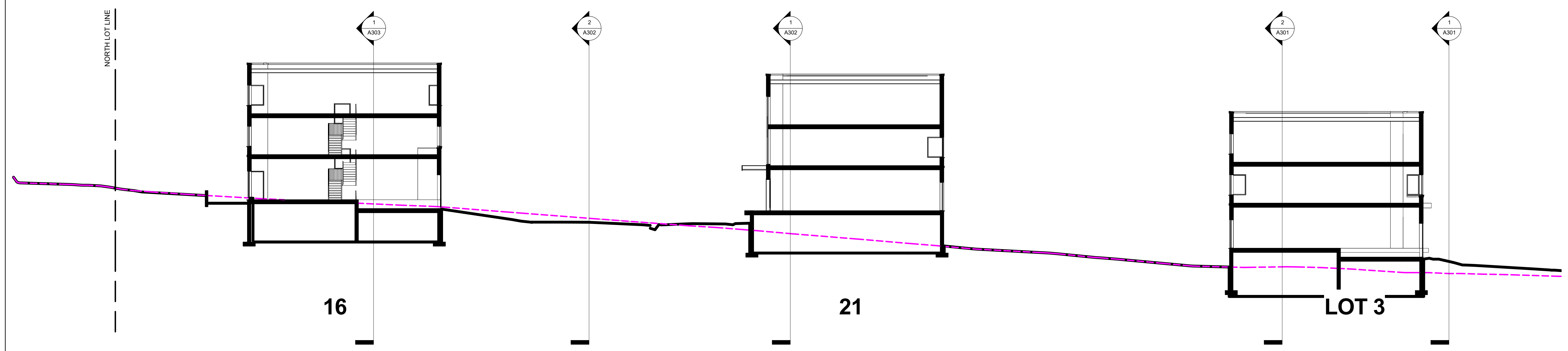
PROJECT NUMBER 1834
 DATE 2019-03-05
 DRAWN BY Author
 DESIGNED BY Checker
 DRAWING NO.

A304

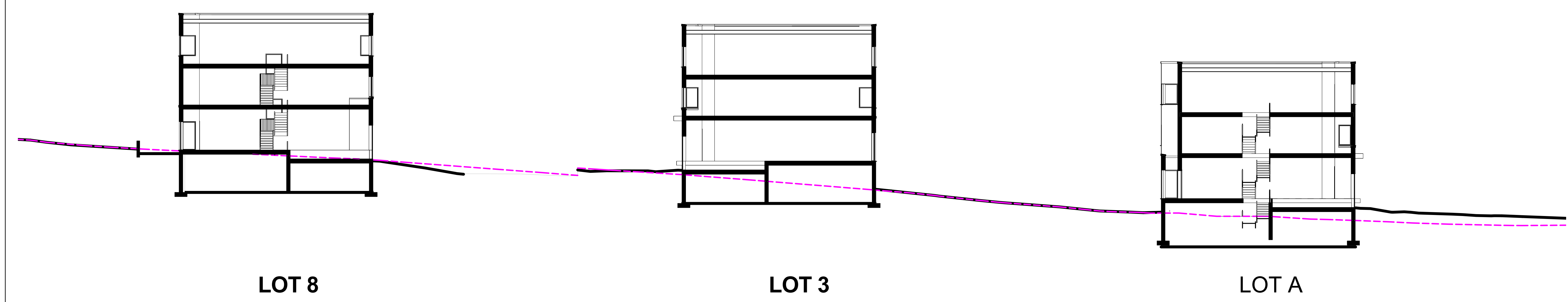
SCALE 1 : 150



1 SECTION - 5
A305 1 : 150



2 SECTION - 6
A305 1 : 150



3 SECTIONS - 7
A305 1 : 150

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04	For reviewing	2019-02-06
05	Revision 1	2019-03-05

Issued & Rev. after Building Permit		
No.	Description	Date

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Tel: 416-272-6788.
Email: shaowei.cheng@gmail.com

CLIENT Daniel Hrycyna
PROJECT 20 Scott St, Grand Valley

DRAWING
CROSS SECTIONS OF HOUSE 15, 16, 21, 22, 23, AND LOT 3

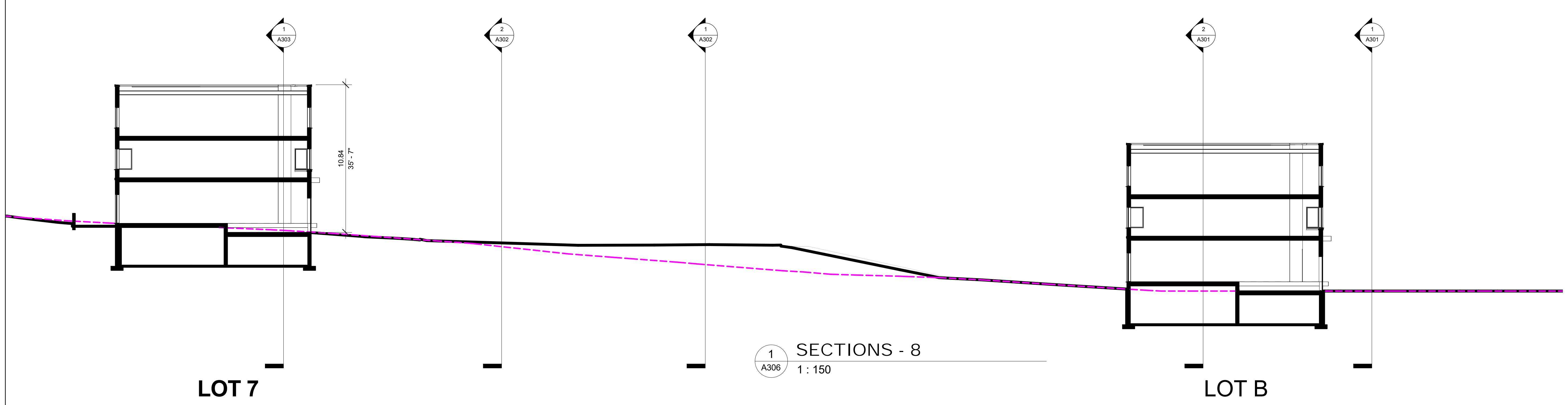
PROJECT NUMBER 1834
DATE 2019-03-05
DRAWN BY Author
DESIGNED BY Checker
DRAWING NO.

A305
SCALE 1 : 150

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02	For discussion	2018-12-31
03	Revised as per Grading Engineer's comments on 2019-01-18	2019-01-28
04	For reviewing	2019-02-06
05	Revision 1	2019-03-05

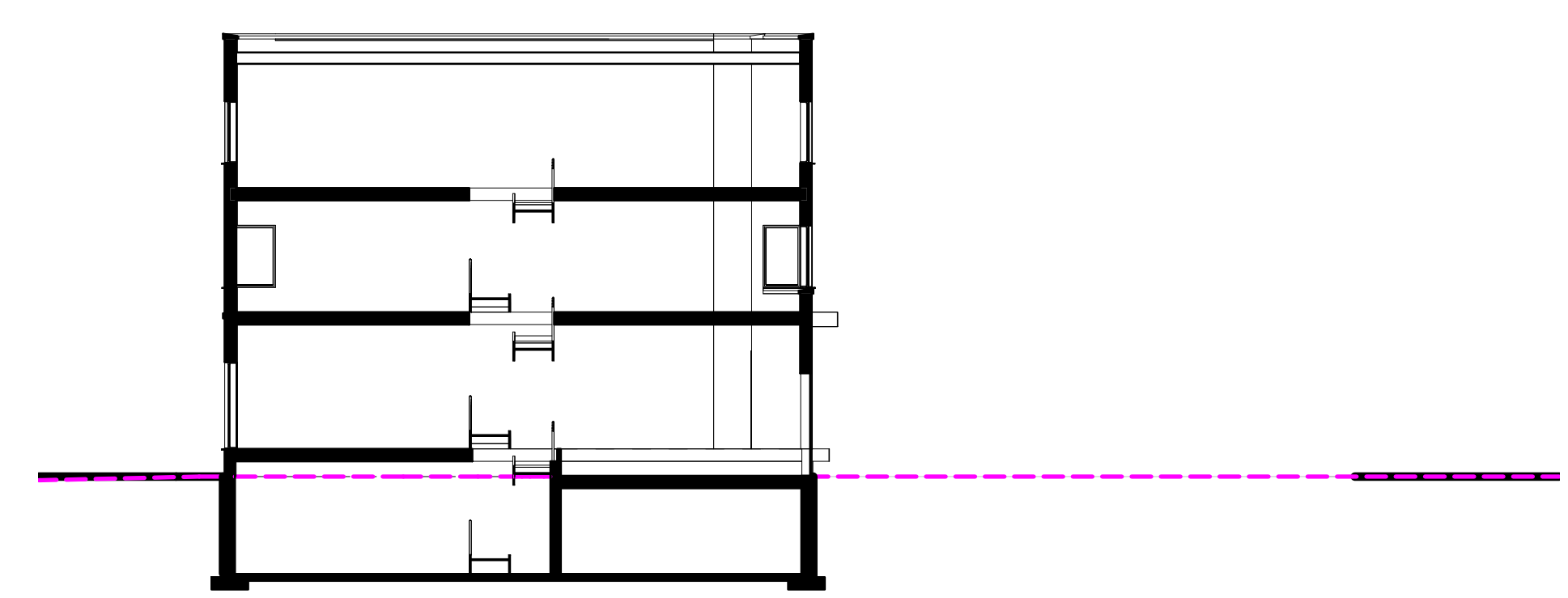
Issued & Rev. after Building Permit		
No.	Description	Date



1 SECTION - 8
A306 1 : 150

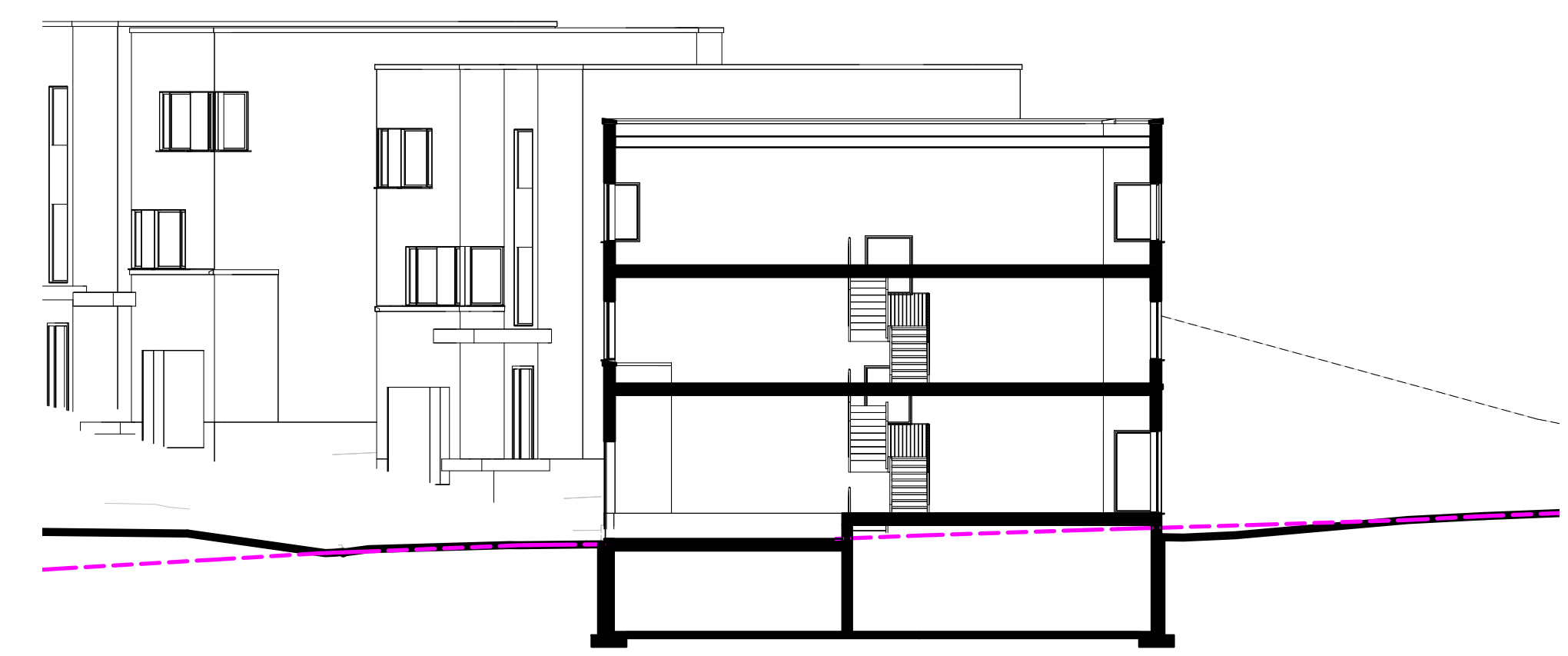
LOT 7

LOT B



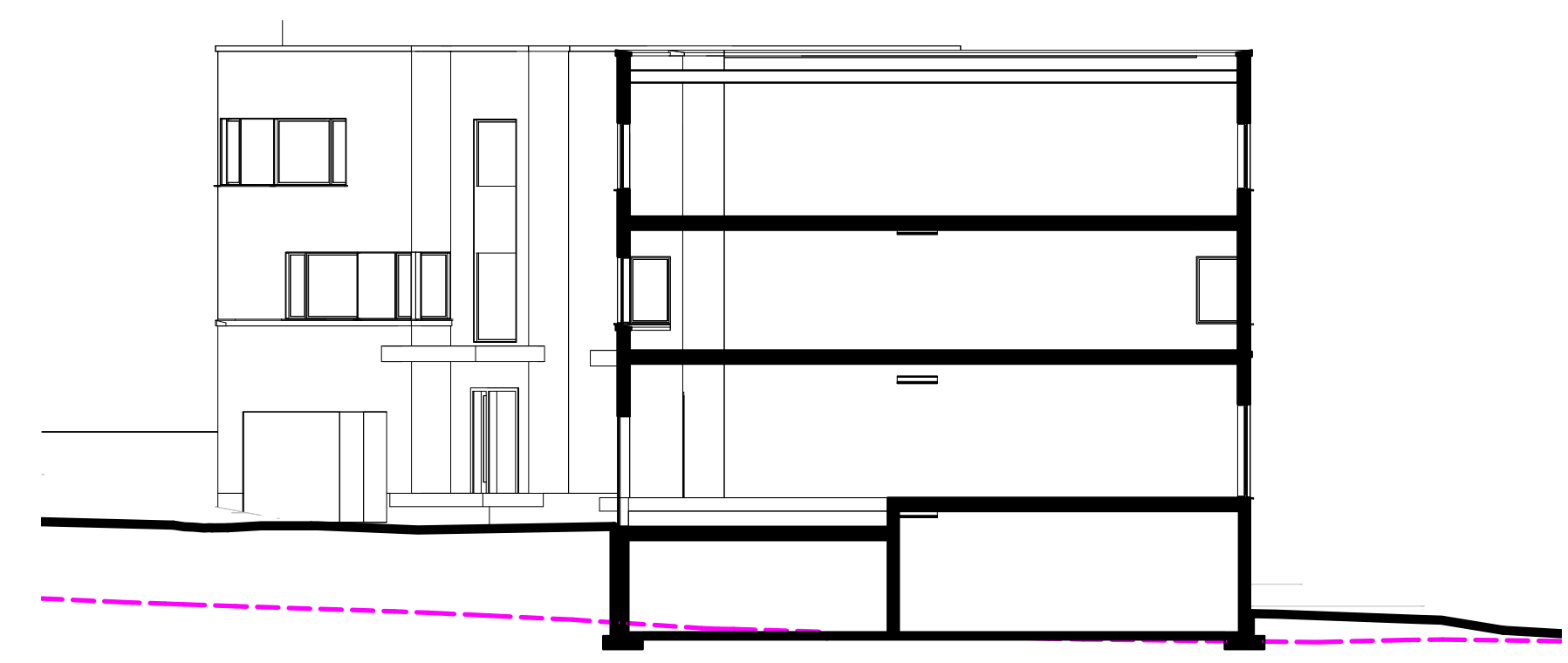
LOT C

2 SECTION - LOT 1
A306 1 : 150



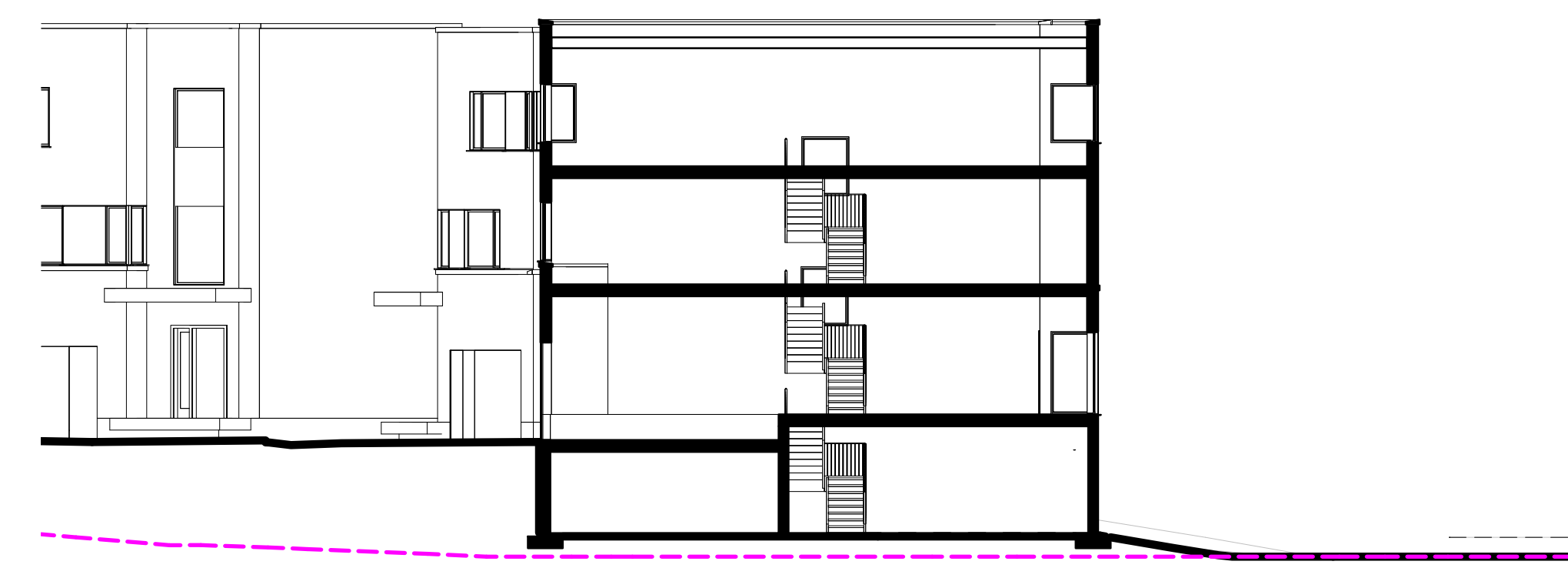
18

3 SECTION - LOT 18
A306 1 : 150



19

4 SECTION - LOT 19
A306 1 : 150



20

5 SECTION - 20
A306 1 : 150

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 Toronto, ON M3B 1B6
 Tel: 416-272-6788.
 Email: shaowei.cheng@gmail.com

CLIENT Daniel Hrycyna
 PROJECT 20 Scott St, Grand Valley

DRAWING
**CROSS SECTIONS
 HOUSE 17,18,19, 20,
 LOT 1 AND LOT 2**

PROJECT NUMBER	1834
DATE	2019-03-05
DRAWN BY	Author
DESIGNED BY	Checker
DRAWING NO.	A306
SCALE	1 : 150