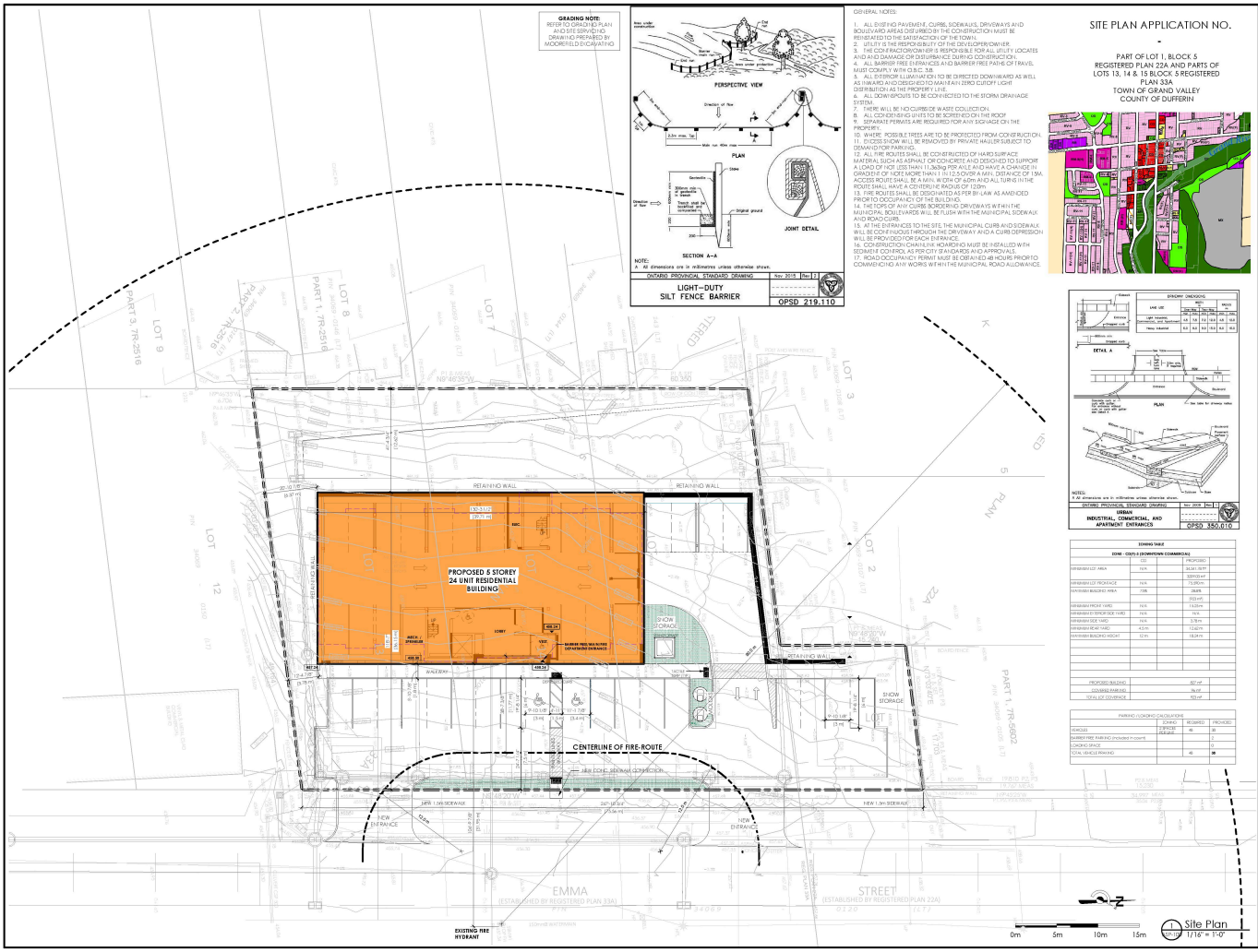
GRADING NOTE:
REFER TO GRADING PLAN AND SITE SERVICING DRAWING PREPARED BY MOORFIELD ENGINEERING

GENERAL NOTES:

1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
2. UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
3. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
4. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
5. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
6. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
7. THERE WILL BE NO CURBSIDE WASTE COLLECTION.
8. ALL CONDENSING UNITS TO BE SCREENED ON THE ROOF.
9. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
11. EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
12. ALL FIRE ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT OR CONCRETE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11.363kg PER AXLE AND HAVE A CHANGE IN GRADE EVE OF NOTE MORE THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 15M. ACCESS ROUTE SHALL BE A MIN. WIDTH OF 6.0m AND ALL TURNS IN THE ROUTE SHALL HAVE A CENTERLINE RADIUS OF 12.0m.
13. FIRE ROUTES SHALL BE DESIGNATED AS PER BY-LAW AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDING.
14. THE TOPS OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARDS WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
15. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
16. CONSTRUCTION CHAIN LINK HOARDING MUST BE INSTALLED WITH SEDIMENT CONTROL AS PER CITY BY-LAW/ORDS AND APPROVALS.
17. ROAD OCCUPANCY PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.

SITE PLAN APPLICATION NO.
-

PART OF LOT 1, BLOCK 5
REGISTERED PLAN 22A AND PARTS OF
LOTS 13, 14 & 15 BLOCK 5 REGISTERED
PLAN 33A
TOWN OF GRAND VALLEY
COUNTY OF DUFFERIN



ZONING TABLE			
ZONE - CD(F) 5 (DOWNTOWN COMMERCIAL)			
	REQ	PROPOSED	
MINIMUM LOT AREA	N/A	36,041.18 ft²	
		3,349.0 m²	
MINIMUM LOT FRONTAGE	N/A	73.89m	
MAXIMUM BUILDING AREA	70%	28.8%	
		963 m²	
MINIMUM FRONT YARD	N/A	1.525 m	
MINIMUM EXTERIOR SIDE YARD	N/A	N/A	
MINIMUM SIDE YARD	N/A	3.76 m	
MINIMUM REAR YARD	4.5 m	12.62 m	
MAXIMUM BUILDING HEIGHT	12 m	18.24 m	
PROPOSED BUILDING		807 m²	
COVERED PARKING		56 m²	
TOTAL LOT COVERAGE		863 m²	

PARKING / LOADING CALCULATIONS			
	ZONING REQUIRED	REQUIRED	PROVIDED
VEHICLES	2 PER UNIT	48	38
BARRIER FREE PARKING (included in count)			2
LOADING SPACE			0
TOTAL VEHICLE PARKING		48	38

PROJECT NAME
50 EMMA ST. GRAND VALLEY, ON - APARTMENTS

PROJECT ADDRESS
50 EMMA ST. GRAND VALLEY, ON

CLIENT
SHELDON CREEK DEVELOPMENTS

ARCHITECT
KHALSA DESIGN INC.
KHALSA
BRAMPTON, ON
T. 647-466-2940

CONSULTANTS:

COPYRIGHT KHALSA DESIGN © 2020
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW.

REGISTRATION

ONTARIO ASSOCIATION OF ARCHITECTS
12 - 30 - 2024
KARPETAL SINGH BAHRA
LICENCE
9524

Project number	24022
Date	12/30/2024
Drawn by	ASB
Checked by	KDI
Scale	As indicated

REVISIONS

No.	Description	Date

SITE PLAN

ASP-100

50 EMMA ST. GRAND VALLEY, ON - APARTMENTS

1 Site Plan
ASP-100 1/16" = 1'-0"
0m 5m 10m 15m