



LOT A
 LOT SIZE: 568 Sq m.
 BUILDING FOOTPRINT: 58 Sq m.
 LOT COVERAGE: 10%

LOT B
 LOT SIZE: 297 Sq m.
 BUILDING FOOTPRINT: 62 Sq m.
 LOT COVERAGE: 21%

LOT C
 LOT SIZE: 297 Sq m.
 BUILDING FOOTPRINT: 62 Sq m.
 LOT COVERAGE: 21%

LOT D
 LOT SIZE: 363 Sq m.
 BUILDING FOOTPRINT: 58 Sq m.
 LOT COVERAGE: 16%

LOT E
 LOT SIZE: 370 Sq m.
 BUILDING FOOTPRINT: 58 Sq m.
 LOT COVERAGE: 16%

LOT F
 LOT SIZE: 297 Sq m.
 BUILDING FOOTPRINT: 62 Sq m.
 LOT COVERAGE: 21%

LOT G
 LOT SIZE: 297 Sq m.
 BUILDING FOOTPRINT: 62 Sq m.
 LOT COVERAGE: 21%

LOT H
 LOT SIZE: 722 Sq m.
 BUILDING FOOTPRINT: 58 Sq m.
 LOT COVERAGE: 8%

BLOCK 1
[4 TOWNHOMES]
 GROUND FLOOR AREA: 235 Sq m.

BLOCK 2
[4 TOWNHOMES]
 GROUND FLOOR AREA: 235 Sq m.

EMMA STREET

SITE PLAN OPTION 3
 SCALE: 1:200

AREA SCHEDULE (PER BLOCK)

LEVEL ONE AREA:	233 Sq m.
LEVEL TWO AREA:	235 Sq m.
LEVEL THREE AREA:	304 Sq m.
TOTAL AREA:	771 Sq m.
TOTAL USABLE FLOOR AREA (BOTH BLOCKS):	1528 Sq m.
TOTAL LOT AREA:	3212 Sq m.
FLOOR SPACE INDEX:	0.48



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TOWNHOME
 SHELDON CREEK DEVELOPMENTS
 50 EMMA STREET
 GRAND VALLEY

SITE PLAN

PROJECT NO: 22-102
 STARTING DATE: Aug 16, 2022
 LAST REVISION DATE: Oct 5, 2023
 DRAWN BY: JF

A1

SCALE: As Noted

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 ALL DIMENSIONS TO BE SHOWN BY SYSTEM OR BY DIMENSION LINE SHALL PREVAIL OVER ANY OTHER DIMENSIONS SHOWN.
 ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, AS AMENDED, REGARDLESS OF DRAWING DETAILS.