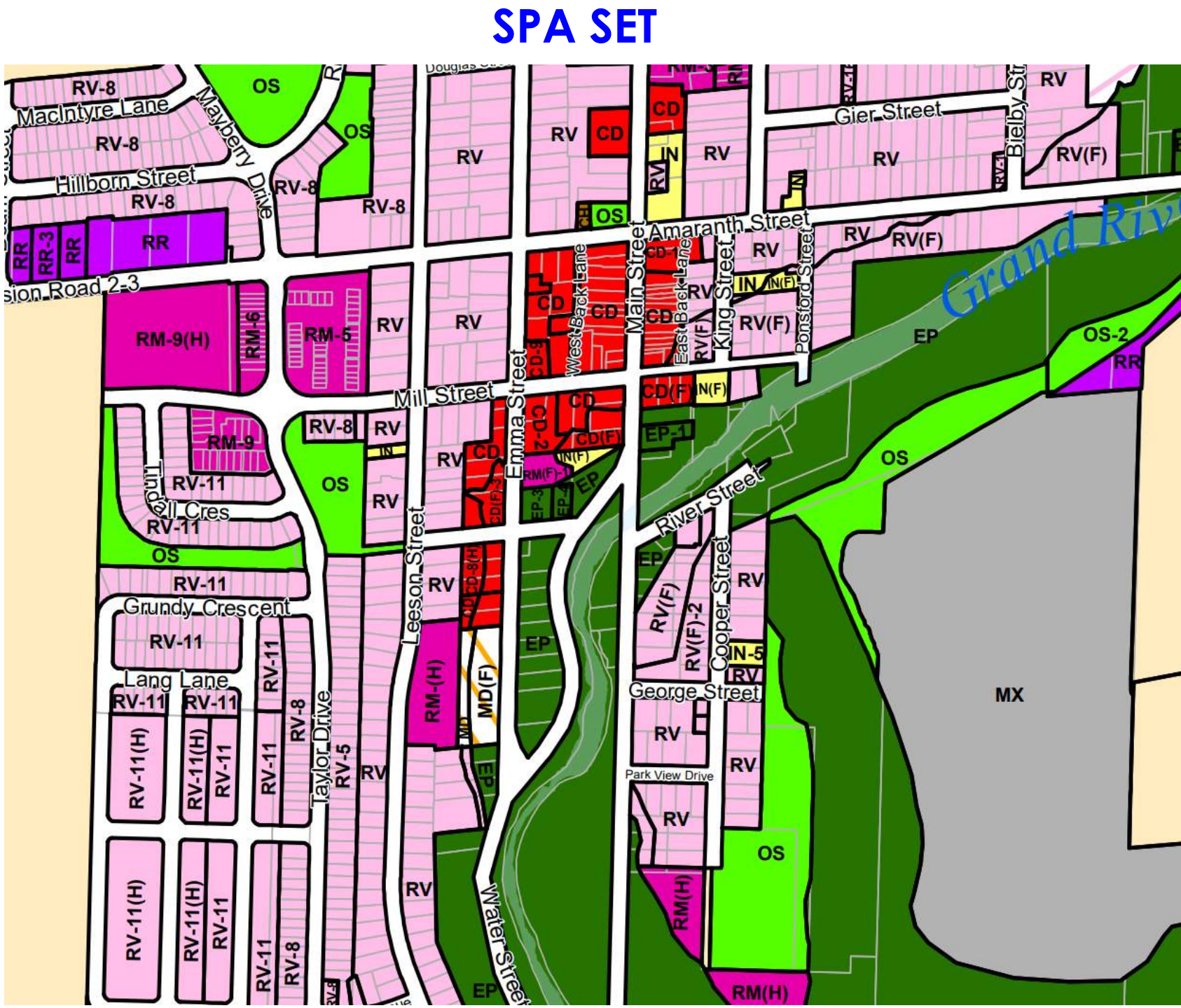




# 4 STOREY APARTMENT BUILDING

50 EMMA ST. GRAND VALLEY, ON



OWNER:

**SHELDON CREEK DEVELOPMENTS**  
ORANGEVILLE, ON

ARCHITECT:

**KHALSA DESIGN INC.**  
EAST GARAFRAXA, ON  
T: 416.897-2867

PLANNER

**GSP GROUP**  
KITCHENER, ON

CIVIL:

**MOOREFIELD EXCAVATING**  
HARRISTON, ON

LANDSCAPE:

**GSP GROUP**  
KITCHENER, ON

GEOTECHNICAL

**CMT ENGINEERING INC.**  
ST. CLEMENTS, ON

ELEC.

**MIGHTON ENGINEERING**  
KITCHENER, ON

NOISE CONSULTANT:

**JADE ACOUSTICS INC.**  
CONCORD, ON

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

PROJECT ADDRESS  
50 EMMA ST. GRAND VALLEY, ON

CLIENT  
**SHELDON CREEK DEVELOPMENTS**



CONSULTANTS:

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REGISTRATION

Project number	24022
Date	06/03/2025
Drawn by	ASB
Checked by	KDI
Scale	

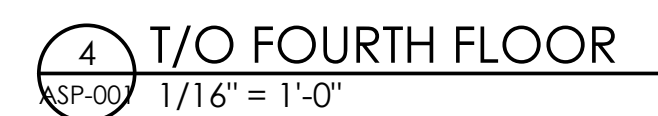
REVISIONS

No.	Description	Date

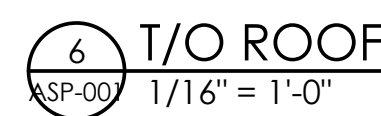
COVER SHEET

**ASP-000**  
50 EMMA ST. GRAND VALLEY,  
ON - APARTMENTS





UNIT 13	970 SF
UNIT 14	971 SF
UNIT 15	895 SF
UNIT 16	852 SF
UNIT 17	1102 SF
UNIT 18	1103 SF
	5894 SF
Grand total: 18	17683 SF



<b>Name of Practice:</b> KHALSA DESIGN INC.  EAST GARAFRAXA, ON  T. 647-468-2940			<b>Name of Project:</b> 50 EMMA ST. GRAND VALLEY 4 STOREY APARTMENTS  <b>Location:</b> 50 EMMA ST. GRAND VALLEY, ON			<b>Date:</b> DEC 16, 2024				
Ontario Building Code Data Matrix - Part 3							Building Code Reference 1			
3.00	BUILDING CODE VERSION:		O_Reg_332/12		Last Amendment		O_Reg_191/14			
3.01	PROJECT TYPE:		<div><input checked="" type="checkbox"/> NEW<div><input type="checkbox"/> CHANGE OF USE</div></div> <div><input type="checkbox"/> ADDITION<div><input type="checkbox"/> ADDITION AND RENOVATION</div></div> <div><input type="checkbox"/> RENOVATION</div>				[A] 1.1.2.			
			DESCRIPTION: 4 STOREY APARTMENTS							
3.02	MAJOR OCCUPANCY CLASSIFICATION:		<div><div>OCCUPANCY</div><div>GROUND FLOOR 2ND TO 4TH FLOOR</div></div> <div><div>USE</div><div>Storage - Group F2 Residential - Group C</div></div> <div><div>COVERED PARKING GARAGE APARTMENTS</div></div>				3.1.2.1.(1)			
3.03	SUPERIMPOSED MAJOR OCCUPANCIES:		<div><input type="checkbox"/> NO</div> <div><input checked="" type="checkbox"/> YES</div>		DESCRIPTION:		3.2.2.7.			
3.04	BUILDING AREA (M2)		DESCRIPTION:		EXISTING	NEW	TOTAL	[A] 1.4.1.2.		
					N/A	827 m²	827 m²			
3.05	GROSS AREA (M2)		DESCRIPTION:		EXISTING	NEW	TOTAL	[A] 1.4.1.2.		
					N/A	2852 m²	2852 m²			
3.06	MEZZANINE AREA (M2)		DESCRIPTION:		EXISTING	NEW	TOTAL	3.2.1.1.		
					N/A	N/A	N/A			
3.07	BUILDING HEIGHT		4 STOREYS ABOVE GRADE		0 STOREYS BELOW GRADE		12.9 (M) ABOVE GRADE		[A] 1.4.1.2. & 3.2.1.1.	
3.08	HIGH BUILDING		<div><input checked="" type="checkbox"/> NO</div> <div><input type="checkbox"/> YES</div>						3.2.6.	
3.09	NUMBER OF STREETS/ FIREFIGHTER ACCESS		1 STREET				3.2.2.10. & 3.2.5.			
3.10	BUILDING CLASSIFICATION: (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)		3.2.2.52 Group C, up to 4 Storeys, Sprinklered, Combustible Construction				3.2.2.43A			
3.11	SPRINKLER SYSTEM		<div><input checked="" type="checkbox"/> REQUIRED<div>PROPOSED:</div><div><input type="checkbox"/> NOT REQUIRED</div></div> <div><input checked="" type="checkbox"/> ENTIRE BUILDING<div><input type="checkbox"/> BASEMENT</div><div><input type="checkbox"/> NONE</div></div> <div><input type="checkbox"/> SELECTED COMPARTMENTS<div><input type="checkbox"/> SELECTED FLOOR AREAS</div><div><input checked="" type="checkbox"/> IN LIEU OF ROOF RATING</div></div>				3.2.1.5. & 3.2.2.17.			
3.12	STANDPIPE SYSTEM		<div><input checked="" type="checkbox"/> REQUIRED</div> <div><input type="checkbox"/> NOT REQUIRED</div>				3.2.9.			
3.13	FIRE ALARM SYSTEM		<div><input checked="" type="checkbox"/> REQUIRED<div>PROPOSED:</div><div><input type="checkbox"/> SINGLE STAGE</div><div><input checked="" type="checkbox"/> TWO STAGE</div><div><input type="checkbox"/> NONE</div></div> <div><input type="checkbox"/> NOT REQUIRED</div>				3.2.4.			
3.14	WATER SERVICE / SUPPLY IS ADEQUATE		<div><input type="checkbox"/> NO</div> <div><input checked="" type="checkbox"/> YES</div>							
3.15	CONSTRUCTION TYPE:		<div><div>RESTRICTION:</div><div><input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED<div><input type="checkbox"/> NON-COMBUSTIBLE REQUIRED</div></div></div> <div><div>ACTUAL:</div><div>HEAVY TIMBER CONSTRUCTION:</div><div><input type="checkbox"/> COMBUSTIBLE<div><input type="checkbox"/> NON-COMBUSTIBLE</div><div><input checked="" type="checkbox"/> COMBINATION</div></div><div><input checked="" type="checkbox"/> NO<div><input type="checkbox"/> YES</div></div></div>				3.2.2.43 & 3.2.1.4.			
3.16	IMPORTANCE CATEGORY:		<div><div><input type="checkbox"/> LOW<div><input checked="" type="checkbox"/> NORMAL</div><div><input type="checkbox"/> HIGH</div></div><div><input type="checkbox"/> LOW HUMAN OCCUPANCY<div><input type="checkbox"/> MINOR STORAGE BUILDING</div></div><div><input type="checkbox"/> POST-DISASTER SHELTER<div><input type="checkbox"/> EXPLOSIVE OR HAZARDOUS SUBSTANCES</div><div><input type="checkbox"/> POST-DISASTER</div></div></div>				4.1.2.1.(3) & T4.1.2.1.B			
3.17	SEISMIC HAZARD INDEX		(IE FA SA (0.2)) = 1.0tdSEISMIC DESIGN REQUIRED FOR TABLE 4.1.8.18. ITEMS 6 TO 21: ((IE FA SA (0.2)) ≥ 0.35 OR POST-DISASTER) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				4.1.2.1.(3) 4.1.8.18.(2)			
3.18	OCCUPANT LOAD		FLOOR LEVEL/AREA		OCCUPANCY TYPE	BASED ON		OCCUPANT LOAD (PERSONS)	3.1.17.	
			2nd-4th Floor: Apartments		C	33 bedrooms		66		
						TOTAL		66 persons		
3.19	BARRIER-FREE DESIGN:		<div><input checked="" type="checkbox"/> YES</div> <div><input type="checkbox"/> NO</div>		EXPLANATION				3.8.	
3.20	HAZARDOUS SUBSTANCES:		<div><input type="checkbox"/> YES</div> <div><input checked="" type="checkbox"/> NO</div>		EXPLANATION				3.3.1.2 & 3.3.1.19.	
3.21	REQUIRED FIRE RESISTANCE RATINGS		HORIZONTAL ASSEMBLY		RATING	SUPPORTING ASSEMBLY	NONCOMBUSTIBLE IN LIEU OF RATING?		3.2.2.43 & 3.2.1.4.	
			FLOORS		1HR	1HR	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> N/A			
			MEZZANINE		N/A	N/A	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A			
			ROOF		NO	NO	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> N/A			
3.22	SPATIAL SEPARATION		WALL	EBF AREA (m²)	L.D. (M)	L/H OR H/L	REQUIRED FR (H)	CONSTRUCTION TYPE REQUIRED	CLADDING TYPE REQUIRED	3.2.3.
			North	N/A	>9 m		0HR	<input type="checkbox"/> NONCOMBUSTIBLE	<input type="checkbox"/> NONCOMBUSTIBLE	
			South	241.73	3.5m		1HR	<input type="checkbox"/> NONCOMBUSTIBLE	<input checked="" type="checkbox"/> NONCOMBUSTIBLE	
			East	N/A	>9 m		0HR	<input type="checkbox"/> NONCOMBUSTIBLE	<input type="checkbox"/> NONCOMBUSTIBLE	
			West	N/A	>9 m		0HR	<input type="checkbox"/> NONCOMBUSTIBLE	<input type="checkbox"/> NONCOMBUSTIBLE	
3.23	PLUMBING FIXTURE REQUIREMENTS		RATIO: MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE				3.7.4.			
			FLOOR LEVEL/AREA	OCCUPANT LOAD	OBG	RECEIVED	FIXTURES REQUIRED	FIXTURES PROVIDED		
			1st floor/ Parking Garage	0			1/1	1 UNIVERSAL WR.		
			2nd-4h floor (Apartments)	66		3.7.4.5	1/1	1 per unit		
3.24	ENERGY EFFICIENCY:		COMPLIANCE PATH: PRESCRIPTIVE COMPLIANCE							
			CLIMATIC ZONE: 6 (GAS HEATING USE)							
3.24	NOTE:									

**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: 647-468-2940

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## REGISTRATION



ISSUED FOR SITE PLAN APPROVAL

Project number	24022
Date	06/03/2025
Drawn by	ASB
Checked by	KDI
Scale	As indicated

## REVISIONS

[illegible]OBC MATRIX /  
AREA PLAN

# ASP-001

50 EMMA ST. GRAND VALLEY,  
ON - APARTMENTS





TYPE A

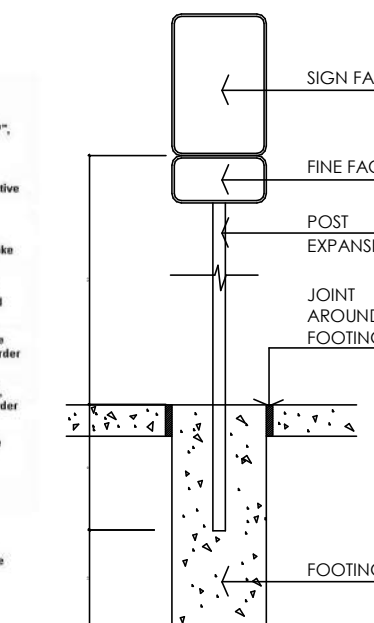
1-SIGN FACE

#### BARRIER FREE PARKING SIGNAGE REQUIREMENTS

- ALL HANDICAPPED PARKING STALLS SHALL BE DESIGNATED BY SIGNAGE AS PER BY-LAW
- ONE SIGN PER BAY IS REQUIRED UNLESS A ROW OF SEVERAL BAYS IS PROVIDED IN WHICH CASE A SIGN AT EACH END OF THE ROW WITH APPROPRIATE DIRECTIONAL ARROWS AS PER DRAWING 3 - SIGN LOCATION FOR
- MULTIPLE PARKING STALLS IS ACCEPTABLE THE REQUIRED SIGN(S) MUST BE MOUNTED AT LEAST 0.6m AND NOT MORE THAN 2.0m FROM THE FACE OF THE CURB AT A HEIGHT OF 1.2m ABOVE THE TOP OF CURB ELEVATION. SIGNS MUST NOT OBSTRUCT THE SIDEWALK.
- WHERE AN UNOBSTRUCTED BUILDING FACE IS LOCATION NO MORE THAN 2.0m FROM THE FACE OF THE CURB AT THE HANDICAPPED BAY, THE REQUIRED SIGN(S) MAY BE MOUNTED ON THE BUILDING FACE.

#### POST

- 75mm DIAMETER GALVANIZED STANDARD STEEL PIPE, POST TO BE CAST IN PLACE IN 300mm DIAMETER CONCRETE FOOTING
- REBOUNDING SIGN POST MOUNTED ON CURB. MANUFACTURE: IMPACT RECOVERY (<http://www.impactrecovery.com/>) STYLE: Sla-Rite Sign Posts. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS



TYPE B

2-MOUNTING DETAIL

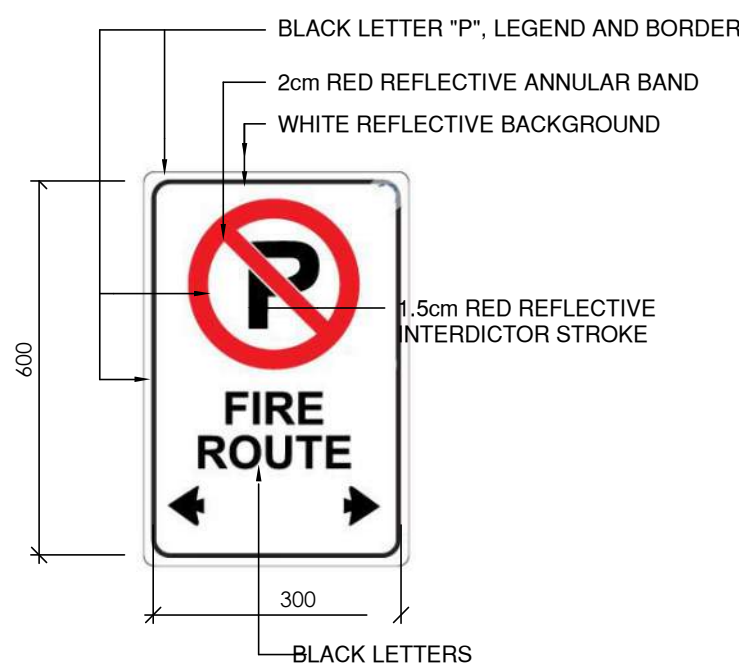
#### SIGN FACE

- 0.064 GAUGE ALUMINUM SIGN
- BLANK WHITE BACKGROUND
- HOLES-METRO PUNCH

#### MOUNTING

- THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES.
- TO A MASONRY BUILDING FACE WITH TWO GALVANIZED 50mm LONG 6mm DIAMETER HEX-HEAD LAG BOLTS WITH FLAT WASHERS IN LEAD-SHIELD MASONRY ANCHORS.
- TO A METAL BUILDING FACE WHERE THE MINIMUM METAL THICKNESS IS 2mm WITH TWO #10 PLATED, SELF-TAPPING SHEET-METAL SCREWS WITH FLAT WASHERS.

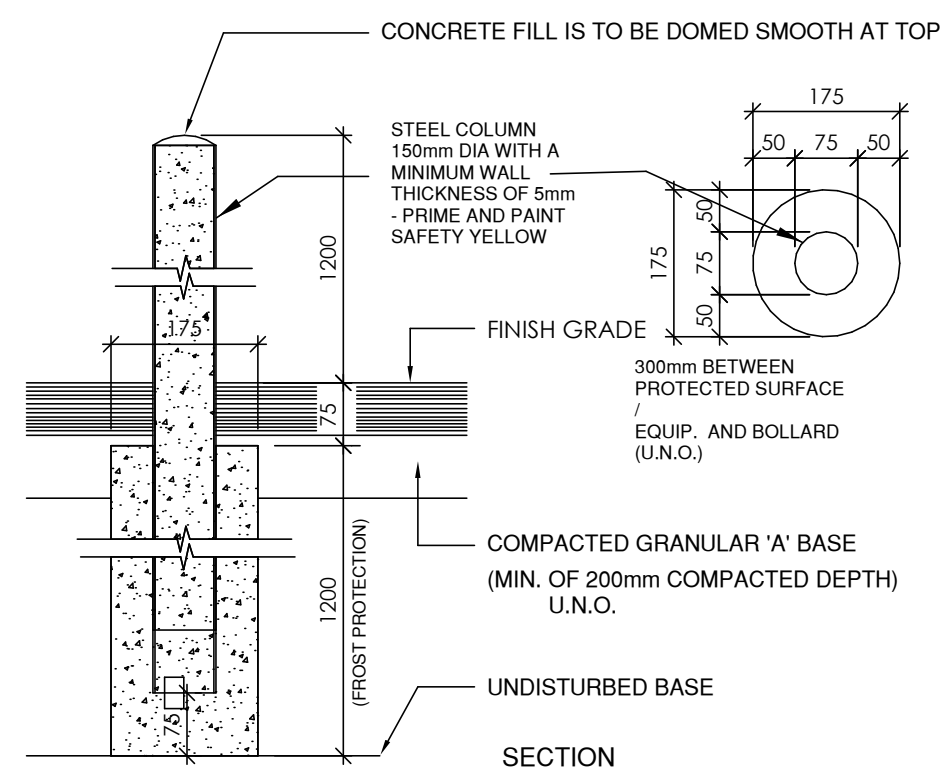
1 DETAIL - FIRE ROUTE & BF PARKING SIGN 1:10



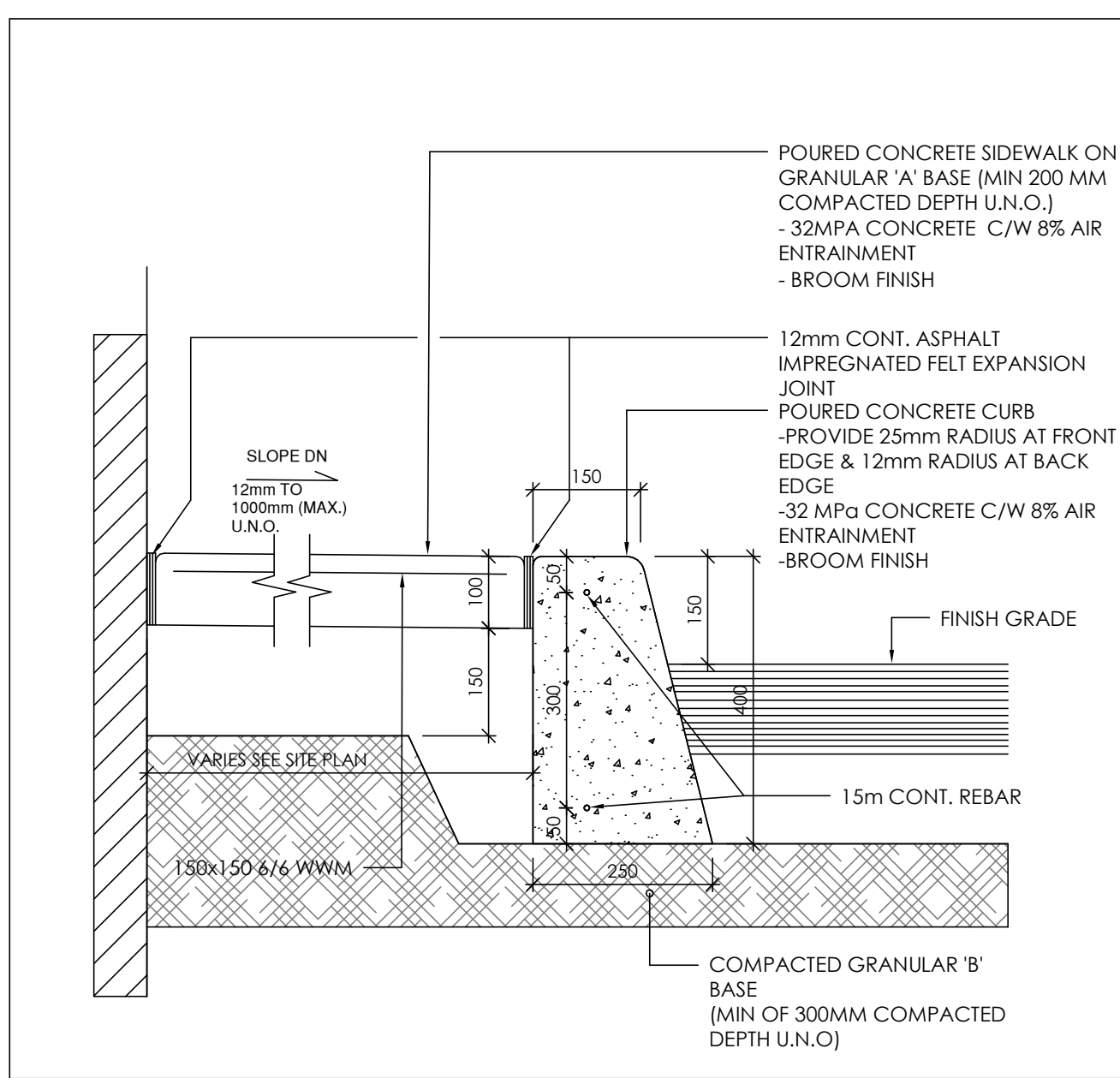
1-FIRE ROUTE SIGN FACE

- SIGNS TO BE SET AN ANGLE OF NOT LESS THAN 30° AND NO MORE THAN 45° TO A LINE PARALLEL TO THE FLOW OF TRAFFIC AND SHOULD ALWAYS BE VISIBLE TO APPROACHING TRAFFIC
- SIGNS TO BE PLACED ON EITHER SIDES (STAGGERED) TO THE FIRE ACCESS ROUTE AT INTERVALS OF NOT MORE THAN 30m APART
- SIGNS SHALL NOT EXCEED 2m AND NOT LESS THAN 1.5m IN HEIGHT MEASURED FROM THE BOTTOM OF THE SIGN TO THE FINISHED PAVEMENT GRADE

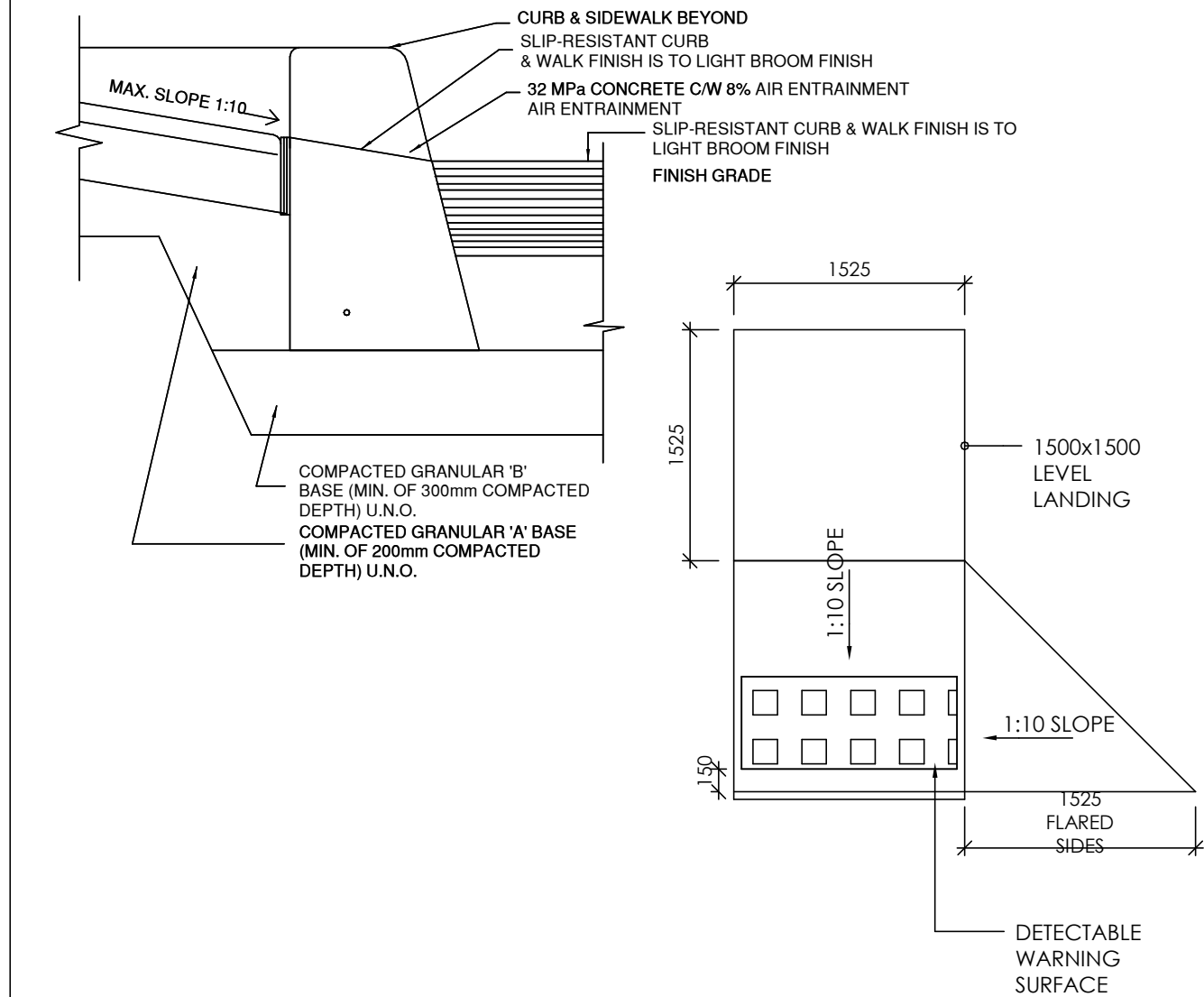
2 SPARE 1:10



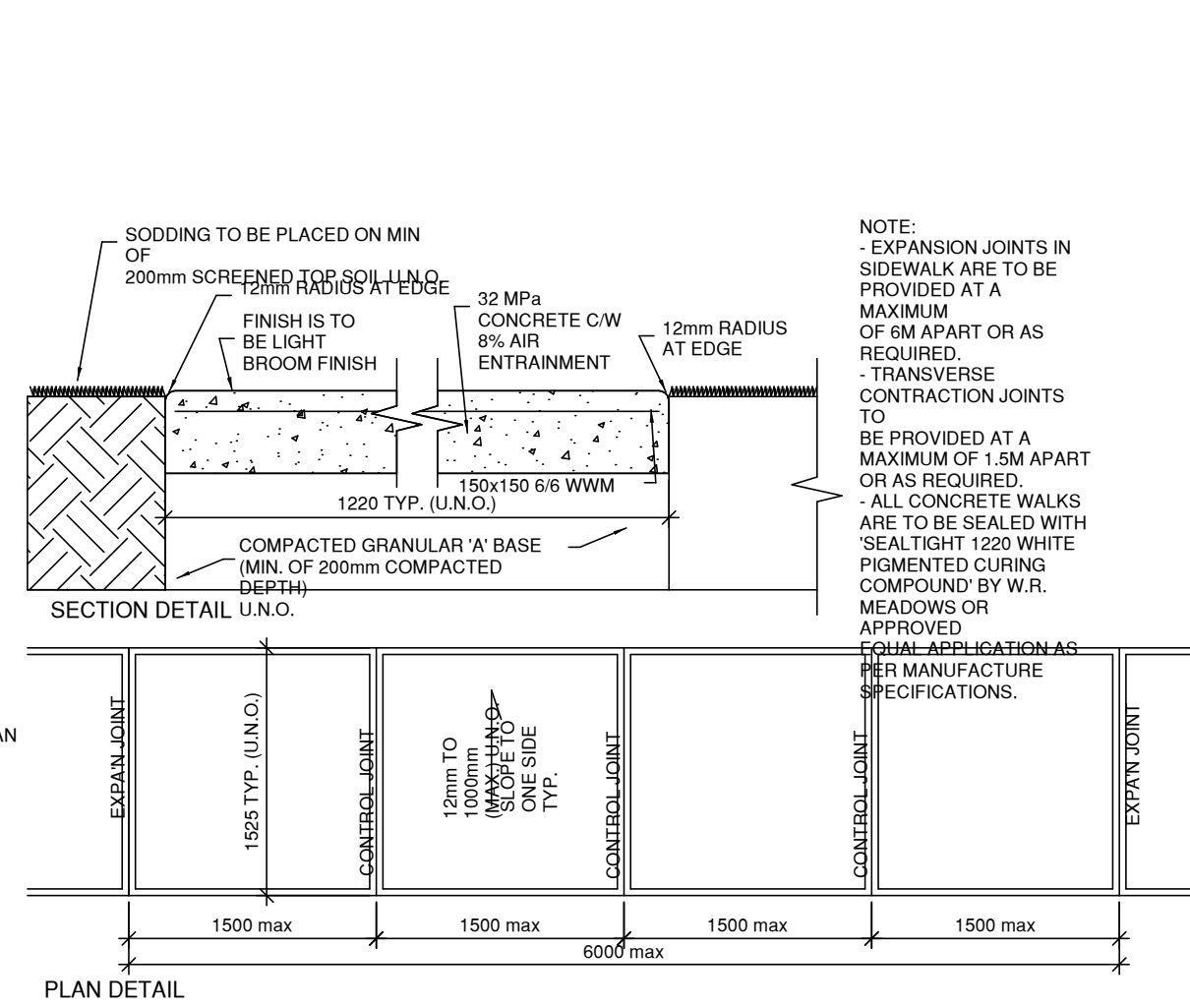
3 DETAIL - TYP BOLLARD 1:10



5 SECTION DETAIL - CONC CURB @ SIDEWALK 1:10



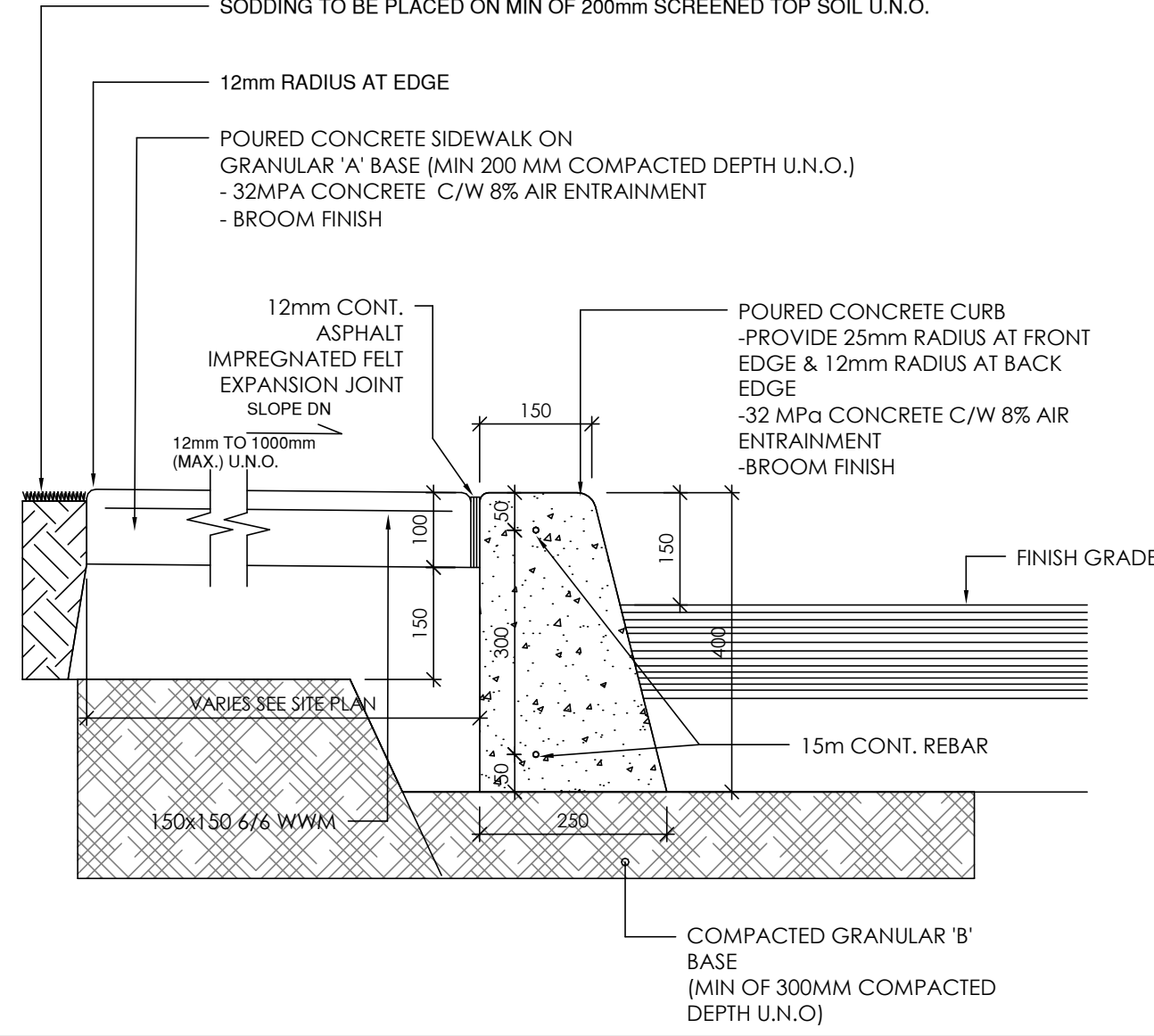
6 DETAIL - TYP B.F. RAMP DEPRESSION 1:10



PLAN

PLAN DETAIL

7 DETAIL - CONC SIDEWALK 1:10



8 SECTION DETAIL - CONC CURB @ SIDEWALK 1:10

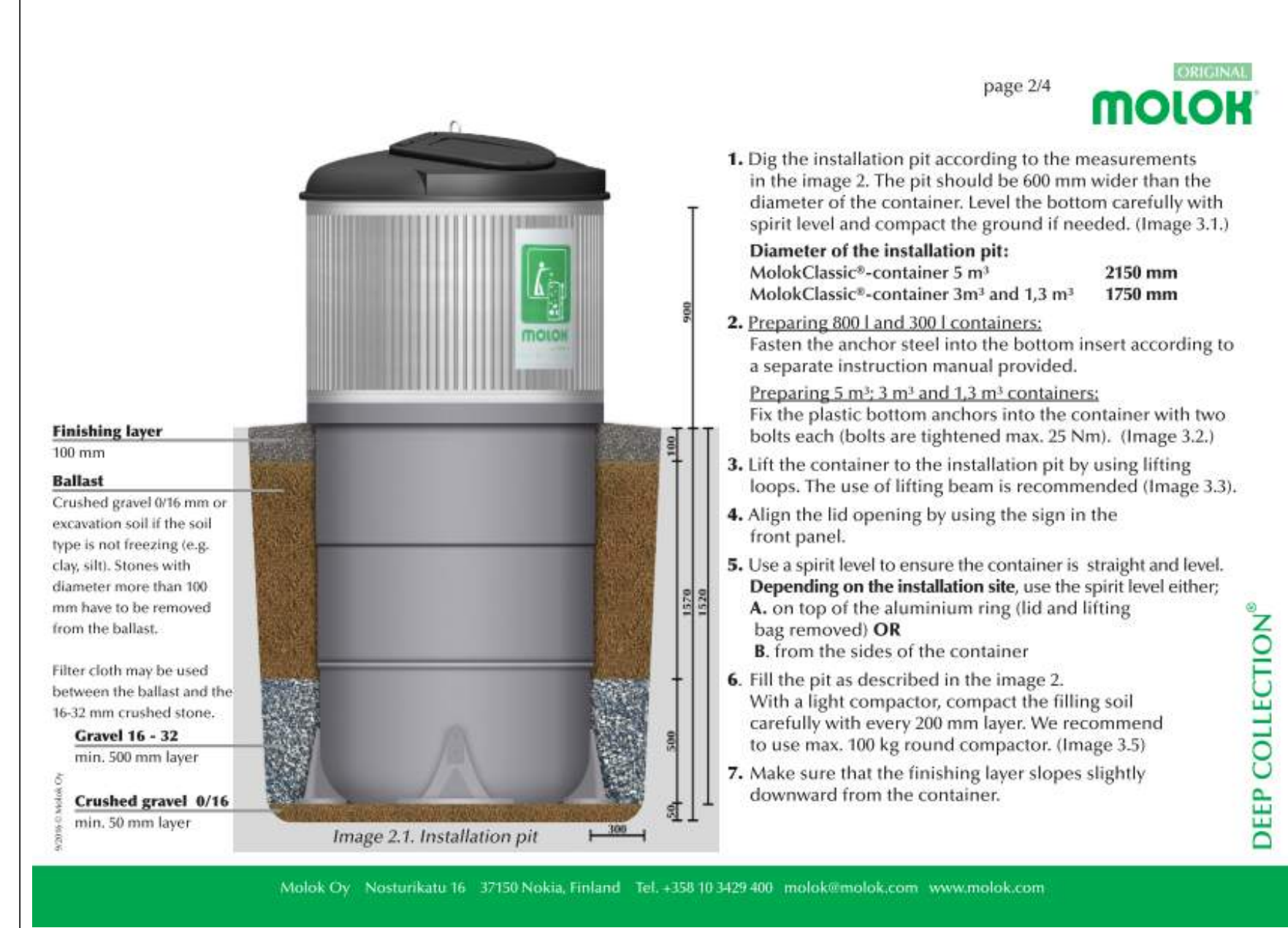


Image 2.1. Installation pit

10 1:10

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: 647-468-2940

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REGISTRATION



ISSUED FOR SITE PLAN APPROVAL

Project number 24022  
Date 06/03/2025  
Drawn by ASB  
Checked by KDI  
Scale 1:9

#### REVISIONS

No.	Description	Date

SITE PLAN  
DETAILS

ASP-101  
50 EMMA ST. GRAND VALLEY, ON - APARTMENTS



ROOM MIX									
ROOM TYPE	GND	2ND	3RD	4TH			TOTAL		
1 BED	-	1	1	1			3		-
2 BED	-	5	5	5			15		
TOTAL	-	6	6	6			18		
BARRIER FREE UNITS (INCLUDED IN TOTAL COUNT)							(4)		-

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.**



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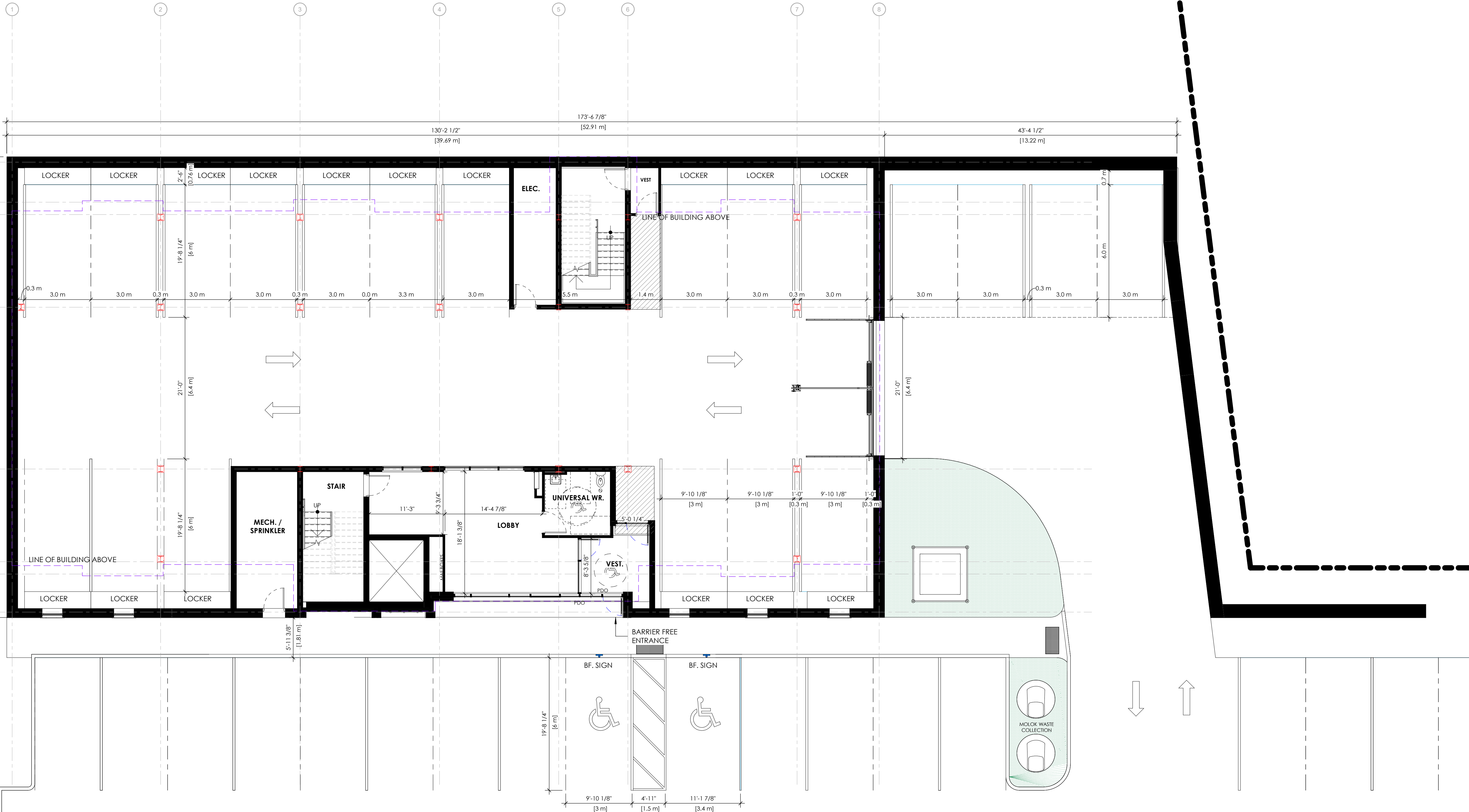
Project number	24022
Date	06/03/2025
Drawn by	ASB
Checked by	KDI
Scale	As indicated

REVISIONS		
No.	Description	Date

1ST FLOOR PLAN

**ASP-201**

50 EMMA ST. GRAND VALLEY, ON - APARTMENTS



ROOM MIX									
ROOM TYPE	GND	2ND	3RD	4TH			TOTAL		
1 BED	-	1	1	1			3		-
2 BED	-	5	5	5			15		
TOTAL	-	6	6	6			18		
BARRIER FREE UNITS (INCLUDED IN TOTAL COUNT)							(4)		-

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.**



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REVISIONS

No.	Description	Date

**2ND FLOOR  
PLAN**

**ASP-202**

50 EMMA ST. GRAND VALLEY,  
ON - APARTMENTS



ROOM MIX									
ROOM TYPE	GND	2ND	3RD	4TH			TOTAL		
1 BED	-	1	1	1			3		-
2 BED	-	5	5	5			15		
TOTAL	-	6	6	6			18		
BARRIER FREE UNITS (INCLUDED IN TOTAL COUNT)							(4)		-

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

PROJECT ADDRESS  
50 EMMA ST. GRAND  
VALLEY, ON

CLIENT

SHELDON CREEK  
DEVELOPMENTS

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Checked by	KDI
Scale	As indicated

REVISIONS

No.	Description	Date

3rd FLOOR

ASP-203

50 EMMA ST. GRAND VALLEY,  
ON - APARTMENTS

SD-TYPICAL FLOOR  
ASP-203 1/8" = 1'-0"

ROOM MIX									
ROOM TYPE	GND	2ND	3RD	4TH			TOTAL		
1 BED	-	1	1	1			3		-
2 BED	-	5	5	5			15		
TOTAL	-	6	6	6			18		
BARRIER FREE UNITS (INCLUDED IN TOTAL COUNT)							(4)		-

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

PROJECT ADDRESS  
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SHELDON CREEK  
DEVELOPMENTS

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KHALSA

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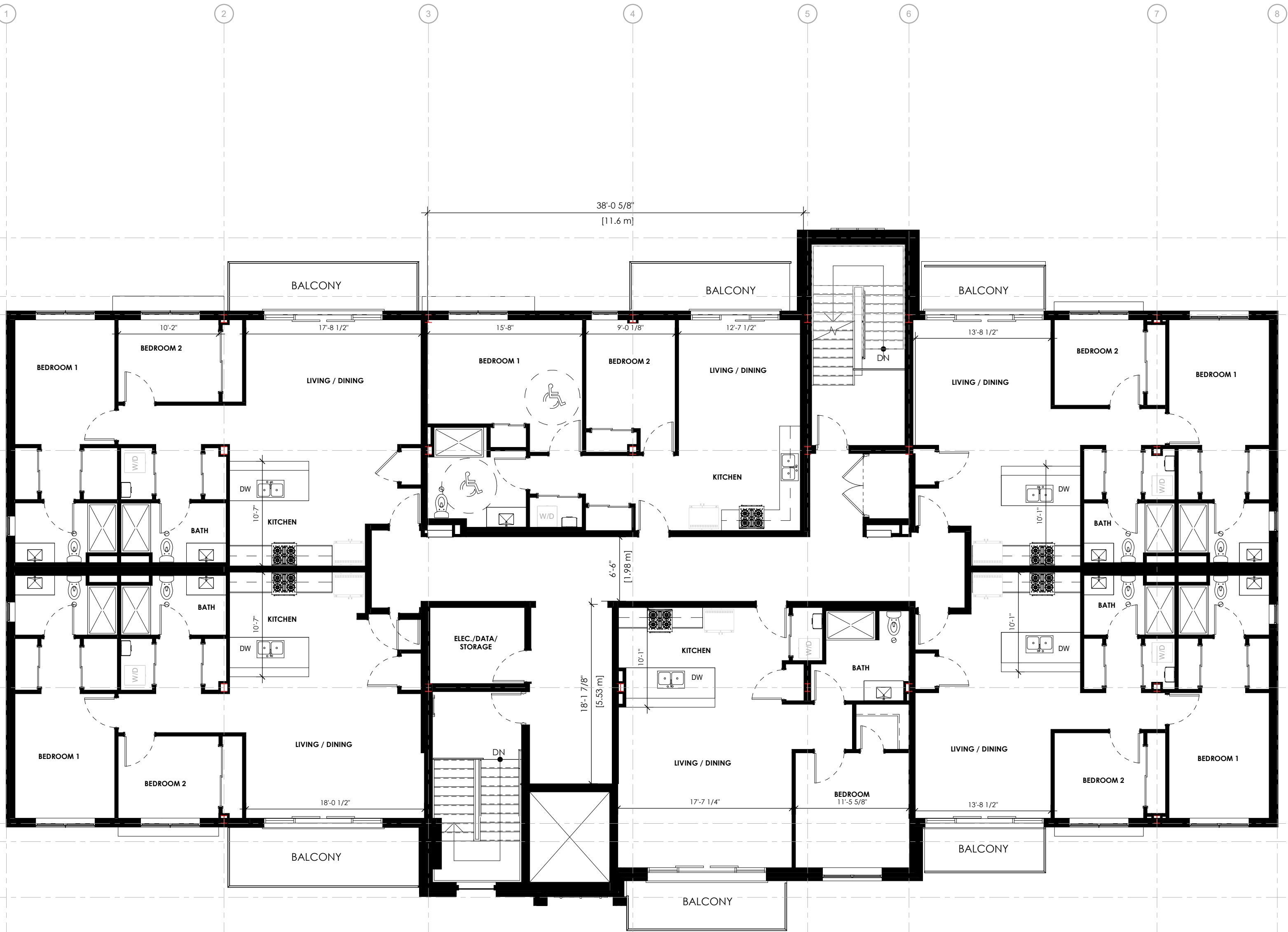
REVISIONS

No.	Description	Date

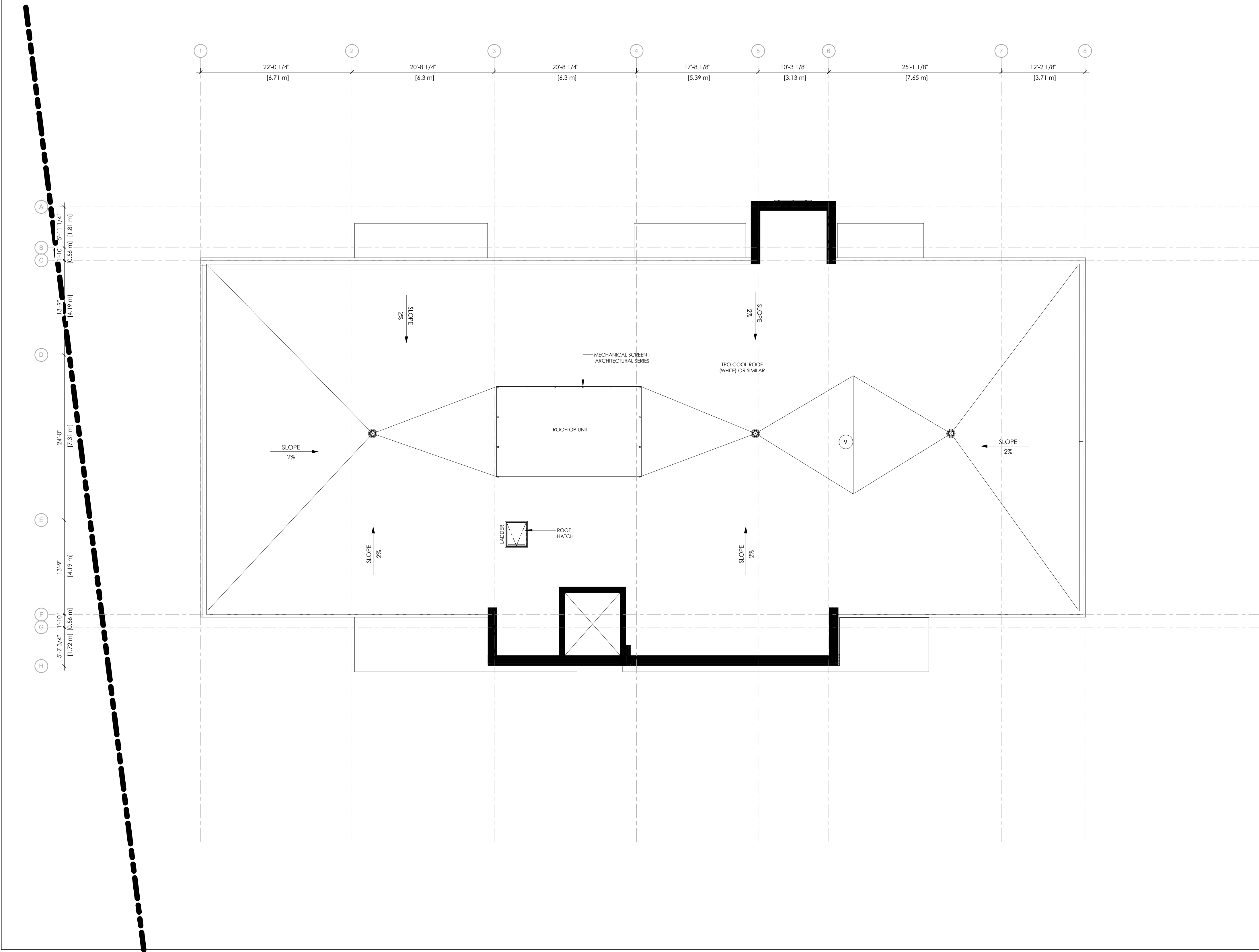
4TH FLOOR  
PLAN

ASP-204

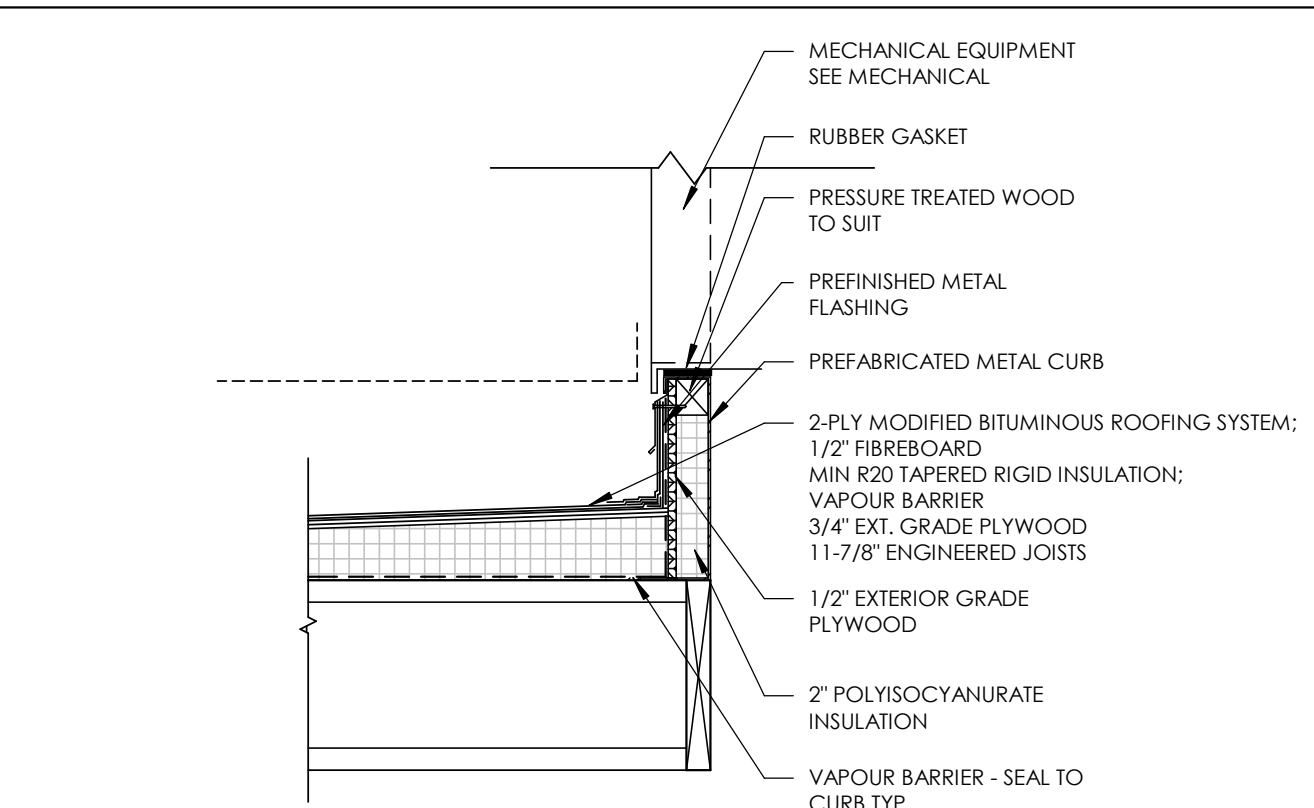
50 EMMA ST. GRAND VALLEY,  
ON - APARTMENTS



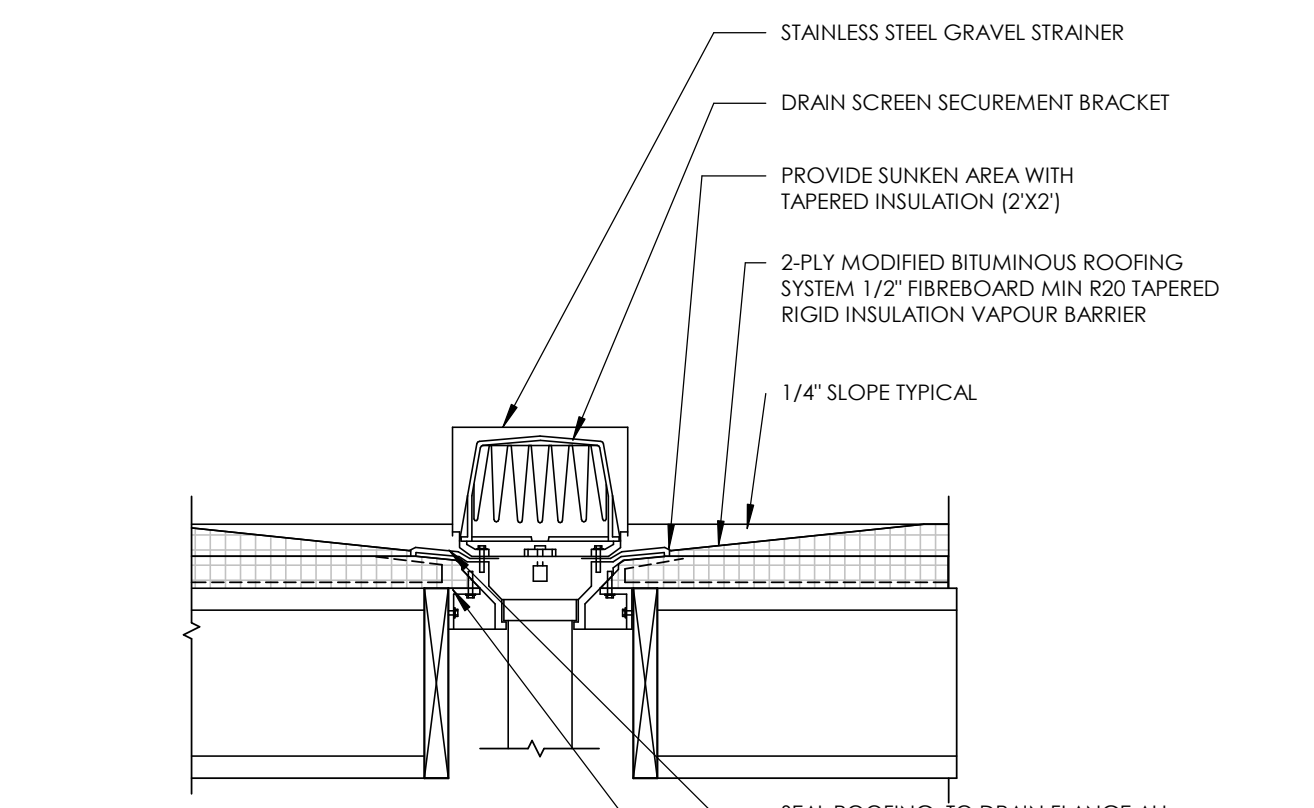




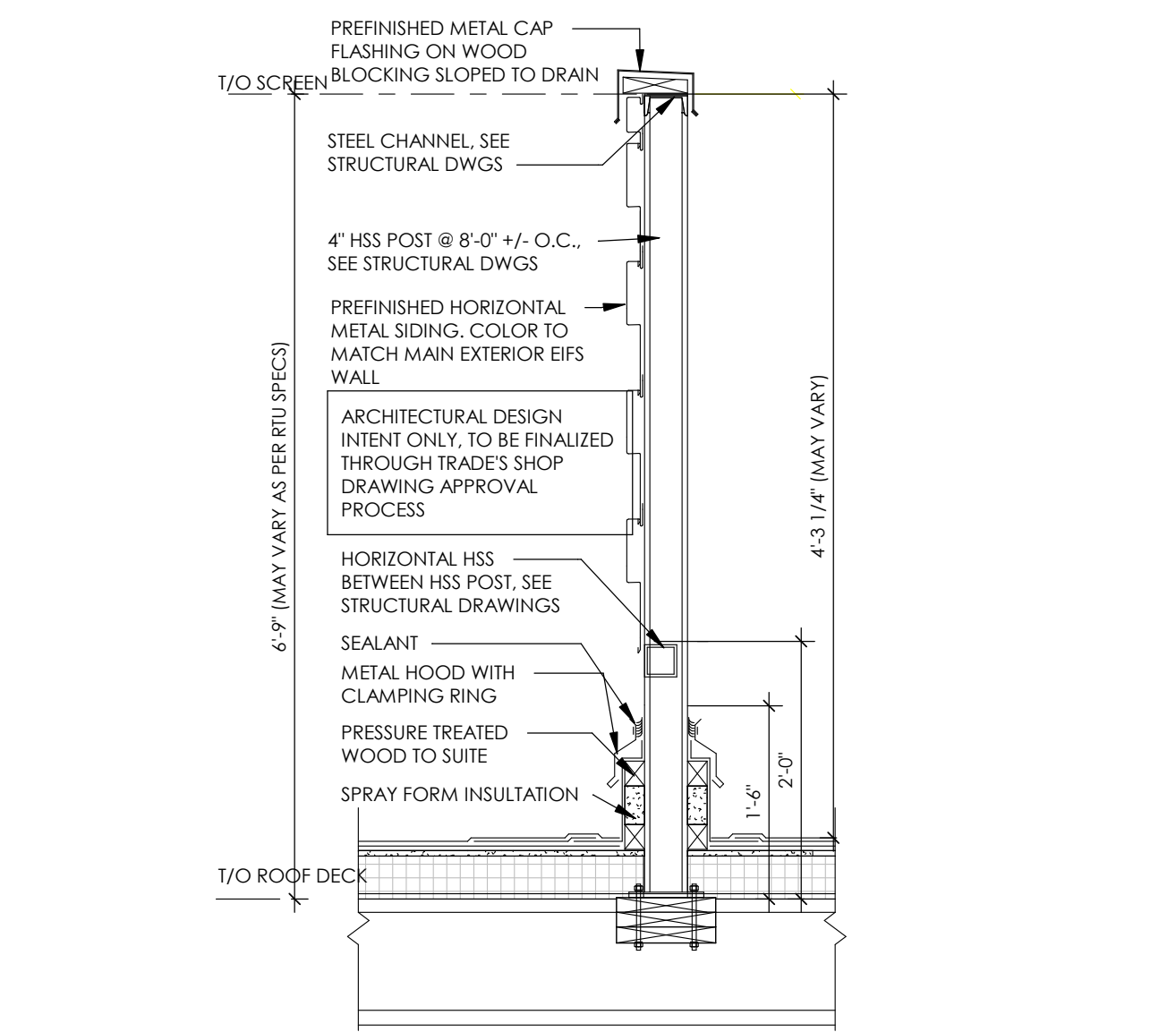
1 SD FIFTH FLOOR  
ASP-205 1/8" = 1'-0"



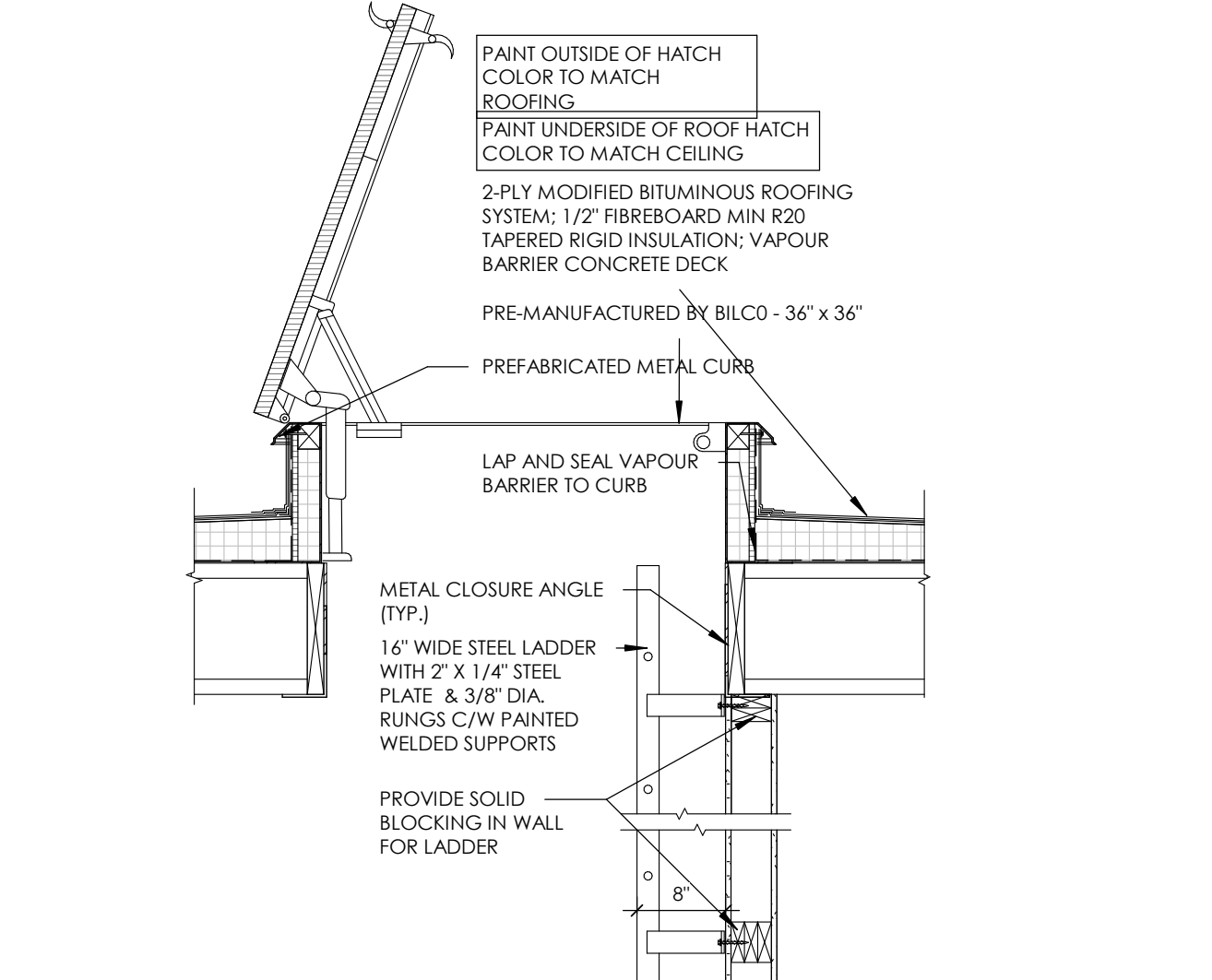
3 MECHANICAL CURB DETAIL  
ASP-205 1" = 1'-0"



5 ROOF DRAIN DETAIL  
ASP-205 1" = 1'-0"



4 ROOF SCREEN DETAIL  
ASP-205 3/4" = 1'-0"



2 ROOF ACCESS HATCH DETAIL  
ASP-205 3/4" = 1'-0"

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

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**50 EMMA ST. GRAND VALLEY, ON**

CLIENT  
**SHELDON CREEK DEVELOPMENTS**

ARCHITECT  
**KHALSA DESIGN INC.**  
  
**KHALSA**  
BRAMPTON, ON  
T: 647-468-2940

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REGISTRATION  
  
ISSUED FOR SITE PLAN APPROVAL

Project number	24022
Date	06/03/2025
Drawn by	ASB
Checked by	KDI
Scale	As indicated

REVISIONS		
No.	Description	Date

ROOF PLAN  
**ASP-205**  
50 EMMA ST. GRAND VALLEY, ON - APARTMENTS



MATERIAL LEGEND	
TAG	MATERIAL TYPE & COLOR

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

PROJECT ADDRESS  
50 EMMA ST. GRAND VALLEY, ON

CLIENT

**SHELDON CREEK DEVELOPMENTS**

ARCHITECT  
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REGISTRATION



ISSUED FOR SITE PLAN APPROVAL

Project number	24022
Date	06/03/2025
Drawn by	ASB
Checked by	KDI
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

FRONT  
ELEVATION

**ASP-300**

50 EMMA ST. GRAND VALLEY,  
ON - APARTMENTS



**1** PROPOSED FRONT ELEVATION  
ASP-300 1/8" = 1'-0"



MATERIAL LEGEND	
TAG	MATERIAL TYPE & COLOR

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

PROJECT ADDRESS  
50 EMMA ST. GRAND VALLEY, ON

CLIENT  
**SHELDON CREEK DEVELOPMENTS**

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REGISTRATION



ISSUED FOR SITE PLAN APPROVAL

Project number	24022
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Scale	1/8" = 1'-0"

REVISIONS		
No.	Description	Date

REAR  
ELEVATION

**ASP-301**

50 EMMA ST. GRAND VALLEY,  
ON - APARTMENTS





MATERIAL LEGEND	
TAG	MATERIAL TYPE & COLOR

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

PROJECT ADDRESS  
50 EMMA ST. GRAND VALLEY, ON

CLIENT

**SHELDON CREEK DEVELOPMENTS**

ARCHITECT  
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REGISTRATION



ISSUED FOR SITE PLAN APPROVAL

Project number	24022
Date	06/03/2025
Drawn by	ASB
Checked by	KDI
Scale	1/8" = 1'-0"

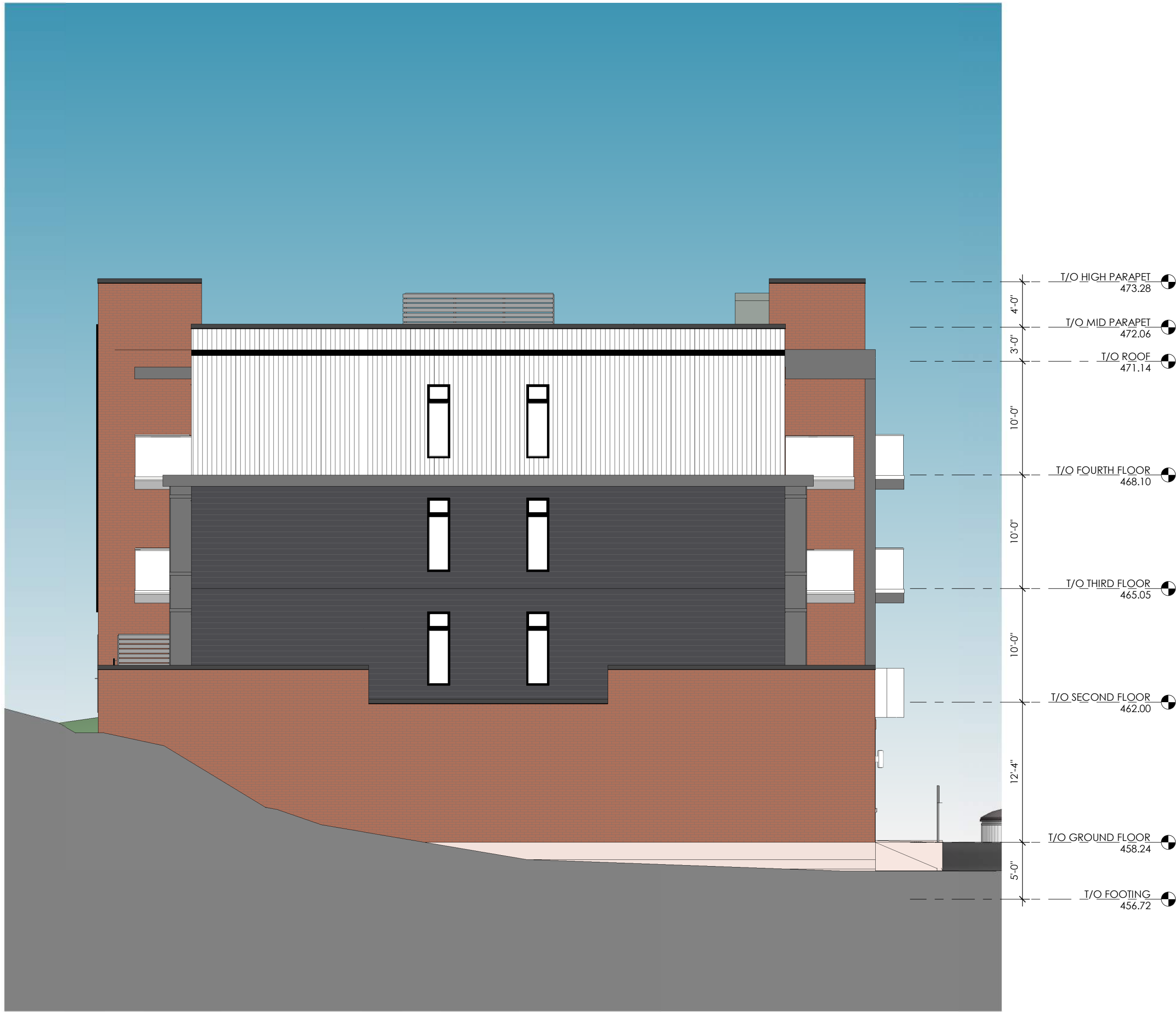
REVISIONS

No.	Description	Date

**SIDE ELEVATIONS**

**ASP-302**

50 EMMA ST. GRAND VALLEY,  
ON - APARTMENTS

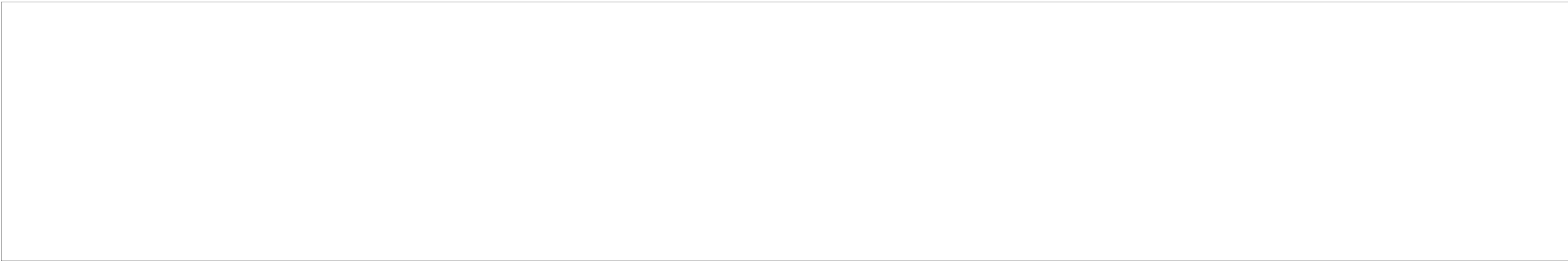


**1** PROPOSED LEFT SIDE ELEVATION  
ASP-302 1/8" = 1'-0"



**2** PROPOSED RIGHT SIDE ELEVATION  
ASP-302 1/8" = 1'-0"





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

PROJECT ADDRESS  
50 EMMA ST. GRAND VALLEY, ON

CLIENT  
**SHELDON CREEK DEVELOPMENTS**

ARCHITECT  
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1 PERSPECTIVE I  
ASP-302



2 PERSPECTIVE II  
ASP-302



3 PERSPECTIVE III  
ASP-302



4 PERSPECTIVE IV  
ASP-302

REGISTRATION



ISSUED FOR SITE PLAN APPROVAL

Project number 24022  
Date 06/03/2025  
Drawn by ASB  
Checked by KDI  
Scale

REVISIONS		
No.	Description	Date

PERSPECTIVES





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

PROJECT ADDRESS  
50 EMMA ST. GRAND  
VALLEY, ON

CLIENT  
**SHELDON CREEK  
DEVELOPMENTS**

ARCHITECT  
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REGISTRATION

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Project number	24022
Date	06/03/2025
Drawn by	ASB
Checked by	KDI
Scale	

REVISIONS		
No.	Description	Date

RENDERING

**ASP-304**

50 EMMA ST. GRAND VALLEY,  
ON - APARTMENTS





50 EMMA ST. GRAND VALLEY,  
ON - APARTMENTS