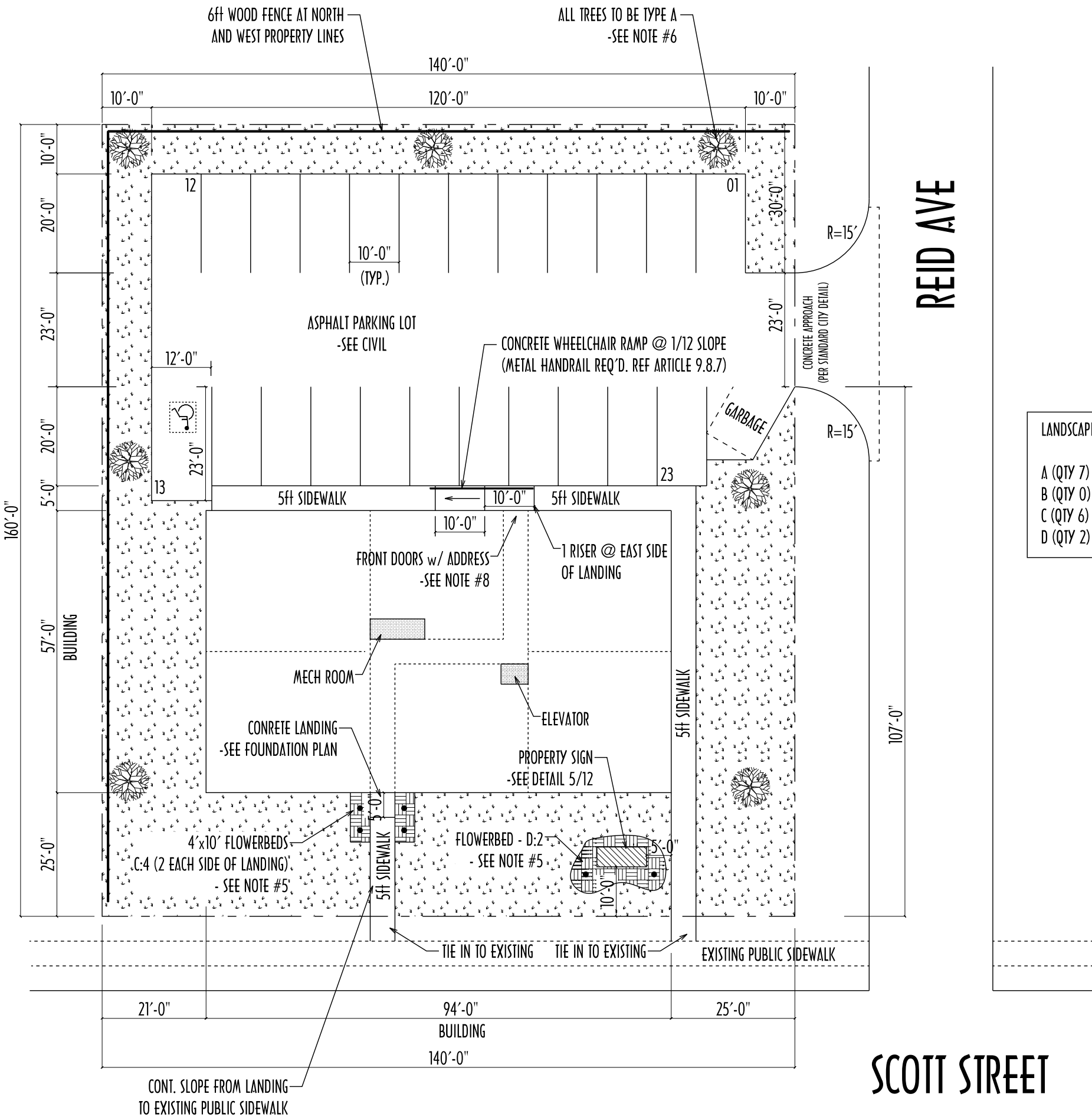
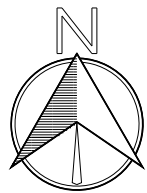
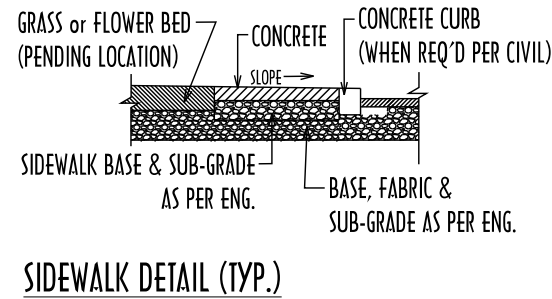
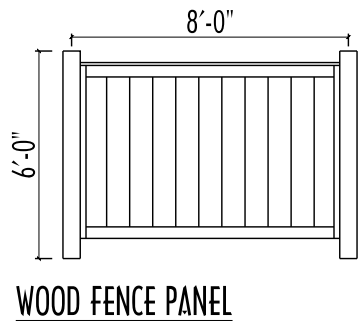


NEW MULTI-FAMILY CONSTRUCTION (814 SCOTT STREET)

3x6=18 PLEX  
16 RESIDENTIAL

23 STALLS REQ'D  
23 TOTAL STALLS (1.28/unit)  
1 ACCESSIBLE

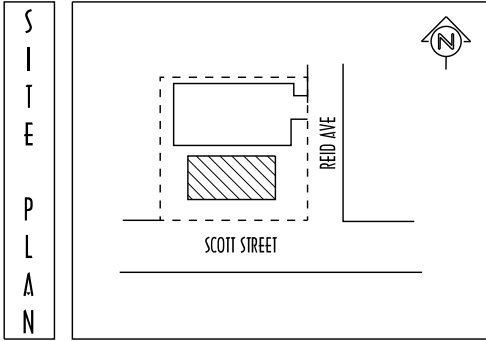
LOT = 22,400 SQ FT  
BLDG FOOTPRINT = 5,358 +- SQ FT (24%)  
PARKING LOT = 7,600 SQ FT (34%)  
GREENSPACE = 42%



- GENERAL NOTES:
- 1) GREENSPACE TOTALS APPROX. 8,500 SQ. FT  
SIDEWALKS TOTAL APPROX. 935 SQ. FT.  
PARKING LOT TOTALS APPROX. 7,600 SQ. FT.
  - 2) FINAL ENTRANCE SIGNAGE DESIGN TO BE SHOWN ON MANUFACTURER DRAWING.
  - 3) SEE PG 03 FOR FOUNDATION PLAN.
  - 4) SIDEWALKS TO BE 5'-0" WIDE AND 4" THK (TYP.) UNLESS OTHERWISE DIMENSIONED.
  - 5) FLOWER BEDS TO BE FILLED WITH 3" MULCH AND SURROUNDED BY PLASTIC EDGING. TO BE SHAPED IN A VISUALLY PLEASING DESIGN.
  - 6) ALL TREES TO BE SURROUNDED BY APPROX. 30" DIA. OF MULCH (3" THICK) AND PLASTIC EDGING.
  - 7) UNLESS INDICATED OTHERWISE, ALL AREAS TO RECEIVE LANDSCAPING AND GRASS EXCEPT FOR THE PARKING LOT, FLOWERBEDS, & SIDEWALKS.
  - 8) BOTH EXTERIOR ENTRY DOORS TO HAVE DECAL WITH THE ADDRESS "814" CENTERED ON GLASS FRONT TO BE "ARIAL BOLD", WHITE, AT 3.5" HIGH

- LANDSCAPING LEGEND
- A (QTY 7) = SILVER MAPLE 2" CALIPER
  - B (QTY 0) = N/A
  - C (QTY 6) = KARL FOERSTER REED GRASS (OR SIMILAR)
  - D (QTY 2) = SPIRAEA GOLDCHARM (OR SIMILAR)

DRAWING REVISIONS		
Rev #	Date	Revision
1	mm/dd/yyyy	description here...
2		
3		
4		
5		
6		
7		
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9		
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**NOTES**

- This drawing not to be scaled on any drawing. Any errors, deviations or omissions that may occur are to be reported.
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Location: 814 Scott Street, Fort Francis, ON	<b>FFIVE</b> DEVELOPMENT COMPANY
Drawing by: TF & TT & WG	Date: Feb 24, 2020
Project: 18 Plex Apartment	Job No. : 408-A
Sheet Title: SITE & LANDSCAPING PLAN	Page: 01