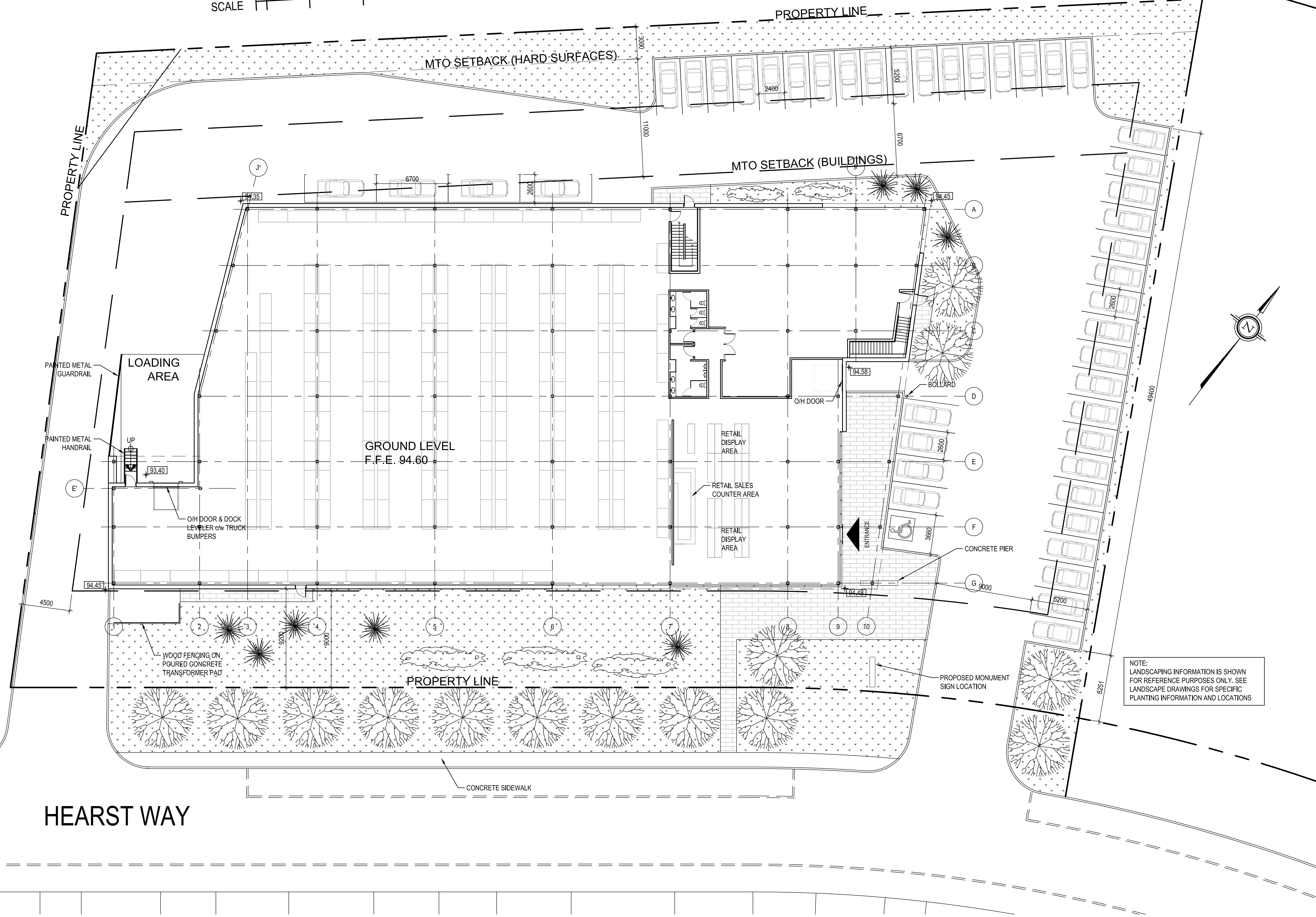
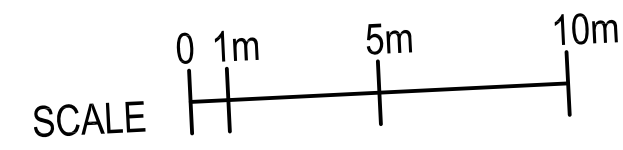


QUEENSWAY (HWY 417) - EAGLESON OFF RAMP EXIT



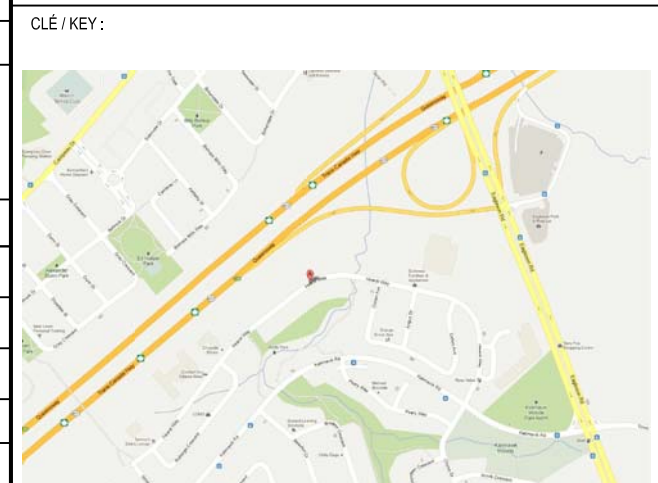
GENERAL NOTES - SITE PLAN

- REFER TO ENGINEERING PLANS FOR SPECIFICATIONS REGARDING THE COMPOSITION OF SITE WORK.

- SITE PLAN WAS PREPARED USING THE FOLLOWING SURVEY INFORMATION:
DRAWING xxx,
DATE xxx,
SURVEYOR xxx

ZONING INFORMATION

FRANKLIN EMPIRE	PIN NO. 04506-0880
REFERENCE PLAN NUMBER	120 HEARST WAY
LOT NUMBER	± 6,250 m ²
AREA OF LOT	± 2,315 m ²
BUILDING FOOTPRINT	± 404 m ²
SECOND LEVEL	± 2,719 m ²
TOTAL BUILDING AREA	MAX 45%
ALLOWED BUILDING TO LOT RATIO	37%
PROPOSED BUILDING TO LOT RATIO	6m
PROPOSED VEGETATION (MIN. 3m AT STREET)	



PARKING	TOTAL
PARKING - OFFICE: 2.3 / 100m ² @ ±736m ²	= 17
REQUIRED WAREHOUSE: 0.8 / 100m ² @ ±1,633m ²	= 14
RETAIL: 3.4 / 100m ² @ ±350m ²	= 12
PARKING - PROPOSED	45

LÉGENDE - SITE

- NEW GRASS
- EXISTING BUILDING OR SITE CONDITION
- CONCRETE SIDEWALK
- UNIT PAVERS (CONCRETE, STONE, ETC)
- ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- FENCE
- LOT LINE
- ELECTRICAL POST
- NEW TREE
- NEW MEDIUM-HEIGHT BUSH
- NEW LOW-HEIGHT BUSH
- NEW ORNAMENTAL PLANT

SPECIFIC NOTES - SITE PLAN

- 1 NOTES SPECIFIQUES DE SITE (TO BE COPIED IN)
- 2
- 3

NOTE:
LANDSCAPING INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. SEE LANDSCAPE DRAWINGS FOR SPECIFIC PLANTING INFORMATION AND LOCATIONS

NO DATE EMISSION POUR / OBJET

DESIGN BUILDER:

CLIENT:

ARCHITECTE / ARCHITECT:

199 Somerset St. W - Suite 206
Ottawa, Ontario, Canada
K2P 0A8
(Tel.) 613.696.6122
www.rubinrotman.com

SCAUX / SEAL:

NOTE:
L'entrepreneur doit vérifier toutes les informations et dimensions sur le site et immédiatement rapporter tous les erreurs ou omissions à l'architecte.

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

HOW DE PROJET / PROJECT NAME:

FRANKLIN EMPIRE
120 HEARST WAY

TITRE / TITLE:

SITE PLAN

DATE D'ÉMISSION / ISSUE DATE: 2013.05.08

DESIGNÉ PAR / DRAWN BY: AS

ÉCHELLE / SCALE: 1:200

VÉRIFIÉ PAR / VERIFIED BY: RC

FOLIO: 1259

DESSINÉ / DRAWING NO.: A105

REVISION: 0

1 SITE PLAN
000 1:200

NOTES: SHARED 0001 PROJECTS: OTTAWA/1259 FRANKLIN EMPIRE/225 CAD/2259-FRANKLIN SITE PLAN 2013.04.29.DWG
Date de mise à jour: 2013/05/06