

GENERAL NOTES DISCLAIMER
NOTES LISTED IN "GENERAL NOTES" SCHEDULE, DO NOT APPLY TO ALL PLANS.

Type	DESCRIPTION
Note 1	RETAINING WALL (REFER TO CIVIL)
Note 2	HYDRO TRANSFORMER
Note 3	PAV C PODIUM OUTLINE ABOVE
Note 4	BUILDING OUTLINE ABOVE
Note 5	PARKING LEVEL P1 OUTLINE
Note 6	PARKING LEVEL P2 OUTLINE
Note 7	PARKING LEVEL P3 OUTLINE
Note 8	HYDRO POLE & OVERHEAD LINE
Note 9	HYDRO TOWER TOWER ON CONCRETE PAD
Note 10	METAL STAIRS & PATHWAY TOWARDS ADJACENT BLOCK WILL BE PROVIDED AT LATER STAGE IN THE FUTURE.
Note 11	BOLLARD
Note 12	WATER TANK OUTLINE BELOW & ACCESS HATCH W/ LADDER
Note 13	EXTERIOR BIKE RACK (FRONT LOADING) SET BACK 1800 (MIN) FROM PATHWAY (REFER TO A600 FOR BIKE RACK DESIGN)
Note 14	OUTLINE OF POOL
Note 15	MANHOLE / CATCH BASIN (REFER TO CIVIL)
Note 16	FRENCH DRAIN
Note 17	CONCRETE CURB (REFER STRUCT. ENG.)
Note 18	FIRE HYDRANT
Note 19	MECHANICAL SHAFT
Note 20	GARAGE DOOR - DOOR HEIGHT (2.1 MIN REQ.)
Note 21	GUARD RAIL (EXTERIOR AT PODIUM PARAPETS & RETAINING WALLS)
Note 22	JAPANESE CONNECTION
Note 23	OIL CRIT SEPARATOR
Note 24	TRANSFER BEAM
Note 25	VEHICLE CIRCULATION ON PODIUM ABOVE
Note 26	DEPRESSED CURB FOR FLOOD PATH (REFER TO CIVIL)
Note 27	GROUND FLOOR BUILDING OUTLINE
Note 28	TACTILE WALKING SURFACE INDICATOR

GENERAL NOTES General Notes

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SCEAU / Seal

LINE TYPE & ACCESS LEGEND

---	PROPERTY LINE	▲	VEHICULAR ENTRY	↑	CIRCULATION ARROW
---	SETBACK LINE	▲	ACCESS TO BUILDING	→	ARROW
---	EASEMENT LIMIT	▲	ACCESS TO COMMERCIAL		
---	SETBACK LINE FOR HEIGHT LIMITS	▲	EXITS		
---	TRUNK SEWER	▲	FIRE ROUTE (ON PODIUM)		
---	P1 SLOPE SLAB	▲	NEIGHBOUR 330 PROPERTY LINE ON LIVERY STREET		
---	MOUNTABLE CURB (REFER TO CIVIL)	▲	SWALE (REFER TO CIVIL)		

SURFACE LEGEND

■	PAVERS STACKED PATTERN (UPPER TERRACE)	■	STONE BALLAST ON ROOF
■	PAVERS MODULAR PATTERN (PODIUM & GRADE)	■	LANDSCAPING
■	CONCRETE FINISH	■	EXISTING BUILDINGS
■	LIGHT DUTY ASPHALT PAVEMENT (REFER TO CIVIL)	■	DEPRESSED CURB (REFER TO CIVIL)
■	HEAVY ASPHALT DUTY PAVEMENT (REFER TO CIVIL)	■	BARRIER FREE UNLOADING
■	WOONERT PAVERS		

PLAN SYMBOL LEGEND

⊠	RAILING OR GUARDRAIL TYPE - SEE PAGE A504 FOR DETAILS	XX	ROOM NUMBER - SEE PLANS FOR DETAILS
⊠	GENERAL NOTES - SEE LEGEND FOR DESCRIPTION	XX	EXTERIOR MATERIAL TYPE - SEE PAGE A400 - A403 FOR LEGEND
⊠	WINDOW OR CURTAIN WALL TYPE - SEE PAGE A802 & A803 FOR DETAILS	⊠	CIVIL DRAINS - SEE CIVIL PLANS FOR DETAILS
⊠	WALL TYPE - SEE PAGE A800 & A801 FOR DETAILS		
⊠	ROOF TYPE - SEE PAGE A805 & A801 FOR DETAILS		
⊠	DOOR NUMBER - SEE PAGE A800 & A801 FOR DETAILS		

ROOF ASSEMBLIES
REFER TO ASSEMBLIES SCHEDULE A800 FOR ROOF TYPES

PARKING LEGEND

■	BARRIER FREE PARKING SPACE 5.2m X 3.4m (min)	■	TYPICAL PARKING SPACE 5.2m X 2.6m (min)
■	BARRIER FREE PARKING SPACE 5.2m X 2.4m (min)	■	SMALL CAR PARKING SPACE 4.6m X 2.4m (min)
■	TYPICAL PARKING FOR VISITORS 5.2m X 2.6m (min)		
■	COMMERCIAL BARRIER FREE PARKING SPACE 5.2m X 2.4m (min)	■	COMMERCIAL TYPICAL PARKING SPACE 5.2m X 2.6m (min)
■	ZONE WITH A CLEAR HEIGHT OF 2300mm min.		
■	PEDESTRIAN TRAFFIC		
■	DRIVING AISLE IN GARAGE		
■	ZONES WHICH ARE CONSIDERED PART OF THE EXIT AND THUS CANNOT BE PENETRATED BY ANY ELECTRICAL AND MECHANICAL SERVICES NOT SERVING THE EXIT		

PARKING SPACES

TYPE	COUNT
P3 PARKING LEVEL PAV B & C	
STANDARD SMALL: 2400x4600	19
STANDARD: 2600x5200	66
P2 PARKING LEVEL PAV B & C	
STANDARD SMALL: 2400x4600	39
STANDARD: 2600x5200	268
P1 PARKING LEVEL PAV A	
BARRIER FREE PARKING: 2400mmx5200mm	8
BARRIER FREE PARKING: 3400mmx5200mm	7
STANDARD SMALL: 2400x4600	28
STANDARD: 2600x5200	198
STANDARD: 2600x5200 - VISITORS	101
GROUND FLOOR LEVEL PAV B	
BARRIER FREE PARKING: 2400mmx5200mm - VISITORS COMMERCIAL	6
STANDARD COMMERCIAL: 2600x5200 - VISITORS COMMERCIAL	3
GRAND TOTAL	651

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COMPANY NAME
FERNBANK APARTMENTS INC.

RENÉMES COURT
EMPLACEMENT Location NO PROJET No. 11186
5000 Robert Grant Avenue OTTAWA
DATE d'ouverture du projet / project start date (aa.mm.jj) 17.10.20 (aa.mm.jj)

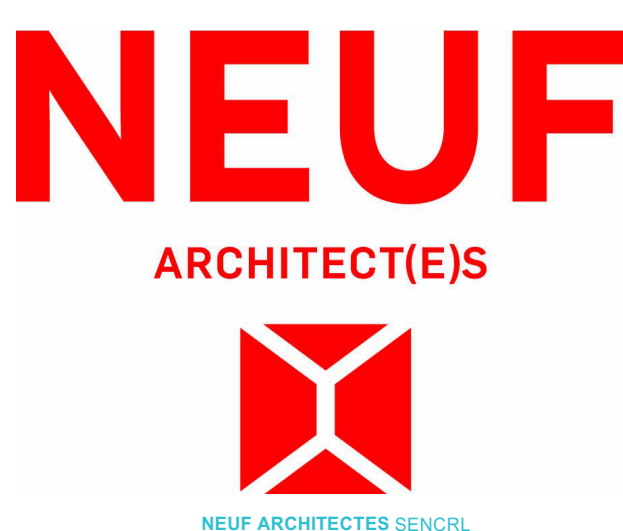
NO RELEASE DATE (aa-mm-jj)
1.A. ISSUED FOR PHASE 1 PRE-CONSULTATION 2023-08-09
1.B. ISSUED FOR PHASE 3 PRE-CONSULTATION 2023-10-27

DESSIN PAR Drawn by O.A. / A.W. VÉRIFIÉ PAR Checked by K.P.
DATE (aa.mm.jj) 26/02/26 ECHELLE Scale As indicated
TITRE DU DESSIN Drawing Title

GROUND FLOOR - MASTER PLAN

PREVIOUS REVISION: 1.4
CURRENT REVISION: 1.5
REVISION Revision NO. DESSIN Dwg Number

1.5 **A101**
FILE # D07-12-24-0172, PLAN #19239



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