

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

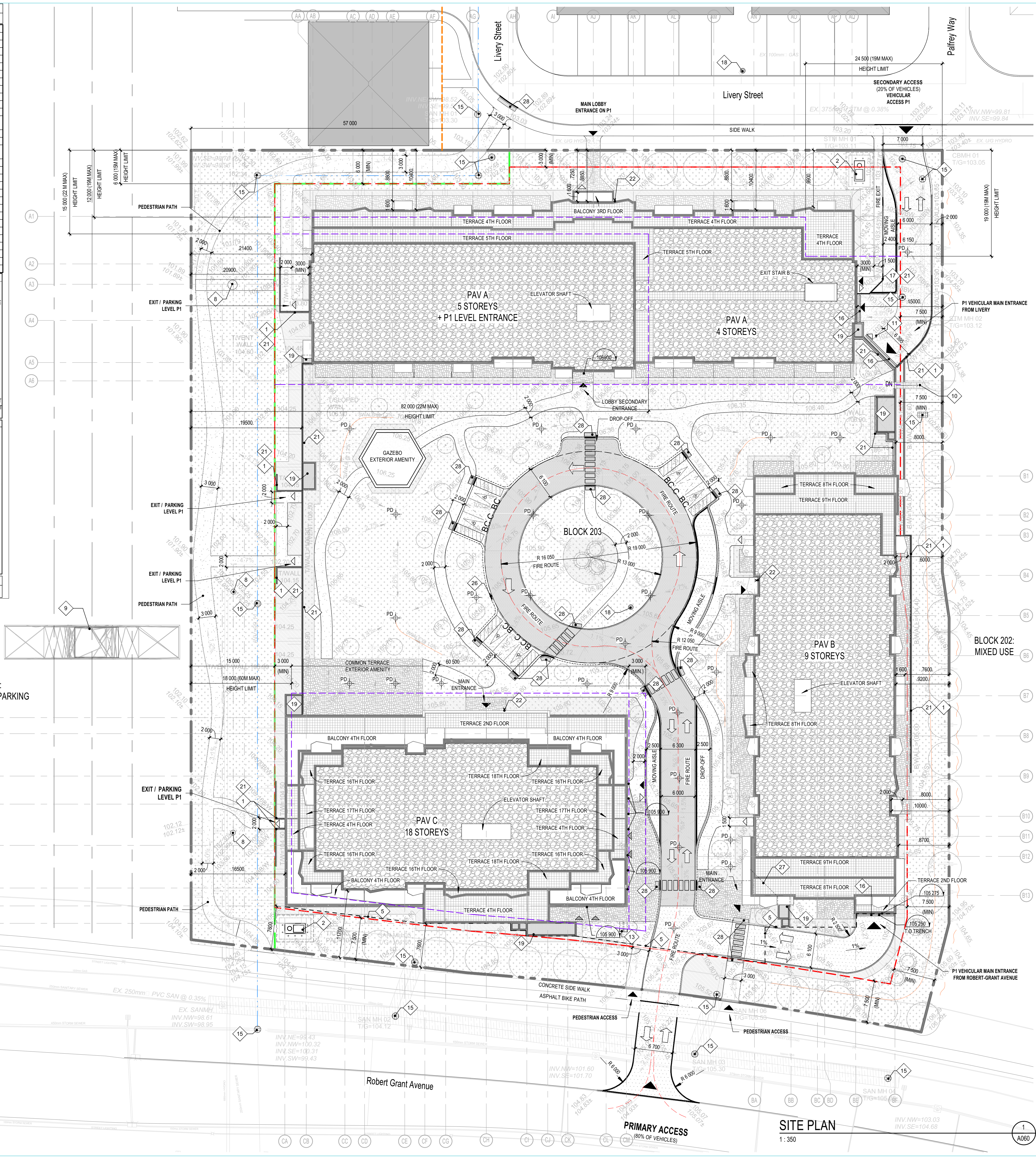
Type	DESCRIPTION
Note 1	RETAINING WALL (REFER TO CIVIL)
Note 2	HYDRO TRANSFORMER
Note 3	PAV C PODIUM OUTLINE ABOVE
Note 4	BUILDING OUTLINE ABOVE
Note 5	PARKING LEVEL P1 OUTLINE
Note 6	PARKING LEVEL P2 OUTLINE
Note 7	PARKING LEVEL P3 OUTLINE
Note 8	HYDRO POLE & OVERHEAD LINE
Note 9	HYDRO OTTAWA TOWER 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 AMO FOR BIKE RACK DESIGN)
Note 14	OUTLINE OF POOL
Note 15	MANHOLE / CATCH BASIN (REFER TO CIVIL)
Note 16	TRENCH 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	SIAMSE CONNECTION
Note 23	OIL GRIT 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

PARKING LEGEND

	BARRIER FREE PARKING SPACE 5.2m X 3.4m (min.)		TYPICAL PARKING SPACE 5.2m X 2.6m (min.)
	SMALL CAR PARKING SPACE 5.2m X 2.4m (min.)		COMMERCIAL TYPICAL PARKING SPACE 4.6m X 2.4m (min.)
	TYPICAL PARKING FOR VISITORS 5.2m X 2.6m (min.)		COMMERCIAL TYPICAL PARKING SPACE 5.2m X 2.4m (min.)
	BARRIER FREE PARKING SPACE 5.2m X 2.4m (min.)		COMMERCIAL TYPICAL PARKING SPACE 5.2m X 2.4m (min.)

EXTERIOR BIKE RACK

SNOW STORAGE
THERE WILL BE NO SNOW STORAGE AT SITE. THE SNOW WILL BE TRUCKED OFFSITE.



LINE TYPE & ACCESS LEGEND

	PROPERTY LINE
	SETBACK LINE
	EASEMENT LIMIT
	TRUNK SEWER
	P1 SLOPE SLAB
	MOUNTABLE CURB (REFER TO CIVIL)
	VEHICULAR ENTRY ACCESS TO BUILDING
	ACCESS TO COMMERCIAL
	EXITS
	FIRE ROUTE (ON PODIUM)
	NEIGHBOUR 330 PROPERTY LINE ON LIVERY STREET
	SWALE (REFER TO CIVIL)

SURFACE LEGEND

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

GROSS FLOOR AREA (GFA) AS PER CITY OF OTTAWA DEFINITION

GROSS FLOOR AREA (RESIDENTIAL)	45027 m ²
GROSS FLOOR AREA (COMMERCIAL)	203 m ²
TOTAL GROSS FLOOR AREA (RESIDENTIAL & COMMERCIAL)	45230 m ²

5000 ROBERT GRANT - SITE STATISTICS

LOT AREA (BLOCK 203)	20174 m ²
FOOTPRINT PAV A	2709 m ²
FOOTPRINT PAV B	1982 m ²
FOOTPRINT PAV C	2191 m ²
GROSS BUILDING AREA ABOVE GRADE PAV A	13557 m ²
GROSS BUILDING AREA ABOVE GRADE PAV B	1749 m ²
GROSS BUILDING AREA ABOVE GRADE PAV C	26784 m ²
CONSTRUCTION AREA UNDERGROUND (PARKADE LEVEL P1, P2 & P3)	29501 m ²
GROSS FLOOR AREA PAV A, B & C (ABOVE + BELOW GRADE)	86991 m ²

LEGAL DESCRIPTION OF PROPERTY
BLOCK 203 (PIN 04450-2006)
PROPERTY DERIVED FROM REGISTERED PLAN 4M-1503 ANNIS, O'SULLIVAN, VOLLEBEK LTD.

5000 ROBERT GRANT - NUMBER OF UNITS

LEVEL	PAV A	PAV B	PAV C
P1 FLOOR UNITS AT STREET LEVEL	10 UNITS	0	0
1ST FLOOR UNITS AT STREET LEVEL	24 UNITS	16 UNITS	0
2nd FLOOR UNITS ON A LEVEL	26 UNITS	20 UNITS	10 UNITS
3RD FLOOR UNITS ON A LEVEL	26 UNITS	19 UNITS	10 UNITS
4TH FLOOR UNITS ON A LEVEL	25 UNITS	19 UNITS	13 UNITS
5TH FLOOR UNITS ON A LEVEL	11 UNITS	19 UNITS	14 UNITS
6TH FLOOR UNITS ON A LEVEL	0	19 UNITS	14 UNITS
7TH FLOOR UNITS ON A LEVEL	0	19 UNITS	14 UNITS
8TH FLOOR UNITS ON A LEVEL	0	17 UNITS	14 UNITS
9TH FLOOR UNITS ON A LEVEL	0	15 UNITS	14 UNITS
10TH TO 16TH FLOOR UNITS ON A LEVEL	0	0	98 UNITS
17TH FLOOR UNITS ON A LEVEL	0	0	10 UNITS
18TH FLOOR UNITS ON A LEVEL	0	0	8 UNITS
TOTAL (EACH PAV)	122 UNITS	163 UNITS	219 UNITS
TOTAL (PAV A,B & C)	504 UNITS		

ZONE PROVISIONS BLOCK 203 - 5000 ROBERT GRANT

ZONING BY-LAW 2008 250
CURRENT ZONING: AM(2152) F(3.5) S437 & S437-h

PERMITTED USES	REQUIRED	PROVIDED
AM(2152 F(3.5) S437	RESIDENTIAL	RESIDENTIAL
AM(2152 F(3.5) S437-h	MIXED USE	MIXED USE
FRONT & CORNER YARD SETBACK	AREA E - MIN. 3M	MIN. 3M
INTERIOR SIDE YARD SETBACK	AREA B - MIN. 7.5M AREA C - MIN. 15M AREA D - MIN. 15M	MIN. 7.5M MIN. 15M MIN. 15M
REAR YARD SETBACK	AREA E - MIN. 7.5M	AREA E - MIN. 7.5M
BUILDING HEIGHT PAV A (AS PER SCHEDULE 437)	AREA A - 4 STOREYS 15M(MAX) AREA B - 5 STOREYS 19M(MAX) AREA C - 6 STOREYS 22M(MAX)	
BUILDING HEIGHT PAV B (AS PER SCHEDULE 437)	AREA E - 9 STOREYS (MAX)	9 STOREYS 30M(MAX)
BUILDING HEIGHT PAV C (AS PER SCHEDULE 437)	AREA D - 18 STOREYS 60M(MAX) AREA A - 4 STOREYS 15M(MAX)	18 STOREYS 60M(MAX) 4 STOREYS 12M(MAX)
LANDSCAPE AREA		10,375 m ²
PRIVATE AMENITY SPACE	6.0m ² PER DWELLING UNIT (3024 m ²)	4948 m ²
COMMUNAL AMENITY AREA	MINIMUM OF 50% OF REQUIRED TOTAL PRIVATE AMENITY AREA (1512 m ² min.)	1625 m ²
BICYCLE PARKING (RESIDENTIAL)	0.5 / UNIT = 252	252
BICYCLE PARKING (COMMERCIAL)	1 / 250M ² = 1	2

NUMBER OF PARKING SPACES

	REQUIRED	PROVIDED
PARKING (RESIDENTIAL) PAV A & B (PHASE 1)	1.2 SPACES / UNIT (285 UNIT X 1.2)	342
PARKING (MIXED USE) PAV C (PHASE 2)	1.0 SPACES / UNIT (219 UNIT X 1.0)	219
TOTAL (TOTAL - 207)		642 SPACES
PARKING (VISITOR) PAV A & B (PHASE 1) PAV C (PHASE 2)	0.2 SPACES / UNIT (504 UNIT X 0.2)	101
TOTAL:		101
PARKING (SURFACE)	16 SPACES (MAX) 3.4 / 100 M ² GROSS FLOOR AREA	8*
COMMERCIAL	TOTAL (TOTAL - 10)*	9 SPACES
BARRIER FREE PARKING	TYPE A = 7** TYPE B = 8**	15** TYPE A = 7 TYPE B = 14
TOTAL PARKING REQUIRED FOR PAV A, B & C		642
TOTAL PARKING PROVIDED		651 SPACES

* UNDERGROUND PARKING WHERE ALL EXCEPT 16 REQUIRED AND PROVIDED PARKING SPACES ARE LOCATED BELOW GRADE IN THE SAME BUILDING AS THE LAND USE. PARKING RATES CAN BE REDUCED BY THE LESSER OF 10% OR 20 SPACES.
** BARRIER FREE PARKING: COUNT OF PARKING REQUIRED AS PER AODA GUIDELINES. HAS BEEN INCLUDED IN THE REQUIRED TOTAL.

ARCHITECTS
NEUF architect(e)s SENCRL
630, rue René-Lévesque O. 3^e étage, Montréal, QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com

ARCHITECTE PAYSAGER Landscape Architect
Gino J. Aiello Landscape Architect
110 Denison Road Unit #9 Ottawa K1C 1C2
T 613 852 1343

CIVIL CIVIL
NOVATECH
240 Michael Cowland Drive, Suite 200, Ottawa, ON, K2M 1P6
T 613 234 6643

INGÉNIEUR MÉCANIQUE Mechanical Engineer
NATIONAL MULTI-RESIDENTIAL INNOVATIVE DESIGN
555 Leggat Drive, Tower A, Suite 212, Ottawa, ON K2K 2X3
T 613 224 2761 Fax 613 951 0596

INGÉNIEUR EN STRUCTURE Structural Engineer
CIMA+
740, rue Notre-Dame O., Montréal, QC H3C 3X6
T 514 337 2462

URBANISTE Urban Planner
FOTENN
386 Cooper St., Suite 300, Ottawa, ON, K2P 2H7
T 613 730 5709

SCEAU / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
KIM PHAM LICENCE 9305

NEUF ARCHITECT(E)S

LÉPINE
206-555 Leggat Dr., Tower A, Ottawa, ON K2K 2X3
T 613 591 9099 F 613 591 9095

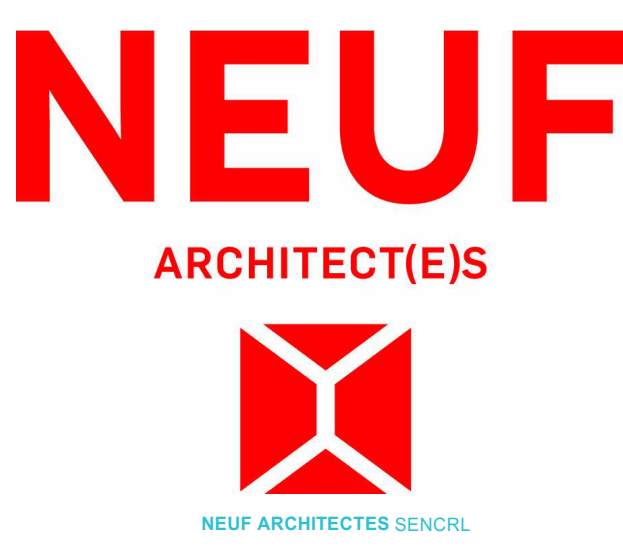
COMPANY NAME
FERNBANK APARTMENTS INC.

RENÉ'S 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) 26/02/26
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 A.W. VÉRIFIÉ PAR Checked by K.P.
DATE (aa.mm.jj) 26/02/26 ÉCHELLE SCALE As indicated
TITRE DU DESSIN Drawing Title SITE PLAN

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



LÉPINE
206-555 Leggat Dr., Tower A, Ottawa, ON K2K 2X3
T 613 591 9099 F 613 591 9095

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1.5 **A060**
FILE # D07-12-24-0172, PLAN #19239

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