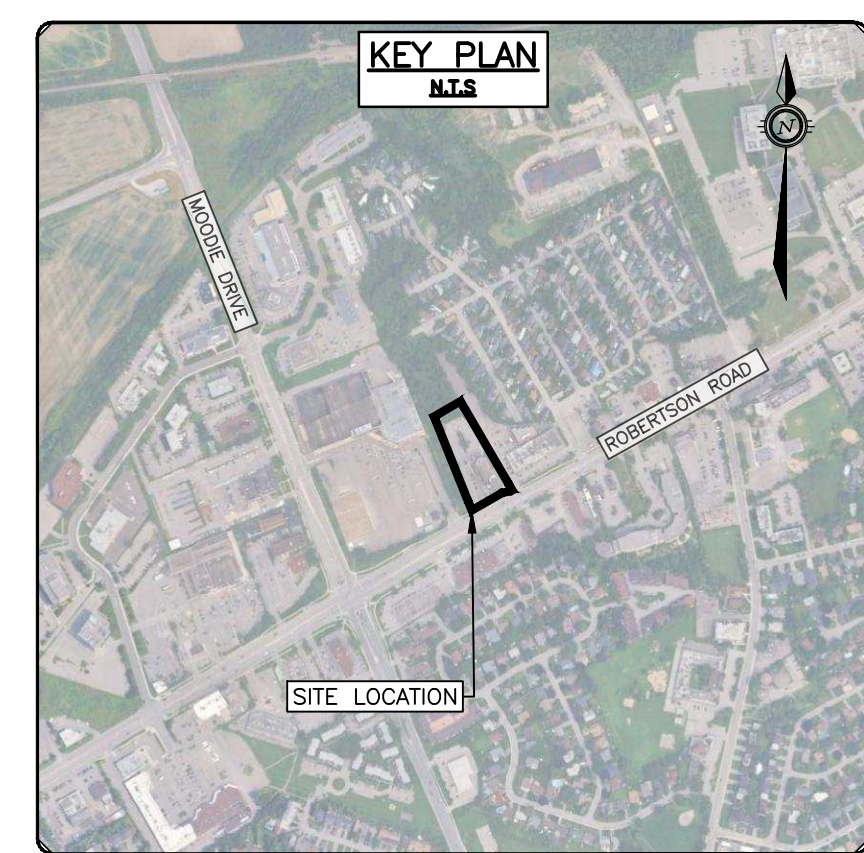
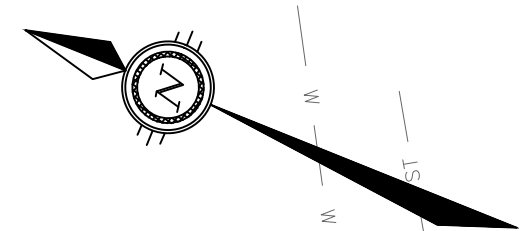




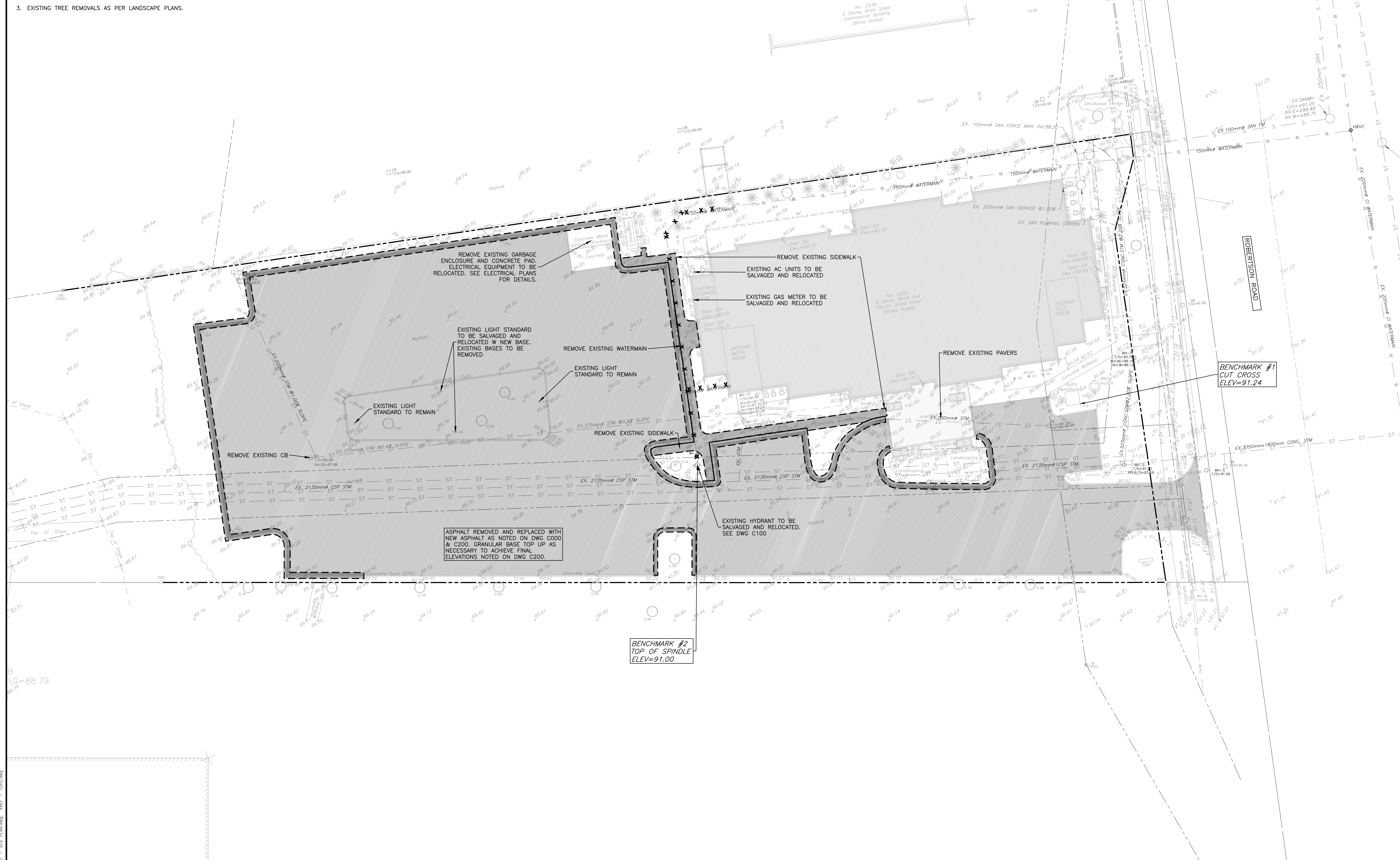
**NOTES:**

1. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE UNTIL SUCH TIME AS THE SERVICE PROVIDER HAS CONFIRMED IN WRITING THE SERVICE IS ABANDONED AND CAN BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
3. EXISTING TREE REMOVALS AS PER LANDSCAPE PLANS.



**LEGEND**

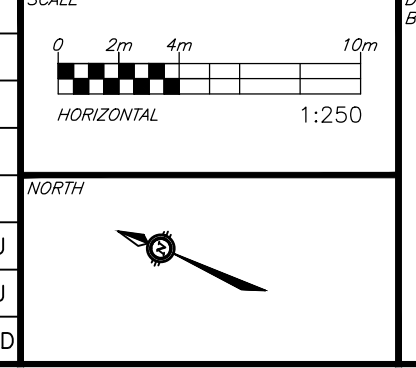
	PROPERTY LINE
	ABUTTING PL
	EX. CROWN OF ROAD
	EX. FEATURE
	EX. CURB
	EX. ELEV
	EX. LIGHT STANDARD
	EX. VALVE AND VALVE CHAMBER
	EX. WATER VALVE
	EX. FIRE HYDRANT
	EX. WATER
	EX. CATCHBASIN
	EX. STORM MANHOLE
	EX. STORM
	EX. SANITARY FORCEMAIN
	EX. HANDHOLE
	EX. FLAGPOLE
	EX. SIGN
	EX. AIR CONDITIONER
	EX. METAL FENCE
	EX. TREE LINE
	EX. TOP OF SLOPE
	EX. OVERHEAD WIRE
	EX. GUY WIRE ANCHOR
	EX. UTILITY POLE
	EX. BOLLARD
	EX. CONCRETE SIDEWALK AND CURB REMOVALS
	EX. ASPHALT SURFACE AND BINDER COURSE REMOVALS (GRANULAR BASE TO REMAIN)
	EX. WATERMAIN REMOVALS



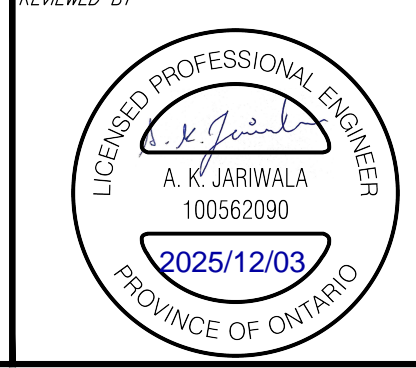
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**JOB BENCH MARK**  
AS NOTED  
**TOPOGRAPHIC INFORMATION**  
PART OF BLOCK 'A' REGISTERED PLAN 4M-65, CITY OF OTTAWA.  
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. O.L.S. SURVEY DATED AUGUST 29, 2025. BEARINGS ARE GRID, DERIVED FROM CAN-NET 2016 REAL TIME NETWORK GPS OBSERVATIONS AND ARE REFERENCED TO SPECIFIED CONTROL POINTS 0191968005 AND 01919750705, MTM ZONE 9 (76°30' WEST LONGITUDE)  
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REV	REVISION DESCRIPTION	DATE	BY	APPD
2	REVISED FOR SPA	02/12/25	AGJ	AKJ
1	ISSUED FOR SPA	21/11/25	AKJ	AKJ



DESIGNED BY: *[Signature]*  
REVIEWED BY: *[Signature]*

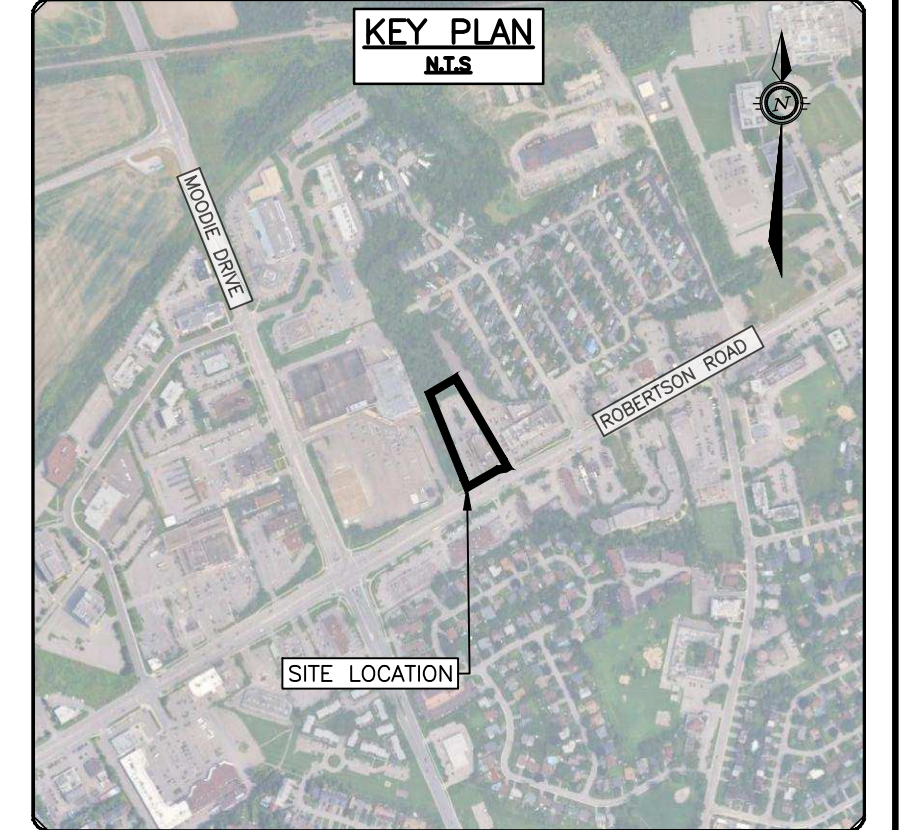
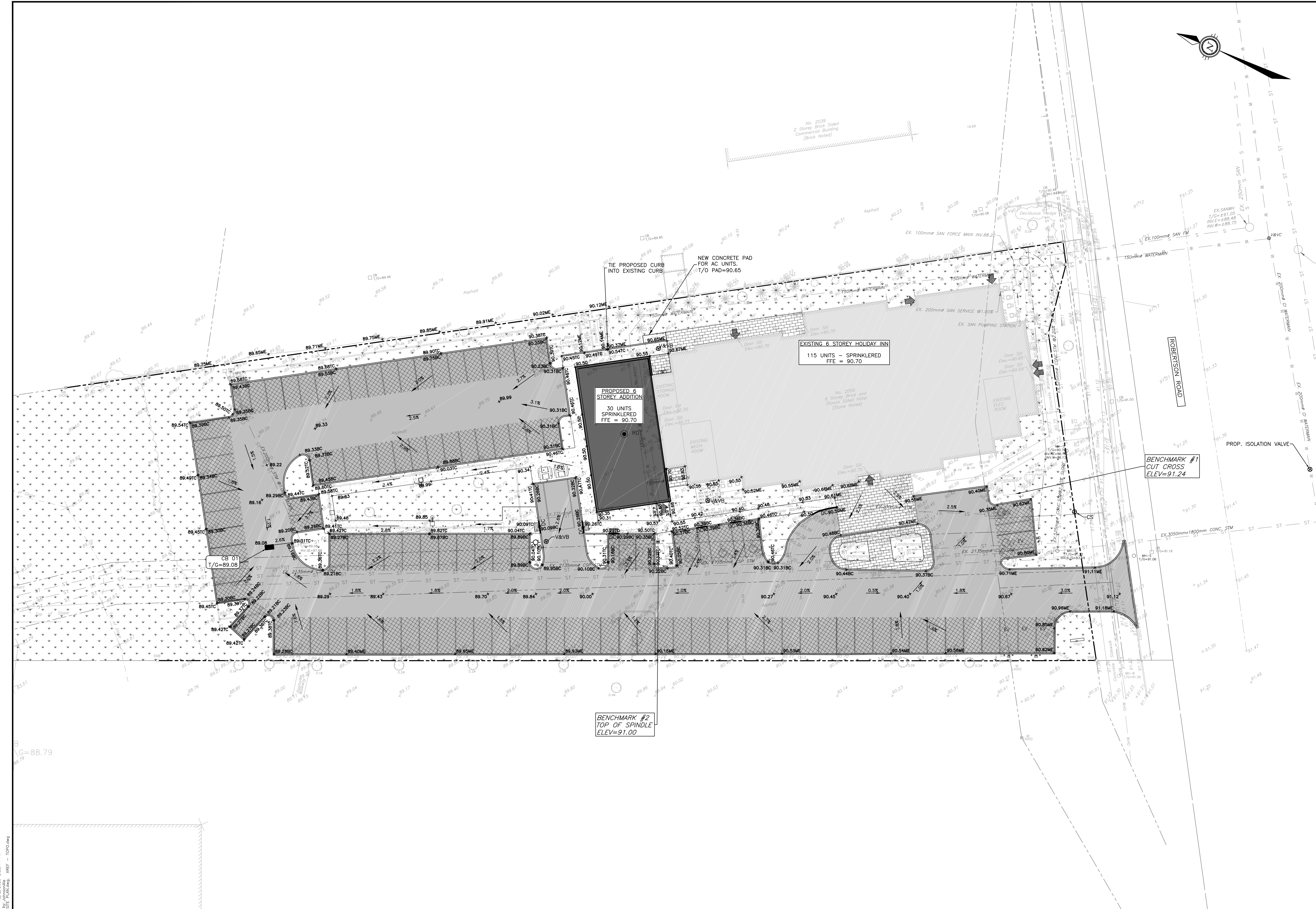


**CLIENT:** MANGA HOTELS (NEPEAN) LP.  
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TORONTO, ON M5W 6L2  
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**PROJECT No.:** OTT-25002871-AO  
**SURVEY:** AGV  
**DATE:** 2025-08-26  
**DRAWING No.:** C001  
**PROJECT:** NEPEAN HOLIDAY INN EXPRESS RENO  
2055 ROBERTSON ROAD  
OTTAWA, ONTARIO.  
**TITLE:** EXISTING CONDITIONS AND REMOVALS PLAN

DOT-25-22-??-??-??  
#?????





**LEGEND**

	PROPERTY LINE
	ABUTTING PL
	EX. CROWN OF ROAD
	EX. FEATURE
	EX. CURB
	EX. ELEV
	EX. LIGHT STANDARD
	EX. VALVE AND VALVE CHAMBER
	EX. WATER VALVE
	EX. FIRE HYDRANT
	EX. WATER
	EX. CATCHBASIN
	EX. STORM MANHOLE
	EX. STORM
	EX. SANITARY FORCEMAIN
	EX. HANDHOLE
	EX. FLAGPOLE
	EX. SIGN
	EX. AIR CONDITIONER
	EX. METAL FENCE
	EX. TREE LINE
	EX. TOP OF SLOPE
	EX. OVERHEAD WIRE
	EX. GUY WIRE ANCHOR
	EX. UTILITY POLE
	EX. BOLLARD
	PROP. GRADE (%)
	PROP. ELEVATION
	PROP. ELEVATION (TOP OF CURB)
	PROP. ELEVATION (BOTTOM OF CURB)
	PROP. ELEVATION (MATCH EX. ELEV.)
	PROP. FLOWLINE
	PROP. BARRIER CURB
	PROP. DEPRESSED CURB
	PROP. GRASS/SOFT LANDSCAPING PER LANDSCAPE PLAN
	PROP. CONCRETE SIDEWALK
	PROP. INTERLOCKS PER LANDSCAPE/ARCH PLANS
	PROP. HEAVY DUTY ASPHALT 50mm SUPERPAVE SP 12.5 (OR HL 3) 50mm SUPERPAVE SP 19.0 (OR HL B)
	PROP. LIGHT DUTY ASPHALT 50 MM SUPERPAVE SP 12.5 (OR HL 3)
	PROP. DUAL INLET CATCHBASIN OPSD 705.020
	PROP. RELOCATED LIGHT STANDARD
	PROP. EV CHARGE AND BOLLARD
	PROP. TWSI AT CURB CUT

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REV	REVISION DESCRIPTION	DATE	BY	APPD
3	REVISED FOR SPA	02/12/25	AGJ	AKJ
2	ISSUED FOR SPA	21/11/25	AKJ	AKJ
1	ISSUED FOR COORDINATION	06/10/25	AKJ	AKJ

SCALE  
0 2m 4m 10m  
HORIZONTAL 1:250  
VERTICAL

DESIGNED BY  
MR. V. J. JARWALA  
100562090  
2025/12/03  
PROVINCE OF ONTARIO

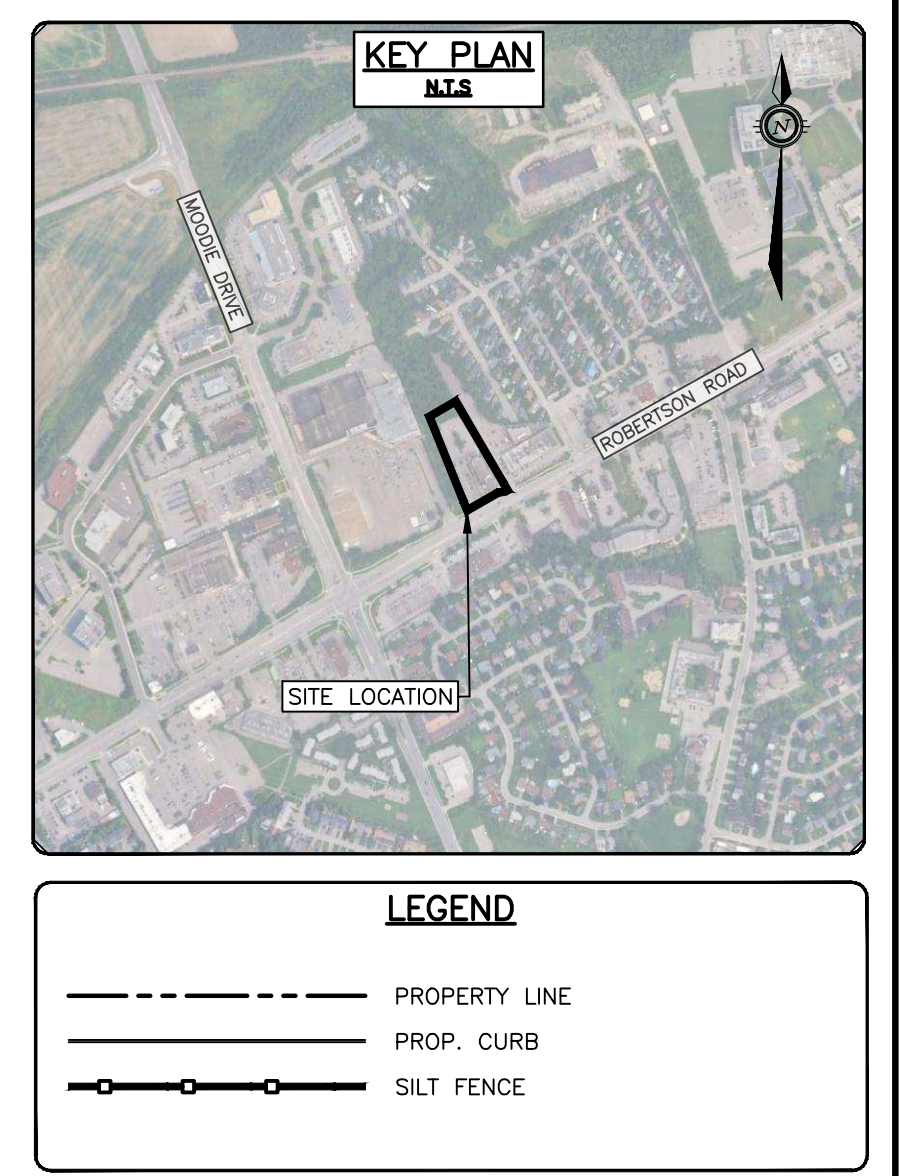
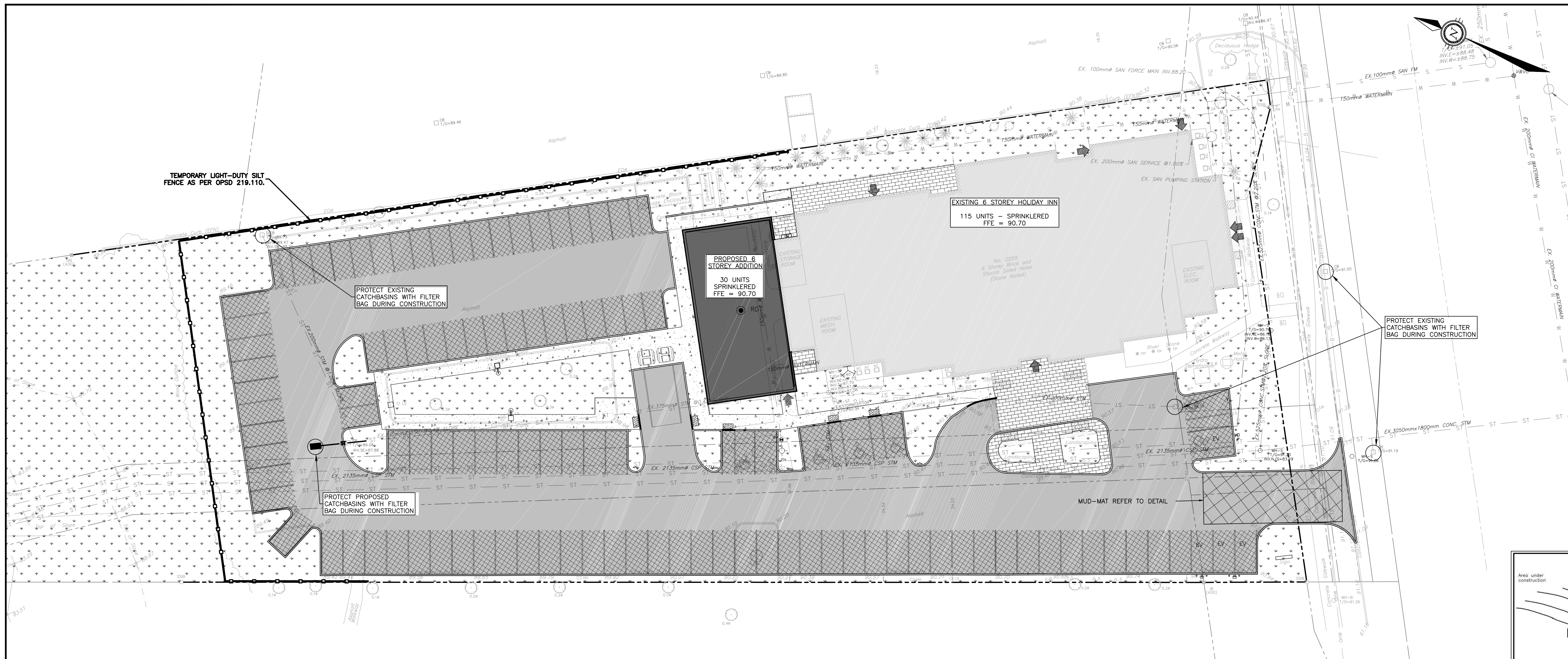
CLIENT  
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MR. V. J. JARWALA  
10 CARLSON COURT, SUITE 600  
TORONTO, ON, M0W 6L2  
416.823.9202

BASEPLAN AGJ  
DESIGN AGJ  
CHECKED AKJ  
CAD AGJ  
PROJECT MANAGER AKJ  
APPROVED AKJ

PROJECT No. OTT-25002871-AG  
SURVEY AGV  
DATE 2025-08-26  
DRAWING No. C200  
**NEPEAN HOLIDAY INN EXPRESS RENO**  
2055 ROBERTSON ROAD  
OTTAWA, ONTARIO.  
**SITE GRADING PLAN**

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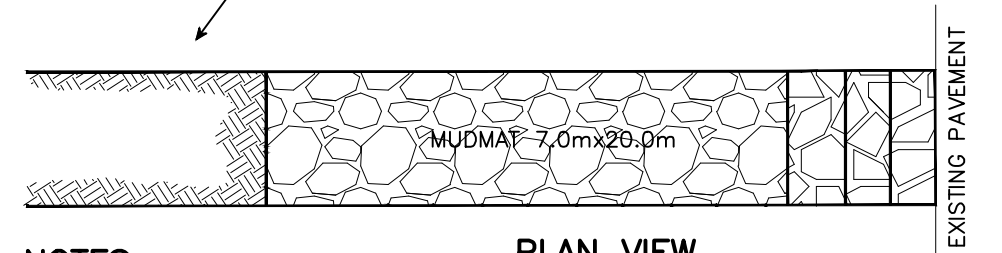
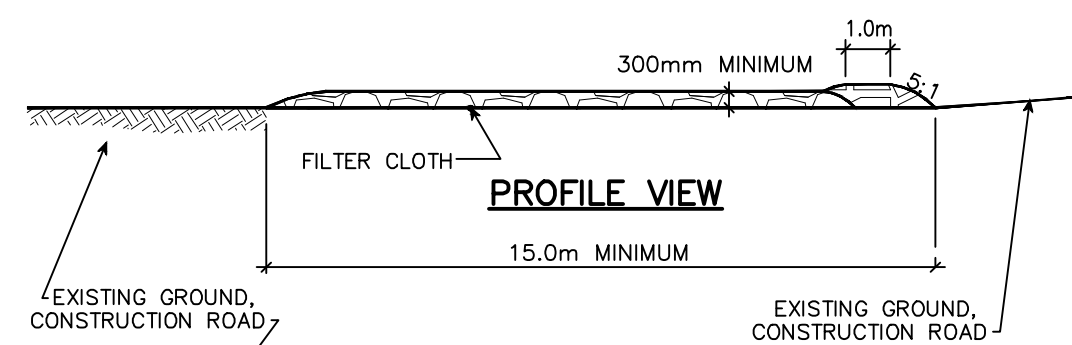
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 Plot User: jjarwala



**EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.**

DURING ALL CONSTRUCTION ACTIVITIES, EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

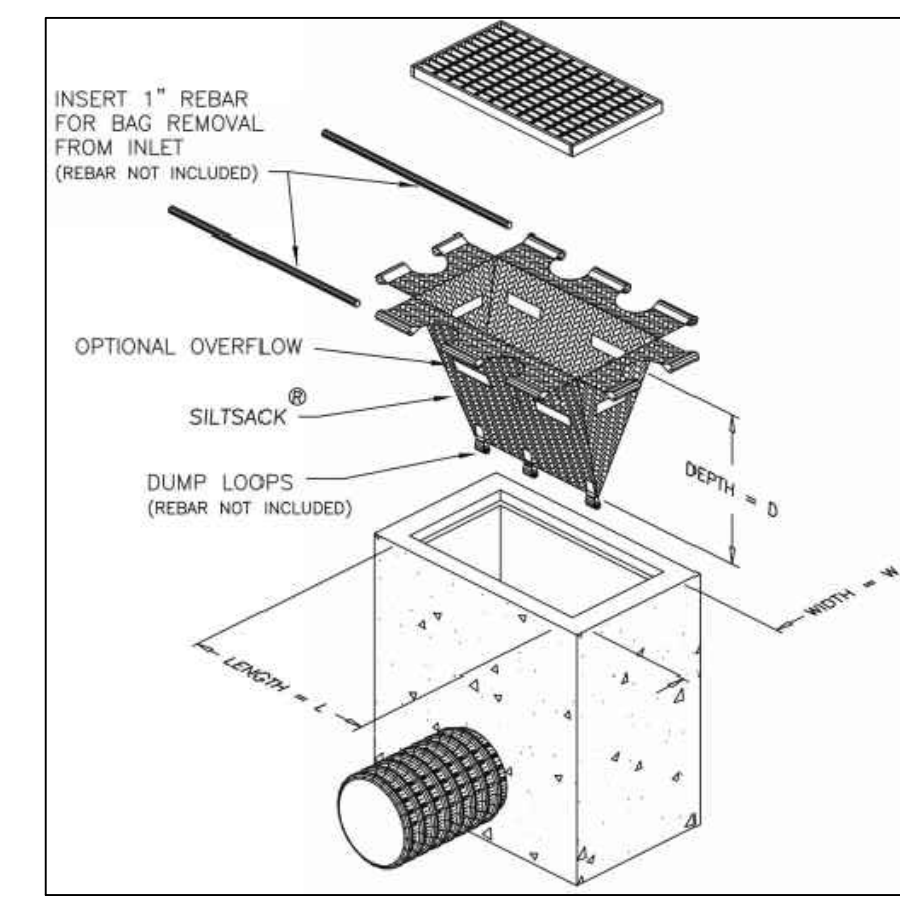
1. LIMITING THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
2. REVEGETATION OF EXPOSED AREAS AS SOON AS POSSIBLE.
3. MINIMIZATION OF AREA TO BE CLEARED AND DISRUPTION TO ADJACENT AREAS.
4. INSTALLATION OF FILTER CLOTH BETWEEN FRAME AND COVER ON ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES.
5. A SILT FENCE TO BE INSTALLED 0.3m INSIDE THE SITE PROPERTY LINE TO LOCATIONS SHOWN ON THIS DRAWING.
6. A VISUAL INSPECTION SHALL BE COMPLETED DAILY ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY. CARE WILL BE TAKEN TO PREVENT DAMAGE DURING CONSTRUCTION OPERATIONS.
7. IN SOME CASES SOME BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS WILL BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED.
8. THE SEDIMENT CONTROL DEVICES WILL BE CLEANED OF ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OF AS PER THE REQUIREMENTS OF THE CONTRACT.
9. DURING THE COURSE OF CONSTRUCTION IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR WILL INSTALL ADDITIONAL SILT FENCES OR OTHER METHODS AS REQUIRED TO THE SATISFACTION OF THE ENGINEER.
10. CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS TO COMPLY WITH ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) OPSS 805, AND CITY OF OTTAWA SPECIFICATIONS.
11. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.



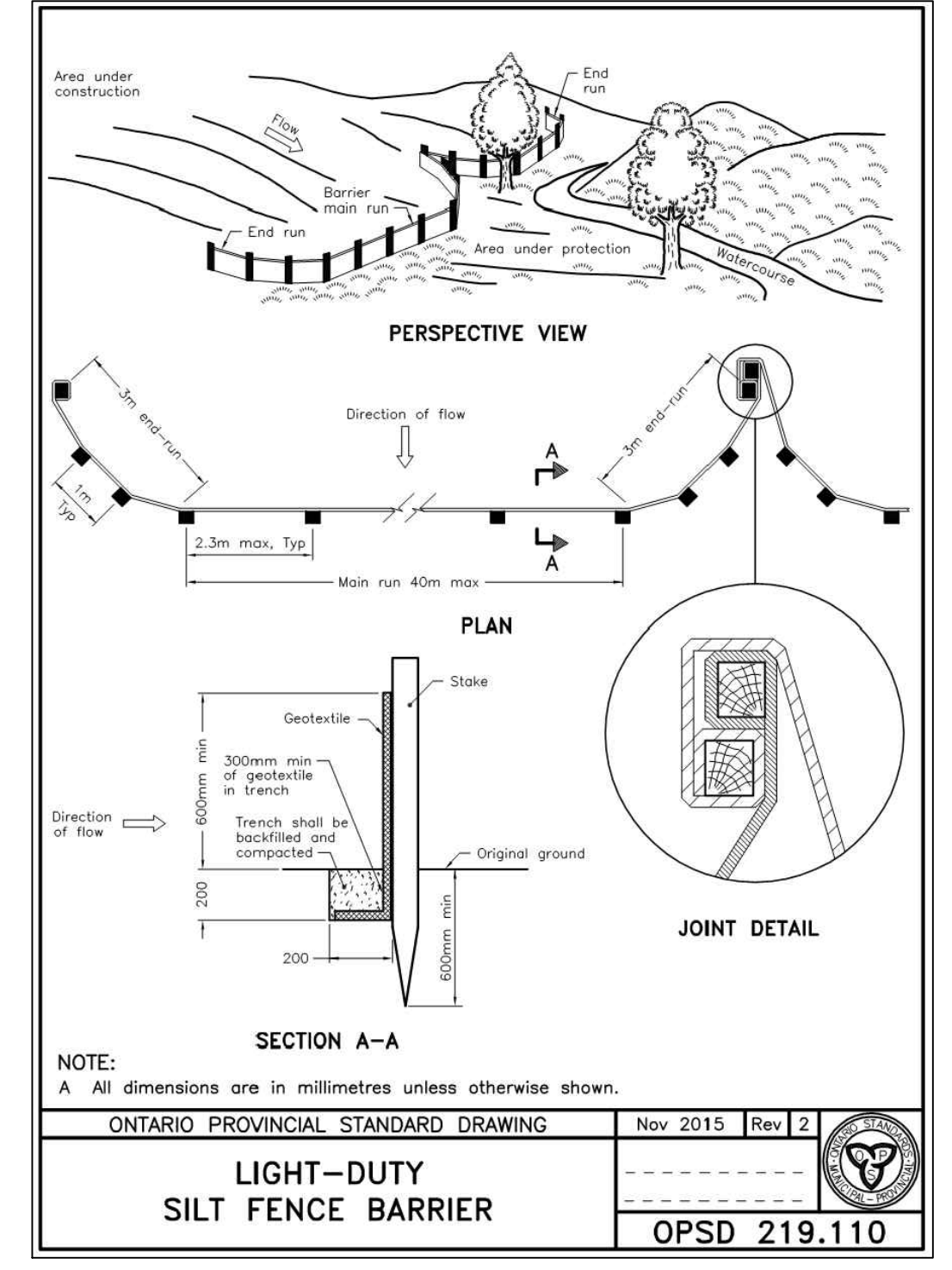
**NOTES:**

1. STONE - USE CLEAR CRUSHED 100mm STONE.
2. LENGTH - AS REQUIRED BUT NOT LESS THAN 15.0m.
3. THICKNESS - NOT LESS THAN 300mm.
4. WIDTH - 7.0m MINIMUM, NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**MUD MAT DETAIL**  
N.T.S.



**FILTER BAG DETAIL**  
N.T.S.



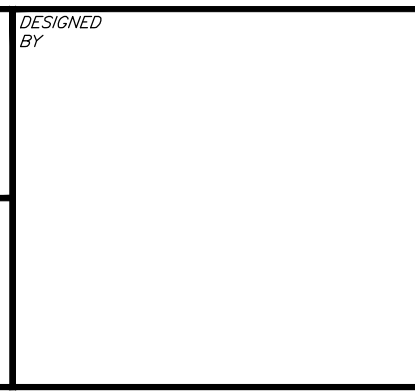
- NOTES:**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO WOOD POSTS WITH WIRE TIES OR STAPLES.
  2. POSTS TO BE SPACED AT 2.3 METRES CENTRE TO CENTRE.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY A MINIMUM OF 500mm.
  4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
  5. WOOD POSTS TO BE HARDWOOD TYPE (50mm x 50mm).
  6. GEOTEXTILE TO BE EMBEDDED 200mm INTO GROUND.
  7. GEOTEXTILE TO CONFORM TO OPSS 805 STANDARDS.
  8. SILT FENCE MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH DETAIL. SILT FENCE CAN BE REMOVED AFTER LANDSCAPING IS COMPLETE.
  9. SEDIMENTS MUST BE CLEARED AWAY WHEN THEY REACH HALF THE HEIGHT OF THE FENCE.

ONTARIO PROVINCIAL STANDARD DRAWING		Nov 2015	Rev 2
<b>LIGHT-DUTY SILT FENCE BARRIER</b>		<b>OPSD 219.110</b>	

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REV	REVISION DESCRIPTION	DATE	BY	APPD
2	REVISED FOR SPA	02/12/25	AGJ	AKJ
1	ISSUED FOR SPA	21/11/25	AKJ	AKJ



DESIGNED BY: [Signature]  
REVIEWED BY: [Signature]  
**LICENSED PROFESSIONAL ENGINEER**  
A. K. JARIWALA  
100562090  
2025/12/03  
PROVINCE OF ONTARIO

**CLIENT**  
**MANGA HOTELS (NEPEAN) LP.**  
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BASEPLAN	AGJ	<b>NEPEAN HOLIDAY INN EXPRESS RENO</b> 2055 ROBERTSON ROAD OTTAWA, ONTARIO.  <b>EROSION AND SEDIMENT CONTROL PLAN</b>	PROJECT No.	OTT-25002871-AG
DESIGN	AGJ		SURVEY	AGV
CHECKED	AKJ		DATE	2025-08-26
CAD	AGJ		DRAWING No.	C300
PROJECT MANAGER	AKJ			
APPROVED	AKJ			

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