Holiday Inn – 2055 Robertson Road, Ottawa, ON

Client:
Manga Hotels (Nepean) LP.

Project Number:
OTT-25002871-A0

Application Stage:
Site Plan Control

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Date Submitted:

November 20, 2025
Revised: May 27, 2026

Holiday Inn – 2055 Robertson Road, Ottawa, ON

Type of Document:
Stormwater Management & Site Servicing Report

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Legal Notification

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1 Introduction

EXP Services Inc. (EXP) was retained by Manga Hotels (Nepean) LP. to provide site grading, servicing and Stormwater Management report for the proposed six (6) storey, thirty (30) unit addition to the existing six (6) storey, hundred and fifteen (115) units hotel building located at 2055 Robertson Road in the City of Ottawa.

The property is 1.01 hectare in area. Out of which approx., 0.65 ha is developed and remainder of the site is undeveloped and will remain as-is as part of the proposed work. The site is bound by Robertson Road along the southeast property line, by commercial properties on the northeast and southwest property lines and by a residential subdivision on the northwest property line. Refer to **Figure A1** in **Appendix A** for the site location.

This Stormwater Management & Site Servicing Report will address the Servicing requirements for the proposed development including the domestic and fire water, sanitary and storm servicing. The report will also cover the storm water management requirements and proposed methods to meet those requirements.

2 Existing Conditions

The subject property is currently occupied by a (6) six storey, (115) one-hundred and fifteen unit hotel and its associated parking facilities. The existing parking extends to a top of slope setback beyond which a densely treed slope drains to the Stillwater Creek. The proposed works will remain within the slope setback with the portion of the property to the northeast remaining as is. The topography of the site generally slopes from the Robertson Road Right of Way towards the slope and watercourse at the northeast portion of the site.

Existing services or infrastructure within the property:

- Public Storm:
  - Existing 2,135 mm Ø CSP storm drain (lined with 1,676 mm Ø Fiber Reinforced Hobas Liner) in the easement to Stillwater Creek
  - Existing 525mmØ Concrete storm pipe in easement parallel to Robertson Road
- Private Storm:
  - Existing 200mmØ & 375mmØ storm sewers connecting two existing catchbasins in the north parking lot, discharging into the existing storm manhole at the northwest corner of the existing building.
  - Existing 200mmØ storm sewer connecting one existing catchbasin in the south parking lot, discharging into the existing storm manhole at the northwest corner of the existing building.
  - Existing Stormceptor – Oil Grit Separator (OGS) connected to existing storm manhole at the northwest corner of the existing building & discharging via 300mmØ storm sewer into the existing 2135mm dia. CSP municipal storm drain (lined with 1,676 mm Ø Fiber Reinforced Hobas Liner) in the easement within the property.
- Sanitary
  - Existing Sanitary sump pit at southwest corner of building with sanitary forcemain discharging to existing MHSA15956 on south side of Robertson Road.

- Water
  - Existing 150mmØ watermain
  - Existing private Hydrant (356020HP091) near northwest corner of building

Existing infrastructure within the Robertson Road right of way:

- Storm:
  - 450mmØ Corrugated steel pipe
- Sanitary
  - 250mmØ concrete
- Water
  - 203mmØ cast iron
- Other
  - Gas
  - Bell
  - Overhead hydro

3 References

Various documents were referred to in preparing the current report including:

Sewer Design Guidelines, Second Edition, Document SDG002, October 2012, City of Ottawa (Guidelines) including:

- Technical Bulletin ISDTB-2012-4 (20 June 2012)
- Technical Bulletin ISDTB-2014-01 (05 February 2014)
- Technical Bulletin PIEDTB-2016-01 (September 6, 2016)
- Technical Bulletin ISDTB-2018-01 (21 March 2018)
- Technical Bulletin ISDTB-2018-04 (27 June 2018)
- Technical Bulletin ISDTB-2019-02 (08 July 2019)

Ottawa Design Guidelines – Water Distribution, July 2010 (WDG001), including:

- Technical Bulletin ISDTB-2014-02 (May 27, 2014)
- Technical Bulletin ISTB-2018-02 (21 March 2018)
- Technical Bulletin ISTB-2021-03 (18 August 2021)

Stormwater Management Planning and Design Manual, Ontario Ministry of the Environment and Climate Change, March 2003 (SMPDM).

Design Guidelines for Drinking-Water Systems, Ontario Ministry of the Environment and Climate Change, 2008 (GDWS).

Fire Underwriters Survey, Water Supply for Public Fire Protection (FUS), 2020

Ontario Building Code 2012, Ministry of Municipal Affairs and Housing

Geotechnical Investigation Report prepared by WSP Canada Inc, Dated October 20, 2025

Stormwater Management and Servicing Report - David McManus Engineering Ltd. - August 4, 2008, (rev. 1)

4 Water Servicing

4.1 Required Fire Flow

The fire flow demand calculations were prepared based on the Fire Underwriters Survey (FUS, 2020) criteria. The following inputs were considered based on the response and documentation received from the Architect (Included in **Appendix B**).

- Non-combustible Construction
- Limited Combustible
- Adequate Sprinkler Conforms to NFPA13
- Standard Water Supply for Fire Department Hose Line and for Sprinkler System
- Fully Supervised Sprinkler System

The required fire flow was determined to be 100.0 L/s (6,000 L/min). Refer to **Table B2** in **Appendix B** for detailed fire flow demand calculations.

4.2 Watermain Design

The domestic water demands for the proposed building (Existing + Addition) were calculated per the City of Ottawa Water Design Guidelines (July 2010).

The following inputs were used for water demand calculations:

- Hotel (Residential) = 225 L/person
- Residential populations were determined by assuming 2 persons for each bed queen or larger as indicated in the room schedule provided in architectural plans.
- Max. Day Peaking Factor (Residential) = 2.5
- Peak Hour Peaking Factor (Residential) = 2.2

- Hotel (Assembly) = 125 L/person
- Hotel (Non-resident staff) = 40 L/person
- Assembly population was taken from the building code matrix provided in architectural plans.
- Max. Day Peaking Factor (Assembly and Non-resident staff) = 1.5
- Peak Hour Peaking Factor (Assembly and Non-resident staff) = 1.8

Refer to **Table B1** in **Appendix B** for detailed calculations. The proposed building's domestic demands were calculated as follows.

Water Demands:

Average daily demand = 1.43 L/s

Maximum daily demand = 3.23 L/s

Maximum hourly daily demand = 6.89 L/s

The estimated average daily demand of the proposed development is greater than 50 m^3/day. Therefore, two 150mm diameter water services separated by an isolation valve are proposed for domestic and sprinkler demands to avoid creating a vulnerable service zone as per the City of Ottawa WDG 2010. The proposed water services are to be connected to the 200mm diameter municipal watermain on Robertson Road. Refer to Site Servicing Drawing (C100) – included in **Appendix F**.

4.3 Pressure Check

The City of Ottawa provided boundary conditions based on the domestic and fire flow demands as shown in the table below:

Scenario	Demand	
	L/min	L/s
Average Daily Demand	86	1.43
Maximum Daily Demand	194	3.23
Peak Hour	413	6.89
Fire Flow Demand	6,000	100.00

The boundary conditions provided by the City are as follows:

Connection 1 – Robertson Road		
Demand Scenario	**Head (m)**	**Pressure[1] (psi)**
Min HGL	126.8	50.6
Max HGL	131.5	57.2
Max Day plus Fire Flow	120.0	40.9
[1] Ground Elevation =	91.27	m

The residual pressures at building FFE will be between 40 psi and 80 psi except in the case of Max day + sprinkler demands. Therefore, pressure boosting measures will be required. Mechanical engineer will provide these measures as design progresses.

The residual pressure in the municipal watermain along Robertson Road during max Day + Fire Flow demand was noted as 40.9 which is more than the minimum required pressure of 20 psi.

Based on the above noted analysis, the existing water supply system and the proposed services will have adequate capacity to meet the domestic and fire demands for the proposed building. Refer to **Table B3** in **Appendix B** for detailed pressure calculations and correspondence with the City of Ottawa indicating boundary conditions.

4.4 Review of Hydrant Spacing

A review of the hydrant spacing was completed to ensure compliance with Appendix I of Technical Bulletin ISTB-2018-02. As per Section 3 of Appendix I all hydrants within 150 meters were reviewed to assess the total possible contribution of flow from these contributing hydrants. For each hydrant, the distance along a fire route was measured and assigned contributing flows. A review of the available fire hydrant within 150 m distance along the fire route from the building was carried out which is summarized in the table below.

Table 4-1: Summary of Nearby Municipal Hydrants

Hydrant #	Location	City / Private	Color Code	Distance from the Building (m)	Fire Flow Contribution for Class AA Hydrant (L/min)
356020H023	Robertson Road	City	Blue	111.6	3,800
356020H024	Robertson Road	City	Blue	143.3	3,800
356020HP091	Site (Relocated)	Private	Blue	33.5	5,700
				Total:	13,300

As noted in the table above, there are total two (2) existing municipal fire hydrants within 150m distance along a fire route and a relocated private hydrant within the parking lot, which equates to a total accessible fire flow of 13,300 L/min. This is well above the required fire flow of 6,000 L/min. Refer to **Figure A2** in **Appendix A** for the hydrant location plan.

Based on the boundary conditions received from the city and review of the available municipal hydrants as noted above, the proposed development can be serviced for the required fire flow.

5 Sanitary Servicing

5.1 Existing Sanitary Servicing

The existing hotel building is currently serviced by existing 200 mm diameter service lateral connected to the existing sanitary lift station located at the south corner of the building. The existing lift station conveys flow via 100 mm diameter forcemain into existing 250 mm diameter sanitary service located on the south side of Robertson Road.

5.2 Peak Design Flow

The anticipated peak sanitary flows from the site have been calculated as per the City of Ottawa Sewer Design Guidelines (October 2012).

The following inputs were used for sanitary demand calculations:

- Hotel (Residential) = 225 L/person

- Residential populations were determined by assuming 2 persons for each bed queen or larger as indicated in the room schedule provided in architectural plans.
- Peaking Factor (Residential) per Harmon equation (K=0.8) = 3.41
- Peak Extraneous flow =0.33 l/s/ha
- Site area = 1.01 ha
- Hotel (Assembly) = 125 L/person
- Hotel (Non-resident staff) = 40 L/person
- Assembly population was taken from the building code matrix provided in architectural plans.
- Commercial peak factor =1.5
- Peak Extraneous flow =0.33 l/s/ha
- Site area = 1.01 ha

The anticipated peak sanitary flows (including infiltration) for the proposed development were calculated to be **4.55 L/s**. Refer to Site Servicing plan and the sanitary sewer design sheet **Table C1** in **Appendix C**.

As per the record drawings received from the City, the existing 200mm dia. building sanitary service discharges into an existing sanitary pump station outside the building at the southeast corner. From the pump station, 100mm dia. Sanitary force main discharges into the existing municipal 250mm dia. sanitary sewer on Robertson Road. However, during the site investigation, the existing sanitary pump station was located at the southwest corner of the building which discharges sanitary flow from the site into the existing 250 mm diameter sanitary sewer on Robertson Road as shown on Site Servicing Plan (C100) included in **Appendix F**.

5.3 Evaluation of Existing Sewage Lift Station Pumps

The existing lift station is completed with two hydromatic S4S/SB4S sewage pumps with 3HP – 1750 RPM – 575V motor and a 100 mm outlet pipe. Based on the pump curve, each pump has a capacity of approximately 300 USGPM (18.9 L/s) at 50% – 55% efficiency, producing a head of approximately 18 ft (5.5m).

The lift station is 3.05m (L) x 2.44m (W) x 5.64m (D). There are four pump control floats within the lift station. Based on the measurements taken in the field, the total active volume within the lift station (between float 1 and 4) is approx. 20 m³.

Based on the sanitary design calculations presented in **Section 5.3** of this report, the peak sanitary design flow is expected to be **4.55 L/s** (273 L/min). Which is well below the single pump capacity. Moreover, 20 m³ of storage volume within the lift station will accommodate the flows greater than design sanitary peak flows. Therefore, the existing hotel and proposed addition can be serviced by the existing lift station and sewage pumps.

During the site investigation, significant groundwater infiltration was noticed within the lift station. Owners have been advised to seal leaks in concrete wall of lift station using a polyurethane injection grout, Sika SikaFix PU and SikaSet Plug or approved equivalents.

Details of existing sanitary lift station and its characteristics is attached in **Appendix B** of this report.

5.4 CCTV Investigation – Sanitary

A CCTV Investigation was carried out on the building sanitary service. Significant pooling was noticed during the CCTV investigation in the existing 200mm dia. building sanitary service as it exists the building due to dislocated joints. Therefore, it is proposed to replace existing service lateral with proposed 200 mm diameter sewer from the building to the sanitary lift station. The CCTV Inspection reports (before and after cleanouts) have been attached in **Appendix E** of this report.

6 Stormwater Management

6.1 Storm Design Criteria

The storm sewer system and stormwater management for the proposed development were designed in conformance with the City of Ottawa Sewer Design Guidelines (October 2012). The stormwater servicing design criteria stipulated in the Phase 1 Pre-Consultation meeting feedback form provided by the City of Ottawa for the proposed development are as follows:

- Storm discharge should be directed to the existing private storm sewer.
- Control the post development flow to the pre-development release rate for all storm events.
- Time of concentration: Tc = 10mins
- For quality control, demonstrate that an enhanced level of protection is met.

See Phase 1 Pre-Consultation meeting feedback form provided by the City of Ottawa in **Appendix E.**

6.2 Pre-Development Conditions

1.01-hectare site at 2055 Robertson Road is currently developed and occupied by a six-storey hotel and its associated parking facilities. The existing parking extends to a top of slope setback beyond which a densely treed slope drains to the Stillwater Creek. The topography of the site generally slopes from Robertson Road Right of Way towards Stillwater Creek at the northeast portion of the site. In the existing conditions, stormwater from the existing parking lot and landscaped areas are captured via existing catchbasins and conveyed to the existing Oil Grit Separator (OGS). The existing building storm service discharges into the existing storm manhole. The existing on-site private storm sewer system discharges into the existing 2,135 mm dia. municipal storm drain (lined with 1,676 mm dia. Fibre Hobas Liner) within the easement. The municipal storm drain discharges into the Stillwater Creek tributary located to the northeast portion of the site.

Stormwater management facilities for the existing development were constructed according to an approved Site Plan Control application. See Stormwater Management and Servicing Report - David McManus Engineering Ltd. - August 4, 2008 (rev. 1) in **Appendix D**. Therefore, the pre-development conditions of the current development are informed by the post-development conditions established during the design of the existing development. The stormwater management facilities for the existing development were designed considering a limit of development enclosed by the Robertson Road Right of Way and previously established slope setback at the rear of the property enclosing approximately 0.65-hectares. Under the current development proposal, the stormwater management design is considered for approximately the same limit of development. The predevelopment weighted average runoff coefficient is 0.78.

6.3 Allowable Release Rate

As previously noted, the pre-development conditions of the current development are informed by the post-development conditions established during the design of the existing development. No notable changes to the land cover were made to the site after previous development as confirmed from the topographical survey per formed by AOV in August, 2025. The design of the existing development established two controlled catchments with flow attenuating ICD’s and their associated storage volumes to achieve the specified stormwater quantity control criteria – the roof, and the rear parking. Therefore, the controlled post development peak runoff rates established during the previous design of the existing development inform the allowable post development release rates for the current development. The runoff rates for the uncontrolled catchments were recalculated for the 2-, 5-, and 100-year storm events and the release rate for the controlled catchments were carried from the DME report to determine the allowable release rate for

the current development. See Tables **D1-D2** and Stormwater Management and Servicing Report - David McManus Engineering Ltd. - August 4, 2008 (rev. 1) in **Appendix D.**

The allowable peak post development flowrate for the current development is summarized as follows:

- 2-year: 74.53 L/s
- 5-year: 81.60 L/s
- 100-year: 112.33 L/s

6.4 Post-Development Conditions

Stormwater from the 0.65 ha drainage area will be controlled and released at a rate less than the allowable release rate for storms up to and including the 100-year storm event. An overland flow route is provided for storms greater than the 100-year event. In the post-development conditions, the stormwater run-off coefficients for the roof, impermeable ground surfaces, and permeable surfaces are considered as 0.90, 0.90 and 0.20, respectively. The estimated post-development weighted average run-off coefficient for the proposed development is 0.74. Time of concentration of 10 mins was used for the post-development storm calculations as per the City of Ottawa Sewer Design Guidelines.

Under proposed conditions the existing roof denoted as catchment PR-1 will retain its original inlet controls and surface storage. The remainder of the drainage area has been delineated into catchments PR-2, P-1, P-2, P-3 and POS-1. Catchment PR-2 corresponds to the roof of the proposed addition for which flow controlled roof drains are proposed and surface storage provided. Catchment P-1 corresponds to a portion of the parking lot adjacent to Robertson Road and is un-controlled. Catchment P-2 corresponds to a portion of the parking lot adjacent to the slope at the rear of the developed area. Flows from this catchment are proposed to be attenuated by an ICD orifice plate situated in a catch basin (CB01) in the parking lot. Catchment P-3 corresponds to a landscaped area on the east side of the building and will be uncontrolled. Catchment POS-1 corresponds to a portion of the Robertson Road Right of Way that drains to the site and will be uncontrolled.

During post-development conditions, the uncontrolled flowrates during 2-year, 5-year and 100-year storm events were calculated as 103.5 L/sec, 140.4 L/sec and 292.0 L/sec, respectively.

With the existing and proposed flow controls and on-site storage, the controlled flowrates from the subject development during 2-year, 5-year and 100-year storm events will be 61.9 L/sec, 75.6 L/sec and 110.9 L/sec, respectively. Refer to **Tables D3 – D4** in **Appendix D** for detailed post development runoff coefficient and runoff calculations. For each of the 2, 5, and 100- year storm events the peak flowrate is less than the allowable flowrates noted in section 6.3. The proposed design makes use of the existing private storm infrastructure. The proposed storm sewer system will be connected to an existing stormcepter located to the northwest corner of the existing building. The existing collector manhole and manufactured quality treatment unit at the northwest corner of the building discharging to the 2,135 mm diameter storm pipe in the easement will remain as-is. The roof drain of the proposed addition will be internally connected to the existing building storm service as part of the proposed work.

6.4.1 Storage Requirements

Post development runoff will be detained on-site for storms up to and including the 100-year storm events. The required storage volumes will be achieved using surface ponding in the asphalt parking, the proposed addition roof, the existing roof, and underground storage.

A combination of rooftop storage, surface ponding, and underground storage is provided to for the quantity control requirements for the site. Surface ponding volumes over catch basins and roof drains were determined by the conic volume method. Ponding depths for the subject site must be equal to or less than

300 mm for the parking surfaces and 150 mm for the roofs during a 100-year storm event. Underground storage is provided within pipe retention system consisting of 375 mm and 650 mm diameter HDPE pipe.

Required flowrate calculations for area P-2 during 2-year, 5-year and 100-year storm events using Modified Rational Method (MRM) can be found in **Tables D7-D9** and stage storage discharge in **Table D10** in **Appendix D**.

6.4.2 Orifice Inlet Control Device Sizing

Catchment P-2 corresponds to a portion of the parking lot adjacent to the slope at the rear of the developed area. Flows from this catchment are proposed to be attenuated by an ICD orifice situated in a dual inlet catch basin in the parking lot. The orifice was sized based on the required storage volume and associated head of water during 100-year storm events, using the orifice equation shown below:

$$Q_{ORIFICE} = CA\sqrt{2gH}$$

Where,

$Q_{ORIFICE}$ = Flow Through the Orifice

C = Orifice Coefficient = 0.61

A = Area of the Orifice

g = Gravitational Acceleration = 9.81 m/s^2

H = Head of Water over the Center of the Orifice

Detailed orifice sizing calculations are shown in **Tables D10** in **Appendix D.** For 5-year and 100-year ponding limits refer to drawing C500 in **Appendix F**. Flow rates, storage requirements, and ponding depths are summarized below in section 6.4.4.

6.4.3 Roof Inlet Control Device Sizing

Catchment PR-2 corresponds to the roof of the proposed addition for which one roof drain equipped with a WATTS Accutrol flow control weir, is proposed at the one-quarter open position. The weir was specified based on the required storage volume and associated head of water during 100-year storm events.

See the discharge characteristics published by the manufacturer in **Appendix D.** Detailed flow controlled roof drain calculations are shown in **Tables D5** in **Appendix D.** For 5-year and 100-year ponding limits refer to drawing C500 in **Appendix F.** Flow rates, storage requirements, and ponding depths are summarize below in section 6.4.4.

6.4.4 Summary of SWM Storage Requirements

The proposed ICD size and/or models are summarized in Table 6-1 below. The specified controls result in post development peak flowrates for each of the 2,5, and 100-year storm events that are less than the allowable flowrates.

Table 6-1: Summary of SWM Storage Requirements

Area No	Area (ha)	C_{AVG100}	100-Year Release Rate (Controlled) (L/s)	100-Year Ponding Depth (mm)	100-Year Storage Requirement (m3)	Max Storage Provided (m3)	ICD Control
PR-2	0.0223	1.00	**0.94**	148	9.09	9.50	RD1 Watts Roof Drains - 1/4 open position
P-2	0.3367	0.96	**43.00**	260	53.6	54.71	136 mm Diameter Orifice

*__Bold__ flows are controlled.

6.5 Storm Sewer Design

The proposed design makes use of the existing private storm infrastructure including the existing building storm service and existing connection to the municipal storm sewer. New storm sewers have been proposed within the parking area to provide underground storm storage as well as conveyance towards the existing Stormceptor treatment unit. The proposed storm sewer system has been sized to convey 5-year storm. The existing collector manhole and quality treatment unit at the northwest corner of the building discharging to the 2,135 mm diameter CSP municipal drain (lined with 1,676 mm ø Fibre Reinforced Hobas Liner) in the easement will remain. All stormwater runoff captured by the minor system on-site and storm service lateral from the existing building will ultimately discharge to the Stillwater Creek.

6.6 Emergency Flow routes

The highest spill point elevation within the proposed grading corresponds to the top of curb at the rear parking with a spill point elevation of 89.34. Should ponding exceed this elevation the emergency flow route will be to the Stillwater Creek at the bottom of the slope behind the rear parking.

6.7 CCTV Investigation – Storm Sewer

A CCTV inspection of storm sewer system was carried out. During the investigation, it was noted that a few pipes were laid differently than they were shown in as-built drawing. No major issues were identified within the existing storm sewer system. Therefore, existing storm sewers and building storm service are suitable to be used for the proposed addition. A CCTV Investigation report for storm sewer has been attached to this report in **Appendix E**.

7 Erosion and Sediment Control

During all construction activities, erosion and sedimentation shall be controlled by the following techniques:

- Extent of exposed soils shall be limited at any given time;
- Exposed areas shall be re-vegetated as soon as possible;
- Minimize the area to be cleared and disruption of adjacent areas;
- Siltsack or approved equivalent shall be installed inside all catch basins, catch basin manholes, and storm manholes as identified on the erosion and sediment control plan;
- Visual inspection shall be completed daily on sediment control barriers and any damage will be repaired immediately. Care will be taken to prevent damage during construction operations;
- In some cases, barriers may be removed temporarily to accommodate the construction operations. The affected barriers will be reinstated at night when construction is completed;
- Sediment control devices will be cleaned of accumulated silt as required. The deposits will be disposed of as per the requirements of the contract;
- During 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; and,
- Construction and maintenance requirements for erosion and sediment controls are to comply with Ontario Provincial Standard Specification (OPSS) 805.

8 Conclusions

This report addresses the site servicing and stormwater management requirements for the site plan control application for the proposed development. Based on the analysis provided in this report, the conclusions are as follows:

- The proposed addition and existing building will be serviced by two (2) x 150mm diameter water services, which will adequately service the proposed development for the domestic and sprinkler demands. Additionally, water boundary conditions from the City suggests sufficient flow and pressure availability in the municipal watermain on Robertson Road for domestic and fire demands.
- The proposed building addition will be serviced by the proposed 200mm dia. building sanitary service connection. No capacity constraints were noted in the municipal sanitary sewer on Robertson Road by the City.
- Stormwater Management criteria for the proposed development will be achieved by restricting the post-development stormwater discharge rates up to and including the 100-year to the allowable release rates.
- Required on-site SWM storage volumes will be achieved using the surface storage in parking areas, underground storage system and roof storage using the flow control orifice plate ICD's and flow control roof drains.
- The stormwater quality control for the proposed site is provided by the existing treatment unit located at the northwest corner of the existing building. The treatment unit was specified during the design of the existing development to provide an enhanced level of protection (80% TSS removal). The treatment unit was specified to be Stormceptor model STC 750. See Stormwater Management and Servicing Report - David McManus Engineering Ltd. - August 4, 2008 (rev. 1) in **Appendix D.**
- Temporary erosion and sediment control measures for the subject site have been identified.

Appendix A – Figures

Figure A1 – Site Location Plan

Figure A2 – Hydrant Location Plan

FIGURE A1: SITE LOCATION PLAN – 2055 ROBERTSON ROAD

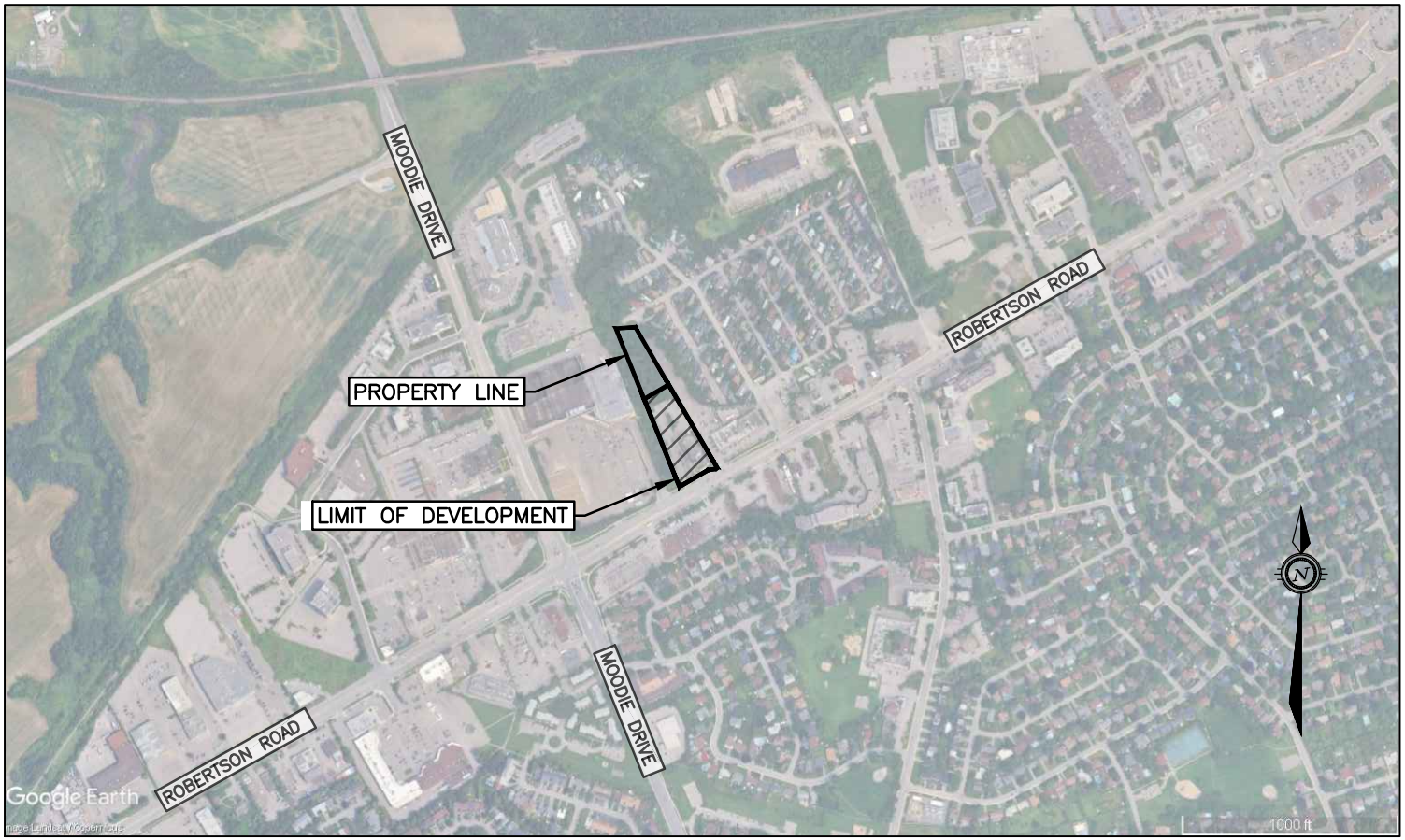
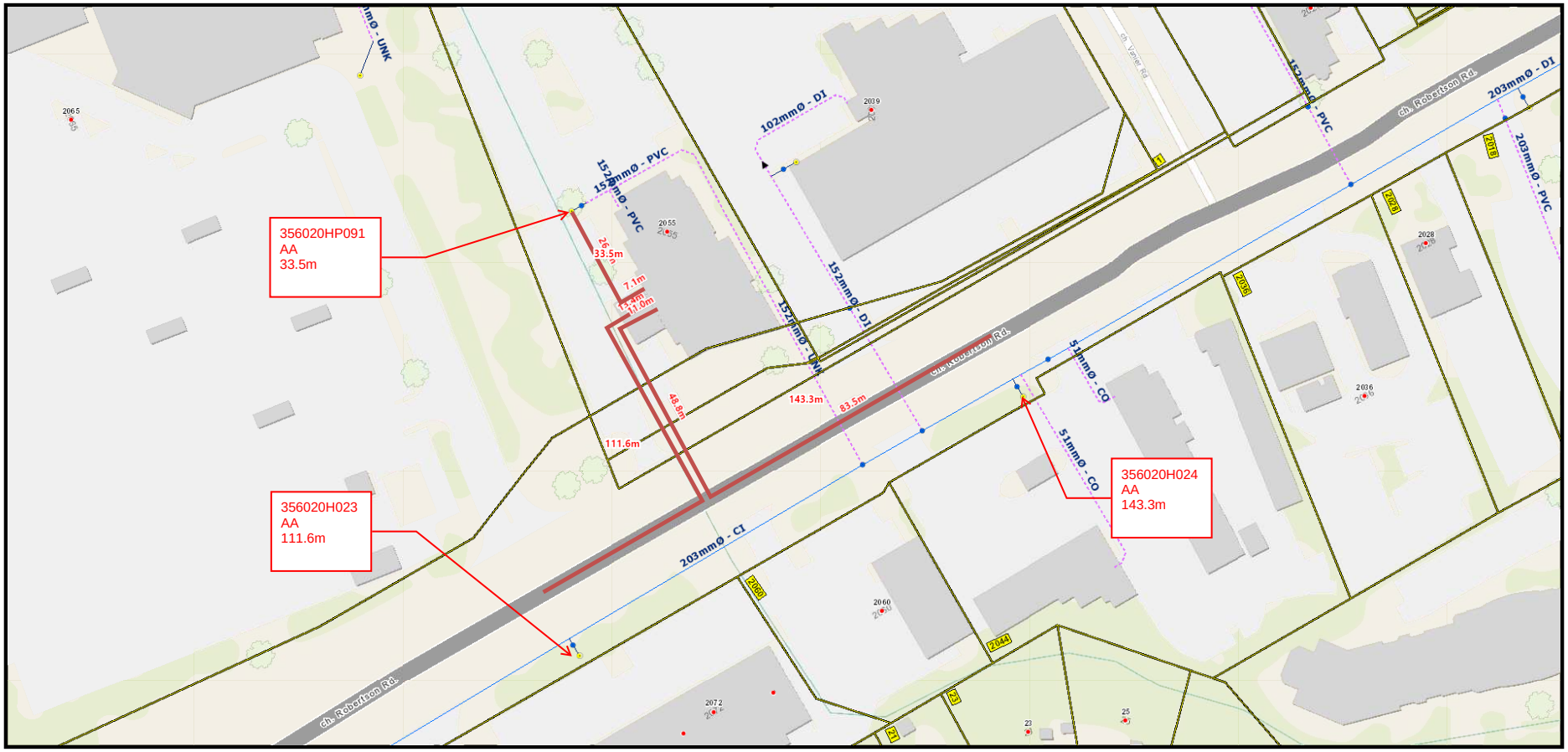


Figure A2: Hydrant Location Plan - 2055 Robertson Road.



Appendix B – Water Servicing

Table B1 - Water Demand Chart

Table B2 - FUS Fire Flow Demand Calculations

Table B3 - Estimated Water Pressure at Proposed Building FFE

Correspondence from Architect Re Fire Flow Requirements

Water Boundary Conditions from the City

Correspondence from Architect Re Fully Supervised Sprinklered System

TABLE B1: Water Demand Chart

Project Name	2055 Robertson Road - Holiday Inn Express
Project No:	OTT-25002871-A0
Designed by:	A. Johnson, EIT.
Checked By:	A. Jariwala, M.Eng., P.Eng.
Date Revised:	9/10/2025

Water Consumption

Hotel (Residential)	=	**225**	L/Person
Hotel (Assembly)	=	**125**	L/Person
Hotel (Non-resident Staff)	=	**40**	L/Person
Max. Day Peaking Factor (Residential)	=	**2.50**	x Avg. Day
Peak Hour Peaking Factor (Residential)	=	**2.20**	x Max. Day
Max. Day Peaking Factor (ICII)	=	**1.50**	x Avg. Day
Peak Hour Peaking Factor (ICI)	=	**1.80**	x Max. Day

Building	Hotel Rooms						Assembly						Non-resident Staff						Total Demands (L/sec)		
	Population (Residential)	Avg. Day Demands (L/day)	Max. Day Peaking Factor	Max. Day Demands (L/day)	Peak Hour Peaking Factor	Peak Hour Demands (L/day)	Assembly Capacity	Avg. Day Demands (L/day)	Max. Day Peaking Factor	Max. Day Demands (L/day)	Peak Hour Peaking Factor	Peak Hour Demands (L/day)	Population (Non-Residential)	Avg. Day Demands (L/day)	Max. Day Peaking Factor	Max. Day Demands (L/day)	Peak Hour Peaking Factor	Peak Hour Demands (L/day)	Avg Day (L/s)	Max Day (L/s)	Peak Hour (L/s)
Existing Hotel Building	296	66600	2.50	166500	2.20	366300	234	29250	1.50	43875	1.80	78975							1.11	2.43	5.15
Proposed Addition	120	27000	2.50	67500	2.20	148500													0.31	0.78	1.72
													15	600	1.50	900	1.80	1620	0.01	0.01	0.02
Totals	416	93,600		234,000		514,800													***1.43***	***3.23***	***6.89***

Note:

1. Residential populations were determined by assuming 2 persons for each bed queen or larger as indicated in the room schedule provided in architectural plans.
2. Assembly population was taken from the building code matrix provided in architectural plans.
3. Per capita water consuption for the residential population was taken from Ottawa Design Guidelines - Water Distribution - 2010 - ISD-2010-02 - Table 4.2
4. Per capita water consuption for the assembly population was taken from Ottawa Design Guidelines - Sewer Design - 2012 - Appendix 4-A. Water demand for assembly population was taken as being equal to the listed daily sewage flow of "Bar or Cocktail Lounge as a separate establishment".

TABLE B2: FIRE FLOW REQURIEMENTS BASED ON FIRE UNDERWRITERS SURVEY(FUS) 2020
PROJECT: OTT-25002871-A0
Building: **Nepean Holiday Inn Express Reno**

An estimate of the Fire Flow required for a given fire area may be estimated by:

F = 220 * C * SQRT(A)

where: F = required fire flow in litres per minute
A = total floor area in m^2 (including all storeys, but excluding basements at least 50% below grade)
C = coefficient related to the type of construction

Task	Options	Multiplier	Input			Value Used	Fire Flow Total (L/min)
Choose Building Frame (C)	Wood Frame	1.5	Non-combustible Construction			0.8	
	Ordinary Construction	1					
	Non-combustible Construction	0.8					
	Fire Resistive Construction	0.6					
	Sixth Floor		1500	50%	750	6000.0 m²	
	Fifth Floor		1500	50%	750		
	Fourth Floor		1500	50%	750		
	Third Floor		1500	50%	750		
	Second Floor		1500	100%	1500		
	First Floor		1500	100%	1500		
	Basement (At least 50% below grade, not included)		NA	NA	NA		
Fire Flow (F)	F = 220 * C * SQRT(A)						13,633
Fire Flow (F)	Rounded to nearest 1,000						**14,000**

Reductions/Increases Due to Factors Effecting Burning

Task	Options	Multiplier	Input	Value Used	Fire Flow Change (L/min)	Fire Flow Total (L/min)
Choose Combustibility of Building Contents	Non-combustible	-25%	Limited Combustible	-15%	-2,100	11,900
	Limited Combustible	-15%				
	Combustible	0%				
	Free Burning	15%				
	Rapid Burning	25%				
Choose Reduction Due to Sprinkler System	**Adequate** Sprinkler Conforms to NFPA13	-30%	Adequate Sprinkler Conforms to NFPA13	-30%	-3,570	8,330
	No Sprinkler	0%				
	Standard Water Supply for Fire Department Hose Line and for Sprinkler System	-10%	Standard Water Supply for Fire Department Hose Line and for Sprinkler System	-10%	-1,190	7,140
	Not Standard Water Supply or Unavailable	0%				
	Fully Supervised Sprinkler System	-10%	Fully Supervised Sprinkler System	-10%	-1,190	5,950
	Not Fully Supervised or N/A	0%				

Choose Structure Exposure Distance	Exposures	Separ-ation Dist (m)	Cond	Separation Conditon	Exposed Wall type	Exposed Wall Length: Length (m)	No of Storeys	Length-Height Factor	Sub-Conditon	Charge (%)	Total Charge (%)	Total Exposure Charge (L/min)	
	West	45	5	30.1 to 45	Type V	0	0	0	6	0%	2%	238	6,188
	East	22.85	4	20.1 to 30	Type IV-III (U)	26.73	2	53.46	4C	2%			
	South	45	5	30.1 to 45	Type V	0	0	0	6	0%			
	North	45	5	30.1 to 45	Type V	0	0	0	6	0%			
Obtain Required Fire Flow											Total Required Fire Flow, Rounded to the Nearest 1,000 L/min =		**6,000**
											Total Required Fire Flow, L/s =		**100.0**

Exposure Charges for Exposing Walls of Wood Frame Construciton (from Table G5)

Type V	Wood Frame
Type IV-III (U)	Mass Timber or Ordinary with Unprotected Openings
Type IV-III (P)	Mass Timber or Ordinary with Protected Openings
Type II-I (U)	Noncombustible or Fire Resistive with Unprotected Openings
Type II-I (P)	Noncombustible or Fire Resistive with Protected Openings

Conditons for Separation

Separation Dist	Condition
0m to 3m	1
3.1m to 10m	2
10.1m to 20m	3
20.1m to 30m	4
> 30.1m	5

TABLE B3

ESTIMATED WATER PRESSURE AT PROPOSED BUILDING FFE

Description	From	To	Demand (L/sec)	Pipe Length (m)	Pipe Dia (mm)	Dia (m)	Q (m3/sec)	Area (m2)	C	Vel (m/s)	Slope of HGL (m/m)	Head Loss (m)	Elev From (m)	Elev To (m)	*Elev Diff (m)	Pressure From kPa	(psi)	Pressure To kPa	(psi)	Pressure Drop (psi)
Avg Day Conditons																				
Single 150mm water service	Main	Building	1.43	100 m	150	0.150	0.0014	0.017671	110	0.0809	9.8E-05	0.0098	91.27	90.70	0.6	394.7	(57.2)	400.2	(58.0)	-0.8
Max Day Conditons																				
Single 150mm watermain	Main	Building	3.23	100 m	150	0.150	0.0032	0.017671	110	0.1828	0.00044	0.0443	91.27	90.70	0.6	348.5	(50.6)	353.7	(51.3)	-0.7
Peak Hour Conditons																				
Single 150mm watermain	Main	Building	6.89	100 m	150	0.150	0.0069	0.017671	110	0.3899	0.0018	0.1804	91.27	90.70	0.6	348.5	(50.6)	352.4	(51.1)	-0.6
Max Day plus Sprinkler Demands																				
Single 150mm watermain	Main	Building	33.23	100 m	150	0.150	0.0332	0.017671	110	1.8804	0.03324	3.3242	91.27	90.70	0.6	281.8	(40.9)	254.8	(37.0)	3.9

Water Demand Info

Average Demand =	1.43	L/sec
Max Day Demand =	3.23	L/sec
Peak Hr Deamand =	6.89	L/sec
Fireflow Requriement =	100.0	L/sec
Max Day Plus FF Demand =	103.2	L/sec
Assumed Sprinkler Demands =	30.0	L/sec

Pipe Lengths

From watermain to building =	100 m
Hazen Williams C Factor for Friction Loss in Pipe, C=	110

Boundary Conditon

	Min HGL	Max HGL	Max Day + Fireflow
HGL (m)	126.8	131.5	120.0
Approx Ground Elev (m) =	91.27	91.27	91.27
Approx Bldg FF Elev (m) =	90.70	90.70	90.70
Pressure (m) =	35.53	40.23	28.73
Pressure (Pa) =	348,549	394,656	281,841
Pressure (psi) =	50.6	57.2	40.9

(From City of Ottawa)

Alexander Johnson

From: Linnea Chamberlain <lchamberlain@chamberlainipd.com>
Sent: Wednesday, August 27, 2025 4:48 PM
To: Aaditya Jariwala
Cc: 'Vahe Kouyoumdjian'
Subject: RE: Holiday Inn Express Nepean
Attachments: 125009 - Nepean - Architectural Set.pdf; 125009 - Nepean - Site.pdf; 2025-03-21 - 61520_001 - Holiday Inn Nepean - Structural Preliminary.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aaditya,
You have the drawings right? it shows all the info you are asking me for? Reattached for ease.
The OBC matrix, the room numbers etc are all on the set.
115 units existing and adding 30 to get 145
No basement on the drawings
OBC refer to re ratings.
It wont be wood. It will be concrete walls and floors but we need to match existing building- see prelim structural drawings as attached
Thanks
Linnea

From: Aaditya Jariwala <Aaditya.Jariwala@exp.com>
Sent: August 26, 2025 12:30 PM
To: Linnea Chamberlain <lchamberlain@chamberlainipd.com>
Subject: Holiday Inn Express Nepean

Good afternoon Linnea,

As per our discussions in the meeting this afternoon, can you please provide answers to the following ietems:

1. List of existing hotel room count, type of rooms, seating capacity of the restaurant (if any).
2. List of proposed room count, type of room and any addition to the seating capacity of the restaurant (if any).
3. GFA for each storey in existing and proposed buildings including basement (if applicable).
4. Type of structure of the existing building and proposed addition. As per FUS 202 guidelines, please specify which of the following option applies. I can provide explanation on what each option entails if needed:
   - Wood construction – when structural elements, walls, arches, floors and roods are constructed of wood
   - Ordinary construction – when the exterior walls are of masonry construction with a min. 1-hour fire resistance rating but the structural elements do not have min. 1-hour fire resistance rating.
   - Non-combustible construction – when all structural elements and exterior walls have min. 1-hour fire resistance rating and are constructed of non-combustible material.

- Fire resistive construction – when all structural elements and walls have min. 2-hour fire resistance rating and are constructed of non-combustible material.

5. Are there any vertical fire walls within the existing building or proposed addition with min. 2-hour fire rating?
6. What is the building occupancy group and division per OBC?
7. Will both the buildings be fully sprinklered?

Let me know if you need clarification on any of the items above. Feel free to reach out to me on my cell for a quick turnaround.

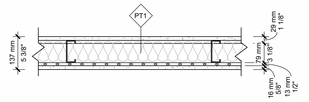
Best regards,

Aaditya Jariwala, M.Eng, P.Eng.
EXP | Project Manager
t : +1.613.688.1899, 63240 | m : +1.613.816.5961 | e : aaditya.jariwala@exp.com
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keep it green, read from the screen

PARTITION TYPES

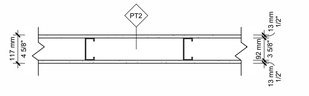


PT1 - TYPICAL 1 HR. FRR. - STC55

DEMISING WALL BETWEEN GUESTROOMS & BETWEEN GUESTROOM & CORRIDOR

1HR. F.R.R. ULC DESIGN NO. W453
SOUND TEST RAL-TL83-216, STC 54 (MIN. STC 50)

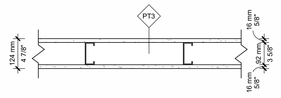
- 5/8" FIRE RATED GYPSUM BOARD SCREW ATTACHED TO CHANNEL, JOINTS STAGGERED & FINISHED, PERIMETER CAULKED AND SEALED
- 3 5/8" STEEL STUDS @ 24" O/C
- 3" SOUND ATTENUATION FIRE BLANKETS BY THERMAFIBER (SAFB) 25" WIDE CREASED TO FIT
- 1/2" RESILIENT CHANNEL @ 24" O/C SCREW ATTACHED TO STUDS
- 5/8" FIRE RATED GYPSUM BOARD SCREW ATTACHED TO CHANNEL, JOINTS STAGGERED & FINISHED, PERIMETER CAULKED AND SEALED.



PT2 - GUESTROOM INTERIOR PARTITION WALL

- 1/2" GYPSUM BOARD
- 3 5/8" STEEL STUDS @ 16" O/C
- 1/2" GYPSUM BOARD

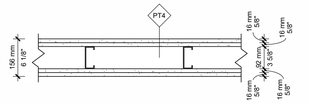
PT2a SAME AS PT2 BUT GYPSUM BOARD ONE SIDE ONLY



PT3 - PUBLIC AREA PARTITION

- 5/8" GYPSUM BOARD
- 3 5/8" STEEL STUDS @ 16" O/C
- 5/8" GYPSUM BOARD

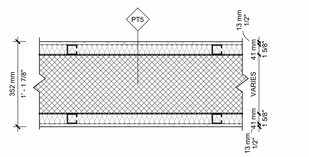
PT3a SAME AS PT3 BUT GYPSUM BOARD ONE SIDE ONLY



PT4 - 2HR PARTITION

- 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD
- 3-5/8" STEEL STUDS @ 16" O.C.
- 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD

ULC WALL DESIGN W406



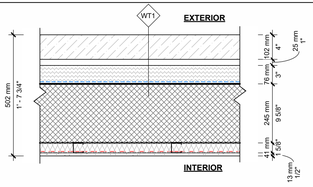
PT5 - TYPICAL 1 HR. FRR. CONCRETE BLOCK WALL - STC 69

WALL BETWEEN GUESTROOMS

- 1/2" GYPSUM BOARD
- 1 5/8" STEEL STUDS @ 16" O/C
- SOUND BATT INSULATION
- CONCRETE BLOCK WALL - FOR THICKNESS SEE STRUCTURAL
- 1 5/8" STEEL STUDS @ 16" O/C
- SOUND BATT INSULATION
- 1/2" GYPSUM BOARD

PT5a SAME AS PT5 BUT WITH ONE SIDE FURRING WALL

EXTERIOR WALL TYPES



WT1 EXTERIOR STONE ON CONCRETE BLOCK

- 4" STONE VENEER (BRICK TIE PENETRATIONS SEALED USING DOW 'ENERFOAM' SEALANT
- 1" AIR SPACE
- 3" SEMI RIGID INSULATION BOARD- TYPE: CAVITYROCK BY ROCKWOOL, OR APPROVED EQUAL (R13)
- VAPOUR PERMEABLE AIR BARRIER
- 10" CONCRETE BLOCK
- 1 5/8" STEEL STUDS@16" O/C
- BATT INSULATION TO FILL CAVITY (R6)
- VAPOUR RETARDER
- 1/2" GYPSUM BOARD

WT1a SAME AS WT1 BUT WITHOUT STUDS, VAPOUR RETARDER, AND GYPSUM BOARD

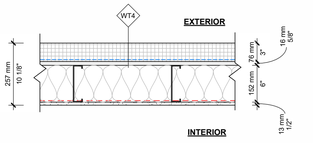
WT2 EXTERIOR STONE ON METAL STUD

- 4" STONE VENEER (BRICK TIE PENETRATIONS SEALED USING DOW 'ENERFOAM' SEALANT
- 1" AIR SPACE
- 2" SEMI RIGID INSULATION BOARD- TYPE: CAVITYROCK BY ROCKWOOL, OR APPROVED EQUAL (R8.6)
- VAPOUR PERMEABLE AIR BARRIER
- 5/8" EXTERIOR GLASSMAT SHEATHING (DENS GLASS GOLD OR APPROVED EQUAL)
- 6" STEEL STUDS @ 16" O/C
- BATT INSULATION TO FILL CAVITY (R19)
- VAPOUR RETARDER
- 1/2" GYPSUM BOARD

WT3 EXTERIOR EIFS ON CONCRETE BLOCK

- EXTERIOR INSULATION FINISH SYSTEM (EIFS) ON 4" (R15) EXPANDED POLYSTYRENE INSULATION BOARD (EPS) C/W DUAL MOISTURE DRAINAGE & AIR BARRIER TYPE: OUTSULATION MD NC SYSTEM BY DRYVIT OR APPROVED EQUAL
- 10" CONCRETE BLOCK
- 1 5/8" STEEL STUDS @ 16" O/C
- BATT INSULATION TO FILL CAVITY (R6)
- VAPOUR RETARDER
- 1/2" GYPSUM BOARD

WT3a SAME AS WT3 BUT WITHOUT STUDS, VAPOUR RETARDER, AND GYPSUM BOARD



WT4 EXTERIOR EIFS ON METAL STUD

- EXTERIOR INSULATION FINISH SYSTEM (EIFS) ON 3" (R11) EXPANDED POLYSTYRENE INSULATION BOARD (EPS) C/W DUAL MOISTURE DRAINAGE & AIR BARRIER TYPE: OUTSULATION MD NC SYSTEM BY DRYVIT OR APPROVED EQUAL
- 5/8" EXTERIOR GLASSMAT SHEATHING (DENS GLASS GOLD OR APPROVED EQUAL)
- 6" STEEL STUDS @ 16" O/C
- BATT INSULATION TO FILL CAVITY (R19)
- VAPOUR RETARDER
- 1/2" GYPSUM BOARD

EXISTING UNIT SCHEDULE	
Name	Count
LEVEL 2	
EXTG. ACC DOUBLE QUEEN	1
EXTG. ACC KING	1
EXTG. ACC KING SUITE	1
EXTG. DOUBLE QUEEN EXTENDED	2
EXTG. DOUBLE QUEEN SUITE EXTENDED	3
EXTG. KING	6
EXTG. KING JACUZZI	1
EXTG. KING SHOTGUN SUITE	6
EXTG. KING SUITE	2
	23
LEVEL 3	
EXTG. ACC DOUBLE QUEEN	1
EXTG. ACC KING	1
EXTG. ACC KING SUITE	1
EXTG. DOUBLE QUEEN EXTENDED	2
EXTG. DOUBLE QUEEN SUITE EXTENDED	3
EXTG. KING	6
EXTG. KING JACUZZI	1
EXTG. KING SHOTGUN SUITE	6
EXTG. KING SUITE	2
	23
LEVEL 4	
EXTG. ACC DOUBLE QUEEN	1
EXTG. ACC KING	1
EXTG. DOUBLE QUEEN EXTENDED	2
EXTG. DOUBLE QUEEN SUITE EXTENDED	4
EXTG. KING	6
EXTG. KING JACUZZI	1
EXTG. KING SHOTGUN SUITE	6
EXTG. KING SUITE	2
	23
LEVEL 5	
EXTG. ACC DOUBLE QUEEN	1
EXTG. ACC KING	1
EXTG. DOUBLE QUEEN EXTENDED	2
EXTG. DOUBLE QUEEN SUITE EXTENDED	4
EXTG. KING	6
EXTG. KING JACUZZI	1
EXTG. KING SHOTGUN SUITE	6
EXTG. KING SUITE	2
	23
LEVEL 6	
EXTG. ACC DOUBLE QUEEN	1
EXTG. ACC KING	1
EXTG. DOUBLE QUEEN EXTENDED	2
EXTG. DOUBLE QUEEN SUITE EXTENDED	4
EXTG. KING	6
EXTG. KING JACUZZI	1
EXTG. KING SHOTGUN SUITE	6
EXTG. KING SUITE	2
	23
Grand total: 115	115

PROPOSED UNIT SCHEDULE	
Name	Count
LEVEL 1	
DOUBLE QUEEN	4
DOUBLE QUEEN SUITE	1
	5
LEVEL 2	
ACC DOUBLE QUEEN	1
DOUBLE QUEEN	3
DOUBLE QUEEN SUITE	1
	5
LEVEL 3	
ACC DOUBLE QUEEN	1
DOUBLE QUEEN	3
DOUBLE QUEEN SUITE	1
	5
LEVEL 4	
ACC DOUBLE QUEEN	1
DOUBLE QUEEN	3
DOUBLE QUEEN SUITE	1
	5
LEVEL 5	
ACC DOUBLE QUEEN	1
DOUBLE QUEEN	3
DOUBLE QUEEN SUITE	1
	5
LEVEL 6	
ACC DOUBLE QUEEN	1
DOUBLE QUEEN	3
DOUBLE QUEEN SUITE	1
	5
Grand total: 30	30
TOTAL	**145**

TOTAL ACCESSIBLE UNIT SCHEDULE	
Name	Count
ACC DOUBLE QUEEN	5
EXTG. ACC DOUBLE QUEEN	5
EXTG. ACC KING	5
EXTG. ACC KING SUITE	2
Grand total: 17	17

WALL TYPE NOTES

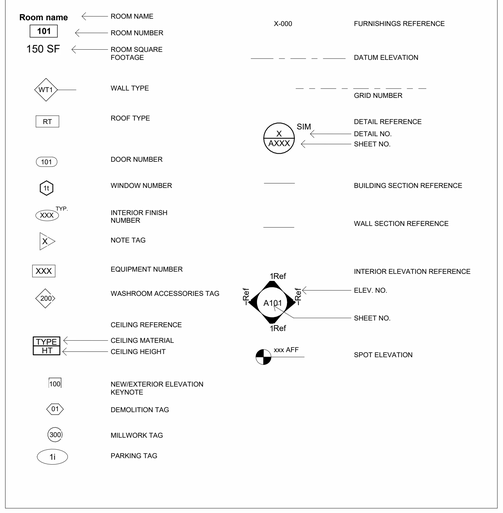
1. WHERE SPRAY FOAM INSULATION IS USED IN EXTERIOR WALLS, IN THE POOL AREA, SPRAY FOAM INSULATION IS TO COMPLETELY FILL STUD CAVITY & A VAPOUR BARRIER IS REQUIRED PRIOR TO INSTALLING GYPSUM BOARD.
2. POOL AREA TO HAVE MOISTURE, MOLD AND MILDEW RESISTANT GYPSUM BOARD ON WALLS AND CEILING TYPE: DENS ARMOR PLUS INTERIOR GUARD BY G-P GYPSUM OR EQUAL.
3. POOL TO HAVE PAINTED FINISH ON WALLS AND CEILING THAT PROVIDES VAPOUR BARRIER QUALITIES.
4. ALL FIRE RATED PARTITIONS TO HAVE FIRE STOP CAULKING AT TOP AND BOTTOM OF GYPSUM BOARD.
5. WASHROOM SHOWER ENCLOSURES TO HAVE WATER RESISTANT DENS SHIELD GYPSUM BOARD BY G-P GYPSUM.
6. WALLS SEPARATING OFFICE AREAS, PUBLIC WASHROOMS, POOL, FOOD PREP, BOARDROOMS AND MEETING ROOMS FROM PUBLIC AREAS TO ALSO HAVE 3 1/2" SOUND INSULATION.
7. NO STEEL OR GYPSUM BOARD ON CONCRETE WALLS REQUIRED IN MECHANICAL/ELECTRICAL ROOMS, STAIRWELLS, ELEVATOR SHAFT, & POOL EQUIPMENT.

BUILDING AREA SUMMARY		
Name	Area	Area (Metric)

ABBREVIATIONS

ACT	ACCOUSTICAL CEILING TILE	O.C	ON CENTER
C.B.	CONCRETE BLOCK	O/C	
CONC. BL		P	PANEL
CMU	CONCRETE MASONRY UNIT	PTAC	PACKAGED TERMINAL AIR CONDITIONER
CT	CERAMIC TILE	PTD	PAINTED
CU	CONDENSING UNIT	QT	QUARRY TILE
C/W	COMPLETE WITH	R	REFRIGERATOR
D	DRYER	RB	RUBBER
EF	EXHAUST FAN	S	SINK
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SACT	SUSPENDED ACCOUSTICAL TILE
EXTG	EXISTING	SP	SUMP PUMP
F	FREEZER	ST	STORAGE TANK
F/A	FIRE ALARM	T	TRANSFORMER
FHC	FIRE HOSE CABINET		
FEC	FIRE EXTINGUISHER CABINET	TXT	TEXTURED
FRP	FIBERGLASS REINFORCED PANEL	U.N.O.	UNLESS NOTED OTHERWISE
G.B.	GYPSUM BOARD	VEND.	VENDING MACHINE
GYP. BD.		W	WASHER
HP	HEAT PUMP	WD	STACKED WASHER AND DRYER
HB	HOSE BIB	VCT	VINYL COMPOSITE TILE
ICE	ICE MACHINE	VWC	VINYL WALL COVERING
K.E.S.	KITCHEN EQUIPMENT SUPPLIER		
MO	MASONRY OPENING		
M.U.A.	MAKE-UP AIR		

SYMBOL LEGEND



Item	ONTARIO 2024 BUILDING CODE DATA MATRIX									OBC Reference
1	PROJECT NAME & LOCATION NEPEAN HOLIDAY INN EXPRESS 45 ROVERTSON ROAD NEPEAN, ON							☐ New ☒ Addition ☐ Alteration ☐ Change of Use		■ Part 3 ☐ Part 9 ■ Part 11
2	MAJOR OCCUPANCY (S)				Assembly - Group - A2 Residential - Group C					3.1.2.1.(1)
3	BUILDING AREA	Existing: 1,177 m2			New: 333.24 m2		Total: 1,510.24 m2			1.4.1.2.
4	GROSS AREA	Existing: 6,877.50 m2			New: 1,984.50 m2		Total: 8,861.50 m2			1.4.1.2.
5	NUMBER OF STOREYS			Above Grade 6		Storeys	Below Grade: N/A			1.4.1.2. & 3.2.1.1.
6	HEIGHT OF BUILDING	56'-8" (17.3 m) (Top of Roof Slab)								
7	NUMBER OF STREETS/ACCESS ROUTES				Facing 1 Street					3.2.2.10 & 3.2.5
8	BUILDING CLASSIFICATION				Group A, Division 2, up to 6 Storeys, Any Area, Sprinklered Group C, up to 6 Storeys, Sprinklered, Noncombustible Construction					3.2.2.24 3.2.2.49
9	SPRINKLER SYSTEM PROPOSED							■ entire building ☐ basement only ☐ in lieu of roof rating ☐ not required		3.2.2.20 - 3.2.2.83
10	STANDPIPE REQUIRED							■ YES	☐ NO	3.2.5.8.
11	FIRE ALARM REQUIRED							■ YES	☐ NO	3.2.4
12	WATER SERVICE/SUPPLY IS ADEQUATE							■ YES	☐ NO	3.2.5.7
13	HIGH BUILDING							☐ YES	■ NO	3.2.6
14	CONSTRUCTION PERMITTED CONSTRUCTION ACTUAL			☐ Combustible ☐ Combustible				■ Non-combustible ■ Non-combustible	☐ Both ☐ Both	3.2.2.43
15	MEZZANINE(S)	area			N.A.					3.2.1.1(3)-(8)
16	OCCUPANT LOAD based on							☐ m2/person	■ design of building	3.1.17
	1st Floor:	Occupancy: A2	Load: 234	persons (Existing)						
		Occupancy: C	Load: 16	persons						
	2nd Floor:	Occupancy: C	Load: 62	persons (46 Existing + 16 New)						
	3rd Floor:	Occupancy: C	Load: 62	persons						
	4th Floor:	Occupancy: C	Load: 62	persons						
	5th Floor:	Occupancy: C	Load: 62	persons						
	6th Floor:	Occupancy: C	Load: 62	persons						
		TOTAL	560	persons						
17	BARRIER FREE DESIGN							■ YES	☐ NO (explain)_____	3.8.
18	HAZARDOUS SUBSTANCES							☐ YES	■ NO	3.3.1.2 & 3.3.1.19
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hour)			Listed Design No. or Description (D-2)					
		floors	1 hour		Table D-2.2.1.A.					3.2.2.49/3.2.2.24
		roof	no rating							3.2.2.49/3.2.2.24
		mezzanine	N/A							
		FRR of Supporting Members			Listed Design No. or Description (D-2)					
		floors	1 hour		Table D-2.2.1.					3.2.2.49/3.2.2.24
		roof	no rating							3.2.2.49/3.2.2.24
		mezzanine	N/A							
20	WASHROOM FACILITIES	W.C.s REQUIRED (male/fem.)	STAFF		W.C.s PROVIDED (EXISTING) (male/fem.)	UNISEX	STAFF			3.7.2.
	1st Floor: Occupancy: A2	3/3			3/3	1	1			3.7.4.3.D Table 3.7.2.2.A.
21	EXITS REQUIRED (from level)	No.	Exit Width (mm per exit)	Max Travel (m to one exit)	PROVIDED No.	Exit Width (mm per exit)				3.4.2.1 number 3.4.2.5(1)(c) location 3.4.3.2(8)(c) width 3.4.3.2.(1)(a) capacity grd. level 3.4.3.2.(1)(c) capacity upper levels
	1st Floor:	2	250x6.1/2 = 762.5	45	Existing:	2	900			
					+Proposed:	1	965			
	2nd to 6th:	2	62x9.2/2 = 285.2	45	Existing	1	900			
					+Proposed:	1	965			
22	SPATIAL SEPARATION - Construction of Exterior Walls									3.2.3
Existing Condition	Wall	Area EBF (m2)	L.D. (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR (hours)	Listed Design or Description	Comb. or Non-comb. Constructin	Non-Comb. Const.	Comb. or Non-comb. Cladding	Non-comb. Cladding
	East (existing part ground floor fire compartment)	197 m2	4.5 m		35%	32%	45 MIN		☐	■	☐	■
	East (existing part upper floors individual guestroom fire compartment)	10 m2	4.5 m		100%	< 100%			■	☐	■	☐
	South	No change										
	East (new ground & upper floors individual guestroom fire compartment)	10-15 m2	6.38 m		100%	< 100%			■	☐	■	☐
	West	922 m2	> 9 m		100%	< 100%			■	☐	■	☐
	North	424.4 m2	> 9 m		100%	< 100%			■	☐	■	☐

Item	ONTARIO 2024 BUILDING CODE DATA MATRIX						OBC Reference
1	PROJECT NAME & LOCATION MARRIOTT COURTYARD 864 EXETER DRIVE LONDON, ONTARIO					☐ New ☐ Addition ☒ Alteration ☐ Change of Use	■ Part 11
2	PROJECT TYPE Addition and Renovation to existing 6-Storey Hotel				RENOVATION & ADDITION		(A)1.1.2.
3	BUILDING SIZE	☐ Small	☐ Medium	■ Large	☐ >Large		T.11.2.1.1.I.
4	EXISTING BUILDING CLASSIFICATION		Change in Major Occupancy	Yes ☐	No ■		11.2.1.1. T. 11.2.1.1. T.11.2.1.1.B.-N.
			Construction index	N/A			
			Hazard index	N/A			
5	RENOVATION TYPE	Basic Renovation ☐		Extensive Renovation ■			11.3.3.1. & 11.3.3.2.
6	REDUCTION IN PERFORMANCE LEVEL						
			Stuctural	Yes ☐	No ■		11.4.2.1.
			Increase in occupant load	Yes ☐	No ■		11.4.2.2.
			Change in Major Occupancy	Yes ☐	No ■		11.4.2.3.
			Plumbing	Yes ☐	No ■		11.4.2.4.
			Sewage System	Yes ☐	No ■		11.4.2.5.
7	COMPENSATING CONSTRUCTION						
			Stuctural	Yes ☐	No ■		11.4.3.2.
			Increase in occupant load	Yes ■	No ☐		11.4.3.3.
			Change in Major Occupancy	Yes ☐	No ■		11.4.3.4.
			Plumbing	Yes ■	No ☐		11.4.3.5.
			Sewage System	Yes ■	No ☐		11.4.3.6.
9	COMPLIANCE ALTERNATIVES PROPOSED					Yes ■ No ☐	TABLE 11.5.1.1.C.
	C31 3.3.1.9.	Existing width of public corridors of not less than 914 mm is acceptable.					
	C44 3.4.3.2.(7)	Existing width of exits acceptable provided the occupant load is not more than 15% above the exit capacity.					
	C85 3.8.3.3.(1)	Existing doorway acceptable, provided not less than 800 mm wide.					
	C86 3.8.3.3.(11)(a)	Existing distance acceptable, provided not less than 1 200 mm plus the width of any door that swings into the space in the path of travel.					
	C88 3.8.3.8.(5)	Existing grab bar is acceptable.					
	C92 3.11.3.1.(9)	Existing clear width acceptable, provided not less than 900 mm.					
	C93 3.11.3.1.(14)	Existing painted line acceptable.					

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

www.chamberlainIPD.com

NO.	ISSUED	DATE
1	ID - CLIENT REVIEW	2025-03-07
2	BRAND REVIEW R2	2025-06-11
3	COORDINATION	2025-06-25

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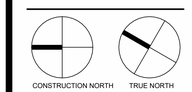
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CLIENT

Owner

SEAL



PROJECT

NEPEAN HOLIDAY INN EXPRESS RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

OBC MATRIX/WALL TYPES/NOTES/LEGEND

START DATE	JANUARY 2025
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A002

C:\Users\almahmood\Documents\125009 - Nepean - Building RVT23 (2025-03-10)_almahmoodAAU4.rvt

2025-06-26 11:51:48 AM

Alexander Johnson

From: Fawzi, Mohammed <mohammed.fawzi@ottawa.ca>
Sent: Thursday, September 18, 2025 10:33 AM
To: Aaditya Jariwala
Cc: Alexander Johnson; Dieme, Abi
Subject: RE: Water Boundary Condition and Sanitary Demands for 2055 Robertson Road
Attachments: 2055 Robertson Road September 2025.pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aaditya,

The following are boundary conditions, HGL, for hydraulic analysis at 2055 Robertson Road (zone 2W2C) assumed to be a dual connection via the 203mm watermain on Robertson Road. (see attached PDF for location).

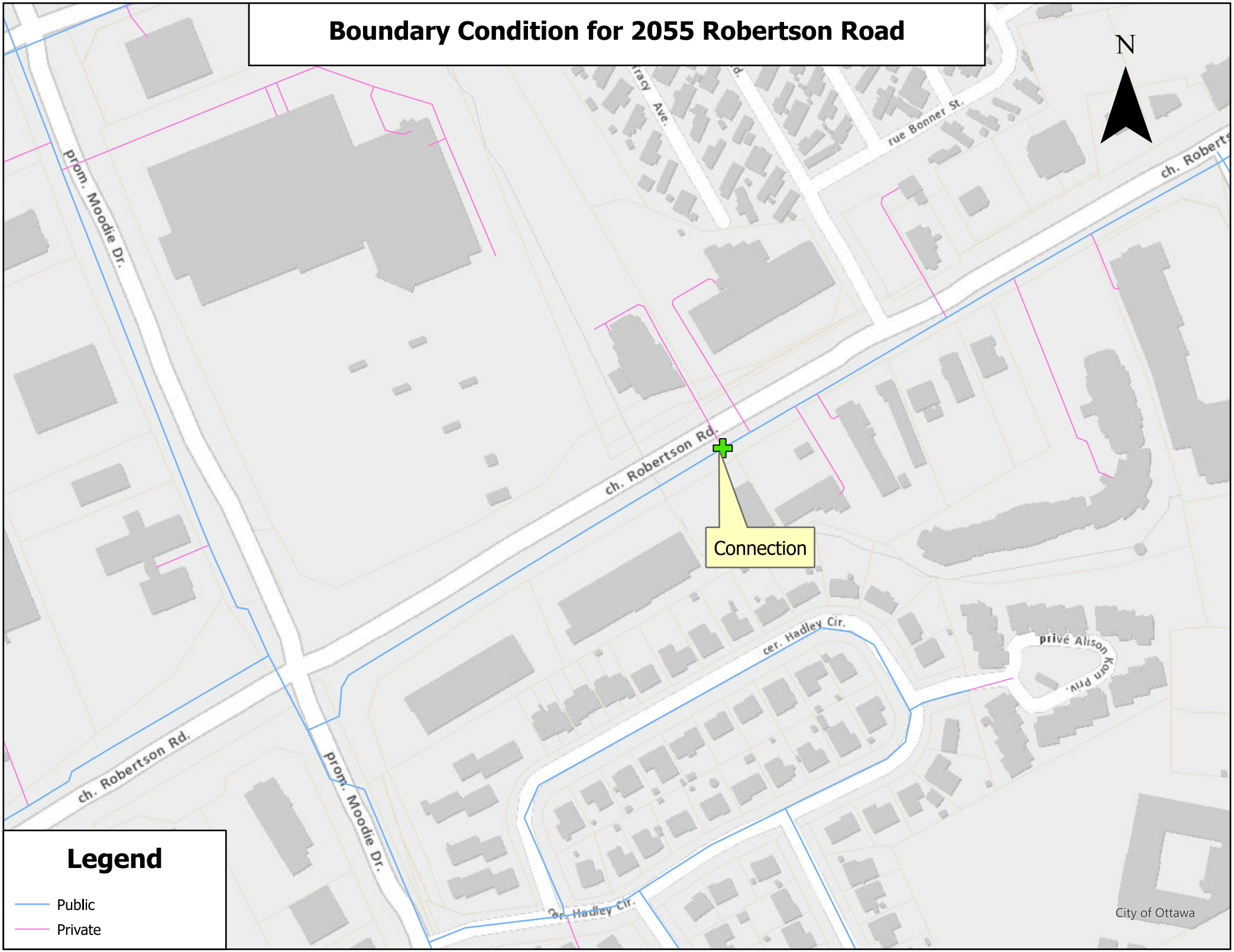
Minimum HGL = 126.8 m
Maximum HGL = 131.5 m
Max Day + Fire Flow (100.0 L/s) = 120.0 m

These are for current conditions and are based on computer model simulation.

Disclaimer: The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation.
"The IWSD has recently updated their water modelling software. Any significant difference between previously received BC results and newly received BC results could be attributed to this update."

Best Regards,

Mohammed Fawzi, P.Eng.
Senior Project Manager (A), Infrastructure Projects
Development Review – West Branch
Planning, Development and Building Services Department (PDBS)| Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB)
City of Ottawa | Ville d'Ottawa
110 Laurier Avenue West | 110 Avenue Laurier Ouest
Ottawa, ON K1P 1J1
613.580.2424 ext./poste 70120, Mohammed.Fawzi@ottawa.ca


Boundary Condition for 2055 Robertson Road
N
prom. Moodie Dr.
ch. Robertson Rd.
Connection
rue Bonner St.
cer. Hadley Cir.
privé Alison Korn Priv.
ch. Robertson Rd.
prom. Moodie Dr.
cer. Hadley Cir.
Legend
Public
Private
City of Ottawa

Nikhil Parmar

From: Vahe Kouyoumdjian <vahe@kingslakeprojects.com>
Sent: Friday, March 27, 2026 4:42 PM
To: Aaditya Jariwala; 'Aseel Mahmood'; 'Simran Soor'
Cc: Alexander Johnson; Nikhil Parmar; 'Linnea Chamberlain'
Subject: RE: 125009 Nepean Comment Table - 2055 Robertson Road with response started - City's Updated Comments and Extended Deadline

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Aaditya:
Please see my responses below.
Best,
Vahé Kouyoumdjian, P.Eng.
Kingslake Projects Inc.
o 416.391.2428; m 416.823.9202
111 Railside Road, Suite 303, Toronto, ON M3A 1B2
vahe@kingslakeprojects.com

From: Aaditya Jariwala <Aaditya.Jariwala@exp.com>
Sent: Friday, March 27, 2026 3:11 PM
To: Aseel Mahmood <amahmood@chamberlainipd.com>; Simran Soor <s.soor@novatech-eng.com>; Vahe Kouyoumdjian <vahe@kingslakeprojects.com>
Cc: Alexander Johnson <Alexander.Johnson@exp.com>; Nikhil Parmar <nikhil.parmar@exp.com>; Linnea Chamberlain <lchamberlain@chamberlainipd.com>; stephanie@adessodesigninc.ca
Subject: RE: 125009 Nepean Comment Table - 2055 Robertson Road with response started - City's Updated Comments and Extended Deadline

Thanks Aseel.

@Vahe Kouyoumdjian, We have reviewed the City comments and would like to request below information:

1. What is the number of non-resident staff population in the existing hotel and proposed addition? [Vahe] at any time, there will be 10-15 employees at the hotel.
2. Is the current sprinkler system fully supervised? This is something your sprinkler system consultant would be able to confirm. [Vahe] yes, the sprinkler system is fully supervised.

Additionally, city has requested that a CCTV inspection be conducted on the existing building storm and sanitary services. Do you have a contractor that you typically use for this? If so, please put me in touch with them and I will coordinate the work. If not, I can make suggestions and coordinate the work with them. [Vahe] please obtain quotes from your CCTV inspection companies.

Thanks,

Aaditya Jariwala, M.Eng, P.Eng.
EXP | Project Manager
t : +1.613.688.1899, 63240 | m : +1.613.816.5961 | e : aaditya.jariwala@exp.com
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From: Aseel Mahmood <amahmood@chamberlainipd.com>
Sent: Thursday, March 26, 2026 2:05 PM
To: Aaditya Jariwala <Aaditya.Jariwala@exp.com>; Simran Soor <s.soor@novatech-eng.com>
Cc: Alexander Johnson <Alexander.Johnson@exp.com>; Nikhil Parmar <nikhil.parmar@exp.com>; Linnea Chamberlain <lchamberlain@chamberlainipd.com>; stephanie@adessodesigninc.ca
Subject: RE: 125009 Nepean Comment Table - 2055 Robertson Road with response started - City's Updated Comments and Extended Deadline

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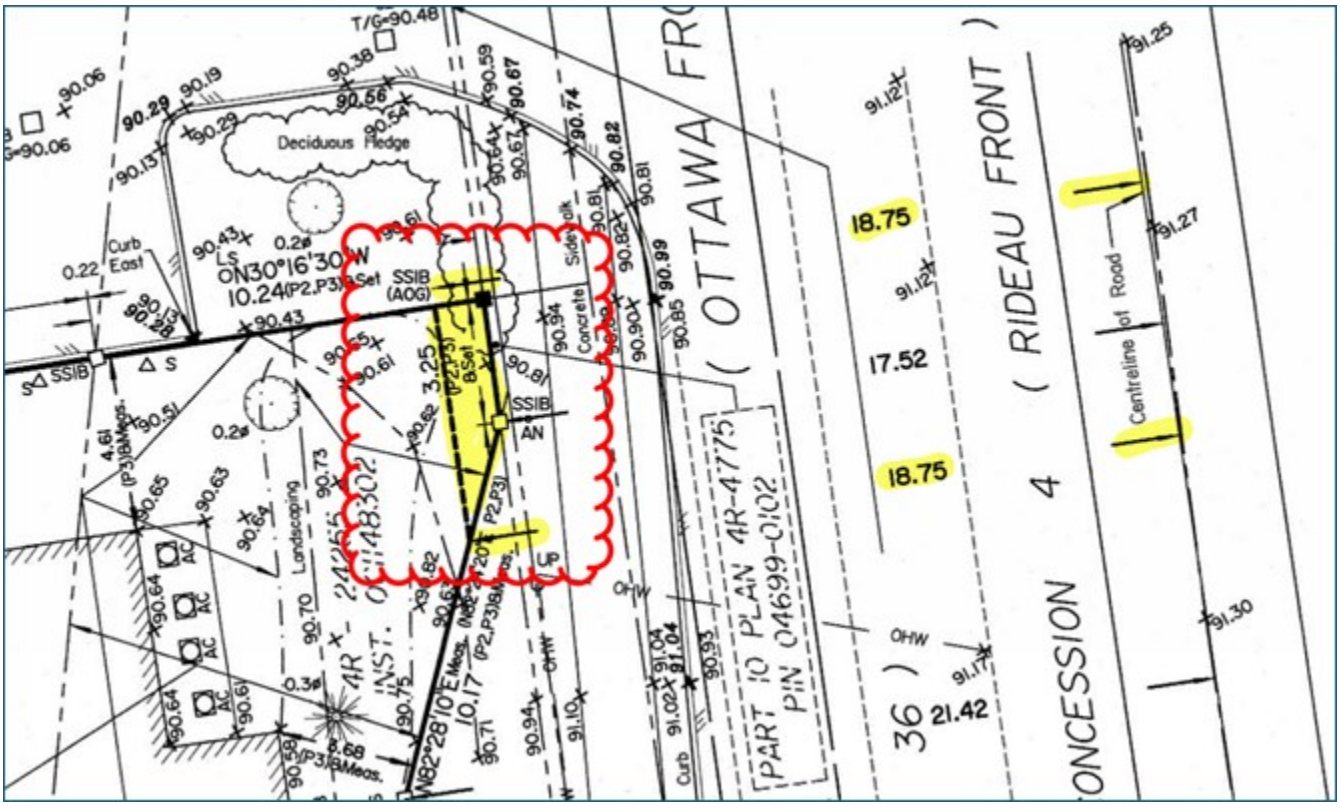
Hi Aaditya,

There are no additional architectural changes at this time. I've attached the latest survey (showing the ROW) to my previous email (attached).

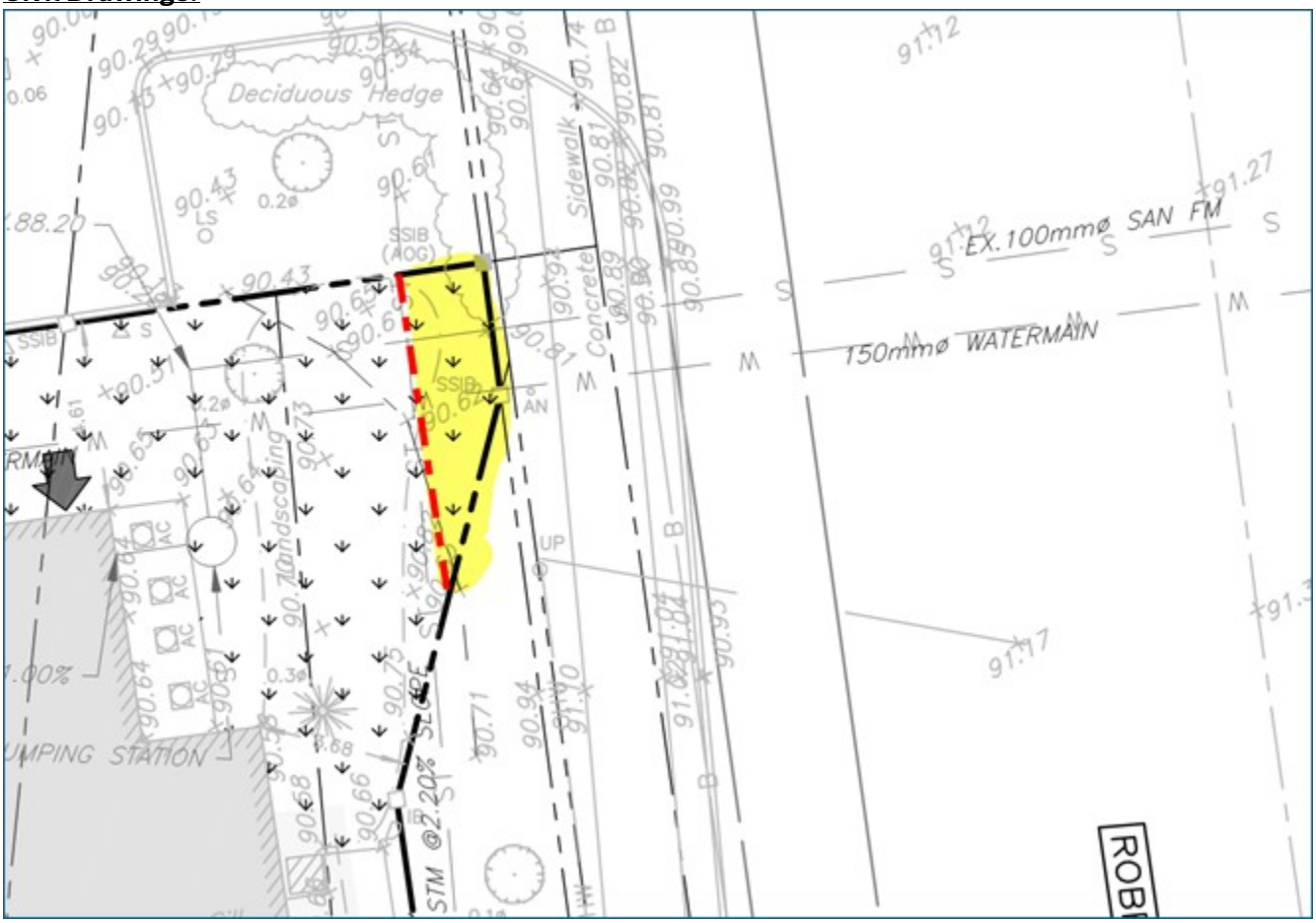
I've noticed that the current Civil drawing package *does not* reflect this updated information, please ensure it is updated accordingly, as shown in the screenshots below.

Note: Bicycle parking may still be revised. @Simran Soor from Novatech is currently reviewing this and will advise if any updates are required for coordination in the drawings.

Survey:



Civil Drawings:



Thank you,

Aseel Mahmood
Intern Architect/Project Lead

CHAMBERLAIN ARCHITECT SERVICES LIMITED
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From: Aaditya Jariwala <Aaditya.Jariwala@exp.com>
Sent: March 26, 2026 12:40 PM
To: Aseel Mahmood <amahmood@chamberlainipd.com>
Cc: Alexander Johnson <Alexander.Johnson@exp.com>; Nikhil Parmar <nikhil.parmar@exp.com>
Subject: RE: 125009 Nepean Comment Table - 2055 Robertson Road with response started - City's Updated Comments and Extended Deadline

Hi Aseel,

Thanks for this. We will review and advise on when can we deliver the revised package.

Other than the easements, are there any other changes on the site plan? As far as the legal lines ie. Property line and easements, we follow the topographic/legal survey. So our plans are accurate and up to date.

Thanks,

Aaditya Jariwala, M.Eng, P.Eng.
EXP | Project Manager
t : +1.613.688.1899, 63240 | m : +1.613.816.5961 | e : aaditya.jariwala@exp.com
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From: Aseel Mahmood <amahmood@chamberlainipd.com>
Sent: Thursday, March 26, 2026 11:58 AM
To: Aaditya Jariwala <Aaditya.Jariwala@exp.com>; vahe@kingslakeprojects.com; Gajjar, Kinjal <kinjal.gajjar@wsp.com>; 'Stephanie Pigott' <stephanie@adessodesigninc.ca>; 'Hendry, Chris' <chris.hendry@wsp.com>
Cc: Linnea Chamberlain <lchamberlain@chamberlainipd.com>; 'Simran Soor' <s.soor@novatech-eng.com>; 'Laura Liu' <lliu@jainconsultants.com>; Lucy Bandiera <lbandiera@jainconsultants.com>; Dijana Jasarevic <djasarevic@jainconsultants.com>; Dinesh Jain <djain@jainconsultants.com>; 'Brad Byvelds' <b.byvelds@novatech-

eng.com>
Subject: RE: 125009 Nepean Comment Table - 2055 Robertson Road with response started - City's Updated Comments and Extended Deadline
Importance: High

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Hi all,

Thank you, Aaditya, for expediting and providing your responses. The RVCA response has been separated into its own document for clarity.

We have now received additional engineering comments from the City (Items 20–42). The submission deadline has been extended to April 7; however, the City will be closed on April 3 and 6, so any questions should be raised before April 3.

Please use the updated comment sheet attached going forward.

Next steps:
@Aaditya Jariwala & @'Stephanie Pigott'

- Underlay architectural CAD (attached) to confirm ROW alignment for consistency
- Cloud all revised changes
- Issue under “SPA Resubmission #2”
- Address applicable comments (some are new for Civil to address)

@Gajjar, Kinjal

- Address applicable comments (some are new for WSP)

Thank you,

Aseel Mahmood
Intern Architect/Project Lead

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☎: Work- 905.631.7777 ext 242
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From: Aaditya Jariwala <Aaditya.Jariwala@exp.com>
Sent: March 25, 2026 5:19 PM
To: Aseel Mahmood <amahmood@chamberlainipd.com>; vahe@kingslakeprojects.com
Cc: Linnea Chamberlain <lchamberlain@chamberlainipd.com>; 'Simran Soor' <s.soor@novatech-eng.com>
Subject: RE: 125009 Nepean Comment Table - 2055 Robertson Road with response started.

Hi Aseel,

Please download revised civil package for re-submission using link the below. Response to RVCA and city comments related to Civil have been added to the attached excel sheet.

https://we.tl/t-FMHEwFQ2ariRHq9j

Thanks,

Aaditya Jariwala, M.Eng, P.Eng.
EXP | Project Manager
t : +1.613.688.1899, 63240 | m : +1.613.816.5961 | e : aaditya.jariwala@exp.com

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From: Aseel Mahmood <amahmood@chamberlainipd.com>
Sent: Monday, March 23, 2026 3:43 PM
To: Aaditya Jariwala <Aaditya.Jariwala@exp.com>; vahe@kingslakeprojects.com
Cc: Linnea Chamberlain <lchamberlain@chamberlainipd.com>; 'Simran Soor' <s.soor@novatech-eng.com>
Subject: RE: 125009 Nepean Comment Table - 2055 Robertson Road with response started.

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Hi Aaditya,

Please find attached the city comments and all attachments.

Thank you,
Aseel Mahmood
Intern Architect/Project Lead

CHAMBERLAIN ARCHITECT SERVICES LIMITED
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From: Aaditya Jariwala <Aaditya.Jariwala@exp.com>
Sent: March 23, 2026 3:40 PM
To: vahe@kingslakeprojects.com; Aseel Mahmood <amahmood@chamberlainipd.com>
Cc: Linnea Chamberlain <lchamberlain@chamberlainipd.com>; 'Simran Soor' <s.soor@novatech-eng.com>
Subject: RE: 125009 Nepean Comment Table - 2055 Robertson Road with response started.

Hi Aseel,

Can you please send me a full list of comments received from the City along with any attachments other than the RVCA comments?

I haven't received any of these.

Once we review the comments, we will make necessary revisions and re-issue the civil SPA package.

Thanks,

Aaditya Jariwala, M.Eng, P.Eng.
EXP | Project Manager
t : +1.613.688.1899, 63240 | m : +1.613.816.5961 | e : aaditya.jariwala@exp.com
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keep it green, read from the screen

From: vahe@kingslakeprojects.com <vahe@kingslakeprojects.com>
Sent: Monday, March 23, 2026 3:28 PM
To: 'Aseel Mahmood' <amahmood@chamberlainipd.com>
Cc: Linnea Chamberlain <lchamberlain@chamberlainipd.com>; 'Simran Soor' <s.soor@novatech-eng.com>; Aaditya Jariwala <Aaditya.Jariwala@exp.com>
Subject: FW: 125009 Nepean Comment Table - 2055 Robertson Road with response started.

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Hello Aseel:
The attached Hydro letter is for information only.
As for the Rideau Valley Conservation Authority letter, it should be responded by Aaditya. A Stormwater Management Report was already prepared. See link: Stormwater Management & Site Servicing Report.pdf
Best,
Vahé Kouyoumdjian, P.Eng.

Kingslake Projects Inc.
o 416.391.2428; m 416.823.9202
111 Railside Road, Suite 303, Toronto, ON M3A 1B2
vahe@kingslakeprojects.com

From: Aseel Mahmood <amahmood@chamberlainipd.com>
Sent: March 23, 2026 1:23 PM
To: vahe@kingslakeprojects.com; Linnea Chamberlain <lchamberlain@chamberlainipd.com>
Cc: 'Hendry, Chris' <chris.hendry@wsp.com>; 'Simran Soor' <s.soor@novatech-eng.com>; 'Brad Byvelds' <b.byvelds@novatech-eng.com>; 'Laura Liu' <lliu@jainconsultants.com>; 'Dinesh Jain' <djain@jainconsultants.com>; 'Stephanie Pigott' <stephanie@adessodesigninc.ca>; 'Sukhdev Toor' <s.toor@mangahotels.com>; 'Mirel Aradau' <MirelA@aovltd.com>
Subject: RE: 125009 Nepean Comment Table - 2055 Robertson Road with response started.

Hi Vahe and all,

Regarding items #34 & #35, here are the attachments form the city, kindly provide submittals and responses, as necessary:

40	34	1.Mandatory for approval		First Submission - Feb 26, 2026	Rideau Conser Authori c/o Ste
41	35	1.Mandatory for approval		First Submission - Feb 26, 2026	Hydro (c/o Ma

Thank you,
Aseel Mahmood
Intern Architect/Project Lead

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From: vahe@kingslakeprojects.com <vahe@kingslakeprojects.com>
Sent: March 21, 2026 2:22 PM
To: Linnea Chamberlain <lchamberlain@chamberlainipd.com>

Cc: Aseel Mahmood <amahmood@chamberlainipd.com>; 'Hendry, Chris' <chris.hendry@wsp.com>; 'Simran Soor' <s.soor@novatech-eng.com>; 'Brad Byvelds' <b.byvelds@novatech-eng.com>; 'Laura Liu' <lliu@jainconsultants.com>; 'Dinesh Jain' <djain@jainconsultants.com>; 'Stephanie Pigott' <stephanie@adessodesigninc.ca>; 'Sukhdev Toor' <s.toor@mangahotels.com>; 'Mirel Aradau' <MirelA@aovltd.com>
Subject: FW: 125009 Nepean Comment Table - 2055 Robertson Road with response started.

Hello Linnea:
Item 20: I have requested Pinchin, to update the Phase 1 ESA with a letter update.
Item 22: "*Ensure that the development proposal complies with the right-of-way protection requirements of the OP's Schedule C16*". This request was addressed by Mirel Aradau, the surveyor (cc'd). See attached revised Site Plan and Brad's comments.
Items 34 and 35: Please provide the attachments.
Best,
Vahé Kouyoumdjian, P.Eng.
Kingslake Projects Inc.
o 416.391.2428; m 416.823.9202
111 Railside Road, Suite 303, Toronto, ON M3A 1B2
vahe@kingslakeprojects.com

From: Linnea Chamberlain <lchamberlain@chamberlainipd.com>
Sent: March 19, 2026 3:22 PM
To: Vahe Kouyoumdjian <vahe@kingslakeprojects.com>; Hendry, Chris <chris.hendry@wsp.com>; Simran Soor <s.soor@novatech-eng.com>; Brad Byvelds <b.byvelds@novatech-eng.com>; Laura Liu <lliu@jainconsultants.com>; Dinesh Jain <djain@jainconsultants.com>; 'Stephanie Pigott' <stephanie@adessodesigninc.ca>; Sukhdev Toor <s.toor@mangahotels.com>
Subject: 125009 Nepean Comment Table - 2055 Robertson Road with response started.

Hi all
Not bad re comments! Yeah all
See attached and let me know your thoughts re response and if you agree comment is under your control
We should chat to see how quickly we can get back in, I would assume by end of month?
Aseel can set up a call for Monday if that works in the late afternoon
Linnea

Appendix C – Sanitary Sewer Design Sheet

C1 - Sanitary Sewer Design Sheet

Lift Station Details and Characteristics

TABLE C1 - SANITARY SEWER CALCULATION SHEET

LOCATION				Hotel Rooms							Hotel Assembly			Non-residential			INFILTRATION			TOTAL FLOW (L/s)	SEWER DATA						
					NUMBER OF		POPULATION				AREA (ha)						AREA (ha)										
Street	U/S MH	D/S MH	Desc	Area (ha)	Double Queen	King	INDIV	ACCU	Peak Factor	Peak Flow (L/sec)	Assembly Capacity	ACCU	Peak Flow (L/sec)	Population	ACCU	Peak Flow (L/sec)	INDIV	ACCU	INFILT FLOW (L/s)		Nom Dia (mm)	Actual Dia (mm)	Slope (%)	Length (m)	Capacity (L/sec)	Q/Q_{CAP} (%)	Full Velocity (m/s)
2055 Robertson Road	Existing SANMH	250mm Municipal SAN	Existing Building	1.01	33	82	296	296	3.46	2.67	234	234	0.51				1.01	1.01	0.33	3.51							
			Proposed Addition		30		120	416	3.41	3.70		234	0.51					1.01	0.33	4.54							
			Non-resident Staff											15	15	0.01		1.01	0.33	4.55	200	201.00	2.53	5.46	52.2	8.7%	1.9
Totals				**1.010**	**33**	**82**	**416**																				

Notes:

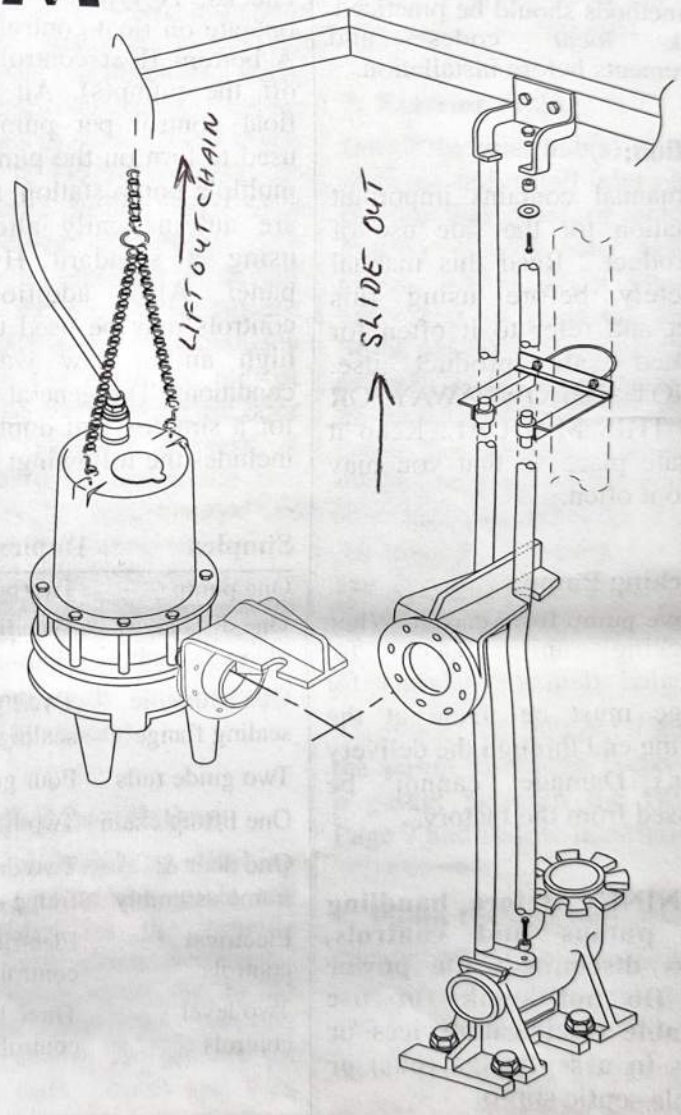
Population per Double Queen Room=		4	
Population per King Room=		2	
Gross site area (ha)		1.0086	
Manning N =		0.013	
Residential population (L/person/day)	"With full housekeeping service"	225	Ottawa Design Guidelines - Sewer Design - 2012 - Appendix 4-A
Assembly population (L/person/day)	"bar or cocktail lounge as a sseparate establishment"	125	Ottawa Design Guidelines - Sewer Design - 2012 - Appendix 4-A
Non-resident Staff (L/person/day)		40	
Commercial Peak Factor =		1.5	Ottawa Design Guidelines - Sewer Design - 2012 - Section 4.4.1
Mannings N=		0.013	
Residential Peaking Factor (Harmon Equation) =	$1+\left[\frac{14}{4+\sqrt{P}/1000}\right]^{*}K$		Ottawa Design Guidelines - Sewer Design - 2012 - Section 4.4.1
Correction Factor (K)=		0.8	
Peak extraneous flow, I (L/s/ha) =		0.33	

Note: The use of the tabulated value 70 L/Person under "With bar or cocktail lounge" in Appendix 4-A is intended to represent convention hall guests.

Designed:	Project:
A. Johnson, E.I.T.	OTT-25002871-A0 Nepean Holiday Inn Express Reno
Checked:	Location:
A. Jariwala., M.Eng., P.Eng.	2055 Robertson Road
File Reference:	Page No:
OTT-25002871-A0 - SAN - Sanitary Design Sheet.xlsx	**1 of 1**

HYDROMATIC®

METAL-TO-METAL RAIL SYSTEM



NOTE! To the installer: Please make sure you provide this manual to the owner of the pumping equipment or to the responsible party who maintains the system.

Pentair Water™

General Information

Thank you for purchasing your Hydromatic® pump. To help ensure years of trouble-free operation, please read the following manual carefully.

Before Operation:

Read the following instructions carefully. Reasonable care and safe methods should be practiced. Check local codes and requirements before installation.

Attention:

This manual contains important information for the safe use of this product. Read this manual completely before using this product and refer to it often for continued safe product use. DO NOT THROW AWAY OR LOSE THIS MANUAL. Keep it in a safe place so that you may refer to it often.

Unpacking Pump:

Remove pump from carton. When unpacking unit, check for concealed damage. Claims for damage must be made at the receiving end through the delivery carrier. Damage cannot be processed from the factory.

WARNING: Before handling these pumps and controls, always disconnect the power first. Do not smoke or use sparkable electrical devices or flames in a septic (gaseous) or possible septic sump.

System Description:

In a Hydromatic Metal-to-Metal (MTM) Rail System, the pump is raised and lowered in the basin on pipe rails.

A hydraulic sealing flange at the pump discharge allows the pump to be connected and removed from the discharge elbow with ease at any time, without entering the wet well. There is no need to disconnect any piping or electrical connections to remove a pump for inspection or routine maintenance checks. A typical system will operate on float control switches. A bottom float control will turn off the pump(s). An additional float control per pump is then used to turn on the pump(s). In a multiple pump station, the pumps are automatically alternated if using a standard Hydromatic panel. Also, additional float controls may be used to indicate high and/or low water sump conditions. The general equipment for a simplex and duplex system includes the following:

Simplex	Duplex
One pump	Two pumps
One discharge elbow assembly	Two discharge elbow assemblies
One hydraulic sealing flange	Two hydraulic sealing flanges
Two guide rails	Four guide rails
One lifting chain	Two lifting chains
One door & frame assembly	Two door & frame assemblies
Electrical controls	Electrical controls
Two level controls	Three level controls

Pumps Not Operating or in Storage:

Pumps with carbon ceramic seals must have impellers manually rotated (6 revolutions) after setting non-operational for 3 months or longer and prior to electrical start-up.

Pumps with tungsten carbide seals must have impellers manually rotated (6 revolutions) after setting non-operational for 3 weeks or longer and prior to electrical start-up.

Codes:

All codes must be observed. Consult with the local inspector before installation to avoid costly delays. Hydromatic is not responsible for any expense incurred to meet local codes.

Pump Installation

1. Concrete Basin(s):

Pour one or two concrete systems (one for pumps and control, etc. and one for valves, if required) or obtain precast concrete rings. A 45 degree slope may be poured around the inside perimeter of the basin at the bottom to prevent solids buildup providing the slope does not interfere with the discharge elbow and pump locations. Before beginning the installation, refer to the "Installation Data" as found in the Hydromatic Engineered Products Catalog.

Follow the Installation Data taking into account the location of the discharge pipe, inlet pipe, controls, vent pipe, and the anchoring requirements of the discharge elbow(s). (All of the above concrete work by others.)

2. Discharge Elbow Installation:

See "Installation Data" for the proper location of the discharge elbow on the basin bottom. Either

cast anchor bolts into basin bottom protruding 2" from basin floor with lockwashers and nuts securing, or drill holes for expansion lag screws to secure elbow to basin bottom. Each elbow requires four anchors (all furnished by others). Each elbow must be level. Length of anchors embedded in concrete varies with materials used, but must be sufficient to withstand the weight, torque, and thrust loads imposed by the pump. See "Instructions for Assembly" (Page 7) for an illustration of the discharge elbow.

3. Discharge Piping (All Supplied by Others):

Install vertical discharge piping modules to elbow using bolts, nuts, lockwashers and gasket. Install remainder of the sump discharge piping. This typically includes a vertical run of piping appropriately sized and configured to mate with the vertical discharge piping, a ninety degree elbow, and a horizontal run of piping approximately sized and configured to mate with the valve box or main piping. Install horizontal run extending through the wall of basin. Secure vertical run to the vertical discharge piping using the appropriate method (i.e., flange, weld, gasketed collar coupling) and grout all piping extending through basin walls.

NOTE: If using flanged connections be certain that adequate clearances are provided throughout for installation of bolts, nuts, lockwashers, and gaskets.

If total run of vertical piping exceeds twelve (12) feet, install a piping brace at the approximate midpoint of the piping. Secure brace (i.e., U-bolt with angle iron strap and angle iron extensions) to both piping and wall of basin.

4. Basin Cover(s):

The basin cover for the sump and valve box can either be poured concrete or precast. If Hydromatic door and frame assemblies are used, locate the concrete openings with respect to the discharge elbow mounting studs as shown in the installation data. If the covers are poured, place the door and frame assembly inside the concrete form and position per installation data. Anchor straps are provided on the door frames to secure them to the concrete. If precast covers are used, remove anchor straps from frame before installing into covers. Either cast four ⅜" anchor bolts into the top of the precast cover or drill holes for expansion lag screws. Use either ⅜" nuts or stainless steel bolts to secure door and frame assembly to cover. If valves are to be inside the wet well, provide accessways as required for the piping and valves to access piping shutoff valves (see Installation data for general dimensions of accessways). Accessways must be covered and secured with tamper-proof hardware (by others).

5. Guide Rail Installation:

Install the guide rails by attaching the lower end of the guide rail to the plugs on the topside of the discharge elbow. See Page 7 for an illustration of the MTM guide rail mounted to the discharge elbow. At the top of the guide rails, plumb and then fasten the guide rail to the door and frame assembly via the upper guide rail bracket.

6. Intermediate Guide Rail Bracing:

Sump depths of 15' 0" and greater require intermediate guide rail bracing. The braces mount on the vertical discharge pipes with U-bolts which are sized according to the discharge pipe size. The number of guide rail braces required are as follows:

Sump Depths:

15' 0"–30' 0" – *1 Guide rail brace required*

30' 0"–45' 0" – 2 Guide rail braces required

7. Exterior Piping:

Install the inlet hub(s) in the side of basin and install inlet piping in the hub and grout, or install inlet pipe(s) directly into basin and grout. Install drain pipe from valve box (if required) to basin. Slope pipe to give proper drainage to basin. Install vent piping in side of basin (if required). Extend piping to a proper elevation above grade (as required by plans and specifications and/or local codes). All piping furnished by others. See Installation Data for typical piping arrangement.

8. Pump and Sealing Flange:

Assemble the Sealing Flange to the pump discharge flange using a gasket between the two. See Page 7 and follow illustration.

9. Pump Installation:

Check all piping braces and supports for proper installation and tightness.

Attach one end of the lifting cable or chain to the pump eyebolts and the other to a hook supplied on the inside of the hatch frame.

Pump Installation

Lower the pump into the basin locating rail guide between the two guide rails. Attach the upper end of lifting assembly to the hook provided on the inside of the Hydromatic door and frame.

10. Float Switches:

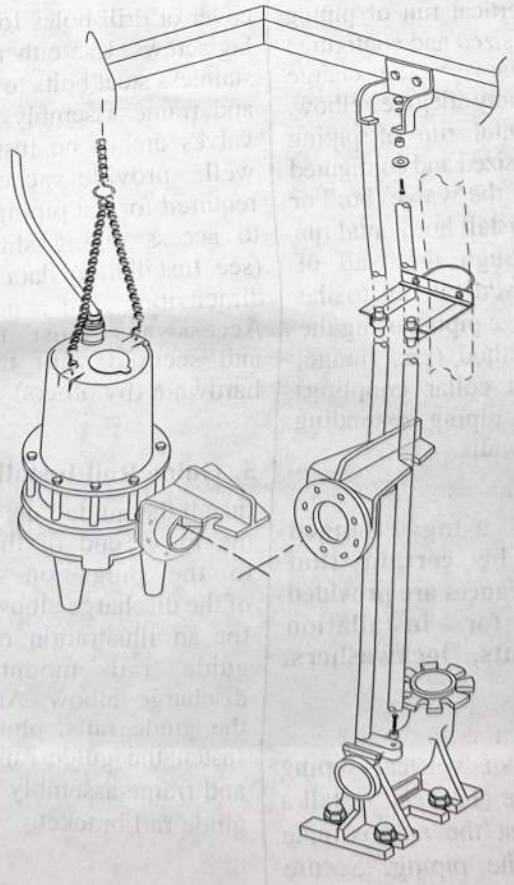
Mount the float switch mounting bracket to the door and frame assembly using 3/8 - 16 stainless steel screws. Include a dielectric gasket (by others) between dissimilar metals to avoid galvanic corrosion. Allow excess float cable to loop over mounting bracket. The sump level is controlled by Hydromatic 3900 mercury switch controls. The float is held in position in the sump by a weight attached to the power cord above the float. The cord supports the float and is adjusted for height from the surface. Duplex systems use three controls: one at both pumps off, one set at one pump on, and one set for both pumps on. Pumps alternate operation on each successive cycle with a Hydromatic Q-Panel. The alarm level is usually set above the override level as it is possible for one pump to fail and the other to operate on the override level with the sump level never reaching the alarm level. Do not let floats rest against basin wall or bottom, or entangle with each other or pump(s).

11A. Q-Panel on Mounting Stand:

When the Q-Panel mounting stand is used, either cast four ½" anchor bolts into the concrete cover, or drill holes for expansion lag screws and attach stand (bolts or lag screws furnished by others). Insert power and sensor cords from the pumps and all float cords through the bushing into the sump cover. Bolt the panel to the panel stand. (Nuts, bolts, and washers are not supplied.) Make connections between the bottom of the control panel and the basin cover using flexible conduit and conduit seals (by others). When installing pump power cords, make certain that the cords do not rub against the pump or bottom of the basin. Shorten cords to suit the installation. See Bulletin Q-701 for the "Installation and Service Manual" on the electrical Q-Panel system.

11B. Q-Panel Mounted Remote from Basin:

If the Q-Panel is remotely located, instead of on the mounting stand at the basin, install coupling through basin wall. Screw protective bushing from inside basin into coupling (all furnished by others). Make connections outside station using wiring, conduit seals (potted) and conduit to remotely located Q-Panel (conduit and seals not furnished). Insert the power and sensor cords through the coupling provided with the bushing. Grout in coupling goes through sump wall (by others). When installing pump power cords, make certain that cords do not rub against pump or on bottom of basin. Shorten cords to suit the installation. See Bulletin Q-701 for the "Installation and Service Manual" on the electric Q-Panel system.



Pump Operations

WARNING: Before handling these pumps and controls, always disconnect the power first. Do not smoke or use sparkable electrical devices or flames in a septic (gaseous) or possible septic basin.

See Pump Installation and Service Manual for submersible pump operation on starting system.

Clean all trash and sticks from basin and connect pump to piping.

Pump Maintenance

Removing Pump from Basin for Servicing:

WARNING: Before handling these pumps and controls, always disconnect the power first. Do not smoke or use sparkable electrical devices or flames in a septic (gaseous) or possible septic basin.

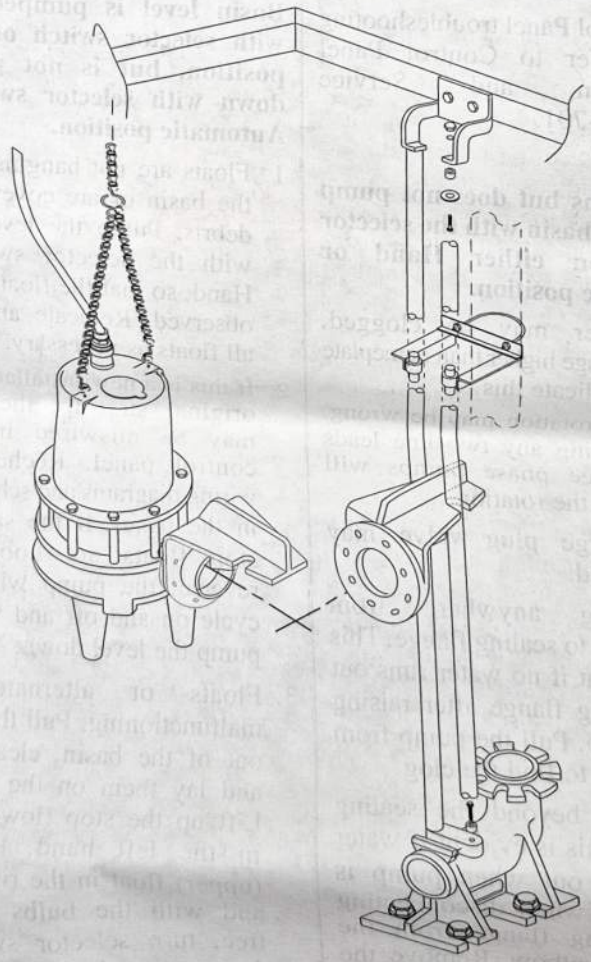
To remove a pump from a standard installation (control panel mounted on basin cover), the power to the control panel is first turned off. Close the plug valve. Disconnect the power cords and sensor cords in the control panel from their terminals. Lift out the pump from the basin by means of the chain or cable. *Disconnect the flexible conduit, power and sensor cords from the control panel. Pull the pump cord* down through the pipe coupling while holding the cord on the underside of the basin cover so the cords do not fall into the basin.

For reinstalling the pump, reverse the above procedure.

Removing Float Controls for Replacement:

To remove a float for replacement from a standard installation (control panel mounted on basin cover), the power is first turned off to the control panel. Disconnect the float leads from the terminals in the control panel. Disconnect the flexible conduit from the control panel. Remove the flexible conduit and the float control leads from the control panel. Pull the pump cord through the pipe coupling while holding the cords on the underside of the basin cover so the cords do not fall into the basin. Remove flexible conduit from potting head. Break out potting from the potting head and remove the float wire. Remove float cord from the float cord mounting bracket and remove float from basin. Replace 3900 float by reversing removal procedure. Repot the leads in the potting head according to N.E.C. and/or local codes.

For the removal of the pumps and float controls from systems with the control panel mounted remote from basin cover, see the Pump Installation and Service Manual.



Pump Troubleshooting

WARNING: Before handling these pumps and controls, always disconnect the power first. Do not smoke or use sparkable electrical devices or flames in a septic (gaseous) or possible septic basin.

The following is a list of common problems and possible solutions. Refer to Pump Installation and Service Manual for any necessary adjusting, dismantling or repair work required on the pump.

For Control Panel troubleshooting chart, refer to Control Panel Installation and Service Manual Q-701.

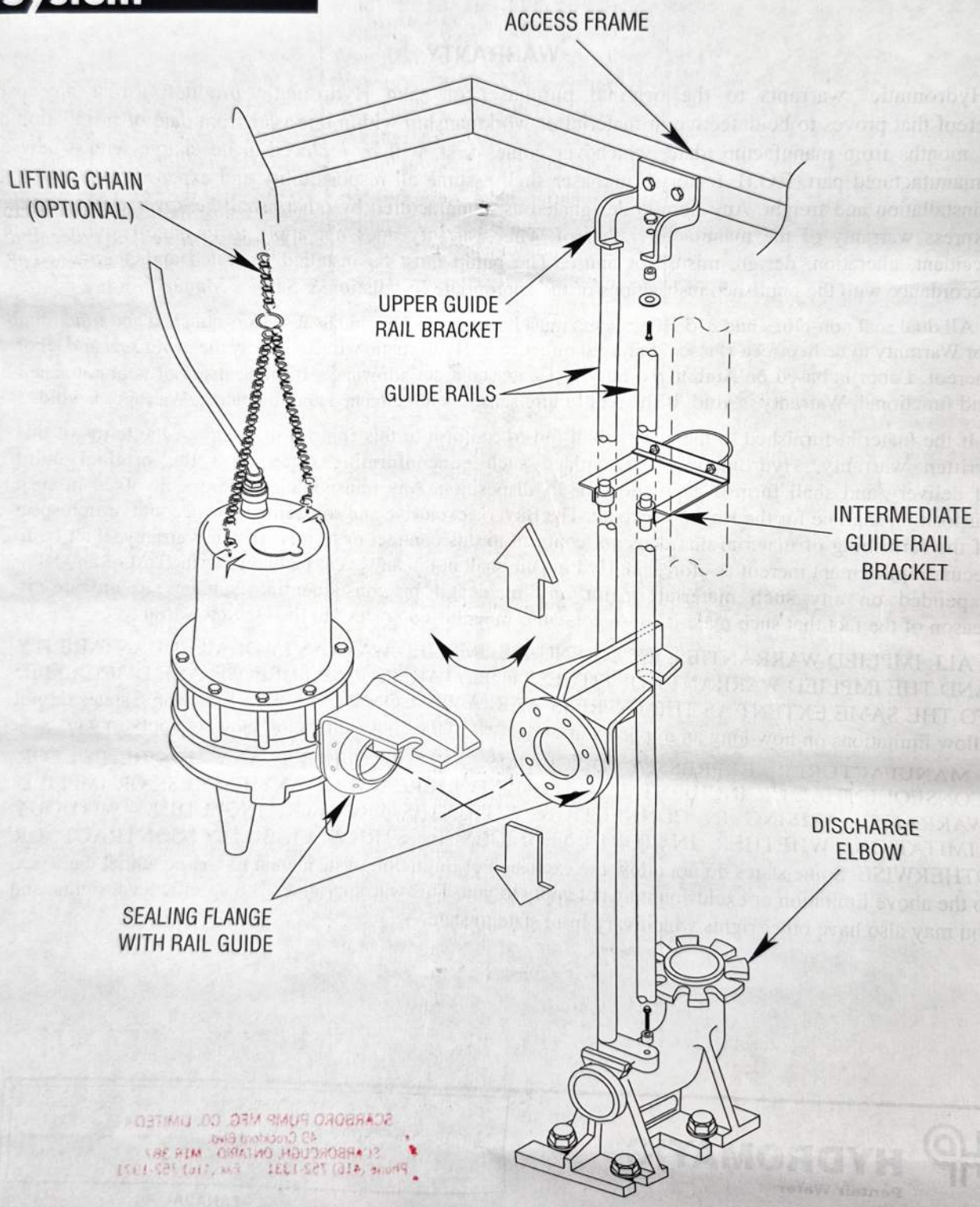
Pump runs but does not pump down the basin with the selector switch on either Hand or Automatic position.

1. Impeller may be clogged. Amperage higher than nameplate will indicate this.
2. Pump rotation may be wrong. Reversing any two line leads on three phase pumps will reverse the rotation.
3. Discharge plug valve may be closed.
4. Plugging anywhere from impeller to sealing flange. This is evident if no water runs out of sealing flange after raising the pump. Pull the pump from the basin to find the clog.
5. Plugging beyond the sealing flange. This is evident if water does run out when pump is operating when disconnecting the sealing flange from the discharge elbow. Remove the check valve, clean out cover and plug valve and other piping, if necessary, inside valve box to find clog. Reassemble all valves and piping. If the basin is still not pumped down after the pump is lowered again and the sealing flange is reconnected, proceed in a logical manner to locate and clear the plugging.
6. Discharge head may be too high. Check elevation against design point of pump.
7. Improper discharge flow. Check for correct impeller size and proper voltage.
8. Check for possible broken or clogged forced main.

Basin level is pumped down with selector switch on Hand position, but is not pumped down with selector switch on Automatic position.

1. Floats are not hanging free in the basin or are covered with debris. Pump the level down with the selector switch on Hand, so that the floats can be observed. Relocate and clean all floats as necessary.
2. If this is a new installation and original start-up, the floats may be miswired into the control panel. Recheck the wiring diagrams and schematics in the panel. If the start and stop floats are hooked in reverse, the pump will short cycle on and off and will not pump the level down.
3. Floats or alternator are malfunctioning. Pull the floats out of the basin, clean them and lay them on the ground. Lift up the stop (lower) float in the left hand, the start (upper) float in the right hand and with the bulbs hanging free, turn selector switch to Automatic. Lower the left hand until the float hits the ground and lies on its side. Nothing should happen. After lowering the right hand in the same manner, the pump should start. When raising the right hand to suspend the float, the pump should continue to run. The pump should stop when raising the left hand to suspend the float. If this procedure does not cause the pump to operate as described, either order new 3900 mercury float switches or replace alternator relay.

M-T-M Rail System



WARRANTY

Hydromatic® warrants to the original purchaser of each Hydromatic product(s) that any part thereof that proves to be defective in material or workmanship within one year from date of installation or 18 months from manufacture date, whichever comes first, will be replaced at no charge with a new or remanufactured part, F.O.B. factory. Purchaser shall assume all responsibility and expense from removal, reinstallation and freight. Any item(s) designated as manufactured by others shall be covered only by the express warranty of the manufacturer thereof. This warranty does not apply to damage resulting from accident, alteration, design, misuse or abuse. The pump must be installed, operated and maintained in accordance with the published instructions of the appropriate Installation & Service Manual.

All dual seal non-clogs and 3–5 HP grinders must have seal failure and heat sensors attached and functional for Warranty to be in effect. If a seal failure should occur, Hydromatic will cover only the lower seal and labor thereof. Labor is based on Authorized Service Center contract allowance. If the heat sensor is not attached and functional, Warranty is void. If the seal failure sensor is not attached and functional, Warranty is void.

If the material furnished to the Buyer shall fail to conform to this contract or to any of the terms of this written warranty, Hydromatic shall replace such nonconforming material at the original point of delivery and shall furnish instruction for its disposition. Any transportation charges involved in such disposition shall be for the Buyer's account. The Buyer's exclusive and sole remedy on account or in respect of the furnishing of material that does not conform to this contract or to this written warranty, shall be to secure replacement thereof as aforesaid. Hydromatic shall not in any event be liable for the cost of any labor expended on any such material or for any incidental or consequential damages to anyone by reason of the fact that such material does not conform to this contract or to this written warranty.

ALL IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTY OF MERCHANTABILITY AND THE IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE DISCLAIMED TO THE SAME EXTENT AS THE EXPRESS WARRANTY CONTAINED HEREIN. Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you.

MANUFACTURER EXPRESSLY DISCLAIMS AND EXCLUDES ANY LIABILITY FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES FOR BREACH OF ANY EXPRESS OR IMPLIED WARRANTY ARISING IN CONNECTION WITH THIS PRODUCT, INCLUDING WITHOUT LIMITATION, WHETHER IN TORT, NEGLIGENCE, STRICT LIABILITY CONTRACT OR OTHERWISE. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

HYDROMATIC®
Pentair Water

USA
740 East 9th Street, Ashland, Ohio 44805
Tel: 419-289-3042 Fax: 419-281-4087

www.hydromatic.com

– Your Authorized Local Distributor –
SCARBORO PUMP MFG. CO. LIMITED
49 Crockford Blvd.
SCARBOROUGH, ONTARIO M1R 3B7
Phone (416) 752-1331 Fax (416) 752-1971

CANADA
269 Trillium Drive, Kitchener, Ontario, Canada N2G 4W5
Tel: 519-896-2163 Fax: 519-896-6337

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Part # 5625-360-1

Item # E-03-360 10/06

SP SCARBORO PUMP MFG. CO. LTD.
MANUFACTURING — SALES — SERVICE

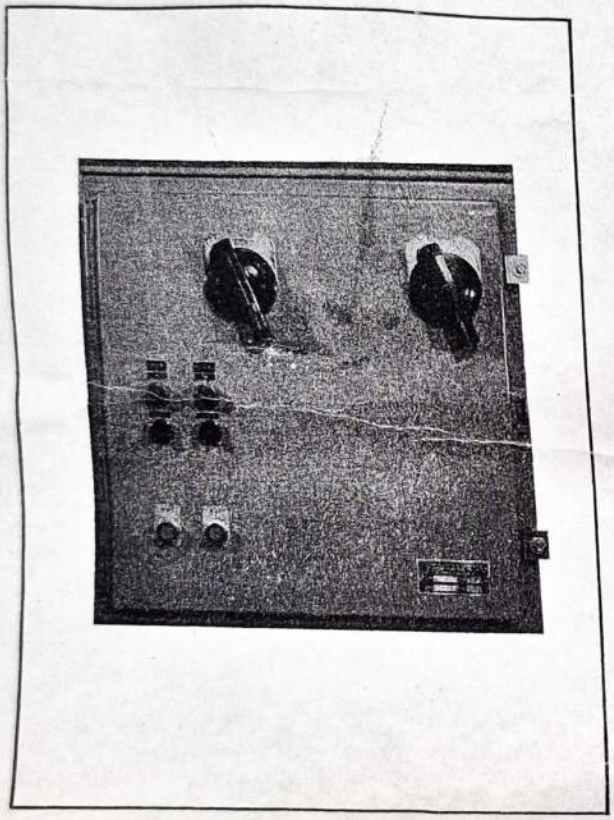
62 CROCKFORD BLVD., SCARBOROUGH, ONT. M1R 3C3
TELEPHONE (416) 752-1331

Jan. 1, 1975

Duplex Electric Alternator Panels

Duplex pump control panels are designed to alternate two pumps. The duplexing function also provides extra capacity at all times for system peaking or high inflow conditions, and provides standby service when one of the pumps is disabled. The alternation function equalizes wear on the two pumps, thus extends the life of seals and bearings considerably. This system is especially recommended where short pumping cycles occur frequently.

SERIES, DP.



C.S.A. APPROVED

Made in Canada

Features:-

- 2 Fusible disconnect switches
- 2 Door mounted disconnect handles
- 2 Across the line magnetic starters
- 2 Overload relays ambient compensated
- 6 Thermal overload heaters sized for pumps
- 2 Door mounted reset buttons
- 2 Door mounted H.O.A. selector switches
- 2 Door mounted pump "on" run lights
- 1 Electrical alternator relay assembly
- 1 Internal numbered terminal strip
- 1 Control circuit transformer
- All equipment prewired to terminal strip

Optional:-

- Circuit breakers
- Fused transformer
- Time elapsed meters
- Time delay relays
- Condensation heater
- Pump failure lights
- 115 volt 15 amp utility outlet
- Reduced voltage starters
- Dead front enclosures double door type with provision for padlocking

Specifications:-

Electrical: 208 - 416 - 575 volt three phase. 24 Volt - 60 HZ control transformer.

Enclosure: General purpose CEMA 1 enclosure in grey enamel finish.
Available in CEMA 3, 4 and 5/12 enclosures, optional.
Approximate dimensions 24" high 20" wide - 8" deep with hinged door.

Operation: When two pumps are controlled by a duplex panel, they are started in sequence as necessary to maintain preset levels. 3 single pole pilot devices such as mercury float switches or 2 double pole mechanical float switches are required to provide electrical signals to the duplex panel. Two signals initiate the starting and stopping of the lead pump. This pump is rated to handle normal system demand. The second pump is usually the same rating and is referred to as the lag pump. It is energized only when the system demand is greater than the capacity of the lead pump, or when one pump is inoperative. The lag pump is started when the third pilot device is signalling for more capacity than the lead pump can provide. The electric alternator then reverses the lead and lag pump functions. This alternation occurs after each pump cycle and the first pump becomes the lag pump and the second pump assumes the lead function.

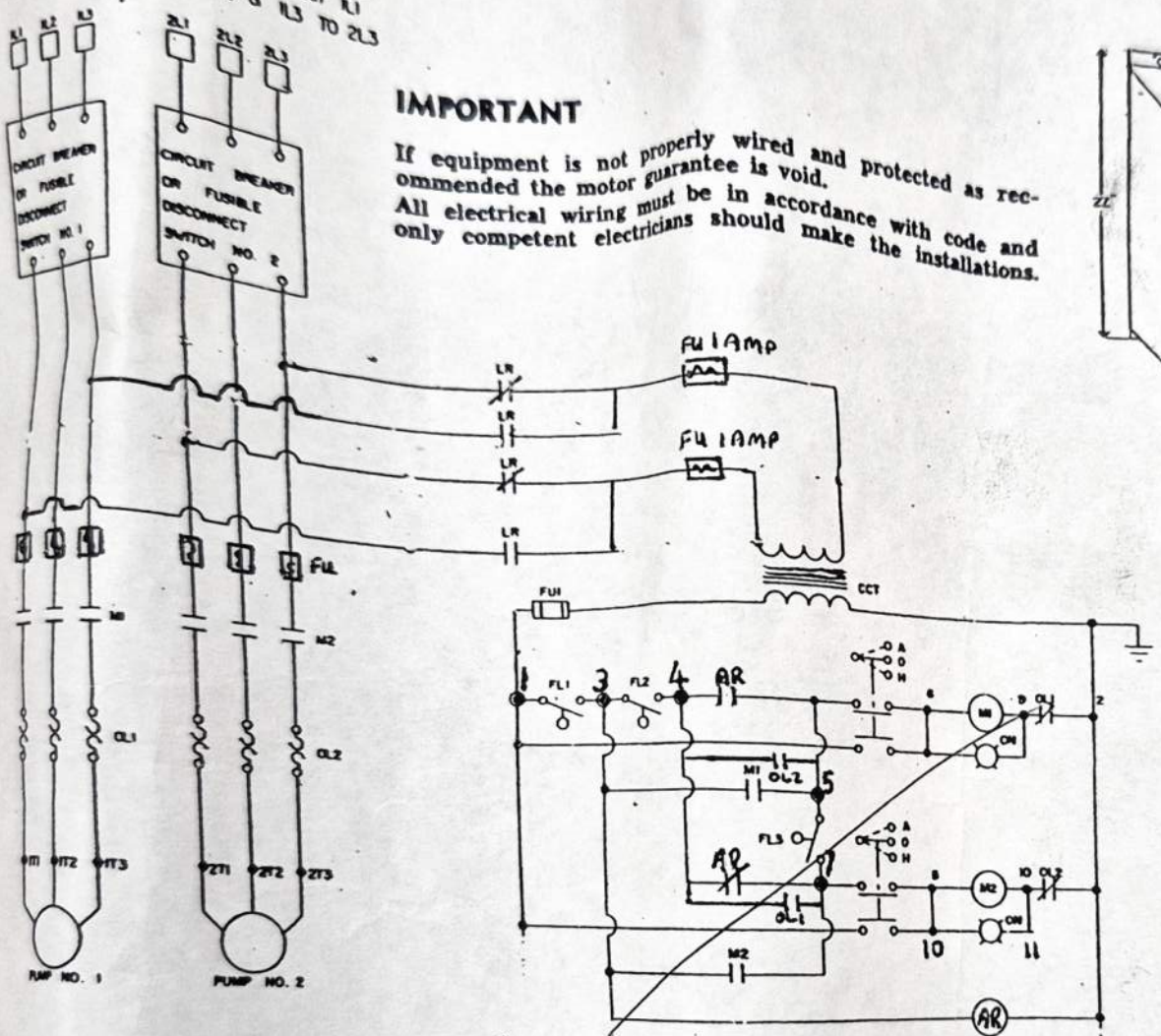
Note: Float switches are required in the sump pit to operate pumps. Select A; B or C.

A – 3 - ME10 Mercury float switches ✓
B – 2 - MF110 Mechanical float switches
C – 2 - DP15 Diaphragm pressure switches

2 SOURCES OF SUPPLY SHOULD BE USED
IF ONLY 1 SOURCE USED, CONNECT L1 TO 2L1, & L2 TO 2L2, & L3 TO 2L3

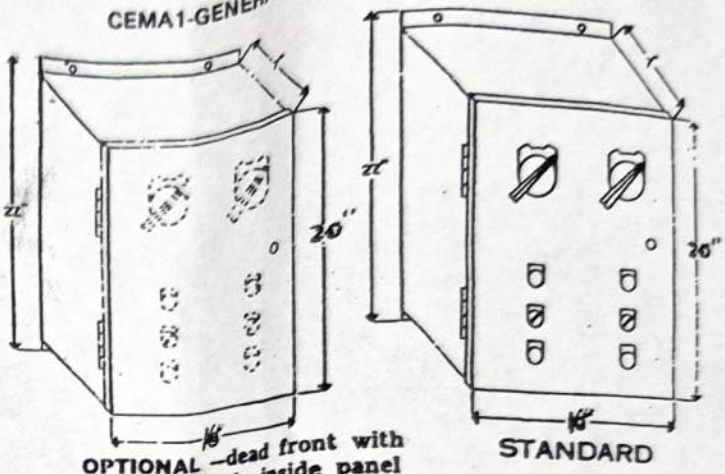
IMPORTANT

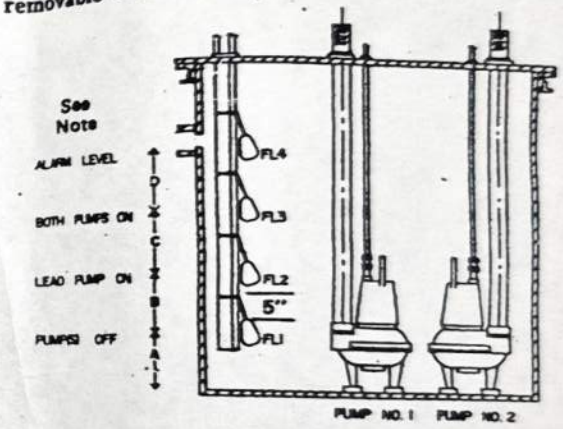
If equipment is not properly wired and protected as recommended the motor guarantee is void.
All electrical wiring must be in accordance with code and only competent electricians should make the installations.



ALARM & COUNTERS ADDED SEE ATTACHED DWG.

CEMA1-GENERAL PURPOSE ENCLOSURE





Enclosures:
- CEMA 1 ☐
- CEMA 3 ☐
- CEMA 4 ☐
- CEMA 5/12 ☐
- Explosion proof ☐

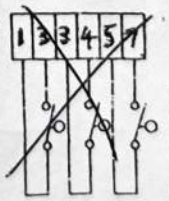
Voltage: 575/3/60
- DP0103-208V-3PH-60CY-TO 3HP ☐
- DP0104-416V-3PH-60CY-TO 5HP ☐
- DP0105-575V-3PH-60CY-TO 7½HP ☐

NOTE:
FLOAT SWITCH SETTINGS.
A. SET MINIMUM OF 12" FROM BOTTOM OF PIT OR SET TO ALLOW PUMP SUCTION TO REMAIN UNDER WATER AT ALL TIMES.
B. SET TO ALLOW PUMP TO OPERATE A MINIMUM OF 2 MINUTES PER CYCLE.
C. SET 6" ABOVE PUMP "ON" LEVEL
D. SET 6" ABOVE "BOOST" LEVEL

NOTE: F4 ALARM SWITCH IS USUALLY WIRED DIRECTLY TO A SEPARATE ALARM PANEL

NOTES:
1. CONNECT LOW LEVEL SWITCH BETWEEN 1 & 3
2. CONNECT NORMAL LEVEL SWITCH BETWEEN 3 & 4.
3. CONNECT HIGH LEVEL SWITCH BETWEEN 5 & 7

NOTE: IF ONLY 2 LEVEL SWITCHES ARE USED:
1) CONNECT TERMINAL 3 TO TERMINAL 4.
2) CONNECT LOW LEVEL SWITCH SPDT DIAPHRAGM OR MECHANICAL TYPE BETWEEN 1 & 3
3) CONNECT HIGH LEVEL SWITCH BETWEEN 5 & 7

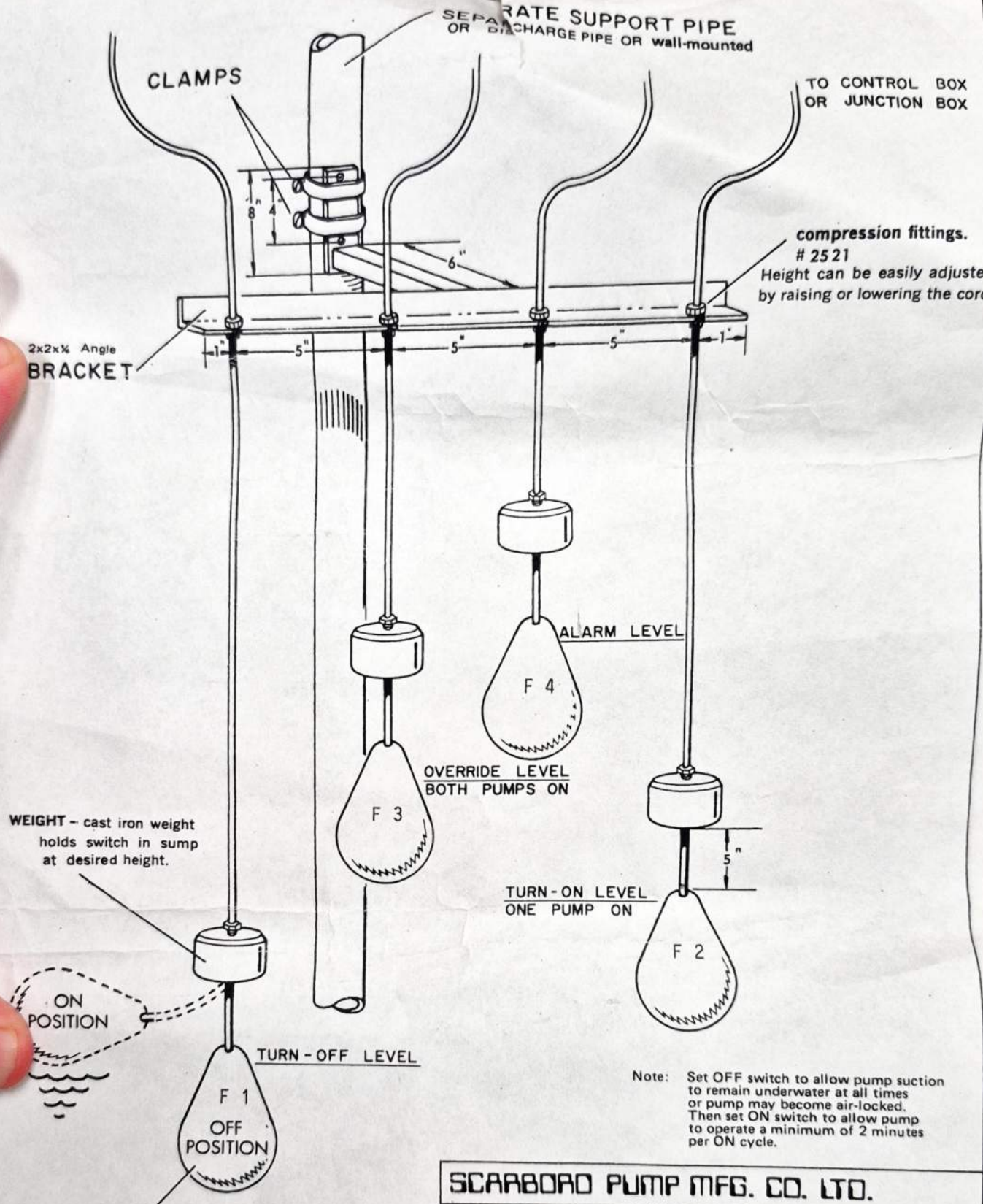


SPECIAL DWG
F1 F2 F3

115 VOLT CONTROL CIRCUIT TRANSFORMER

SCARBORO PUMP MFG. CO. LTD.

TYPICAL DUPLEX PUMPING SYSTEM
DUPLEX ELECTRIC ALTERNATOR & CONTROL PANEL
DATE: JAN. 1, 1985
DWG. NO:- 77E162-C

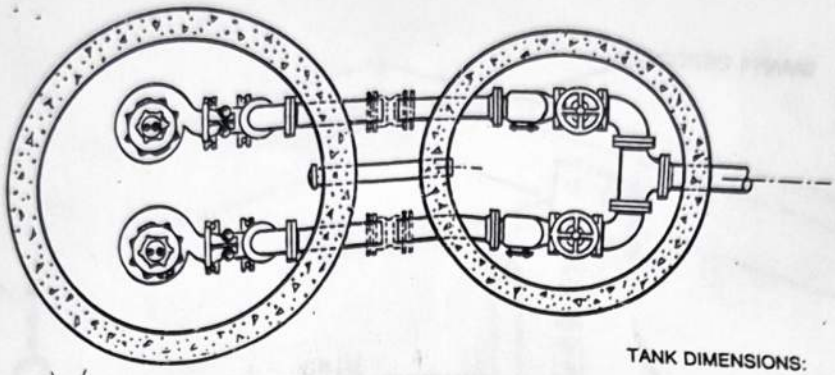


Note: Set OFF switch to allow pump suction to remain underwater at all times or pump may become air-locked. Then set ON switch to allow pump to operate a minimum of 2 minutes per ON cycle.

SCARBORO PUMP MFG. CO. LTD.	
MERCURY LEVEL CONTROL SUPPORT BRACKET	
DUPLEX SUBMERSIBLE PUMP SYSTEM	
DATE: JAN. 1, 1975	DWG. NO:– 3962 -4

LEAVE WITH PUMP CONTROL PANEL S/N 72350-B

PAGE ____ OF ____



TANK DIMENSIONS:

A. SUMP DIAMETER _____

B. SUMP DEPTH _____

C. INLET DEPTH _____

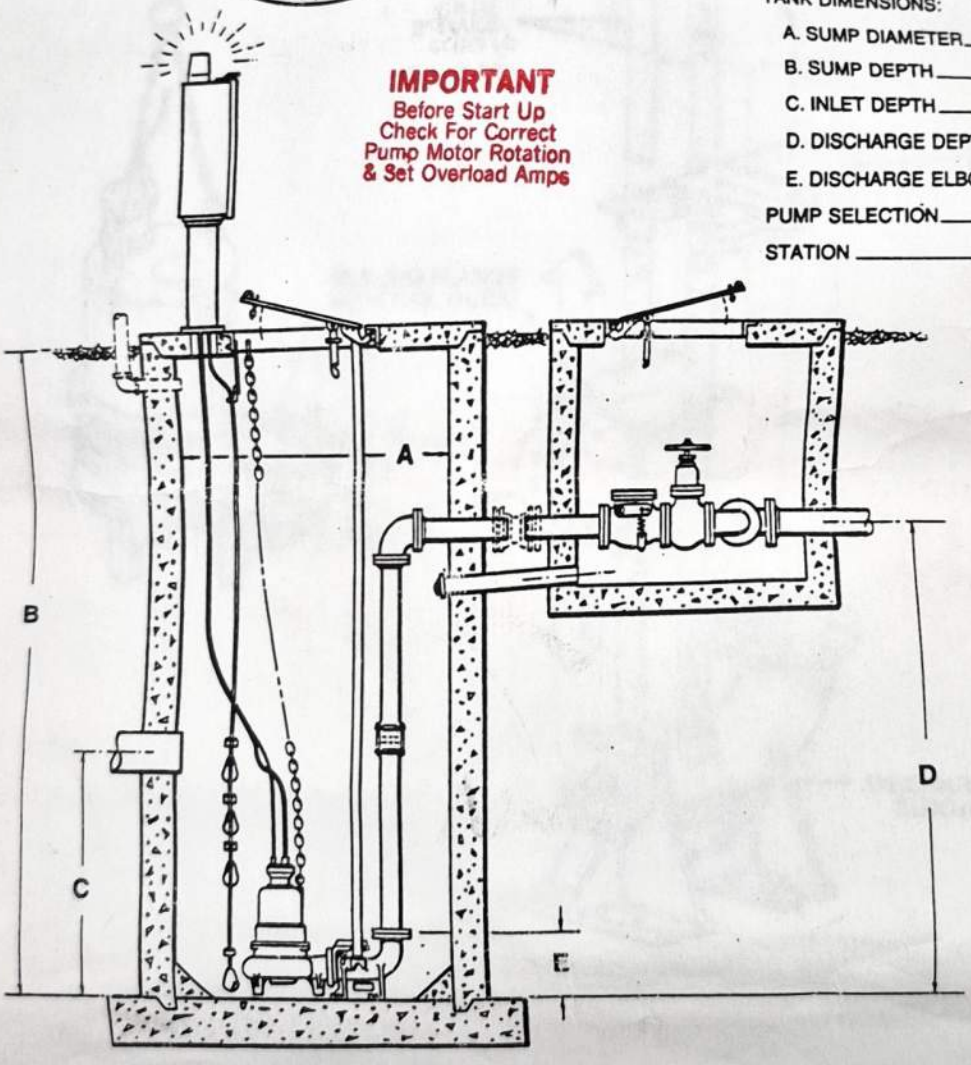
D. DISCHARGE DEPTH _____

E. DISCHARGE ELBOW DEPTH _____

PUMP SELECTION _____

STATION _____

IMPORTANT
Before Start Up
Check For Correct
Pump Motor Rotation
& Set Overload Amps

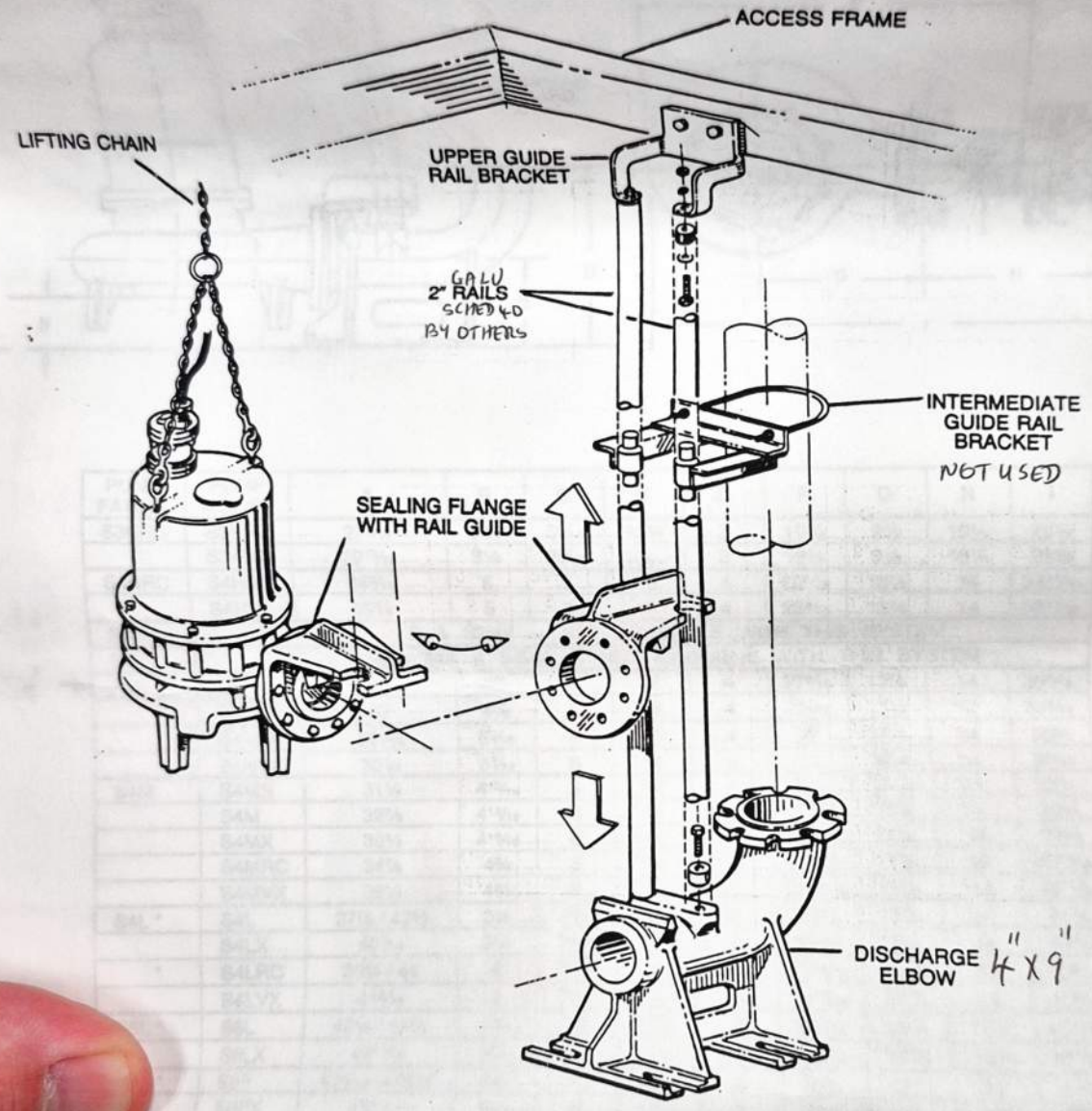


SCARBORO PUMP MFG. CO. LTD.
49 Crockford Blvd.
SCARBOROUGH, ONTARIO M1R 3B7
(416) 752-1331

HYDROMATIC™ PUMPS
AURORA PUMP A UNIT OF GENERAL SIGNAL

DUPLEX CONCRETE
MTM RAIL SYSTEM

NCS180 - 6/91

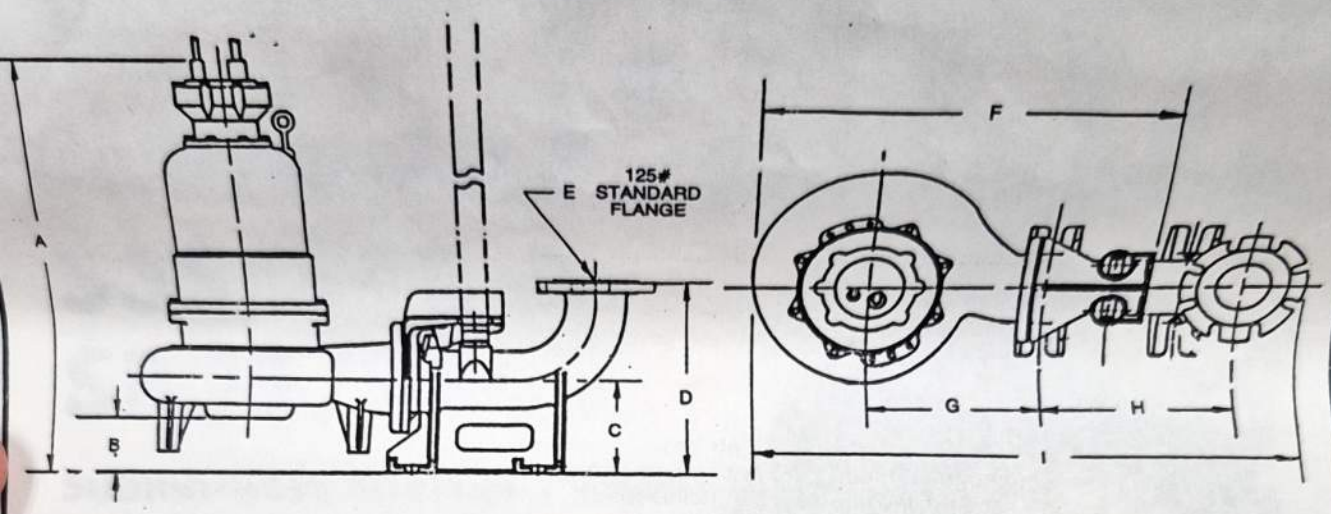


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(416) 752-1331

HYDROMATIC™ PUMPS
AURORA PUMP A UNIT OF GENERAL SIGNAL GS

4" MTM RAIL SYSTEM

NCS186 - 6/91



PUMP FAMILY	PUMP MODEL	A	B	C	D	E	F	G	H	I
S3HRC	S3HRC	27 1/16	3 1/4	5 5/16	10 1/4	3	19 1/4	9 1/8	10 1/4	29 1/2
	S3HVX	29 13/16	3 1/4	5 5/16	10 1/4	3	19 1/4	9 1/8	10 1/4	29 1/2
S4HRC	S4HRC	34 3/16	5	8	16	4	26 5/16	13 7/8	14	38 11/16
	S4HVX	39 1/4	5	8	16	4	26 5/16	13 7/8	14	38 11/16
S	S & S3HX — NOT AVAILABLE WITH THIS SYSTEM									
SH	SH, S4F & S4HX — NOT AVAILABLE WITH THIS SYSTEM									
S4N-S4S	S4N	30 1/16	4 5/8	8	16	4	27 9/16	13 7/8	14	39 5/16
	S4NX	33	4 5/8	8	16	4	27 9/16	13 7/8	14	39 5/16
	S4NRC	29 7/16	5 3/16	8	16	4	27	13 7/8	14	38 3/4
	S4NVX	33 1/4	5 3/16	8	16	4	27	13 7/8	14	38 3/4
S4M	S4MN	31 1/4	4 13/16	8	16	4	27 5/8	13 7/8	14	39 3/8
	S4M	32 7/8	4 13/16	8	16	4	27 5/8	13 7/8	14	39 3/8
	S4MX	38 1/4	4 13/16	8	16	4	27 5/8	13 7/8	14	39 3/8
	S4MRC	34 7/8	4 3/4	8	16	4	26 15/16	13 7/8	14	43 11/16
	S4MVX	39 1/4	4 3/4	8	16	4	26 15/16	13 7/8	14	43 11/16
S4L *	S4L	37 7/8 / 42 5/8	3 1/2	7 3/4	16	4	29 3/8	13 7/8	14	41 1/8
	S4LX	40 7/16	3 1/2	7 3/4	16	4	29 3/8	13 7/8	14	41 1/8
*	S4LRC	39 1/4 / 44	4	7 3/4	16	4	28 13/16	13 7/8	14	40 9/16
	S4LVX	41 5/16	4	7 3/4	16	4	28 13/16	13 7/8	14	40 9/16
S6L *	S6L	40 1/8 / 44 7/8	5 3/4	10	17 3/4	6	34 7/16	16 7/8	14 1/2	47 11/16
	S6LX	42 11/16	5 3/4	10	17 3/4	6	34 7/16	16 7/8	14 1/2	47 11/16
S8F *	S8F	42 5/16 / 47 1/16	8 3/4	9	17 3/4	8	38 3/4	21	17	55 3/4
	S8FX	45 11/16	8 1/4	9	17 3/4	8	38 3/4	21	17	55 3/4
S8L	S8L	56 7/16	7 3/16	9	17 3/4	8	40 1/4	21	17	57 1/4
	S8LX	58 3/16	7 3/16	9	17 3/4	8	40 1/4	21	17	57 1/4
S12L	S12L	71 3/8	11 5/8	19 1/2	31 1/2	12	46 7/8	25 1/2	21 3/4	77 1/2
	S12LX	73 1/16	11 5/8	19 1/2	31 1/2	12	46 7/8	25 1/2	21 3/4	77 1/2

*NOTE: UP TO 25 HP / 25 TO 40 HP

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49 Crockford Blvd.
SCARBOROUGH, ONTARIO M1R 3B7
(416) 752-1331 Fax: (416) 752-1971
Email: sales@scarboropump.com
www.scarboropump.com

HYDROMATIC™ PUMPS
AURORA PUMP A UNIT OF GENERAL SIGNAL GS

DIMENSIONAL OUTLINE
MTM RAIL SYSTEM

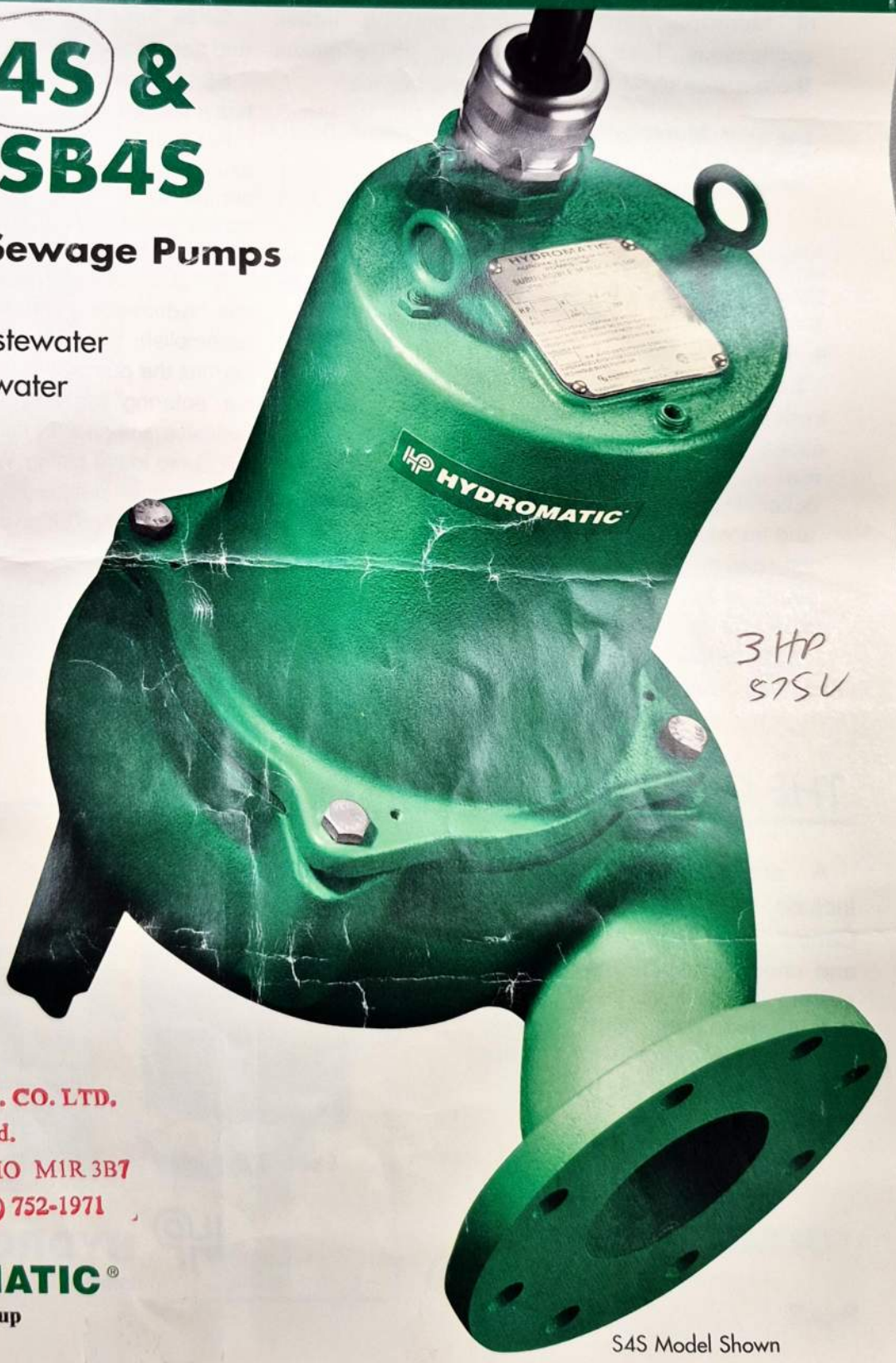
HYDROMATIC®

S3S/S4S & SB3S/SB4S

Submersible Sewage Pumps

Applications:

- Commercial Wastewater
- Industrial Wastewater



3 HP
S7SV

SCARBORO PUMP MFG. CO. LTD.
49 Crockford Blvd.
SCARBOROUGH, ONTARIO M1R 3B7
(416) 752-1331 Fax (416) 752-1971

HYDROMATIC®
Pentair Pump Group

S4S Model Shown

SUBMERSIBLE SEWAGE PUMPS

Hydromatic S3S-S4S & SB3S-SB4S series pumps are suited to wet-well installation in a wide variety of Municipal, Industrial and building trades applications. Their solids handling ability makes them a wise choice for:

- **Municipal sewage lift stations**
- **Industrial sewage transfer**
- **Dewatering of storm water or whenever unwanted water collects**

Hydromatic S3S/S4S and SB3S/SB4Ssewage pumps are designed to transfer raw sewage with solids as large as 3 inches through pipes up to 4 inches in diameter.

Sewage pumps are necessary to move sewage from a building to the sewer system; and in many cases, from the sewer system to a treatment plant. In the case of larger Commercial installations, collection systems are designed to accumulate and transfer the waste water efficiently. Examples of this are motels, apartment buildings, or Industrial plants that tie in with sewer mains or on-site treatment facilities.

S3S Series handles 2-1/2 inch spherical solids and has a flanged 3 inch horizontal discharge.

S4S Series handles 3 inch spherical solids and has a flanged 4 inch horizontal discharge.

SB3S Series handles 2-1/2 inch spherical solids and has a flanged 3 inch vertical discharge.

SB4S Series handles 3 inch spherical solids and has a flanged 4 inch vertical discharge.

For Commercial or high volume applications, the usual procedure is to incorporate at least two pumps as a duplex system in conjunction with control panel, a guide system and quick disconnect discharge system.

The S3S/S4S and SB3S/SB4S can be used with the Hydromatic pultruded I-beam rail system to accomplish this. This corrosion resistant system permits the pump(s) to be lowered into position with out entering or reaching into the wet well. An exclusive self-sealing flange eliminates the need to bolt pump to the piping. When the pump is activated, a Neoprene diaphragm forms an effective seal between the discharge flange and the base elbow flange. A Hydromatic control panel will ensure proper start components and equal pump alternation.

This corrosion resistant NEMA 4X panel also includes float indicator L.E.D.'s allowing float monitoring without removal of wet well cover.

THE COMPLETE SYSTEM...

A complete system would include the pumps, Hydromatic Control Panel, 3900 level controls, and choice of pultruded rail (PR) system or the front loading MTM rail system. The SB3S Series is also compatible for the EZ-OUT system only.



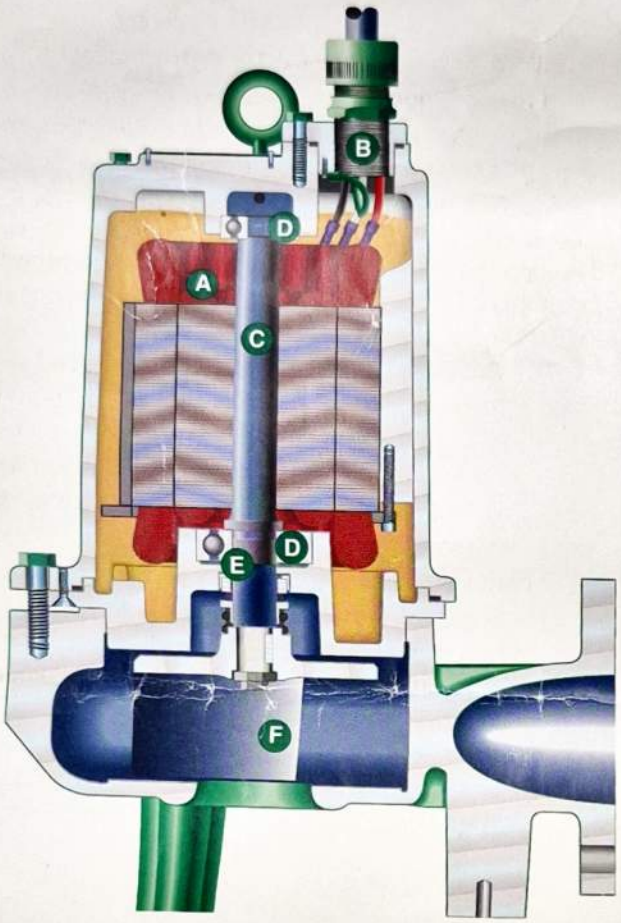
Control Q-Panel



3900 Level Control Switch

HYDROMATIC®
Pentair Pump Group

FEATURES AND BENEFITS



A. The fully enclosed oil-filled motor efficiently dissipates heat and locks out moisture so you receive reliable pumping service

B. The PVC jacketed power cord is sealed by both the cord grip and additionally by the epoxy barrier.

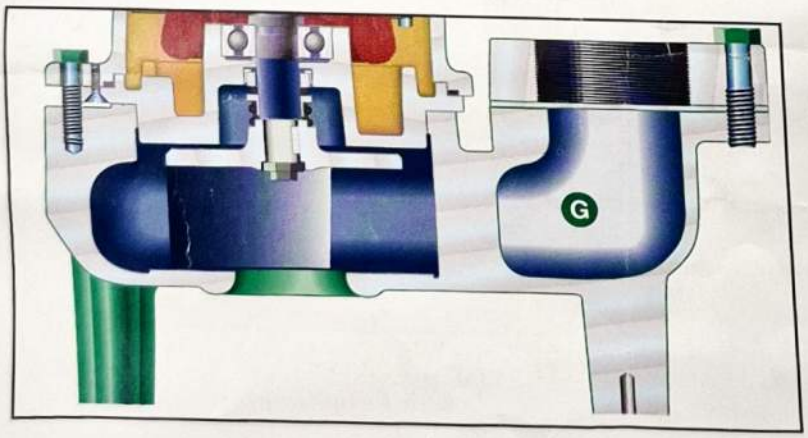
C. The stainless steel shaft eliminates corrosion and fatigue to give longer pump life. The minimum shaft overhang decreases deflection and increases bearing and seal life.

D. The heavy duty ball bearings, upper (radial) and lower (thrust), are submerged in oil to provide permanent lubrication and insure long service life.

E. The mechanical seal is constructed with a ceramic stationary face and a carbon rotating face for long service life.

F. The impeller is a two vane semi-open design for efficient operation without clogging. The impeller has pump out vanes to prevent material build up around shaft and seal.

G. SB3S Series handles 2-1/2 inch spherical solids and has a flanged 3" vertical discharge.
SB4S Series handles 3 inch spherical solids and has a flanged 4" vertical discharge.



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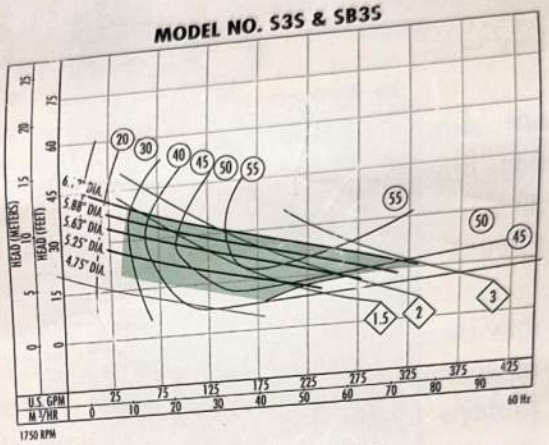
S3S/S4S & SB3S/SB4S - Submersible Sewage Pumps

FEATURES AND PERFORMANCE...

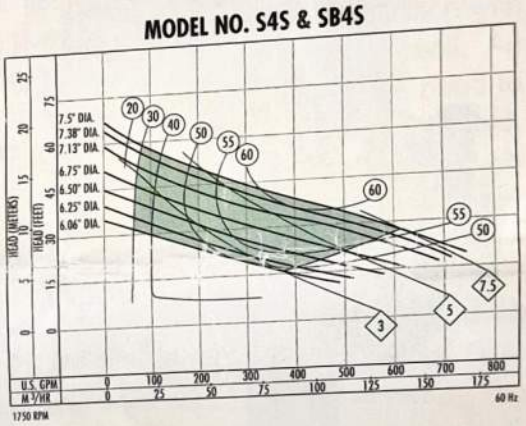
- Oil-filled motor for cooler operation, longer life, and less maintenance. The dielectric oil effectively dissipates heat and lubricates upper and lower ball bearings.
- Single phase motors are capacitor start, capacitor run with capacitors located in control panel. Contact distributor for proper Hydromatic control panel sizing.
- Standard construction is cast iron.
- 300 Series Stainless steel shafts.
- Standard 15' or 30' power cord has three conductor PVC jacket.
- Field serviceable; pumps have 300 series stainless steel fasteners for easy tear down.
- Semi-open, two-vane sewage type impellers have pump-out vanes on back shrouds to prevent stringy materials from building up around shaft and seal.
- Manufactured with carbon and ceramic faced mechanical shaft seal for long leakproof life.
- All units given complete hydraulic test run before shipping.

○ = %EFF ◇ = BHP

MODEL NO. S3S & SB3S



MODEL NO. S4S & SB4S





S3S Series



S4S Series



SB3S Series



SB4S Series

HYDROMATIC®
Pentair Pump Group

– Your Authorized Local Distributor –

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1840 Baney Road Ashland, Ohio 44805
Tel: 419-289-3042 Fax: 419-281-4087

ISO 9001 Certified
www.hydromatic.com

CANADA
269 Trillium Drive Kitchener, Ontario, Canada N2G 4W5
Tel: 519-896-2163 Fax: 519-896-6337

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Item #: E-02-6520 7/00 10M

Date

4 Holiday Inn Lift station

Foot elevations:

		(m)
1. Top float	@ 98.5"	= 2.5
2. second float	@ 132.5"	= 3.37
3 Third float	@ 172.5"	= 4.38
4. Bottom float	@ 221.5" - 1' = 209.5"	= 5.32

Total depth = 221.5"
= 5.626 m.

All measurements taken from T/O of Lift station.

Lift Station Dimensions - 8' Wide x 10' Length

Appendix D – Stormwater Management Design Sheet

Table D1 - Calculation of Average Runoff Coefficients for Pre-Development Conditions

Table D2 - Summary of Uncontrolled and Controlled Release Rates for Existing Development

Table D3 - Average Runoff Coefficients for Post-Development Conditions

Table D4 - Average Runoff Coefficients for Post-Development Conditions

Table D5 - Catchment PR-2 (Proposed Addition Roof) 2-Year, 5-Year & 100-Year Roof Drains Design Sheet

Table D6 - Catchment PR-2 (Proposed Addition Roof) Required Storage Volumes (2 Year, 5 Year And 100 Year Storms) (MRM)

Table D7 - Catchment P-2 (Rear Parking) (CB01) 2-Year MRM - Using Flow Controlled Orifice

Table D8 - Catchment P-2 (Rear Parking) (CB01) 5-Year MRM - Using Flow Controlled Orifice

Table D9 - Catchment P-2 (Rear Parking) (CB01) 100-Year MRM - Using Flow Controlled Orifice

Table D10 - Catchment P-2 (Rear Parking) (CB01) Stage Storage Discharge Orifice Design

Stormwater Management and Servicing Report - David McManus Engineering Ltd. - August 4, 2008 (rev. 1)

TABLE D1

CALCULATION OF AVERAGE RUNOFF COEFFICIENTS FOR PRE-DEVELOPMENT CONDITIONS

Area No.	Roof Areas C=0.90		Impervious Areas C=0.90		Pervious Areas C=0.20		Reserved		Reserved		Sum AC	Total Area (m^2)	C_{AVG}	Notes
	Area (m^2)	A * C	Area (m^2)	A * C	Area (m^2)	A * C	Area (m^2)	A * C	Area (m^2)	A * C				
A1	0	0	0	0	120	24		0		0	24	120	0.20	west property line
A2	1178	1060.2	0	0	0	0		0		0	1060.2	1178	0.90	roof
A3	0	0	100	90	569	113.8		0		0	203.8	669	0.30	east property line
A4	0	0	718	646.2	274	54.8		0		0	701	992	0.71	front parking
A5	0	0	3320	2988	176	35.2		0		0	3023.2	3496	0.86	rear parking
											5012.2	**6455**	**0.78**	

Notes

1) Areas from catchments delineated in DME SWM design (August 4, 2008)

TABLE D2

SUMMARY OF UNCONTROLLED AND CONTROLLED RELEASE RATES FOR EXISTING DEVELOPMENT

Area No	Outlet Location	Area (ha)	Time of Conc, Tc (min)	Storm = 2 yr				Storm = 5 yr				Storm = 100 yr			
				I_2 (mm/hr)	Cavg	Q_2 (L/sec)	Q_{CAP} (L/sec)	I_5 (mm/hr)	Cavg	Q_5 (L/sec)	Q_{CAP} (L/sec)	I_{100} (mm/hr)	Cavg	Q_{100} (L/sec)	Q_{CAP} (L/sec)
A1	OFFSITE	0.0120	10	76.81	0.20	0.5	0.5	104.19	0.20	0.7	0.7	178.56	0.25	1.5	1.5
A2	OFFSITE	0.1178	10	76.81	0.90	22.6	**(4.7)**	104.19	0.90	30.7	**(4.7)**	178.56	1.00	58.5	**(4.7)**
A3	OFFSITE	0.0669	10	76.81	0.30	4.4	4.4	104.19	0.30	5.9	5.9	178.56	0.38	12.6	12.6
A4	OFFSITE	0.0992	10	76.81	0.71	15.0	15.0	104.19	0.71	20.3	20.3	178.56	0.88	43.5	43.5
A5	OFFSITE	0.3496	10	76.81	0.86	64.6	**(50.0)**	104.19	0.86	87.6	**(50.0)**	178.56	1.00	173.5	**(50.0)**
		0.6455				**107.0**	**74.53**			**145.18**	**81.60**			**289.65**	**112.3**

Notes

1) Intensity, I = 732.951/(Tc+6.199)$^{0.810}$ (2-year)

2) Intensity, I = 998.071/(Tc+6.053)$^{0.814}$ (5-year)

3) Intensity, I = 1735.688/(Tc+6.014)$^{0.820}$ (100-year)

5) Time of Concentration, Tc = 10 mins

5) The standard minimium Time of Concentraion of 10 minutes was used, rather then the calaculted time, since calcualted time was less than 10 minutes.

*6) Controlled release rate (QCAP) are indicated by bold bracketed numbers **(0.0)** and are taken from DME SWM design (August 4, 2008)*

TABLE D3

AVERAGE RUNOFF COEFFICIENTS FOR POST-DEVELOPMENT CONDITIONS

Area No.	Roof Areas C=0.90		Impervious Areas C=0.90		Pervious Areas C=0.20		Reserved		Sum AC	Total Area (m^2)	C_{AVG}	Notes
	Area (m^2)	A * C	Area (m^2)	A * C	Area (m^2)	A * C	Area (m^2)	A * C				
PR-1	1176	1058.6		0.0		0.0		0.0	1058.6	1176.25	0.90	Existing Roof
PR-2	223	200.6		0.0		0.0		0.0	200.6	222.84	0.90	Proposed Roof
P-1		0.0	710	639.3	279	55.8		0.0	695.1	989.33	0.70	Front Parking
P-2		0.0	2728	2454.9	639	127.9		0.0	2582.7	3366.92	0.77	Rear Parking
P-3		0.0	139	125.0	447	89.4		0.0	214.5	586.11	0.37	Landscaped
POS-1		0.0	73	66.0	141	28.2		0.0	94.2	214.34	0.44	Off-site
Totals									**4845.7**	**6556**	**0.74**	
Notes												

TABLE D4

SUMMARY OF POST-DEVELOPMENT PEAK FLOWS (Uncontrolled and controlled)

Area No	Area (ha)	Time of Conc, Tc (min)	Storm = 2 yr				Storm = 5 yr				Storm = 100 yr				ICD Control
			C_{AVG}	I_2 (mm/hr)	Q (L/sec)	Q_{CAP} (L/sec)	C_{AVG}	I_5 (mm/hr)	Q (L/sec)	Q_{CAP} (L/sec)	C_{AVG}	I_{100} (mm/hr)	Q (L/sec)	Q_{CAP} (L/sec)	
PR-1	0.1176	10	0.90	76.81	22.60	**(4.7)**	0.90	104.19	30.66	**(4.7)**	1.00	178.56	58.39	**(4.7)**	Existing roof drains
PR-2	0.0223	10	0.90	76.81	4.28	**(0.8)**	0.90	104.19	5.81	**(0.8)**	1.00	178.56	11.06	**(0.9)**	RD1 Watts Roof Drain - 1/4 open position
P-1	0.0989	10	0.70	76.81	14.84	14.84	0.70	104.19	20.13	20.13	0.88	178.56	43.13	43.13	None
P-2	0.3367	10	0.77	76.81	55.15	**(35.0)**	0.77	104.19	74.81	**(41.0)**	0.96	178.56	160.26	**(43.0)**	136mm Diameter orifice plate
P-3	0.0586	10	0.37	76.81	4.58	4.58	0.37	104.19	6.21	6.21	0.46	178.56	13.31	13.31	None
POS-1	0.0214	10	0.44	76.81	2.01	2.01	0.44	104.19	2.73	2.73	0.55	178.56	5.85	5.85	None
Post-Dev Site (un-controlled)	**0.6556**		0.74		103.5	**(61.9)**	0.74		140.4	**(75.6)**	0.92		292.0	**(110.9)**	
Allowable Release Rate per DME SWM design (August 4, 2008)						*74.53*				*81.60*				*112.33*	

Notes

1) Intensity, $I = 732.951/(Tc+6.199)^{0.810}$ (2-year)

2) Intensity, $I = 998.071/(Tc+6.053)^{0.814}$ (5-year)

3) Intensity, $I = 1735.688/(Tc+6.014)^{0.820}$ (100-year)

4) Cavg for 100-year is increased by 25% to a maximum of 1.0

5) Time of Concentration, Tc = 10 mins

*5) Controlled release rate (QCAP) are indicated by bold brackets numbers **(0.0)***

Table D5: Catchment PR-2 (Proposed addition roof) 2-year, 5-year & 100-year Roof Drains Design Sheet

Project: OTT-25002871-A0

Location: Holiday Inn Express - 2055 Robertson Road, Ottawa, ON

Date: November 2025

Area #	Roof Drain Type	No Drains per Area	Total Number of Weirs	Weir Position	Runoff Coeff (Cavg)		Drainage Area		2-year Event						5-year Event						100-year Event						Storage Required *(MRM)*			Maximium Storage Provided at Spill Elevation					
					2-year & 5-year	100-year	m^2	ha	Runoff Rate (L/sec)	2yr Ponding Depth (mm)	Roof Drain Capacity Per Weir (gpm)	Roof Drain Capacity Per Drain per weir (gpm)	Roof Drain Capacity Per Drain (L/sec)	Total Flow From Roof Drains (L/sec)	Runoff Rate (L/sec)	5yr Ponding Depth (mm)	Roof Drain Capacity Per Weir (gpm)	Roof Drain Capacity Per Drain per weir (gpm)	Roof Drain Capacity Per Drain (L/sec)	Total Flow From Roof Drains (L/sec)	Runoff Rate (L/sec)	100yr Ponding Depth (mm)	Roof Drain Capacity Per Weir (gpm)	Roof Drain Capacity Per Drain per weir (gpm)	Roof Drain Capacity Per Drain (L/sec)	Total Flow From Roof Drains (L/sec)	2-year (m^3)	5-year (m^3)	100-year (m^3)	Area Available for Storage (m^2)	Max Prism Depth (mm)	Max Prisim Volume (m^3)	% Volume Used for Ponding		
																																2-year	5-year	100-year
PR-2	RD1	1	1	3-1/4 open	0.90	1.00	222.84	0.0223	4.282	98	12.4	12.4	0.782	0.782	5.809	112	13.1	13.1	0.826	0.826	11.061	148	14.9	14.9	0.940	0.940	2.61	3.94	9.09	189.4	150	9.5	28%	42%	96%
Totals							**222.8**	**0.0223**	**4.28**		**12.40**		**0.78**	**0.78**	**0.00**		**13.10**		**0.83**	**0.83**	**11.06**		**14.90**		**0.94**	**0.94**	**2.61**	**3.94**	**9.09**	**189**		**9.5 ***			
Min										**98**						**112**						**148**												
Max										**98**						**112**						**148**												

Runoff Based on the Following:

Storm Frequency (years) =		2	5	100
Time of Conc (mins) =		10	10	10
Storm Intensity (mm/hr) =		76.8	104.2	178.6

Roof Drains have Following Flow Rates per weir: WATTS Flow Controlled Drain

Weir Position	Flow (gpm) per depth							Max Flow Rate per Weir @150mm (L/s)
	0	25	50	75	100	125	150	
	0	0.025	0.05	0.075	0.1	0.125	0.15	
1-None	0	0	0	0	0	0	0	0.000
2-Closed	0	5	5	5	5	5	5	0.315
3-1/4 open	0	5	10	11	13	14	15	0.946
4-1/2 open	0	5	10	12	15	18	20	1.262
5-3/4 open	0	5	10	14	18	21	25	1.577
6-Full	0	5	10	15	20	25	30	1.890

Roof Drain Types

Drain Type =	RD1	RD2	RD3
Max Overflow Depth (mm)	150 mm	150 mm	150 mm
Flow Controlled (Yes/No)	Yes	Yes	Yes
Ponding	Yes	Yes	Yes
Weir Desc	Accutrol	Accutrol	Accutrol
No. Weirs	1	2	3

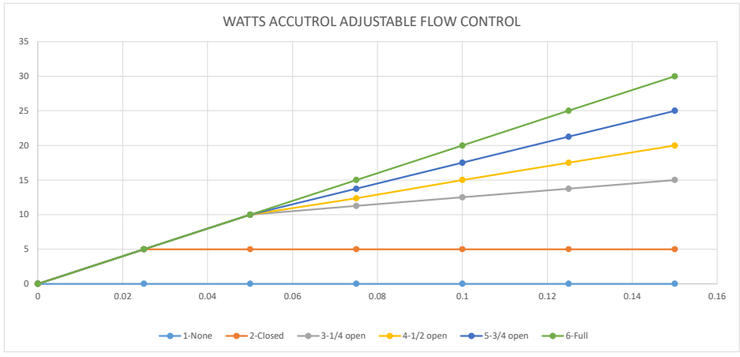


Table D6: Catchment PR-2 Required Storage Volumes (2 Year, 5 Year and 100 Year Storms) (MRM)

C_{AVG} = 0.90 (dimmensionless)
C_{100} = 1.00
Time Interval = 5 (mins)
Drainage Area = 0.02228 (hectares)

	Release Rate = **0.78232** (L/sec) Return Period = 2 (years) IDF Parameters, A = 732.951 , B = 0.810 (I = A/(T_c+C) , C = 6.199					Release Rate = **0.8265** (L/sec) Return Period = 5 (years) IDF Parameters, A = 998.071 , B = 0.814 (I = A/(T_c+C) , C = 6.053					Release Rate = **0.9400** (L/sec) Return Period = 100 (years) IDF Parameters, A = 1735.69 , B = 0.820 (I = A/(T_c+C) , C = 6.014				
Duration (min)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)
0	167.2	9.3	0.78	8.5	0.00	230.5	12.9	0.826	12.0	0.00	398.6	24.7	0.9	23.8	0.00
5	103.6	5.8	0.78	5.0	1.50	141.2	7.9	0.826	7.0	2.11	242.7	15.0	0.9	14.1	4.23
10	76.8	4.3	0.78	3.5	2.10	104.2	5.8	0.826	5.0	2.99	178.6	11.1	0.9	10.1	6.07
15	61.8	3.4	0.78	2.7	2.40	83.6	4.7	0.826	3.8	3.45	142.9	8.9	0.9	7.9	7.12
20	52.0	2.9	0.78	2.1	2.54	70.3	3.9	0.826	3.1	3.71	120.0	7.4	0.9	6.5	7.79
25	45.2	2.5	0.78	1.7	2.60	60.9	3.4	0.826	2.6	3.85	103.8	6.4	0.9	5.5	8.24
30	40.0	2.2	0.78	1.5	2.61	53.9	3.0	0.826	2.2	3.92	91.9	5.7	0.9	4.8	8.55
35	36.1	2.0	0.78	1.2	2.58	48.5	2.7	0.826	1.9	3.94	82.6	5.1	0.9	4.2	8.77
40	32.9	1.8	0.78	1.0	2.52	44.2	2.5	0.826	1.6	3.93	75.1	4.7	0.9	3.7	8.92
45	30.2	1.7	0.78	0.9	2.44	40.6	2.3	0.826	1.4	3.88	69.1	4.3	0.9	3.3	9.01
50	28.0	1.6	0.78	0.8	2.34	37.7	2.1	0.826	1.3	3.82	64.0	4.0	0.9	3.0	9.07
55	26.2	1.5	0.78	0.7	2.23	35.1	2.0	0.826	1.1	3.73	59.6	3.7	0.9	2.8	9.09
60	24.6	1.4	0.78	0.6	2.11	32.9	1.8	0.826	1.0	3.64	55.9	3.5	0.9	2.5	9.08
65	23.2	1.3	0.78	0.5	1.98	31.0	1.7	0.826	0.9	3.53	52.6	3.3	0.9	2.3	9.05
70	21.9	1.2	0.78	0.4	1.85	29.4	1.6	0.826	0.8	3.41	49.8	3.1	0.9	2.1	9.01
75	20.8	1.2	0.78	0.4	1.70	27.9	1.6	0.826	0.7	3.28	47.3	2.9	0.9	2.0	8.94
80	19.8	1.1	0.78	0.3	1.55	26.6	1.5	0.826	0.7	3.14	45.0	2.8	0.9	1.8	8.87
85	18.9	1.1	0.78	0.3	1.40	25.4	1.4	0.826	0.6	3.00	43.0	2.7	0.9	1.7	8.78
90	18.1	1.0	0.78	0.2	1.24	24.3	1.4	0.826	0.5	2.85	41.1	2.5	0.9	1.6	8.68
95	17.4	1.0	0.78	0.2	1.07	23.3	1.3	0.826	0.5	2.70	39.4	2.4	0.9	1.5	8.57
100	16.7	0.9	0.78	0.2	0.91	22.4	1.2	0.826	0.4	2.54	37.9	2.3	0.9	1.4	8.45
105	16.1	0.9	0.78	0.1	0.74	21.6	1.2	0.826	0.4	2.37	36.5	2.3	0.9	1.3	8.32
110	15.6	0.9	0.78	0.1	0.57	20.8	1.2	0.826	0.3	2.21	35.2	2.2	0.9	1.2	8.19
115	15.0	0.8	0.78	0.1	0.39	20.1	1.1	0.826	0.3	2.04	34.0	2.1	0.9	1.2	8.05
120	14.6	0.8	0.78	0.0	0.21	19.5	1.1	0.826	0.3	1.86	32.9	2.0	0.9	1.1	7.90
Max =					**2.61**					**3.94**					**9.09**

Notes

1) Peak flow is equal to the product of 2.78 x C x I x A
2) Rainfall Intensity, $I = A/(Tc+C)^B$
3) Release Rate = Min (Release Rate, Peak Flow)
4) Storage Rate = Peak Flow - Release Rate
5) Storage = Duration x Storage Rate
6) Maximium Storage = Max Storage Over Duration

Table D7: Catchment P-2 (Rear Parking) (CB01) 2-year MRM - Using Flow Controlled Orifice

Area No: P-2

C_{AVG} = 0.77 (2-yr)

C_{AVG} = 0.77 (5-yr)

C_{AVG} = 0.96 (100-yr, Max 1.0)

Drainage Area = 0.3367 (hectares)

Start= 10.00 (mins)

Time Interval = 5.00 (mins)

Return Period = 2 (years)

IDF Parameters $I = A/(T_c + C)^B$

A = 732.951

B = 0.810

C = 6.199

Release Rate (L/s)

Start = 0.00

Increment = 5.00

MRM			Storage Requirment (m^3) for Select Release Rates (L/s)									
Duration (mins)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	**0**	**5**	**10**	**15**	**20**	**25**	**30**	**35**	**37**	**40**
10	76.8	55.1	33.1	30.1	27.1	24.1	21.1	18.1	15.1	12.1	10.9	9.1
15	61.8	44.3	39.9	35.4	30.9	26.4	21.9	17.4	12.9	8.4	6.6	3.9
20	52.0	37.4	44.8	38.8	32.8	26.8	20.8	14.8	8.8	2.8	0.4	-3.2
25	45.2	32.4	48.6	41.1	33.6	26.1	18.6	11.1	3.6	-3.9	-6.9	-11.4
30	40.0	28.8	51.8	42.8	33.8	24.8	15.8	6.8	-2.2	-11.2	-14.8	-20.2
35	36.1	25.9	54.4	43.9	33.4	22.9	12.4	1.9	-8.6	-19.1	-23.3	-29.6
40	32.9	23.6	56.6	44.6	32.6	20.6	8.6	-3.4	-15.4	-27.4	-32.2	-39.4
45	30.2	21.7	58.6	45.1	31.6	18.1	4.6	-8.9	-22.4	-35.9	-41.3	-49.4
50	28.0	20.1	60.4	45.4	30.4	15.4	0.4	-14.6	-29.6	-44.6	-50.6	-59.6
55	26.2	18.8	62.0	45.5	29.0	12.5	-4.0	-20.5	-37.0	-53.5	-60.1	-70.0
60	24.6	17.6	63.5	45.5	27.5	9.5	-8.5	-26.5	-44.5	-62.5	-69.7	-80.5
65	23.2	16.6	64.8	45.3	25.8	6.3	-13.2	-32.7	-52.2	-71.7	-79.5	-91.2
70	21.9	15.7	66.1	45.1	24.1	3.1	-17.9	-38.9	-59.9	-80.9	-89.3	-101.9
75	20.8	14.9	67.2	44.7	22.2	-0.3	-22.8	-45.3	-67.8	-90.3	-99.3	-112.8
80	19.8	14.2	68.3	44.3	20.3	-3.7	-27.7	-51.7	-75.7	-99.7	-109.3	-123.7
85	18.9	13.6	69.4	43.9	18.4	-7.1	-32.6	-58.1	-83.6	-109.1	-119.3	-134.6
90	18.1	13.0	70.3	43.3	16.3	-10.7	-37.7	-64.7	-91.7	-118.7	-129.5	-145.7
95	17.4	12.5	71.3	42.8	14.3	-14.2	-42.7	-71.2	-99.7	-128.2	-139.6	-156.7
100	16.7	12.0	72.1	42.1	12.1	-17.9	-47.9	-77.9	-107.9	-137.9	-149.9	-167.9
105	16.1	11.6	73.0	41.5	10.0	-21.5	-53.0	-84.5	-116.0	-147.5	-160.1	-179.0
110	15.6	11.2	73.8	40.8	7.8	-25.2	-58.2	-91.2	-124.2	-157.2	-170.4	-190.2
Max =			**73.8**	**45.5**	**33.8**	**26.8**	**21.9**	**18.1**	**15.1**	**12.1**	**10.9**	**9.1**

Notes

1) Peak flow is equal to the product of 2.78 x C x I x A

2) Rainfall Intensity I = A(Tc)^B*

3) Release Rate = Incremented

4) Storage Rate = Peak Flow - Release Rate

5) Storage = Duration x Storage Rate

6) Maximium Storage = Max Storage Over Duration

7) Parameters a,b,c are for

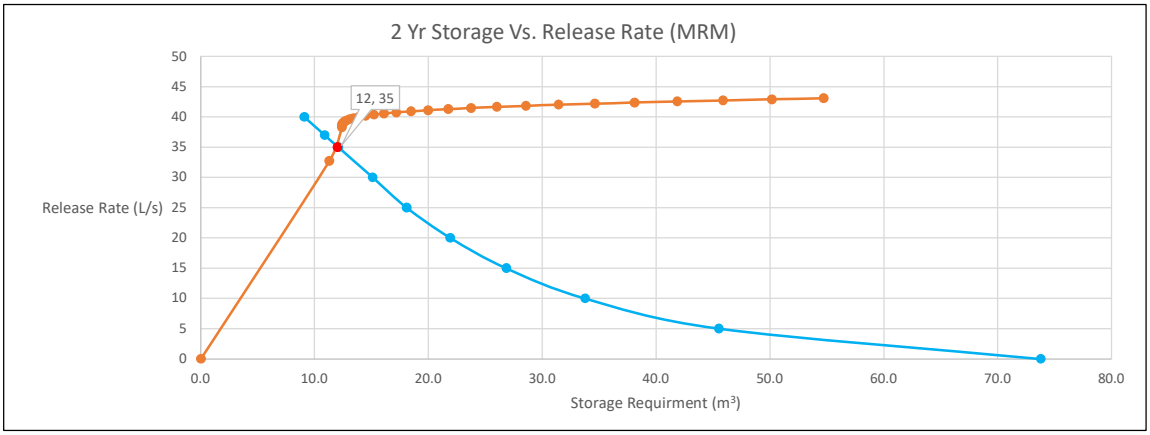


Table D8: Catchment P-2 (Rear Parking) (CB01) 5-year MRM - Using Flow Controlled Orifice

Area No: P-2

C_{AVG} = 0.77 (2-yr)

C_{AVG} = 0.77 (5-yr)

C_{AVG} = 0.96 (100-yr, Max 1.0)

Drainage Area = 0.3367 (hectares)

Start= 10.00 (mins)

Time Interval = 5.00 (mins)

Return Period = 5 (years)

IDF Parameters $I = A/(T_c + C)^B$

A = 998.071

B = 0.814

C = 6.053

Release Rate (L/s)

Start = 0.00

Increment = 5.00

MRM			Storage Requirment (m^3) for Select Release Rates (L/s)									
Duration (mins)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	**0**	**5**	**10**	**15**	**20**	**25**	**30**	**35**	**40**	**41.0**
10	104.2	74.8	44.9	41.9	38.9	35.9	32.9	29.9	26.9	23.9	20.9	20.3
15	83.6	60.0	54.0	49.5	45.0	40.5	36.0	31.5	27.0	22.5	18.0	17.1
20	70.3	50.4	60.5	54.5	48.5	42.5	36.5	30.5	24.5	18.5	12.5	11.3
25	60.9	43.7	65.6	58.1	50.6	43.1	35.6	28.1	20.6	13.1	5.6	4.1
30	53.9	38.7	69.7	60.7	51.7	42.7	33.7	24.7	15.7	6.7	-2.3	-4.1
35	48.5	34.8	73.2	62.7	52.2	41.7	31.2	20.7	10.2	-0.3	-10.8	-12.9
40	44.2	31.7	76.1	64.1	52.1	40.1	28.1	16.1	4.1	-7.9	-19.9	-22.3
45	40.6	29.2	78.8	65.3	51.8	38.3	24.8	11.3	-2.2	-15.7	-29.2	-31.9
50	37.7	27.0	81.1	66.1	51.1	36.1	21.1	6.1	-8.9	-23.9	-38.9	-41.9
55	35.1	25.2	83.2	66.7	50.2	33.7	17.2	0.7	-15.8	-32.3	-48.8	-52.1
60	32.9	23.7	85.2	67.2	49.2	31.2	13.2	-4.8	-22.8	-40.8	-58.8	-62.4
65	31.0	22.3	86.9	67.4	47.9	28.4	8.9	-10.6	-30.1	-49.6	-69.1	-73.0
70	29.4	21.1	88.6	67.6	46.6	25.6	4.6	-16.4	-37.4	-58.4	-79.4	-83.6
75	27.9	20.0	90.1	67.6	45.1	22.6	0.1	-22.4	-44.9	-67.4	-89.9	-94.4
80	26.6	19.1	91.5	67.5	43.5	19.5	-4.5	-28.5	-52.5	-76.5	-100.5	-105.3
85	25.4	18.2	92.9	67.4	41.9	16.4	-9.1	-34.6	-60.1	-85.6	-111.1	-116.2
90	24.3	17.4	94.2	67.2	40.2	13.2	-13.8	-40.8	-67.8	-94.8	-121.8	-127.2
95	23.3	16.7	95.4	66.9	38.4	9.9	-18.6	-47.1	-75.6	-104.1	-132.6	-138.3
100	22.4	16.1	96.5	66.5	36.5	6.5	-23.5	-53.5	-83.5	-113.5	-143.5	-149.5
105	21.6	15.5	97.6	66.1	34.6	3.1	-28.4	-59.9	-91.4	-122.9	-154.4	-160.7
110	20.8	15.0	98.7	65.7	32.7	-0.3	-33.3	-66.3	-99.3	-132.3	-165.3	-171.9
Max =			**98.7**	**67.6**	**52.2**	**43.1**	**36.5**	**31.5**	**27.0**	**23.9**	**20.9**	**20.3**

Notes

1) Peak flow is equal to the product of 2.78 x C x I x A

2) Rainfall Intensity I = A(Tc)^B*

3) Release Rate = Incremented

4) Storage Rate = Peak Flow - Release Rate

5) Storage = Duration x Storage Rate

6) Maximium Storage = Max Storage Over Duration

7) Parameters a,b,c are for

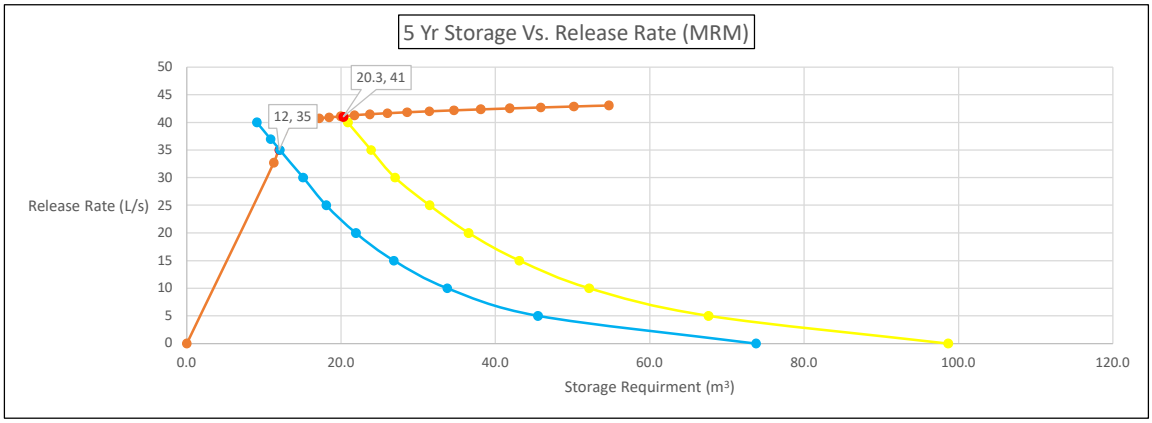


Table D9: Catchment P-2 (Rear Parking) (CB01) 100-year MRM - Using Flow Controlled Orifice

Area No: P-2

C_{AVG} = 0.77 (2-yr)

C_{AVG} = 0.77 (5-yr)

C_{AVG} = 0.96 (100-yr, Max 1.0)

Drainage Area = 0.3367 (hectares)

Start= 10.00 (mins)

Time Interval = 5.00 (mins)

Return Period = 100 (years)

IDF Parameters $I = A/(T_c + C)^B$

A = 1735.69

B = 0.820

C = 6.014

Release Rate (L/s)

Start = 10.00

Increment = 5.00

MRM			Storage Requirment (m^3) for Select Release Rates (L/s)									
Duration (mins)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	**10**	**15**	**20**	**25**	**30**	**35**	**40**	**41**	**42**	**43.0**
10	178.6	128.2	70.9	67.9	64.9	61.9	58.9	55.9	52.9	52.3	51.5	51.1
15	142.9	102.6	83.3	78.8	74.3	69.8	65.3	60.8	56.3	55.4	54.3	53.6
20	120.0	86.1	91.3	85.3	79.3	73.3	67.3	61.3	55.3	54.1	52.6	51.7
25	103.8	74.6	96.8	89.3	81.8	74.3	66.8	59.3	51.8	50.3	48.4	47.3
30	91.9	66.0	100.7	91.7	82.7	73.7	64.7	55.7	46.7	44.9	42.6	41.3
35	82.6	59.3	103.5	93.0	82.5	72.0	61.5	51.0	40.5	38.4	35.7	34.2
40	75.1	54.0	105.5	93.5	81.5	69.5	57.5	45.5	33.5	31.1	28.0	26.3
45	69.1	49.6	106.9	93.4	79.9	66.4	52.9	39.4	25.9	23.2	19.7	17.8
50	64.0	45.9	107.8	92.8	77.8	62.8	47.8	32.8	17.8	14.8	10.9	8.8
55	59.6	42.8	108.3	91.8	75.3	58.8	42.3	25.8	9.3	6.0	1.7	-0.6
60	55.9	40.1	108.5	90.5	72.5	54.5	36.5	18.5	0.5	-3.1	-7.8	-10.3
65	52.6	37.8	108.4	88.9	69.4	49.9	30.4	10.9	-8.6	-12.5	-17.5	-20.3
70	49.8	35.7	108.1	87.1	66.1	45.1	24.1	3.1	-17.9	-22.1	-27.5	-30.5
75	47.3	33.9	107.7	85.2	62.7	40.2	17.7	-4.8	-27.3	-31.8	-37.7	-40.8
80	45.0	32.3	107.1	83.1	59.1	35.1	11.1	-12.9	-36.9	-41.7	-48.0	-51.3
85	43.0	30.8	106.3	80.8	55.3	29.8	4.3	-21.2	-46.7	-51.8	-58.4	-62.0
90	41.1	29.5	105.4	78.4	51.4	24.4	-2.6	-29.6	-56.6	-62.0	-69.0	-72.8
95	39.4	28.3	104.4	75.9	47.4	18.9	-9.6	-38.1	-66.6	-72.3	-79.7	-83.7
100	37.9	27.2	103.3	73.3	43.3	13.3	-16.7	-46.7	-76.7	-82.7	-90.5	-94.7
105	36.5	26.2	102.1	70.6	39.1	7.6	-23.9	-55.4	-86.9	-93.2	-101.4	-105.8
110	35.2	25.3	100.8	67.8	34.8	1.8	-31.2	-64.2	-97.2	-103.8	-112.4	-117.0
Max =			**108.5**	**93.5**	**82.7**	**74.3**	**67.3**	**61.3**	**56.3**	**55.4**	**54.3**	**53.6**

Notes

1) Peak flow is equal to the product of 2.78 x C x I x A

2) Rainfall Intensity I = A(Tc)^B*

3) Release Rate = Incremented

4) Storage Rate = Peak Flow - Release Rate

5) Storage = Duration x Storage Rate

6) Maximium Storage = Max Storage Over Duration

7) Parameters a,b,c are for

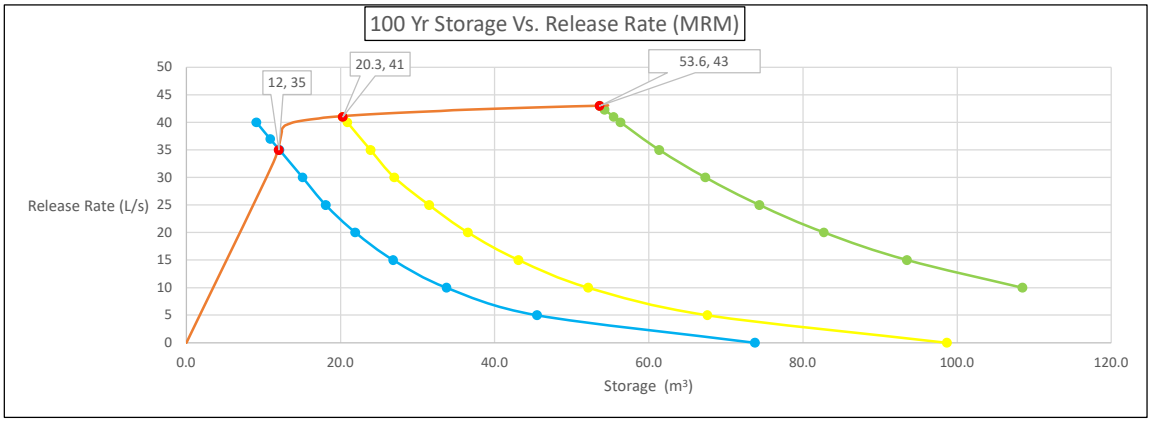
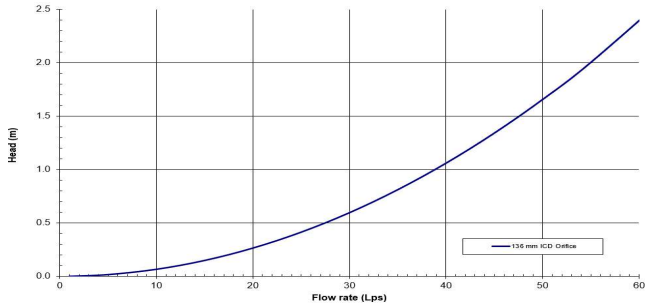


Table D10: Catchment P-2 (Rear Parking) (CB02) MRM - Stage Storage Discharge Orifice Design

Elev (m)	Head Over Orifice (m)	Orifice Flow (l/s)	Incremental Volume (m^3)	Cumulative Volume (m^3)
89.34	1.23	43.1	4.55	54.71
89.33	1.22	42.9	4.28	50.16
89.32	1.21	42.7	4.02	45.88
89.31	1.20	42.5	3.76	41.86
89.30	1.19	42.4	3.49	38.10
89.29	1.18	42.2	3.18	34.61
89.28	1.17	42.0	2.87	31.43
89.27	1.16	41.8	2.56	28.56
89.26	1.15	41.7	2.27	26.00
89.25	1.14	41.5	2.00	23.73
89.24	1.13	41.3	1.76	21.73
89.23	1.12	41.1	1.52	19.97
89.22	1.11	40.9	1.29	18.45
89.21	1.10	40.7	1.07	17.16
89.20	1.09	40.6	0.89	16.09
89.19	1.08	40.4	0.73	15.20
89.18	1.07	40.2	0.59	14.47
89.17	1.06	40.0	0.46	13.88
89.16	1.05	39.8	0.35	13.42
89.15	1.04	39.6	0.26	13.07
89.14	1.03	39.4	0.18	12.81
89.13	1.02	39.2	0.12	12.63
89.12	1.01	39.0	0.07	12.51
89.11	1.00	38.8	0.04	12.44
89.10	0.99	38.6	0.01	12.40
89.09	0.98	38.5	0.00	12.39
89.08	0.97	38.3	1.10	12.39
88.82	0.71	32.7	11.29	11.29
88.11	0.00	0.0	0.00	0.00

$Q_{ORIFICE} = C\ A\ (2\ g\ H)^{0.5}$

Size (mm) =	136.00
C/L Orifice Elev =	88.11
C = Discharge Coeff =	0.61
A = Orifice Area (mm^2) =	14,519
A = Orifice Area (m^2) =	0.0145



HOLIDAY INN EXPRESS
45 ROBERTSON ROAD
OTTAWA, ONTARIO

STORMWATER MANAGEMENT AND SERVICING REPORT

DME Project No. 2784

Prepared for:

Chamberlain Architect Services Limited

Prepared by:

David McManus Engineering Ltd.
400 – 30 Camelot Drive
Nepean, Ontario K2G 5X8

April 22, 2008
August 4, 2008 (rev. 1)

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APPENDICES

Appendix A: Tables 1 to 7: Stormwater Management Calculations and
Storm Sewer Design Sheet

Appendix B: Stormwater Management Plan

Appendix C: Stormceptor Sizing Output

DRAWINGS

S1 Servicing Plan (attached separately)

GR1 Grading Plan (attached separately)

SWM Stormwater Management Plan

1.0 INTRODUCTION

David McManus Engineering Ltd. (DME) was appointed by Chamberlain Architect Services Limited to provide engineering services for the preparation of site grading, servicing and storm water management design for a proposed Holiday Inn Express hotel. The proposed development is located at 45 Robertson Road in the City of Ottawa.

This report will address the servicing and stormwater management issues related to the site as a requirement of the site plan approval process.

2.0 PURPOSE

This report will outline the proposed servicing for the site as well as provide the stormwater management details for the site. Items that are addressed include:

- Indicating the size of water and sanitary sewer services and identifying the locations of the connections to existing services
- Calculating the allowable release rate, post-development runoff, and the corresponding storage volume requirements.
- Determination of the storage volumes on site for storage of stormwater for the various drainage areas of the site and sizing an orifice control to control the release of stormwater from the site.

3.0 SITE OVERVIEW

Currently the site is occupied by a Burger King restaurant and associated parking lot. It is surrounded by Roberson Road to the south, commercial properties to the east and west, and a ravine to the north. Within the ravine is a watercourse that flows northward and is tributary to Stillwater Creek. Generally, the site slopes from south to north toward the ravine. During development of the restaurant in the 1970's much of the watercourse was piped, the ravine backfilled, and the parking lot constructed overtop.

4.0 WATERMAIN DISTRIBUTION

The site is currently serviced by a 152mm diameter ductile iron water service off an existing 203mm ductile iron watermain located on the south-side of Robertson Road. The existing water service will be reused and extended within the site to the proposed hotel and on-site hydrant. Details are shown shown on Dwg. S1, Servicing Plan.

5.0 SANITARY SEWER DESIGN

Currently sanitary waste from the restaurant drains by gravity to a manhole-style pump station near the northeast corner of the building. The sewage is pumped

through a 37mm diameter forcemain on-site, which connects to a 100mm forcemain approximately at the property line. The 100mm forcemain crosses the road and outlets to the existing 200mm sanitary sewer on south side of Robertson Road.

Upon redevelopment the existing pump station will be removed and a new sanitary pump station will be installed and connected to the existing 100mm diameter forcemain near the property line. The following criteria was used to determine the peak sanitary flows from the proposed hotel:

Daily Sewage Flow:	225 L/person/day
No. of Persons / Room:	1.5
Number of Rooms:	115 Rooms
Peaking Factor:	1.5

Peak Design Flow:
= [(225 L/person/day) x (115 Rooms) x (1.5 persons/room) x (1.5)] ÷ 86,400 sec/day
= 0.67 L/s

Design details of the pump station will be finalized as the design of the hotel advances. The location of the proposed sanitary sewer service is shown on Dwg. S1, Servicing Plan.

6.0 STORM SEWER DESIGN

The existing on-site storm sewers drain to a junction manhole that connects via a 375mm dia sewer to an existing 2,100mm dia. CSP located on the eastern portion of the site. This CSP flows northward and outlets to the aforementioned ravine. Upon redevelopment the existing junction manhole 375mm dia. Sewer will be reused. Details for the storm sewer can be found on drawing S1 and the storm sewer design sheet Appendix A, Table 7.

7.0 STORMWATER MANAGEMENT CALCULATIONS

7.1 Predevelopment Conditions

Currently only 0.43 ha of the 1.03 ha site is covered by hard surfacing (parking lot, roof) with the remainder being either soft landscaping around the restaurant or open space (undeveloped areas adjacent to ravine). With the proposed hotel only 0.65 ha of the site will be disturbed by the development, as the area adjacent to the ravine will remain in its existing condition. Therefore, the allowable release rate from the site was determined as outlined below.

Development Area:	0.65 hectares (A)
Allowable Runoff Coefficient:	[(0.43 x 0.9) + (0.22 x 0.2)] / 0.65 = 0.66 0.43 ha (pre-development hard surfacing)

0.22 ha (pre-development landscaping)

Rainfall Intensity: $I_{(5\text{-year, } 20 \text{ min})} = 70.25$ mm/hr

Allowable Release Rate: $Q = 2.78CiA$
$= 2.78(0.66)(70.25)(0.65)$
$Q = 84.0$ L/s

7.2 Post Development Conditions

The majority of the site surfacing consists of the new hotel and asphalt parking lot. The proposed site is graded to allow drainage areas A1 and A3 to drain free-flow from the site, although stormwater is stored in the parking lot at CB2 and on the hotel roof. Stormwater has been controlled in order that the maximum release rate from the site up to the 100-year storm event is less than then 5-year predevelopment release rate

7.3 Storage Requirements and Allocation

The site is designed to limit runoff to the allowable release rate up to the 100-year storm event. In the event of a storm greater than the 100-year storm event, the entire site drains along the overland flow routes to the tributary to Stillwater Creek within the ravine at the north of the site. The overland flow routes are shown on Dwg. SWM, Storm Water Management Plan.

It is proposed to provide stormwater storage on the roof of the hotel. Since the mechanical design for the building is not complete, the location of roof drains is unknown at this stage of the project. Therefore, a release rate of 40 L/s/ha, selected from past experience, has been applied to roof areas and the building designers will be instructed to follow these limitations. The roof release rate is 4.7 L/s and the approximate depth of storage on the roof for the 100-year storm event is 39mm.

Stormwater from some areas of the site will not be controlled and so must be accounted for in order to maintain the total allowable release rate from the site. Therefore, stormwater on the site will be over-controlled in order to maintain the allowable release rate for the site. A plug type orifice control will be installed in the outlet pipe of CB 2 in order to control the release of stormwater from storm area A5. Stormwater will back up into the catchbasin structure and will pond at the surface at CB 2. The maximum surface ponding depth will be 0.3m for the 100-year storm event. The drainage areas, surface ponding area and volumes are shown on the Stormwater Management Plan (Dwg SWM) contained at the rear of the report. Supporting calculations are shown in Appendix A.

7.4 Orifice Sizing

In order to attain the specified flow rate from the site an orifice control must be installed in the outlet pipe from CB 2. The orifice will be sized to control the 100-year event to a flow rate of 50.0 L/s at a ponding elevation of 89.38m.

The size is calculated as follows using the orifice equation:

Total allowable release rate	Q_t = 50.0 L/s
Head on orifice	h = 1.31 m
Using the orifice equation	$Q = 0.6(A)(2gh)^{0.5}$

The required area of the orifice is:

$$A = \frac{0.050}{0.6(2 \times 9.81 \times 1.31)^{0.5}}$$

$$A = 0.0164\ m^2$$

Using the above formula, the required orifice opening is 0.0164 m^2. This will be achieved with a 128 mm x 128mm diameter opening in the plug type orifice.

8.0 QUALITY CONTROL MEASURES

8.1 Quality Control

The Rideau Valley Conservation Authority has confirmed that the proposed site is required to provide stormwater quality control to achieve an enhanced level of protection (80% TSS removal). An in-line Stormceptor model STC 750 will provide 81% TSS removal for a fine particle size distribution. The Stormceptor will be installed in the place of the existing CBMH which outlets to the 2.1m trunk sewer passing through the site. The Stormceptor sizing program output is provided in Appendix C.

9.0 EROSION AND SEDIMENT CONTROL MEASURES

9.1 Temporary Measures

Temporary erosion and sediment control measures will be implemented during construction. Erosion and Sediment Control measures are to be installed and maintained during construction as shown on the Grading Plan (Dwg GR1). Geotextile cloth shall be installed between all catch basin covers and frames. Filter cloth catches should be inspected daily, and after

every rain event to determine maintenance, repair or replacement requirements. Sediments or granulars that enter site sewers shall be removed immediately by the contractor. These measures will be implemented prior to the commencement of construction and maintained in good order until vegetation has been established.

9.2 Permanent Measures

Best Management Practices shall be implemented as follows to reduce the transport of sediments and promote infiltration and on site ground water recharge.

- Construction of swales with lesser slopes will promote infiltration within grassed areas.

10.0 CONCLUSION

The development can be adequately serviced with sanitary sewer and water from existing infrastructure located on Robertson Road.

The stormwater management measures proposed result in sufficient runoff attenuation to meet the stipulated release rate of 84.0 L/s. Sufficient storage is provided on site for the 100-year storm event. Overland flow routes are provided that will prevent impact on the building during storms in excess of the 100-year event.

Prepared by:	Reviewed by:
David McManus Engineering Ltd.	David McManus Engineering Ltd.
_____	_____
Ryan Polkinghorne, P.Eng. Project Engineer	Michael Green Senior Project Manager

APPENDIX A

Table 1: 5-Year and 100-Year Stormwater Summary Sheet
Tables 2 – 6: Stormwater Storage Tables
Table 7: Storm Sewer Design Sheet

Table 1. 5-Year and 100-Year Stormwater Summary Sheet

100 Year Storm Properties																5 Year Storm Properties		
Sub Area I.D.	Sub Area (ha)	C = 0.2	C = 0.9	C = 0.95	Composite 'C'	Outlet Location	Release Rate (L/s)	Ponding Elev. (m)	Orifice Type	Invert Elev. (m)	Pipe dia (if plug type) (mm)	Head on Orifice (m)	Size of Orifice (mmxmm)	Storage Provided (cu.m)	Storage Required (cu.m)	Release Rate (L/s)	Storage Provided (cu.m)	Storage Required (cu.m)
A1	0.012	0.012	0.000	0.000	0.20		0.7 *	N/A								0.70		
A2	0.118	0.000	0.000	0.118	0.95	Stormceptor	4.7							45.7	45.7	4.7	45.7	21.7
A3	0.067	0.057	0.010	0.000	0.30		5.90 *									5.90		
A4	0.099	0.027	0.072	0.000	0.71	CB 1	20.30 *									20.30		
A5	0.350	0.018	0.332	0.000	0.87	CB 2	50	89.38	plug type	88.07	375mm	1.31 **	128x128	64.6	61.8	50	27.1	22.9
	0.65	**0.11**	**0.414**	**0.12**			**81.6**	**L/s**						**110.3**	**107.5**		**72.8**	**44.7**

100 Year Postdevelopment Release Rate = **81.6 L/s**

5-Year Predevelopment Release Rate = **84.0 L/s**

Note: * Free Flow release rate is based on the 5-year release rate

Note: ** Head on Orifice is measured from the centre-line of the diamond in the orifice control to the maximum water elevation.

Note: This Table to be read in conjuction with drawing 2784-SWM, 2784-GR1 and 2784-S1 and Tables 2 through 7

Table 2. Storage Requirements for Area A1 (Free Flow)

Area **0.012** hectares
Runoff Coefficient = **0.20** post development

Return Period	Time (min)	Intensity (mm/hr)	* Flow Q in l/s	Controlled Release L/s	Net Runoff To Be Stored in l/s	Storage Req'd m3
5 Year	**10**	**104.19**	**0.70**	**0.0**		

Table 3. Storage Requirements for Area A2 (Roof)

Area **0.12** hectares
Runoff Coefficient = **0.95** post development

Return Period	Time (min)	Intensity (mm/hr)	* Flow Q in l/s	Controlled Release L/s	Net Runoff To Be Stored in l/s	Storage Req'd m3
5 Year	10	104.19	32.42	4.7	27.7	16.6
	20	70.25	21.86	4.7	17.2	20.6
	30	**53.93**	**16.78**	**4.7**	**12.1**	**21.7**
	40	44.18	13.75	4.7	9.0	21.7
	50	37.65	11.71	4.7	7.0	21.0

Return Period	Time (min)	Intensity (mm/hr)	* Flow Q in l/s	Controlled Release L/s	Net Runoff To Be Stored in l/s	Storage Req'd m3
100 Year	40	75.15	23.38	4.7	18.7	44.8
	50	63.95	19.90	4.7	15.2	45.6
	60	**55.89**	**17.39**	**4.7**	**12.7**	**45.7**
	70	49.79	15.49	4.7	10.8	45.3
	80	44.99	14.00	4.7	9.3	44.6

Table 4. Storage Requirements for Area A3 (Free Flow)

Area **0.07** hectares
Runoff Coefficient = **0.30** post development

Return Period	Time (min)	Intensity (mm/hr)	* Flow Q in l/s	Controlled Release L/s	Net Runoff To Be Stored in l/s	Storage Req'd m3
5 Year	**10**	**104.19**	**5.90**	**0.0**		

Table 5. Storage Requirements for Area 4 (Free Flow)

Area **0.10** hectares
Runoff Coefficient = **0.71** post development

Return Period	Time (min)	Intensity (mm/hr)	* Flow Q in l/s	Controlled Release L/s	Net Runoff To Be Stored in l/s	Storage Req'd m3
5 Year	**10**	**104.19**	**20.30**	**0.0**		

Table 6. Storage Requirements for Area 5

Area **0.35** hectares
Runoff Coefficient = **0.87** post development

Return Period	Time (min)	Intensity (mm/hr)	* Flow Q in l/s	Controlled Release L/s	Net Runoff To Be Stored in l/s	Storage Req'd m3
5 Year	**10**	**104.19**	**88.20**	**50**	**38.2**	**22.9**
	20	70.25	59.47	50	9.5	11.4
	30	53.93	**45.65**	50	-4.3	-7.8
	40	44.18	**37.40**	50	-12.6	-30.2
	50	37.65	**31.87**	50	-18.1	-54.4

Return Period	Time (min)	Intensity (mm/hr)	* Flow Q in l/s	Controlled Release L/s	Net Runoff To Be Stored in l/s	Storage Req'd m3
100 Year	10	178.56	151.15	50	101.2	60.7
	20	**119.95**	**101.54**	**50**	**51.5**	**61.8**
	30	91.87	77.77	50	27.8	50.0
	40	75.15	63.61	50	13.6	32.7
	50	63.95	**54.14**	50	4.1	12.4

Table 7. Storm Sewer Design Sheet

LOCATION										PROPOSED SEWER								
FROM	TO	R= 0.2	R= 0.9	R= 0.95	INDIV 2.78 AR	ACCUM 2.78 AR	TIME OF CONC.	RAINFALL INTENSITY I	PEAK FLOW Q (l/s)	TYPE OF PIPE	PIPE SIZE (mm)	PIPE SLOPE (%)	LENGTH (m)	FULL FLOW CAPACITY (l/s)	FULL FLOW VELOCITY (m/s)	TIME OF FLOW (min.)	EXCESS CAPACITY (l/s)	Q/Qfull
CB 1	Stormceptor	0.03	0.07		0.19	0.19	10.00	104.19	20.30	PVC	203.0	2.45	40.3	53.47	1.65	0.41	33.17	0.38
CB 2	Stormceptor	0.02	0.33		0.84	0.84	10.00	104.19	87.57	PVC	381.0	0.40	59.1	115.80	1.01	0.97	28.23	0.76
Roof	Stormceptor			0.12	0.31	0.31	10.00	104.19	32.42	PVC	203.1	1.00	3.0	34.21	1.05	0.05	1.79	0.95
Stormceptor	Trunk Sewer				0.00	1.35	10.97	99.33	133.74	existing	381.0	1.00	1.2	183.10	1.60	0.01	49.35	0.73
		0.045	**0.404**	**0.118**														

APPENDIX B

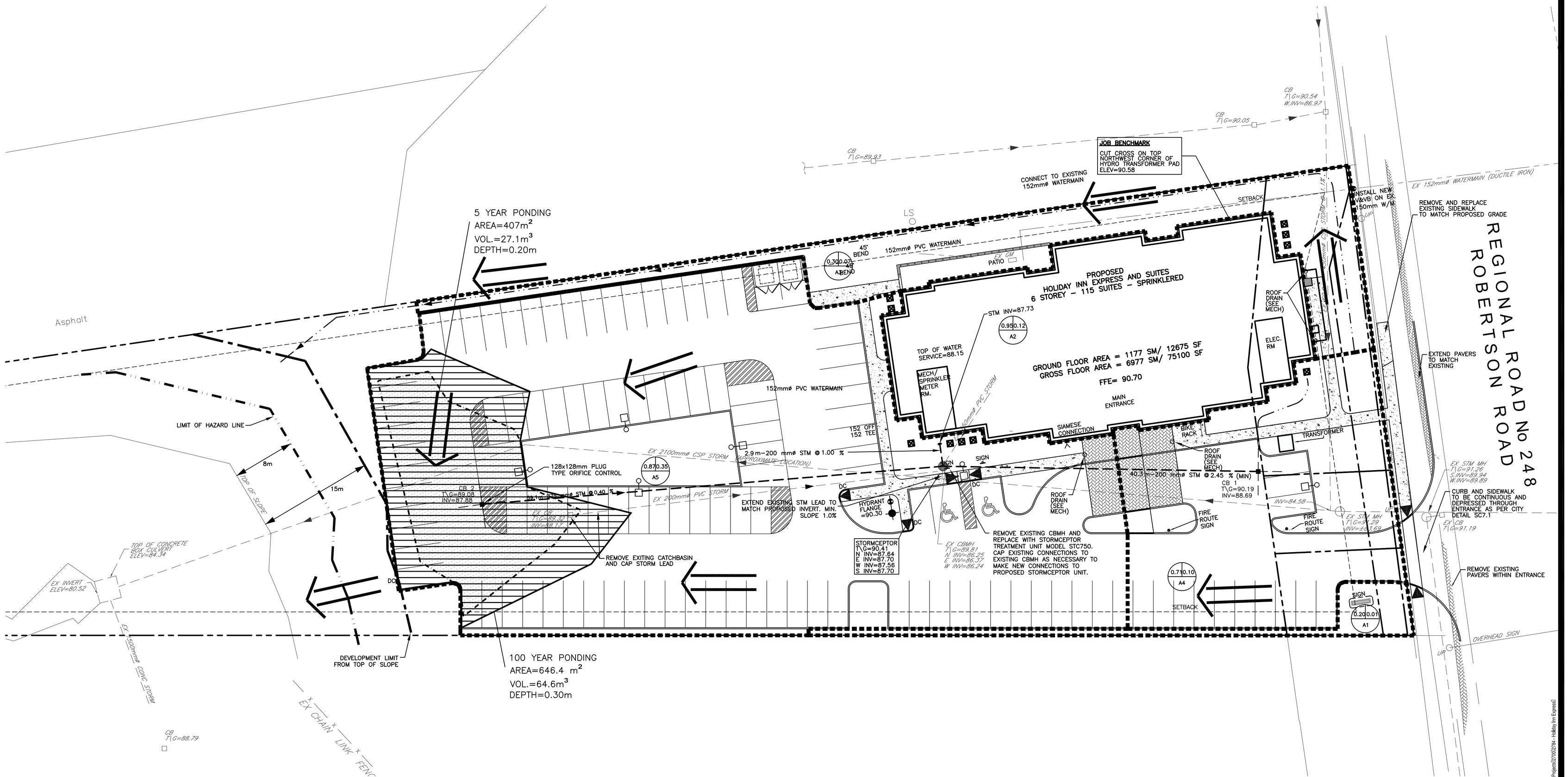
Stormwater Management Plan - SWM

LEGEND

- LIMIT OF HAZARD LINE
- 15m SETBACK
- STORM DRAINAGE AREA
- OVERLAND DRAINAGE DIRECTION
- 5 YEAR STORM WATER PONDING AREAS
- 100 YEAR STORM WATER PONDING AREAS
- RUNOFF COEFFICIENT
- AREA (ha)
- AREA DESCRIPTION



KEY PLAN N.T.S.



PATH: W:\Projects\2784\03\2784-Holiday Inn Express\

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NO.	ISSUED	DATE
1	SITE PLAN APPROVAL	APR 22/08
2	REISSUED FOR SITE PLAN APPROVAL	JULY 31/08

NO.	REVISIONS	DATE

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.

SEAL

LICENSED PROFESSIONAL ENGINEER
R.C. POLKINGHORNE
100077519
JULY 31 2008
PROVINCE OF ONTARIO

NORTH

TRUE NORTH PROJECT NORTH

Holiday Inn Express & Suites

115-ROOM
6 STOREY HOTEL

45 ROBERTSTON ROAD
NEPEAN, ONTARIO

SHEET NAME

STORMWATER MANAGEMENT PLAN

START DATE	APRIL 2008
DRAWN BY	MSB
CHECKED BY	MJG
FILE NAME	2784 .dwg
PLOT DATE	August/07/08
SCALE	1:250
PROJECT NO.	2784
DRAWING	SWM

APPENDIX C

Stormceptor Sizing Program Output

Stormceptor Sizing Detailed Report

PCSWMM for Stormceptor

Project Information

Date	7/24/2008
Project Name	Ryan Polkinghorne
Project Number	Holiday Inn Express
Location	45 Robertson Road

Stormwater Quality Objective

This report outlines how Stormceptor System can achieve a defined water quality objective through the removal of total suspended solids (TSS). Attached to this report is the Stormceptor Sizing Summary.

Stormceptor System Recommendation

The Stormceptor System model STC 750 achieves the water quality objective removing 81% TSS for a Fine (organics, silts and sand) particle size distribution.

The Stormceptor System

The Stormceptor oil and sediment separator is sized to treat stormwater runoff by removing pollutants through gravity separation and flotation. Stormceptor's patented design generates positive TSS removal for all rainfall events, including large storms. Significant levels of pollutants such as heavy metals, free oils and nutrients are prevented from entering natural water resources and the re-suspension of previously captured sediment (scour) does not occur.

Stormceptor provides a high level of TSS removal for small frequent storm events that represent the majority of annual rainfall volume and pollutant load. Positive treatment continues for large infrequent events, however, such events have little impact on the average annual TSS removal as they represent a small percentage of the total runoff volume and pollutant load.

Stormceptor is the only oil and sediment separator on the market sized to remove TSS for a wide range of particle sizes, including fine sediments (clays and silts), that are often overlooked in the design of other stormwater treatment devices.

Small storms dominate hydrologic activity, US EPA reports

"*Early efforts in stormwater management focused on flood events ranging from the 2-yr to the 100-yr storm. Increasingly stormwater professionals have come to realize that small storms (i.e. < 1 in. rainfall) dominate watershed hydrologic parameters typically associated with water quality management issues and BMP design. These small storms are responsible for most annual urban runoff and groundwater recharge. Likewise, with the exception of eroded sediment, they are responsible for most pollutant washoff from urban surfaces. Therefore, the small storms are of most concern for the stormwater management objectives of ground water recharge, water quality resource protection and thermal impacts control.*"

"*Most rainfall events are much smaller than design storms used for urban drainage models. In any given area, most frequently recurrent rainfall events are small (less than 1 in. of daily rainfall).*"

"Continuous simulation offers possibilities for designing and managing BMPs on an individual site-by-site basis that are not provided by other widely used simpler analysis methods. Therefore its application and use should be encouraged."

– US EPA Stormwater Best Management Practice Design Guide, Volume 1 – General Considerations, 2004

Design Methodology

Each Stormceptor system is sized using PCSWMM for Stormceptor, a continuous simulation model based on US EPA SWMM. The program calculates hydrology from up-to-date local historical rainfall data and specified site parameters. With US EPA SWMM's precision, every Stormceptor unit is designed to achieve a defined water quality objective.

The TSS removal data presented follows US EPA guidelines to reduce the average annual TSS load. Stormceptor's unit process for TSS removal is settling. The settling model calculates TSS removal by analyzing (summary of analysis presented in Appendix 2):

- Site parameters
- Continuous historical rainfall, including duration, distribution, peaks (Figure 1)
- Interevent periods
- Particle size distribution
- Particle settling velocities (Stokes Law, corrected for drag)
- TSS load (Figure 2)
- Detention time of the system

The Stormceptor System maintains continuous positive TSS removal for all influent flow rates. Figure 3 illustrates the continuous treatment by Stormceptor throughout the full range of storm events analyzed. It is clear that large events do not significantly impact the average annual TSS removal. There is no decline in cumulative TSS removal, indicating scour does not occur as the flow rate increases.

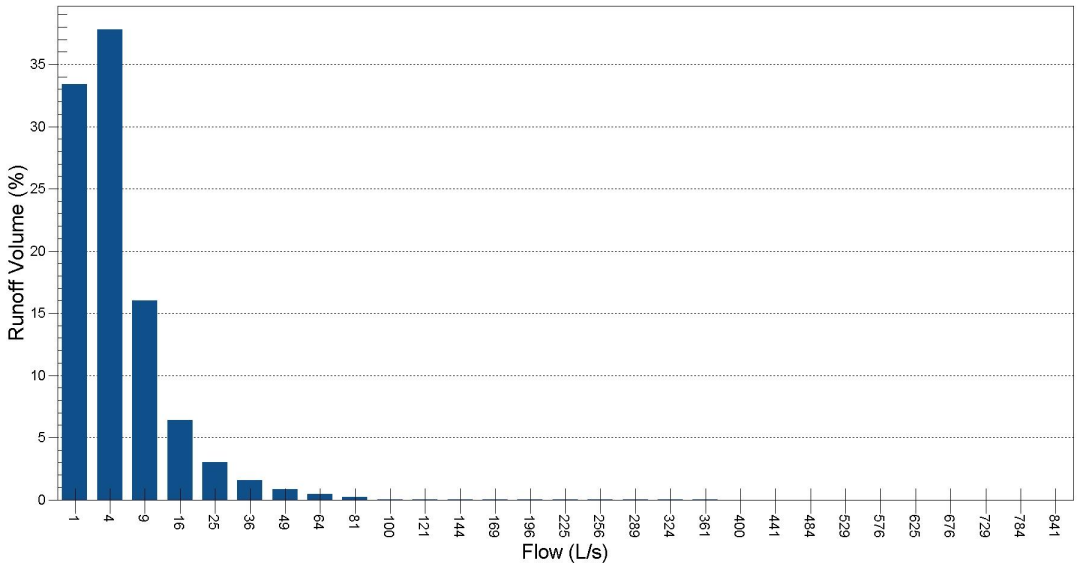


Figure 1. Runoff Volume by Flow Rate for TORONTO CENTRAL – ON 100, 1982 to 1999 for 0.57 ha, 86% impervious. Small frequent storm events represent the majority of annual rainfall volume. Large infrequent events have little impact on the average annual TSS removal, as they represent a small percentage of the total annual volume of runoff.

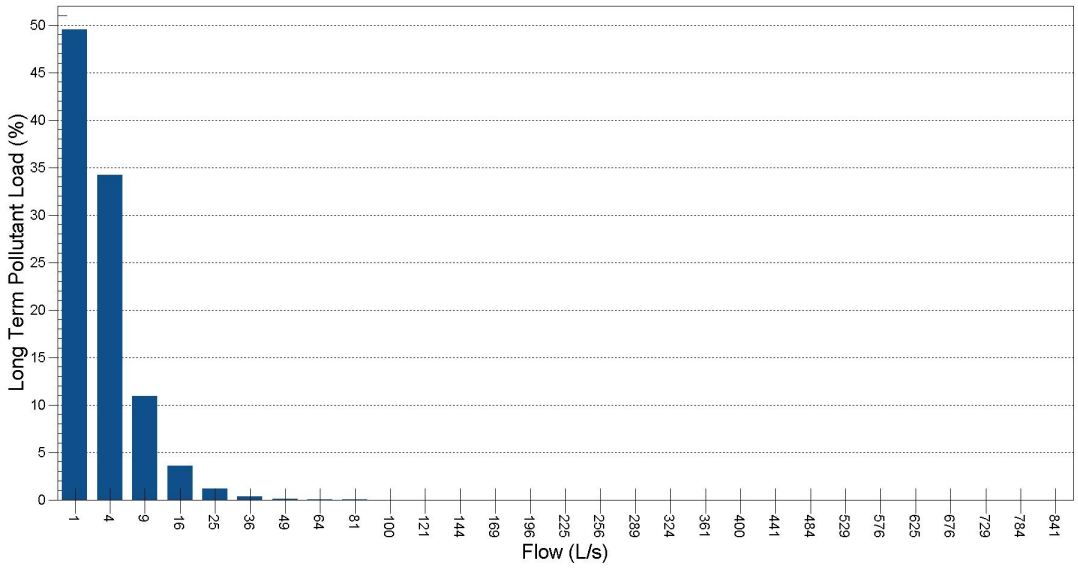
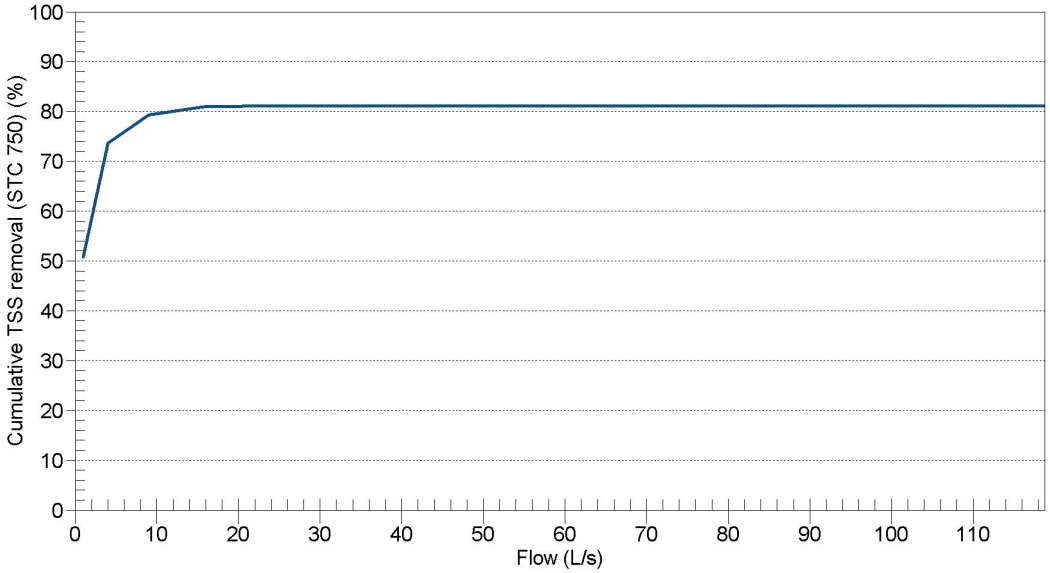


Figure 2. Long Term Pollutant Load by Flow Rate for TORONTO CENTRAL – 100, 1982 to 1999 for 0.57 ha, 86% impervious. The majority of the annual pollutant load is transported by small frequent storm events. Conversely, large infrequent events carry an insignificant percentage of the total annual pollutant load.



Stormceptor Model	STC 750	Drainage Area (ha)	0.57
TSS Removal (%)	81	Impervious (%)	86

Figure 3. Cumulative TSS Removal by Flow Rate for TORONTO CENTRAL – 100, 1982 to 1999.
Stormceptor continuously removes TSS throughout the full range of storm events analyzed. Note that large events do not significantly impact the average annual TSS removal. Therefore no decline in cumulative TSS removal indicates scour does not occur as the flow rate increases.

Stormceptor®

Appendix 1
Stormceptor Design Summary

Project Information

Date	7/24/2008
Project Name	Ryan Polkinghorne
Project Number	Holiday Inn Express
Location	45 Robertson Road

Designer Information

Company	David McManus Engineering Ltd
Contact	N/A

Notes

N/A

Drainage Area

Total Area (ha)	0.57
Imperviousness (%)	86

The Stormceptor System model STC 750 achieves the water quality objective removing 81% TSS for a Fine (organics, silts and sand) particle size distribution.

Rainfall

Name	TORONTO CENTRAL
State	ON
ID	100
Years of Records	1982 to 1999
Latitude	45°30'N
Longitude	90°30'W

Water Quality Objective

TSS Removal (%)	80

Upstream Storage

Storage (ha-m)	Discharge (L/s)
0.000	00.000
0.003	69.700
0.004	75.000
0.009	89.500

Stormceptor Sizing Summary

Stormceptor Model	TSS Removal %
STC 300	72
STC 750	**81**
STC 1000	81
STC 1500	82
STC 2000	86
STC 3000	86
STC 4000	89
STC 5000	90
STC 6000	91
STC 9000	94
STC 10000	93
STC 14000	95

Hanson

Particle Size Distribution

Removing silt particles from runoff ensures that the majority of the pollutants, such as hydrocarbons and heavy metals that adhere to fine particles, are not discharged into our natural water courses. The table below lists the particle size distribution used to define the annual TSS removal.

Fine (organics, silts and sand)

Particle Size µm	Distribution %	Specific Gravity	Settling Velocity m/s		Particle Size µm	Distribution %	Specific Gravity	Settling Velocity m/s
20	20	1.3	0.0004					
60	20	1.8	0.0016					
150	20	2.2	0.0108					
400	20	2.65	0.0647					
2000	20	2.65	0.2870					

Stormceptor Design Notes

- Stormceptor performance estimates are based on simulations using PCSWMM for Stormceptor version 1.0
- Design estimates listed are only representative of specific project requirements based on total suspended solids (TSS) removal.
- Only the STC 300 is adaptable to function with a catch basin inlet and/or inline pipes.
- Only the Stormceptor models STC 750 to STC 6000 may accommodate multiple inlet pipes.
- Inlet and outlet invert elevation differences are as follows:

Inlet and Outlet Pipe Invert Elevations Differences

Inlet Pipe Configuration	STC 300	STC 750 to STC 6000	STC 9000 to STC 14000
Single inlet pipe	75 mm	25 mm	75 mm
Multiple inlet pipes	75 mm	75 mm	Only one inlet pipe.

- Design estimates are based on stable site conditions only, after construction is completed.
- Design estimates assume that the storm drain is not submerged during zero flows. For submerged applications, please contact your local Stormceptor representative.
- Design estimates may be modified for specific spills controls. Please contact your local Stormceptor representative for further assistance.
- For pricing inquiries or assistance, please contact Hanson Pipe & Precast, 1-888-888-3222.

Stormceptor®

Appendix 2
Summary of Design Assumptions

SITE DETAILS

Site Drainage Area

Total Area (ha)	0.57	Imperviousness (%)	86

Surface Characteristics

Width (m)	151
Slope (%)	2
Impervious Depression Storage (mm)	0.508
Pervious Depression Storage (mm)	5.08
Impervious Manning's n	0.015
Pervious Manning's n	0.25

Infiltration Parameters

Horton's equation is used to estimate infiltration	
Max. Infiltration Rate (mm/h)	61.98
Min. Infiltration Rate (mm/h)	10.16
Decay Rate (s^{-1})	0.00055
Regeneration Rate (s^{-1})	0.01

Maintenance Frequency

Sediment build-up reduces the storage volume for sedimentation. Frequency of maintenance is assumed for TSS removal calculations.	
Maintenance Frequency (months)	12

Evaporation

Daily Evaporation Rate (mm/day)	2.54

Dry Weather Flow

Dry Weather Flow (L/s)	No

Upstream Attenuation

Stage-storage and stage-discharge relationship used to model attenuation upstream of the Stormceptor System is identified in the table below.

Storage ha-m	Discharge L/s
0.000	00.000
0.003	69.700
0.004	75.000
0.009	89.500

Hanson

PARTICLE SIZE DISTRIBUTION

Particle Size Distribution

Removing fine particles from runoff ensures the majority of pollutants, such as heavy metals, hydrocarbons, free oils and nutrients are not discharged into natural water resources. The table below identifies the particle size distribution selected to define TSS removal for the design of the Stormceptor System.

Fine (organics, silts and sand)

Particle Size µm	Distribution %	Specific Gravity	Settling Velocity m/s		Particle Size µm	Distribution %	Specific Gravity	Settling Velocity m/s
20	20	1.3	0.0004					
60	20	1.8	0.0016					
150	20	2.2	0.0108					
400	20	2.65	0.0647					
2000	20	2.65	0.2870					

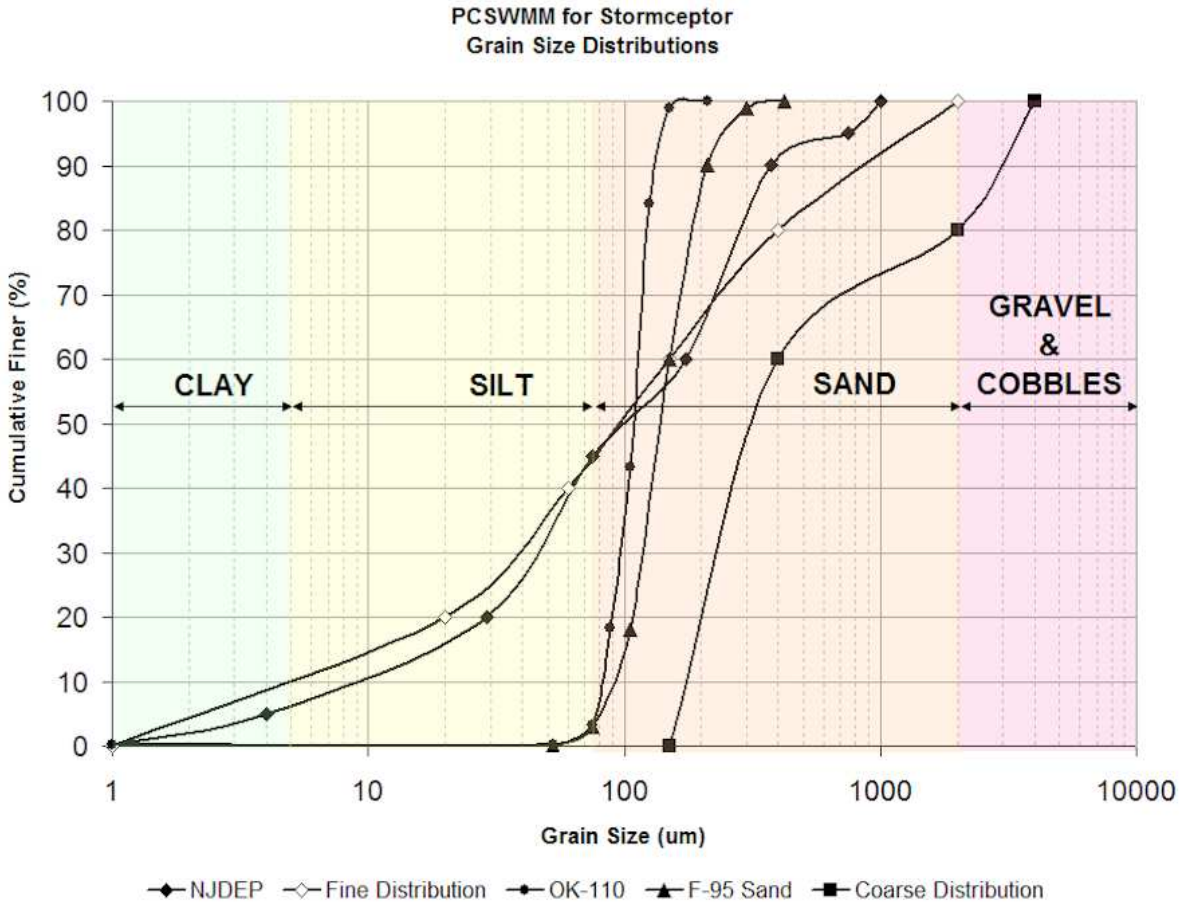


Figure 1. PCSWMM for Stormceptor standard design grain size distributions.

TSS LOADING

TSS Loading Parameters

TSS Loading Function	Buildup / Washoff

Parameters

Target Event Mean Concentration (EMC) (mg/L)	125
Exponential Buildup Power	0.4
Exponential Washoff Exponential	0.2

HYDROLOGY ANALYSIS

PCSWMM for Stormceptor calculates annual hydrology with the US EPA SWMM and local continuous historical rainfall data. Performance calculations of the Stormceptor System are based on the average annual removal of TSS for the selected site parameters. The Stormceptor System is engineered to capture fine particles (silts and sands) by focusing on average annual runoff volume ensuring positive removal efficiency is maintained during all rainfall events, while preventing the opportunity for negative removal efficiency (scour).

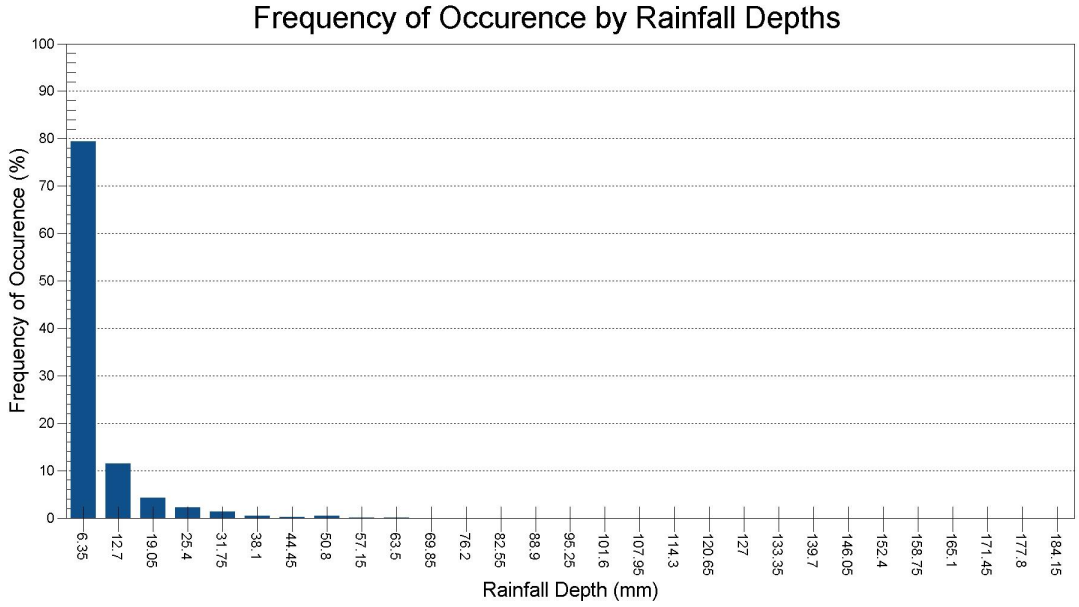
Smaller recurring storms account for the majority of rainfall events and average annual runoff volume, as observed in the historical rainfall data analyses presented in this section.

Rainfall Station

Rainfall Station	TORONTO CENTRAL		
Rainfall File Name	ON100.NDC	Total Number of Events	3020
Latitude	45°30'N	Total Rainfall (mm)	13190.7
Longitude	90°30'W	Average Annual Rainfall (mm)	732.8
Elevation (m)		Total Evaporation (mm)	1137.9
Rainfall Period of Record (y)	18	Total Infiltration (mm)	1837.0
Total Rainfall Period (y)	18	Percentage of Rainfall that is Runoff (%)	78.0

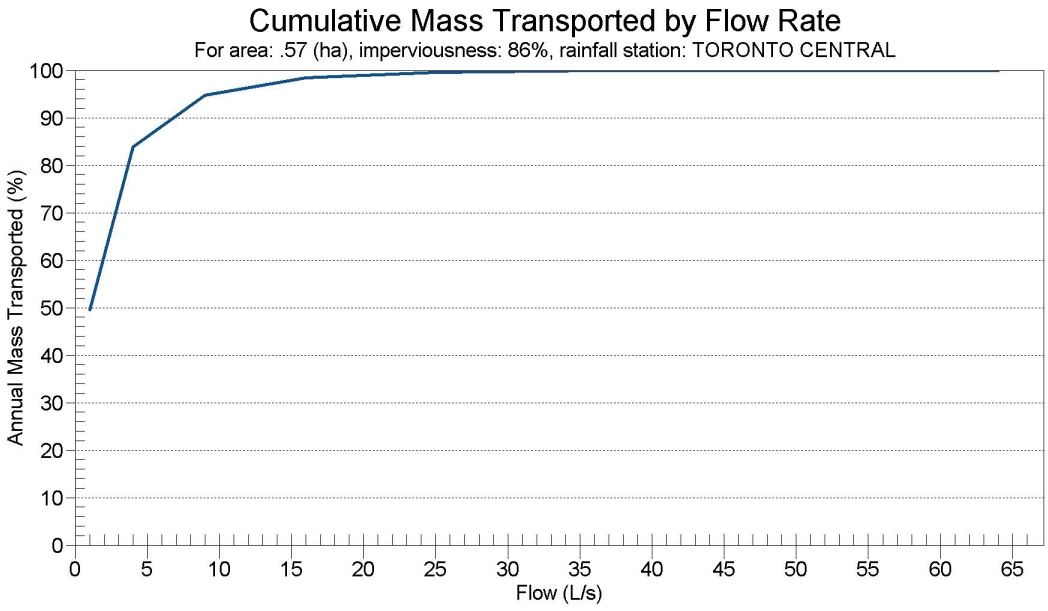
Rainfall Event Analysis

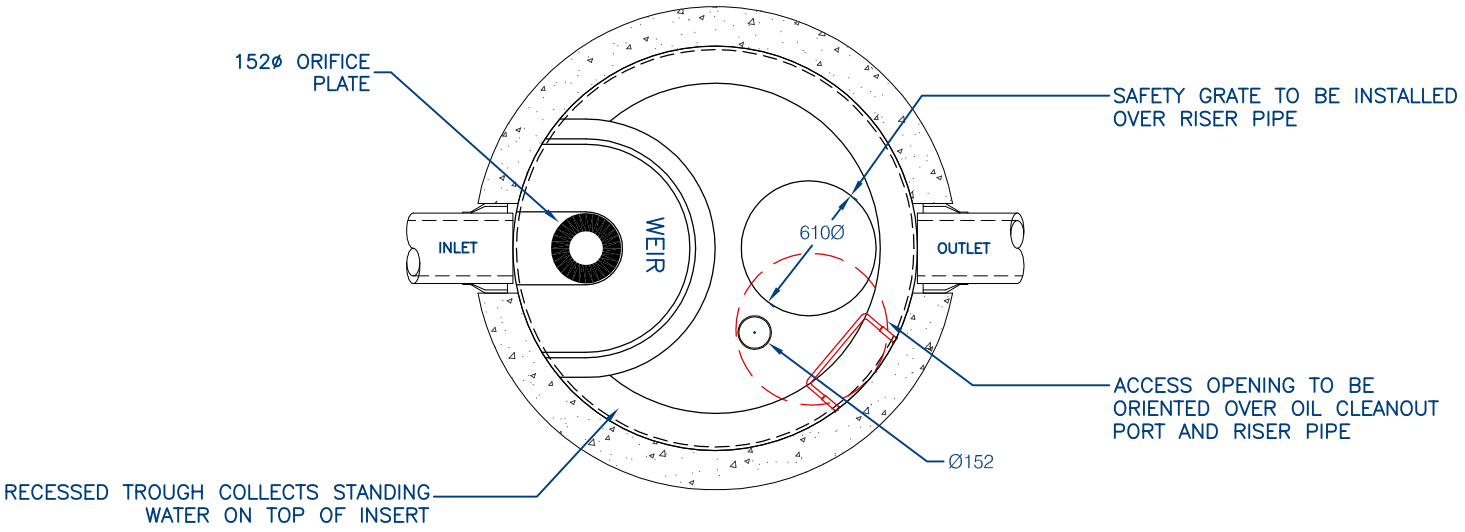
Rainfall Depth mm	No. of Events	Percentage of Total Events %	Total Volume mm	Percentage of Annual Volume %
6.35	2398	79.4	3626	27.5
12.70	346	11.5	3182	24.1
19.05	130	4.3	2037	15.4
25.40	66	2.2	1432	10.9
31.75	38	1.3	1075	8.2
38.10	16	0.5	545	4.1
44.45	7	0.2	292	2.2
50.80	13	0.4	611	4.6
57.15	2	0.1	106	0.8
63.50	2	0.1	121	0.9
69.85	0	0.0	0	0.0
76.20	0	0.0	0	0.0
82.55	1	0.0	79	0.6
88.90	1	0.0	85	0.6
95.25	0	0.0	0	0.0
101.60	0	0.0	0	0.0
107.95	0	0.0	0	0.0
114.30	0	0.0	0	0.0
120.65	0	0.0	0	0.0
127.00	0	0.0	0	0.0
133.35	0	0.0	0	0.0
139.70	0	0.0	0	0.0
146.05	0	0.0	0	0.0
152.40	0	0.0	0	0.0
158.75	0	0.0	0	0.0
165.10	0	0.0	0	0.0
171.45	0	0.0	0	0.0
177.80	0	0.0	0	0.0
184.15	0	0.0	0	0.0
190.50	0	0.0	0	0.0
196.85	0	0.0	0	0.0
203.20	0	0.0	0	0.0
209.55	0	0.0	0	0.0
>209.55	0	0.0	0	0.0



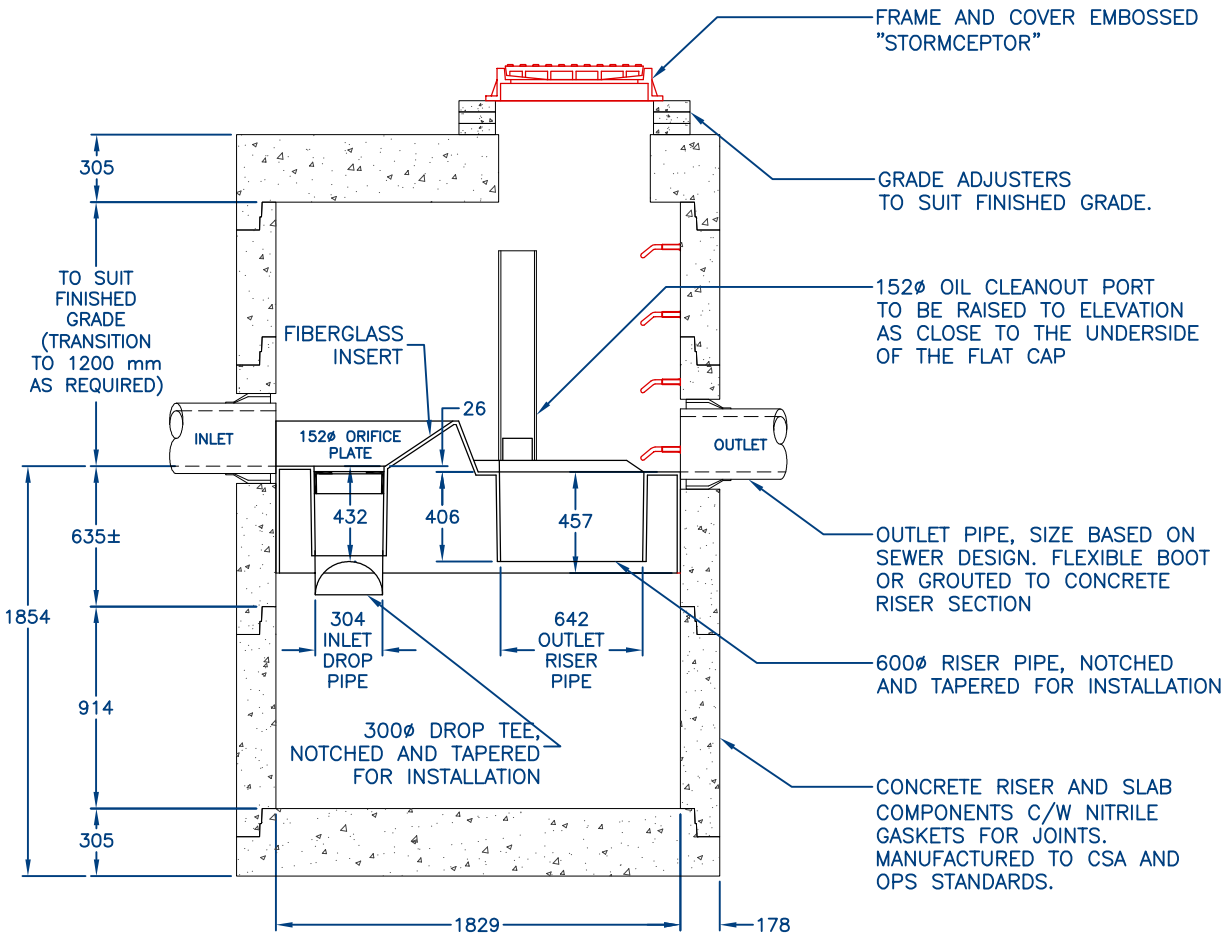
Pollutograph

Flow Rate L/s	Cumulative Mass %
1	49.6
4	83.9
9	94.8
16	98.4
25	99.5
36	99.9
49	100.0
64	100.0
81	100.0
100	100.0
121	100.0
144	100.0
169	100.0
196	100.0
225	100.0
256	100.0
289	100.0
324	100.0
361	100.0
400	100.0
441	100.0
484	100.0
529	100.0
576	100.0
625	100.0
676	100.0
729	100.0
784	100.0
841	100.0
900	100.0





PLAN VIEW



SECTION VIEW

STC 750 CAPACITIES		
SEDIMENT CAPACITY (L)	OIL CAPACITY (L)	TOTAL CAPACITY L (IMP GAL)
3000	915	4070 (895)

****NOT FOR CONSTRUCTION****

THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING PATENTS:

CANADIAN PATENT NO. 2,009,208
CANADIAN PATENT NO. 2,137,942
CANADIAN PATENT NO. 2,175,277
CANADIAN PATENT NO. 2,180,305
CANADIAN PATENT NO. 2,180,383
CANADIAN PATENT NO. 2,206,338

Hanson
Stormceptor®
R.R. 2, CAMBRIDGE, ONTARIO N1R 5S3
TEL. 519-622-7574
1-888-888-3222
FAX 519-621-8233 MAIN OFFICE
519-621-7750 TECHNICAL SERVICES

IN-LINE STORMCEPTOR MODEL STC 750

DATE:	D.B.	UNITS:	DWG No.
14 OCT 03	S.K.	METRIC	G-2

Appendix E – Additional Information

Pre-Consultation: Meeting Feedback

Record Drawings from City of Ottawa

Storm Sewer CCTV Inspection Report

Sanitary Sewer CCTV Inspection Report

Sanitary Sewer CCTV Inspection Report (Post Cleanout)

File No.: PC2025-0100

May 8, 2025

Linnea Chamberlain
Chamberlain Architect Services Limited
Via email: lchamberlain@chamberlainipd.com

Subject: Pre-Consultation: Meeting Feedback
Proposed Site Plan Control Application – 2055 Robertson Road

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on April 17, 2025.

Pre-Consultation Preliminary Assessment

1 ☐	**2** ☐	**3** ☐	**4** ☒	**5** ☐

One (1) indicates that considerable major revisions are required while five (5) suggests that the proposal appears to meet the City's key land use policies and guidelines. This assessment is purely advisory and does not consider technical aspects of the proposal or in any way guarantee application approval.

Next Steps

1. A review of the proposal and materials submitted for the above-noted pre-consultation has been undertaken. For your next submission, please submit the required Application Form, together with the necessary studies and/or plans to planningcirculations@ottawa.ca, copy (cc:) to the file lead and planning support.

2. In your subsequent pre-consultation or application submission, please ensure that all comments or issues detailed herein are addressed. A detailed cover letter stating how each issue has been addressed is requested with the submission materials. Please coordinate the numbering of your responses within the cover letter with the comment number(s) herein.

3. Please note, if your development proposal changes significantly in scope, design, or density it is recommended that a subsequent pre-consultation application be submitted.

Supporting Information and Material Requirements

1. The attached **Study and Plan Identification List** outlines the information and material that has been identified, during this phase of pre-consultation, as either required (R) or advised (A) as part of a future complete application submission.

a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.

Consultation with Technical Agencies

1. You are encouraged to consult with technical agencies early in the development process and throughout the development of your project concept. A list of technical agencies and their contact information is enclosed.

Planning

Comments:

1. **Official Plan:** Mainstreet Corridor within the Outer Urban Transect.

a. Schedule C16 - Environmental Constraints - unstable slopes

2. Zoning By-law**:** Arterial Mainstreet Zone (AM)

3. Please introduce landscape islands/bulbouts in the parking area to break up the long linear parking areas.

4. A three-metre landscape buffer is required for a parking lot with over 100 spaces.

a. We would be supportive of a minor variance in some areas, but would like to see compliance maintained to the best of your ability on the eastern lot line to buffer from the adjacent parking lot and to allow for tree plantings.

5. Noted on the plan that you had indicated 121 parking spaces, vs the 145 required (1 parking space per unit). A Minor Variance will be required for this.

6. You may apply for a Minor Rezoning or Minor Variance. Both applications have about 90-day timelines in total. The Minor Rezoning offers more certainty but is considerably more expensive. Fees can be found here.

7. Here are the provisions related to the compact vehicles https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part4_section106_en.pdf

Urban Design

Comments:

8. An Urban Design Brief is not required. Staff require architectural drawings including a Site Plan and Building Elevations, as well as a Landscape Plan.

9. UDRP review is also not required given the size and location of the addition at the rear of the existing building.

10. Explore ways to enhance the Robertson Road frontage with architectural features or lighting on the existing blank walls.

11. Explore additional planting opportunities along Robertson Road to enhance the public realm experience.

Feel free to contact Nader Kadri, Urban Designer, for follow-up questions.

Engineering

Storm Design

12. Storm discharge should be directed to the existing private storm sewer.

13. Considering the increase in imperviousness, control the post development flow to the pre-development release rate for all storm events.

14. Time of concentration: to be calculated, min Tc = 10mins

15. For quality control, demonstrate that an enhanced level of protection is met

Water Design

16. A water boundary condition request should be made for this development. Please provide the following information including supporting calculations:

    a. Location of service

    b. Type of development

    c. Amount of fire flow required.

    d. Average daily demand: ___ l/s.

    e. Maximum daily demand: ___l/s.

    f. Maximum hourly daily demand: ___ l/s.

17. Submission to include watermain system analysis demonstrating adequate pressure as per section 4.2.2 of the Water Distribution Guidelines.

18. As per technical bulletin ISTB-2021-03, commercial areas with a basic day demand greater than 50m^3/day shall be connected with a minimum of two water services, separated by an isolation valve, to avoid the creation of a vulnerable service area

19. Demonstrate adequate hydrant coverage for fire protection. Please review Technical Bulletin ISTB-2018-02, Appendix I table 1 – maximum flow to be considered from a given hydrant.

20. Any proposed emergency route (to be satisfactory to Fire Services).

Sanitary Design

21. Demonstrate that there is adequate residual capacity in the private system and downstream wastewater system

22. Please apply the wastewater design flow parameters in Technical Bulletin PIEDTB-2018-01.

Slope Stability

23. A slope stability analysis would be required in support of the proposed development. Refer to the City of Ottawa Slope Stability Guidelines for Development Applications. It is recommended that the applicant's team reviews the previously approved report and drawings prior to undertaking any new study. Required setbacks extended up to parking in the previous development application. A parking expansion would not be permitted within those limits.

Easement

24. Existing easements identified should be shown on all drawings

25. Additional permanent structures (retaining walls, curbs, etc.) or trees are not permitted within the City's sewer easement

26. The existing fire hydrant appears to be within the sewer easement. Should the fire hydrant be relocated, please move it outside the easement

Feel free to contact Abibatou Dieme, Project Manager, for follow-up questions.

Transportation

Comments:

27. A Transportation Impact Assessment (TIA) is not required.

28. Complete and submit the Transportation Demand Management Measures Checklist and the Transportation Demand Management Supportive Development Design and Infrastructure Checklist in support of the application.

29. Ensure that the development proposal complies with the Right-of-Way protection requirements of the Official Plan's Schedule C16.

30. Transportation Master Plan includes Transit Priority (Isolated Measures) (Affordable Network)

31. As the proposed site is commercial and for general public use, AODA legislation applies.

a. Ensure all crosswalks located internally on the site provide a TWSI at the depressed curb, per requirements of the Integrated Accessibility Standards Regulation under the AODA.

b. Clearly define accessible parking stalls and ensure they meet AODA standards (include an access aisle next to the parking stall and a pedestrian curb ramp at the end of the access aisle, as required).

c. Please consider using the City's Accessibility Design Standards, which provide a summary of AODA requirements.

32. On site plan:

a. Ensure site access meets the City's Private Approach Bylaw.

b. Show all details of the roads abutting the site; include such items as pavement markings, signage, accesses, on-street parking, and/or sidewalks.

c. Consider increasing the clear throat length at the site access by removing the first three parking stalls at the site access.

d. Turning movement diagrams required for all accesses showing the largest vehicle to access/egress the site.

e. Turning movement diagrams required for internal movements (loading areas, garbage).

f. Show dimensions for site elements (i.e. lane/aisle widths, access width and throat length, parking stalls, sidewalks, pedestrian pathways, etc.)

Feel free to contact Josiane Gervais, Transportation Project Manager, for follow-up questions.

Environment

Comments:

33. There is a watercourse on the subject property, which was assessed during the previous approval and a 15 m setback as applied. The watercourse also has a ravine associated with it and could meet the definition of a significant valleyland.

34. An Environmental impact study (EIS) is triggered since the proposal is adjacent to a watercourse and a potential natural heritage feature. The EIS will need to

follow the EIS guidelines and provide a description of the site using ecological land classification, assess for the presence of natural features and species at risk and demonstrate that the 15 m from top of slope setback as been applied and that there are no negative impacts on the ecological features present.

35. Bird-Safe Design Guidelines – the proposed addition will need to follow the Bird-safe design. Please review and incorporate bird safe design elements. Some of the risk factors include glass and related design traps such as corner glass and fly-through conditions, ventilation grates and open pipes, landscaping, light pollution. More guidance and solutions are available in the guidelines which can be found here: https://documents.ottawa.ca/sites/documents/files/birdsafedesign_guidelines_en.pdf

36. Site Design Comments:

    a. No site alteration within the 15 m setback to the watercourse. The proposal shows a parking lot wihtin the setback, this will need to be removed from the watercourse setback. As per OP Section 4.9.3 policy 3 lands within the minimum setback shall remain in a naturally vegettated condition.

Feel free to contact Matthew Hayley, Environmental Planner, for follow-up questions.

Forestry

Comments:

37. A Tree Conservation Report and Landscape Plan will be required; guidelines are provided below.

38. Please prioritize retention and protection of existing trees on site over removal and replacement, in keeping with the Official Plan's section 4.8.2.

a. In particular, please prioritize protection of the trees near the parking lot in the bulb-out, the landscaped island, and along the boundary with 2039 Robertson Rd.

b. The forested area at the rear should be protected for the duration of construction, both to prevent encroachment and minimize the potential for contamination by construction materials.

39. As discussed, if the width of the landscaped buffer on the West side of the site will be increased, please ensure root-sensitive excavation methods are recommended for the removal of the curb, and explore options to expand soil volumes to support existing trees and new plantings on site.

40. Please explore opportunities to provide tree plantings around the parking lot, and for small-growing trees in the Robertson Rd frontage.

41. The following Tree Conservation Report (TCR) guidelines have been adapted from the Schedule E of the Tree Protection By-law – for more information on these requirements please contact julian.alvarez-barkham@ottawa.ca

a. A Tree Conservation Report (TCR) must be supplied for review along with the suite of other plans/reports required by the City.

i. An approved TCR is a requirement of Site Plan approval.

b. Any removal of privately-owned trees 10cm or larger in diameter within the urban area, or city-owned trees of any diameter requires a tree permit issued under the Tree Protection Bylaw (Bylaw 2020 – 340); the permit will be based on an approved TCR and made available at or near plan approval.

c. The TCR must contain 2 separate plans:

i. Plan/Map 1 - show existing conditions with tree cover information.

ii. Plan/Map 2 - show proposed development with tree cover information.

d. The TCR must list all trees on site, as well as off-site trees if the CRZ (critical root zone) extends into the developed area, by species, diameter, and health condition.

i. For ease of review, the Planning Forester suggests that all trees be numbered and referenced in an inventory table.

e. Please identify trees by ownership – private onsite, private on adjoining site, city owned, co-owned (trees on a property line)

f. If trees are to be removed, the TCR must clearly show where they are, and document the reason they cannot be retained.

i. Compensation may be required for the removal of city owned trees.

g. The removal of trees on a property line will require the permission of both property owners.

h. All retained trees must be shown, and all retained trees within the area impacted by the development process must be protected as per City guidelines available on the Tree Protection Specification or by searching Ottawa.ca.

i. The location of tree protection fencing must be shown on the plan.

ii. Show the critical root zone of the retained trees.

i. As per the Official Plan §4.8.2, the retention of healthy trees must be prioritized wherever possible. Please seek opportunities for retention of trees that will contribute to the design and function of the site.

42. The following Landscape Plan (LP) guidelines have been adapted from Schedule E of the Tree Protection By-law – for more information on these requirements please contact julian.alvarez-barkham@ottawa.ca

a. Please ensure any retained trees are shown on the LP.

b. Minimum Setbacks

i. Maintain 1.5m from sidewalk or MUP/cycle track or water service laterals.

ii. Maintain 2.5m from curb.

iii. Coniferous species require a minimum 4.5m setback from curb, sidewalk, or MUP/cycle track/pathway.

iv. Maintain 7.5m between large growing trees, and 4m between small growing trees. Park or open space planting should consider 10m spacing, except where otherwise approved in naturalization / afforestation areas.

v. Adhere to Ottawa Hydro's planting guidelines (species and setbacks) when planting around overhead primary conductors.

c. Tree specifications

i. Minimum stock size: 50mm tree caliper for deciduous, 200cm height for coniferous.

ii. Maximize the use of large deciduous species wherever possible to maximize future canopy coverage.

d. Tree planting on city property shall be in accordance with the City of Ottawa's Tree Planting Specification; and if possible, include watering and warranty as described in the specification.

e. No root barriers, dead-man anchor systems, or planters are permitted.

f. No tree stakes unless necessary (and only 1 on the prevailing winds side of the tree)

g. Hard surface planting

i. If there are hard surface plantings, a planting detail must be provided.

ii. Curb style planter design is highly recommended.

iii. No grates are to be used and if guards are required, City of Ottawa standard (which can be provided) shall be used.

h. Trees are to be planted at grade.

i. Soil Volume - Please demonstrate as per the Landscape Plan Terms of Reference that the available soil volumes for new plantings will meet or exceed the following:

Tree Type/Size	Single Tree Soil Volume (m^3)	Multiple Tree Soil Volume (m^3/tree)
Ornamental	15	9
Columnar	15	9
Small	20	12
Medium	25	15
Large	30	18
Conifer	25	15

i. It is strongly suggested that the proposed species list include a column listing the available soil volume.

j. Sensitive Marine Clay - Please follow the City's 2017 Tree Planting in Sensitive Marine Clay guidelines.

k. The City requests that consideration be given to planting native species wherever there is a high probability of survival to maturity.

l. Efforts shall be made to provide as much future canopy cover as possible at a site level, through tree planting and tree retention. The Landscape Plan shall show/document that the proposed tree planting and retention will contribute to the City's overall canopy cover over time. Please provide a projection of the future canopy cover for the site to 40 years.

Feel free to contact Julian Alvarez-Barkham, Forester, for follow-up questions.

Parkland

Comments:

Parkland Dedication:

- The amount of required parkland conveyance is to be calculated as per the City of Ottawa Parkland Dedication By-law No.2022-280 (or as amended):

For conveyance of parkland, cash-in-lieu of conveyance parkland, or combination thereof:

(i) 2% of the gross land area (commercial & industrial uses).

(ii) The conveyance requirement shall be the cumulative sum for each use, as calculated using the applicable rate and based upon the portion of the site allocated to each use, including, but not limited to, the gross floor area allocated to each use, required and provided parking spaces, amenity space, landscape buffers, driveways, and drive aisles.

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 8 funds. The Owner shall also pay the parkland appraisal fee of $960.50 plus H.S.T. of $110.50, as referenced in Schedule "B" herein.

All of the above shall be to the satisfaction of the General Manager, Recreation, Cultural and Facility Services.

Form of Parkland Dedication:

- PFP will be requesting **cash-in-lieu of conveyance of parkland** for parkland dedication in accordance with the Parkland Dedication By-law.

Pre-consultation Preliminary Parkland Dedication Calculation:

- PFP requests the following information to confirm and calculate the parkland conveyance:
    - Gross land area, in square meters
    - Gross floor area of proposed/existing commercial development

- Please note, if the proposed land use changes or gross floor area changes, then the parkland dedication requirement will be re-evaluated accordingly.

Reference Documents:

- Please review the following City of Ottawa reference documents which outline the requirements for parkland conveyance and/or cash-in-lieu of parkland.
    - Official Plan (2021)
    - Parks and Recreation Facilities Master Plan (2021)
    - Park Development Manual, 2nd edition
    - Parkland Dedication By-Law (2022-280) and Planning Act amendments
    - City of Ottawa Standard Parks Conditions

Feel free to contact Louise Cerveny, Parks Planner, for follow-up questions.

Other

43. The High Performance Development Standard (HPDS) is a collection of voluntary and required standards that raise the performance of new building projects to achieve sustainable and resilient design and will be applicable to Site Plan Control and Plan of Subdivision applications.

    a. The HPDS was passed by Council on April 13, 2022, but is not in effect at this time, as Council has referred the 2023 HPDS Update Report back to staff with the direction to bring forward an updated report to Committee at a later date. The timing of an updated report to Committee is unknown at this time, and updates will be shared when they are available.

    b. Please refer to the HPDS information at ottawa.ca/HPDS for more information.

44. Under the Affordable Housing Community Improvement Plan, a Tax Increment Equivalent Grant (TIEG) program was created to incentivize the development of affordable rental units. It provides a yearly fixed grant for 20 years. The grant helps offset the revenue loss housing providers experience when incorporating affordable units in their developments.

a. To be eligible for the TIEG program you must meet the following criteria:

i. the greater of five units OR 15 per cent of the total number of units within the development must be made affordable

ii. provide a minimum of 15 per cent of each unit type in the development as affordable

iii. enter into an agreement with the city to ensure the units maintain affordable for a minimum period of 20 years at or below the city-wide average market rent for the entire housing stock based on building form and unit type, as defined by the Canada Mortgage and Housing Corporation

iv. must apply after a formal Site Plan Control submission, or Building Permit submission for projects not requiring Site Plan Control, and prior to Occupancy Permit issuance

b. Please refer to the TIEG information *at Affordable housing community improvement plan / Plan d'améliorations communautaires pour le logement abordable for more details or contact the TIEG coordinator via email at affordablehousingcip@ottawa.ca.*

Submission Requirements and Fees

1. Site Plan Control – Complex Application and Minor Variance/Minor Zoning By-law Amendment Applications required.

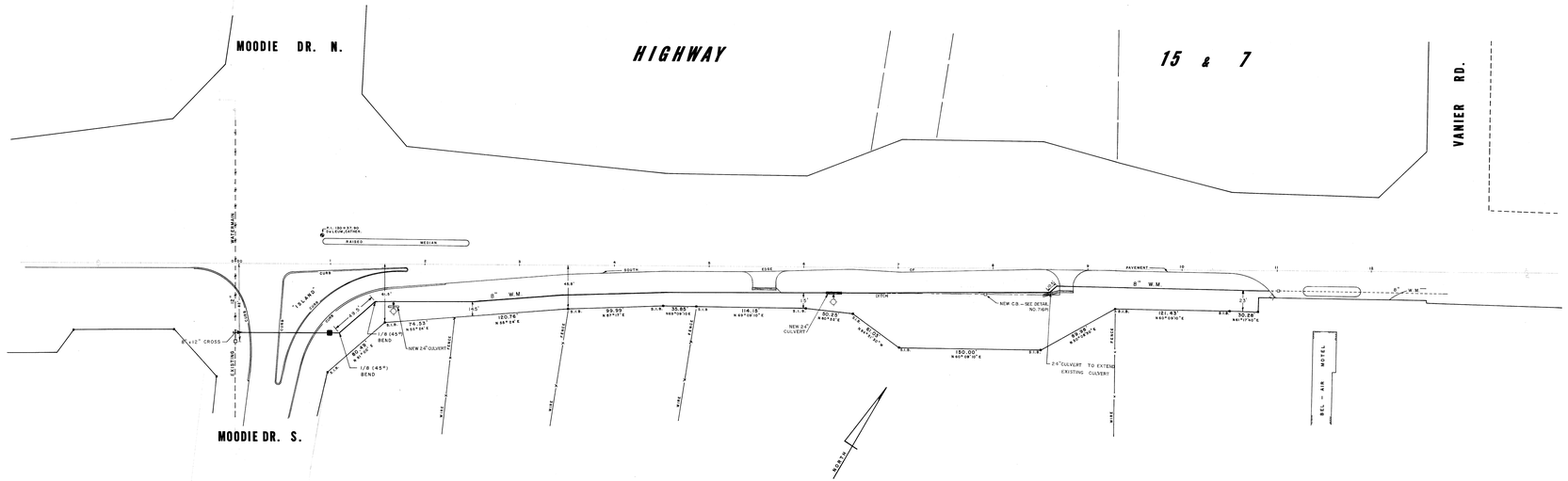
    a. Additional information regarding fees related to planning applications can be found here.

2. The attached **Study and Plan Identification List** outlines the information and material that has been identified as either required (R) or advised (A) as part of a future complete application submission.
    a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.
3. All of the above comments or issues should be addressed to ensure the effectiveness of the application submission review.

Should there be any questions, please do not hesitate to contact myself or the contact identified for the above areas / disciplines.

Yours Truly,

John Bernier, MCIP, RPP
Planner II
Development Review West


MOODIE DR. N.
HIGHWAY
15 & 7
VANIER RD.
MOODIE DR. S.
RAISED MEDIAN
CURB
SOUTH
EDGE
OF
PAVEMENT
8" W.M.
DITCH
NEW C.B. - SEE DETAIL NO. 7691
NEW 24" CULVERT
24" CULVERT TO EXTEND EXISTING CULVERT
8" X 12" CROSS
1/8 (45°) BEND
NEW 24" CULVERT
EXISTING CULVERT
EXISTING
EXIST. 8" W.M.
EXIST. 12" W.M.
EXIST. 8" W.M.
EXIST. 8" W.M.
EXIST. 8

NOTES:

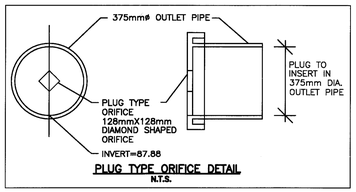
1. REFER TO GRADING PLAN 2784-GR1

NOTES: WATERMAIN

1. ALL WATERMAIN WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE.
2. CONNECTION TO EXISTING WATERMAIN BY CITY FORCES. CONTRACTOR TO PROVIDE LABOUR, EQUIPMENT AND MATERIAL FOR EXCAVATION, BEDDING AND REINSTATEMENT.
3. ALL WATERMAIN TO BE INSTALLED WITH A MINIMUM COVER OF 2.4m UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 2.4m INSULATE AS PER CITY DETAIL W22.
4. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS PER CITY DETAILS W40 AND W42.
5. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
6. INSTALLATION OF WATER METER AND REMOTE RECEPTACLE SHALL BE IN ACCORDANCE WITH CITY STANDARDS.
7. WATERMAIN BEDDING IS TO BE AS PER CITY DETAIL W17.
8. WATERMAIN IS TO BE HYDROSTATICALLY TESTED TO 200 PSI FOR 2 HOURS.
9. DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY STANDARDS.
10. WATERMAIN TO BE PVC SDR18 CL150.

UTILITIES

1. REFER TO ELECTRICAL DRAWINGS FOR HYDRO, BELL AND LIGHTING INFORMATION.
2. CONTRACTOR TO LOCATE AND VERIFY ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



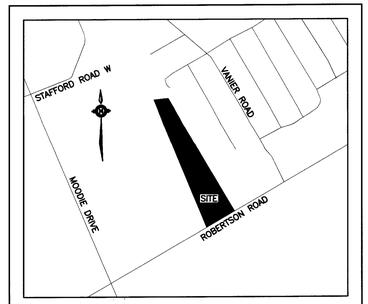
PLUG TYPE ORIFICE DETAIL
N.T.S.

NOTES: SEWER

1. CATCHBASINS SHALL BE PRECAST 600 x 600 PER CITY STANDARD S4 WITH FRAME AND COVERS AS PER CITY STANDARD S20.
2. ALL WORK SHALL BE PERFORMED, AS APPLICABLE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SPECIFICATIONS, AND IN PARTICULAR, WITH O.P.S.S. 407, AND 410.
3. ALL MANHOLES, CATCHBASINS TO BE BACKFILLED WITH MIN. 0.3m HORIZ. THICKNESS OF SAND.
4. ALL SANITARY AND STORM SEWER SERVICES, MATERIAL AND INSTALLATION SHALL CONFORM TO CITY OF OTTAWA STANDARD DRAWINGS AND SPECIFICATIONS.
5. CONTRACTOR TO VERIFY EXISTING PIPE ELEVATIONS PRIOR TO ANY SEWER CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS WITH EXISTING OR PROPOSED WORKS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
6. UNLESS OTHERWISE NOTED, SANITARY SERVICE LATERALS TO BUILDINGS SHALL BE 150mmø PVC DR 35 @ MIN 1% SLOPE.
7. SEWER SERVICE CONNECTIONS TO BE AS PER OPSD 1006.020
8. REFER TO ARCHITECTUAL AND MECHANICAL DRAWINGS FOR CONNECTION DETAILS OF THE BUILDING FOUNDATION SUBDRAIN.
9. SEWER BEDDING AS PER OPSD STD. 802.03 WITH MIN. 150mm GRANULAR 'A' BEDDING COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. PERFORM ALL FIELD TESTS, PRESSURE TESTS, INFILTRATION/EXFILTRATION AND CCTV INSPECTIONS AS PER CITY STANDARDS. COMPLETE TESTING, CCTV INSPECTIONS AND ANY REPAIRS REQUIRED PRIOR TO BASE COURSE PAVING.
11. GEOTEXTILE TO BE INSTALLED BETWEEN FRAME AND COVER UNTIL LANDSCAPING IS COMPLETE.
12. ALL CBMH FRAMES AND COVERS AS PER OPSD 400.070, ALL SAN AND STM MH FRAMES AND COVERS SHALL BE CLOSED AS PER OPSD 401.01
13. WHERE DEPTH OF COVER OVER STORM SEWERS IS LESS THAN 1.5m TO OBVERT INSULATION IS REQUIRED.
14. 150mm ø PERFORATED SUBDRAINS WITH FILTER SOCK TO BE PROVIDED AT SUBGRADE LEVEL EXTENDING FROM EACH CB FOR A DISTANCE OF 3m IN FOUR OTHROGONAL DIRECTIONS.
15. ALL STORM SEWERS TO BE PVC SDR 35.
16. ALL SANITARY SEWERS TO BE PVC SDR 35.
17. HYDRANT TO BE INSTALLED AS PER CITY OF OTTAWA DETAIL W19.

LEGEND

95.50 / 94.99	EXISTING GRADE
	EXISTING CENTRELINE
	PROPERTY BOUNDARY
	LIMIT OF HAZARD LINE
	15m SETBACK
	EXISTING FIRE HYDRANT
B B	EXISTING BELL CANADA DUCT BANK
x x x x	EXISTING FENCE
	EXISTING CATCH BASIN
EX LS	EXISTING LAMP STANDARD
EX UP	EXISTING UTILITY POLE
	EXISTING TREE
RYCB 1	PROPOSED REAR YARD CB
CB 1	PROPOSED CATCHBASIN 600mm x 600mm
CBMH 1	PROPOSED CATCHBASIN MANHOLE 1200mmø
MH 201	PROPOSED STORM MANHOLE 1200mmø
MH 101	PROPOSED SANITARY MANHOLE 1200mmø
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED UNIT PAVERS
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
DC DC	PROPOSED DEPRESSED CURB AND SIDEWALK
	PROPOSED DEPRESSED CURB
	PROPOSED FIRE HYDRANT
	SWALE AND DIRECTION
	OVERLAND FLOW DIRECTION
1.7%	DIRECTION OF FLOW AND SLOPE
	TRANSFORMER BOX, PAD AND GROUND GRID
	150mmø PERFORATED SUBDRAINS 3m IN LENGTH
M	PROPOSED WATER METER
RM	PROPOSED REMOTE METER

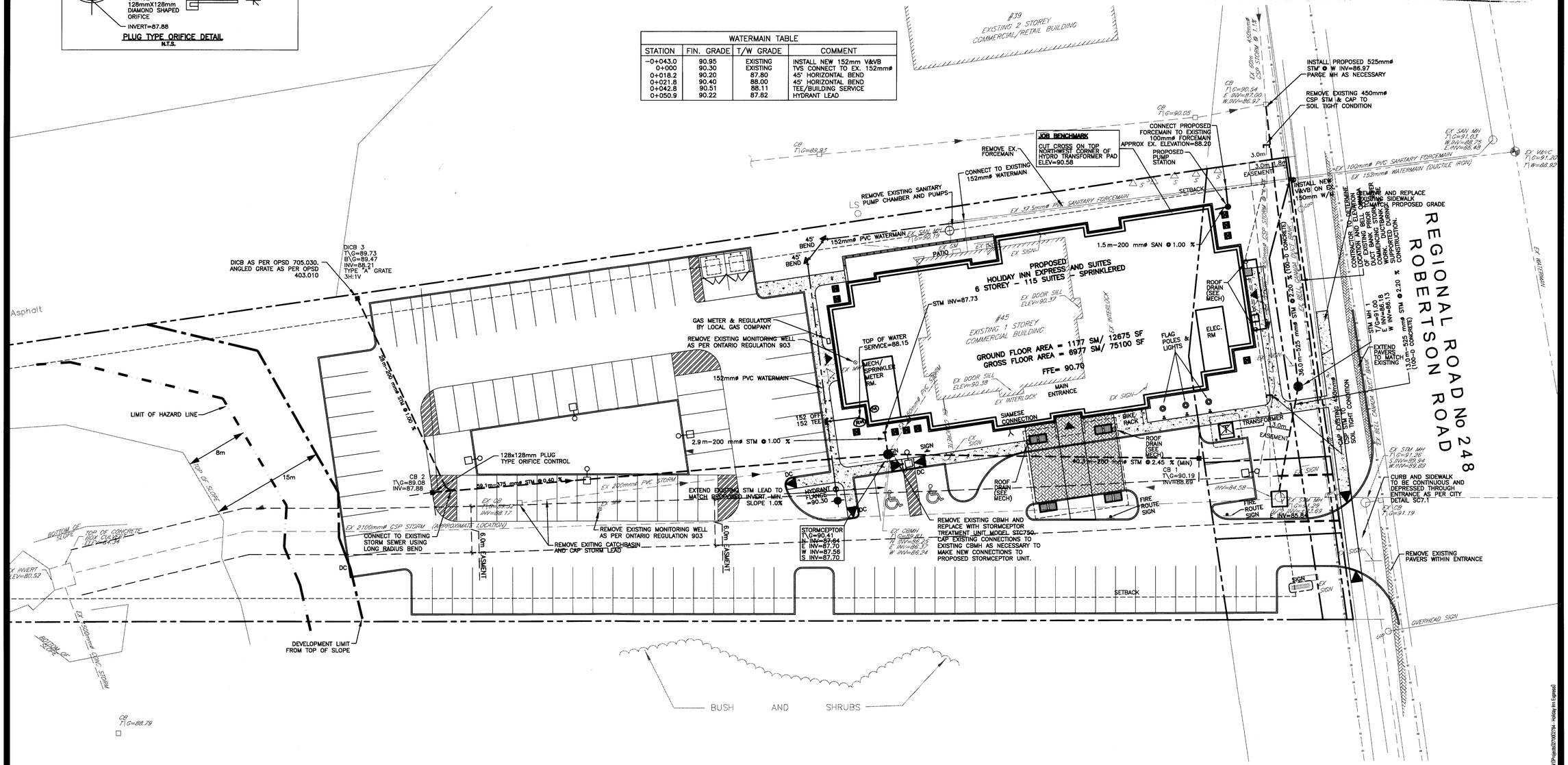


KEY PLAN N.T.S.

WATERMAIN TABLE			
STATION	FIN. GRADE	T/W GRADE	COMMENT
-0+043.0	90.95	EXISTING	INSTALL NEW 152mm V&VB
0+000	90.30	EXISTING	TVS CONNECT TO EX. 152mmø
0+018.2	90.20	87.80	45° HORIZONTAL BEND
0+021.8	90.40	88.00	45° HORIZONTAL BEND
0+042.8	90.51	88.11	TEE/BUILDING SERVICE
0+050.9	90.22	87.82	HYDRANT LEAD

Reviewed by Infrastructure Approvals Division
Signed:
Date: Oct 8, 2008
PLAN NO. 15026

Oct. 9/08



DME Ltd.
David McManus
Engineering Ltd.
400 - 30 Camelot Drive
Nepean Ontario, K2G 5X8
E-mail: mcmanus@dmel.on.ca
Ph. 225-1929 Fax 225-7330

NO.	ISSUED	DATE
1	SITE PLAN APPROVAL	APR 22/08
2	BUILDING PERMIT SUBMISSION	JUNE 13/08
3	REISSUED FOR SITE PLAN APPROVAL	JULY 31/08
4	REVISED AS PER MOE COMMENTS	SEPT 08/08
5	NEW SEWER EASEMENTS	SEPT 30, 08

NO.	REVISIONS	DATE

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.

SEAL

LICENSED PROFESSIONAL ENGINEER
R.C. POLKINGHORNE
100072619
SEPT 30 2008
PROVINCE OF ONTARIO

NORTH

TRUE NORTH PROJECT NORTH

Holiday Inn Express & Suites

115-ROOM
6 STOREY HOTEL

45 ROBERTSTON ROAD
NEPEAN, ONTARIO

SHEET NAME

SITE SERVICING PLAN

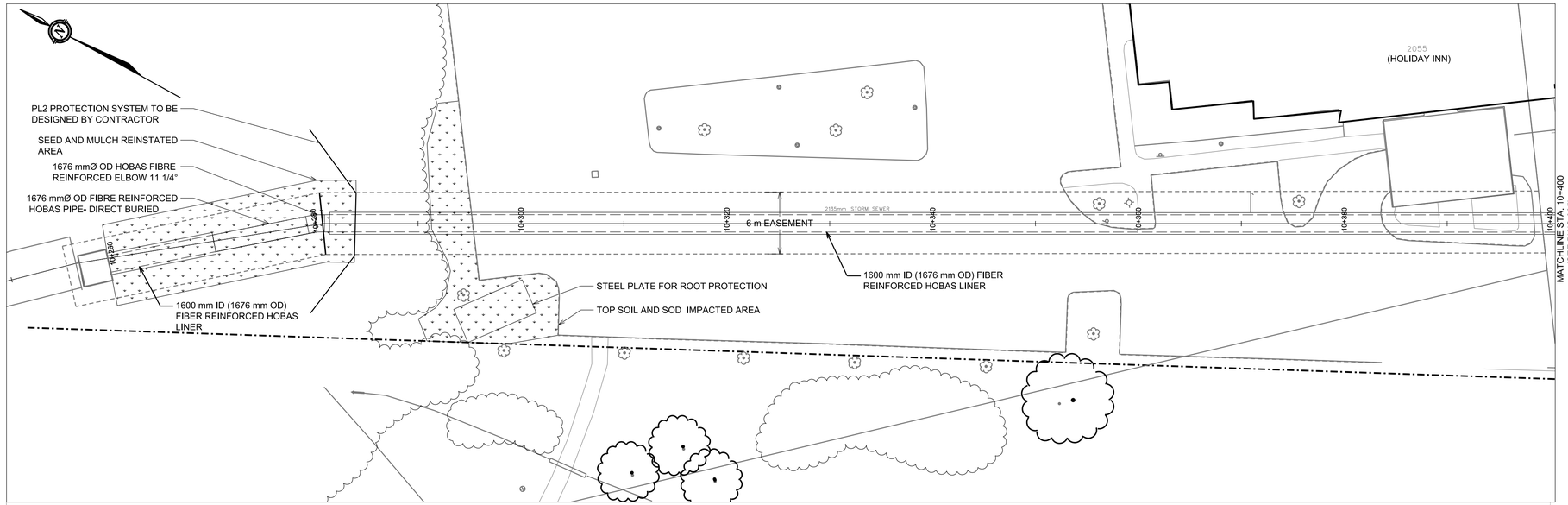
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PLOT DATE	October/06/08
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PROJECT NO.	2784
DRAWING	S1

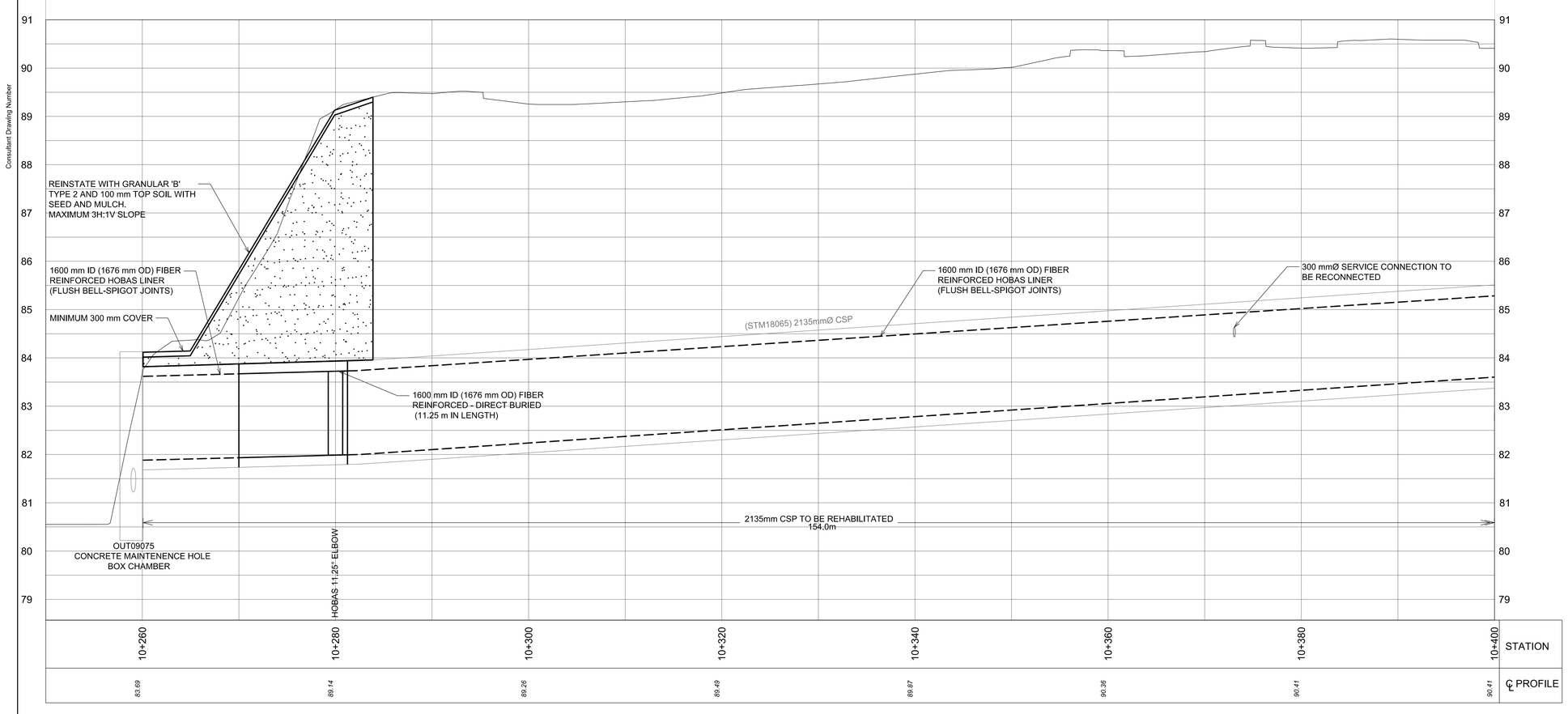
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15026

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Consultant Drawing Number

STILLWATER CREEK STORM SEWER REHABILITATION

PLAN AND PROFILE

10+240 TO 10+400

ALAIN C. GONTHIER *Director*	CAROLYN NEWCOMBE *Project Manager*

McINTOSH PERRY
115 Walgreen Road, RR3, Carp, ON K0A 1L0
Tel: 613-836-2184 Fax: 613-836-3742
www.mcintoshperry.com

Ottawa

Contract No. ISD16-2067	Dwg. No. 004
Sheet 004 of 007	
Asset No. --------	
Asset Group ISD	
Des. D.B.	Chk'd. C.S.
Dwn. J.H.	Chk'd. --
Utility Circ. No. ----	Index No. ---
Const. Inspector -------	
Scale: H 1:250 V 1:50	

NOTE: The location of utilities is approximate only, the exact location should be determined by consulting the municipal authorities and utility companies concerned. The contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.

REVISIONS

No.	Description	By	Date (dd/mm/yy)
2	ISSUED FOR DETAILED DESIGN	D.B.	17/07/17
3	REVISED FOR CITY COMMENTS	D.B.	13/03/18
4	ISSUED FOR TENDER	D.B.	22/06/18
5	ISSUED FOR CONSTRUCTION	D.B.	20/08/18
6	AS-BUILT		28/10/19

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DRAWING FRAME: 790mm x 534mm City of Ottawa 2008

Consultant Drawing Number

STILLWATER CREEK STORM SEWER REHABILITATION

PLAN AND PROFILE

10+400 TO 10+540

ALAIN C. GONTHIER
Director

CAROLYN NEWCOMBE
Project Manager

McINTOSH PERRY
115 Walgreen Road, RR3, Carp, ON K0A 1L0
Tel: 613-836-2184 Fax: 613-836-3742
www.mcintoshperry.com

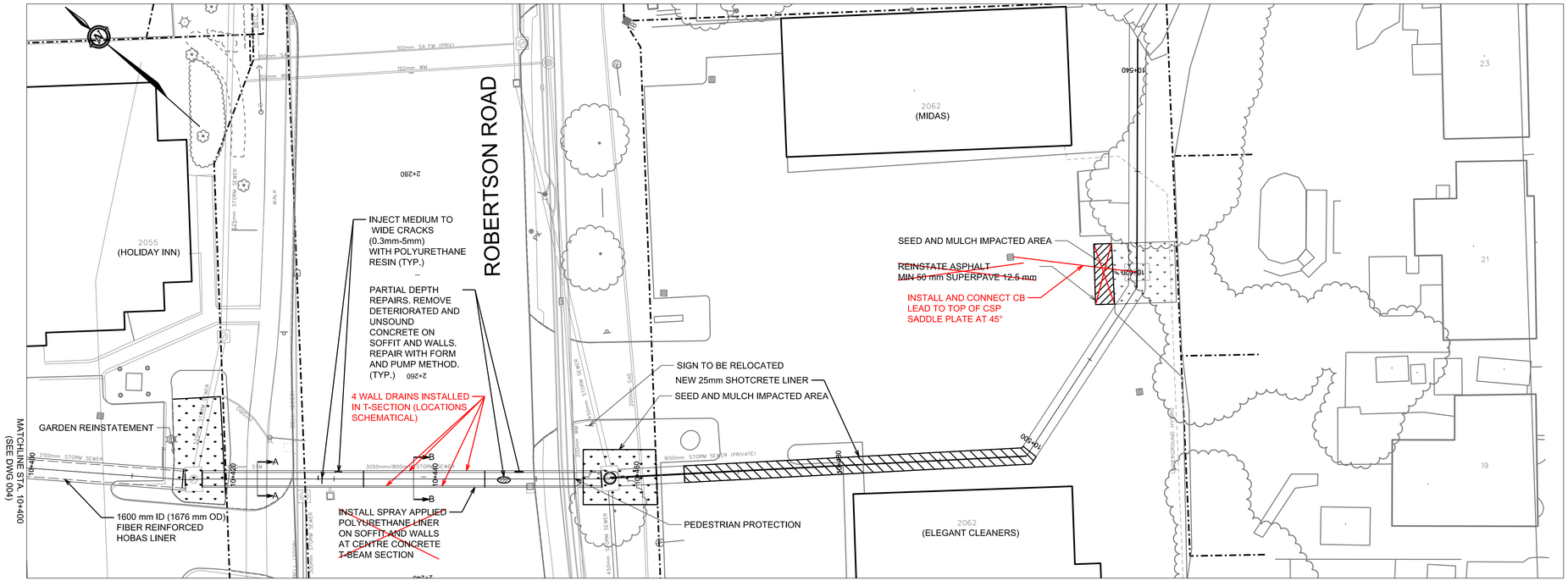
Ottawa

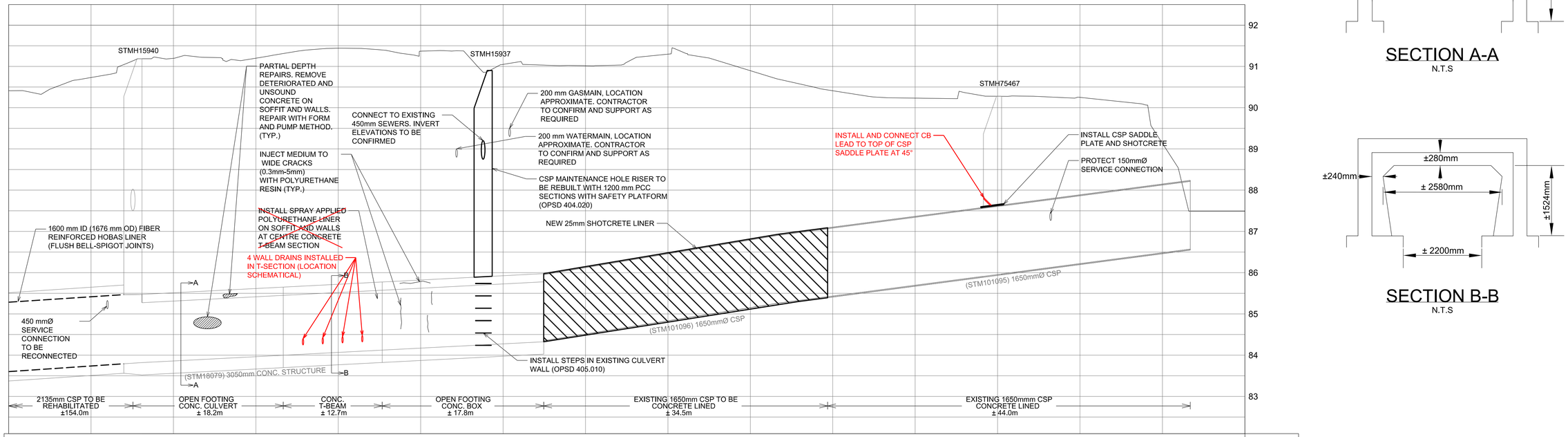
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Sheet 005 of 007	
Asset No. --------	
Asset Group ISD	
Des. D.B.	Chk'd. C.S.
Dwn. J.H.	Chk'd. _
Utility Circ. No. ____	Index No. ____
Const. Inspector _____	
Scale: H 1:250 V 1:50	

NOTE: The location of utilities is approximate only, the exact location should be determined by consulting the municipal authorities and utility companies concerned. The contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.

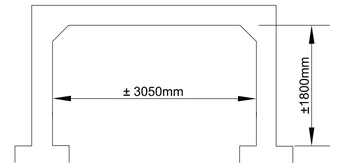
REVISIONS

No.	Description	By	Date (dd/mm/yy)
2	ISSUED FOR DETAILED DESIGN	D.B.	17/07/17
3	REVISED FOR CITY COMMENTS	D.B.	13/03/18
4	ISSUED FOR TENDER	D.B.	22/06/18
5	ISSUED FOR CONSTRUCTION	D.B.	20/08/18
6	AS-BUILT		28/10/19





STATION	10+400	10+420	10+440	10+460	10+480	10+500	10+520	10+540
℄ PROFILE	90.91	91.20	91.44	91.05	91.30	90.41	90.28	89.13

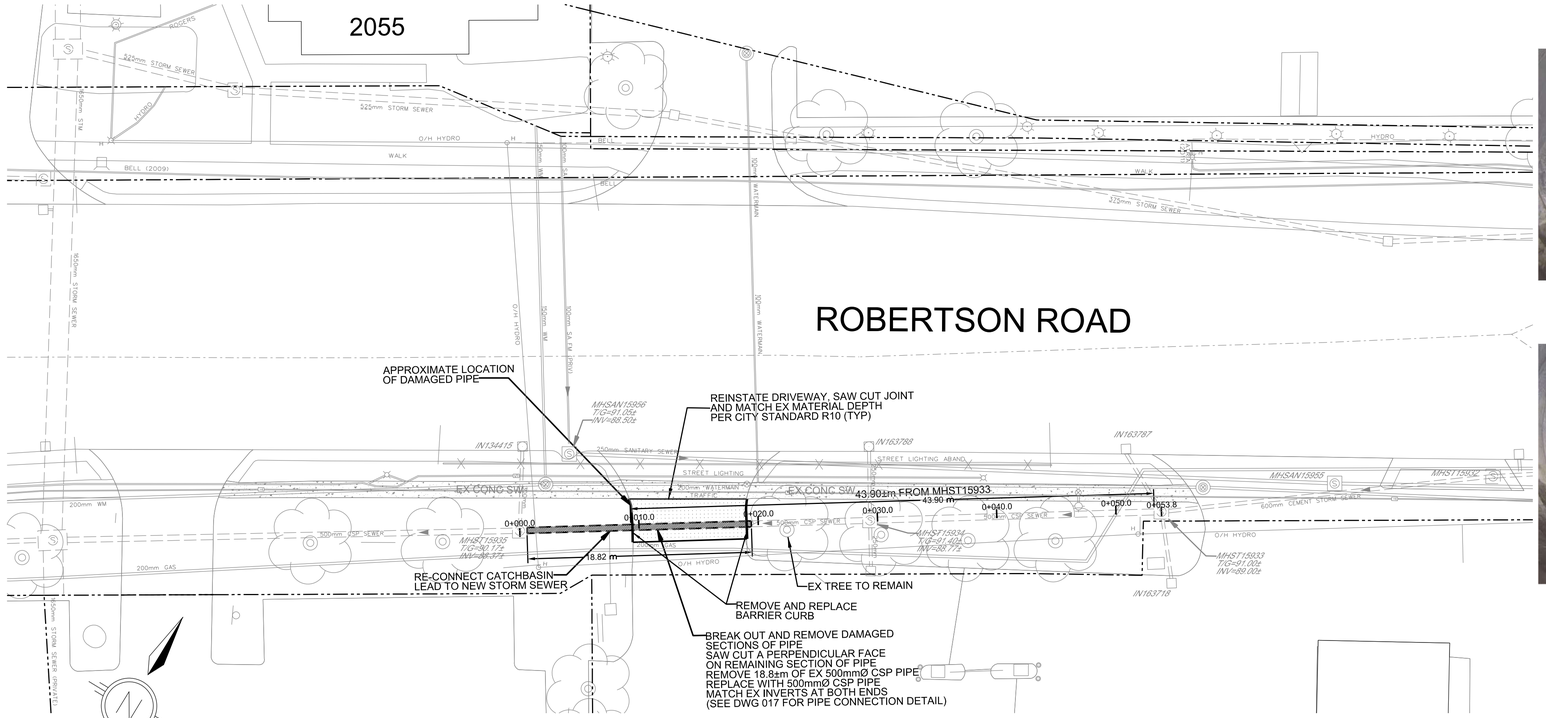


SECTION A-A
N.T.S

SECTION B-B
N.T.S

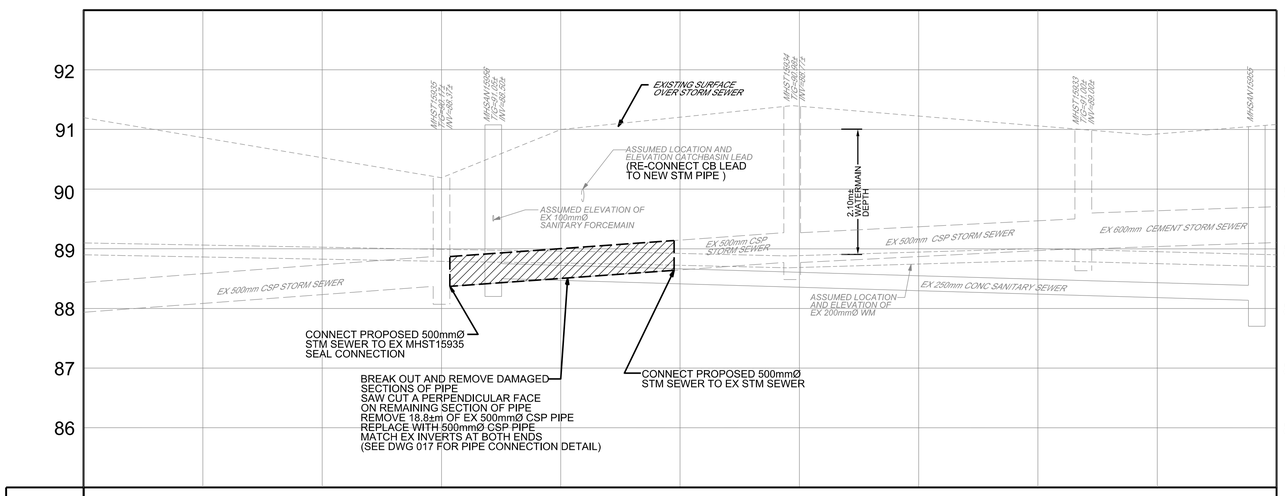
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2021 PIPE REPAIRS
SITE NO. 8
ROBERTSON ROAD

REMOVAL, REPAIR & REINSTATEMENT
ROBERTSON ROAD
BETWEEN MOODIE DR AND RICHMOND RD
STM18082

CARINA DUCLOS, P.Eng.
Director

JOSÉE VALLÉE, P.Eng.
Project Manager

Ainley Group
2724 Fenton Road
Ottawa, Ontario
K1T 3T7
Telephone; (613) 822-1052
Fax: (613) 822-1573

AS CONSTRUCTED

Ottawa

Contract No.	Dwg. No.
CP000671	009

Sheet 9 of 17

Asset No.

Asset Group

Des.	Chk'd.
JX	GS
Dwn.	Chk'd.
MH	JX
Utility Circ. No. --	Index No.

Const. Inspector

Scale: HORIZONTAL
0m 2.5 5.0 10.0
0m 1.0 2.0
VERTICAL

NOTE: The location of utilities is approximate only, the exact location should be determined by consulting the municipal authorities and utility companies concerned. The contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.

REVISIONS

No.	Description	By	Date (dd/mm/yy)
1	ISSUED FOR FINAL UTILITY CIRCULATION	JX	27/06/22
2	ISSUED FOR DETAILED DESIGN	JX	09/12/22
3	ISSUED FOR TENDER	JX	03/02/23
4	ISSUED FOR CONSTRUCTION	JX	04/04/23
5	AS BUILT	JX	17/11/23

NOTES: GENERAL

1. ALL WORK IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE VIA EXCAVATION THE EXACT LOCATION AND ELEVATION OF THE EXISTING WATERMAINS, STORM SEWER, SANITARY SEWER AND SERVICE LATERALS AS REQUIRED FOR ALL CONNECTIONS, RELOCATIONS AND BLANKINGS.
3. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CONTRACT ADMINISTRATOR PRIOR TO ALL WORKS ON PRIVATE ADJACENT PROPERTIES.
4. GEOTECHNICAL INFORMATION IF SHOWN ON THE DRAWINGS IS FOR INFORMATION PURPOSES ONLY.
5. THE CONTRACTOR SHALL REPLACE ANY SERVICE CONNECTION THAT ARE DAMAGED BY THE CONSTRUCTION ACTIVITIES. REPLACE SEWER LATERALS AND WATER SERVICE LATERALS AS REQUIRED WITHIN THE EXCAVATION LIMITS ONLY.
6. PROTECT WATERMAIN AND SERVICE CONNECTIONS AT ALL TIMES, DURING CONSTRUCTION ACTIVITIES.
7. EXISTING TREES ARE TO BE PRESERVED AND PROTECTED DURING THE CONSTRUCTION AND REINSTATEMENT ACTIVITIES.
8. LAP JOINTS AT ALL LIMITS OF CONSTRUCTION AS PER CITY STANDARD R10
9. WHERE EXISTING LANDSCAPING IS DISTURBED BY CONSTRUCTION, IT SHALL BE REINSTATED TO MATCH EXISTING CONDITIONS OR BETTER AS DIRECTED BY THE CONTRACT ADMINISTRATOR.
   - FOR LAWN AREAS, REINSTATE WITH SEED OVER 100mm TOPSOIL (IMPORTED).
   - FOR ENTRANCES, REINSTATE TO MATCH EXISTING ASPHALT (MINIMUM DEPTHS 50mm HL3A, 150mm GRANULAR "A").
   - FOR CONCRETE OR BRICK PAVERS REINSTATEMENT ON DRIVEWAYS OR SIDEWALKS SHALL HAVE 150mm GRANULAR A, LEVELLING STONE DUST LAYER AND POLYMERIC SAND IN THE JOINTS.

NOTES: SEWER

1. UNDERTAKE PRE AND POST CCTV INSPECTIONS AS PER CITY STANDARD F-4090
2. LOCATE REPAIR SECTION AND PAINT WORK AREA LIMITS FOR UTILITY LOCATES.
3. OBTAIN UTILITY LOCATES FOR REPAIR/REPLACEMENT SECTION BEFORE STARTING EXCAVATION WORK.
4. OBTAIN ROAD CUT PERMIT FROM CITY.
5. SAW CUT EXISTING ASPHALT PAVEMENT OF SUITABLE DIMENSIONS TO UNDERTAKE REPAIR WORK.
6. EXCAVATED SOILS ARE NOT TO BE REUSED WITHIN 30m OF WATER COURSE.
7. CUT EXISTING PIPE SECTION TO CLEAN/TRUE VERTICAL LINE.
8. REMOVE AND DISPOSE OF DAMAGED PIPE SECTIONS.
9. ALL STORM AND SANITARY SEWERS ARE TO BE THE SIZE AND MATERIAL INDICATED.
10. COVER MATERIAL, FROM PIPE SPRING LINE TO AT LEAST 300mm ABOVE THE TOP OF PIPE, SHOULD CONSIST OF OPSS GRANULAR "A" COMPACTED TO 95% SPMDD.
11. SEWER TRENCH DETAILS ARE TO BE AS PER CITY STANDARD S6 & S7.
12. PIPE SECTION FOR REPLACEMENT SHALL HAVE A SAW CUT HORIZONTAL JOINT CONNECTION TOLERANCE OF NO GREATER THAN 50mm.
13. GRANULAR A BEDDING SHALL BE SHAPED TO ACCOMMODATE PIPE COUPLERS AT THE ENDS OF THE SEWER SPOT REPAIR.
14. PIPE JOINT COUPLERS SHALL BE CITY APPROVED PRODUCT FROM FERNCO OR MISSION WITH 316SS CLAMPING BANDS.
15. SALVAGED GRANULAR AND EARTH MATERIALS SHALL BE USED FOR BACKFILL OF EXCAVATION TO ROAD SUBGRADE.
16. THE ROAD STRUCTURE SHALL BE REINSTATED TO MATCH EXISTING MATERIAL TYPES AND THICKNESSES. COMPACT ROAD GRANULAR STRUCTURE MATERIALS TO 100% SPMDD.
17. ASPHALT MIX AND PLACEMENT SHALL COMPLY WITH CITY STANDARDS ; F-3104, F-3106 & F-3030.
18. CURBS, GUTTERS, SIDEWALKS, PATHWAYS AND RELATING GRANULAR BEDDING AND ADJACENT GRASSED OR ASPHALT AREAS SHALL BE REINSTATED TO MATCH EXISTING ADJACENT MATERIAL IN TYPE AND THICKNESS.

11/16/2023 10:57:59 AM I:\DRAWINGS\2006-1 2021 Pipe Repair\As built\008-Roberteson Rd-STM18082\009-CP000671-STM18082-asbuilt.dgn

Ottawa (Head Office)
1800 Bantree Street
Ottawa, Ontario K1B 5L6
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1.866.695.0155

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7562, Côte-de-Liesse
St-Laurent, Quebec H4T 1E7
☎ 514.738.2666
514.738.9762

CLEAN WATER WORKS INC.

INTEGRATED SEWER SOLUTIONS

2055 ROBERTSON ROAD
Ottawa, Ontario

SEWER CCTV INSPECTION REPORT

Report ID
152316ST1

Sewer Type
Storm

Completion Date
April 09, 2026

Total Distance
145.60 meters

THE WAY IS CLEAR™

- Watermain Swabbing
- Hydro Vacuum Excavation
- CCTV Inspection of Sewers
- Plumbing & Drain Services
- Structural Rehabilitation of Manholes
- Cured-in-Place-Pipe Lining & Spot Repairs
- Grouting, Test & Seal Joints, Manholes & Services
- Lateral Sewer Inspection & Locates From Main
- Sewer Cleaning, Flushing & Pumping

Table of contents

Page

1. Index of pipes 2
2. Structural rating 3
3. O&M rating 4
4. Pipe summary and condition details 5
5. Vision Report© Legend 18

1. Index of pipes

6 items

Pipe	Upstream	Downstream	Street	Date	Direction	Height	Inspected	Total	Page
BUILDING MHST55175	BUILDING	MHST55175	2055 ROBERTSON RD	09/04/2026, 10:42 AM	U - Upstream	200	3.6	3.6	5
IN89581 Y	IN89581	Y	2055 ROBERTSON RD	09/04/2026, 9:43 AM	D - Downstream	200	33.9	44	7
IN89582 MHST55175	IN89582	MHST55175	2055 ROBERTSON RD	09/04/2026, 9:01 AM	D - Downstream	375	58	58	9
IN89583 MHST55175	IN89583	MHST55175	2055 ROBERTSON RD	09/04/2026, 10:14 AM	U - Upstream	200	41.4	41.4	11
MHST55175 TEE	MHST55175	TEE	2055 ROBERTSON RD	09/04/2026, 12:45 PM	D - Downstream	300	8.2	8.2	15
MHST55175 TEE	MHST55175	TEE	2055 ROBERTSON RD	09/04/2026, 9:57 AM	D - Downstream	300	0.5	80	13
							Total: 145.6	Total: 235.2	

2. Structural rating

6 items

0 - No Defects (6 of 6 items)

Score	Quick	Index	Pipe	Start/End	Direction	Street	Page
0	0000	0	BUILDING MHST55175	MHST55175 --> BUILDING	Against flow	2055 ROBERTSON RD	5
0	0000	0	IN89581 Y	IN89581 --> Y	Direction of flow	2055 ROBERTSON RD	7
0	0000	0	IN89582 MHST55175	IN89582 --> MHST55175	Direction of flow	2055 ROBERTSON RD	9
0	0000	0	IN89583 MHST55175	MHST55175 --> IN89583	Against flow	2055 ROBERTSON RD	11
0	0000	0	MHST55175 TEE	MHST55175 --> TEE	Direction of flow	2055 ROBERTSON RD	13
0	0000	0	MHST55175 TEE	MHST55175 --> TEE	Direction of flow	2055 ROBERTSON RD	15

3. O&M rating

6 items

4 - Significant (3 of 6 items)

Score	Quick	Index	Structural	Pipe	Start/End	Direction	Street	Page
18	4421	3.6	0	MHST55175 TEE	MHST55175 --> TEE	Direction of flow	2055 ROBERTSON RD	15
4	4100	4	0	BUILDING MHST55175	MHST55175 --> BUILDING	Against flow	2055 ROBERTSON RD	5
4	4100	4	0	MHST55175 TEE	MHST55175 --> TEE	Direction of flow	2055 ROBERTSON RD	13

2 - Minor to Moderate (1 of 6 items)

Score	Quick	Index	Structural	Pipe	Start/End	Direction	Street	Page
2	2100	2	0	IN89581 Y	IN89581 --> Y	Direction of flow	2055 ROBERTSON RD	7

0 - No Defects (2 of 6 items)

Score	Quick	Index	Structural	Pipe	Start/End	Direction	Street	Page
0	0000	0	0	IN89582 MHST55175	IN89582 --> MHST55175	Direction of flow	2055 ROBERTSON RD	9
0	0000	0	0	IN89583 MHST55175	MHST55175 --> IN89583	Against flow	2055 ROBERTSON RD	11

4. Pipe summary and condition details

Pipe identification

Pipe:	BUILDING MHST55175	**Direction of inspection:**	MHST55175 --> BUILDING
Direction of flow:	BUILDING --> MHST55175	**Direction:**	Against flow

Pipe location

			UPSTREAM	DOWNSTREAM
Road:	2055 ROBERTSON RD	**Easting (X):**		
Crossroad:		**Northing (Y):**		
Drainage Area:		**Elevation (Z):**		
City:	OTTAWA ON			
Location:	Sidewalk	**GPS Accuracy:**		
Owner:	EXP SERVICES INC	**Coordinate System:**		
Road segment:		**Vertical Datum:**		

Pipe characteristics

Sewer Use:	Stormwater	**Inspected length:**	3.6
Height:	200	**Total length:**	3.6
Width:		**Rim/Inv.:**	
Shape:	Circular	**Grade/Inv.:**	
Material:	Polyvinyl Chloride	**Rim/Grade:**	
Lining:		**Rim/Inv.:**	
Joint length:	4	**Grade/Inv.:**	
Year laid:		**Rim/Grade:**	
Year renewed:		**Sewer category:**	

Additional details

Inspection standard:	PACP 6.0	**Location details:**	
Date:	09/04/2026, 10:42 AM	**Surveyed by:**	Derek B
Project Number:		**Certificate #:**	U-815--07000446
Customer:	EXO SERVUCES INC	**Pre-Cleaning:**	Jetting
PO number:		**Date cleaned:**	
Work order:	152316	**Unit of measurement:**	Metric
Purpose:	Pre-Rehabilitation Survey	**Media label:**	
Weather:	Dry	**Sheet #:**	
Flow control:	Not Controlled		

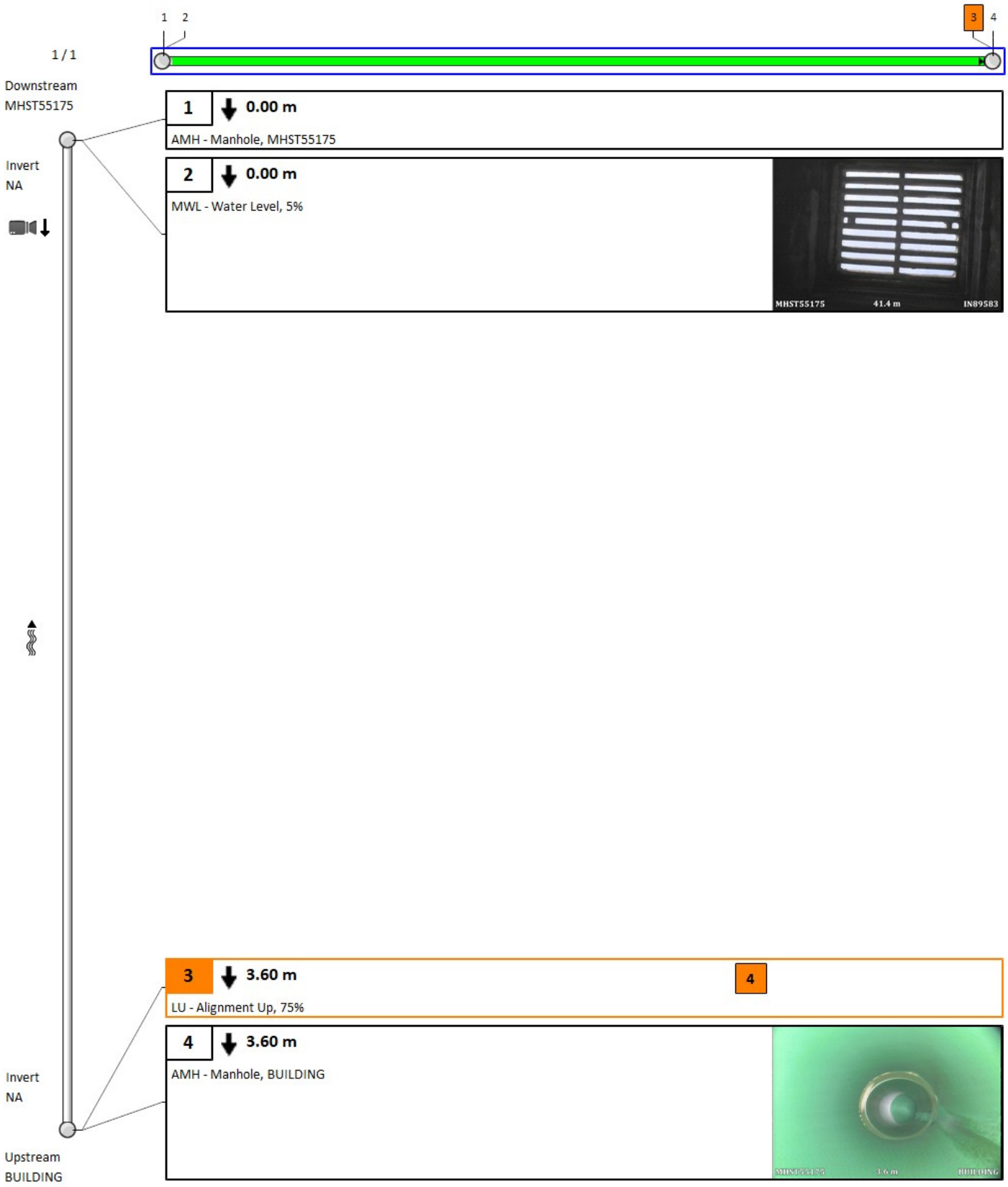
Structural rating		O&M rating		Overall rating	
Peak:	0	**Peak:**	4	**Peak:**	4
Quick rating:	0000	**Quick rating:**	4100	**Quick rating:**	4100
Score:	0	**Score:**	4	**Score:**	4
Index:	0	**Index:**	4	**Index:**	4

Additional information

Other information

Report ID:	152316ST1	**Other 6:**	
Other 2:		**Other 7:**	
Other 3:		**Other 8:**	
Other 4:		**Other 9:**	
Other 5:		**Other 10:**	

4. Pipe summary and condition details



4. Pipe summary and condition details

Pipe identification

Pipe:	IN89581 Y	**Direction of inspection:**	IN89581 --> Y
Direction of flow:	IN89581 --> Y	**Direction:**	Direction of flow

Pipe location

Road:	2055 ROBERTSON RD		UPSTREAM	DOWNSTREAM
Crossroad:		**Easting (X):**		
Drainage Area:		**Northing (Y):**		
City:	OTTAWA ON	**Elevation (Z):**		
Location:	Parking Lot			
Owner:	EXP SERVICES INC	**GPS Accuracy:**		
Road segment:		**Coordinate System:**		
		Vertical Datum:		

Pipe characteristics

Sewer Use:	Stormwater	**Inspected length:**	33.9
Height:	200	**Total length:**	44
Width:		**Rim/Inv.:**	
Shape:	Circular	**Grade/Inv.:**	
Material:	Polyvinyl Chloride	**Rim/Grade:**	
Lining:		**Rim/Inv.:**	
Joint length:	4	**Grade/Inv.:**	
Year laid:		**Rim/Grade:**	
Year renewed:		**Sewer category:**	

Additional details

Inspection standard:	PACP 6.0	**Location details:**	
Date:	09/04/2026, 9:43 AM	**Surveyed by:**	Derek B
Project Number:		**Certificate #:**	U-815--07000446
Customer:	EXO SERVUCES INC	**Pre-Cleaning:**	Jetting
PO number:		**Date cleaned:**	
Work order:	152316	**Unit of measurement:**	Metric
Purpose:	Pre-Rehabilitation Survey	**Media label:**	
Weather:	Dry	**Sheet #:**	
Flow control:	Not Controlled		

Structural rating		O&M rating		Overall rating	
Peak:	0	**Peak:**	2	**Peak:**	2
Quick rating:	0000	**Quick rating:**	2100	**Quick rating:**	2100
Score:	0	**Score:**	2	**Score:**	2
Index:	0	**Index:**	2	**Index:**	2

Additional information

END OF REACH FOR MINI CAMERA. BEND AT TOPEND AND Ys INTO STORM MAIN

Other information

Report ID:	152316ST1	**Other 6:**	
Other 2:		**Other 7:**	
Other 3:		**Other 8:**	
Other 4:		**Other 9:**	
Other 5:		**Other 10:**	

4. Pipe summary and condition details



1 / 1

Upstream
IN89581

Invert
NA

1 **0.00 m**

AMH - Manhole, IN89581



2 **0.00 m**

MWL - Water Level, 5%



3 **0.50 m** **2**

LL - Alignment Left, 15%



4 **33.90 m**

MSA - Abandoned Survey, END OF REACH



Invert
NA

Downstream
Y

4. Pipe summary and condition details

Pipe identification

Pipe:	IN89582 MHST55175	**Direction of inspection:**	IN89582 --> MHST55175
Direction of flow:	IN89582 --> MHST55175	**Direction:**	Direction of flow

Pipe location

			UPSTREAM	DOWNSTREAM
Road:	2055 ROBERTSON RD	**Easting (X):**		
Crossroad:		**Northing (Y):**		
Drainage Area:		**Elevation (Z):**		
City:	OTTAWA ON			
Location:	Parking Lot	**GPS Accuracy:**		
Owner:	EXP SERVICES INC	**Coordinate System:**		
Road segment:		**Vertical Datum:**		

Pipe characteristics

Sewer Use:	Stormwater	**Inspected length:**	58
Height:	375	**Total length:**	58
Width:		**Rim/Inv.:**	
Shape:	Circular	**Grade/Inv.:**	
Material:	Plastic/Steel Composite	**Rim/Grade:**	
Lining:		**Rim/Inv.:**	
Joint length:	4	**Grade/Inv.:**	
Year laid:		**Rim/Grade:**	
Year renewed:		**Sewer category:**	

Additional details

Inspection standard:	PACP 6.0	**Location details:**	
Date:	09/04/2026, 9:01 AM	**Surveyed by:**	Derek B
Project Number:		**Certificate #:**	U-815--07000446
Customer:	EXO SERVUCES INC	**Pre-Cleaning:**	Jetting
PO number:		**Date cleaned:**	
Work order:	152316	**Unit of measurement:**	Metric
Purpose:	Pre-Rehabilitation Survey	**Media label:**	
Weather:	Dry	**Sheet #:**	
Flow control:	Not Controlled		

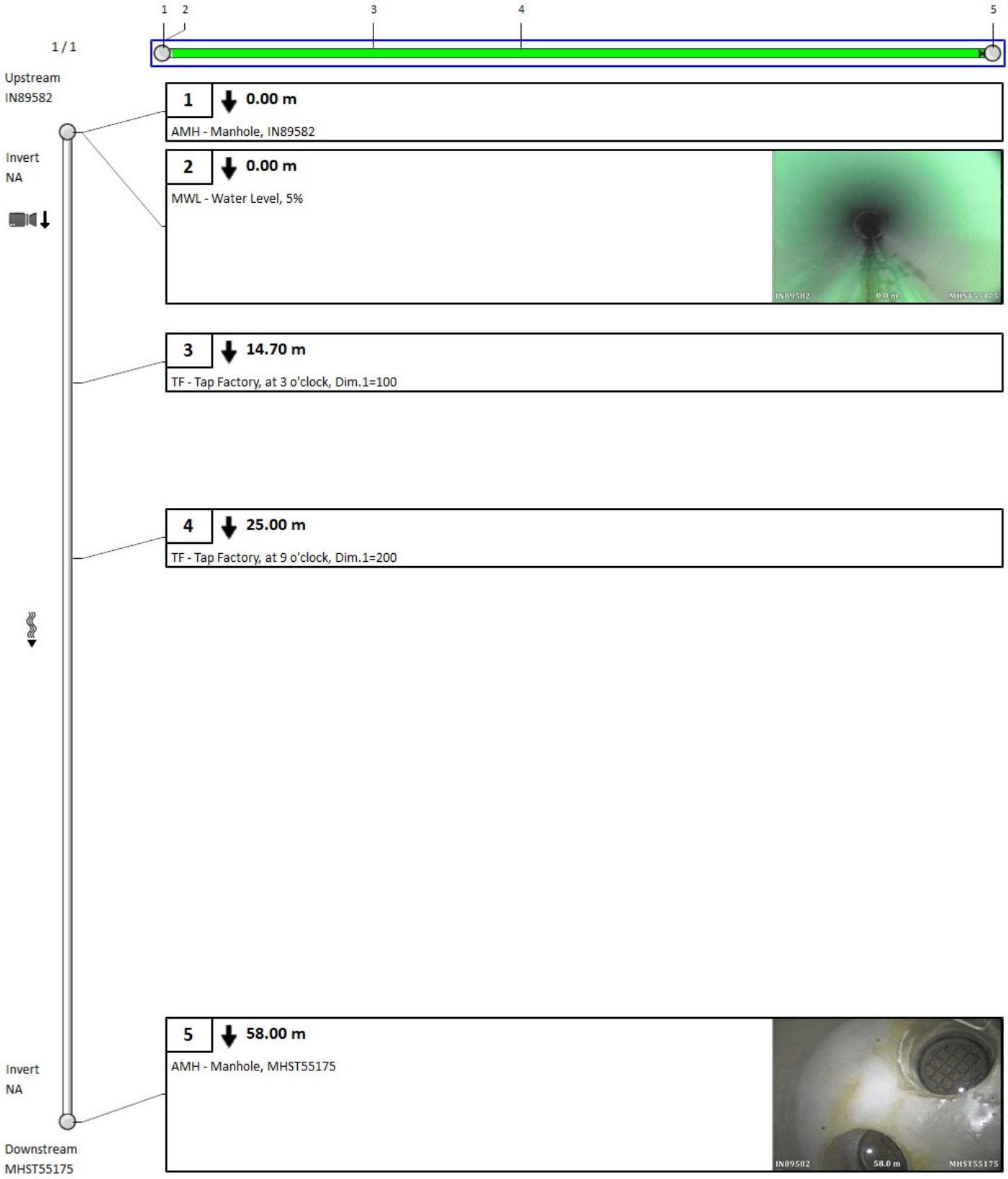
Structural rating		O&M rating		Overall rating	
Peak:	0	**Peak:**	0	**Peak:**	0
Quick rating:	0000	**Quick rating:**	0000	**Quick rating:**	0000
Score:	0	**Score:**	0	**Score:**	0
Index:	0	**Index:**	0	**Index:**	0

Additional information

Other information

Report ID:	152316ST1	**Other 6:**	
Other 2:		**Other 7:**	
Other 3:		**Other 8:**	
Other 4:		**Other 9:**	
Other 5:		**Other 10:**	

4. Pipe summary and condition details



4. Pipe summary and condition details

Pipe identification

Pipe:	IN89583 MHST55175	**Direction of inspection:**	MHST55175 --> IN89583
Direction of flow:	IN89583 --> MHST55175	**Direction:**	Against flow

Pipe location

			UPSTREAM	DOWNSTREAM
Road:	2055 ROBERTSON RD	**Easting (X):**		
Crossroad:		**Northing (Y):**		
Drainage Area:		**Elevation (Z):**		
City:	OTTAWA ON			
Location:	Parking Lot	**GPS Accuracy:**		
Owner:	EXP SERVICES INC	**Coordinate System:**		
Road segment:		**Vertical Datum:**		

Pipe characteristics

Sewer Use:	Stormwater	**Inspected length:**	41.4
Height:	200	**Total length:**	41.4
Width:		**Rim/Inv.:**	
Shape:	Circular	**Grade/Inv.:**	
Material:	Polyvinyl Chloride	**Rim/Grade:**	
Lining:		**Rim/Inv.:**	
Joint length:	4	**Grade/Inv.:**	
Year laid:		**Rim/Grade:**	
Year renewed:		**Sewer category:**	

Additional details

Inspection standard:	PACP 6.0	**Location details:**	
Date:	09/04/2026, 10:14 AM	**Surveyed by:**	Derek B
Project Number:		**Certificate #:**	U-815--07000446
Customer:	EXO SERVUCES INC	**Pre-Cleaning:**	Jetting
PO number:		**Date cleaned:**	
Work order:	152316	**Unit of measurement:**	Metric
Purpose:	Pre-Rehabilitation Survey	**Media label:**	
Weather:	Dry	**Sheet #:**	
Flow control:	Not Controlled		

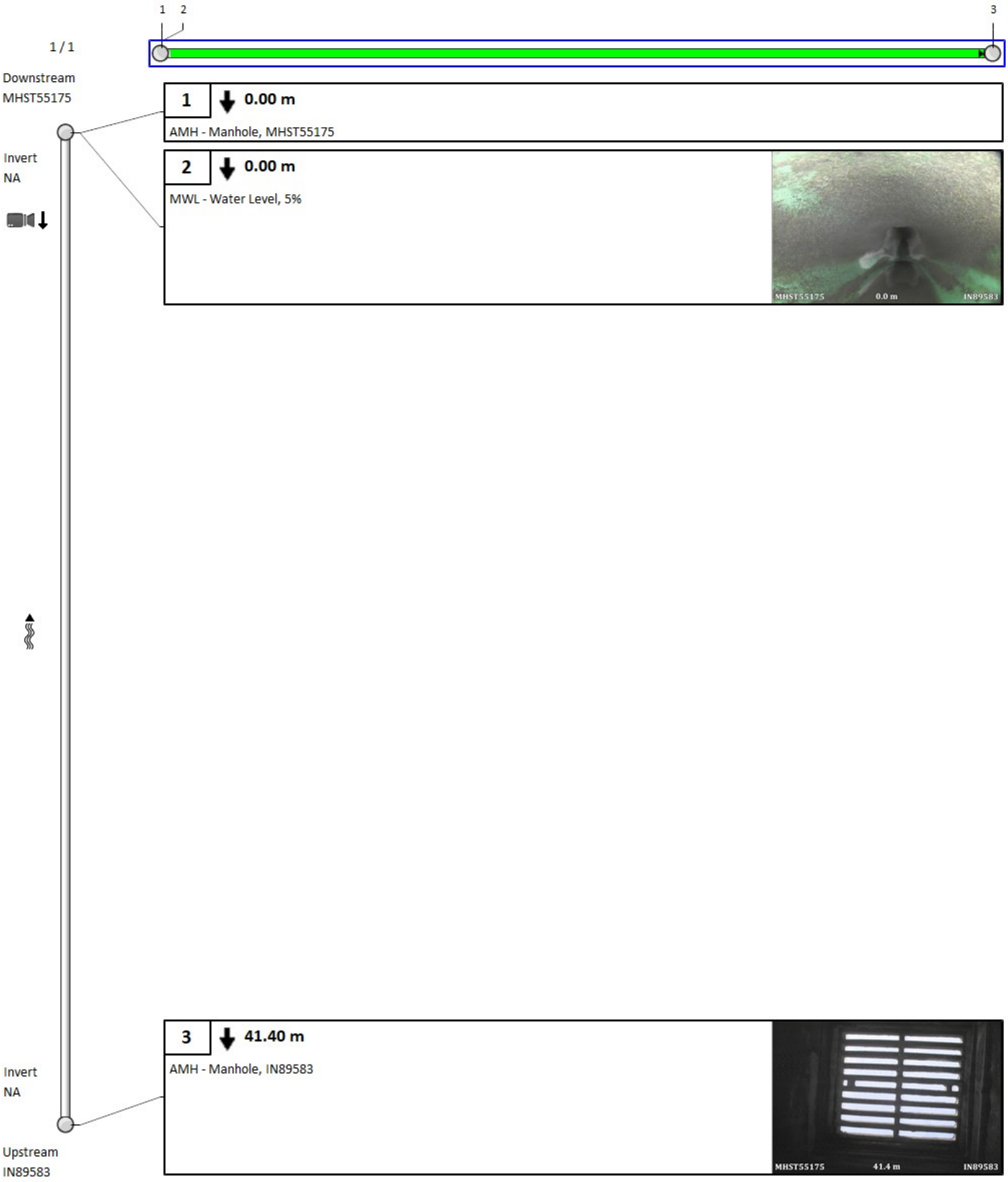
Structural rating		O&M rating		Overall rating	
Peak:	0	**Peak:**	0	**Peak:**	0
Quick rating:	0000	**Quick rating:**	0000	**Quick rating:**	0000
Score:	0	**Score:**	0	**Score:**	0
Index:	0	**Index:**	0	**Index:**	0

Additional information

Other information

Report ID:	152316ST1	**Other 6:**	
Other 2:		**Other 7:**	
Other 3:		**Other 8:**	
Other 4:		**Other 9:**	
Other 5:		**Other 10:**	

4. Pipe summary and condition details



4. Pipe summary and condition details

Pipe identification

Pipe:	MHST55175 TEE	**Direction of inspection:**	MHST55175 --> TEE
Direction of flow:	MHST55175 --> TEE	**Direction:**	Direction of flow

Pipe location

			UPSTREAM	DOWNSTREAM
Road:	2055 ROBERTSON RD	**Easting (X):**		
Crossroad:		**Northing (Y):**		
Drainage Area:		**Elevation (Z):**		
City:	OTTAWA ON			
Location:	Parking Lot	**GPS Accuracy:**		
Owner:	EXP SERVICES INC	**Coordinate System:**		
Road segment:		**Vertical Datum:**		

Pipe characteristics

Sewer Use:	Stormwater	**Inspected length:**	0.5
Height:	300	**Total length:**	80
Width:		**Rim/Inv.:**	
Shape:	Circular	**Grade/Inv.:**	
Material:	Polyvinyl Chloride	**Rim/Grade:**	
Lining:		**Rim/Inv.:**	
Joint length:	4	**Grade/Inv.:**	
Year laid:		**Rim/Grade:**	
Year renewed:		**Sewer category:**	

Additional details

Inspection standard:	PACP 6.0	**Location details:**	
Date:	09/04/2026, 9:57 AM	**Surveyed by:**	Derek B
Project Number:		**Certificate #:**	U-815--07000446
Customer:	EXO SERVUCES INC	**Pre-Cleaning:**	Jetting
PO number:		**Date cleaned:**	
Work order:	152316	**Unit of measurement:**	Metric
Purpose:	Pre-Rehabilitation Survey	**Media label:**	
Weather:	Dry	**Sheet #:**	
Flow control:	Not Controlled		

Structural rating		O&M rating		Overall rating	
Peak:	0	**Peak:**	4	**Peak:**	4
Quick rating:	0000	**Quick rating:**	4100	**Quick rating:**	4100
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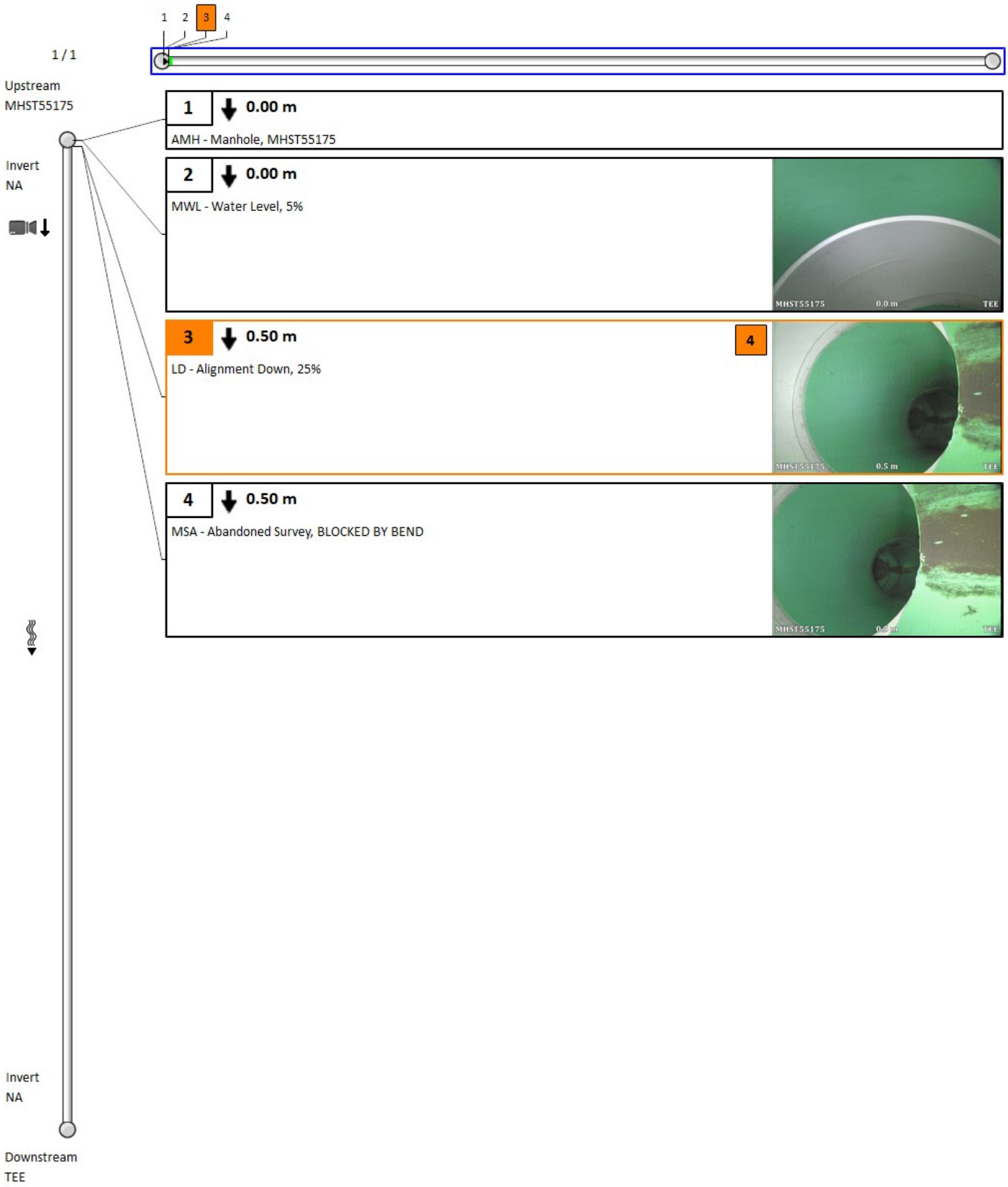
Additional information

BLOCKED BY BEND

Other information

Report ID:	152316ST1	**Other 6:**	
Other 2:		**Other 7:**	
Other 3:		**Other 8:**	
Other 4:		**Other 9:**	
Other 5:		**Other 10:**	

4. Pipe summary and condition details



4. Pipe summary and condition details

Pipe identification

Pipe:	MHST55175 TEE	**Direction of inspection:**	MHST55175 --> TEE
Direction of flow:	MHST55175 --> TEE	**Direction:**	Direction of flow

Pipe location

			UPSTREAM	DOWNSTREAM
Road:	2055 ROBERTSON RD	**Easting (X):**		
Crossroad:		**Northing (Y):**		
Drainage Area:		**Elevation (Z):**		
City:	OTTAWA ON			
Location:	Parking Lot	**GPS Accuracy:**		
Owner:	EXP SERVICES INC	**Coordinate System:**		
Road segment:		**Vertical Datum:**		

Pipe characteristics

Sewer Use:	Stormwater	**Inspected length:**	8.2
Height:	300	**Total length:**	8.2
Width:		**Rim/Inv.:**	
Shape:	Circular	**Grade/Inv.:**	
Material:	Polyvinyl Chloride	**Rim/Grade:**	
Lining:		**Rim/Inv.:**	
Joint length:	4	**Grade/Inv.:**	
Year laid:		**Rim/Grade:**	
Year renewed:		**Sewer category:**	

Additional details

Inspection standard:	PACP 6.0	**Location details:**	
Date:	09/04/2026, 12:45 PM	**Surveyed by:**	Derek B
Project Number:		**Certificate #:**	U-815--07000446
Customer:	EXO SERVUCES INC	**Pre-Cleaning:**	Jetting
PO number:		**Date cleaned:**	
Work order:	152316	**Unit of measurement:**	Metric
Purpose:	Pre-Rehabilitation Survey	**Media label:**	
Weather:	Dry	**Sheet #:**	
Flow control:	Not Controlled		

Structural rating		O&M rating		Overall rating	
Peak:	0	**Peak:**	4	**Peak:**	4
Quick rating:	0000	**Quick rating:**	4421	**Quick rating:**	4421
Score:	0	**Score:**	18	**Score:**	18
Index:	0	**Index:**	3.6	**Index:**	3.6

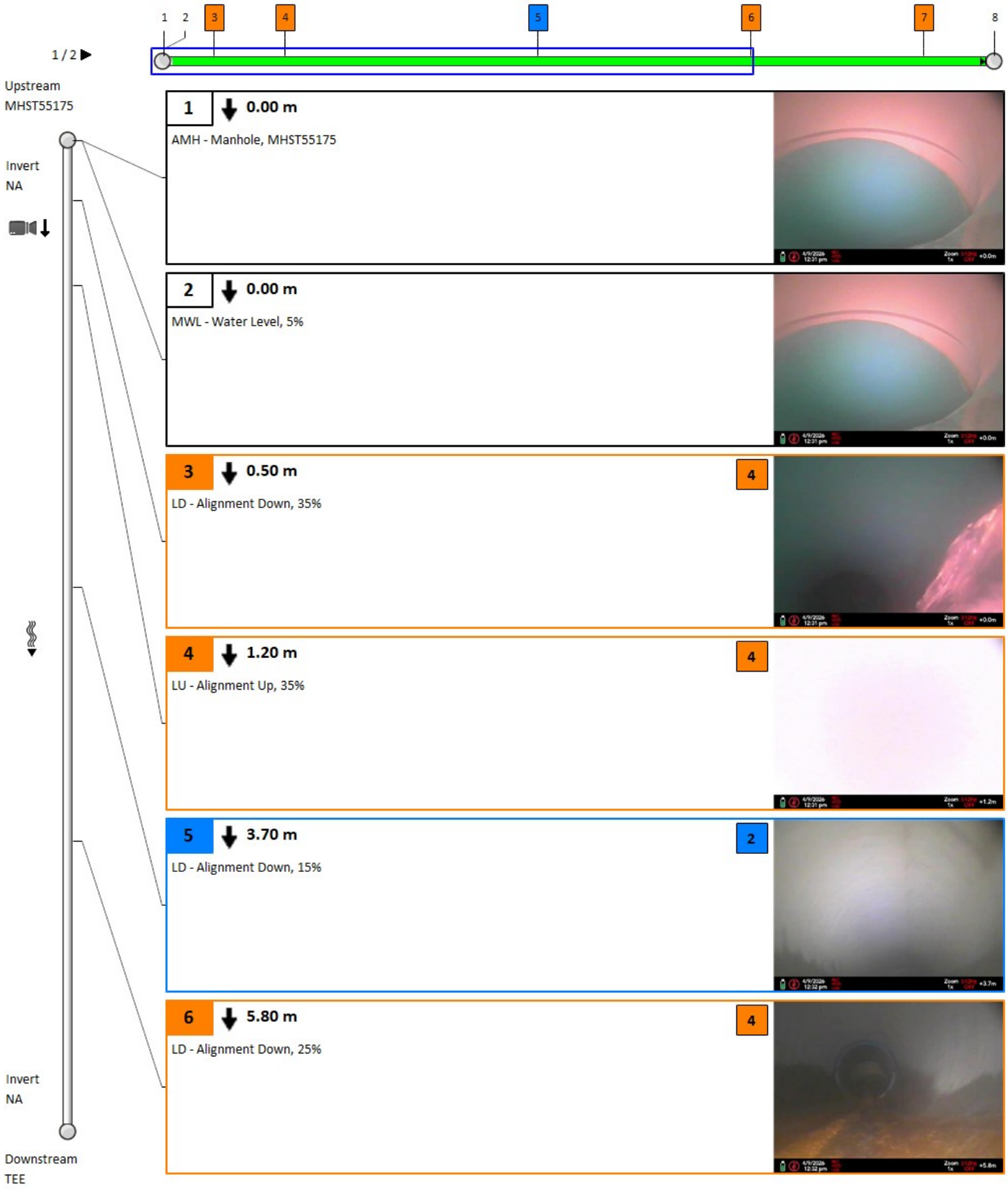
Additional information

MINI CAMERA

Other information

Report ID:	152316ST1	**Other 6:**	
Other 2:		**Other 7:**	
Other 3:		**Other 8:**	
Other 4:		**Other 9:**	
Other 5:		**Other 10:**	

4. Pipe summary and condition details



4. Pipe summary and condition details



◀ 2 / 2

Upstream
MHST55175

Invert
NA

Invert
NA

Downstream
TEE

7 7.50 m

LD - Alignment Down, 25%

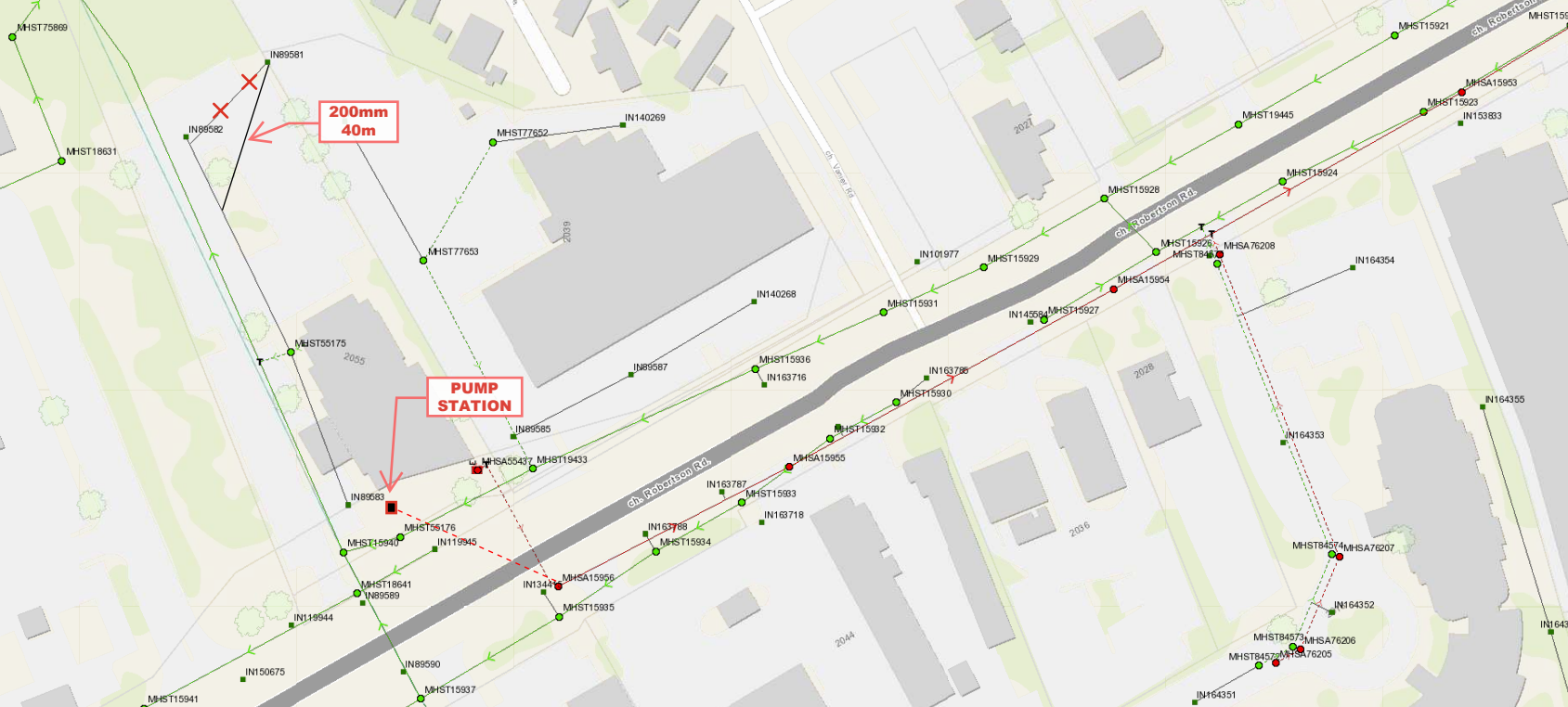
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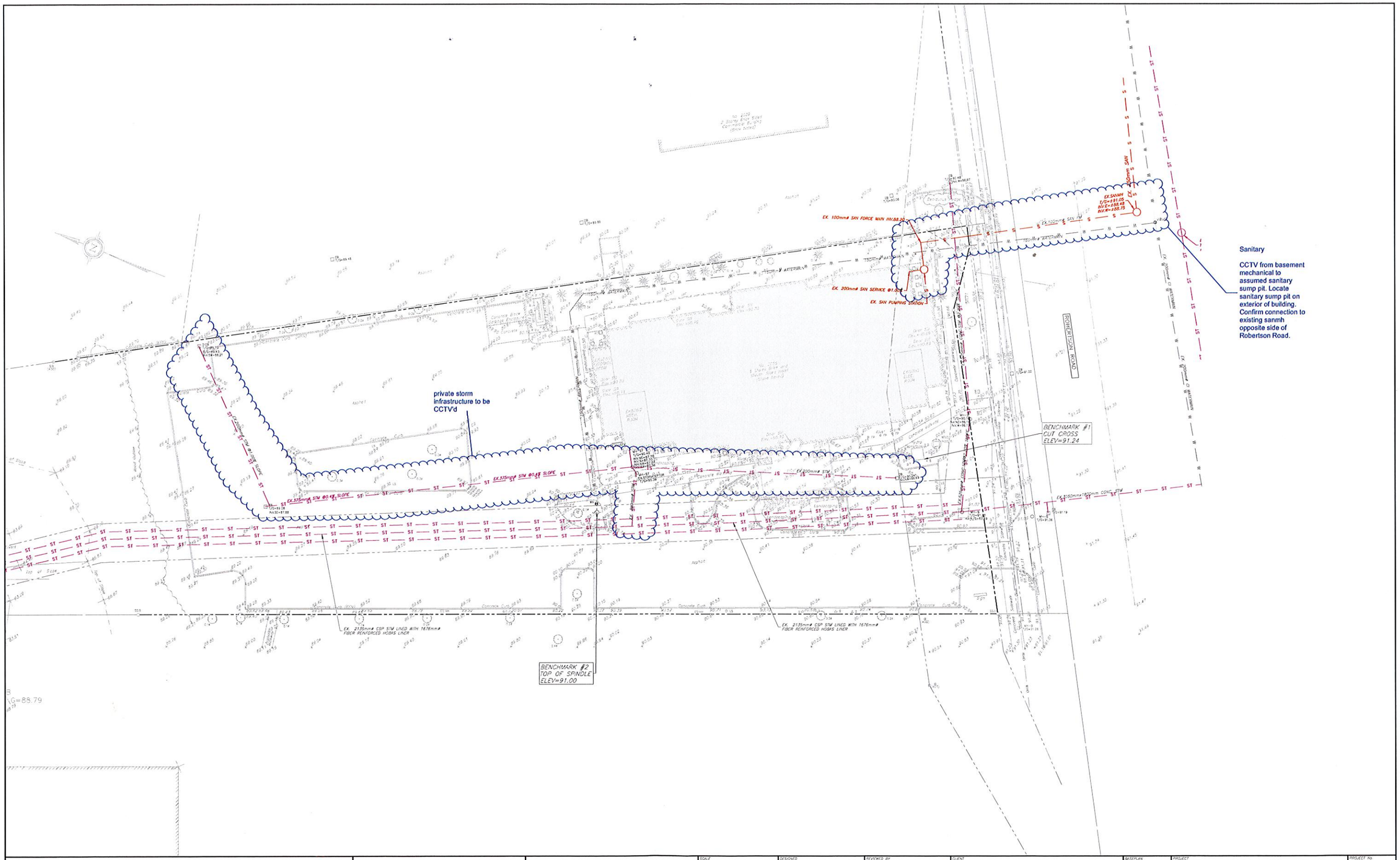


8 8.20 m

AMH - Manhole, TEE




200mm
40m
PUMP
STATION
Ch. Robertson Rd.
Ch. Robertson Rd.
Ch. Robertson Rd.
Ch. Lamie Rd
2027
2039
2055
2028
2036
2044
MHST75869
IN89581
IN89582
MHST18631
MHST77652
IN140269
MHST77653
IN140268
MHST55175
IN89587
MHST15936
IN163716
IN89585
MHSA55437
MHST19433
IN89583
MHST55176
MHST15940
IN119945
MHST18641
IN89589
IN119944
IN150675
IN89590
MHST15937
MHST15941
IN134497
MHSA15956
MHST15935
IN163788
MHST15934
IN163718
MHST15933
IN163787
MHSA15955
MHST15932
IN163786
MHST15930
MHST15931
IN145584
MHST15927
MHSA15954
IN101977
MHST15929
MHST15928
MHST15926
MHST84576
MHSA76208
IN164354
MHST15924
MHSA15953
MHST15923
IN153883
MHST19445
MHST15921
IN164355
IN164353
MHST84574
MHSA76207
IN164352
MHST84573
MHSA76206
MHST84572
MHSA76205
IN164351



CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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

DESIGNED BY

REVIEWED BY

CLIENT

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2650 Queensview Drive, Unit 150
Ottawa, ON, K2B 8H6
Canada
www.exp.com
• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

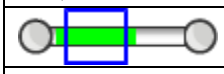
BASEPLAN
DESIGN
CHECKED
CAD
PROJECT MANAGER
APPROVED

PROJECT

TITLE

PROJECT No.
SURVEY
DATE
DRAWING No.

Vision Report© Legend

	The numbers sequentially identify each observation. They allow you to find complete descriptions and related photos throughout the pages. Note that when the pipe contains too many observations, the Vision© report hides the least important observations to optimize the display*.
60	A number with neither a square nor circle indicates a general observation.
	A circled number indicates a structural anomaly. The color of the circle indicates the severity of the anomaly on a scale of 1 to 5, 5 being the most severe: green=1, blue=2, magenta=3, orange=4 and red=5.
	A number in a square indicates an operation and maintenance anomaly. The color of the square indicates the severity of the anomaly on a scale of 1 to 5, 5 being the most severe: green=1, blue=2, magenta=3, orange=4 and red=5.
◀ 3 / 31 ▶	Indicates the current page number of the inspection report.
	The blue square indicates a section of the pipe; this section is covered in detail on the current page of the report.
	The green line indicates the inspected part of the pipe. The remaining white line indicates the uninspected part of the pipe.
	Indicates the hold points on the camera during an inspection.
	Indicates the hold points on the camera during the reverse inspection.
	Indicates that a reverse inspection was carried out, however the camera did not reach the initial inspection hold point. (the hold point of the initial inspection)
	Indicates that a reverse inspection was carried out and that it has joined (has arrived at) the initial inspection hold point.
401-059B	Identifies the start manhole number. Note that this manhole is not necessarily the upstream manhole of the pipe.
401-631	Identifies the end manhole number. Note that this manhole is not necessarily the downstream manhole of the pipe.
ou	A downward arrow indicates that the inspection was carried out in the direction of the current, whereas an upward arrow indicates an inspection against the current. Note that the manhole located on the upper left of the page is always the start manhole, but not necessarily the upstream manhole of the pipe.
	This camera followed by a downward arrow is located on the upper left of the vertical pipe; it indicates that an inspection was done from this manhole.
	When the second camera appears on the bottom left page it means that a reverse inspection was carried out. Information about the reverse inspection is included in the report, thereby combining both inspections.
Invert 3.40	The measurement shown under the word <Invert> indicates the measurements between the frame and the pipe captured during the inspection. This measurement is available at the top left for the start manhole and the bottom left for the end manhole. If the invert was not measured during the inspection, an <NA> mark will be displayed.
	The downward bold arrow to the right of the observation number indicates that this observation was captured during the initial inspection.
	The blank arrow pointing upwards and located to the right of the observation number indicates that this observation was taken during the reverse inspection period, thereby confirming that this report combined both inspections.
18.40 m	Located to the right of the observation number is a number identifying the observation distance in relation to the start of the pipe.
SRV - Armature visible	A full description of the observation code according to the protocol used.

*Any hidden observations are readily accessible from the database as well as in other CTSpec report templates.

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CLEAN WATER WORKS INC.

INTEGRATED SEWER SOLUTIONS

2055 ROBERTSON ROAD
Ottawa, Ontario

SEWER CCTV INSPECTION REPORT

Report ID
152316SA1

Sewer Type
Sanitary

Completion Date
April 09, 2026

Total Distance
73.80 meters

THE WAY IS CLEAR™

- Watermain Swabbing
- Hydro Vacuum Excavation
- CCTV Inspection of Sewers
- Plumbing & Drain Services
- Structural Rehabilitation of Manholes
- Cured-in-Place-Pipe Lining & Spot Repairs
- Grouting, Test & Seal Joints, Manholes & Services
- Lateral Sewer Inspection & Locates From Main
- Sewer Cleaning, Flushing & Pumping

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1. Index of pipes 2
2. Structural rating 3
3. O&M rating 4
4. Pipe summary and condition details 5
5. Vision Report© Legend 10

1. Index of pipes

2 items

Pipe	Upstream	Downstream	Street	Date	Direction	Height	Inspected	Total	Page
POOL CO PUMP STATION	POOL CO	PUMP STATION	2055 ROBERTSON RD	09/04/2026, 12:25 PM	D - Downstream	150	18.9	22	5
PUMP STATION MHSA15956	PUMP STATION	MHSA15956	2055 ROBERTSON RD	09/04/2026, 11:30 AM	U - Upstream	100	54.9	80	8
							Total: 73.8	Total: 102	

2. Structural rating

2 items

2 - Minor to Moderate (1 of 2 items)

Score	Quick	Index	Pipe	Start/End	Direction	Street	Page
2	2100	2	PUMP STATION MHSA15956	MHSA15956 --> PUMP STATION	Against flow	2055 ROBERTSON RD	8

0 - No Defects (1 of 2 items)

Score	Quick	Index	Pipe	Start/End	Direction	Street	Page
0	0000	0	POOL CO PUMP STATION	POOL CO --> PUMP STATION	Direction of flow	2055 ROBERTSON RD	5

3. O&M rating

2 items

4 - Significant (1 of 2 items)

Score	Quick	Index	Structural	Pipe	Start/End	Direction	Street	Page
17	4231	2.8	0	POOL CO PUMP STATION	POOL CO --> PUMP STATION	Direction of flow	2055 ROBERTSON RD	5

0 - No Defects (1 of 2 items)

Score	Quick	Index	Structural	Pipe	Start/End	Direction	Street	Page
0	0000	0	2	PUMP STATION MHSA15956	MHSA15956 --> PUMP STATION	Against flow	2055 ROBERTSON RD	8

4. Pipe summary and condition details

Pipe identification

Pipe:	POOL CO PUMP STATION	**Direction of inspection:**	POOL CO --> PUMP STATION
Direction of flow:	POOL CO --> PUMP STATION	**Direction:**	Direction of flow

Pipe location

			UPSTREAM	DOWNSTREAM
Road:	2055 ROBERTSON RD	**Easting (X):**		
Crossroad:		**Northing (Y):**		
Drainage Area:		**Elevation (Z):**		
City:	OTTAWA ON			
Location:	Building	**GPS Accuracy:**		
Owner:	EXP SERVICES INC	**Coordinate System:**		
Road segment:		**Vertical Datum:**		

Pipe characteristics

Sewer Use:	Sanitary	**Inspected length:**	18.9
Height:	150	**Total length:**	22
Width:		**Rim/Inv.:**	
Shape:	Circular	**Grade/Inv.:**	
Material:	Polyvinyl Chloride	**Rim/Grade:**	
Lining:		**Rim/Inv.:**	
Joint length:	4	**Grade/Inv.:**	
Year laid:		**Rim/Grade:**	
Year renewed:		**Sewer category:**	

Additional details

Inspection standard:	PACP 6.0	**Location details:**	
Date:	09/04/2026, 12:25 PM	**Surveyed by:**	Derek B
Project Number:		**Certificate #:**	U-815--07000446
Customer:	EXO SERVUCES INC	**Pre-Cleaning:**	No Pre-Cleaning
PO number:		**Date cleaned:**	
Work order:	152316	**Unit of measurement:**	Metric
Purpose:	Pre-Rehabilitation Survey	**Media label:**	
Weather:	Dry	**Sheet #:**	
Flow control:	Not Controlled		

Structural rating		O&M rating		Overall rating	
Peak:	0	**Peak:**	4	**Peak:**	4
Quick rating:	0000	**Quick rating:**	4231	**Quick rating:**	4231
Score:	0	**Score:**	17	**Score:**	17
Index:	0	**Index:**	2.8	**Index:**	2.8

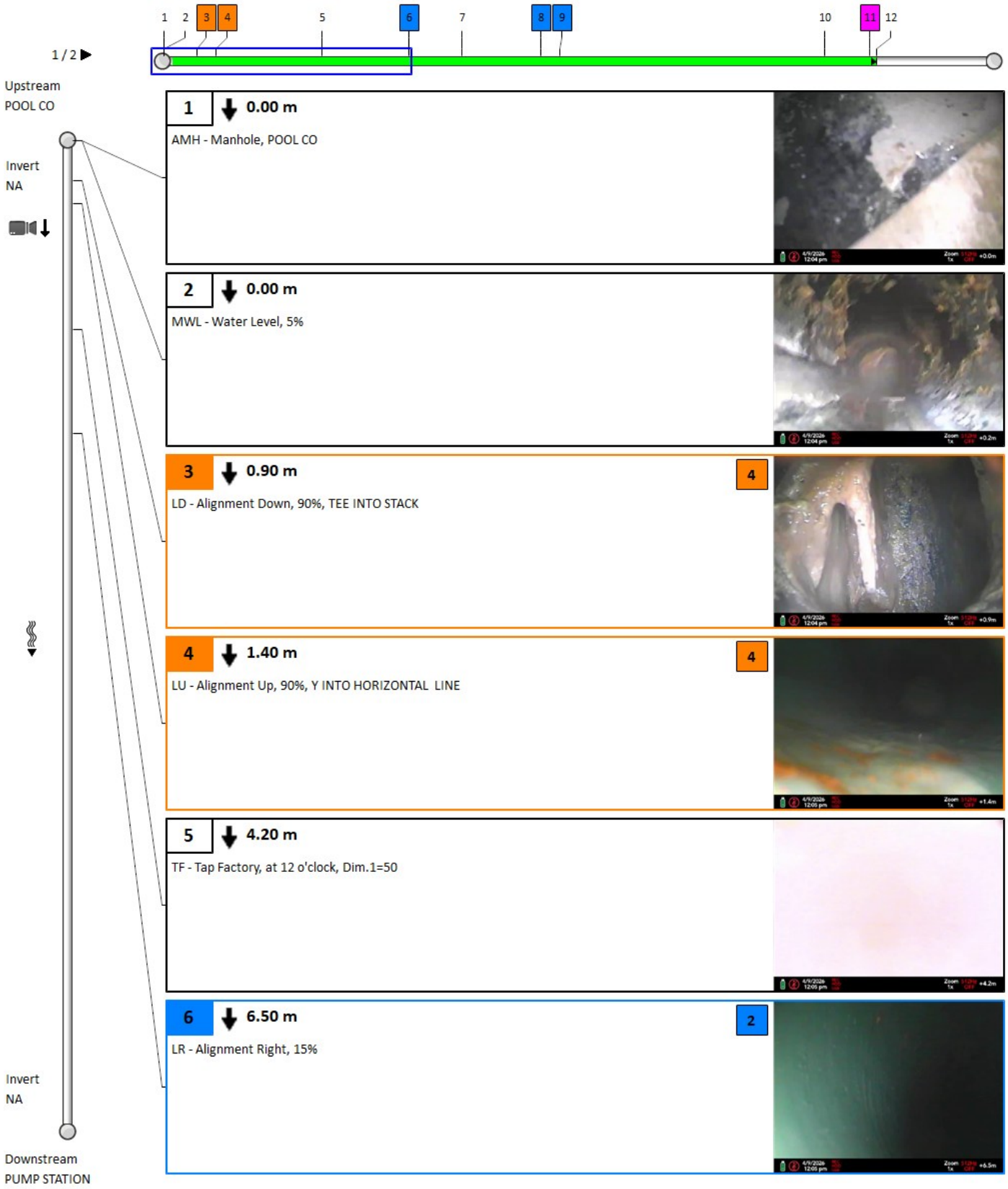
Additional information

DEBRIS

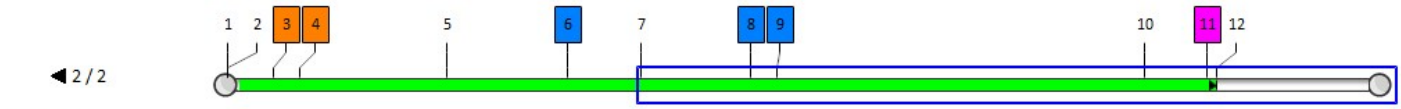
Other information

Report ID:	152316SA1	**Other 6:**	
Other 2:		**Other 7:**	
Other 3:		**Other 8:**	
Other 4:		**Other 9:**	
Other 5:		**Other 10:**	

4. Pipe summary and condition details



4. Pipe summary and condition details



◀ 2 / 2

Upstream
POOL CO

Invert
NA

7 **7.90 m**

MGO - General Observation, Y TO THE RIGHT



8 **10.00 m** **2**

LD - Alignment Down, 15%



9 **10.50 m** **2**

LU - Alignment Up, 15%



10 **17.50 m**

MWL - Water Level, 25%



11 **18.70 m** **3**

DSF - Deposits Settled Fine, from 5 o'clock to 7 o'clock, 15%



12 **18.90 m**

MSA - Abandoned Survey, DEBRIS



Invert
NA

Downstream
PUMP STATION

4. Pipe summary and condition details

Pipe identification

Pipe:	PUMP STATION MHSA15956	**Direction of inspection:**	MHSA15956 --> PUMP STATION
Direction of flow:	PUMP STATION --> MHSA15956	**Direction:**	Against flow

Pipe location

			UPSTREAM	DOWNSTREAM
Road:	2055 ROBERTSON RD	**Easting (X):**		
Crossroad:		**Northing (Y):**		
Drainage Area:		**Elevation (Z):**		
City:	OTTAWA ON			
Location:	Light Highway	**GPS Accuracy:**		
Owner:	EXP SERVICES INC	**Coordinate System:**		
Road segment:		**Vertical Datum:**		

Pipe characteristics

Sewer Use:	Sanitary	**Inspected length:**	54.9
Height:	100	**Total length:**	80
Width:		**Rim/Inv.:**	
Shape:	Circular	**Grade/Inv.:**	
Material:	Plastic/Steel Composite	**Rim/Grade:**	
Lining:		**Rim/Inv.:**	
Joint length:	4	**Grade/Inv.:**	
Year laid:		**Rim/Grade:**	
Year renewed:		**Sewer category:**	

Additional details

Inspection standard:	PACP 6.0	**Location details:**	
Date:	09/04/2026, 11:30 AM	**Surveyed by:**	Derek B
Project Number:		**Certificate #:**	U-815--07000446
Customer:	EXO SERVUCES INC	**Pre-Cleaning:**	Jetting
PO number:		**Date cleaned:**	
Work order:	152316	**Unit of measurement:**	Metric
Purpose:	Pre-Rehabilitation Survey	**Media label:**	
Weather:	Dry	**Sheet #:**	
Flow control:	Lift Station		

Structural rating		O&M rating		Overall rating	
Peak:	2	**Peak:**	0	**Peak:**	2
Quick rating:	2100	**Quick rating:**	0000	**Quick rating:**	2100
Score:	2	**Score:**	0	**Score:**	2
Index:	2	**Index:**	0	**Index:**	2

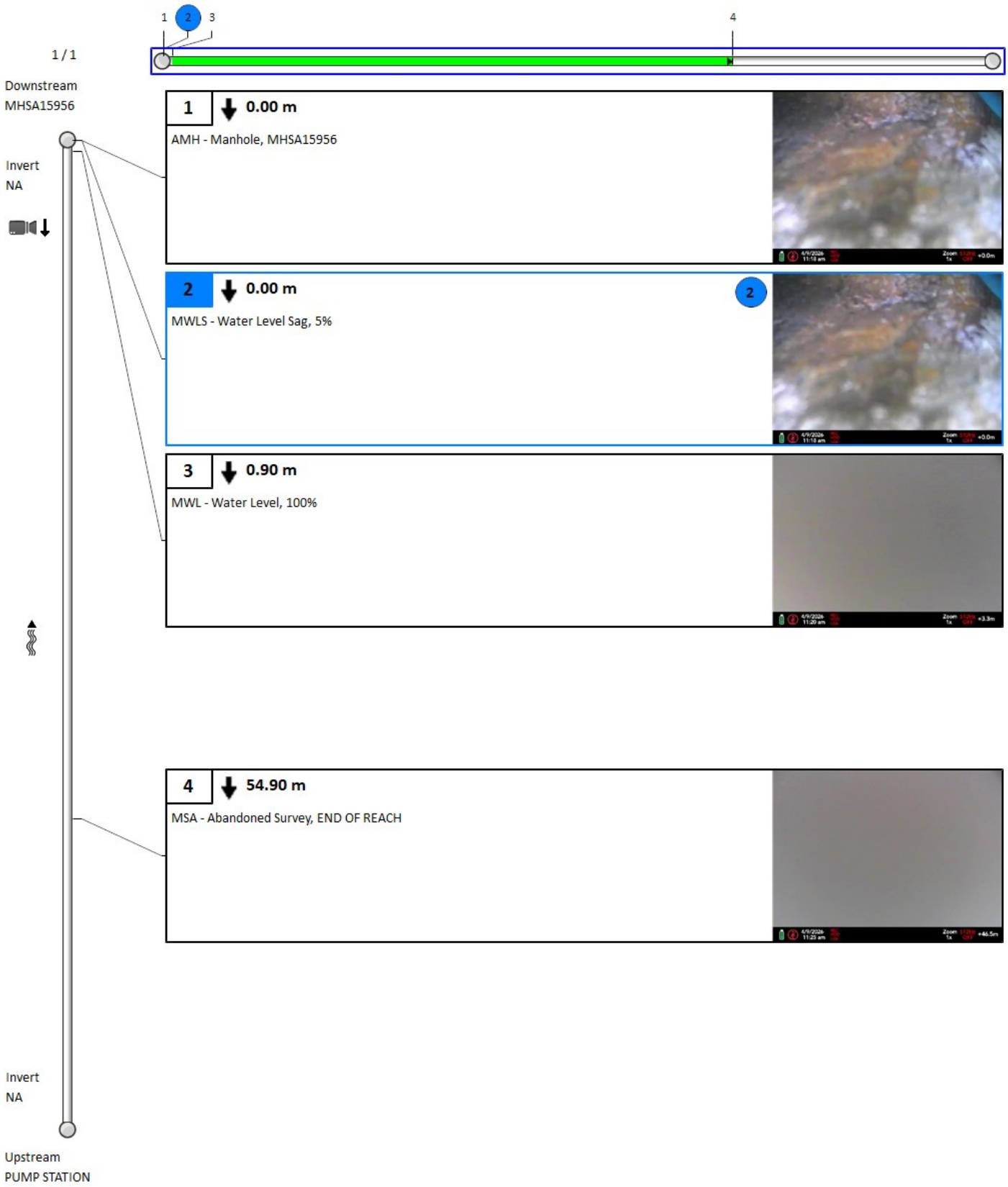
Additional information

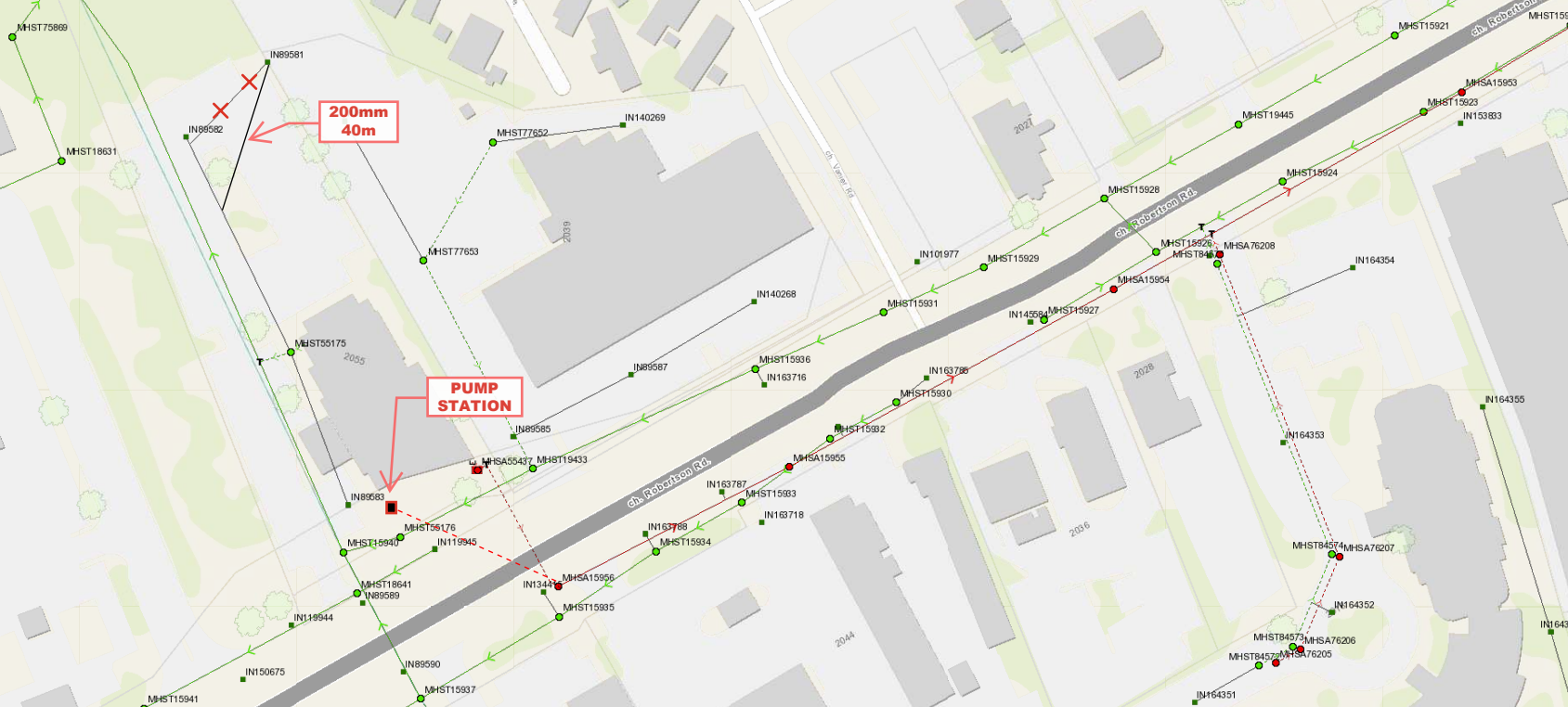
END OF REACH FOR MINI CAMERA.

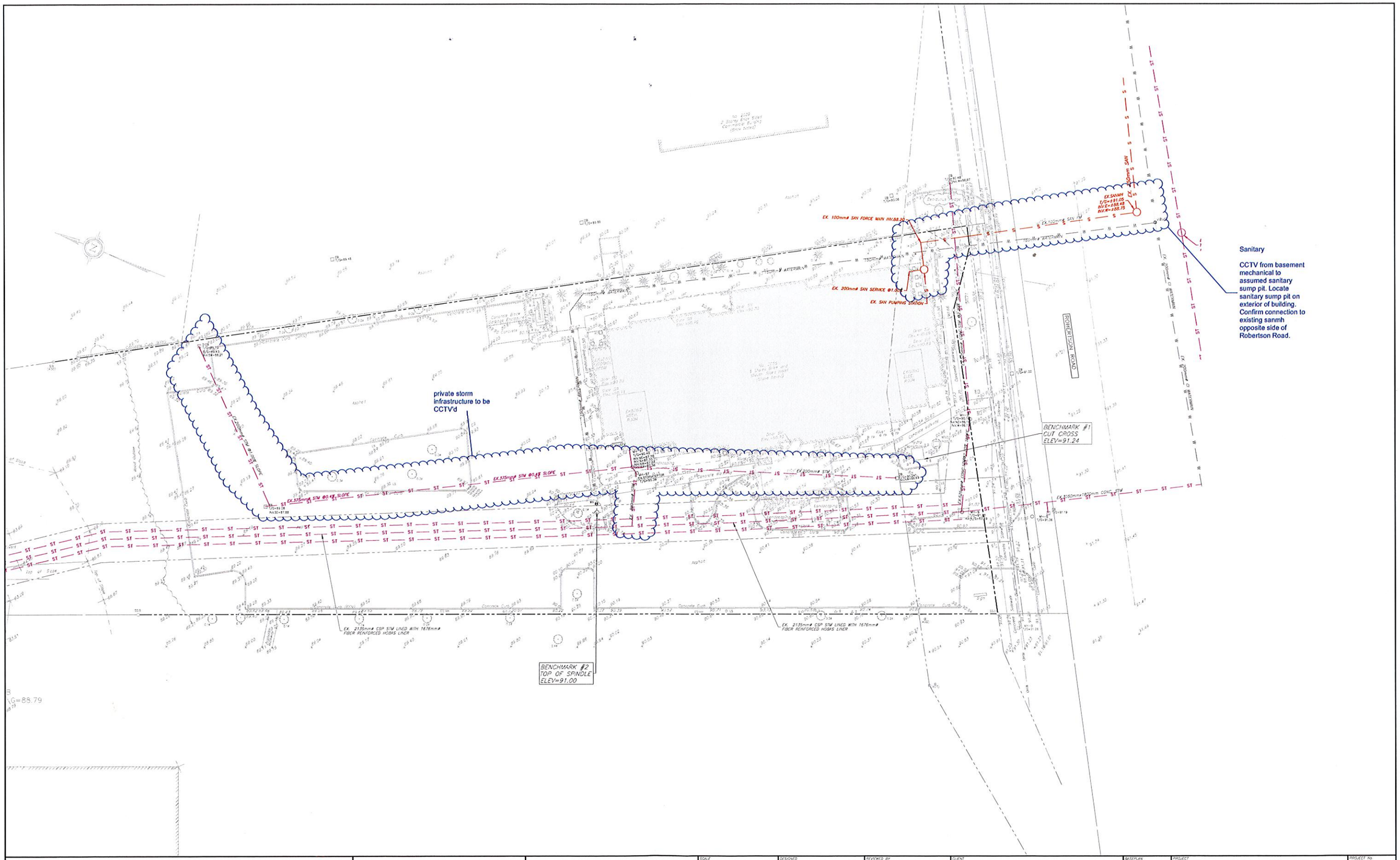
Other information

Report ID:	152316SA1	**Other 6:**	
Other 2:		**Other 7:**	
Other 3:		**Other 8:**	
Other 4:		**Other 9:**	
Other 5:		**Other 10:**	

4. Pipe summary and condition details




200mm
40m
PUMP
STATION
Ch. Robertson Rd.
Ch. Robertson Rd.
Ch. Robertson Rd.
Ch. Lamie Rd
2027
2039
2055
2028
2036
2044
MHST75869
IN89581
IN89582
MHST18631
MHST77652
IN140269
MHST77653
IN140268
MHST55175
IN89587
MHST15936
IN163716
IN89585
MHSA55437
MHST19433
IN89583
MHST55176
MHST15940
IN119945
MHST18641
IN89589
IN119944
IN150675
IN89590
MHST15937
MHST15941
IN134497
MHSA15956
MHST15935
IN163788
MHST15934
IN163718
MHST15933
IN163787
MHSA15955
MHST15932
IN163786
MHST15930
MHST15931
IN145584
MHST15927
MHSA15954
IN101977
MHST15929
MHST15928
MHST15926
MHST84576
MHSA76208
IN164354
MHST15924
MHSA15953
MHST15923
IN153883
MHST19445
MHST15921
IN164355
IN164353
MHST84574
MHSA76207
IN164352
MHST84573
MHSA76206
MHST84572
MHSA76205
IN164351



CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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

DESIGNED BY

REVIEWED BY

CLIENT

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Ottawa, ON, K2B 8H6
Canada
www.exp.com
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• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

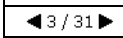
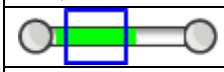
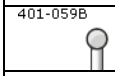
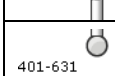
BASEPLAN
DESIGN
CHECKED
CAD
PROJECT MANAGER
APPROVED

PROJECT

TITLE

PROJECT No.
SURVEY
DATE
DRAWING No.

Vision Report© Legend

	The numbers sequentially identify each observation. They allow you to find complete descriptions and related photos throughout the pages. Note that when the pipe contains too many observations, the Vision© report hides the least important observations to optimize the display*.
60	A number with neither a square nor circle indicates a general observation.
	A circled number indicates a structural anomaly. The color of the circle indicates the severity of the anomaly on a scale of 1 to 5, 5 being the most severe: green=1, blue=2, magenta=3, orange=4 and red=5.
	A number in a square indicates an operation and maintenance anomaly. The color of the square indicates the severity of the anomaly on a scale of 1 to 5, 5 being the most severe: green=1, blue=2, magenta=3, orange=4 and red=5.
	Indicates the current page number of the inspection report.
	The blue square indicates a section of the pipe; this section is covered in detail on the current page of the report.
	The green line indicates the inspected part of the pipe. The remaining white line indicates the uninspected part of the pipe.
	Indicates the hold points on the camera during an inspection.
	Indicates the hold points on the camera during the reverse inspection.
	Indicates that a reverse inspection was carried out, however the camera did not reach the initial inspection hold point. (the hold point of the initial inspection)
	Indicates that a reverse inspection was carried out and that it has joined (has arrived at) the initial inspection hold point.
	Identifies the start manhole number. Note that this manhole is not necessarily the upstream manhole of the pipe.
	Identifies the end manhole number. Note that this manhole is not necessarily the downstream manhole of the pipe.
	A downward arrow indicates that the inspection was carried out in the direction of the current, whereas an upward arrow indicates an inspection against the current. Note that the manhole located on the upper left of the page is always the start manhole, but not necessarily the upstream manhole of the pipe.
	This camera followed by a downward arrow is located on the upper left of the vertical pipe; it indicates that an inspection was done from this manhole.
	When the second camera appears on the bottom left page it means that a reverse inspection was carried out. Information about the reverse inspection is included in the report, thereby combining both inspections.
Invert 3.40	The measurement shown under the word <Invert> indicates the measurements between the frame and the pipe captured during the inspection. This measurement is available at the top left for the start manhole and the bottom left for the end manhole. If the invert was not measured during the inspection, an <NA> mark will be displayed.
	The downward bold arrow to the right of the observation number indicates that this observation was captured during the initial inspection.
	The blank arrow pointing upwards and located to the right of the observation number indicates that this observation was taken during the reverse inspection period, thereby confirming that this report combined both inspections.
18.40 m	Located to the right of the observation number is a number identifying the observation distance in relation to the start of the pipe.
SRV - Armature visible	A full description of the observation code according to the protocol used.

*Any hidden observations are readily accessible from the database as well as in other CTSpec report templates.

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CLEAN WATER WORKS INC.

INTEGRATED SEWER SOLUTIONS

2055 ROBERTSON ROAD
Ottawa, Ontario

SEWER CCTV INSPECTION REPORT

Report ID
152663SA1

Sewer Type
Sanitary

Completion Date
April 29, 2026

Total Distance
19.40 meters

THE WAY IS CLEAR™

- Watermain Swabbing
- Hydro Vacuum Excavation
- CCTV Inspection of Sewers
- Plumbing & Drain Services
- Structural Rehabilitation of Manholes
- Cured-in-Place-Pipe Lining & Spot Repairs
- Grouting, Test & Seal Joints, Manholes & Services
- Lateral Sewer Inspection & Locates From Main
- Sewer Cleaning, Flushing & Pumping

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1. Index of pipes

1 item

Pipe	Upstream	Downstream	Street	Date	Direction	Height	Inspected	Total	Page
CLEAN OUT STATION	CLEAN OUT	STATION	2055 ROBERTSON RD	29/04/2026, 2:37 PM	D - Downstream	100	19.4	30	5
							Total: 19.4	Total: 30	

2. Structural rating

1 item

0 - No Defects (1 of 1 items)

Score	Quick	Index	Pipe	Start/End	Direction	Street	Page
0	0000	0	CLEAN OUT STATION	CLEAN OUT --> STATION	Direction of flow	2055 ROBERTSON RD	5

3. O&M rating

1 item

2 - Minor to Moderate (1 of 1 items)

Score	Quick	Index	Structural	Pipe	Start/End	Direction	Street	Page
5	2113	1.3	0	CLEAN OUT STATION	CLEAN OUT --> STATION	Direction of flow	2055 ROBERTSON RD	5

4. Pipe summary and condition details

Pipe identification

Pipe:	CLEAN OUT STATION	**Direction of inspection:**	CLEAN OUT --> STATION
Direction of flow:	CLEAN OUT --> STATION	**Direction:**	Direction of flow

Pipe location

			UPSTREAM	DOWNSTREAM
Road:	2055 ROBERTSON RD	**Easting (X):**		
Crossroad:		**Northing (Y):**		
Drainage Area:		**Elevation (Z):**		
City:	OTTAWA ON			
Location:	Building	**GPS Accuracy:**		
Owner:	EXP SERVICES INC	**Coordinate System:**		
Road segment:		**Vertical Datum:**		

Pipe characteristics

Sewer Use:	Sanitary	**Inspected length:**	19.4
Height:	100	**Total length:**	30
Width:		**Rim/Inv.:**	
Shape:	Circular	**Grade/Inv.:**	
Material:	Cast Iron	**Rim/Grade:**	
Lining:		**Rim/Inv.:**	
Joint length:	4	**Grade/Inv.:**	
Year laid:		**Rim/Grade:**	
Year renewed:		**Sewer category:**	

Additional details

Inspection standard:	PACP 6.0	**Location details:**	
Date:	29/04/2026, 2:37 PM	**Surveyed by:**	SHAWN WEATHERDON
Project Number:	152663	**Certificate #:**	U-815-07000450
Customer:	EXP SERVICES INC	**Pre-Cleaning:**	Jetting
PO number:		**Date cleaned:**	
Work order:	152663	**Unit of measurement:**	Metric
Purpose:		**Media label:**	
Weather:	Dry	**Sheet #:**	
Flow control:	Not Controlled		

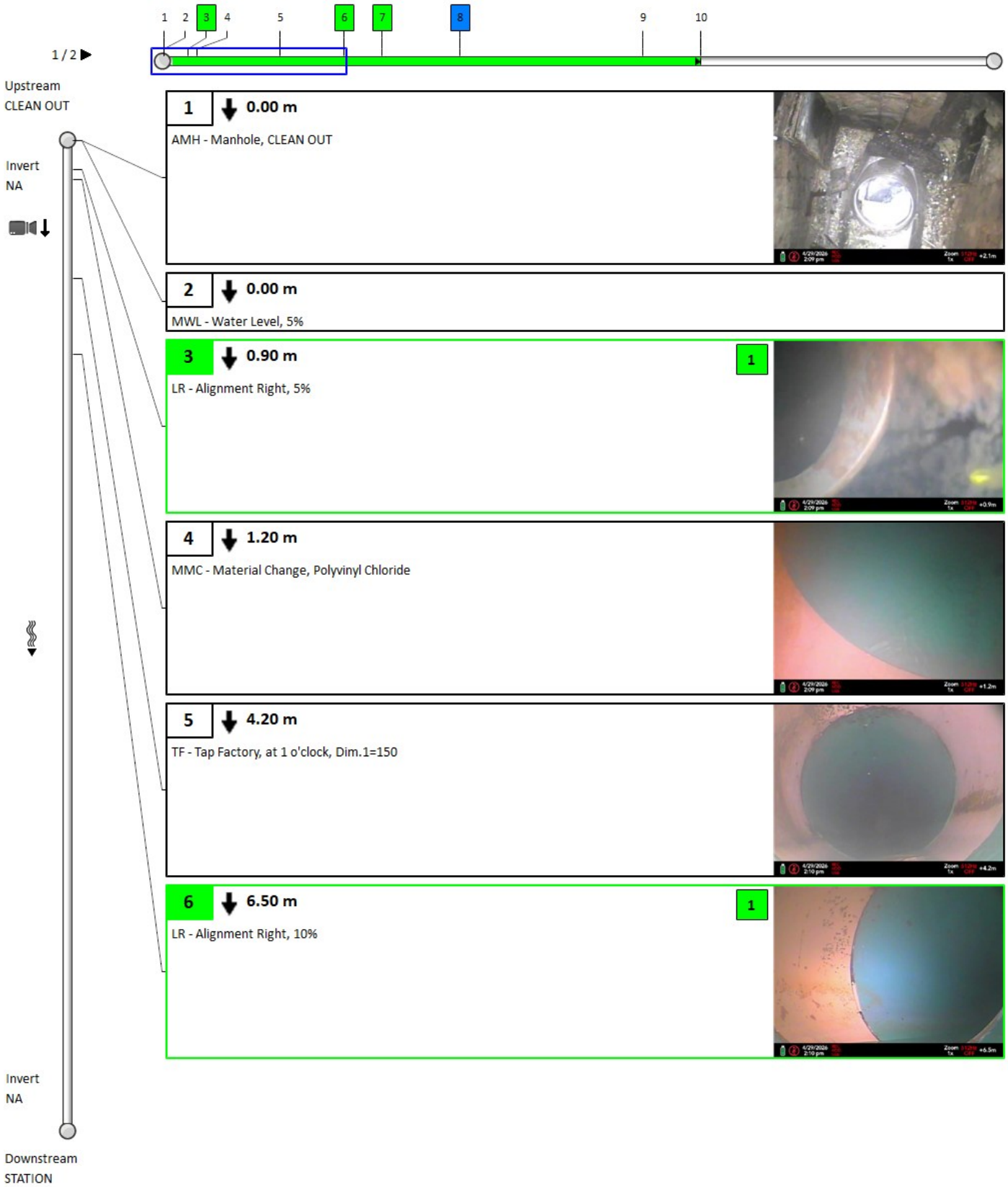
Structural rating		O&M rating		Overall rating	
Peak:	0	**Peak:**	2	**Peak:**	2
Quick rating:	0000	**Quick rating:**	2113	**Quick rating:**	2113
Score:	0	**Score:**	5	**Score:**	5
Index:	0	**Index:**	1.3	**Index:**	1.3

Additional information

Other information

Report ID:	152663SA1	**Other 6:**	
Other 2:		**Other 7:**	
Other 3:		**Other 8:**	
Other 4:		**Other 9:**	
Other 5:		**Other 10:**	

4. Pipe summary and condition details



4. Pipe summary and condition details



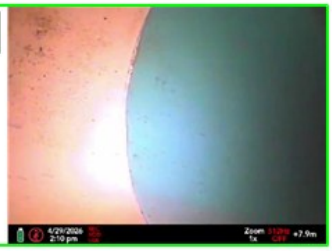
◀ 2 / 2

Upstream
CLEAN OUT

Invert
NA

7 **7.90 m** **1**

LR - Alignment Right, 10%



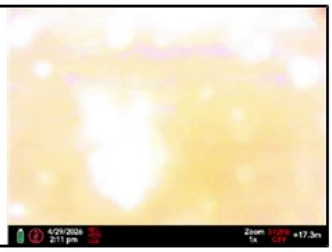
8 **10.70 m** **2**

LD - Alignment Down, 15%



9 **17.30 m**

MWL - Water Level, 35%



10 **19.40 m**

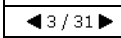
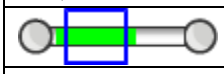
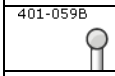
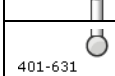
MSA - Abandoned Survey, STOPPED BY SOMETHING UNDERWATER



Invert
NA

Downstream
STATION

Vision Report© Legend

	The numbers sequentially identify each observation. They allow you to find complete descriptions and related photos throughout the pages. Note that when the pipe contains too many observations, the Vision© report hides the least important observations to optimize the display*.
60	A number with neither a square nor circle indicates a general observation.
	A circled number indicates a structural anomaly. The color of the circle indicates the severity of the anomaly on a scale of 1 to 5, 5 being the most severe: green=1, blue=2, magenta=3, orange=4 and red=5.
	A number in a square indicates an operation and maintenance anomaly. The color of the square indicates the severity of the anomaly on a scale of 1 to 5, 5 being the most severe: green=1, blue=2, magenta=3, orange=4 and red=5.
	Indicates the current page number of the inspection report.
	The blue square indicates a section of the pipe; this section is covered in detail on the current page of the report.
	The green line indicates the inspected part of the pipe. The remaining white line indicates the uninspected part of the pipe.
	Indicates the hold points on the camera during an inspection.
	Indicates the hold points on the camera during the reverse inspection.
	Indicates that a reverse inspection was carried out, however the camera did not reach the initial inspection hold point. (the hold point of the initial inspection)
	Indicates that a reverse inspection was carried out and that it has joined (has arrived at) the initial inspection hold point.
	Identifies the start manhole number. Note that this manhole is not necessarily the upstream manhole of the pipe.
	Identifies the end manhole number. Note that this manhole is not necessarily the downstream manhole of the pipe.
	A downward arrow indicates that the inspection was carried out in the direction of the current, whereas an upward arrow indicates an inspection against the current. Note that the manhole located on the upper left of the page is always the start manhole, but not necessarily the upstream manhole of the pipe.
	This camera followed by a downward arrow is located on the upper left of the vertical pipe; it indicates that an inspection was done from this manhole.
	When the second camera appears on the bottom left page it means that a reverse inspection was carried out. Information about the reverse inspection is included in the report, thereby combining both inspections.
Invert 3.40	The measurement shown under the word <Invert> indicates the measurements between the frame and the pipe captured during the inspection. This measurement is available at the top left for the start manhole and the bottom left for the end manhole. If the invert was not measured during the inspection, an <NA> mark will be displayed.
	The downward bold arrow to the right of the observation number indicates that this observation was captured during the initial inspection.
	The blank arrow pointing upwards and located to the right of the observation number indicates that this observation was taken during the reverse inspection period, thereby confirming that this report combined both inspections.
18.40 m	Located to the right of the observation number is a number identifying the observation distance in relation to the start of the pipe.
SRV - Armature visible	A full description of the observation code according to the protocol used.

*Any hidden observations are readily accessible from the database as well as in other CTSpec report templates.

** CTSpec inc. reserves the right to modify, eliminate or add to the product features described in this pamphlet without notice.

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Appendix F – Drawings

Topographical Survey

Architectural Plans

C000 - Notes & Details

C001 - Existing Conditions and Removals Plan

C100 - Site Servicing Plan

C200 - Site Grading Plan

C300 - Erosion and Sediment Control Plan

C400 – Pre-Development Storm Catchments

C500 - Post-Development Storm Catchments

TOPOGRAPHIC PLAN OF SURVEY OF

PART OF BLOCK 'A' REGISTERED PLAN 4M-65 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 200

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
2. The survey was completed on the 26th day of August, 2025.

August 29, 2025
Date

Mired Aridaibi
Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-110947
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED PLAN.
COPY ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3)

Notes & Legend

	Denotes			
—○—	"	Survey Monument Planted	○ LS	"
—■—	"	Survey Monument Found	• AN	"
SIB	"	Standard Iron Bar	○ I.P	"
SSIB	"	Short Standard Iron Bar	——— OHW ———	"
IB	"	Iron Bar	——— G ———	"
CC	"	Cut Cross	⊓ GM	"
CP	"	Concrete Pin	□ AC	"
(WIT)	"	Witness	⊕ B	"
Meas.	"	Measured	△ S	"
(ADG)	"	Annis, O'Sullivan, Vollebekk Ltd.	□ HH	"
(P3)	"	(AOG) Plan dated July 10, 2017	———	"
(P2)	"	Plan 4R-24255	⊕ FP	"
(P3)	"	(AOG) Plan dated February 9, 2010	⊕ WV	"
(P4)	"	Plan 4R-4565	⊕ FH	"
(P5)	"	(725) Plan dated February 17, 1986	⊙	"
MF	"	Metal Fence	⊙	"
EOA	"	Edge of Asphalt		
EFN	"	East Face Noted	⊙	"
WFN	"	West Face Noted		
T/G	"	Top of Grate	✳	"
□ CB	"	Catch Basin	✳	"
⊡ DI	"	Ditch Inlet		
○ MH ST	"	Maintenance Hole (Storm Sewer)	ø	"
○ MH S	"	Maintenance Hole (Sanitary)	• 65.50	"
○ MH E	"	Maintenance Hole (Bell)	× 65.50	"

○ LS	Light Standard
• AN	Anchor
○ I.P	Utility Pole
——— OHW ———	Overhead Wires
——— G ———	Underground Gas
⊓ GM	Gas Meter
□ AC	Air Conditioner
⊕ B	Bollard
△ S	Sign
□ HH	Handhole
———	Gate
⊕ FP	Flag Pole
⊕ WV	Water Valve
⊕ FH	Fire Hydrant
⊙	Shrub
⊙	Deciduous Tree
✳	Coniferous Tree
ø	Diameter
• 65.50	Location of Elevations
× 65.50	Location of Top of Curb Elevations

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 0191968005 and 0191975705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

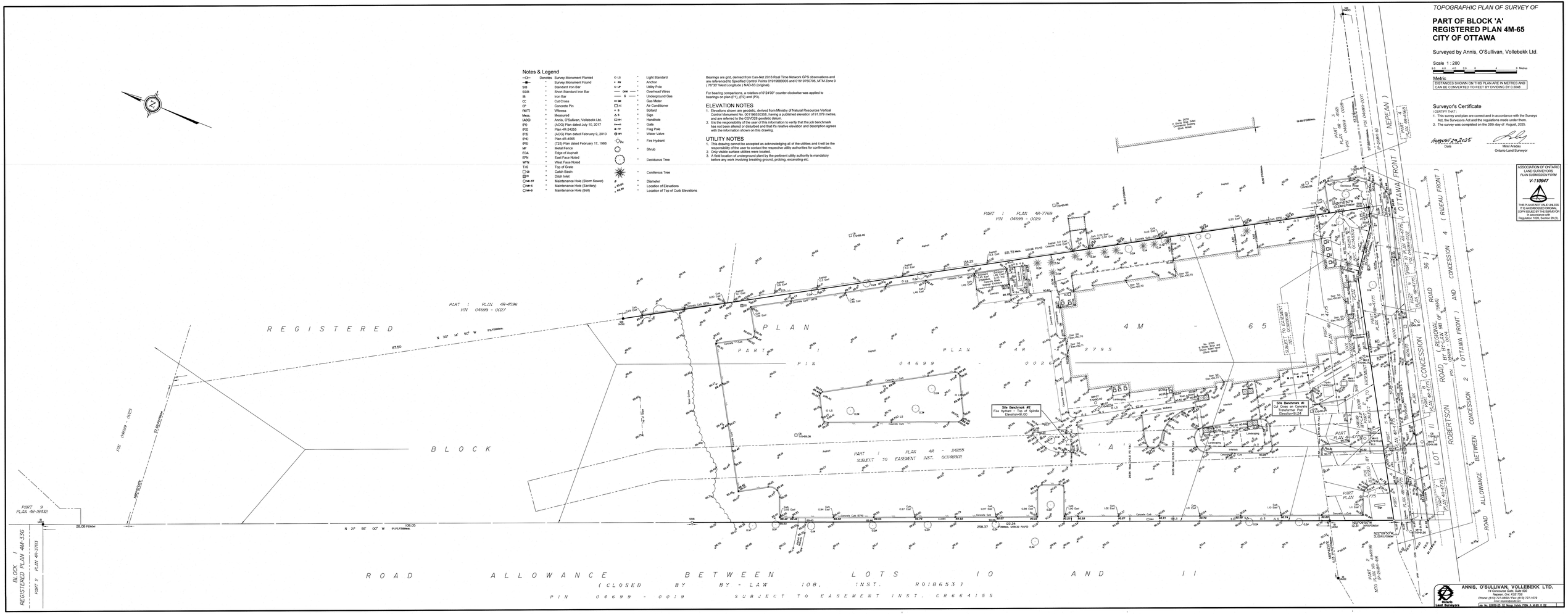
For bearing comparisons, a rotation of 0°24'00" counter-clockwise was applied to bearings on plan (P1), (P2) and (P3).

ELEVATION NOTES

1. Elevations shown are geodetic, derived from Ministry of Natural Resources Vertical Control Monument No. 00119953058, having a published elevation of 91.079 metres, and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



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PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

KEY PLAN



LIST OF CONSULTANTS

ARCHITECT

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EXP

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Phone: 905.639.2552 Ext. 2428
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Email: JDelConte@mte85.com

MECHANICAL & ELECTRICAL

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Fax: 905.567.5246
Contact: Dinesh Jain
Email: djain@jainconsultants.com

LIST OF DRAWINGS

ARCHITECTURAL	
A000	COVER SHEET
A001	SITE PLAN
A001a	SITE PLAN DETAILS
A002	OBC MATRIX/WALL TYPES/NOTES/LEGEND
A003	FIRE SEPARATION PLANS
A100	FLOOR PLANS
A105	ROOF PLAN & DETAILS
A110a	REFLECTED CEILING DEMOLITION PLANS
A110b	PROPOSED REFLECTED CEILING PLANS
A120	FOUNDATION EDGE OF SLAB
A121	LEVEL 2-6 TYPICAL FLOOR EDGE OF SLAB
A122	ROOF EDGE OF SLAB
A201	EXTERIOR ELEVATION I
A202	EXTERIOR ELEVATION II
A301	BUIDLING SECTIONS
A302	CEILING DETAILS
A601	WINDOW AND DOOR SCHEDULES
A700	TYPICAL BARRIER FREE DETAILS
A701	ENLARGED SUITE'S FLOOR PLAN
A702	ENLARGED SUITE'S FLOOR PLAN
A703.1	ENLARGED SUITE - EXISTING KING PARTITION, POWER & BLOCKING
A703.2	ENLARGED SUITE - EXISTING KING FF&E, FINISH PLAN & ELEVATIONS
A704.1	ENLARGED SUITE - EXISTING ACC. KING SUITE PARTITION, POWER & BLOCKING
A704.2	ENLARGED SUITE - EXISTING ACC. KING SUITE FF&E, FINISH PLAN & ELEVATIONS
A705.1	ENLARGED SUITE - EXISTING KING SHOTGUN SUITE PARTITION, POWER & BLOCKING
A705.2	ENLARGED SUITE - EXISTING KING SHOTGUN SUITE FF&E, FINISH PLAN & ELEVATIONS
A705.3	ENLARGED SUITE - EXISTING KING SHOTGUN SUITE FF&E, FINISH PLAN & ELEVATIONS
A706.1	ENLARGED SUITE - EXISTING QQ EXTENDED PARTITION, POWER & BLOCKING
A706.2	ENLARGED SUITE - EXISTING QQ EXTENDED FF&E, FINISH PLAN & ELEVATIONS
A707.1	ENLARGED SUITE - EXISTING KING JACUZZI PARTITION, POWER & BLOCKING
A707.2	ENLARGED SUITE - EXISTING KING JACUZZI FF&E, FINISH PLAN & ELEVATIONS
A708.1	ENLARGED SUITE - EXISTING QQ EXTENDED SUITE PARTITION, POWER & BLOCKING
A708.2	ENLARGED SUITE - EXISTING QQ EXTENDED SUITE FF&E, FINISH PLAN & ELEVATIONS
A709.1	ENLARGED SUITE - EXISTING KING SUITE PARTITION, POWER & BLOCKING
A709.2	ENLARGED SUITE - EXISTING KING SUITE FF&E, FINISH PLAN & ELEVATIONS
A710.1	ENLARGED SUITE - EXISTING ACC. QQ PARTITION, POWER & BLOCKING
A710.2	ENLARGED SUITE - EXISTING ACC. QQ FF&E, FINISH PLAN & ELEVATIONS
A711.1	ENLARGED SUITE - EXISTING ACC. KING PARTITION, POWER & BLOCKING
A711.2	ENLARGED SUITE - EXISTING ACC. KING FF&E, FINISH PLAN & ELEVATIONS
A712	ENLARGED SUITE - NEW QQ FF&E, FINISH PLAN & ELEVATIONS
A713	ENLARGED SUITE - NEW QQS FF&E, FINISH PLAN & ELEVATIONS
A714	ENLARGED SUITE - NEW ACC. QQ FF&E, FINISHES PLAN & ELEVATIONS
A715	ENLARGED SUITE - WASHROOMS
A716	ENLARGED SUITE - WASHROOMS

INTERIOR DESIGN	
ID100	GROUND FLOOR REFERENCE PLANS
ID101	TYPICAL FLOOR REFERENCE PLANS
ID102	GROUND FLOOR PUBLIC AREA FURNITURE, POWER & FINISH PLANS PART I
ID103	GROUND FLOOR PUBLIC AREA FURNITURE, POWER & FINISH PLANS PART II
ID104	GROUND FLOOR PUBLIC AREA FURNITURE, POWER & FINISH PLANS PART III
ID105	TYPICAL FLOOR PUBLIC AREA PROPOSED FINISH PLAN
ID200	GROUND & TYPICAL FLOOR PUBLIC AREA ELEVATIONS
ID201	GROUND FLOOR PUBLIC AREA ELEVATIONS
ID202	GROUND & TYPICAL FLOOR PUBLIC AREA & WASHROOMS ELEVATIONS
ID500	GROUND FLOOR MILLWORK DETAILS - GREAT ROOM HOOP FEATURE
ID501	GROUND FLOOR MILLWORK DETAILS - MARKET & BUSINESS CENTRE
ID502	GROUND FLOOR MILLWORK DETAILS - CHECK-IN & RECEPTION DESK
ID503	GROUND FLOOR MILLWORK DETAILS - ACC. VANITY, BREAKFAST & MISCELLANEOUS
ID504	MILLWORK DETAILS - GUEST ROOM & GUEST BATHS
ID505	FLOOR FINISH TRANSITION DETAILS

SUBMITTAL SCHEDULE

ITEM	REQ'D	STAMP	NOTES
1	YES		OTHER
2	YES	YES	OTHER
3			
4			
5			

THE ABOVE ITEMS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO PURCHASING OR FABRICATION.

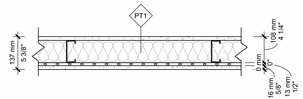
PROJECT NO. 125009

NEPEAN HOLIDAY INN EXPRESS
PROTOTYPE v2.2 - RENO

ISSUED FOR	DATE
COORDINATION	2025-10-01
COORDINATION	2025-11-03

2025-11-20 12:34:01 PM

PARTITION TYPES

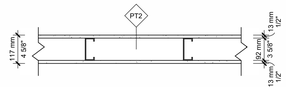


PT1 - TYPICAL 1 HR. FRR. - STC55

DEMISING WALL BETWEEN GUESTROOMS & BETWEEN GUESTROOM & CORRIDOR

1HR. F.R.R. ULC DESIGN NO. W453
SOUND TEST RAL-TL83-216, STC 54 (MIN. STC 50)

- 5/8" FIRE RATED GYPSUM BOARD SCREW ATTACHED TO CHANNEL, JOINTS STAGGERED & FINISHED, PERIMETER CAULKED AND SEALED
- 3 5/8" STEEL STUDS @ 24" O/C
- 3" SOUND ATTENUATION FIRE BLANKETS BY THERMAFIBER (SAFB) 25" WIDE CREASED TO FIT
- 1/2" RESILIENT CHANNEL @ 24" O/C SCREW ATTACHED TO STUDS
- 5/8" FIRE RATED GYPSUM BOARD SCREW ATTACHED TO CHANNEL, JOINTS STAGGERED & FINISHED, PERIMETER CAULKED AND SEALED.



PT2 - GUESTROOM INTERIOR PARTITION WALL

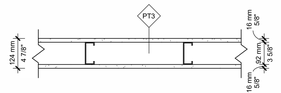
- 1/2" GYPSUM BOARD
- 3 5/8" STEEL STUDS @ 16" O/C
- 1/2" GYPSUM BOARD

PT2a - GUESTROOM FURRING WALL

SAME AS PT2 BUT GYPSUM BOARD ONE SIDE ONLY

PT2b - GUESTROOM FURRING WALL

SAME AS PT2a BUT WITH 1 5/8" STEEL STUDS



PT3 - PUBLIC AREA PARTITION

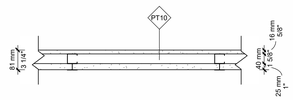
- 5/8" GYPSUM BOARD
- 3 5/8" STEEL STUDS @ 16" O/C
- 5/8" GYPSUM BOARD

PT3a - PUBLIC AREA FURRING

SAME AS PT3 BUT GYPSUM BOARD ONE SIDE ONLY

PT3b - PUBLIC AREA FURRING

SAME AS PT3a BUT WITH 1 5/8" STEEL STUDS

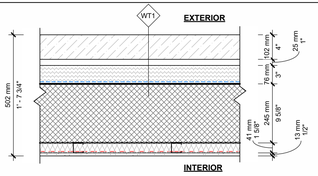


PT10 1 HR SHAFT WALL (64mm CH STUD)
1 HR. F.R.R ULC DESIGN NO. W452 SYSTEM A

- 5/8" SHEETROCK GYPSUM FIRECODE CORE PANELS, JOINTS FINISHED
- 2 1/2" C-H STEEL STUDS @ 610mm (24") O/C
- 1" SHEETROCK GYPSUM LINER PANEL

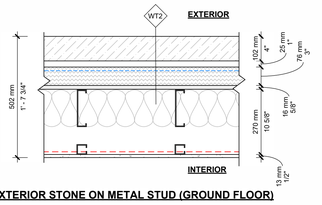
ALL JOINTS AND EDGES TO BE FINISHED AS PER ULC ASSEMBLY.

EXTERIOR WALL TYPES



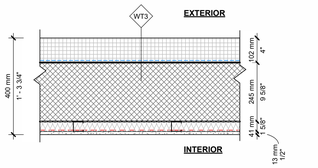
WT1 EXTERIOR STONE ON CONCRETE BLOCK (GROUND FLOOR)

- 4" STONE VENEER (BRICK TIE PENETRATIONS SEALED USING DOW 'ENERFOAM' SEALANT
- 1" AIR SPACE
- 3" SEMI RIGID INSULATION BOARD- TYPE: CAVITYROCK BY ROCKWOOL, OR APPROVED EQUAL (R13)
- VAPOUR PERMEABLE AIR BARRIER
- 10" CONCRETE BLOCK
- 1 5/8" STEEL STUDS@16" O/C
- BATT INSULATION TO FILL CAVITY (R6)
- VAPOUR RETARDER
- 1/2" GYPSUM BOARD



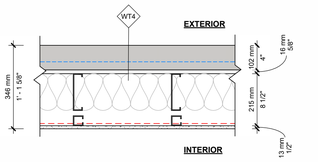
WT2 EXTERIOR STONE ON METAL STUD (GROUND FLOOR)

- 4" STONE VENEER (BRICK TIE PENETRATIONS SEALED USING DOW 'ENERFOAM' SEALANT
- 1" AIR SPACE
- 2" SEMI RIGID INSULATION BOARD- TYPE: CAVITYROCK BY ROCKWOOL, OR APPROVED EQUAL (R8.6)
- VAPOUR PERMEABLE AIR BARRIER
- 5/8" EXTERIOR GLASSMAT SHEATHING (DENS GLASS GOLD OR APPROVED EQUAL)
- 8" STEEL STUDS @ 16" O/C
- 1 5/8" STEEL STUS @ 16" O/C (LOCATED TO MAKE INTERIOR GWB ALIGN WITH ADJACENT (WT1) WALL TYPE
- BATT INSULATION TO FILL CAVITY (R19)
- VAPOUR RETARDER
- 1/2" GYPSUM BOARD



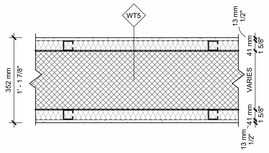
WT3 EXTERIOR EIFS ON CONCRETE BLOCK (TYPICAL FLOORS)

- EXTERIOR INSULATION FINISH SYSTEM (EIFS) ON
  4" (R15) EXPANDED POLYSTYRENE INSULATION BOARD (EPS) C/W DUAL MOISTURE DRAINAGE & AIR BARRIER
  TYPE: OUTSULATION MD NC SYSTEM BY DRYVIT OR APPROVED EQUAL
- 10" CONCRETE BLOCK
- 1 5/8" STEEL STUDS @ 16" O/C
- BATT INSULATION TO FILL CAVITY (R6)
- VAPOUR RETARDER
- 1/2" GYPSUM BOARD



WT4 EXTERIOR EIFS ON METAL STUD (TYPICAL FLOORS)

- EXTERIOR INSULATION FINISH SYSTEM (EIFS) ON
  3" (R11) EXPANDED POLYSTYRENE INSULATION BOARD (EPS) C/W DUAL MOISTURE DRAINAGE & AIR BARRIER
  TYPE: OUTSULATION MD NC SYSTEM BY DRYVIT OR APPROVED EQUAL
- 5/8" EXTERIOR GLASSMAT SHEATHING (DENS GLASS GOLD OR APPROVED EQUAL)
- 6" STEEL STUDS @ 16" O/C
- 1 5/8" STEEL STUS @ 16" O/C (LOCATED TO MAKE INTERIOR GWB ALIGN WITH ADJACENT (WT3) WALL TYPE
- BATT INSULATION TO FILL CAVITY (R19)
- VAPOUR RETARDER
- 1/2" GYPSUM BOARD



PT5 - TYPICAL 1 HR. FRR. CONCRETE BLOCK WALL - STC 69 (GROUND FLOOR)

WALL BETWEEN GUESTROOMS

- 1/2" GYPSUM BOARD
- 1 5/8" STEEL STUDS @ 16" O/C
- SOUND BATT INSULATION
- CONCRETE BLOCK WALL - FOR THICKNESS SEE STRUCTURAL
- 1 5/8" STEEL STUDS @ 16" O/C
- SOUND BATT INSULATION
- 1/2" GYPSUM BOARD

PT5a (TYPICAL FLOORS)

SAME AS PT5 BUT WITH 190mm CONCRETE BLOCK

WT5b (GROUND FLOOR)

SAME AS WT1 BUT WITH ONE SIDE SURRING

WT5c (TYPICAL FLOORS)

SAME AS WT5b BUT 190mm CONCRETE BLOCK

EXISTING UNIT SCHEDULE	
Name	Count
LEVEL 2	
EXTG. ACC DOUBLE QUEEN	1
EXTG. ACC KING	1
EXTG. ACC KING SUITE	1
EXTG. DOUBLE QUEEN EXTENDED	2
EXTG. DOUBLE QUEEN SUITE EXTENDED	3
EXTG. KING	6
EXTG. KING JACUZZI	1
EXTG. KING SHOTGUN SUITE	6
EXTG. KING SUITE	2
	23
LEVEL 3	
EXTG. ACC DOUBLE QUEEN	1
EXTG. ACC KING	1
EXTG. ACC KING SUITE	1
EXTG. DOUBLE QUEEN EXTENDED	2
EXTG. DOUBLE QUEEN SUITE EXTENDED	3
EXTG. KING	6
EXTG. KING JACUZZI	1
EXTG. KING SHOTGUN SUITE	6
EXTG. KING SUITE	2
	23
LEVEL 4	
EXTG. ACC DOUBLE QUEEN	1
EXTG. ACC KING	1
EXTG. DOUBLE QUEEN EXTENDED	2
EXTG. DOUBLE QUEEN SUITE EXTENDED	4
EXTG. KING	6
EXTG. KING JACUZZI	1
EXTG. KING SHOTGUN SUITE	6
EXTG. KING SUITE	2
	23
LEVEL 5	
EXTG. ACC DOUBLE QUEEN	1
EXTG. ACC KING	1
EXTG. DOUBLE QUEEN EXTENDED	2
EXTG. DOUBLE QUEEN SUITE EXTENDED	4
EXTG. KING	6
EXTG. KING JACUZZI	1
EXTG. KING SHOTGUN SUITE	6
EXTG. KING SUITE	2
	23
LEVEL 6	
EXTG. ACC DOUBLE QUEEN	1
EXTG. ACC KING	1
EXTG. DOUBLE QUEEN EXTENDED	2
EXTG. DOUBLE QUEEN SUITE EXTENDED	4
EXTG. KING	6
EXTG. KING JACUZZI	1
EXTG. KING SHOTGUN SUITE	6
EXTG. KING SUITE	2
	23
Grand total: 115	115

PROPOSED UNIT SCHEDULE	
Name	Count
LEVEL 1	
DOUBLE QUEEN	4
DOUBLE QUEEN SUITE	1
	5
LEVEL 2	
ACC DOUBLE QUEEN	1
DOUBLE QUEEN	3
DOUBLE QUEEN SUITE	1
	5
LEVEL 3	
ACC DOUBLE QUEEN	1
DOUBLE QUEEN	3
DOUBLE QUEEN SUITE	1
	5
LEVEL 4	
ACC DOUBLE QUEEN	1
DOUBLE QUEEN	3
DOUBLE QUEEN SUITE	1
	5
LEVEL 5	
ACC DOUBLE QUEEN	1
DOUBLE QUEEN	3
DOUBLE QUEEN SUITE	1
	5
LEVEL 6	
ACC DOUBLE QUEEN	1
DOUBLE QUEEN	3
DOUBLE QUEEN SUITE	1
	5
Grand total: 30	30
TOTAL	**145**

TOTAL ACCESSIBLE UNIT SCHEDULE	
Name	Count
ACC DOUBLE QUEEN	5
EXTG. ACC DOUBLE QUEEN	5
EXTG. ACC KING	5
EXTG. ACC KING SUITE	2
Grand total: 17	17

WALL TYPE NOTES

1. WHERE SPRAY FOAM INSULATION IS USED IN EXTERIOR WALLS, IN THE POOL AREA, SPRAY FOAM INSULATION IS TO COMPLETELY FILL STUD CAVITY & A VAPOUR BARRIER IS REQUIRED PRIOR TO INSTALLING GYPSUM BOARD.

2. POOL AREA TO HAVE MOISTURE, MOLD AND MILDEW RESISTANT GYPSUM BOARD ON WALLS AND CEILING TYPE: DENS ARMOR PLUS INTERIOR GUARD BY G-P GYPSUM OR EQUAL.

3. POOL TO HAVE PAINTED FINISH ON WALLS AND CEILING THAT PROVIDES VAPOUR BARRIER QUALITIES.

4. ALL FIRE RATED PARTITIONS TO HAVE FIRE STOP CAULKING AT TOP AND BOTTOM OF GYPSUM BOARD.

5. WASHROOM SHOWER ENCLOSURES TO HAVE WATER RESISTANT DENS SHIELD GYPSUM BOARD BY G-P GYPSUM.

6. WALLS SEPARATING OFFICE AREAS, PUBLIC WASHROOMS, POOL, FOOD PREP, BOARDROOMS AND MEETING ROOMS FROM PUBLIC AREAS TO ALSO HAVE 3 1/2" SOUND INSULATION.

7. NO STEEL OR GYPSUM BOARD ON CONCRETE WALLS REQUIRED IN MECHANICAL/ELECTRICAL ROOMS, STAIRWELLS, ELEVATOR SHAFT, & POOL EQUIPMENT.

BUILDING AREA SUMMARY		
Name	Area	Area (Metric)

ABBREVIATIONS

ACT	ACCOUSTICAL CEILING TILE	O.C	ON CENTER
CONC. BL.	CONCRETE BLOCK	O/C	
CMU	CONCRETE MASONRY UNIT	P	PANEL
CT	CERAMIC TILE	PTAC	PACKAGED TERMINAL AIR CONDITIONER
CU	CONDENSING UNIT	PTD	PAINTED
C/W	COMPLETE WITH	QT	QUARRY TILE
D	DRYER	R	REFRIGERATOR
EF	EXHAUST FAN	RB	RUBBER
EIFS	EXTERIOR INSULATION FINISH SYSTEM	S	SINK
EXTG	EXISTING	SACT	SUSPENDED ACCOUSTICAL TILE
F	FREEZER	SP	SUMP PUMP
F/A	FIRE ALARM	ST	STORAGE TANK
FHC	FIRE HOSE CABINET	T	TRANSFORMER
FEC	FIRE EXTINGUISHER CABINET	TXT	TEXTURED
FRP	FIBERGLASS REINFORCED PANEL	U.N.O.	UNLESS NOTED OTHERWISE
G.B.	GYPSUM BOARD	VEND.	VENDING MACHINE
GYP. BD.		W	WASHER
HP	HEAT PUMP	WD	STACKED WASHER AND DRYER
HB	HOSE BIB	VCT	VINYL COMPOSITE TILE
ICE	ICE MACHINE	VWC	VINYL WALL COVERING
K.E.S.	KITCHEN EQUIPMENT SUPPLIER		
MO	MASONRY OPENING		
M.U.A.	MAKE-UP AIR		

SYMBOL LEGEND

Room name — ROOM NAME
101 — ROOM NUMBER
150 SF — ROOM SQUARE FOOTAGE
WT1 — WALL TYPE
RT — ROOF TYPE
101 — DOOR NUMBER
11 — WINDOW NUMBER
XXX TYP. — INTERIOR FINISH NUMBER
X — NOTE TAG
XXX — EQUIPMENT NUMBER
200 — WASHROOM ACCESSORIES TAG
TYPE HT — CEILING REFERENCE; CEILING MATERIAL; CEILING HEIGHT
100 — NEW/EXTERIOR ELEVATION KEYNOTE
01 — DEMOLITION TAG
300 — MILLWORK TAG
1i — PARKING TAG
X-000 — FURNISHINGS REFERENCE
DATUM ELEVATION
GRID NUMBER
X SIM / AXXX — DETAIL REFERENCE; DETAIL NO.; SHEET NO.
BUILDING SECTION REFERENCE
WALL SECTION REFERENCE
1Ref / 3Ref / A101 / 2Ref — INTERIOR ELEVATION REFERENCE; ELEV. NO.; SHEET NO.
xxx AFF — SPOT ELEVATION

Item	ONTARIO 2024 BUILDING CODE DATA MATRIX										OBC Reference
1	PROJECT NAME & LOCATION NEPEAN HOLIDAY INN EXPRESS 45 ROVERTSON ROAD NEPEAN, ON								☐ New ☒ Addition ☐ Alteration ☐ Change of Use		■ Part 3 ☐ Part 9 ■ Part 11
2	MAJOR OCCUPANCY (S)					Assembly - Group - A2 Residential - Group C					3.1.2.1.(1)
3	BUILDING AREA	Existing: 1,177 m2				New: 333.24 m2		Total: 1,510.24 m2			1.4.1.2.
4	GROSS AREA	Existing: 6,877.50 m2				New: 1,984.50 m2		Total: 8,861.50 m2			1.4.1.2.
5	NUMBER OF STOREYS	Above Grade 6				Storeys	Below Grade: N/A				1.4.1.2. & 3.2.1.1.
6	HEIGHT OF BUILDING	56'-8" (17.3 m) (Top of Roof Slab)									
7	NUMBER OF STREETS/ACCESS ROUTES	Facing 1 Street									3.2.2.10 & 3.2.5
8	BUILDING CLASSIFICATION	Group A, Division 2, up to 6 Storeys, Any Area, Sprinklered Group C, up to 6 Storeys, Sprinklered, Noncombustible Construction									3.2.2.24 3.2.2.49
9	SPRINKLER SYSTEM PROPOSED								■ entire building ☐ basement only ☐ in lieu of roof rating ☐ not required		3.2.2.20 - 3.2.2.83
10	STANDPIPE REQUIRED								■ YES	☐ NO	3.2.5.8.
11	FIRE ALARM REQUIRED								■ YES	☐ NO	3.2.4
12	WATER SERVICE/SUPPLY IS ADEQUATE								■ YES	☐ NO	3.2.5.7
13	HIGH BUILDING								☐ YES	■ NO	3.2.6
14	CONSTRUCTION PERMITTED	☐ Combustible				■ Non-combustible			☐ Both		3.2.2.43
	CONSTRUCTION ACTUAL	☐ Combustible				■ Non-combustible			☐ Both		
15	MEZZANINE(S) area	N.A.									3.2.1.1(3)-(8)
16	OCCUPANT LOAD based on	☐ m2/person				■ design of building					3.1.17
	1st Floor:	Occupancy: A2	Load: 234	persons (Existing)							
		Occupancy: C	Load: 16	persons							
	2nd Floor:	Occupancy: C	Load: 62	persons (46 Existing + 16 New)							
	3rd Floor:	Occupancy: C	Load: 62	persons							
	4th Floor:	Occupancy: C	Load: 62	persons							
	5th Floor:	Occupancy: C	Load: 62	persons							
	6th Floor:	Occupancy: C	Load: 62	persons							
		TOTAL	560	persons							
17	BARRIER FREE DESIGN	■ YES	☐ NO	(explain)_____							3.8.
18	HAZARDOUS SUBSTANCES	☐ YES	■ NO								3.3.1.2 & 3.3.1.19
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hour)		Listed Design No. or Description (D-2)							
		floors	1 hour	Table D-2.2.1.A.							3.2.2.49/3.2.2.24
		roof	no rating								3.2.2.49/3.2.2.24
		mezzanine	N/A								
		FRR of Supporting Members		Listed Design No. or Description (D-2)							
		floors	1 hour	Table D-2.2.1.							3.2.2.49/3.2.2.24
		roof	no rating								3.2.2.49/3.2.2.24
		mezzanine	N/A								
20	WASHROOM FACILITIES	W.C.s REQUIRED (male/fem.)	STAFF			W.C.s PROVIDED (EXISTING) (male/fem.)	UNISEX	STAFF			3.7.2.
	1st Floor: Occupancy: A2	3/3				3/3	1	1			3.7.4.3.D Table 3.7.2.2.A.
21	EXITS REQUIRED (from level)	No. Exit Width (mm per exit)	Max Travel (m to one exit)			PROVIDED No. Exit Width (mm per exit)					3.4.2.1 number 3.4.2.5(1)(c) location 3.4.3.2(8)(c) width 3.4.3.2.(1)(a) capacity grd. level 3.4.3.2.(1)(c) capacity upper levels
	1st Floor:	2 250x6.1/2 = 762.5	45			Existing: 2 900 +Proposed: 1 965					
	2nd to 6th:	2 62x9.2/2 = 285.2	45			Existing 1 900 +Proposed: 1 965					
22	SPATIAL SEPARATION - Construction of Exterior Walls										3.2.3
	Existing Condition: Wall	Area EBF (m2)	L.D. (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR (hours)	Listed Design or Description	Comb. or Non-comb. Constructin	Non-Comb. Const.	Comb. or Non-comb. Cladding	Non-comb. Cladding
	East (existing part ground floor fire compartment)	197 m2	4.5 m		35%	32%	45 MIN		☐	■	☐	■
	East (existing part upper floors individual guestroom fire compartment)	10 m2	4.5 m		100%	< 100%			■	☐	■	☐
	South	No change										
	East (new ground & upper floors individual guestroom fire compartment)	10-15 m2	6.38 m		100%	< 100%			■	☐	■	☐
	West	922 m2	> 9 m		100%	< 100%			■	☐	■	☐
	North	424.4 m2	> 9 m		100%	< 100%			■	☐	■	☐

Item	ONTARIO 2024 BUILDING CODE DATA MATRIX				OBC Reference
1	PROJECT NAME & LOCATION MARRIOTT COURTYARD 864 EXETER DRIVE LONDON, ONTARIO			☐ New ☐ Addition ☒ Alteration ☐ Change of Use	■ Part 11
2	PROJECT TYPE Addition and Renovation to existing 6-Storey Hotel	RENOVATION & ADDITION			(A)1.1.2.
3	BUILDING SIZE	☐ Small	☐ Medium	■ Large ☐ >Large	T.11.2.1.1.I.
4	EXISTING BUILDING CLASSIFICATION	Change in Major Occupancy Construction index Hazard index	Yes ☐ No ■ N/A N/A		11.2.1.1. T. 11.2.1.1. T.11.2.1.1.B.-N.
5	RENOVATION TYPE	Basic Renovation ☐	Extensive Renovation ■		11.3.3.1. & 11.3.3.2.
6	REDUCTION IN PERFORMANCE LEVEL				
		Stuctural	Yes ☐	No ■	11.4.2.1.
		Increase in occupant load	Yes ☐	No ■	11.4.2.2.
		Change in Major Occupancy	Yes ☐	No ■	11.4.2.3.
		Plumbing	Yes ☐	No ■	11.4.2.4.
		Sewage System	Yes ☐	No ■	11.4.2.5.
7	COMPENSATING CONSTRUCTION				
		Stuctural	Yes ☐	No ■	11.4.3.2.
		Increase in occupant load	Yes ■	No ☐	11.4.3.3.
		Change in Major Occupancy	Yes ☐	No ■	11.4.3.4.
		Plumbing	Yes ■	No ☐	11.4.3.5.
		Sewage System	Yes ■	No ☐	11.4.3.6.
9	COMPLIANCE ALTERNATIVES PROPOSED		Yes ■	No ☐	TABLE 11.5.1.1.C.
	C31 3.3.1.9.	Existing width of public corridors of not less than 914 mm is acceptable.			
	C44 3.4.3.2.(7)	Existing width of exits acceptable provided the occupant load is not more than 15% above the exit capacity.			
	C85 3.8.3.3.(1)	Existing doorway acceptable, provided not less than 800 mm wide.			
	C86 3.8.3.3.(11)(a)	Existing distance acceptable, provided not less than 1 200 mm plus the width of any door that swings into the space in the path of travel.			
	C88 3.8.3.8.(5)	Existing grab bar is acceptable.			
	C92 3.11.3.1.(9)	Existing clear width acceptable, provided not less than 900 mm.			
	C93 3.11.3.1.(14)	Existing painted line acceptable.			

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NO.	ISSUED	DATE
1	ID - CLIENT REVIEW	2025-03-07
2	BRAND REVIEW R2	2025-06-11
3	COORDINATION	2025-06-23
5	BRAND REVIEW 100%	2025-10-01
4	COORDINATION	2025-10-01
6	COORDINATION	2025-11-03

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

SHEET NAME

OBC MATRIX/WALL TYPES/NOTES/LEGEND

START DATE	JANUARY 2025
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A002

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1 A003 FIRE SEPARATION PLAN - GROUND FLOOR PLAN
1 : 100



2 A003 FIRE SEPARATION PLAN - TYPICAL FLOOR PLAN
1 : 100

FIRE SEPARATION LEGEND

	45 MIN FIRE RESISTANCE RATING (EXISTING)
	1 HR FIRE RESISTANCE RATING (EXISTING)
	1 HR FIRE RESISTANCE RATING (PROPOSED)
	2 HR FIRE RESISTANCE RATING (EXISTING)
	2 HR FIRE RESISTANCE RATING (PROPOSED)
	STANDPIPE HOSE LENGTH = 98.4 FT(30M MAX) + 9.8 FT(3M) HOSE STREAM
	MAX. TRAVEL DISTANCE LENGTH = 45M (147'-6")
MIN. 1 HR MIN. 2 HR MIN. 2 HR	FIRE SEPARATED ROOM

FIRE SEPARATION HAVING A FIRE RESISTANCE RATING

1 HR - SUITE DEMISING WALLS
1 HR - CORRIDOR WALLS AT SUITES
1 HR - EXIT STAIRS
1 HR - STORAGE ROOMS
1 HR - SERVICE & ELECTRICAL ROOMS
1 HR - FLOORS
1 HR - COLUMNS & BEAMS SUPPORTING FLOOR ASSEMBLY
0 HR - ROOF

ALL FIRE RATED PARTITIONS TO HAVE FIRE STOP CAULKING AT TOP & BOTTOM OF GYPSUM BOARD. ALL PENETRATIONS TO BE FIRE CAULKED AND SEALED WITH UL AND/OR ULC RATED ASSEMBLIES. ALL DUCTS PENETRATING FIRE RATED PARTITIONS TO HAVE FIRE DAMPERS.

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NO.	ISSUED	DATE
1	COORDINATION	2025-06-23
3	BRAND REVIEW 100%	2025-10-01
2	COORDINATION	2025-10-01
4	COORDINATION	2025-11-03

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

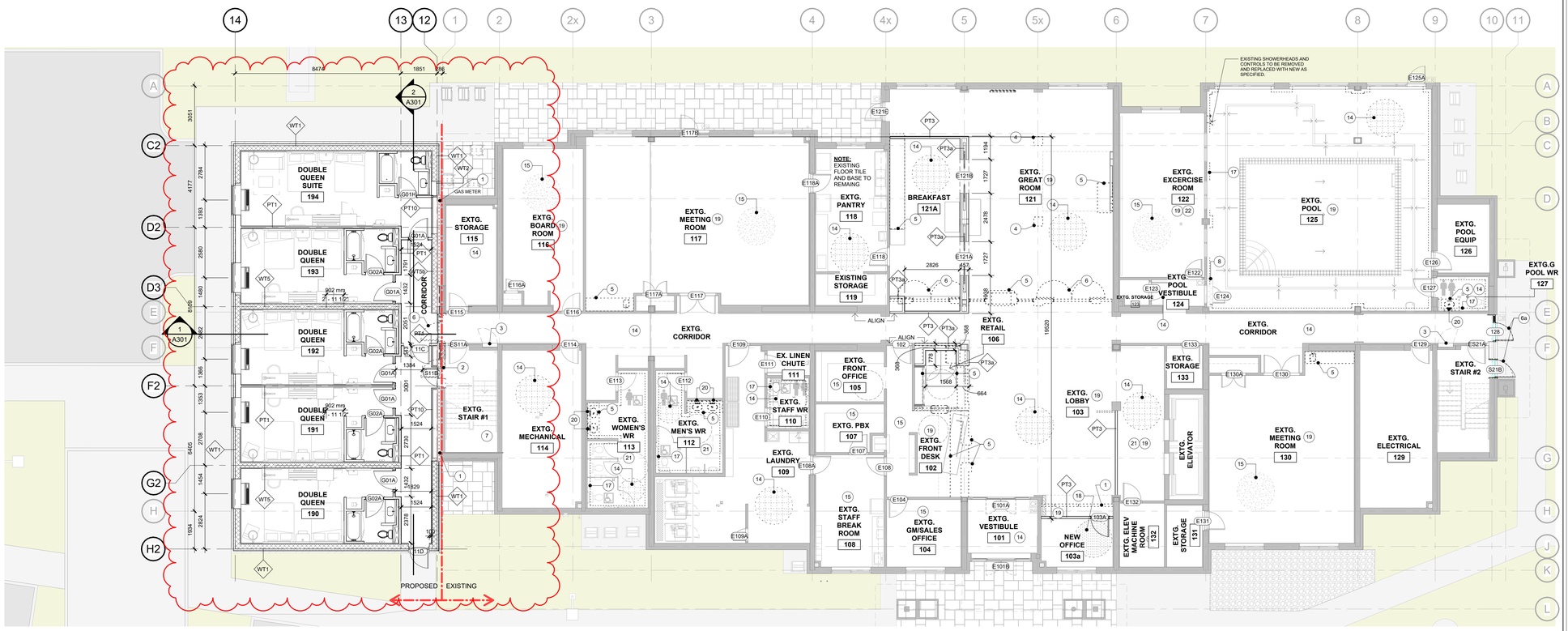
2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

SHEET NAME

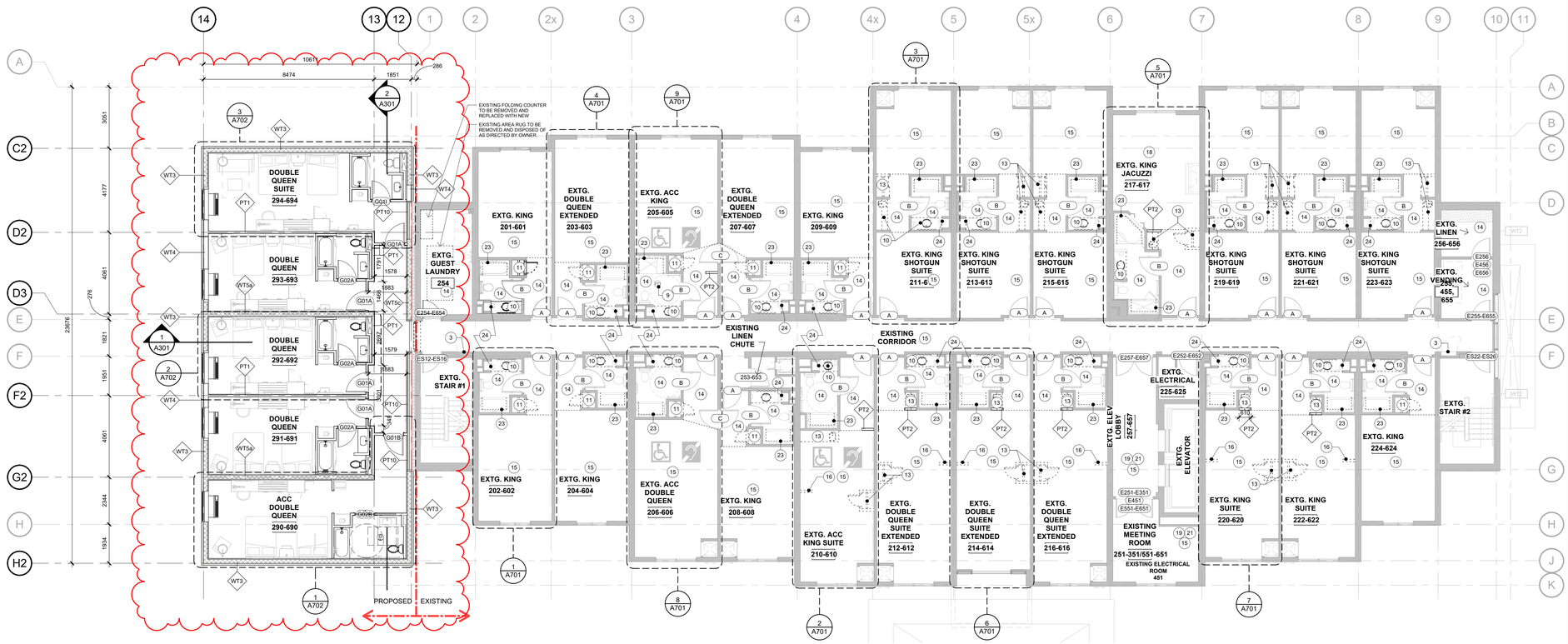
FIRE SEPARATION PLANS

START DATE	JANUARY 2025
DRAWN BY	MW
CHECKED BY	AM
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A003

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1 A100 GROUND FLOOR DEMO & PROPOSED PLAN
1 : 100



2 A100 2ND-6TH TYPICAL DEMO & PROPOSED PLAN
1 : 100

FLOOR PLAN KEY NOTES

1. EXISTING WALL TO REMOVED - A 2" (52mm) EXPANSION JOINT TO BE INCORPORATED.
2. WHERE EXISTING DOORS BETWEEN EXISTING STAIR#1 AND THE NEW ADDITION HAS BEEN REMOVED, INFILL OPENING WITH CMU AND PATCH AND MAKE GOOD
3. EXISTING FIRE HOSE CABINET TO REMAIN.
4. EXISTING DECORATIVE COLUMNS TO BE REMOVED
5. EXISTING MILLWORK TO BE REMOVED
6. EXISTING DOOR TO BE REMOVED
6a. EXISTING DOORS TO BE REPLACED WITH NEW GLAZED DOORS; REFER TO DOOR SCHEDULE.
7. EXISTING STAIR#1 IS NO LONGER AND EXIT
8. NEW TACTILE ATTENTION INDICATOR
9. EXISTING FLOOR DRAIN TO REMAIN - TO BE SITE VERIFIED
10. EXISTING VANITY, SINK, FAUCET, MIRROR AND LIGHT TO BE REPLACED WITH NEW
11. EXISTING CLOSET TO BE NEW REFRESHMENT COUNTER TO BE REMOVED AND REPLACED
12. ALL EXISTING CASEGOOD, FURNITURE AND DECORATIVE LIGHING TO BE REMOVED AND REPLACED WITH NEW
13. EXISTING MILLWORK/CLOSET TO BE REPLACED WITH NEW MILLWORK
14. EXISTING FLOOR TILE FINISH AND WALL BASE WITHIN THE AREA/ROOM TO BE REMOVED AND DISPOSED OF. PATCH, REPAIR AREA MAKE GOOD SURFACES TO RECEIVE NEW FINISH.
15. EXISTING FLOOR CARPET FINISH AND WALL BASE WITHIN THE AREA/ROOM TO BE REMOVED AND DISPOSED OF. PATCH, REPAIR AREA MAKE GOOD SURFACES TO RECEIVE NEW FINISH.
16. EXISTING WALL TO BE REMOVED
17. EXISTING WALL TILE FINISH WITHIN THE AREA/ROOM TO BE REMOVED AND DISPOSED OF. PATCH, REPAIR AREA AND MAKE GOOD SURFACES TO RECEIVE NEW FINISH.
18. EXISTING WOOD-FINISH FLOOR AND WALL BASE WITHIN THE AREA/ROOM TO BE REMOVED AND DISPOSED OF. PATCH, REPAIR AREA AND MAKE GOOD SURFACES TO RECEIVE NEW FINISH.
19. EXISTING FURNITURE IN ROOM TO BE REMOVED AND RELOCATED, STORED OR DISPOSED OF AS DIRECTED BY OWNER.
20. ALL FAUCETS, SINKS AND VANITY MIRRORS IN PUBLIC & POOL WASHROOMS TO BE REMOVED AND REPLACED WITH NEW.
21. REMOVE ALL EXISTING ARTWORK & DECORATIVE ITEMS. RELOCATE, STORE OR DISPOSE OF AS DIRECTED BY OWNER.
22. EXISTING FITNESS EQUIPMENT TO BE REMOVED AND REPLACED WITH NEW. DISPOSE OF EXISTING EQUIPMENT AS DIRECTED BY OWNER.
23. EXISTING BATHTUB AND SHOWER TILE SURROUNDS OR PREFABRICATED PANELS TO BE REMOVED AND REPLACED WITH NEW. IF TILE SUBSTRATES ARE DAMAGED, TO BE REMOVED AND REPLACED WITH NEW BACKER BOARD TYP.
24. REMOVE STARBURST DETAIL & TRIM AT WALL ALCOVE. PATCH, REPAIR AREA MAKE GOOD SURFACES TO RECEIVE NEW FINISH.



IMAGE A - EXISTING ALCOVE AT SUITE BATHROOMS

DEMOLITION GENERAL NOTES

1. DISPOSE OF REMOVED ITEMS IN A LAWFUL MANNER IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE MUNICIPALITY HAVING JURISDICTION.
2. ALL EXISTING WALLS AND ITEMS TO BE REMOVED ARE SHOWN DASHED.
3. OWNER TO HAVE THE RIGHT TO FIRST REFUSAL OF ALL ITEMS REMOVED OR DEMOLISHED. ALL REMOVED ITEMS SHALL BE DISPOSED OF AS PER NOTE 1.
4. ENSURE ALL FLOOR AREAS ARE FREE OF HAZARDS AFTER DEMOLITION IS COMPLETE. LEVEL, PATCH, FILL AND GRIND FLOOR AS REQUIRED TO ACHIEVE A SMOOTH AND SANITARY SURFACE READY TO RECEIVE FLOOR FINISH.
5. CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO EXISTING ABUTTING WALLS,SURFACES AND FINISHES TO REMAIN.
6. PROTECT SALVAGED AND/OR ITEMS TO REMAIN FROM DAMAGE. PROVIDE ADEQUATE COVERINGS AND/OR STORAGE AS REQUIRED.
7. EXISTING EXIT SIGNAGE, FIRE ALARM SYSTEM AND EMERGENCY LIGHTING TO BE LEFT IN OPERATION DURING DEMOLITION AND DURATION OF CONTRACT.
8. SUPPLY AND MAINTAIN ON A DAILY BASIS ALL INTERIOR AND EXTERIOR TEMPORARY COVERINGS, FENCING, TARPING, HOARDING, FLOOR PLATES, SIGNAGE AND OTHER SEPARATIONS REQUIRED TO MAINTAIN THE SAFETY OF THE PUBLIC DURING WORK OF THIS CONTRACT. COORDINATE THESE PROTECTIVE MEASURES WITH THE OWNER. REMOVE AND/OR DISPOSE OF ALL FROM SITE AFTER COMPLETION OF WORK OF THIS CONTRACT.
9. MAINTAIN A CLEAN, SAFE AND ORDERLY SITE AT ALL TIMES.
10. COORDINATE WITH OWNER AREA(S) FOR WASTE BIN LOCATION. SUPPLY AND MAINTAIN PROTECTIVE MEASURES TO ENSURE THE PUBLIC SAFETY.
11. SHOULD MATERIAL RESEMBLING SPRAY OR TROWEL APPLIED ASBESTOS OR OTHER TOXIC OR HAZARDOUS MATERIALS BE ENCOUNTERED IN THE COARSE OF DEMOLITION, STOP WORK. TAKE PREVENTIVE MEASURES AND NOTIFY DESIGNER AND/OR OWNER IMMEDIATELY. DO NOT PROCEED UNTIL WRITTEN INSTRUCTIONS HAVE BEEN RECEIVED.
12. THE DRAWINGS INDICATE THE PHYSICAL DIMENSIONS, EXISTING LEVELS AND SIMILAR ITEMS BEING INDICATED WHERE KNOWN. ALL INFORMATION RELATIVE TO EXISTING CONDITIONS IS OFFERED TO ASSIST THE CONTRACTOR IN EVALUATION OF THE WORK. BUT WITH NO SPECIFIC REPRESENTATION EITHER EXPRESSED OR IMPLIED AS TO COMPLETENESS OR ACCURACY. BE RESPONSIBLE FOR ANY DEDUCTIONS OR CONCLUSIONS MADE ON THE BASIS OF THIS INFORMATION AND THAT OF ANY ADDITIONAL SITE INSPECTIONS IF MADE.
13. EXITS TO BE MAINTAINED AT ALL TIMES. TEMPORARY EXITS BY THE CONTRACTOR MUST BE APPROVED BY THE ARCHITECT AND AUTHORITIES HAVING JURISDICTION BEFORE PUT INTO USE.
14. EXISTING ELECTRICAL SWITCHES, OUTLETS AND FACEPLATES TO BE REMOVED AND REPLACED WITH NEW TYP. REMOVE ABANDONED DEVICES AND REPAIR TO MATCH ADJACENT FINISH.
15. REMOVE ALL EXISTING ARTWORK & DECORATIVE ITEMS. RELOCATE, STORE OR DISPOSE OF AS DIRECTED BY OWNER.

GENERAL NOTE:

THE BUILDING CONSISTS OF TWO PARTS: THE NEW ADDITION AND THE EXISTING PIP BUILDING. EACH WILL PROCEED THROUGH ITS OWN SEPARATE BUILDING PERMIT AND REGULATORY APPROVAL PROCESS.

chamberlain Architects Constructors Managers

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NO.	ISSUED	DATE
1	ID - CLIENT REVIEW	2025-03-07
2	ID - CLIENT REVIEW	2025-05-22
3	BRAND REVIEW R2	2025-06-11
4	COORDINATION	2025-06-23
6	BRAND REVIEW 100%	2025-10-01
5	COORDINATION	2025-10-01
7	COORDINATION	2025-11-03
8	COORDINATION	2025-11-17

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

SHEET NAME

FLOOR PLANS

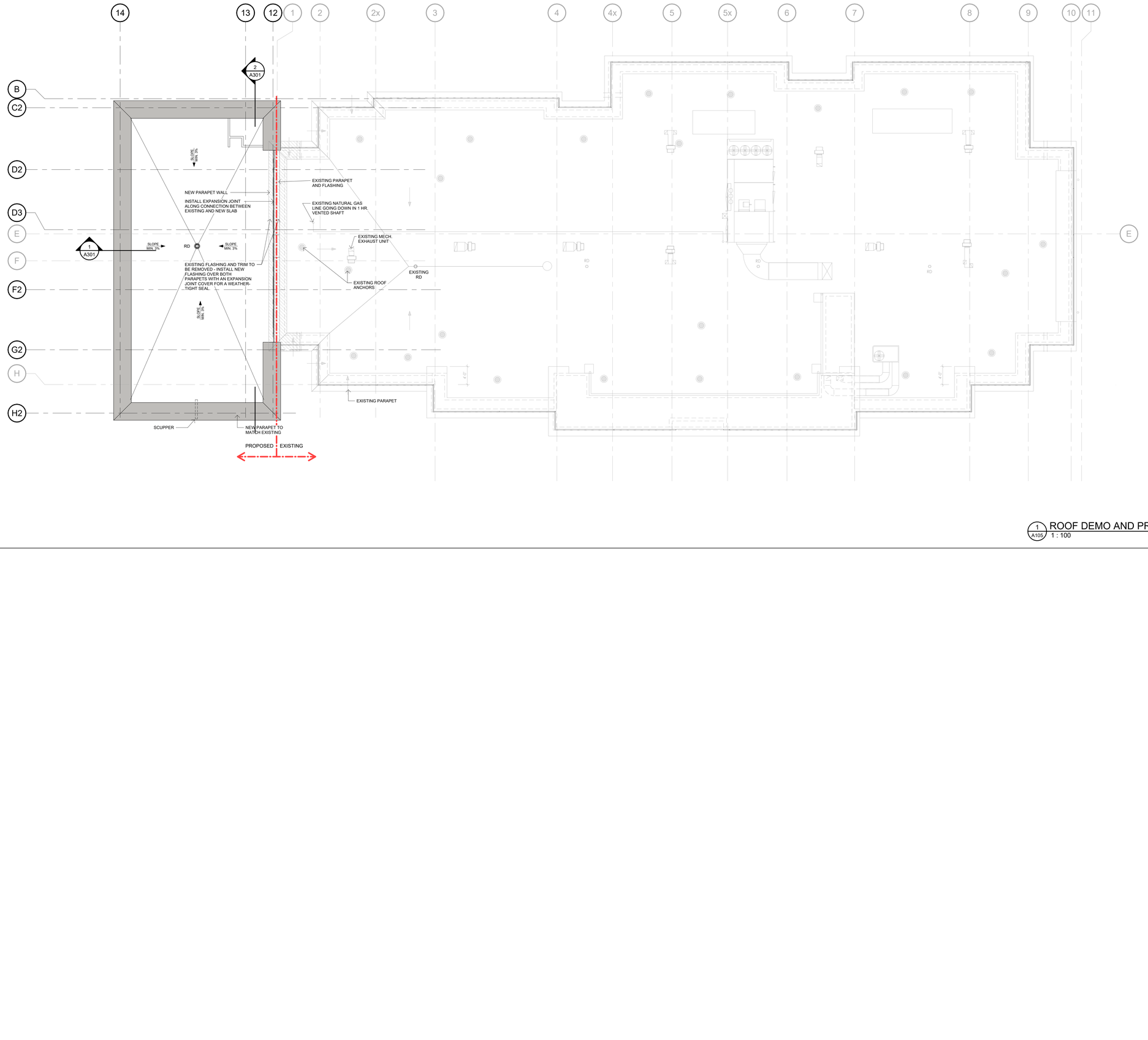
START DATE	JANUARY 2025
DRAWN BY	MW/HK
CHECKED BY	LC
SCALE	1 : 100
PROJECT NO.	125009

DRAWING

A100

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2025-11-20 12:34:21 PM



1 A105 ROOF DEMO AND PROPOSED PLAN
1 : 100

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

www.chamberlainIPD.com

NO.	ISSUED	DATE
1	COORDINATION	2025-06-23
3	BRAND REVIEW 100%	2025-10-01
2	COORDINATION	2025-10-01
4	COORDINATION	2025-11-03
5	COORDINATION	2025-11-17

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CONSTRUCTION NORTH TRUE NORTH

PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

ROOF PLAN & DETAILS

START DATE	JANUARY 2025
DRAWN BY	MW/HK
CHECKED BY	LC
SCALE	1 : 100
PROJECT NO.	125009
DRAWING	A105

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2025-11-20 12:34:23 PM



1 A110a GROUND FLOOR DEMOLITION RCP
1 : 100

RCP GENERAL NOTES

1. ALL HVAC GRILLES TO BE REPLACED WITH NEW
2. EXISTING CEILINGS TO REMAIN (U.N.O.), REPAIR/REPLACE ANY DAMAGED CEILING TILES/GYPSUM BOARD CEILINGS AS REQUIRED.
3. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO.
4. REMOVE ALL CROWN MOLDING TYP. PATCH, REPAIR AND MAKE GOOD SURFACES TO RECEIVE NEW FINISH.
5. PROVIDE NEW LED LAMPS FOR ALL EXISTING GENERAL LIGHT FIXTURES THAT ARE TO REMAIN TYP.

RCP KEY DEMO NOTES

1	EXISTING LIGHT FIXTURE TO BE REMOVED AND REPLACED WITH NEW IN SAME LOCATION
2	EXISTING HVAC GRILLE TO BE REMOVED AND REPLACE WITH NEW TO SUIT, TYP.
3	EXISTING HVAC GRILLE TO BE RELOCATE
4	
5	FLOURESCENT FIXTURES TO BE REPLACED WITH NEW LED FIXTURES IN SAME LOCATIONS, TYP.
6	EXISTING SCONCES TO BE REMOVED AND REPLACED WITH NEW IN SAME LOCATION
7	JOINTS AT 4' TYPICAL
8	EXISTING DIFFUSER TO BE RELOCATED
10	REMOVE EXISTING DIFFUSER AND INSTALL NEW DIFFUSER IN RELOCATED POSITION TO ACCOMMODATE NEW LIGHT FIXTURE.
11	INSTALL NEW POT LIGHTS IN PLACE OF REMOVED FLUORESCENT FIXTURES
12	EXISTING LIGHT FIXTURES TO BE REPLACED WITH NEW IN SAME LOCATIONS
13	EXISTING CROWN MOULDING FEATURE LIGHT FIXTURE TO BE REMOVED
15	EXISTING WINDOW TREATMENTS TO BE REMOVED AND REPLACED WITH NEW
16	ACOUSTIC CEILING TILES TO BE REMOVED AND REPLACED WITH NEW AS SPECIFIED.

RCP EXISTING FIXTURES

	1' X 4' RECESSED FLUORESCENT LIGHT FIXTURE
	2' X 4' RECESSED FLUORESCENT LIGHT FIXTURE
	2' X 2' RECESSED FLUORESCENT LIGHT FIXTURE
	2' X 2' PARABOLIC FLUORESCENT LIGHT FIXTURE
	1' X 4' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	EXTERIOR PORTE COCHERE COLUMN BRANDED DOWN-LIGHT WALL MOUNTED LIGHTING FIXTURE - 70w
	EXTERIOR FACADE BRANDED UP-LIGHT WALL MOUNTED LIGHTING FIXTURE - 150w
	EXTERIOR WALL MOUNTED LIGHTING FIXTURE
	RECESSED EXTERIOR METAL HALIDE LIGHT FIXTURE
	RECESSED DOWNLIGHT
	CROWN MOULDING
	SURFACE MOUNT CEILING FIXTURE
	PENDANT
	RECESSED WALL WASHER
	WALL SCONCE
	EMERGENCY LIGHTING
	CEILING MOUNTED EXIT SIGN
	SMOKE DETECTOR
	CONCEALED SPRINKLER HEAD
	WALL MOUNTED EXHAUST FAN
	CEILING MOUNTED EXHAUST FAN
	SUPPLY AIR REGISTER
	LINEAR DIFFUSER
	CEILING MOUNTED RETURN AIR GRILL
EXP 8'-0"	CEILING MATERIAL CEILING HEIGHT
TXT	TEXTURED CEILING SPRAY ON CONCRETE STRUCTURE OR G.B.
GB	SUSPENDED GYPSUM BOARD CEILING/BULKHEAD
EXP	EXPOSED TO STRUCTURE ABOVE - PAINTED
SACT	SUSPENDED ACOUSTIC CEILING TILE
VFCT	VINYL FACED CEILING TILE
EIFS	EXTERIOR INSULATION FINISH SYSTEM

RCP PROPOSED FIXTURES

	RECESSED DOWNLIGHT
	RECESSED DOWNLIGHT - WALL WASHER INCANDESCENT
	RECESSED DOWNLIGHT - WALL WASHER INCANDESCENT
	PROPOSED 42" PARALLAX CHANDELIER
	SEMI-FLUSHMOUNT LIGHT AT LOBBY LOUNGE EXP2-403.1

RCP DEMOLISHED FIXTURES

	2' X 2' PARABOLIC FLUORESCENT LIGHT FIXTURE TO BE REMOVED.
	RECESSED DOWNLIGHT TO BE REMOVED.
	CROWN MOULDING TO BE REMOVED.
	PENDANT LIGHT TO BE REMOVED.

Chamberlain Architects Constructors Managers

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Phone: 905.631.7777

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NO.	ISSUED	DATE
1	ID - CLIENT REVIEW	2025-03-07
2	ID - CLIENT REVIEW	2025-05-22
3	BRAND REVIEW R2	2025-06-11
4	COORDINATION	2025-06-23
6	BRAND REVIEW 100%	2025-10-01
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8	COORDINATION	2025-11-17

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

SHEET NAME

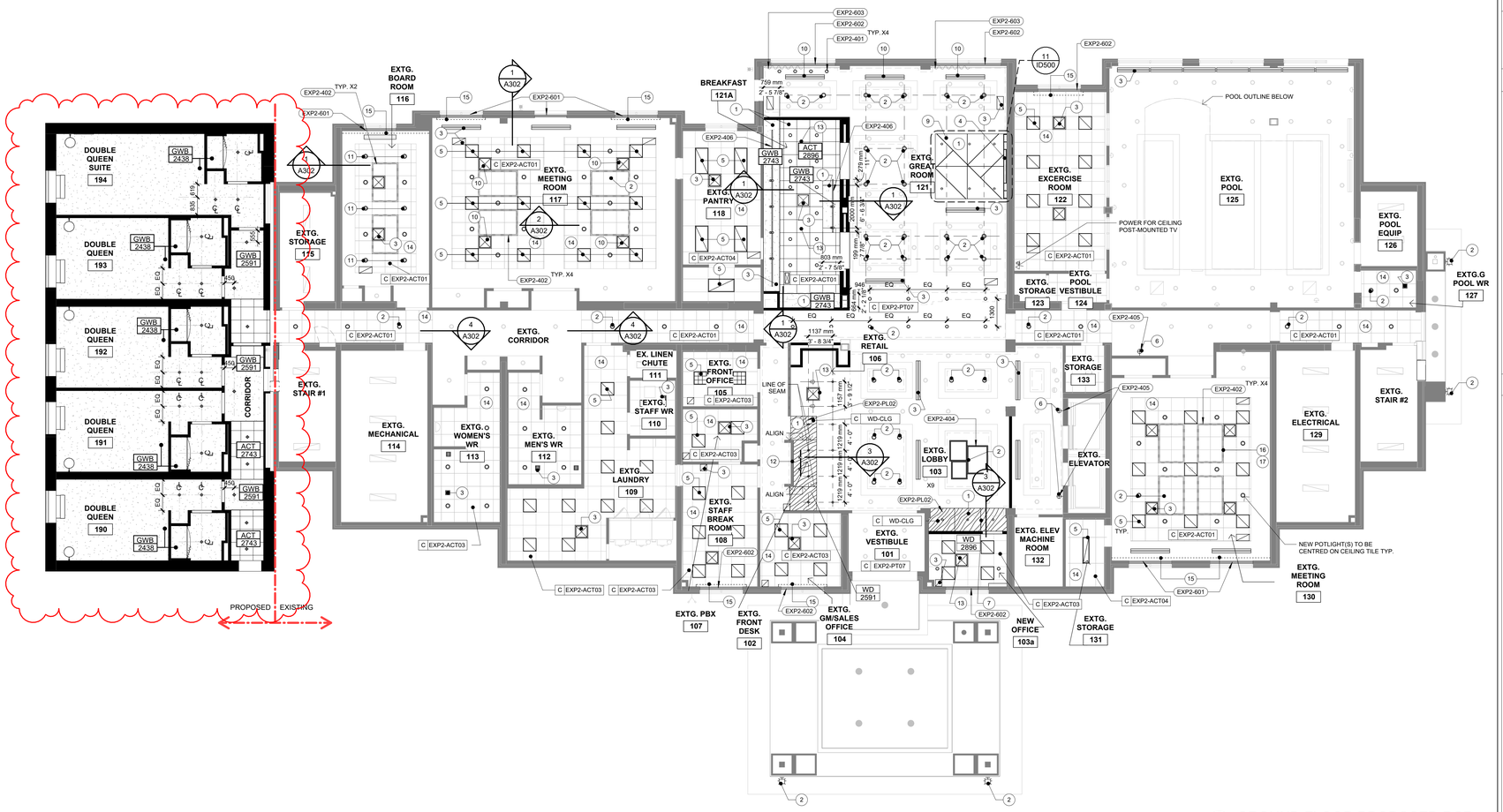
REFLECTED CEILING DEMOLITION PLANS

START DATE	JANUARY 2025
DRAWN BY	MW/HK
CHECKED BY	LC
SCALE	1 : 100
PROJECT NO.	125009

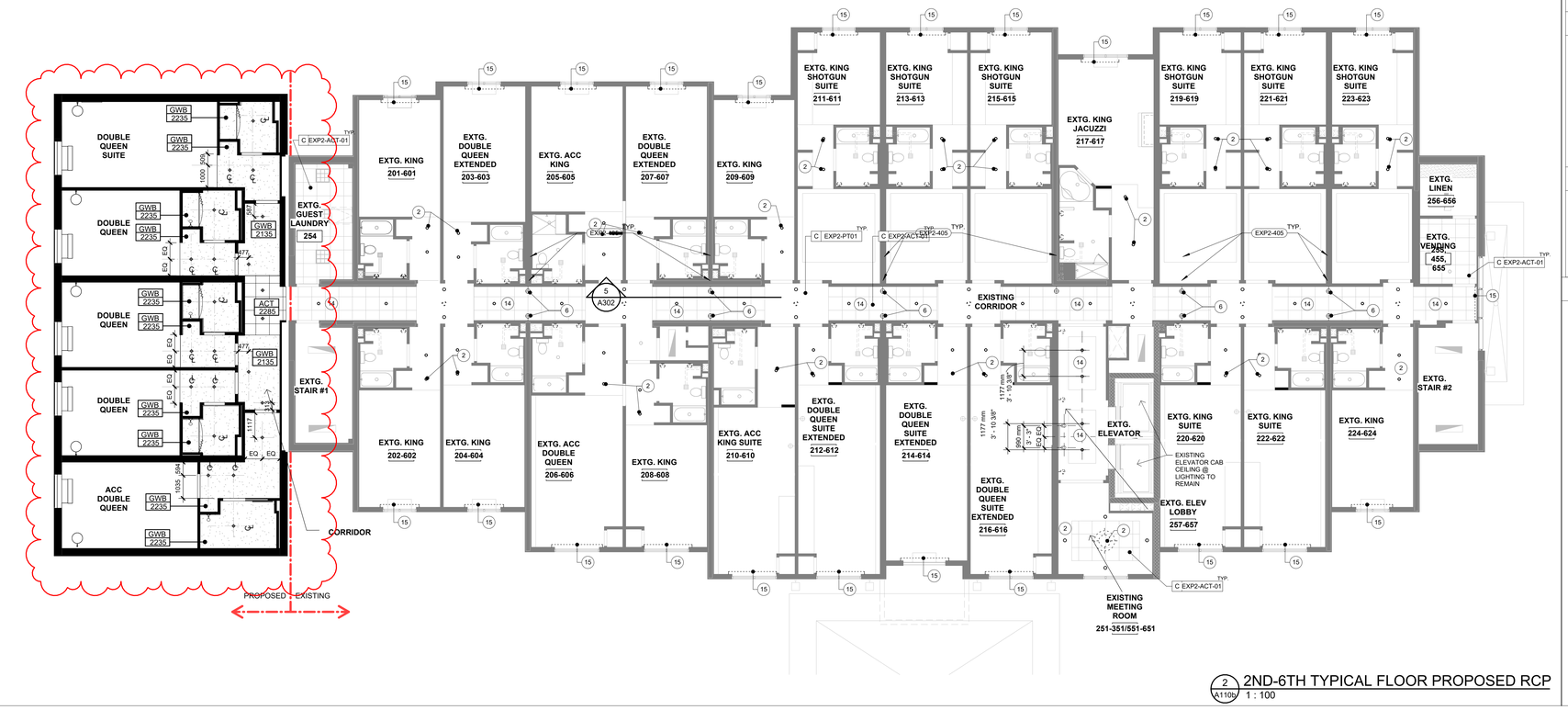
DRAWING

A110a

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1 A110b GROUND FLOOR PROPOSED RCP
1 : 100



2 A110b 2ND-6TH TYPICAL FLOOR PROPOSED RCP
1 : 100

RCP GENERAL NOTES

1. ALL HVAC GRILLES TO BE REPLACED
2. EXISTING CEILINGS TO REMAIN (U.N.O.). REPAIR/REPLACE ANY DAMAGED CEILING TILES/GYPSUM BOARD CEILINGS AS REQUIRED.
3. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO.
4. REMOVE ALL CROWN MOLDING TYP. PATCH, REPAIR AND MAKE GOOD SURFACES TO RECEIVE NEW FINISH.
5. PROVIDE NEW LED LAMPS FOR ALL GENERAL LIGHT FIXTURES TYP.

RCP KEY NOTES

1	NEW CEILING
2	NEW LIGHT FIXTURES, TYP.
3	NEW HVAC GRILL TO REPLACE EXISTING
4	NEW TV FEATURE WALL W/ WOOD CANOPY DETAIL
5	NEW LED FIXTURES
6	NEW SCONCES TO BE PLACED IN SAME LOCATION OF EXISTING SCONES
7	JOINTS AT 4' TYPICAL
8	NEW DIFFUSER TO BE PLACED AT SAME LOCAITON OF EXISTING DIFFUSER
9	GREAT ROOM HOOP FEATURE
10	NEW LOCAITON OF EXISTING DIFFUSER
11	INSTALL NEW POT LIGHTS IN PLACE OF REMOVED FLUORESCENT FIXTURES TYP.
12	POWER REQUIRED FOR ILLUMINATED SIGNATURE BACK WALL PANEL LOCATED BEHIND FRONT DESK
13	RELOCATE EXISTING HVAC GRILL
14	NEW ACOUSTIC CEILING TILES AS SPECIFIED, TYP.
15	EXISTING WINDOW TREATMENTS TO BE REMOVED AND REPLACED WITH NEW
16	SUSPENSION CANOPY MOUNTED TO STRUCTURE/CEILING TILES. ENSURE ALL CABLES ARE PLUMB ON ALL CORNERS OF THE FIXTURE, TYP.
17	RECESSED ELECTRICAL JUNCTION BOX WITH MOUNTED SUSPENSION CANOPY BEYOND

RCP EXISTING FIXTURES

- 1' X 4' RECESSED FLUORESCENT LIGHT FIXTURE
- 2' X 4' RECESSED FLUORESCENT LIGHT FIXTURE
- 2' X 2' RECESSED FLUORESCENT LIGHT FIXTURE
- 2' X 2' PARABOLIC FLUORESCENT LIGHT FIXTURE
- 1' X 4' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- EXTERIOR PORTE COCHERE COLUMN BRANDED DOWN-LIGHT WALL MOUNTED LIGHTING FIXTURE - 70w
- EXTERIOR FACADE BRANDED UP-LIGHT WALL MOUNTED LIGHTING FIXTURE - 150w
- EXTERIOR WALL MOUNTED LIGHTING FIXTURE
- RECESSED EXTERIOR METAL HALIDE LIGHT FIXTURE
- RECESSED DOWNLIGHT
- CROWN MOULDING
- SURFACE MOUNT CEILING FIXTURE
- PENDANT
- RECESSED WALL WASHER
- WALL SCONCE
- EMERGENCY LIGHTING
- CEILING MOUNTED EXIT SIGN
- SMOKE DETECTOR
- CONCEALED SPRINKLER HEAD
- WALL MOUNTED EXHAUST FAN
- CEILING MOUNTED EXHAUST FAN
- SUPPLY AIR REGISTER
- LINEAR DIFFUSER
- CEILING MOUNTED RETURN AIR GRILL
- EXP 8'-0" CEILING MATERIAL / CEILING HEIGHT
- TXT — TEXTURED CEILING SPRAY ON CONCRETE STRUCTURE OR G.B.
- GB — SUSPENDED GYPSUM BOARD CEILING/BULKHEAD
- EXP — EXPOSED TO STRUCTURE ABOVE - PAINTED
- SACT — SUSPENDED ACOUSTIC CEILING TILE
- VFCT — VINYL FACED CEILING TILE
- EIFS — EXTERIOR INSULATION FINISH SYSTEM

RCP PROPOSED FIXTURES

- RECESSED DOWNLIGHT
- RECESSED DOWNLIGHT - WALL WASHER INCANDESCENT
- RECESSED DOWNLIGHT - WALL WASHER INCANDESCENT
- PROPOSED 42" PARALLAX CHANDELIER
- SEMI-FLUSHMOUNT LIGHT AT LOBBY LOUNGE EXP2-403.1

RCP DEMOLISHED FIXTURES

- 2' X 2' PARABOLIC FLUORESCENT LIGHT FIXTURE TO BE REMOVED.
- RECESSED DOWNLIGHT TO BE REMOVED.
- CROWN MOULDING TO BE REMOVED.
- PENDANT LIGHT TO BE REMOVED.

RCP FINISH NOTES

1. ALL EXISTING AND NEW GWB CEILINGS TO BE C/W PAINTED FINISH EXP2-PT07 TYP. U.O.N.
2. WHERE ACT IS SPECIFIED, LAYOUT OF ACT TILES TO BE CENTRED ON CEILING OPENING TYP U.O.N.

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

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Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
1	ID - CLIENT REVIEW	2025-03-07
2	ID - CLIENT REVIEW	2025-05-22
3	BRAND REVIEW R2	2025-06-11
4	COORDINATION	2025-06-23
5	COORDINATION	2025-09-11
7	BRAND REVIEW 100%	2025-10-01
6	COORDINATION	2025-10-01
8	CLIENT REVIEW	2025-10-24
9	COORDINATION	2025-11-03
10	COORDINATION	2025-11-17

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

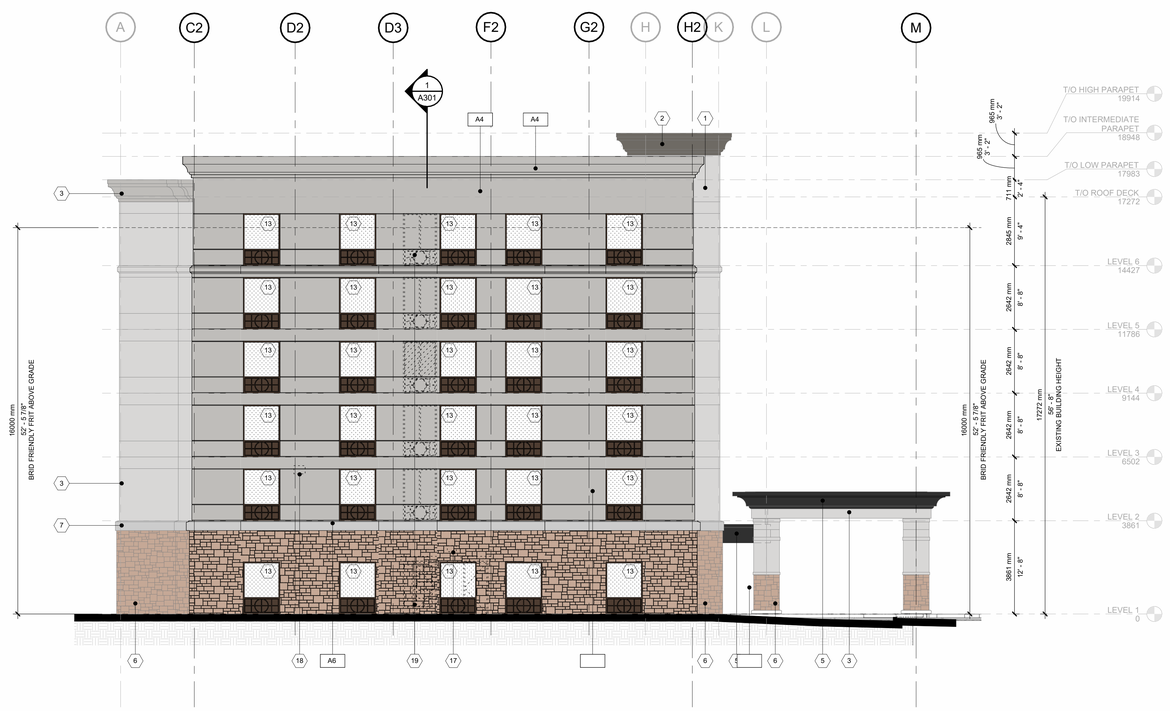
SHEET NAME

PROPOSED REFLECTED CEILING PLANS

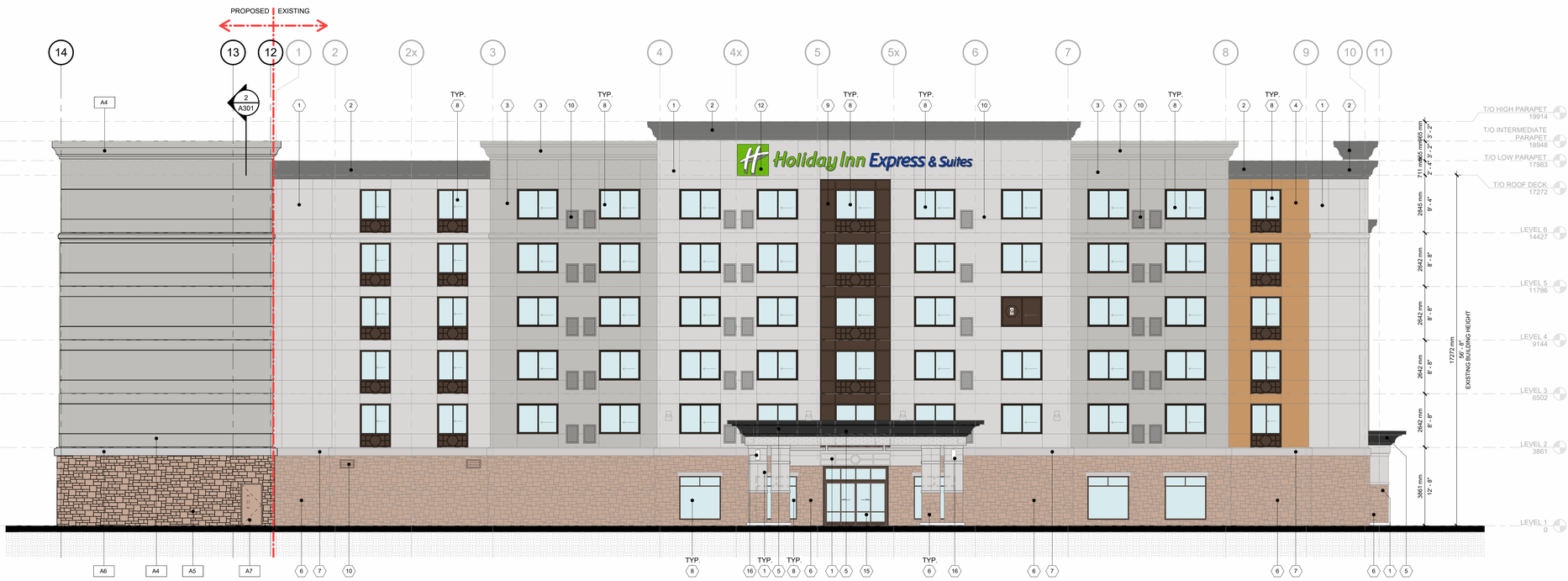
START DATE	JANUARY 2025
DRAWN BY	MW/HK
CHECKED BY	LC
SCALE	1 : 100
PROJECT NO.	125009
DRAWING	A110b

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1 A201 PROPOSED NORTH ELEVATION
1 : 100



3 A201 PROPOSED WEST ELEVATION
1 : 100

FINISH LEGEND - ADDITION

	A1	EIFS LIGHT GRAY Drivit - Colour: Sandblast HEIX-09-1022S
	A2	EIFS WARM BROWN Drivit - Colour: Sandblast HEIX-10-1022S
	A3	EIFS DARK GRAY Drivit - Colour: Sandblast HEIX-11-1022S
	A4	EIFS GRAY Drivit - Colour: Sandblast HEIX-12-1022S
	A5	NEW STONE TO MATCH EXISTING
	A6	EIFS TRIM GRAY Drivit - Colour: Sandblast HEIX-12-1022S
	A7	NEW EXTERIOR DOOR; COLOUR TO MATCH ADJACENT WALL. SEE DOOR SCHEDULE FOR SPECIFICATIONS.
XXX		GLAZING WITH BIRD FRIENDLY FRITTING PER OTTAWA BIRD-SAFE DESIGN GUIDELINES. FRIT TO BE WHITE AND FOLLOW BELOW DETAILED SPECS.

ELEVATION KEY NOTES - RENOVATION

1. EXISTING FACADE TO BE PAINTED: LIGHT GRAY / SHERWIN WILLIAMS - ULTRACRETE TEXTURE COATING FINE SW 7656 RHINESTONE
2. EXISTING FACADE TO BE PAINTED: DARK GRAY / SHERWIN WILLIAMS - ULTRACRETE TEXTURE COATING FINE SW 9182 AFRICAN GRAY
3. EXISTING FACADE TO BE PAINTED: GRAY / SHERWIN WILLIAMS - ULTRACRETE TEXTURE COATING FINE SW 6254 LAZY GRAY
4. EXISTING FACADE TO BE PAINTED: WARM BROWN / SHERWIN WILLIAMS - ULTRACRETE TEXTURE COATING FINE SW 6355 TRUE PENNY
5. EXISTING CANOPY TO BE PAINTED: BLACK TO MATCH ALUCOBOND PLUS CLASSIC COLLECTION - GRAPHITE MICA PVDF 2 GLOSS 25-35
6. EXISTING STONE TO REMAIN AS IS
7. PAINT EXISTING EIFS TRIMS TO MATCH ADJACENT WALL FINISHES, AS NOTED ON ELEVATIONS.
8. EXISTING GLAZING AND MULLIONS TO REMAIN AS IS
9. EXISTING SPANDREL AND MULLIONS TO REMAIN AS IS
10. PAINT EXISTING VTAC COVERS / MECHANICAL GRILLS TO MATCH ADJACENT WALL COLOUR
11. PAINT EXISTING DOOR TO MATCH ADJACENT WALL COLOUR
12. EXISTING SIGNAGE TO REMAIN AS IS
13. NEW WINDOW AND LOUVRE TO MATCH EXISTING DESIGN & COLOUR WITH BIRD-SAFE TREATMENT
14. NEW GLASS EXTERIOR DOOR; COLOUR TO MATCH EXISTING DOORS/FRAMES. SEE DOOR SCHEDULE FOR DESIGN & SPECIFICATIONS.
15. PREFINISHED ALUMINUIM DOOR & FRAME TO REMAIN AS IS
16. REPLACE EXISTING COLUMN DECORATIVE LIGHTS WITH NEW BRONZE 3500K LED LIGHT (20" HIGH)
17. EXISTING LIGHTING FIXTURE (SHOWN DOTTED, EXISTING WALL BEYOND) TO BE REMOVED.
18. EXISTING MECHANICAL LOUVER (SHOWN DOTTED, EXISTING WALL BEYOND) TO BE REMOVED AND RELOCATED AS REQUIRED. REFER TO MECHANICAL DRAWINGS FOR REROUTING AND FINAL LOCATION.
19. EXISTING DOORS AND WINDOWS (SHOWN DOTTED, EXISTING WALL BEYOND) TO BE REMOVED FOR NEW ADDITION, TYP.

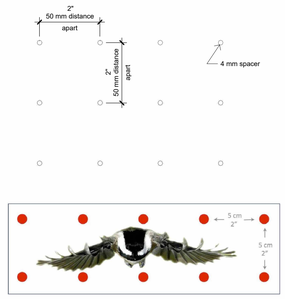
BIRD-SAFE GLAZING NOTE:

FOR THE NEW ADDITION PART OF THE BUILDING, ALL VISION GLAZING WITHIN THE FIRST 16 M FROM FINISHED GRADE (OR TO THE HEIGHT OF ADJACENT MATURE TREE CANOPY, WHICHEVER IS GREATER) SHALL INCLUDE BIRD-SAFE TREATMENT (FRETTED GLASS) IN ACCORDANCE WITH THE CITY OF OTTAWA BIRD-SAFE DESIGN GUIDELINES.

TREATMENT TO CONSIST OF HIGH-CONTRAST, 4 MM DIAMETER DOTS, SPACED AT MAXIMUM 50 MM X 50 MM, APPLIED TO THE EXTERIOR (FIRST) SURFACE OF THE GLASS. PATTERN SHALL COVER A MINIMUM OF 90% OF EACH GLAZED AREA.

SPECIFICATIONS FOR EFFECTIVE VISUAL MARKERS:

- HIGH COLOUR CONTRAST TO THE GLASS SURFACE.
- MUST BE APPLIED TO THE EXTERIOR (FIRST) SURFACE OF THE GLASS.
- ANY PATTERN OF VISUAL MARKER IS ACCEPTABLE (I.E. LINES, DOTS, ETC.) AS LONG AS A MAXIMUM SPACING OF 50 mm BY 50 mm IS USED (SEE FIGURE BELOW).
- INDIVIDUAL MARKER ELEMENTS SHOULD BE A MINIMUM OF 4 mm DIAMETER, OR 2 mm WIDE BY 8 mm LONG FOR LINEAR ELEMENTS.



GENERAL NOTE:

THE BUILDING CONSISTS OF TWO PARTS: THE NEW ADDITION AND THE EXISTING PIP BUILDING. EACH WILL PROCEED THROUGH ITS OWN SEPARATE BUILDING PERMIT AND REGULATORY APPROVAL PROCESS.

Chamberlain
Architects
Constructors
Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2025-01-28
2	COORDINATION	2025-06-23
3	BRAND REVIEW	2025-07-02
5	BRAND REVIEW 100%	2025-10-01
4	COORDINATION	2025-10-01
6	COORDINATION	2025-11-03
7	COORDINATION	2025-11-17

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CLIENT

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

SHEET NAME

EXTERIOR ELEVATION I

START DATE	JANUARY 2025
DRAWN BY	MW/HK
CHECKED BY	LC
SCALE	1 : 100
PROJECT NO.	125009
DRAWING	A201

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2025-11-20 12:34:59 PM



2 A202 PROPOSED SOUTH ELEVATION
1 : 100



1 A202 PROPOSED EAST ELEVATION
1 : 100

FINISH LEGEND - ADDITION

	A1	EIFS LIGHT GRAY Drivit - Colour: Sandblast HEIX-09-1022S
	A2	EIFS WARM BROWN Drivit - Colour: Sandblast HEIX-10-1022S
	A3	EIFS DARK GRAY Drivit - Colour: Sandblast HEIX-11-1022S
	A4	EIFS GRAY Drivit - Colour: Sandblast HEIX-12-1022S
	A5	NEW STONE TO MATCH EXISTING
	A6	EIFS TRIM GRAY Drivit - Colour: Sandblast HEIX-12-1022S
	A7	NEW EXTERIOR DOOR; COLOUR TO MATCH ADJACENT WALL. SEE DOOR SCHEDULE FOR SPECIFICATIONS.
XXX		GLAZING WITH BIRD FRIENDLY FRITTING PER OTTAWA BIRD-SAFE DESIGN GUIDELINES. FRIT TO BE WHITE AND FOLLOW BELOW DETAILED SPECS.

ELEVATION KEY NOTES - RENOVATION

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5. EXISTING CANOPY TO BE PAINTED: BLACK TO MATCH ALUCOBOND PLUS CLASSIC COLLECTION - GRAPHITE MICA PVDF 2 GLOSS 25-35
6. EXISTING STONE TO REMAIN AS IS
7. PAINT EXISTING EIFS TRIMS TO MATCH ADJACENT WALL FINISHES, AS NOTED ON ELEVATIONS.
8. EXISTING GLAZING AND MULLIONS TO REMAIN AS IS
9. EXISTING SPANDREL AND MULLIONS TO REMAIN AS IS
10. PAINT EXISTING VTAC COVERS / MECHANICAL GRILLS TO MATCH ADJACENT WALL COLOUR
11. PAINT EXISTING DOOR TO MATCH ADJACENT WALL COLOUR
12. EXISTING SIGNAGE TO REMAIN AS IS
13. NEW WINDOW AND LOUVRE TO MATCH EXISTING DESIGN & COLOUR WITH BIRD-SAFE TREATMENT
14. NEW GLASS EXTERIOR DOOR; COLOUR TO MATCH EXISTING DOORS/FRAMES. SEE DOOR SCHEDULE FOR DESIGN & SPECIFICATIONS.
15. PREFINISHED ALUMINUIM DOOR & FRAME TO REMAIN AS IS
16. REPLACE EXISTING COLUMN DECORATIVE LIGHTS WITH NEW BRONZE 3500K LED LIGHT (20" HIGH)
17. EXISTING LIGHTING FIXTURE (SHOWN DOTTED, EXISTING WALL BEYOND) TO BE REMOVED.
18. EXISTING MECHANICAL LOUVER (SHOWN DOTTED, EXISTING WALL BEYOND) TO BE REMOVED AND RELOCATED AS REQUIRED. REFER TO MECHANICAL DRAWINGS FOR REROUTING AND FINAL LOCATION.
19. EXISTING DOORS AND WINDOWS (SHOWN DOTTED, EXISTING WALL BEYOND) TO BE REMOVED FOR NEW ADDITION, TYP.

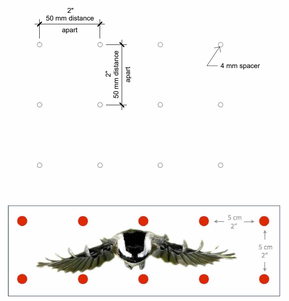
BIRD-SAFE GLAZING NOTE:

FOR THE NEW ADDITION PART OF THE BUILDING, ALL VISION GLAZING WITHIN THE FIRST 16 M FROM FINISHED GRADE (OR TO THE HEIGHT OF ADJACENT MATURE TREE CANOPY, WHICHEVER IS GREATER) SHALL INCLUDE BIRD-SAFE TREATMENT (FRETTED GLASS) IN ACCORDANCE WITH THE CITY OF OTTAWA BIRD-SAFE DESIGN GUIDELINES.

TREATMENT TO CONSIST OF HIGH-CONTRAST, 4 MM DIAMETER DOTS, SPACED AT MAXIMUM 50 MM X 50 MM, APPLIED TO THE EXTERIOR (FIRST) SURFACE OF THE GLASS. PATTERN SHALL COVER A MINIMUM OF 90% OF EACH GLAZED AREA.

SPECIFICATIONS FOR EFFECTIVE VISUAL MARKERS:

- HIGH COLOUR CONTRAST TO THE GLASS SURFACE.
- MUST BE APPLIED TO THE EXTERIOR (FIRST) SURFACE OF THE GLASS.
- ANY PATTERN OF VISUAL MARKER IS ACCEPTABLE (I.E. LINES, DOTS, ETC.) AS LONG AS A MAXIMUM SPACING OF 50 mm BY 50 mm IS USED (SEE FIGURE BELOW).
- INDIVIDUAL MARKER ELEMENTS SHOULD BE A MINIMUM OF 4 mm DIAMETER, OR 2 mm WIDE BY 8 mm LONG FOR LINEAR ELEMENTS.



GENERAL NOTE:

THE BUILDING CONSISTS OF TWO PARTS: THE NEW ADDITION AND THE EXISTING PIP BUILDING. EACH WILL PROCEED THROUGH ITS OWN SEPARATE BUILDING PERMIT AND REGULATORY APPROVAL PROCESS.

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

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Burlington, Ontario. L7M 0W9
CANADA

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2025-01-28
2	COORDINATION	2025-06-23
3	BRAND REVIEW	2025-07-02
5	BRAND REVIEW 100%	2025-10-01
4	COORDINATION	2025-10-01
6	COORDINATION	2025-11-03
7	COORDINATION	2025-11-17

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CLIENT

Owner

SEAL

PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

SHEET NAME

EXTERIOR ELEVATION II

START DATE	JANUARY 2025
DRAWN BY	MW/HK
CHECKED BY	LC
SCALE	1 : 100
PROJECT NO.	125009
DRAWING	A202

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2025-11-20 12:35:24 PM

Chamberlain
Architects
Constructors
Managers

Chamberlain Architect Services Limited

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Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
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3	BRAND REVIEW 100%	2025-10-01
2	COORDINATION	2025-10-01
4	COORDINATION	2025-11-03
5	COORDINATION	2025-11-17

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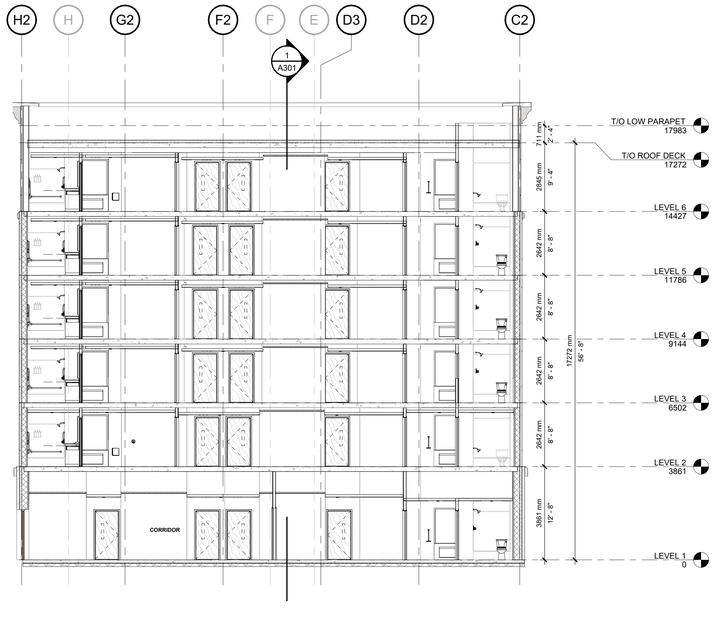
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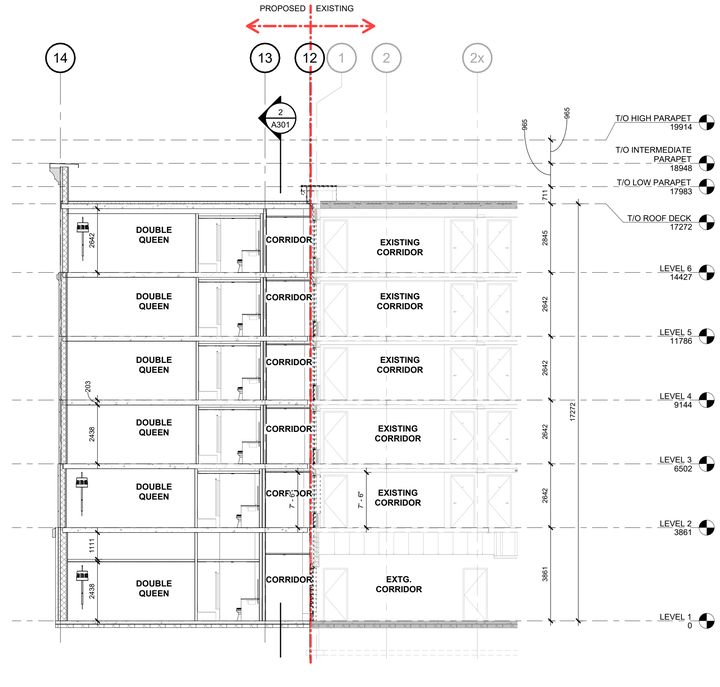
CLIENT

Owner

SEAL



2 / A301 SECTION THROUGH NEW GUESTROOMS
1 : 100



1 / A301 SECTION THROUGH CORRIDOR OF NEW AND EXISTING
1 : 100 REF.:1 / A100

CONSTRUCTION NORTH TRUE NORTH

PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

SHEET NAME

BUIDLING SECTIONS

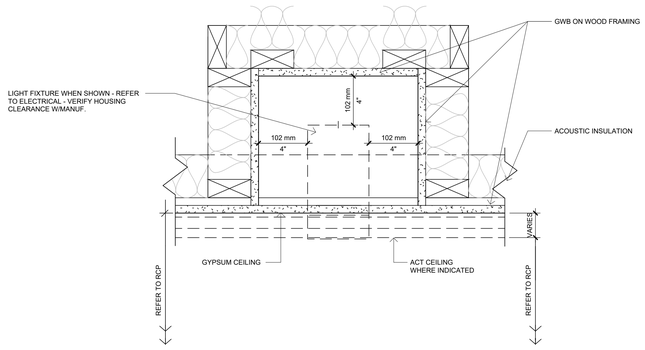
START DATE	JANUARY 2025
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 100
PROJECT NO.	125009

DRAWING

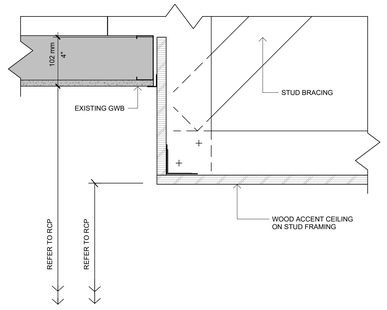
A301

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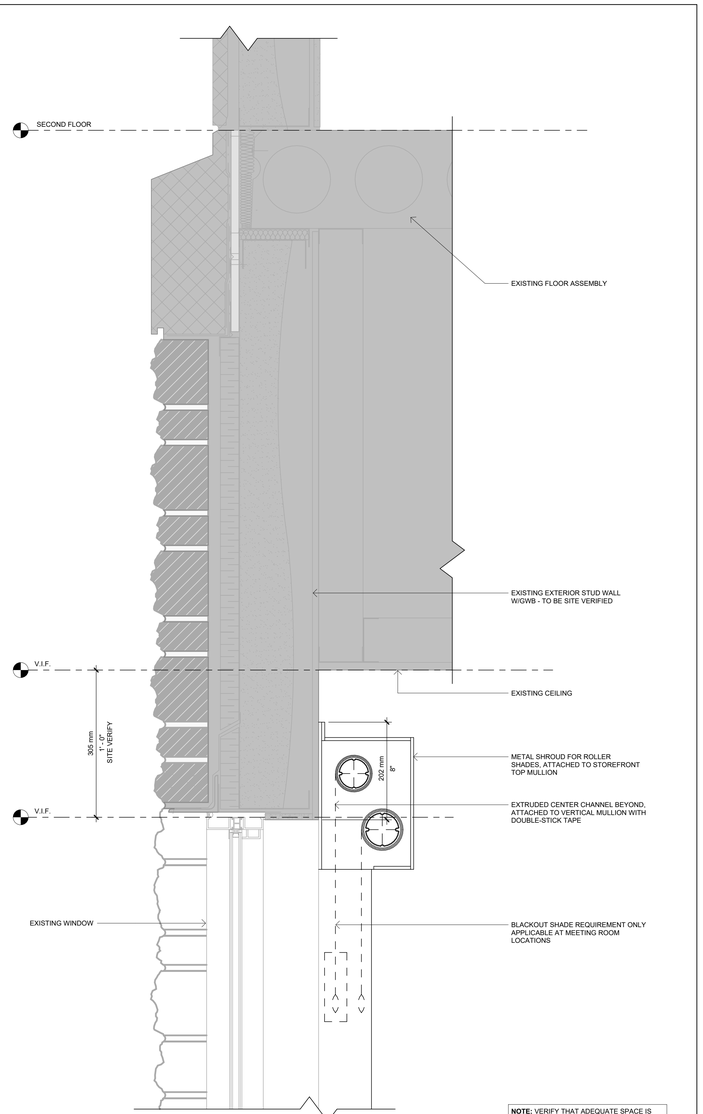
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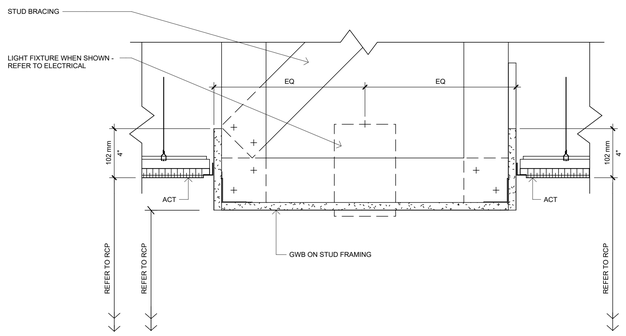
6 A302 CEILING RECESSED FIXTURES TYP.
1 : 5



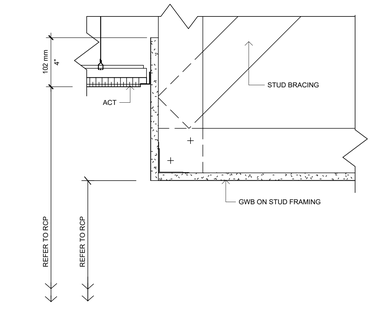
3 A302 CEILING TRANSITION ACT/WD
1 : 5



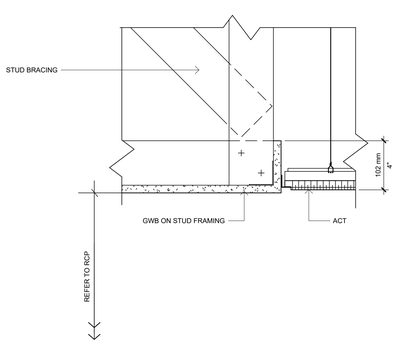
7 A302 EXTERIOR WALL SECTION @ PUBLIC AREA STOREFRONT HEAD
1 : 5



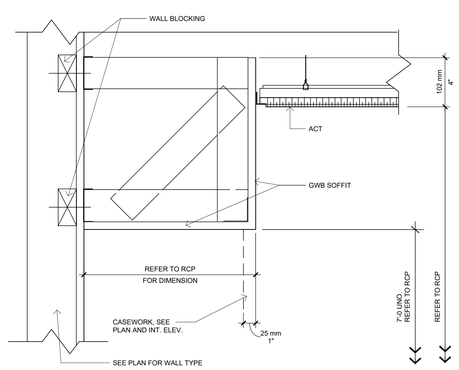
5 A302 CEILING SOFFIT WITH LIGHT FIXTURE
1 : 5



2 A302 CEILING TRANSITION ACT/GWB
1 : 5



4 A302 CEILING TRANSITION FLUSH
1 : 5



1 A302 CEILING SOFFITS AT WALL
1 : 5

Chamberlain Architects Constructors Managers

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CANADA

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NO.	ISSUED	DATE
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3	BRAND REVIEW 100%	2025-10-01
2	COORDINATION	2025-10-01
4	COORDINATION	2025-11-03
5	COORDINATION	2025-11-17

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CLIENT

Owner

SEAL

PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

SHEET NAME

CEILING DETAILS

START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	1 : 5
PROJECT NO.	125009

DRAWING

A302

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EXISTING DOOR SCHEDULE

MARK	DOOR WIDTH	DOOR HEIGHT	DOOR THICK.	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	GLAZING	LABEL	FRAME TYPE	FRAME MATERIAL	HDW SET NO.	REMARKS
GUESTROOMS/SUITES												
A - CORRIDOR TO BEDROOM	3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED	A	-	20 MIN.	A	HOLLOW METAL	1	NOTE 5
B - BEDROOM TO BATHROOM	3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED	A	-	-	A	HOLLOW METAL	2	
C - BEDROOM TO BEDROOM CONNECTING	3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED	A	-	45 MIN.	A	HOLLOW METAL	4	NOTE 5
D- BEDROOM TO BATHROOM [JACUZZI]	PAIR 1'-6"	4'-6"	-	-	PAINTED	E	-	-	-	NONE	9	GYP. BD. OPENING
E- BEDROOM TO CLOSET	1'-10"	6'-8"	-	-	MIRROR	E-1	-	-	-	-	9	CUSTOM MIRROR DOOR + GYP. BD. OPENING
F- BEDROOM TO CLOSET	3'-4"	6'-8"	-	-	MIRROR	E-1	-	-	-	-	9	CUSTOM SLIDING MIRROR DOOR + GYP. BD. OPENING
GROUND FLOOR												
E101B VESTIBULE [EXTERIOR]	PAIR 3'-6" x 7'-0"		-	ALUMINUM/ GLASS	PREFINISHED	G	TEMP/ INSUL	-	-	ALUMINUM	5	10'-0" WIDE AUTOMATIC SLIDING DOOR UNIT / NOTE 4
E101A VESTIBULE	PAIR 3'-6" x 7'-0"		-	ALUMINUM/ GLASS	PREFINISHED	G	TEMP	-	-	ALUMINUM	5	10'-0" WIDE AUTOMATIC SLIDING DOOR UNIT / NOTE 2 & 4
E102 FRONT DESK	3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED	A	-	-	A	HOLLOW METAL	11	PROVIDE AUTOMATIC DOOR OPENER [BJ; 6EQ.]
E104 GM / SALES OFFICE	3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	STAINED/URATHANE	A	-	-	A	HOLLOW METAL	13	
E107 PBX	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	-	A	HOLLOW METAL	10	
E108 STAFF BREAK ROOM	3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	STAINED/URATHANE	A	-	-	A	HOLLOW METAL	15	-
E108A STAFF BREAK ROOM	3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED	A	WIRED GLASS	3/4 HOUR	A	HOLLOW METAL	10	c/w VISION LITE
E109 LAUNDRY	3'-6"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	3/4 HOUR	A	HOLLOW METAL	20	
109A DRYERS	2'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	-	A	HOLLOW METAL	23	
E110 STAFF W/R	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	-	A	HOLLOW METAL	3	
E111 LINEN CHUTE	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	1-1/2 HOUR	A	HOLLOW METAL	25	
E112 MEN'S WASHROOM	3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED	A	-	-	A	HOLLOW METAL	14	PROVIDE VENTED LOUVRE
E113 WOMEN'S WASHROOM	3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED	A	-	-	A	HOLLOW METAL	14	PROVIDE VENTED LOUVRE
E114 MECHANICAL ROOM	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	3/4 HOUR	A	HOLLOW METAL	23	
E115 STORAGE	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	3/4 HOUR	A	HOLLOW METAL	10	
E116 BOARD ROOM	3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	STAINED/URATHANE	A	-	-	A	HOLLOW METAL	16	NOTE 3
E116A BOARD ROOM CLOSET	2'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED	A	-	-	B	HOLLOW METAL	12	
E117 MEETING ROOM	2[3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	STAINED/URATHANE	B	-	-	B	HOLLOW METAL	17	NOTES 3
E117A MEETING ROOM STORAGE	2-2'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED	B	-	-	B	HOLLOW METAL	10A	
E117B MEETING ROOM [EXTERIOR]	3'-0"	7'-0"	-	ALUMINUM/ GLASS	PREFINISHED	D	TEMP/ INSUL	-	C	ALUMINUM	8	EXTERIOR INSULATED DOOR & FRAME, OPAQUE TINT TO DR. + SIDELITE
E118 PANTRY	3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	STAINED/URATHANE	A	-	-	A	HOLLOW METAL	10	
E118A PANTRY	3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED	A	-	-	A	HOLLOW METAL	10	
E121E GREAT ROOM [EXTERIOR]	3'-0"	7'-0"	-	ALUMINUM/GLASS	PREFINISHED	D	TEMP/INSUL	-	A	ALUMINUM	8	EXTERIOR INSULATED DOOR AND FRAME
E122 EXCERCISE ROOM	3'-0"	6'-8"	-	ALUMINUM/GLASS	PREFINISHED	D	TEMP	-	A	ALUMINUM	6	NOTE 2
E123 STORAGE CLOSET	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	-	A	HOLLOW METAL	10	
E125 INDOOR POOL	3'-0"	6'-8"	-	ALUMINUM/GLASS	PREFINISHED	D	TEMP	-	A	ALUMINUM	6	NOTE 2
E125A INDOOR POOL [EXTERIOR]	3'-0"	7'-0"	-	ALUMINUM/ GLASS	PREFINISHED	D	TEMP/ INSUL	-	E	ALUMINUM	8	EXTERIOR INSULATED DOOR AND FRAME
E126 POOL EQUIPMENT	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	3/4 HOUR	A	HOLLOW METAL	23	SOUND SEAL
E127 POOL WASHROOM	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	-	A	HOLLOW METAL	3	
E128 CORRIDOR [EXTERIOR] - TO BE REMOVED	3'-0"	7'-7"	-	ALUMINUM/ GLASS	PREFINISHED	D	TEMP/ INSUL	-	C	ALUMINUM	8	NOTES 2
E129 ELECTRICAL ROOM	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	3/4 HOUR	A	HOLLOW METAL	23	
E130 MEETING ROOM	2[3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	STAINED/URATHANE	B	-	-	B	HOLLOW METAL	17	NOTES 3
E130A MEETING ROOM STORAGE	2-2'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED	B	-	-	B	HOLLOW METAL	10A	
E131 MEETING ROOM STORAGE	3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED	A	-	-	A	HOLLOW METAL	10	
E132 ELEVATOR MACHINE ROOM	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	A	-	3/4 HOUR	A	HOLLOW METAL	23	SOUND SEAL
E133 LUGGAGE STORAGE	3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	STAINED/URATHANE	A	-	-	A	HOLLOW METAL	10	
E51A STAIR #1	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	WIRED GLASS	1-1/2 HOUR	A	HOLLOW METAL	25	c/w VISION LITE
E51B STAIR #1 [EXTERIOR] - TO BE REMOVED	3'-0"	7'-7"	1 3/4"	HOLLOW METAL	PAINTED	F	-	-	A	HOLLOW METAL	24	EXTERIOR INSULATED DOOR AND FRAME
E52A STAIR #2	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	WIRED GLASS	1-1/2 HOUR	A	HOLLOW METAL	25	c/w VISION LITE
E52B STAIR #2 [EXTERIOR] - TO BE REMOVED	3'-0"	7'-7"	1 3/4"	HOLLOW METAL	PAINTED	F	-	-	A	HOLLOW METAL	24	EXTERIOR INSULATED DOOR AND FRAME
UPPER FLOORS												
E512, E513, E514, E515, E516 STAIR #1	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	WIRED GLASS	1-1/2 HOUR	A	HOLLOW METAL	25	c/w VISION LITE
E522, E523, E524, E525, E526 STAIR #2	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	WIRED GLASS	1-1/2 HOUR	A	HOLLOW METAL	25	c/w VISION LITE
E251, E351, E551, E651 MEETING ROOM	2-3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED	B	-	-	B	HOLLOW METAL	10	
E451 ELECTRICAL ROOM	2-3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F-1	-	3/4 HOUR	B	HOLLOW METAL	10A	
E252, E352, E452, E552, E652 ELECTRICAL	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	3/4 HOUR	A	HOLLOW METAL	10	
E253, E353, E453, E553, E653 LINEN CHUTE	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	3/4 HOUR	A	HOLLOW METAL	10	
E254 GUEST LAUNDRY	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	H	-	3/4 HOUR	A	HOLLOW METAL	19	
E255, E455, E655 VENDING	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	H	WIRED GLASS / TEMP	3/4 HOUR	A	HOLLOW METAL	15	
E354, E454, E554, E654 STORAGE	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	3/4 HOUR	A	HOLLOW METAL	10	
E256, E355, E456, E555, E656, LINEN	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	PAINTED	F	-	3/4 HOUR	A	HOLLOW METAL	10	
E257, E357, E457, E557, E657 ELEVATOR LOBBY	2-3'-0"	6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED	C	GLASS / TEMP	-	B	HOLLOW METAL	26	DOORS TO BE RELEASED IN THE EVENT OF A FIRE & CONNECTED TO FIRE ALARM SYSTEM

EXISTING DOOR HARDWARE SCHEDULE

SET#1
CORRIDOR TO GUEST BEDROOM
3 EA. HINGES
1 EA. CLOSER
1 EA. ELECTRONIC LOCK
1 EA. DOOR GUARD
1 EA. ONE WAY VIEWER
1 EA. CUSH N SEAL 3/0 x 7/0
1 EA. THRESHOLD
1 EA. WALL STOP
1 EA. FRONT DESK SYSTEM

SET #2
BEDROOM TO BATH
1.5 PR HINGES
1 EA. PRIVACY SET
1 EA. WALL STOP

SET #3
3 EA. HINGES
1 EA. PRIVACY SET
1 EA. DOOR CLOSER
1 EA. KICK PLATE
1 EA. WALL STOP

SET #4
BEDROOM TO BEDROOM
3 EA. HINGES
1 EA. CLOSER
2 EA. CONNECTING LATCHES
2 EA. DEADBOLTS
2 EA. DOOR GASKET
2 EA. DOOR GUARDS
2 EA. WALL STOPS

SET #5
1 EA. REMOTE CARD READER (001B ONLY)
1 EA. INTERCOM @ INTERIOR DOOR
BALANCE OF HARDWARE BY DOOR SUPPLIER

SET #6
1 EA REMOTE CARD READER
BALANCE OF HARDWARE BY DOOR SUPPLIER

SET #7
1 EA. EXIT DEVICE
BALANCE OF HARDWARE BY DOOR SUPPLIER

SET #8
1 EA. REMOTE CARD READER
1 EA. EXIT W. ELEC INTERFACE
MUST HAVE 5" STILE DOOR
BALANCE OF HARDWARE BY DOOR SUPPLIER

SET #9
ALL HARDWARE BY DOOR SUPPLIER

SET #10
3 EA. HINGES
1 EA. DOOR CLOSER
1 EA. KICK PLATE
1 EA. WALL STOP

SET#10a
6 EA. HINGES
1 EA. LOCK
1 EA. DOOR CLOSER
1 EA. KICK PLATE
1 EA. WALL STOP

SET #11
3 EA. HINGES
1 EA. KEY PAD LOCK
1 EA. DOORSTOP
1 EA. KICK PLATE
1 EA. SEAL

SET #12
3 EA. HINGES
1 EA. LOCK
1 EA. WALL STOP

SET #13
3 EA. HINGES
1 EA OFFICE LOCK
1 EA. WALL STOP

SET #14
3 EA. HINGES
1 EA. DOOR CLOSER
1 EA. KICK PLATE
1 EA. WALL STOP

SET #15
3 EA. HINGES
1 EA. PASSAGE SET
1 EA. DOOR CLOSER
1 EA. KICK PLATE
1 EA. WALL STOP

SET #16
3 EA. HINGES
1 EA. EXIT DEVICE W/ TRIM
1 EA. DOOR CLOSER
1 EA. DOOR GASKETING
1 EA. KICK PLATE
1 EA. WALL STOP
1 EA. VIEWER

SET #17
027a LARGE MEETING
6 EA. HINGES
2 EA. EXIT DEVICE
2 EA. CYLINDER
2 EA. CLOSER
2 EA. KICK PLATE
1 EA. DOOR GASKETING
1 EA. COORDINATOR
2 EA. WALL STOP
2 EA. ASTRAGAL

SET#18
3 EA. HINGES
1 EA. LOCK
1 EA. DOOR CLOSER
1 EA. THRESHOLD
1 EA. DOOR SWEEP
1 EA. WEATHER STRIPING
1 EA. STOP

SET #19
3 EA. HINGES
1 EA. CARD ACCESS LOCK
1 EA. DOOR CLOSER
1 EA. PERIMETER GASKET
1 EA. KICK PLATE
1 EA. WALL STOP

SET #20
4 EA. HINGES
1 EA. CARD ACCESS LOCK
1 EA. DOOR CLOSER
1 EA. KICK PLATE
1 EA. PERIMETER GASKET
1 EA. WALL STOP

SET #21
OMITTED

SET #22
OMITTED

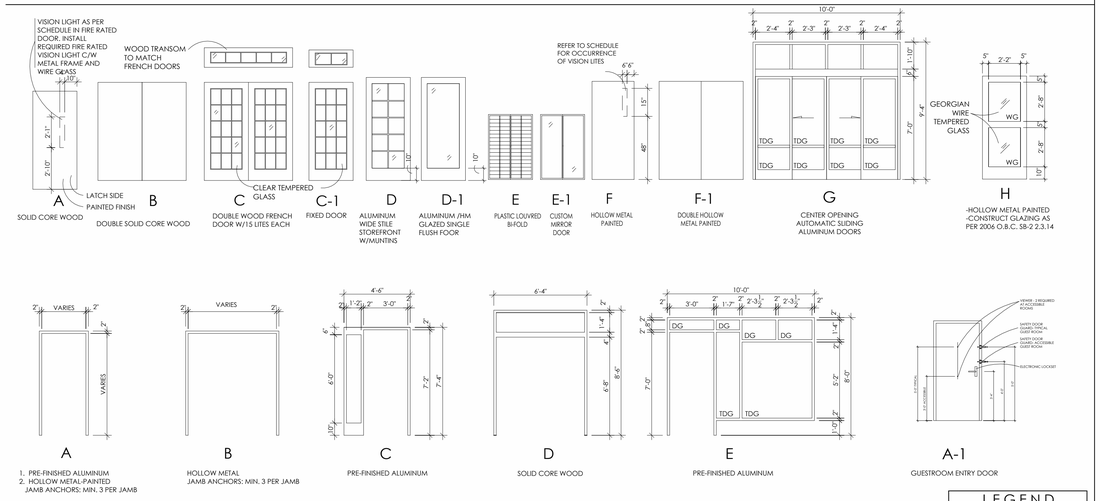
SET #23
3 EA. HINGES
1 EA. LOCKSET
1 EA. DOOR CLOSER
1 EA. KICK PLATE
1 EA. PERIMETER GASKET
1 EA. WALL STOP
1 EA. DOOR GASKETING

SET #24
3 EA. HINGES
1 EA. EXIT DEVICE
1 EA. DOOR CLOSER
1 EA. THRESHOLD
1 EA. DOOR SWEEP
1 EA. WEATHERSTRIPPING
1 EA. RAIN DRIP CAP
1 EA. STOP

SET #25
3 EA. HINGES
1 EA. DOOR CLOSER
1 EA. KICK PLATE
1 EA. PERIMETER GASKET
1 EA. WALL STOP

SET #26
3 EA. HINGES
1 EA. MAGNETIC HOLD OPEN DEVICE
2 EA. CYLINDER
2 EA. CLOSER
2 EA. KICK PLATE
1 EA. DOOR GASKETING
1 EA. COORDINATOR
2 EA. WALL STOP
2 EA. ASTRAGAL

EXISTING DOOR TYPES AND FRAMES SCHEDULE



LEGEND	
SG	SINGLE GLAZED
DG	DOUBLE GLAZED
TDG	TEMPERED DOUBLE GLAZED
WG	WIRED GLASS
SP	SPANDREL PANEL
IP	INSULATED PANEL
TG	TEMPERED GLASS
SGU	SLIDING GLAZING UNIT
SJ	SILICONE JOINT
AG	ALUMINUM AIR GRILL

PROPOSED DOOR SCHEDULE

Type Mark	LOCATION	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE	COMMENTS
01 GROUND LEVEL													
11C	CORRIDOR TO LOBBY	1320	2135	45	D7	HM		A	HM		45 MIN.	20	
11D	LOBBY TO EXTERIOR	965	2030	45	D3	HM		A	HM			21	
103A	NEW OFFICE	915	2030	45	D2	SCD		A	HM			14	PROVIDE THROW DEADBOLT/LATCHBOLT
121A	BREAKFAST	1725	2285	45	D6	SCD		A	HM			22	SLIDING POCKET DOORS
128	CORRIDOR TO EXTERIOR	915	2185	45	D3	ALUM/GLASS	PREFINISHED	C	ALUM			9	COLOUR TO MATCH THE EXISTING ALUM. DOORS
S11B	STAIR	965	2030	45	D5	HM		A	HM		45 MIN.	20	
S21B	STAIR EXTERIOR	915	2185	45	D2	HM		A	HM			21	
02 GUESTROOMS													
G01A	GUESTROOM ENTRY	965	2030	45	D1	SCD		A	HM		20 MIN.	1A	
G01B	ACC GUESTROOM ENTRY	965	2030	45	D1	SCD		A	HM		20 MIN.	1B	
G02A	GUESTROOM WASHROOM	915	2030	45	<varies>	<varies>		<varies>	<varies>			2	
G02B	ACC WASHROOM	1015	2030	45	D4	SCD		D	N/A			3	

DOOR FINISH NOTES:

1. EXISTING & NEW PUBLIC AREA SOLID CORE WOOD DOORS TO BE C/W EXP2-PL30 FINISH TYP. U.O.N.
   DOOR FRAMES TO BE C/W EXP2-PT30 FINISH TYP. U.O.N.
2. EXISTING & NEW PUBLIC AREA HOLLOW METAL DOORS TO BE C/W EXP2-PT30 FINISH TYP. U.O.N.
   DOOR FRAMES TO BE C/W EXP2-PT30 FINISH TYP. U.O.N.
3. *NEW* DOOR 121A POCKET DOORS & DOOR FRAMES AT BREAKFAST AREA TO BE C/W EXP2-WD02 FINISH TYP.
4. DOOR 118 ON GROUND FLOOR BETWEEN BREAKFAST & PANTRY TO BE C/W EXP2-PL01 FINISH. DOOR FRAME TO BE C/W EXP2-PT-30 FINISH.
5. ALL EXISTING DOORS TO REMAIN TO BE REFURBISHED LIKE NEW.

DOOR HARDWARE FINISH NOTES:

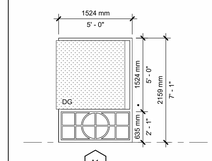
HARDWARE FINISHES AND BASE METALS SHALL BE LISTED BELOW, UNLESS OTHERWISE INDICATED.
REFER TO IHG APPROVED ELECTRONIC DOOR LOCKSET GUIDE FOR LIST OF APPROVED ELECTRONIC DOOR LOCKSETS AND INFORMATION ON REQUIRED FINISH, FIXTURES AND TRIM.
SATIN STAINLESS STEEL (US32D) AND SATIN CHROMIUM PLATED (US26D) FINISHES AND BASE METALS, UNLESS OTHERWISE INDICATED.

1. EXTERIOR HINGES -- US32D ON STAINLESS STEEL.
2. INTERIOR HINGES --US26D ON STEEL.
3. FLUSH BOLTS -- US26D ON BRASS OR BRONZE.
4. MANUAL LOCKS --US32D ON STAINLESS STEEL.
5. ELECTRONIC LOCKS --SEE IHG ELECTRONIC DOOR LOCKS GUIDE.
6. EXIT DEVICES -- 33 SERIES SPRAYED ALUMINUM.
7. EXIT DEVICES -- 99 SERIES SPRAYED ALUMINUM.
8. PULLS, PUSH PLATES/BARS -- US32D ON STAINLESS STEEL.
9. COORDINATORS -- USP ON STEEL.
10. CLOSERS --SPRAYED ALUMINUM.
11. OVERHEAD STOPS/HOLDERS --US26D ON BRASS OR BRONZE.
12. KICKPLATE --US32D ON STAINLESS STEEL.
13. DOOR EDGE GUARDS -- US32D ON STAINLESS STEEL.
14. ARMOR PLATES -- US32D ON STAINLESS STEEL.
15. STOPS, HOLDERS --US26D ON BRASS OR BRONZE.
16. THRESHOLDS -- MILLED ALUMINUM.
17. MISCELLANEOUS -- US26D ON BRASS OR BRONZE

HARDWARE ON ALUMINUM DOORS SHALL MATCH FINISH OF DOORS AND FRAME.

1. US32 AND US32D SOLID 18-8 CHROMIUM-NICKEL, 300 SERIES, "AUSTENITIC", NON-MAGNETIC.
2. STRAIGHT CHROME-IRONS (MAGNETIC) ARE NOT ACCEPTABLE, EXCEPT AS HINGE PINS.
3. FOR ITEMS NOT AVAILABLE IN US32 OR US32D PROVIDE US26 OR US26D

WINDOW SCHEDULE



GENERAL NOTES

1. VERIFY ALL ROUGH OPENING DIMENSIONS AS REQUIRED TO MATCH WINDOW SIZES AS SHOWN.
2. ALL STOREFRONT & WINDOWS LOCATED ON EXTERIOR WALLS SHALL HAVE INSULATED GLAZING.
3. WINDOW MULLIONS NOT DIMENSIONED ARE ASSUMED TO BE 50mm
4. ALL WINDOWS TO BE PREFINISHED ALUMINUM THERMALLY BROKEN FRAMES WITH SEALED DOUBLE GLAZING UNLESS NOTED OTHERWISE.
5. GLAZING AT EXTERIOR DOORS & SIDELITE TO BE TEMPERED
6. GLAZING AT INTERIOR DOOR & SIDELITE TO BE CLEAR TEMPERED

NEW WINDOW AND LOUVRE TO MATCH EXISTING DESIGN & COLOUR WITH FRETTED GLASS PER CITY OF OTTAWA BIRD-SAFE DESIGN GUIDELINES.

WINDOW SCHEDULE ABBREVIATIONS

DG – CLEAR DOUBLE GLAZING

PROPOSED DOOR HARDWARE SCHEDULE

HARDWARE FINISHES AND BASE METALS SHALL BE LISTED BELOW, UNLESS OTHERWISE INDICATED.
REFER TO IHG APPROVED ELECTRONIC DOOR LOCKSET GUIDE FOR LIST OF APPROVED ELECTRONIC DOOR LOCKSETS AND INFORMATION ON REQUIRED FINISH, FIXTURES AND TRIM.
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4. MANUAL LOCKS --US32D ON STAINLESS STEEL.
5. ELECTRONIC LOCKS --SEE IHG ELECTRONIC DOOR LOCKS GUIDE.
6. EXIT DEVICES -- 33 SERIES SPRAYED ALUMINUM.
7. EXIT DEVICES -- 99 SERIES SPRAYED ALUMINUM.
8. PULLS, PUSH PLATES/BARS -- US32D ON STAINLESS STEEL.
9. COORDINATORS -- USP ON STEEL.
10. CLOSERS --SPRAYED ALUMINUM.
11. OVERHEAD STOPS/HOLDERS --US26D ON BRASS OR BRONZE.
12. KICKPLATE --US32D ON STAINLESS STEEL.
13. DOOR EDGE GUARDS -- US32D ON STAINLESS STEEL.
14. ARMOR PLATES -- US32D ON STAINLESS STEEL.
15. STOPS, HOLDERS --US26D ON BRASS OR BRONZE.
16. THRESHOLDS -- MILLED ALUMINUM.
17. MISCELLANEOUS -- US26D ON BRASS OR BRONZE.

HARDWARE ON ALUMINUM DOORS SHALL MATCH FINISH OF DOORS AND FRAME.
1. US32 AND US32D SOLID 18-8 CHROMIUM-NICKEL, 300 SERIES, "AUSTENITIC", NON-MAGNETIC.
2. STRAIGHT CHROME-IRONS (MAGNETIC) ARE NOT ACCEPTABLE, EXCEPT AS HINGE PINS.
3. FOR ITEMS NOT AVAILABLE IN US32 OR US32D PROVIDE US26 OR US26D.

SET 1A -GUESTROOM ENTRANCE DOOR
HINGES: QTY 3 PER LEAF 4-1/2 BY 4-1/2-INCHES. POWER TRANSFER TYPE HINGES.
LOCKSET/FUNCTION: ELECTRONIC MORTISE LOCKSET WITH THROW DEADBOLT / DEAD-LOCKING LATCHBOLT ON INTERIOR ROOM SIDE.
CARD READER: RFID CARD READER ENTRY. REFER TO IHG APPROVED ELECTRONIC DOOR LOCKSETS GUIDE.
PRIVACY DOOR LATCH: CANNOT BE USED TO KEEP DOOR AJAR. CAN BE LEGALLY INSTALLED ON FIRE-RATED OPENINGS.
CLOSER: PARALLEL ARM CLOSER WITH APPROPRIATE MOUNTING AND COVER. 1 REQD.
STOP: FLOOR STOP OR WALL STOP, 1 REQD. FLOOR STOP, 1 REQD. IN LIEU OF WALL STOP WHERE INDICATED IN ENLARGED GUESTROOM SHEETS, A410-A422
GASKETS: SMOKE / ACOUSTICAL GASKETS - MINIMUM TRIPLE-FIN, SELF-ADHERING GASKETING, SIMILAR TO NATIONAL GUARD PRODUCTS (NGP) 5075B, OR DHSI 105 "CUSH 'N SEAL."
ACCESSORIES: SWING DOOR GUARD; DOOR VIEWER -STANDARD (160 DEGREE) DOOR VIEWER, UL LISTED GLASS LENS WITH MANUFACTURER-PROVIDED PRIVACY CAP, 1 EACH PER DOOR, FOR ADA ROOM 2 EACH PER DOOR.
ALL FINISHES TO BE US32D / US26D.
BOTTOM SEAL: LIGHT-BLOCKING 1/2" NEOPRENE DOOR SWEEP.
THRESHOLD: STONE OR PVC.

SET 1B -ACC. GUESTROOM ENTRANCE DOOR
HINGES: QTY 3 PER LEAF 4-1/2 BY 4-1/2-INCHES. POWER TRANSFER TYPE HINGES.
LOCKSET/FUNCTION: ELECTRONIC MORTISE LOCKSET WITH THROW DEADBOLT / DEAD-LOCKING LATCHBOLT ON INTERIOR ROOM SIDE.
CARD READER: RFID CARD READER ENTRY. REFER TO IHG APPROVED ELECTRONIC DOOR LOCKSETS GUIDE.
PRIVACY DOOR LATCH: CANNOT BE USED TO KEEP DOOR AJAR. CAN BE LEGALLY INSTALLED ON FIRE-RATED OPENINGS.
CLOSER: PARALLEL ARM CLOSER WITH APPROPRIATE MOUNTING AND COVER. 1 REQD.STOP: FLOOR STOP OR WALL STOP, 1 REQD.; FLOOR STOP, 1 REQD. IN LIEU OF WALL STOP WHERE INDICATED IN ENLARGED GUESTROOM SHEETS, A410-A422 GASKETS: SMOKE / ACOUSTICAL GASKETS - MINIMUM TRIPLE-FIN, SELF ADHERING GASKETING, SIMILAR TO NATIONAL GUARD PRODUCTS (NGP) 5075B, OR DHSI 105 "CUSH 'N SEAL."
ACCESSORIES: SWING DOOR GUARD; DOOR VIEWER -STANDARD (160 DEGREE) DOOR VIEWER, UL LISTED GLASS LENS WITH MANUFACTURER-PROVIDED PRIVACY CAP, 1 EACH PER DOOR, FOR ADA ROOM 2 EACH PER DOOR.
ALL FINISHES TO BE US32D / US26D.
BOTTOM SEAL: LIGHT-BLOCKING 1/2" NEOPRENE DOOR SWEEP.
THRESHOLD: STONE OR PVC.
PUSH BUTTONS-AUTO OPERATOR OPERATIONAL DESCRIPTION: DOOR NORMALLY LOCKED. ON INGRESS:
PRESENT CREDENTIAL TO RFID LOCK. TO UTILIZE DOOR OPERATOR, PRESENT CREDENTIAL TO CARD READER AND PRESS ACTUATOR. FREE EGRESS AT ALL TIMES; TO UTILIZE DOOR OPERATOR, DEADBOLT TO BE RETRACTED MANUALLY AND THEN PRESS UATOR.

SET 2 -GUESTROOM BATHROOM HINGED DOOR
HINGES: QTY 3 PER LEAF 4-1/2 BY 4-1/2-INCHES.
LOCKSET/FUNCTION: PRIVACY, BATHROOM OR BEDROOM FUNCTION ANSI F76, PRIVACY PUSH BUTTON. INSIDE BUTTON LOCKS OUTSIDE LEVER.
STOP: FLOOR STOP OR WALL STOP, 1 REQD.
DOOR SILENCERS: 3 DOOR SILENCERS.
ACCESSORIES: COAT HOOK, 1 PER DOOR.

SET 3 -GUESTROOM BATHROOM SLIDING DOOR
TRACK: PEMKO SLIDING 200 SERIES TRACK, WHEEL ASSEMBLY WITH CUSHONED STOPS, BOTTOM GUIDE AND FASCIA.
PULLS: STAINLESS STEEL 36" LONG VERTICAL DOOR PULLS, 2 REQD.

SET 4
OMITTED

SET 5
OMITTED

SET 6
OMITTED

SET 7
OMITTED

SET 8
OMITTED

SET 9 -EXTERIOR EXIT DOOR IN FRAME W/SIDELIGHT AND EXTERIOR GUEST ACCESS
HINGES: QTY 3 PER LEAF 4-1/2 BY 4-1/2-INCHES. POWER TRANSFER TYPE HINGES.
LOCKSET/FUNCTION: ELECTRONIC LATCHSET FOR RFID CARD READER ENTRY.
EXIT DEVICE/SECURITY/CARD READER: RIM TYPE EXIT DEVICE, ELECTRONIC LATCHSET FOR WALL-MOUNTED WEATHER PROOF RFID CARD READER ENTRY.
CLOSER: ADJUSTABLE PARALLEL ARM CLOSER WITH APPROPRIATE MOUNTING AND COVER. 1 REQD.
STOP: OVERHEAD STOP, 1 REQD.
DOOR SWEEP: NEOPRENE WITH ½-INCH SWEEP AT DOOR BOTTOM.
THRESHOLD: ALUMINUM 5-INCH SADDLE, ½-INCH HIGH.
OVERHEAD DRIP: 2-1/2-INCH PROJECTION BY FULL WIDTH OF FRAME WITH CLEAR ANODIZED ALUMINUM FINISH.
NOTE: POOL ROOM EXTERIOR DOOR DOES NOT REQUIRE EXTERIOR GUEST ACCESS (NO ELECTRONIC LATCHSET AND NO RFID CARD READER ENTRY).

SET 10
OMITTED

SET 11
OMITTED

SET 12
OMITTED

SET 13
OMITTED

SET 14 -OFFICE DOOR
HINGES: QTY 3 PER LEAF 4-1/2 BY 4-1/2-INCHES.
LOCKSET/FUNCTION: ELECTRONIC MORTISE LOCKSET WITH THROW DEADBOLT / DEAD-LOCKING LATCHBOLT ON INTERIOR ROOM SIDE.
CARD READER: RFID CARD READER ENTRY. REFER TO IHG APPROVED ELECTRONIC DOOR LOCKSETS GUIDE.
STOP: WALL STOP, 1 REQD.
ACCESSORIES: COAT HOOK, 1 PER DOOR.
DOOR SILENCERS: 3 DOOR SILENCERS.

SET 15
OMITTED

SET 16
OMITTED

SET 17
OMITTED

SET 18
OMITTED

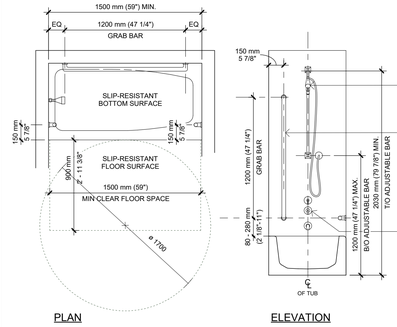
SET 19
OMITTED

SET 20 -STAIR ENTRY DOOR, PANIC HARDWARE REQ
HINGES:

ACCESSIBILITY REQUIREMENTS PER OBC 3.8*

* **OBC** DETAILS ARE INTENDED TO INDICATE RQUIRED CLEARANCES AND MOUNTING HEIGHTS ONLY.
SEE DRAWINGS AND SPECIFICATIONS FOR EXACT PRODUCT / LAYOUT.

OBC BARRIER FREE BATHTUB REQUIREMENTS



PLAN ELEVATION

FOR ACCESSIBLE BATHTUBS AS REQUIRED BY OBC 3.8.3.13. ***(NOT IN SUITE OF RESIDENTIAL OCCUPANCY.)***

FOR RESIDENTIAL OCCUPANCIES, THIS DETAIL IS TO BE USED FOR GRAB BAR BLOCKING LOCATION ONLY (UNLESS OTHERWISE NOTED).

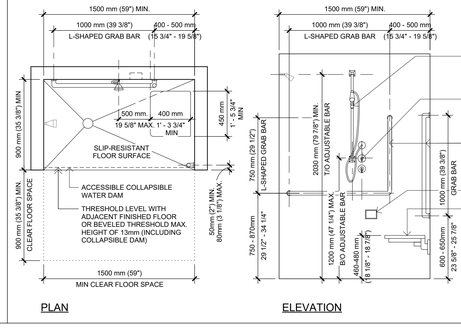
HANDHELD SHOWER HEAD ON ADJUSTABLE HEIGHT BAR, WITH NOT LESS THAN 1800mm FLEXIBLE HOSE.
TO BE OPERABLE IN FIXED POSITION AT MIN. 1200mm &2030mm A.F.F.

MIN. 30mm MAX. 40mm DIA. 1000 mm SLIP RESISTANT GRAB BAR WITH CLEARANCE OF 50mm FROM WALL, INSTALLED TO RESIST LOAD OF AT LEAST 1.3kN.

INSTALLED VERTICALLY AT BOTH ENDS, AND HORIZONTALLY ALONG FULL LENGTH OF TUB.

PRESSURE-EQUALIZING OR THERMOSTATIC MIXING VALVE, C/W DIVERTER.
CONTROL AND DIVERTER TO BE OPERABLE WITH A CLOSED FIST, LOCATED SO AS TO BE USABLE BY A PERSON SEATED IN THE BATHTUB.
ALL CONTROLS TO BE LOCATED MAX. 450mm ABOVE RIM OF TUB.

OBC BARRIER FREE SHOWER REQUIREMENTS



PLAN ELEVATION

FOR ACCESSIBLE SHOWERS AS REQUIRED BY OBC 3.8.3.13. ***(NOT IN SUITE OF RESIDENTIAL OCCUPANCY.)***

FOR RESIDENTIAL OCCUPANCIES, THIS DETAIL IS TO BE USED FOR GRAB BAR BLOCKING LOCATION ONLY (UNLESS OTHERWISE NOTED).

HANDHELD SHOWER HEAD ON ADJUSTABLE HEIGHT BAR, WITH NOT LESS THAN 1800mm FLEXIBLE HOSE.
TO BE OPERABLE IN FIXED POSITION AT MIN. 1200mm & 2030mm A.F.F.

PRESSURE-EQUALIZING OR THERMOSTATIC MIXING VALVE, C/W DIVERTER.
CONTROL AND DIVERTER TO BE OPERABLE W/ CLOSED FIST FROM THE SEATED POSITION, LOCATED MAX 1200mm A.F.F.

MIN. 30mm MAX. 40mm DIA.
SLIP RESISTANT GRAB BAR
WITH CLEARANCE OF 50mm FROM WALL, INSTALLED TO RESIST LOAD OF AT LEAST 1.3kN. TYPICAL.

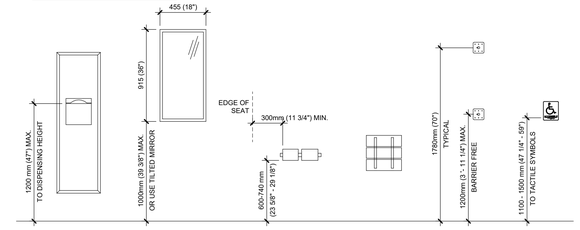
FULLY RECESSED SOAP DISH REACHED FROM SEATED POSITION

HINGED SEAT (NOT SPRING LOADED) OR FIXED SEAT
WITH SLIP RESISTANT FINISH,
NO ROUGH EDGES, AND
DESIGNED TO CARRY MIN. LOAD 1.3kN

SHOWER HEAD & CONTROLS, AND SOAP DISH TO BE REACHABLE FROM SEATED POSITION, (MAX. 500mm FROM EDGE OF SEAT).
EXACT LOCATION NOT TO INTEREFERE WITH GRAB BARS.

TYPICAL MOUNTING HEIGHTS

WASHROOM ACCESSORIES



SURFACE MOUNTED TOWEL DISPENSER/WASTE RECEPTACLE
[OBC 3.8.3.11.(3)]

MIRROR SURFACE MOUNTED
SLOPED MIRROR
REQUIRED IF HEIGHT IS GREATER THAN 1000mm (39 3/8") A.F.F.
[OBC 3.8.3.11(2)]

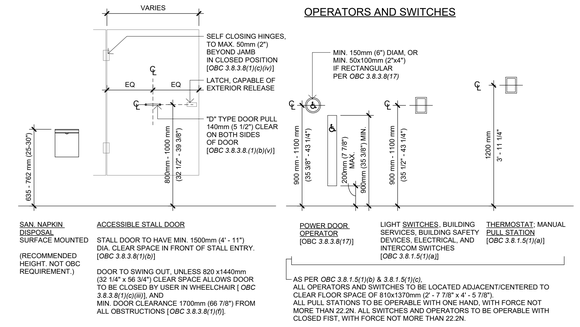
TOILET PAPER DISPENSER SURFACE MOUNTED BELOW GRAB BAR
[OBC 3.8.3.8.(1)(g)]

BARRIER-FREE TOILET BACK IN ACCORDANCE W/
[OBC 3.8.3.9(c)]

CLOTHES HOOK SURFACE MOUNTED
[OBC 3.8.3.8.(1)(e)]

WALL MOUNT TACTILE ACCESSIBILITY SIGNAGE
[OBC 3.8.3.1(5)]

OPERATORS AND SWITCHES



SAN. NAPKIN DISPOSAL
SURFACE MOUNTED

(RECOMMENDED HEIGHT, NOT OBC REQUIREMENT)

ACCESSIBLE STALL DOOR

STALL DOOR TO HAVE MIN. 1500mm (4' - 11") DIA. CLEAR SPACE IN FRONT OF STALL ENTRY.
[OBC 3.8.3.8(1)(b)]

DOOR TO SWING OUT, UNLESS 820 x1440mm (32 1/4" x 56 3/4") CLEAR SPACE ALLOWS DOOR TO BE CLOSED BY USER IN WHEELCHAIR [*OBC 3.8.3.8(1)(c)(iii)*], AND
MIN. DOOR CLEARANCE 1700mm (66 7/8") FROM ALL OBSTRUCTIONS [*OBC 3.8.3.8.(1)(f)*].

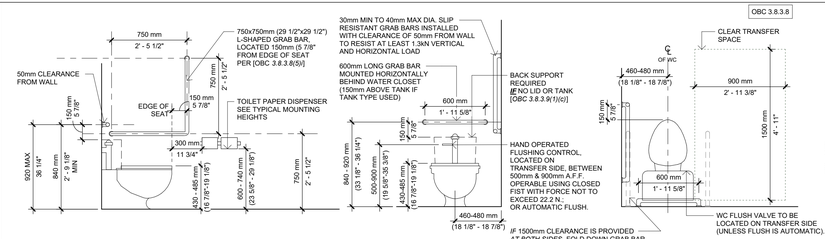
POWER DOOR OPERATOR
[OBC 3.8.3.8(17)]

LIGHT SWITCHES, BUILDING SAFETY SERVICES, BUILDING SAFETY DEVICES, ELECTRICAL, AND INTERCOM SWITCHES
[OBC 3.8.1.5(1)(a)]

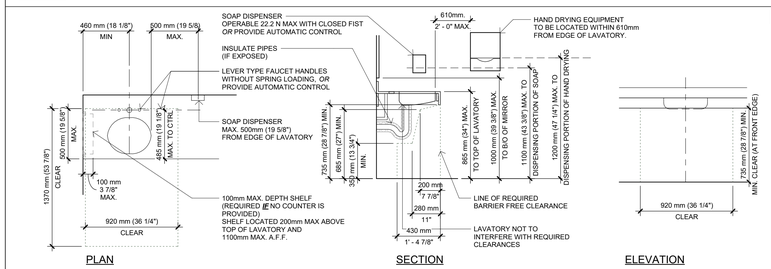
THERMOSTAT; MANUAL PULL STATION
[OBC 3.8.1.5(1)(a)]

AS PER *OBC 3.8.1.5(1)(b)* & *3.8.1.5(1)(c)*,
ALL OPERATORS AND SWITCHES TO BE LOCATED ADJACENT/CENTERED TO CLEAR FLOOR SPACE OF 810x1370mm (2' - 7 7/8" x 4' - 5 7/8").
ALL PULL STATIONS TO BE OPERABLE WITH ONE HAND, WITH FORCE NOT MORE THAN 22.2N. ALL SWITCHES AND OPERATORS TO BE OPERABLE WITH CLOSED FIST, WITH FORCE NOT MORE THAN 22.2N.

OBC BARRIER FREE WATER CLOSET & URINAL REQUIREMENTS



OBC BARRIER FREE LAVATORY REQUIREMENTS

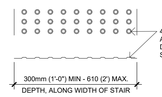


PLAN SECTION ELEVATION

OBC TACTILE INDICATOR

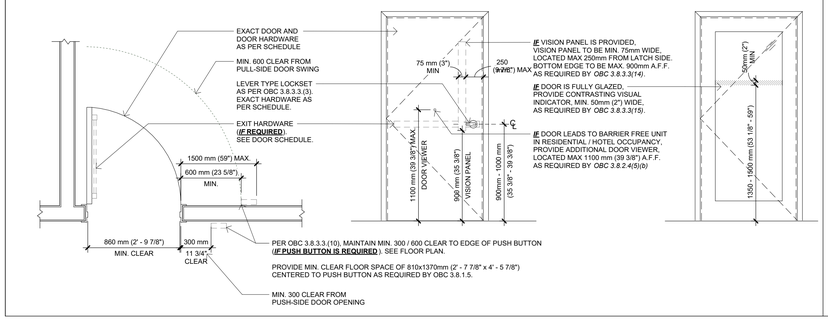
TACTILE WALKING SURFACE INDICATOR (TWSI)
PER *OBC 3.4.6.1. & 3.8.3.1*

TACTILE INDICATORS (TO MEET **ISO 23599**) TO BE INSTALLED AT TOP OF STAIRS, ONE TREAD BACK FROM EDGE OF TOP STAIR. SEE STAIR DETAILS FOR MORE INFORMATION.



4-5 mm HIGH x 12-25 mm TRUNCATED DOMES OR CONES, ARRANGED IN GRID PATTERN, EITHER PARALLEL OR 45 DEG. DIAGONAL TO DIRECTION OF TRAVEL.
SEE ISO 23599 FOR EXACT SPACING.

OBC BARRIER FREE DOOR / ENTRANCE



NOTES:

CASL OBC BARRIER FREE DETAILS
LAST UPDATE: JANUARY 2025, PER O. REG 163/24, s. 3

1. PROVIDE BLOCKING IN LOCATIONS FOR ACCESSIBLE GRAB BARS & TOILET ACCESSORIES.
   A. PROVIDE MIN 20 GA. SHEET STEEL FOR ALL MOUNTED IN NON-COMBUSTIBLE OR RATED PARTITIONS.
   B. PROVIDE MIN. 13mm (1/2") PLYWOOD OR 20 GA. SHEET STEEL IN COMBUSTIBLE OR NON-RATED PARTITIONS. SEE OBC MATRIX & FIRE SEPARATION PLAN FOR MORE INFORMATION.
2. MAINTAIN INTEGRITY OF FIRE RATING WHERE ACCESSORIES ARE IN RATED WALLS.
3. ALL GRAB BARS HAVE SLIP RESISTANT SURFACE, TO BE INSTALLED TO RESIST LOAD OF MIN. 1.3 kN APPLIED HORIZONTALLY OR VERTICALLY, BE HAVE 30-40mm DIAMETER, AND BE INSTALLED WITH 38-50mm CLEARANCE FROM WALL. (AS REQUIRED BY *OBC 3.8.3.8(7).*)
4. SEE ELECTRICAL DRAWINGS FOR LOCATION OF EMERGENCY CALL SYSTEM AT UNIVERSAL WASHROOM, AS REQUIRED BY *OBC 3.8.3.12(2)*
   a. SYSTEM TO CONSISTS OF AUDIBLE AND VISUAL SIGNAL DEVICES INSIDE AND OUTSIDE OF THE WASHROOM THAT AREA ACTIVATED BY A CONTROL DEVICE INSIDE THE WASHROOM.
   b. PROVIDE EMERGENCY SIGN POSTED ABOVE BUTTON WITH 25mm HIGH LETTERS AND 5mm STROBE THAT READS *"IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNALLY WILL ACTIVATE "*
5. LIGHTING AT UNIVERSAL WASHROOMS TO BE CONTROLLED BY MOTION SENSOR. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
6. SEE STRUCTURAL DRAWINGS FOR EXACT FRAMING OF SUPPORT AT ADULT CHANGE TABLE. FRAMING TO BE DESIGNED TO CARRY ADULT CHANGE TABLE MEETING *OBC 3.8.3.12(a)* & *3.8.3.12(b)*, WITH ADJUSTABLE RANGE BETWEEN 450-900mm, CARRYING MIN. LOAD OF 1.33 kN.

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NO.	ISSUED	DATE
1	ID - CLIENT REVIEW	2025-03-07
2	ID - CLIENT REVIEW	2025-05-22
3	BRAND REVIEW R2	2025-06-11
4	COORDINATION	2025-06-23
6	BRAND REVIEW 100%	2025-10-01
5	COORDINATION	2025-10-01
7	COORDINATION	2025-11-03
8	COORDINATION	2025-11-17

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CONSTRUCTION NORTH TRUE NORTH

PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

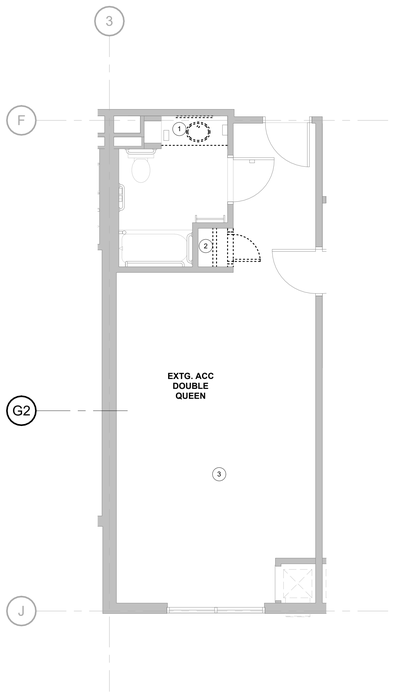
TYPICAL BARRIER FREE DETAILS

START DATE	JANUARY 2025
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 24
PROJECT NO.	125009
DRAWING	A700

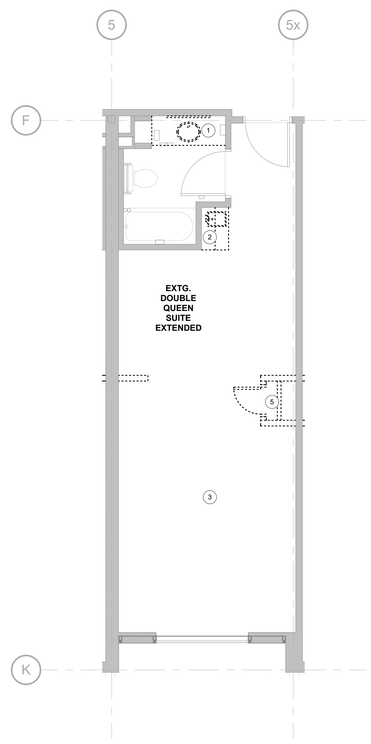
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GUEST ROOM KEY NOTES

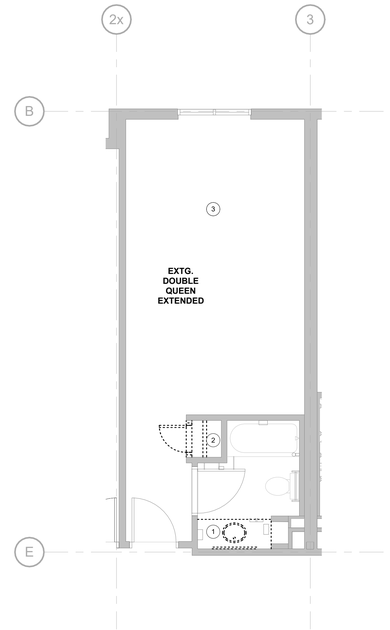
1. EXISTING VANITY, MIRROR AND LIGHT TO BE REPLACED WITH NEW
2. EXISTING CLOSET TO BE NEW REFRESHMENT COUNTER
3. ALL EXISTING CASEGOOD, FURNITURE AND DECORATIVE LIGHING TO BE REMOVED AND REPLACED WITH NEW
4. EXISTING MILLWORK TO BE REPLACED WITH NEW
5. EXISTING CLOSET TO BE REPLACED WITH NEW MILLWORK



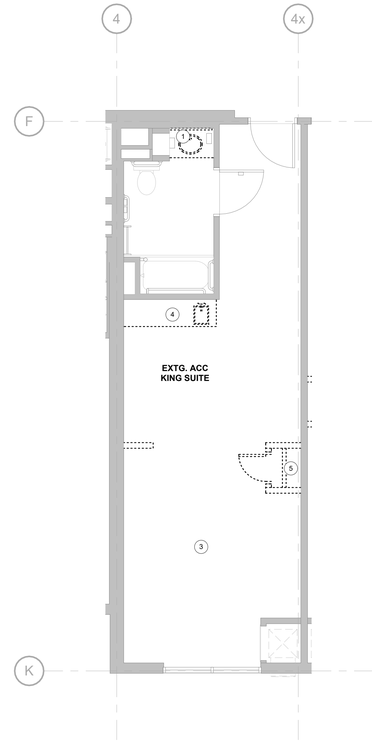
8 A701 EXTG. ACC. DOUBLE QUEEN
1 : 50



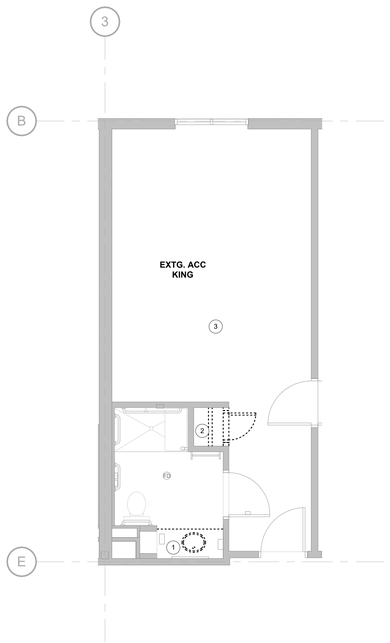
6 A701 EXTG. DOUBLE QUEEN EXTENDED SUITE
1 : 50



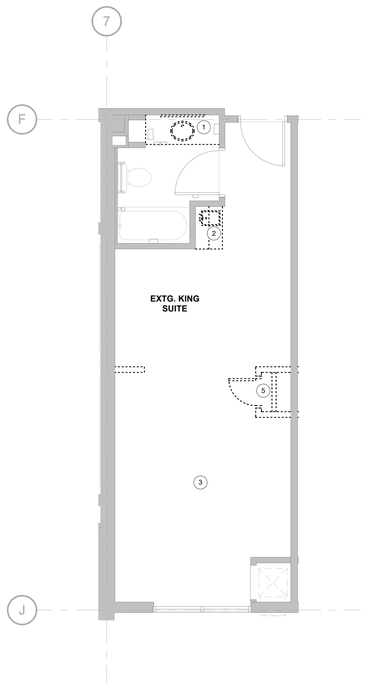
4 A701 EXTG. DOUBLE QUEEN EXTENDED ROOM
1 : 50



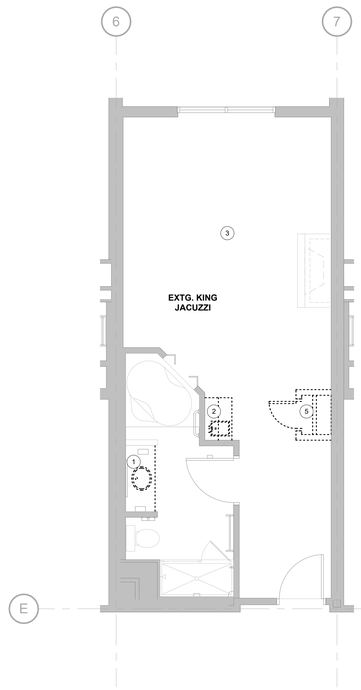
2 A701 EXTG. ACC. KING SUITE
1 : 50



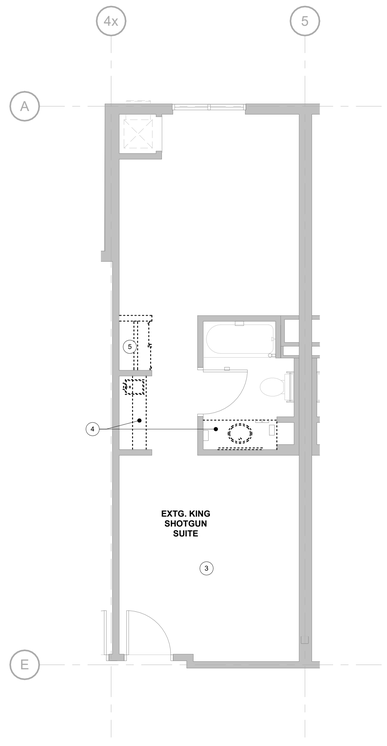
9 A701 EXTG. ACC. KING
1 : 50



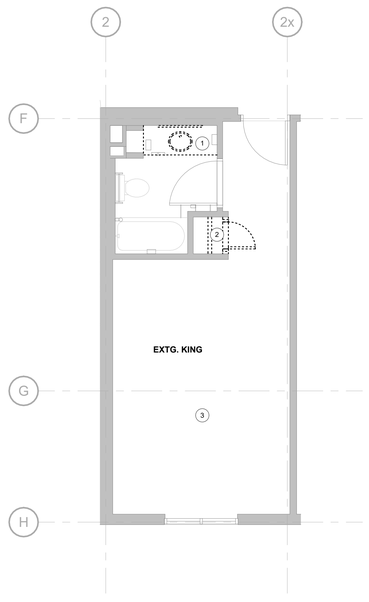
7 A701 EXTG. KING SUITE
1 : 50



5 A701 EXTG. KING JACUZZI ROOM
1 : 50



3 A701 EXTG. KING SHOTGUN SUITE
1 : 50



1 A701 EXTG. KING ROOM
1 : 50

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1	ID - CLIENT REVIEW	2025-05-22
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4	BRAND REVIEW 100%	2025-10-01
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6	COORDINATION	2025-11-17

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

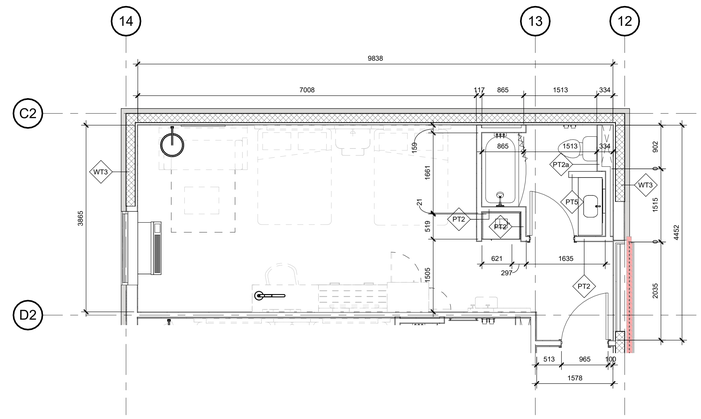
SHEET NAME

ENLARGED SUITE'S FLOOR PLAN

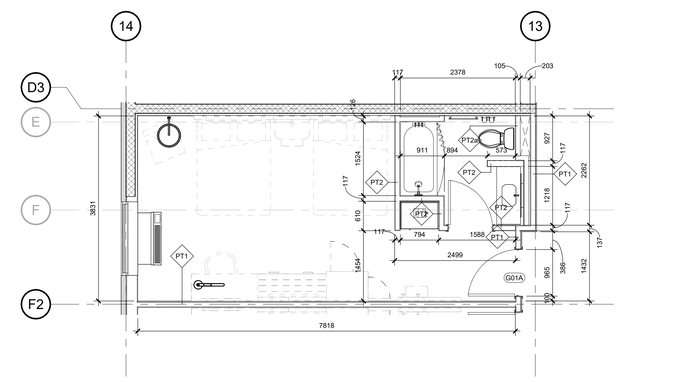
START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A701

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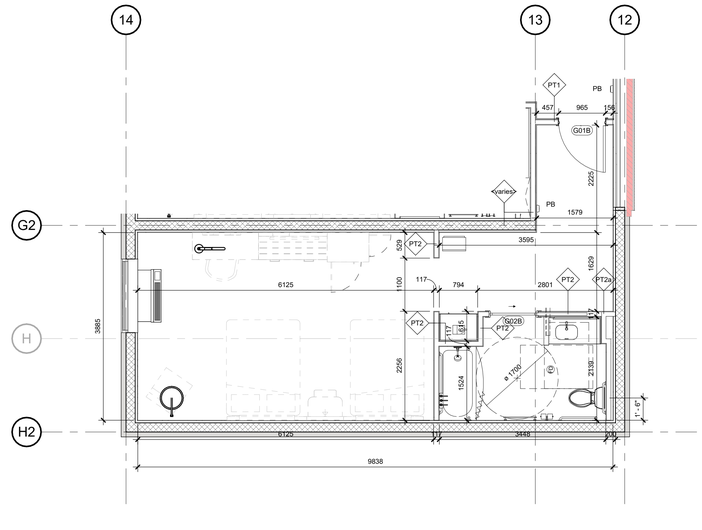
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3 A702 DOUBLE QUEEN SUITE
1 : 50



2 A702 DOUBLE QUEEN
1 : 50



1 A702 ACC. DOUBLE QUEEN
1 : 50

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NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

SHEET NAME

ENLARGED SUITE'S FLOOR PLAN

START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	1 : 50
PROJECT NO.	125009

DRAWING

A702

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RCP GENERAL NOTES

1. REFER TO A110 FOR LEGENDS, SYMBOLS, AND ABBREVIATIONS.
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO.
3. PROVIDE NEW LED LAMPS FOR ALL GENERAL LIGHT FIXTURES TYP.
4. REFER TO SHEET A302 FOR DETAILS SHOWING TYPICAL CEILING CONDITIONS.
5. WHERE REQUIRED, PROVIDE 12"X12" FDWB - FIRE-RATED & INSULATED CONCEALED FRAME ACCESS PANEL WITH WALLBOARD BEAD.
6. RECESSED LIGHT AND OTHER FIXTURES PENETRATING RATED HORIZONTAL FLOOR/CEILING ASSEMBLY REQUIRES GWB HOUSING. REFER TO A302 FOR DETAIL.

RCP KEY NOTES

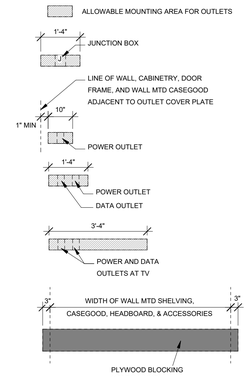
1. EXISTING WINDOW TREATMENTS TO BE REMOVED AND REPLACED WITH NEW
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO
3. EXISTING WALL SCONCE TO BE REMOVED

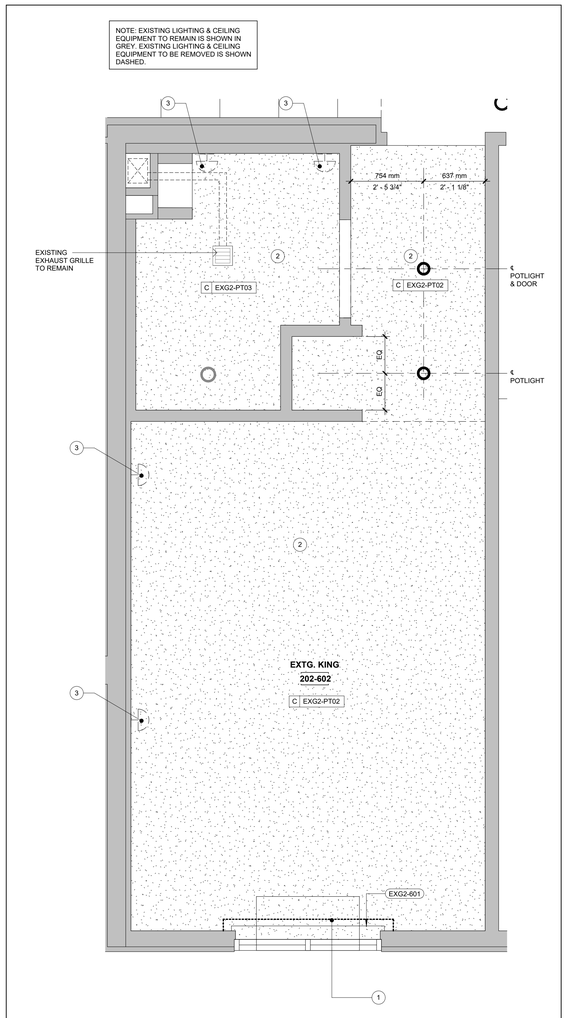
POWER PLAN NOTES

1. (STANDARD) UNSWITCHED DUPLEX RECEPTACLE AT MICROWAVE (OPTIONAL) HALF-SWITCHED QUAD RECEPTACLE (IF UNDER-CABINET LIGHTING IS TO BE PROVIDED - OWNER TO CONFIRM)
2. (STANDARD) AT COFFEE MAKER
3. (STANDARD) AT REFRIGERATOR
4. NOT USED
5. (OPTIONAL) SWITCH FOR UNDER CABINET LIGHT STRIP - OWNER TO CONFIRM DIRECTION.
6. (OPTIONAL) VOICE/DATA RECEPTACLE. TO BE CONFIRMED BY OWNER. EXISTING PROVISIONS FOR VOICE/DATA TO BE REVIEWED ON SITE BY GC PRIOR TO INSTALLATION OF NEW.
7. OUTLET TO ALIGN WITH CENTRELINE OF WALL-MOUNTED PENDANT; ENSURE LOCATION OF OUTLET IS ADJUSTED ON EITHER WIDE OF DEMISING WALL TO PREVENT BACK-TO-BACK OUTLET INSTALLATION. GC TO SITE VERIFY EXISTING POWER LOCATIONS AND ADVISE IF OUTLETS NEED TO BE RELOCATED TO ALIGN WITH FF&E AND CASEWORK AS REQUIRED.
8. NOT USED
9. GC TO SITE VERIFY EXISTING POWER LOCATIONS, DETERMINE IF POWER TO BE RELOCATED TO ACCOMMODATE NEW PROTO FF&E LOCATIONS.
10. ROLLER SHADE MOMENTARY DUAL ROCKER SWITCH AHRDWIRED TO MOTOR; PROVIDE IN-WALL CONDUIT AND J-BOX IN WALL AT SWITCHES (ACCESSIBLE ROOMS ONLY).
11. IN-WALL J-BOX FOR HARDWIRED MECHANICAL ROLLER SHADES IN ACCESSIBLE ROOMS. PROVIDE QUAD PLATE. COORDINATE WHEN TO RECEIVE THE REQUIRED ELECTRICAL WHIP AND S.O. CONNECTORS FROM ROLLER SHADE VENDOR FOR PRE-WIRE DURING ROUGH-IN.

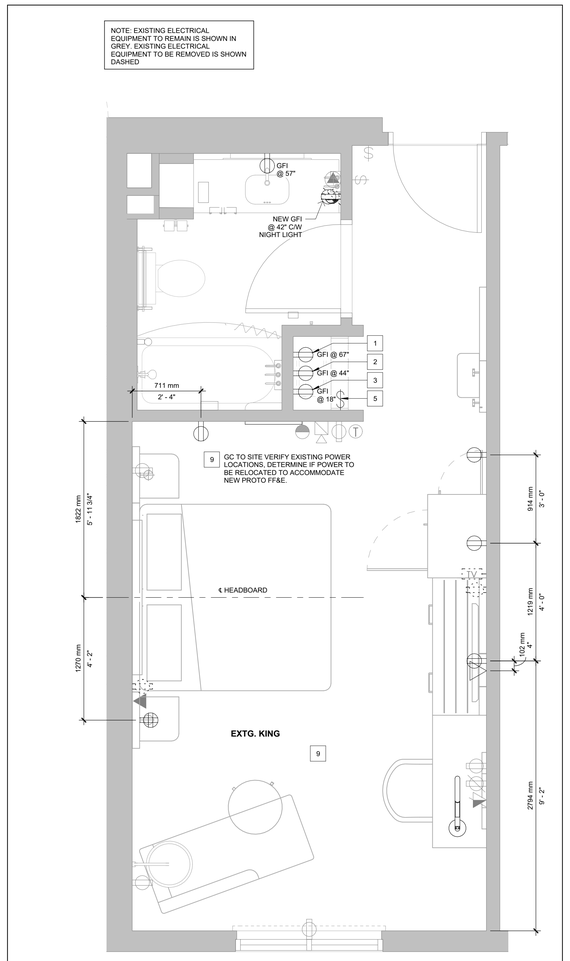
BLOCKING AND ALLOWABLE MOUNTING AREA

BELOW ARE GUIDELINES FOR THE ALLOWABLE ZONE FOR OUTLETS AND EXTENTS OF BLOCKING IN WALLS





2 / A703.1 EXTG. KING ROOM RCP
1 : 25



1 / A703.1 EXTG. KING ROOM POWER
1 : 25

Chamberlain Architects Constructors Managers

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NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

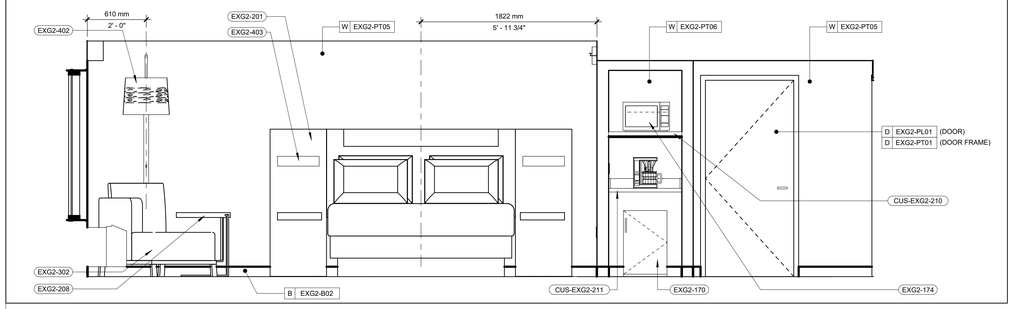
SHEET NAME

ENLARGED SUITE - EXISTING KING PARTITION, POWER & BLOCKING

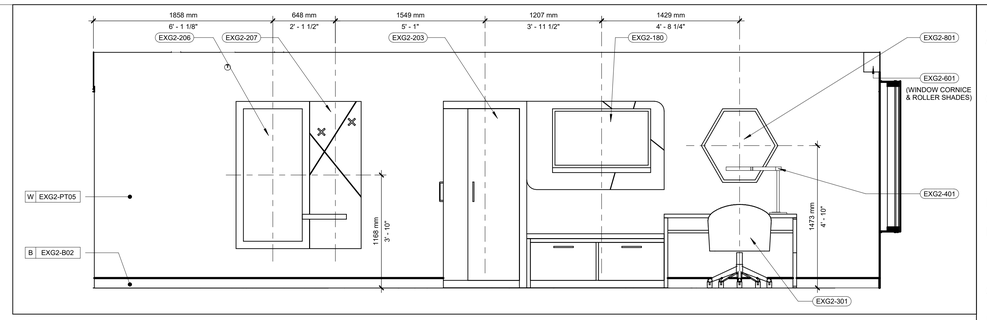
START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A703.1

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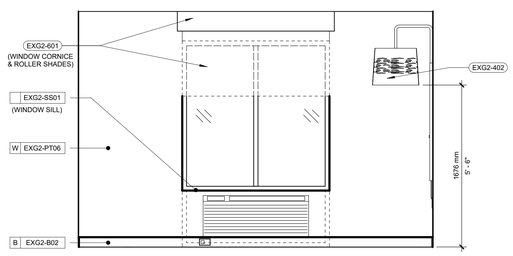
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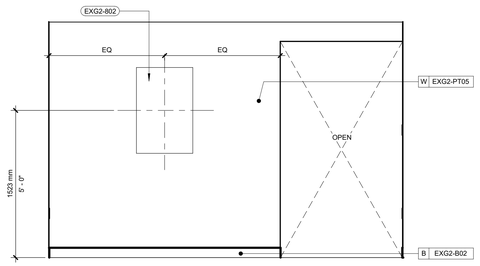
7 A703.2 KING - HEADBOARD WALL - FF&E
1 : 25



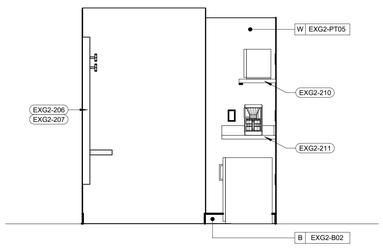
6 A703.2 KING - FUNCTIONAL RACK WALL - FF&E
1 : 25



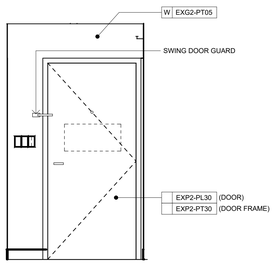
5 A703.2 KING - WINDOW WALL - FF&E
1 : 25



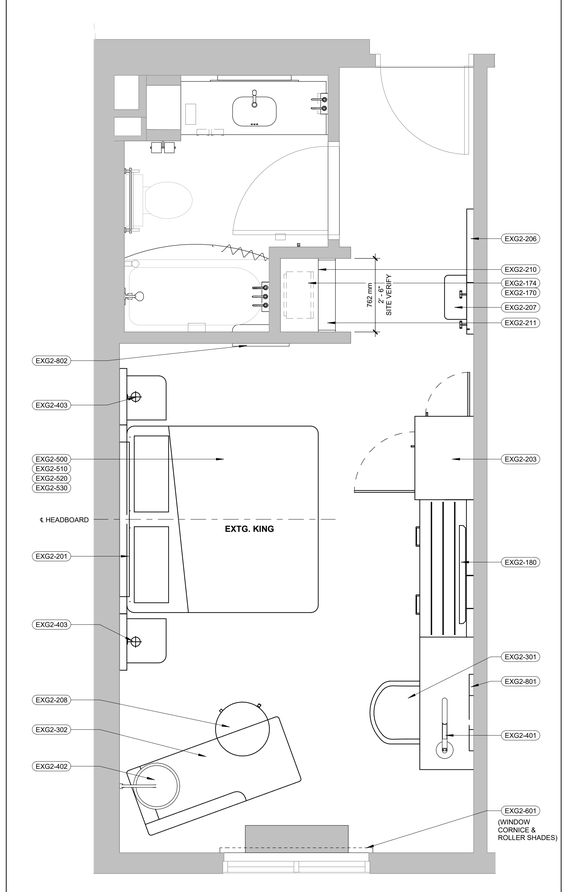
4 A703.2 KING - ENTRY WALL - FF&E
1 : 25



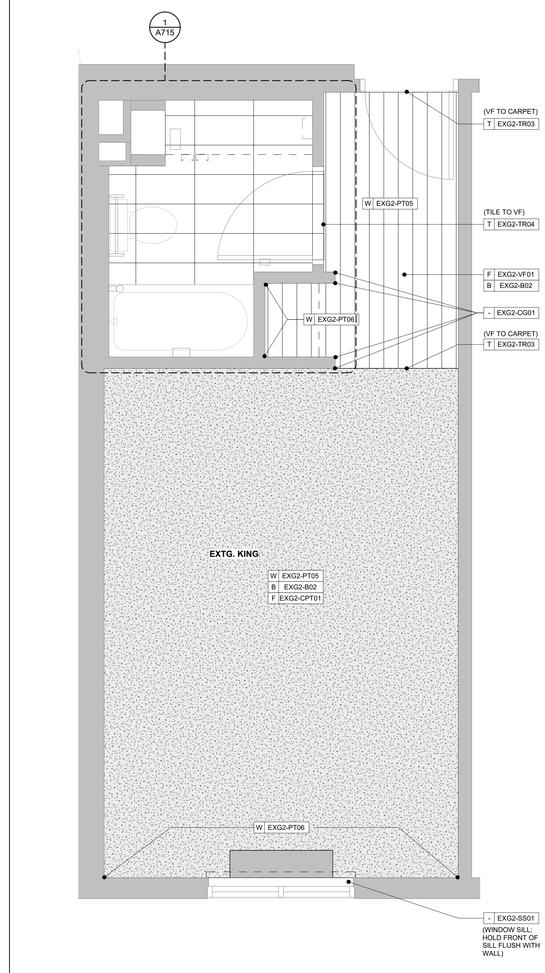
3 A703.2 KING - REFRESHMENT ZONE WALL - FF&E
1 : 25



8 A703.2 KING - ENTRY DOOR WALL - FF&E
1 : 25



2 A703.2 EXTG. KING ROOM FF&E
1 : 25



1 A703.2 EXTG. KING ROOM FF&E FINISH PLAN
1 : 25

ENLARGED FINISH/FURNISHING GENERAL NOTES:

A. REFER TO A002 FOR LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. SEE ARCHITECTURAL FINISHES MANUAL FOR FINISH AND OTHER PRODUCT SPECIFICATIONS.
C. PAINT MAY BE SUBSTITUTED FOR WALLCOVERING WHERE ALLOWED; SEE SPECIFICATIONS AND FINISH / FURNISHINGS VIEWS.
D. PROVIDE IN-ROOM HEARING IMPAIRED DEVICES AS REQUIRED BY LOCAL JURISDICTION FOR ROOM FOR THE HEARING IMPAIRED.
E. PROVIDE IN-WALL BLOCKING FOR ALL WALL-HUNG FURNITURE AND EQUIPMENT.
F. FOR PROJECTS REQUIRING HARDWIRED INTERNET CONNECTION, LOCATE DATA OUTLET UNDER DESK WHERE INDICATED ON INTERIOR ELEVATIONS.
G. REFER TO DOOR SCHEDULE FOR COLOR OF DOORS AND FRAMES.
H. REFER TO ID505 FOR FLOORING TRANSITION DETAILS.
I. ALL FINISH FLOORING TO EXTEND UNDERNEATH MILLWORK UNLESS NOTED OTHERWISE.
J. ENTRY AREA FLOOR FINISH - FOR VF OPTION, FINISH SHALL BE INSTALLED IN DIRECTION AS SHOWN ON PLAN AT ENTRY AREA.
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L. REFER TO ID504 FOR TYPICAL SUITE MILLWORK DETAILS

FLOOR LEGEND

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- CARPET - COLOR VARIANCES INDICATE DIFFERENT COLORS OR STYLES

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

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Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

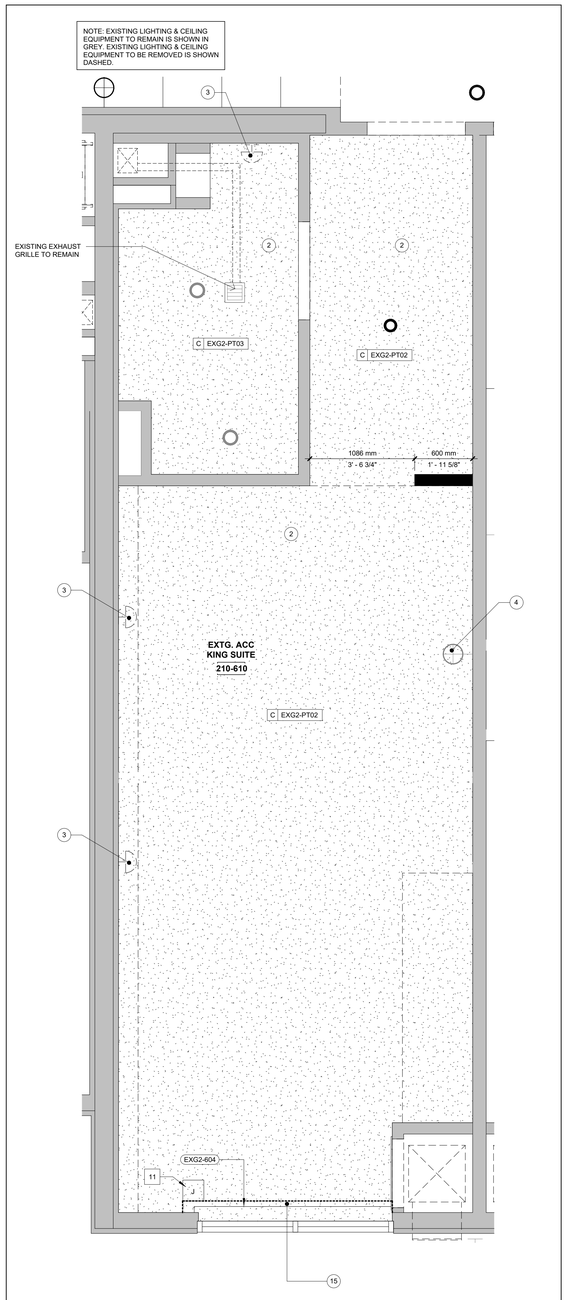
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ENLARGED SUITE - EXISTING KING FF&E, FINISH PLAN & ELEVATIONS

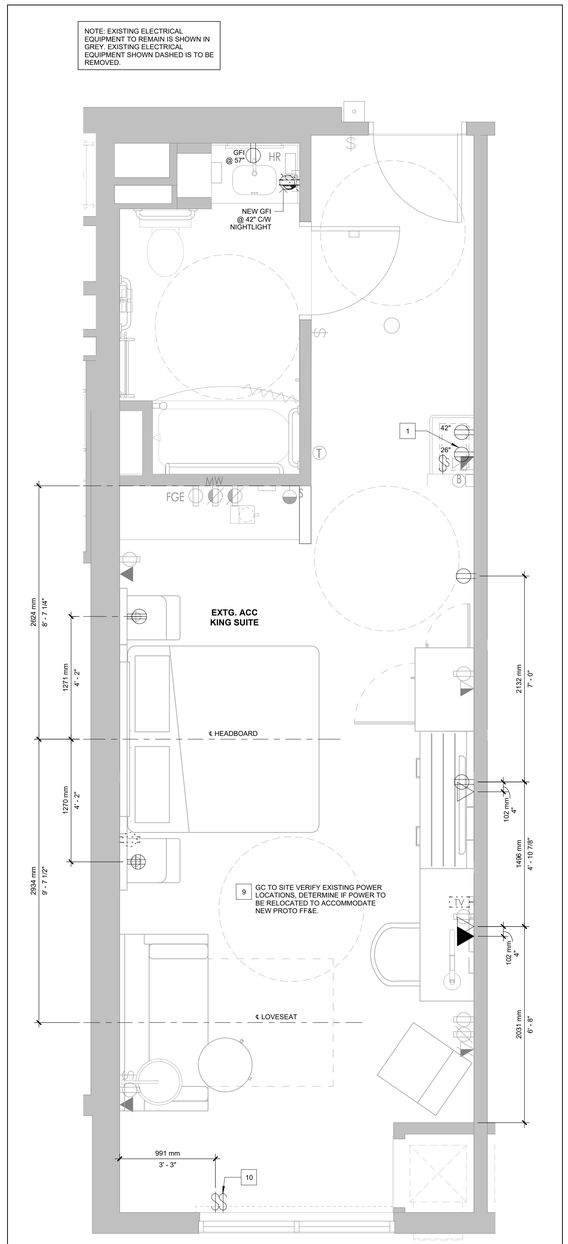
START DATE	JANUARY 2025
DRAWN BY	KR
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A703.2

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2 A704.1 EXTG. ACC. KING SUITE RCP
1 : 25



1 A704.1 EXTG. ACC. KING SUITE POWER
1 : 25

RCP GENERAL NOTES

1. REFER TO A110 FOR LEGENDS, SYMBOLS, AND ABBREVIATIONS.
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO.
3. PROVIDE NEW LED LAMPS FOR ALL GENERAL LIGHT FIXTURES TYP.
4. REFER TO SHEET A302 FOR DETAILS SHOWING TYPICAL CEILING CONDITIONS.
5. WHERE REQUIRED, PROVIDE 12"X12" FDWB - FIRE-RATED & INSULATED CONCEALED FRAME ACCESS PANEL WITH WALLBOARD BEAD.
6. RECESSED LIGHT AND OTHER FIXTURES PENETRATING RATED HORIZONTAL FLOOR/CEILING ASSEMBLY REQUIRES GWB HOUSING. REFER TO A302 FOR DETAIL.

RCP KEY NOTES

1. EXISTING WINDOW TREATMENTS TO BE REMOVED AND REPLACED WITH NEW
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO
3. EXISTING WALL SCONCE TO BE REMOVED

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8. NOT USED
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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

SHEET NAME

ENLARGED SUITE - EXISTING ACC. KING SUITE PARTITION, POWER & BLOCKING

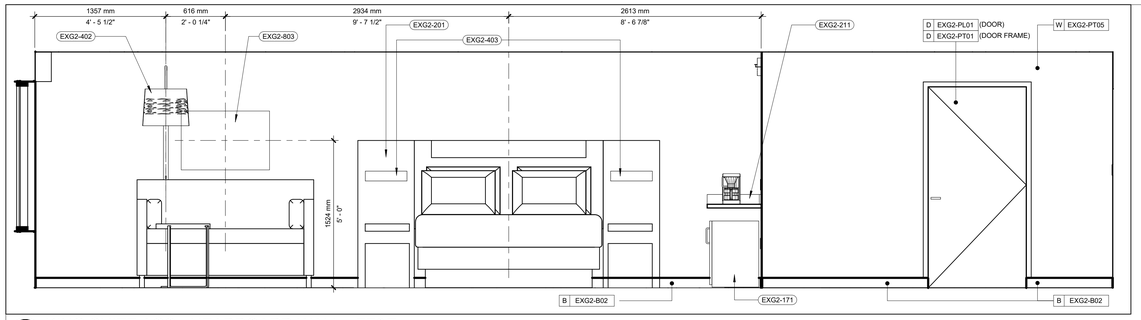
START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009

DRAWING

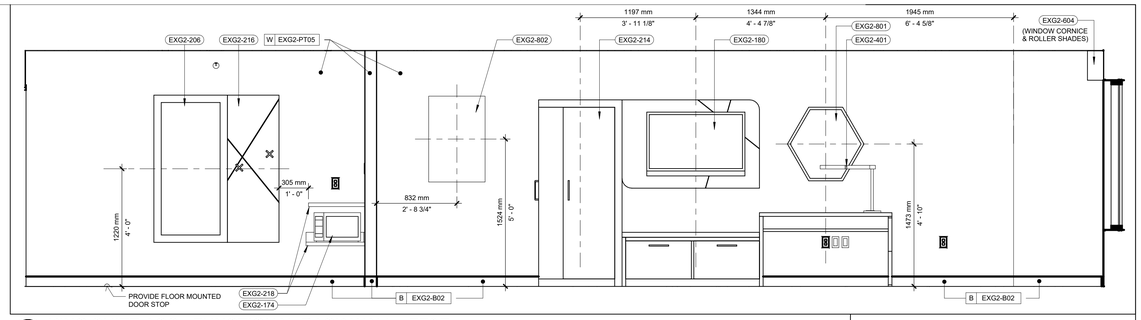
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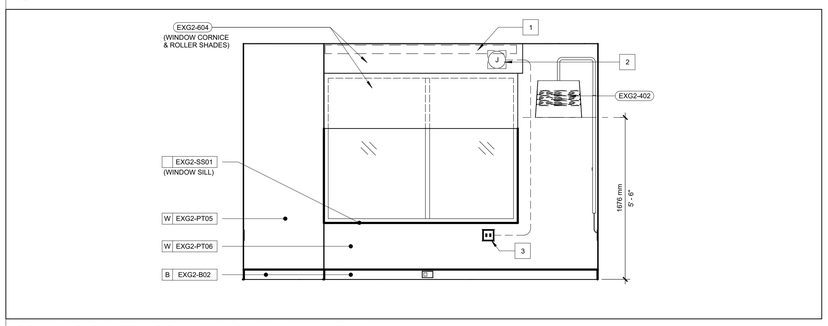
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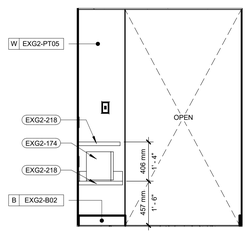
7 A704.2 KING SUITE ACC - HEADBOARD WALL - FF&E
1 : 25



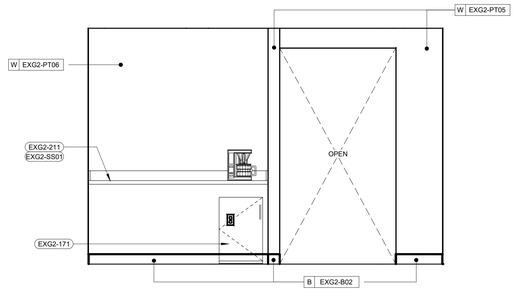
8 A704.2 KING SUITE ACC - FUNCTIONAL RACK WALL - FF&E
1 : 25



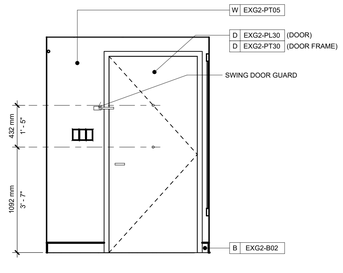
6 A704.2 KING SUITE ACC - WINDOW WALL - FF&E
1 : 25



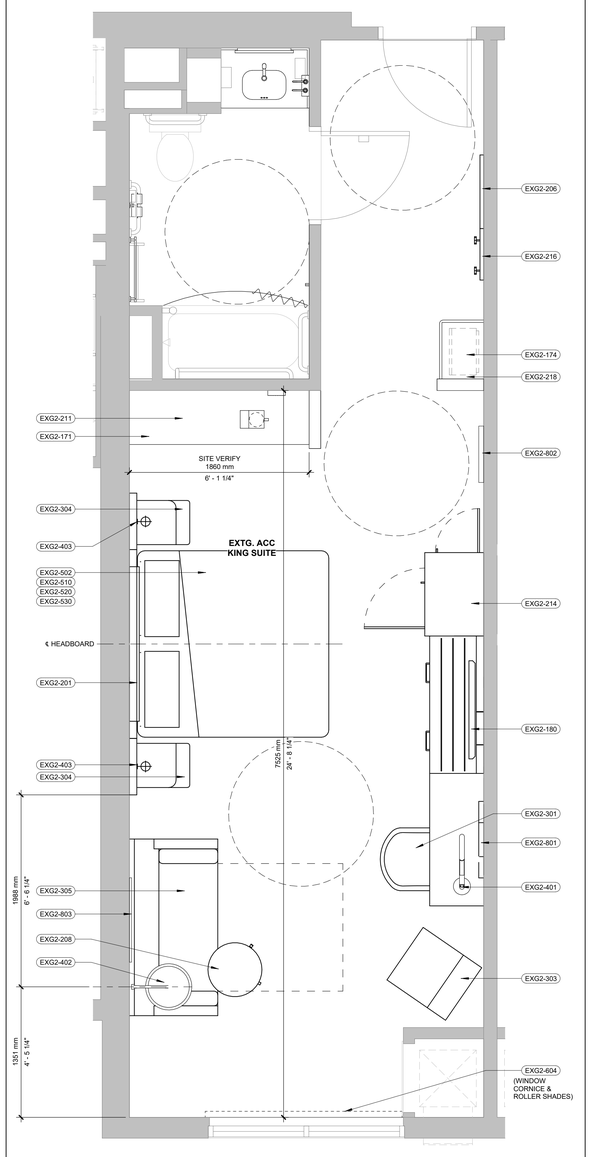
5 A704.2 KING SUITE ACC - REFRESHMENT ZONE WALL - FF&E
1 : 25



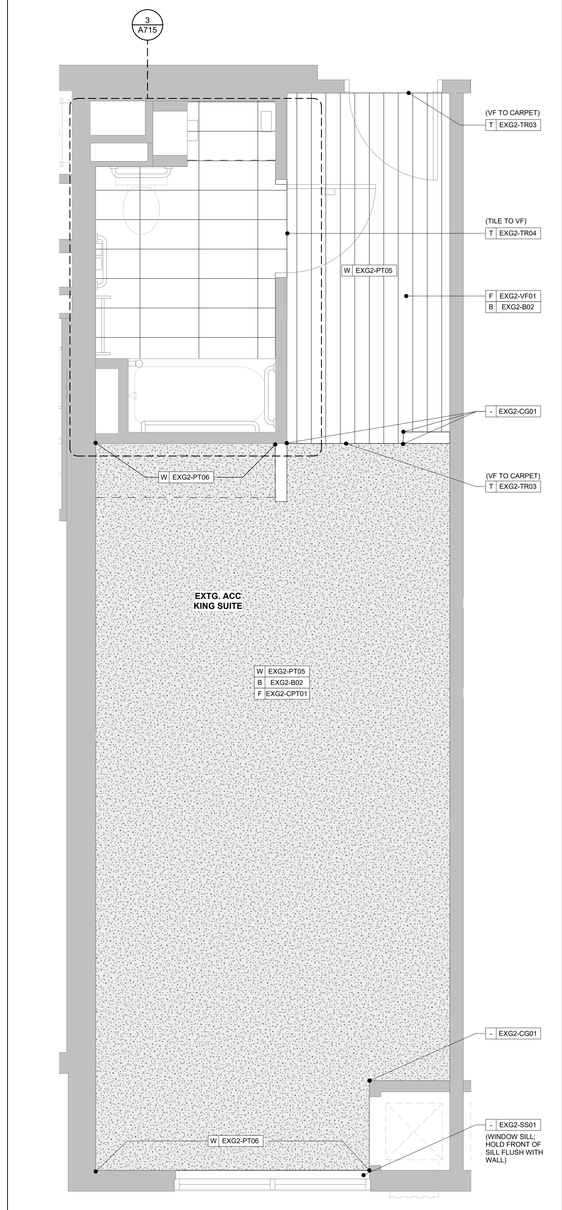
4 A704.2 KING SUITE ACC - WING WALL - FF&E
1 : 25



3 A704.2 KING SUITE ACC - ENTRY DOOR WALL - FF&E
1 : 25



2 A704.2 EXTG. ACC. KING SUITE FF&E
1 : 25



1 A704.2 EXTG. ACC. KING SUITE FINISH PLAN
1 : 25

ENLARGED FINISH/FURNISHING GENERAL NOTES:

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G. REFER TO DOOR SCHEDULE FOR COLOR OF DOORS AND FRAMES.
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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

ENLARGED SUITE - EXISTING ACC. KING SUITE FF&E, FINISH PLAN & ELEVATIONS

START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A704.2

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RCP KEY NOTES

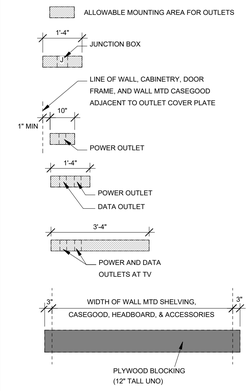
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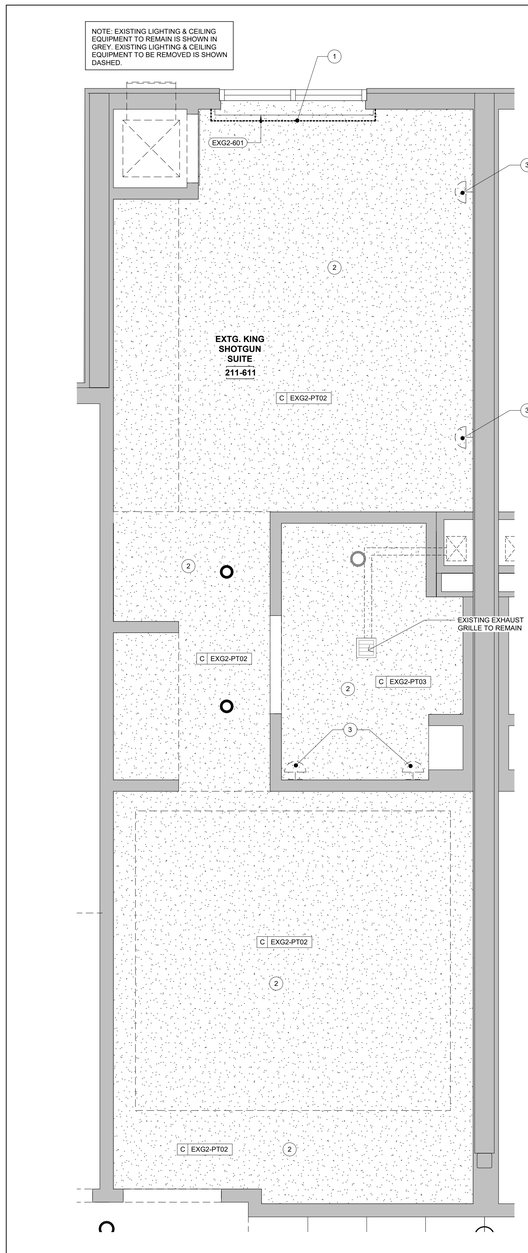
POWER PLAN NOTES

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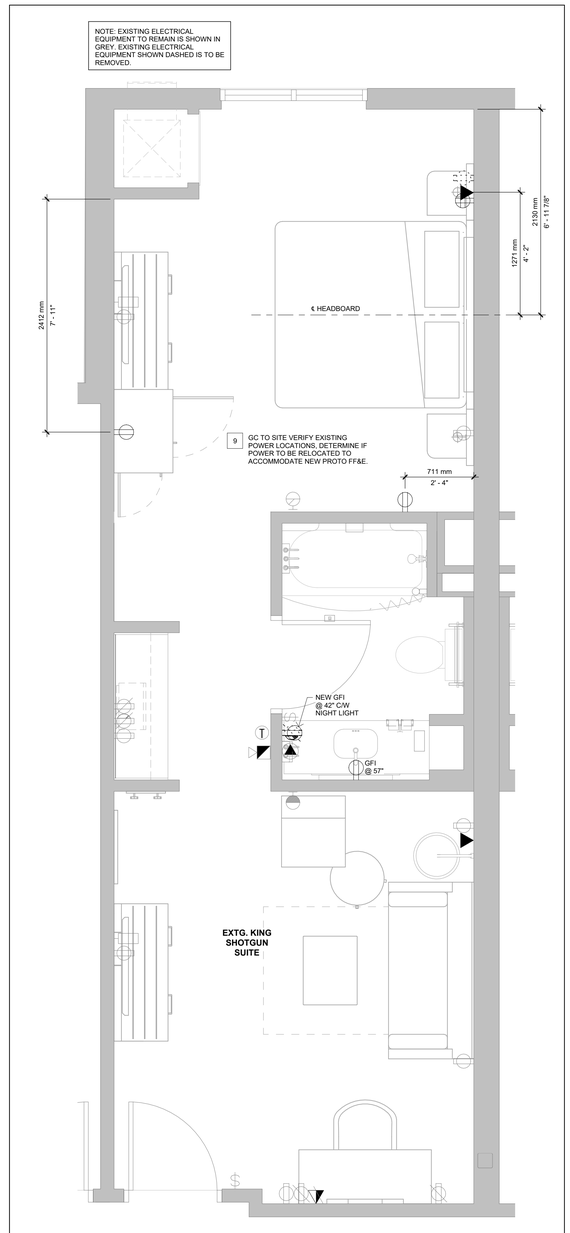
BLOCKING AND ALLOWABLE MOUNTING AREA

BELOW ARE GUIDELINES FOR THE ALLOWABLE ZONE FOR OUTLETS AND EXTENTS OF BLOCKING IN WALLS





2 A705.1 EXTG. KING SHOTGUN SUITE RCP
1 : 25



1 A705.1 EXTG. KING SHOTGUN SUITE POWER
1 : 25

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PROJECT

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2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

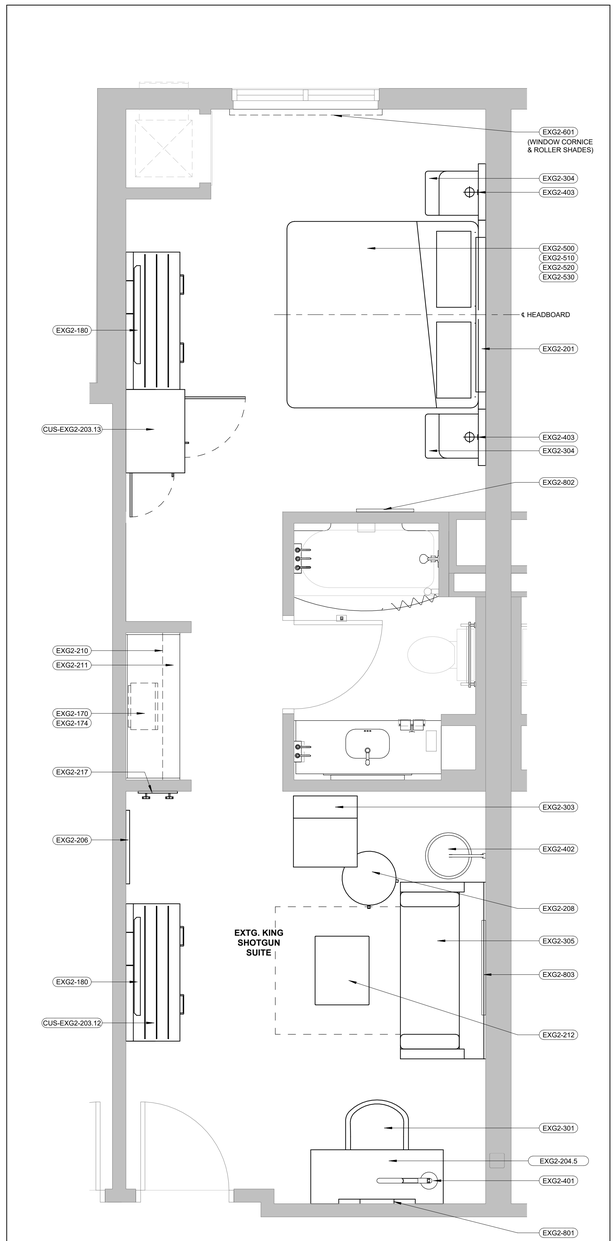
SHEET NAME

ENLARGED SUITE - EXISTING KING SHOTGUN SUITE PARTITION, POWER & BLOCKING

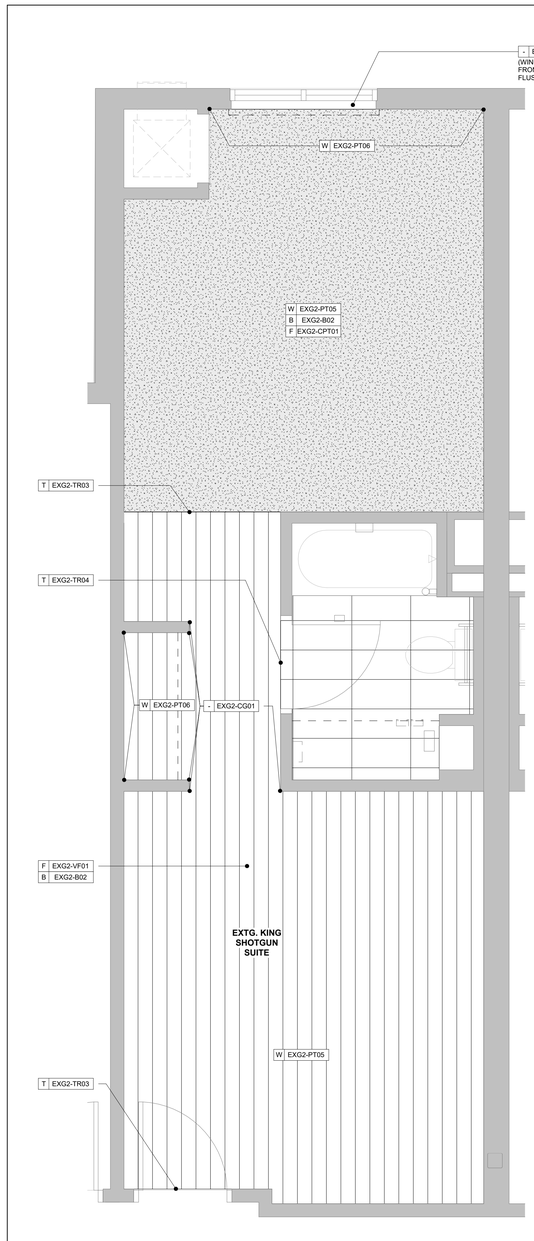
START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A705.1

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2025-11-20 12:36:16 PM



2 A705.2 EXTG. KING SHOTGUN SUITE FF&E
1 : 25



1 A705.2 EXTG. KING SHOTGUN SUITE FINISH PLAN
1 : 25

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Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

www.chamberlainIPD.com

NO.	ISSUED	DATE
1	ID - CLIENT REVIEW	2025-03-07
2	ID - CLIENT REVIEW	2025-05-22
3	BRAND REVIEW R2	2025-06-11
4	COORDINATION	2025-06-23
6	BRAND REVIEW 100%	2025-10-01
5	COORDINATION	2025-10-01
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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

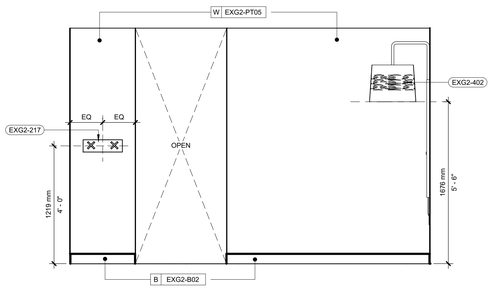
SHEET NAME

ENLARGED SUITE - EXISTING KING SHOTGUN SUITE FF&E, FINISH PLAN & ELEVATIONS

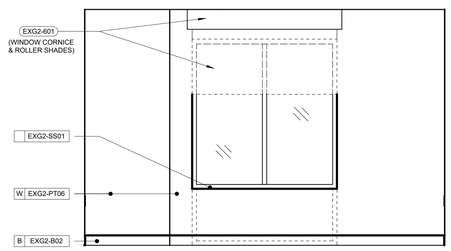
START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A705.2

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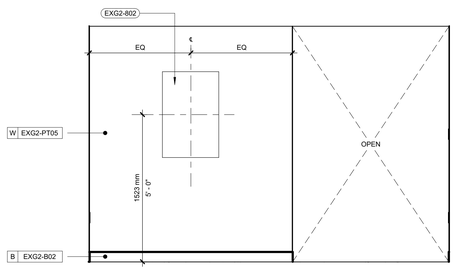
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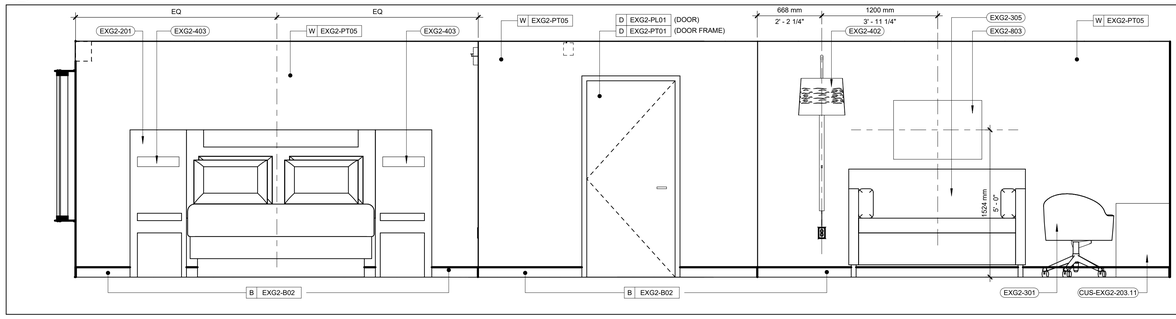
5 A705.3 KING SHOTGUN SUITE LIVING ROOM WALL - FF&E
1 : 25



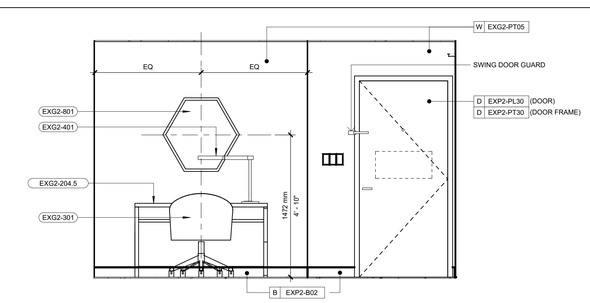
6 A705.3 KING SHOTGUN SUITE - WINDOW WALL - FF&E
1 : 25



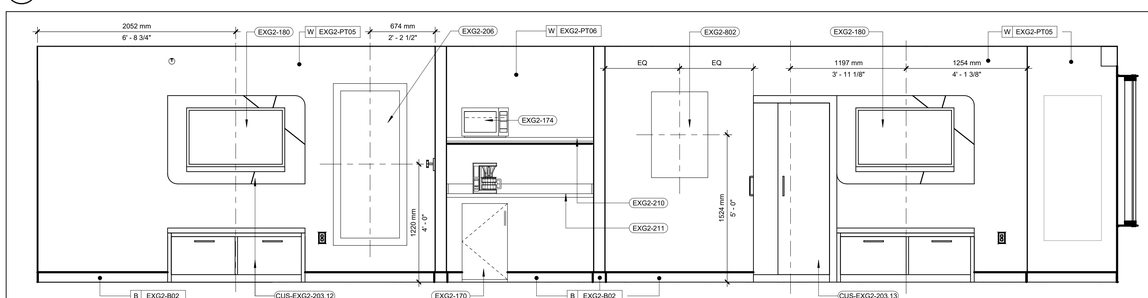
4 A705.3 KING SHOTGUN SUITE - ENTRY WALL - FF&E
1 : 25



2 A705.3 KING SHOTGUN SUITE - HEADBOARD WALL - FF&E
1 : 25



3 A705.3 KING SHOTGUN SUITE - ENTRY DOOR - FF&E
1 : 25



1 A705.3 KING SHOTGUN SUITE - FUNCTIONAL RACK WALL - FF&E
1 : 25

ENLARGED FINISH/FURNISHING GENERAL NOTES:

A. REFER TO A002 FOR LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. SEE ARCHITECTURAL FINISHES MANUAL FOR FINISH AND OTHER PRODUCT SPECIFICATIONS.
C. PAINT MAY BE SUBSTITUTED FOR WALLCOVERING WHERE ALLOWED; SEE SPECIFICATIONS AND FINISH / FURNISHINGS VIEWS.
D. PROVIDE IN-ROOM HEARING IMPAIRED DEVICES AS REQUIRED BY LOCAL JURISDICTION FOR ROOM FOR THE HEARING IMPAIRED.
E. PROVIDE IN-WALL BLOCKING FOR ALL WALL-HUNG FURNITURE AND EQUIPMENT.
F. FOR PROJECTS REQUIRING HARDWIRED INTERNET CONNECTION, LOCATE DATA OUTLET UNDER DESK WHERE INDICATED ON INTERIOR ELEVATIONS.
G. REFER TO DOOR SCHEDULE FOR COLOR OF DOORS AND FRAMES.
H. REFER TO ID505 FOR FLOORING TRANSITION DETAILS.
I. ALL FINISH FLOORING TO EXTEND UNDERNEATH MILLWORK UNLESS NOTED OTHERWISE.
J. ENTRY AREA FLOOR FINISH - FOR VF OPTION, FINISH SHALL BE INSTALLED IN DIRECTION AS SHOWN ON PLAN AT ENTRY AREA.
K. EXG2-210 & EXG2-211 - WIDTHS VARY DEPENDING ON SUITE. GC TO VERIFY SITE MEASUREMENTS PRIOR TO FABRICATION AND INSTALL.
L. REFER TO ID504 FOR TYPICAL SUITE MILLWORK DETAILS

FLOOR LEGEND

	12" x 24" CERAMIC TILE WITH A THIRD TILE OFFSET-(EXP2-T01 / EXP2-T03 / EXP2-T06)
	12" x 12" CERAMIC TILE-(EXP2-T02)
	6" x LINEAR VINYL FLOORING-(EXG2-VF01)
	12" x 24" CERAMIC TILE-(EXG2-T01)
	12" x 12" VINYL FLOORING-(EXP2-VF01)
	RESILIENT FLOORING-(EXP2-VF02)
	6" x 48" VINYL FLOORING-(EXP2-VF03)
	12" x 24" STAMPED CONCRETE
	CARPET - COLOR VARIANCES INDICATE DIFFERENT COLORS OR STYLES

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

ENLARGED SUITE - EXISTING KING SHOTGUN SUITE FF&E, FINISH PLAN & ELEVATIONS

START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009

DRAWING

A705.3

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RCP GENERAL NOTES

1. REFER TO A110 FOR LEGENDS, SYMBOLS, AND ABBREVIATIONS.
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO.
3. PROVIDE NEW LED LAMPS FOR ALL GENERAL LIGHT FIXTURES TYP.
4. REFER TO SHEET A302 FOR DETAILS SHOWING TYPICAL CEILING CONDITIONS.
5. WHERE REQUIRED, PROVIDE 12"X12" FDWB - FIRE-RATED & INSULATED CONCEALED FRAME ACCESS PANEL WITH WALLBOARD BEAD.
6. RECESSED LIGHT AND OTHER FIXTURES PENETRATING RATED HORIZONTAL FLOOR/CEILING ASSEMBLY REQUIRES GWB HOUSING. REFER TO A302 FOR DETAIL.

RCP KEY NOTES

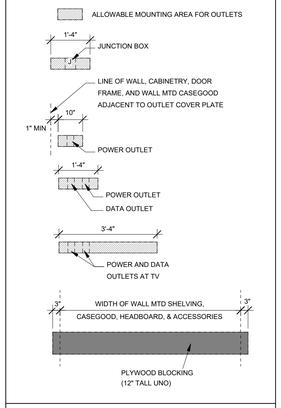
1	EXISTING WINDOW TREATMENTS TO BE REMOVED AND REPLACED WITH NEW
2	REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO
3	EXISTING WALL SCONCE TO BE REMOVED

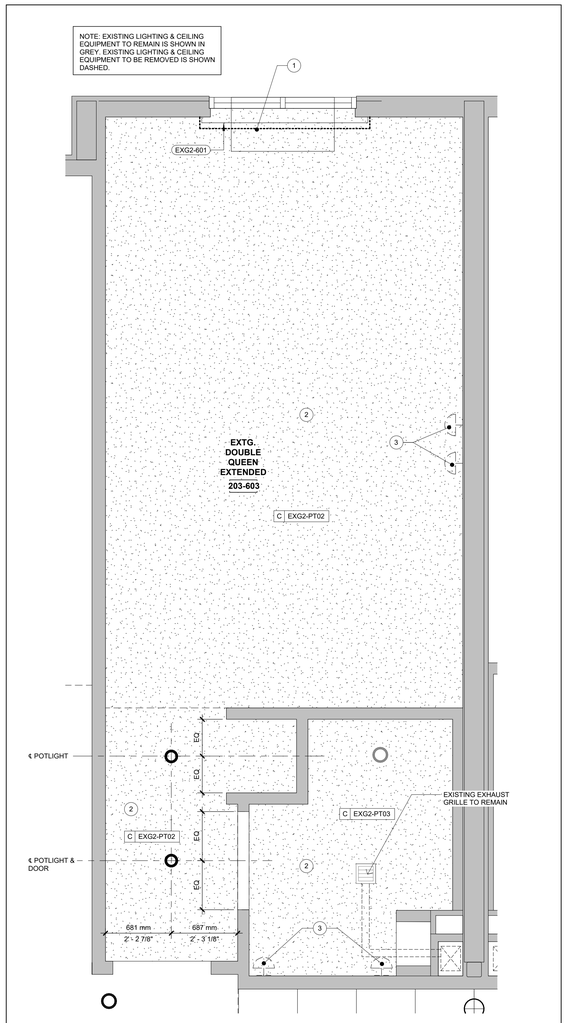
POWER PLAN NOTES

1	(STANDARD) UNSWITCHED DUPLEX RECEPTACLE AT MICROWAVE (OPTIONAL) HALF-SWITCHED QUAD RECEPTACLE (IF UNDER-CABINET LIGHTING IS TO BE PROVIDED - OWNER TO CONFIRM)
2	(STANDARD) AT COFFEE MAKER
3	(STANDARD) AT REFRIGERATOR
4	NOT USED
5	(OPTIONAL) SWITCH FOR UNDER CABINET LIGHT STRIP - OWNER TO CONFIRM DIRECTION.
6	(OPTIONAL) VOICE/DATA RECEPTACLE. TO BE CONFIRMED BY OWNER. EXISTING PROVISIONS FOR VOICE/DATA TO BE REVIEWED ON SITE BY GC PRIOR TO INSTALLATION OF NEW.
7	OUTLET TO ALIGN WITH CENTRELINE OF WALL-MOUNTED PENDANT; ENSURE LOCATION OF OUTLET IS ADJUSTED ON EITHER WIDE OF DEMISING WALL TO PREVENT BACK-TO-BACK OUTLET INSTALLATION. GC TO SITE VERIFY EXISTING POWER LOCATIONS AND ADVISE IF OUTLETS NEED TO BE RELOCATED TO ALIGN WITH FF&E AND CASEWORK AS REQUIRED.
8	NOT USED
9	GC TO SITE VERIFY EXISTING POWER LOCATIONS, DETERMINE IF POWER TO BE RELOCATED TO ACCOMMODATE NEW PROTO FF&E LOCATIONS.
10	ROLLER SHADE MOMENTARY DUAL ROCKER SWITCH AHRDWIRED TO MOTOR; PROVIDE IN-WALL CONDUIT AND J-BOX IN WALL AT SWITCHES (ACCESSIBLE ROOMS ONLY).
11	IN-WALL J-BOX FOR HARDWIRED MECHANICAL ROLLER SHADES IN ACCESSIBLE ROOMS. PROVIDE QUAD PLATE. COORDINATE WHEN TO RECEIVE THE REQUIRED ELECTRICAL WHIP AND S.O. CONNECTORS FROM ROLLER SHADE VENDOR FOR PRE-WIRE DURING ROUGH-IN.

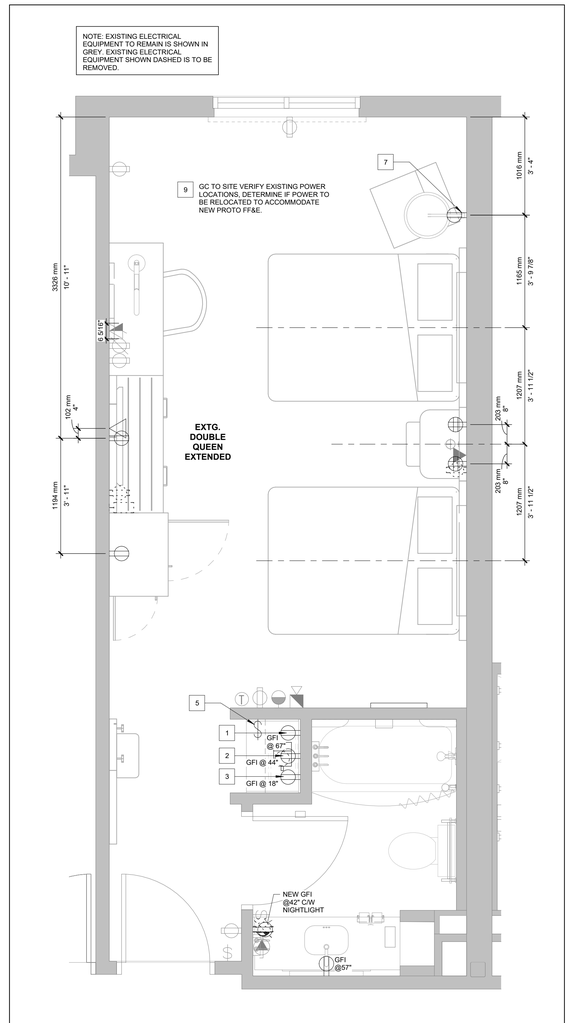
BLOCKING AND ALLOWABLE MOUNTING AREA

BELOW ARE GUIDELINES FOR THE ALLOWABLE ZONE FOR OUTLETS AND EXTENTS OF BLOCKING IN WALLS





2 A706.1 EXTG. DOUBLE QUEEN EXTENDED ROOM RCP
1 : 25



1 A706.1 EXTG. DOUBLE QUEEN EXTENDED ROOM POWER
1 : 25

Chamberlain Architects Constructors Managers

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NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

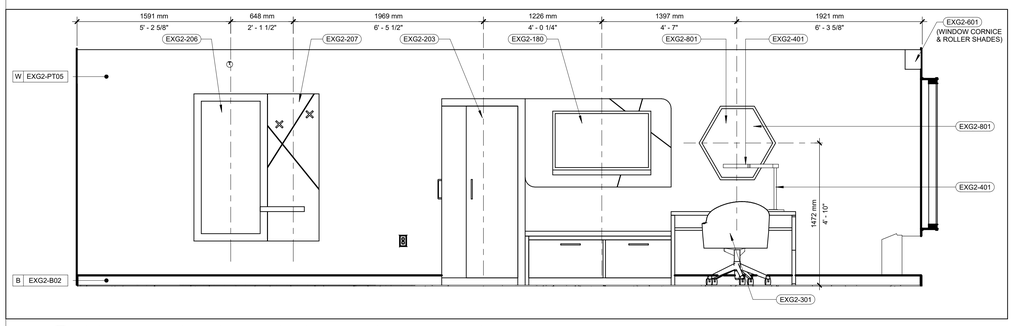
2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

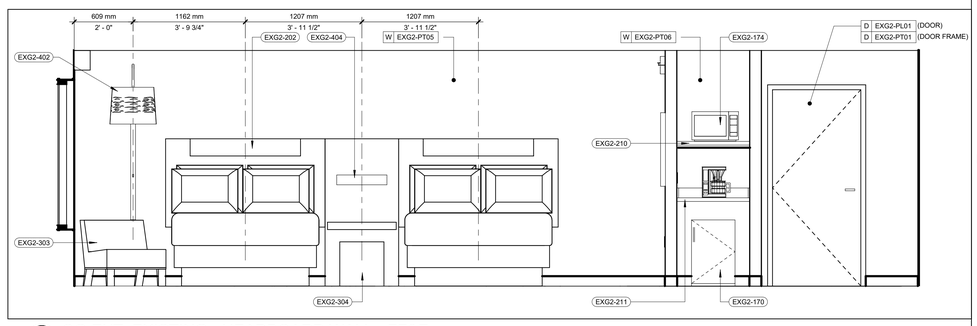
ENLARGED SUITE - EXISTING QQ EXTENDED PARTITION, POWER & BLOCKING

START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A706.1

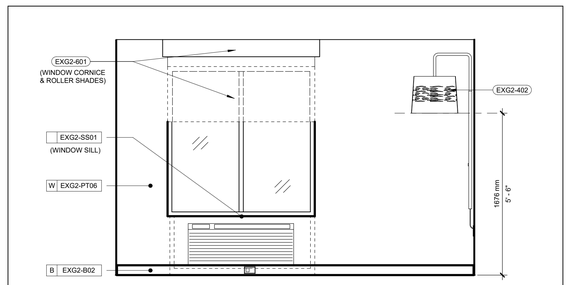
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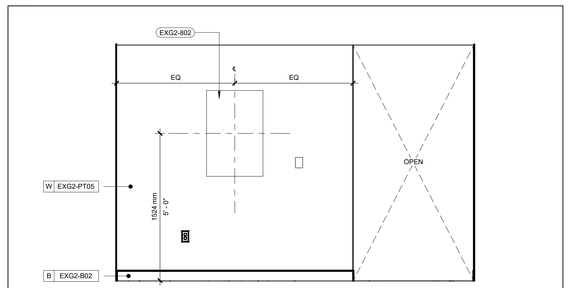
4 A706.2 QQ EXT. EXISTING - FUNCTIONAL RACK WALL - FF&E
1 : 25



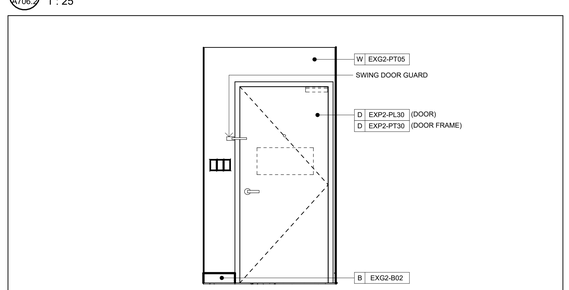
3 A706.2 QQ EXT. EXISTING - HEADBOARD WALL - FF&E
1 : 25



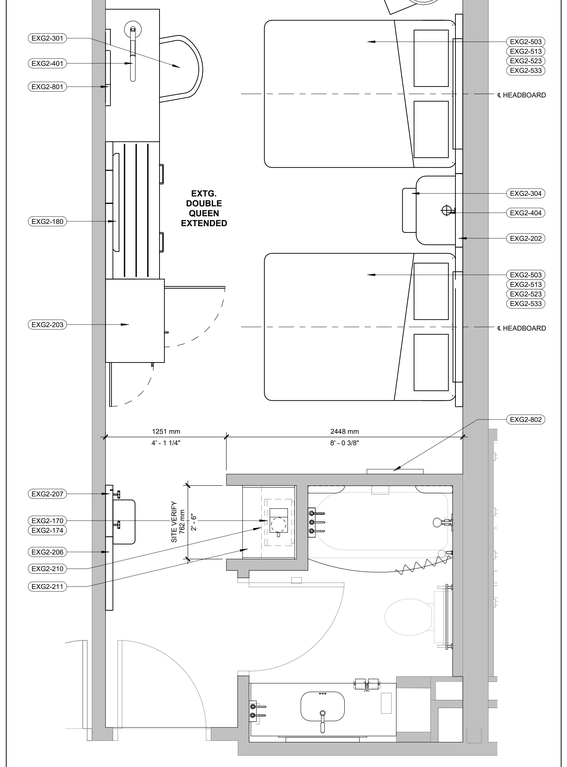
7 A706.2 QQ EXT. EXISTING - WINDOW WALL - FF&E
1 : 25



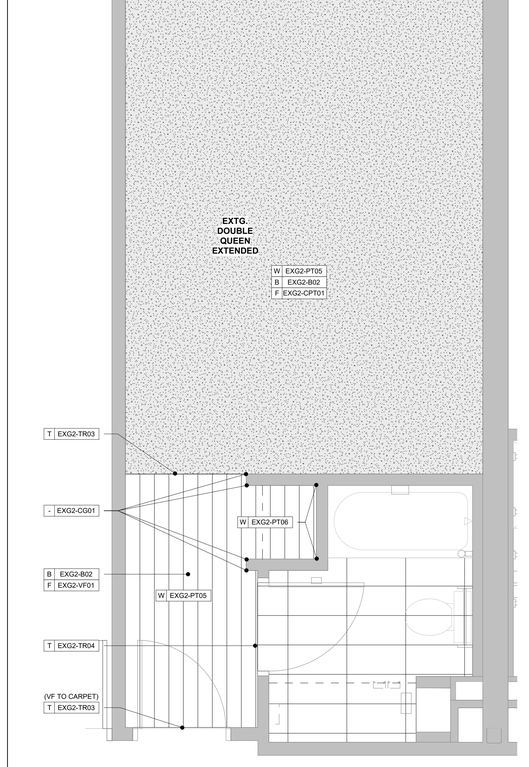
6 A706.2 QQ EXT. EXISTING - WING WALL - FF&E
1 : 25



5 A706.2 QQ EXT. EXISTING - ENTRY DOOR WALL
1 : 25



2 A706.2 EXTG. DOUBLE QUEEN EXTENDED ROOM FF&E
1 : 25



1 A706.2 EXTG. DOUBLE QUEEN EXTENDED ROOM FINISH PLAN
1 : 25

ENLARGED FINISH/FURNISHING GENERAL NOTES:

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H. REFER TO ID505 FOR FLOORING TRANSITION DETAILS.
I. ALL FINISH FLOORING TO EXTEND UNDERNEATH MILLWORK UNLESS NOTED OTHERWISE.
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FLOOR LEGEND

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2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

SHEET NAME

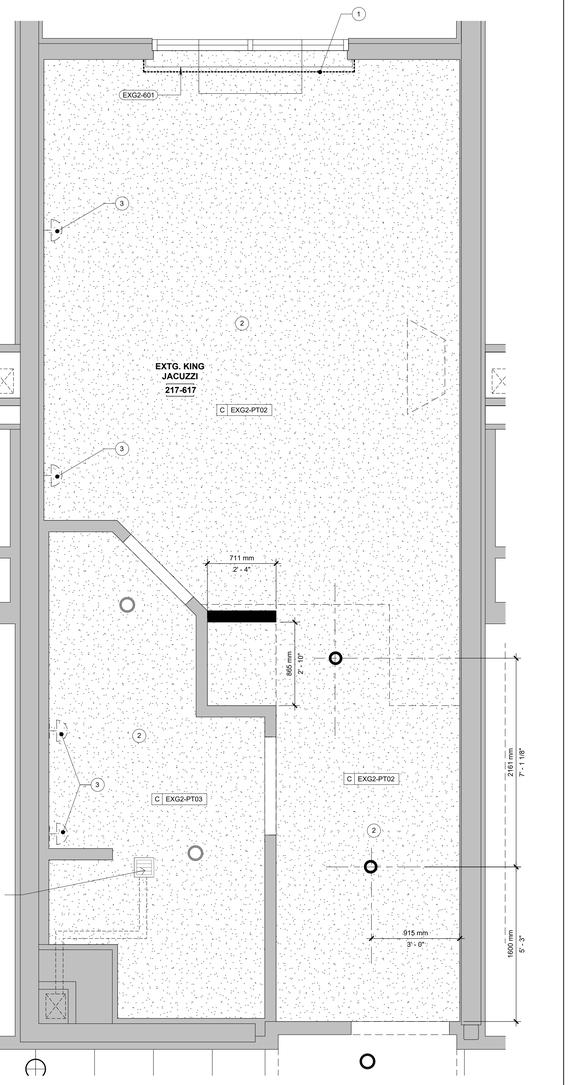
ENLARGED SUITE - EXISTING QQ EXTENDED FF&E, FINISH PLAN & ELEVATIONS

START DATE	JANUARY 2025
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CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A706.2

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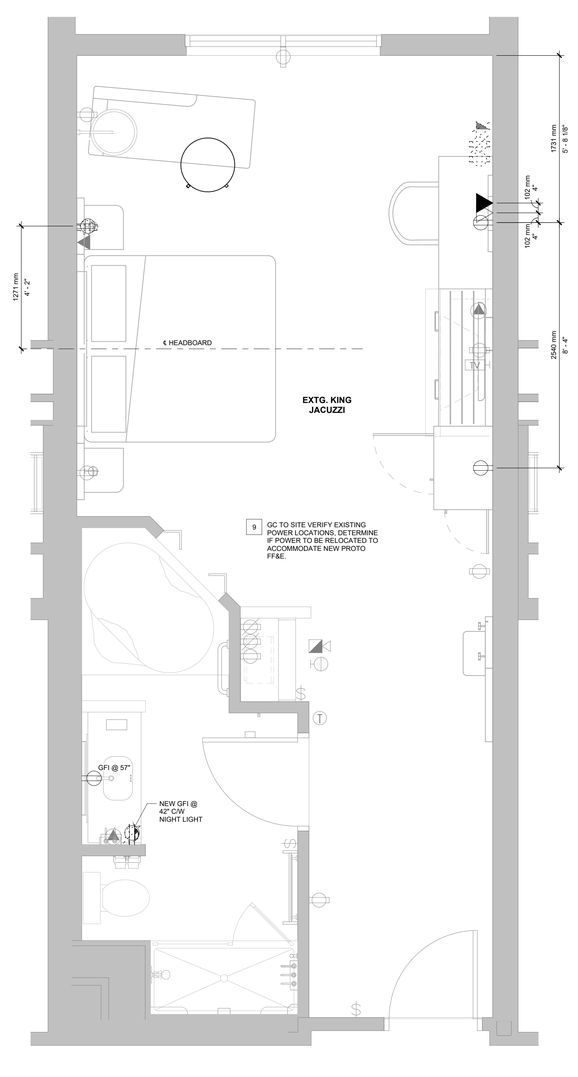
2025-11-20 12:36:28 PM

NOTE: EXISTING LIGHTING & CEILING EQUIPMENT TO REMAIN IS SHOWN IN GREY. EXISTING LIGHTING & CEILING EQUIPMENT TO BE REMOVED IS SHOWN DASHED.



2 A707.1 EXTG. KING JACUZZI ROOM RCP
1 : 25

NOTE: EXISTING ELECTRICAL EQUIPMENT TO REMAIN IS SHOWN IN GREY. EXISTING ELECTRICAL EQUIPMENT SHOWN DASHED IS TO BE REMOVED.



1 A707.1 EXTG. KING JACUZZI ROOM POWER
1 : 25

RCP GENERAL NOTES

1. REFER TO A110 FOR LEGENDS, SYMBOLS, AND ABBREVIATIONS.
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO.
3. PROVIDE NEW LED LAMPS FOR ALL GENERAL LIGHT FIXTURES TYP.
4. REFER TO SHEET A302 FOR DETAILS SHOWING TYPICAL CEILING CONDITIONS.
5. WHERE REQUIRED, PROVIDE 12"X12" FDWB - FIRE-RATED & INSULATED CONCEALED FRAME ACCESS PANEL WITH WALLBOARD BEAD.
6. RECESSED LIGHT AND OTHER FIXTURES PENETRATING RATED HORIZONTAL FLOOR/CEILING ASSEMBLY REQUIRES GWB HOUSING. REFER TO A302 FOR DETAIL.

RCP KEY NOTES

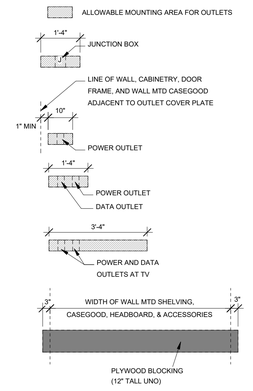
1. EXISTING WINDOW TREATMENTS TO BE REMOVED AND REPLACED WITH NEW
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO
3. EXISTING WALL SCONCE TO BE REMOVED

POWER PLAN NOTES

1. (STANDARD) UNSWITCHED DUPLEX RECEPTACLE AT MICROWAVE (OPTIONAL) HALF-SWITCHED QUAD RECEPTACLE (IF UNDER-CABINET LIGHTING IS TO BE PROVIDED - OWNER TO CONFIRM)
2. (STANDARD) AT COFFEE MAKER
3. (STANDARD) AT REFRIGERATOR
4. NOT USED
5. (OPTIONAL) SWITCH FOR UNDER CABINET LIGHT STRIP - OWNER TO CONFIRM DIRECTION.
6. (OPTIONAL) VOICE/DATA RECEPTACLE. TO BE CONFIRMED BY OWNER. EXISTING PROVISIONS FOR VOICE/DATA TO BE REVIEWED ON SITE BY GC PRIOR TO INSTALLATION OF NEW.
7. OUTLET TO ALIGN WITH CENTRELINE OF WALL-MOUNTED PENDANT; ENSURE LOCATION OF OUTLET IS ADJUSTED ON EITHER WIDE OF DEMISING WALL TO PREVENT BACK-TO-BACK OUTLET INSTALLATION. GC TO SITE VERIFY EXISTING POWER LOCATIONS AND ADVISE IF OUTLETS NEED TO BE RELOCATED TO ALIGN WITH FF&E AND CASEWORK AS REQUIRED.
8. NOT USED
9. GC TO SITE VERIFY EXISTING POWER LOCATIONS, DETERMINE IF POWER TO BE RELOCATED TO ACCOMMODATE NEW PROTO FF&E LOCATIONS.
10. ROLLER SHADE MOMENTARY DUAL ROCKER SWITCH AHRDWIRED TO MOTOR; PROVIDE IN-WALL CONDUIT AND J-BOX IN WALL AT SWITCHES (ACCESSIBLE ROOMS ONLY).
11. IN-WALL J-BOX FOR HARDWIRED MECHANICAL ROLLER SHADES IN ACCESSIBLE ROOMS. PROVIDE QUAD PLATE. COORDINATE WHEN TO RECEIVE THE REQUIRED ELECTRICAL WHIP AND S.O. CONNECTORS FROM ROLLER SHADE VENDOR FOR PRE-WIRE DURING ROUGH-IN.

BLOCKING AND ALLOWABLE MOUNTING AREA

BELOW ARE GUIDELINES FOR THE ALLOWABLE ZONE FOR OUTLETS AND EXTENTS OF BLOCKING IN WALLS



chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
1	ID - CLIENT REVIEW	2025-05-22
2	BRAND REVIEW R2	2025-06-11
3	COORDINATION	2025-06-23
5	BRAND REVIEW 100%	2025-10-01
4	COORDINATION	2025-10-01
6	COORDINATION	2025-11-03
7	COORDINATION	2025-11-17

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

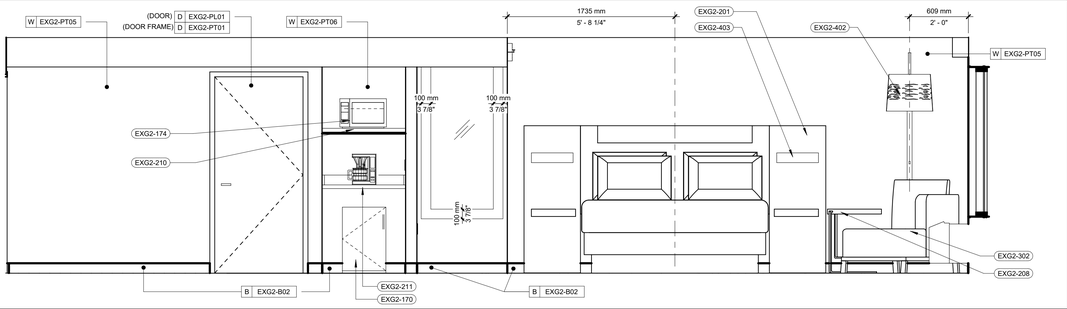
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ENLARGED SUITE - EXISTING KING JACUZZI PARTITION, POWER & BLOCKING

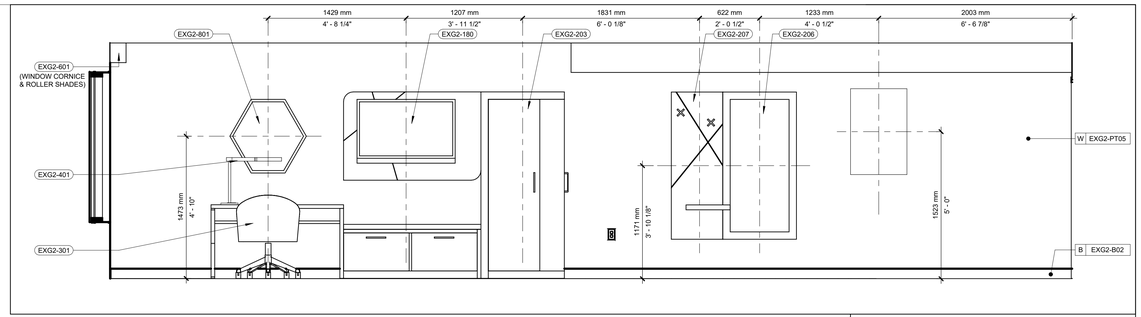
START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A707.1

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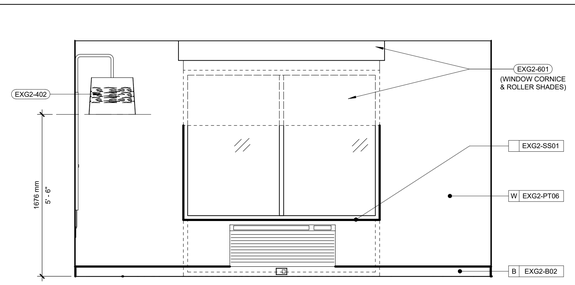
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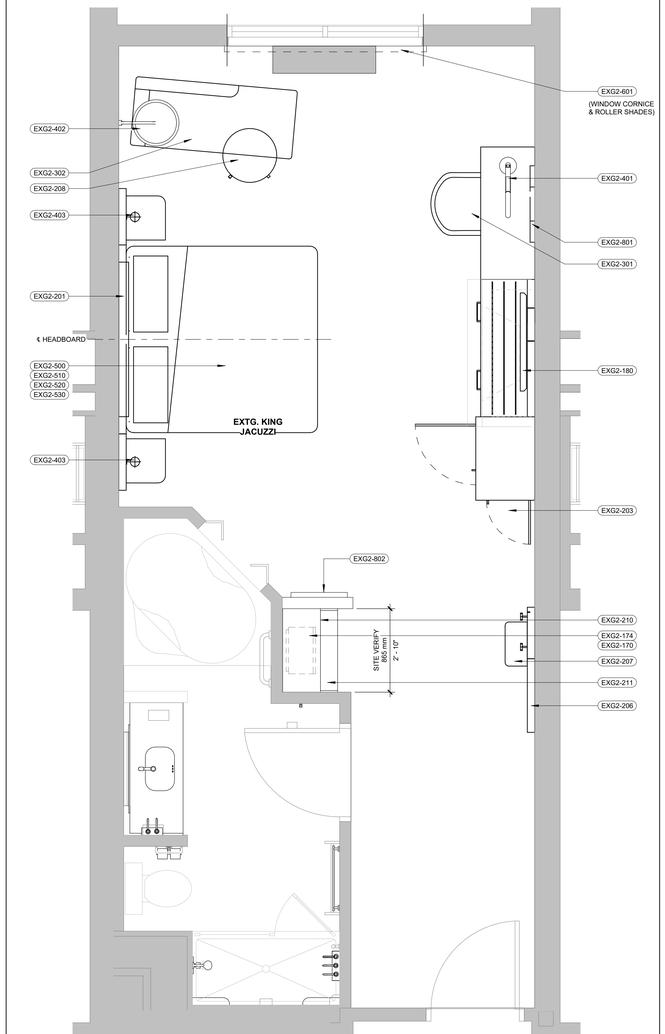
4 A707.2 KING JACUZZI EXT - HEADBOARD WALL - FF&E
1 : 25



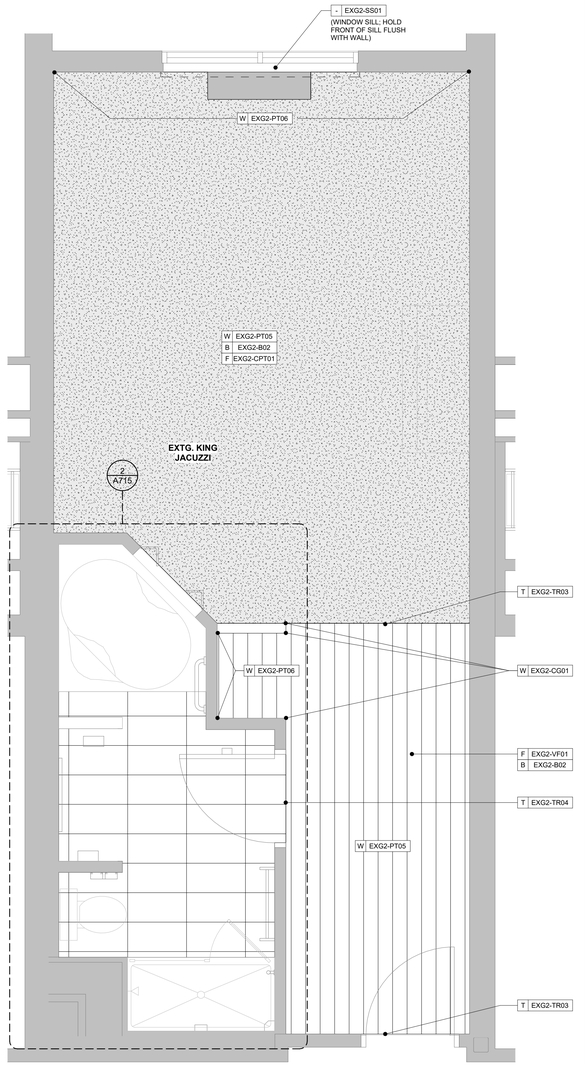
3 A707.2 KING JACUZZI EXT - FUNCTIONAL RACK WALL - FF&E
1 : 25



5 A707.2 KING JACUZZI EXT - WINDOW WALL- FF&E
1 : 25

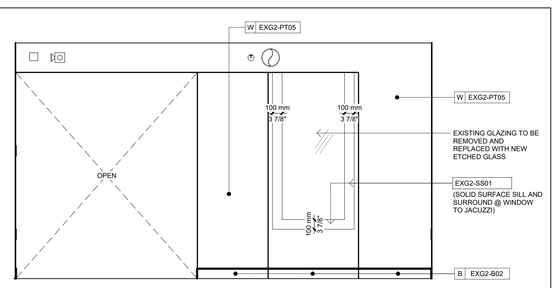


2 A707.2 EXTG. KING JACUZZI ROOM FF&E
1 : 25



1 A707.2 EXTG. KING JACUZZI ROOM FINISH PLAN
1 : 25

6 A707.2 KING JACUZZI ETC - REFRESHMENT ZONE WALL - FF&E
1 : 25



8 A707.2 KING JACUZZI EXT - ENTRY WALL - FF&E
1 : 25

7 A707.2 KING JACUZZI EXT - ENTRY DOOR WALL FF&E
1 : 25

ENLARGED FINISH/FURNISHING GENERAL NOTES:

A. REFER TO A002 FOR LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. SEE ARCHITECTURAL FINISHES MANUAL FOR FINISH AND OTHER PRODUCT SPECIFICATIONS.
C. PAINT MAY BE SUBSTITUTED FOR WALLCOVERING WHERE ALLOWED; SEE SPECIFICATIONS AND FINISH / FURNISHINGS VIEWS.
D. PROVIDE IN-ROOM HEARING IMPAIRED DEVICES AS REQUIRED BY LOCAL JURISDICTION FOR ROOM FOR THE HEARING IMPAIRED.
E. PROVIDE IN-WALL BLOCKING FOR ALL WALL-HUNG FURNITURE AND EQUIPMENT.
F. FOR PROJECTS REQUIRING HARDWIRED INTERNET CONNECTION, LOCATE DATA OUTLET UNDER DESK WHERE INDICATED ON INTERIOR ELEVATIONS.
G. REFER TO DOOR SCHEDULE FOR COLOR OF DOORS AND FRAMES.
H. REFER TO ID505 FOR FLOORING TRANSITION DETAILS.
I. ALL FINISH FLOORING TO EXTEND UNDERNEATH MILLWORK UNLESS NOTED OTHERWISE.
J. ENTRY AREA FLOOR FINISH - FOR VF OPTION, FINISH SHALL BE INSTALLED IN DIRECTION AS SHOWN ON PLAN AT ENTRY AREA.
K. EXG2-210 & EXG2-211 - WIDTHS VARY DEPENDING ON SUITE. GC TO VERIFY SITE MEASUREMENTS PRIOR TO FABRICATION AND INSTALL.
L. REFER TO ID504 FOR TYPICAL SUITE MILLWORK DETAILS

FLOOR LEGEND

- 12" x 24" CERAMIC TILE WITH A THIRD TILE OFFSET-(EXP2-T01 / EXP2-T03 / EXP2-T06)
- 12" x 12" CERAMIC TILE-(EXP2-T02)
- 6" x LINEAR VINYL FLOORING-(EXG2-VF01)
- 12" x 24" CERAMIC TILE-(EXG2-T01)
- 12" x 12" VINYL FLOORING-(EXP2-VF01)
- RESILIENT FLOORING-(EXP2-VF02)
- 6" x 48" VINYL FLOORING-(EXP2-VF03)
- 12" x 24" STAMPED CONCRETE
- CARPET - COLOR VARIANCES INDICATE DIFFERENT COLORS OR STYLES

Chamberlain Architects Constructors Managers

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CANADA

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

ENLARGED SUITE - EXISTING KING JACUZZI FF&E, FINISH PLAN & ELEVATIONS

START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A707.2

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2025-11-20 12:36:34 PM

RCP GENERAL NOTES

1. REFER TO A110 FOR LEGENDS, SYMBOLS, AND ABBREVIATIONS.
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO.
3. PROVIDE NEW LED LAMPS FOR ALL GENERAL LIGHT FIXTURES TYP.
4. REFER TO SHEET A302 FOR DETAILS SHOWING TYPICAL CEILING CONDITIONS.
5. WHERE REQUIRED, PROVIDE 12"X12" FDWB - FIRE-RATED & INSULATED CONCEALED FRAME ACCESS PANEL WITH WALLBOARD BEAD.
6. RECESSED LIGHT AND OTHER FIXTURES PENETRATING RATED HORIZONTAL FLOOR/CEILING ASSEMBLY REQUIRES GWB HOUSING. REFER TO A302 FOR DETAIL.

RCP KEY NOTES

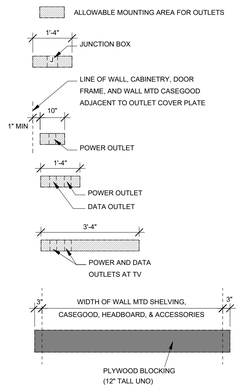
1. EXISTING WINDOW TREATMENTS TO BE REMOVED AND REPLACED WITH NEW
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO
3. EXISTING WALL SCONCE TO BE REMOVED

POWER PLAN NOTES

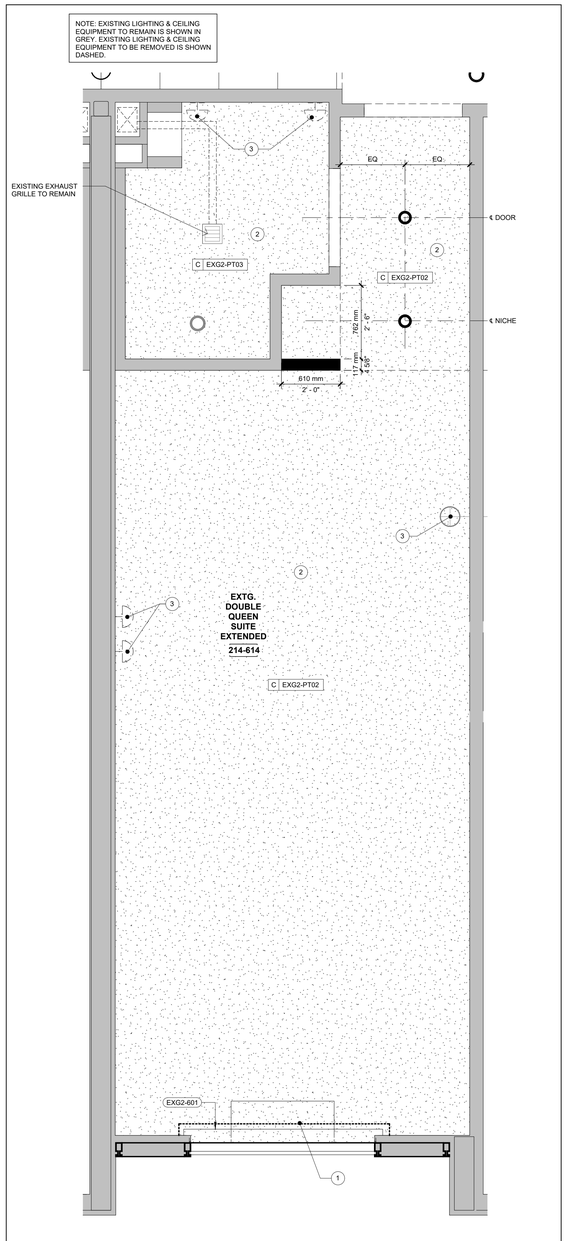
1. (STANDARD) UNSWITCHED DUPLEX RECEPTACLE AT MICROWAVE (OPTIONAL) HALF-SWITCHED QUAD RECEPTACLE (IF UNDER-CABINET LIGHTING IS TO BE PROVIDED - OWNER TO CONFIRM)
2. (STANDARD) AT COFFEE MAKER
3. (STANDARD) AT REFRIGERATOR
4. NOT USED
5. (OPTIONAL) SWITCH FOR UNDER CABINET LIGHT STRIP - OWNER TO CONFIRM DIRECTION.
6. (OPTIONAL) VOICE/DATA RECEPTACLE. TO BE CONFIRMED BY OWNER. EXISTING PROVISIONS FOR VOICE/DATA TO BE REVIEWED ON SITE BY GC PRIOR TO INSTALLATION OF NEW.
7. OUTLET TO ALIGN WITH CENTRELINE OF WALL-MOUNTED PENDANT; ENSURE LOCATION OF OUTLET IS ADJUSTED ON EITHER WIDE OF DEMISING WALL TO PREVENT BACK-TO-BACK OUTLET INSTALLATION. GC TO SITE VERIFY EXISTING POWER LOCATIONS AND ADVISE IF OUTLETS NEED TO BE RELOCATED TO ALIGN WITH FF&E AND CASEWORK AS REQUIRED.
8. NOT USED
9. GC TO SITE VERIFY EXISTING POWER LOCATIONS, DETERMINE IF POWER TO BE RELOCATED TO ACCOMMODATE NEW PROTO FF&E LOCATIONS.
10. ROLLER SHADE MOMENTARY DUAL ROCKER SWITCH AHRDWIRED TO MOTOR; PROVIDE IN-WALL CONDUIT AND J-BOX IN WALL AT SWITCHES (ACCESSIBLE ROOMS ONLY).
11. IN-WALL J-BOX FOR HARDWIRED MECHANICAL ROLLER SHADES IN ACCESSIBLE ROOMS. PROVIDE QUAD PLATE. COORDINATE WHEN TO RECEIVE THE REQUIRED ELECTRICAL WHIP AND S.O. CONNECTORS FROM ROLLER SHADE VENDOR FOR PRE-WIRE DURING ROUGH-IN.

BLOCKING AND ALLOWABLE MOUNTING AREA

BELOW ARE GUIDELINES FOR THE ALLOWABLE ZONE FOR OUTLETS AND EXTENTS OF BLOCKING IN WALLS

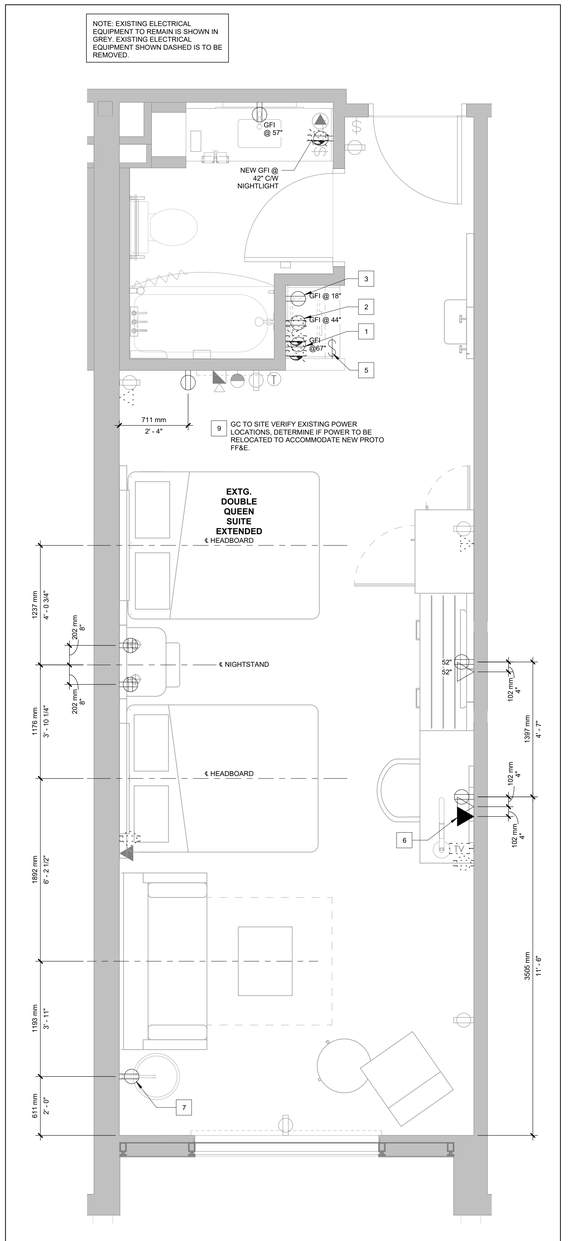


NOTE: EXISTING LIGHTING & CEILING EQUIPMENT TO REMAIN IS SHOWN IN GREY. EXISTING LIGHTING & CEILING EQUIPMENT TO BE REMOVED IS SHOWN DASHED.



1 A708.1 EXTG. DOUBLE QUEEN EXTENDED SUITE RCP
1 : 25

NOTE: EXISTING ELECTRICAL EQUIPMENT TO REMAIN IS SHOWN IN GREY. EXISTING ELECTRICAL EQUIPMENT SHOWN DASHED IS TO BE REMOVED.



2 A708.1 EXTG. DOUBLE QUEEN EXTENDED SUITE POWER
1 : 25

Chamberlain Architect Services Limited

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CANADA

Phone: 905.631.7777

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

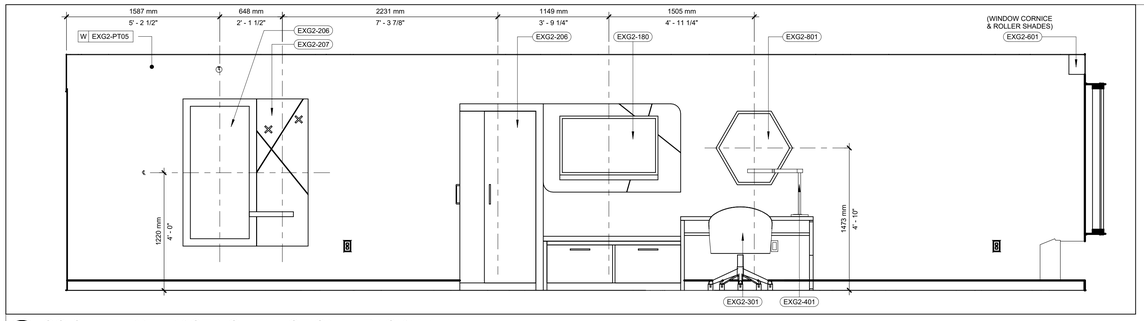
SHEET NAME

ENLARGED SUITE - EXISTING QQ EXTENDED SUITE PARTITION, POWER & BLOCKING

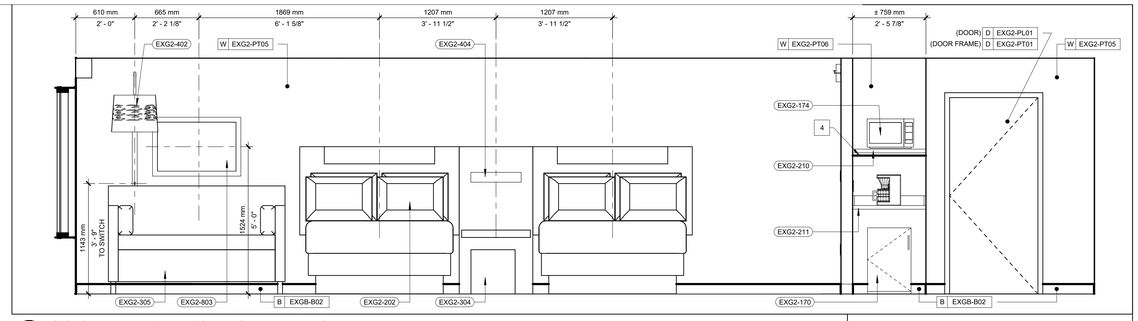
START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A708.1

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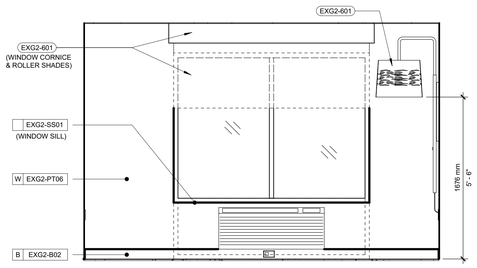
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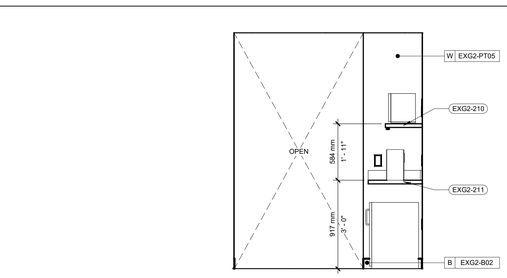
7 A708.2 QQ SUITE EXT. EXISTING - FUNCTIONAL RACK WALL
1 : 25



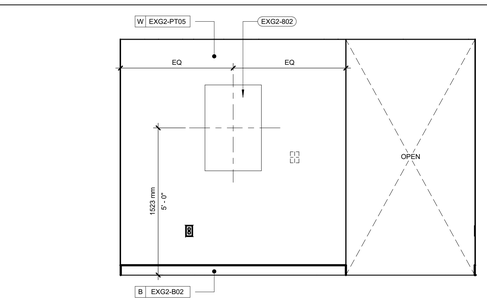
8 A708.2 QQ SUITE EXT. EXISTING - HEADBOARD WALL
1 : 25



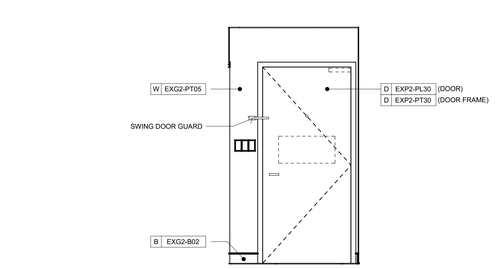
6 A708.2 QQ SUITE EXT. EXISTING - WINDOW WALL
1 : 25



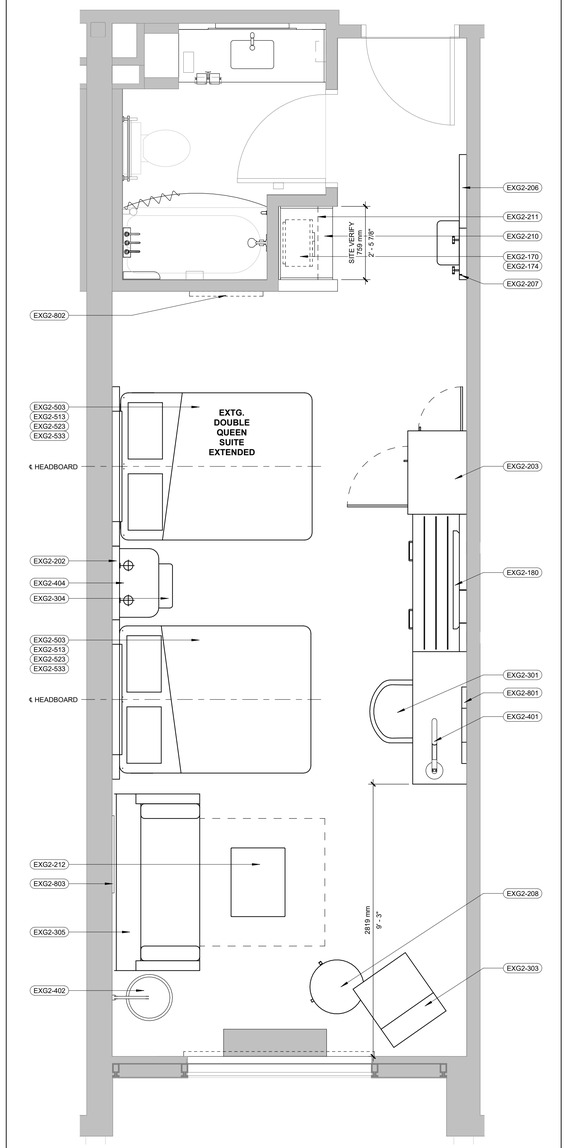
5 A708.2 QQ SUITE EXT. EXISTING - REFRESHMENT ZONE WALL
1 : 25



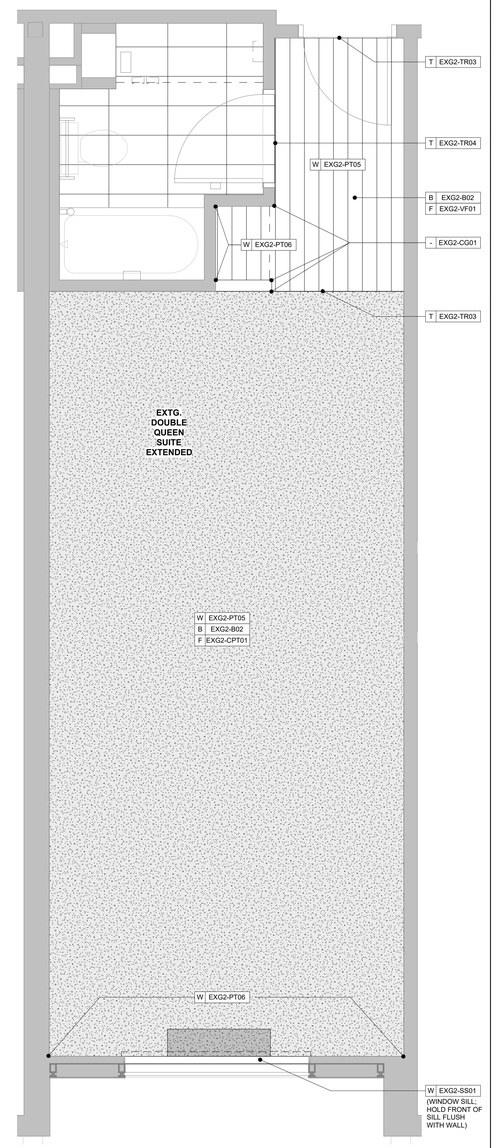
4 A708.2 QQ SUITE EXT. EXISTING - ENTRY WALL
1 : 25



3 A708.2 QQ SUITE EXT. EXISTING - ENTRY DOOR WALL FF&E
1 : 25



2 A708.2 EXTG. DOUBLE QUEEN EXTENDED SUITE FF&E
1 : 25



1 A708.2 EXTG. DOUBLE QUEEN EXTENDED SUITE FINISH PLAN
1 : 25

ENLARGED FINISH/FURNISHING GENERAL NOTES:

A. REFER TO A002 FOR LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. SEE ARCHITECTURAL FINISHES MANUAL FOR FINISH AND OTHER PRODUCT SPECIFICATIONS.
C. PAINT MAY BE SUBSTITUTED FOR WALLCOVERING WHERE ALLOWED; SEE SPECIFICATIONS AND FINISH / FURNISHINGS VIEWS.
D. PROVIDE IN-ROOM HEARING IMPAIRED DEVICES AS REQUIRED BY LOCAL JURISDICTION FOR ROOM FOR THE HEARING IMPAIRED.
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F. FOR PROJECTS REQUIRING HARDWIRED INTERNET CONNECTION, LOCATE DATA OUTLET UNDER DESK WHERE INDICATED ON INTERIOR ELEVATIONS.
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J. ENTRY AREA FLOOR FINISH - FOR VF OPTION, FINISH SHALL BE INSTALLED IN DIRECTION AS SHOWN ON PLAN AT ENTRY AREA.
K. EXG2-210 & EXG2-211 - WIDTHS VARY DEPENDING ON SUITE. GC TO VERIFY SITE MEASUREMENTS PRIOR TO FABRICATION AND INSTALL.
L. REFER TO ID504 FOR TYPICAL SUITE MILLWORK DETAILS

FLOOR LEGEND

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	6" x 48" VINYL FLOORING-(EXP2-VF03)
	12" x 24" STAMPED CONCRETE
	CARPET - COLOR VARIANCES INDICATE DIFFERENT COLORS OR STYLES

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

ENLARGED SUITE - EXISTING QQ EXTENDED SUITE FF&E, FINISH PLAN & ELEVATIONS

START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009

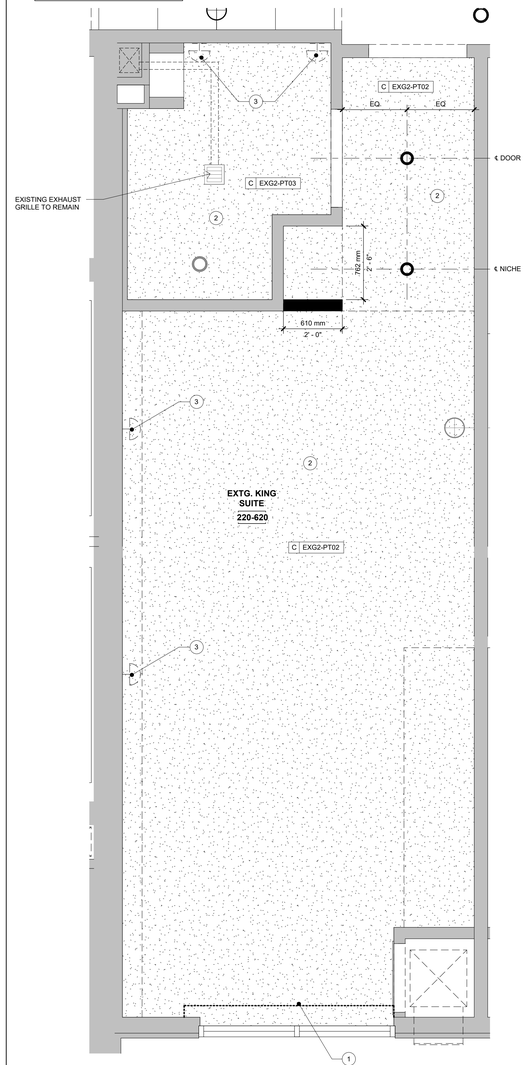
DRAWING

A708.2

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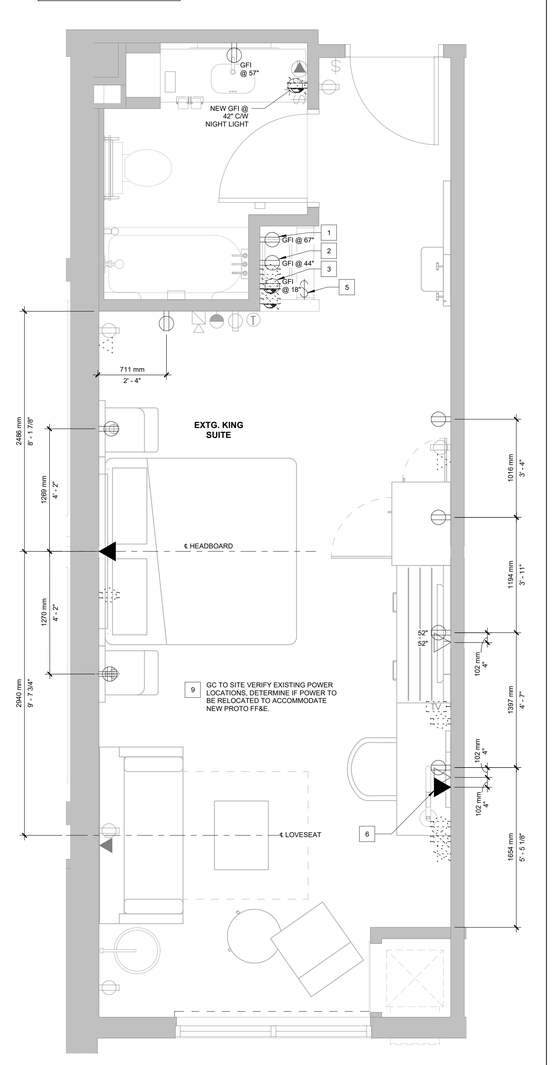
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NOTE: EXISTING LIGHTING & CEILING EQUIPMENT TO REMAIN IS SHOWN IN GREY. EXISTING LIGHTING & CEILING EQUIPMENT TO BE REMOVED IS SHOWN DASHED.



2 / A709.1 EXTG. KING SUITE RCP
1 : 25

NOTE: EXISTING ELECTRICAL EQUIPMENT TO REMAIN IS SHOWN IN GREY. EXISTING ELECTRICAL EQUIPMENT SHOWN DASHED IS TO BE REMOVED.



1 / A709.1 EXTG. KING SUITE FF&E POWER
1 : 25

RCP GENERAL NOTES

1. REFER TO A110 FOR LEGENDS, SYMBOLS, AND ABBREVIATIONS.
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO.
3. PROVIDE NEW LED LAMPS FOR ALL GENERAL LIGHT FIXTURES TYP.
4. REFER TO SHEET A302 FOR DETAILS SHOWING TYPICAL CEILING CONDITIONS.
5. WHERE REQUIRED, PROVIDE 12"X12" FDWB - FIRE-RATED & INSULATED CONCEALED FRAME ACCESS PANEL WITH WALLBOARD BEAD.
6. RECESSED LIGHT AND OTHER FIXTURES PENETRATING RATED HORIZONTAL FLOOR/CEILING ASSEMBLY REQUIRES GWB HOUSING. REFER TO A302 FOR DETAIL.

RCP KEY NOTES

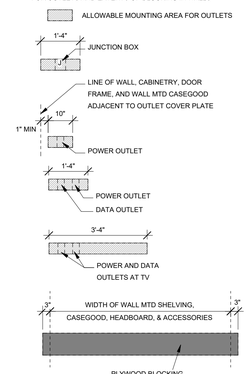
1. EXISTING WINDOW TREATMENTS TO BE REMOVED AND REPLACED WITH NEW
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO
3. EXISTING WALL SCONCE TO BE REMOVED

POWER PLAN NOTES

1. (STANDARD) UNSWITCHED DUPLEX RECEPTACLE AT MICROWAVE (OPTIONAL) HALF-SWITCHED QUAD RECEPTACLE (IF UNDER-CABINET LIGHTING IS TO BE PROVIDED - OWNER TO CONFIRM)
2. (STANDARD) AT COFFEE MAKER
3. (STANDARD) AT REFRIGERATOR
4. NOT USED
5. (OPTIONAL) SWITCH FOR UNDER CABINET LIGHT STRIP - OWNER TO CONFIRM DIRECTION.
6. (OPTIONAL) VOICE/DATA RECEPTACLE. TO BE CONFIRMED BY OWNER. EXISTING PROVISIONS FOR VOICE/DATA TO BE REVIEWED ON SITE BY GC PRIOR TO INSTALLATION OF NEW.
7. OUTLET TO ALIGN WITH CENTRELINE OF WALL-MOUNTED PENDANT; ENSURE LOCATION OF OUTLET IS ADJUSTED ON EITHER WIDE OF DEMISING WALL TO PREVENT BACK-TO-BACK OUTLET INSTALLATION. GC TO SITE VERIFY EXISTING POWER LOCATIONS AND ADVISE IF OUTLETS NEED TO BE RELOCATED TO ALIGN WITH FF&E AND CASEWORK AS REQUIRED.
8. NOT USED
9. GC TO SITE VERIFY EXISTING POWER LOCATIONS, DETERMINE IF POWER TO BE RELOCATED TO ACCOMMODATE NEW PROTO FF&E LOCATIONS.
10. ROLLER SHADE MOMENTARY DUAL ROCKER SWITCH AHRDWIRED TO MOTOR; PROVIDE IN-WALL CONDUIT AND J-BOX IN WALL AT SWITCHES (ACCESSIBLE ROOMS ONLY).
11. IN-WALL J-BOX FOR HARDWIRED MECHANICAL ROLLER SHADES IN ACCESSIBLE ROOMS. PROVIDE QUAD PLATE. COORDINATE WHEN TO RECEIVE THE REQUIRED ELECTRICAL WHIP AND S.O. CONNECTORS FROM ROLLER SHADE VENDOR FOR PRE-WIRE DURING ROUGH-IN.

BLOCKING AND ALLOWABLE MOUNTING AREA

BELOW ARE GUIDELINES FOR THE ALLOWABLE ZONE FOR OUTLETS AND EXTENTS OF BLOCKING IN WALLS



Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

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Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
1	ID - CLIENT REVIEW	2025-05-22
2	BRAND REVIEW R2	2025-06-11
3	COORDINATION	2025-06-23
5	BRAND REVIEW 100%	2025-10-01
4	COORDINATION	2025-10-01
6	COORDINATION	2025-11-03
7	COORDINATION	2025-11-17

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

SHEET NAME

ENLARGED SUITE - EXISTING KING SUITE PARTITION, POWER & BLOCKING

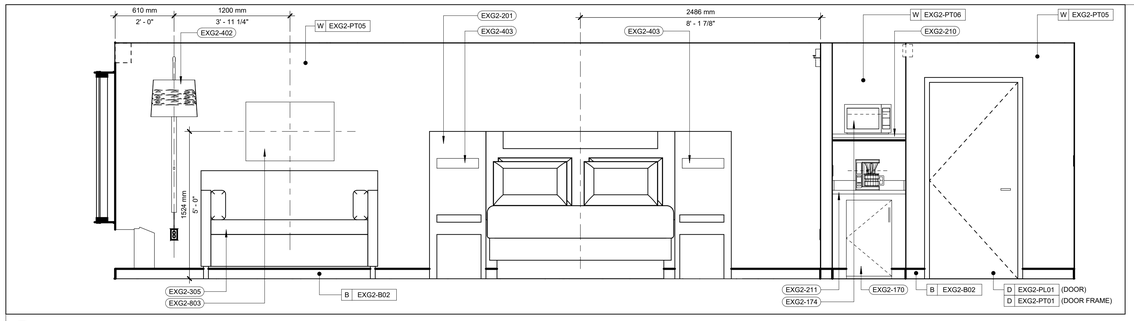
START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009

DRAWING

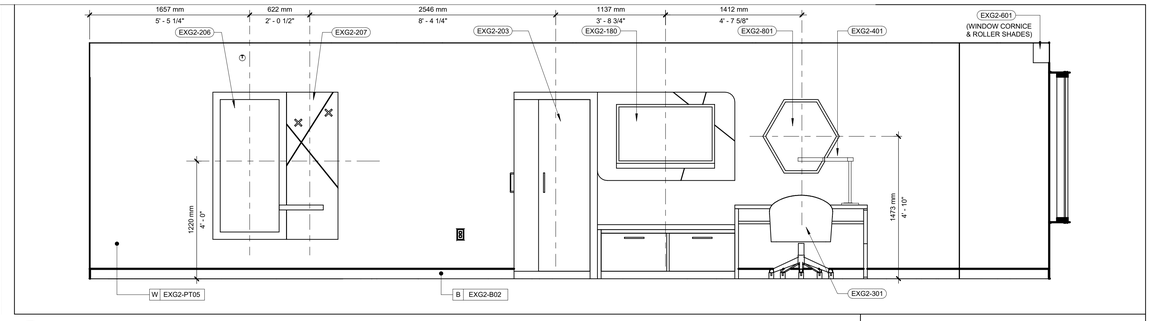
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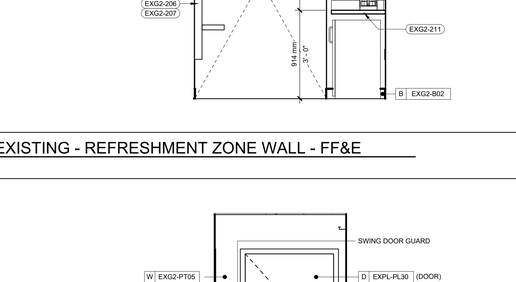
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7 A709.2 KING SUITE EXISTING - HEADBOARD WALL - FF&E
1 : 25



8 A709.2 KING SUITE EXISTING - FUNCTIONAL RACK WALL - FF&E
1 : 25

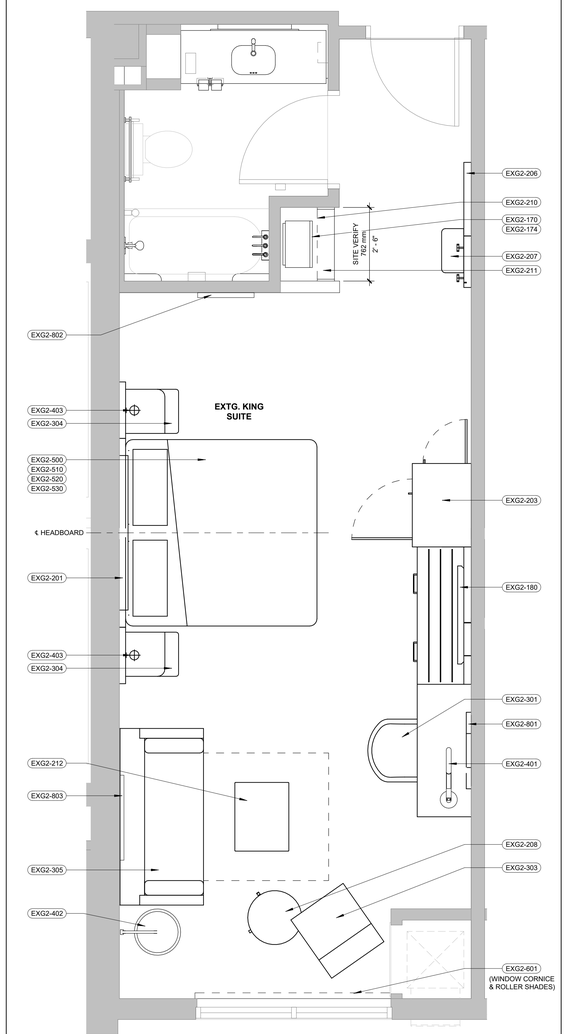


6 A709.2 KING SUITE EXISTING - WINDOW WALL - FF&E
1 : 25

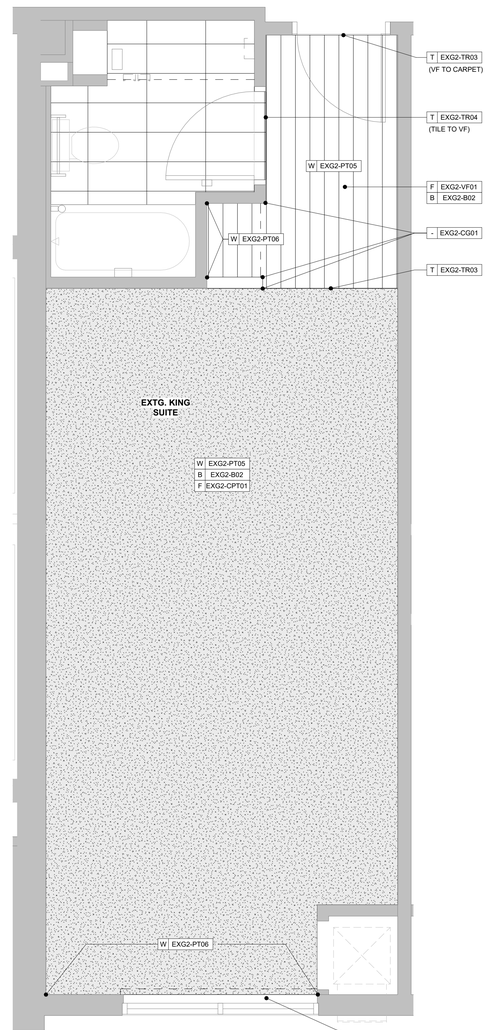
5 A709.2 KING SUITE EXISTING - ENTRY WALL - FF&E
1 : 25

4 A709.2 KING SUITE EXISTING - REFRESHMENT ZONE WALL - FF&E
1 : 25

3 A709.2 KING SUITE EXISTING - ENTRY DOOR
1 : 25



2 A709.2 EXTG. KING SUITE FF&E
1 : 25



1 A709.2 EXTG. KING SUITE FINISH PLAN
1 : 25

ENLARGED FINISH/FURNISHING GENERAL NOTES:

A. REFER TO A002 FOR LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. SEE ARCHITECTURAL FINISHES MANUAL FOR FINISH AND OTHER PRODUCT SPECIFICATIONS.
C. PAINT MAY BE SUBSTITUTED FOR WALLCOVERING WHERE ALLOWED; SEE SPECIFICATIONS AND FINISH / FURNISHINGS VIEWS.
D. PROVIDE IN-ROOM HEARING IMPAIRED DEVICES AS REQUIRED BY LOCAL JURISDICTION FOR ROOM FOR THE HEARING IMPAIRED.
E. PROVIDE IN-WALL BLOCKING FOR ALL WALL-HUNG FURNITURE AND EQUIPMENT.
F. FOR PROJECTS REQUIRING HARDWIRED INTERNET CONNECTION, LOCATE DATA OUTLET UNDER DESK WHERE INDICATED ON INTERIOR ELEVATIONS.
G. REFER TO DOOR SCHEDULE FOR COLOR OF DOORS AND FRAMES.
H. REFER TO ID505 FOR FLOORING TRANSITION DETAILS.
I. ALL FINISH FLOORING TO EXTEND UNDERNEATH MILLWORK UNLESS NOTED OTHERWISE.
J. ENTRY AREA FLOOR FINISH - FOR VF OPTION, FINISH SHALL BE INSTALLED IN DIRECTION AS SHOWN ON PLAN AT ENTRY AREA.
K. EXG2-210 & EXG2-211 - WIDTHS VARY DEPENDING ON SUITE. GC TO VERIFY SITE MEASUREMENTS PRIOR TO FABRICATION AND INSTALL.
L. REFER TO ID504 FOR TYPICAL SUITE MILLWORK DETAILS

FLOOR LEGEND

	12" x 24" CERAMIC TILE WITH A THIRD TILE OFFSET-(EXP2-T01 / EXP2-T03 / EXP2-T06)
	12" x 12" CERAMIC TILE-(EXP2-T02)
	6" x LINEAR VINYL FLOORING-(EXG2-VF01)
	12" x 24" CERAMIC TILE-(EXG2-T01)
	12" x 12" VINYL FLOORING-(EXP2-VF01)
	RESILIENT FLOORING-(EXP2-VF02)
	6" x 48" VINYL FLOORING-(EXP2-VF03)
	12" x 24" STAMPED CONCRETE
	CARPET - COLOR VARIANCES INDICATE DIFFERENT COLORS OR STYLES

Chamberlain Architects Constructors Managers

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

SHEET NAME

ENLARGED SUITE - EXISTING KING SUITE FF&E, FINISH PLAN & ELEVATIONS

START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009

DRAWING

A709.2

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RCP KEY NOTES

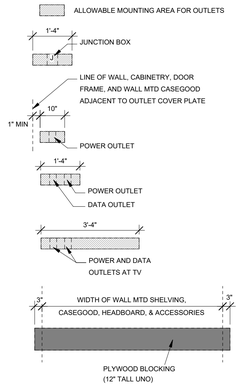
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3. EXISTING WALL SCONCE TO BE REMOVED

POWER PLAN NOTES

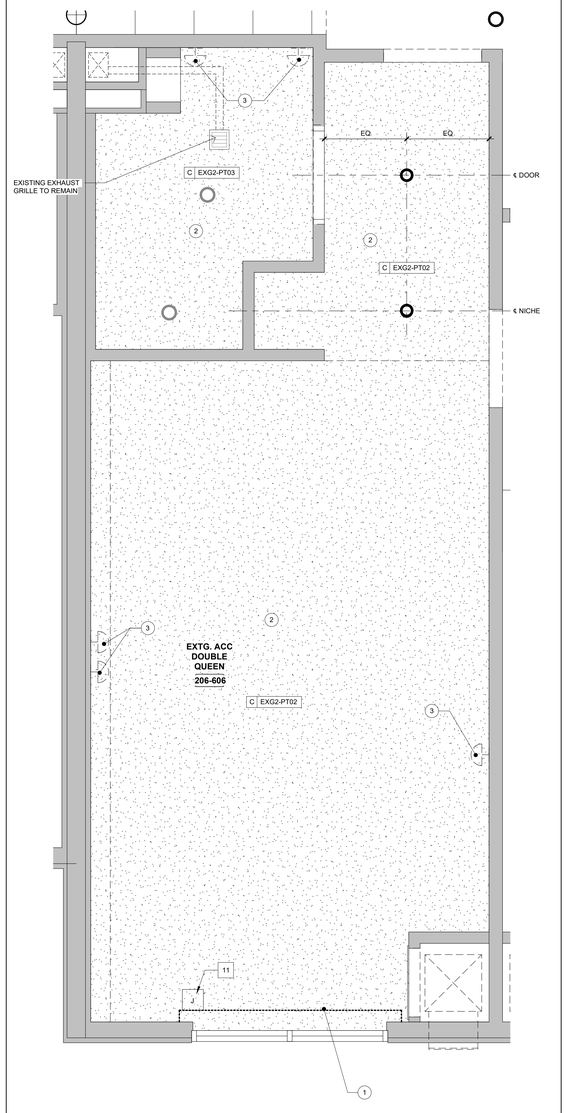
1. (STANDARD) UNSWITCHED DUPLEX RECEPTACLE AT MICROWAVE (OPTIONAL) HALF-SWITCHED QUAD RECEPTACLE (IF UNDER-CABINET LIGHTING IS TO BE PROVIDED - OWNER TO CONFIRM)
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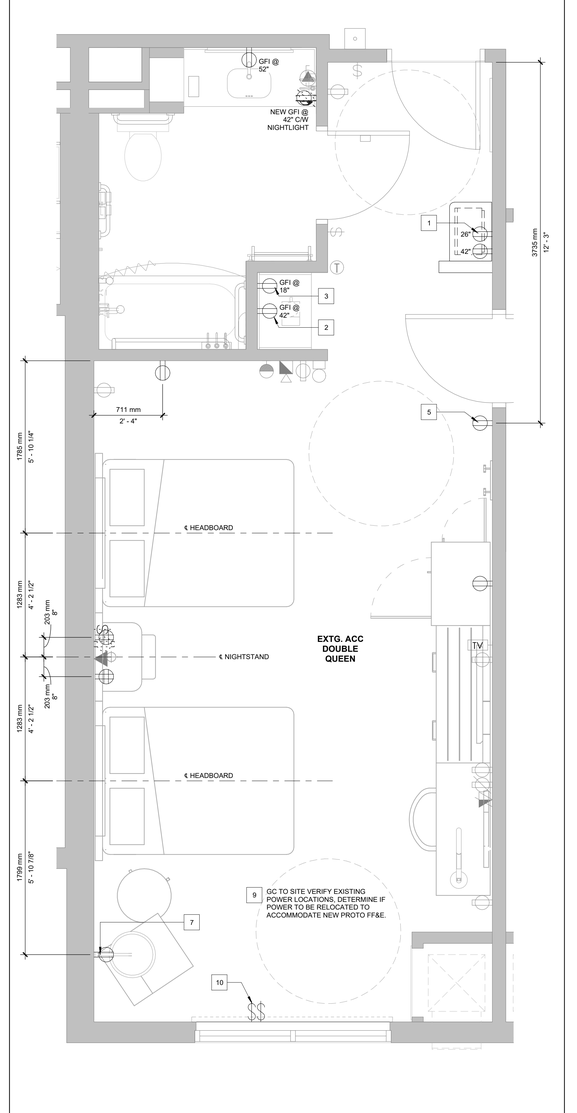


NOTE: EXISTING LIGHTING & CEILING EQUIPMENT TO REMAIN IS SHOWN IN GREY. EXISTING LIGHTING & CEILING EQUIPMENT TO BE REMOVED IS SHOWN DASHED.



1 A710.1 EXTG. ACC. DOUBLE QUEEN RCP
1 : 25

NOTE: EXISTING ELECTRICAL EQUIPMENT TO REMAIN IS SHOWN IN GREY. EXISTING ELECTRICAL EQUIPMENT SHOWN DASHED IS TO BE REMOVED.



2 A710.1 EXTG. ACC. DOUBLE QUEEN POWER
1 : 25

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

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CANADA

Phone: 905.631.7777

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

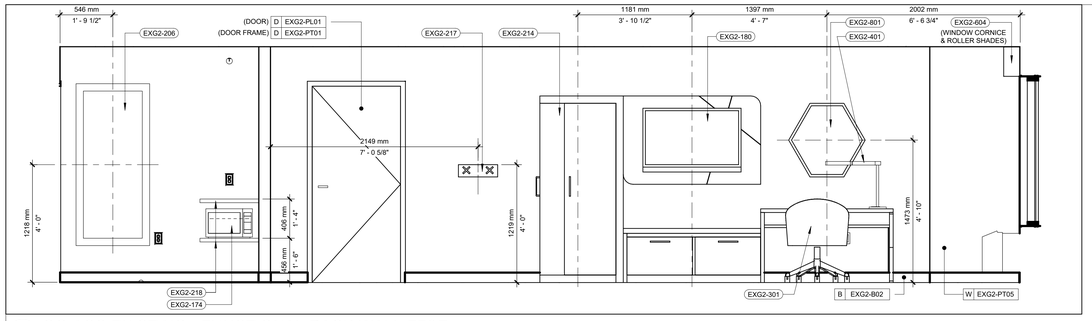
ENLARGED SUITE - EXISTING ACC. QQ PARTITION, POWER & BLOCKING

START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009

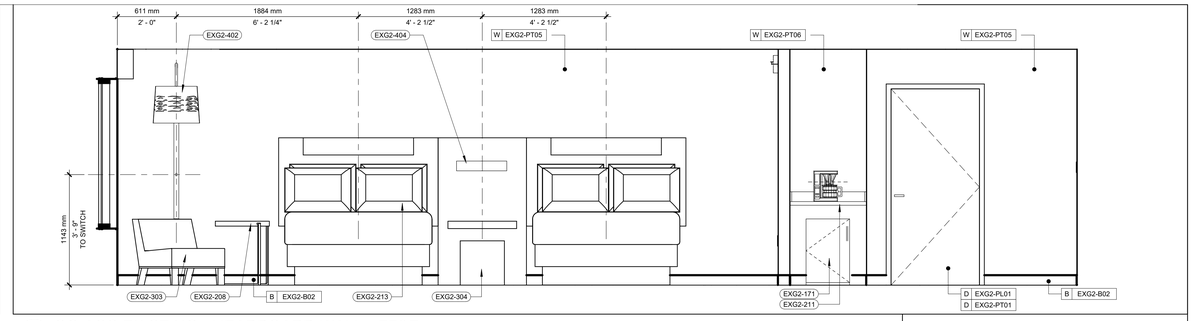
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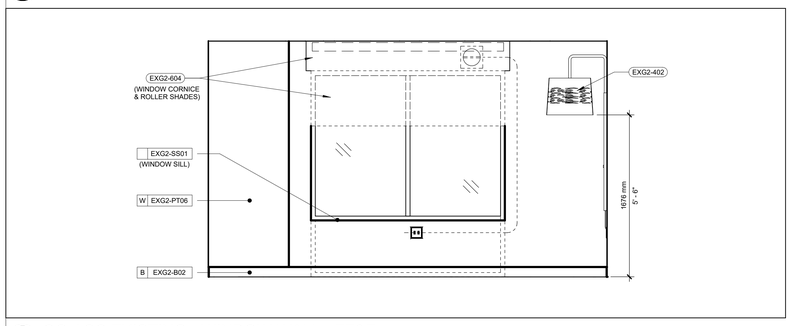
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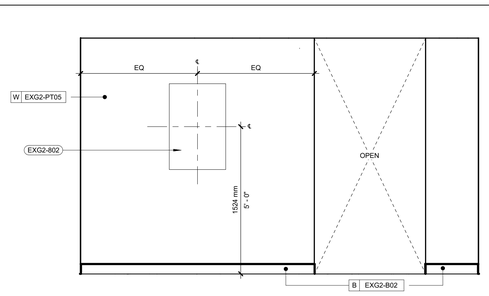
7 QQ ACC EXISTING - FUNCTIONAL RACK WALL FF&E
A710.2 1 : 25



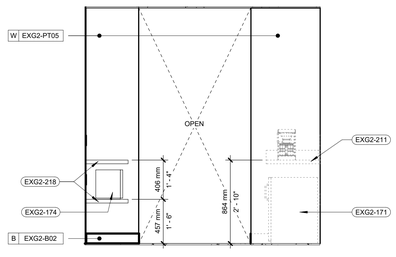
8 QQ ACC EXISTING - HEADBOARD WALL - FF&E
A710.2 1 : 25



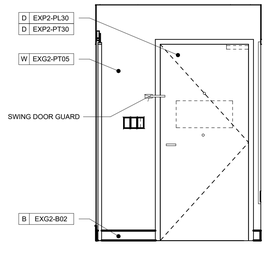
6 QQ ACC EXISTING - WINDOW WALL - FF&E
A710.2 1 : 25



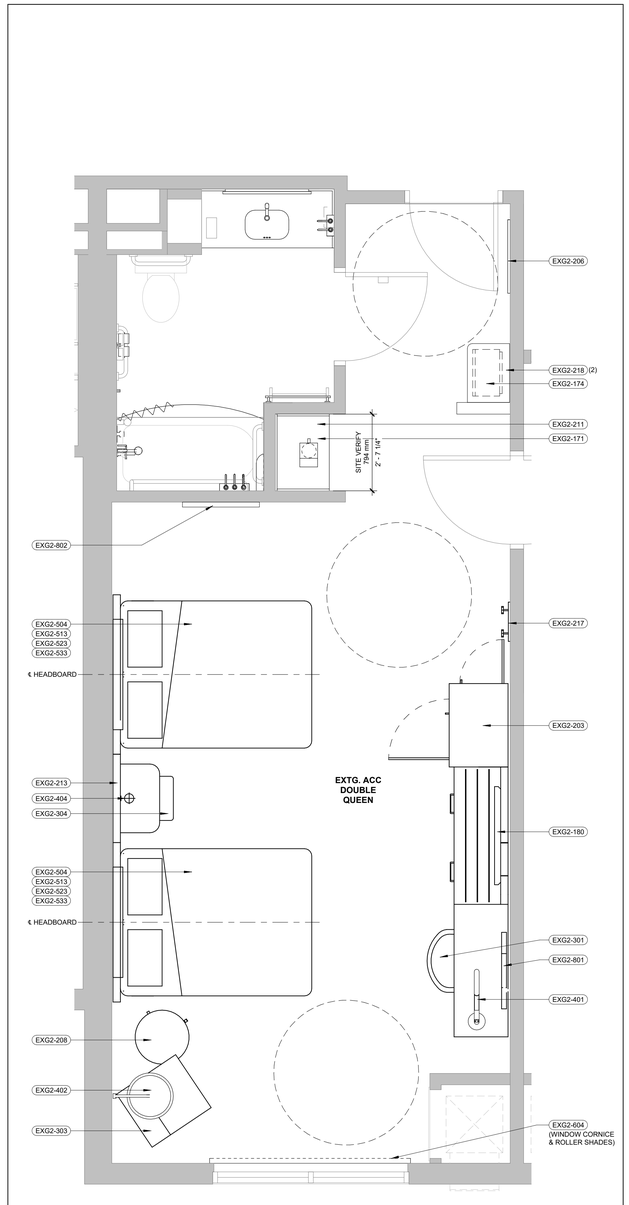
5 QQ ACC EXISTING - ENTRY WALL - FF&E
A710.2 1 : 25



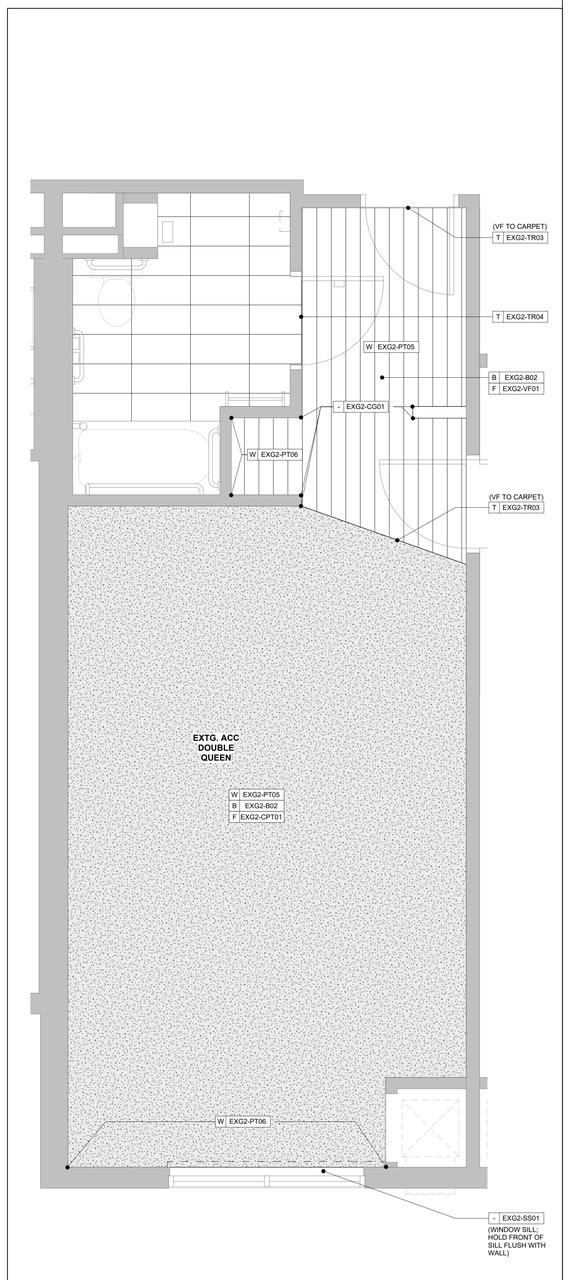
4 QQ ACC EXUSTING - REFRESHMENT ZONE WALL - FF&E
A710.2 1 : 25



3 QQ ACC EXISTING - ENTRY DOOR WALL - FF&E
A710.2 1 : 25



2 EXTG. ACC. DOUBLE QUEEN FF&E
A710.2 1 : 25



1 EXTG. ACC. DOUBLE QUEEN FINISH PLAN
A710.2 1 : 25

ENLARGED FINISH/FURNISHING GENERAL NOTES:

A. REFER TO A002 FOR LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. SEE ARCHITECTURAL FINISHES MANUAL FOR FINISH AND OTHER PRODUCT SPECIFICATIONS.
C. PAINT MAY BE SUBSTITUTED FOR WALLCOVERING WHERE ALLOWED; SEE SPECIFICATIONS AND FINISH / FURNISHINGS VIEWS.
D. PROVIDE IN-ROOM HEARING IMPAIRED DEVICES AS REQUIRED BY LOCAL JURISDICTION FOR ROOM FOR THE HEARING IMPAIRED.
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F. FOR PROJECTS REQUIRING HARDWIRED INTERNET CONNECTION, LOCATE DATA OUTLET UNDER DESK WHERE INDICATED ON INTERIOR ELEVATIONS.
G. REFER TO DOOR SCHEDULE FOR COLOR OF DOORS AND FRAMES.
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J. ENTRY AREA FLOOR FINISH - FOR VF OPTION, FINISH SHALL BE INSTALLED IN DIRECTION AS SHOWN ON PLAN AT ENTRY AREA.
K. EXG2-210 & EXG2-211 - WIDTHS VARY DEPENDING ON SUITE. GC TO VERIFY SITE MEASUREMENTS PRIOR TO FABRICATION AND INSTALL.
L. REFER TO ID504 FOR TYPICAL SUITE MILLWORK DETAILS

FLOOR LEGEND

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- 12" x 12" CERAMIC TILE-(EXP2-T02)
- 6" x LINEAR VINYL FLOORING-(EXG2-VF01)
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- CARPET - COLOR VARIANCES INDICATE DIFFERENT COLORS OR STYLES

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1	ID - CLIENT REVIEW	2025-03-07
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3	BRAND REVIEW R2	2025-06-11
4	COORDINATION	2025-06-23
6	BRAND REVIEW 100%	2025-10-01
5	COORDINATION	2025-10-01
7	COORDINATION	2025-11-03
8	COORDINATION	2025-11-17

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CONSTRUCTION NORTH TRUE NORTH

PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

ENLARGED SUITE - EXISTING ACC. QQ FF&E, FINISH PLAN & ELEVATIONS

START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A710.2

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RCP GENERAL NOTES

1. REFER TO A110 FOR LEGENDS, SYMBOLS, AND ABBREVIATIONS.
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO.
3. PROVIDE NEW LED LAMPS FOR ALL GENERAL LIGHT FIXTURES TYP.
4. REFER TO SHEET A302 FOR DETAILS SHOWING TYPICAL CEILING CONDITIONS.
5. WHERE REQUIRED, PROVIDE 12"X12" FDWB - FIRE-RATED & INSULATED CONCEALED FRAME ACCESS PANEL WITH WALLBOARD BEAD.
6. RECESSED LIGHT AND OTHER FIXTURES PENETRATING RATED HORIZONTAL FLOOR/CEILING ASSEMBLY REQUIRES GWB HOUSING. REFER TO A302 FOR DETAIL.

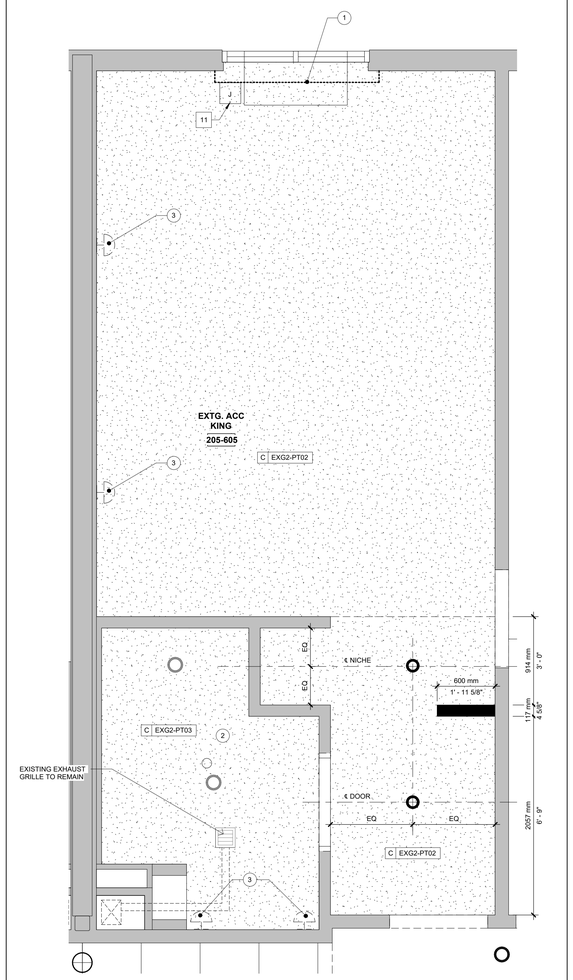
RCP KEY NOTES

1. EXISTING WINDOW TREATMENTS TO BE REMOVED AND REPLACED WITH NEW
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO
3. EXISTING WALL SCONCE TO BE REMOVED

POWER PLAN NOTES

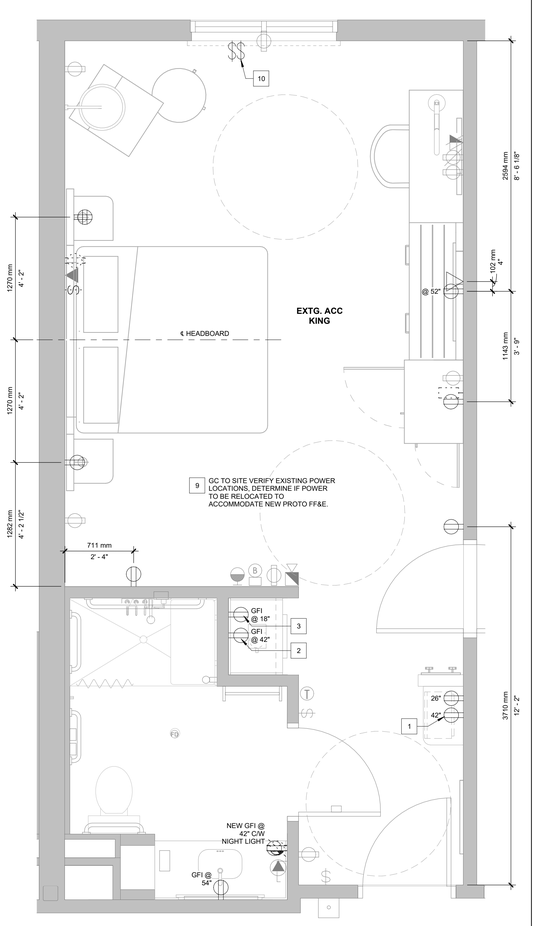
1. (STANDARD) UNSWITCHED DUPLEX RECEPTACLE AT MICROWAVE (OPTIONAL) HALF-SWITCHED QUAD RECEPTACLE (IF UNDER-CABINET LIGHTING IS TO BE PROVIDED - OWNER TO CONFIRM)
2. (STANDARD) AT COFFEE MAKER
3. (STANDARD) AT REFRIGERATOR
4. NOT USED
5. (OPTIONAL) SWITCH FOR UNDER CABINET LIGHT STRIP - OWNER TO CONFIRM DIRECTION.
6. (OPTIONAL) VOICE/DATA RECEPTACLE. TO BE CONFIRMED BY OWNER. EXISTING PROVISIONS FOR VOICE/DATA TO BE REVIEWED ON SITE BY GC PRIOR TO INSTALLATION OF NEW.
7. OUTLET TO ALIGN WITH CENTRELINE OF WALL-MOUNTED PENDANT; ENSURE LOCATION OF OUTLET IS ADJUSTED ON EITHER WIDE OF DEMISING WALL TO PREVENT BACK-TO-BACK OUTLET INSTALLATION. GC TO SITE VERIFY EXISTING POWER LOCATIONS AND ADVISE IF OUTLETS NEED TO BE RELOCATED TO ALIGN WITH FF&E AND CASEWORK AS REQUIRED.
8. NOT USED
9. GC TO SITE VERIFY EXISTING POWER LOCATIONS, DETERMINE IF POWER TO BE RELOCATED TO ACCOMMODATE NEW PROTO FF&E LOCATIONS.
10. ROLLER SHADE MOMENTARY DUAL ROCKER SWITCH AHRDWIRED TO MOTOR; PROVIDE IN-WALL CONDUIT AND J-BOX IN WALL AT SWITCHES (ACCESSIBLE ROOMS ONLY).
11. IN-WALL J-BOX FOR HARDWIRED MECHANICAL ROLLER SHADES IN ACCESSIBLE ROOMS. PROVIDE QUAD PLATE. COORDINATE WHEN TO RECEIVE THE REQUIRED ELECTRICAL WHIP AND S.O. CONNECTORS FROM ROLLER SHADE VENDOR FOR PRE-WIRE DURING ROUGH-IN.

NOTE: EXISTING LIGHTING & CEILING EQUIPMENT TO REMAIN IS SHOWN IN GREY. EXISTING LIGHTING & CEILING EQUIPMENT TO BE REMOVED IS SHOWN DASHED.



1 A711.1 EXTG. ACC. KING RCP
1 : 25

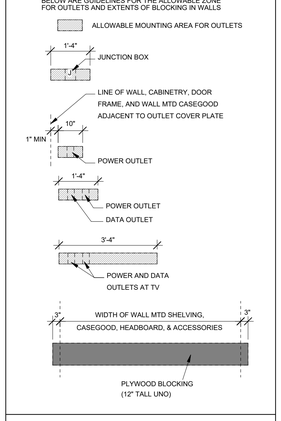
NOTE: EXISTING ELECTRICAL EQUIPMENT TO REMAIN IS SHOWN IN GREY. EXISTING ELECTRICAL EQUIPMENT SHOWN DASHED IS TO BE REMOVED.



2 A711.1 EXTG. ACC. KING POWER
1 : 25

BLOCKING AND ALLOWABLE MOUNTING AREA

BELOW ARE GUIDELINES FOR THE ALLOWABLE ZONE FOR OUTLETS AND EXTENTS OF BLOCKING IN WALLS



Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

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CANADA

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

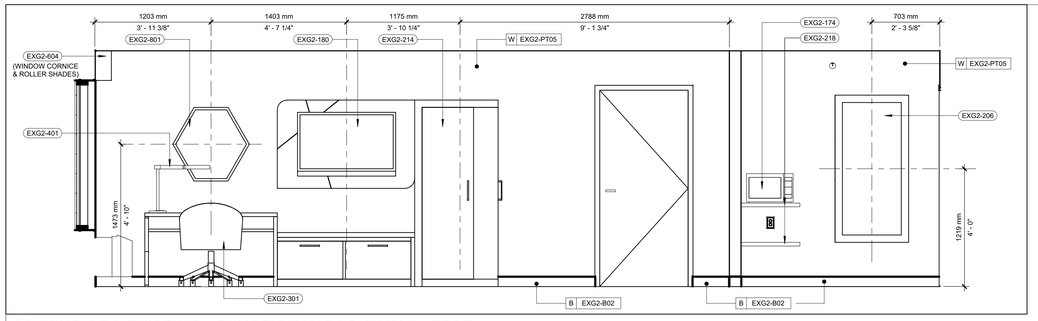
SHEET NAME

ENLARGED SUITE - EXISTING ACC. KING PARTITION, POWER & BLOCKING

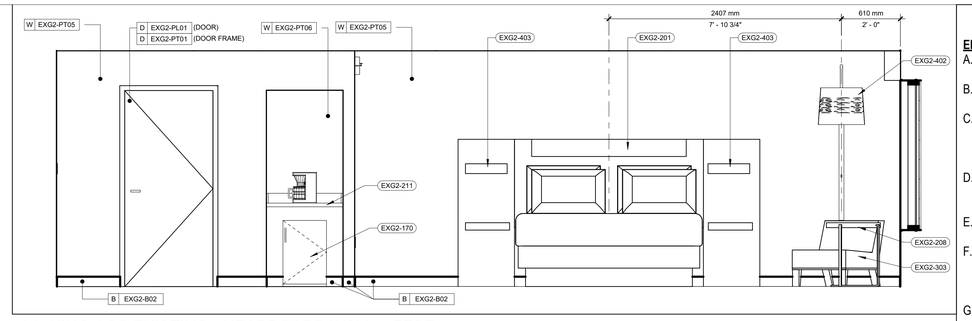
START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A711.1

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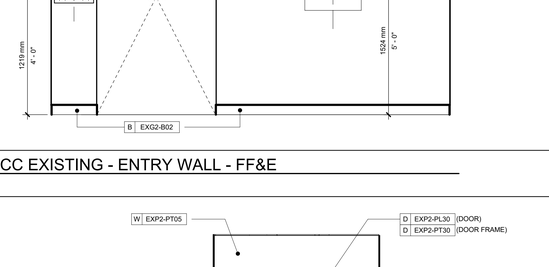
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7 A711.2 KING ACC EXISTING - FUNCTIONAL RACK WALL - FF&E
1 : 25

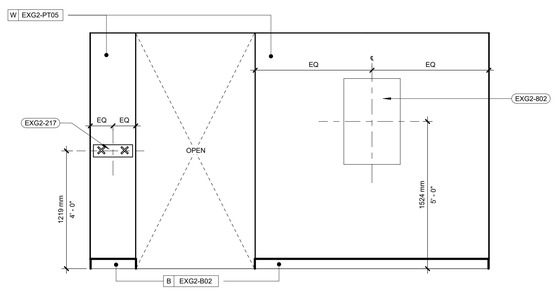


8 A711.2 KING ACC EXISTING - HEADBOARD WALL - FF&E
1 : 25

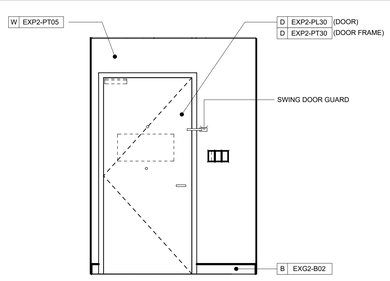


6 A711.2 KING ACC EXISTING - WINDOW WALL - FF&E
1 : 25

5 A711.2 KING ACC EXISTING - REFRESHMENT ZONE WALL - FF&E
1 : 25



4 A711.2 KING ACC EXISTING - ENTRY WALL - FF&E
1 : 25



3 A711.2 KING ACC EXISTING - ENTRY DOOR WALL - FF&E
1 : 25

2 A711.2 EXTG. ACC. KING FF&E
1 : 25

1 A711.2 EXTG. ACC. KING FINISH PLAN
1 : 25

ENLARGED FINISH/FURNISHING GENERAL NOTES:

A. REFER TO A002 FOR LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. SEE ARCHITECTURAL FINISHES MANUAL FOR FINISH AND OTHER PRODUCT SPECIFICATIONS.
C. PAINT MAY BE SUBSTITUTED FOR WALLCOVERING WHERE ALLOWED; SEE SPECIFICATIONS AND FINISH / FURNISHINGS VIEWS.
D. PROVIDE IN-ROOM HEARING IMPAIRED DEVICES AS REQUIRED BY LOCAL JURISDICTION FOR ROOM FOR THE HEARING IMPAIRED.
E. PROVIDE IN-WALL BLOCKING FOR ALL WALL-HUNG FURNITURE AND EQUIPMENT.
F. FOR PROJECTS REQUIRING HARDWIRED INTERNET CONNECTION, LOCATE DATA OUTLET UNDER DESK WHERE INDICATED ON INTERIOR ELEVATIONS.
G. REFER TO DOOR SCHEDULE FOR COLOR OF DOORS AND FRAMES.
H. REFER TO ID505 FOR FLOORING TRANSITION DETAILS.
I. ALL FINISH FLOORING TO EXTEND UNDERNEATH MILLWORK UNLESS NOTED OTHERWISE.
J. ENTRY AREA FLOOR FINISH - FOR VF OPTION, FINISH SHALL BE INSTALLED IN DIRECTION AS SHOWN ON PLAN AT ENTRY AREA.
K. EXG2-210 & EXG2-211 - WIDTHS VARY DEPENDING ON SUITE. GC TO VERIFY SITE MEASUREMENTS PRIOR TO FABRICATION AND INSTALL.
L. REFER TO ID504 FOR TYPICAL SUITE MILLWORK DETAILS

FLOOR LEGEND

- 12" x 24" CERAMIC TILE WITH A THIRD TILE OFFSET-(EXP2-T01 / EXP2-T03 / EXP2-T06)
- 12" x 12" CERAMIC TILE-(EXP2-T02)
- 6" x LINEAR VINYL FLOORING-(EXG2-VF01)
- 12" x 24" CERAMIC TILE-(EXG2-T01)
- 12" x 12" VINYL FLOORING-(EXP2-VF01)
- RESILIENT FLOORING-(EXP2-VF02)
- 6" x 48" VINYL FLOORING-(EXP2-VF03)
- 12" x 24" STAMPED CONCRETE
- CARPET - COLOR VARIANCES INDICATE DIFFERENT COLORS OR STYLES

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

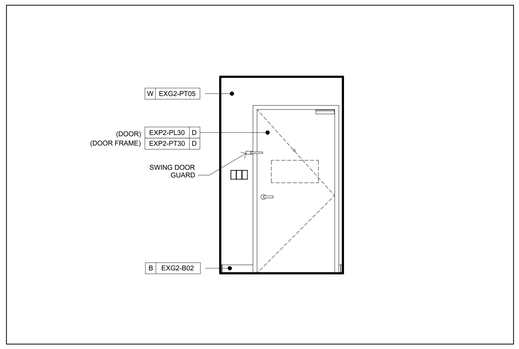
SHEET NAME

ENLARGED SUITE - EXISTING ACC. KING FF&E, FINISH PLAN & ELEVATIONS

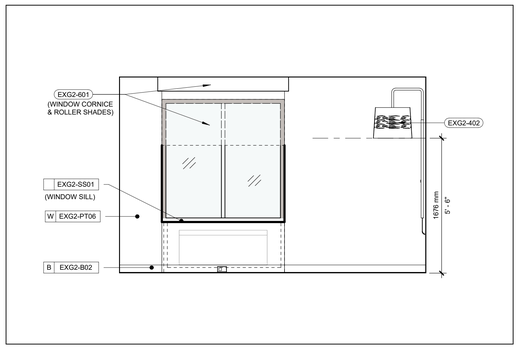
START DATE	JANUARY 2025
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SCALE	As indicated
PROJECT NO.	125009
DRAWING	A711.2

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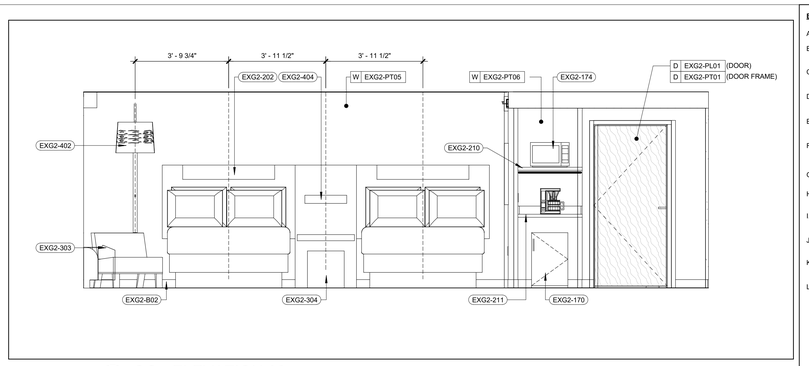
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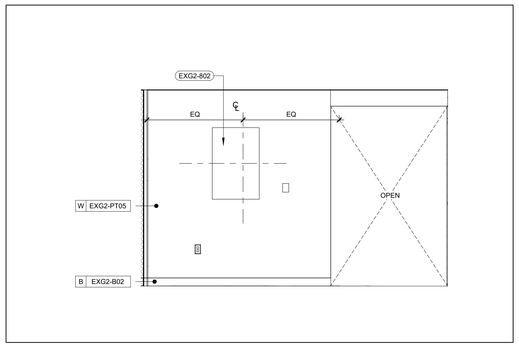
7 A712 QQ NEW - EXISTING - ENTRY DOOR WALL
1 : 30



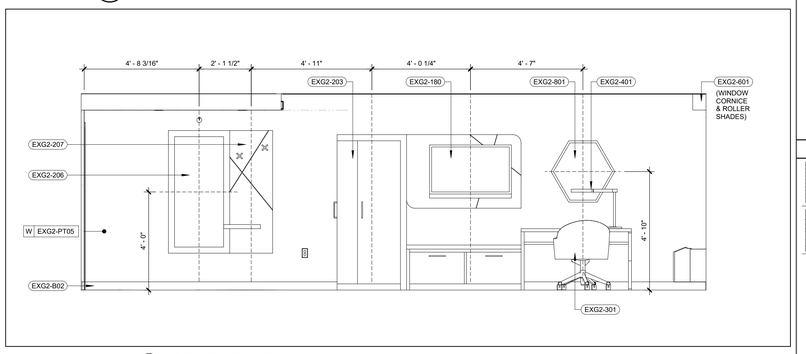
6 A712 QQ - ELEVATION 04
1 : 30



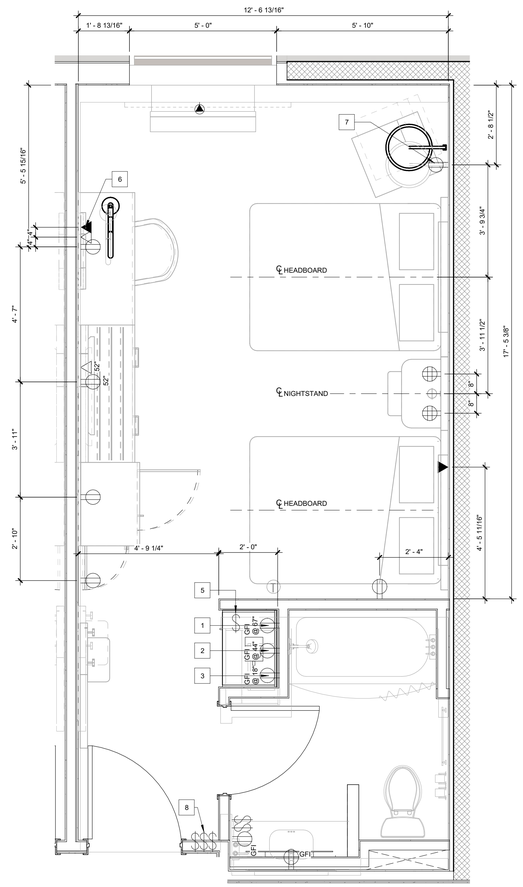
4 A712 QQ - ELEVATION 02
1 : 30



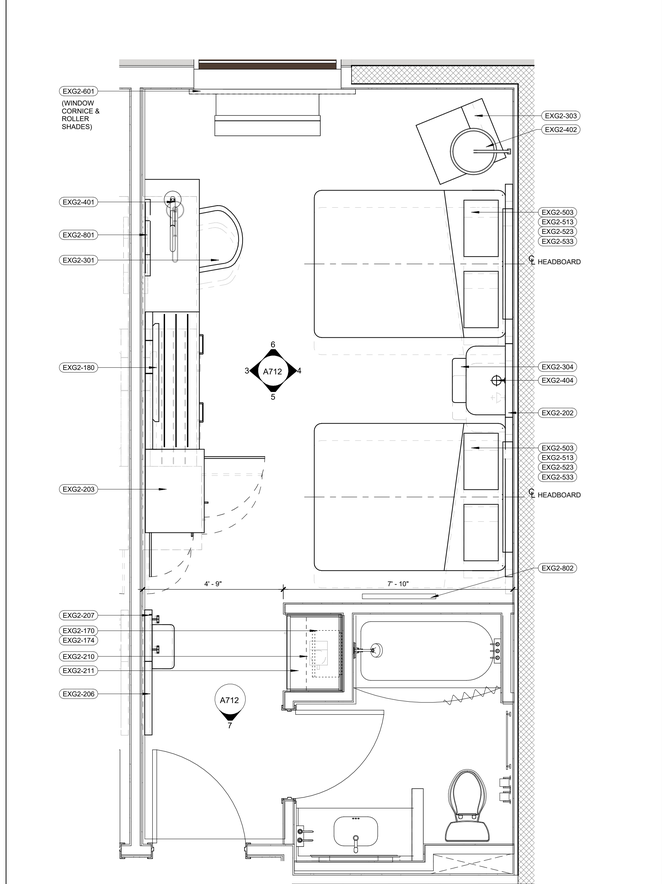
5 A712 QQ - ELEVATION 03
1 : 30



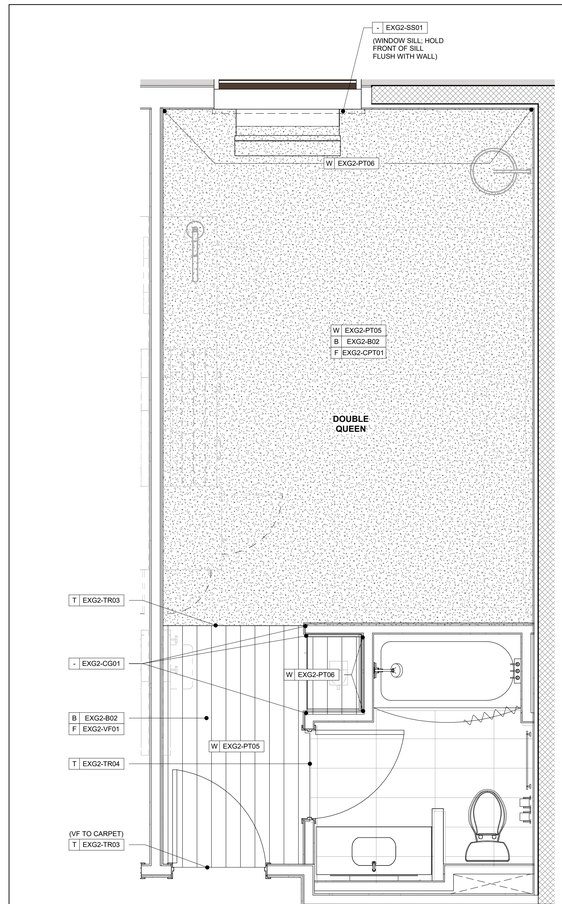
3 A712 QQ - ELEVATION 01
1 : 30



8 A712 QQ NEW - POWER PLAN
1 : 25



2 A712 QQ NEW - FF&E
1 : 25



1 A712 QQ NEW - FINISHES PLAN
1 : 25

ENLARGED FINISH/FURNISHING GENERAL NOTES:

A. REFER TO A002 FOR LEGENDS, SYMBOLS ANDABBREVIATIONS.

B. SEE ARCHITECTURAL FINISHES MANUAL FOR FINISH AND OTHER PRODUCT SPECIFICATIONS.

C. PAINT MAY BE SUBSTITUTED FOR WALLCOVERING WHERE ALLOWED; SEE SPECIFICATIONS AND FINISH / FURNISHINGS VIEW.

D. PROVIDE IN-ROOM HEARING IMPAIRED DEVICES AS REQUIRED BY LOCAL JURISDICTION FOR ROOM FOR THE HEARING IMPAIRED.

E. PROVIDE IN-WALL BLOCKING FOR ALL WALL-HUNG FURNITURE AND EQUIPMENT.

F. FOR PROJECTS REQUIRING HARDWIRED INTERNET CONNECTION, LOCATE DATA OUTLET UNDER DESK WHERE INDICATED ON INTERIOR ELEVATIONS.

G. REFER TO DOOR SCHEDULE FOR COLOR OF DOORS AND FRAMES.

H. REFER TO ID505 FOR FLOORING TRANSITION DETAILS.

I. ALL FINISH FLOORING TO EXTEND UNDERNEATH MILLWORK UNLESS NOTED OTHERWISE.

J. ENTRY AREA FLOOR FINISH - FOR VF OPTION, FINISH SHALL BE INSTALLED IN DIRECTION AS SHOWN ON PLAN AT ENTRY AREA.

K. EXG2-210 & EXG2-211 - WIDTHS VARY DEPENDING ON SUITE. GC TO VERIFY SITE MEASUREMENTS PRIOR TO FABRICATION AND INSTALL.

L. REFER TO ID504 FOR TYPICAL SUITE MILLWORK DETAILS.

FLOOR LEGEND

6" x 48" VINYL FLOORING-(EXP2-VF01)

CARPET - COLOR VARIANCES INDICATE DIFFERENT COLORS OR STYLES

RCP GENERAL NOTES

1. REFER TO A110 FOR LEGENDS, SYMBOLS, AND ABBREVIATIONS.
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO.
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4. REFER TO SHEET A302 FOR DETAILS SHOWING TYPICAL CEILING CONDITIONS.
5. WHERE REQUIRED, PROVIDE 12"X12" FDWB - FIRE-RATED & INSULATED CONCEALED FRAME ACCESS PANEL WITH WALLBOARD BEAD.
6. RECESSED LIGHT AND OTHER FIXTURES PENETRATING RATED HORIZONTAL FLOOR/CEILING ASSEMBLY REQUIRES GWB HOUSING. REFER TO A302 FOR DETAIL.

RCP KEY NOTES

1. EXISTING WINDOW TREATMENTS TO BE REMOVED AND REPLACED WITH NEW
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO
3. EXISTING WALL SCONCE TO BE REMOVED

POWER PLAN NOTES

1. (STANDARD) UNSWITCHED DUPLEX RECEPTACLE AT MICROWAVE (OPTIONAL) HALF-SWITCHED QUAD RECEPTACLE (IF UNDER-CABINET LIGHTING IS TO BE PROVIDED - OWNER TO CONFIRM)
2. (STANDARD) AT COFFEE MAKER
3. (STANDARD) AT REFRIGERATOR
4. NOT USED
5. (OPTIONAL) SWITCH FOR UNDER CABINET LIGHT STRIP - OWNER TO CONFIRM DIRECTION.
6. (OPTIONAL) VOICE/DATA RECEPTACLE. TO BE CONFIRMED BY OWNER. EXISTING PROVISIONS FOR VOICE/DATA TO BE REVIEWED ON SITE BY GC PRIOR TO INSTALLATION OF NEW.
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8. NOT USED
9. GC TO SITE VERIFY EXISTING POWER LOCATIONS, DETERMINE IF POWER TO BE RELOCATED TO ACCOMMODATE NEW PROTO FF&E LOCATIONS.
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Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

ENLARGED SUITE - NEW QQ FF&E, FINISH PLAN & ELEVATIONS

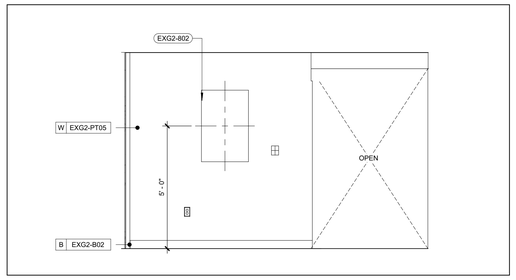
START DATE	JANUARY 2025
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PROJECT NO.	125009

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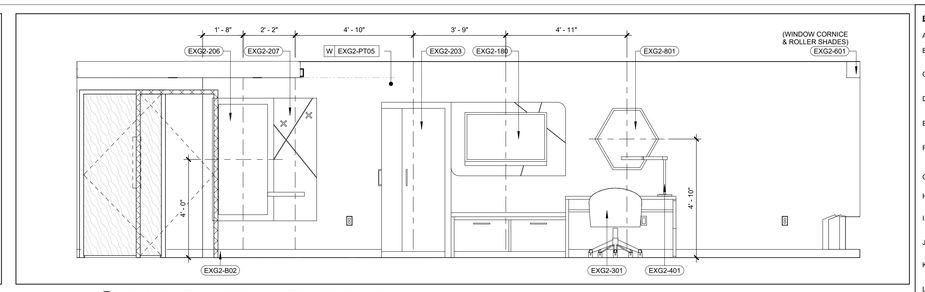
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2025-11-20 12:37:10 PM



6 A713 DOUBLE QUEEN SUITE - ELEVATION 04
1 : 30



4 A713 DOUBLE QUEEN SUITE - ELEVATION 02
1 : 30

ENLARGED FINISH/FURNISHING GENERAL NOTES:

A. REFER TO A002 FOR LEGENDS, SYMBOLS ANDABBREVIATIONS.

B. SEE ARCHITECTURAL FINISHES MANUAL FOR FINISH AND OTHER PRODUCT SPECIFICATIONS.

C. PAINT MAY BE SUBSTITUTED FOR WALLCOVERING WHERE ALLOWED; SEE SPECIFICATIONS AND FINISH / FURNISHINGS VIEW.

D. PROVIDE IN-ROOM HEARING IMPAIRED DEVICES AS REQUIRED BY LOCAL JURISDICTION FOR ROOM FOR THE HEARING IMPAIRED.

E. PROVIDE IN-WALL BLOCKING FOR ALL WALL-HUNG FURNITURE AND EQUIPMENT.

F. FOR PROJECTS REQUIRING HARDWIRED INTERNET CONNECTION, LOCATE DATA OUTLET UNDER DESK WHERE INDICATED ON INTERIOR ELEVATIONS.

G. REFER TO DOOR SCHEDULE FOR COLOR OF DOORS AND FRAMES.

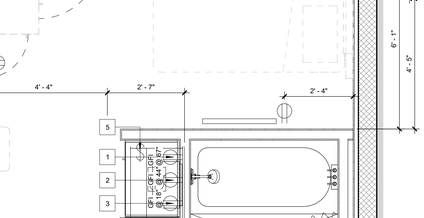
H. REFER TO ID505 FOR FLOORING TRANSITION DETAILS.

I. ALL FINISH FLOORING TO EXTEND UNDERNEATH MILLWORK UNLESS NOTED OTHERWISE.

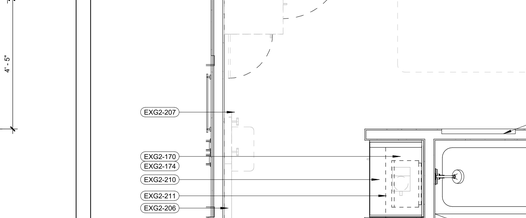
J. ENTRY AREA FLOOR FINISH - FOR VF OPTION, FINISH SHALL BE INSTALLED IN DIRECTION AS SHOWN ON PLAN AT ENTRY AREA.

K. EXG2-210 & EXG2-211 - WIDTHS VARY DEPENDING ON SUITE. GC TO VERIFY SITE MEASUREMENTS PRIOR TO FABRICATION AND INSTALL.

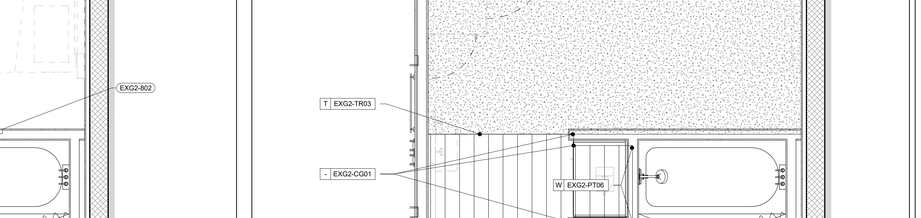
L. REFER TO ID504 FOR TYPICAL SUITE MILLWORK DETAILS.



8 A713 QQ S NEW - EXISTING - ENTRY DOOR WALL
1 : 30



5 A713 DOUBLE QUEEN SUITE - ELEVATION 03
1 : 30



3 A713 DOUBLE QUEEN SUITE - ELEVATION 01
1 : 30

7 A713 ENLARGED QQ SUITE POWER PLAN
1 : 25

1 A713 ENLARGED QQ SUITE FF&E
1 : 25

2 A713 ENLARGED QQ SUITE FINISHES PLAN
1 : 25

FLOOR LEGEND

6" x 48" VINYL FLOORING-(EXP2-VF01)

CARPET - COLOR VARIANCES INDICATE DIFFERENT COLORS OR STYLES

RCP GENERAL NOTES

1. REFER TO A110 FOR LEGENDS, SYMBOLS, AND ABBREVIATIONS.
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO.
3. PROVIDE NEW LED LAMPS FOR ALL GENERAL LIGHT FIXTURES TYP.
4. REFER TO SHEET A302 FOR DETAILS SHOWING TYPICAL CEILING CONDITIONS.
5. WHERE REQUIRED, PROVIDE 12"X12" FDWB - FIRE-RATED & INSULATED CONCEALED FRAME ACCESS PANEL WITH WALLBOARD BEAD.
6. RECESSED LIGHT AND OTHER FIXTURES PENETRATING RATED HORIZONTAL FLOOR/CEILING ASSEMBLY REQUIRES GWB HOUSING. REFER TO A302 FOR DETAIL.

RCP KEY NOTES

1. EXISTING WINDOW TREATMENTS TO BE REMOVED AND REPLACED WITH NEW
2. REFINISH GYPSUM BOARD CEILINGS PER LATEST PROTO
3. EXISTING WALL SCONCE TO BE REMOVED

POWER PLAN NOTES

1. (STANDARD) UNSWITCHED DUPLEX RECEPTACLE AT MICROWAVE (OPTIONAL) HALF-SWITCHED QUAD RECEPTACLE (IF UNDER-CABINET LIGHTING IS TO BE PROVIDED - OWNER TO CONFIRM)
2. (STANDARD) AT COFFEE MAKER
3. (STANDARD) AT REFRIGERATOR
4. NOT USED
5. (OPTIONAL) SWITCH FOR UNDER CABINET LIGHT STRIP - OWNER TO CONFIRM DIRECTION.
6. (OPTIONAL) VOICE/DATA RECEPTACLE. TO BE CONFIRMED BY OWNER. EXISTING PROVISIONS FOR VOICE/DATA TO BE REVIEWED ON SITE BY GC PRIOR TO INSTALLATION OF NEW.
7. OUTLET TO ALIGN WITH CENTRELINE OF WALL-MOUNTED PENDANT; ENSURE LOCATION OF OUTLET IS ADJUSTED ON EITHER WIDE OF DEMISING WALL TO PREVENT BACK-TO-BACK OUTLET INSTALLATION. GC TO SITE VERIFY EXISTING POWER LOCATIONS AND ADVISE IF OUTLETS NEED TO BE RELOCATED TO ALIGN WITH FF&E AND CASEWORK AS REQUIRED.
8. NOT USED
9. GC TO SITE VERIFY EXISTING POWER LOCATIONS, DETERMINE IF POWER TO BE RELOCATED TO ACCOMMODATE NEW PROTO FF&E LOCATIONS.
10. ROLLER SHADE MOMENTARY DUAL ROCKER SWITCH AHRDWIRED TO MOTOR; PROVIDE IN-WALL CONDUIT AND J-BOX IN WALL AT SWITCHES (ACCESSIBLE ROOMS ONLY).
11. IN-WALL J-BOX FOR HARDWIRED MECHANICAL ROLLER SHADES IN ACCESSIBLE ROOMS. PROVIDE QUAD PLATE. COORDINATE WHEN TO RECEIVE THE REQUIRED ELECTRICAL WHIP AND S.O. CONNECTORS FROM ROLLER SHADE VENDOR FOR PRE-WIRE DURING ROUGH-IN.

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NO.	ISSUED	DATE
1	ID - CLIENT REVIEW	2025-03-07
2	BRAND REVIEW R2	2025-06-11
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6	COORDINATION	2025-11-17

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

ENLARGED SUITE - NEW QQS FF&E, FINISH PLAN & ELEVATIONS

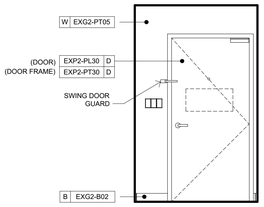
START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009

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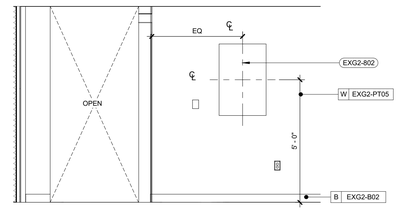
A713

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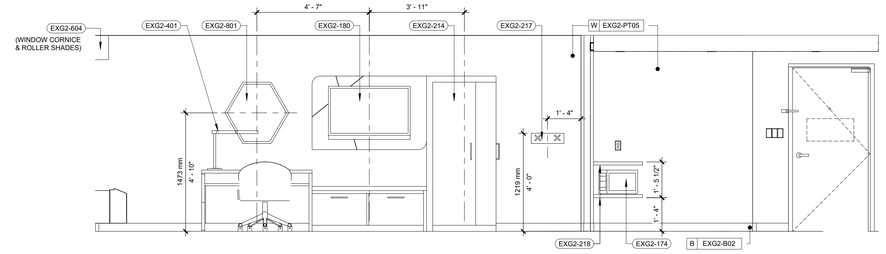
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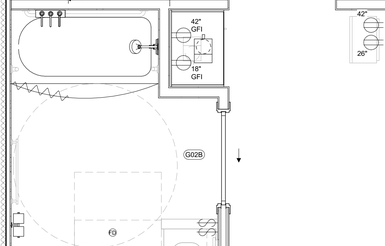
8 A714 QQ ACC NEW - EXISTING - ENTRY DOOR WALL
1 : 30



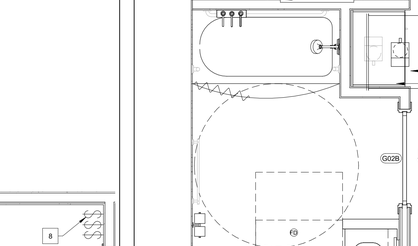
6 A714 ACC. DOUBLE QUEEN ELEVATION 04
1 : 30



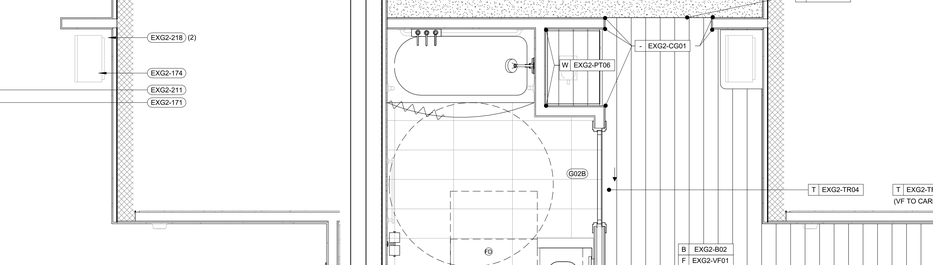
5 A714 ACC. DOUBLE QUEEN ELEVATION 03
1 : 30



9 A714 QQ ACC NEW - EXISTING - MIRROR WALL
1 : 30



4 A714 ACC. DOUBLE QUEEN ELEVATION 02
1 : 30



3 A714 ACC. DOUBLE QUEEN ELEVATION 01
1 : 30

7 A714 ENLARGED ACC. DOUBLE QUEEN POWER PLAN
1 : 25

1 A714 ENLARGED ACC. DOUBLE QUEEN FF&E
1 : 25

2 A714 ENLARGED ACC. DOUBLE QUEEN FINISHES
1 : 25

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G. REFER TO DOOR SCHEDULE FOR COLOR OF DOORS AND FRAMES.

H. REFER TO ID505 FOR FLOORING TRANSITION DETAILS.

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K. EXG2-210 & EXG2-211 - WIDTHS VARY DEPENDING ON SUITE. GC TO VERIFY SITE MEASUREMENTS PRIOR TO FABRICATION AND INSTALL.

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FLOOR LEGEND

6" x 48" VINYL FLOORING-(EXP2-VF01)

CARPET - COLOR VARIANCES INDICATE DIFFERENT COLORS OR STYLES

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PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

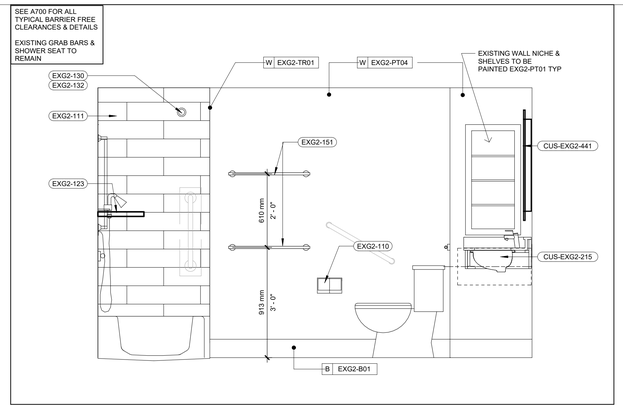
ENLARGED SUITE - NEW ACC. QQ FF&E, FINISHES PLAN & ELEVATIONS

START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009

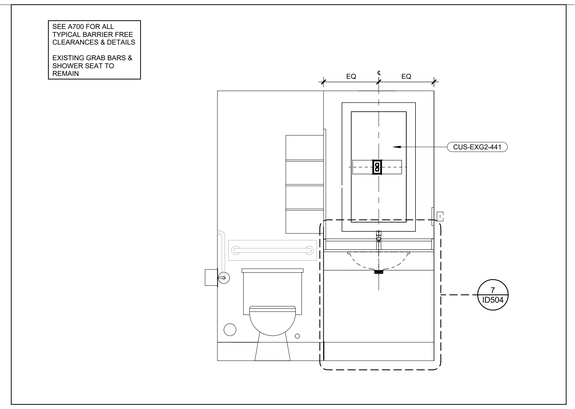
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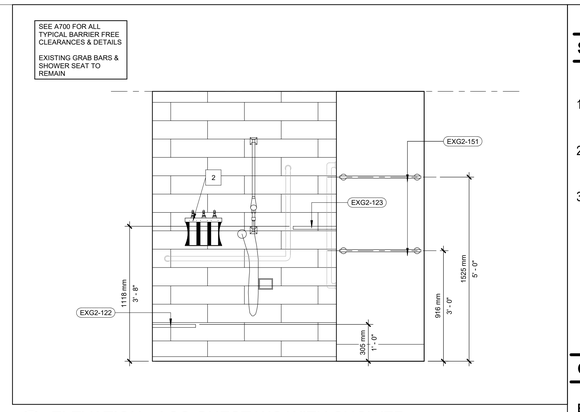
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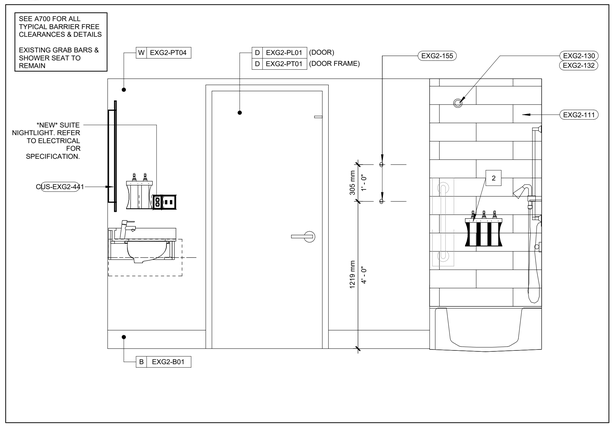
8 A715 ELEVATION - ACC GUEST WASHROOM W TUB IIII
1 : 20



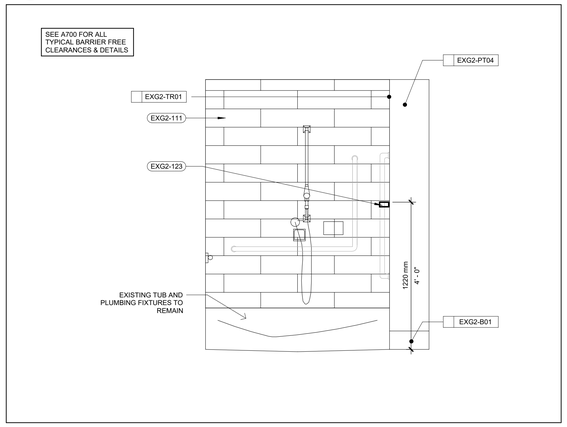
7 A715 ELEVATION - ACC GUEST WASHROOM W TUB III
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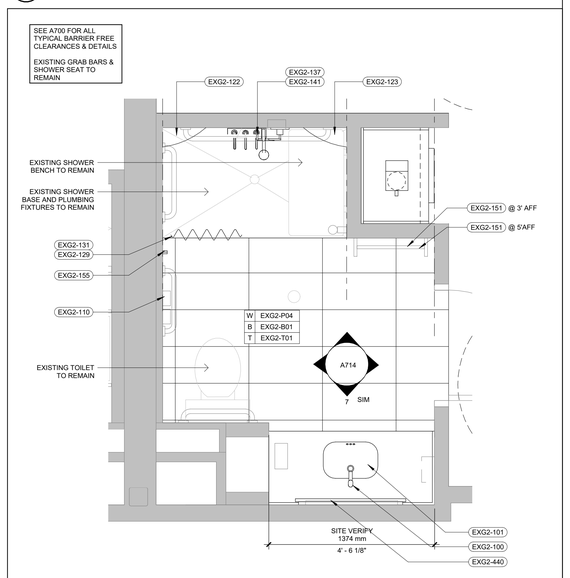
9 A715 ELEVATION - ACC GUEST WC WITH SHOWER
1 : 20



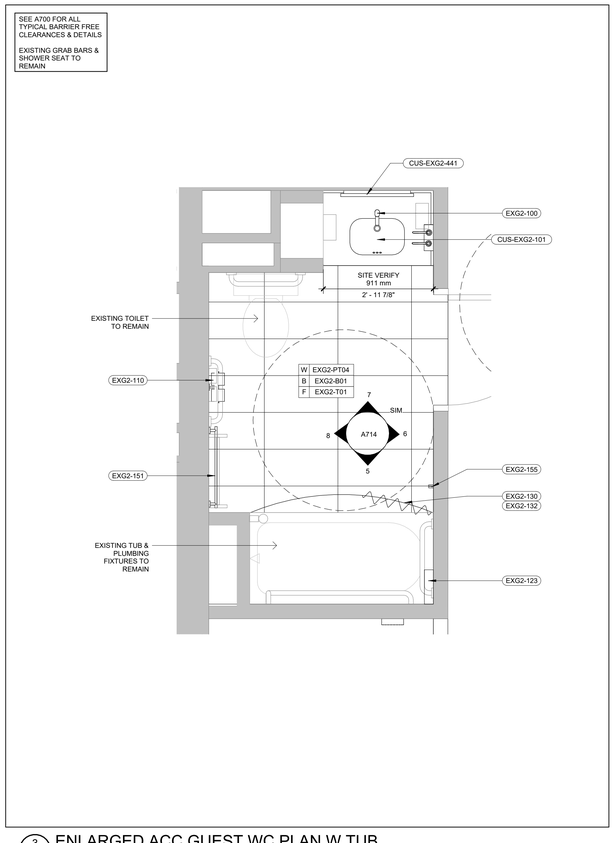
6 A715 ELEVATION - ACC GUEST WASHROOM W TUB II
1 : 20



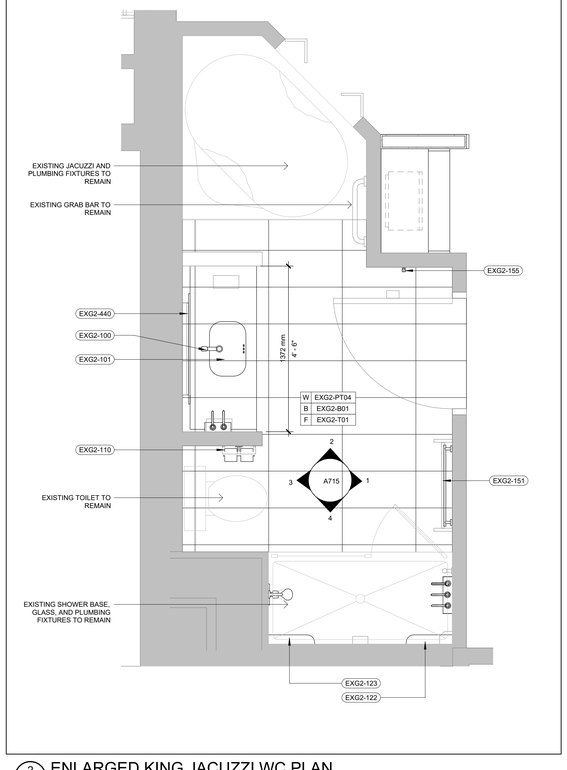
5 A715 ELEVATION - ACC GUEST WASHROOM W TUB I
1 : 20



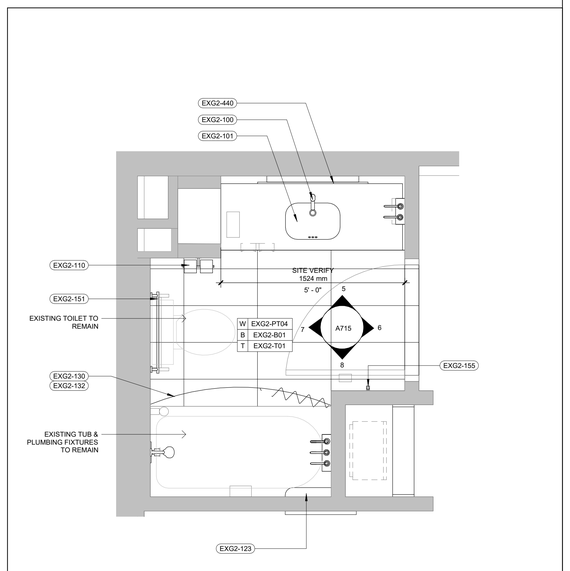
4 A715 ENLARGED ACC GUEST WC PLAN W SHOWER
1 : 20



3 A715 ENLARGED ACC GUEST WC PLAN W TUB
1 : 20



2 A715 ENLARGED KING JACUZZI WC PLAN
1 : 20



1 A715 ENLARGED STANDARD GUEST WC PLAN
1 : 20

SHEET NOTES

1. GFCI WITH INTEGRATED NIGHT LIGHT; REFER TO DESIGN CONNECT FOR LIST OF BRAND-APPROVED DEVICES.
2. WALL MOUNTED AMENITIES DISPENSER. REFER TO OS&E GUIDE FOR VANITY AND SHOWER/TUB AREA.
3. GUESTROOM VANITY SHALL BE SELECTED AS RIGHT-HAND (R) OR LEFT-HAND (L). DETERMINATION OF CORRECT ORIENTATION IS BASED ON THE SIDE WHICH FLOOR SUPPORT LOCATES WHEN VIEWED IN ELEVATION. FLOOR SUPPORT TO THE LEFT OF VANITY SHALL BE LEFT-HAND (L) AND RIGHT OF VANITY SHALL BE RIGHT-HAND (R).

GENERAL NOTES

ENLARGED PLAN GENERAL NOTES:

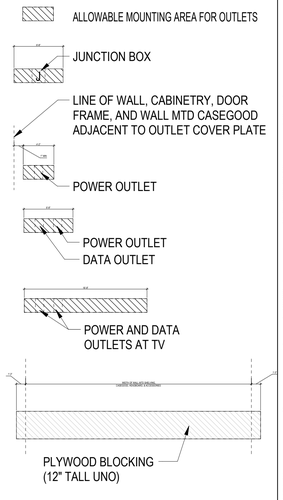
A. REFER TO A002 FOR LEGENDS, SYMBOLS AND ABBREVIATIONS. SEE SHEET A9.00 FOR TYPICAL MOUNTING HEIGHTS.
B. PAINT MAY BE SUBSTITUTED FOR WALLCOVERING WHERE ALLOWED; SEE SPECIFICATIONS AND FINISH / FURNISHINGS VIEWS.
C. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL HEARING IMPAIRED ROOM DEVICES.
D. PROVIDE IN-WALL BLOCKING FOR ALL WALL-HUNG FURNITURE AND EQUIPMENT.

ENLARGED FINISH/FURNISHING GENERAL NOTES:

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F. FOR PROJECTS REQUIRING HARDWIRED INTERNET CONNECTION, LOCATE DATA OUTLET UNDER DESK WHERE INDICATED ON INTERIOR ELEVATIONS.
G. REFER TO DOOR SCHEDULE FOR COLOR OF DOORS AND FRAMES.
H. REFER TO A9.02 FOR FLOORING TRANSITION DETAILS.
I. ALL FINISH FLOORING TO EXTEND UNDERNEATH MILLWORK UNLESS NOTED OTHERWISE.
J. ENTRY AREA FLOOR FINISH - FOR VF OPTION, FINISH SHALL BE INSTALLED IN DIRECTION AS SHOWN ON PLAN AT ENTRY AREA. FOR TILE OPTION, FINISH SHALL BE INSTALLED IN SAME DIRECTION AS SHOWN ON PLAN AT BATHROOM AREA. SEE SHEETS ALT.02A AND ALT.02B.

BLOCKING AND ALLOWABLE MOUNTING AREA

BELOW ARE GUIDELINES FOR THE ALLOWABLE ZONE FOR OUTLETS AND EXTENTS OF BLOCKING IN WALLS



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NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

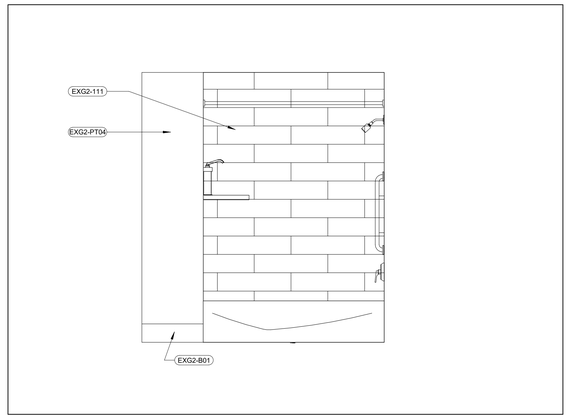
SHEET NAME

ENLARGED SUITE - WASHROOMS

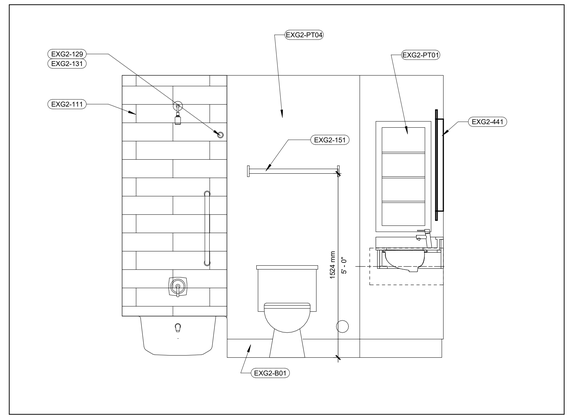
START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A715

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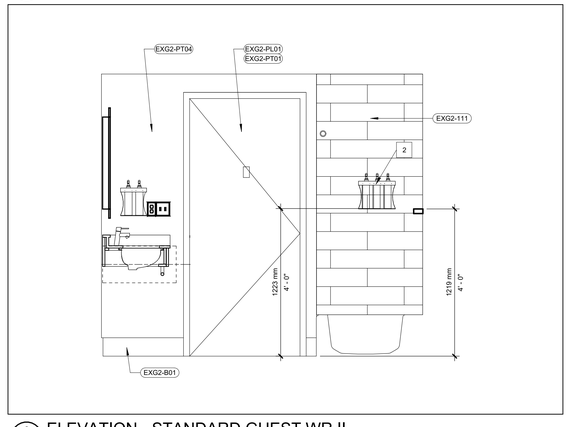
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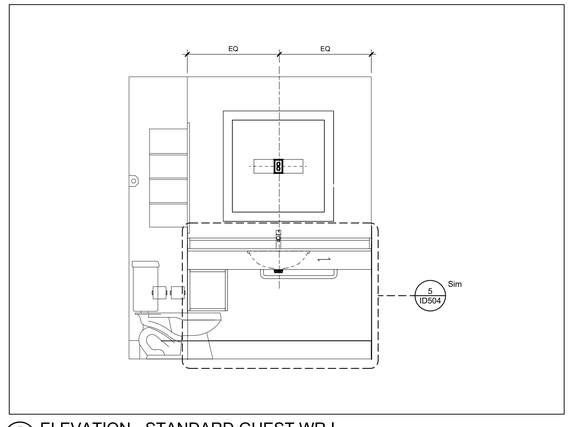
8 A716 ELEVATION - STANDARD GUEST WR IIII
1 : 20



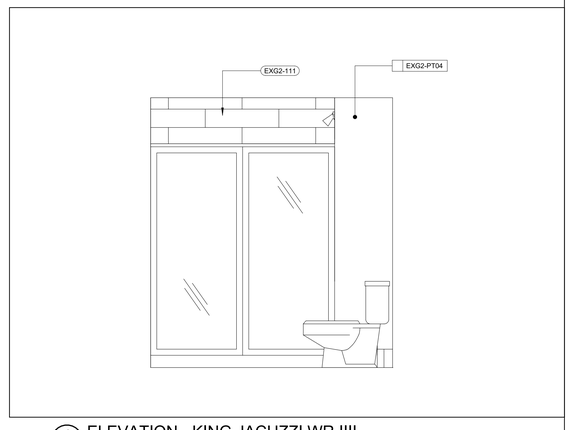
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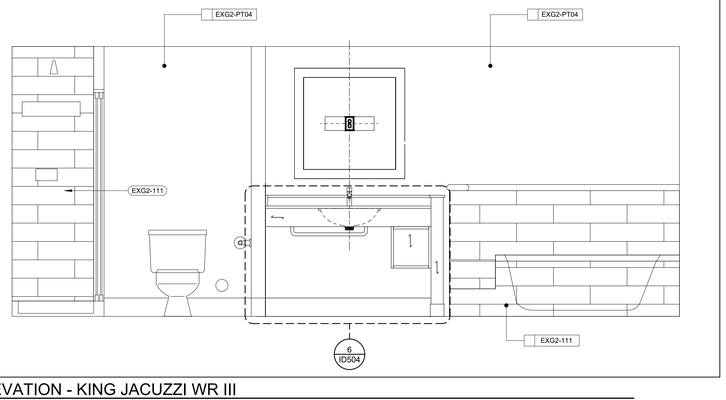
6 A716 ELEVATION - STANDARD GUEST WR II
1 : 20



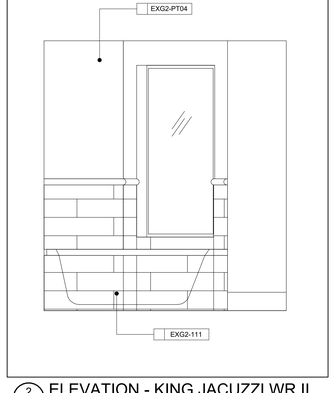
5 A716 ELEVATION - STANDARD GUEST WR I
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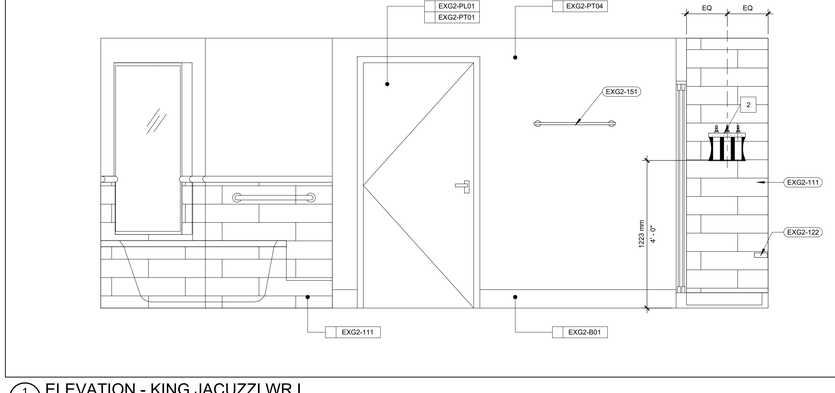
4 A716 ELEVATION - KING JACUZZI WR IIII
1 : 20



3 A716 ELEVATION - KING JACUZZI WR III
1 : 20



2 A716 ELEVATION - KING JACUZZI WR II
1 : 20



1 A716 ELEVATION - KING JACUZZI WR I
1 : 20

SHEET NOTES

1. GFCI WITH INTEGRATED NIGHT LIGHT; REFER TO DESIGN CONNECT FOR LIST OF BRAND-APPROVED DEVICES.
2. WALL MOUNTED AMENITIES DISPENSER. REFER TO OS&E GUIDE FOR VANITY AND SHOWER/TUB AREA.
3. GUESTROOM VANITY SHALL BE SELECTED AS RIGHT-HAND (R) OR LEFT-HAND (L). DETERMINATION OF CORRECT ORIENTATION IS BASED ON THE SIDE WHICH FLOOR SUPPORT LOCATES WHEN VIEWED IN ELEVATION. FLOOR SUPPORT TO THE LEFT OF VANITY SHALL BE LEFT-HAND (L) AND RIGHT OF VANITY SHALL BE RIGHT-HAND (R).

GENERAL NOTES

ENLARGED PLAN GENERAL NOTES:

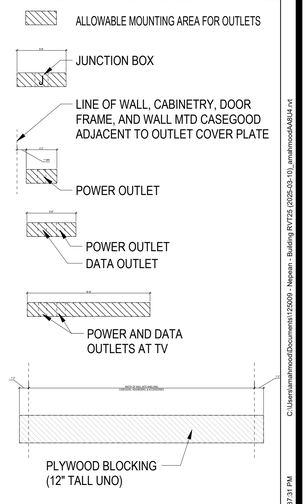
A. REFER TO A002 FOR LEGENDS, SYMBOLS AND ABBREVIATIONS. SEE SHEET A9.00 FOR TYPICAL MOUNTING HEIGHTS.
B. PAINT MAY BE SUBSTITUTED FOR WALLCOVERING WHERE ALLOWED; SEE SPECIFICATIONS AND FINISH / FURNISHINGS VIEWS.
C. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL HEARING IMPAIRED ROOM DEVICES.
D. PROVIDE IN-WALL BLOCKING FOR ALL WALL-HUNG FURNITURE AND EQUIPMENT.

ENLARGED FINISH/FURNISHING GENERAL NOTES:

A. REFER TO A002 FOR LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. SEE ARCHITECTURAL FINISHES MANUAL FOR FINISH AND OTHER PRODUCT SPECIFICATIONS.
C. PAINT MAY BE SUBSTITUTED FOR WALLCOVERING WHERE ALLOWED; SEE SPECIFICATIONS AND FINISH / FURNISHINGS VIEWS.
D. PROVIDE IN-ROOM HEARING IMPAIRED DEVICES AS REQUIRED BY LOCAL JURISDICTION FOR ROOM FOR THE HEARING IMPAIRED.
E. PROVIDE IN-WALL BLOCKING FOR ALL WALL-HUNG FURNITURE AND EQUIPMENT.
F. FOR PROJECTS REQUIRING HARDWIRED INTERNET CONNECTION, LOCATE DATA OUTLET UNDER DESK WHERE INDICATED ON INTERIOR ELEVATIONS.
G. REFER TO DOOR SCHEDULE FOR COLOR OF DOORS AND FRAMES.
H. REFER TO A9.02 FOR FLOORING TRANSITION DETAILS.
I. ALL FINISH FLOORING TO EXTEND UNDERNEATH MILLWORK UNLESS NOTED OTHERWISE.
J. ENTRY AREA FLOOR FINISH - FOR VF OPTION, FINISH SHALL BE INSTALLED IN DIRECTION AS SHOWN ON PLAN AT ENTRY AREA. FOR TILE OPTION, FINISH SHALL BE INSTALLED IN SAME DIRECTION AS SHOWN ON PLAN AT BATHROOM AREA. SEE SHEETS ALT.02A AND ALT.02B.

BLOCKING AND ALLOWABLE MOUNTING AREA

BELOW ARE GUIDELINES FOR THE ALLOWABLE ZONE FOR OUTLETS AND EXTENTS OF BLOCKING IN WALLS



Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

www.chamberlainIPD.com

NO.	ISSUED	DATE
1	ID - CLIENT REVIEW	2025-03-07
2	ID - CLIENT REVIEW	2025-05-22
3	BRAND REVIEW R2	2025-06-11
5	BRAND REVIEW 100%	2025-10-01
4	COORDINATION	2025-10-01
6	COORDINATION	2025-11-03
7	COORDINATION	2025-11-17

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.

CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS COPYRIGHT. CONSTRUCTING A SUBSTANTIALLY SIMILAR BUILDING WITHOUT PERMISSION MAY INFRINGE THE COPYRIGHT OWNER'S RIGHT. WORKING FROM THESE PLANS AND SPECS MAY NOT NECESSARILY AVOID COPYRIGHT INFRINGEMENT. INNOCENT INFRINGEMENT IS NOT A DEFENSE TO COPYRIGHT INFRINGEMENT. ©

CLIENT

Owner

SEAL

CONSTRUCTION NORTH TRUE NORTH

PROJECT

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

ENLARGED SUITE - WASHROOMS

START DATE	JANUARY 2025
DRAWN BY	AM
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009
DRAWING	A716

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GENERAL NOTES:

1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE.

2. 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. 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.

3. 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 AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. 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.

4. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE ENGINEER IN WRITING.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED RELATED TO CONSTRUCTION ACTIVITIES AND BEAR COST OF THE SAME.

6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS", THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE AUTHORITY HAVING JURISDICTION.

8. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.

9. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON CITY STREETS. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. BOOK 7 AND T.A.C MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).

10. THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

11. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.

12. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE. REMOVALS MUST BE DONE AS PER THE EXCESS SOIL REGULATIONS.

13. THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. AS-BUILT SITE SERVICING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR AND SHALL BE PROVIDED TO THE ENGINEER UPON COMPLETION OF THE SITE WORK ACTIVITIES.

14. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH ENGINEER AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.

15. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.

16. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY WSP CANADA INC, DATED OCTOBER 20, 2025.

17. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".

18. FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED AUGUST 29, 2025.

19. CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND LEGAL DRAWINGS.

STORM SEWER NOTES

1. ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).

2. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. 8182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.

3. SEWER BEDDING AS PER CITY STANDARD S6 & S7.

4. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.

5. MINIMUM SOIL COVER TO BE 2.1m TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED AS PER OPSD 514.010 AND CITY OF OTTAWA STANDARD S35.

6. SINGLE AND DOUBLE CATCHBASINS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S1. AND OPSD 705.020, RESPECTIVELY. FRAMES AND GRATE SHALL BE AS PER CITY OF OTTAWA STD. S19 FOR REAR LOT CATCHBASINS, AND STREET CATCHBASINS.

7. SINGLE AND DOUBLE CATCHBASIN LEADS SHALL BE 200mmø AND 250mmø (MIN) RESPECTIVELY, 1.0% SLOPE (MIN.) UNLESS OTHERWISE NOTED.

8. ALL CATCHBASINS AND CATCHBASIN MANHOLES SHALL HAVE SUMPS WITH 300m DEPTH, UNLESS OTHERWISE NOTED.

9. CONTRACTOR SHALL ENSURE THAT CATCHBASINS ARE INSTALLED AT THE LOW POINT OF SAG CURB WORKS.

10. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT HIS OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.

11. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED STORM SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.

WATERMAIN NOTES

1. ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).

2. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.

3. ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.

4. WATERMAINS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.

5. ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.

6. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.

7. VALVE BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA DETAIL W24.

8. ALL FIRE HYDRANTS TO BE INSTALLED AS PER CITY STANDARD W19 AND LOCATED AS PER CITY STANDARD W18 AND/OR CITY STANDARD CROSS SECTIONS.

9. ALL WATERMAINS TO BE INSTALLED AT MINIMUM COVER OF 2.4m. WHERE MIN. FROST COVER CAN NOT BE ACHEIVED, PROVIDE THERMAL INSULATION PER CITY OF OTTAWA STANDARD DETAIL W22.

10. THRUST BLOCKS AND RESTRAINT AS PER CITY OF OTTAWA DWGS: W25.3 AND W25.4, W25.5 AND W25.6.

11. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

12. SWABBING, FLUSHING, DISINFECTION AND PRESSURE TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.

13. WATER METERS TO BE INSTALLED AS PER W30 FOR WATER SERVICES.

14. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAN.

15. INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4m.

16. WHERE THE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 2.4m, WATER SERVICES ARE TO BE INSULATED AS PER CITY OF OTTAWA STD. W23.

17. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.50m FOR CROSSING OVER THE SEWER, AS PER CITY STD W25.2. FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.50M AS PER CITY STD. W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

ROADWAY SPECIFICATIONS

1. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2. CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.1(BARRIER CURB) AND SC1.3 (MOUNTABLE CURB), AS NOTED. PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND DRIVEWAYS.

3. ROAD SUBDRAINS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R1. SUBDRAINS SHALL BE 6m IN LENGTH AT CATCHBASINS. SUBDRAINS SHALL BE INSTALLED BOTH SIDES AT LOWPOINTS AND ON THE HIGH SIDE AT FLOWBY CATCHBASINS.

4. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 509.010, OPSS 310.

5. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.

6. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.

7. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.

8. SUB- EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300mm LIFTS.

9. PAVEMENT STRUCTURE: AS PER GEOTECH INVESTIGATION REPORT PREPARED BY WSP CANADA INC, DATED OCTOBER 20, 2025.;

   LIGHT DUTY ASPHALT SURFACE COURSE FOR PARKING AREAS:
   - 50mm SURFACE COURSE OF SUPERPAVE SP 12.5 (OR HL 3)

   HEAVY DUTY ASPHALT SURFACE/BINDER COURSE FOR ACCESS ROADS/DRIVEWAYS:
   - 50 MM SURFACE COURSE OF SUPERPAVE SP 12.5 (OR HL 3) OVER
   - 50 MM BINDER COURSE OF SUPERPAVE SP19.0 (OR HL 8)

10. IN AREAS WHERE THE PAVEMENT STRUCTURE WILL BE FULLY DISTURBED INCLUDING GRANULAR BASE AND SUBBASE OR IS NON-EXISTENT, THE PAVEMENT STRUCTURE SHOULD BE RECONSTRUCTED TO MATCH THE EXISTING BASE AND SUBBASE THICKNESSES. THE GRANULAR BASE AND SUBBASE MATERIALS SHOULD BE REINSTATED TO THEIR ORIGINAL DEPTHS AND COMPACTED TO MEET OPSS REQUIREMENTS. ONCE THE GRANULAR STRUCTURE IS RESTORED AND PROOF-ROLLED TO CONFIRM ADEQUATE SUPPORT, THE ASPHALT LAYER SHOULD BE PLACED TO MATCH THE SURROUNDING PAVEMENT STRUCTURE. GRANULAR BASE AND SUB-BASE COURSES SHALL BE PLACED IN 300mm LIFTS AND COMPACTED TO MIN. 98% SPD.

GENERAL NOTES FOR GRADING

1. IT SHALL BE THE BUILDER'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT CITY OF OTTAWA, HYDRO AND UTILITY COMPANY REQUIREMENTS.

2. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.

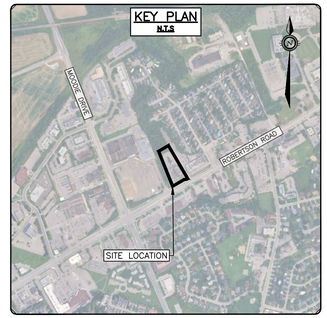
3. CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.

4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.

5. GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.

6. FINAL EXTERIOR ELEVATION ADJACENT TO BUILING FOUNDATION TO BE MINIMUM 200mm BELOW BUILDING FFE (90.70) EXCEPT AS INDICATED AND AS REQUIRED FOR TAPERING AT ACCESSIBLE ENTRANCES.

KEY PLAN
N.T.S



CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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, VOLLEBEKK LTD. O.L.S SURVEY DATED AUGUST 29, 2025. BEARINGS ARE GRID, DERIVED FROM CAN-NET 2016 REAL TIME NETWORK GPS OBSERVATIONS ANDARE REFERENCED TO SPECIFIED CONTROL POINTS 01919680005 AND 01919750705, MTM ZONE 9 (76°30' WEST LONGITUDE)

ELEVATIONS SHOWN ARE GEODETIC, DERIVED FROM MINISTRY OF NATURAL RESOURCES VERTICAL CONTROL MONUMENT NO. 001196530358, HAVING A PUBLISHED ELEVATION OF 91.079 METRES, AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.NAD-83 (ORIGINAL).

REV	REVISION DESCRIPTION	DATE	BY	APPD
3	REVISED FOR SPA	27/05/26	AGJ	AKJ
2	REVISED FOR SPA	02/12/25	AGJ	AKJ
1	ISSUED FOR SPA	21/11/25	AGJ	AKJ

SCALE
NORTH
DESIGNED BY
REVIEWED BY
LICENSED PROFESSIONAL ENGINEER — A. K. JARIWALA — 100562090 — 2026/05/27 — PROVINCE OF ONTARIO

CLIENT
MANGA HOTELS (NEPEAN) LP.
MR. VAHÉ KOUYOUMDJIAN
10 CARLSON COURT, SUITE 600
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BASEPLAN AGJ
DESIGN AGJ
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CAD AGJ
PROJECT MANAGER AKJ
APPROVED AKJ

PROJECT
NEPEAN HOLIDAY INN EXPRESS RENO
2055 ROBERTSON ROAD
OTTAWA, ONTARIO.

TITLE
NOTES

PROJECT No. OTT-25002871-A0
SURVEY AOV
DATE 2025-08-26
DRAWING No. C000

19440

DC07-12-25-0176

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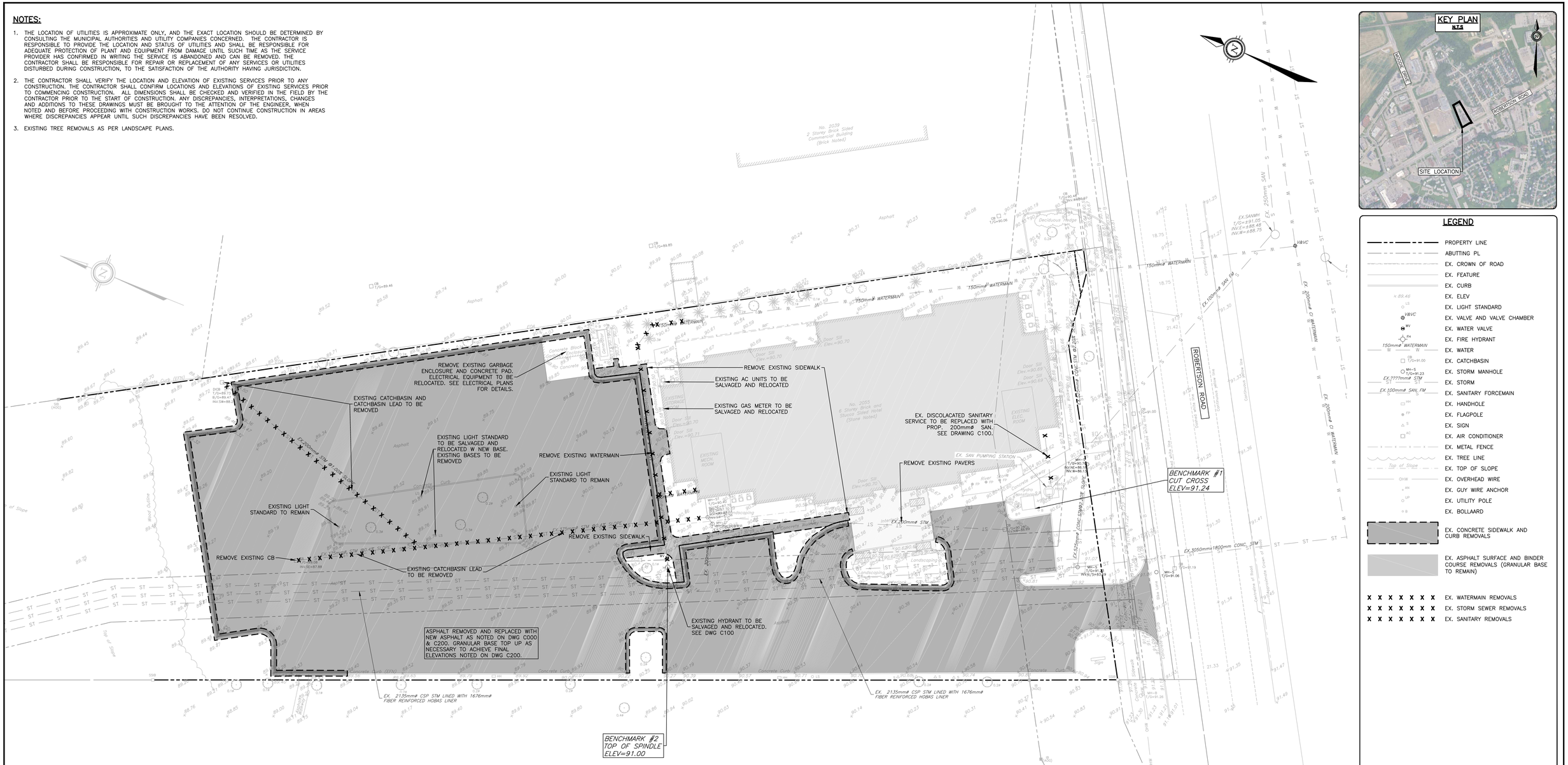
REV

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. BOLLAARD
- EX. CONCRETE SIDEWALK AND CURB REMOVALS
- EX. ASPHALT SURFACE AND BINDER COURSE REMOVALS (GRANULAR BASE TO REMAIN)
- EX. WATERMAIN REMOVALS
- EX. STORM SEWER REMOVALS
- EX. SANITARY REMOVALS

CAUTION

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

JOB BENCH MARK
AS NOTED
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TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. O.L.S SURVEY DATED AUGUST 29, 2025. BEARINGS ARE GRID, DERIVED FROM CAN-NET 2016 REAL TIME NETWORK GPS OBSERVATIONS ANDARE REFERENCED TO SPECIFIED CONTROL POINTS 01919680005 AND 01919750705, MTM ZONE 9 (76°30' WEST LONGITUDE)

ELEVATIONS SHOWN ARE GEODETIC, DERIVED FROM MINISTRY OF NATURAL RESOURCES VERTICAL CONTROL MONUMENT NO. 001196530358, HAVING A PUBLISHED ELEVATION OF 91.079 METRES, AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.NAD-83 (ORIGINAL).

REV	REVISION DESCRIPTION	DATE	BY	APPD
3	REVISED FOR SPA	27/05/26	AGJ	AKJ
2	REVISED FOR SPA	02/12/25	AGJ	AKJ
1	ISSUED FOR SPA	21/11/25	AKJ	AKJ

SCALE: 0 2m 4m 10m — HORIZONTAL 1:250
NORTH
DESIGNED BY

REVIEWED BY
LICENSED PROFESSIONAL ENGINEER — A. K. JARIWALA — 100562090 — 2026/05/27 — PROVINCE OF ONTARIO

CLIENT: MANGA HOTELS (NEPEAN) LP.
MR. VAHÉ KOUYOUMDJIAN
10 CARLSON COURT, SUITE 600
TORONTO, ON. M9W 6L2
416.823.9202

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

PROJECT: NEPEAN HOLIDAY INN EXPRESS RENO
2055 ROBERTSON ROAD
OTTAWA, ONTARIO.

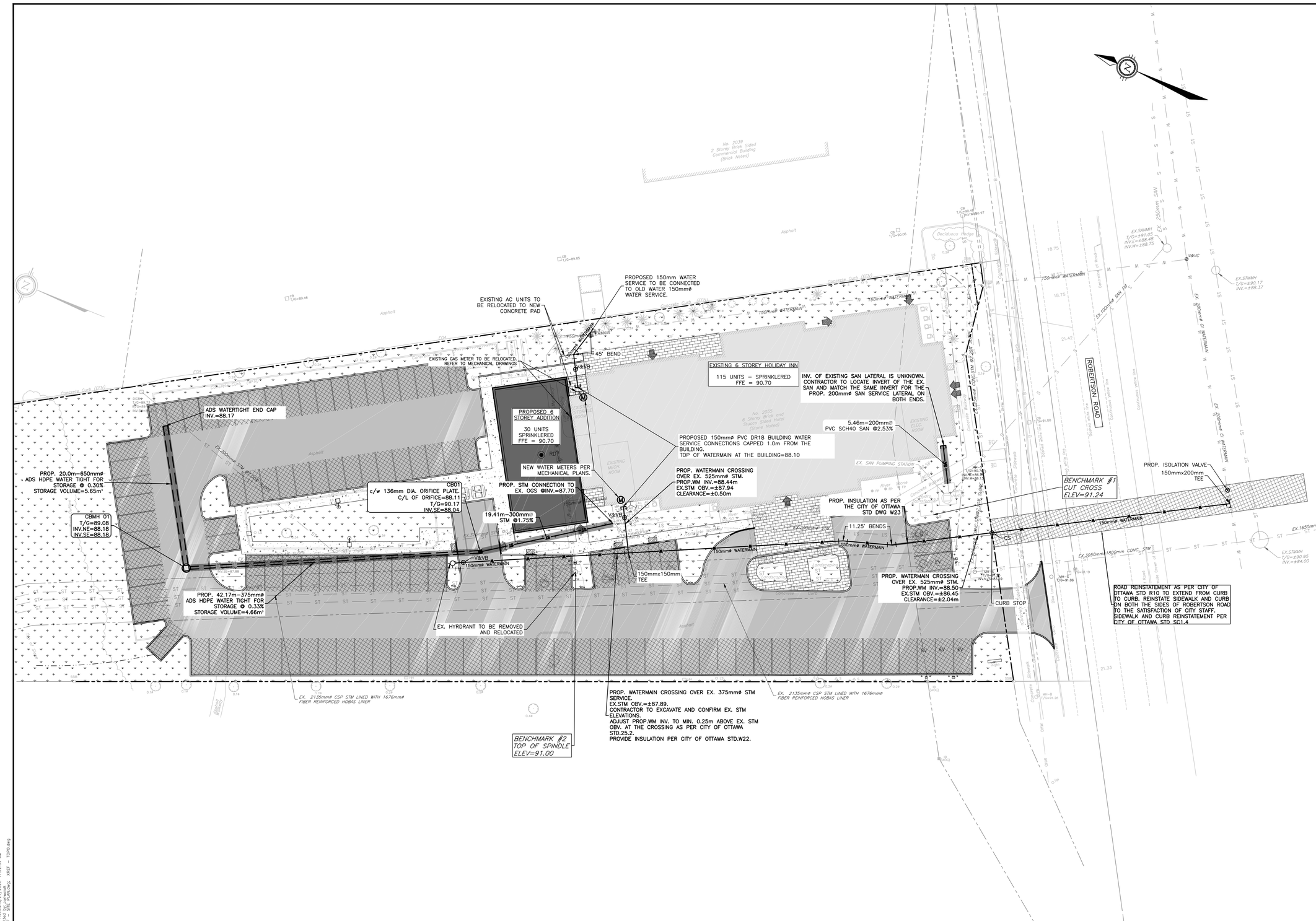
TITLE: EXISTING CONDITIONS AND REMOVALS PLAN

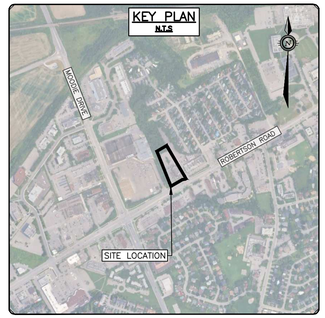
PROJECT No.: OTT-25002871-A0
SURVEY: AOV
DATE: 2025-08-26
DRAWING No.: C001

Filename: \\exp\data\ott\ott-25002871-a0\60 execution\65 drawings\ott-25002871-a0 - holiday inn.dwg
Last Saved:5/27/2026 11:21:13 AM Last Plotted:5/27/2026 11:21:01 AM
Xrefs: Site Plan.dwg; XREF - TOPO.dwg
References: Keyplan-MTM-NAD83.dwg; XREF - Site Plan.dwg;

DOT-12-25-0176

REV





LEGEND

- PROPERTY LINE
- ABUTTING PL
- EX. CROWN OF ROAD
- EX. FEATURE
- EX. CURB
- × 89.46 EX. ELEV
- EX. LIGHT STANDARD
- V&VC EX. VALVE AND VALVE CHAMBER
- WV EX. WATER VALVE
- FH EX. FIRE HYDRANT
- 150mmø WATERMAIN EX. WATER
- CB T/G=91.00 EX. CATCHBASIN
- MH=S T/G=91.23 EX.????mmø STM EX. STORM
- EX. 100mmø SAN. FM EX. SANITARY FORCEMAIN
- EX. HANDHOLE
- EX. FLAGPOLE
- EX. SIGN
- AC EX. AIR CONDITIONER
- EX. METAL FENCE
- EX. TREE LINE
- Top of Slope EX. TOP OF SLOPE
- OHW EX. OVERHEAD WIRE
- AN EX. GUY WIRE ANCHOR
- UP EX. UTILITY POLE
- EX. BOLLAARD
- PROP. CATCHBASIN MANHOLE
- PROP. CATCHBASIN
- PROP. SANITARY MANHOLE
- PROP. WATERMAIN TEE
- PROP. VALVE & VALVE BOX
- PROP. ELBOW
- PROP. MUNI. WATERMAIN ISOLATION VALVE
- PROP. SIAMESE CONNECTION
- PROP. WATER METER
- PROP. HYDRANT
- SC PROP. ROOF OVERFLOW SCUPPER
- RD PROPOSED ROOF DRAIN
- ST PROP. STORM PIPE
- PROP. HDPE STORM STORAGE PIPE
- SA PROP. SANITARY SERVICE
- PROP. WATER SERVICE PIPE
- PROP. INSULATION AS PER CITY OF OTTAWA STD DWG S35

CAUTION
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JOB BENCH MARK
AS NOTED

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REV	REVISION DESCRIPTION	DATE	BY	APPD
6	REISSUED FOR SPA	27/05/26	NP	AKJ
5	REISSUED FOR SPA	25/03/26	NP	AKJ
4	ISSUED FOR BUILDING PERMIT	19/01/26	AGJ	AKJ
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
NORTH
DESIGNED BY
REVIEWED BY
LICENSED PROFESSIONAL ENGINEER — A. K. JARIWALA — 100562090 — 2026/05/27 — PROVINCE OF ONTARIO

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

PROJECT
NEPEAN HOLIDAY INN EXPRESS RENO
2055 ROBERTSON ROAD
OTTAWA, ONTARIO.

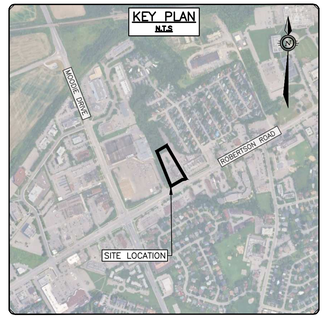
TITLE
SITE SERVICING PLAN

PROJECT No.	OTT–25002871–A0
SURVEY	AOV
DATE	2025–08–26
DRAWING No.	C100

DO7-12-25-0176

Filename: \\exp\data\ott\ott-25002871-a0\60_execution\05_drawings\ott-25002871-a0 – holiday inn.dwg
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Plotted By: Keyton–STM–NADB3.pwp; XREF – STE–PLAN.dwg; XREF – TOPO.dwg
References: Keyton–STM–NADB3.pwp;





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. BOLLAARD
- PROP. GRADE (%)
- PROP. ELEVATION
- PROP. ELEVATION (TOP OF CURB)
- PROP. ELEVATION (BOTTOM OF CURB)
- PROP. ELEVATION (MATCH EX. ELEV.)
- PROP. CATCHBASIN
- PROP. CATCHBASIN MANHOLE
- 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 8)
- PROP.LIGHT DUTY ASPHALT 50 MM SUPERPAVE SP 12.5 (OR HL 3)
- PROP. RELOCATED LIGHT STANDARD
- PROP. EV CHARGE AND BOLLAARD
- PROP. TWSI AT CURB CUT

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SCALE: 0 2m 4m 10m — HORIZONTAL 1:250
NORTH
DESIGNED BY
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BASEPLAN	AGJ
DESIGN	AGJ
CHECKED	AKJ
CAD	AGJ
PROJECT MANAGER	AKJ
APPROVED	AKJ

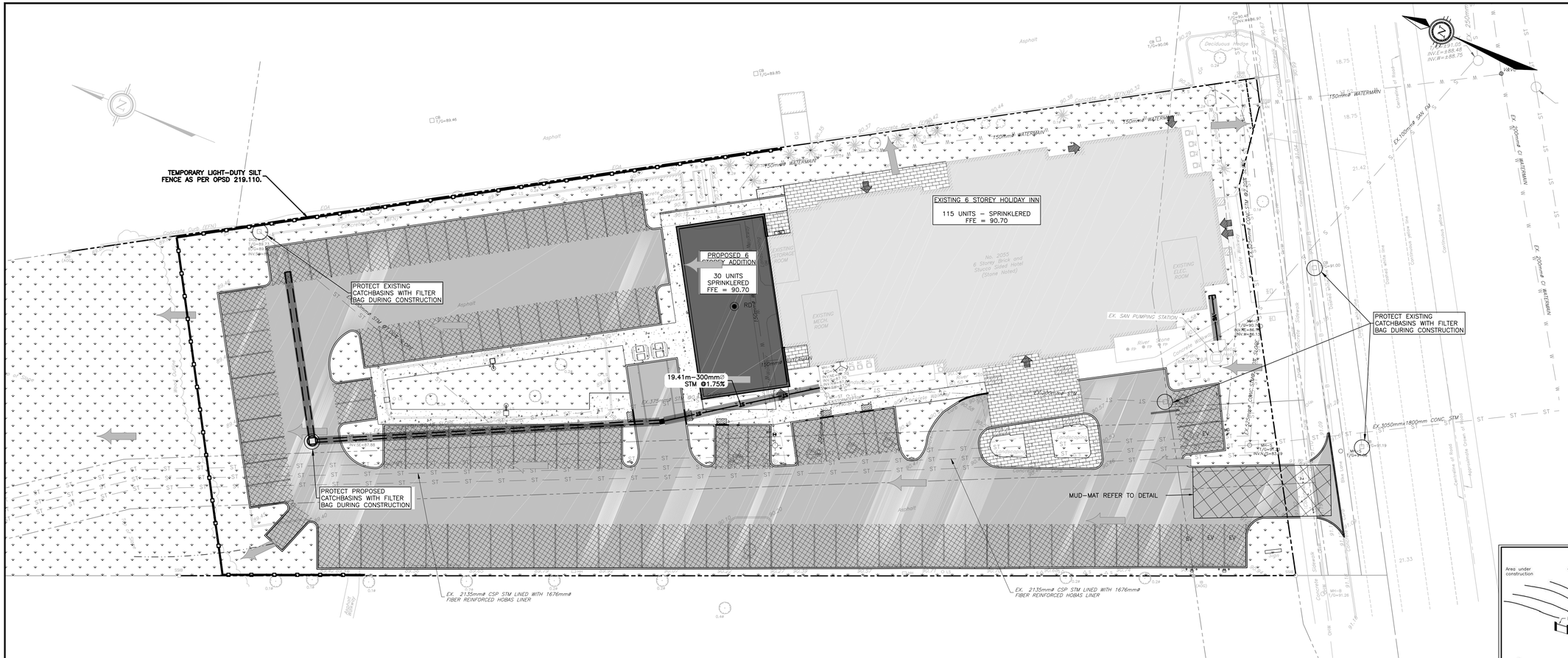
PROJECT
NEPEAN HOLIDAY INN EXPRESS RENO
2055 ROBERTSON ROAD
OTTAWA, ONTARIO.

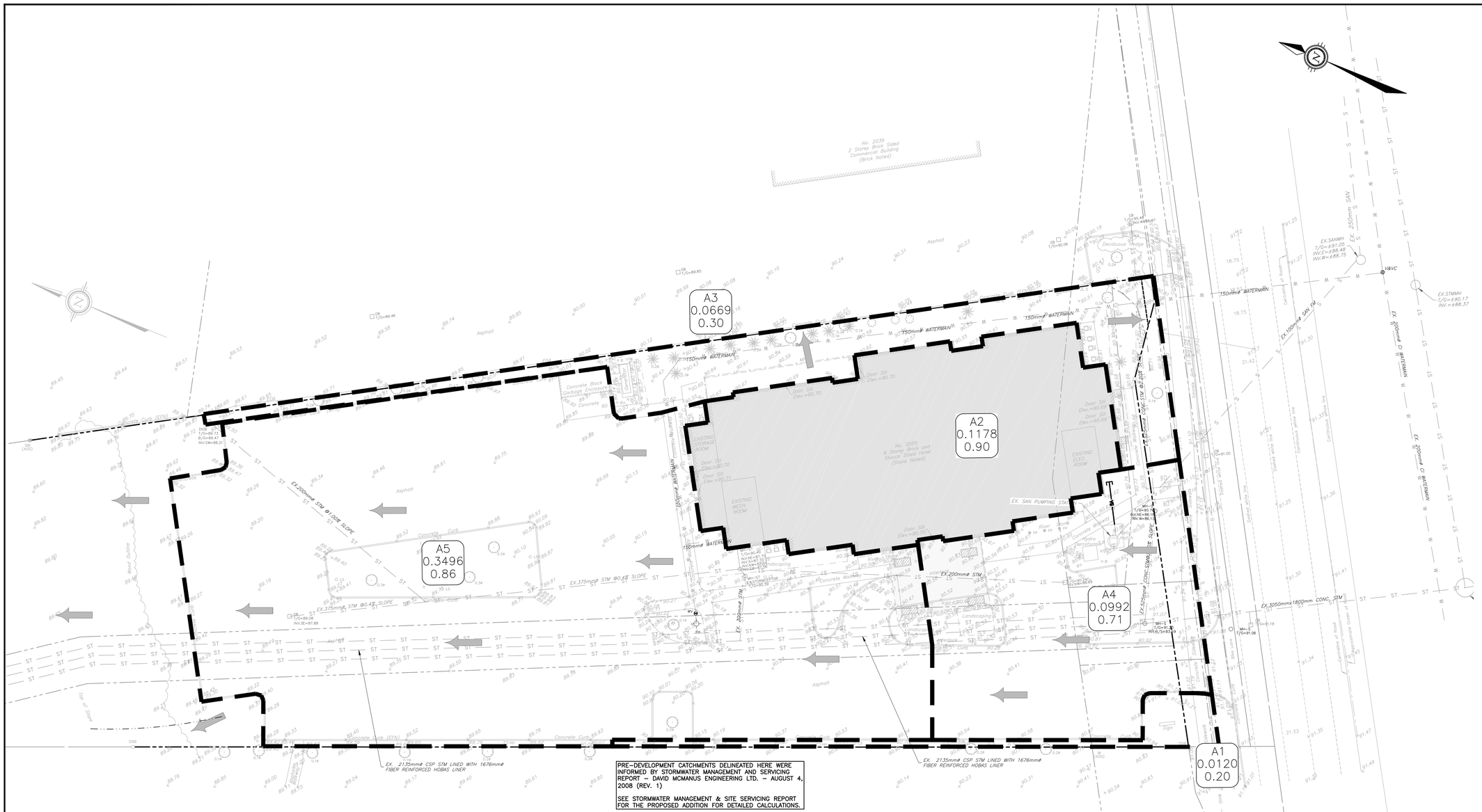
TITLE
SITE GRADING PLAN

PROJECT No.	OTT-25002871-A0
SURVEY	AOV
DATE	2025-08-26
DRAWING No.	C200

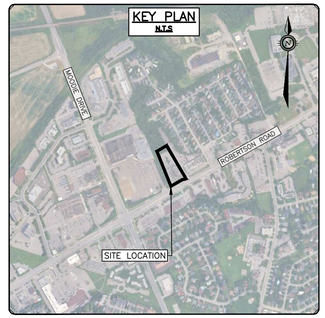
DO7-12-25-0176

Filename: \\exp\stor\ott\ott-25002871-a0\60 execution\05 drawings\ott-25002871-a0 - holiday inn.dwg
Last Saved:5/27/2026 1:12:13 AM Last Plotted:5/27/2026 1:12:20 AM
Plotted By: Kaysen Ma
References: Kaysen-MTM-NAD83.dwg; XREF - SITE PLAN.dwg; XREF - TOPO.dwg


TEMPORARY LIGHT-DUTY SILT FENCE AS PER OPSD 219.110.
PROTECT EXISTING CATCHBASINS WITH FILTER BAG DURING CONSTRUCTION
PROPOSED 6 STOREY ADDITION
30 UNITS SPRINKLERED FFE = 90.70
EXISTING 6 STOREY HOLIDAY INN
115 UNITS – SPRINKLERED FFE = 90.70
19.41m–300mmø STM @1.75%
PROTECT EXISTING CATCHBASINS WITH FILTER BAG DURING CONSTRUCTION
PROTECT PROPOSED CATCHBASINS WITH FILTER BAG DURING CONSTRUCTION
MUD–MAT REFER TO DETAIL
EX. 2135mmø CSP STM LINED WITH 1676mmø FIBER REINFORCED HOBAS LINER
EX. 2135mmø CSP STM LINED WITH 1676mmø FIBER REINFORCED HOBAS LINER
EX. 5050mmx1800mm CONC. STM
EX. SAN PUMPING STATION
150mmø WATERMAIN
EX. 300mmø CI WATERMAIN
EX. 100mmø SAN FM
EX. 375mmø STM
EX. 600mmø STM
EX. 1200mmø STM
EX. 1500mmø STM
EX. 2400mmø CONC. STM
Asphalt
Concrete Sidewalk
Deciduous Hedge
Coniferous Hedge
Chain Link Fence
Continuous Metal Fence
Continuous Wood Fence
Overhead Wire
Centreline of Road
Approximate Limit of Property
EXISTING MECH. ROOM
EXISTING ELEC. ROOM
No. 2055 6 Storey Brick and Stucco Sided Hotel (Stone Notes)
River Stone
Concrete Wall
Gazebo
Deciduous Tree
Coniferous Tree
Shrub
Sign
Hydro Pole
Guy Wire
Light Standard
Fire Hydrant
Water Valve
Water Meter
Catchbasin
Manhole
Hydro Vault
Bell Box
Gas Valve
Gas Meter
Gas Line
Bollard
Curb Stop
Cleanout
Air Conditioning Unit
Transformer
Concrete Pad
Concrete Curb
Concrete Barrier
Retaining Wall
Interlocking Stone
Asphalt Curb
Depressed Curb
Curb Ramp
Concrete Step
Concrete Pad
Concrete Slab
Concrete Pier
Concrete Footing
Concrete Wall
Concrete Column
Concrete Beam



KEY PLAN
N.T.S



LEGEND

- PROPERTY LINE
- EX. CATCHBASIN
- EX. STORM MANHOLE
- EX. STORM
- PRE-DEVELOPMENT CATCHMENT AREA
- A1 0.3367 0.77 — AREA NO / AREA IN HECTARES / RUNOFF COEFFICIENT
- OVERLAND FLOW ROUTE

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JOB BENCH MARK
AS NOTED

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1	ISSUED FOR SPA	21/11/25	AKJ	AKJ

SCALE: 0 2m 4m 10m — HORIZONTAL 1:250
NORTH
DESIGNED BY
REVIEWED BY

LICENSED PROFESSIONAL ENGINEER
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100562090
2026/05/27
PROVINCE OF ONTARIO

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

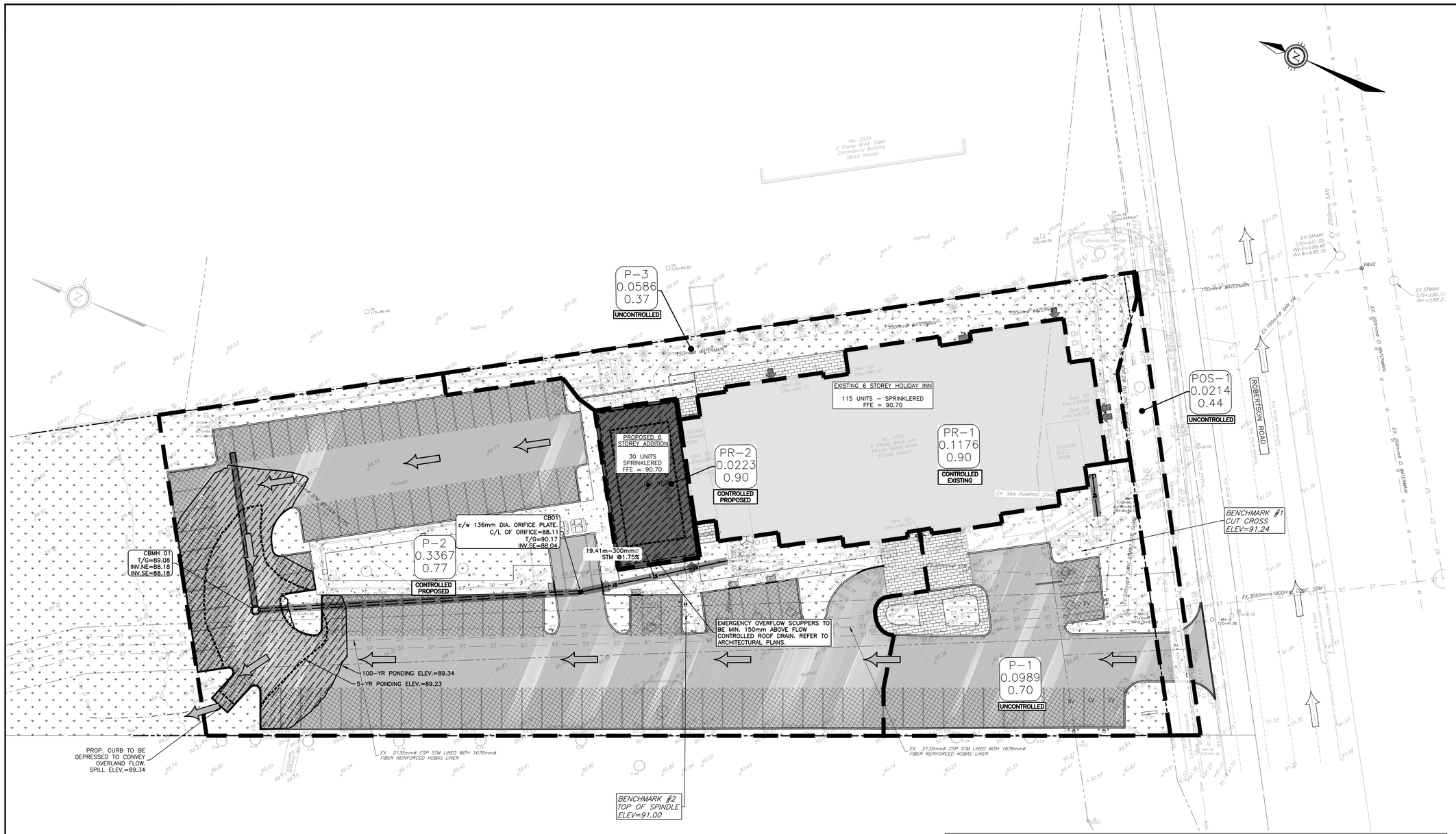
PROJECT: NEPEAN HOLIDAY INN EXPRESS RENO
2055 ROBERTSON ROAD
OTTAWA, ONTARIO.

TITLE: PRE-DEVELOPMENT STORM CATCHMENTS

PROJECT No.: OTT-25002871-A0
SURVEY: AOV
DATE: 2025-08-26
DRAWING No.: C400

DO7-12-25-0176

Filename: \\exp\ottawa\ott-25002871-a0\60 execution\05 drawings\ott-25002871-a0 - holiday inn.dwg
Last Saved:5/27/2026 11:21:13 AM Last Plotted:5/27/2026 11:22:13 AM
Plotted by: Kaylan Johnson
References: Keypoint-MTM-NAD83.dwg; XREF - SITE PLAN.dwg; XREF - TOPO.dwg


P-3
0.0586
0.37
UNCONTROLLED
EXISTING 6 STOREY HOLIDAY INN
115 UNITS - SPRINKLERED
FFE = 90.70
PROPOSED 6 STOREY ADDITION
30 UNITS SPRINKLERED
FFE = 90.70
PR-2
0.0223
0.90
CONTROLLED PROPOSED
PR-1
0.1176
0.90
CONTROLLED EXISTING
POS-1
0.0214
0.44
UNCONTROLLED
P-2
0.3367
0.77
CONTROLLED PROPOSED
P-1
0.0989
0.70
UNCONTROLLED
CB01
c/w 136mm DIA. ORIFICE PLATE.
C/L OF ORIFICE=88.11
T/G=90.17
INV.SE=88.04
19.41m-300mmØ STM @1.75%
CBMH 01
T/G=89.08
INV.NE=88.18
INV.SE=88.18
EMERGENCY OVERFLOW SCUPPERS TO BE MIN. 150mm ABOVE FLOW CONTROLLED ROOF DRAIN. REFER TO ARCHITECTURAL PLANS.
100-YR PONDING ELEV.=89.34
5-YR PONDING ELEV.=89.23
PROP. CURB TO BE DEPRESSED TO CONVEY OVERLAND FLOW. SPILL ELEV.=89.34
EX. 2135mmø CSP STM LINED WITH 1676mmø FIBER REINFORCED HOBAS LINER
EX. 2135mmø CSP STM LINED WITH 1676mmø FIBER REINFORCED HOBAS LINER
BENCHMARK #2
TOP OF SPINDLE
ELEV=91.00
BENCHMARK #1
CUT CROSS
ELEV=91.24
ROBERTSON ROAD
No. 2039
2 Storey Brick Sided
Commercial Building
(Brick Noted)
No. 2053
6 Storey Brick and
Stucco Clad Hotel
(Stone Noted)
EX. SAN PUMPING STA.
EX.SANMH
T/G=±91.05
INV.E=±88.48
INV.W=±88.75
EX. 250mm SAN
EX. 150mmø WATERMAIN
EX. 200mmø CI WATERMAIN
EX. 1500mmø SAN MH
EX.STMMH
T/G=±90.11
INV.=±88.3
EX.1050mmx1800mm CSP STM
MH-ST
T/G=91.06
MH-S
T/G=91.19
MH-S
T/G=91.26
CBMH
T/G=91.48
INV.=91.27
CB
T/G=91.00
CB
T/G=90.46
INV.E=90.31
CB
T/G=89.85
CB
T/G=90.06
CB
T/G=89.46
Asphalt
Concrete
Gravel
Curb
Edge of Asphalt
Centreline of Road
Limit of Property
Limit of Building
Door Sill
Elev.=90.70
EXISTING ELEC. ROOM
Overhead Wires
Top of Bank
Bottom of Bank
Fence
Tree
Shrub
Hydro Pole
Guy Wire
Light Standard
Sign
Bell Box
Hydrant
Valve
Valve Chamber
Gas Valve
Gas Meter
Transformer
Electrical Box
Telephone Pedestal
Telephone Manhole
Bollard
Flood Light
Air Conditioning Unit
Generator
Storage Tank
Vent
Window Well
Retaining Wall
Interlocking Stone
Concrete Pad
Concrete Curb
Concrete Sidewalk
Asphalt Ramp
Asphalt Sidewalk
Asphalt Curb
Asphalt Pathway
Asphalt Parking Area
Asphalt Driveway
Asphalt Roadway
Gravel Parking Area
Gravel Driveway
Gravel Roadway
Gravel Pathway
Gravel Shoulder
Gravel Ditch
Gravel Swale
Gravel Berm
Gravel Island
Gravel Median
Gravel Curb
Gravel Sidewalk
Gravel Ramp
Gravel Pathway
Gravel Parking Area
Gravel Driveway
Gravel Road