

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

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KEY PLAN



LIST OF CONSULTANTS

ARCHITECT



CHAMBERLAIN ARCHITECT SERVICES LIMITED

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

Phone: 905.631.7777
Contact: Jon McGinn x 273

CIVIL

EXP

1266 South Service Road, Suite C1-1
Hamilton, ON. L8E 5R9

Phone: 613.688.1899
Contact: Aaditya Jariwala x 63240
Email: Aaditya.Jariwala@exp.com

LANDSCAPE

Adesso Design Inc.
69 John Street South, Suite 250
Hamilton, Ontario L8N 2B9

Phone: 905.526.8876 Ext. 217
Contact: Stephanie Pigott
Email: stephanie@adessodesigninc.ca

STRUCTURAL

MTE Consultants Inc
1016 Sutton Drive, Unit A,
Burlington, Ontario L7L 6B8

Phone: 905.639.2552
Contact: Paolo DiTullio
Email: PDiTullio@mte85.com

MECHANICAL & ELECTRICAL

Jain Sustainability Consultants Inc.
7405 East Danbro Crescent
Mississauga, ON. L5N 6P8

Phone: 905.285.9900
Fax: 905.567.5246
Contact: Dinesh Jain
Email: djain@jainconsultants.com

PROJECT NO. 125009

NEPEAN HOLIDAY INN EXPRESS
PROTOTYPE v2.2 - RENO

DATE 2025-12-22

ISSUED FOR SPA

NO.	ISSUED	DATE
	CLIENT REVIEW	2025-01-28
	CITY REVIEW	2025-06-02
	COORDINATION	2025-06-23
	COORDINATION	2025-10-03
	BRAND REVIEW 100%	2025-10-03
	COORDINATION	2025-11-03
	COORDINATION	2025-11-08
	COORDINATION	2025-11-20
	IPA	2025-12-12



1 SITE PLAN
A001
1 : 300

2055 ROBERTSON ROAD, NEPEAN, ON (Ward 8, College)
AM ZONE (ARTERIAL MAIN STREET ZONE)
ZONING BY-LAW 2008-250

ZONE REGULATIONS

MIN LOT AREA	NO MINIMUM
MIN LOT WIDTH	NO MINIMUM
FRONT YARD	NO MINIMUM
INTERIOR YARD	3.0m
REAR YARD	NO MINIMUM
MAX BUILDING HEIGHT	30m MAX OR 9 STOREYS
MAX FSI	NO MAX

PARKING REGULATIONS

TYPICAL: 2.6m x 5.2m MINIMUM
ACCESSIBLE TYPE A: 3.4m x 5.2m MINIMUM
ACCESSIBLE TYPE B: 2.4m x 5.2m MINIMUM
DRIVE AISLE: 6.7m MINIMUM

QUANTITY:
OVERALL: 1 PER UNIT
ACCESSIBLE: 134-166 SPACES REQUIRED = 6 ACC. SPACES (3 TYPE A, 3 TYPE B)

LOADING REGULATIONS

SIZE: 3.5m x 7.0m
QUANTITY: 5000-9999m² - 2 SPACES

GENERAL NOTES

PARKING DEPTH TO BE ADJUSTED FROM 6.0m TO 5.2m IN ACCORDANCE TO OTTAWA ZONING BYLAW SECTION 106

DRIVEAISLES TO BE ADJUSTED FROM 6.0m TO 6.7m IN ACCORDANCE TO OTTAWA ZONING BYLAW SECTION 107

PROPOSED CURBS
EXISTING CURBS

EXISTING UNIT SCHEDULE	
Name	Count
EXTG. ACC DOUBLE QUEEN	5
EXTG. ACC KING	5
EXTG. ACC KING SUITE	2
EXTG. DOUBLE QUEEN EXTENDED	10
EXTG. DOUBLE QUEEN SUITE EXTENDED	18
EXTG. KING	30
EXTG. KING JACUZZI	5
EXTG. KING SHOTGUN SUITE	30
EXTG. KING SUITE	10
TOTAL	115

PROPOSED UNIT SCHEDULE	
Name	Count
ACC DOUBLE QUEEN	5
DOUBLE QUEEN	19
DOUBLE QUEEN SUITE	6
TOTAL	30

SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING	1,401.47 m ²	15,085 ft ²	13.9%
FOOTPRINT	1,401.47 m ²	15,085 ft ²	13.9%
HARD LANDSCAPE			
ASPHALT	2,840.90 m ²	30,579 ft ²	28.1%
CURB	79.51 m ²	856 ft ²	0.8%
LOOSE STONE	23.56 m ²	254 ft ²	0.2%
PAVER	203.20 m ²	2,187 ft ²	2.0%
SIDEWALK	464.67 m ²	5,004 ft ²	4.6%
LANDSCAPE	3,612.04 m ²	38,880 ft ²	35.8%
SOFT LANDSCAPE			
LANDSCAPE	5,081.46 m ²	54,696 ft ²	50.3%
	5,081.46 m ²	54,696 ft ²	50.3%
	10,094.96 m ²	108,661 ft ²	100.0%
OVERALL SITE	10,081.61 m²	108,517 ft²	100.0%

PROPOSED PARKING SCHEDULE		
TYPE	DESCRIPTION	COUNT
PROPOSED ACCESSIBLE - TYPE A	5.2m X 3.4m	3
ACCESSIBLE - TYPE B	5.2m X 2.4m	3
COMPACT	4.6m x 2.4m	36
STANDARD	5.2m x 2.6m	66
PROPOSED:	108	108

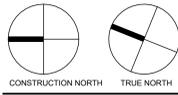
REQUIRED PARKING
1 PER UNIT x 145 UNITS = **145 PARKING SPACES REQUIRED**
6 SPACES TO BE ACCESSIBLE (INCLUDED IN TOTAL)

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VISITORS ARE NOT TO BE ADMITTED TO THE SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR DISCREPANCIES.

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CLIENT: Owner



NEPEAN HOLIDAY INN EXPRESS RENOVATION

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

SITE PLAN

START DATE: JANUARY 2025
DRAWN BY: MW/HK
CHECKED BY: LC
SCALE: 1 : 300
PROJECT NO.: 125009

DRAWING: **A001**

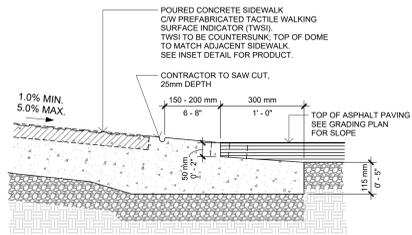
C:\Users\mwood\Documents\125009 - Nepean - Site EX COPY\NOTES\0205-06-20_20250608A001.rvt 2025-12-05 12:08 PM

FIRE ROUTES - BY-LAW No. 2002-039

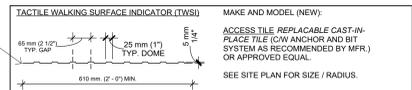
1. Landmark specifically required signs for an approval of a fire route in accordance with the Fire Protection and Prevention Act or the Fire Code, the Building Code Act or the Ontario Building Code or other applicable laws and regulations under the Planning Act, the following requirements shall apply to signs for fire routes:
 - a. A sign-prohibiting parking on the route shall:
 1. be not less than 45 centimetres in height and not less than 30 centimetres in width;
 2. have the message and message that the area is the route where parking is prohibited and the message "FIRE ROUTE" and the French Language message "ITINÉRAIRE DES POMPIERS" be included;
 3. include, in each letter of a minimum height of 4.0 cm, the English Language message "FIRE ROUTE" and the French Language message "ITINÉRAIRE DES POMPIERS";
 4. Despite subsection (3), signs of a larger size and placement or both markings may be required where considered necessary by the Fire Chief for more clearly delineate a fire route;
 - b. Authorized signs shall be located as shown on a site plan approved by the City, and shall be located no more than 25.0 metres apart unless otherwise specifically approved because of unusual site conditions or by route configuration, and the lower edge of each sign shall be uniform in height and;
 - c. Despite the above minimum requirements, any sign which is fully visible as an authorized and required sign at the time of the posting of the sign shall be considered as an authorized and required sign;
 - d. Landmark signs shall be maintained in accordance with Section 4. of this by-law or
2. Landmark signs shall be maintained in accordance with Section 4. of this by-law or
3. Landmark signs shall be maintained in accordance with Section 4. of this by-law or



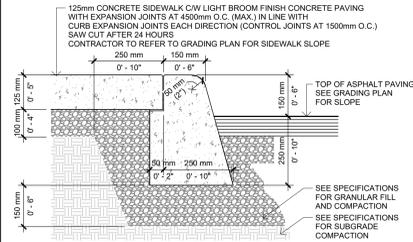
FIRE ROUTE SIGN DETAIL
1:100



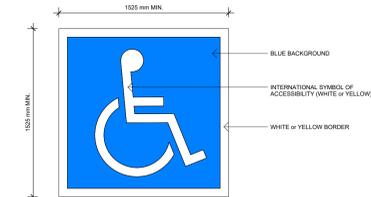
MAKE AND MODEL (RENO):
ACCESS TILE SURFACE APPLIED TILE.
C/W BONDING & FASTENERS AS RECOMMENDED BY MFR, OR APPROVED EQUAL.
SEE SITE PLAN FOR SIZE / RADIUS.



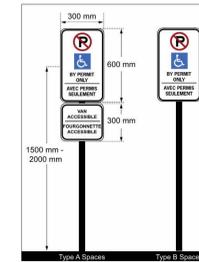
CURB CUT WITH TWSI PLATE DETAIL Copy 1
1:10



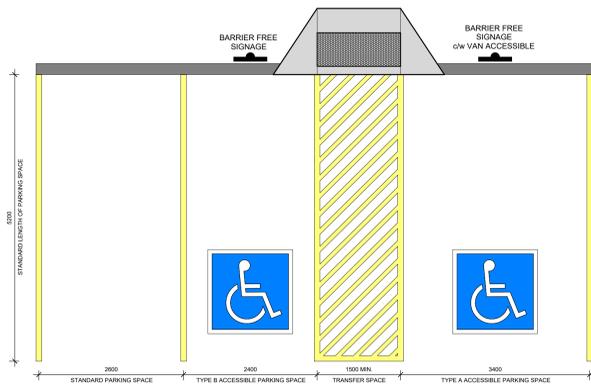
TYPICAL CONCRETE CURB
1:10



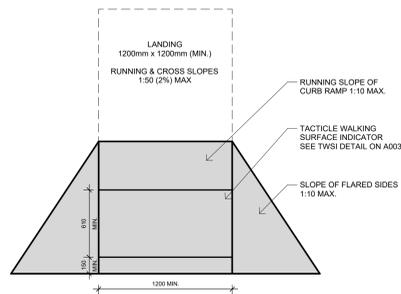
TYPICAL ACCESSIBLE PAVEMENT MARKINGS
1:25



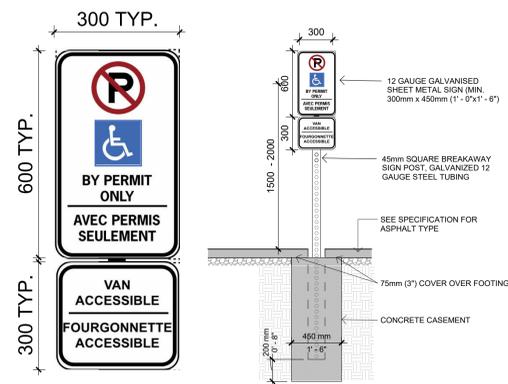
ACCESSIBLE PARKING SIGNAGE
1:25



STANDARD PARKING DIMENSIONS
1:50



TYPICAL DEPRESSED CURB DETAIL
1:25



ACCESSIBLE PARKING SIGNAGE (ENLARGED)
1:25

NO.	ISSUED	DATE
		2025-12-22

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CLIENT: Owner

SEAL:

CONSTRUCTION NORTH TRUE NORTH
PROJECT

NEPEAN HOLIDAY INN EXPRESS RENO

2055 ROBERTSON ROAD,
NEPEAN, ON K2H 5Y9

SHEET NAME

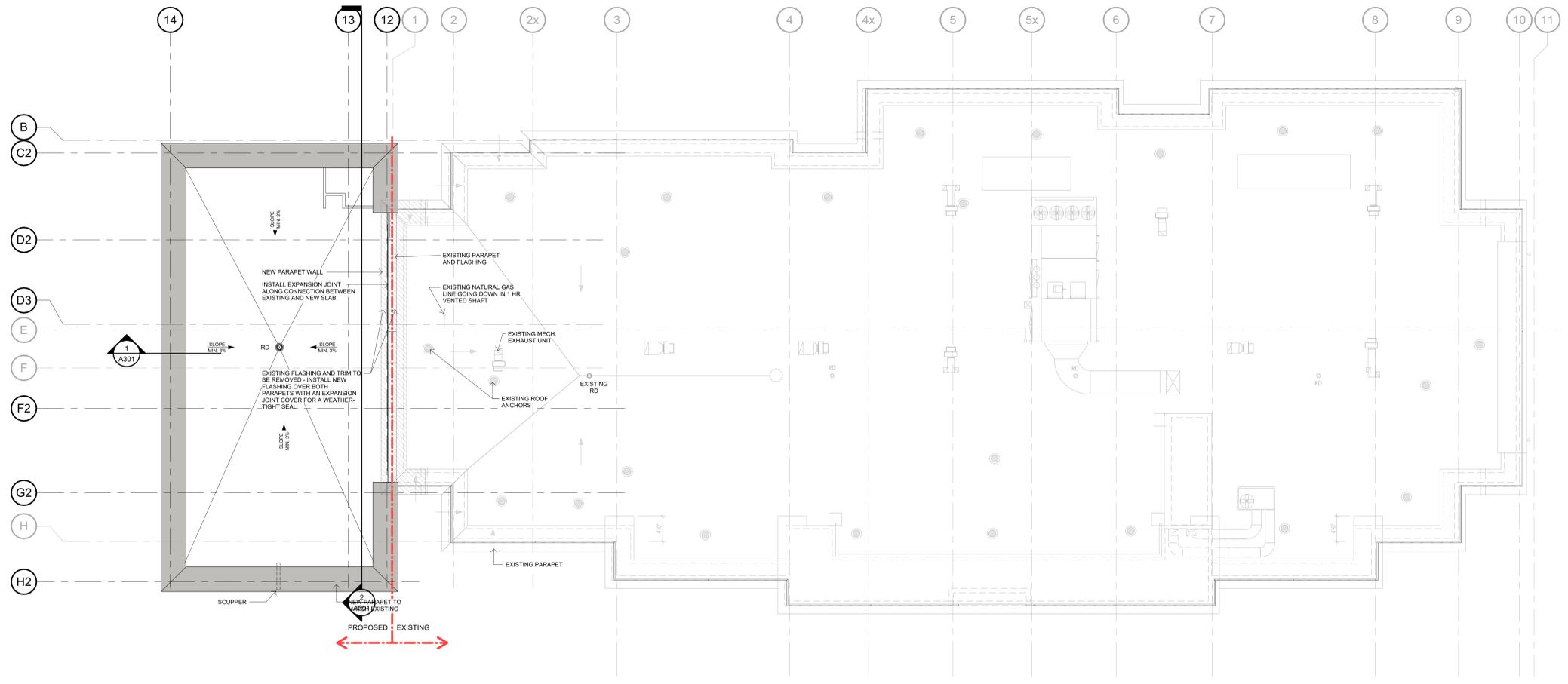
SITE PLAN DETAILS

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

A001a

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NO.	ISSUED	DATE
1	COORDINATION	2025-06-23
2	BRAND REVIEW 100%	2025-10-01
3	COORDINATION	2025-10-01
4	COORDINATION	2025-11-03
5	COORDINATION	2025-11-17
6	SPA	2025-12-22



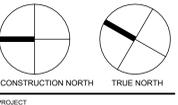
1 ROOF DEMO AND PROPOSED PLAN
A105 1 : 100

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CLIENT
Owner



**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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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
8	SFA	2025-12-12

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CLIENT: **Owner**



PROJECT: **NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO**

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

EXTERIOR ELEVATION II

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

A202

FINISH LEGEND - ADDITION

- A1 EIFS LIGHT GRAY
 Divt - Colour: Sandblast HEIK-09-10228
- A2 EIFS WARM BROWN
 Divt - Colour: Sandblast HEIK-10-10228
- A3 EIFS DARK GRAY
 Divt - Colour: Sandblast HEIK-11-10228
- A4 EIFS GRAY
 Divt - Colour: Sandblast HEIK-12-10228
- A5 NEW STONE TO MATCH EXISTING
 Divt - Colour: Sandblast HEIK-12-10228
- A6 EIFS TRIM GRAY
 Divt - Colour: Sandblast HEIK-12-10228
- A7 NEW EXTERIOR DOOR: COLOUR TO MATCH ADJACENT WALL. SEE DOOR SCHEDULE FOR SPECIFICATIONS.
- 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
- 2 EXISTING FACADE TO BE PAINTED: DARK GRAY / SHERWIN WILLIAMS - ULTRACRETE TEXTURE COATING FINE
- 3 EXISTING FACADE TO BE PAINTED: GRAY / SHERWIN WILLIAMS - ULTRACRETE TEXTURE COATING FINE
- 4 EXISTING FACADE TO BE PAINTED: WARM BROWN / SHERWIN WILLIAMS - ULTRACRETE TEXTURE COATING FINE
- 5 EXISTING CANOPY TO BE PAINTED: BLACK TO MATCH ALLICORBOND PLUS CLASSIC COLLECTION - GRAPHITE MICA PVD# 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 ALUMINUM DOOR & FRAME TO REMAIN AS IS
- 16 REPLACE EXISTING COLUMN DECORATIVE LIGHTS WITH NEW BRONZE 3000K LED LIGHT 60" 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 REPORTING AND FINAL LOCATION.
- 19 EXISTING DOORS AND WINDOWS (SHOWN DOTTED, EXISTING WALL BEYOND) TO BE REMOVED FOR NEW ADDITION, TYP.

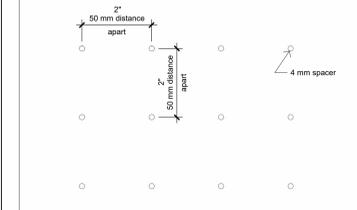
BIRD-SAFE GLAZING NOTE:

FOR THE NEW ADDITION PART OF THE BUILDING, ALL VISION GLAZING WITHIN THE FIRST 16 ft FROM FINISHED GRADE (OR TO THE HEIGHT OF ADJACENT MATURE TREE CANOPY, WHICHEVER IS GREATER) SHALL INCLUDE BIRD-SAFE TREATMENT (FRITTED 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.



2 PROPOSED SOUTH ELEVATION
 A202
 1 : 100



1 PROPOSED EAST ELEVATION
 A202
 1 : 100

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