

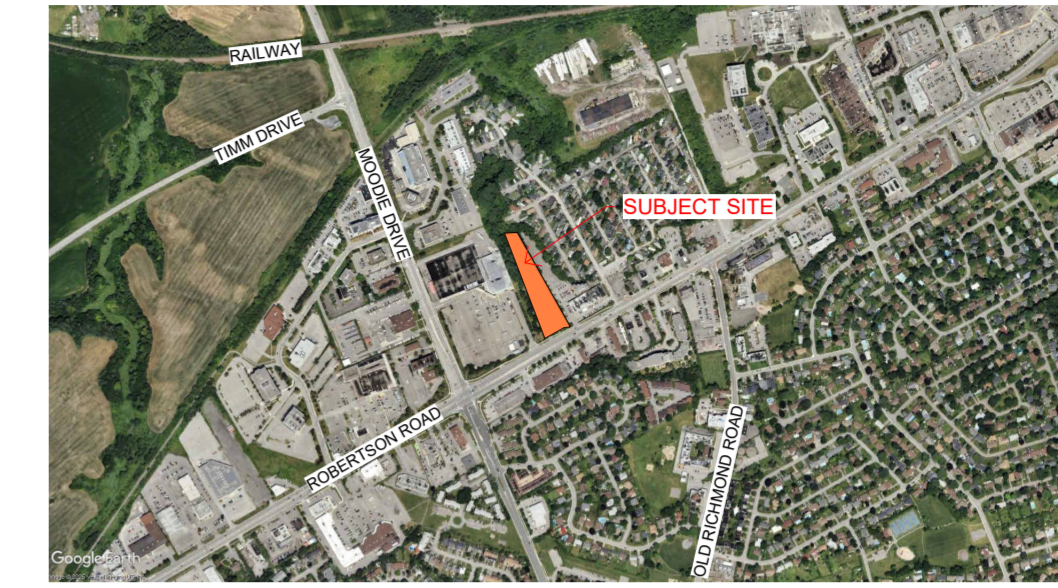
NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

CITY'S FILE NUMBER: D07-12-25-0176
ADDRESS: 2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

LIST OF DRAWINGS

CIVIL	
C000	NOTES
C001	EXISTING CONDITIONS AND REMOVALS PLAN
C100	SITE SERVICING PLAN
C200	SITE GRADING PLAN
C300	EROSION AND SEDIMENT
C400	PRE-DEVELOPMENT STORM CATCHMENTS
C500	POST-DEVELOPMENT STORM CATCHMENT
LANDSCAPE	
L-1	LANDSCAPE PLAN
L-2	SOIL VOLUME AND CANOPY COVER PLAN
ARCHITECTURAL	
A000	COVER SHEET
A001	SITE PLAN
A001a	SITE PLAN DETAILS
A100	FLOOR PLANS
A105	ROOF PLAN & DETAILS
A201	EXTERIOR ELEVATION I
A202	EXTERIOR ELEVATION II

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: Chad Rosart
Email: CRosart@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

SPRINKLER

Norris Fire Consulting Inc.

1840 Clements Rd., Suite 202
Pickering, ON. L1W 3Y2

Phone: 905-669-5154
Contact: Jonas Hill
Email: jonas@norrisfc.com

PROJECT NO. 125009

NEPEAN HOLIDAY INN EXPRESS
PROTOTYPE v2.2 - RENO

ISSUED FOR TENDER SPA SUBMISSION#2
DATE 2026-02-09 2026-04-02

ISSUED FOR TENDER SPA SUBMISSION#2
DATE 2026-02-09 2026-04-02

NO.	ISSUED	DATE
1	CLIENT REVIEW	2025-01-28
2	CITY REVIEW	2025-06-20
3	COORDINATION	2025-06-25
4	COORDINATION	2025-10-03
5	BRAND REVIEW 100%	2025-10-03
6	COORDINATION	2025-11-03
7	COORDINATION	2025-11-03
8	SPA	2025-12-22
9	SPA - REV. CLARIFICATION	2026-01-12
10	SPA SUBMISSION	2026-01-20



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1 SITE PLAN
A001 1/4" = 300'

2055 ROBERTSON ROAD, NEPEAN, ON (Ward 8, College)
AM ZONE (ARTERIAL MAINSTREET ZONE)MS2 (MAINSTREET ZONE 2)

ZONE REGULATIONS	ZONING BY-LAW 2008-250	ZONING BY-LAW 2026-50	PROVIDED
MIN LOT AREA	NO MINIMUM	NO MINIMUM	10,048 m ²
MIN LOT WIDTH	NO MINIMUM	NO MINIMUM	61.0 m
FRONT YARD	NO MINIMUM	NO MINIMUM/1.5 m	3.0 m
INTERIOR YARD	3.0 m	NO MINIMUM	4.5 m / 24.5 m
REAR YARD	NO MINIMUM	NO MINIMUM	165.2 m
MIN BUILDING HEIGHT	NO MINIMUM	NO MINIMUM	6 STOREYS
MAX BUILDING HEIGHT	30m MAX OR 9 STOREYS	100 m	6 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: 3.6m 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

LIST OF DRAWINGS (SPA)

CIVIL	NOTES
C000	NOTES
C001	EXISTING CONDITIONS AND REMOVALS PLAN
C100	SITE SERVICING PLAN
C200	SITE GRADING PLAN
C300	EROSION AND SEDIMENT
C400	PRE-DEVELOPMENT STORM CATCHMENTS
C500	POST-DEVELOPMENT STORM CATCHMENT

LANDSCAPE	LANDSCAPE PLAN
L1	LANDSCAPE PLAN
L2	SOIL VOLUME AND CANOPY COVER PLAN

ARCHITECTURAL	COVER SHEET
A000	COVER SHEET
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A01a	SITE PLAN DETAILS
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A105	ROOF PLAN & DETAILS
A201	EXTERIOR ELEVATION I
A202	EXTERIOR ELEVATION II

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

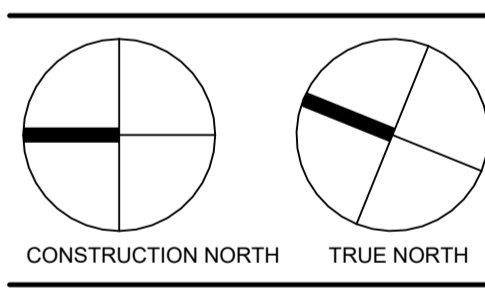
PROPOSED UNIT SCHEDULE	
Name	Count
ACC DOUBLE QUEEN	5
DOUBLE QUEEN	19
DOUBLE QUEEN SUITE	6
TOTAL	145

SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT	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	2,841.02 m ²	30,581 ft ²	28.2%
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	464.66 m ²	5,002 ft ²	4.6%
	3,611.96 m ²	38,879 ft ²	35.8%
SOFT LANDSCAPE			
LANDSCAPE	5,068.90 m ²	54,561 ft ²	50.3%
	5,068.90 m ²	54,561 ft ²	50.3%
	10,082.32 m ²	108,525 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)

CLIENT: Owner



NEPEAN HOLIDAY INN EXPRESS RENOVATION

CITY'S FILE NUMBER:
D07-12-25-0176
ADDRESS: 2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

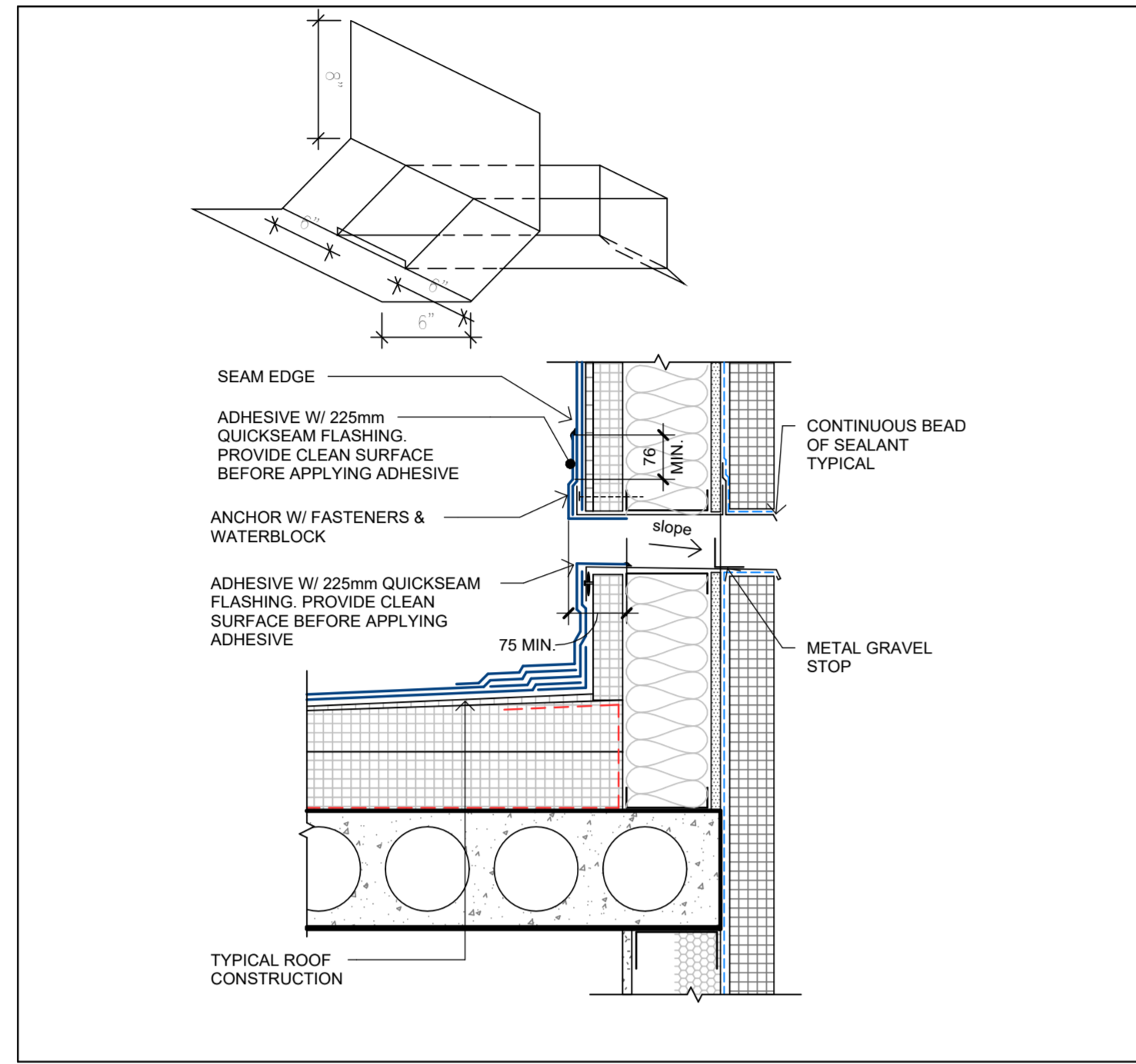
SITE PLAN

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

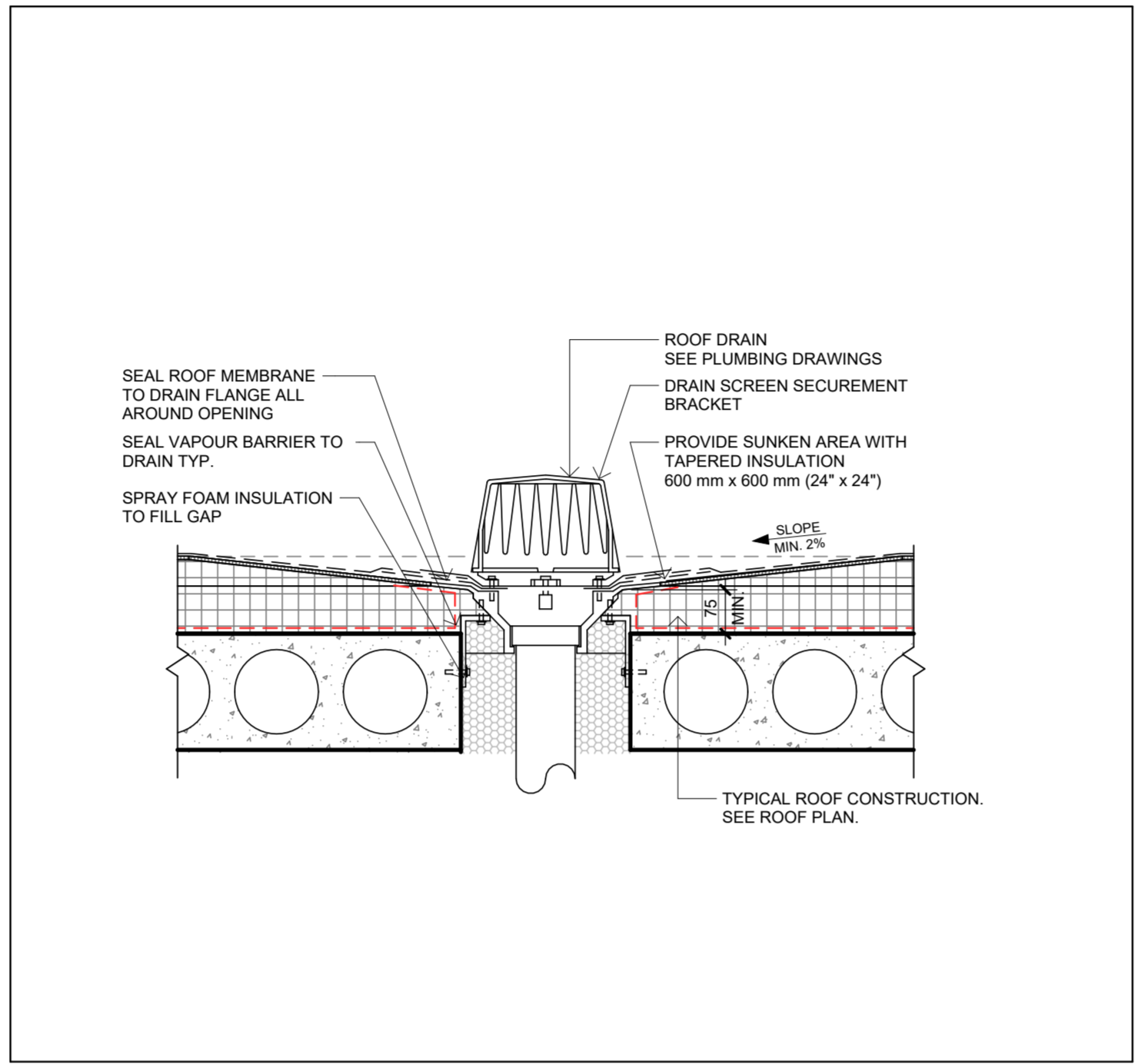
A001

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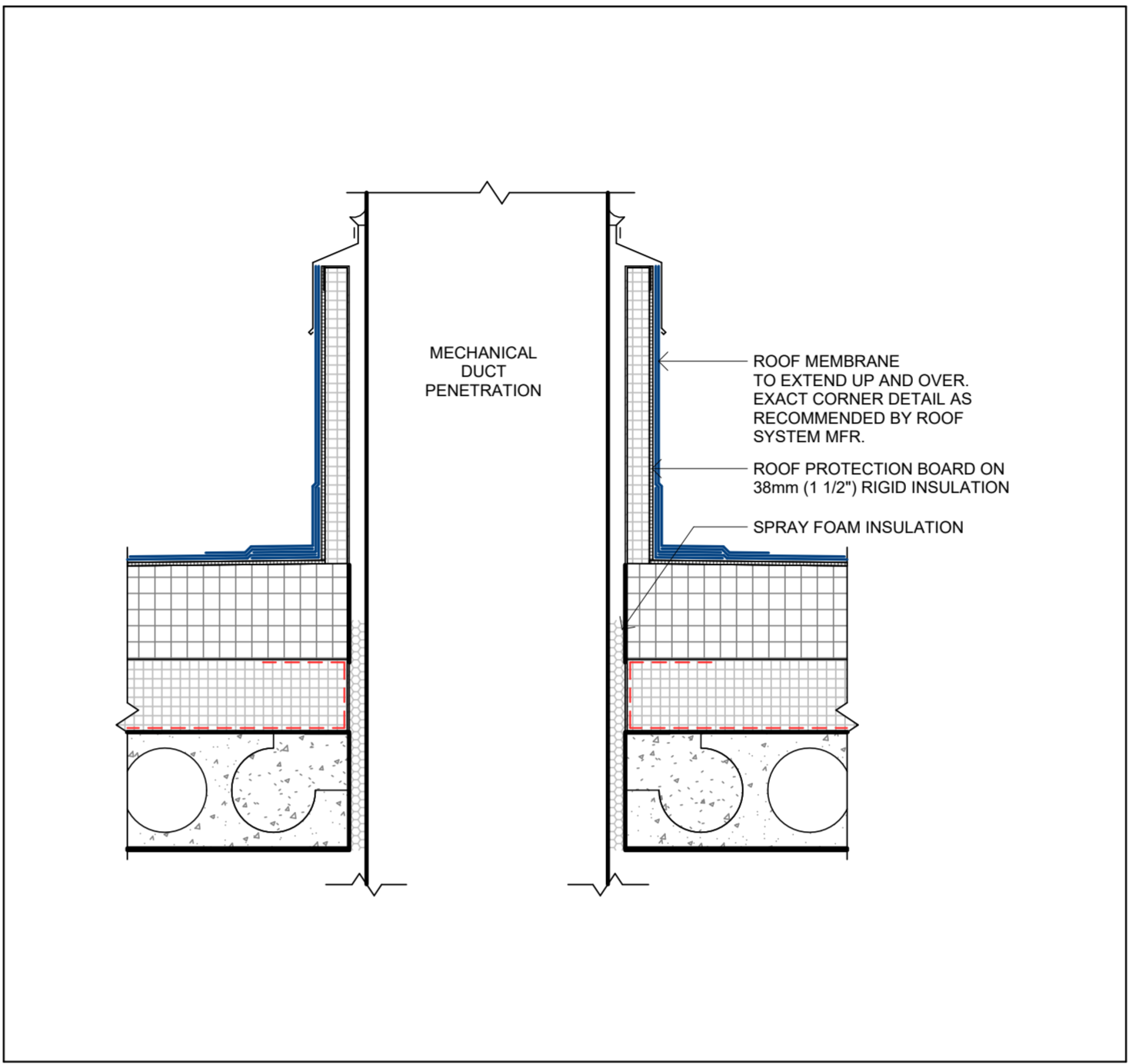
NO.	ISSUED	DATE
1	COORDINATION	2025-06-23
2	COORDINATION	2025-10-01
3	BRAND REVIEW 100%	2025-10-01
4	COORDINATION	2025-11-03
5	COORDINATION	2025-11-17
6	SPA TENDER	2025-12-22
7	ISSUED FOR TENDER	2026-02-26
8	SPA SUBMISSION	2026-04-02



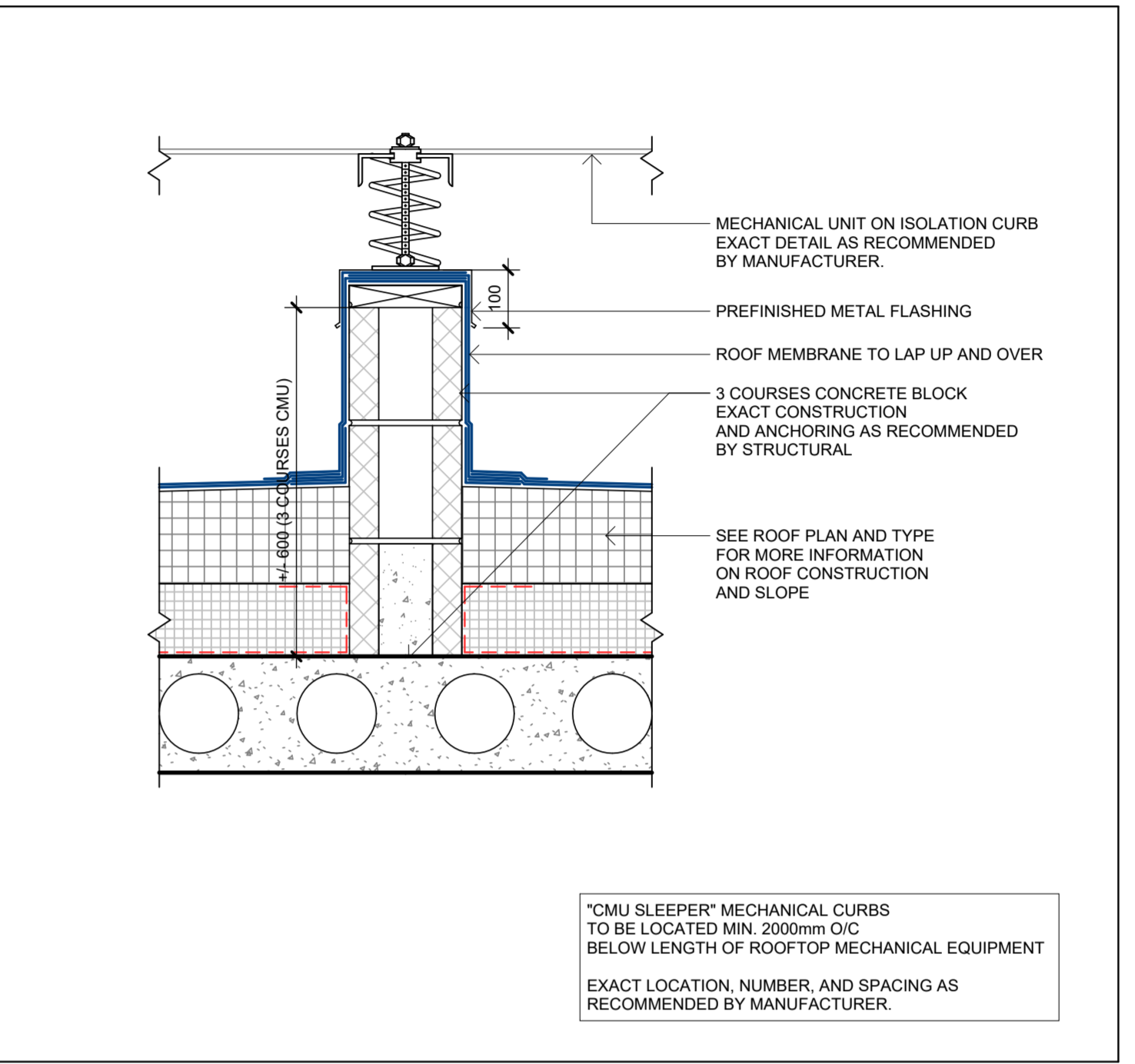
5 ROOF SCUPPER DETAIL
A105 1:10



4 TYPICAL ROOF DRAIN
A105 1:10



3 TYP. DUCT PENETRATION AT ROOF
A105 1:10



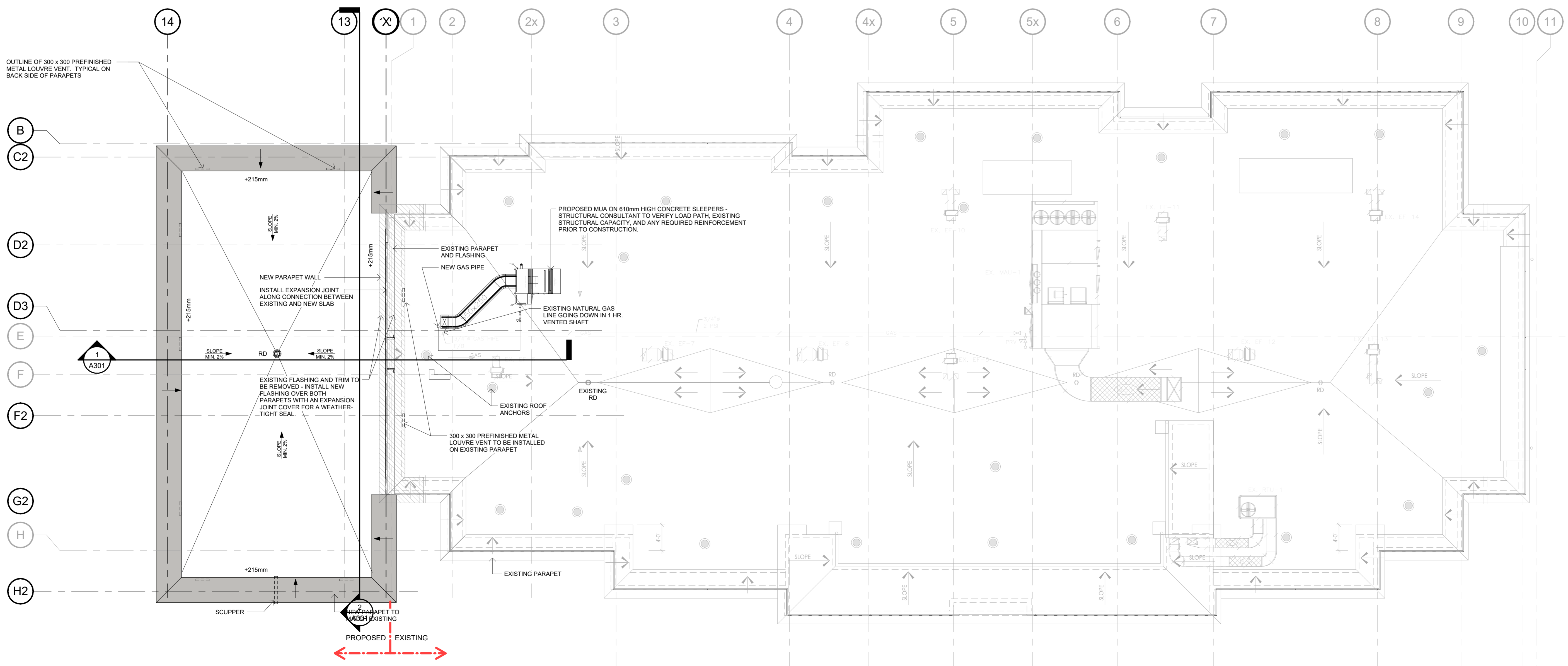
2 TYPICAL MECHANICAL CURB AT ROOF
A105 1:10

CMU SLEEPER MECHANICAL CURBS TO BE LOCATED MIN 2000mm O/C BELOW LENGTH OF ROOFTOP MECHANICAL EQUIPMENT EXACT LOCATION, NUMBER, AND SPACING AS RECOMMENDED BY MANUFACTURER.

ROOF PLAN LEGEND

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO RETAIN A ROOF ANCHOR SPECIALIST TO DESIGN AND INSTALL LIFE SAFETY ROOF ANCHORS.
PARAPETS HAVE NOT BEEN DESIGNED TO SUPPORT SAFETY LINES

- RD ROOF DRAIN - INSULATION THICKNESS AT ROOF DRAIN IS 75 mm
- +215 mm TOP OF TAPERED ROOF INSULATION (IN ADDITION TO THE 75 mm ROOF DECK INSULATIONS)



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CLIENT: Owner

SEAL: CHAMBERLAIN ASSOCIATION OF ARCHITECTS

CONSTRUCTION NORTH TRUE NORTH

NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO

CITY'S FILE NUMBER: D07-12-25-0176
ADDRESS: 2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

ROOF PLAN & DETAILS

START DATE	JANUARY 2025
DRAWN BY	MW/HK
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	125009

1 ROOF DEMO AND PROPOSED PLAN
A105 1:100

A105

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 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 VTC COVERS / MECHANICAL GRILLS TO MATCH ADJACENT WALL COLOURS
- 11 PAINT EXISTING DOOR TO MATCH ADJACENT WALL COLOUR
- 12 EXISTING SIGNAGE TO REMAIN AS IS
- 13 NEW WINDOW AND LOUVER 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 ALUMINIUM 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.
- 20 NEW MECHANICAL LOUVER, COLOUR TO MATCH ADJACENT WALL COLOUR, TYP.
- 21 EXISTING LIGHT TO BE RELOCATED TO NEW LOCATION
- 22 NEW EIFS TRIMS TO MATCH ADJACENT EXISTING TRIMS FOR A CONTINUOUS SEAMLESS LOOK

BIRD-SAFE GLAZING NOTE:

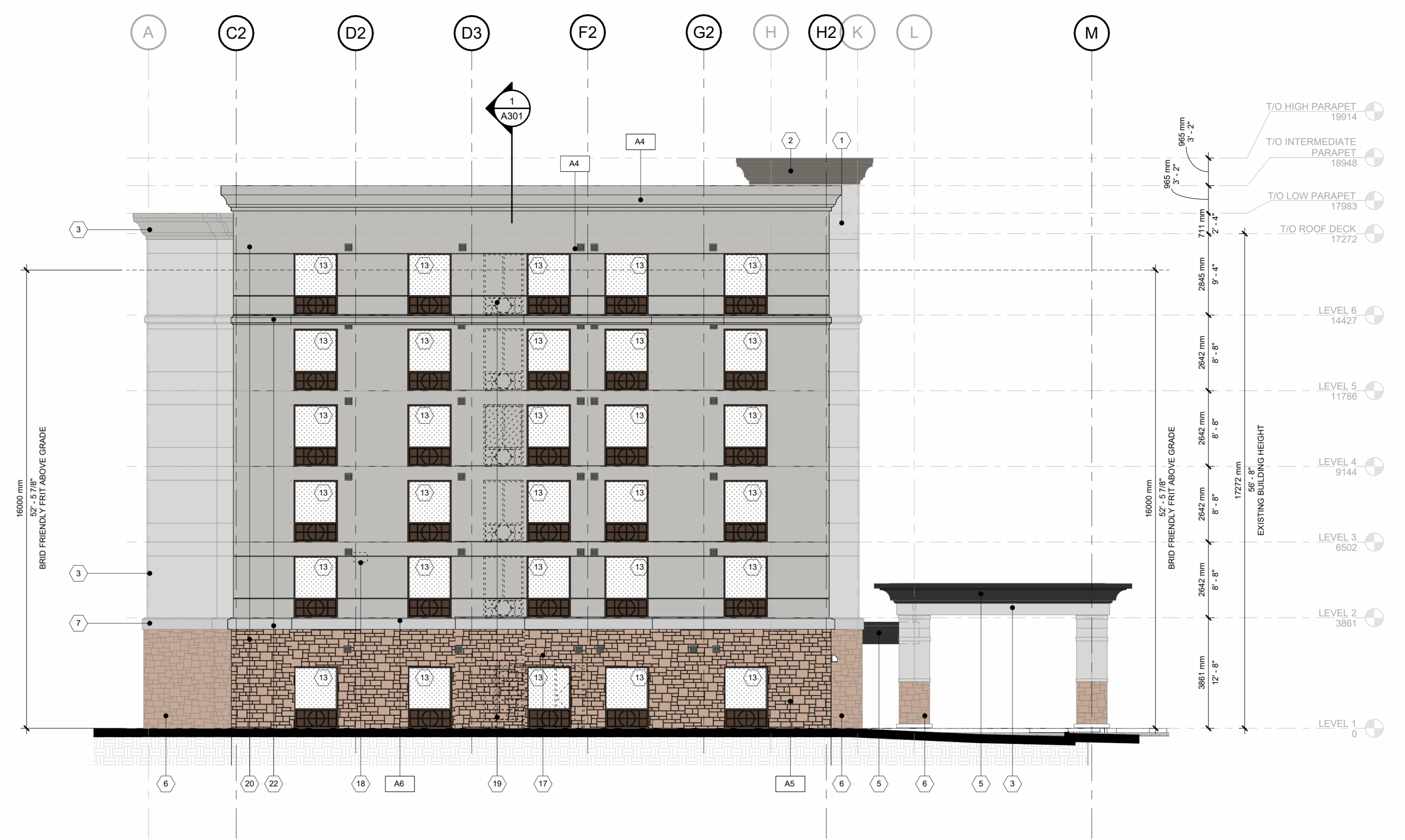
FOR THE NEW ADDITION PART OF THE BUILDING, ALL VISION GLAZING WITHIN THE FIRST 16 M FROM FINISHED GRADE (OR TO THE HEIGHT OF ADJACENT MATURE TREE CANOPY, WHICHEVER IS GREATER) SHALL INCLUDE BIRD-SAFE TREATMENT (FRITTED GLASS) IN ACCORDANCE WITH THE CITY OF OTTAWA BIRD-SAFE DESIGN GUIDELINES.

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.

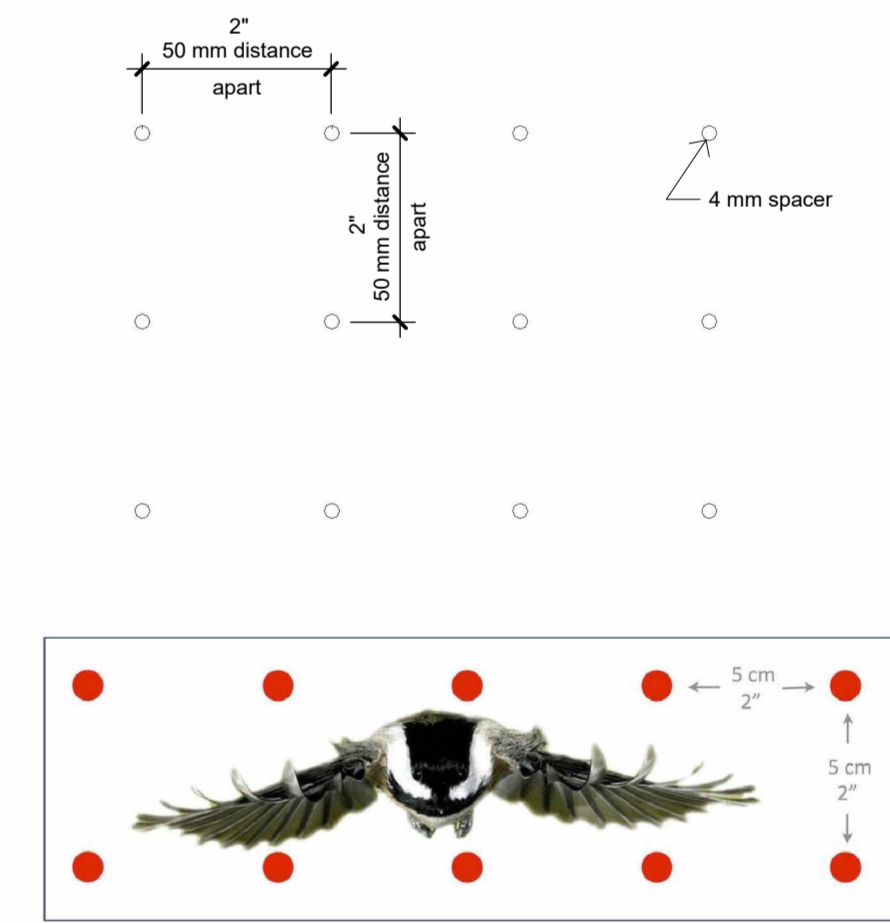
NO.	ISSUED	DATE
1	CLIENT REVIEW	2025-01-28
2	COORDINATION	2025-02-23
3	BRAND REVIEW	2025-02-25
4	BRAND REVIEW 100%	2025-03-01
5	COORDINATION	2025-03-01
6	COORDINATION	2025-03-03
7	COORDINATION	2025-03-17
8	SFA	2025-03-22
9	ISSUED FOR TENDER	2025-03-29
10	SFA SUBMISSION	2025-04-02



1 PROPOSED NORTH ELEVATION
A201 1:100



3 PROPOSED WEST ELEVATION
A201 1:100



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.

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CLIENT: **Owner**

SEAL: **CHAMBERLAIN ASSOCIATION OF ARCHITECTS**

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

CITY'S FILE NUMBER: **D07-12-25-0176**
ADDRESS: **2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9**

EXTERIOR ELEVATION I

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

A201

NO.	ISSUED	DATE
1	CLIENT REVIEW	2025-01-28
2	COORDINATION	2025-02-23
3	BRAND REVIEW	2025-02-23
5	BRAND REVIEW 100%	2025-10-01
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6	COORDINATION	2025-11-03
7	COORDINATION	2025-11-17
8	SFA	2025-12-22
9	ISSUED FOR TENDER	2026-02-09
10	SFA SUBMISSION#2	2026-04-02

FINISH LEGEND - ADDITION

- A1 EIFS LIGHT GRAY
Divt - Colour: Sandblast HEIK-09-10228
- A2 EIFS WARM BROWN
Divt - Colour: Sandblast HEIK-10-10228
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- 21 EXISTING LIGHT TO BE RELOCATED TO NEW LOCATION
- 22 NEW EIFS TRIMS TO MATCH ADJACENT EXISTING TRIMS FOR A CONTINUOUS SEAMLESS LOOK

BIRD-SAFE GLAZING NOTE:

FOR THE NEW ADDITION PART OF THE BUILDING, ALL VISION GLAZING WITHIN THE FIRST 18" 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.

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CLIENT: **Owner**



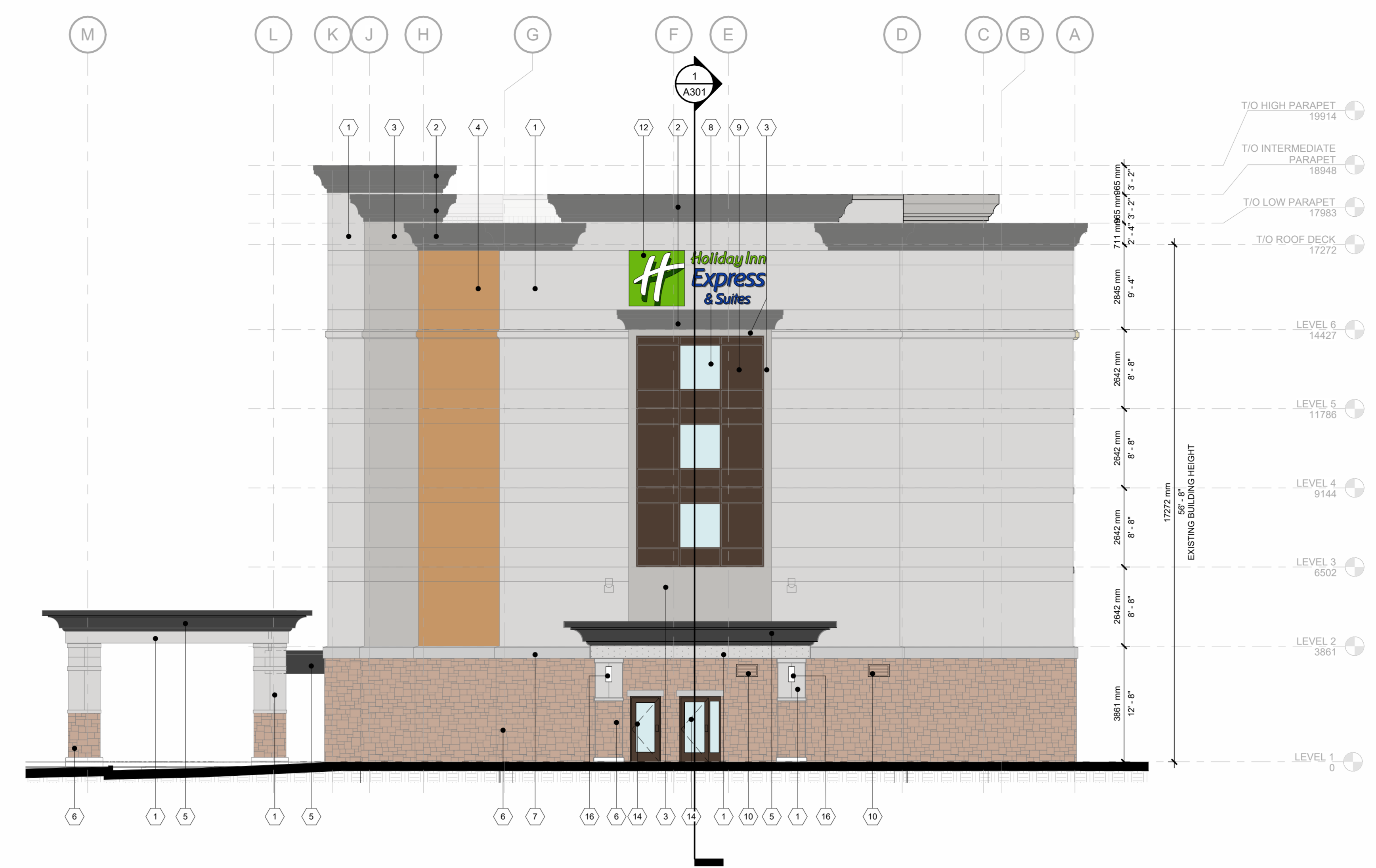
PROJECT: **NEPEAN HOLIDAY INN EXPRESS PROTOTYPE v2.2 - RENO**

CITY'S FILE NUMBER: **D07-12-25-0176**
ADDRESS: **2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y8**

EXTERIOR ELEVATION II

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

DRAWING: **A202**



2 PROPOSED SOUTH ELEVATION
A202
1 : 100



1 PROPOSED EAST ELEVATION
A202
1 : 100

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