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.

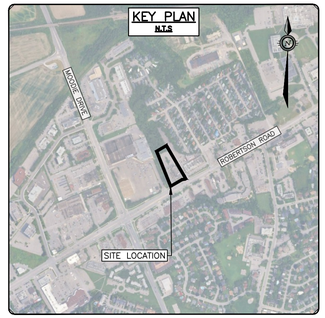
3. CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.

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)

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REV	REVISION DESCRIPTION	DATE	BY	APPD
4	REVISED FOR SPA	11/08/26	NP	AKJ
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2	REVISED FOR SPA	02/12/25	AGJ	AKJ
1	ISSUED FOR SPA	21/11/25	AKJ	AKJ

SCALE
NORTH
DESIGNED BY
REVIEWED BY

LICENSED PROFESSIONAL ENGINEER
A. K. JARIWALA
100562090
2026/08/14
PROVINCE OF ONTARIO

CLIENT
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CHECKED AKJ
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

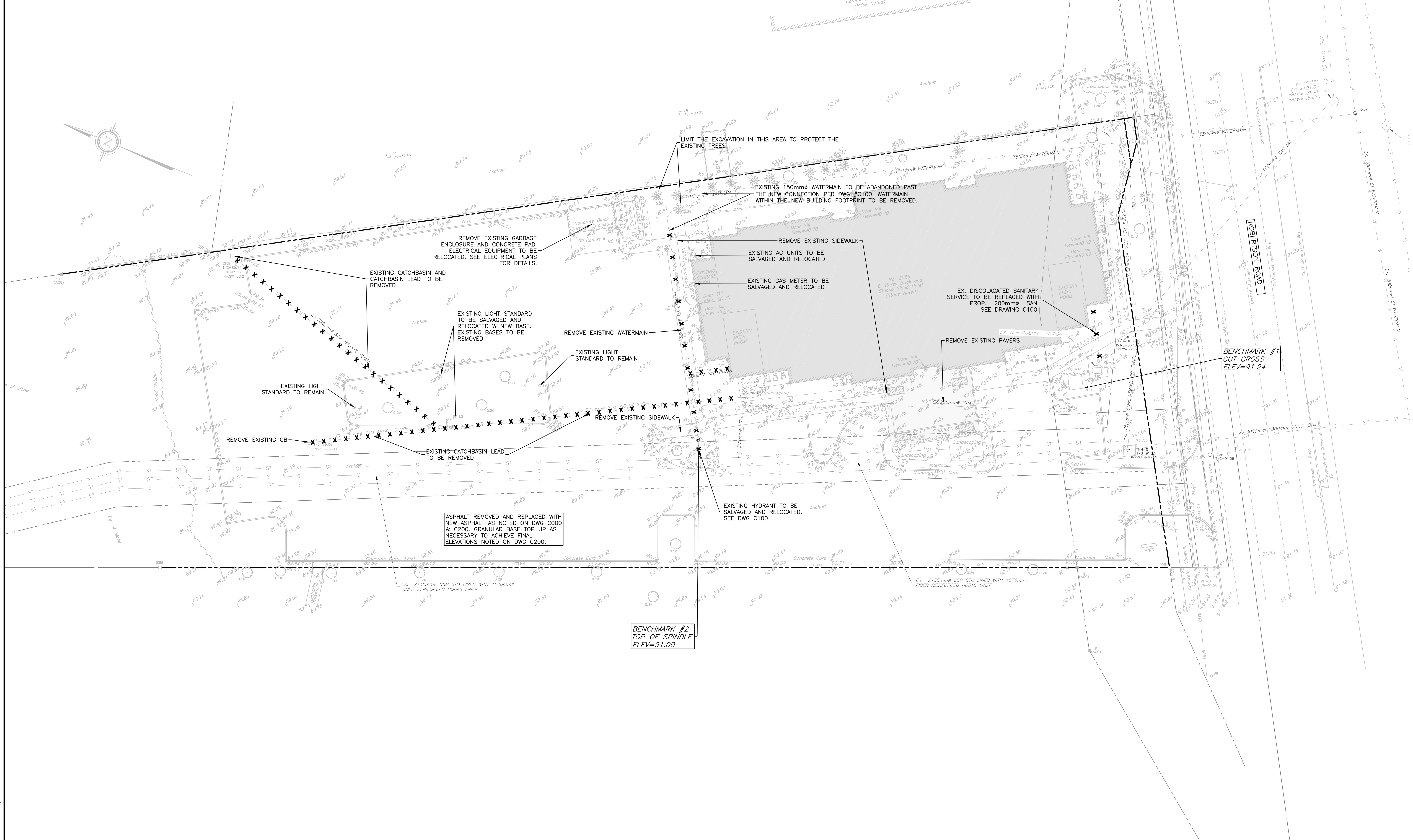
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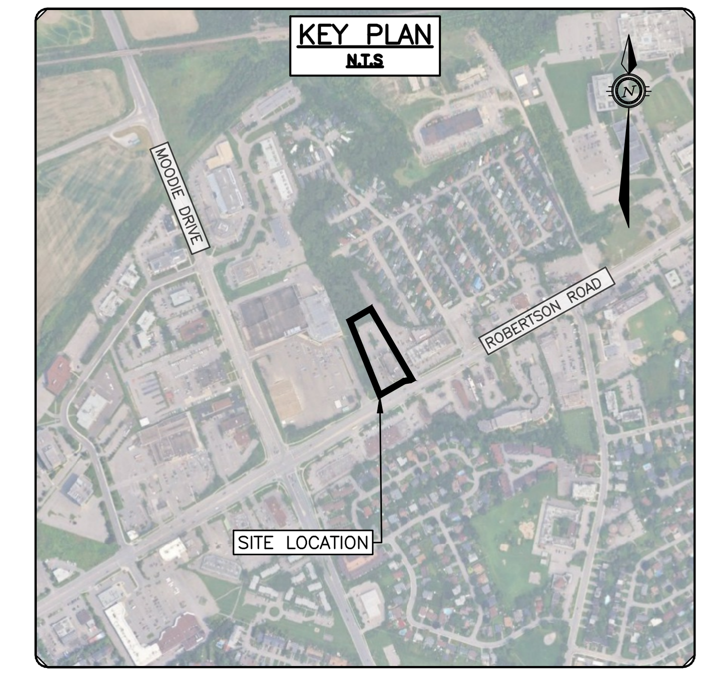
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3. EXISTING TREE REMOVALS AS PER LANDSCAPE PLANS.



KEY PLAN

N.T.S



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)
- X X X X X X X EX. WATERMAIN REMOVALS
- X X X X X X X EX. STORM SEWER REMOVALS
- X X X X X X X EX. SANITARY REMOVALS

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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)

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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 A. K. JARIWALA 100562090 2026/08/14 PROVINCE OF ONTARIO

CLIENT: MANGA HOTELS (NEPEAN) LP.
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DESIGN	AGJ
CHECKED	AKJ
CAD	AGJ
PROJECT MANAGER	AKJ
APPROVED	AKJ

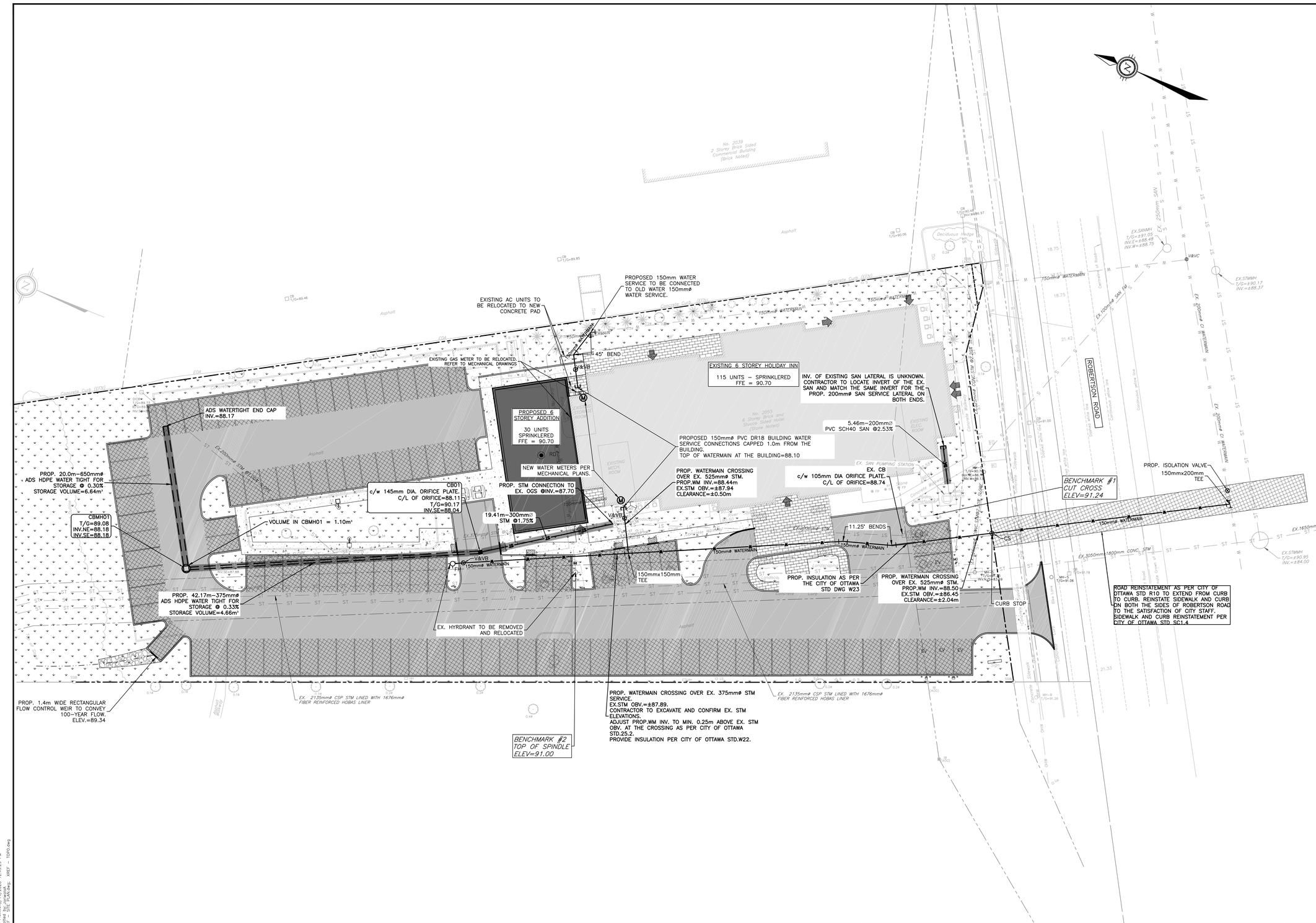
PROJECT: NEPEAN HOLIDAY INN EXPRESS RENO
2055 ROBERTSON ROAD
OTTAWA, ONTARIO.

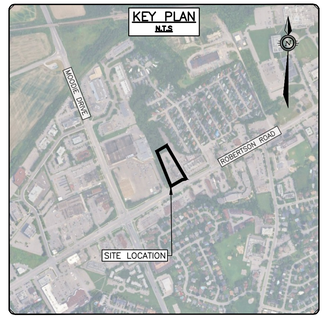
TITLE: EXISTING CONDITIONS AND REMOVALS PLAN

PROJECT No.	OTT-25002871-A0
SURVEY	AOV
DATE	2025-08-26
DRAWING No.	C001

D07-12-25-0176

19440





LEGEND

- PROPERTY LINE
- ABUTTING PL
- EX. CROWN OF ROAD
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- EX. LIGHT STANDARD
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- EX. TOP OF SLOPE
- EX. OVERHEAD WIRE
- EX. GUY WIRE ANCHOR
- 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
- PROP. ROOF OVERFLOW SCUPPER
- PROPOSED ROOF DRAIN
- PROP. STORM PIPE
- PROP. HDPE STORM STORAGE PIPE
- 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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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
7	REVISED PER CITY COMMENTS	11/08/26	NP	AKJ
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 — 2026/08/14 — PROVINCE OF ONTARIO

CLIENT
MANGA HOTELS (NEPEAN) LP.
MR. VAHÉ KOUYOUMDJIAN
10 CARLSON COURT, SUITE 600
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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.

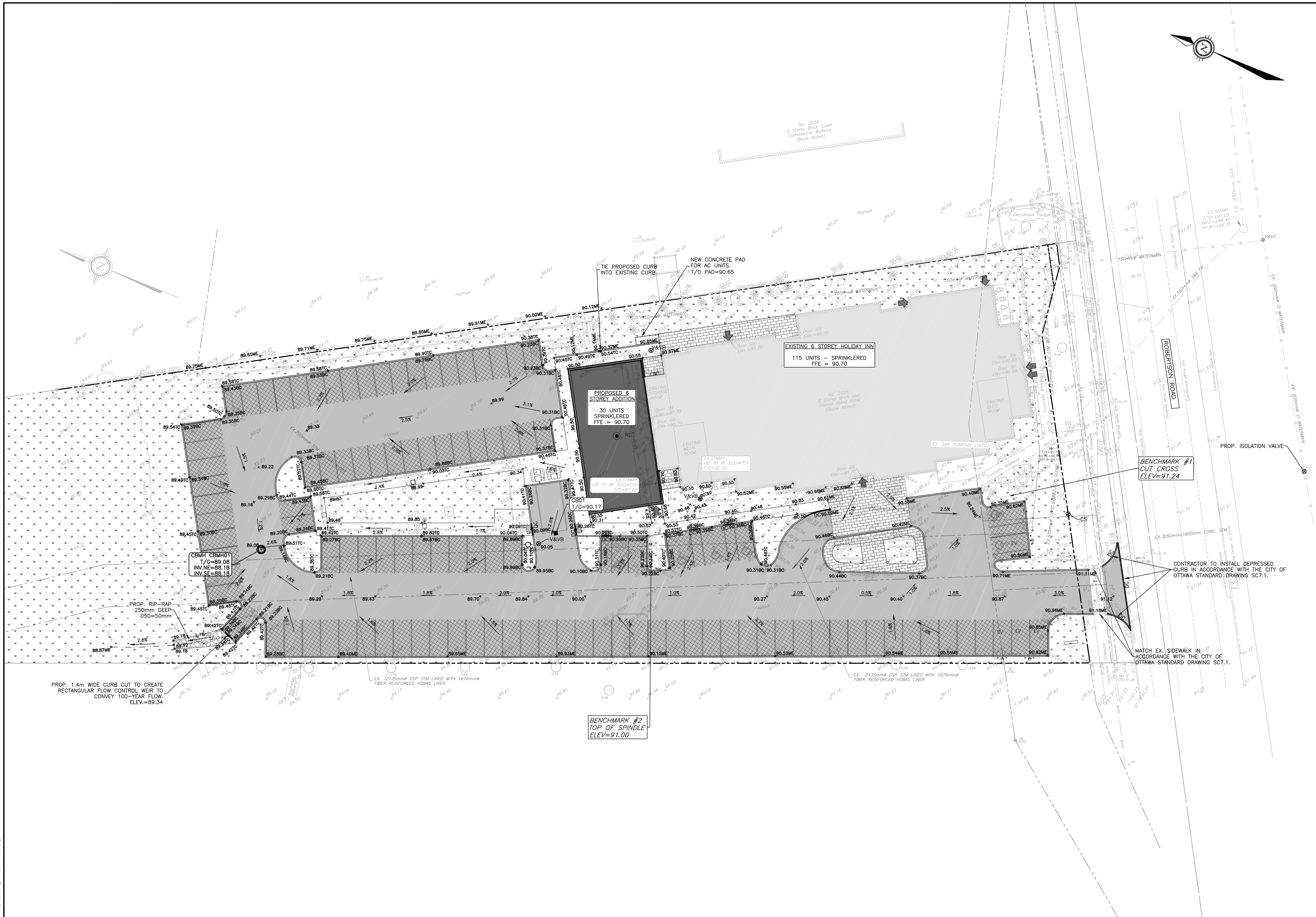
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PROJECT No.	OTT–25002871–A0
SURVEY	AOV
DATE	2025–08–26
DRAWING No.	C100

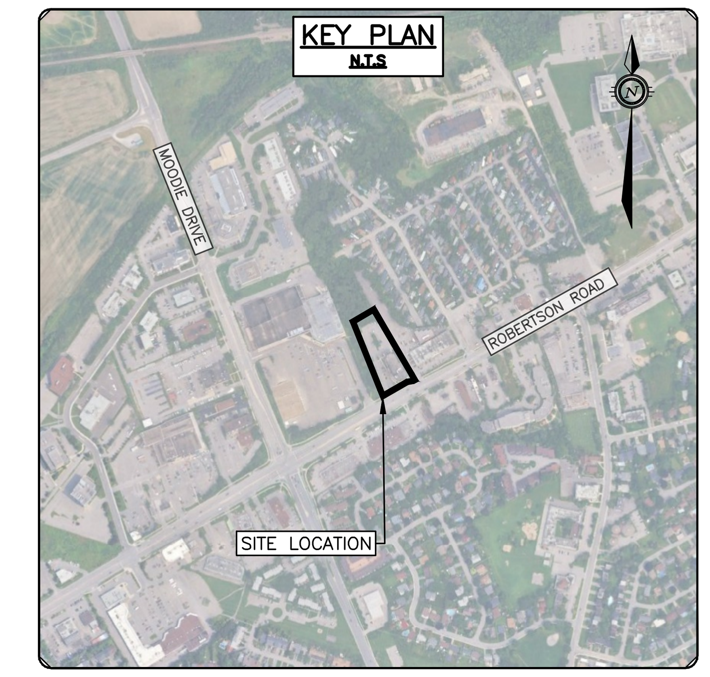
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DO7-12-25-0176

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Plotted By: Anthony Jariwala
References: Keyplan-MTM-140265.dwg; XREF - SITE PLAN.dwg; XREF - TOPO.dwg



KEY PLAN
N.T.S



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
- 2.0% PROP. GRADE (%)
- × 92.39 PROP. ELEVATION
- × 92.39TC PROP. ELEVATION (TOP OF CURB)
- × 92.39BC PROP. ELEVATION (BOTTOM OF CURB)
- × 92.39ME PROP. ELEVATION (MATCH EX. ELEV.)
- PROP. CATCHBASIN
- PROP. CATCHBASIN MANHOLE
- PROP. FLOWLINE
- PROP. BARRIER CURB
- DC 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

Filename: \\exp\data\ott\ott-25002871-a0\60 execution\65 drawings\ott-25002871-a0 - holiday inn.dwg
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SCALE: 0 2m 4m 10m HORIZONTAL 1:250

NORTH

DESIGNED BY

REVIEWED BY
LICENSED PROFESSIONAL ENGINEER
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100562090
2026/08/14
PROVINCE OF ONTARIO

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

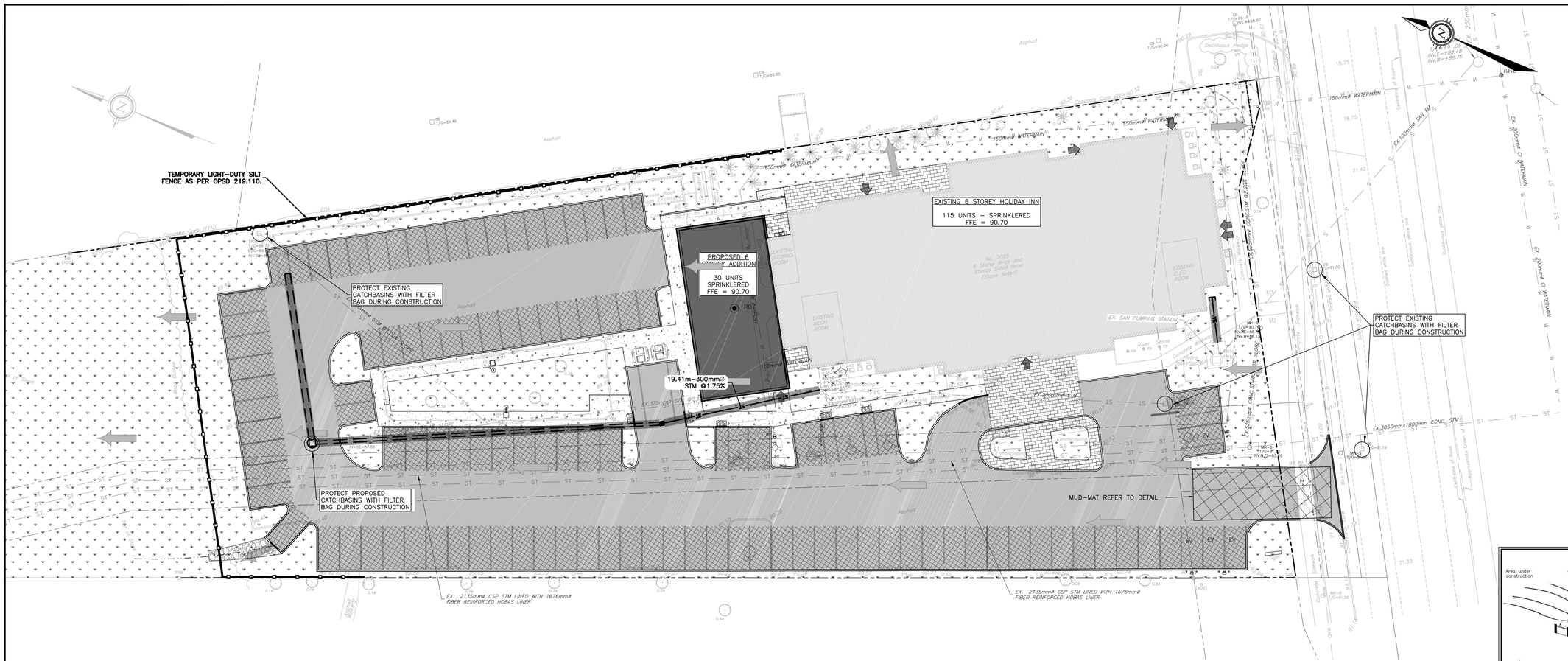
PROJECT
NEPEAN HOLIDAY INN EXPRESS RENO
2055 ROBERTSON ROAD
OTTAWA, ONTARIO.

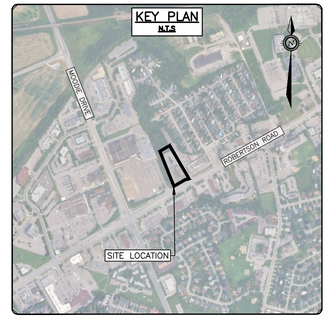
TITLE
SITE GRADING PLAN

PROJECT No. OTT-25002871-A0
SURVEY AOV
DATE 2025-08-26
DRAWING No. C200

DO7-12-25-0176

19440





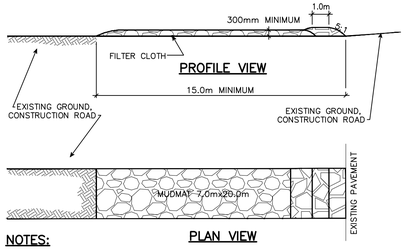
LEGEND

- PROPERTY LINE
- PROP. CURB
- SILT FENCE

EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.

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

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

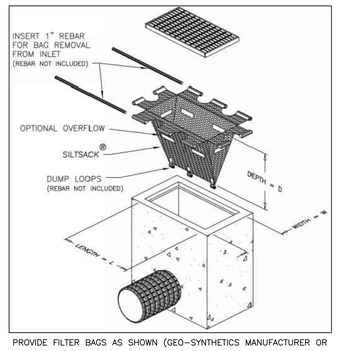


NOTES:

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

MUD MAT DETAIL

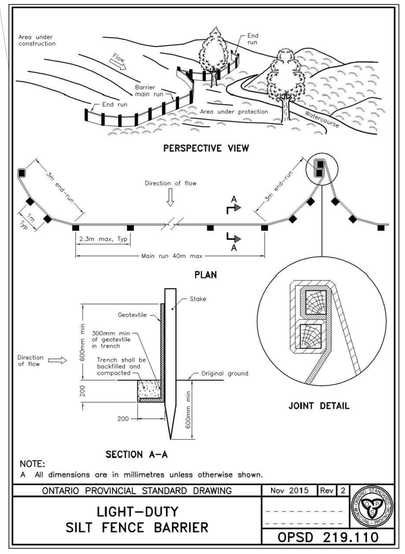
N.T.S



PROVIDE FILTER BAGS AS SHOWN (GEO–SYNTHETICS MANUFACTURER OR APPROVED EQUIVALENT)

FILTER BAG DETAIL

N.T.S



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
LIGHT–DUTY SILT FENCE BARRIER		OPSD 219.110

NOTES:

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

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SCALE: 0 2m 4m 10m — HORIZONTAL 1:250
NORTH
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LICENSED PROFESSIONAL ENGINEER — A. K. JARIWALA — 100562090 — 2026/08/14 — PROVINCE OF ONTARIO

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

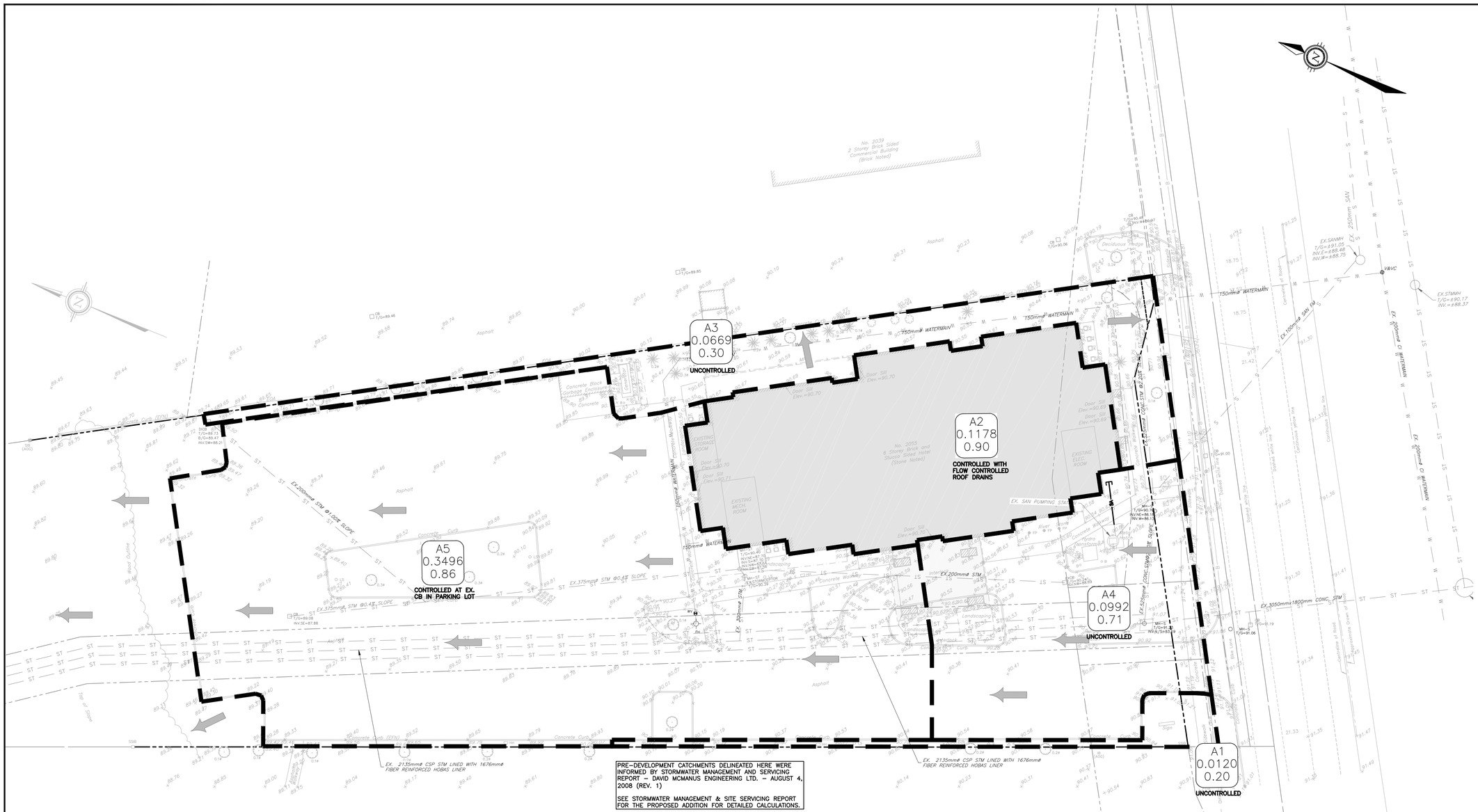
PROJECT
NEPEAN HOLIDAY INN EXPRESS RENO
2055 ROBERTSON ROAD
OTTAWA, ONTARIO.

TITLE
EROSION AND SEDIMENT CONTROL PLAN

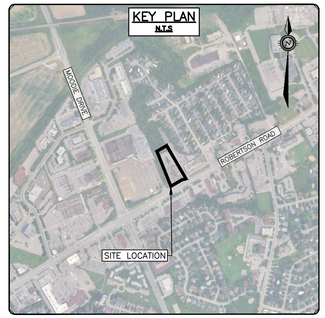
PROJECT No.	OTT–25002871–A0
SURVEY	AOV
DATE	2025–08–26
DRAWING No.	C300

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Plotted By: Angelo Jariwala Plot Scale: 1:1 Plot Size: ANSI B
References: \\exp\ott-1PTH-340803.dwg; XREF – SITE PLAN.dwg; XREF – TOPO.dwg

DOT-12-25-0176



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
- UNCONTROLLED — EX. QUANTITY CONTROL METHOD AND LOCATION
- OVERLAND FLOW ROUTE

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PROJECT MANAGER	AKJ
APPROVED	AKJ

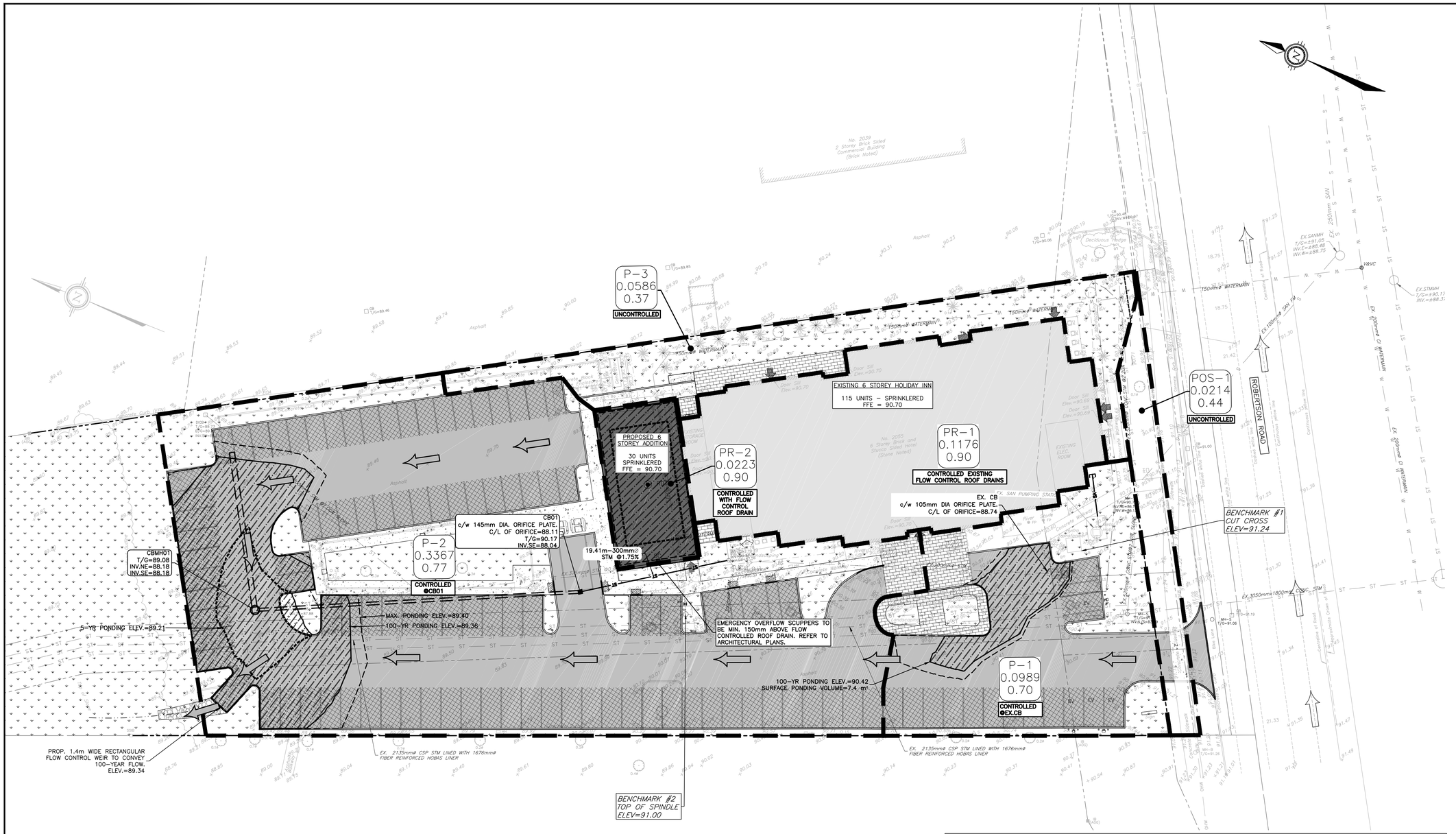
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NEPEAN HOLIDAY INN EXPRESS RENO
2055 ROBERTSON ROAD
OTTAWA, ONTARIO.

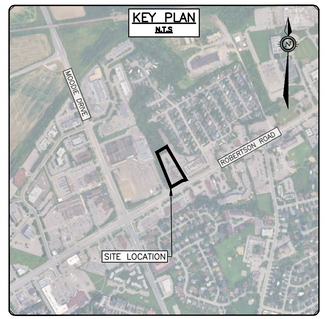
TITLE
PRE-DEVELOPMENT STORM CATCHMENTS

PROJECT No.	OTT-25002871-A0
SURVEY	AOV
DATE	2025-08-26
DRAWING No.	C400

DO7-12-25-0176
19440

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Plotted by: Kayson-MTM-1AQ083.dwp; XREF - SITE PLAN.dwp; XREF - TOPO.dwg





LEGEND

- PROPERTY LINE
- EX. CATCHBASIN (CB T/G=91.00)
- EX. STORM MANHOLE (MH=S T/G=91.23)
- EX. STORM (EX.????mmø STM)
- PROP. STORM PIPE (ST)
- PROP. CATCHBASIN
- PROP. CATCHBASIN MANHOLE
- PROPOSED ROOF DRAIN (RD)
- POST DEVELOPMENT CATCHMENT AREA
- AREA NO / AREA IN HECTARES / RUNOFF COEFFICIENT (P-2 0.3367 0.77)
- PROPOSED QUANTITY CONTROL LOCATION (CONTROLLED @CB01)
- 5-YEAR PONDING
- 100-YEAR PONDING
- MAX. PONDING
- ONSITE OVERLAND FLOW ROUTE
- OFFSITE OVERLAND FLOW ROUTE
- PROP. CONCRETE INTERLOCKS
- PROP. GRASS/SOFT LANDSCAPING
- PROP. HEAVY DUTY ASPHALT
- PROP.LIGHT DUTY ASPHALT
- PROP. CONCRETE
- PROP. HDPE STORM STORAGE PIPE / PROP. ROOF OVERFLOW SCUPPER (SC)
- PROP. INSULATION AS PER CITY OF OTTAWA STD DWG S35

ROOF PONDING TABLE

AREA NO.	2-YEAR PONDING DEPTH (mm)	5-YEAR PONDING DEPTH (mm)	100-YEAR PONDING DEPTH (mm)	WEIR TYPE	NO. OF ROOF DRAINS	NO. OF WEIRS PER ROOF DRAIN	Roof Drain Type	WEIR POSITION
PR-2	98	112	148	WATTS Accutrol Adjustable Flow Control	1	1	RD1	1/4 OPEN

STORMWATER STORAGE AND CONTROL TABLE

AREA NO.	CONTROL METHOD (LOCATION)	ICD PRODUCT	ICD ELEVATION (m)	HEAD OVER ICD - 100-Yr (m) (PONDING ELEVATION)	100-Yr FLOWRATE (L/SEC)	MAX. PONDING ELEVATION (m)	MAX. FLOWRATE (L/SEC)	FREE BOARD FROM BUILDING FFE (m)
P-1	ICD (EX.CB)	105mmØ Orifice Plate	88.74	1.68 (90.42)	30.76	90.44	30.93	0.26
P-2	ICD (CB 01) & Weir (Curb)	145mmØ Orifice Plate & 1.4m wide x 0.06m deep rectangular cub Cut (weir)	88.11 (Orifice C/L) 89.34 (Weir Bottom)	Orifice: 1.25 (89.36) Weir: 0.02 (89.36)	Orifice: 49.9 Weir: 6.7 Total: 56.6	89.40	Orifice: 50.7 weir: 35.0	1.30

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
5	REVISED PER CITY COMMENTS	11/08/26	NP	AKJ
4	REVISED PER CITY COMMENTS	05/04/26	NP	AKJ
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 — 2026/08/14 — PROVINCE OF ONTARIO

CLIENT
MANGA HOTELS (NEPEAN) LP.
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DESIGN	AGJ
CHECKED	AKJ
CAD	AGJ
PROJECT MANAGER	AKJ
APPROVED	AKJ

PROJECT
NEPEAN HOLIDAY INN EXPRESS RENO
2055 ROBERTSON ROAD
OTTAWA, ONTARIO.

TITLE
POST-DEVELOPMENT STORM CATCHMENTS

PROJECT No.	OTT-25002871-A0
SURVEY	AOV
DATE	2025-08-26
DRAWING No.	C500

DOT-12-25-0176

19440

Filename: \\exp\data\ott\ott-25002871-a0\60 exercise\ott-25002871-a0 - holiday inn.dwg
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Last Saved By:Nicholas Pilon Plotted By:Nicholas Pilon
References: \\exp\ott-MTG-NAU03.dwg; XREF - SITE PLAN.dwg; XREF - TOPO.dwg