

1 BASEMENT PLAN  
 A200 3/32" = 1'-0"

- FLOOR PLAN LEGEND**
- 3 FD-FLOOR DRAIN. PROVIDE SLOPE TO FLOOR DRAIN. REFER TO PLUMBING DRAWINGS FOR LOCATION & SPECIFICATIONS
  - 9 W-WASHERS. REFER TO MECHANICAL DRAWINGS
  - 10 D-DRYERS. REFER TO MECHANICAL/ELECTRICAL DRAWINGS
  - 15 FURRING WALL AS REQUIRED
  - 17 ELEVATOR TO COMPLY WITH NBC 3.8.3.5. GC TO SUBMIT SHOP DRAWINGS AS REQUIRED FOR REVIEW
  - 22 24" STAINLESS STEEL LINEN CHUTE SYSTEM WITH SELF LATCHING CLOSURE WITH FUSIBLE LINK 1-HOUR FRR. LINEN CHUTE EXTENDED FROM THE LAUNDRY ROOM THROUGH ALL FLOORS AND TO 1000mm MIN. ABOVE ROOF SURFACE AS PER NBC 3.6.3.3
  - 48 HEATING BOILERS. REFER TO MEP DWG'S
  - 49 INDIRECT DHW STORAGE TANK. REFER TO MEP DWG'S
  - 50 TANK-LESS NATURAL GAS HOT WATER HEATERS. REFER TO MEP DWG'S
  - 51 WATER METER. REFER TO MEP DWG'S
  - 52 PROPOSED LOCATION FOR ELEVATOR AND WINDOW/EXHAUST WELL SUMP PUMPS. FINAL LOCATION TO BE VERIFIED. REFER TO MEP DWG'S
  - 53 TRANSFORMER LOCATION. REFER TO MEP DWG'S

No.	By	Description	Date YY-MM-DD
8	MA	ISSUED FOR SPAII	23-10-12
7	MA	ISSUED FOR TENDER	23-09-29
6	MA	ISSUED FOR PRELIMINARY TENDER	23-09-14
5	MA	COORDINATION	23-06-21
4	MA	REVISED AS PER BRAND COMMENTS	23-06-16
3	MA	ISSUED FOR BRAND 30%	23-05-09
2	MA	ISSUED FOR SPA I	23-04-14
1	MA	CLIENT REVIEW & APPROVAL	23-02-22

**ISSUANCE SCHEDULE**

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.

**DEVELOPMENT CONSULTANT:**  
 API CONSULTANTS INC.  
 1484 CORNWALL ROAD, UNIT 7  
 OAKVILLE, ONTARIO L6J 7W5  
 P: 905.337.7249



**ARCHITECT:**  
 SAPLYS ARCHITECTS INC.  
 55 ST. CLAIR AVE W., SUITE 205  
 TORONTO, ONTARIO M4V 2Y7  
 P: 905.510.0995



**CLIENT:**  
 401 REAL ESTATE TRUST INC  
 2225 Eagle Street N  
 Cambridge, ON  
 N3H 4R7

PROJECT N. PROFESSIONAL CERTIFICATION

**COURTYARD**  
 BY MARRIOTT

**KANATA - MARRIOTT COURTYARD & RESTAURANT (SHELL ONLY)**

40 FRANK NICHBOR PLACE  
 Kanata, ON  
 Closest Major Intersection: Silver Seven Rd & Palladium Dr.

**DRAWING TITLE**  
**BASEMENT PLAN**  
 City File No. D07-12-23-006  
 City Plan No. 19002

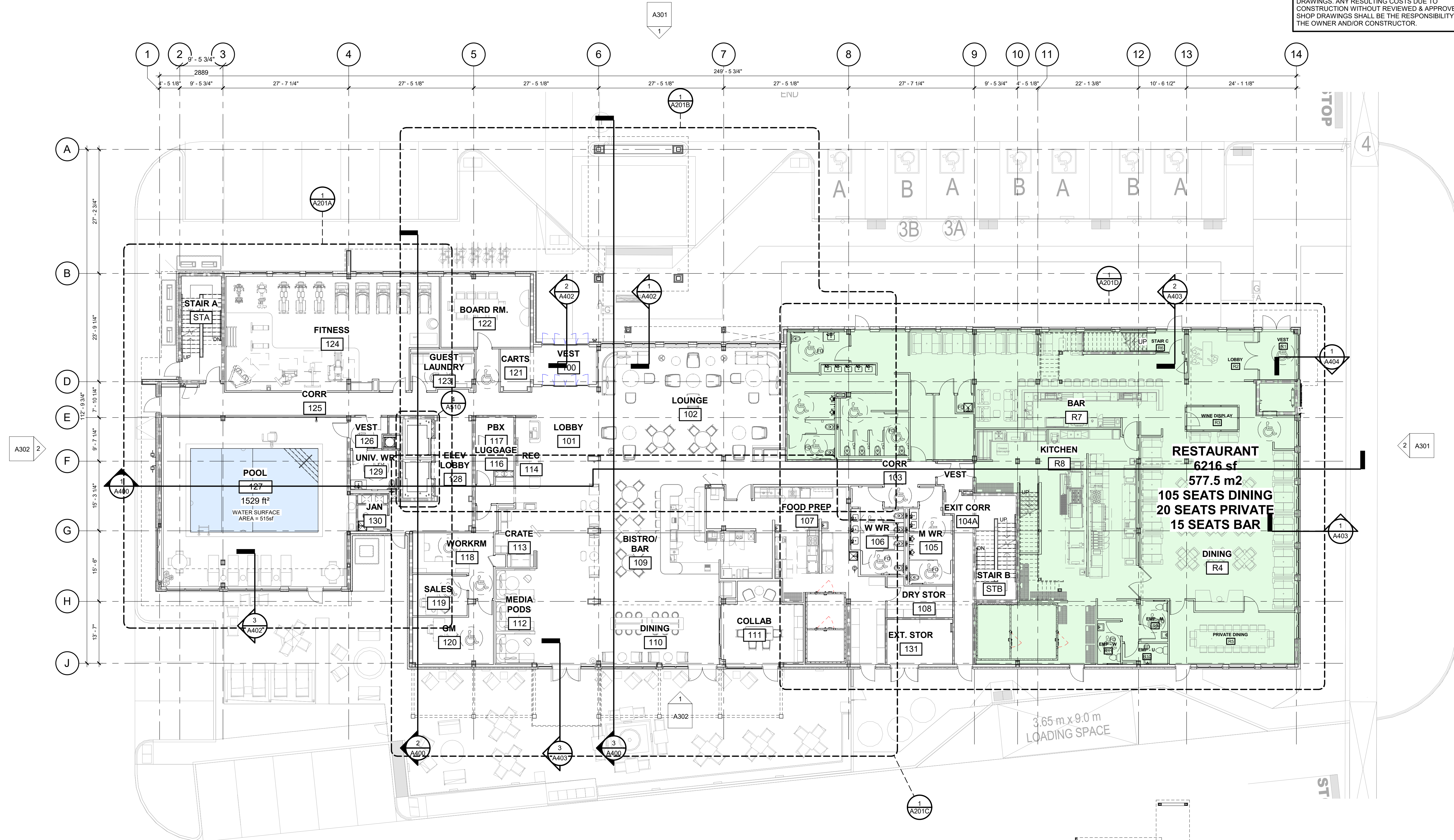
BY	CHECK	ISSUED FOR
MJA	VP	ISSUED FOR SPAII
PROJECT NO.:	SHEET NO.:	
S22-029	8	
SCALE:	ISSUE DATE:	
3/32" = 1'-0"	23-10-12	

**A200** 8  
 SHEET  
 ISSUE No.

PLOT DATE: 2023-10-13 11:04:17 AM



**NOTE:**  
 THE ELEVATOR HOISTWAY DIMENSIONS SHOWN ARE FOR GENERAL INFORMATION PURPOSES ONLY. DIMENSIONS SHOWN DO NOT REPRESENT THE SIZE TO BE CONSTRUCTED UNTIL VERIFIED BY THE OWNER AND/OR CONSTRUCTOR. CONSTRUCTION IS TO BE REVIEWED & APPROVED ELEVATOR SHOP DRAWINGS. ANY RESULTING COSTS DUE TO CONSTRUCTION WITHOUT REVIEWED & APPROVED SHOP DRAWINGS SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONSTRUCTOR.



No.	By	Description	Date
8	MA	ISSUED FOR SPAII	23-10-12
7	MA	ISSUED FOR TENDER	23-09-29
6	MA	ISSUED FOR PRELIMINARY TENDER	23-09-14
5	MA	COORDINATION	23-06-21
4	MA	REVISED AS PER BRAND COMMENTS	23-06-16
3	MA	ISSUED FOR BRAND 30%	23-05-09
2	MA	ISSUED FOR SPA I	23-04-14
1	MA	CLIENT REVIEW & APPROVAL	23-02-22

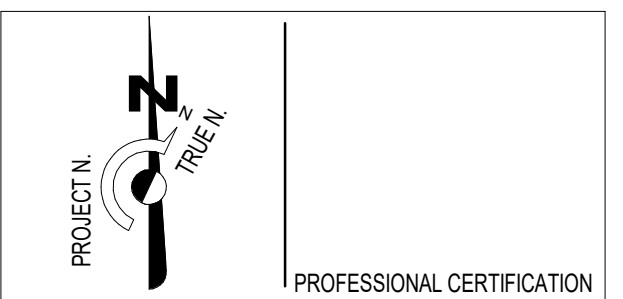
**ISSUANCE SCHEDULE**

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 P: 905.337.7249

**ARCHITECT:**  
 SAPIUS ARCHITECTS INC.  
 55 ST. CLAIR AVE. W., SUITE 205  
 TORONTO, ONTARIO M4V 2Y7  
 P: 905.510.0995

**CLIENT:**  
 401 REAL ESTATE TRUST INC  
 2225 Eagle Street N  
 Cambridge, ON  
 N3H 4R7



**PROJECT**  
**COURTYARD**  
 BY MARRIOTT

KANATA - MARRIOTT COURTYARD & RESTAURANT (SHELL ONLY)

40 FRANK NICHBOR PLACE  
 Kanata, ON  
 Closest Major Intersection: Silver Seven Rd & Palladium Dr.

**DRAWING TITLE**  
**GROUND FLOOR PLAN**

City File No. D07-12-23-006  
 City Plan No. 19002

BY: MJA | CHECK: VP | ISSUED FOR: ISSUED FOR SPAII

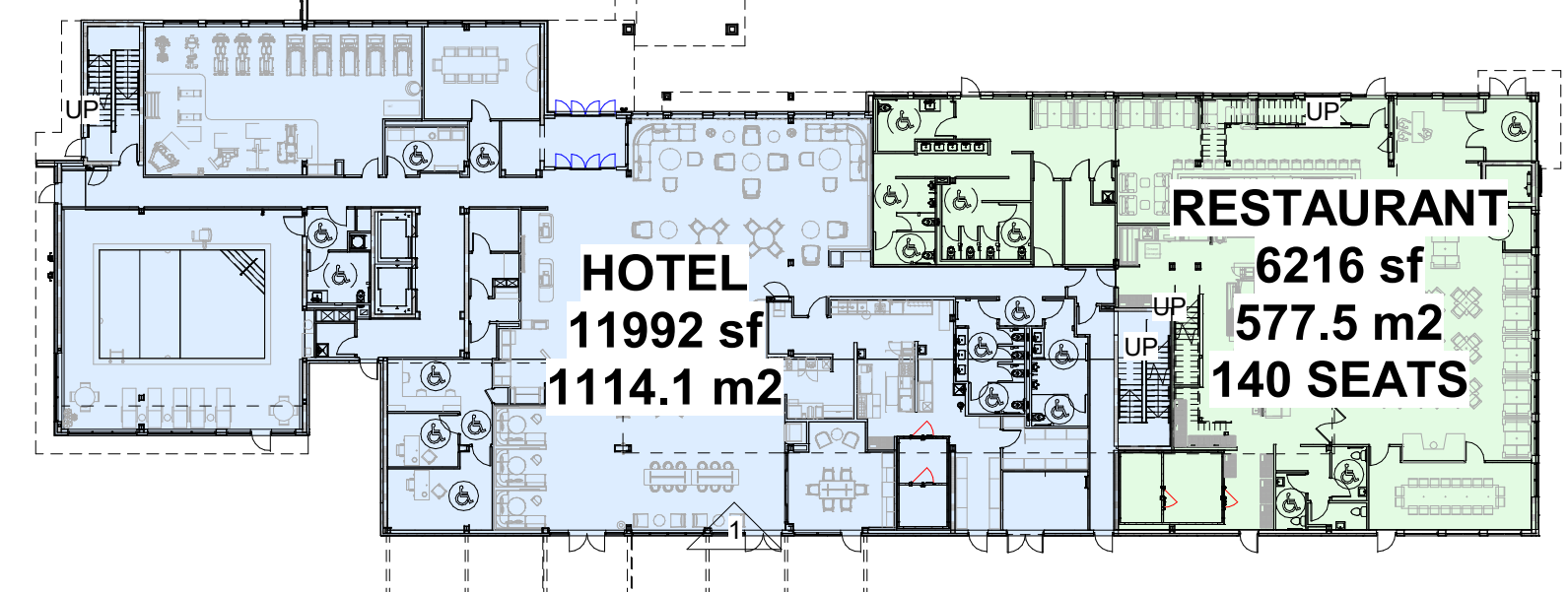
PROJECT NO.: S22-029 | SHEET NO.: 8

SCALE: As indicated | ISSUE DATE: 23-10-12

**A201** | SHEET ISSUE NO. 8

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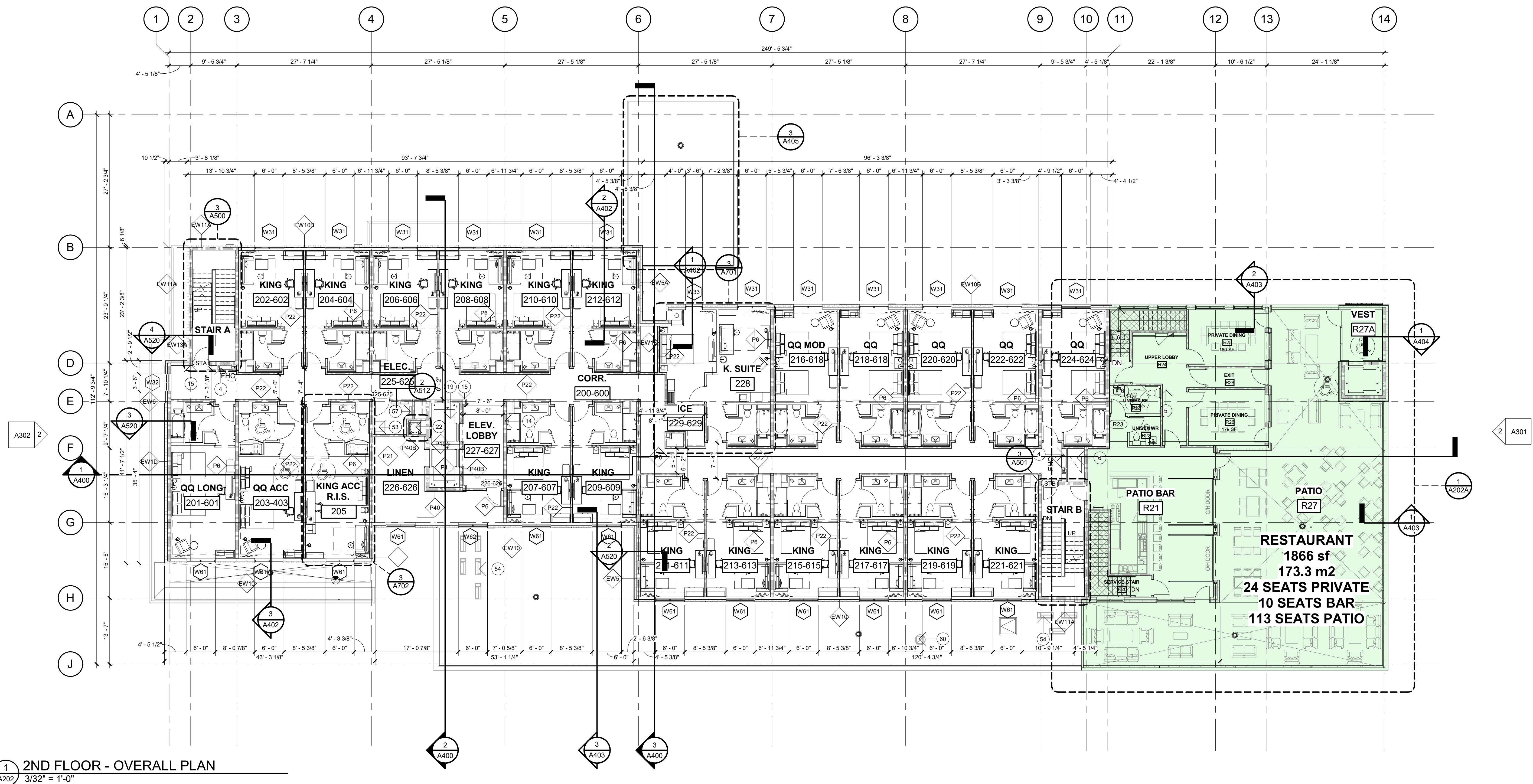
**1** GROUND FLOOR PLAN  
 3/32" = 1'-0"



**2** GROUND FLOOR AREA KEY  
 1/32" = 1'-0"

PLOT DATE: 2023-10-13 11:04:29 AM





1 2ND FLOOR - OVERALL PLAN  
3/32" = 1'-0"

No.	By	Description	Date
7	MA	ISSUED FOR SPAII	23-10-12
6	MA	ISSUED FOR TENDER	23-09-29
5	MA	ISSUED FOR PRELIMINARY TENDER	23-09-14
4	MA	REVISED AS PER BRAND COMMENTS	23-06-16
3	MA	ISSUED FOR BRAND 30%	23-05-09
2	MA	ISSUED FOR SPA I	23-04-14
1	MA	CLIENT REVIEW & APPROVAL	23-02-22

**ISSUANCE SCHEDULE**

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API CONSULTANTS INC.  
1484 CORNWALL ROAD, UNIT 7  
OAKVILLE, ONTARIO L6J 7W5  
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**ARCHITECT:**  
SAPLYS ARCHITECTS INC.  
55 ST. CLAIR AVE. W., SUITE 205  
TORONTO, ONTARIO M4V 2Y7  
P: 905.510.0995

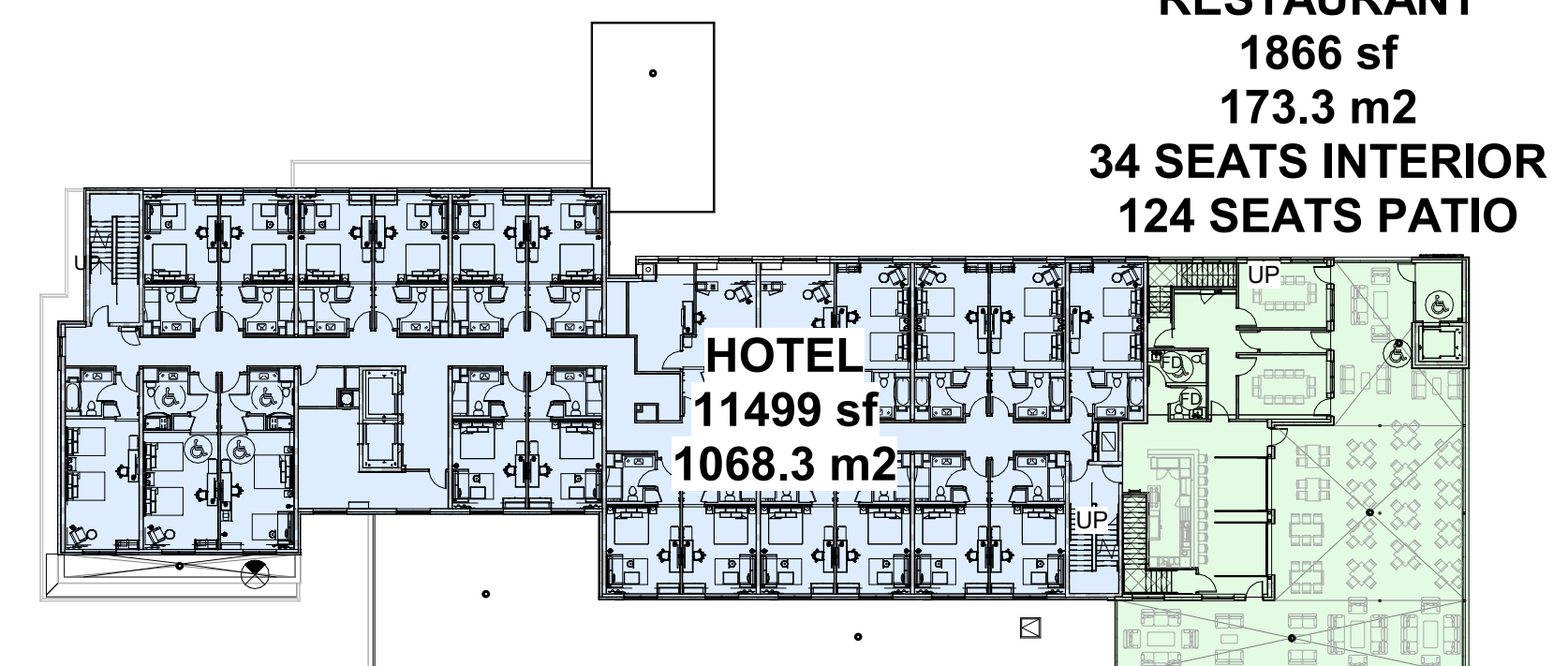
**CLIENT:**  
401 REAL ESTATE TRUST INC  
2225 Eagle Street N  
Cambridge, ON  
N3H 4R7

Name	Area (Imperial)	Area (Metric)
BASEMENT	8291 SF	770.2 m <sup>2</sup>
GROUND FLOOR - HOTEL	11992 SF	1114.1 m <sup>2</sup>
GROUND FLOOR - RESTAURANT	6219 SF	577.7 m <sup>2</sup>
2ND FLOOR - HOTEL	11499 SF	1068.3 m <sup>2</sup>
2ND FLOOR - RESTAURANT	1866 SF	173.3 m <sup>2</sup>
3RD FLOOR	11670 SF	1084.2 m <sup>2</sup>
4TH FLOOR	11670 SF	1084.2 m <sup>2</sup>
5TH FLOOR	11670 SF	1084.2 m <sup>2</sup>
6TH FLOOR	11674 SF	1084.5 m <sup>2</sup>
GFA per ZONING	86549 SF	8040.7 m <sup>2</sup>

**FLOOR PLAN LEGEND**

- 4 FIRE EXTINGUISHER CABINET
- 5 ICE MACHINE. PROVIDE FLOOR DRAIN. REFER TO MECHANICAL DRAWINGS
- 6 MECHANICAL SHAFT. REFER TO MECHANICAL DRAWINGS
- 14 SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
- 15 FURRING WALL AS REQUIRED
- 19 ELEVATOR TO COMPLY WITH NBC 3.8.3.5. GC TO SUBMIT SHOP DRAWINGS AS REQUIRED FOR REVIEW
- 22 24" STAINLESS STEEL LINEN CHUTE SYSTEM WITH SELF LATCHING CLOSURE WITH FUSIBLE LINK 1-HOUR FRR. LINEN CHUTE EXTENDED FROM THE LAUNDRY ROOM THROUGH ALL FLOORS AND TO 1000mm MIN. ABOVE ROOF SURFACE AS PER NBC 3.8.3.3
- 53 TRANSFORMER LOCATION. REFER TO MEP DWG'S
- 54 OUTDOOR CONDENSOR UNITS. REFER TO MECH. DWG'S
- 57 ELECTRICAL PANEL. REFER TO MEP DWG'S
- 60 ROOF EXHAUST FAN. REFER TO MECH. DWG'S

UNIT TYPE	SUITE MIX						MIX %	Total Mix	Mix %	Total Acc.
	1	2	3	4	5	6				
KING	-	14	14	14	14	14	70	60.9%		
KING SUITE	-	1	-	-	-	-	1	0.9%		
KING ACC	-	-	1	1	1	1	4	3.5%		
KING ACC - RIS	-	1	-	-	-	-	1	0.9%		
KING ACC SUITE	-	-	1	1	1	1	4	3.5%		
<b>TOTAL KING GUESTROOMS</b>	<b>0</b>	<b>17</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>81</b>	<b>69.6%</b>		
QQ	-	4	4	4	4	4	20	17.4%		
QQ MOD	-	1	1	1	1	1	5	4.3%		
QQ LONG	-	1	1	1	2	2	7	6.1%		
QQ ACC	-	1	1	1	-	-	3	2.6%		
<b>TOTAL QUEEN GUESTROOMS</b>	<b>0</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>35</b>	<b>30.4%</b>		
<b>TOTAL PER FLOOR</b>	<b>0</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>115</b>	<b>100.0%</b>	<b>10.4%</b>	



2 2ND FLOOR AREA KEY  
1/32" = 1'-0"

PROJECT NO. 22-029  
DRAWING TITLE  
**2nd FLOOR PLAN**  
City File No. D07-12-23-006  
City Plan No. 19002

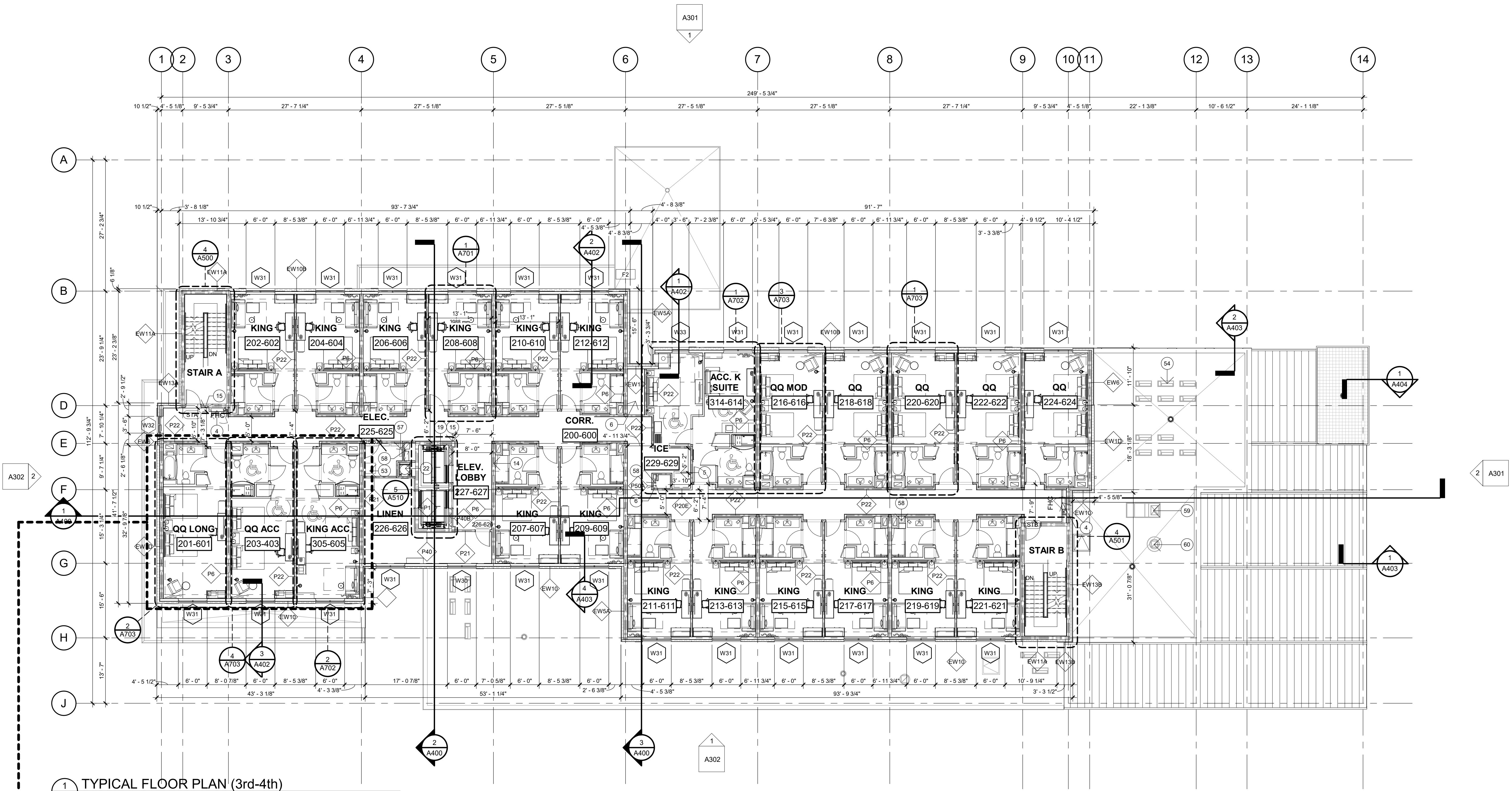
PROJECT NO. 22-029  
DRAWING TITLE  
**2nd FLOOR PLAN**  
City File No. D07-12-23-006  
City Plan No. 19002

BY: [Signature] CHECKED: [Signature] ISSUED FOR: ISSUED FOR SPAII  
PROJECT NO.: S22-029 SHEET NO.:  
SCALE: As indicated  
ISSUE DATE: 23-10-12

**A202** 7 SHEET ISSUE NO.  
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PLOT DATE: 2023-10-13 11:04:40 AM





No.	By	Description	Date
7	MA	ISSUED FOR SPAII	23-10-12
6	MA	ISSUED FOR TENDER	23-09-29
5	MA	ISSUED FOR PRELIMINARY TENDER	23-09-14
4	MA	REVISED AS PER BRAND COMMENTS	23-06-16
3	MA	ISSUED FOR BRAND 30%	23-05-09
2	MA	ISSUED FOR SPA I	23-04-14
1	MA	CLIENT REVIEW & APPROVAL	23-02-22

**ISSUANCE SCHEDULE**

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 55 ST. CLAIR AVE W., SUITE 205  
 TORONTO, ONTARIO M4V 2Y7  
 P: 905.510.0995

**CLIENT:**  
 401 REAL ESTATE TRUST INC  
 2225 Eagle Street N  
 Cambridge, ON  
 N3H 4R7

PROJECT NO. **1104-48**

PROFESSIONAL CERTIFICATION

**COURTYARD**  
BY MARRIOTT

KANATA - MARRIOTT COURTYARD & RESTAURANT (SHELL ONLY)

40 FRANK NICHBOR PLACE  
Kanata, ON

Closest Major Intersection: Silver Seven Rd & Palladium Dr.

DRAWING TITLE  
**TYPICAL FLOOR PLAN (3rd-6th)**  
 City File No. D07-12-23-006  
 City Plan No. 19002

BY [CHECK] ISSUED FOR  
**Author Check ISSUED FOR SPAII**

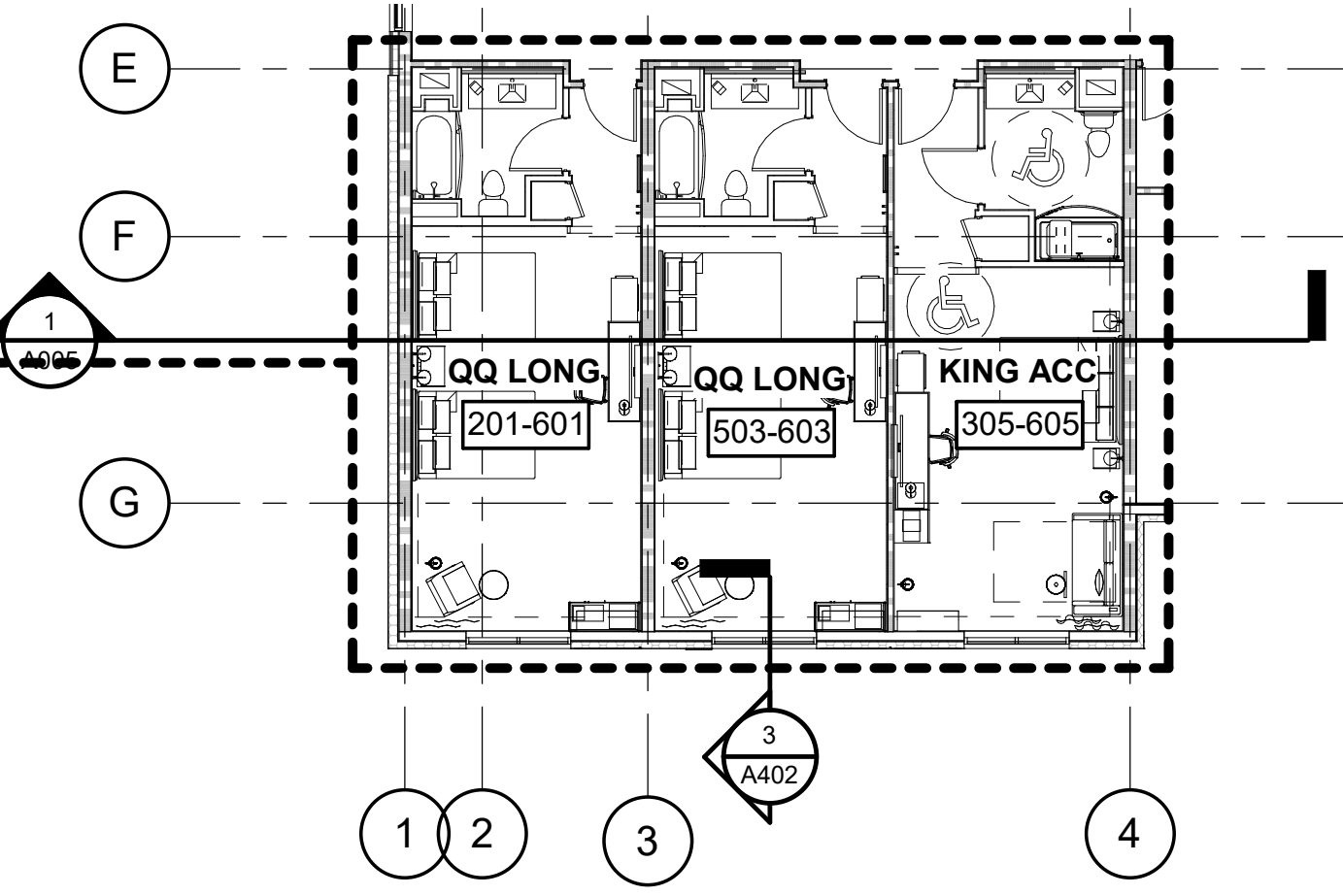
PROJECT NO.: **S22-029**  
 SHEET NO.:

SCALE:  
 As indicated

ISSUE DATE:  
**23-10-12**

**A203** 7 SHEET  
 ISSUE NO.

**1 TYPICAL FLOOR PLAN (3rd-4th)**  
 3/32" = 1'-0"



**2 TYPICAL FLOOR PLAN (5th & 6th) - PARTIAL PLAN**  
 3/32" = 1'-0"

Name	Area (Imperial)	Area (Metric)
BASEMENT	8291 SF	770.2 m <sup>2</sup>
GROUND FLOOR - HOTEL	11992 SF	1114.1 m <sup>2</sup>
GROUND FLOOR - RESTAURANT	6219 SF	577.7 m <sup>2</sup>
2ND FLOOR - HOTEL	11499 SF	1068.3 m <sup>2</sup>
2ND FLOOR - RESTAURANT	1866 SF	173.3 m <sup>2</sup>
3RD FLOOR	11670 SF	1084.2 m <sup>2</sup>
4TH FLOOR	11670 SF	1084.2 m <sup>2</sup>
5TH FLOOR	11670 SF	1084.2 m <sup>2</sup>
6TH FLOOR	11674 SF	1084.5 m <sup>2</sup>
GFA per ZONING	86549 SF	8040.7 m <sup>2</sup>

- FLOOR PLAN LEGEND**
- 4 FIRE EXTINGUISHER CABINET
  - 5 ICE MACHINE. PROVIDE FLOOR DRAIN. REFER TO MECHANICAL DRAWINGS
  - 6 MECHANICAL SHAFT. REFER TO MECHANICAL DRAWINGS
  - 14 SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
  - 15 FURRING WALL AS REQUIRED
  - 19 ELEVATOR TO COMPLY WITH NBC 3.8.3.5. GC TO SUBMIT SHOP DRAWINGS AS REQUIRED FOR REVIEW
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  - 53 TRANSFORMER LOCATION. REFER TO MEP DWG'S
  - 54 OUTDOOR CONDENSOR UNITS. REFER TO MECH. DWG'S
  - 57 ELECTRICAL PANEL. REFER TO MEP DWG'S
  - 58 RWL FROM ROOF TO DISCHARGE STORM WATER AT GRADE LEVEL. REFER TO MEP DWG'S
  - 59 MECH. ROOFTOP MAKE-UP AIR UNIT. REFER TO MECH. DWG'S
  - 60 ROOF EXHAUST FAN. REFER TO MECH. DWG'S

UNIT TYPE	SUITE MIX						T	MIX %	Total Mix	Mix %	Total Acc.
	1	2	3	4	5	6					
KING	-	14	14	14	14	14	70	60.9%	80	69.6%	7.8%
KING SUITE	-	1	-	-	-	-	1	0.9%			
KING ACC	-	-	1	1	1	1	4	3.5%			
KING ACC - RIS	-	1	-	-	-	-	1	0.9%			
KING ACC SUITE	-	-	1	1	1	1	4	3.5%			
TOTAL KING GUESTROOMS	0	17	16	16	16	16	81	69.6%	35	30.4%	2.6%
QQ	-	4	4	4	4	4	20	17.4%			
QQ MOD	-	1	1	1	1	1	5	4.3%			
QQ LONG	-	1	1	1	2	2	7	6.1%			
QQ ACC	-	1	1	1	-	-	3	2.6%			
TOTAL QUEEN GUESTROOMS	0	6	7	7	7	7	35	30.4%	115	100.0%	10.4%
TOTAL PER FLOOR	0	23	23	23	23	23	115	100.0%			

PLOT DATE: 2023-10-13 11:04:48 AM