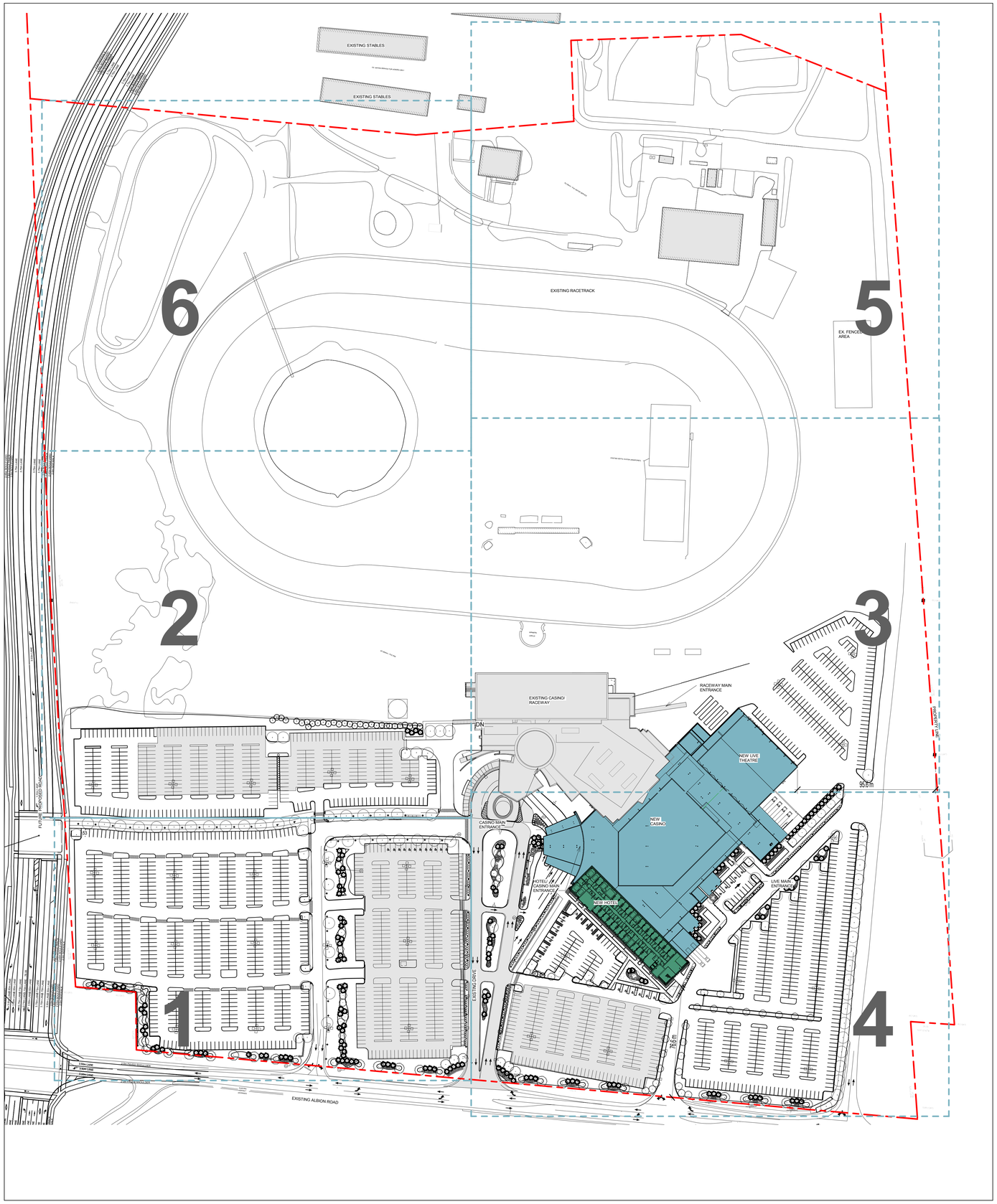

PROPERTY ARIEL VIEW - NTS.

****REFER TO DRAWINGS SP-002 FOR PHASE 2 SITE PLAN RENOVATION.****

KEY PLAN LEGEND

- PHASE 2C - EXISITNG CASINO RENOVATION - DECEMBER 15, 2021
- EXISTING PARKING LOT/ ASPAHLT DRIVE
- PHASE 2A - CASINO/ LIVE THEATRE JULY 01, 2021
- PHASE 2B - HOTEL SEPTEMBER 01, 2021

DRAWING INDEX

SHEET NO.	DESCRIPTION
SP - 001	ARCHITECTURAL SITE PLAN PHASE 1 KEY PLAN
SP - 001- 1	SITE PLAN PHASE 1 ZONE 1
SP - 001 -2	SITE PLAN PHASE 1 ZONE 2
SP - 001-3	SITE PLAN PHASE 1 ZONE 3
SP - 001-4	SITE PLAN PHASE 1 ZONE 4
SP - 001-5	SITE PLAN PHASE 1 ZONE 5
SP - 001-6	SITE PLAN PHASE 1 ZONE 6
SP - 002	ARCHITECTURAL SITE PLAN PHASE 2 KEY PLAN
SP - 002-1	SITE PLAN PHASE 2 ZONE 1
SP - 002-2	SITE PLAN PHASE 2 ZONE 2
SP - 003	DESIGN PLAN - MAIN FLOOR
SP - 004	BUILDING ELEVATIONS

SITE PLAN DATA

LEGAL DESCRIPTION:
4837 ALBION ROAD
CONSESSION 4 RF PT LOT 23 & 24 RP Gloucester,
City of Ottawa
Parts 1 to 4 and 16 to 27
Plan 4R - 312303

ZONING	RC4 (RURAL COMMERCIAL) RC4 [528r] S381-h
USE OF BUILDING	CASINO / ENTERTAINMENT CENTRE/ HOTEL

	PROVIDED	REQUIRED
MINIMUM LOT AREA	404539 M^2	20 000 M^2
MAXIMUM LOT COVERAGE	2.8 %	15% MAX.
GROSS FLOOR AREA	23686.1 M^2	N/A
MAXIMUM BUILDING HEIGHT	37 M	AREA A: 151.1 M easl AREAS B + C: 15 M
NUMBER OF FLOORS	7	N/A
MINIMUM FRONT YARD SETBACK	76 M	10 M
MINIMUM INTERIOR SIDE YARD SETBACK	101.7 M	6 M
REAR YARD SET BACK	372 M	10 M

VEHICLE PARKING	REQUIRED	PROVIDED
CASINO	10 per 100 m^2 of GFA = 701.88	
HOTEL	1 per guest unit = 178	
RESTAURANT	10 per 100 m2 of GFA = 469.17	
THEATRE	1 per 4 fixed seats = 400	
RETAIL STORE	3.4 per 100 m2 of GFA = 3.59	
TOTAL	**1753**	**2234**

ACCESSIBLE PARKING SPACES	REQUIRED	PROVIDED
PARKING LOT WITH 2234 SPACES	11 + 1% OF TOTAL = 32	38
	16 TYPE A SPACES	21
	16 TYPE B SPACES	17

SYMBOLS/ LANDSCAPE LEGEND

	EVERGREEN SHRUB
	CONIFEROUS SHRUB
	DECIDUOUS TREE
LP	DECORATIVE LAMP POST, REFER TO ELECTRICAL PHOTOMETRIC PLAN
	LIGHTING BOLLARD
PC-E	NEW 3.0 M WIDE PAINTED CROSSWALK - EXTERIOR
APLD	NEW LIGHT DUTY ASPHALT PAVING, SEE CIVIL.
CC	EXTERIOR CONCRETE CURB, SEE CIVIL
EXCC	EXISTING CONCRETE CURB
EXSW	EXISTING SIDEWALK
CS	CONCRETE SIDEWALK, SEE CIVIL
HC	HANDICAP PARKING SIGN
STOP	STOP SIGN
PS	PLANTING STRIP
AG	AUTOMATIC GATE
CS-DC	CONCRETE SIDEWALK WITH DEPRESSED CURB WHERE SIDEWALK INTERSECTS WITH ASPHALT PARKING AT PATH.
PLE	WHITE PAINTED LINE - EXTERIOR
TI	TACTILE INDICATOR (TYPICAL AT ALL INTERSECTION BETWEEN PEDESTRIAN PATH OF TRAVEL AND VEHICLE LANE
RPC	RAISED CONCRETE PARKING CURB - 6"-0" LENGTH

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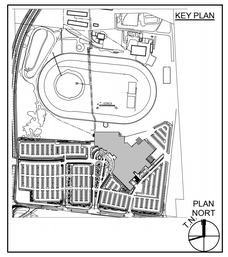
ONTARIO ASSOCIATION OF ARCHITECTS
JOHANNES YALLOWEGA
LICENCE
AKB

KEY PLAN



Hard Rock CASINO

HARD ROCK HOTEL CASINO

4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA

4837 ALBION RD,
GLOUCESTER, OTTAWA
ONTARIO, CANADA

ISSUED FOR SITE PLAN AGREEMENT
NOV. 20, 2019

SUBMISSIONS

NO.	DATE	DESCRIPTION
	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING
ARCHITECTURAL SITE PLAN PHASE 1

DRAWN BY: Author REVIEWED BY: Checker	DATE: 10/31/19
SCALE: As indicated	DRAWING NO. SP - 001
PROJECT NO. 19072.00	

OVA SITE PLAN KEY PLAN- PHASE 1 | SCALE 1" = 100'-0" | 1

BIM 360://Hard Rock Ottawa/HR Ottawa Phase 2.rvt 19/11/2019 5:45:34 PM

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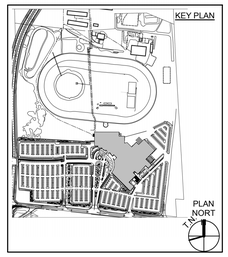
KEY PLAN



Hard Rock CASINO

HARD ROCK HOTEL CASINO

4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA

4837 ALBION RD.
GLOUCESTER, OTTAWA
ONTARIO, CANADA

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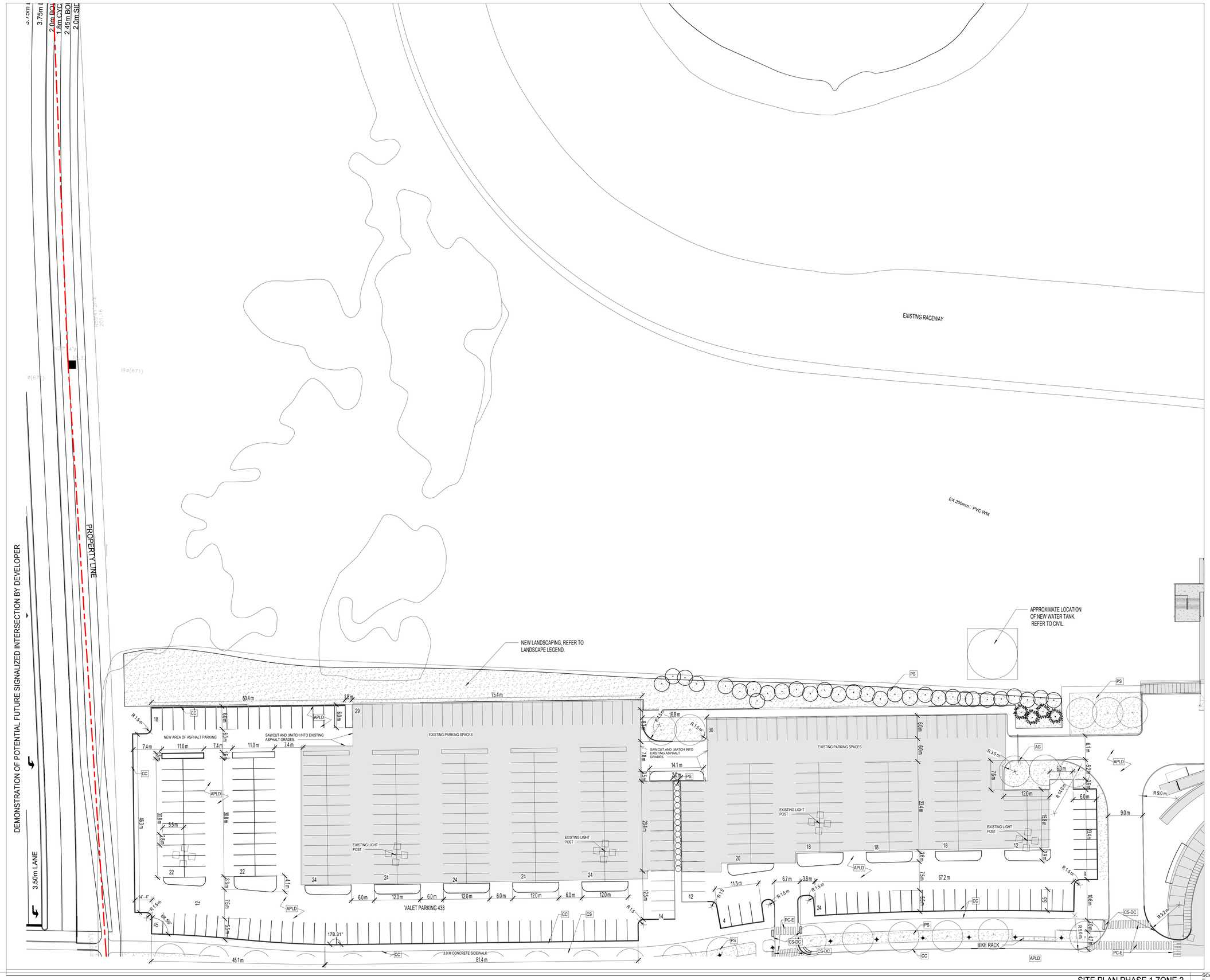
	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING
SITE PLAN PHASE 1 ZONE 1

DRAWN BY: Author REVIEWED BY: Checker	DATE: 10/31/19
SCALE: 1" = 30'-0"	DRAWING NO.
PROJECT NO. 19072.00	SP - 001-1

SITE PLAN - PHASE 1 ZONE 1 | SCALE: 1" = 30'-0" | 1

BIM 360://Hard Rock Ottawa/HR Ottawa Phase 2.rvt 19/11/2019 5:45:38 PM



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ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE

KEY PLAN

PLAN NORT

Hard Rock CASINO

HARD ROCK HOTEL CASINO

4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA

4837 ALBION RD,
GLOUCESTER, OTTAWA
ONTARIO, CANADA

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NOV. 20, 2019

SUBMISSIONS

NO.	DATE	DESCRIPTION
	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING
SITE PLAN PHASE 1 ZONE 2

DRAWN BY: TK REVIEWED BY: RY	DATE: 10/31/19
SCALE: 1" = 30'-0"	DRAWING NO. SP - 001-2
PROJECT NO. 19072.00	

SITE PLAN PHASE 1 ZONE 2 | SCALE 1" = 30'-0" | 1

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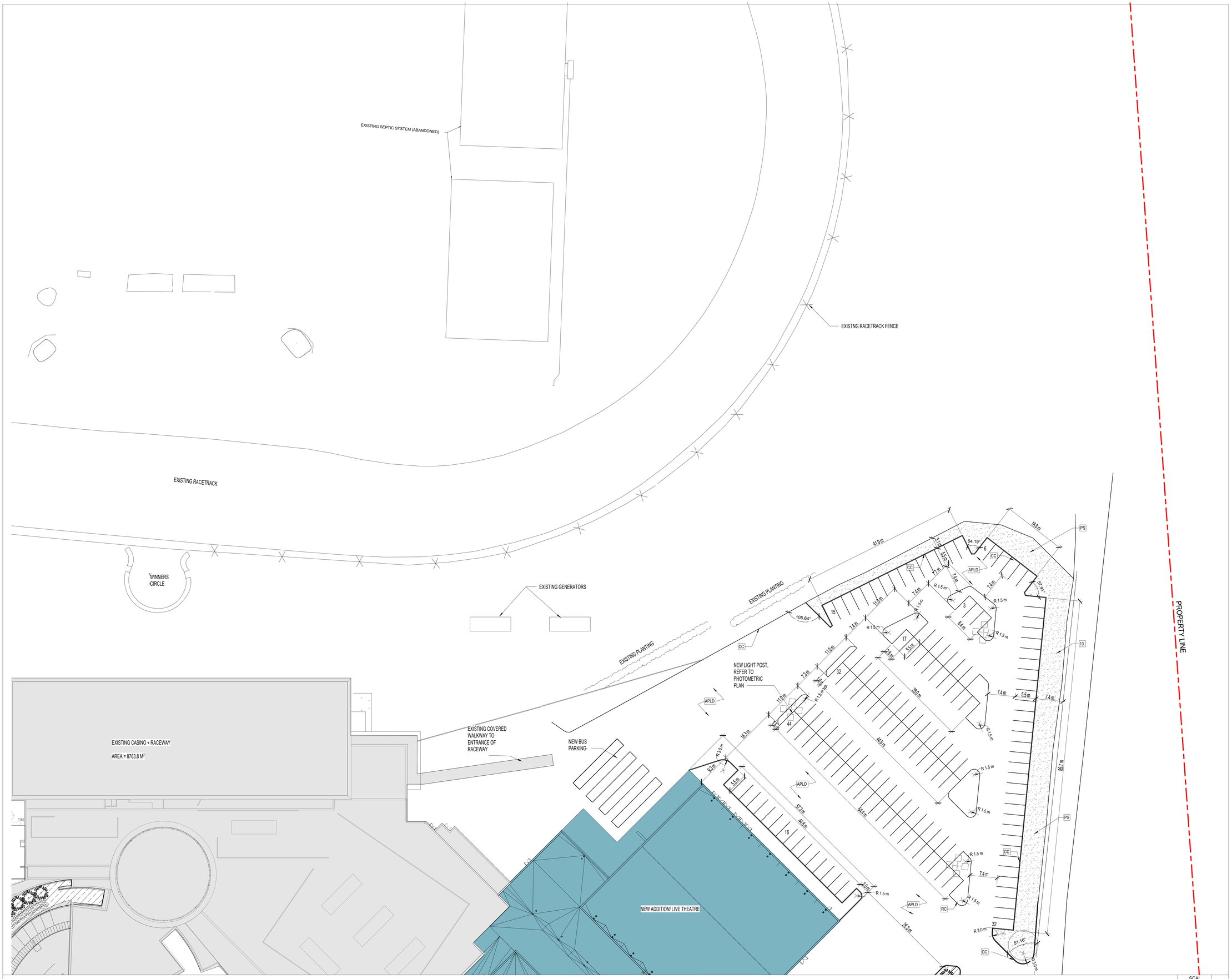

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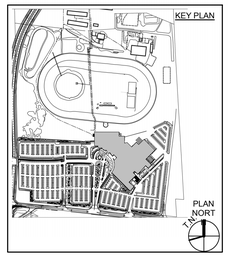
LICENCE
JAMES YALLOWEGA
MAR 29 2019

KEY PLAN



Hard Rock CASINO

HARD ROCK HOTEL CASINO

4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA

4837 ALBION RD,
GLOUCESTER, OTTAWA
ONTARIO, CANADA

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NOV. 20, 2019

SUBMISSIONS

NO.	DATE	DESCRIPTION
	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING
SITE PLAN PHASE 1 ZONE 3

DRAWN BY: Author REVIEWED BY: Checker	DATE: 10/16/19
SCALE: 1" = 30'-0"	DRAWING NO.
PROJECT NO. 19072.00	SP - 001-3

SITE PLAN PHASE 1 ZONE 3 | SCALE: 1" = 30'-0" | 1

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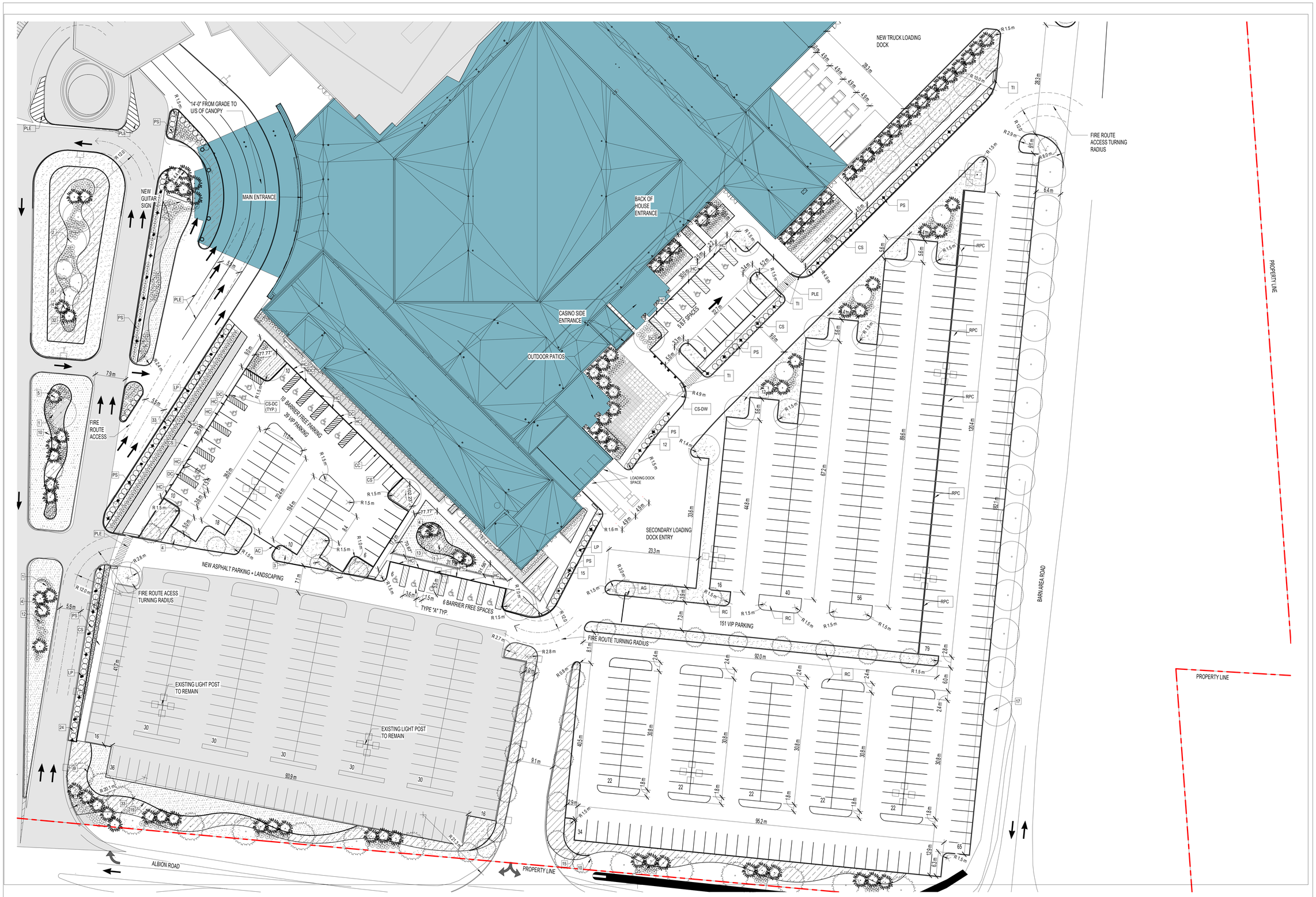

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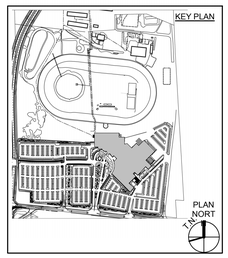
KEY PLAN



Hard Rock CASINO

HARD ROCK HOTEL CASINO

4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA

4837 ALBION RD.
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NOV. 20, 2019

SUBMISSIONS

NO.	DATE	DESCRIPTION
	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING
SITE PLAN PHASE 1 ZONE 4

DRAWN BY: Author REVIEWED BY: Checker	DATE: 10/16/19
SCALE: 1" = 30'-0"	DRAWING NO. SP - 001-4
PROJECT NO. 19072.00	

SITE PLAN PHASE 1 ZONE 4 | SCALE: 1" = 30'-0" | 1

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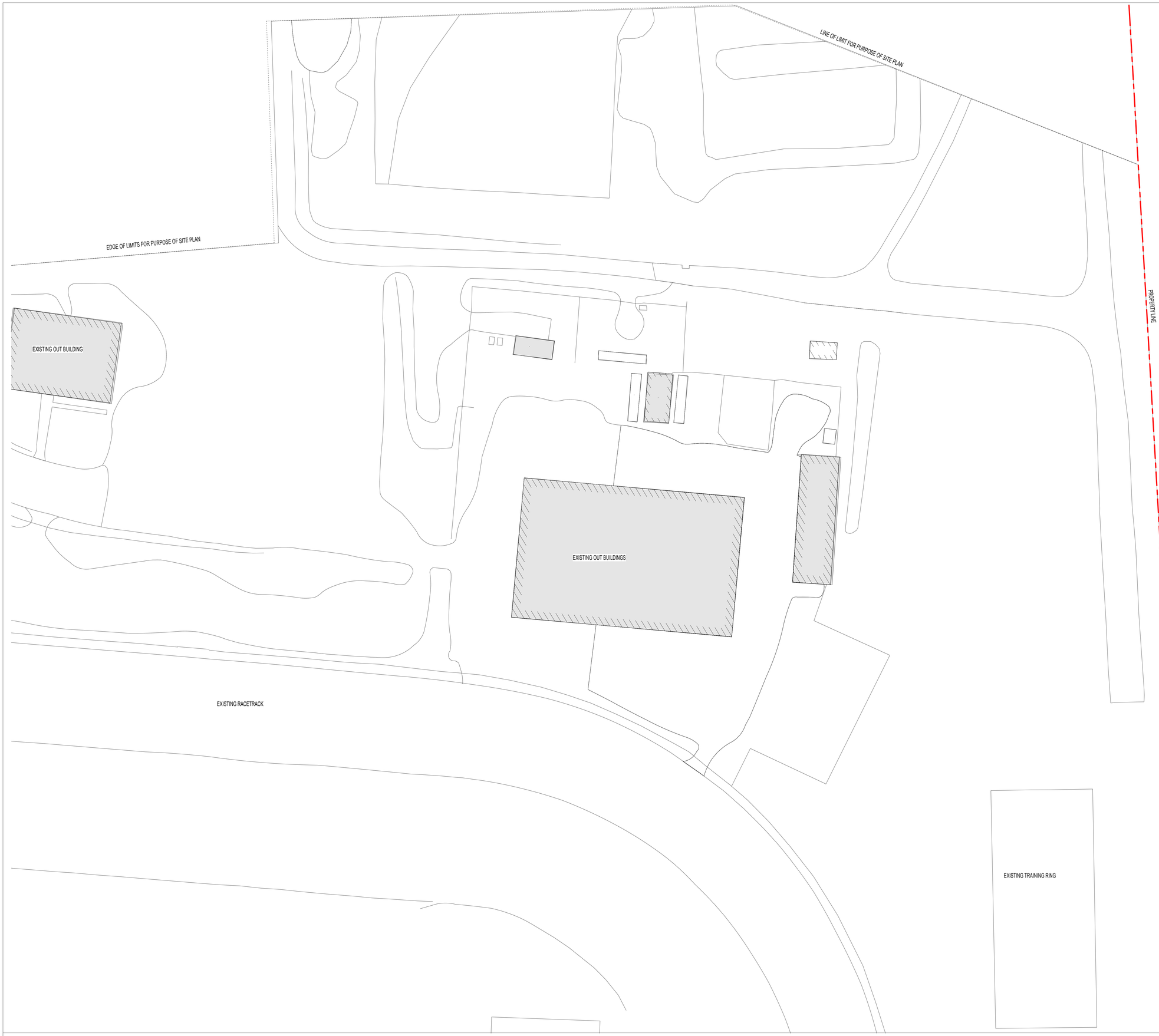

SITE PLAN PHASE 1 ZONE 5

SCALE: 1" = 30'-0"

1

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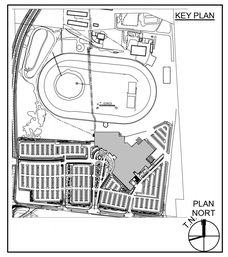
KEY PLAN



Hard Rock CASINO

HARD ROCK HOTEL CASINO

4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA

4837 ALBION RD,
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ONTARIO, CANADA

ISSUED FOR SITE PLAN AGREEMENT
NOV. 20, 2019

SUBMISSIONS

NO.	DATE	DESCRIPTION
	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING
SITE PLAN PHASE 1 ZONE 5

DRAWN BY: Author REVIEWED BY: Checker	DATE: 10/16/19
SCALE: 1" = 30'-0"	DRAWING NO.
PROJECT NO. 19072.00	SP - 001-5

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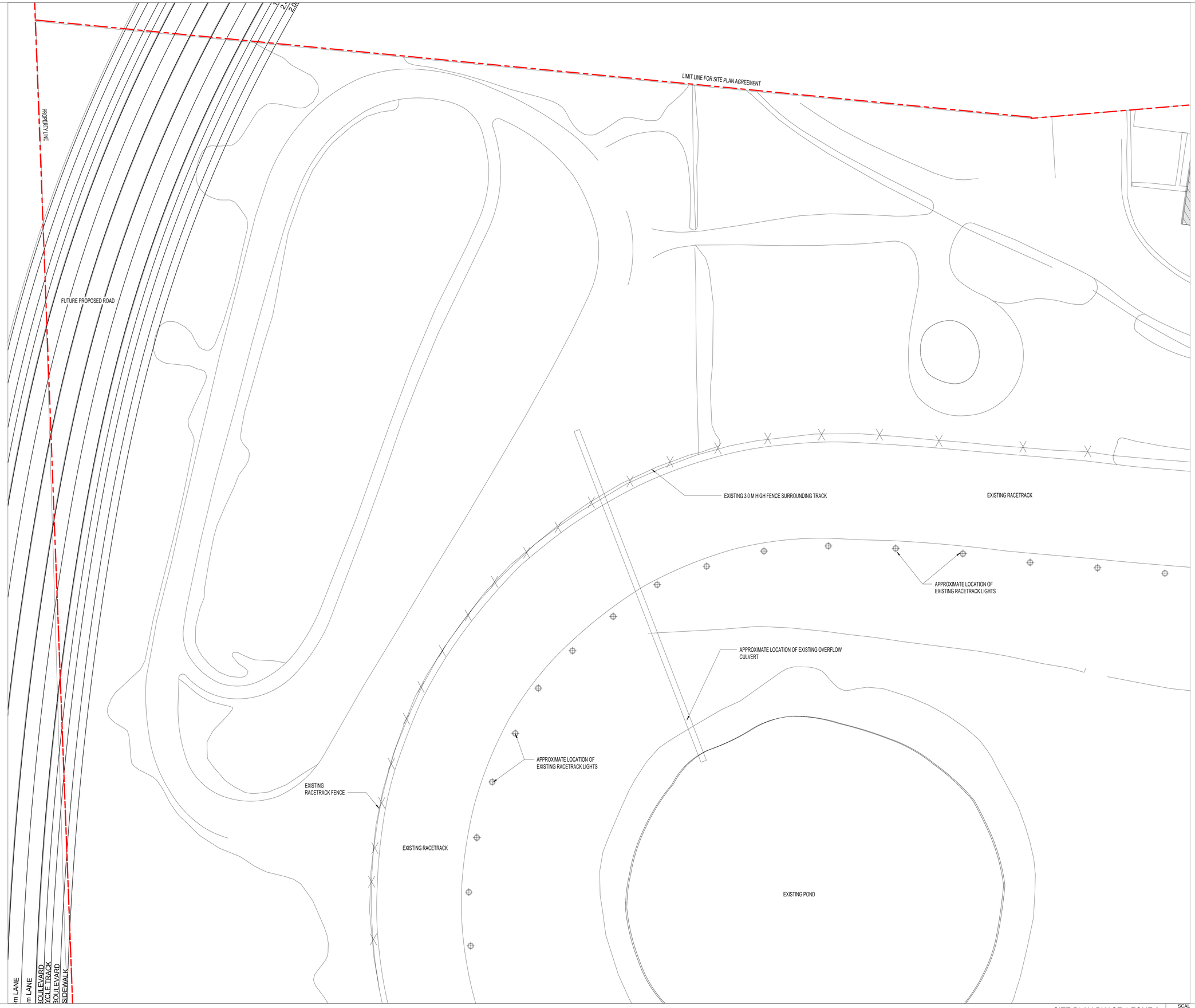

SITE PLAN PHASE 1 ZONE 6 | SCALE 1" = 30'-0" | 1

BIM 360://Hard Rock Ottawa/HR Ottawa Phase 2.rvt 19/11/2019 5:45:59 PM

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JAMES YALLOWEGA
LICENCE
MRAIC

KEY PLAN

PLAN NORT

Hard Rock CASINO

HARD ROCK HOTEL CASINO

4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA

4837 ALBION RD,
GLOUCESTER, OTTAWA
ONTARIO, CANADA

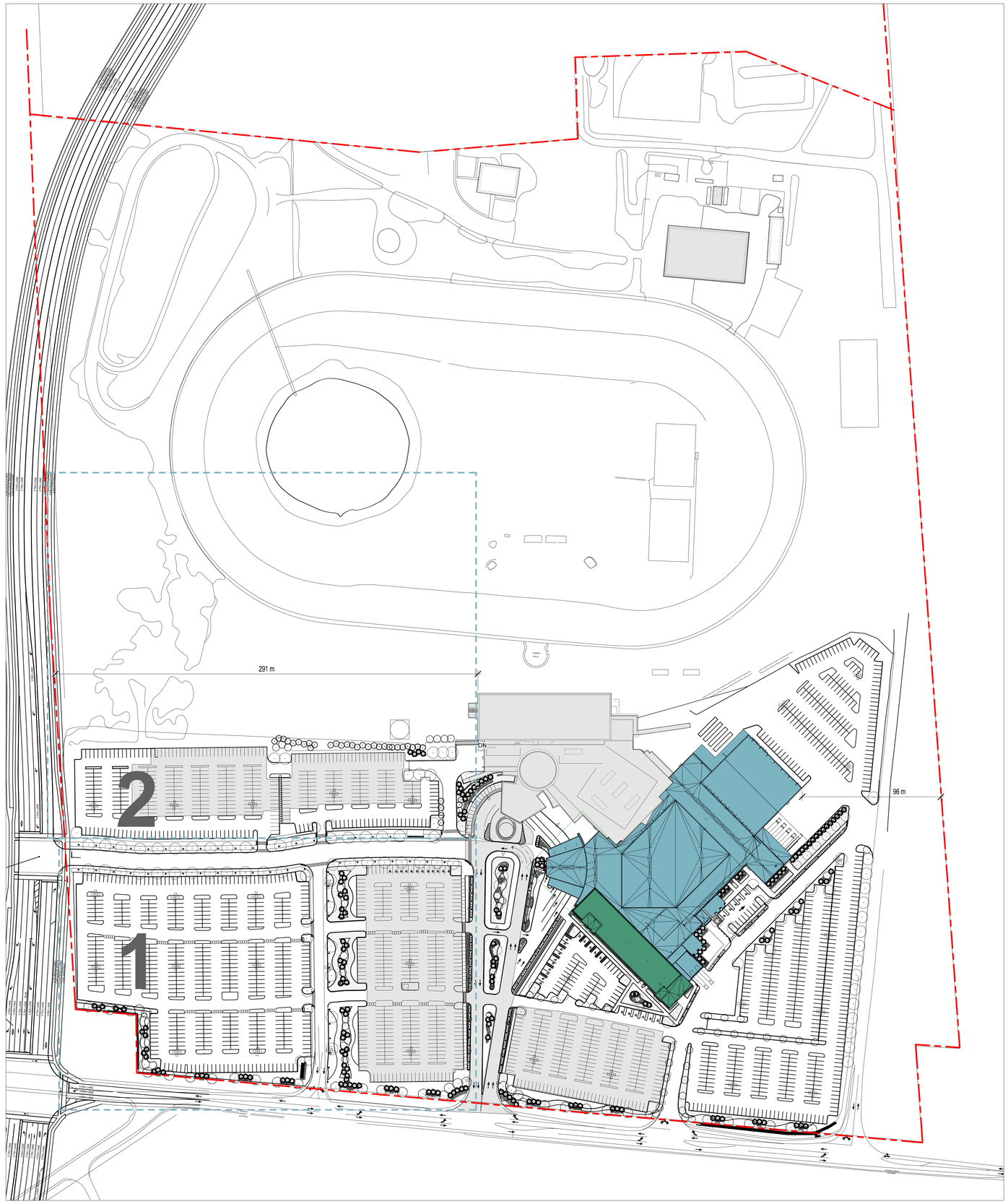
ISSUED FOR SITE PLAN AGREEMENT
NOV. 20, 2019

SUBMISSIONS

NO.	DATE	DESCRIPTION
	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING
SITE PLAN PHASE 1 ZONE 6

DRAWN BY: Author REVIEWED BY: Checker	DATE: 10/22/19
SCALE: 1" = 30'-0"	DRAWING NO.
PROJECT NO. 19072.00	SP - 001-6



KEY PLAN LEGEND

- PHASE 2C - EXISITNG CASINO RENOVATION - DECEMBER 15, 2021
- EXISTING PARKING LOT/ ASPAHLT DRIVE
- PHASE 2A - CASINO/ LIVE THEATRE JULY 01, 2021
- PHASE 2B - HOTEL SEPTEMBER 01, 2021

NOTE:
PHASE 2 SITE PLAN RENOVATION INVOLVES THE ALTERATION OF ZONES 1 + 2 ONLY. THE ALTERATION WILL BE IN RESPONSE TO A FUTURE PROPOSED ROAD BY DEVELOPER IN WHICH THE HARDROCK CASINO SITE WILL PROVIDE A SECONDARY MAIN DRIVE FROM THE CASINO ENTRANCE TO THE NEW ROAD.

PARKING COUNT FOR PHASE 2:
TOTAL = 2151
NUMBER OF ACCESSIBLE PARKING SPACES REMAINS UNALTERED FROM PHASE 1.

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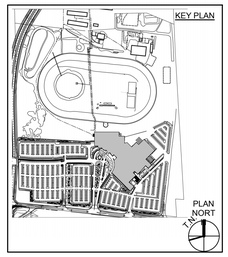
KEY PLAN



Hard Rock CASINO

HARD ROCK HOTEL CASINO

4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA

4837 ALBION RD,
GLOUCESTER, OTTAWA
ONTARIO, CANADA

ISSUED FOR SITE PLAN AGREEMENT NOV. 20, 2019

SUBMISSIONS

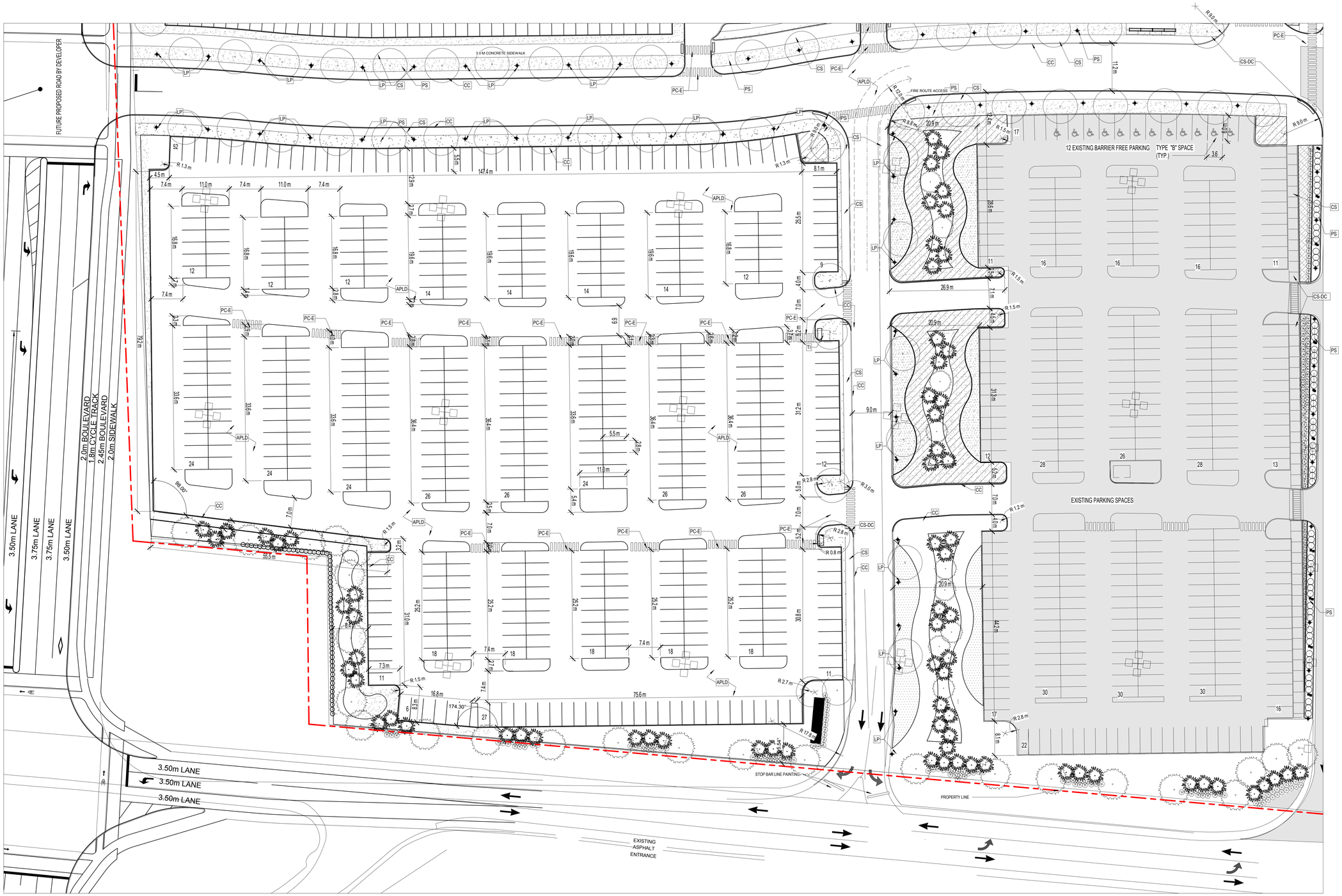
NO.	DATE	DESCRIPTION
	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING
ARCHITECTURAL SITE PLAN PHASE 2

DRAWN BY: Author REVIEWED BY: Checker	DATE: 10/08/19
SCALE: As indicated	DRAWING NO.
PROJECT NO. 19072.00	SP - 002

OVA SITE PLAN PHASE 2 | SCALE 1" = 100'-0" | 1

BIM 360://Hard Rock Ottawa/HR Ottawa Phase 2.rvt 19/11/2019 5:46:23 PM



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ONTARIO ASSOCIATION OF ARCHITECTS
LICENSE

KEY PLAN

PLAN NORT

Hard Rock CASINO

HARD ROCK HOTEL CASINO

4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA

4837 ALBION RD,
GLOUCESTER, OTTAWA
ONTARIO, CANADA

ISSUED FOR SITE PLAN AGREEMENT
NOV. 20, 2019

SUBMISSIONS

NO.	DATE	DESCRIPTION
	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING
SITE PLAN PHASE 2 ZONE 1

DRAWN BY: Author REVIEWED BY: Checker	DATE: 10/16/19
SCALE: 1" = 30'-0"	DRAWING NO. SP - 002-1
PROJECT NO. 19072.00	

OVA SITE PLAN PHASE 2 ZONE 1 | SCALE 1" = 30'-0" | 1

BIM 360://Hard Rock Ottawa/HR Ottawa Phase 2.rvt 19/11/2019 5:46:29 PM

OVA SITE PLAN PHASE 2 ZONE 2

SCALE 1" = 30'-0"

1

BIM 360://Hard Rock Ottawa/HR Ottawa Phase 2.rvt 19/11/2019 5:46:31 PM

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JAMES YALLOWEGA
LICENCE
MCIS

KEY PLAN

PLAN NORT

Hard Rock CASINO

HARD ROCK HOTEL CASINO

4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA

4837 ALBION RD,
GLOUCESTER, OTTAWA
ONTARIO, CANADA

ISSUED FOR SITE PLAN AGREEMENT NOV. 20, 2019

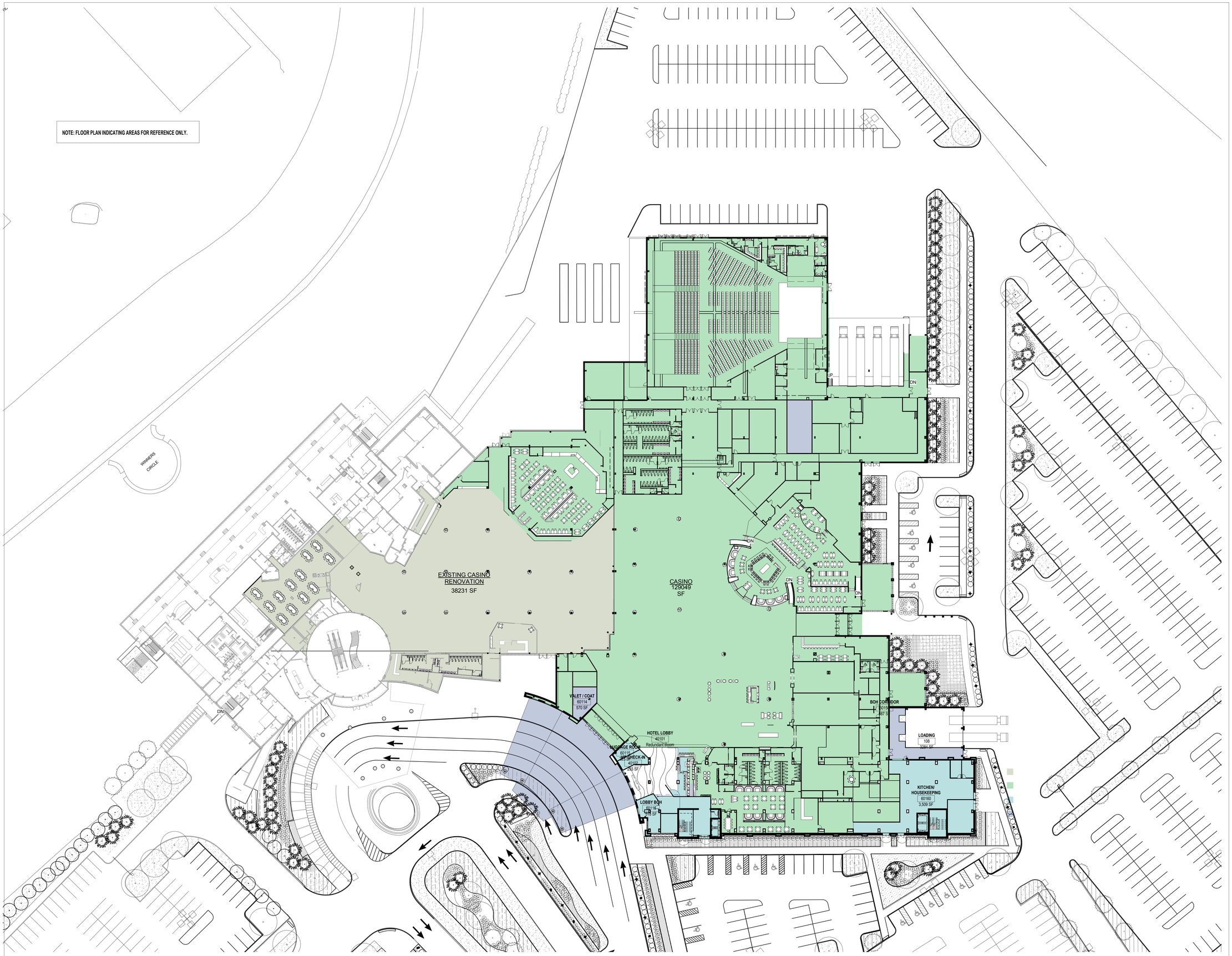
SUBMISSIONS

NO.	DATE	DESCRIPTION
	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING
SITE PLAN PHASE 2 ZONE 2

DRAWN BY: Author REVIEWED BY: Checker	DATE: 10/16/19
SCALE: 1" = 30'-0"	DRAWING NO. SP - 002-2
PROJECT NO. 19072.00	

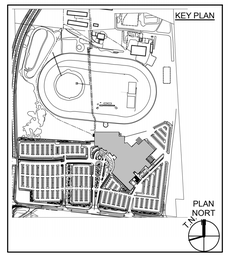
NOTE: FLOOR PLAN INDICATING AREAS FOR REFERENCE ONLY.



AP-01 LEVEL ONE PROGRAM AREAS

SCALE
1/32" = 1'-0"

1



HARD ROCK HOTEL CASINO

4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA

4837 ALBION RD,
GLOUCESTER, OTTAWA
ONTARIO, CANADA

SITE PLAN AGREEMENT PACKAGE - 2019 11 15

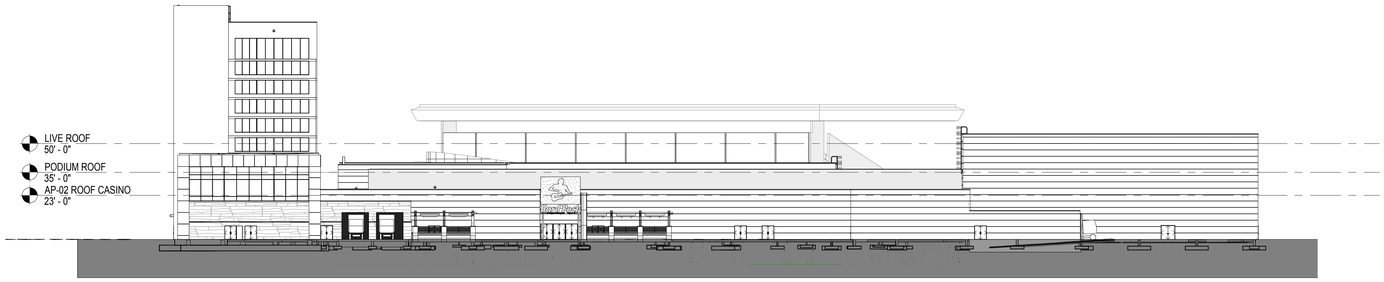
SUBMISSIONS

NO.	DATE	DESCRIPTION
	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

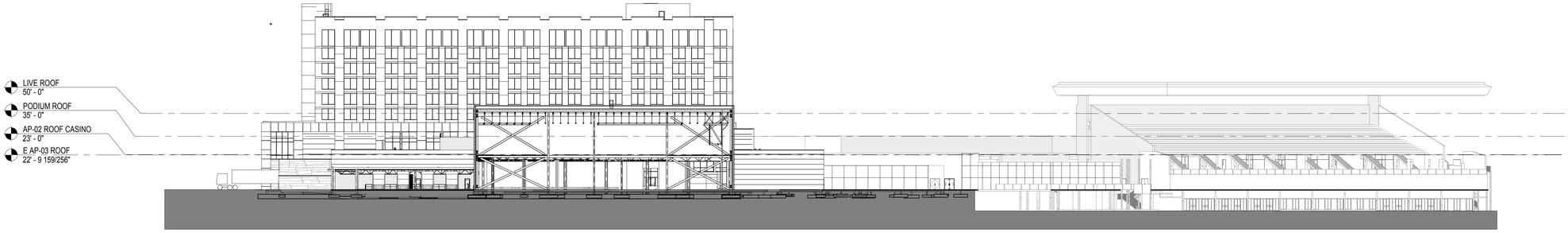
DRAWING
DESIGN PLAN - MAIN FLOOR

DRAWN BY: Author REVIEWED BY: Checker	DATE: 11/05/19
SCALE: 1/32" = 1'-0"	DRAWING NO. SP - 003
PROJECT NO. 19072.00	

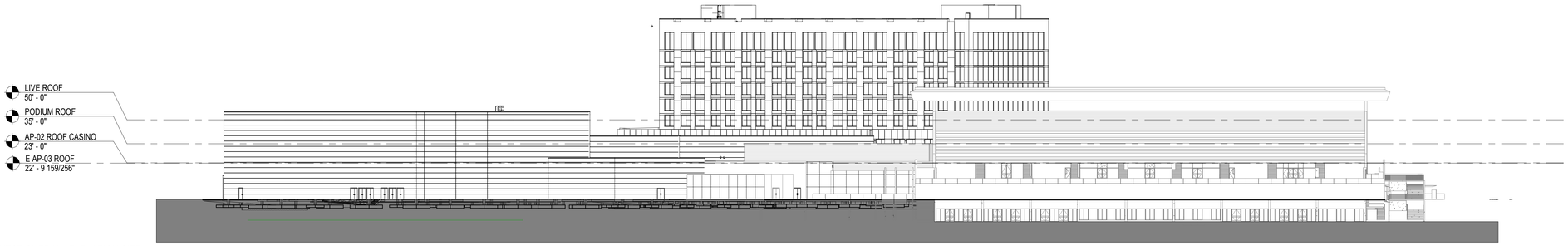
BIM 360://Hard Rock Ottawa/HR Ottawa Phase 2.rvt 19/11/2019 5:47:47 PM



1 EAST OVERALL ELEVATION - SITE PLAN
1/32" = 1'-0"



2 NORTH OVERALL ELEVATION SITE PLAN
1/32" = 1'-0"



3 NORTHWEST OVERALL ELEVATION SITE PLAN
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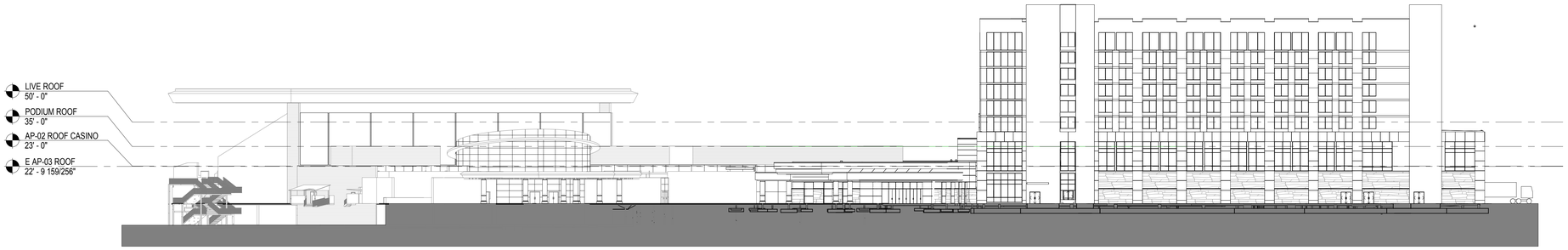
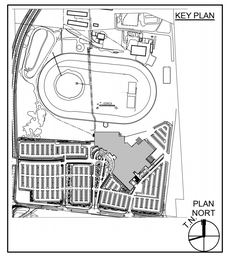


4 SOUTH OVERALL ELEVATION SITE PLAN
1/32" = 1'-0"



HARD ROCK HOTEL CASINO

4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA

4837 ALBION RD,
GLOUCESTER, OTTAWA
ONTARIO, CANADA

SITE PLAN AGREEMENT PACKAGE - 2019 11 15

SUBMISSIONS

NO.	DATE	DESCRIPTION
	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING
BUILDING ELEVATIONS

DRAWN BY: Author REVIEWED BY: Checker	DATE: 10/28/19
SCALE: 1/32" = 1'-0"	DRAWING NO. SP - 004
PROJECT NO. 19072.00	

BIM 360://Hard Rock Ottawa/HR Ottawa Phase 2.rvt 19/11/2019 5:48:36 PM