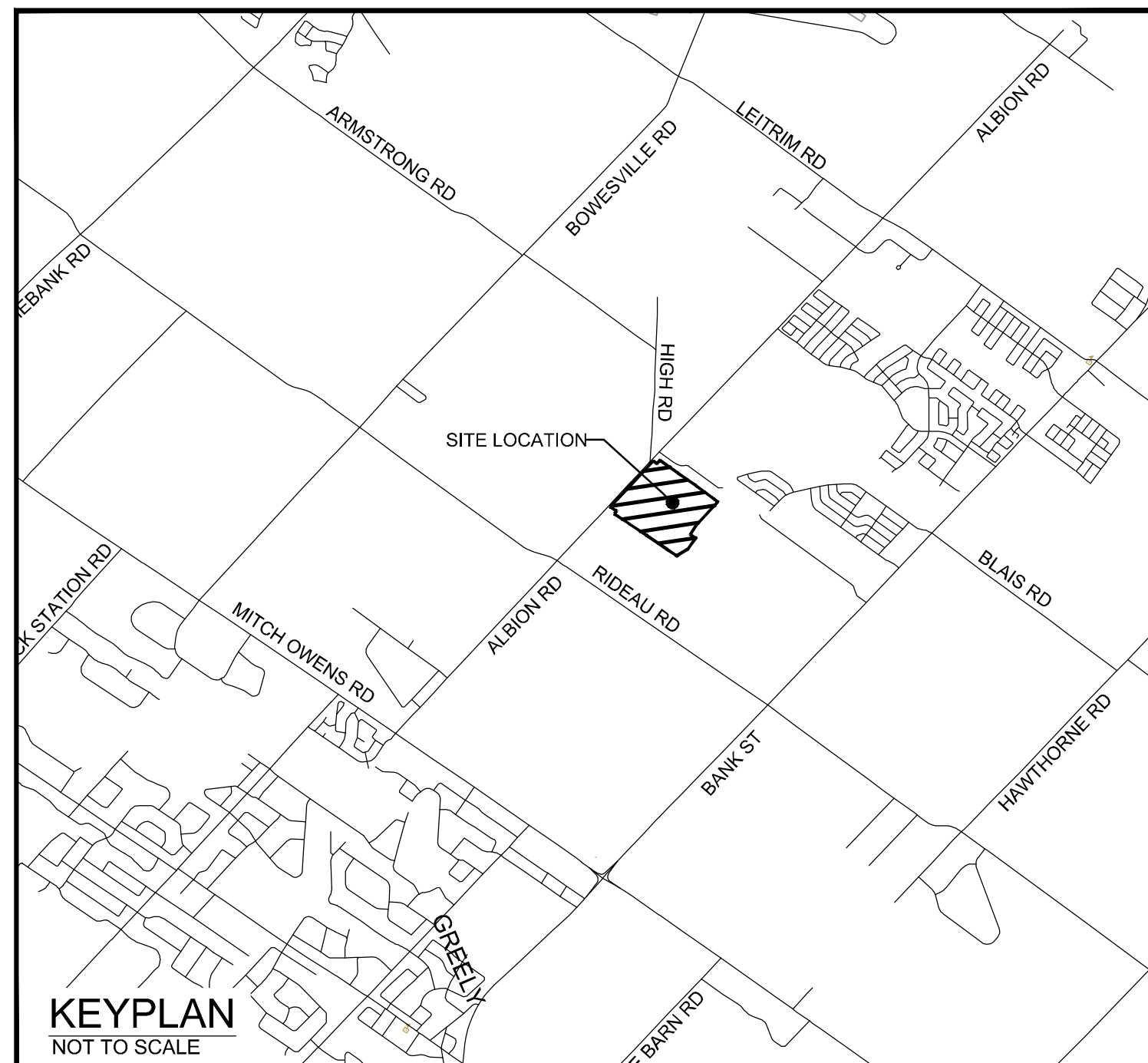


HARD ROCK OTTAWA

4837 ALBION ROAD,
CITY OF OTTAWA

ROADS, SEWERS AND WATERMAINS



KEYPLAN
NOT TO SCALE

△ SITE BENCHMARK
REFERENCED TO LOCAL GEODETIC DATUM
NCC MON ###
N: 1#####
E: 5#####
ELEV: ##.##

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

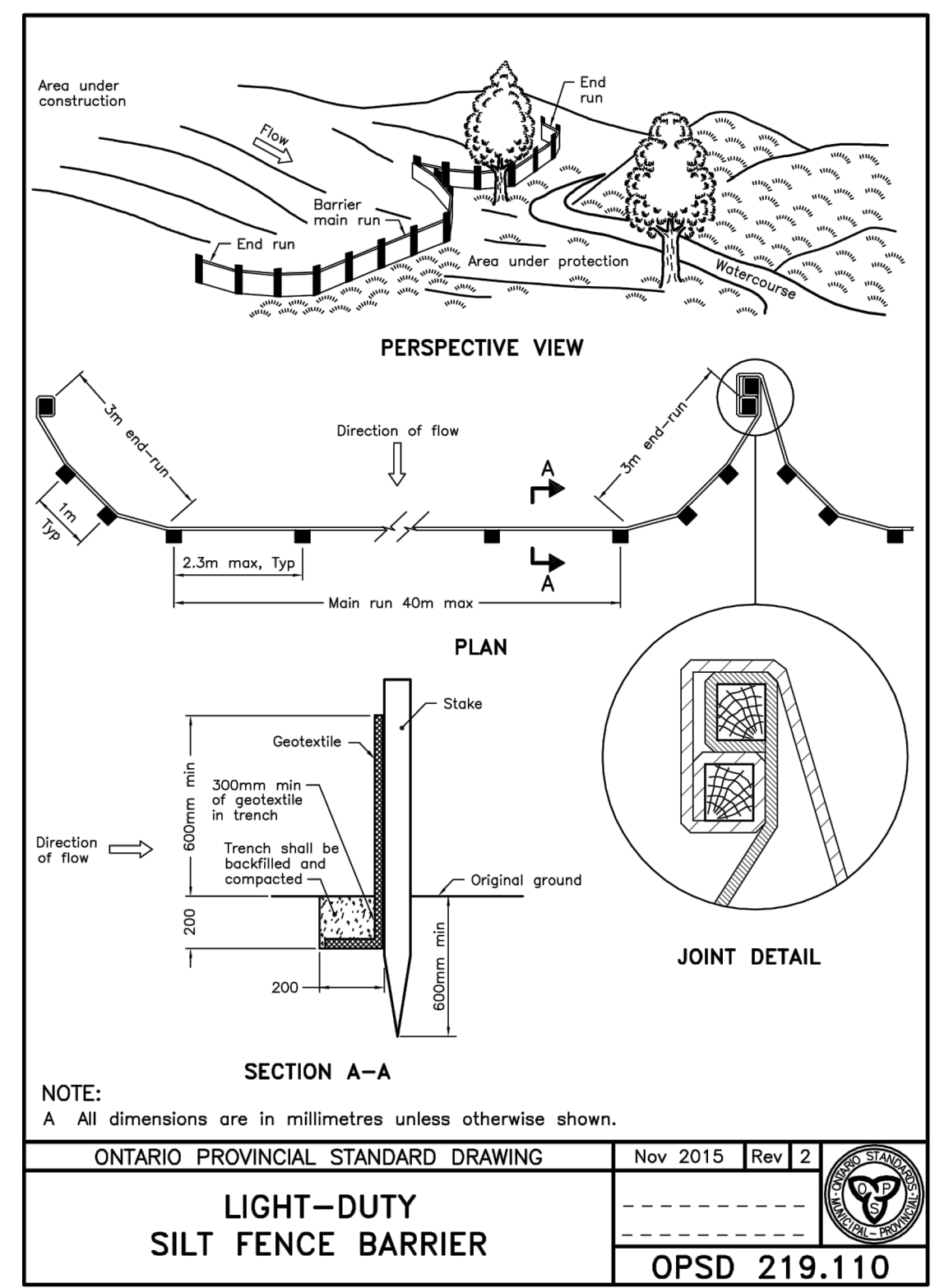
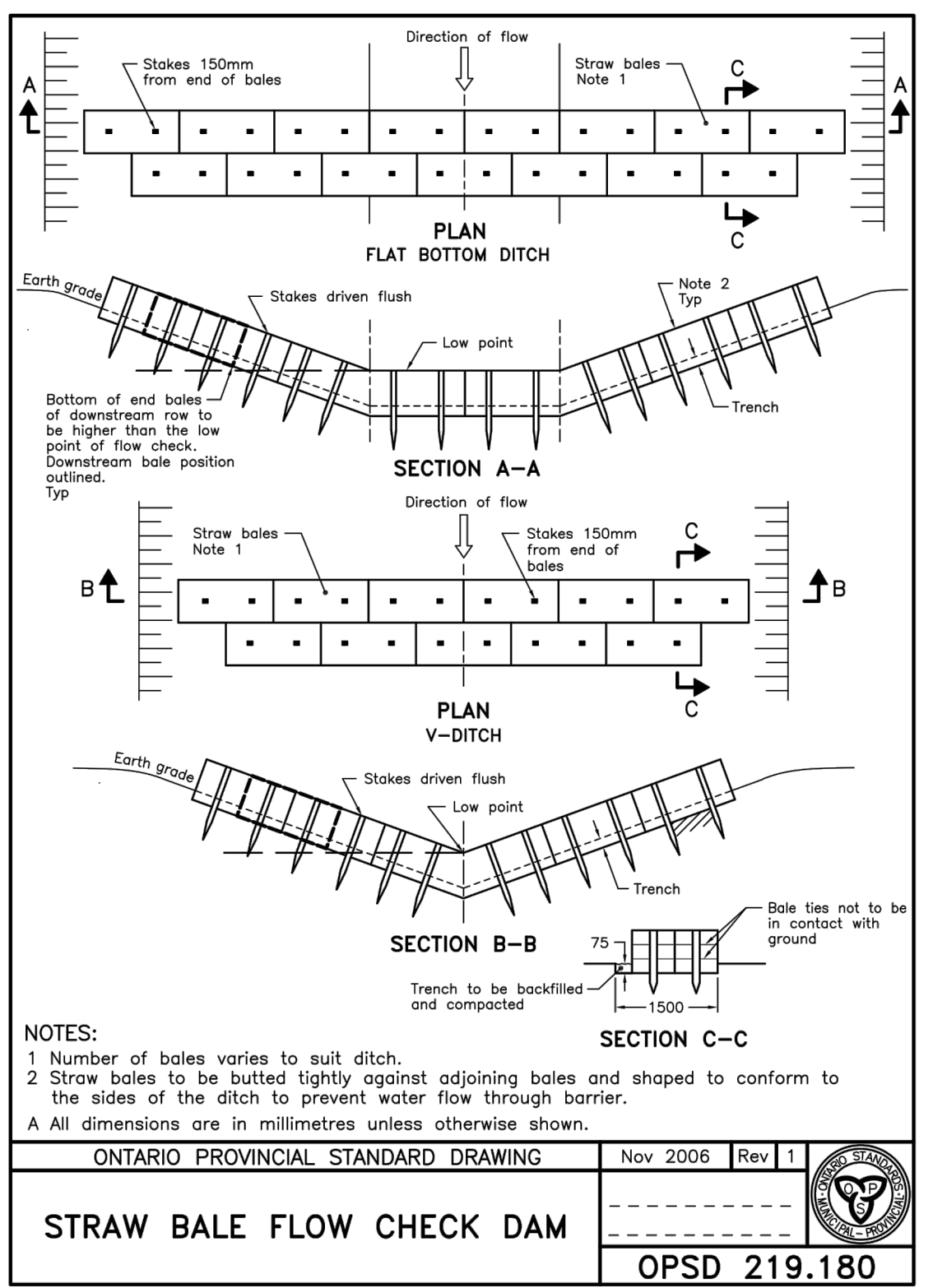
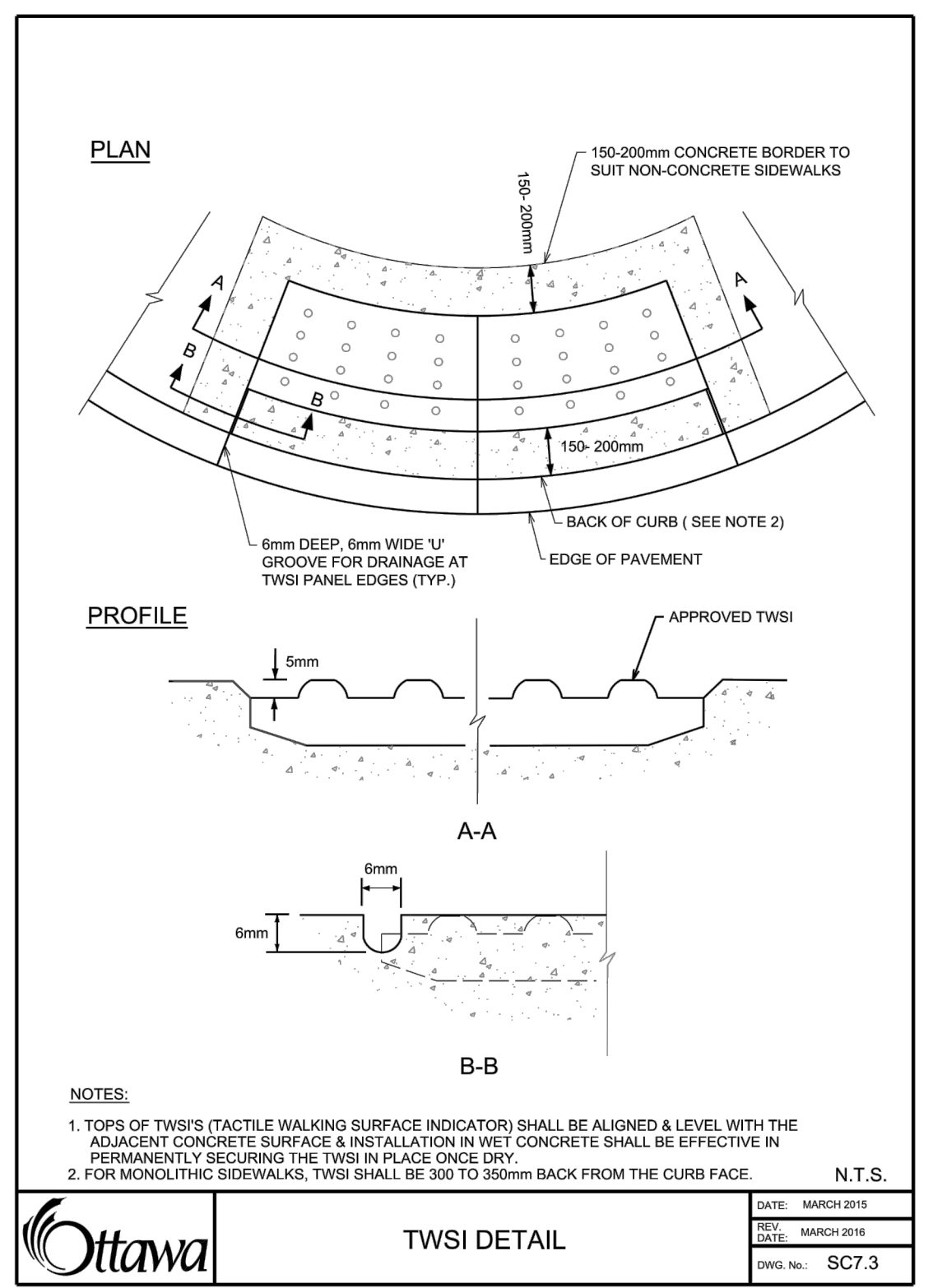
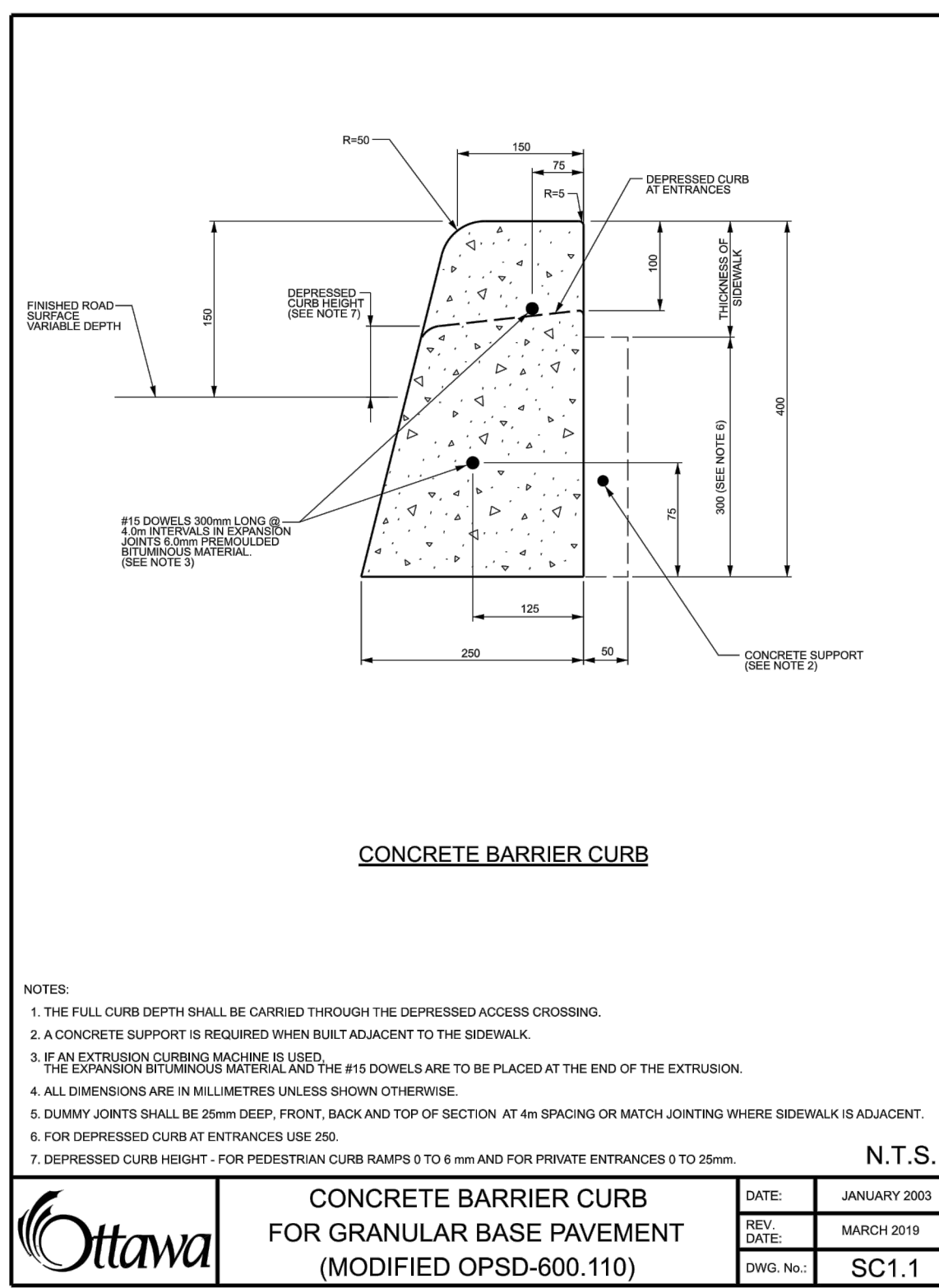


PROJECT No. 116111

ISSUED FOR SITE PLAN APPROVAL

INDEX

116111-ND	NOTES AND DETAILS
116111-REM	REMOVALS AND DEMOLITION PLAN
116111-GP	GENERAL PLAN OF SERVICES OVERALL DEVELOPMENT
116111-GP1	GENERAL PLAN OF SERVICES SOUTH-WEST DEVELOPMENT
116111-GP2	GENERAL PLAN OF SERVICES NORTH-WEST DEVELOPMENT
116111-GP3	GENERAL PLAN OF SERVICES SOUTH-EAST DEVELOPMENT
116111-GP4	GENERAL PLAN OF SERVICES NORTH-EAST DEVELOPMENT
116111-GPU	GENERAL PLAN OF SERVICES SOUTH-WEST DEVELOPMENT ULTIMATE CONDITION
116111-GR	GRADING PLAN OVERALL DEVELOPMENT
116111-GR1	GRADING PLAN SOUTH-WEST DEVELOPMENT
116111-GR2	GRADING PLAN NORTH-WEST DEVELOPMENT
116111-GR3	GRADING PLAN SOUTH-EAST DEVELOPMENT
116111-GR4	GRADING PLAN NORTH-EAST DEVELOPMENT
116111-GRU	GRADING PLAN SOUTH-WEST DEVELOPMENT
116111-ESC	EROSION SEDIMENT CONTROL PLAN



GENERAL NOTES:

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED AND THE CITY OF OTTAWA AS THIRD PARTY.
- RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD. ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ALL ORGANIC MATERIAL AND DEBRIS. ALL CONTAMINATED MATERIAL (IF ANY) SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARK IS THE FIRE HYDRANT TOP OF SPINDLE LOCATED AT A (ELEV. = 100.00). REFER TO TOPOGRAPHIC PLAN OF PART OF LOTS AND CONVEYANCE - GEOGRAPHICAL - CITY OF OTTAWA.
- REFER TO GEOTECHNICAL REPORT NO. PG4315-2 PREPARED BY PATERSON GROUP, DATED OCTOBER 30, 2019, FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL INSPECTION REPORT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- REFER TO THE DEVELOPMENT SERVING STUDY AND STORMWATER MANAGEMENT REPORT NO. R2019-196 DATED NOVEMBER 20, 2019 PREPARED BY NOVATECH.
- REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- SAW CUT AND KEYING ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10). ALL ROAD CUTS TO BE RENAISSANCE WITH FULL MILL OVERLAY AS PER CITY OF OTTAWA STANDARDS (R10).
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVING AS-BUILT INFORMATION SHOWN ON THE PLANS. AS-BUILT INFORMATION MUST INCLUDE PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TBM ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS BUILT GRADES.

GRADING NOTES:

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL SHALL BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL CONSULTANT.
- ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS.
- THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- GRADE AND/OR FILL BEHIND PROPOSED CURBS AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
- AS PER PRIVATE APPROACH BY-LAW NO. 2004-447 SECTION 26 (h) THE GRADE OF ANY PART OF A PRIVATE APPROACH TO A BUILDING MAY BE GREATER THAN 6% BUT SHALL NOT EXCEED 12% PROVIDED THAT A SUBSTANCE MELTING DEVICE SUFFICIENT TO KEEP THE PRIVATE APPROACH FREE OF ICE AT ALL TIMES IS INSTALLED AND PROPERLY MAINTAINED BY THE OWNER.

EROSION AND SEDIMENT CONTROL NOTES:

REFER TO ESC PLAN 11611-ESC FOR FURTHER DETAILS.

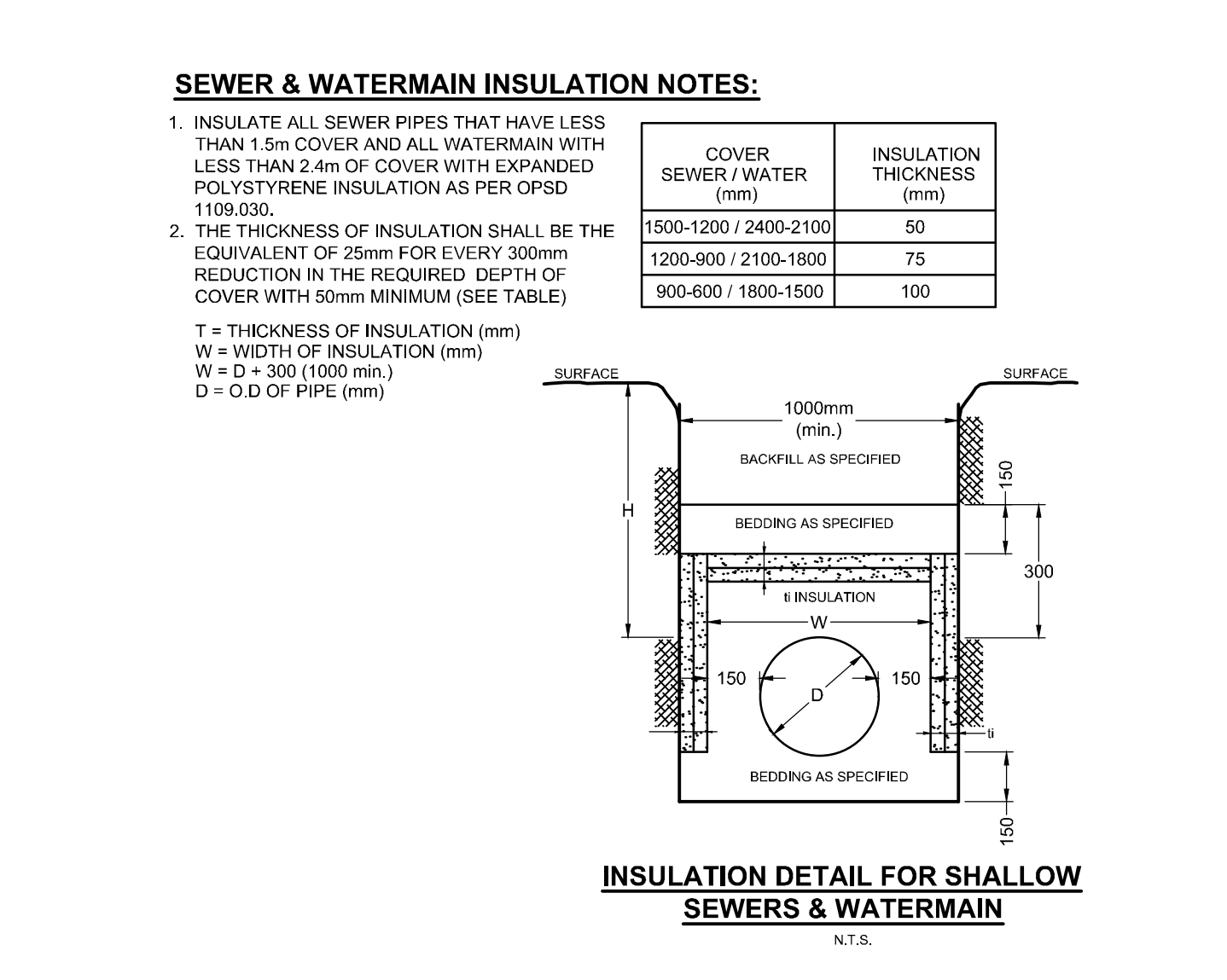
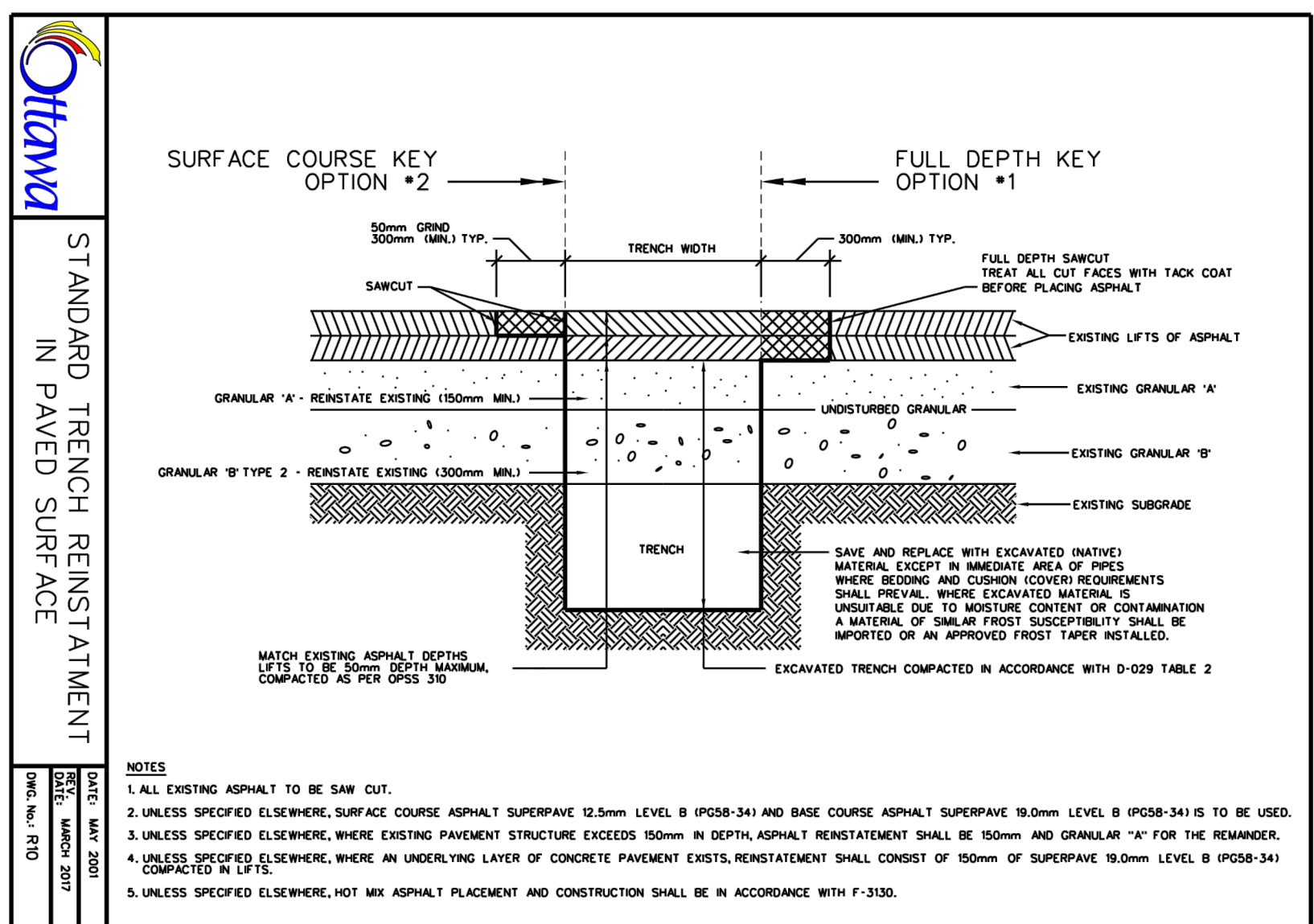
THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

- THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL, SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
- THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
- THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
- EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.

SEWER NOTES:

- SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
STORM (SANITARY MANHOLE) (1200B)	701.010	OPSD
STORM MANHOLE (1500B)	701.011	OPSD
CATCHBASIN (600/600MM)	705.010	OPSD
CB FRAME & COVER	400.020	OPSD
STORM (SANITARY) MH FRAME	526	CITY OF OTTAWA
SANITARY COVER	524	CITY OF OTTAWA
STORM COVER (CLOSED)	528.1	CITY OF OTTAWA
STORM COVER (OPEN)	528.1	CITY OF OTTAWA
SEWER TRENCH	56 & 57	CITY OF OTTAWA
STORMTECH CHAMBERS	SC-740	ADS Inc.
STORM SEWER < 450mmØ	PVC SDR 35 (UNLESS SPECIFIED OTHERWISE)	
STORM SEWER >= 450mmØ	CONC. (UNLESS SPECIFIED OTHERWISE)	
STORM INFILTRATION CHAMBERS	SC-740	STORMTECH
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
- ALL STORM AND SANITARY SEWER LATERALS SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES AS PER THE CITY OF OTTAWA STANDARD DETAILS S14 AND S14.1 OR S14.2.
- ALL WEIRING TIE CONNECTIONS TO BE MADE TO THE PROPOSED STORM SEWER SYSTEM DOWNSTREAM OF ANY INLET CONTROL DEVICES.
- INSULATE ALL PIPES (SANITARY) THAT HAVE LESS THAN 1.5m COVER. PER INSULATION DETAIL FOR SHALLOW SEWERS. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX: POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
- STORM MANHOLES AND CBMS ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
- ALL CATCHBASINS, MANHOLES AND/OR CATCHBASIN MANHOLES THAT ARE TO HAVE ICD'S INSTALLED WITHIN THEM ARE TO HAVE 600mm SUMPS.
- ALL CATCHBASINS AND CATCHBASIN MANHOLES ARE TO BE PROVIDED WITH MINIMUM 3 METER LONG PERFORATED SUBDRAINS WHICH EXTEND IN TWO DIRECTIONS LONGITUDINALLY V.L. TO THE SURFACE LEVEL.
- CONTRACTOR TO TELETYPE (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES AND RE CCTV PRIOR TO ACCEPTANCE.
- THE OWNER SHALL REQUIRE THAT THE SITE SERVING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSD 410.07.16, 410.07.18.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER, WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.

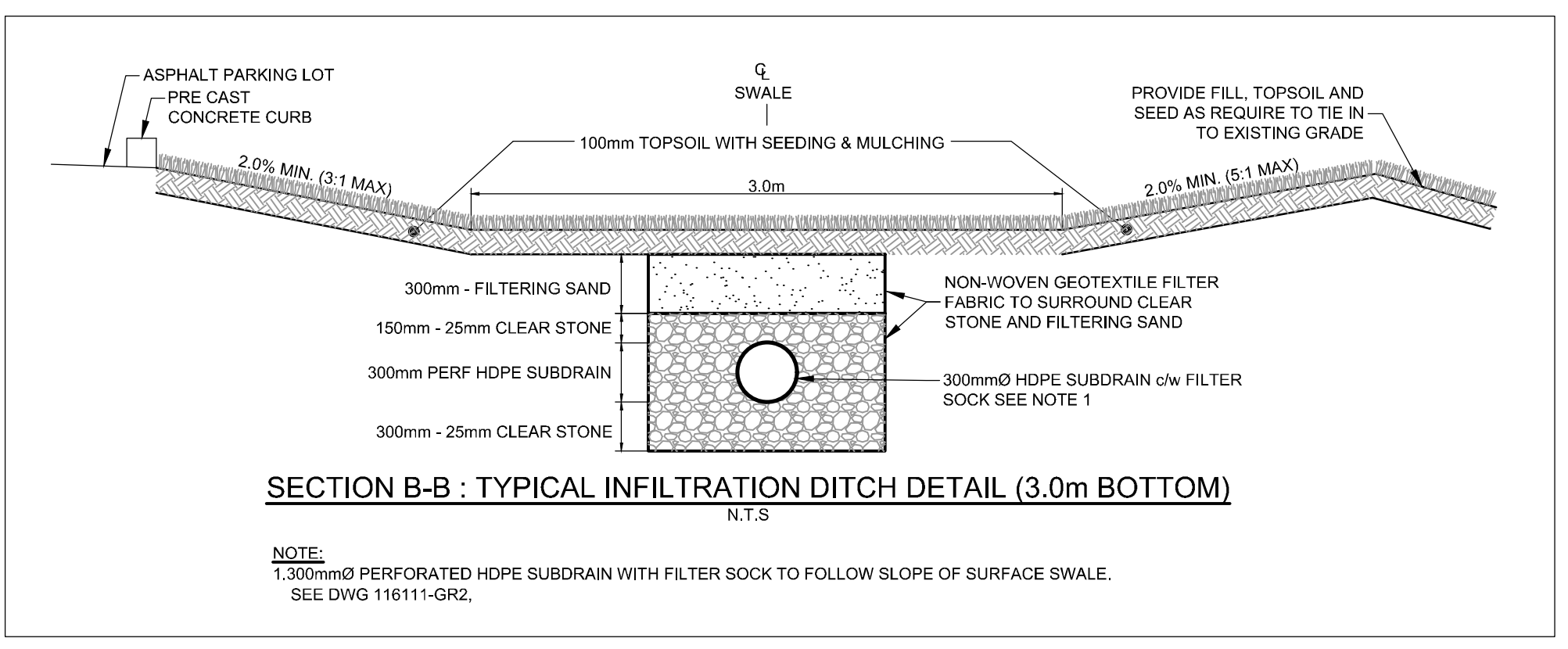
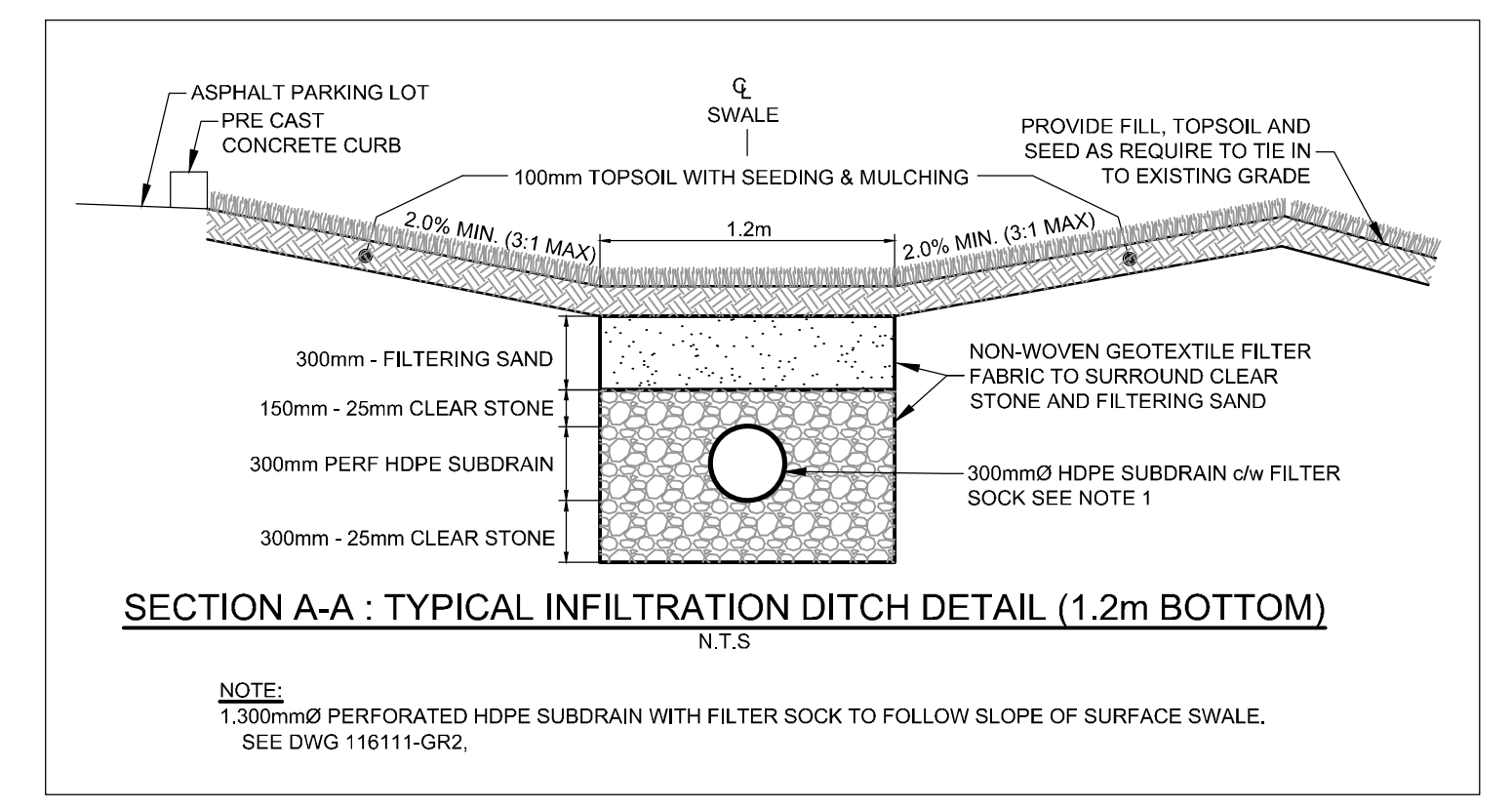
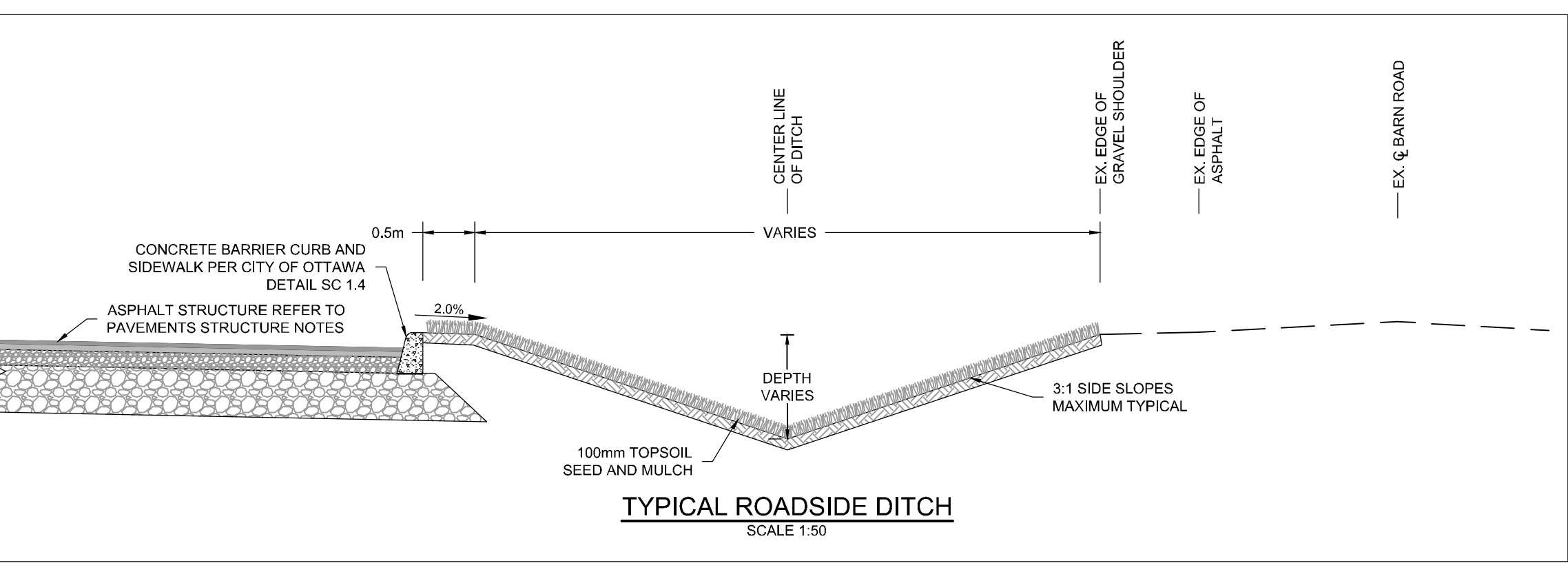
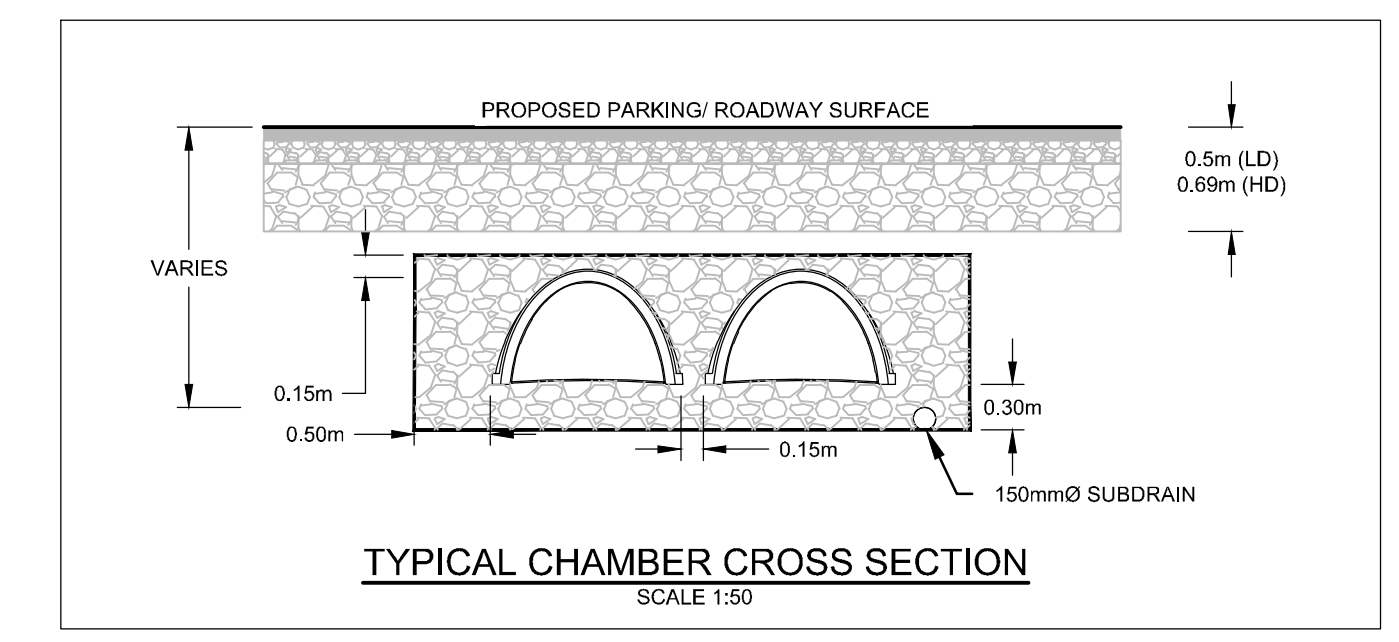
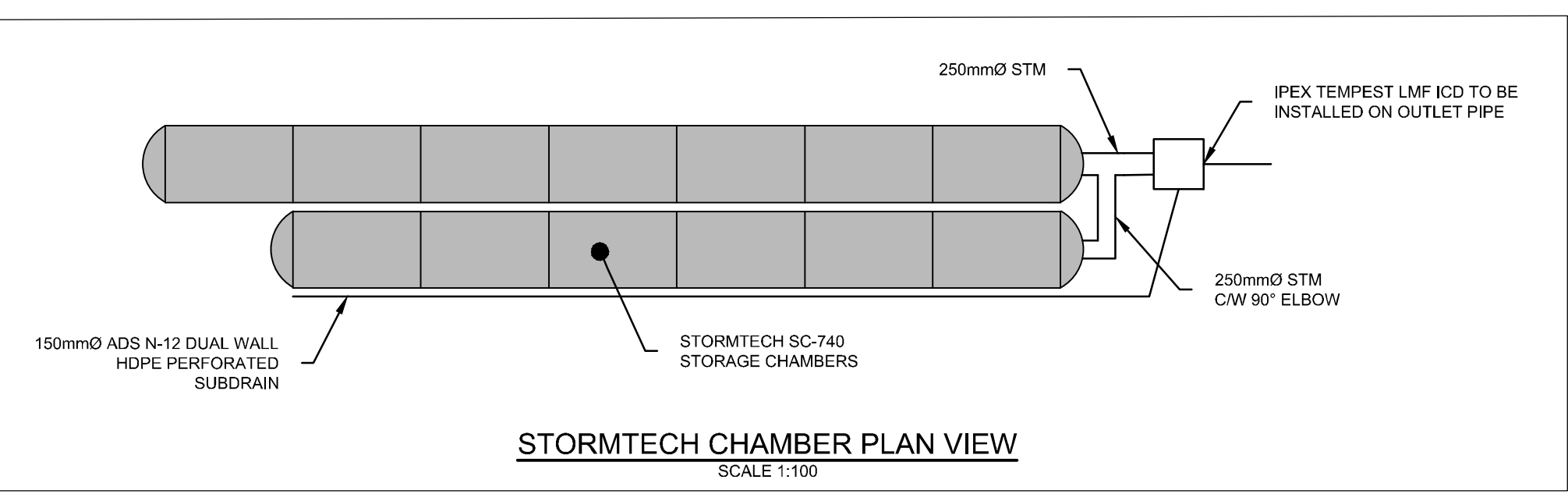


ROOF DRAIN TABLE:

ROOF AREA	ROOF DRAIN ID	WEIR SETTING
R-1	RD1 - RD5	1/2 Open
R-2	RD6 - RD7	1/2 Open
R-3	RD8 - RD12	3/4 Open
R-4	RD13 - RD26	1/4 Open
R-5	RD27 - RD29	1/2 Open
R-6	RD30 - RD33	1/2 Open
R-7	RD34 - RD37	1/2 Open
R-8	RD38 - RD42	1/2 Open
R-9	RD43 - RD51	1/4 Open
R-10	RD52 - RD54	1/4 Open
R-11	RD55 - RD56	1/4 Open
R-12	RD57	1/2 Open
R-13	RD58	1/2 Open
R-14	RD59	1/4 Open
R-15	RD60	1/2 Open

INLET CONTROL DEVICE TABLE:

STRUCTURE ID	TEMPEST ICD	100-YR EVENT HEAD (m)	100-YR EVENT FLOW (L/s)
EX-CB117	79	2.26	8.2
EX-CB131	N/A	1.82	111.2
EX-CB137	N/A	2.35	8.4
EX-CB14	N/A	2.60	19.0
EX-CB80	86	1.77	8.5
EX-CB84	79	2.26	8.2
EX-CB72	N/A	1.75	22.5
EX-CB82	N/A	1.92	19.4
EX-CB84	N/A	2.28	22.0
EXMH105	N/A	2.72	21.9
EXMH112	85	1.90	8.6
PR-CB10	77	1.42	6.1
PR-CB13	78	1.37	6.2
PR-CB14	63	1.37	4.0
PR-CB16/17	93	1.65	9.7
PR-CB18	78	1.42	6.3
PR-CB21	78	1.42	6.3
PR-CB24	78	1.47	6.4
PR-CB29	93	1.53	9.2
PR-CB32	93	1.71	9.9
PR-CBMH104	101	1.31	10.1
PR-CBMH105	77	1.38	6.0
PR-CBMH106	78	1.40	6.2
PR-CBMH107	78	1.41	6.2
PR-CBMH108	93	1.59	9.4
PR-CBMH109	78	1.85	7.2
PR-CBMH110	76	1.96	7.1
PR-CBMH114	78	1.89	7.2
PR-CBMH115	78	1.94	7.3
PR-CBMH118	93	1.90	10.4
PR-MH100	MHF 80	1.39	14.9
PR-TD01	MHF 82	0.82	12.0
PR-TD02	MHF 82	0.92	12.7



PAVEMENT STRUCTURE:

- HEAVY DUTY PAVEMENT
 - 40mm SP 12.5
 - 50mm SP 19.0
 - 150mm OPSS GRANULAR "A"
 - 450mm OPSS GRANULAR "B" TYPE II
- LIGHT DUTY PAVEMENT
 - 50mm SP 12.5
 - 150mm OPSS GRANULAR "A"
 - 300mm OPSS GRANULAR "B" TYPE II

NOTES:

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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.

No.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	NOV 2019	CJR

SCALE	FOR REVIEW ONLY										
AS NOTED	<table border="1"> <tr><td>DESIGN</td><td>MJH</td></tr> <tr><td>CHECKED</td><td>CJR</td></tr> <tr><td>DRAWN</td><td>MJR</td></tr> <tr><td>CHECKED</td><td>CJR</td></tr> <tr><td>APPROVED</td><td>JLS</td></tr> </table>	DESIGN	MJH	CHECKED	CJR	DRAWN	MJR	CHECKED	CJR	APPROVED	JLS
DESIGN	MJH										
CHECKED	CJR										
DRAWN	MJR										
CHECKED	CJR										
APPROVED	JLS										

LOCATION
4837 ALBION ROAD, CITY OF OTTAWA
HARD ROCK OTTAWA

DRAWING NAME
NOTES AND DETAILS

PROJECT No. 116111
REV 116111-ND

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

PROFESSIONAL ENGINEER
NOV 2019

NORTH

KEY PLAN
N.T.S.

LEGEND

- PROPERTY LINE
- X X X EXISTING STRUCTURE/LIGHT POST REMOVALS
- EXISTING STORM PIPES REMOVALS/ ABANDONMENT
- EXISTING HYDRO REMOVALS
- EXISTING UTILITY POLE C/W GUY WIRES
- V&VC EXISTING WATERMAIN C/W VALVE & VALVE CHAMBER
- EXISTING HYDRANT C/W VALVE & LEAD
- SAN MH EXISTING SANITARY MANHOLE & SEWER
- STM MH EXISTING STORM MANHOLE & SEWER
- CB 1 EXISTING CATCHBASIN
- CAS EXISTING GAS MAIN
- OHW EXISTING OVERHEAD WIRES
- B EXISTING BELL LINE
- H EXISTING HYDRO
- LS EXISTING STREETLIGHT

REMOVALS NOTES:

1. OBTAIN ALL APPROVALS AND PERMITS FROM THE CITY OF OTTAWA PRIOR TO ANY REMOVAL WORK OR CONSTRUCTION.
2. ALL STORM STRUCTURES AND PIPES WITHIN THE PROPOSED BUILDING AREA TO BE REMOVED AND DISPOSED OF OFF SITE.
3. ALL STORM PIPES OUTSIDE THE BUILDING AREA TO BE ABANDONED PER CITY OF OTTAWA STANDARD DETAIL S11.4.
4. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT IN POINTS PER CITY OF OTTAWA STANDARD DETAIL R10.



EXISTING BUS STRUCTURE TO BE REMOVED

EXISTING LIGHT POSTS WITHIN GRAVEL PARKING AREA TO BE RELOCATED AND FIXED WITH NEW LIGHT HEADS

EXISTING BUILDING TO BE REMOVED

EXISTING HYDRO POLE AND LINES TO BE REMOVED

EXISTING HYDRO POLE AND LINES TO BE REMOVED

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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.

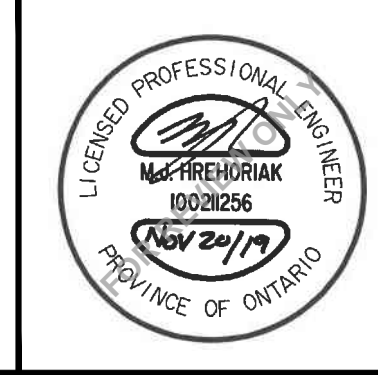
NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPROVAL	NOV 2019	CJR

SCALE	
1:750	
0 10 20 30	

DESIGN	MJH
CHECKED	CJR
DRAWN	MJH
CHECKED	CJR
APPROVED	JLS

FOR REVIEW ONLY

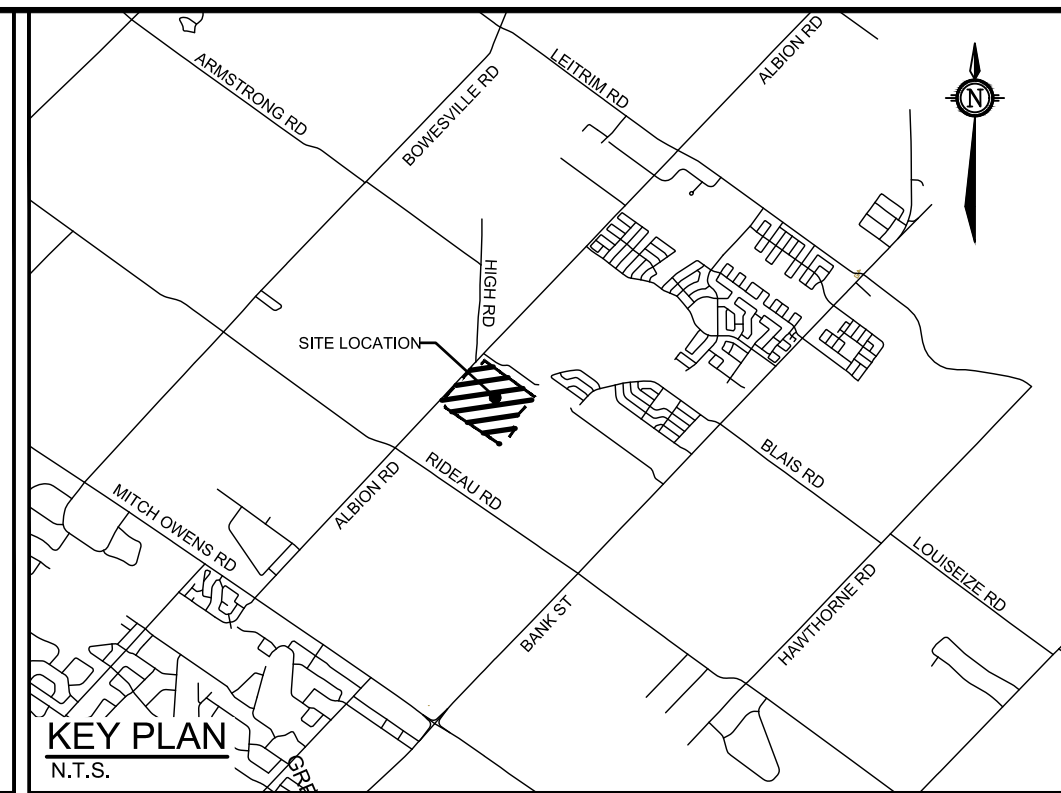
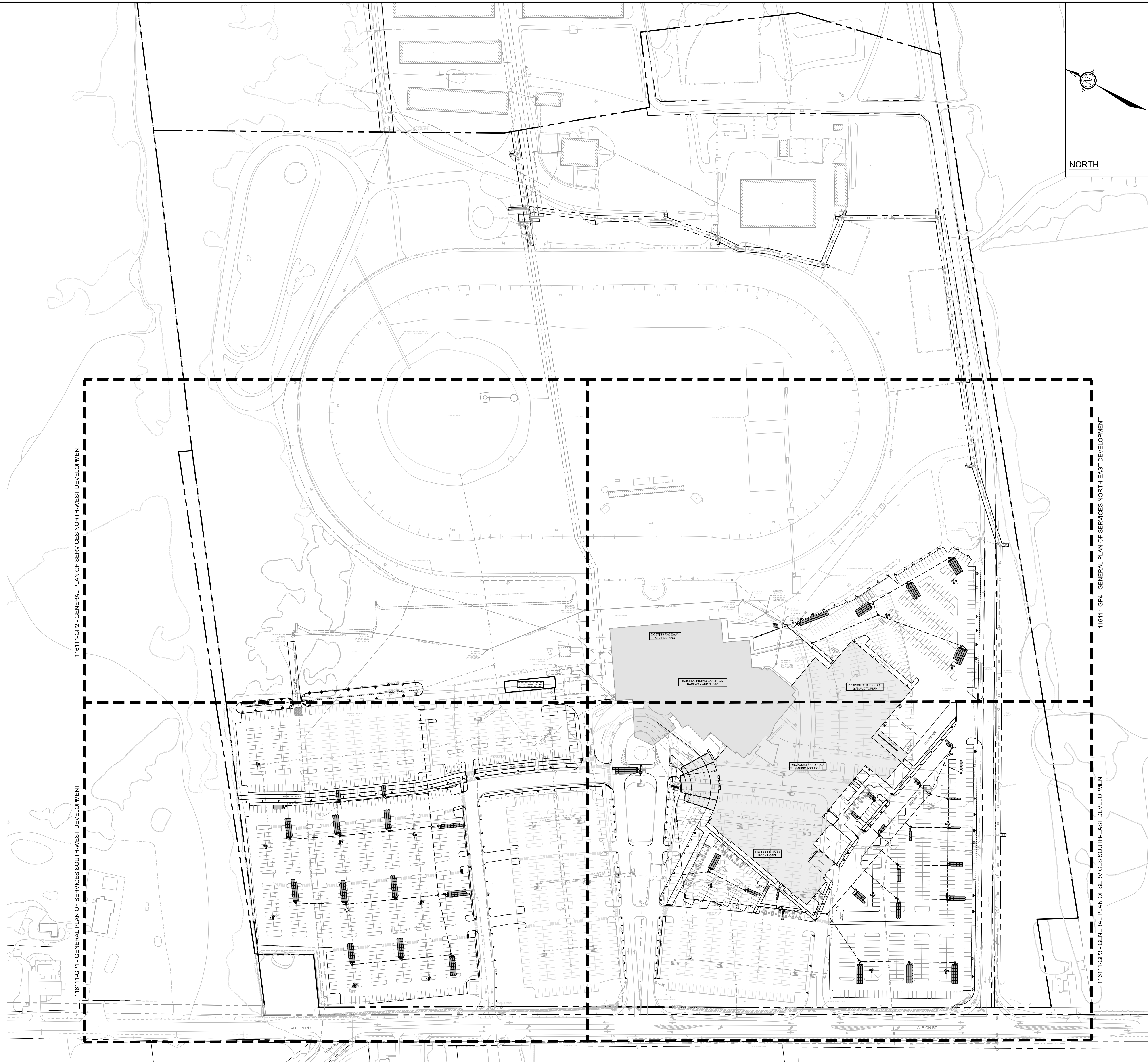


NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION 4837 ALBION ROAD, CITY OF OTTAWA HARD ROCK OTTAWA		PROJECT NO. 116111
DRAWING NAME REMOVALS AND DEMOLITION PLAN		REV # 1
DRAWING NO. 116111-REM		

REFER TO 116111-ND FOR ADDITIONAL NOTES

C:\000\116111\116111-REM.dwg, 11/14/2019, 11:18am, mmmmmmm



- LEGEND**
- PROPERTY LINE
 - PROPOSED CURB
 - DC — PROPOSED DEPRESSED CURB
 - PROPOSED RETAINING WALL
 - PROPOSED PRECAST CONCRETE CURB (O.P.S.D 603.020)
 - TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DEATL SCT.3
 - PROPOSED CAP
 - PROPOSED CROSSWALK PAINTING
 - PROPOSED PARKING PAINTING
 - PROPOSED SANITARY SERVICE c/w MANHOLE
 - PROPOSED STORM SEWER AND MANHOLE
 - PROPOSED BUILDING ENTRANCE
 - DIRECTION OF FLOW
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED INLET CONTROL DEVICE
 - PROPOSED CATCHBASIN
 - PROPOSED LIGHT POST/FIXTURE (REFER TO ELECTRICAL/PHOTOMETRIC PLAN)
 - DECORATIVE LAMP POST (REFER TO ELECTRICAL/PHOTOMETRIC PLAN)
 - LIGHTING BOLLARD (REFER TO ELECTRICAL/PHOTOMETRIC PLAN)
 - HYDRO TRANSFORMER (REFER TO ELECTRICAL PLAN)
 - GENERATOR (REFER TO ELECTRICAL PLAN)
 - ELECTRICAL MANHOLE (REFER TO ELECTRICAL PLAN)
 - EXISTING UTILITY POLE c/w GUY WIRES
 - EXISTING WATERMAIN c/w VALVE & VALVE CHAMBER
 - EXISTING HYDRANT c/w VALVE & LEAD
 - EXISTING SANITARY MANHOLE & SEWER
 - EXISTING SANITARY FORCEMAIN
 - EXISTING STORM MANHOLE & SEWER
 - EXISTING CATCHBASIN
 - EXISTING INFILTRATION CHAMBERS
 - EXISTING GAS MAIN
 - EXISTING OVERHEAD WIRES
 - EXISTING BELL LINE
 - EXISTING HYDRO
 - EXISTING STREETLIGHT
 - EXISTING PARKING LOT SIGNAGE

REFER TO 116111-ND FOR ADDITIONAL NOTES

NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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.

NOT FOR CONSTRUCTION

NO.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	NOV 2019	CJR

DESIGN	CHECKED	DRAWN	CHECKED	APPROVED
MJH	CJR	MJH	CJR	JLS

SCALE: 1:1250

FOR REVIEW ONLY

PROFESSIONAL ENGINEER
 REG. NO. 1009256
 NOV 2019
 PROVINCE OF ONTARIO

NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

LOCATION: 4837 ALBION ROAD, CITY OF OTTAWA
 HARD ROCK OTTAWA

DRAWING NAME: GENERAL PLAN OF SERVICES OVERALL DEVELOPMENT

PROJECT NO.: 116111
 REV: # 1
 DRAWING NO.: 116111-GP

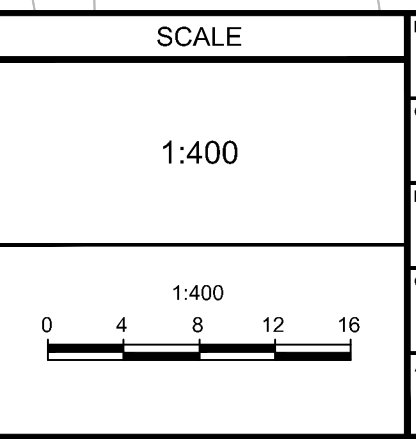
C:\Users\116111\OneDrive\Desktop\116111-GP\116111-GP.dwg - Nov 19, 2019 - 4:10pm, m.m.h.v.a.l.



NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS,
 WATERMANS, 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.

**NOT FOR
 CONSTRUCTION**

No.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	NOV 2019	CJR



FOR REVIEW ONLY	DESIGN	CHECKED	APPROVED
	MJH	CJR	MJH
			CJR
			JLS

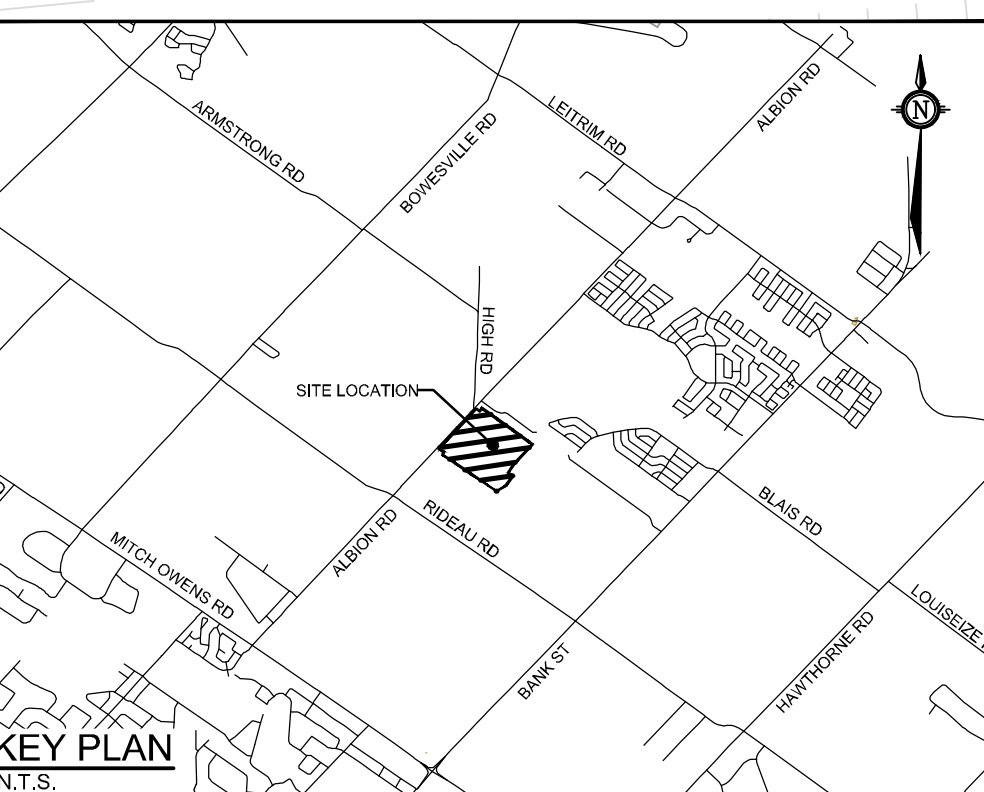


LOCATION
 4837 ALBION ROAD, CITY OF OTTAWA
 HARD ROCK OTTAWA

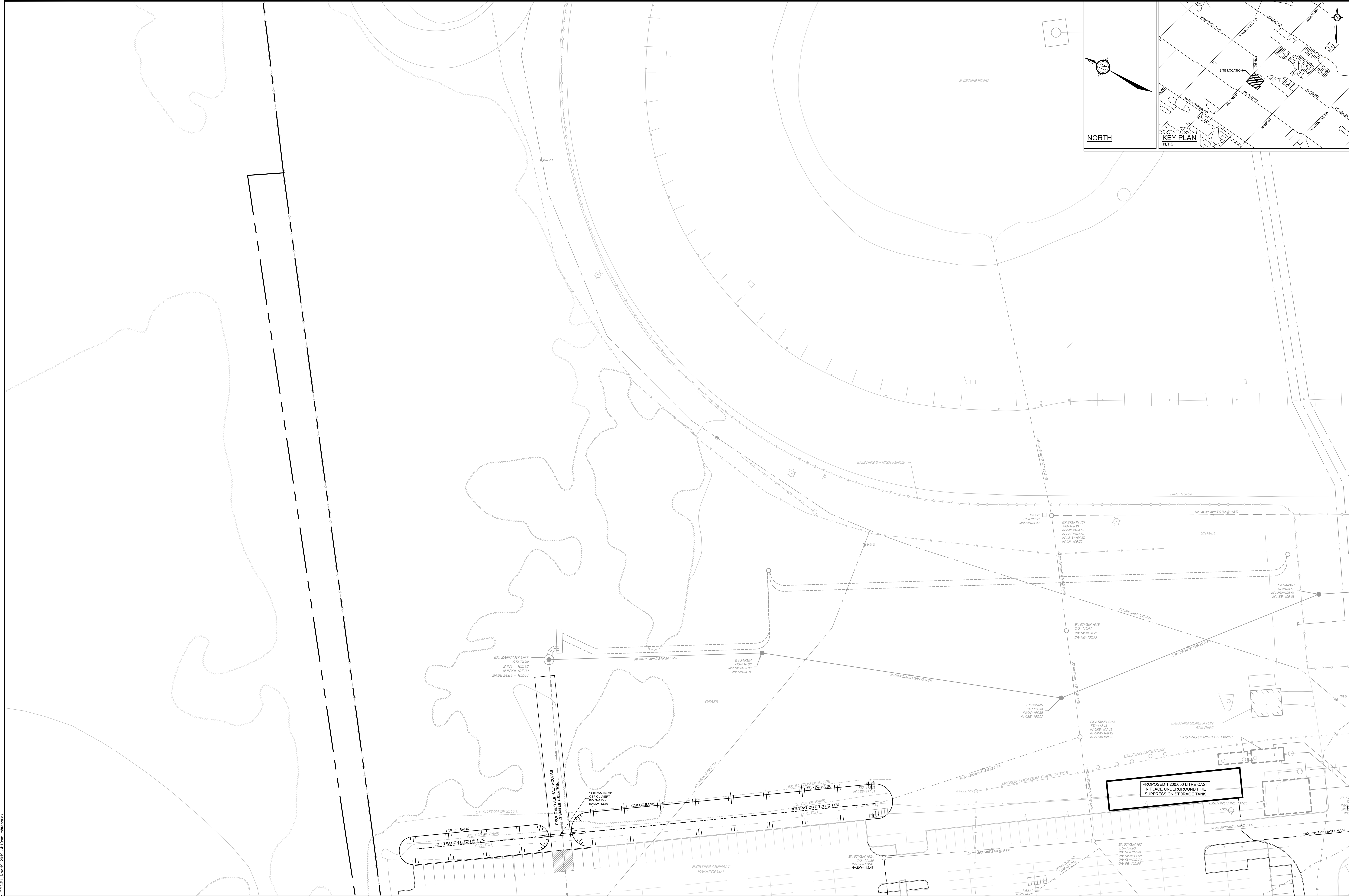
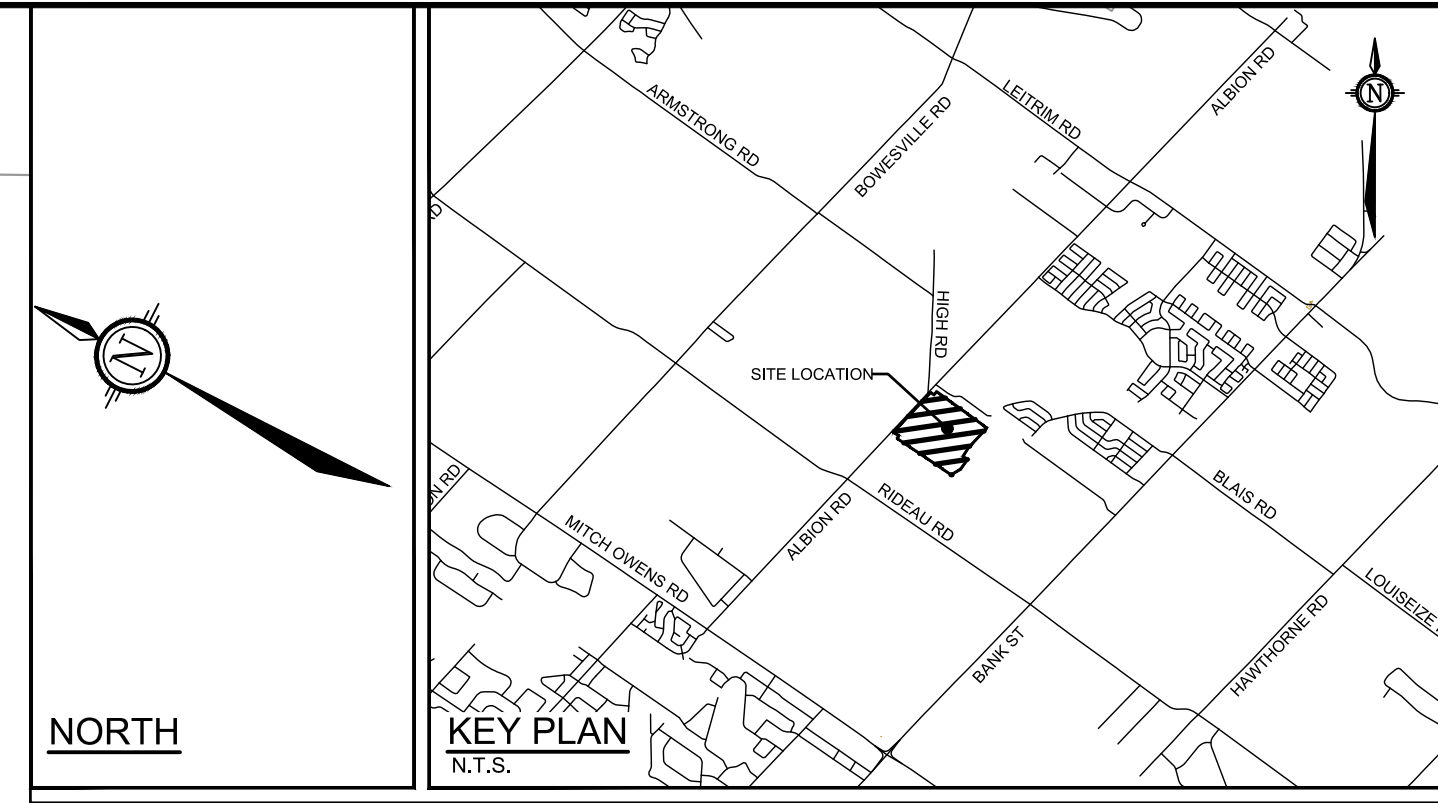
DRAWING NAME
**GENERAL PLAN OF SERVICES
 SOUTH-WEST DEVELOPMENT**

PROJECT NO. 116111
 REV # 1
 DRAWING NO. 116111-GP1

NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Copland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com



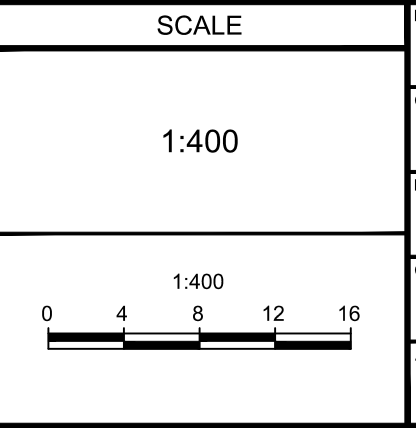
C:\Users\116111\OneDrive\116111-GP1.dwg, Nov 19, 2019, 5:22pm, mironovsk



NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS,
WATERMANS, 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.

**NOT FOR
CONSTRUCTION**

NO.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	NOV 2019	CJR



FOR REVIEW ONLY	
DESIGN	MJH
CHECKED	CJR
DRAWN	MJH
CHECKED	CJR
APPROVED	JLS

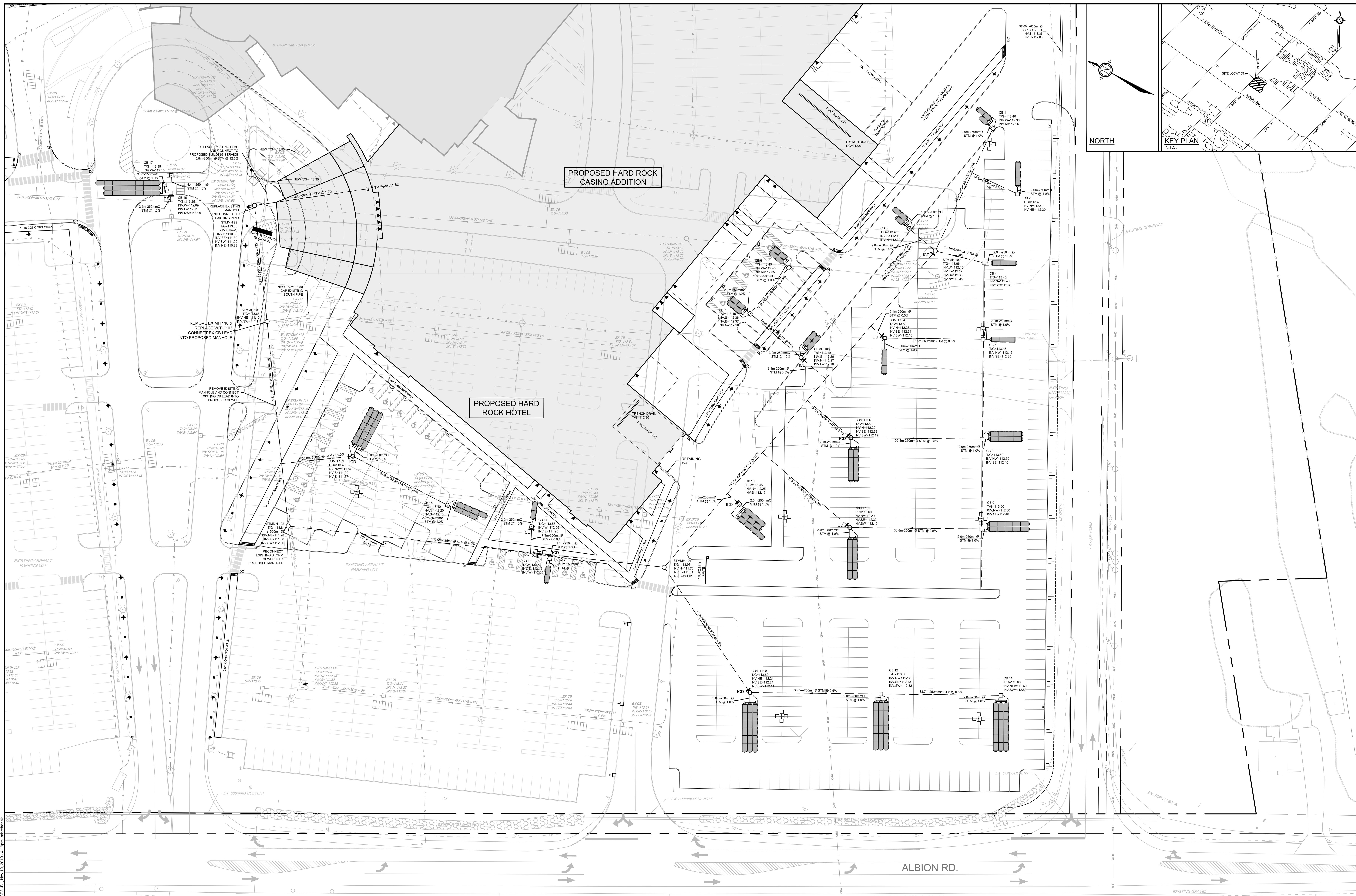
NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION
4837 ALBION ROAD, CITY OF OTTAWA
HARD ROCK OTTAWA

DRAWING NAME
GENERAL PLAN OF SERVICES
NORTH-WEST DEVELOPMENT

PROJECT NO.: 116111
REV: REV # 1
DRAWING NO.: 116111-GP2

C:\Users\116111\OneDrive\Documents\116111\GP2.dwg - GP2.dwg - Nov 19, 2019 - 4:10pm - mshahmorad



NORTH

KEY PLAN
N.T.S.

PROPOSED HARD ROCK
CASINO ADDITION

PROPOSED HARD
ROCK HOTEL

ALBION RD.

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS,
WATERMANS, 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.

**NOT FOR
CONSTRUCTION**

NO.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	NOV 2019	CJR

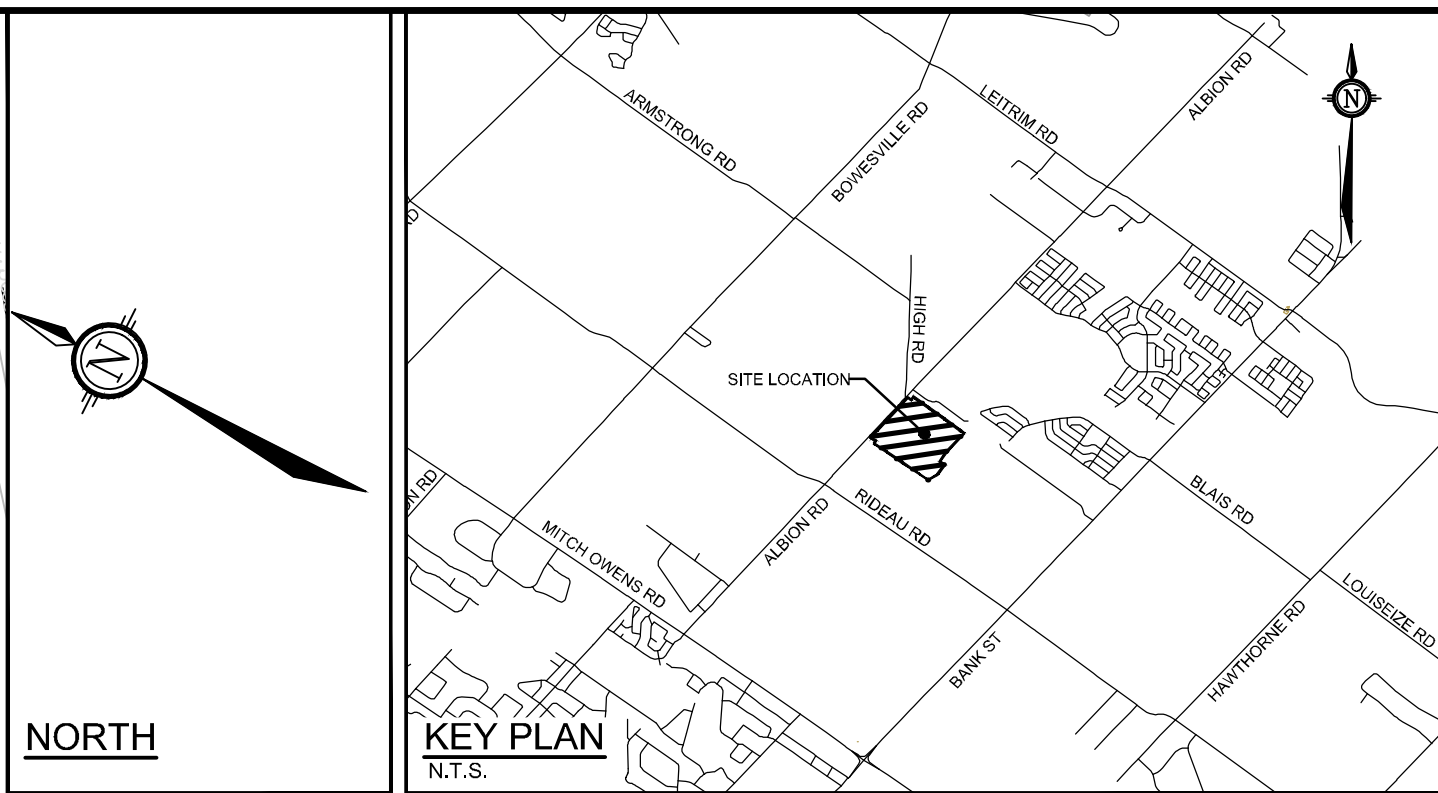
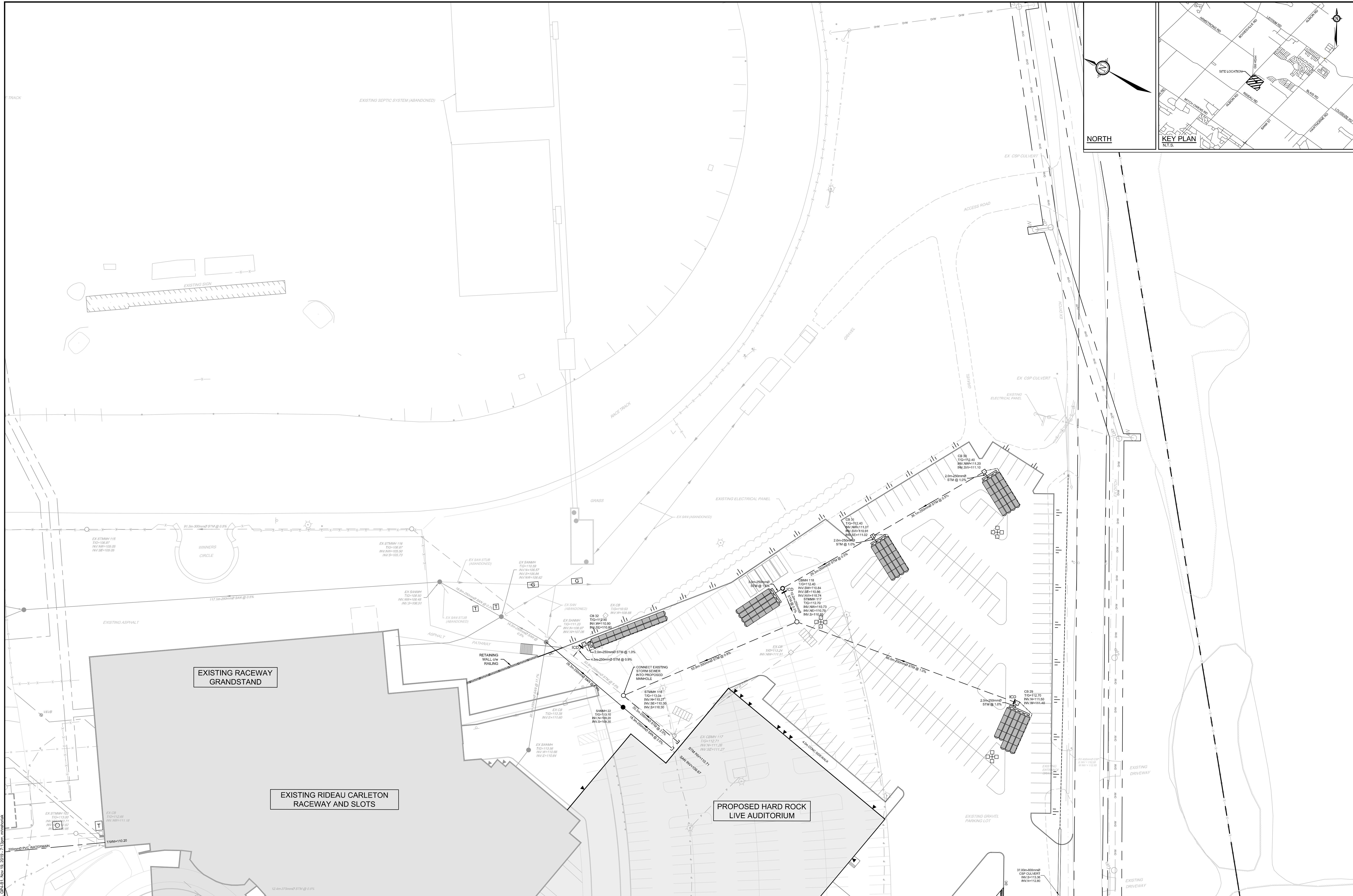
SCALE	
1:400	1:400
0	4 8 12 16

FOR REVIEW ONLY	
DESIGN	MJH
CHECKED	CJR
DRAWN	MJH
CHECKED	CJR
APPROVED	JLS

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION 4837 ALBION ROAD, CITY OF OTTAWA HARD ROCK OTTAWA	PROJECT NO. 116111
DRAWING NAME GENERAL PLAN OF SERVICES SOUTH-EAST DEVELOPMENT	REV # 1
	DRAWING NO. 116111-GRP3

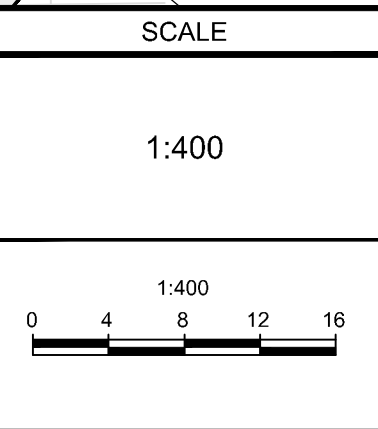
C:\Users\1011111111\OneDrive\Documents\116111-GRP3.dwg - Nov 19, 2019 - 4:10pm - c:\windows\system32\cmd.exe



NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS,
 WATERMANS, 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.

**NOT FOR
 CONSTRUCTION**

No.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	NOV 2019	CJR



DESIGN	MJH
CHECKED	CJR
DRAWN	MJH
CHECKED	CJR
APPROVED	JLS

FOR REVIEW ONLY



NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

LOCATION
 4837 ALBION ROAD, CITY OF OTTAWA
 HARD ROCK OTTAWA
 DRAWING NAME
**GENERAL PLAN OF SERVICES
 NORTH-EAST DEVELOPMENT**

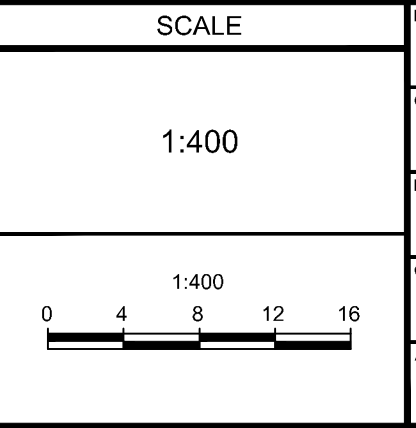
PROJECT No.	116111
REV	REV # 1
DRAWING No.	116111-GP4



NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS,
 WATERMANS, 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.

**NOT FOR
 CONSTRUCTION**

No.	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPROVAL	NOV 2019	CJR



DESIGN	CHECKED	DRAWN	APPROVED
MJH	CJR	MJH	CJR
			JLS

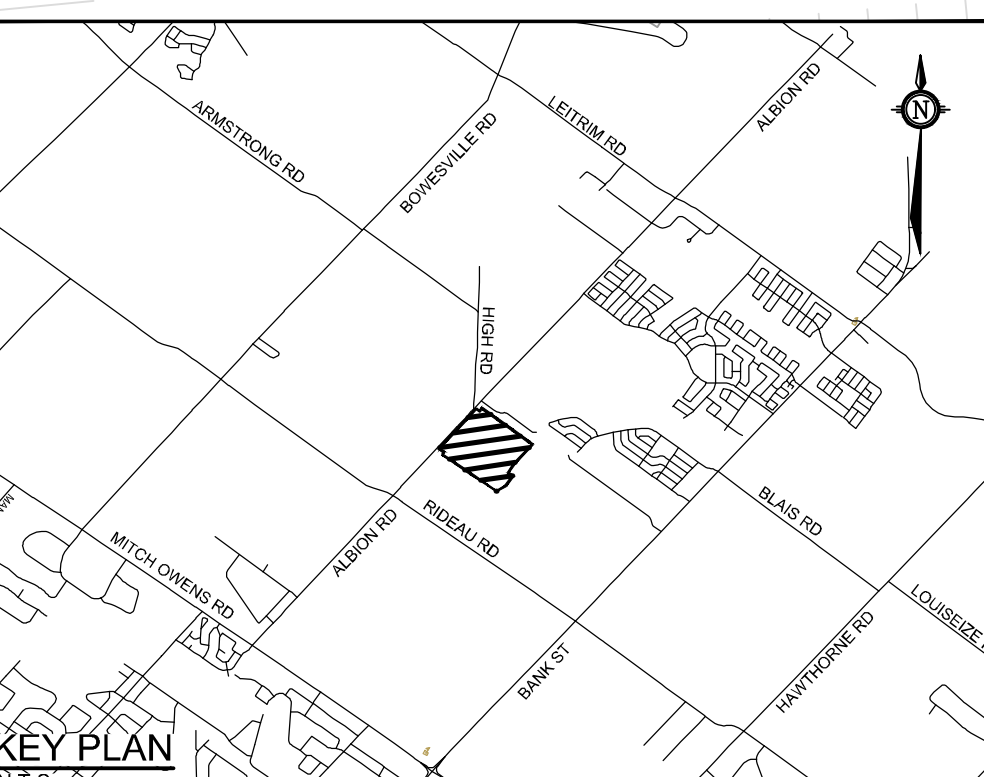
FOR REVIEW ONLY

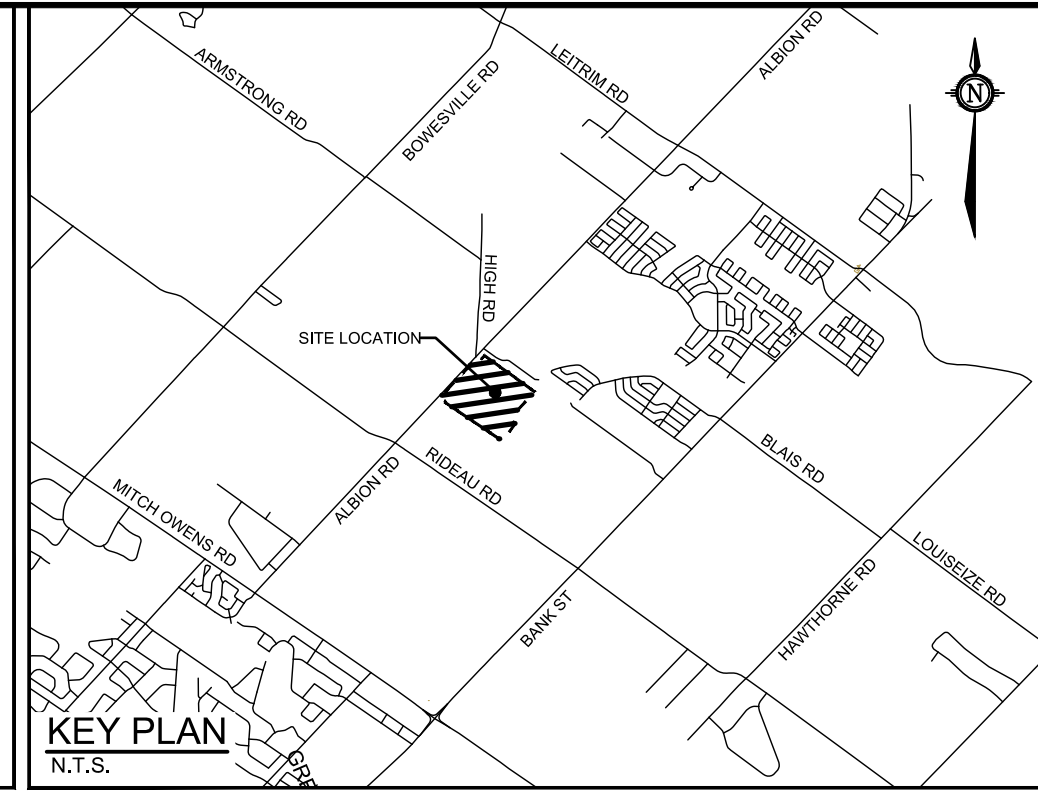
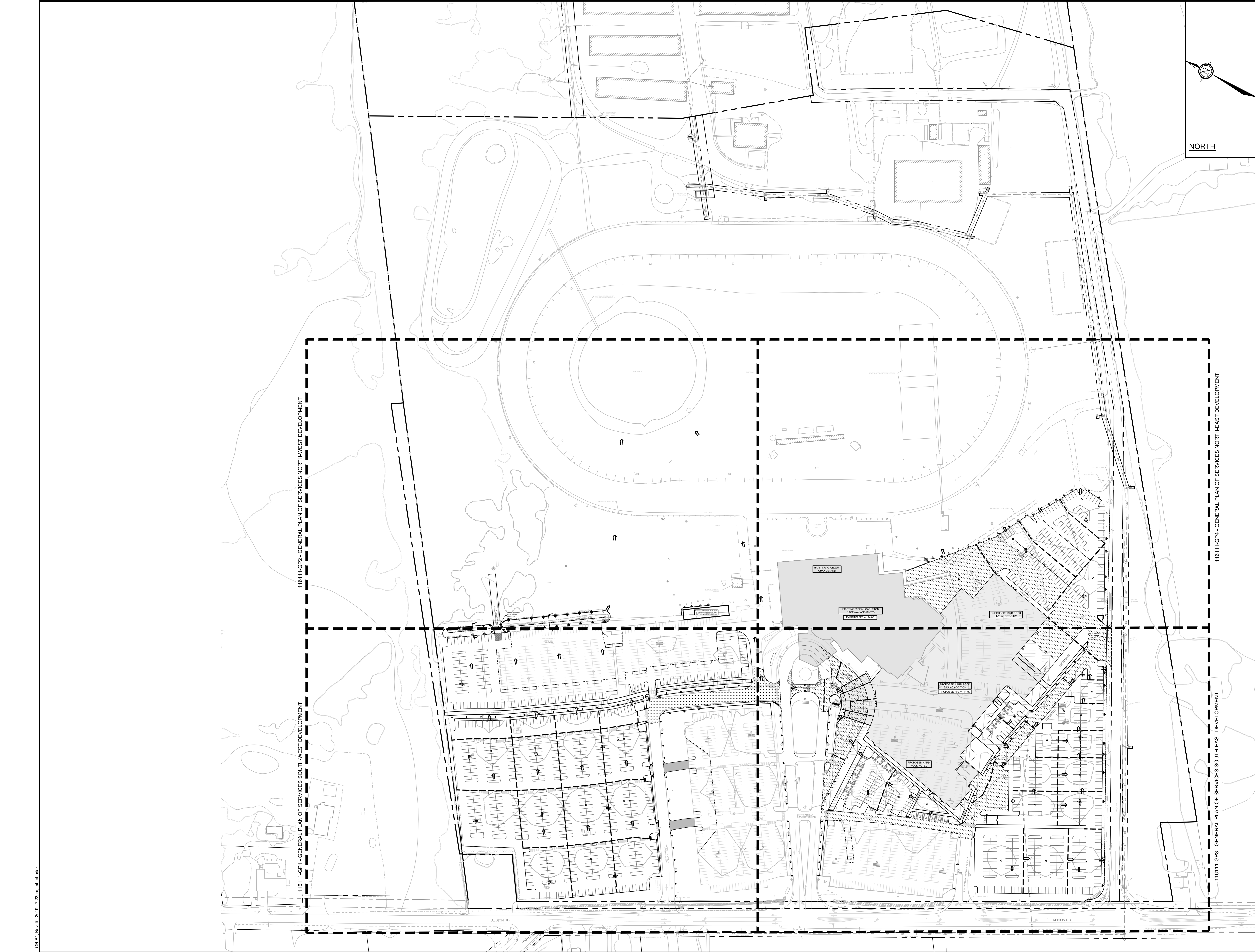
NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Copland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-5643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

LOCATION
 4837 ALBION ROAD, CITY OF OTTAWA
 HARD ROCK OTTAWA

DRAWING NAME
**GENERAL PLAN OF SERVICES
 SOUTH-WEST DEVELOPMENT
 ULTIMATE CONDITION**

PROJECT NO.: 116111
 REV: REV #1
 DRAWING NO.: 116111-GPU





- LEGEND**
- PROPERTY LINE
 - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - PROPOSED SWALE ELEVATION
 - PROPOSED BUILDING ENTRANCE
 - DIRECTION OF MAJOR OVERLAND FLOW
 - PROPOSED SAN MANHOLE
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED LIGHT POST/FIXTURE (REFER TO ELECTRICAL/PHOTOMETRIC PLAN)
 - DECORATIVE LAMP POST (REFER TO ELECTRICAL/PHOTOMETRIC PLAN)
 - LIGHTING BOLLARD (REFER TO ELECTRICAL/PHOTOMETRIC PLAN)
 - PROPOSED CROSSWALK PAINTING
 - PROPOSED PARKING PAINTING
 - PROPOSED HIGH POINT
 - PROPOSED CURB
 - PROPOSED DEPRESSED CURB
 - PROPOSED RETAINING WALL
 - PROPOSED PRECAST CONCRETE CURB (O.P.S.D 603.020)
 - TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SCT.3
 - SWALE with SUBDRAIN AND DIRECTION OF FLOW
 - TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
 - PROPOSED RETAINING WALL
 - SLOPE AND DIRECTION
 - 100YR PONDING LIMITS
 - CROSS-SECTION DETAIL (REFER TO NOTES AND DETAILS SHEET)
 - EXISTING UTILITY POLE (CW GUY WIRES)
 - EXISTING VALVE & VALVE CHAMBER
 - EXISTING VALVE & VALVE BOX
 - EXISTING HYDRANT
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING CATCHBASIN
 - EXISTING LIGHT STANDARD
 - EXISTING FENCE

REFER TO 116111-ND FOR ADDITIONAL NOTES

NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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.

NOT FOR CONSTRUCTION

NO.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	NOV 2019	CJR

SCALE

1:1250

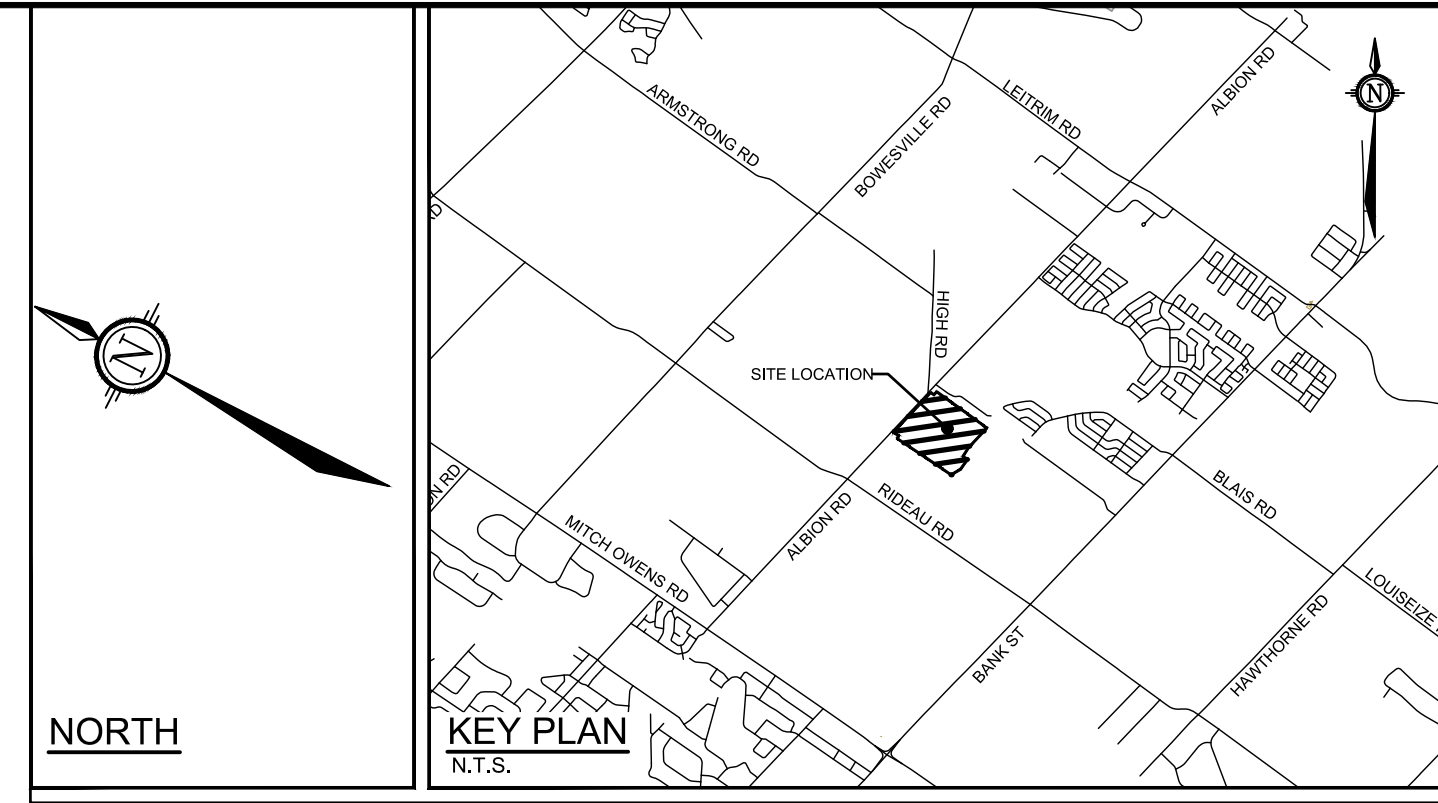
DESIGN	FOR REVIEW ONLY
CHECKED: MJH	
DRAWN: CJR	
CHECKED: MJH	
APPROVED: CJR	
JLS	



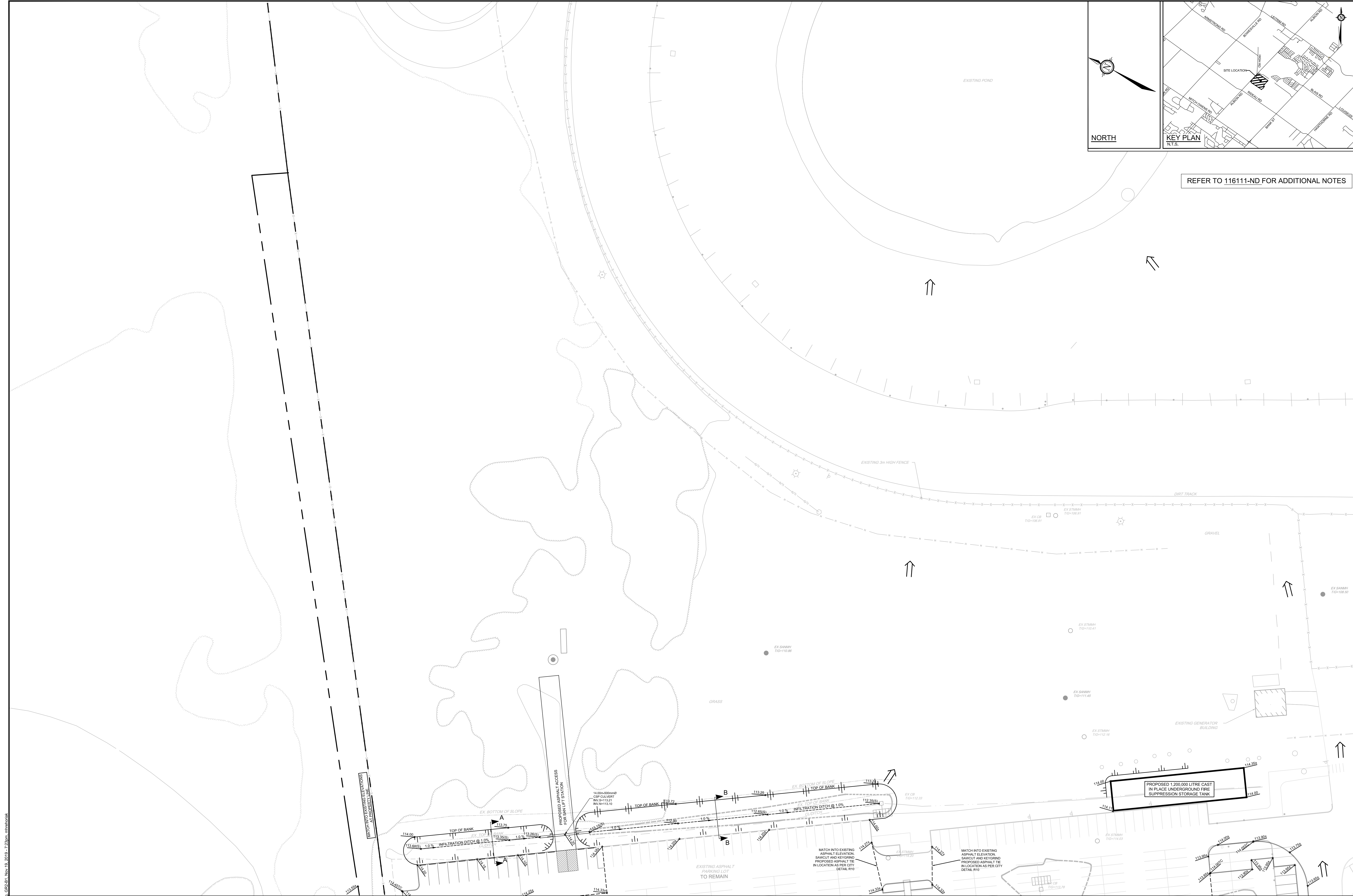
NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

LOCATION 4837 ALBION ROAD, CITY OF OTTAWA HARD ROCK OTTAWA	PROJECT NO. 116111
DRAWING NAME GRADING PLAN OVERALL DEVELOPMENT	REV # 1
	DRAWING NO. 116111-GR

C:\Users\116111\OneDrive\116111-GR.dwg GR-B1 Nov 19 2019 7:23pm m.maharaj



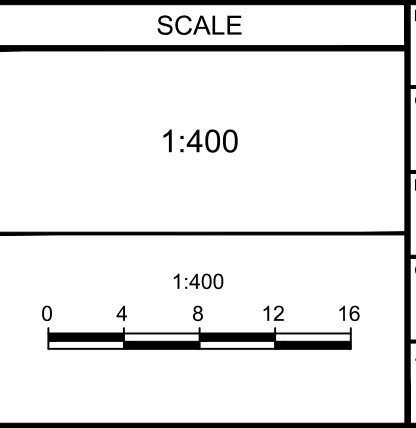
REFER TO 116111-ND FOR ADDITIONAL NOTES



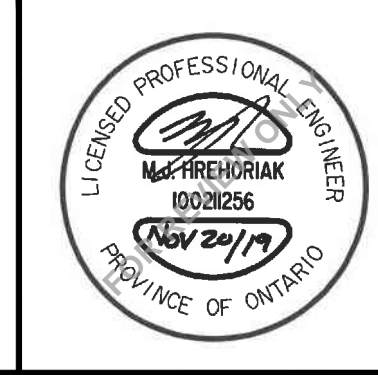
NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS,
 WATERMANS, SEWERS AND OTHER
 UNDERGROUND AND OVERGROUND UTILITIES AND
 STRUCTURES IS NOT NECESSARILY SHOWN ON
 THE CONTRACT DRAWINGS, AND WHERE SHOWN,
 THE ACCURACY OF THE POSITION OF SUCH
 UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 BEFORE STARTING WORK, DETERMINE THE EXACT
 LOCATION OF ALL SUCH UTILITIES AND
 STRUCTURES AND ASSUME ALL LIABILITY FOR
 DAMAGE TO THEM.

**NOT FOR
 CONSTRUCTION**

No.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	NOV 2019	CJR



FOR REVIEW ONLY	
DESIGN	MJH
CHECKED	CJR
DRAWN	MJH
CHECKED	CJR
APPROVED	JLS



LOCATION 4837 ALBION ROAD, CITY OF OTTAWA HARD ROCK OTTAWA	PROJECT No. 116111
DRAWING NAME GRADING PLAN NORTH-WEST DEVELOPMENT	REV # 1
	DRAWING No. 116111-GR2

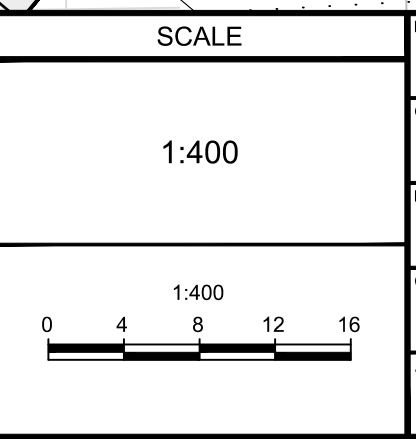
C:\Users\116111\OneDrive\116111-GR2.dwg G:\C81 Nov 19 2019 7:23am unimwork



NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS,
 WATERMANS, 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.

**NOT FOR
 CONSTRUCTION**

NO.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	NOV 2019	CJR



FOR REVIEW ONLY

DESIGN	MJH
CHECKED	CJR
DRAWN	MJH
CHECKED	CJR
APPROVED	JLS

NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

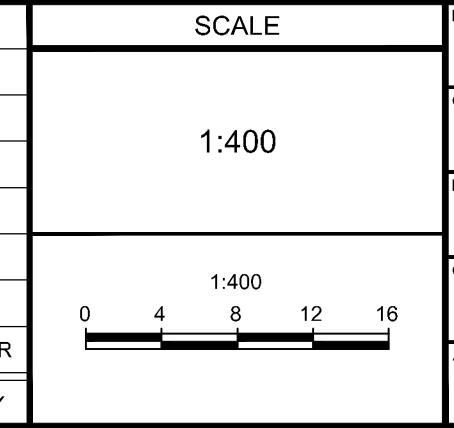
LOCATION 4837 ALBION ROAD, CITY OF OTTAWA HARD ROCK OTTAWA	PROJECT NO. 116111
DRAWING NAME GRADING PLAN NORTH-EAST DEVELOPMENT	REV # 1
	DRAWING NO. 116111-GR4



NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS,
 WATERMANS, 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.

No.	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPROVAL	NOV 2019	CJR

SCALE	DESIGN	CHECKED	DRAWN	CHECKED	APPROVED
1:400	MJH	CJR	MJH	CJR	JLS



FOR REVIEW ONLY

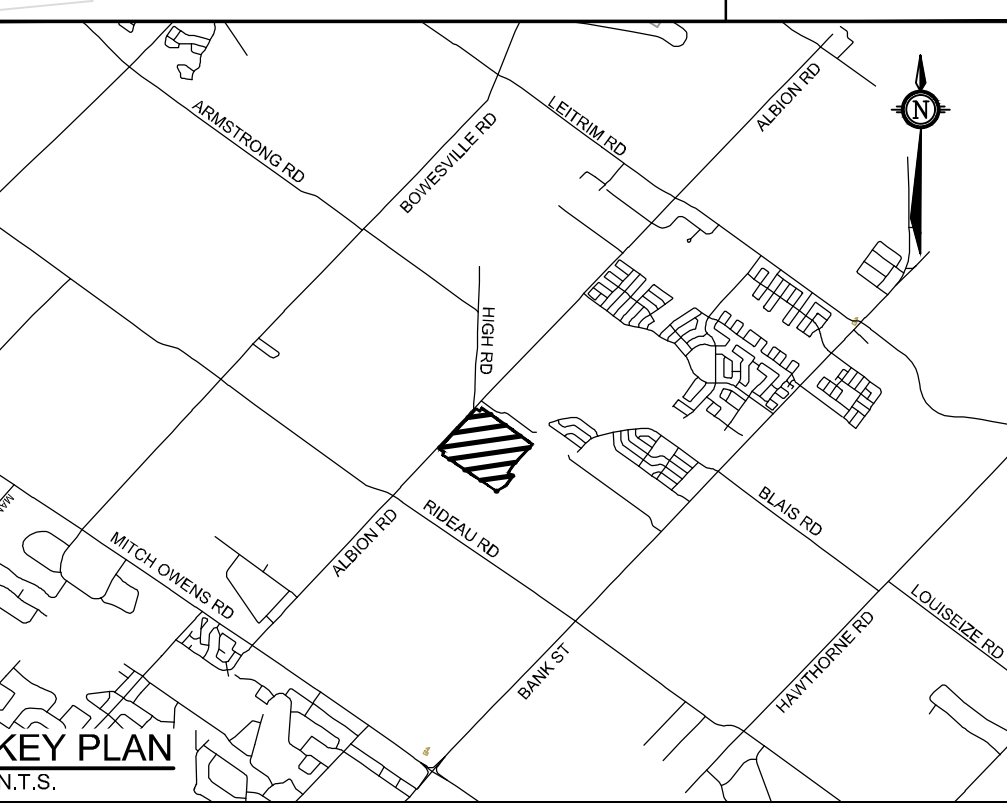
PROFESSIONAL ENGINEER
 REG. NO. 1002856
 NOV 20/19
 PROVINCE OF ONTARIO

NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

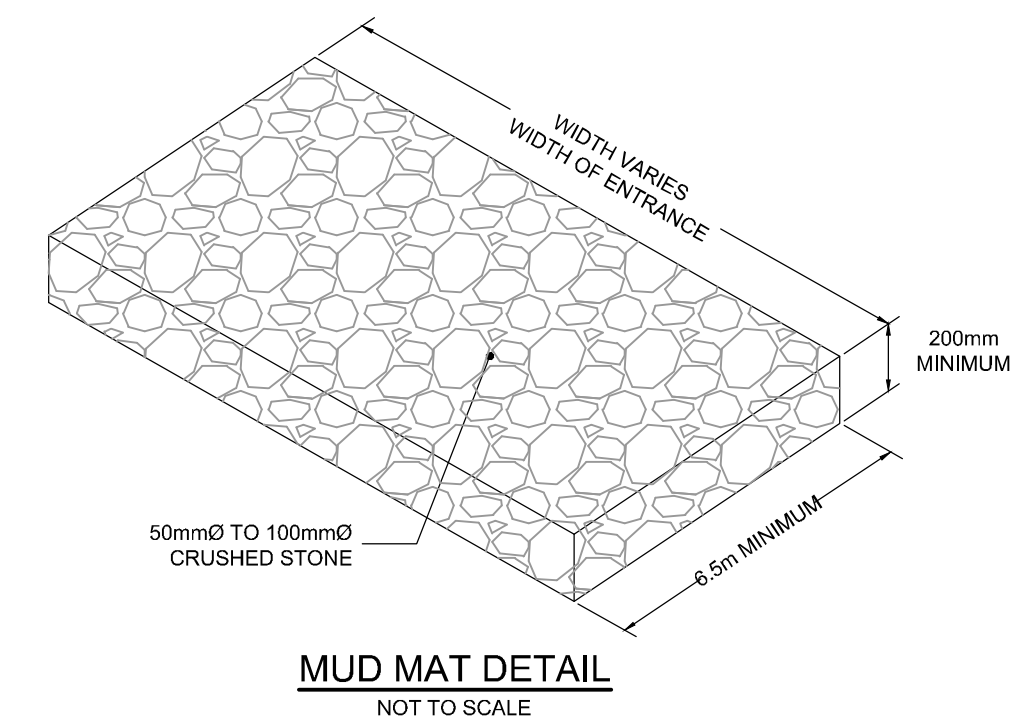
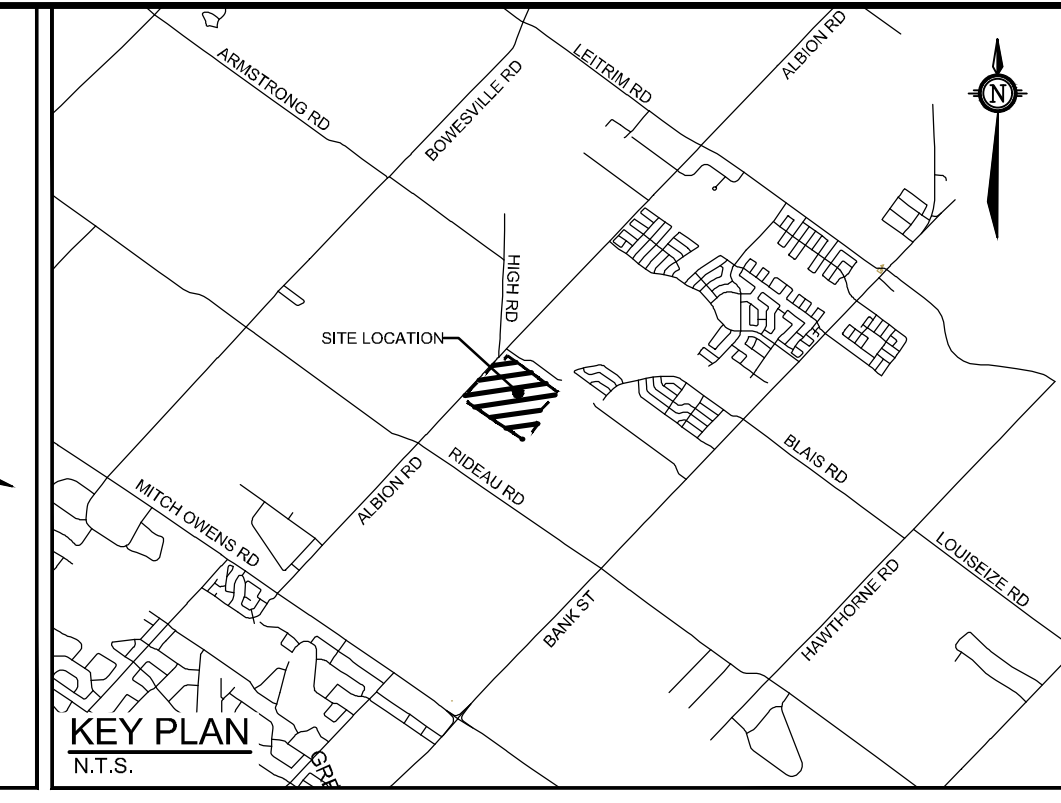
LOCATION
 4837 ALBION ROAD, CITY OF OTTAWA
 HARD ROCK OTTAWA

DRAWING NAME
GRADING PLAN
 SOUTH-WEST DEVELOPMENT
 ULTIMATE CONDITION

PROJECT NO.: 116111
 REV # 1
 DRAWING NO.: 116111-GRU



C:\Users\116111\OneDrive\116111-GRU\116111-GRU.dwg, GR, UT, Nov 19, 2019, 7:26am, mmmmmmm



- LEGEND**
- PROPERTY LINE
 - PROPOSED SWALE
 - TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
 - PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND TRENCHDRAINS
 - MM PROPOSED MUD MAT
 - PROPOSED FENCE REFER TO LANDSCAPE PLAN
 - LIGHT DUTY SILT FENCE (OPSD 219.110)
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN
 - ▴ PROPOSED BUILDING ENTRANCE
 - ▾ STRAWBALE CHECK DAM (OPSD 219.180)
 - EXISTING STORM MANHOLE
 - EXISTING CATCHBASIN
 - EXISTING INFILTRATION CHAMBERS
 - EXISTING LIGHT STANDARD
 - EXISTING FENCE



REFER TO 11611-ND FOR ADDITIONAL NOTES

NOT FOR CONSTRUCTION

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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.

No.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	NOV 2019	CJR

SCALE
1:750
0 10 20 30

DESIGN	MJH
CHECKED	CJR
DRAWN	MJH
CHECKED	CJR
APPROVED	JLS

FOR REVIEW ONLY



NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Copeland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION
4837 ALBION ROAD, CITY OF OTTAWA
HARD ROCK OTTAWA
DRAWING NAME
EROSION SEDIMENT CONTROL PLAN

PROJECT NO.	116111
REV	REV # 1
DRAWING NO.	116111-ESC

C:\Users\116111\OneDrive\116111-ESC.dwg ESC.dwg, Nov 19, 2019, 4:29pm, mmmmmmm