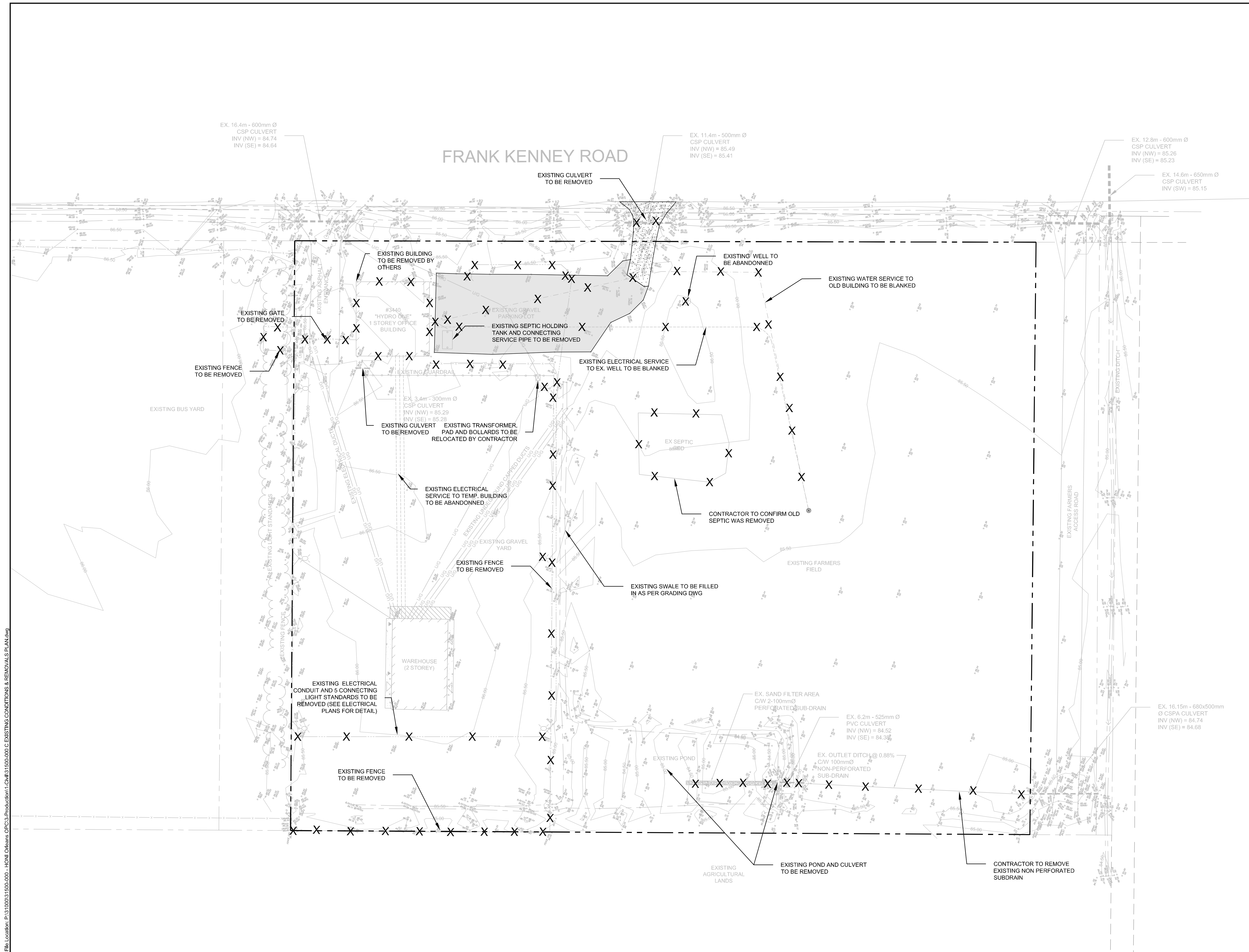


File Location: P:\13\1000\1500-000 - HONI Orleans OPCIS-Production\1-Chil\1500-000 C EXISTING CONDITIONS & REMOVALS PLAN.dwg



LEGEND

- X REMOVALS
- EXISTING PAVEMENT REMOVAL
- EXISTING GRAVEL REMOVAL
- - - - - LOT LINE
- EXISTING TREE
- - - - - EXISTING CHAIN LINK FENCE
- ===== EXISTING BUILDING

PRELIMINARY DESIGN

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01	ISSUED FOR CITY SITE PLAN APPROVAL	06/04/22
00	ISSUED FOR CLIENT REVIEW	04/04/22
No.	ISSUE / REVISION	DD/MM/YY

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SCALE: 1:400

CLIENT:

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CONSULTANT: www.jrichards.ca

JLR J.L. Richards

ENGINEERS · ARCHITECTS · PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

HYDRO ONE OPERATIONS CENTRE, ORLEANS

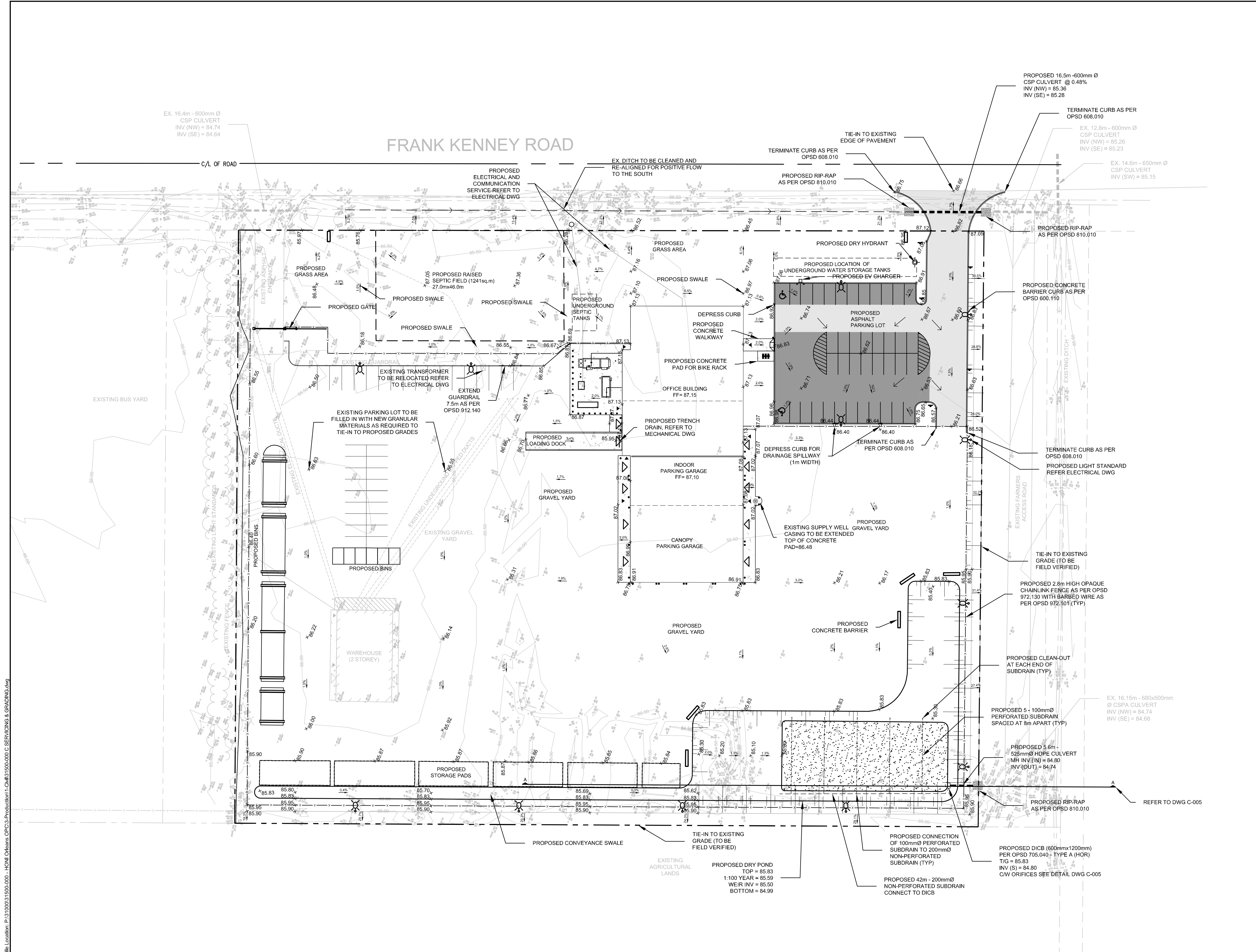
3440 FRANK KENNEY ROAD

DRAWING:

EXISTING CONDITIONS & DEMO PLAN

DESIGN: M.D.	DRAWING #:
DRAWN: G.C.	C-002
CHECKED: D.U.	
JLR #: 31500-000	

PLOT DATE: Wednesday, April 6, 2022 2:26:16 PM



LEGEND:

- PROPERTY LINE
- PROPOSED ELEVATION
- ORIGINAL GROUND ELEVATION FROM TSPS
- SURFACE SLOPE
- TERRACING (MAX. 3:1)
- CONCRETE BARRIER CURB
- PROPOSED CULVERT
- EXISTING CULVERT
- PROPOSED SIGNS
- PROPOSED MAN DOOR
- PROPOSED GARAGE DOOR
- EXISTING MAN DOOR
- PROPOSED CONCRETE BOLLARD
- EXISTING CONCRETE BOLLARD
- PROPOSED CHAINLINK FENCE
- EXISTING CHAINLINK FENCE
- PROPOSED GUARDRAIL
- EXISTING GUARDRAIL
- PROPOSED DITCH/SWALE AND FLOW DIRECTION
- PROPOSED OVERLAND FLOW DIRECTION
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- EXISTING UNDERGROUND UTILITY DUCTS
- EXISTING UNDERGROUND LIGHT STANDARD WIRING
- PROPOSED LIGHT STANDARD
- EXISTING LIGHT STANDARD

PRELIMINARY DESIGN

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SCALE: 1:400

CLIENT:

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CONSULTANT:

JLR J.L.Richards
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PROJECT NORTH

PROJECT:

HYDRO ONE OPERATIONS CENTRE, ORLEANS

3440 FRANK KENNEY ROAD

DRAWING:

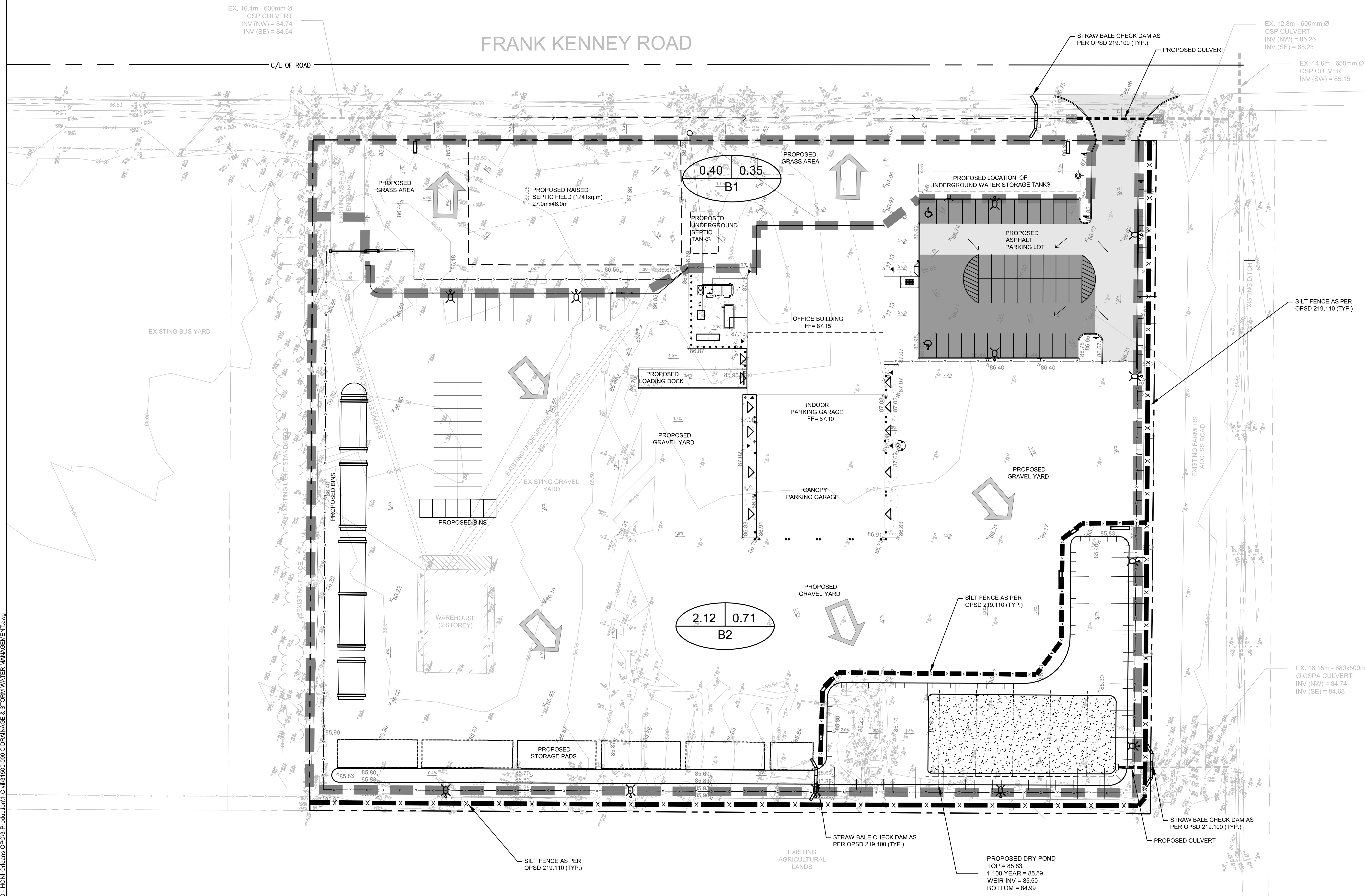
SERVICING AND GRADING PLAN

DESIGN:	M.D.	DRAWING #:	C-003
DRAWN:	G.C.		
CHECKED:	D.U.		
JLR #:	31500-000		

File Location: P:\13 1000\13 1500-000 - HONI Orleans OPC\13 1500-000 C SERVICING & GRADING.dwg

PLOT DATE: Wednesday, April 6, 2022 2:26:26 PM

FRANK KENNEY ROAD



LEGEND

- PROPOSED LIGHT DUTY SILT FENCE AS PER OPSD 219.110
- PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING BUILDING
- PROPOSED LIGHT DUTY STRAW BALE BARRIER AS PER OPSD 219.100
- DRAINAGE BOUNDARY
- AREA IN HECTARES
- RUNOFF COEFFICIENT
- AREA ID
- DRAINAGE DIRECTION

PRELIMINARY DESIGN
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 SCALE: 1:400

CLIENT:

CONSULTANT:
 J.L. Richards
 ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:
 PROFESSIONAL STAMP
 PROJECT NORTH

PROJECT:
HYDRO ONE OPERATIONS CENTRE, ORLEANS
 3440 FRANK KENNEY ROAD

DRAWING:
POST DEVELOPMENT DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN

DESIGN:	M.D.	DRAWING #:	C-004
DRAWN:	G.C.		
CHECKED:	D.U.		
JLR #:	31500-000		

File Location: P:\31000\31500-000 - HONI Orleans OPSD\31500-000 C DRAINAGE & STORM WATER MANAGEMENT.dwg

PLOT DATE: Wednesday, April 6, 2022 2:29:37 PM

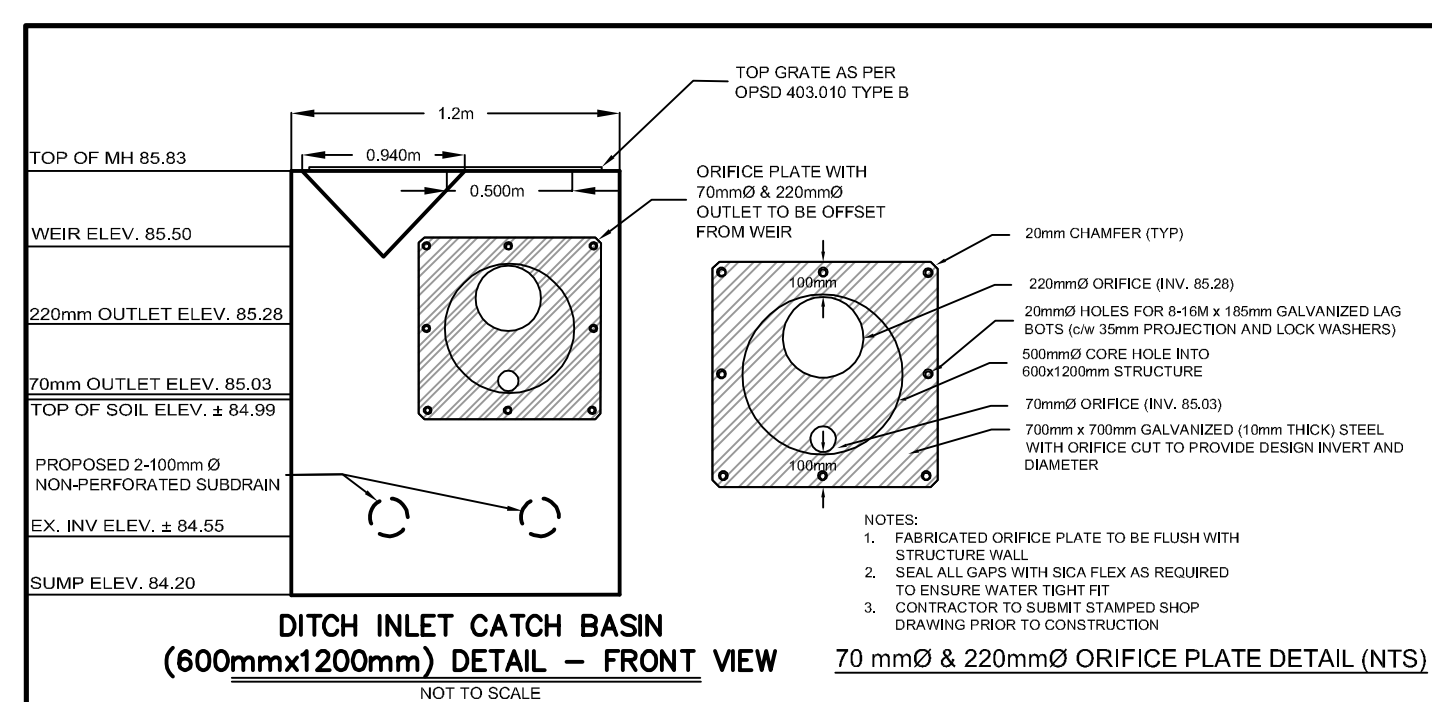
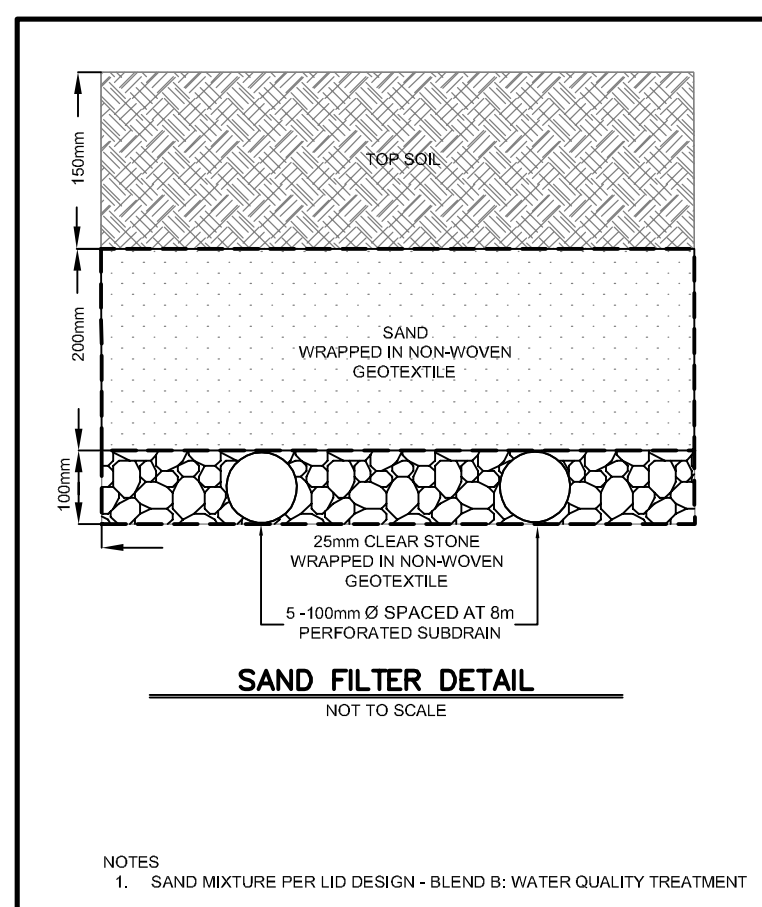
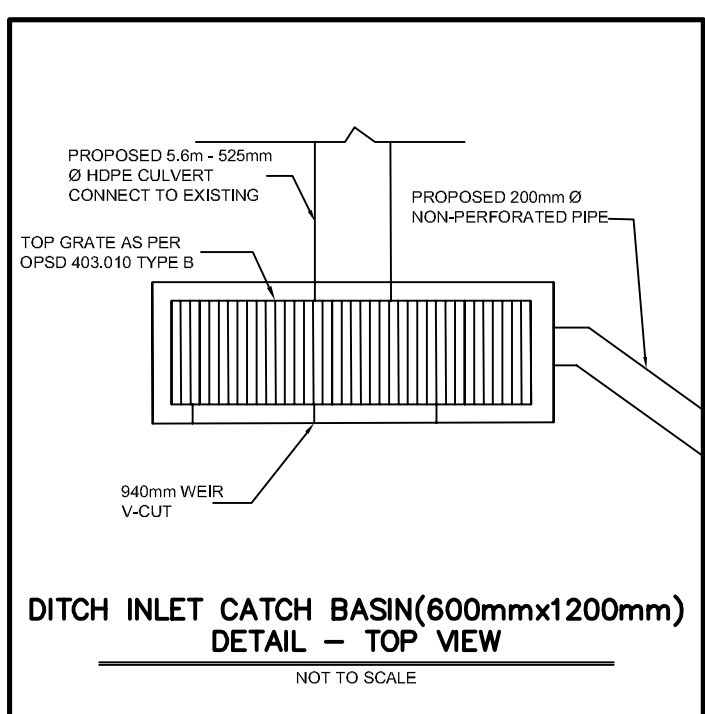
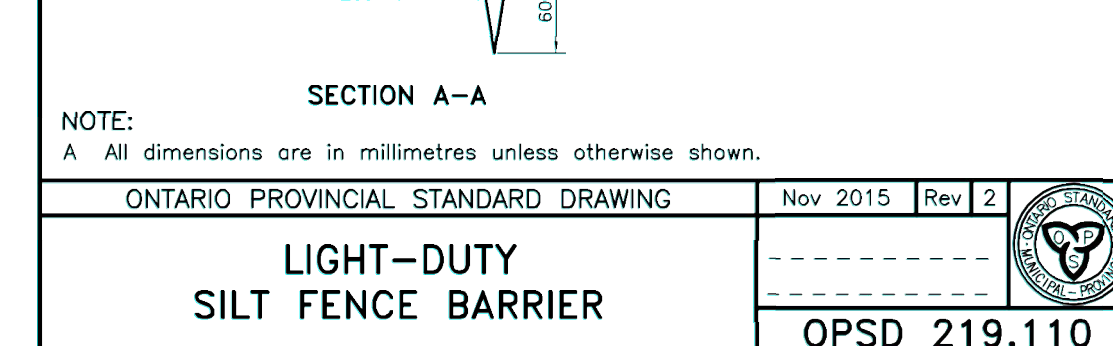
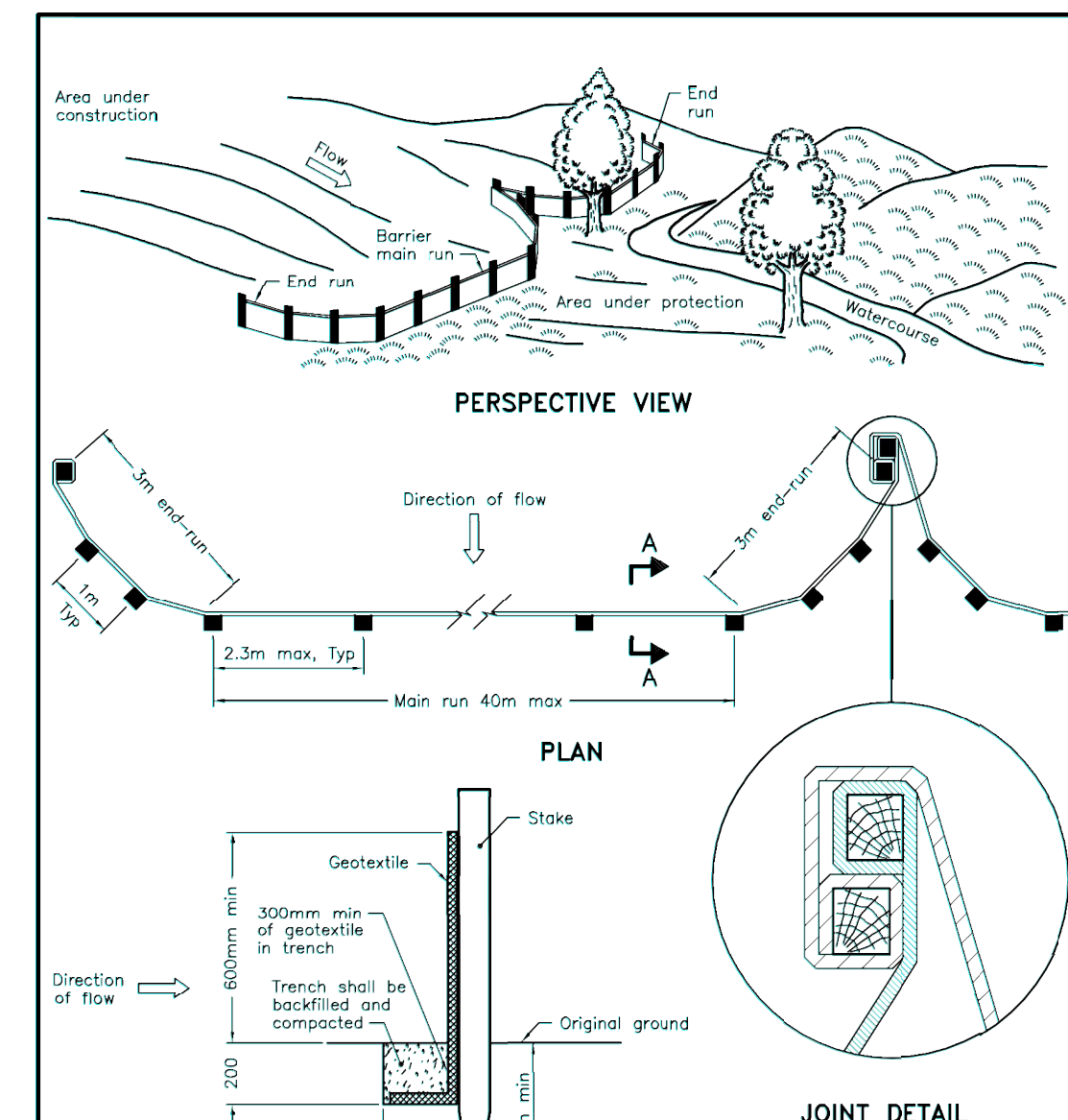
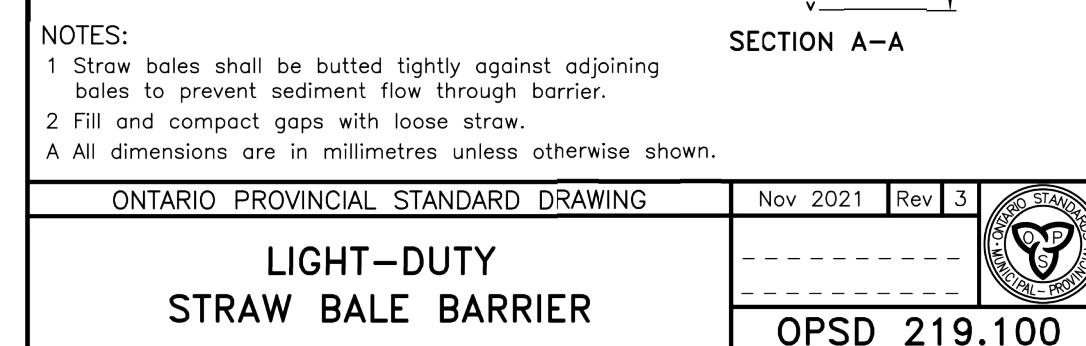
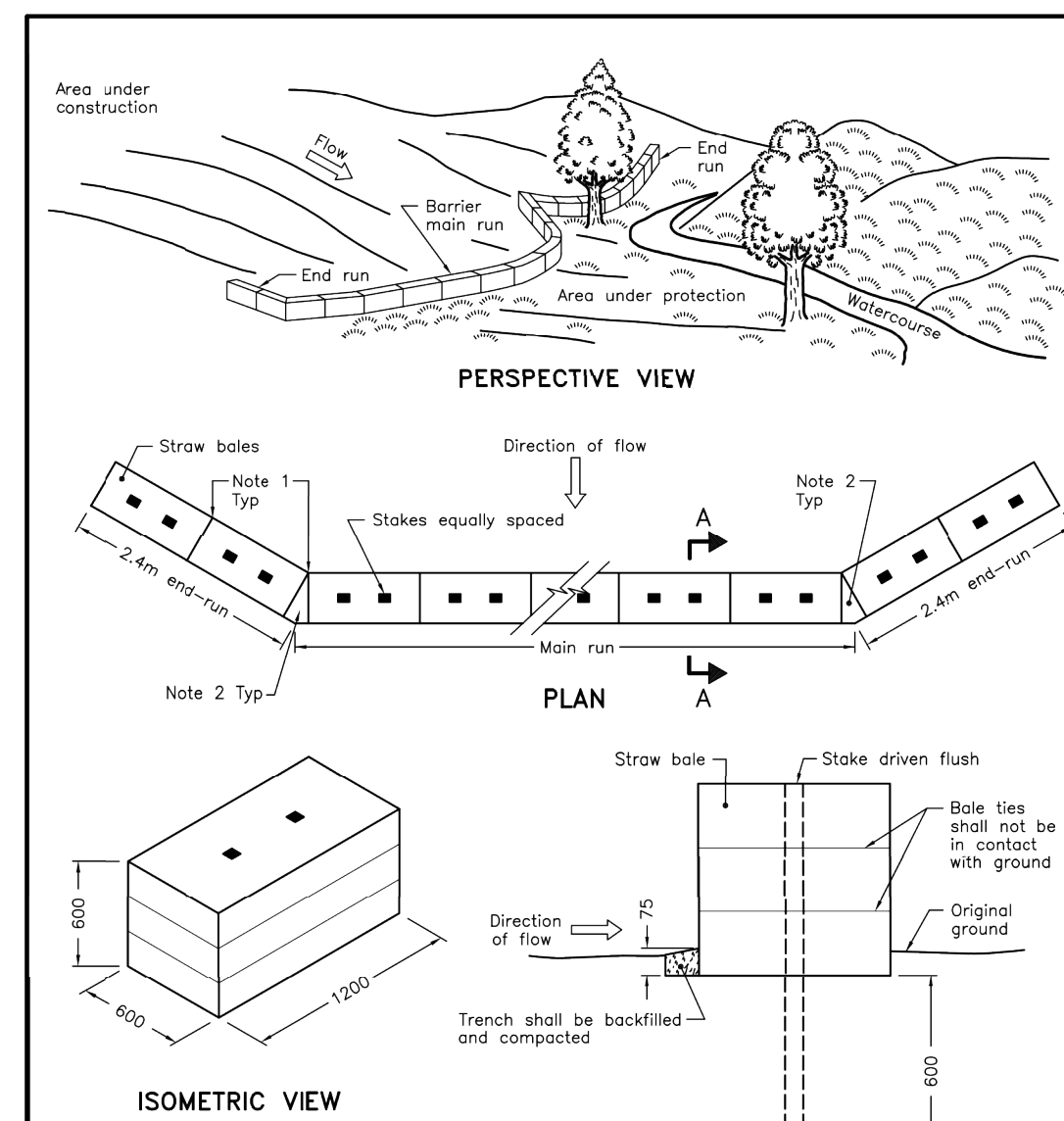
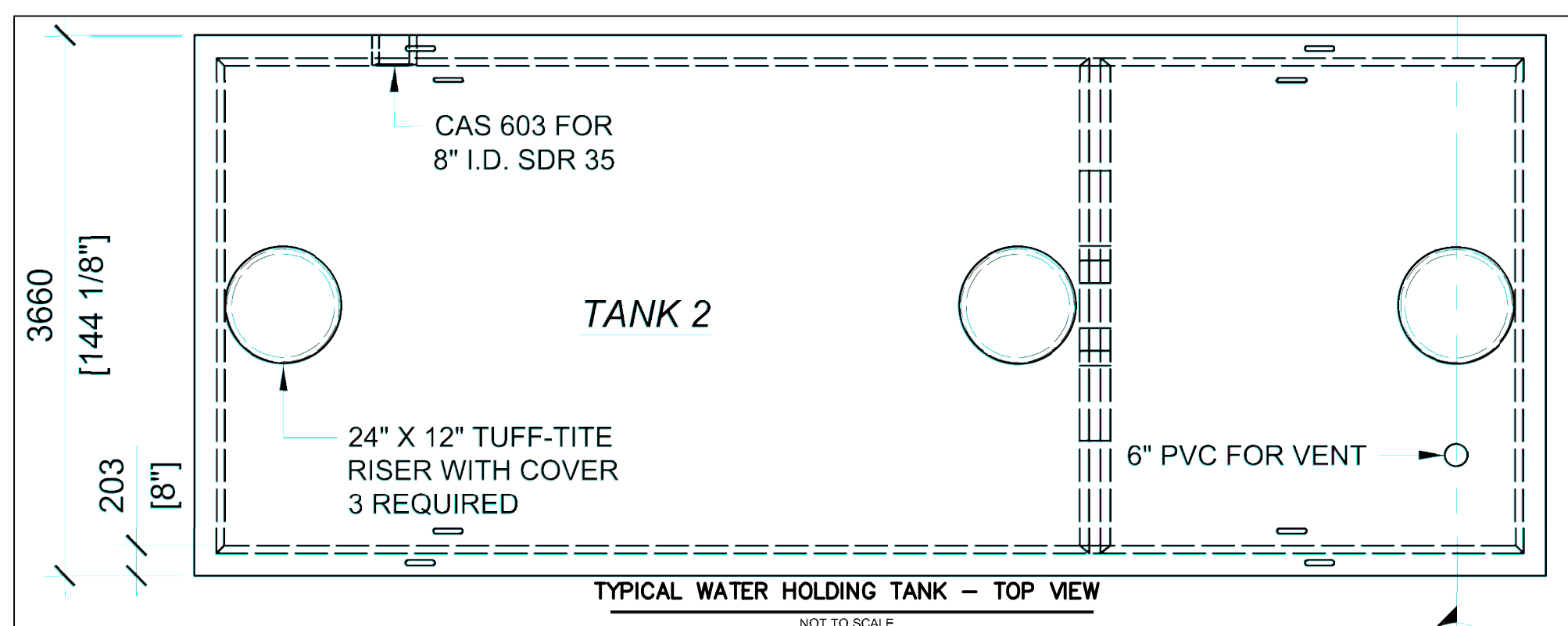
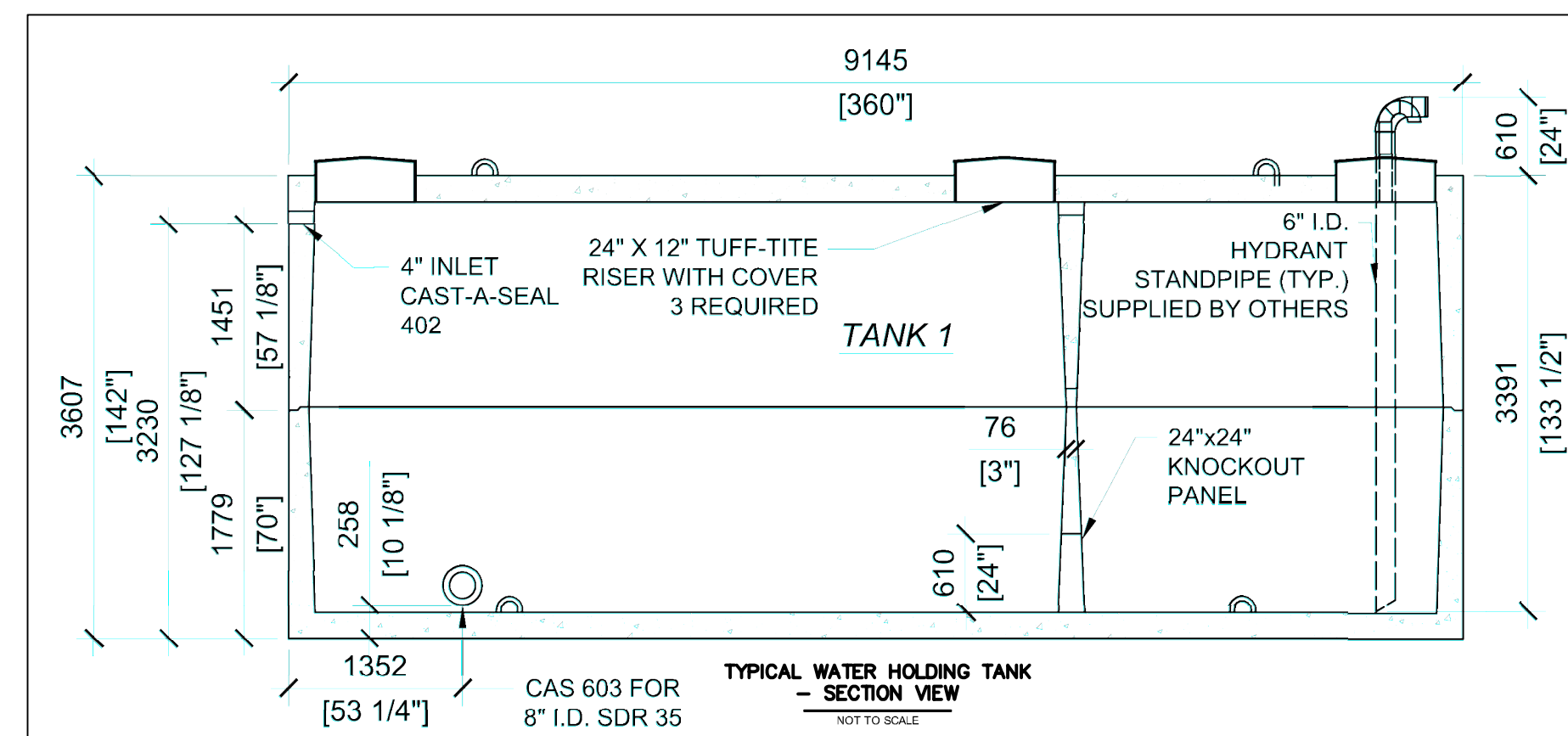
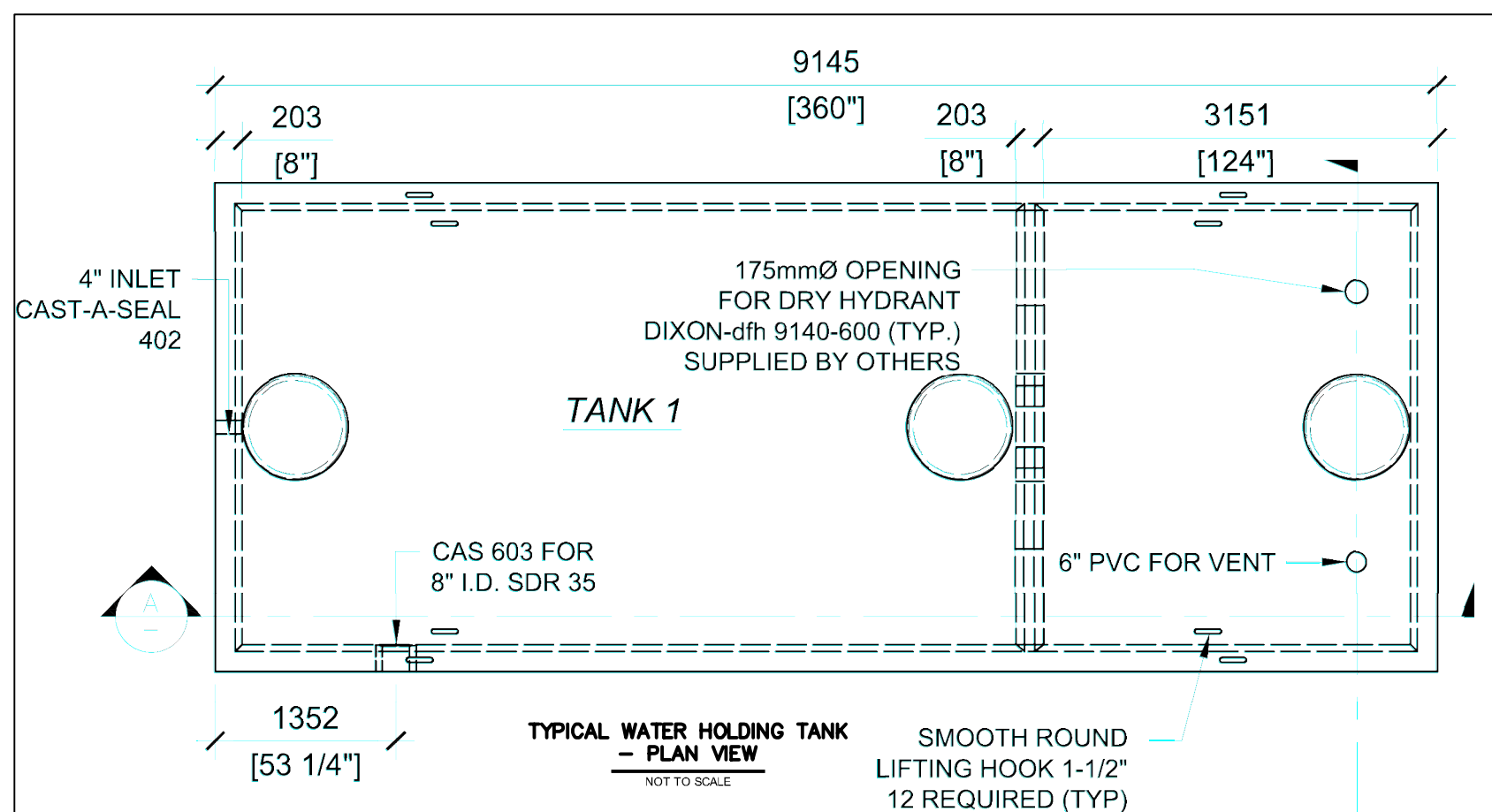
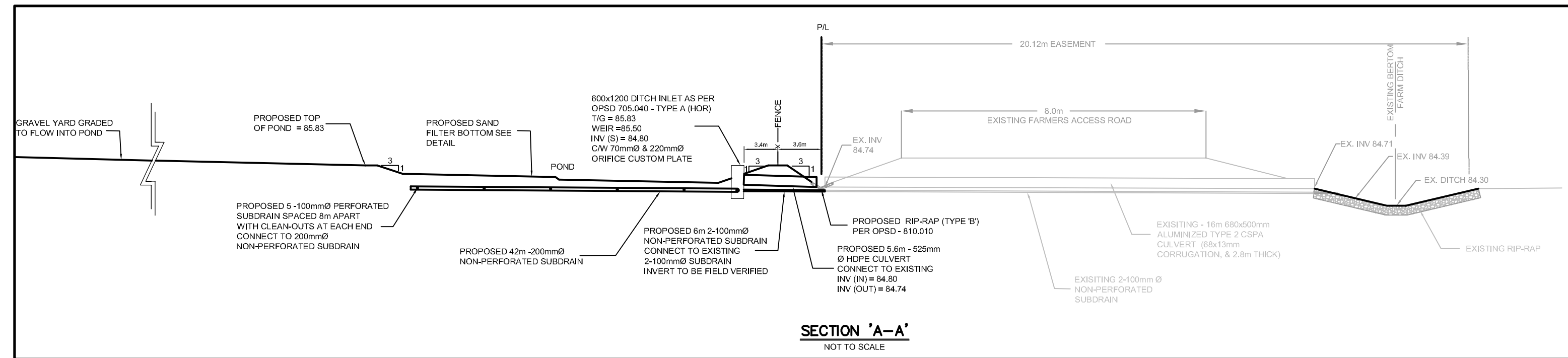
GENERAL CONSTRUCTION NOTES

- CONTRACTOR TO CARRY OUT WORKS PER THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS AND SPECIFICATIONS AND PER THE ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR TO READ THE SITE'S SERVICING DESIGN PLAN IN CONJUNCTION WITH THE LATEST SITE SERVICING REPORT, PREPARED BY J.L. RICHARDS & ASSOCIATES LIMITED, FOR THE PROPOSED CONSTRUCTION WORKS.
- THE NOMINAL DIAMETER OF PIPES ARE REFERRED TO IN PLAN VIEW.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL SITE UTILITY LOCATES BEFORE CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION AND ANY ASSOCIATED WORKS TO THE SATISFACTION OF THE ENGINEER AND CITY OF OTTAWA.
- ALL CONNECTIONS TO EXISTING WELL TO BE IN ACCORDANCE WITH THE CITY OF OTTAWA DESIGN GUIDELINES. CONTRACTOR TO PROVIDE EXCAVATION BACKFILLING, COMPACTION AND REINSTATEMENTS, IN ACCORDANCE WITH THE LATEST GEOTECHNICAL INVESTIGATION PREPARED BY GOLDER ASSOCIATES FOR THE SITE.
- CONTRACTOR RESPONSIBLE FOR DETERMINING, VIA EXCAVATION, THE EXACT LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND UTILITIES AND STRUCTURES AS REQUIRED FOR ALL PROPOSED CONNECTIONS, RELOCATIONS, AND BLANKINGS.
- FOR ALL PROPOSED CONNECTION POINTS (IF ANY), THE CONTRACTOR IS RESPONSIBLE FOR THE REINSTATE OF ALL SURFACES TO EXISTING CONDITIONS OR BETTER. PAVEMENT STRUCTURE RESTORATION (FRANK KENNEY ROAD) SHALL BE PER CITY OF OTTAWA STANDARDS. THE THICKNESS OF GRANULAR AND ASPHALT LAYERS SHALL MATCH EXISTING.
- CONTRACTOR RESPONSIBLE FOR VERIFYING THAT THE SITE BENCHMARK(S) HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THEIR RELATIVE ELEVATION(S) AND DESCRIPTION(S) AGREE WITH THE INFORMATION DEPICTED ON THE PLAN.
- CONTRACTOR TO MATCH EXISTING ELEVATIONS AT PROPERTY LIMITS AND ENSURE POSITIVE DRAINAGE TOWARDS A SUITABLE OUTLET, WHETHER INDICATED OR NOT ON THE PLANS.
- CONTRACTOR TO PROVIDE ALL PAVEMENT MARKINGS AS SHOWN, INCLUDING HANDICAPPED PARKING SYMBOLS.
- ALL GROUNDWATER PUMPED FROM THE SITE TO BE METERED AND A PERMIT TO TAKE WATER OBTAINED AS APPLICABLE.
- PAVEMENT DESIGN TO BE PER THE SITE'S GEOTECHNICAL INVESTIGATION REPORT (MARCH 2022), PREPARED BY GOLDER ASSOCIATES LTD. (21493887):
LIGHT-DUTY PAVEMENT STRUCTURE (CAR PARKING AREAS):
50 MM - H.L. 3 SURFACE COURSE OR 12.5 SUPERPAVE
150 MM - BASE - OPSS GRANULAR A
450 MM - SUBBASE - OPSS GRANULAR B TYPE II
HEAVY-DUTY PAVEMENT STRUCTURE (ACCESS LANES AND PAVED TRUCK TRAFFIC AREAS):
40 MM - H.L. 3 SURFACE COURSE OR 12.5 SUPERPAVE
50 MM - H.L. 8 BINDER COURSE OR 19.0 SUPERPAVE
150 MM BASE - OPSS GRANULAR A
450 MM SUBBASE - OPSS GRANULAR B TYPE II
GRANULAR TRAFFIC AREAS (UNPAVED ACCESS LANES AND TRUCK TRAFFIC AREAS):
250 MM BASE - OPSS GRANULAR A
450 MM SUBBASE - OPSS GRANULAR B TYPE II
- CONSTRUCTION TO ENSURE ALL PROPOSED PAVEMENT AREAS ARE PREPARED PER THE SITE'S GEOTECHNICAL INVESTIGATION RECOMMENDATIONS AND ALL TOPSOIL AND OTHER UNSUITABLE FILL (FILLS CONTAINING ORGANIC MATTER) ARE EXCAVATED FROM THESE SURFACES.
- CONTRACTOR TO ENSURE PROPOSED PAVEMENT AREAS SUBGRADE HAS BEEN ACCEPTABLY PREPARED, WHERE THE TRENCH BACKFILL AND GRADE RAISE FILL HAVE BEEN ADEQUATELY COMPACTED TO THE REQUIRED DENSITY AND THE SUBGRADE SURFACE NOT DISTURBED BY CONSTRUCTION OPERATIONS OR PRECIPITATION. DEPENDING ON THE ACTUAL CONDITIONS OF THE PAVEMENT SUBGRADE AT THE TIME OF CONSTRUCTION, IT MAY BE NECESSARY TO INCREASE THE THICKNESS OF THE SUBBASE AND/OR TO PLACE A WOVEN GEOTEXTILE BENEATH THE GRANULAR MATERIALS.
- CONTRACTOR TO ENSURE GRANULAR BASE AND SUBBASE MATERIALS ARE UNIFORMLY COMPACTED TO AT LEAST 100% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY USING SUITABLE VIBRATORY COMPACTION EQUIPMENT. THE ASPHALTIC CONCRETE IS TO BE COMPACTED PER TABLE 9 OF OPSS 310.
- REQUIREMENT FOR ADDITIONAL GRANULAR 'B' AND/OR GEOTEXTILE TO BE CONFIRMED ON-SITE BY GEOTECHNICAL ENGINEER.
- CURBS TO BE BARRIER TYPE PER CITY OF OTTAWA STANDARD SC1.1.

EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENTATION CONTROL MEASURES ARE TO BE IMPLEMENTED PER OPSS AND OPSD. SILT FENCE BARRIER PER OPSD 219.110.
- CONTRACTOR TO ENSURE ALL SEDIMENT AND EROSION CONTROL MEASURES ARE IMPLEMENTED BEFORE WORK AND MAINTAINED DURING THE WORK PHASE TO PREVENT ENTRY OF SEDIMENT INTO THE RECEIVING WATERCOURSES.
- CONTRACTOR TO ENSURE ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY AND THEY ARE FUNCTIONING PROPERLY AND ARE BEING MAINTAINED AND/OR UPGRADED AS REQUIRED. IF THE SEDIMENT AND EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY, NO FURTHER WORK SHALL OCCUR UNTIL THE PROBLEM HAS BEEN ADDRESSED AND RECTIFIED.
- HYDROSEEDING OF ALL DITCHES IS TO BE PROVIDED IMMEDIATELY FOLLOWING FINAL SHAPING/GRADING.
- CONTRACTOR TO SUPPLY AND INSTALL STRAW BALE BARRIER (PER OPSD 219.100) UPSTREAM OF ALL CULVERT INSTALLATIONS AND SHALL ONLY BE REMOVED ONCE UPSTREAM VEGETATION HAS BEEN ESTABLISHED.
- CONTRACTOR TO SUPPLY AND INSTALL SILT FENCE BARRIER (PER OPSD 219.110) TO ENCLOSE ALL BORROW AND STOCKPILE AREAS RESULTING FROM TOPSOIL STRIPPING ACTIVITIES OR ANY EXCAVATING ACTIVITIES.
- CONTRACTOR TO ENSURE ALL STOCKPILED MATERIALS ARE STORED ON A FLAT AREA ARE STABILIZED AND AWAY FROM ANY FLOW PATHS.
- IF A STOCKPILE IS PLACED IN AREAS WITH POTENTIAL WASH OFF TO A CONVEYANCE SYSTEM, SILT FENCE BARRIERS (PER OPSD 219.110) WILL NEED TO BE INSTALLED TO ENCLOSE THE MATERIALS AND PREVENT ANY WASH OFF.
- CONTRACTOR TO ENSURE ALL PUMPED STORMWATER/GROUNDWATER IS FILTERED THROUGH SEDIMENT DEWATERING BAGS BEFORE ITS RELEASE TO THE RECEIVING STREAM.

- CONTRACTOR TO ENSURE THAT ALL MATERIALS AND EQUIPMENT USED FOR THE PURPOSE OF SITE PREPARATION AND PROJECT COMPLETION ARE OPERATED AND STORED IN A MANNER THAT PREVENTS ANY DELETERIOUS SUBSTANCES (I.E., PETROLEUM PRODUCTS, SILT, ETC.) FROM ENTERING THE RECEIVING WATERCOURSE.
- CONTRACTOR TO ENSURE ANY VEHICLE AND EQUIPMENT RE-FUELLING AND MAINTENANCE TO BE CONDUCTED AWAY FROM DRAINAGE CHANNELS AND ANY PART OF EQUIPMENT ENTERING A CHANNEL TO BE FREE OF FLUID LEAKS AND EXTERNALLY CLEANED/DEGREASED TO PREVENT ANY DELETERIOUS SUBSTANCES FROM ENTERING THE RECEIVING WATERCOURSE



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SCALE: 0 25mm

CLIENT:
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CONSULTANT:
JLR J.L. Richards
 ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:
JLR J.L. Richards
 ENGINEERS - ARCHITECTS - PLANNERS

PROFESSIONAL STAMP
 PROJECT NORTH

PROJECT:
HYDRO ONE OPERATIONS CENTRE, ORLEANS

3440 FRANK KENNEY ROAD

DRAWING:
DETAILS

DESIGN: M.D.
 DRAWN: G.C.
 CHECKED: D.U.
 JLR #: 31500-000

DRAWING #: **C-005**