

LEGEND

- PEDESTRIAN DOOR LOCATION (EXIT/ACCESS DOOR)
- OVERHEAD DOOR LOCATION
- LIGHTING FIXTURE
- BARRIER FREE PARKING SPACE
- BARRIER FREE RAMP COMPLETE WITH CURB DEPRESSION
- PARKING COUNT
- BOLLARDS TYP.
- DOWNSPOUT TYP.
- DOWNSPOUT FOR TRENCH DRAIN
- JERSEY BARRIER
- PROPERTY LIMITS
- LOADING SPACE
- FIRE ROUTE
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- GRASS
- CONCRETE
- GRAVEL
- LANDSCAPED AREA
- SAND

| | | |
|-----|---------------------------------------|----------|
| 04 | CITY SITE PLAN APPROVAL | 17/03/23 |
| 03 | ISSUED FOR CITY SITE PLAN APPROVAL | 21/12/22 |
| 02 | RE-ISSUED FOR CITY SITE PLAN APPROVAL | 12/09/22 |
| 01 | ISSUED FOR CITY SITE PLAN APPROVAL | 06/04/22 |
| 00 | ISSUED FOR CLIENT REVIEW | 04/04/22 |
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SCALE: 1:400

CLIENT:

hydro one BGIS

CONSULTANT:

J.R. J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

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PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

HYDRO ONE OPERATIONS CENTRE, ORLEANS

3440 FRANK KENNY ROAD

DRAWING:

SITE PLAN

DESIGN: MR

DRAWN: KTK

CHECKED: MF

JLR #: 31500-000

DRAWING #: **C-001**

JLR #: 31500-000

ADDRESS: 3440 FRANK KENNY ROAD

LEGAL DESCRIPTION: CON 8 PT LOT 10 RP 4R-30029 PART 2

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2008-250 R4(35R) RURAL HEAVY INDUSTRIAL, EXCEPTION 35

PROPERTY AREA: 2.848 HA

1. PART 13 - RURAL ZONES - SECTIONS 221 AND 222 - RURAL HEAVY INDUSTRIAL ZONE

PERMITTED USES: HEAVY INDUSTRIAL USE, WAREHOUSE, STORAGE YARD, PARKING GARAGE

ZONE PROVISIONS

| ZONING MECHANISMS | ZONE PROVISIONS | PROPOSED |
|---------------------------------------|-----------------|----------|
| A. MINIMUM LOT AREA (M ²) | 8,000 | 26,480 |
| B. MINIMUM LOT FRONTAGE (M) | 50 | 182.36 |
| C. FRONT YARD SETBACK (M) | 15 | 18.3 |
| D. INTERIOR SIDE YARD SETBACK (M) | 10 | 58.0 |
| E. CORNER SIDE YARD SETBACK (M) | 15 | |
| F. REAR YARD SETBACK (M) | 15 | 67.9 |
| G. HEIGHT (M) | 15 | 8.1 |
| F. LOT COVERAGE (%) | 50 | 7 |

2. PARKING REQUIRED (SEC. 101-102) AREA D

| USE | REQUIRED | PROPOSED (TOTAL ON-SITE) |
|----------------|-------------------------------------|--------------------------|
| OFFICE | 2,410 sq m OF GFA 478 sq m | 10 |
| STORAGE YARD | 1,100 sq m GFA 1,500 sq m | 15 |
| WAREHOUSE | 0.8 PER 100 sq m OF GFA 716 sq m | 6 |
| PARKING GARAGE | 0 REQUIRED 817 sq m | 0 |
| TOTAL | | 24 |

| ACCESSIBLE PARKING | REQUIRED | PROPOSED |
|----------------------------|----------|----------|
| TYPE A (3.4 M X 5.2 M MIN) | 1 | 1 |
| TYPE B (2.4 X 5.2 M MIN) | 1 | 1 |

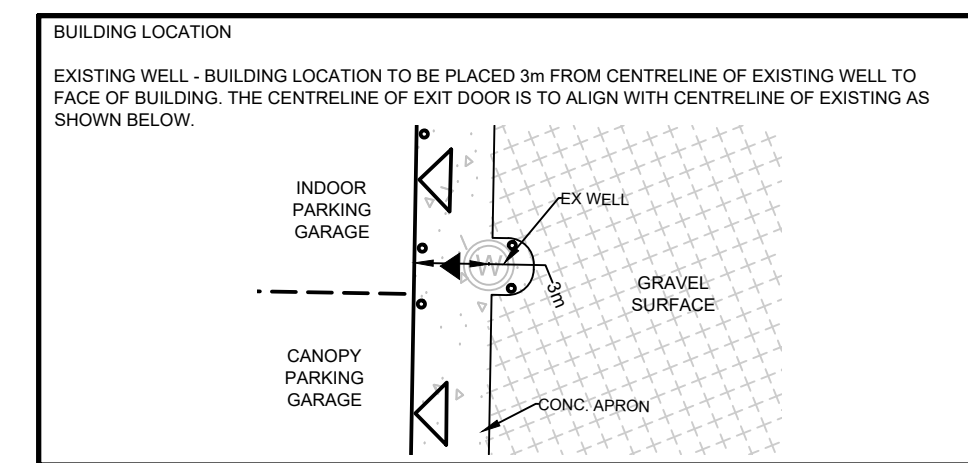
3. BICYCLE PARKING SPACE (SEC. 111)

| USE | REQUIRED | PROVIDED |
|--|----------|----------|
| OFFICE: 1 PER 250 sq m / (478 sq m) | 1 | |
| STORAGE YARD: 1 PER 2000 sq m / (1,500 sq m) | 0 | 3 |
| WAREHOUSE: 1 PER 2000 sq m / (716 sq m) | 0 | |

4. LOADING SPACE RATES AND PROVISIONS (SEC. 113)

TABLE 113A- MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED

| LAND USE | REQUIRED | PROVIDED |
|--------------|----------|----------|
| OFFICE | | |
| STORAGE YARD | 1 | 1 |
| WAREHOUSE | | |



SIGN LEGEND

REFER TO SITE SIGNAGE GRAPHICS SPECIFICATIONS FOR ADDITIONAL INFORMATION

- XX-L MOUNTED ON LIGHT POLE
- XX-P MOUNTED ON U-CHANNEL POST
- XX-F MOUNTED ON FENCE

PAVEMENT DESIGN

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

NOTE:

BOUNDARY SURVEY
BOUNDARY INFORMATION DERIVED FROM REGISTERED SURVEY 4R-30029 PREPARED BY FARHALL MOFFATT & WOODLAND LIMITED DATED JANUARY 3, 2017
VERIFIED BY FARHALL MOFFATT & WOODLAND LIMITED DATED JUNE 17, 2022
HORIZONTAL DATUM: MTM ZONE 8, NAD 83 (ORIGINAL)

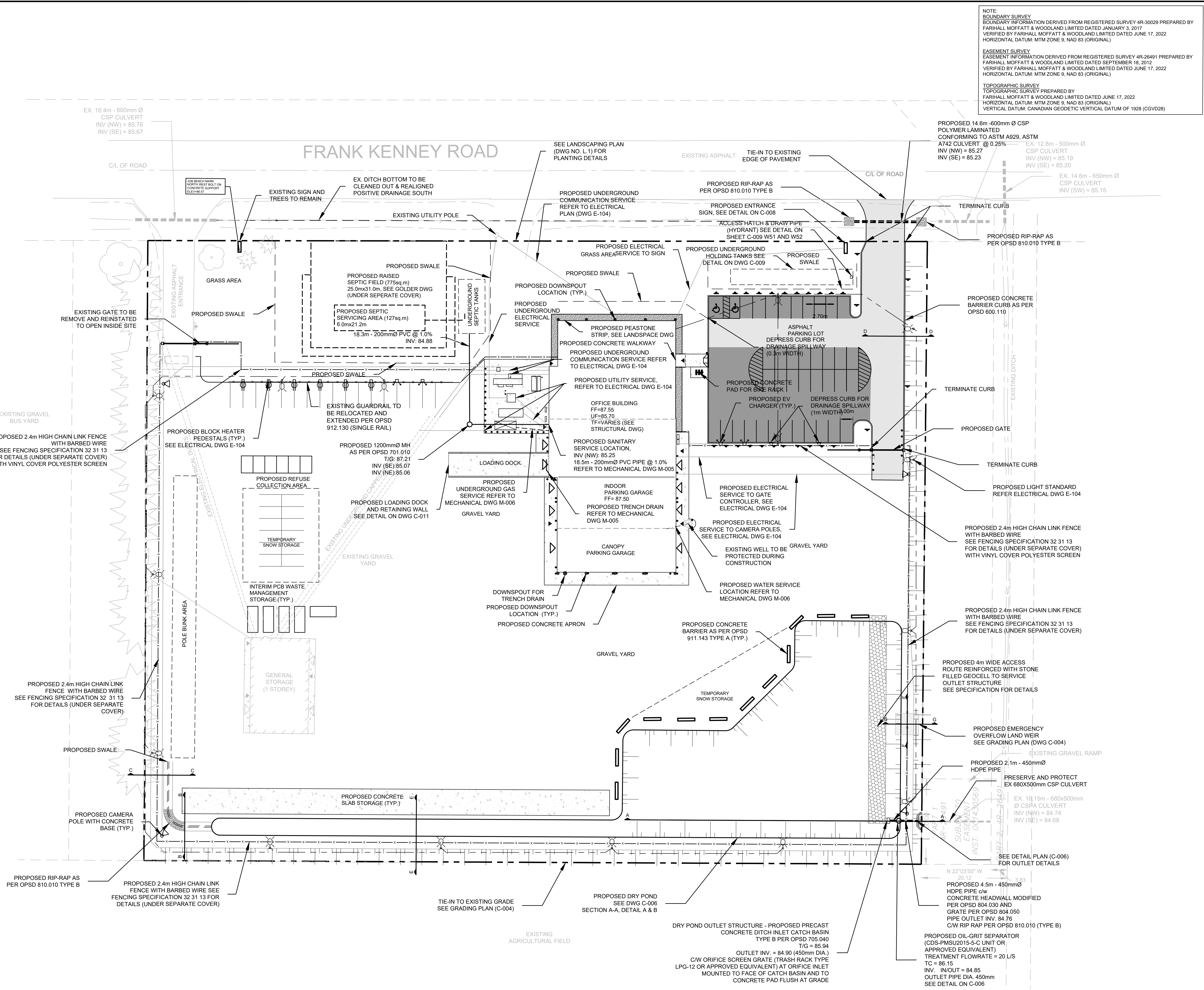
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VERTICAL DATUM: CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28)

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LEGEND:

| | |
|--|--|
| | PROPERTY LINE |
| | TERRACING (MAX. 3:1) |
| | CONCRETE BARRIER CURB |
| | PROPOSED CULVERT |
| | EXISTING CULVERT |
| | PROPOSED SIGNS |
| | PROPOSED MAN DOOR |
| | PROPOSED CONCRETE GARAGE DOOR |
| | PROPOSED CONCRETE BOLLARD |
| | PROPOSED DOWNSPOUT TYP. |
| | PROPOSED DOWNSPOUT FOR TRENCH DRAIN |
| | EXISTING WELL |
| | EXISTING 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 |
| | PROPOSED UNDERGROUND LIGHT STANDARD WIRING |
| | EXISTING UNDERGROUND LIGHT STANDARD WIRING |
| | EXISTING UNDERGROUND DUCTS |
| | PROPOSED LIGHT STANDARD |

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CLIENT:

CONSULTANT:
 ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:
 (Blank space for consultant name)

PROFESSIONAL STAMP
 PROJECT NORTH

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

DRAWING:
 SERVICING PLAN

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

DRAWING #:
C-003

File Location: \\richards\Corp\Projects\1000\31500-000 - HONI Orleans OPC\3-Production\1-Civil\31500-000 C SERVICING.dwg

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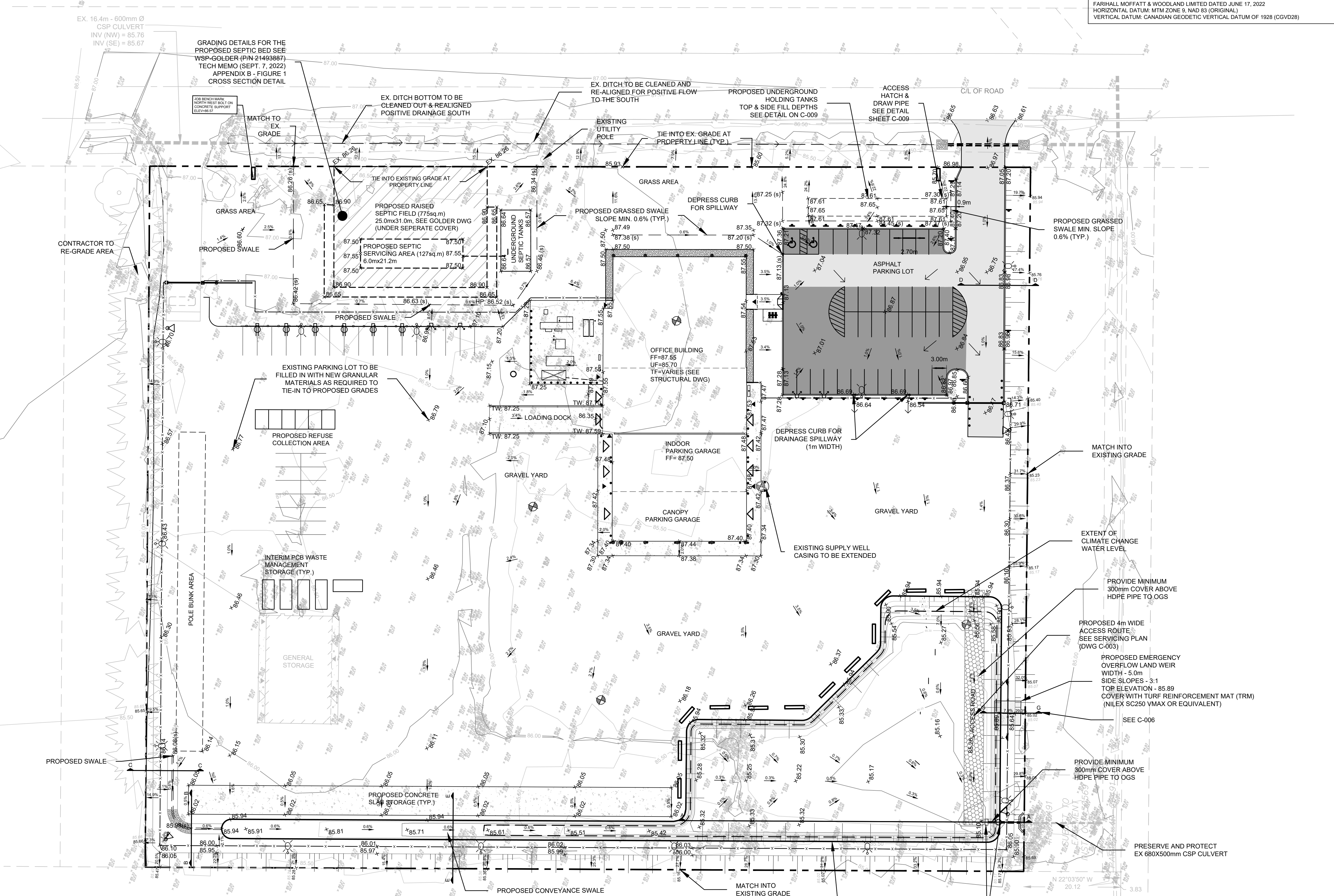
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LEGEND:

- PROPERTY LINE
- PROPOSED ELEVATION
- ORIGINAL GROUND ELEVATION FROM GPS
- SURFACE SLOPE
- TERRACING (MAX. 3:1)
- CONCRETE BARRIER CURB
- PROPOSED CULVERT
- EXISTING CULVERT
- PROPOSED SIGNS
- PROPOSED MAN DOOR
- PROPOSED GARAGE DOOR
- PROPOSED CONCRETE BOLLARD
- PROPOSED DOWNSPOUT (TYP.)
- PROPOSED DOWNSPOUT FOR TRENCH DRAIN
- EXISTING WELL
- 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
- PROPOSED UNDERGROUND LIGHT STANDARD WIRING
- EXISTING UNDERGROUND LIGHT STANDARD WIRING
- PROPOSED UNDERGROUND DUCTS
- PROPOSED LIGHT STANDARD
- EXISTING LIGHT STANDARD
- EXISTING BOREHOLE



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

CONSULTANT:

PROFESSIONAL STAMP
 PROJECT NORTH

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

DRAWING:
GRADING PLAN

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

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LEGEND

- X — PROPOSED LIGHT DUTY SILT FENCE AS PER OPD 219.110
- — — — — PROPERTY LINE
- - - - - EXISTING CHAIN LINK FENCE
- ▭ EXISTING BUILDING
- ▭ PROPOSED LIGHT DUTY STRAW BALE BARRIER AS PER OPD 219.100
- ▭ DRAINAGE BOUNDARY
- ▭ AREA IN HECTARES
- ▭ RUNOFF COEFFICIENT
- 0.21 0.68 104-710 AREA ID
- ➔ DRAINAGE DIRECTION
- ▨ PROPOSED MUD MAT
- EXISTING BOREHOLE
- PROPOSED CONCRETE BOLLARD
- PROPOSED DOWNSPOUT TYP.
- PROPOSED DOWNSPOUT FOR TRENCH DRAIN

| | | |
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PROJECT NORTH

PROJECT:

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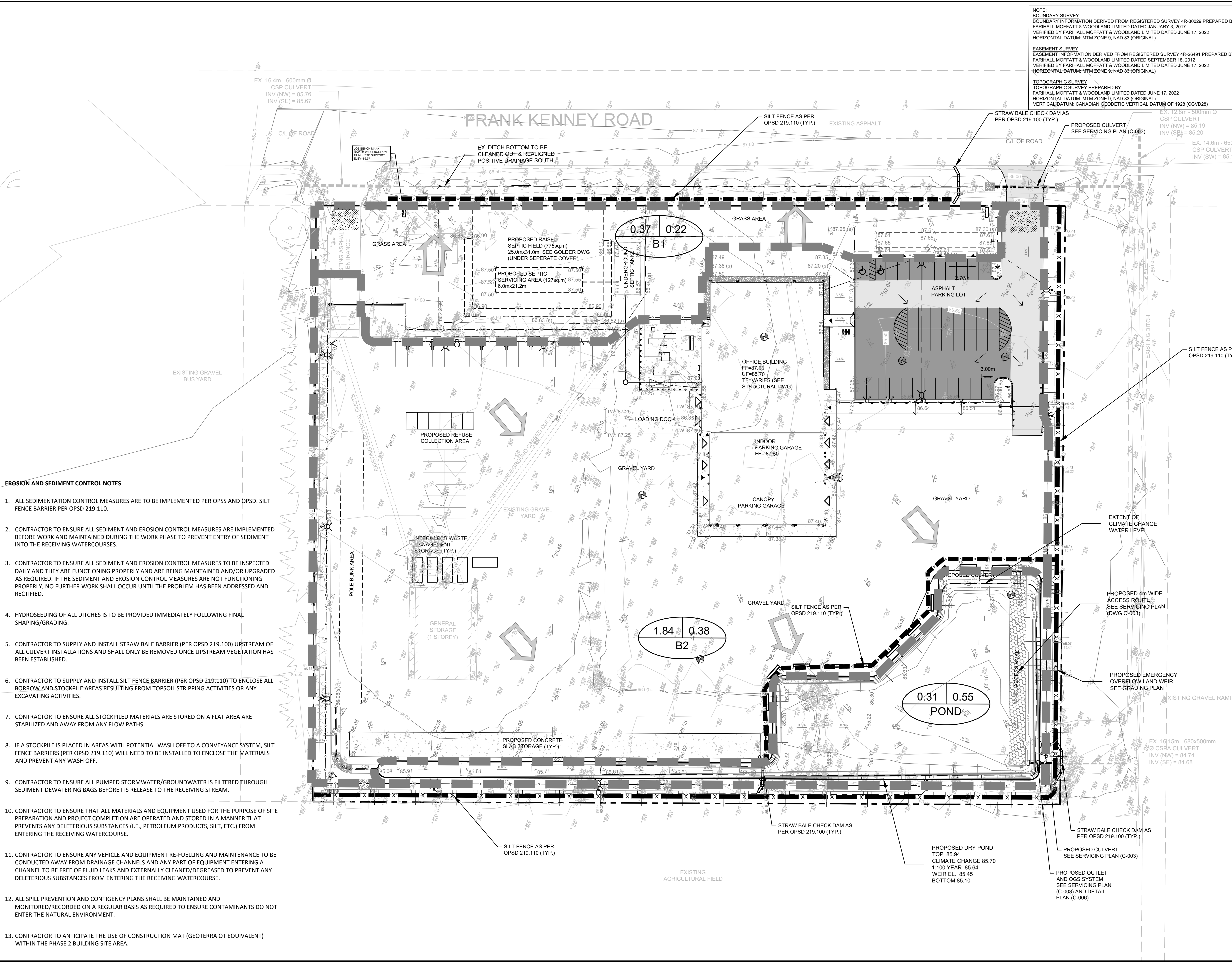
3440 FRANK KENNY ROAD

DRAWING:

POST DEVELOPMENT DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN

| | | | |
|----------|-----------|------------|--------------|
| DESIGN: | M.D. | DRAWING #: | C-005 |
| DRAWN: | G.C. | | |
| CHECKED: | D.U. | | |
| JLR #: | 31500-000 | | |

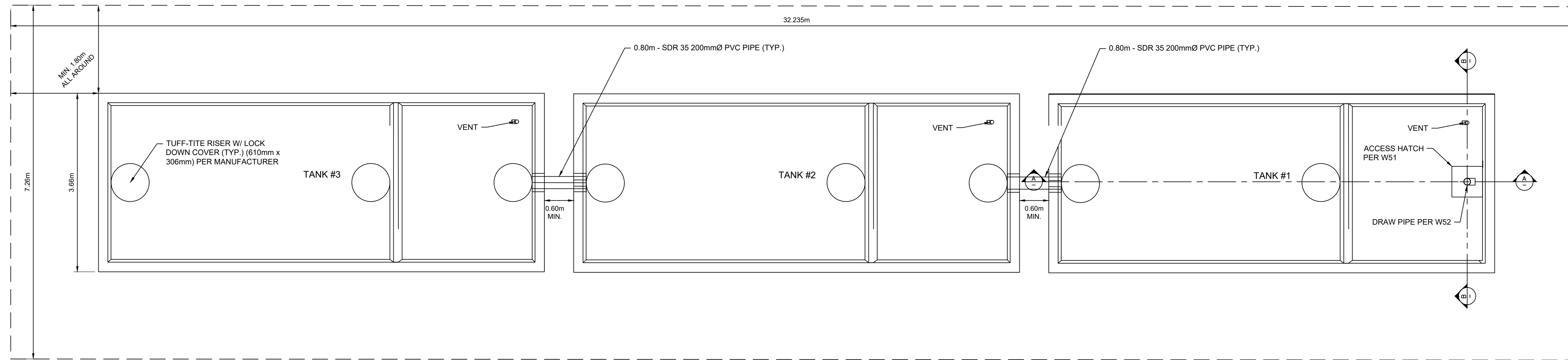
- EROSION AND SEDIMENT CONTROL NOTES**
- ALL SEDIMENTATION CONTROL MEASURES ARE TO BE IMPLEMENTED PER OPSS AND OPD. SILT FENCE BARRIER PER OPD 219.110.
 - CONTRACTOR TO ENSURE ALL SEDIMENT AND EROSION CONTROL MEASURES ARE IMPLEMENTED BEFORE WORK AND MAINTAINED DURING THE WORK PHASE TO PREVENT ENTRY OF 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 OPD 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 OPD 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 OPD 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.
 - ALL SPILL PREVENTION AND CONTINGENCY PLANS SHALL BE MAINTAINED AND MONITORED/RECORDED ON A REGULAR BASIS AS REQUIRED TO ENSURE CONTAMINANTS DO NOT ENTER THE NATURAL ENVIRONMENT.
 - CONTRACTOR TO ANTICIPATE THE USE OF CONSTRUCTION MAT (GEOTERRA OT EQUIVALENT) WITHIN THE PHASE 2 BUILDING SITE AREA.



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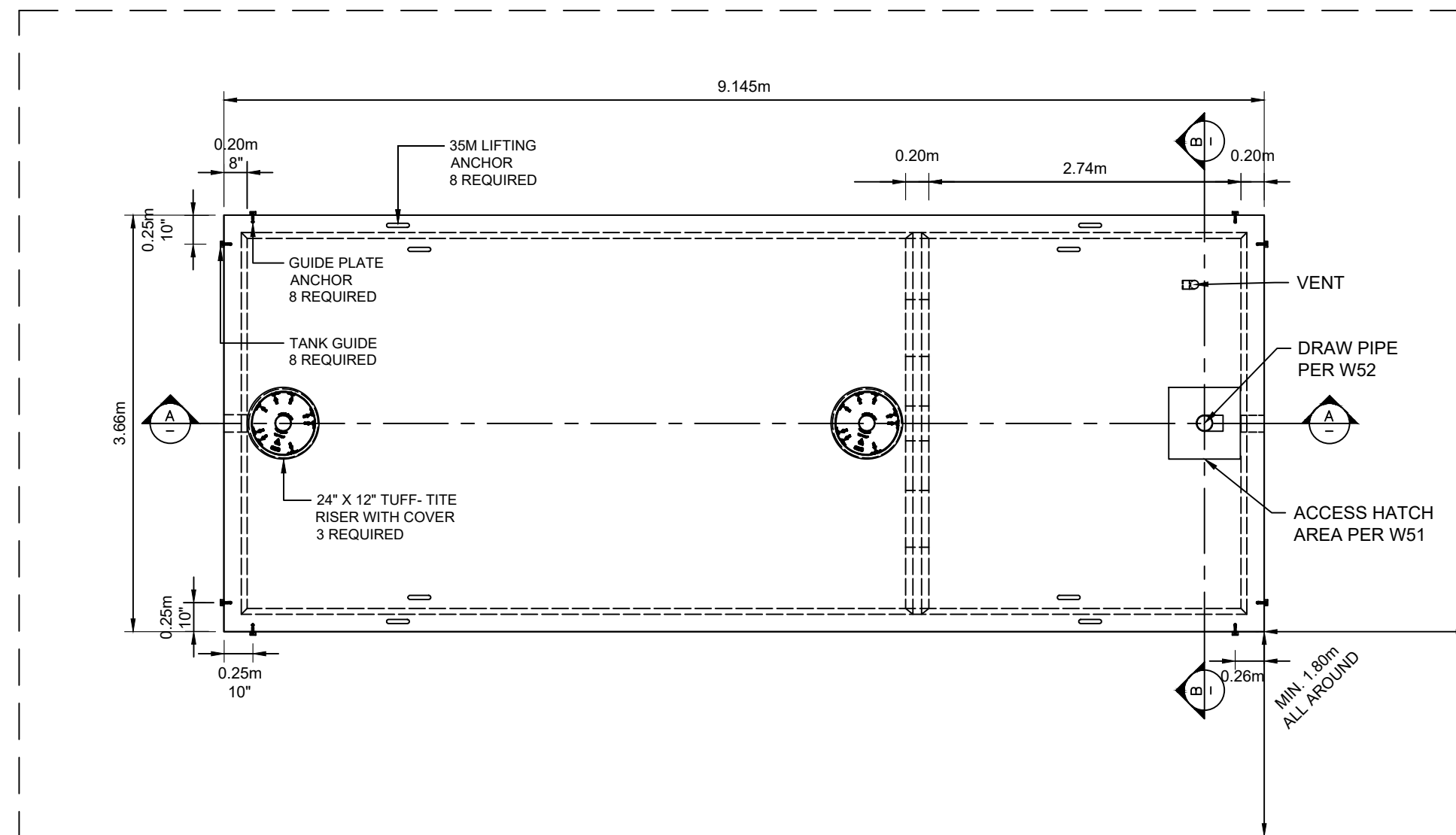
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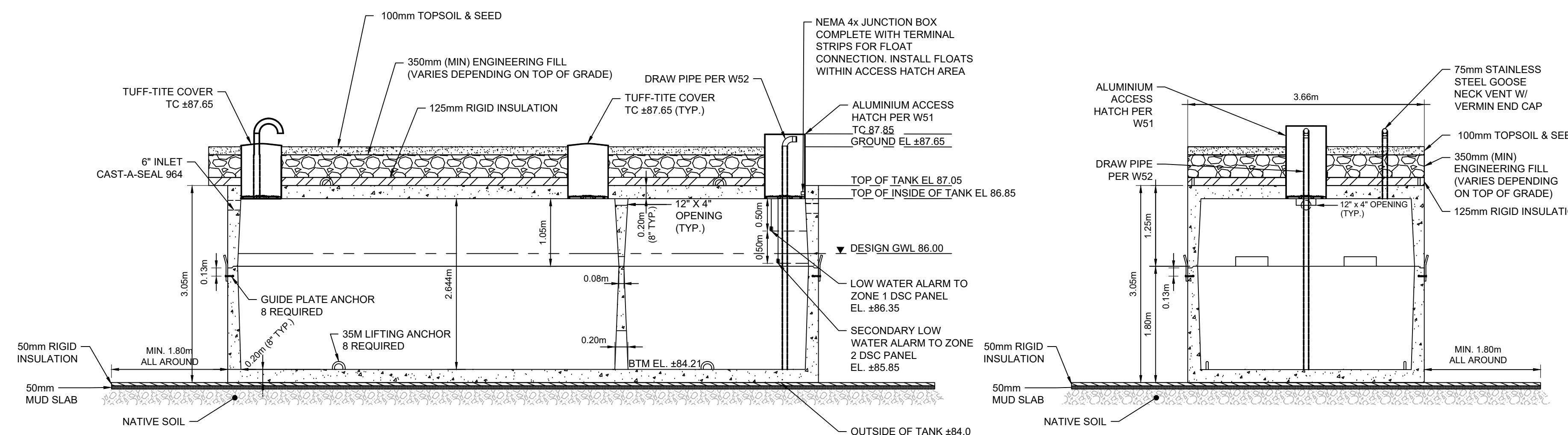
END TO END CONNECTION- 3 TANKS TOP VIEW

SCALE 1:50



TANK #1 - TOP VIEW

SCALE 1:50

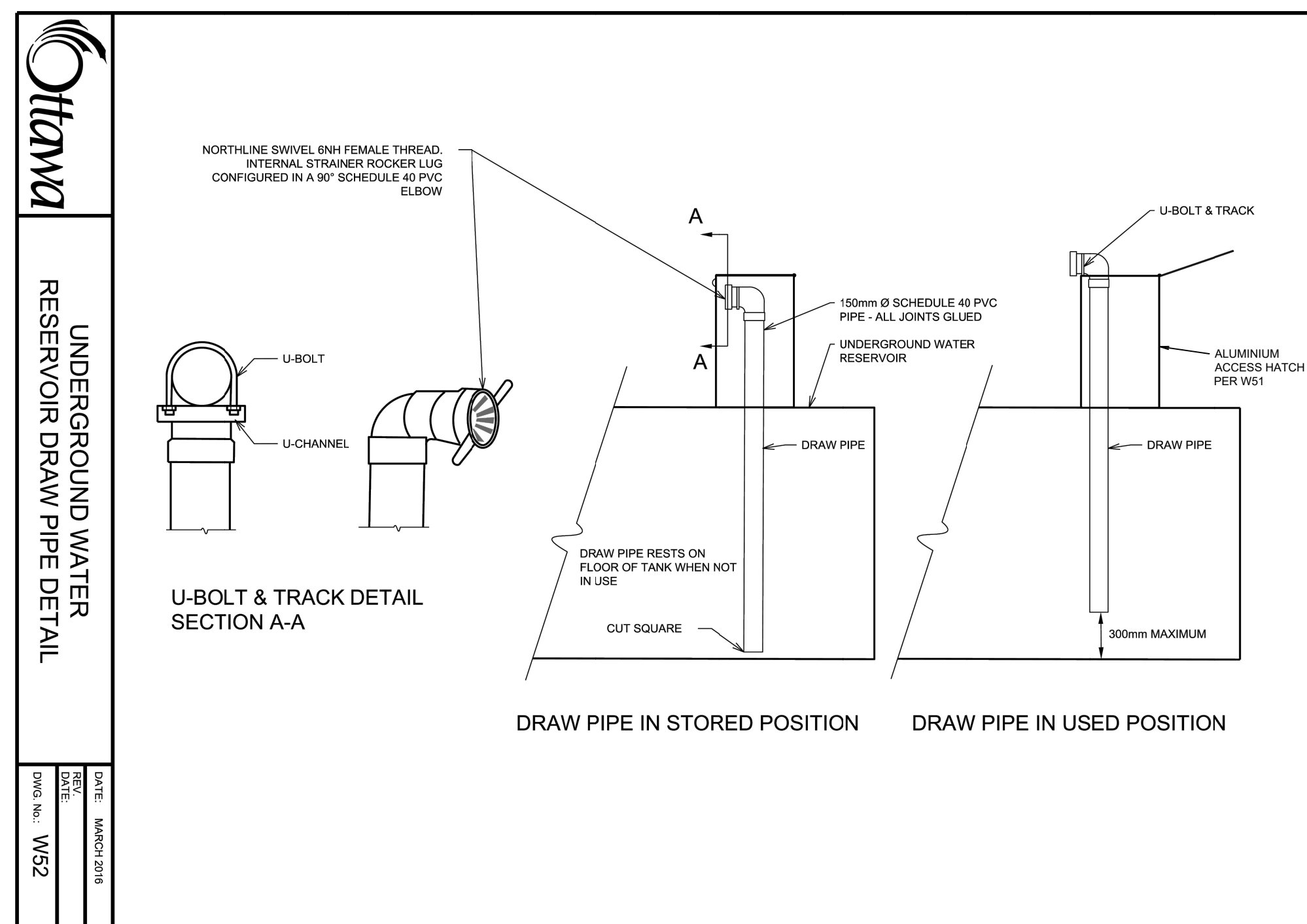


TANK #1 - SECTION VIEW A-A

SCALE 1:50

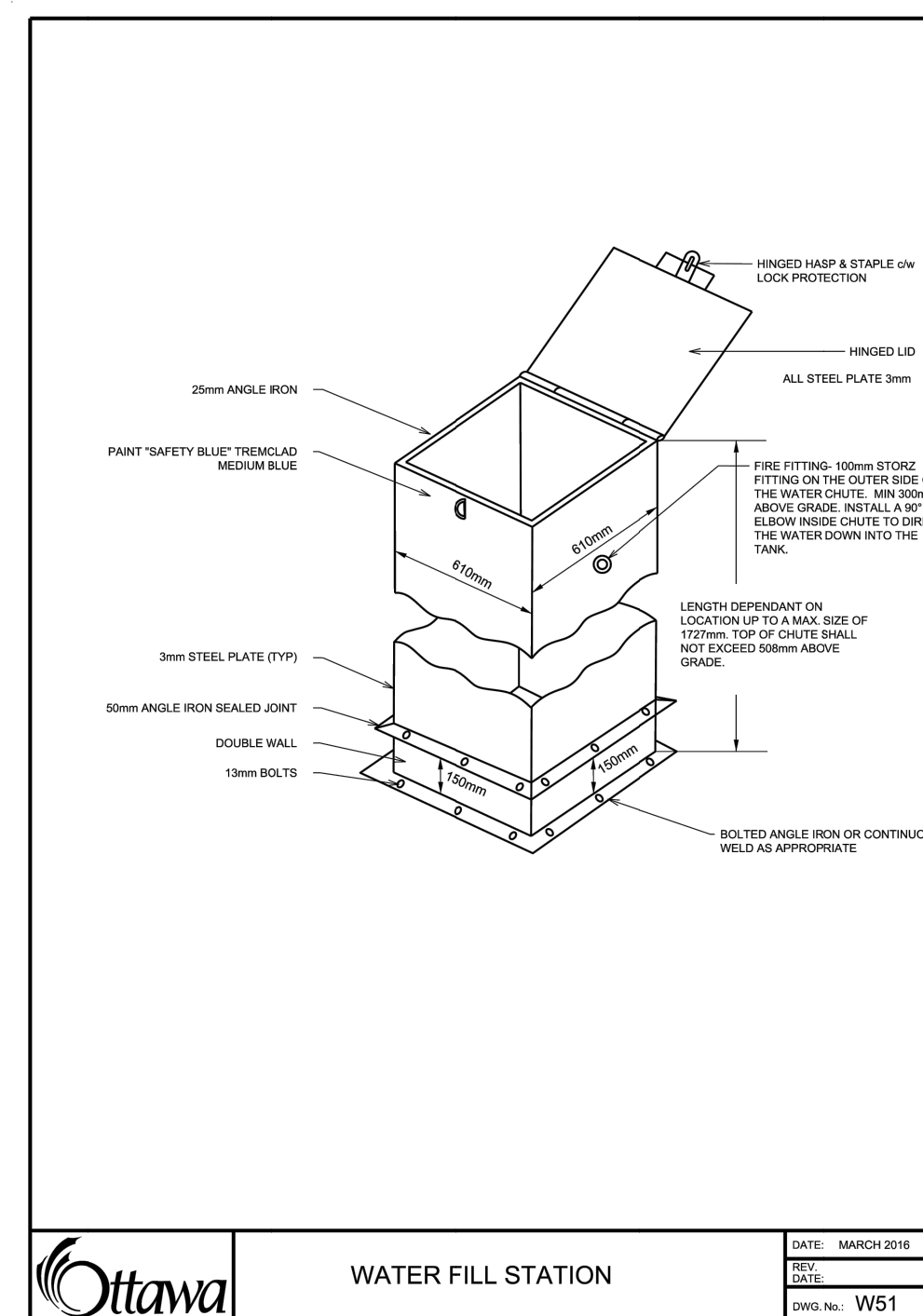
TANK #1 - SECTION VIEW B-B

SCALE 1:50



U-BOLT & TRACK DETAIL SECTION A-A

DRAW PIPE IN STORED POSITION DRAW PIPE IN USED POSITION



WATER FILL STATION

GENERAL NOTES

- CONTRACTOR TO COORDINATE PRE-CAST WATER HOLDING TANKS 68500L MODEL OR EQUIVALENT SHOP DRAWINGS WITH THE MANUFACTURE.
- ELECTRICAL CONTRACTOR TO CARRY OUT FINAL COORDINATION FOR TIE IN POINTS FOR THE FLOATS PER THE SHOP DRAWINGS PROVIDED BY TANK MANUFACTURER.
- CONTRACTOR TO REFERENCE STRUCTURAL PLAN S150 FOR THE UNDER TANK BASE MATERIAL STRUCTURE DETAILS.
- ENSURE CLEAR, MONOMERIC SILANE SEALER (SIKAGARD® SN-100) COATING, TO PROTECT THE TANKS FROM SOIL CORROSION. TO BE APPLIED TO THE TANKS BY THE MANUFACTURE BEFORE DELIVERY TO SITE. ANY TOUCH-UP TO BE PROVIDED BY THE MANUFACTURE.
- CONTRACTOR TO ENSURE PIPE CONNECTION BETWEEN TANKS TO BE MINIMUM 600mm DISTANCE BETWEEN OUTER WALL OF TANKS AND PIPE TO BE MINIMUM 200mm SDR 35 PVC PIPE.
- PROPOSED PIPE FITTINGS TO BE DIXON NORTH LINE STORZ OR EQUIVALENT.
- UNITS ARE SEALED WITH BUTYL TAPE AT THE JOINTS.
- CONTRACTOR TO ENSURE CRANE IS ON-SITE TO OFFLOAD AND SET TANK.
- EXCAVATION MUST BE READY FOR INSTALL.
- MIN OVERHEAD CLEARANCE OF 5.5m IS REQUIRED.
- ALL UNITS MUST BE HANDLED WITH PROPER LIFTING EQUIPMENT.
- TANK DESIGNED FOR A MAXIMUM FILL COVER DEPTH OF 1000mm. MINIMUM ENGINEERING FILL DEPTH OF 350mm.
- TUF-TITE SAFETY LIDS WITH LOCKING CLIP INSTALLED IN ALL OPENINGS AS PER CSA-B66-21.

ELECTRICAL NOTES

DSC SECURITY PANEL

- PROVIDE A DSC SERIES SECURITY PANEL INSTALLED IN IT ROOM. CONTRACTOR TO REVIEW AND COORDINATE WITH OWNER REQUIREMENTS. PROVIDE 120VAC POWER TO THE NEW DSC SERIES SECURITY PANEL FROM IT TOOM PANEL BOARD. PROVIDE COMMUNICATIONS CONNECTION TO THE DSC PANEL.
- PROVIDE ALARM TIE FROM DSC MONITORING PANEL INTO THE BUILDING AUTOMATION SYSTEM AND SECURITY SYSTEM RACKS LOCATED IN THE IT ROOM. COMPLETE WITH CAT5E CABLE IN CONDUIT.
- CONTRACTOR TO COORDINATE ALL WORKS WITH HONI AND TO REVIEW THE SITE TO UNDERSTAND THE HONI'S REQUIREMENTS.

LOW LEVEL FLOATS

- PROVIDE TWO (2) ITT FLYGT - ENM - 10 FLOATS FOR TANK RESERVOIR (MAIN TANK WITH ACCESS HATCH). FLOATS TO BE COMPLETE WITH STAINLESS STEEL SWAY RINGS AND STAINLESS-STEEL HOOKS FOR CABLE SLACK. PROVIDE 1.0m OF FLOAT CABLE SLACK. WRAP SLACK CABLE AROUND STAINLESS-STEEL HOOKS NEAR JUNCTION BOX. FLOATS AND SLACK CABLE TO BE ACCESSIBLE FROM THE LADDER. REFER TO TANK DETAILS FOR FLOAT ELEVATIONS.

JUNCTION BOX

- PROVIDE A NEMA 4X PVC JUNCTION BOX EQUIPPED WITH BACK PANEL AND TERMINAL BLOCKS FOR THE FIELD AND FLOAT WIRE TERMINATION.
- MOUNT JUNCTION BOX JUST BELOW THE OPEN HATCH AREA BUT ABOVE THE MAXIMUM WATER LEVEL.

CONDUITS AND WIRING

- PROVIDE ONE (1) 53mm PVC CONDUIT COMPLETE WITH 2-PAIR 18AWG RWU 90 WIRING FROM THE IT ROOM TO EACH WATER RESERVOIR. PROVIDE SUFFICIENT NUMBER OF CONDUCTORS TO SUIT PLUS 25% SPARE.

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| 03 | ISSUED FOR CITY SITE PLAN APPROVAL | 21/12/22 |
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VERIFY SHEET SIZE AND SCALES, BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 0 25mm

CLIENT:

CONSULTANT:

www.jrichards.ca

CONSULTANT:

ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

PROJECT:

HYDRO ONE OPERATIONS CENTRE, ORLEANS

3440 FRANK KENNY ROAD

DRAWING:

TANK DETAILS

DESIGN: M.D.

DRAWN: G.C.

CHECKED: D.U.

JLR #: 31500-000

DRAWING #: **C-009**

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