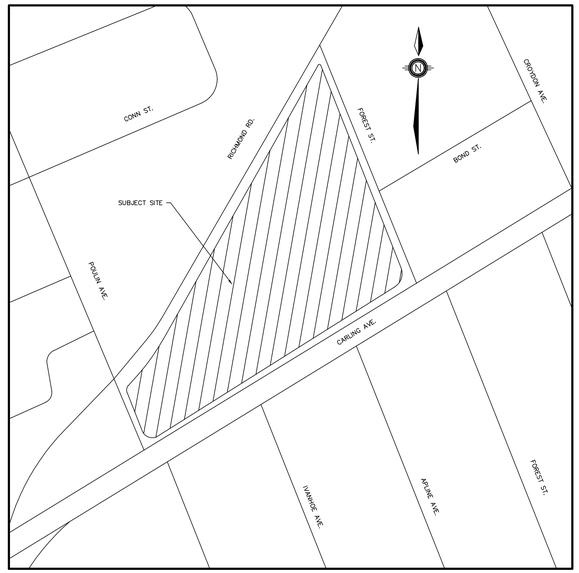
ZAIL PROPERTIES
1480 RICHMOND ROAD
CITY OF OTTAWA



Drawing List

ND-1	NOTES AND DETAILS (1of3)
ND-2	NOTES AND DETAILS (2of3)
ND-3	NOTES AND DETAILS (3of3)
SG-1	SITE GRADING PLAN
SS-1	SITE SERVICING PLAN
STM-1	PRE-DEVELOPMENT STORM CATCHMENT PLAN
STM-2	POST-DEVELOPMENT STORM CATCHMENT PLAN
STM-3	POST-DEVELOPMENT STORM DRAINAGE PLAN
EP-1	EROSION AND SEDIMENT CONTROL PLAN

CITY OF OTTAWA
110 LAURIER AVE W
OTTAWA, ONTARIO
K1P 1J1

ZAIL PROPERTIES
2323 QUEBEC ST.
UNIT 224
VANCOUVER,
BC V5T 4S7

PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

26047 – ZAIL, 1480 RICHMOND ROAD, OTTAWA – 1 – NOVEMBER 2026

1. DRAWINGS

A. THE NOTES ON THIS SHEET APPLY TO ALL WORKS UNDER THIS CONTRACT UNLESS OTHERWISE NOTED ON THE SPECIFIC DETAIL DWGS.

B. THE STANDARD DRAWINGS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS, (OPSS) AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) CONSTITUTE PART OF THE PLANS OF THIS CONTRACT.

C. THE STANDARD DRAWINGS INCLUDED WITH THESE PLANS ARE PROVIDED FOR CONVENIENCE ONLY AND ARE NOT TO BE CONSTRUED TO BE A COMPLETE SET FOR THE PURPOSE OF THE CONTRACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RELEVANT STANDARD DRAWINGS AND SPECIFICATIONS AS REQUIRED FOR THIS CONTRACT.

2. MEASUREMENTS

A. ALL DIMENSIONS ARE IN METRES, EXCEPT PIPE DIAMETERS, WHICH ARE IN MILLIMETRES, UNLESS SPECIFIED OTHERWISE.

B. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION, AND AND DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

3. GENERAL

A. EXISTING SERVICES AND UTILITIES SHOWN ON THESE CONTRACT DRAWINGS ARE BASED ON THE BEST INFORMATION AVAILABLE AND THEIR LOCATIONS ARE NOT GUARANTEED. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE WISHES WITH THE UNDERSTANDING THAT THE OWNER DISCLAIMS ALL RESPONSIBILITY FOR ITS ACCURACY AND/OR SUFFICIENCY. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.

B. NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.

C. GRANULAR MATERIAL, USED FOR BACKFILL, SHALL BE PLACED IN LAYERS 150mm IN DEPTH MAXIMUM AND COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.

D. ALL DISTURBED AREAS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION OR BETTER, AS DETERMINED BY THE ENGINEER. ALL GRASS AND VEGETATION COVERED AREAS SALL BE RESTORED BY PLACING 200mm OF APPROVED TOPSOIL AND NURSERY SOD UNLESS NOTED OTHERWISE.

4. SANITARY & STORM SEWERS

A. STORM SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS PER OPSD-802.010, (GRAN. 'A' EMBEDMENT MATERIAL) FOR FLEXIBLE PIPES AND OPSD-802.030 OR 802.031 CLASS B (GRAN. 'A' BEDDING MATERIAL) FOR RIGID PIPES UNLESS OTHERWISE APPROVED BY THE CITY OF OTTAWA.

B. PRECAST MANHOLES SHALL BE 1200mm DIAMETER UNLESS OTHERWISE SPECIFIED, AND SHALL BE IN ACCORDANCE WITH OPSD-701.010, FRAME AND COVER SHALL BE IN ACCORDANCE WITH OPSD-401.010.

C. SINGLE CATCHBASINS TO BE 600mm SQUARE PRECAST CONCRETE TO OPSD-705.010. FRAME AND GRATE TO OPSD-400.020.

D. PLACE ALL CATCHBASIN LATERALS AT 2% GRADE UNLESS OTHERWISE NOTED PIPE SIZE MINIMUM 250mm DIAMETER SINGLE, 300mm DIAMETER DOUBLE.

E. FOR ALL PVC PIPES CONNECTING INTO CONCRETE MH's AND CB's USE PVC MH ADAPTER COATED WITH SAND.

F. ALL CONNECTIONS TO THE STORM MAIN SHALL BE MADE WITH A STORM MANHOLE OR APPROVED FACTORY TEE CONNECTION AS PER OPSD-701.10 OR 708.03.

G. MANHOLE BENCHING SHALL CONFORM WITH OPSD-701.021.

H. MAINTENANCE HOLE TOPS (FRAMES) AND CATCH BASIN (FRAMES) ARE TO BE SET TO BASE COURSE ASPHALT GRADE AND THEN ADJUSTED TO FINAL GRADE WHEN THE TOP LIFT OF ASPHALT IS PLACED. ALL ADJUSTMENT WILL BE IN ACCORDANCE WITH OPSD-704.010.

I. ALL PIPE HANDLING INSTALLATIONS MUST BE IN STRICT COMPLIANCE WITH MANUFACTURERS INSTALLATION GUIDES AND THE O.C.P.A. OR UNIBELL GUIDELINES.

J. ALL SEWERS WITH LESS THAN 1.8m OF COVER MUST BE INSULATED.

K. PVC STORM PIPE MATERIAL TO BE PVC SDR 35, CERTIFIED TO C.S.A. STANDARDS 182.2 AND 182.4 LATEST AMENDMENT.

L. CONCRETE STORM SEWER PIPE TO BE EQUAL TO CSA SPECIFICATION A257.1 (LATEST AMENDMENT)

M. SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 401.030

N. SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSHRINKABLE FILL.

Q. SEWER PIPES TO BE BACKFILLED UP TO 300mm ABOVE TOP, WITH A GRANULAR MATERIAL TO AIDE COMPACTION IN TIGHT SPACES WITHOUT DAMAGING PIPES.

R. GENERAL INSTALLATION AND TESTING OF SEWERS AND APPURTENANCES TO BE IN ACCORDANCE WITH OPSS 407, 408, 409 (CCTV), 410, 421, AND ALL SPECIFICATIONS REFERENCED WITHIN THE CONTRACT DOCUMENTS.

5. WATERMAIN

A. WATERMAIN SHALL BE CONSTRUCTED TO THE LATEST CITY OF OTTAWA STANDARDS, AND OR THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS)

B. ALL WATER SERVICES LESS THAN OR EQUAL TO 50mm DIA SHALL BE TYPE "K" COPPER.

C. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17. UNLESS SPECIFIED OTHERWISE.

D. VALVE BOXES SHALL BE INSTALLED PER CITY OF OTTAWA STD W24.

E. THRUST BLOCKS FOR WATERMAINS TO BE INSTALLED PER CITY OF OTTAWA STD. W25.3 AND W25.4.

F. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY CAPS, PLUGS, BLOW-OFFS, AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.

G. WATERMAIN CROSSING OVER AND BELOW SEWERS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. W25.2 AND W25.

H. WATER SERVICES ARE TO BE INSULATED PER CITY STD. W23 WHERE SEPARATION BETWEEN SERVICES AND MAINTENANCE HOLES ARE LESS THAN 2.4M.

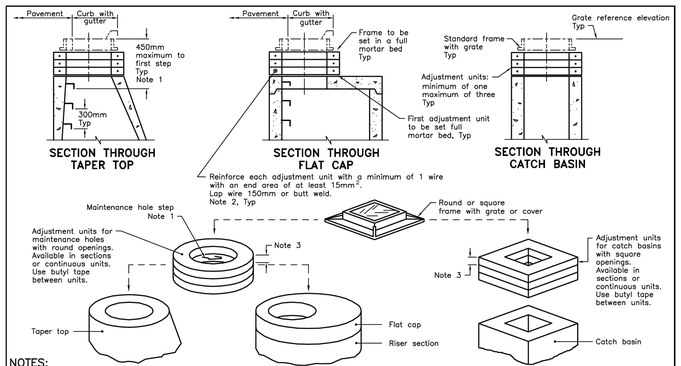
I. THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.5m AS PER MOE GUIDELINES.

J. ALL WATERMAINS SHALL HAVE A MINIMUM COVER OR 2.4M, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD DWG W22.

K. FIRE HYDRANT INSTALLATION AS PER STD DWG W19, ALL BOTTOM OF HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.10M ABOVE PROPOSED FINISHED GRADE AT HYDRANT; FIRE HYDRANT LOCATION AS PER STD DWG W18.

L. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50MM BLOW OFF UNLESS OTHERWISE NOTED.

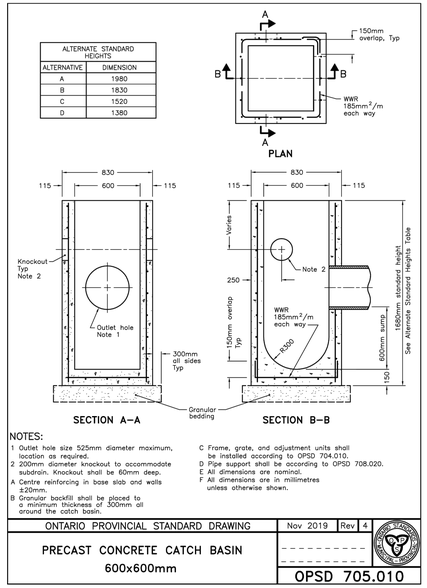
M. ALL WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.



NOTES:
1 If first step is in an adjustment unit, the adjustment unit shall be of the type manufactured with a step in place.
2 Centre reinforcing in adjustment unit ±10mm.
3 Round and square adjustment units are available in sizes of 50, 75, 100, 150, and 300mm.

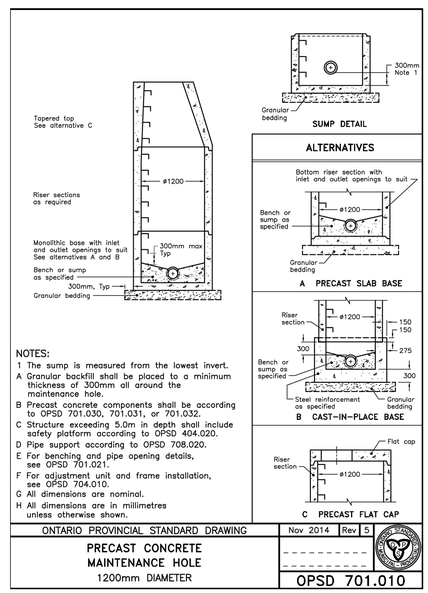
A Adjustment units shall not extend beyond the outside edge of the structure.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 3
PRECAST CONCRETE ADJUSTMENT UNITS FOR MAINTENANCE HOLES, CATCH BASINS, AND VALVE CHAMBERS		OPSD 704.010



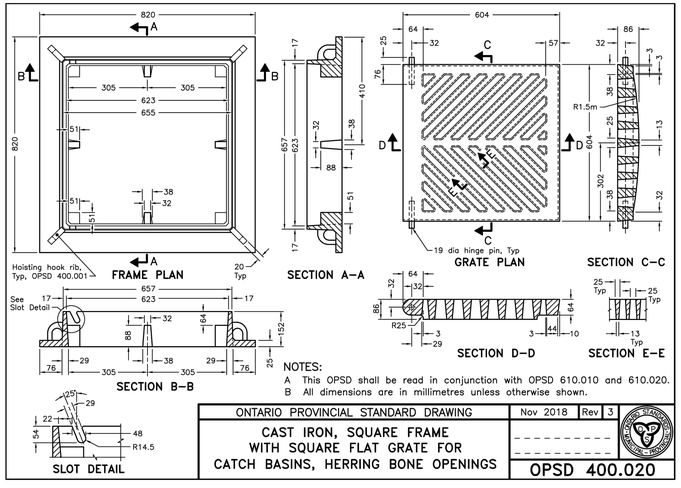
NOTES:
1 Outlet hole size 525mm diameter maximum, location as required.
2 200mm diameter knockout to accommodate subdrain. Knockout shall be 60mm deep.
A Centre reinforcing in base slab and walls ±20mm.
B Granular backfill shall be placed to a minimum thickness of 300mm all around the catch basin.
C Frame, grate, and adjustment units shall be installed according to OPSD 704.010.
D Pipe support shall be according to OPSD 708.020.
E All dimensions are nominal.
F All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 4
PRECAST CONCRETE CATCH BASIN 600x600mm		OPSD 705.010



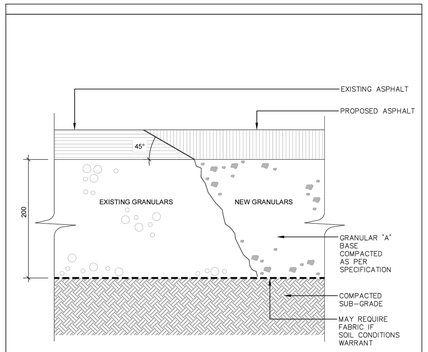
NOTES:
1 The sump is measured from the lowest invert.
A Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
B Precast concrete components shall be according to OPSD 701.030, 701.031, or 701.032.
C Structure exceeding 5.0m in depth shall include safety platform according to OPSD 404.020.
D Pipe support according to OPSD 708.020.
E For benching and pipe opening details, see OPSD 701.021.
F For adjustment unit and frame installation, see OPSD 704.010.
G All dimensions are nominal.
H All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 5
PRECAST CONCRETE MAINTENANCE HOLE 1200mm DIAMETER		OPSD 701.010



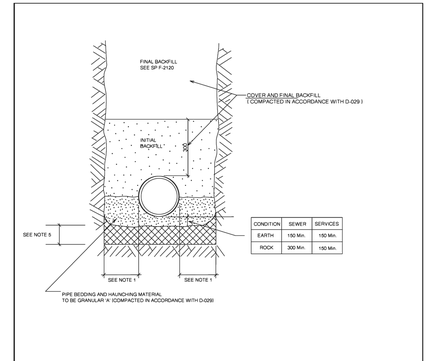
NOTES:
A This OPSD shall be read in conjunction with OPSD 610.010 and 610.020.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 3
CAST IRON, SQUARE FRAME WITH SQUARE FLAT GRATE FOR CATCH BASINS, HERRING BONE OPENINGS		OPSD 400.020



NOTE:
1.SLOPE OF PAVEMENT TO MEET/MATCH EXISTING GRADES AT JUNCTION. REFER TO GRADING PLAN FOR NEW CROSS SLOPE.
2.REMOVE CONTAMINATED GRANULARS

Ottawa	TITLE: ASPHALT REINSTATEMENT	DATE: JAN 2015
		REV:
		DWG No: R25



CONDITION	SEWER	SERVICES
EARTH	150 Min.	150 Min.
ROCK	300 Min.	150 Min.

NOTES:
1.

PIPE INSIDE DIAMETER (mm)	CLEARANCE (mm)
900 OR LESS	CONC 450 PVC 450
OVER 900	600

2. FINAL BACKFILL - APPROVED NATIVE MATERIAL OR SELECT SUBGRADE IN ACCORDANCE WITH F-2120.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
4. INITIAL BACKFILL MATERIAL: CONCRETE PIPE - GRANULAR 'A' OR GRANULAR 'B' MATERIAL, WITH 100% PASSING THE 37.5mm SIEVE
- PVC PIPE - GRANULAR 'A'
5. WHEN APPROVED BY THE CONTRACT ADMINISTRATOR, POOR SOILS SHALL BE EXCAVATED TO CREATE A FOUNDATION THAT SHALL BE FILLED TO THE BOTTOM OF THE BEDDING WITH GRANULAR 'B'.

Ottawa	SINGLE TRENCH (SEWER & SEWER SERVICES)	DATE: MAY 2001
		REV DATE: MARCH 2019
		DWG No: S6

NO.	REVISION NOTE	DATE	BY
1.	REVISED AS PER 1st SUBMISSION COMMENTS	11/23/26	JM

BENCHMARK

LICENCED PROFESSIONAL ENGINEER
M.W. DEJEAN
90470626
Nov. 23, 2026
PROVINCE OF ONTARIO

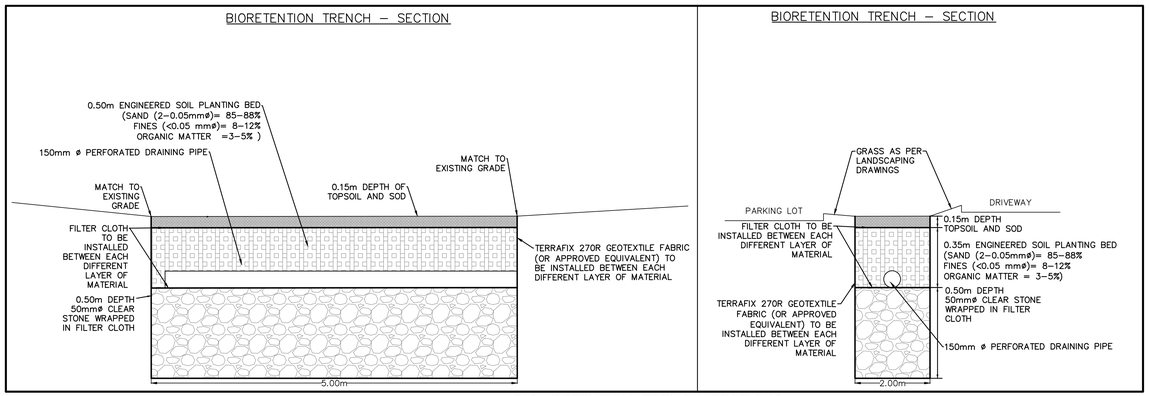
ZAIL PROPERTIES
1480 RICHMOND ROAD
CITY OF OTTAWA, ONTARIO

NOTES AND DETAILS

PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

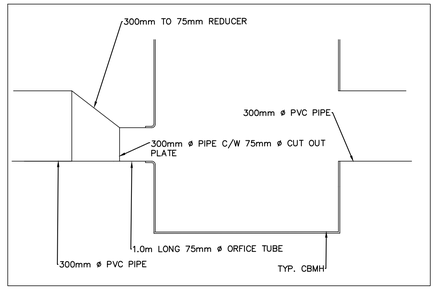
DESIGNED BY	MWD	HORIZ SCALE	PROJECT # 26047
DRAWN BY	JM	VERT SCALE	DRAWING # ND-1
CHECKED BY	MWD	DATE MAY 2026	REVISION # 1

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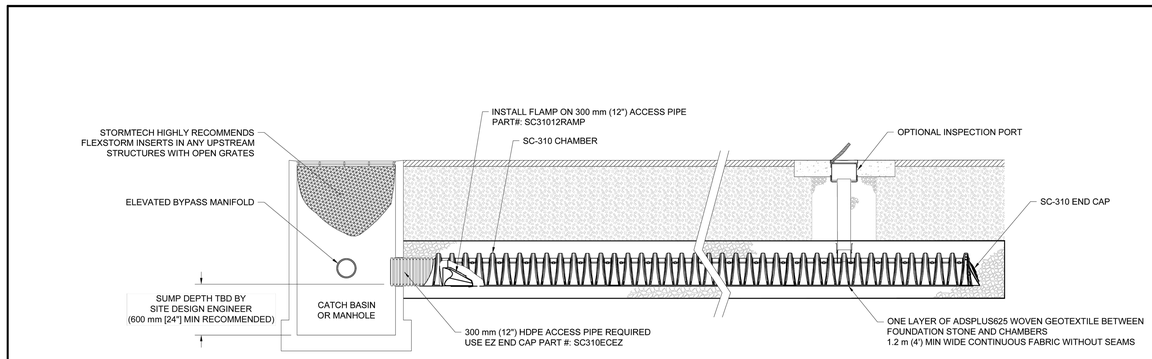
BIO–RETENTION TRENCH SECTIONS

N.T.S



TYP. ORFICE TUBE DETAIL

N.T.S



SC-310 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 80 mm (3") PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 80 mm (3") PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

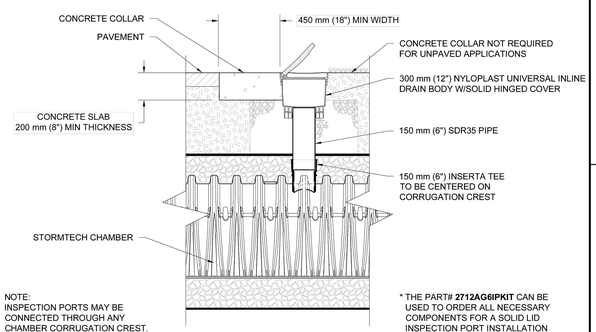
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 1.1 m (45°) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



150 mm (6") PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

NTS

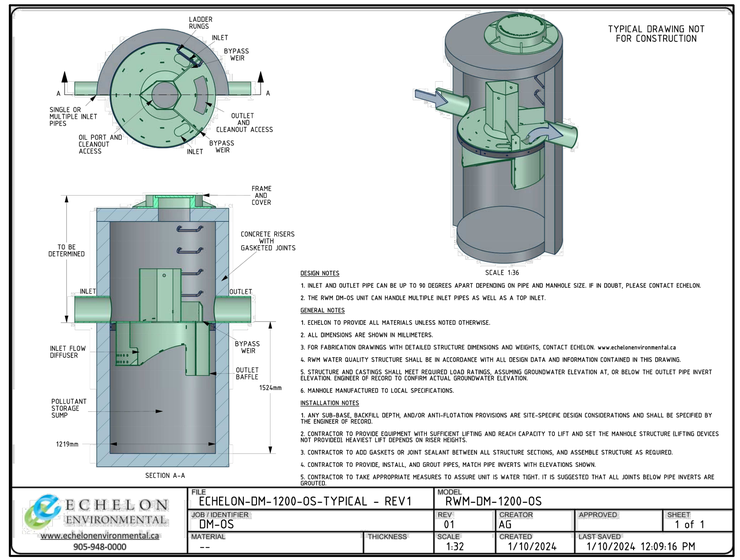
StormTech® Chamber System
WWW.ADSPIPE.COM
ADS

1480 RICHMOND ROAD		
OTTAWA, ON		DRAWN: NAL
DATE: 10/29/2026	PROJECT #: SS52861	CHECKED: RWD

DATE	DWN	CHK

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT ENGINEER OF RECORD (EOR) AUTHER PROJECT REPRESENTATIVE. THE EOR AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS. PRIOR APPROVAL FOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCTS DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

4 SHEET OF 5



DESIGN NOTES
1. INLET AND OUTLET PIPE CAN BE UP TO 90 DEGREES APART DEPENDING ON PIPE AND MANHOLE SIZE. IF IN DOUBT, PLEASE CONTACT ECHELON.
2. THE RWM OM-OS UNIT CAN HANDLE MULTIPLE INLET PIPES AS WELL AS A TOP INLET.

GENERAL NOTES
1. ECHELON TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, CONTACT ECHELON. www.echelonenvironmental.ca
4. RWM WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE AND CASTINGS SHALL MEET REQUIRED LOAD RATINGS, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. MANHOLE MANUFACTURED TO LOCAL SPECIFICATIONS.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY THE ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE MANHOLE STRUCTURE (LIFTING DEVICES NOT PROVIDED). HEAVIEST LIFT DEPENDS ON RISER HEIGHTS.
3. CONTRACTOR TO ADD GASKETS OR JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE AS REQUIRED.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES, MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

ECHELON ENVIRONMENTAL
www.echelonenvironmental.ca
905-948-0000

FILE		MODEL	
ECHELON-DM-1200-OS-TYPICAL - REV1		RWM-DM-1200-OS	
JOB / IDENTIFIER		REV	CREATOR	APPROVED	SHEET
DM-OS		01	AG		1 of 1
MATERIAL	THICKNESS	SCALE	CREATED	LAST SAVED	
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NO.	REVISION NOTE	DATE	BY
1.	REVISED AS PER 1st SUBMISSION COMMENTS	11/23/26	JM

BENCHMARK

LICENCED PROFESSIONAL ENGINEER
M.W. DEJEAN
90470626
Nov. 23, 2026
PROVINCE OF ONTARIO

ZAIL PROPERTIES
1480 RICHMOND ROAD
CITY OF OTTAWA, ONTARIO

NOTES AND DETAILS

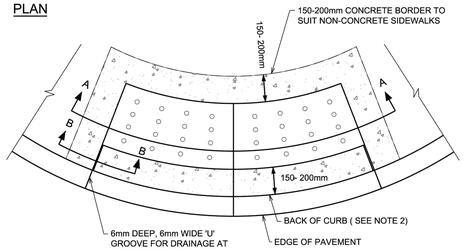
PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY MWD	HORIZ SCALE	PROJECT #	26047
DRAWN BY JM	VERT SCALE	DRAWING #	ND–2
CHECKED BY MWD	DATE MAY 2026	REVISION #	1

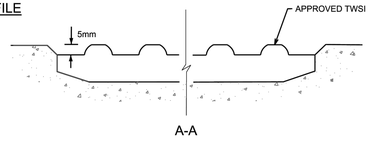
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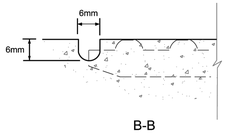
PLAN



PROFILE



A-A



B-B

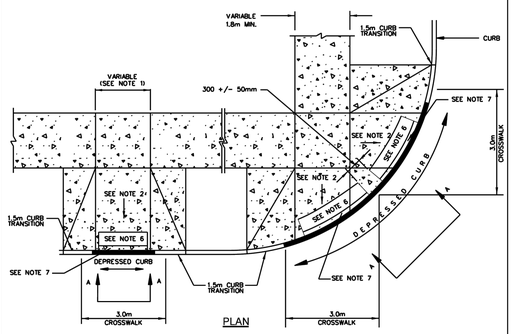
NOTES:

1. TOPS OF TWSI'S (TACTILE WALKING SURFACE INDICATOR) SHALL BE ALIGNED & LEVEL WITH THE ADJACENT CONCRETE SURFACE & INSTALLATION IN WET CONCRETE SHALL BE EFFECTIVE IN PERMANENTLY SECURING THE TWSI IN PLACE ONCE DRY.
2. FOR MONOLITHIC SIDEWALKS, TWSI SHALL BE 300 TO 350mm BACK FROM THE CURB FACE.

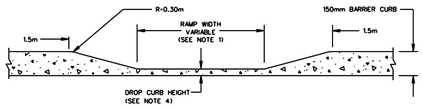
N.T.S.

Ottawa	TWSI DETAIL	DATE: MARCH 2015 REV. DATE: MARCH 2016 DWG. No.: SC7.3

CURB RAMP DEPRESSED CORNER



PLAN



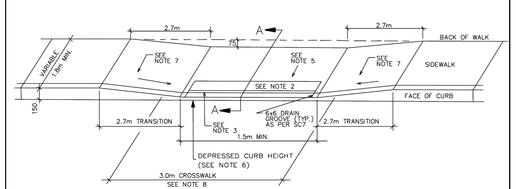
SECTION A - A

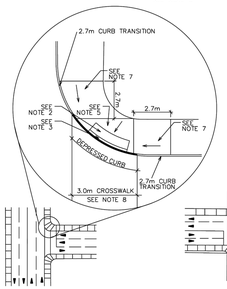
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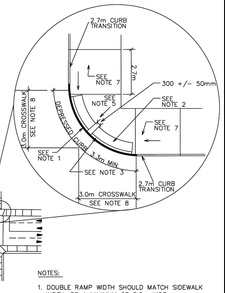
1. CURB RAMP WIDTH SHOULD MATCH SIDEWALK WIDTH, BE A MINIMUM OF 1.5m WIDE.
2. FOR CURB RAMPS SLOPE OF 2% TO 5% MAXIMUM 8%
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
4. DEPRESSED CURB HEIGHT – FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 25mm.
5. SUBJECT TO AVOIDANCE OF MEDIANS, CROSSWALK LINES TO CENTRED ON THE CURB RAMP.
6. APPROVED 610 X WIDTH OF CURB RAMP (1500 MIN) TACTILE WALKING SURFACE INDICATOR (TWSI). RADIUS TO MATCH CURB. ALL TWSI'S SHALL HAVE 6mm WIDE AND 6mm DEEP DRAIN GROOVES AT CORNERS BETWEEN TWSI AND CURB PANEL JOINTS MAY BE ADAPTED FOR USE IF TOUCHING. TOP OF TWSI SHALL BE ALIGNED AND LEVEL WITH ADJACENT SURFACE.
7. 150 TO 200 GAP. FOR MONOLITHIC SIDEWALK, TWSI SHALL BE 300 TO 350mm BACK FROM CURB FACE.

Ottawa	PEDESTRIAN CURB RAMP WITH BOULEVARD	DATE: MAY 2001 REV. DATE: MARCH 2017 DWG. No.: SC7

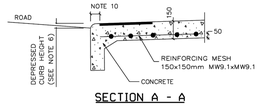
MID BLOCK CROSSING AND PARALLEL CURB RAMPS







SECTION THROUGH RAMP TOTAL (SEE NOTE 5)
SLOPE FOR 1.80m WALKS: 2-5%



SECTION A - A

NOTES:

1. DOUBLE RAMP WIDTH SHOULD MATCH SIDEWALK WIDTH, BE A MINIMUM OF 3.3m WIDE AND PERMIT WHEELCHAIRS TO ENTER CROSSING AT RIGHT ANGLES.
2. APPROVED 610 X WIDTH OF CURB RAMP (1500 MIN) TACTILE WALKING SURFACE INDICATOR, RADIUS TO MATCH CURB
3. 150 TO 200 GAP
4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
5. FOR TRANSITION AREA, MAXIMUM SLOPE OF 2%
6. DEPRESSED CURB HEIGHT – FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 25mm.
7. FOR CURB RAMPS SLOPE OF 2% TO 5%, MAXIMUM 8%
8. SUBJECT TO AVOIDANCE OF MEDIANS, CROSSWALK LINES TO CENTRED ON THE CURB RAMP.
9. FOR RETROFIT APPLICATIONS ONLY
10. FOR MONOLITHIC SIDEWALK, TWSI SHALL BE 300 TO 350mm BACK FROM CURB FACE.

Ottawa	PEDESTRIAN CURB RAMP WITHOUT BOULEVARD	DATE: MAY 2001 REV. DATE: MARCH 2016 DWG. No.: SC6

NO.	REVISION NOTE	DATE	BY
1.	REVISED AS PER 1st SUBMISSION COMMENTS	11/23/26	JM

BENCHMARK

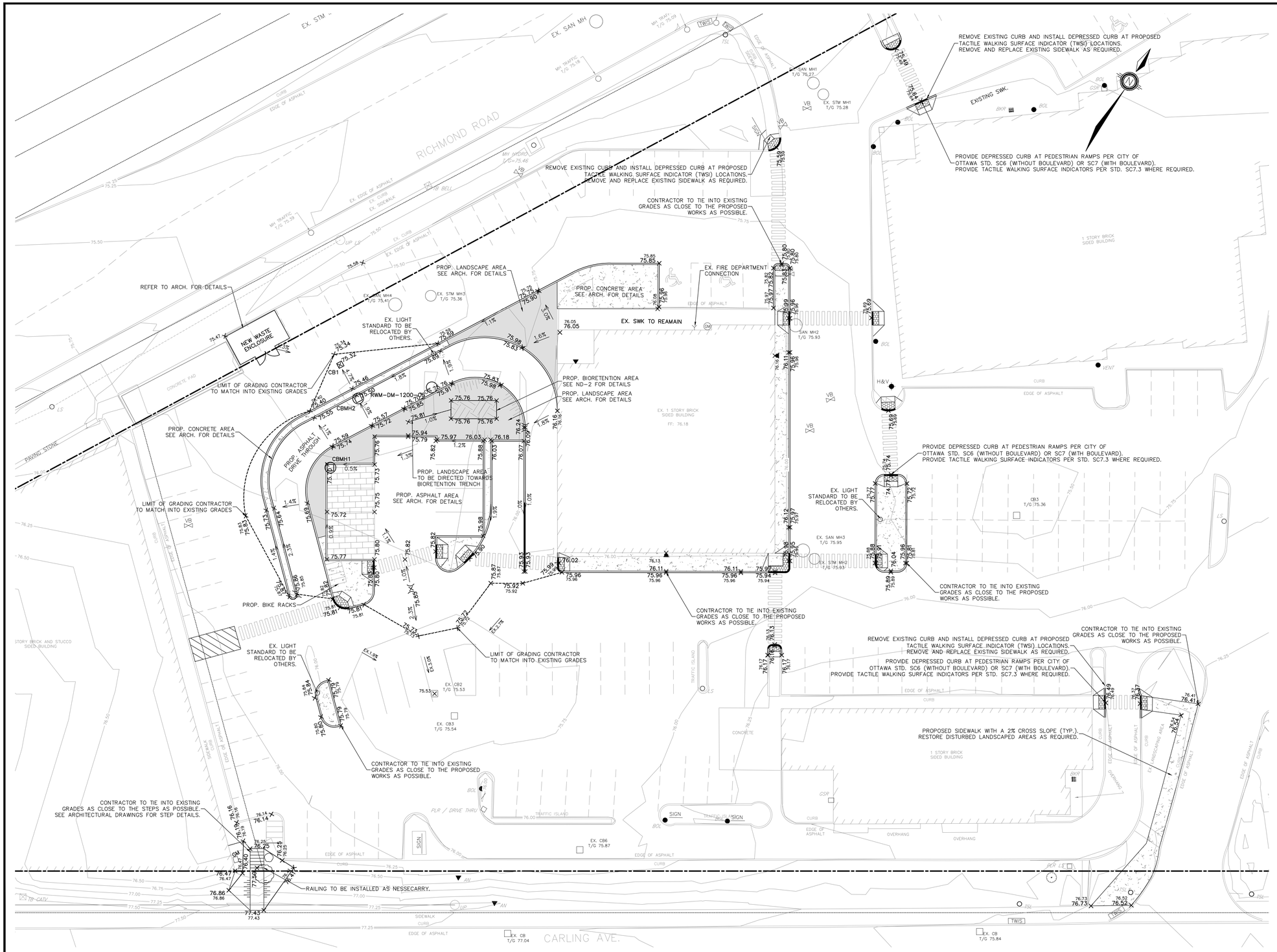
LICENSED PROFESSIONAL ENGINEER
M.W. DEJEAN
90470626
Nov. 23, 2026
PROVINCE OF ONTARIO

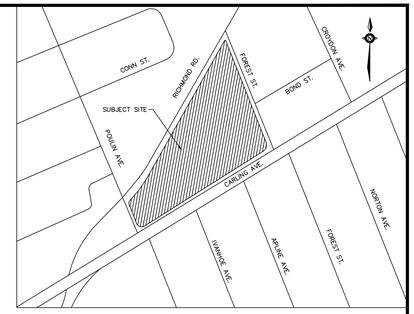
ZAIL PROPERTIES
1480 RICHMOND ROAD
CITY OF OTTAWA, ONTARIO

NOTES AND DETAILS

PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	MWD	HORIZ SCALE	PROJECT # 26047
DRAWN BY	JM	VERT SCALE	DRAWING # ND-3
CHECKED BY	MWD	DATE MAY 2026	REVISION # 1





LEGEND

- CB — PROPOSED CATCH BASIN
- CB — EXISTING CATCH BASIN
- STM DCB — PROPOSED DOUBLE CATCH BASIN
- MH — PROPOSED STORM MANHOLE
- STM MH — EXISTING STORM MANHOLE
- SAN MH — PROPOSED SANITARY MANHOLE
- SAN MH — EXISTING SANITARY MANHOLE
- HYD. — PROPOSED FIRE HYDRANT
- EX. H&V — EXISTING FIRE HYDRANT
- VB — PROP. WATER VALVE
- VB — EX. WATER VALVE
- × 254.63 — PROPOSED ELEVATION
- 254.09 — EXISTING ELEVATION
- 1.5% — PROPOSED DIRECTION AND GRADE
- PROP. BACK OF CURB
- PROP. EDGE OF PAVEMENT
- PROP. CURB CUT LOCATION
- EX. CURB CUT LOCATION
-) (— HIGH POINT
- PROPERTY LINE
- LIMIT OF WORK
- PERSON DOOR
- PERMEABLE PAVERS WITH IMPERMEABLE LINER
- TACTILE WALKING SURFACE INDICTOR SEE ARCHITECTURE FOR DETAILS

NO.	REVISION NOTE	DATE	BY
1.	REVISED AS PER 1st SUBMISSION COMMENTS	11/23/26	JM

BENCHMARK

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN 76° 30' WEST LONGITUDE MTM ZONE 9. NAD83 (ORIGINAL)

19773035 N: 5006060.42 E: 324888.04
19680191 N: 5033564.26 E: 388064.94

VERTICAL DATUM NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK - OTWA BASE STATION

LICENCED PROFESSIONAL ENGINEER
M.W. DEJEAN
90470626
Nov. 23, 2026
PROVINCE OF ONTARIO

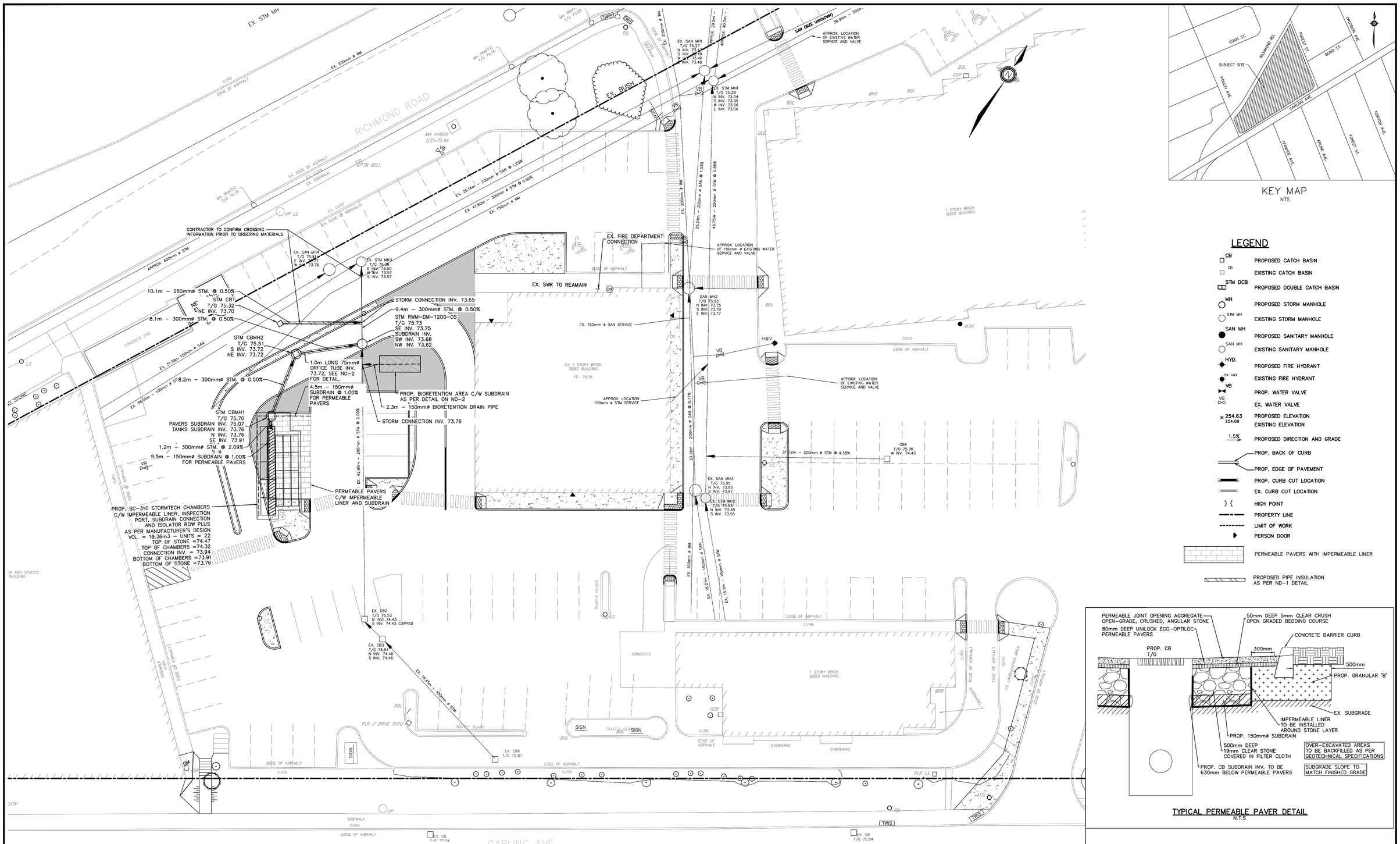
ZAIL PROPERTIES
1480 RICHMOND ROAD
CITY OF OTTAWA, ONTARIO

SITE GRADING PLAN

PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	MWD	HORIZ SCALE	1:200
DRAWN BY	JM	VERT SCALE	N/A
CHECKED BY	MWD	DATE	MAY 2026
PROJECT #	26047		
DRAWING #	SG-1		
REVISION #	1		

P:\Autodesk Vault\Working Folders\26047 - Fotenn, 1480 Richmond Road, Ottawa\LAYOUT SHEETS\26047 - SG-1.dwg Layout:SG-1 Plotted: Nov 23, 2026 @ 5:10pm by shbakkar @ PEARSON ENGINEERING LTD.



KEY MAP
NTS

LEGEND

- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROP. WATER VALVE
- EX. WATER VALVE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED DIRECTION AND GRADE
- PROP. BACK OF CURB
- PROP. EDGE OF PAVEMENT
- PROP. CURB CUT LOCATION
- EX. CURB CUT LOCATION
- HIGH POINT
- PROPERTY LINE
- LIMIT OF WORK
- PERSON DOOR
- PERMEABLE PAVERS WITH IMPERMEABLE LINER
- PROPOSED PIPE INSULATION AS PER ND-1 DETAIL

TYPICAL PERMEABLE PAVER DETAIL
N.T.S

NO.	REVISION NOTE	DATE	BY
1.	REVISED AS PER 1st SUBMISSION COMMENTS	11/23/26	JM

BENCHMARK

BEARING NOTE
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19773035 N:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

VERTICAL DATUM NOTE
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LICENCED PROFESSIONAL ENGINEER
M.W. DEJEAN
90470626
Nov. 23, 2026
PROVINCE OF ONTARIO

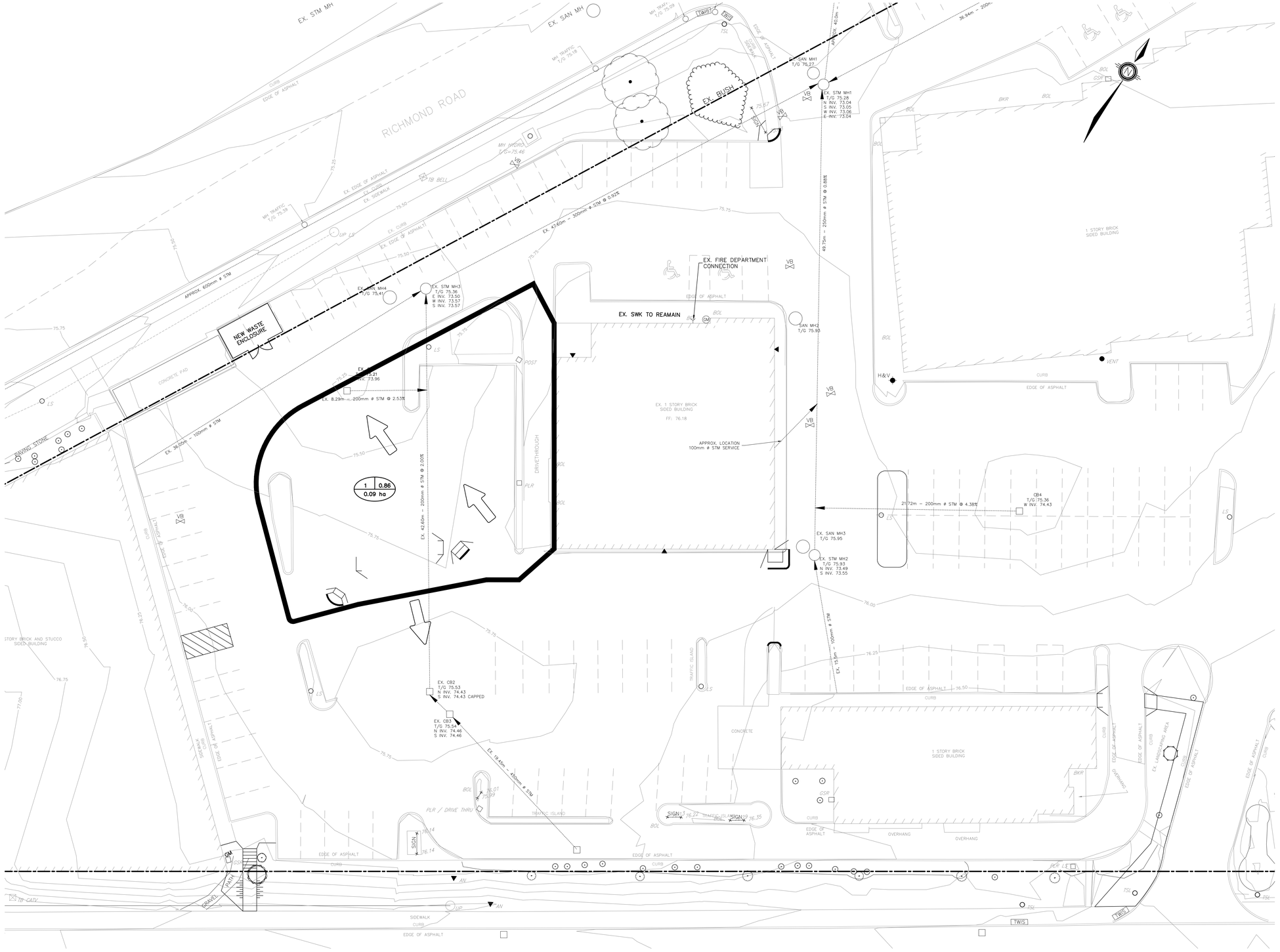
ZAIL PROPERTIES
1480 RICHMOND ROAD
CITY OF OTTAWA, ONTARIO

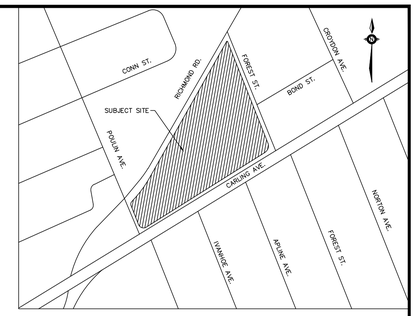
SITE SERVICING PLAN

PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	MWD	HORIZ SCALE	1:200
DRAWN BY	JM	VERT SCALE	N/A
CHECKED BY	MWD	DATE	MAY 2026
PROJECT #	26047		
DRAWING #	SS-1		
REVISION #	1		

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KEY MAP
NTS

LEGEND

- RETAINING WALL (BY OTHERS)
- OVERLAND FLOW DIRECTION
- CATCHMENT AREA 1 | 0.75 | 1.00 ha — RUNOFF COEFFICIENT
- AREA IN HECTARES

NO.	REVISION NOTE	DATE	BY
1.	REVISED AS PER 1st SUBMISSION COMMENTS	11/23/26	JM

BENCHMARK

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM THE CAN–NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN 76° 30' WEST LONGITUDE MTM ZONE 9. NAD83 (ORIGINAL)

19773035 N: 5006060.42 E: 324888.04
19680191 N: 5033564.26 E: 388064.94

VERTICAL DATUM NOTE
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LICENCED PROFESSIONAL ENGINEER
M.W. DEJEAN
90470626
Nov. 23, 2026
PROVINCE OF ONTARIO

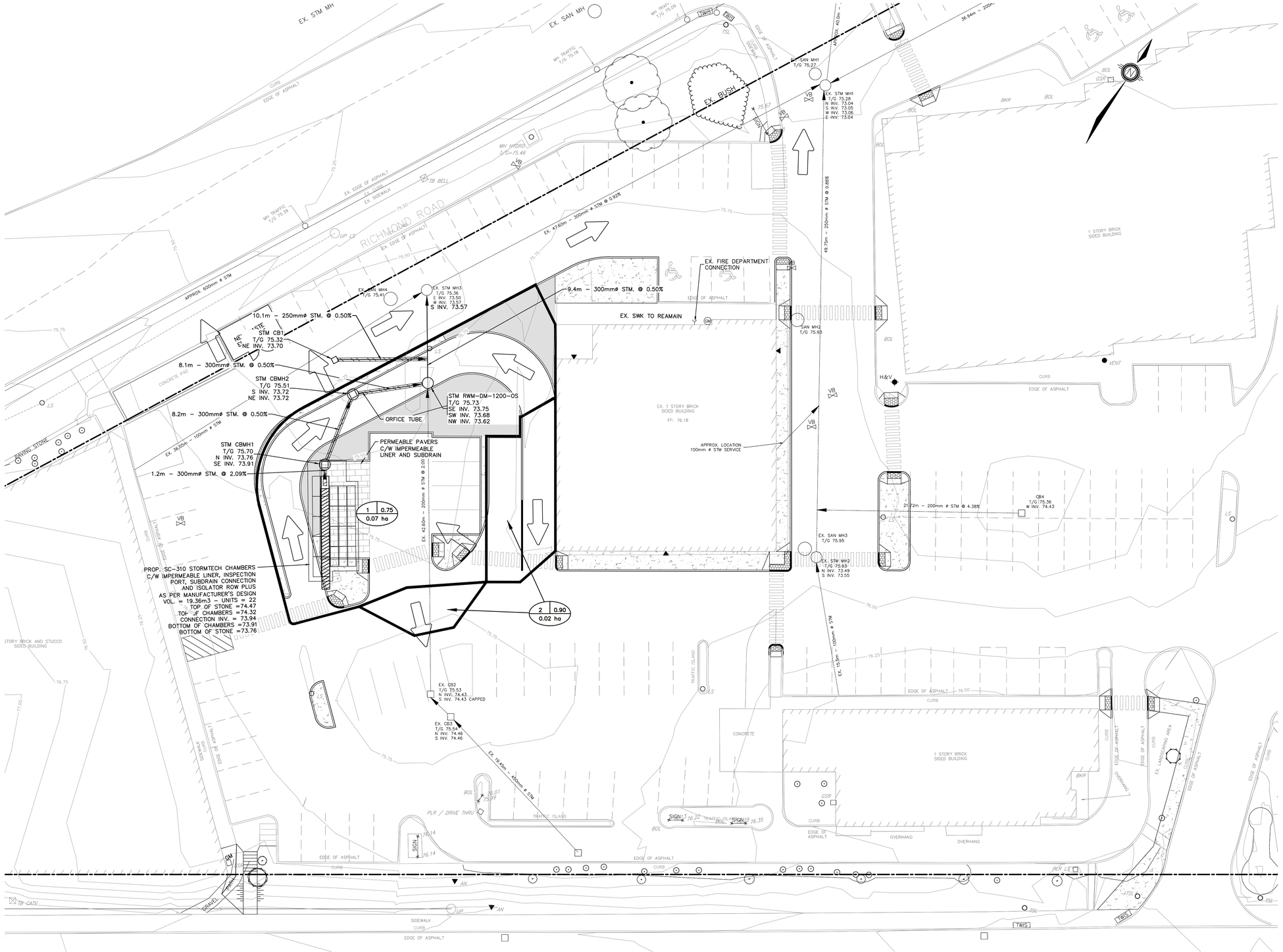
ZAIL PROPERTIES
1480 RICHMOND ROAD
CITY OF OTTAWA, ONTARIO

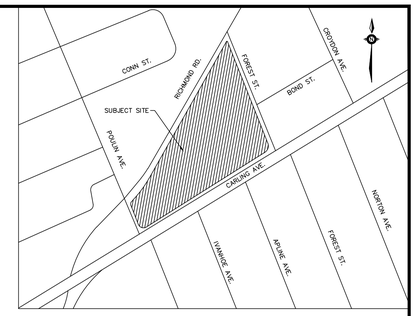
PRE–DEVELOPMENT
STORM CATCHMENT PLAN

PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	MWD	HORIZ SCALE	1:200
DRAWN BY	JM	VERT SCALE	N/A
CHECKED BY	MWD	DATE	MAY 2026
PROJECT #	26047		
DRAWING #	STM–1		
REVISION #	1		

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KEY MAP
NTS

LEGEND

- RETAINING WALL (BY OTHERS)
- OVERLAND FLOW DIRECTION
- CATCHMENT AREA: 1 | 0.75 | 1.00 ha — RUNOFF COEFFICIENT / AREA IN HECTARES
- PERMEABLE PAVERS WITH IMPERMEABLE LINER
- PROPOSED PIPE INSULATION AS PER ND-1 DETAIL

NO.	REVISION NOTE	DATE	BY
1.	REVISED AS PER 1st SUBMISSION COMMENTS	11/23/26	JM

BENCHMARK

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN 76° 30' WEST LONGITUDE MTM ZONE 9. NAD83 (ORIGINAL)

19773035 N:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

VERTICAL DATUM NOTE
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LICENCED PROFESSIONAL ENGINEER
M.W. DEJEAN
90470626
Nov. 23, 2026
PROVINCE OF ONTARIO

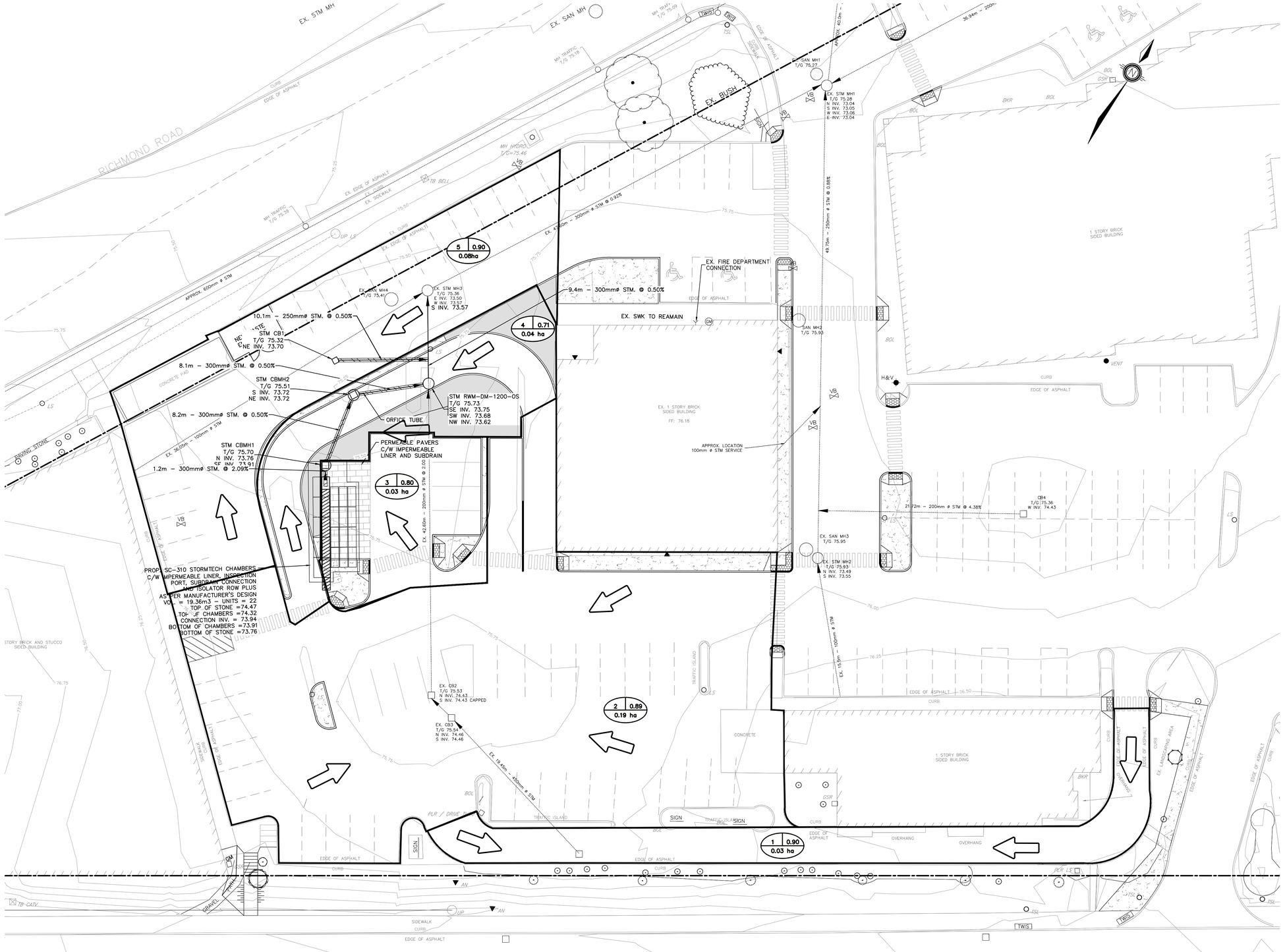
ZAIL PROPERTIES
1480 RICHMOND ROAD
CITY OF OTTAWA, ONTARIO

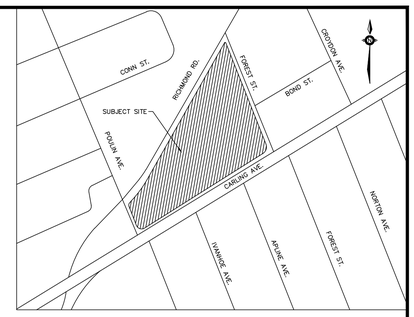
POST-DEVELOPMENT
STORM CATCHMENT PLAN

PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	MWD	HORIZ SCALE	1:200
DRAWN BY	JM	VERT SCALE	N/A
CHECKED BY	MWD	DATE	MAY 2026
PROJECT #	26047		
DRAWING #	STM-2		
REVISION #	1		

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KEY MAP
NTS

LEGEND

- RETAINING WALL (BY OTHERS)
- OVERLAND FLOW DIRECTION
- CATCHMENT AREA: 1 | 0.75 | 1.00 ha — RUNOFF COEFFICIENT; AREA IN HECTARES
- PERMEABLE PAVERS WITH IMPERMEABLE LINER
- PROPOSED PIPE INSULATION AS PER ND-1 DETAIL

NO.	REVISION NOTE	DATE	BY
1.	REVISED AS PER 1st SUBMISSION COMMENTS	11/23/26	JM

BENCHMARK

BEARING NOTE
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19773035 N: 5006060.42 E: 324888.04
19680191 N: 5033564.26 E: 388064.94

VERTICAL DATUM NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK – OTWA BASE STATION

LICENCED PROFESSIONAL ENGINEER
M.W. DEJEAN
90470626
Nov. 23, 2026
PROVINCE OF ONTARIO

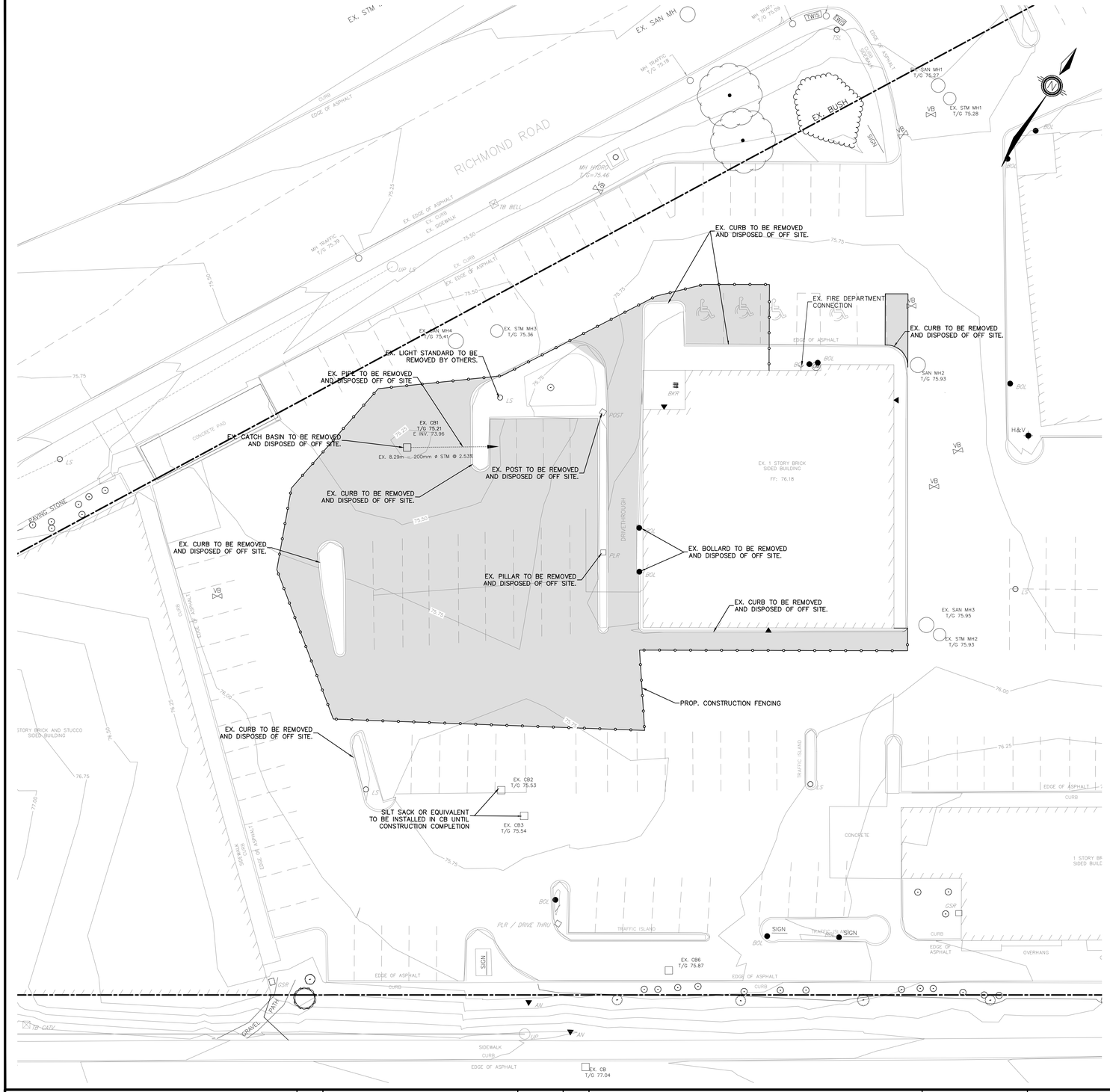
ZAIL PROPERTIES
1480 RICHMOND ROAD
CITY OF OTTAWA, ONTARIO

POST-DEVELOPMENT DRAINAGE PLAN

PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	MWD	HORIZ SCALE	1:200
DRAWN BY	JM	VERT SCALE	N/A
CHECKED BY	MWD	DATE	MAY 2026
PROJECT #	26047		
DRAWING #	STM-3		
REVISION #	1		

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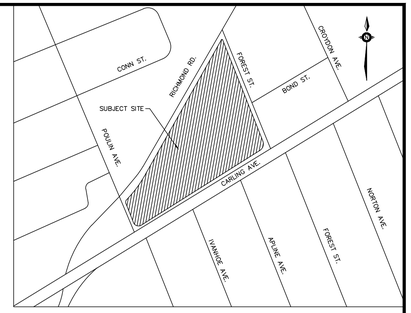


SEQUENCE OF CONSTRUCTION

1. ENGINEER TO BE NOTIFIED PRIOR TO INITIATION OF ANY ON SITE WORKS.
2. SILT FENCE AS PER OPSD 219.110
3. VEGETATION REMOVAL MAY COMMENCE AFTER ALL SILT FENCE IS INSTALLED AND APPROVED BY THE ENGINEER.
4. COMMENCE WITH EARTH WORKS AND SITE SERVICING.
5. INSTALLATION OF PROPOSED INFILTRATION FACILITIES TO THE TIME OF LANDSCAPING WORKS.
6. EROSION CONTROL MEASURES TO BE MAINTAINED AS DIRECTED BY THE ENGINEER DURING THE CONSTRUCTION PERIOD. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER.
7. ALL DISTURBED GROUND LEFT INACTIVE FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH SEED, SOD, MULCH OR OTHER ADEQUATE COVERING, AS INSTRUCTED BY THE ENGINEER.

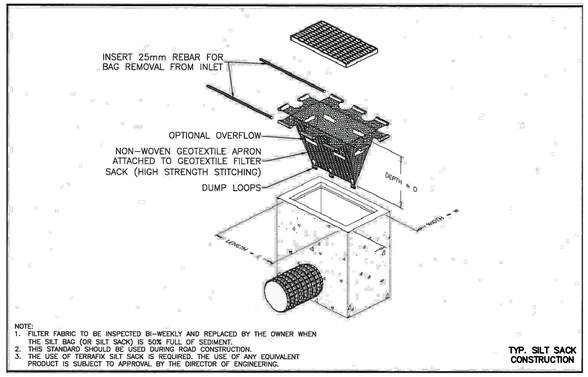
NOTES FOR SEDIMENT & EROSION CONTROL

1. DISTURBED AREAS THAT HAVE FAILED TO HAVE STABLE GROUND COVER ESTABLISHED BY OCTOBER 30TH SHALL BE PROTECTED WITH A SILTATION CONTROL FENCE OR STRAW MULCH ETC. AND MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION BECOMES ESTABLISHED IN THE SUBSEQUENT GROWING SEASON.
2. ANY DEWATERING WASTE SHALL BE DISCHARGED TO A VEGETATED AREA AT LEAST 30m FROM ANY WATERCOURSE AND FILTERED. FILTERING METHODS MUST BE APPROVED BY THE SITE ADMINISTRATOR.
3. SILT FENCE SHALL BE PUT IN PLACE PRIOR TO AND MAINTAINED DURING ALL GRADING. SILT FENCE TO BE INSPECTED PRIOR TO COMMENCEMENT OF EARTH GRADING ACTIVITIES. SILT FENCE TO BE INSPECTED AND REPAIRED OR REPLACED IF DAMAGED AS DIRECTED BY THE SITE ADMINISTRATOR.SILT CONTROLS TO BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAIN EVENT. INSTALLATION SHALL BE TO THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE PREPARED FOR UNEXPECTED CONDITIONS AND ACCORDINGLY HAVE STOCKPILED MATERIALS ON SITE FOR NECESSARY REPAIRS AS A RESULT OF FAILED OR INADEQUATE CONTROL MEASURES. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK, AND AFTER EVERY RAINFALL EVENT.
6. CONTRACTOR SHALL OBTAIN A CURRENT COPY AND BECOME FAMILIAR WITH OPSS 577, CONSTRUCTION SPECIFICATION FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS WELL AS ALL APPLICABLE MUNICIPAL STANDARDS.
7. THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES. SUCH MEASURES SHOULD BE PRESENTED IN WRITING FOR APPROVAL OF THE SITE ADMINISTRATOR AND MUST BE APPROVED IN WRITING BY THE MUNICIPALITY AND CONSERVATION AUTHORITY.
8. THE TOPS OF ALL FILTER FABRIC MUST BE A MINIMUM OF 1.0 METRES ABOVE THE GROUND LEVEL AND ATTACHED TO THE FENCE WITH A CONTINUOUS STEEL WIRE. ALTERNATIVELY, THE FILTER FABRIC MUST BE FOLDED OVER THE TOP OF THE FENCE AND ATTACHED TO THE FENCE WITH WIRE LOOPED THROUGH THE FABRIC ON BOTH SIDES OF THE FENCE. FILTER FABRIC IS TO BE TERRAFIX 270R OR EQUIVALENT.
9. ALL DISTURBED GROUND LEFT FOR MORE THAN 30 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, OR COVERING OR OTHER EQUIVALENT CONTROL MEASURES. THIS PERIOD OF INACTIVITY SHALL BE AT THE DISCRETION OF THE CITY OF OTTAWA BUT SHALL NOT EXCEED THIRTY DAYS OR SUCH LONGER PERIOD DEEMED ADVISABLE BY THE CITY OF OTTAWA'S PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT.
10. CONTRACTOR RESPONSIBLE FOR MUD TRACKING, PREVENTION, AND MAINTENANCE ON RICHMOND RD.
11. ROADS AND PARKING LOT AROUND SITE TO BE LEFT IN A BROOM SWEPT CONDITION AT THE END OF EACH WORK DAY.
12. SILT SACKS TO BE CLEANED OUT AD REQUIRED.
13. 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 PENALITIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.



LEGEND

- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROP. WATER VALVE
- PROPERTY LINE
- OVERLAND FLOW DIRECTION
- LIMITS OF ASPHALT REMOVAL
- CONSTRUCTION FENCING



NOTE:
1. FILTER FABRIC TO BE INSPECTED BI-WEEKLY AND REPLACED BY THE OWNER WHEN THE SILT BAG (OR SILT SACK) IS 50% FULL OF SEDIMENT.
2. THIS STANDARD SHOULD BE USED DURING ROAD CONSTRUCTION.
3. THE USE OF TERRAFIX SILT SACK IS REQUIRED. THE USE OF ANY EQUIVALENT PRODUCT IS SUBJECT TO APPROVAL BY THE DIRECTOR OF ENGINEERING.

TYP. SILT SACK CONSTRUCTION

NO.	REVISION NOTE	DATE	BY
1.	REVISED AS PER 1st SUBMISSION COMMENTS	11/23/26	JM

BENCHMARK

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN 76° 30' WEST LONGITUDE MTM ZONE 9. NAD83 (ORIGINAL)

19773035 N: 5006060.42 E: 324888.04
19680191 N: 5033564.26 E: 388064.94

VERTICAL DATUM NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK – OTWA BASE STATION

LICENCED PROFESSIONAL ENGINEER
M.W. DEJEAN
90470626
Nov. 23, 2026
PROVINCE OF ONTARIO

ZAIL PROPERTIES
1480 RICHMOND ROAD
CITY OF OTTAWA, ONTARIO

EROSION AND SEDIMENT CONTROL PLAN

PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	MWD	HORIZ SCALE	1:200
DRAWN BY	JM	VERT SCALE	VERT
CHECKED BY	MWD	DATE	MAY 2026
PROJECT #	26047		
DRAWING #	EP-1		
REVISION #	1		

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