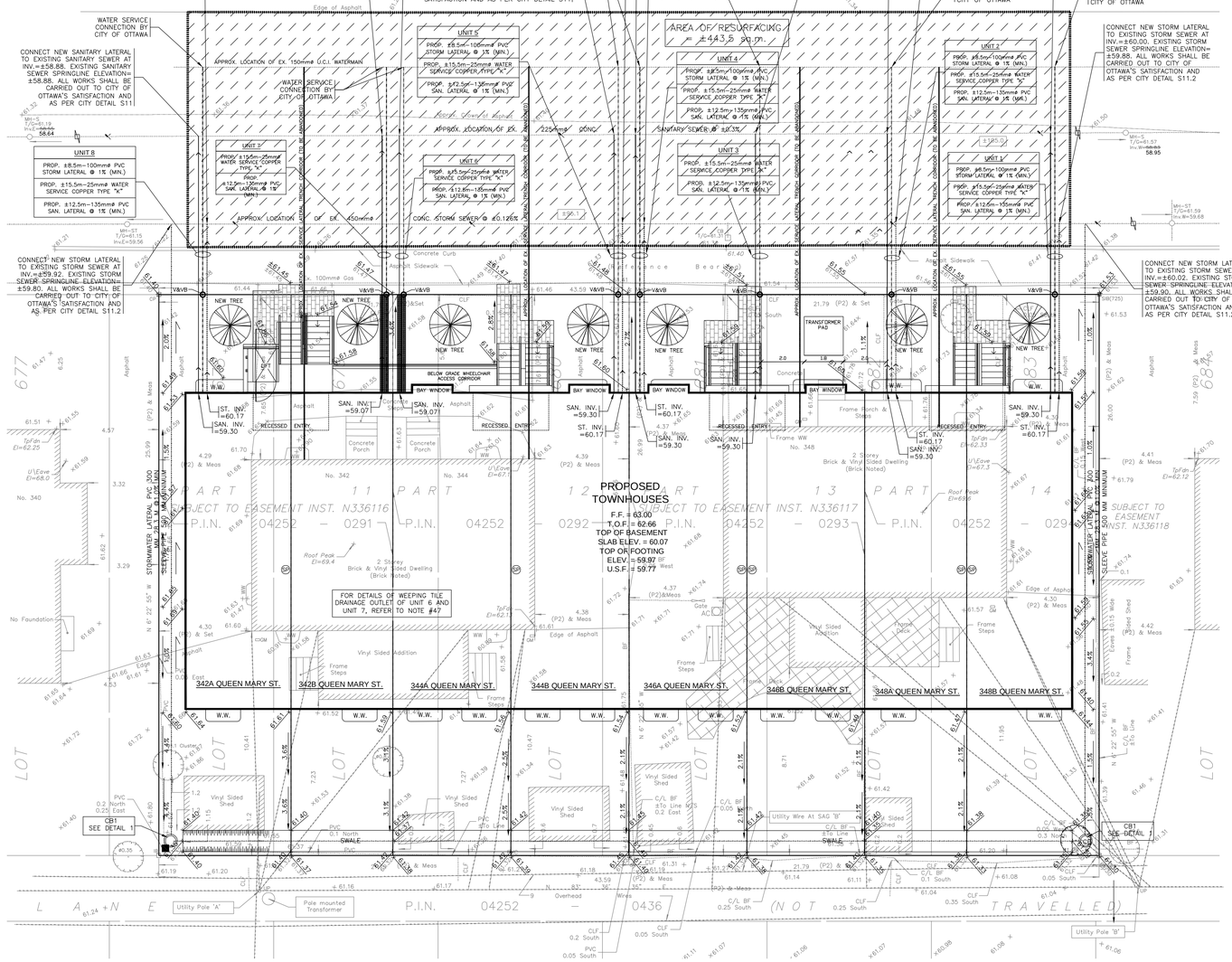
QUEEN MARY STREET

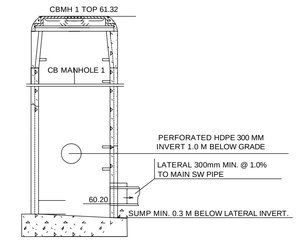
(REGISTERED PLAN 342)

P.I.N. 04252 – 0434



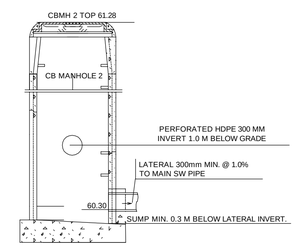
PLAN

1:125



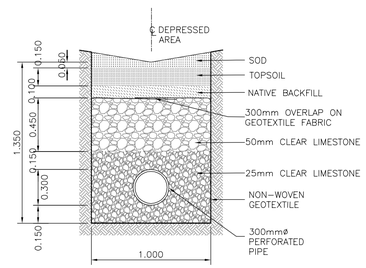
DETAIL 1

NTS



DETAIL 2

NTS



SECTION 1
STORAGE TRENCH

1:25

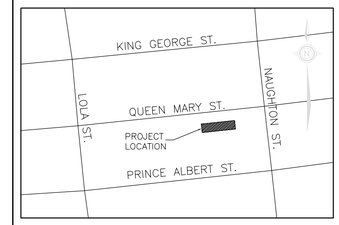
LEGEND

61.50	PROPOSED ELEVATION
x 61.28	EXISTING ELEVATION
F.F.	PROPOSED TOP OF GROUND FLOOR ELEVATION
T.O.F.	PROPOSED TOP OF CONCRETE FOUNDATION ELEVATION
U.S.F.	PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
D/W	PROPOSED DRIVEWAY
—S—	EXISTING SANITARY SEWER
—ST—	EXISTING STORM SEWER
—W—	EXISTING WATERMAIN
	PROPOSED 135mmø PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
	PROPOSED 100mmø PVC STORM LATERAL SERVICE @ 1% (MIN.) SLOPE
	PROPOSED 25mmø WATER SERVICE (COPPER TYPE "K")
MH–S	EXISTING SANITARY MANHOLE
MH–ST	EXISTING STORM MANHOLE
CB	EXISTING CATCH BASIN
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
O UP	EXISTING UTILITY POLE
OHW	EXISTING OVERHEAD WIRES
V&VB	PROPOSED VALVE AND VALVE BOX (V&VB)
	PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
SP	PROPOSED WEEPING TILE SUMP PIT LOCATION C/W DUPLEX SUMP PUMPS (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
	PROPOSED ASPHALT OVERLAY AREA CONSISTING OF: A 40mm LIFT OF HMA SUPERPAVE 12.5mm PG 58–34 LEVEL B
	PROPOSED RIGID STYROFOAM INSULATION 100mm THICK (MIN.)
	DENOTES LIMIT OF ROAD CUT AND REINSTATEMENT
	DENOTES PROPOSED SWALE BY ARCH–NOVA DESIGN INC. PER THEIR SWM POSTDEVELOPMENT SKETCH
CB	DENOTES PROPOSED CATCHBASIN BY ARCH–NOVA DESIGN INC. AS PER THEIR SWM POSTDEVELOPMENT SKETCH
	DENOTES APPROXIMATE LOCATION OF EXISTING SERVICE LATERAL TRENCH CORRIDOR (TO BE ABANDONED)

NOTES:

1. EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS. CONTRACTOR IS REQUESTED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.
2. CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY.
3. PROPOSED SITING DETAILS FOR THIS PROPOSED BUILDING WERE TAKEN FROM THE SITE PLAN PREPARED BY EVOLUTION DESIGN AND DRAFTING.
4. EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATIONS AND THE TOPOGRAPHICAL INFORMATION OF THE LOT SHOWN WERE PROVIDED BY FARLEY SMITH & DENIS SURVEYING LTD. AND REMISZ CONSULTING ENGINEERS LTD. IS NOT RESPONSIBLE FOR THE SURVEY PROVIDED.
5. ALL SERVICES INFORMATION WERE PROVIDED BY THE CITY OF OTTAWA AND REMISZ IS NOT RESPONSIBLE FOR THE ACCURACY OF PLANS AND INFORMATION. CONTRACTOR IS ADVISED TO CHECK ACCURACY ON THE SITE AND CONFIRM WITH THE CITY STAFF BEFORE ANY WORK ON THE SITE.
6. ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.
7. ALL GRADES SHOWN ARE METRIC. EXISTING AND PROPOSED GRADES SHOWN ON THIS DRAWING ARE BASED ON A GEODETIC BENCHMARK PROVIDED BY FARLEY SMITH & DENIS SURVEYING LTD. AS SHOWN ON THEIR SITE PLAN.
8. CONSTRUCT ALL STORM SEWER PIPES IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARDS OTHERWISE AS PER OPSS AND OPSD SPECIFICATIONS.
9. ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERS' STANDARDS AND PER CITY'S REQUIREMENTS.
10. IF WATER SERVICE IS LESS THAN 0.3m FROM SEWER, MANHOLE OR CATCH BASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH S/M RIGID INSULATION (AS PER CITY DETAIL W–23).
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE WORKS.
12. WATER SERVICES CONNECTION ON MCARTHUR AVENUE SHALL BE DONE BY THE CITY. EXCAVATION, BACKFILLING AND REINSTATEMENTS BY CONTRACTOR.
13. THE OWNER AND/OR HIS CONTRACTOR SHALL CONTACT ALL THE UTILITY COMPANIES REGARDING RELOCATION REQUIREMENTS FOR ANY EXISTING OVERHEAD UTILITY POLE.
14. SANITARY AND STORM SEWER SERVICES BENDS AND RISERS USED MUST BE CONSTRUCTED TO THE CITY'S SATISFACTION.
15. DETAILS OF THE EXISTING SEWERS AND WATERMAIN SHOWN ON QUEEN MARY STREET PLANS OBTAINED FROM THE CITY MAY NOT BE CURRENT. THE CONTRACTOR SHALL REFER TO THE CITY'S SEWER AND WATERMAIN DRAWINGS FOR DETAILS. FOR DEVELOPMENT OF THIS LOT, THE CONTRACTOR MUST CONSTRUCT THE UNDERGROUND SANITARY AND WATER SERVICES FROM SEWER AND WATERMAIN TO THE PROPERTY FIRSTLY, PRIOR TO HOUSE CONCRETE FOUNDATION POURING.
16. EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF CITY'S SEWER OPERATIONS
17. BACKWATER VALVES WILL BE USED ON SERVICES PER SC14, SC14.1 AND SC14.2
18. ASPHALT AND GRAVEL SURFACES TO BE CLEARED AND REPLACED WITH SOFT LANDSCAPING AS SHOWN ON ARCHITECTURAL AND LANDSCAPING PLANS.
19. ALL SERVICE LATERALS UNDER THE BUILDING FOOTINGS TO BE SLEEVED IF THE PIPE IS LESS THAN 0.3 M BELOW THE FOOTING.
20. ALL SERVICE LATERALS LESS THAN 1.5 M .DISTANCE FROM FOOTINGS TO BE SLEEVED.
21. PROPOSED SANITARY AND STORMWATER SERVICES LATERALS SHALL BE PVC–SDR28 OR EQUIVALENT AND CONNECTIONS TO THE EXISTING CITY SYSTEM SHALL BE AS PER CITY OF OTTAWA DWG.S11. SEWER TRENCH DETAILS AS PER STD DWG S6 & S7.
22. ALL PROPOSED STORM PIPES WITH OBVERT LESS THAN 2.0 M BELOW THE SURFACE ARE TO BE INSULATED FOR FROST PROTECTION.

THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE DURING CONSTRUCTION.



KEY PLAN

NTS

LICENSED PROFESSIONAL ENGINEER Z. MRDJA PROVINCE OF ONTARIO 90553165

23. PLAN 824–85–G–1, PREPARED BY "T.L. MAK ENGINEERING CONSULTANTS LTD.", DATED AUGUST 2024 AND CONTAINING WATER, SANITARY SEWER AND GRADING DETAILS WAS USED AS A BASIS FOR THE PLAN 2025–109 C–01. THE PLAN WAS REVIEWED AND DEEMED COMPLIANT WITH APPLICABLE CODES, STANDARDS, AND BEST PRACTICES WITHIN THE INDUSTRY.

No.	Date	Revision	By:
4	11/11/25	REVISION FOR TRANSFORMER	ZM
3	08/25/25	GENERAL REVISION	ZM
2	08/21/25	GENERAL REVISION	ZM
1	08/01/25	ISSUED FOR REVIEW	TM

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fax: (613) 225-4529

Client

NCTL INVESTMENTS INC.

Project

342–350 QUEEN MARY STREET
LOTS 679, 680, 681, 682, 683
AND PART OF LOTS 678 AND 684

Drawing

PROPOSED LOT GRADING AND SERVICING PLAN

Designed	Date NOV 2025
Drawn M.B.	Scale AS SHOWN
Checked Z.M.	Sheet 1 OF 2
Project No. 2025–109	Dwg. No. C–01

D07–12–25–0076(Grading and Servicing Plan)

MARGOT LINKER
PLANNER II
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT, CITY OF OTTAWA

APPROVED
By Margot Linker at 3:08 pm, Nov 18, 2025