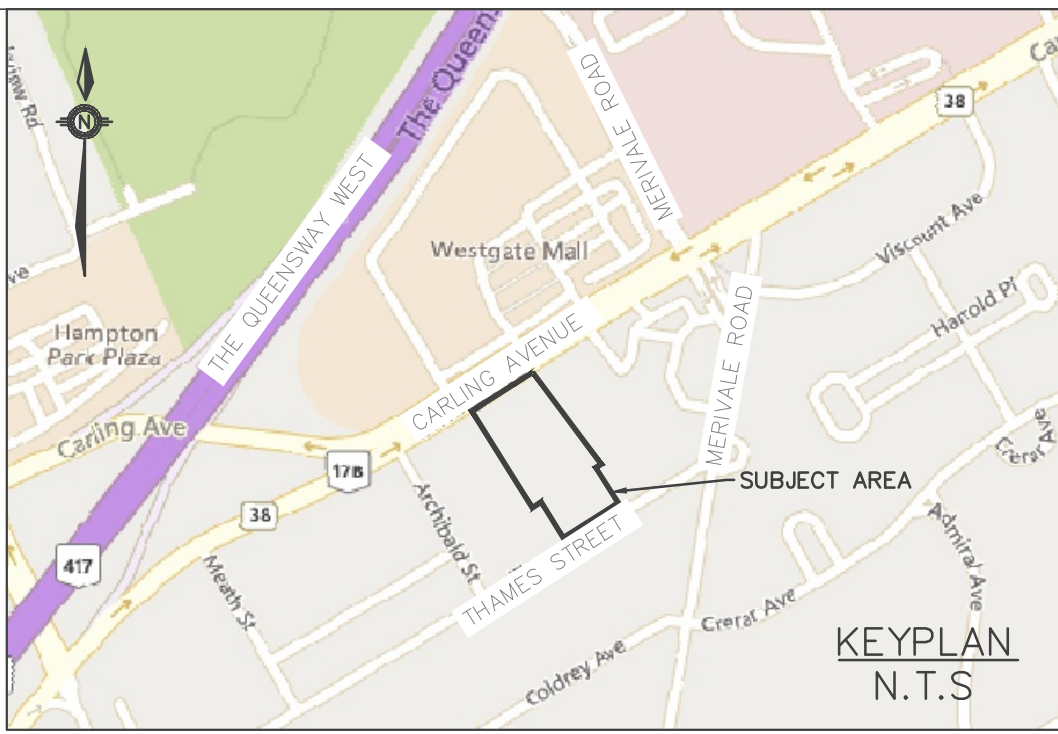
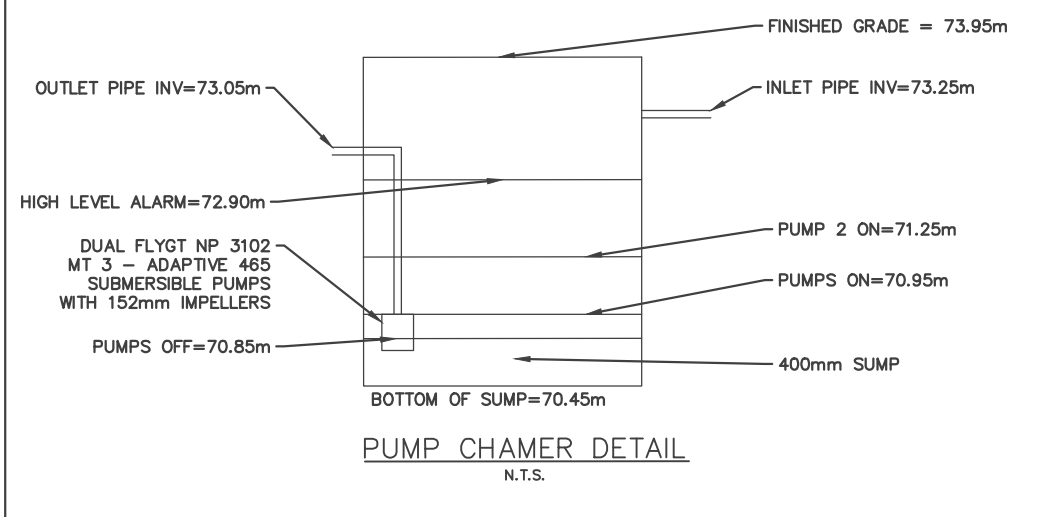
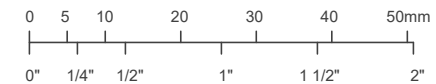




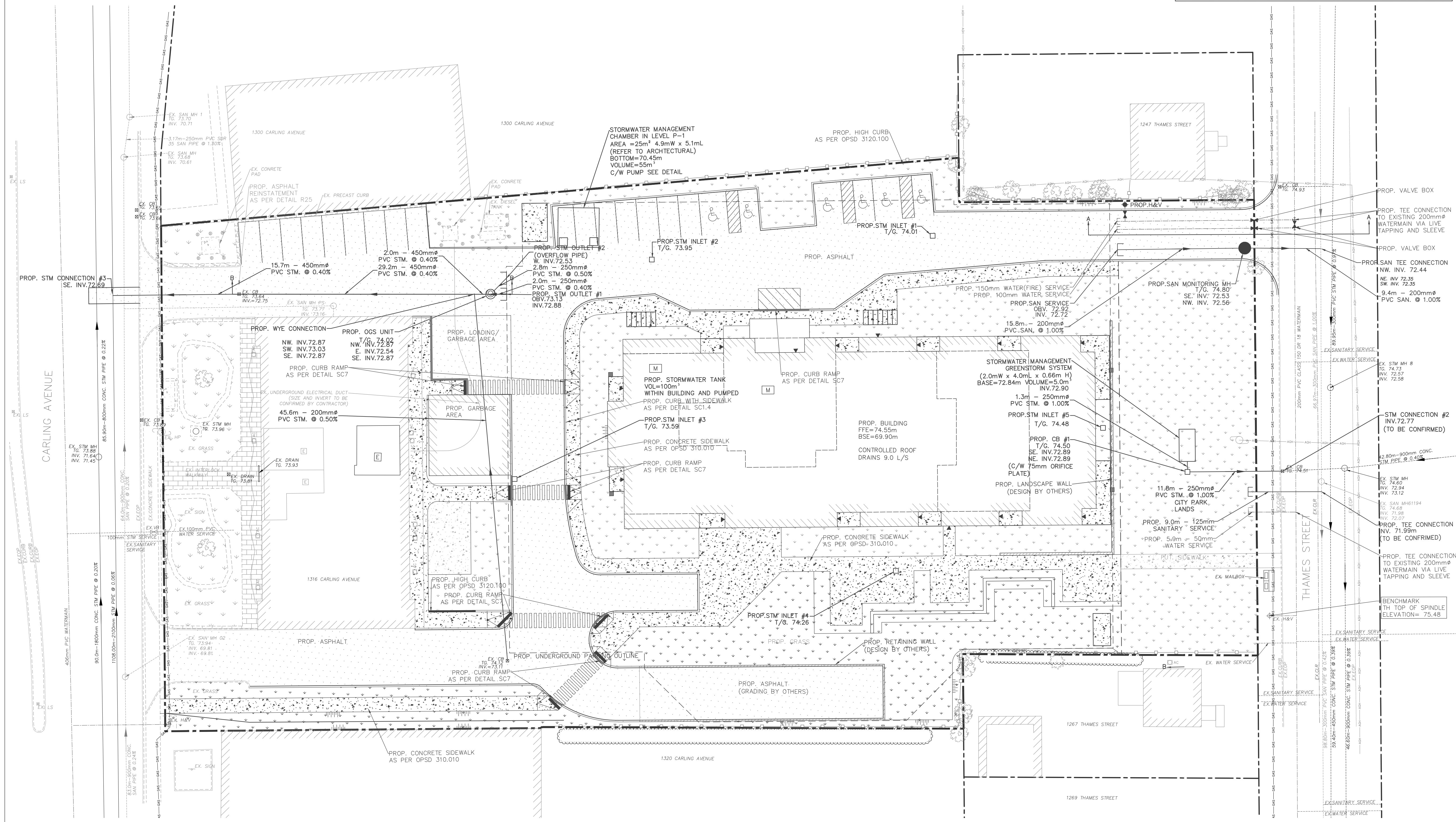
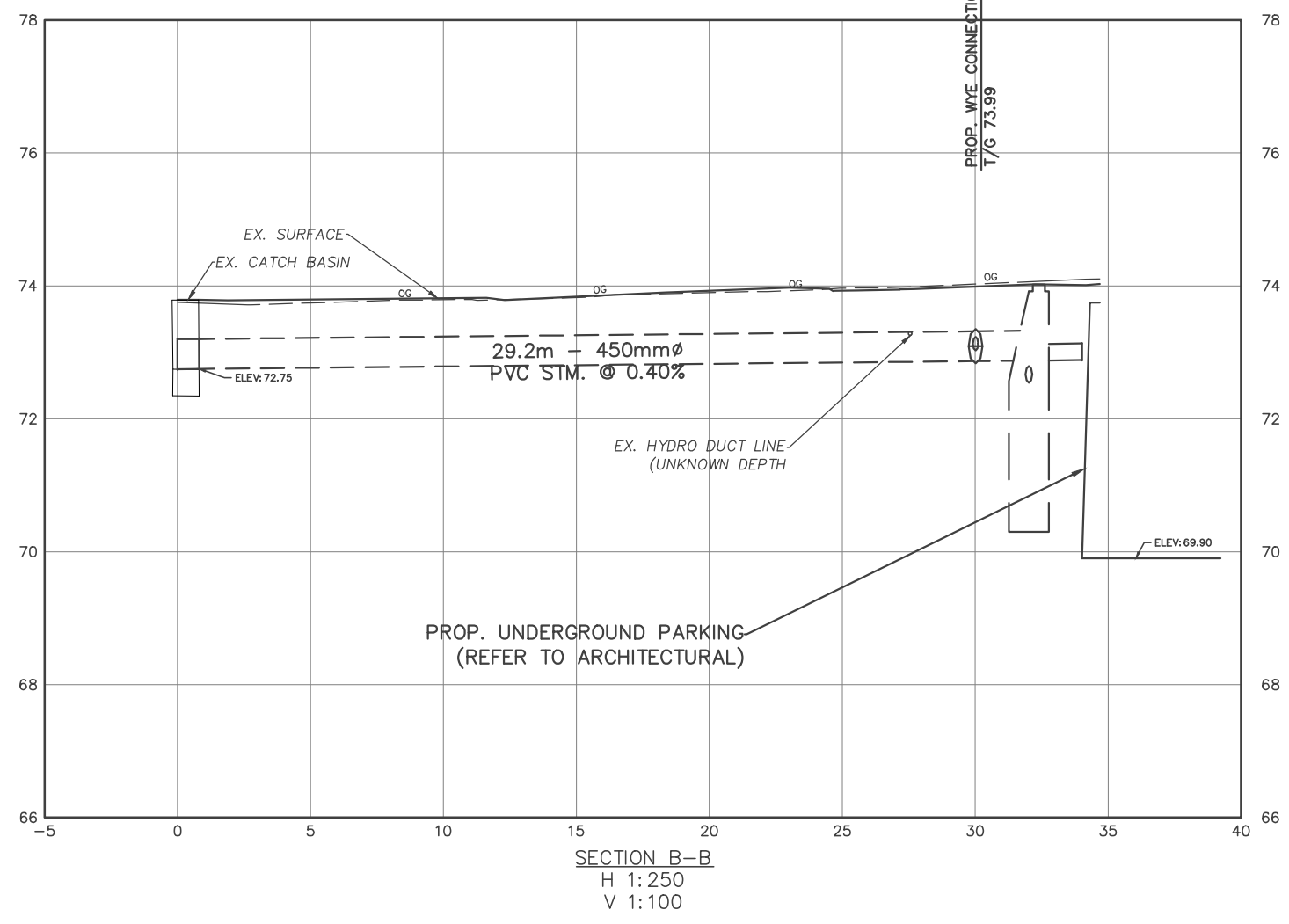
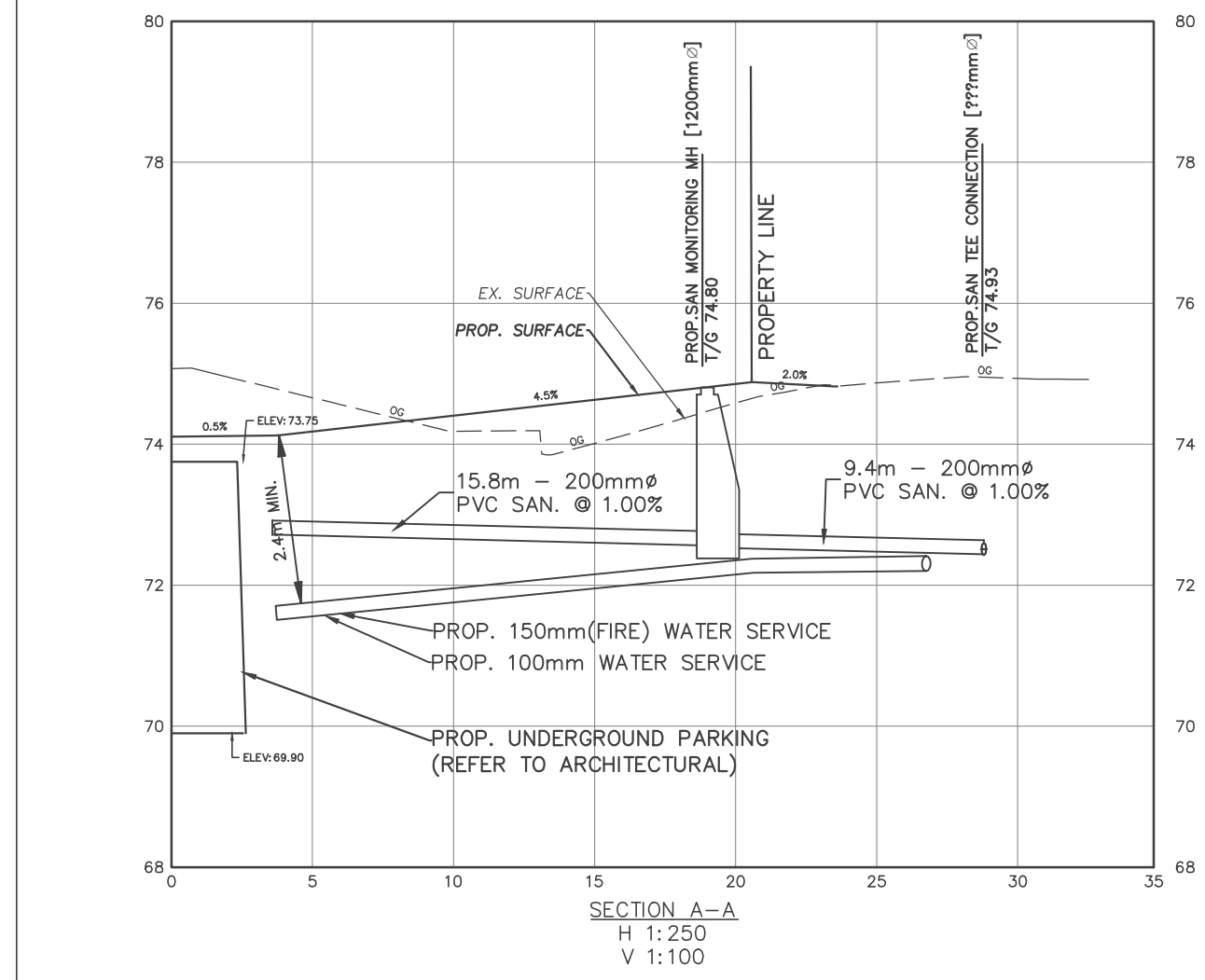
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- LEGEND**
- RETAINING WALL
 - PRIVACY FENCE
 - ACOUSTIC FENCE
 - CHAIN LINK FENCE
 - SILT FENCE
 - GAS LINE
 - ACH
 - ABOVE HYDRO LINE
 - HYDRO LINE
 - BELL LINE
 - EXISTING SANITARY MAINTENANCE HOLE
 - PROPOSED SANITARY MAINTENANCE HOLE
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - EXISTING STORM MAINTENANCE HOLE
 - PROPOSED STORM MAINTENANCE HOLE
 - SERVICE CAP
 - DOWN SPOUTS
 - FIRE DEPT CONNECTION
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING VALVE BOX
 - PROPOSED VALVE BOX
 - PROPOSED SIGN
 - EXISTING LIGHT POLE
 - EXISTING WALL MOUNT LIGHT
 - MANDOOR
 - OVERHEAD DOOR
 - UNDERGROUND PARKING OUTLINE
 - LANDSCAPE AREA
 - EXISTING ASPHALT AREA
 - PROPOSED ASPHALT AREA
 - CONCRETE AREA



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ZONING BY-LAW AMENDMENT
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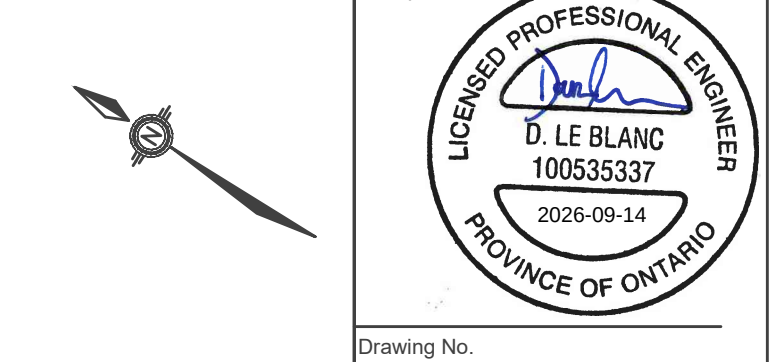
Client
HOMESTEAD LAND HOLDINGS LIMITED
80 Johnson Street
Kingston, ON, K7L 1X7

Project
RESIDENTIAL APARTMENTS
1316 Carling Avenue, Ottawa, ON

Drawing:
SITE SERVICING PLAN

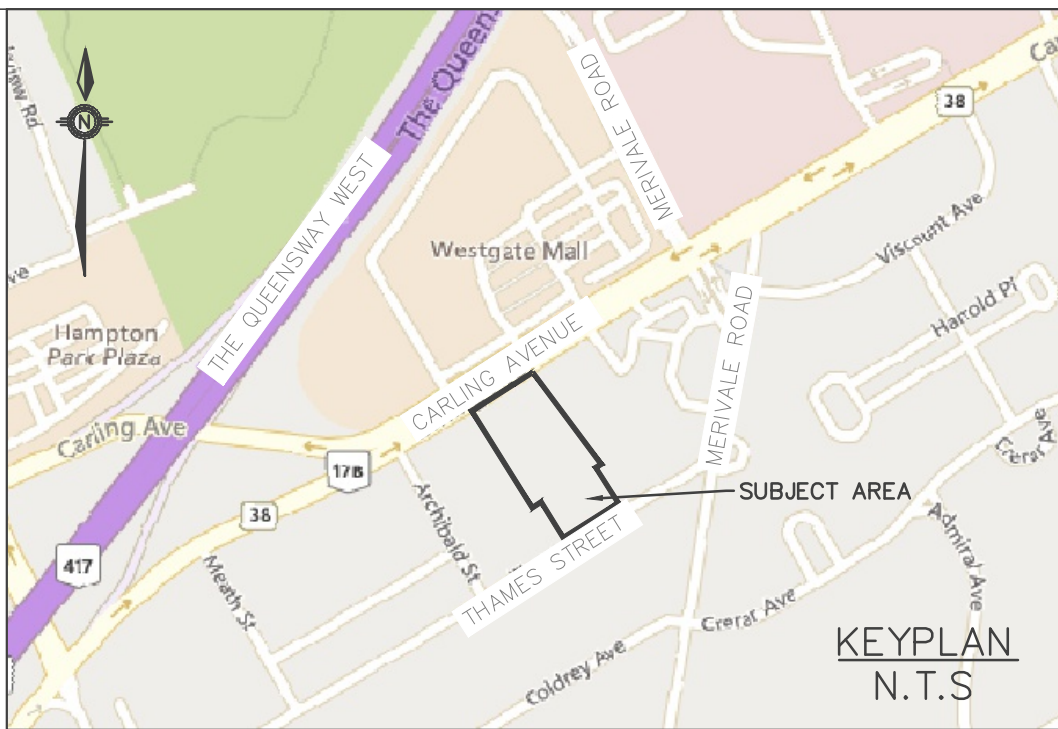
Project No. 2300-001-25
Scale: 1:250
Orientation

Designed by: IO
Checked by: KF
Drawn by: IO
Approved by: DL



Drawing No.

SS-1



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0 5 10 20 30 40 50mm
0" 1/4" 1/2" 1" 1 1/2" 2"

No.	Issuance Description	YYMMDD
1.	CLIENT REVIEW	26/03/11
2.	ZONING BY-LAW AMENDMENT	26/03/27
3.	ZONING BY-LAW AMENDMENT	26/09/14

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Client

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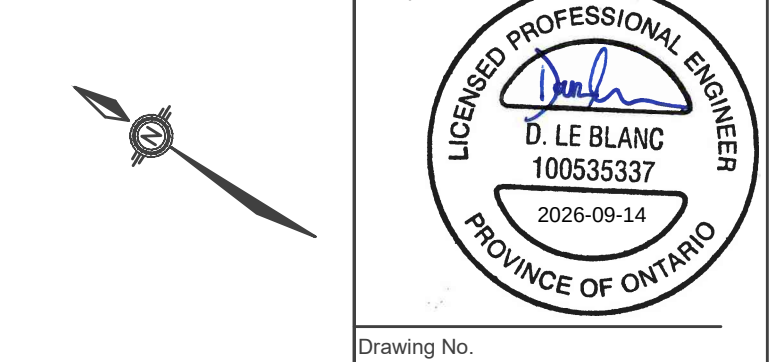
Project

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1316 Carling Avenue, Ottawa, ON

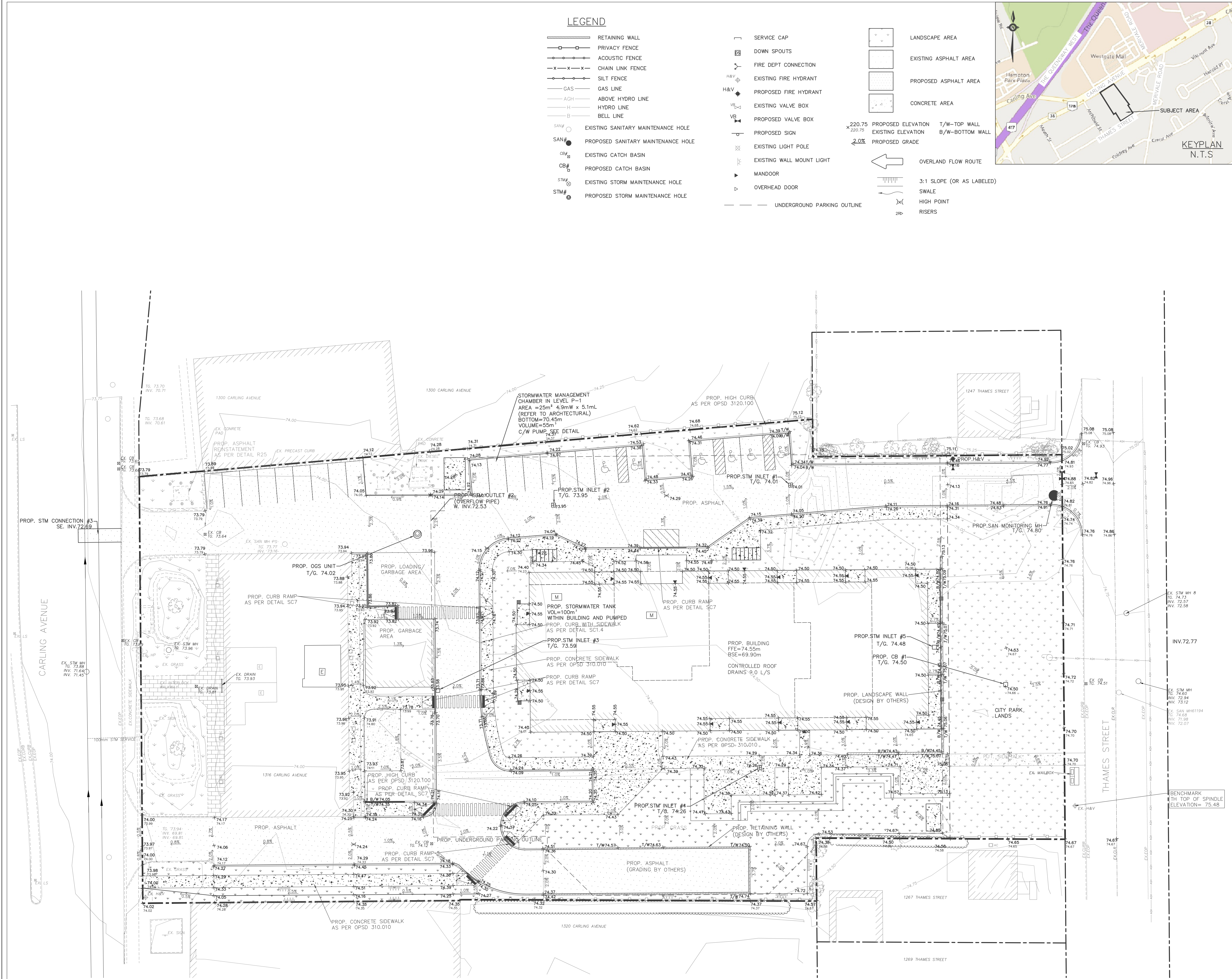
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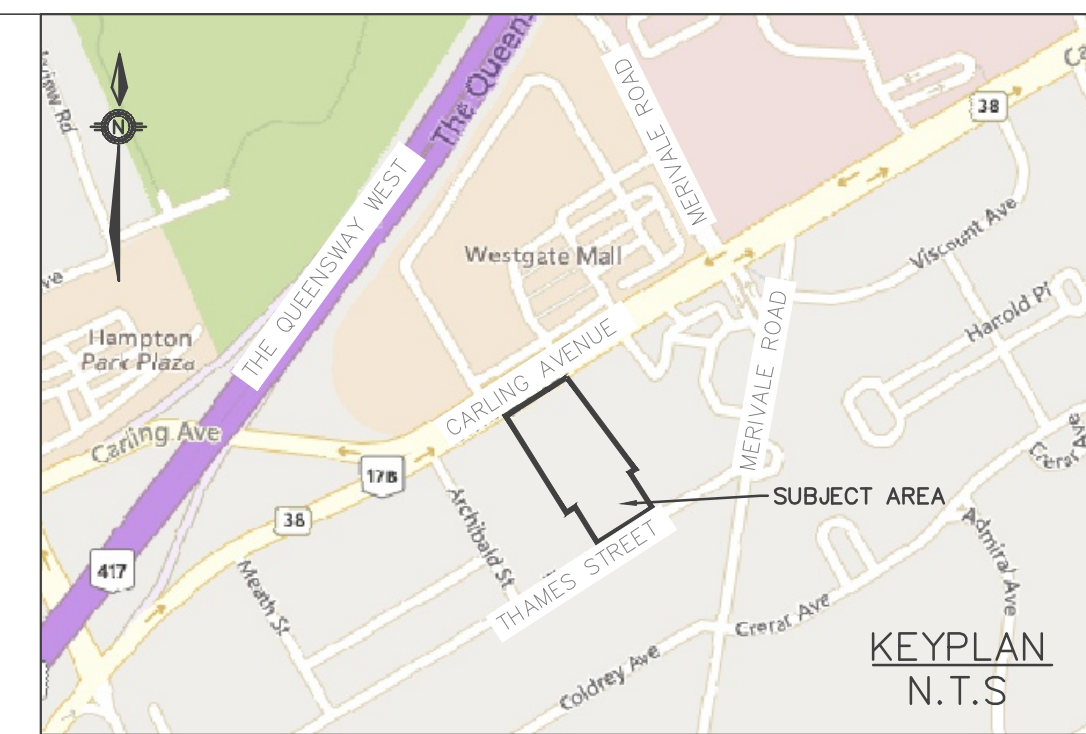
GRADING PLAN

Project No. 2300-001-25 Designed by: IO Checked by: KF
Scale: 1:250 Drawn by: IO Approved by: DL
Orientation Stamp



Drawing No. **GR-1**





No.	Issuance Description	YY/MM/DD
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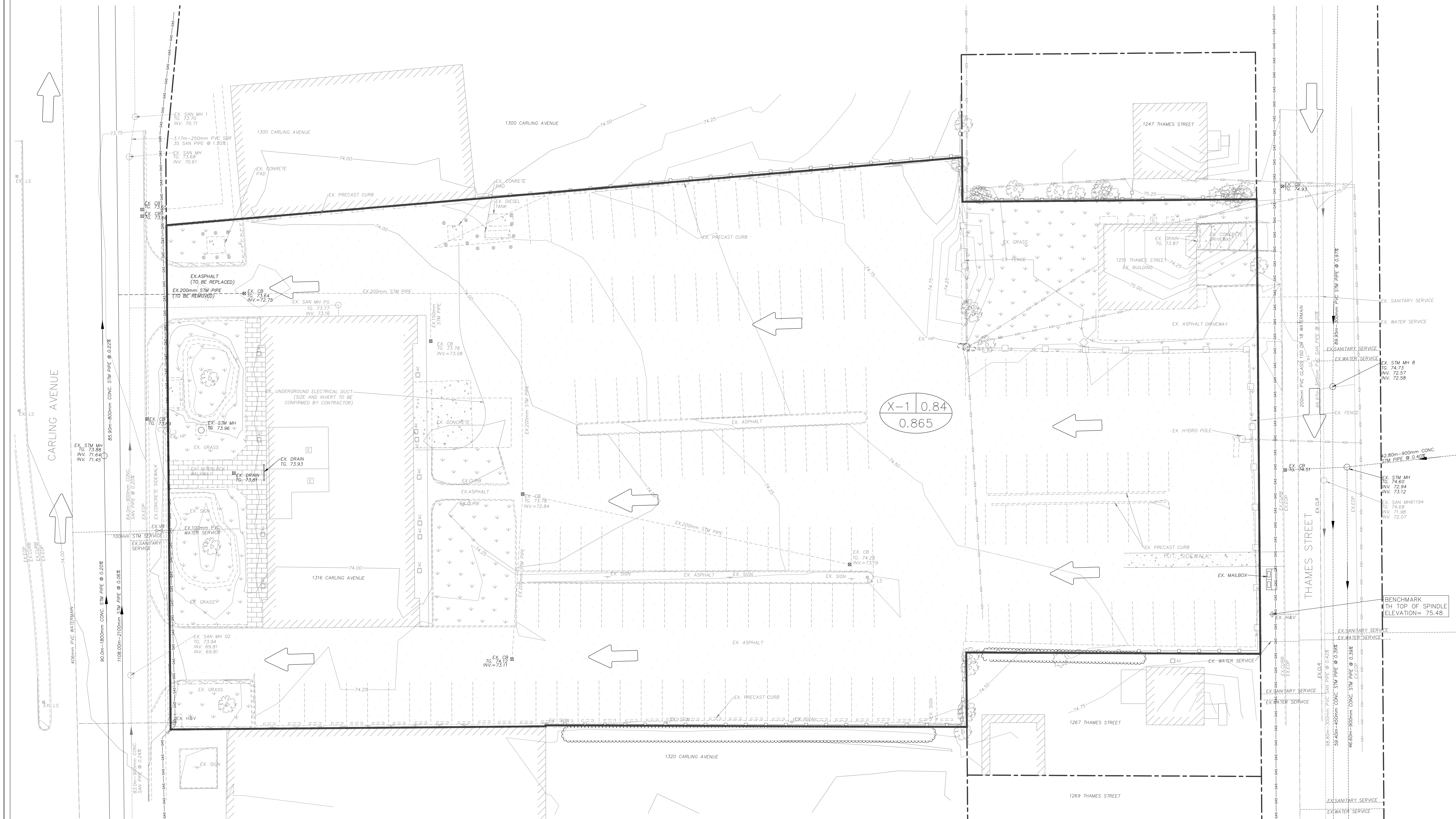
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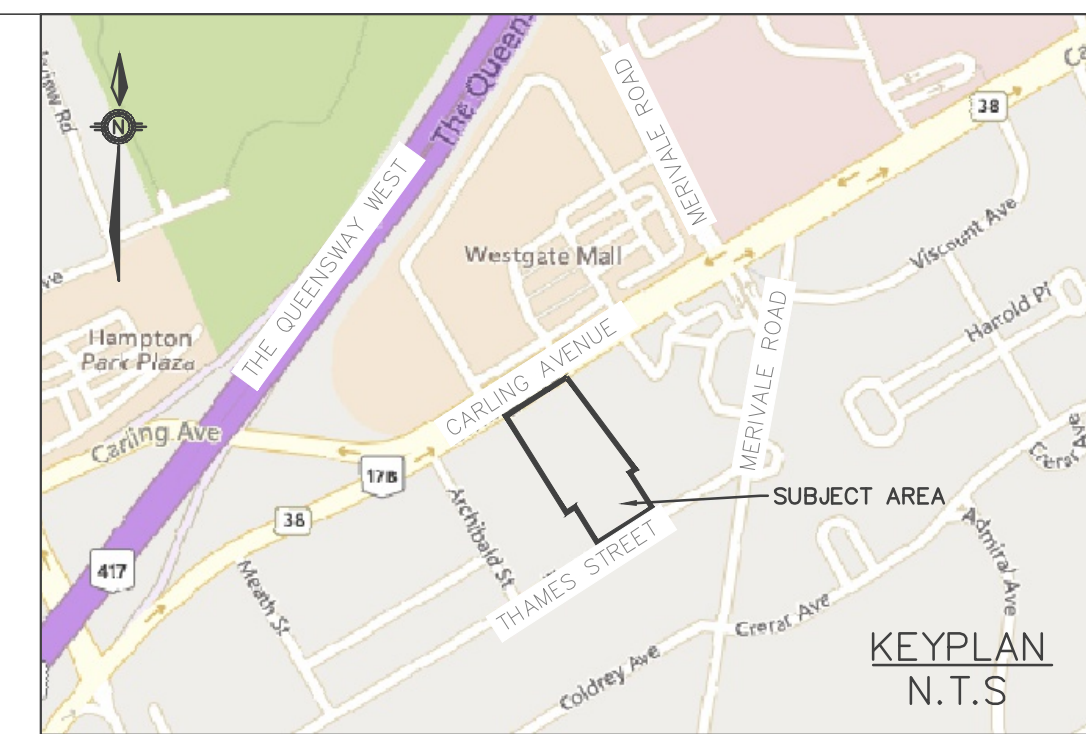
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PRE-STORM WATER MANAGEMENT PLAN



STM-1



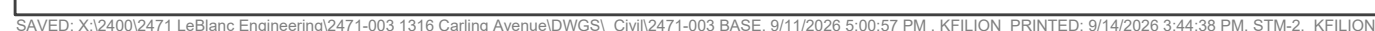


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A horizontal scale bar with two rows of markings. The top row is labeled in millimeters (mm) with major ticks at 0, 5, 10, 20, 30, 40, and 50. The bottom row is labeled in degrees with major ticks at 0°, 1/4°, 1/2°, 1°, 1 1/2°, and 2°. The scale is linear, with millimeters corresponding to degrees.

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STM-2



NOTES FOR SEDIMENT & EROSION CONTROL

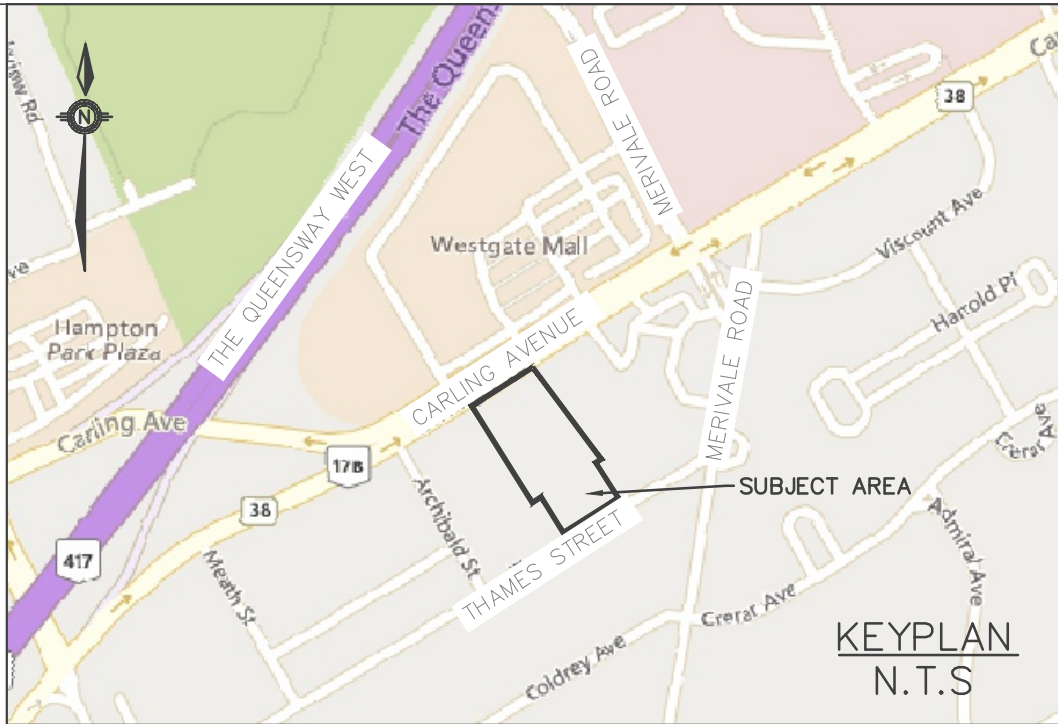
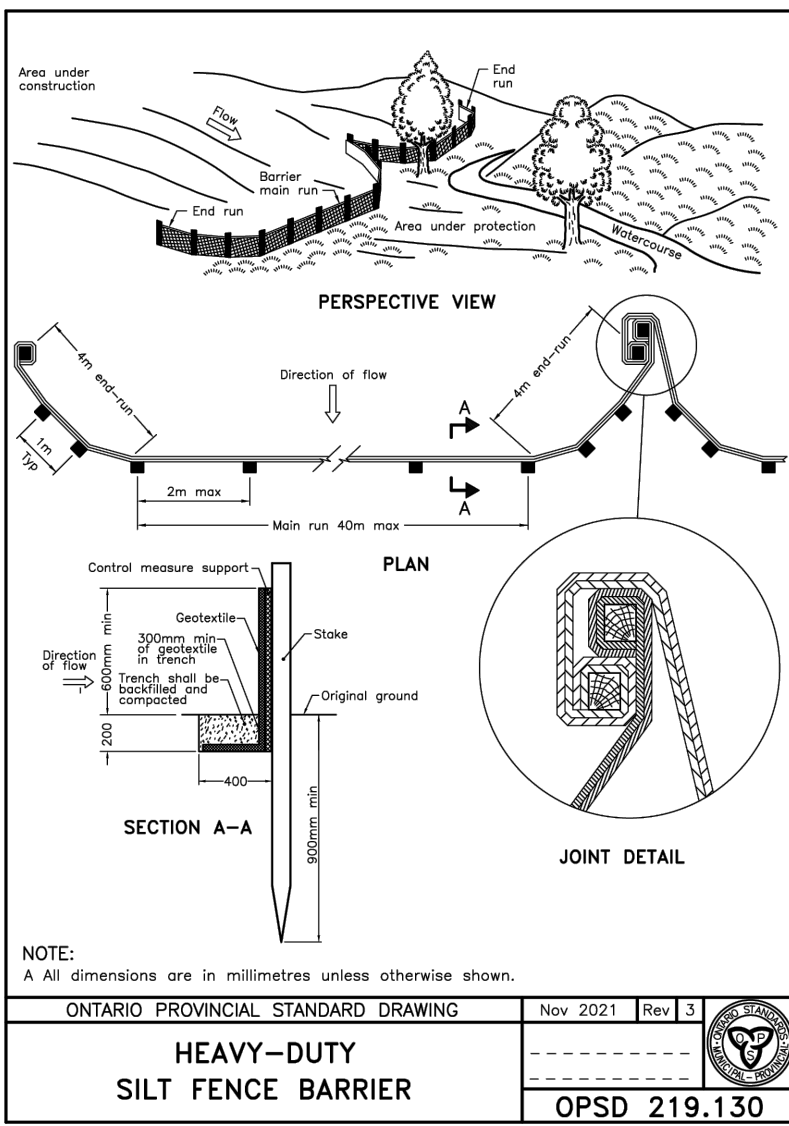
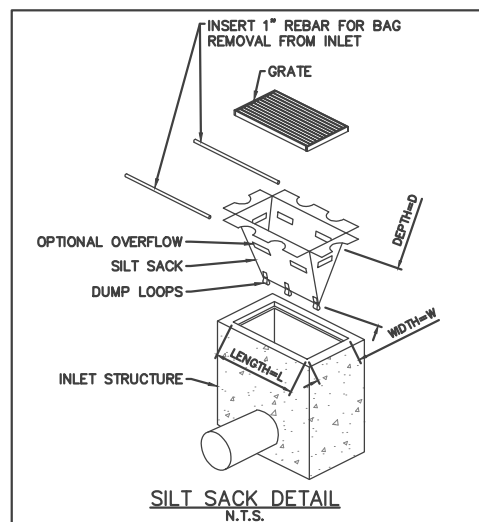
- DISTURBED AREAS THAT HAVE FAILED TO HAVE STABLE GROUND COVER ESTABLISHED BY OCTOBER 30TH SHALL BE PROTECTED WITH A SILTATION CONTROL FENCE OR STRAW MULCH ETC. AND MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION BECOMES ESTABLISHED IN THE SUBSEQUENT GROWING SEASON.
- ANY DEWATERING WASTE SHALL BE DISCHARGED TO A VEGETATED AREA AT LEAST 30 M FROM ANY WATERCOURSE AND FILTERED. FILTERING METHODS MUST BE APPROVED BY THE SITE ADMINISTRATOR.
- SILT FENCE SHALL BE PUT IN PLACE PRIOR TO AND MAINTAINED DURING ALL GRADING. SILT FENCE SHALL COMPLY WITH OPSD 219.110 FOR LIGHT DUTY AND / OR OPSD 219.130 FOR HEAVY DUTY; UNLESS NOTED OTHERWISE. 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 SUGGESTED SPECIFICATIONS.
- 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.
- MUD MATS WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE SHALL BE USED. MUD MATS TO BE 300mm IN DEPTH, 6.0m WIDE BY 20.0m LONG, FIRST 10.0m TO 1500mm CLEAR STONE WITH THE REMAINING 10.0m CONSISTING OF 50mm CLEAR STONE, OR MEET MUNICIPAL STANDARDS WHERE IDENTIFIED.
- CONTRACTOR SHALL OBTAIN A CURRENT COPY AND BECOME FAMILIAR WITH OPSD 805, CONSTRUCTION SPECIFICATION FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS WELL AS ALL APPLICABLE MUNICIPAL STANDARDS.
- 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 CONSERVATION AUTHORITY.
- 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.
- ALL DISTURBED GROUND LEFT INACTIVE 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 MUNICIPAL DIRECTOR OF ENGINEERING BUT SHALL NOT EXCEED (30) DAYS OR SUCH LONGER PERIOD DEEMED ADVISABLE BY THE MUNICIPAL DIRECTOR OF ENGINEERING.
- CONTRACTOR SHALL INSTALL AND MAINTAIN CATCHBASIN SEDIMENT BARRIERS THROUGHOUT THE SITE DURING ALL CONSTRUCTION ACTIVITIES IN ORDER TO MITIGATE SEDIMENT ENTERING THE STORM STORM SEWERS.
- NO FUEL TO BE STORED ON SITE. IN CASE OF A SPILL PLEASE CONTACT:MOECC SPILLS ACTION CENTER 1-800-268-6060.
- SEDIMENT CONTROLS ARE TO REMAIN IN PLACE UNTIL WRITTEN DIRECTION IS RECEIVED FROM THE ENGINEER REGARDING THEIR REMOVAL.
- EROSION AND SEDIMENT CONTROLS WILL BE INSPECTED ON AS PER MUNICIPAL REQUIREMENTS OR AFTER SIGNIFICANT RAINFALL EVENTS.

SEQUENCE OF CONSTRUCTION

- ENGINEER AND MUNICIPALITY TO BE NOTIFIED PRIOR TO INITIATION OF ANY ON SITE WORKS.
- SILT FENCE AND CONSTRUCTION ACCESS MATS TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORKS ONSITE.
- VEGETATION REMOVAL MAY COMMENCE AFTER ALL SILT FENCE IS INSTALLED AND APPROVED BY THE ENGINEER.
- COMMENCE WITH EARTH EXCAVATION AND SITE SERVICING (TO BE REMOVED FROM SITE - NO STOCKPILE).
- 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.
- 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.
- ALL CONSTRUCTION VEHICLES TO ACCESS THE SITE VIA THE DESIGNATED CONSTRUCTION ENTRANCES AS SHOWN.

LEGEND

- | | | | |
|--|-----------------------------------|--|----------------------|
| | SILT FENCE | | ASPHALT REMOVAL AREA |
| | ROCK CHECK DAM | | DECIDUOUS TREE |
| | STRAW BALE | | CONIFEROUS TREE |
| | SAND BAG BARRIER | | |
| | TEMPORARY SWALE | | |
| | DIRECTION OF INTERM OVERLAND FLOW | | |



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0 5 10 20 30 40 50mm
0' 1/4" 1/2" 1" 1 1/2" 2"

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Client

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Kingston, ON, K7L 1X7

Project

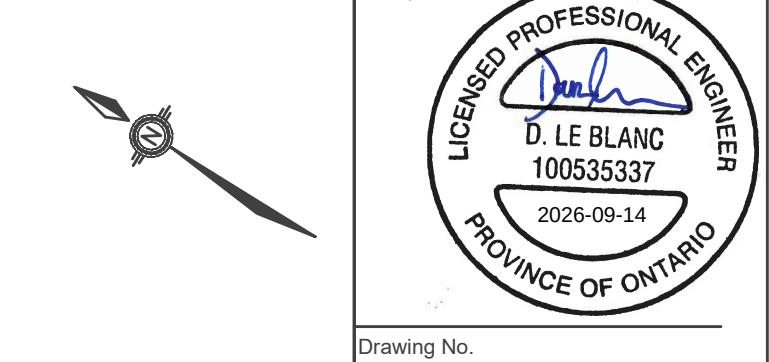
RESIDENTIAL APARTMENTS
1316 Carling Avenue, Ottawa, ON

Drawing:

EROSION & SEDIMENT CONTROL PLAN

Project No. 2300-001-25
Scale: 1:250
Orientation

Designed by: IO
Checked by: KF
Drawn by: IO
Approved by: DL



Drawing No.

ESC-1



