










Related details from City of Ottawa Standard Tender Documents
Volume No. 2 Standard Detail Drawings.

NOVATECH DETAILS

Found on Sheet L2.

-
- KEY PLAN**
N.T.S.
- WATSON STREET
KELLY AVE
MONCTON ROAD
QUEENSVIEW DRIVE
LIGHT RAIL
BAXTER ROAD
HWY 417
IRIS STREET
BUDDERY AVE
MONROIE AVE
RYAN DRIVE
STANTON ROAD
DUNBAR AVE
- SITE**
- NORTH**

LEGEND

-
- PROPERTY LIMIT
-  PROPOSED CONCRETE
-  CLEAR STONE
-  SOD
-  PROPOSED DECIDUOUS TREE
-  EXISTING TREE TO REMAIN
-  PROPOSED SHRUBS
-  SPECIES
(SEE PLANT LIST)
-  QUANTITY
-  TREE PROTECTION FENCE

GENERAL

1. Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
2. The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
3. It is essential to use the plans and details in conjunction with the specifications and notes.
4. Do not scale drawings. Verify to dimensions only.
5. Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
6. Reinstatement of all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpiles, etc., to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstate all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

TREE PROTECTION

Implement the following protection measures for retained trees, both on site and on adjacent sites, prior to any work activity, including tree removal. Maintain tree protection fence in place and in good condition for the duration of site works:

1. The Landscape Architect or Certified Arborist is to determine the location of the tree protection fencing and detail it on any associated plans for the site (e.g. tree conservation report, tree disclosure report, etc.).
2. Under the guidance of a Landscape Architect or Certified Arborist, erect a fence at the critical root zone (CRZ) of trees. Detail at least breast height (DBH) is the trunk diameter measured at 1.3m height on the tree trunk. The CRZ is calculated as DBH x 10. Refer to the Tree Protection Fence detail.
3. Refer to the Tree Protection Plan for fence location. City Forestry Staff are to approve both the plan and the installed fence prior to work commencement.
4. The CRZ is to be protected by equipment within 2m of the CRZ of any tree, including outcrops.
5. Do not attach any signs, notices, or posters to any tree.
6. Do not disturb, raise, or lower the existing grade within the CRZ without approval.
7. Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ; absolutely no machinery permitted.
8. Do not damage the root system, trunk, or branches, or any tree.
9. Do not extend hard surface or significantly change landscaping.
10. Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
11. Where trees are marked for removal overlap with the CRZ are marked for preservation; cut trees at the edge of the CRZ and grind down stumps after root removals, do not pull out stumps. Ensure there is not root pulling or disturbance of the ground within the CRZ.
12. Prior to work taking place, notify and consult the Landscape Architect and City Forestry Staff if roots must be cut. Roots to be cut should be cut at right angles with clean, sharp horticultural tools without tearing, crushing, or pulling. Refer to City of Ottawa Specification S-P, F-8011 Tree Protection, Excavation of Root Zone.
13. If damaged or objectionable branches are observed, consult the Landscape Architect, before any work is conducted. Do not prune leaders. Do not prune more than 1/4 of crown.
14. Set up a water and fertilizing program, if trees are being stressed by site works, to the satisfaction of the Landscape Architect.
15. The Landscape Architect is to prescribe mitigation measures if the protected fenced area must be reduced to facilitate construction. Measures may include the placement of plywood, wood chips, or steel plating over the roots for protection. City Forestry Staff are to approve said measures and any tree removals.
16. City of Ottawa By-Law 16: Protects municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa (2020-2340).

PLANTING

1. Plant material to be No. 1 Grade and is to comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association.
2. Use structurally sound plant material with strong fibrous root systems, free of diseases, defects, and injuries. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at source prior to digging. All trees and shrubs to be container grown, potted, W/B or B/B, as indicated on Plant List. Bare root plants are only acceptable for certain species and as approved by the Landscape Architect prior to installation.
3. Plant material substitutions are not permitted without the written approval from the Consultant, **with 48 hours notice**, prior to shipping plant material.
4. Plant locations are schematic / approximate only. **Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation.**
5. The illustrated number of plants shown in the Planting Plan supersedes the estimated number in the Plant List. Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
6. **Contractor is to follow the following planting plan. Monitor material and ensure adequate moisture until acceptance.**
7. In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
8. Approved topsoil depths are as follows:
 - a. Sod Bed - 400mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
 - b. Sod Bed - 100mm depth.
 - c. Reforestation - 300mm depth.
9. Sod to be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source are to comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Nursery Landscape Association.
10. Install a 1.2m sod strip adjacent to all hard surfaces. Note, sod is not typically graphically shown on plans. They require the following mineral fertilizer unless soil tests show other requirements:
 - a. Plant Beds - (83-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
 - b. Sod Areas - (83-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha.
11. Where applicable, for any plant areas with a mix of species/ cultivars notes, Contractor is to cluster like plants in groups of 3-5 and evenly distribute these in the noted area.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Trees						
OTK 1	2	<i>Crataegus cuspi-galli 'Inermis'</i>	Thornless Cockspur Hawthorn	50mm Cal	WB	As Shown
OTK 2	2	<i>Gleditsia triacanthos var. inermis 'Skycole'</i>	Skyline Honeylocust	50mm Cal	WB	As Shown
GR 1	1	<i>Quercus alba</i>	White Oak	50mm Cal	WB	As Shown
GR 1	1	<i>Quercus rubra</i>	Red Oak	50mm Cal	WB	As Shown
Deciduous Shrubs						
Am 12	12	<i>Aronia melanocarpa</i>	Black Chokeberry	60cm Ht	PT	1m O.C.
Rt 33	33	<i>Rhus typhina</i>	Staghorn Sumac	60cm Ht	PT	2m O.C.
Coniferous Shrubs						
Tc 33	33	<i>Thuja occidentalis 'Capitata'</i>	Clipped Japanese Pyramidal Yew	150 cm Ht	WB	1.75m O.C.

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS,
WATERMANS, SEWERS AND OTHER
UNDERGROUND AND OVERGROUND UTILITIES AND
STRUCTURES IS NOT NECESSARILY SHOWN ON
THE CONTRACT DRAWINGS, AND WHERE SHOWN,
THE ACCURACY OF THE POSITION OF SUCH
UTILITIES AND STRUCTURES IS NOT GUARANTEED.
BEFORE STARTING WORK, DETERMINE THE EXACT
LOCATION OF ALL SUCH UTILITIES AND
STRUCTURES AND ASSUME ALL LIABILITY FOR
DAMAGE TO THEM.



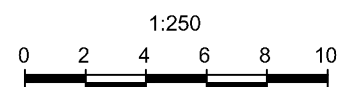
OWNER INFORMATION
GRANITE CURLING CLUB of WEST OTTAWA
2026 SCOTT STREET, OTTAWA, ON K1Z 6T1
TELEPHONE: 613-722-1843
manager@OttawaGranite.com

DESIGN BUILDER INFORMATION
MORLEY HOPPNER INC.
1818 BRADLEY SIDE ROAD, OTTAWA, ON K0A 1L0
CONTACT: KEN HOPPNER, CEO
TELEPHONE: 613-831-5490
khoppner@morleyhoppner.com

1.	ISSUED FOR SITE PLAN APPROVAL	JUL 26/21	JP
No.	REVISION	DATE	BY

SCALE

1:250



DESIGN	JK
CHECKED	KEW
DRAWN	JK
CHECKED	KEW
APPROVED	JP

FOR REVIEW ONLY



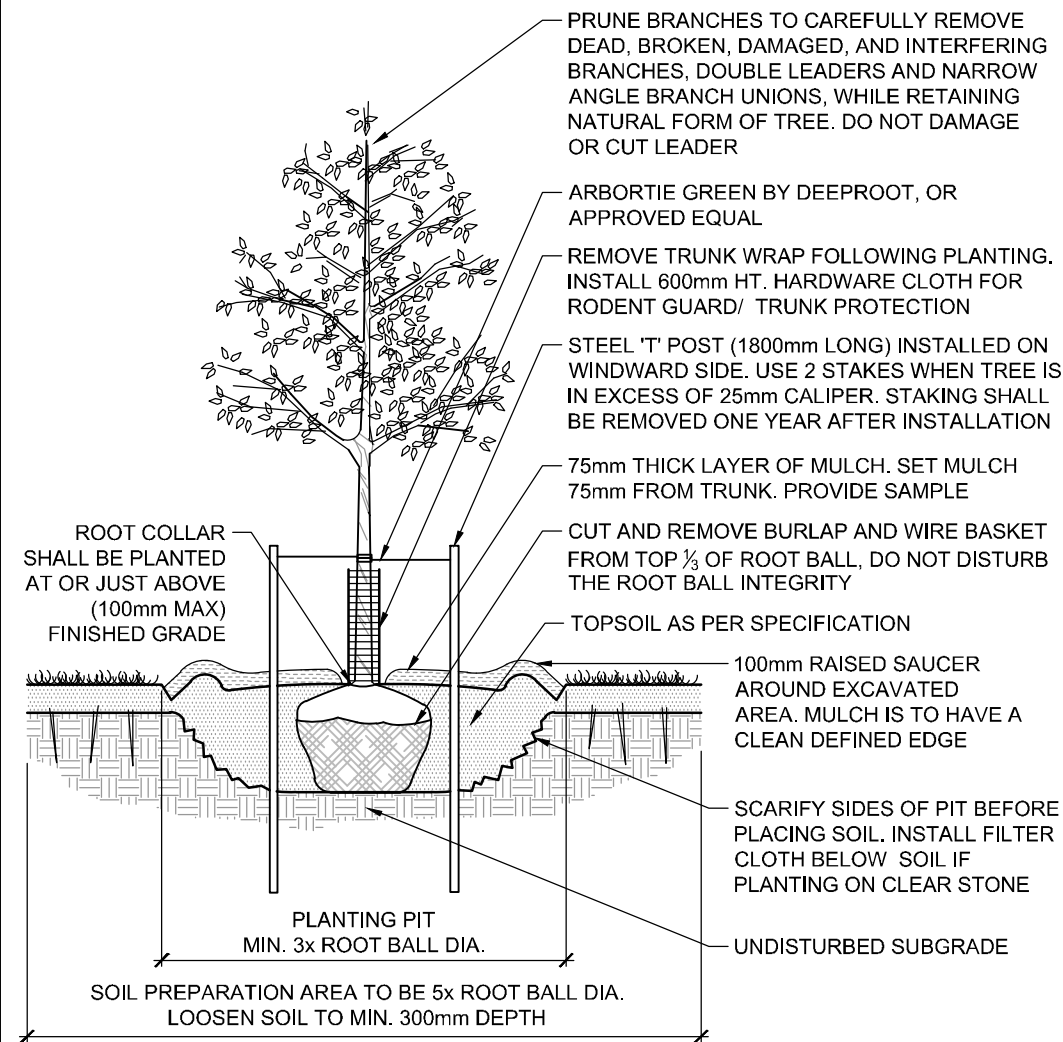
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
2740 QUEENSVIEW DRIVE

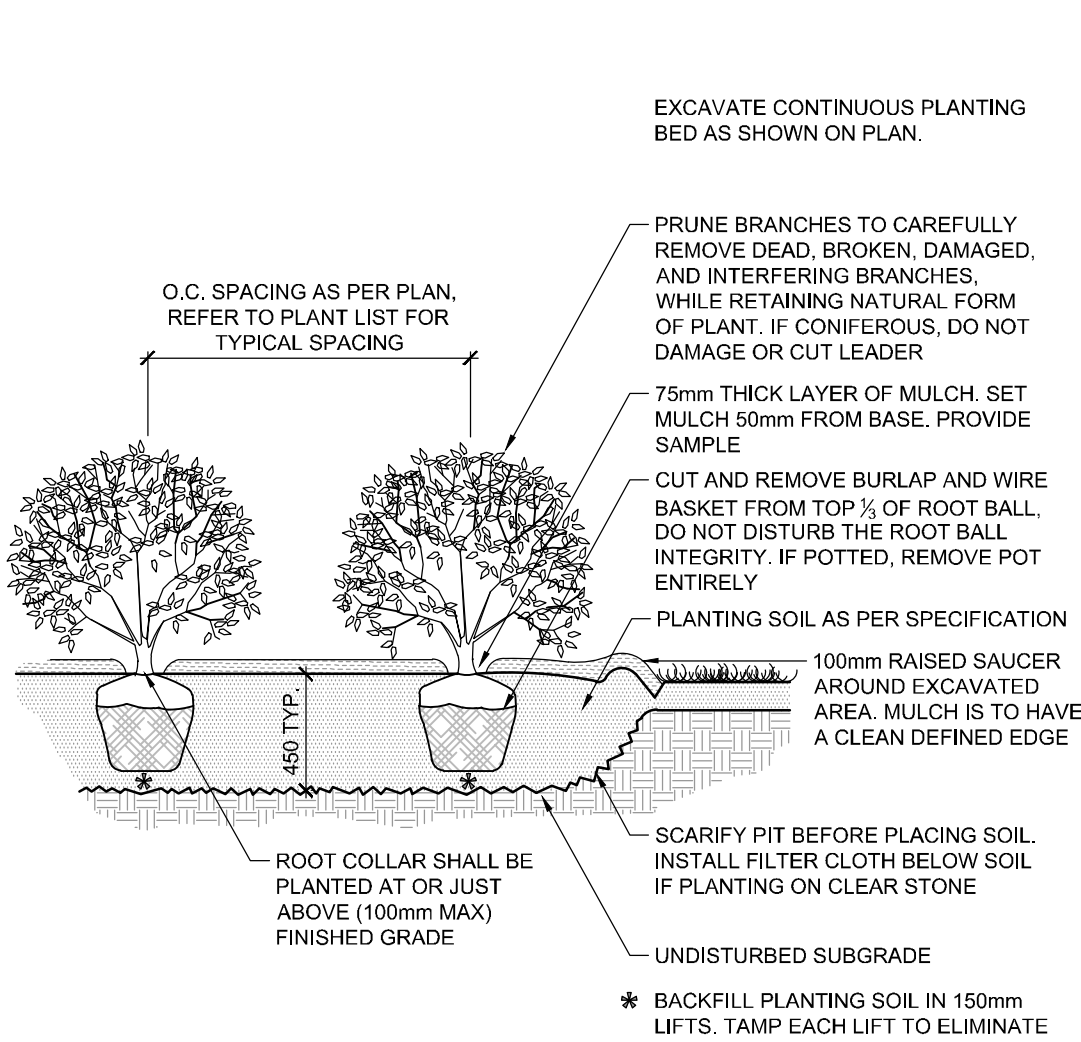
DRAWING NAME
LANDSCAPE PLAN

PROJECT No.	121127-00
REV	REV # 1
DRAWING No.	121127-L1



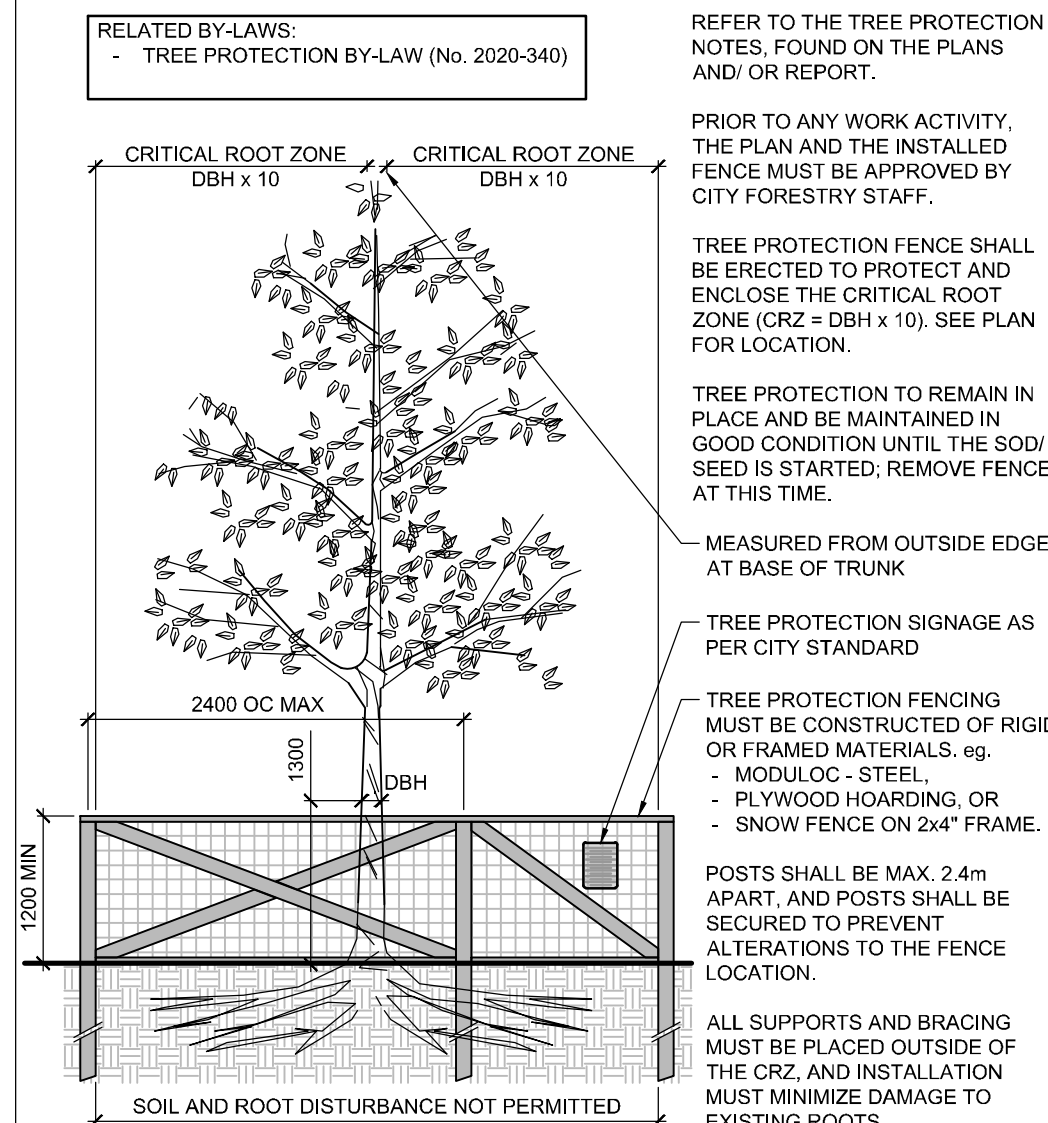
STANDARD DECIDUOUS TREE PLANTING

D1



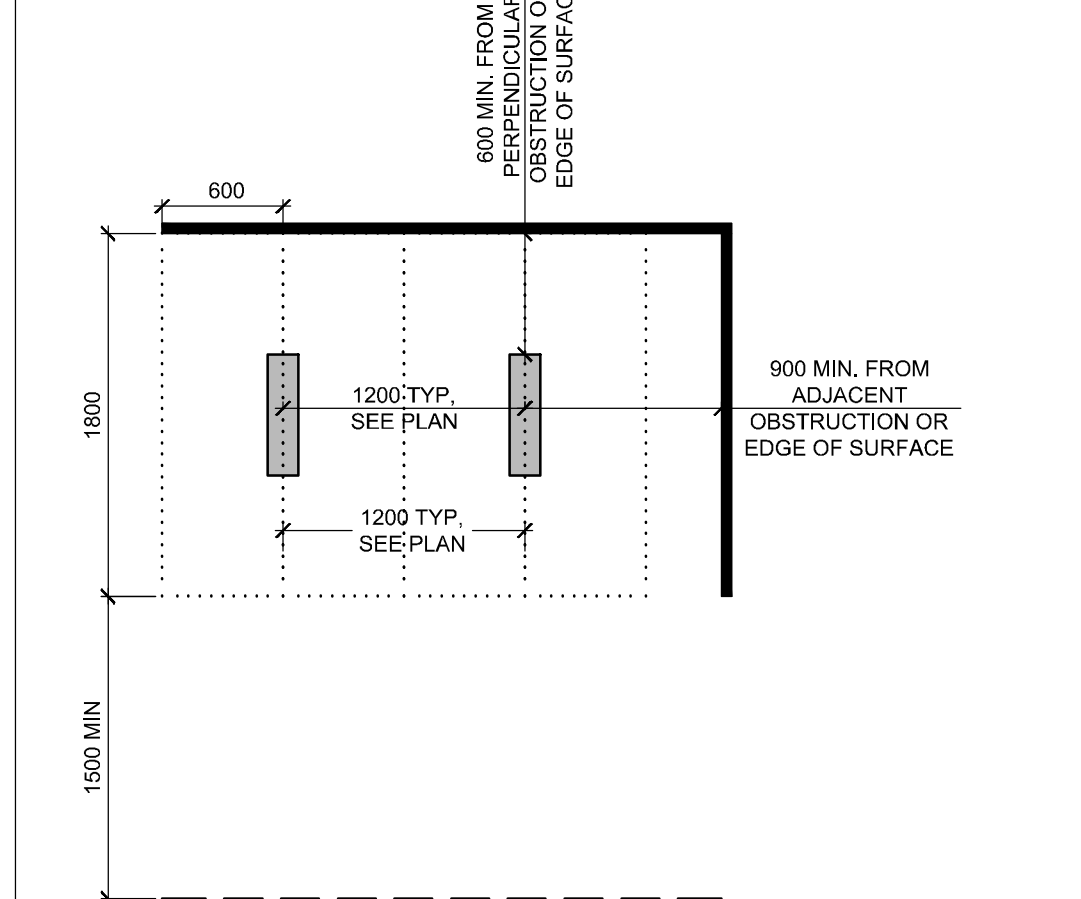
SHRUB AND PERENNIAL PLANTING

D2



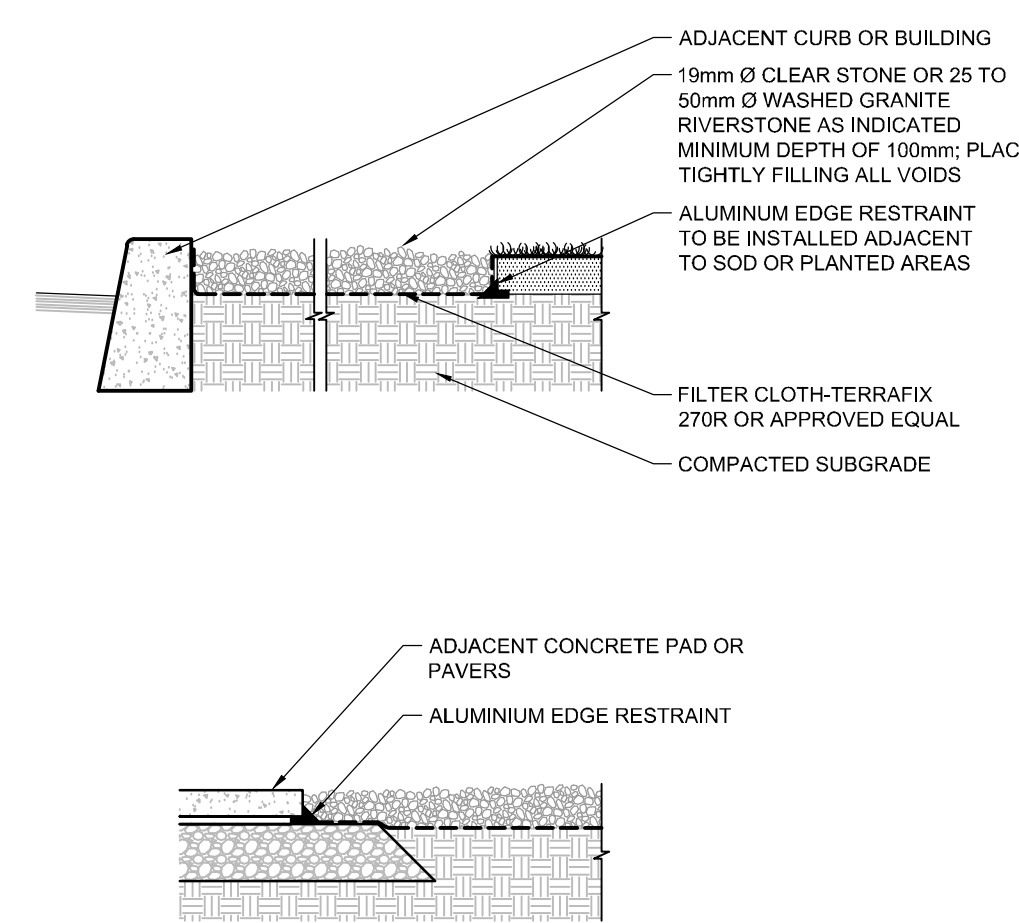
TREE PROTECTION FENCE

D3



BIKE LAYOUT

D4



CLEAR STONE

D5

NOT FOR CONSTRUCTION

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FOR REVIEW ONLY	

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CITY OF OTTAWA
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DRAWING NAME
DETAILS

PROJECT No.	121127-00
REV	REV # 1
DRAWING No.	121127-L2