

ISSUED FOR SUBMISSION
NOVEMBER, 2025

SHEET	DRAWING
L-1	Landscape Plan
L-2	Soil Volume Plan
L-3	Canopy Cover Plan
L-4	Details
L-5	Details

69 John Street South, Suite 250
Hamilton, ON L8N 2B9
t. 905.526.8876
www.adessodesigninc.ca

TRY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
TREES								
2	<i>Acer rubrum</i> 'Armstrong Gold'	Armstrong Gold Red Maple	50mm Cal.	W.B.	12.0	4.0	As Shown	
2	<i>Amelanchier canadensis</i>	Canadian Serviceberry - Multistem	150cm Ht.	#15 cont.	6.0	4.0	As Shown	Multistem Form, Native to Ontario
3	<i>Amelanchier laevis</i>	Allegheny Serviceberry	50mm Cal.	W.B.	5.0	5.0	As Shown	Native to Ontario
2	<i>Amelanchier x grandiflora</i> 'Princess Diana'	Princess Diana Apple Serviceberry	50mm Cal.	W.B.	6.0	3.0	As Shown	
3	<i>Cornus florida</i> 'Rubra'	Red Flowering Dogwood	50mm Cal.	W.B.	4.5	7.0	As Shown	
3	<i>Liliodendron tulipifera</i> 'Little Volunteer'	Little Volunteer Tulip Poplar	50mm Cal.	W.B.	7.0	5.0	As Shown	
1	<i>Pyrus calleryana</i> 'Capital'	Capital Ornamental Pear	50mm Cal.	W.B.	10.0	4.0	As Shown	
SHRUBS								
18	<i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Red Osier Dogwood	50mm	#3 cont.	0.50	0.50	0.40	
19	<i>Dierella floribunda</i>	Bush Honeysuckle	40cm	#3 cont.	1.0	1.0	0.50	
25	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	50cm	#3 cont.	1.1	1.0	0.90	Native to Ontario
4	<i>Ilex verticillata</i>	Winterberry Holly	30cm	#3 cont.	1.75	1.75	1.6	Native to Ontario
24	<i>Juniperus chinensis</i> 'Fairview'	Fairview Juniper	80cm	#7 cont.	2.75	0.80	0.70	
51	<i>Juniperus sabina</i>	Savin Juniper	30cm	#3 cont.	1.0	1.25	1.0	
14	<i>Sambucus canadensis</i>	Elderberry	30cm	#3 cont.	2.5	2.0	1.75	Native to Ontario
52	<i>Spiraea japonica</i> 'Nana'	Alpine Spirea	30cm	#3 cont.	0.30	0.50	0.40	
GRASSES								
108	<i>Festuca glauca</i>	Blue Fescue	--	#1 cont.	0.30	0.30	0.20	
PERENNIALS								
112	<i>Heimerocallis x</i> 'Purple D'Oro'	Purple D'Oro Daylily	--	#1 cont.	0.50	0.50	0.40	Rebloomer
32	<i>Hosta x</i> 'Blue Wedgwood'	Blue Wedgwood Hosta	--	#1 cont.	0.50	0.60	0.50	
30	<i>Rudbeckia hirta</i>	Black-Eyed Susan	--	#1 cont.	0.60	0.50	0.40	Native to Ontario
28	<i>Tiarella cordifolia</i>	Faonflower	--	#1 cont.	0.10	0.40	0.30	Native to Ontario
GROUND COVERS								
6	<i>Cotoneaster dammeri</i> 'Coral Beauty'	Coral Beauty Cotoneaster	30cm	#3 cont.	0.40	1.5	1.3	

LANDSCAPE NOTES:

1. All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
2. Complete all site work in accordance with the Landscape Architect. Report any changes, discrepancies or substitutions to the Landscape Architect prior to working. Obtain approval from the Landscape Architect before proceeding.
3. It is the contractor's responsibility to determine existing service locations.
4. Exact locations of plant material will be determined by planting site services such as hydro valves, meters, utilities roof rain water leaders, downspouts, light standards, etc.
5. All plant material to be installed in pits or marked out and approved by Landscape Architect prior to installation.
6. Supply all plant material in accordance with the Canadian Standards for Nursery Stock.
7. Install plant material according to details shown.
8. Supply and place mulch in accordance with Canadian Landscape Standards. Detail out all areas around trees and shrubs and areas to be covered with shredded conifer bark mulch such as 100mm (4 inch) thick from 100mm (4 inch) down to 25mm (1 inch) by Gro-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
9. The contractor to be responsible for any areas provided.
10. Prepare planting bed area as noted on the drawing or to accommodate mature size of plant material.
11. It is suggested that the contractor obtain a Certificate of Time of Final Acceptance. No extras will be paid to complete this work.
12. Supply and place topsoil in accordance with Canadian Landscape Standards (Grading and Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.
13. Supply and place soil in accordance with Canadian Landscape Standards (Section 7, Lawns & Grass and Section 8, Turfgrass Sodules unless otherwise specified).
14. Supply and place seed in accordance with Canadian Landscape Standards (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. Seed must be broadcast and seeded with facifier. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
15. All dimensions in meters unless otherwise noted.
16. If discrepancies arise between plant material count shown on drawing and plant list the drawing shall be considered correct.
17. Contractor to provide minimum one (1) year warranty (including tree on municipal property) from date accepted on all work unless otherwise specified.
18. Any site plan or grading or signing shown is for information only. Refer to approved drawings.
19. No work to be done until stamped, signed and dated by Landscape Architect.
20. Drawings to be approved with written consent from Landscape Architect.
21. Approval of landscape plan to be obtained from municipality.
22. All plant material to be planted a minimum of 1.0m from any swales or ditches.
23. For grading and servicing information refer to the consulting Engineer's drawings.
24. For lighting information and power distribution refer to the electrical consultant's drawings.



LEGEND

- | | |
|--|---------------------------------|
| | property line |
| | proposed deciduous tree |
| | proposed shrub |
| | proposed perennial |
| | existing elevation |
| | proposed elevation |
| | min. 150mm topsoil, fine gravel |
| | C.I.P. concrete |
| | precast concrete unit pavers |
| | proposed transformer |

NOT FOR CONSTRUCTION
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5	2025-10-31	Issued for coordination
6	2025-11-04	Issued for submission

STAMP



CLIENT
Appelt Properties

MUNICIPALITY
City of Ottawa

PROJECT
85 Gemini Way
Ottawa, ON

MUNICIPAL FILE NUMBER

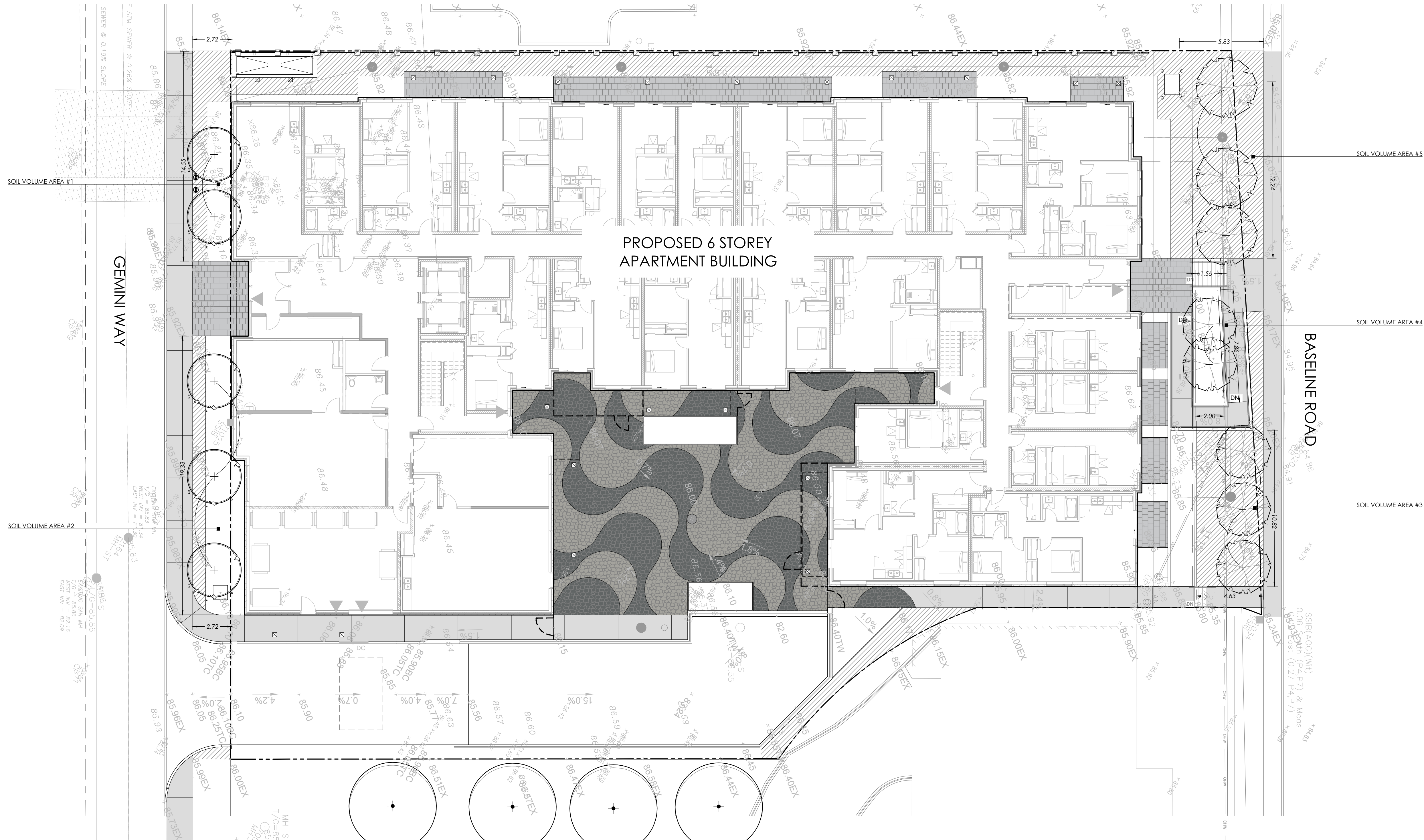
SHEET
Landscape Plan

L-1

adesso design inc.
landscape architecture



39 John Street South, Suite 250
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Tree Planting Area	Soil Area	Soil Depth	Soil Volume	Tree Quantity	Soil Volume per tree (m ³)
	(m ²)	(m)*	(m ³)		
1	39.57	1.60	63.31	2	31.66
2	51.69	1.60	82.70	3	27.56
3	50.08	1.60	80.13	3	26.71
4	13.96	1.60	22.34	2	11.17
5	83.68	1.60	133.89	3	44.63
Total	238.98		383.37	13	

Tree Type/Size	Single Tree Soil Volume (m ³)	Multiple Tree Soil Volume (m ³ /tree)
Ornamental	15	9
Columnar	15	9
Small	20	12
Medium	25	15
Large	30	18
Conifer	25	15

- | | | | |
|-----|--|-----|--|
| 1. | All work to be carried out in accordance with by-laws and codes having jurisdiction over site location. | 14. | Supply and place seed in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass) unless otherwise specified. |
| 2. | Complete all work for the satisfaction of the Landscape Architect. | 15. | Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 5:1 or greater slopes to be seeded with fascier. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination. |
| 3. | Repeal and amend the contract documents submitted to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding. | 16. | All dimensions in meters unless otherwise noted. |
| 4. | It is the contractor's responsibility to determine existing service locations. | 17. | If discrepancies exist between the drawings and what is shown on drawing and plant list, the drawing shall be considered correct. |
| 5. | Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities roof rain water leaders, airways, etc. | 18. | Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified. |
| 6. | All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation. | 19. | Any site plan or grading and servicing shown is for information only. Refer to approved drawings. |
| 7. | Supply all plant material in accordance with Canadian Landscape Nursery Stock (Bm) ed. | 20. | Not to be reproduced without written consent from Landscape Architect. |
| 8. | Install plant material according to details shown. | 21. | Drawings not to be reproduced without written consent from Landscape Architect. |
| 9. | Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Landscaping). Mulches to be spread around trees and shrubs are to be covered with shredded conifer bark mulch such as "Cedar Bark Mulch" by All Treat Farms or "Classic Cedar Mulch" by Go-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect. | 22. | Approval of all plant material to be obtained from municipality. |
| 10. | Contractor to utilize landscape dimensions where provided. | 23. | All plant material to be planted a minimum of 1.0m from any swales or ditches. |
| 11. | Provide planting bed area as noted on the drawing or to common practice in the area of work. | 24. | For grading and servicing information refer to the consulting Engineer's drawings. |
| 12. | All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work. | 25. | For lighting information and power distribution refer to the electrical consultant's drawings. |
| 13. | Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified. | | |



property line

proposed deciduous tree

soil volume area

existing elevation

proposed elevation

min. 150mm topsoil, fine grade & sod

C.I.P., concrete

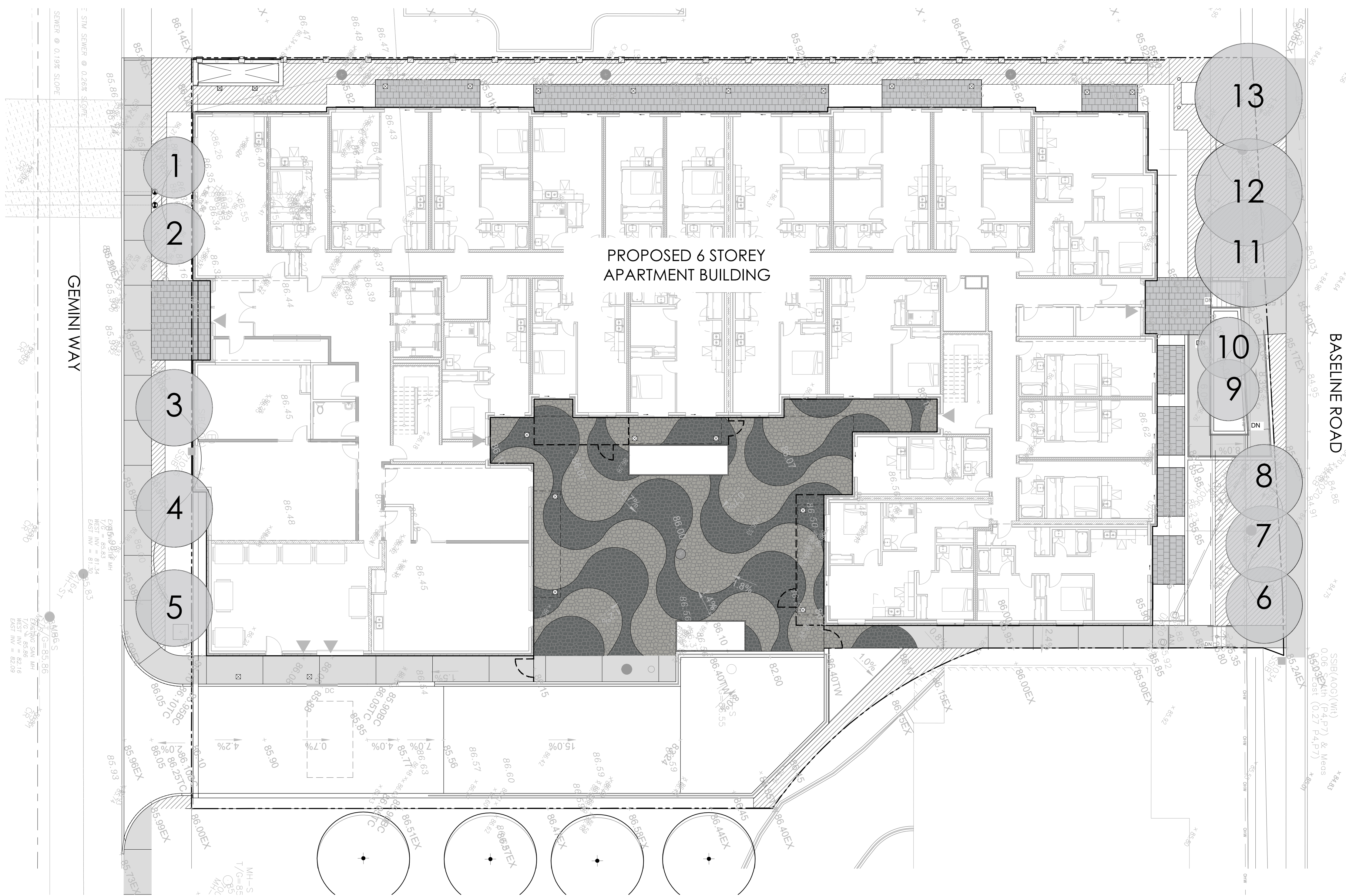
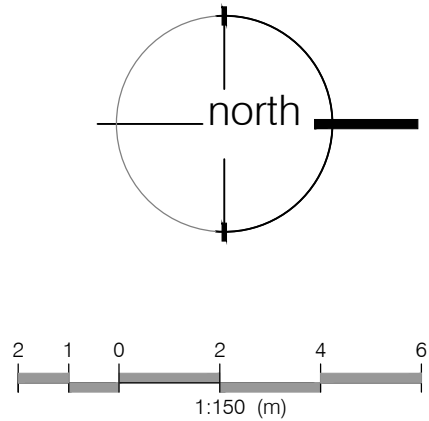
precast concrete unit pavers

proposed transformer

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L-2

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PROJECTED CANOPY CALCULATION CHART

Tree #	Tree Species	Mature Crown Width	Soil Volume (meters cubed) per tree	Canopy Area (meters squared) per tree	Canopy Area Subtotal (meters squared)
1	Acer rubrum 'Armstrong Gold'	4.0	31.66	12.57	12.57
2	Acer rubrum 'Armstrong Gold'	4.0	31.66	12.57	12.57
3	Liriodendron tulipifera 'Little Volunteer'	5.0	32.58	19.63	19.63
4	Liriodendron tulipifera 'Little Volunteer'	5.0	32.58	19.63	19.63
5	Liriodendron tulipifera 'Little Volunteer'	5.0	32.58	19.63	19.63
6	Amelanchier laevis	5.0	84.85	19.63	19.63
7	Amelanchier laevis	5.0	84.85	19.63	17.59
8	Amelanchier laevis	5.0	84.85	19.63	17.59
9	Amelanchier canadensis	4.0	10.84	12.57	18.10
10	Amelanchier canadensis	4.0	10.84	12.57	10.09
11	Cornus florida 'Rubra'	7.0	45.52	38.48	38.48
12	Cornus florida 'Rubra'	7.0	45.52	38.48	26.39
13	Cornus florida 'Rubra'	7.0	45.52	38.48	36.89
Subtotal of tree crown area (Overlapping canopies have not been counted twice)		13			268.79
		Total # of trees		Total Canopy (meters squared)	
Canopy Summary					
Site Area					3224.78
Site Canopy Cover					8.34%

LANDSCAPE NOTES:

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2. Complete all work to the satisfaction of the Landscape Architect.

3. Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.

4. It is the contractor's responsibility to determine existing service locations.

5. Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities roof rain water leaders, driveways, light standards, etc.

6. All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.

7. Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).

8. Install plant material according to details shown.

9. Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as 'Cedar Bark Mulch' by All Treat Farms or 'Classic Cedar Mulch' by Gro-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.

10. Contractor to utilize layout dimensions where provided.

11. Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.

12. All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.

13. Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.
14. Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod) unless otherwise specified.

15. Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 5:1 or greater slopes to be seeded with topsoil. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.

16. All dimensions in meters unless otherwise noted.

17. If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.

18. Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.

19. Any site plan or grading and servicing shown is for information only. Refer to approved drawings.

20. Not for construction unless stamped, signed and dated by Landscape Architect.

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22. Approval of landscape plan to be obtained from municipality.

23. All plant material to be planted a minimum of 1.0m from any swales or ditches.

24. For grading and servicing information refer to the consulting Engineer's drawings.

25. For lighting information and power distribution refer to the electrical consultant's drawings.

KEY MAP - N.T.S.



LEGEND

- property line
- 40 year projected canopy
- existing elevation
- proposed elevation
- min. 150mm topsoil, fine grade & sod
- C.I.P. concrete
- precast concrete unit pavers
- proposed transformer

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City of Ottawa

PROJECT

85 Gemini Way
Ottawa, ON

MUNICIPAL FILE NUMBER

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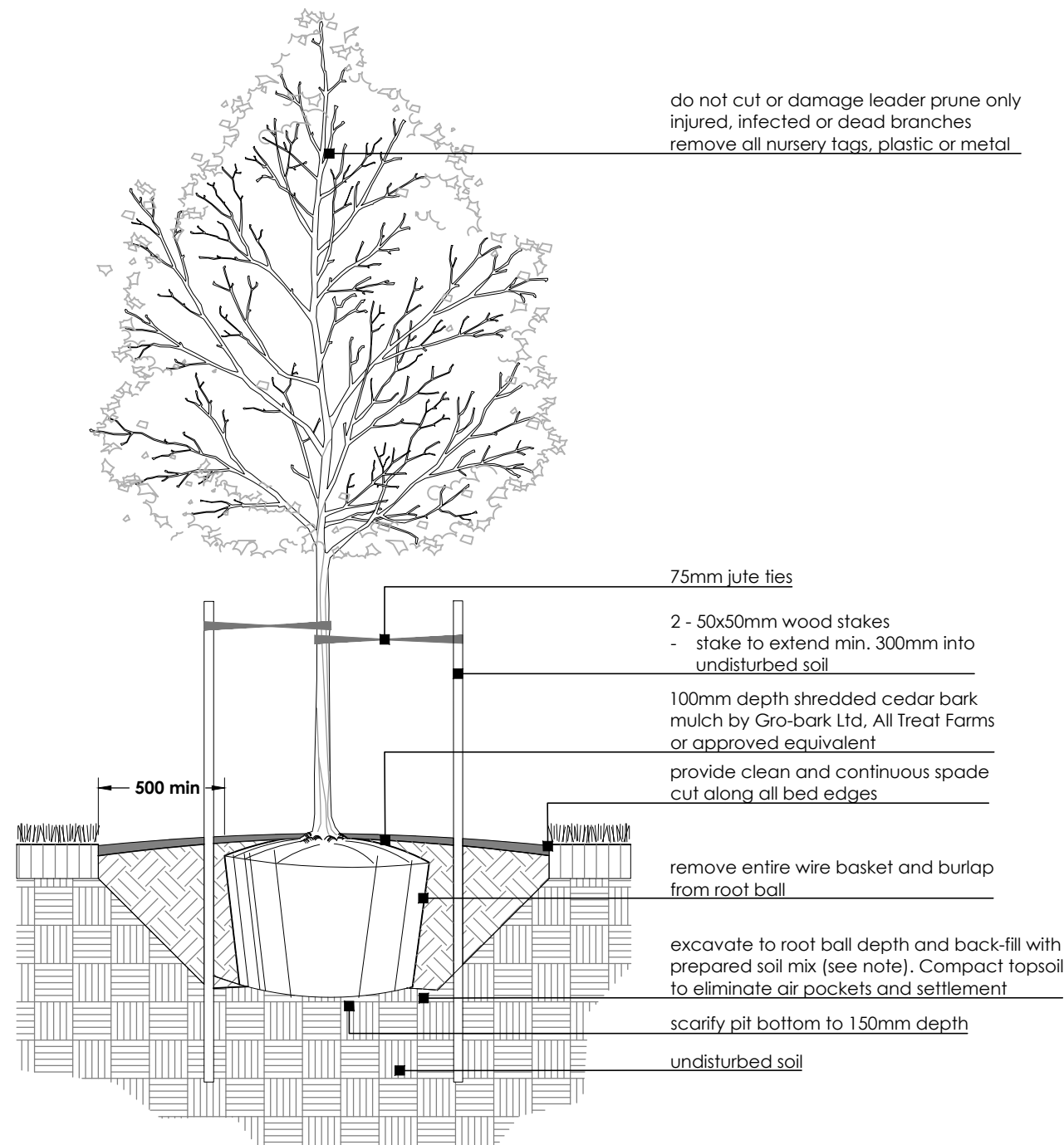
Canopy Cover
Projection Plan

L-3

adesso design inc.
landscape architecture



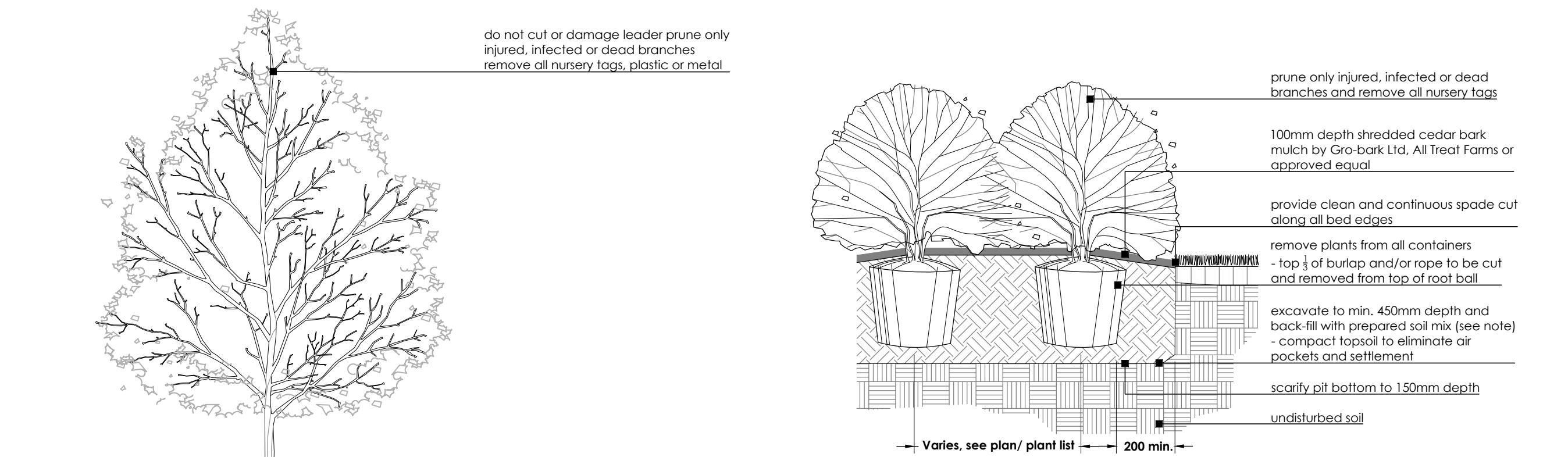
69 John Street South, Suite 250
Hamilton, ON L8N 2B9
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BALLED AND BURLAP / WIRE BASKET DECIDUOUS TREE

N.T.S

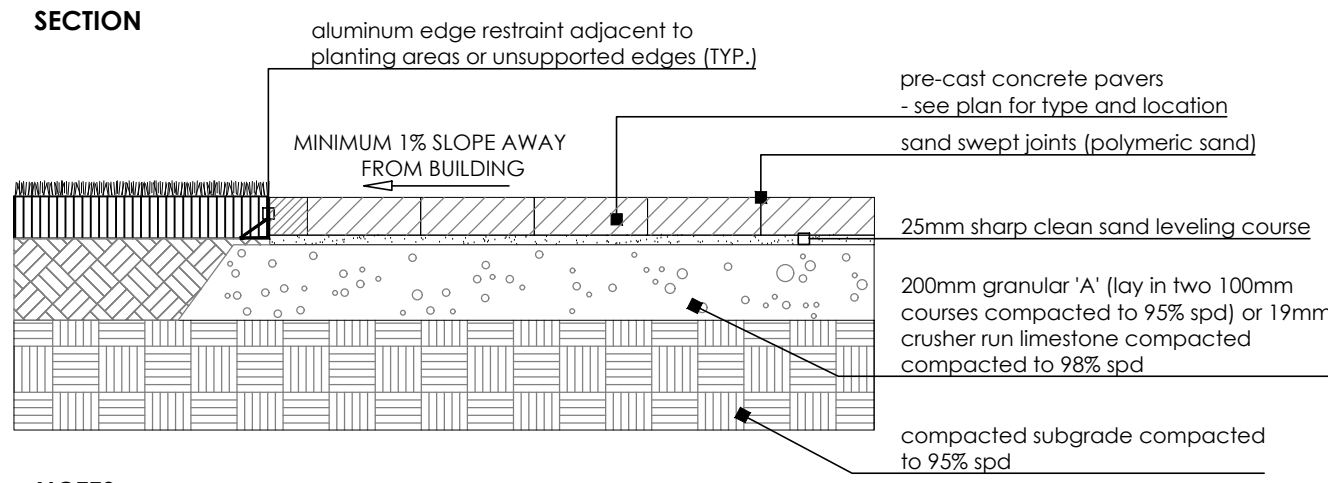
1
L-4



CONTAINER GROWN SHRUB

N.T.S

3
L-4



SECTION

NOTES:

1. Paver types are as follows (or approved equal):

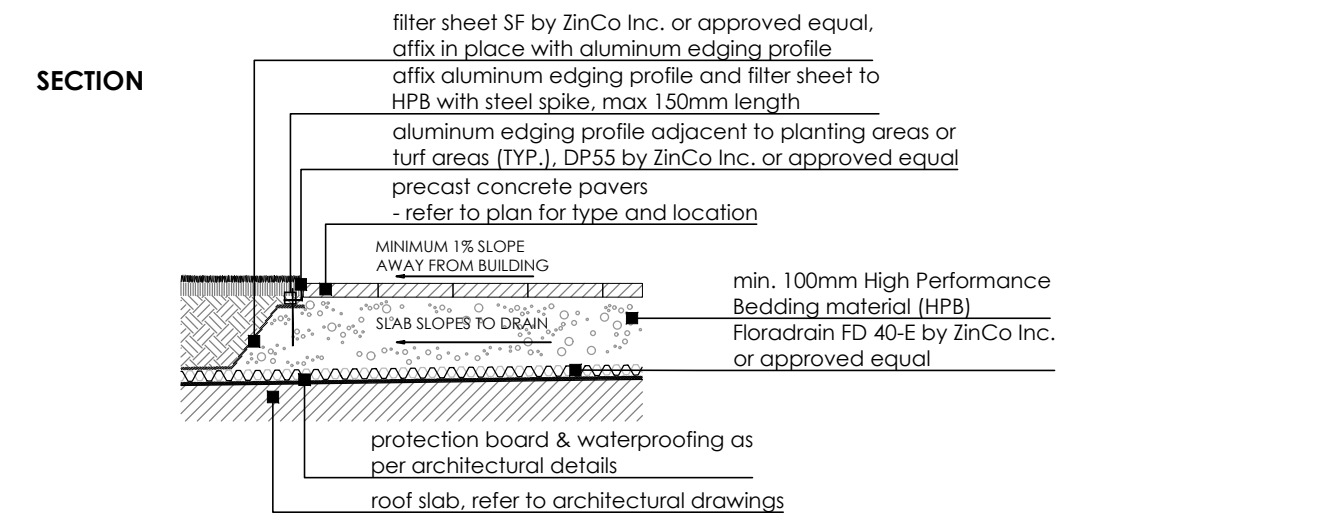
TYPE	DESCRIPTION	PATTERN	SIZE	COLOUR	SRI VALUE
'A'	Industria Paver 300 Series by Tecto-bloc	Linear Pattern 02	300 x 300	Greyed Nickel	37

2. Unit pavers are 100mm thick. Contractor to provide samples on site to be approved by Landscape Architect and/or Owner.

PRECAST CONCRETE PAVERS

N.T.S

5
L-4



SECTION

NOTES:

1. Paver types are as follows (or approved equal):

TYPE	DESCRIPTION	PATTERN	SIZE	COLOUR	SRI VALUE
'A'	Tecto-Block 'Antika'	Random	Variable	Onyx Black	6
'B'	Tecto-Block 'Antika'	Random	Variable	Greyed Nickel	37

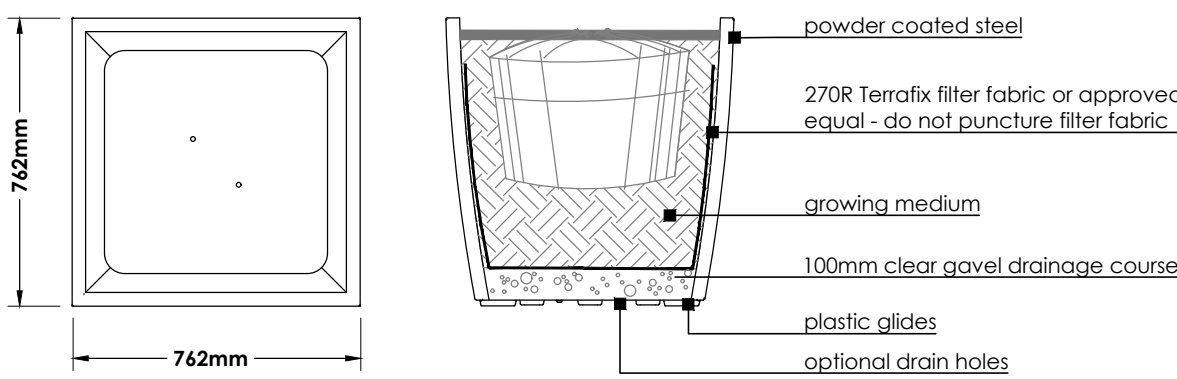
2. Unit pavers are 60mm thick. Contractor to provide samples on site to be approved by Landscape Architect and/or Owner.

PRE-CAST CONCRETE UNIT PAVERS ON SLAB

N.T.S

6
L-4

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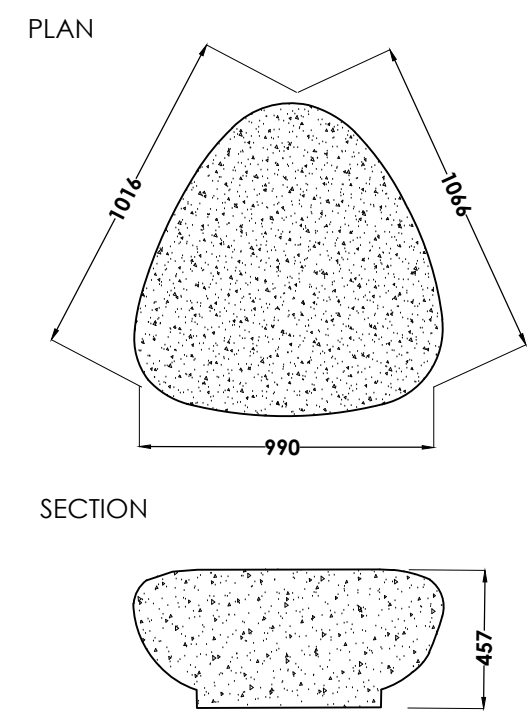
SORELLA PLANTER

DIMENSIONS: 130" x W30" x H30" (0.76m x 0.76m x 0.76m)
MATERIALS: Welded steel body and recycled plastic base
FINISH: Powdercoated body
UNITS: 14 units on site, see plan for locations.
COLOUR: T.B.D.
SUPPLIED BY: landscape forms - or approved equal
431 Lawndale Ave.
Kalamazoo, MI 49048
T: 800-430-6209
F: 269-381-3455

METAL PLANTER BY LANDSCAPE FORMS (OR APPROVED EQUAL)

N.T.S

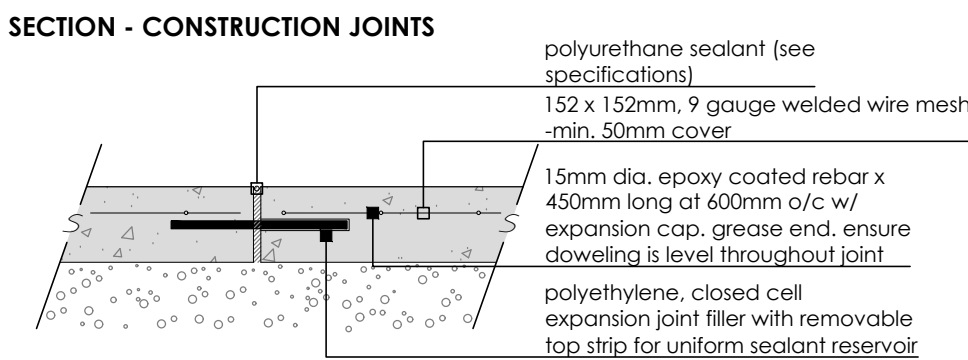
7
L-4



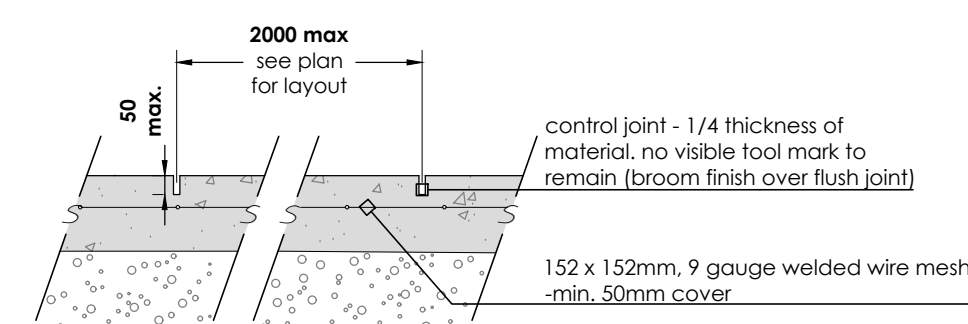
PEBBLE BENCH SEATING SUPPLIED BY ED'S CONCRETE (OR APPROVED EQUAL)

N.T.S

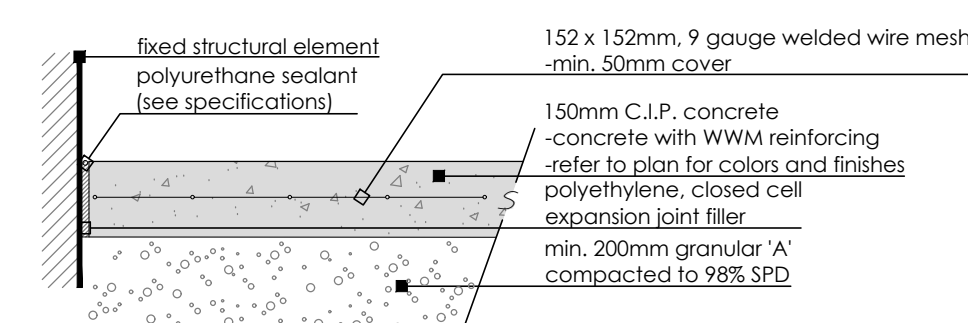
8
L-4



SECTION - SAWCUT CONSTRUCTION JOINTS



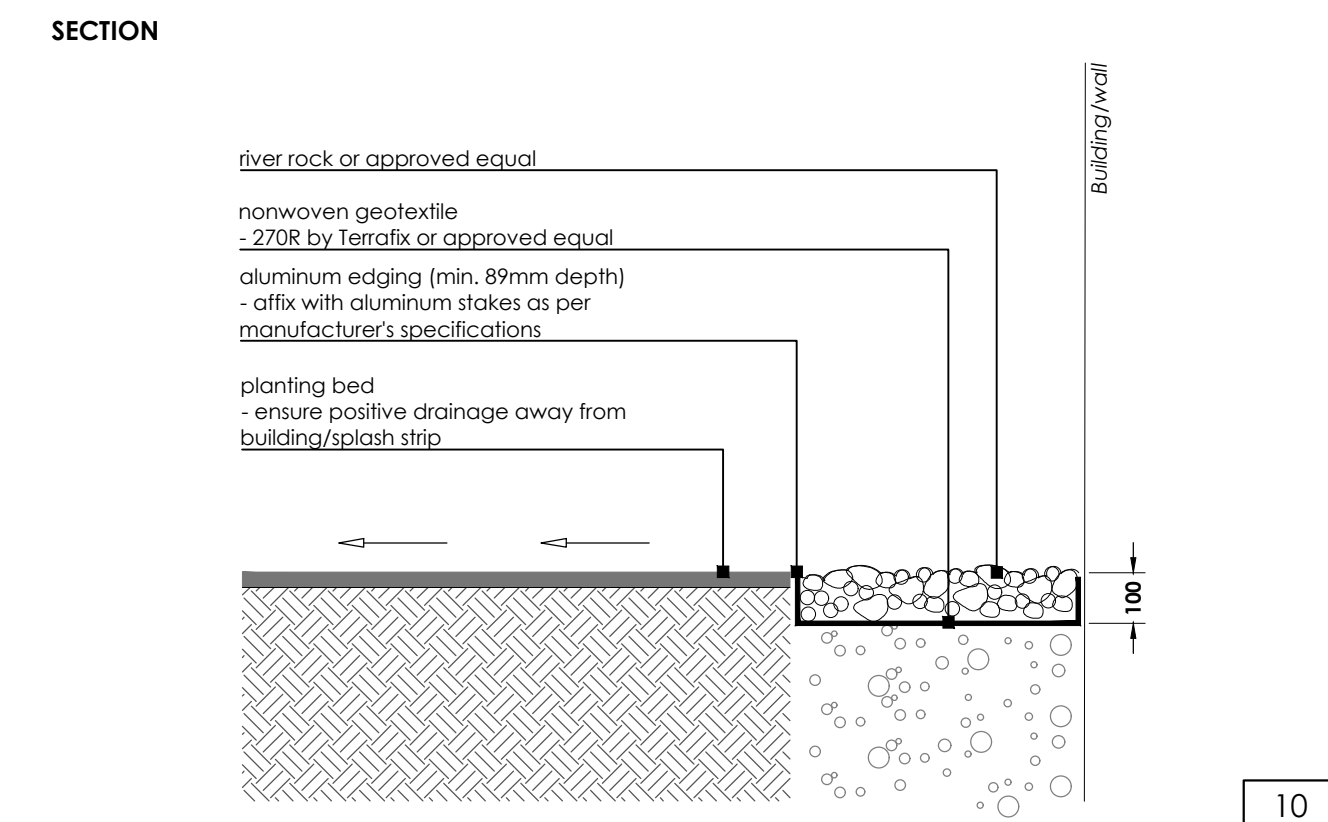
SECTION - ISOLATION JOINT AT FIXED ELEMENTS



CAST-IN-PLACE CONCRETE

N.T.S

9
L-4



RIVER ROCK SPLASH STRIP

N.T.S

10
L-4

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Details

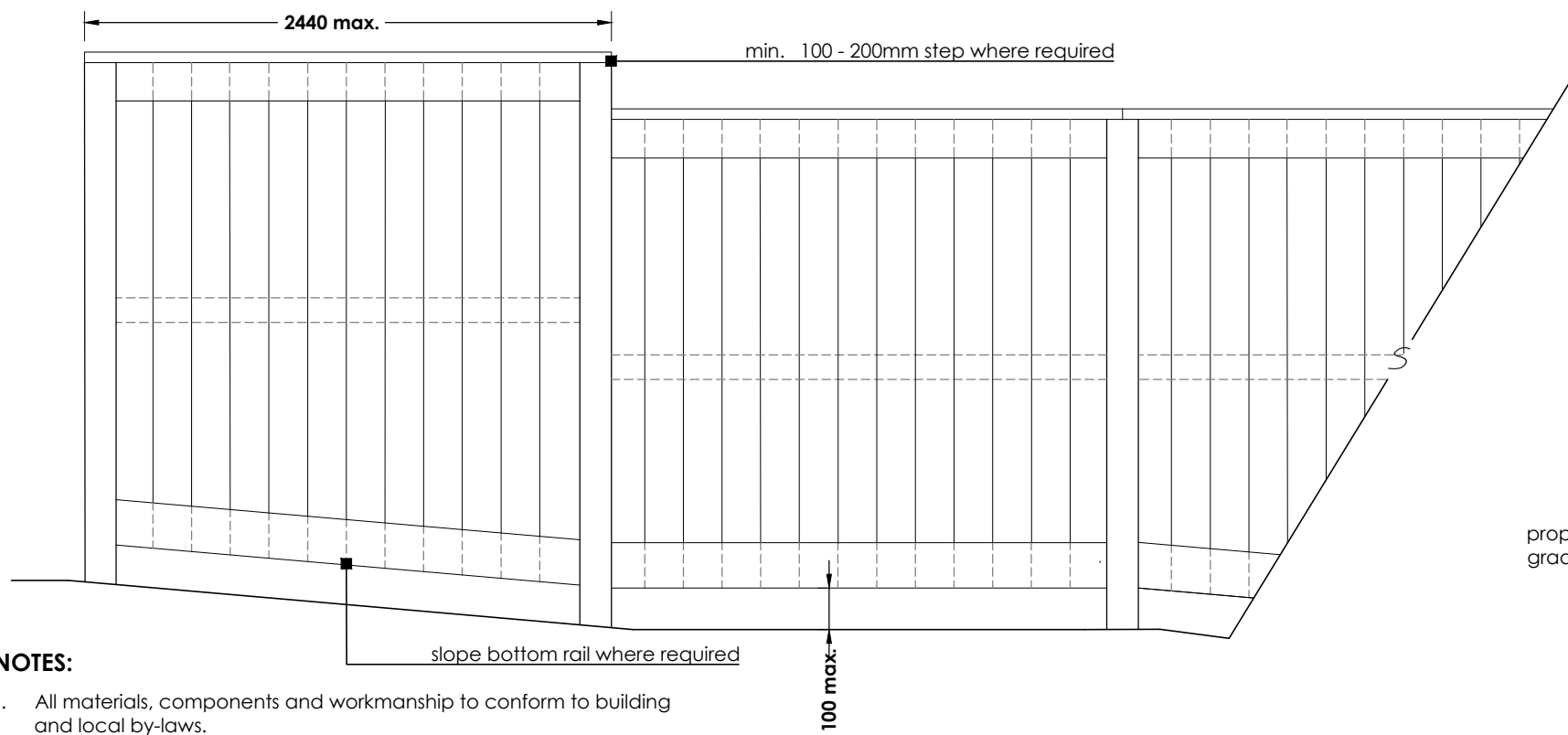
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landscape architecture



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L-4

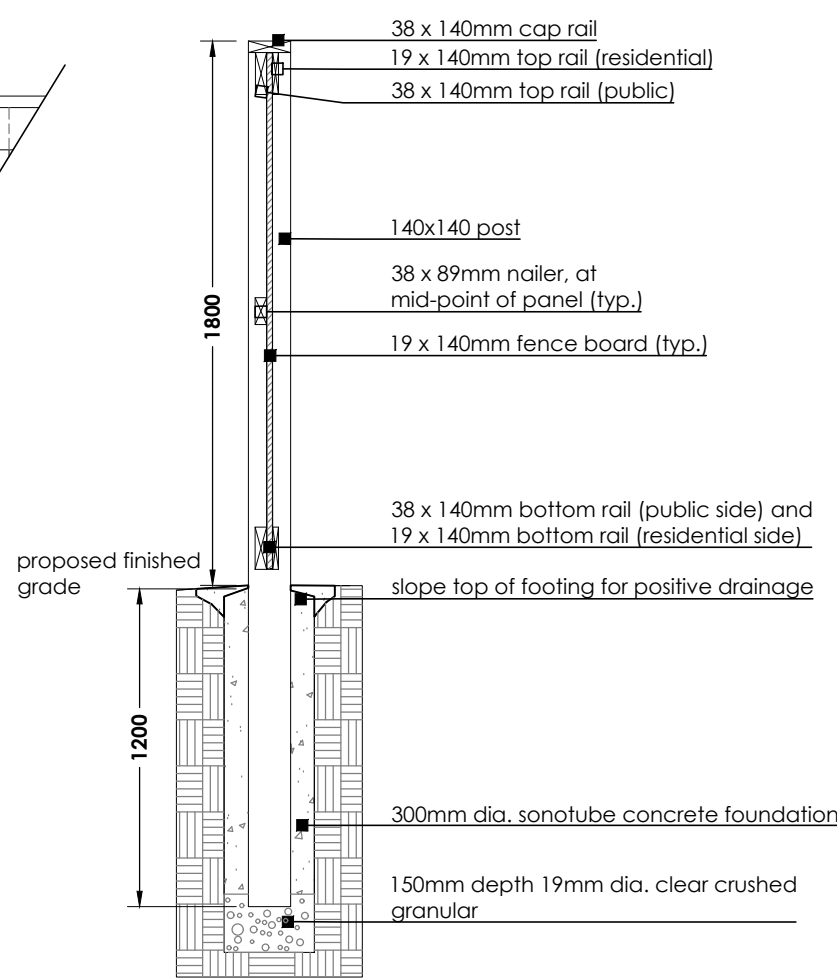
ELEVATION



NOTES:

1. All materials, components and workmanship to conform to building and local by-laws.
2. All wood to be Pressure Treated (Spruce, Pine Fir) selected mainly for good appearance all members shall be free of wane and bark pockets. All tan grain shall be eliminated by sanding and planning. Members exhibiting moderate to heavy knots shall be well distributed throughout the site.
3. All cuts and holes that expose untreated wood should be liberally brush-coated with two applications of an end-cut preservative (copper naphthenate in ground contact or zinc naphthenate above ground) before the wood is installed. Follow the manufacturer's recommendations re: the application of suitable preservatives.
4. All wood to bear lumber grading stamp.
5. All fasteners shall have exterior grade finishes suitable for use with Pressure Treated lumber. Stainless steel, galvanized, zinc-dipped or ceramic-coated wood/deck screws are acceptable.
6. All galvanizing to be hot dipped in conformance to CSA standard C164.
7. Drive all fastener heads below surface of wood. Use sufficient size and quantity of fasteners to ensure a stable, secure structure.
8. Step fence panels minimum of 100 - 200mm at posts as required by grade conditions. Sloping of panels may be required for certain grade conditions - Consultant's approval required.
9. Lumber sizes are actual sizes rather than nominal sizes.
10. Concrete to have minimum compressive strength of 25 MPa @ 28 days with 5-7% air entrainment.
11. See landscape plan for fence location.

SECTION



GENERAL LAYOUT NOTES

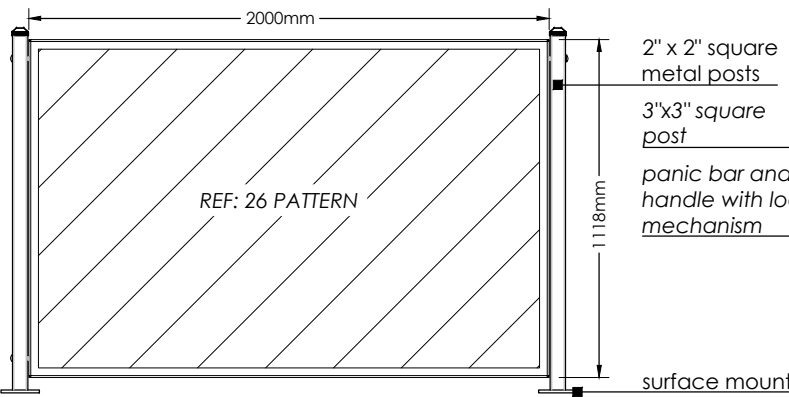
1. All fences adjacent to road allowances and walkways to be erected 0.15m onto private property. Fencing is not to be erected on the lot line or into any road allowance or easement.
2. Footing and excavation to be entirely on proposed development lands.

WOOD PRIVACY FENCE (1.8M HEIGHT - PRESSURE TREATED)

N.T.S.

1
L-5

ELEVATION - PANEL 4' HT.



OMEGA Unik Fence Panels mounted on 2"x2" square posts (Height 4')
OMEGA Unik Single Swing Gate mounted on 3"x3" square posts (Height 4')

PRODUCT INFO: laser cut aluminum panels with polyester powder coat

SPECIFY: colour: Black or approved equal
INSTALLATION: surface mounting, see L-1 for location

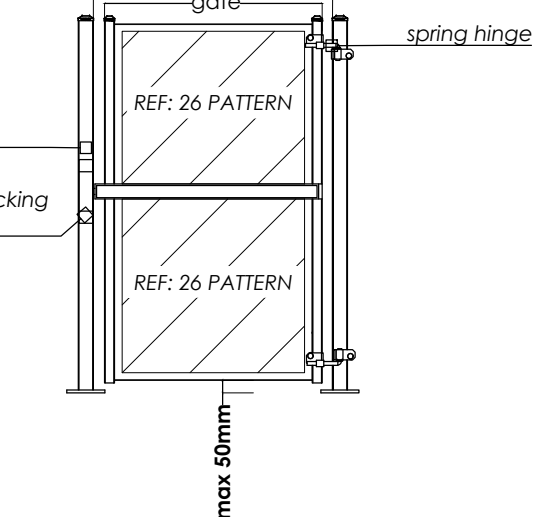
SUPPLIED BY: Park Street Solutions
p. 1.888.788.7408
e. info@parkst.ca
contact: Kevin Beltridge

OMEGA UNIK FENCE PANELS AND GATE (4' HT.)

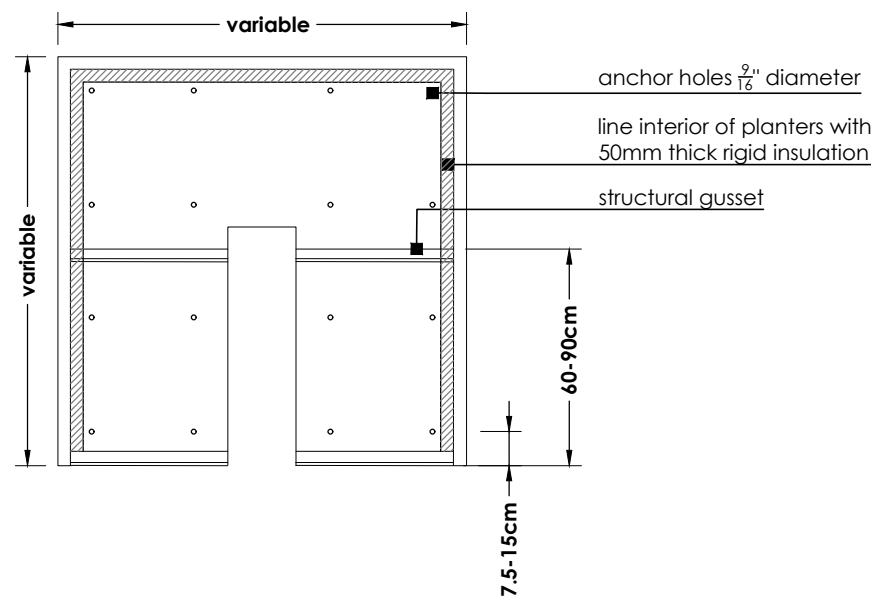
N.T.S.

2
L-5

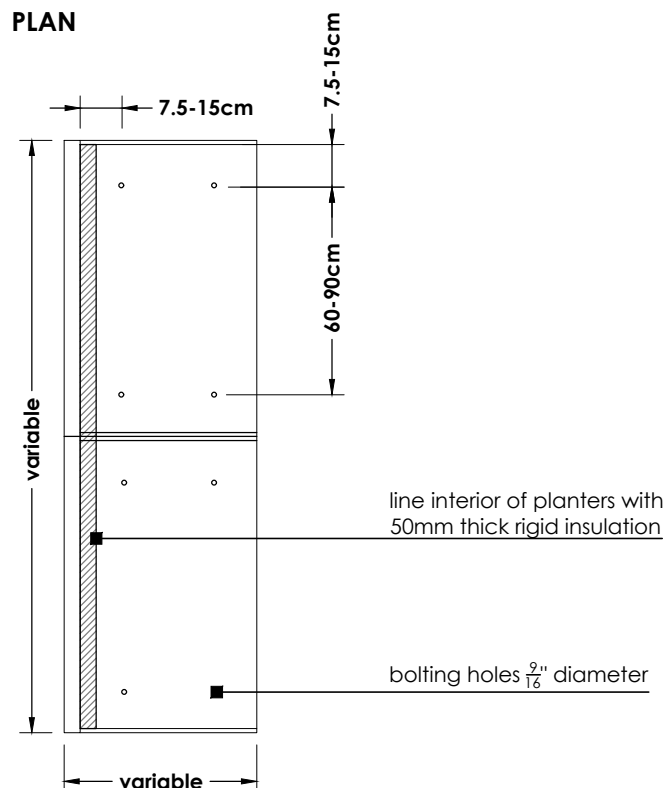
ELEVATION - SINGLE SWING GATE



JOIN EDGING - CAP
PLAN



JOIN EDGING - VARIABLE CENTRAL
PLAN

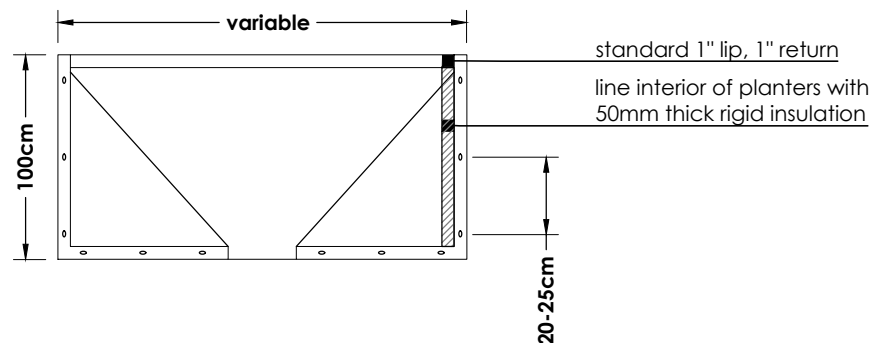


JOIN MODULAR PLANTERS

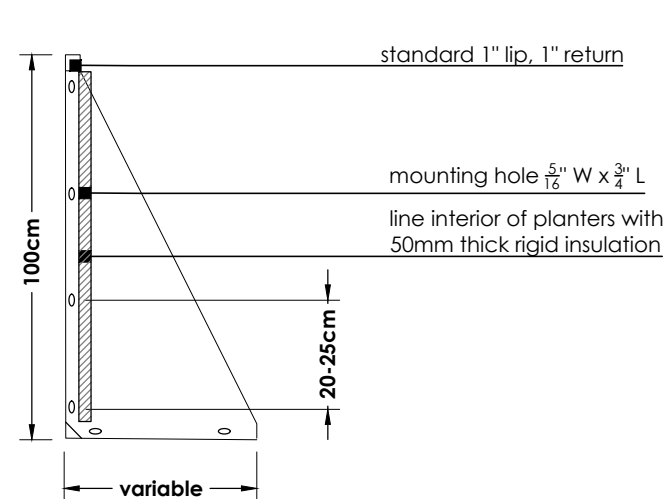
The Join System is constructed of marine grade aluminum or weathering steel. Modular planter, edging and sealing profiles bolt together to create an array of small or large configurations for engaging outdoor spaces. Join is ultra versatile and can be employed to create a completely custom planter system designed specifically for a project.

DIMENSIONS: Varies (refer to L-1)
MATERIALS: Marine-grade aluminum
FINISH: Standard Powdercoat
LOCATION/QUANTITY: Five (6) see landscape plan for locations
- each planter comprised of multiple Join Edging Cap and Join Edging Variable Central components to achieve dimensions shown on landscape plan
COLOUR: TBD
SUPPLIED BY: Green Theory Design
E: sales@greentheorydesign.com
P: 1-844-747-9283

SECTION



SECTION



JOIN MODULAR PLANTERS BY GREEN THEORY (OR APPROVED EQUAL)

N.T.S.

3
L-5

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2025-01-10	Issued for pre UDRP
2	2025-02-26	Issued for UDRP
3	2025-07-22	Issued for first SPA submission
4	2025-10-24	Issued for review
5	2025-10-31	Issued for coordination
6	2025-11-04	Issued for submission

STAMP



CLIENT

Appelt Properties

MUNICIPALITY

City of Ottawa

PROJECT

85 Gemini Way
Ottawa, ON

MUNICIPAL FILE NUMBER

SHEET

Details

L-5

adesso design inc.
landscape architecture



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