

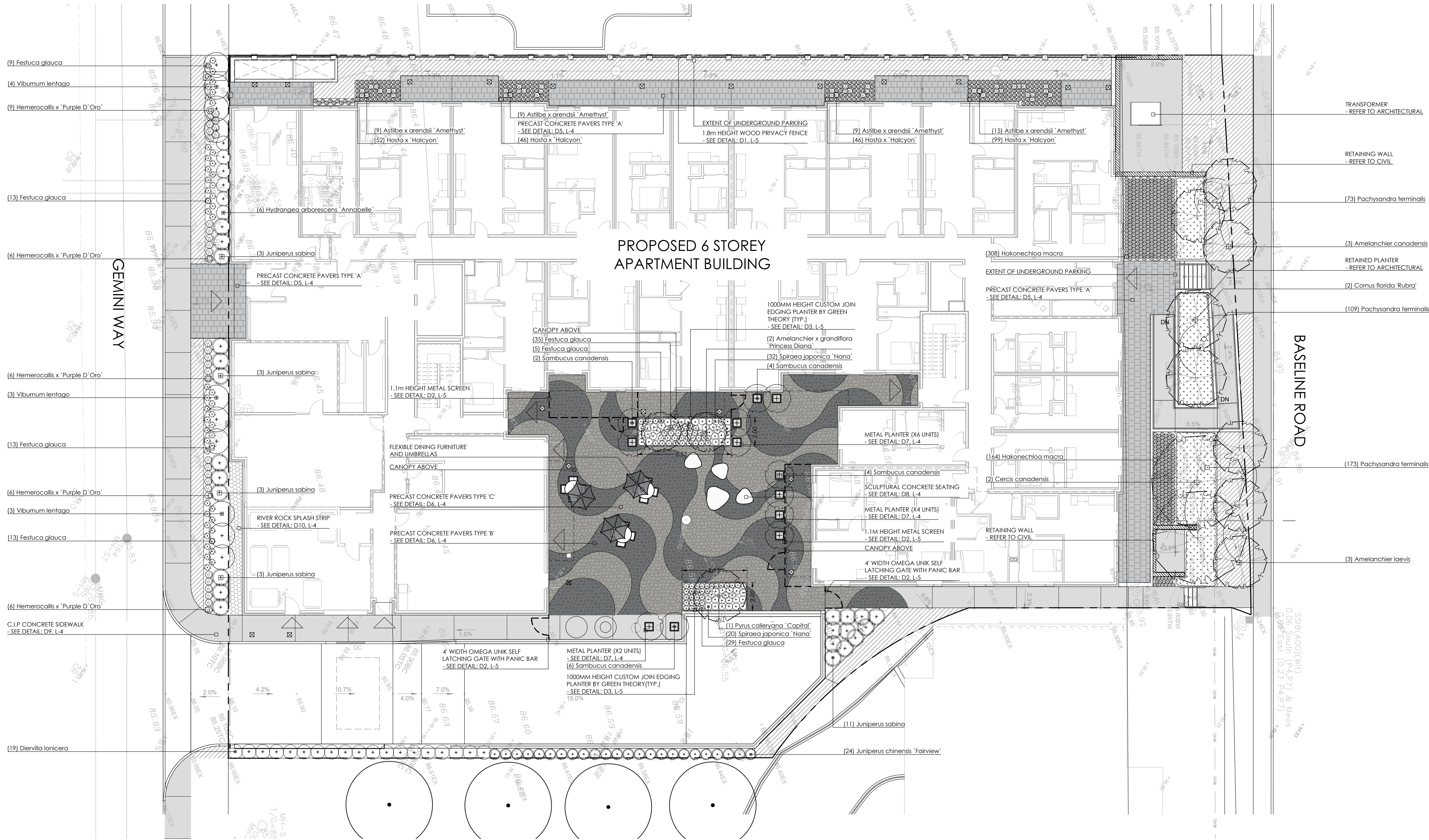
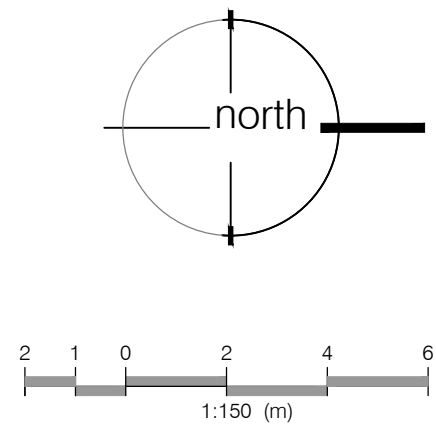
ISSUED FOR SPA - 4th SUBMISSION
JUNE 12, 2026

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

CONSULTANT:

 adesso

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PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
TREES								
3	Amelanchier canadensis	Canadian Serviceberry - Multistem	150cm Ht.	#15 cont.	6.0	4.0	As Shown	Multistem Form, Native to Ontario
3	Amelanchier laevis	Allegheny Serviceberry	50mm Cal.	W.B.	5.0	5.0	As Shown	Native to Ontario
2	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Apple Serviceberry	50mm Cal.	W.B.	6.0	3.0	As Shown	
2	Cercis canadensis	Eastern Redbud	50mm Cal.	W.B.	9.0	7.0	As Shown	Native to Ontario
2	Cornus florida 'Rubra'	Red Flowering Dogwood	50mm Cal.	W.B.	4.5	7.0	As Shown	
1	Pyrus calleryana 'Capital'	Capital Ornamental Pear	50mm Cal.	W.B.	10.0	4.0	As Shown	
SHRUBS								
19	Diervilla lonicera	Bush Honeysuckle	40cm	#3 cont.	1.0	1.0	0.90	Native to Ontario
6	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	50cm	#3 cont.	1.1	1.0	0.90	
24	Juniperus chinensis 'Fairview'	Fairview Juniper	80cm	#7 cont.	2.75	0.80	0.70	
23	Juniperus sabina	Savin Juniper	40cm	#3 cont.	1.0	1.25	1.0	
16	Sambucus canadensis	Elderberry	50cm	#3 cont.	2.5	2.0	1.75	Native to Ontario
52	Spiraea japonica 'Nana'	Alpine Spirea	30cm	#3 cont.	0.30	0.50	0.40	
10	Viburnum lentago	Nannyberry	50cm	#3 cont.	5.0	1.75	1.5	Native to Ontario
GRASSES								
118	Festuca glauca	Blue Fescue	--	#1 cont.	0.30	0.30	0.20	
472	Hakonechloa macroa	Japanese Forest Grass	--	Plug	0.40	0.60	0.20	
PERENNIALS								
42	Astilbe x arendsi 'Amethyst'	Amethyst Astilbe	--	#1 cont.	0.80	0.40	0.30	Rebloomer
33	Hemerocallis x 'Purple D'Oro'	Purple D'Oro Daylily	--	#1 cont.	0.50	0.50	0.40	
243	Hosta x 'Halcyon'	Halcyon Hosta	--	Plug	0.50	0.90	0.30	
GROUND COVERS								
355	Pachysandra terminalis	Japanese Spurge	--	#1 cont.	0.20	0.40	0.30	

LANDSCAPE NOTES:

- All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
- Complete all work to the satisfaction of the Landscape Architect.
- Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
- If it is the contractor's responsibility to determine existing service locations.
- 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.
- All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
- Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
- Install plant material according to details shown.
- 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 Bark Mulch by Gro-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
- Contractor to utilize layout dimensions where provided.
- Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
- All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
- 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.
- Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod) unless otherwise specified.
- 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.
- If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
- Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.
- Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
- Not for construction unless stamped, signed and dated by Landscape Architect.
- Drawings not to be reproduced without written consent from Landscape Architect.
- Approval of landscape plan to be obtained from municipality.
- All plant material to be planted a minimum of 1.0m from any swales or ditches.
- For grading and servicing information refer to the consulting Engineer's drawings.
- For lighting information and power distribution refer to the electrical consultant's drawings.

KEY MAP - N.T.S.



LEGEND

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

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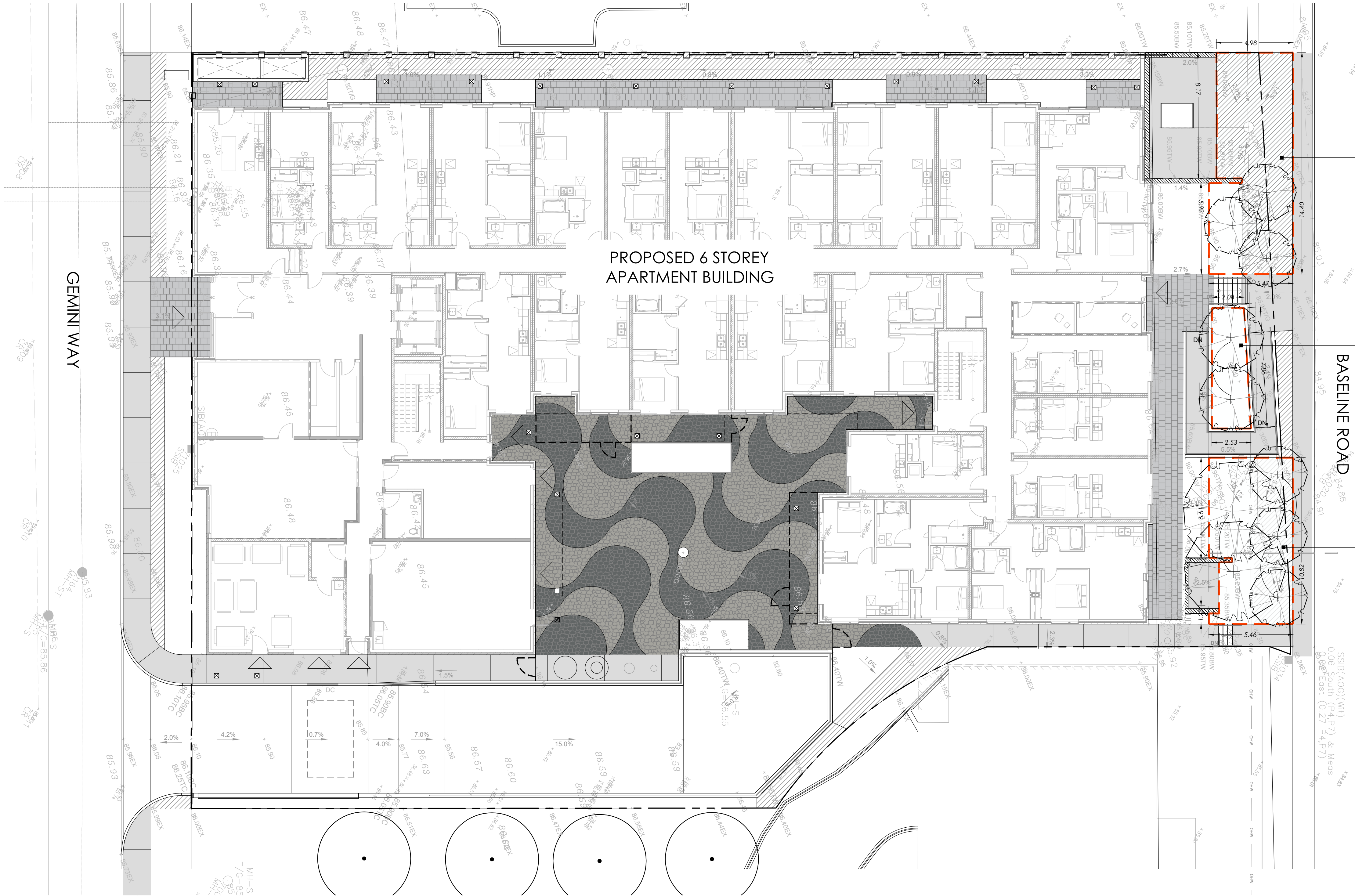
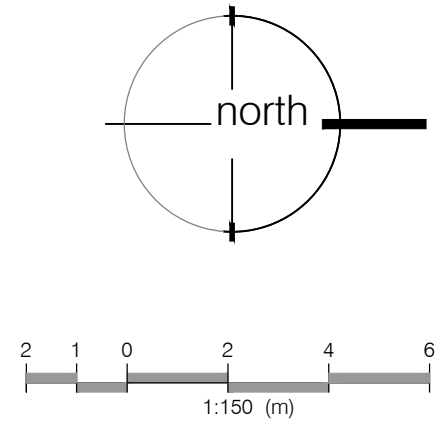
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SHEET
Landscape Plan

adesso

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PROPOSED SOIL VOLUMES FOR TREE PLANTING AREAS

Tree Planting Area	Soil Area (m2)	Soil Depth (m)*	Soil Volume (m3)	Tree Quantity	Soil Volume per tree (m3)
1	56.79	1.60	90.86	5	18.17
2	18.10	1.60	28.96	2	14.48
3	74.04	1.60	132.97	3	39.48
Total	149.25		253.30	10	

* Soil depth excludes drainage layer

CITY OF OTTAWA SOIL VOLUME GUIDELINES

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

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- Install plant material according to details shown.
- 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.
- Contractor to utilize layout dimensions where provided.
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- 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.
- Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass) sod unless otherwise specified.
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- For lighting information and power distribution refer to the electrical consultant's drawings.

KEY MAP - N.T.S.



LEGEND

- 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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MUNICIPALITY

City of Ottawa

PROJECT

85 Gemini Way
Ottawa, ON

MUNICIPAL FILE NUMBER

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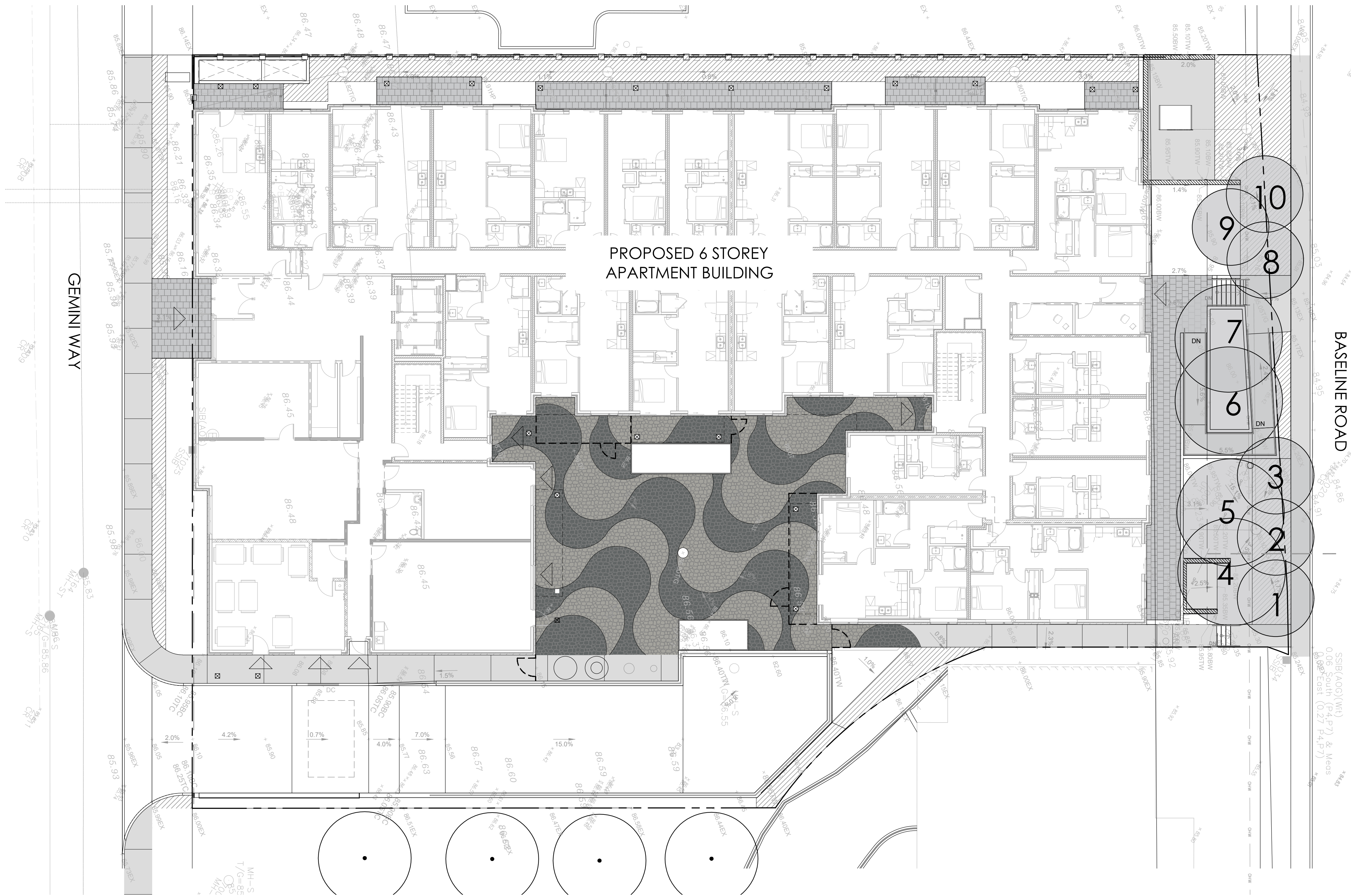
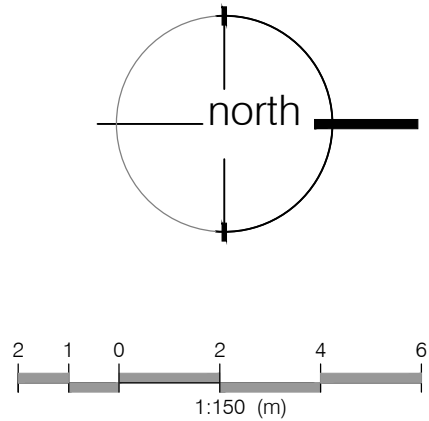
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Soil Volume Plan



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L-2



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)
Proposed Trees					
1	Amelanchier laevis	5.0	18.27	19.63	19.63
2	Amelanchier laevis	5.0	18.27	19.63	17.59
3	Amelanchier laevis	5.0	18.27	19.63	17.59
4	Cercis canadensis	7.0	18.27	38.48	23.47
5	Cercis canadensis	7.0	18.27	38.48	15.80
6	Cornus florida 'Rubra'	7.0	14.48	38.48	38.48
7	Cornus florida 'Rubra'	7.0	14.48	38.48	26.71
8	Amelanchier canadensis	4.0	39.48	19.63	19.15
9	Amelanchier canadensis	4.0	39.48	19.63	14.51
10	Amelanchier canadensis	4.0	39.48	19.63	13.95
Subtotal of tree crown area (Overlapping canopies have not been counted twice)					
		10	206.89		
		Total # of trees	Total Canopy (meters squared)		
Canopy Summary					
Site Area					3224.78
Site Canopy Cover					6.42%

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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, driveway, 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.

21. Drawings not to be reproduced without written consent from Landscape Architect.

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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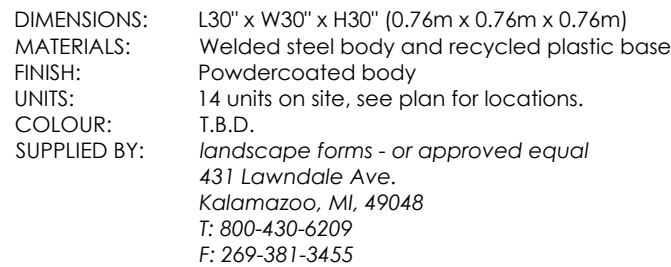
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SHEET
Canopy Cover
Projection Plan

L-3



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1. Soil mixture: four (4) parts native soil, one (1) part well rotted compost. If existing soil is not suitable provide triple mix topsoil or approved equal.
2. Soil mix shall be soaked with water and mulched immediately following planting.
3. Massed shrubs shall be planted in continuous mulched beds unless otherwise noted.
4. Staking schedule:
 - < 30mm caliper size/ 2500mm ht. - one stake
 - > 30mm caliper size/ 2500mm ht. - two stakes
 - > 70mm caliper - three stakes
5. All support systems must be removed once tree is established.
6. All trees to be straight and planted vertically regardless of slope.
7. Top of root flare shall be positioned 50mm above grade.
8. The following depths of soil are required for planting:
 - 15cm topsoil for sod
 - 30cm of topsoil for perennials;
 - 45cm of topsoil for shrubs;
 - 90cm of topsoil for trees

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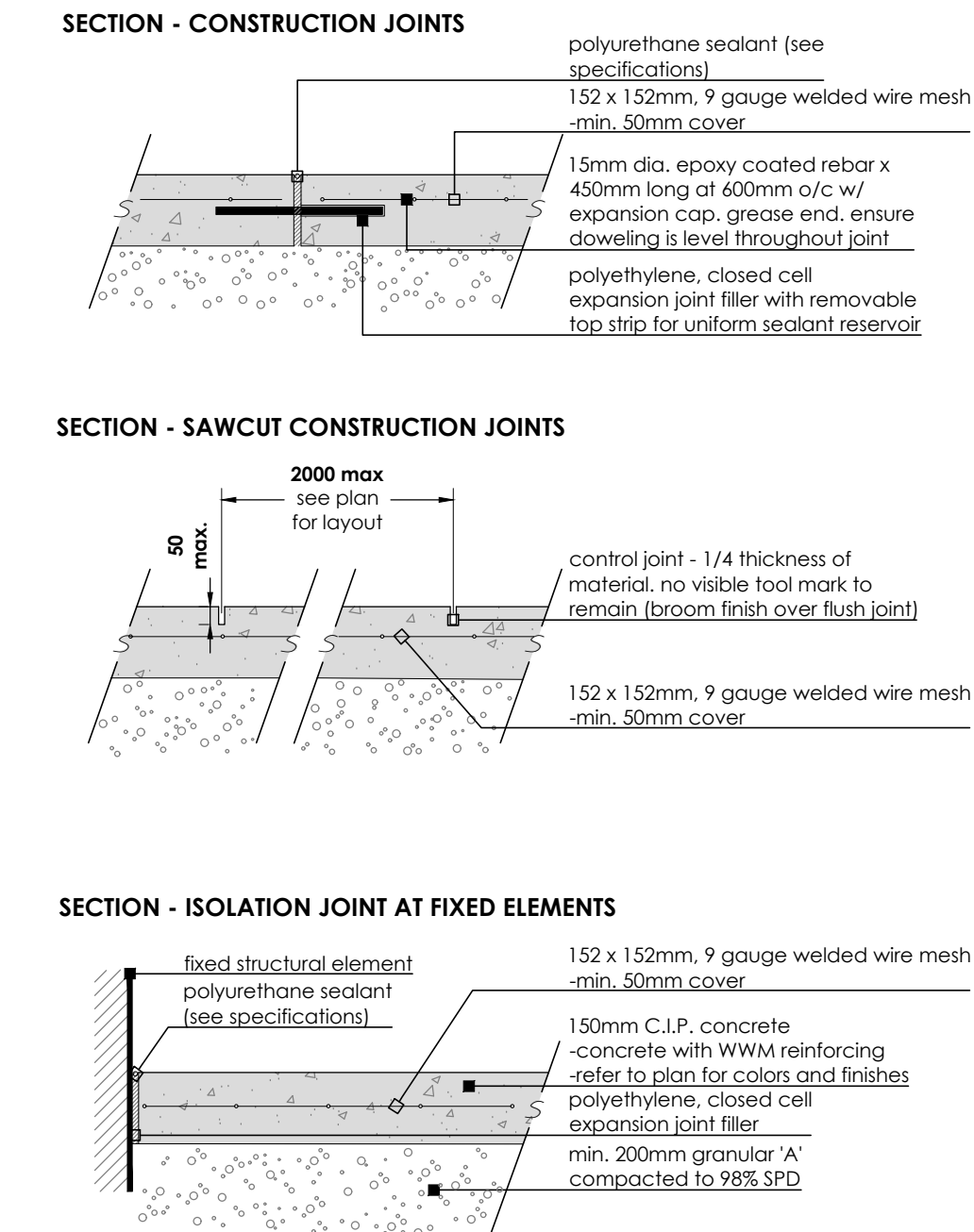
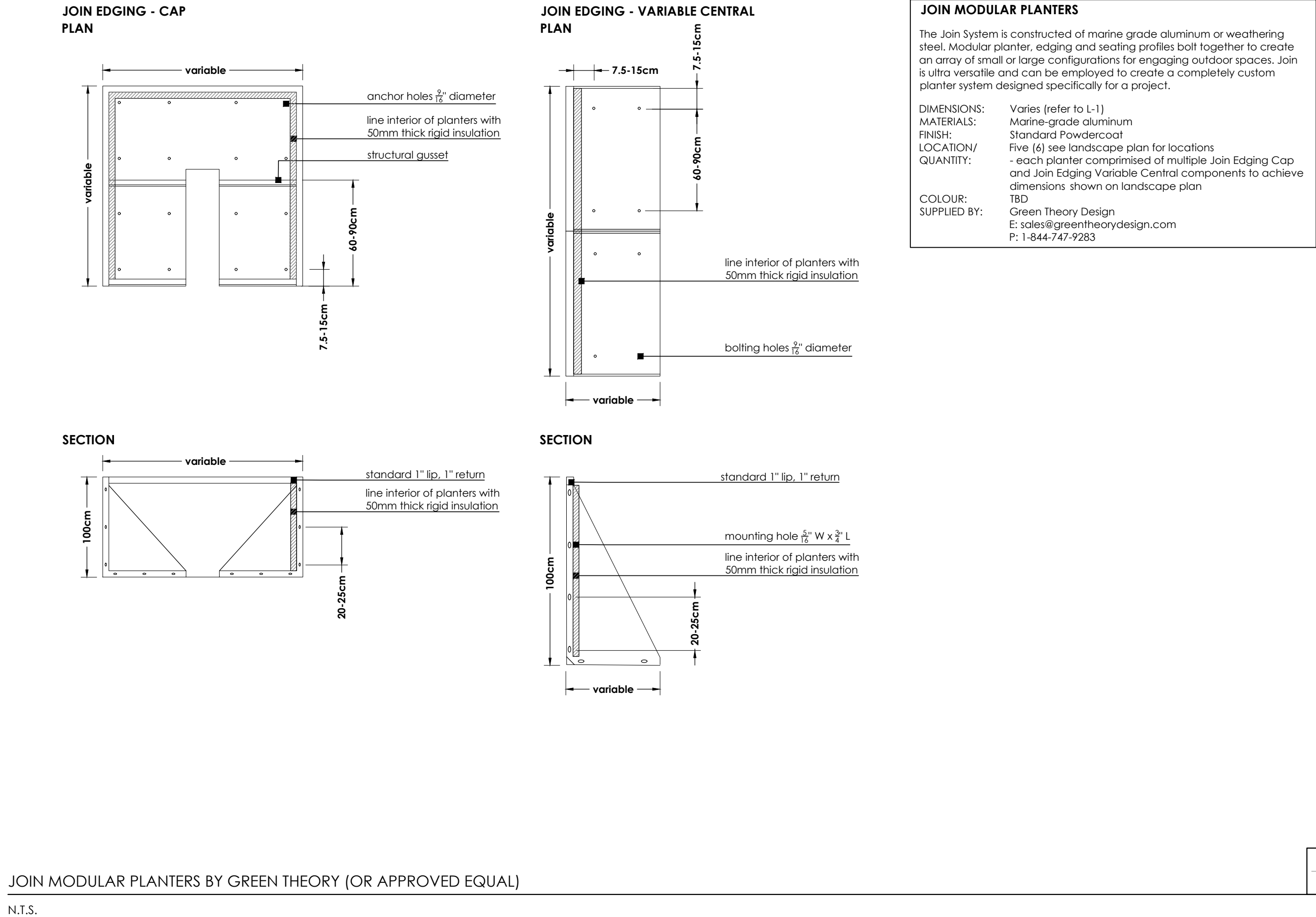
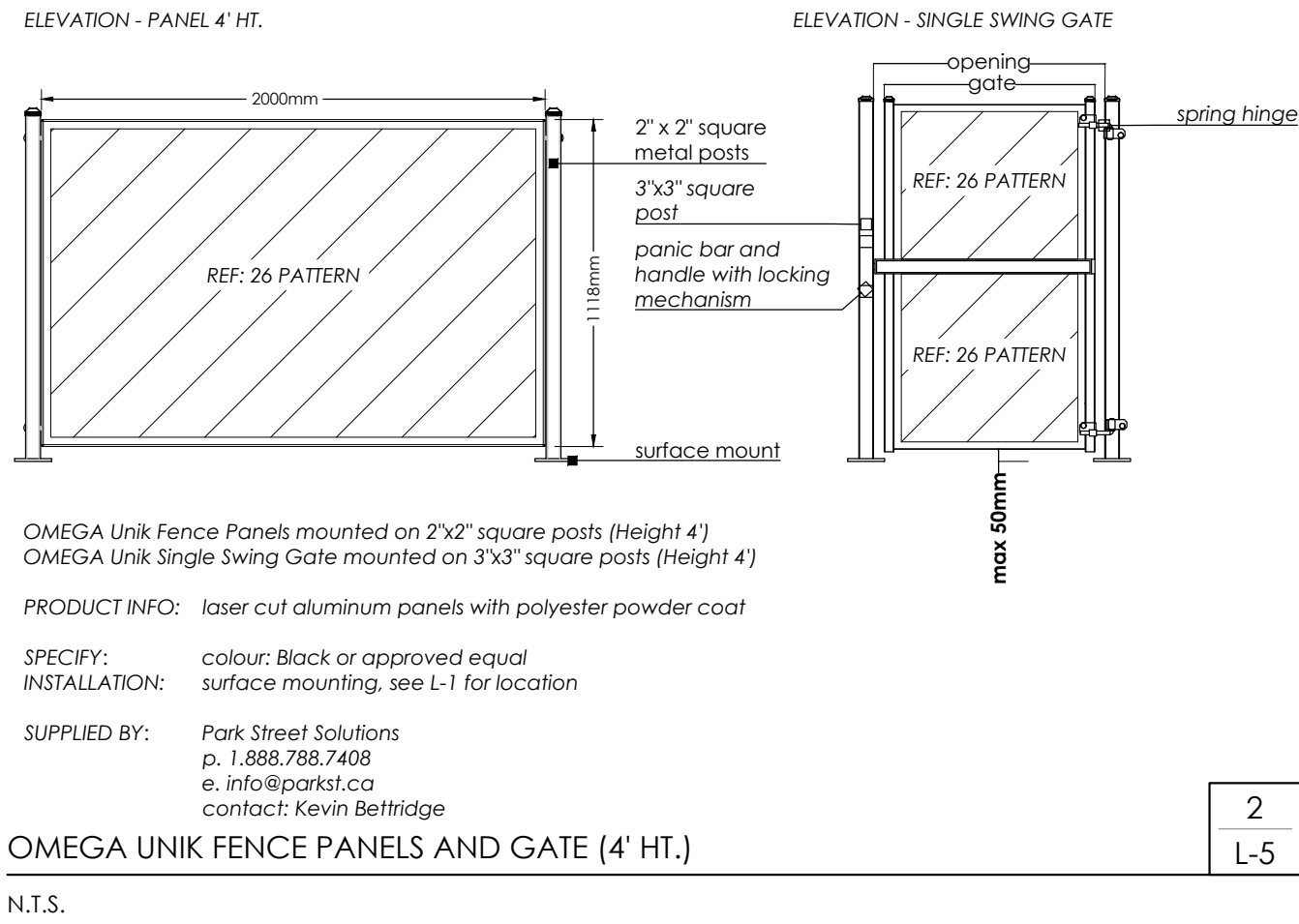
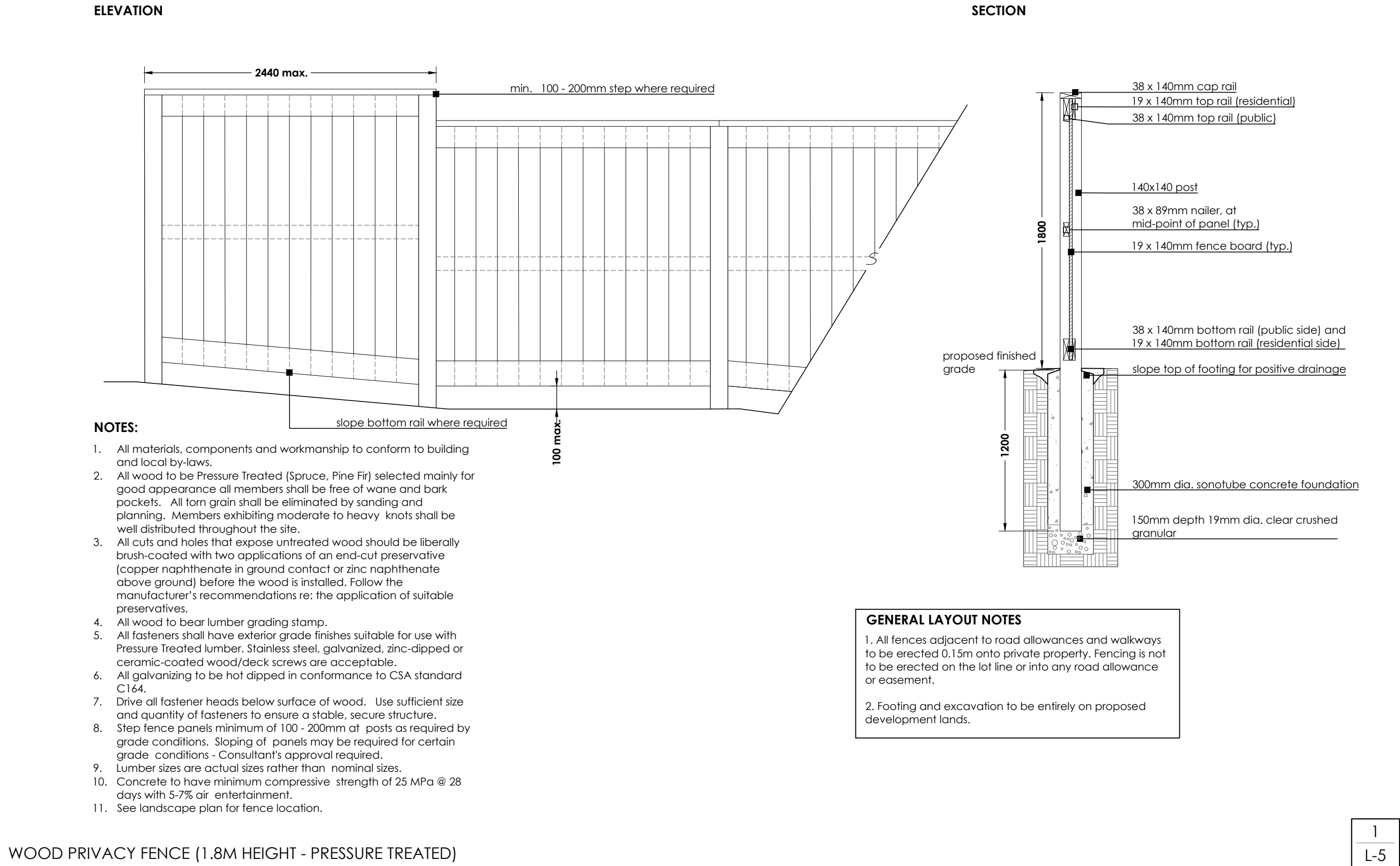
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- GENERAL CONCRETE NOTES:
- Do concrete materials and methods of concrete construction in accordance with OPSS 351.
 - Contractor to verify accuracy of concrete details and reinforcement prior to installation.
 - Provide following materials:
 - cement: to OPSS 905 and 1350;
 - aggregates for concrete: OPSS 905 and 1350;
 - reinforcing steel if detailed: OPSS 905 and 1350;
 - concrete form snap ties with plastic cones & breakback to be used. Surface patch as required;
 - form stripping agent: colorless mineral oil, free of kerosene;
 - latex bonding agent: Sikabond, Sikamix, or approved equal;
 - form lumber and plywood: clean, free of loose knots, splits and with repairs made smoothly and securely;
 - joint fillers: preformed, non-extruding, resilient bituminous type;
 - admixtures: to be used only when approved by Engineer;
 - aggregates for base: Granular 'A' to OPSS form 1010;
 - water: water used in mixing or curing shall be reasonably clean and free of oil, salt, acid, alkali, sugar, vegetable matter or other substance injurious to the finished project and shall meet the requirement of OPSSD.
 - Concrete mix to provide compressive strength of 28MPa at 28 days, entrained air of 6% to 1% and slump at point of discharge of 60mm for curbs and footings.
 - Granular base to be compacted to 95% maximum dry density to OPSSD and to depths as detailed.
 - Pour concrete in favourable weather conditions.
 - Apply surface finish as detailed.
 - Repair defective areas while concrete is still plastic, or remove defective work and replace with new concrete.
 - Concrete areas will not be accepted if:
 - falls to meet requirements of this specification:
 - contains excessive honeycombing or embedded debris;
 - 28 days average strength in any defined area is less than 95% of specified minimum strength;
 - surface irregularities;
 - damaged or chipped;
 - poor workmanship.
 - It is the contractor's responsibility to maintain and protect concrete areas until time of final acceptance.

- COLOURED CONCRETE NOTES:
- Colour be integrally mixed with the concrete at the time of batching. Air entrainment (5%-8%) must be measured after the colour has been mixed in. Natural or synthetic mineral oxides to comply with CSA A23.1 AND OPSS 1350.
 - All proposed coloured concrete work shall use:
 - Tier 1 Colour Pigments by Duffin Concrete - colour TBD
 - OR
 - Artevia Colour Pigments by Lafarge - colour TBD
 - Contractor to provide 1m x 1m sample on site for approval by Owner and/or Landscape Architect.
 - Class C-2, 32 MPa 0.45 w/cm ratio; 5%-8% air entrainment; 100 mm slump (maximum), for all exterior slabs on grade as required by CAN/CSA-A23.1 & CBC using quality proven aggregate.
 - Contractor to provide 1m x 1m sample on site for approval by Owner and/or Landscape Architect.
- NOTES FOR JOINING:
- Joint pattern as per layout plan unless otherwise noted;
 - All edges to be hand tooled, using an edging tool with a 6mm radius. No visible tool mark to remain (broom finish over flush joint);
 - Saw cut control joints to 37.5 mm depth (1/4 depth of material) @ max 2000mm each way spacing unless otherwise indicated on plan;
 - Isolation joints at all fixed objects abutted by concrete (e.g. walls, curbs, light poles etc). Sealant colour to complement paving surface.

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