

85 GEMINI WAY, OTTAWA

ISSUED FOR SUBMISSION
NOVEMBER, 2025

DRAWING SCHEDULE:

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

PLAN 4R-36669

PLAN OF SURVEY OF
BLOCK 39
PART OF BLOCKS 22 AND 23
AND
PART OF BLOCK 41
(CLOSED BY JUDGE'S ORDER LT819458) &
(CLOSED BY BY-LAW 2017-360, INST OC1952156)
REGISTERED PLAN 4M-623
AND
PART OF LOT 35
CONCESSION 2 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROJECT TEAM

OWNER	CIVIL	ARCHITECTURE
Appelt Properties 3477 Lakeshore Road #218 Kelowna, BC V1W 0A7 T: 250-300-1866	LRL Engineering 5430 Canotek Road Ottawa, ON, K1J 9G2 T: 613-842-3434	Brouwer Architecture 1880 Regional Road 81 St. Catherines, ON, L2R 6P7 T: 905-984-5745
SURVEYOR	LANDSCAPE	PLANNING
Annis, O'Sullivan, Vollebekk Ltd. 14 Concourse Gate, Suite 500 Nepean, ON, K2E 7S6 T: 613-727-0850	Adesso Design Inc. 69 John Street South, Suite 250 Hamilton, ON, L8N 2B9 T: 905-526-8876	Fotenn 420 O'Connor Street Ottawa, ON, K2P 1W4 T: 613-730-5709

CLIENT:

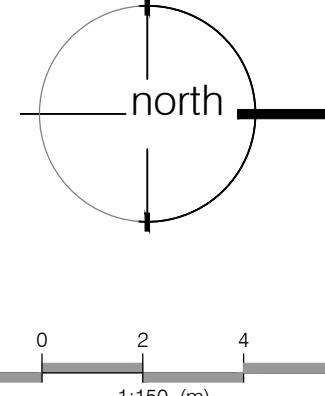
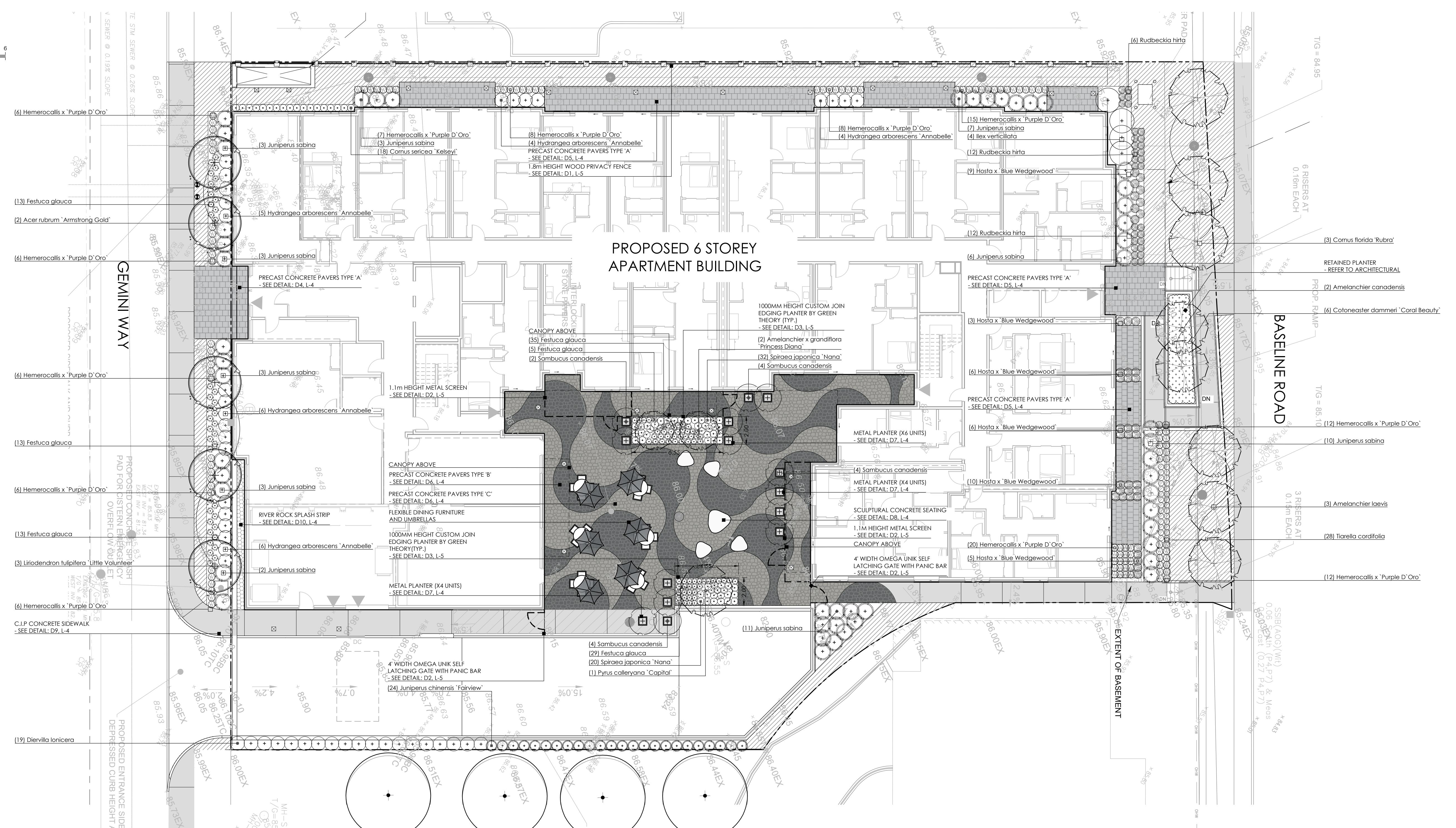
Appelt Properties
3477 Lakeshore Rd #318
Kelowna, BC

CONSULTANT:

adesso design inc.
landscape architecture



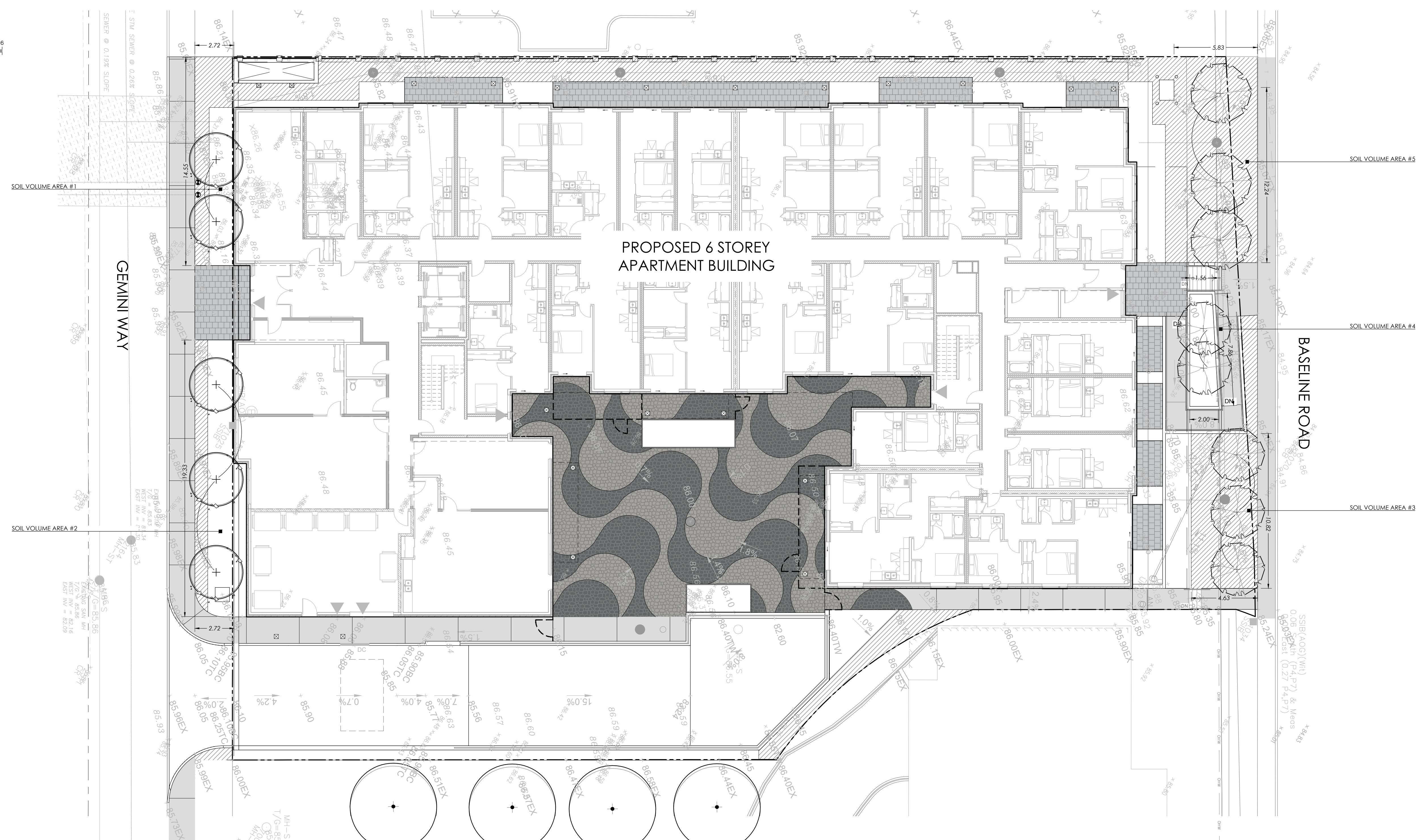
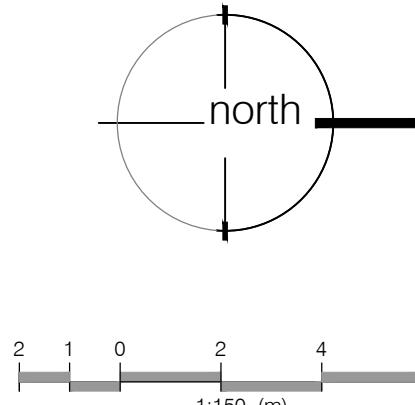
69 John Street South, Suite 250
Hamilton, ON L8N 2B9
t. 905.526.8876
www.adessodesigninc.ca

2 1 0 2 4 6
1:150 (m)**PLANT SCHEDULE**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
TREES								
2	<i>Acer rubrum 'Armstrong Gold'</i>	Armstrong Red Maple	50mm Cal.	W.B.	12.0	4.0		As Shown
2	<i>Amelanchier canadensis</i>	Canadian Serviceberry - Multistem	150mm Ht.	# 15 cont.	6.0	4.0		Multistem Form, Native to Ontario
3	<i>Amelanchier laevis</i>	Allegheny Serviceberry	50mm Cal.	W.B.	6.0	3.0		Native to Ontario
2	<i>Amelanchier grandiflora 'Princess Diana'</i>	Red Flowering Serviceberry	50mm Cal.	W.B.	4.5	3.0		As Shown
3	<i>Cornus florida 'Rubra'</i>	Red Flowering Dogwood	50mm Cal.	W.B.	7.0	5.0		As Shown
3	<i>Liriodendron tulipifera 'Little Volunteer'</i>	Little Tulip Poplar	50mm Cal.	W.B.	10.0	4.0		As Shown
1	<i>Pyrus calleryana 'Capital'</i>	Capital Ornamental Pear	50mm Cal.	W.B.				
SHRUBS								
18	<i>Cornus sericea 'Kelseyi'</i>	Kelseys Dwarf Red Oiser Dogwood	50cm	# 3 cont.	0.50	0.50	0.40	Native to Ontario
19	<i>Dierama lonicera</i>	Bush Honeysuckle	50cm	# 3 cont.	1.0	1.0	0.90	Native to Ontario
20	<i>Hydrangea paniculata 'Annabelle'</i>	Annabelle Hydrangea	50cm	# 3 cont.	1.0	0.90		
4	<i>Ilex verticillata</i>	Winterberry Holly	80cm	# 3 cont.	1.75	1.75	1.6	Native to Ontario
24	<i>Juniperus chinensis 'Fairview'</i>	Fairview Juniper	80cm	# 7 cont.	2.75	0.80	0.70	
51	<i>Juniperus sabina</i>	Savin Juniper	40cm	# 3 cont.	1.0	1.25	1.0	
14	<i>Sambucus canadensis</i>	Elderberry	50cm	# 3 cont.	2.5	2.0	1.75	Native to Ontario
52	<i>Spiraea japonica 'Nana'</i>	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>Hemerocallis x 'Purple D' Oro'</i>	Purple D' Oro Daylily	--	# 1 cont.	0.50	0.50	0.40	Rebloomer
39	<i>Hosta x 'Blue Wedgewood'</i>	Blue Wedgewood Hosta	--	# 1 cont.	0.50	0.60	0.50	Native to Ontario
30	<i>Rudbeckia hirta</i>	Black-Eyed Susan	--	# 1 cont.	0.60	0.50	0.40	Native to Ontario
28	<i>Tiarella cordifolia</i>	Foamflower	--	# 1 cont.	0.10	0.40	0.30	Native to Ontario
GROUND COVERS								
6	<i>Cotoneaster damascena 'Coral Beauty'</i>	Coral Beauty Cotoneaster	30cm	# 3 cont.	0.40	1.5	1.3	

LANDSCAPE NOTES:

- All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
- Supply and place seed in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass). Sod/Infill 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 mulch. Contractor to provide necessary erosion control protection or required to ensure soil stabilization and proper seed germination.
- 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 to be located or marked out and approved by consultant 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 (10:1 mulching). Disturbed soil areas around trees and shrubs 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.
- Provide plant bed areas 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.
- Any site plan or grading and servicing shown is for information only. Refer to consulting drawings.
- Job completion 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.
- Supply 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.



PROPOSED SOIL VOLUMES FOR TREE PLANTING AREAS

Tree Planting Area	Soil Area	Soil Depth	Soil Volume	Tree Quantity	Soil Volume per tree (m³)
	(m²)	(m)*	(m³)		
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	

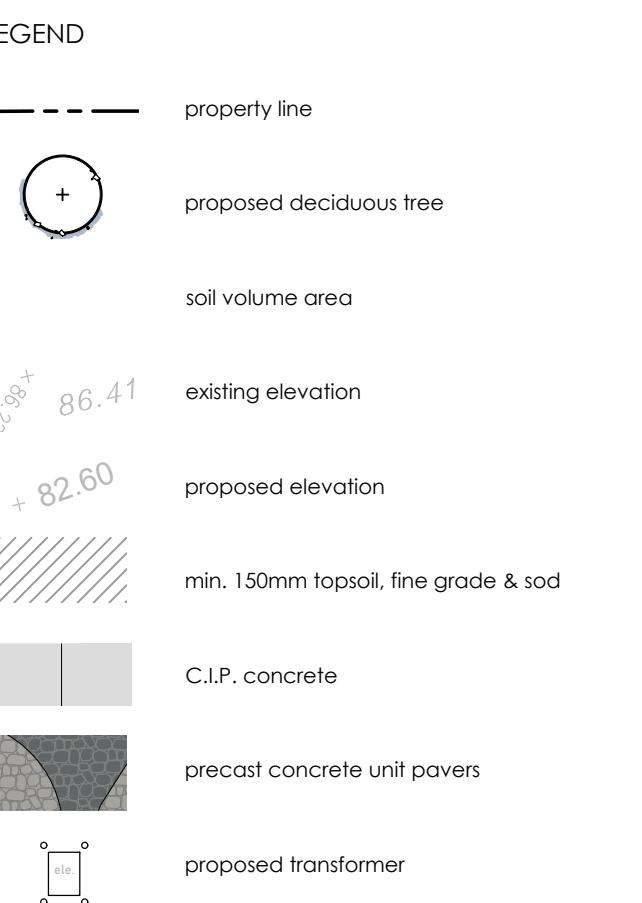
* Soil depth excludes drainage layer

CITY OF OTTAWA SOIL VOLUME GUIDELINES

Tree Type/Size	Single Tree Soil Volume (m³)	Multiple Tree Soil Volume (m³/tree)
Ornamental	15	9
Columnar	15	9
Small	20	12
Medium	25	15
Large	30	18
Conifer	25	15

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.
- 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, utility roof rain water leaders, driveways, light standards, etc.
- All plant material to be set out or marked out and approved by Landscape Architect prior to installation.
- Supply of plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
- Install plant material according to details shown.
- Supply and place topsoil in accordance with Canadian Landscape Standard (Part 10: Mulching). Disturbed soil areas around trees and shrubs 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 provide minimum one (1) year warranty.
- 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 graded with hauler. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
- All dimensions in meters unless otherwise noted.
- If discrepancies occur between plant material count shown on drawing and the bill of material, 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 proposed drawings.
- For the contractor to witness stamp, 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.
- Contractor 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.



NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS		
#	DATE	DESCRIPTION
1	2025-01-10	Issued for pre UDRP
2	2025-02-24	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



CLIENT
Appelt Properties

MUNICIPALITY
City of Ottawa

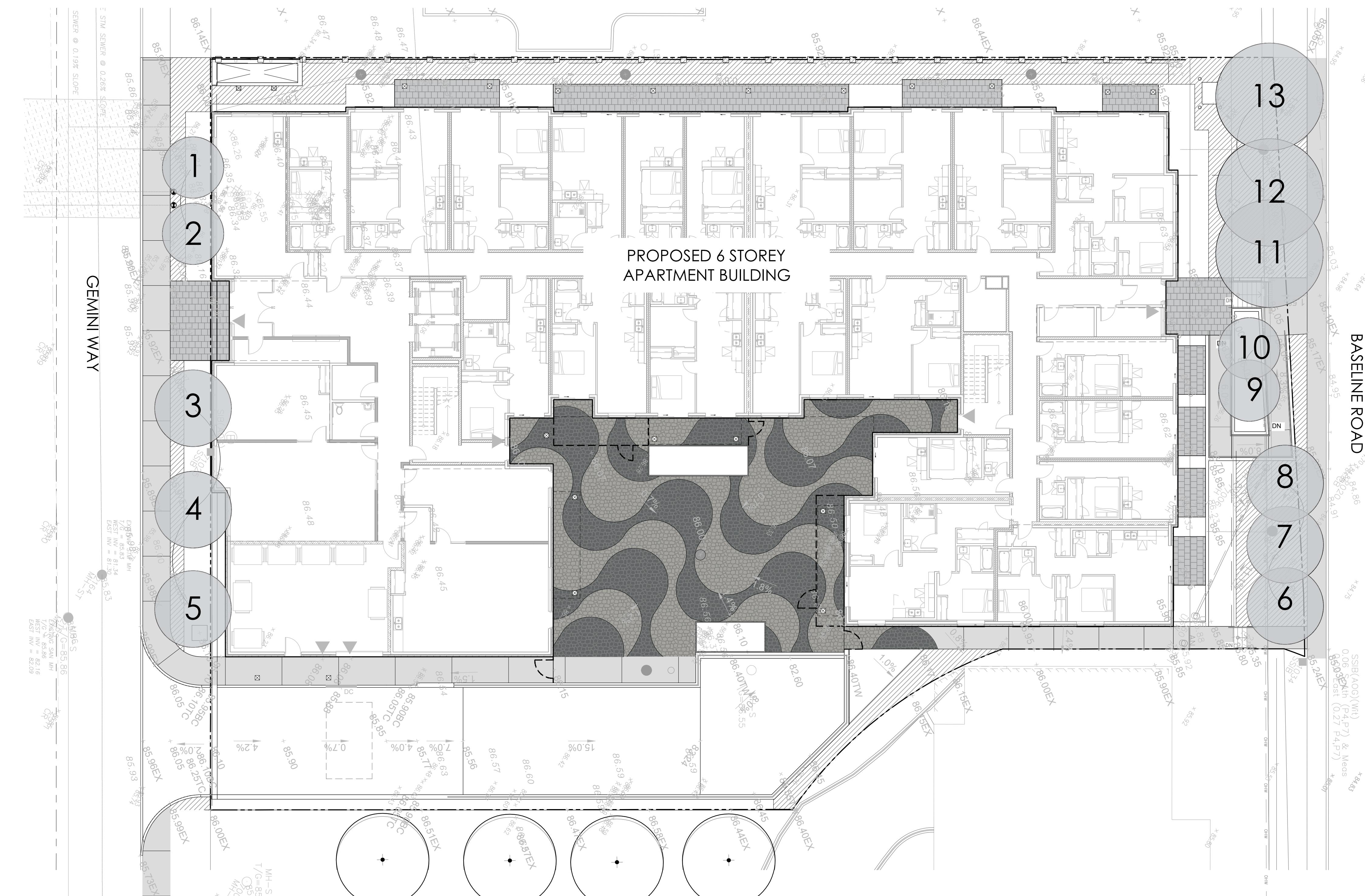
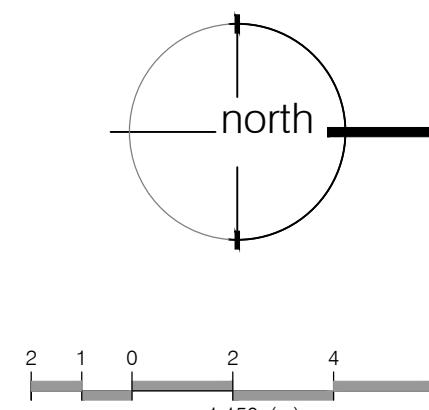
PROJECT
85 Gemini Way
Ottawa, ON

MUNICIPAL FILE NUMBER

SheET
Soil Volume Plan

L-2

adesso design inc.
landscape architecture



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	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 Area (meters squared)
Canopy Summary					
	Site Area				3224.78
	Site Canopy Cover				8.34%

LANDSCAPE NOTES

Landscape Notes:

1. All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
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 pacifier. 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.

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STAMP



ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
OALA MEMBER

SCOTT PB HENDERSON

CLIENT
Appelt Properties

MUNICIPALITY City of Ottawa

PROJECT 85 Gemini Way

MUNICIPAL FILE NUMBER

SHEET

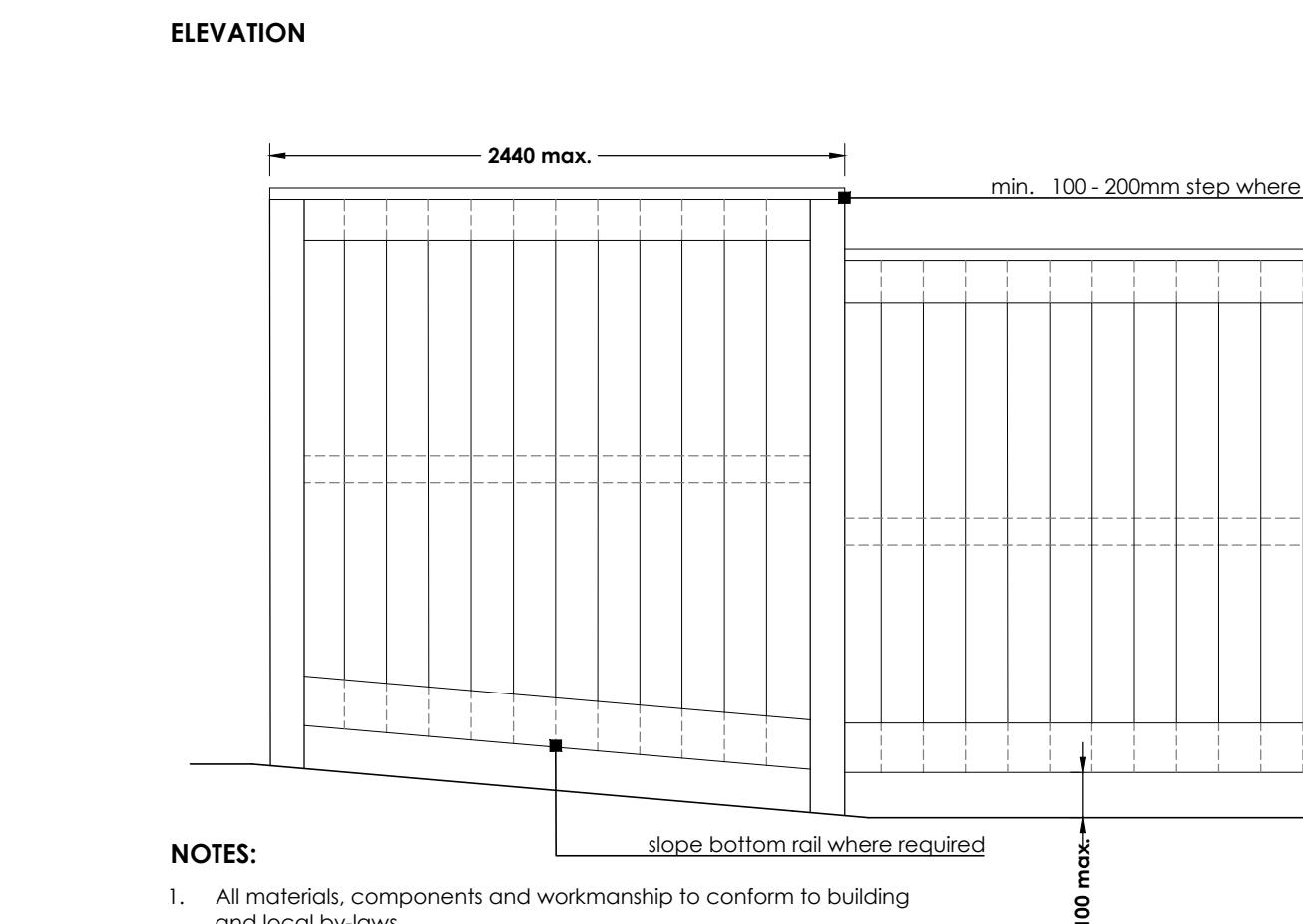
Canopy Cover

Projection Plan

|-3

adesso design inc.

landscape architecture

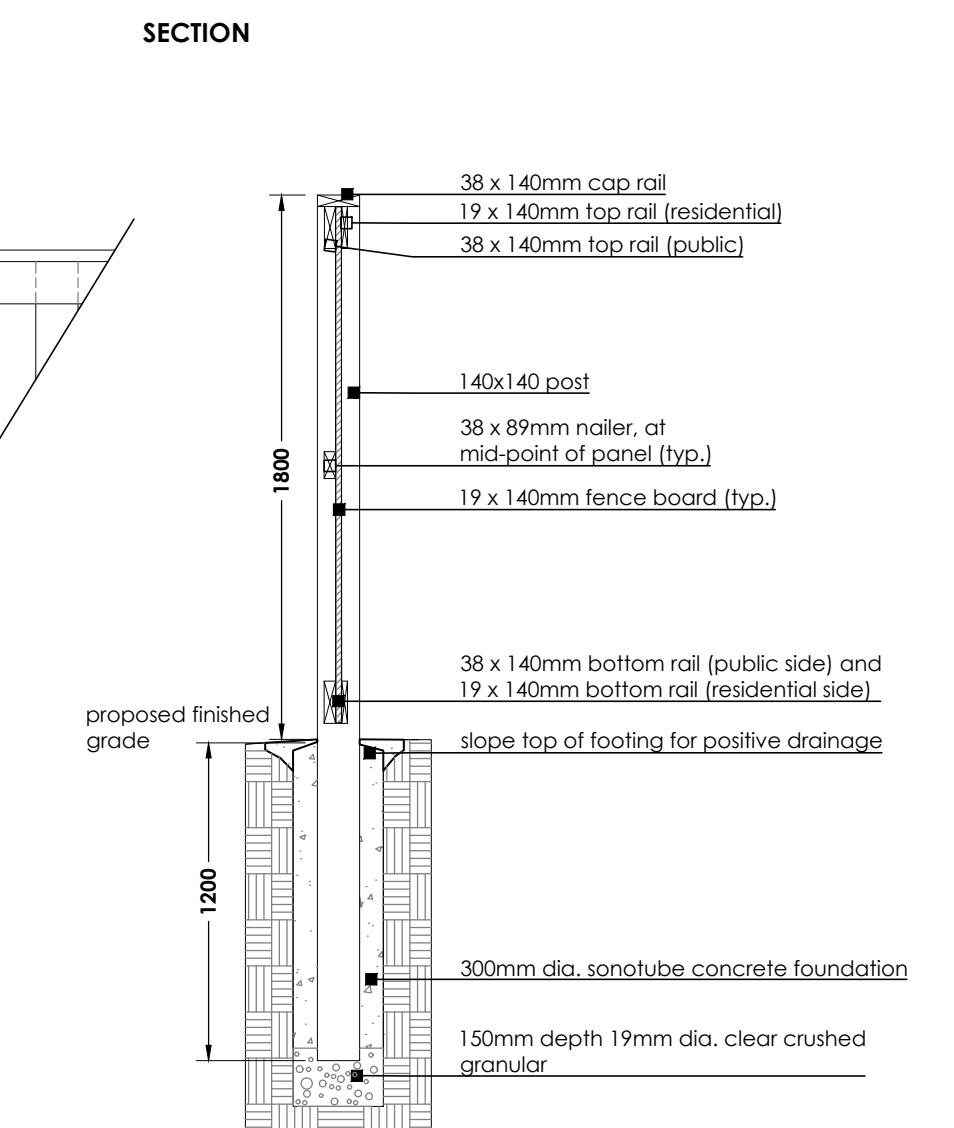


NOTES:

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 grain shall be eliminated by sanding and planing. Knots exceeding 10mm in diameter to heavy knots shall be well distributed throughout the site.
3. All cuts and holes that expose unreated 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. Powder-coating to be hot dipped in conformance to CSA standard C144.
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 ground conditions. Sloping of panels may be 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.

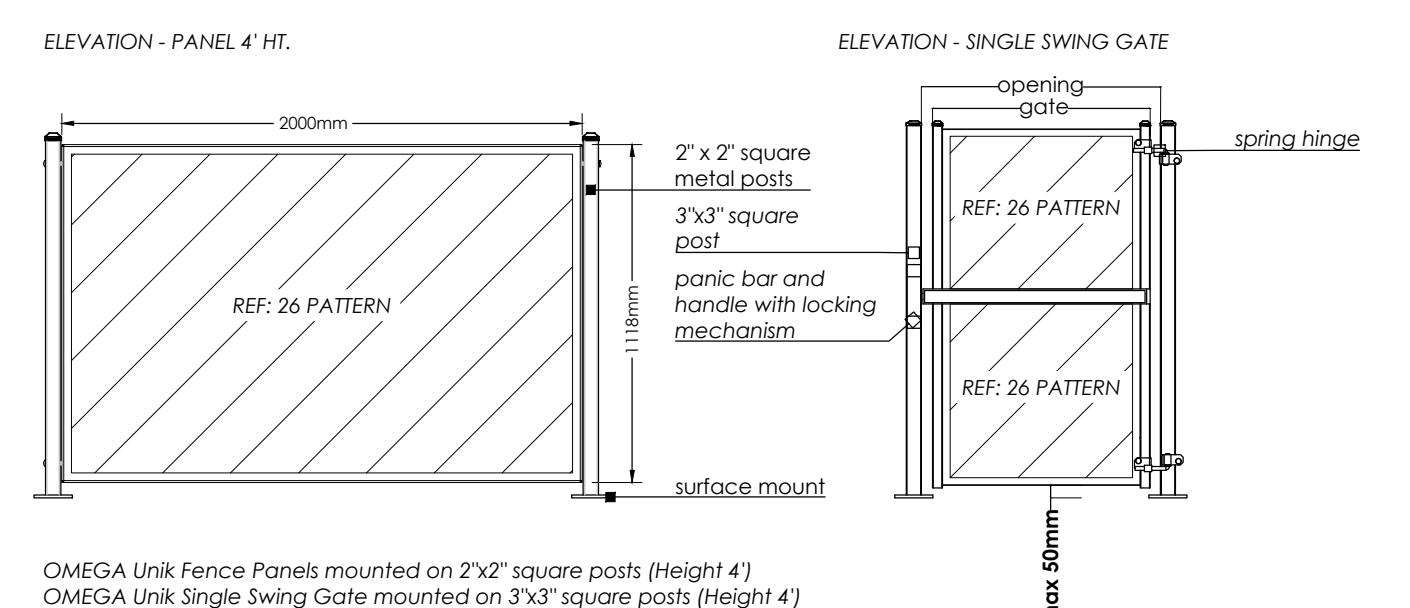
WOOD PRIVACY FENCE (1.8M HEIGHT - PRESSURE TREATED)

N.T.S.



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.

1
L-5

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

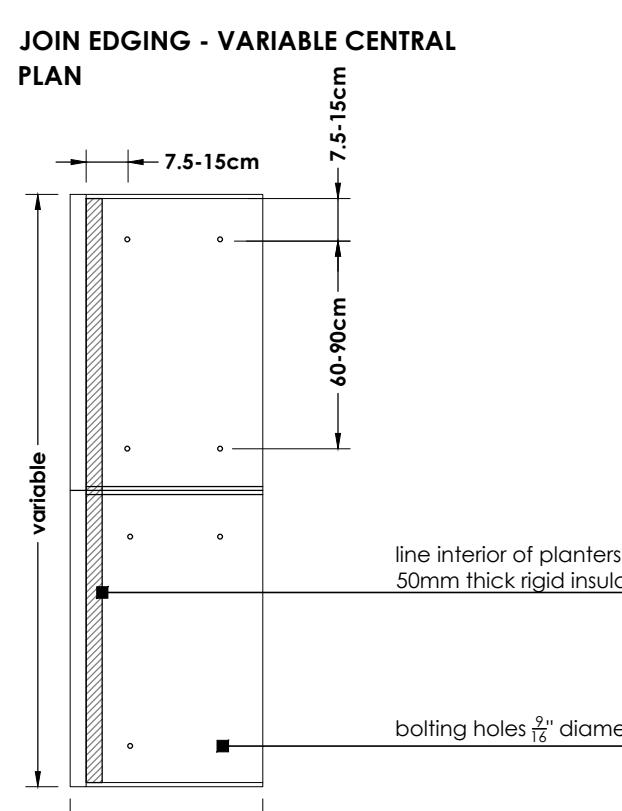
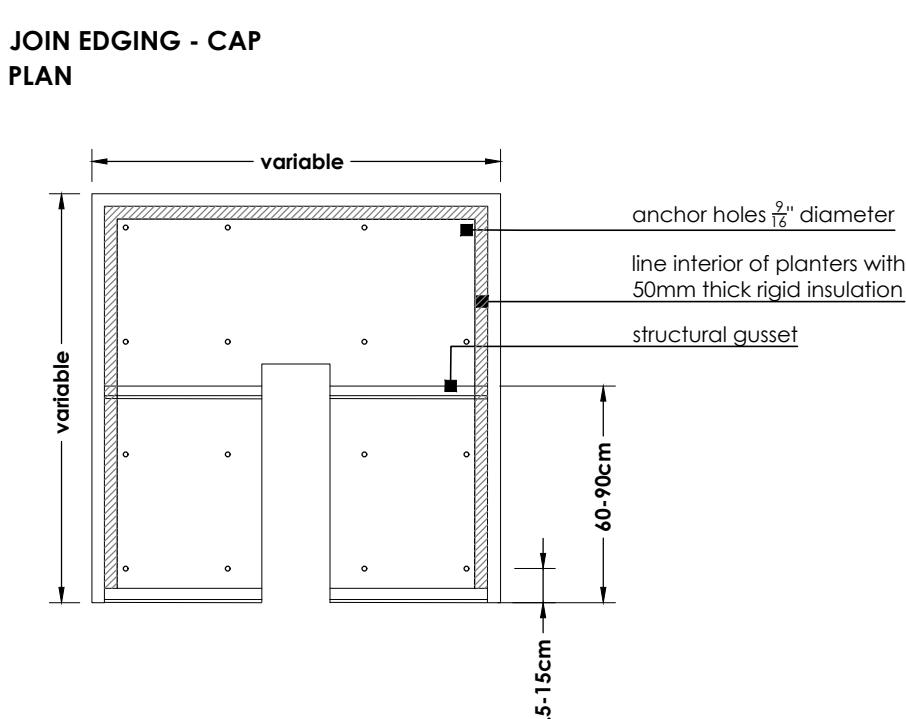
SUPPLIED BY: Park Street Solutions
p. 1.888.788.7408
e. info@parkst.ca
contact: Kevin Bettridge

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

N.T.S.

2
L-5

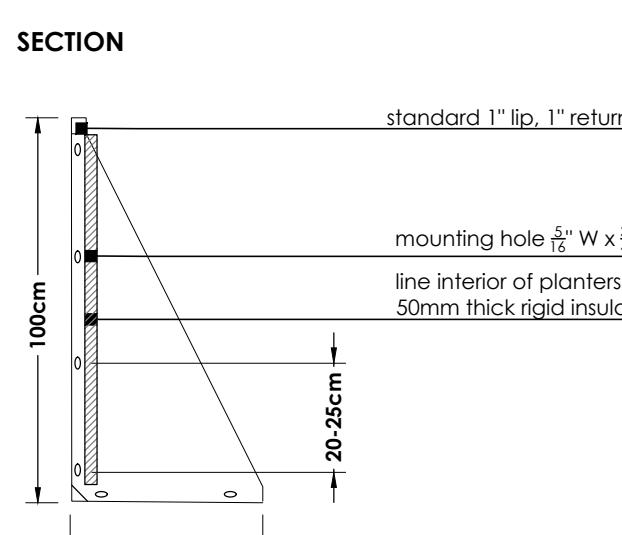
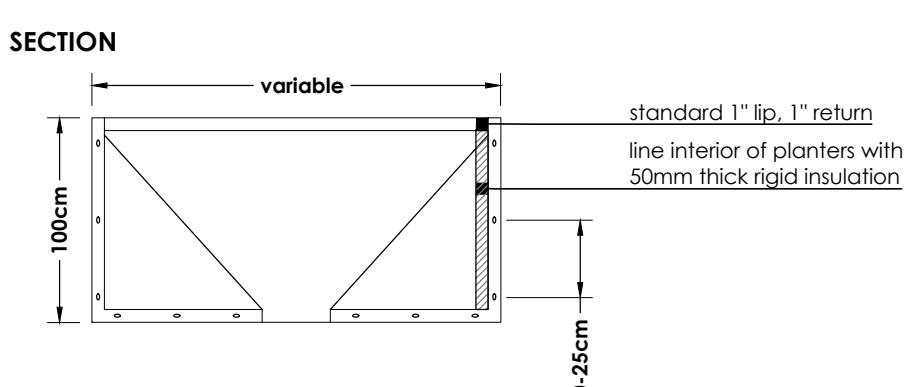
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JOIN MODULAR PLANTERS

The Join System is constructed of marine grade aluminum or weathering steel. Modular planter, edging and seating 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: Satin anodized
LOCATION/ QUANTITY: Five (5) 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: Green Theory Design
SUPPLIED BY: Green Theory Design
E: sales@greentheorydesign.com
P: 1-844-747-9283



JOIN MODULAR PLANTERS BY GREEN THEORY (OR APPROVED EQUAL)

N.T.S.

3
L-5

REVISIONS / SUBMISSIONS

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adesso design inc.
landscape architecture

69 John Street South, Suite 250
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