

2025 OTHELLO AVE

PROJECT DESCRIPTION

A PROJECT OF
OSGOODE PROPERTIES
1284 WELLINGTON STREET WEST
OTTAWA, ON K1T 3A9

PROJECT ISSUANCE
2025-12-12

LANDSCAPE ARCHITECT

STUDIO **tla**

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CONSULTANTS

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8395 JANE STREET, SUITE 202
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TEL: 905.417.5515

CIVIL ENGINEER: EGIS GROUP
6240 HWY 7, SUITE 200
WOODBIDGE, ON L4H 4G3
TEL: 905.856.5200

STAMP



REVISIONS

PHASE
SPA PHASE

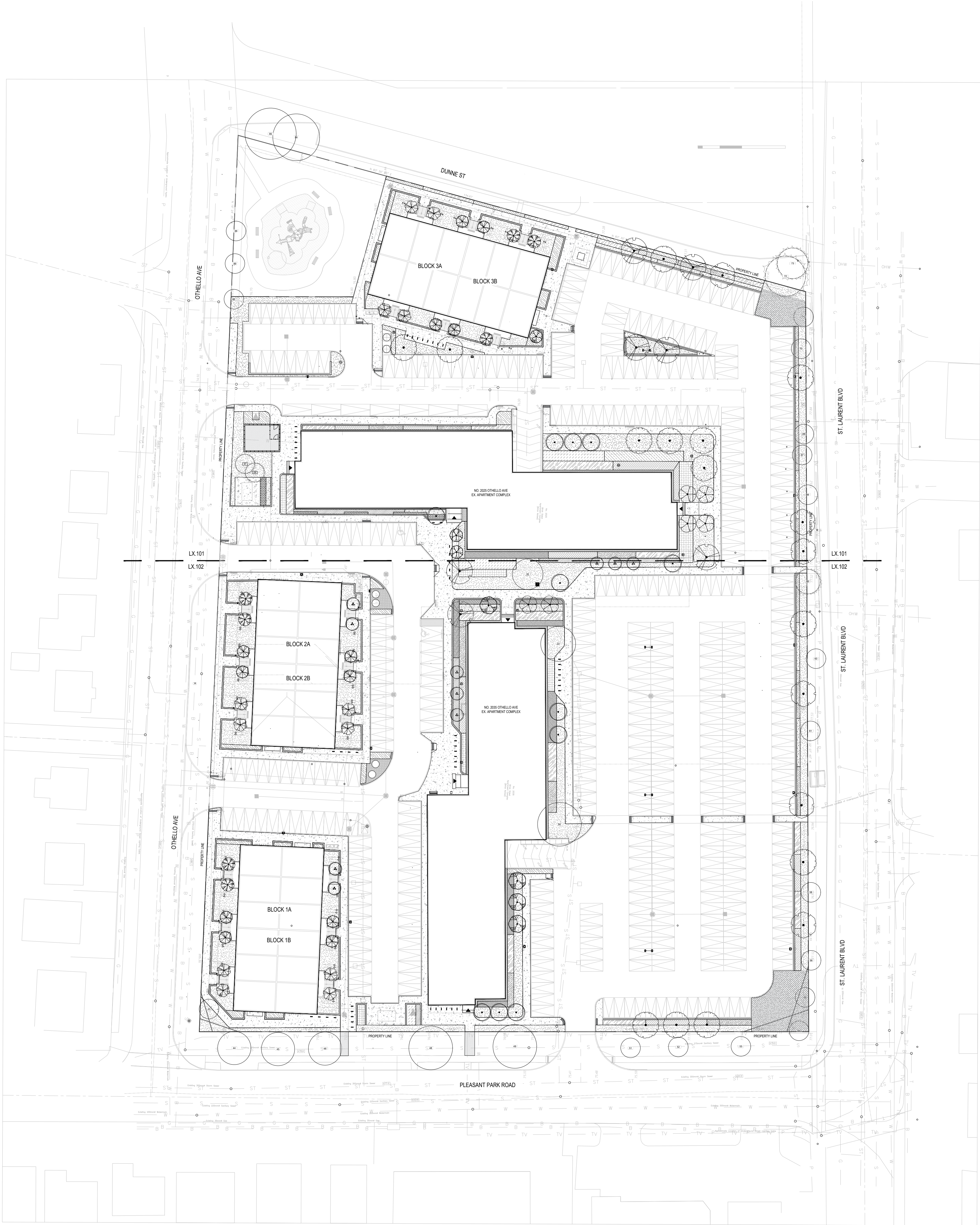
PROJECT NUMBER
PROJECT 25-109



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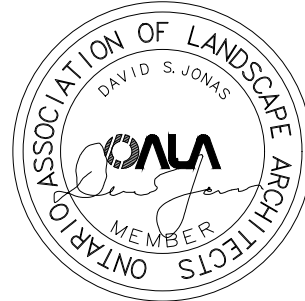
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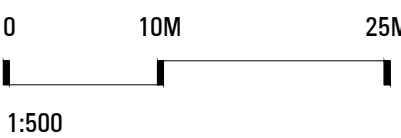
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1	ISSUED FOR SPA	2025-09-09	MCAI

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Keymap

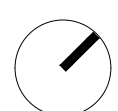
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Phase

SPA PHASE

North



Drawing Name

OVERALL LANDSCAPE PLAN

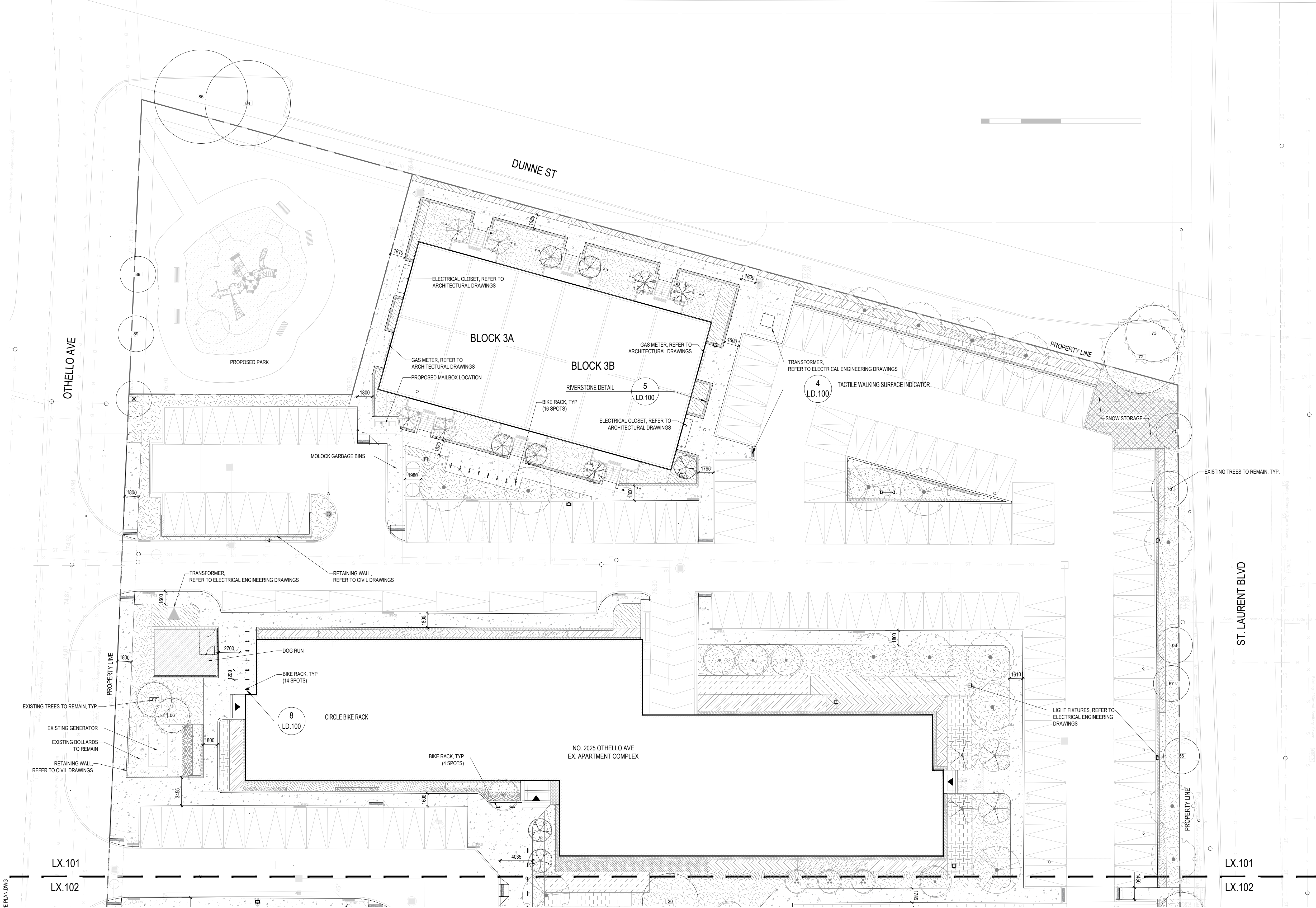
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LS.100

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- LEGEND**
- PEDESTRIAN CONCRETE PAVING SRI>29
 - TACTILE PLATES
 - RIVER ROCK STRIP
 - WASTE RECEPTACLE
 - BIKE RACK
 - BENCH
 - MAIN BUILDING ENTRANCE
 - PROPERTY LINE
 - EXISTING TREE TO REMAIN (REFER TO ARBORIST'S REPORT)

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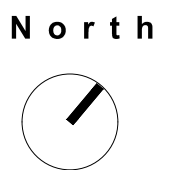
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Keymap

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Phase
SPA PHASE



Drawing Name

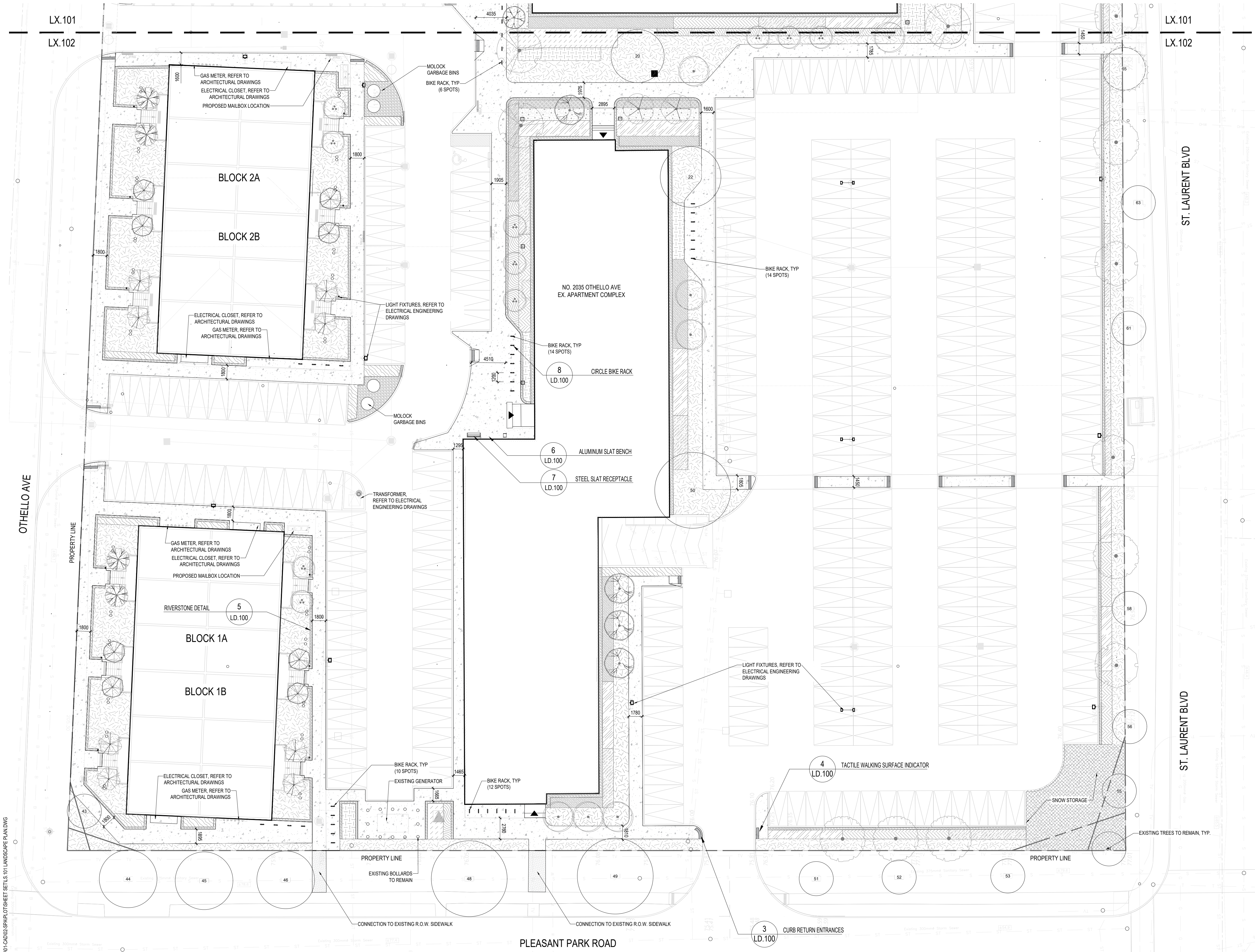
LANDSCAPE PLAN

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LS.101

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- LEGEND**
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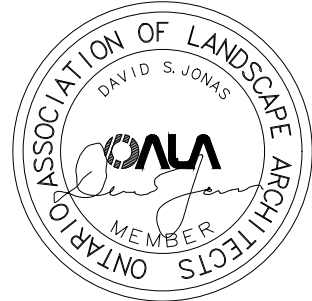
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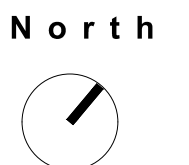
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Keymap

Scale
0 1M 5M 10M
1:250

Phase
SPA PHASE



Drawing Name
LANDSCAPE PLAN

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LS.102

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PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	REMARKS
DECIDUOUS TREES							
	AFR	7	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	70MM CAL.	
	CCR	11	CERCIS CANADENSIS	EASTERN REDBUD	B & B	70MM CAL.	NATIVE
	QM1	13	QUERCUS MACROCARPA	BURR OAK	B & B	70MM CAL.	NATIVE
	TA	6	TILIA AMERICANA	AMERICAN LINDEN	B & B	70MM CAL.	NATIVE
SMALL DECIDUOUS TREES							
	AF	7	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	B&B	45MM CAL.	
	AM	10	AMELANCHIER CANADENSIS	MULTI-TRUNK SHADBLOW SERVICEBERRY	B & B	45MM CAL.	NATIVE
	BN	6	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B&B	45MM CAL.	
	CE	3	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B&B	45MM CAL.	NATIVE
	MX	12	MAGNOLIA X 'JANE'	JANE MAGNOLIA	B&B	45MM CAL.	
	PP	12	PRUNUS PENSYLVANICA	PIN CHERRY	B&B	45MM CAL.	
	SD2	4	SORBUS DECORA	SHOWY MOUNTAIN ASH	B&B	45MM CAL.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	REMARKS
DECIDUOUS SHRUBS							
	DI1	160	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	3 GAL.		NATIVE, DROUGHT TOLERANT, POLLINATOR
	PO2	256	PHYSOCARPUS OPULIFOLIUS	NINEBARK	3 GAL.		NATIVE, DROUGHT TOLERANT
	Ra2	217	RHUS AROMATICA	FRAGRANT SUMAC	3 GAL.		NATIVE, DROUGHT TOLERANT
EVERGREEN SHRUBS							
	Jsa1	163	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	3 GAL.		
	Tc	120	TAXUS CANADENSIS	CANADA YEW	3 GAL.		NATIVE, DROUGHT TOLERANT
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.		REMARKS
GRASSES							
	Cxa	961	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.		DROUGHT TOLERANT
	Dce	1,738	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	2 GAL.		NATIVE, DROUGHT TOLERANT
	Pv2	471	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.		NATIVE, DROUGHT TOLERANT, POLLINATOR
	Sph1	874	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.		NATIVE, DROUGHT TOLERANT
PERENNIALS							
	Ai2	76	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL.		NATIVE, DROUGHT TOLERANT, POLLINATOR
	Hf	23	HOSTA X 'FIRE ISLAND'	FIRE ISLAND HOSTA	1 GAL.		
	Nn	913	NEPETA RACEMOSA	CATMINT	1 GAL.		DROUGHT TOLERANT, POLLINATOR
	Sa2	352	SEDUM X 'AUTUMN CHARM'	AUTUMN CHARM SEDUM	1 GAL.		DROUGHT TOLERANT, POLLINATOR
SOD / SEED							
	Sod	2,366 m²	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD		

GENERAL PLANTING NOTES:

- ALL PLANTING AND INSTALLATION IN RIGHT OF WAY SHALL MEET LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
- IF ANY DISCREPANCY EXISTS BETWEEN THE QUANTITIES, SIZES OR MATERIALS INDICATED ON THE PLAN AND SHOWN IN THE PLANT LIST, THE PLAN SHALL GOVERN.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO START OF WORK, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- VERIFY EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES IN FIELD, REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE DAMAGE TO COMPLETED LAWN AND PLANT MATERIAL INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR SPREADING TOPSOIL AND PLANTING SOIL, FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE SOIL TEST ANALYSIS FOR ALL SOIL USED ON PROJECT. COPIES OF SOIL ANALYSIS SHALL BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE CONSTRUCTION.
- PRIOR TO SPREADING TOPSOIL, LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM LINE AND GRADE INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- BEFORE PLANT MATERIAL INSTALLATION BEGINS, STAKE LOCATIONS OF NEW PLANT MATERIAL AND NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. NOTIFY LANDSCAPE ARCHITECT ONE WEEK MINIMUM PRIOR TO TENTATIVE DATE OF STAKING.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL GRADING, UTILITY, AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
- FINISH GRADES (TOP OF MULCH) SHALL BE 35mm BELOW FINISH PAVING SURFACE IN ALL PLANTING AREAS.
- FINISH SURFACE GRADES OF ALL TURF AREAS SHALL BE 12mm BELOW ADJACENT FINISH PAVING SURFACE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL PLANTING AREAS, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO ACHIEVE A SMOOTH GRADE PRIOR TO PLANTING. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR SHALL ENSURE ALL LANDSCAPE AREAS REMAIN CLEAR OF LITTER AND WEEDS DURING CONSTRUCTION.
- ALL SHRUBS AND CONIFEROUS PLANTINGS SHALL BE INSTALLED IN CONTINUOUS PLANTING BEDS.
- ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE BORDER IS SPECIFIED. BORDER SHALL BE CUT 75mm DEEP AT A 45° ANGLE, SO THERE IS A CLEAR AND WELL DEFINED SEPARATION BETWEEN THE PLANTING BEDS AND SODDED AREAS.
- ALL SHRUB BED AREAS SHALL HAVE A MINIMUM 100mm THICK LAYER OF LANDSCAPE MULCH.
- PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL LARGE BED AREAS.
- CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO BE SODDED.
- WHERE PROJECT SITE IS TO BE SODDED, CONTRACTOR SHALL PROVIDE NEW TOPSOIL AND SOD IN ANY ADJACENT RIGHT OF WAY FROM PROPERTY LINE TO BACK OF MUNICIPAL CURB.
- CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR TO ENSURE PROPER WATERING OF PLANTED AND SEEDED AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMIZE CONFLICTS BETWEEN PLANTS AND SPRINKLER HEADS AND LINES.
- ALL LARGE SHADE TREES ARE PROPOSED WHERE 1.5m DEPTH OF SOIL IS ENOUGH TO PROVIDE ADEQUATE SOIL VOLUME (30m³) ; ALL SMALL TREES ARE PROPOSED WHERE 1m OF DEPTH OF SOIL IS ENOUGH TO PROVIDE ADEQUATE SOIL VOLUME (20m³) .

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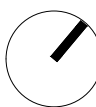


Keymap

Scale

Phase
SPA PHASE

North

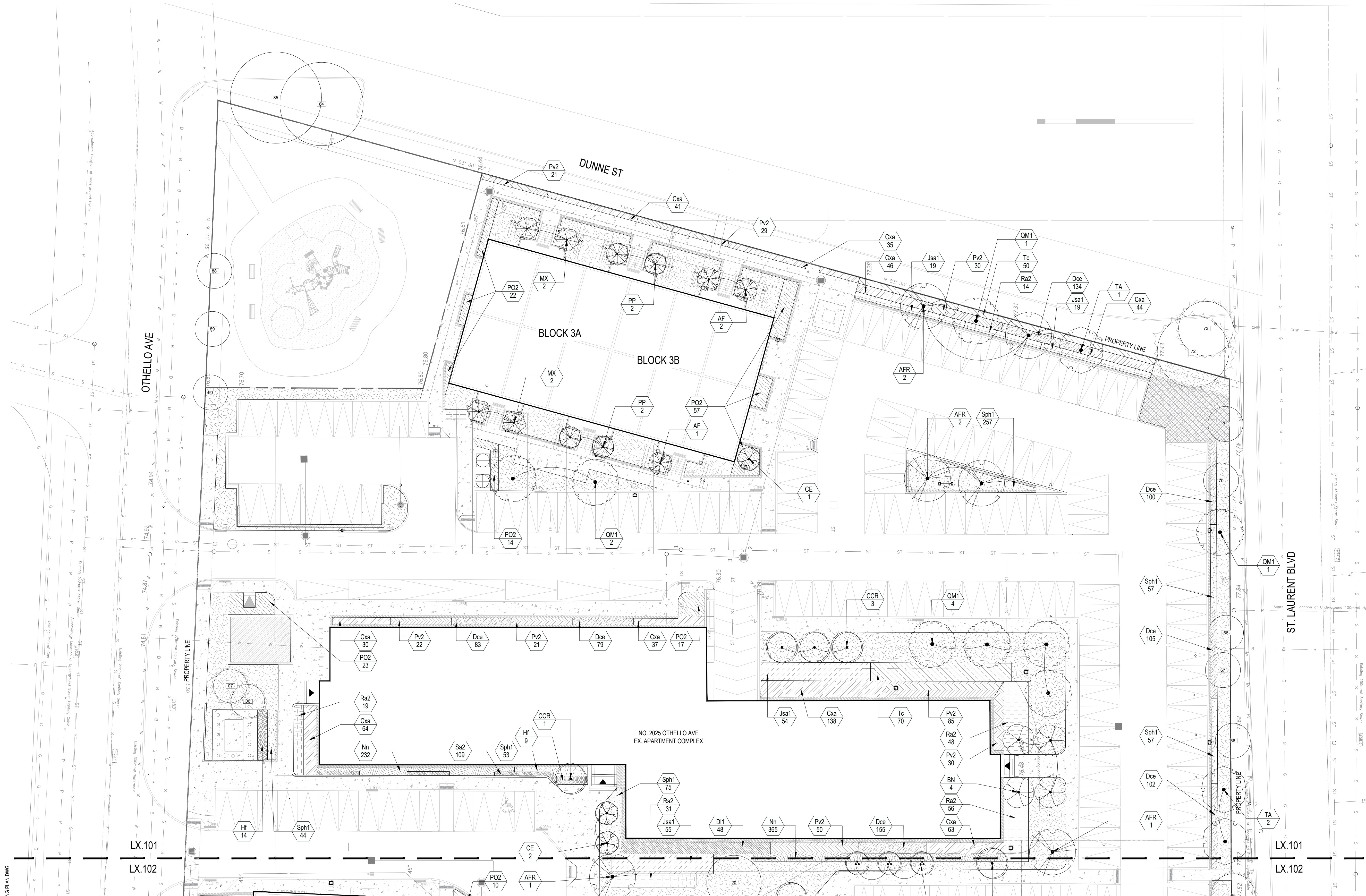


Drawing Name
PLANTING NOTES & SCHEDULE

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LP.100

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The logo of the Ontario Association of Landscape Architects (OALA) is a circular seal. The outer ring contains the text "ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS" at the top and "OALA" at the bottom. Inside the ring, the name "DAVID S. JONAS" is written in a smaller font. The center of the seal features the stylized "OALA" acronym, with a signature of David S. Jonas written across it. Below the signature, the word "MEMBER" is printed.

S c a l e

Phase

SPA PHASE

Drawing Name

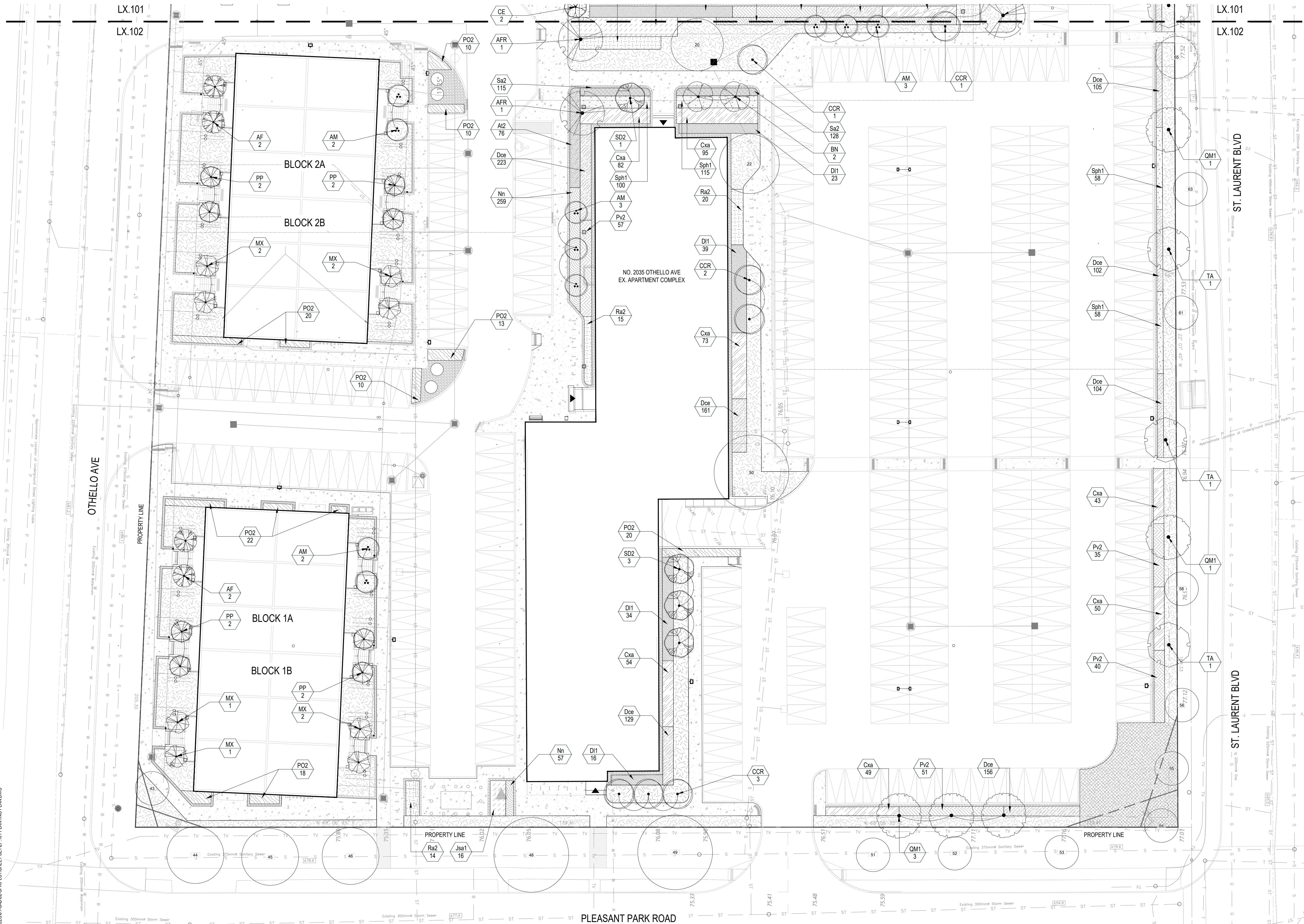
PLANTING PLAN

Sheet Number

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LP.102

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1:2C



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S t a m p



Keymap

Scale

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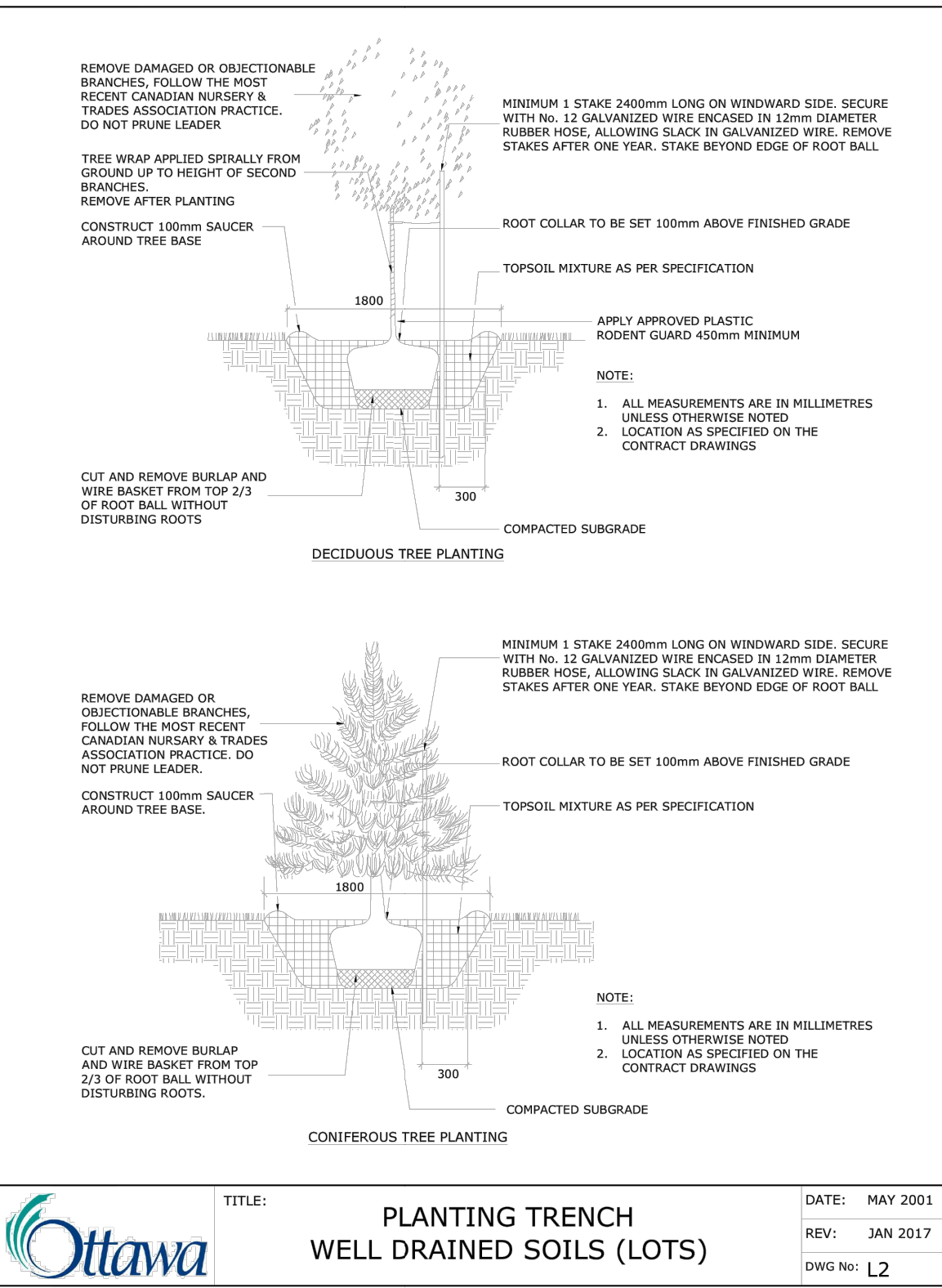
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LANDSCAPE DETAILS

Sheet Number

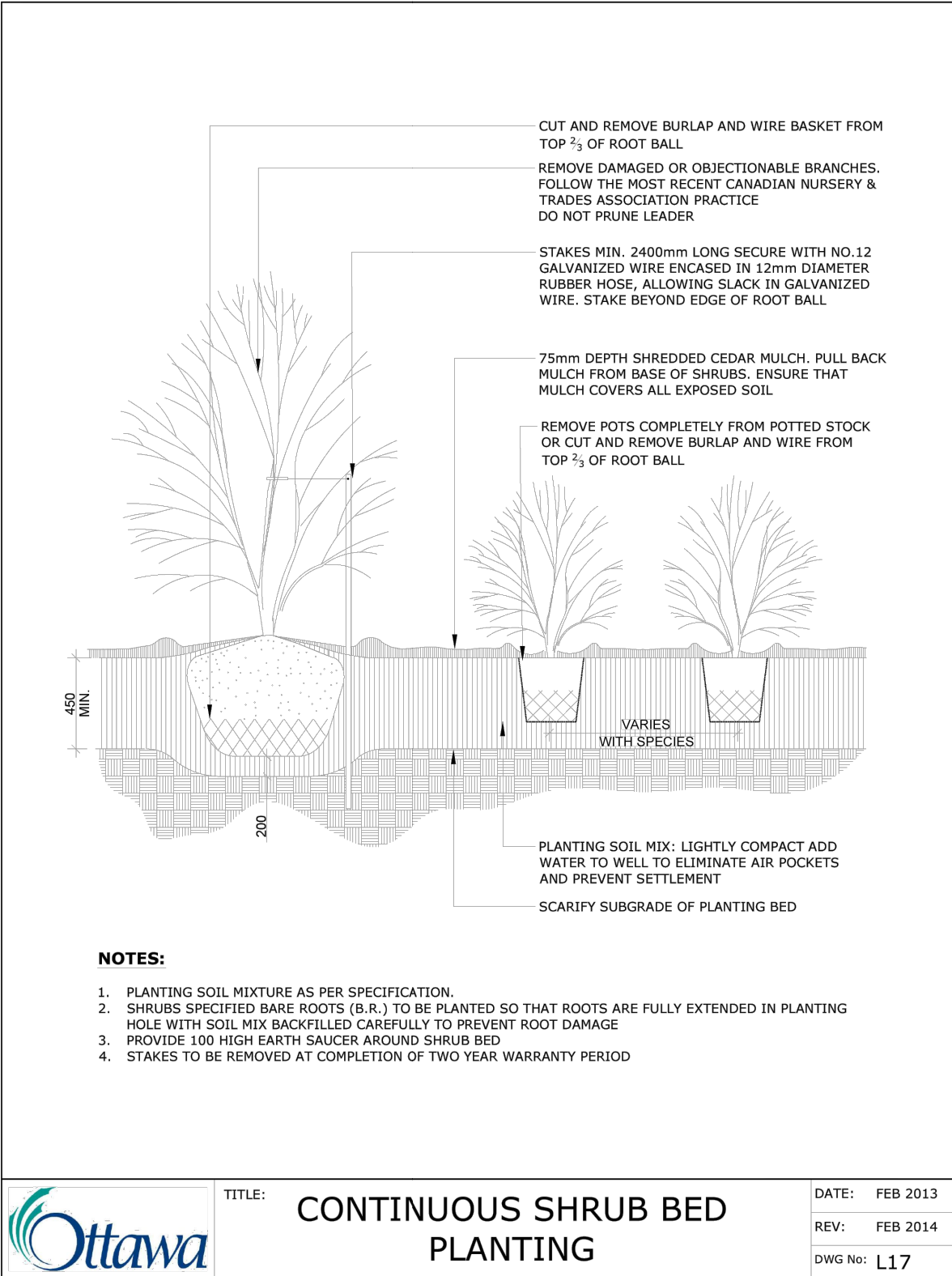
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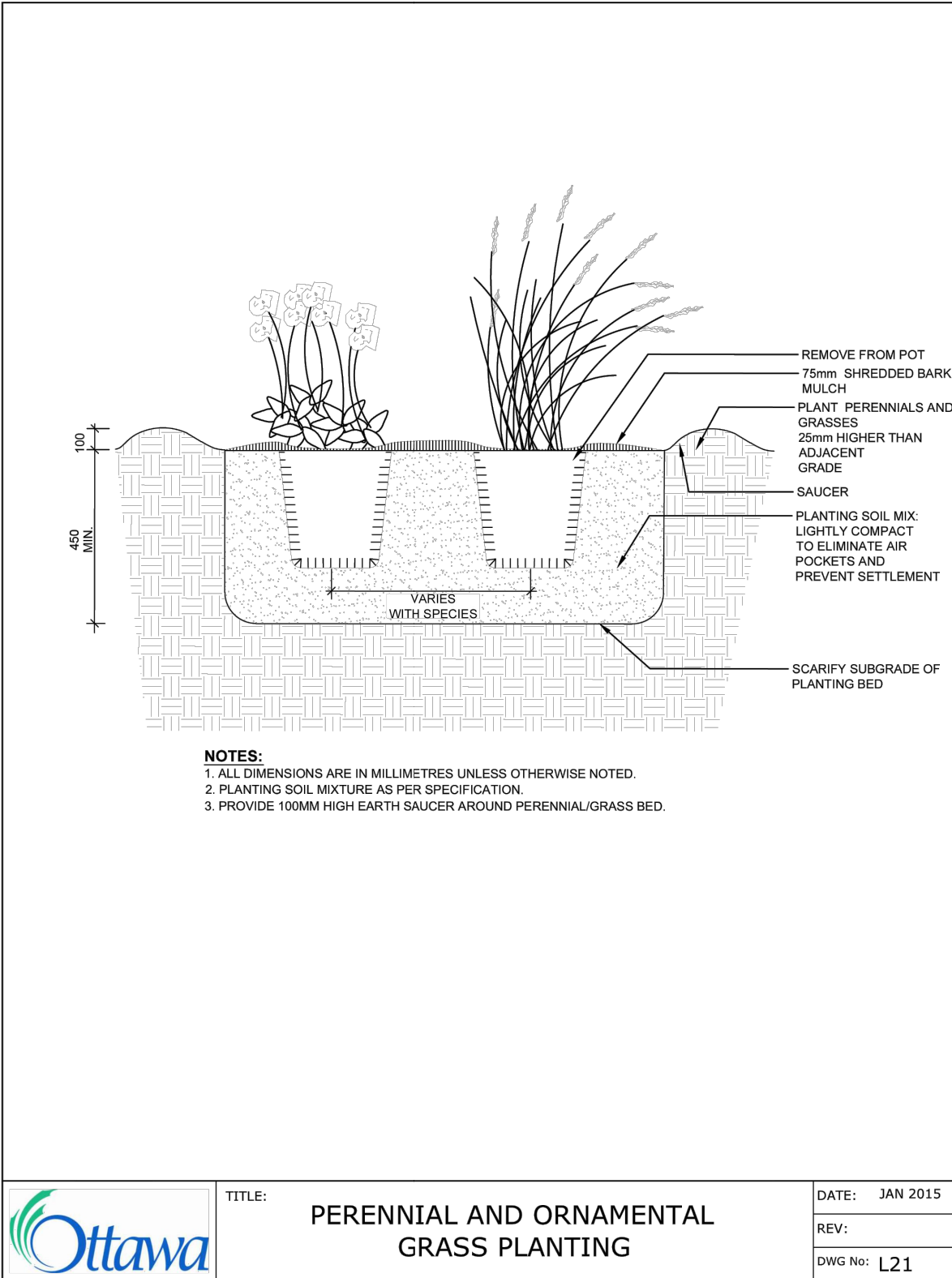
1 TREE PLANTING

1:20



2 SHRUB PLANTING

1:20



3 PERENNIAL AND ORNAMENTAL GRASS PLANTING

1:20

TOPSOIL DEPTH CHART	
LANDSCAPE AREAS	DEPTH IN mm
LAWN AREAS (SOD)	300
LAWN AREAS (SEED)	300
PLANTING BEDS - GRASSES, PERENNIALS AND GROUND COVER	300
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	450
RAISED PLANTERS	600
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

4 SOIL DEPTH MINIMUMS

NO SCALE

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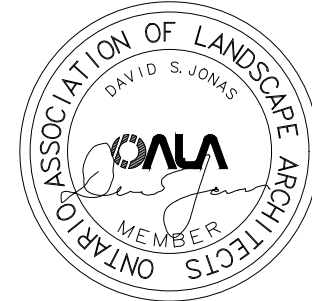
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Key map

Scale

Phase North
SPA PHASE

Drawing Name

PLANTING DETAILS

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LD.200

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