

2025 OTHELLO AVE

PROJECT DESCRIPTION

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

PROJECT ISSUANCE
2025-09-09

LANDSCAPE ARCHITECT



20 Champlain Boulevard, Suite 102
Toronto, ON M3H 2Z1

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CONSULTANTS

ARCHITECT: SRN ARCHITECTS
8395 JANE STREET, SUITE 202
CONCORD, ON L4K 5Y2
TEL: 905.417.5515

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

STAMP



REVISIONS

PHASE
SPA PHASE

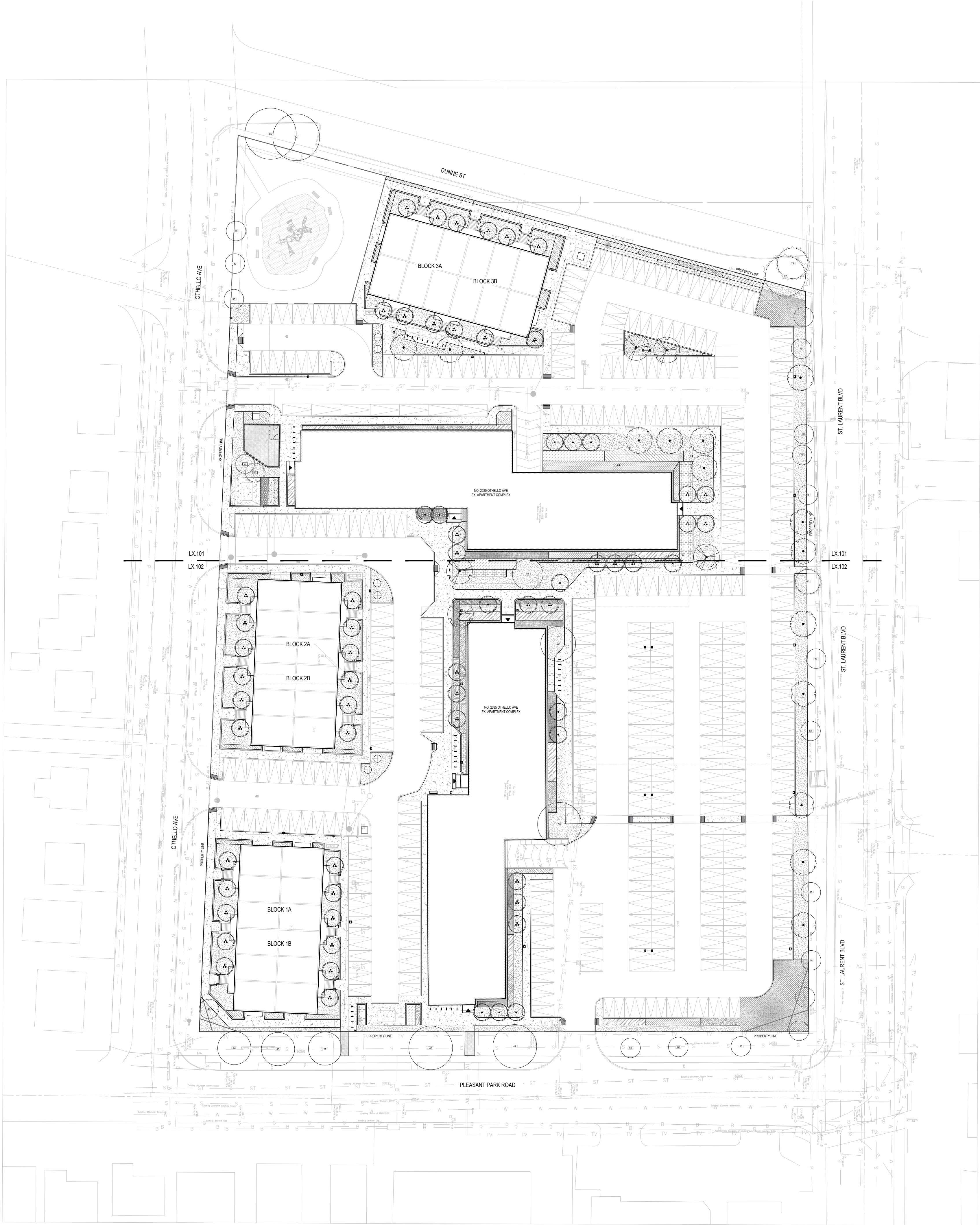
PROJECT NUMBER
PROJECT 25-109



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Landscape Architect

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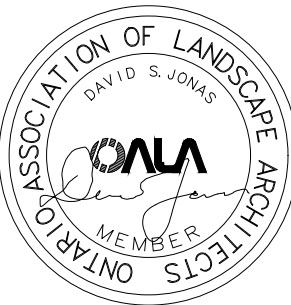
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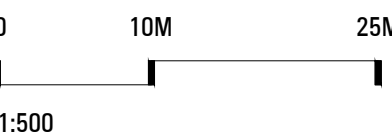
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Stamp



Keymap

Scale



Phase

SPA PHASE

North



Drawing Name

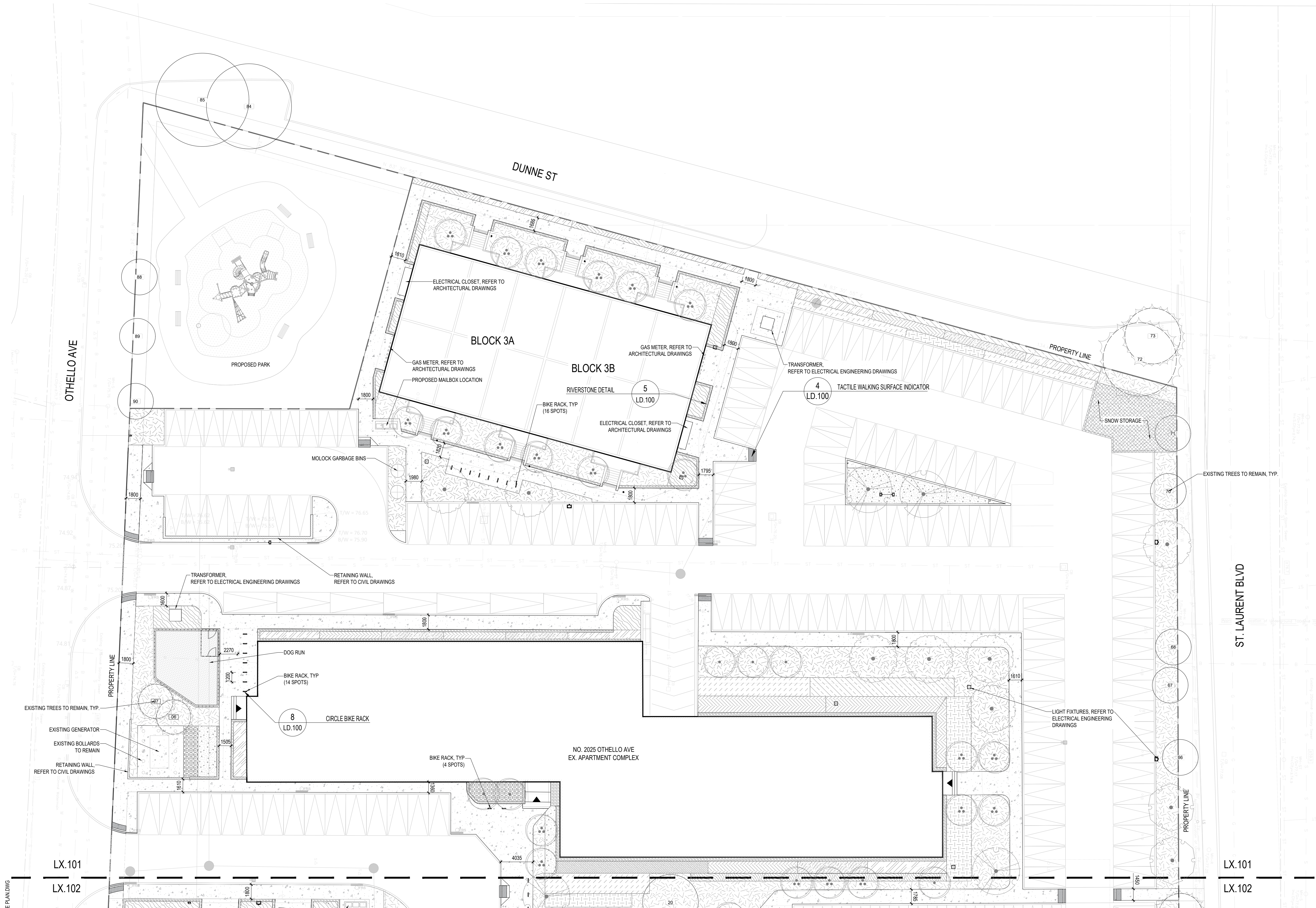
OVERALL LANDSCAPE PLAN

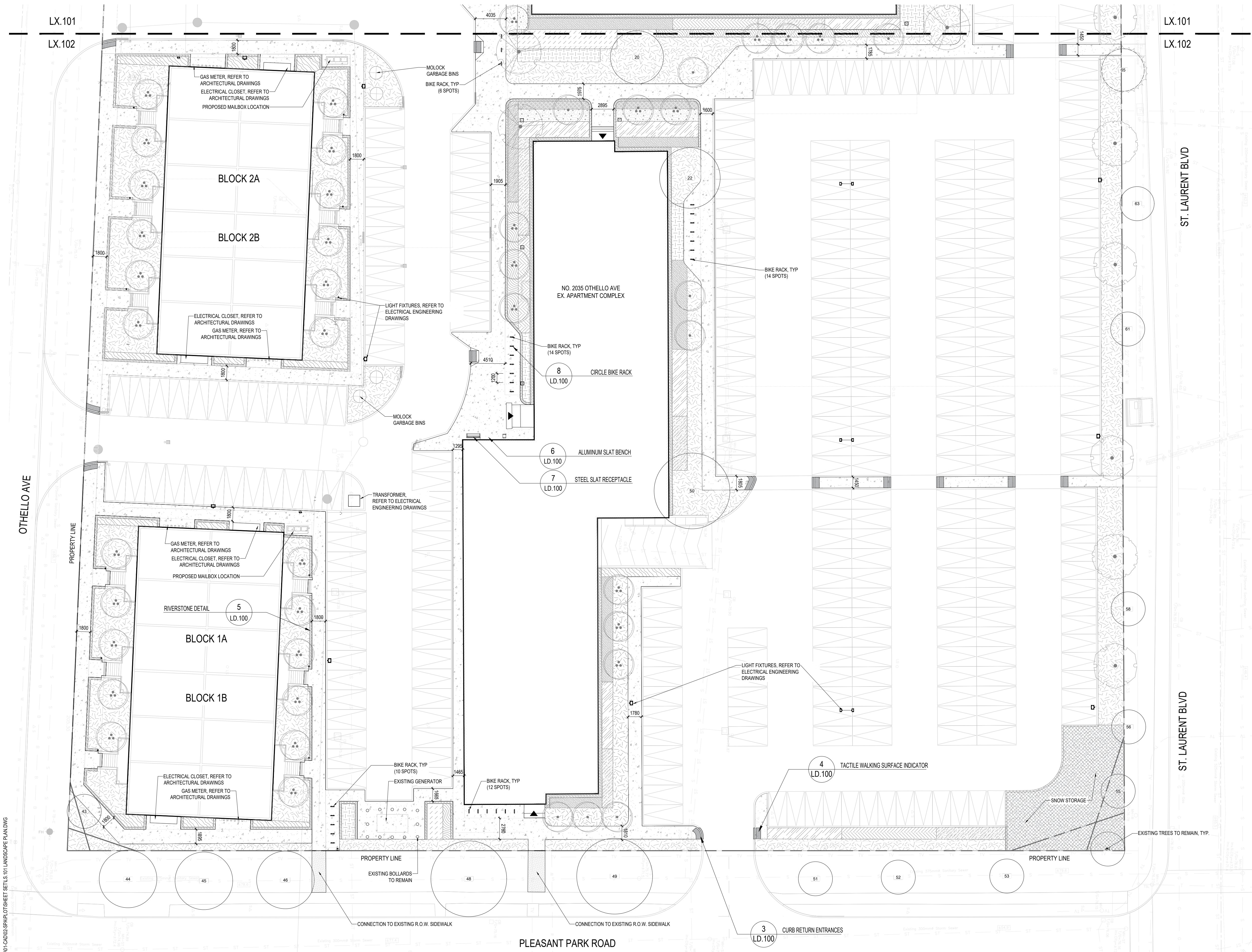
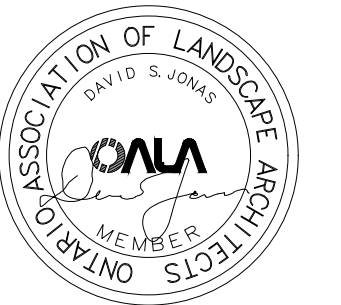
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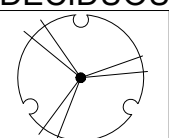
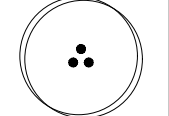
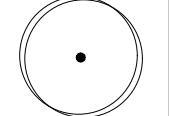
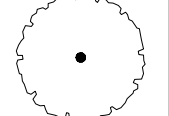
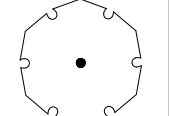
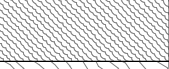
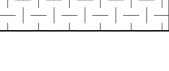
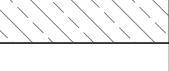
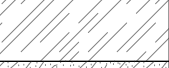
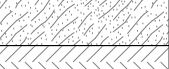
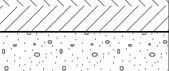
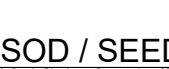
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LS.100

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PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	REMARKS
DECIDUOUS TREES							
	AFR	5	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	70MM CAL	
	AM	52	AMELANCHIER CANADENSIS	MULTI-TRUNK SHADBLOW SERVICEBERRY	B & B	45MM CAL.	NATIVE
	CCR	13	CERCIS CANADENSIS	EASTERN REDBUD	B & B	70MM CAL	NATIVE
	QM1	9	QUERCUS MACROCARPA	BURR OAK	B & B	70MM CAL	NATIVE
	TA	5	TILIA AMERICANA	AMERICAN LINDEN	B & B	70MM CAL	NATIVE
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	262	PHYSOCARPUS OPULIFOLIUS	NINEBARK	3 GAL.		NATIVE, DROUGHT TOLERANT
	Ra2	203	RHUS AROMATICA	FRAGRANT SUMAC	3 GAL		NATIVE, DROUGHT TOLERANT
EVERGREEN SHRUBS							
	Jsa1	177	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	726	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.		DROUGHT TOLERANT
	Dce	1,134	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	2 GAL.		NATIVE, DROUGHT TOLERANT
	Pv2	497	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.		NATIVE, DROUGHT TOLERANT, POLLINATOR
	Sph1	323	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.		NATIVE, DROUGHT TOLERANT
PERENNIALS							
	Al2	76	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL.		NATIVE, DROUGHT TOLERANT, POLLINATOR
	Hf	46	HOSTA X 'FIRE ISLAND'	FIRE ISLAND HOSTA	1 GAL.		
	Nn	681	NEPETA RACEMOSA	CATMINT	1 GAL.		DROUGHT TOLERANT, POLLINATOR
	Sa2	243	SEDUM X 'AUTUMN CHARM'	AUTUMN CHARM SEDUM	1 GAL.		DROUGHT TOLERANT, POLLINATOR
SOD / SEED							
	Sod	2,570 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 SEEDDED AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMIZE CONFLICTS BETWEEN PLANTS AND SPRINKLER HEADS AND LINES.

Landscape Architect



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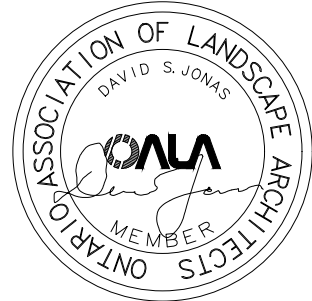
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Revisions

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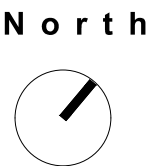
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Keymap

Scale

Phase
SPA PHASE

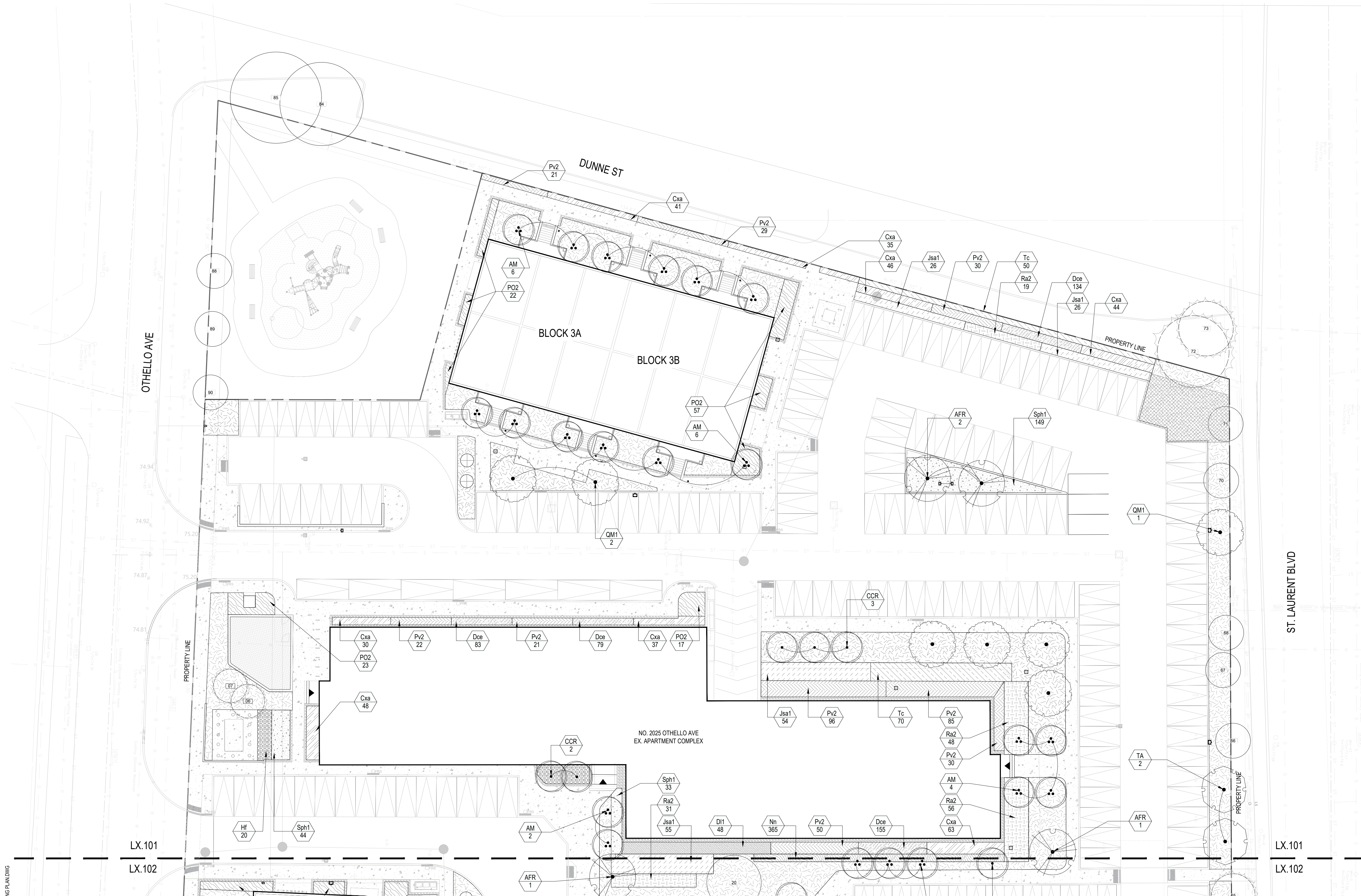


Drawing Name
PLANTING NOTES & SCHEDULE

Sheet Number
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LP.100

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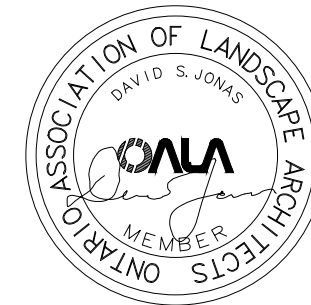
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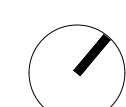
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SPA PHASE

North



Drawing Name

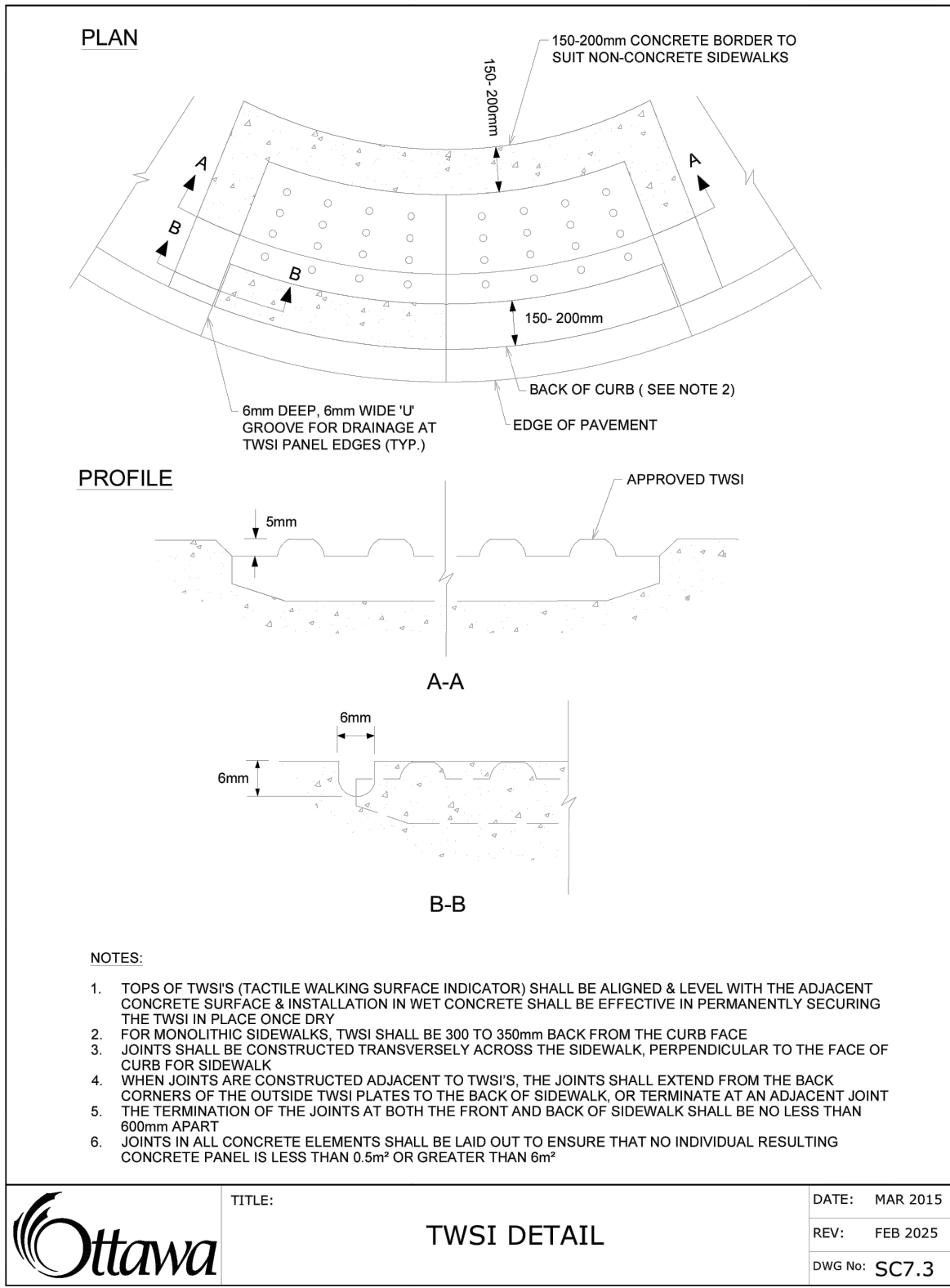
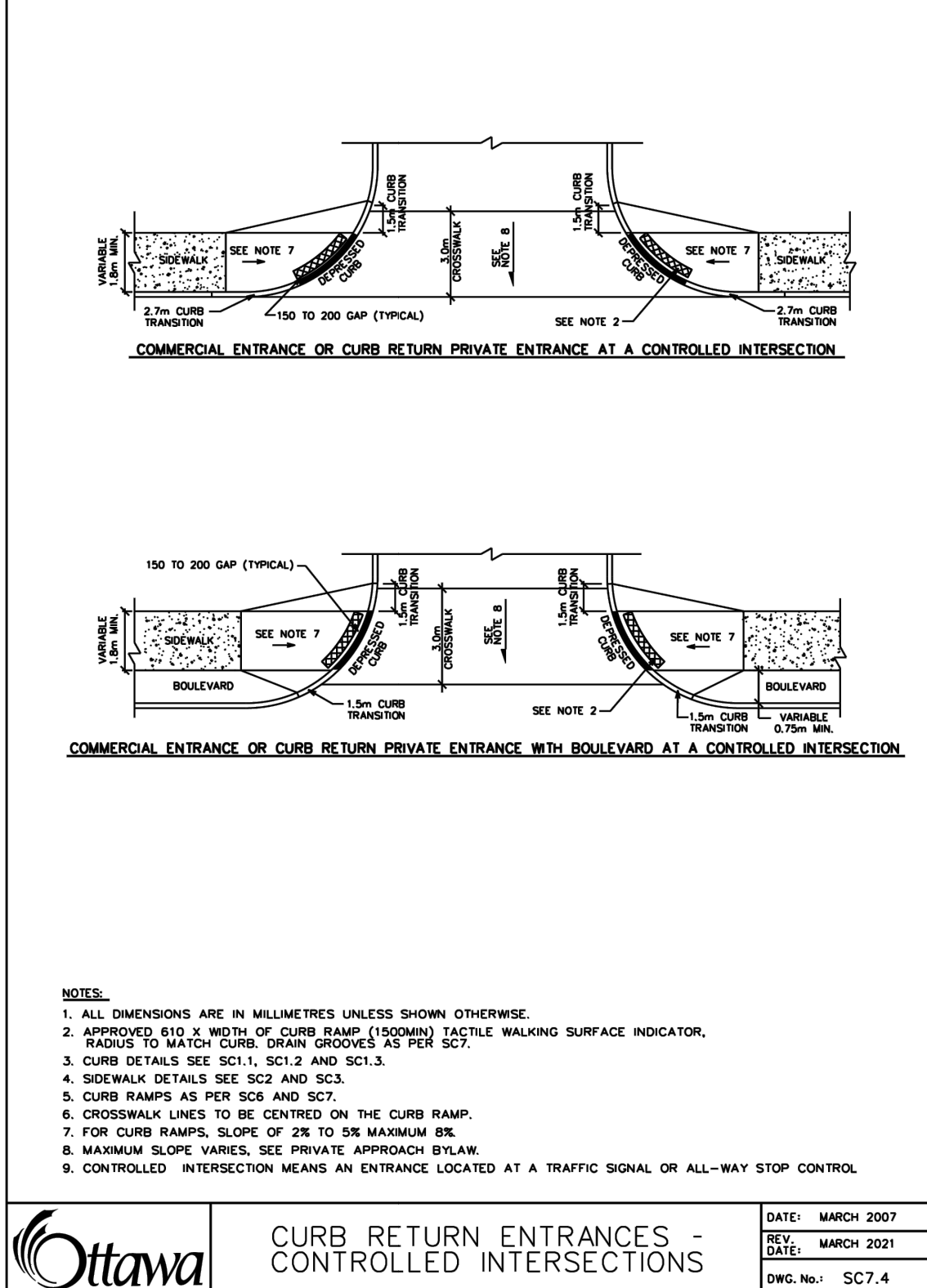
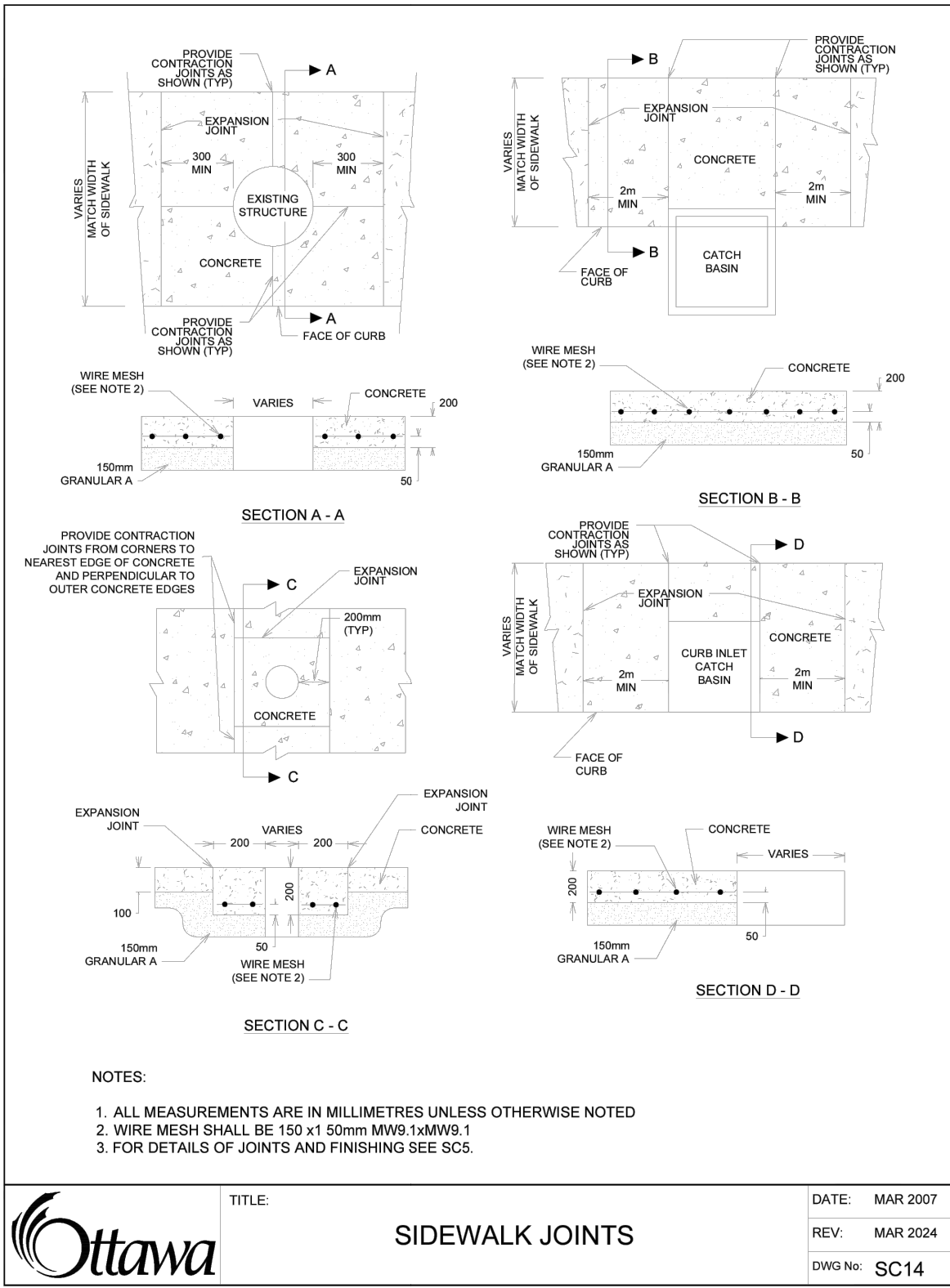
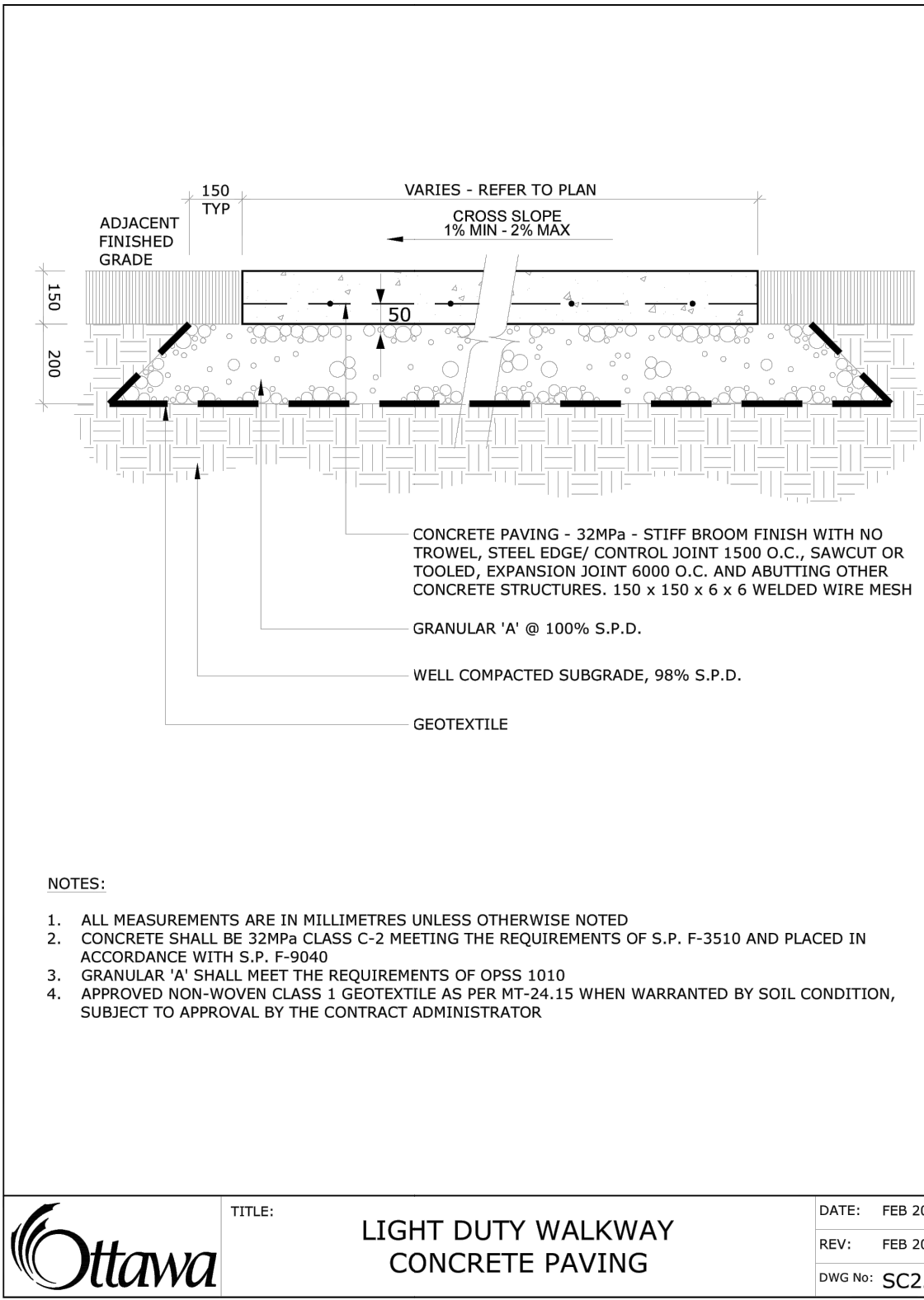
PLANTING PLAN

Sheet Number

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LP.102

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1 CONCRETE WALKWAY PAVING

1:20

2 CONCRETE SIDEWALK JOINTS

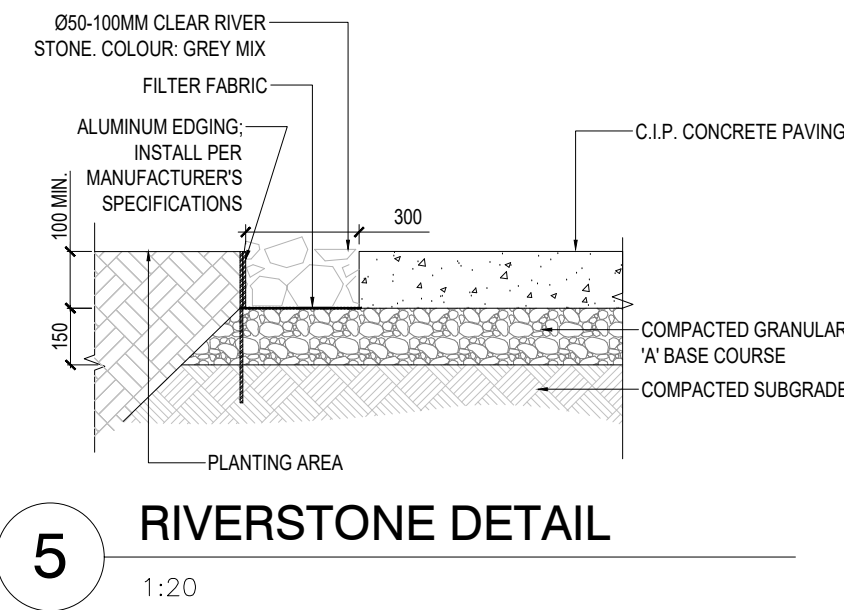
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3 CURB RETURN ENTRANCES

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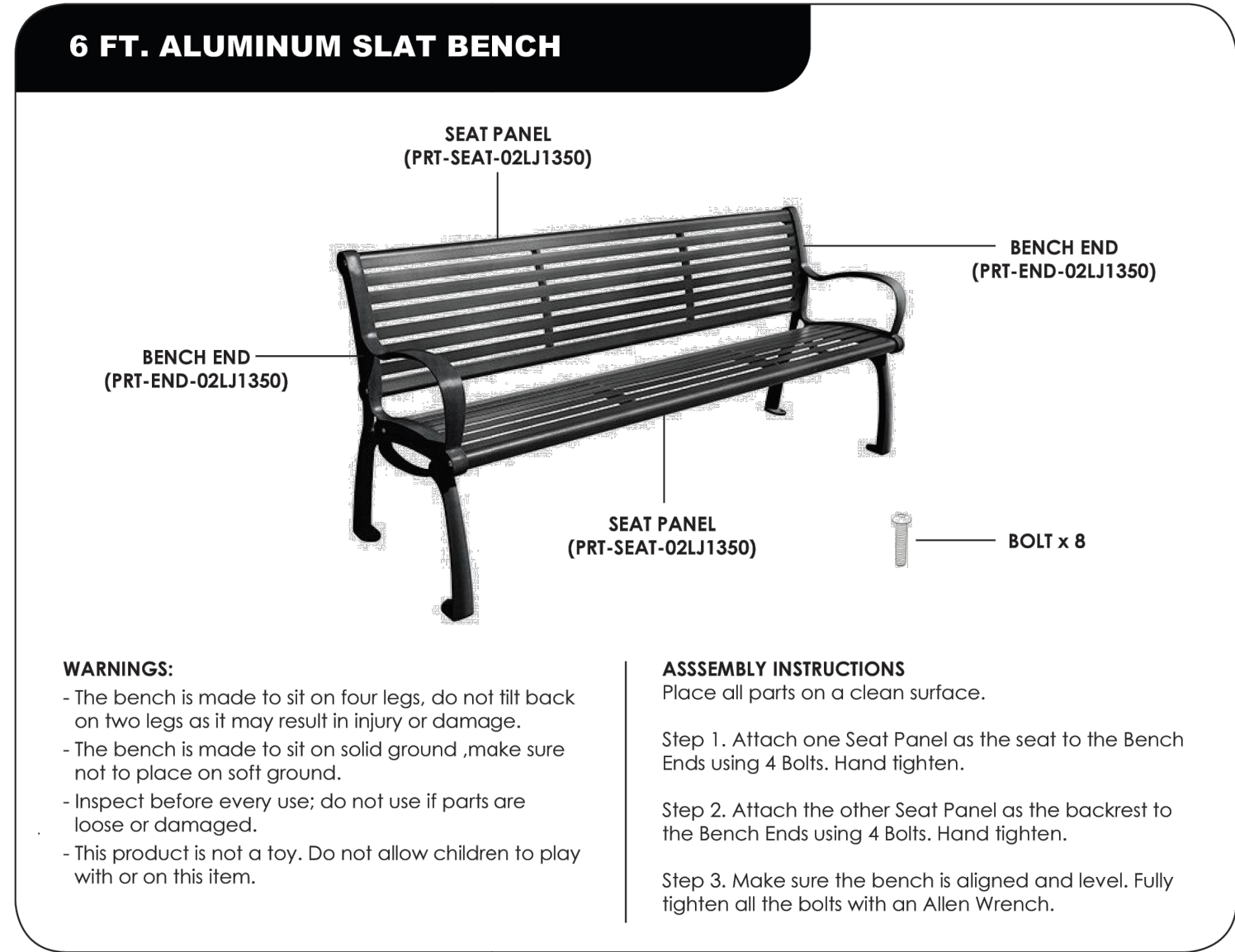
4 TACTILE WALKING SURFACE INDICATOR

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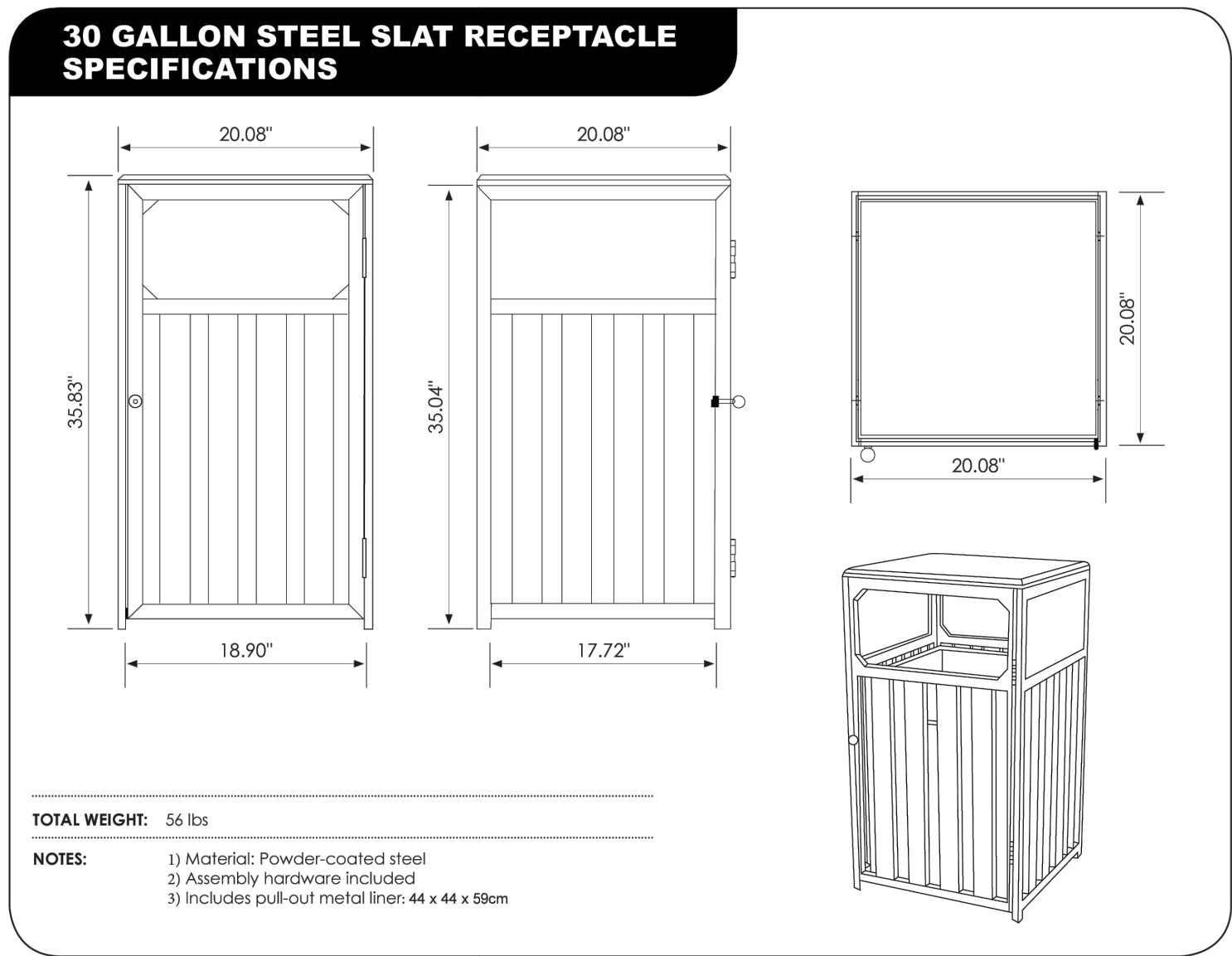
5 RIVERSTONE DETAIL

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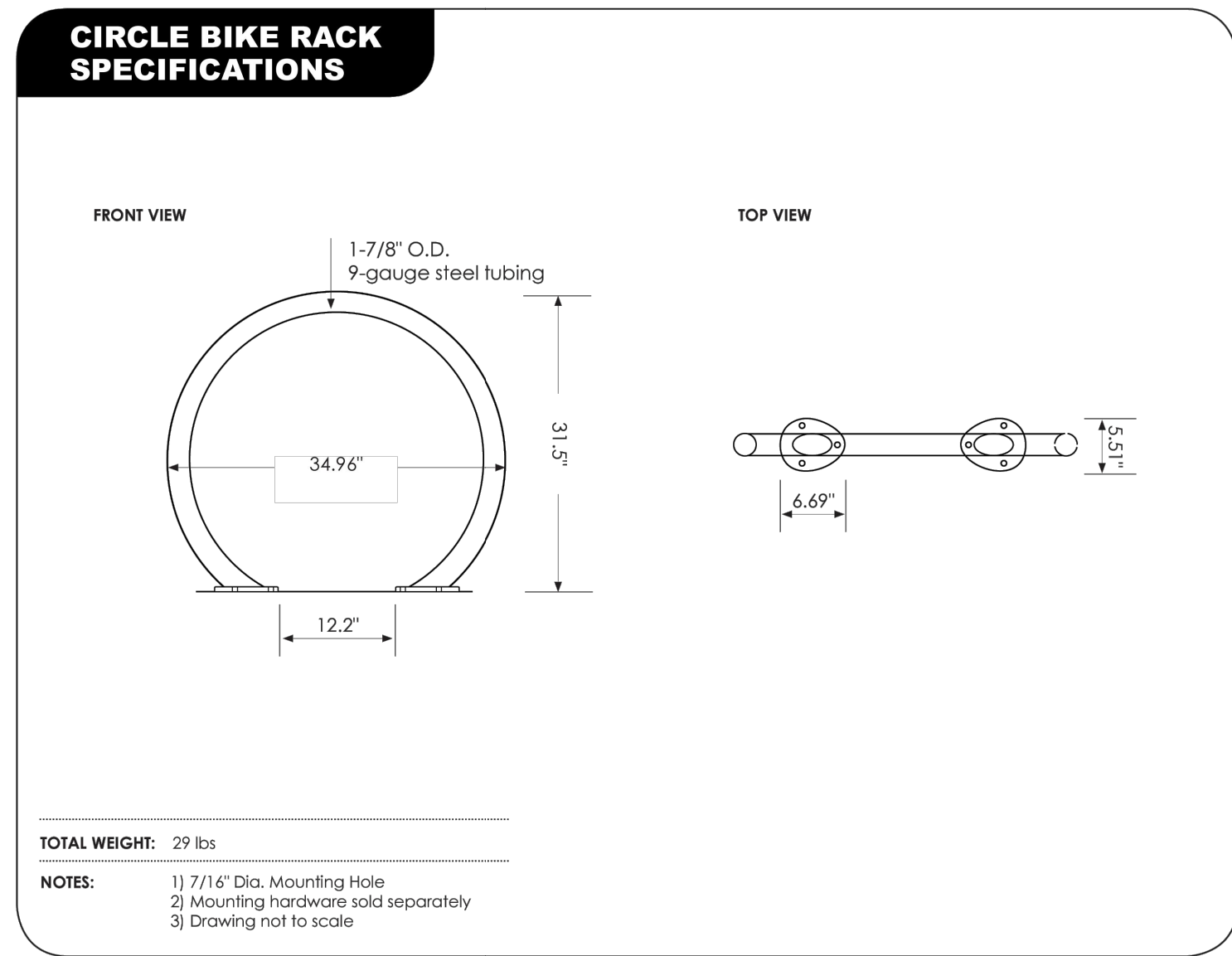
6 ALUMINUM SLAT BENCH

1:20



7 STEEL SLAT RECEPTACLE

1:20



8 CIRCLE BIKE RACK

1:20

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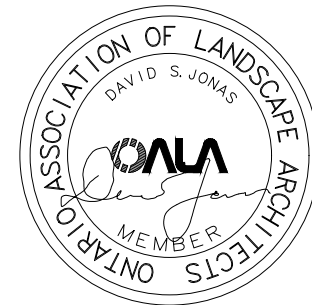
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Key map

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Drawing Name

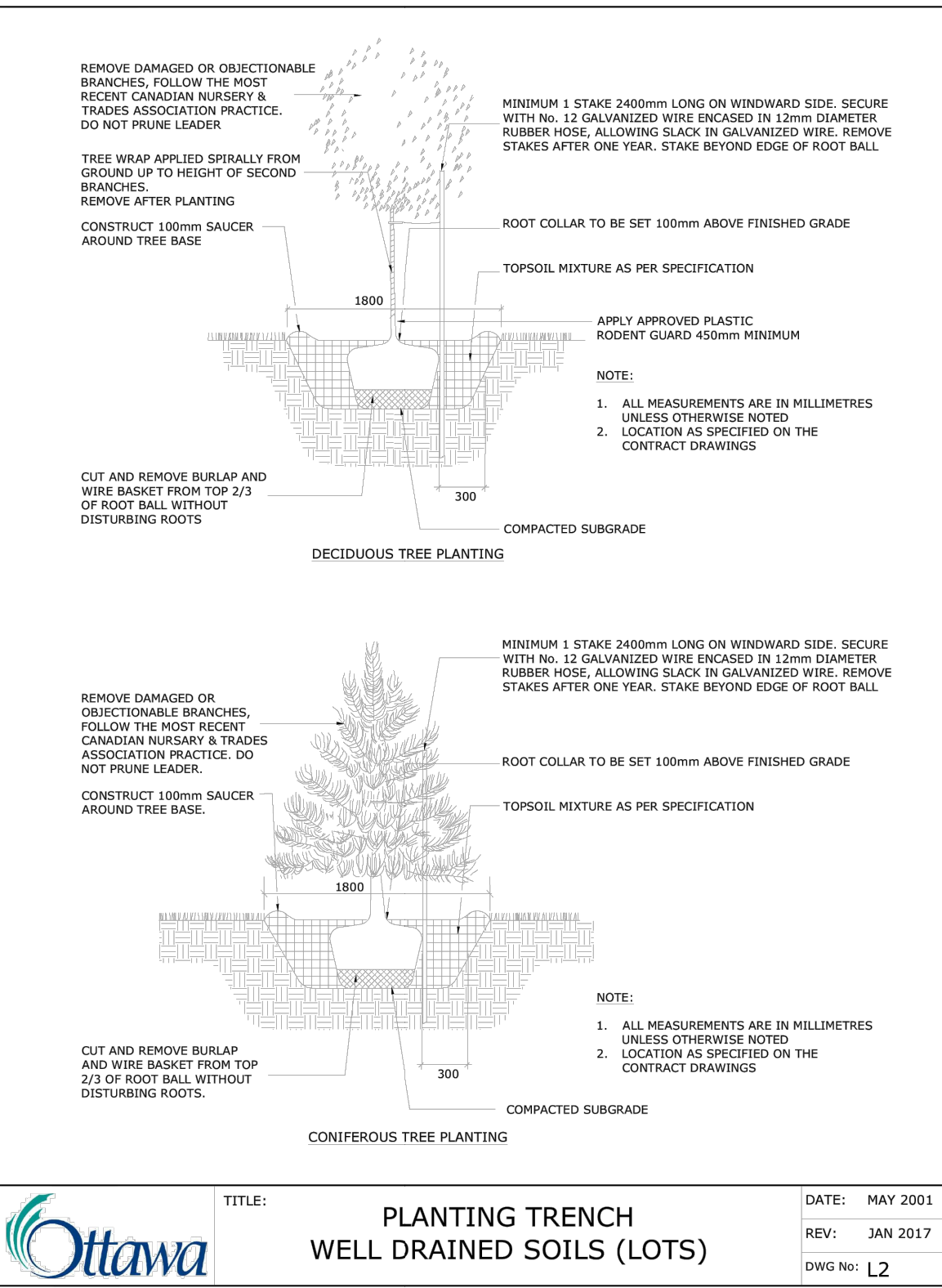
LANDSCAPE DETAILS

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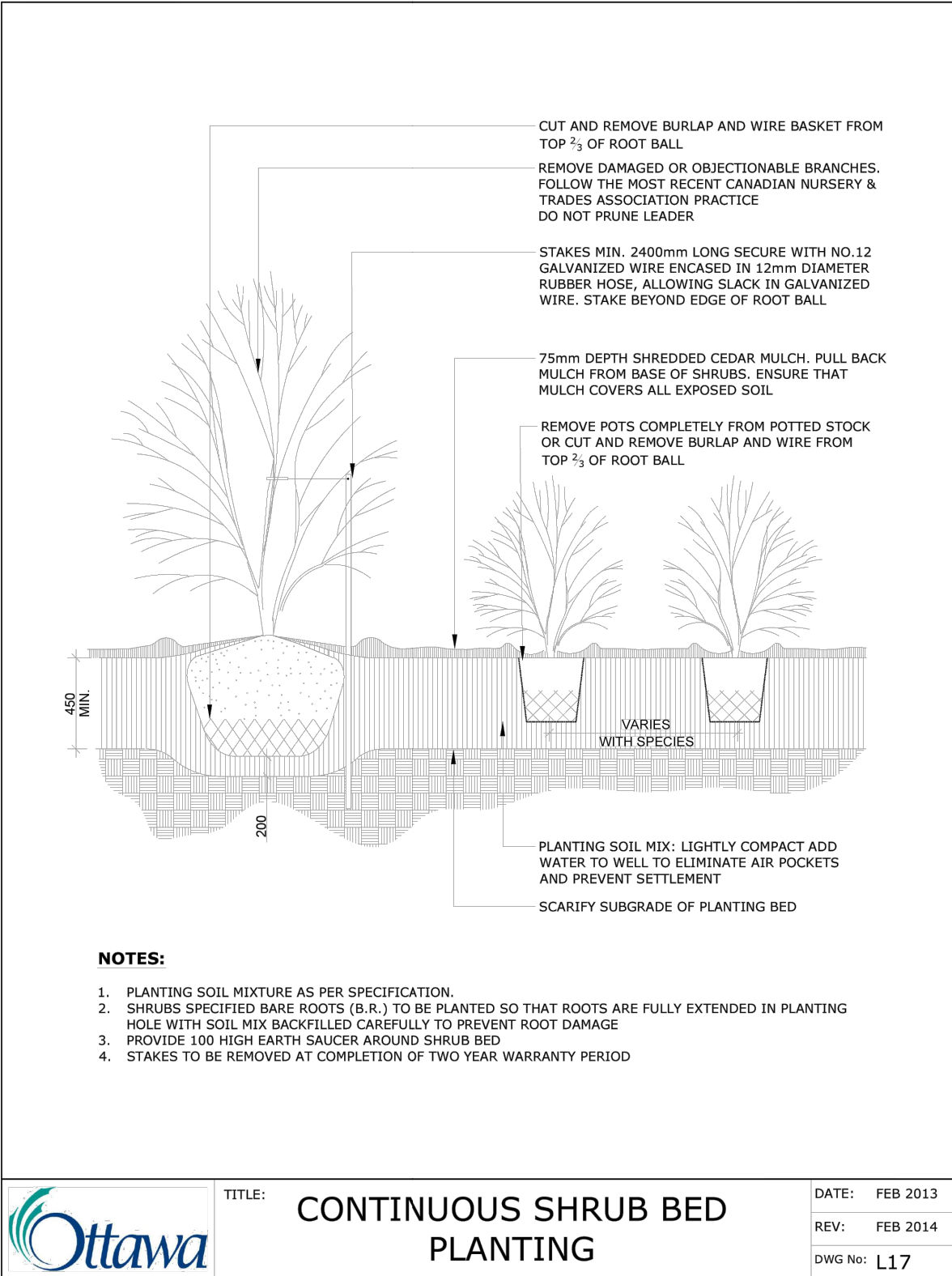
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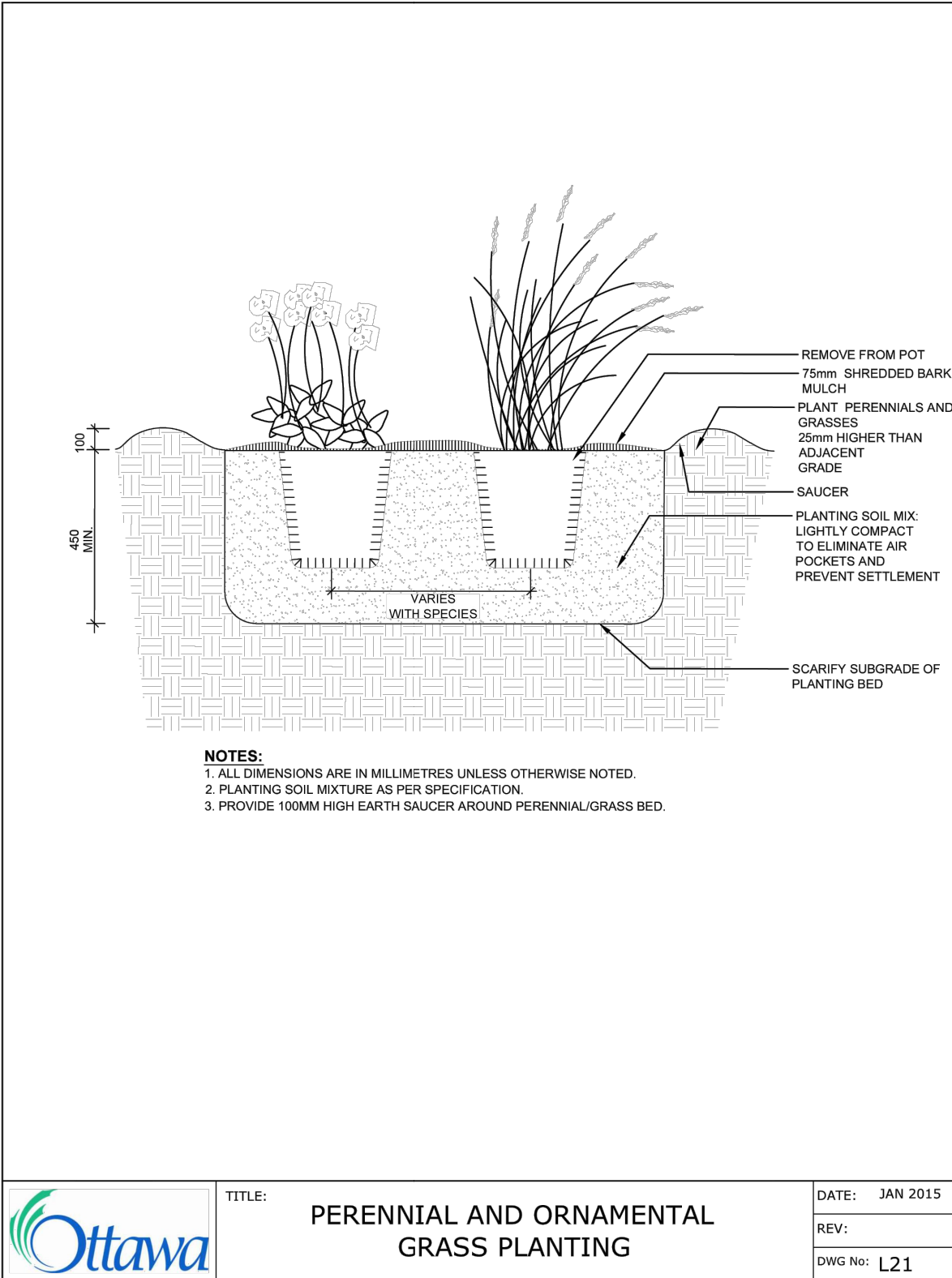
1 TREE PLANTING

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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