

# 2025 OTHELLO AVE

## PROJECT DESCRIPTION

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

PROJECT ISSUANCE  
2026-02-09

## LANDSCAPE ARCHITECT

**STUDIO tla**

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

(416) 638-4911  
info@studiotla.ca  
www.studiotla.ca

## 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



## Sheet List Table

Sheet Number	Sheet Title
LC.000	COVER SHEET
LS.100	OVERALL LANDSCAPE PLAN
LS.101	LANDSCAPE PLAN
LS.102	LANDSCAPE PLAN
LP.100	PLANTING NOTES & SCHEDULE
LP.101	PLANTING PLAN
LP.102	PLANTING PLAN
LD.100	LANDSCAPE DETAILS
LD.200	PLANTING DETAILS



**2025 OTHELLO AVE**

OTTAWA, ON

**Project Number**

25-109

**Client**

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

**Consultant**

**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  
WOODBIDGE, ON L4H 4G3  
TEL: 905.856.5200

**Revisions**

3	ISSUED FOR SPA	2026-02-12	MCAI
2	ISSUED FOR SPA	2025-12-12	MCAI
1	ISSUED FOR SPA	2025-09-09	MCAI

**Stamp**



**Keymap**

**Scale**



**Phase**

SPA PHASE

**North**



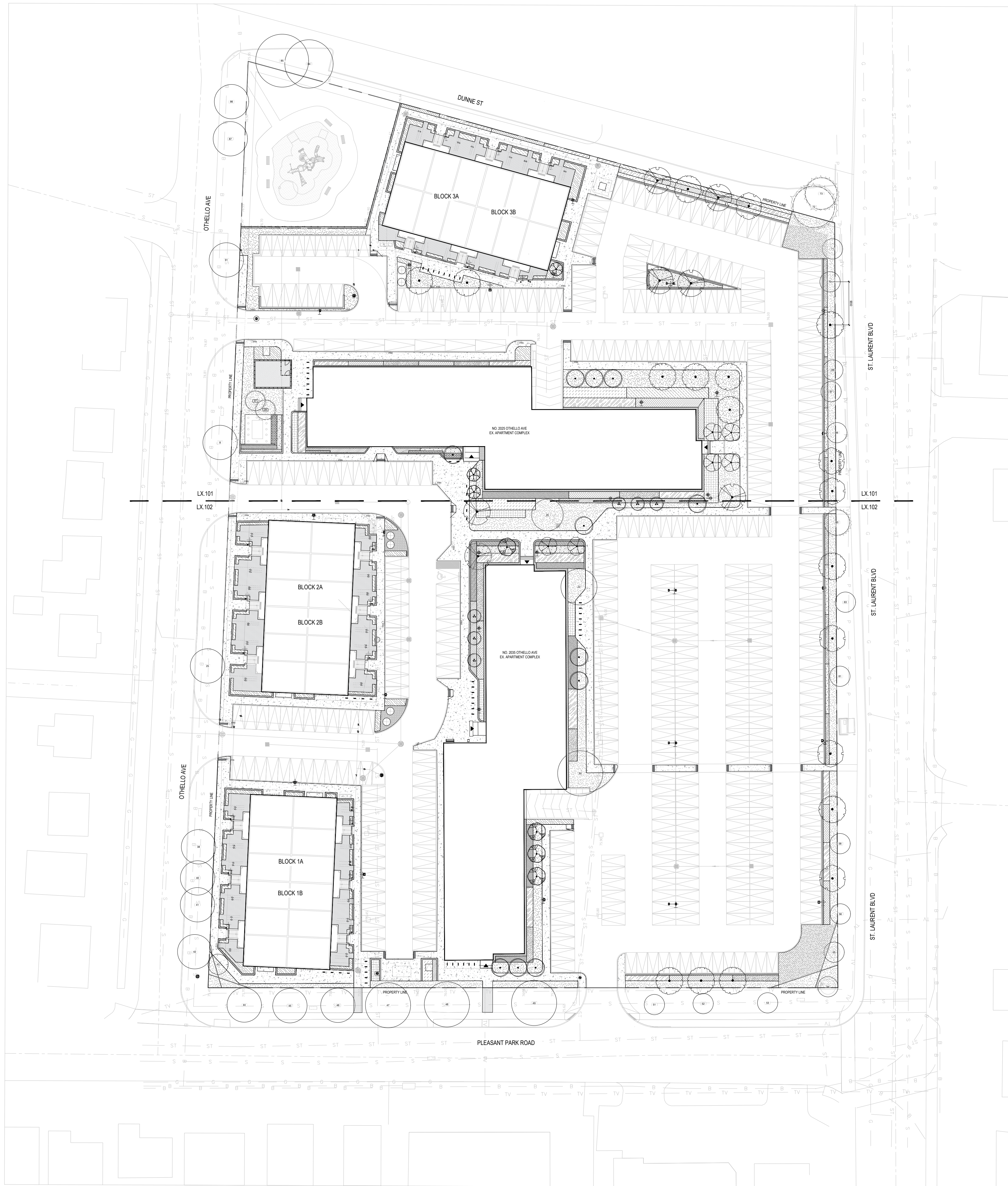
**Drawing Name**

OVERALL LANDSCAPE PLAN

**Sheet Number**

NOT FOR CONSTRUCTION

**LS.100**



# 2025 OTHELLO AVE

OTTAWA, ON

Project Number  
**25-109**

Client  
OSGOODE PROPERTIES  
1284 WELLINGTON STREET WEST  
OTTAWA, ON K1T 3A9

Consultant  
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  
WOODBIDGE, ON L4H 4G3  
TEL: 905.856.5200

### Revisions

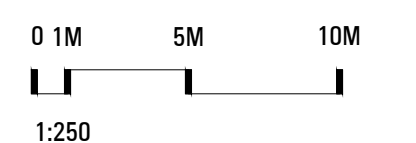
3	ISSUED FOR SPA	2026-02-12	MCAI
2	ISSUED FOR SPA	2025-12-12	MCAI
1	ISSUED FOR SPA	2025-09-09	MCAI

### Stamp



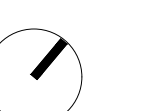
### Key map

### Scale



Phase  
SPA PHASE

North



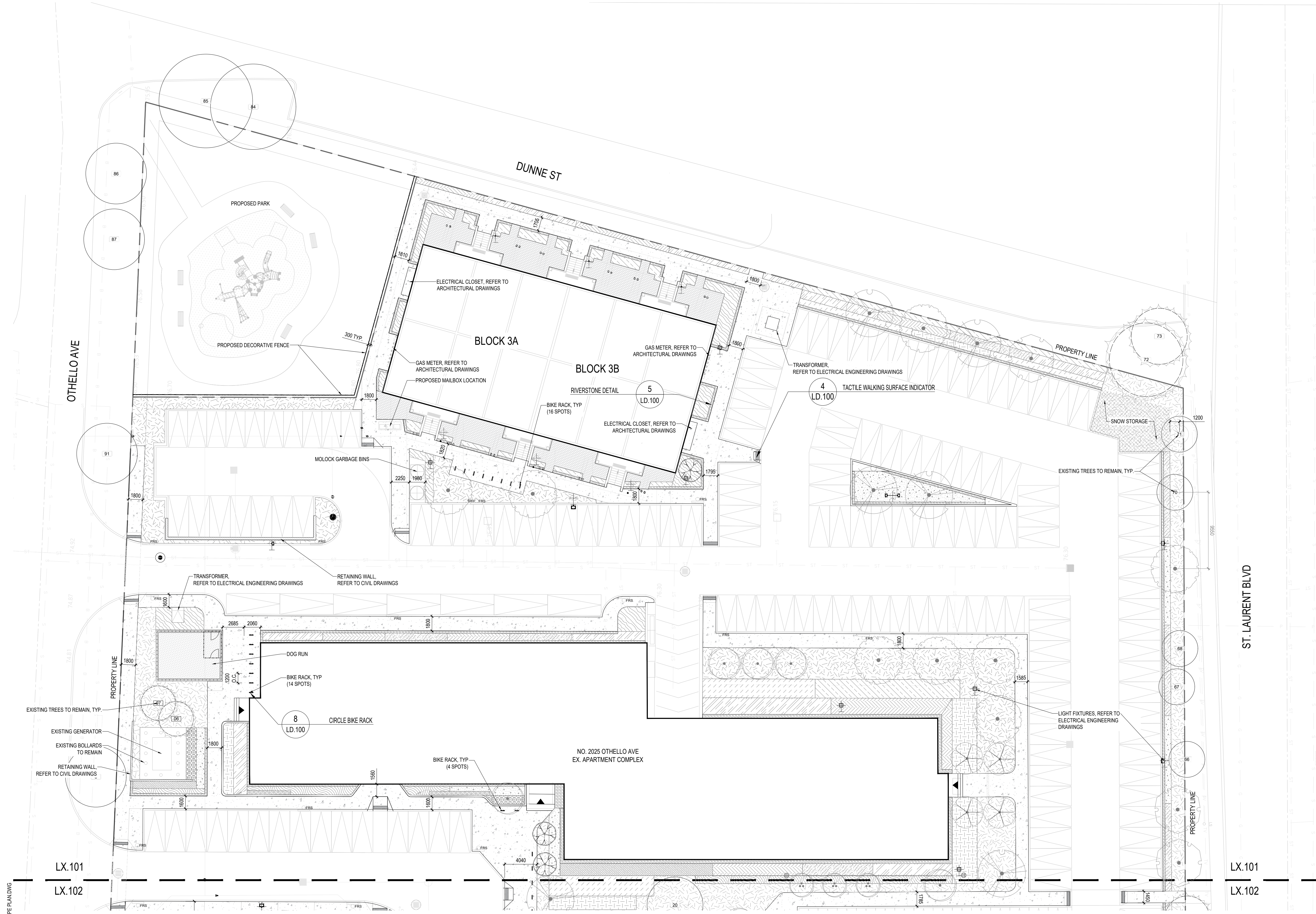
Drawing Name

LANDSCAPE PLAN










Sheet Number

NOT FOR CONSTRUCTION

# LS.101



### LEGEND

-  PEDESTRIAN CONCRETE PAVING SRP-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)

February 12, 2026 2:41 PM 101-PROJECTS\2025-109-2025 OTHELLO-LANDSCAPE PLAN\01-SHAFT\01-SHAFT SETLIS 101 LANDSCAPE PLAN.DWG

**2025 OTHELLO AVE**

OTTAWA, ON

**Project Number**  
25-109

**Client**  
OSGOODE PROPERTIES  
1284 WELLINGTON STREET WEST  
OTTAWA, ON K1T 3A9

**Consultant**  
**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  
WOODBIDGE, ON L4H 4G3  
TEL: 905.856.5200

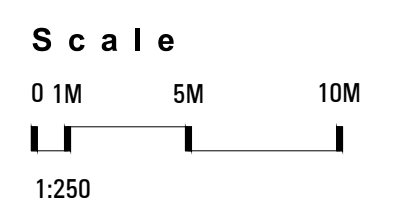
**Revisions**

3	ISSUED FOR SPA	2026-02-12	MCAI
2	ISSUED FOR SPA	2025-12-12	MCAI
1	ISSUED FOR SPA	2025-09-09	MCAI

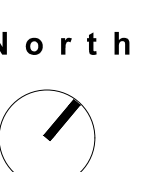
**Stamp**



**Key map**



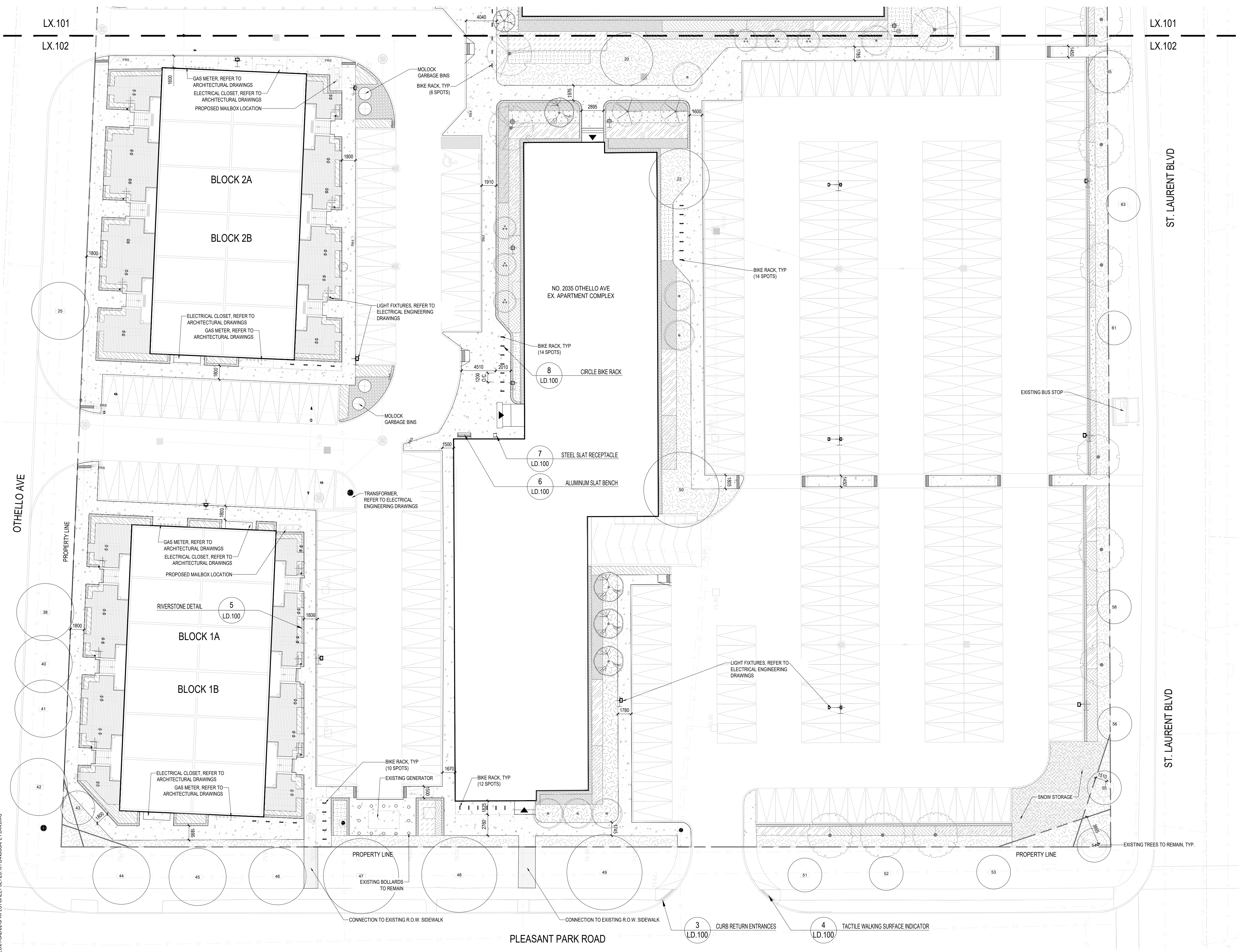
**Phase**  
SPA PHASE



**Drawing Name**  
LANDSCAPE PLAN

**Sheet Number**  
NOT FOR CONSTRUCTION

**LS.102**



February 12, 2026, 2:41 PM 101-PROJECTS\2025-109-2025 OTHELLO AVE\02 SPA\02 SITE SETS\101 LANDSCAPE PLAN.DWG

**2025 OTHELLO AVE**

OTTAWA, ON

**Project Number**  
25-109

**Client**  
OSGOODE PROPERTIES  
1284 WELLINGTON STREET WEST  
OTTAWA, ON K1T 3A9

**Consultant**  
**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

**Revisions**

3	ISSUED FOR SPA	2026-02-12	MCAI
2	ISSUED FOR SPA	2025-12-12	MCAI
1	ISSUED FOR SPA	2025-09-09	MCAI

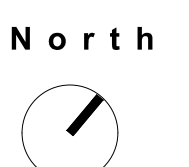
**Stamp**



**Keymap**

**Scale**

**Phase**  
SPA PHASE



**Drawing Name**  
PLANTING NOTES & SCHEDULE

**Sheet Number**  
NOT FOR CONSTRUCTION

**LP.100**

**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 SEEDING 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 DEPTH OF SOIL IS ENOUGH TO PROVIDE ADEQUATE SOIL VOLUME (20m³).

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	REMARKS
<b>DECIDUOUS TREES</b>							
	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
<b>SMALL DECIDUOUS TREES</b>							
	AM	6	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
	SD2	4	SORBUS DECORA	SHOWY MOUNTAIN ASH	B&B	45MM CAL.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	REMARKS
<b>DECIDUOUS SHRUBS</b>							
	DI1	174	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	3 GAL.		NATIVE, DROUGHT TOLERANT, POLLINATOR
	PO2	311	PHYSOCARPUS OPULIFOLIUS	NINEBARK	3 GAL.		NATIVE, DROUGHT TOLERANT
	Ra2	217	RHUS AROMATICA	FRAGRANT SUMAC	3 GAL.		NATIVE, DROUGHT TOLERANT
<b>EVERGREEN SHRUBS</b>							
	Js1	161	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	3 GAL.		
	Tc	303	TAXUS CANADENSIS	CANADA YEW	3 GAL.		NATIVE, DROUGHT TOLERANT
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS	
<b>GRASSES</b>							
	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	876	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.		NATIVE, DROUGHT TOLERANT
<b>PERENNIALS</b>							
	At2	76	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL.		NATIVE, DROUGHT TOLERANT, POLLINATOR
	Hf	23	HOSTA X 'FIRE ISLAND'	FIRE ISLAND HOSTA	1 GAL.		
	Nn	922	NEPETA RACEMOSA	CATMINT	1 GAL.		DROUGHT TOLERANT, POLLINATOR
	Sa2	320	SEDUM X 'AUTUMN CHARM'	AUTUMN CHARM SEDUM	1 GAL.		DROUGHT TOLERANT, POLLINATOR
<b>SOD / SEED</b>							
	Sod	1,554 m²	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD		

2025 OTHELLO AVE

OTTAWA, ON

Project Number  
25-109

Client  
OSGOODE PROPERTIES  
1284 WELLINGTON STREET WEST  
OTTAWA, ON K1T 3A9

Consultant  
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  
WOODBIDGE, ON L4H 4G3  
TEL: 905.856.5200

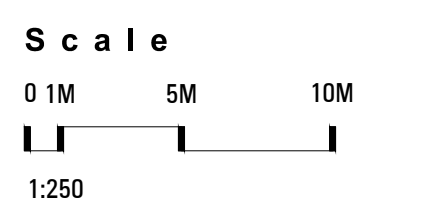
Revisions

3	ISSUED FOR SPA	2026-02-12	MCAI
2	ISSUED FOR SPA	2025-12-12	MCAI
1	ISSUED FOR SPA	2025-09-09	MCAI

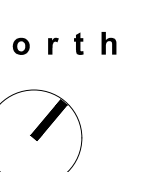
Stamp



Key map



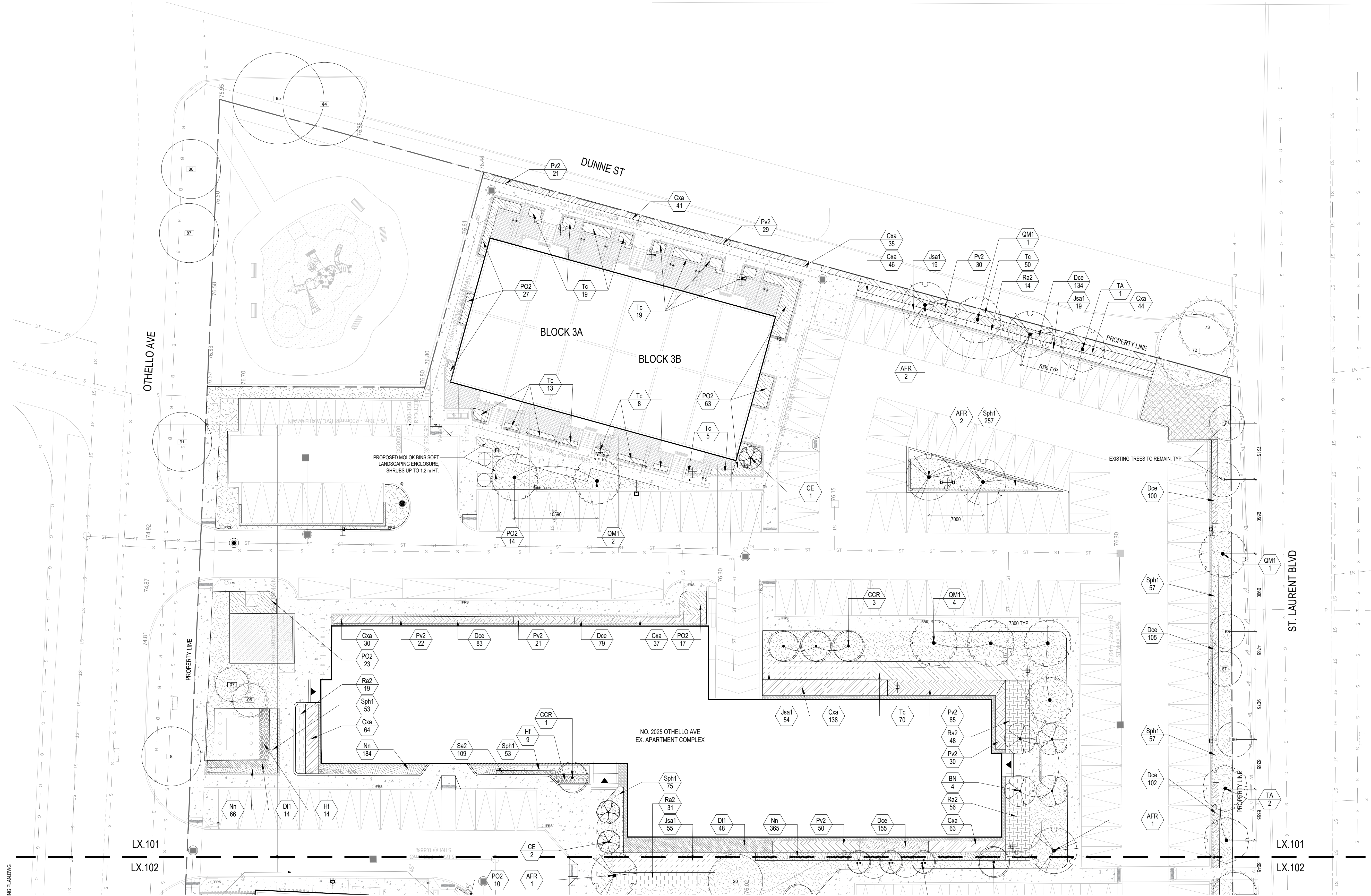
Phase  
SPA PHASE



Drawing Name  
PLANTING PLAN

Sheet Number  
NOT FOR CONSTRUCTION

LP.101



February 12, 2026 2:41 PM 101-PROJECTS\2025-109-2025 OTHELLO AVE SPA\01 SHEET SET\LP.101 PLANTING PLAN.DWG



**2025 OTHELLO AVE**

OTTAWA, ON

Project Number

25-109

Client

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

Consultant

ARCHITECT: SRN ARCHITECTS  
8396 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

Revisions

3	ISSUED FOR SPA	2026-02-12	MCAI
2	ISSUED FOR SPA	2025-12-12	MCAI
1	ISSUED FOR SPA	2025-09-09	MCAI

Stamp



Keymap

Scale

Phase

SPA PHASE

North

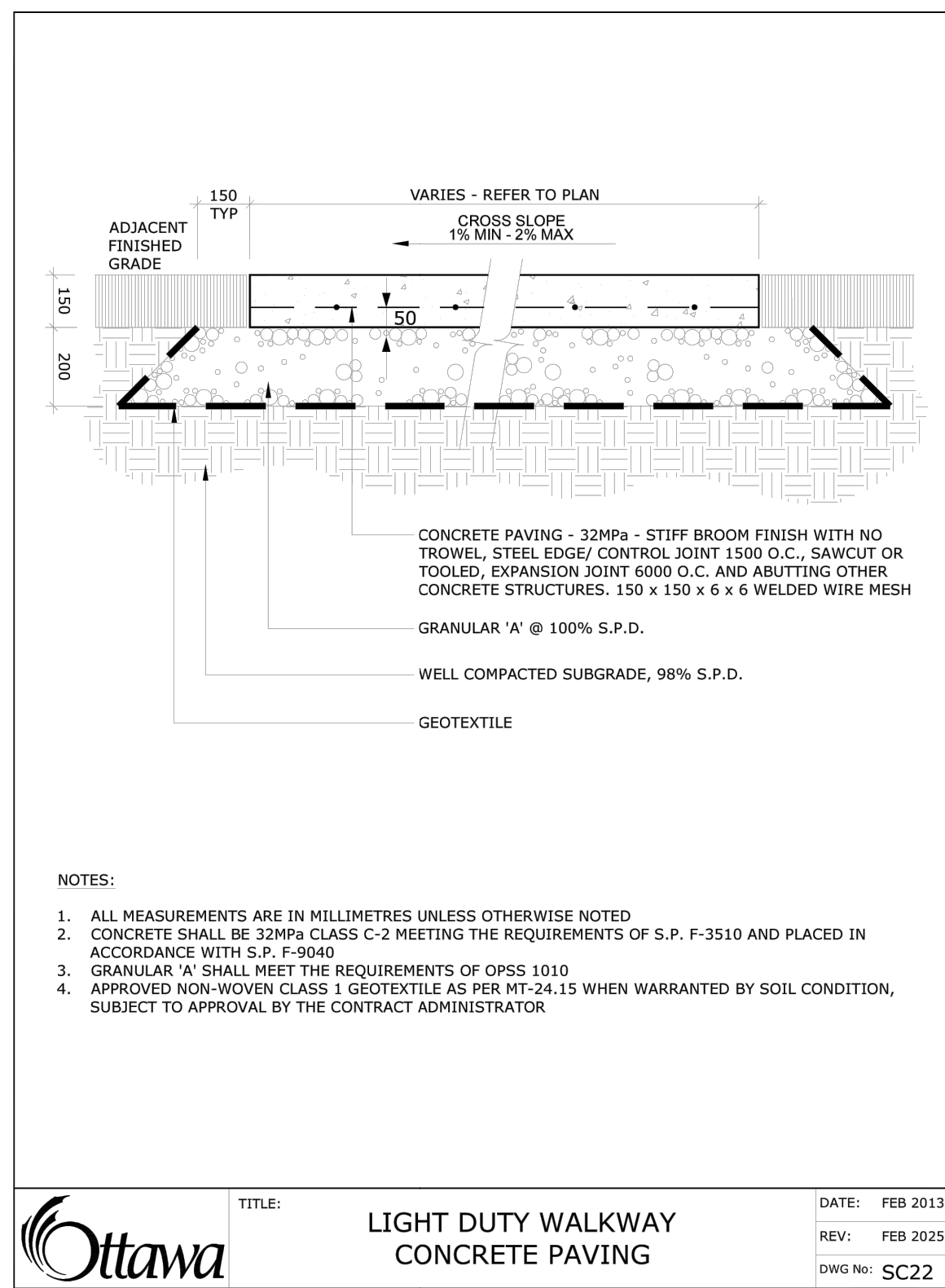
Drawing Name

LANDSCAPE DETAILS

Sheet Number

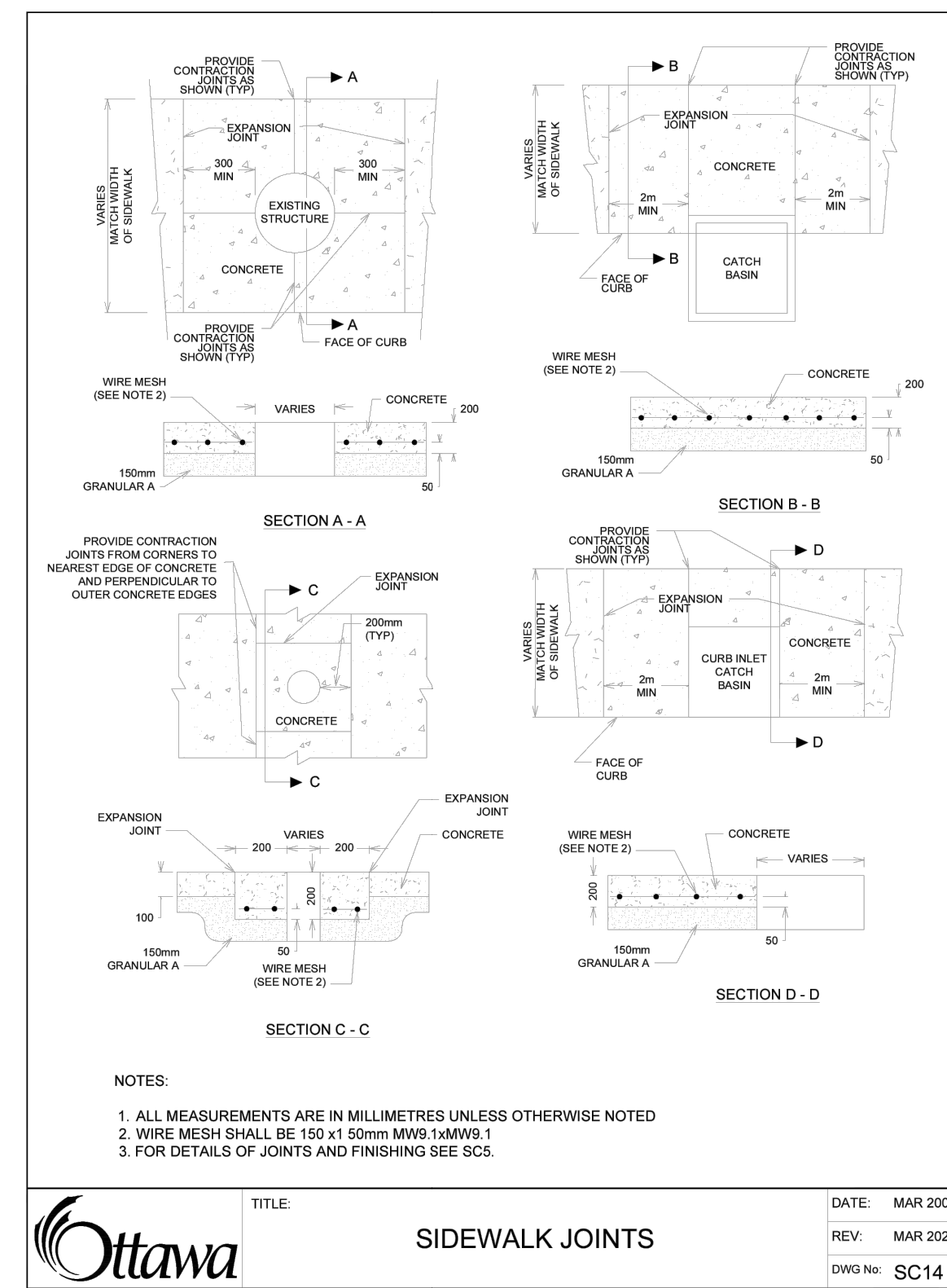
NOT FOR CONSTRUCTION

**LD.100**



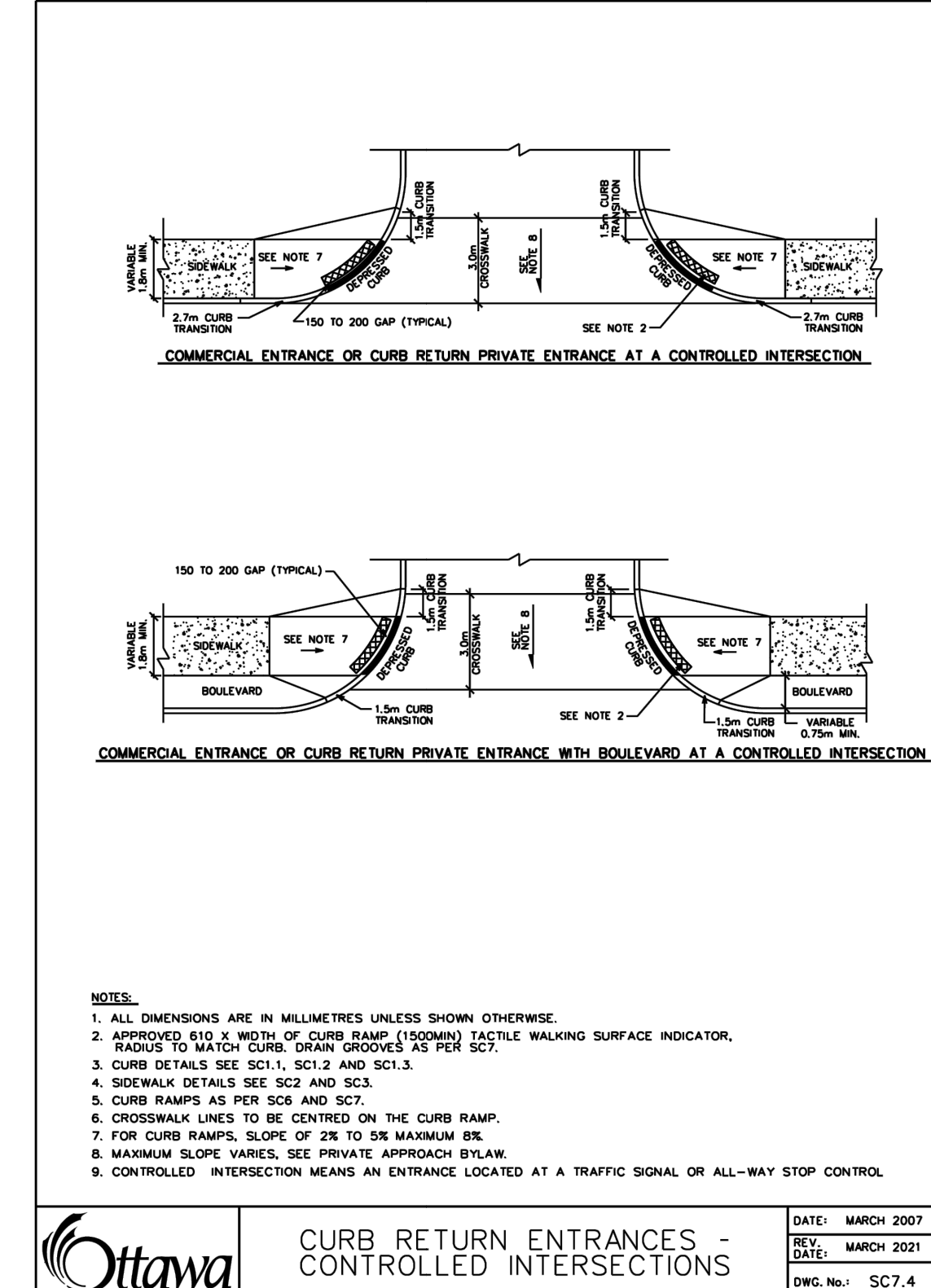
**1 CONCRETE WALKWAY PAVING**

1:20



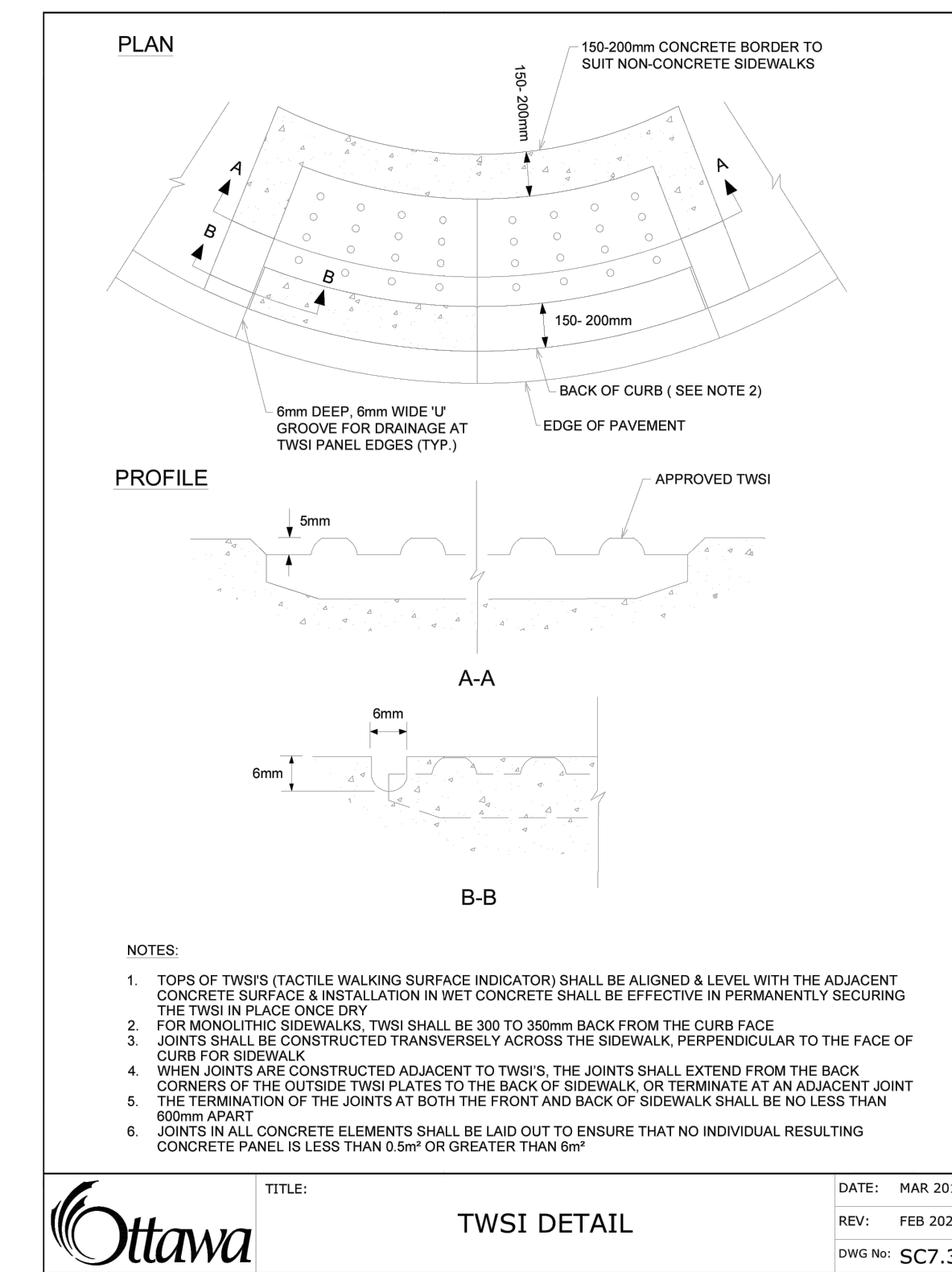
**2 CONCRETE SIDEWALK JOINTS**

1:20



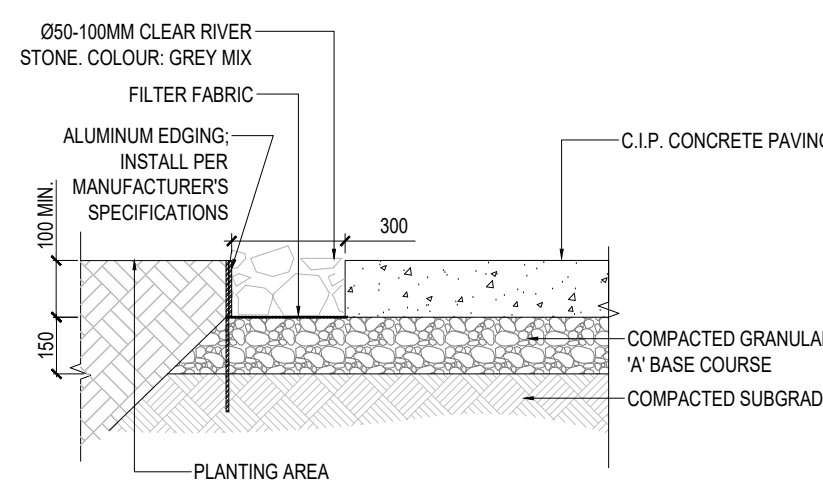
**3 CURB RETURN ENTRANCES**

1:20



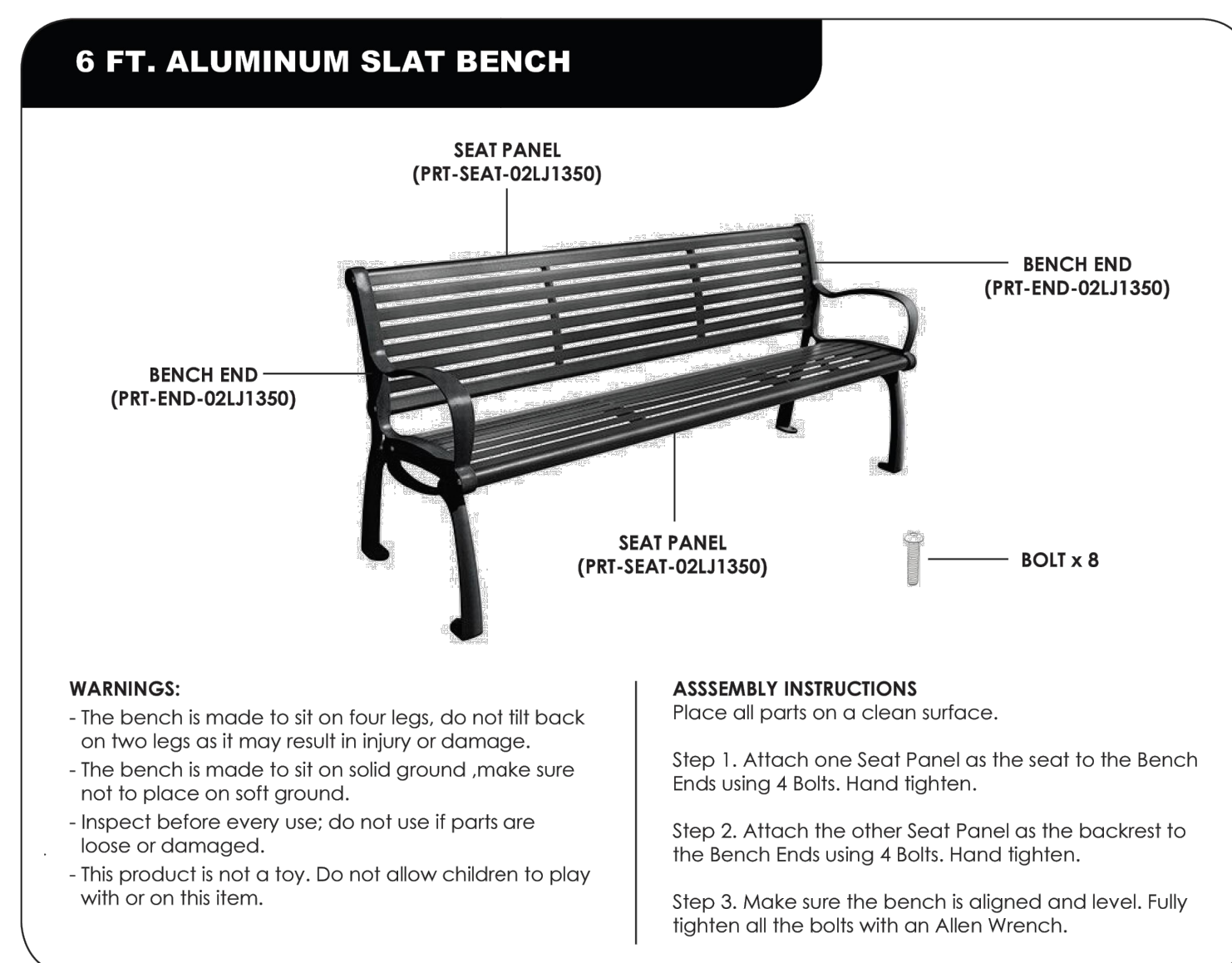
**4 TACTILE WALKING SURFACE INDICATOR**

1:20



**5 RIVERSTONE DETAIL**

1:20



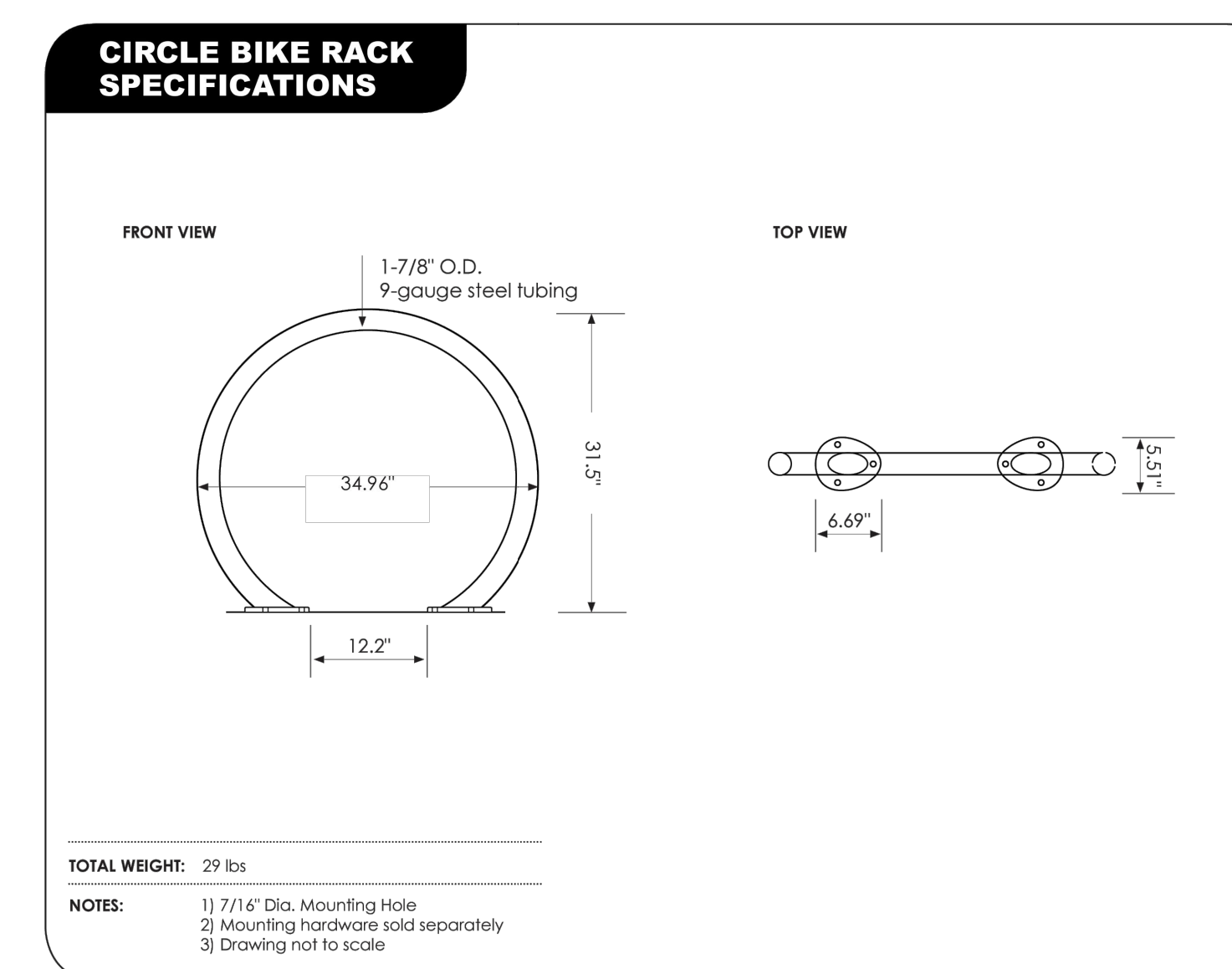
**6 ALUMINUM SLAT BENCH**

1:20



**7 STEEL SLAT RECEPTACLE**

1:20



**8 CIRCLE BIKE RACK**

1:20

**2025 OTHELLO AVE**

OTTAWA, ON

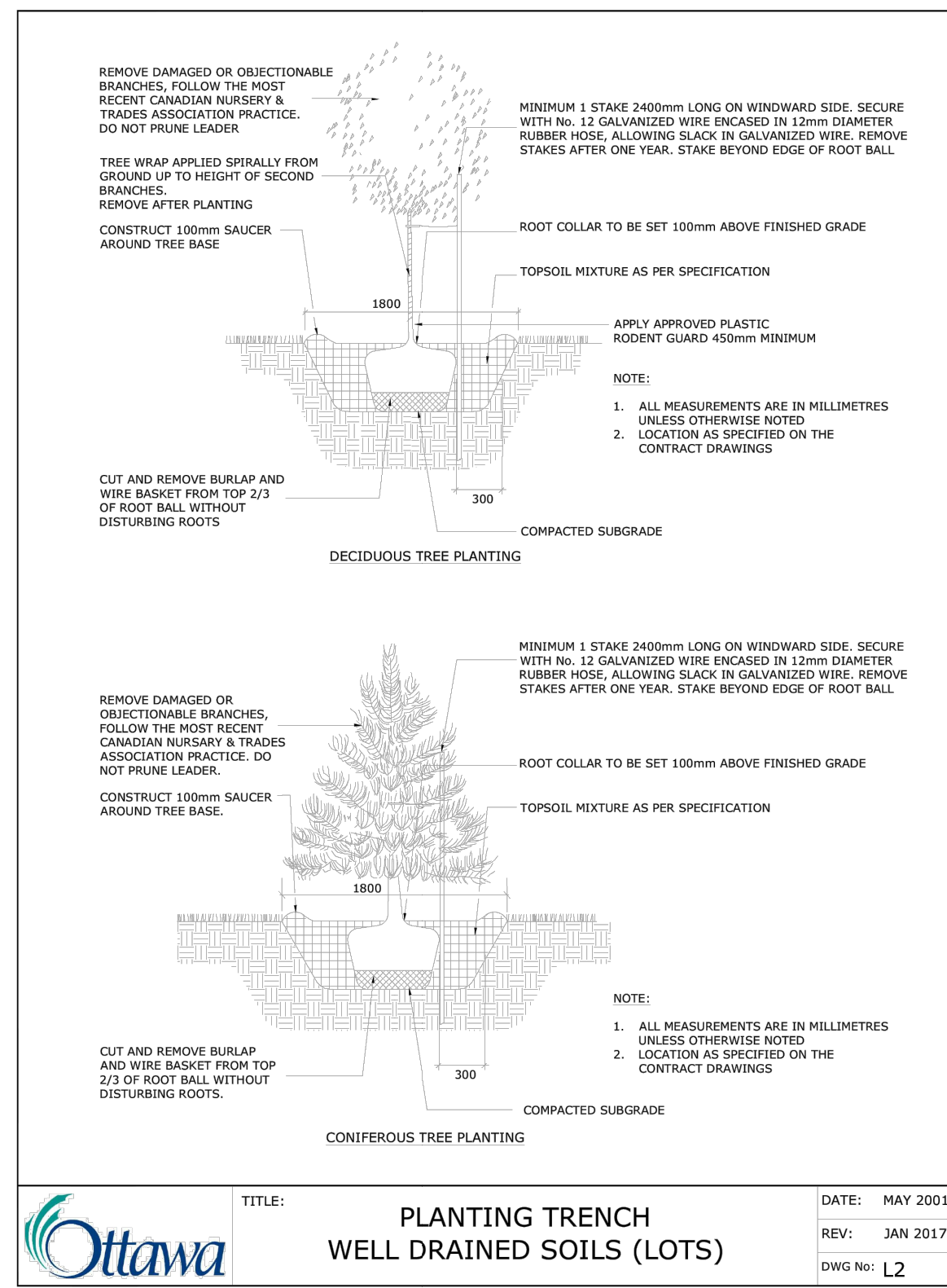
Project Number  
**25-109**

Client  
OSGOODE PROPERTIES  
1284 WELLINGTON STREET WEST  
OTTAWA, ON K1T 3A9

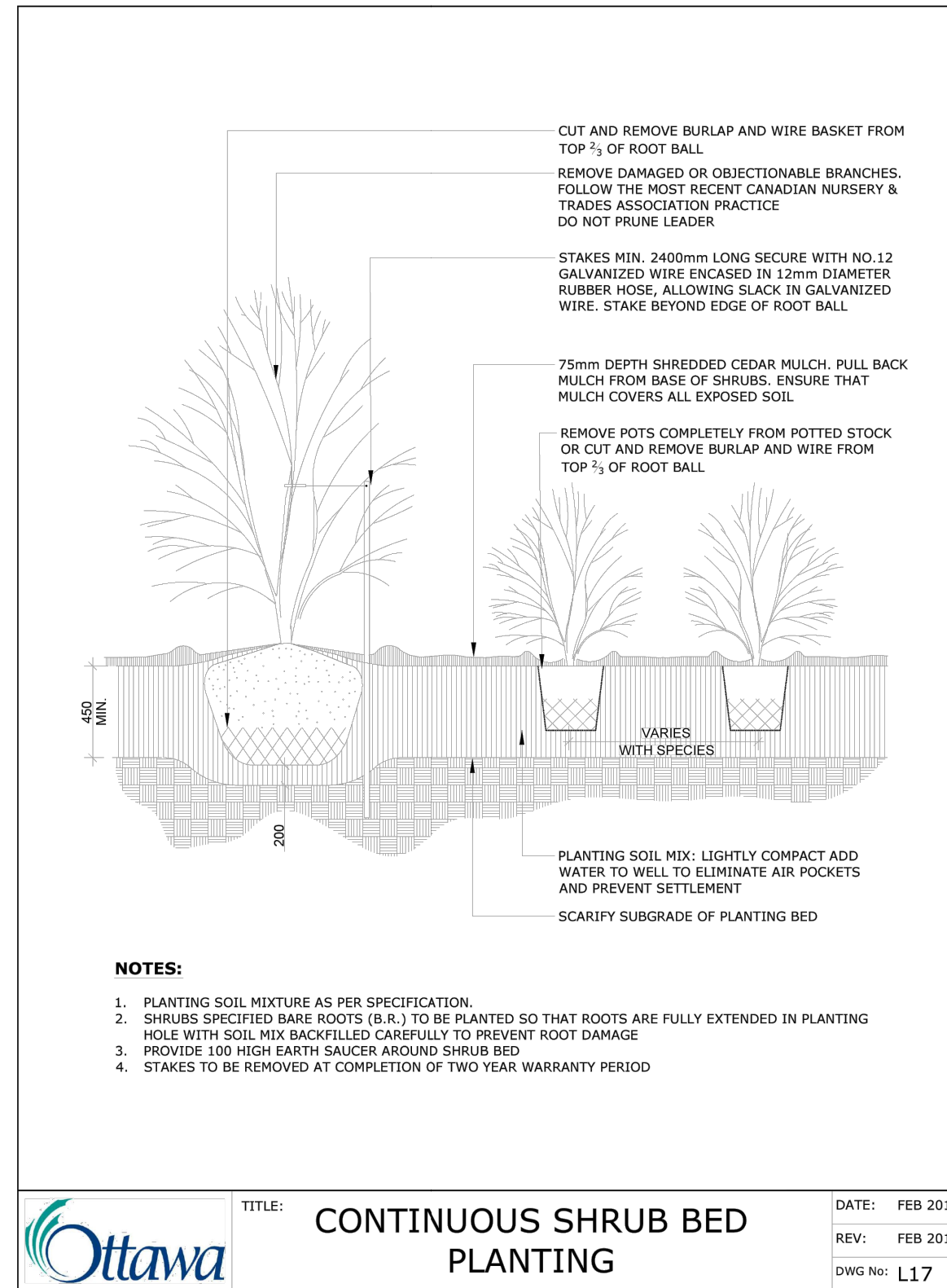
Consultant

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

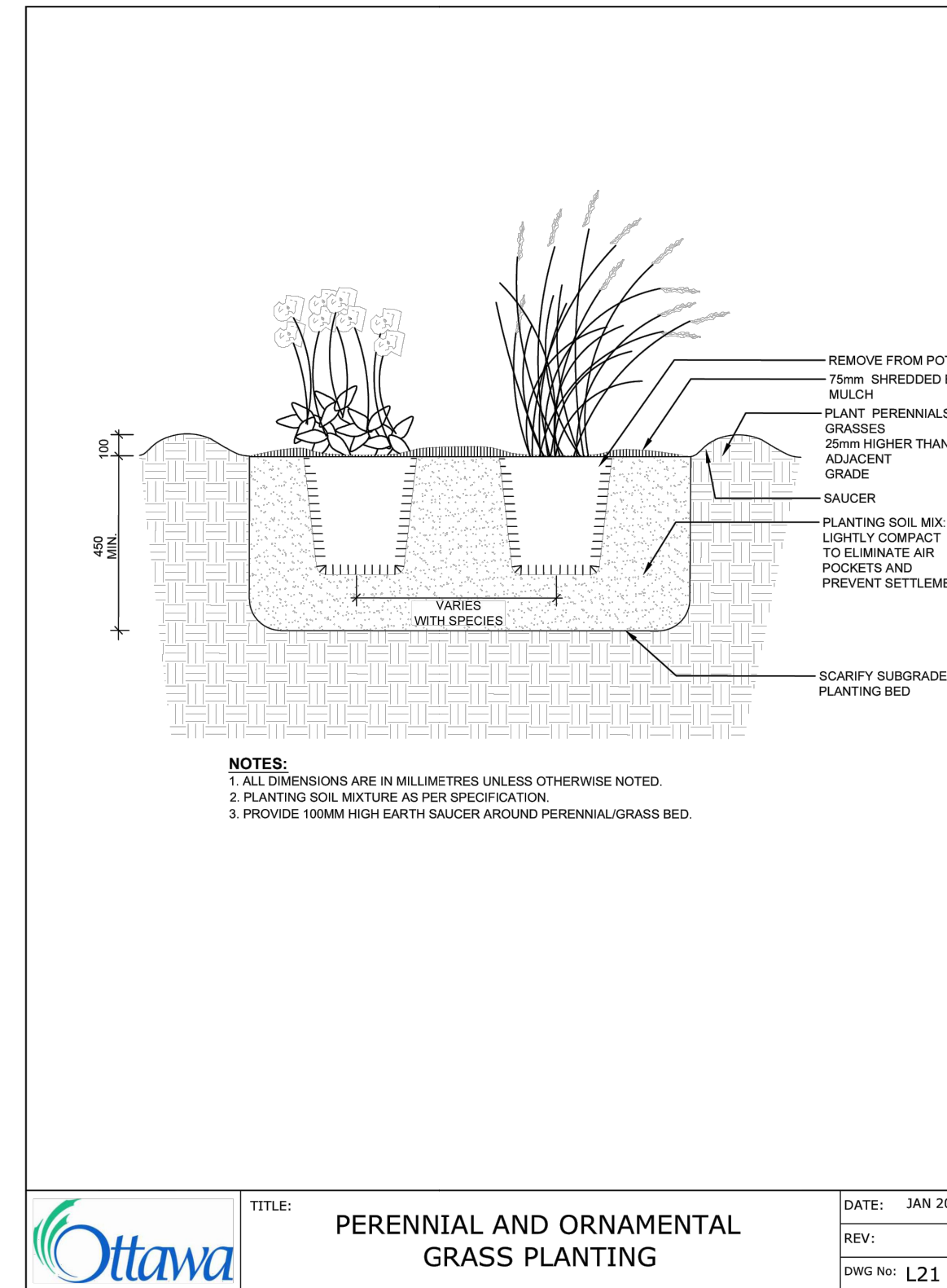
CIVIL ENGINEER: EGIS GROUP  
6240 HWY 7, SUITE 200  
WOODBRIDGE, ON L4H 4G3  
TEL: 905.856.5200



**1** TREE PLANTING  
1:20



**2** SHRUB PLANTING  
1:20



**3** PERENNIAL AND ORNAMENTAL GRASS PLANTING  
1:20

NOTE: THE CONTRACTOR IS TO SUPPLY TOPSOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

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

February 12, 2025 2:41 PM I:\01-PROJECTS\2025\25-109 2025 OTHELLO AVE SPA\01-SHAPE\01-SHEET SET\LD.200 PLANTING DETAILS.DWG

Revisions

3	ISSUED FOR SPA	2025-02-12	MCAI
2	ISSUED FOR SPA	2025-12-12	MCAI
1	ISSUED FOR SPA	2025-09-09	MCAI

Stamp



Keymap

Scale

Phase  
SPA PHASE

North

Drawing Name  
PLANTING DETAILS

Sheet Number  
NOT FOR CONSTRUCTION

**LD.200**