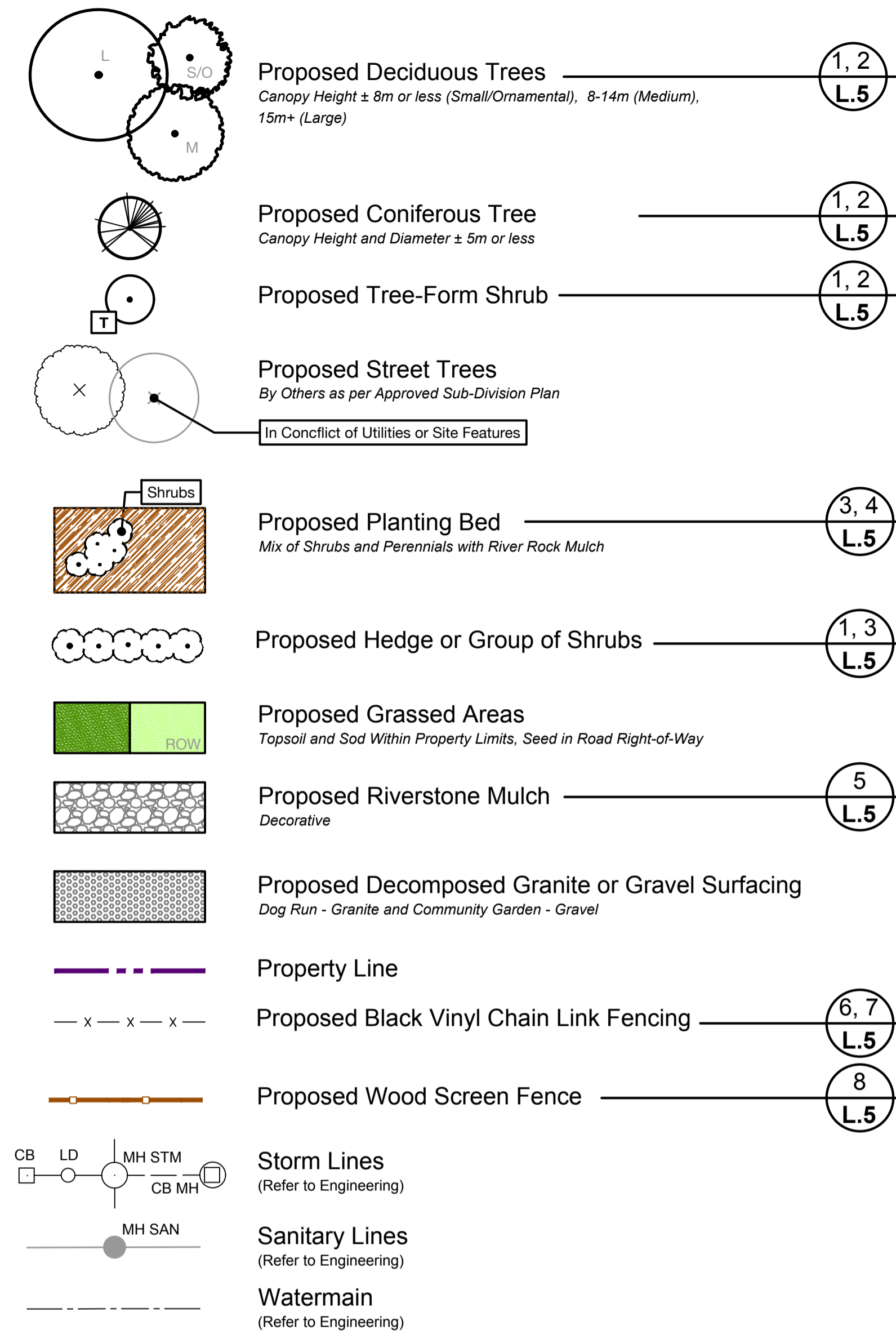


LEGEND

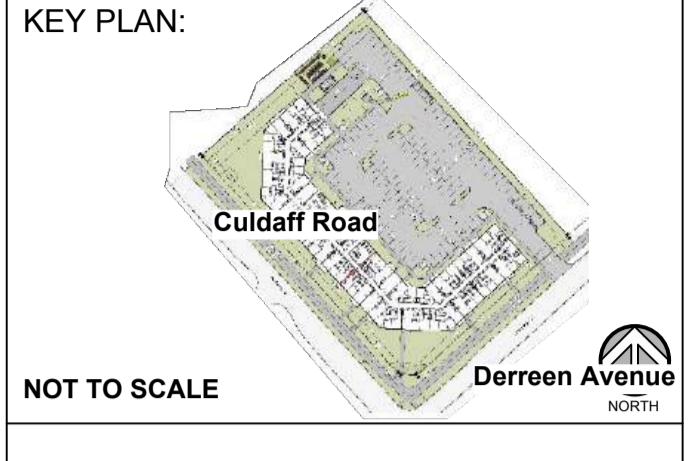


PLANTING NOTES

- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
- LOCATION OF ALL PLANT MATERIAL TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY THE PROJECT MANAGER PRIOR TO THE EXCAVATION OF TREE PITS AND PLANTING BEDS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
- DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
- ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE PROJECT MANAGER.
- CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS OR HER WORK TO THE SATISFACTION OF THE PROJECT MANAGER.
- ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, HABIT, FLOWER, LEAF, COLOUR AND CULTURE AND ONLY AFTER WRITTEN APPROVAL FROM THE PROJECT MANAGER.
- ALL SOD AREAS TO RECEIVE A MINIMUM 150 MM OF IMPORTED TOPSOIL.
- REFER TO L.2 FOR SOIL VOLUMES PLAN.
- ALL SOD TO BE NUMBER ONE TURF GRASS NURSERY SOD THAT HAS BEEN ESPECIALLY SOWN AND CULTIVATED IN NURSERY FIELDS AS TURF GRASS.

GENERAL NOTES

- ALL LANDSCAPED AREAS TO BE IRRIGATED.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE FURNISHINGS AND SURFACING.
- REFER TO ENGINEERING DRAWINGS FOR ALL SITE SERVICING.
- EXISTING SITE SURVEY COMPLETED BY: Farley, Smith & Denis Surveying Ltd. 275-30 Colonnade Road Ottawa Ontario K2E 7J6 P: (613) 727-9226 (office) E: info@fstdsurveys.ca



PROJECT STATUS:
ISSUED FOR CLIENT REVIEW

Revision Schedule

No.	Description	Revision Date
1	ISSUED FOR CLIENT REVIEW	2024-10-31
2	ISSUED FOR CLIENT REVIEW	2025-02-05

SEAL: **studioRed** landscape architects



TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION, DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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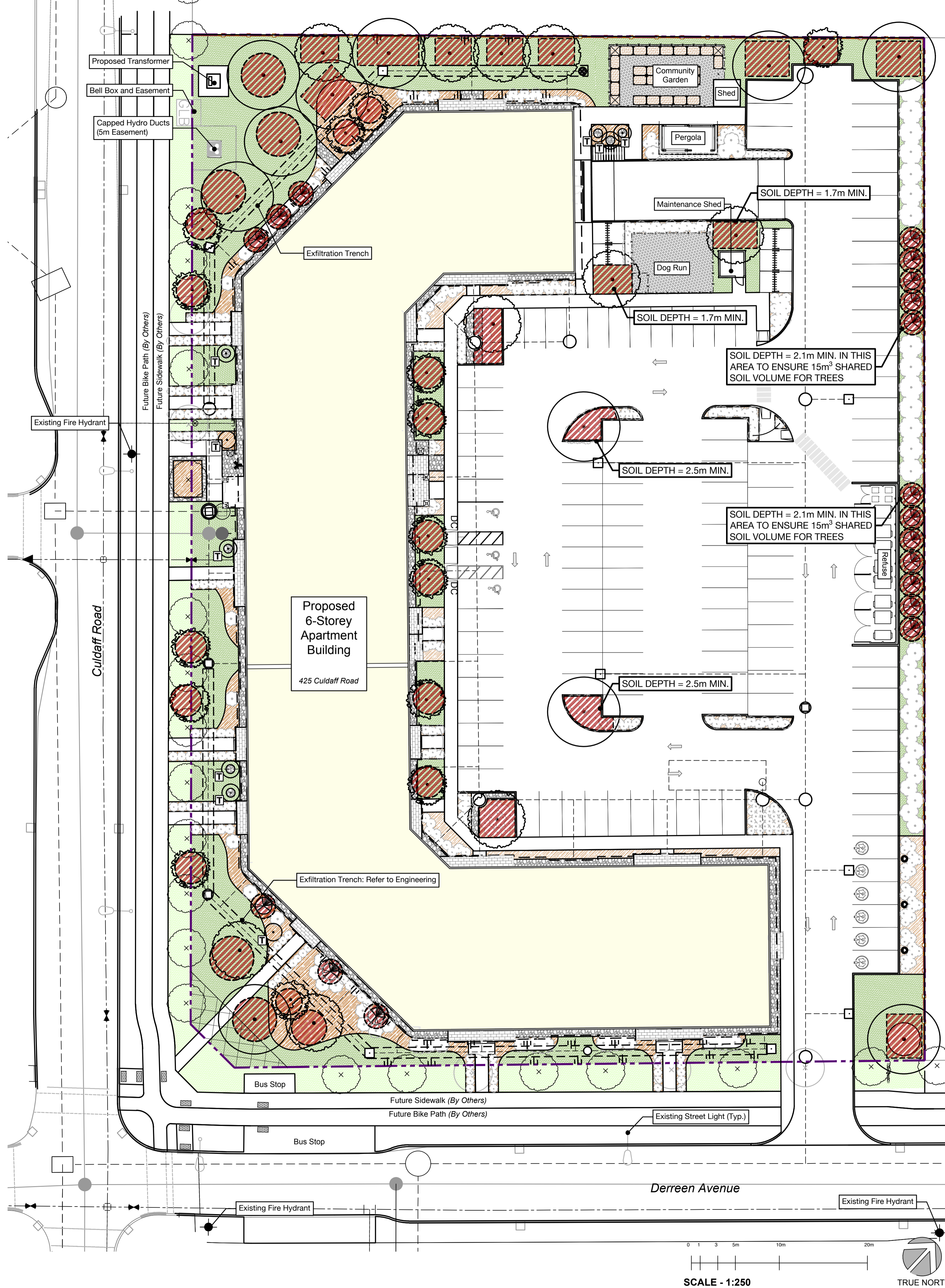
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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
CITY OF OTTAWA:
ADDRESS:
425 CULDAFF ROAD
OTTAWA, ON

DRAWING TITLE:
LANDSCAPE PLAN

DRAWN BY: K. SELIN
CHECKED BY: K. CERVENY
DATE: 2025-02-05
SCALE: 1:250
DRAWING #: **L.1** REV #:



LEGEND

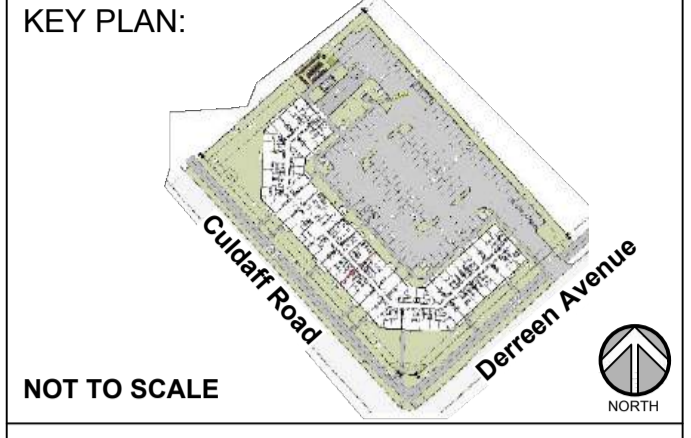
- Proposed Deciduous Trees**
Canopy Height ± 8m or less (Small/Ornamental), 8-14m (Medium), 15m+ (Large)
- Proposed Coniferous Tree**
Canopy Height and Diameter ± 5m or less
- Boundary of Minimum Soil Volume**
All Areas Provide 1.5m Depth of Uncompacted Soil Minimum Except Where Noted. Increase Depth to Noted Amount on Plan
- Proposed Tree-Form Shrub**
By Others as per Approved Sub-Division Plan
- Proposed Street Trees**
By Others as per Approved Sub-Division Plan
- Proposed Planting Bed**
Mix of Shrubs and Perennials with River Rock Mulch
- Proposed Hedge or Group of Shrubs**
- Proposed Grassed Areas**
Topsoil and Sod Within Property Limits, Seed in Road Right-of-Way
- Proposed Riverstone Mulch**
Decorative
- Proposed Decomposed Granite or Gravel Surfacing**
Dog Run - Granite and Community Garden - Gravel
- Property Line**

SOIL VOLUMES CHART

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

SOIL VOLUMES NOTES:

- SOIL VOLUMES NOT CALCULATED FOR STREET TREES (N.I.C).
- ALL TREES CONSIDERED SINGLE TREES, EXCEPT FOR EASTERN RED CEDAR HEDGE (*Juniperus virginia*) AND SERVICEBERRY TREES (*Amelanchier canadensis*) IN PLANTING BED (REFER TO 5/L.4).
- SOIL VOLUMES NOT CALCULATED FOR TREE-FORM SHRUBS.
- ALL TREES TO HAVE MINIMUM SOIL VOLUME IN CHART ABOVE.
- EXISTING SITE SURVEY COMPLETED BY:
Farley, Smith & Denis Surveying Ltd.
275-30 Colonnade Road Ottawa Ontario K2E 7J6
P: (613) 727-8226 (office) E: info@fstdsurveys.ca



NOT TO SCALE

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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:

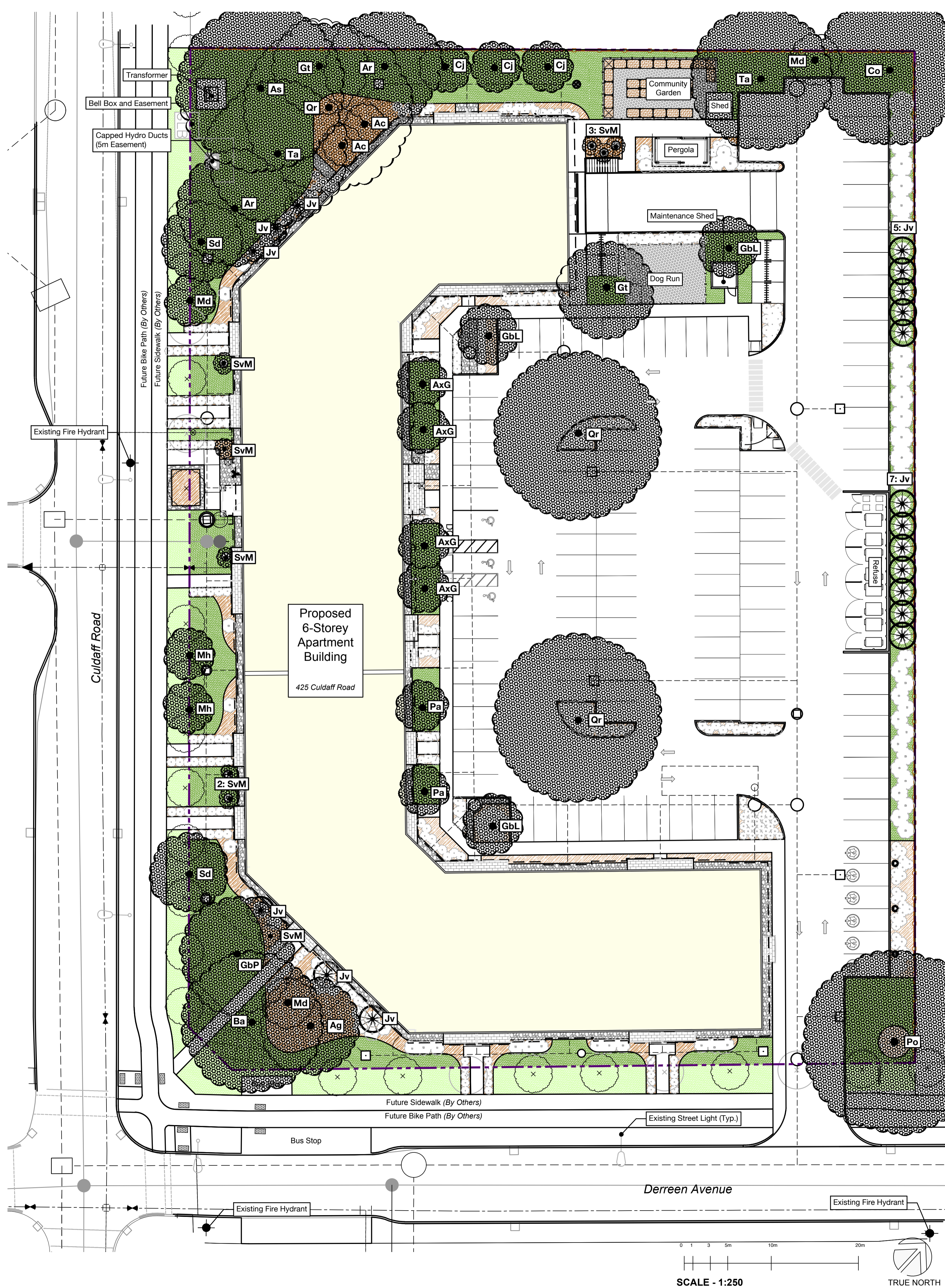
CITY OF OTTAWA:

ADDRESS:
425 CULDAFF ROAD
OTTAWA, ON

DRAWING TITLE:
SOIL VOLUMES PLAN

DRAWN BY: K. SELIN
CHECKED BY: K. CERVENY
DATE: 2025-02-05
SCALE: 1:250
DRAWING #: **L.2**
REV #:





LEGEND

- KEY**
Deciduous Tree and Tree-Form Shrubs
40 Year Canopy
Refer to Chart for Approximate Mature Crown Diameter and Ownership Info.
- Coniferous Tree Mature Size**
Refer to Chart for Approximate Mature Crown Diameter and Ownership Info.
- Street Trees (N.I.C)**
By Others as per Approved Sub-Division Plan
In Conflict of Utilities or Site Features
- Planting Bed**
Mix of Shrubs and Perennials with River Rock Mulch
- Hedge or Group of Shrubs**
- Grassed Areas**
Topsoil and Sod Within Property Limits. Seed in Road Right-of-Way
- Property Line**

GENERAL NOTES

1. STREET TREES (N. I. C.) NOT INCLUDED IN PROJECTION CALCULATION.
2. EXISTING SITE SURVEY COMPLETED BY:
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275-30 Colonnade Road Ottawa Ontario K2E 7J6
P: (613) 727-8226 (office) E: info@fstdsurveying.ca

BROADSTREET
PROPERTIES LTD.
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

KEY PLAN:

NOT TO SCALE

PROJECT STATUS:
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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
CITY OF OTTAWA:

ADDRESS:
425 CULDAFF ROAD
OTTAWA, ON

DRAWING TITLE:
**40 - YEAR CANOPY
PROJECTION PLAN**

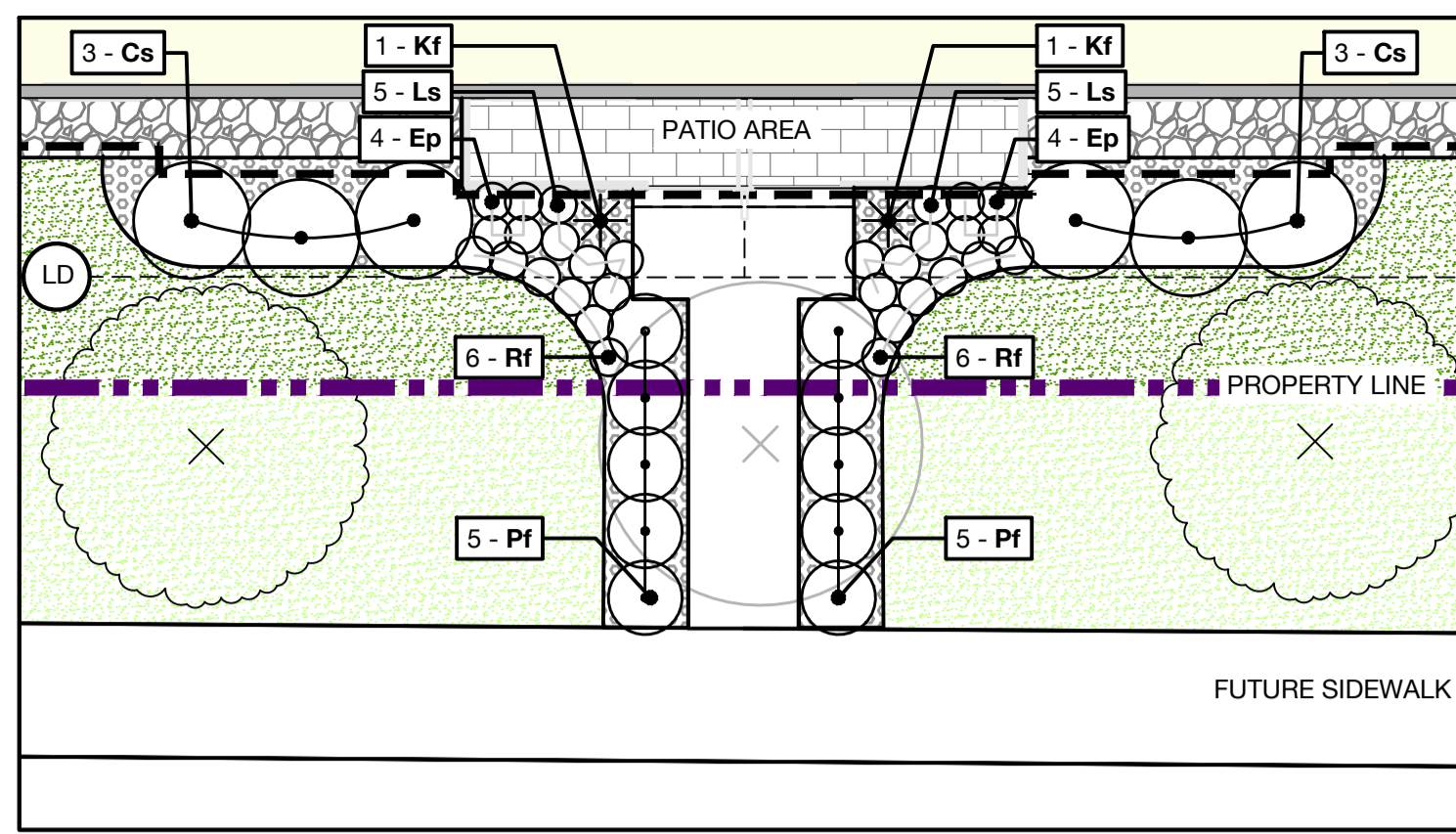
DRAWN BY: K. SELIN
CHECKED BY: K. CERVENY
DATE: 2025-02-05
SCALE: 1:250
DRAWING #: **L.3**

PROJECTED 40 YEAR TREE CANOPY

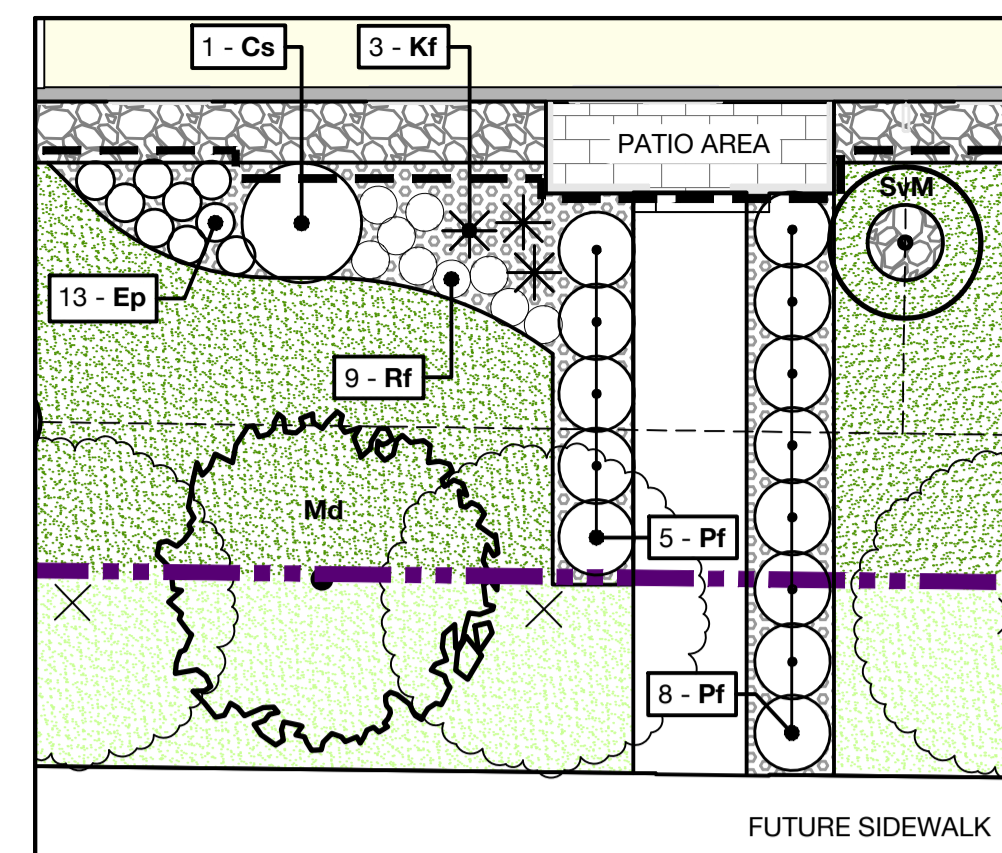
KEY	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	PROJECTED CANOPY DIAMETER	OWNERSHIP	EXISTING OR PROPOSED	TOTAL COVERAGE (based on % of canopy unobstructed)
DECIDUOUS TREES								
Ac	2	<i>Amelanchier canadensis</i>	Serviceberry	Y	4 m	PRIVATE	P	(13 m ²) x 0 = 0
Ag	1	<i>Aesculus glabra</i>	Ohio Buckeye	Y	10 m	PRIVATE	P	(79 m ²) x 0.5 = 40 m ²
Ar	2	<i>Acer rubrum</i>	Red Maple	Y	12 m	PRIVATE	P	(113 m ²) x 1 = 113 m ²
As	1	<i>Acer saccharum</i>	Sugar Maple	Y	18 m	PRIVATE	P	(254 m ²) x 1 = 254 m ²
AxG	4	<i>Amelanchier x grandiflora</i> 'Robin Hill'	Robin Hill Serviceberry	C	5 m	PRIVATE	P	(20 m ²) x 4 = 80 m ²
Ba	1	<i>Betula alagheniensis</i>	Yellow Birch	Y	15 m	PRIVATE	P	(178 m ²) x 1 = 178 m ²
Cj	3	<i>Cercidiphyllum japonicum</i>	Katsura Tree	N	5 m	PRIVATE	P	(20 m ²) x 2.5 = 50 m ²
Co	1	<i>Celtis occidentalis</i>	Common Hackberry	Y	16 m	PRIVATE	P	(201 m ²) x 1 = 201 m ²
GbL	3	<i>Ginkgo biloba</i> 'Lakeview'	Lakeview Maidenhair Tree	N	6 m	PRIVATE	P	(113 m ²) x 3 = 339 m ²
GbP	1	<i>Ginkgo biloba</i> 'Presidential Gold'	Presidential Gold Maidenhair Tree	N	12 m	PRIVATE	P	(113 m ²) x 0.5 = 57 m ²
Gt	2	<i>Gleditsia triacanthos var. inermis</i> 'Skyline'	Skyline Thornless Honey Locust	N	10 m	PRIVATE	P	(76 m ²) x 1 = 76 m ²
Md	3	<i>Malus 'Dolgo'</i>	Dolgo Crabapple	N	5 m	1 ROW, 2 P	P	(20 m ²) x 1 = 20 m ²
Mh	2	<i>Malus 'Harvest Gold'</i>	Dolgo Crabapple	N	5 m	2 ROW	P	(20 m ²) x 2 = 40 m ²
Pa	2	<i>Prunus americana</i>	American Plum	Y	5 m	PRIVATE	P	(20 m ²) x 2 = 40 m ²
Po	1	<i>Platanus occidentalis</i>	American Sycamore	Y	20 m	PRIVATE	P	(314 m ²) x 1 = 314 m ²
Qr	3	<i>Quercus rubra</i>	Red Oak	Y	18 m	PRIVATE	P	(254 m ²) x 2.5 = 635 m ²
Sd	2	<i>Sorbus decora</i>	Showy Mountainash	Y	8 m	1 ROW, 1 P	P	(50 m ²) x 1.5 = 75 m ²
Ta	2	<i>Tilia americana</i>	Basswood	Y	15 m	PRIVATE	P	(178 m ²) x 1.5 = 267 m ²
CONIFEROUS TREES								
Jv	18	<i>Juniperus virginiana</i>	Eastern Red Cedar	Y	3 m	PRIVATE	P	(7 m ²) x 11.5 = 81 m ²
TREE FORM DECIDUOUS SHRUBS								
SvM	9	<i>Syringa x vulgaris</i> 'Beauty of Moscow'	Beauty of Moscow Lilac	N	2m	PRIVATE	P	(3 m ²) x 8 = 24 m ²
TOTAL CANOPY COVERAGE:								2884 m ²
TOTAL SITE AREA:								9728 m ²
% OF SITE CANOPY COVERAGE:								2884/9728 m ² = 30%

SCALE - 1:250

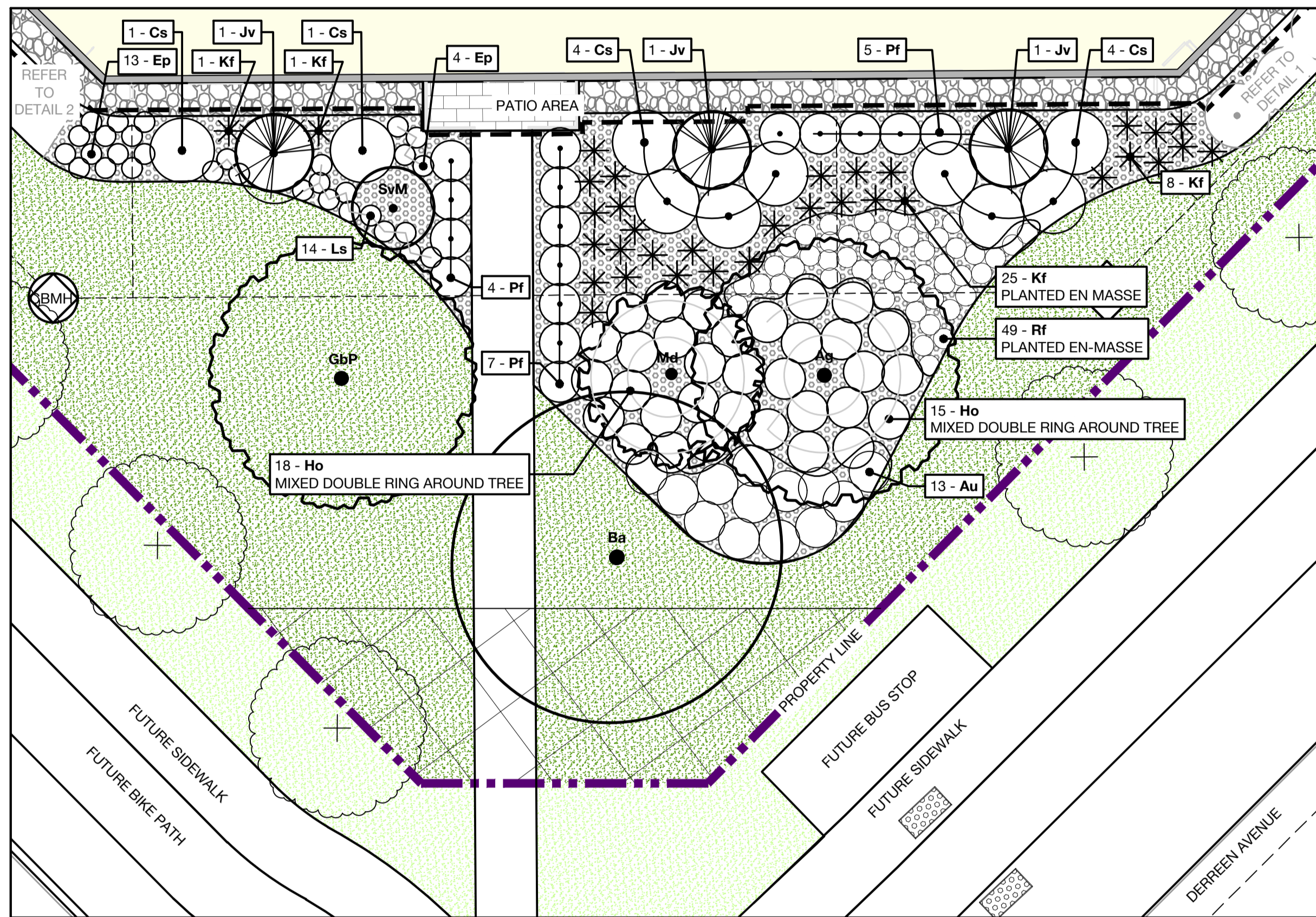
TRUE NORTH



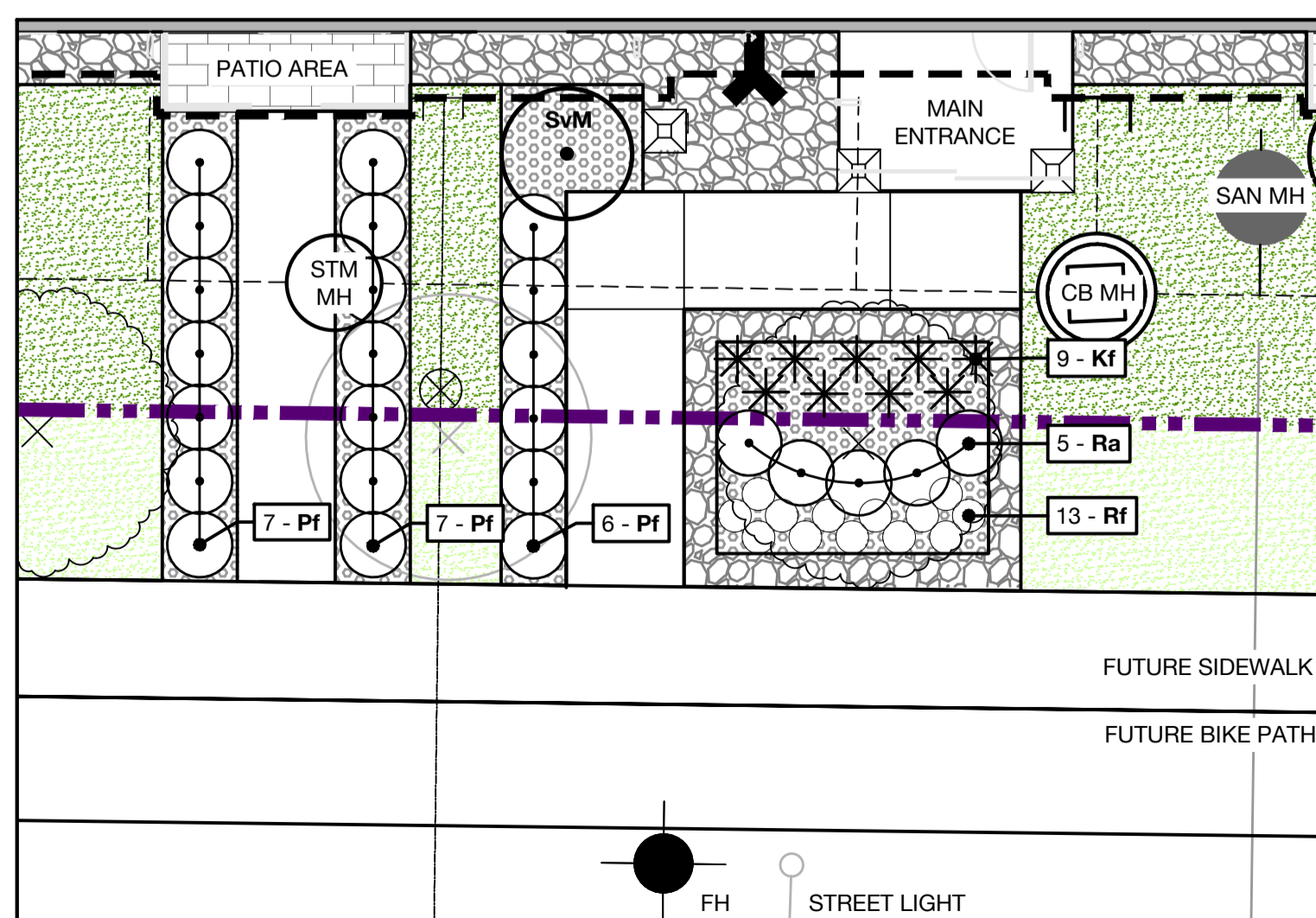
1 PLANTING BED 'SUN-A'
SCALE - 1:100



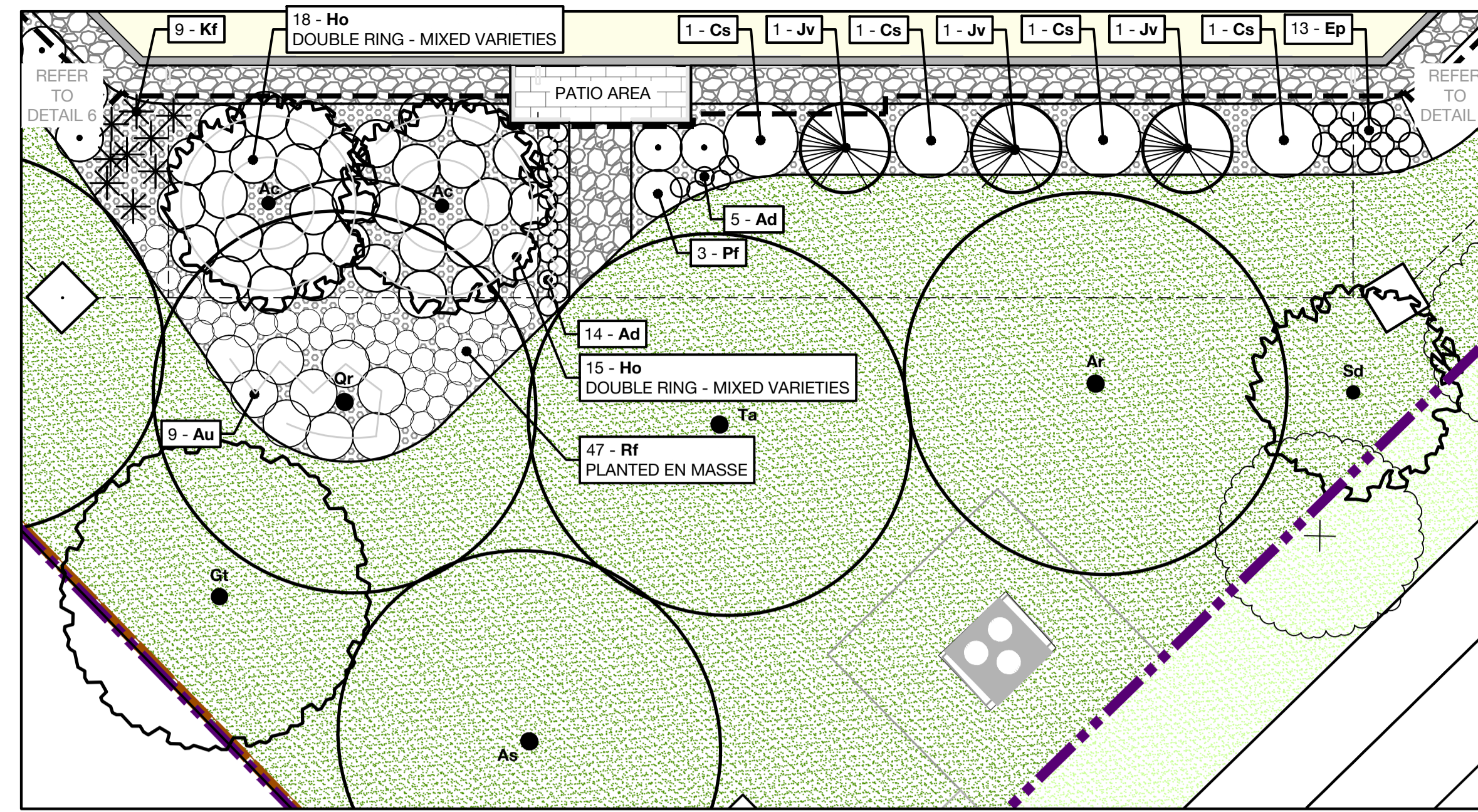
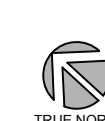
2 PLANTING BED 'SUN-B'
SCALE - 1:100



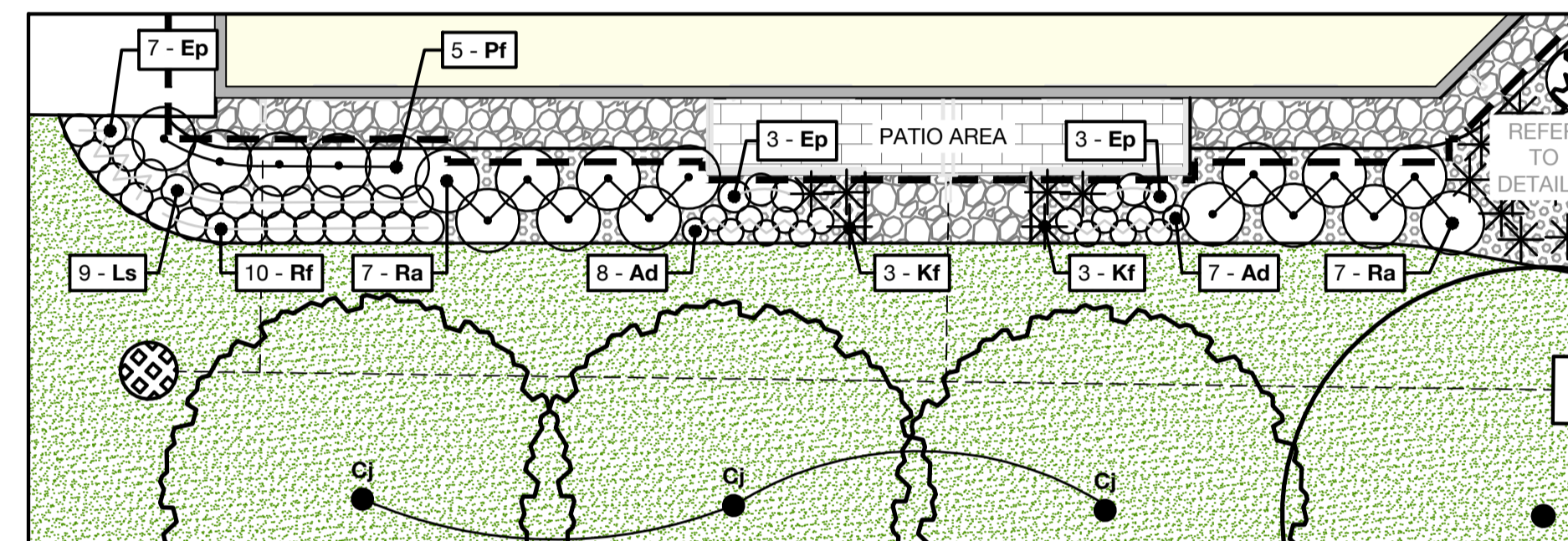
3 SOUTHERN PLANTING BED (AT DERREEN AVE. AND CULDAFF RD.)
SCALE - 1:100



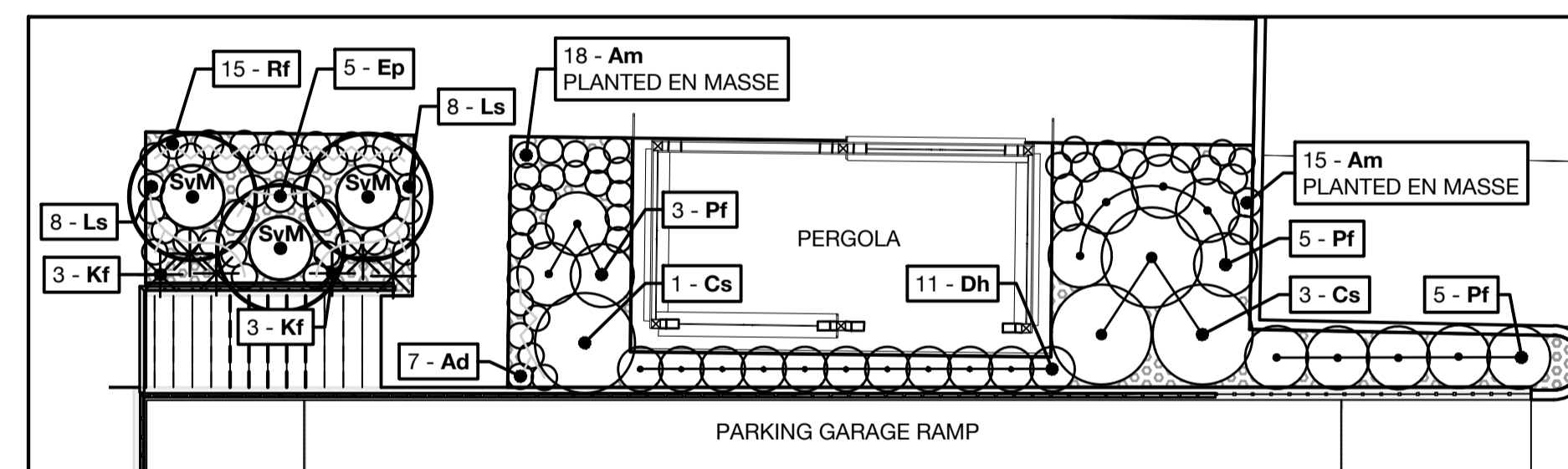
4 ENTRANCE PLANTING AT CULDAFF RD.
SCALE - 1:100



5 NORTHERN PLANTING BED 'A' (CULDAFF RD.)
SCALE - 1:100



6 NORTHERN PLANTING BED 'B' (AT REAR PROPERTY LINE)
SCALE - 1:100



7 PERGOLA PLANTING BEDS
SCALE - 1:100



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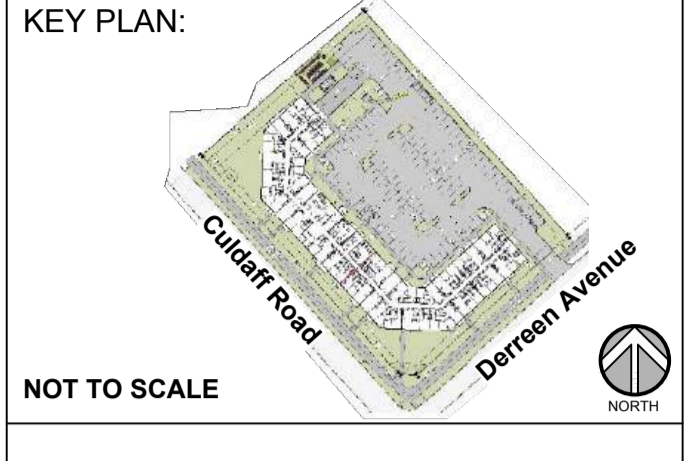
LEGEND

- Proposed Deciduous Trees** (1, 2, L.5)
Canopy Height \pm 8m or less (Small), 8-14m (Medium), 15m+ (Large)
- Proposed Coniferous Tree or Shrub** (1, 2, L.5)
Canopy Height and Diameter \pm 5m or less
- Proposed Street Tree**
By Others as per Approved Sub-Division Plan
- Proposed Street Tree**
By Others in conflict of utilities or site features
- Proposed Planting Bed** (3, 4, L.5)
Mix of Shrubs and Perennials with River Rock Mulch
- Proposed Grassed Areas**
Topsoil and Sod Within Property Limits, Seed in Road Right-of-Way
- Proposed Riverstone Mulch** (5, L.5)
Decorative
- Property Line**

GENERAL NOTES

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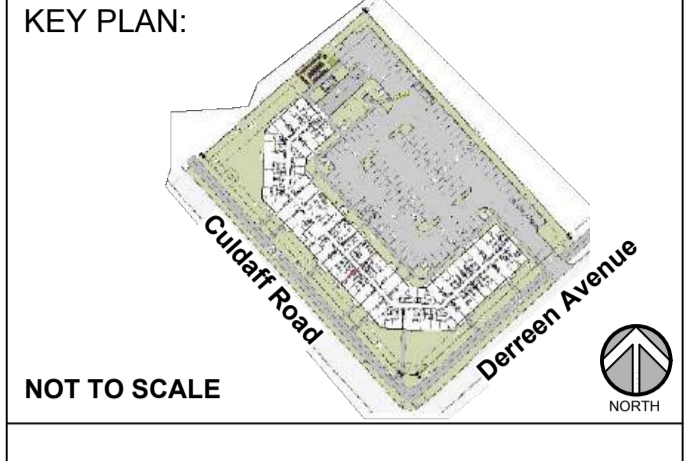
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PROJECT NAME:	PALLADIUM TERRACE
PROJECT NUMBER:	
CITY OF OTTAWA:	
ADDRESS:	425 CULDAFF ROAD OTTAWA, ON
DRAWING TITLE:	PLANTING BED DETAILS
DRAWN BY:	K. SELIN
CHECKED BY:	K. CERVENY
DATE:	2025-02-05
SCALE:	1:250
DRAWING #:	L.4
REV #:	



PROJECT STATUS:
ISSUED FOR CLIENT REVIEW

No.	Description	Revision Date
1	ISSUED FOR CLIENT REVIEW	2024-10-31
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No.	Description	Revision Date



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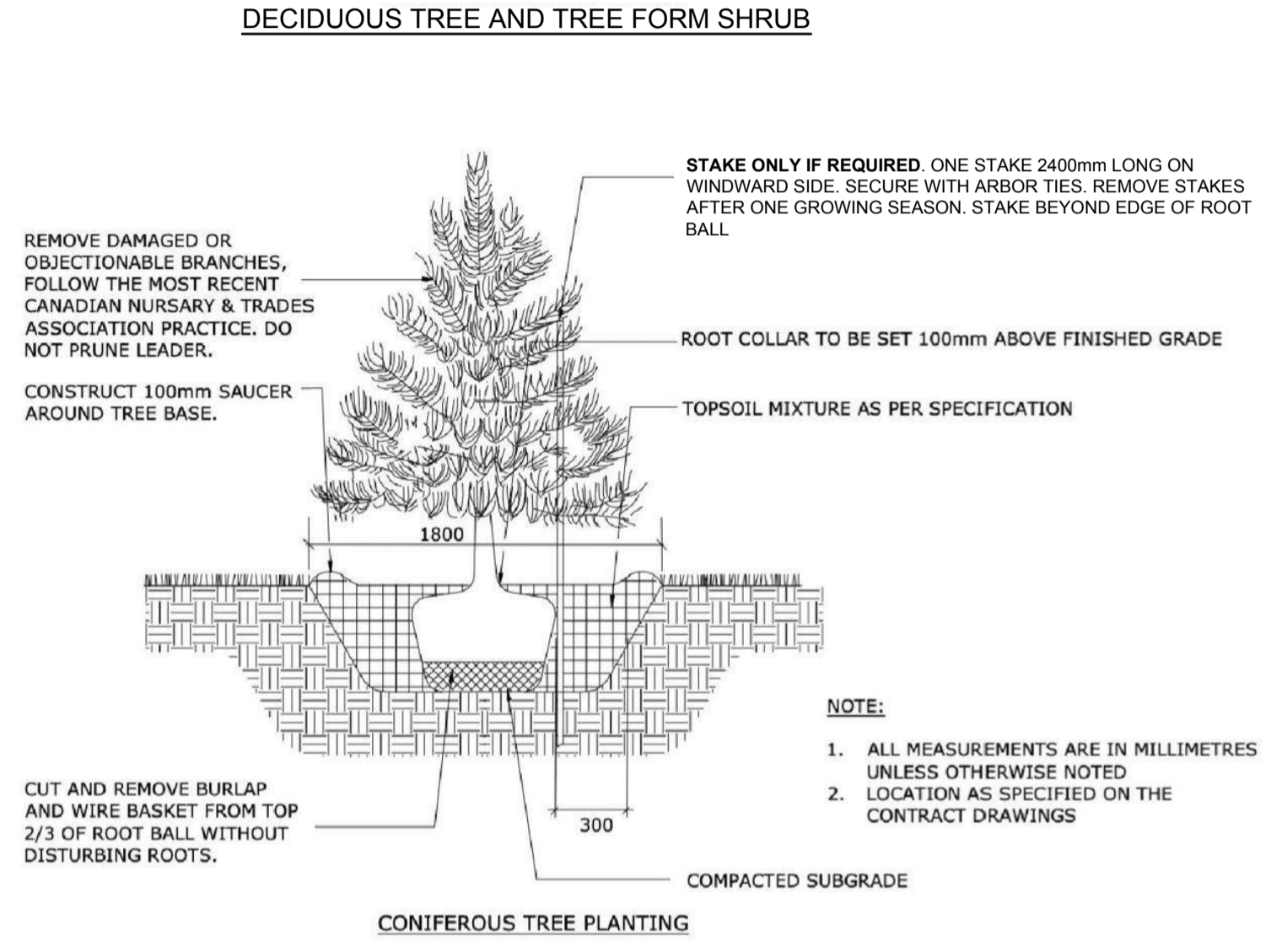
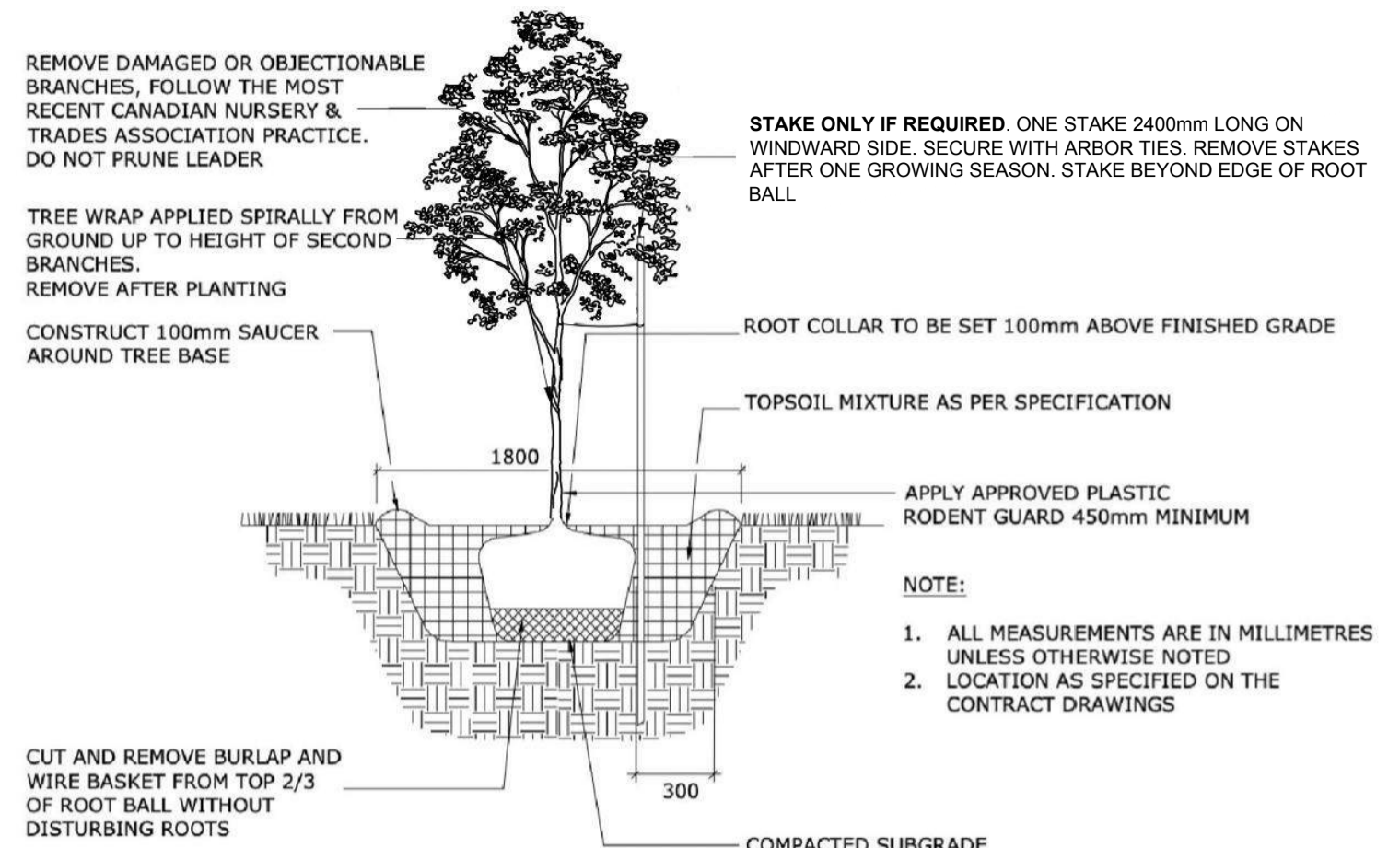
PROJECT NUMBER:

CITY OF OTTAWA:
ADDRESS:
425 CULDAFF ROAD
OTTAWA, ON

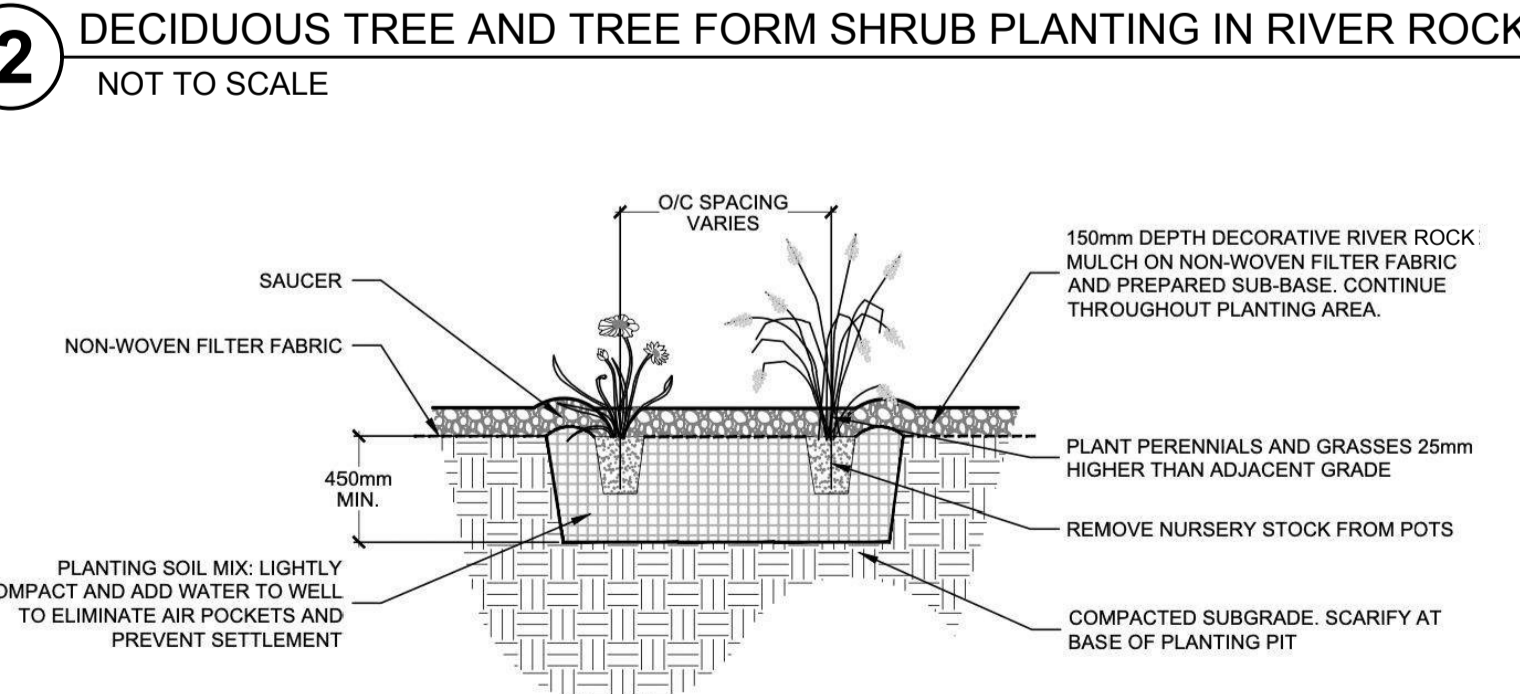
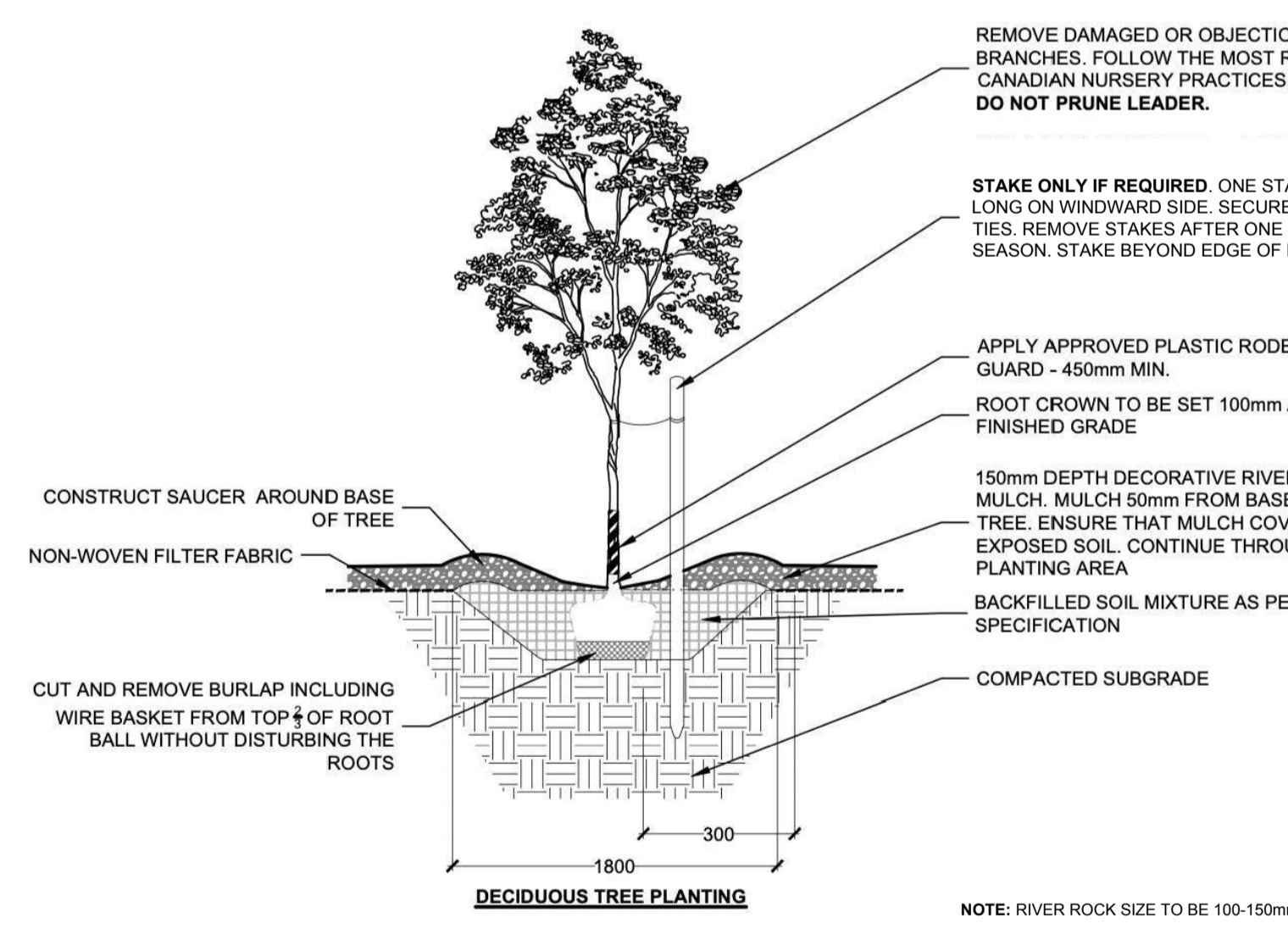
DRAWING TITLE:
DETAILS AND PLANT LIST

DRAWN BY: K. SELIN
CHECKED BY: K. CERVENY
DATE: 2025-02-05
SCALE: AS NOTED

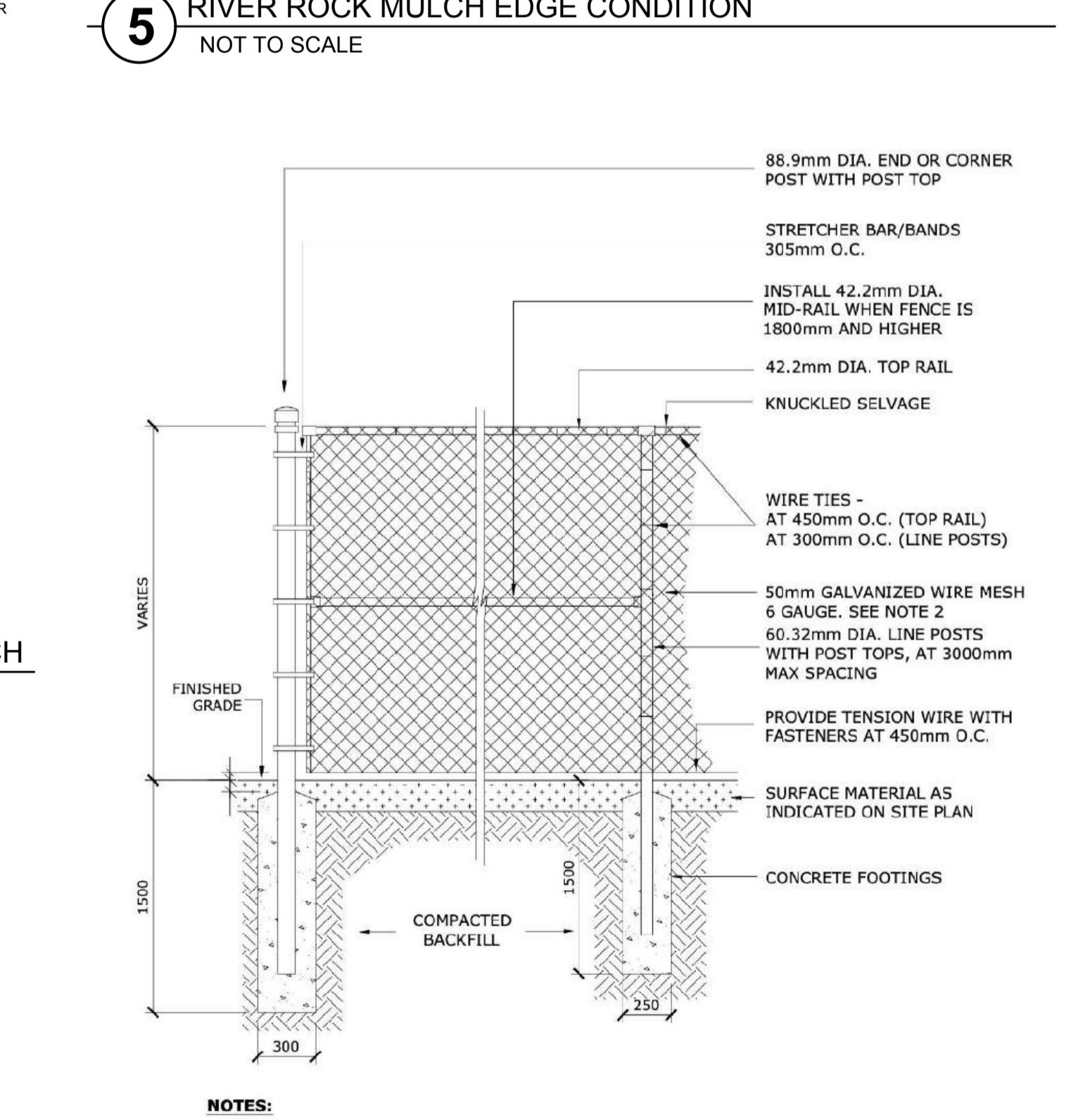
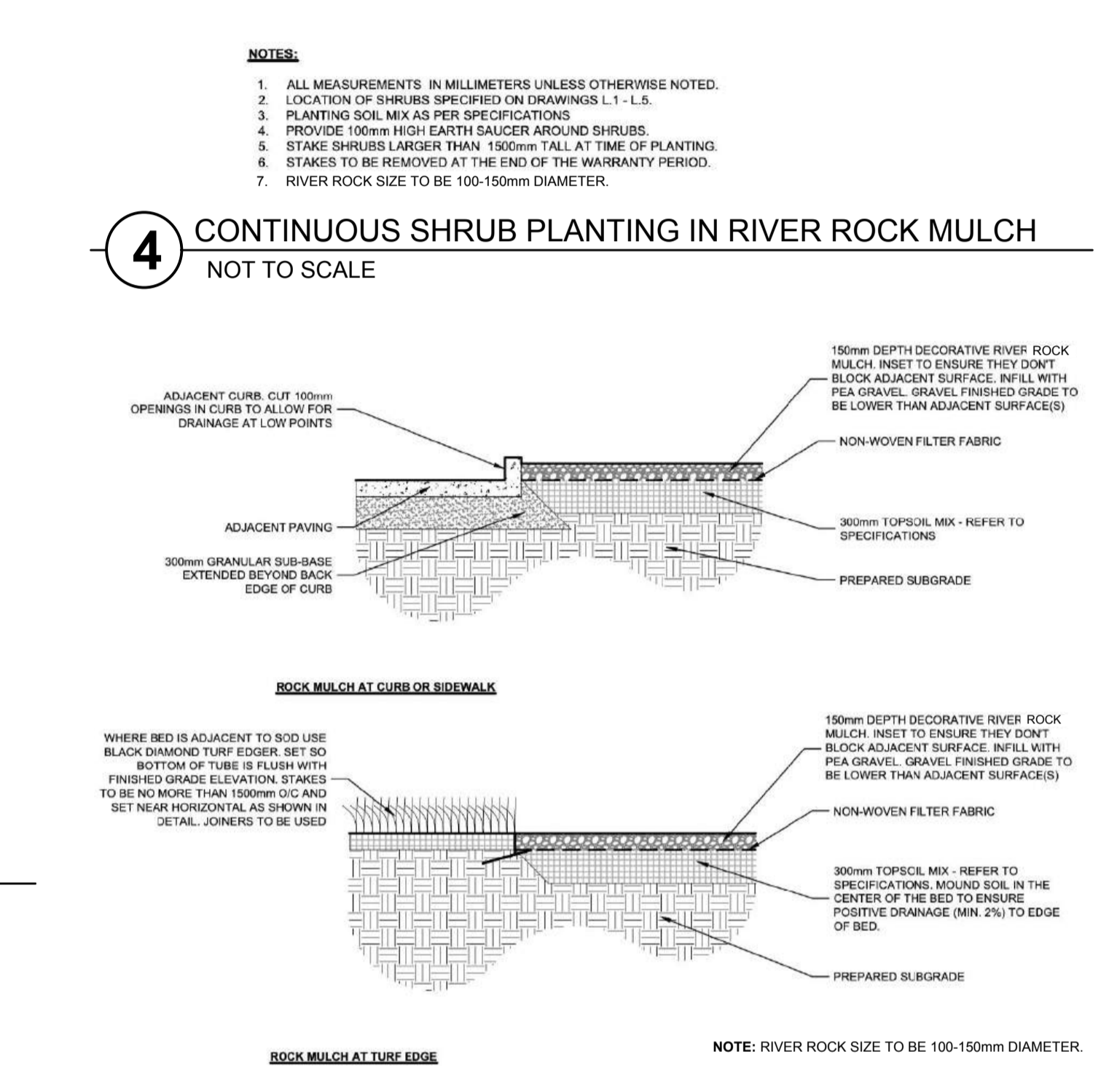
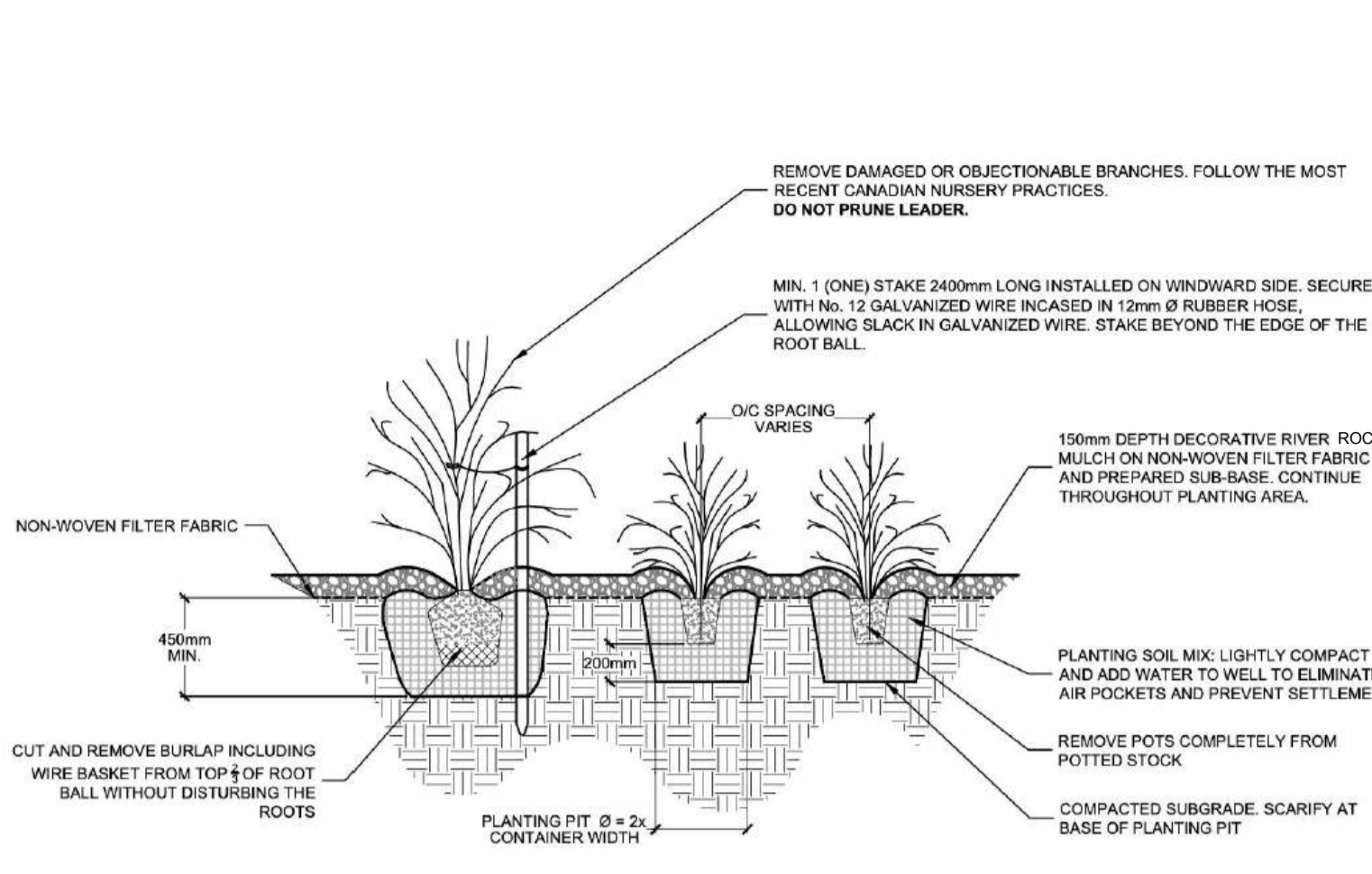
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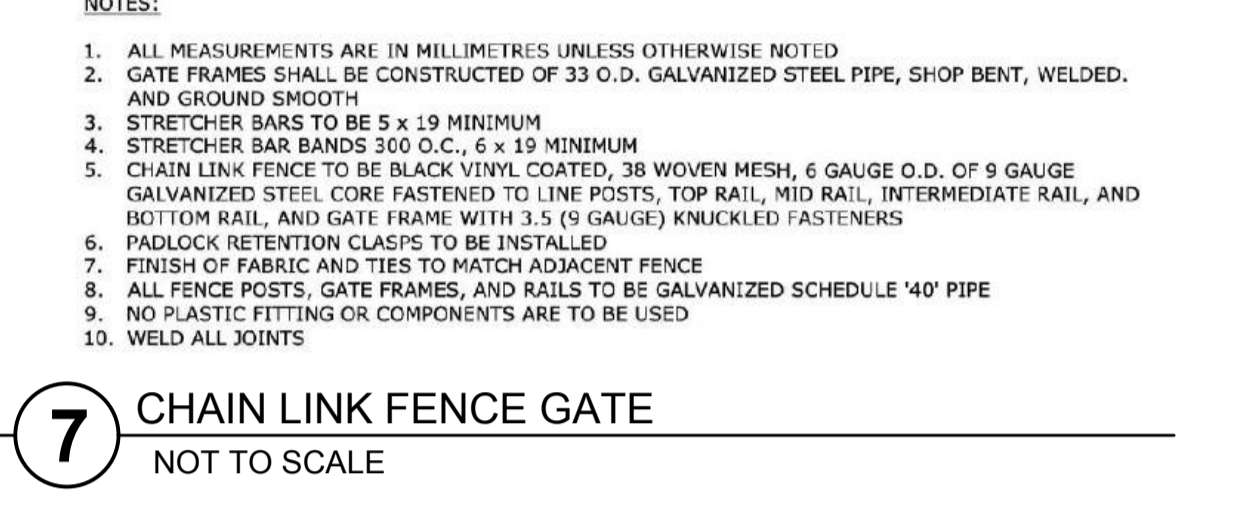
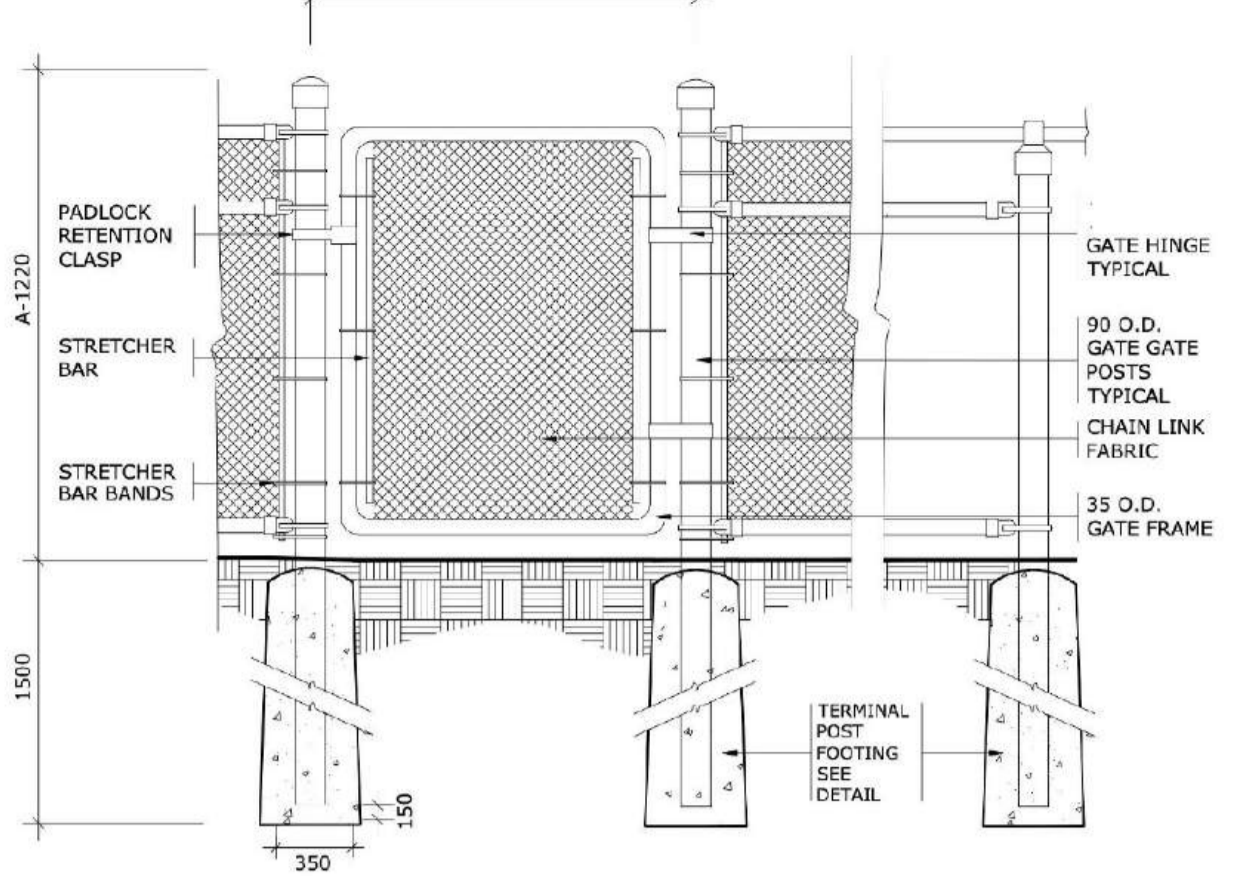
DECIDUOUS TREE, TREE-FORM SHRUB AND CONIFEROUS TREE PLANTING IN GRASSED AREAS



PERENNIAL AND ORNAMENTAL GRASS PLANTING IN RIVER ROCK MULCH



CHAIN LINK FENCE



CONTINUOUS SHRUB PLANTING IN RIVER ROCK MULCH

PROPOSED PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	CAL/ HT.	CONDITION/ REMARKS
DECIDUOUS and CONIFEROUS TREES						
Ac	2	<i>Amelanchier canadensis</i>	Serviceberry	Y	50 mm Cal.	Tree Form W/B
Ag	1	<i>Aesculus glabra</i>	Ohio Buckeye	Y	50 mm Cal.	W/B
Ar	2	<i>Acer rubrum</i>	Red Maple	Y	50 mm Cal.	W/B
As	1	<i>Acer saccharum</i>	Sugar Maple	Y	50 mm Cal.	W/B
AXG	4	<i>Amelanchier x grandiflora</i> 'Robin Hill'	Robin Hill Serviceberry	C	50 mm Cal.	W/B
Ba	1	<i>Betula alleghaniensis</i>	Yellow Birch	Y	50 mm Cal.	Clump - W/B
Cj	3	<i>Cercidiphyllum japonicum</i>	Katsura Tree	N	200 cm HT.	Clump(x2) Tree-Form(x1) W/B
Co	1	<i>Celtis occidentalis</i>	Common Hackberry	Y	50 mm Cal.	W/B
GBL	3	<i>Ginkgo biloba</i> 'Lakeview'	Lakeview Maidenhair Tree	N	100 cm HT.	Fruitless Male Cultivar - Potted
GP	1	<i>Ginkgo biloba</i> 'Presidential Gold'	Presidential Gold Maidenhair Tree	N	100 cm HT.	Fruitless Male Cultivar - Potted
Gt	2	<i>Gleditsia triacanthos var. inermis</i> 'Skyline'	Thornless Honey Locust	N	50 mm Cal.	W/B
Jv	18	<i>Juniperus virginiana</i>	Eastern Red Cedar	Y	200 cm HT.	W/B
Md	3	<i>Malus</i> 'Doigo'	Doigo Crabapple	N	50 mm Cal.	W/B
Mh	2	<i>Malus</i> 'Harvest Gold'	Harvest Gold Crabapple	N	50 mm Cal.	W/B
Pa	2	<i>Prunus americana</i>	American Plum	Y	50 mm Cal.	W/B
Po	1	<i>Platanus occidentalis</i>	American Sycamore	Y	50 mm Cal.	W/B
Qr	3	<i>Quercus rubra</i>	Red Oak	Y	50 mm Cal.	W/B
Sd	2	<i>Sorbus decora</i>	Showy Mountainash	Y	50 mm Cal.	W/B
Ta	2	<i>Tilia americana</i>	Basswood	Y	50 mm Cal.	W/B
TREE FORM DECIDUOUS SHRUBS						
SvM	9	<i>Syringa x vulgaris</i> 'Beauty of Moscow'	Beauty of Moscow Lilac	N	100 cm HT.	Tree Form - Potted
DECIDUOUS SHRUBS						
Cs	34	<i>Cornus sericea</i>	Red Osier Dogwood	Y	2 gal.	Potted
Dh	41	<i>Diervilla lonicera</i>	Low Bush Honeysuckle	Y	2 gal.	Potted
Pf	121	<i>Potentilla fruticosa</i> 'Goldfinger'	Goldfinger Cinquefoil	C	2 gal.	Potted
PB	42	<i>Potentilla fruticosa</i> 'Bella Bellissima'	Bella Bellissima Potentilla	C	2 gal.	Potted
PoC	30	<i>Physocarpus opulifolius</i> 'Cougar Cub'	Cougar Cub Ninebark	C	2 gal.	Potted
Ra	45	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	C	2 gal.	Potted
Rb	91	<i>Rosa blanda</i>	Meadow Rose	Y	2 gal.	Potted
Va	15	<i>Viburnum acerifolium</i>	Maple Leaf Viburnum	Y	2 gal.	Potted
Vt	14	<i>Viburnum trilobum</i>	High Bush Cranberry	Y	2 gal.	Potted
PERENNIALS AND ORNAMENTAL GRASSES						
Ad	41	<i>Arctanthemum arcticum</i>	Arctic Daisy	Y	1 gal.	Container
Am	33	<i>Achillea millefolium</i>	Common Yarrow	Y	1 gal.	Container - Mixed Cultivars
Au	37	<i>Arctostaphylos uva-ursi</i>	Bearberry	Y	1 gal.	Container
Ep	116	<i>Echinacea purpurea</i>	Purple Coneflower	Y	1 gal.	Container
Gm	62	<i>Geranium maculatum</i>	Wild Geranium	Y	1 gal.	Container
Hh	30	<i>Helioscis helianthoides</i>	False Sunflower	Y	1 gal.	Container
Hg	9	<i>Hosta</i> 'Abiqua Drinking Gourd'	Abiqua Drinking Gourd Plantain Lily	N	1 gal.	Container
Ho	86	<i>Hosta</i>	Plantain Lily	N	1 gal.	Container - Mixed Cultivars
HxC	22	<i>Heuchera x</i> 'Cherry Cola'	Cherry Cola Coral Bells	C	1 gal.	Container
HxM	110	<i>Heuchera x</i> Cultivars	Coral Bells	C	1 gal.	Container - Mixed Cultivars
Kf	119	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	N	1 gal.	Container
Ls	59	<i>Liatris spicata</i>	Liatris Star	Y	1 gal.	Container
Ms	29	<i>Matteuccia struthiopteris</i>	Ostrich Fern	Y	1 gal.	Container
Rf	194	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-Eyed Susan	N	1 gal.	Container