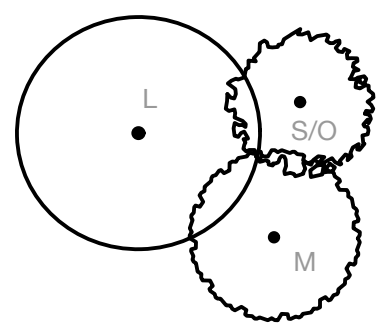


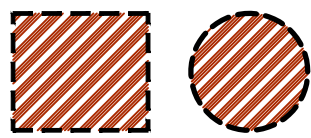
LEGEND



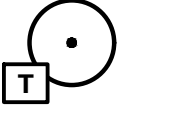
**Proposed Deciduous Trees**  
Canopy Height ± 8m or less (Small/Ornamental), 8-14m (Medium), 15m+ (Large)



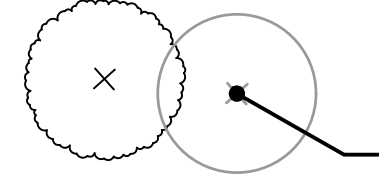
**Proposed Coniferous Tree**  
Canopy Height and Diameter ± 5m or less



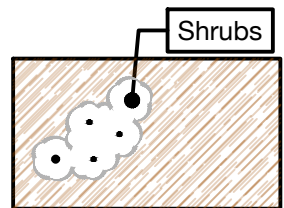
**Boundary of Minimum Soil Volume**  
All Areas Provide 1.5m Depth of Uncompacted Soil Minimum Except Where Noted. Increase Depth to Noted Amount on Plan



**Proposed Tree-Form Shrub**



**Proposed Street Trees**  
By Others as per Approved Sub-Division Plan



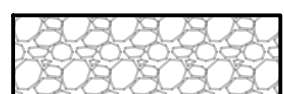
**Proposed Planting Bed**  
Mix of Shrubs and Perennials with River Rock Mulch



**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

KEY PLAN:



NOT TO SCALE

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
3	ISSUED FOR CLIENT REVIEW	2025-06-10
4	ISSUED FOR CLIENT REVIEW	2025-06-11
5	REVIEW SITE PLAN AND REVISIONS FOR CLIENT REVIEW	2025-08-06
6	ADDED ADDITIONAL PLANTINGS AS PER CLIENT REQUEST - ISSUED FOR REVIEW	2025-08-20
7	REMOVED SHRUBS FROM ROW AS PER CLIENT REQUEST - ISSUED FOR REVIEW	2025-09-26

SEAL:



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.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

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. CERVNY

DATE: 2025-09-26

SCALE: 1:250

DRAWING #:

L.2

REV #:

19281

*Kersten Nitsche*

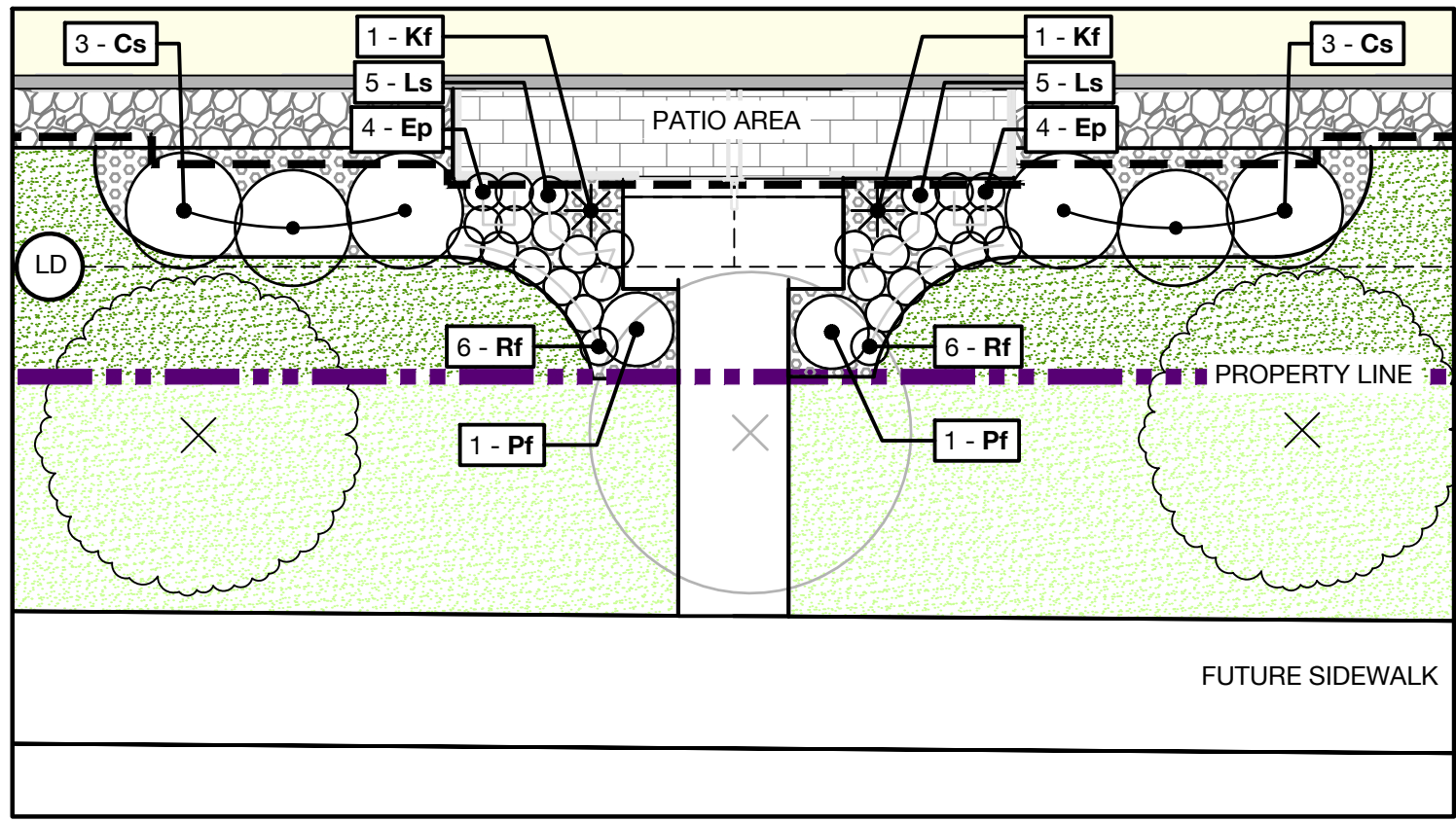
**APPROVED**  
By Kersten Nitsche at 3:26 pm, Oct 02, 2025

**KERSTEN NITSCHKE, MCIP RPP**  
MANAGER (A), DEVELOPMENT REVIEW WEST  
PLANNING, DEVELOPMENT AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

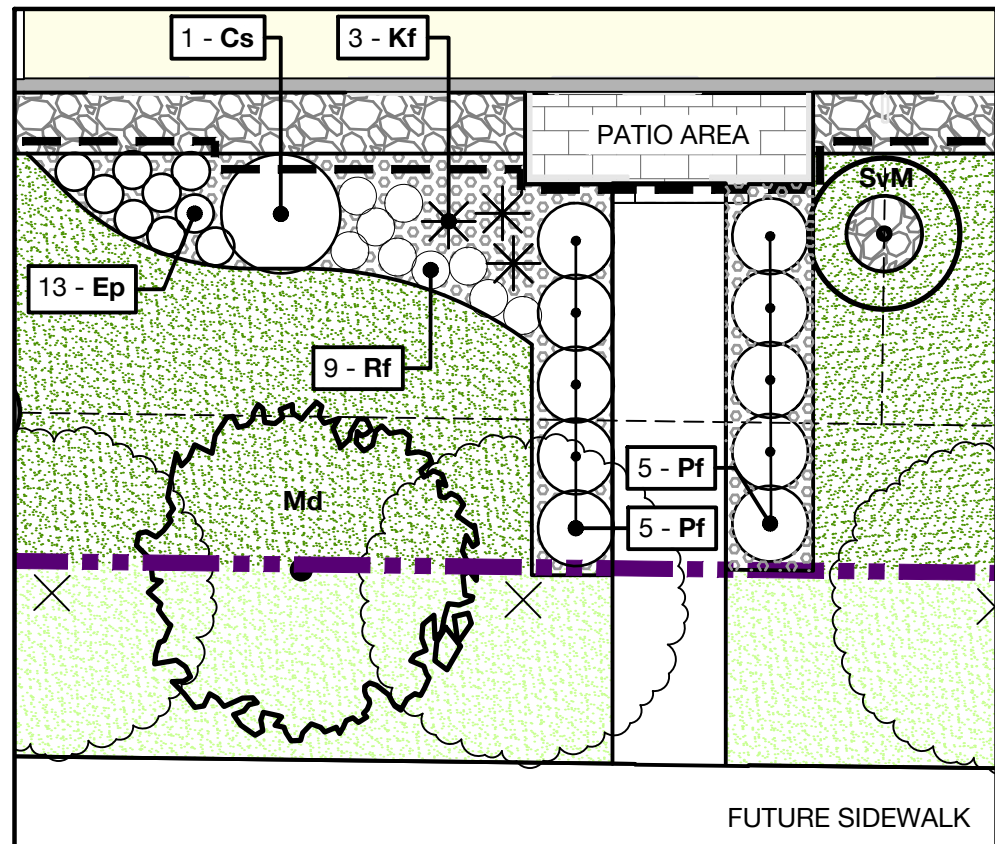




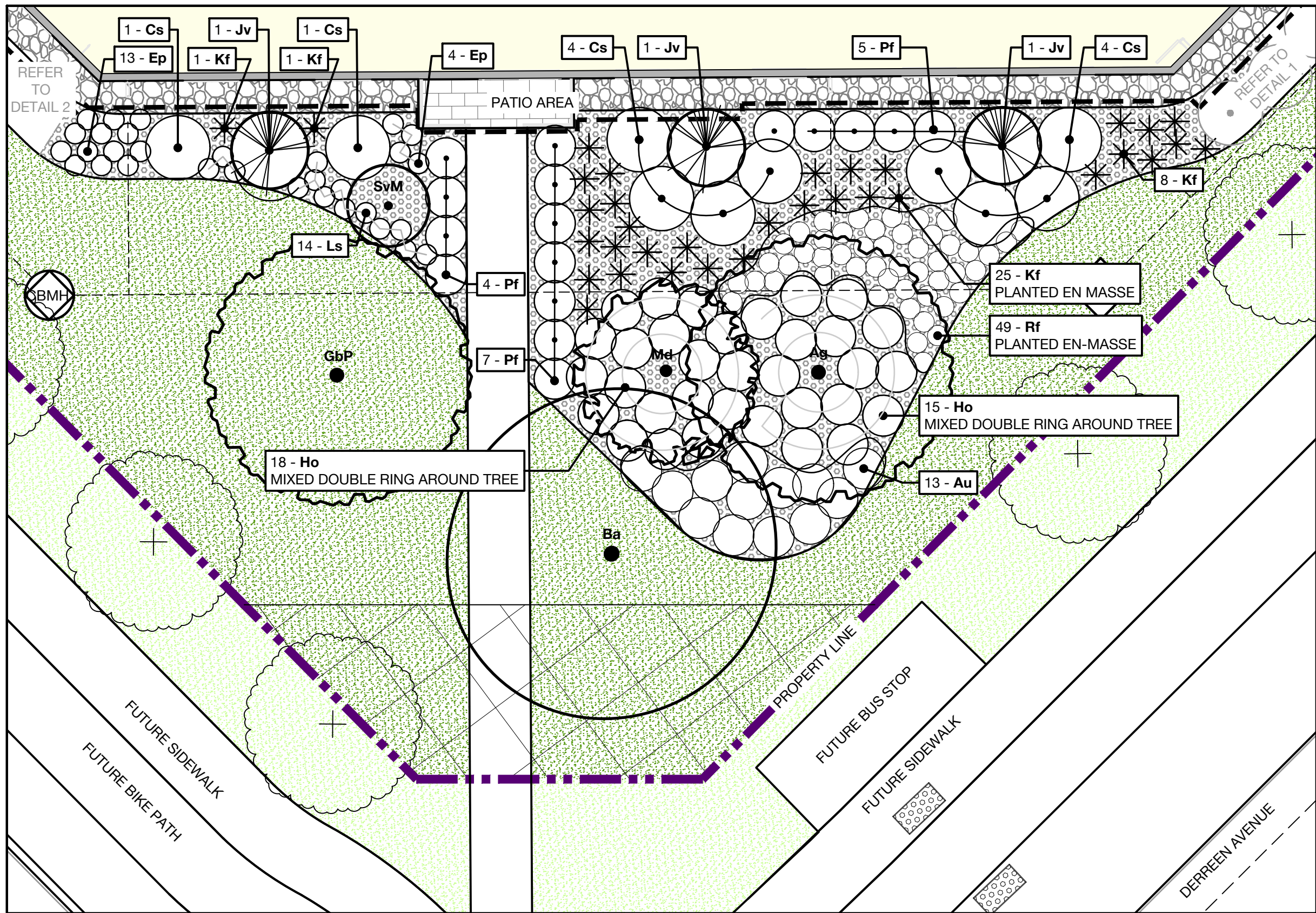




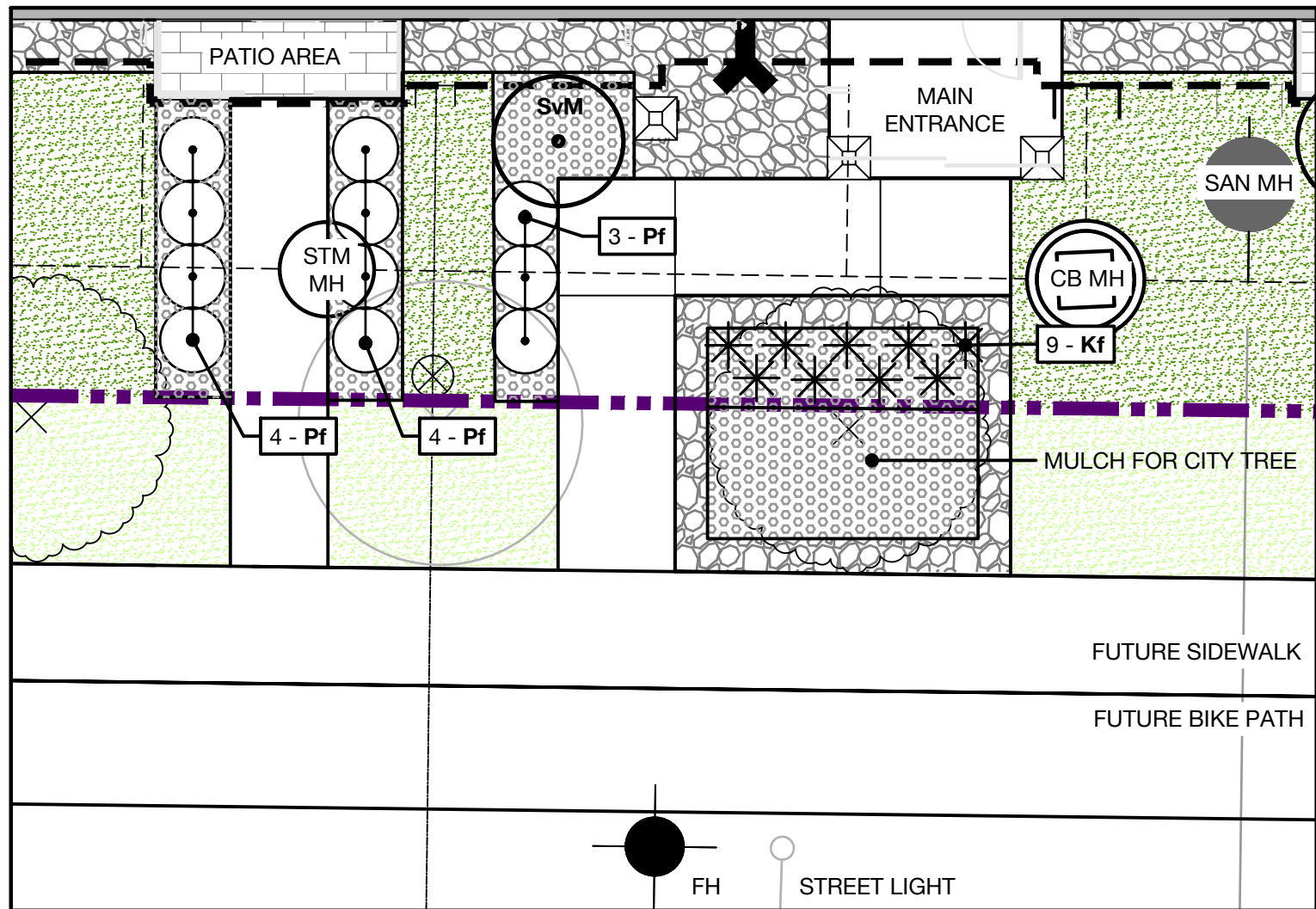
1 PLANTING BED 'SUN-A'  
SCALE - 1:100



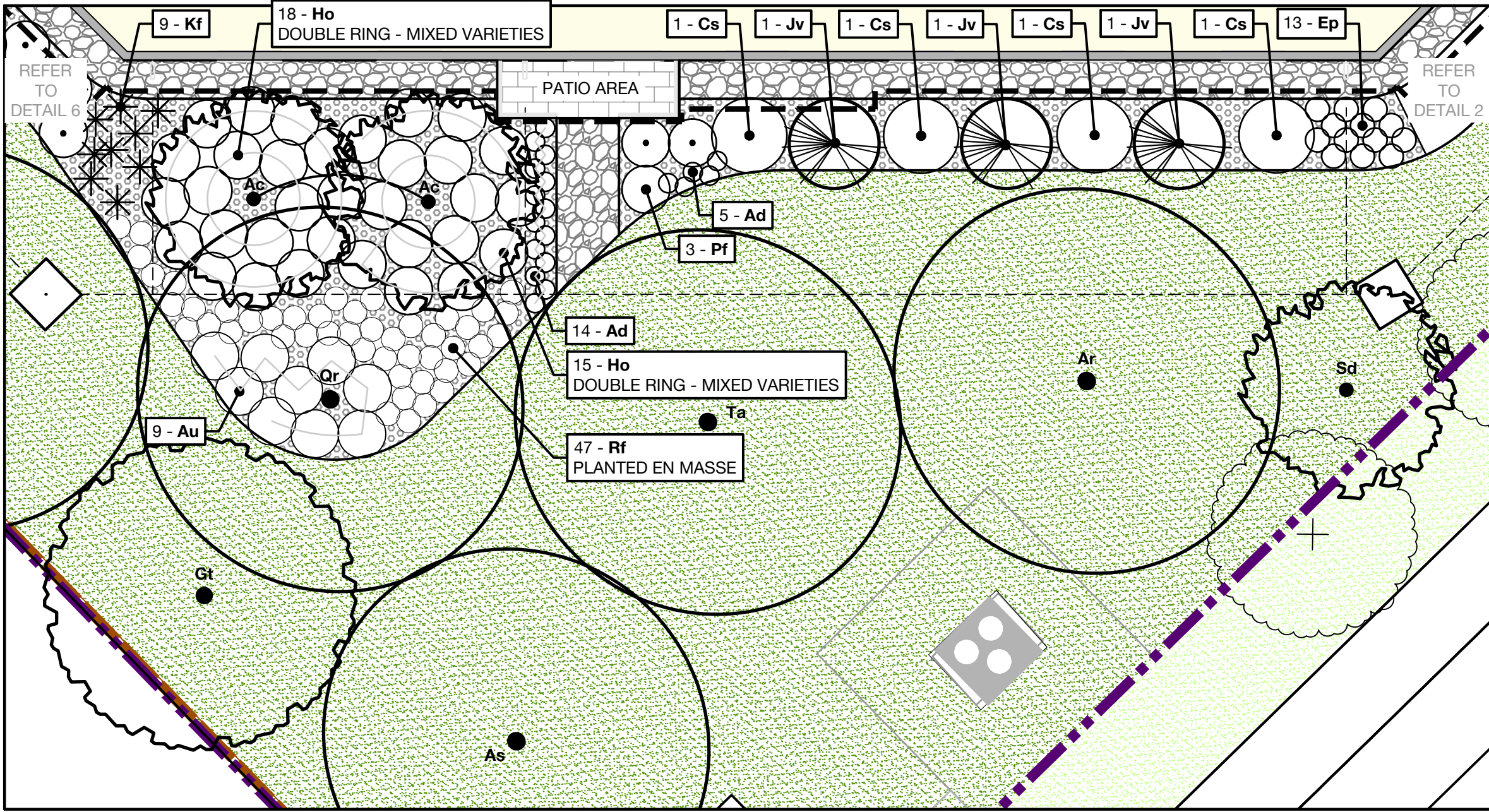
2 PLANTING BED 'SUN-B'  
SCALE - 1:100



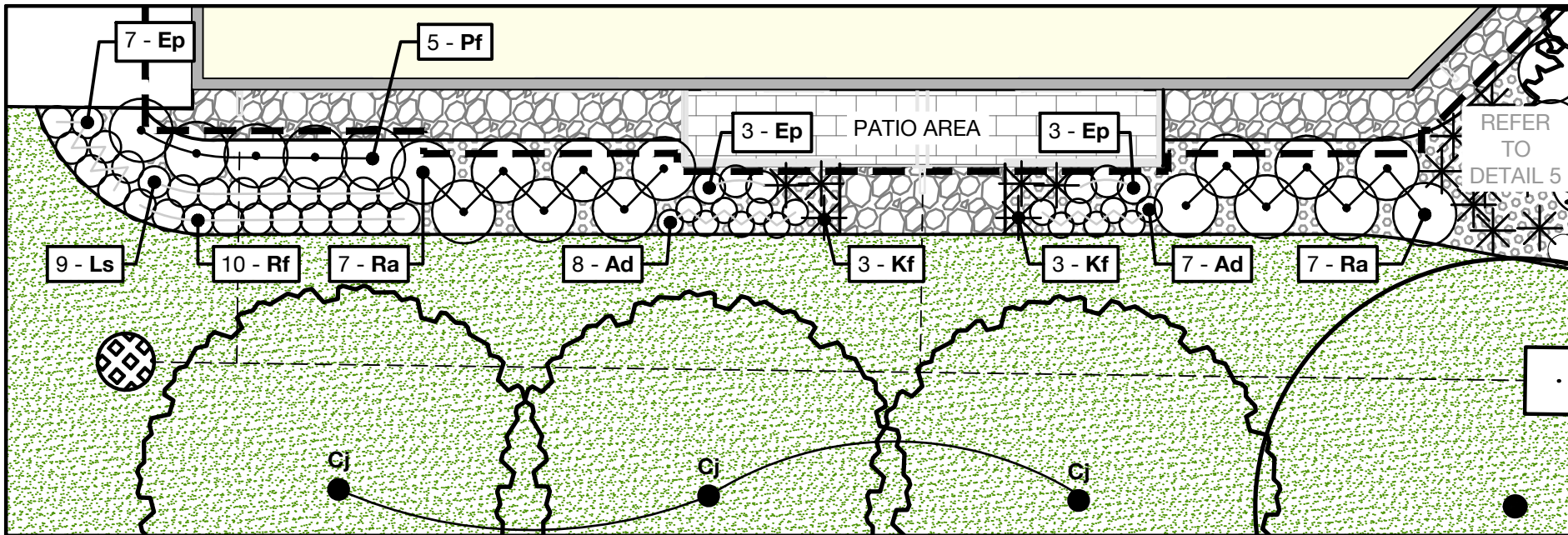
3 SOUTHERN PLANTING BED (AT DERREEN AVE. AND CULDAFF RD.)  
SCALE - 1:100



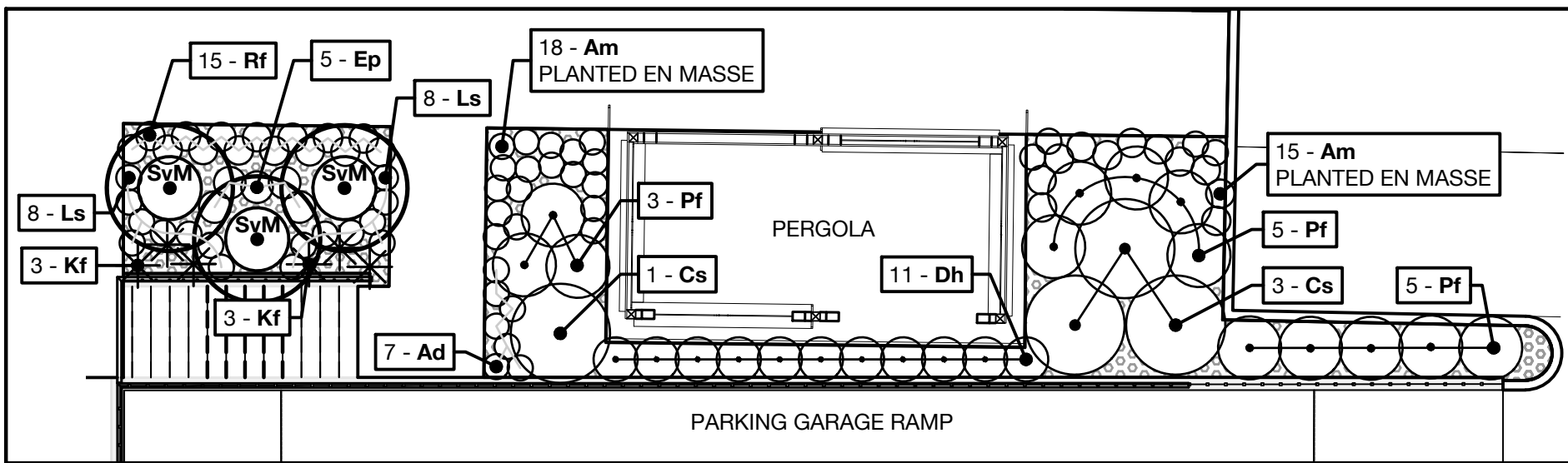
4 ENTRANCE PLANTING AT CULDAFF RD.  
SCALE - 1:100



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



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



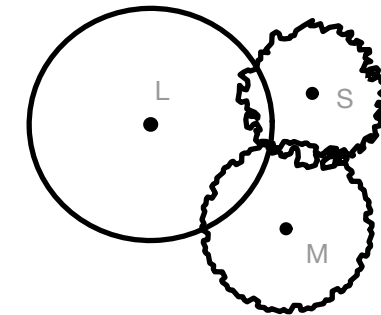
7 PERGOLA PLANTING BEDS  
SCALE - 1:100



## 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 WARRANTIED 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.
- ALL SOD TO BE NUMBER ONE TURF GRASS NURSERY SOD THAT HAS BEEN ESPECIALLY SOWN AND CULTIVATED IN NURSERY FIELDS AS TURF GRASS.

## LEGEND



Proposed Deciduous Trees  
Canopy Height  $\pm$  8m or less (Small),  
8-14m (Medium), 15m+ (Large)

1, 2  
L.5

Proposed Coniferous Tree or Shrub  
Canopy Height and Diameter  $\pm$  5m or less

1, 2  
L.5

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  
Mix of Shrubs and Perennials with River Rock Mulch

3, 4  
L.5

Proposed Grassed Areas  
Topsoil and Sod Within Property Limits, Seed in Road Right-of-Way

Proposed Riverstone Mulch  
Decorative

5  
L.5

Property Line

## GENERAL NOTES

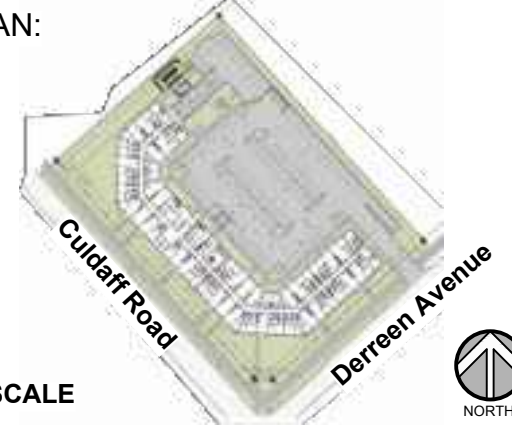
- ALL LANDSCAPED AREAS TO BE IRRIGATED.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE FURNISHINGS AND SURFACING.
- REFER TO ENGINEERING DRAWINGS FOR ALL SITE SERVICING.

Kersten Nitsche  
KERSTEN NITSCH, MCIP RPP  
MANAGER (A), DEVELOPMENT REVIEW WEST  
PLANNING, DEVELOPMENT AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

APPROVED

By Kersten Nitsche at 3:26 pm, Oct 02, 2025

KEY PLAN:



NOT TO SCALE

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
3	ISSUED FOR CLIENT REVIEW	2025-06-10
4	ISSUED FOR CLIENT REVIEW	2025-06-11
5	REVISIONS TO PLANTING AND REVISIONS FOR CLIENT REVIEW	2025-08-06
6	ADDED ADDITIONAL PLANTINGS AS PER CLIENT REQUEST - ISSUED FOR REVIEW	2025-08-20
7	REMOVED SHRUBS FROM ROW AS PER CLIENT REQUEST - ISSUED FOR REVIEW	2025-09-26

SEAL:

studioRed



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.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

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: 2025-09-26

SCALE: 1:250

DRAWING #:

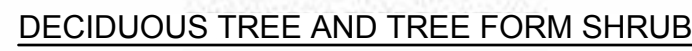
REV #:

L.4

19281

D07-12-24-0140





1 PLANTING I  
NOT TO SCALE



②



③



1. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED
2. LOCATION OF SHRUBS SPECIFIED ON DRAWINGS L.1 - L.5.
3. PLANTING SOIL MIX AS PER SPECIFICATIONS
4. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUBS.
5. STAKE SHRUBS LARGER THAN 150mm TALL AT TIME OF PLANTING.
6. STAKES TO BE REMOVED AT THE END OF THE WARRANTY PERIOD.
7. RIVER ROCK SIZE TO BE 100-150mm DIAMETER.

4



5



1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
2. IF FENCE IS TO BE BLACK VINYL, THE FENCE SHOULD BE 9 GAUGE GALVANIZED WIRE CORE WITH BLACK VINYL COATING TO PROVIDE A TOTAL OF 6 GAUGE THICKNESS
3. POSTS, RAILS AND ALL OTHER HARDWARE SHOULD BE ELECTROSTATIC PAINTED
4. CONCRETE FOOTING SHALL BE CSA 30MPa CLASS F-1

6



1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
2. GATE FRAMES SHALL BE CONSTRUCTED OF 33.0 D. GALVANIZED STEEL PIPE, SHOP BENT, WELDED, AND GROUND SMOOTH
3. STRETCHER BARS TO BE 5 x 19 MINIMUM
4. STRETCHER BAR BANDS 300 O.C., 6 x 19 MINIMUM
5. CHAIN LINK FENCE TO BE BLACK VINYL COATED, 38 WOVEN MESH, 6 GAUGE O.D. OF 9 GAUGE GALVANIZED STEEL CORE FASTENED TO LINE POSTS, TOP RAIL, MID RAIL, INTERMEDIATE RAIL, AND BOTTOM RAIL
6. CHAIN LINK FENCE TO BE 50' TO 60' GAUGE GALVANIZED STEEL KNUCKLED FASTENERS
7. PADLOCK RETENTION CLIPS TO BE INSTALLED
8. FINISH OF FABRIC AND TIES TO MATCH ADJACENT FENCE
9. FENCE POSTS, GATE FRAMES, AND RAILS TO BE GALVANIZED SCHEDULE "40" PIPE
10. NO PLASTIC FITTING OR COMPONENTS ARE TO BE USED
11. WELD ALL JOINTS

7

## PROPOSED PLANT LIST

PERENNIALS AND ORNAMENTAL GRASSES

By Kersten Nitsche at 3:26 pm, Oct 02, 2025

**KERSTEN NITSCHKE, MCIP RPP  
MANAGER (A), DEVELOPMENT REVIEW WEST  
PLANNING, DEVELOPMENT AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA**



8



PROJECT STATUS:

Revision Schedule

SEAL:



CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME

## PALLADIUM TERRACE

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: 2025-09-26

SCALE: AS NOTED

DRAWING #:

REV #

L.5

19281

					D07-12-24-0140
--	--	--	--	--	----------------