



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	2023-02-05
3	ISSUED FOR CLIENT REVIEW	2023-06-10
4	ISSUED FOR CLIENT REVIEW	2025-06-11
5	REVISED SITE PLAN AND RE-ISSUED FOR CLIENT REVIEW	2025-08-06
6	REMOVED SHRUBS ISSUED FOR REVIEW	2025-08-20
7	REMOVED SHRUBS FROM ROW AS PER CLIENT REQUEST ISSUED FOR REVIEW	2025-09-26

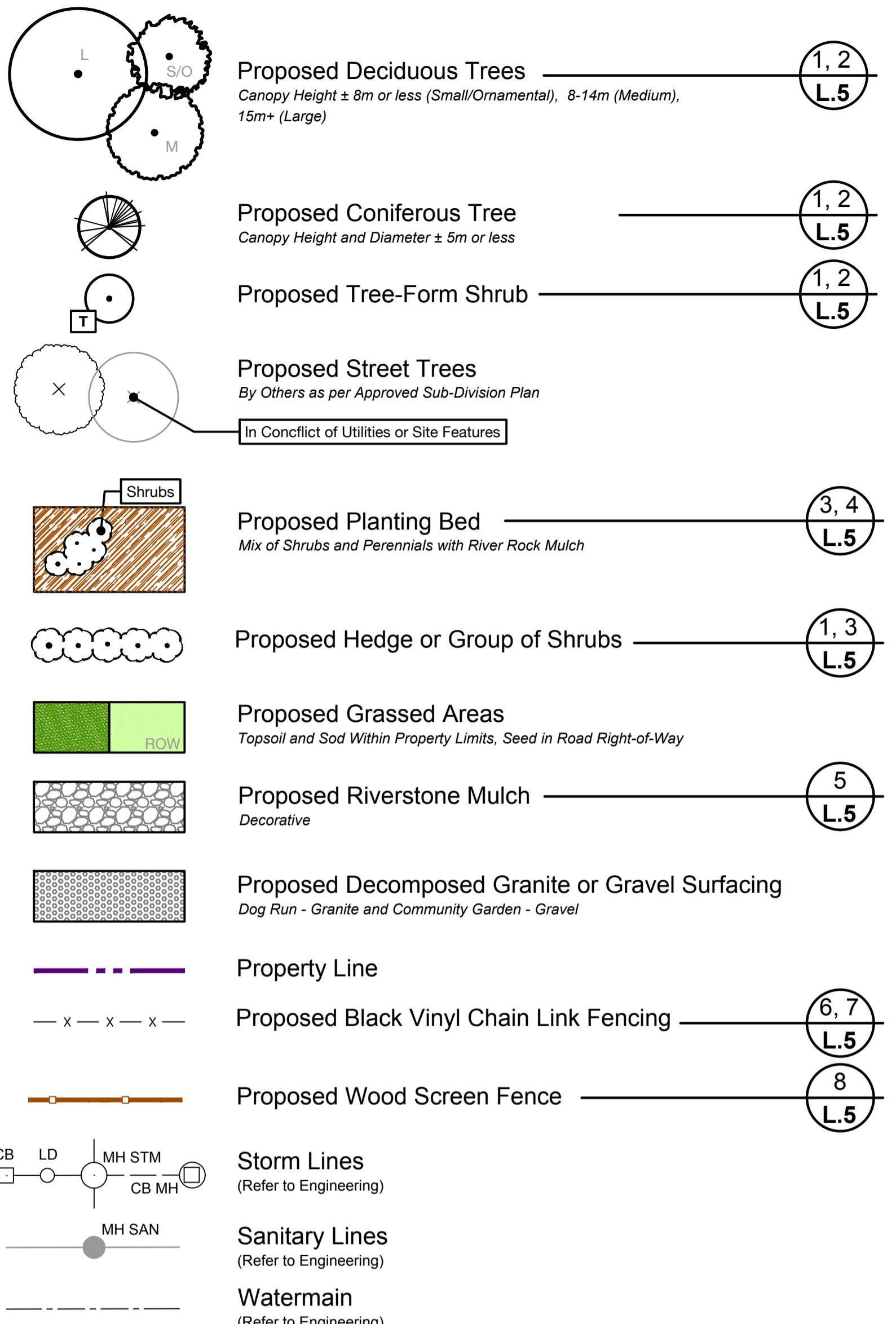
SEAL:



## 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.

## LEGEND



## 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) 727-8226 (office) E: info@fsdsurveys.ca

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 SCHEDULED TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:  
**PALLADIUM TERRACE**

PROJECT NUMBER:

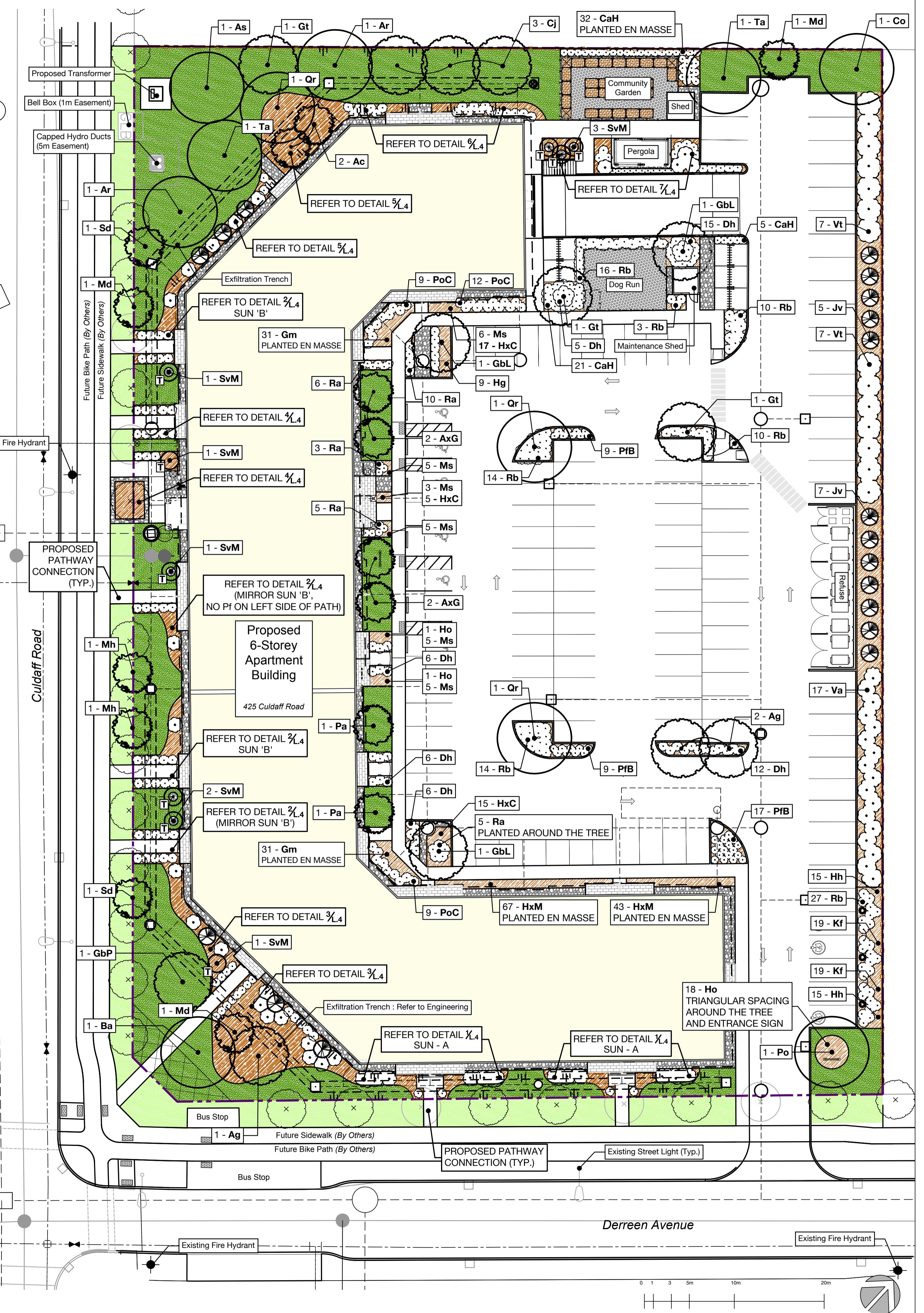
CITY OF OTTAWA:

ADDRESS:  
425 CULDAFF ROAD  
OTTAWA, ON

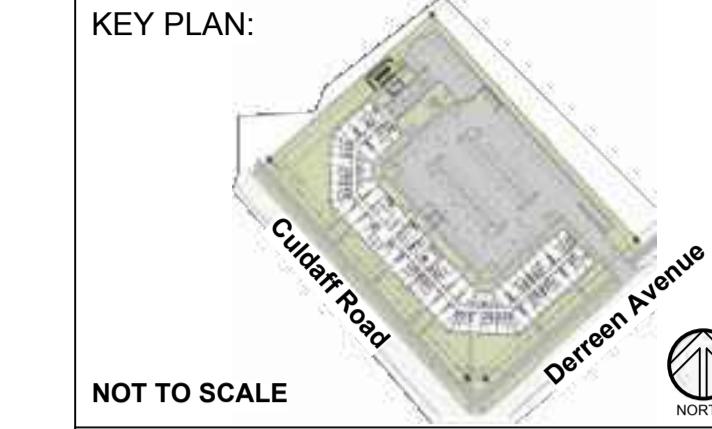
DRAWING TITLE:  
**LANDSCAPE PLAN**

DRAWN BY: K. SELIN  
CHECKED BY: K. CERVENY  
DATE: 2025-09-26  
SCALE: 1:250  
DRAWING #: L.1  
REV #: REV #:  
19281

0 1 3 5m 10m 20m  
SCALE 1:250  
TRUE NORTH







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	2024-02-05
3	ISSUED FOR CLIENT REVIEW	2024-06-10
4	ISSUED FOR CLIENT REVIEW	2025-06-11
5	REVISED SITE PLAN AND RE-ISSUED FOR CLIENT REVIEW	2025-08-06
6	REVISED SITE PLAN AND RE-ISSUED FOR 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 SCHEDULED TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:  
PALLADIUM TERRACE

PROJECT NUMBER:

CITY OF OTTAWA:

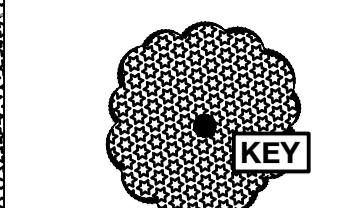
ADDRESS:  
425 CULDAFF ROAD  
OTTAWA, ON

DRAWING TITLE:  
40 - YEAR CANOPY  
PROJECTION PLAN

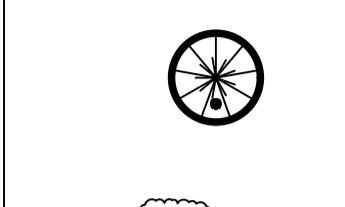
DRAWN BY: K. SELIN  
CHECKED BY: K. CERVENY  
DATE: 2025-09-26  
SCALE: 1:250  
DRAWING #: 007-12-24-0140  
REV #: L.3

19281

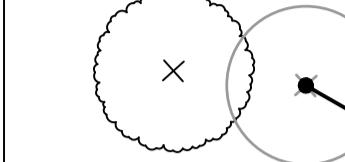
## LEGEND



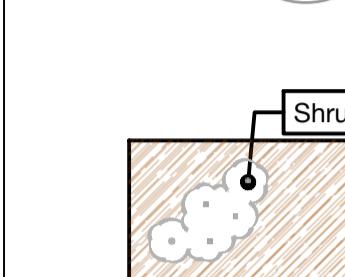
Deciduous Tree and Tree-Form Shrubs  
40 Year Canopy  
Refer to Chart for Approximate Mature Crown Diameter and Ownership Info.



Coniferous Tree Mature Size  
Refer to Chart for Approximate Mature Crown Diameter and Ownership Info.



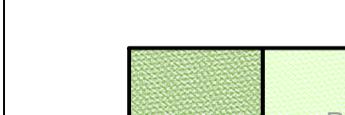
Street Trees (N.I.C.)  
By Others as per Approved Sub-Division Plan  
In Conflict of Utilities or Site Features



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

## 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)
<b>DECIDUOUS TREES</b>								
Ac	2	<i>Amelanchier canadensis</i>	Serviceberry	Y	4 m	PRIVATE	P	(13 m <sup>2</sup> ) x 0 = 0
Ag	3	<i>Aesculus glabra</i>	Ohio Buckeye	Y	10 m	PRIVATE	P	(79 m <sup>2</sup> ) x 2 = 158 m <sup>2</sup>
Ar	2	<i>Acer rubrum</i>	Red Maple	Y	12 m	PRIVATE	P	(113 m <sup>2</sup> ) x 2 = 113 m <sup>2</sup>
As	1	<i>Acer saccharum</i>	Sugar Maple	Y	18 m	PRIVATE	P	(254 m <sup>2</sup> ) x 1 = 254 m <sup>2</sup>
AxG	4	<i>Amelanchier x grandiflora 'Robin Hill'</i>	Robin Hill Serviceberry	C	5 m	PRIVATE	P	(20 m <sup>2</sup> ) x 4 = 80 m <sup>2</sup>
Ba	1	<i>Betula allegheniensis</i>	Yellow Birch	Y	15 m	PRIVATE	P	(178 m <sup>2</sup> ) x 1 = 178 m <sup>2</sup>
Cj	3	<i>Cercidiphyllum japonicum</i>	Katsura Tree	N	5 m	PRIVATE	P	(20 m <sup>2</sup> ) x 2.5 = 50 m <sup>2</sup>
Co	1	<i>Celtis occidentalis</i>	Common Hackberry	Y	16 m	PRIVATE	P	(201 m <sup>2</sup> ) x 1 = 201 m <sup>2</sup>
GbL	3	<i>Ginkgo biloba 'Lakeview'</i>	Lakeview Maidenhair Tree	N	6 m	PRIVATE	P	(113 m <sup>2</sup> ) x 3 = 339 m <sup>2</sup>
GbP	1	<i>Ginkgo biloba 'Presidential Gold'</i>	Presidential Gold Maidenhair Tree	N	12 m	PRIVATE	P	(113 m <sup>2</sup> ) x 0.5 = 57 m <sup>2</sup>
Gt	3	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	Skyline Thornless Honey Locust	N	10 m	PRIVATE	P	(76 m <sup>2</sup> ) x 2 = 152 m <sup>2</sup>
Md	3	<i>Malus 'Dolgo'</i>	Dolgo Crabapple	N	5 m	1 ROW, 2 P	P	(20 m <sup>2</sup> ) x 1 = 20 m <sup>2</sup>
Mh	2	<i>Malus 'Harvest Gold'</i>	Dolgo Crabapple	N	5 m	2 ROW	P	(20 m <sup>2</sup> ) x 2 = 40 m <sup>2</sup>
Pa	2	<i>Prunus americana</i>	American Plum	Y	5 m	PRIVATE	P	(20 m <sup>2</sup> ) x 2 = 40 m <sup>2</sup>
Po	1	<i>Platanus occidentalis</i>	American Sycamore	Y	20 m	PRIVATE	P	(314 m <sup>2</sup> ) x 1 = 314 m <sup>2</sup>
Qr	3	<i>Quercus rubra</i>	Red Oak	Y	18 m	PRIVATE	P	(254 m <sup>2</sup> ) x 2.5 = 635 m <sup>2</sup>
Sd	2	<i>Sorbus decora</i>	Showy Mountainash	Y	8 m	1 ROW, 1 P	P	(50 m <sup>2</sup> ) x 1.5 = 75 m <sup>2</sup>
Ta	2	<i>Tilia americana</i>	Basswood	Y	15 m	PRIVATE	P	(178 m <sup>2</sup> ) x 1.5 = 267 m <sup>2</sup>
<b>CONIFEROUS TREES</b>								
Jv	18	<i>Juniperus virginiana</i>	Eastern Red Cedar	Y	3 m	PRIVATE	P	(7 m <sup>2</sup> ) x 11.5 = 81 m <sup>2</sup>
<b>TREE FORM DECIDUOUS SHRUBS</b>								
SvM	9	<i>Syringa vulgaris 'Beauty of Moscow'</i>	Beauty of Moscow Lilac	N	2m	PRIVATE	P	(3 m <sup>2</sup> ) x 8 = 24 m <sup>2</sup>
TOTAL CANOPY COVERAGE:								3078 m <sup>2</sup>
TOTAL SITE AREA:								9728 m <sup>2</sup>
% OF SITE CANOPY COVERAGE:								2884/9728 m <sup>2</sup> = 32%

