



BROADSTREET

PROPERTIES LTD.

Broadstreet Property Management

Palladium Terrace Phase II

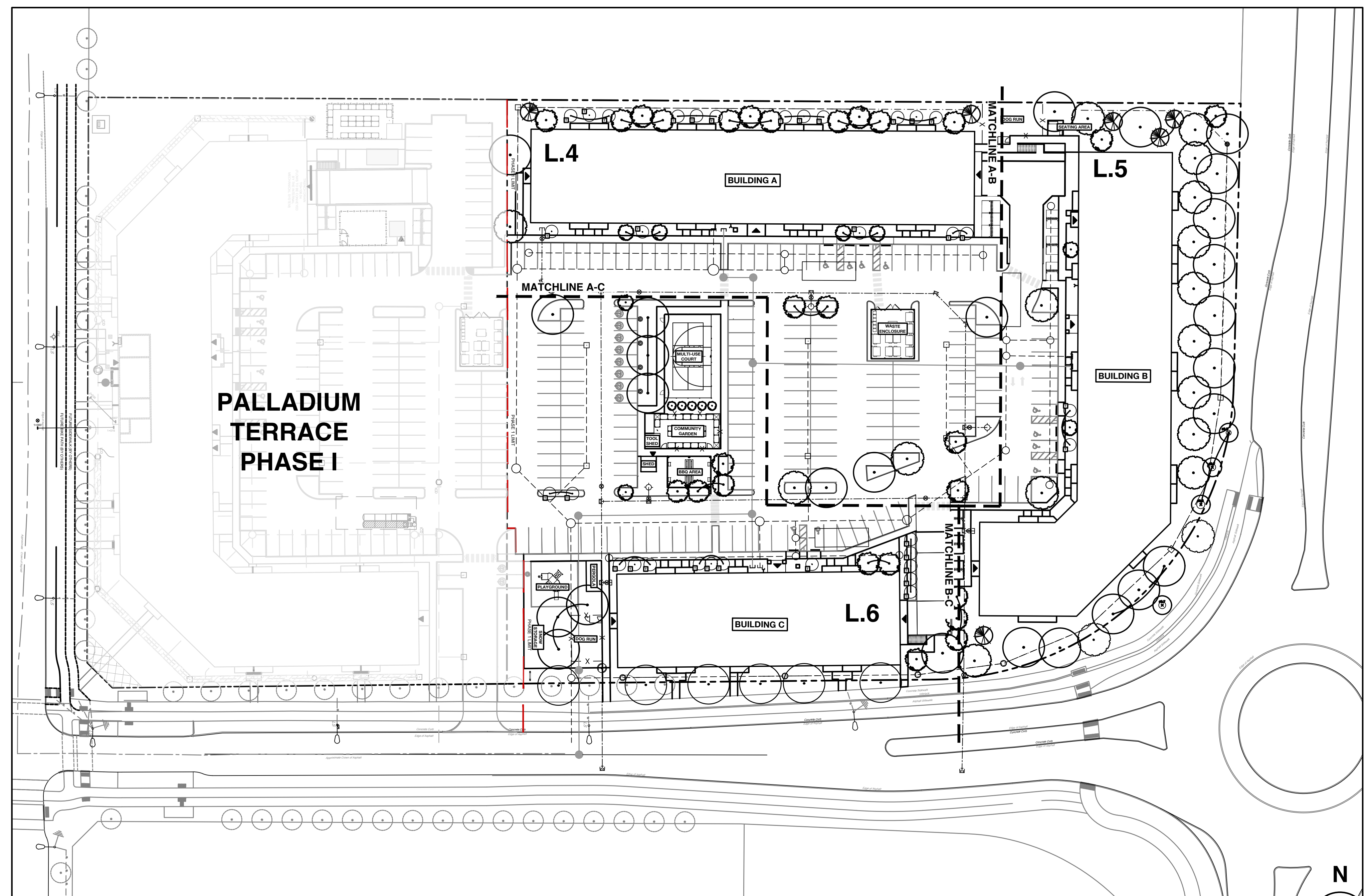
2765 Palladium Drive, Ottawa

DRAWING INDEX

LANDSCAPE ARCHITECTURAL DRAWINGS

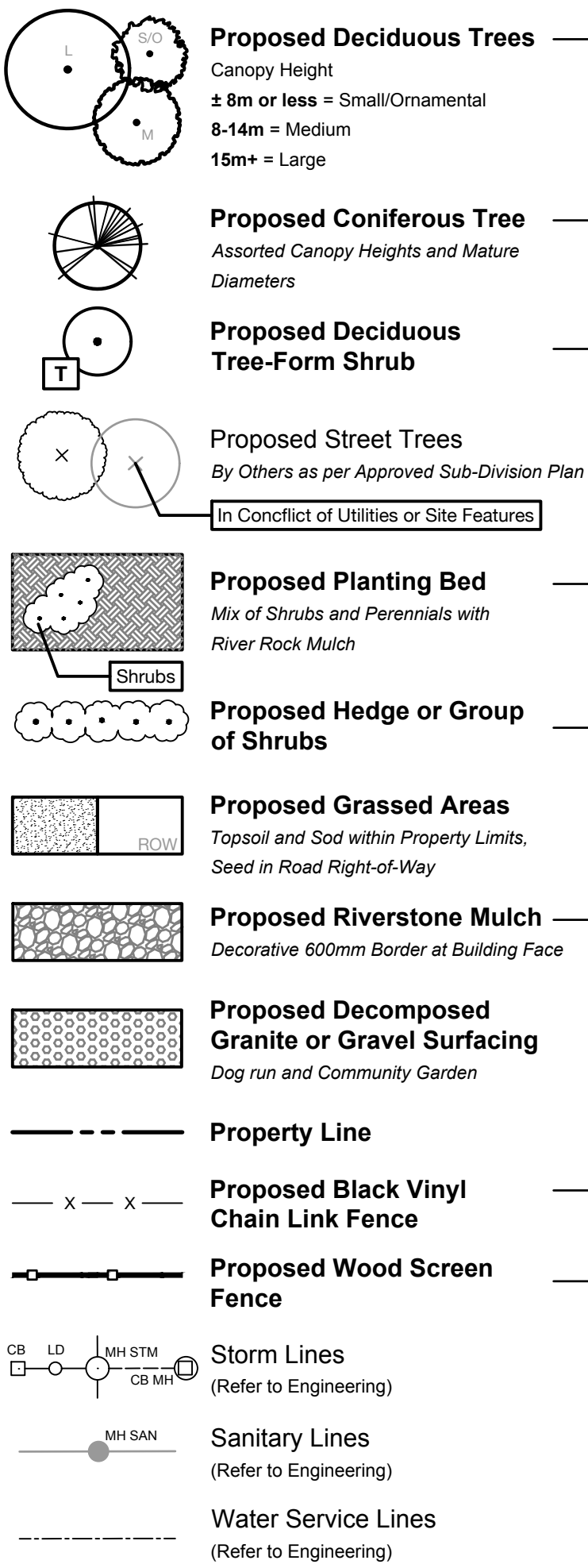
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studioRed
landscape architecture
76 Chamberlain Ave. Ottawa, ON K1S 1V9
www.studioRed.ca - 613-866-4551



PROJECT ADDRESS: 2765 Palladium Drive, Ottawa
ISSUED FOR CLIENT REVIEW - 2026 April 22

LEGEND



PROPOSED PLANT LIST - BUILDING 'A'

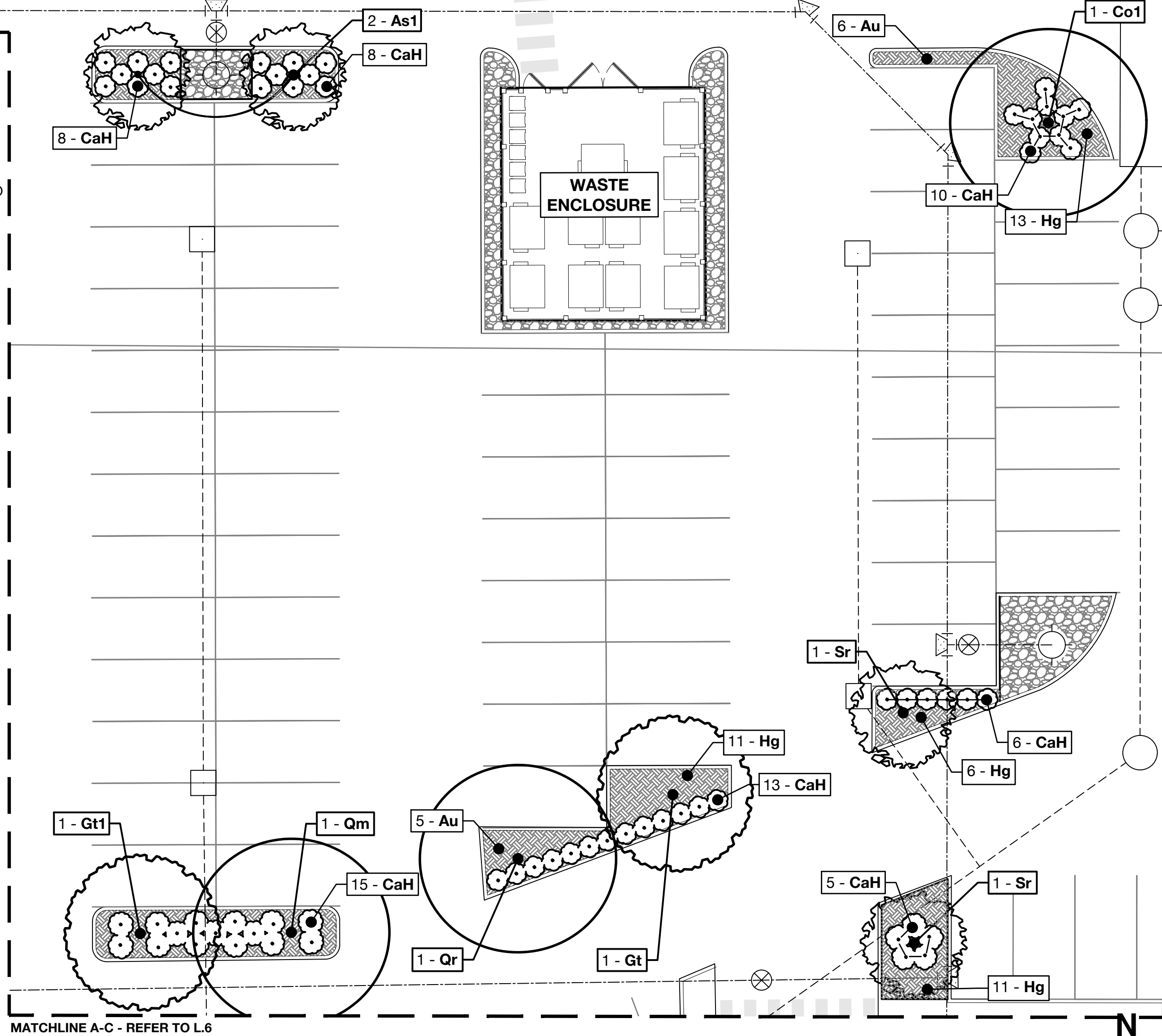
KEY	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	CAL/ HT.	CONDITION/ REMARKS
DECIDUOUS and CONIFEROUS TREES						
As1	2	<i>Amelanchier laevis</i> 'Spring Flurry'	Spring Flurry Serviceberry	C	50 mm Cal.	W/B
AxG	4	<i>Amelanchier x grandiflora</i> 'Robin Hill'	Robin Hill Serviceberry	C	50 mm Cal.	W/B
Co1	1	<i>Celtis occidentalis</i>	Common Hackberry	Y	50 mm Cal.	W/B
Gt	2	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honey Locust	Y	50 mm Cal.	W/B
Gt1	1	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Thornless Honey Locust	C	50 mm Cal.	W/B
Lt	2	<i>Larix laricina</i>	Tamarack	Y	200 cm HT	W/B
Md	4	<i>Malus</i> 'Dolgo'	Dolgo Crabapple	N	50 mm Cal.	W/B
Mh	1	<i>Malus</i> 'Harvest Gold'	Harvest Gold Crabapple	N	50 mm Cal.	W/B
Qm	1	<i>Quercus macrocarpa</i>	Bur Oak	Y	50 mm Cal.	W/B
Qr	2	<i>Quercus rubra</i>	Red Oak	Y	50 mm Cal.	W/B
Sd	6	<i>Sorbus decora</i>	Showy Mountainash	Y	50 mm Cal.	W/B
Sr	2	<i>Syringa reticulata</i>	Japanese Tree Lilac	N	50 mm Cal.	W/B
TREE FORM DECIDUOUS SHRUBS						
Ac	6	<i>Amelanchier canadensis</i>	Serviceberry	Y	200 cm HT	Clump - W/B
AsB	6	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	C	50 mm Cal.	Tree Form - W/B
CaD	5	<i>Cornus alternifolia</i>	Pagoda Dogwood	Y	200 cm HT.	Tree Form - Potted
DECIDUOUS SHRUBS						
CaH	65	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	N	2 gal.	Potted
Cs	2	<i>Cornus sericea</i>	Red Osier Dogwood	Y	2 gal.	Potted
Dh	32	<i>Diervilla lonicera</i>	Low Bush Honeysuckle	Y	2 gal.	Potted
Rb	7	<i>Rosa blanda</i>	Meadow Rose	Y	2 gal.	Potted
PERENNIALS AND ORNAMENTAL GRASSES						
Ad	68	<i>Arctanthemum arcticum</i>	Arctic Daisy	Y	1 gal.	Container
Au	32	<i>Arctostaphylos uva-ursi</i>	Bearberry	Y	1 gal.	Container
Hg	41	<i>Hosta</i> 'Abiqua Drinking Gourd'	Abiqua Drinking Gourd Plantain Lily	N	1 gal.	Container
Hx	90	<i>Hemerocallis</i> Cultivars	DayLily	N	1 gal.	Container - Mixed Cultivars
Rf	25	<i>Rudbeckia fulgida</i> var. <i>Sulivantii</i> 'Little Goldstar'	Black-Eyed Susan	N	1 gal.	Container

GENERAL NOTES

1. ALL LANDSCAPED AREAS TO BE IRRIGATED.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE FURNISHINGS AND SURFACING.
3. REFER TO ENGINEERING DRAWINGS FOR ALL SITE SERVICING.
4. EXISTING SITE SURVEY COMPLETED BY:
Farley, Smith & Denis Surveying Ltd.
275-30 Colonnade Road Ottawa Ontario K2E 7J6
P: (613) 727-8226 (office)
Email: info@fstdsurveying.ca

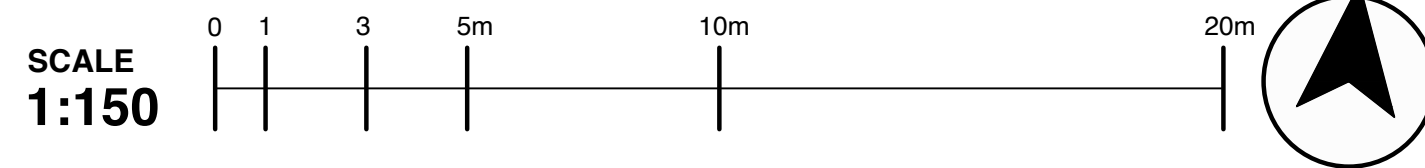
PLANTING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
2. 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.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
4. DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
5. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE PROJECT MANAGER.
6. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS OR HER WORK TO THE SATISFACTION OF THE PROJECT MANAGER.
7. 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.
8. ALL SOD AREAS TO RECEIVE A MINIMUM 150 MM OF IMPORTED TOPSOIL.
9. REFER TO L.2 FOR SOIL VOLUMES PLAN.
10. ALL SOD TO BE NUMBER ONE TURF GRASS NURSERY SOD THAT HAS BEEN ESPECIALLY SOWN AND CULTIVATED IN NURSERY FIELDS AS TURF GRASS.



PROPOSED LANDSCAPE PLAN

BUILDING 'A'



B BROADSTREET
PROPERTIES' LTD.
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca



PROJECT STATUS:
ISSUED FOR CLIENT REVIEW

[illegible]

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 PHASE 2

PROJECT NUMBER:

CITY OF OTTAWA:

ADDRESS:
2765 PALLADIUM DRIVE
OTTAWA, ON

DRAWING TITLE:

PLANTING PLAN BUILDING 'A' AND PARTIAL PARKING LOT

DRAWN BY: K. SELIN

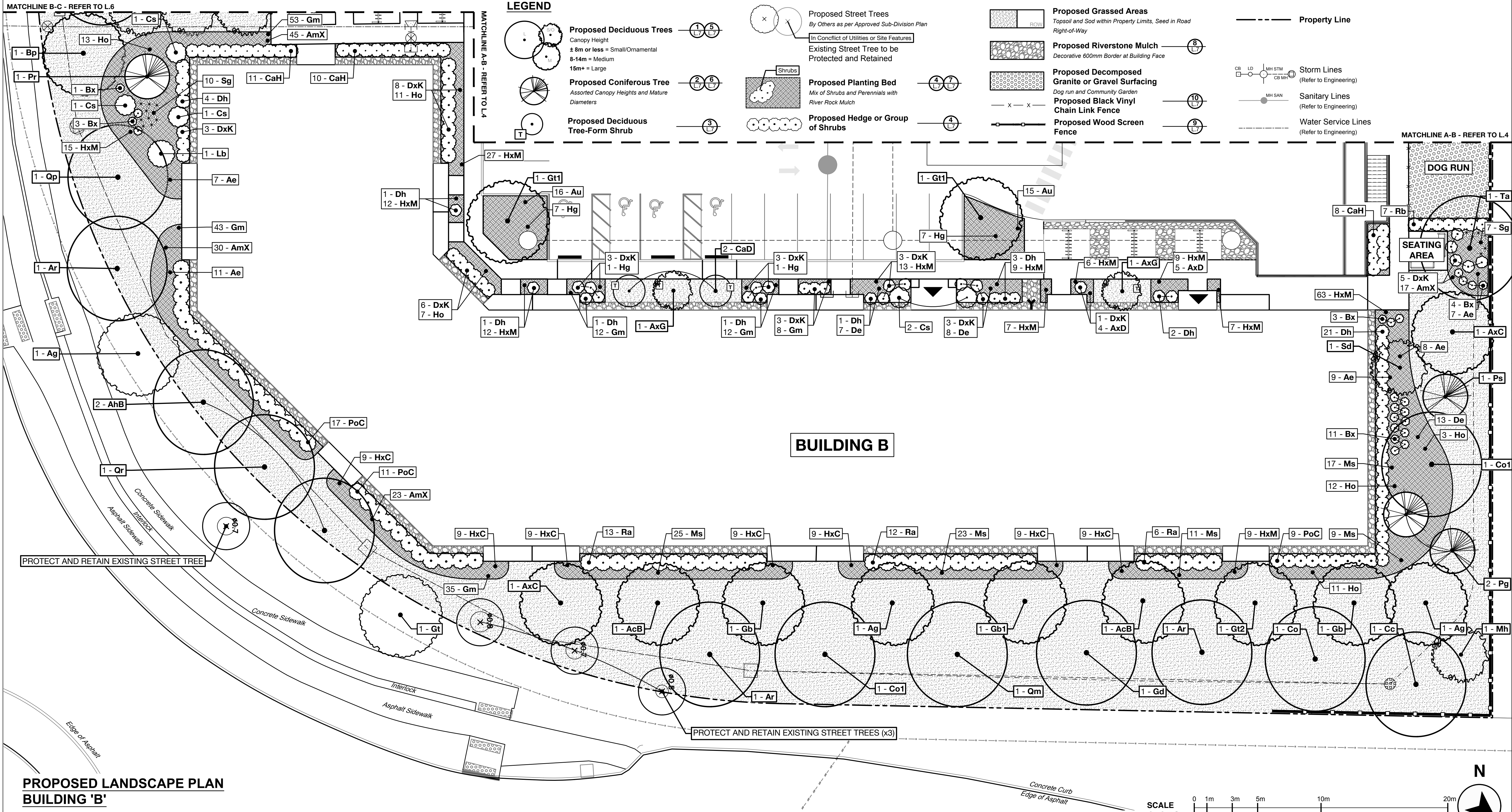
CHECKED BY: K. CERVENY

DATE: 2026-04-22

SCALE: 1:250	
DRAWING #:	REV #:

REV #:

L.4



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

KEY MAP

PROJECT STATUS:
ISSUED FOR CLIENT REVIEW

Revision Schedule

No.	Description	Revision Date
1	ISSUED FOR CLIENT REVIEW	2026-04-22

SEAL:

studioRed
LANDSCAPE ARCHITECTS
76 Chamberlain Ave. Ottawa, ON K1S 1V9
www.studiored.ca • 613-866-4551

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PROJECT NAME:
PALLADIUM TERRACE PHASE 2

PROJECT NUMBER:

CITY OF OTTAWA:

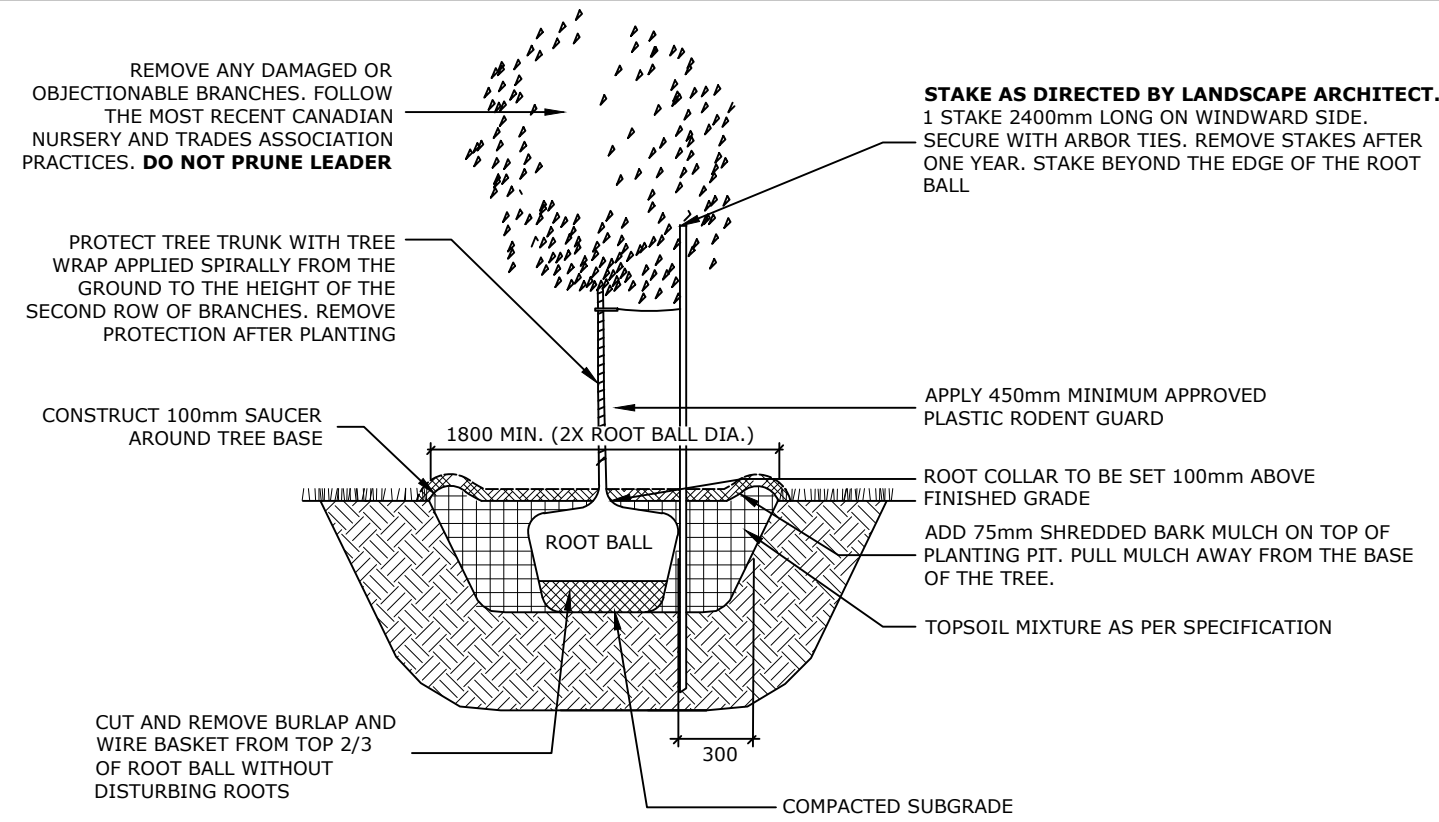
ADDRESS:
2765 PALLADIUM DRIVE
OTTAWA, ON

DRAWING TITLE:
PLANTING PLAN -
BUILDING 'B'

DRAWN BY: K. SELIN
CHECKED BY: K. CERVENY
DATE: 2026-04-22
SCALE: 1:250
DRAWING #:
REV #:

L.5

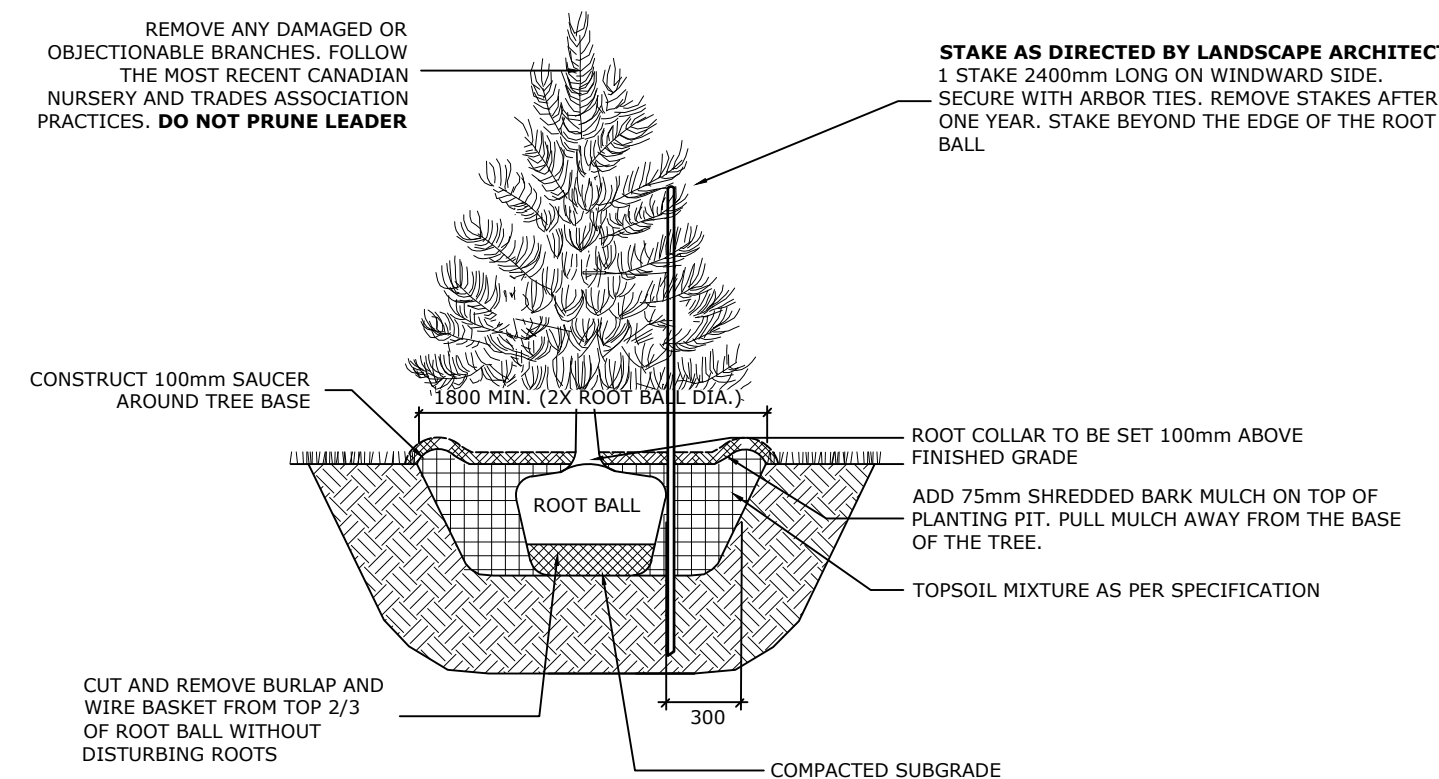
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NOTE:

1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
2. LOCATION AS SPECIFIED ON CONTRACT DRAWINGS

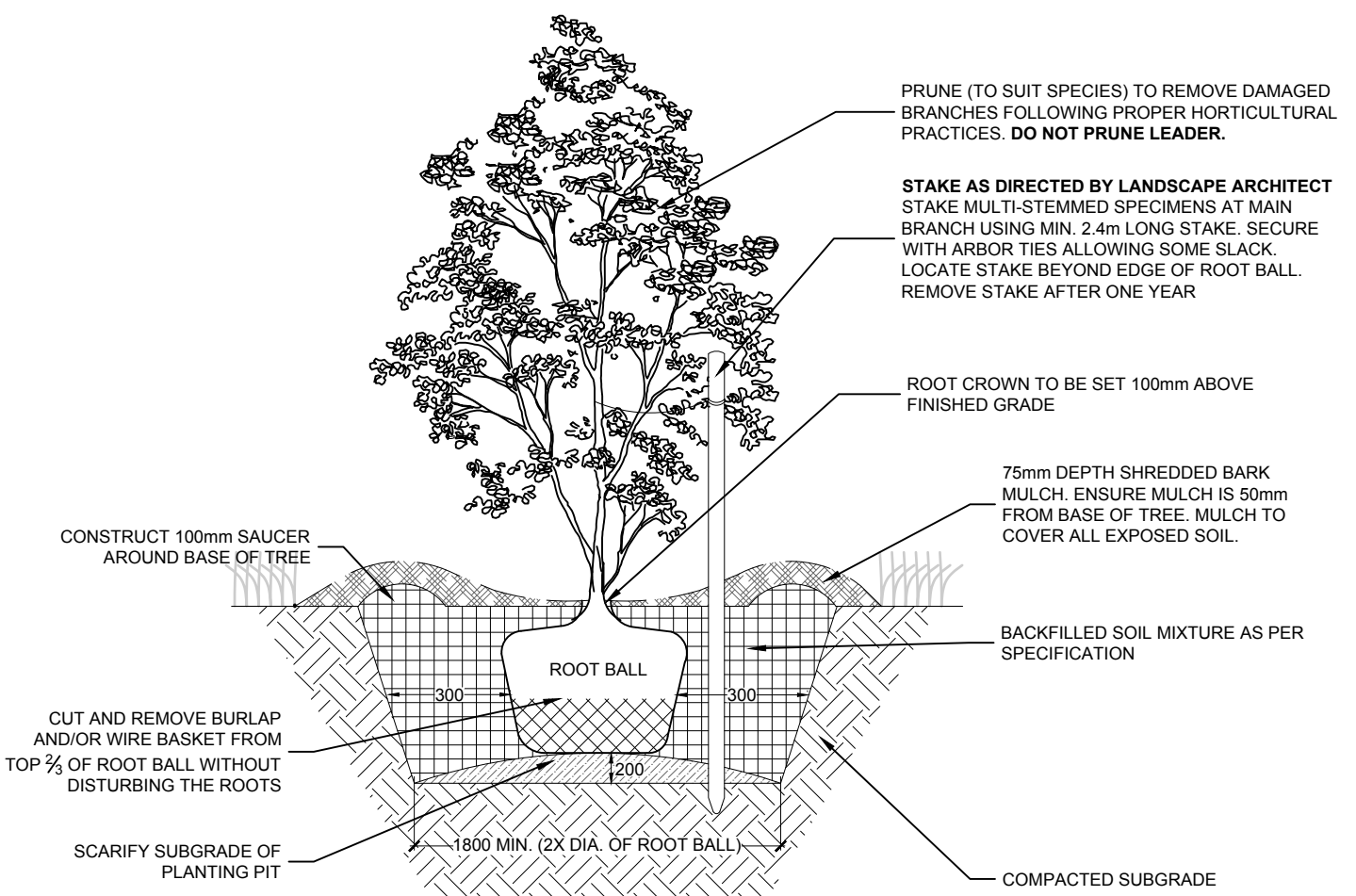
1 DECIDUOUS TREE PLANTING IN LAWN



NOTE:

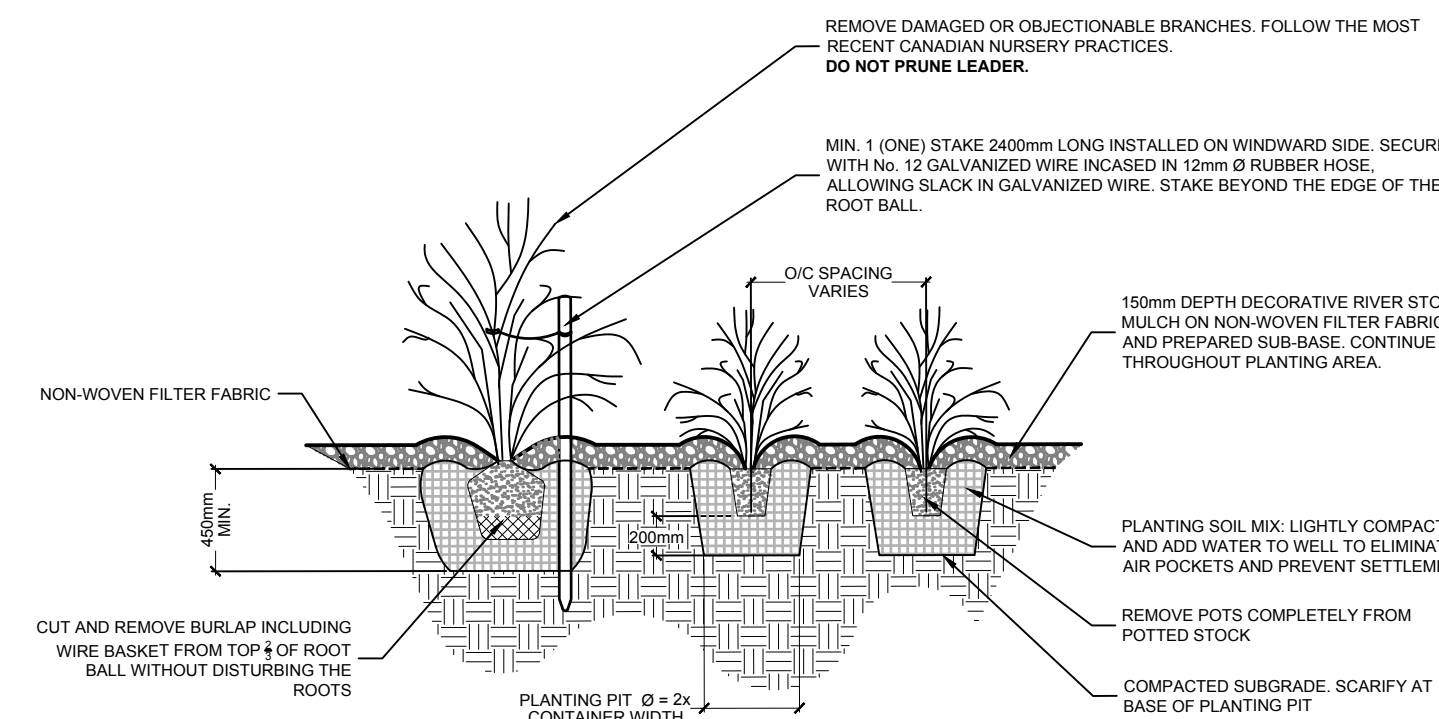
1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
2. LOCATION AS SPECIFIED ON CONTRACT DRAWINGS

2 CONIFEROUS TREE PLANTING IN LAWN



NOTE:
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED

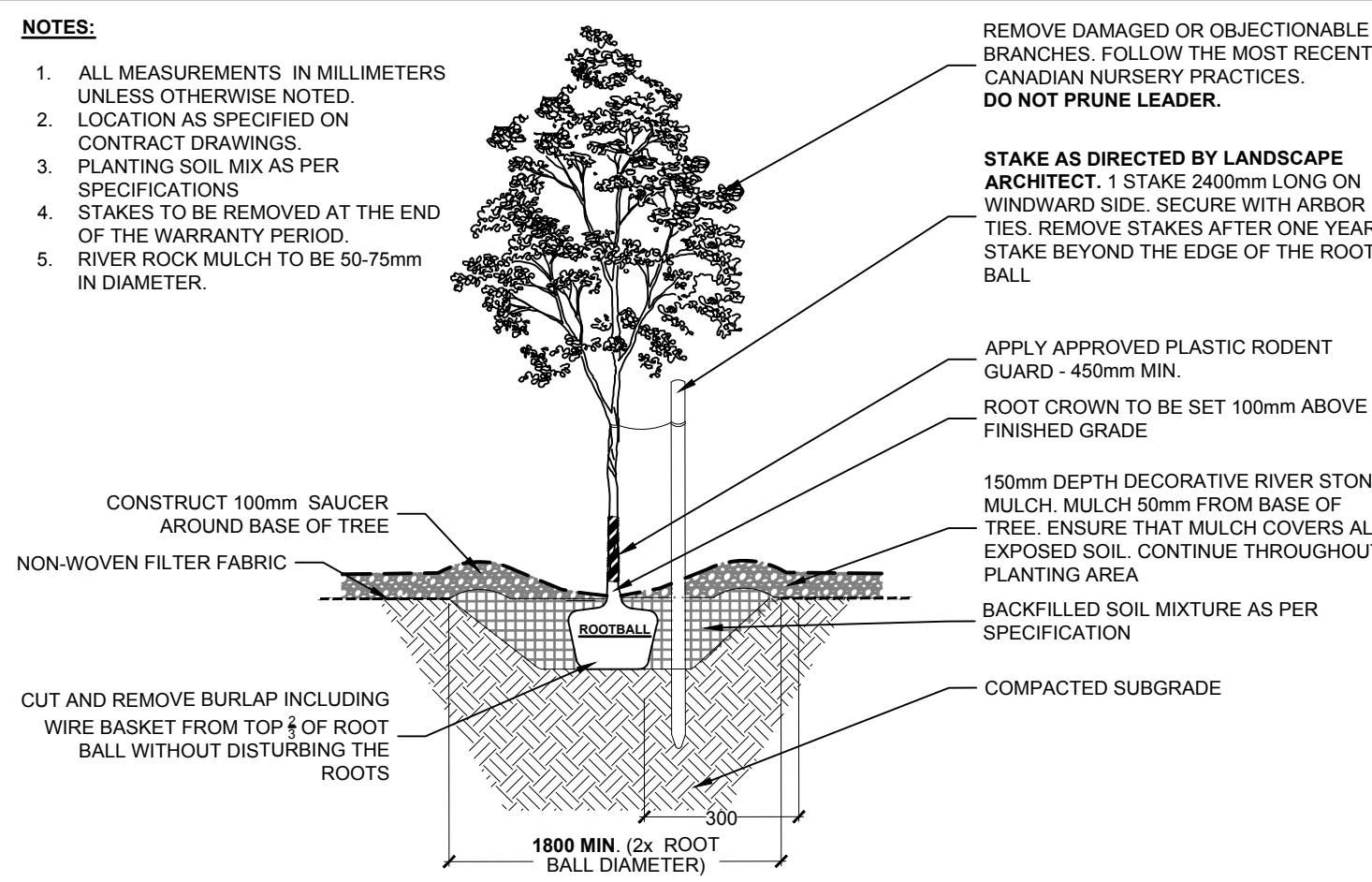
3 MULTI-STEM OR TREE FORM SHRUB IN LAWN
NOT TO SCALE



NOTES:

1. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED
2. LOCATION OF SHRUBS SPECIFIED ON CONTRACT DRAWINGS.
3. PLANTING SOIL MIX AS PER SPECIFICATIONS
4. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUBS.
5. STAKE SHRUBS LARGER THAN 1500mm TALL AT TIME OF PLANTING
6. STAKES TO BE REMOVED AT THE END OF THE WARRANTY PERIOD.
7. RIVER ROCK MULCH TO BE 50-75mm IN DIAMETER.

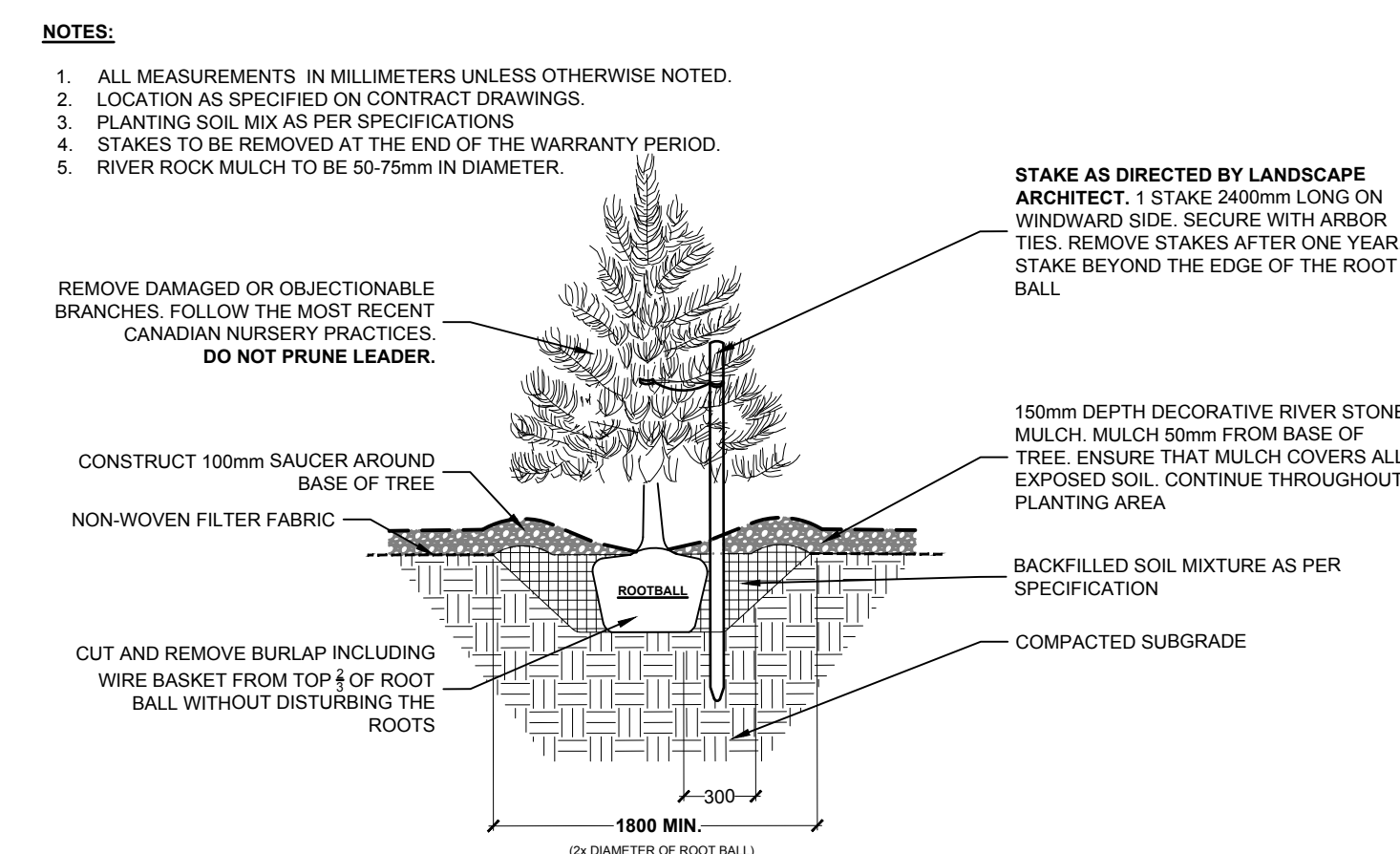
4 CONTINUOUS SHRUB BED IN RIVER ROCK MULCH
NOT TO SCALE



NOTES:

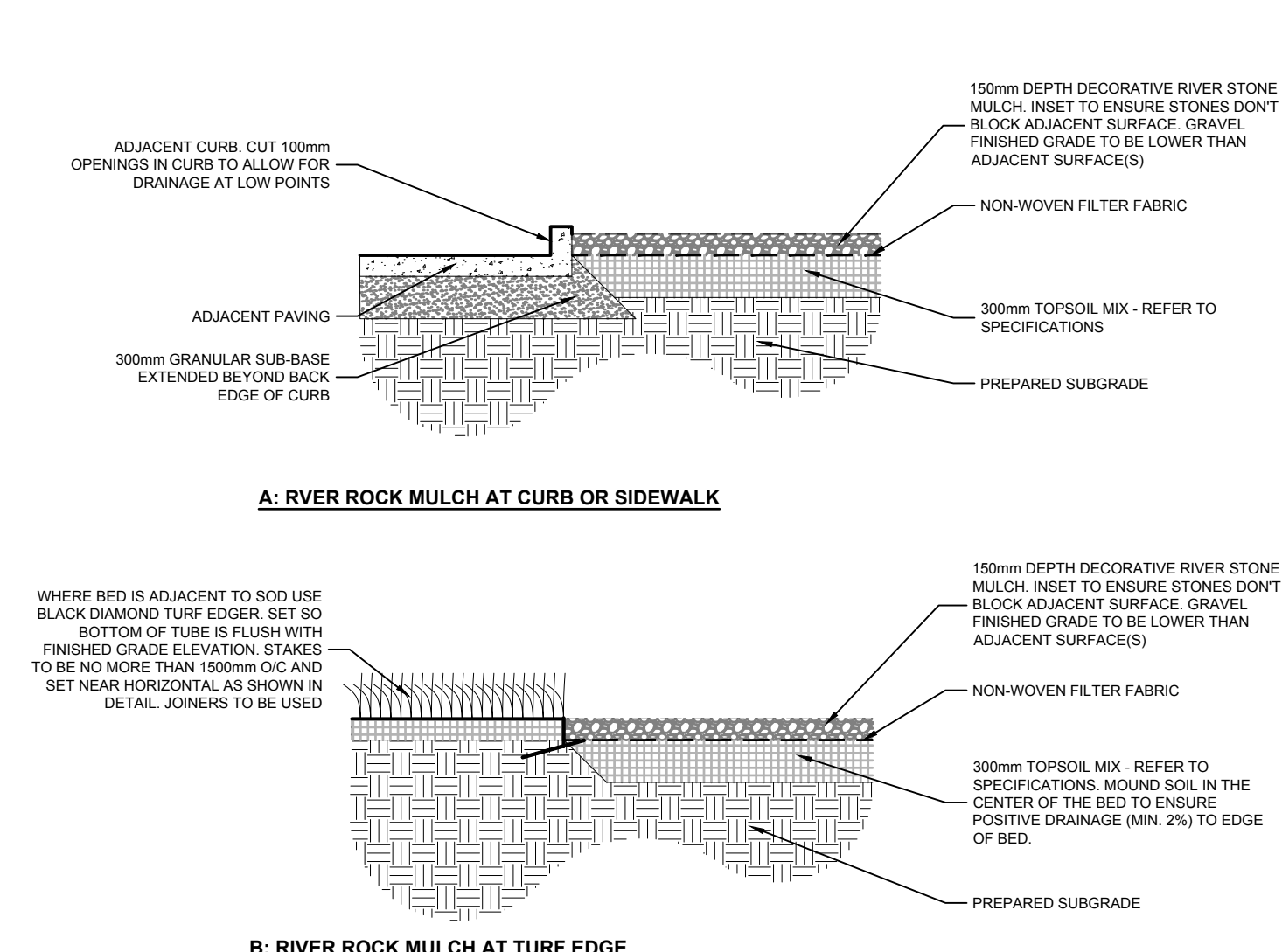
1. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED.
2. LOCATION AS SPECIFIED ON CONTRACT DRAWINGS.
3. PLANTING SOIL MIX AS PER SPECIFICATIONS
4. STAKES TO BE REMOVED AT THE END OF THE WARRANTY PERIOD.
5. RIVER ROCK MULCH TO BE 50-75mm IN DIAMETER.

5 DECIDUOUS TREE PLANTING IN CONTINUOUS PLANTING BED



1. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED.
2. LOCATION OF PERENNIAL BEDS SPECIFIED ON CONTRACT DRAWINGS.
3. PLANTING SOIL MIX AS PER SPECIFICATIONS.
4. PROVIDE 100mm HIGH EARTH SAUCER AROUND PERENNIAL/GRASS BE
5. RIVER ROCK MULCH TO BE 50-75mm DIAMETER.

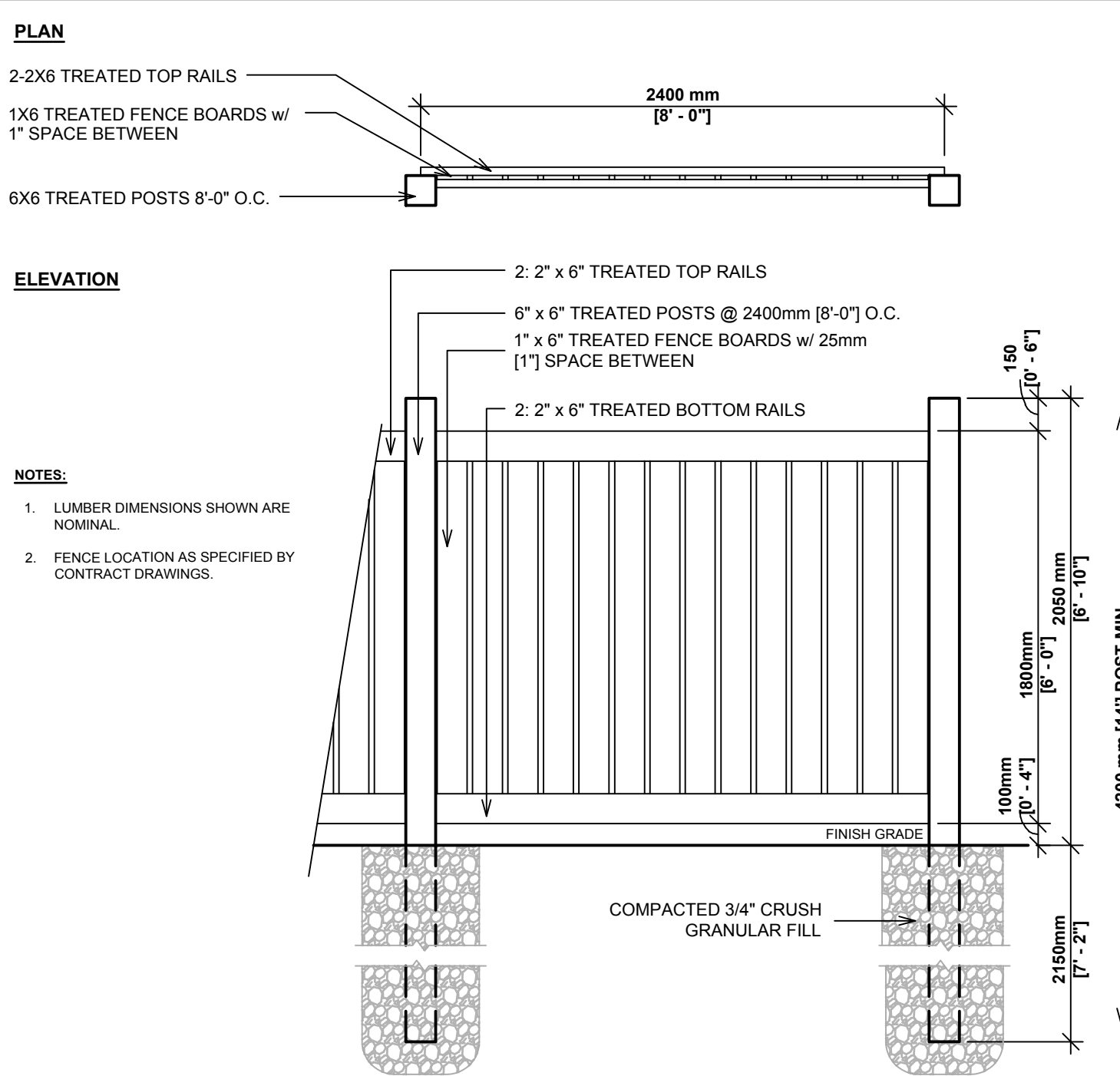
7 PERENNIAL PLANTING IN RIVER ROCK MULCH
NOT TO SCALE



NOTES:

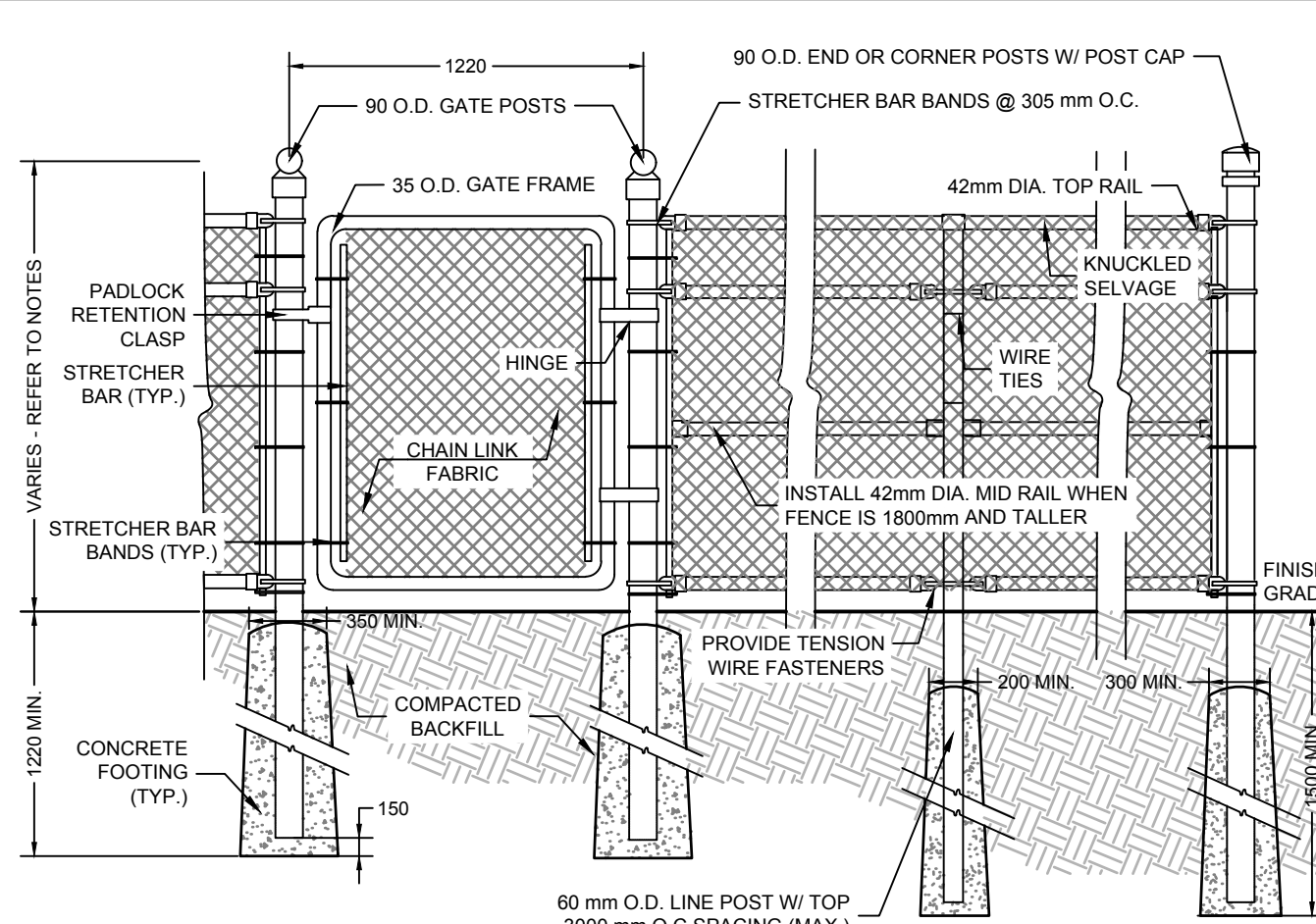
1. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED.
2. PROVIDE 600mm MIN. FROM BUILDING FACE, AS SHOWN ON CONTRACT DRAWINGS.
3. RIVER ROCK MULCH TO BE 50-75mm DIAMETER IN PLANTING BEDS AND 100-125mm AT BUILDING FACE. AND IN AREAS WHERE NO PLANTING IS NOTED

8 RIVER ROCK MULCH - EDGE CONDITIONS
NOT TO SCALE



- 9) WOOD SCREEN
NOT TO SCALE

9 WOOD SCREEN FENCE
NOT TO SCALE



NOTES:

2. ALL MEASUREMENTS IN MILLIMETRES UNLESS STATED OTHERWISE.
3. IF THE CHAIN LINK FENCE IS TO BE BLACK VINYL COATED: USE 50mm woven mesh, 6 GAUGE O.C. OF 9 GAUGE GALVANIZED STEEL CORE FASTENED TO LINE POSTS, TOP RAIL, AND RAILS. CHAIN LINK FENCE, CHAIN LINK RAIL, AND CHAIN LINK POSTS TO BE GALVANIZED. FASTENERS, OTHERWISE ALL FENCE POSTS, GATE FRAMES, AND RAILS TO BE GALVANIZED.
4. CHAIN LINK FENCE TO BE GALVANIZED.
5. POSTS, RAILS AND ALL OTHER HARDWARE MUST BE ELECTROSTATIC PAINTED.
6. CONCRETE FOOTING SHALL BE CSA 30MPC CLASS F-1
7. CHAIN LINK FENCE TO BE GALVANIZED.
8. CHAIN LINK FENCE TO BE GALVANIZED OF 33.0 GAUGE GALVANIZED STEEL PIPE, SHOP BENT, WELDED AND GROUND SMOOTH.
9. STRETCHER BARS TO BE 5mm x 19mm MINIMUM.
10. NO PLASTIC FITTING OR GALVANIZED ARE TO BE USED.
11. WIRE TIES 450 mm O.C. FOR TOP/BOTTOM RAIL AND 300 mm O.C. FOR LINE POSTS. TENSION WIRE FASTENERS ARE TO BE PROVIDED AT 450mm O.C.
12. FIELD LAIL JOINTS AND RAILS TO BE GALVANIZED.

10 BLACK VINYL CHAIN LINK FENCE AND GATE
NOT TO SCALE

KEY	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	CAL/ HT.	CONDITION/ REMARKS
DECIDUOUS and CONIFEROUS TREES						
AcB	2	<i>Aesculus carnea</i> 'Briotii'	Ruby Red Horsechestnut	N	50 mm Cal.	Fruitless Cultivar W/B
Ag	3	<i>Aesculus glabra</i>	Ohio Buckeye	Y	50 mm Cal.	1 City Owned - W/B
AhB	3	<i>Aesculus hippocastanum</i> 'Beaumanii'	Beauman's Horsechestnut	N	50 mm Cal.	Fruitless Cultivar W/B - 1 City Owned
Ar	4	<i>Acer rubrum</i>	Red Maple	Y	50 mm Cal.	1 City Owned - W/B
As	1	<i>Acer saccharum</i>	Sugar Maple	Y	50 mm Cal.	City Owned - W/B
As1	6	<i>Amelanchier laevis</i> 'Spring Flurry'	Spring Flurry Serviceberry	C	50 mm Cal.	W/B
AxC	1	<i>Acer x freemanii</i> 'Celebration'	Celebration Maple	C	50 mm Cal.	Seedless Male Cultivar W/B
AxG	8	<i>Amelanchier x grandiflora</i> 'Robin Hill'	Robin Hill Serviceberry	C	50 mm Cal.	Tree Form - W/B
Bp	1	<i>Betula papyrifera</i>	Paper Birch	Y	50 mm Cal.	W/B
Cc	1	<i>Carya cordiformis</i>	Bitternut Hickory	Y	50 mm Cal.	W/B
Co	1	<i>Carya ovata</i>	Shagbark Hickory	Y	50 mm Cal.	W/B
Co1	3	<i>Celtis occidentalis</i>	Common Hackberry	Y	50 mm Cal.	W/B
Gb	2	<i>Ginkgo biloba</i> 'Presidential Gold'	Presidential Gold Maidenhair Tree	N	50 mm Cal.	Fruitless Male Cultivar
Gb1	1	<i>Ginkgo biloba</i> 'Lakeview'	Lakeview Maidenhair Tree	N	50 mm Cal.	Fruitless Male Cultivar
Gb2	5	<i>Ginkgo biloba</i> 'Gold Spire'	Gold Spire Maidenhair Tree	N	200 cm HT.	Columnar - Fruitless Male Cultivar
Gd	2	<i>Gymnocladus dioicis</i>	Kentucky Coffee Tree	Y	50 mm Cal.	W/B
Gt	3	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honey Locust	Y	50 mm Cal.	1 City Owned - W/B
Gt1	3	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Thornless Honey Locust	C	50 mm Cal.	W/B
Gt2	1	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Suncoke'	Sunburst Thornless Honey Locust	C	50 mm Cal.	W/B
Lt	2	<i>Larix laricina</i>	Tamarack	Y	200 cm HT	W/B
Md	7	<i>Malus</i> 'Dolgo'	Dolgo Crabapple	N	50 mm Cal.	W/B
Mh	2	<i>Malus</i> 'Harvest Gold'	Harvest Gold Crabapple	N	50 mm Cal.	W/B
Pg	2	<i>Picea glauca</i>	White Spruce	Y	200 cm HT.	W/B
Pg1	9	<i>Picea glauca</i> 'North Pole'	North Pole White Spruce	C	200 cm HT.	Columnar - Screening W/B
Pr	1	<i>Pinus resinosa</i>	Red Pine	Y	200 cm HT.	W/B
Ps	1	<i>Pinus strobus</i>	White Pine	Y	200 cm HT.	W/B
Qm	3	<i>Quercus macrocarpa</i>	Burr Oak	Y	50 mm Cal.	1 City Owned - W/B
Qp	2	<i>Quercus palustris</i>	Pin Oak	Y	50 mm Cal.	1 City Owned - W/B
Qr	6	<i>Quercus rubra</i>	Red Oak	Y	50 mm Cal.	1 City Owned - W/B
Sd	8	<i>Sorbus decora</i>	Showy Mountainash	Y	50 mm Cal.	W/B
Sr	4	<i>Syringa reticulata</i>	Japanese Tree Lilac	N	50 mm Cal.	W/B
Ta	1	<i>Tilia americana</i>	Basswood	Y	50 mm Cal.	W/B
Tc	6	<i>Tilia cordata</i>	Little Leaf Linden	N	50 mm Cal.	W/B
TREE FORM DECIDUOUS SHRUBS						
Ac	17	<i>Amelanchier canadensis</i>	Serviceberry	Y	200 cm HT.	Clump - Potted
AsB	6	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	C	50 mm Cal.	Tree Form - W/B
CaD	10	<i>Cornus alternifolia</i>	Pagoda Dogwood	Y	200 cm HT.	Tree Form - Potted
DECIDUOUS SHRUBS						
Bx	55	<i>Buxus</i> x 'Green Gem'	Green Gem Boxwood	N	2 gal.	Canadian Cultivar - Potted
CaH	138	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	C	2 gal.	Potted
Cs	13	<i>Cornus sericea</i>	Red Osier Dogwood	Y	2 gal.	Potted
Dh	79	<i>Diervilla lonicera</i>	Low Bush Honeysuckle	Y	2 gal.	Potted
DxK	43	<i>Diervilla</i> x 'Kodiak Orange'	Kodiak Orange Bush Honeysuckle	C	2 gal.	Potted
Lb	2	<i>Lindera benzoin</i>	Spicebush	Y	2 gal.	Potted
PoC	37	<i>Physocarpus opulifolius</i> 'Cougar Cub'	Cougar Cub Ninebark	C	2 gal.	Potted
Ra	31	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	C	2 gal.	Potted
Rb	38	<i>Rosa blanda</i>	Meadow Rose	Y	2 gal.	Potted
VtC	10	<i>Viburnum trilobum</i> 'Compactum'	Dwarf Bush Cranberry	C	2 gal.	Potted
PERENNIALS AND ORNAMENTAL GRASSES						
Ad	81	<i>Arctanthemum arcticum</i>	Arctic Daisy	Y	1 gal.	Container - Part Shade - Border Plant
Ae	42	<i>Astilbe arendsi</i> 'Erica'	Erica False Spirea	N	1 gal.	Container - Shade - Accent
AmX	291	<i>Achillea millefolium</i> Cultivars	Mixed Yarrow Cultivars	C	1 gal.	Container - Part Shade - Border Plant
Au	90	<i>Arctostaphylos uva-ursi</i>	Bearberry	Y	1 gal.	Container - Ground Cover
AxD	9	<i>Astilbe</i> x 'Dark Side of the Moon'	Dark Side of the Moon False Spirea	N	1 gal.	Container - Shade - Accent
De	28	<i>Dryopteris erythrosora</i>	Autumn Fern	Y	1 gal.	Container - Shade - Accent
Ep	88	<i>Echinacea purpurea</i>	Purple Coneflower	Y	1 gal.	Container - Part Shade - Accent
Gm	191	<i>Geranium macrorrhizum</i>	Bigroot Geranium	N	1 gal.	Container - Shade - Border Plant
Hg	80	<i>Hosta</i> 'Abiqua Drinking Gourd'	Abiqua Drinking Gourd Plantain Lily	N	1 gal.	Container - Shade - Accent
Ho	97	<i>Hosta</i> Cultivars	Mixed Hosta Cultivars	N	1 gal.	Container - Shade - Accent
Hx	228	<i>Heimerocallis</i> Cultivars	DayLily	N	1 gal.	Container - Mixed Cultivars
HxC	72	<i>Heuchera</i> x 'Cherry Cola'	Cherry Cola Coral Bells	N	1 gal.	Container - Shade - Accent
HxM	235	<i>Heuchera</i> Cultivars	Mixed Coral Bells	N	1 gal.	Container - Shade - Border Plant
Ls	73	<i>Liatris spicata</i>	Blazing Star	Y	1 gal.	Container - Part Sun - Border
Ms	98	<i>Matteuccia struthiopteris</i>	Ostrich Fern	Y	1 gal.	Container - Shade - Accent
Rf	145	<i>Rudbeckia fulgida</i> var. <i>Sullivantii</i> 'Little Goldstar'	Black-Eyed Susan	N	1 gal.	Container - Part Sun - Border
Sg	72	<i>Panicum virgatum</i> 'Half Pint'	Half Pint Dwarf Switch Grass	C	1 gal.	Container - Part Shade - Accent

NOTE: RE: ONTARIO NATIVE - Y = YES, N = NO, C = CULTIVAR OF A NATIVE SPECIES

TOTAL PRIVATE OWNED TREES = 98 **TOTAL CITY OWNED TREES (ROW) = 7**