



- Proposed Deciduous Trees** 1, 2  
L, 3  
*Canopy Height  $\pm$  8m or less (Small), 8-14m (Medium), 15m+ (Large)*

**Proposed Coniferous Tree or Shrub** 1, 2  
L, 3  
*Canopy Height and Diameter  $\pm$  5m or less*

**Proposed Tree-Form Shrub** 1, 2  
L, 3

**Proposed Street Trees**  
*By Others as per Approved Sub-Division Plan*  
In Conflict of Utilities or Site Features

**Proposed Planting Bed** 3, 4  
L, 3  
*Mix of Shrubs and Perennials with River Rock Mulch*

**Proposed Hedge or Group of Shrubs** 1, 3  
L, 3

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

**Proposed Riverstone Mulch** 5  
L, 3  
*Decorative*

**Proposed Decomposed Granite or Gravel Surfacing**  
*Dog Run - Granite and Community Garden - Gravel*

**Property Line**

**Proposed Black Vinyl Chain Link Fencing** 6, 7  
L, 3

**Proposed Wood Screen Fence** 8  
L, 3

**Storm Lines**  
*(Refer to Engineering)*

**Sanitary Lines**  
*(Refer to Engineering)*

**Watermain**  
*(Refer to Engineering)*

## PLANTING NOTES

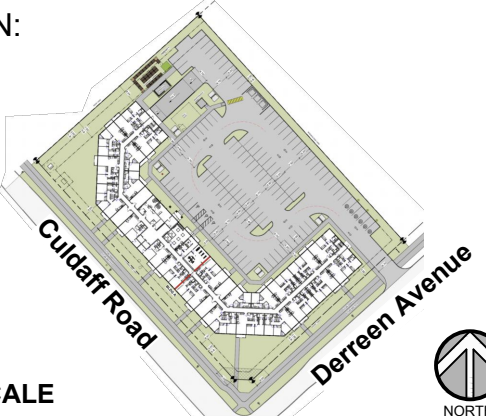
1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
2. LOCATION OF ALL PLANT MATERIAL TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY THE PROJECT MANAGER PRIOR TO THE EXCAVATION OF TREE PITS AND PLANTING BEDS.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE 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. 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

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.

**B BROADSTREET**  
PROPERTIES LTD.  
100 St Anns Street, Campbell River, B.C.  
(T)250.286.8045 (F)250.286.8046  
[www.broadstreet.ca](http://www.broadstreet.ca)

## KEY PLAN



**NOT TO SCALE**

## 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

PROJECT NUMBER:

CITY OF OTTAWA

ADDRESS:

425 CULDAFF ROAD  
OTTAWA, ON

DRAWING TITLE:

LANDSCAPE PLAN

DRAWN BY: K. SELIN

CHECKED BY: K. CERVENY

DATE: 2024-10-31

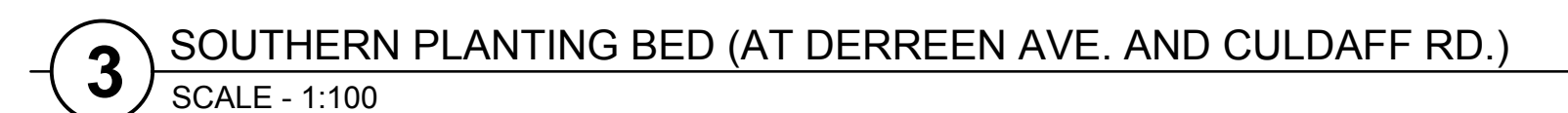
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DRAWING #

REV #

## L.1





- L.2



