



- Proposed Deciduous Trees** 1, 2  
L.5  
Canopy Height  $\pm$  8m or less (Small/Ornamental), 8-14m (Medium), 15m+ (Large)

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

**Proposed Tree-Form Shrub** 1, 2  
L.5

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

**In Conflict of Utilities or Site Features**

**Proposed Planting Bed** 3, 4  
L.5  
Mix of Shrubs and Perennials with River Rock Mulch

**Proposed Hedge or Group of Shrubs** 1, 3  
L.5

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

**Proposed Riverstone Mulch** 5  
L.5  
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.5

**Proposed Wood Screen Fence** 8  
L.5

**Storm Lines**  
(Refer to Engineering)

**Sanitary Lines**  
(Refer to Engineering)

**Watermain**  
(Refer to Engineering)

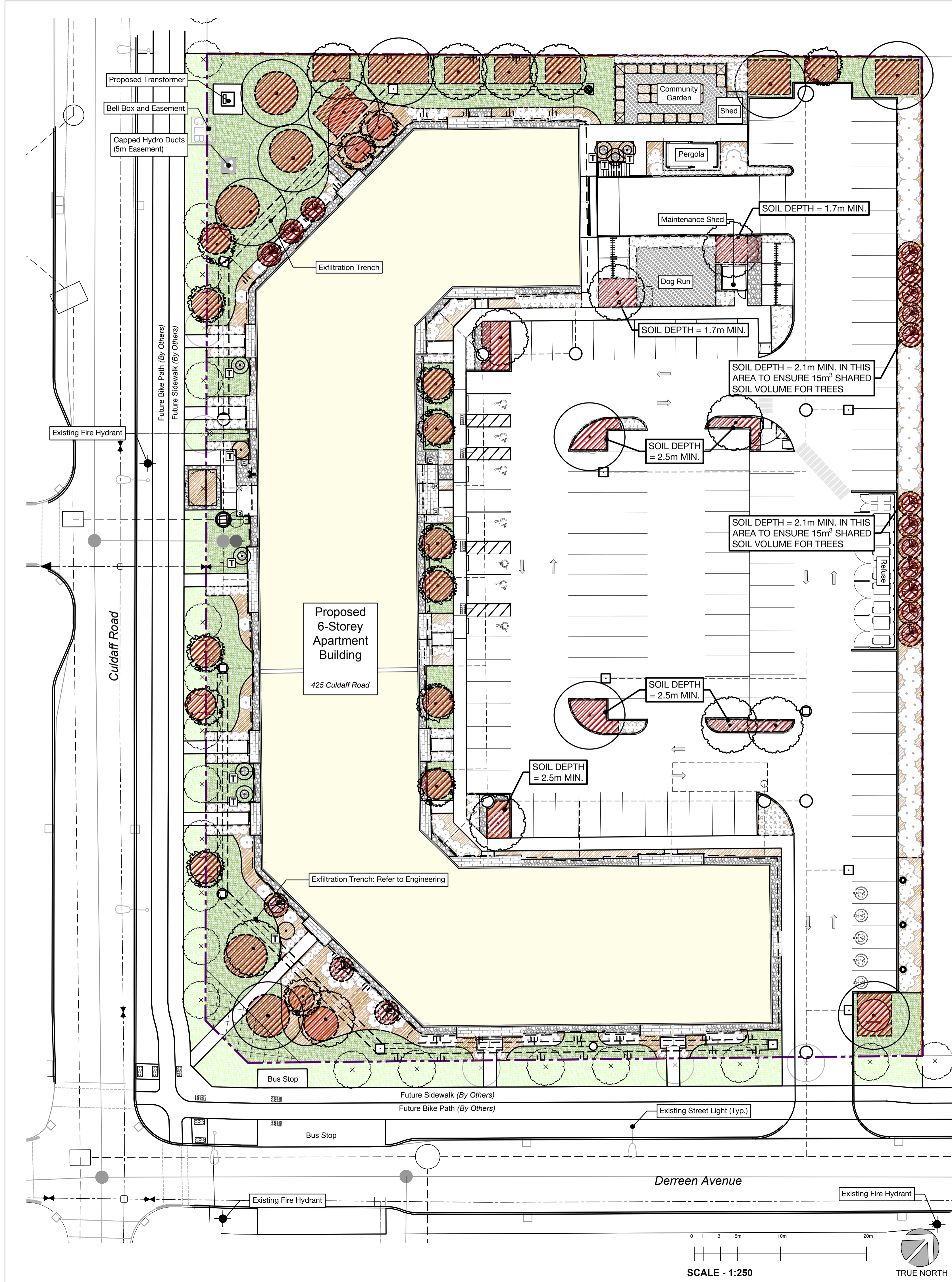
## PLANTING NOTES

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 CROWN 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 L2 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.

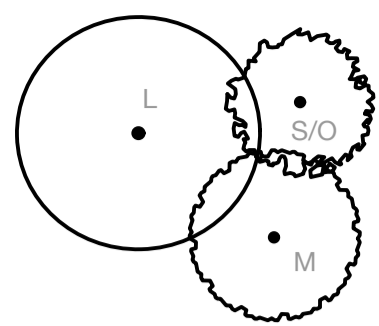
## GENERAL NOTES

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) E: info@fdsdsurveys.ca

<div>BROADSTREET PROPERTIES LTD.</div>					
100 St Anns Street, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046 <a href="#">www.broadstreet.ca</a>					
KEY PLAN:					
<div>Culdaff Road</div> <div>Derreen Avenue NORTH</div> <div>NOT TO SCALE</div>					
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	REVISED SITE PLAN AND RE-ISSUED FOR CLIENT REVIEW	2025-08-06			
6	ADDED ADDITIONAL PLANTINGS AS PER REMOVED SHRUBS FROM ROW AS PER CLIENT REQUEST - ISSUED FOR REVIEW	2025-08-20			
7		2025-09-26			
SEAL:	<div>studioRed landscape architecture</div>				
<div>OCTON OF PRACTICE CMLA LANDSCAPE ARCHITECTURE ONTARIO</div>					
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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CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.					
PROJECT NAME: PALADIUM 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 #:		REV #:			
L.1					
19281					



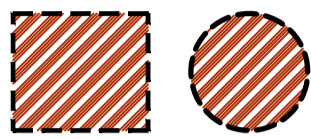
LEGEND



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



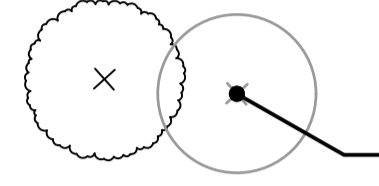
**Proposed Coniferous Tree**  
Canopy Height and Diameter  $\pm$  5m or less



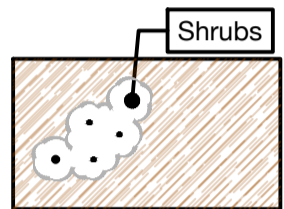
**Boundary of Minimum Soil Volume**  
All Areas Provide 1.5m Depth of Uncompacted Soil Minimum Except Where Noted. Increase Depth to Noted Amount on Plan



**Proposed Tree-Form Shrub**



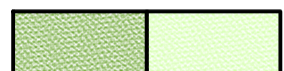
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By Others as per Approved Sub-Division Plan  
In Conflict of Utilities or Site Features



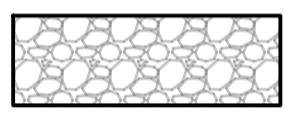
**Proposed Planting Bed**  
Mix of Shrubs and Perennials with River Rock Mulch



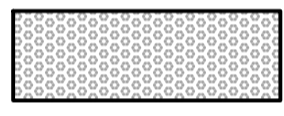
**Proposed Hedge or Group of Shrubs**



**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@fsdsurveys.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	REVIEWED SITE PLAN AND RE-DESIGNED 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.

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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. CERVNY

DATE:

2025-09-26

SCALE:

1:250

DRAWING #:

L.2

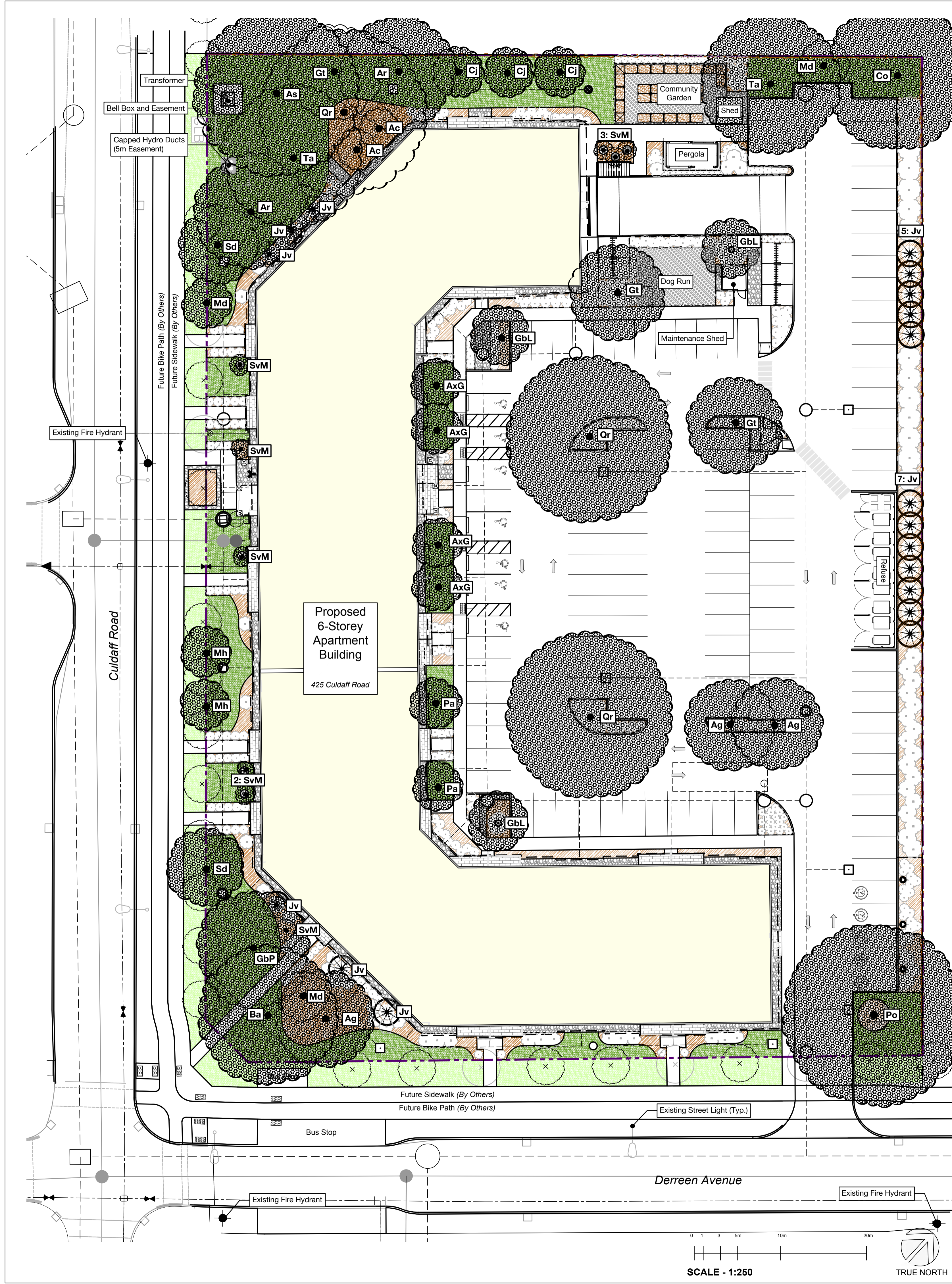
REV #:

19281

SCALE - 1:250

TRUE NORTH

D07-12-24-0140



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**

GENERAL NOTES

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

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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:  
ISSUED FOR CLIENT REVIEW

Revision Schedule

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1	ISSUED FOR CLIENT REVIEW	2024-10-31
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7	REMOVED SHRUBS FROM ROW AS PER CLIENT REQUEST - ISSUED FOR REVIEW	2025-09-26

SEAL:  
  
landscape architecture

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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: 2025-09-26  
SCALE: 1:250  
DRAWING #: **L.3**  
REV #:

D07-12-24-0140

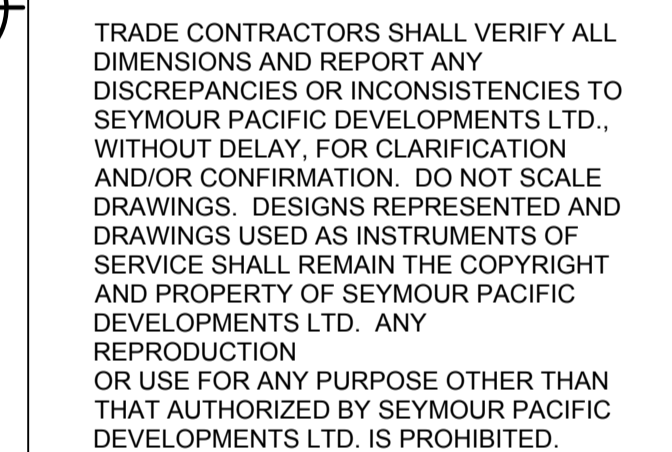


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2. LOCATION OF ALL PLANT MATERIAL TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY THE PROJECT MANAGER PRIOR TO THE EXCAVATION OF TREE PITS AND PLANTING BEDS.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
4. DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
5. ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE PROJECT MANAGER.
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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.

## Property Line

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.

PROJECT STATUS:  
ISSUED FOR CLIENT REVIEW

[illegible]

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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: 2025-09-26

SCALE: 1:250

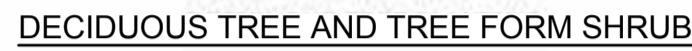
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REV #:	
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L.4

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 L1 - L5.
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, WITH 100 X 100 X 6 GAUGE ANKLED FASTENERS
6. PADLOCK RETENTION CLIPS TO BE INSTALLED
7. FINISH OF FABRIC AND TIES TO MATCH ADJACENT FENCE
8. FENCE POSTS, GATE FRAMES, AND RAILS TO BE GALVANIZED SCHEDULE 40 PIPE
9. NO PLASTIC FITTING OR COMPONENTS ARE TO BE USED
10. WELD ALL JOINTS

⑦

## PROPOSED PLANT LIST

[illegible]

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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

007-12-24-0140