

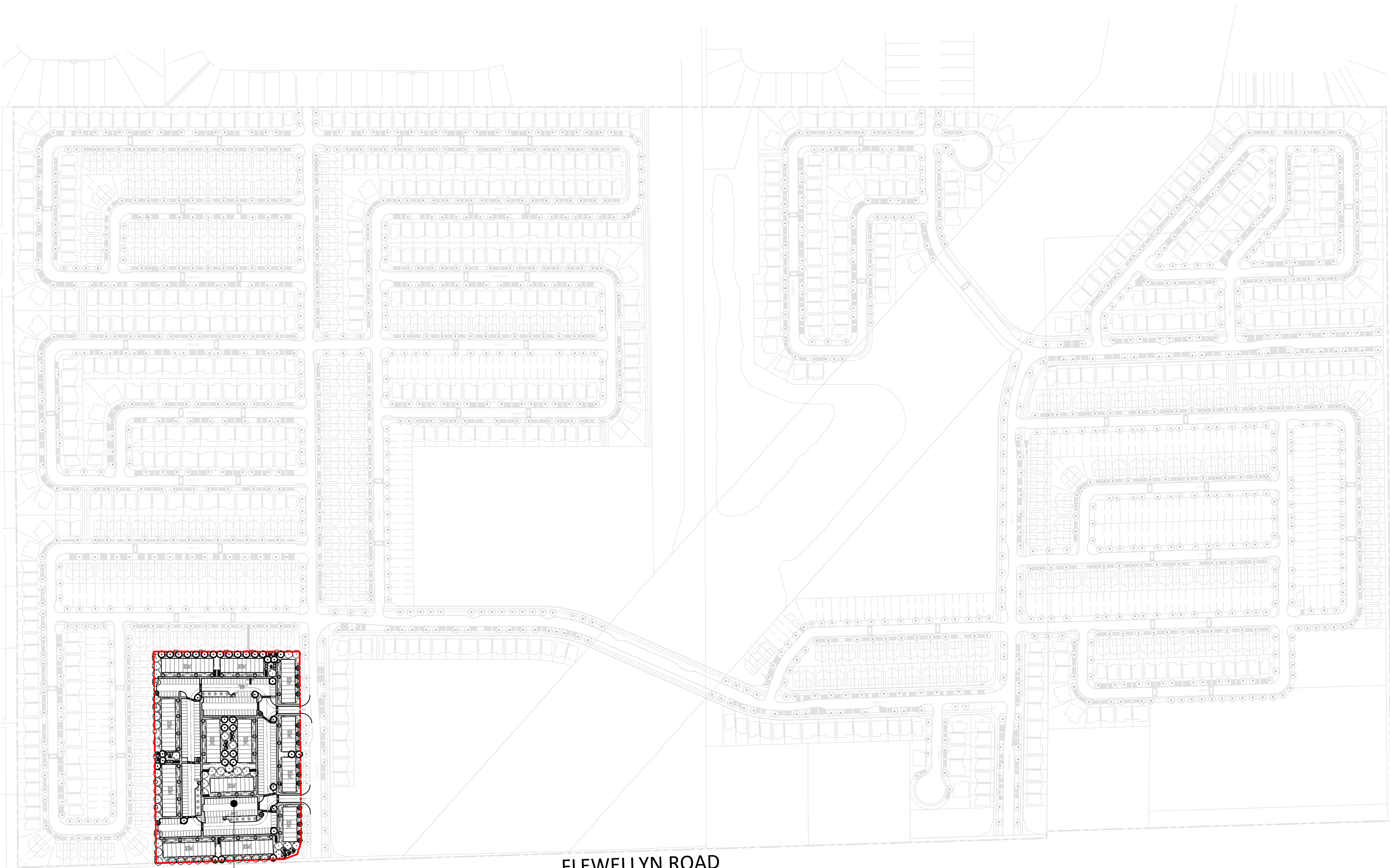
CAIVAN
STITTSVILLE MAGNOLIA
PHASE 1

CAIVAN
COMMUNITIES

NAK 
design strategies

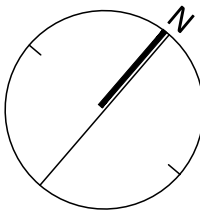
LIST OF DRAWINGS:

- L1.0 - LANDSCAPE PLAN
- L1.1 - PLANTING PLAN
- L2.0 - DETAILS
- L2.1 - DETAILS
- L2.2 - DETAILS

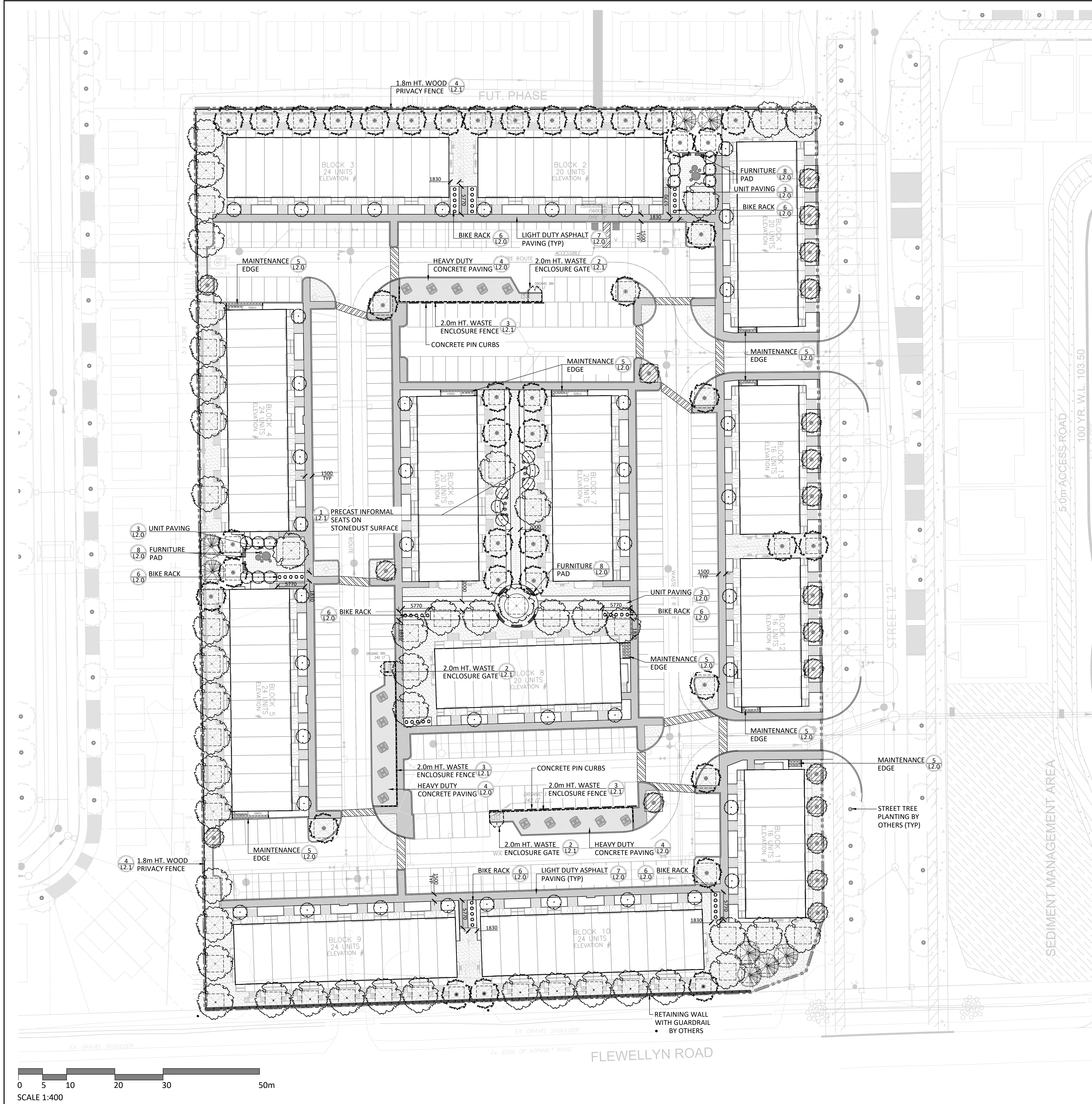


FLEWELLYN ROAD

SITE



KEYMAP
NTS



NOTES:
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE
GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP:
• PG5570-2, DATED JANUARY 20, 2022

ALL EXISTING SITE INFORMATION AS PER DRAFT PLAN OF SUBDIVISION,
DATED SEPTEMBER 26, 2025 AND PREPARED BY J.D. BARNES LIMITED.

GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
2. TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
3. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CONTRACTOR.
4. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
6. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE LANDSCAPE ARCHITECT.

SOIL VOLUME PROJECTIONS (NTS)*	SINGLE	MULTIPLE	TREE SOIL VOLUMES		
			TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
SMALL			ORNAMENTAL	15	9
			COLUMNAR	15	9
			SMALL	20	12
			MEDIUM	25	15
MEDIUM/ CONIFER			LARGE	30	18
			CONIFER	25	15
LARGE					

*SOIL VOLUME CALCULATION BASED ON 1.5m DEPTH

CANOPY COVER DIAGRAM

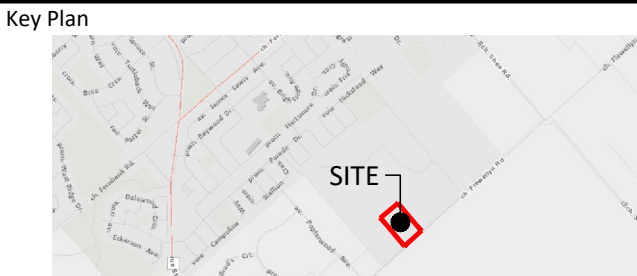


CANOPY COVER LEGEND

- PROPERTY LINE
- BUILDING
- MATURE TREE CANOPY - PROPOSED SITE TREE
- MATURE TREE CANOPY - PROPOSED ROW TREE BY OTHERS (OVERLAPPING SITE)

PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA* PER TREE STANDARD RANGE (m²)	AVERAGE CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
LARGE (48)	135-250*	192	6,095m² (ACCOUNTS FOR OVERLAP)
MEDIUM (40)	35-135*	85	
SMALL (20)	5-35*	20	
CONIFER (8)	45-96*	70	
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES			
*CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY CANADA, US FOREST SERVICE, PARKMAN, L., TREES IN CANADA, UNIVERSITY OF GUELPH ARBORICULTURE, VARIOUS PUBLICATIONS			
PROPOSED ROW TREE CANOPY, BY OTHERS			60m² (ACCOUNTS FOR OVERLAP)
SITE AREA			23,718m²
TOTAL CANOPY COVER			26.0%

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LEGEND

- PROPERTY LINE

FENCING

- 2.0m HT. WOOD PRIVACY FENCE
- 1.8m HT. WOOD PRIVACY FENCE
- 1.2m HT. DECORATIVE FENCE

PLANTING

- LARGE DECIDUOUS TREE
- MEDIUM DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- CONIFEROUS TREE
- TREE FORM SHRUB
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- GRASSES/PERENNIALS
- GROUND SHRUB COVER PLANTING
- SODDING

PAVING

- ASPHALT PAVING
- CIP CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING
- UNIT PAVING
- STONEDUST SURFACE
- RIVERSTONE PAVING (MAINTENANCE EDGE)
- PRECAST CURB (MAINTENANCE EDGE)

DETAIL KEY

- DETAIL NO.
- SHEET NO.

1	Issued for First Submission	Jan 23/26
No.	Description	Date

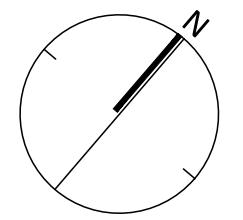
Revision

OWNERSHIP	CIVIL
CAVANA COMMUNITIES	DBL
3713 Borrisokane Rd., Ottawa, ON K2J 4J4	120 Bell Rd., Suite 103, Stittsville, ON K2S 1J9

ARCHITECT	LANDSCAPE ARCHITECT
OK ARCHITECTS INC.	NAK DESIGN STRATEGIES
4130 Yonge St., Suite 602, Toronto, ON M2P 2P7	1285 Wellington St., Ottawa, ON K1Y 3A8

PLANNING	
JPSA Canada Inc.	
52 Springbrook Dr., Stittsville, ON K2S 1R4	

PROPERTY INFORMATION	
Part 2 plan 58-11035 and Part 1 Plan 48-34545	



NAK
design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

STITTSVILLE MAGNOLIA PH1
6115-5993 Flewellyn Rd, Ottawa, ON

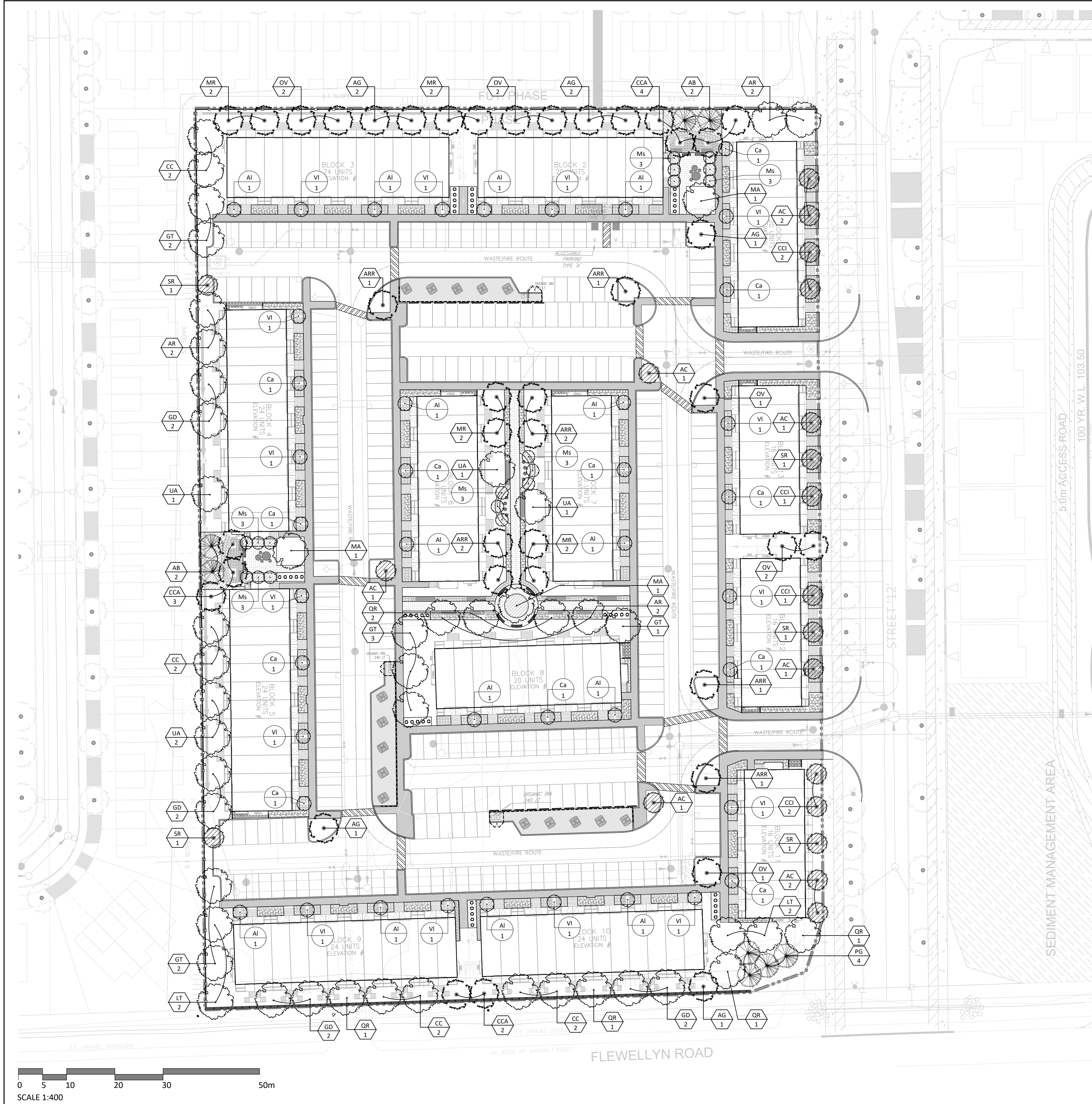
Title

LANDSCAPE PLAN

Date	2025-12-09	Sheet
Scale	1:400	L1.0
Drawn	SW	
Checked	MK	
Job No.	25-377	

PLAN N° XXXXX

CITY FILE N° DXX-XX-XX-XXXX



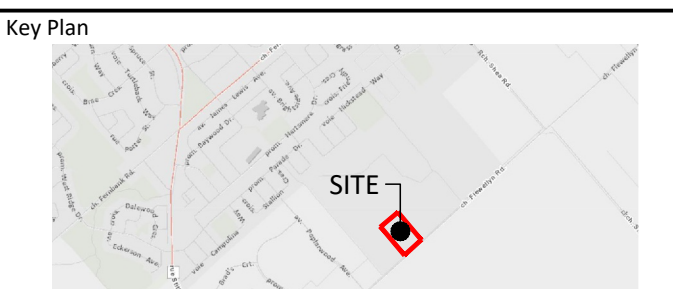
NOTES:
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE
GEOTECHNICAL REPORT PREPARED BY XX:
• XX

THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE TREE
CONSERVATION REPORT PREPARED BY XX
• XX

ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED XX AND
PREPARED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD.

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	NATIVE	OWNER
DECIDUOUS TREES - LARGE (15-30M HEIGHT): TOTAL 48							
AR	ACER RUBRUM	RED MAPLE	6	50mm	B&B	Y	PRIVATE
CC	CARYA CORDIFORMIS	BITTERNUT HICKORY	8	50mm	B&B	Y	PRIVATE
GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	8	50mm	B&B	Y	PRIVATE
GT	GLEITSIA TRICANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	8	50mm	B&B	N	PRIVATE
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	4	50mm	B&B	Y	PRIVATE
MA	MAGNOLIA ACUMINATA	CUCUMBER TREE	3	50mm	B&B	Y	PRIVATE
QR	QUERCUS RUBRA	RED OAK	6	50mm	B&B	Y	PRIVATE
UA	ULMUS AMERICANA	VALLEY FORGE ELM	5	50mm	B&B	N	PRIVATE
DECIDUOUS TREES - MEDIUM (8-14M HEIGHT): TOTAL 40							
AG	AESCULUS GLABRA	OHIO BUCKEY	7	50mm	B&B	Y	PRIVATE
ARR	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	8	50mm	B&B	Y	PRIVATE
CCA	CARPINUS CAROLINIANA	BLUE BEECH	9	50mm	B&B	Y	PRIVATE
MR	MORUS RUBRA	RED MULBERRY	8	50mm	B&B	Y	PRIVATE
OV	OSTRYA VIRGINIANA	IRONWOOD	8	50mm	B&B	Y	PRIVATE
DECIDUOUS TREES - SMALL (6-8M HEIGHT): TOTAL 20							
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	9	50mm	B&B, TREE FORM	Y	PRIVATE
CCI	CRATAEGUS CRUSGALI 'INERMIS'	THORNLESS HAWTHORN	6	250cm 15 GAL	PT, TREE FORM	N	PRIVATE
SR	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE LILAC	5	50mm	B&B, TREE FORM	N	PRIVATE
CONIFEROUS TREES: TOTAL 8							
AB	ABIES BALSAMEA	BALSAM FIR	4	200cm	B&B	Y	PRIVATE
PG	PICEA GLAUCA	WHITE SPRUCE	4	200cm	B&B	Y	PRIVATE
MULTI-STEM SHRUBS: TOTAL 59							
AI	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	14	125cm ht.	PT, CLUMP	Y	PRIVATE
Ca	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	12	125cm ht.	PT, CLUMP	Y	PRIVATE
Ms	MAGNOLIA X 'SUSAN'	SUSAN MAGNOLIA	18	2 GAL	POT	Y	PRIVATE
VI	VIBURNUM LENTAGO	NANNYBERRY	15	125cm ht.	PT, CLUMP	Y	PRIVATE
DECIDUOUS SHRUBS							
Am	ARONIA MELANOCARPA	BLACK CHOKEBERRY	85	3 GAL	POT	Y	PRIVATE
Ig	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	38	3 GAL	POT	N	PRIVATE
Po	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	'DIABOLO' NINEBARK	85	3 GAL	POT	N	PRIVATE
Ra	RHUS AROMATICA 'GRO-LOW'	GROW LOW FRAGRANT SUMAC	140	3 GAL	POT	Y	PRIVATE
Sa	SYMPHORICARPOS ALBUS	SNOWBERRY	87	3 GAL	POT	Y	PRIVATE
ORNAMENTAL GRASSES							
cl	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	308	7 GAL	POT	Y	PRIVATE
dc	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	360	7 GAL	POT	Y	PRIVATE
bg	BOUTELOUA GRACILIS	BLUE GRAMA	345	7 GAL	POT	Y	PRIVATE
sh	SPOROBOLUS HETEROLEPSIS	PRARIE DROPSEED	445	7 GAL	POT	Y	PRIVATE
ss	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	310	7 GAL	POT	Y	PRIVATE
PERENNIALS							
am	ACHILLEA MILLEFOLIUM	COMMON YARROW	104	1 GAL	POT	Y	PRIVATE
gm	GERANIUM MACULATUM	WILD GERANIUM	52	1 GAL	POT	Y	PRIVATE
rh	RUDBECKIA HIRTA	BLACK-EYED SUSAN	132	1 GAL	POT	Y	PRIVATE
sa	SEDUM 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	176	1 GAL	POT	N	PRIVATE

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LEGEND

--- PROPERTY LINE

FENCING

--- 2.0m HT. WOOD PRIVACY FENCE
--- 1.8m HT. WOOD PRIVACY FENCE
--- 1.2m HT. DECORATIVE FENCE

PLANTING

○ LARGE DECIDUOUS TREE
○ MEDIUM DECIDUOUS TREE
○ SMALL DECIDUOUS TREE
○ CONIFEROUS TREE
○ TREE FORM SHRUB
○ DECIDUOUS SHRUB
○ CONIFEROUS SHRUB
○ GRASSES/PERENNIALS
▨ GROUND SHRUB COVER PLANTING
▨ SODDING

PAVING

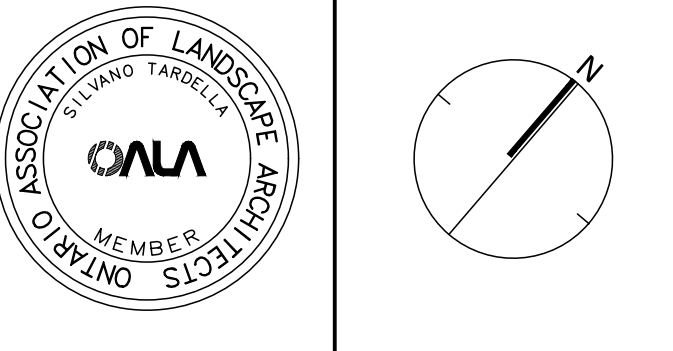
▨ ASPHALT PAVING
▨ CIP CONCRETE PAVING
▨ HEAVY DUTY CONCRETE PAVING
▨ UNIT PAVING
▨ STONEDUST SURFACE
▨ RIVERSTONE PAVING (MAINTENANCE EDGE)
▨ PRECAST CURB (MAINTENANCE EDGE)

DETAIL KEY	DETAIL NO.	SHEET NO.
1	1	1

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1	Issued for First Submission	Jan 23/26
No.	Description	Date
Revision		

OWNERSHIP CAYVAN COMMUNITIES 3713 Borrisokane Rd., Ottawa, ON K2J 4J4 109	CIVIL DBL 120 Berr Rd., Suite 103, Stittsville, ON K2S 1A9
ARCHITECT OIA ARCHITECTS INC. 4130 Yonge St., Suite 602, Toronto, ON M2P 2B7	LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa, ON K1Y 3A8
PLANNING JPISA Canada Inc. 52 Springbrook Dr., Stittsville, ON K2S 1R4	

PROPERTY INFORMATION
Part 2 Plan SR-11035 and Part 1 Plan 4H-34545

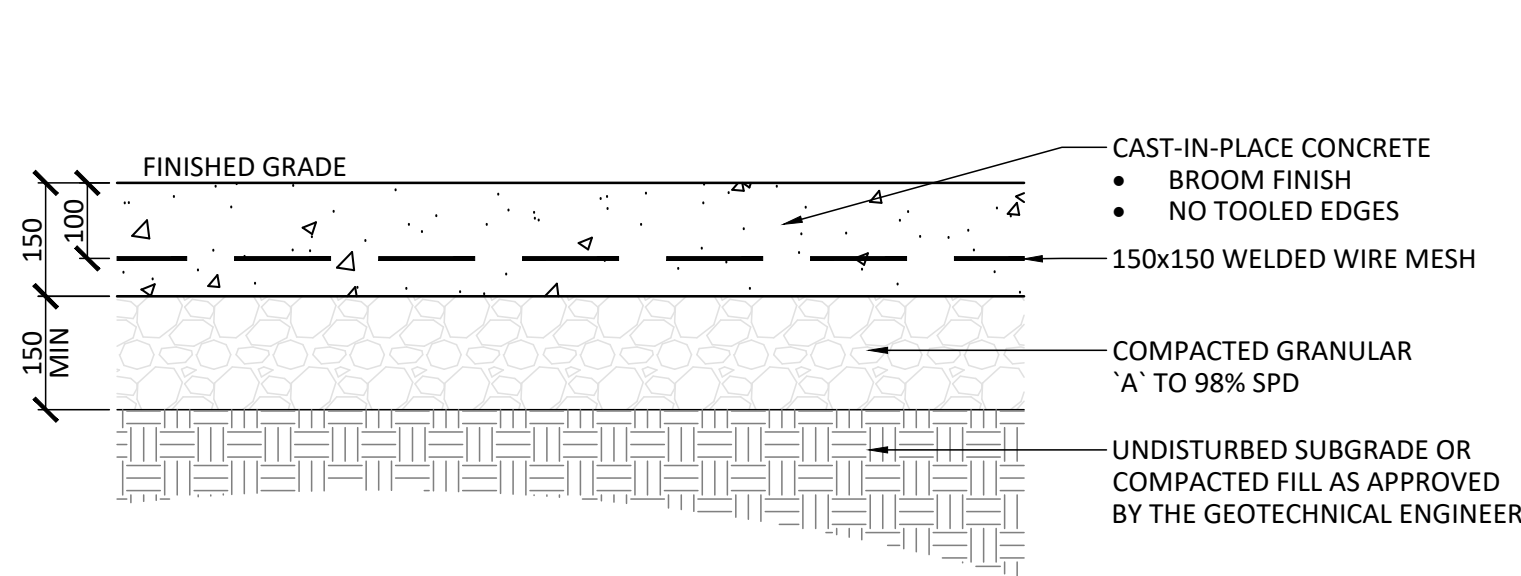


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design strategies

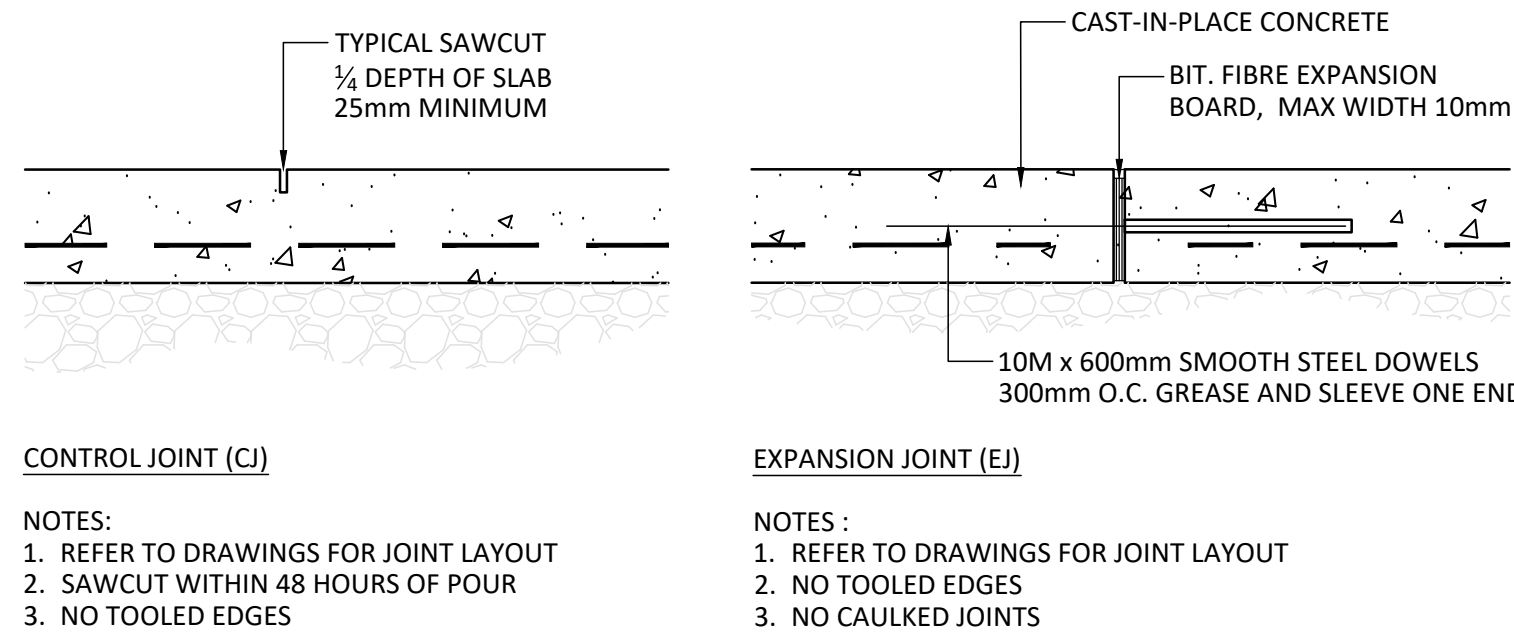
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

STITTVILLE MAGNOLIA PH1
6115-5993 Flewellyn Rd, Ottawa, ON

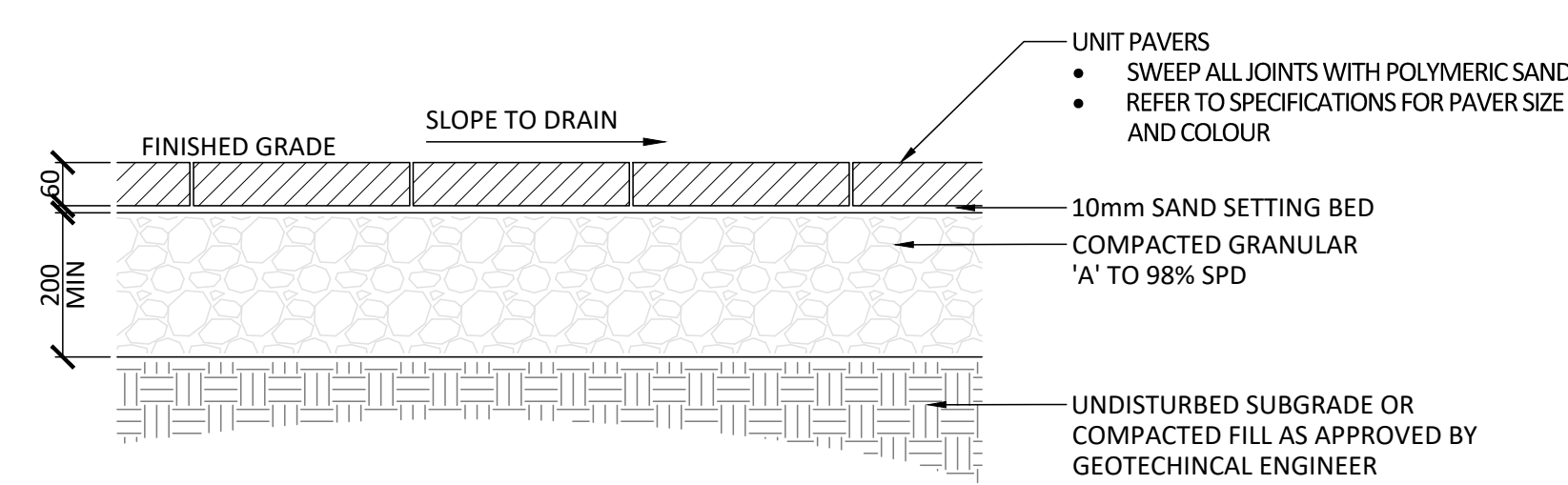
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Scale	1:400		
Drawn	SW		
Checked	MK		
Job No.	25-377		



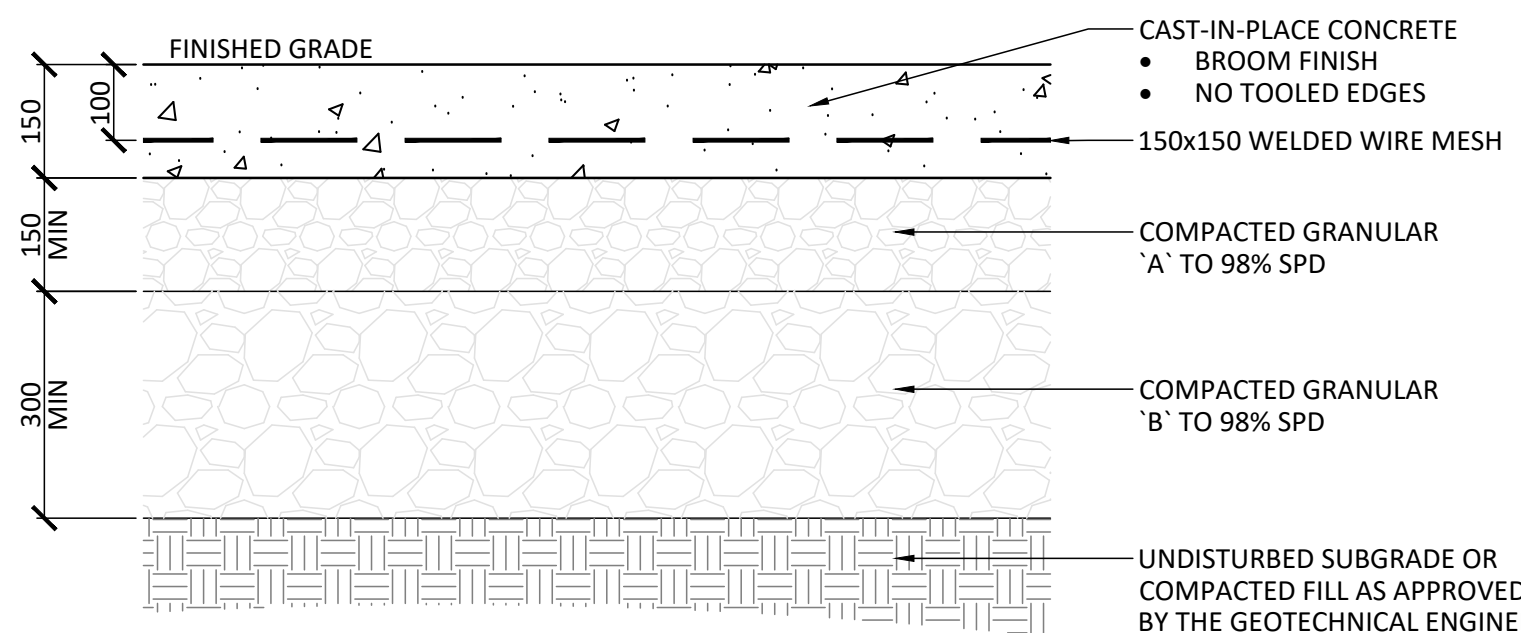
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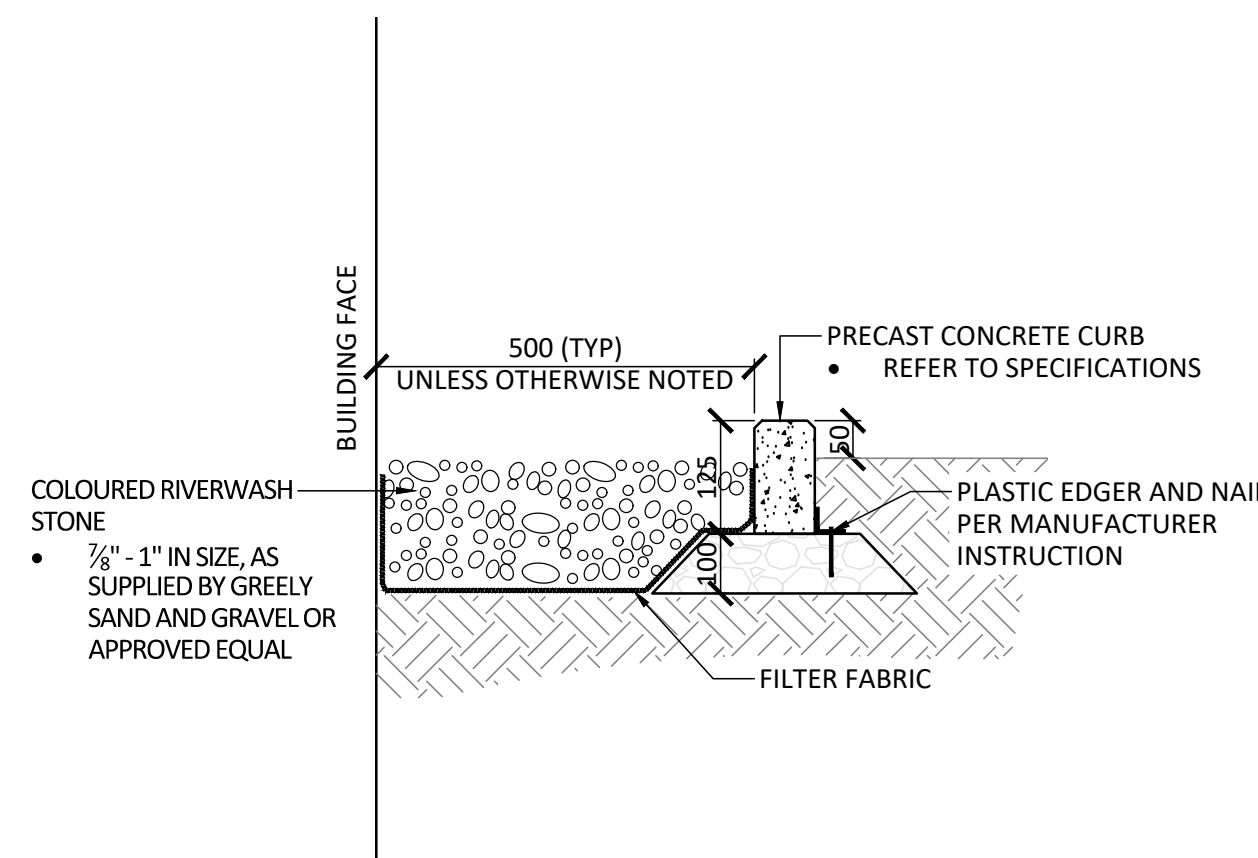
2 PEDESTRIAN CONCRETE JOINTING
1:10



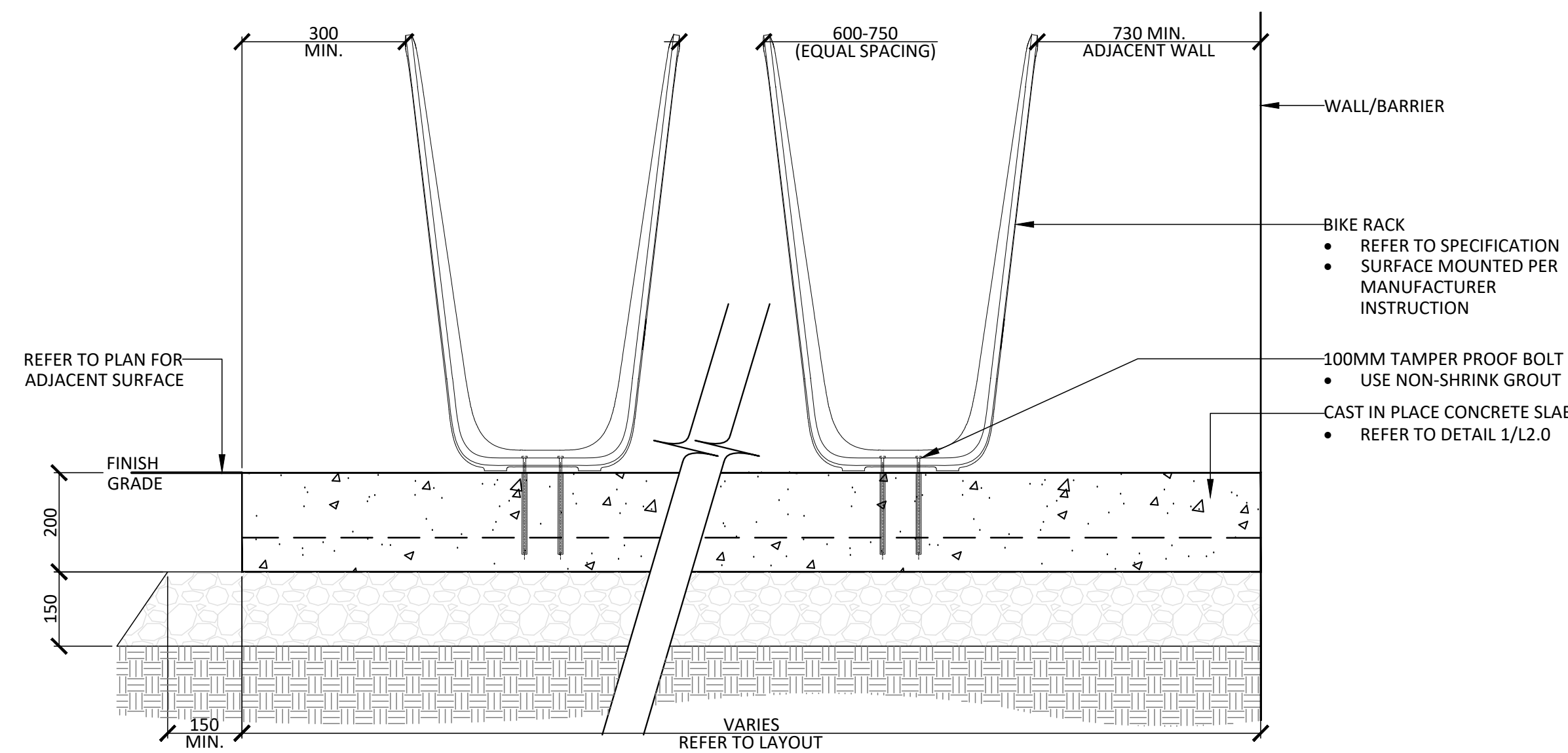
3 UNIT PAVING
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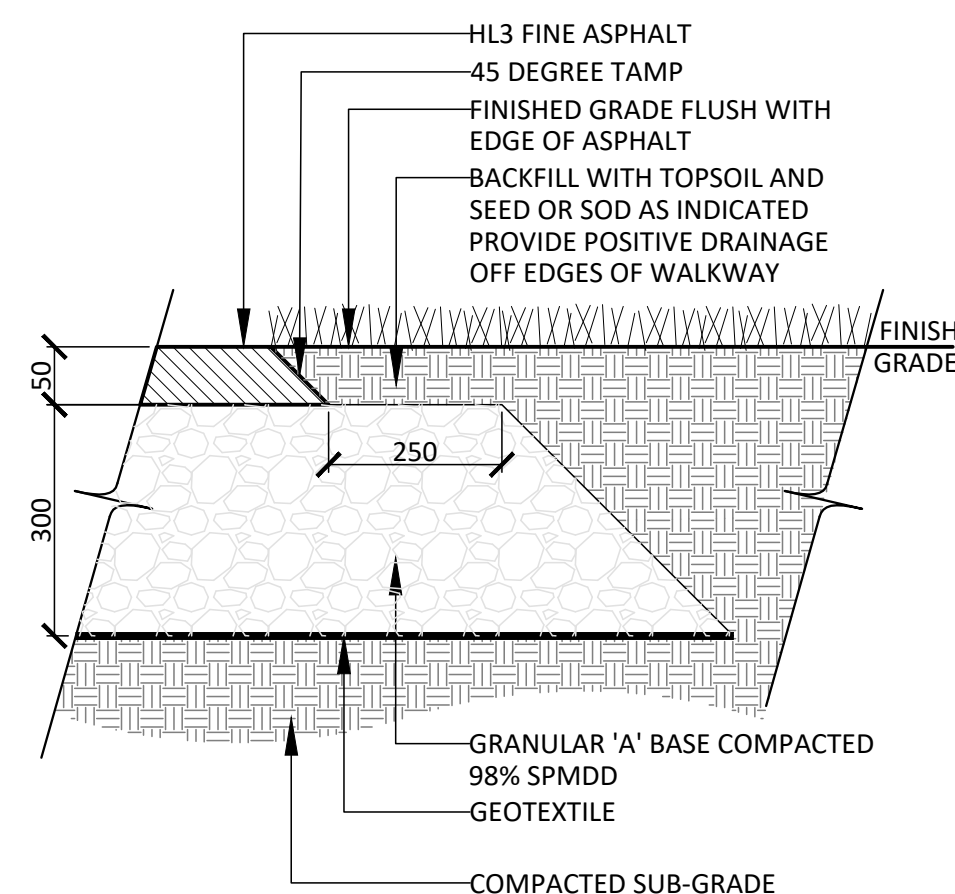
4 HEAVY DUTY CONCRETE PAVING
1:10



5 MAINTENANCE EDGE
1:10

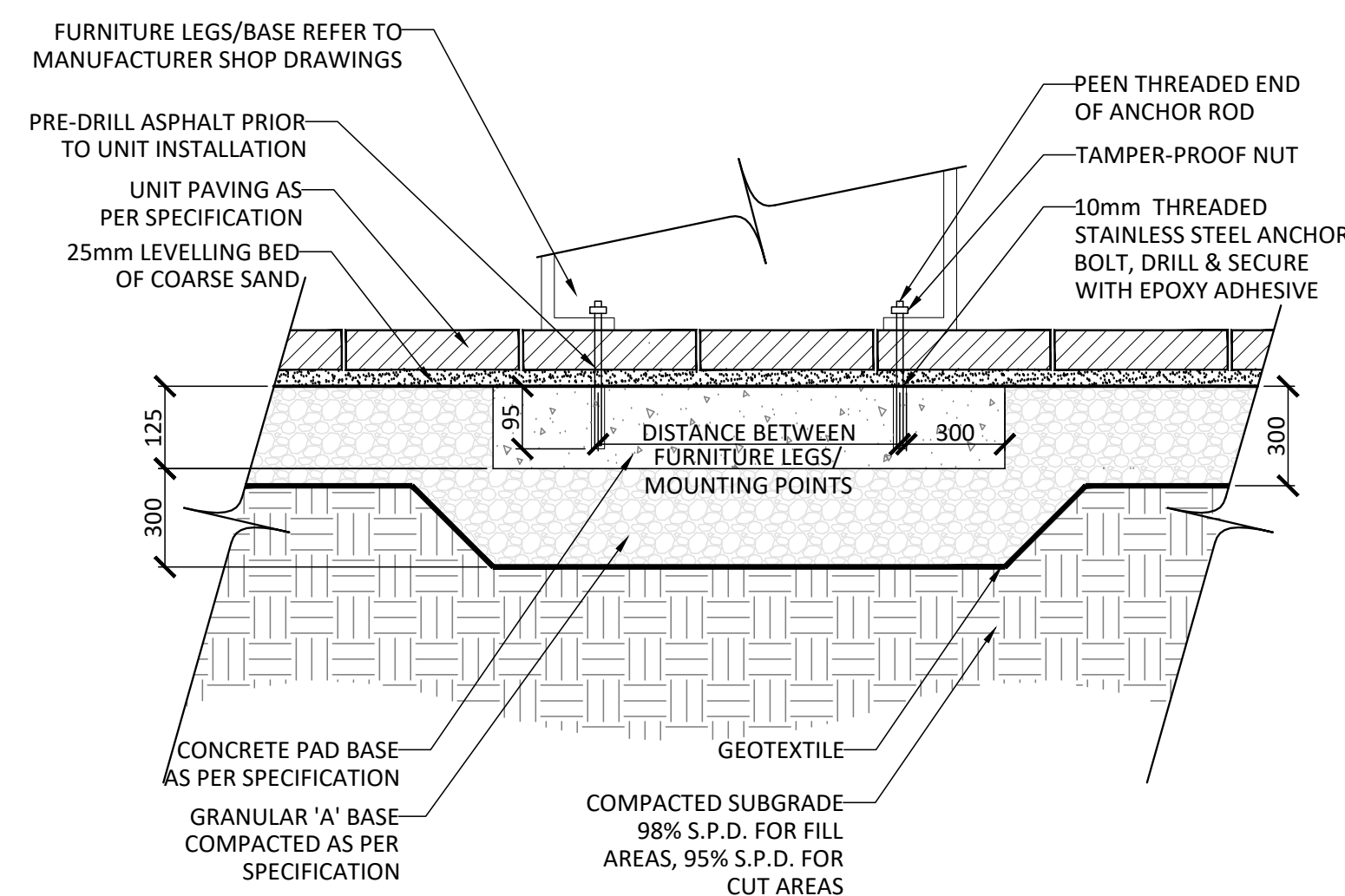


6 BIKE RACK
1:10



- NOTES:
- CROSS SLOPE PATH 1-2% IN DIRECTION OF NATURAL DRAINAGE TO PROVIDE POSITIVE DRAINAGE OF ALL WALKS.
 - FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION. SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
 - ALL DISTURBED AREAS ALONG ASPHALT WALKWAYS SHALL BE SODDED OVER 150mm TOPSOIL FOR A MINIMUM DISTANCE OF 900mm.
 - GRANULAR 'A' SHALL MEET THE REQUIREMENTS OF OPSS 1010.

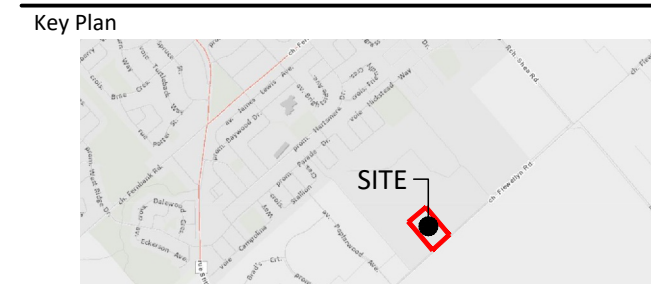
7 LIGHT DUTY ASPHALT PAVING'
1:10



- NOTES:
- FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.25
 - GRANULAR 'A' SHALL MEET THE REQUIREMENTS OF OPSS 1010.

8 FURNITURE PAD
1:10

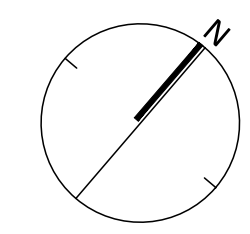
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1	Issued for First Submission
No.	Description
	Date

Revision	
OWNERSHIP	CIVIL
CAVANA COMMUNITIES	OSL
3713 Borrisokane Rd., Ottawa, ON K2J 4J4	120 Bell Rd., Suite 103, Stittsville, ON K2S 1E9
ARCHITECT	LANDSCAPE ARCHITECT
OK ARCHITECTS INC.	NAK DESIGN STRATEGIES
4130 Yonge St., Suite 602, Toronto, ON M2P 2B7	1285 Wellington St., Ottawa, ON K1Y 3A8
PLANNING	
JPSA Canada Inc.	
52 Springbrook Dr., Stittsville, ON K2S 1R4	

PROPERTY INFORMATION
Part 2 plan 58-11035 and Part 1 Plan 48-34545



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design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

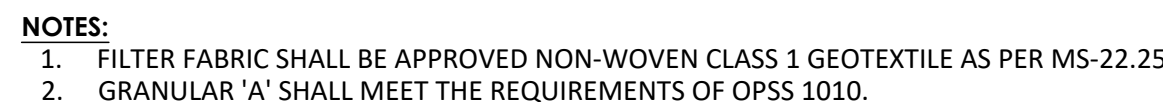
STITTVILLE MAGNOLIA PH1
6115-5993 Flewellyn Rd, Ottawa, ON

Title	
LANDSCAPE DETAILS	
Date	2025-12-09
Scale	1:400
Drawn	SW
Checked	MK
Job No.	25-377
Sheet	
L2.0	

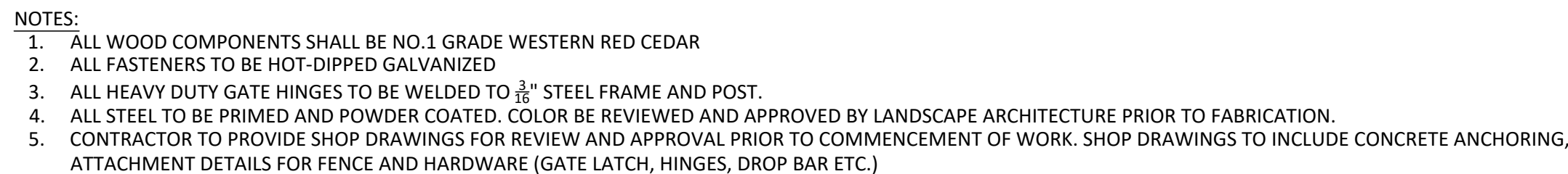
PLAN N° XXXX

CITY FILE N° DXX-XX-XX-XXXX

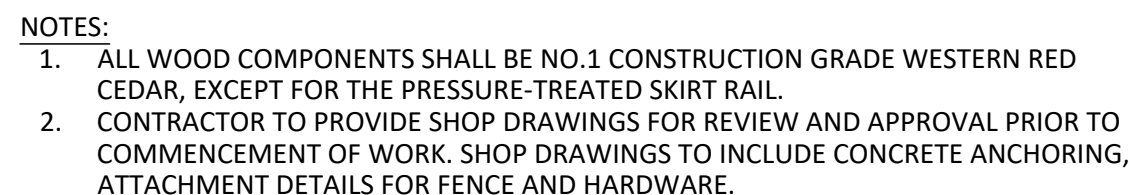
A key plan map showing the location of the site. The map includes a grid of roads and a red square indicating the site's location. The word "SITE" is written next to the red square.



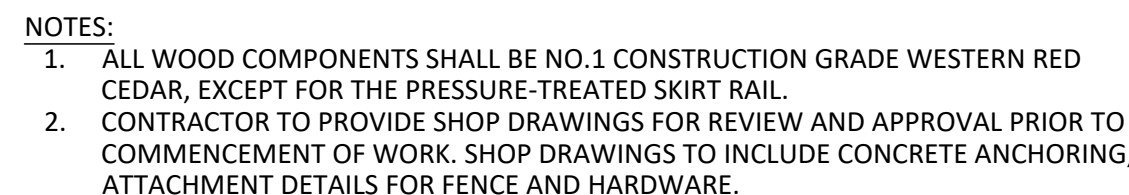
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2



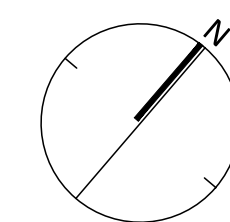
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4

OWNERSHIP CAIVAN COMMUNITIES 3713 Borrislane Rd., Ottawa, ON K2J 4J6	CIVIL DSEL 120 Iber Rd., Suite 103, Stittsville, ON K2S 1E9
ARCHITECT O4 ARCHITECTS INC. 4110 Yonge St., Suite 602, Toronto, ON M2P 2B7	LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa, ON K1Y 3A8
PLANNING JFSA Canada Inc. 52 Springbrook Dr., Stittsville, ON K2S 1R4	

PROPERTY INFORMATION
Part 2 plan 58-11035 and Part 1 Plan 48-3454



1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

Project

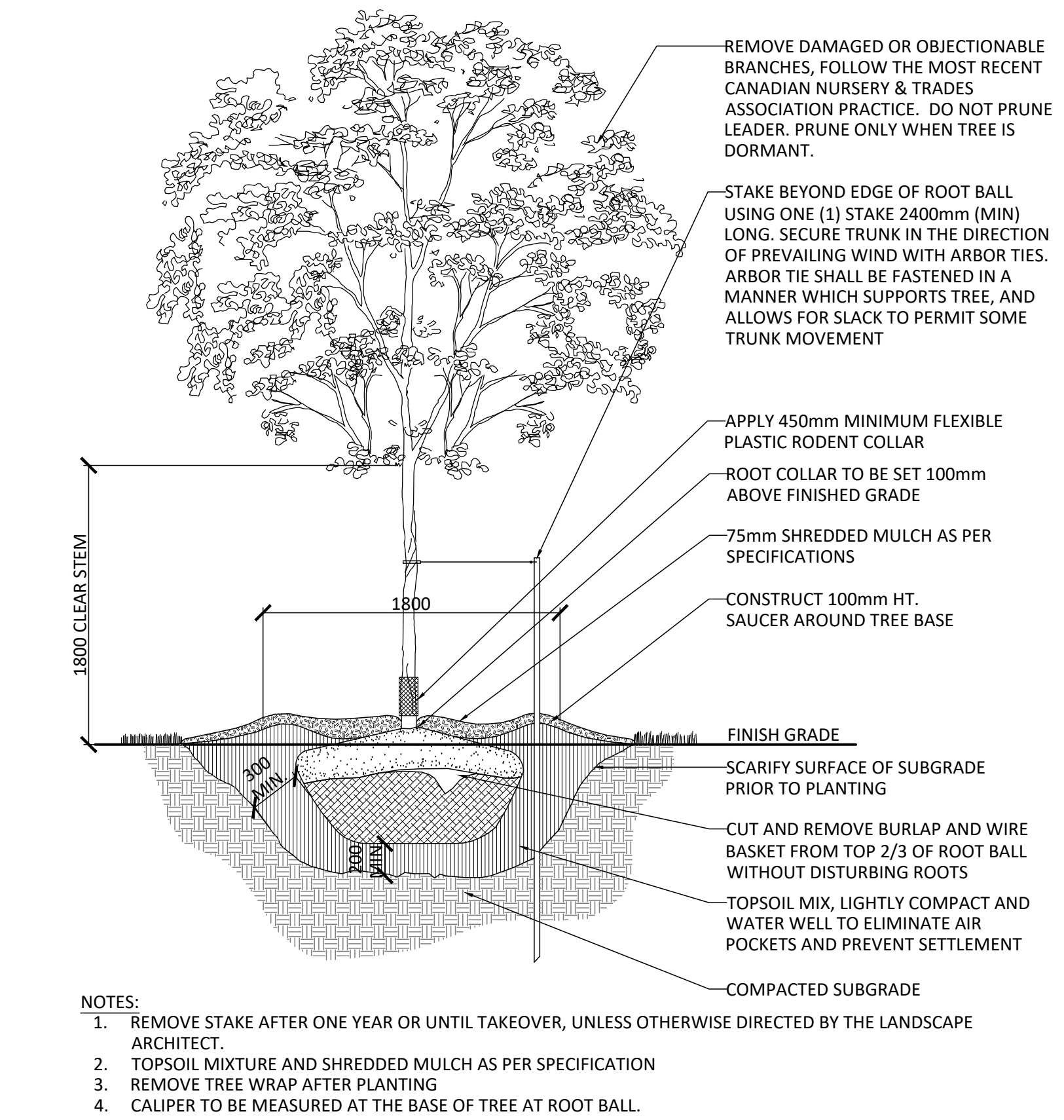
Title

LANDSCAPE DETAILS

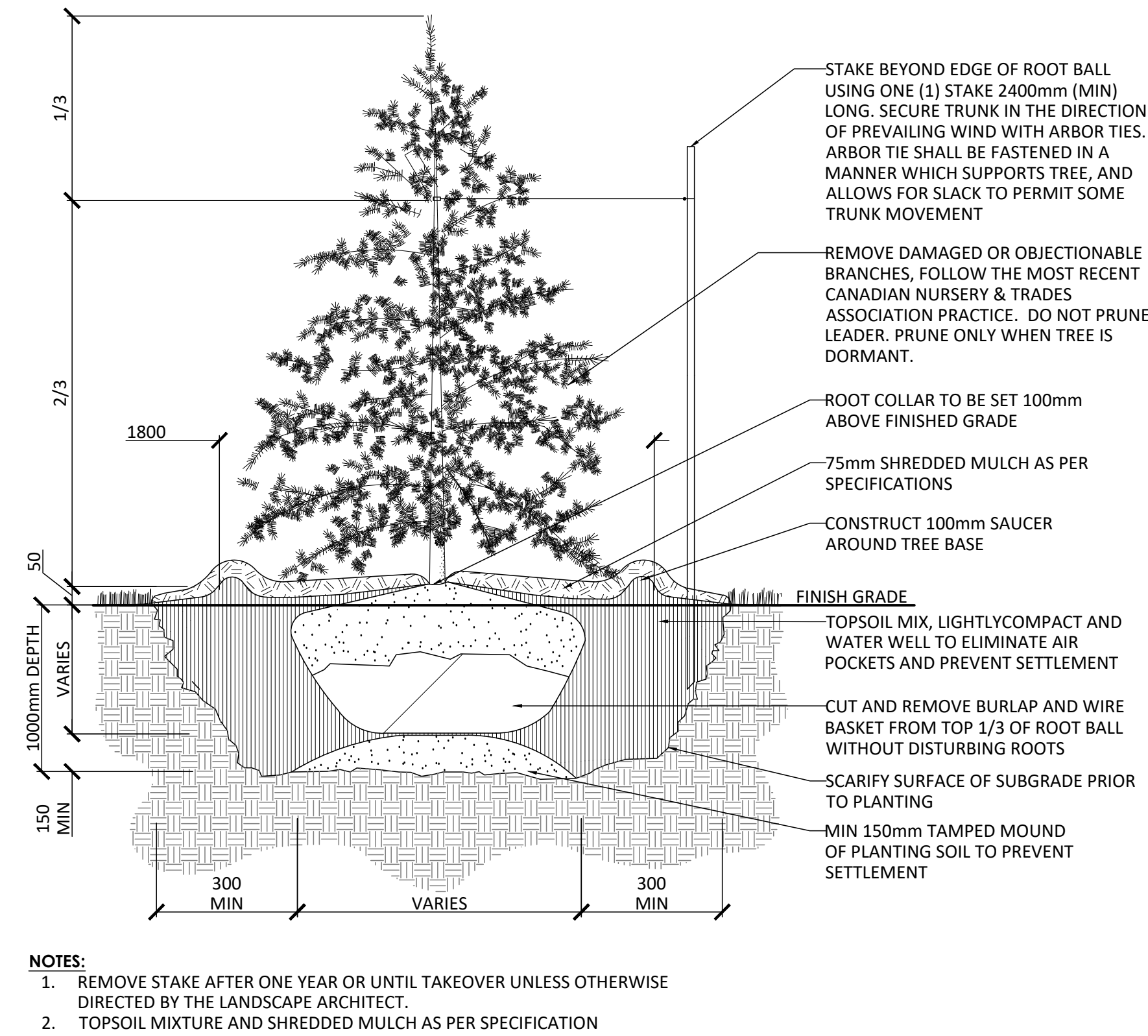
L2.1

PLAN N° XXXXXX

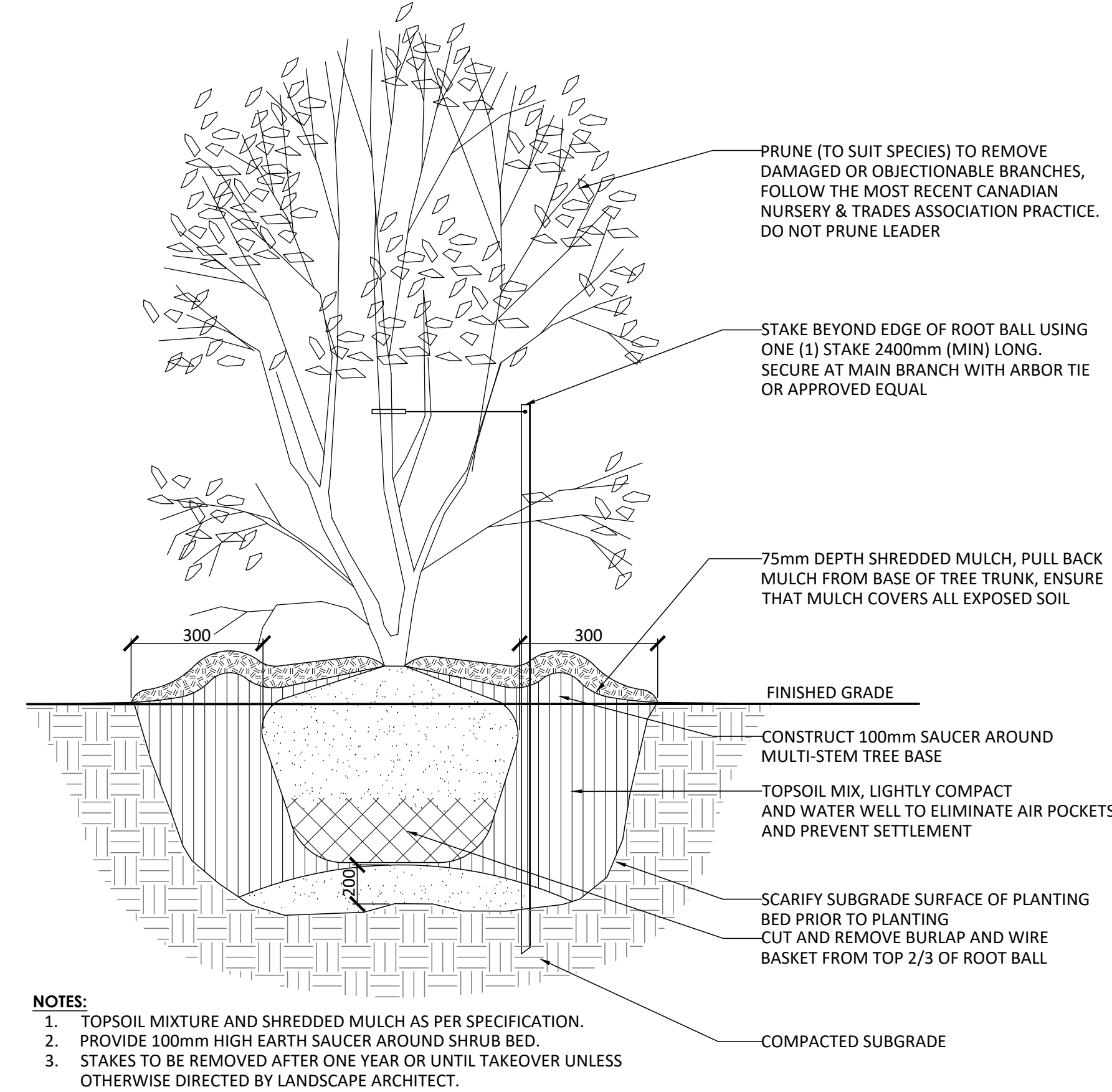
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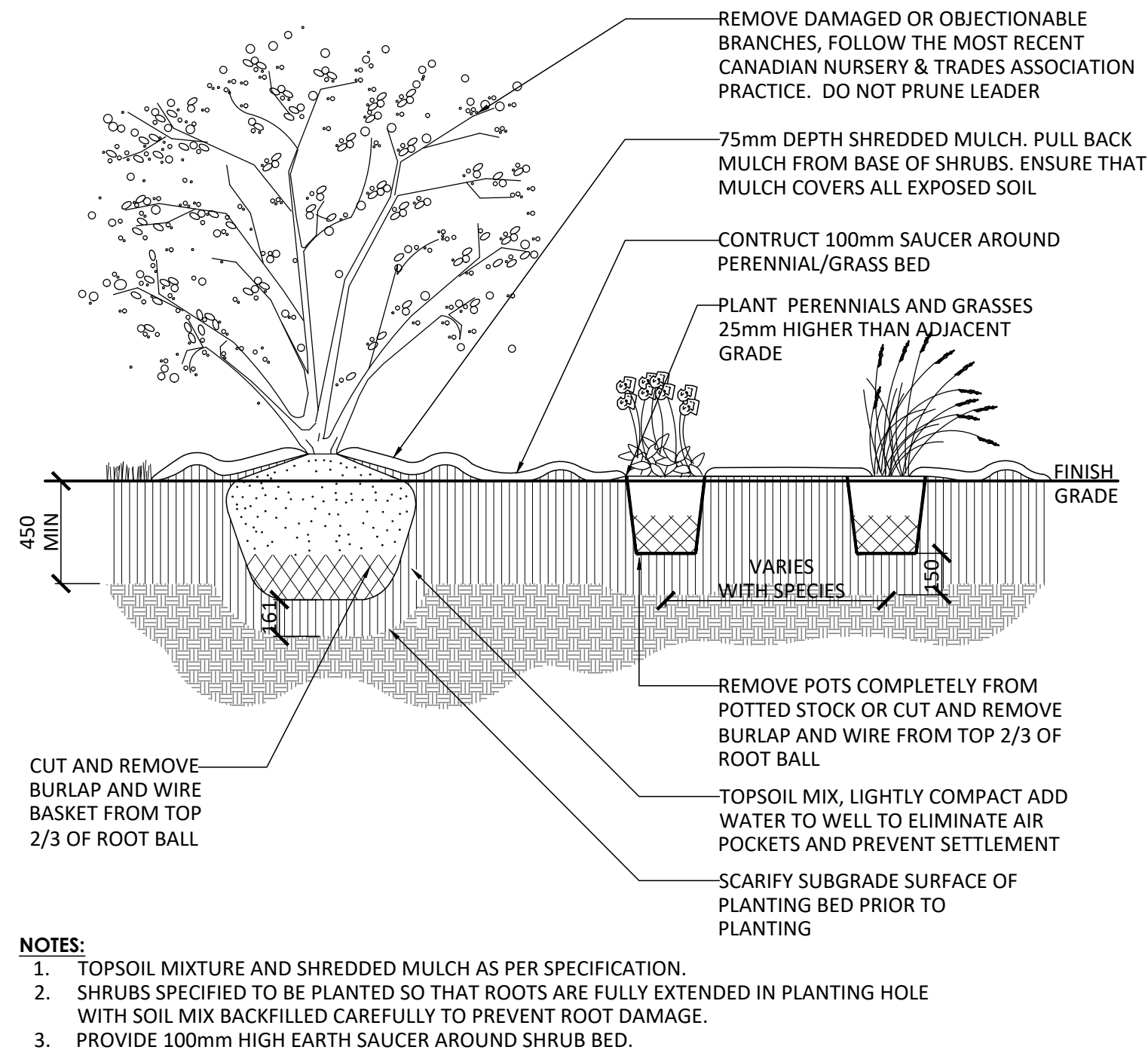
1 DECIDUOUS TREE PLANTING
1:30



2 CONIFEROUS TREE PLANTING
1:30

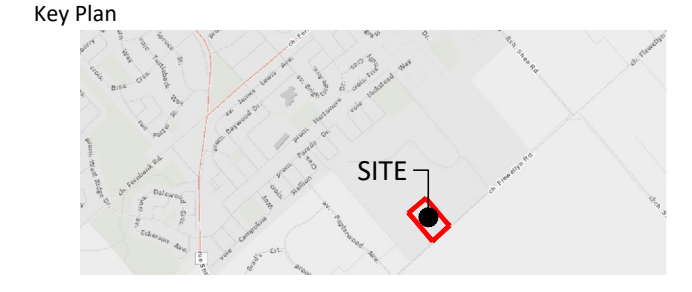


3 MULTI-STEM SHRUB PLANTING
1:25



4 CONTINUOUS SHRUB/PERENNIAL PLANTING
1:25

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1	Issued for First Submission	Jan 23/26
No.	Description	Date
Revision		
OWNERSHIP		
CIVIL		
CIVIL ENGINEER		
3713 Borrisokane Rd., Ottawa, ON K2J 4J4		
120 Rte Rd., Suite 103, Stittsville, ON K2S 1G9		
ARCHITECT		
ON ARCHITECTS INC.		
4110 Yonge St., Suite 602, Toronto, ON		
M5P 2B7		
LANDSCAPE ARCHITECT		
NAK DESIGN STRATEGIES		
1285 Wellington St., Ottawa, ON K1Y 3A8		
PLANNING		
JPSA Canada Inc.		
52 Springbrook Dr., Stittsville, ON K2S 1R4		
PROPERTY INFORMATION		
Part 2 plan 58-11035 and Part 1 Plan 48-34545		

NAK
design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

NAKDESIGNSTRATEGIES.COM

STITTSVILLE MAGNOLIA PH1
6115-5993 Flewellyn Rd, Ottawa, ON

Title		
LANDSCAPE DETAILS		
Date	2025-12-09	Sheet
Scale	1:400	L2.2
Drawn	SW	
Checked	MK	
Job No.	25-377	