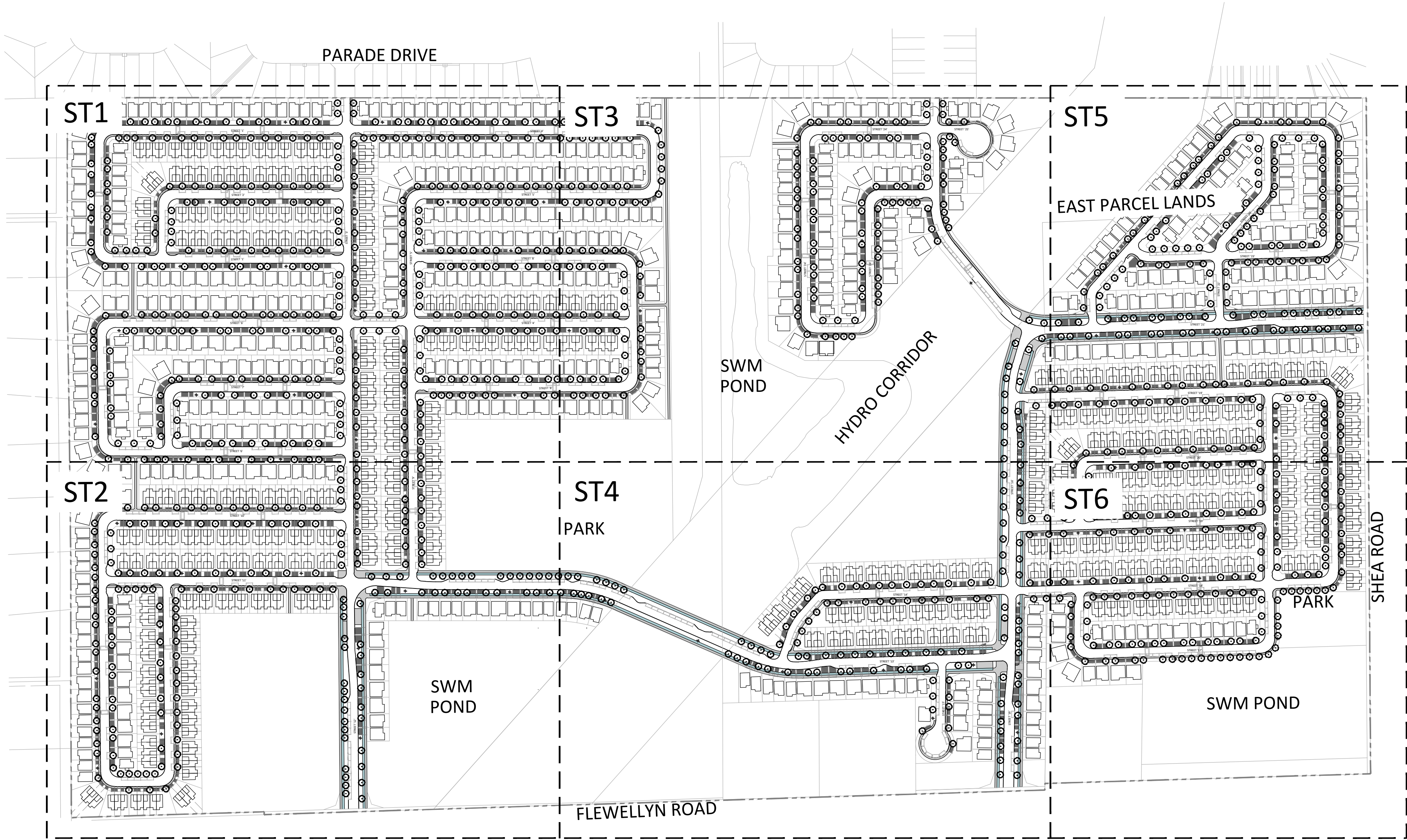




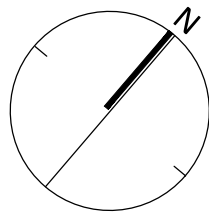
CAIVAN STITTSVILLE WEST

CAIVAN
COMMUNITIES

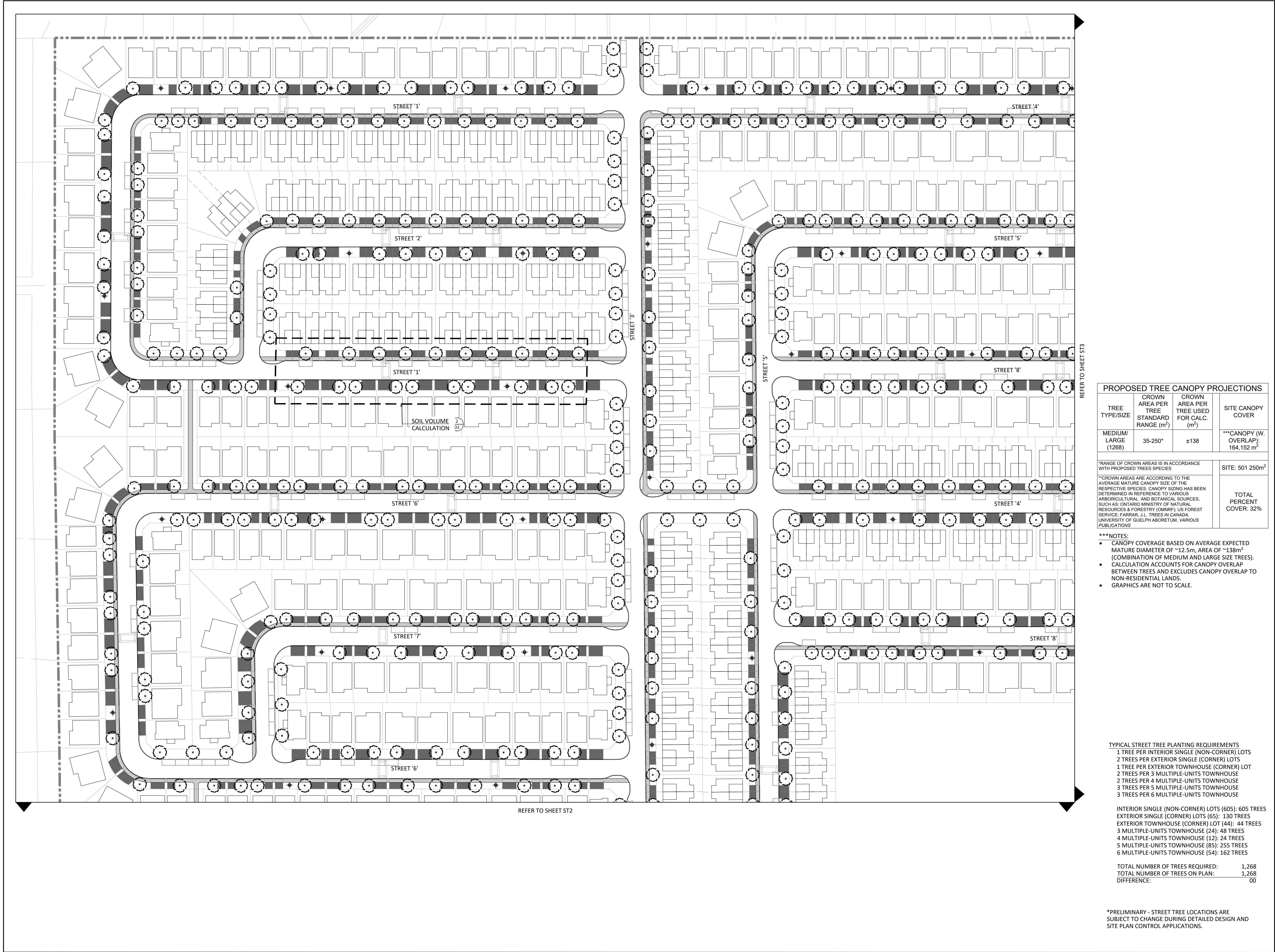
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LIST OF DRAWINGS:

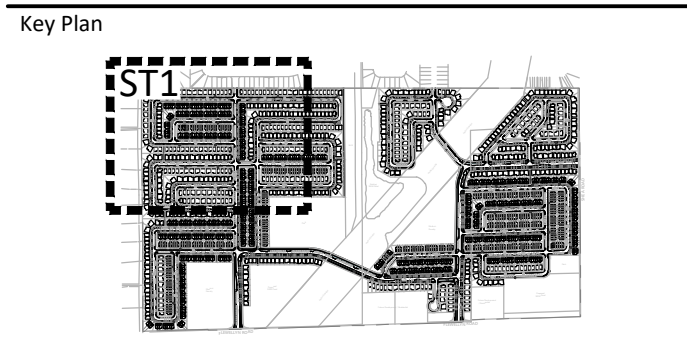
- ST1 - PRELIMINARY STREETSCAPE PLAN
- ST2 - PRELIMINARY STREETSCAPE PLAN
- ST3 - PRELIMINARY STREETSCAPE PLAN
- ST4 - PRELIMINARY STREETSCAPE PLAN
- ST5 - PRELIMINARY STREETSCAPE PLAN
- ST6 - PRELIMINARY STREETSCAPE PLAN
- D1 - DETAILS
- D2 - ROW DETAILS
- D3 - ROW DETAILS



KEYMAP
NTS



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LEGEND

--- PROPERTY LINE

PLANTING

- XX DECIDUOUS STREET TREE
- ASPHALT DRIVEWAY
- SIDEWALK
- CYCLE TRACK
- FIRE HYDRANT

* NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL

PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE- STANDARD RANGE (m²)	CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
MEDIUM/ LARGE (1268)	35-250*	±138	***CANOPY (W. OVERLAP): 164,152 m²
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES			SITE: 501 250m²
**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 (OMNRF), US FOREST SERVICE; FARRAR, J.L. TREES IN CANADA, UNIVERSITY OF GUELPH ARBORETUM, VARIOUS PUBLICATIONS			TOTAL PERCENT COVER: 32%

- ***NOTES:
- CANOPY COVERAGE BASED ON AVERAGE EXPECTED MATURE DIAMETER OF ~12.5m, AREA OF ~138m² (COMBINATION OF MEDIUM AND LARGE SIZE TREES).
 - CALCULATION ACCOUNTS FOR CANOPY OVERLAP BETWEEN TREES AND EXCLUDES CANOPY OVERLAP TO NON-RESIDENTIAL LANDS.
 - GRAPHICS ARE NOT TO SCALE.

TYPICAL STREET TREE PLANTING REQUIREMENTS

- 1 TREE PER INTERIOR SINGLE (NON-CORNER) LOTS
- 2 TREES PER EXTERIOR SINGLE (CORNER) LOTS
- 1 TREE PER EXTERIOR TOWNHOUSE (CORNER) LOT
- 2 TREES PER 3 MULTIPLE-UNITS TOWNHOUSE
- 2 TREES PER 4 MULTIPLE-UNITS TOWNHOUSE
- 3 TREES PER 5 MULTIPLE-UNITS TOWNHOUSE
- 3 TREES PER 6 MULTIPLE-UNITS TOWNHOUSE

INTERIOR SINGLE (NON-CORNER) LOTS (605): 605 TREES
EXTERIOR SINGLE (CORNER) LOTS (65): 130 TREES
EXTERIOR TOWNHOUSE (CORNER) LOT (44): 44 TREES
3 MULTIPLE-UNITS TOWNHOUSE (24): 48 TREES
4 MULTIPLE-UNITS TOWNHOUSE (12): 24 TREES
5 MULTIPLE-UNITS TOWNHOUSE (85): 255 TREES
6 MULTIPLE-UNITS TOWNHOUSE (54): 162 TREES

TOTAL NUMBER OF TREES REQUIRED: 1,268
TOTAL NUMBER OF TREES ON PLAN: 1,268
DIFFERENCE: 00

*PRELIMINARY - STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AND SITE PLAN CONTROL APPLICATIONS.

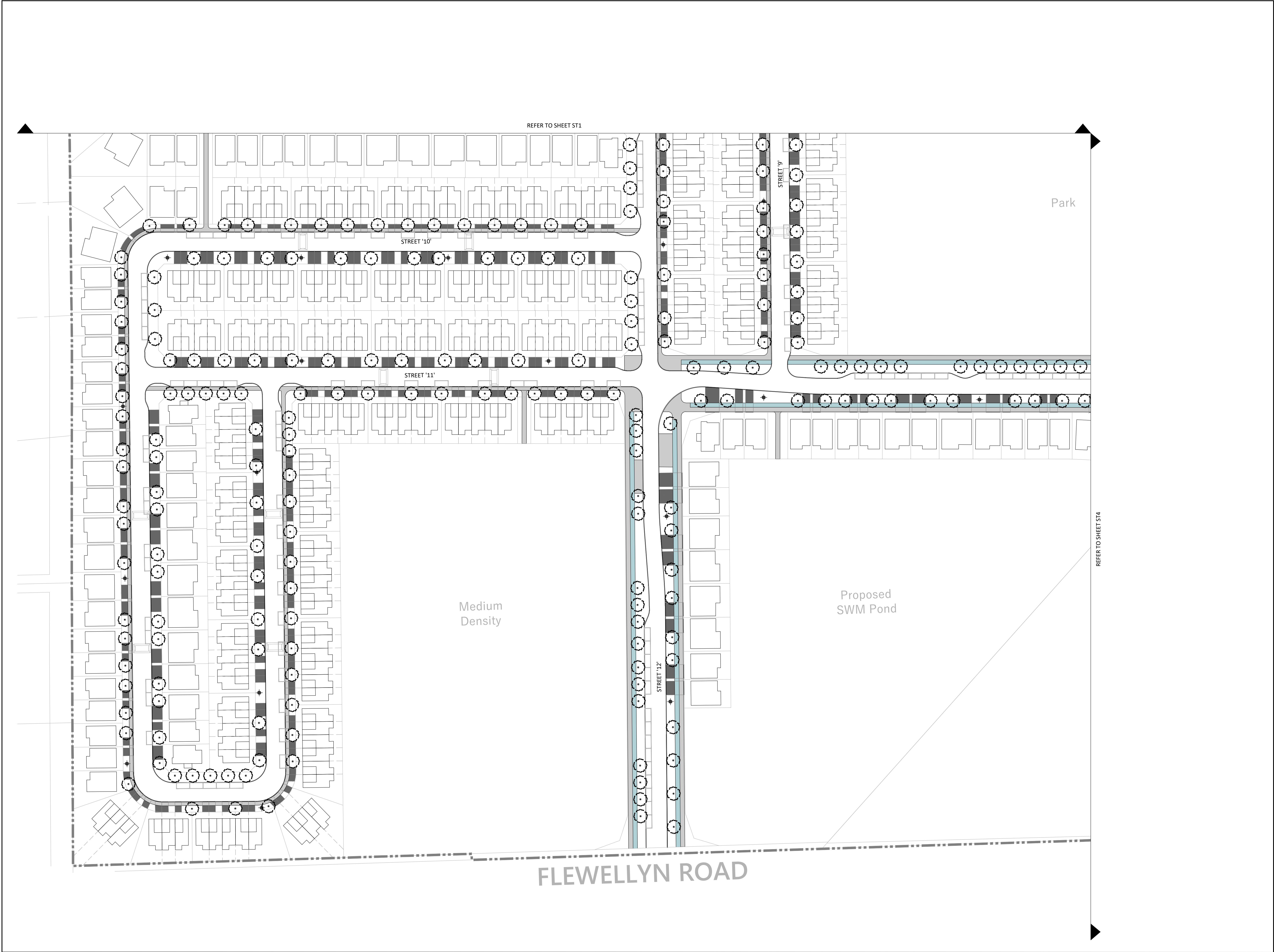
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No.	Description	Date
Revision		
City Approval Stamp		

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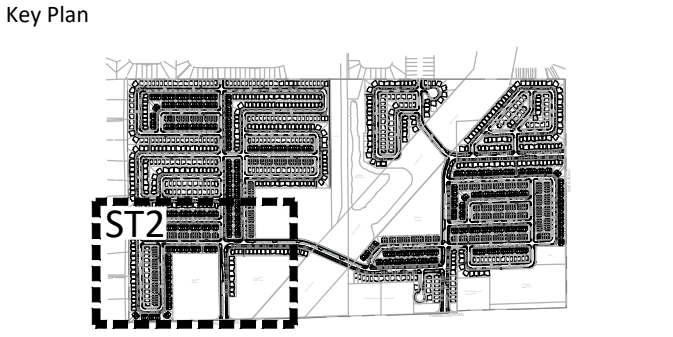
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

STITTSTVILLE WEST

Title		
PRELIMINARY STREETScape PLAN		
Date	2024-06-20	Sheet
Scale	1:750	ST1
Drawn	NM	
Checked	SE	
Job No.	21-273	



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LEGEND

--- PROPERTY LINE

PLANTING

- XX DECIDUOUS STREET TREE
- ASPHALT DRIVEWAY
- SIDEWALK
- CYCLE TRACK
- FIRE HYDRANT

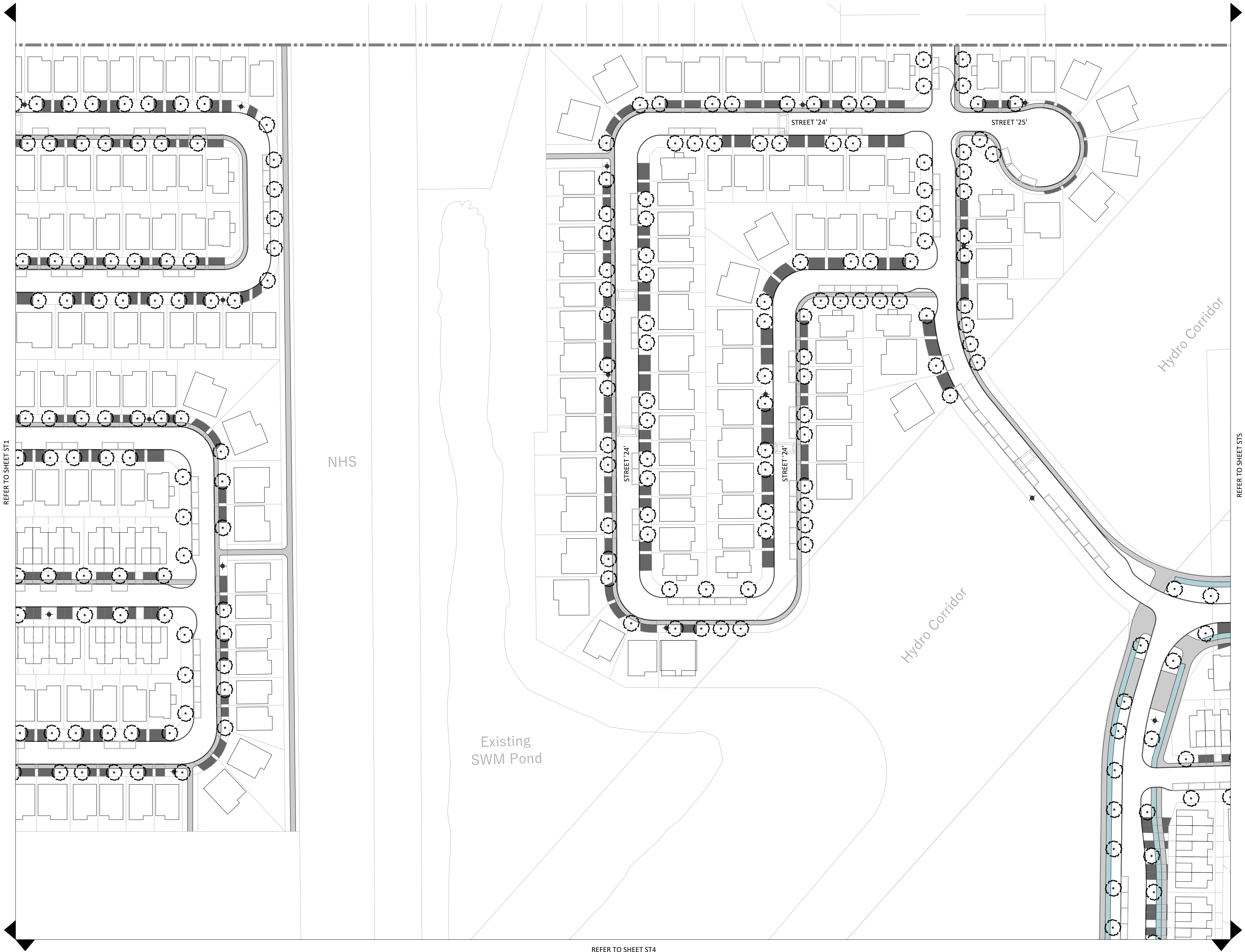
* NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL

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STITTSVILLE WEST

Title		
PRELIMINARY STREETScape PLAN		
Date	2024-06-20	Sheet
Scale	1:750	ST2
Drawn	NM	
Checked	SE	
Job No.	21-273	



REFER TO SHEET ST1

NHS

Existing
SWM Pond

REFER TO SHEET ST4

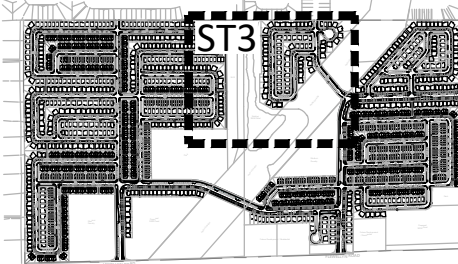
Hydro Corridor

Hydro Corridor

REFER TO SHEET ST5

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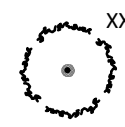
Key Plan



LEGEND

--- PROPERTY LINE

PLANTING



DECIDUOUS STREET TREE



ASPHALT DRIVEWAY



SIDEWALK



CYCLE TRACK



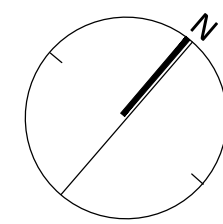
FIRE HYDRANT

* NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL

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Revision		

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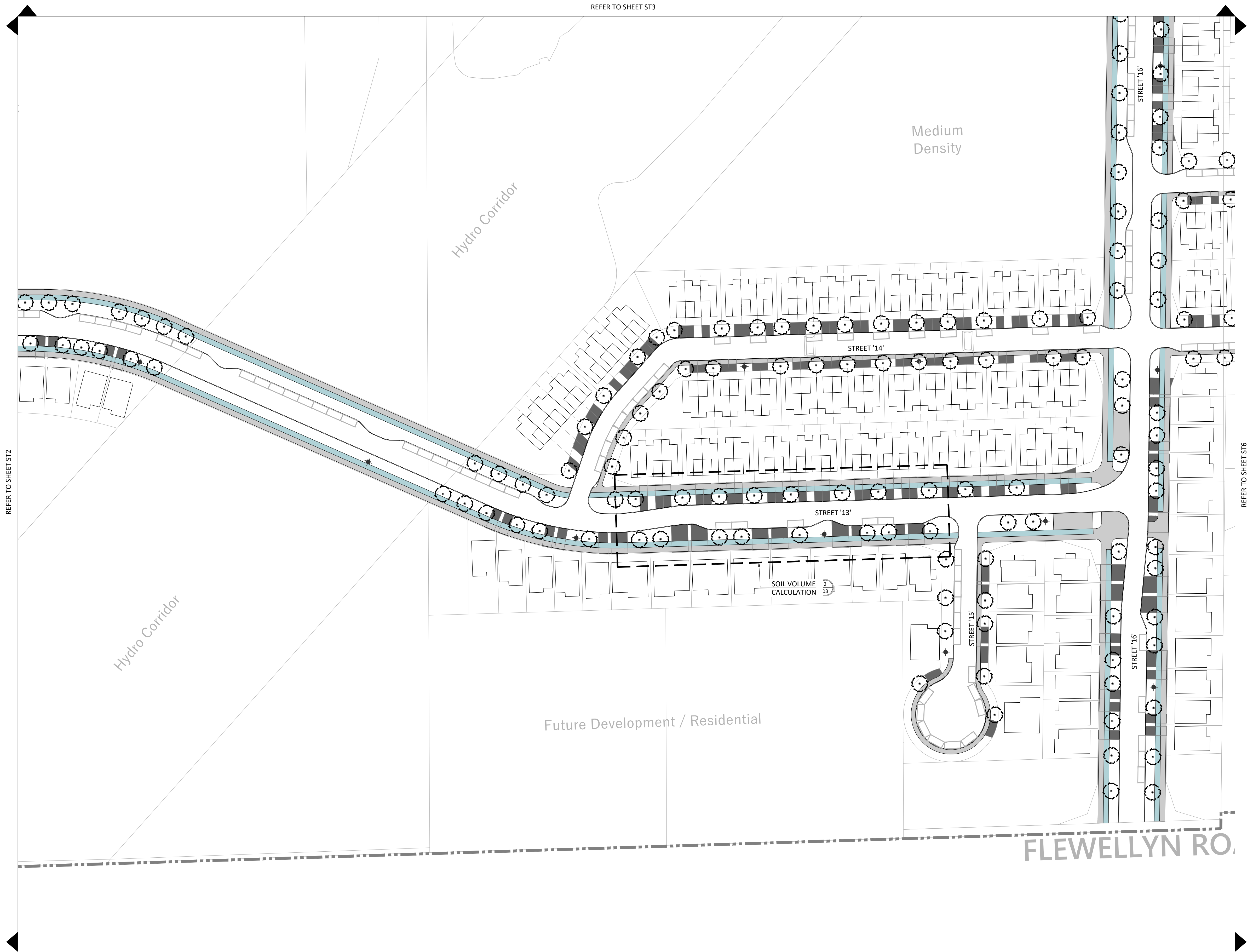
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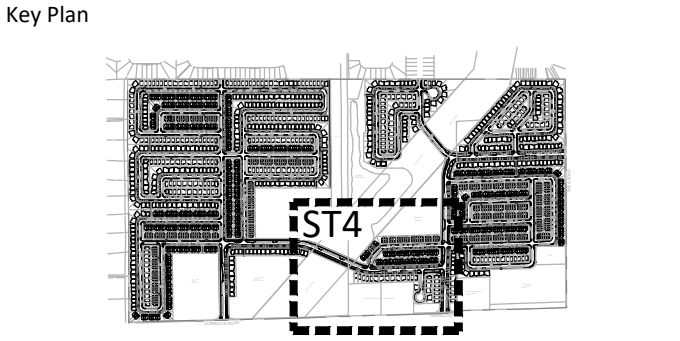
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Scale 1:750
Drawn NM
Checked SE
Job No. 21-273

Sheet

ST3



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LEGEND

--- PROPERTY LINE

PLANTING

XX
DECIDUOUS STREET TREE

ASPHALT DRIVEWAY

SIDEWALK

CYCLE TRACK

FIRE HYDRANT

* NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL

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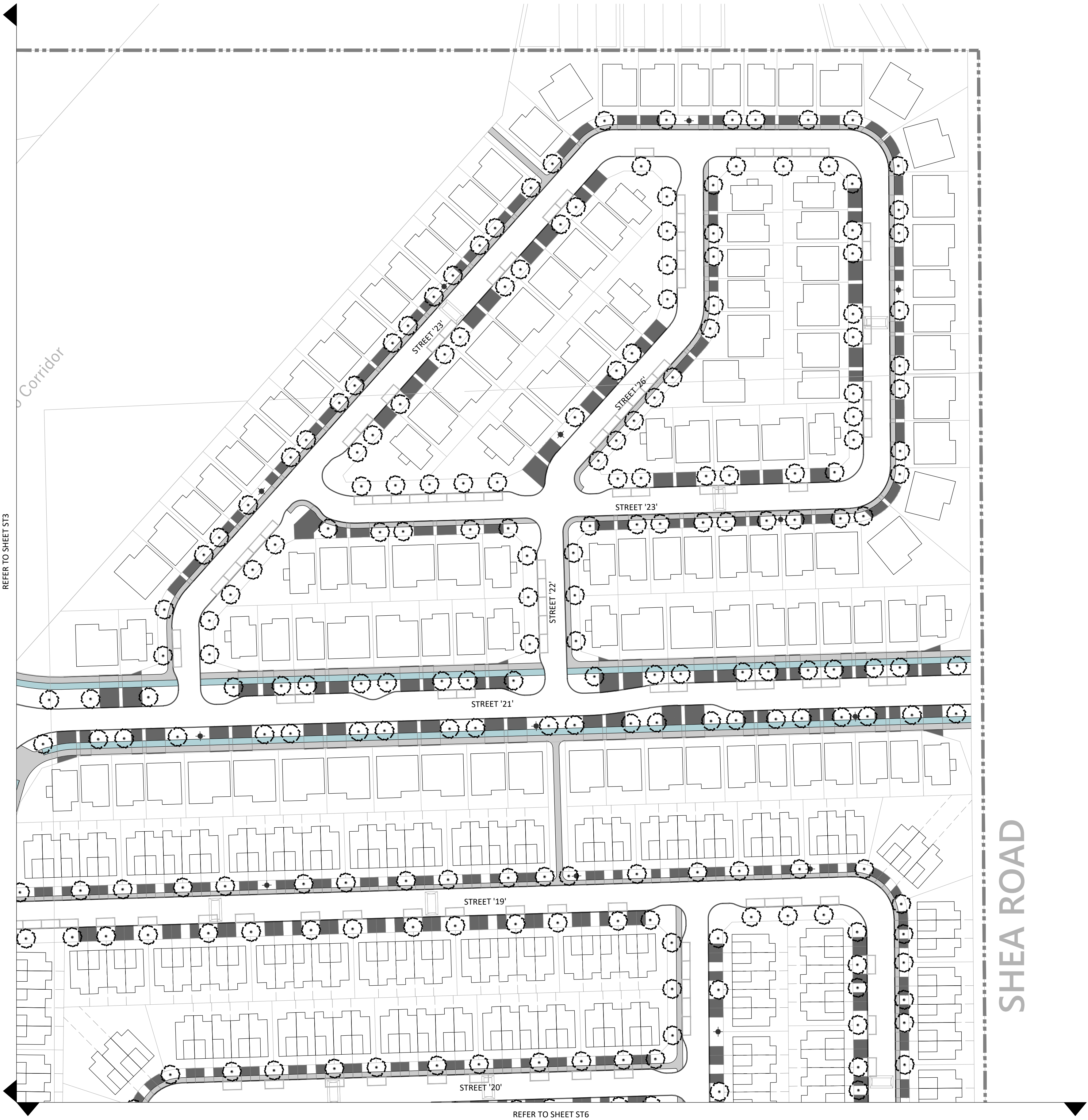
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STITTSTVILLE WEST

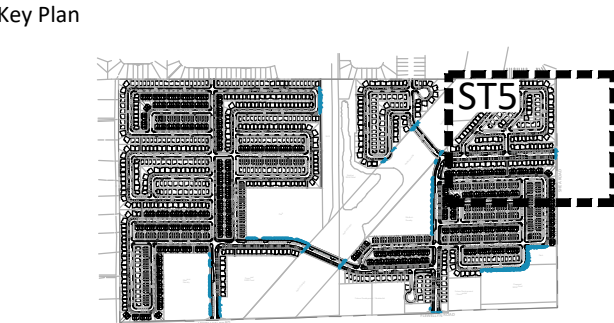
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PRELIMINARY STREETSCAPE PLAN

Date	2024-06-20	Sheet
Scale	1:750	ST4
Drawn	NM	
Checked	SE	
Job No.	21-273	



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LEGEND

--- PROPERTY LINE

PLANTING

XX
DECIDUOUS STREET TREE

ASPHALT DRIVEWAY

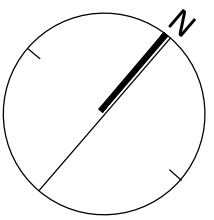
SIDEWALK

CYCLE TRACK

FIRE HYDRANT

* NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL

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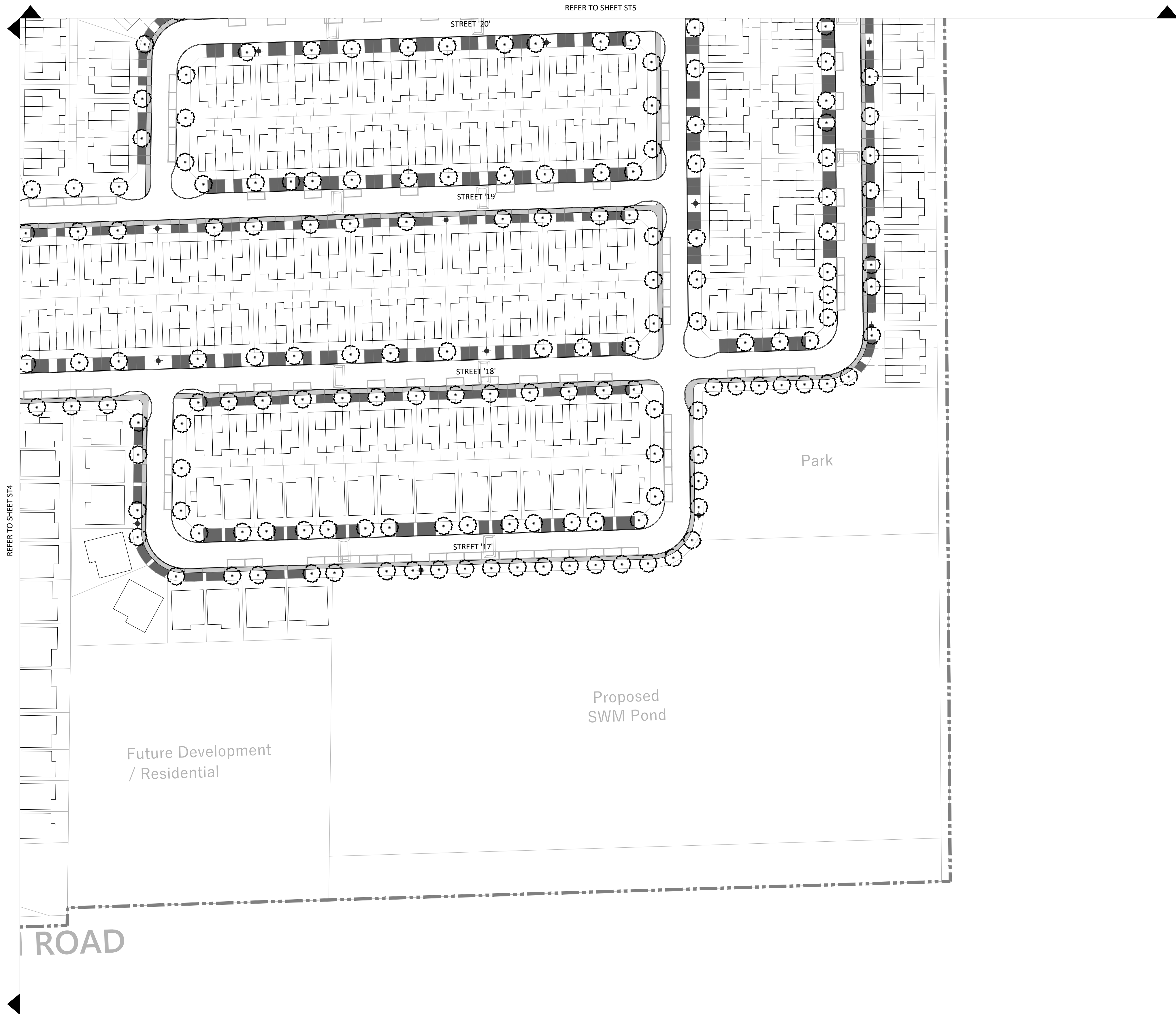
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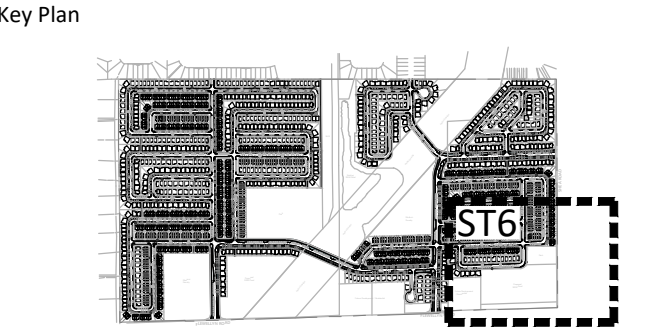
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STITTSTVILLE WEST

Title		
PRELIMINARY STREETScape PLAN		
Date	2024-06-20	Sheet
Scale	1:750	ST5
Drawn	NM	
Checked	SE	
Job No.	21-273	



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LEGEND

--- PROPERTY LINE

PLANTING

XX
DECIDUOUS STREET TREE

ASPHALT DRIVEWAY

SIDEWALK

CYCLE TRACK

FIRE HYDRANT

* NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL

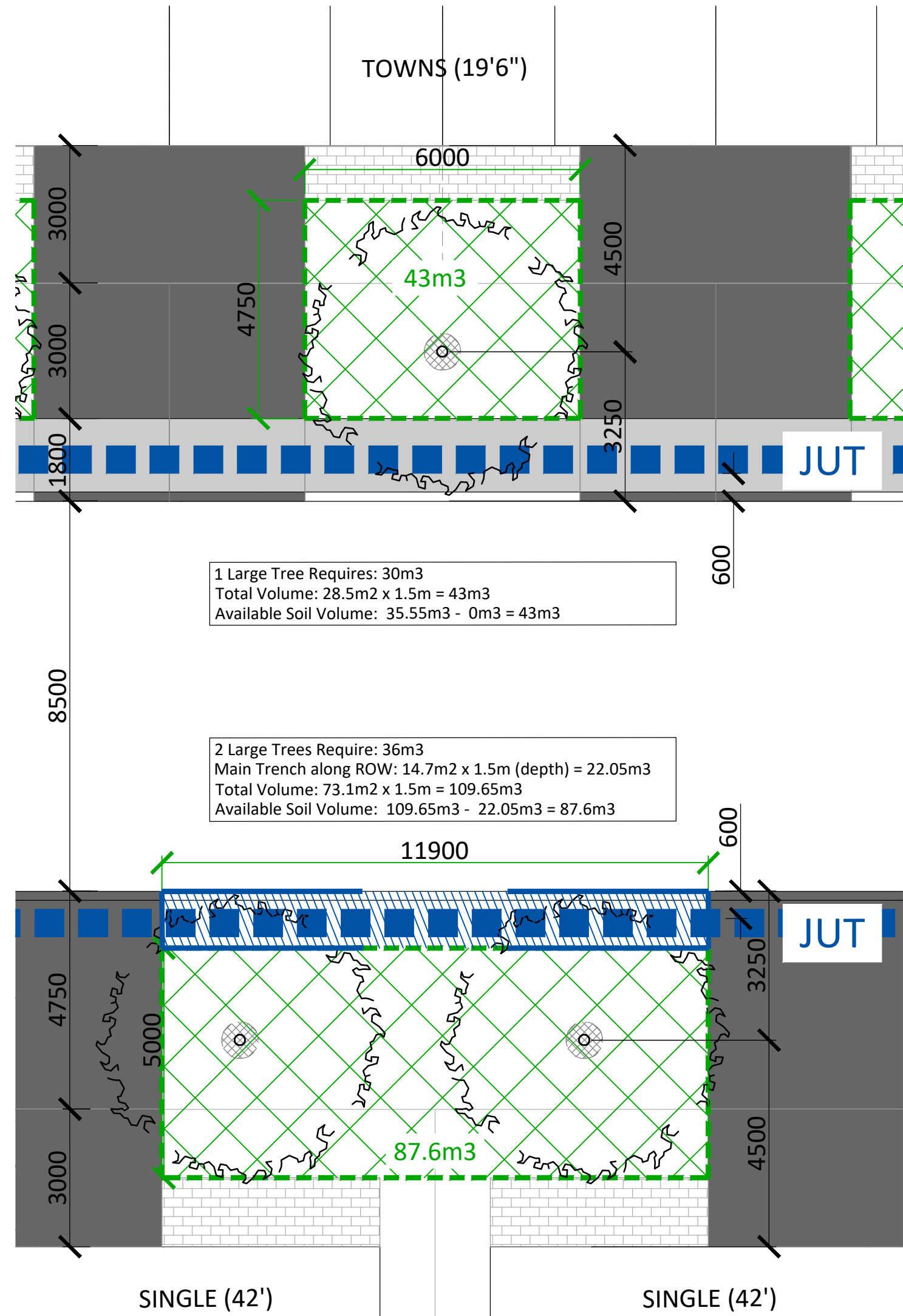
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STITTSVILLE WEST

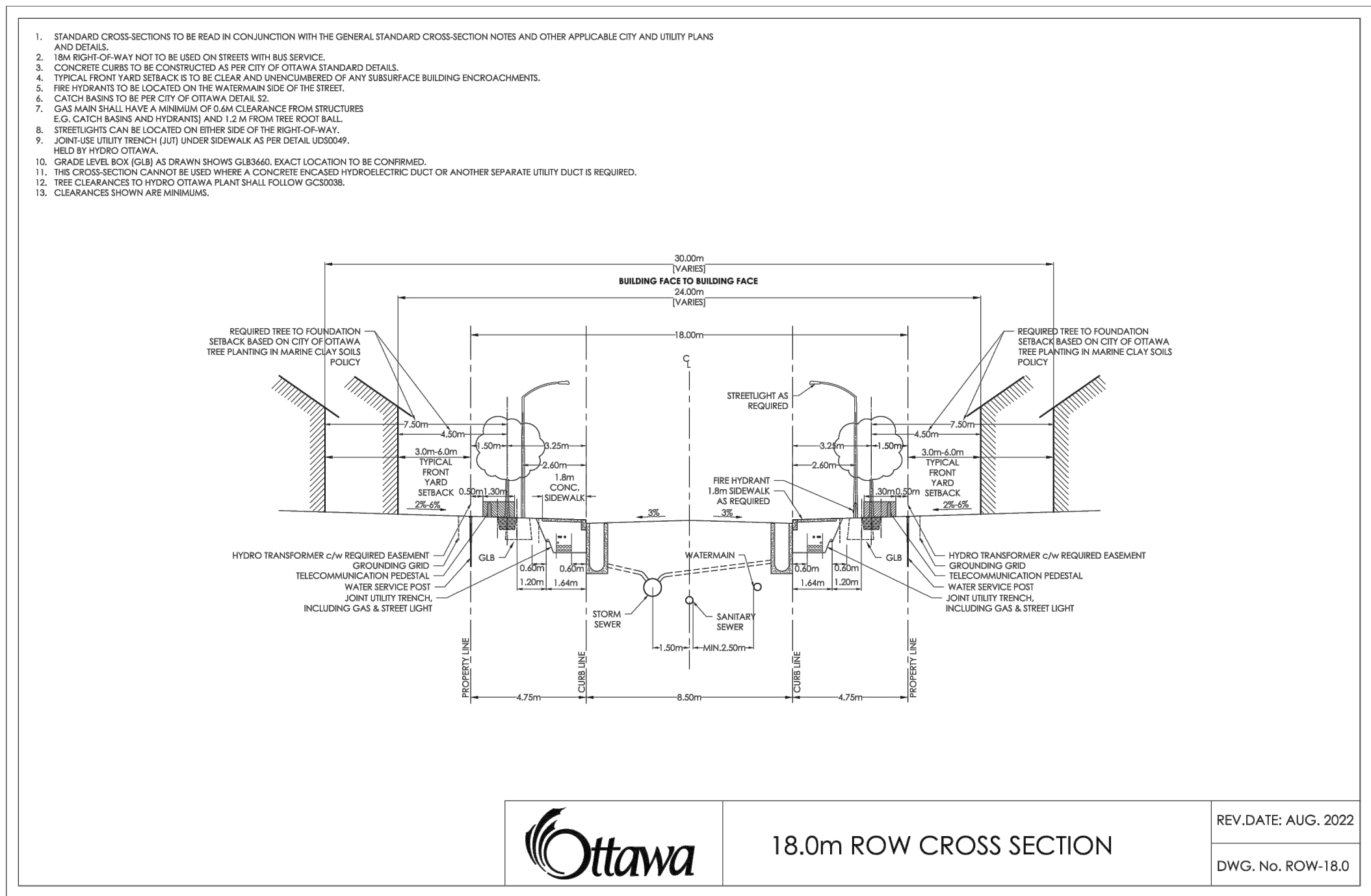
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Drawn	NM	
Checked	SE	
Job No.	21-273	



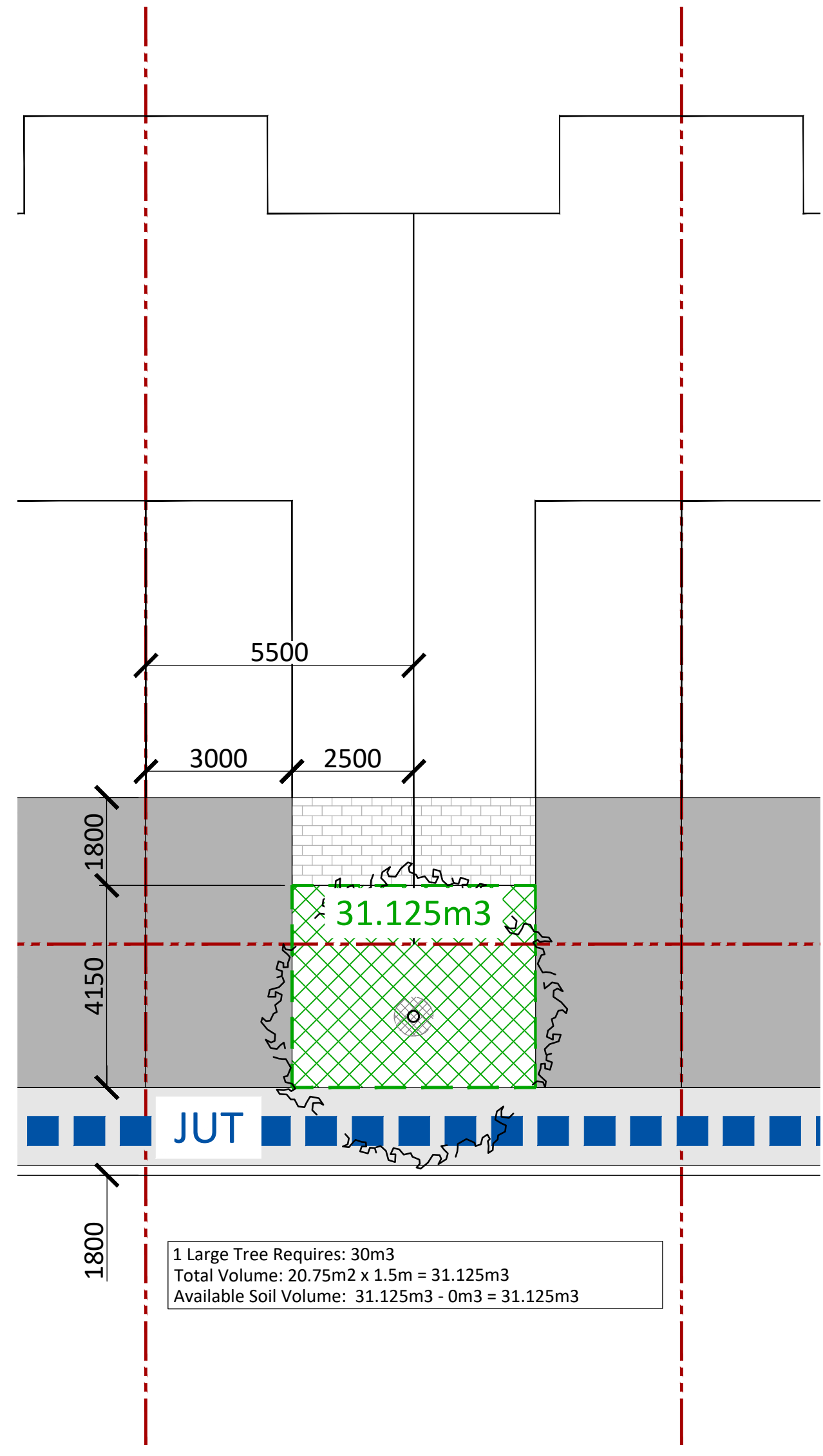
1 SOIL VOLUME CALCULATION - TOWNS AND SINGLE (42') (SCALE 1:100)
18M ROW - STREET 1

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

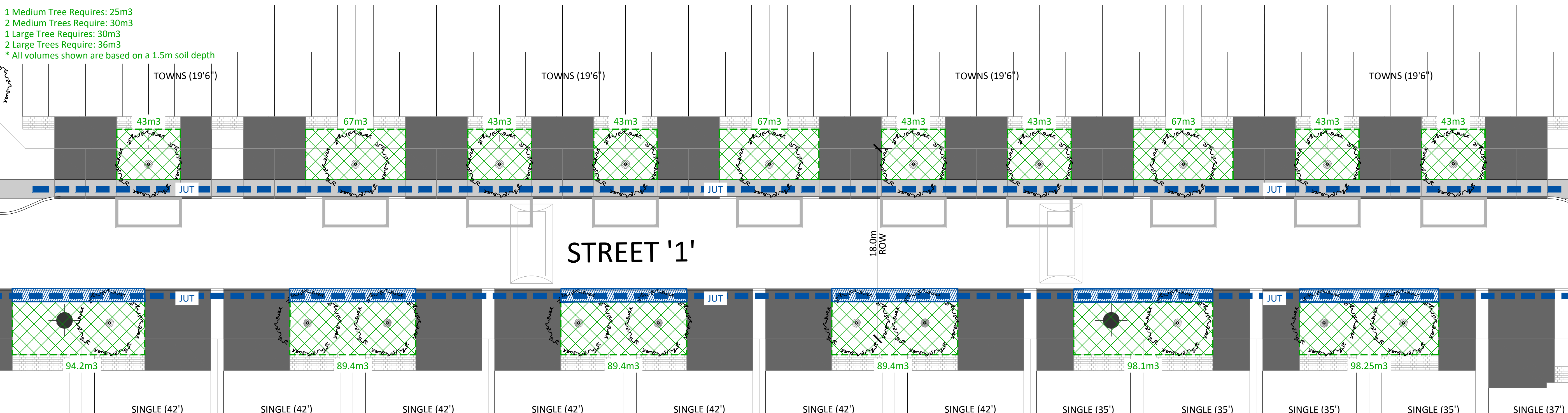
NOTES:
• SOIL VOLUMES BASED ON 1.5m SOIL DEPTH



3 STANDARD ROW CROSS SECTION
N.T.S.

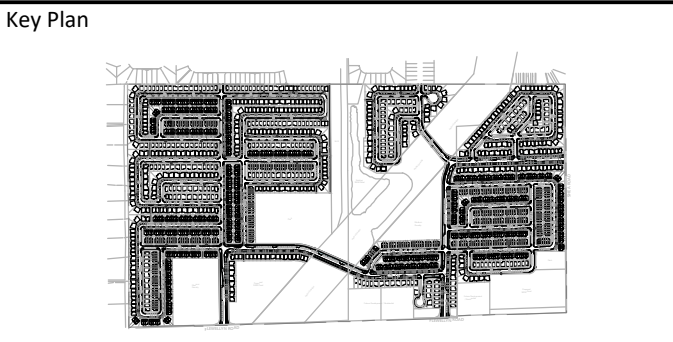


4 SOIL VOLUME CALCULATION - REQUESTED ZONING RELIEF EXAMPLE (SCALE 1:100)
18M ROW



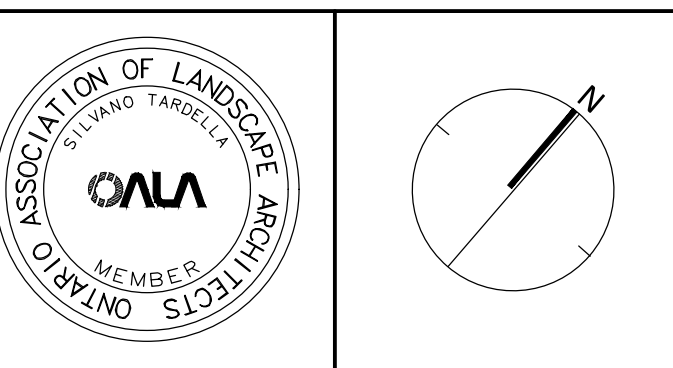
2 SOIL VOLUME CALCULATION (SCALE 1:200)
18M ROW - STREET 1

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LEGEND	
	DECIDUOUS STREET TREE
	SOIL VOLUME AREA
	JUT
	ASPHALT DRIVEWAY
	UNIT PAVING
	SIDEWALK
	CYCLE TRACK
	FIRE HYDRANT

No.	Description	Date
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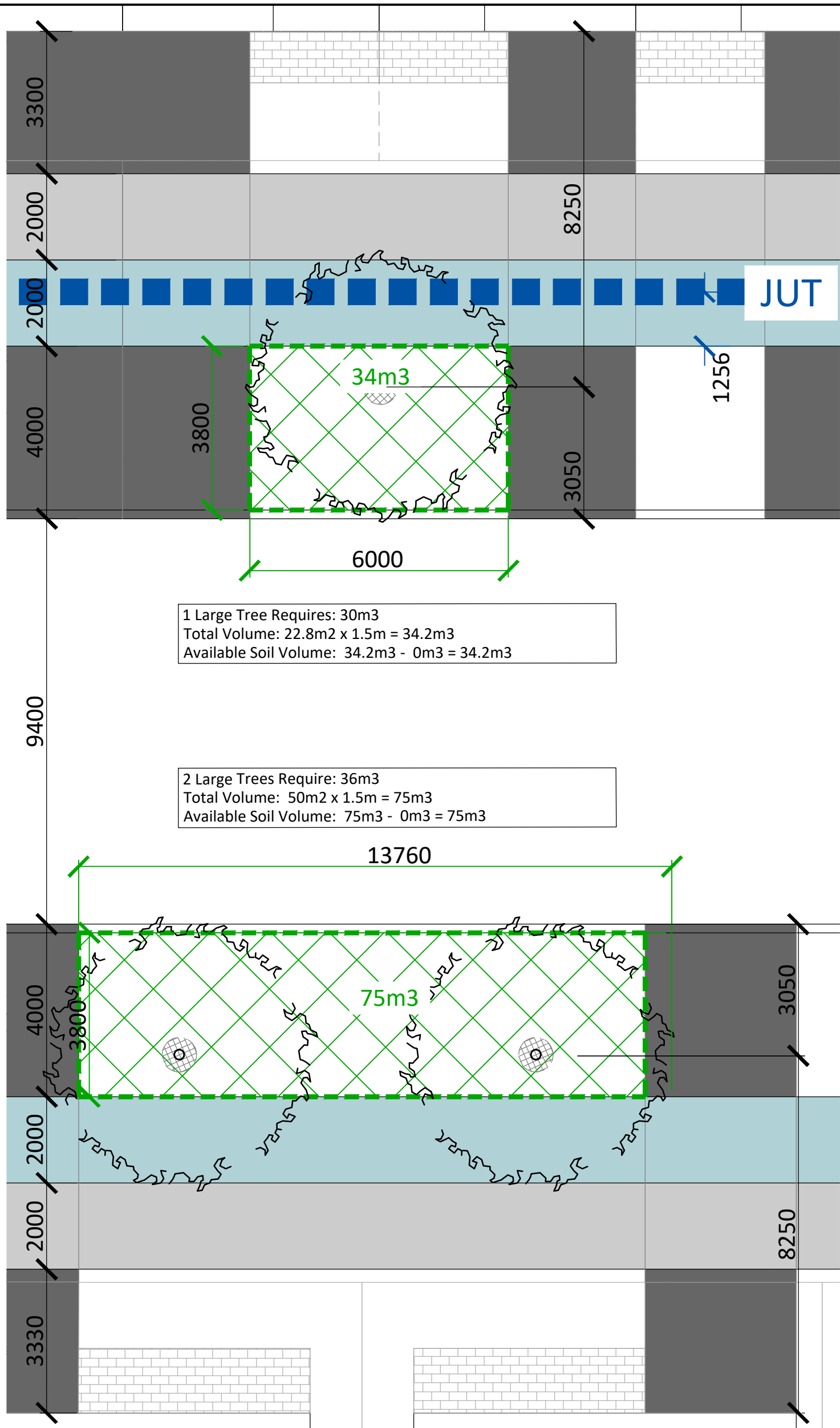


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STITTSTVILLE WEST

Title
SOIL VOLUME EXAMPLES

Date	2024-06-20	Sheet
Scale	1:750	D2
Drawn	NM	
Checked	SE	
Job No.	21-273	

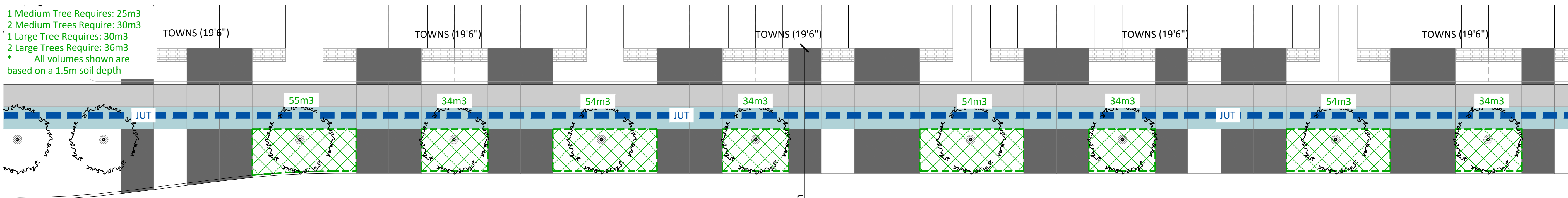


1 Large Tree Requires: 30m³
Total Volume: 22.8m² x 1.5m = 34.2m³
Available Soil Volume: 34.2m³ - 0m³ = 34.2m³

2 Large Trees Require: 36m³
Total Volume: 50m² x 1.5m = 75m³
Available Soil Volume: 75m³ - 0m³ = 75m³

1 SOIL VOLUME CALCULATION - TOWNS AND SINGLE (35') (SCALE 1:100)
26M ROW - STREET 13

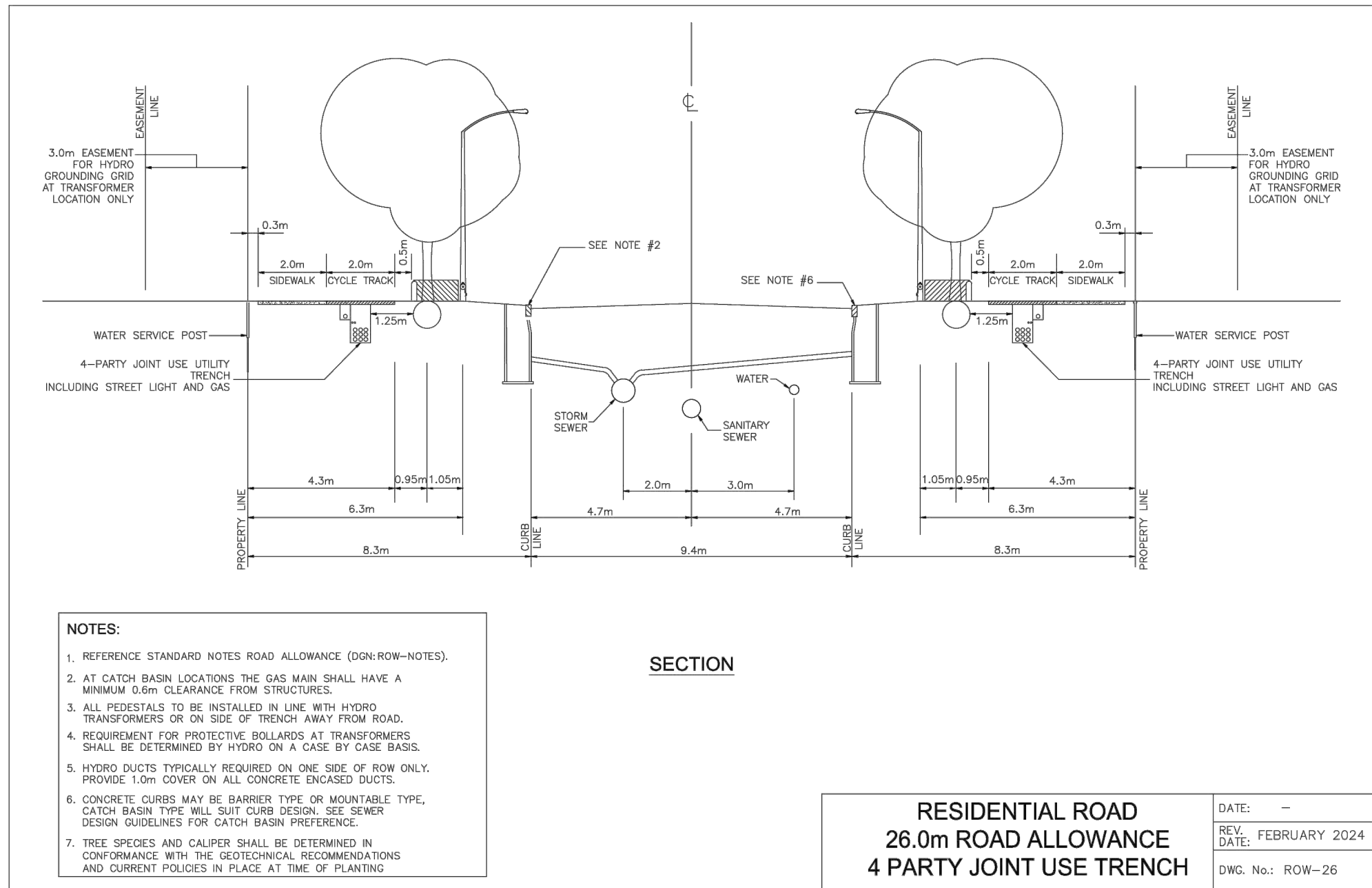
1 Medium Tree Requires: 25m³
2 Medium Trees Require: 30m³
1 Large Tree Requires: 30m³
2 Large Trees Require: 36m³
* All volumes shown are based on a 1.5m soil depth



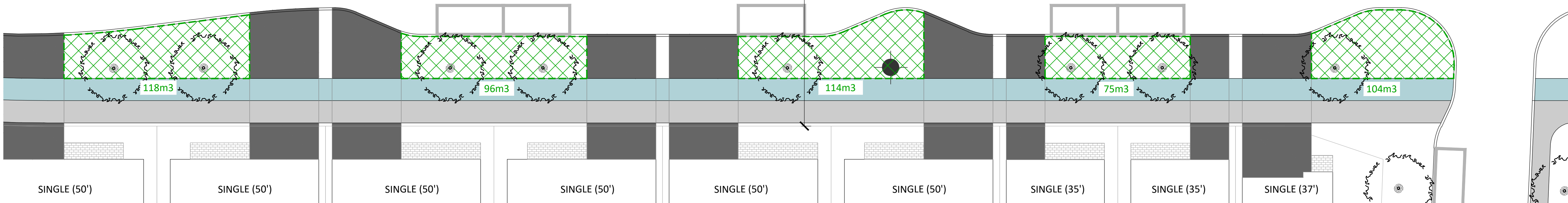
2 SOIL VOLUME CALCULATION (SCALE 1:200)
26M ROW - STREET 1

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

NOTES:
• SOIL VOLUMES BASED ON 1.5m SOIL DEPTH



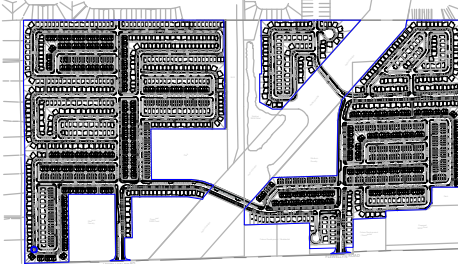
3 26m ROW CROSS SECTION
N.T.S.



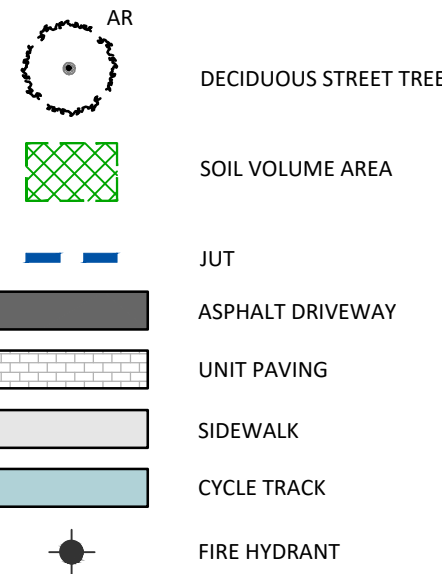
2 SOIL VOLUME CALCULATION (SCALE 1:200)
26M ROW - STREET 1

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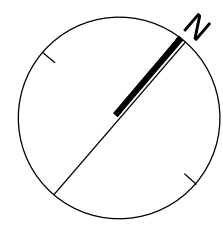
Key Plan



LEGEND



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T 613.237.2345
Project

STITTSVILLE WEST

Title

SOIL VOLUME EXAMPLES

Date	2024-06-20	Sheet
Scale	1:750	
Drawn	NM	
Checked	SE	
Job No.	21-273	

D3