



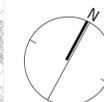
CAIVAN CONSERVANCY EAST PHASE 3A, 3B, 3C

CAIVAN
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LIST OF DRAWINGS:

- L1.0 - STREETSCAPE PLAN
- L1.1 - STREETSCAPE PLAN
- L1.2 - STREETSCAPE PLAN
- L1.3 - STREETSCAPE PLAN
- L1.4 - STREETSCAPE PLAN
- L2.0 - LANDSCAPE DETAILS
- L2.1 - LANDSCAPE DETAILS / ROW CROSS SECTIONS



KEYMAP
1:1000

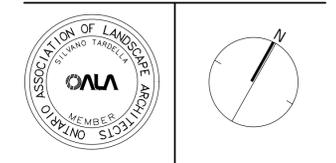
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- LEGEND**
- PHASE LINE
 - PROPERTY LINE
- FENCING**
- ACOUSTIC FENCE WITH GATE LOCATED 0.3M ON PRIVATE PROPERTY
 - CHAIN LINK FENCE
 - POST AND RAIL FENCE LOCATED 0.15M ON PARK PROPERTY
- PLANTING**
- DECIDUOUS STREET TREE - LARGE
 - DECIDUOUS STREET TREE - MEDIUM
 - SODDING
- SURFACING**
- C.I.P CONCRETE
 - MULTI-USE PATH
 - HEAVY DUTY ASPHALT
 - ASPHALT
 - CONCRETE BUS PAD
- UTILITIES**
- PROPOSED HYDRO TRANSFORMER
 - PROPOSED CABLE PEDESTAL
 - PROPOSED BELL PEDESTAL
 - PROPOSED BELL CABINET
 - COMMUNITY MAIL BOX LOCATION
 - PROPOSED STREET LIGHT
 - FIRE HYDRANT

No.	Description	Date
3	Revised for Second Submission	NOV 27/25
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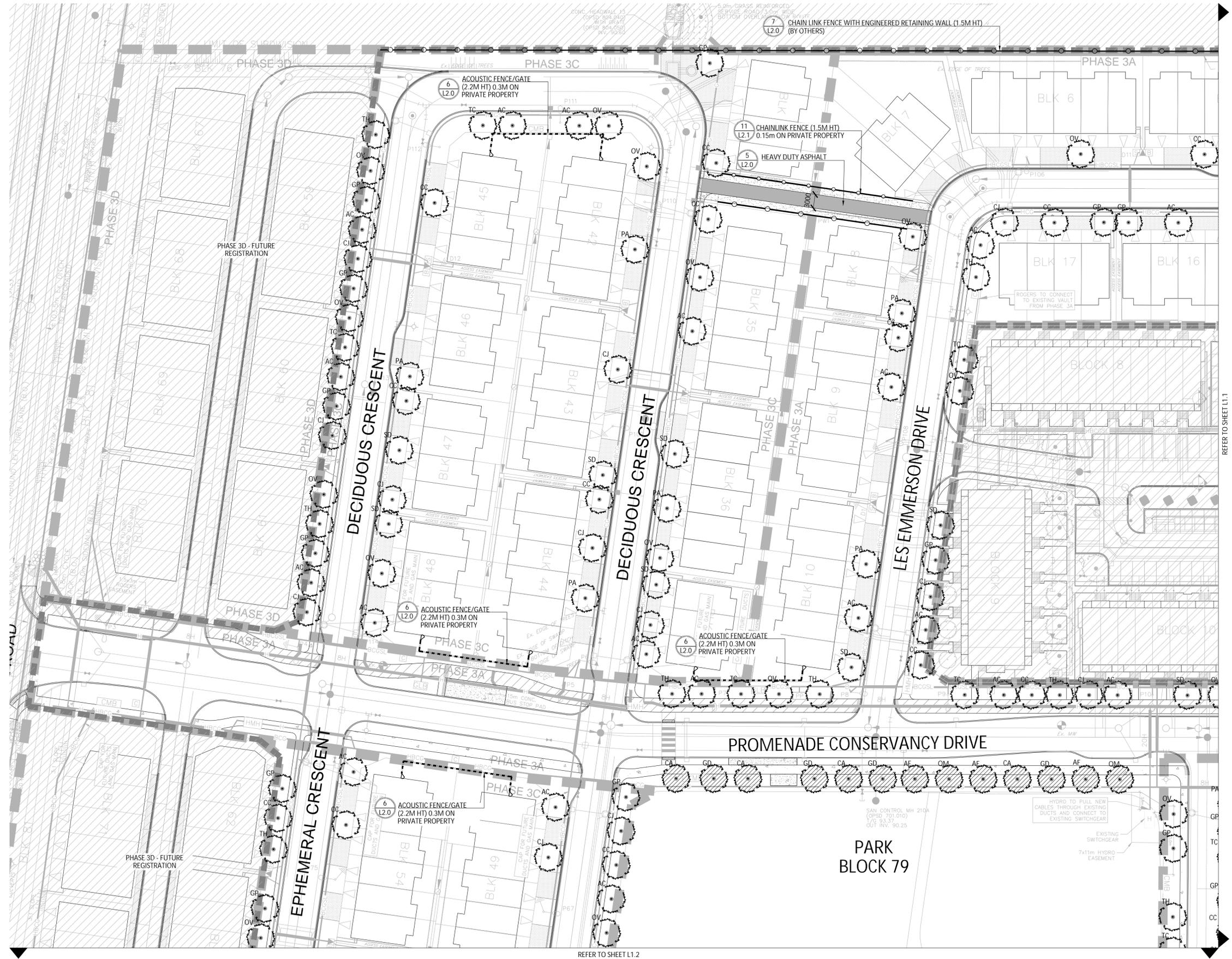


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Project
CONSERVANCY EAST
PHASE 3A, 3B, 3C

Title
STREETSCAPE PLANS

Date	2025-06-24	Sheet	L1.0
Scale	1:400		
Drawn	MB		
Checked	MK		
Job No.	22-004		



REFER TO SHEET L1.1

REFER TO SHEET L1.2

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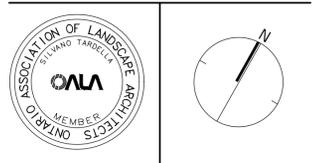
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**CONSERVANCY EAST
 PHASE 3A, 3B, 3C**

Title: **STREETSCAPE PLANS**

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TREE PLANTING IN MARINE CLAY SOILS

THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 6.7 OF PATERSON GROUP'S GEOTECHNICAL REPORT, DATED FEBRUARY 22, 2022.

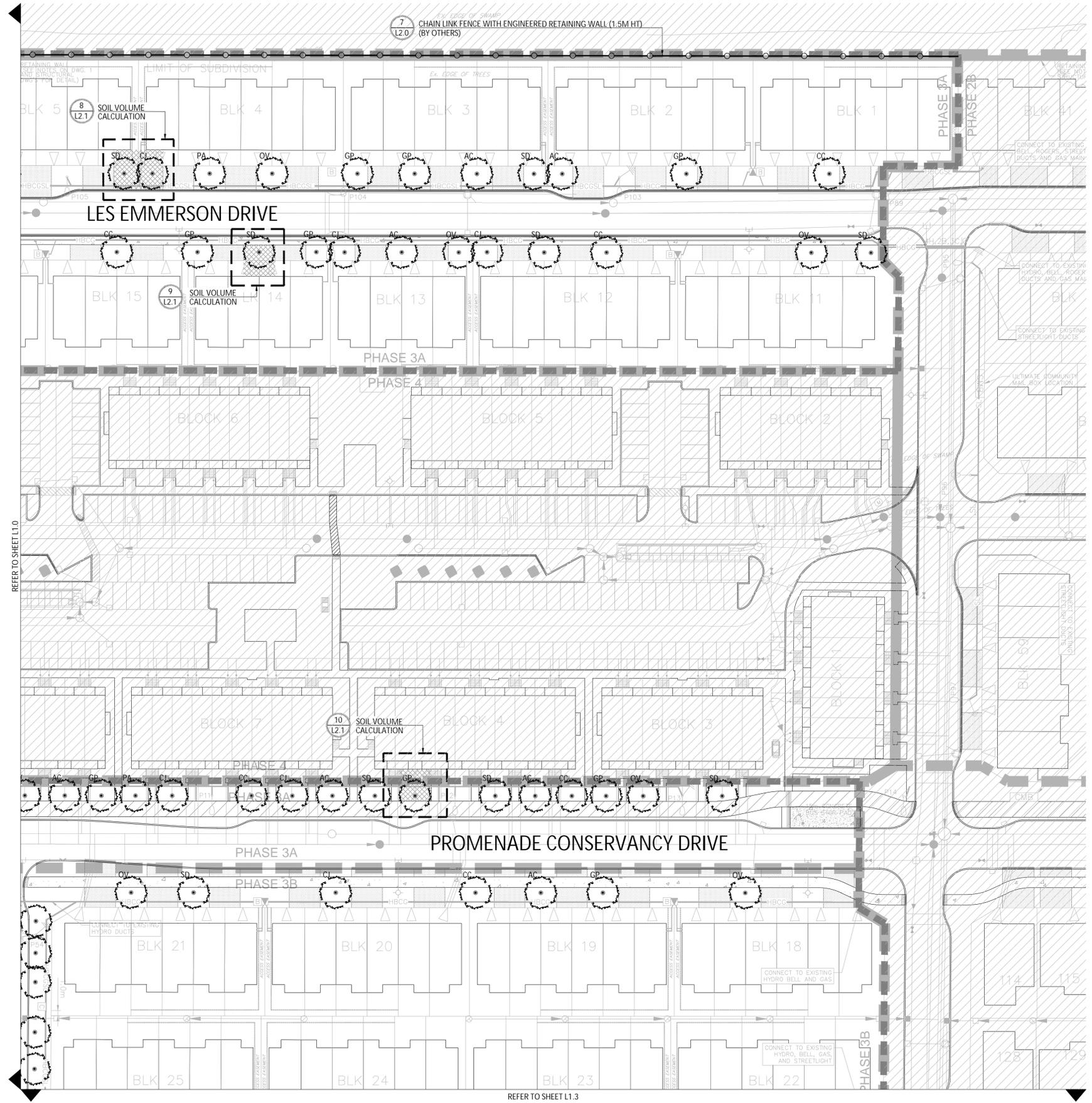
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 - THE MODIFIED PLASTICITY INDEX OF THE SOIL BELOW THE UNDERSIDE OF FOOTING (USF) AND A DEPTH OF 3.5M GENERALLY DOES NOT EXCEED 40%. THIS CORRESPONDS TO SOILS WITH LOW/MEDIUM POTENTIAL FOR SOIL VOLUME CHANGE. CLAY SOILS THAT EXCEED THE 40% PLASTICITY INDEX ARE CONSIDERED TO HAVE HIGH POTENTIAL FOR SOIL VOLUME CHANGE. FOR THESE WORST-CASE SOILS, THE SETBACKS AND TREE PLANTING RESTRICTIONS REMAIN UNCHANGED FROM THE 2005 CLAY SOILS POLICY (TREE SETBACK MUST EQUAL THE MATURE HEIGHT OF THE TREE - I.E. 7.5M SETBACK FOR SMALL TREES).
 - THE USF IS 2.1M OR GREATER BELOW THE LOWEST FINISHED GRADE. NOTE: THIS FOOTING LEVEL MUST BE SATISFIED FOR FOOTINGS WITHIN 10M OF THE TREE, AS MEASURED FROM THE CENTRE OF THE TREE TRUNK, AND VERIFIED BY MEANS OF THE GRADING PLAN AS INDICATED IN THE PROCEDURAL CHANGES BELOW.
 - A SMALL SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 25M³ OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. A MEDIUM SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 30M³ OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. THE DEVELOPER WILL ENSURE THE SOIL IS GENERALLY UNCOMPACTED WHEN BACKFILLING IN STREET TREE PLANTING LOCATIONS.
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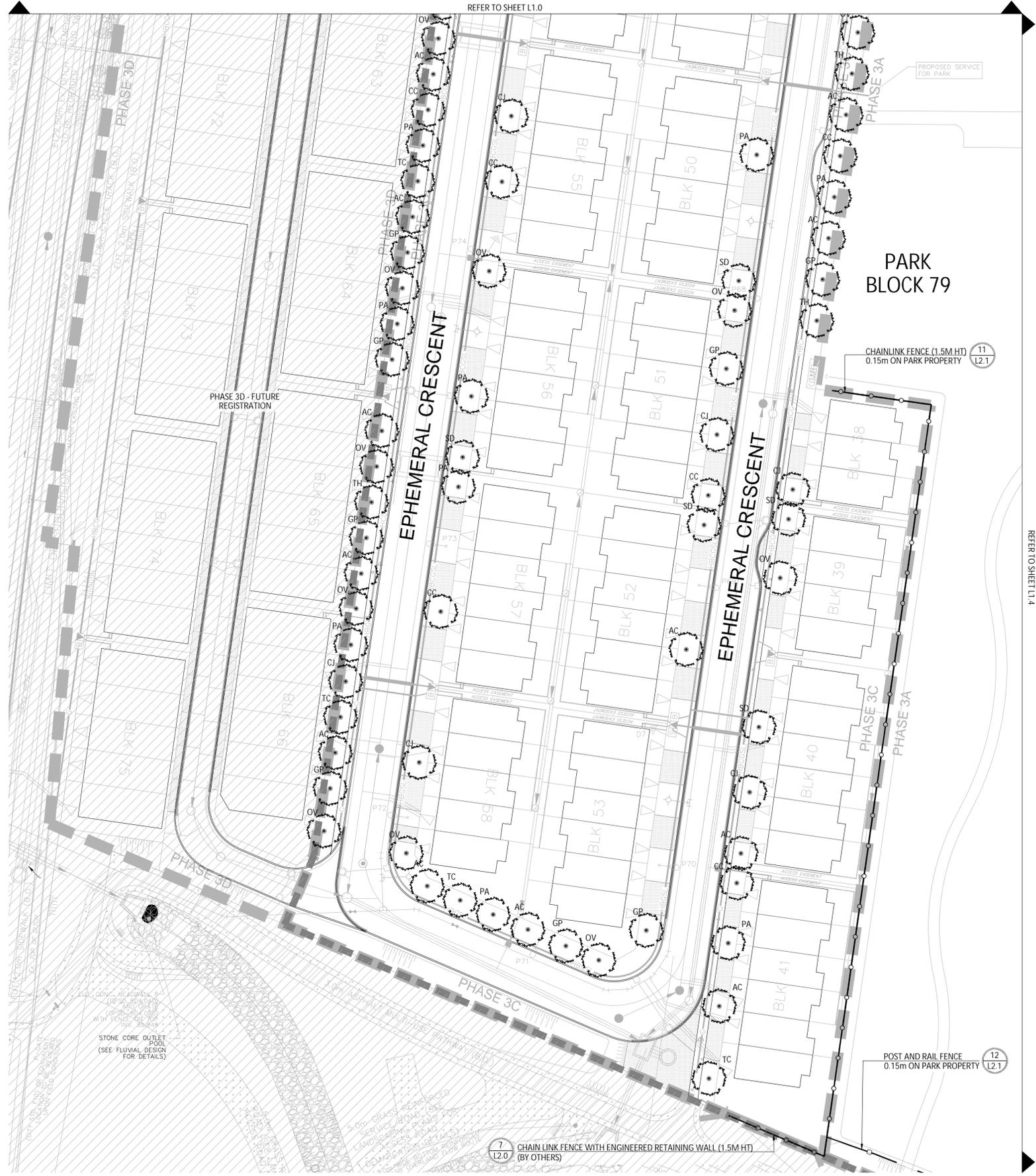
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TOTAL NUMBER OF TREES REQUIRED:	179
TOTAL NUMBER OF TREES IN PHASE 3:	270
DIFFERENCE:	+91
- STREET TREE PLANTING GUIDELINE
 NOTE: APPROVED CROSS SECTIONS SHALL TAKE PRECEDENCE
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REFER TO SHEET L1.0

REFER TO SHEET L1.3



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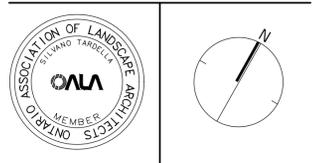
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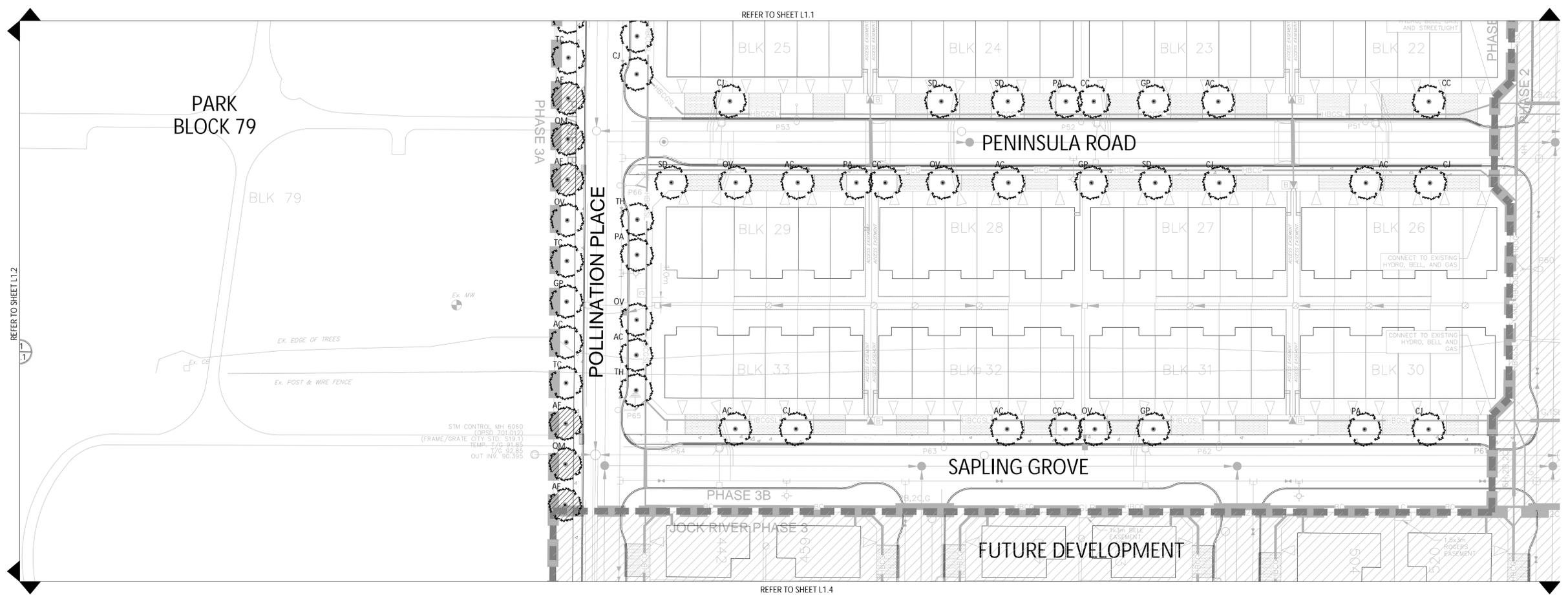
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PHASE 3A

KEY	QTY	BOTANICAL NAME	COMMON NAME	MATURE HT. (M)	SIZE	REMARKS
PHASE 3A - DECIDUOUS TREES - LARGE (15-30M HEIGHT)						
AF	3	ACER X FREMANII	FREEMAN MAPLE	17	50mm	B&B
CA	4	CARYA CORDIFORMIS	BITTERNUT HICKORY	20	50mm	B&B
GD	4	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	22	50mm	B&B
QM	2	QUERCUS MACROCARPA	BURR OAK	22	50mm	B&B
PHASE 3A - DECIDUOUS TREES - MEDIUM (8-14M HEIGHT)						
AC	14	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	14	50mm	B&B
CC	10	CORYLUS COLURNA	TURKISH HAZEL	14	50mm	B&B
CJ	8	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	14	50mm	B&B
GP	11	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	14	50mm	B&B
OV	9	OSTRYA VIRGINIANA	IRONWOOD	12	50mm	B&B
PA	4	PHELLODENDRON AMURENSE	AMUR CORKTREE	14	50mm	B&B
SD	11	SORBUS DECORA	SHOWY MOUNTAINASH	10	50mm	B&B
TC	3	TILIA CORDATA CORINTHIAN	CORINTHIAN LINDEN	14	50mm	B&B
TH	4	TILIA X HARVEST GOLD	HARVEST GOLD LINDEN	13	50mm	B&B

PHASE 3B

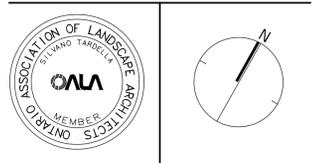
KEY	QTY	BOTANICAL NAME	COMMON NAME	MATURE HT. (M)	SIZE	REMARKS
PHASE 3B - DECIDUOUS TREES - LARGE (15-30M HEIGHT)						
AF	4	ACER X FREMANII	FREEMAN MAPLE	17	50mm	B&B
QM	2	QUERCUS MACROCARPA	BURR OAK	22	50mm	B&B
PHASE 3B - DECIDUOUS TREES - MEDIUM (8-14M HEIGHT)						
AC	9	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	14	50mm	B&B
CC	6	CORYLUS COLURNA	TURKISH HAZEL	14	50mm	B&B
CJ	7	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	14	50mm	B&B
GP	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	14	50mm	B&B
OV	8	OSTRYA VIRGINIANA	IRONWOOD	12	50mm	B&B
PA	5	PHELLODENDRON AMURENSE	AMUR CORKTREE	14	50mm	B&B
SD	5	SORBUS DECORA	SHOWY MOUNTAINASH	10	50mm	B&B
TC	4	TILIA CORDATA CORINTHIAN	CORINTHIAN LINDEN	14	50mm	B&B
TH	3	TILIA X HARVEST GOLD	HARVEST GOLD LINDEN	13	50mm	B&B

PHASE 3C

KEY	QTY	BOTANICAL NAME	COMMON NAME	MATURE HT. (M)	SIZE	REMARKS
PHASE 3C - DECIDUOUS TREES - MEDIUM (8-14M HEIGHT)						
AC	23	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	14	50mm	B&B
CC	14	CORYLUS COLURNA	TURKISH HAZEL	14	50mm	B&B
CJ	15	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	14	50mm	B&B
GP	16	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	14	50mm	B&B
OV	19	OSTRYA VIRGINIANA	IRONWOOD	12	50mm	B&B
PA	13	PHELLODENDRON AMURENSE	AMUR CORKTREE	14	50mm	B&B
SD	10	SORBUS DECORA	SHOWY MOUNTAINASH	10	50mm	B&B
TC	6	TILIA CORDATA CORINTHIAN	CORINTHIAN LINDEN	14	50mm	B&B
TH	6	TILIA X HARVEST GOLD	HARVEST GOLD LINDEN	13	50mm	B&B

No.	Description	Date
3	Revised for Second Submission	NOV 27/25
2	Issued for Second Submission	OCT 22/25
1	Issued for First Submission	SEP 15/25

Revision: _____
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**CONSERVANCY EAST
PHASE 3A, 3B, 3C**

Title: **STREETSCAPE PLANS**

Date: 2025-06-24	Sheet:
Scale: 1:400	L1.3
Drawn: MB	
Checked: MK	
Job No.: 22-004	

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.

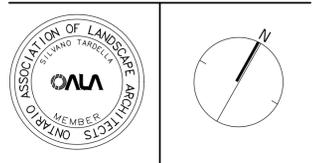


LEGEND

- PHASE LINE
- PROPERTY LINE
- FENCING**
 - ACOUSTIC FENCE WITH GATE LOCATED 0.3M ON PRIVATE PROPERTY
 - CHAIN LINK FENCE
 - POST AND RAIL FENCE LOCATED 0.15M ON PARK PROPERTY
- PLANTING**
 - AR DECIDUOUS STREET TREE - LARGE
 - AR DECIDUOUS STREET TREE - MEDIUM
 - SODDING
- SURFACING**
 - C.I.P CONCRETE
 - MULTI-USE PATH
 - HEAVY DUTY ASPHALT
 - ASPHALT
 - CONCRETE BUS PAD
- UTILITIES**
 - PROPOSED HYDRO TRANSFORMER
 - PROPOSED CABLE PEDESTAL
 - PROPOSED BELL PEDESTAL
 - PROPOSED BELL CABINET
 - COMMUNITY MAIL BOX LOCATION
 - PROPOSED STREET LIGHT
 - FIRE HYDRANT

3	Revised for Second Submission	NOV 27/25
2	Issued for Second Submission	OCT 22/25
1	Issued for First Submission	SEP 15/25
No.	Description	Date

Revision
City Approval Stamp

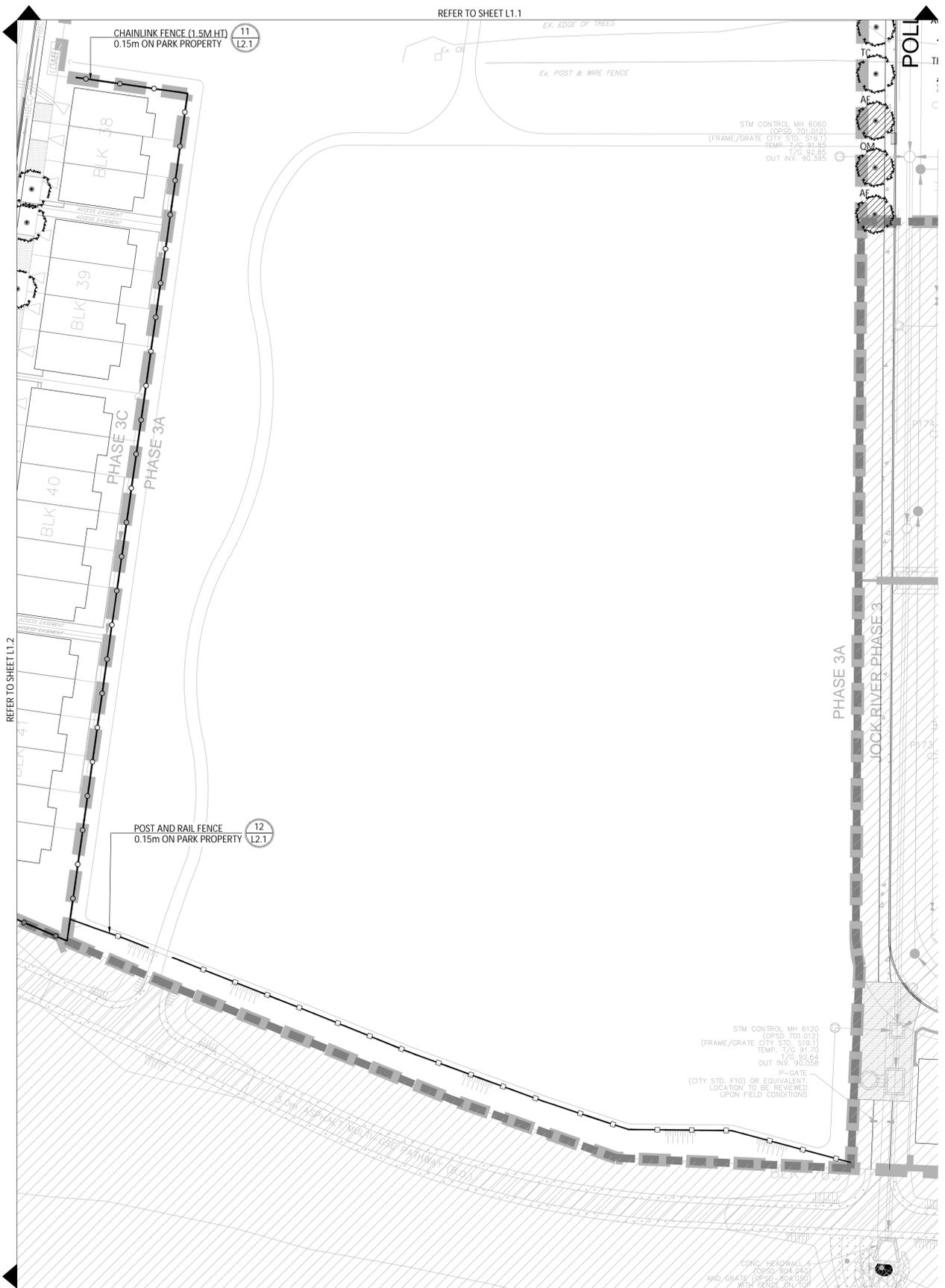


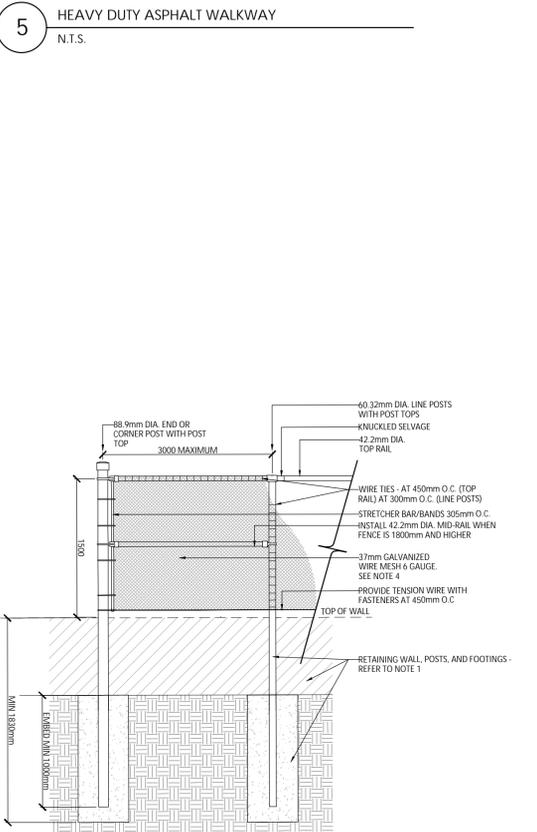
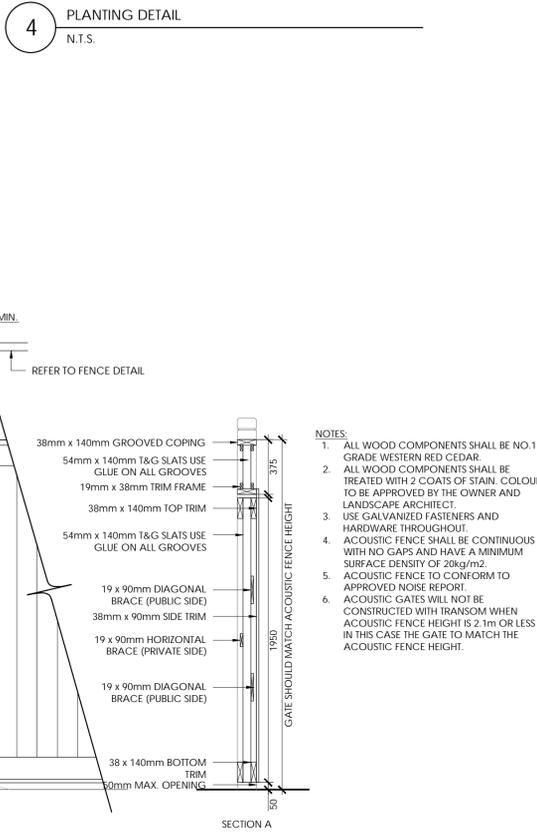
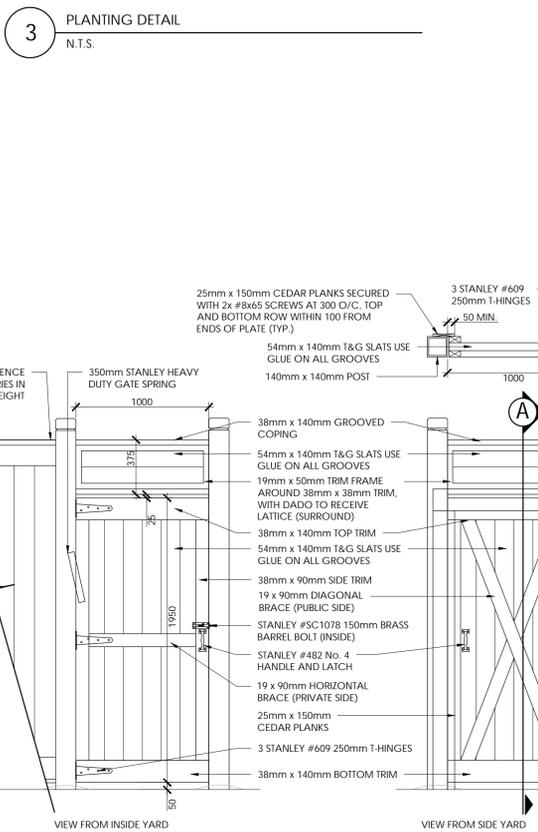
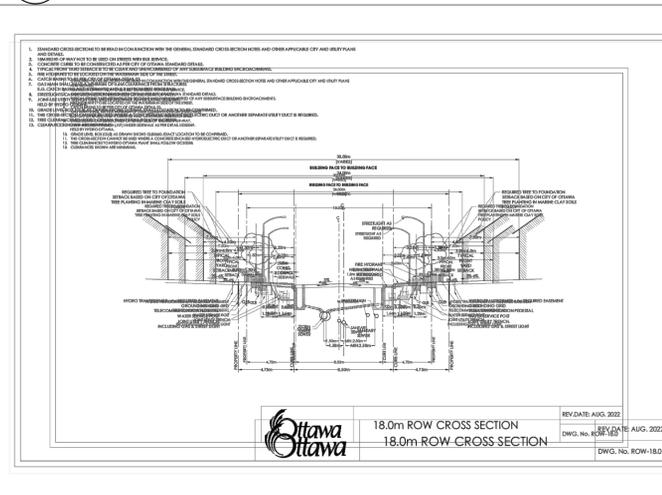
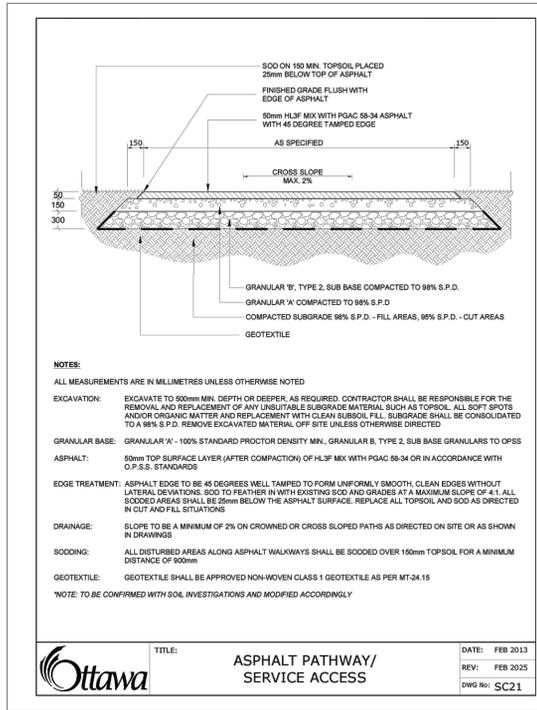
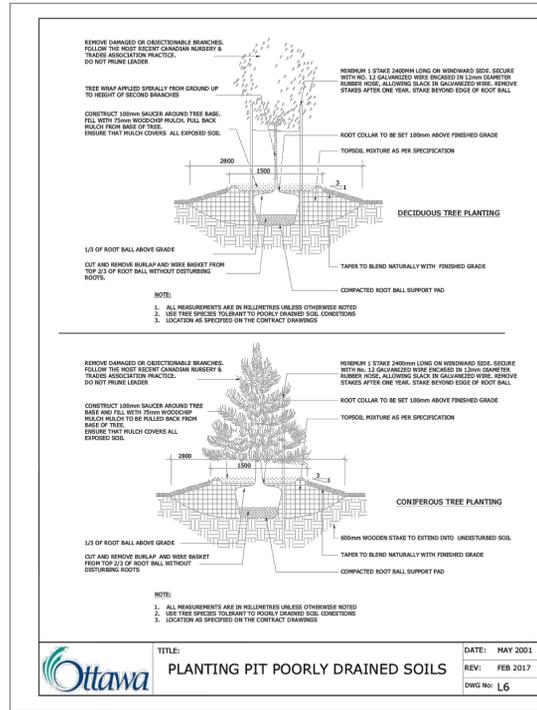
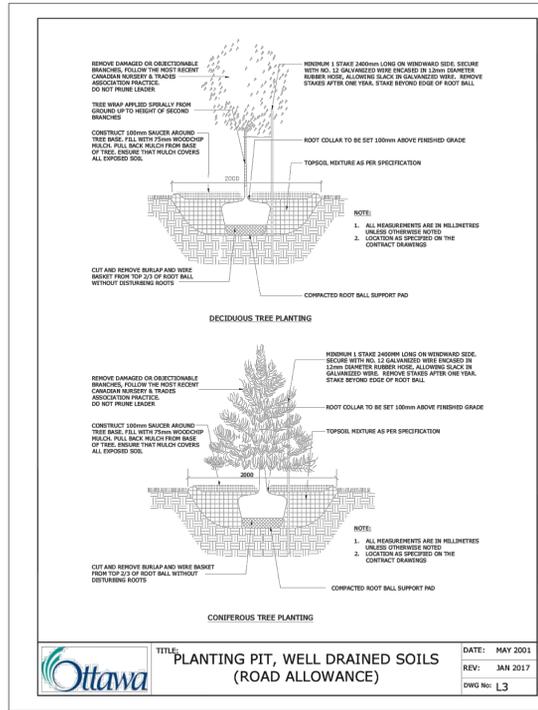
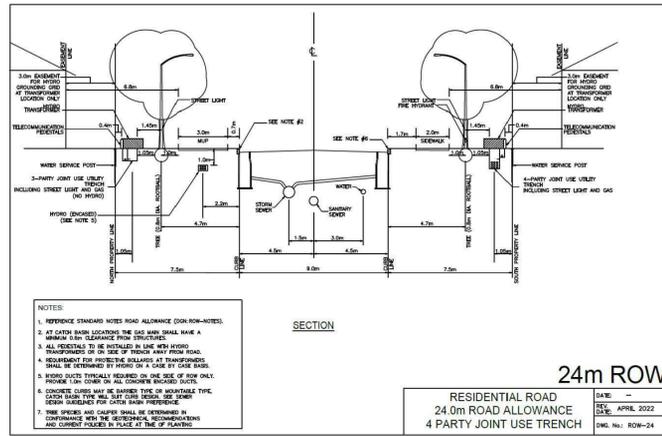
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**CONSERVANCY EAST
PHASE 3A, 3B, 3C**

Title
STREETSCAPE PLANS

Date	2025-10-21	Sheet	L1.4
Scale	1:400		
Drawn	MB		
Checked	MK		
Job No.	22-004		





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Revision

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Project

CONSERVANCY EAST
PHASE 3A, 3B, 3C

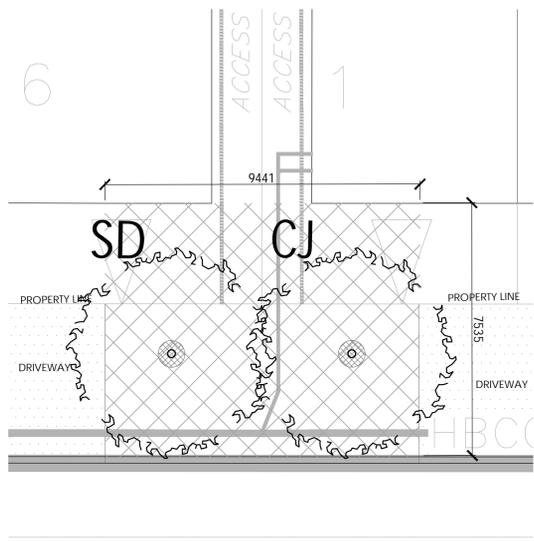
LANDSCAPE DETAILS

Date	Scale	Drawn	Checked	Job No.
2024-03-27	AS SHOWN	MB	MK	22-004

Sheet

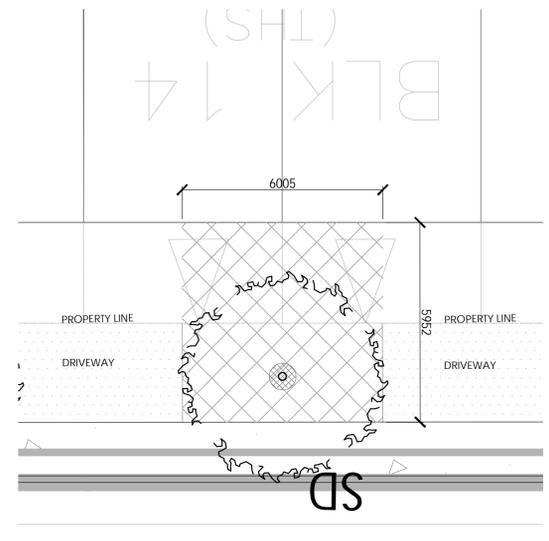
L2.0

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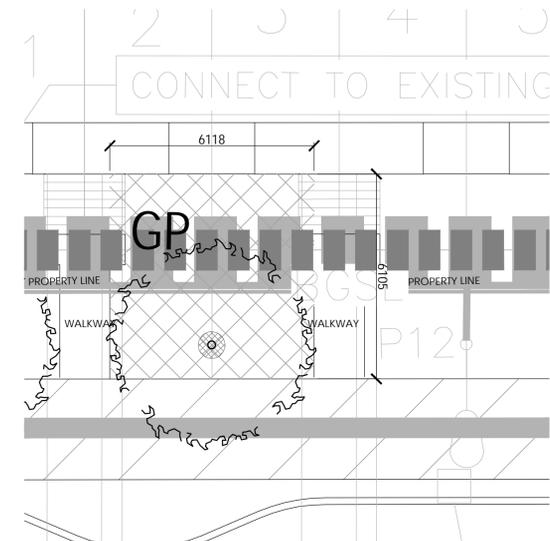
2 Med Tree Requires: 15m³
 Total Volume: 71.09m² x 1.5m = 106.64m³
 Available Soil Volume: 106.64m³ - 0m³ = 106.64m³

8 SOIL VOLUME CALCULATION (SCALE 1:100)
 18m ROW - EMMERSON DRIVE



1 Med Tree Requires: 25m³
 Total Volume: 35.70m² x 1.5m = 53.55m³
 Available Soil Volume: 53.55m³ - 0m³ = 53.55m³

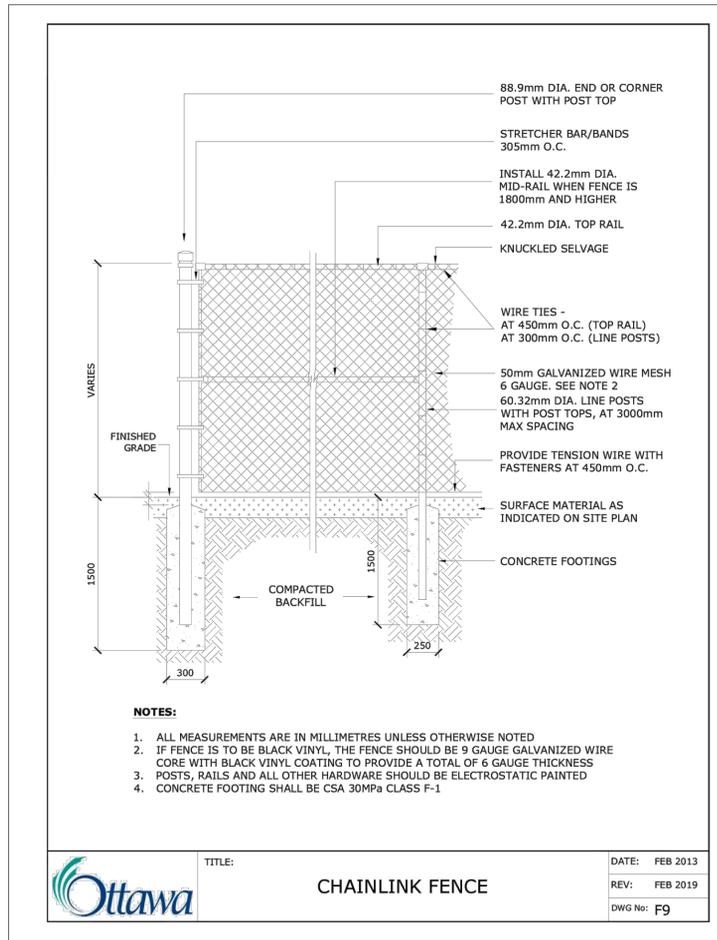
9 SOIL VOLUME CALCULATION (SCALE 1:100)
 18m ROW - EMMERSON DRIVE



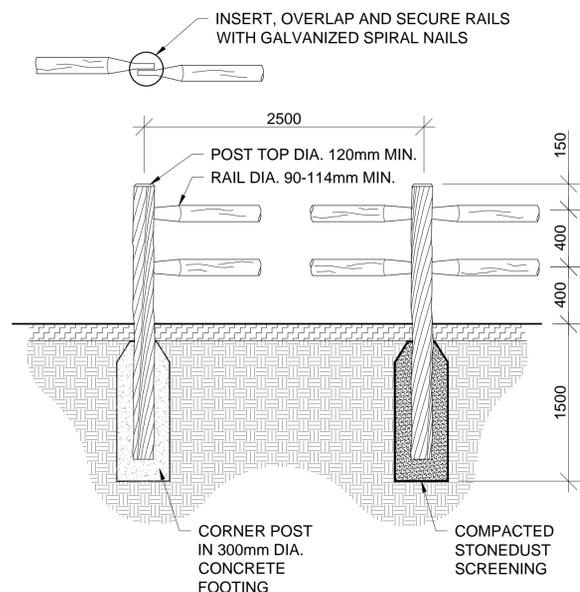
1 Med Tree Requires: 25m³
 Total Volume: 37.37m² x 1.5m = 56.06m³
 Available Soil Volume: 56.06m³ - 0m³ = 56.06m³

10 SOIL VOLUME CALCULATION (SCALE 1:100)
 24m ROW - CONSERVANCY DRIVE

TREE TYPE/SIZE	TREE SOIL VOLUMES		
	SINGLE TREE SOIL VOLUME (m ³)	MULTIPLE TREE SOIL VOLUME (m ³)	SINGLE TREE SOIL VOLUME (m ³) (CLAY SOILS)
SMALL	20	12	25
MEDIUM	25	15	30
LARGE	30	18	35



11 1.5M CHAINLINK FENCE
 N.T.S.



- NOTES:
- POST AND RAILS TO BE WELL PEELED CEDAR, WITH NO PEELER MARKS
 - CORNER AND END POSTS TO HAVE MINIMUM 25 x 100mm OBLONG HOLES FOR RAIL LINE POSTS TO HAVE MINIMUM 64 x 100mm OBLONG HOLES FOR RAILS.
 - SOURCE OF WOOD FENCING TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - CONCRETE FOOTING SHALL BE CSA 30MPa CLASS F-1

12 2-RAIL POST AND RAIL FENCE
 1:30

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 PHASE 3A, 3B, 3C

ROW CROSS SECTIONS

Date	2024-03-27	Sheet	L2.1
Scale	AS SHOWN		
Drawn	MB		
Checked	MK		
Job No.	22-004		