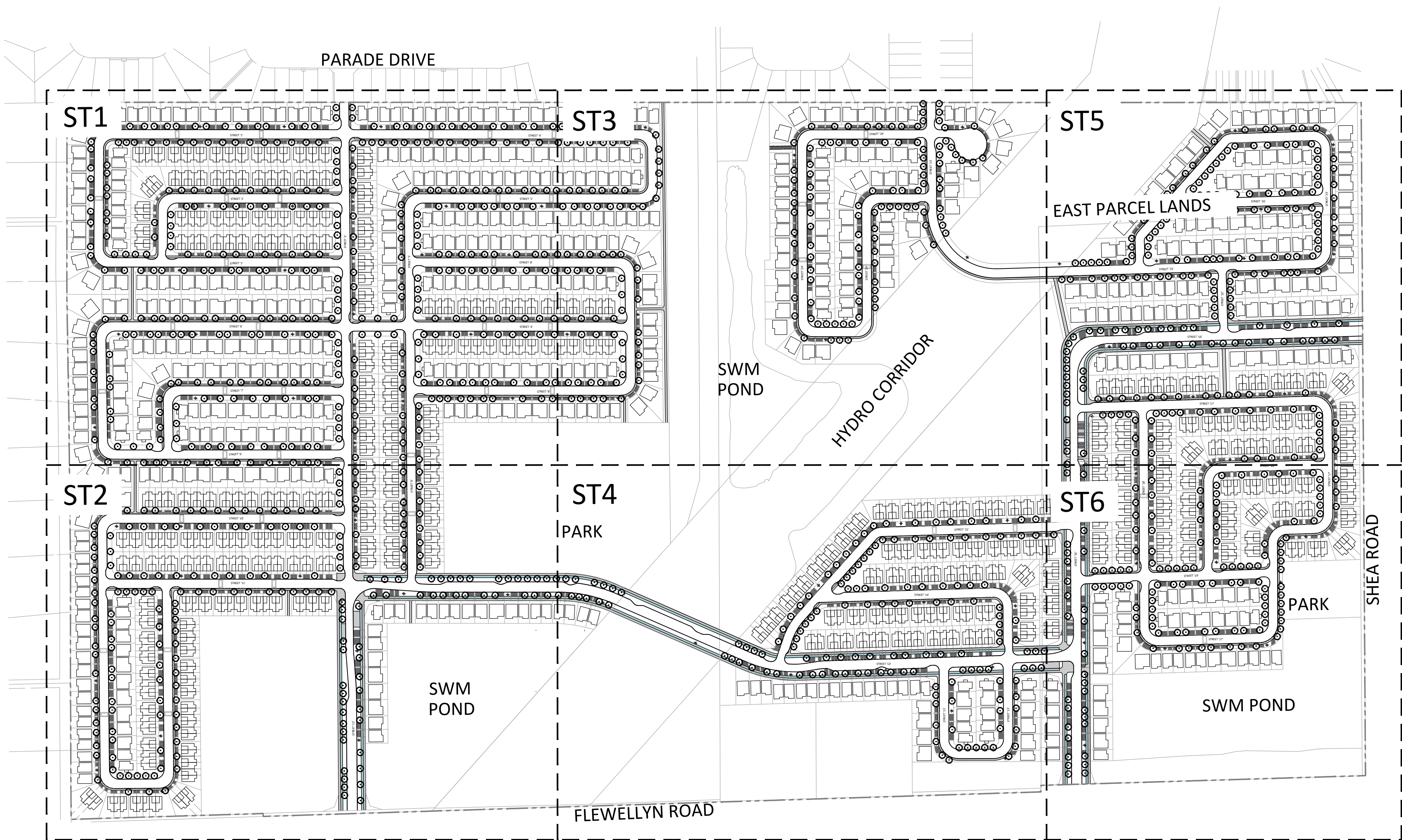




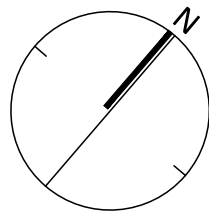
CAIVAN STITTSVILLE WEST

CAIVAN
COMMUNITIES

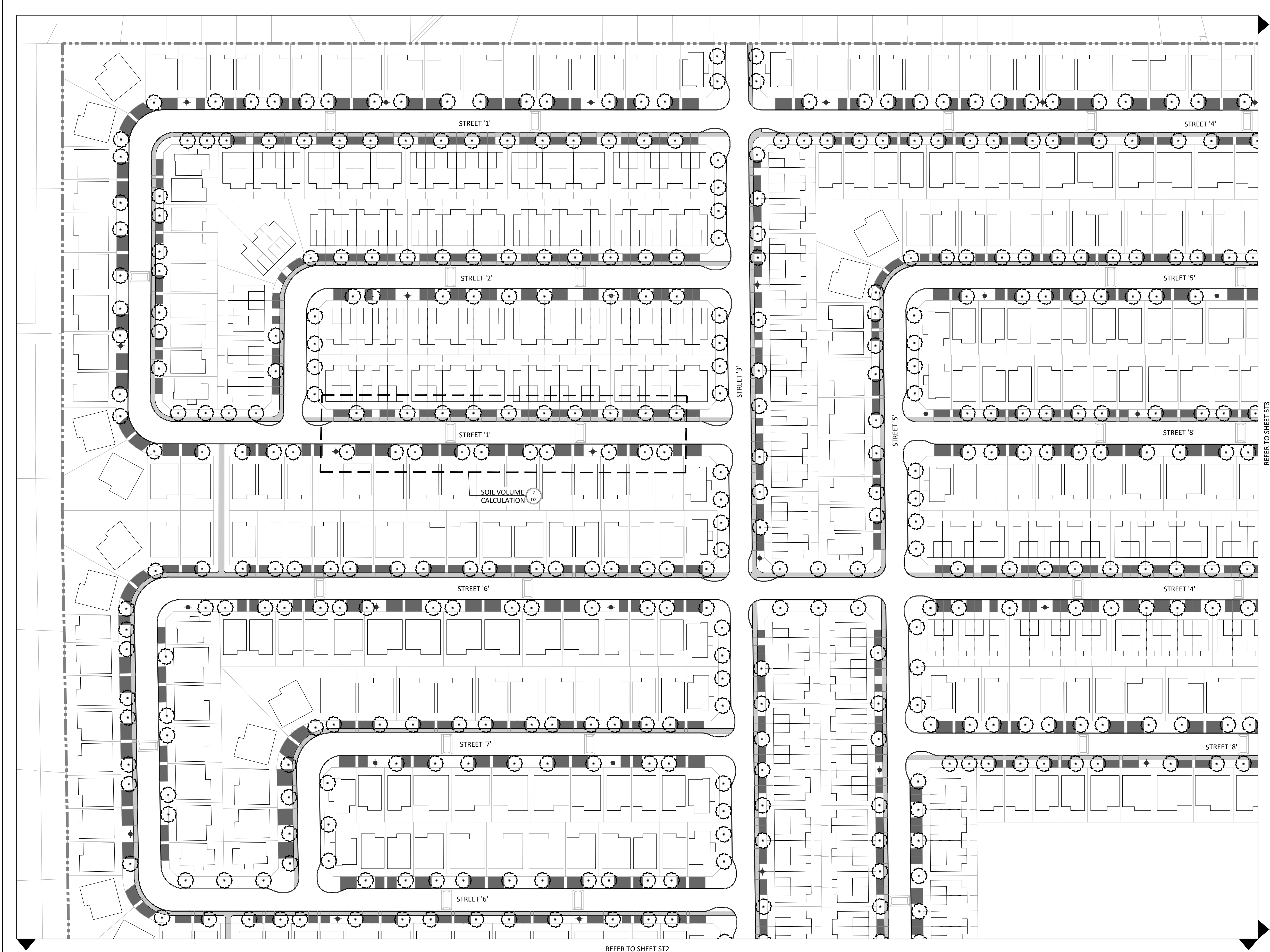
NAK
design strategies

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



REFER TO SHEET ST3

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%

- 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

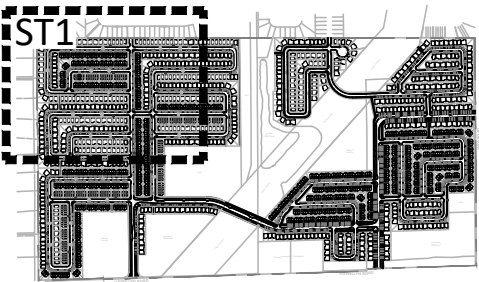
INTERIOR SINGLE (NON-CORNER) LOTS (624): 624 TREES
EXTERIOR SINGLE (CORNER) LOTS (68): 136 TREES
EXTERIOR TOWNHOUSE (CORNER) LOT (55): 55 TREES
3 MULTIPLE-UNITS TOWNHOUSE (44): 88 TREES
4 MULTIPLE-UNITS TOWNHOUSE (13): 26 TREES
5 MULTIPLE-UNITS TOWNHOUSE (63): 189 TREES
6 MULTIPLE-UNITS TOWNHOUSE (55): 165 TREES

TOTAL NUMBER OF TREES REQUIRED:	1,283
TOTAL NUMBER OF TREES ON PLAN:	1,283
DIFFERENCE:	00

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

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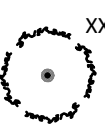
Key Plan



LEGEND

--- PROPERTY LINE

PLANTING



DECIDUOUS STREET TREE



ASPHALT DRIVEWAY



SIDEWALK



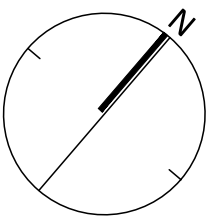
CYCLE TRACK



FIRE HYDRANT

* NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL

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1	Issued for Preliminary Streetscape Submission	July.18/24
No.	Description	Date
Revision		
City Approval Stamp		



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T 613.237.2345
Project

STITTSTVILLE WEST

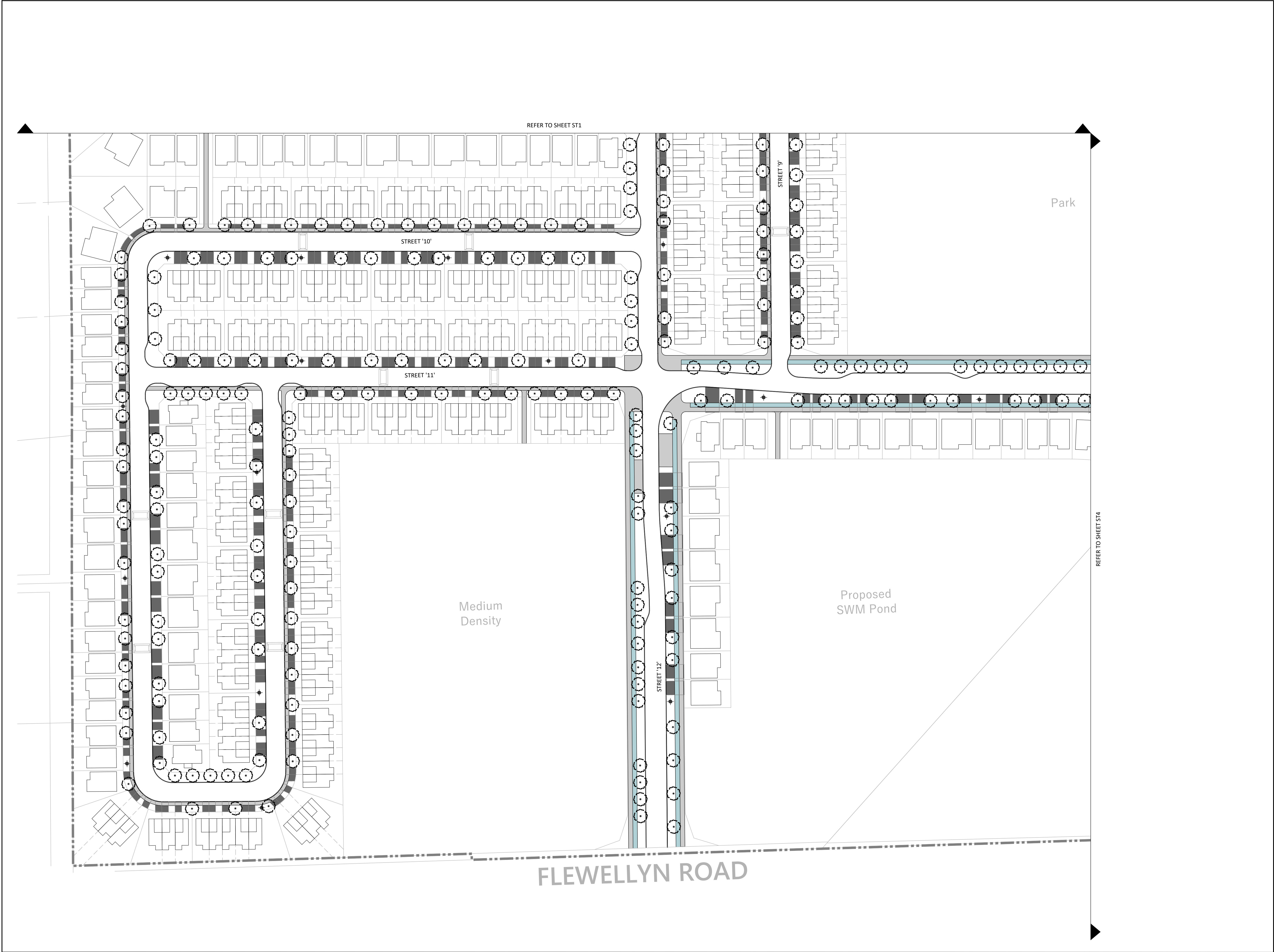
Title

PRELIMINARY STREETScape PLAN

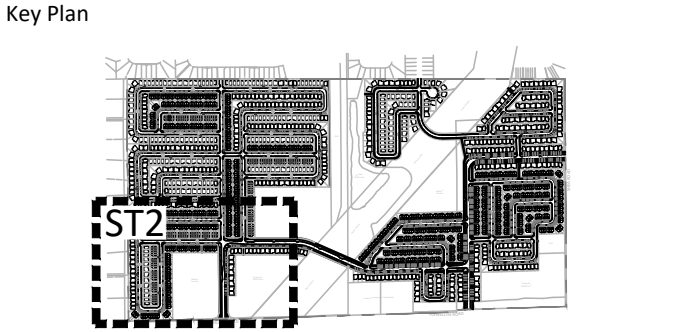
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Scale 1:750
Drawn NM
Checked SE
Job No. 21-273

Sheet

ST1



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LEGEND

--- PROPERTY LINE

PLANTING

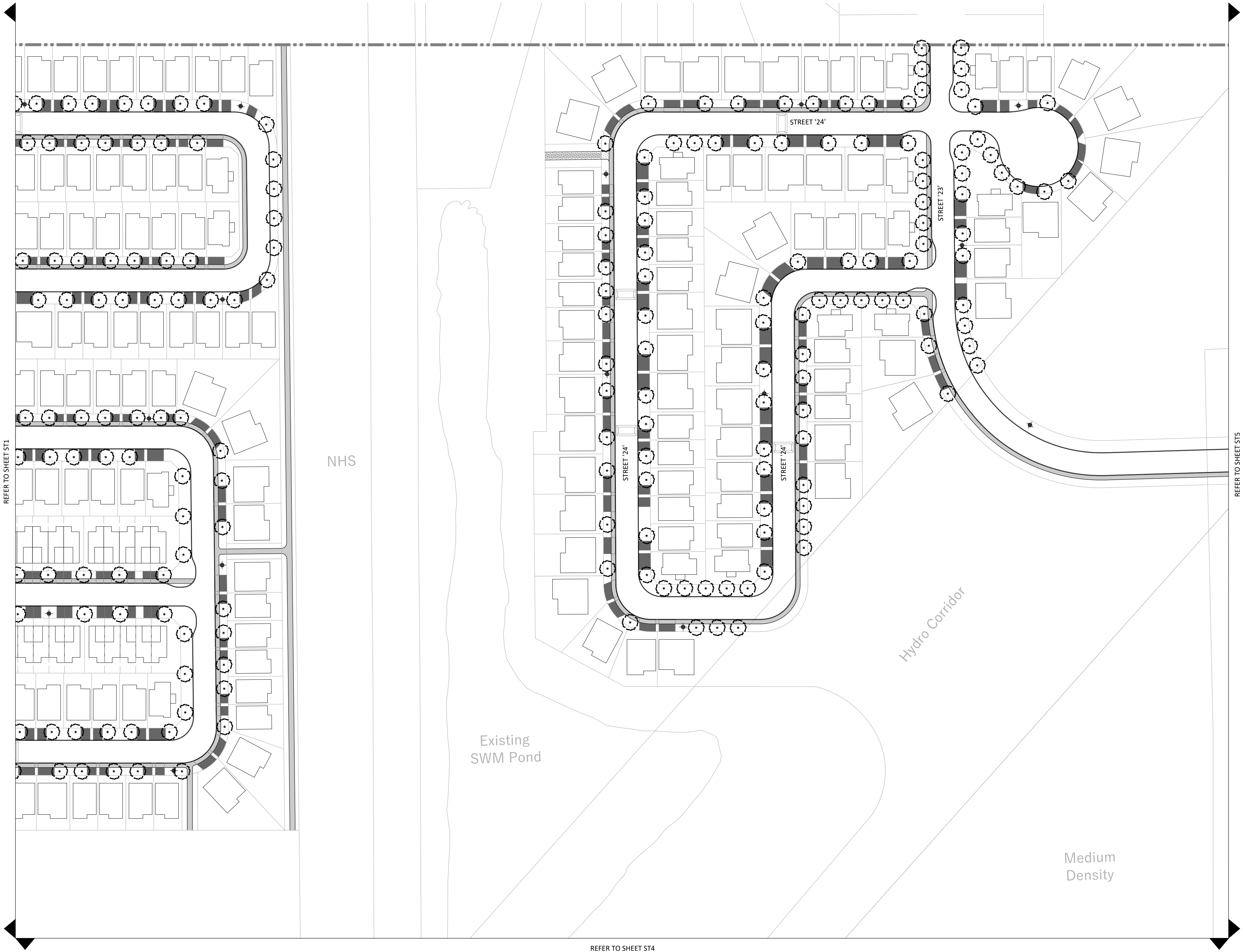
- XX DECIDUOUS STREET TREE
- ASPHALT DRIVEWAY
- SIDEWALK
- CYCLE TRACK
- FIRE HYDRANT

* NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL

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City Approval Stamp		

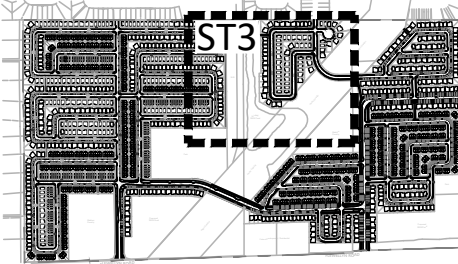
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STITTSVILLE WEST		
Title		
PRELIMINARY STREETScape PLAN		
Date	2024-06-20	Sheet
Scale	1:750	ST2
Drawn	NM	
Checked	SE	
Job No.	21-273	



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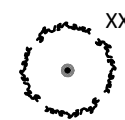
Key Plan



LEGEND

--- PROPERTY LINE

PLANTING



DECIDUOUS STREET TREE



ASPHALT DRIVEWAY



SIDEWALK



CYCLE TRACK



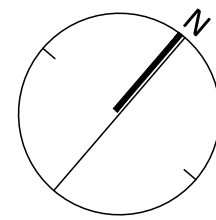
FIRE HYDRANT

* NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL

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No.	Description	Date

Revision

City Approval Stamp



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STITTSTVILLE WEST

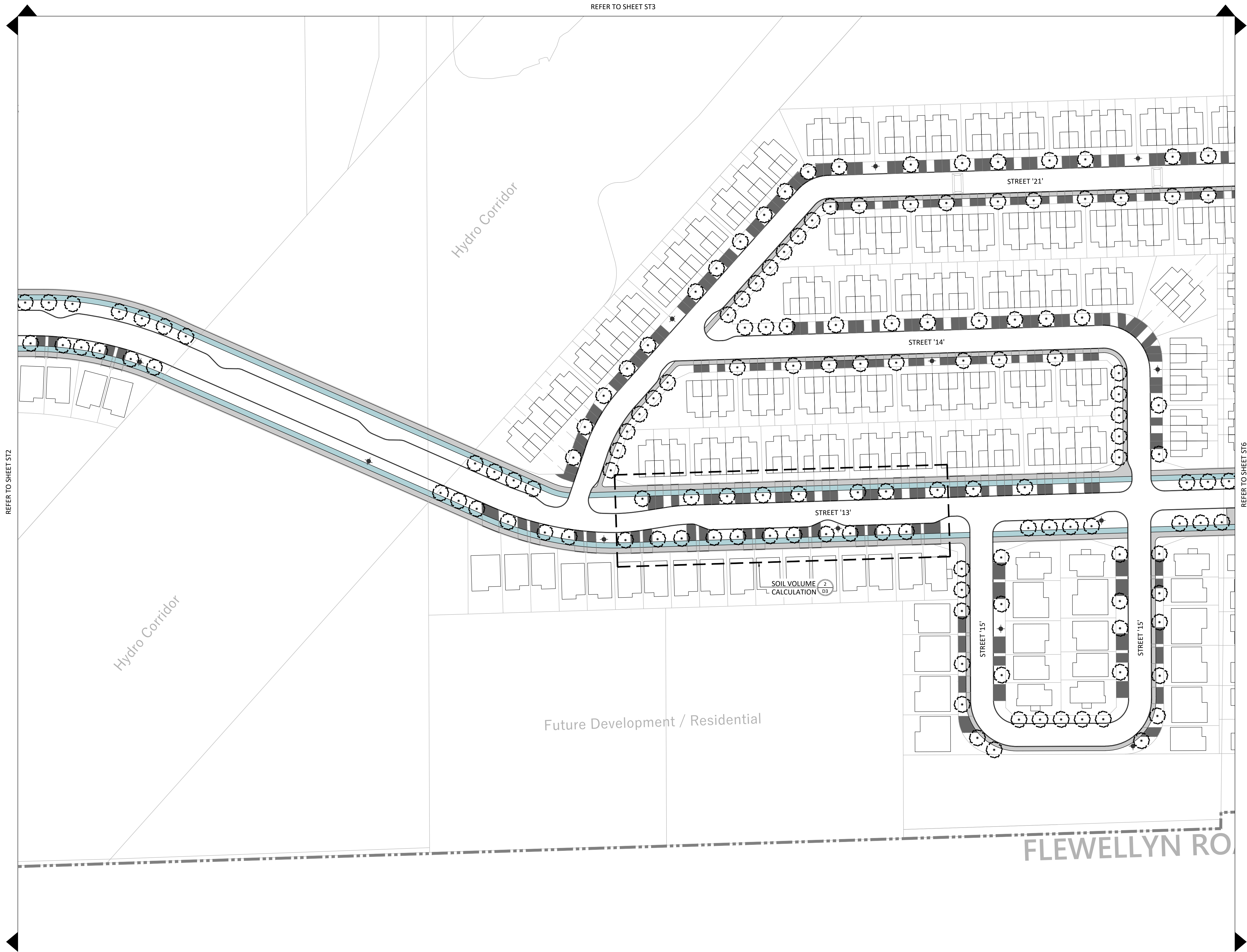
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PRELIMINARY STREETScape PLAN

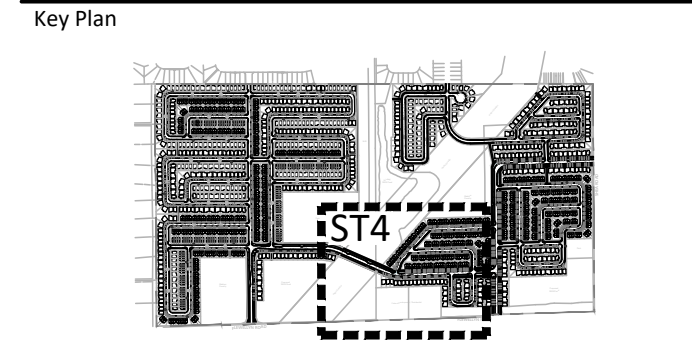
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Scale 1:750
Drawn NM
Checked SE
Job No. 21-273

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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STITTSVILLE WEST

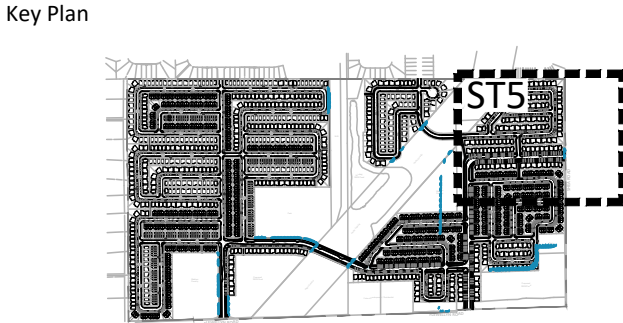
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PRELIMINARY STREETScape PLAN

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

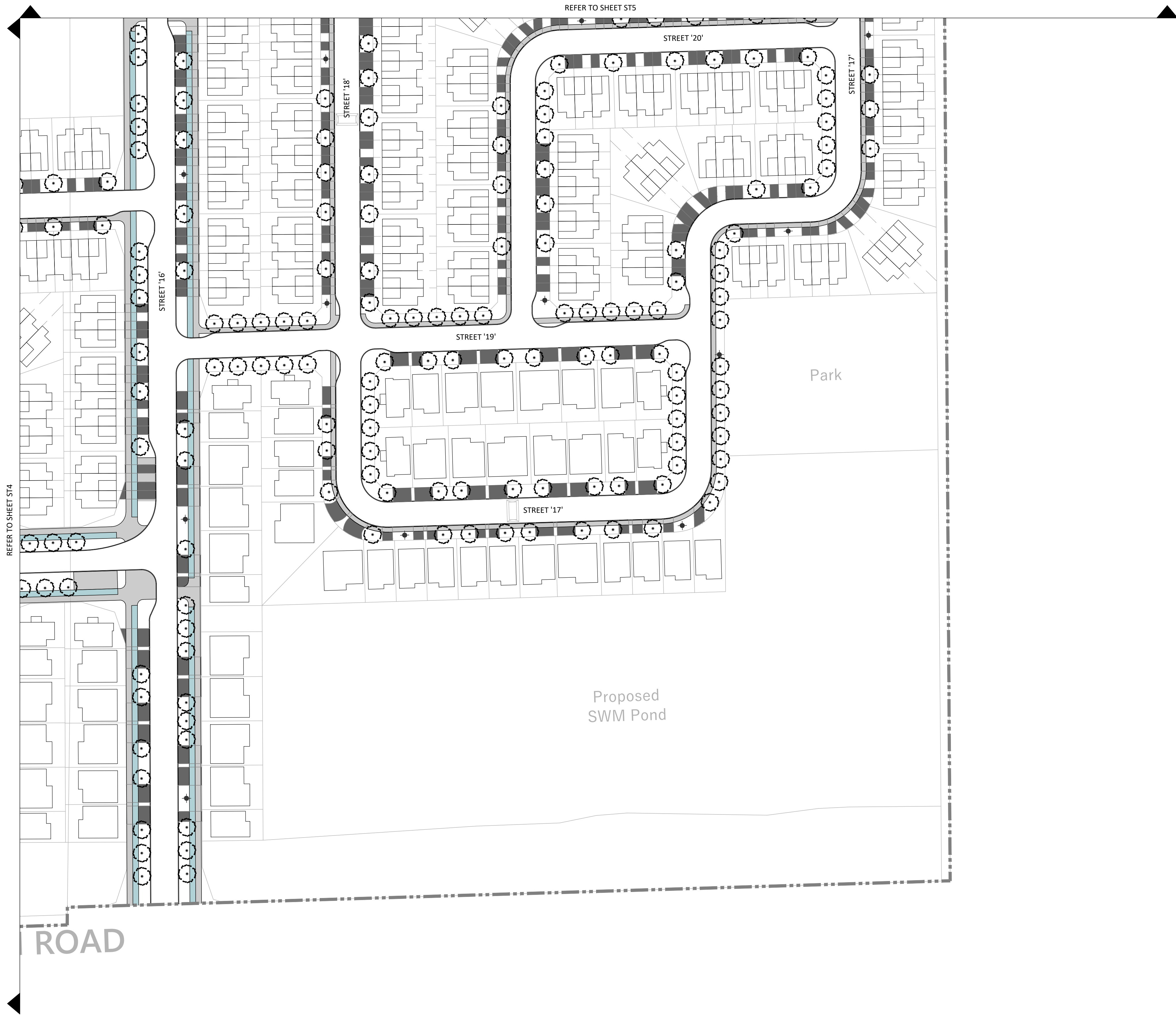
* NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL

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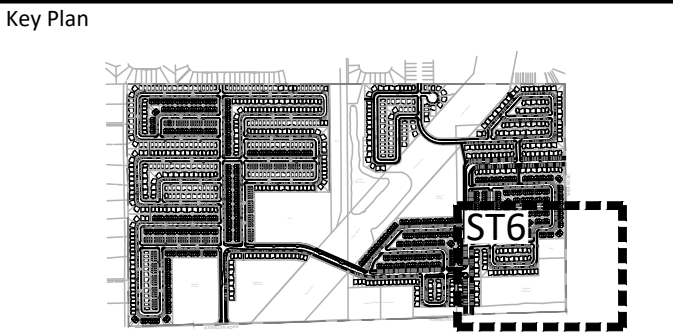
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Project

STITTSVILLE 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

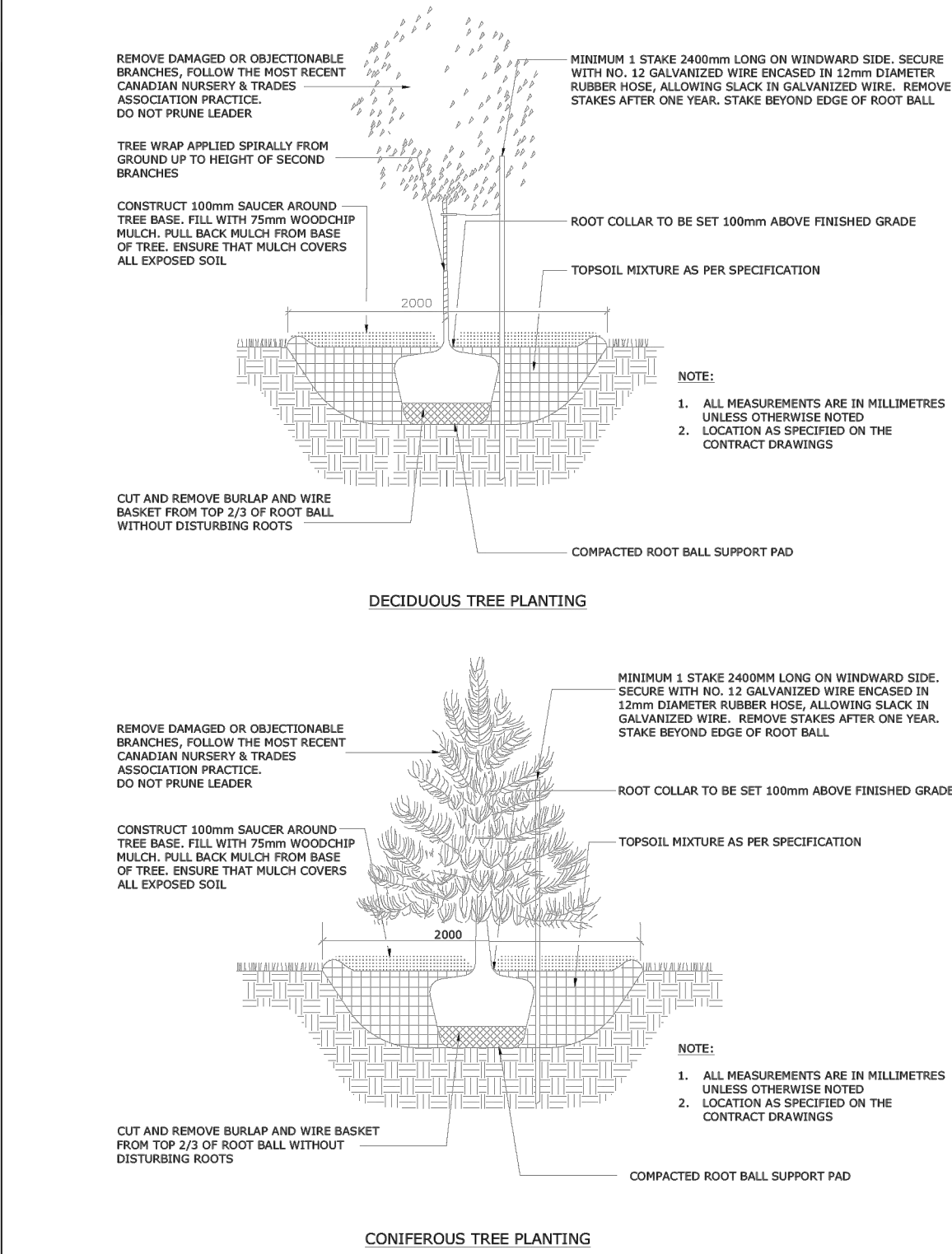
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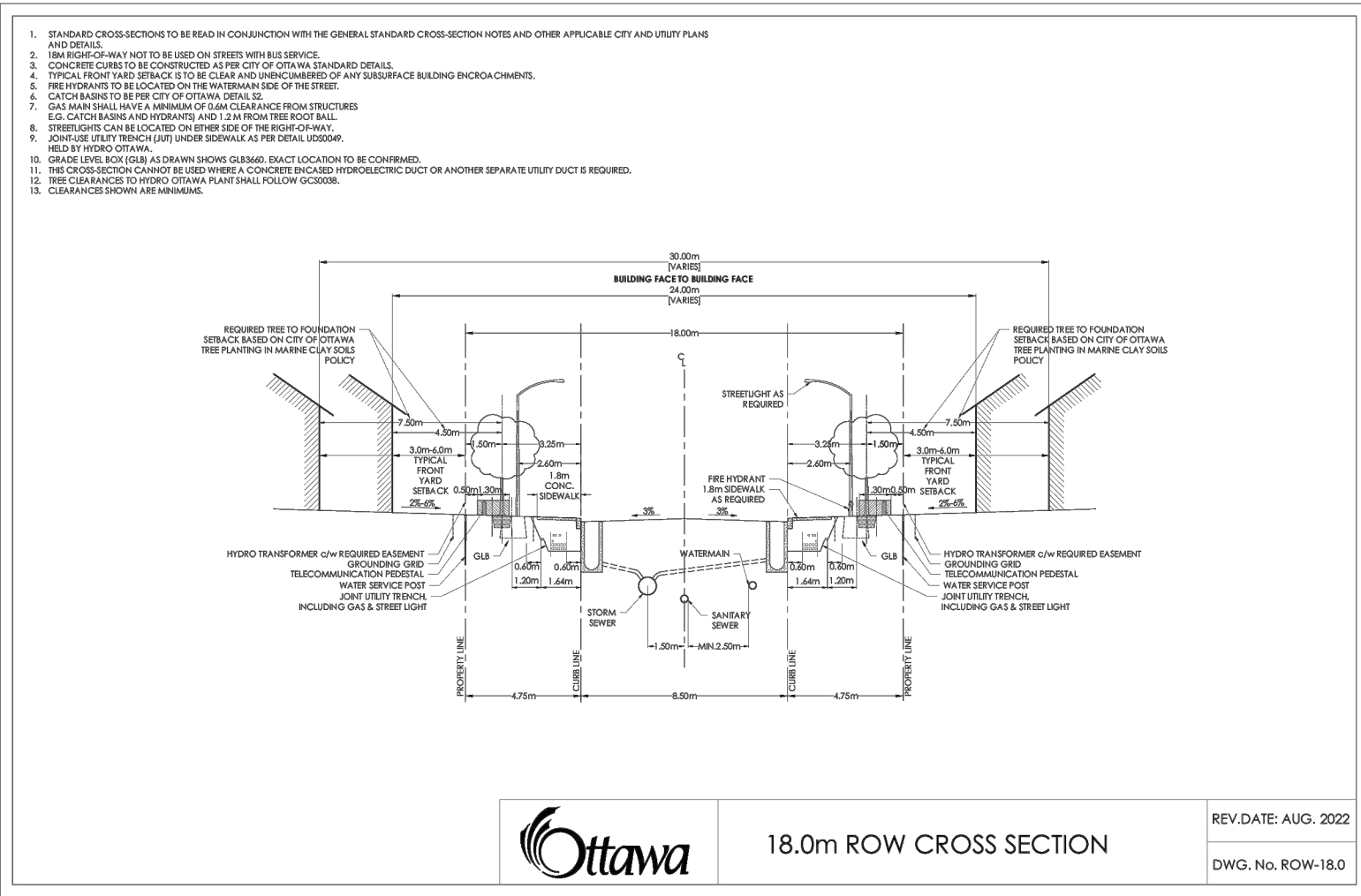
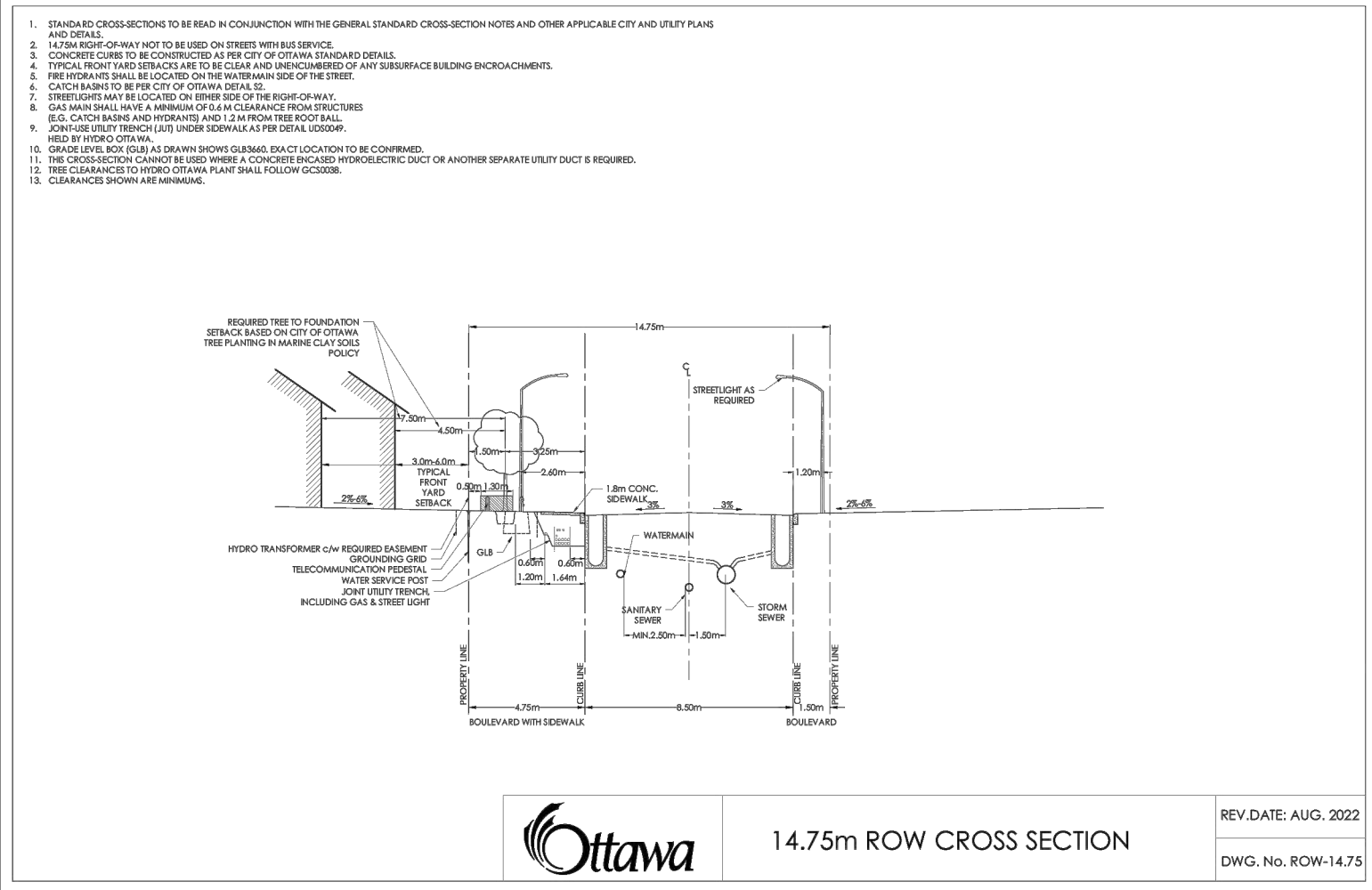
Project

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Date	2024-06-20	Sheet
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Job No.	21-273	

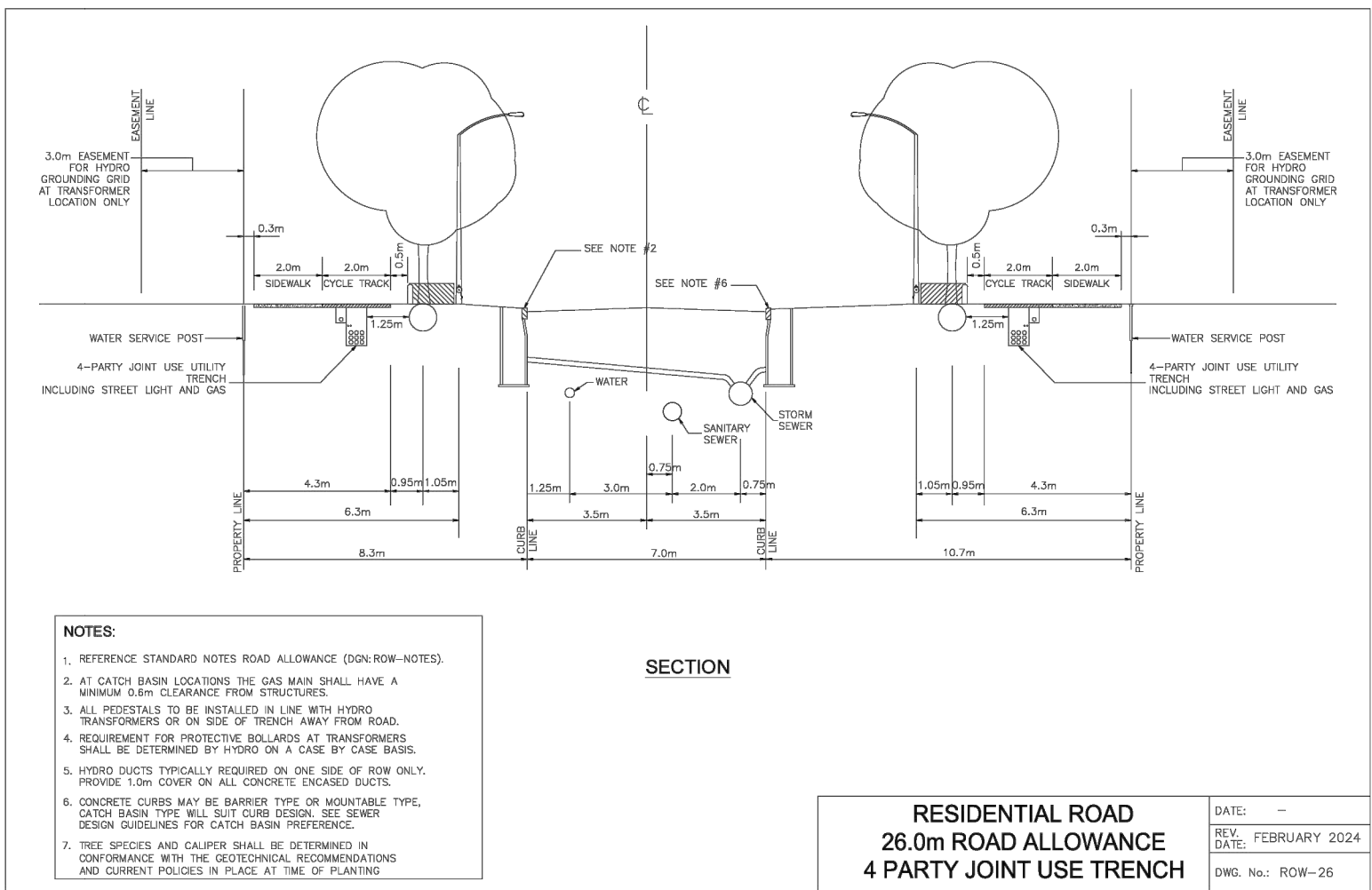
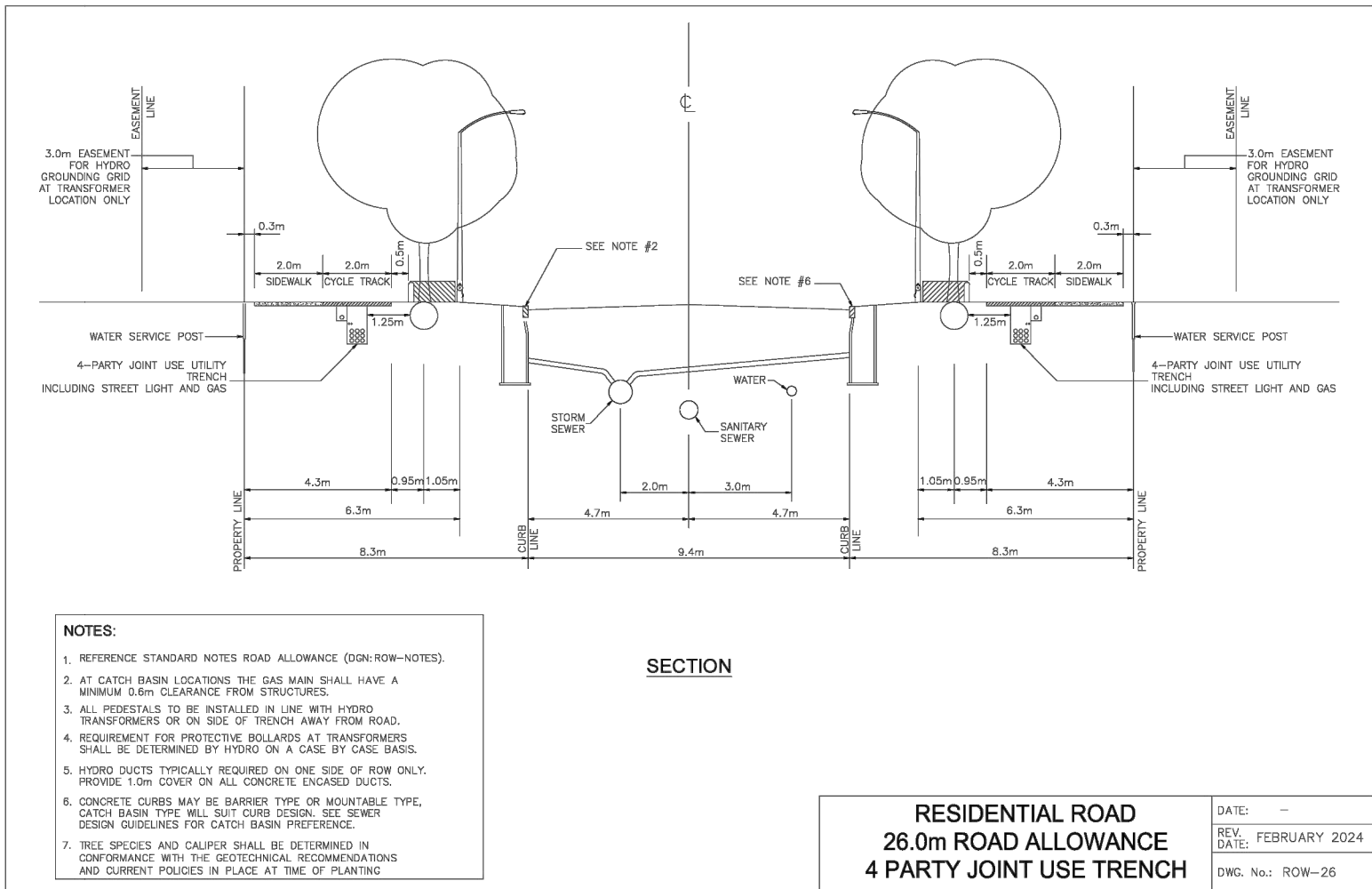


OTTAWA
TITLE: PLANTING PIT, WELL DRAINED SOILS (ROAD ALLOWANCE)
DATE: MAY 2001
REV: JAN 2017
DWG No: L3

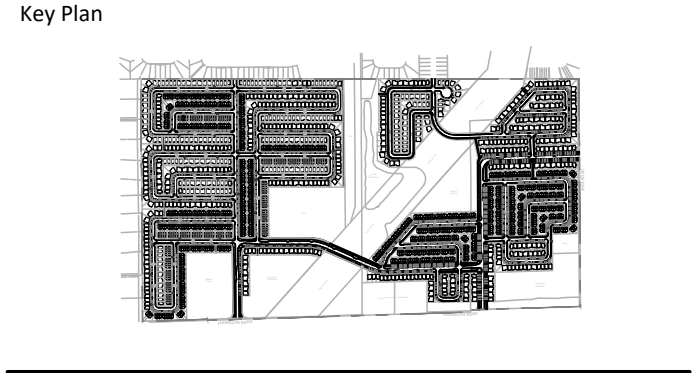
1 DECIDUOUS TREE PLANTING
N.T.S.



2 STANDARD ROW CROSS SECTIONS
N.T.S.



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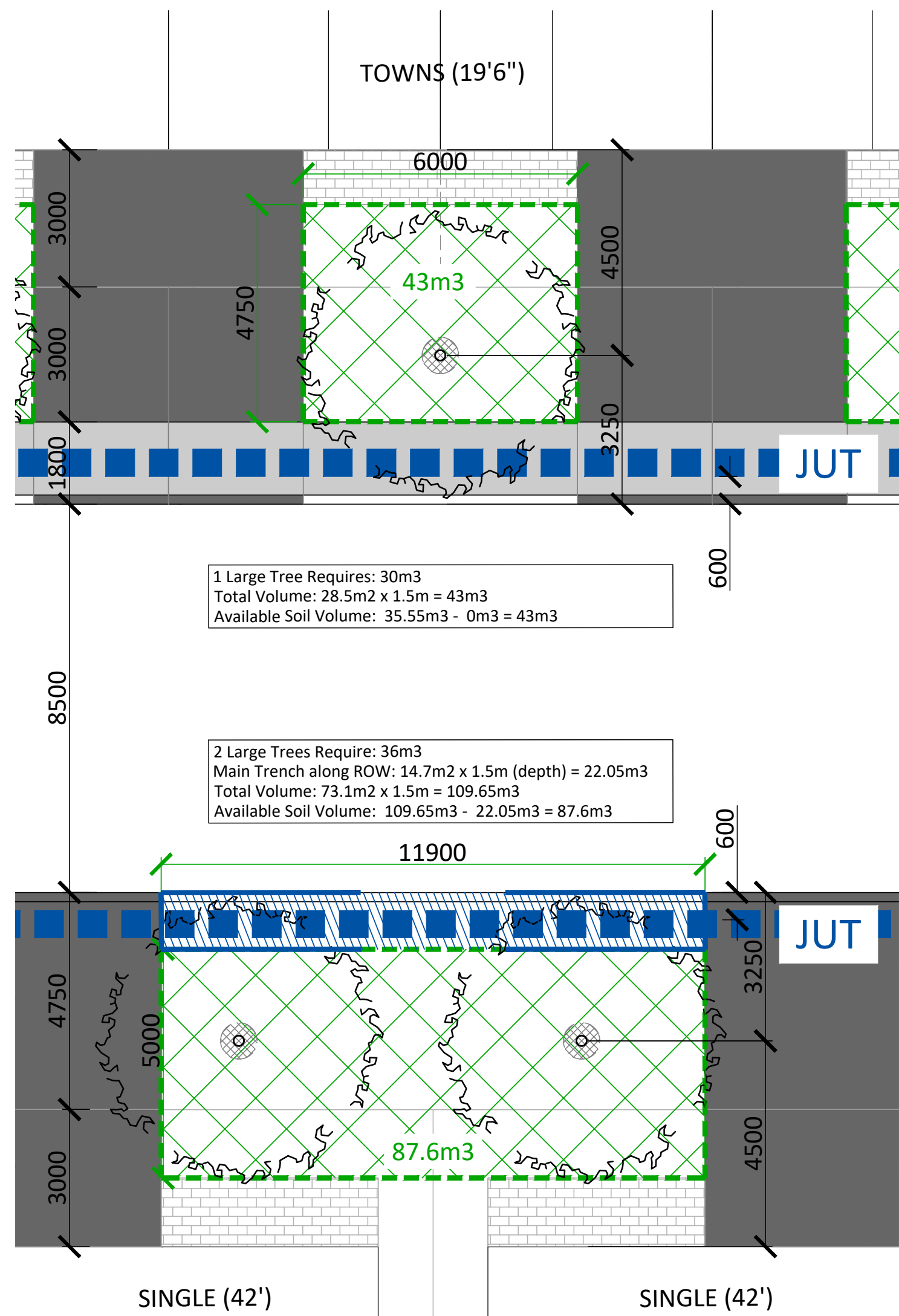


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STITTSVILLE WEST

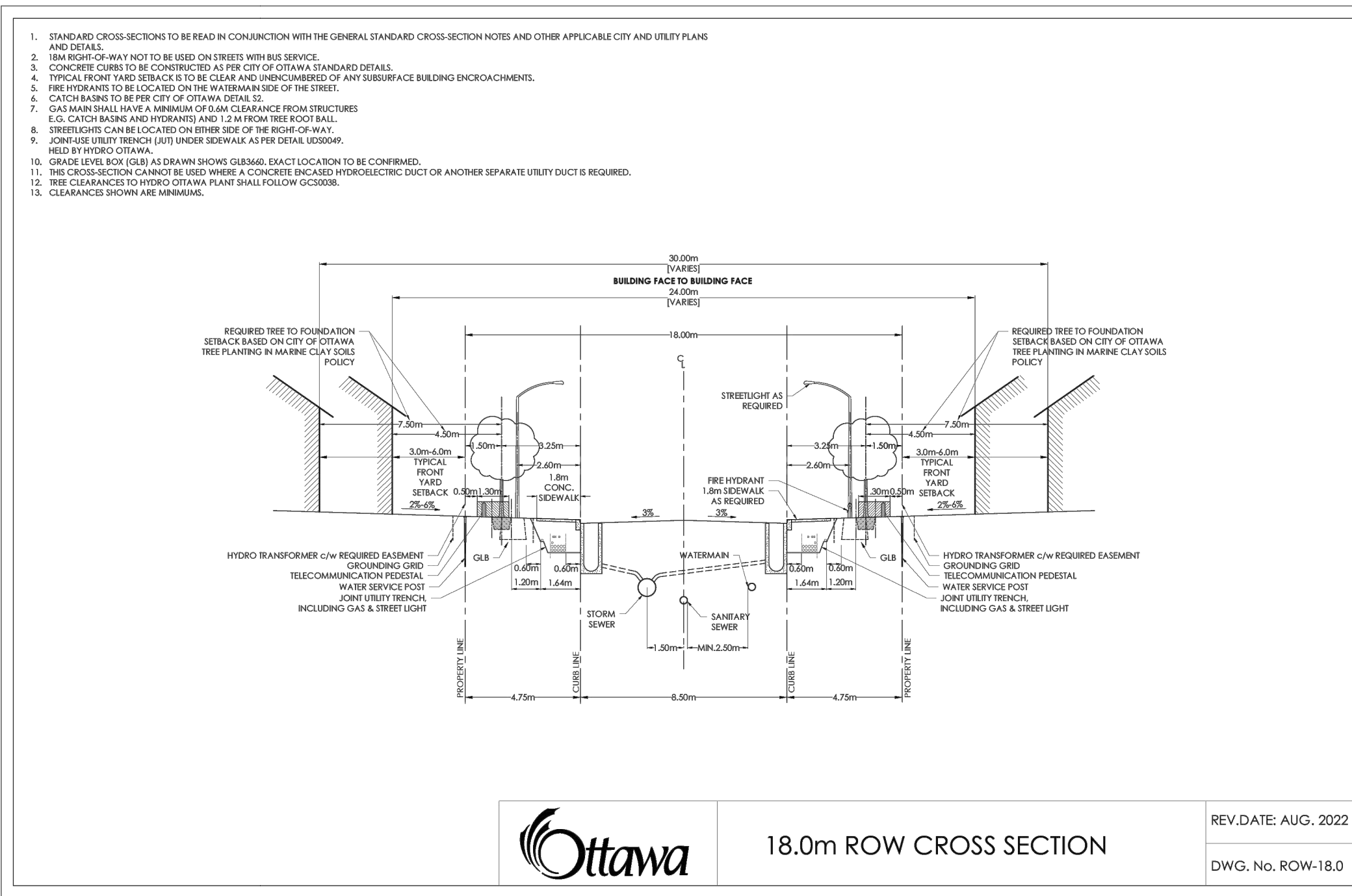
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DETAILS		
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Job No.	21-273	



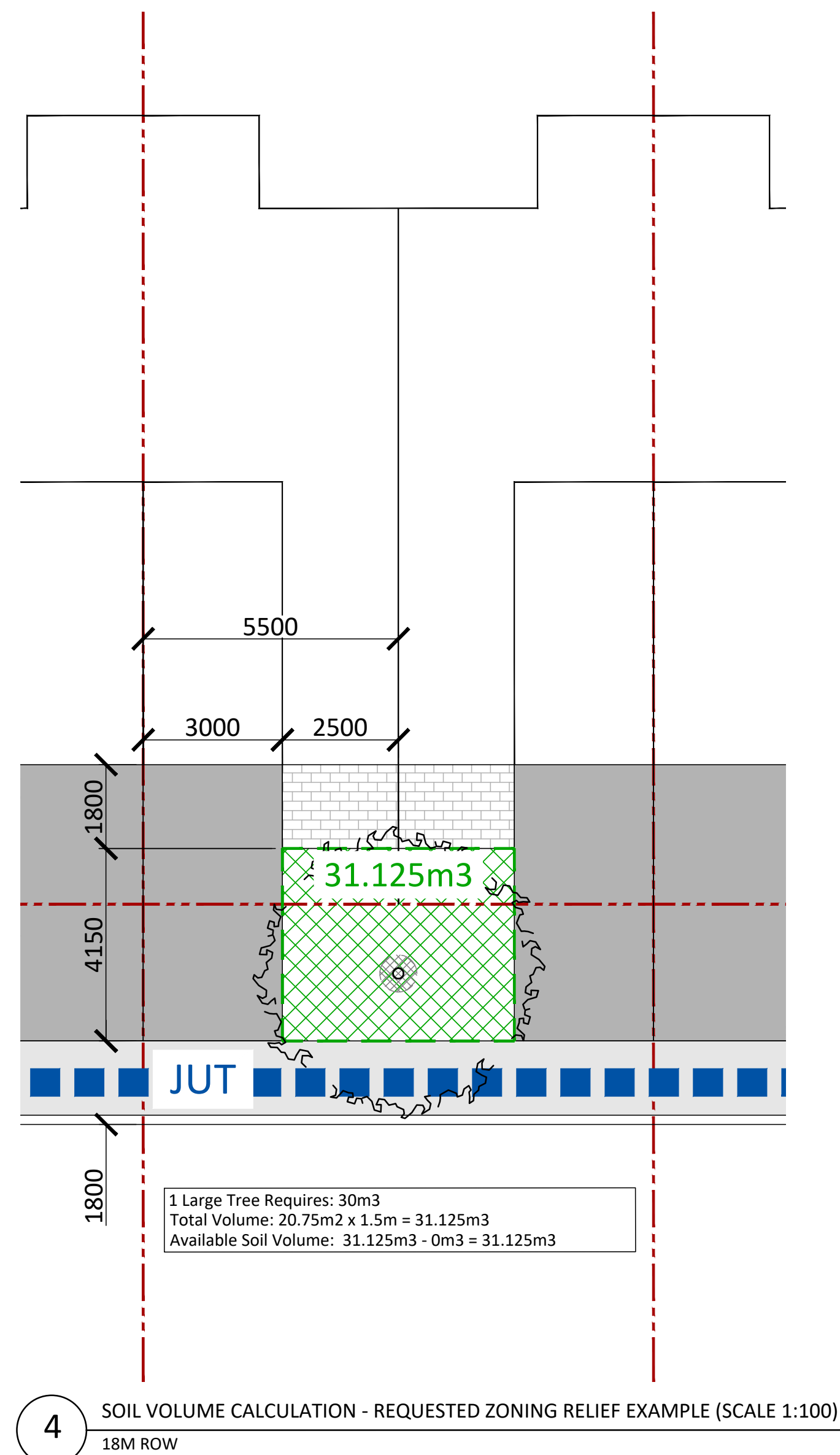
1 SOIL VOLUME CALCULATION - TOWNS AND SINGLE (42') (SCALE 1:100)
18M ROW - STREET 1

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

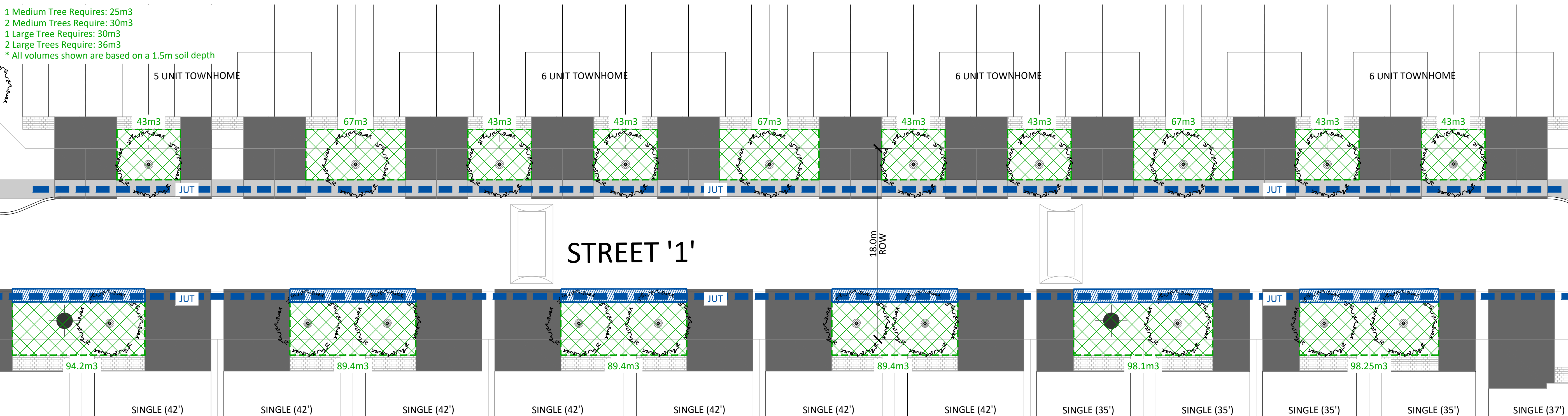
NOTES:
• SOIL VOLUMES BASED ON 1.5m SOIL DEPTH



3 STANDARD ROW CROSS SECTION
N.T.S.

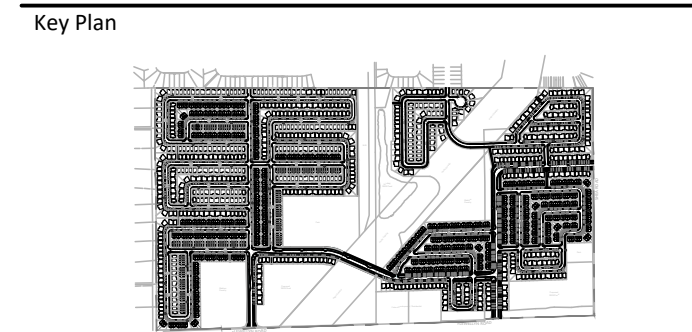


4 SOIL VOLUME CALCULATION - REQUESTED ZONING RELIEF EXAMPLE (SCALE 1:100)
18M ROW



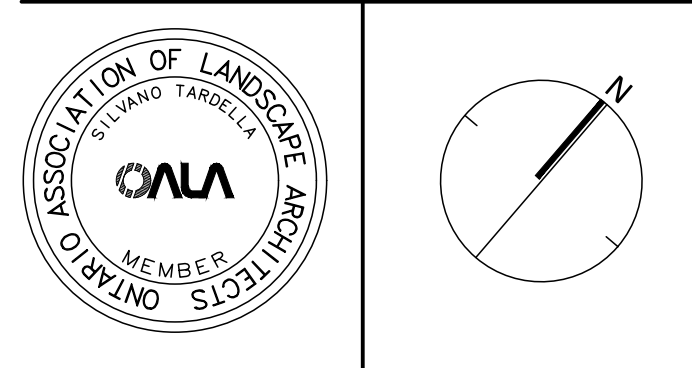
2 SOIL VOLUME CALCULATION (SCALE 1:200)
18M ROW - STREET 1

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

No.	Description	Date
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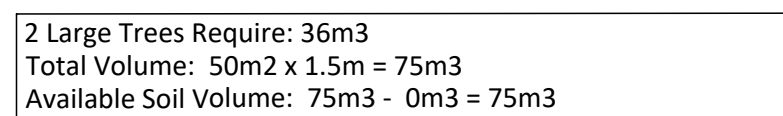


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design strategies
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Project

STITTSVILLE WEST

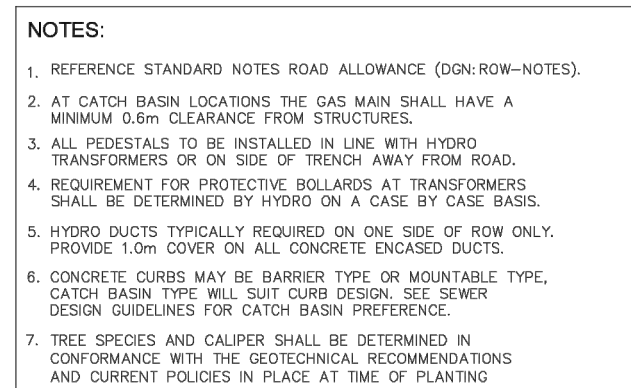
Title
SOIL VOLUME EXAMPLES

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



NOTES:

- SOIL VOLUMES BASED ON 1.5m SOIL DEPTH

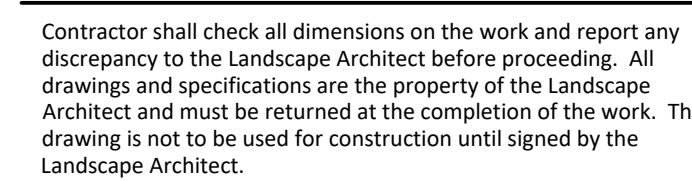
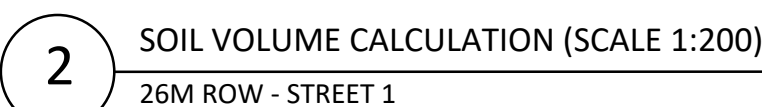
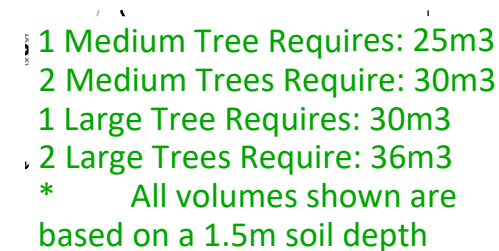
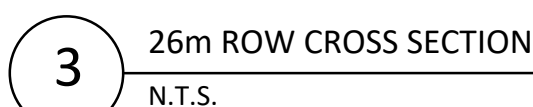
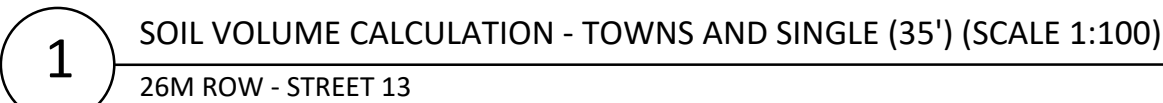


SECTION

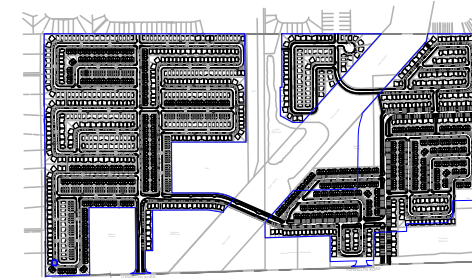
RESIDENTIAL ROAD
26.0m ROAD ALLOWANCE
4 PARTY JOINT USE TRENCH

DATE:	—
REV. DATE:	FEBRUARY 2024
DWG. No.:	ROW-26

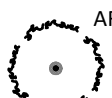
26.0m ROW WITH 9.4m PAVEMENT



Key Plan



LEGEND



DECIDUOUS STREET TREE



SOIL VOLUME AREA

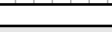


JUT

ASPHALT DRIVEWAY



UNIT PAYING



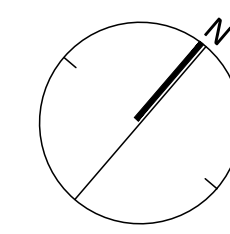
SIDEWALK



CYCLE TRACK

9	Issued for Prelim. Streetscape - East Parcel	May 6/26
8	Issued for Preliminary Streetscape Resubmission	Jan. 23/22
7	Issued for Preliminary Streetscape Resubmission	Oct. 31/21
6	East Parcel Lands Identified	Jun 17/21
5	Issued for Preliminary Streetscape Resubmission	Apr 14/21
4	Issued for Preliminary Streetscape Resubmission	Mar. 24/21
3	Issued for Preliminary Streetscape Resubmission	Aug. 9/20
2	Issued for Preliminary Streetscape Resubmission	Aug 2/20
1	Issued for Preliminary Streetscape Submission	July 18/20
No.	Description	Date
Revision		

City Approval Stamp



NAK 
design strategies

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

Project

STITTSVILLE WEST

Title

SOIL VOLUME EXAMPLES

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

D3