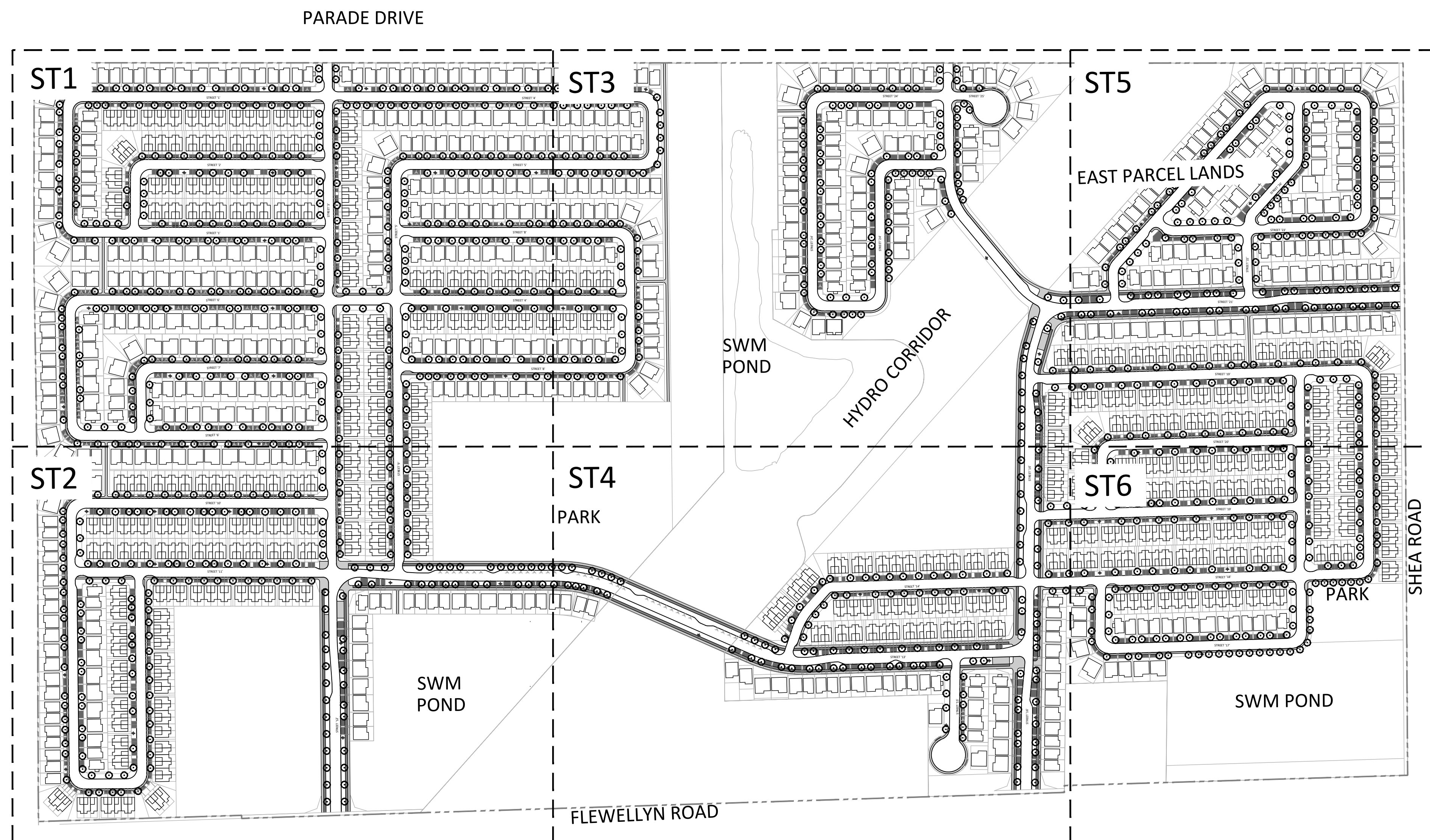




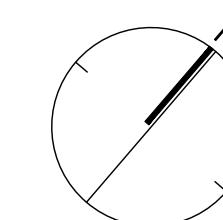
CAIVAN STITTSVILLE WEST

CAIVAN
COMMUNITIES

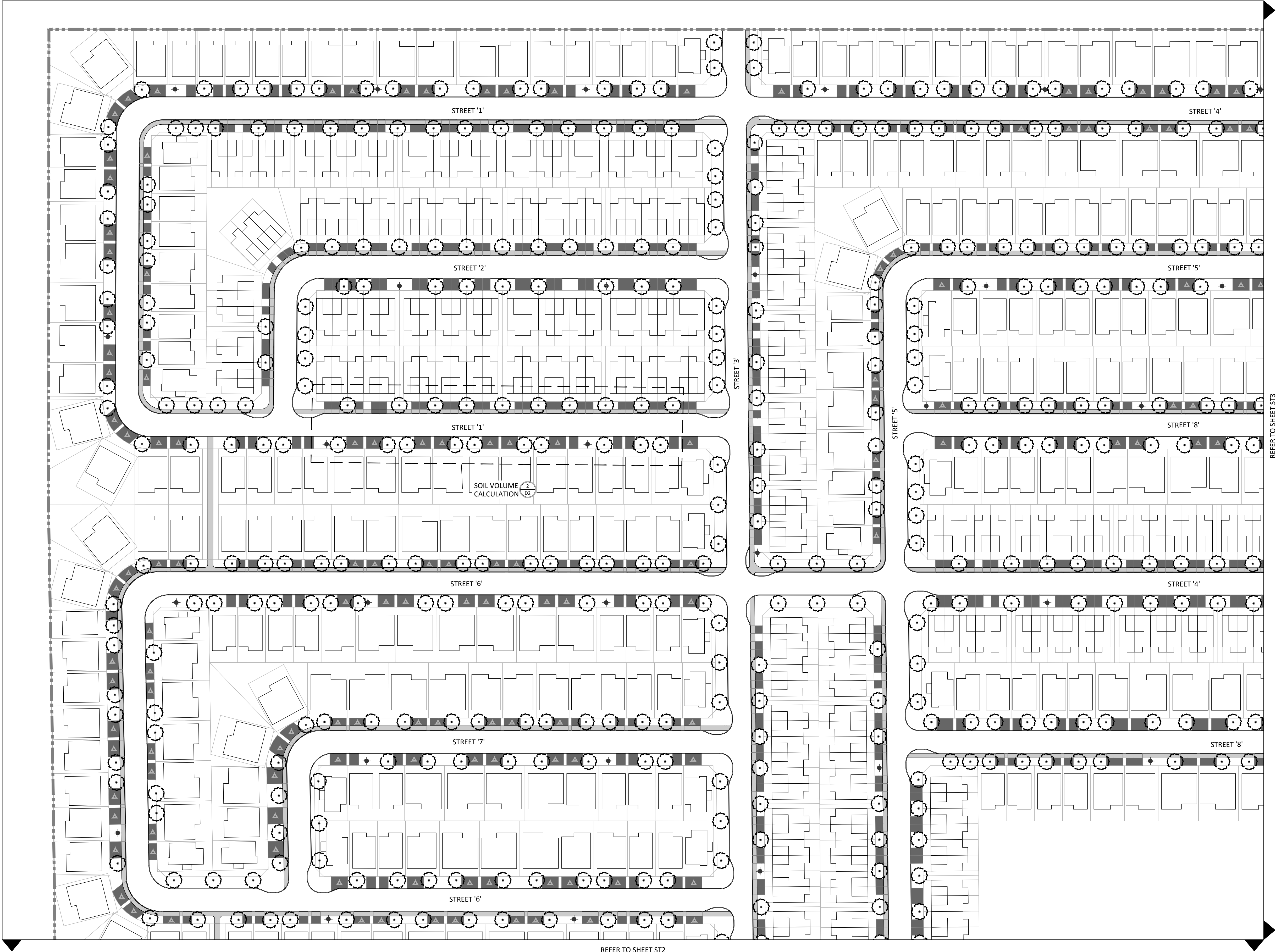
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LIST OF DRAWINGS:

- 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



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 (1271)	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.

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

- 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

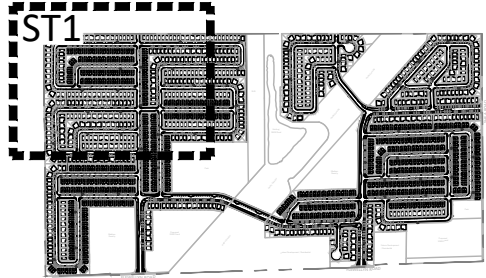
INTERIOR SINGLE (NON-CORNER) LOTS (607): 607 TREES
EXTERIOR SINGLE (CORNER) LOTS (65): 130 TREES
EXTERIOR TOWNHOUSE (CORNER) LOT (44): 44 TREES
3 MULTIPLE-UNITS TOWNHOUSE (24): 48 TREES
4 MULTIPLE-UNITS TOWNHOUSE (12): 24 TREES
5 MULTIPLE-UNITS TOWNHOUSE (84): 252 TREES
6 MULTIPLE-UNITS TOWNHOUSE (55): 165 TREES

TOTAL NUMBER OF TREES REQUIRED: 1,270
NUMBER OF STREET TREES SHOWN ON PLAN: 1,271
NUMBER OF WALKWAY BLOCK TREES: 00
TOTAL NUMBER OF TREES ON PLAN: 1,271
DIFFERENCE: + 01

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

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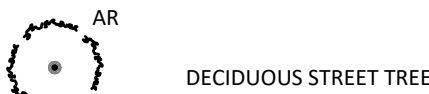
Key Plan



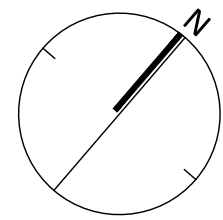
LEGEND

--- PROPERTY LINE
--- EAST PARCEL LANDS BOUNDARY

PLANTING



7	Issued for Preliminary Streetscape Resubmission	Oct. 31/25
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No.	Description	Date
Revision		
City Approval Stamp		



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STITTSTVILLE WEST

Title

PRELIMINARY STREETScape PLAN

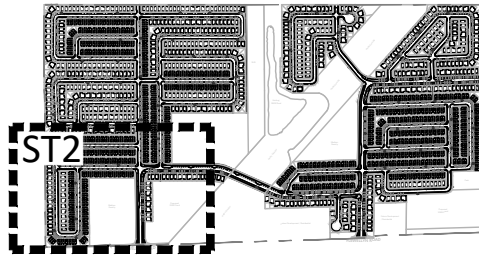
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Job No. 21-273

Sheet

ST1

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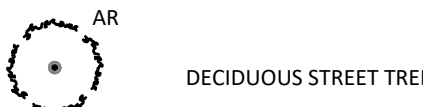
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LEGEND

--- PROPERTY LINE
--- EAST PARCEL LANDS BOUNDARY

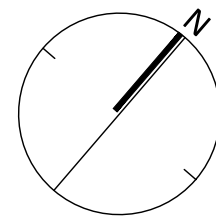
PLANTING



DECIDUOUS STREET TREE

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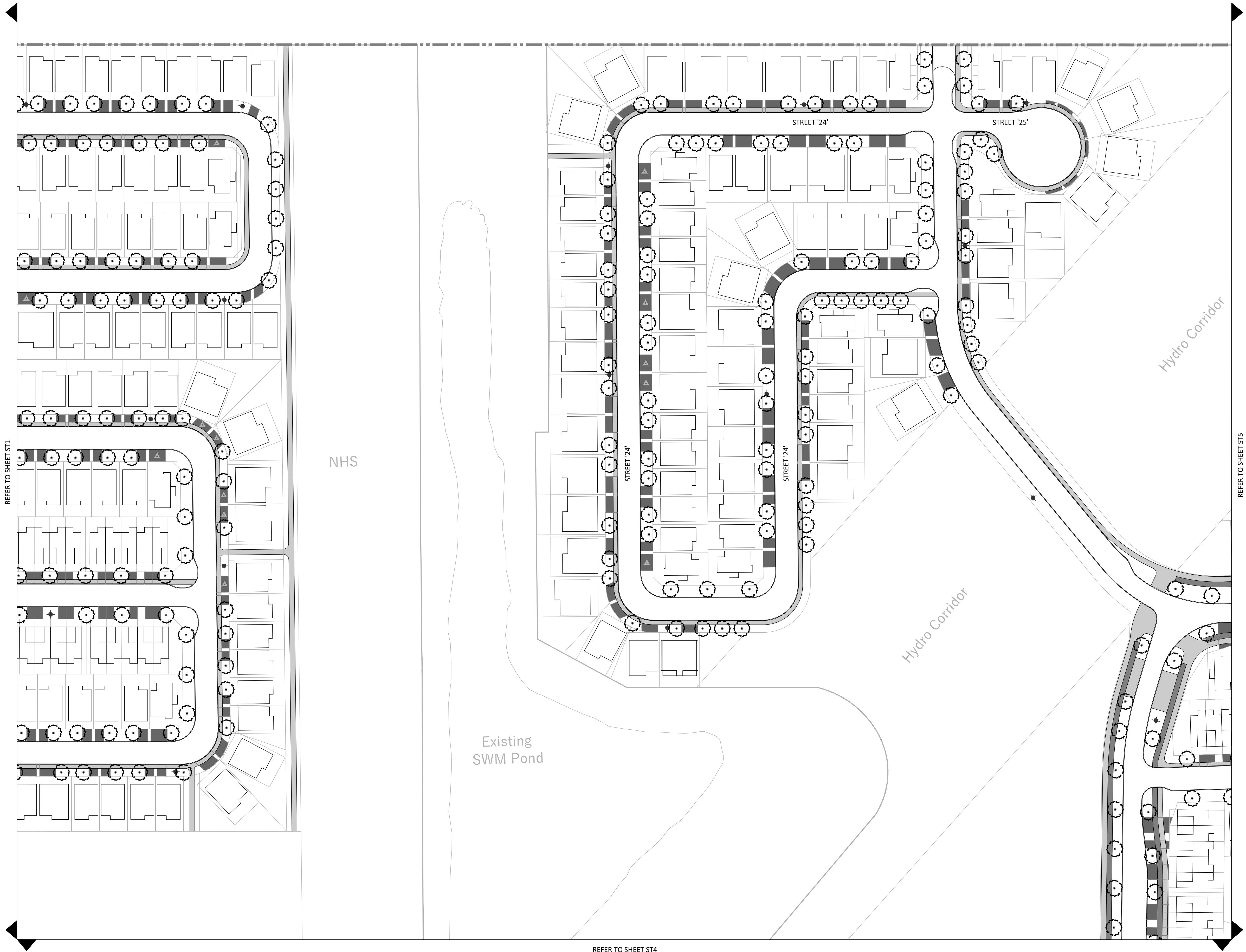
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Title
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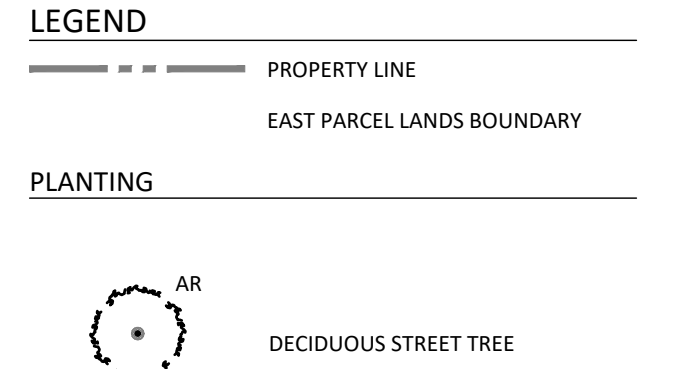
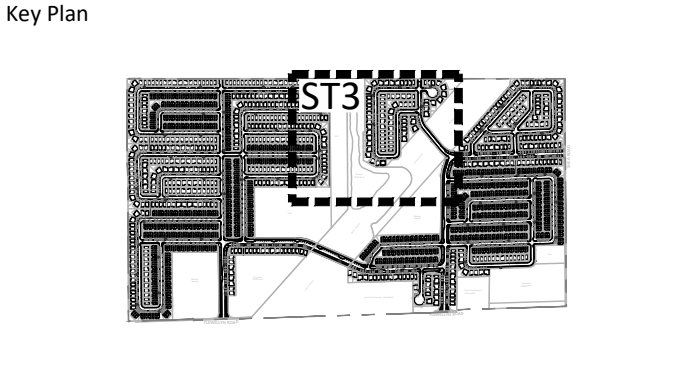
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Checked SE
Job No. 21-273

Sheet

ST2



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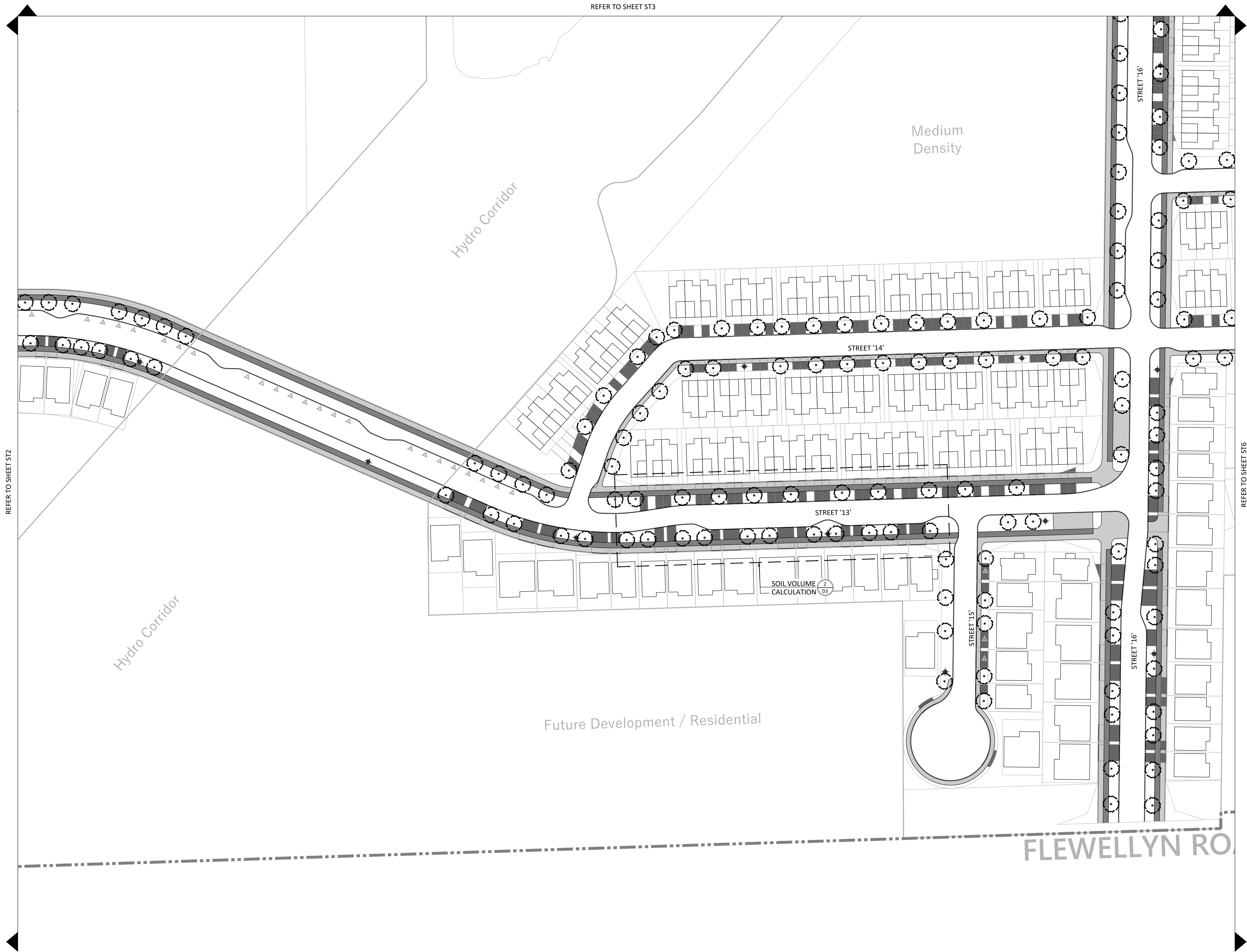
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Title

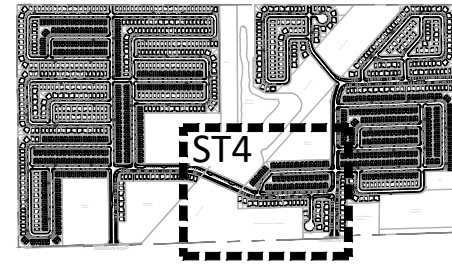
PRELIMINARY STREETScape PLAN

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Drawn	NM	
Checked	SE	
Job No.	21-273	



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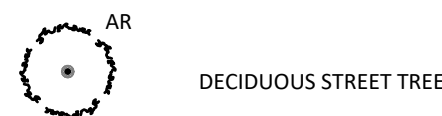
Key Plan



LEGEND

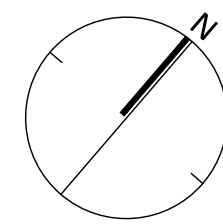
--- PROPERTY LINE
--- EAST PARCEL LANDS BOUNDARY

PLANTING



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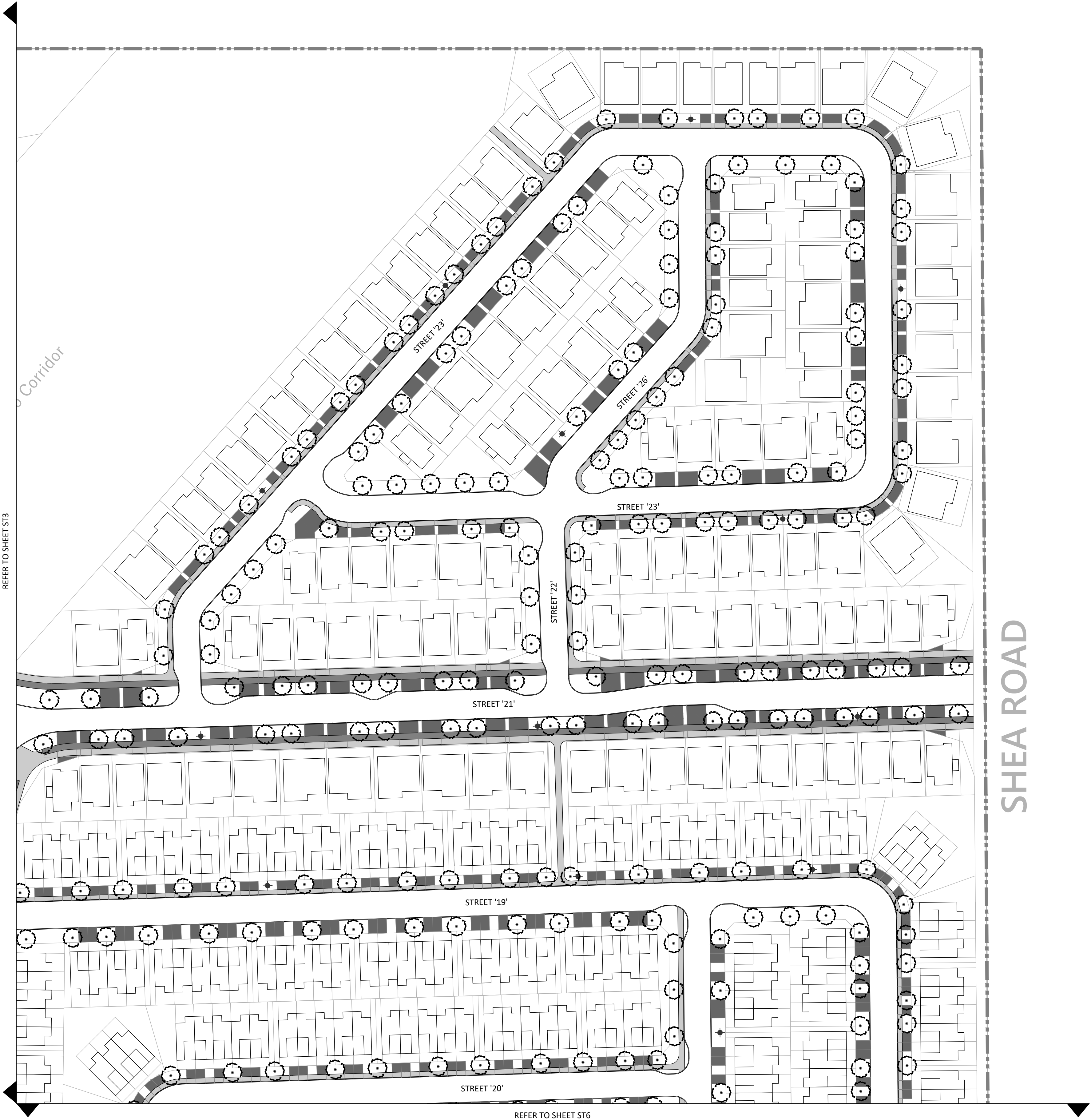
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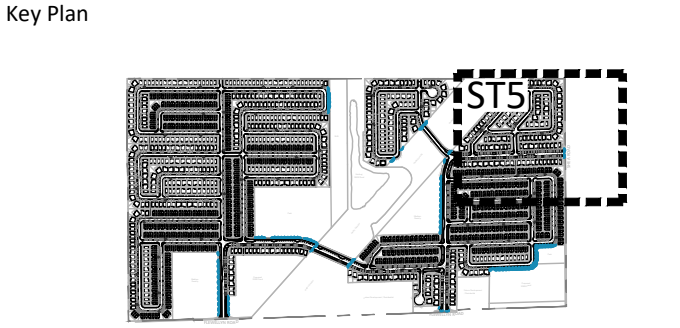
STITTSTVILLE WEST

Title
PRELIMINARY STREETScape PLAN

Date	2024-06-20	Sheet
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Drawn	NM	
Checked	SE	
Job No.	21-273	



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LEGEND

--- PROPERTY LINE
--- EAST PARCEL LANDS BOUNDARY

PLANTING

AR
DECIDUOUS STREET TREE

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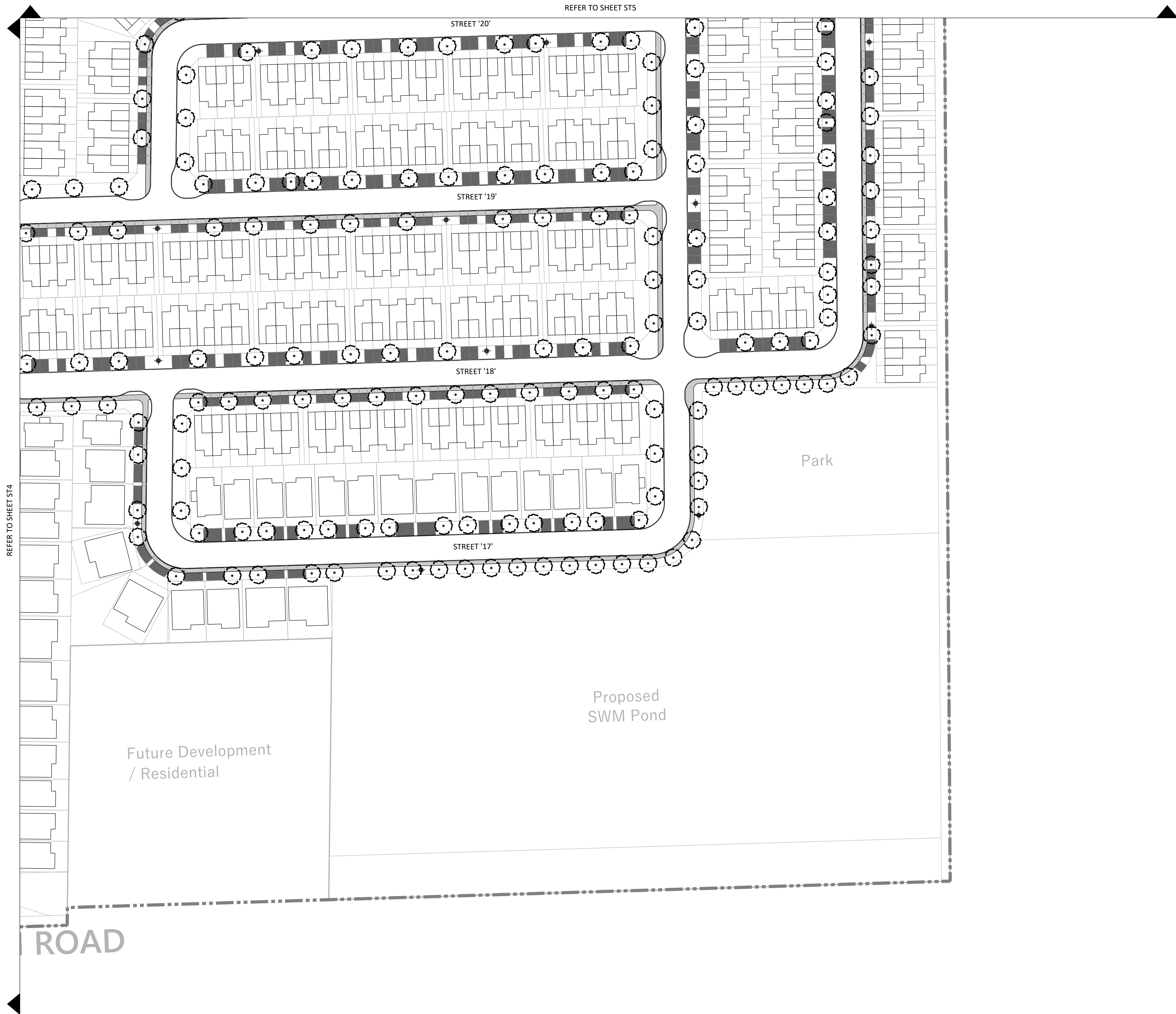
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STITTSVILLE WEST

Title

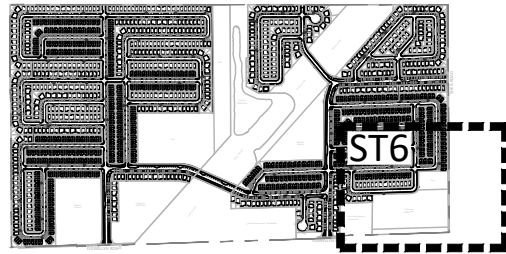
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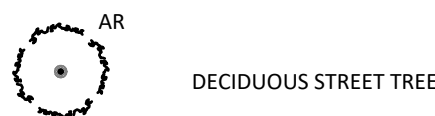
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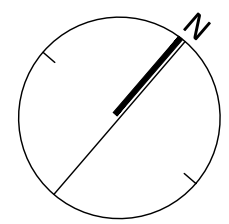
LEGEND

--- PROPERTY LINE
--- EAST PARCEL LANDS BOUNDARY

PLANTING



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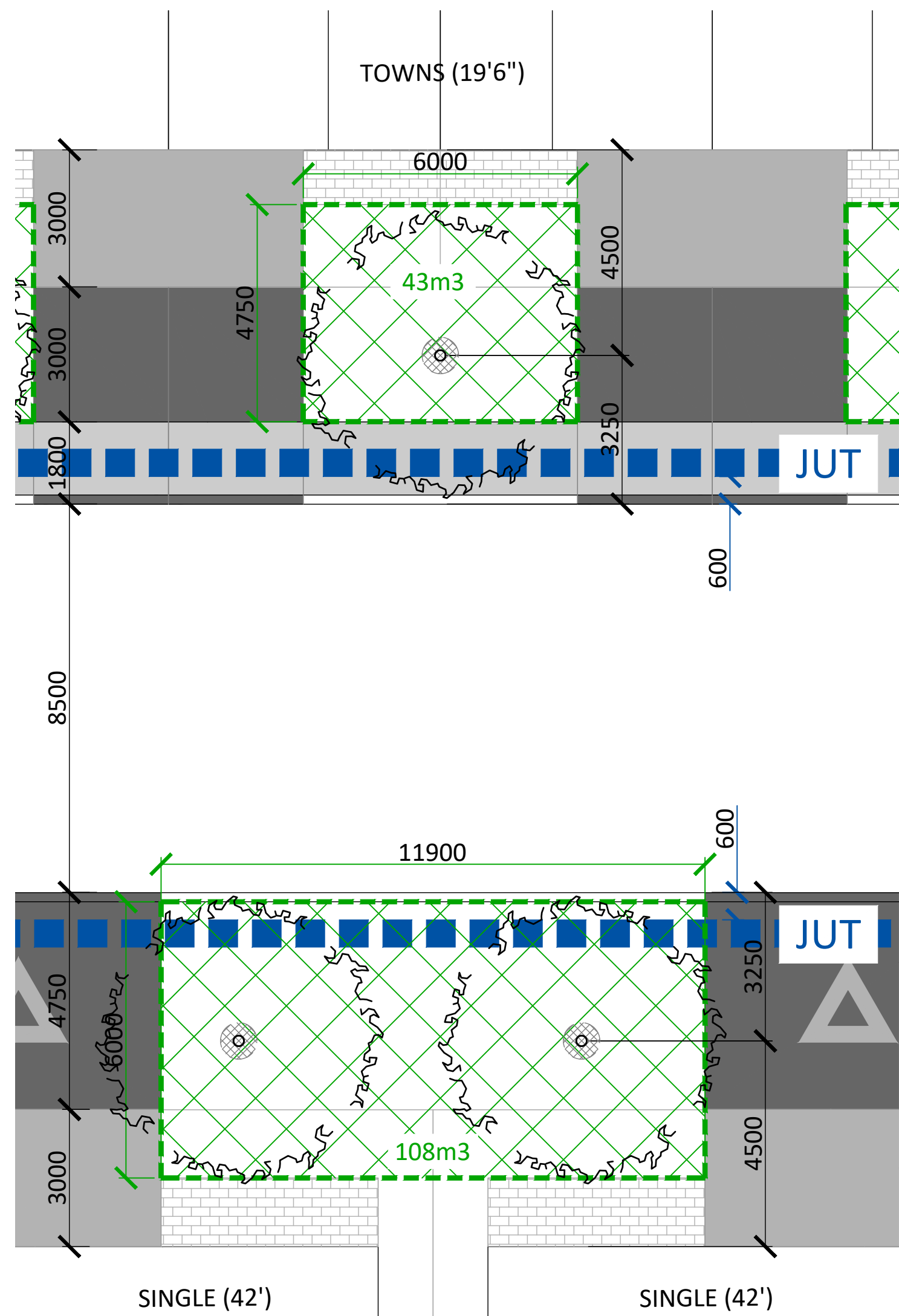
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STITTSVILLE WEST

Title
PRELIMINARY STREETScape PLAN

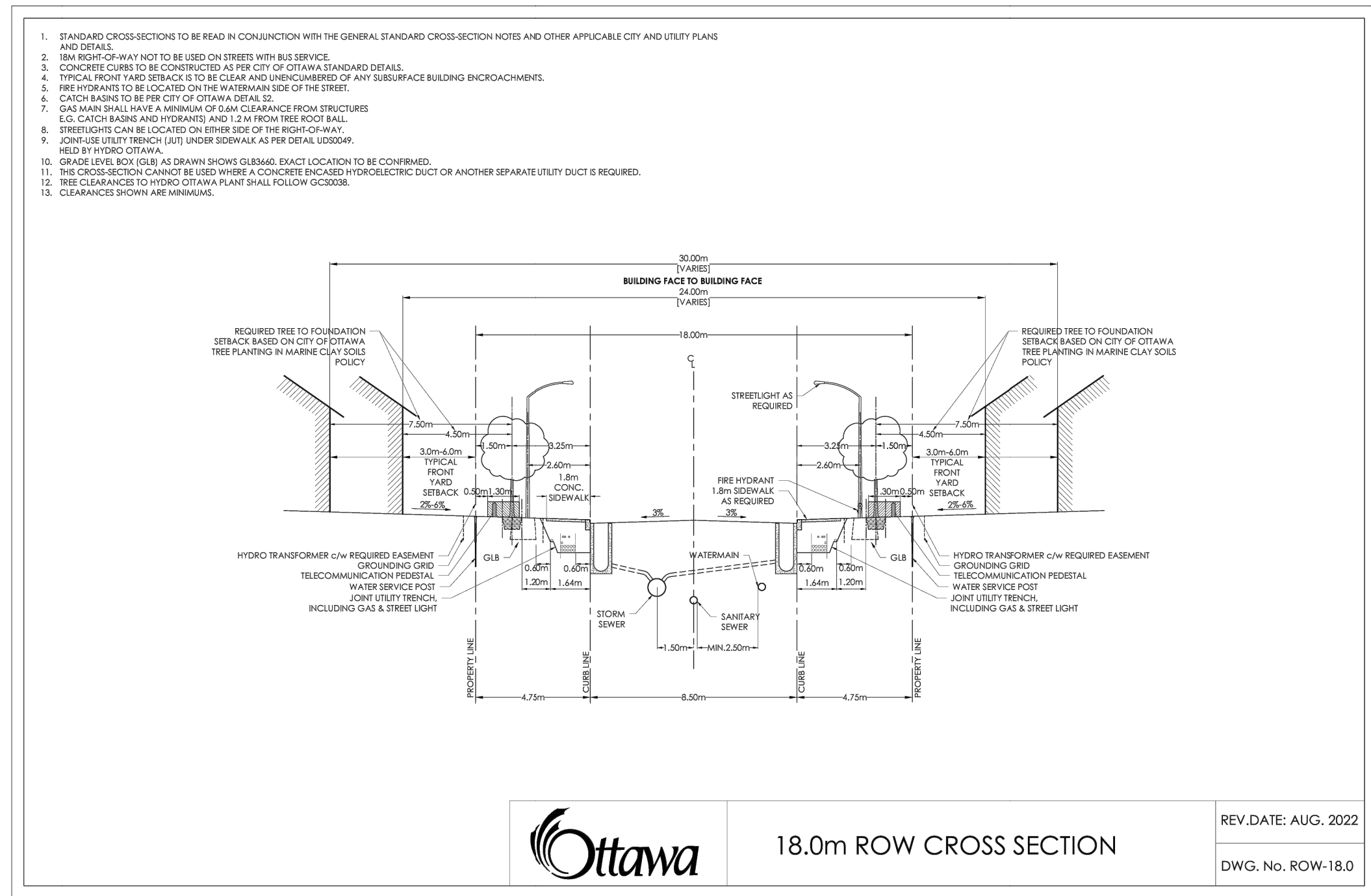
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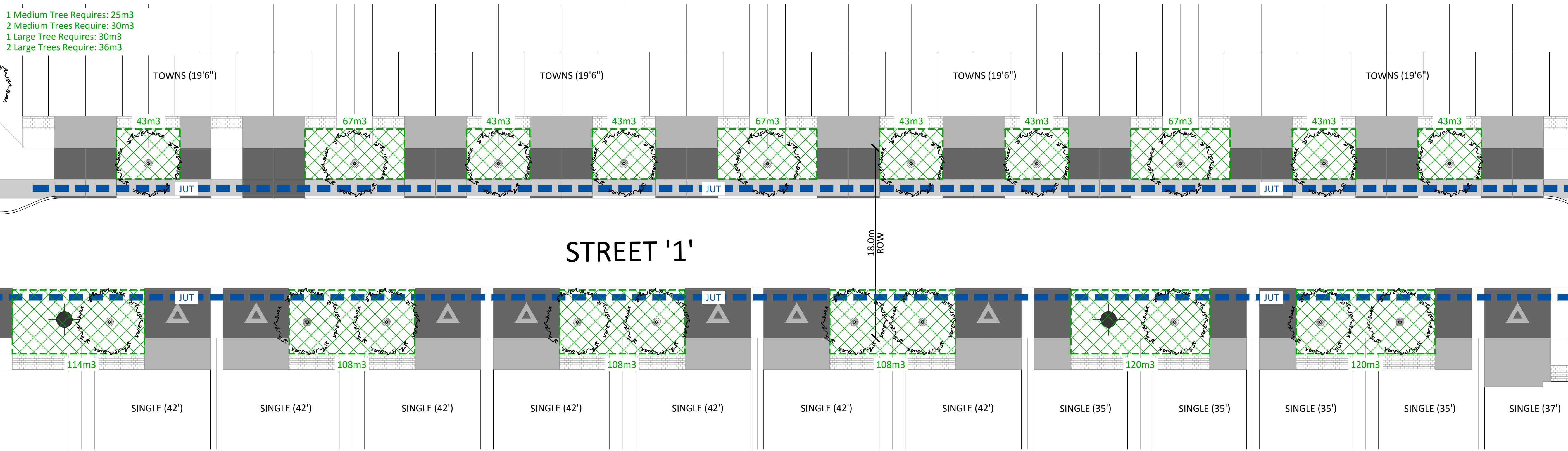


1 SOIL VOLUME CALCULATION - TOWNS AND SINGLE (42') (SCALE 1:100)
18M ROW - STREET 1

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

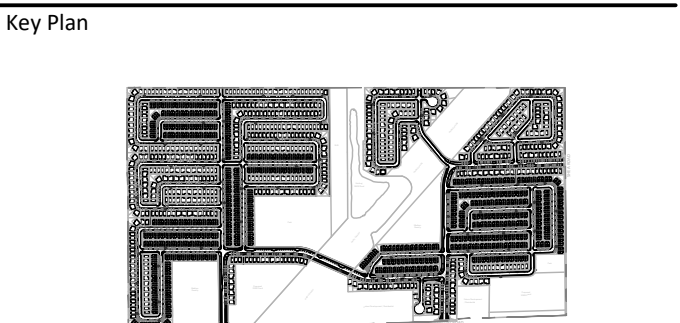


3 STANDARD ROW CROSS SECTION
N.T.S.



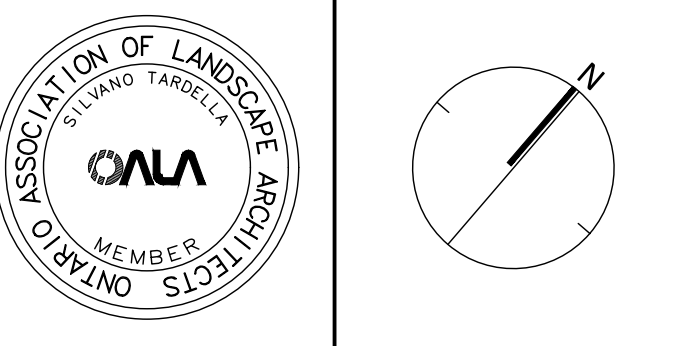
2 SOIL VOLUME CALCULATION (SCALE 1:200)
18M ROW - STREET 1

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LEGEND	
	DECIDUOUS STREET TREE
	SOIL VOLUME AREA
	JUT
	ASPHALT PAVING
	UNIT PAVING

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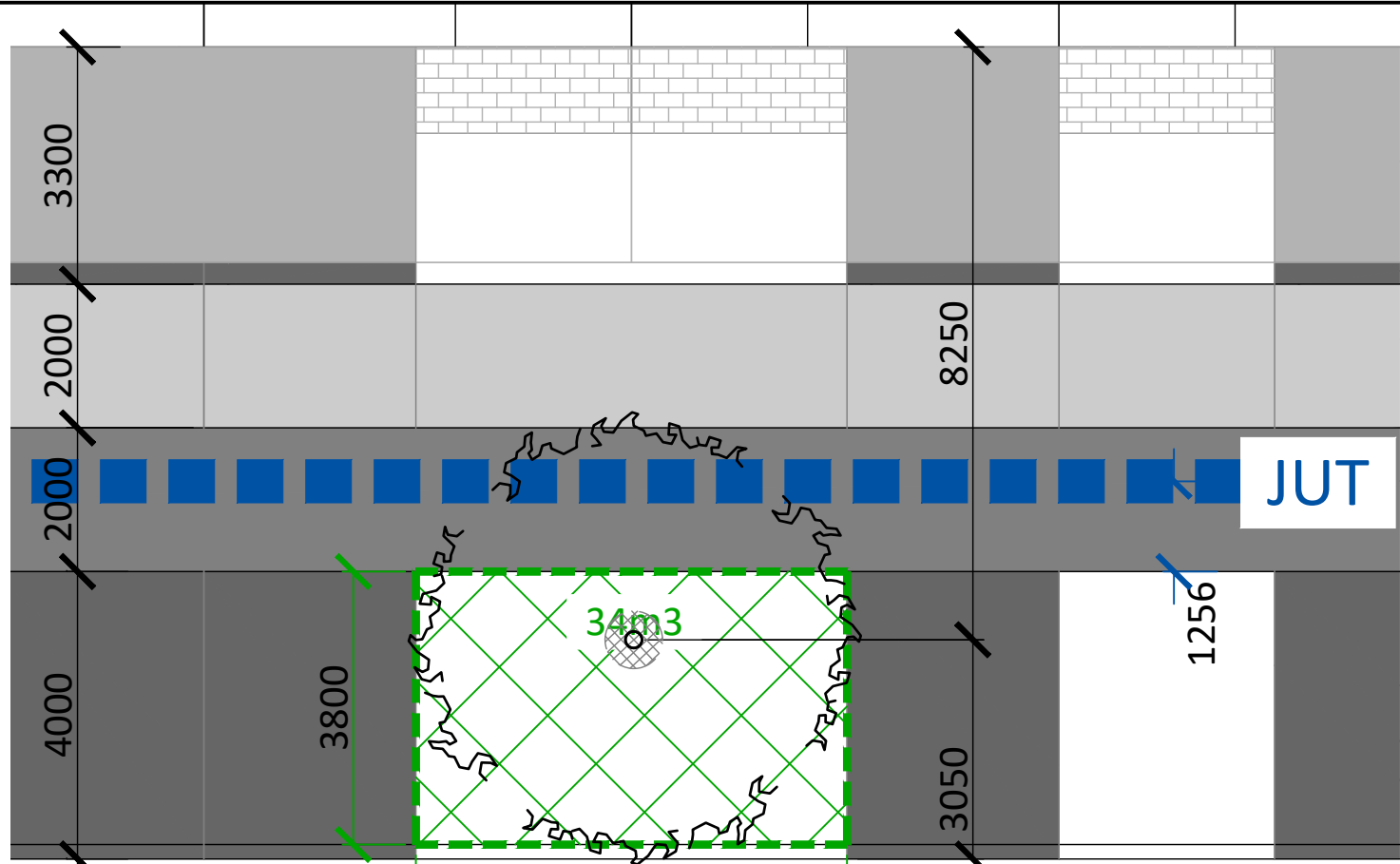


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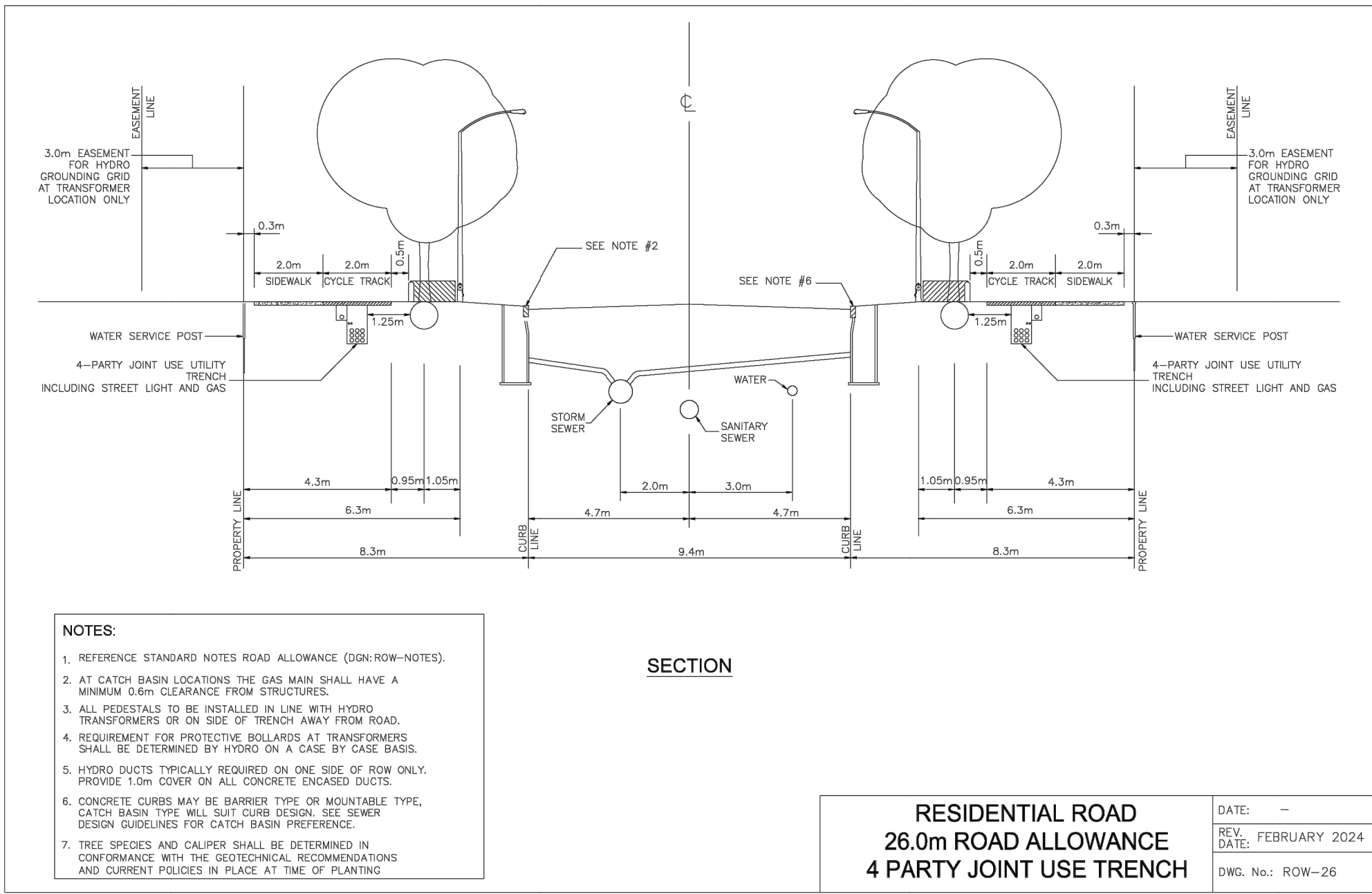
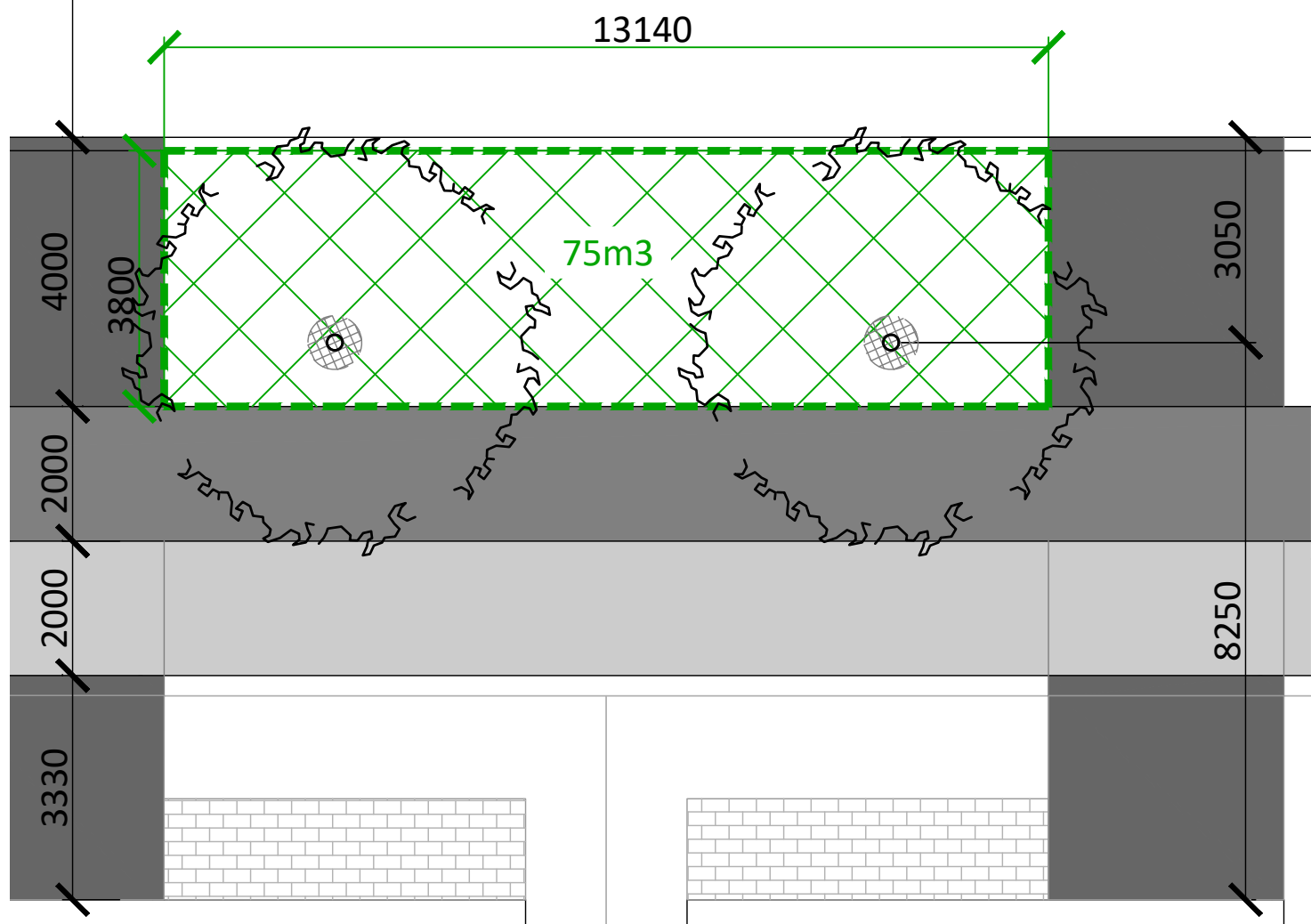
STITTSVILLE WEST

Title
SOIL VOLUME EXAMPLES

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

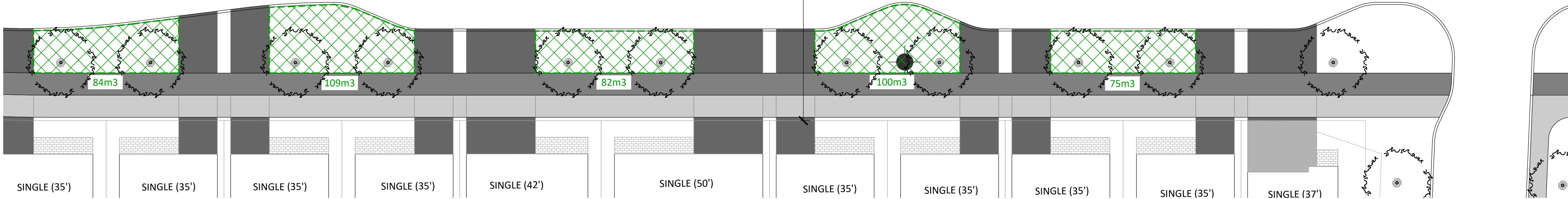
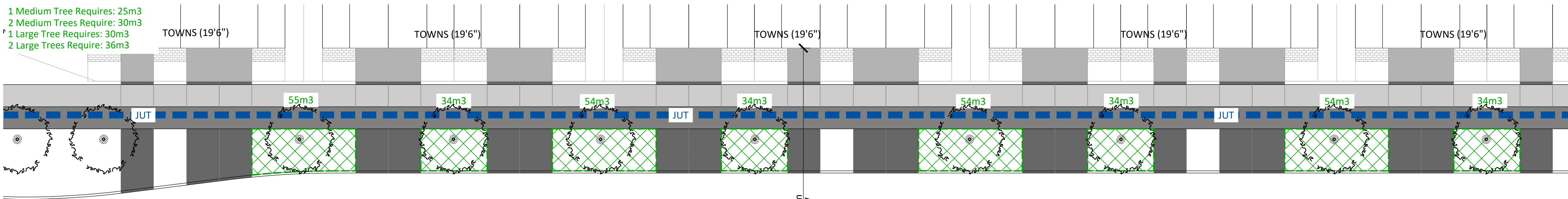


TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m³/TREE)
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COLUMNAR	15	9
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MEDIUM	25	15
LARGE	30	18
CONIFER	25	15



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

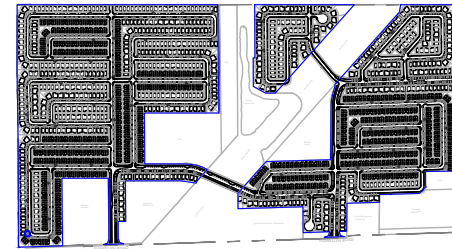
3 26m ROW CROSS SECTION
N.T.S.



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

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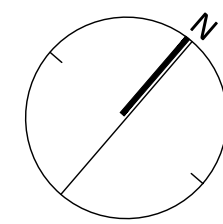
Key Plan



LEGEND

- AR DECIDUOUS STREET TREE
- SOIL VOLUME AREA
- JUT
- ASPHALT PAVING
- UNIT PAVING

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SOIL VOLUME EXAMPLES

Date	2024-06-20	Sheet
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Drawn	NM	
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