

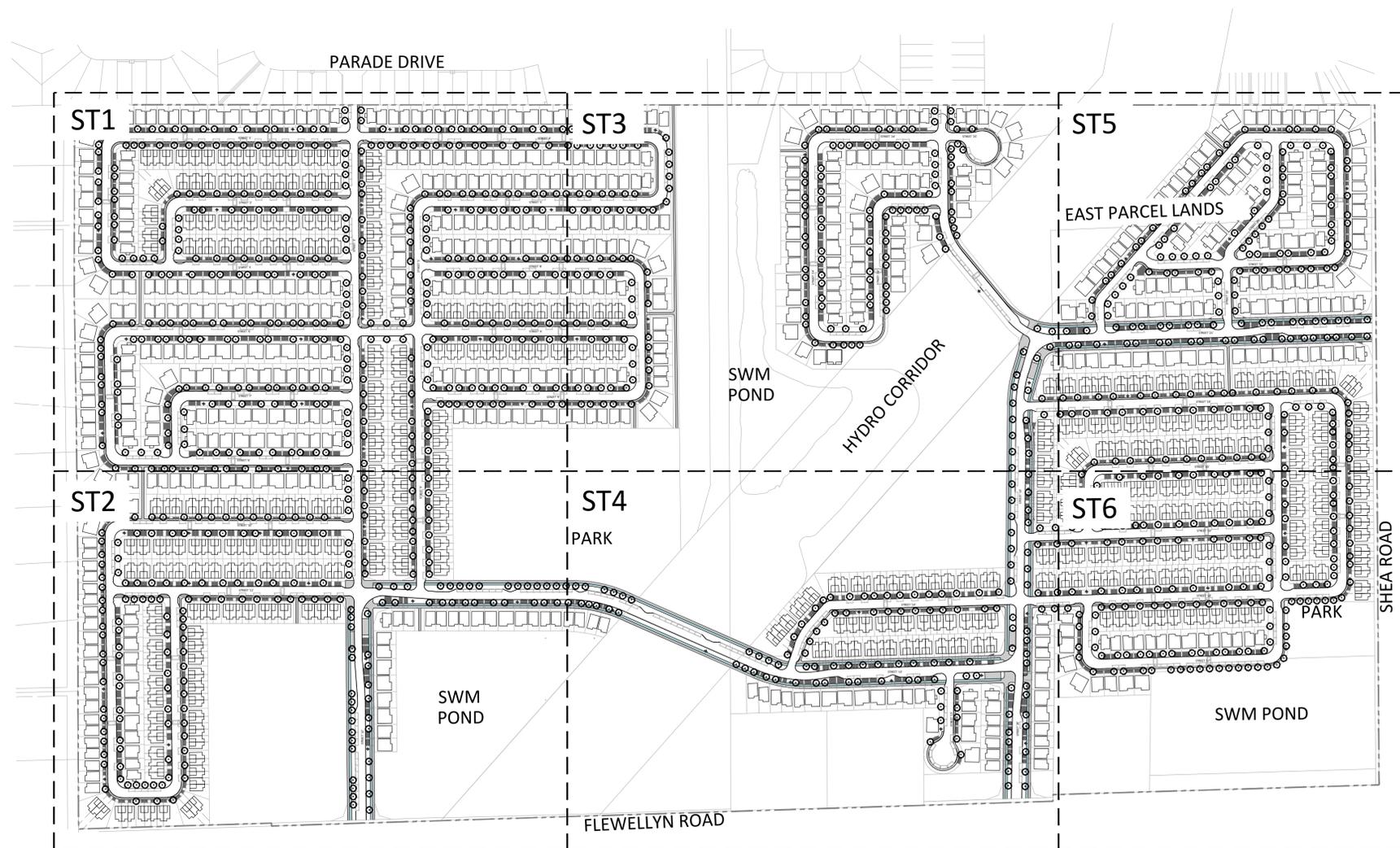
CAIVAN STITTSVILLE WEST

CAIVAN
COMMUNITIES

NAK 
design strategies

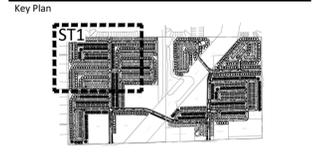
LIST OF DRAWINGS:

- 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

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.



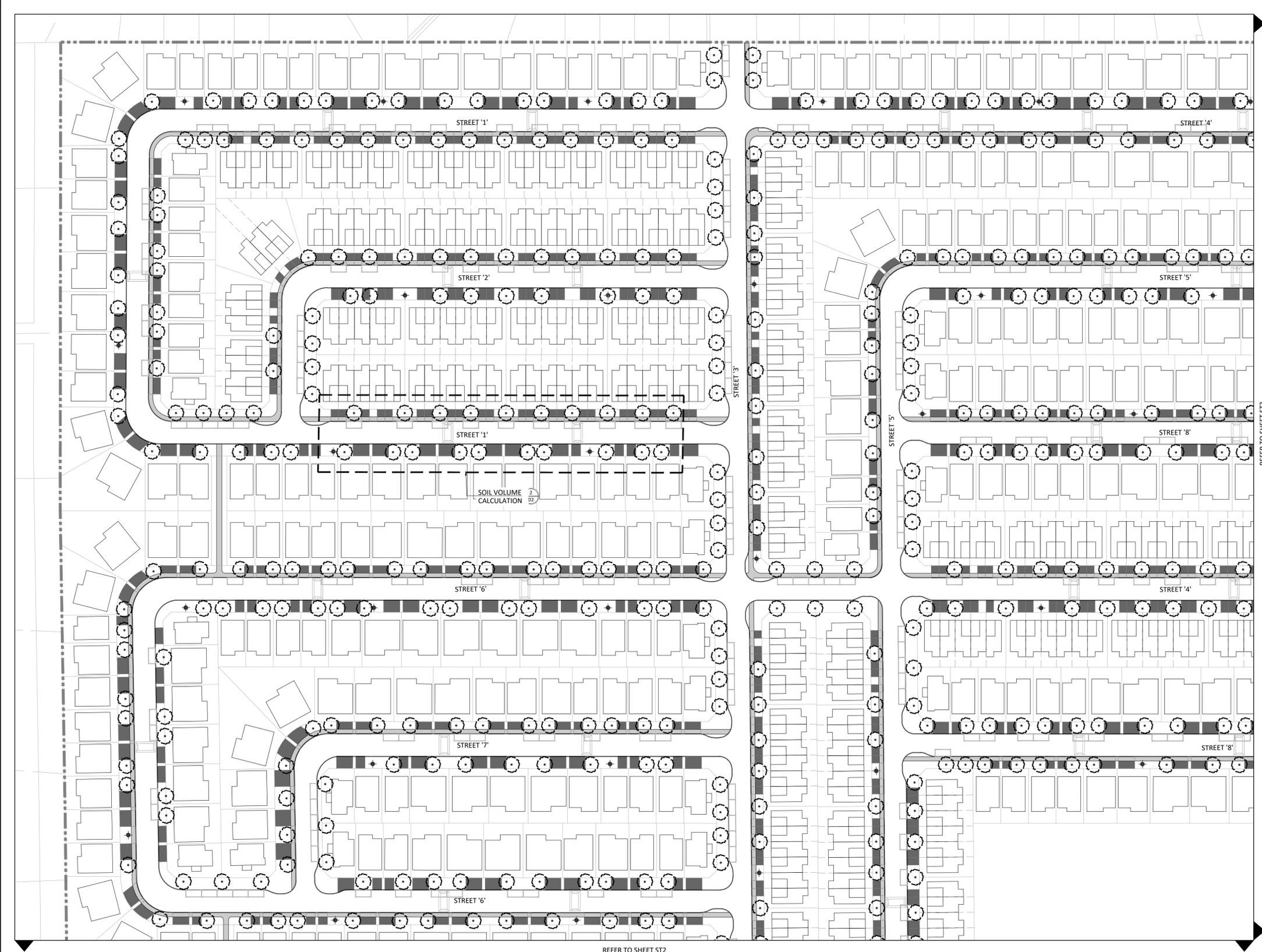
LEGEND

--- PROPERTY LINE

PLANTING

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

*NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL



REFER TO SHEETS

PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m ²)	CROWN AREA PER TREE USED FOR CALC. (m ²)	SITE CANOPY COVER
MEDIUM/LARGE (1268)	35-250*	±138	***CANOPY (W. OVERLAP): 164,152 m ²
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES			SITE: 501 250m ²
**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			
***NOTES:			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

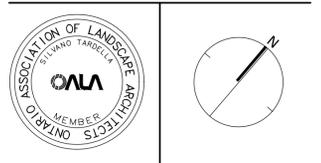
- 1 TREE PER INTERIOR SINGLE (NON-CORNER) LOTS
- 2 TREES PER EXTERIOR SINGLE (CORNER) LOTS
- 1 TREE PER EXTERIOR TOWNHOUSE (CORNER) LOT
- 2 TREES PER 3 MULTIPLE-UNITS TOWNHOUSE
- 2 TREES PER 4 MULTIPLE-UNITS TOWNHOUSE
- 3 TREES PER 5 MULTIPLE-UNITS TOWNHOUSE
- 3 TREES PER 6 MULTIPLE-UNITS TOWNHOUSE

INTERIOR SINGLE (NON-CORNER) LOTS (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.

No.	Description	Date
8	Issued for Preliminary Streetscape Resubmission	Jan. 23/26
7	Issued for Preliminary Streetscape Resubmission	Oct. 31/25
6	East Parcel Lands Identified	Jun 17/25
5	Issued for Preliminary Streetscape Resubmission	Apr. 14/25
4	Issued for Preliminary Streetscape Resubmission	Mar. 24/25
3	Issued for Preliminary Streetscape Resubmission	Aug. 9/24
2	Issued for Preliminary Streetscape Resubmission	Aug. 2/24
1	Issued for Preliminary Streetscape Submission	July. 18/24

Revision
City Approval Stamp



NAK design strategies

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

STITTSVILLE WEST

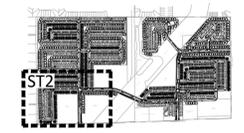
Title
PRELIMINARY STREETScape PLAN

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

REFER TO SHEET ST2

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.

Key Plan

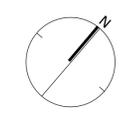


LEGEND

- PROPERTY LINE
 - PLANTING**
 - XX DECIDUOUS STREET TREE
 - ▬ ASPHALT DRIVEWAY
 - ▬ SIDEWALK
 - ▬ CYCLE TRACK
 - FIRE HYDRANT
- *NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL

No.	Description	Date
8	Issued for Preliminary Streetscape Resubmission	Jan. 23/26
7	Issued for Preliminary Streetscape Resubmission	Oct. 31/25
6	East Parcel Lands Identified	Jun 17/25
5	Issued for Preliminary Streetscape Resubmission	Apr. 14/25
4	Issued for Preliminary Streetscape Resubmission	Mar. 24/25
3	Issued for Preliminary Streetscape Resubmission	Aug. 9/24
2	Issued for Preliminary Streetscape Resubmission	Aug. 2/24
1	Issued for Preliminary Streetscape Submission	July. 18/24

Revision
City Approval Stamp

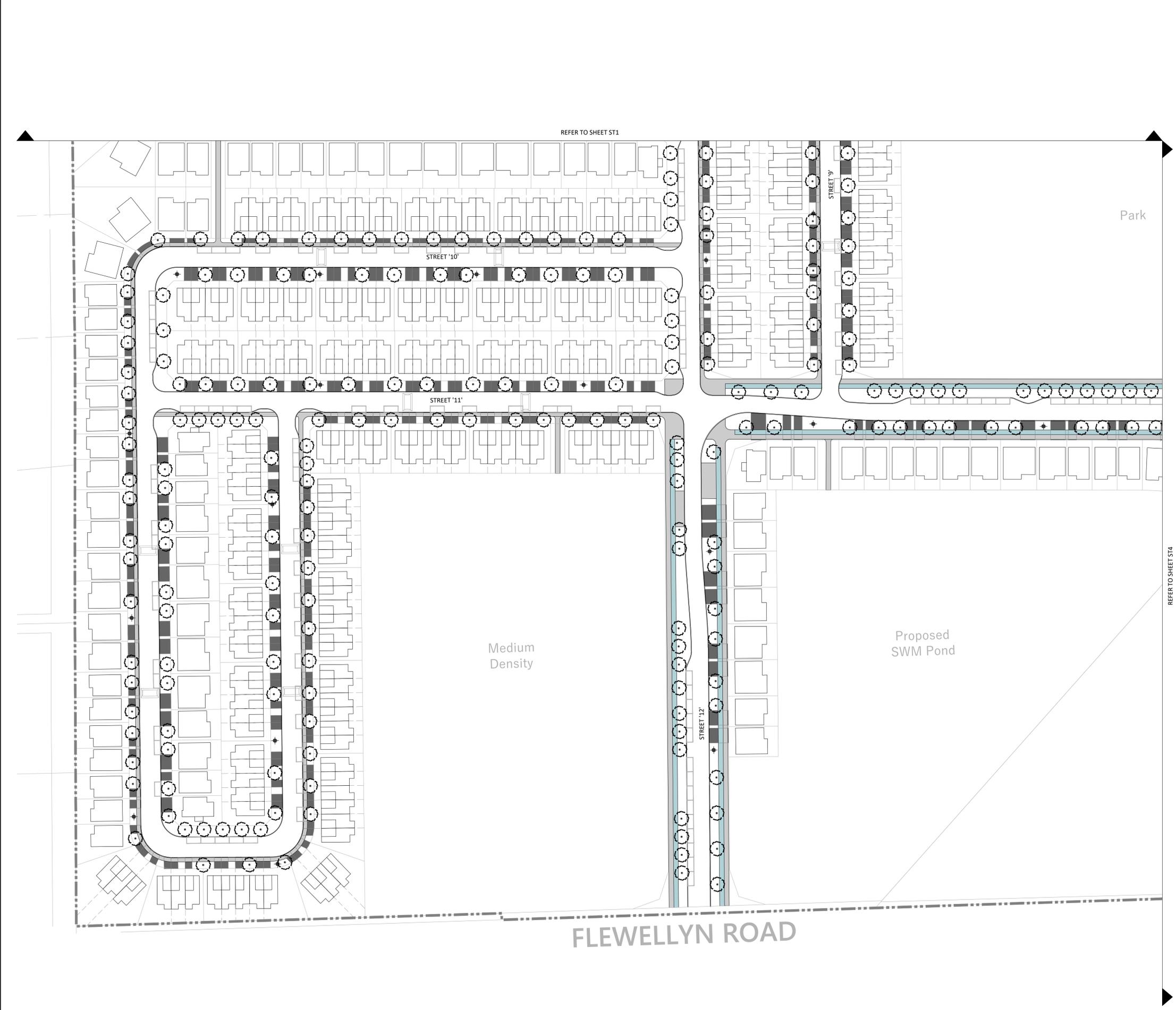


NAK
design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM
Project

STITTSVILLE WEST

Title
PRELIMINARY STREETScape PLAN

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



REFER TO SHEET ST1

Park

Medium Density

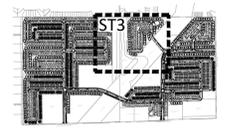
Proposed SWM Pond

FLEWELLYN ROAD

REFER TO SHEET ST4

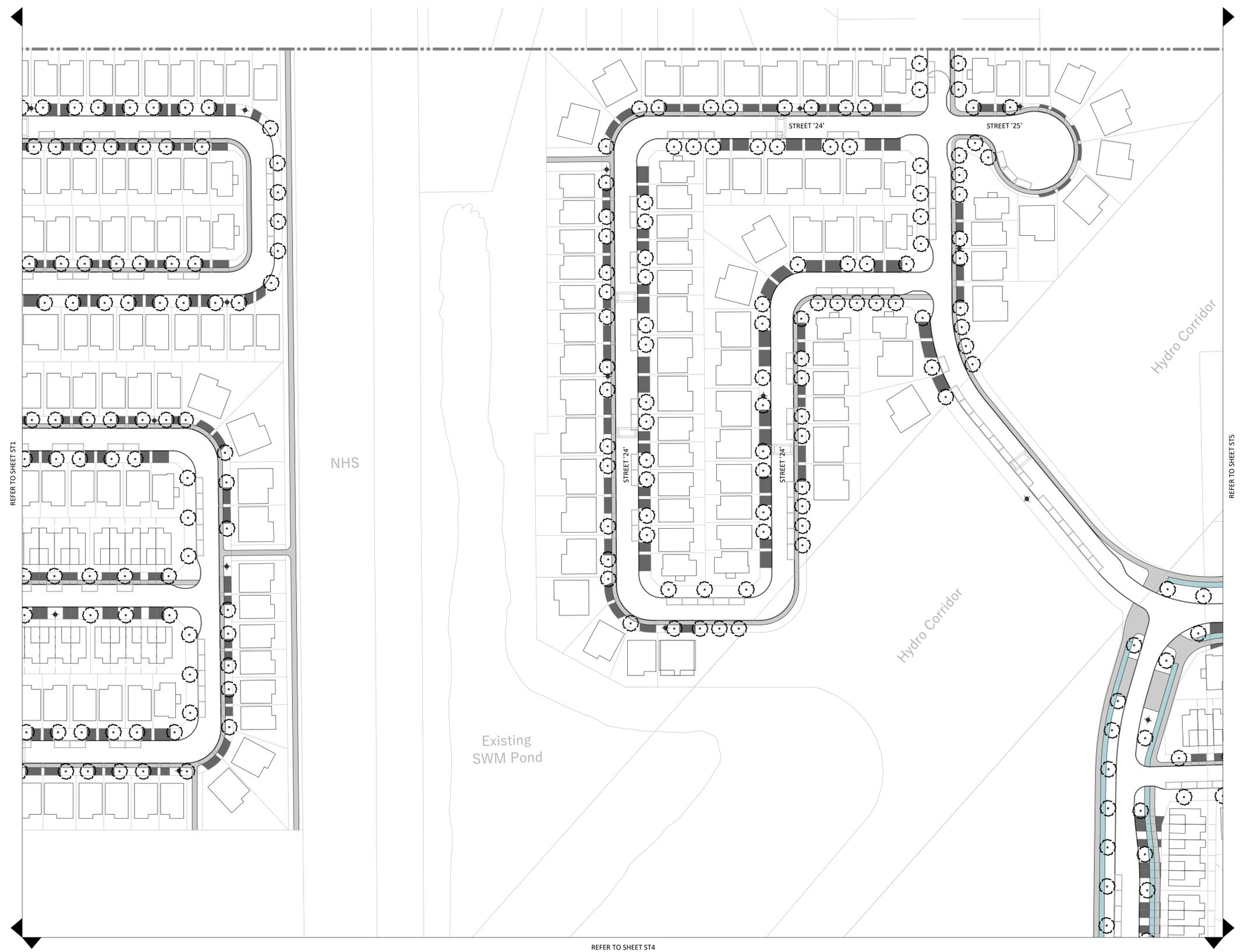
Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until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

Key Plan



LEGEND

- PROPERTY LINE
 - PLANTING**
 - XX
DECIDUOUS STREET TREE
 - ASPHALT DRIVEWAY
 - SIDEWALK
 - CYCLE TRACK
 - FIRE HYDRANT
- *NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL



8	Issued for Preliminary Streetscape Resubmission	Jan. 23/26
7	Issued for Preliminary Streetscape Resubmission	Oct. 31/25
6	East Parcel Lands Identified	Jun 17/25
5	Issued for Preliminary Streetscape Resubmission	Apr. 14/25
4	Issued for Preliminary Streetscape Resubmission	Mar. 24/25
3	Issued for Preliminary Streetscape Resubmission	Aug. 9/24
2	Issued for Preliminary Streetscape Resubmission	Aug. 2/24
1	Issued for Preliminary Streetscape Submission	July. 18/24
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

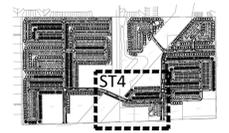
STITTSVILLE WEST

Title
PRELIMINARY STREETScape PLAN

Date	2024-06-20	Sheet	ST3
Scale	1:750		
Drawn	NM		
Checked	SE		
Job No.	21-273		

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.

Key Plan



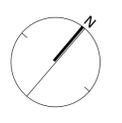
LEGEND

- PROPERTY LINE
 - PLANTING**
 - DECIDUOUS STREET TREE
 - ASPHALT DRIVEWAY
 - SIDEWALK
 - CYCLE TRACK
 - FIRE HYDRANT
- * NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL

8	Issued for Preliminary Streetscape Resubmission	Jan. 23/26
7	Issued for Preliminary Streetscape Resubmission	Oct. 31/25
6	East Parcel Lands Identified	Jun 17/25
5	Issued for Preliminary Streetscape Resubmission	Apr. 14/25
4	Issued for Preliminary Streetscape Resubmission	Mar. 24/25
3	Issued for Preliminary Streetscape Resubmission	Aug. 9/24
2	Issued for Preliminary Streetscape Resubmission	Aug. 2/24
1	Issued for Preliminary Streetscape Submission	July. 18/24
No.	Description	Date

Revision

City Approval Stamp



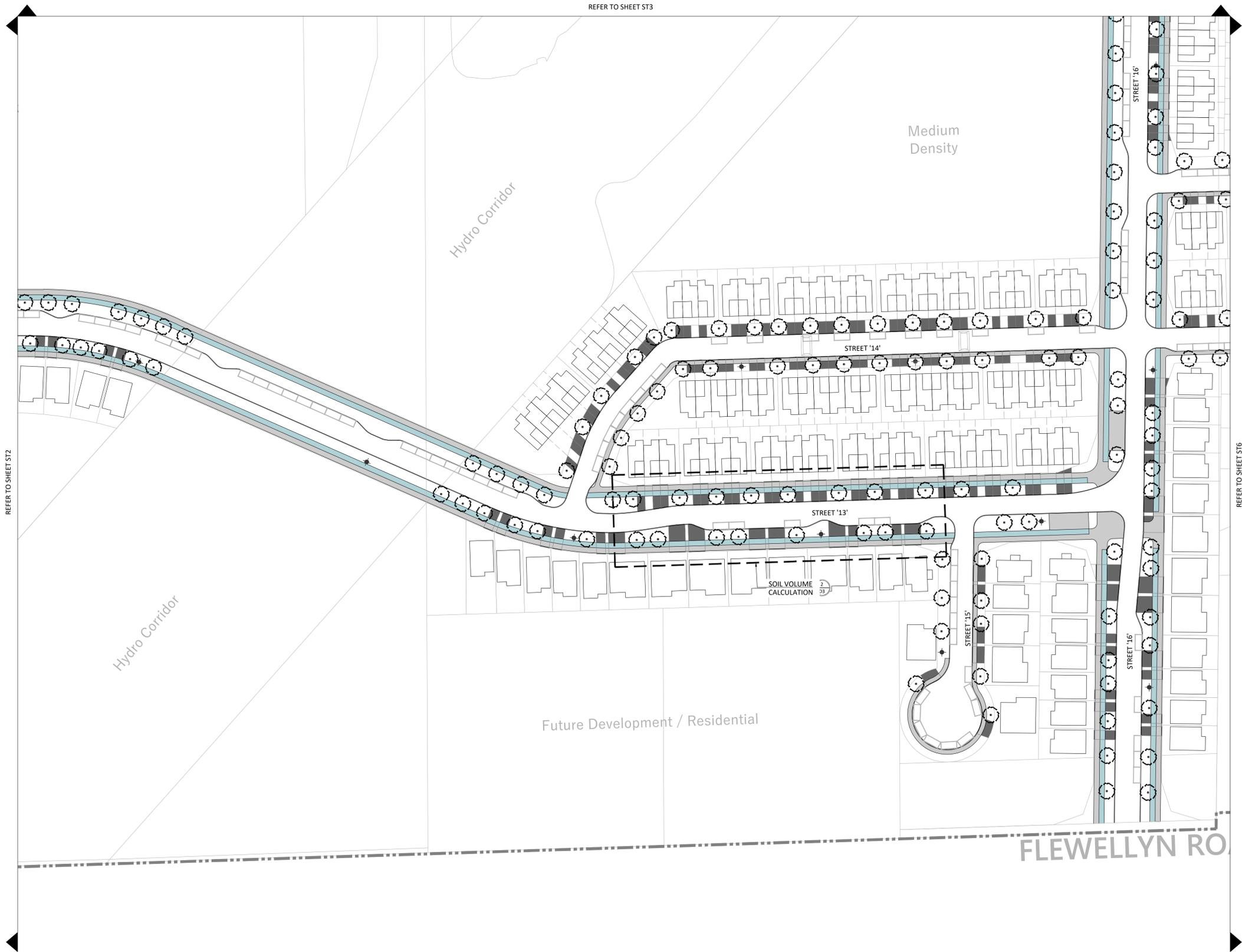
NAK
design strategies

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

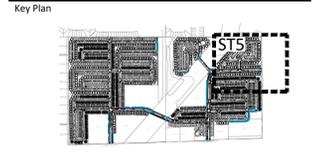
STITTSVILLE WEST

Title
PRELIMINARY STREETScape PLAN

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



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.



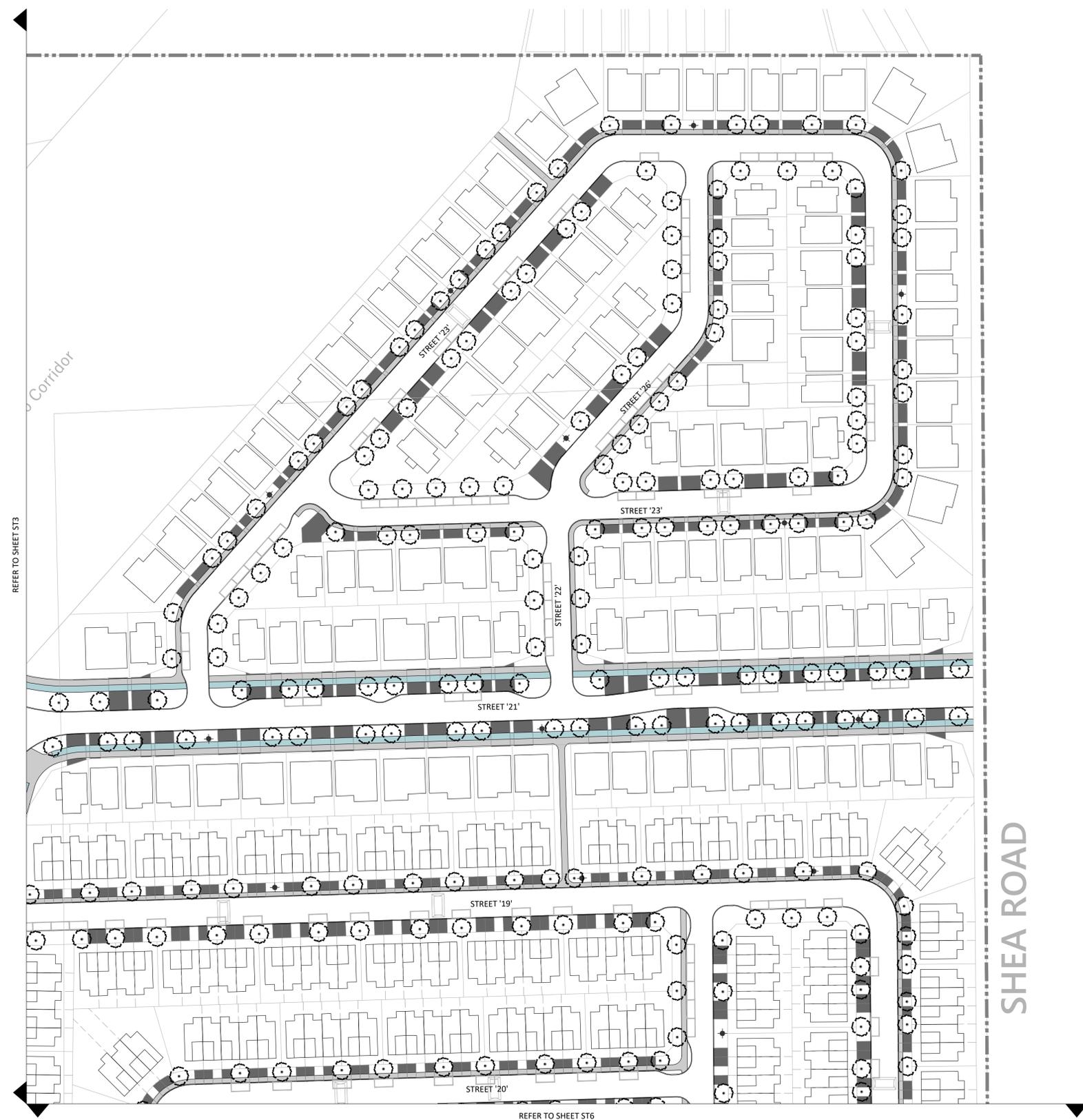
LEGEND

--- PROPERTY LINE

PLANTING

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

* NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL



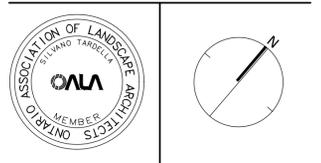
REFER TO SHEET ST3

REFER TO SHEET ST6

8	Issued for Preliminary Streetscape Resubmission	Jan. 23/26
7	Issued for Preliminary Streetscape Resubmission	Oct. 31/25
6	East Parcel Lands Identified	Jun 17/25
5	Issued for Preliminary Streetscape Resubmission	Apr. 14/25
4	Issued for Preliminary Streetscape Resubmission	Mar. 24/25
3	Issued for Preliminary Streetscape Resubmission	Aug. 9/24
2	Issued for Preliminary Streetscape Resubmission	Aug. 2/24
1	Issued for Preliminary Streetscape Submission	July. 18/24
No.	Description	Date

Revision

City Approval Stamp



NAK
design strategies

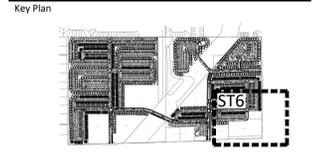
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

STITTSVILLE WEST

Title
PRELIMINARY STREETScape PLAN

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

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

--- PROPERTY LINE

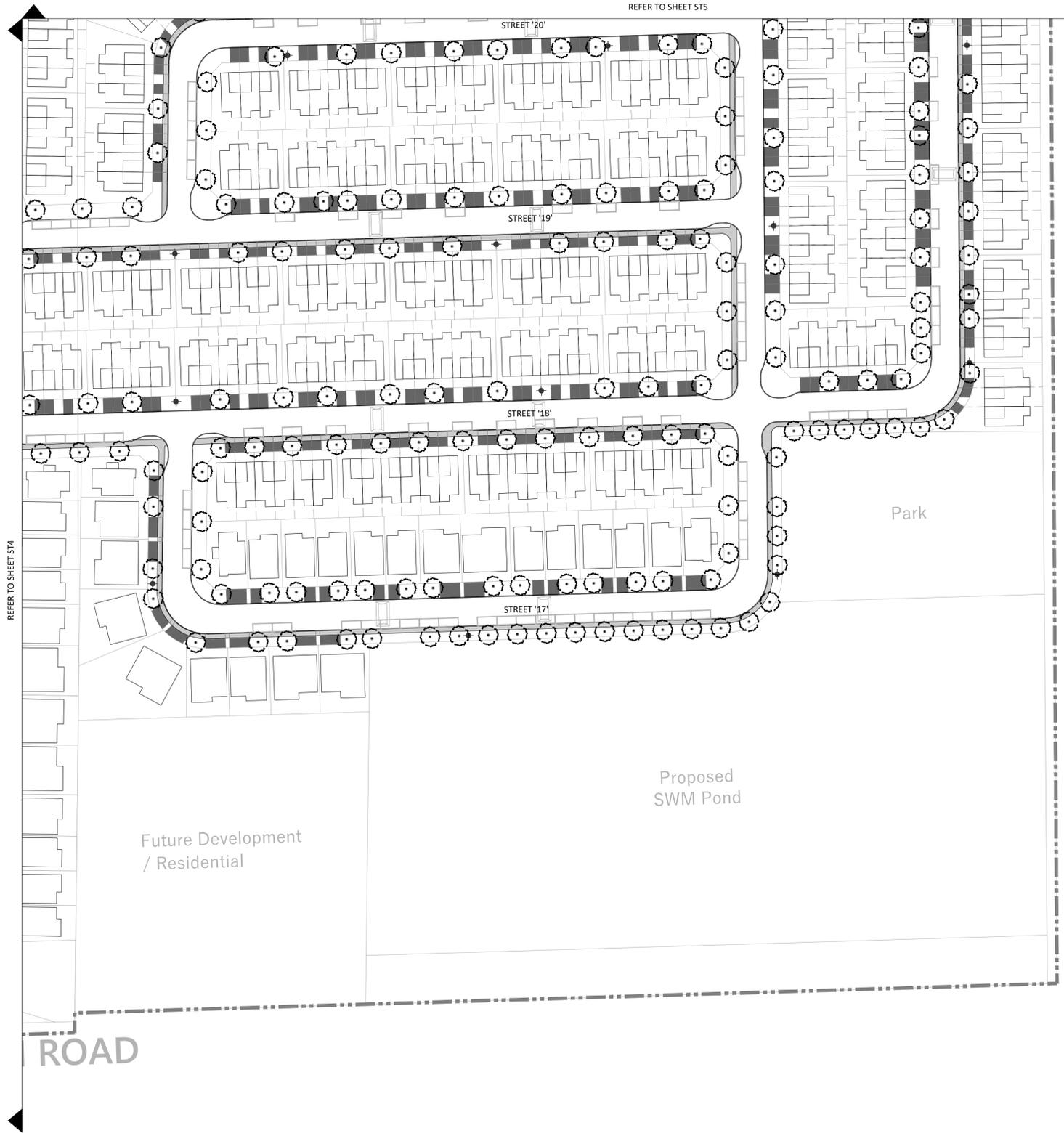
PLANTING

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

* NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL

8	Issued for Preliminary Streetscape Resubmission	Jan. 23/26
7	Issued for Preliminary Streetscape Resubmission	Oct. 31/25
6	East Parcel Lands Identified	Jun 17/25
5	Issued for Preliminary Streetscape Resubmission	Apr. 14/25
4	Issued for Preliminary Streetscape Resubmission	Mar. 24/25
3	Issued for Preliminary Streetscape Resubmission	Aug. 9/24
2	Issued for Preliminary Streetscape Resubmission	Aug. 2/24
1	Issued for Preliminary Streetscape Submission	July. 18/24
No.	Description	Date

Revision
City Approval Stamp



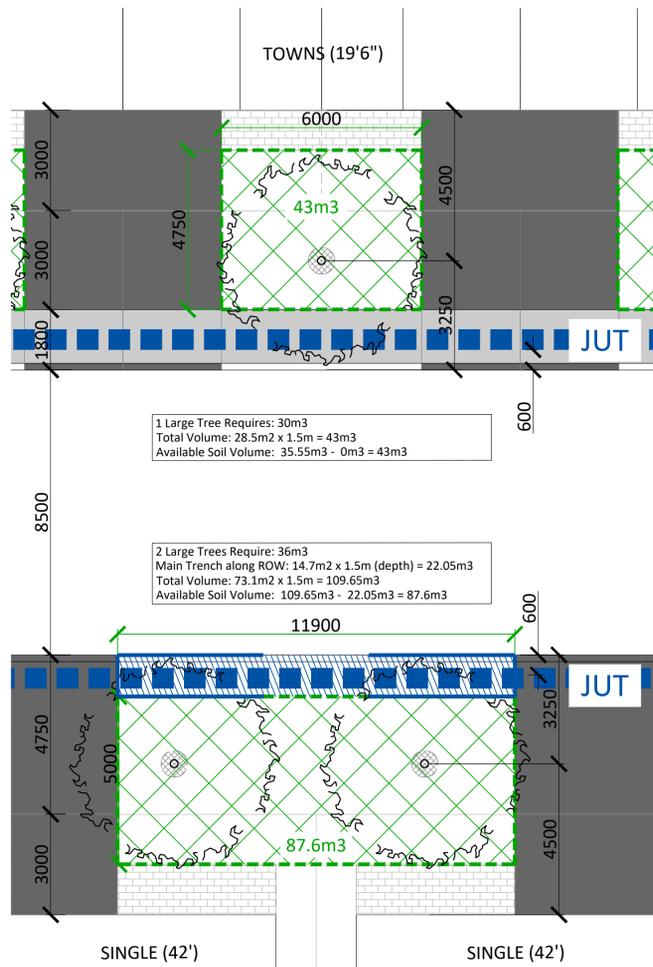
NAK
design strategies

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

STITTSVILLE WEST

Title
PRELIMINARY STREETScape PLAN

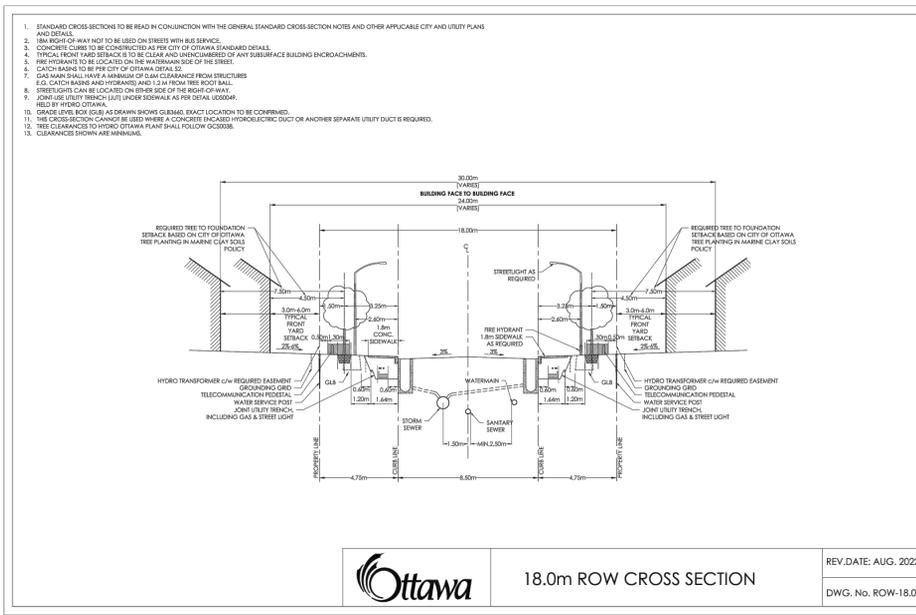
Date	2024-06-20	Sheet	ST6
Scale	1:750		
Drawn	NM		
Checked	SE		
Job No.	21-273		



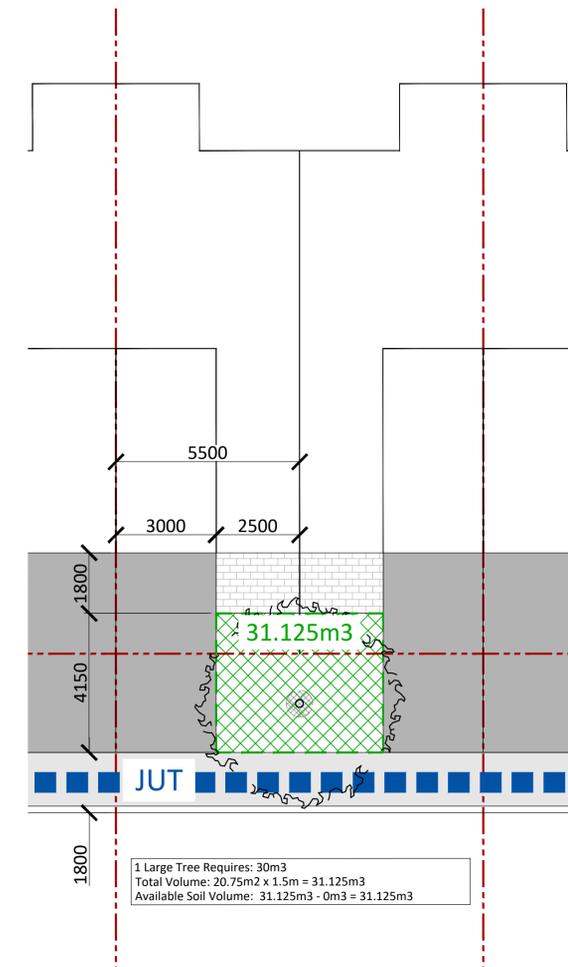
1 SOIL VOLUME CALCULATION - TOWNS AND SINGLE (42') (SCALE 1:100)
 18M ROW - STREET 1

TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m ³ /TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

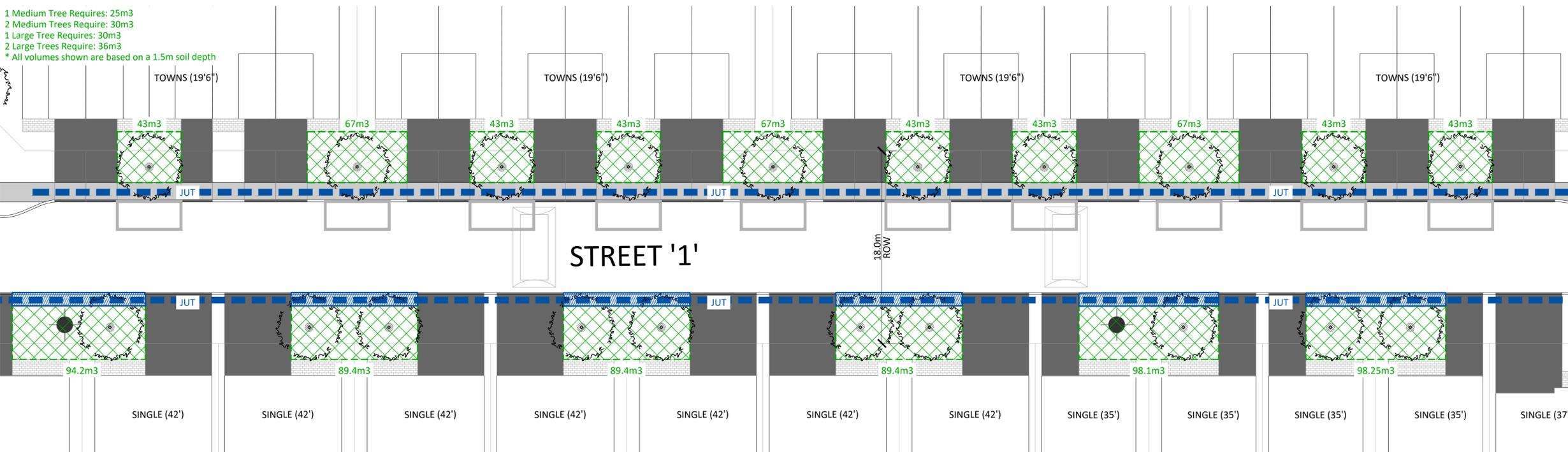
NOTES:
 • SOIL VOLUMES BASED ON 1.5m SOIL DEPTH



3 STANDARD ROW CROSS SECTION
 N.T.S.

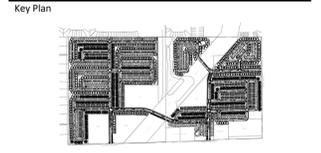


4 SOIL VOLUME CALCULATION - REQUESTED ZONING RELIEF EXAMPLE (SCALE 1:100)
 18M ROW



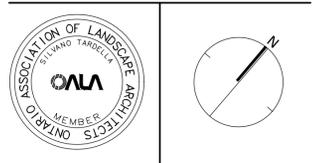
2 SOIL VOLUME CALCULATION (SCALE 1:200)
 18M ROW - STREET 1

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

Revision	Description	Date
8	Issued for Preliminary Streetscape Resubmission	Jan. 23/26
7	Issued for Preliminary Streetscape Resubmission	Oct. 31/25
6	East Parcel Lands Identified	Jun 17/25
5	Issued for Preliminary Streetscape Resubmission	Apr. 14/25
4	Issued for Preliminary Streetscape Resubmission	Mar. 24/25
3	Issued for Preliminary Streetscape Resubmission	Aug. 9/24
2	Issued for Preliminary Streetscape Resubmission	Aug. 2/24
1	Issued for Preliminary Streetscape Submission	July 18/24

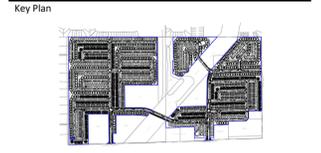


NAK
 design strategies
 1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
 T 613.237.2345
 Project

STITTVILLE WEST
 Title
 SOIL VOLUME EXAMPLES

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

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.

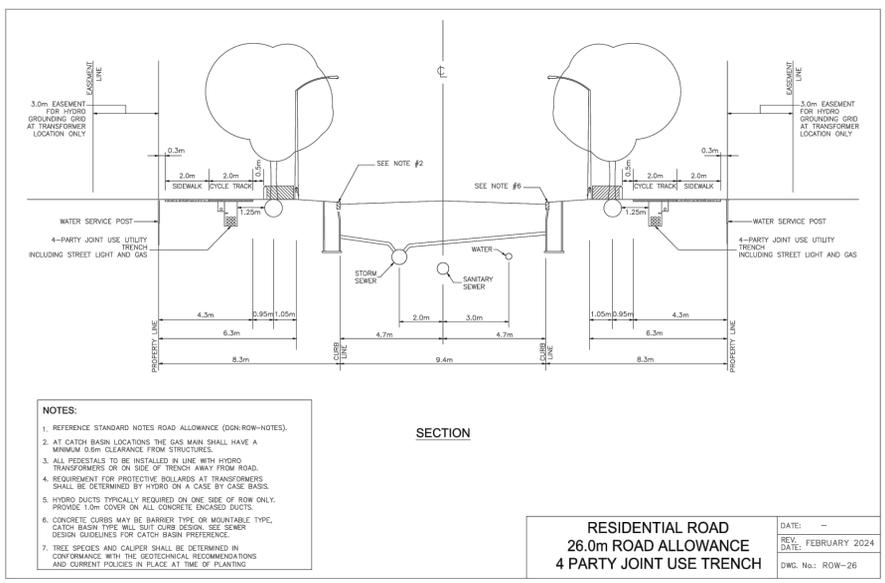


LEGEND

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

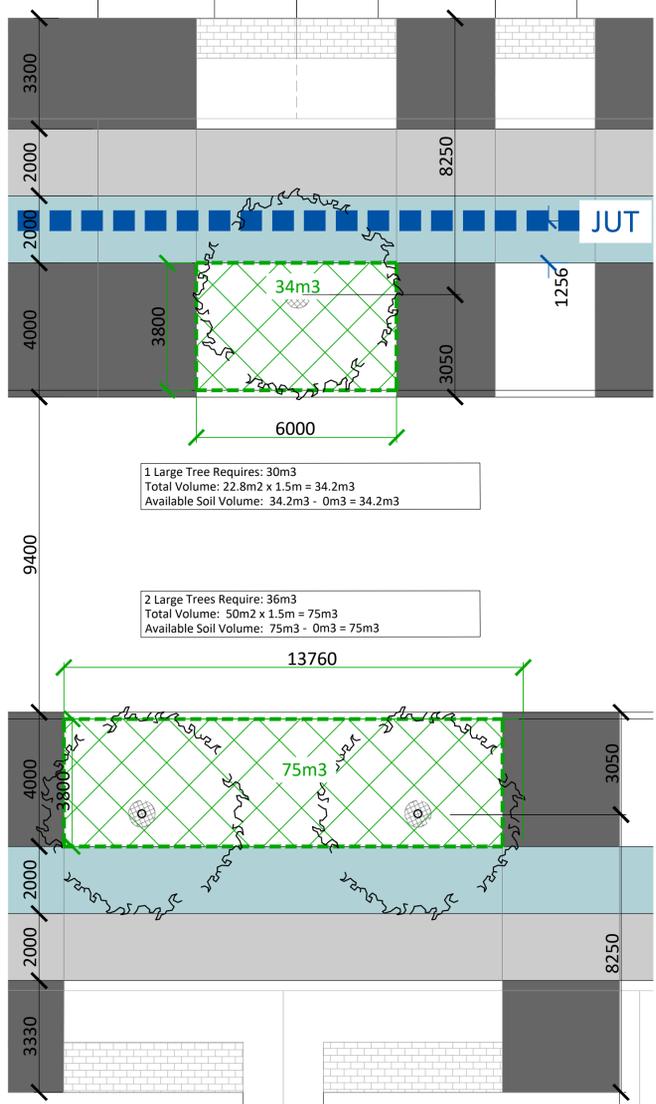
TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

NOTES:
 • SOIL VOLUMES BASED ON 1.5m SOIL DEPTH



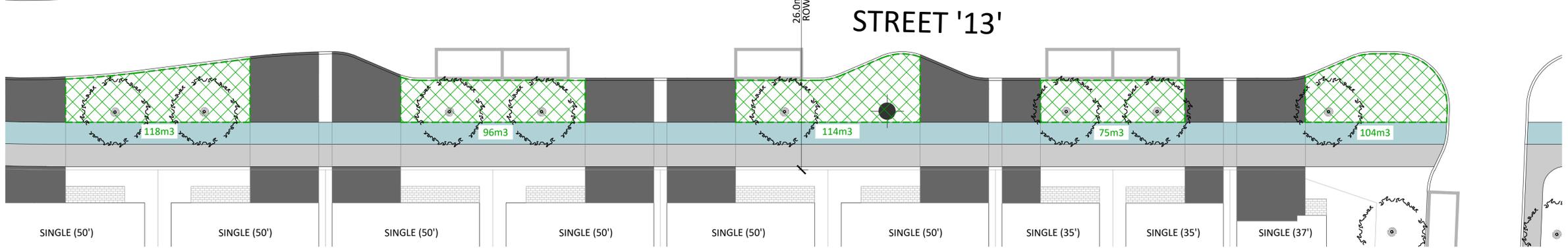
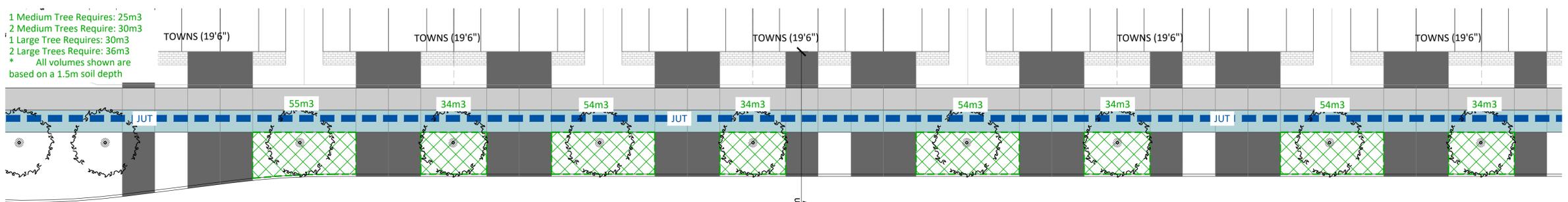
NOTES:
 1. REFERENCE STANDARD NOTES ROAD ALLOWANCE (SOK-ROW-NOTES).
 2. AT CATCH BASIN LOCATIONS THE GAS MAIN SHALL HAVE A MINIMUM 0.6m CLEARANCE FROM STRUCTURES.
 3. ALL PEDESTALS TO BE INSTALLED IN LINE WITH HYDRO TRANSFORMERS OR ON SIDE OF TRENCH AWAY FROM ROAD.
 4. REQUIREMENT FOR PROTECTIVE BOLLARDS AT TRANSFORMERS SHALL BE DETERMINED BY HYDRO ON A CASE BY CASE BASIS.
 5. HYDRO DUCTS TYPICALLY REQUIRED ON ONE SIDE OF ROW ONLY. PROMOTE 1.0m COVER ON ALL CONCRETE ENCASED DUCTS.
 6. CONCRETE CURBS MAY BE BARBER TYPE OR MOUNTABLE TYPE. CATCH BASIN TYPE WILL SUIT CURB DESIGN. SEE SEWER DESIGN GUIDELINES FOR CATCH BASIN PREFERENCE.
 7. TREE SPECIES AND CALIPER SHALL BE DETERMINED IN CONFORMANCE WITH THE GEOTECHNICAL RECOMMENDATIONS AND CURRENT POLICIES IN PLACE AT TIME OF PLANTING.

26.0m ROW WITH 9.4m PAVEMENT



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

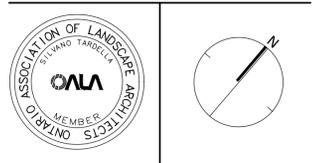
3 26m ROW CROSS SECTION
 N.T.S.



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

No.	Description	Date
8	Issued for Preliminary Streetscape Resubmission	Jan. 23/26
7	Issued for Preliminary Streetscape Resubmission	Oct. 31/25
6	East Parcel Lands Identified	Jun 17/25
5	Issued for Preliminary Streetscape Resubmission	Apr. 14/25
4	Issued for Preliminary Streetscape Resubmission	Mar. 24/25
3	Issued for Preliminary Streetscape Resubmission	Aug. 9/24
2	Issued for Preliminary Streetscape Resubmission	Aug. 2/24
1	Issued for Preliminary Streetscape Submission	July. 18/24

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	2024-06-20	Sheet	D3
Scale	1:750		
Drawn	NM		
Checked	SE		
Job No.	21-273		