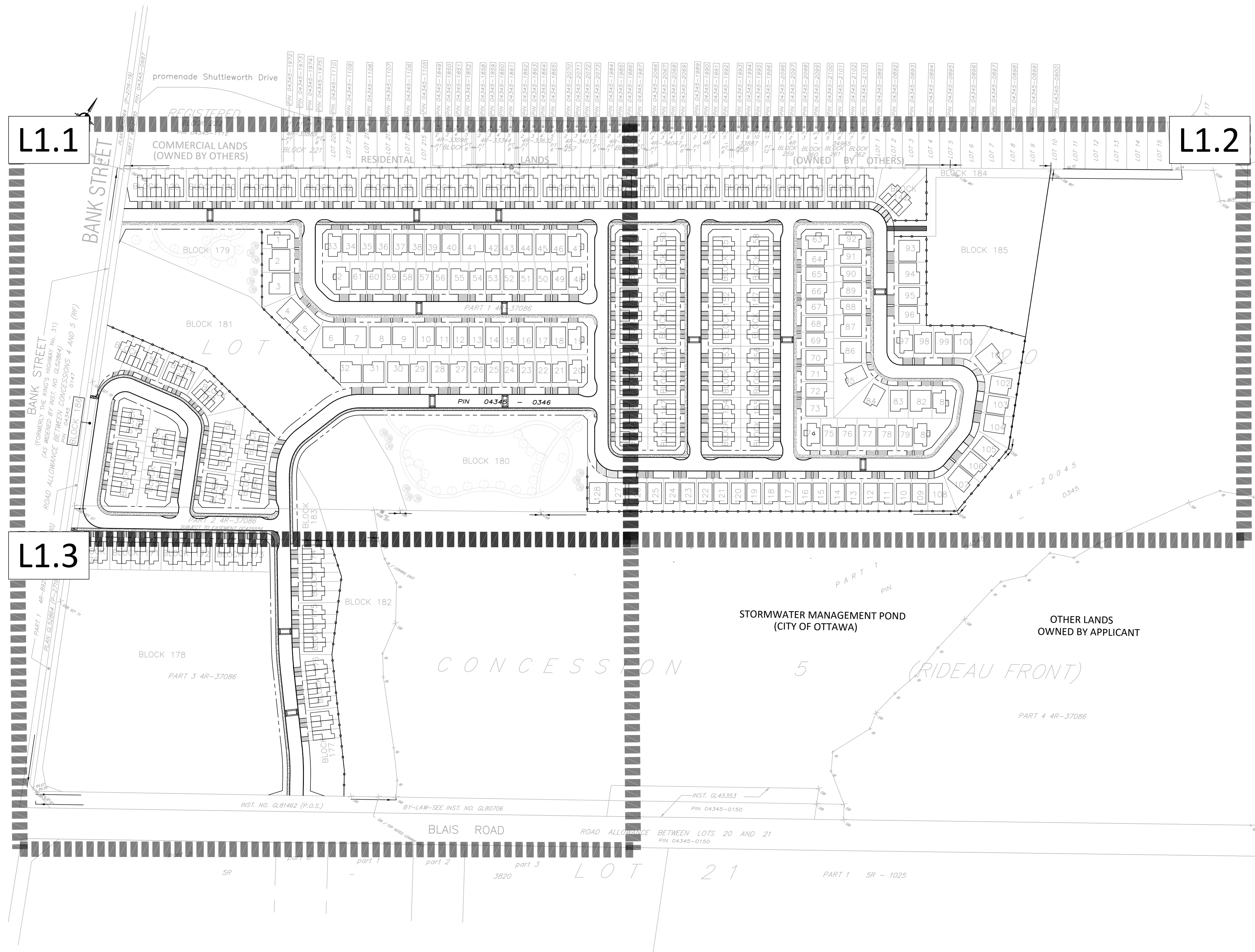




CAIVAN
COMMUNITIES

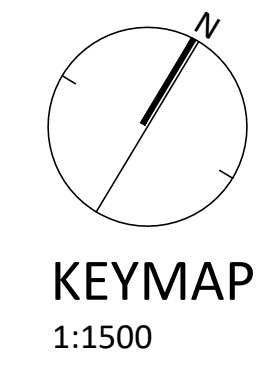
LEITRIM

PRELIMINARY LANDSCAPE PLAN



LIST OF DRAWINGS:

- L1.1 - PRELIMINARY STREETSCAPE
- L1.2 - PRELIMINARY STREETSCAPE
- L1.3 - PRELIMINARY STREETSCAPE
- L2.0 - DETAILS & ROW CROSS SECTIONS
- L3.0 - SOIL VOLUME CALCULATIONS





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

- TYPICAL STREET TREE 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

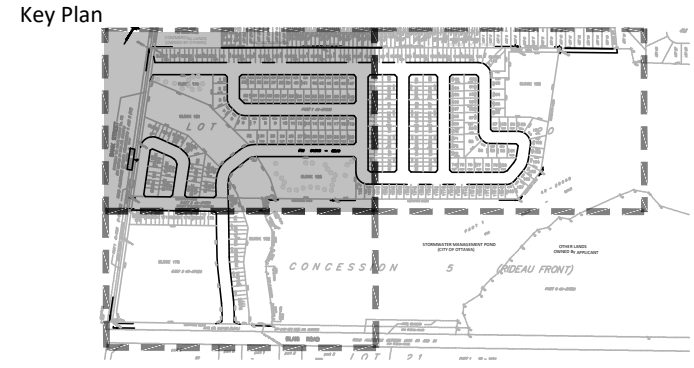
- INTERIOR SINGLE (NON-CORNER) LOTS (116): 116 TREES
EXTERIOR SINGLE (CORNER) LOTS (12): 24 TREES
EXTERIOR TOWNHOUSE (CORNER) LOT (17): 17 TREES
3 MULTIPLE-UNITS TOWNHOUSE (9): 18 TREES
4 MULTIPLE-UNITS TOWNHOUSE (2): 4 TREES
5 MULTIPLE-UNITS TOWNHOUSE (25): 75 TREES
6 MULTIPLE-UNITS TOWNHOUSE (14): 42 TREES

TOTAL NUMBER OF TREES REQUIRED: 296
TOTAL NUMBER OF TREES ON PLAN: 325
DIFFERENCE: +29

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
LARGE (559)	135-250*	192	CANOPY (W. OVERLAP): 59,560m²
MEDIUM (0)	35-135*	85	
SMALL (0)	5-35*	20	
CONIFER (16)	45-96*	70	
EXISTING TREE CANOPY TO BE PROTECTED			
EXISTING TREE CANOPY, m² CALCULATION BASED ON SURVEYED DBH AND AERIAL IMAGERY			CANOPY (W. OVERLAP): 6,516m²
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES			SITE: 171,680m²
**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 (OMNR), US FOREST SERVICE, FARMAL J.L. TREES IN CANADA, UNIVERSITY OF GUELPH ARBORETUM, VARIOUS PUBLICATIONS			TOTAL PERCENT COVER: 38.5%

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

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- LEGEND
- PROPERTY LINE
 - CHAIN LINK FENCE
 - DECIDUOUS STREET TREE
 - LARGE (<15m AT MATURITY)
 - DECIDUOUS STREET TREE
 - *FINAL LOCATION TO BE COORDINATED WITH SITE PLAN APPLICATION
 - PARK TREES
 - *FINAL LOCATION TO BE CONFIRMED THROUGH PARK DESIGN
 - DRIVEWAY
 - ASPHALT PAVING
 - CONCRETE SIDEWALK (BY OTHERS, REFER TO GRDD)

-		
-		
-		
-		
3	Issued for Preliminary Landscape Submission	Jun.30/26
2	Issued for Preliminary Landscape Submission	Jun.17/26
1	Issued for Preliminary Landscape Submission	Jun.5/26
No.	Description	Date
Revision		
City Approval Stamp		

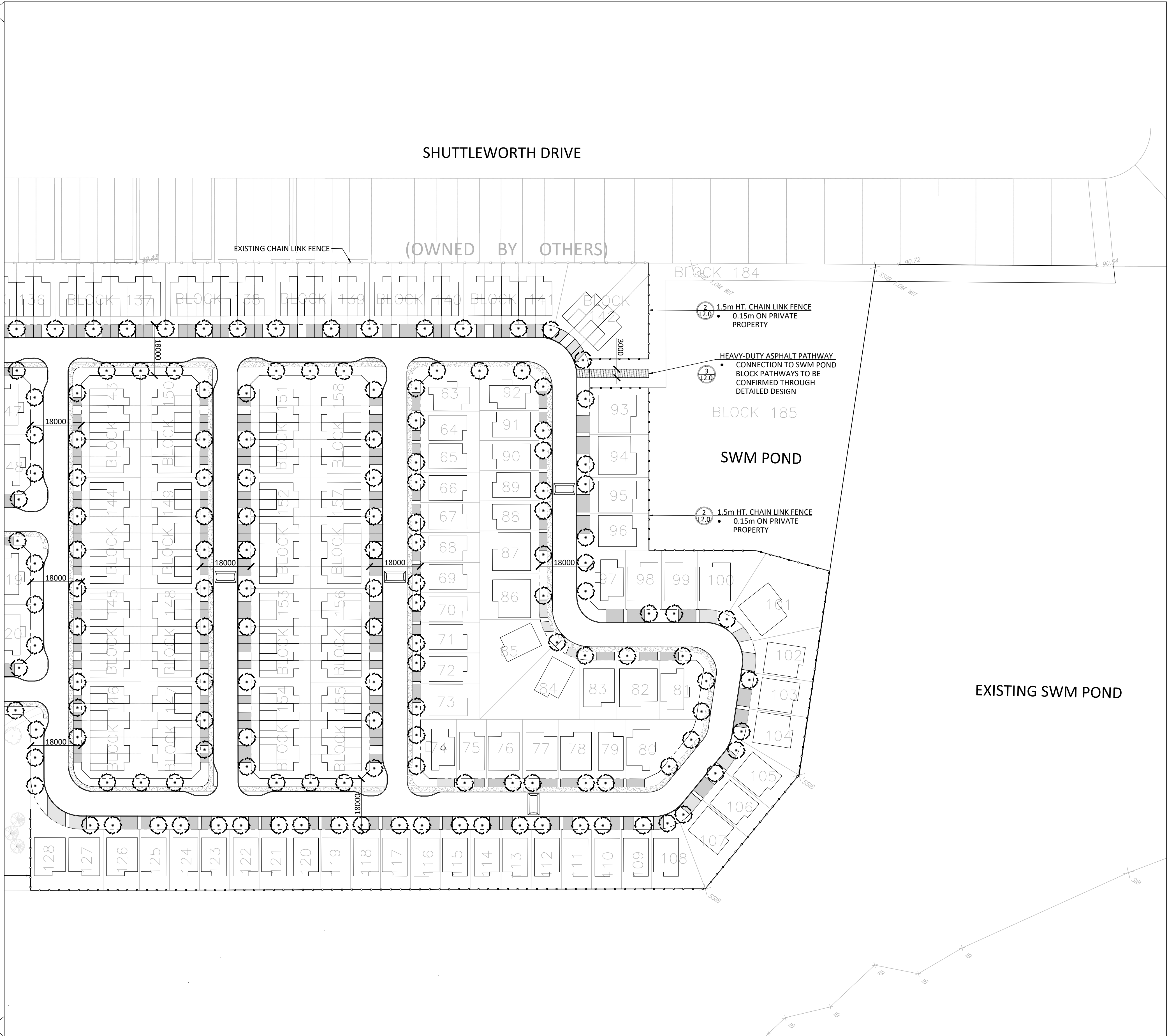
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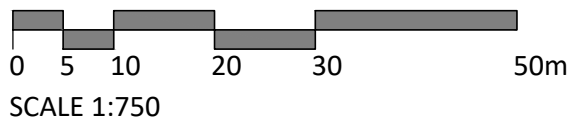
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LEITRIM
4795 Bank St

Title		
PRELIMINARY STREETSCAPE		
Date	JUNE, 2026	Sheet
Scale	1:750	L1.1
Drawn	AG	
Checked	PG	
Job No.	26-047	



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



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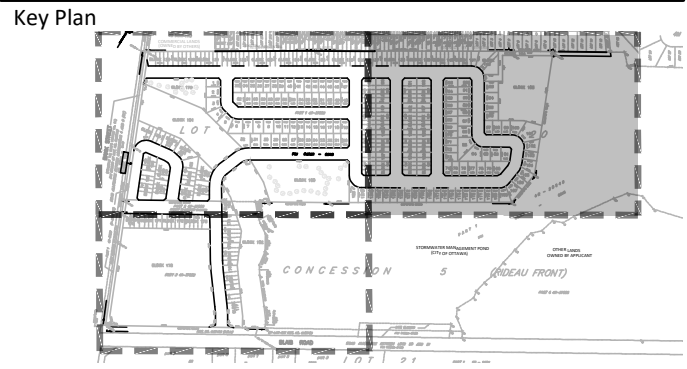
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PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m ²)	CROWN AREA PER TREE USED FOR CALC. (m ²)	SITE CANOPY COVER
LARGE (359)	135-250*	192	CANOPY (W. OVERLAP) 59,560m ²
MEDIUM (0)	35-135*	85	
SMALL (0)	5-35*	20	
CONIFER (16)	45-96*	70	
EXISTING TREE CANOPY TO BE PROTECTED			
EXISTING TREE CANOPY, m ² CALCULATION BASED ON SURVEYED DBH AND AERIAL IMAGERY			CANOPY (W. OVERLAP) 6,516m ²
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES			SITE: 171,680m 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 (CANRP), US FOREST SERVICE, FARRAR, J.L. TREES IN CANADA, UNIVERSITY OF GUELPH ARBORETUM, VARIOUS PUBLICATIONS			TOTAL PERCENT COVER: 38.5%

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
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LARGE	30	18
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LEGEND

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- CHAIN LINK FENCE
- DECIDUOUS STREET TREE
 - LARGE (<15m AT MATURITY)
- DECIDUOUS STREET TREE
 - *FINAL LOCATION TO BE COORDINATED WITH SITE PLAN APPLICATION
- PARK TREES
 - *FINAL LOCATION TO BE CONFIRMED THROUGH PARK DESIGN
- DRIVEWAY
- ASPHALT PAVING
- CONCRETE SIDEWALK (BY OTHERS, REFER TO GRID)
- MB
- SMALL STREET TREE (<7m)
- CONIFEROUS TREE
- APPROVED STREET TREES
- PARK BLOCK TREES (NOT IN CONTRACT)
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- GRASSES/PERENNIALS

-		
-		
-		
3	Issued for Preliminary Landscape Submission	Jun 30/26
2	Issued for Preliminary Landscape Submission	Jun.17/26
1	Issued for Preliminary Landscape Submission	Jun.5/26
No.	Description	Date
Revision		
City Approval Stamp		

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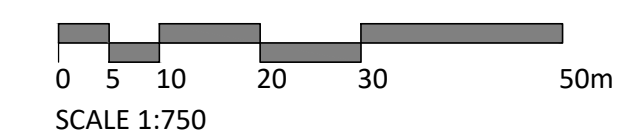
4795 Bank St

Title

PRELIMINARY STREETSCAPE

Date	JUNE, 2026	Sheet
Scale	1:750	
Drawn	AG	
Checked	PG	
Job No.	26-047	

L1.2



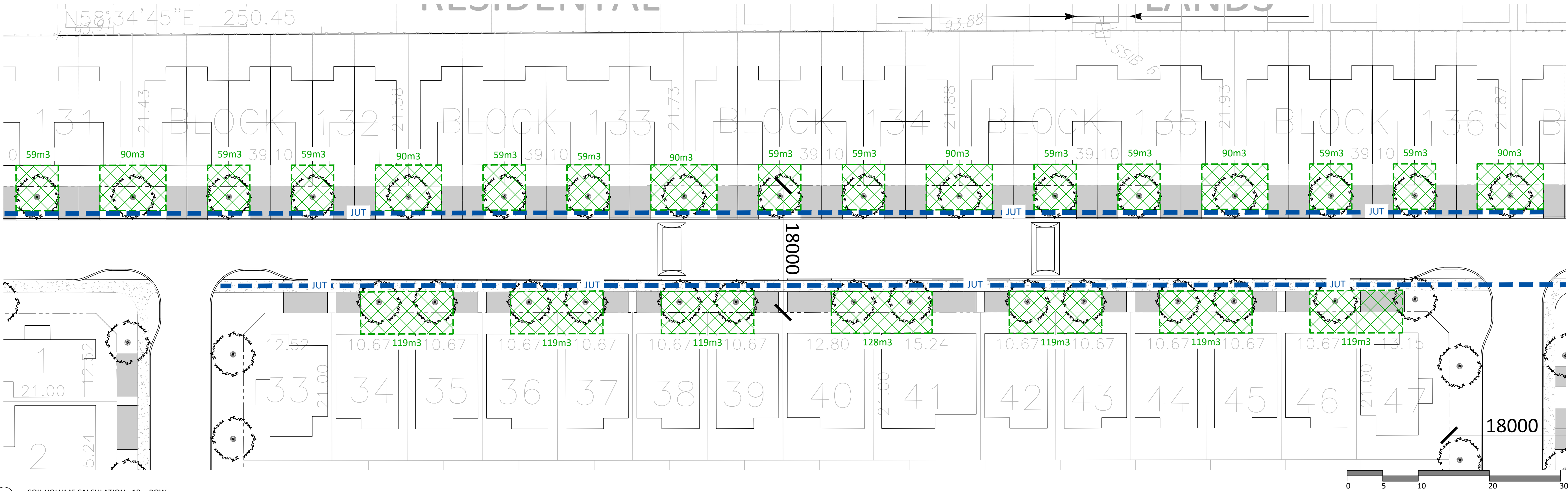
Date	JUNE, 2026	Sheet
Scale	1:750	L1.3
Drawn	AG	
Checked	PG	
Job No.	26-047	

L1.3

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

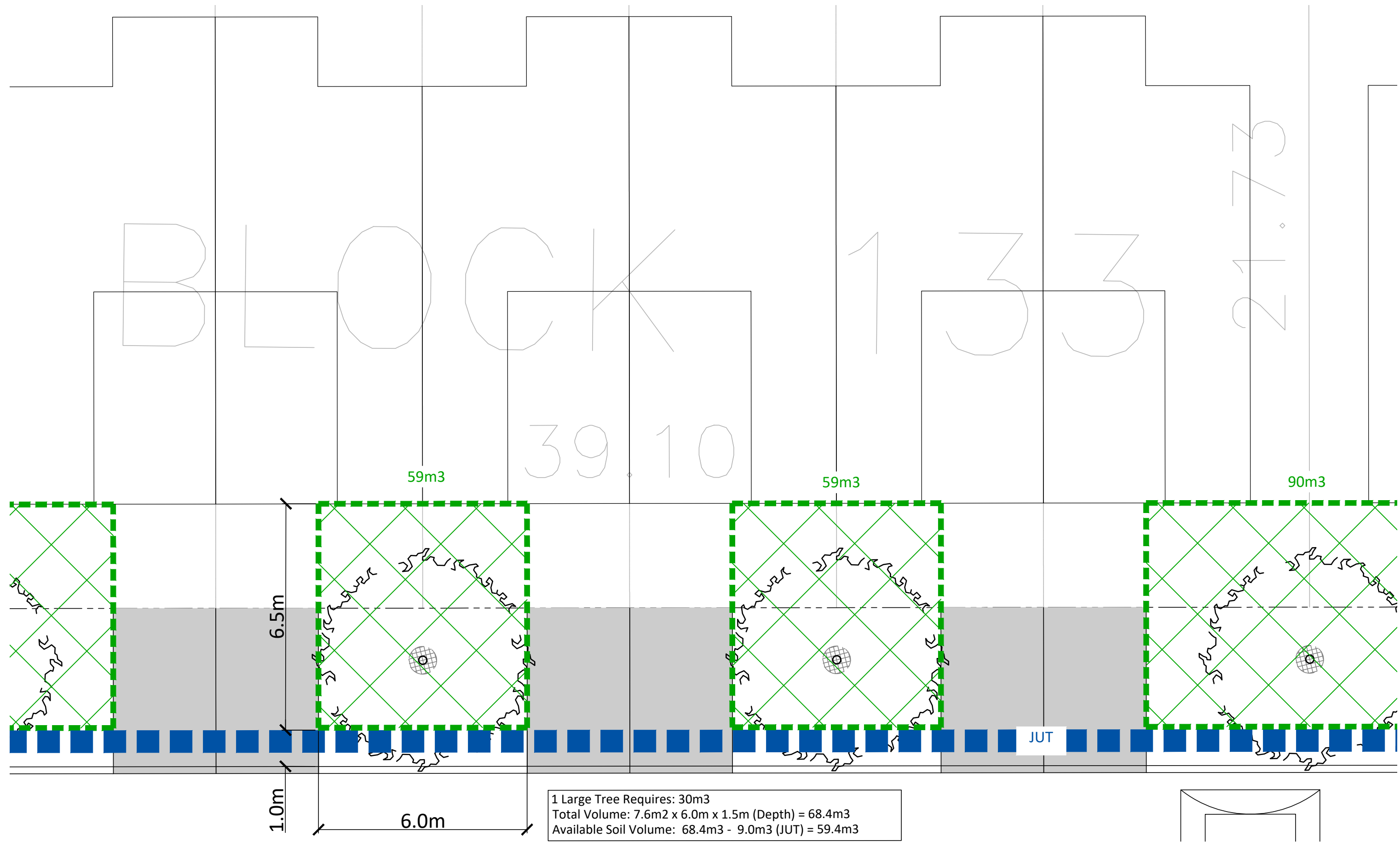
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Key Plan



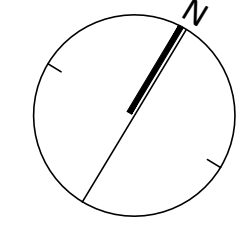
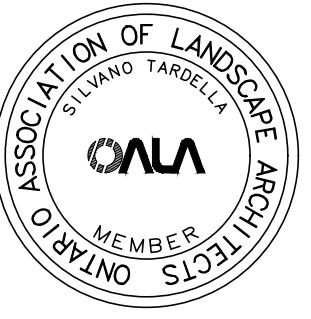
1 SOIL VOLUME CALCULATION - 18m ROW

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



2 SOIL VOLUME CALCULATION - BLOCK 133

No.	Description	Date
3	Issued for Preliminary Landscape Submission	Jun 30/26
2	Issued for Preliminary Landscape Submission	Jun 17/26
1	Issued for Preliminary Landscape Submission	Jun 5/26
Revision		
City Approval Stamp		



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LEITRIM
4795 Bank St

Title	
SOIL VOLUME CALCULATIONS	
Date	JUNE 2026
Scale	AS SHOWN
Drawn	AG
Checked	PG
Job No.	26-047
Sheet	L3.1