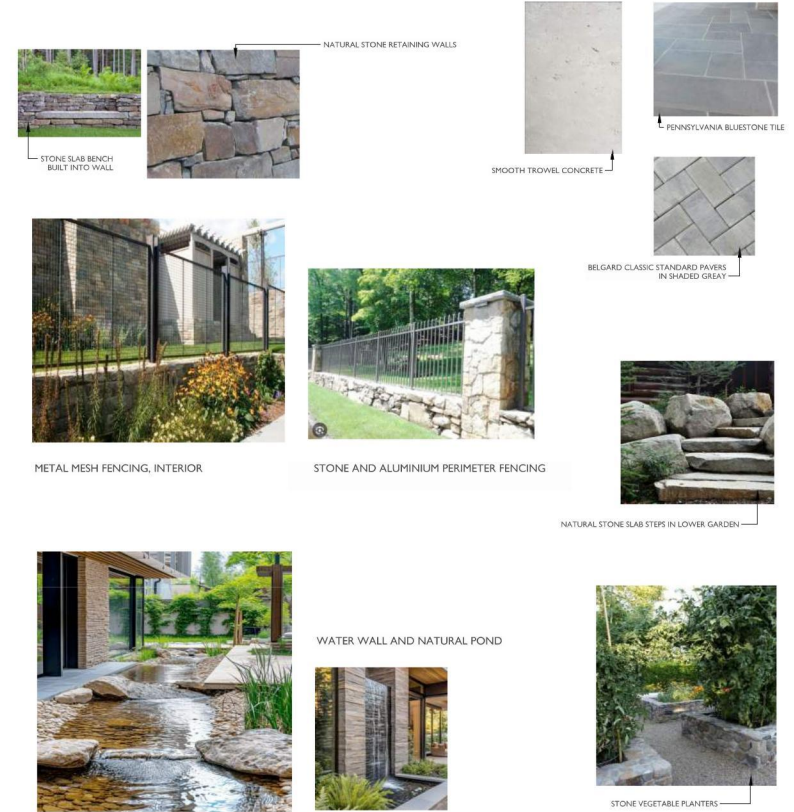


445 GRAFTON STREET-PROPOSED LANDSCAPE PLANS

OVERALL CONCEPT SCALE 1:120



REFERENCE PHOTOS

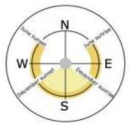


PROJECT TITLE
PROPOSED LANDSCAPE PLAN
TYSON AND MEGAN GREEN
445 GRAFTON STREET, ESQUIMALT BC

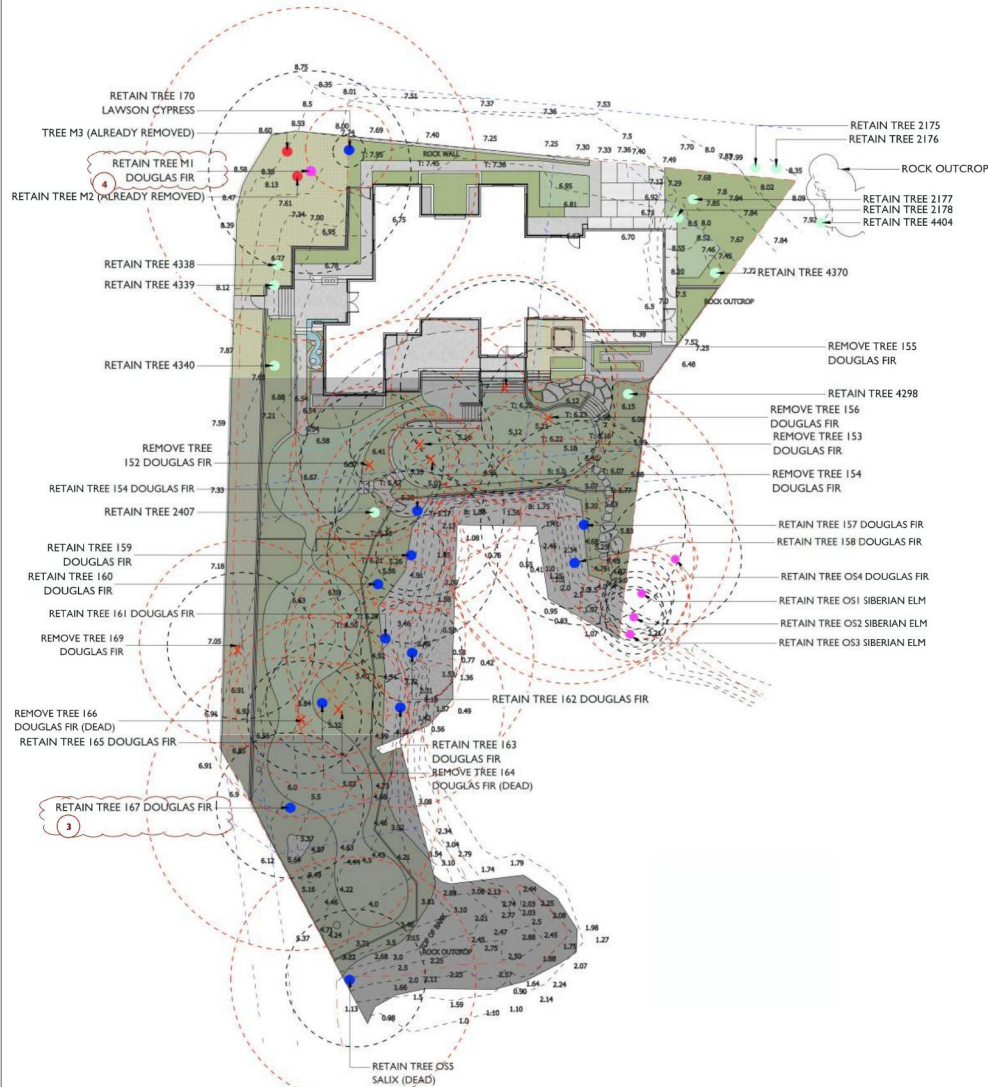
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PROPOSED LANDSCAPE CONCEPT, PAGE ONE OF NINE

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Revised MAY 6, 2026

SCALE
AS SHOWN



TREE RETENTIONS AND REMOVALS
SCALE 1:200



TREE LEGEND:

- X BYLAW TREES TO BE REMOVED (8) (+3 DEAD)
- EXISTING BYLAW TREE TO RETAIN (11)
- EXISTING OFF SITE TREE BYLAW TO RETAIN (5)
- EXISTING TO RETAIN (11)
- SURVEYED TREE—REMOVED (2)
- PROPOSED NEW TREE (15)



== PROJECT TITLE ==
PROPOSED TREE PLAN
TYSON AND MEGAN GREEN
445 GRAFTON STREET, ESQUIMALT BC

== PAGE TITLE ==
TREE RETENTIONS AND REMOVALS PLAN,
PAGE TWO OF NINE

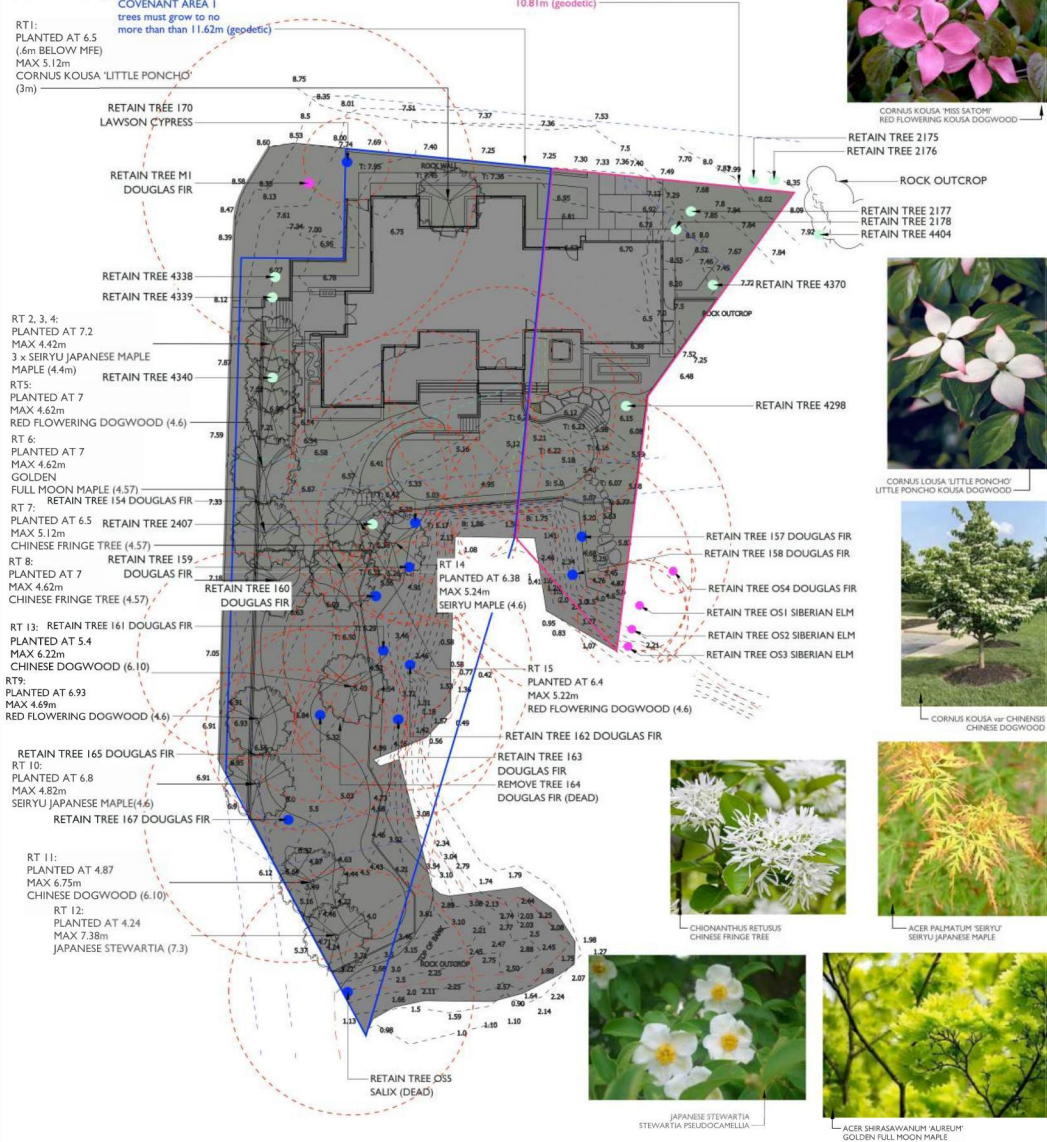
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DECEMBER 17, 2025
Revised MARCH 18, 2026
Revised MAY 6, 2026

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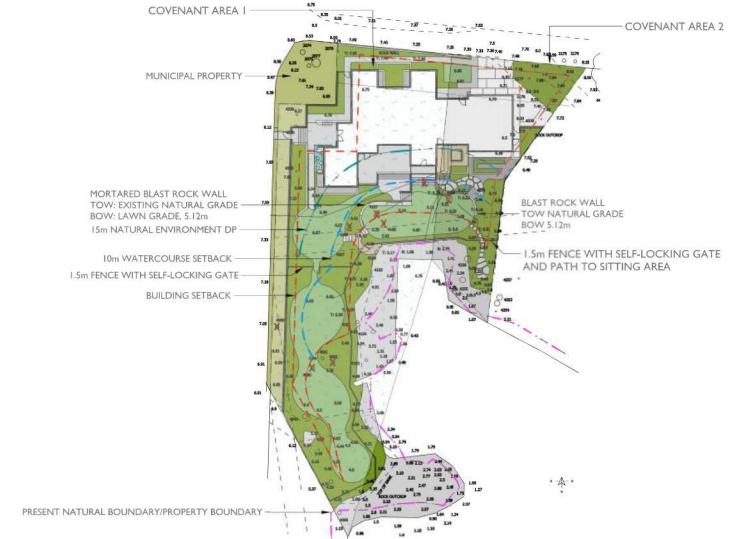


445 GRAFTON STREET-TREE RETENTION AND REPLACEMENT PLAN

TREE RETENTION AND REPLACEMENT PLAN SCALE 1:200



COVENANTS, SETBACKS, AND PROPERTY LINES SCALE 1: 360



TREE LEGEND:

- EXISTING BYLAW TREE TO RETAIN (11)
- EXISTING OFF SITE TREE BYLAW TO RETAIN (5)
- EXISTING TO RETAIN (11)
- TREE PRZ
- PROPOSED NEW TREE (15)



PROJECT TITLE
PROPOSED TREE PLAN
TYSON AND MEGAN GREEN
445 GRAFTON STREET, ESQUIMALT BC

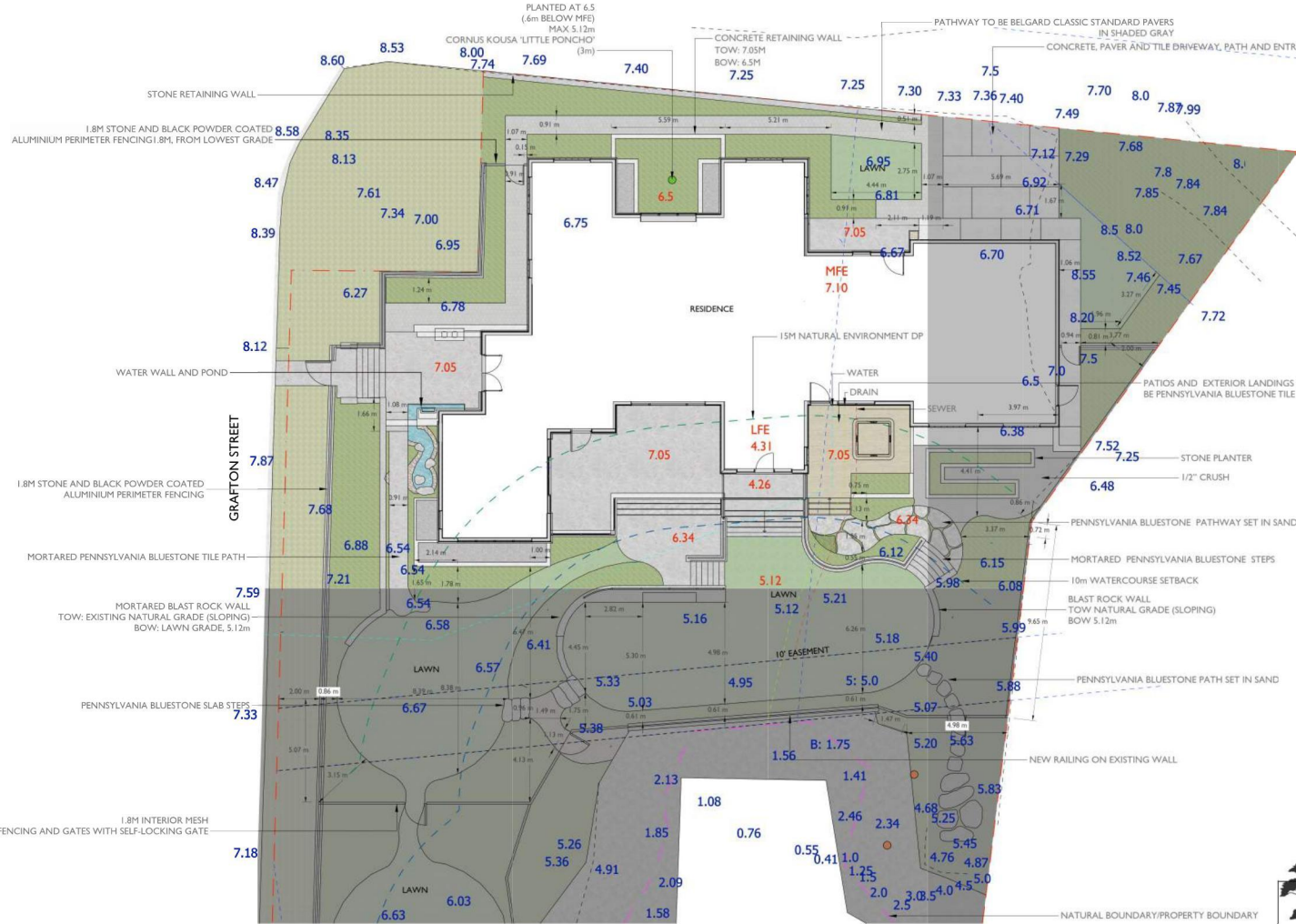
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PROPOSED TREE REPLACEMENT PLAN, PAGE THREE OF NINE

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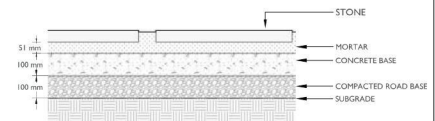
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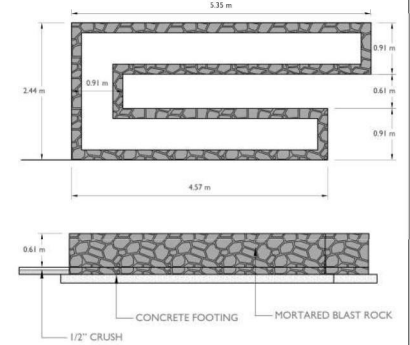
445 GRAFTON STREET-FRONT SITE PLAN



MORTARED STONE PATIO AND PATHWAY DETAILS



MORTARED STONE PLANTER DETAILS



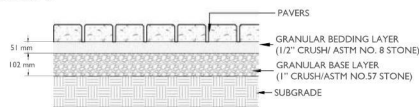
ELEVATIONS:

RED -INDICATES PROPOSED GRADES
BLUE-INDICATES EXISTING GRADES

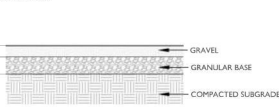
LEGEND:

--- 10m WATERCOURSE SETBACK
--- 15M NATURAL ENVIRONMENT DP
--- NATURAL BOUNDARY
--- PROPERTY LINE

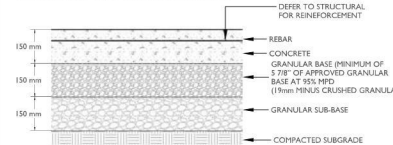
PAVER DETAILS



GRAVEL DETAILS



DRIVEWAY CONCRETE DETAILS

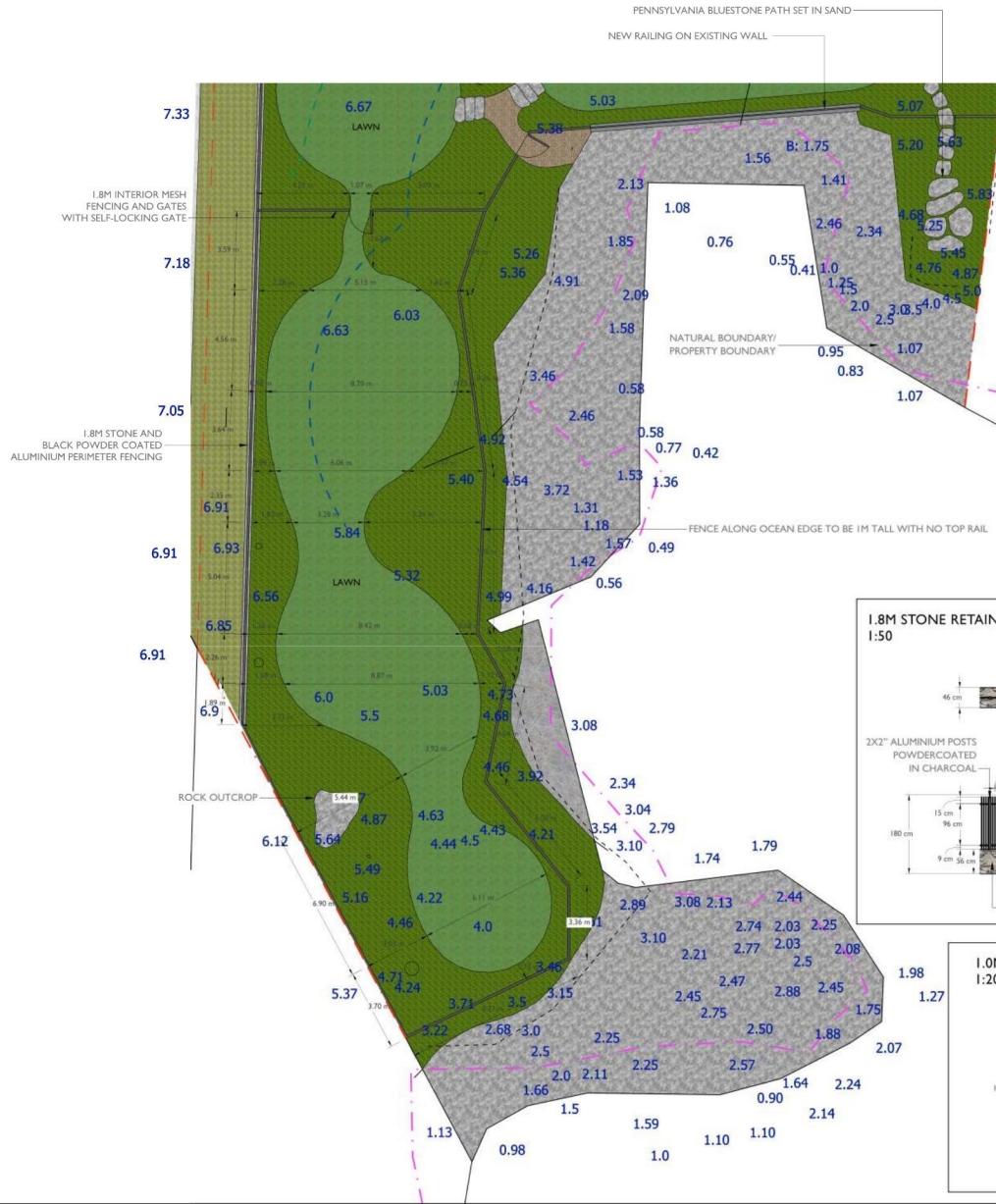


PROJECT TITLE
PROPOSED LANDSCAPE PLAN
TYSON AND MEGAN GREEN
445 GRAFTON STREET, ESQUIMALT BC

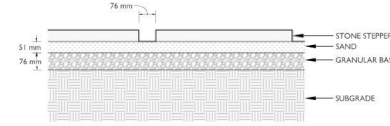
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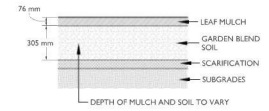
445 GRAFTON STREET-OCEAN SIDE SITE PLAN



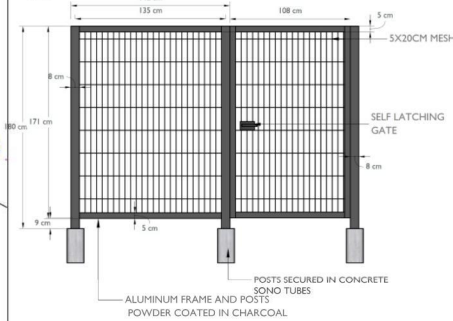
STONE PATHWAY DETAIL



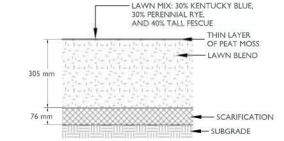
PLANTING BED DETAILS



1.8m METAL MESH FENCE AND GATE DETAILS 1:20



SEED DETAILS



ELEVATIONS:

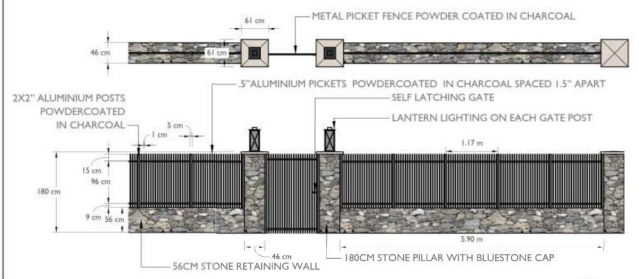
RED -INDICATES PROPOSED GRADES

BLUE-INDICATES EXISTING GRADES

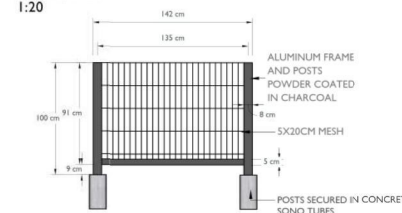
LEGEND:

- 10m WATERCOURSE SETBACK
- 15M NATURAL ENVIRONMENT DP
- NATURAL BOUNDARY/PROPERTY LINE
- PROPERTY LINE

1.8M STONE RETAINING WALL AND FENCE DETAIL 1:50



1.0M MESH FENCE DETAILS 1:20



PROJECT TITLE
PROPOSED LANDSCAPE PLAN
TYSON AND MEGAN GREEN
445 GRAFTON STREET, ESQUIMALT BC

PAGE TITLE
OCEAN SIDE SITE PLAN, PAGE FIVE OF NINE

DATE
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SCALE
1:100



445 GRAFTON STREET-FRONT PLANTING PLAN



ON-SITE PLANT SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
AP	4	6cm	ACER PALMATUM 'SEIRYU'	LACELEAF JAPANESE MAPLE
ASA	1	6cm	ACER SHIRASAWANUM 'AUREUM'	GOLDEN FULL MOON MAPLE
CK	1	6cm	CORNUS KOUSA 'LITTLE PONCHO'	LITTLE PONCHO KOUSA DOGWOOD
CO	2	6cm	CORNUS KOUSA 'MISS SATOMI'	MISS SATOMI KOUSA DOGWOOD
SHRUBS				
CS	4	#5	CAMELLIA SASANQUA 'APPLE BLOSSOM'	APPLE BLOSSOM CAMELLIA
CW	6	#5	CAMELLIA X WILLIAMSII 'TAYLOR'S PERFECTION'	TAYLOR'S PERFECTION CAMELLIA
CT	3	#5	CHOISYA TERNATA	MOCK ORANGE
ER	10	#1	ERICA X DARLEYENSIS 'MEDITERRANEAN PINK'	MEDITERRANEAN PINK HEATHER
ED	17	#1	ERICA X DARLEYENSIS 'MEDITERRANEAN WHITE'	MEDITERRANEAN WHITE HEATHER
FJ	2	#7	FATSIA JAPONICA	JAPANESE FATSIA
GJ	3	#3	GARDENIA JASMINOIDES 'FROSTPROOF'	FROST PROOF GARDENIA
HB	3	#3	HEBE BUXTIFOLIA 'PATTY'S PURPLE'	PATTY'S PURPLE HEBE
HD	3	#5	HOLODISCUS DISCOLOR	OCEANSPRAY
HA	7	#5	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA
HP	4	#5	HYDRANGEA PANICULATA 'BABY LACE'	BABY LACE PANICLE HYDRANGEA
LA	12	#1	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER
PL	38	4"	PRUNUS LUSITANICA 'LOLITA'	LOLITA PORTUGUESE LAUREL
PC	21	#2	PROSTANTHERA CUNEATA	ALPINE MINT BUSH
RB	6	#5	RHODODENDRON 'BROCADE'	BROCADE RHODODENDRON
RC	3	#5	RHODODENDRON 'CHIONOIDES'	CHIONOIDES RHODODENDRON
RCC	3	#5	RHODODENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHODODENDRON
RI	8	#1	RHODODENDRON 'IMPEDITUM'	DWARF PURPLE RHODODENDRON
RLC	3	#5	RHODODENDRON 'LADY CLEMENTINE MITFORD'	LADY CLEMENTINE MITFORD RHODODENDRON
RR	3	#2	RHODODENDRON 'RAMAPO'	RAMAPO RHODODENDRON
RS	3	#5	RIBES SANGUINEUM	FLOWERING RED CURRANT
RG	6	#5	ROSA GYMNOCARPA	BALDIP ROSE
RRS	4	#3	ROSA RUGOSA 'SNOW PAVEMENT'	SNOW PAVEMENT RUGOSA ROSE
RO	3	#3	ROSMARINUS OFFICINALIS 'ARP'	ARP ROSMARY
SR	10	#5	SARCOCOCCA RUSCIFOLIA	SWEET BOX
SJ	8	#3	SKIMMIA JAPONICA 'FRAGRANT CLOUD'	FRAGRANT CLOUD SKIMMIA
SV	3	#5	SYRINGA VULGARIS 'LUDWIG SPRETH'	LUDWIG SPRETH LILAC
SA	6	#2	SYMPHORICARPOS ALBUS	SNOWBERRY
PERENNIALS, BULBS, AND GRASSES				
AA	7	#1	ASTILBE X ARENDsii 'CHOCOLATE SHOGUN'	CHOCOLATE SHOGUN ASTILBE
CI	5	#1	CAREX INOPS SSP INOPS	LONG-STOLONED SEDGE
CL	6	#1	CAREX LEPTOPODA	SLENDER-FOOT SEDGE
CM	17	#1	CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE
EO	41	4"	ERYTHRONIUM OREGANUM	FAWN LILYS
HM	37	#1	HAKONECHLOA MACRA	JAPANESE FOREST GRASS
HEA	11	#1	HELLEBORUS ARGUTIFOLIUS	CORSICAN HELLEBORE
HH	16	#1	HELLEBORUS X HYBRIDUS 'PINK SPOTTED LADY'	PINK SPOTTED LADY HELLEBORE
HHW	13	#1	HELLEBORUS X HYBRIDUS 'WHITE LADY'	WHITE LADY HELLEBORE
HHP	10	#1	HEUCHERA 'FOREVER PURPLE'	FOREVER PURPLE CORAL BELLS
HLL	8	#1	HEUCHERA 'LEMON LOVE'	LEMON LOVE CORAL BELLS
HE	21	#1	HEUCHERA MICRANTHA	SMALL-FLOWERED ALUMROOT
NF	4	#1	NEPETA X FRASERENSI 'JUNIOR WALKER'	JUNIOR WALKER CATMINT
OJ	50	#1	OPHIOPOGON JAPONICUS	MONDO GRASS
RP	12	#1	RODGERSIA PINNATA 'CHOCOLATE WINGS'	CHOCOLATE WINGS RODGERIA
GROUNDCOVERS				
AU	210	4"	ARCTOSTAPHYLOS UVA-URSI	KINKINNICK
EY	40	4"	EPHEMEDIUM X YOUNGIANUM 'NIVEUM'	NIVEUM BARRENWORT
GS	145	#1	GAULTHERIA SHALLON	SALAL
PT	22	4"	PACHYSANDRA TERMINALIS	JAPANESE SPURGE
SS	100	4"	SAGINA SUBULATA	IRISH MOSS

LEGEND:



Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE
PROPOSED LANDSCAPE PLAN
TYSON AND MEGAN GREEN
445 GRAFTON STREET, ESQUIMALT BC

PAGE TITLE
FRONT PLANTING PLAN, PAGE SIX OF NINE
DATE
DECEMBER 17, 2025
Revised MARCH 18, 2026
Revised MAY 6, 2026
SCALE
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445 GRAFTON STREET-OCEAN SIDE PLANTING PLAN



ON-SITE PLANT SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
AP	3	6cm	ACER PALMATUM 'SEIRYU'	LACELEAF JAPANESE MAPLE
CR	2	6cm	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
CKC	2	6cm	CORNUS KOUSA VAR. CHINENSIS	CHINESE DOGWOOD
CO	1	6cm	CORNUS KOUSA 'MISS SATOMI'	MISS SATOMI KOUSA DOGWOOD
SJ	1	6cm	STEWARTIA JAPONICA	JAPANESE STEWARTIA
SHRUBS				
HD	4	#5	HOLODISCUS DISCOLOR	OCEANSPRAY
LA	26	#1	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER
RS	4	#5	RIBES SANGUINEUM	FLOWERING RED CURRANT
PERENNIALS, BULBS, AND GRASSES				
AM	31	#1	ACHILLEA MILLEFOLIUM	YARROW
AC	3	4"	ALLIUM CERNUUM	NODDING ONION
AN	19	#1	ANAPHALIS MARGARITACEA	PEARLY EVERLASTING
AR	54	#1	ARMERIA MARITIMA	SEA THRIFT
AS	18	#1	ARTEMISIA SUKSDORFII	COASTAL MUGWORT
DA	31	#1	DANTHONIA CALIFORNICA	CALIFORNIA OATGRASS
DC	82	#1	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
FO	39	#1	FESTUCA OCCIDENTALIS	WESTERN OCCIDENTALIS
FR	63	#1	FESTUCA ROMERI	ROMER'S FESCUE
KM	8	#1	KOLERIA MACRANTHA	JUNE GRASS
LP	18	#1	LUPINUS POLYPHYLLUS	LARGE LEAF LUPIN
SY	20	#1	SYMPHYOTRICHUM CHILENSE	CALIFORNIA ASTER
GROUNDCOVERS				
AU	160	4"	ARCTOSTAPHYLOS UVA-URSII	KINNIKINNICK
GS	22	#1	GAULTHERIA SHALLON	SALAL

LEGEND:

- EXISTING TREE
- PROPERTY LINE

Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE ::
PROPOSED LANDSCAPE PLAN
TYSON AND MEGAN GREEN
445 GRAFTON STREET, ESQUIMALT BC

PAGE TITLE ::
OCEAN SIDE PLANTING PLAN, PAGE SEVEN OF NINE

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SCALE ::
1:100



445 GRAFTON STREET-PLANT IMAGES

TREES



SHRUBS



SHRUBS



SHRUBS



PERENNIALS, BULBS, AND GRASSES



PERENNIALS, BULBS, AND GRASSES



GROUNDCOVERS



PROJECT TITLE

PROPOSED TREE PLAN
TYSON AND MEGAN GREEN
445 GRAFTON STREET, ESQUIMALT BC

PAGE TITLE

PROPOSED TREE REPLACEMENT PLAN, PAGE EIGHT OF NINE

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445 GRAFTON STREET-LANDSCAPE NOTES

OVERALL NOTES

1. Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
2. Any plant substitutions shall be made in consultation with the landscape architect.
3. The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.
4. All topsoil and plants shall conform to BCNTA / BCSLA specifications.
5. BCLNA/BCSLA standard (2020) is the guiding resource for all notes on this page

MATERIALS

CAST-IN-PLACE CONCRETE

1. Cast-in-place concrete may have a finish of trowel finish, broom finish, exposed aggregate, or parging. To be finished as specified on landscape plans.
2. Concrete should be reinforced with rebar.

STOCKPILES

1. Site materials should be stockpiled separately from the growing medium to avoid contaminating the growing medium.
2. Ideally, the growing medium is delivered on the day of installation.
3. Soils, fill, sand, gravel, or any construction materials should not be stockpiled within the critical protection zones.
4. Soil or subsoil should not be stockpiled in low areas to avoid erosion or water pooling.

TOPSOIL

1. On-site topsoil should be used if it meets the standards for a growing medium.
2. Topsoil should have a pH range of pH 5.5-7.5 and contain not less than 2 % Organic Matter [OM] by weight and a salt conductivity of less than 2.5 dS/m.
3. Both imported and on-site topsoil should be tested and amended before landscape work commences on-site by the contractor or soil supplier. Modification costs should be included in the overall budget.

MULCH

1. All planted beds shall be covered with a 55 mm layer of high organic low-wood content mulch.
2. Mulch should be a minimum of 10cm (4in.) from the crown of any plant. It is never to be mounded up around the stem of the plant.
3. Mulch depths should be at most 10cm (4in.) around larger plants and 5cm (2in.) for smaller plants such as groundcovers.
4. Trees installed in lawns should have a mulch ring of 1m diameter that will be maintained for a minimum of 8 years.
5. Mulch is to be of a type suitable for the material planted.

PLANTING.

1. All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1m into the ground.
2. Plants determined to be dead or dying at the end of one year from the installation date shall be replaced by the Contractor at the Contractor's expense.
3. Growing media settlement should be corrected prior to mulching.
4. Immediately after planting, trees shall be stabilized, ensuring that the tree's crown has free movement, but wind, snow loading, or human force will not disturb the buttress root system or cause the rootball to shift in the ground.
5. Trees may not need stabilization if the subsoil and growing medium are stable and can hold the rootball in place, and the rootball is solid and contained and shaped where it can resist shifting.
6. Planting debris and materials shall be removed promptly from the site.
7. Plants must be watered immediately after planting to the depth of their root systems.
8. The contractor is responsible for scheduling the delivery of plants to the site in conformance with the contract documents.
9. Plants should spend a minimal amount of time in the storage on site.

SEED

1. All grass areas shall be seed.
2. The finished grade should be smooth, firm against footprints, loose textured, and free of all stones, roots, and branches.
3. Areas with heavy compaction should have their surfaces loosened employing thorough scarification, discing, or harrowing to a minimum of 150mm (6in.) depth.
4. Slope soil away from house and level soil by dragging a 2x6" board over area, rake the soil even, then roll over the soil three times in opposite directions until soil is firm.
5. Add a light dressing of peat moss, just as a measure to retain moisture.
6. A mix of 3 grass species is better than one species. The following grasses are known for their hardness and have been tested for turf quality and resistance to many diseases and insects. A good basic mix would be 30% Kentucky blue, 30% perennial rye and 40% tall fescue. These do well in cool-season climates such as ours.
7. Seed should be applied at a rate of one pound per 200 square feet and spread in opposite directions.
8. After application seed should be lightly and gently raked.
9. After seeding the newly seeded area must be watered evenly, and kept moist until lawn is established.

IRRIGATION

1. All planting beds shall be irrigated with an automatic underground system with automatic rain shut-off.
2. Irrigation sleeving is to be 150mm in diameter. Schedule 40 or SDR 28.
3. Must be installed 12" below finished grade for all lateral lines and 18" below finished grade for irrigation main lines.
4. All irrigation materials and installation methods shall conform to IAABC standards.
5. Irrigation within municipal rights of way shall conform to the Town of Esquimalt requirements.
6. Backflow preventer requirements for irrigation lines shall conform to Esquimalt municipality requirements.
7. The Irrigation Contractor shall test the irrigation system and ensure that it is fully operational prior to acceptance by the owner.

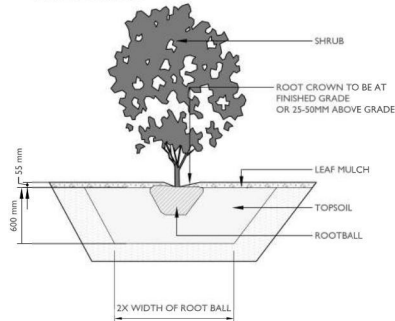
WATERING

1. Plants shall be monitored for moisture at delivery and watered as necessary until planting with on-site irrigation during storage.
2. Plants and soil moisture should be monitored during the first and second growing seasons for a sufficient irrigation schedule and to ensure that the plants are healthy with the irrigation setup. If the plants are wilting or showing stress due to water, there shall be an increase in watering frequency.
3. Watering should reach the depth of the root zone.
4. Irrigation schedules may be skipped if rainfall has penetrated the full depth of the root zone.
5. Soil moisture should be maintained at 50 to 100 percent field capacity.

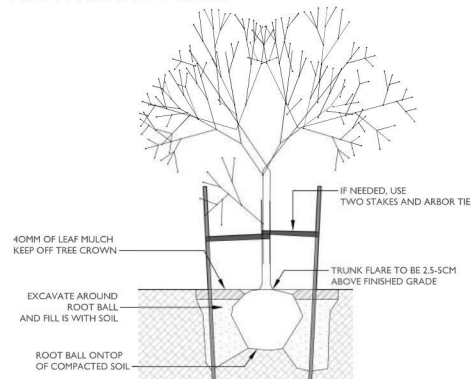
LANDSCAPE LIGHTING

1. Landscape lighting must adhere to the Canadian Electrical Code, British Columbia electrical and building codes, and Municipal by-laws regarding electrical, lighting, and light pollution.

PLANTING DETAILS



TREE PLANTING DETAILS



1.8M STONE RETAINING WALL AND FENCE DETAIL 1:30



PROJECT TITLE

PROPOSED TREE PLAN
TYSON AND MEGAN GREEN
445 GRAFTON STREET, ESQUIMALT BC

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PROPOSED TREE REPLACEMENT PLAN, PAGE NINE OF NINE

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