

Proposed variance to landscape buffer

ATTACHMENT F LANDSCAPE PLAN AND DETAILS

NEWCASTLE OFFICE BUILDING - - - - - LANDSCAPE CONCEPT - - - - - 1880 DUFFERIN CRESCENT, NANAIMO, BC

DESIGN RATIONALE

The proposed office building for Newcastle Engineering is located to the north of the roundabout where Dufferin Crescent intersects Boxwood Road.

The landscape area is small given the footprint of the building and the required parking. The majority of the green space consists of the existing bioswale. This bioswale had become overgrown with invasives and now has been cleared of all plants except the mugo pine.

The proposed planting palette in the bioswale was selected from among those plants that are doing well in the existing bioswales, either from the original planting scheme or subsequent additions. There is a mix of evergreen and deciduous shrubs, chosen for foliage, flowers and habitat value and relative ease of maintenance. Small trees with light and airy foliage have been added to the edges of the bioswale. These will provide a sense of scale and some screening at lower levels, without obscuring the architecture or site lines around the roundabout.

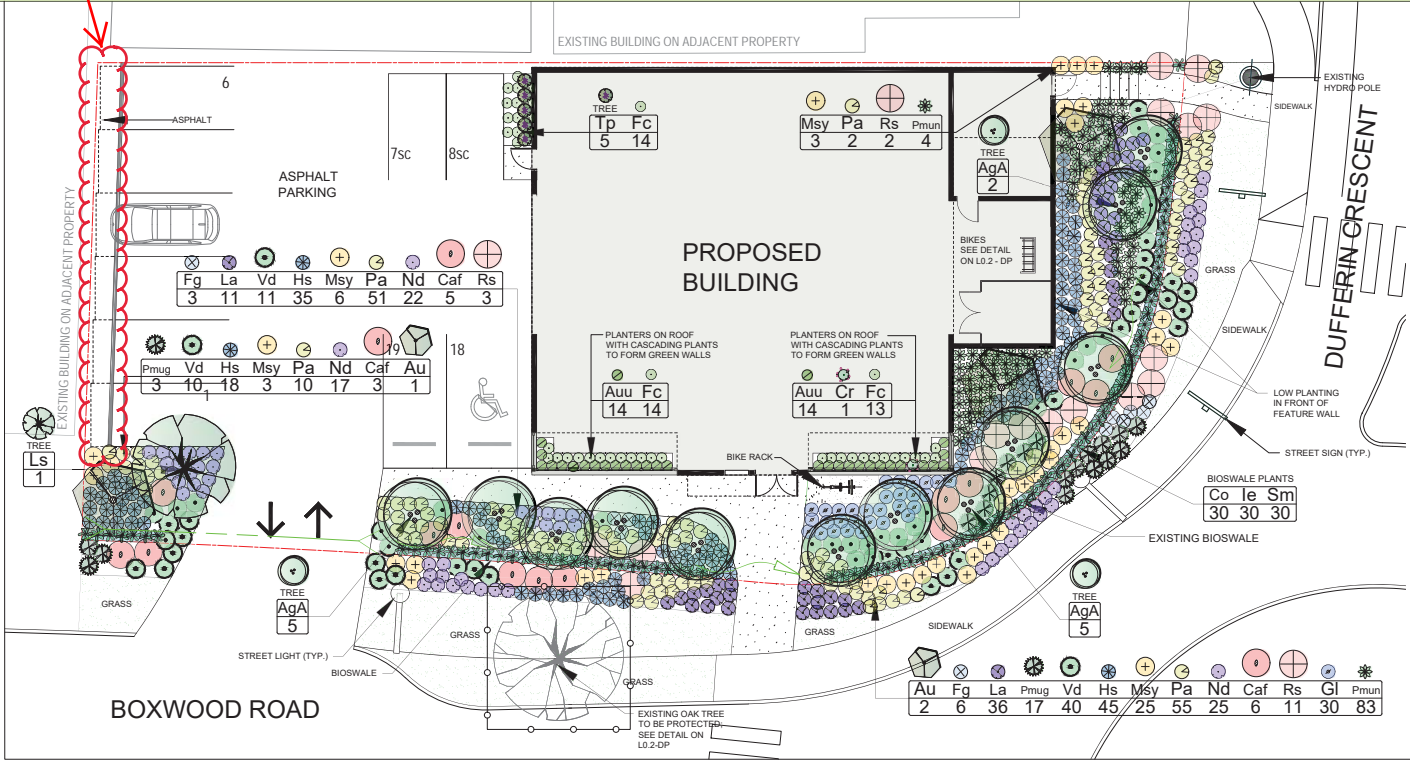
The south east wall of the building depicts a wave form. The landscape in this area has been kept low to enable people to see the wall from the street, with the patterns and colours of the ornamental grasses and perennials designed to complement this sculpture.

Cascading plants will fall from planters on the roof above to form green walls to soften the parking under the building.

PLANT PALETTE

NOTE: ALL PLANTS TO BE WATERED BY AN INGROUND IRRIGATION SYSTEM

Key	Qty	Botanical Name	Common Name	Pot/Size	Remarks/spacing
Ls	1	<i>Liquidambar styraciflua</i>	Sweetgum	8.0m tall	
Small Trees					
AgA	12	<i>Amelanchier alnifolia</i> Autumn Brilliance	Servietree	10 gal	
Trees for bedding					
Tp	1	<i>Thuja occidentalis</i>	Western Red Cedar	10 gal	
Evergreen Shrubs					
Av	2	<i>Arctostaphylos uva-ursi</i>	Strawberry Tree	10 gal	
Pmug	20	<i>Pinus mugo</i> Mugo Pine	Mugo Pine	1 gal	1m o.c.
Vd	10	<i>Viburnum acerifolium</i>	David's Viburnum	1 gal	1m o.c.
Deciduous Shrubs					
Caf	10	<i>Cornus allegra</i>	Red Flowering Currant	1 gal	1.2m o.c.
Rs	10	<i>Ribes sanguineum</i>	Red Flowering Currant	1 gal	1.2m o.c.
Pa	10	<i>Panicum capillare</i>	Plumegrass	1 gal	1.2m o.c.
Ornamental Grasses					
Co	30	<i>Cortaderia selloana</i>	Pampas Grass	1 gal	3m o.c.
le	30	<i>Liatris scariosa</i>	Blue Day Grass	1 gal	3m o.c.
Sm	30	<i>Sporobolus airoides</i> Little Blume	Meadow Grass	1 gal	3m o.c.
Pa	110	<i>Panicum oligosperum</i>	Plumegrass	1 gal	3m o.c.
Perennials Groundcovers Ferns/Vines					
Av	20	<i>Arctostaphylos uva-ursi</i>	Arctostaphylos	1 gal	45m o.c.
Cr	1	<i>Cornus canadensis</i>	Twigdog	1 gal	45m o.c.
La	4	<i>Laubmoenchia pauciflora</i>	Beach Strawberry	1 gal	45m o.c.
Pa	20	<i>Panicum trichoides</i>	Butterfly Plant	1 gal	45m o.c.
Sm	20	<i>Sporobolus airoides</i> Little Blume	Butterfly Plant	1 gal	45m o.c.
Pmug	20	<i>Pinus mugo</i> Mugo Pine	Butterfly Plant	1 gal	45m o.c.
Bioreactive Plants					
Cr	20	<i>Cornus canadensis</i>	Slough Sedge	20 gal	4m o.c.
Pa	10	<i>Panicum oligosperum</i>	Slough Sedge	1 gal	4m o.c.
Vd	10	<i>Viburnum acerifolium</i>	Slough Sedge	1 gal	4m o.c.



PLANTING PLAN

Scale: 1:100

NOTES:
ALL GRADES APPROXIMATE:
TO BE CO-ORDINATED WITH
CIVIL.

See L0.2 / DP for Details



REVISIONS:

- Issued for DP Review - 2022Sep01
- Issued for DP - 2022Sep02
- Re-issued for DP - 2022Sep13
- Comprehensive Letter - 2023Mar27
- Comprehensive Letter - 2023Aug29

CONSULTANT:



PROJECT:

NEWCASTLE
OFFICE
BUILDING

SITE LEGAL DESCRIPTION:

1880 Dufferin Crescent,
Nanaimo, BC

SHEET TITLE:

CONCEPTUAL
LANDSCAPE
DESIGN SCHEME

SCALE: AS NOTED DATE: AUG. 27, 2022
DRAWN: DR CHECKED: VJD

PROJECT NUMBER: 1880 DUFFERIN 2022
DRAWING NUMBER: L0.1/DP

MUN. DWG#:

DESIGN ELEMENTS

Trees



Serviceberry

Evergreen Shrubs



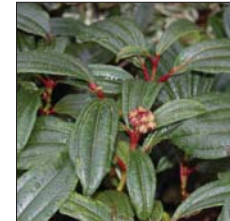
Strawberry Tree

Deciduous Shrubs



Red Flowering
Currant

Evergreen Groundcover



Viburnum

Flowering Perennials



Catmint

Bioswale



Green Walls



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DP1287
2023-AUG-30
Concept Planning


NEWCASTLE OFFICE BUILDING - - - - - LANDSCAPE CONCEPT - - - - - 1880 DUFFERIN CRESCENT, NANAIMO, BC



#1 GREEN SCREEN

To be:
Green Screen <https://greenscreen.com>, or
Tournesol <https://tournesol.com/products/product/vertigreen-3d-modular-trellis-panels>,
or equivalent

KOBLE 2 SPACE BIKE RACK
Model Number: KBR-47



DESIGNER NOTES
Cycling has become a popular form of transportation in recent years. The recreational cyclist, the business commuter and the able convert all have one thing in common, the need for a safe and secure place to park their bike. The Koble Bike rack is the perfect place to lock up one or two bikes.

The minimal but functional lines of this bike rack complement the urban streetscape when it's not being used. Perfect for a park stop or a sidewalk coffee hit, the Koble Bike rack is the ideal complement to the Koble Bench.

100% Canadian Made

Wishbone
site furnishings

PRODUCT SPECIFICATIONS

Durable Powder Coated Aluminum Frame

Standard Colours: Breton Slate, Victor Ridge R, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki, Flame Red, Parrot Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green

Surface Mount

CUSTOMIZED SOLUTIONS

Custom Powder Coating (Setup Charges May Apply)
In-ground Mounting
BST-1 Stainless Steel Bolt Down Kit

PRODUCT DIMENSIONS

Height	37 inches / 940mm
Depth	5 inches / 127mm
Width	9.5 inches / 241mm
Weight	13lbs / 5.9kg

RECYCLED CONTENT

8% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

Wishbone Ltd. proudly announces its 10 year history awarding from the date of its inception.

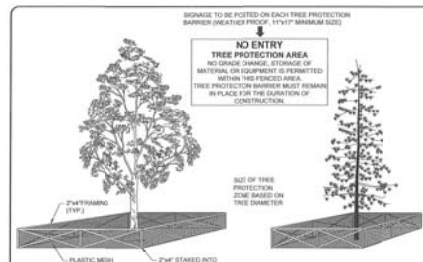
Visit us online at www.wishboneltd.com

Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 1Y5
1.866.626.0476 sales@wishboneltd.com

#2 BIKE RACK

SIGNAGE TO BE POSTED ON EACH TREE PROTECTION BARRIER (WEATHER PROOF, 11"x17" MINIMUM SIZE)

NO ENTRY
TREE PROTECTION AREA
NO GRADE CHANGE, STORAGE OF MATERIAL, OR EQUIPMENT IS PERMITTED WITHIN THE FENCED AREA.
TREE PROTECTION BARRIERS MUST REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.



TREE PROTECTION FENCING

PRIOR TO CONSTRUCTION TAKING PLACE ON THE SITE A PROTECTION FENCE (SEE SPECIFICATIONS BELOW) SHALL BE INSTALLED ON THE SITE ACCORDING TO THE LAYOUT ON THE DRAWING ALONG THE EXISTING GRADE. PRIOR TO THE INSTALLATION OF THIS FENCE, THE LAYOUT SHOULD BE REVIEWED BY THE CITY OF NANAIMO URBAN FORESTRY CO-ORDINATOR. THE PUBLIC BRANCH WILL RESTRICT ALL TRAFFIC ON THE IMPORTANCE OF FOLLOWING THESE TREE PROTECTION MEASURES ALL TRUCKS WILL BE REQUIRED TO SIGN OFF THEIR CONFORMANCE OF THIS PLAN.

- HEIGHT OF FENCE TO BE 1.2m (4').
- SPACING TO BE USED FOR VERTICAL POSTS, TOP AND BOTTOM RAILS AND CROSS BRACING (IF APPLICABLE) SHALL BE UN-TREATED VERTICAL POSTS TO BE NO SMALLER DIAMETER OF 2" DIA.
- SPACING BETWEEN VERTICAL POSTS TO BE NO FURTHER APART THAN 1.2m (4') ON CENTRE.
- STRUCTURE MUST BE STURDY WITH VERTICAL POSTS DRIVEN FIRMLY INTO THE GROUND.
- CONTINUOUS PLASTIC MESH SCREENING IS TO COVER ENDFENCING.
- INSTALL DUTCH PIN NAIL CONNECTIONS AND/OR TOP SECTION AND BOTTOM SECTION.
- LOCATION OF FENCE AS SHOWN ON PLAN.

MINIMUM PROTECTION REQUIRED AROUND TREE			
TRUNK DIAMETER (mm)	DISTANCE FROM TRUNK (m)	TRUNK DIAMETER (mm)	DISTANCE FROM TRUNK (m)
20	1.2	50	3.0
25	1.5	55	3.5
30	1.8	60	3.8
35	2.1	70	4.5
40	2.4	80	5.0
45	2.7	100	6.0

CITY OF NANAIMO

TREE PROTECTION FENCING

Preparation Details & Specifications
DATE: 11/28/2019

Drawn: VJD
Checked: VJD
Date: 2022
Scale: 1:100

#3 TREE PROTECTION DETAIL

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