

DESIGN NARRATIVE

LOWER TERRACE PLANTING:
The planted lower terrace reduces the height of the retaining wall, resulting in a more comfortable environment for pedestrians traveling on the adjacent sidewalk. The planting palette includes evergreen shrubs, ornamental grasses and flowering perennials to cascade over the lower wall.

SOUTH PATIO PLANTING:
The front patio planting frames the view of the building from the street, and creates a low, all season garden for residents in the ground floor units. The airy deciduous Japanese maples cast dappled shade over the patio areas. This creates a cooler microclimate in the hot summer months, while allowing sunlight to pass through in the winter. The low shrub and perennial borders maintain views between the street and building.

WEST FOUNDATION PLANTING:
A low, shade tolerant planting bed follows the west walkway. Evergreen species create all season foliage.

EAST RAIN GARDEN INFILTRATION PLANTER:
The east rain garden filters stormwater from the parking lot. Plant species are shade tolerant and can survive wet and dry conditions.

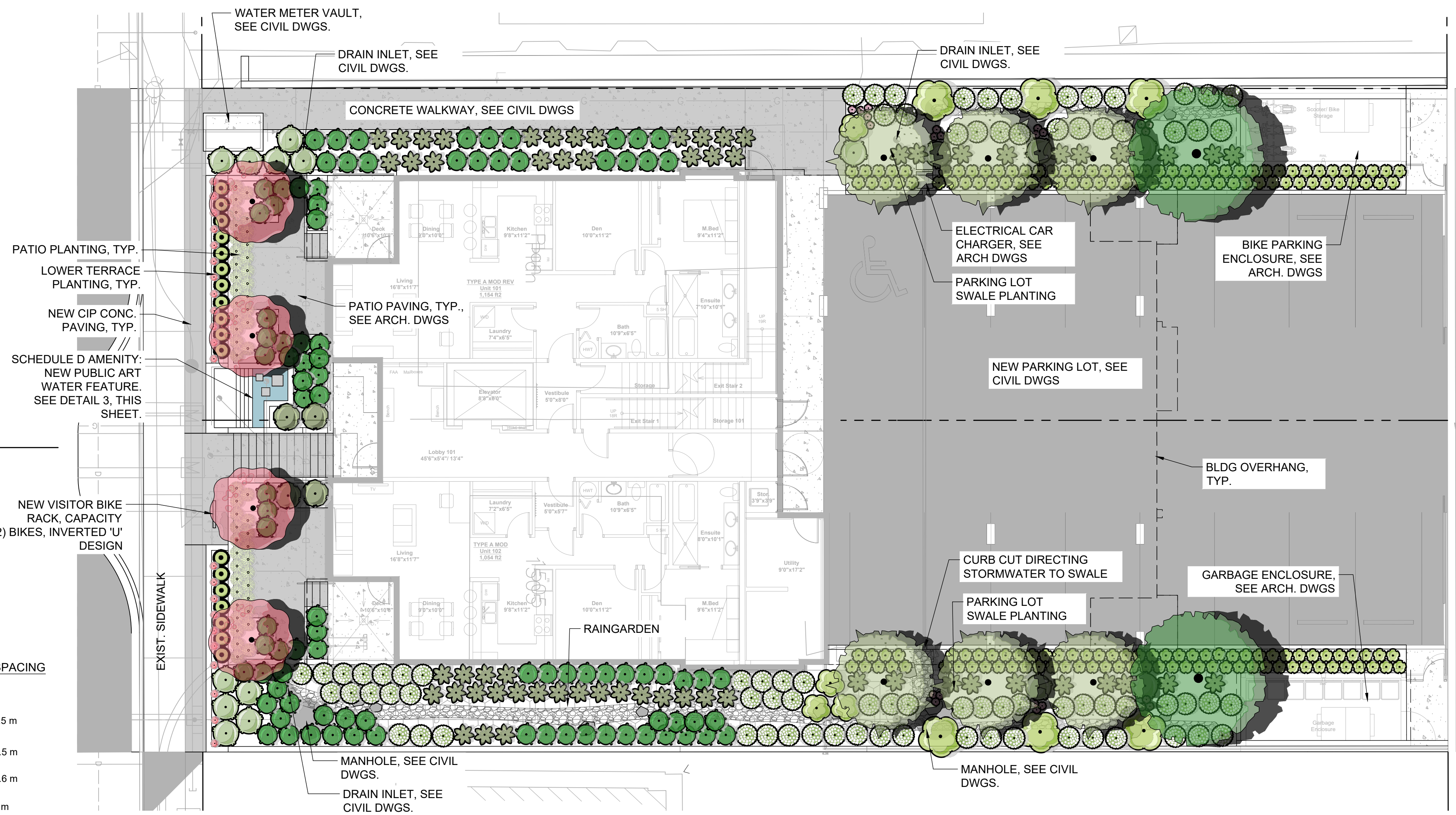
PARKING LOT INFILTRATION BEDS:
The parking lot planting beds create shade and all-season interest, while conveying stormwater runoff into the east rain garden. Evergreen species are balanced by deciduous shrubs with colourful branches or berries to provide interest in the winter. Columnar spruce trees frame the building and provide a wider canopy shade over the uncovered section of the parking lot.

GREEN ROOF PLANTING:
The extensive green roof consists of a sedum mat with perennial accent plantings to provide a visual amenity to building residents in the level 4 amenity area. The plant material will reduce the local urban heat island effect and provide habitat for pollinator insects and birds.

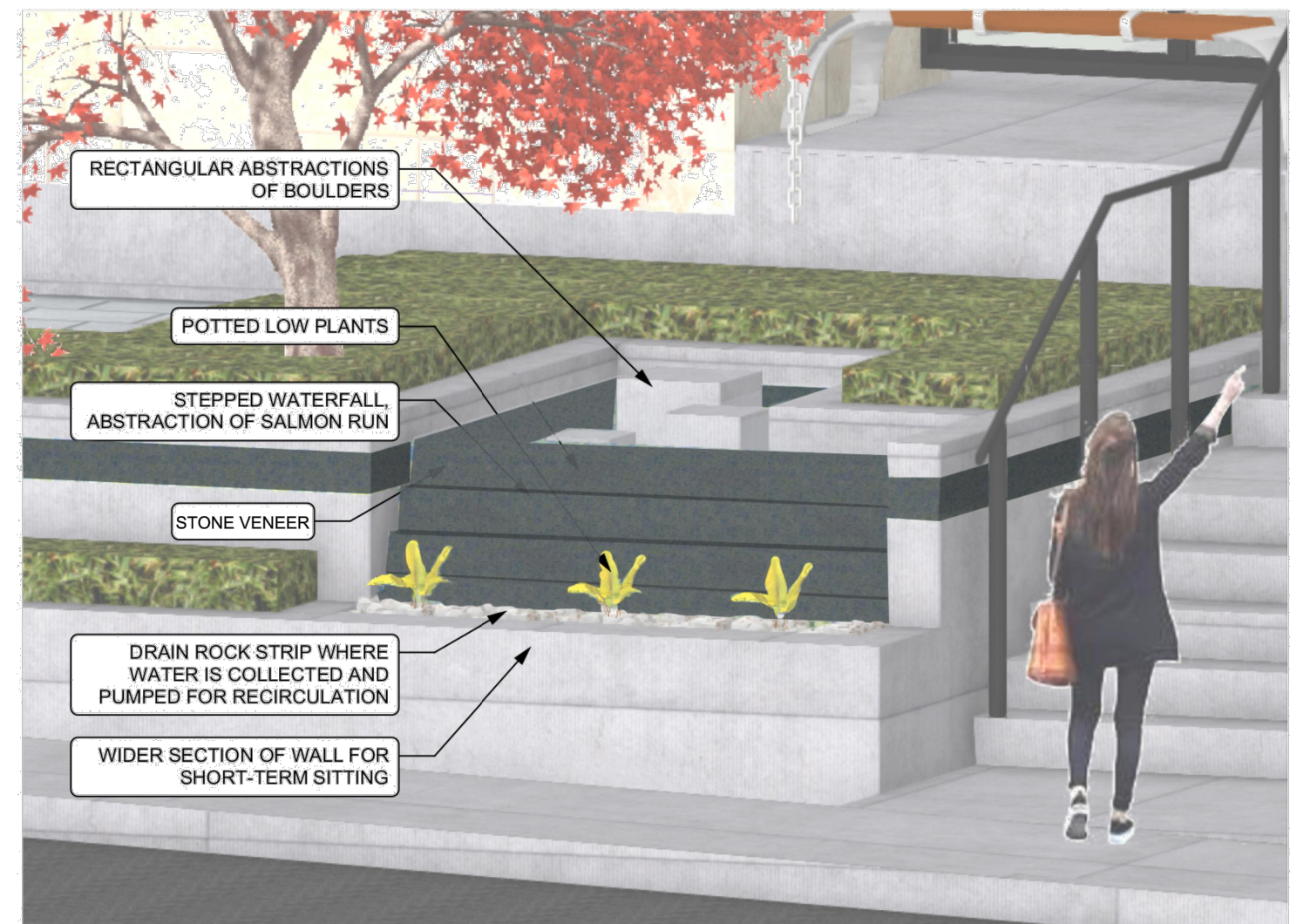
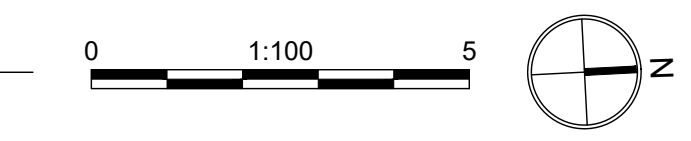
PUBLIC ART WATER FEATURE:
The water feature provides an abstract interpretation of a salmon run, paying tribute to the volunteer efforts of Nanaimo residents in 2007 in constructing the Coho salmon side-channel in the nearby Millstone River.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
TREES						
AT		<i>Acer palmatum</i> 'Emporer 1'	Emporer 1 Japanese Maple	6cm Cal.	B&B or Pot	
AA		<i>Acer x freemanii</i> 'Jeffersred' TM	Autumn Blaze Freeman Maple	6cm Cal.	B&B or Pot	
TM		<i>Taxodium distichum</i> 'Mickelson' TM	Shawnee Brave Bald Cypress	2m Ht.	B&B or Pot	
SHRUBS						
AC		<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree	2 gal.	Pot	1.5 m
AV		<i>Arctostaphylos uva-ursi</i> 'Vancouver Jade'	Vancouver Jade Kinnikinnick	10 cm	Pot	0.5 m
CA		<i>calamagrostis x acutiflora</i>	Feather Reed Grass	1 gal.	Pot	0.6 m
CK		<i>Cornus sericea</i> 'Kelsey'	Kelsey Dwarf Redtwig Dogwood	1 gal.	Pot	1 m
IO		<i>Iris tenax</i>	Oregon Iris	10 cm	Pot	0.3 m
LP		<i>Lonicera pileata</i>	Privet Honeysuckle	1 gal.	Pot	1 m
MN		<i>Mahonia nervosa</i>	Oregon Grape	1 gal.	Pot	0.8 m
PS		<i>Phlox subulata</i>	Creeping Phlox	1 gal.	Pot	0.3 m
PM		<i>Polystichum munitum</i>	Western Sword Fern	1 gal.	Pot	0.8 m
SM		<i>Stipa tenuissima</i>	Finestem Needlegrass	1 gal.	Pot	0.5 m
SA		<i>Symphoricarpos albus</i>	Common White Snowberry	1 gal.	Pot	0.8 m
TH		<i>Taxus x media</i> 'Hillii'	Yew	3 gal.	Pot	1 m



1 LANDSCAPE CONCEPT PLAN



2 PUBLIC ART WATER FEATURE CONCEPT

SCHEDULE D AMENITY: EXTENSIVE GREEN ROOF, 108mm DEPTH GROWING MEDIUM. PLANTED WITH PREGROWN SEDUM MAT AND NATIVE FLOWERING PERENNIAL ACCENT PLANTS

DRAIN ROCK STRIP CONTAINING GREEN ROOF IRRIGATION LATERALS AND SPRAY HEADS

GREEN ROOF PLANT SCHEDULE

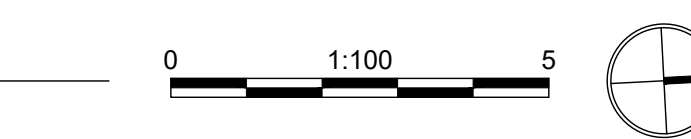
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
GREEN ROOF					
AM2		<i>Armeria maritima</i>	Sea Thrift	10 cm	Pot
EL2		<i>Eriophyllum lanatum</i>	Woolly Sunflower	10 cm	Pot
EC2		<i>Eschscholzia californica</i>	California Poppy	10 cm	Pot
FR2		<i>Festuca rubra</i>	Red Fescue	10 cm	Pot
COLUMBIA GREEN "COLOR MAX" PLANT MIX. PREGROWN SEDUM TILES					

IRRIGATION

THE PLANT SPECIES SELECTED ARE DROUGHT TOLERANT AND WILL BE WATERED BY A LOW-FLOW DRIP OR LOW PRECIPITATION RATE SPRAY IRRIGATION SYSTEM. THE GREEN ROOF PLANTINGS WILL BE IRRIGATED BY A LOW PRECIPITATION RATE SPRAY SYSTEM.



3 GREEN ROOF CONCEPT PLAN



LANARC

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By Appd. 24.03.07
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Permit-Seal
ROSEHILL CONDOS

580 ROSEHILL STREET,
NANAIMO BC
Project

LANDSCAPE CONCEPT PLAN

RECEIVED
DP1335

18095
Project No. Scale
2024-MAR-08
Current Planning

L1.1
Drawing No. Permit No. Revision