



AGENDA DESIGN ADVISORY PANEL MEETING

September 13, 2018, 5:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:

2. ADOPTION OF AGENDA:

3. ADOPTION OF MINUTES:

a. Minutes of the Meeting held 2018-AUG-23

2 - 5

Minutes of the Design Advisory Panel Meeting held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, August 23, 2018 at 5:00 p.m.

4. PRESENTATIONS:

a. Development Permit Application No. DP1108 - 1900 Griffiths Road (Lot 1)

6 - 22

A development permit application was received from 1119272 BC LTD on behalf of Blue Cube Developments Ltd., for the construction of a storage facility which also includes an accessory building for an office and dwelling unit (caretaker's suite). The subject property is legally described as Lot 1, Section 15, Range 8, Mountain District, Plan 11142.

5. ADJOURNMENT:

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2018-AUG-23, AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Dan Appell
 Frank Basciano
 Kevin Krastel
 Will Melville

 Absent: Martin Hagarty
 Charles Kierulf
 Councillor Jerry Hong

 Staff: L. Wright, Planner, Current Planning and Subdivision
 L. Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:00 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Design Advisory Panel Meeting held in the Boardroom, 411 Dunsmuir Street Nanaimo, BC, on Thursday, 2018-JUL-26 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1111 - 2202 Meredith Road

Lauren Wright, Planner, Current Planning and Subdivision, introduced the 8-unit townhouse project (three buildings) and spoke regarding zoning and proposed variances.

Alan Lowe, Architect of Alan Lowe Architect Inc., presented the project and spoke regarding: site context, access, the 2.5m statutory right-of-way along Tulsa Road, and parking.

- All of the units face Meredith and Tulsa Road and have patios.
- Surface parking is available onsite, and an open space/play area (rockpit) is located in the rear.

- Exterior materials include Cedar siding and Hardie panel/plank (different colours used to provide variety).
- Each unit has a balcony with glass guardrails and privacy screening - west coast style.
- Landscape plan - along adjacent properties.
- Building to west - 2 storeys and transition to single residential dwelling.

Panel discussion took place regarding the following items:

- The measures used to provide privacy for residents between unit balconies.
- Site lighting - bollards - wall packs between the buildings.
- Site grading for the driveway – retaining wall / fencing.
- Minimum Landscape Treatment Level (buffer).
- Tree retention of two large trees.
- Possible Crime Prevention through Environmental Design issues within the narrow space between Blocks 1 and 2.

It was moved and seconded that Development Permit Application No. DP1111 be accepted as presented with support for the variances excluding the building height variance. The following recommendations were provided:

- Consider having the Meredith Road tree further evaluated. If its health is deemed precarious, have it removed prior to commencing the development.
- Consider replacing the proposed cedar hedging with a smaller species on north side of property.
- If bamboo remains on the planting list consider its containment. Also, consider the possible ramifications of planting Heavenly Bamboo due to its toxicity to wildlife.
- Work with Staff on Crime Prevention through Environmental Design solutions for the narrow space between Blocks 1 and 2.

The motion carried unanimously.

(b) Development Permit Application No. DP1110 - 450 Wentworth Street

Lauren Wright, Planner, Current Planning and Subdivision, introduced the project and spoke regarding site context, the proposed landscape plan, and parking.

Pat Sullivan, Business Owner, introduced the project, a raised heritage building proposed to be used as an office building.

Eric Streit, Engineer of Herold Engineering, presented the project. Mr. Streit spoke regarding proposed exterior finishes, and the building being upgraded to current BC Building Code.

- Existing stucco finish will remain and be made to match with the Hardie panel.
- Window treatments will remain the same.
- A belly band will be installed to separate the floors. Old City appearance.
- The roof of the new portion of the building will be matched with the existing.
- The building has been raised approximately two feet.
- The amount of steps will be increased in the front of the building.

Helene Sullivan, Homeowner, presented the landscape plan and spoke regarding:

- Plant species, location of plantings and overall garden appearance.
- Gravel parking with paved disabled parking space (accessible from lower floor).

Panel discussion took place regarding the following items:

- The gravel area along Selby Street and the possibility of introducing increased landscaping to that area – DT zone and Nanaimo Old City Association referred to.
- The need for a parking space within the side yard area.
- The site lighting plan – down-lighting from balcony.
- The possibility of adding windows to the front, lower portion of the building to carry the lines down – adding shadow lines.
- The use of exterior materials to provide a consistent look while marrying the old portion of the building with the new extension.
- The landscaping section of the bylaw was referred to - Minimum Landscape Treatment Level - tree requirements. There is need for a more formal detailed landscape plan.
- The possibility of increasing the landscaping along the buffer.
- A suggestion was made to make the exterior stair handrail more robust.

It was moved and seconded that Development Permit Application No. DP1110 be accepted as presented with support for the two variances pertaining to yard setbacks and permitted use. The following recommendations were provided:

- Consider the plant species list along the south side of the building.
- Consider implementing a rain garden to the landscape plan.
- Consider ways to alleviate Crime Prevention through Environmental Design issues along the blank corridor down the east side the building.
- Consider material finishes to better marry/balance the new portion of the building with the existing.
- Look at ways to enhance and provide a stronger aesthetic to the stairs/railings coming off Wentworth Street to make them appear more robust.
- According to Bylaw 4500, Minimum Landscape Treatment Level 1C should be followed along Selby Street. Please produce a new, detailed landscape plan, which includes an updated plant list, irrigation information and site lighting and provide to Staff.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:45 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001108 – 1900 GRIFFITHS RD, LOT 1

Applicant/Designer: 1119272 BC LTD. (Lance McNabb)

Owner: BLUE CUBE DEVELOPMENTS LTD

Landscape Architect: JPH CONSULTANTS INC.

Subject Property:

<i>Zoning</i>	I2 - Light Industrial
<i>Location</i>	The subject property is located at the corner of Boxwood Road and Griffiths Road.
<i>Proposed Lot Area</i>	1.8ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Industrial; Map 3 – Development Permit Area No. 4 – Nanaimo Parkway Design; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Nanaimo Parkway Development Permit Area Guidelines

BACKGROUND

There is an active subdivision application on this property to establish the lot boundaries, as shown on the site plan. The proposed lot includes a portion of the properties currently located at 1990 and 1900 Griffiths Road. The area subject to the development permit application is Lot 1 within the proposed subdivision. Development permit applications have also been received for Lots 3 and 4 within the same subdivision. On 2018-FEB-05, Council adopted Zoning Amendment Bylaw 4500.109 in order to correct a split zoning on the property to ensure the proposed lot is entirely zoned Highway Industrial (I1).

The 20m Parkway Character Protection Zone was landscaped to the Rural Parkway – Open standard as part of the Green Rock Industrial Park Subdivision. Both the existing native vegetation and planted material have matured successfully, and now provide an adequate screen between the Nanaimo Parkway and the subject property.

PROPOSED DEVELOPMENT

The proposed development includes six separate pre-engineered mini-storage buildings and an additional building which includes an accessory office and caretaker's dwelling unit. The mini-storage buildings range in size from 845m² to 953m² and include 645 individual storage units. Total building area is as follows:

- Mini-Storage - 5,947m²
- Office/Dwelling Unit - 178m²

Site Context

The subject area is located at the southern end (Phase 2) of the Green Rock Industrial Park and borders the parkway to the west of the subject area. A number of development permit applications have recently been submitted in the area including for the property immediately to the north (DP1087) and Lots 3 and 4 (DP1097 and DP1106) of the parent property which will be located to the south of the subject property. The proposed development to the north includes an internal pedestrian walkway along the property frontage.

Site Design

Site access to the property will be from Boxwood Road and will be gated and fenced for security. All six mini-storage buildings will be accessed from both sides via an internal driveway network. The site has been designed to allow for two-way car and fire truck access around the perimeter of the site and through the middle; the remaining access roads will be one way. Parallel parking is included on the south side of each one-way drive aisle. Additional parking spaces are available to the south and east of the property, adjacent to the landscaping.

The caretaker and office building will be located to the south-east and will provide street presence from Boxwood Road.

No internal sidewalks or other pedestrian infrastructure exists onsite.

Staff Comments:

- Consider opportunities to improve pedestrian safety and circulation within the site.
- Applicant to provide design details for the gate and fence at the site entrance.

Building Design

The mini-storage buildings have been designed as nearly identical long rectilinear pre-engineered metal structures. The side elevations are broken up with garage doors used to access the individual storage units. Buildings A, B and F will be accessed from an internal hallway with an entrance on both ends of the building. An entrance canopy exists on the front elevation of these buildings. All buildings include a mechanical/electrical room which will be accessed from a separate entrance.

A one-storey wood frame building with a vaulted shed roof, proposed to include an officer and caretaker's suite, will be located to the northeast of the property fronting on Boxwood Road. The front elevation includes a 1 ½-storey glazed wall feature and a double entrance door. A second entrance to the side is covered with an entrance canopy which projects beyond the front face of the building.

Staff Comments:

- Consider additional details to add visual interest and further articulate the form of the mini-storage buildings.
- It is not clear how the individual mini-storage units will be identified. Consider a unique design response to assist wayfinding and identification of individual storage units in addition to signage.

- Lighting is not shown on any of the buildings. Additional information is needed to demonstrate how CPTED is addressed through site and building lighting.

Landscape Design

The subject property was historically a Garry oak meadow. While much of the property has been cleared, a few Garry oak trees remain. The landscape plan includes a Garry oak meadow and the protection of two existing Garry oak trees, one of which is located within the meadow and the other within a small landscape area near the site entrance. The applicant is proposing to remove one Garry oak tree. Plantings within the proposed Garry oak meadow include Garry oak and Douglas fir trees and a number of native shrub species typically found within a Garry oak ecosystem.

Plantings along the Boxwood Road frontage include street trees on the property to match trees planted or planned for nearby properties within the area. A Siberian spruce hedge will be planted behind the street trees. With the exception of a fence, which runs around the perimeter of the property, no landscaping is shown along the northern side property line. A forested 20m Character Protection Zone buffers the property from the Nanaimo Parkway.

Staff Comments:

- Consider the impact of the proposed development on the Garry oak tree near the building entrance.
- Applicant to provide details regarding screening for the garbage enclosure.
- Consider opportunities for a rain garden or additional landscaping onsite.

PROPOSED VARIANCES

There are no proposed variances

June 12, 2018

City of Nanaimo
455 Wallace Street,
Nanaimo BC, V9R 5J6

Attn: Lainya Rowett
Manager, Current Planning and Subdivision

Re: Development Permit for Proposed Mini Storage located at Lot 1 Boxwood Road, Nanaimo BC

Project Site Description

The proposed Development is for a new 6,126m² mini-storage development including an office building and care takers suite. It is located at Lot 1 Boxwood Road, the latest Phase of the Greenrock Development.

Zoning

The property is zoned I-1 Highway Industrial and the proposed development conforms to the zoning. The buildings are proposed at 5m tall and is within all required height and property setbacks. This includes the 4.5m front property line setback and the 3.0m side and 4.5m rear yard setback.

Proposed Building, Form and Character

The proposed mini-storage buildings have been designed as pre-engineered metal structures with a wood frame structure office and care takers building at the entry to the site.

The site has been designed to allow for 2-way car and fire truck access around the perimeter of the site and through the middle. And with 1-way drive isles and parallel parking stalls for the remaining 4 drive isles.

The mini-storage buildings have all been designed with modern shed roofs and timber framed canopies to fit in with the context of the existing modern west coast industrial Green Rock Development. The cladding profile and colours of the office building, as well as the roof form and canopies have been designed to tie in office building to the remainder of the mini-storage development.

The proposed colours are light grey for the wall cladding with dark grey trim for all of the buildings.

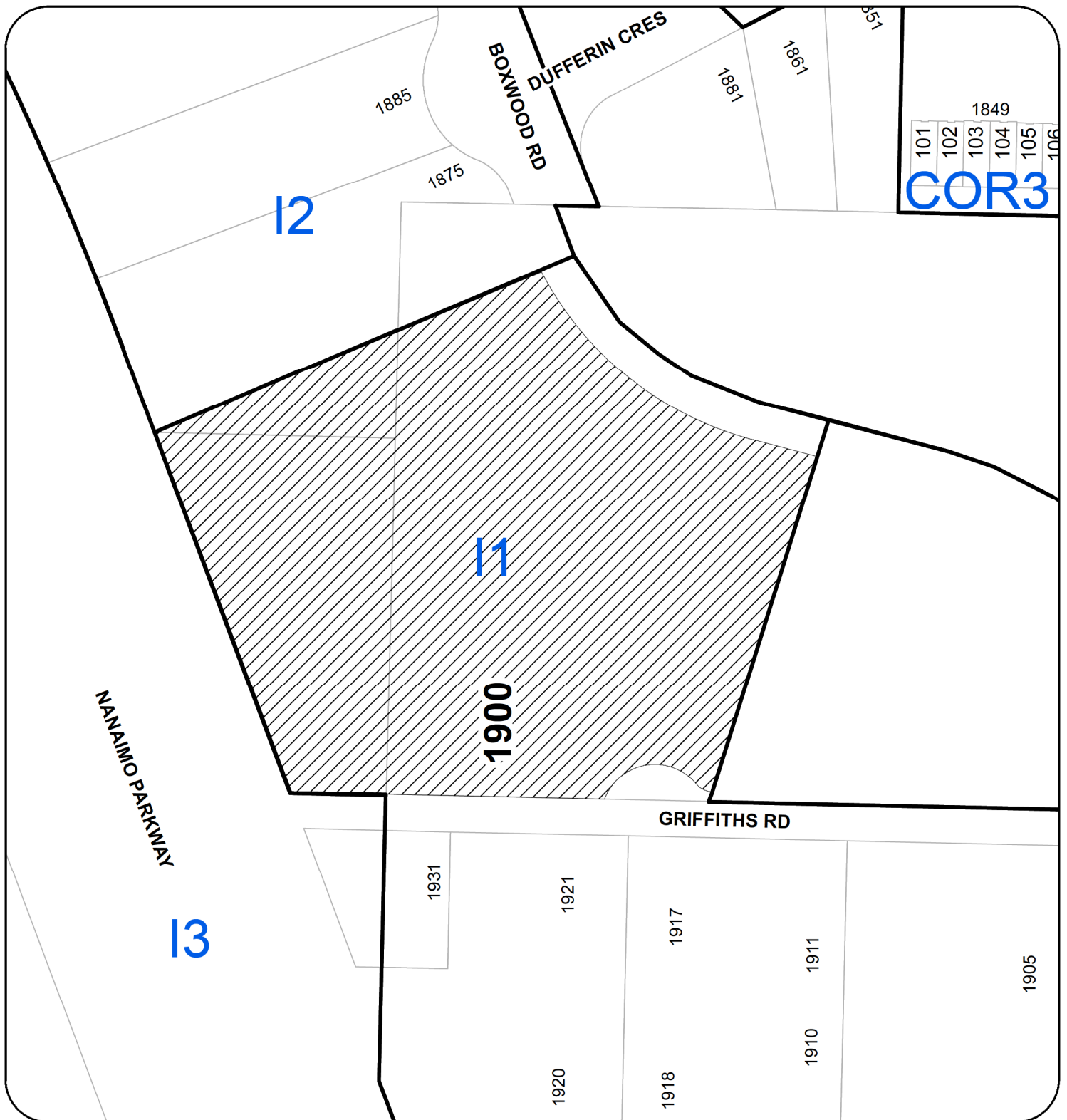
Yours truly,

HEROLD ENGINEERING LIMITED

Derek Matthews ASCT.



LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001108

LOCATION PLAN



Civic: 1900 Griffiths Road



Subject Property

CONSULTANTS	
ARCHITECTURAL HEROLD ENGINEERING 3701 Shenton Road, Nanaimo, BC V9T 2H1 TEL: 250-751-8558 FAX: 250-751-8559 Email: email@heroldengineering.com Contact: Derek Matthews	CORROSION CONSULTANT HEROLD ENGINEERING 3701 Shenton Road, Nanaimo, BC V9T 2H1 TEL: 250-751-8558 FAX: 250-751-8559 Email: koster@heroldengineering.com Contact: Jarrod Koster
STRUCTURAL HEROLD ENGINEERING 3701 Shenton Road, Nanaimo, BC V9T 2H1 TEL: 250-751-8558 FAX: 250-751-8559 Email: shero@heroldengineering.com Contact: Sean Herold	LANDSCAPE JPH CONSULTANTS INC. 434 Milon St, Nanaimo BC V9R 2L1 TEL: 250-754-5857 Cell: 250-714-5856 Email: pa@jphconsultants.ca Contact: Pat Harrison
CIVIL NEWCASTLE ENGINEERING 3171 Barons Road, Nanaimo, BC V9T 5W5 TEL: 250-756-9553 Contact: Nathan Trobridge	MECHANICAL
ELECTRICAL RBN ENGINEERING Suite A-1850 NORTHFIELD ROAD, Nanaimo, BC V9T 3B3 TEL: 250-756-4444 REENGINEERING CA Contact: Les Brown	GEOTECHNICAL LEWKOWICZ GEOTECHNICAL Suite A-25569 Kenworth Road, Nanaimo, BC V9T 3M4 TEL: 250-756-0355 LEWKOWICZ.COM

BUILDING F		
UNIT SIZE	NUMBER	AREA
8' X 5'	54	1,350 SQFT
8' X 10'	48	2,400 SQFT
10' X 10'	26	2,600 SQFT
10' X 13'	27	3,510 SQFT
		9,860 SQFT

BUILDING A		
UNIT SIZE	NUMBER	AREA
5' X 5'	48	1,200 SQFT
5' X 10'	46	2,300 SQFT
10' X 10'	25	2,500 SQFT
10' X 13'	24	3,120 SQFT
		9,120 SQFT

BUILDING F		
UNIT SIZE	NUMBER	AREA
8' X 5'	54	1,350 SQFT
8' X 10'	48	2,400 SQFT
10' X 10'	26	2,600 SQFT
10' X 13'	27	3,510 SQFT
		9,860 SQFT

NEW MINI STORAGE - BOXWOOD ROAD

BOXWOOD ROAD NANAIMO BC

NORAD DEVELOPMENTS

NEW MINI STORAGE - BOXWOOD ROAD

BOXWOOD ROAD NANAIMO BC

NORAD DEVELOPMENTS



Design Rationale

Date: June 7, 2018

To: City of Nanaimo, Development Services

Attn: Development Planner

Re: Proposed Mini-storage Boxwood Rd - Landscape Design Rationale

Landscape Form and Character

This portion of the Green Rock subdivision previously existed as a mixed Garry oak / dry coastal Douglas fir ecosystem. That landscape was transformed with construction of the Nanaimo Parkway and the industrial subdivision(s). While presenting a neat ornamentally-landscaped front yard; our proposal is to reintroduce the former native vegetation - to develop, over time, into a dry forested ecosystem..

Sustainability

- plant selections are for drought resistance - following a 2 year establishment period valves can be shut-off at the discretion of the owner
- The site is within a short walking distance to a wide variety of commercial, recreational and services-oriented opportunities (veterinary, medical etc)

Sincerely;

JPH Consultants Inc.

J. Patrick (Pat) Harrison, MBCSLA

JPH Consultants Inc
434 Milton Street, Nanaimo, BC V9R 2L1
Phone/Fax: 250.754.5857 Cellular: 250.714.5856
pat@jphconsultants.ca



Candidate Plant List

Deciduous Trees

Prunus serotina 'Amanagawa' (5cm cal) Amanagawa cherry
Quercus garryana (#2-3 pots) Garry oak

Coniferous Trees

Picea omorika 'Bruns' (2.5m height) Serbian Spruce
Pseudotsuga menziesii (forestry plugs) Douglas fir seedlings

Shrubs

Amelanchier alnifolia (#2 @ 1.5m OC) Serviceberry
Ceanothus thyrsiflorus 'Victoria' (#3 @ 6m OC) California lilac
Erica x darleyensis (#1 @ 1m OC) Oceanspray
Holodiscus discolor (#2 @ 1.5m OC) Oceanspray
Mahonia aquifolium (#2 @ 1m OC) Tall Oregon grape
Oenothera caerulea (#2 @ 1.5m OC) Indian plum
Prunus laurocerasus 'Otto Luyken' (#2 @ 1m OC) Oil laurel
Rosa 'Purple Carpet' (#2 @ 1m OC) Purple carpet rose
Rosa nootkana (#2 @ 1m OC) Nootka rose
Viburnum davidii (#2 @ 1m OC) David's viburnum



General Landscape Notes

1. This drawing is preliminary - NOT FOR CONSTRUCTION.
2. All proposed landscape works to be in accordance with BCSLA/BONTA Landscape Standard, latest edition.
3. All ornamental planting beds to be watered with irrigation system.
4. Boxwood Extension C.O.W. landscape - design/installation by others (in process).
5. All plantings to be warranted and maintained for 1 year from substantial performance of the landscape work.
6. Refer to civil for proposed site grading.
7. See tree management plan.
8. Proposed plant varieties subject to availability.

Revisions

Date	Details	Init.
11/06/18	DPA	JPH
06/06/18	Client review	JPH

Lot 1 Boxwood Rd - Mini-Storage Landscape Plan



JPH Consultants Inc.
 424 Miller Street, Nanaimo BC V9R 2L1
 Phone: 250-754-5857 Cell: 250-714-6896

Project: 8-Boxwood Mini-storage
 Date: 06/06/18
 Drawn: JPH Checked: DM
 Scale: 1:400

Sheet: L1 of 1

Legend

Treeline indicates approximate dripline edge.

Approx. Edge of trees
To be retained

Approx. edge of existing
vegetation to be removed.

Tree protection
fenceline.
To be shown on all
project site plans

Significant tree
to remain

Significant tree
to be removed.

mixed native deciduous/understorey

3x 45-55cm dbh D. firs to remain

Existing Stand Characterization:

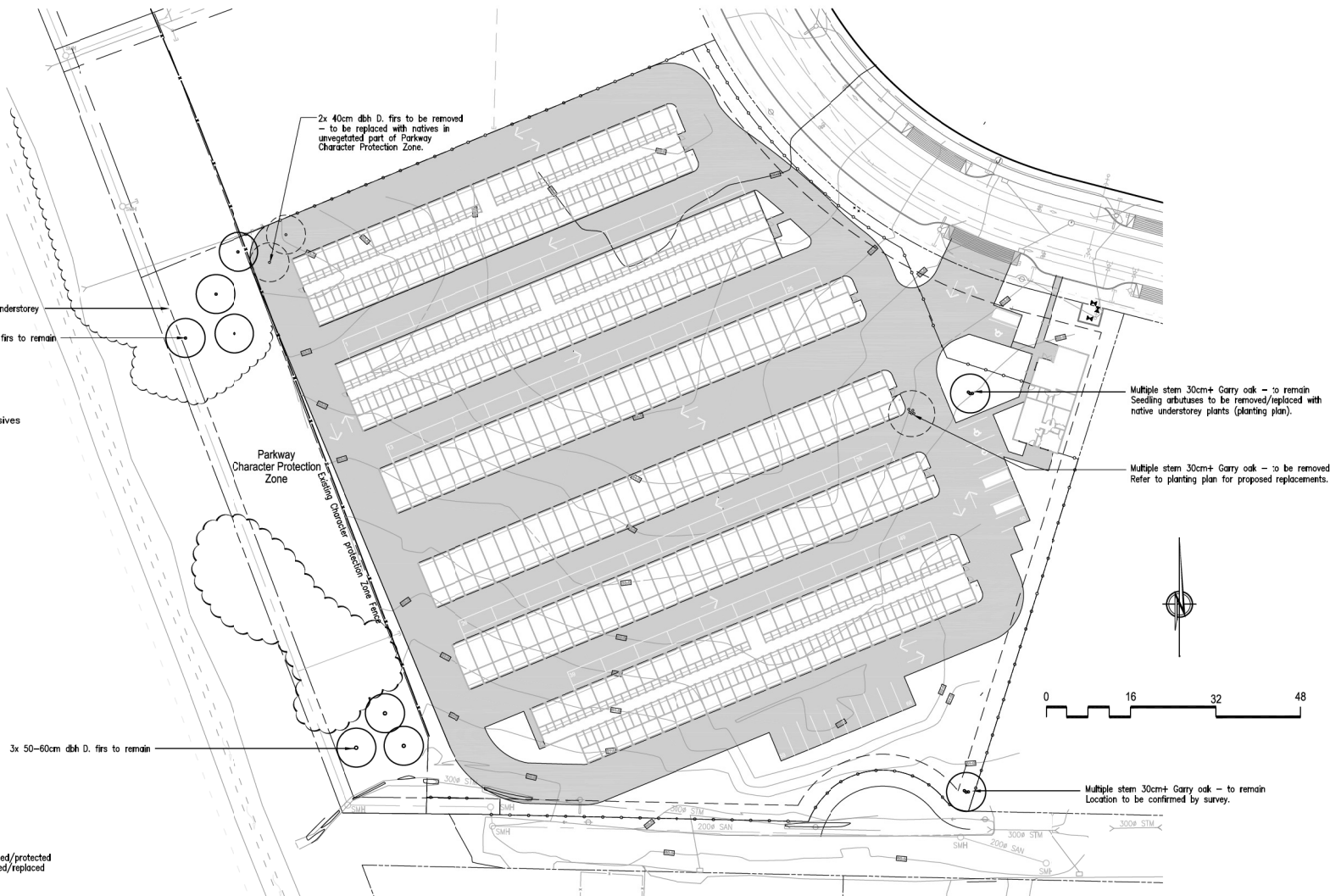
3 existing oaks located/flagged on otherwise stripped site.
Character Protection Zone mostly colonized with exotic invasives
and few native firs...thin soils over bedrock.

Tree Protection Notes:

1. This drawing to be read in conjunction with architectural & civil site drawings.
2. Tree sizes shown indicate diameter at breast height (dbh).
3. Call project arborist to arrange for site meeting at least 24 hours prior to clearing along retention edges.
4. Erect tree protection fences at retention boundary edges and do not allow encroachment of grading fills or the storage of vehicles or materials within.
5. All parties using this Tree Management Plan must conduct all actions with respect to the trees on the subject property in accordance with City of Nanaimo Bylaw 7125 - a bylaw for the management protection of trees within the City of Nanaimo.

Tree Management Summary:

1. Total parcel area: 1.84 Ha.
Area in tree cover: Nominal - site mostly stripped
Subdivision? No
2. Significant (Landmark) trees identified:
2x Multiple stem 30cm+ dbh Garry oaks - good condition - to be retained/protected
1x Multiple stem 30cm+ dbh Garry oak - good condition - to be removed/replaced
3. Proposed Replacement Tree Schedule:
30x nos. 1 and 2 pot Quercus garryana (Garry oak) - on-site landscape



Lot 1 Boxwood Rd - Mini-Storage Tree Management

Revisions

Date	Details	Init.
11/06/18	DPA	JPH
06/06/18	Client review	JPH



JPH Consultants Inc.
434 Millar Street Nanaimo BC V9B 2L1
Phone: 250-754-5857 Cell: 250-714-0856

Project: 18-Boxwood Mini-storage
Date: 06/06/18
Drawn: JPH Checked: DM
Scale: 1:400
Sheet: TMP1 of 1



NEW MINI STORAGE - BOXWOOD ROAD


BOXWOOD ROAD NANAIMO BC

NORAD DEVELOPMENTS

**HEROLD
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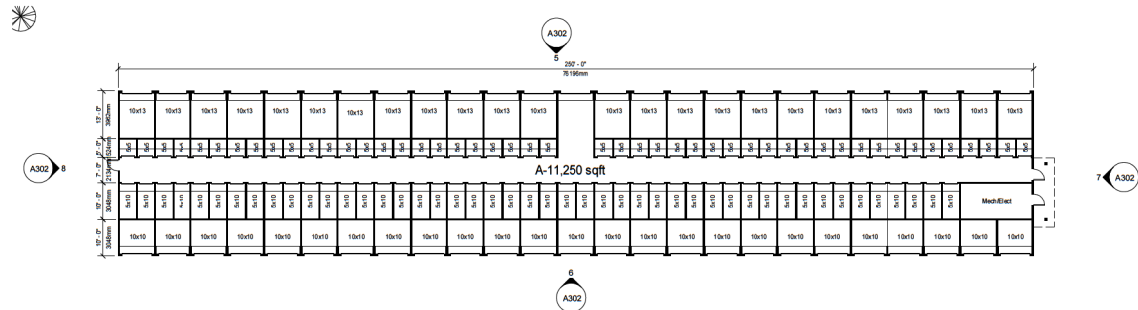
OFFICE BUILDING FLOOR PLAN AND SECTION

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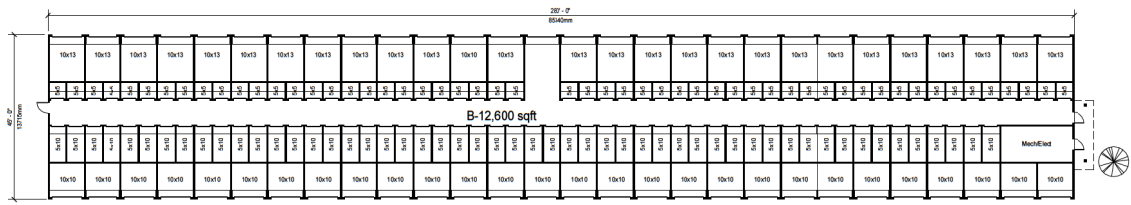
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DP1108
2018-AUG-20
Current Planning & Subdivision

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISIONS

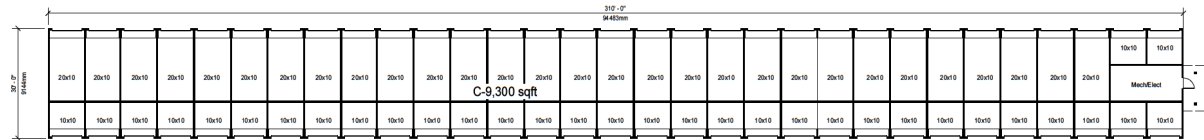
17



1 MAIN FLOOR BUILDING A
1/8" = 1'-0"



2 MAIN FLOOR BUILDING B
1/8" = 1'-0"



3 MAIN FLOOR BUILDING C
1/8" = 1'-0"

ISSUES		
No.	DATE	ISSUED FOR
1	2018.08.17	DEVELOPMENT PERMIT
SUB CONSULTANT		

NEW MINI STORAGE - BOXWOOD ROAD

BOXWOOD ROAD NANAIMO BC
NORAD DEVELOPMENTS

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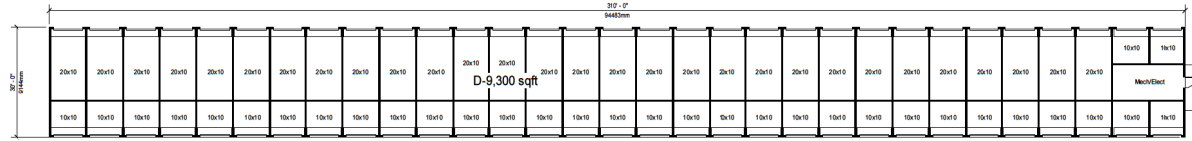
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BUILDINGS A-C
FLOOR PLANS

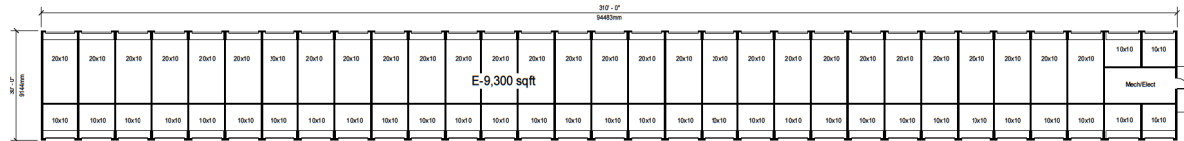
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2018-AUG-20
Current Planning & Subdivision

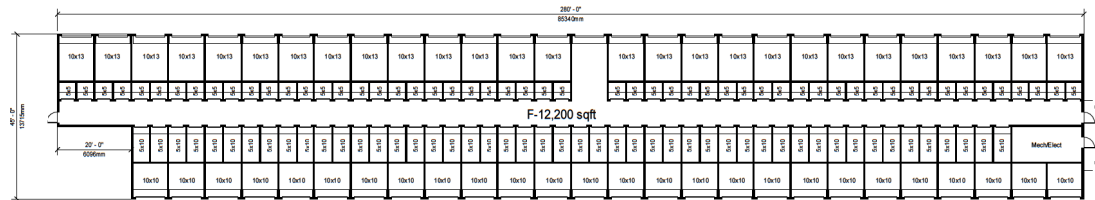
DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



1 MAIN FLOOR BUILDING D
1/16" = 1'-0"



2 MAIN FLOOR BUILDING E
1/16" = 1'-0"



3 MAIN FLOOR BUILDING F
1/16" = 1'-0"

ISSUES		
No.	DATE	ISSUED FOR
1	2018.08.17	DEVELOPMENT PERMIT
SUB CONSULTANT		

NEW MINI STORAGE - BOXWOOD ROAD

BOXWOOD ROAD NANAIMO BC
NORAD DEVELOPMENTS

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BUILDINGS D-F
FLOOR PLANS

DESIGNED DM	SEAL
DESIGN REVIEW	
DRAFTED DM	
DRAFTING REVIEW	
PROJECT No. 4376-001	CLIENT DRAWING No.
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DRAWING No. A203	OF

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DP 1108
2018-AUG-20
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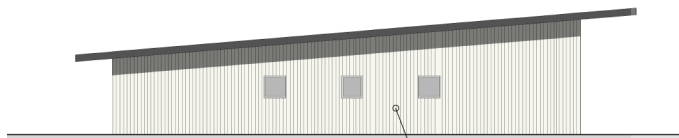
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2016-08-20 10:00

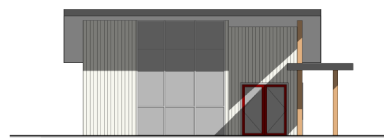
2016-08-20 10:00



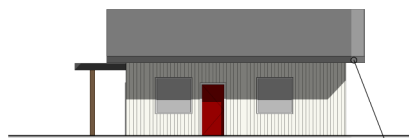
1 Elevation - OFFICE 1
1/8" = 1'-0"



2 Elevation - OFFICE 2
1/8" = 1'-0"



3 Elevation - OFFICE 3
1/8" = 1'-0"



4 Elevation - OFFICE 4
1/8" = 1'-0"



5 Elevation - STORAGE 1
1/8" = 1'-0"



6 Elevation - STORAGE 2
1/8" = 1'-0"



7 Elevation - STORAGE 3
1/8" = 1'-0"



8 Elevation - STORAGE 4
1/8" = 1'-0"

WALL COLOUR

ASH GRAY ★

TRIM COLOUR

CHARCOAL GRAY ★

DOOR COLOUR

RUSTIC RED ★

TIMBER COLUMNS
NATURAL COLOUR

ISSUES		
No.	DATE	ISSUED FOR
1	2016.08.17	DEVELOPMENT PERMIT
SUB CONSULTANT		

NEW MINI STORAGE - BOXWOOD ROAD

BOXWOOD ROAD NANAIMO BC
NORAD DEVELOPMENTS

HEROLD ENGINEERING
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E: info@heroldengineering.com

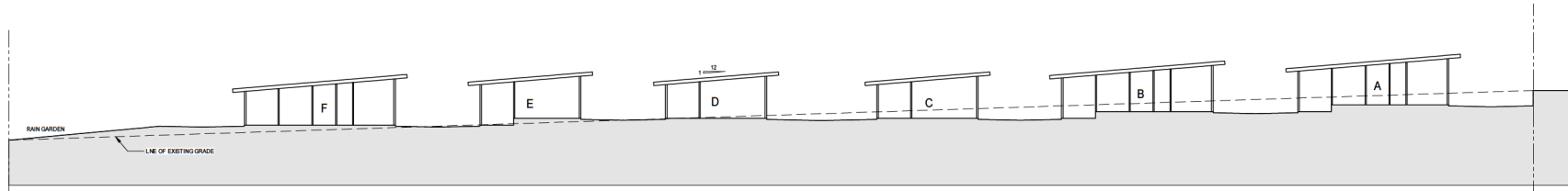
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ELEVATIONS

DESIGNED DM	SEAL
DESIGN REVIEW	
DRAFTED DM	
DRAFTING REVIEW	
PROJECT No. 4376-001	CLIENT DRAWING No.
SCALE As indicated	PERMIT No.
REL. DRAWING No. 2016-AUG-20	A302

RECEIVED
DP 1108
2016-AUG-20

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



1 site section
1/16" = 1'-0"

ISSUES		
No.	DATE	ISSUED FOR
1	2018.08.17	DEVELOPMENT PERMIT
SUB CONSULTANT		

NEW MINI STORAGE - BOXWOOD ROAD

BOXWOOD ROAD NANAIMO BC
NORAD DEVELOPMENTS

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SECTIONS	
DESIGNED DM	SEAL
DESIGN REVIEW	
DRAFTED DM	
DRAFTING REVIEW	
PROJECT No. 4376-001	CLIENT DRAWING No.
SCALE 1/16" = 1'-0"	PERMIT No.
REL. DRAWING No. A303	OF

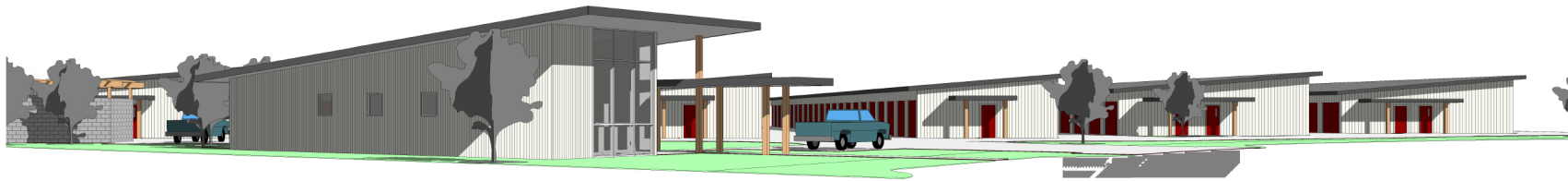
RECEIVED
DP 1108
2018-AUG-20

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1 3D View 1

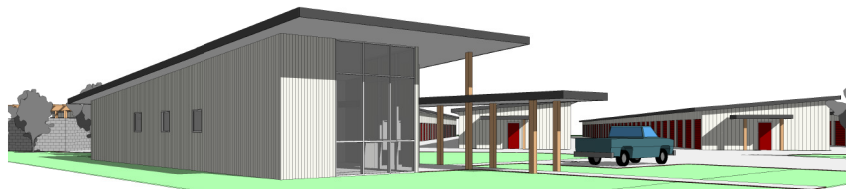
ISSUES		
No.	DATE	ISSUED FOR
1	2018.08.17	DEVELOPMENT PERMIT
SUB CONSULTANT		



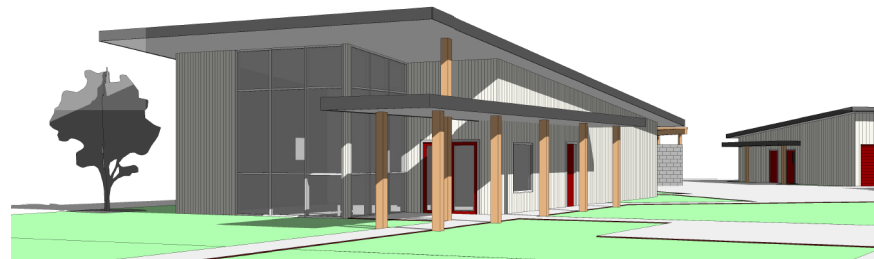
2 3D View 2



3 3D View 3



5 3D View 5



4 3D View 4

NEW MINI STORAGE - BOXWOOD ROAD

BOXWOOD ROAD NANAIMO BC
NORAD DEVELOPMENTS

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VIEWS

DESIGNED DM	SEAL
DESIGN REVIEW	
DRAFTED DM	
DRAFTING REVIEW	
PROJECT No. 4376-001	CLIENT DRAWING No.
SCALE	PERMIT No.
REL. DRAWING No. DP1105 2018-AUG-20 <small>Current Planning & Building</small>	A301

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DP1105
2018-AUG-20
Current Planning & Building

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AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001108