



DEVELOPMENT PERMIT NO. DP001038

LEWKOWICH ENGINEERING ASSOCIATES LTD.
Name of Owner(s) of Land (Permittee)

1900 BOXWOOD ROAD
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

LOT 11, SECTION 15, RANGES 7 AND 8, MOUNTAIN DISTRICT, PLAN EPP15172

PID No. 028-727-517

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Site Plan
Schedule C Building Elevations
Schedule D Landscape Plan
Schedule E Storm Water Management Recommendations

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by Checkwitch Poiron Architects Inc dated 2017-APR-24.
2. The development is in general compliance with the elevations prepared by Checkwitch Poiron Architects Inc dated 2017-APR-24.
3. The subject property is in general compliance with the landscape plan and specifications prepared by Victoria Drakeford Landscape Architect dated 2017-APR-24.
4. The stormwater system on the subject property will be maintained according to the protocols contained in the letter prepared by Newcastle Engineering Ltd. dated 2017-APR-20, and attached to this permit.

REVIEWED AND APPROVED ON

2017 - may - 18
Date

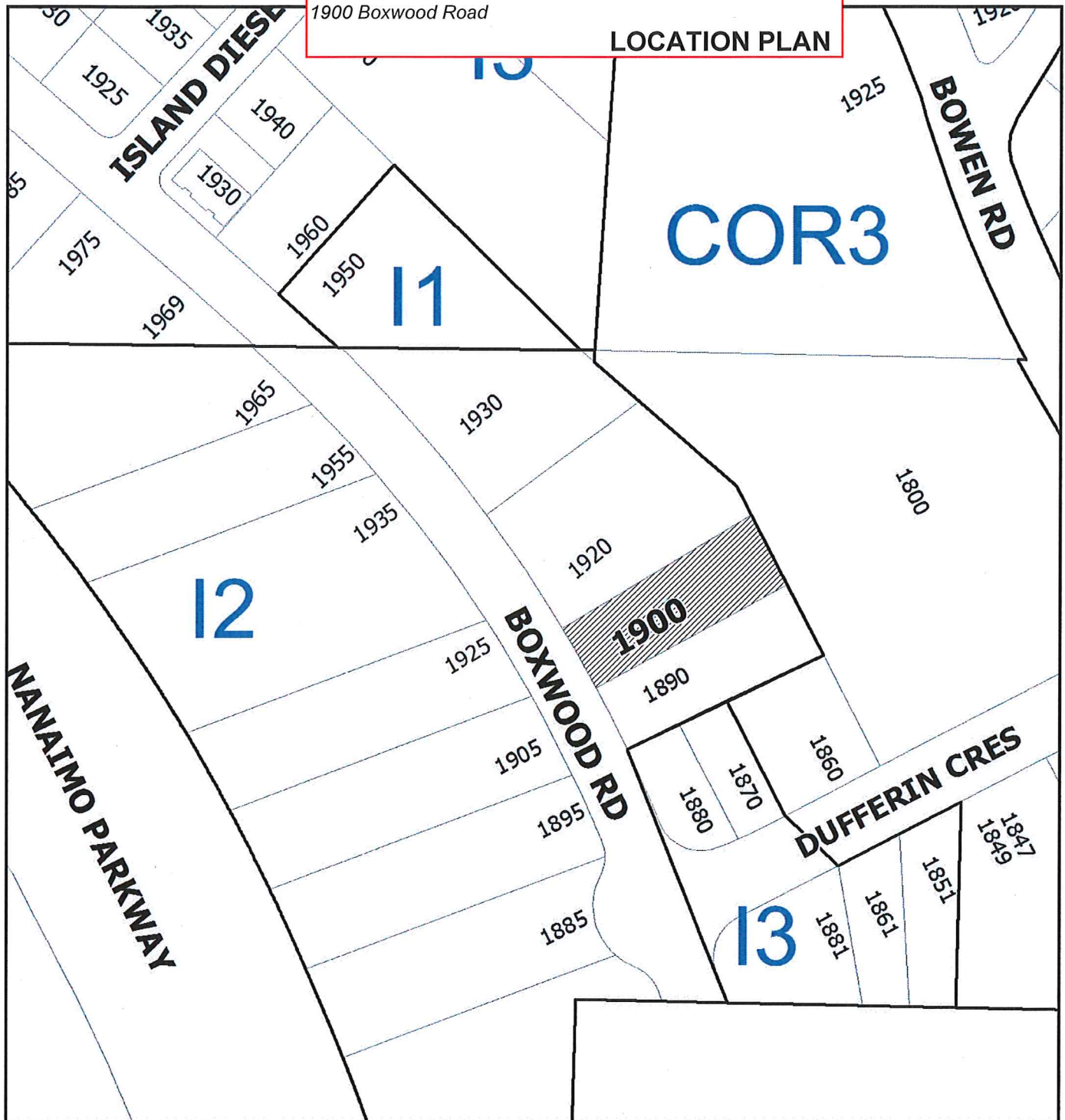
[Signature]
D. Lindsay
Director

Community Development
Pursuant to Section 154 (1)(b) of the Community Charter

TR/mb
Prospero attachment: DP001038

Development Permit DP001038 Schedule A
1900 Boxwood Road

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001038

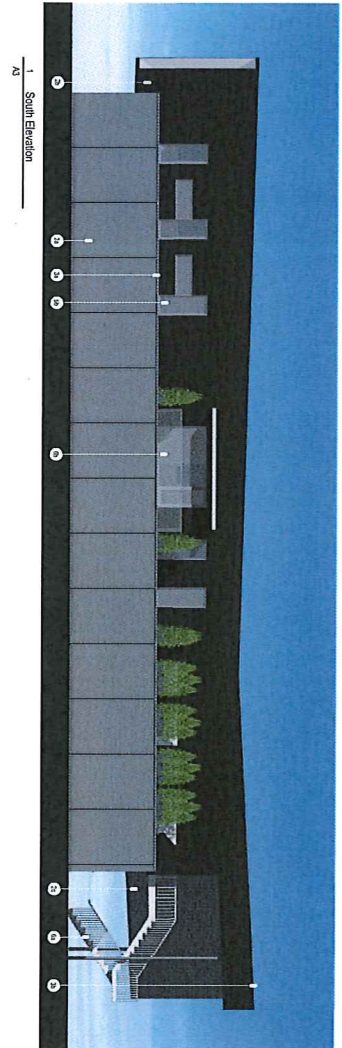


LOCATION PLAN

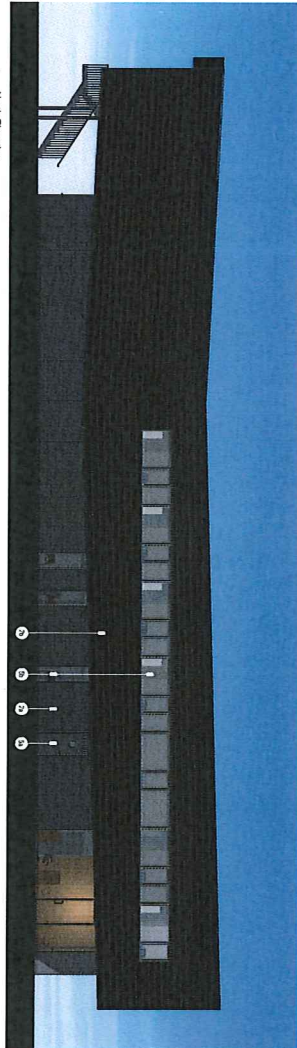
Civic: 1900 Boxwood Road
Lot 11, Section 15, Ranges 7 and 8,
Mountain District, Plan EPP15172

 Subject Property

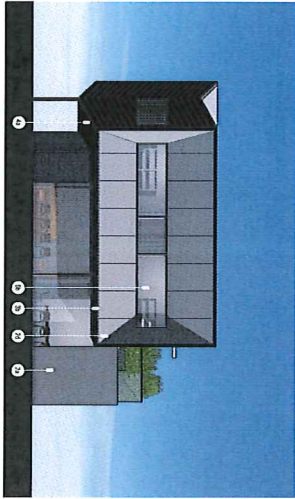
BUILDING ELEVATIONS



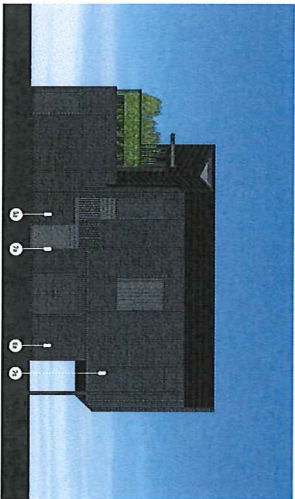
1 South Elevation



2 North Elevation

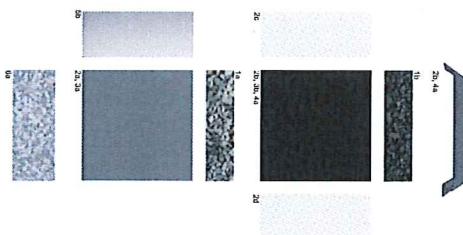


3 West Elevation



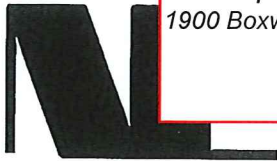
4 East Elevation

Exterior Materials



Exterior Materials Schedule

Material	Finish	Colour	Notes
1. Roofing - SBS	-	Black	Lower roof
2. Roofing - SBS	-	Black	Upper roof
3. Cladding - metal panel	Pre-painted	Black	BM 2120-02 Dark Steel Wood
4. Cladding - metal panel	Smooth, painted	Black	BM 2120-02 Dark Steel Wood
5. Cladding - dark corner panel	Smooth, painted	Black	BM 2120-02 Dark Steel Wood
6. Cladding - metal panel	Pre-painted	Light grey	BM 2120-02 White Diamond
7. Cladding - metal panel	Pre-painted	Light grey	White Diamond
8. Cladding - metal panel	Pre-painted	Black	Consistent with 2b
9. Flashing - metal	Pre-painted	Black	Consistent with 2b
10. Flashing - metal	Pre-painted	Black	Consistent with 2b
11. Sill - metal panel	Pre-painted	Black	Consistent with 2b
12. Sill - metal panel	Pre-painted	Black	Consistent with 2b
13. Sill - metal panel	Pre-painted	Black	Consistent with 2b
14. Sill - metal panel	Pre-painted	Black	Consistent with 2b
15. Windows - standard aluminum	Pre-painted	Light grey	BM 2120-02 Steel Wood
16. Windows - standard aluminum	Pre-painted	Light grey	Consistent with 15b
17. Windows - standard aluminum	Pre-painted	Light grey	Consistent with 15b
18. Windows - standard aluminum	Pre-painted	Light grey	Consistent with 15b
19. Doors - standard aluminum	Pre-painted	Light grey	Consistent with 15b
20. Doors - standard aluminum	Pre-painted	Light grey	Consistent with 15b
21. Doors - standard aluminum	Pre-painted	Light grey	Consistent with 15b
22. Doors - standard aluminum	Pre-painted	Light grey	Consistent with 15b



Development Permit DP001038

Schedule E

1900 Boxwood Road

**STORM WATER MANAGEMENT
RECOMMENDATIONS**

T 5W5

PHONE: (250) 756-9553

FAX: (250) 756-9503

**NEWCASTLE
ENGINEERING LTD.**

RECEIVED
DP001038
2017-APR-24
Current Planning & Subdivision

0712-019
Correspondence

April 20, 2017

Checkwitch Poiron Architects Inc.
9-93 Commercial Street
Nanaimo, B.C. V6B 1T2

Attention: Mr. David Poiron, Architect AIBC MRAIC

**Re: 1900 Boxwood Road – Lewkowich Engineering Associates Office Building
Civil Response to Comprehensive Letter**

Dear David:

In response to the concern expressed by the City of Nanaimo regarding the potential for silt accumulation within the drain rock beneath the perforated drainage piping on site we have the following comments:

- Once construction is complete there will be very little likelihood of deposition of fine grained materials (or any materials) onto the parking lot surface;
- During periods of low flow (beginning of most rainfall events) the velocities will be slow and any silt material in the surface runoff should be trapped within the catchbasin sumps;
- During periods of high flow it is likely that the majority of the runoff will pass through the perforated pipe at velocities high enough to retain any suspended solids in the runoff, as at this point, the infiltration media will likely already be full;
- Options for removal of any accumulated silt include: regular cleaning of catchbasin sumps to remove accumulated sediment, pressure flushing of the perforated piping if there is evidence of silt accumulation within the piping, and lastly, removal/replacement of the piping and drainrock surround if it is proven that infiltration is no longer occurring. It is our understanding that the Owner is willing to agree to these protocols if/as necessary.

Should you require any further information in order to process the forgoing submission, please contact the undersigned.

Yours truly,
Newcastle Engineering Ltd.

for
Scott Lewis, P. Eng.