



DEVELOPMENT PERMIT NO. DP000980

CAREY REAL ESTATE HOLDINGS LTD
Name of Owner(s) of Land (Permittee)

10 CHURCH STREET
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:

PARCEL A (BEING A CONSOLIDATION OF LOTS 1, 2 AND 3, SEE CA4931373), SECTION 1, NANAIMO DISTRICT, PLAN 5623

PID No. 029-748-062


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 Survey/Plan
Schedule C Site Data
Schedule D Building Elevations
Schedule E Façade Cross Section
Schedule F Material Board – Exterior Finishes

- 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.

REVIEWED AND APPROVED ON

2016 Jun 21
Date



D. Lindsay
Director

Community Development

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

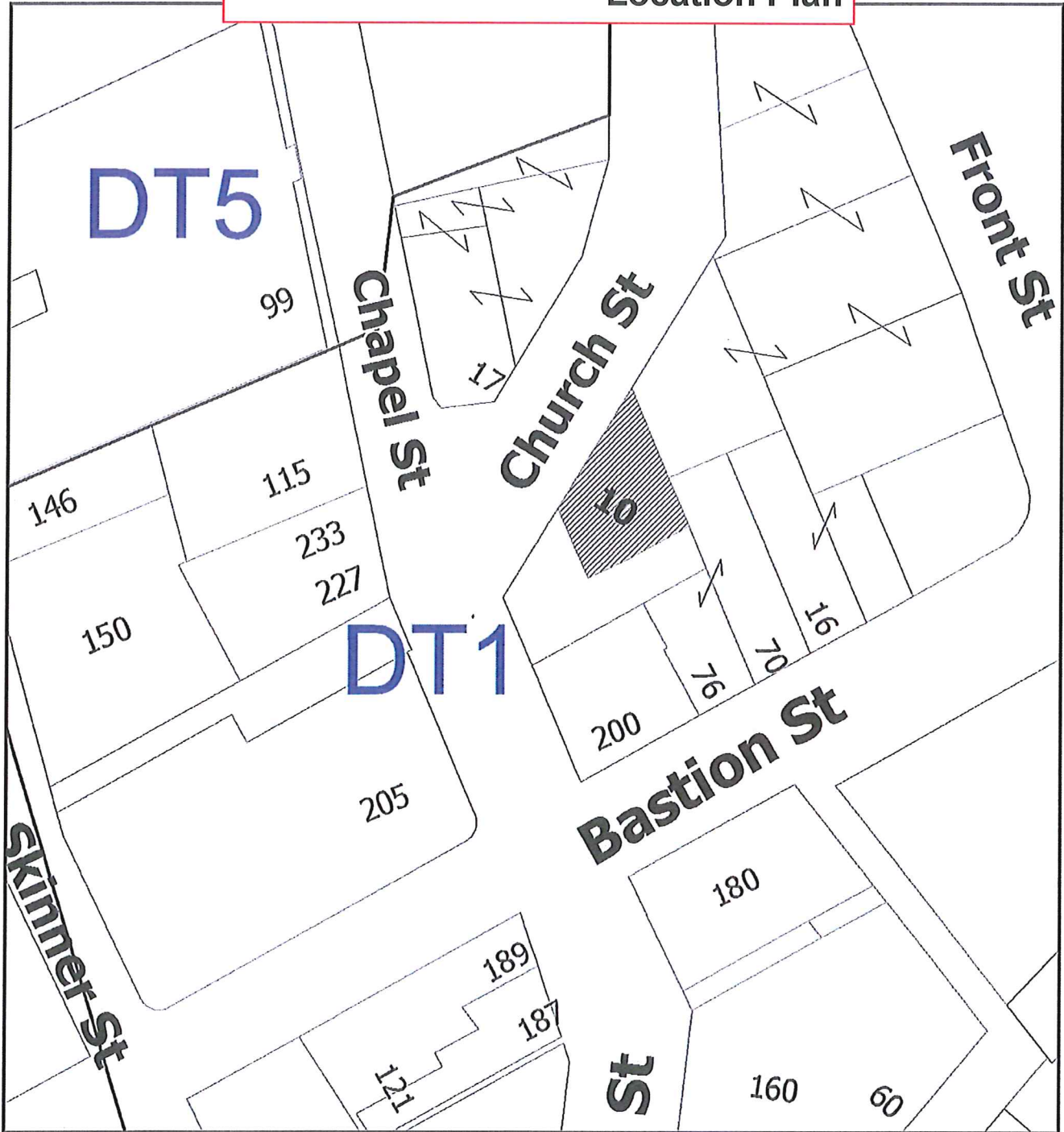
GN/sm

Prospero attachment: DP000980

Development Permit DP000980
10 Church Street

Schedule A

Location Plan



DEVELOPMENT PERMIT NO. DP000980

LOCATION PLAN



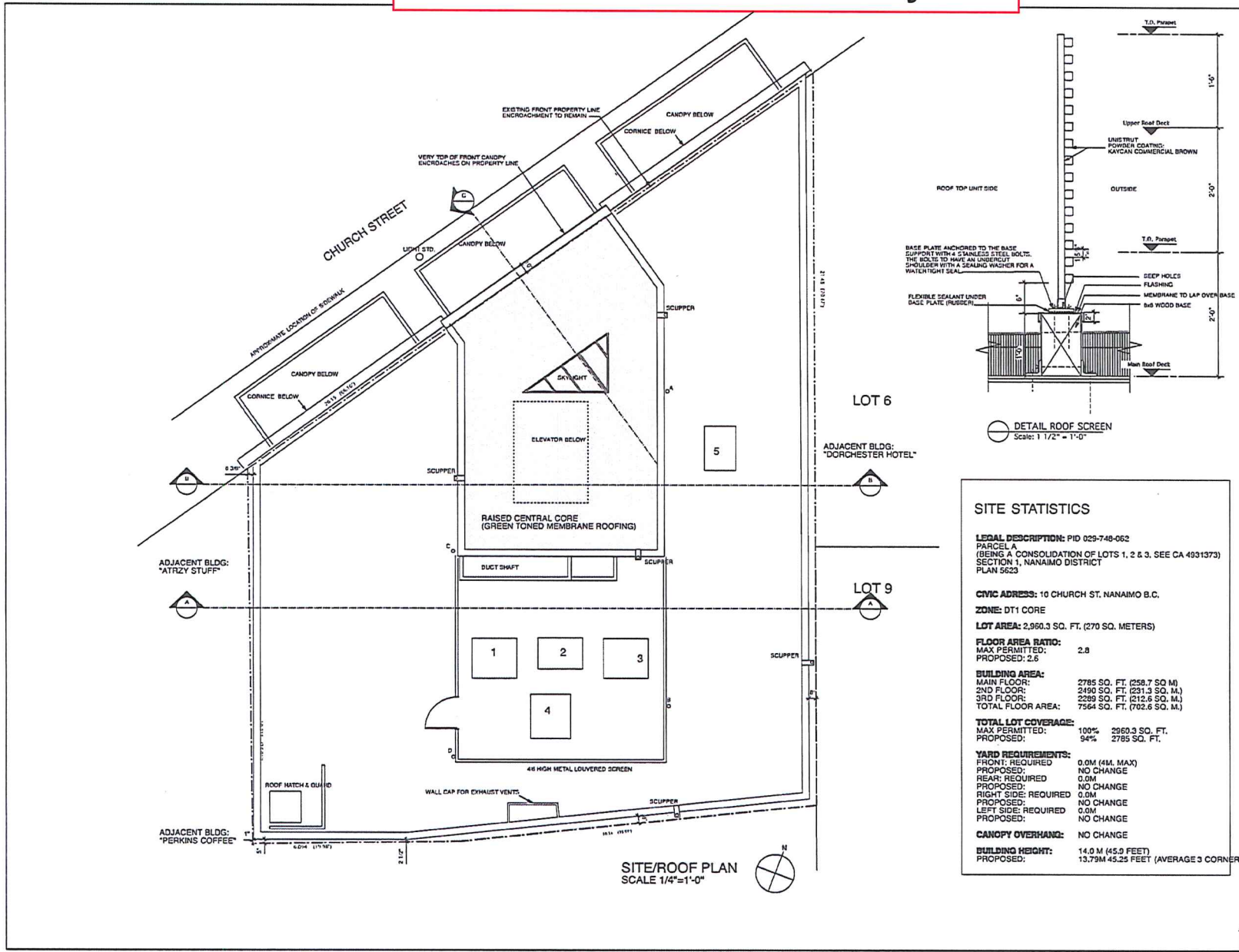
 Subject Properties

Civic: 10 Church Street
Parcel A (being a Consolidation of Lots 1, 2 and 3,
see CA4931373) Section 1, Nanaimo District, Plan 5623

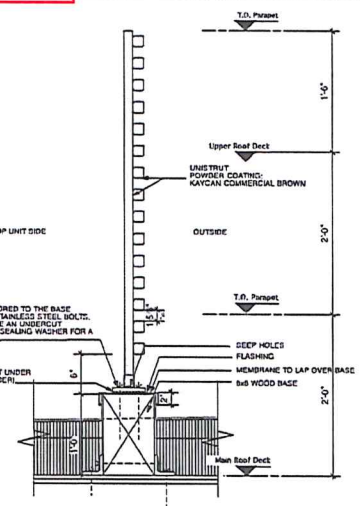
Development Permit DP000980
10 Church Street

Schedule B

Site Survey/Plan



SITE/ROOF PLAN
SCALE 1/4"=1'-0"



DETAIL ROOF SCREEN
Scale: 1 1/2" = 1'-0"

SITE STATISTICS

LEGAL DESCRIPTION: PID 029-748-062
PARCEL A
 (BEING A CONSOLIDATION OF LOTS 1, 2 & 3. SEE CA 4931373)
SECTION 1, NANAIMO DISTRICT
PLAN 5623

CIVIC ADDRESS: 10 CHURCH ST. NANAIMO B.C.
ZONE: DT1 CORE
LOT AREA: 2,960.3 SQ. FT. (270 SQ. METERS)
FLOOR AREA RATIO:
 MAX PERMITTED: 2.6
 PROPOSED: 2.6

BUILDING AREA:
 MAIN FLOOR: 2785 SQ. FT. (258.7 SQ. M.)
 2ND FLOOR: 2490 SQ. FT. (231.3 SQ. M.)
 3RD FLOOR: 2269 SQ. FT. (212.6 SQ. M.)
TOTAL FLOOR AREA: 7564 SQ. FT. (702.6 SQ. M.)

TOTAL LOT COVERAGE:
 MAX PERMITTED: 100% 2960.3 SQ. FT.
 PROPOSED: 94% 2785 SQ. FT.

YARD REQUIREMENTS:
 FRONT: REQUIRED 0.0M (4M. MAX)
 PROPOSED: NO CHANGE
 REAR: REQUIRED 0.0M
 PROPOSED: NO CHANGE
 RIGHT SIDE: REQUIRED 0.0M
 PROPOSED: NO CHANGE
 LEFT SIDE: REQUIRED 0.0M
 PROPOSED: NO CHANGE

CANDOPY OVERHAND: NO CHANGE
BUILDING HEIGHT: 14.0 M (45.9 FEET)
 PROPOSED: 13.79M 45.25 FEET (AVERAGE 3 CORNERS)

Geoplot provided. These plans are prepared in accordance with the provisions of the British Columbia Building Code. The architect assumes no responsibility for the accuracy of the information. Construction is to be in accordance with the approved plans and specifications. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others.

DATE	REVISION
FEB. 2, 2016	EP APPLICATION
FEB. 17, 2016	DESIGN PANEL REV.
MAR. 11, 2016	PRELIMINARY RP PLAN
MAR. 24, 2016	REVISED PRELIMINARY PLAN
APRIL 13, 2016	REVISIONS PER D.P.
APRIL 29, 2016	REVISED PRELIMINARY PLAN
MAY 23, 2016	SCAFFOLDING (REV. W/ STRUCTURE)
JUNE 1, 2016	PRELIM BP FOR CONDO.
JUNE 2, 2016	ISSUE FOR BP
JUNE 7, 2016	BLDG. ENVELOPE

Real Estate Webmasters to ADDITIONS & RENOVATIONS TO 6, 8, 10 CHURCH STREET, NANAIMO, BC

50 Hagg Road
 Courtenay, B.C. V9R 1S1
 Telephone: (250) 247-8988
 Fax: (250) 247-9313

ellins architect inc.
 • architecture • urban design •

DRAWING: SITE / ROOF PLAN

DRAWN BY: BIC
 DATE: Dec. 10, 2015
 SCALE: AS NOTED

PROJECT NO. 2015-16 DRAWING NO. A1.0

SITE STATISTICS

LEGAL DESCRIPTION: PID 029-748-062
PARCEL A
(BEING A CONSOLIDATION OF LOTS 1, 2 & 3, SEE CA 4931373)
SECTION 1, NANAIMO DISTRICT
PLAN 5623

CIVIC ADDRESS: 10 CHURCH ST. NANAIMO B.C.

ZONE: DT1 CORE

LOT AREA: 2,960.3 SQ. FT. (270 SQ. METERS)

FLOOR AREA RATIO:
MAX PERMITTED: 2.8
PROPOSED: 2.6

BUILDING AREA:
MAIN FLOOR: 2785 SQ. FT. (258.7 SQ M)
2ND FLOOR: 2490 SQ. FT. (231.3 SQ. M.)
3RD FLOOR: 2289 SQ. FT. (212.6 SQ. M.)
TOTAL FLOOR AREA: 7564 SQ. FT. (702.6 SQ. M.)

TOTAL LOT COVERAGE:
MAX PERMITTED: 100% 2960.3 SQ. FT.
PROPOSED: 94% 2785 SQ. FT.

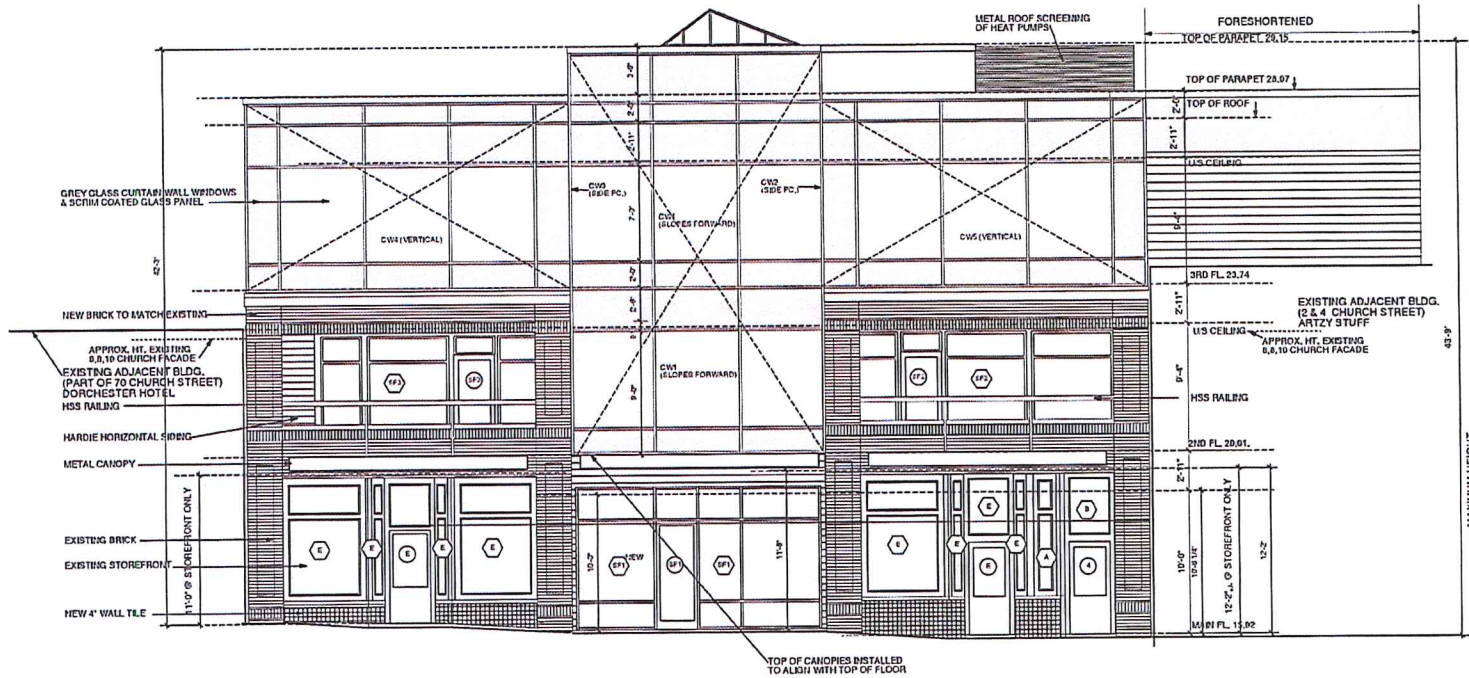
YARD REQUIREMENTS:
FRONT: REQUIRED 0.0M (4M. MAX)
PROPOSED: NO CHANGE
REAR: REQUIRED 0.0M
PROPOSED: NO CHANGE
RIGHT SIDE: REQUIRED 0.0M
PROPOSED: NO CHANGE
LEFT SIDE: REQUIRED 0.0M
PROPOSED: NO CHANGE

CANOPY OVERHANG: NO CHANGE

BUILDING HEIGHT: 14.0 M (45.9 FEET)
PROPOSED: 13.79M 45.25 FEET (AVERAGE 3 CORNERS)

Building Elevations

1/4



ELEVATION 1: CHURCH ST. (FRONT)
SCALE 1/4"=1'-0"

Every project is unique. These drawings are prepared for the specific project and are not to be used for any other project. The architect is not responsible for any errors or omissions in these drawings. The architect is not responsible for any construction methods or materials used in the construction of the building. The architect is not responsible for any construction methods or materials used in the construction of the building.

DATE	REVISION
FEB. 2, 2016	BP APPROVAL/ATCH
FEB. 17, 2016	DESIGN PANEL REV.
MAR. 11, 2016	PRELIMINARY BP PLAN
MAR. 24, 2016	REV. FOR CITY PERMIT FOR PRELIMINARY COORD.
APRIL 13, 2016	REVISIONS PER D.P.
APRIL 22, 2016	REV. FOR CITY PERMIT FOR PRELIMINARY COORD.
MAY 23, 2016	REV. FOR CITY PERMIT FOR PRELIMINARY COORD.
JUNE 1, 2016	PRELIM BP FOR COORD.
JUNE 2, 2016	REV. FOR BP

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ADDITIONS & RENOVATIONS TO
6, 8, 10 CHURCH STREET, NANAIMO, BC



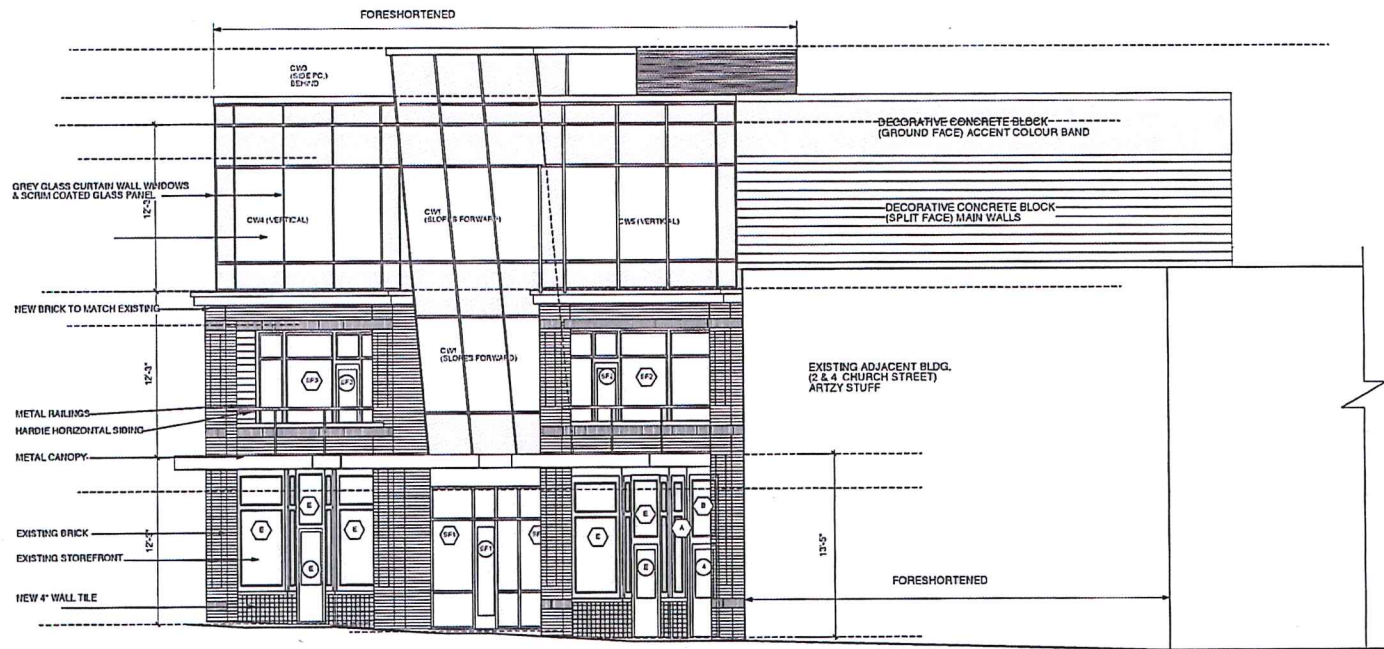
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FRONT ELEVATION

DRAWN BY: BC
DATE: Dec. 10, 2015
SCALE: AS NOTED

PROJECT NO. 2015-10
DRAWING NO. A2.0

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By Planning & Design Section at 8:41 am, Jun 13, 2016



ELEVATION 2: CHURCH / COMMERCIAL ST. (FRONT/SIDE)
SCALE 1/4"=1'-0"

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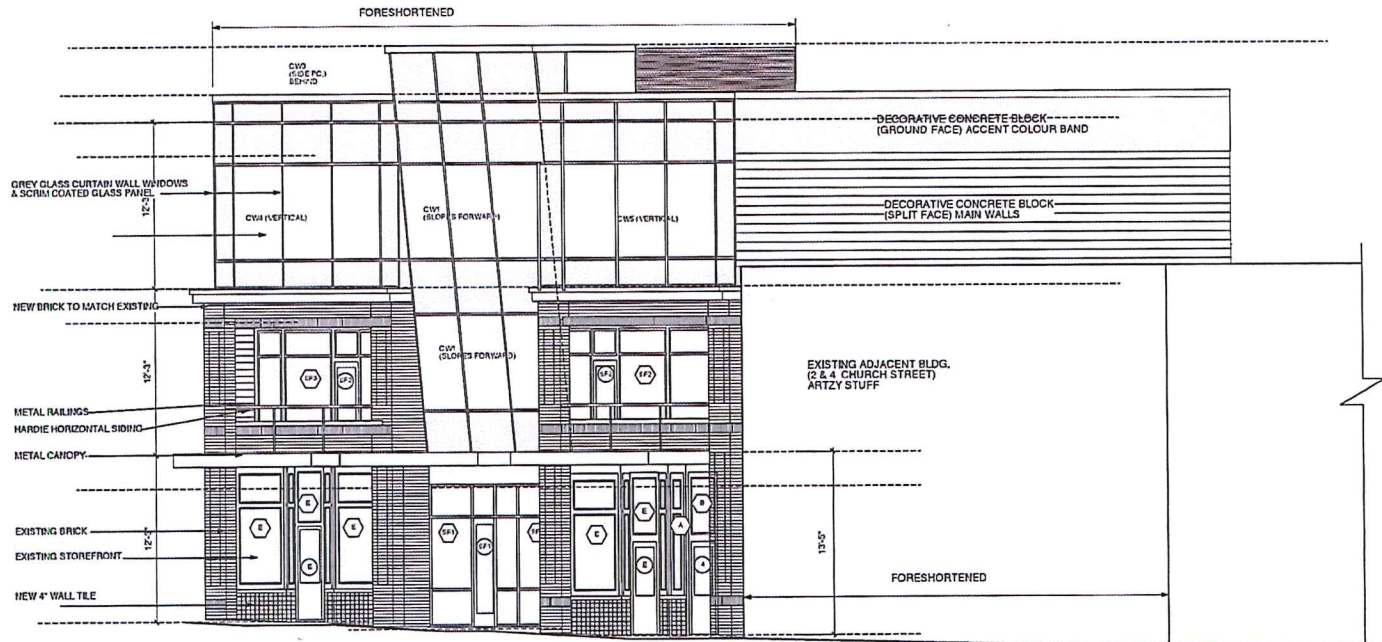
DATE:	REVISION:
FEB. 2, 2015	DP APPLICATION
FEB. 17, 2015	DESIGN PANEL REV.
MAR. 11, 2015	PRELIMINARY BP PLAN
MAR. 24, 2015	REV. PER INTERMEDIATE PRELIMINARY COORD.
APRIL 13, 2015	REVISIONS PER B.P.
APRIL 22, 2015	REV. AINA, CONSULTANT ETC.
MAY 23, 2015	SCALE CHANGE REV. W. HENGLER
JUNE 1, 2015	PHLEAS BP FOR COORD.
JUNE 3, 2015	REVISE FOR BP

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ADDITIONS & RENOVATIONS TO
6, 8, 10 CHURCH STREET, NANAIMO, BC



DRAWING:	
FRONT/SIDE ELEVATION (FROM COMMERCIAL ST)	
DRAWN BY:	BE
DATE:	Dec, 10, 2015
SCALE:	AS NOTED
PROJECT NO.	2015-16
DRAWN TO HD.	A2.1

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ELEVATION 2: CHURCH / COMMERCIAL ST. (FRONT/SIDE)
SCALE 1/4"=1'-0"

Comprehensive. These plans and specifications are intended to provide a complete and accurate description of the project to be constructed. It is the responsibility of the contractor to verify all dimensions, materials, and methods of construction. All work to be done in accordance with the B.C. Building Code, current edition and all applicable laws.

DATE	REVISION
FEB. 2, 2016	DP APPLICATION
FEB. 17, 2016	DESIGN PANEL REV.
MAR. 11, 2016	PRELIMINARY BP PLAN
MAR. 23, 2016	REVISED PRELIMINARY BP FOR PHASE 1 WORK COMM.
APRIL 13, 2016	REVISIONS PER D.P.
APRIL 29, 2016	REV. PER CONSTRUCTION PERMITS
MAY 23, 2016	REVISIONS PER REV. IN STRUCTURE
JUNE 1, 2016	PHASE 1 BP FOR CONDO.
JUNE 2, 2016	REVISE FOR BP

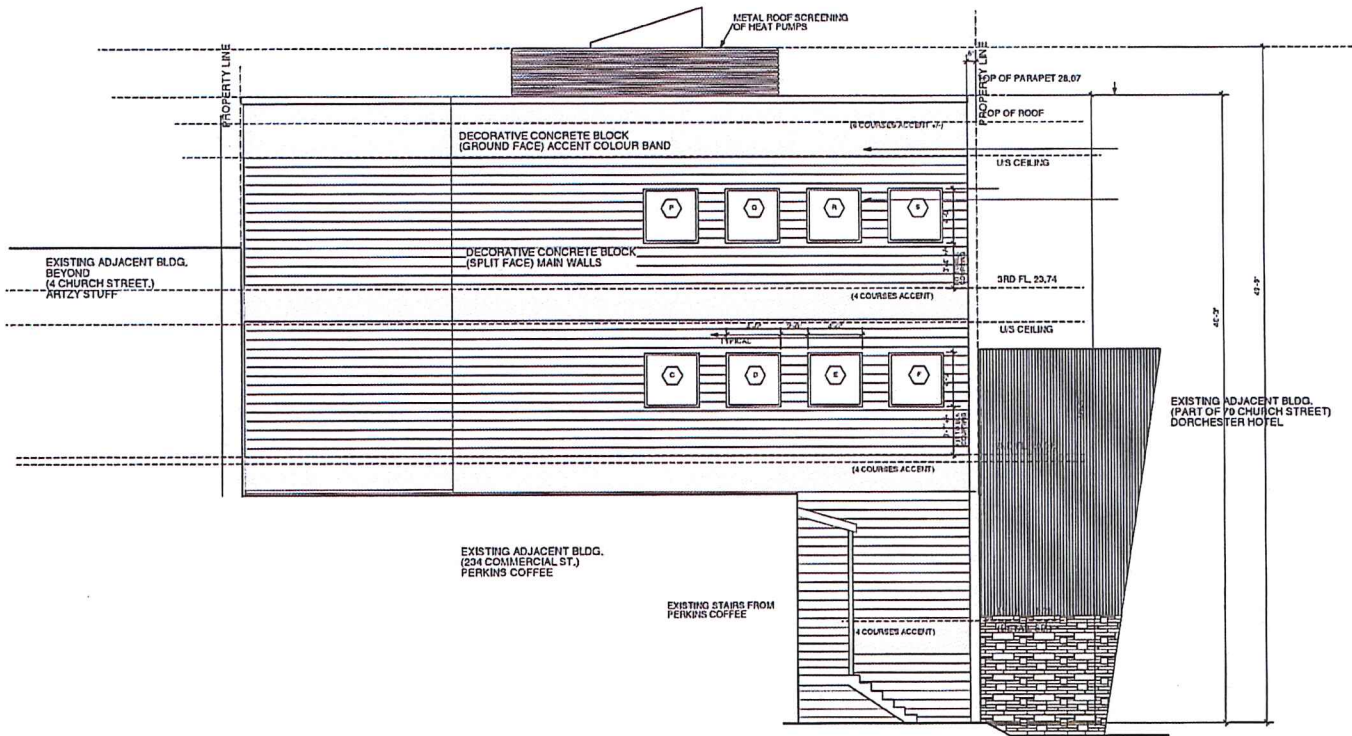
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ADDITIONS & RENOVATIONS TO
6, 8, 10 CHURCH STREET, NANAIMO, BC



FRONT/SIDE
ELEVATION
(FROM COMMERCIAL ST)

DRAWN BY: BE
DATE: Dec. 10, 2015
SCALE: AS NOTED
PROJECT NO.: 2015-16
DRAWING NO.: A2.1

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ELEVATION 3: REAR (FROM LANE)
SCALE 1/4"=1'-0"

Any structural, mechanical, electrical and plumbing work shall be shown on separate sheets. The contractor is responsible for obtaining all necessary permits and approvals. All work shall be done in accordance with the B.C. Building Code, and all other applicable laws and regulations.

DATE	REVISION
FEB. 2, 2016	DP APPLICATION
FEB. 17, 2016	DESIGN PANEL REV.
MAR. 11, 2016	PRELIMINARY BP PLAN
MAR. 24, 2016	REVISED PRELIMINARY BP FOR PRELIMINARY COORD.
APRIL 13, 2016	REVISIONS PER D.P.
APRIL 22, 2016	REVISED PRELIMINARY BP FOR PRELIMINARY COORD.
MAY 23, 2016	REVISED PRELIMINARY BP FOR PRELIMINARY COORD.
JUNE 1, 2016	PRELIMINARY FOR COORD.
JUNE 3, 2016	ISSUE FOR BP

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6, 8, 10 CHURCH STREET, NANAIMO, BC



DRAWING:
REAR ELEVATION (FROM LANE)

DRAWN BY: BE
DATE: Dec. 10, 2015
SCALE: AS NOTED

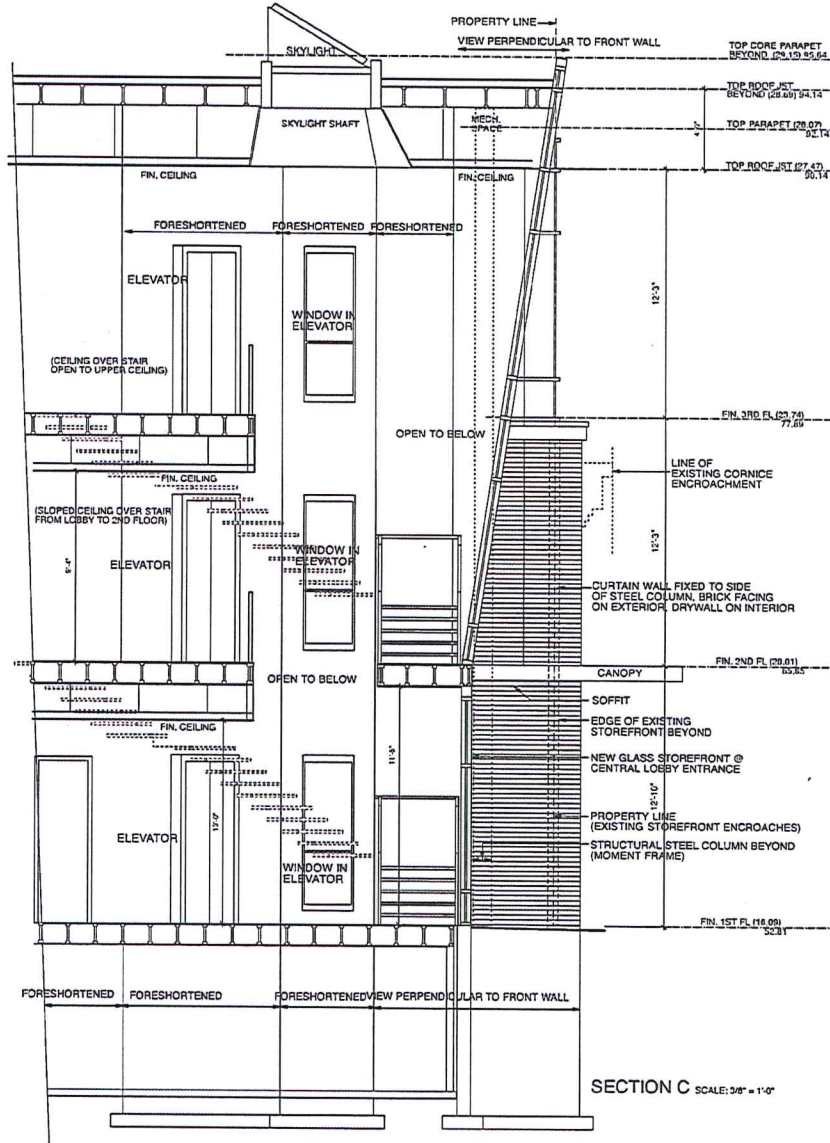
PROJECT NO.: 2015-16
DRAWING NO.: A2.3

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Development Permit DP000980
10 Church Street

Schedule E

Façade Cross Section



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DATE	REVISION
FEB. 2, 2016	DP APPLICATION
FEB. 17, 2016	DESIGN PANEL REVIEW
MAR. 11, 2016	PRELIMINARY DP PLAN
MAR. 24, 2016	REY. HEIGHTS PER PLAN FOR PROVISIONAL CODES
APRIL. 12, 2016	REVISIONS PER D.P.
APRIL. 23, 2016	REV. view, nonstructural etc

Real Estate Webmasters
ADDITIONS & RENOVATIONS TO
6, 8, 10 CHURCH STREET, NANAIMO, BC

501 West Road
Culverville, Idaho, U.S.A. 83415
Nanaimo: 250-757-6505
Fax: 250-747-9515
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DRAWING:

SECTION C

DRAWN BY: BE
DATE: Dec. 10, 2016
SCALE: AS NOTED
PROJECT NO.: 2015-16
DRAWING NO.: A3.3

SECTION C SCALE: 3/8" = 1'-0"

6,8,10 CHURCH ST. EXTERIOR FINISHES

Development Permit DP000980
10 Church Street

Schedule F

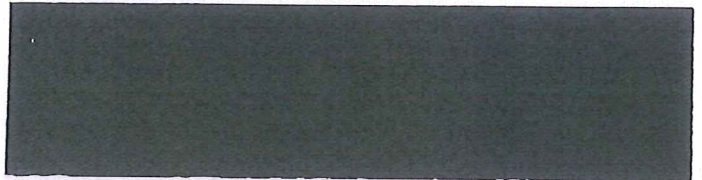
Material Board - Exterior Finishes

REFER ALSO TO COLOURED PERSPECTIVE AND FINISH LIST

METAL CAP FLASHING



ENTRY CANOPY METAL
& METAL RAILINGS

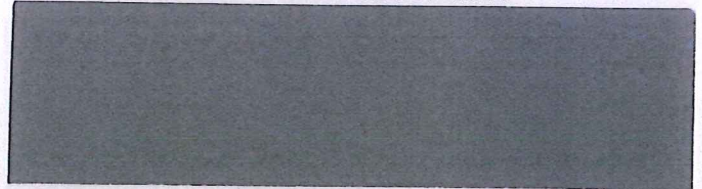


METAL WINDOW FRAMES
AND MULLIONS
STOREFRONT ENTRY DOORS & WINDOWS

GREY GLASS PANEL CURTAIN WALL

6 MIL. GLASS LIGHT GREY TINT

SCRIM COATED GLASS
SPANDREL PANELS



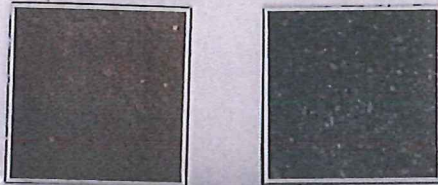
WOOD CORNICE &
WINDOW TRIM FOR
MAIN FLOOR WINDOWS



METAL CAP FLASHING ON CORNICE



SPLIT FACE CONCRETE BLOCK WALLS
(MAIN COLOUR)

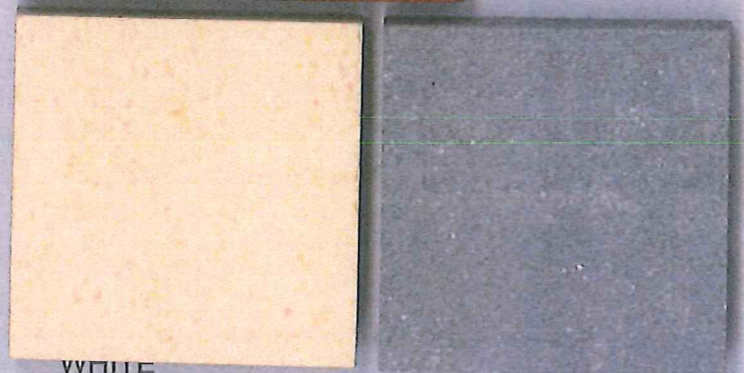


GROUND FACE CONCRETE ACCENT BANDS
(ACCENT BAND)



EXISTING AND NEW FACE BRICK

MAIN WALL FACE TILE
12X12 PORCELAIN



ACCENT WALL FACE TILE
12X12 PORCELAIN

EXISTING WINDOWS MAIN FLOOR

WHITE

EXISTING ENTRY DOORS

WOOD FINISH

DP80