



DEVELOPMENT PERMIT NO. DP000985

**SANDEEP KISHORE
SUKUMAR VARADARAJAN
SHANTHI BALIJA**

Name of Owner(s) of Land (Permittee)

**540 FRANKLYN 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:

LOT 2, BLOCK 26, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 008-794-791

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 Landscape Plan

Schedule D Building Elevations, Block A

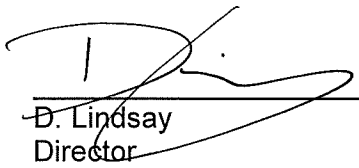
Schedule E Building Elevations, Block B

- 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-July-14
Date


D. Lindsay
Director

Community Development

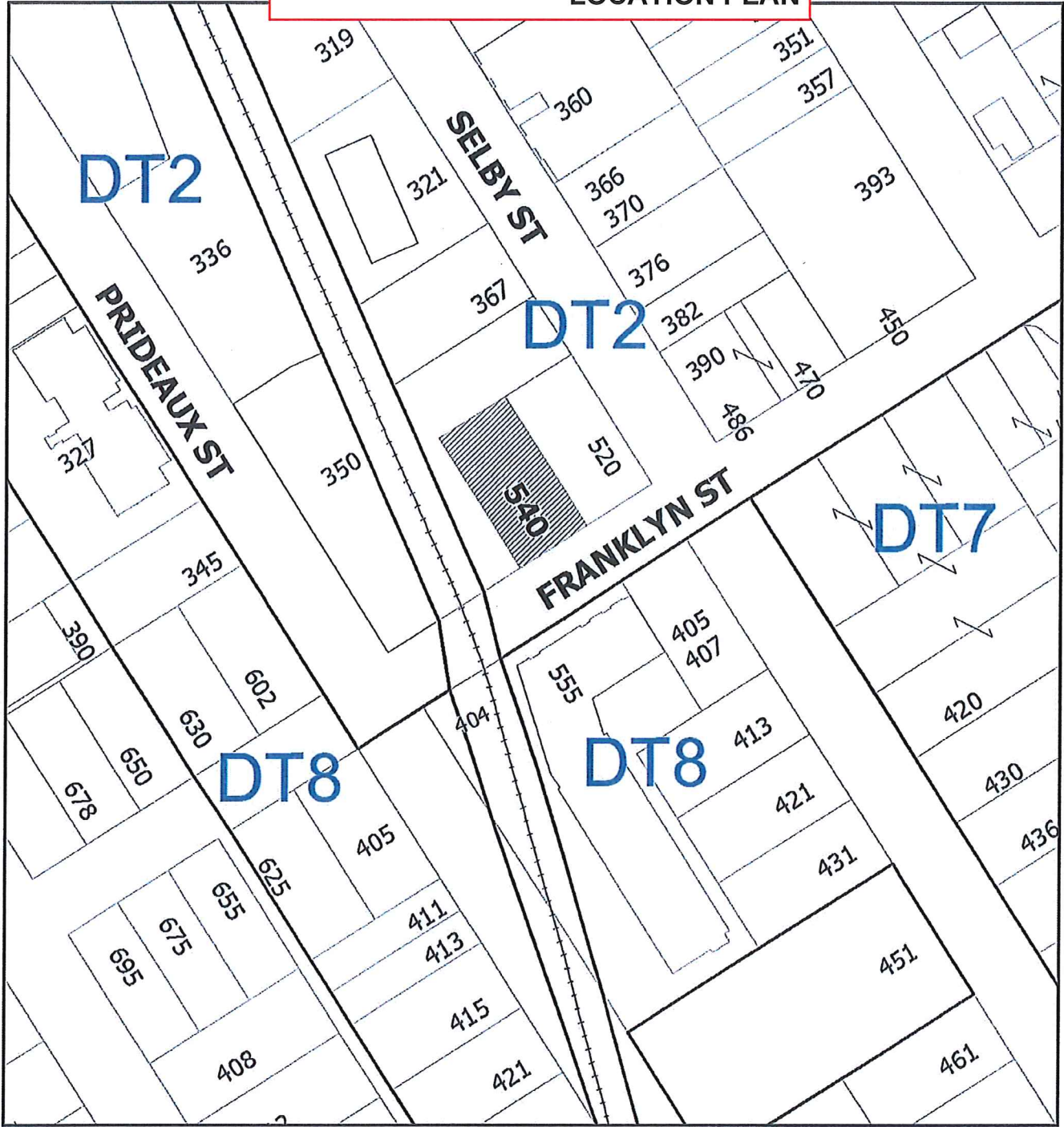
Pursuant to Section 154 (1)(b) of the Community Charter

GN/in

Prospero attachment: DP000985

Development Permit DP000985 Schedule A
540 Franklyn Street

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000985

LOCATION PLAN

Civic: 540 Franklyn Street
Lot 2, Block 26, Section 1,
Nanaimo District, Plan 584



 **Subject Property**

Date: 14-4-14
Time: 14:34:48

SKETCH PLAN OF PROPOSED TOWNHOMES

Lot 2, Block 26, Plan 584,

Section 1, Nanaimo District.

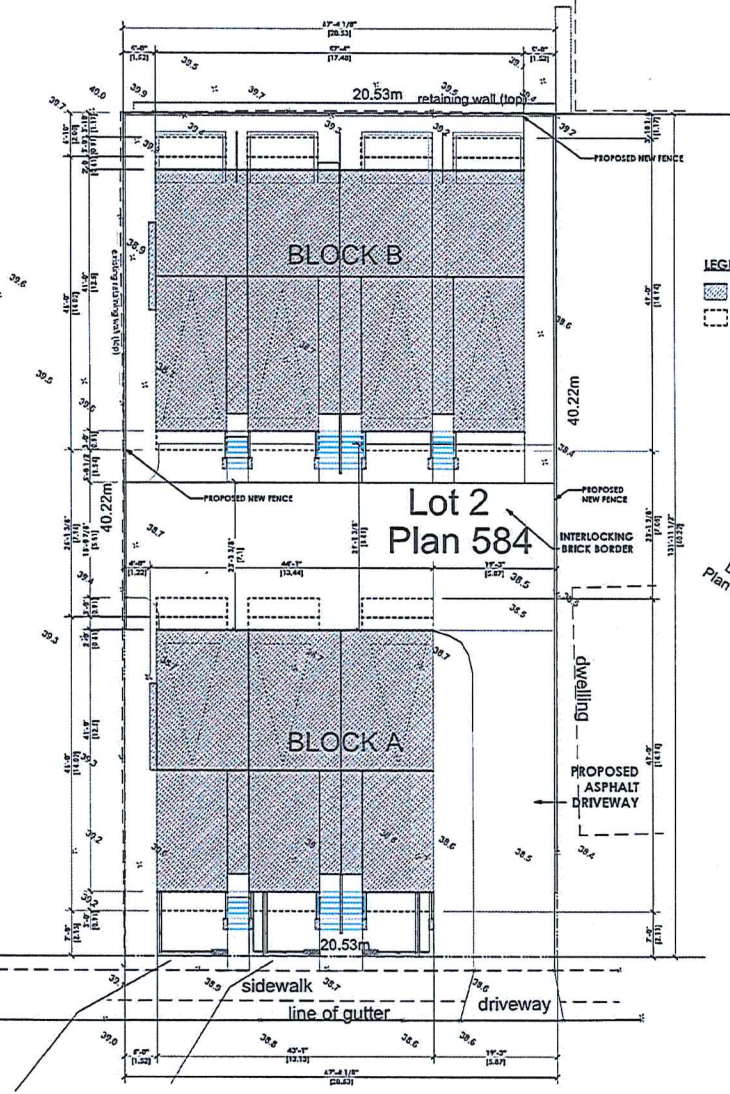
All distances are in metres.
Lot dimensions derived from registered plans.

P.I.D. 008-794-791

Elevations are geodetic.

SITE DATA	DT2	LOT 2
ITEMS	PERMITTED	PROPOSED
LOT AREA	825.48 sq. m.	
LOT COVERAGE	100.00 %	57.14 %
HEIGHT	12.00 m.	11.22 m.
SETBACKS		
- FRONT (SOUTH)	(max) 4 m.	2.13 m.
- REAR (NORTH)	0.00 m.	1.17 m.
- SIDE (WEST)	0.00 m.	1.22 m.
- SIDE (EAST)	0.00 m.	1.52 m.
FLOOR AREA	BLOCK A	BLOCK B
- UPPER	143.78 sq. m.	217.31 sq. m.
- MAIN	149.13 sq. m.	224.22 sq. m.
- LOWER	21.42 sq. m.	32.42 sq. m.
- GARAGE & OFFICE	140.99 sq. m.	183.79 sq. m.
SUBTOTAL FLOOR AREA	475.32 sq. m.	657.84 sq. m.

1 Site Plan
A2 Scale: 1:100



LEGEND

- PROPOSED BUILDING FOOTPRINT
- CANTILEVERED 2ND FLOOR

PROFESSIONAL SEAL

CONSULTANTS

LIST OF DRAWINGS

No.	DATE	ISSUED/REVISED
01	10/21/15	95% Complete

General Contractor and/or Owner to verify and throughout review all aspects of this plan for compliance and building out of all work. Any discrepancies not to be reported for building Division immediately. Building Division and local fire authority must be plan on the site before to report discrepancies. Refer to General notes included on plan.

Structural Engineer to confirm plan (where required), and specify structure to be constructed in accordance with the responsibility of the owner or contractor to verify and coordinate all engineering requirements with municipal building department prior to starting work.

These instructions to be shown plans to verify and confirm design where any and house use shown, and to confirm building department in colour if previous use necessary.

Make: Where final construction office have approved working drawings, including an accurate site plan or specification as required by the contractor or owner. Detailed portions to plan to be reviewed by the contractor or owner. All portions to plan to be reviewed by the contractor or owner. All portions to plan to be reviewed by the contractor or owner. All portions to plan to be reviewed by the contractor or owner.

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VICTORIA DESIGN GROUP

7711-A
A2 OF A8
Oct. 21, 2015
As Shown
CB

BLOCK A

PRELIMINARY SUBMISSION
Blue Bennett
540 Franklyn
Nanaimo, BC

RECEIVED
By Planning & Design Section of 5:59 pm, Aug 17 2015

Franklyn Street



LEGEND

LANDSCAPE FINISHES:

- Open aggregate concrete, 20mm present paving stones
- Interlocking brick border
- Wood plank

SOFTSCAPE:

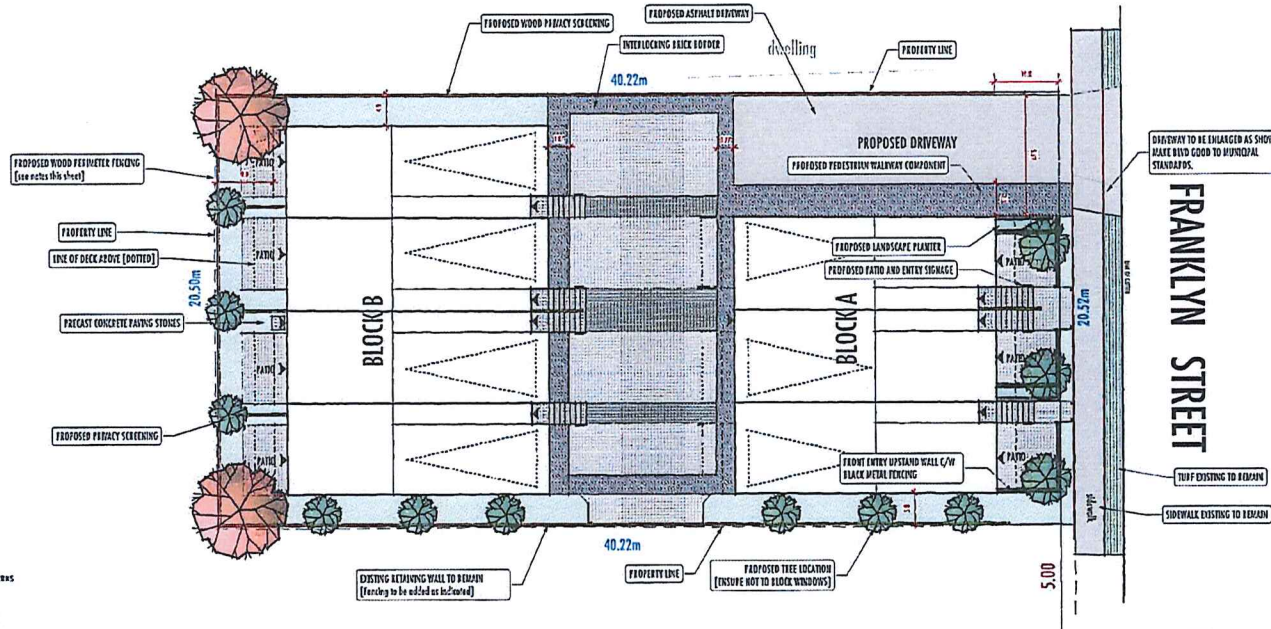
- Planting area
- Turf

MISCELLANEOUS:

- Walls of varying retaining approx. 1500mm high

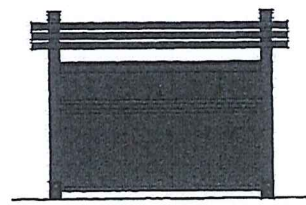
NOTES:

- All wall heights are indicated by the 'H' symbol.
- All survey information supplied by the client is to be used.
- This plan is prepared for the client's use only. It is not to be used for any other purpose without the written consent of the designer.
- All dimensions are in millimeters unless otherwise stated.
- This drawing is the property of the designer and shall remain the property of the designer.



RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE / REMARKS
1012	Small Green Shrub	80cm tall 2016
1013	Large Green Shrub	50cm tall 2016
1014	Small Green Shrub	80cm tall 2016
1015	Small Green Shrub	80cm tall 2016
1016	Small Green Shrub	80cm tall 2016
1017	Small Green Shrub	80cm tall 2016
1018	Small Green Shrub	80cm tall 2016
1019	Small Green Shrub	80cm tall 2016
1020	Small Green Shrub	80cm tall 2016
1021	Small Green Shrub	80cm tall 2016
1022	Small Green Shrub	80cm tall 2016
1023	Small Green Shrub	80cm tall 2016
1024	Small Green Shrub	80cm tall 2016
1025	Small Green Shrub	80cm tall 2016
1026	Small Green Shrub	80cm tall 2016
1027	Small Green Shrub	80cm tall 2016
1028	Small Green Shrub	80cm tall 2016
1029	Small Green Shrub	80cm tall 2016
1030	Small Green Shrub	80cm tall 2016
1031	Small Green Shrub	80cm tall 2016
1032	Small Green Shrub	80cm tall 2016
1033	Small Green Shrub	80cm tall 2016
1034	Small Green Shrub	80cm tall 2016
1035	Small Green Shrub	80cm tall 2016
1036	Small Green Shrub	80cm tall 2016
1037	Small Green Shrub	80cm tall 2016
1038	Small Green Shrub	80cm tall 2016
1039	Small Green Shrub	80cm tall 2016
1040	Small Green Shrub	80cm tall 2016
1041	Small Green Shrub	80cm tall 2016
1042	Small Green Shrub	80cm tall 2016
1043	Small Green Shrub	80cm tall 2016
1044	Small Green Shrub	80cm tall 2016
1045	Small Green Shrub	80cm tall 2016
1046	Small Green Shrub	80cm tall 2016
1047	Small Green Shrub	80cm tall 2016
1048	Small Green Shrub	80cm tall 2016
1049	Small Green Shrub	80cm tall 2016
1050	Small Green Shrub	80cm tall 2016



Perimeter fencing and Privacy screening detail
 walls = 1515

RECEIVED
 By Planning & Design Division on 10 June, 2016

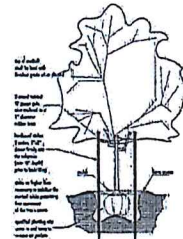
SKL.01
 15.FEBRUARY.2016
 1 : 1 0 0
 LATEST REVISION: 30.JUNE.16

**540 FRANKLYN STREET
 LANDSCAPE LAYOUT**

LANDSCAPE SOLUTIONS
 250.881.0706 - 4539 Viewmont Avenue, Victoria, BC
 GARY CARROTHERS CONSULTING
 250.388.6919 - 2750 Quadra St, Victoria, BC

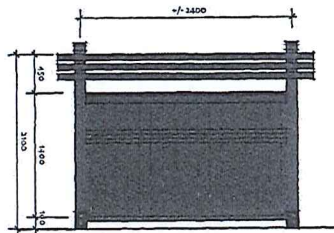
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REISSUED FOR DP SUBMISSION: 30JUN16
 540 FRANKLYN ST NANAIMO, BC PLACE :: LP.01 :: landscape layout ::

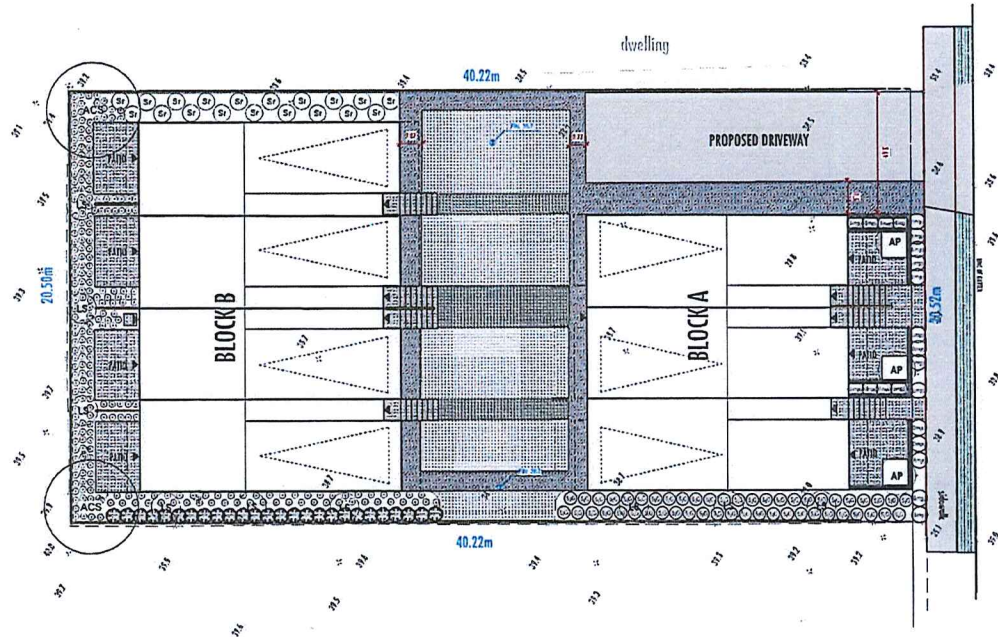


Fence post on concrete wall detail
scale = 1:15

SITE PLANT LIST:				
SYMB	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES:				
ACS	2	Acacia Concinna	Common Berry Honey Myrtle	500 mm x 110
AP	3	Albizia julibrissin	White Silk Tree	2.30M
LS	3	Lonicera xylosteum	Common Honeysuckle	2.5M
SHRUBS:				
R29	2	Rosa pratincola	Rose	80
SP	19	Syringa vulgaris	Common Lilac	80
LS	19	Lonicera xylosteum	Common Honeysuckle	80
TS	24	Taxus canadensis	Common Yew	80
GROUNDCOVERS, BULBS AND VINES:				
A	210	Arctostaphylos	Manzanita	50 x 45 mm



Perimeter fence and screening detail
scale = 1:15



FRANKLYN STREET

NOTES:

- 1) Anything that is unclear should be clarified with Project Landscape Consultant.
- 2) All work to be completed in accordance with BCMA/ICMA standards, and to MWCO Planting Edition Specifications.
- 3) Landscape Contractor to arrange a pre-construction meeting with landscape Consultant prior to start of work.
- 4) Plant material, installation and maintenance to conform to BCMA/ICMA standard (current edition) and MWCO Planting Edition Specifications. All plant material to be purchased from commercial sources in British Columbia (where available). All planting areas and finished grading to slope away from building. All growing medium to comply to BCMA/ICMA standard designation "IP - Level 1 Well Greened Area". All landscape areas on boulevard to be restricted (where necessary) to grass by way new seed installation. Also refer to City of Nanaimo Engineering Standards & Specifications Section 14 - Landscape Contract.
- 5) Underground irrigation system to be installed on plants with automatic rain shutoff and 3/8" drip emitter. Irrigation materials and installation to conform, as a minimum, to BCMA/ICMA Standard (current edition), MWCO Planting Edition Specifications and BSAE Standards. All irrigation piping under landscape to be sloped. All earth landscape areas to be irrigated. Also refer to City of Nanaimo Engineering Standards & Specifications Section 14 - Landscape Contract.
- 6) Off-site landscape areas to be irrigated to the satisfaction of City of Nanaimo. Off-site irrigation system to comply with Standard by-law 1000.
- 7) See legend for all landscape finishes. All landscape finishes to be installed in accordance to BCMA/ICMA standards (latest edition) and MWCO Planting Edition Specifications and shall slope away from the building.
- 8) See Architectural or Engineer's drawings for any existing wall details. All block floor building elevations and landscape grading (fence and driveway) to be confirmed by existing Architect. Finish and slope of concrete retaining walls to be determined by others.
- 9) For any applications to the Specifications, the most conservative and relevant shall apply.
- 10) Tree pits, planting area preparation, etc. to be reviewed by project landscape consultant. Allow 48 hour notice for site review.
- 11) Landscape contractor to generate plant materials for a one year warranty period. Landscape contractor is not responsible for plant loss due to estimate, theft or vandalism.
- 12) Attention: Landscape design is only valid if reviewed by the project landscape consultant during construction. Landscape contractor is responsible for providing 48 hour notice for site reviews at critical points of work.

RECEIVED
By Planning & Design Section at 10:18 am, Jul 06, 2016

SKL.02
15.FEBRUARY.2016
1:100
LATEST REVISION: 30.JUNE.16

540 FRANKLYN STREET LANDSCAPE PLANTING PLAN

LANDSCAPE SOLUTIONS
250.881.0706 - 4539 Viewmont Avenue, Victoria, BC
GARY CARROTHERS CONSULTING
250.388.6919 - 2750 Quadra St, Victoria, BC

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RECEIVED for DP SUBMISSION: 30JUNE16
540 FRANKLYN ST NANAIMO, BC PLACE :: LP-02 :: landscape planting plan ::

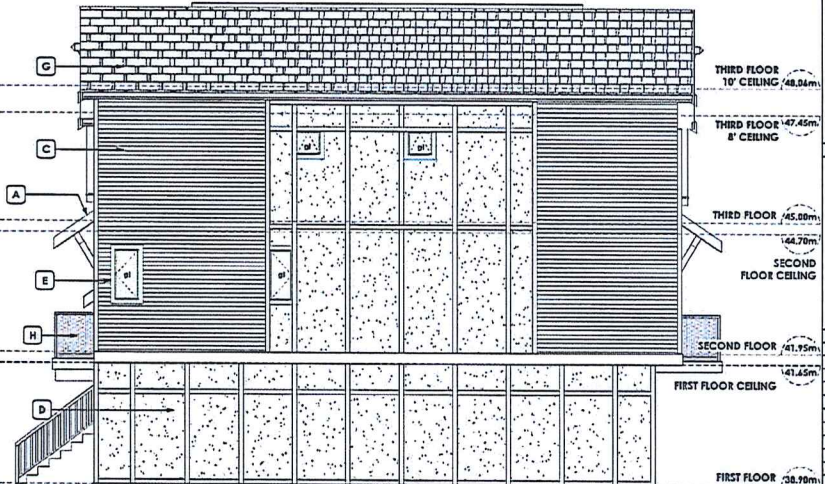
BUILDING ELEVATIONS, Block A

Date: 14-4-14
Time: 14:34:48



1 Front Elevation
Scale: 1/4" = 1'-0"

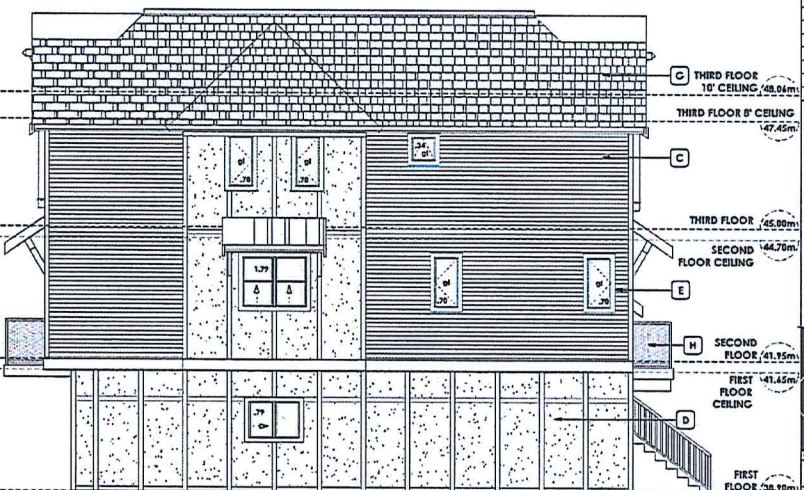
- EXTERIOR FINISHES**
- A PRE-FIN. METAL ROOFING
 - B 2"x10" BOARD
 - C CONC. FIBER BOARD SIDING
 - D CONC. FIBER BOARD
 - E 1"x4" WINDOW & DOOR TRIM (metal flashing where req)
 - F 1"x4" TRIM
 - G LAMINATED ASPHALT SHINGLES
 - H 4" FIN. HT. GUARD C/W S.P. GLAZING PANEL TO COMPLY W/ BC BLDG CODE 2006 Y.I.B
 - I 1"x4" TRIM BOARD ON 2"x10" BARGE BOARD



2 Right Side Elevation
Scale: 1/4" = 1'-0"



3 Rear Elevation
Scale: 1/4" = 1'-0"



4 Left Side Elevation
Scale: 1/4" = 1'-0"

Overall Distance	1.22 m
Exposed Building Foot	155.8 mm
Available Opening	7 ft
Available Opening Area	8.44 m ²
Proposed Opening	8.22 m ²

AVERAGE FINISHED GRADE 38.70m

RECEIVED
By Planning & Design Services of BC on: July 27, 2014

PROFESSIONAL SEALS

CONSULTANTS

LIST OF DRAWINGS

A1	General Notes
A2	Siteplan
A3	Elevations
A4	Foundation
A5	First Floor Plan
A6	Second Floor Plan
A7	Third Floor Plan
A8	Section
D1	Details 1

ISSUED/REVISED

No.	DATE	ISSUED/REVISED
D1	10/21/15	95% Complete

General Contractor used in Order to verify and thoroughly review all aspects of plan prior to commencing work and setting out of all work. Also observations to be reported to Building Designer immediately. Building Designer not liable for changes made in accordance with the above.

Structural Engineer to confirm plan (before approval) and specify structure as deemed necessary. It is the responsibility of the owner or contractor to verify and coordinate all engineering requirements with municipal building departments prior to starting work.

Trade Manufacturer to provide plans to verify and design where they shall remain on file, and to coordinate building designer in order of revisions as necessary.

Notes: Where load conditions differ from approved working drawings following an on-site observation or inspection conducted by the contractor or owner, suitable variations to plans for municipal verification shall be the responsibility of the contractor or owner. Such plan variations shall be provided to the owner by the Design Group technical staff prior to application of the final set of work.

VICTORIA DESIGN GROUP
7711-A
A3 OF A8
Oct. 21, 2015
As Shown
CB
BLOCK A

PRELIMINARY PRODUCTION SUBMISSION
Blue Bennett
540 Franklyn Street
Vancouver, BC
DO NOT PRINT

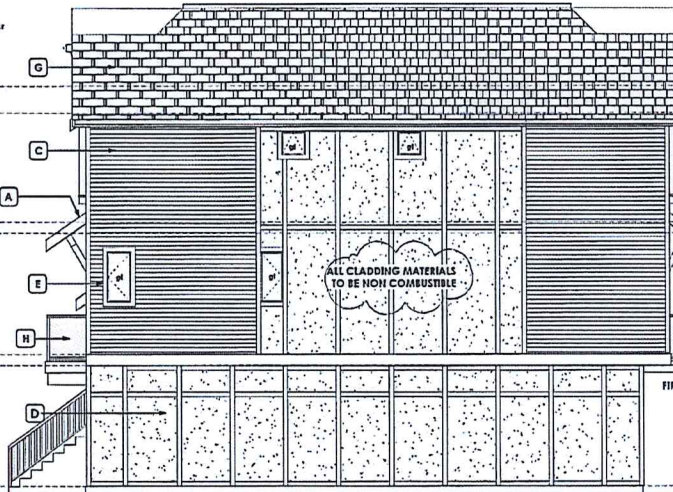
BUILDING ELEVATIONS, Block B

Date: 21-6-16
Time: 9:39:24



1 Front Elevation
Scale: 1/4" = 1'-0"

- EXTERIOR FINISHES**
- A PRE-FIN. METAL ROOFING
 - B 1 1/2" FASCIA BOARD ON 2"X10" BOARD
 - C CONC. FIBER BOARD SIDING
 - D CONC. FIBER BOARD
 - E 1 1/2" WINDOW & DOOR TRIM (metal flashing where req)
 - F 1 1/2" TRIM
 - G LAMINATED ASPHALT SHINGLES
 - H 42" FRL. W. CHARD C/W S.B. CLADDING PANEL TO COMPLY W/ NC BLDG CODE 2006 9.8.3
 - I 1 1/2" TRIM BOARD ON 2"X10" BARGE BOARD



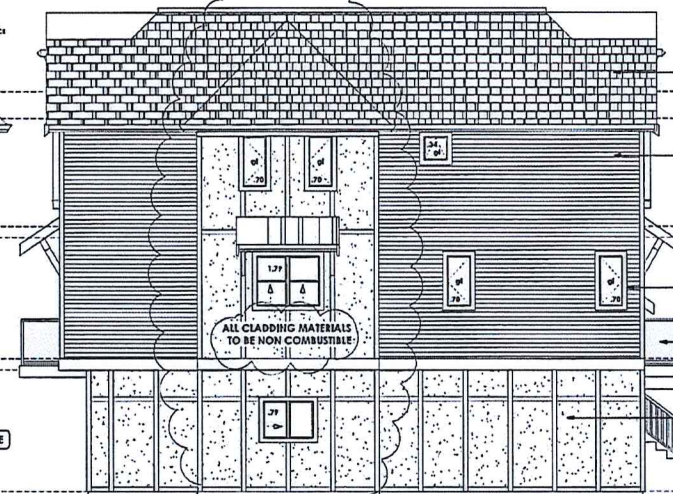
2 Right Side Elevation
Scale: 1/4" = 1'-0"
ALL CLADDING MATERIALS TO BE NON COMBUSTIBLE

Window Schedule	1.32	m
Exposed Building Face	120.8	sq m
Allowable Coverage	7	%
Allowable Open Area	8.45	sq m
Proposed Coverage	2.08	sq m

AVERAGE FINISHED GRADE 38.70m



3 Rear Elevation
Scale: 1/4" = 1'-0"



4 Left Side Elevation
Scale: 1/4" = 1'-0"
ALL CLADDING MATERIALS TO BE NON COMBUSTIBLE

Window Schedule	1.32	m
Exposed Building Face	120.8	sq m
Allowable Coverage	7	%
Allowable Open Area	8.45	sq m
Proposed Coverage	8.72	sq m

AVERAGE FINISHED GRADE 38.70m

THIRD FLOOR 10' CEILING / 48.04m
THIRD FLOOR 47.45m
8' CEILING
THIRD FLOOR 45.00m
44.70m
SECOND FLOOR CEILING
SECOND FLOOR 41.95m
41.65m
FIRST FLOOR CEILING
FIRST FLOOR 38.70m

PROFESSIONAL SEAL

CONSULTANTS

LIST OF DRAWINGS

A1	General Notes
A2	Siteplan
A3	Elevations
A4	Foundations
A5	First Floor Plan
A6	Second Floor Plan
A7	Third Floor Plan
AB	Section
D1	Details 1

ISSUED/REVISED

No.	DATE	ISSUED/REVISED
01	10/21/15	95% Complete

As Used Customer and/or Owner to verify and thoroughly review all plans and specifications for a comprehensive understanding of all work and dimensions and to report to the building department any discrepancies. It is the responsibility of the customer to verify and report any discrepancies to the building department prior to starting work.

The contractor shall be responsible for verifying all dimensions and to correct any discrepancies prior to starting work.

Make Note: Where not otherwise specified, all dimensions are in millimeters unless otherwise specified. The contractor shall be responsible for verifying all dimensions and to report to the building department any discrepancies. It is the responsibility of the customer to verify and report any discrepancies to the building department prior to starting work.

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VICTORIA DESIGN
7711-B
A3 OF A8
Nov. 25, 2015
As Shown
CB
BLOCK B
Proposed Townhomes
Blue Bennfield
540 Franklyn
RECEIVED BC
By Planning & Design Section at 10:23 am, Jun 28, 2016