CITY OF NANAIMO
THE HARBOUR CITY

HERITAGE ALTERATION PERMIT NO. HAP00031

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTER OF CITIZENS' SERVICES
Name of Owner(s) of Land (Permittee)

35 FRONT STREET
Civic Address

1. This heritage alteration 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 heritage alteration 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 1, SECTION 1, NANAIMO DISTRICT, PLAN 43978
   PID NO. 004-592-131

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 Subject Property Map
   Schedule B Proposed Alterations Summary
   Schedule C Cover Sheet and General Notes
   Schedule D Building Elevations
   Schedule E Window and Door Schedules
   Schedule F Heritage Window Details

4. If the applicant does not substantially commence the heritage alteration permitted by this permit within two years of the date of this permit, the permit shall lapse.

5. This permit is not a building permit. Separate application must be made for a building permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE **7TH** DAY OF **APRIL, 2025.**

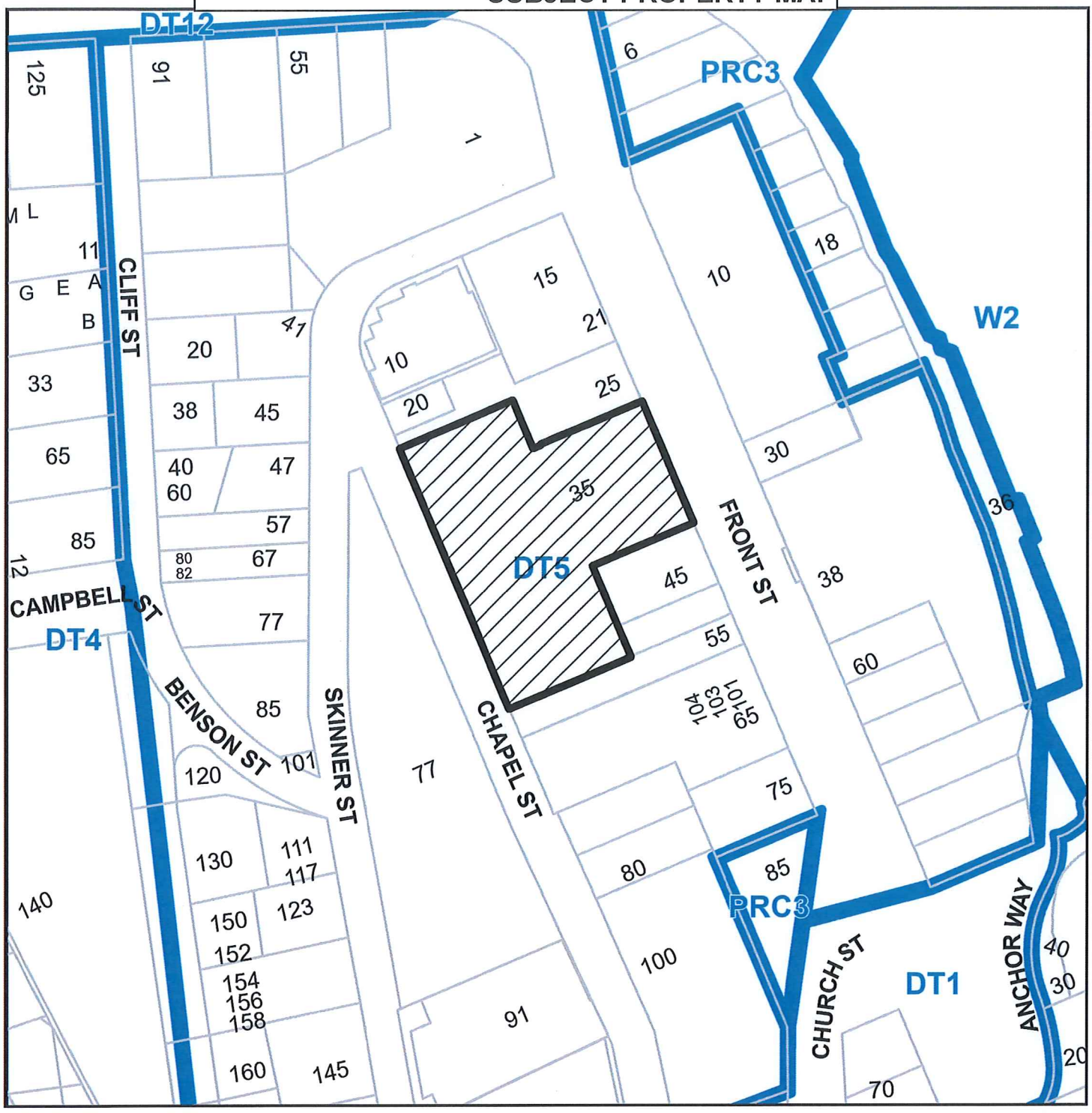
Corporate Officer

April 9/2025
Date

Karen Robertson
Deputy Corporate Officer
City of Nanaimo

Heritage Alteration Permit No. HAP00031 **Schedule A**
35 Front Street

SUBJECT PROPERTY MAP



N

35 Front Street

Engineers

February 21, 2025

Harsh Mehra
Thibodeau Architecture + Design
138 West 8th Avenue
Vancouver BC 5VY 1N2
Harsh.mehra@gotad.ca

Dear Harsh,

RE: Nanaimo Courthouse **RJC No. NAN.108594.0005**
Building Rehabilitation Program
35 Front Street, Nanaimo, BC V9R 5J1

The BC Ministry of Citizen's Services is currently planning to undertake a rehabilitation of the Nanaimo Courthouse building. Following a feasibility study completed in 2022/2023, the proposed scope of work that will impact the heritage portion of the building will primarily involve a roof renewal, window replacement, and cornice repairs.

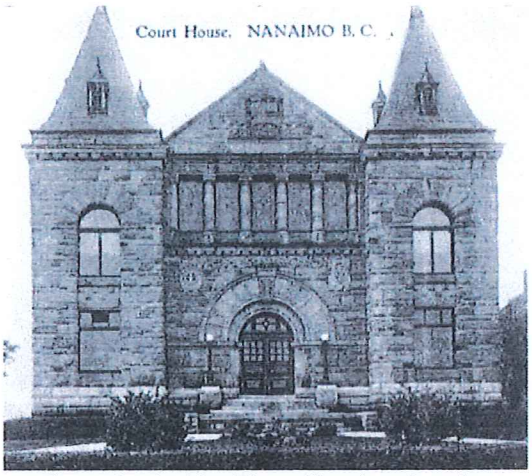


Figure 1 – Archive Photo, Nanaimo Courthouse

The purpose of this letter is to outline the proposed alterations to the exterior of the Nanaimo Courthouse and provide detailed information on the planned modifications and their impact on the building's heritage elements.

The proposed alterations have been carefully assessed and designed to align with City of Nanaimo Heritage Building Guidelines, and typical conservation best practices to ensure the architectural character and cultural significance of this landmark is maintained.

1.0 Character Defining Elements

The Nanaimo Courthouse was constructed in 1895 and became formally recognized as part of the Community Heritage Register on October 7, 2002, with the recognition authority being the Government on British Columbia. It is listed in the Canadian Register for Canada's Historic Places and is described as a Richardsonian Romanesque style building located in downtown Nanaimo.

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The following is a list of the Character Defining Elements as outlined in the Canadian Register for Historic Places:

- *All elements of the original Richardsonian Romanesque style as expressed in the monumental scale*
- *Symmetrical façade*
- *Rough dressed sandstone exterior bearing walls*
- *Granite foundation blocks,*
- *Corner towers with high bellcast pyramidal roofs,*
- *Large arched central entry*
- *Decorated keystones*
- *Slate roof with copper flashing and ridge ornamentation*
- *Elaborate leaded, stained and painted glass windows*
- *Complicated and picturesque roofline*

2.0 Proposed Interventions

The following outlines the proposed interventions to the character defining elements as a part of the rehabilitation program. The conservation policies as described in the *Standards and Guidelines for Conservation of Historic Places – The Standards* that align with each intervention have been provided to ensure that the work is completed following best practices to retain the historic elements.

2.1 Replacement of the Existing Slate Tile Roof

As part of the proposed restoration project, the existing slate tile roofing will be carefully removed and replaced with new slate tiles that match the original in color, texture, and pattern. The existing roof is in poor condition and at the end of its service life, and full replacement has been determined to be a more long term solution.

The replacement approach will include slate tiles obtained from Glendyne quarry in St. Marc-du-Lac-Long, Quebec, which is determined to be historical authentic for the building. As the roof is being replaced, any deterioration or structural concerns associated with the aging roof materials will be repaired, along with some upgrades to the roof framing to improve seismic performance.

This work will comply with the conservation policy as outlined in the Standards and Guidelines for Conservation of Historic Places – The Standards: *"Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements."*

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2.2 Refurbishment of Stained Glass Windows

As part of the proposed restoration project, the existing stained-glass windows will be carefully refurbished to preserve their historical and artistic significance while improving their structural integrity and longevity. The refurbishment process will involve a detailed assessment of each window to identify any damage, including but not limited to cracked or missing glass pieces, and deteriorated framing materials. Any broken glass will be repaired by qualified stain glass contractor, and the frames painted and re-sealed for reinstating the waterproofing qualities.

This work will comply with the conservation policy as outlined in the Standards and Guidelines for Conservation of Historic Places – The Standards: *"Repair character-defining elements by reinforcing their materials using recognized conservation methods."*

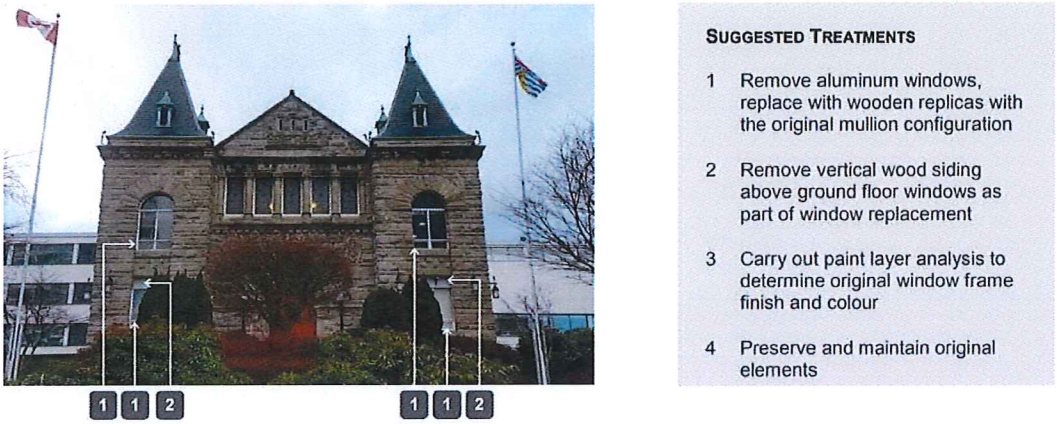
2.3 Replacement of Existing Wood Panels

As per the recommendations in the Nanaimo Heritage Building Design Guidelines, any wood panels that were previously added to the windows will be replaced with copper spandrel panels. These new panels will be carefully designed to align with the materials and architectural style of the original construction, ensuring a historically authentic and cohesive restoration. The colour for this will be selected to match the copper roof (Figure 2).



Figure 2 – Proposed Colour for Spandrel Panels between Windows

This work will comply with the conservation policy as outlined in the Standards and Guidelines for Conservation of Historic Places – The Standards: *"Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence."*



SUGGESTED TREATMENTS

1 Remove aluminum windows, replace with wooden replicas with the original mullion configuration

2 Remove vertical wood siding above ground floor windows as part of window replacement

3 Carry out paint layer analysis to determine original window frame finish and colour

4 Preserve and maintain original elements

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Figure 3 – Excerpt from City of Nanaimo's Heritage Building Design Guidelines

2.4 Replacement of Existing Aluminum Framed Windows

In accordance with the Nanaimo Heritage Building Design Guidelines, the existing aluminum-framed windows will be replaced with identical wood-framed windows that reflect the original construction. This upgrade will restore the building's historical authenticity while maintaining architectural consistency.

The new wood frames will be carefully designed to match the profiles of the original windows including key components such as matching any window sash horns present from the original assemblies.

This work will comply with the conservation policy as outlined in the Standards and Guidelines for Conservation of Historic Places – The Standards: *"Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence."*

2.5 Relocation of Existing Window Vents

As part of the proposed restoration, the existing window vents on the East elevation lower windows will be relocated from the top of the assembly to the bottom. This adjustment is intended to enhance the building's enclosure performance by improving air circulation, reducing condensation risks, and increasing overall energy efficiency.

By repositioning the vent to the lower section of the window assembly, the design will allow for easier occupant use and increased interior comfort through passive ventilation. This modification was reviewed and discussed with the City of Nanaimo Heritage Planner and deemed to be an acceptable modification.

This work will comply with the conservation policy as outlined in the Standards and Guidelines for Conservation of Historic Places – The Standards: *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.*

2.6 Repair of Cornices as Needed

As part of the restoration process, the building's cornices will be thoroughly assessed for any structural damage or deterioration. If issues are identified, repairs will be undertaken to restore their integrity while maintaining their historical and architectural significance. The repair process may involve reinforcing or replacing damaged sections using historically appropriate materials and construction techniques.

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Where necessary, deteriorated elements will be carefully replicated to match the original design, ensuring consistency in both appearance and craftsmanship. Additionally, protective measures may be implemented to prevent future damage caused by weather exposure or structural stress.

This work will comply with the conservation policy as outlined in the Standards and Guidelines for Conservation of Historic Places – The Standards: *"Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention."*

3.0 Conclusion

All work will follow the guidelines outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the City of Nanaimo's Heritage Building Design Guidelines, ensuring that the restoration maintains the building's historical integrity while improving its functionality and longevity.

We trust this information meets your current requirements. Please do not hesitate to contact the undersigned if you have any questions, comments or concerns.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.
EGBC Permit to Practice No. 1002503

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA S. M. HASHAM

2025.02.21 11:58:49-08'00'

Sameer Hasham, BASc., P.Eng., CPHD
Principal

SH/jk

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Heritage Alteration Permit No. HAP00031 **Schedule C**
35 Front Street

COVER SHEET AND GENERAL NOTES



NANAIMO COURTHOUSE REHABILITATION

35 FRONT STREET
NANAIMO, BC

ISSUED FOR HERITAGE ALTERATION B.P. 2025-02-10

30% CD Review 2024-10-30
60% CD Review 2024-12-02
90% CD Review 2025-02-04

PROJECT ADDRESS

35 FRONT STREET,
NANAIMO, BC
V9R 5J1

LEGAL DESCRIPTION

PID: 004-592-131
LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 43978
ZONING: DT5

PROJECT DESCRIPTION

REHABILITATION OF THE NANAIMO COURTHOUSE BUILDINGS INCLUDING:

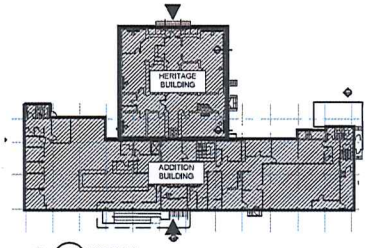
- REFURBISHMENT OF THE HERITAGE BUILDING ROOF, CORNICE AND WINDOWS;
- REPLACEMENT OF WINDOWS, PLUS MAIN ENTRANCE DOORS, STAIRS, AND RAMP OF THE ADDITION BUILDING; AND
- ADDITION OF COOLING AND VENTILATION TO THE HERITAGE BUILDING; AND
- OTHER MECHANICAL, ELECTRICAL AND STRUCTURAL UPGRADES.

CONTEXT PLAN



35 FRONT ST.
NANAIMO, BC

KEY PLAN



1 / A000 KEY PLAN

PROJECT TEAM

CLIENT
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V8X 4S7

PROJECT MANAGER:
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JOB CAPTAIN:
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PROJECT COORDINATOR:
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CODE CONSULTANT
OLSTHOORN ENGINEERING LTD
2001 BALSAM STREET, UNIT 301
VANCOUVER, BC, V6K 4L6

CODE CONSULTANT:
MARK OLSTHOORN, M.SC, P.ENG, C.P.
C: 604-441-7423
E: MARK@OLSTHOORNENGINEERING.COM

SECURITY CONSULTANT
AGILE SECURITY CONSULTING INCORPORATED
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SIDNEY, BC, V8L 1Y3

PRINCIPAL:
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SITE PHOTOS



GOOGLE EARTH 3-D
EXISTING HERITAGE ROOF



EXISTING
HERITAGE ROOF



EXISTING
ADDITION BUILDING ENTRANCE



EXISTING
HERITAGE- ROOF DORMER



EXISTING
HERITAGE- NORTH ELEVATION



EXISTING
HERITAGE & ADDITION ROOF CONNECTION

GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW EXISTING SITE CONDITIONS AND COMMUNICATE ANY DISCREPANCIES WITH THIS DRAWING TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK. NO CLAIM WILL BE ENTERTAINED THAT IS BASED ON ANY EXISTING SITE CONDITIONS THAT COULD REASONABLY HAVE BEEN ASCERTAINED BY CAREFUL EXAMINATION OF THE SITE.
2. THE CONTRACTOR SHALL VISIT THE SITE AND CAREFULLY EXAMINE ALL EXISTING SURFACES AND CONDITIONS, AND OBTAIN ALL INFORMATION CONCERNING PORTIONS TO BE DEMOLISHED OR PARTIALLY DEMOLISHED. CONTRACTOR SHALL ALSO CHECK AND NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES WITH THE DIMENSIONS ON THE PLANS. IN NO CASE SHALL DIMENSIONS BE SCALED FROM THIS DRAWING.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NOT TO CAUSE DAMAGE TO BASE BUILDING SURFACES AND FINISHES. AND SHALL CAREFULLY PROTECT ADJACENT SURFACES AND FURNISHINGS THAT MAY BE SUBJECT TO DAMAGE. ANY DAMAGES CAUSED BY WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE ARCHITECT'S SATISFACTION.
4. CONTRACTOR SHALL PROTECT ELEMENTS TO BE REUSED. ANY ELEMENT DAMAGED DURING REMOVAL OR DEMOLITION WORK SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. BEFORE WORK BEGINS, CONTRACTOR SHALL CONSULT WITH THE FACILITY MANAGER FOR STORAGE OF ELEMENTS THAT ARE TO BE REUSED. ANYTHING DEEMED SALVAGEABLE BY BUILDING OWNER SHALL BE KEPT AND PLACED IN STORAGE.
6. ALL NON-REUSABLE ITEMS AND DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS AND SENT TO APPROPRIATE RECYCLING OR DISPOSAL FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL NEW AND EXISTING SURFACES IN A SATISFACTORY MANNER TO RECEIVE NEW WORK. THIS INCLUDES CLEANING, PRE-TREATMENT, OR DEMOLITION AND REMOVAL OF NECESSARY ITEMS. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
8. ALL TRANSITIONS BETWEEN EXISTING AND NEW WORK MUST BE SMOOTH AND LEVEL.
9. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS.

CODE ANALYSIS:

- REFER TO BUILDING CODE SUMMARY REPORT PREPARED BY OLSTHOORN ENGINEERING LTD.

		30% CD Review 2024-10-30	60% CD Review 2024-12-02	90% CD Review 2025-02-04
STRUCTURAL				
S100	GENERAL NOTES, METHODOLOGY, AND ASSUMPTIONS	●	●	●
S101	GENERAL NOTES	●	●	●
S200	ROOF PLAN	●	●	●
S201	EXISTING ROOF STRUCTURE PLAN	●	●	●
S300	ROOF SECTIONS	●	●	●
HERITAGE				
R-1.1	COVER SHEET AND GENERAL NOTES	●	●	●
R-1.2	SITE PLAN	●	●	●
R-2.1	ROOF PLAN	●	●	●
R-3.1	DETAILS	●	●	●
R-3.2	DETAILS	●	●	●

		30% CD Review 2024-10-30	60% CD Review 2024-12-02	90% CD Review 2025-02-04
ARCHITECTURAL				
A000	COVER SHEET & GENERAL NOTES	●	●	●
A001	WINDOW SCHEDULE - ADDITION	●	●	●
A002	WINDOW SCHEDULE - HERITAGE			
A002	DOOR SCHEDULE	●	●	●
A100	FLOOR PLAN - BASEMENT	●	●	●
A101	FLOOR PLAN - FIRST FLOOR	●	●	●
A102	FLOOR PLAN - SECOND FLOOR	●	●	●
A103	FLOOR PLAN - THIRD FLOOR	●	●	●
A104	ENLARGED DEMOLITION PLAN - ENTRANCE STAIRS & RAMP	●	●	●
A105	ENLARGED CONSTRUCTION PLAN - ENTRANCE STAIRS & RAMP	●	●	●
A106	RAMP & STAIR SECTIONS	●	●	●
A200	REFLECTED CEILING PLAN - BASEMENT	●	●	●
A201	REFLECTED CEILING PLAN - FIRST FLOOR	●	●	●
A202	REFLECTED CEILING PLAN - SECOND FLOOR	●	●	●
A203	REFLECTED CEILING PLAN - THIRD FLOOR	●	●	●
A300	BUILDING ELEVATIONS	●	●	●
A500	WINDOW DETAILS	●	●	●
ELECTRICAL				
E001	COVER SHEET & LEGEND	●	●	●
E100	ELECTRICAL SITE PLAN	●	●	●
E201	FIRE EXISTING BASEMENT	●	●	●
E202	FIRE EXISTING MAIN FLOOR	●	●	●
E203	FIRE EXISTING 2ND FLOOR	●	●	●
E204	FIRE EXISTING 3RD FLOOR	●	●	●
E210	LIGHTING EXISTING BASEMENT	●	●	●
E211	LIGHTING EXISTING MAIN FLOOR	●	●	●
E212	LIGHTING EXISTING 2ND FLOOR	●	●	●
E213	LIGHTING EXISTING 3RD FLOOR	●	●	●
E220	POWER EXISTING BASEMENT	●	●	●
E221	POWER EXISTING MAIN FLOOR	●	●	●
E222	POWER EXISTING 2ND FLOOR	●	●	●
E223	POWER EXISTING 3RD FLOOR & ROOF	●	●	●
E301	FIRE ALARM NEW BASEMENT PLAN	●	●	●
E302	FIRE ALARM NEW MAIN FLOOR PLAN	●	●	●
E303	FIRE ALARM NEW 2ND FLOOR PLAN	●	●	●
E304	FIRE ALARM NEW 3RD FLOOR PLAN	●	●	●
E310	LIGHTING NEW BASEMENT PLAN	●	●	●
E311	LIGHTING NEW MAIN FLOOR PLAN	●	●	●
E312	LIGHTING NEW 2ND FLOOR PLAN	●	●	●
E313	LIGHTING NEW 3RD FLOOR PLAN	●	●	●
E320	POWER NEW BASEMENT PLAN	●	●	●
E321	POWER NEW MAIN FLOOR PLAN	●	●	●
E322	POWER NEW 2ND FLOOR PLAN	●	●	●
E323	POWER NEW 3RD FLOOR PLAN	●	●	●
E400	ELECTRICAL SINGLE LINE DIAGRAM	●	●	●
E500	ENLARGED ELECTRICAL ROOMPLANS	●	●	●
E501	ELECTRICAL DETAILS	●	●	●
E600	ELECTRICAL SCHEDULES 1	●	●	●
E601	ELECTRICAL SCHEDULES 1	●	●	●
E602	ELECTRICAL SCHEDULES 1	●	●	●
E603	ELECTRICAL SCHEDULES 1	●	●	●
MECHANICAL				
M100	MECHANICAL COVER SHEET	●	●	●
M100	CONTROLS- BASEMENT FLOOR PLAN	●	●	●
M101	CONTROLS- FIRST FLOOR PLAN	●	●	●
M102	CONTROLS- SECOND FLOOR PLAN	●	●	●
M103	CONTROLS- THIRD FLOOR PLAN	●	●	●
M104	MECHANICAL ROOMS DEMOLITION & CONSTRUCTION PLAN		●	●
M105	MECHANICAL ROOFS DEMOLITION & CONSTRUCTION & SCHEMATIC	●	●	●
M106	MECHANICAL- DETAILS	●	●	●

THIBODEAU ARCHITECTURE+DESIGN
Vancouver Victoria

consultant team:
OC3 ENGINEERING
m3 mechanical
rjc Practical Results
Read Jones Christoffersen Ltd.
agile security consulting

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4	24-FEB-25	ISSUED FOR HERITAGE ALTERATION B.P.	D
3	24-FEB-04	ISSUED FOR 90% CD	C
2	24-DEC-05	ISSUED FOR 60% CD	B
1	24-OCT-30	ISSUED FOR 30% CD	A
#	DATE	DESCRIPTION	By

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BC- 1353/ ON- 194984
NANAIMO COURTHOUSE REHABILITATION
35 FRONT STREET,
NANAIMO BC- V9R 5J1

Issued for Heritage Permit

REGISTERED ARCHITECT
J. ROBERT THIBODEAU
BRITISH COLUMBIA
2025-02-24

project number: BC-1353

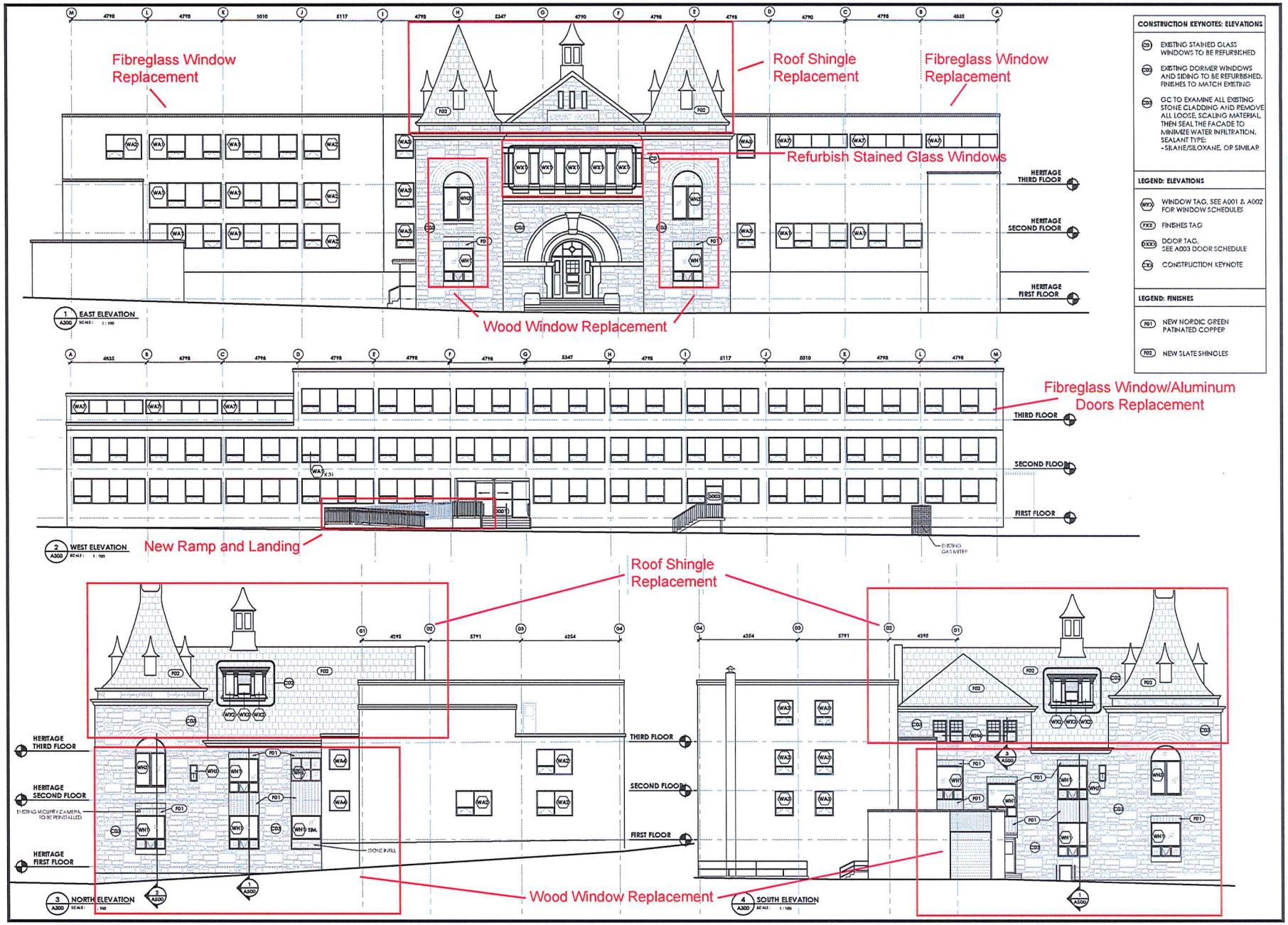
sheet title:
COVER SHEET & GENERAL NOTES

date:	24-08-01	sheet number:
scale:	AS SHOWN	A000
designed by:	BW	
checked by:	PK	REVISION: 01

Drawing name: S:\01 Projects\2024\BC-1353_ON-194984_Nanaimo Crt, Rehab\Current\1_CAD\BC-1353_Nanaimo Crt_Shell_2025-02-10.rvt
Print date: Feb 11, 2025 - 2:13pm
Last saved by: phaedra.kilpatrick

Heritage Alteration Permit No. HAP00031 **Schedule D**
35 Front Street

BUILDING ELEVATIONS



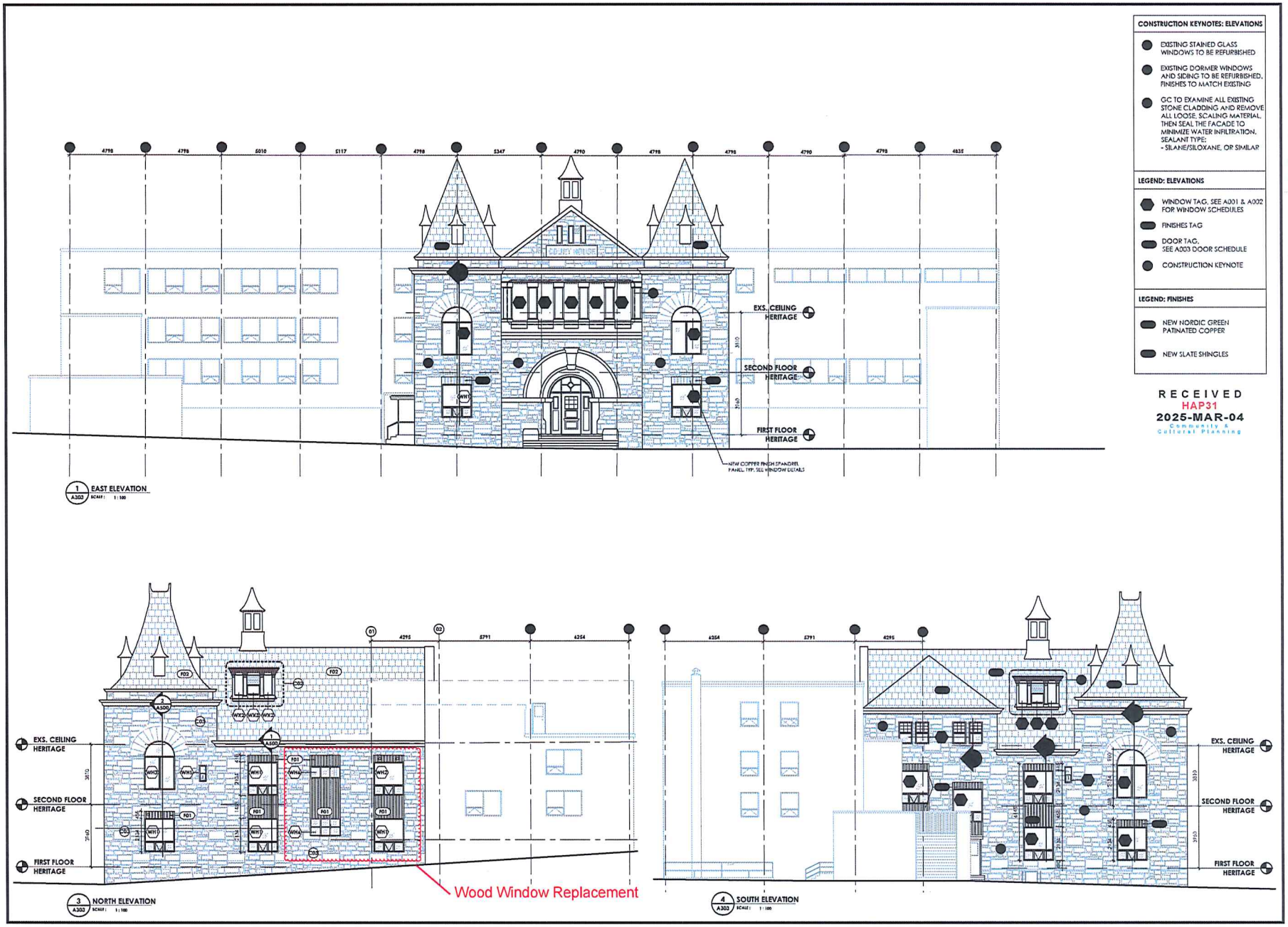
BC- 1353/ ON- 194984
NANAIMO COURTHOUSE REHABILITATION
35 FRONT STREET,
NANAIMO BC- V9R 5J1

Issued for Heritage Permit
2025-02-24

BUILDING ELEVATIONS

24-08-06 | A300 | 01

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2025-FEB-24
Community & Cultural Planning



RECEIVED
HAP31
2025-MAR-04
Community & Cultural Planning

THIBODEAU ARCHITECTURE+DESIGN

consultant team
OC3 ENGINEERING
m3 mechanical
rjc Creative Thinking Practical Results
agile

#	Date	Description	Rev
5	25-MAR-04	ISSUED FOR HERITAGE DP	E
4	25-FEB-10	ISSUED FOR HERITAGE DP	D
3	24-FEB-04	ISSUED FOR 90% CD	C
2	24-DEC-05	ISSUED FOR 60% CD	B
1	24-OCT-30	ISSUED FOR 30% CD	A

ISSUED

The drawing & the property of C. Thibodeau Architecture + Design. & cannot be used for any work other than that authorized by C.T.A.D. & returned upon the request of the Owner. Contractor must verify all dimensions on site and be responsible before the commencement of any work.

BC- 1353/ ON- 194984
NANAIMO COURTHOUSE REHABILITATION
35 FRONT STREET,
NANAIMO BC- V9R 5J1

project number BC-1353
HERITAGE BUILDING ELEVATIONS - CONSTRUCTION
date 24-08-06
scale AS SHOWN
drawn RW
checked PE
issue number A303
rev no. 01

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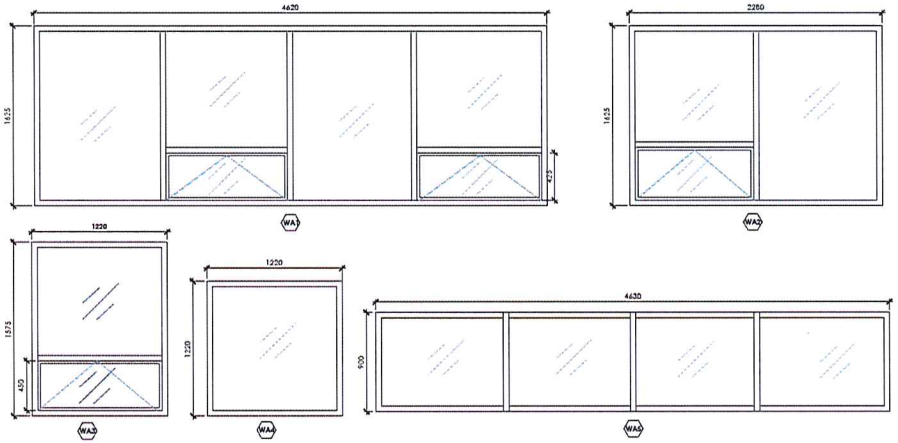
WINDOW AND DOOR SCHEDULES

WINDOW SCHEDULE - ADDITION								
	TYPE	DIMENSIONS		GLASS TYPE	MATERIALS	FINISH	QUANTITY	NOTES
		WIDTH	HEIGHT					
ADDITION	WA1	4620	1625	TG	FG			
	WA2	2280	1625	TG	FG			
	WA3	1220	300	TG	FG			
	WA4	1220	1220	TG	FG			FIXED GLASS
	WA5	4630	900	TG	FG			FIXED GLASS 3RD FLOOR COURT ROOM

LEGEND:
TG TRIPLE GLAZED
DG DOUBLE GLAZED
WD WOOD
FG FIBRE GLASS
EXS EXISTING

GENERAL NOTES:
1. ALL DIMENSIONS IN mm, U.N.O.
2. REFER TO SPECIFICATIONS FOR WINDOW PERFORMANCE DETAILS.

ADDITION WINDOW TYPES



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#	Date	Description	Rev
4	25-FEB-25	ISSUED FOR HERITAGE PERMIT	D
3	24-FEB-24	ISSUED FOR REVIEW	C
2	24-DEC-20	ISSUED FOR REVIEW	B
1	24-OCT-30	ISSUED FOR REVIEW	A

ROAM
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NANAIMO COURTHOUSE REHABILITATION
35 FRONT STREET,
NANAIMO BC- V9R 5J1

seal
Issued for Heritage Permit
REGISTERED ARCHITECT JOHANNA KUHNERT BRITISH COLUMBIA
2025-02-24

project number BC-1353

sheet title
WINDOW SCHEDULE - ADDITION BUILDING

date	24-08-06	sheet number	
scale	AS SHOWN		A001
reviewed by	SW		
checked by	PK	file no.	01

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Plot date: Feb 19, 2025 - 2:15pm
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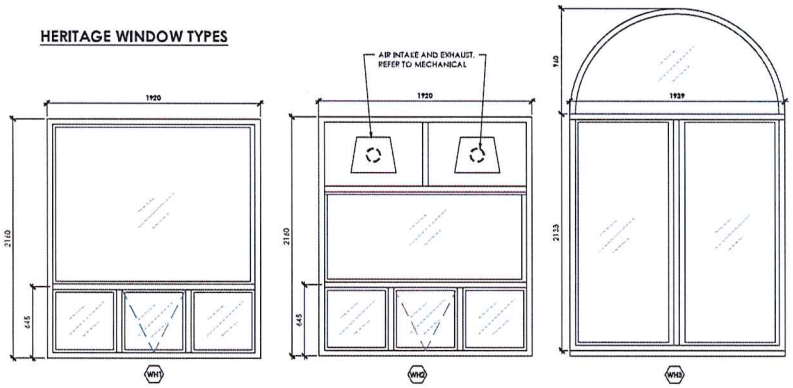
WINDOWS SCHEDULE - HERITAGE

	TYPE	DIMENSIONS		GLASS TYPE	MATERIALS	QUANTITY	NOTES
		WIDTH	HEIGHT				
HERITAGE	WH1	1920	2140	DG	WD		
	WH2	1920	2140	DG	WD		
	WH3	1920	2140	DG	WD		WINDOWS ON NORTH ELEV
	WH4	1070	1580	DG	WD		WINDOWS WITH SEMI-CIRCULAR ARCH
	WH5	450	1020	DG	WD		
	WH6	1920	1450	DG	WD		
HERITAGE REFURBISH	WX1	EXS	EXS	EXS	EXS		WINDOW TO BE REFURBISHED
	WX2	EXS	EXS	EXS	EXS		WINDOW TO BE REFURBISHED
	WX3	EXS	EXS	EXS	EXS		WINDOW TO BE REFURBISHED

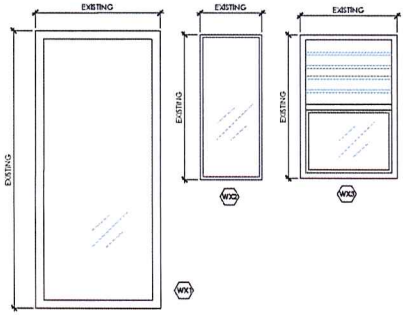
LEGEND:
TG TRIPLE GLAZED
DG DOUBLE GLAZED
WD WOOD
FG FIBREGLASS
EXS EXISTING

GENERAL NOTES:
1. ALL DIMENSIONS IN mm, U.N.O.
2. REFER TO SPECIFICATIONS FOR WINDOW PERFORMANCE DETAILS.

HERITAGE WINDOW TYPES



HERITAGE WINDOWS TO BE REFURBISHED



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#	Date	Description	Rev
4	25-FEB-25	ISSUED FOR HERITAGE SUBMISSION	D
3	25-FEB-24	ISSUED FOR PERMIT	C
2	24-DEC-23	ISSUED FOR REVIEW	B
1	24-OCT-30	ISSUED FOR REVIEW	A

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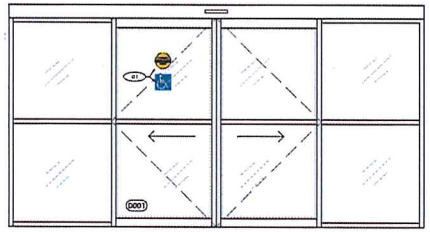
2025-02-24

project number: BC-1353

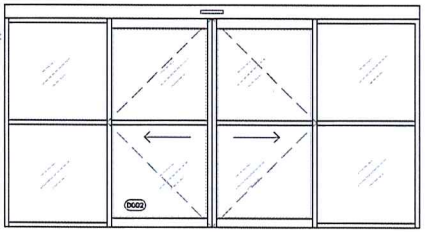
drawing title:
WINDOW SCHEDULE - HERITAGE BUILDING

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scale:	AS SHOWN		
drawn by:	BW		
checked by:	PC	sheet no:	01

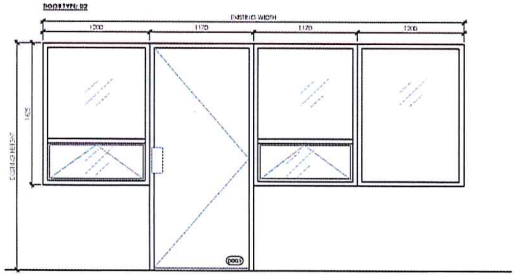
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1 A002 EXTERIOR VIEW ENTRANCE DOOR #D001 SCALE: 1:20



2 A001B ENTRANCE DOOR #D002 SCALE: 1:20



3 A002 EXTERIOR VIEW EMERGENCY EXIT SCALE: 1:20

DOOR AND FRAME SCHEDULE

#	FROM	TO	DOORS								FRAMES		HARDWARE						SET #
			NEW	EXISTING	LEAF TYPE	HAND	MATERIAL	THICK	WIDTH	HEIGHT	FINISH	MATERIAL	FINISH	HINGES	CYLINDER	DOOR PULL	THRESHOLD	ELEC STRIKE	PUSH BAR	
D001	VESTIBULE	EXTERIOR	●		SL	RH/LH	AL+GL	50	1830	2134	ANOD	AL	ANOD	●	●		●	●	●	1
D002	LOBBY	VESTIBULE	●		SL	RH/LH	AL+GL	50	1830	2134	ANOD	AL	ANOD	●	●		●	●	●	1
D003	WAITING	EXTERIOR	●		SD	RH	MTL	45	TBC	TBC	PNT	AL	ANOD	●					●	2
D004	CORRIDOR	ELECTRICAL	●		SD	RHR	MTL	45	915	2034	PNT	MTL	PNT	●	●	●				

NOTES:
1) DOORS TO BE FACTORY-PREPARED FOR HARDWARE AS SPECIFIED BY DOOR SUPPLIER.
2) ANODIZED ALUMINUM FINISH TO MATCH EXISTING DOORS AND FRAME ON SITE.
3) CONTRACTOR TO VERIFY EXISTING OPENING DIMENSIONS ON SITE PRIOR TO SUBMITTING SHOP DRAWINGS.
4) NEW DOOR TO HAVE TRIPLE GLAZING WITH LAMINATED GLASS REINFORCED WITH LAYERS OF PLASTICIZED FILM. MEETING ASTM F1233 - THE STANDARD TEST METHOD FOR SECURITY GLAZING MATERIALS AND SYSTEMS.
5) PUSH BAR TO BE MOUNTED ON THE DOOR MID-RAIL, BETWEEN 900 mm AND 1100 mm A.F.F.
DOORS D001 AND D002 ARE TO BE NOTED AS SLIDING DOORS W/ BREAKAWAY PANELS
6) CONFIRM DOOR THICKNESS, SIZE, AND CONSTRUCTION BEFORE ORDERING HARDWARE BALANCE OF W/STRIPPING BY DOOR SUPPLIER.
7) ELECTRIC HINGES TO BRING POWER TO EXIT DEVICES HAVE BEEN SPECIFIED. IF EXISTING FRAME HAS EPT POWER TRANSFER, THE CCC IS TO INSTALL A COVER PLATE ON THE EXISTING FRAME.

LEGEND:
RH/LH — RIGHT HAND, LEFT HAND
SD — SINGLE DOOR
SL — SLIDING DOOR
AL — ALUMINUM
AL+GL — ALUMINUM AND GLASS
ANOD — ANODIZED (CLEAR, UNO.)
MTL — METAL
PNT — PAINTED
EXS — EXISTING

HARDWARE SCHEDULE (TO BE UPDATED)

SET #1			
QTY.	TYPE	DESCRIPTION	FINISH
1	CYLINDER		
1	TWO POINT LOCK		
1	KEYSWITCH- 6 POSITION ALARM CONTACTS		
1	THRESHOLD		
1	POWER SUPPLY	C/W BATTERY BACKUP	
1	RELAY		
2	WEATHER STRIP GASKETS		
SET #2			
2	HINGLE, FULL MORTISE, HVY WT		US 32D
1	HINGE, FULL MORTISE, HVY WT		US 32D
1	RIM EXIT DEVICE, EXIT ONLY		US 32D
1	CONC OVERHEAD STOP		630
1	SURFACE CLOSER		EN
1	ESCEPLATE	CSHBDA-0"	C32D
1	ASTRAGAL	8575P 84"	
1	GASKETING	319CN	
1	SWEEP	315CN	
1	THRESHOLD	171A	
1	ELECTROLYNX HARNESS	QC-C1500	
1	ELECTROLYNC HARNESS	QC-C012	
1	POWER SUPPLY	AQD101R	

SET #1 METHOD OF OPERATION

1) ENTRY FROM OUTSIDE
- DOORS TO HAVE MOTION SENSOR BASED SLIDING OPERATION DURING REGULAR OFFICE HOURS.
- DOORS TO BE MANUALLY LOCKED DURING AFTER OFFICE HOURS. STEEL LOCK PIN TO BE ENGAGED TO PREVENT DOORS FROM SLIDING OPEN AND BEING BROKEN OUT.
- SWITCH TO BE PROVIDED TO DISENGAGE THE MOTION SENSOR BASED SLIDING OPERATION.

2) EXIT FROM SECURE SIDE
- FREE EXIT FROM THE SECURE SIDE DURING REGULAR OFFICE HOURS VIA MOTION SENSOR DOORS.
- SLIDING DOORS TO HAVE BREAKAWAY PANELS IN CASE OF POWER FAILURE, OR FIRE.
- NO EXIT THROUGH THIS DOOR AFTER REGULAR OFFICE HOURS.

SET #2 METHOD OF OPERATION

1) ENTRY FROM OUTSIDE
- NO ACCESS FROM OUTSIDE

2) EXIT FROM SECURE SIDE
- DURING OFFICE HOURS DOOR TO BE DISARMED BY KEY AT THE EXIT DEVICE ALLOWING FREE EGRESS.
- AFTER HOURS, DOOR CAN BE ARMED BY KEY AT EXIT DEVICE, ALLOWING ALARMED 15 SECOND DELAYED EGRESS.
- UPON LOSS OF POWER/ FIRE ALARM, DOOR WILL REMAIN CLOSED AND LOCKED.



EXISTING DOOR #D003

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#	Date	Description	Rev
4	25-FEB-24	RTO FOR HERITAGE EP	D
3	24-FEB-26	ISSUED FOR PDC CD	C
2	24-DEC-20	ISSUED FOR PDC CD	B
1	24-OCT-30	ISSUED FOR PDC CD	A

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REGISTERED ARCHITECT PHANUEL HEMPEL BRITISH COLUMBIA
2025-02-24

project number: BC-1353

sheet title:
DOOR SCHEDULE

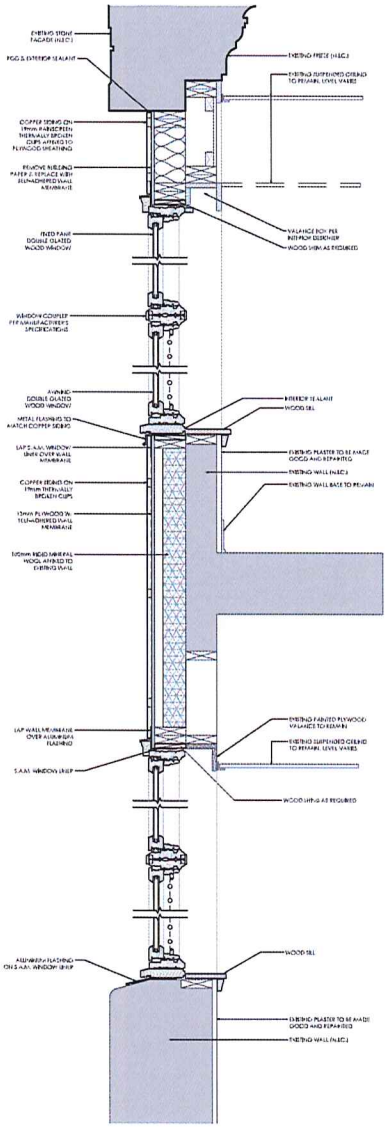
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checked by	PT	file no. 01

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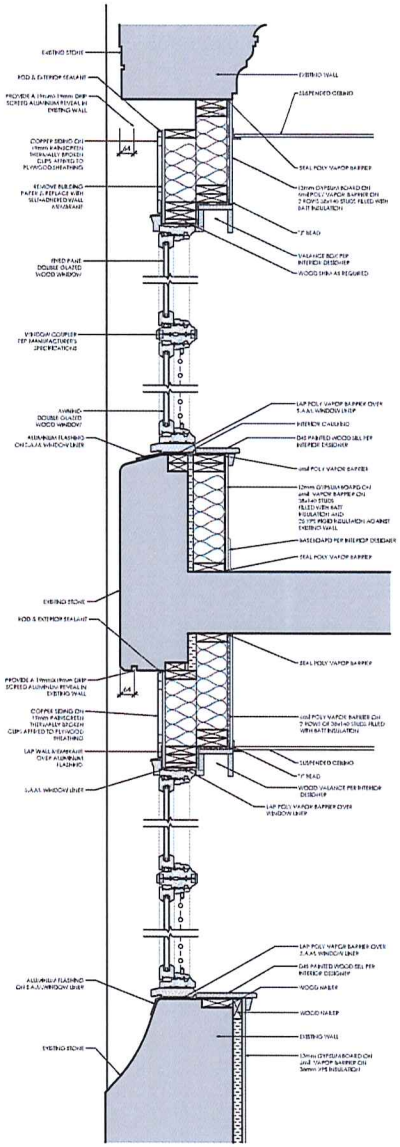
Heritage Alteration Permit No. HAP00031 **Schedule F**

35 Front Street

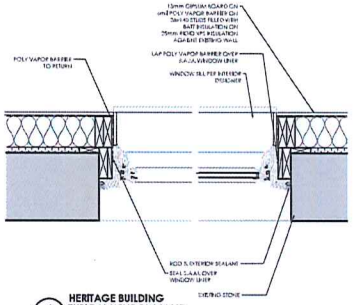
HERITAGE WINDOW DETAILS



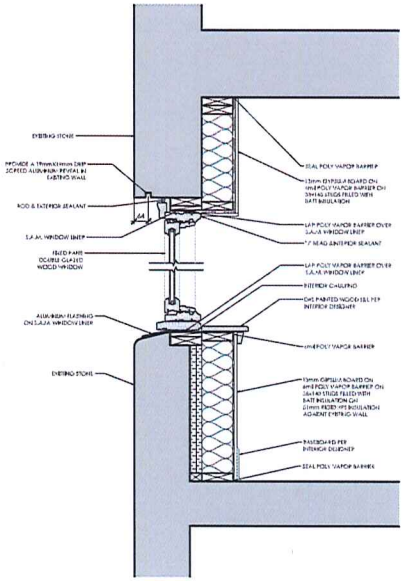
1 HERITAGE BUILDING WH1 WINDOW SECTION
A500 SCALE: 1:10



2 HERITAGE BUILDING WH3 WINDOW SECTION
A500 SCALE: 1:10



4 HERITAGE BUILDING TYPICAL WINDOW JAMB
A500 SCALE: 1:10



3 HERITAGE BUILDING WH4 WINDOW SECTION
A500 SCALE: 1:10

GENERAL NOTES: HERITAGE WOOD WINDOWS

1. ALL MATERIALS ARE TO BE SOLID VERTICAL GRAIN, KILN DRIED DOUGLAS FIR. LAMINATED OR FINGER JOINT MATERIAL IS NOT ACCEPTABLE.
2. JOINERY MUST BE THROUGH MORTISE AND TENON JOINERY. DOWELS OR STUB TENONS ARE NOT ACCEPTED.
3. AS UNITS ARE TO MATCH HISTORICAL PROFILES. ALL EXTERIOR WOOD STICKING MUST HAVE CHAMFER STICKING PROFILE TO MIMIC HISTORICAL EXTERIOR GLAZING PUTTY.
4. ALL UPPER DOUBLE HUNG SASH ARETO INCLUDE 3 ¼" OGEE PROFILE HORNS THAT ARE INTEGRAL TO THE STILE AS ONE PIECE OF SOLID WOOD. THEY CANNOT BE GLUED ON, DOWELED IN, OR SCREWED ON.
5. ALL DOUBLE HUNG SASH MUNTIN BARS ARE TO BE 7/8" WIDE AND HAVE EXTERIOR CHAMFERED STICKING TO MATCH HISTORIC PUTTY PROFILES.
6. ANY MUNTIN BARS ACTING AS GRILLS MUST BE INTEGRATED INTO THE STILE AND RAILS AND A SAMPLE WILL BE REQUIRED TO SHOW THESE AS ACCEPTED BY BC HERITAGE CONSULTANTS.
7. OPERABLE DOUBLE HUNG WINDOWS ARE TO UTILIZE THE HISTORIC WEIGHT POCKETS WITH AN OPERATIONAL PULLEY SYSTEM.
8. PAINT LAYER ANALYSIS TO BE PERFORMED ON EXISTING-TO-REMAIN, ORIGINAL HERITAGE WOOD WINDOWS (WX1, WX2, OR WX3) TO DETERMINE ORIGINAL WINDOW FRAME FINISH AND COLOUR.

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#	Date	Description	Rev
4	24-08-06	ISSUED FOR HERITAGE REVIEW	D
3	24-05-06	ISSUED FOR REVIEW	C
2	24-04-05	ISSUED FOR REVIEW	B
1	24-03-26	ISSUED FOR REVIEW	A

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REGISTERED ARCHITECT
THOMAS PATRICK THIBODEAU
BRITISH COLUMBIA
2025-02-24

PROJECT NUMBER: BC-1353

sheet title
HERITAGE WINDOW DETAILS

date	24-08-06	sheet number
scale	AS SHOWN	A500
drawn by	RW	
checked by	PF	rev no. 01

Drawing name: S:\BC-1353_01-02 VAN\Projects_Jobs\BC-1353_ON-194984_Nanaimo-CH_Rehab\Current\1_CAD\BC-1353_Nanaimo-CH_Sheets_2025-02-11.rvt
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