



DEVELOPMENT PERMIT NO. DP000875

MOUNT BENSON ENTERPRISES LTD

Name of Owner(s) of Land (Permittee)

140 TENTH 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 A, SECTION 1, NANAIMO DISTRICT, PLAN 26974 EXCEPT THAT PART INCLUDED IN PLAN 30770

PID No. 002-503-565

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 Office Elevations

Schedule D Fabric Structure Roof / Cross Section

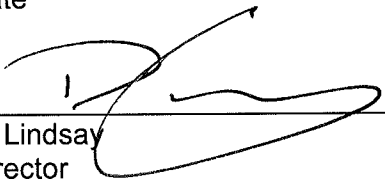
Schedule E Landscape Plan

- 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

2011 - JUN 9 - 23
Date


D. Lindsay
Director

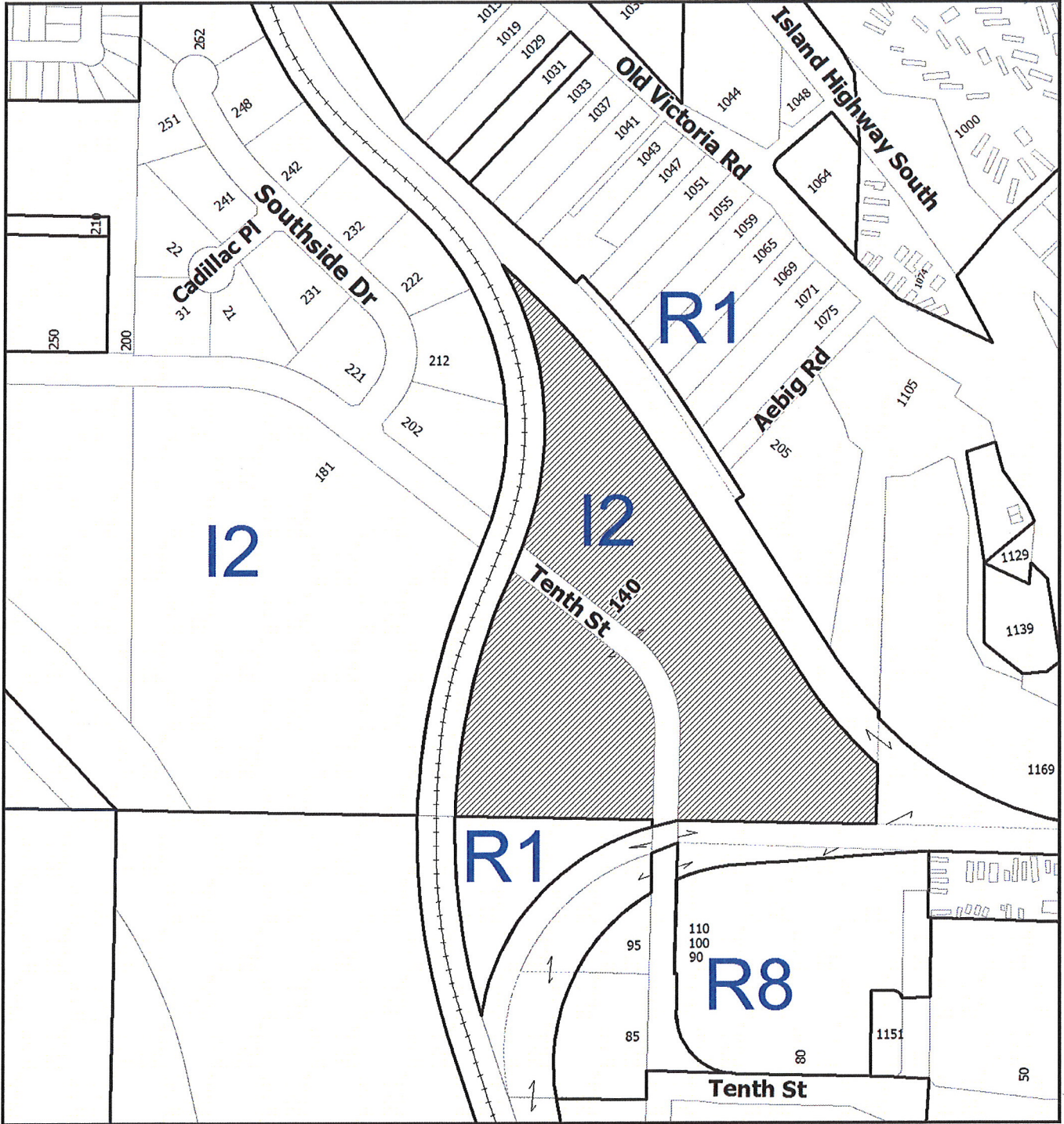
Community Development

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

GN/lb

Prospero attachment: DP000875

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000875

LOCATION PLAN

Civic: 140 Tenth Street, Unit F
Lot A, Section 1, Nanaimo District,
Plan 26974 Except that part included in
Plan 30770



**Subject
Property**

This is Schedule A referred to in the
Development Permit.

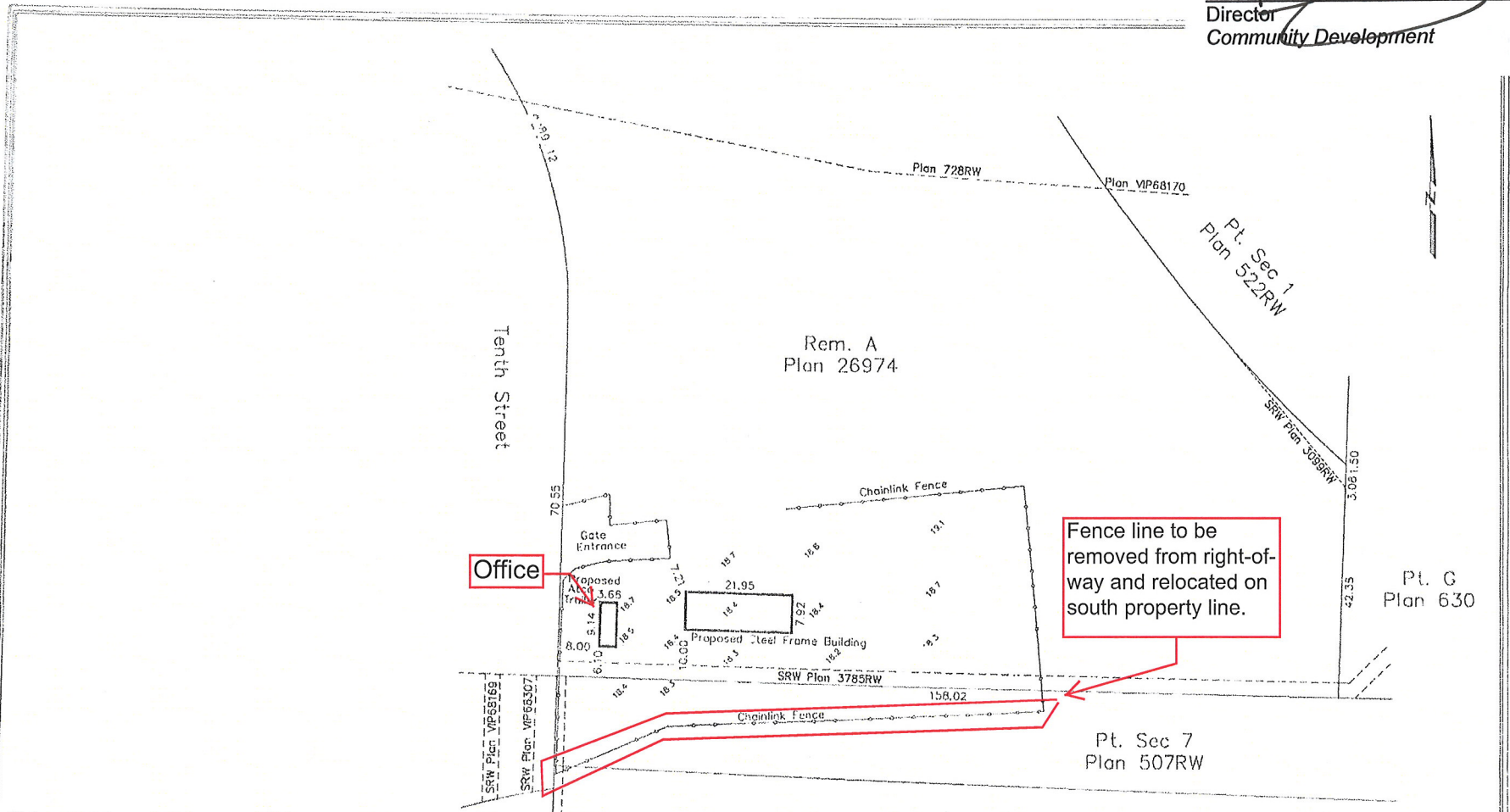
2014-JUN-25

Date

Director
Community Development

This is Schedule B referred to in the Development Permit.

Date 2014-JUN-25
 Director [Signature]
 Community Development

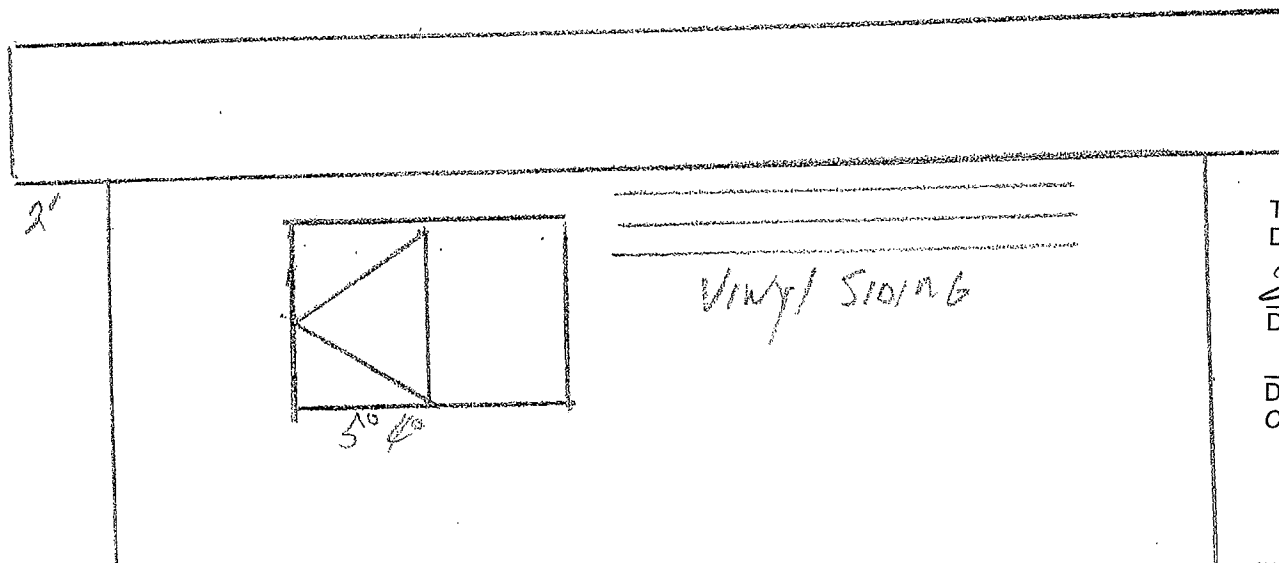


Distances and elevations are in metres.
 Geodetic elevations are derived from control monument 8316013.

Legal Description: Lot A, Section 1, Nanaimo District, Plan 26974 Except that part included in Plan 30770.		Certified correct this 11th day of February, 2014.	
Client: Lon-Mar Contracting Ltd.	Civic Address: 140 Tenth Street	Turner Land Survey Inc.	
Drawing: Site Plan	Date: February 11, 2014	File: 14-009	Scale: 1:750
		Drawn: JGG	(This document is not valid unless originally signed and sealed)

250.254.97 B
 55 Comox Road
 Nanaimo, BC V9R 3J4

2875

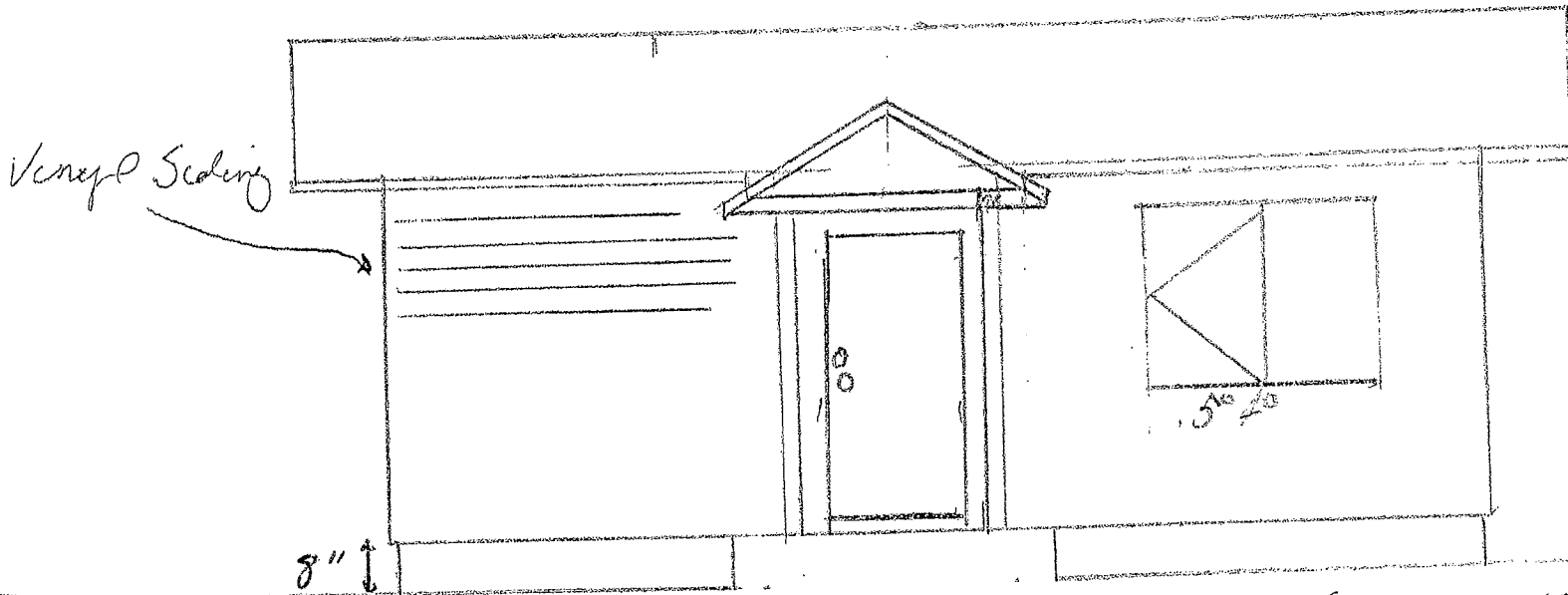


This is Schedule C referred to in the
Development Permit.

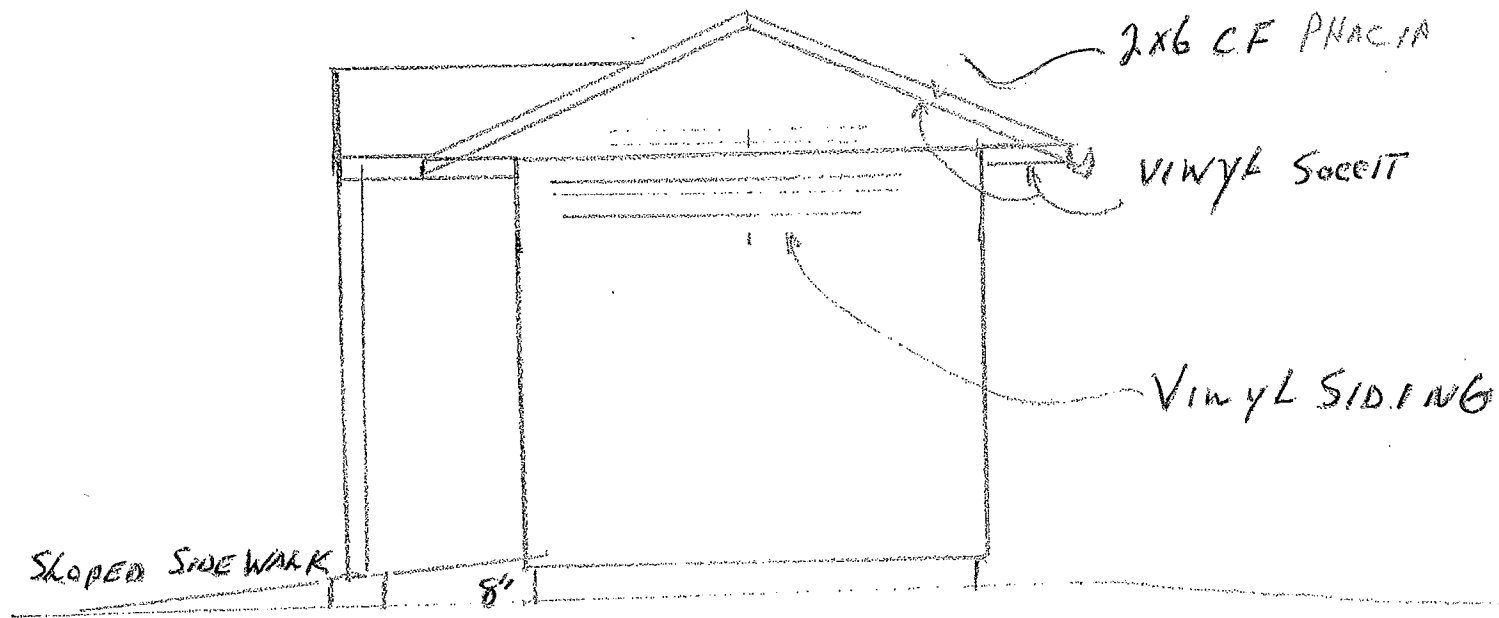
2014-MAY-25
Date


Director
Community Development

REAR ELEVATION (TENTH ST)



FRONT ELEVATION (INTERNAL)



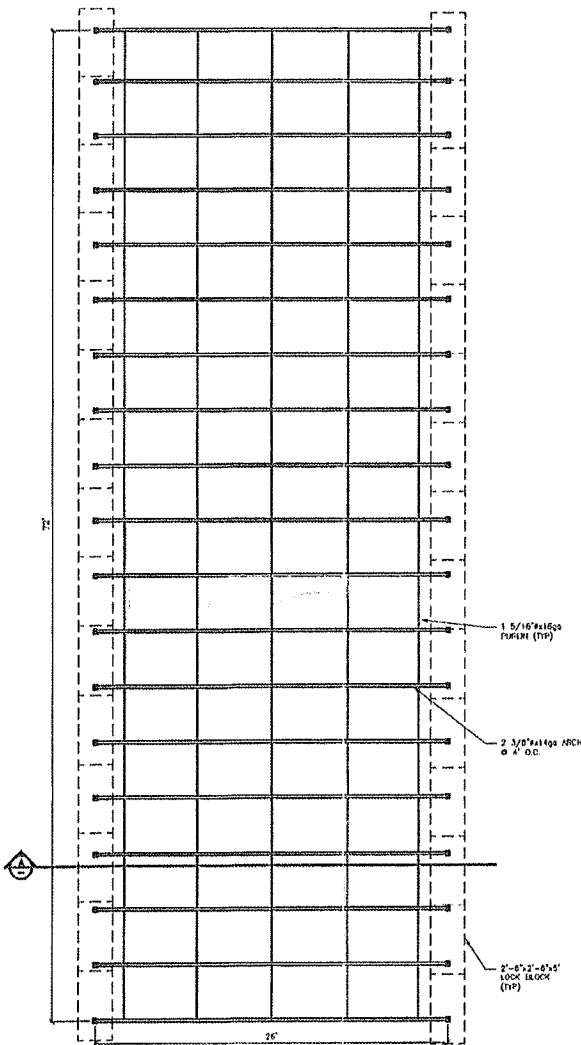
N-W ELEVATION

This is Schedule D referred to in the Development Permit.

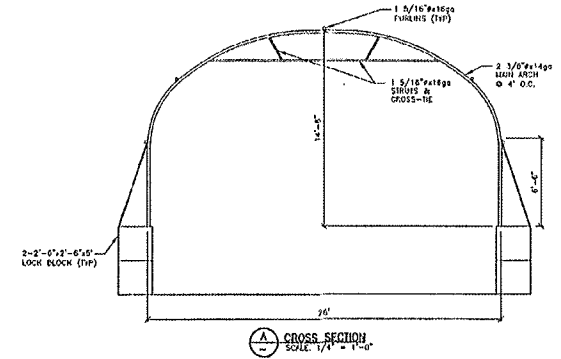
2014-JAN-25

Date

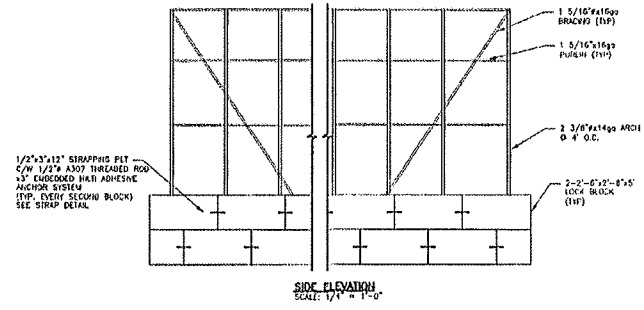
Director
Community Development



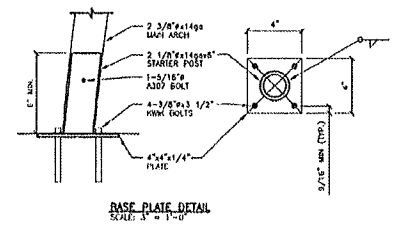
FLOOR PLAN
SCALE: 1/4" = 1'-0"



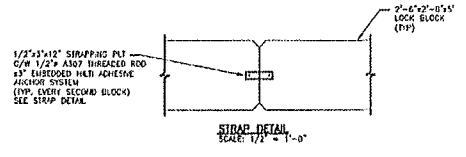
CROSS SECTION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"



BASE PLATE DETAIL
SCALE: 1" = 1'-0"



STRIP DETAIL
SCALE: 1/2" = 1'-0"

STRUCTURAL NOTES AND SPECIFICATIONS:

PROJECT: PROPOSED STEEL FRAME STRUCTURE AT:
LEGAL: LITE A, SECTION 1, NANAIMO DISTRICT PLAN JEW/1 (EXCEPT PART INCLUDED IN PLAN 3077)

UNOFFICIAL ADDRESS
UNIT F, 140 TENTH STREET, NANAIMO, BC V9R 6Z5

GEOSPHERICAL CRITERIA & DESIGN LOAD CRITERIA - NANAIMO, B.C.
GROUND SNOW LOAD: S_s = 40.0 PSF (2.3 kPa), Rain load S_r = 8.1 PSF (0.4 kPa)
WIND: w₁₀ = 6.1 PSF (0.39 kPa), w₃₀ = 10.4 PSF (0.50 kPa)

DESIGN CRITERIA: BRITISH COLUMBIA BUILDING CODE, 2012, PART 4

GENERAL NOTES:

- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.
- ALL WORK SHALL CONFORM TO LOCAL BUILDING BY-LAWS AND ALL RELEVANT PORTIONS OF THE B.C. BUILDING CODE, 2012.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL FOOTINGS SHALL EXTEND TO ENGINEER APPROVED BEARINGS.
- SOIL BEARING CAPACITY = 1500 PSF (IN THE EVENT OF UNDESIRABLE SOIL CONDITIONS WE RETAIN THE RIGHT TO REGRAB A BEARING(S)).
- DESIGN ROOF SNOW LOAD = 44.7 PSF
- DESIGN WIND LOAD = 0.72 kPa (15.0 PSF) (50)
- CONCRETE MIN. 28-DAY COMP. STRENGTH = 25 MPa
- ALL REINFORCED - GRADE 60
- RAY LINES ARE CENTERLINES OF ANCHOR BOLTS LOCATIONS
- ANY STRUCTURAL, ARCHITECTURAL, OR MECHANICAL DETAILS NOT SHOWN ON THESE (THIS) DRAWING(S), ARE THE RESPONSIBILITY OF OTHERS
- WALL AND ROOF COVERING AND SUPPORT FOR THAT COVERING BY OTHERS.
- MAINTENANCE OF INFLATED ROOFS RESPONSIBILITY OF OWNER. THE OWNER IS ADVISED TO BE VIGILANT IN THE REMOVAL OF SNOW BY PROVIDING EXTRA HELP OR BY OTHER MEANS, TO THAT ACCUMULATIONS DO NOT EXCEED THE DESIGN CRITERIA.
- ALL QUANTITIES BY WEIGHTS UNLESS NOTED OTHERWISE.
- INSPECTIONS: THE ENGINEER (NEALE ENGINEERING LTD. OR THEIR REPRESENTATIVE) SHALL BE HONORED UPON EXCAVATION AND AT LEAST 24 HOURS PRIOR TO ALL CONCRETE POURS, AND WHEN THE STRUCTURE IS COMPLETED.
- THE CONTRACTOR IS TO BE FAMILIAR WITH AND ADOPT ALL PERTINENT M.C.B. SAFETY REGULATION, INCLUDING TEMPORARY BRACING FOR TO PSF WIND LOADS.



NOTES:

THIS DRAWING IS THE SOLE PROPERTY OF NEALE ENGINEERING LTD. AND PROTECTED UNDER THE COPYRIGHT LAWS OF THIS LAND. COPYING ALL OR PORTIONS OF THIS DRAWING WITHOUT OUR CONSENT COULD RESULT IN PROSECUTION TO THE FULL EXTENT OF THE LAW.

NO	DATE	DESCRIPTION
1	SEPT. 10/13	PERMIT
2	NOV. 14/13	NEW ADDRESS

NEALE ENGINEERING LTD.
#102, 19145 - 56th Avenue, Langley, B.C. V3A 7V7
Tel: (604) 331-3110 Fax: (604) 332-3115

PROJECT: PROPOSED STEEL FRAME SLIP-TUBE UNIT F, 140 TENTH STREET, NANAIMO, BC V9R 6Z5

DRAWN: EV
DESIGN BY: BU
CHECKED BY: RBH
SCALE: AS SHOWN
DATE: SEPT. 4/13

TITLE: FLOOR PLAN, ELEVATIONS, SECTION & DETAIL
PLAN: 13-370
SHEET: 1 OF 2
REV.

Development Permit No. DP000875
140 Tenth Street

Schedule E

Landscape Plan

This is Schedule E referred to in the
Development Permit.

Date 2014-June-25

Director
Community Development

