

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000405

Issued to: HART FAMILY REALTY LTD
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 157 DOGWOOD DRIVE ANMORE BC V3H 5G1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Address: 577 NICOLA AVENUE

Legal Description: LOT D, SECTION 9, BLOCK 6N, RANGE 1E, NEW
WESTMINSTER LAND DISTRICT, PLAN EPP38563

P.I.D.: 029-383-862

3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the “Official Community Plan Bylaw, 2013, No. 3838”.
4. “Port Coquitlam Zoning Bylaw, 2008, No. 3630” and “Parking and Development Management Bylaw, 2018, No.4078” are varied, supplemented or both in accordance with the following:
 - a. The form and character of the building, including the siting, height and general design, shall be as shown on drawings numbered DP000405 (1) to DP000405 (8) which are attached hereto and form part of this permit.
 - b. The form and character of on-site landscaping shall be as shown on drawings numbered DP000405 (7) and DP000405 (8) and the following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto.
 - (ii) All planting materials shall be able to survive for a period of one year from the date of the site landscape approval by the Municipality.
 - c. The building and landscaping shall provide the energy conservation, water conservation and GHG emission reduction elements as shown on Schedule A to the drawings which are attached hereto and form part of this permit.

5. **Landscape Security**

- (a) As a condition of the issuance of this permit, the security set out below will be held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clause 4 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount **\$117,632.00** for the purpose of landscaping.
- (b) Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posting of the security is that should the Permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
- (c) The Permittee shall complete the landscaping works required by this permit within six months of the final inspection for the final phase of the development. Within the six month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within the six month period, the Municipality has the option of continuing to hold the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping, and recoup additional costs from the Permittee if necessary. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

- (d) Should the Permittee carry out the works and services permitted by this permit within the time set out above, the security shall be returned to the Permittee.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit, which shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE
[CLICK **HERE** - ENTER THE DAY (IE 12TH)] DAY OF
[CLICK **HERE** - ENTER THE MONTH, YEAR].

SIGNED THIS [CLICK **HERE** - ENTER THE DAY (IE 12TH)] DAY OF
[CLICK **HERE** - ENTER THE MONTH, YEAR].

Mayor

Corporate Officer

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND
CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

Applicant (or Authorized Agent or
Representative of Applicant)

PROPOSED BUILDING
ADDRESS: 577 NICOLA AVE, PORT COQUITLAM, B.C.

**LEGAL DESCRIPTION: LOT D, BLOCK 6N, PLAN EPP38563,
 SECTION 9, RANGE 1E, NEW WESTMINSTER LAND DISTRICT**



ARCHITECTURAL DRAWING LIST

COVER SHEET	A-0
SITE PLAN	A-1
SITE DETAILS	A-1a
GROUND FLOOR PLAN	A-2
ROOF PLAN	A-3
ELEVATIONS	A-4

CHIP BARRETT ARCHITECT
 INC. 1998 BURNABY STREET, SUITE 100, BURNABY, B.C. V5C 4P6
 TEL: (604) 291-1111 FAX: (604) 291-1112
 IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 3888 ALLIANCE STREET, SUITE 100, RICHMOND, B.C. V6X 4E6
 TEL: (604) 270-8888 EMAIL: DFM@DFORCE.COM

We warrant that the information contained in this drawing is true and correct to the best of our knowledge and belief at the time of preparation. We do not warrant that the information contained in this drawing is true and correct for all purposes. The user of this drawing assumes all liability for the use of this drawing.

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martini
 martini construction ltd.
 5740 Production Way, Langley, BC V3A 4E6
 Phone: (604) 544-2222

PROJECT:
 PROPOSED:
**MULTI-TENANT
 INDUSTRIAL
 BUILDING**

ADDRESS: 577 NICOLA AVE, PORT COQUITLAM, B.C.

DRAWING

COVERSHEET

SEAL	JOB NO.	DRAWN
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	PROJECT	

PROJECT / DRAWING NUMBER
A-0

REV.
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DP000405 (1)

WALL SCHEDULE

- [illegible]

WALL NOTES

- RATHER THAN 3002 S.G.C. 0-CL & 0-CL, WHERE NOTED, ENSURE COMPLIANCE W/ ALL ASPECTS OF APPLICABLE SECTION. INCLUDES BUT NOT LIMITED TO FRAMING MEMBERS, APPLICATION, FASTENERS AND FINISHES.
- ALL ASPECTS OF S.G. DETAILS TO CONFORM TO CURRENT S.G. DETAILS, CONFORM AS REQUIRED.
- ALL STEEL STUDS TO BE MINIMUM 30 GAUGE AND COMPOSE SPACING WITH STRUCTURAL DRAWINGS, INCLUDING NON-LOADING AREAS

LEGEND

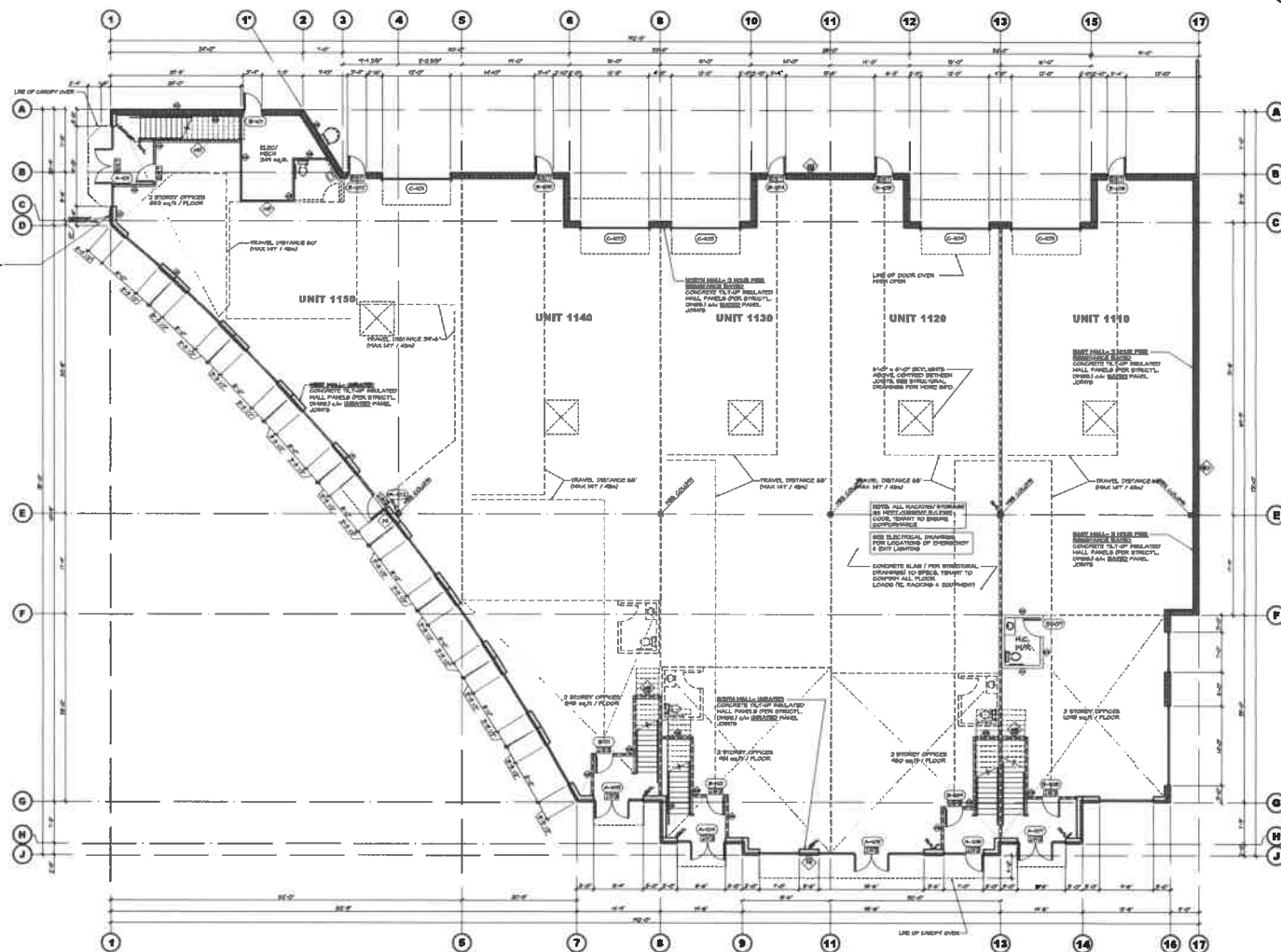
- DM = DYM-MASTER (RG)
 F = FRODO (RG)
 FD = FLOOR DYLAN
 GS = GEAR GAN
 HG = HANGAR TOLST
 R = RANNE W/ HOOD
 TP = PETAL TOLST PROPOSITIONS

GENERAL NOTES

- SEE MECHANICAL DRAWINGS FOR FLOOR DRAINS, WALL DRAINS & MORE SPOON
- APPROXIMATE WORK STATIONS, RECEPTION DESK ETC. NOT INCLUDED
- SEE STRUCTURAL DRAWINGS FOR FLOOR SLOPES WHERE APPLICABLE
- PAINTED, 5/8" STEEL ROLLERS FILLED w/ CONCRETE SHALL BE INSTALLED @ INTERNAL & EXTERNAL CORNERS SUCH AS SPRINKLER RISERS, ELECTRICAL PANELS, GAS METERS, ETC.

IMPORTANT NOTE:

- ALL CONSTRUCTION TO BE NON-COMBUSTIBLE & TO CONFORM TO B.C.B.C. 2012 SECTION 9.1.8.



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

CHIP BARRETT ARCHITECT
140-15655 25 AVENUE, SUITE 100, VANUCCI
P.O. BOX 336, 8772
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
80841 MANASSAS BLVD., SUITE 319
FALLS CHURCH, VA 22044
TEL: 703/444-8789 FAX: 703/444-8790

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martini

martini construction ltd.
sharke construction ltd.
3141 Frustration Way, Langley, BC V4A 1A1

PHONE: (714) 534-8225

PROPERTY:

MULTI-TENANT
INDUSTRIAL

ADDRESS: 677 NICOLA AVE. PORT COCKLETON

DRAWING

GROUND FLOOR PLAN		
SFAL	JOB NO.	CITY

19-010	
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	CHECKED
	PLANT DATE FEB. 1

PROJECT NUMBER
A-2



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001	DATE	DESCRIPTION

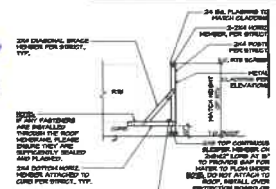
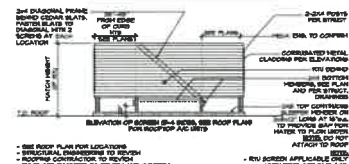
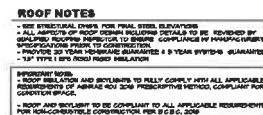
**MULTI-TENANT
INDUSTRIAL
BUILDING**

ROOF PLAN

SEAL	JOB NO.	DRAWING
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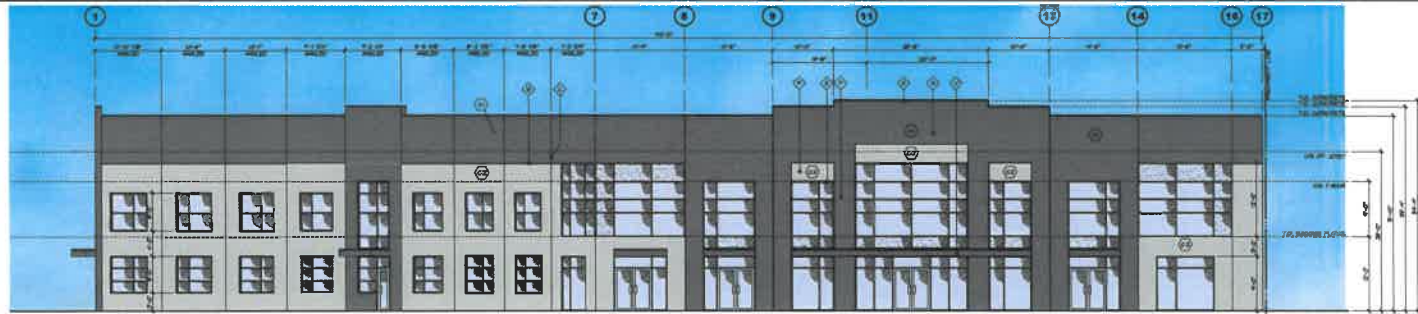
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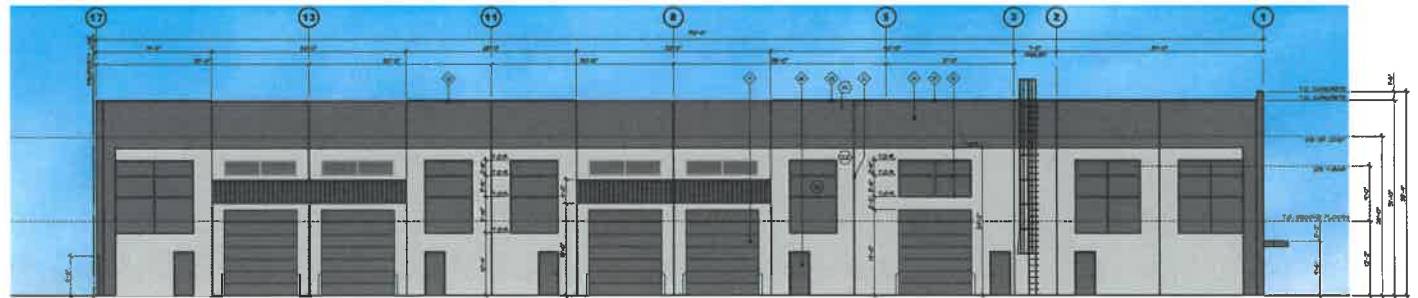


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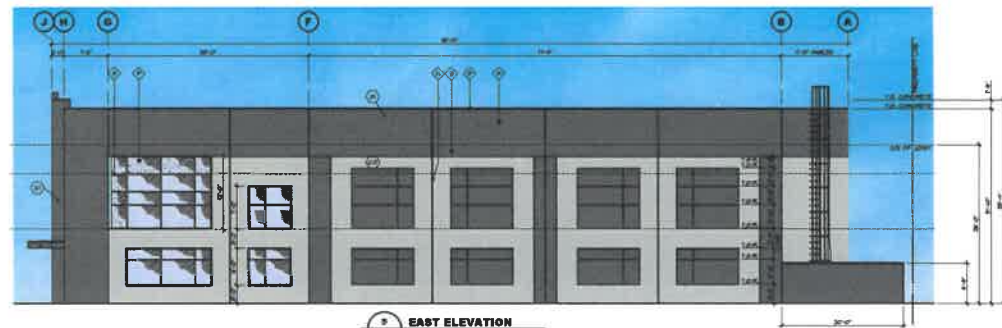
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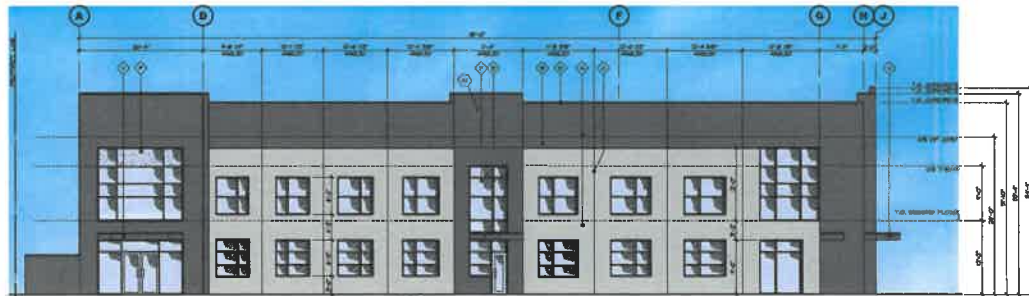
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"

NOTES:
ALL HANDRAILS AND RAILING SHALL CONFORM TO THE REQUIREMENTS OF THE CANADIAN NATIONAL BUILDING CODE (CNBC).
FOR THE FINISHES OF CONCRETE SURFACES THE MANUFACTURER'S RECOMMENDATIONS SHALL BE IN FULL EFFECT.
IF IT IS THE RESPONSIBILITY OF THE FINISHERS TO PROVIDE COMPATIBILITY BETWEEN CONCRETE SURFACES AND PAINT OR FINISHES IT IS ALSO THE FINISHERS' RESPONSIBILITY TO FOLLOW ALL APPLICATION & PREPARATION PROCEDURES AS ADVISED BY THE PRODUCT MANUFACTURER.
THE FINISHERS CONTRACTOR IS TO COORDINATE ALL FINISHES TO BE FINISHED BEFORE CONCRETE CURING AND BEFORE ALL OTHER FINISHES ARE APPLIED. NO PAINT SURFACES SHALL BE APPLIED OR FINISHED UNTIL ALL CONCRETE SURFACES ARE FINISHED, FORMWORK REMOVED, AND ALL SURFACES ARE CLEAN, DRY, AND SET.
PROTECT ALL OTHER SURFACES DURING FINISHES.
ALL EXTERIOR PAINT COLOURS FOR LEADING ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER, BEFORE COMMENCING TO PAINT A SPECIFIC TEST PATCH ON WALL FOR APPROVAL, BEFORE FINISHES ARE APPLIED.
ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER SHOULD BE NOTED FOR SAFETY, FINISHERS CONTRACTOR TO COORDINATE COLOURS BEFORE COMMENCING WORK.
PAINT SURFACES AS FOLLOWS:
CONCRETE SURFACES - PAINT EXTERIOR FACE ONLY WITH 3 COATS OF ACRYLIC LATEX PAINT, APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
EXTERIOR DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ACRYLIC PRIMER, 3 COATS OF ACRYLIC ENAMEL.
WOODWORK - 1 COAT PRIMER, 3 COATS ENAMEL PRIMER.
ALL PAINT TO BE BRILLIANT WHITE OR APPROVED COLOUR.
ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE FINISHED, CONFORMING TO GENERAL CONTRACTOR'S REQUIREMENTS.
COLOUR TO COORDINATE WITH HANDRAILS AND RAILING AND ON JOISTS AND BEAM TO BE MATCHED.

MATERIAL LEGEND

- CONCRETE (1/2" HP HALL, EYE) - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT
- PREFINISHED METAL GAP PLACING
- STAINLESS STEEL - CLEAN ANODIZED ALUMINUM
- STONEWORK GLASS - CLEAR
- STEEL HANDRAILS - PAINTED
- STEEL SECTIONAL CHIMNEY EXHAUST - PAINTED
- STEEL HANDRAILS - PAINTED
- CONCRETE RETAINING WALLS - MINERAL FIBRE REINFORCED EYE
- CONCRETE SCRAM HY STEEL PIPE HANDRAIL
- 2X4 FLOOR IN CONCRETE
- SPINNEL BLAZING EXHAUST TO MATCH VENT BLAZING
- BOFFER
- METAL CLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURB AND ADA COMPLIANT
- STEEL CANOPY
- CURTAIN WALL FRAMES - CLEAN ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR

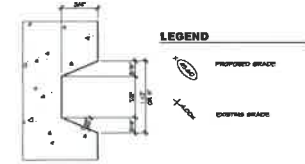
NOTES

- SPINNEL BLAZING

PROJECT COLOURS

- ALL COLOURS TO BE BRILLIANT WHITE
- COLOUR 1
- COLOUR 2
- COLOUR 3
- EXTERIOR HANDRAILS - PAINTED STEEL
- ALUMINUM STONEWORK WALLINGS - CLEAN ANODIZED ALUMINUM
- TYPICAL BLAZING - CLEAN ANODIZED ALUMINUM
- SPINNEL BLAZING EXHAUST - CLEAN ANODIZED ALUMINUM
- TYPICAL METAL GAP PLACING - CLEAN ANODIZED ALUMINUM
- EXTERIOR DOOR (200-800) - BLACK
- SILVER SPINNEL EXHAUST - BLACK
- PAINTED STEEL - CLEAN ANODIZED ALUMINUM
- GLASS GLAZING AND ADA COMPLIANT - BLACK

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5 TYPICAL REVEAL
NOT TO SCALE

CHIP BARRETT ARCHITECT
ARCHITECTS
IN ASSOCIATION WITH
D.J. FORCE DESIGN INC.
ARCHITECTS
3800 ALABAMA STREET, AUSTIN, TEXAS 78746
TEL: 512.452.1234 FAX: 512.452.1235
WWW.CHIPBARRETTARCHITECTS.COM

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NO.	DATE	DESCRIPTION
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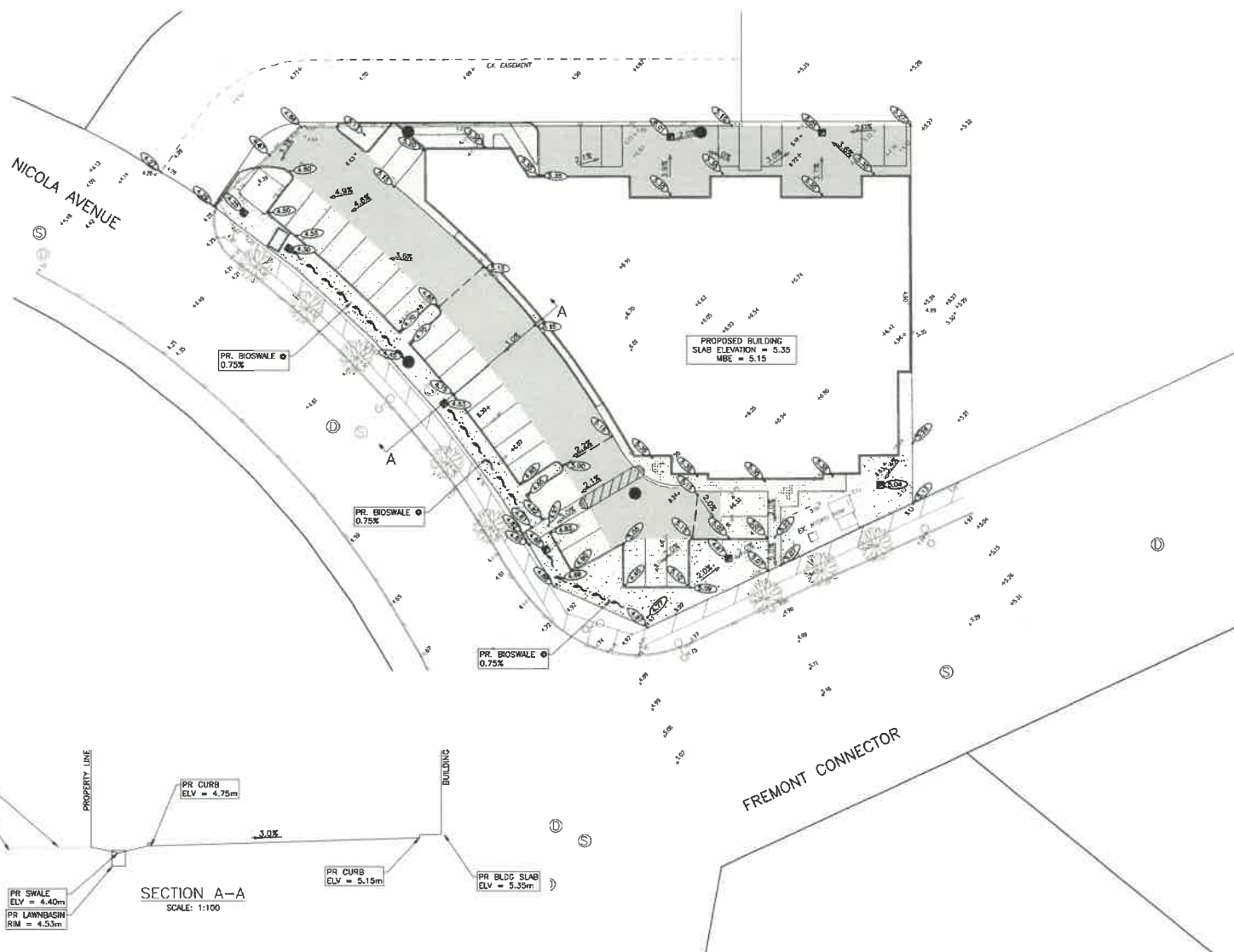
martini
martini construction ltd.
Martini Construction Ltd.
5700 Rockwell Way, Langley, BC V3A 4K4
Phone: (604) 544-2222

MULTI-TENANT INDUSTRIAL BUILDING
ADDRESS: 1771 NICOLA PIKE, PORT COQUITLAM, B.C.













ELEVATIONS

NO.	DATE	DESCRIPTION
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PROJECT: 1771 NICOLA PIKE, PORT COQUITLAM, B.C.
A-4 4



LEGEND

GRADE	
EX. ELEVATION	
NEW ELEVATION	
CURB	
RIDGE LINE	
SWALE	
CATCHBASIN	
LAWN BASIN	
MANHOLE LID	
ASPHALT PAVEMENT	
LANDSCAPING	
PERMEABLE PAVERS	

SECTION A-A
SCALE: 1:100

NOTE: THIS DRAWING IS
HALF SCALE WHEN PRINTED
TO 11" x 17" FORMAT

1	ADDED SECTION A-A	KFT	03/11/20	
2	REISSUED FOR DEVELOPMENT PERMIT	KFT	02/11/20	
1	ISSUED FOR DEVELOPMENT PERMIT	BTN	12/23/19	
No.	DESCRIPTION	E/Y	DATE	

Scale 1:250



MARTINI CONSTRUCTION
577 NICOLA AVENUE
PORT COQUITLAM, BC

Drawn: BTN	Design Checked: S/V	Date: NOV 2019
Designed: BTN	Discipline Review: S/V	Date: NOV 2019

GRADING PLAN

Drawing No.	32523
	C-03
File No.	03

Mike Terry / Mar. 11, 20 / FH Projects/32143_True_Blue_Wave_Product/602_CA00120_Drafting/201_Sheet/121414-02-Grading

7900405 (8)

Schedule A

Energy Conservation:

Conservation Measure	Verification Method
All roofs are to meet or exceed 'Cool Roofs' as described in ASHRAE 90.1—2007 'Section 5.5.3.1.1—Roof Solar Reflectance and Thermal Emittance'; to minimize solar heat gain	BP stage; written confirmation by Architect along with staff review of BP submission
Provide planting/screening to help mitigate heat gain	DP stage; staff review of landscape plan
Window placement and use of skylights to provide opportunities for natural light	DP and BP stage; staff review of building plans
Windows and skylights are to be high efficiency with low-E coatings	BP stage; written confirmation by Architect along with staff review of BP submission
T5 lights will be used to reduce energy consumption	BP stage; written confirmation by Architect

Water conservation:

Conservation Measure	Verification Method
A bioswale will be constructed along the Nicola Avenue property boundary to treat the adjacent parking area	BP stage ; written confirmation provided by Civil Engineer
Native and drought resistant planting will be used to reduce water consumption	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
High-efficiency irrigation system with rain sensors will be installed	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Minimum depth of soil for planting areas will be 30cm	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Soil/grit and oil interceptors will be installed	BP stage; staff review of building plans and inspections
Impervious landscape/permeable paver area exceed the minimum requirements of the zoning bylaw increasing infiltration and reduce stormwater flows	DP stage; staff review of landscape plan

GHG Reduction:

Conservation Measure	Verification Method
Building will be constructed of insulated tilt-up concrete panels with a cool roof which reduce energy consumption for heating and cooling purposes	BP stage; written confirmation by Architect along with staff review of BP submission
Building will utilize materials with low volatile organic compound off-gassing potential	BP stage; written confirmation by Architect along with staff review of BP submission
Installation of bike racks to promote alternative transportation	DP and BP stage; staff review of landscape drawing

per OCP Sec. 9.11 Environmental Conservation DPA designation