

PROPOSED INDUSTRIAL BUILDINGS FOR:



ASTRIA LANGLEY CITY

ADDRESS: 19959, 19971, 19985 56 AVE & 5643, 5647 200 ST., CITY OF LANGLEY, B.C.



ARCHITECTURAL DRAWING LIST

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CHIP BARRETT ARCHITECT

1140-15055 200 AVENUE, SURREY, B.C. V4A 5X8
PH: 604-536-1272
IN ASSOCIATION WITH

D.FORCE DESIGN INC.

2625A ALLIANCE STREET, ABBOTSFORD, B.C. V2S 3J9
TEL: (604) 607-5655 EMAIL: DANCY@DFORCE.CA

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Chip Barrett Architect.

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7	AUG 27 21 UPDATED PER CITY COMMENTS
6	AUG 13 21 UPDATED PER CITY COMMENTS
5	AUG 13 21 CLIENT REVIEW
4	AUG 06 21 RE-ISSUED FOR DP
3	JUL 23 21 RE-ISSUED FOR DP
2	APR 23 21 ISSUED FOR DP
1	APR 20 21 CLIENT REVIEW
NO	DATE DESCRIPTION

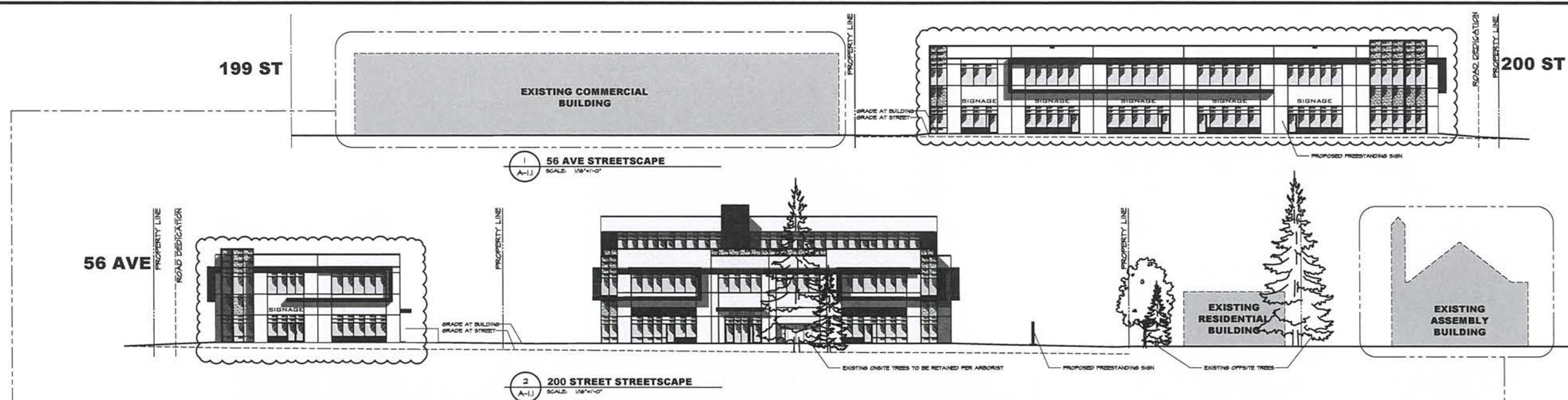
ORION CONSTRUCTION
ORION CONSTRUCTION
104-3950 191 STREET
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROPOSED INDUSTRIAL BUILDINGS FOR
ASTRIA
ASTRIA
LANGLEY CITY
1140-15055 200 AVENUE, SURREY, B.C.
DRAWN BY: L.W. CHIP BARRETT

DATE	JOB NO.	DRAWN
SEP 23 2024	1140-15055	VCF
	DESIGNED	
	CHECKED	C.B.
	PLOT DATE	SEP 23 21
PROJECT DRAWING NUMBER	REV	
A-0.0	8	



25	14	SEPT 23 21	UPDATED	SEWER CITY COMMENTS
24	13	SEPT 21 21	CONSULTANT USE	
23	12	AUG 27 21	UPDATED	SEWER CITY COMMENTS
22	11	AUG 12 21	UPDATED	SEWER CITY COMMENTS
21	10	AUG 06 21	RE-ISSUE	FOR DP
20	9	JUL 31 21	RE-ISSUE	FOR DP
19	8	MAY 28 21	CLIENT REVIEW	
18	7	MAY 18 21	CLIENT REVIEW	
17	6	APR 23 21	ISSUED FOR DP	
16	5	APR 23 21	CLIENT REVIEW	
15	4	APR 15 21	CONSULTANT USE	
14	3	MAR 31 21	CONSULTANT USE	
13	2	MAR 26 21	CLIENT REVIEW	
12	1	MAR 29 21	CLIENT REVIEW	
11	NO	DATE	DISCUSSION	
10	PROJECT MANAGERS / CONTRACTORS			
9	 DORION CONSTRUCTION 104-5500 71 STREET, SUITE 100, EDMONTON, AB T6E 6P6 (403) 462-2568			
8	PROJECT / INDUSTRIAL MEETINGS FOR			
7	 ASTRIA 1000-10000 71 STREET, SUITE 100 EDMONTON, AB T6E 6P6 (403) 462-2568			
6	 ASTRIA LANGLEY CITY 1000-10000 71 STREET, SUITE 100 EDMONTON, AB T6E 6P6 (403) 462-2568			
5	DRAWING			
4	SITE PLAN			
3	SEAL	DATE	DESIGNED	DRAWN
2			07/10	VCF
1			CHECKED	C B
			PLOT DATE	SEPT 23 21
	PROJECT - DRAWING NUMBER			REV
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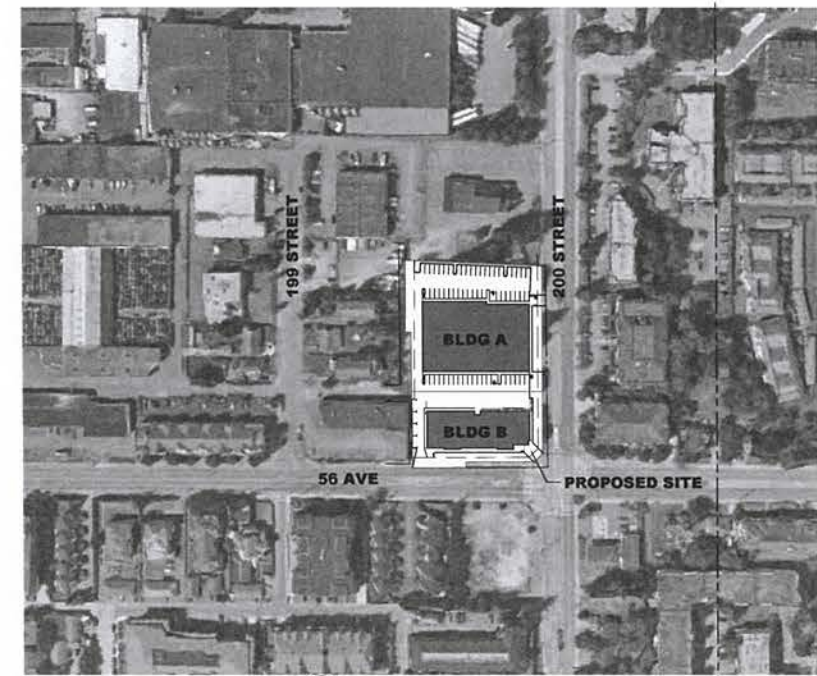
3 VIEW FROM CORNER OF 200 & 56
SCALE: N.T.S.



4 VIEW FROM NEIGHBOURING SITE ON 56 AVE
SCALE: N.T.S.



5 VIEW FROM NEIGHBOURING SITES ON 200 ST
SCALE: N.T.S.



6 CONTEXT PLAN
SCALE: N.T.S.

CHIP BARRETT ARCHITECT
140-15055 36 AVENUE, SUITE 102, B.C., V4A 9X8
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DANDY@DFORCE.CA

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NO.	DATE	DESCRIPTION
5	AUG 13 21	UPDATED PER CITY COMMENTS
4	AUG 06 21	RE-ISSUED FOR DP
3	JUL 23 21	RE-ISSUED FOR DP
2	APR 23 21	ISSUED FOR DP
1	APR 22 21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS
ORION CONSTRUCTION
ORION CONSTRUCTION
104-3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

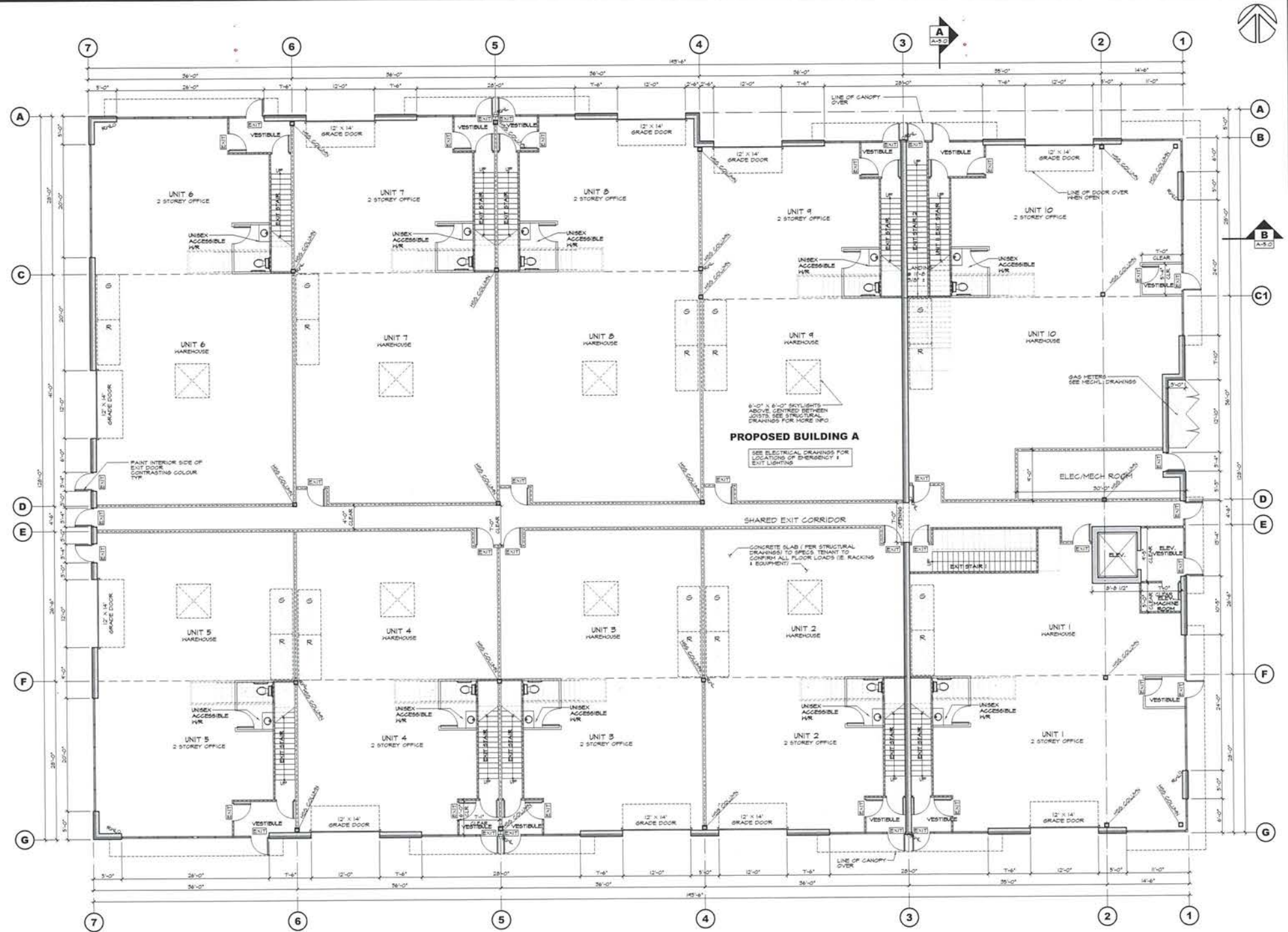
REGISTERED ARCHITECT
L.W. CHIP BARRETT
ASTORIA
ASTORIA
LANGLEY CITY
ADDRESS: 1501 1501 STREET, SUITE 102, B.C.
DRAWING
STREETSCAPE ELEVATIONS & CONTEXT PLAN
JOB NO. 21-001
DESIGNED
CHECKED
PLOT DATE
SUBJECT - DRAWING NUMBER
A-1.1
REV
5





CHIP BARRETT ARCHITECT ■
 140 - 1655 24TH AVENUE, SUITE 100, C. V4A 9X8
 PH 604-536-1232
 IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 2625A ALLIANCE STREET, ARBOSTOFT, B.C. V2B 3U9
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1 MAIN FLOOR PLAN
A-2.0 SCALE: 1/8"=1'-0"

CHIP BARRETT ARCHITECT
140-110057 PH: 604-536-1272 C.V.A. 5.9
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2425A ALLIANCE STREET, ABBOTSFORD, B.C. V2S 3J9
TEL: (604) 807-5655 EMAIL: DARC@DFORCE.CA

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1	APR 20 21	CLIENT REVIEW
NO	DATE	DESCRIPTION

PROJECT MANAGERS / CONTRACTORS
ORION CONSTRUCTION
ORION CONSTRUCTION
104-3950 191 STREET,
SURREY BC V3Z 0Y6
PH: 604 (604) 952-2994

REGISTERED ARCHITECT
L.W. CHIP BARRETT
SEP 7 3 2021
BRITISH COLUMBIA

ASTRIA
ASTRIA
LANGLEY CITY
ADDRESS: 19955 56 AVE &
56 AVE, SURREY, BC V3Z 0Y6
CITY OF LANGLEY, B.C.

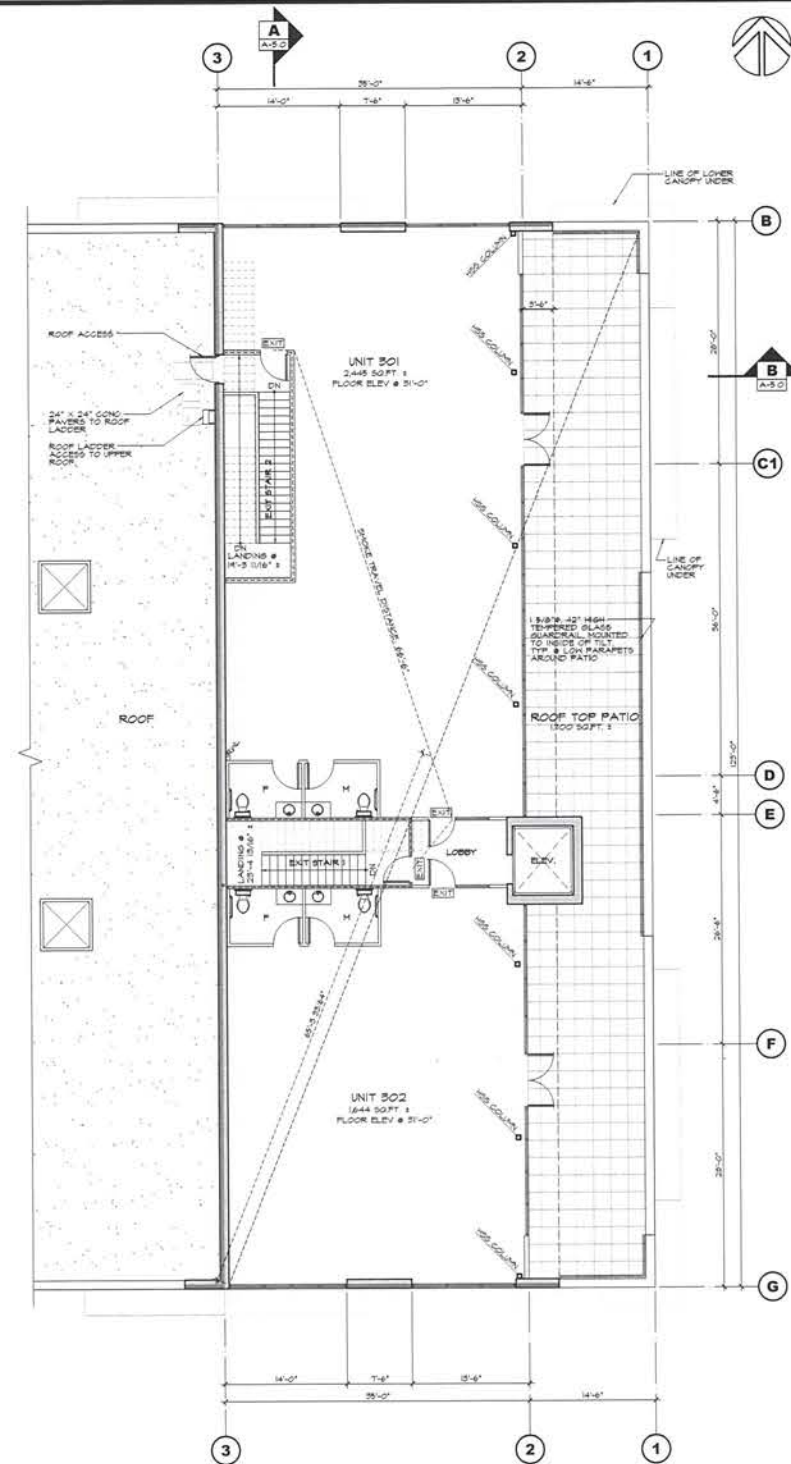
**BUILDING A
MAIN FLOOR PLAN**

SEAL	JOB NO.	DRAWN
	21-016	VCP
DESIGNED		
CHECKED	C.B.	
PLOT DATE	AUG 27 21	
PROJECT - DRAWING NUMBER		REV
A-2.0		8



SEP 23 2021

ORIGINAL CONSTRUCTION
100-2550-181-11-17
SURREY, B.C. V0Z 0T6
REGISTERED ARCHITECT
L. W. CHIP BASPRIA
ASTORIA
LANGLEY CITY
ADDRESS: 5643 SEASIDE STREET, ASTORIA, LANGLEY CITY
DRAWING NO. 2-3-2021
BUILDING A
SECOND FLOOR PLAN
SEAL: [Signature]
JOB NO. 2-3-2021
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 2-3-2021
BRITISH COLUMBIA REGISTERED ARCHITECTS
2-3-2021
A-2.1
REV 7



1 3RD FLOOR PLAN
A-2.2 SCALE 1/8"=1'-0"

CHIP BARRETT ARCHITECT
1410-13057 3RD FLOOR, 3333 AVENUE C, VANCOUVER, BC V6L 1A8

D.FORGE DESIGN INC.
2425A ALLIANCE STREET, ABSENSE, B.C. V2S 3J9
TEL: (604) 607-5655 EMAIL: DANCY@DFFORGE.CA

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2	MAY 10 21 CLIENT REVIEW
1	MAY 02 21 CLIENT REVIEW
NO	DATE DESCRIPTION
PROJECT MANAGERS / CONTRACTORS	

ORION CONSTRUCTION

ORION CONSTRUCTION
3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROPOSED INDUSTRIAL BUILDINGS FOR

ASTRIA

ASTRIA

LANGLEY CITY

ADDRESS: 15005-150th Street, 56 Ave &
5643 Street, Langley, B.C.

DRAWN

BUILDING A

3RD FLOOR PLAN

SEAL

JOB NO. 21-010 DRAWN VCF

DESIGNED

CHECKED C.B.

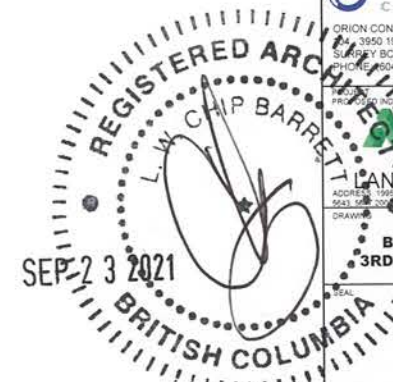
PLOT DATE AUG 27 21

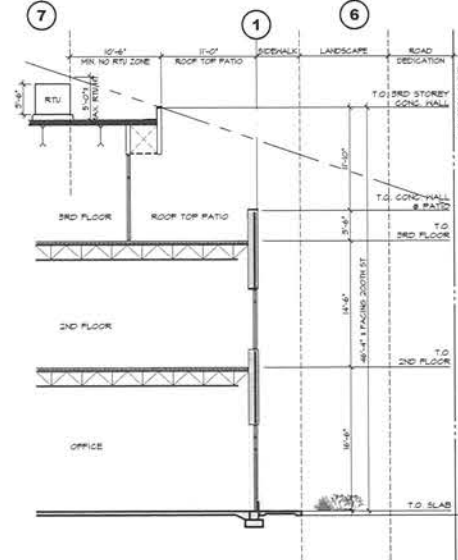
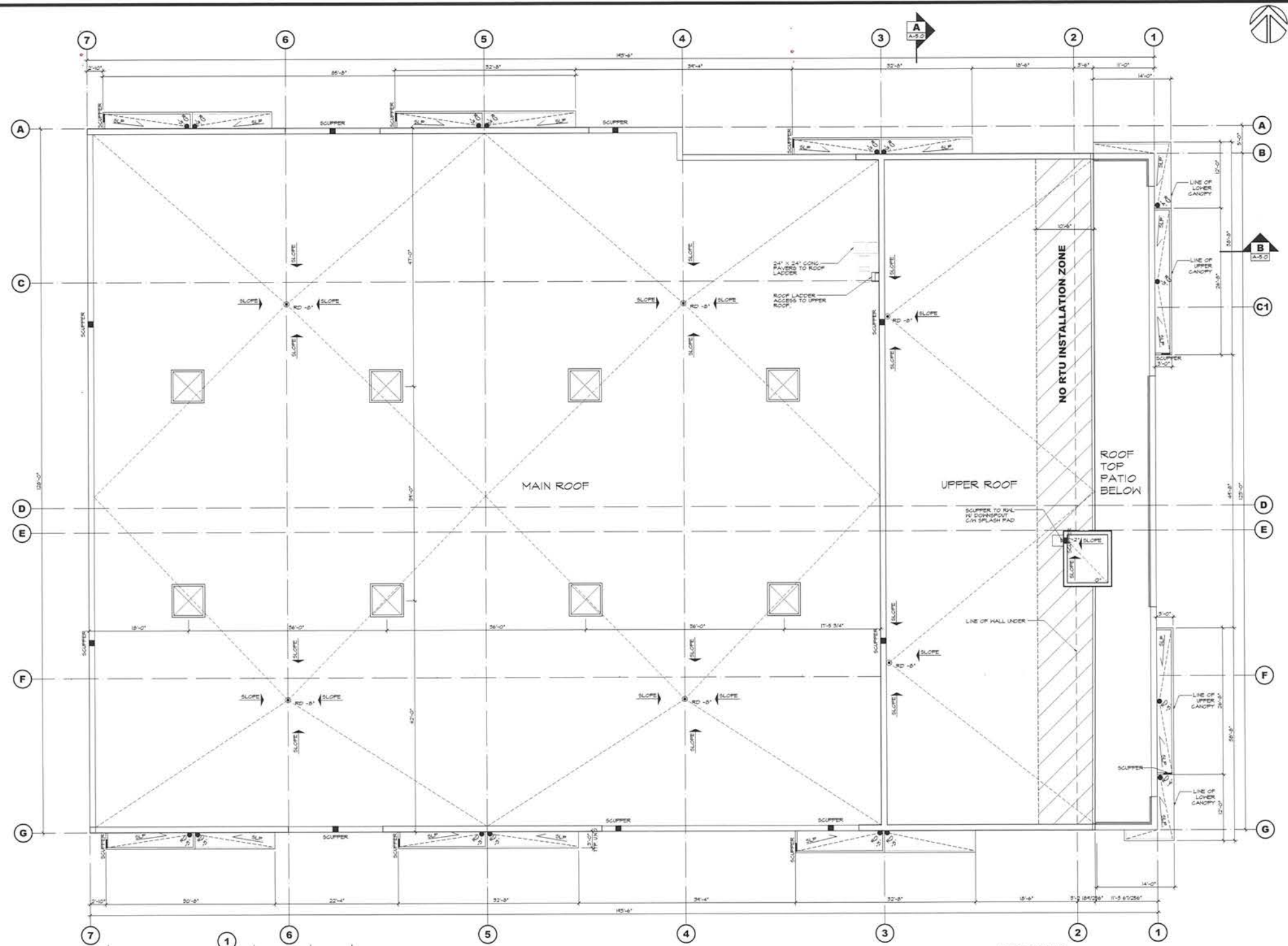
PROJECT - DRAWING NUMBER

A-2.2

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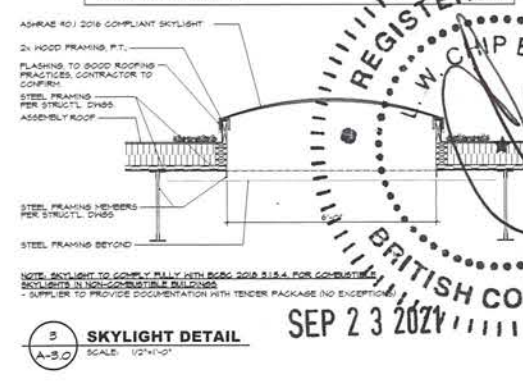




1 ROOF PLAN
SCALE: 1/8"=1'-0"

2 SITE SECTION
SCALE: 1/8"=1'-0"

- ROOF NOTES**
- SEE STRUCTURAL DWGS FOR FINAL STEEL ELEVATIONS
 - ALL ASPECTS OF ROOF DESIGN INCLUDING DETAILS TO BE REVIEWED BY QUALIFIED ROOFING INSPECTOR TO ENSURE COMPLIANCE W/ MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION
 - PROVIDE 20 YEAR MEMBRANE GUARANTEE & 5 YEAR SYSTEMS GUARANTEE
 - 15" TYPE I EPS RIGID INSULATION (R50)
- IMPORTANT NOTE:**
- ROOF INSULATION TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF BC 2018 PRESCRIPTIVE METHOD, COMPLIANT FOR CLIMATE SPACE
 - ROOF TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR CONSTRUCTION PER B.C.B.C. 2018



3 SKYLIGHT DETAIL
SCALE: 1/2"=1'-0"

CHIP BARRETT ARCHITECT
2655 ALLAN STREET, VANCOUVER, BC V6B 5L9
TEL: (604) 677-5655 EMAIL: DANC@CHIPBARRETT.COM

D.FORGE DESIGN INC.
2655 ALLAN STREET, VANCOUVER, BC V6B 5L9
TEL: (604) 677-5655 EMAIL: DANC@DFFORGE.COM

IN ASSOCIATION WITH

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NO.	DATE	DESCRIPTION
1	APR 2021	CLIENT REVIEW
2	APR 2021	ISSUED FOR DP
3	JUL 2021	RE-ISSUED FOR DP
4	AUG 06 21	RE-ISSUED FOR DP
5	AUG 13 21	UPDATED PER CITY COMMENTS
6	AUG 27 21	UPDATED PER CITY COMMENTS

ORION CONSTRUCTION
ORION CONSTRUCTION
14-3501 81 STREET
VANCOUVER, BC V6P 6G6
PHONE: (604) 272-2294

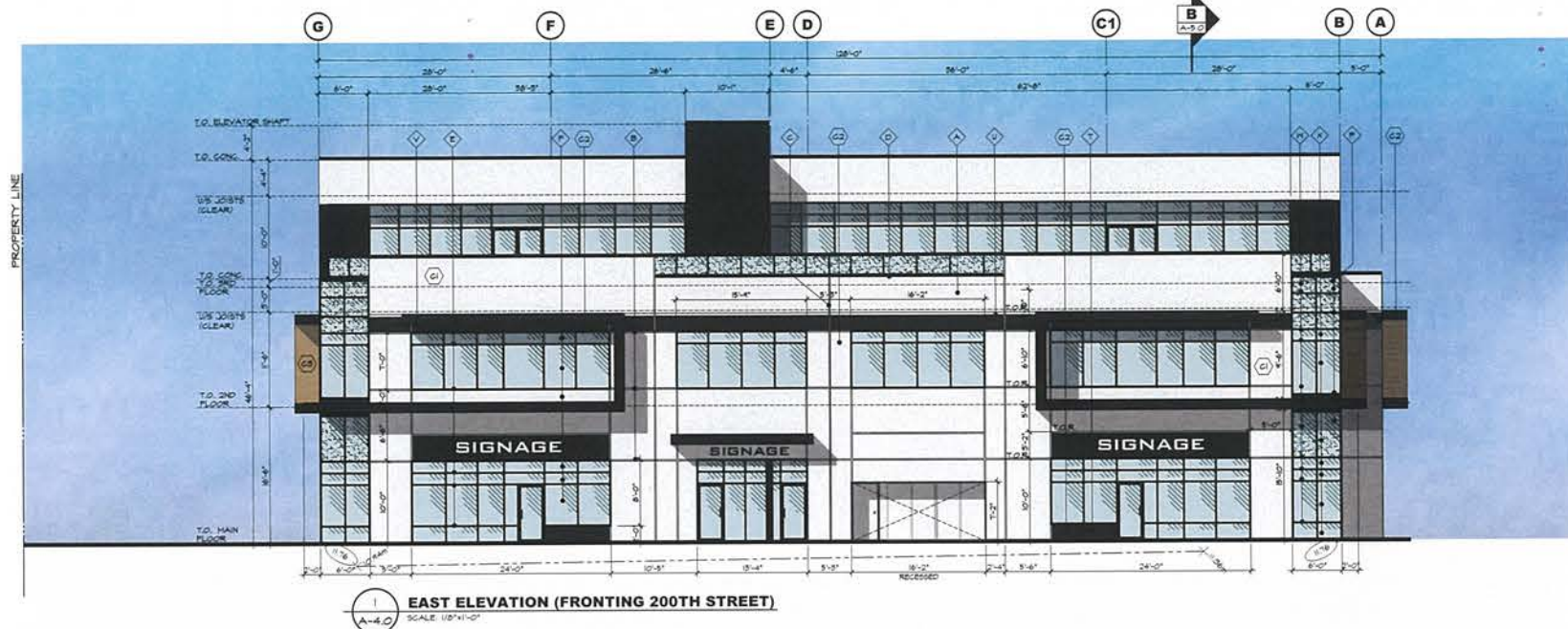
REGISTERED ARCHITECT
W. CHIP BARRETT
ASTRIA
ASTRIA CITY
LANGLEY CITY
ADDRESS: 10011 100TH STREET, LANGLEY, B.C.

BUILDING A ROOF PLAN

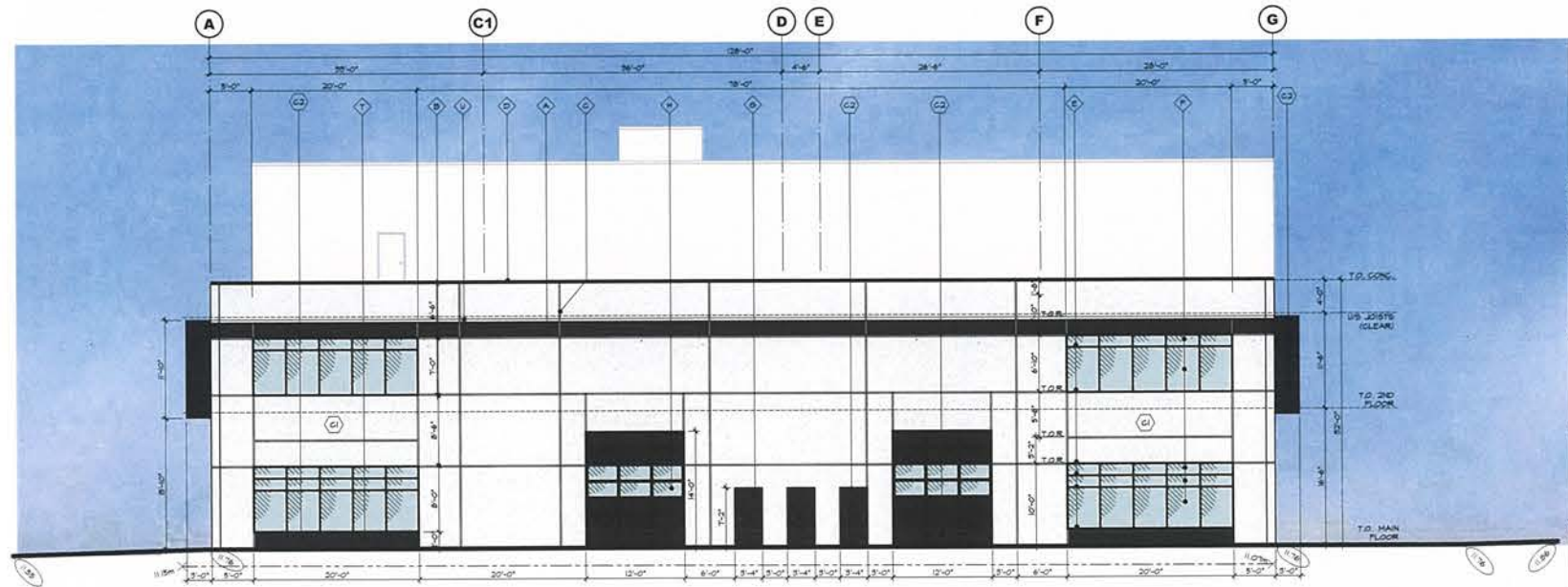
SEP 23 2021

PROJECT - DRAWING NUMBER
A-3.0

JOB NO. 21-010
DRAWN BY
DESIGNED
CHECKED C.B.
PLOT DATE AUG 27 21
REV 6



1 EAST ELEVATION (FRONTING 200TH STREET)
SCALE: 1/8"=1'-0"



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

MATERIAL LEGEND

- CONCRETE TILT-UP WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
- STOREFRONT GLASS
- STEEL HANDDOORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWGS
- CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- 3/4" RECESS IN CONCRETE
- SPANDREL GLAZING (OBSCURE TO MATCH VISION GLASS)
- SCUPPER
- METAL GLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER PAINTED
- 4" HIDE REVEAL PAINTED
- ACH CANOPY
- CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR

NOTE: NOT ALL MATERIALS ARE APPLICABLE

SPANDREL GLAZING

PROJECT COLOURS

- ALL COLOURS TO BE SHERWIN WILLIAMS
- MAIN FIELD COLOUR 1: EXTRA WHITE (SW 6200)
- FIELD ACCENT COLOUR 1: TRICORN BLACK (SW 6250)
- LONGBOARD ACCENT: DARK NATURAL WALNUT (LONGBOARD 4" PROFILE)

- ALUMINUM STOREFRONT HULLINGS: BLACK
- TYPICAL GLAZING: CLEAR LOW E AND / OR ASHRAE 401 2018 COMPLIANT
- SPANDREL GLAZING COLOUR: BLACK
- TYPICAL METAL CAP FLASHING: BLACK

PAINTING

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE BOND BREAKER AND PAINT OR PRIMER. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATION & PREPARATION PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.

PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20"x20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:
1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

2) EXTERIOR SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYL PRIMER, 2 COATS OF ALKYL ENAMEL.

4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.
ALL PAINT TO BE BENJAMIN MOORE OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED. CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND CEIL TO BE PAINTED.

* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING.

IMPORTANT NOTE: COORDINATE COLOURS OF FINISHES/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NRC 100 AND NRC 200. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:
- ALL GLAZING TO BE ASHRAE 401 2018 COMPLIANT.
- PROVIDE ALL REQUIRED DOCUMENTATION.

LEGEND

- PROPOSED GRADE
- EXISTING GRADE

3 TYPICAL REVEAL
FULL SCALE

REGISTERED ARCHITECT
L.W. CHIP BARRETT
BRITISH COLUMBIA

SEP 23 2021

CHIP BARRETT ARCHITECT
140-11057 101ST STREET, SUITE 100, VANCOUVER, BC V4N 1A8
TEL: (604) 607-1228 FAX: (604) 607-1229

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1	APR 19 21 CLIENT REVIEW
NO	DATE DESCRIPTION

PROJECT MANAGERS / CONTRACTORS
ORION CONSTRUCTION
100-1050 101 STREET,
SURREY, BC V3Z 0Y8
PHONE: (604) 362-2994

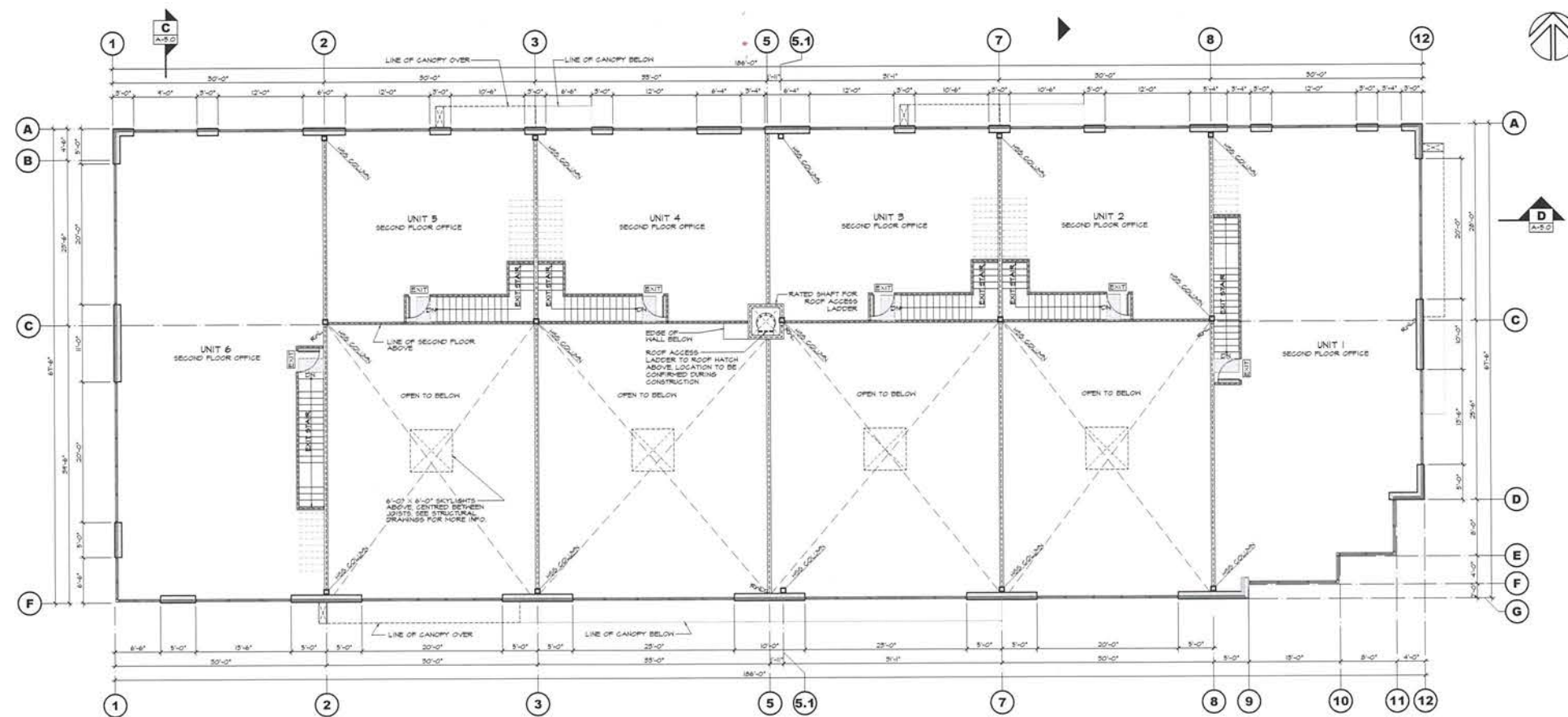
PROJECT: PROPOSED INDUSTRIAL BUILDINGS FOR
ASTRIA
ASTRIA LANGLEY CITY
ADDRESS: 1980, 1981, 1988 56 AVE &
5643 5627 5627, CITY OF LANGLEY, B.C.

BUILDING A
ELEVATIONS

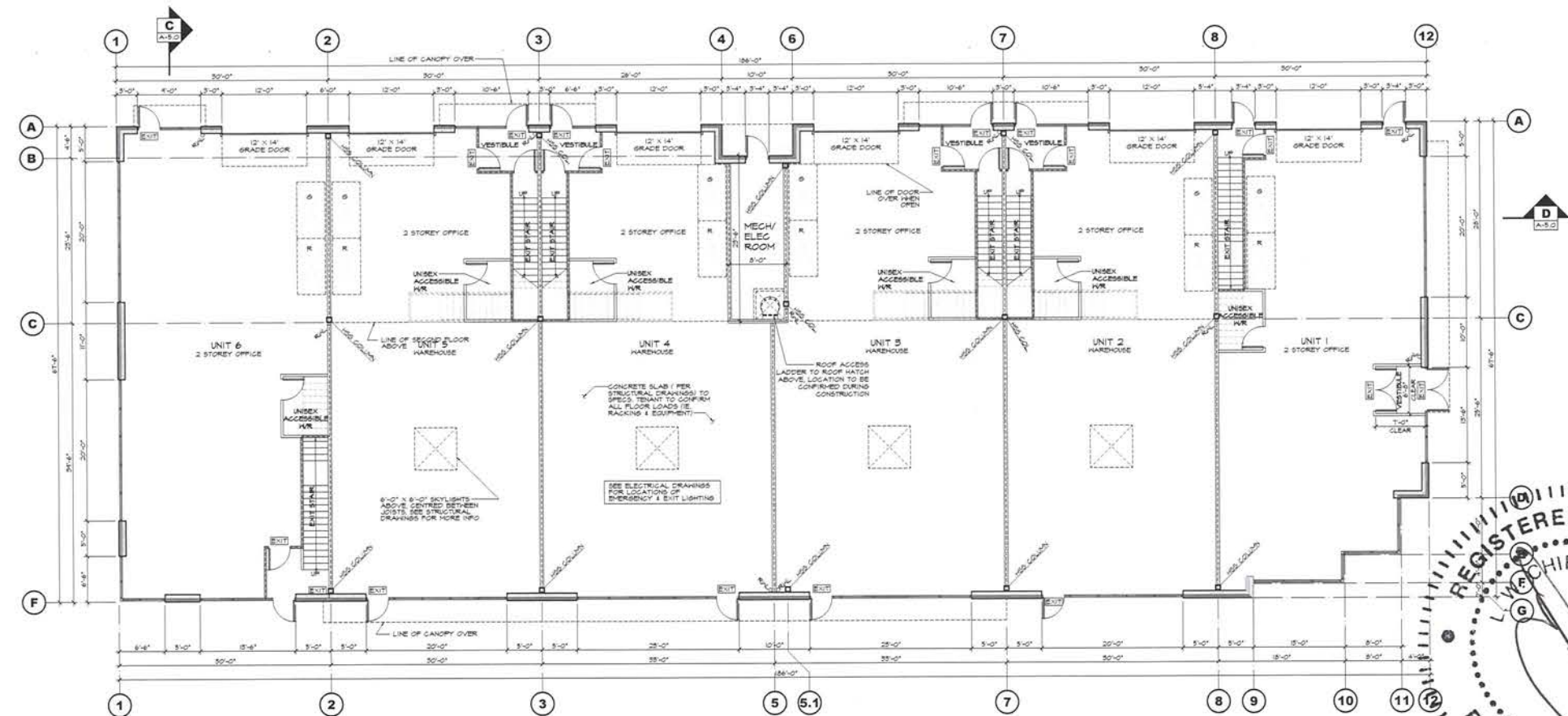
SEAL	JOB NO 21-016	DRAWN VCP
	DESIGNED	
	CHECKED	C.B.
	PLOT DATE	AUG 27 21

PROJECT - DRAWING NUMBER
A-4.0

REV
9



2 SECOND FLOOR PLAN
A-2.0 SCALE: 1/8\"/>



1 MAIN FLOOR PLAN
A-2.0 SCALE: 1/8\"/>

CHIP BARRETT ARCHITECT
140-15655 2ND AVE. SUITE 100 C.V. VANCOUVER
IN ASSOCIATION WITH

D-FORCE DESIGN INC.
2625A ALLIANCE STREET, ARMBYFORD, B.C. V2B 3J9
TEL: (604) 607-5655 EMAIL: DANCY@DFORCE.CA

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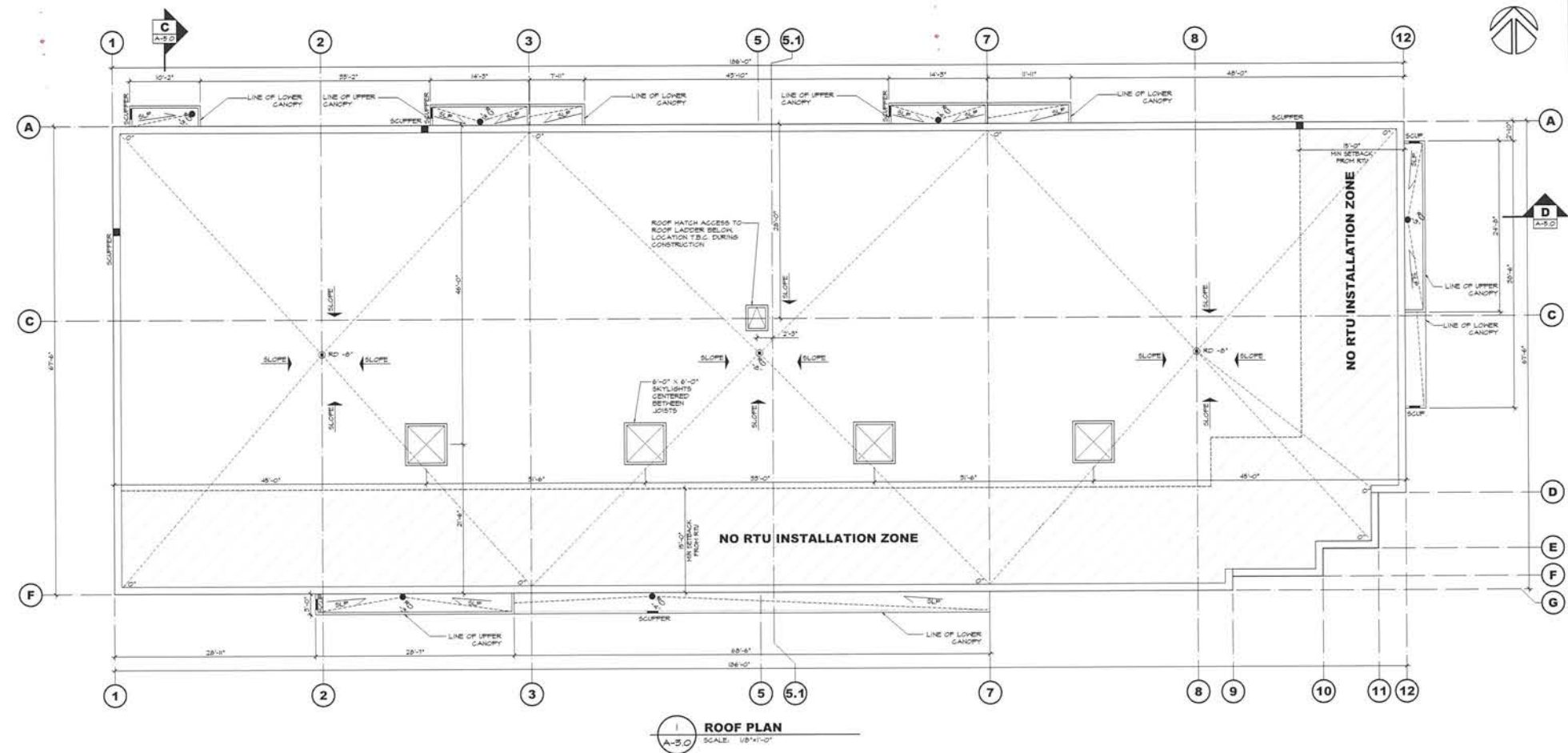
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NO.	DATE
DESCRIPTION	

ORION CONSTRUCTION
104-15655 2ND AVE. SUITE 100 C.V. VANCOUVER
TEL: (604) 252-2994

REGISTERED ARCHITECT
LAWSON BARRETT
SEP 2 2021

ASTORIA CITY
BUILDING B FLOOR PLANS

DESIGNED	DATE	REV
21-010	VCF	
CHECKED	C.B.	
PLOT DATE	AUG 27 21	
PROJECT - DRAWING NUMBER	A-2.0	
REV	6	

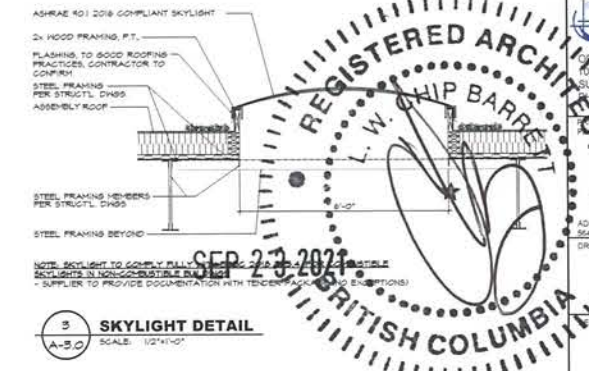


ROOF NOTES

- SEE STRUCTURAL SHOP FOR FINAL STEEL ELEVATIONS
- ALL ASPECTS OF ROOF DESIGN INCLUDING DETAILS TO BE REVIEWED BY QUALIFIED ROOFING INSPECTOR TO ENSURE COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION
- PROVIDE 20 YEAR MEMBRANE GUARANTEE & 5 YEAR SYSTEMS GUARANTEE
- 1" TYPE I EPS RIGID INSULATION (R50)

IMPORTANT NOTE:

- ROOF INSULATION TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ASHRAE 90.1 2016 PRESCRIPTIVE METHOD, COMPLIANT FOR CONDITION SPACE
- ROOF TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-CONVENTIONAL CONSTRUCTION PER B.C.B.C. 2016



CHIP BARRETT ARCHITECT
148-1565 2ND FLOOR PH 604-536-1272 FAX 604-536-1273
IN ASSOCIATION WITH

D.FORCE DESIGN INC.
2455A ALLAN STREET ABERTSFORD, B.C. V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

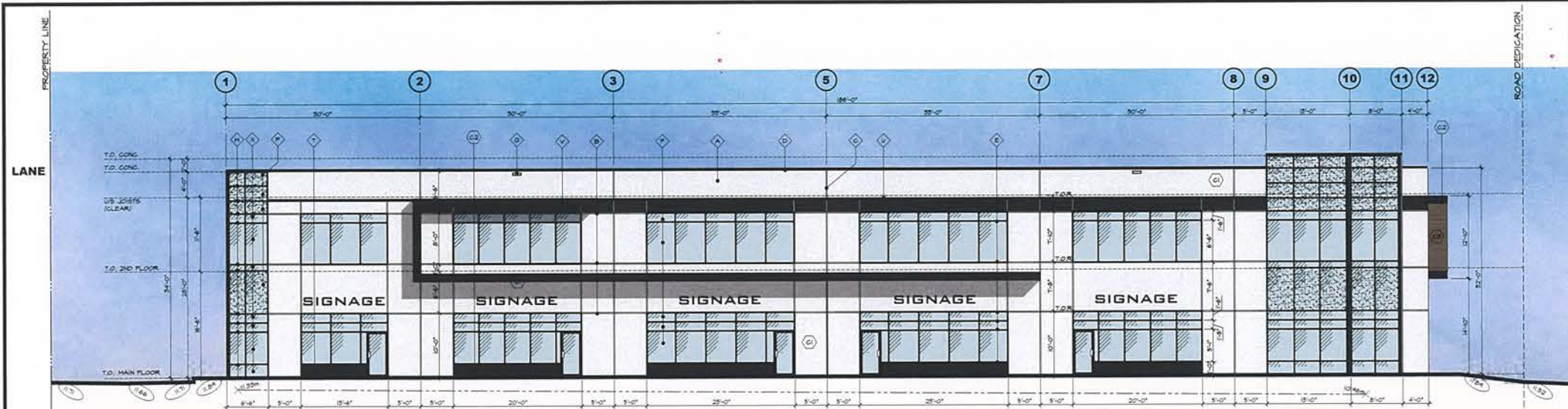
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ORION CONSTRUCTION
ORION CONSTRUCTION
104 3950 191 STREET
SURREY BC, V3Z 0Y6
PH: (604) 362-2994

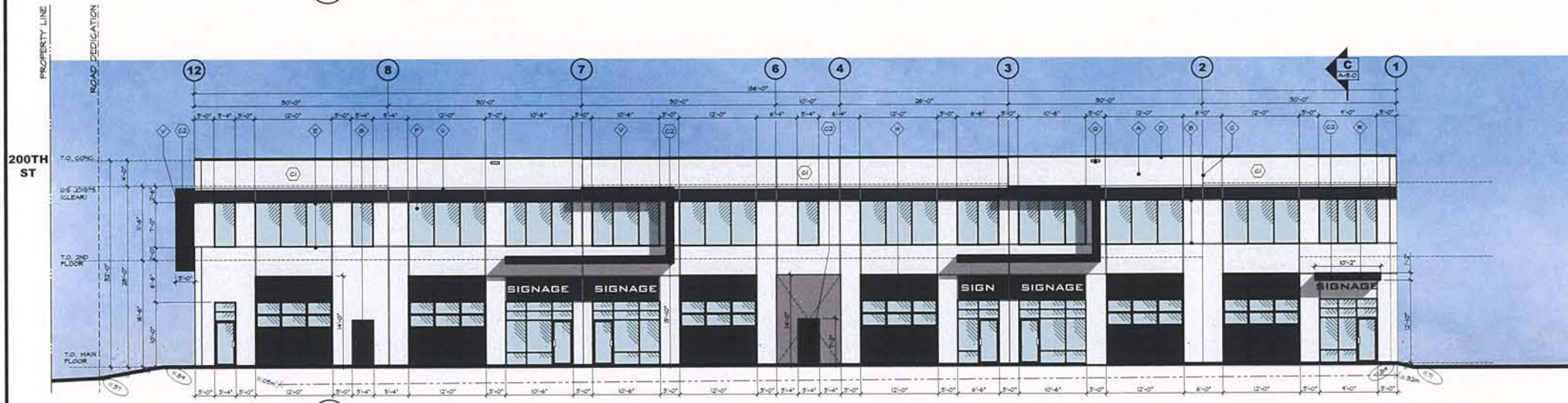
ASTRIA
ASTRIA
LANGLEY CITY
ADDRESS: 1998, 1981, 1988 56 AVE & 5643 56TH STREET, CITY OF LANGLEY, B.C.

BUILDING B ROOF PLANS

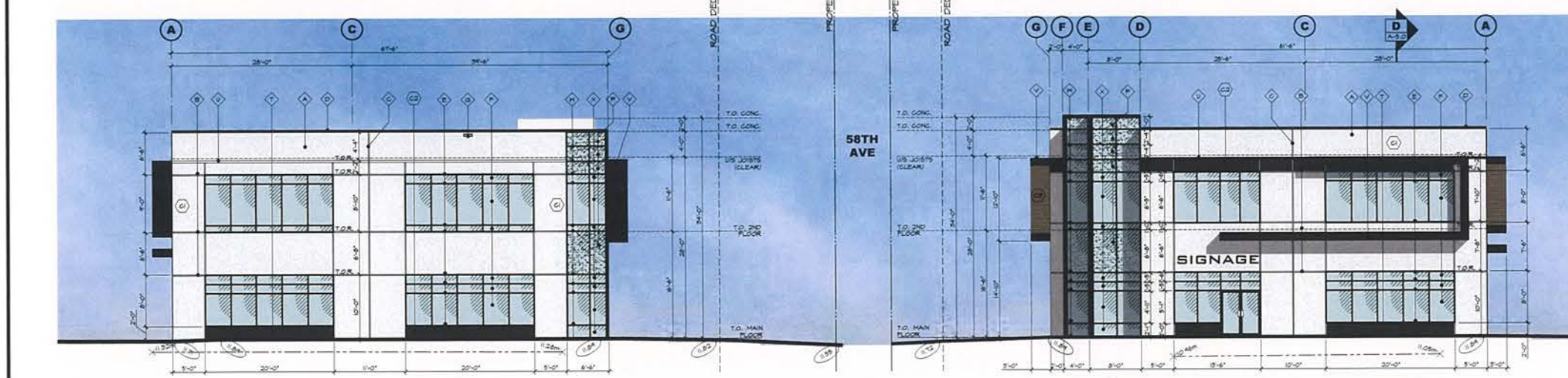
JOB NO	21-010	DRAWN	JA
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CHECKED			CB
PLOT DATE	AUG 27 21		
PROJECT - DRAWING NUMBER		REV	
A-3.0			6



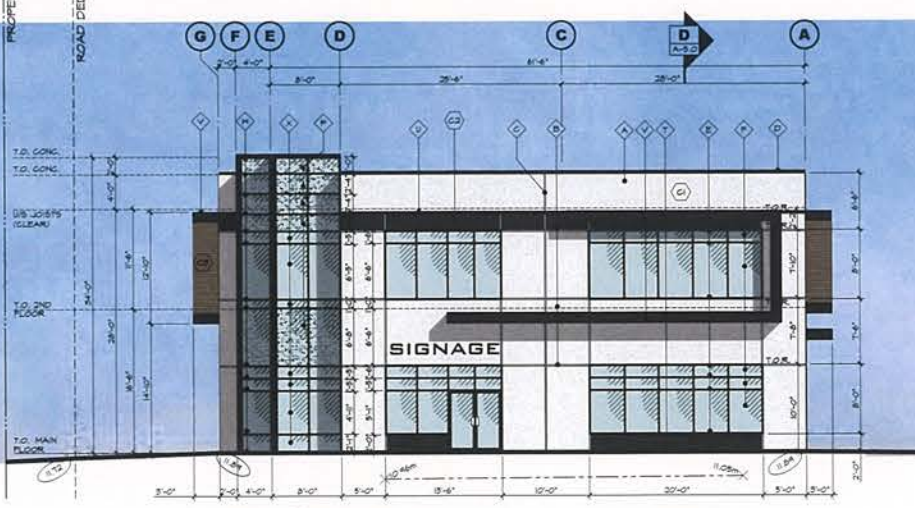
1 SOUTH ELEVATION (FRONTING 56TH AVE)
SCALE: 1/8"=1'-0"



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



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



4 EAST ELEVATION (FRONTING 200TH STREET)
SCALE: 1/8"=1'-0"

- MATERIAL LEGEND**
- CONCRETE TILT-UP WALL TYP. - PAINTED
 - REVEAL IN CONCRETE - PAINTED
 - PANEL JOINT
 - PRE-FINISHED METAL CAP FLASHING
 - STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
 - STOREFRONT GLASS
 - STEEL HANDDOORS - PAINTED
 - STEEL SECTIONAL OVERHEAD DOORS - PAINTED
 - STEEL GUARDRAILS - PAINTED
 - CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
 - LIGHT FIXTURE - SEE ELECTRICAL DWG'S
 - CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
 - 3/4" RECESS IN CONCRETE
 - SPANDREL GLAZING (OBSCURE TO MATCH VISION GLASS)
 - SCUPPER
 - METAL GLAD CANOPY
 - STEEL BOLLARD - PAINTED
 - CONCRETE CURB UNDER PAINTED
 - 4" WIDE REVEAL PAINTED
 - ACH CANOPY
 - CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
 - CURTAIN WALL GLASS - CLEAR

- PROJECT COLOURS**
- ALL COLOURS TO BE SHERWIN WILLIAMS:
- MAIN FIELD COLOUR 1: EXTRA WHITE (SW 1006)
 - FIELD ACCENT COLOUR 1: TRICORN BLACK (SW 6282)
 - LONGBOARD ACCENT: DARK NATIONAL WALNUT (LONGBOARD 4" PROFILE)
- ALUMINUM STOREFRONT MILLIONS: TYPICAL GLAZING: BLACK
- SPANDREL GLAZING COLOUR: CLEAR (LOW E AND / OR ASHRAE 401 2016 COMPLIANT)
- TYPICAL METAL CAP FLASHING: BLACK

PAINTING:

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE BOND BREAKER AND PAINT OR PRIMER. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATION & PREPARATION PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY. PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20"x20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:

- CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- STOREFRONT SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
- SMALL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYL PRIMER, 2 COATS OF ALKYL ENAMEL.
- 4" WIDE WORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.
- ALL PAINT TO BE BENJAMIN MOORE OR APPROVED EQUAL.
- ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED CONFORM WITH GENERAL CONTRACTOR AS REQUIRED.
- OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND / OR JOISTS AND DECK TO BE PAINTED.

* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION & / OR PAINTING.

IMPORTANT NOTE: U.F.ACTIONS OF WINDOWSTOREFRONTMENTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF WING 100 AND NRC 200. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:

- ALL GLAZING TO BE ASHRAE 401 2016 COMPLIANT.
- PROVIDE ALL REQUIRED DOCUMENTATION.



CHIP BARRETT ARCHITECT
140-13055 200TH STREET, SUITE 100, LANGLEY, B.C. V4A 5A6
IN ASSOCIATION WITH
D.FORGE DESIGN INC.
2055A ALLANBY STREET, ABSETERRE, B.C. V2S 3A9
TEL: (604) 607-5655 EMAIL: DANCY@DFORGE.CA

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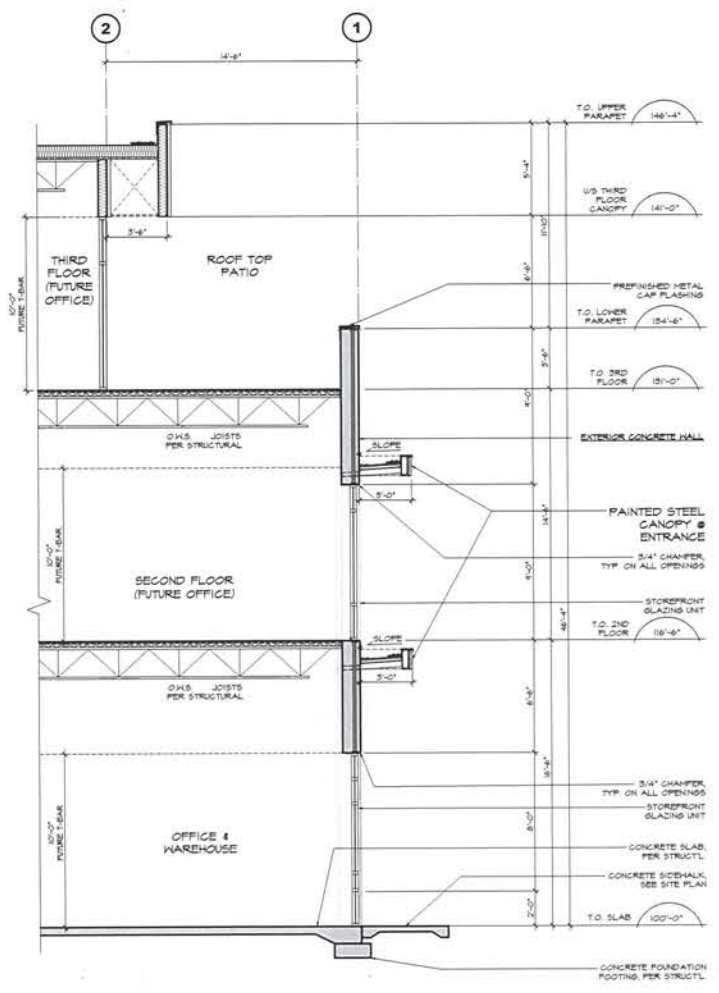
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2	APR 12 21	CLIENT REVIEW
3	APR 20 21	CLIENT REVIEW
4	APR 22 21	CLIENT REVIEW
5	APR 23 21	ISSUED FOR DP
6	JUL 23 21	RE-ISSUED FOR DP
7	AUG 12 21	CLIENT REVIEW
8	AUG 12 21	CLIENT REVIEW
9	AUG 12 21	CLIENT REVIEW
10	AUG 13 21	UPDATED PER CITY COMMENTS
11	AUG 27 21	UPDATED PER CITY COMMENTS

ORION CONSTRUCTION
ORION CONSTRUCTION
3550 191 STREET,
SURREY, B.C. V3Z 0Y6
PHONE: (604) 362-2994

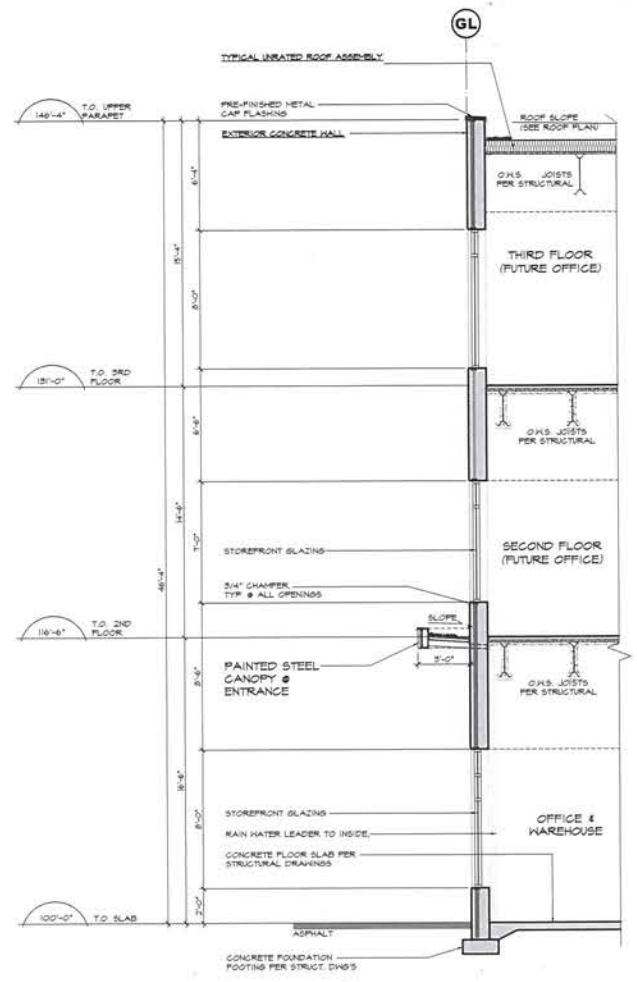
ASTRIA LANGLEY CITY
ASTRIA LANGLEY CITY
ADDRESS: 1995 1995 56 AVE &
56A SEAT 200 ST. CITY OF LANGLEY, B.C.

BUILDING B ELEVATIONS

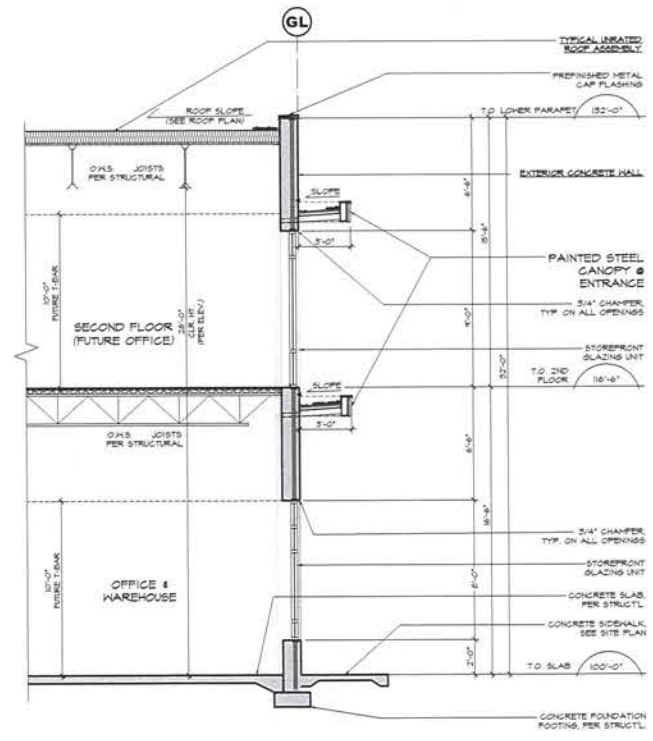
JOB NO.	21-010	DRAWN	VCF
DESIGNED			
CHECKED	C.E.		
PLOT DATE	AUG 27 21		
PROJECT - DRAWING NUMBER	A-4.0	REV	11



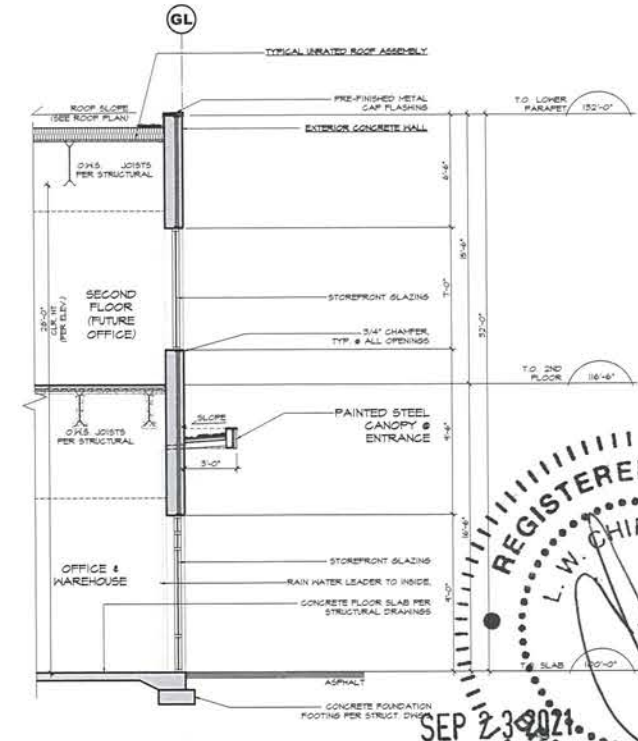
B SECTION B
SCALE: 1/4"=1'-0"



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



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



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

CHIP BARRETT ARCHITECT
140 - 12055 24TH AVENUE, SUITE 100, VANCOUVER, BC V4N 1S8
TEL: (604) 507-5555 EMAIL: DANCY@CHIBARRT.COM

D.FORCE DESIGN INC.
2255A ALLIANCE STREET, ABROTFORD, B.C. V2B 3J9
TEL: (604) 507-5555 EMAIL: DANCY@DFORCE.COM

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ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
TEL: (604) 352-2994

REGISTERED ARCHITECT
L.W. CHIP BARRETT
ASTORIA
LANGLEY CITY

NO.	DATE	DESCRIPTION
1	APR 23 21	ISSUED FOR DP
2	JUL 23 21	RE-ISSUED FOR DP
3	AUG 06 21	RE-ISSUED FOR DP
4	AUG 13 21	UPDATED PER CITY COMMENTS
5	AUG 27 21	UPDATED PER CITY COMMENTS
PROJECT MANAGERS / CONTRACTORS		
ORION CONSTRUCTION		
104 - 3950 191 STREET, SURREY BC, V3Z 0Y6 TEL: (604) 352-2994		
DESIGNED FOR INDUSTRIAL BUILDINGS FOR		
ASTORIA		
LANGLEY CITY		
ADDRESS: 19955 190TH STREET, 19955 56 AVE & 19955 190TH STREET, CITY OF LANGLEY, B.C.		
SECTIONS		
SEALED	FOR NO.	DRAWN
	21-010	VCF
CHECKED		DESIGNED
PLotted	DATE	REV
	AUG 27 21	
SUBJECT - DRAWING NUMBER		REV
A-5.0		5