PROPOSED INDUSTRIAL BUILDINGS FOR:

ASTRIA PROPERTIES

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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BUILDING B FLOOR PLANS	A-2.0
BUILDING B ROOF PLAN	A-5.0
BUILDING B COLOURED ELEVATIONS	A-4.0
SECTIONS	A-5.0

SEP 23 2021

REGISTERED ARCHITECT
L. W. CHIP BARRETT
PROVINCE OF BRITISH COLUMBIA

CHIP BARRETT ARCHITECT
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3	JUL 23 21	RE-ISSUED FOR DP
2	APR 23 21	ISSUED FOR DP
1	APR 20 21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS

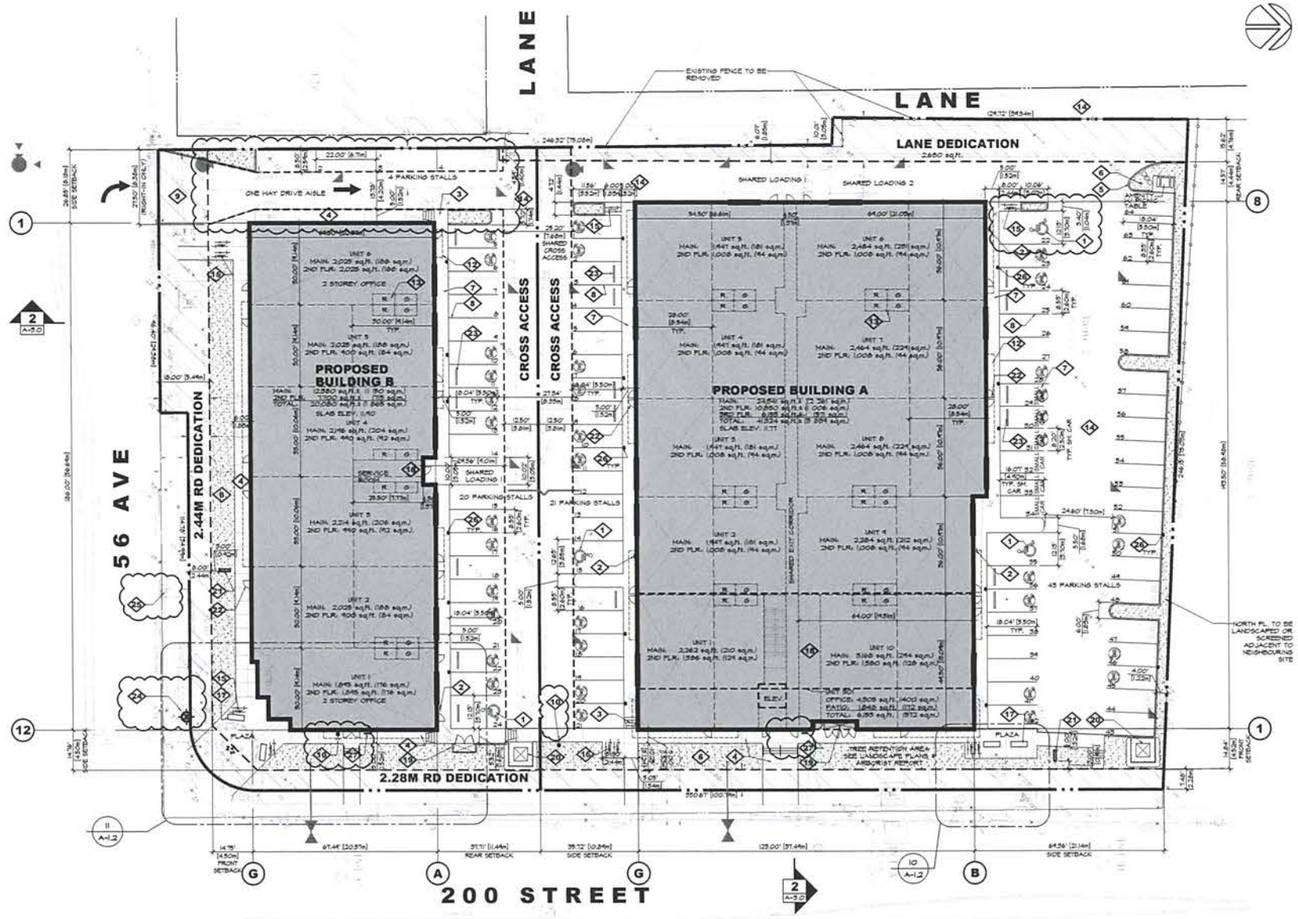
ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT
PROPOSED INDUSTRIAL BUILDINGS FOR
ASTRIA
ASTRIA LANGLEY CITY
ADDRESS: 19959, 19971, 19985 56 AVE & 5643, 5647 200 ST., CITY OF LANGLEY, B.C.

DRAWING
COVER SHEET

SEAL	JOB NO	DRAWN
	21-010	VCF
	DESIGNED	
	CHECKED	CB
	PLOT DATE	SEP 23 21

PROJECT DRAWING NUMBER: A-0.0 | REV: 8



1 A-1.0 **SITE PLAN**
SCALE: 1" = 20'-0"

SCALE: 0 10' 20' 30'

LEGEND

EXISTING GRADE 0.43

PROPOSED GRADE 11.10

SELECT GRADES SHOWN. REFER TO CIVIL PLANS AND TOPOGRAPHY PLAN FOR GRADES

SITE DATA - BUILDING A

CIVIC ADDRESS: 19459, 19471, 19488 56 AVE & 5643, 5647 200 ST, CITY OF LANGLEY, B.C.
LEGAL DESCRIPTION: T.B.C.

ZONING:	PROPOSED: I1 LIGHT INDUSTRIAL CURRENT: RS-1 SINGLE FAMILY RESIDENTIAL
BUILDING AREA (FOOTPRINT):	BLDG A - 24341 sq.ft.± (2 261 sq.m.)
SITE AREA (GROSS):	56,275 sq.ft. (1.24 ACRES) / 5 228 sq.m.
SITE AREA (NET):	51,454 sq.ft. (1.14 ACRES) / 4 821 sq.m.
SITE COVERAGE (NET):	(24341+51454)/100 = 48.5%
F.A.R. (NET):	(24341 + 10,550 + 9,531)/51454 = 0.80

REQUIRED SETBACKS:

	REQUIRED	PROPOSED
FRONT (EAST):	14.76' [4.5m]	14.84' [4.52m]
REAR (WEST):	0' [0m]	14.57' [4.44m]
SIDE (SOUTH):	0' [0m]	35.72' [10.89m]
SIDE (NORTH):	0' [0m]	64.56' [21.96m]
HEIGHT:	44.2' [13m] MAX.	46.59' [14.2m]

PARKING REQUIRED:

BLDG A - 1st FLR. INDUSTRIAL:	1531 / 555 = 19.2
BLDG A - 1st FLR. OFFICE:	1,050 / 555 = 13.0
BLDG A - 2ND FLR. OFFICE:	1,050 / 555 = 13.0
BLDG A - 3RD FLR. OFFICE:	4605 / 555 = 3.3
TOTAL REQUIRED:	48 (47.7)
SMALL CAR STALLS ALLOWED:	40% OR 19 STALLS
SMALL CAR PARKING PROVIDED:	6 STALLS
PARKING PROVIDED:	64 STALLS
PROPOSED SLAB ELEVATION:	11.77 m
AVERAGE PROPOSED GRADE @ BUILDING EDGE:	11.10 m
BIKE PARKING PROVIDED:	3
EV CHARGING STALLS PROVIDED:	12

SITE DATA - BUILDING B

CIVIC ADDRESS: 19459, 19471, 19488 56 AVE & 5643, 5647 200 ST, CITY OF LANGLEY, B.C.
LEGAL DESCRIPTION: T.B.C.

ZONING:	PROPOSED: I1 LIGHT INDUSTRIAL CURRENT: RS-1 SINGLE FAMILY RESIDENTIAL
BUILDING AREA (FOOTPRINT):	BLDG B - 12,580 sq.ft.± (1 150 sq.m.)
SITE AREA (GROSS):	31,012 sq.ft. (0.71 ACRES) / 2 881 sq.m.
SITE AREA (NET):	27,193 sq.ft. (0.62 ACRES) / 2 526 sq.m.
SITE COVERAGE (NET):	(12,580+27,193)/100 = 46.5%
F.A.R. (NET):	(12,580 + 17,000)/27,193 = 0.74

REQUIRED SETBACKS:

	REQUIRED	PROPOSED
FRONT (SOUTH):	14.76' [4.5m]	14.76' [4.5m]
REAR (NORTH):	0' [0m]	31.71' [9.66m]
SIDE (EAST):	14.76' [4.5m]	14.76' [4.5m]
SIDE (WEST):	0' [0m]	26.25' [8.18m]
HEIGHT:	44.2' [13m] MAX.	54.01' [16.56m]

PARKING REQUIRED:

BLDG B - 1st FLR. INDUSTRIAL:	4680 / 555 = 9.6
BLDG B - 1st FLR. OFFICE:	7,700 / 555 = 4.2
BLDG B - 2ND FLR. OFFICE:	7,700 / 555 = 4.2
TOTAL REQUIRED:	24
SMALL CAR STALLS ALLOWED:	40% OR 10 STALLS
SMALL CAR PARKING PROVIDED:	0 STALLS
PARKING PROVIDED:	24 STALLS
PROPOSED SLAB ELEVATION:	11.50 m
AVERAGE PROPOSED GRADE @ BUILDING EDGE:	11.84 m
BIKE PARKING PROVIDED:	2
EV CHARGING STALLS PROVIDED:	24

GENERAL NOTES

1. SERVICES SHOWN ARE APPROXIMATE ONLY, SEE CIVIL DRAWINGS FOR FINAL LOCATIONS
2. ASPHALT & SUBBASE DESIGN PER SOILS REPORT
3. CONTRACTOR TO PROVIDE FOOTING & WALL SURVEYS (BY REGISTERED A.L.S.) DURING CONSTRUCTION, SUBMIT COPIES TO CITY BUILDING DEPT.
4. SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBBS
5. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
6. ALL CONSTRUCTION PRODUCTS, AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE, ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS, AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
7. SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE, DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTING.
8. THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ACCURACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE ARCHITECT.
9. ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/ MANUFACTURER.
10. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE CSA (CANADIAN STANDARDS ASSOCIATION) APPROVED.
11. VAPOUR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 100 MM AND OCCUR AT FRAMING MEMBERS. PUNCHING OR BLOCKING ALL HOLES THROUGH VAPOUR BARRIERS SUCH AS THOSE CUT FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCTWORK SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOUR BARRIER OVER THE ENTIRE SURFACE.
12. THE DESIGNER /ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
13. THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
14. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
15. THERE SHALL BE SHOP DRAWINGS PRODUCED FOR ALL MAJOR BUILDING COMPONENTS, THEY SHALL BE ISSUED IN TIME FOR ADEQUATE CHECKING BY THE COORDINATING ARCHITECT/ENGINEER AND OTHER CONSULTANTS RESPONSIBLE.
16. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING
17. SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
18. ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.C.A.B.C. OR EQUAL METHODS AND PRACTICES. PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER.
19. PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS/GLAZING, GUARDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (E JOINTS), FIRE SHUTTERS (IF APPLICABLE).
20. ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY
21. ROOF SYSTEM TO BE INSPECTED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION. PROVIDE DOCUMENTATION TO ARCHITECT.
22. CONTRACTOR IS RESPONSIBLE FOR 3RD PARTY INSPECTION OF LIFTING, BRACING AND THERMAL CONNECTION. PROVIDE DOCUMENTATION TO ARCHITECT.

NOTE: ALL ONSITE AND OFFSITE GRADING TO BE CONFIRMED WITH CIVIL ENGINEER.

NOTE: ALL GARBAGE STORED INSIDE BUILDING

KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT PER DETAIL 3/A-1.2
2	HALL MOUNTED H.C. SIGN PER DETAIL 4/A-1.2
3	5'X5' SIDEWALK LETDOWN PROVIDE MINIMUM 5'x5' CLEAR AT TOP OF LETDOWN. SEE DETAIL 2/A-1.2
4	CONCRETE SIDEWALK 6"± ABOVE ADJACENT ASPHALT LIGHT BROOM FINISH
5	6"x6" EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, PER DETAIL 3/A-1.2
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS
7	PAINT ON ASPHALT
8	4" PAINT STRIPE, TYPICAL
9	ASPHALT CROSSING TO MUNICIPAL SPECS
10	SIAMESE CONNECTION, SEE MUNICIPAL DRAWINGS
11	TRAVEL DISTANCE HYDRANT TO SIAMESE (147.26' [45m] MAX. CONFIRM ON SITE)
12	LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION
13	GARBAGE LOCATION INSIDE BUILDING, TYPICAL PER DETAIL 4/A-1.2
14	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS PER BCBC 3.2.5.6 -HAVE A CLEAR WIDTH NOT LESS THAN 6m -HAVE A CENTERLINE RADIUS NOT LESS THAN 12m -HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m -HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 3m -ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 74,000 LBS GVW -HAVE TURNAROUND FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE -BE CONNECTED WITH A PUBLIC THOROUGHFARE
15	BICYCLE PARKING (2, U.N.O.) PER DETAIL 7/A-1.2
16	SAWCUT CONCRETE
17	BENCH PER DETAIL 13/A-1.2
18	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
19	GAS METERS PER MECHANICAL DRAWINGS WITH DECORATIVE FENCE AND PROTECTIVE BOLLARDS AS REQ'D BY BC HYDRO AND MUNICIPALITY. SEE DETAIL 6/A-1.2
20	ELECTRICAL KIOSK, SEE ELECTRICAL DRAWINGS SEE DETAIL 8/A-1.2
21	FREE STANDING SIGNAGE, SEE DETAIL 5/A-1.2
22	TYPICAL ACCESSIBLE ENTRANCE
23	CONCRETE [illegible]
24	EXISTING FIRE HYDRANT
25	EXISTING BUS STOP
26	EV CHARGER
27	FIRE ANNUNCIATOR PANEL
28	STEEL PILLAR FEATURE WITH ROCK BASE (SEE RENDERING)

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4	APR 15 21	CONSULTANT USE
3	MAR 31 21	CONSULTANT USE
2	MAR 30 21	CLIENT REVIEW
1	MAR 29 21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS

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104 - 3960 221 STREET
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PHONE (604) 882-0220

PROJECT
PROPOSED INDUSTRIAL BUILDINGS FOR
ASTRIA
ASTRIA
LANGLEY CITY
ADDRESS: 19459, 19471, 19488 56 AVE &
5643, 5647 200 ST, CITY OF LANGLEY, B.C.

DRAWING
SITE PLAN

REGISTERED ARCHITECT
CHIP BARRETT
BRITISH COLUMBIA

SEP 23 2021

SEAL	JOB NO. 19093	DRAWN VCF
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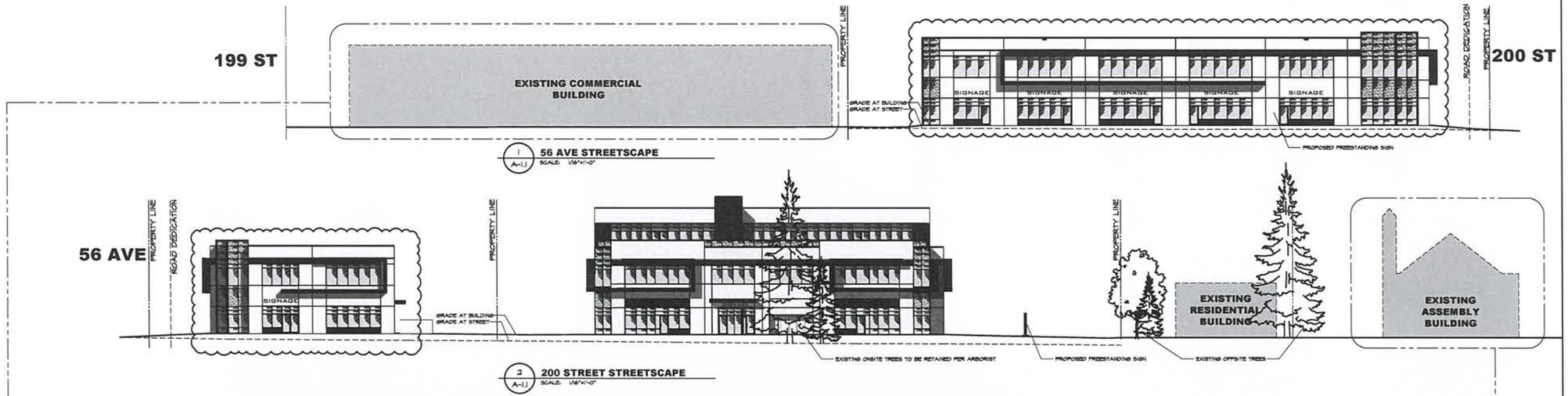
	CHECKED CB	
	PLOT DATE SEPT 23 21	

PROJECT - DRAWING NUMBER A-1.0 REV 14



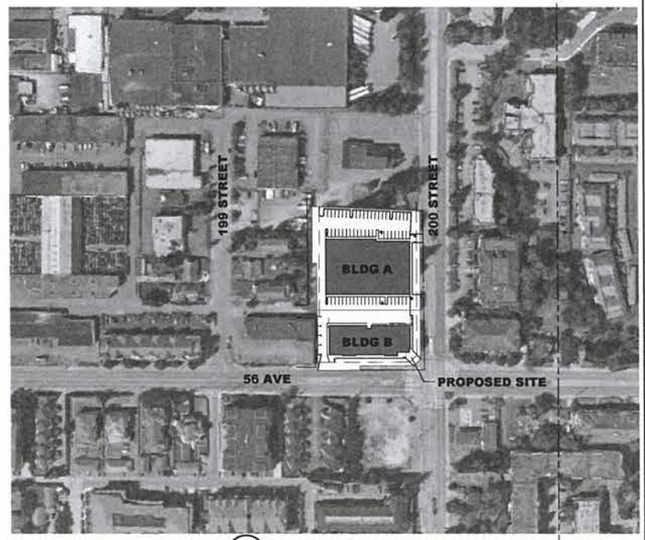
1 / A-1.1 **56 AVE STREETSCAPE**
SCALE: 1/16"=1'-0"

2 / A-1.1 **200 STREET STREETSCAPE**
SCALE: 1/16"=1'-0"

3 / A-1.1 **VIEW FROM CORNER OF 200 & 56**
SCALE: N.T.S.

4 / A-1.1 **VIEW FROM NEIGHBOURING SITE ON 56 AVE**
SCALE: N.T.S.

5 / A-1.1 **VIEW FROM NEIGHBOURING SITES ON 200 ST**
SCALE: N.T.S.



6 / A-1.1 **CONTEXT PLAN**
SCALE: N.T.S.

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PROJECT
NEW INDUSTRIAL BUILDINGS FOR
ASTRIA
ASTRIA
LANGLEY CITY
ADDRESS: 19699 56TH, 19655 56 AVE &
5640, 5644, 5648 200 ST, LANGLEY, B.C.

DRAWING
STREETSCAPE ELEVATIONS & CONTEXT PLAN

SEAL

JOB NO.	DRAWN
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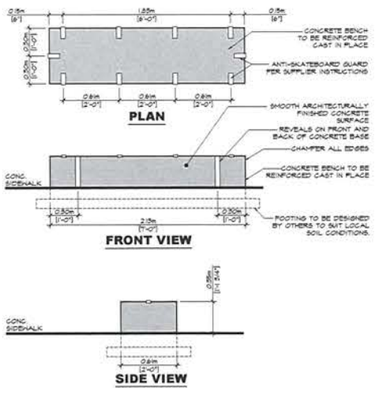
DESIGNED	
CHECKED	CB
PLOT DATE	AUG 13 21

PROJECT - DRAWING NUMBER: **A-1.1** REV: **5**

REGISTERED ARCHITECT
L. W. CHIP BARRETT
BRITISH COLUMBIA
SEP 2 7 2021



15 A-1.2 **CONCRETE BENCH DETAIL**
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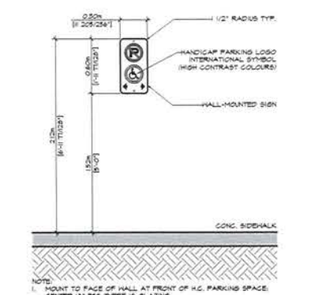

4 A-1.2 **HANDICAP PARKING SIGN DETAIL**
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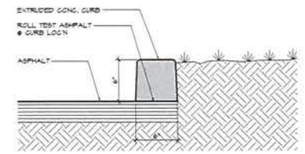

3 A-1.2 **CURB DETAIL**
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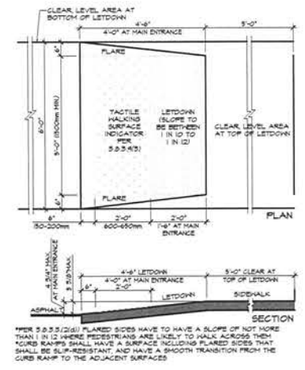
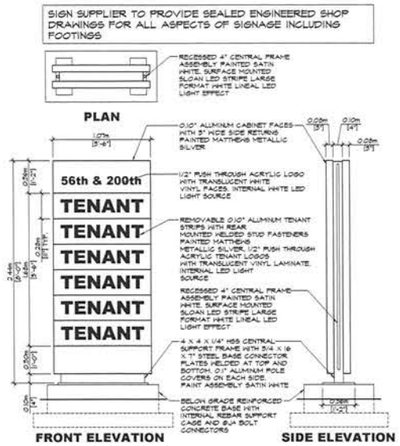


*PER 3.8.3.1.(2)(i) FLARED SIDES HAVE TO HAVE A SLOPE OF NOT MORE THAN 1 IN 12 WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS THEM. *CURB RAMPS SHALL HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL BE SLIP-RESISTANT, AND HAVE A SMOOTH TRANSITION FROM THE CURB RAMP TO THE ADJACENT SURFACES

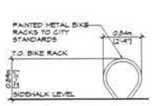
2 A-1.2 **LETDOWN DETAIL**
SCALE: 1/2"=1'-0"

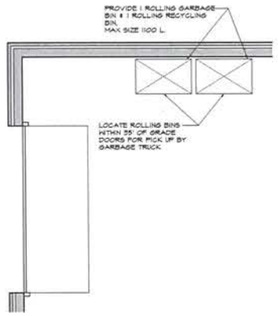
SIGN SUPPLIER TO PROVIDE SEALED ENGINEERED SHOP DRAWINGS FOR ALL ASPECTS OF SIGNAGE INCLUDING FOOTINGS



1 A-1.2 **FREESTANDING SIGN**
SCALE: 1/2"=1'-0"

SCREENING TO BE SIMILAR TO ABOVE LANDSCAPE ARCHITECT TO ENSURE PLANTS ARE APPROPRIATE HEIGHT AND DENSITY TO SCREEN KIOSK FROM VIEW





9 A-1.2 **INTERIOR GARBAGE DETAIL**
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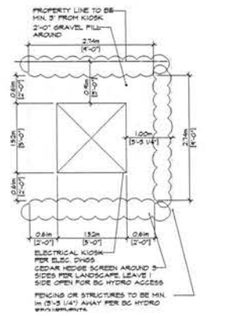
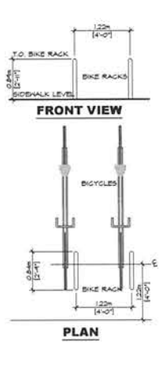
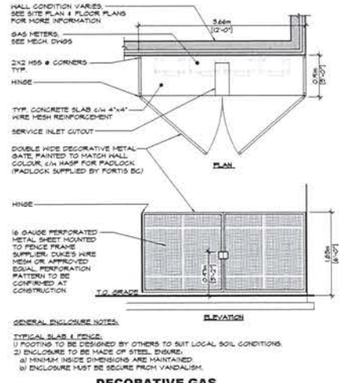


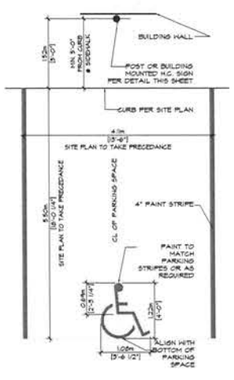
8 A-1.2 **ELECTRICAL KIOSK DETAIL**
SCALE: 1/4" = 1'-0"



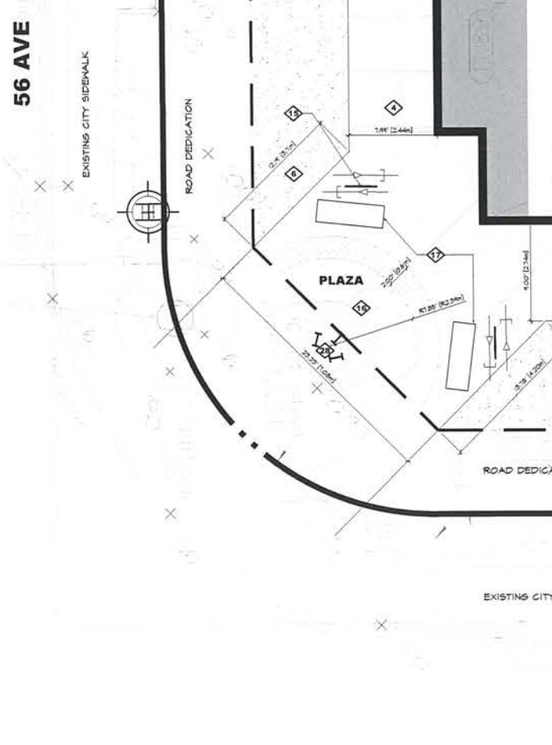
7 A-1.2 **BIKE RACK DETAIL**
SCALE: 1/4" = 1'-0"



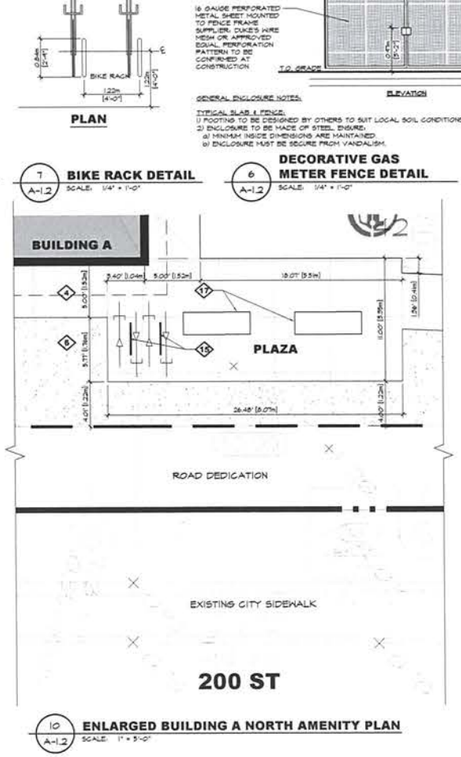
6 A-1.2 **DECORATIVE GAS METER FENCE DETAIL**
SCALE: 1/4" = 1'-0"



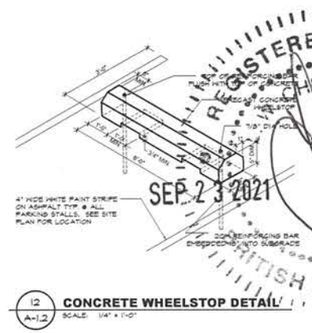
5 A-1.2 **HANDICAP PARKING STALL DETAIL**
SCALE: 1/4" = 1'-0"



11 A-1.2 **ENLARGED BUILDING B SOUTH AMENITY PLAN**
SCALE: 1" = 5'-0"



10 A-1.2 **ENLARGED BUILDING A NORTH AMENITY PLAN**
SCALE: 1" = 5'-0"



12 A-1.2 **CONCRETE WHEELSTOP DETAIL**
SCALE: 1/4" = 1'-0"

CHIP BARRETT ARCHITECT
#410 - 15055 32A AVENUE, SURREY, B.C., V3S 3J9
PH: 604.535.5127
IN ASSOCIATION WITH
D.FORGE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARC@SHAW.CA

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NO	DATE	DESCRIPTION
9	SEP 23 21	UDPATED PER CITY COMMENTS
7	AUG 27 21	UDPATED PER CITY COMMENTS
6	AUG 13 21	UDPATED PER CITY COMMENTS
5	AUG 06 21	RE-ISSUED FOR DP
4	JUL 23 21	RE-ISSUED FOR DP
3	APR 23 21	ISSUED FOR DP
2	APR 20 21	CLIENT REVIEW
1	APR 09 21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION

ORION CONSTRUCTION
5811 - 191 STREET,
SURREY, B.C. V3Z 0Y6
PHONE: (604) 882-2994

PROJECT: ASSOCIATED ENGINEERING SHOP DRAWINGS FOR SIGNAGE BY CHIP BARRETT ARCHITECT

ASTRIA
ASTRIA
LANGLEY CITY

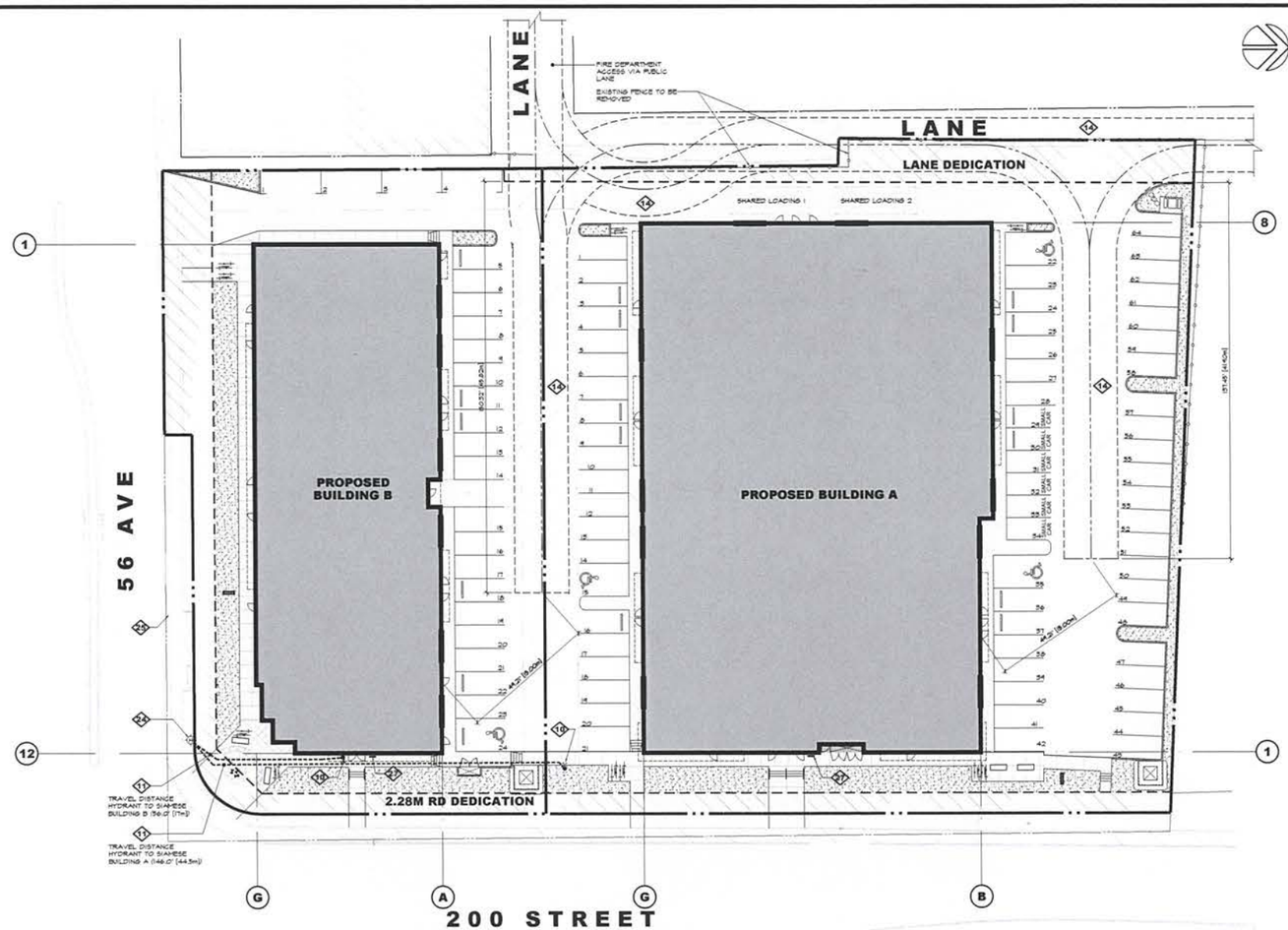
ADDRESS: 19809 / 19855 56 AVE. & 5651 / 5747 200 ST. CITY OF LANGLEY, B.C.

DRAWING:

SITE DETAILS & ENLARGED AMENITY PLANS

SEAL	JOB NO. 1910	DRAWN VCP
	DESIGNED	
	CHECKED CB	
	PLOT DATE SEP 23 21	

PROJECT - DRAWING NUMBER: **A-1.2** REV: 8



1 / A-1.3 **FIRE ACCESS PLAN**
SCALE: 1" = 20'-0"

SCALE: 0 10' 20' 30'

KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT PER DETAIL 5/A-1.2
2	WALL MOUNTED H.C. SIGN PER DETAIL 4/A-1.2
3	5'X5' SIDEWALK LETDOWN. PROVIDE MINIMUM 5'X5' CLEAR AT TOP OF LETDOWN. SEE DETAIL 2/A-1.2
4	CONCRETE SIDEWALK 6" ABOVE ADJACENT ASPHALT LIGHT BROOM FINISH
5	6"x6" EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING. PER DETAIL 3/A-1.2
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS
7	PAINT ON ASPHALT
8	4" PAINT STRIPE, TYPICAL
9	ASPHALT CROSSING TO MUNICIPAL SPECS
10	SIAMESE CONNECTION, SEE MUNICIPAL DRAWINGS
11	TRAVEL DISTANCE HYDRANT TO SIAMESE (147.56' [45m] MAX. CONFIRM ON SITE)
12	LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION
13	GARBAGE LOCATION INSIDE BUILDING, TYPICAL PER DETAIL 6/A-1.2
14	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS PER BELOW: -HAVE A CLEAR WIDTH NOT LESS THAN 6m -HAVE A CENTER LINE RADIUS NOT LESS THAN 12m -HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m -HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 15m -ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 20 TONNES / AXLE -HAVE TURNAROUND FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE : 140m L/S -BE CONNECTED WITH A PUBLIC THOROUGHFARE
15	BICYCLE PARKING (2, U.N.O.) PER DETAIL 7/A-1.2
16	SAWCUT CONCRETE
17	BENCH PER DETAIL 15/A-1.2
18	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
19	GAS METERS PER MECHANICAL DRAWINGS. WITH DECORATIVE FENCE AND PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY, SEE DETAIL 6/A-1.2
20	ELECTRICAL KIOSK, SEE ELECTRICAL DRAWINGS. SEE DETAIL 8/A-1.2
21	FREE STANDING SIGNAGE, SEE DETAIL 1/A-1.2
22	TYPICAL ACCESSIBLE ENTRANCE
23	CONCRETE WHEELSTOP PER DETAIL 12/A-1.2
24	EXISTING FIRE HYDRANT
25	EXISTING BUS STOP
26	EV CHARGER
27	FIRE ANNUNCIATOR PANEL

CHIP BARRETT ARCHITECT
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PH: 604.535.1733
IN ASSOCIATION WITH
D.FORGE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
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NO	DATE	DESCRIPTION
3	SEP 23 21	UPDATED PER CITY COMMENTS
2	AUG 27 21	UPDATED PER CITY COMMENTS
1	AUG 26 21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS

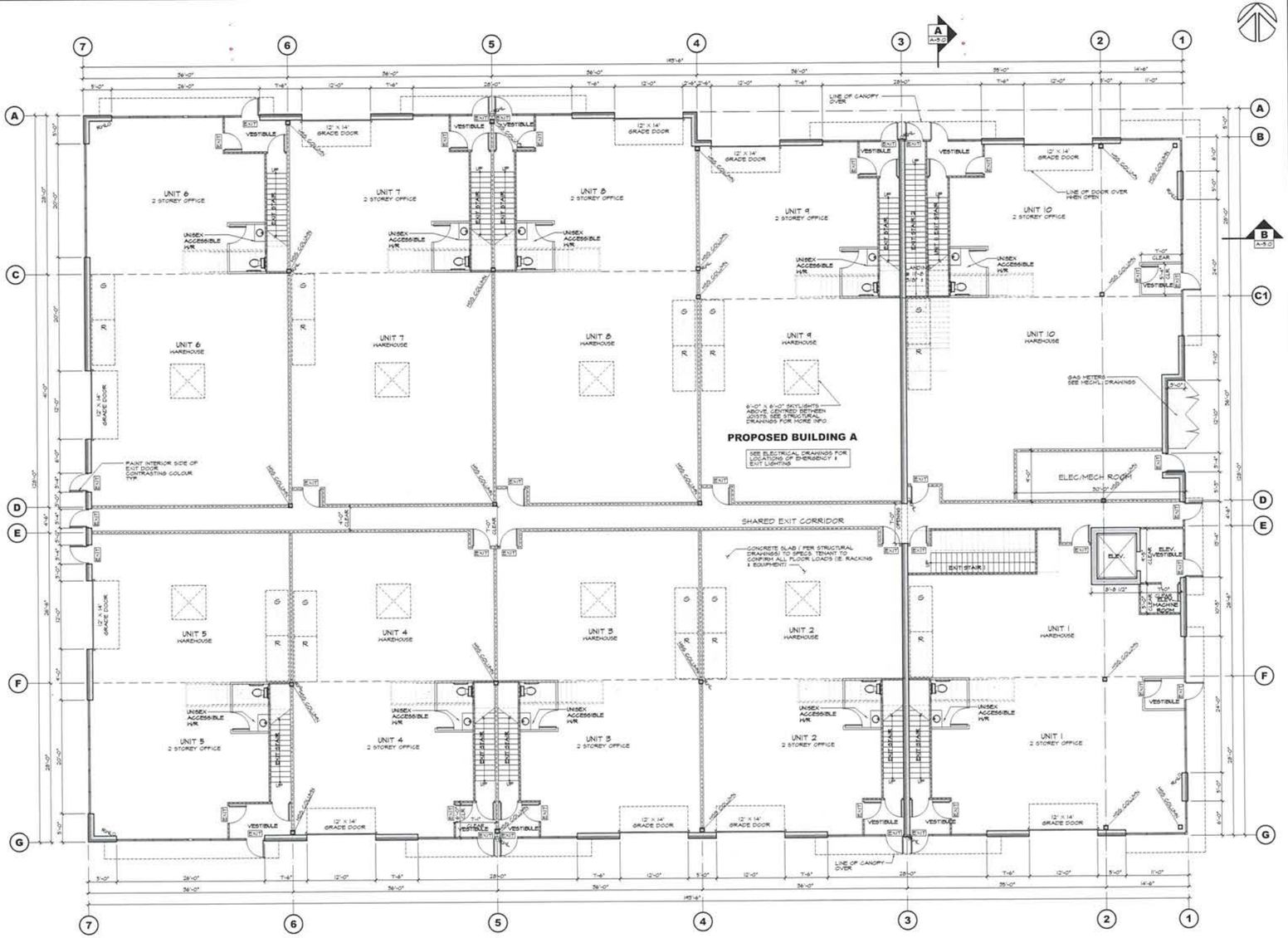
ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY, BC, V3Z 0Y6
PHONE (604) 882-2994

PROJECT
PROPOSED INDUSTRIAL BUILDINGS FOR
ASTRIA
ASTRIA
LANGLEY CITY
ADDRESS: 19955 56 AVE & 5655 199 ST
5645, 5647, 5651, 5655 200 ST, LANGLEY, BC

DRAWING
FIRE ACCESS PLAN

JOB NO: 21-010
DRAWN: CW/CF
DESIGNED:
CHECKED: CB
DATE: SEP 23 21
SHEET - DRAWING NUMBER: **A-1.3**
REV: 3

REGISTERED ARCHITECT
L. W. CHIP BARRETT
SEP 23 2021
BRITISH COLUMBIA



CHIP BARRETT ARCHITECT
#10 - 19959 56 AVE, LANGLEY, B.C., V3A 5E6
PH: 604-536-1272
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

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NO	DATE	DESCRIPTION
8	AUG 27 21	UPDATED PER CITY COMMENTS
7	AUG 13 21	UPDATED PER CITY COMMENTS
6	AUG 06 21	RE-ISSUED FOR DP
5	JUL 23 21	RE-ISSUED FOR DP
4	MAY 19 21	CLIENT REVIEW
3	MAY 10 21	CLIENT REVIEW
2	APR 23 21	ISSUED FOR DP
1	APR 20 21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS

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

PROJECT: PROPOSED INDUSTRIAL BUILDINGS FOR
ASTRIA
ASTRIA
LANGLEY CITY
ADDRESS: 19959 56 AVE & 5668 MASON ST, CITY OF LANGLEY, B.C.

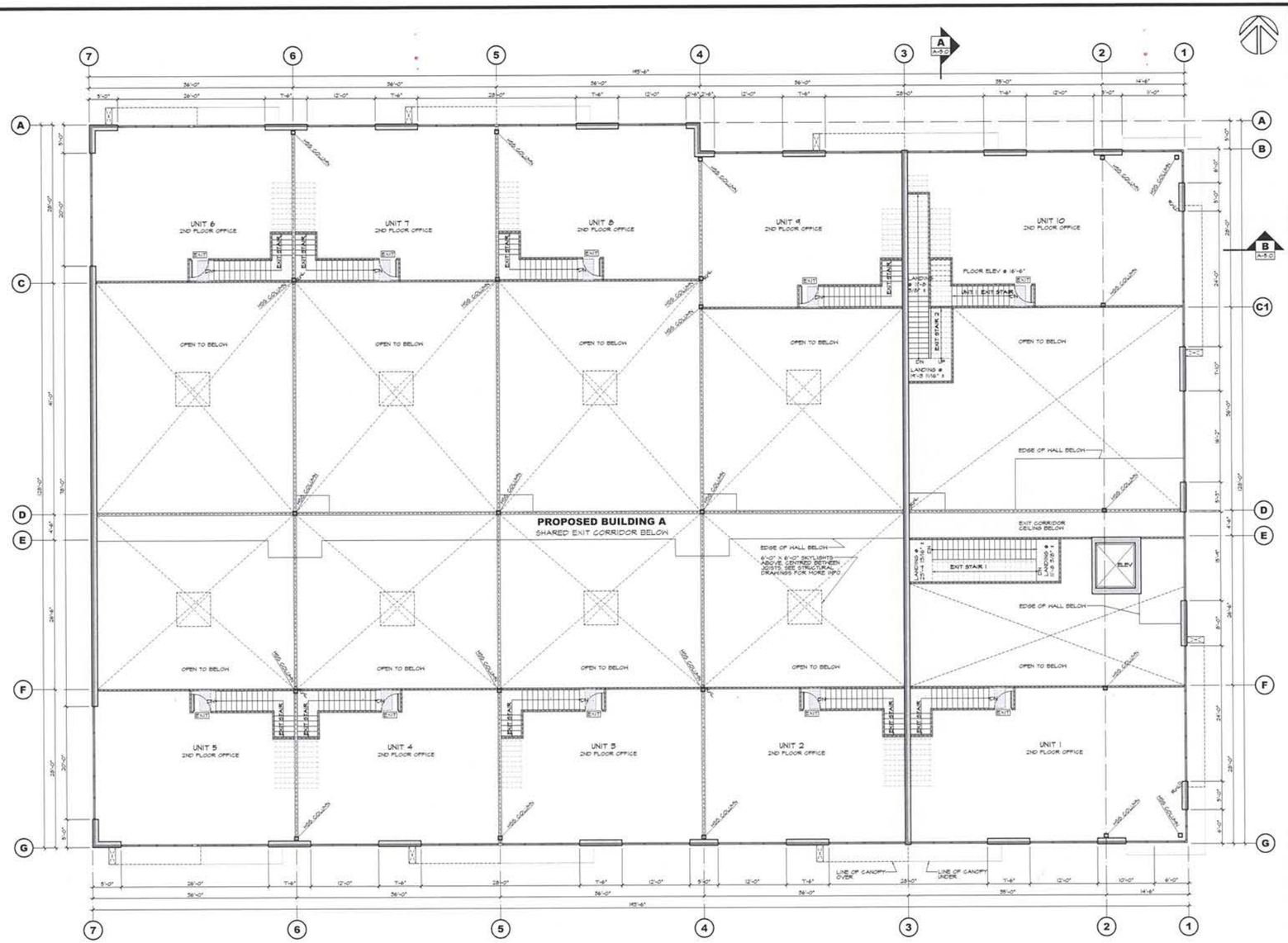
DRAWING:
BUILDING A MAIN FLOOR PLAN

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

SEAL

JOB NO. 21-010	DRAWN VCF
DESIGNED	
CHECKED CB	
PLOT DATE AUG 27 21	

PROJECT - DRAWING NUMBER: **A-2.0** REV: 8



1 A-2.1 **SECOND FLOOR PLAN**
SCALE: 1/8"=1'-0"

CHIP BARRETT ARCHITECT
#40-19553 FRASER HIGHWAY, LANGLEY, B.C. V3A 5K6
PH: 604-536-1272
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

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4	JUL 23 21	RE-ISSUED FOR DP
3	MAY 10 21	CLIENT REVIEW
2	APR 23 21	ISSUED FOR DP
1	APR 20 21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS
ORION CONSTRUCTION
#201 - 19505 - 11 AVENUE
SURREY, BC V3Z 0N9
PH: 604-541-1141

PROJECT
PROPOSED MIXED USE BUILDING
ASTRA
LANGLEY CITY
ADDRESS: 19899, 19901, 19905 56 AVENUE & 5641, 5647, 5651 ST. JOHN'S ROAD, LANGLEY CITY, B.C.

DRAWING
BUILDING A
SECOND FLOOR PLAN

SEAL

REGISTERED ARCHITECT
L. W. CHIP BARRETT
BRITISH COLUMBIA
SEP 27 2021

JOB NO.	DRAWN
21-08	VCF
DESIGNED	
CHECKED	
DATE	AUG 27 21

PROJECT DRAWING NO. **A-2.1** REV. **7**

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

CHIP BARRETT ARCHITECT
#10 - 19655 53A AVENUE, LANGLEY, B.C., V3A 8A6
PH: 604-536-1272
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 807-5655 EMAIL: DARCY@DFORCE.CA

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5	JUL 23 21	RE-ISSUED FOR DP
4	MAY 19 21	CLIENT REVIEW
3	MAY 11 21	CLIENT REVIEW
2	MAY 10 21	CLIENT REVIEW
1	MAY 6 21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION

ORION CONSTRUCTION
#201-3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT: INDUSTRIAL BUILDINGS FOR

ASTRIA

ASTRIA
LANGLEY CITY

ADDRESS: 19555, 19575, 19585 56 AVE &
5643, 5653, 5663, 5673 200 ST LANGLEY, B.C.

DRAWING:

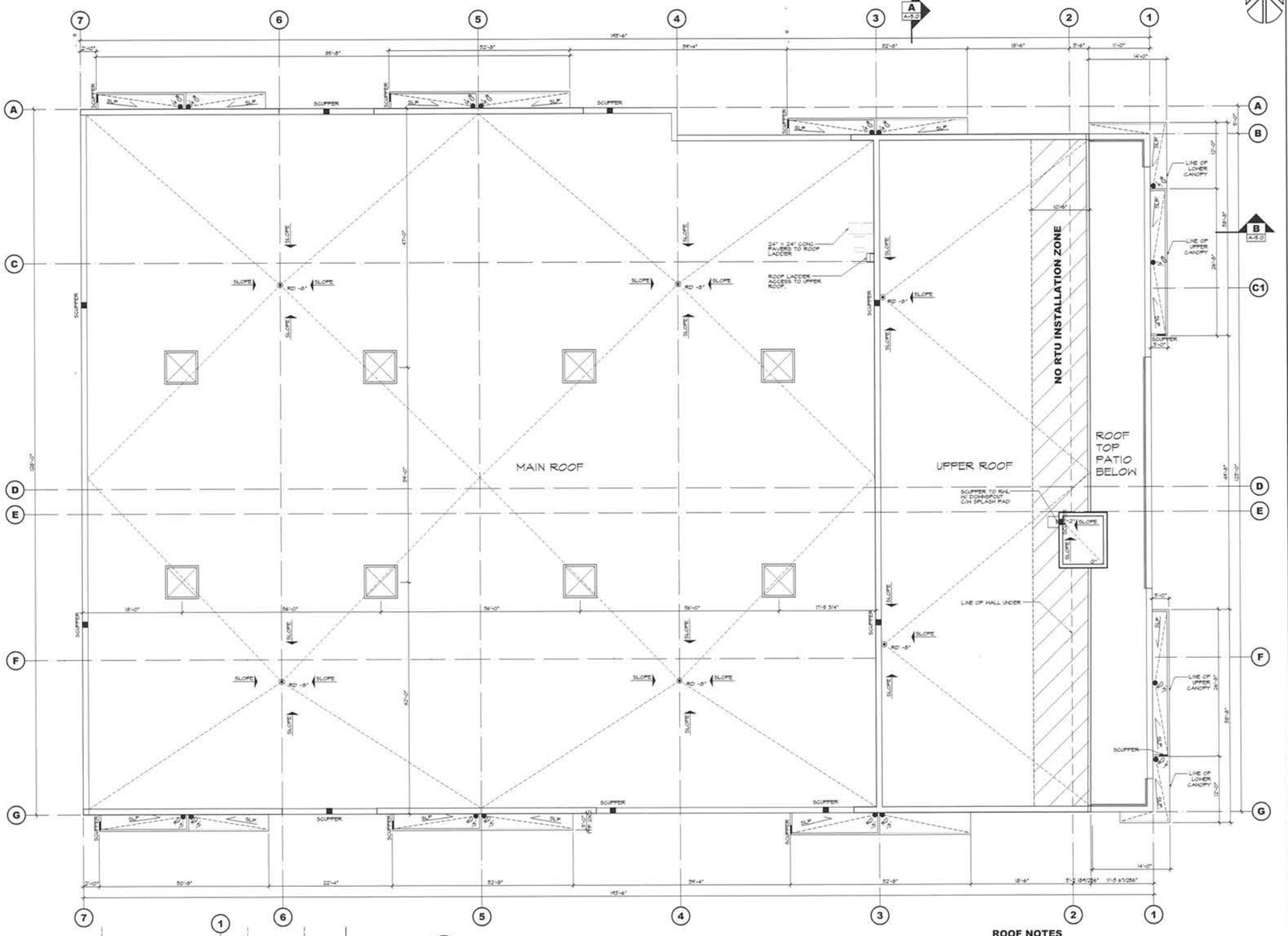
BUILDING A
3RD FLOOR PLAN

SEAL

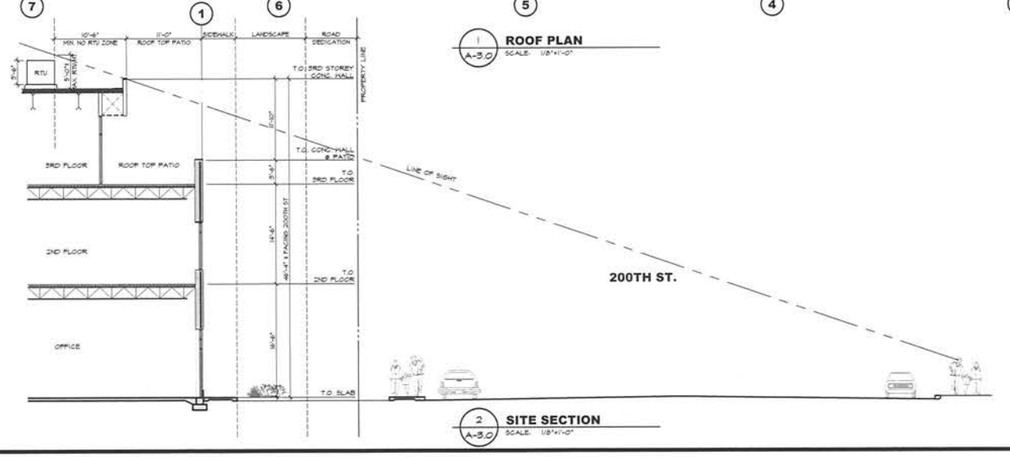
REGISTERED ARCHITECT
CHIP BARRETT
BRITISH COLUMBIA
SEP 2 3 2021

JOB NO.	DRAWN
21-010	VCF
DESIGNED	
CHECKED	C.B
PLOT DATE	AUG 27 21

PROJECT - DRAWING NUMBER: **A-2.2**
REV: **8**



1 ROOF PLAN
A-3.0 SCALE: 1/8"=1'-0"

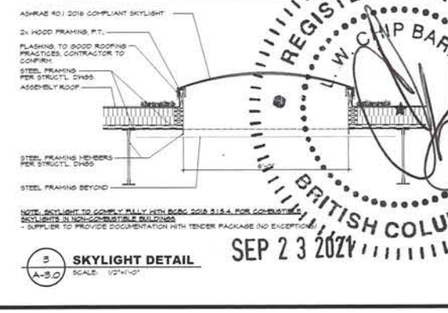


2 SITE SECTION
A-3.0 SCALE: 1/8"=1'-0"

ROOF NOTES

- SEE STRUCTURAL DWG'S 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
- 7.5" TYPE 1 EPS RIGID INSULATION (R30)

IMPORTANT NOTE:
- ROOF INSULATION TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF 9.36.2 - ASHRAE 90.1 2016 PRESCRIPTIVE METHOD, COMPLIANT FOR CONDITION SPACE.
- ROOF TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS OF 9.36.2 - NON-COMBUSTIBLE CONSTRUCTION PER B.C.B.C. 2018



NOTE: SKYLIGHT TO COMPLY FULLY WITH BCBC 2018 9.10.4. FOR COMBUSTIBLE SKYLIGHTS IN NON-COMBUSTIBLE BUILDINGS
- SUPPLIER TO PROVIDE DOCUMENTATION WITH TENDER PACKAGE (NO EXCEPTIONS)

3 SKYLIGHT DETAIL
A-3.0 SCALE: 1/2"=1'-0"

SEP 2 3 2024

CHIP BARRETT ARCHITECT
#40 - 15053 58A AVENUE, SURREY, B.C. V3S 5X8
TEL: (604) 767-2272 FAX: 594-9518
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

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2	APR 23 21	ISSUED FOR DP
1	APR 20 21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION
ORION CONSTRUCTION
#4 - 3960 191 STREET,
LANGLEY, B.C. V3Z 0Y6
PHONE: (604) 532-2994

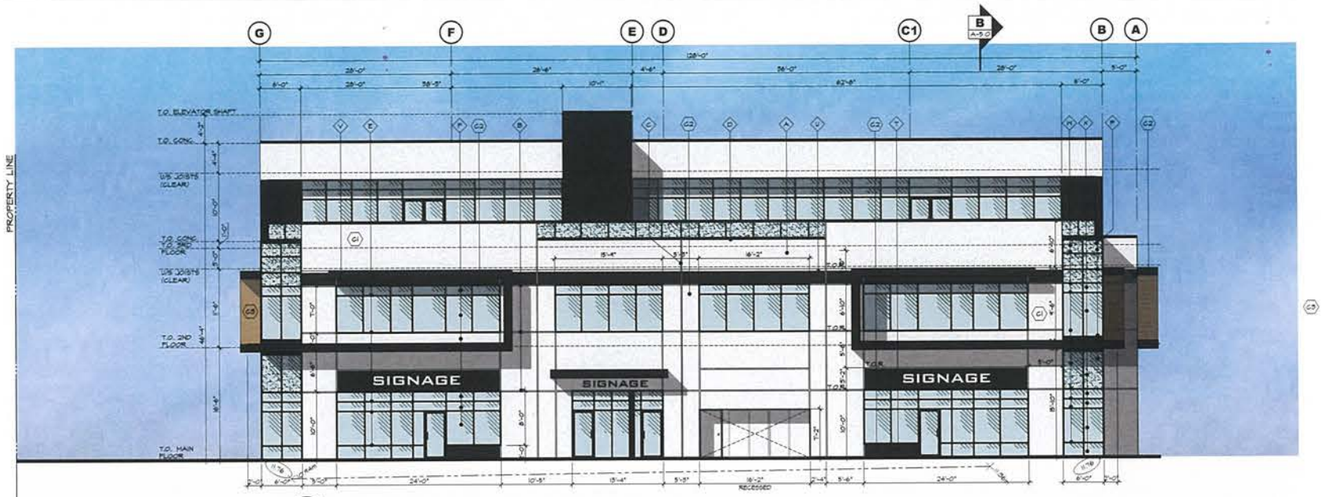
PROJECT
NEW MIXED USE BUILDINGS FOR
ASTRIA
ASTRIA
LANGLEY CITY
ADDRESS: 19959 - 56 AVE & 19977 - 56 AVE
LOT 1 & 2 PLAN EPP 107 LANGLEY, B.C.

DRAWING
BUILDING A
ROOF PLAN

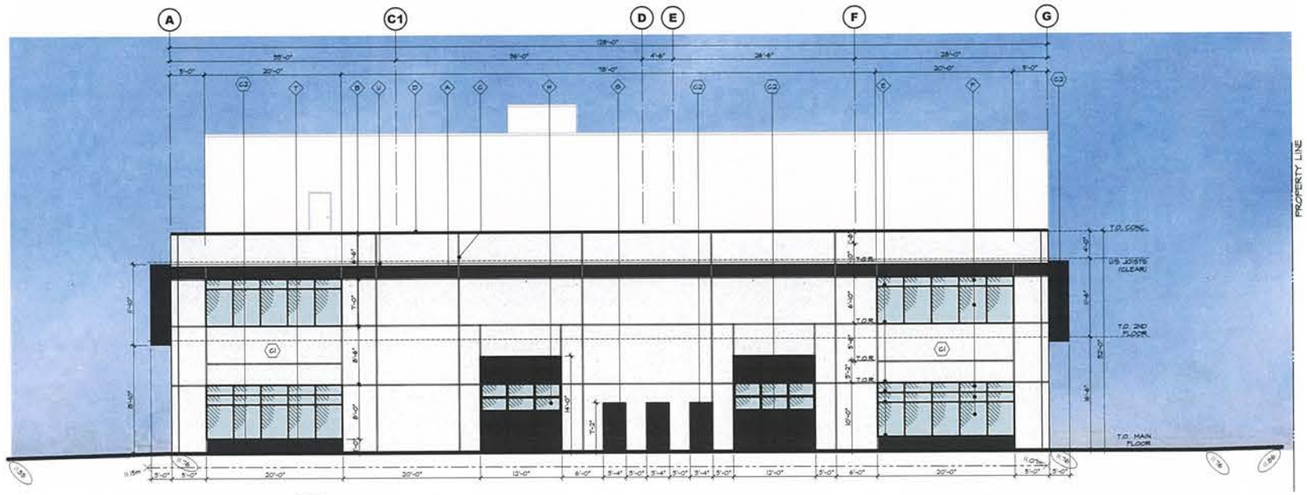
SEAL

JOB NO.	DRAWN
21-010	RP
DESIGNED	
CHECKED	C.B.
PLOT DATE	AUG 27 21

PROJECT - DRAWING NUMBER: A-3.0
REV: 6



1 / A-4.0 **EAST ELEVATION (FRONTING 200TH STREET)**
SCALE: 1/8"=1'-0"



2 / A-4.0 **WEST ELEVATION**
SCALE: 1/8"=1'-0"

MATERIAL LEGEND

- A — CONCRETE TILT-UP WALL TYP. - PAINTED
- B — REVEAL IN CONCRETE - PAINTED
- C — PANEL JOINT
- D — PRE-FINISHED METAL CAP FLASHING
- E — STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
- F — STOREFRONT GLASS
- G — STEEL MANDOORS - PAINTED
- H — STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- J — STEEL GUARDRAILS - PAINTED
- K — CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- L — LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- M — CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- N — 3/4" RECESS IN CONCRETE
- P — SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- Q — SCUPPER
- R — METAL CLAD CANOPY
- S — STEEL BOLLARD - PAINTED
- T — CONCRETE CURB UNDER, PAINTED
- U — 4" HDE REVEAL PAINTED
- V — ACM CANOPY
- W — CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- X — CURTAIN WALL GLASS - CLEAR

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE
- + SPANDREL GLAZING

PROJECT COLOURS

ALL COLOURS TO BE SHERWIN WILLIAMS

+ C1	MAIN FIELD COLOUR 1:	EXTRA WHITE (SW 7006)
+ C2	FIELD ACCENT COLOUR 1:	TRICORN BLACK (SW 6258)
+ C3	LONGBOARD ACCENT: DARK NATIONAL WALNUT (LONGBOARD 4" PROFILE)	

ALUMINUM STOREFRONT MULLIONS:	BLACK
TYPICAL GLAZING:	CLEAR (LOW E AND / OR ASHRAE 90.1 2016 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 PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINTING 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)DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

3)METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYD PRIMER, 2 COATS OF ALKYD 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 DECK TO BE PAINTED.

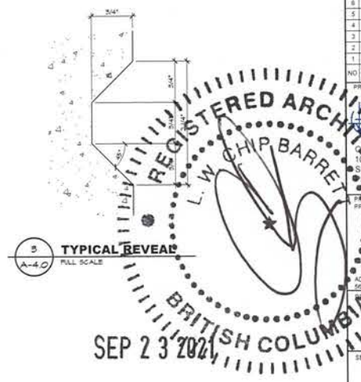
* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION & OR PAINTING

*IMPORTANT NOTE: U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NFRC 100 AND NFRC 200. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:
- ALL GLAZING TO BE ASHRAE 90.1 2016 COMPLIANT, PROVIDE ALL REQUIRED DOCUMENTATION.

LEGEND

- PROPOSED GRADE
- EXISTING GRADE



5 / A-4.0 **TYPICAL REVEAL**
FULL SCALE

CHIP BARRETT ARCHITECT
#10 - 15055 58 AVENUE, SURREY, B.C., V3S 5X8
PH: 604-536-1372
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

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4	APR 23 21	ISSUED FOR DP
3	APR 22 21	CLIENT REVIEW
2	APR 20 21	CLIENT REVIEW
1	APR 9 21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION
ORION CONSTRUCTION
10470 152 STREET,
SURREY, BC V3R 0Y6
PHONE: 604-582-2994

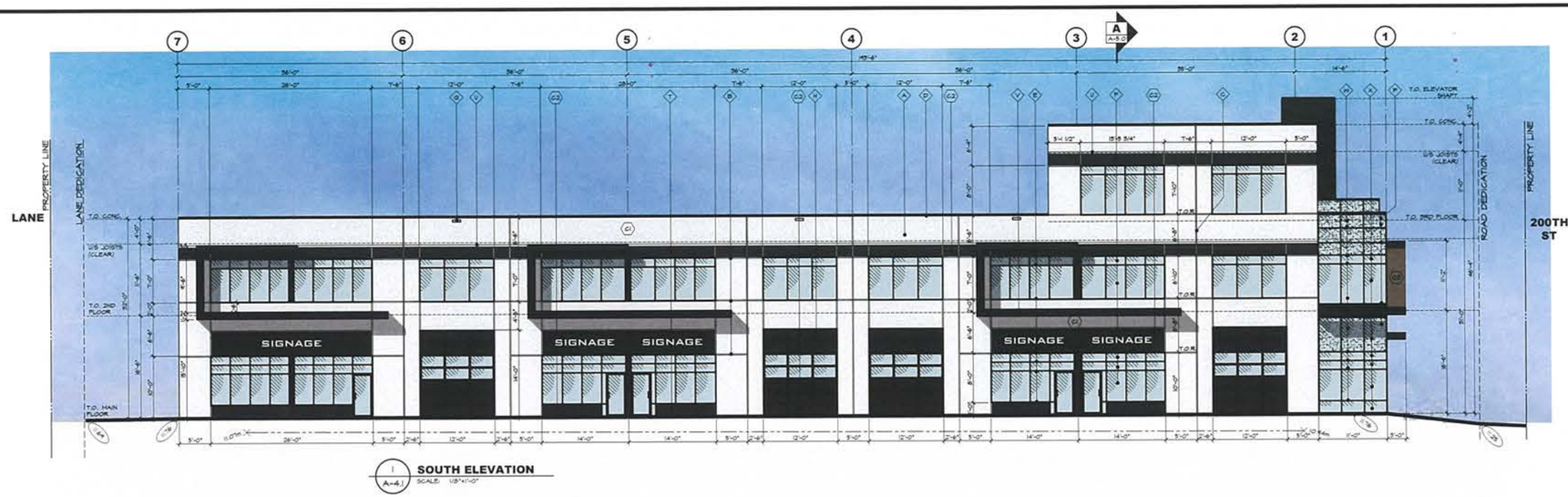
PROJECT:
PROPOSED INDUSTRIAL BUILDINGS FOR
ASTRIA
ASTRIA LANGLEY CITY
ADDRESS: 19955, 19971, 19985 56 AVE &
5641, 5647, 5655 - CITY OF LANGLEY, B.C.

DRAWING:
BUILDING A ELEVATIONS

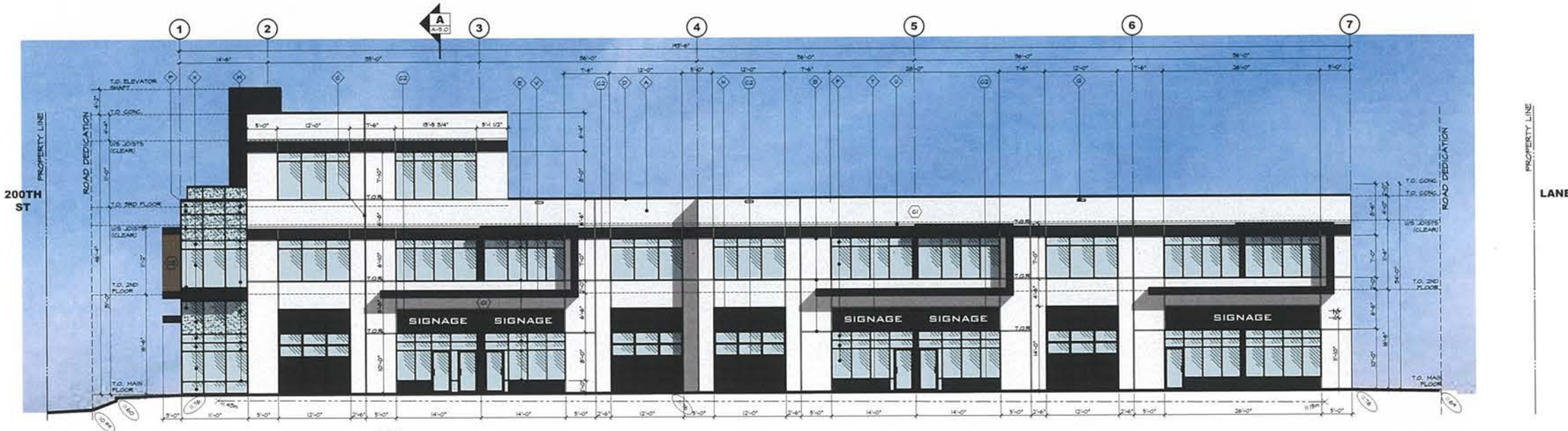
SEAL

JOB NO	21-010
DRAWN	VCF
DESIGNED	
CHECKED	C.B
PLOT DATE	AUG 27 21

PROJECT - DRAWING NUMBER: **A-4.0**
REV: **9**



1 A-4.1 **SOUTH ELEVATION**
SCALE: 1/8"=1'-0"



2 A-4.1 **NORTH ELEVATION**
SCALE: 1/8"=1'-0"

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

*IMPORTANT NOTE: U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NFRC 100 AND NFRC 200. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:
- ALL GLAZING TO BE ASHRAE 90.1 2016 COMPLIANT.
PROVIDE ALL REQUIRED DOCUMENTATION.

LEGEND

(48.50) PROPOSED GRADE

+ 48.00 EXISTING GRADE

MATERIAL LEGEND

- A — CONCRETE TILT-UP WALL TYP. - PAINTED
- B — REVEAL IN CONCRETE - PAINTED
- C — PANEL JOINT
- D — PRE-FINISHED METAL CAP FLASHING
- E — STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
- F — STOREFRONT GLASS
- G — STEEL HANDDOORS - PAINTED
- H — STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- J — STEEL GUARDRAILS - PAINTED
- K — CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- L — LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- M — CONCRETE STAIR w/ STEEL PIPE GUARDRAIL
- N — 3/4" RECESS IN CONCRETE
- P — SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- Q — SCUPPER
- R — CURTAIN WALL GLASS

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE

+ SPANDREL GLAZING

PROJECT COLOURS

ALL COLOURS TO BE SHERWIN WILLIAMS &

- * (C) MAIN FIELD COLOUR — EXTRA WHITE (SW 7006)
- LONGBOARD ACCENT — TRICORN BLACK (SW 6258)
- (D) LONGBOARD ACCENT: DARK NATURAL WALNUT LONGBOARD or PROFILE

ALUMINUM STOREFRONT: BLACK ANODIZED
TYPICAL GLAZING:
SPANDREL GLAZING COLOUR:
TYPICAL METAL CAP FLASHING:

SEP 23 2021

CHIP BARRETT ARCHITECT
#10-19555 36 AVENUE, SURREY, B.C. V3S 8N6
PH: (604) 536-1272
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

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2	APR 20 21	CLIENT REVIEW
1	APR 9 21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION

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

PROJECT:
PROPOSED INDUSTRIAL BUILDINGS FOR:

ASTRIA
ASTRIA
LANGLEY CITY

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

DRAWING:

BUILDING A ELEVATIONS

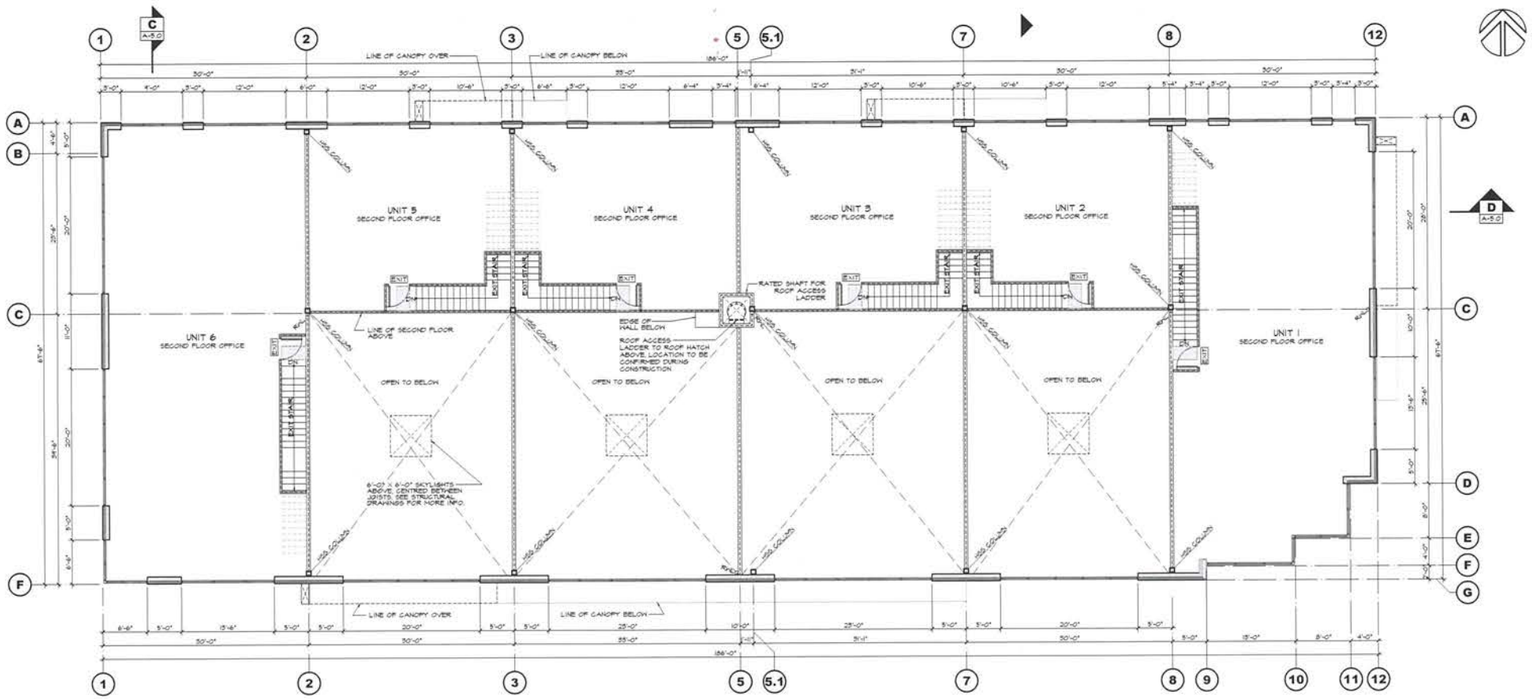
SEAL

REGISTERED ARCHITECT
CHIP BARRETT
BRITISH COLUMBIA

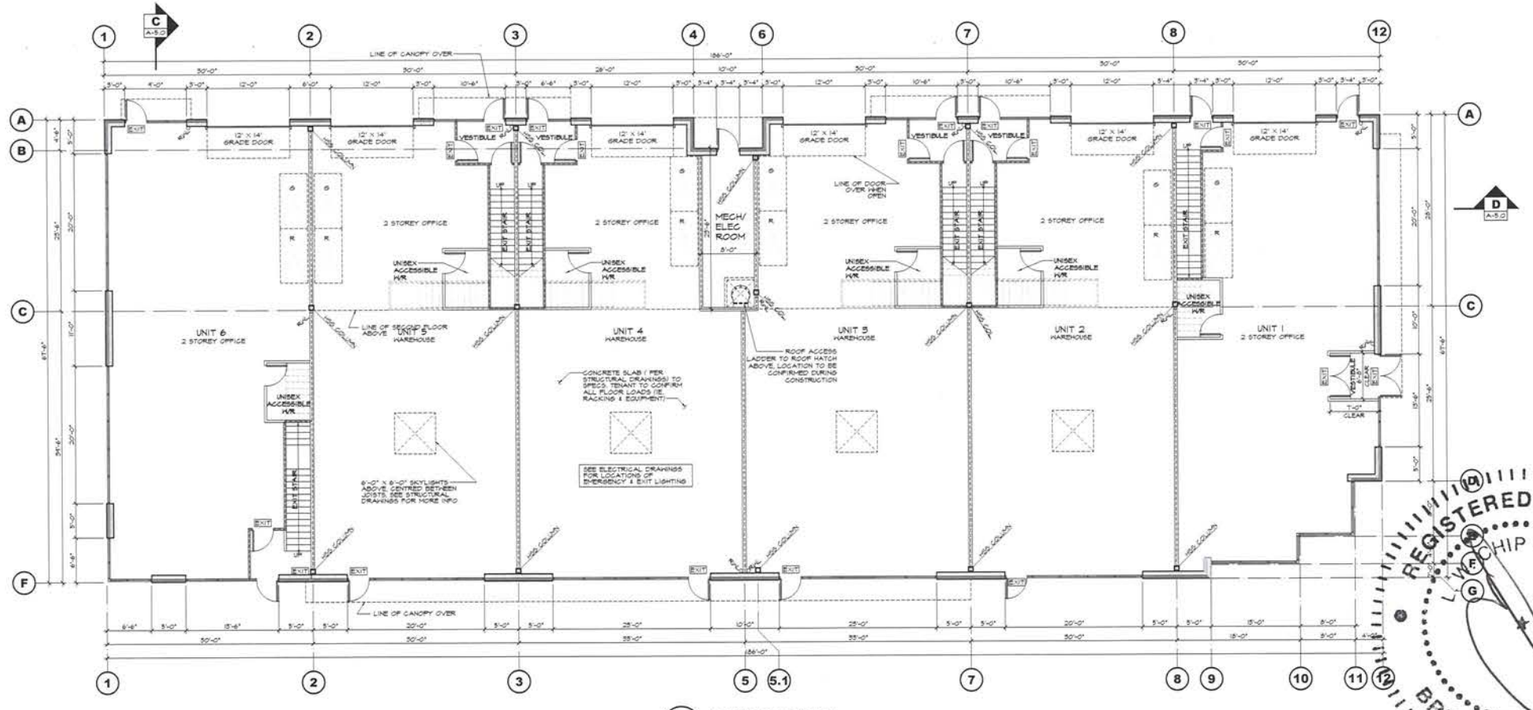
JOB NO.	DRAWN
21-010	VCF
DESIGNED	
CHECKED	C.B.
PLOT DATE	AUG 27 21

PROJECT - DRAWING NUMBER: **A-4.1**

REV: 9



2 A-2.0 **SECOND FLOOR PLAN**
SCALE: 1/8"=1'-0"



1 A-2.0 **MAIN FLOOR PLAN**
SCALE: 1/8"=1'-0"

CHIP BARRETT ARCHITECT
#10 - 19655 56A AVENUE, LANGLEY, B.C. V3A 5E6
PH: 604.538.8272
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C.: V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

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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

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION

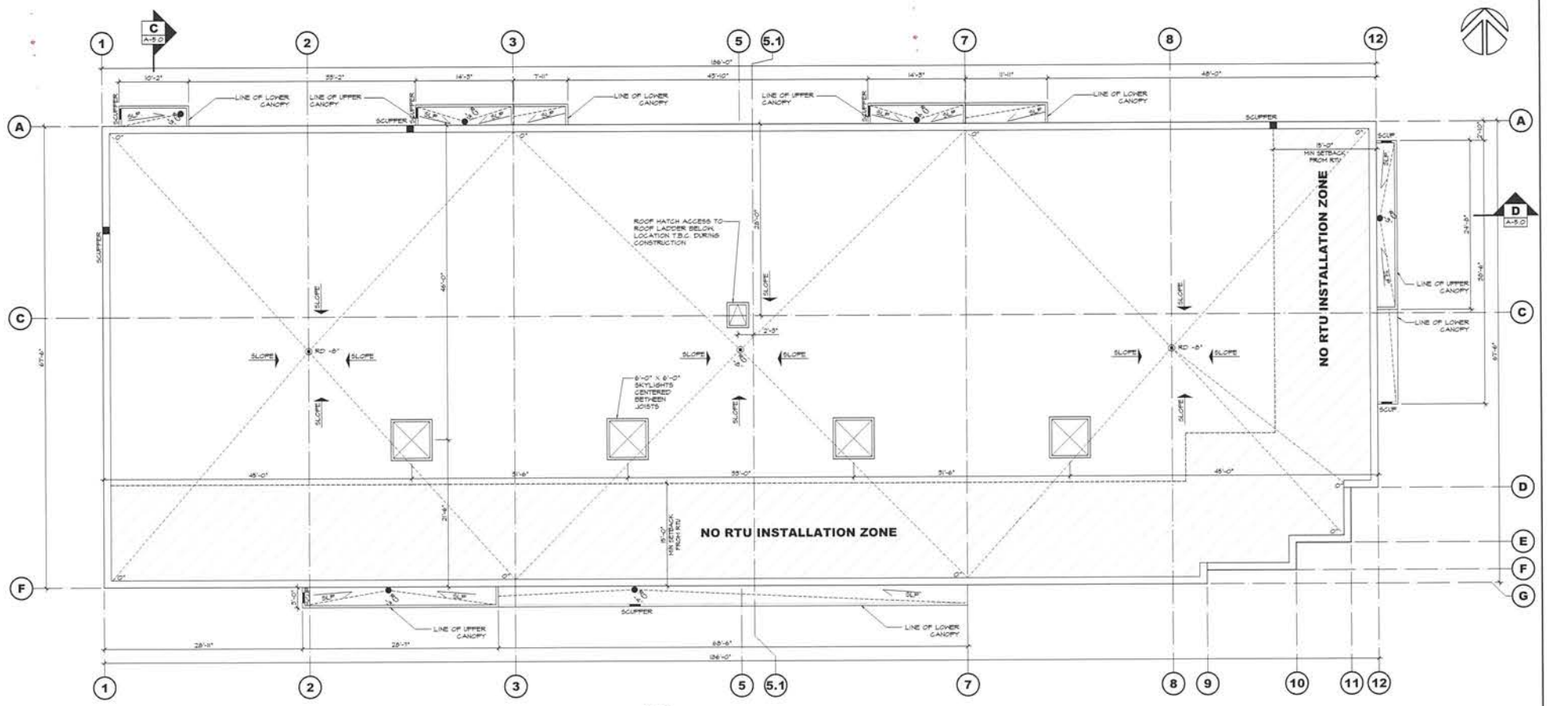
ORION CONSTRUCTION
10441 - 191 STREET,
SURREY, B.C. V2Z 0Y6
PHONE: (604) 882-2994

PROJECT: PROPOSED INDUSTRIAL BUILDINGS FOR:
ASTRIA
ASTRIA
LANGLEY CITY
ADDRESS: 19854, 19871, 19884 FRASER HWY &
20643, 20647, 20655 - 53 AVENUE, LANGLEY, B.C.
DRAWING:
BUILDING B FLOOR PLANS

REGISTERED ARCHITECT
CHIP BARRETT
PROVINCE OF BRITISH COLUMBIA
SEP 2 2021

SCALE	
JOB NO.	21-010
DRAWN	VCF
DESIGNED	
CHECKED	C.B.
PLOT DATE	AUG 27 21

PROJECT - DRAWING NUMBER: **A-2.0** REV: 6



1 / A-3.0 **ROOF PLAN**
SCALE: 1/8"=1'-0"

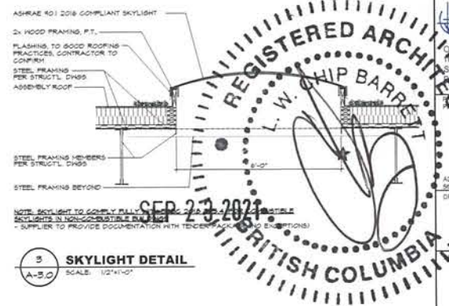
ROOF NOTES

- 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
- 7.5" TYPE I EPS RIGID INSULATION (R30)

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-COMBUSTIBLE CONSTRUCTION PER B.C.B.C. 2018.

2 / A-3.0 **SITE SECTION**
SCALE: 1/8"=1'-0"



3 / A-3.0 **SKYLIGHT DETAIL**
SCALE: 1/2"=1'-0"

NOTE: SKYLIGHT TO COMPLY FULLY WITH ALL APPLICABLE REQUIREMENTS FOR NON-COMBUSTIBLE SKYLIGHTS IN NON-COMBUSTIBLE BUILDINGS
- SUPPLIER TO PROVIDE DOCUMENTATION WITH TENDER SUBMISSION (SHOP DRAWINGS TO FOLLOW AWARD OF CONTRACT)

REGISTERED ARCHITECT L.W. CHIP BARRETT BRITISH COLUMBIA

SEP 23 2021

CHIP BARRETT ARCHITECT
#10 - 15055 58 AVENUE, SURREY, B.C., V3S 5X8
PH: 604-536-1372
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

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1	APR 20 21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION

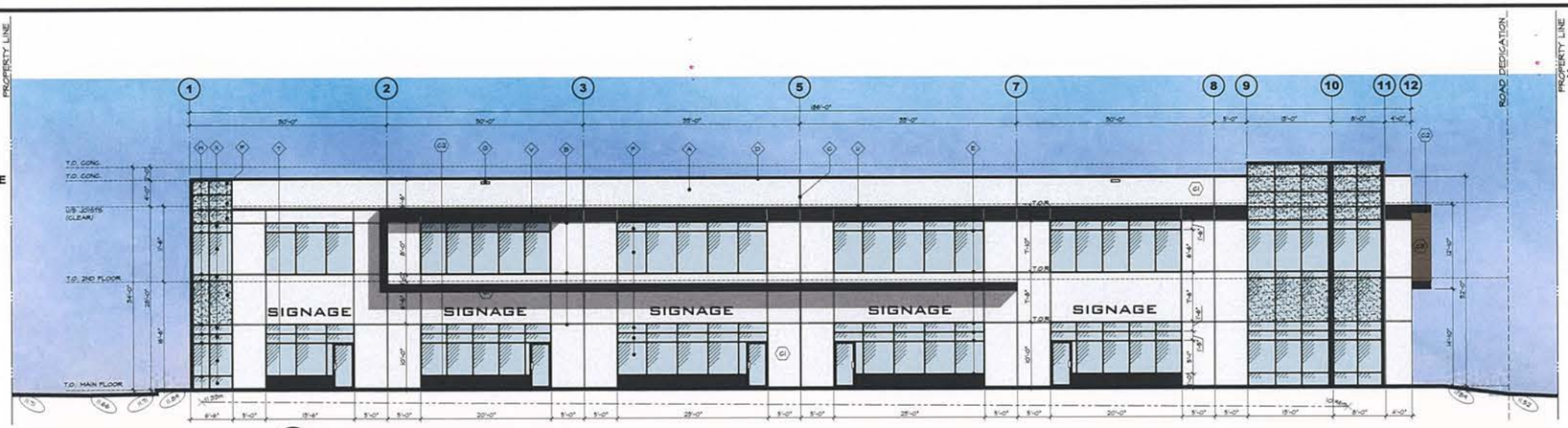
ORION CONSTRUCTION
#104-3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT
PROPOSED INDUSTRIAL BUILDINGS FOR
ASTRIA
ASTRIA LANGLEY CITY
ADDRESS: 19950, 19971, 19985 56 AVE & 5643, 5647 200 ST, CITY OF LANGLEY, B.C.

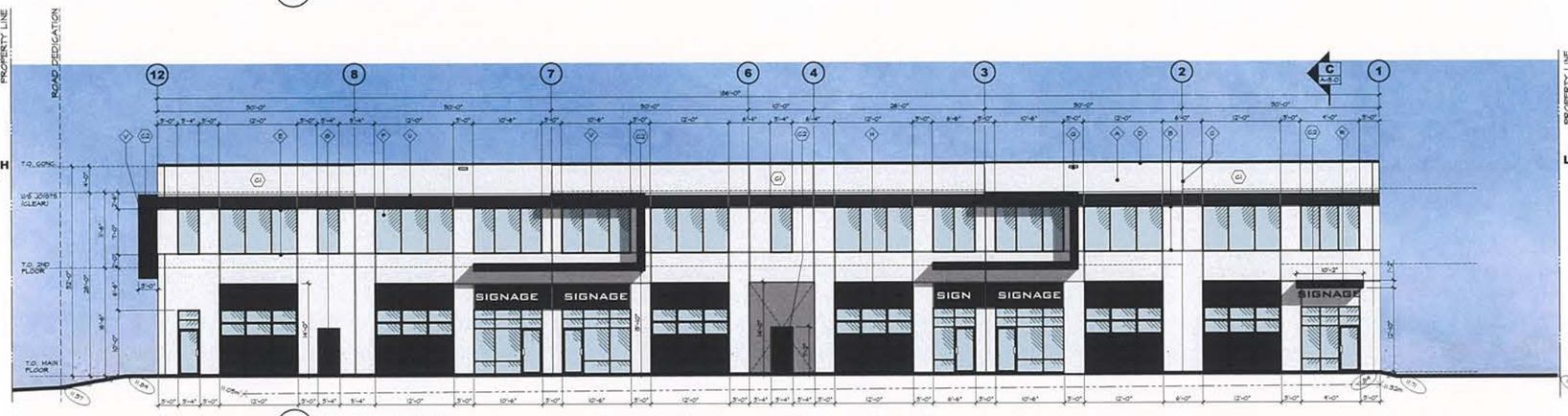
DRAWING
BUILDING B ROOF PLANS

JOB NO	DRAWN
21-010	JA
DESIGNED	
	CB
CHECKED	
PLOT DATE	AUG 27 21

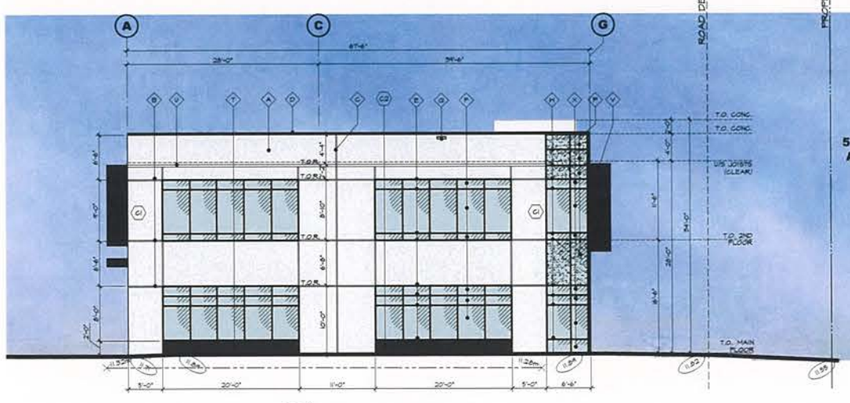
PROJECT - DRAWING NUMBER: **A-3.0** REV: **6**



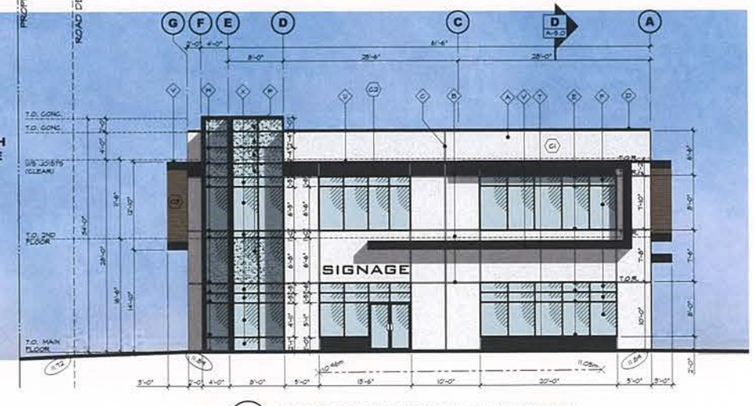
1 A-4.0 **SOUTH ELEVATION (FRONTING 56TH AVE)**
SCALE: 1/8"=1'-0"



2 A-4.0 **NORTH ELEVATION**
SCALE: 1/8"=1'-0"



3 A-4.0 **WEST ELEVATION**
SCALE: 1/8"=1'-0"



4 A-4.0 **EAST ELEVATION (FRONTING 200TH STREET)**
SCALE: 1/8"=1'-0"

MATERIAL LEGEND

- A — CONCRETE TILT-UP WALL TYP. - PAINTED
- B — REVEAL IN CONCRETE - PAINTED
- C — PANEL JOINT
- D — PRE-FINISHED METAL CAP FLASHING
- E — STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
- F — STOREFRONT GLASS
- G — STEEL HANDDOORS - PAINTED
- H — STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- I — STEEL GUARDRAILS - PAINTED
- J — CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- K — LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- L — CONCRETE STAIR w/ STEEL PIPE GUARDRAIL
- M — 3/4" RECESS IN CONCRETE
- N — SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- O — SCUPPER
- P — METAL CLAD CANOPY
- Q — STEEL BOLLARD - PAINTED
- R — CONCRETE CURB UNDER, PAINTED
- S — 4" WIDE REVEAL PAINTED
- T — ACM CANOPY
- U — CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- V — CURTAIN WALL GLASS - CLEAR

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE

= SPANDREL GLAZING

PROJECT COLOURS

ALL COLOURS TO BE SHERWIN WILLIAMS

C1	MAIN FIELD COLOUR 1:	EXTRA WHITE (SH 7006)
C2	FIELD ACCENT COLOUR 1:	TRIGORN BLACK (SH 6258)
C3	LONGBOARD ACCENT: DARK NATIONAL WALNUT (LONGBOARD 4" PROFILE)	

ALUMINUM STOREFRONT MULLIONS:	BLACK
TYPICAL GLAZING:	CLEAR (LOW E AND / OR. ASHRAE 90.1 2016 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 PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINTING 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) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYD PRIMER, 2 COATS OF ALKYD 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 DECK TO BE PAINTED.

* NOTE, CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION & OR PAINTING

*IMPORTANT NOTE, U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NFRC 100 AND NFRC 200. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:
- ALL GLAZING TO BE ASHRAE 90.1 2016 COMPLIANT, PROVIDE ALL REQUIRED DOCUMENTATION.

LEGEND

- PROPOSED GRADE
- EXISTING GRADE

5 A-4 **TYPICAL REVEAL**
FULL SCALE

CHIP BARRETT ARCHITECT
#10 - 1055 SPRUCE STREET, ABBOTSFORD, B.C., V2S 3J9
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA
IN ASSOCIATION WITH

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3	APR 20 21	CLIENT REVIEW
2	APR 12 21	CLIENT REVIEW
1	APR 1 21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION

ORION CONSTRUCTION
#1 - 19292 60 AVENUE,
SURREY, B.C. V3Z 0Y6
PHONE: (604) 382-2994

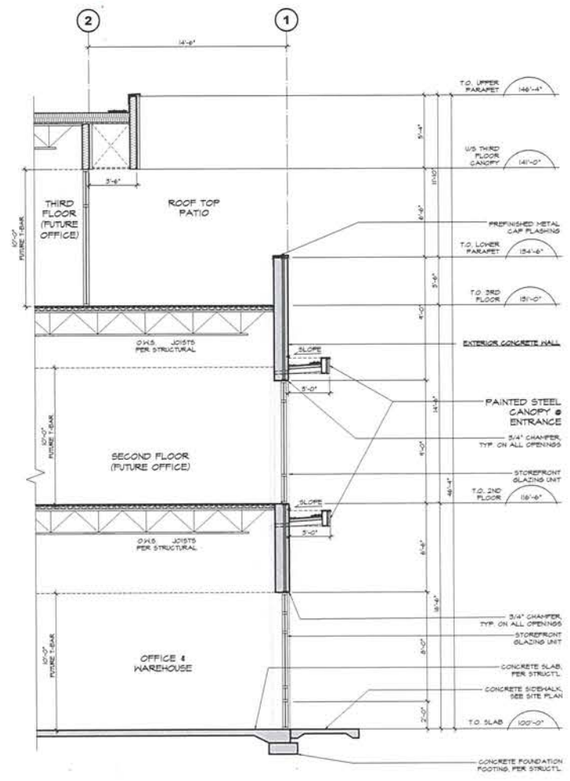
PROJECT
PROPOSED INDUSTRIAL BUILDINGS FOR
ASTRIA
ASTRIA LANGLEY CITY
ADDRESS: 19959 / 19977 / 19985 56 AVE &
5644, 5647 200 ST, CITY OF LANGLEY, B.C.

DRAWING
BUILDING B ELEVATIONS

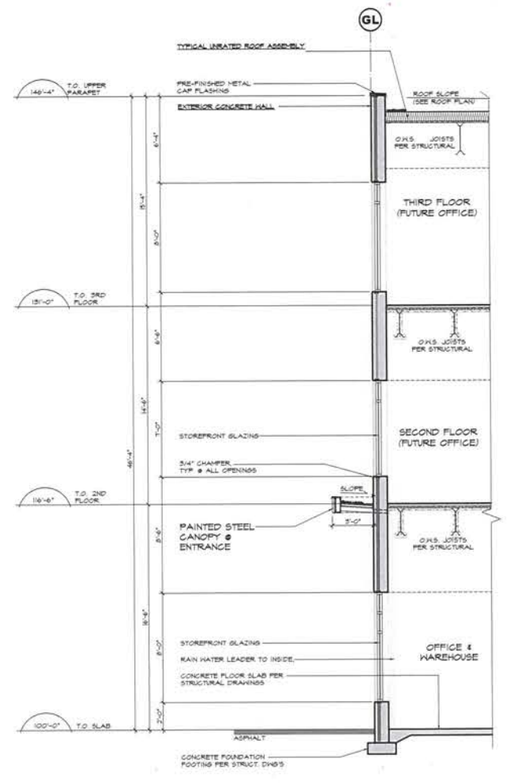
REGISTERED ARCHITECT
L. W. CHIP BARRETT
BRITISH COLUMBIA
SEP 23 2021

JOB NO.	21-010
DRAWN	VCF
DESIGNED	
CHECKED	C.B.
PLOT DATE	AUG 27 21

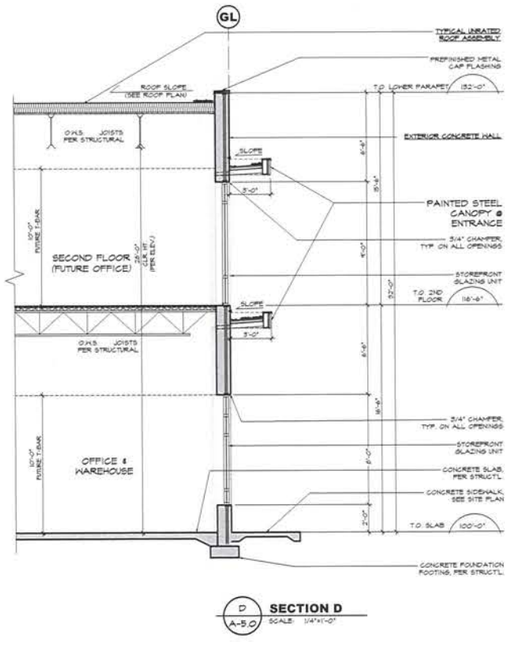
PROJECT - DRAWING NUMBER: **A-4.0** REV: 11



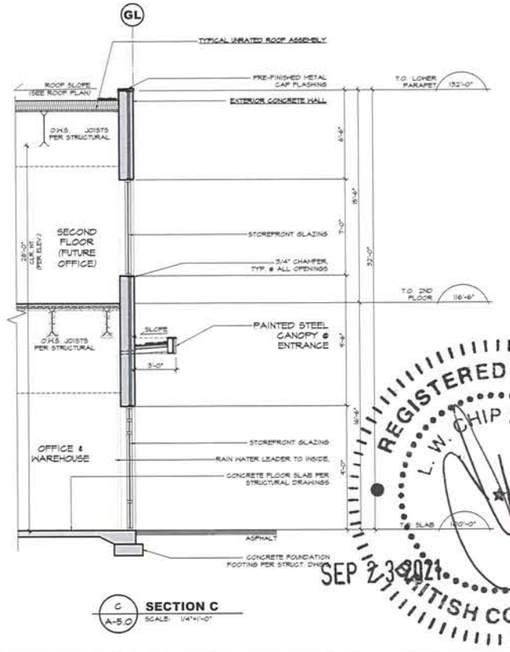
B A-5.0 **SECTION B**
SCALE: 1/4"=1'-0"



A A-5.0 **SECTION A**
SCALE: 1/4"=1'-0"



D A-5.0 **SECTION D**
SCALE: 1/4"=1'-0"



C A-5.0 **SECTION C**
SCALE: 1/4"=1'-0"

CHIP BARRETT ARCHITECT
#10 - 15955 24 AVENUE, SURREY, B.C., V4A 9A6
PH 604-536-1372
IN ASSOCIATION WITH
D.FORGE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
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NO	DATE	DESCRIPTION
5	AUG 27 21	UDPATED PER CITY COMMENTS
4	AUG 13 21	UDPATED PER CITY COMMENTS
3	AUG 06 21	RE-ISSUED FOR DP
2	JUL 23 21	RE-ISSUED FOR DP
1	APR 23 21	ISSUED FOR DP

PROJECT MANAGERS / CONTRACTORS

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

PROJECT
PROPOSED INDUSTRIAL BUILDINGS FOR
CASTRIA
CASTRIA
LANGLEY CITY
ADDRESS: 19959, 19971, 19986 56 AVE &
5584, 5590 ST., CITY OF LANGLEY, B.C.

DRAWING
SECTIONS

SEAL

REGISTERED ARCHITECT
L.W. CHIP BARRETT
BRITISH COLUMBIA
SEP 23 2021

JOB NO.	DRAWN
21-010	VDF
DESIGNED	
CHECKED	C.B.
PLOT DATE	AUG 27 21

PROJECT - DRAWING NUMBER: A-5.0
REV: 5