PROPOSED:

ASTRIA PORT KELLS SOUTH

CIVIC ADDRESS: 19723 88TH AVE, TOWNSHIP OF LANGLEY



PERSPECTIVE VIEW OF SOUTHEAST CORNER



1 A-0.0 **CONTEXT PLAN**
SCALE: N.T.S.



VIEW OF SOUTHWEST CORNER

ARCHITECTURAL DRAWING LIST

COVER SHEET	A-0.0
MASTER PLANS	A-0.1
SITE PLAN	A-1.0
SITE DETAILS	A-1.1
SHADOW STUDIES	A-1.2
SITE SECTION	A-1.3
MAIN FLOOR PLAN	A-2.0
2nd FLOOR PLAN	A-2.1
3rd-5th FLOOR PLAN	A-2.2
6th FLOOR PLAN	A-2.3
ROOF PLAN	A-3.0
ELEVATIONS	A-4.0
ELEVATIONS	A-4.1
SECTIONS	A-5.0

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 206 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 385 3600 | RUCHIR@ARCHITECTUREPANEL.COM

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	DEC.08.23	RE-ISSUED FOR DP
3	SEP.05.23	ISSUED FOR DP
2	AUG.25.23	CLIENT USE
1	JUL.07.23	ISSUED FOR CLIENT USE

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROJECT:
PROPOSED INDUSTRIAL BUILDING:

ASTRIA PKS

ADDRESS: 19723 88 AVE, TOWNSHIP OF LANGLEY

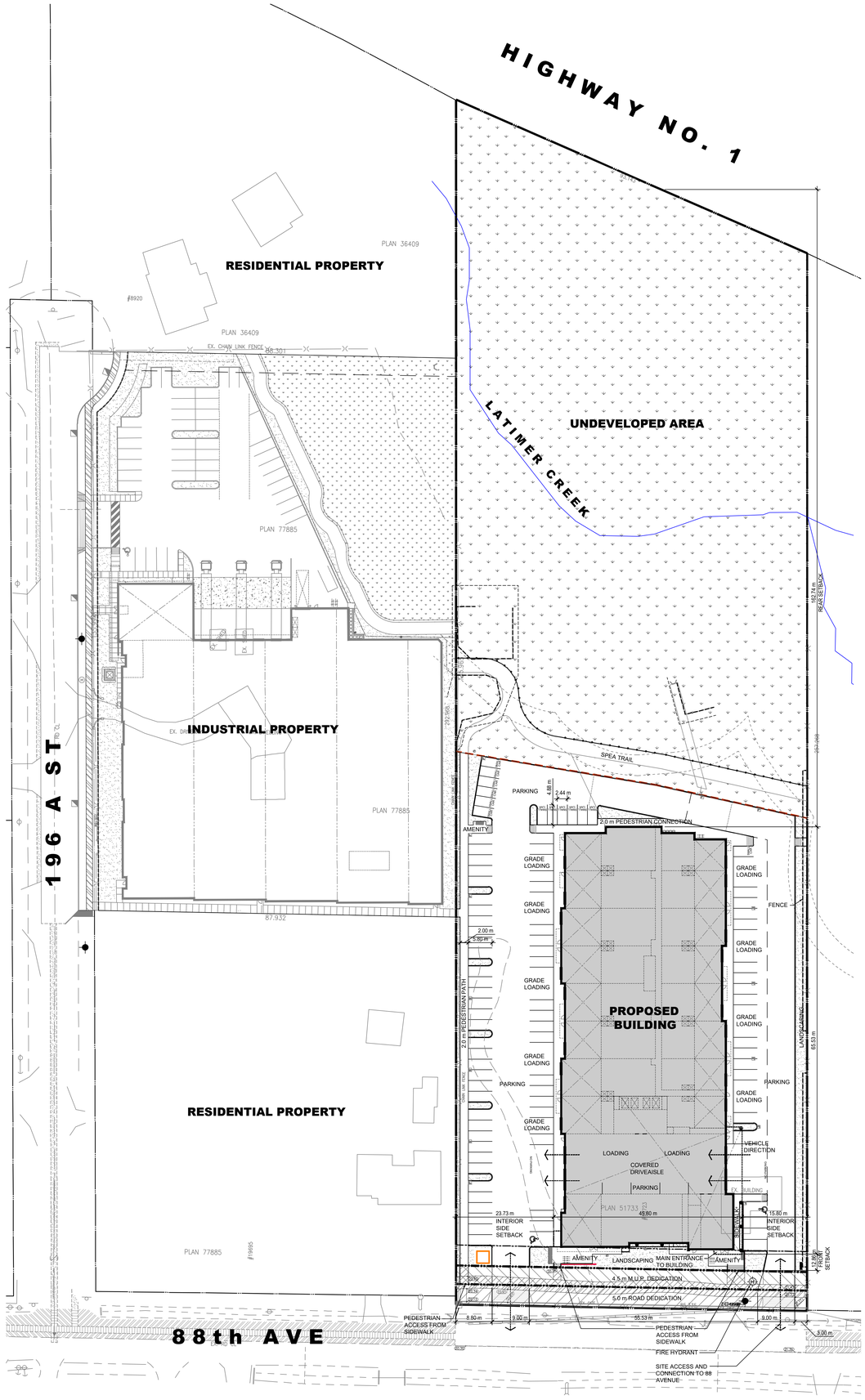
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COVER SHEET

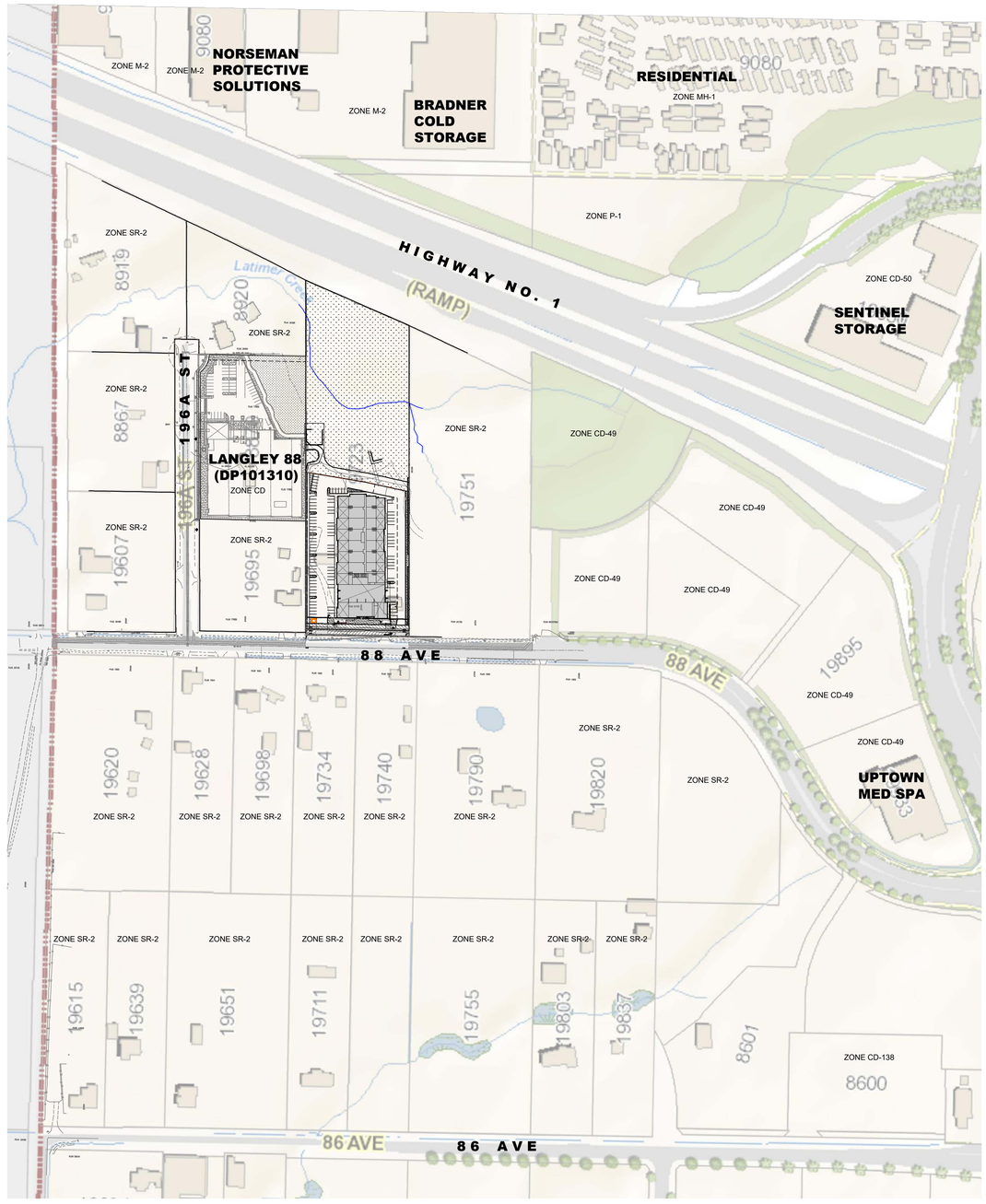
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JOB NO. 23-011	DRAWN JB
DESIGNED	
CHECKED	R.D.
PLOT DATE	DEC.08.23

PROJECT - DRAWING NUMBER: **A-0.0**
REV.: **4**



1 A-0.1 **MASTER PLAN - SITE**
SCALE: 1" = 40'-0"



2 A-0.1 **MASTER PLAN - NEIGHBOURHOOD**
SCALE: NTS

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ADDRESS: 19723 88 AVE, TOWNSHIP OF LANGLEY

DRAWING
MASTER PLANS

SEAL

JOB NO.	23-011
DRAWN	DF
DESIGNED	
CHECKED	R.D.
PLOT DATE	DEC.08.23

PROJECT - DRAWING NUMBER: **A-0.1**
REV.: **2**

SITE DATA

CIVIC ADDRESS: 19725 88th AVE, TOWNSHIP OF LANGLEY, B.C.
LEGAL ADDRESS: LOT 21, SEC 34, TP 8, NWD PLAN 51733 EXCEPT PART DEDICATED ROAD ON PLAN LMP41330

ZONING: CURRENT: SR-2 PROPOSED: CD (TBD)

BUILDING AREA (FOOTPRINT): 42,865 sq.ft. [3 982 sq.m.]

SITE AREA (GROSS): 252,646 sq.ft. [23 476 m2 / 2.35 ha]
SITE AREA (NET - UNDEVELOPED AREA INCLUDED): 243,973 sq.ft. [22 666 m2 / 2.27 ha]

SITE COVERAGE: (NET): 42,865 / 243,973 = 17.6 %
F.A.R. (NET): 241,380 / 243,973 = 1.00

REQUIRED SETBACK:	(REQUIRED)	(PROPOSED)
FRONT (SOUTH):	N/A	12.86' [3.92 m]
REAR (NORTH):	N/A	446.00' [151.18 m]
INTERIOR SIDE (WEST):	N/A	77.84' [23.73 m]
INTERIOR SIDE (EAST):	N/A	51.83' [15.80 m]
HEIGHT:	N/A	82.0' [24.99 m]

PARKING REQUIRED:

SMALL BAY		
1ST FLR. INDUSTRIAL:	1 STALL PER 186 m2	2 405 / 186 = 12.9
1ST FLR OFFICE:	1 STALL PER 35 m2	677 / 35 = 19.3
2ND FLR. OFFICE:	1 STALL PER 35 m2	1 326 / 35 = 37.8
TOTAL REQUIRED:		70

SELF STORAGE[SEE PARKING STUDY FOR SUPPORTING DOCUMENTS FOR REVISED RATE, VARIANCE REQUIRED]

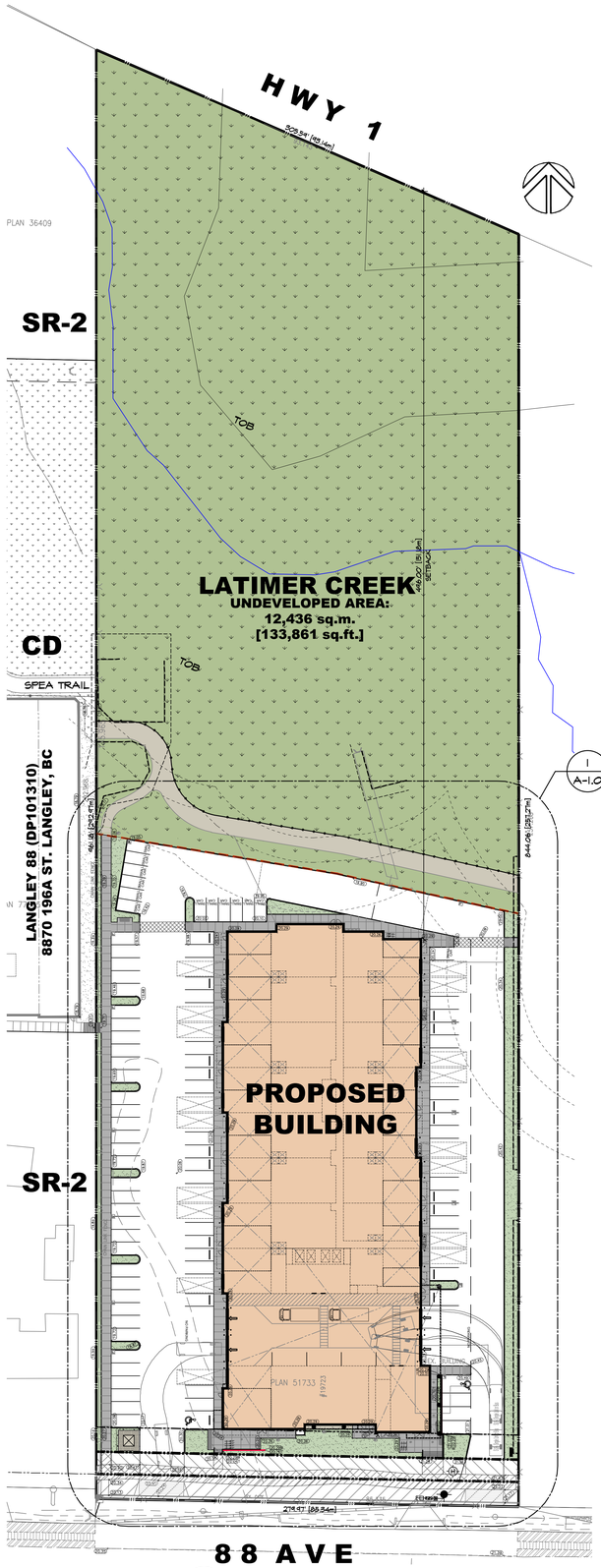
1st FLR OFFICE, AMENITY & LOAD:	1 STALL PER 428 m2	900 / 428 = 0.9
2nd FLR. STORAGE:	1 STALL PER 428 m2	955 / 428 = 1.0
3rd FLR. STORAGE:	1 STALL PER 428 m2	4 100 / 428 = 4.4
4th FLR STORAGE:	1 STALL PER 428 m2	4 100 / 428 = 4.4
5th FLR STORAGE:	1 STALL PER 428 m2	3 997 / 428 = 4.3
6th FLR STORAGE:	1 STALL PER 428 m2	3 465 / 428 = 4.2
TOTAL REQUIRED:		19.2

TOTAL PARKING REQUIRED: 89.2
PARKING PROVIDED: 89
SMALL CAR STALLS ALLOWED: 20% OR 17.8 STALLS
SMALL CAR PARKING PROVIDED: 15

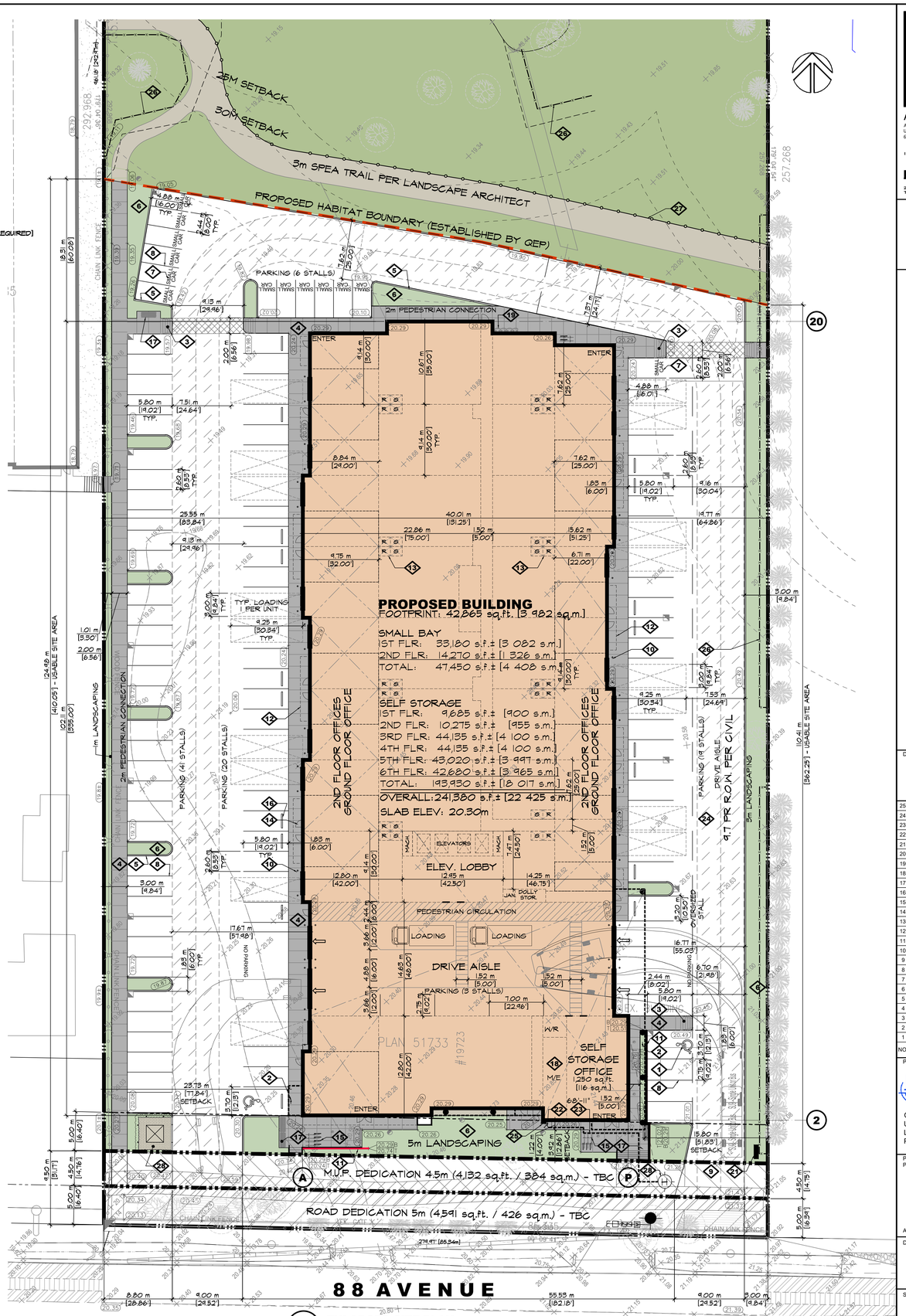
BICYCLE PARKING REQUIRED:
INDUSTRIAL: 0.06 STALL PER 100 m2 — 20 422 / 100 = 204.2 X 0.06 = 12.2
OFFICE: 0.06 STALLS PER 100 m2 PLUS 6 — 2 003 / 100 = 20.0 X 0.06 = 1.2 + 6
BICYCLE PARKING PROVIDED: 18 (9 RACKS)

KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT, SEE DETAIL 4/A-1.1
2	POST MOUNTED ACCESSIBLE PARKING SIGN, SEE DETAIL 3/A-1.1
3	5'X5' SIDEWALK LETDOWN, PROVIDE MINIMUM 5'X5' CLEAR AT TOP OF LETDOWN, SEE DETAIL 1/A-1.1
4	CONCRETE SIDEWALK, FLUSH W/ ADJACENT ASPHALT, LIGHT BROOM FINISH
5	6x6 EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, SEE DETAIL 2/A-1.1
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS
7	PAINT ON ASPHALT
8	4" PAINT STRIPE, TYPICAL
9	ASPHALT CROSSING TO MUNICIPAL SPECS
10	6"ø X 1/4" THICK CONCRETE FILLED STEEL BOLLARD, PAINTED "BRIGHT YELLOW" OR EQUIVALENT AT EACH SIDE OF GRADE LEVEL DOOR, TYPICAL AT ALL GRADE DOORS, SEE DETAIL 11/A-1.1
11	RETAINING WALL, UNPAINTED c/w 42" GUARDRAIL GUARDRAIL REQUIRED UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm), SEE CIVIL DRAWINGS FOR RETAINING WALL HEIGHTS
12	LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION
13	GARBAGE LOCATION INSIDE BUILDING, TYPICAL SEE DETAIL 9/A-1.1
14	TYPICAL ACCESSIBLE ENTRANCE
15	BICYCLE PARKING, SEE DETAIL 8/A-1.1
16	WHEELSTOP, SEE DETAIL 5/A-1.1
17	SITE FURNITURE, SEE LANDSCAPE ARCHITECTS DRAWINGS
18	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
19	GAS METERS, PER MECHANICAL DRAWINGS WITH FENCE AND PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY, SEE DETAIL 6/A-1.1
20	ELECTRICAL KIOSK, SEE DETAIL 7/A-1.1, SEE ELECTRICAL DRAWINGS
21	FREE STANDING SIGNAGE, SEE DETAIL 10/A-1.1
22	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL DRAWINGS
23	TRAVEL DISTANCE HYDRANT TO FDC (147' [45m] MAX CONFIRM ON SITE)
24	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 MINIMUM DISTANCE OF 15m -ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 14,000 LBS GVWR -HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m LONG -BE CONNECTED WITH A PUBLIC THOROUGHFARE
25	ANNUCIATOR PANEL, SEE ELECTRICAL DRAWINGS
26	TEMPORARY TREE PROTECTION FENCE PER LANDSCAPE ARCHITECT'S DWGS
27	TRAIL FENCE PER LANDSCAPE ARCHITECT'S DWGS
28	PROPOSED HYDRANT, SEE CIVIL DRAWINGS



2 A-1.0 **OVERALL SITE PLAN**
SCALE: 1" = 40'-0"



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

SCALE: 10' 0 10' 20' 50'

LEGEND
EXISTING GRADE x 8.55
PROPOSED GRADE 11.10
SELECT GRADES SHOWN. REFER TO CIVIL PLANS AND TOPOGRAPHY PLAN FOR GRADES

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10	NOV.29.23	INTERNAL LOADING REVISION
9	NOV.14.23	ISSUED FOR CLIENT USE
8	OCT.17.23	DESIGN RE-ISSUED FOR REVIEW
7	OCT.16.23	DESIGN ISSUED FOR REVIEW
6	SEP.05.23	ISSUED FOR DP
5	AUG.30.23	ISSUED FOR CONSULTANT USE
4	AUG.29.23	ISSUED FOR CLIENT USE
3	AUG.25.23	ISSUED FOR CONSULTANT USE
2	AUG.16.23	ISSUED FOR CONSULTANT USE
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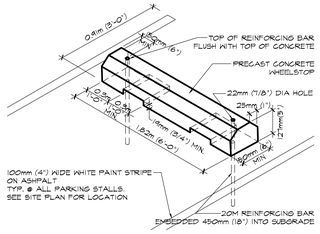
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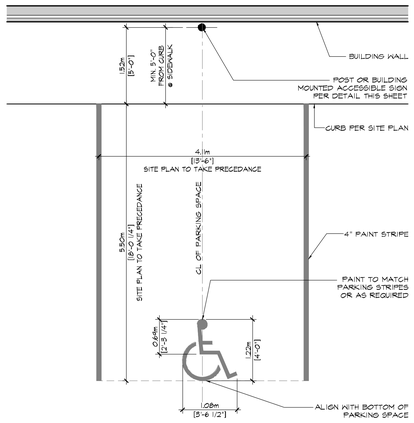
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SITE PLAN

SEAL	JOB NO. 23-011	DRAWN DF
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	PLOT DATE DEC.08.23	

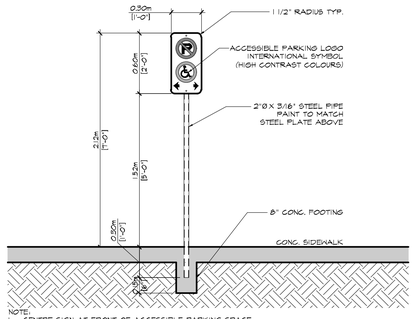
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REV.: **11**



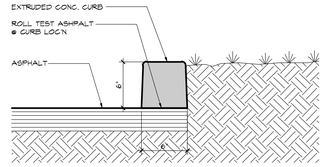
5 A-1.1 **WHEEL STOP DETAIL**
SCALE: 1/4" = 1'-0"



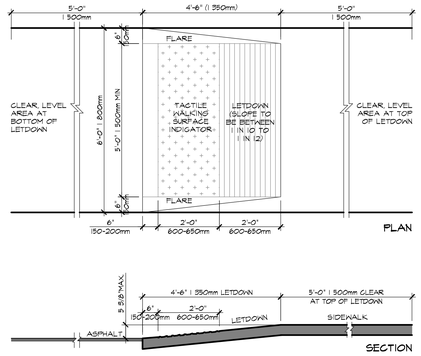
4 A-1.1 **HANDICAP PARKING STALL DETAIL**
SCALE: 1/4" = 1'-0"



3 A-1.1 **ACCESSIBLE PARKING SIGN DETAIL**
SCALE: 1/2" = 1'-0"



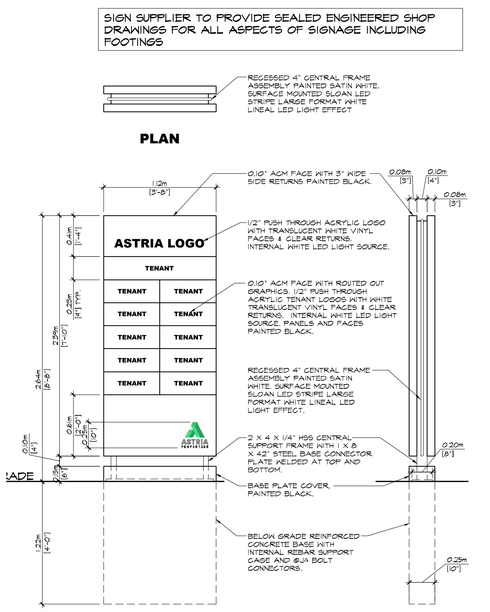
2 A-1.1 **CURB DETAIL**
SCALE: 1/2" = 1'-0"



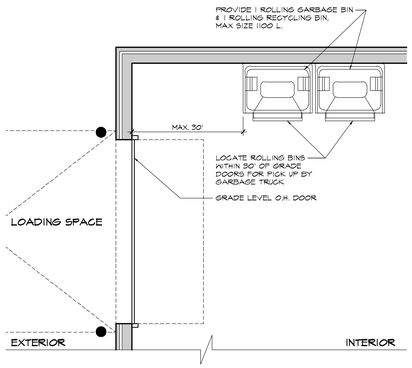
FLARED SIDES HAVE TO HAVE A SLOPE OF NOT MORE THAN 1 IN 12 WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS THEM.
"CURB RAMPS SHALL HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL BE SLIP-RESISTANT, AND HAVE A SMOOTH TRANSITION FROM THE CURB RAMP TO THE ADJACENT SURFACES

1 A-1.1 **LETDOWN DETAIL**
SCALE: 1/2" = 1'-0"

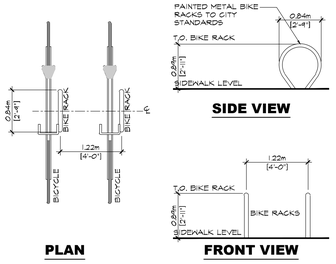
SIGN SUPPLIER TO PROVIDE SEALED ENGINEERED SHOP DRAWINGS FOR ALL ASPECTS OF SIGNAGE INCLUDING FOOTINGS



10 A-1.1 **FREE-STANDING SIGNAGE DETAIL**
SCALE: 1/2" = 1'-0"

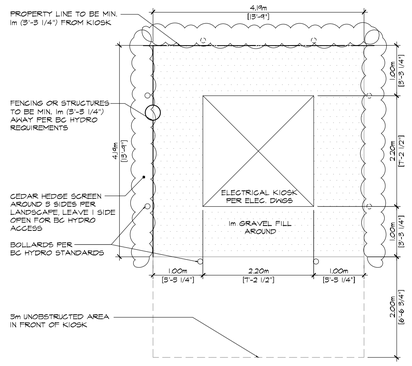


9 A-1.1 **INTERIOR GARBAGE DETAIL**
SCALE: 1/4" = 1'-0"





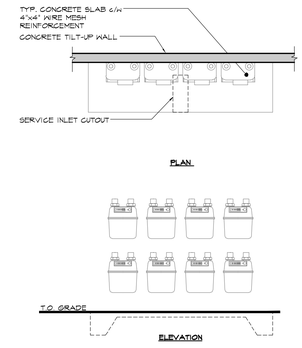
8 A-1.1 **BIKE RACK DETAIL**
SCALE: 1/4" = 1'-0"



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

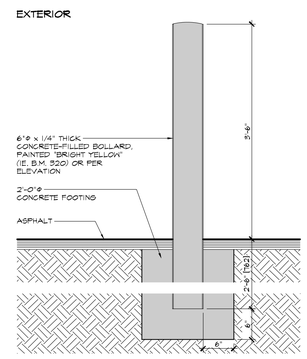


7 A-1.1 **ELECTRICAL KIOSK DETAIL**
SCALE: 1/4" = 1'-0"



GENERAL ENCLOSURE NOTES:
TYPICAL SLAB & FENCE
1) FOOTING TO BE DESIGNED BY OTHERS TO SUIT LOCAL SOIL CONDITIONS.
2) ENSURE MINIMUM INSIDE DIMENSIONS ARE MAINTAINED PER BC HYDRO STANDARDS

6 A-1.1 **GAS METER DETAIL**
SCALE: 1/4" = 1'-0"



11 A-1.1 **TYP. BOLLARD DETAIL**
SCALE: 1" = 1'-0"

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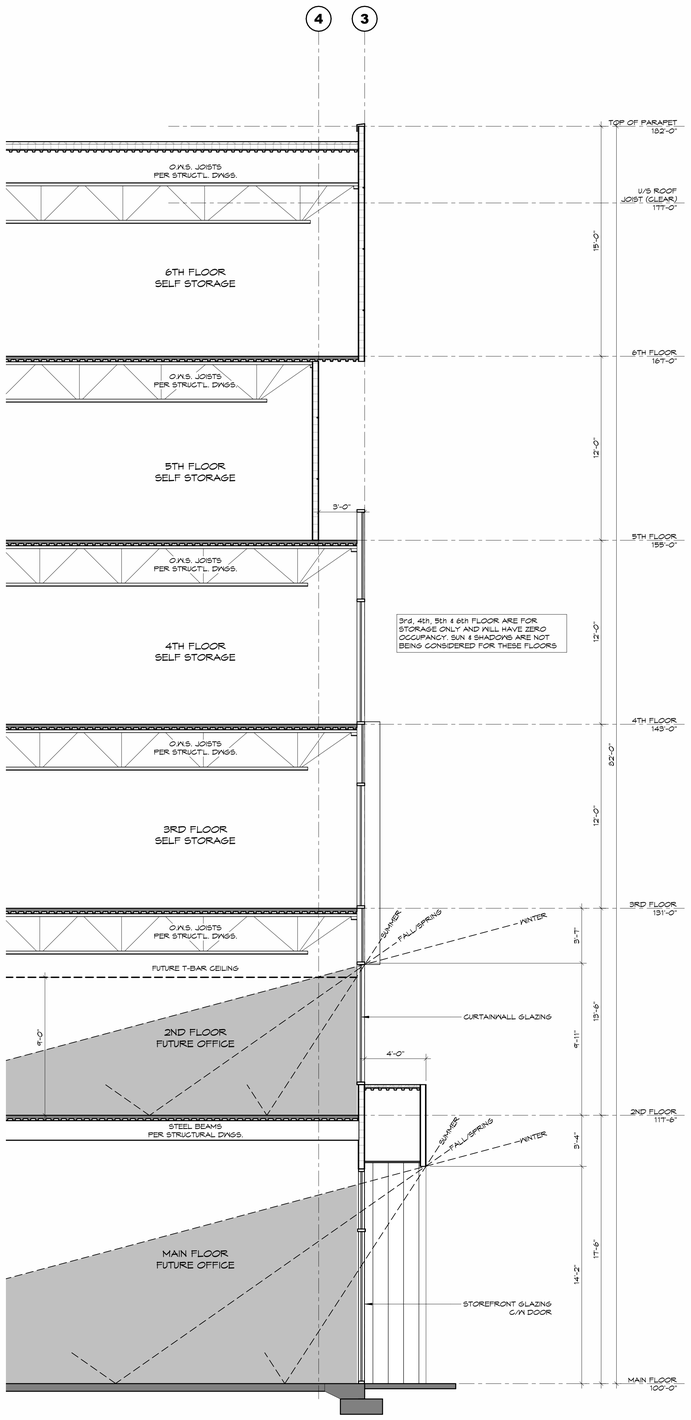
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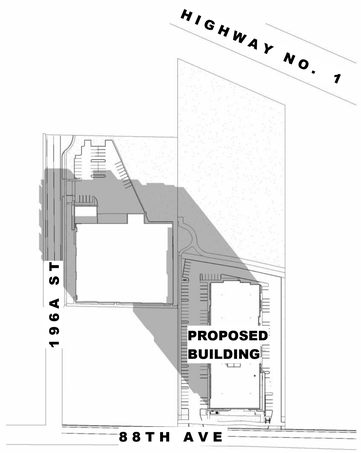
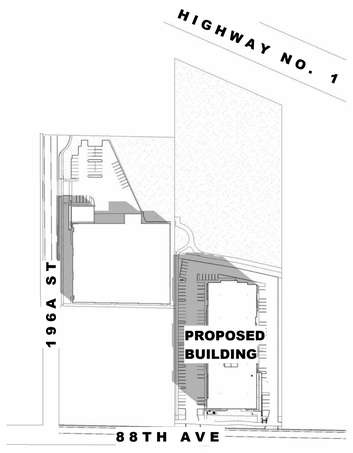
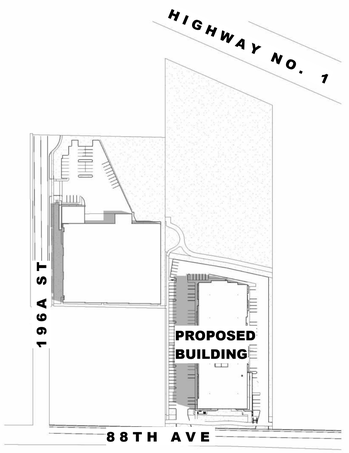
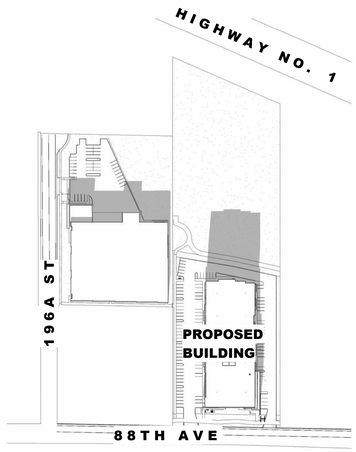
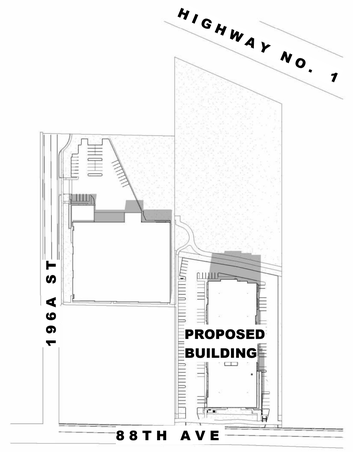
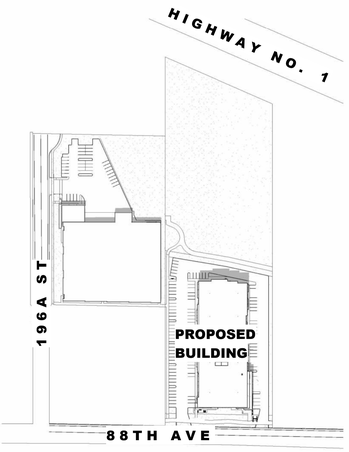
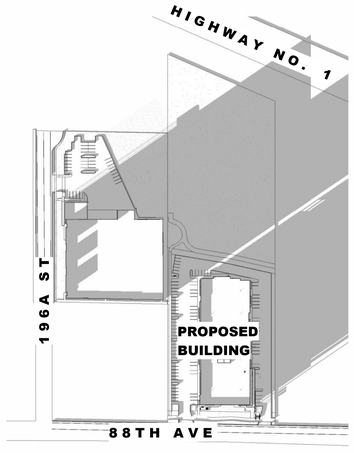
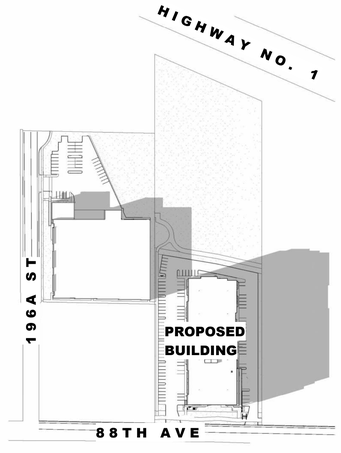
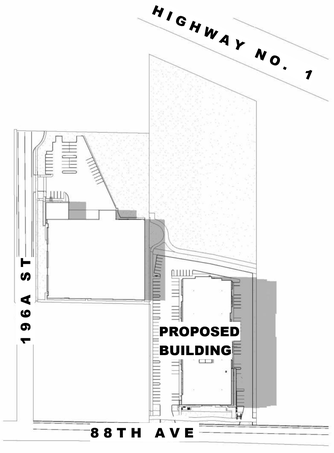
SITE DETAILS

SEAL	JOB NO. 23-011	DRAWN JB
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	DEC.08.23

PROJECT - DRAWING NUMBER **A-1.1** REV. **3**



1 / A-1.2 **SUN STUDY SECTION**
SCALE: 1/4" = 1'-0"

	WINTER SOLSTICE	FALL EQUINOX	SUMMER SOLSTICE
9:00 am			
12:00 pm			
4:00 pm			

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 206 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 385 3600 | RUCHIR@ARCHITECTUREPANEL.COM

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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DEVELOPERS:
ASTRIA PROPERTIES

NO	DATE Y/M/D	DESCRIPTION
2	DEC.08.23	RE-ISSUED FOR DP
1	SEP.05.23	ISSUED FOR DP

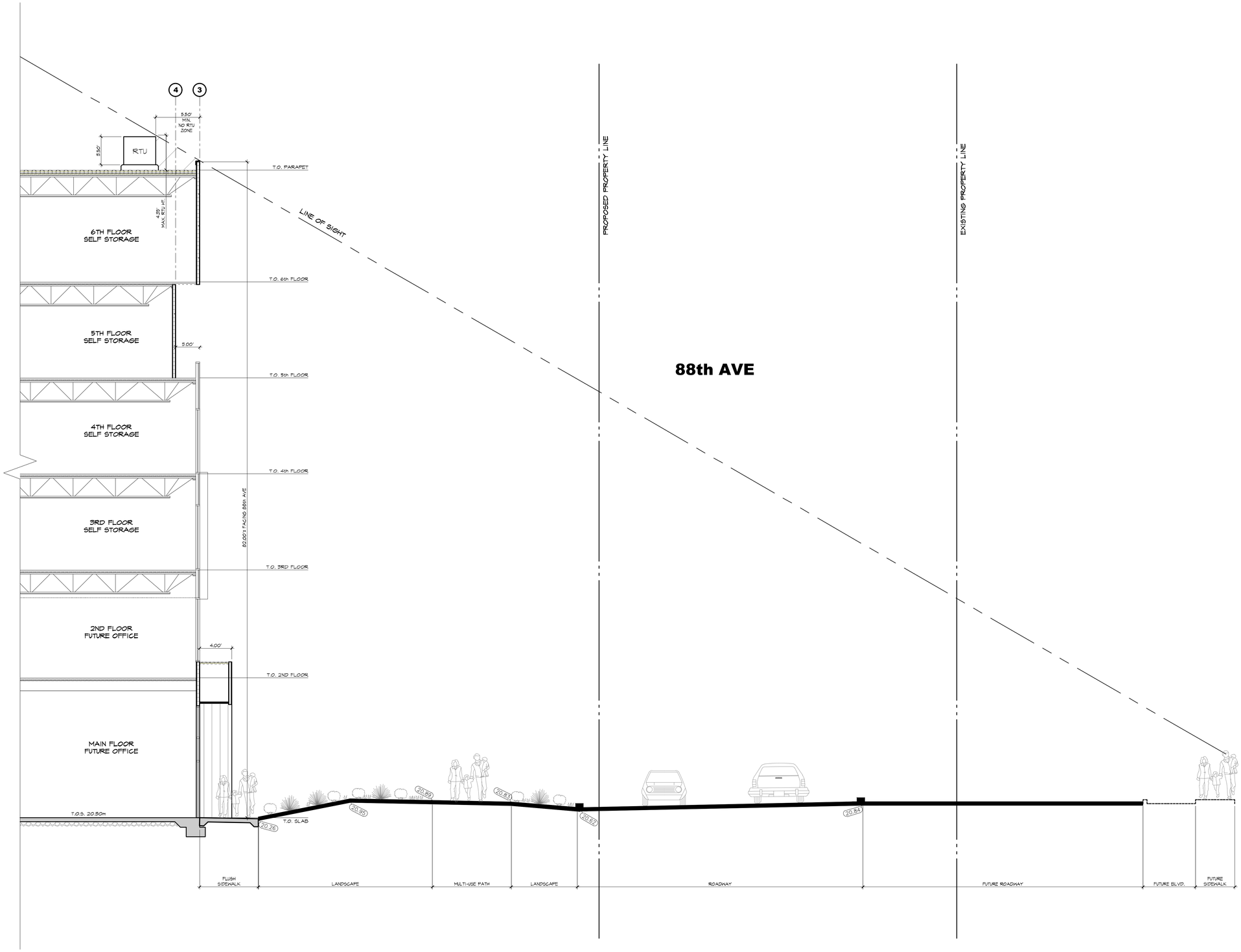
PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROPOSED INDUSTRIAL BUILDING FOR:
ASTRIA PKS
ADDRESS: 19723 88th AVE, TOWNSHIP OF LANGLEY

DRAWING
SHADOW STUDIES

SEAL	JOB NO. 23-011	DRAWN JB/SB
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE: DEC.08.23	

PROJECT - DRAWING NUMBER **A-1.2** REV. **2**



1 / A-1.3 **SECTION Z**

SCALE: 1" = 5'-0"

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DEVELOPERS:
ASTRIA PROPERTIES

NO	DATE	DESCRIPTION
25		
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3		
2	DEC.08.23	RE-ISSUED FOR DP
1	SEP.05.23	ISSUED FOR DP

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROJECT:
PROPOSED INDUSTRIAL BUILDING:

ASTRIA PKS

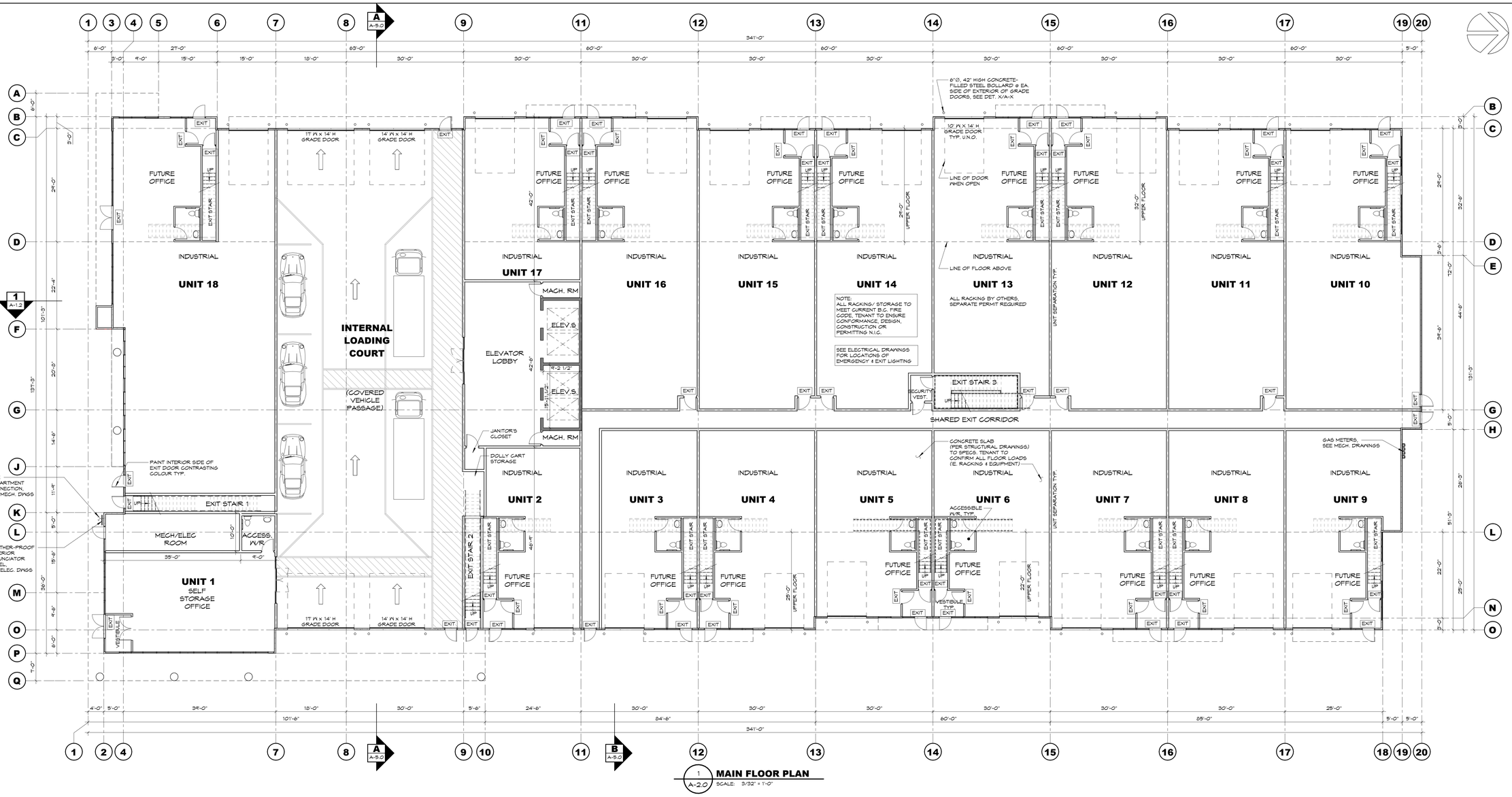
ADDRESS: 19723 88 AVE, TOWNSHIP OF LANGLEY

DRAWING

SITE SECTION

SEAL	JOB NO. 23-011	DRAWN J.H./RP
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	DEC.8.23

PROJECT - DRAWING NUMBER	REV.
A-1.3	2



1 MAIN FLOOR PLAN
A-2.0 SCALE: 3/32" = 1'-0"

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ASTRIA PROPERTIES

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1	AUG.25.23	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

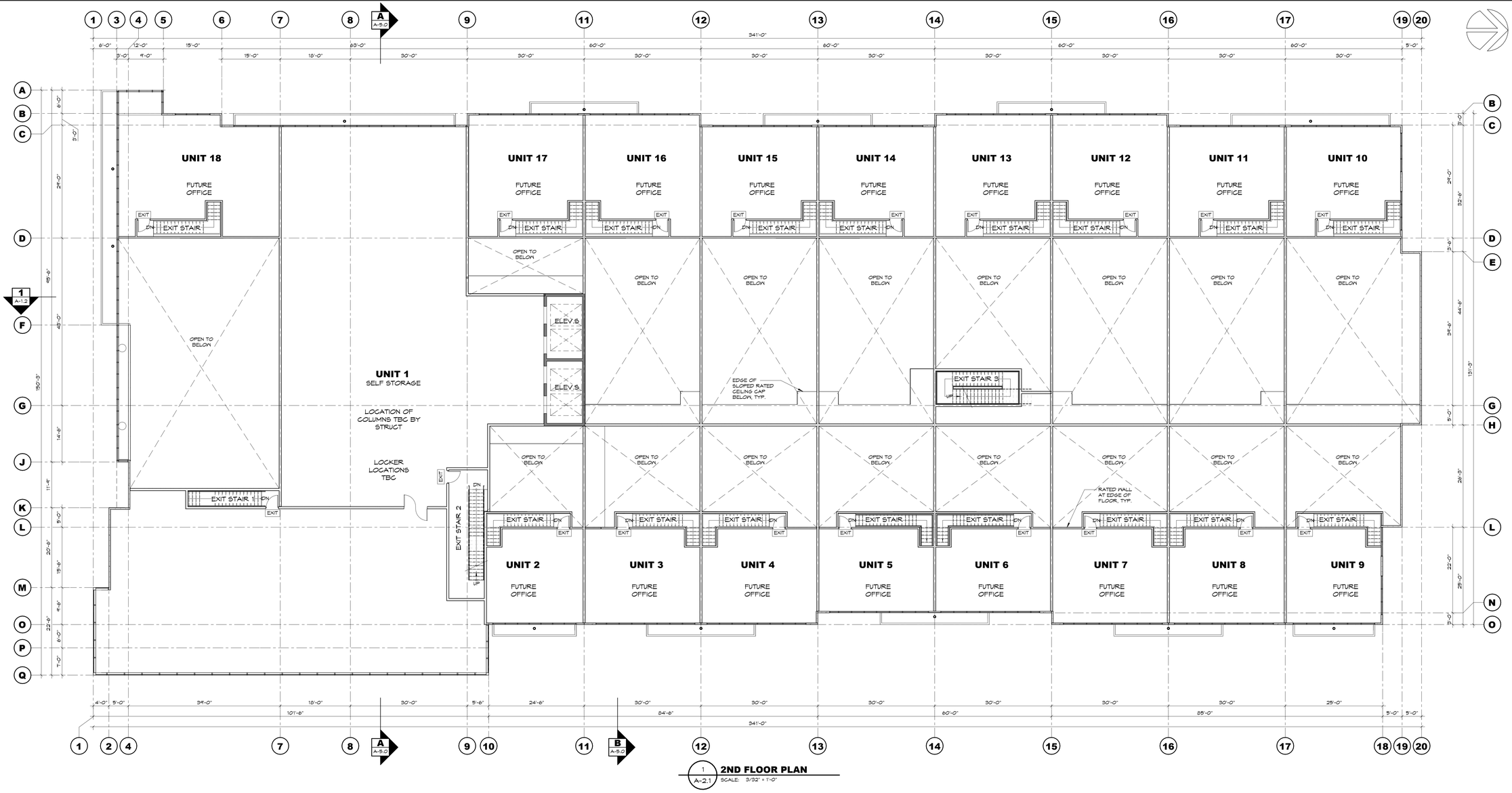
PROPOSED INDUSTRIAL BUILDING FOR:
ASTRIA PKS
ADDRESS: 19723 88th AVE, TOWNSHIP OF LANGLEY

DRAWING
MAIN FLOOR PLAN

SEAL

JOB NO. 23-011	DRAWN JB/SB
DESIGNED	
CHECKED R.D.	
PLOT DATE DEC.08.23	

PROJECT - DRAWING NUMBER **A-2.0** REV. **3**



2ND FLOOR PLAN

SCALE: 3/32" = 1'-0"

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PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROPOSED INDUSTRIAL BUILDING FOR:
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ADDRESS: 19723 88th AVE, TOWNSHIP OF LANGLEY

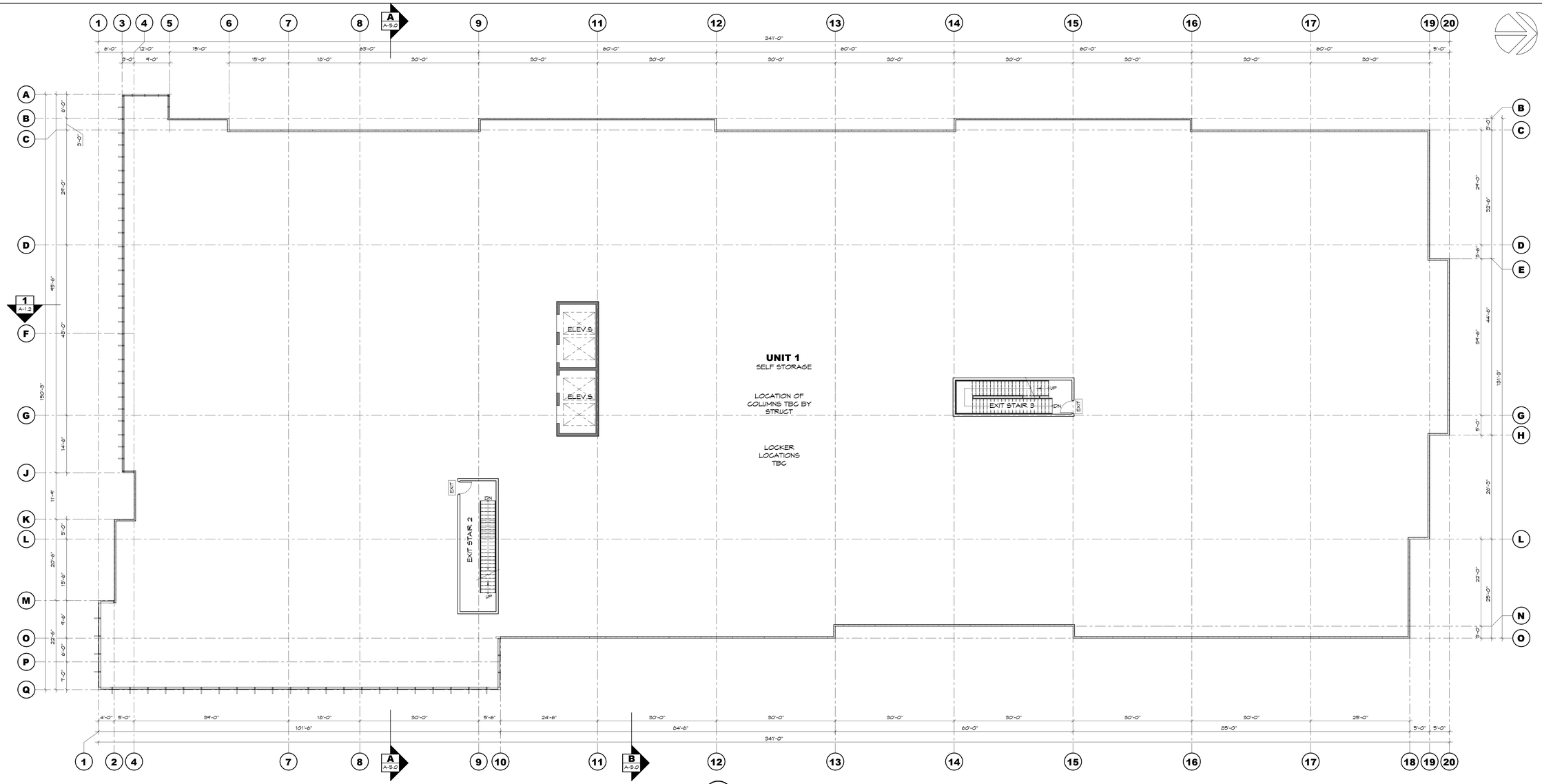
DRAWING
2nd FLOOR PLAN

SEAL

JOB NO.	DRAWN
23-011	JB/SB

DESIGNED
CHECKED R.D.
PLOT DATE DEC.08.23

PROJECT - DRAWING NUMBER **A-2.1** REV. **3**



1 A-2.2 **3RD FLOOR PLAN (4-5TH FLOORS SIM'L)**
SCALE: 3/32" = 1'-0"

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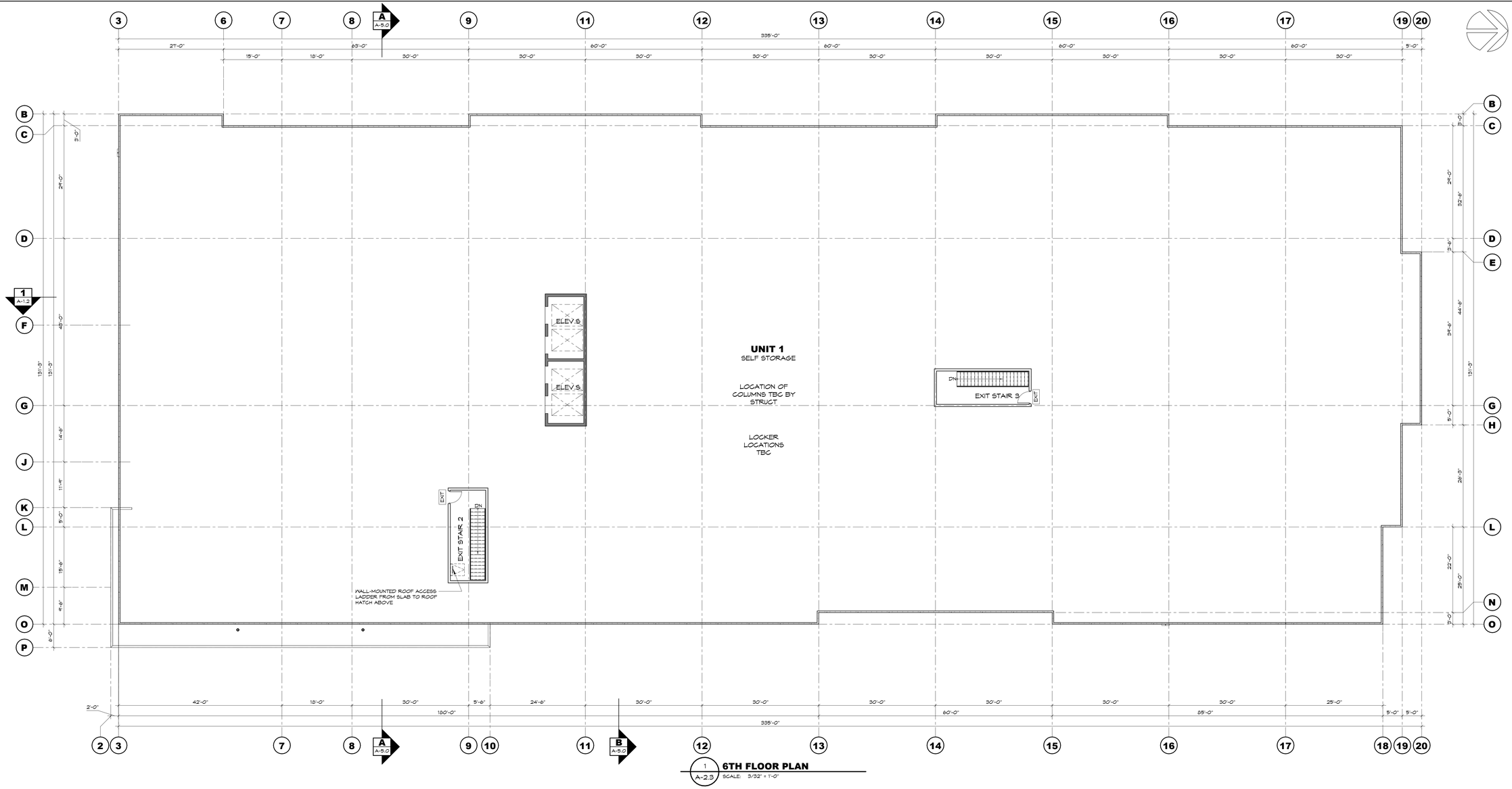
PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROPOSED INDUSTRIAL BUILDING FOR:
ASTRIA PKS
ADDRESS: 19723 88th AVE, TOWNSHIP OF LANGLEY

DRAWING
3rd-5th FLOOR PLAN

SEAL	JOB NO. 23-011	DRAWN JB/SB
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE DEC.08.23	

PROJECT - DRAWING NUMBER **A-2.2** REV. **3**



1 A-2.3 **6TH FLOOR PLAN**

SCALE: 3/32" = 1'-0"

ARCHITECTURE **PANEL** INC.

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DEVELOPERS:

ASTRIA PROPERTIES

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1	AUG.25.23	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION

ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROPOSED INDUSTRIAL BUILDING FOR:

ASTRIA PKS

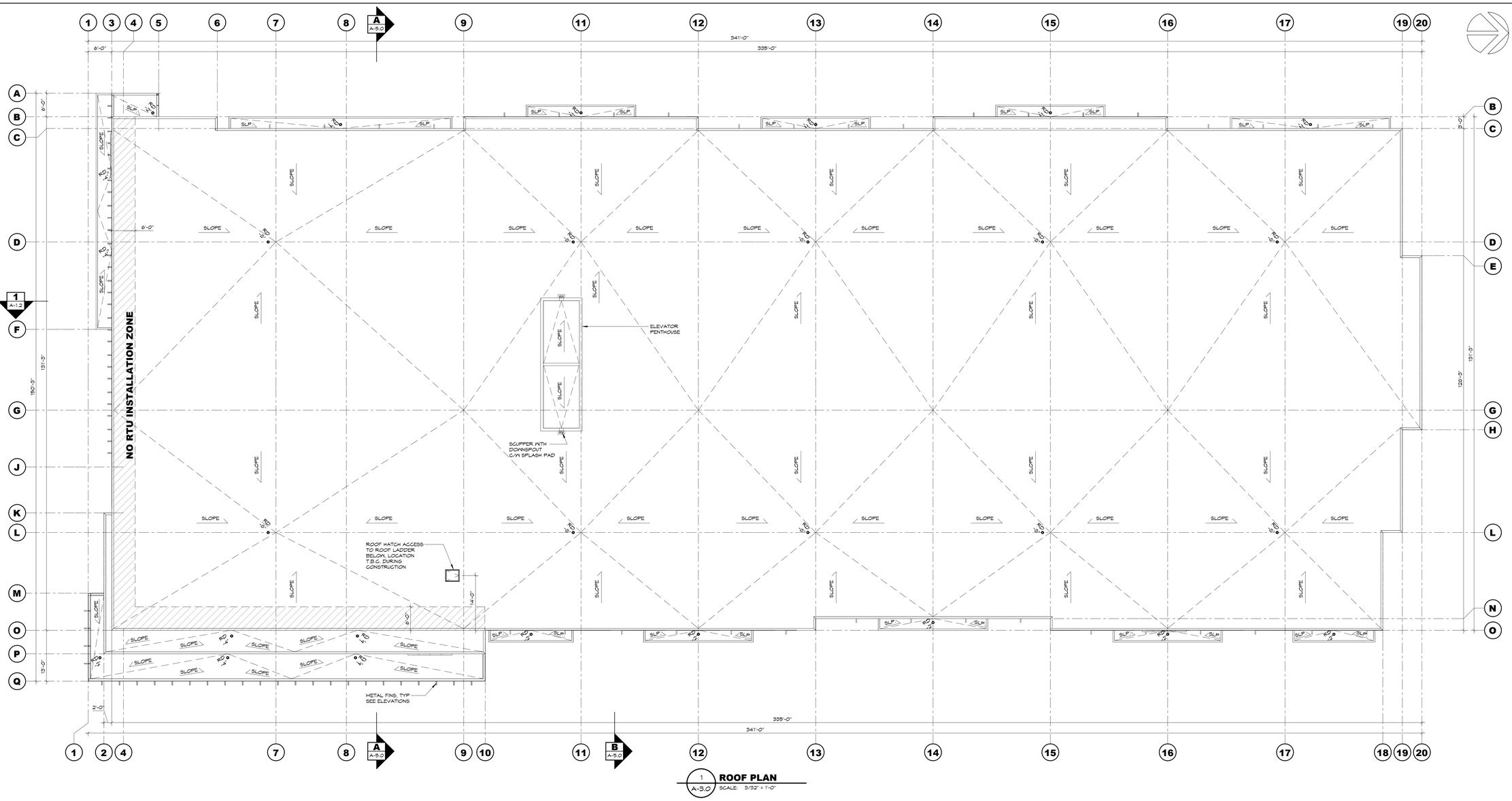
ADDRESS: 19723 88th AVE, TOWNSHIP OF LANGLEY

DRAWING

6th FLOOR PLAN

SEAL	JOB NO. 23-011	DRAWN JB/SB
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE DEC.08.23	

PROJECT - DRAWING NUMBER **A-2.3** REV. **3**



1 A-3.0 **ROOF PLAN**
SCALE: 3/32" = 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 ASHRAE 90.1 2019 PRESCRIPTIVE METHOD, COMPLIANT FOR CONDITION SPACE.

- ROOF TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-COMBUSTIBLE CONSTRUCTION PER B.C.B.C. 2018

ARCHITECTURE PANEL INC.
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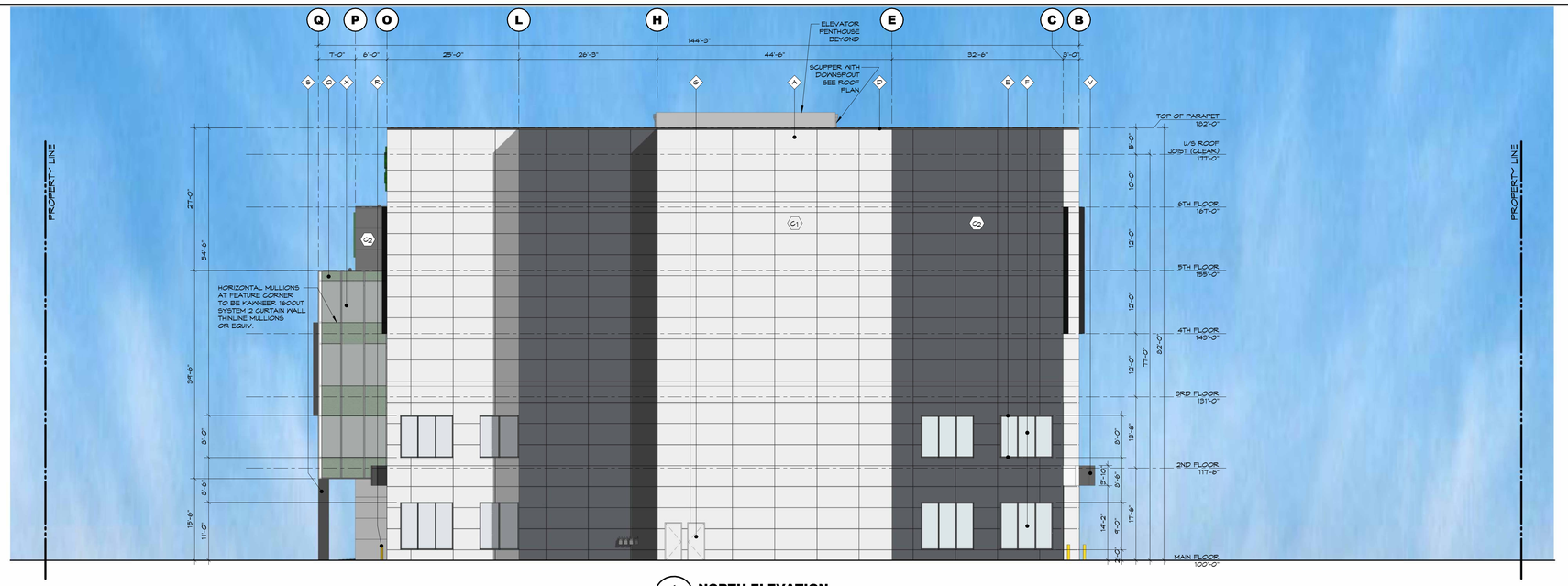
PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROPOSED INDUSTRIAL BUILDING FOR:
ASTRIA PKS
ADDRESS: 19723 88th AVE, TOWNSHIP OF LANGLEY

DRAWING
ROOF PLAN

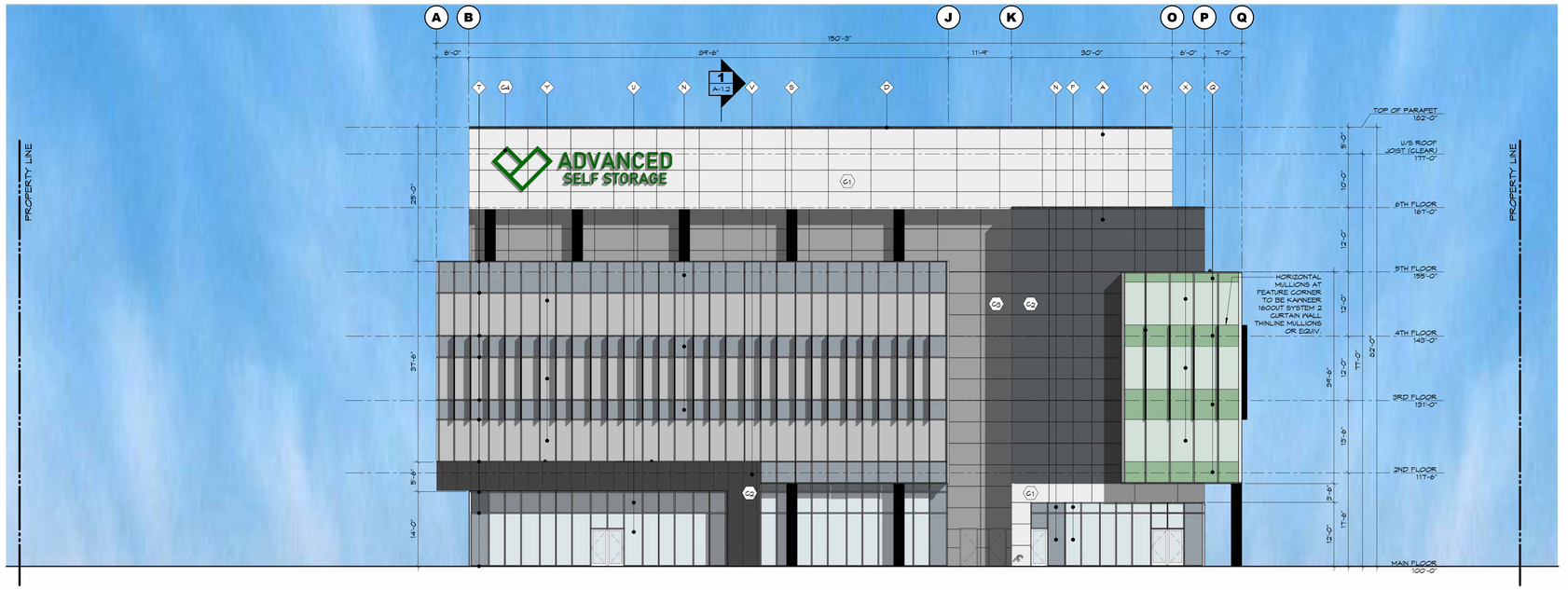
SEAL	JOB NO. 23-011	DRAWN JB/SB
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE DEC.08.23	

PROJECT - DRAWING NUMBER: **A-3.0**
REV.: **3**



1 / A-4.0 **NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



2 / A-4.0 **SOUTH ELEVATION (FACING 88 AVE)**

SCALE: 3/32" = 1'-0"

PROJECT COLOURS

INSULATED METAL PANEL SUPPLIER TO MATCH TO COLOURS AND PROVIDE SAMPLES FOR REVIEW

C1	MAIN FIELD COLOUR 1:	PANTONE 663C (RGB 225 223 226)
C2	FIELD ACCENT COLOUR 2:	PANTONE 425C (RGB 88 89 90)
C3	FIELD ACCENT COLOUR 3:	PANTONE 422C (RGB 154 154 154)
C4	FIELD ACCENT COLOUR 4:	PANTONE 347C (RGB 80 164 90)
	STEEL MANDOOR COLOUR:	COLOUR TO MATCH WALL
	EXTERIOR GUARDRAILS:	BLACK
	TYPICAL METAL CAP FLASHING:	BLACK
	ALUMINUM MULLIONS:	BLACK ANODIZED

GLAZING COLOURS

- G1 → STOREFRONT: CLEAR
- G2 → SPANDREL: GREY REFLECTIVE
- G3 → CURTAIN WALL: CLEAR
- G4 → CURTAIN WALL: GREY REFLECTIVE
- G5 → CURTAIN WALL: GREEN TINTED TO MATCH PANTONE 347C (RGB 80 164 90)
- G6 → SPANDREL: GREEN REFLECTIVE TO MATCH PANTONE 347C (RGB 80 164 90)

REFER TO CONSTRUCTION SCHEDULE FOR DETAILS
GLASS SUPPLIER TO PROVIDE SAMPLES FOR REVIEW

MATERIAL LEGEND

- A → INSULATED METAL PANEL WALL TYP.
- B → REVEAL
- C → PANEL JOINT
- D → PRE-FINISHED METAL CAP FLASHING
- E → STOREFRONT FRAMES - (BLACK ANODIZED ALUMINUM)
- F → STOREFRONT GLASS - (G1)
- G → STEEL MANDOORS - PAINTED
- H → STEEL SECTIONAL OVERHEAD DOORS w/ VISION PANE - PAINTED
- J → STEEL GUARDRAILS - PAINTED
- K → CONCRETE RETAINING WALLS - PAINTED, TYP.
- L → LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- M → CURTAIN WALL MULLIONS - KAWNEER 1600UT SYSTEM 2 THINLINE OR EQUIVALENT
- N → SPANDREL GLAZING - (G2)
- P → SCUPPER
- Q → GREEN SPANDREL - (G6)
- R → STEEL BOLLARD - PAINTED
- S → ROUND 24"Ø COLUMN-PAINTED
- T → CURTAIN WALL FRAMES - (BLACK ANODIZED ALUMINUM)
- U → CURTAIN WALL GLASS - (G3)
- V → ACM CANOPY
- W → METAL FIN
- X → CURTAIN WALL GLASS - (G5)
- Y → CURTAIN WALL GLASS - (G4)

NOTED: NOT ALL MATERIALS INDICATED ARE APPLICABLE.

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1	AUG.25.23	CLIENT REVIEW

DEVELOPERS:
ASTRIA PROPERTIES

PROJECT MANAGERS / CONTRACTORS:
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ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

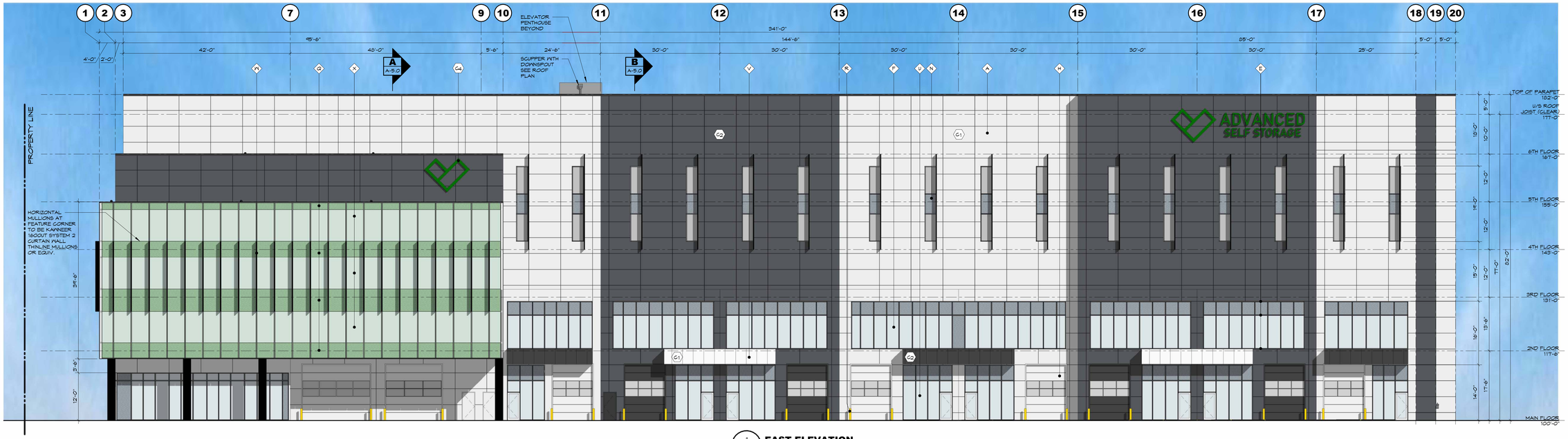
PROPOSED INDUSTRIAL BUILDING FOR:
ASTRIA PKS
ADDRESS: 19723 88th AVE, TOWNSHIP OF LANGLEY

DRAWING
ELEVATIONS

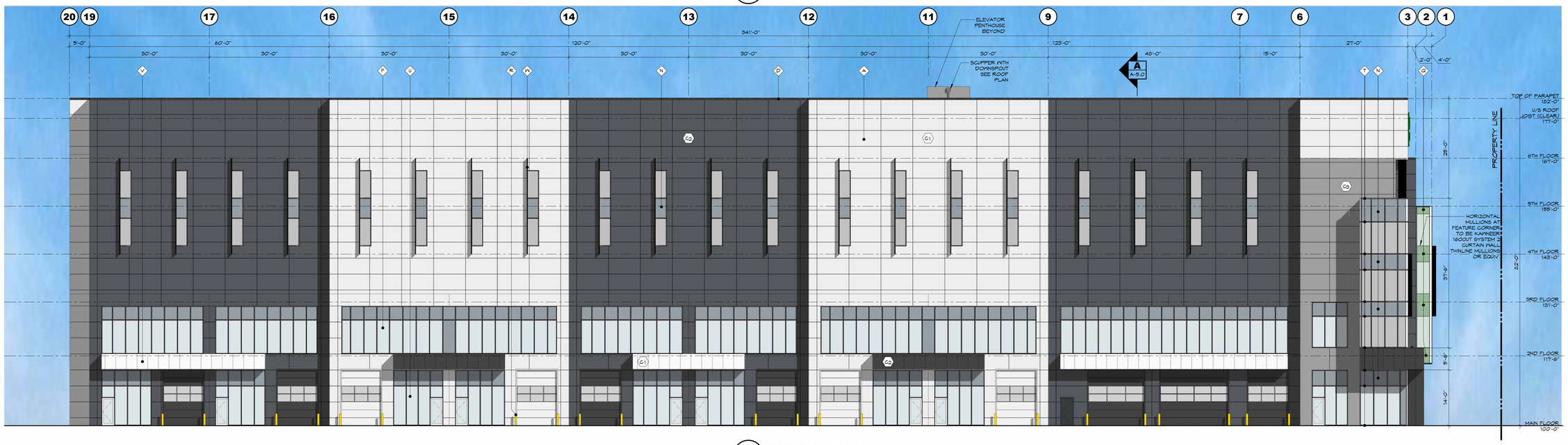
SEAL

JOB NO. 23-011	DRAWN JB/SB
DESIGNED	
CHECKED R.D.	
PLOT DATE DEC.08.23	

PROJECT - DRAWING NUMBER **A-4.0** REV. **3**



1 A-4.1 **EAST ELEVATION**
SCALE: 3/32" = 1'-0"



2 A-4.1 **WEST ELEVATION**
SCALE: 3/32" = 1'-0"

PROJECT COLOURS

INSULATED METAL PANEL SUPPLIER TO MATCH TO COLOURS AND PROVIDE SAMPLES FOR REVIEW

C1	MAIN FIELD COLOUR 1:	PANTONE 663C (RGB 225 223 226)
C2	FIELD ACCENT COLOUR 2:	PANTONE 425C (RGB 85 87 90)
C3	FIELD ACCENT COLOUR 3:	PANTONE 422C (RGB 154 154 154)
C4	FIELD ACCENT COLOUR 4:	PANTONE 347C (RGB 80 164 90)
	STEEL MANDOOR COLOUR:	COLOUR TO MATCH WALL
	EXTERIOR GUARDRAILS:	BLACK
	TYPICAL METAL CAP FLASHING:	BLACK
	ALUMINUM MULLIONS:	BLACK ANODIZED

GLAZING COLOURS

G1	STOREFRONT: CLEAR
G2	SPANDREL: GREY REFLECTIVE
G3	CURTAIN WALL: CLEAR
G4	CURTAIN WALL: GREY REFLECTIVE
G5	CURTAIN WALL: GREEN TINTED TO MATCH PANTONE 347C (RGB 80 164 90)
G6	SPANDREL: GREEN REFLECTIVE TO MATCH PANTONE 347C (RGB 80 164 90)

REFER TO CONSTRUCTION SCHEDULE FOR DETAILS
GLASS SUPPLIER TO PROVIDE SAMPLES FOR REVIEW

MATERIAL LEGEND

A	INSULATED METAL PANEL WALL TYP.
B	REVEAL
C	PANEL JOINT
D	PRE-FINISHED METAL CAP FLASHING
E	STOREFRONT FRAMES - (BLACK ANODIZED ALUMINUM)
F	STOREFRONT GLASS - (G1)
G	STEEL MANDOORS - PAINTED
H	STEEL SECTIONAL OVERHEAD DOORS w/ VISION PANE - PAINTED
J	STEEL GUARDRAILS - PAINTED
K	CONCRETE RETAINING WALLS - PAINTED, TYP.
L	LIGHT FIXTURE - SEE ELECTRICAL DWG'S
M	CURTAIN WALL MULLIONS - KAWNEER 1600UT SYSTEM 2 THINLINE OR EQUIVALENT
N	SPANDREL GLAZING - (G2)
P	SCUPPER
Q	GREEN SPANDREL - (G6)
R	STEEL BOLLARD - PAINTED
S	ROUND 24"Ø COLUMN-PAINTED
T	CURTAIN WALL FRAMES - (BLACK ANODIZED ALUMINUM)
U	CURTAIN WALL GLASS - (G3)
V	ACM CANOPY
W	METAL FIN
X	CURTAIN WALL GLASS - (G5)
Y	CURTAIN WALL GLASS - (G4)

NOTED: NOT ALL MATERIALS INDICATED ARE APPLICABLE.

ARCHITECTURE PANEL INC.
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DEVELOPERS:
ASTRIA PROPERTIES

NO.	DATE Y/M/D	DESCRIPTION
3	DEC.08.23	RE-ISSUED FOR DP
2	SEP.05.23	ISSUED FOR DP
1	AUG.25.23	CLIENT REVIEW

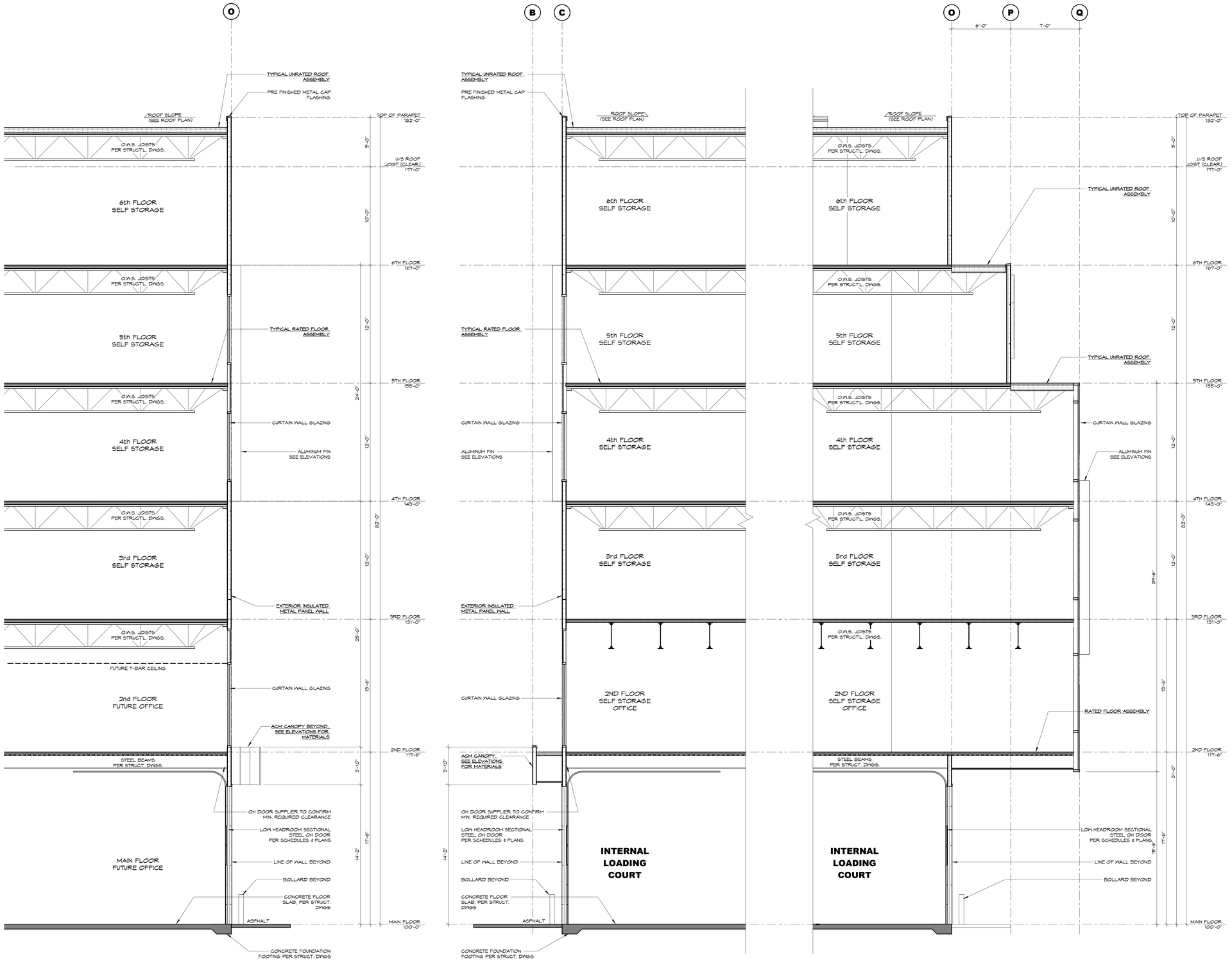
PROJECT MANAGERS / CONTRACTORS:
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ORION CONSTRUCTION
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LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROPOSED INDUSTRIAL BUILDING FOR:
ASTRIA PKS
ADDRESS: 19723 88th AVE, TOWNSHIP OF LANGLEY

DRAWING
ELEVATIONS

SEAL	JOB NO. 23-011	DRAWN JB/SB
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE DEC.08.23	

PROJECT - DRAWING NUMBER **A-4.1** REV. **3**



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

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

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DEVELOPERS:
ASTRIA PROPERTIES

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ADDRESS: 19723 88th AVE, TOWNSHIP OF LANGLEY

DRAWING:
SECTIONS

SEAL

JOB NO.	DRAWN
23-011	JB/BB

DESIGNED
CHECKED R.D.
PLOT DATE DEC.08.23

PROJECT - DRAWING NUMBER **A-5.0** REV. **2**