PROPOSED INDUSTRIAL BUILDINGS FOR:
WESMONT PARK
22652 FRASER HWY, TOWNSHIP OF LANGLEY, BC



AERIAL VIEW OF THE SITE



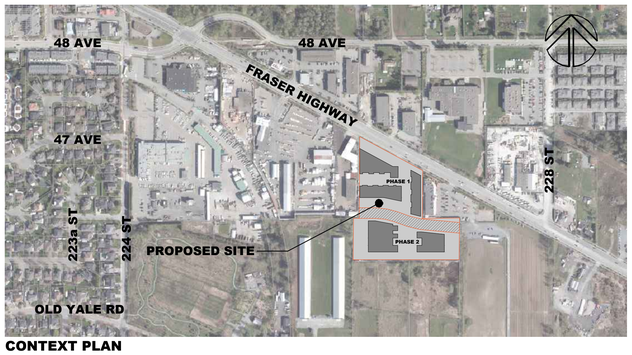
BUILDING A FROM FRASER HWY



BUILDING B FROM FRASER HWY



BUILDING C FROM FUTURE ROAD



CONTEXT PLAN

ARCHITECTURAL DRAWING LIST

COVER SHEET	A-0.0
OVERALL SITE PLAN	A-1.0
PHASE 1 SITE PLAN	A-1.1
PHASE 2 SITE PLAN	A-1.2
SITE DETAILS	A-1.3
BUILDING A FLOOR PLANS	A-2.0
BUILDING A ELEVATIONS	A-4.0
BUILDING B MAIN FLOOR PLAN	A-2.0
BUILDING B UPPER FLOOR PLAN	A-2.1
BUILDING B ELEVATIONS	A-4.0
BUILDING C FLOOR PLANS	A-2.0
BUILDING C ELEVATIONS	A-4.0
BUILDING D FLOOR PLANS	A-2.0
BUILDING D ELEVATIONS	A-4.0
BUILDING E FLOOR PLANS	A-2.0
BUILDING E ELEVATIONS	A-4.0

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
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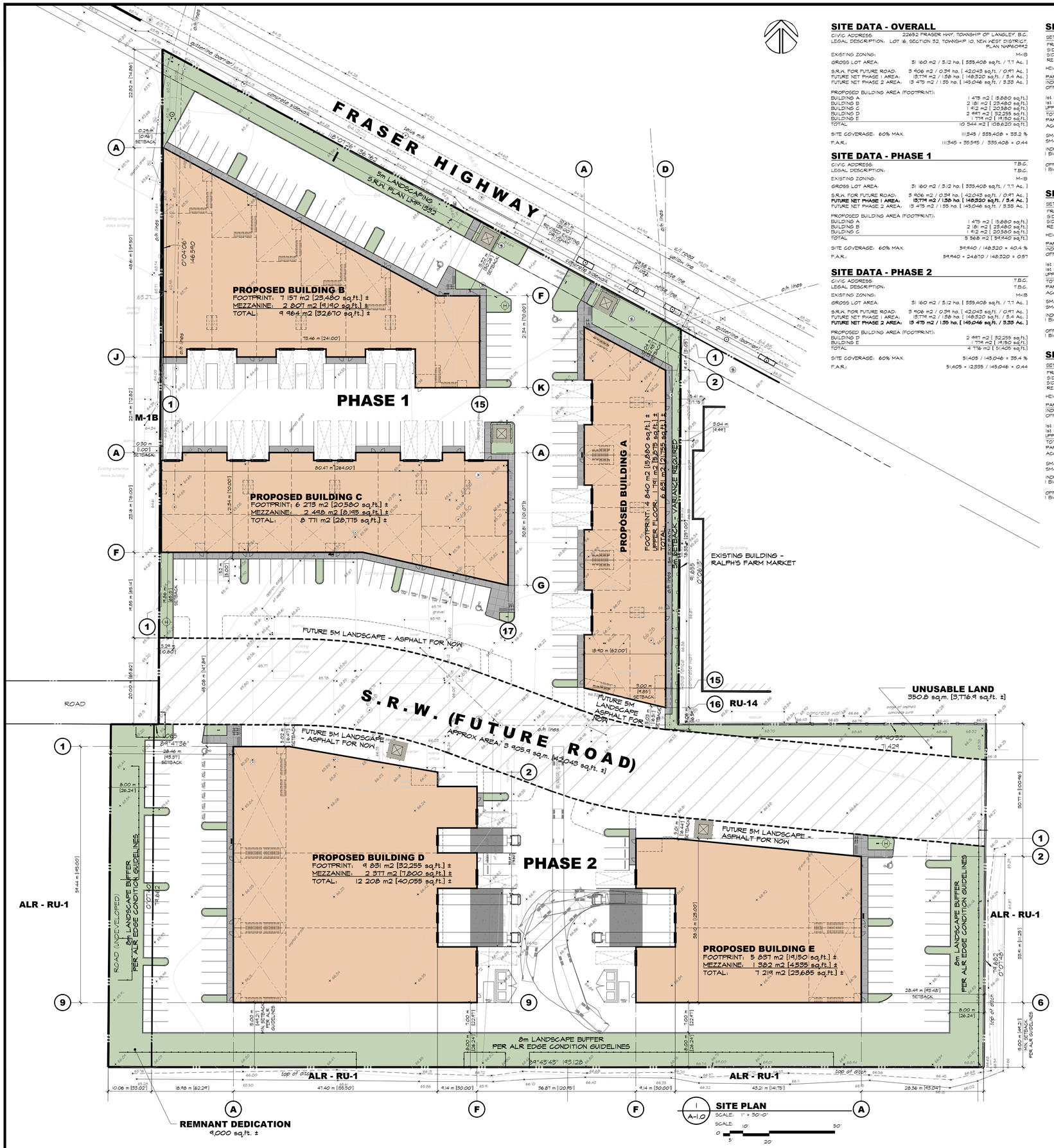
DEVELOPER:
WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE,
LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

DRAWING
COVER SHEET

SEAL	JOB NO. 22-031	DRAWN VCF
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE DEC.22.23	

PROJECT - DRAWING NUMBER **A-0.0** REV. **1**



SITE DATA - OVERALL

CIVIC ADDRESS: 22652 FRASER HWY, TOWNSHIP OF LANGLEY, B.C.
LEGAL DESCRIPTION: LOT 16, SECTION 32, TOWNSHIP 10, NEW WEST DISTRICT, PLAN NWP60482

EXISTING ZONING: M-1B
GROSS LOT AREA: 51 160 m2 / 5.12 ha. [555,408 sq.ft. / 7.7 Ac.]
S.R.W. FOR FUTURE ROAD: 5 908 m2 / 0.59 ha. [42,045 sq.ft. / 0.97 Ac.]
FUTURE NET PHASE 1 AREA: 15 774 m2 / 1.58 ha. [148,520 sq.ft. / 3.4 Ac.]
FUTURE NET PHASE 2 AREA: 13 479 m2 / 1.35 ha. [145,046 sq.ft. / 3.33 Ac.]

PROPOSED BUILDING AREA (FOOTPRINT):

BUILDING A	1 475 m2 [15,880 sq.ft.]
BUILDING B	2 181 m2 [23,480 sq.ft.]
BUILDING C	1 912 m2 [20,580 sq.ft.]
BUILDING D	2 997 m2 [32,255 sq.ft.]
BUILDING E	1 778 m2 [19,150 sq.ft.]
TOTAL	10 344 m2 [108,820 sq.ft.]

SITE COVERAGE: 60% MAX. 111,345 / 555,408 = 33.2 %
F.A.R.: 111,345 + 35,545 / 555,408 = 0.44

SITE DATA - PHASE 1

CIVIC ADDRESS: T.B.C.
LEGAL DESCRIPTION: T.B.C.
EXISTING ZONING: M-1B
GROSS LOT AREA: 51 160 m2 / 5.12 ha. [555,408 sq.ft. / 7.7 Ac.]
S.R.W. FOR FUTURE ROAD: 5 908 m2 / 0.59 ha. [42,045 sq.ft. / 0.97 Ac.]
FUTURE NET PHASE 1 AREA: 15,774 m2 / 1.58 ha. [148,520 sq.ft. / 3.4 Ac.]
FUTURE NET PHASE 2 AREA: 13 479 m2 / 1.35 ha. [145,046 sq.ft. / 3.33 Ac.]

PROPOSED BUILDING AREA (FOOTPRINT):

BUILDING A	1 475 m2 [15,880 sq.ft.]
BUILDING B	2 181 m2 [23,480 sq.ft.]
BUILDING C	1 912 m2 [20,580 sq.ft.]
TOTAL	5 568 m2 [59,940 sq.ft.]

SITE COVERAGE: 60% MAX. 59,940 / 148,520 = 40.4 %
F.A.R.: 59,940 + 24,870 / 148,520 = 0.57

SITE DATA - PHASE 2

CIVIC ADDRESS: T.B.C.
LEGAL DESCRIPTION: T.B.C.
EXISTING ZONING: M-1B
GROSS LOT AREA: 51 160 m2 / 5.12 ha. [555,408 sq.ft. / 7.7 Ac.]
S.R.W. FOR FUTURE ROAD: 5 908 m2 / 0.59 ha. [42,045 sq.ft. / 0.97 Ac.]
FUTURE NET PHASE 1 AREA: 15,774 m2 / 1.58 ha. [148,520 sq.ft. / 3.4 Ac.]
FUTURE NET PHASE 2 AREA: 13 479 m2 / 1.35 ha. [145,046 sq.ft. / 3.33 Ac.]

PROPOSED BUILDING AREA (FOOTPRINT):

BUILDING D	2 997 m2 [32,255 sq.ft.]
BUILDING E	1 778 m2 [19,150 sq.ft.]
TOTAL	4 776 m2 [51,405 sq.ft.]

SITE COVERAGE: 60% MAX. 51,405 / 145,046 = 35.4 %
F.A.R.: 51,405 + 12,555 / 145,046 = 0.44

SITE DATA - BUILDING A

SETBACKS:	MIN.	PROPOSED
FRONT (NORTH):	10m [32.8']	10.04 m [32.93']
SIDE (EAST-RU ZONE):	10m [32.8'] VARIANCE	5.04 m [9.98']
SIDE (WEST-M ZONE):	0m [0']	N/A
REAR (SOUTH-FUTURE ROAD):	5.0m [16.4']	10.04 m [32.92']
HEIGHT:	12 m [39.5']	10.21 m [33.5']

PARKING REQUIRED:
INDUSTRIAL: 1 STALLS PER 2,002 sq.ft. [186 sq.m.]
OFFICE: 1 STALLS PER 371 sq.ft. [35 sq.m.]

1st FLOOR INDUSTRIAL: 10,005 / 2,002 = 4.9
1st FLOOR OFFICE: 5,875 / 371 = 15.6
UPPER FLOOR STORAGE: 5,875 / 2,002 = 2.9
TOTAL REQUIRED: 24 (25.4)
PARKING PROVIDED: 21
ACCESSIBLE PARKING PROVIDED: 1

SMALL CAR PARKING ALLOWED: 20% OR 5.4
SMALL CAR PARKING PROVIDED: 0

INDUSTRIAL BICYCLE PARKING: 21,795 / 10,764 = 2.0
1 BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.] 2 SPACES PROVIDED

OFFICE BICYCLE PARKING:
1 BICYCLE SPACE PER PUBLIC ENTRANCE MAX PUBLIC ENTRANCES: 6
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

SITE DATA - BUILDING B

SETBACKS:	MIN.	PROPOSED
FRONT (NORTH):	10m [32.8']	15.52 m [50.26']
SIDE (EAST-RU ZONE):	10m [32.8']	
SIDE (WEST-M ZONE):	0m [0']	0.29 m [0.96']
REAR (SOUTH-FUTURE ROAD):	5.0m [16.4']	N/A
HEIGHT:	12 m [39.5']	9.91 m [32.5']

PARKING REQUIRED:
INDUSTRIAL: 1 STALLS PER 2,002 sq.ft. [186 sq.m.]
OFFICE: 1 STALLS PER 371 sq.ft. [35 sq.m.]

1st FLOOR INDUSTRIAL: 14,290 / 2,002 = 7.1
1st FLOOR OFFICE: 9,160 / 371 = 24.5
UPPER FLOOR STORAGE: 9,160 / 2,002 = 4.6
TOTAL REQUIRED: 36
PARKING PROVIDED: 29
ACCESSIBLE PARKING PROVIDED: 1

SMALL CAR PARKING ALLOWED: 20% OR 7.2
SMALL CAR PARKING PROVIDED: 0

INDUSTRIAL BICYCLE PARKING 32,670 / 10,764 = 3.0
1 BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.] 3 SPACES PROVIDED

OFFICE BICYCLE PARKING
1 BICYCLE SPACE PER PUBLIC ENTRANCE MAX PUBLIC ENTRANCES: 6
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

SITE DATA - BUILDING C

SETBACKS:	MIN.	PROPOSED
FRONT (NORTH):	10m [32.8']	N/A
SIDE (EAST-RU ZONE):	10m [32.8']	N/A
SIDE (WEST-M ZONE):	0m [0']	0.3 m [1.00']
REAR (SOUTH-FUTURE ROAD):	5.0m [16.4']	19.86 m [65.15']
HEIGHT:	12 m [39.5']	9.91 m [32.5']

PARKING REQUIRED:
INDUSTRIAL: 1 STALLS PER 2,002 sq.ft. [186 sq.m.]
OFFICE: 1 STALLS PER 371 sq.ft. [35 sq.m.]

1st FLOOR INDUSTRIAL: 12,385 / 2,002 = 6.2
1st FLOOR OFFICE: 8,145 / 371 = 21.7
UPPER FLOOR STORAGE: 8,145 / 2,002 = 4.1
TOTAL REQUIRED: 32 (32)
PARKING PROVIDED: 40
ACCESSIBLE PARKING PROVIDED: 1

SMALL CAR PARKING ALLOWED: 20% OR 8.0
SMALL CAR PARKING PROVIDED: 7

INDUSTRIAL BICYCLE PARKING 28,873 / 10,764 = 2.7
1 BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.] 3 SPACES PROVIDED

OFFICE BICYCLE PARKING
1 BICYCLE SPACE PER PUBLIC ENTRANCE MAX PUBLIC ENTRANCES: 8
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

SITE DATA - BUILDING D

SETBACKS:	MIN.	PROPOSED
FRONT (NORTH-FUTURE ROAD):	10m [32.8'] VARIANCE	5.02 m [16.47']
SIDE (EAST-RU ZONE):	10m [32.8']	N/A
SIDE (WEST-M ZONE):	10m [32.8']	49.37']
REAR (SOUTH-RU ZONE):	10m [32.8']	28.46 m [93.37']
		15.00 m [49.21']
HEIGHT:	12 m [39.5']	9.91 m [32.5']

PARKING REQUIRED:
INDUSTRIAL: 1 STALLS PER 2,002 sq.ft. [186 sq.m.]
OFFICE: 1 STALLS PER 371 sq.ft. [35 sq.m.]

1st FLOOR INDUSTRIAL: 24,455 / 2,002 = 12.2
1st FLOOR OFFICE: 7,800 / 371 = 20.6
UPPER FLOOR STORAGE: 7,800 / 2,002 = 3.8
TOTAL REQUIRED: 37 (36.6)
PARKING PROVIDED: 44
ACCESSIBLE PARKING PROVIDED: 1

SMALL CAR PARKING ALLOWED: 20% OR 9.2
SMALL CAR PARKING PROVIDED: 7

INDUSTRIAL BICYCLE PARKING 40,055 / 10,764 = 3.7
1 BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.] 4 SPACES PROVIDED

OFFICE BICYCLE PARKING
1 BICYCLE SPACE PER PUBLIC ENTRANCE MAX PUBLIC ENTRANCES: 3
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

SITE DATA - BUILDING E

SETBACKS:	MIN.	PROPOSED
FRONT (NORTH-FUTURE ROAD):	10m [32.8'] VARIANCE	5.01 m [16.44']
SIDE (EAST-RU ZONE):	10m [32.8']	28.49 m [93.48']
SIDE (WEST-M ZONE):	10m [32.8']	N/A
REAR (SOUTH-RU ZONE):	10m [32.8']	15.00 m [49.21']
HEIGHT:	12 m [39.5']	9.91 m [32.5']

PARKING REQUIRED:
INDUSTRIAL: 1 STALLS PER 2,002 sq.ft. [186 sq.m.]
OFFICE: 1 STALLS PER 371 sq.ft. [35 sq.m.]

1st FLOOR INDUSTRIAL: 14,615 / 2,002 = 7.3
1st FLOOR OFFICE: 4,535 / 371 = 12.0
UPPER FLOOR STORAGE: 4,535 / 2,002 = 2.2
TOTAL REQUIRED: 22 (21.5)
PARKING PROVIDED: 29
ACCESSIBLE PARKING PROVIDED: 1

SMALL CAR PARKING ALLOWED: 20% OR 5.6
SMALL CAR PARKING PROVIDED: 1

INDUSTRIAL BICYCLE PARKING 23,685 / 10,764 = 2.2
1 BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.] 2 SPACES PROVIDED

OFFICE BICYCLE PARKING
1 BICYCLE SPACE PER PUBLIC ENTRANCE MAX PUBLIC ENTRANCES: 2
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

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 ADEQUACY 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. FURRING 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 DRAWING.
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 (IE 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

LEGEND

EXISTING GRADE x 8.85
PROPOSED GRADE 11.10
SLOPE GRADES SHOWN.
REFER TO CIVIL PLANS AND TOPOGRAPHY PLAN FOR GRADES

ARCHITECTURE PANEL INC.
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2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
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6	JAN.18.24	ISSUED FOR DP
5	DEC.22.23	ISSUED FOR DP REVIEW
4	DEC.15.23	ISSUED FOR CLIENT REVIEW
3	DEC.05.23	ISSUED FOR CONSULTANT USE
2	NOV.21.23	ISSUED FOR CONSULTANT USE
1	NOV.08.23	ISSUED FOR CONSULTANT USE

DEVELOPER:

WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:

WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

DRAWING

OVERALL SITE PLAN

SEAL	JOB NO. 22-031	DRAWN DF/VCF
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE JAN.18.24	

PROJECT - DRAWING NUMBER **A-1.0** REV. **6**

SITE DATA - PHASE 1

CIVIC ADDRESS:	T.B.C.
LEGAL DESCRIPTION:	T.B.C.
EXISTING ZONING:	M-1B
GROSS LOT AREA:	51 160 m2 / 5.12 ha. [555,408 sq.ft. / 7.7 Ac.]
S.R.W. FOR FUTURE ROAD:	3 906 m2 / 0.39 ha. [42,043 sq.ft. / 0.97 Ac.]
FUTURE NET PHASE 1 AREA:	**13,774 m2 / 1.38 ha. [148,320 sq.ft. / 3.4 Ac.]**
FUTURE NET PHASE 2 AREA:	13 475 m2 / 1.35 ha. [145,046 sq.ft. / 3.33 Ac.]
PROPOSED BUILDING AREA (FOOTPRINT):	
BUILDING A	1 475 m2 [15,880 sq.ft.]
BUILDING B	2 181 m2 [23,480 sq.ft.]
BUILDING C	1 912 m2 [20580 sq.ft.]
TOTAL	5 568 m2 [59,940 sq.ft.]
SITE COVERAGE: 60% MAX.	59,940 / 148,320 = 40.4 %
F.A.R.:	59,940 + 24,670 / 148,320 = 0.57

SITE DATA - BUILDING A

	MIN.		PROPOSED
SETBACKS:			
FRONT (NORTH):	10m [32.8']		10.04 m [32.95']
SIDE (EAST-RU ZONE):	10m [32.8']	VARIANCE	3.04 m [9.98']
SIDE (WEST-M ZONE):	0m [0']		N/A
REAR (SOUTH-FUTURE ROAD):	5.0m [16.4']		10.04 m [32.92']
HEIGHT:	12 m [39.3']		10.21 m [33.5']
PARKING REQUIRED:			
INDUSTRIAL:	1 STALLS PER 2,002 sq.ft. [186 sq.m.]		
OFFICE:	1 STALLS PER 371 sq.ft. [35 sq.m.]		
1st FLOOR INDUSTRIAL:			10,005 / 2,002 = 4.9
1st FLOOR OFFICE:			5,875 / 371 = 15.6
UPPER FLOOR STORAGE:			9,875 / 2,002 = 2.9
TOTAL REQUIRED:			24 (23.4)
PARKING PROVIDED:			27
ACCESSIBLE PARKING PROVIDED:			1
SMALL CAR PARKING ALLOWED:			20% OR 5.4
SMALL CAR PARKING PROVIDED:			0
INDUSTRIAL BICYCLE PARKING			21,755 / 10,764 = 2.0
1 BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.]			2 SPACES PROVIDED
OFFICE BICYCLE PARKING			
1 BICYCLE SPACE PER PUBLIC ENTRANCE			MAX PUBLIC ENTRANCES: 6
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS			

SITE DATA - BUILDING B

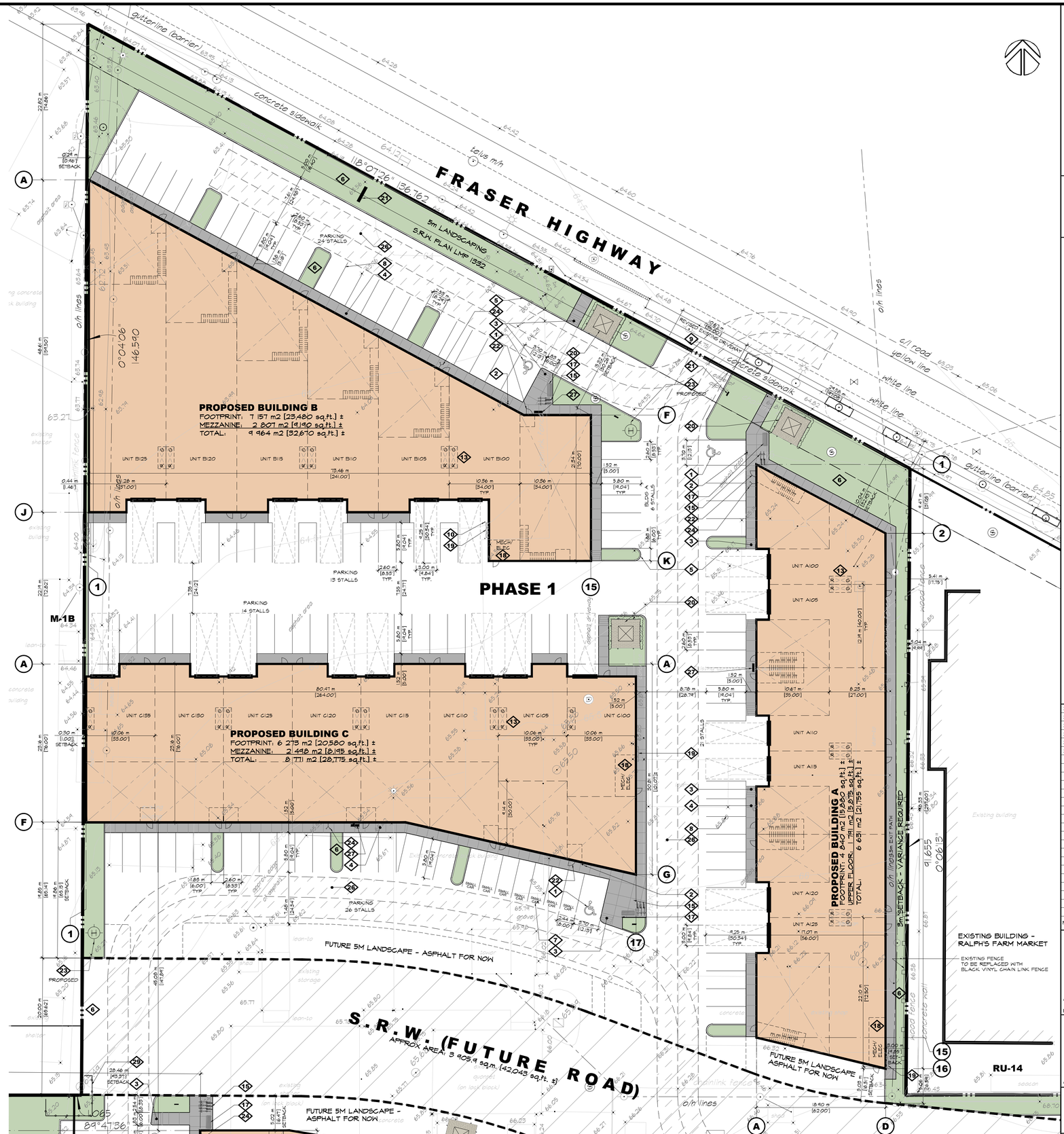
	MIN.		PROPOSED
SETBACKS:			
FRONT (NORTH):	10m [32.8']		15.32 m [50.26']
SIDE (EAST-RU ZONE):	10m [32.8']		N/A
SIDE (WEST-M ZONE):	0m [0']		0.24 m [0.98']
REAR (SOUTH-FUTURE ROAD):	5.0m [16.4']		N/A
HEIGHT:	12 m [39.3']		9.91 m [32.5']
PARKING REQUIRED:			
INDUSTRIAL:	1 STALLS PER 2,002 sq.ft. [186 sq.m.]		
OFFICE:	1 STALLS PER 371 sq.ft. [35 sq.m.]		
1st FLOOR INDUSTRIAL:			14,290 / 2,002 = 7.1
1st FLOOR OFFICE:			4,190 / 371 = 24.5
UPPER FLOOR STORAGE:			9,190 / 2,002 = 4.6
TOTAL REQUIRED:			56
PARKING PROVIDED:			57
ACCESSIBLE PARKING PROVIDED:			1
SMALL CAR PARKING ALLOWED:			20% OR 11.2
SMALL CAR PARKING PROVIDED:			0
INDUSTRIAL BICYCLE PARKING			52,670 / 10,764 = 5.0
1 BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.]			5 SPACES PROVIDED
OFFICE BICYCLE PARKING			
1 BICYCLE SPACE PER PUBLIC ENTRANCE			MAX PUBLIC ENTRANCES: 6
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS			

SITE DATA - BUILDING C

	MIN.		PROPOSED
SETBACKS:			
FRONT (NORTH):	10m [32.8']		N/A
SIDE (EAST-RU ZONE):	10m [32.8']		N/A
SIDE (WEST-M ZONE):	0m [0']		0.3 m [1.00']
REAR (SOUTH-FUTURE ROAD):	5.0m [16.4']		19.86 m [65.15']
HEIGHT:	12 m [39.3']		9.91 m [32.5']
PARKING REQUIRED:			
INDUSTRIAL:	1 STALLS PER 2,002 sq.ft. [186 sq.m.]		
OFFICE:	1 STALLS PER 371 sq.ft. [35 sq.m.]		
1st FLOOR INDUSTRIAL:			12,585 / 2,002 = 8.2
1st FLOOR OFFICE:			8,185 / 371 = 21.7
UPPER FLOOR STORAGE:			8,185 / 2,002 = 4.1
TOTAL REQUIRED:			32 (34)
PARKING PROVIDED:			40
ACCESSIBLE PARKING PROVIDED:			1
SMALL CAR PARKING ALLOWED:			20% OR 8.0
SMALL CAR PARKING PROVIDED:			7
INDUSTRIAL BICYCLE PARKING			28,875 / 10,764 = 2.7
1 BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.]			5 SPACES PROVIDED
OFFICE BICYCLE PARKING			
1 BICYCLE SPACE PER PUBLIC ENTRANCE			MAX PUBLIC ENTRANCES: 8
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS			

KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT, SEE DETAIL 1/A-1.3
2	POST OR BUILDING MOUNTED ACCESSIBLE PARKING SIGN, BUILDING MOUNTED SEE DETAIL 3/A-1.3 POST MOUNTED SEE DETAIL 4/A-1.3
3	5'L x 6'W SIDEWALK LETDOWN, PROVIDE MINIMUM 5'X5' CLEAR AT TOP OF LETDOWN, SEE DETAIL 2/A-1.3
4	CONCRETE SIDEWALK, 6"± ABOVE ADJACENT ASPHALT ---- FINISH
5	6x6 EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, SEE DETAIL 10/A-1.3
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 EQUIVANT AT EACH SIDE OF GRADE LEVEL DOOR, TYPICAL AT ALL GRADE DOORS, SEE DETAIL 9/A-1.3
11	RETAINING WALL, UNPAINTED c/w 42" PIPE 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 ENCLOSURE OR INSIDE BUILDING, TYPICAL FOR INSIDE BUILDING, SEE DETAIL 5/A-1.3 FOR ENCLOSURE, SEE DETAIL 14/A-1.3
14	CONCRETE DOLLY PAD
15	BICYCLE PARKING, SEE DETAIL 8/A-1.3
16	SAWCUT CONCRETE
17	SITE FURNITURE PER 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 8/A-1.3
20	ELECTRICAL KIOSK, SEE DETAIL 7/A-1.3, SEE ELECTRICAL DRAWINGS
21	SIGNAGE, SEE DETAIL 12/A-1.3 FOR PYLON SIGN, AND DETAIL 13/A-1.3 FOR MONUMENT SIGN
22	TYPICAL ACCESSIBLE ENTRANCE
23	FIRE HYDRANT, SEE CIVIL DRAWINGS
24	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL DRAWINGS
25	TRAVEL DISTANCE HYDRANT TO FDC (147' [45m] MAX CONFIRM ON SITE)
26	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 GRADE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m -ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 74,000 LBS GVWR -HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m LONG -BE CONNECTED WITH A PUBLIC THOROUGHFARE
27	ANNUCIATOR PANEL, SEE ELECTRICAL DRAWINGS
28	WHEELSTOP, PER DETAIL 11/A-1.3
29	TEMPORARY TREE PROTECTION FENCE PER LANDSCAPE ARCHITECT'S DWGS



A-1.1 **SITE PLAN**
SCALE: 1" = 20'-0"

SCALE: 0 5' 10' 20' 50'

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

IN ASSOCIATION WITH

D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 807-5859 EMAIL: DANNY@VSYNDEX.CA

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6	JAN.16.24	ISSUED FOR DP
5	DEC.22.23	ISSUED FOR DP REVIEW
4	DEC.15.23	ISSUED FOR CLIENT REVIEW
3	DEC.05.23	ISSUED FOR CONSULTANT USE
2	NOV.21.23	ISSUED FOR CONSULTANT USE
1	NOV.08.23	ISSUED FOR CONSULTANT USE

DEVELOPER:

WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

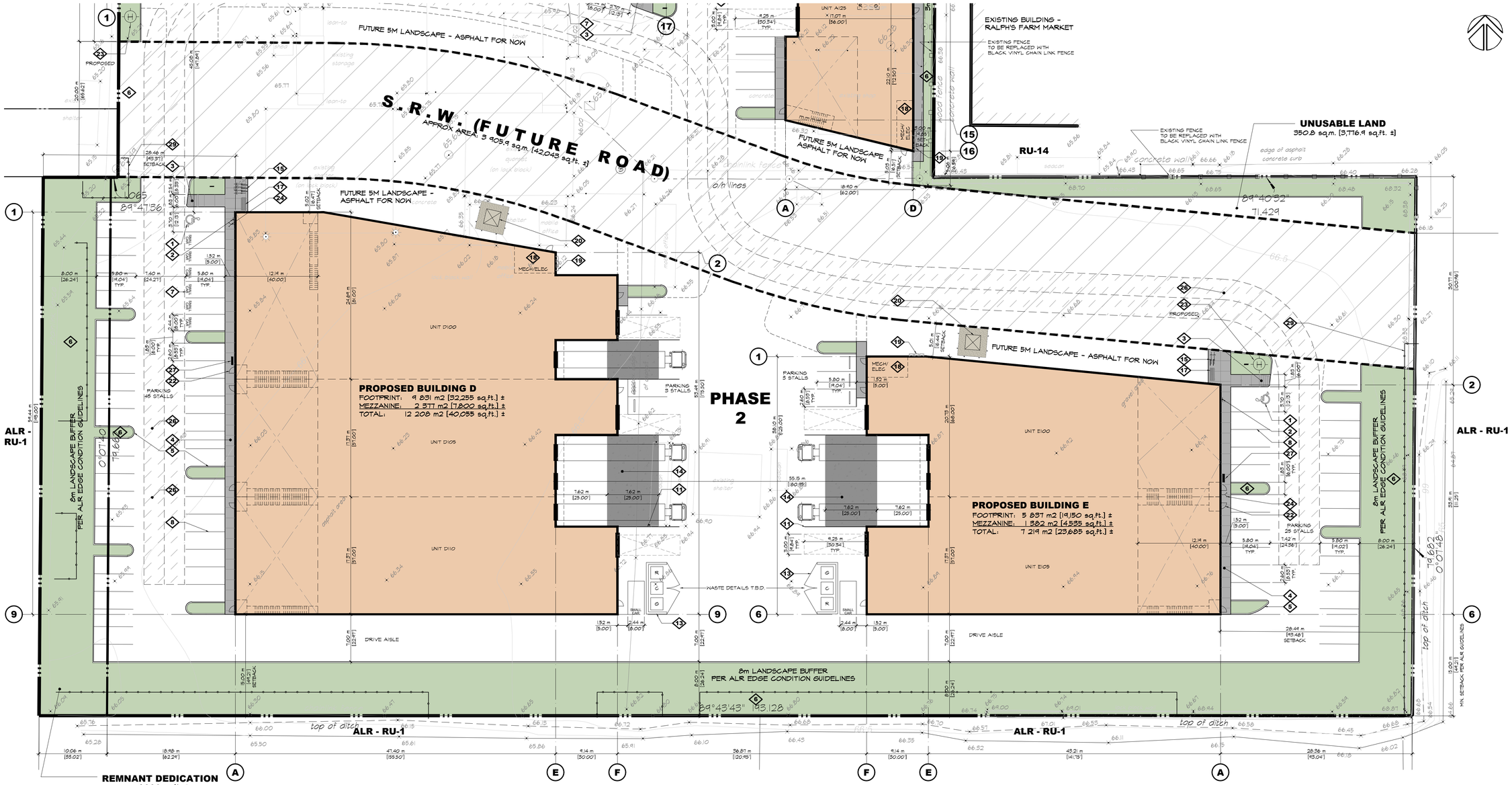
PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:

WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

DRAWING
PHASE 1 SITE PLAN

SEAL	JOB NO. 22-031	DRAWN VCF/DF
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN.18.24

PROJECT - DRAWING NUMBER **A-1.1** REV. **6**



SITE PLAN

A-1.2

SCALE: 1" = 20'-0"

SCALE: 0, 10', 20', 50'

SITE DATA - PHASE 2

CIVIC ADDRESS:	T.B.C.
LEGAL DESCRIPTION:	T.B.C.
EXISTING ZONING:	M-1B
GROSS LOT AREA:	31 160 m2 / 3.12 ha. [335,408 sq.ft. / 7.7 Ac.]
S.R.W. FOR FUTURE ROAD:	5 906 m2 / 0.59 ha. [42,045 sq.ft. / 0.97 Ac.]
FUTURE NET PHASE 1 AREA:	13,778 m2 / 1.38 ha. [148320 sq.ft. / 3.4 Ac.]
FUTURE NET PHASE 2 AREA:	**15 475 m2 / 1.55 ha. [165,046 sq.ft. / 3.53 Ac.]**
PROPOSED BUILDING AREA (FOOTPRINT):	
BUILDING D	9 997 m2 [32,255 sq.ft.]
BUILDING E	1 774 m2 [19,150 sq.ft.]
TOTAL:	4 776 m2 [51,405 sq.ft.]
SITE COVERAGE: 60% MAX.	51,405 / 165,046 = 35.4 %
F.A.R.:	51,405 + 12,555 / 165,046 = 0.44

SITE DATA - BUILDING D

SETBACKS:	MIN.	PROPOSED
FRONT (NORTH-FUTURE ROAD):	10m [32.8']	**VARIANCE** 5.02 m [16.47']
SIDE (EAST-RU ZONE):	10m [32.8']	N/A
SIDE (WEST-RU ZONE):	10m [32.8']	28.46 m [93.31']
REAR (SOUTH-RU ZONE):	10m [32.8']	15.00 m [49.21']
HEIGHT:	12 m [39.3']	9.81 m [32.3']
PARKING REQUIRED:		
INDUSTRIAL:	1 STALLS PER 2,002 sq.ft. [186 sq.m.]	
OFFICE:	1 STALLS PER 371 sq.ft. [35 sq.m.]	
1st FLOOR INDUSTRIAL:		24,455 / 2,002 = 12.2
1st FLOOR OFFICE:		7,800 / 371 = 20.6
UPPER FLOOR STORAGE:		7,800 / 2,002 = 3.8
TOTAL REQUIRED:		37 (36.6)
PARKING PROVIDED:		48
ACCESSIBLE PARKING PROVIDED:		1
SMALL CAR PARKING ALLOWED:		20% OR 9.2
SMALL CAR PARKING PROVIDED:		7
INDUSTRIAL BICYCLE PARKING 1 BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.]		40,055 / 10,764 = 3.1 4 SPACES PROVIDED
OFFICE BICYCLE PARKING 1 BICYCLE SPACE PER PUBLIC ENTRANCE		MAX PUBLIC ENTRANCES: 3 FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

SITE DATA - BUILDING E

SETBACKS:	MIN.	PROPOSED
FRONT (NORTH-FUTURE ROAD):	10m [32.8']	**VARIANCE** 5.01 m [16.44']
SIDE (EAST-RU ZONE):	10m [32.8']	28.44 m [93.48']
SIDE (WEST-RU ZONE):	10m [32.8']	N/A
REAR (SOUTH-RU ZONE):	10m [32.8']	15.00 m [49.21']
HEIGHT:	12 m [39.3']	9.81 m [32.3']
PARKING REQUIRED:		
INDUSTRIAL:	1 STALLS PER 2,002 sq.ft. [186 sq.m.]	
OFFICE:	1 STALLS PER 371 sq.ft. [35 sq.m.]	
1st FLOOR INDUSTRIAL:		14,615 / 2,002 = 7.3
1st FLOOR OFFICE:		4,535 / 371 = 12.0
UPPER FLOOR STORAGE:		4,535 / 2,002 = 2.2
TOTAL REQUIRED:		22 (21.5)
PARKING PROVIDED:		24
ACCESSIBLE PARKING PROVIDED:		1
SMALL CAR PARKING ALLOWED:		20% OR 5.6
SMALL CAR PARKING PROVIDED:		1
INDUSTRIAL BICYCLE PARKING 1 BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.]		23,685 / 10,764 = 2.2 2 SPACES PROVIDED
OFFICE BICYCLE PARKING 1 BICYCLE SPACE PER PUBLIC ENTRANCE		MAX PUBLIC ENTRANCES: 2 FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT, SEE DETAIL 1/A-1.3	16	SAWCUT CONCRETE
2	POST OR BUILDING MOUNTED ACCESSIBLE PARKING SIGN, BUILDING MOUNTED SEE DETAIL 3/A-1.3 POST MOUNTED SEE DETAIL 4/A-1.3	17	SITE FURNITURE PER LANDSCAPE ARCHITECTS DRAWINGS
3	5' L x 8' W SIDEWALK LETDOWN, PROVIDE MINIMUM 5'X5' CLEAR AT TOP OF LETDOWN, SEE DETAIL 2/A-1.3	18	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
4	CONCRETE SIDEWALK, 6" ± ABOVE ADJACENT ASPHALT ---- FINISH	19	GAS METERS, PER MECHANICAL DRAWINGS WITH FENCE AND PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY, SEE DETAIL 6/A-1.3
5	6x6 EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, SEE DETAIL 10/A-1.3	20	ELECTRICAL KIOSK, SEE DETAIL 7/A-1.3, SEE ELECTRICAL DRAWINGS
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS	21	SIGNAGE, SEE DETAIL 12/A-1.3 FOR PYLON SIGN, AND DETAIL 13/A-1.3 FOR MONUMENT SIGN
7	PAINT ON ASPHALT	22	TYPICAL ACCESSIBLE ENTRANCE
8	4" PAINT STRIPE, TYPICAL	23	FIRE HYDRANT, SEE CIVIL DRAWINGS
9	ASPHALT CROSSING TO MUNICIPAL SPECS	24	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL DRAWINGS
10	6'-9" 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 6/A-1.3	25	TRAVEL DISTANCE HYDRANT TO FDC (147' [45m] MAX CONFIRM ON SITE)
11	RETAINING WALL, (PAINTED 6/A 42" PIPE GUARDRAIL GUARDRAIL REQUIRED UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm), SEE CIVIL DRAWINGS FOR RETAINING WALL HEIGHTS	26	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 19,000 LBS OVER -HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90M LONG -BE CONNECTED WITH A PUBLIC THOROUGHFARE
12	LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION	27	ANNUCIATOR PANEL, SEE ELECTRICAL DRAWINGS
13	GARBAGE LOCATION ENCLOSURE OR INSIDE BUILDING, TYPICAL FOR INSIDE BUILDING SEE DETAIL 5/A-1.3 FOR ENCLOSURE, SEE DETAIL 14/A-1.3	28	WHEELSTOP, PER DETAIL 11/A-1.3
14	CONCRETE DOLLY PAD	29	TEMPORARY TREE PROTECTION FENCE PER LANDSCAPE ARCHITECT'S DWGS
15	BICYCLE PARKING, SEE DETAIL 8/A-1.3		

ARCHITECTURE PANEL INC.
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UNIT 206 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
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D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 807-5655 EMAIL: DANDY@VISTA.CA

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5	DEC.22.23	ISSUED FOR DP REVIEW
4	DEC.15.23	ISSUED FOR CLIENT REVIEW
3	DEC.05.23	ISSUED FOR CONSULTANT USE
2	NOV.21.23	ISSUED FOR CONSULTANT USE
1	NOV.08.23	ISSUED FOR CONSULTANT USE

DEVELOPER:

WESMONT

ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:

WESMONT PARK

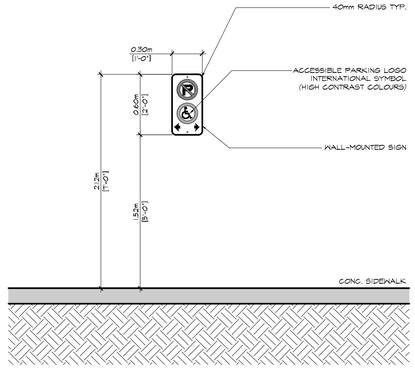
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

DRAWING

PHASE 2 SITE PLAN

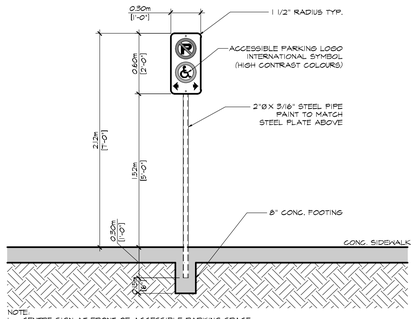
SEAL	JOB NO. 22-031	DRAWN VC/FDF
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN.18.24

PROJECT - DRAWING NUMBER **A-1.2** REV. **6**



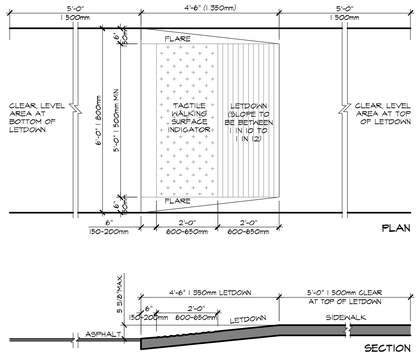
NOTE:
1. MOUNT TO FACE OF WALL AT FRONT OF ACCESSIBLE PARKING SPACE, CENTER UNLESS THERE IS GLAZING.
2. COLOUR: WHITE BACKGROUND THROUGHOUT, RED TOP CIRCLE & CENTER SLASH, BLACK 'P', GREEN BOTTOM CIRCLE, BLACK CENTER SYMBOL, BLACK ARROWS & BLACK BORDER.

4 / A-1.3 **ACCESSIBLE BUILDING-MOUNTED PARKING SIGN DETAIL**
SCALE: 1/2" = 1'-0"



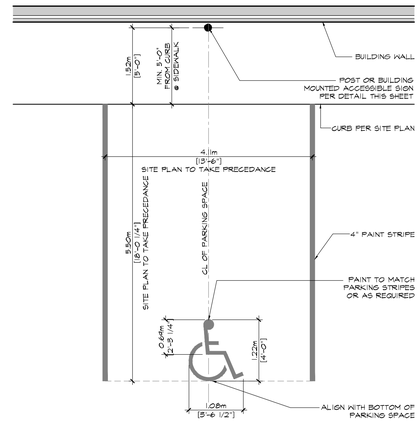
NOTE:
1. CENTRE SIGN AT FRONT OF ACCESSIBLE PARKING SPACE.
2. SIGN FACE LOCATED MIN. 5'-0" CLEAR FROM THE FRONT OF ACCESSIBLE PARKING SPACE FOR ACCESSIBILITY
3. COLOUR: WHITE BACKGROUND THROUGHOUT, RED TOP CIRCLE & CENTER SLASH, BLACK 'P', GREEN BOTTOM CIRCLE, BLACK CENTER SYMBOL, BLACK ARROWS & BLACK BORDER.

3 / A-1.3 **ACCESSIBLE POLE-MOUNTED PARKING SIGN DETAIL**
SCALE: 1/2" = 1'-0"

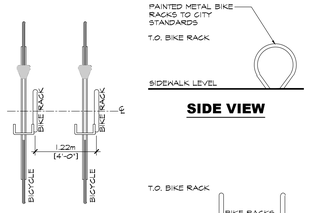


FLARED SIDES HAVE TO HAVE A SLOPE OF NOT MORE THAN 1 IN 12 WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS THEM
*CURB RAMPS SHALL HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL BE SLIP-RESISTANT, AND HAVE A SMOOTH TRANSITION FROM THE CURB RAMP TO THE ADJACENT SURFACES

2 / A-1.3 **LETDOWN DETAIL**
SCALE: 1/2" = 1'-0"

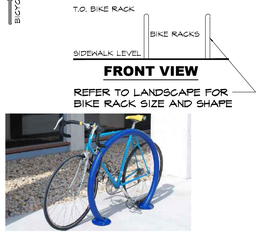


1 / A-1.3 **ACCESSIBLE PARKING STALL DETAIL**
SCALE: 1/4" = 1'-0"



SIDE VIEW

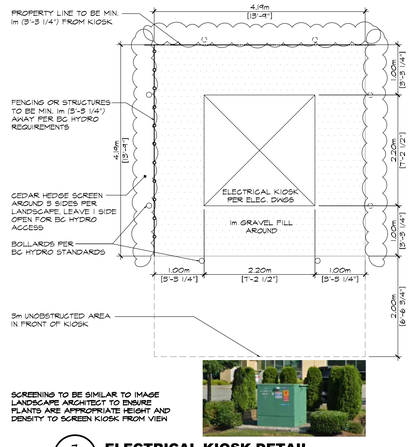
PLAN



FRONT VIEW

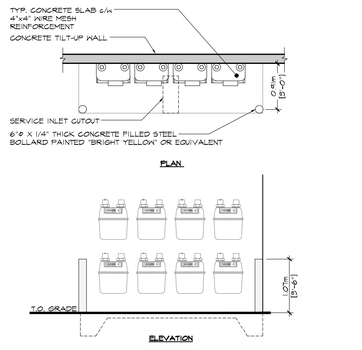
REFER TO LANDSCAPE FOR BIKE RACK SIZE AND SHAPE

8 / A-1.3 **BIKE RACK DETAIL**
SCALE: 1/4" = 1'-0"



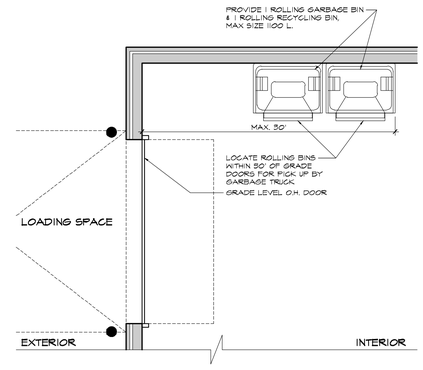
SCREENING TO BE SIMILAR TO IMAGE
LANDSCAPE ARCHITECT TO ENSURE PLANTS ARE APPROPRIATE HEIGHT AND DENSITY TO SCREEN KIOSK FROM VIEW

7 / A-1.3 **ELECTRICAL KIOSK DETAIL**
SCALE: 1/4" = 1'-0"

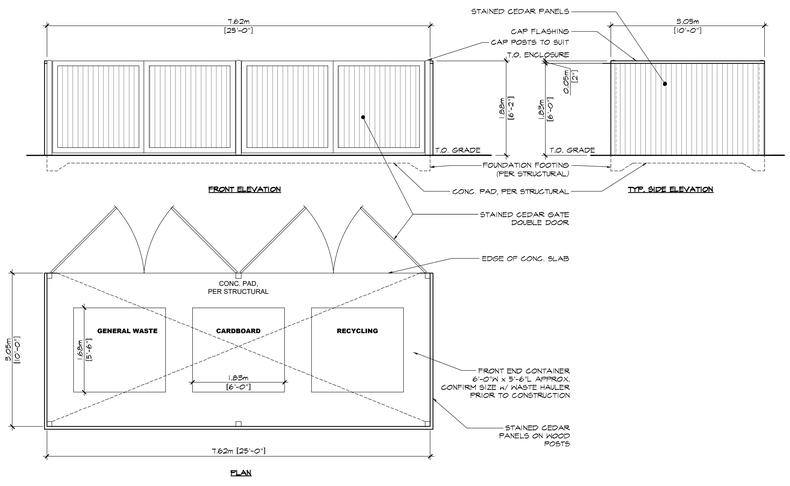


GENERAL ENCLOSURE NOTES:
TYPICAL SLAB & FENCE:
1) FOOTING TO BE DESIGNED BY OTHERS TO SUIT LOCAL SOIL CONDITIONS.
2) ENSURE MINIMUM INSIDE DIMENSIONS ARE MAINTAINED PER BC HYDRO STANDARDS

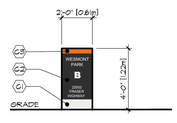
6 / A-1.3 **GAS METER DETAIL**
SCALE: 1/4" = 1'-0"



5 / A-1.3 **INTERIOR GARBAGE DETAIL**
SCALE: 1/4" = 1'-0"

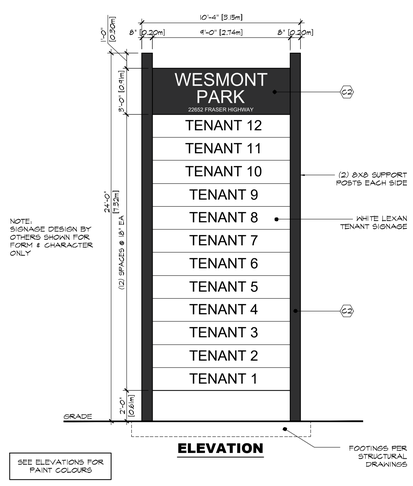


14 / A-1.3 **GARBAGE ENCLOSURE DETAIL**
SCALE: 1 1/2" = 1'-0"



ELEVATION

13 / A-1.3 **MONUMENT SIGN DETAIL**
SCALE: 1 1/2" = 1'-0"

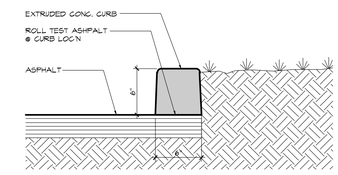


NOTE:
SIGNAGE DESIGN BY OTHERS SHOWN FOR FORM & CHARACTER ONLY

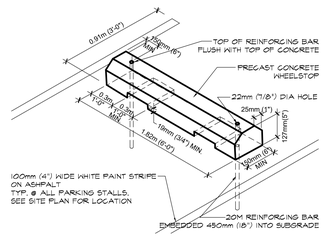
SEE ELEVATIONS FOR PAINT COLOURS

ELEVATION

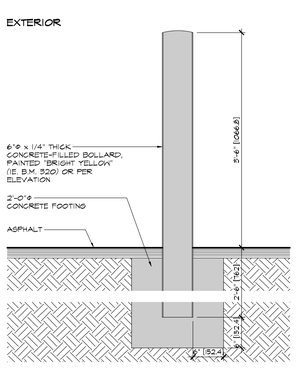
12 / A-1.3 **PYLON SIGN DETAIL**
SCALE: 1 1/2" = 1'-0"



10 / A-1.3 **CURB DETAIL**
SCALE: 1 1/2" = 1'-0"



11 / A-1.3 **TYPICAL WEEL STOP**
SCALE: 1 1/2" = 1'-0"



9 / A-1.3 **BOLLARD DETAIL**
SCALE: 1" = 1'-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) 607-9655 EMAIL: DARCY@DFORCE.CA

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECTS WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL LAND DIMENSIONS AND ALL OTHER SITUATIONS. ALL DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECTS WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

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3	JAN.18.24	ISSUED FOR DP
2	DEC.22.23	ISSUED FOR DP REVIEW
1	DEC.15.23	ISSUED FOR CLIENT REVIEW

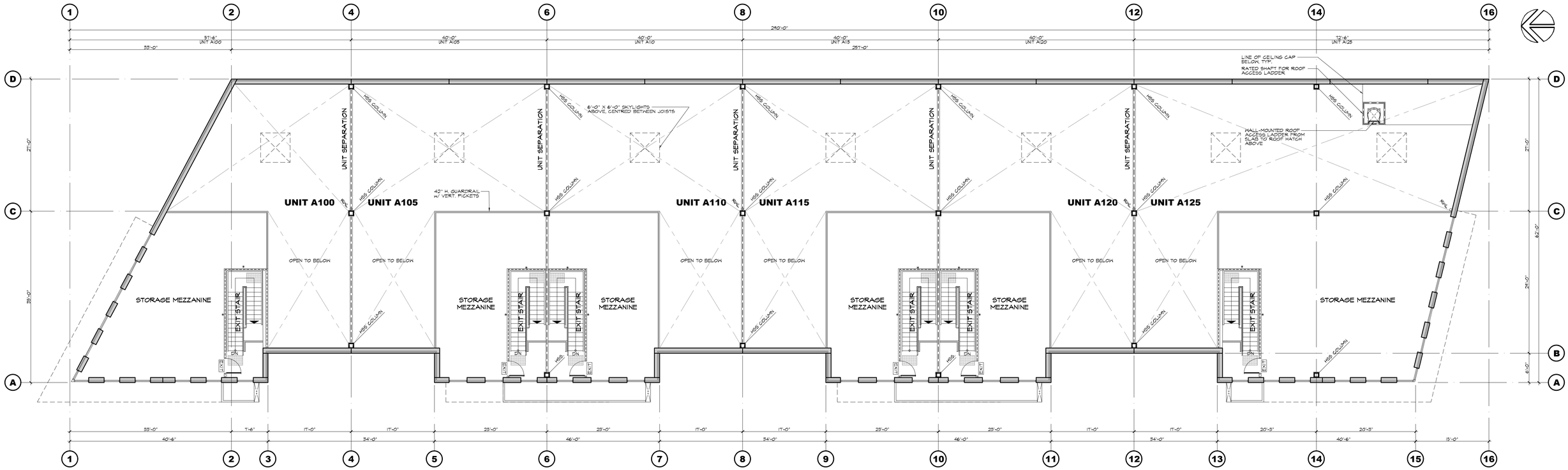
DEVELOPER:
WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

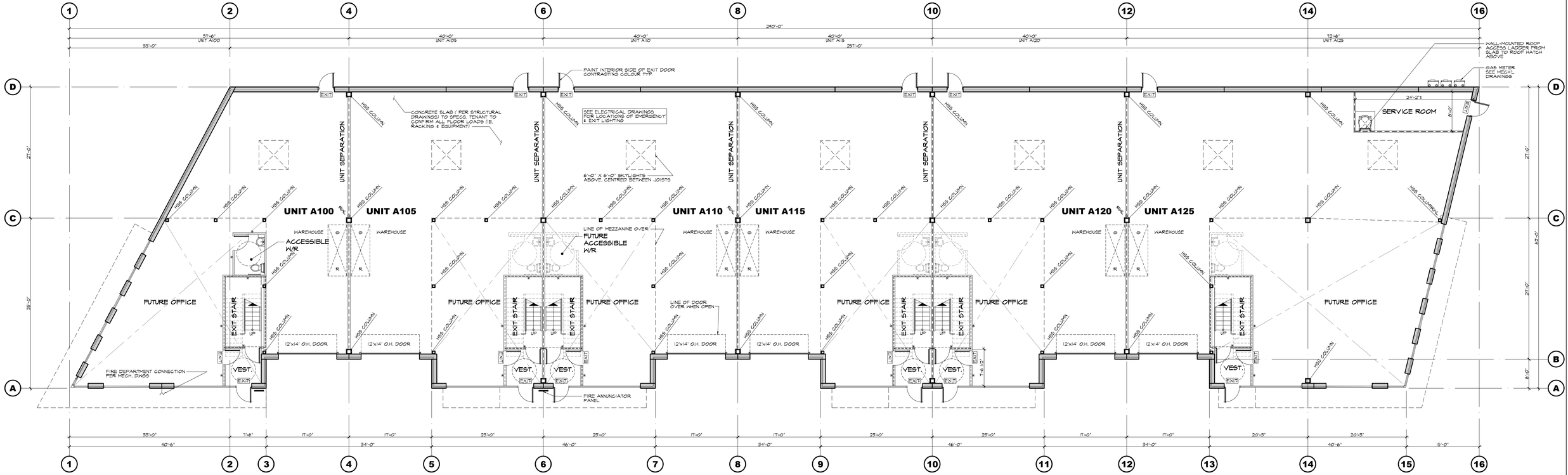
DRAWING
SITE DETAILS

SEAL	JOB NO. 22-031	DRAWN RP
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN.18.24

PROJECT - DRAWING NUMBER **A-1.3** | REV. 3



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



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

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITH OUT THE EXPRESS WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATUM ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECTS WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 204 - 1815 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 385 3600 | RUCHI@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN INC.
26234 ALLIANCE STREET, ABBOTSFORD, B.C., V2S 2J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

SEAL

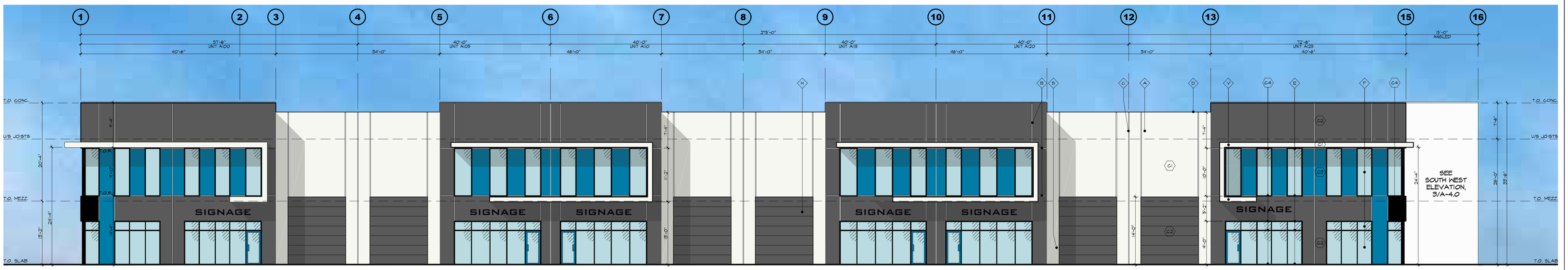
DEVELOPER:
WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

ISSUE: NO.	DATE	REVISION	NO.	DATE	REVISION	NO.	DATE	REVISION
1	DEC.15.23	ISSUED FOR CLIENT REVIEW	13			25		
2	DEC.22.23	ISSUED FOR DP REVIEW	14			26		
3	JAN.18.24	ISSUED FOR DP	15			27		
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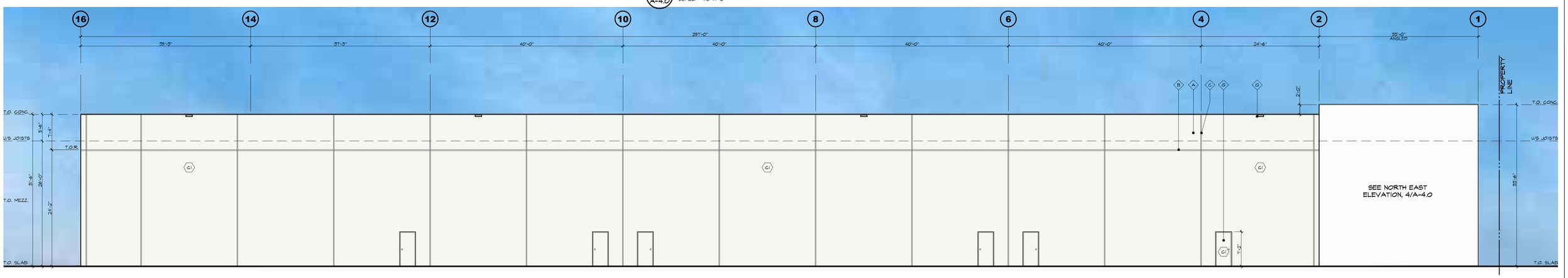
PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

DRAWING: **BUILDING A FLOOR PLANS**
REV. 2

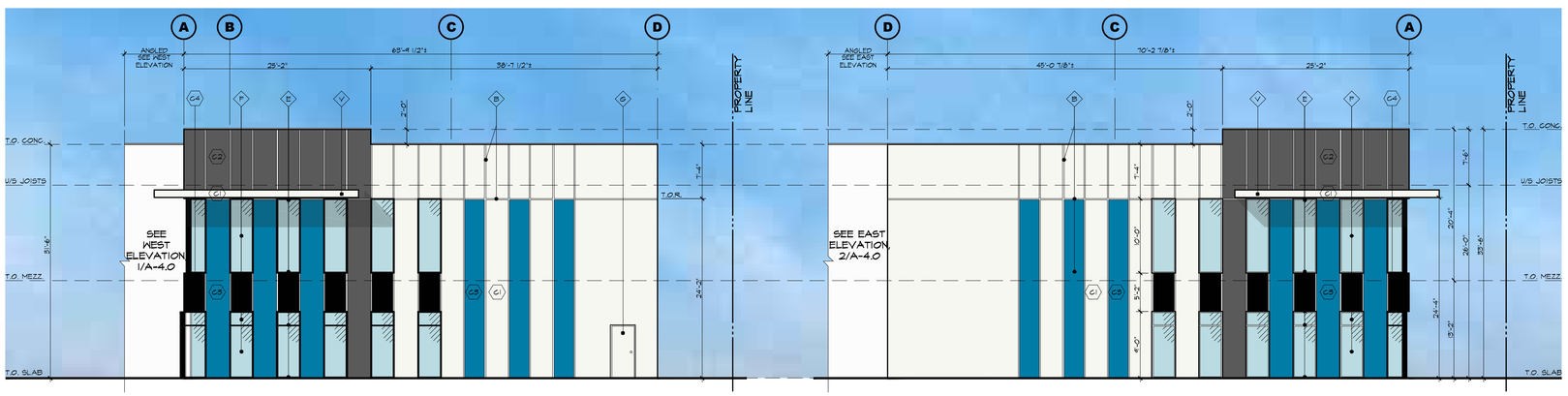
DRAWN: | CHECKED: R.D.
JOB NO.: 22-031
DATE PLOTTED: JAN.18.24
DRAWING NUMBER: **A-2.0**



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

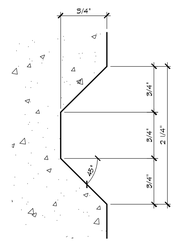


2 A-4.0 **EAST ELEVATION**
SCALE: 1/8"=1'-0"



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

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



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

PAINTING NOTES

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 8% 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 SHERWIN WILLIAMS 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**

LEGEND

+25.50 PROPOSED GRADE

+ 25.00 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 - CLEAR
- 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 DWGS
- M — CONCRETE STAIR w/ STEEL PIPE GUARDRAIL
- N — 3/4" REGESS 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 — HORIZONTAL CORRUGATED HAVE CONCRETE FORMLINER
- V — STEEL CHANNEL CANOPY - PAINTED
- 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:	**HIGH REFLECTIVE WHITE (SW 7757)**
	* C2	FIELD ACCENT COLOUR 1:	**CYBERSPACE (SW 7076)**
	* C3	FIELD ACCENT COLOUR 1:	**BLUE PLATE (SW 6746)**
	* C4	FIELD ACCENT COLOUR 1:	**COLOUR MATCH TO RGB 1, 1, 1**

IMPORTANT NOTE:
- COLOURS MAY APPEAR LIGHTER ON DRAWINGS THAN IN THE FIELD. COLOURS TO BE VERIFIED THROUGH SAMPLES PROVIDED BY PAINT COMPANY

EXTERIOR GUARDRAILS:	PAINTED STEEL
ALUMINUM STOREFRONT MULLIONS:	BLACK ANODIZED ALUMINUM
TYPICAL GLAZING:	CLEAR (LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT)
SPANDREL GLAZING COLOUR:	GREY
TYPICAL METAL CAP FLASHING:	**SLATE GREY**

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ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 206 - 1455 FOSTER STREET, WHITE ROCK, BC, V4B 0C6
604 385 3600 | RUCHI@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORGE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORGE.CA

SEAL

DEVELOPER:
WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

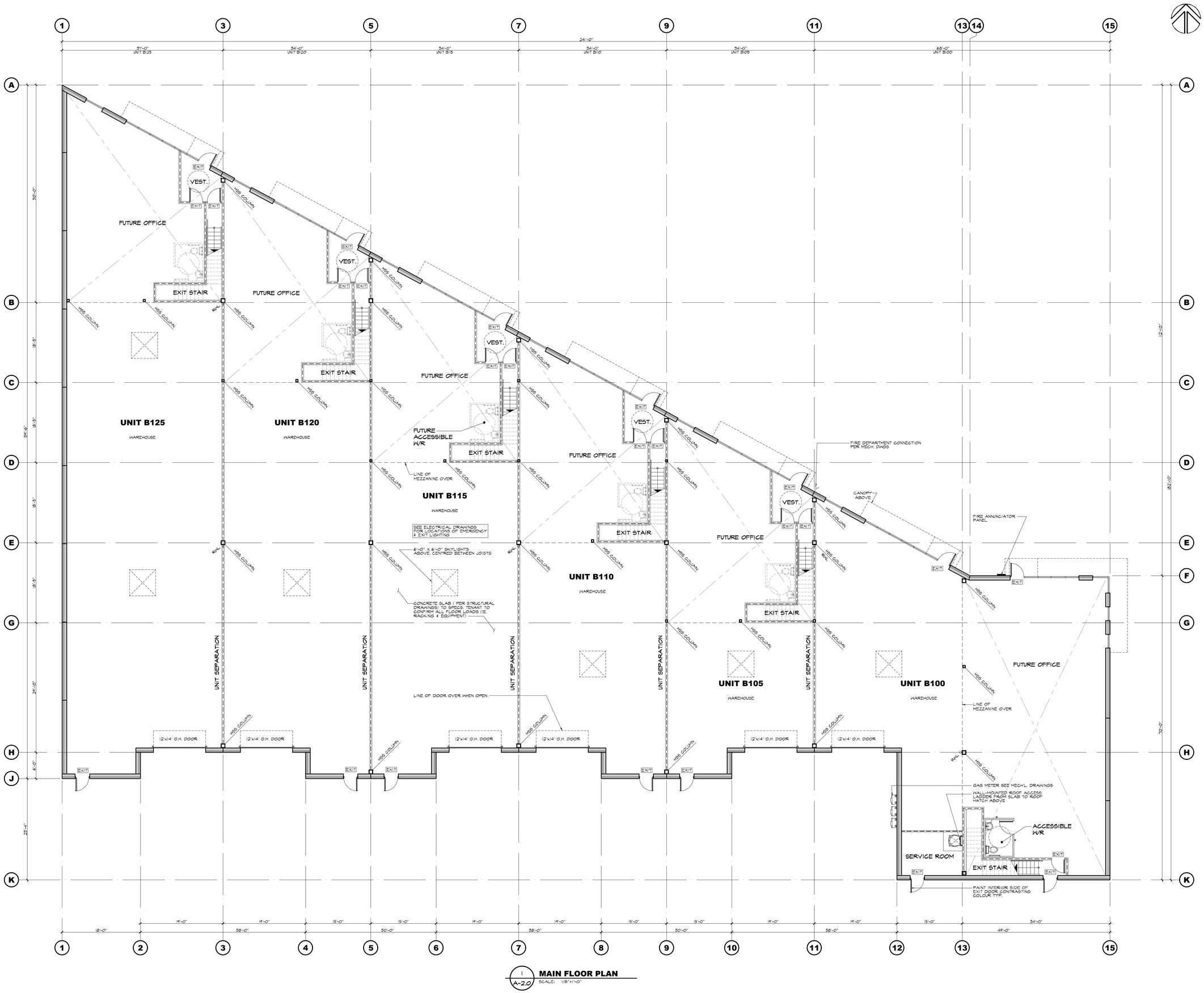
ISSUE:

NO.	DATE	REVISION
1	DEC.15.23	ISSUED FOR CLIENT REVIEW
2	DEC.21.23	ISSUED FOR DP REVIEW
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PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

DRAWING: **BUILDING A ELEVATIONS**
REV. 3

DRAWN: | CHECKED: R.D.
JOB NO.: 22-031
DATE PLOTTED: JAN.18.24
DRAWING NUMBER: **A-4.0**



1 / A-2.0 **MAIN FLOOR PLAN**
SCALE: 1/8"=1'-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.FORGE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 807-5655 EMAIL: DARCY@DFORGE.CA

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3	JAN.18.24	ISSUED FOR DP
2	DEC.22.23	ISSUED FOR DP REVIEW
1	DEC.15.23	ISSUED FOR CLIENT REVIEW

DEVELOPER:

WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:

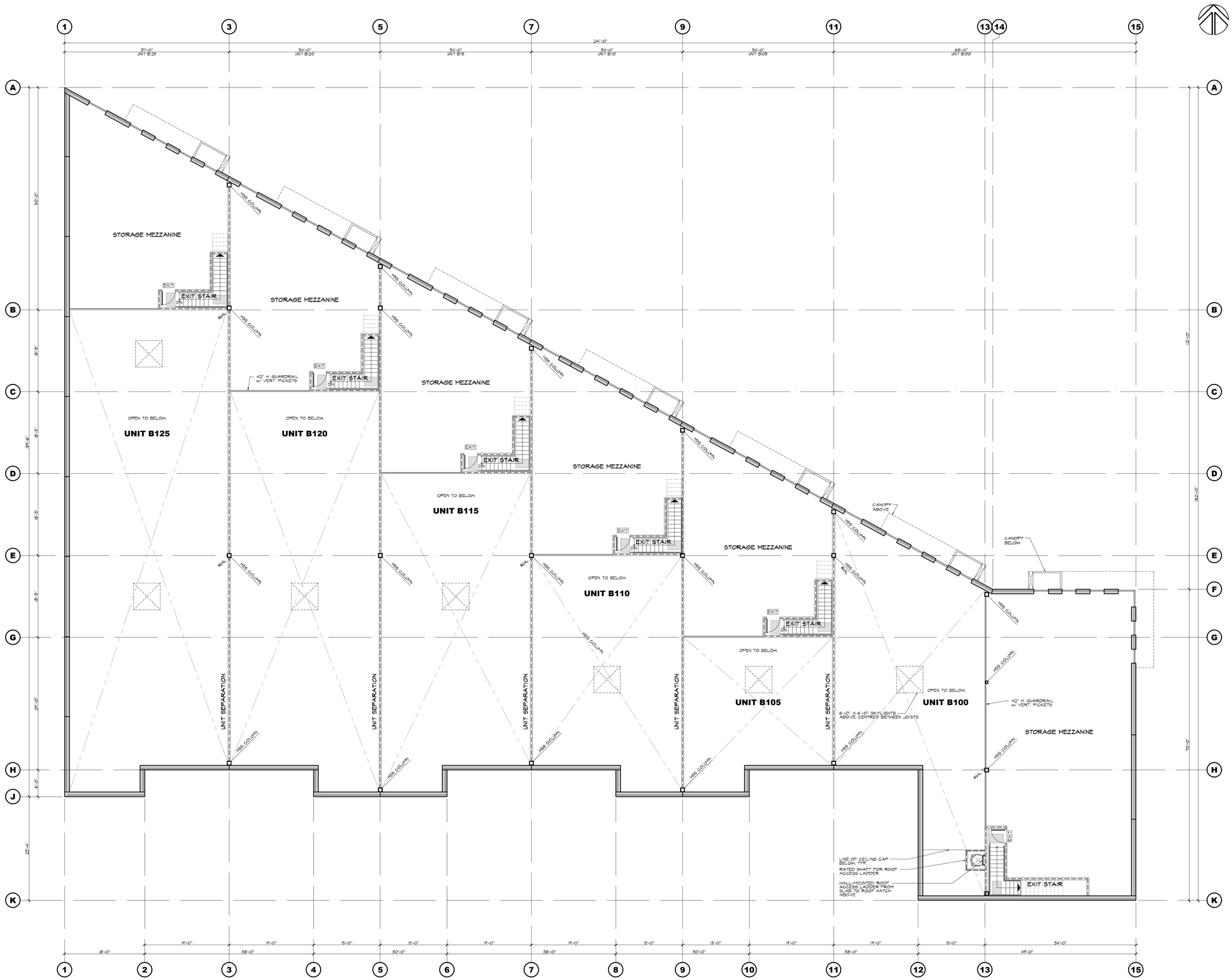
WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

DRAWING

BUILDING B
MAIN FLOOR PLAN

SEAL	JOB NO. 22-031	DRAWN RP
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN.18.24

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



UPPER FLOOR PLAN

1 / A-2.1

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

ARCHITECTURE **PANEL** INC.
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DEVELOPER:

WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:

WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

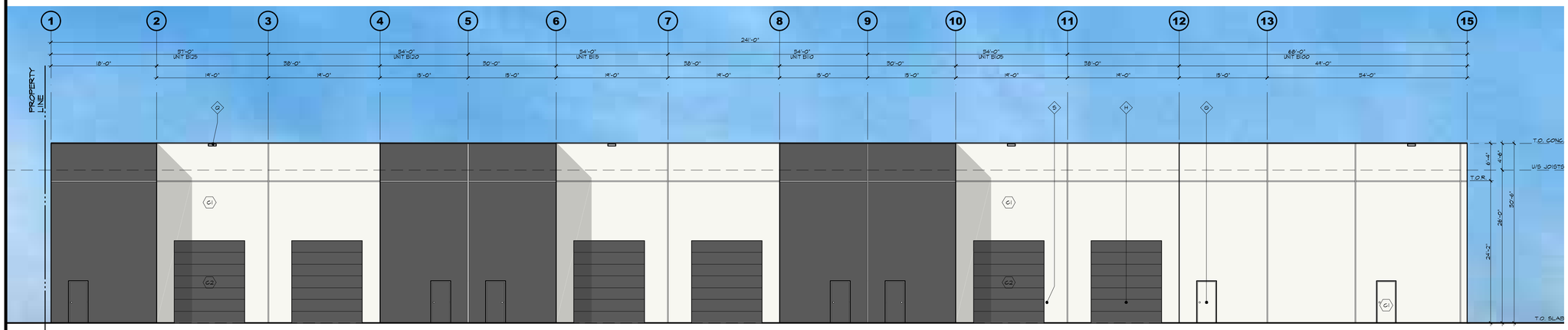
DRAWING
BUILDING B UPPER FLOOR PLAN

SEAL	JOB NO. 22-031	DRAWN RP
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN.18.24

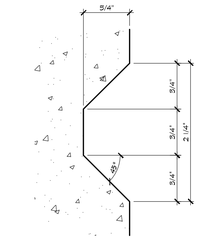
PROJECT - DRAWING NUMBER: **A-2.1** REV: 3



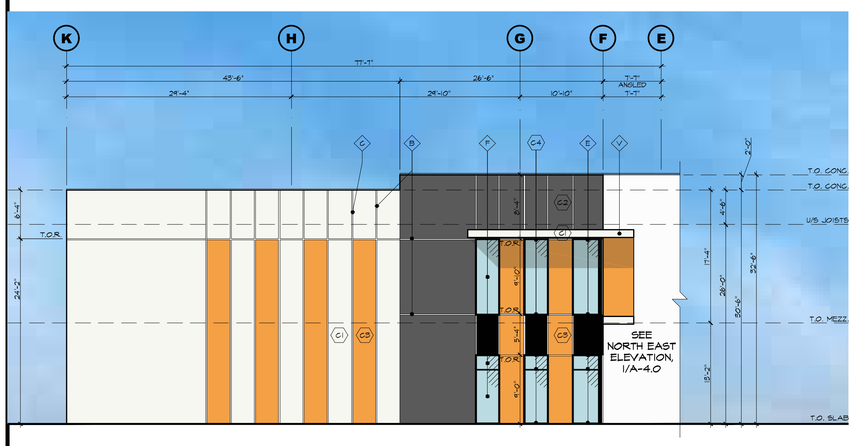
1 / A-4.0 **NORTH EAST ELEVATION**
SCALE: 1/8"=1'-0"



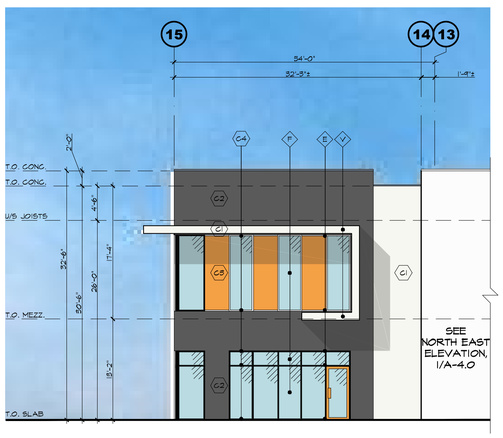
2 / A-4.0 **SOUTH ELEVATION**
SCALE: 1/8"=1'-0"



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



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



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

PAINTING NOTES

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 MANUFACTURERS 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 SHERWIN WILLIAMS 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**

LEGEND

PROPOSED GRADE (+10.00)

EXISTING GRADE (+4.00m)

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 - CLEAR
- 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 DWGS
- M — CONCRETE STAIR w/ STEEL PIPE GUARDRAIL
- N — 3/4" REGESS 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 — HORIZONTAL CORRUGATED WAVE CONCRETE FORMLINER
- V — STEEL CHANNEL CANOPY - PAINTED
- 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.	HIGH REFLECTIVE WHITE (SW 7757)
* C2	FIELD ACCENT COLOUR 1.	CYBERSPACE (SW 7076)
* C3	FIELD ACCENT COLOUR 1.	OSAGE ORANGE (SW 6340)
* C4	FIELD ACCENT COLOUR 1.	COLOUR MATCH TO RGB 1, 1, 1

IMPORTANT NOTE:
- COLOURS MAY APPEAR LIGHTER ON DRAWINGS THAN IN THE FIELD. COLOURS TO BE VERIFIED THROUGH SAMPLES PROVIDED BY PAINT COMPANY

EXTERIOR GUARDRAILS.	PAINTED STEEL
ALUMINUM STOREFRONT MULLIONS.	BLACK ANODIZED ALUMINUM
TYPICAL GLAZING.	CLEAR (LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT)
SPANDREL GLAZING COLOUR.	GREY
TYPICAL METAL CAP FLASHING.	SLATE GREY

ARCHITECTURE **PANEL** INC.
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D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 807-5655 EMAIL: DARCY@DFORCE.CA

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECTS WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AND INFORMATION ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECTS WRITTEN CONSENT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

NO.	DATE	DESCRIPTION
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3	JAN.18.24	ISSUED FOR DP
2	DEC.22.23	ISSUED FOR DP REVIEW
1	DEC.15.23	ISSUED FOR CLIENT REVIEW

DEVELOPER:

WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:

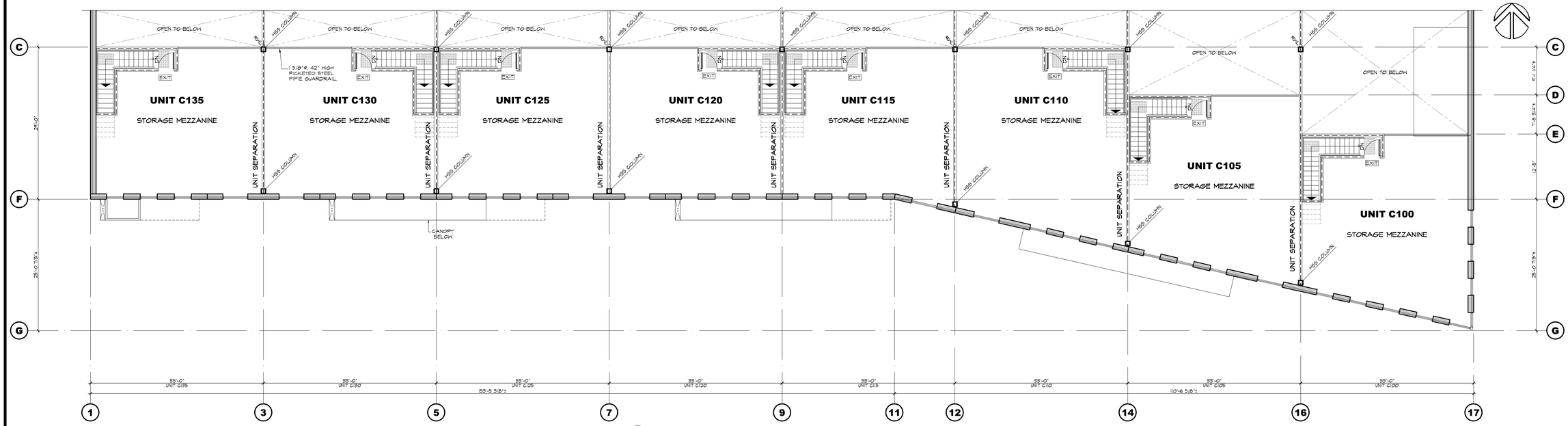
WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

DRAWING

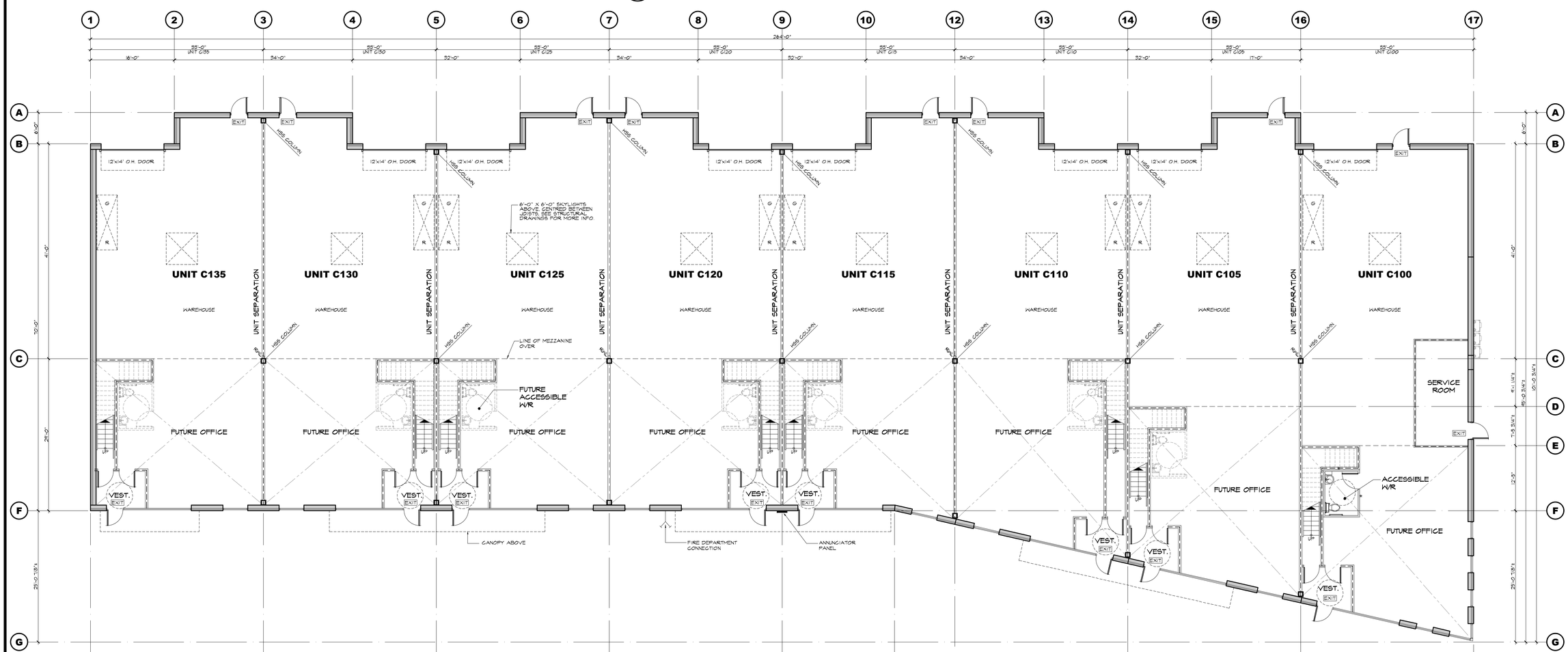
BUILDING B ELEVATIONS

SEAL	JOB NO. 22-031	DRAWN RP
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN.18.24

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



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



2 A-2.0 **MAIN FLOOR PLAN**
SCALE: 1/8"=1'-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.FORGE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 807-5655 EMAIL: DARCY@DFORGE.CA

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NO.	DATE	DESCRIPTION
3	JAN.18.24	ISSUED FOR DP
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DEVELOPER:

WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:

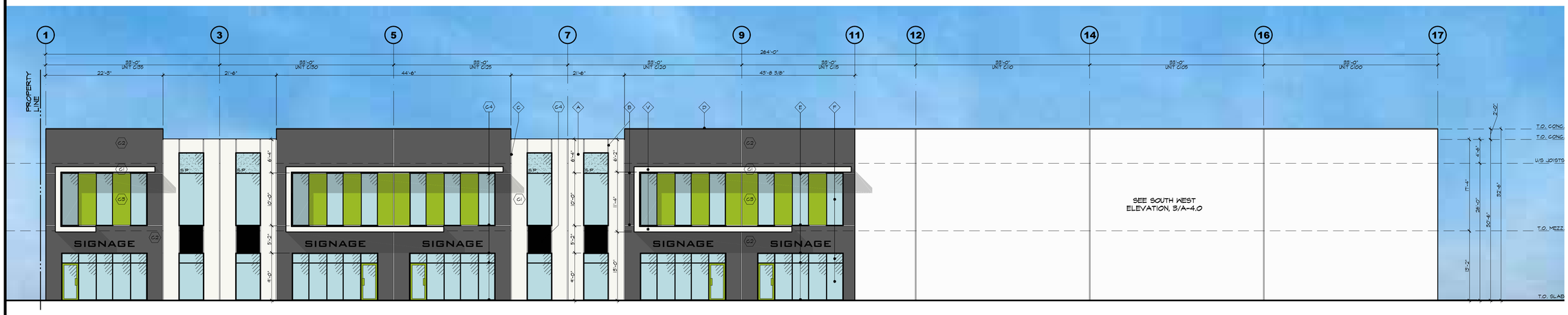
WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

DRAWING

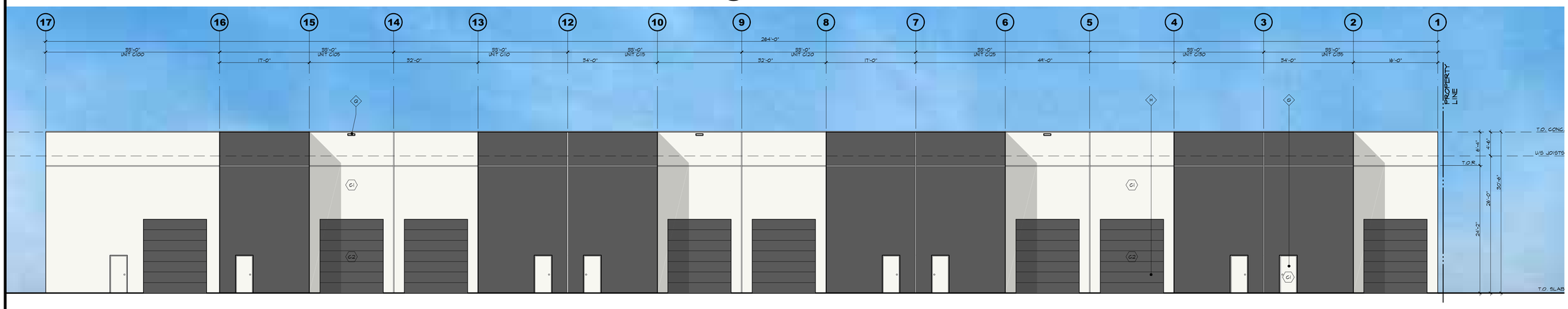
BUILDING C FLOOR PLANS

SEAL	JOB NO. 22-031	DRAWN RP
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN.18.24

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



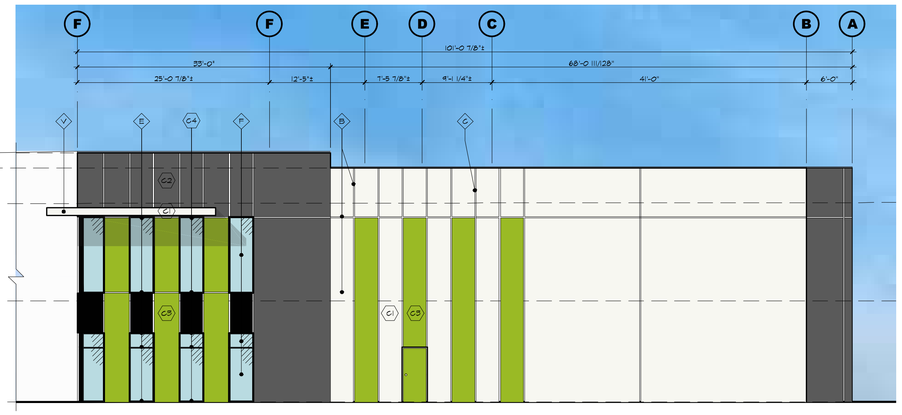
1 A-4.0 **SOUTH ELEVATION**
SCALE: 1/8"=1'-0"



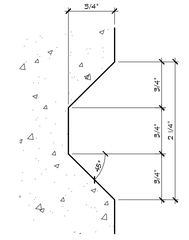
2 A-4.0 **NORTH ELEVATION**
SCALE: 1/8"=1'-0"



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



4 A-4.0 **EAST ELEVATION**
SCALE: 1/8"=1'-0"



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

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 - CLEAR
- 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 — HORIZONTAL CORRUGATED WAVE CONCRETE FORMLINER
- V — STEEL CHANNEL CANOPY - PAINTED
- 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:	**HIGH REFLECTIVE WHITE (SW 7757)**
* C2	FIELD ACCENT COLOUR 1:	**CYBERSPACE (SW 7076)**
* C3	FIELD ACCENT COLOUR 1:	**ELECTRIC LIME (SW 6921)**
* C4	FIELD ACCENT COLOUR 1:	**COLOUR MATCH TO RGB 1, 1, 1**

IMPORTANT NOTE:
- COLOURS MAY APPEAR LIGHTER ON DRAWINGS THAN IN THE FIELD.
COLOURS TO BE VERIFIED THROUGH SAMPLES PROVIDED BY PAINT COMPANY

EXTERIOR GUARDRAILS:	PAINTED STEEL
ALUMINUM STOREFRONT MULLIONS:	BLACK ANODIZED ALUMINUM
TYPICAL GLAZING:	CLEAR (LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT)
SPANDREL GLAZING COLOUR:	GREY
TYPICAL METAL CAP FLASHING:	**SLATE GREY**

LEGEND

- 45.50 — PROPOSED GRADE
- 44.00 — EXISTING GRADE

PAINTING NOTES

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 32"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 SHERWIN WILLIAMS 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 AND/OR PAINTING**

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

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DEVELOPER:

WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:

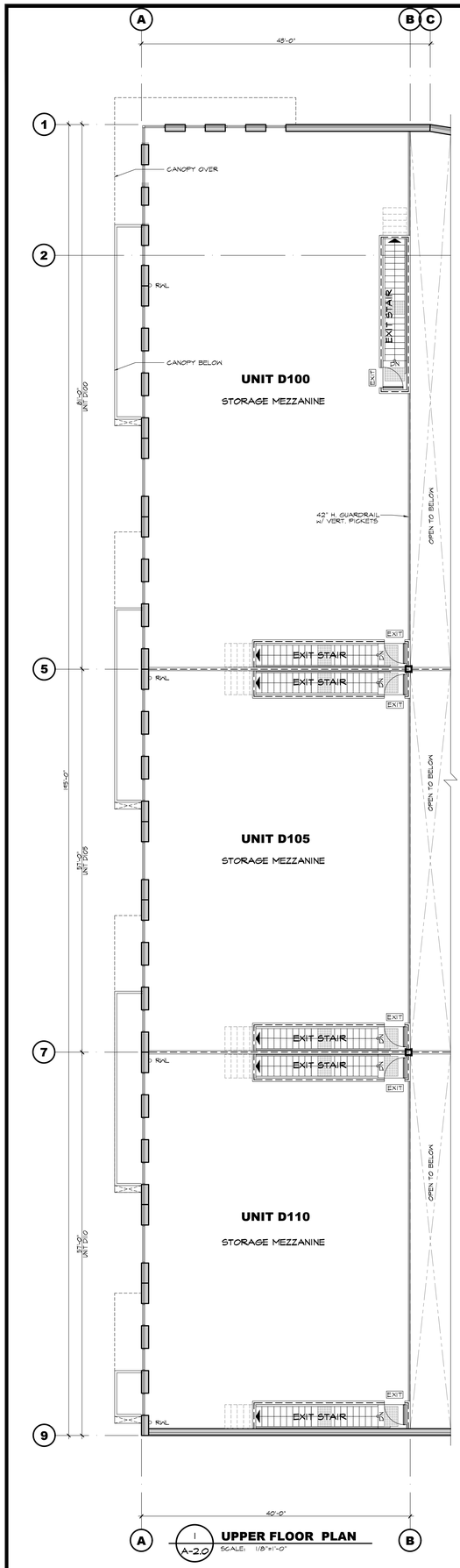
WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

DRAWING

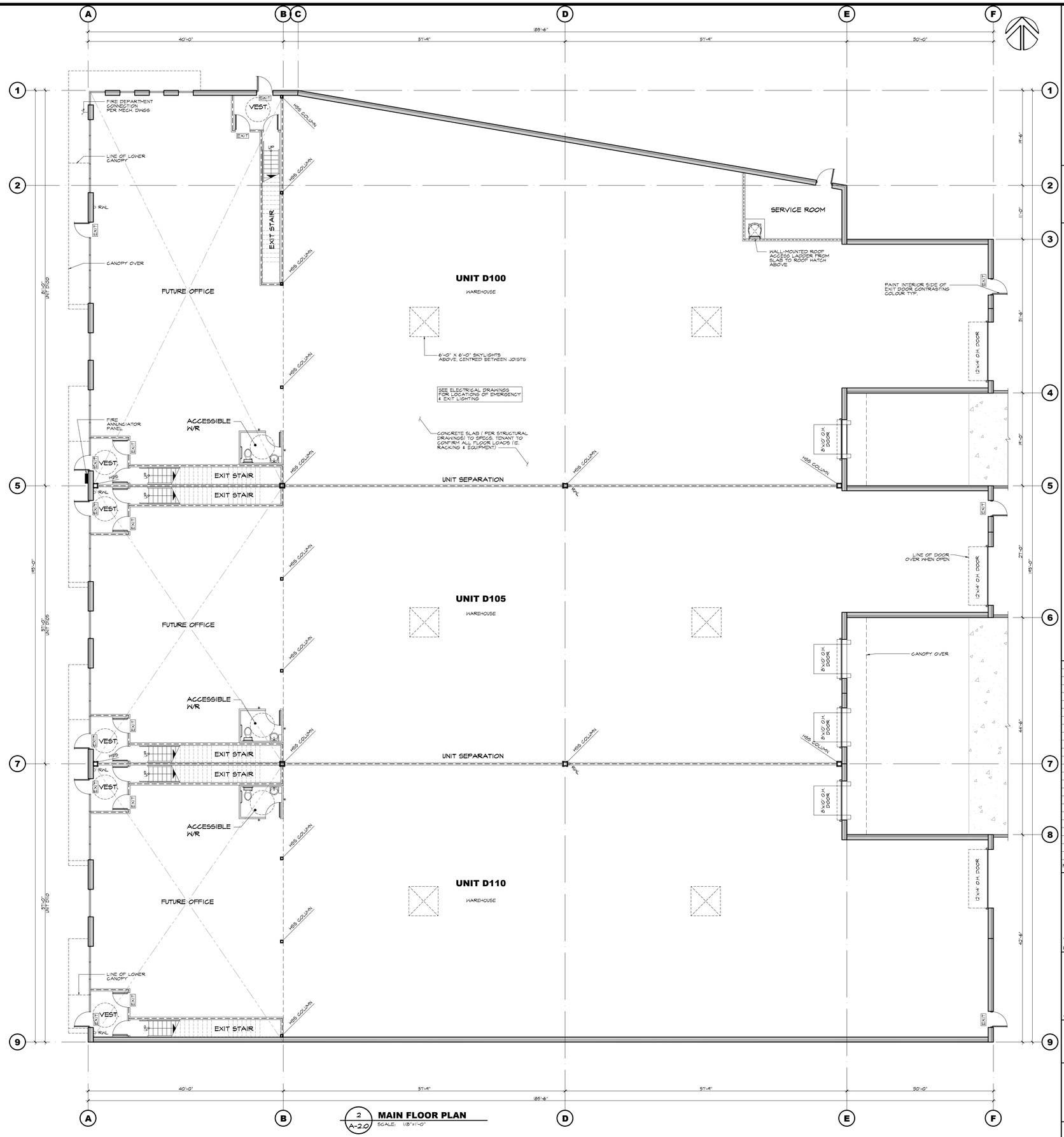
BUILDING C ELEVATIONS

SEAL	JOB NO. 22-031	DRAWN RP
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN.18.24

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



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



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

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

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NO.	DATE	DESCRIPTION
2	JAN.18.24	ISSUED FOR DP
1	DEC.22.23	ISSUED FOR DP REVIEW

DEVELOPER:

WESMONT

ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:

WESMONT PARK

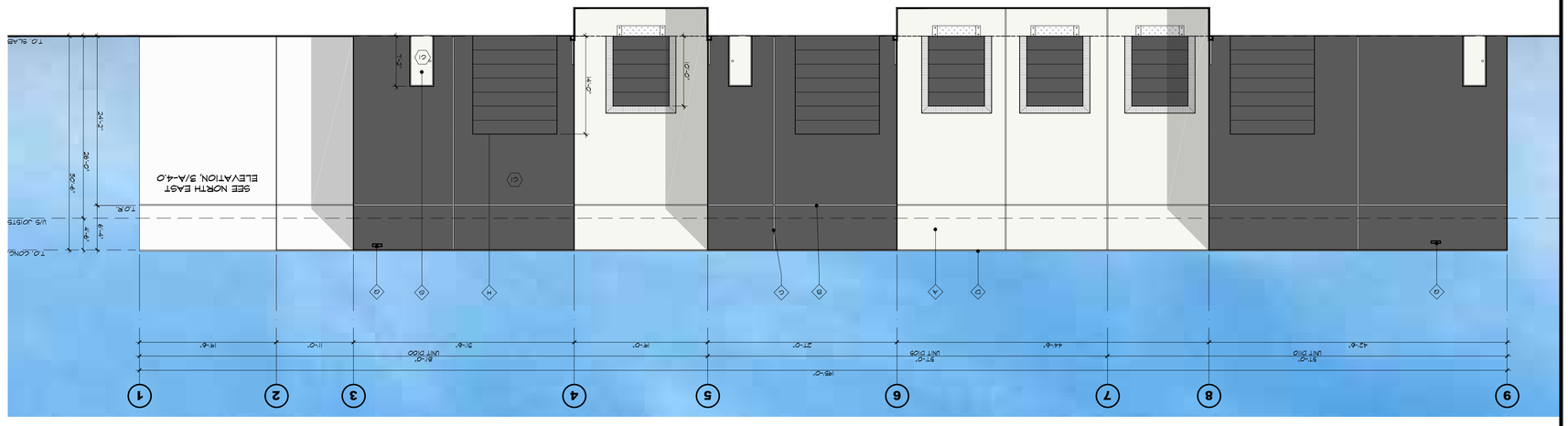
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

DRAWING

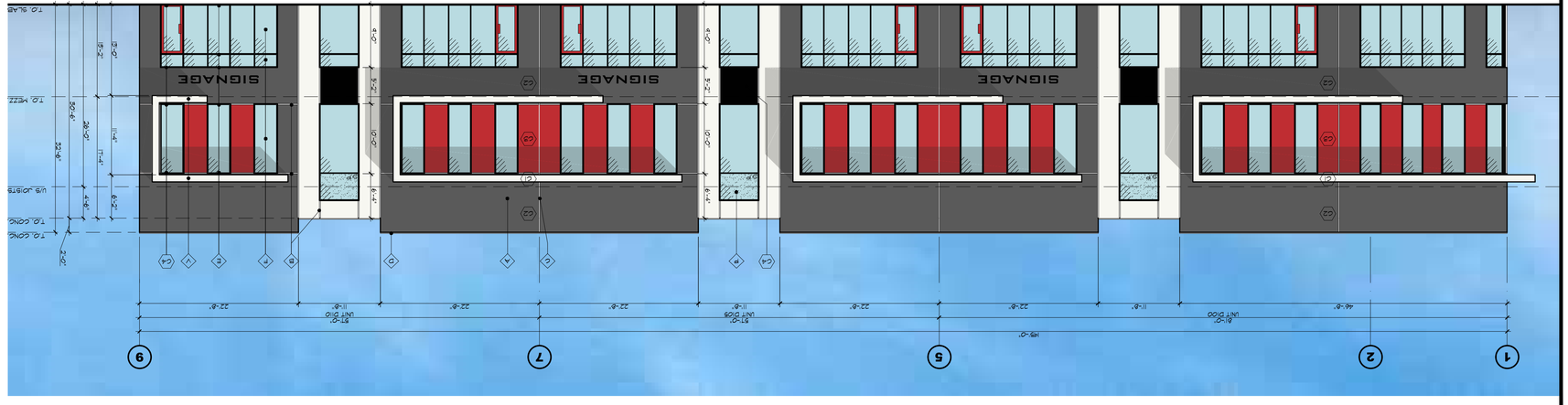
BUILDING D FLOOR PLANS

SEAL	JOB NO. 22-031	DRAWN RP
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	CHECKED	R.D.
	PLOT DATE	JAN.18.24

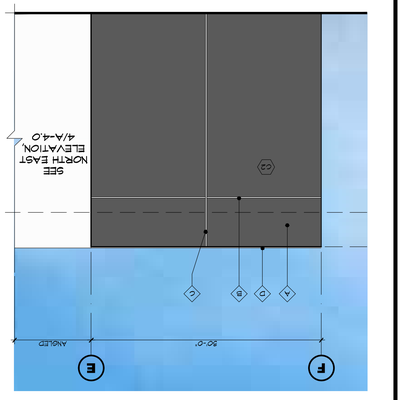
PROJECT - DRAWING NUMBER **A-2.0** REV. **2**



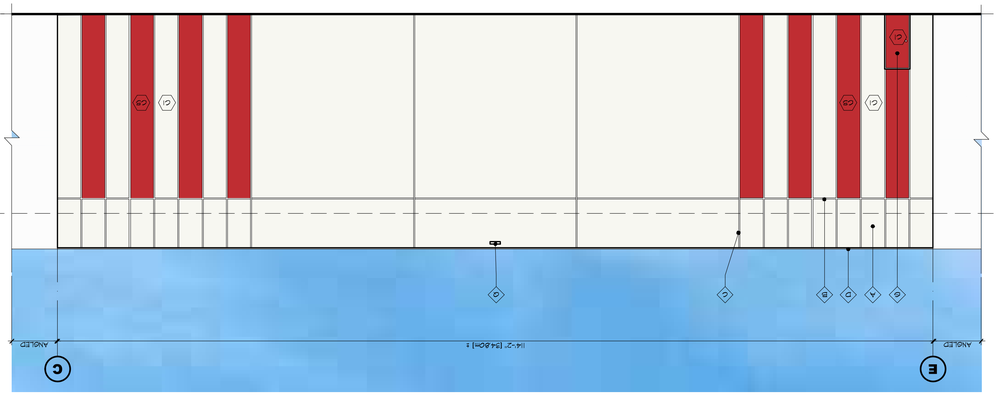
2 EAST ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



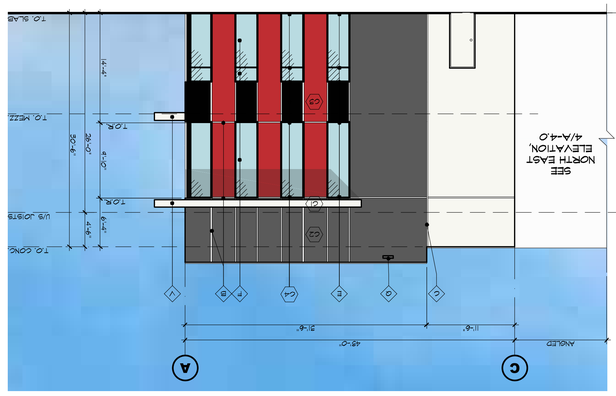
1 WEST ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



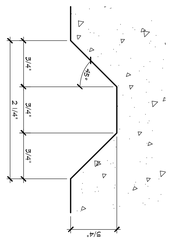
3 PARTIAL NORTH ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



4 NORTH EAST ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



5 PARTIAL NORTH ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



6 TYPICAL REVEAL
A-4.0 FULL SCALE

MATERIAL LEGEND

- A — CONCRETE TILT-UP WALL TYP. - PAINTED
- B — REVEAL IN CONCRETE - PAINTED
- C — PANEL JOINT
- D — STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
- E — PRE-FINISHED METAL CAP FLASHING
- F — STEEL CANOPY - PAINTED
- G — STOREFRONT GLASS - CLEAR
- H — STEEL MANDORES - PAINTED
- I — 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
- O — SPANDREL GLAZING (OBSCURE) TO MATCH VISION GLASS)
- P — METAL CLAD CANOPY
- Q — SCUPPER
- R — STEEL BOLLARD - PAINTED
- S — CONCRETE CURB UNDER PAINTED
- T — HORIZONTAL CORRUGATED WAVE CONCRETE FORMLINER
- U — STEEL CHANNEL CANOPY - PAINTED
- V — CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- W — CURTAIN WALL GLASS - CLEAR

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE

SPANDREL GLAZING

PROJECT COLOURS

ALL COLOURS TO BE SHERWIN WILLIAMS.

C1	MAIN FIELD COLOUR	HIGH REFLECTIVE WHITE (SW 7757)
C2	FIELD ACCENT COLOUR	CYBERSPACE (SW 7076)
C3	FIELD ACCENT COLOUR	REAL RED (SW 6868)
C4	FIELD ACCENT COLOUR	COLOUR MATCH TO RAL 1, 1, 1

IMPORTANT NOTE:
- COLOURS MAY APPEAR LIGHTER ON DRAWINGS THAN IN THE FIELD
COLOURS TO BE VERIFIED THROUGH SAMPLES PROVIDED BY PAINT COMPANY

EXTERIOR GUARDRAILS:	PAINTED STEEL
ALUMINUM STOREFRONT MULLIONS:	BLACK ANODIZED ALUMINUM
TYPICAL GLAZING:	CLEAR (LOW E AND / OR ARGREE 40) 2016 COMPLIANT)
SPANDREL GLAZING COLOUR:	GREY
TYPICAL METAL CAP FLASHING:	SLATE GREY

PAINTING NOTES

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

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 SOUNDBREAKER AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS I RECOMMENDED 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.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OF OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20'X20' TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

PROTECT ALL OTHER SURFACES DURING PAINTING.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR TO REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH RINSE AND LET DRY.

ALL EXTERIOR SURFACES TO BE PAINTED UNLESS NOTED OTHERWISE.

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

PAINT SURFACES AS FOLLOWS;
1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURERS 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 SHERWIN WILLIAMS OR APPROVED EQUAL.

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

NOTE TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.

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

LEGEND

PROPOSED GRADE

EXISTING GRADE

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 204 - 1489 FOSTER STREET, WHITE ROCK, BC, V4B 0G4
604 385 3600 | RICHIE@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.E.FORGE DESIGN INC.
25834 ALLANDE STREET, ABBOTSFORD, B.C. V2S 3J9
TEL: (604) 607-3659 EMAIL: DAVE@DFORGE.CA

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF D.E.FORGE DESIGN INC. AND CANNOT BE USED WITHOUT THE AUTHORITY AND CONSENT OF D.E.FORGE DESIGN INC. ALL DIMENSIONS ELEVATIONS AND OTHER DATUM CONDITIONS ARE TO BE CONFIRMED ON SITE BY THE CONTRACTOR AND REPORTED TO D.E.FORGE DESIGN INC. PRIOR TO THE COMMENCEMENT OF ANY WORK. NO ADJUSTMENTS OR CHANGES MADE WITHOUT THE AUTHORITY OF D.E.FORGE DESIGN INC. SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY VARIANCES FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
1	DEC. 21 23	ISSUED FOR DP REVIEW
2	JAN. 18 24	ISSUED FOR DP
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DEVELOPER:

WESMONT

ADDRESS: #111 21189 FRANCIS AVENUE,
LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT
PROPOSED INDUSTRIAL COMPLEX FOR:

WESMONT PARK

ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

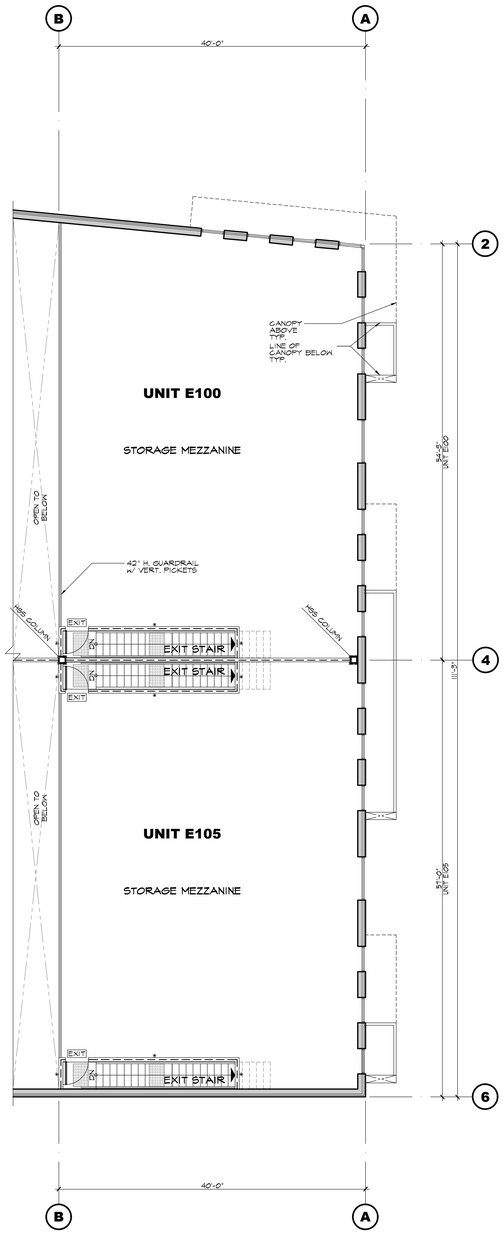
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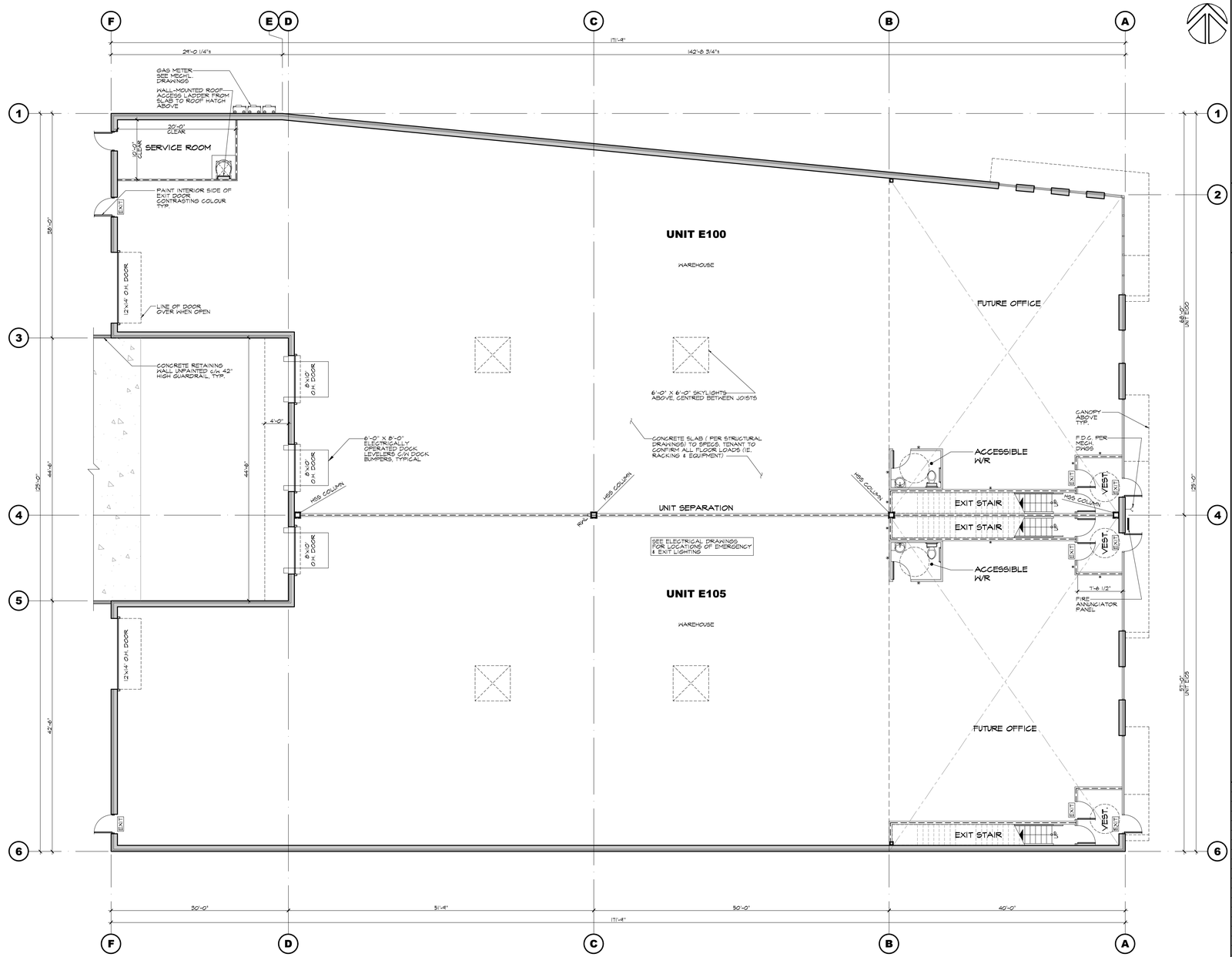
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PROJECT - DRAWING NUMBER: **A-4.0**

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



2 A-2.0 **MAIN FLOOR PLAN**
SCALE: 1/8"=1'-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.FORGE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
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2	JAN.18.24	ISSUED FOR DP
1	DEC.22.23	ISSUED FOR DP REVIEW

DEVELOPER:

WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

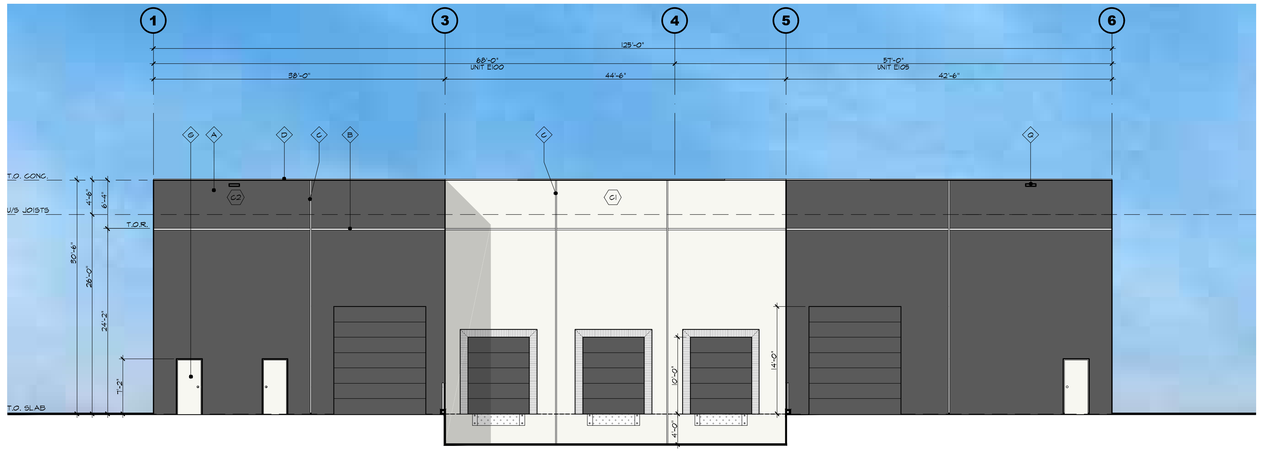
PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:

WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

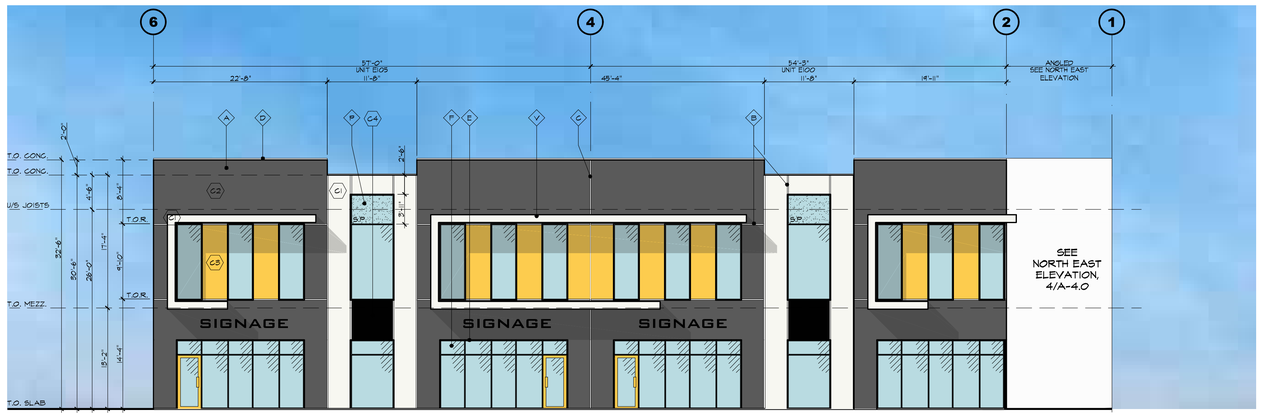
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SEAL	JOB NO. 22-031	DRAWN RP
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN.18.24

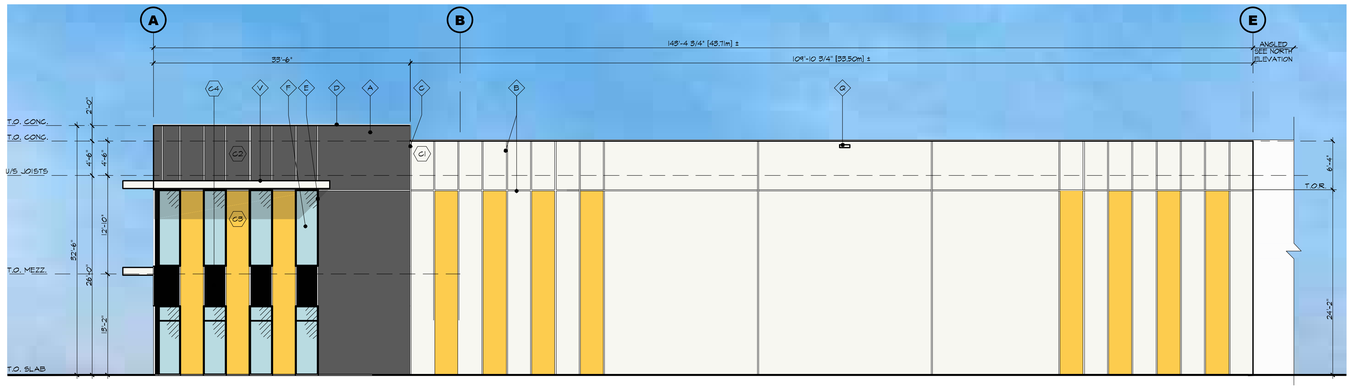
PROJECT - DRAWING NUMBER **A-2.0** REV. **2**



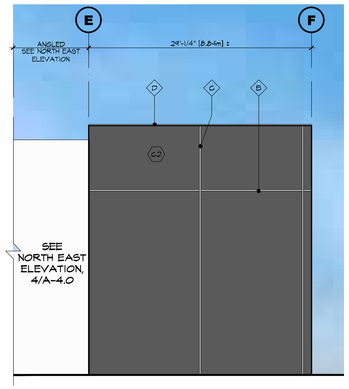
1 A-4.0 **WEST ELEVATION**
SCALE: 1/8"=1'-0"



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



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

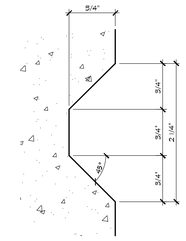


5 A-4.0 **NORTH ELEVATION**
SCALE: 1/8"=1'-0"

LEGEND

+45.50 PROPOSED GRADE

+44.00 EXISTING GRADE



2 A-4.0 **TYPICAL REVEAL**
FULL SCALE

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 - CLEAR
- 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 — 5/4" 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 — HORIZONTAL CORRUGATED WAVE CONCRETE FORMLINER
- V — STEEL CHANNEL CANOPY - PAINTED
- 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:	HIGH REFLECTIVE WHITE (SH 7757)
C2	FIELD ACCENT COLOUR 1:	CYBERSPACE (SH 7076)
C3	FIELD ACCENT COLOUR 1:	DECISIVE YELLOW (SH 6902)
C4	FIELD ACCENT COLOUR 1:	COLOUR MATCH TO RGB 1, 1, 1

IMPORTANT NOTE:
- COLOURS MAY APPEAR LIGHTER ON DRAWINGS THAN IN THE FIELD. COLOURS TO BE VERIFIED THROUGH SAMPLES PROVIDED BY PAINT COMPANY

EXTERIOR GUARDRAILS:	PAINTED STEEL
ALUMINUM STOREFRONT MULLIONS:	BLACK ANODIZED ALUMINUM
TYPICAL GLAZING:	CLEAR (LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT)
SPANDREL GLAZING COLOUR:	GREY
TYPICAL METAL CAP FLASHING:	SLATE GREY

PAINTING NOTES

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 SHERWIN WILLIAMS 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

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