

PROPOSED MULTI-TENANT BUILDING FOR:

WESMONT PROPERTIES

SALT CENTRE - PHASE 1 - BUILDING C

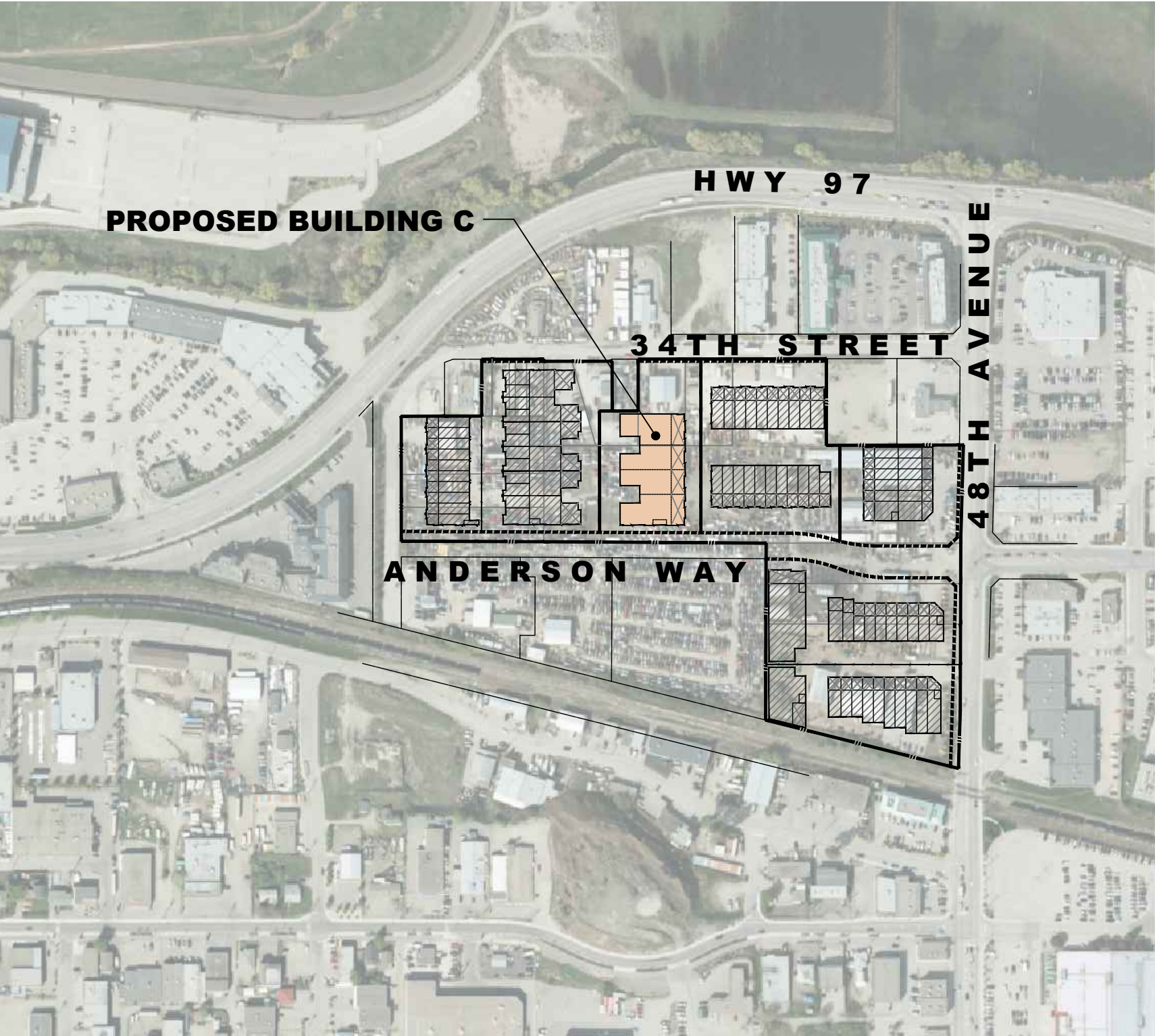
CIVIC ADDRESS: 4605 34th STREET, VERNON, BC



BUILDING C - VIEW FROM THE NORTHWEST

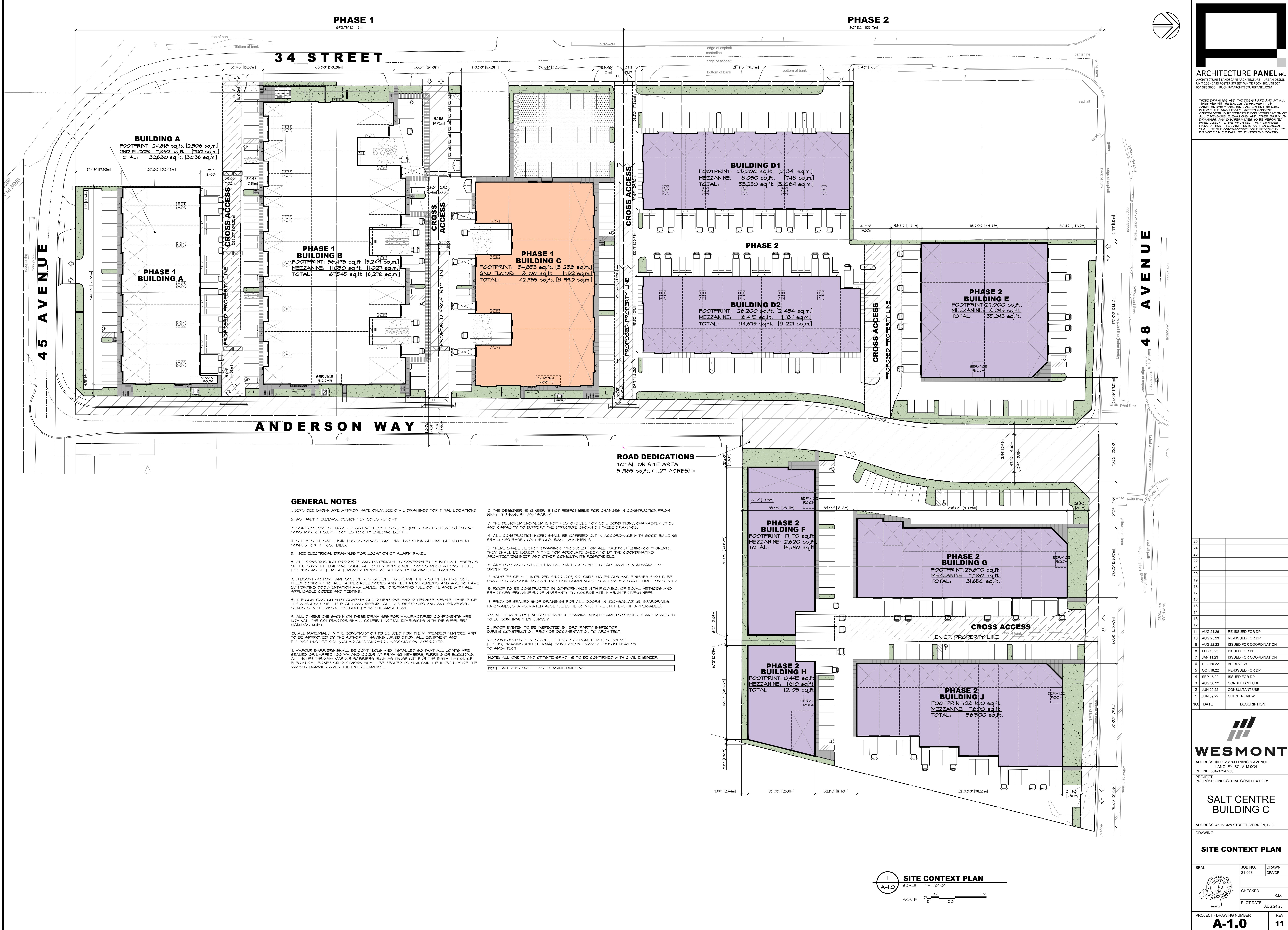
BUILDING C - ARCHITECTURAL DRAWING LIST

COVER SHEET	A-0.0
SITE CONTEXT PLAN	A-1.0
SITE PLAN	A-1.1
SITE DETAILS	A-1.2
MAIN FLOOR & 2ND FLOOR PLANS	A-2.0
ROOF PLAN & CANOPY PLANS	A-3.0
COLOURED ELEVATIONS	A-4.0c



CONTEXT PLAN
SCALE: 1" = 300'-0"

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6	AUG 24 26	RE-ISSUED FOR DP
5	AUG 25 23	RE-ISSUED FOR DP
4	DEC 20 22	BP REVIEW
3	OCT 19 22	RE-ISSUED FOR DP
2	SEP 15 22	ISSUED FOR DP
1	SEP 02 22	ISSUED FOR CLIENT REVIEW
NO.	DATE	DESCRIPTION



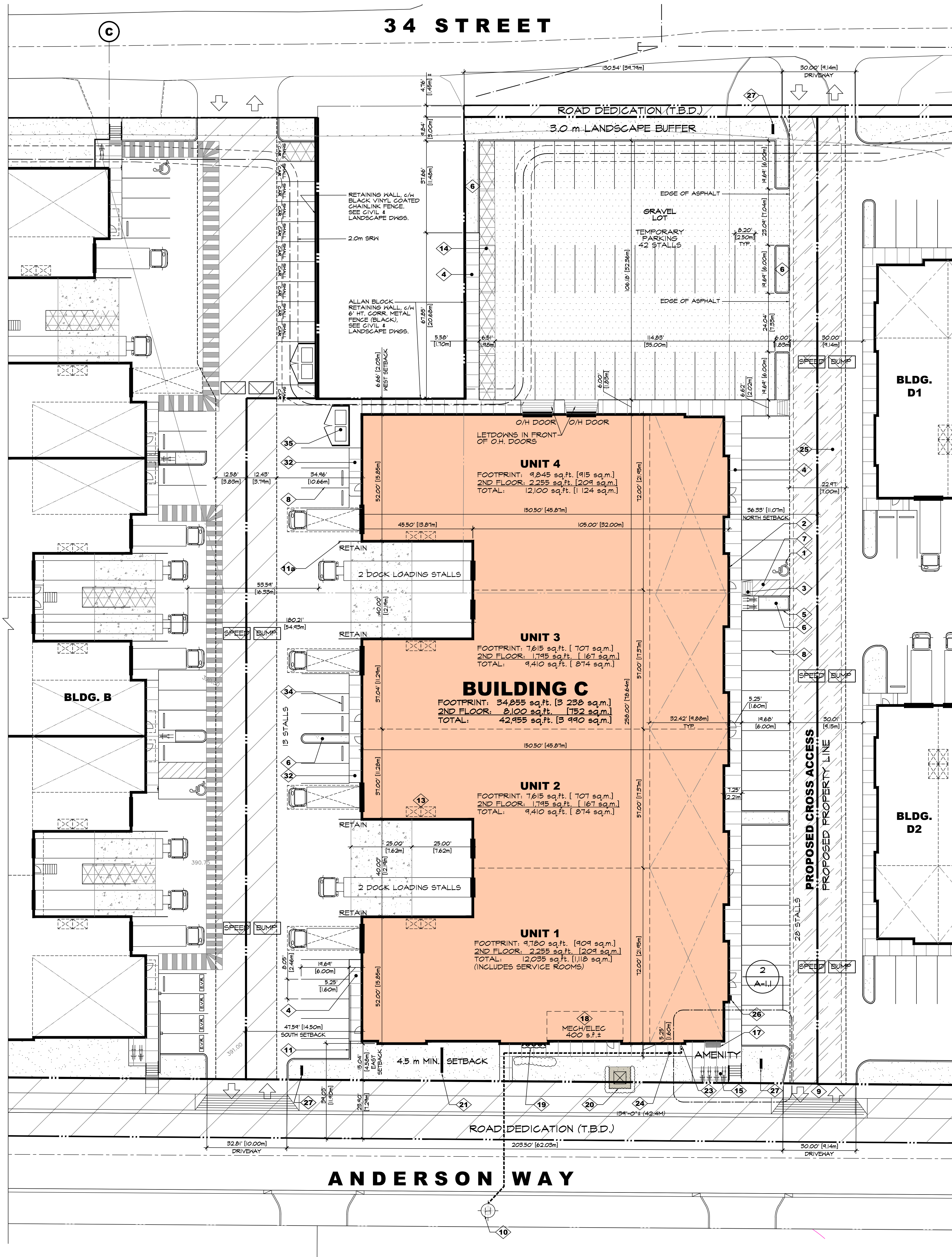
KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT PER DETAIL 5/A-1.2
2	(POST OR BUILDING) MOUNTED H.G. SIGN PER DETAIL 2/A-1.2
3	5'1" x 5'1" SIDEWALK LETDOWN PROVIDE MINIMUM 5'x5' CLEAR AT TOP OF LETDOWN, SEE DETAIL 1/A-1.2
4	CONCRETE SIDEWALK 6" ABOVE ADJACENT ASPHALT, LIGHT BROOM FINISH
5	6x6 EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, PER DETAIL 4/A-1.2
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS
7	PAINT ON ASPHALT
8	4" PAINT STRIPE, TYPICAL
9	ASPHALT CROSSING TO MUNICIPAL SPECS
10	FIRE HYDRANT PER CIVIL DRAWINGS
11	RETAINING WALL, UNPAINTED 6" 42" PICKETED GUARDRAIL, REQUIRED UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm), SEE DETAIL 14/A-1.0
11a	RETAINING WALL, UNPAINTED 6" 42" HORIZONTAL PIPE GUARDRAIL, REQUIRED UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm), SEE DETAIL 22/A-1.0
12	LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION
13	GARBAGE LOCATION INSIDE BUILDING, TYPICAL PER DETAIL 6/A-1.2
14	SNOW STORAGE AREA, OWNER/STRATA TO ENSURE SNOW REMOVAL CONTRACT IN PLACE TO REMOVE SNOW FROM SITE BEYOND STORAGE ZONES PROVIDED, TO BE USED AS PARKING STALL WHEN THERE IS NO SNOW ON THE GROUND
15	BICYCLE PARKING (2 PER RACK, U.N.O.) PER DETAIL 5/A-1.2
16	DOLLY PAD
17	SITE FURNITURE, SEE ARCHITECT OR LANDSCAPE DRAWINGS
18	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT

19	GAS METERS PER MECHANICAL DRAWINGS, BC HYDRO AND MUNICIPALITY, LANDSCAPING SCREEN PER LANDSCAPE DRAWINGS, SEE DETAIL 6/A-1.2
20	ELECTRICAL KIOSK, SEE ELECTRICAL DRAWINGS, SEE DETAIL 7/A-1.2
21	FREE STANDING Pylon SIGNAGE BY OTHERS, SEE DETAIL 11/A-1.2
22	TYPICAL ACCESSIBLE ENTRANCE
23	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL DRAWINGS
24	TRAVEL DISTANCE HYDRANT TO FDC (141' [43m] MAX CONFIRM ON SITE)
25	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS PER BELOW: - HAVE A CLEAR WIDTH NOT LESS THAN 6m - HAVE A CENTERLINE RADIUS NOT LESS THAN 12m - HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m - HAVE A CHANGE OF GRADE NOT MORE THAN 1% IN 12.5' OVER A MINIMUM DISTANCE OF 15' CARRY FIRETRUCK LOADING OR 14000 LBS GVWR - HAVE THROUGHWAY FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 40m LONG - BE CONNECTED WITH A PUBLIC THROUGHWAY
26	FIRE ANNUNCIATOR PANEL, SEE ELECTRICAL DRAWINGS
27	FREE STANDING MONUMENT SIGNAGE BY OTHERS, SEE DETAIL 10/A-1.2
28	EV STALL ROUGH-IN, SEE ELECTRICAL DRAWINGS FOR DETAILS
29	CONCRETE STAIR W/ 36" HT., 1 5/8" PIPE HANDRAIL, PAINTED
30	RETAINING WALL, UNPAINTED 6" 42" BLACK VINYL COATED CHAIN-LINK FENCE
31	STEEL STAIR W/ STEEL PIPE GUARDRAIL
32	CONCRETE SIDEWALK FLUSH WITH ADJACENT ASPHALT LIGHT BROOM FINISH
33	PAINTED CROSSWALK
34	WHEELSTOP PER DETAIL 15/A-1.2
35	GARBAGE ENCLOSURE, PER DETAIL 12/A-1.2

SITE DATA - BUILDING C

CIVIC ADDRESS:	PARCEL C, 45 AVE & ANDERSON WAY, VERNON, B.C.
LEGAL DESCRIPTION:	LOT C BLOCK, DISTRICT LOT 39, OSOYOOS DIVISION TALE DISTRICT PLAN EPP/29/20
EXISTING ZONING:	INDL
NET LOT AREA:	7 652.6 m ² / 0.71 ha. (82,374 sq.ft. / 1.89 Ac.)
(AFTER ROAD DEDICATION)	
PROPOSED BUILDING AREA (FOOTPRINT):	
BUILDING C	9 259 m ² (99,855 sq.ft.)
SITE COVERAGE: 60% MAX.	54,855 / 82,374 = 42.3 %
F.A.R.:	54,855 (FOOTPRINT) ÷ 8,100 (UPPER FLR) / 82,374 = 0.52
SETBACKS:	MIN. PROPOSED
SIDE (SOUTH, ADJACENT TO INDST.):	0.0m (0.0') 14.50m (47.54')
FRONT (EAST, FLANKING STREET):	6.0m (19.6') 4.58m (15.04') ← VARIANCE REQ.
REAR (WEST):	0.0m (0.0') 2.00m (6.56')
SIDE (NORTH, ADJACENT TO INDST.):	0.0m (0.0') 11.07m (36.33')
HEIGHT:	14.0M (45.93') MAX. 9.24m (30.33')
PARKING REQUIRED:	
WAREHOUSING & STORAGE:	1.0 STALLS PER 2,355 sq.ft.
INDUSTRIAL USE OFFICES:	1.0 STALLS PER 550 sq.ft.
BUILDING C:	
1st FLOOR WAREHOUSE:	26,755 / 2,355 = 12.4
1st FLOOR OFFICE:	8,100 / 550 = 14.0
UPPER FLOOR OFFICE:	8,100 / 550 = 14.0
TOTAL REQUIRED:	42 (42.4)
PARKING PROVIDED:	84
SMALL CAR STALLS ALLOWED:	40% OR 17 STALLS
SMALL CAR PARKING PROVIDED:	0
BICYCLE PARKING REQUIRED (INDUSTRIAL CLASS III):	
1.0 STALLS PER 3,580 sq.ft. GFA:	(42,455 / 3,580) = 12.0
TOTAL REQUIRED:	12
BICYCLE PARKING PROVIDED:	12
LOADING STALLS REQUIRED:	
1.0 LOADING STALLS PER 20,451.4 sq.ft. GFA:	42,455 / 20,451.4 = 2.1
TOTAL REQUIRED:	4
LOADING STALLS PROVIDED:	4
ACCESSIBLE STALLS = 2% OF REQUIRED	(2%) 40 = 0.8
ACCESSIBLE STALLS PROVIDED:	0



SITE PLAN

SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"

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16	AUG 24 26	RE-ISSUED FOR DP
15	AUG 13 26	CONSULTANT USE
14	JUL 21 26	CLIENT APPROVAL
13	AUG 25 23	RE-ISSUED FOR DP
12	AUG 22 23	ISSUED FOR COORDINATION
11	JAN 11 23	ISSUED FOR COORDINATION
10	DEC 28 22	BP REVIEW
9	OCT 19 22	RE-ISSUED FOR DP
8	SEP 15 22	ISSUED FOR DP
7	AUG 30 22	CONSULTANT USE
6	AUG 12 22	CLIENT REVIEW
5	AUG 03 22	CLIENT REVIEW
4	JUL 21 22	CLIENT REVIEW
3	JUN 29 22	CONSULTANT USE
2	JUN 09 22	CLIENT REVIEW
1	JUN 07 22	CLIENT REVIEW

NO. DATE DESCRIPTION

SALT CENTRE BUILDING C

ADDRESS: 4605 34th STREET, VERNON, B.C.

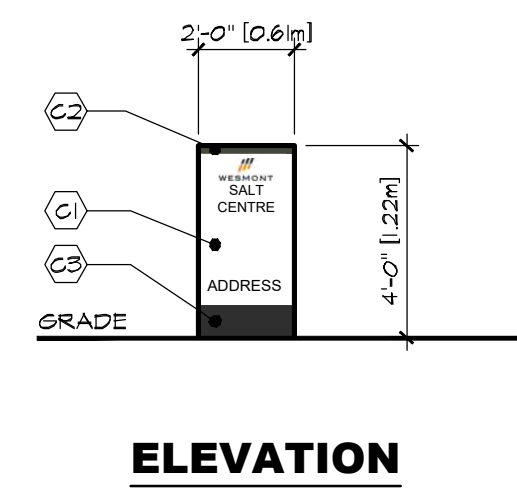
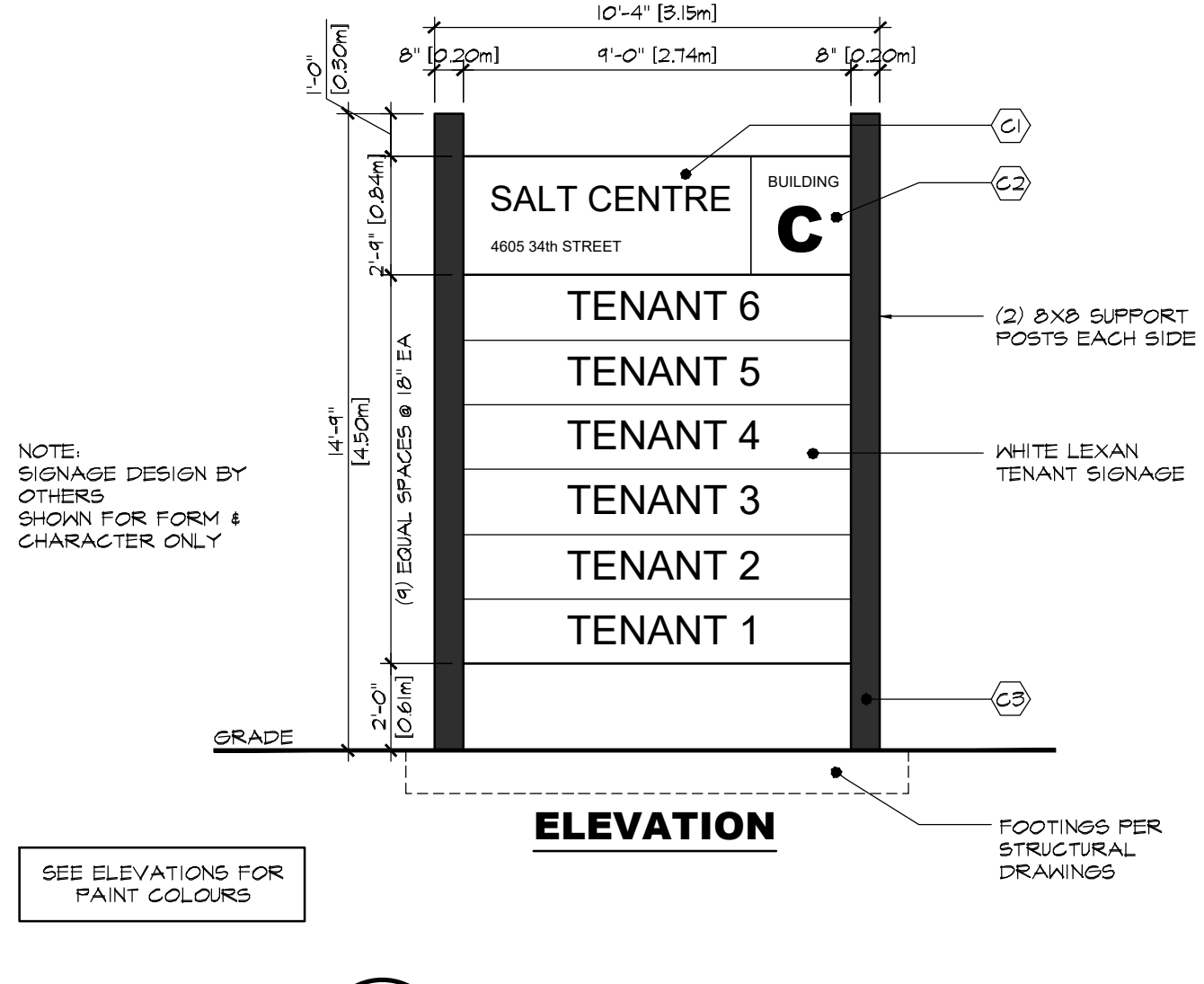
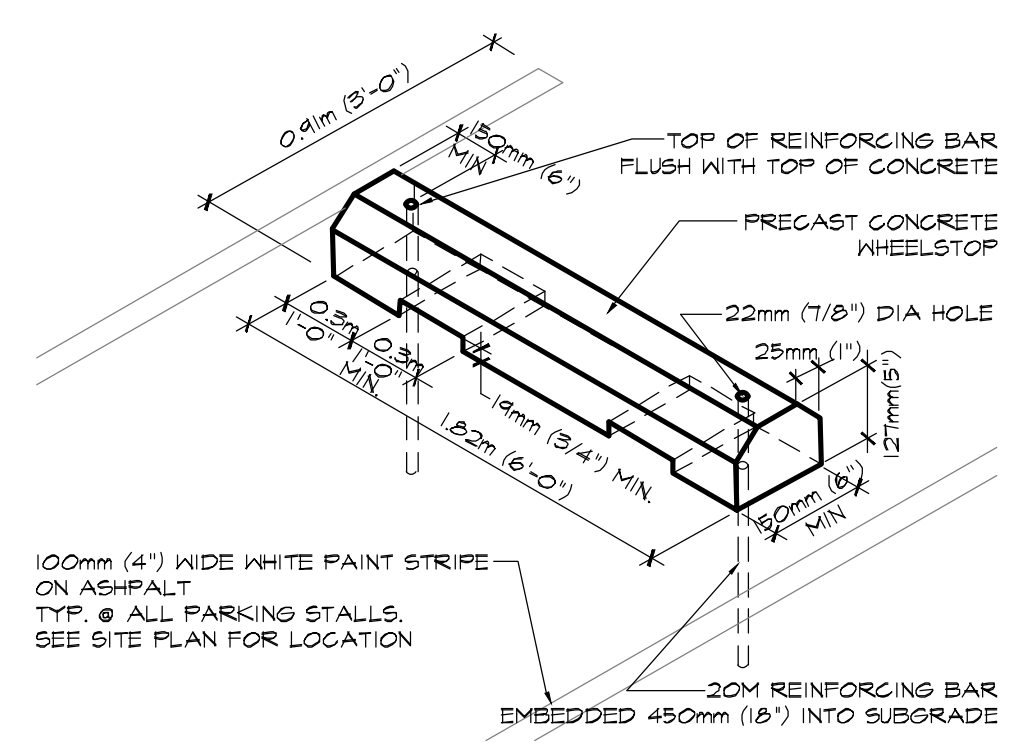
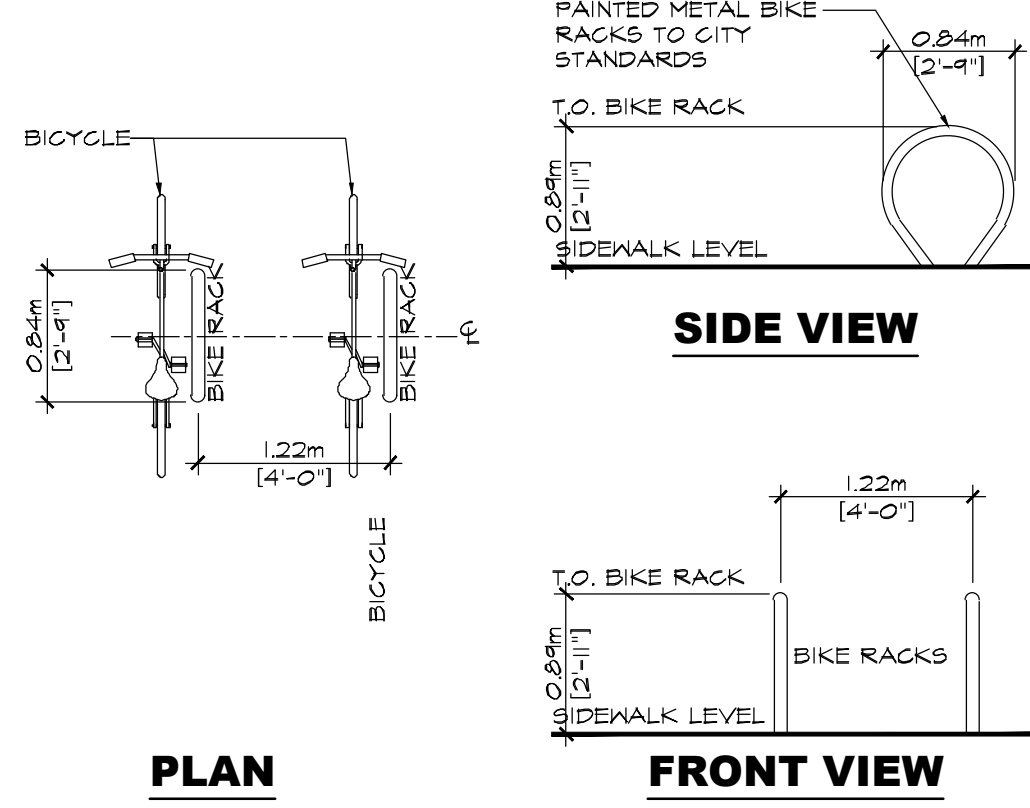
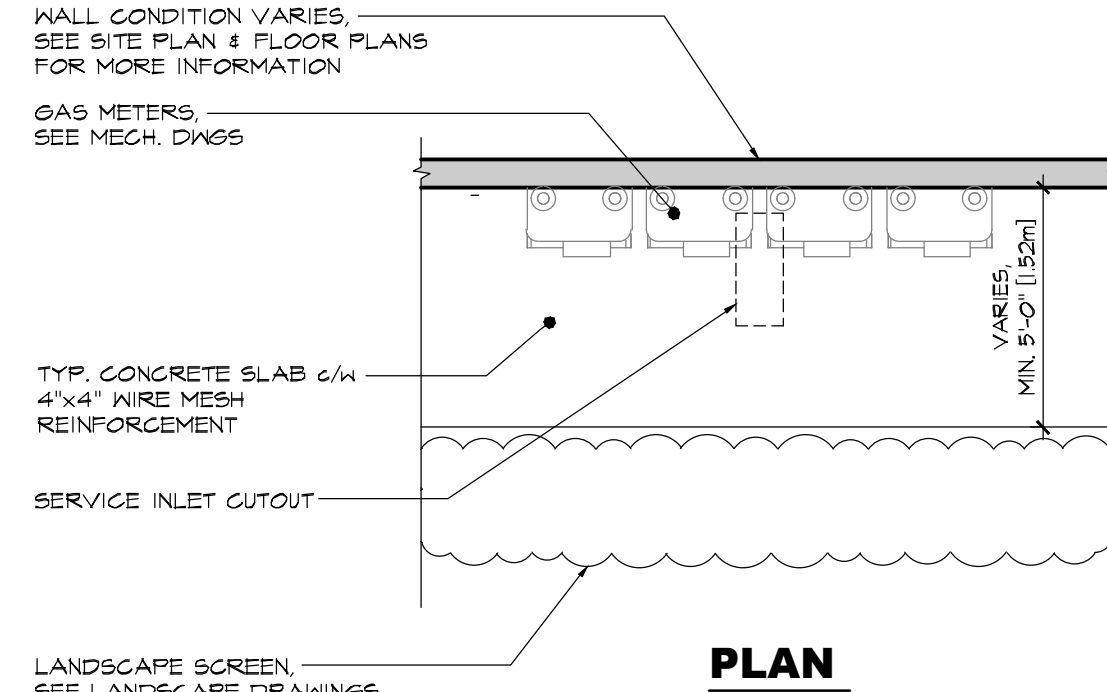
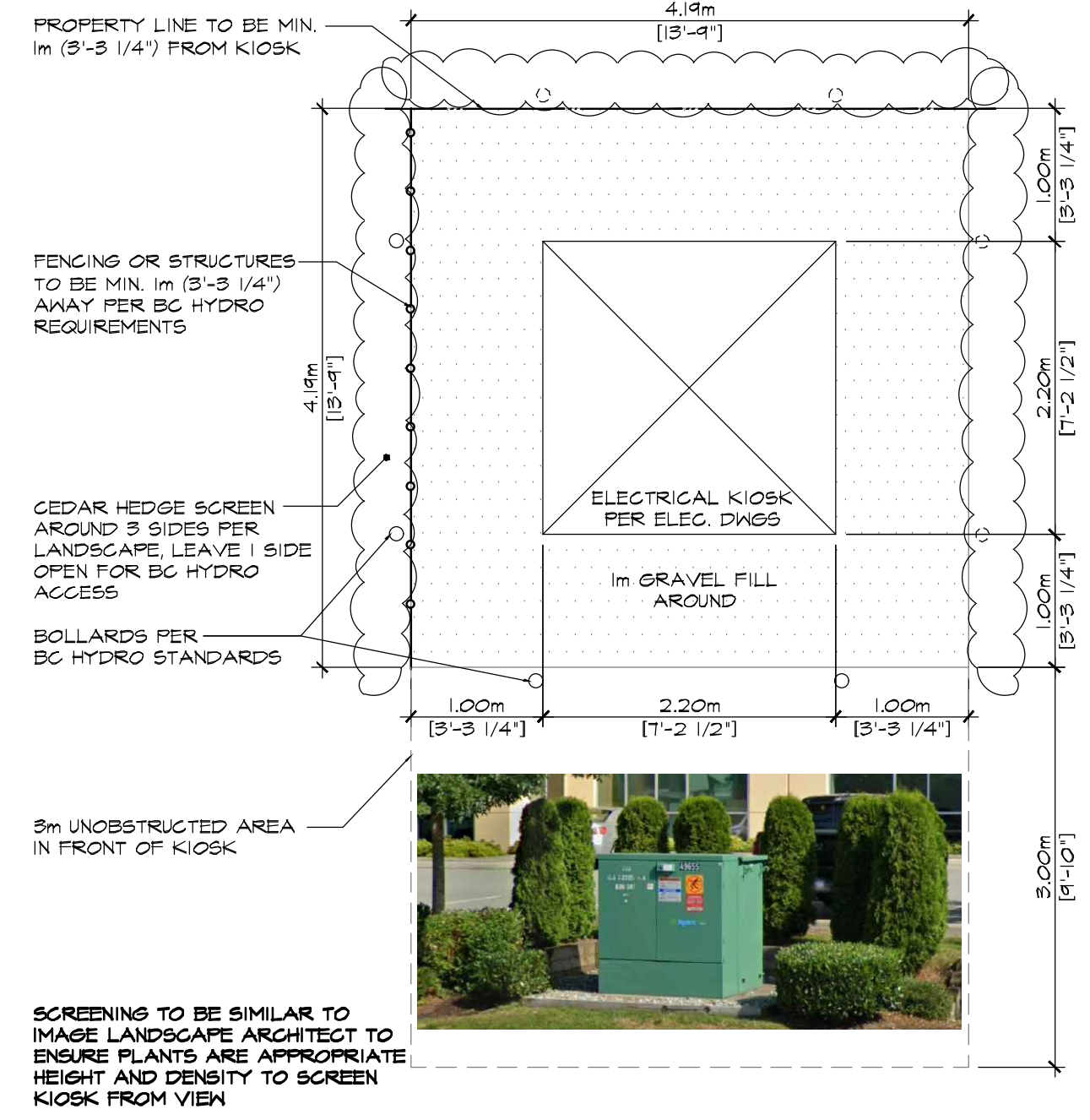
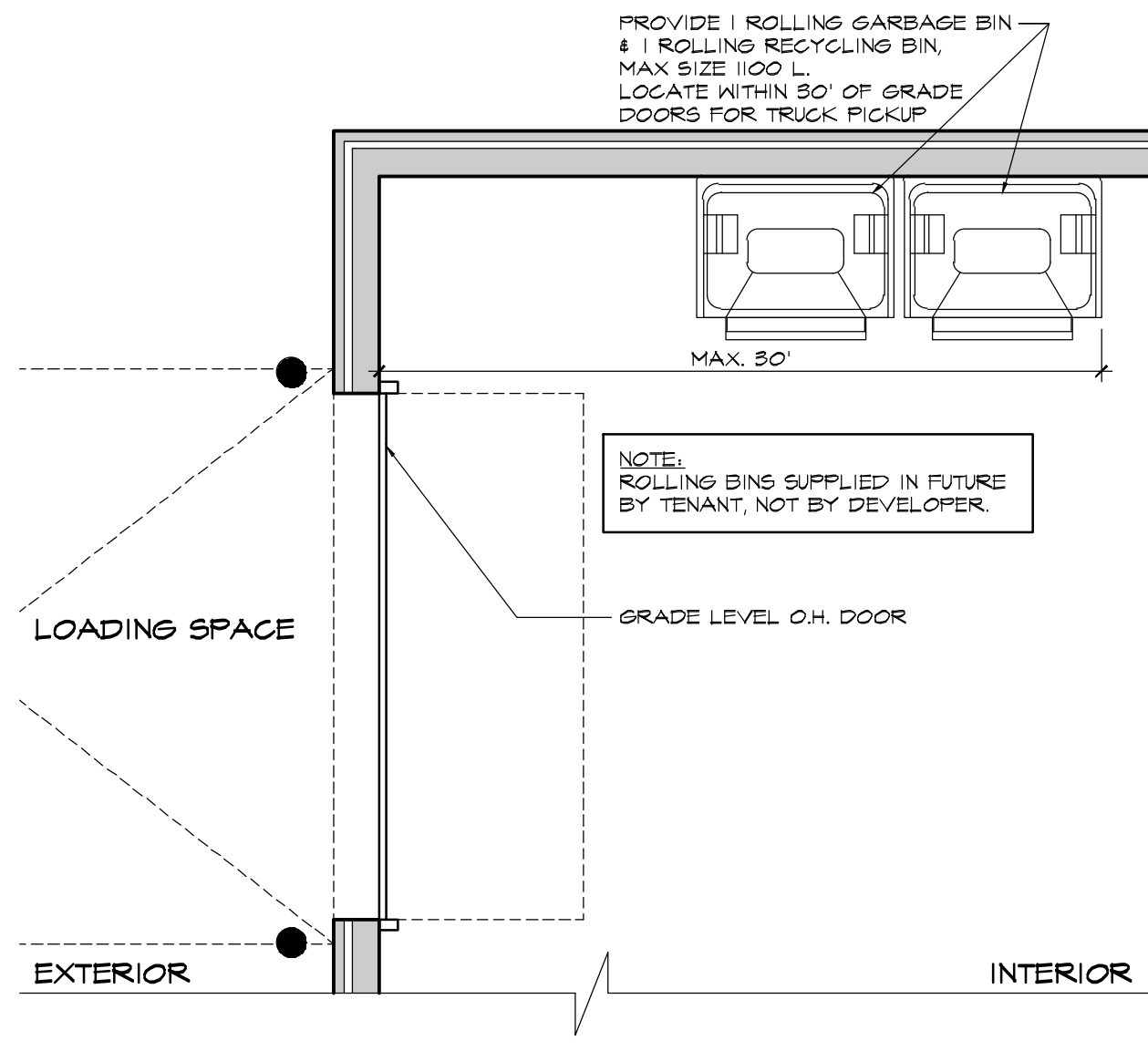
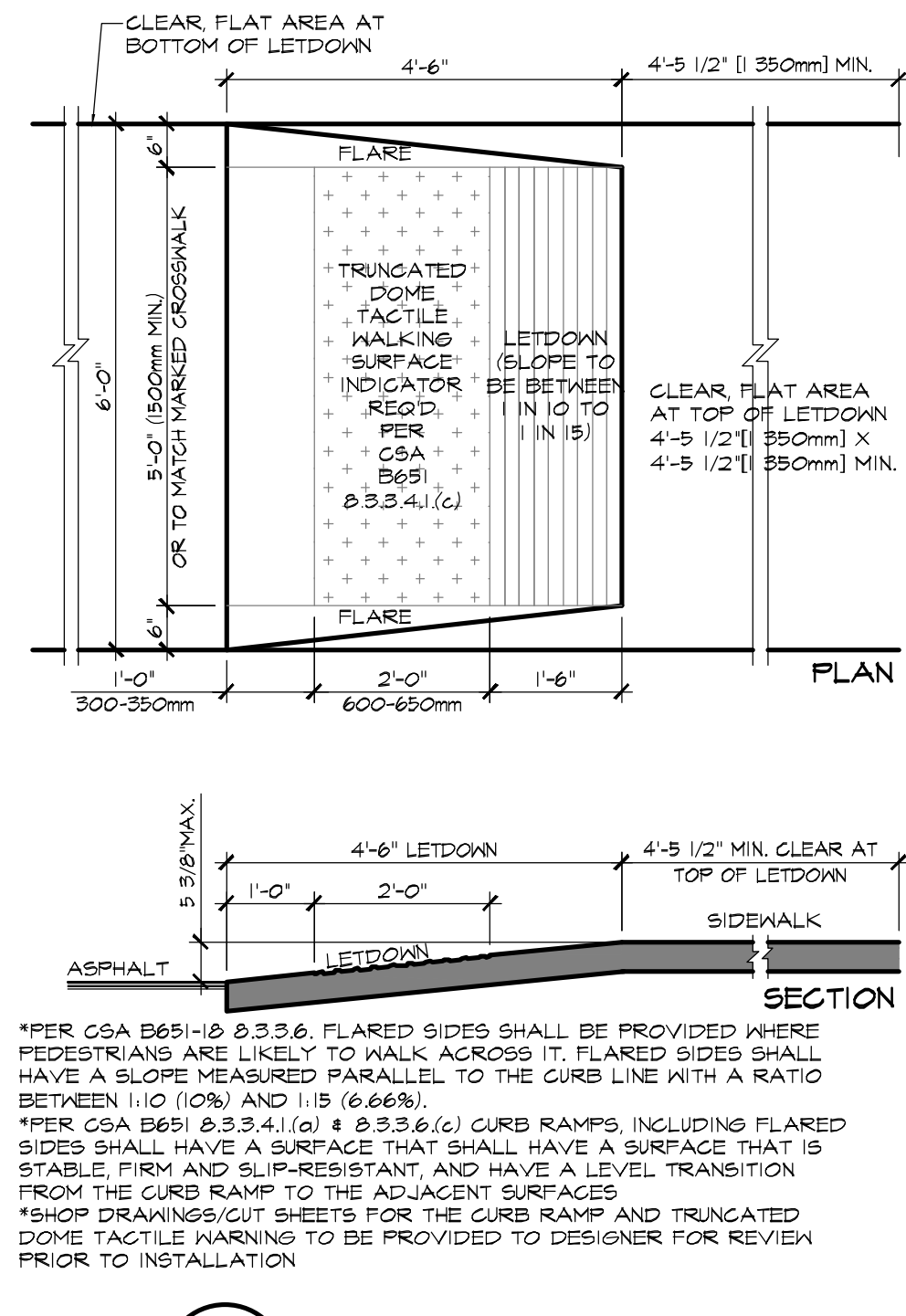
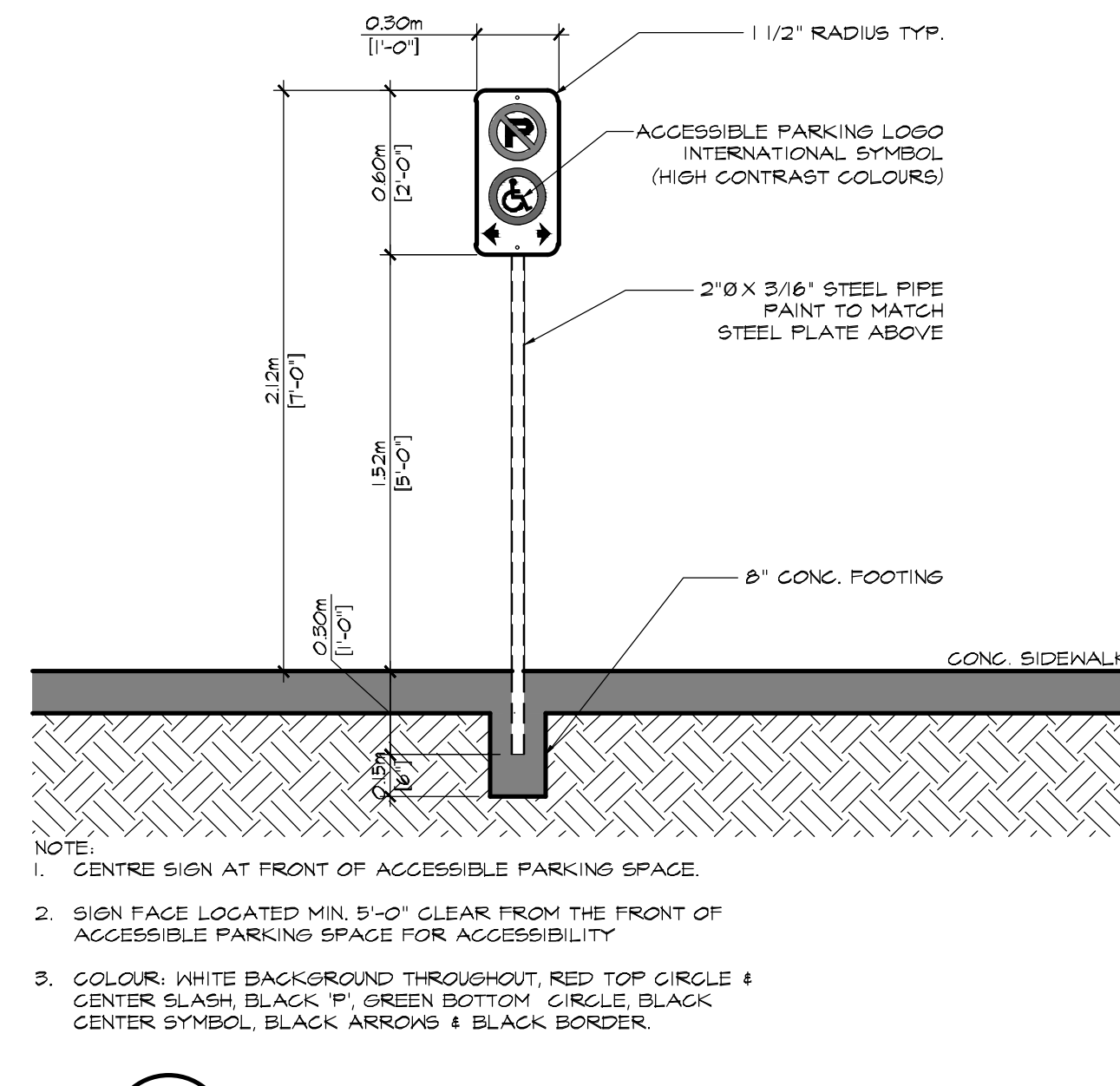
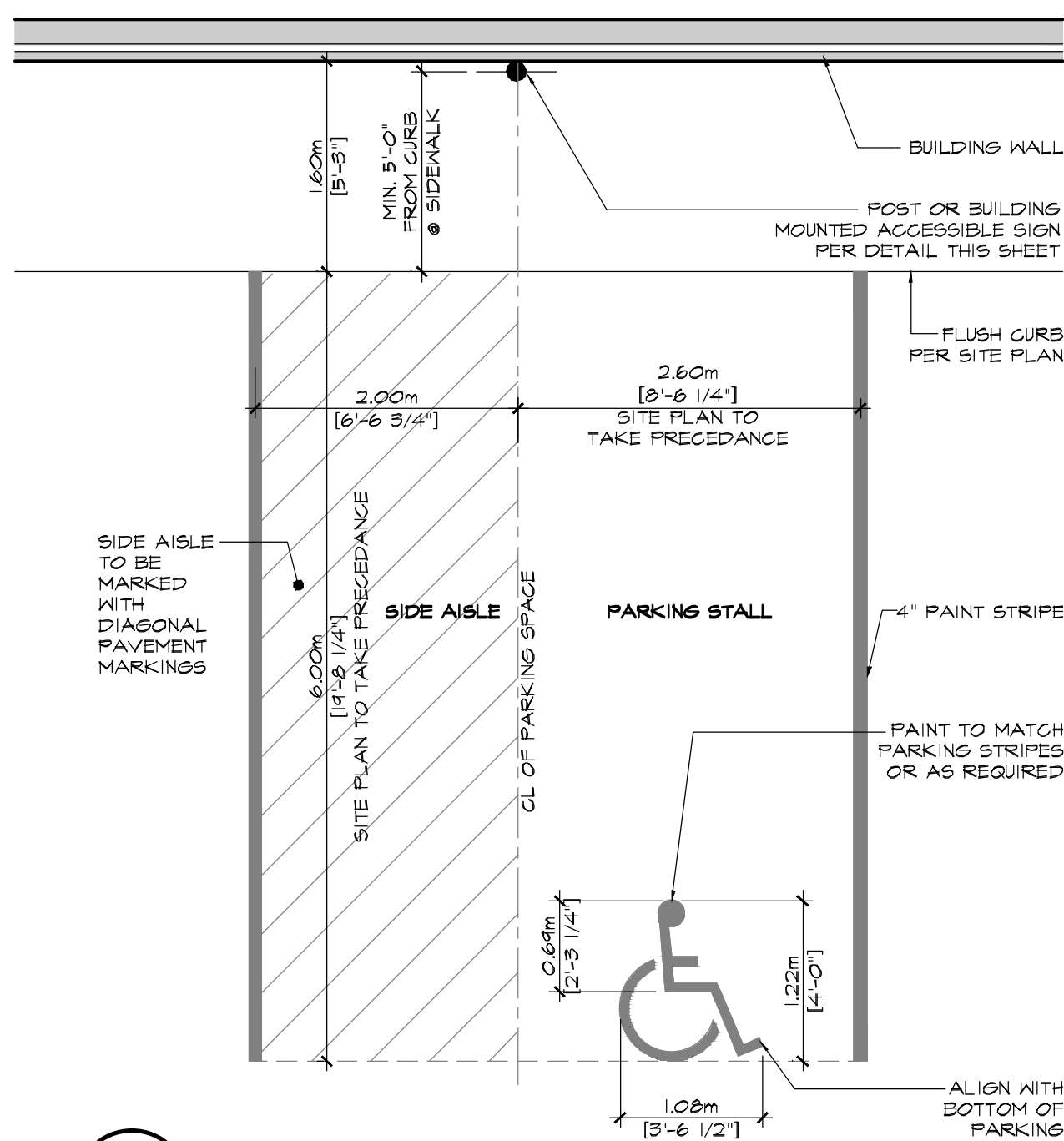
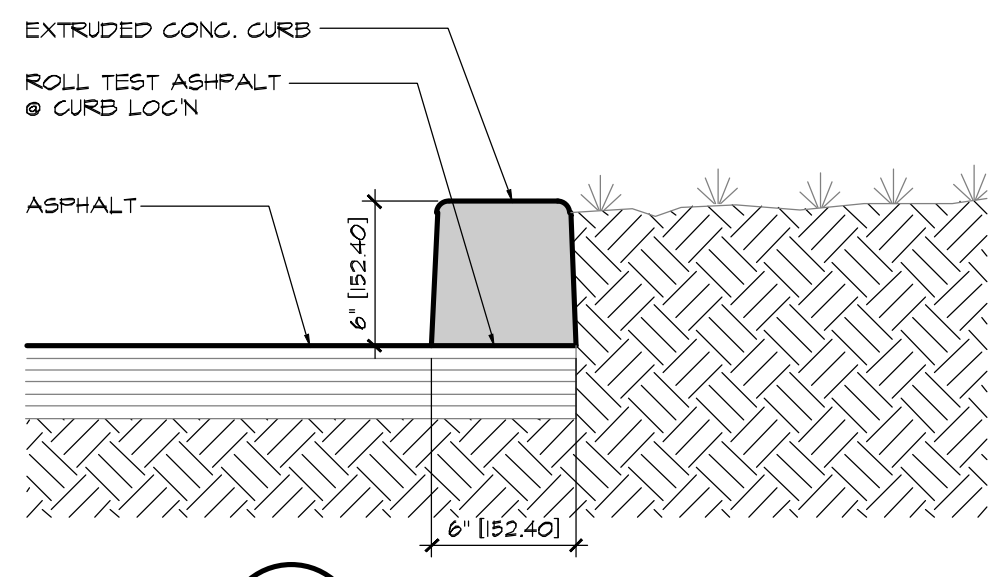
DRAWING

SITE PLAN

SEAL	JOB NO. 21-068	DRAWN RP
CHECKED	R.D.	
PLOT DATE	AUG 24 26	

PROJECT - DRAWING NUMBER
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NOT USED

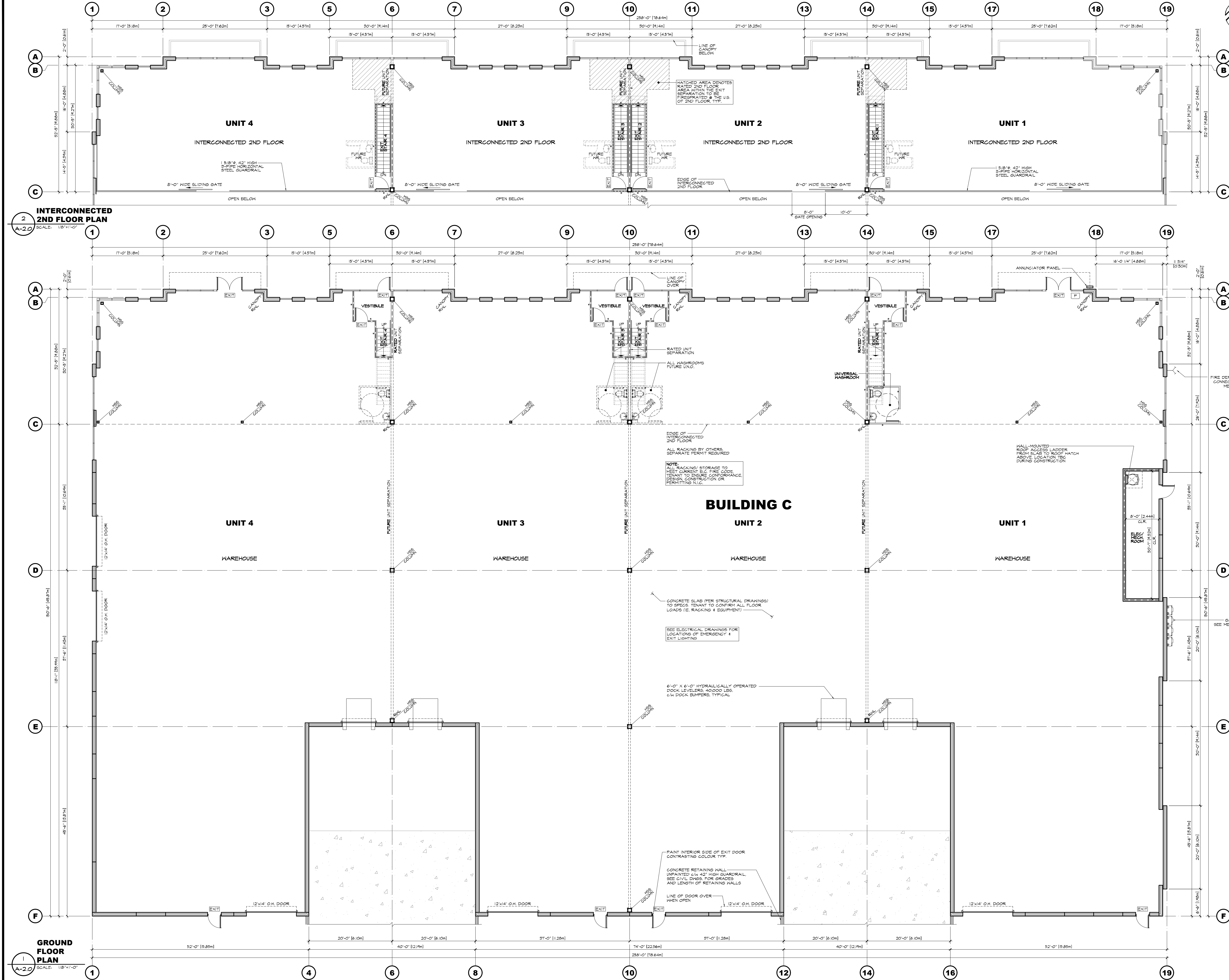
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12	AUG.24.26	RE-ISSUED FOR DP
11	MAR.12.25	DEVELOPMENT PERMIT
10	FEB.10.25	ISSUED FOR CLIENT DP REVIEW
9	NOV.02.23	ISSUED FOR DP REVIEW
8	SEP.12.23	ISSUED FOR IFC COORDINATION
7	AUG.25.23	RE-ISSUED FOR DP
6	FEB.10.23	ISSUED FOR BP
5	JAN.11.23	ISSUED FOR COORDINATION
4	DEC.20.22	BP REVIEW
3	DEC.02.22	ISSUED FOR CONSULTANT USE
2	OCT.19.22	RE-ISSUED FOR DP
1	SEP.15.22	ISSUED FOR DP
NO.	DATE	DESCRIPTION

WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE,
LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250
PROJECT: PROPOSED INDUSTRIAL COMPLEX FOR:

SALT CENTRE BUILDING C
ADDRESS: 4605 34th STREET, VERNON, B.C.
DRAWING

SITE DETAILS

SEAL	JOB NO. 21-068	DRAWN VCF
CHECKED	R.D.	
PLOT DATE	AUG.24.26	
PROJECT - DRAWING NUMBER	A-1.2	REV.



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 205 - 1455 KOTTER STREET, WHITE ROCK, BC, V4B 0C4
604.385.3600 | RUCHIR@ARCHITECTUREPANEL.COM

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1	SEP.09.22	ISSUED FOR CLIENT REVIEW

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

PROJECT: PROPOSED INDUSTRIAL COMPLEX FOR:
SALT CENTRE BUILDING C
ADDRESS: 4605 34th STREET, VERNON, B.C.

DRAWING

MAIN FLOOR & 2ND FLOOR PLANS

SEAL

JOB NO.
21-068

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PLOT DATE

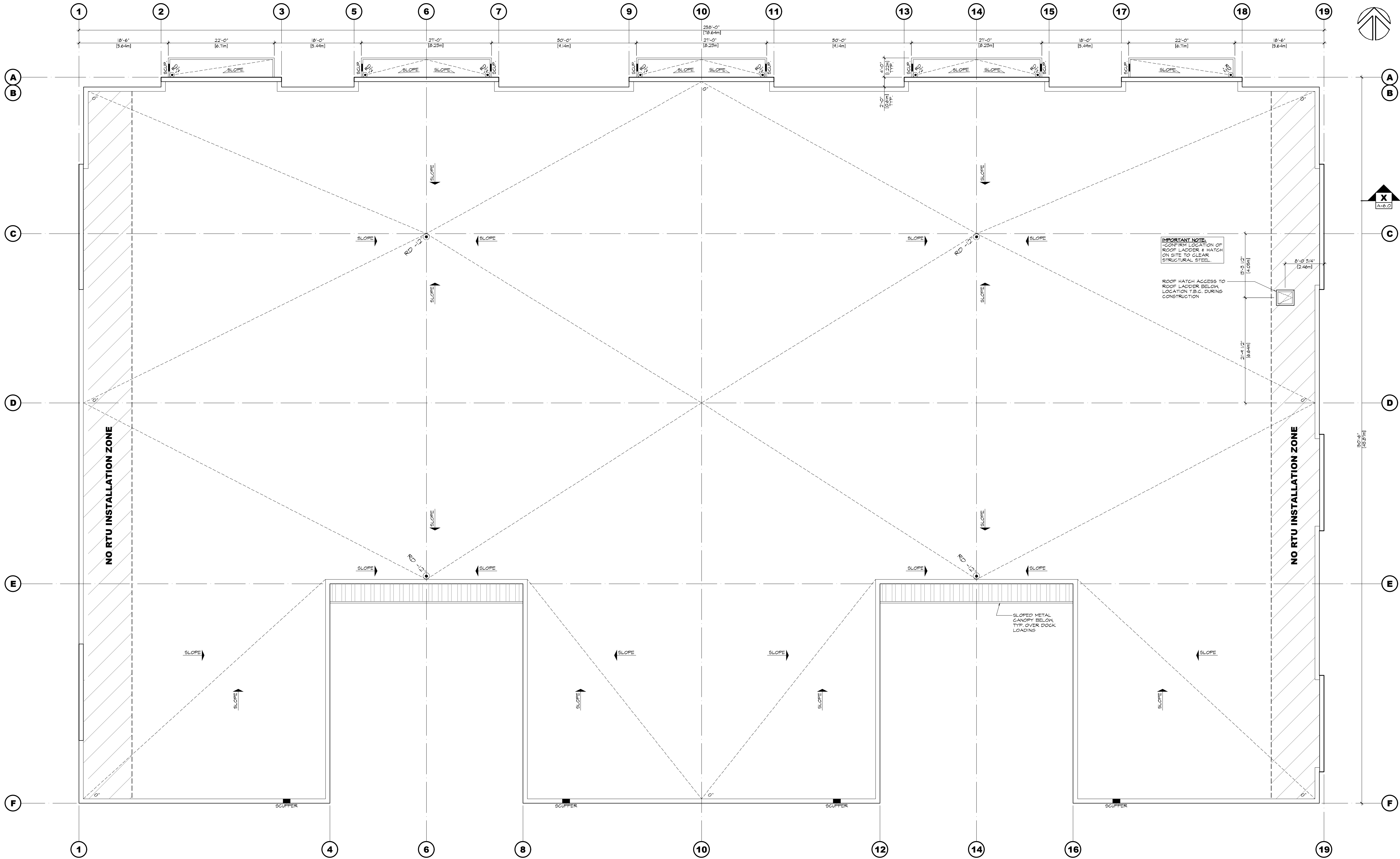
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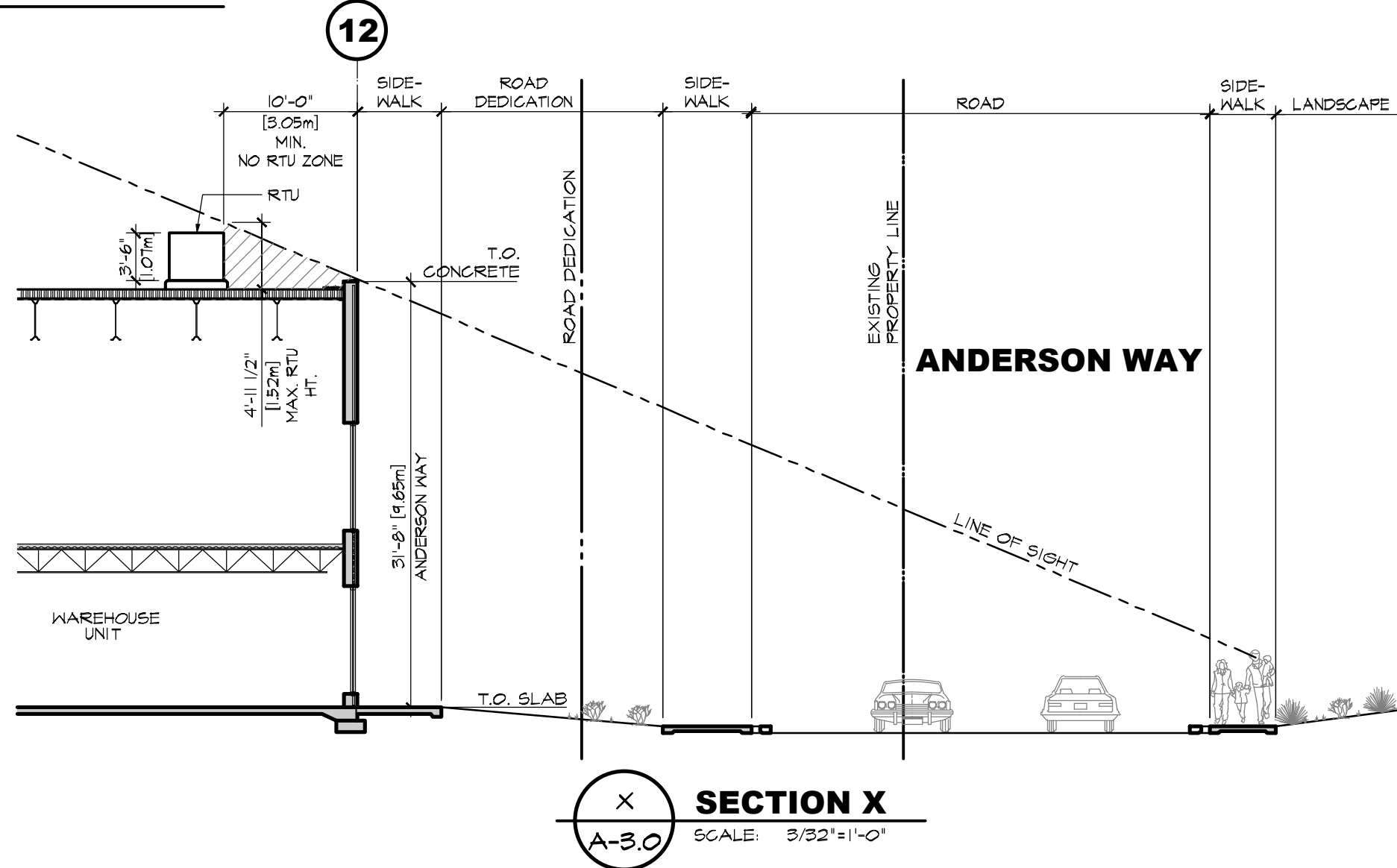
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REV

6



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



X SECTION X
A-B SCALE 3/32"=1'-0"

ROOF NOTES

- SEE STRUCTURAL DWGS FOR FINAL STEEL ELEVATIONS
- ALL ASPECTS OF ROOF DESIGN INCLUDING DETAILS TO BE REVIEWED BY QUALIFIED ROOFING INSPECTOR TO ENSURE COMPLIANCE W/ MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION
- PROVIDE 20 YEAR WEBSKANE GUARANTEE & 5 YEAR SYSTEMS GUARANTEE
- 6" TYPE III EPS RIGID INSULATION (R32)

IMPORTANT NOTE:

- ROOF INSULATION TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ASHRAE 90.1 2019 PRESCRIPTIVE METHOD, COMPLIANT FOR CONDITIONED SPACE.
- ROOF TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-COMBUSTIBLE CONSTRUCTION PER B.C.G.C. 2024

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2	SEP.15.22	ISSUED FOR DP
1	SEP.09.22	ISSUED FOR CLIENT REVIEW
NO.	DATE	DESCRIPTION

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:

**SALT CENTRE
BUILDING C**

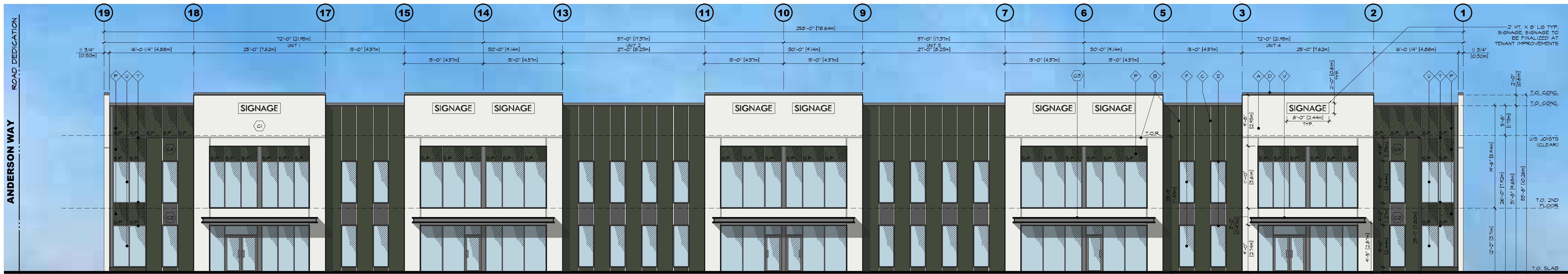
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DRAWING

ROOF & CANOPY PLANS

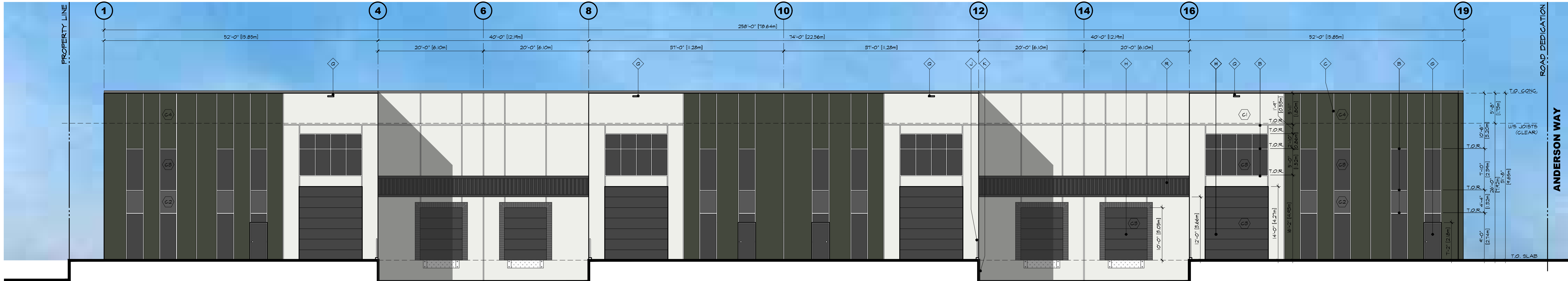
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PLOT DATE		AUG.24.26
PROJECT - DRAWING NUMBER		REV.
A-3.0		6

ANDERSON WAY



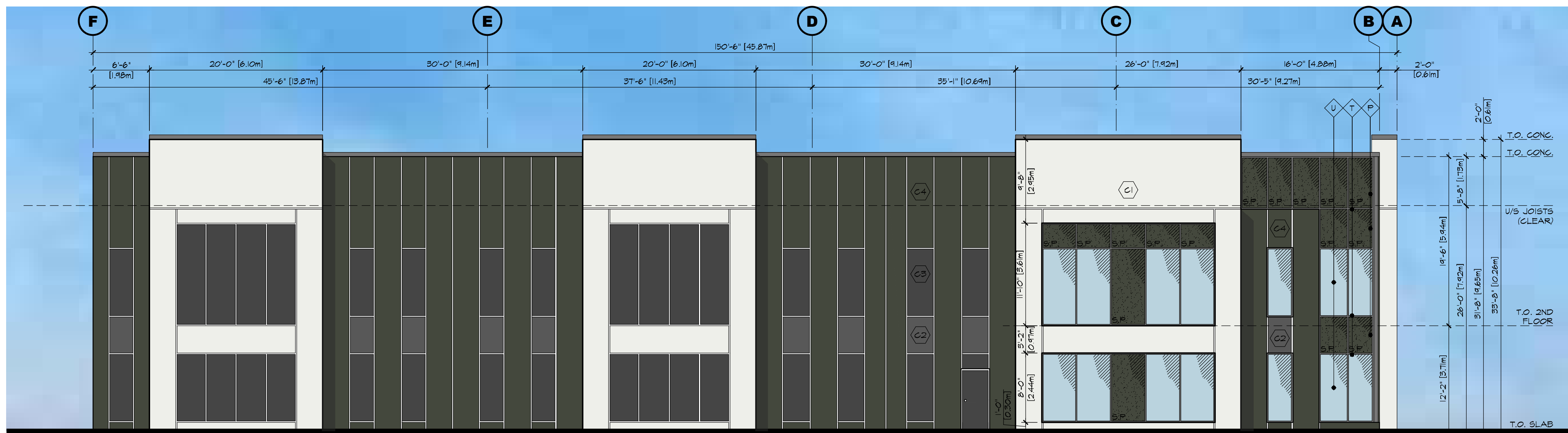
1 NORTH ELEVATION

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



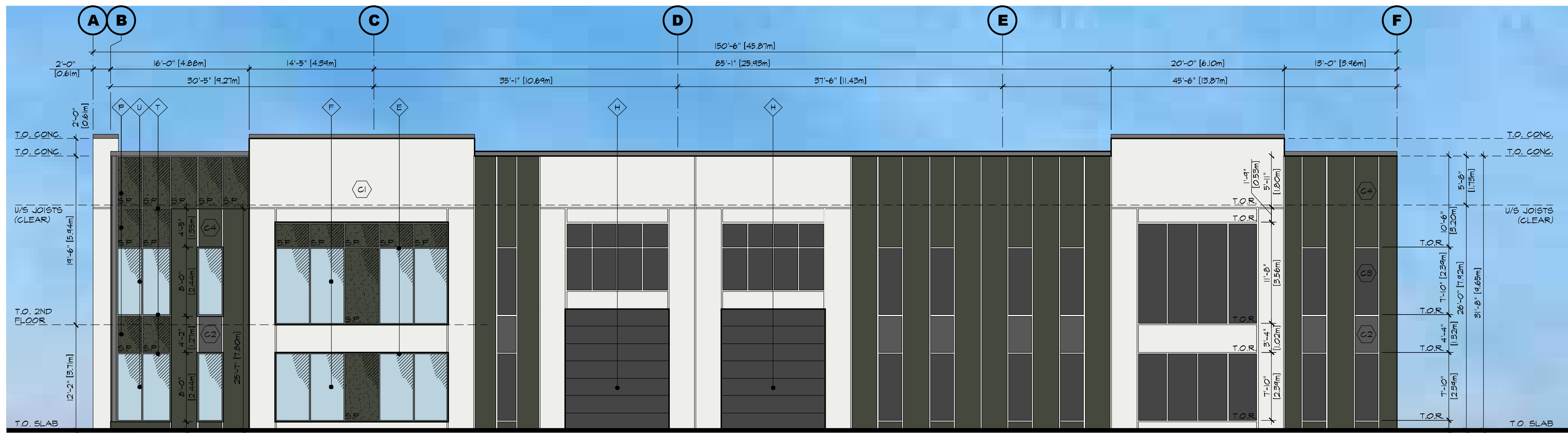
2 SOUTH ELEVATION

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



3 EAST ELEVATION (FRONTING ANDERSON WAY)

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



4 WEST 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 PRIMER. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATION & PREPAINING 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. 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 ALKYL PRIMER, 2 COATS OF ALKYL 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

MATERIAL LEGEND

- CONCRETE PRECAST WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT
- PRE-FINISHED METAL GAP FLASHING
- STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL HANDDOORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- 3/4" RECESS IN CONCRETE
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL GLAD CANOPY
- STEEL BOLLARD - PAINTED
- CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR
- PAINTED STEEL C CHANNEL CANOPY

NOTE:

- NOT ALL MATERIALS ARE APPLICABLE

SPANDREL GLAZING

SPANDREL GLAZING

PROJECT COLOURS

- MAIN FIELD COLOUR 1: EXTRA WHITE (SW 1006)
- FIELD ACCENT COLOUR 1: PEPPER CORN (SW 7674)
- FIELD ACCENT COLOUR 2: TRICORN BLACK (SW 6255)
- FIELD ACCENT COLOUR 3: RIPE OLIVE (SW 6204)

IMPORTANT NOTE:

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

- EXTERIOR GUARDRAILS: ALUMINUM STOREFRONT MULLIONS: TYPICAL GLAZING: SPANDREL GLAZING COLOUR: TYPICAL METAL GAP FLASHING:
- PAINTED STEEL: BLACK ANODIZED ALUMINUM: CLEAR (LOW E AND / OR ASHRAE 90.1 2013 COMPLIANT): GREEN (TO MATCH RIPE OLIVE SW 6204): CASCADIA METALS LTD BLACK (OR EQUIVALENT)

LEGEND

- PROPOSED GRADE
- EXISTING GRADE

5 TYPICAL REVEAL

FULL SCALE

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

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7	AUG.24.26	RE-ISSUED FOR DP
6	AUG.13.26	CONSULTANT USE
5	AUG.25.23	RE-ISSUED FOR DP
4	AUG.25.23	RE-ISSUED FOR DP
3	OCT.19.22	RE-ISSUED FOR DP
2	SEP.15.22	ISSUED FOR DP
1	SEP.09.22	ISSUED FOR CLIENT REVIEW

PROJECT: PROPOSED INDUSTRIAL COMPLEX FOR:

SALT CENTRE BUILDING C

ADDRESS: 4605 34th STREET, VERNON, B.C.

DRAWING

COLOURED ELEVATIONS

SEAL

CHECKED R.D.

PLOT DATE AUG.24.26

PROJECT - DRAWING NUMBER

REV

A-4.0c

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