OFFICES, RETAIL AND HOTELS

Commercial painting

We work around your business hours to keep your space looking fresh.

Metro Vancouver to Abbotsford



Who it's for

Owners, property and facility managers, and general contractors.

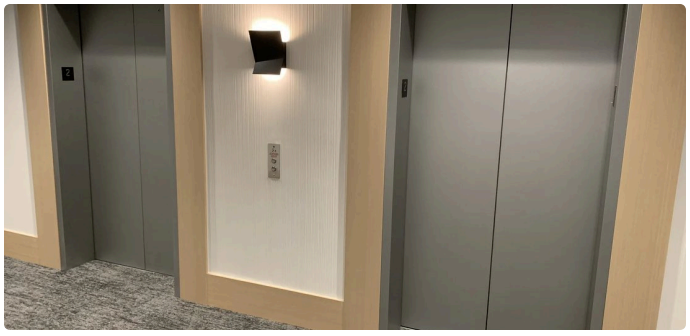
What we do

Inside

- **Offices:** painted after hours.
- **Lobbies:** walls and elevator doors.
- **Parkades:** walls, ceilings and pipes.
- **Hotels:** corridors and dining rooms.

Outside

- **Shopping centres:** walls and metal roofs.
- **Steel staircases:** recoated outside.
- **Parking lots:** stall lines and markings.
- **Pressure washing:** rooftops to walkways.



Lobby elevator doors painted grey



Shopping centre walls and metal roof

Proof	Bonded and insured · WorkSafeBC certificate up to date · Fifth-generation family company · Insurance certificate and WorkSafeBC letter available on request.
Guarantee	2 years on work of two coats or more · 1 year on single-coat work · Covers coating failure · Normal wear and tear isn't covered

How we work

1 Site visit
We walk the space with you.

2 Written quote
Every surface in a written scope.

3 Scheduling
After hours, weekends or in phases.

4 Walk-through
We inspect the work with you.

Recent jobs

Vancouver, 2019	Commercial showroom and offices, in phases on evening shifts
Delta, 2022	Commercial centre: four buildings, with sealant and concrete repairs
Langley, 2022	Shopping centre: six buildings, plus lamp posts and bike racks

What's in this pack

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Request a quote

Tell us about your building and the work you need. We'll set up a site visit, and you get a written quote before any work starts.

A. Craig & Son Painting
10439 173 St, Surrey, BC V4N 5H3
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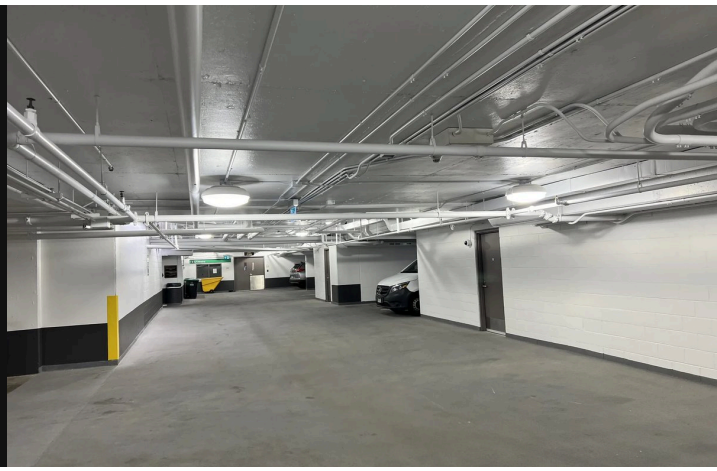
This service online: **acpainting.ca/services/commercial-painting/**

STRATA AND COMMERCIAL PARKADES

Parkade painting

A brighter level, and
every space easy to read.

From Horseshoe Bay to Chilliwack



What we do

We paint strata and commercial parkades across the Lower Mainland.

We work level by level or in sections, overnight or on weekends if needed, so residents and tenants keep a way in and out.

Each work zone is closed to cars while we paint it.

What's included

- **Walls and columns:** washed and painted, often white with a dark base band.
- **Ceilings and pipes:** painted so the whole level looks brighter.
- **Lines and stall numbers:** stall lines, numbers and hatched no-parking zones.
- **Safety yellow:** bollards, curbs and column edges back to high-visibility yellow.
- **Strata and commercial:** planned with council, or around tenants and deliveries.

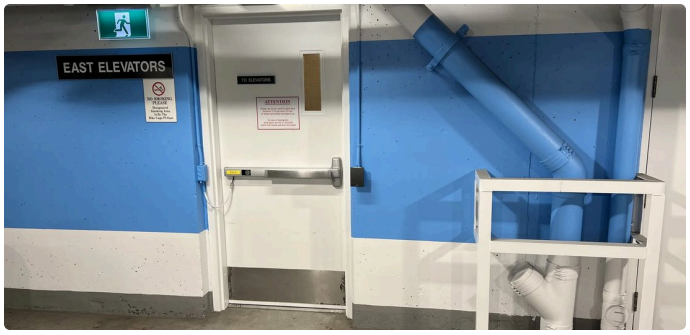
How we do it

1. **Walk-through**
   We walk the parkade with you: walls, ceilings, lines and traffic.
2. **Plan around traffic**
   Levels and hours are agreed, so cars keep a way in and out.
3. **Wash and prep**
   Walls and ceilings are washed and patched, and loose paint removed.
4. **Paint and lines**
   Painting first, then lines, numbers and safety yellow go back on.

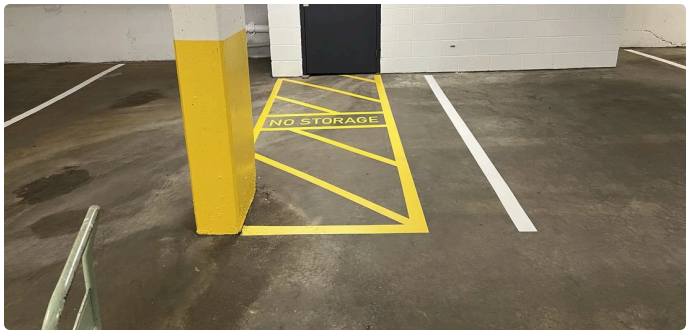
Work only goes ahead once you've approved the written scope.

Recent jobs

Vancouver, 2025	Parkade: walls, ceilings, rails, bollards and pipes on four level areas
Langley, 2026	New parkade: green EV walls with stencilled symbols, and ceilings



Elevator entry in blue and white



No-storage hatching beside a yellow column

Related services

Strata painting	acpainting.ca/services/strata-painting/
Commercial painting	acpainting.ca/services/commercial-painting/
Line painting overview	acpainting.ca/services/line-painting/
Safety yellow and bollards	acpainting.ca/services/industrial-coatings/safety-yellow-bollards/

Proof

- Bonded and insured
- WorkSafeBC certificate up to date
- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Tell us about your parkade. We'll walk it with you and price the work. You get a written quote before any work starts.

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This service online: **acpainting.ca/services/parkade-painting/**

PARKING LOTS AND PARKADES

Parking lot line painting

Fresh lines, curbs and stencils, so your lot is easy to read again.

Metro Vancouver and the Fraser Valley



What we do

We refresh stall lines, numbers and accessible parking markings, and touch up fire lanes, loading zones and bollards.

Faded lines lead to crooked parking, blocked fire lanes and confused visitors.

For property managers, strata councils and business park owners.

What's included

- **Stall lines and numbers:** straight white or yellow lines and stencilled numbers.
- **Fire lanes and curbs:** faded curb paint, NO PARKING lettering and yellow hatching refreshed.
- **No-parking zones:** hatched yellow zones with stencilled NO PARKING lettering.
- **Accessible stalls:** accessible parking markings repainted.
- **EV stalls and logos:** EV charging graphics, logos and other stencils on stalls and walls.

How we do it

1. **Lot walk**
   We look at the lot together and mark up what needs repainting.
2. **Sweep**
   The pavement is swept and cleaned.
3. **Paint and stencil**
   Stall lines go down first, then numbers, stencils and hatched zones.
4. **Reopen**
   We go section by section, so most of the lot stays open.

Work only goes ahead once you've approved the written layout plan.

Recent jobs

Richmond, 2026	Tilt-up building: lines in two parking lots, with accessible stall symbols
Langley, 2023	Strata complex: 9 visitor parking lines and 6 speed bumps recoated
Delta, 2022	Industrial building: 240 ft by 10 ft hatched traffic area and a stop line



Stall lines with stencilled numbers


Accessible stall symbol and yellow lines

Related services

Line painting overview	acpainting.ca/services/line-painting/
Warehouse safety lines	acpainting.ca/services/line-painting/warehouse-safety-lines/
Safety yellow and bollards	acpainting.ca/services/industrial-coatings/safety-yellow-bollards/
Strata painting	acpainting.ca/services/strata-painting/
Commercial painting	acpainting.ca/services/commercial-painting/

Proof

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Guarantee

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Request a quote

Every lot is priced after a site visit. We walk the lot with you and mark up what needs repainting. You get a written quote before any work starts.

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This service online: **acpainting.ca/services/line-painting/parking-lot-line-painting/**

HIGH, OPEN CEILINGS

Dryfall ceilings

A white ceiling brightens the floor below.

Across the Lower Mainland



What we do

Dryfall is a spray paint made for high ceilings. The overspray dries in the air and falls as dust, not wet paint.

We spray the steel deck, joists and ductwork white to brighten the floor below.

We cover stock and equipment and paint one section at a time.

What's included

- **Warehouse ceilings:** joists, deck and columns sprayed white to brighten the space.
- **Galvanized steel:** etched first so the paint sticks.
- **Black ceilings:** a dark ceiling hides ducts and wiring.
- **New construction:** open ceilings sprayed before the space is finished.
- **Masking:** what can't be moved is covered, and the area below is closed off.

How we do it

1. **Site visit**
   We check the ceiling height, surfaces and what's on the floor below.
2. **Masking and access**
   We cover what can't move and bring in lifts, with crews harnessed.
3. **Prep**
   We etch galvanized steel, spot-prime rust and clean off loose material.
4. **Spray and cleanup**
   Dryfall goes on, the dust is cleaned up and the masking comes down.

Work only goes ahead once you've approved the written scope.

Recent jobs

Langley, 2025	Secondary school gym: everything above 16 ft finished in flat black dryfall



Church ceiling half sprayed black, room masked



New commercial building, work in progress

Related services

Industrial coatings	acpainting.ca/services/industrial-coatings/
Warehouse painting	acpainting.ca/services/warehouse-painting/
Commercial painting	acpainting.ca/services/commercial-painting/

Proof

- Bonded and insured
- WorkSafeBC certificate up to date
- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Call us and we'll come out to look at the ceiling and what's on the floor below. You get a written quote before any work starts.

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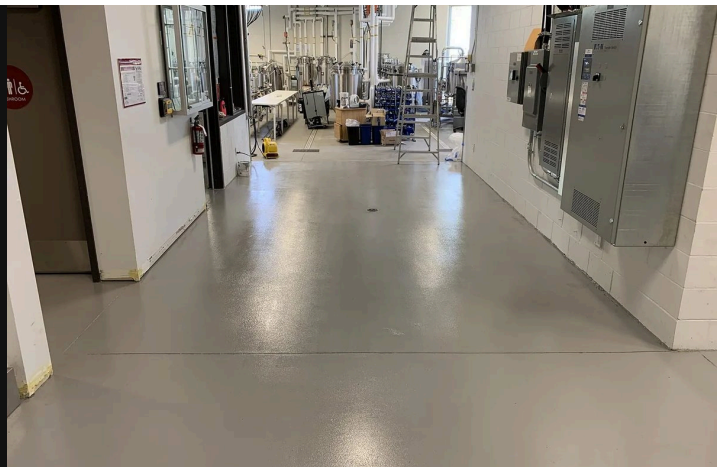
This service online: **acpainting.ca/services/industrial-coatings/dryfall-ceilings/**

SHOPS, PLANTS AND LABS

Floor coatings

Floors recoated, with grip where they get wet.

Metro Vancouver and the Fraser Valley



What we do

A good floor coating starts with good prep. We clean and etch the concrete, or shot blast it when oil has soaked in.

We're not tied to one brand, so each floor gets the system that suits its use.

We can work nights or weekends to fit your production schedule.

What's included

- **Epoxy floors:** two-part systems for shops, breweries and plants.
- **Concrete floor painting:** a sealed finish where bare concrete is dusty.
- **Non-slip coatings:** anti-slip additive mixed in for floors that get wet.
- **Food-processing plant floors:** processing rooms and wash-down areas.
- **Aisle and walkway lines:** line and traffic marking paint.

How we do it

1. **Site visit**
   We look at the concrete, what's soaked in, and the traffic it carries.
2. **Prep**
   Cleaning and etching, or shot blasting for oil, plus crack repair.
3. **Coating**
   Primer and finish coats, with anti-slip additive where it gets wet.
4. **Cure**
   We tell you when it's ready for foot traffic and for vehicles.

Work only goes ahead once you've approved the written scope.

Recent jobs

Vancouver, 2021	Commercial service shop: non-slip bond coat and grey urethane topcoat
Delta, 2026	Industrial building: walkways and crosswalks in safety yellow epoxy



Auto shop floor coated grey



Grey flake epoxy floor, close up

Related services

Epoxy floor coating	acpainting.ca/services/floor-coating/epoxy-floors/
Concrete floor painting	acpainting.ca/services/floor-coating/concrete-floor-painting/
Line painting overview	acpainting.ca/services/line-painting/
Warehouse painting	acpainting.ca/services/warehouse-painting/

Proof

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Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
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Request a quote

Call us or send a request with the floor you need coated. We'll set up a site visit and price it. You get a written quote before any work starts.

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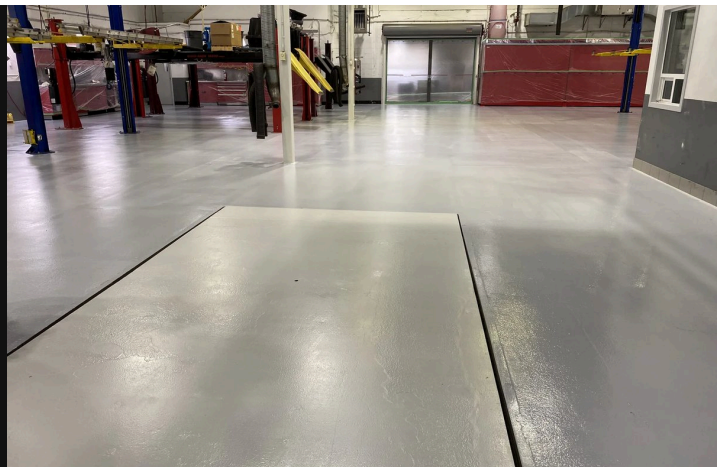
SHOPS, BREWERIES AND PLANTS

Epoxy floor coating

Dries hard and glossy, and handles traffic, oil and cleaning.

Metro Vancouver and the Fraser Valley



What we do

Epoxy only lasts if it sticks, so prep comes first. We etch clean concrete and shot blast concrete that has oil in it.

Epoxy handles traffic, oil and cleaning much better than floor paint.

We can work over shutdowns, on nights or weekends, or one zone at a time.

What's included

- **Automotive shop floors:** embedded oil shot blasted out before the epoxy.
- **Brewery and food plant floors:** worn, slippery concrete etched and coated.
- **Non-slip finishes:** anti-slip additive for wet areas, ramps and wash bays.
- **Floor repairs:** cracks and chips repaired before any coating goes down.
- **Cure times:** you know when foot traffic and forklifts can return.

How we do it

1. **Site visit**
   We check the concrete for oil, moisture and cracks.
2. **Prep**
   Etching, or shot blasting to open up the concrete when oil is in it.
3. **Epoxy coats**
   The epoxy system goes on, with anti-slip additive where needed.
4. **Cure and hand-back**
   We keep traffic off until it's cured, then hand the floor back.

Surface prep follows SSPC and MPI guidelines and the epoxy maker's data sheet.

Recent jobs

Burnaby, 2026	College building: 648 sq ft mechanical room floor in waterborne epoxy
Richmond, 2023	Industrial building: warehouse aisle lines in 2 coats of safety yellow epoxy



Grey epoxy meeting a black cove base



Shop aisle with yellow KEEP CLEAR stencils

Related services

Floor coatings overview	acpainting.ca/services/floor-coating/
Concrete floor painting	acpainting.ca/services/floor-coating/concrete-floor-painting/
Warehouse safety lines	acpainting.ca/services/line-painting/warehouse-safety-lines/
Warehouse painting	acpainting.ca/services/warehouse-painting/

Proof

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- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Tell us about the floor and what it carries. We'll check the concrete and price the job. You get a written quote before any work starts.

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This service online: **acpainting.ca/services/floor-coating/epoxy-floors/**

LABS, SHOPS AND STORAGE AREAS

Concrete floor painting

Painting seals the floor and brightens the room.

Across the Lower Mainland



What we do

Bare concrete is dusty, stains easily and is hard to clean.

We've painted lab and shop floors at a university and a polytechnic. We prep the concrete first, so the paint holds.

For heavy traffic and spills, epoxy is the tougher system.

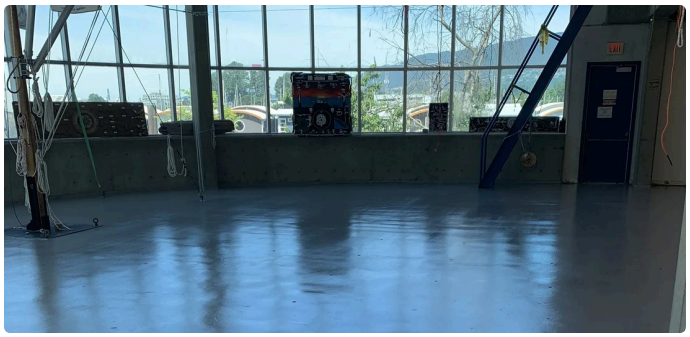
What's included

- **Lab floors:** coated light grey for a clean, bright working floor.
- **Shop floors:** worn bare concrete taken to a sealed grey finish.
- **Storage areas:** a sealed, painted finish where bare concrete is dusty.
- **Concrete prep:** cleaning, etching and crack repair so the coating bonds.
- **Ready to walk on:** we tell you when the floor can take foot traffic.

How we do it

1. **Site visit**
   We look at the floor's condition and how the room is used.
2. **Prep**
   The floor is cleaned, etched and patched.
3. **Paint**
   The coating goes on, and we tell you when it's ready to walk on.
4. **Final inspection**
   Inspected by our team and your facility manager before sign-off.

Work only goes ahead once you've approved the written scope.



Shop floor in a sealed grey finish



Grey landing with a yellow and black hazard box

Related services

Floor coatings overview	acpainting.ca/services/floor-coating/
Epoxy floor coating	acpainting.ca/services/floor-coating/epoxy-floors/
Industrial coatings	acpainting.ca/services/industrial-coatings/
Warehouse painting	acpainting.ca/services/warehouse-painting/
Institutional painting	acpainting.ca/services/institutional-painting/

Proof

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Guarantee

- 2 years on work of two coats or more
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- Covers coating failure
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Request a quote

Call us with the size of the floor and how it's used. We'll look at it and price the job. You get a written quote before any work starts.

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STRATA AND COMMERCIAL BUILDINGS

Restoration and prep

Paint only lasts as long as the surface under it.

Metro Vancouver and the Fraser Valley



What we do

We replace damaged wood, patch drywall and seal water stains before the fresh paint goes on.

Rotten wood, cracked concrete and peeling coats are dealt with first.

For property managers, strata councils and facility managers.

What's included

- **Rotten wood:** soft, rotted trim and siding cut out and replaced before painting.
- **Drywall and water damage:** holes filled, torn drywall repaired and water stains sealed.
- **Concrete repair:** cracks and chipped areas patched, then recoated.
- **Lead paint:** dealt with safely before recoating. Everyone who works on our lead jobs is trained in lead paint safety by the Hazardous Materials Association of BC.

How we do it

1. **Look closely**
   We walk the building and mark rot, rust, cracks and failing paint.
2. **Lead check**
   On older buildings, lead paint is found and dealt with before any sanding.
3. **Repair**
   Wood, drywall and concrete are fixed, and seams are caulked.
4. **Prime and paint**
   Bare and repaired spots are primed, then the finish coats go on.

Work only goes ahead once you've approved the written scope.

Recent jobs

Burnaby, 2026	Strata complex: wood repairs, then white trim primed and repainted
Langley, 2024	Strata complex: trim on 3 buildings, with wood and envelope repairs
Surrey, 2023	Industrial strata building: sealant and concrete repairs, repainted



Peeling metal panels, before


The same building, restored

Related services

Heritage restoration	acpainting.ca/services/restoration-prep/heritage-restoration/
Lead paint abatement	acpainting.ca/services/lead-paint-abatement/
Strata painting	acpainting.ca/services/strata-painting/
Commercial painting	acpainting.ca/services/commercial-painting/

Proof

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- WorkSafeBC certificate up to date
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- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
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Request a quote

Call us or send the address and some photos of the damage. We'll come and look, then give you a price. You get a written quote before any work starts.

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ROOFS, DECKS AND OUTSIDE WALLS

Roof and exterior coatings

The right coating keeps water out and stops rust from spreading.

Metro Vancouver and the Fraser Valley



What we do

We coat metal roofs, membranes, concrete and masonry, often on buildings that stay open while we work.

Each roof or wall gets a coating that suits the surface and weather.

For property managers, strata councils and facility managers.

What's included

- **Rooftop hatches and ducts:** rust cleaned back, then an MIO aluminum finish.
- **Membrane coatings:** damaged areas repaired, then decks and flat roofs recoated.
- **Elastomeric coatings:** flexible wall coatings that stretch over hairline cracks.
- **Anti-graffiti:** a clear coating, so the next tag cleans off more easily.
- **Masonry sealing:** a clear water repellent for brick, stone and concrete.

How we do it

1. **Inspection**
   We look up close at rust, cracks, peeling and how water moves off it.
2. **Wash and repair**
   Surfaces are washed, rust is treated and cracks are repaired.
3. **Choosing the system**
   We pick a coating that suits the surface and the weather it faces.
4. **Application**
   Coats go on in dry weather, with fall protection and the public kept clear.

Work only goes ahead once you've approved the written scope.

Recent jobs

Surrey, 2022	Strata warehouse building: block walls in siliconized elastomeric
Richmond, 2026	Tilt-up building: bare concrete sealed with a clear siloxane sealer
Vancouver, 2015	Strata apartment building: exterior repaint, with brick washed and sealed



Rusted rooftop equipment cover, before



The same cover, coated grey

Related services

Metal roof coating	acpainting.ca/services/metal-roof-coating/
Pressure washing	acpainting.ca/services/pressure-washing/
Strata painting	acpainting.ca/services/strata-painting/
Commercial painting	acpainting.ca/services/commercial-painting/

Proof

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- WorkSafeBC certificate up to date
- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Call us or send the address and some photos. We'll look at the surface and give you a price. You get a written quote before any work starts.

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This service online: **acpainting.ca/services/roof-exterior-coatings/**

COMMERCIAL AND STRATA PROPERTIES

Pressure washing

A thorough cleaning helps new coatings bond and last longer.

Metro Vancouver and the Fraser Valley



What we do

We wash commercial and strata buildings, from rooftop units to walkways.

We coordinate with residents so windows are closed and decks are clear.

Done on its own or as the first step of a repaint.

What's included

- **Walls:** siding, stucco, brick and concrete washed to the scope of work.
- **Decks and walkways:** washed when they're included.
- **Soft washing:** a gentle wash on soffits and near doors, windows and garages.
- **Plant- and pet-safe:** a biodegradable cleaning solution.
- **Gardens:** plants wetted before washing and rinsed after.

How we do it

1. **Walk and notice**
   We note any damage. Residents get notice through the strata.
2. **Protect**
   Plants are wetted, windows closed and decks cleared, with our help if needed.
3. **Wash**
   Walls, concrete and walkways are washed. Delicate areas get a soft wash.
4. **Rinse and clean up**
   Plants, windows and doors are rinsed. Missed spots are fixed the same day.

We test the pressure on a small spot before we start.

Recent jobs

Vancouver, 2018	Strata complex: walls and balcony floors pressure washed
Burnaby, 2017	Strata complex: vinyl siding, trellis and lattice pressure washed
Richmond, 2021	Warehouse: washed with diluted bleach and TSP, then power washed



Washing a rooftop unit



Heritage hall: washed first, then painted

Related services

Restoration and prep	acpainting.ca/services/restoration-prep/
Strata painting	acpainting.ca/services/strata-painting/
Commercial painting	acpainting.ca/services/commercial-painting/
Municipal painting	acpainting.ca/services/municipal-painting/

Proof

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Guarantee

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- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Call us or send a few photos of the walls or walkways. We'll come by and price the wash, alone or with a repaint. You get a written quote before any work starts.

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This service online: **acpainting.ca/services/pressure-washing/**

COMMERCIAL, STRATA, INDUSTRIAL

Maintenance contracts

Wear is fixed on a set schedule, before it spreads.

From Horseshoe Bay to Chilliwack



What we do

We walk the property with you and set up a monthly or yearly maintenance plan.

We keep the common areas fresh, the markings clear and the floors recoated before they wear through.

What's included

- **Common-area touch-ups:** walls, door frames and trim in lobbies and corridors.
- **Line repainting:** parking stalls, fire lanes and warehouse walkways.
- **Floor recoats:** worn traffic lanes recoated before the coating wears through.
- **Safety yellow touch-ups:** bollards, guardrails and racking ends.
- **Rust treatment:** railings, steel doors and canopies cleaned, primed and recoated.
- **Strata programs:** wood repair, trim and touch-ups, planned with your council.

How we do it

1. **Walk-through**
   We review the surfaces, problem areas and how the building is used.
2. **Identifying the work**
   We inspect and quote what we find, or you send us your list.
3. **Pricing**
   Each item is quoted first or done on time and materials, as you prefer.
4. **Scheduling and completion**
   Our crews work around your schedule and leave each area clean.

Maintenance work is held to the same standard as a full repaint.

Recent jobs

Langley, 2023	Strata complex: painting contract for trim, fences and parking lines
Richmond, 2025	Industrial park: sealant repairs, touch-ups and bollards in safety yellow
Burnaby, 2024	College campus: many small repaint jobs, each a separate work request



Yellow stall lines and an accessible symbol



Safety yellow bollard and steel railing

Related services

Commercial painting	acpainting.ca/services/commercial-painting/
Strata painting	acpainting.ca/services/strata-painting/
Warehouse painting	acpainting.ca/services/warehouse-painting/

Proof

- Bonded and insured
- WorkSafeBC certificate up to date
- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Send us your list of touch-ups, or have us inspect the building and quote what we find. Every contract starts with a walk-through.

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A tradition of excellence since 1934.

This service online: **acpainting.ca/services/maintenance-contracts/**