

5975 COLLECTION DRIVE, LANGLEY, BC V2T 6Y9

An architectural rendering of a modern car dealership. The building features a long, low profile with a white roof and a large glass facade. Several cars are parked in front of the building. In the foreground, a man and a woman are walking a small white dog on a paved area. A landscaped area with green plants and a small tree is visible. A man is standing near a car on the right side of the image. The sky is blue with scattered clouds.

[illegible]

TABLE 1	FIRE PROTECTION OCCUPANCY TYPE AND ACCESSIBILITY			
	GENERAL			
3.1.1.1	CLASSIFICATION OF THE BUILDING MAJOR OCCUPANCY CLASSIFICATION GROUP I ACCESSIBILITY SUFFICIENT OCCUPANCY	BASED UPON TABLE 1.1.1.1 (AUTO SHOWROOM) REPAIR GARAGE (OFFICE)	DISPERSED (ART. 3.2.2.7) FLOOR ASSEMBLY + MINIMUM 2 HOUR LOBBY REPAIRS + MINIMUM 2 HOUR	
3.1.1.2	SEPARATION OF FIRE OCCUPANCIES MAJOR OCCUPANCY FIRE CLASSIFICATIONS (BASED UPON TABLE 1.1.1.1.1) MAY 3.1.1.2.1 REPAIR GARAGE SEPARATION REQUIRED BY FIRE PROTECTION			
	REQUIRED FIRE SEPARATION OF AREAS			
	SECTION	AREA	APPLICABLE CONDITION	
	3.1.1.2.1.1	JANITOR ROOMS	SPRINKLER	
	3.1.1.2.1.2	REPAIR GARAGE	2 HR.	
	3.1.1.2.1.3	EXIT	1 HR.	
	3.1.1.2.1.4	SERVICE ROOM	1 HR.	
	3.1.1.2.1.5	ELECTRICAL ROOM	1 HR.	
	3.1.1.2.1.6	SERVICE ROOM	NOT REQUIRED	
	3.1.1.2.1.7	VERTICAL SERVICE SPACES	1 HR.	
3.1.1.3	SEPARATION OF FIRE OCCUPANCIES			
	1.1.1.3.1 MIN. BUILDING OF CULTURE			
	4.0 MIN.	45 MIN.		
	7.0 MIN.	60 MIN.		
	1.0 HR.	90 MIN.		
	2.0 HR.	240 MIN.		
3.1.1.4	LOCATIONS OF FIRE EXTINGUISHERS AND SMOKE DETECTORS			
	1. EXCEPT AS PROVIDED IN ARTICLE 3.1.1.4, A FIRE DAMPER HAVING A FIRE PROTECTION RATING EQUIVALENT TO LISTED TYPE 1.1.1.4.1 SHALL BE INSTALLED IN EACH OF THE FOLLOWING LOCATIONS: IN DUCTS ON AN-TRANSFER CHIMNEYS THAT PENETRATE AN EXISTING FIRE RESISTANT WALL OR FIRE SEPARATION.			
	2. EXCEPT AS PROVIDED IN ARTICLE 3.1.1.4, A SMOKE DAMPER ON A COMBUSTION GAS (FIRE DAMPER SHALL BE INSTALLED IN CONFORMANCE WITH ARTICLE 3.1.1.1.1.1.1 OF AN-TRANSFER CHIMNEYS THAT PENETRATE AN EXISTING FIRE RESISTANT WALL OR FIRE SEPARATION, WHERE THE FIRE SEPARATION IS:			
	(A) SEPARATES A PUBLIC CORRIDOR; (B) OCCUPIES AN EXISTING ROOM REFERRED TO IN SENTENCE 3.1.1.4.1.1.1.			

[illegible]

OWNER	OPTIMUM AUTO GROUP Optimum General Counsel 10000 W. VA. 198 PO Box 176-280 Dallas, TX 75241 <i>Contact:</i> Matt Salomon <i>E-mail:</i> matt.salomon@optimumautogroup.com
GENERAL CONTRACTOR	<i>F.A.D.</i> 10001 Street City: BC, BC, V5C 1N5 Tel.: (604) 693-0000 <i>Contact:</i> john.owley@jowleygroup.com
ARCHITECT	PERKINS+WORTH ARCHITECTS LTD. 1000-1000 Kensington, SC, V6A 1E1 Tel.: (604) 683-1346 <i>Contact:</i> Stephen Price <i>E-mail:</i> stephen@perkinsworth.ca Jana Wismann <i>E-mail:</i> jana@perkinsworth.ca
STRUCTURAL ENGINEER	10001 Street City: BC, BC, V5C 1N5 Tel.: (604) 693-0000 <i>Contact:</i> john.owley@jowleygroup.com
MECHANICAL ENGINEER	10001 Street City: BC, BC, V5C 1N5 Tel.: (604) 693-0000 <i>Contact:</i> john.owley@jowleygroup.com
ELECTRICAL ENGINEER	10001 Street City: BC, BC, V5C 1N5 Tel.: (604) 693-0000 <i>Contact:</i> john.owley@jowleygroup.com
CIVIL ENGINEER	CONSTATIUS ENGINEERING & SURVEYING LTD. 10100-10200-0000 10100-10200-0000 Tel.: (604) 441-1111 <i>Contact:</i> Mark Holm <i>E-mail:</i> mholm@constatus.ca
LANDSCAPE ARCHITECT	PMB LANDSCAPE ARCHITECTS LTD. 2100-4111-1111 One Wardle, BC, V1C 6V9 Tel.: (604) 683-1346 <i>Contact:</i> Mary Chisholm - Principal <i>E-mail:</i> mchisholm@pmb.ca
GEOTECHNICAL ENGINEER	GEOTECH CONSULTANTS LTD. 1000-1000 Vancouver, BC, V6P 3T1 Tel.: (604) 673-0102 <i>Contact:</i> Matt Arnesen <i>E-mail:</i> marnesen@geotech.ca
SURVEYOR	<i>F.A.D.</i> 10001 Street City: BC, BC, V5C 1N5 Tel.: (604) 693-0000 <i>Contact:</i> john.owley@jowleygroup.com
CODE	10001 Street City: BC, BC, V5C 1N5 Tel.: (604) 693-0000 <i>Contact:</i> john.owley@jowleygroup.com
PIPING ENVELOPE	10001 Street City: BC, BC, V5C 1N5 Tel.: (604) 693-0000 <i>Contact:</i> john.owley@jowleygroup.com
ENERGY MODELLER	10001 Street City: BC, BC, V5C 1N5 Tel.: (604) 693-0000 <i>Contact:</i> john.owley@jowleygroup.com
PILE PROTECTION	10001 Street City: BC, BC, V5C 1N5 Tel.: (604) 693-0000 <i>Contact:</i> john.owley@jowleygroup.com
OPTIC CONSULTANT	ANAL SYSTEMS LTD. 2100-4220-0000 Vancouver, BC, V6P 2S1 Tel.: (604) 682-0019 <i>Contact:</i> Andrew Moore <i>E-mail:</i> am@anal.ca

SHEET #	TITLE
AS.00	COVER SHEET
AS.01	SITE PLAN
AS.02	FIRE DEPARTMENT ACCESS PLAN
AS.03	WASTE MANAGEMENT PLAN
AS.04	LOT COVERAGE PLAN
AS.05	SITE CONTEXT
AS.06	CONTEXT SITE PLAN
AS.07	SITE GRADING PLAN
AS.10	SIGN DETAILS - FOR REFERENCE ONLY
AS.11	FLOOR PLAN - LEVEL 1
AS.12	FLOOR PLAN - LEVEL 2
AS.13	ROOF PLAN
AS.14	BUILDING PLANS & ELEVATIONS - CAR WASH
AS.15	BUILDING PLANS & ELEVATIONS - SHOP
AS.16	BUILDING SECTIONS
AS.17	BUILDING ELEVATIONS
AS.18	PERSPECTIVES
AS.19	SHADOW STUDY
AS.21	MATERIALS BOARD

OpenRoad
AUTO GROUP



MULTILAND
PACIFIC HOLDINGS

REVISION	DATE	DESCRIPTION
REVISION SCHEDULE		

2025-08-13	Issued for DP
ISSUED	SUBMISSION
SUBMISSION SCHEDULE	

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bazzyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

CLEARCAR OF LANGLEY

COVER SHEET

SCALE: 12" = 1'-0" DATE: 2025.02.20 DRAWN: SCP

PROJECT NUMBER: 23019

A0.00



ON-DEUTER BICYCLE PARKING			
Office & Retail Sales	Area	Ratio	Required
Showerrooms (Retail)	914 M ²	Class 1: 1 Space/500 m ² & Class 2: 2 Spaces/Unit	2 (Class 1) & 0 (Class 2)
Office (Retail)	629 M ²	Class 1: 1 Space/750 m ² & Class 2: 2 Spaces/Unit	2 (Class 1) & 0 (Class 2)
Subtotal	1,543 M ²		3 (Class 1) & 0 (Class 2)
Industrial			
Admin		Class 1: 1 Space/10 Employees & Class 2: 0 Spaces/Unit	2 (Class 1) & 0 (Class 2)
Subtotal			5 (Class 1) & 0 (Class 2)
Total			8

Figure 1 illustrates the dimensions of four types of wheelchair spaces. The dimensions are as follows:

- DOUBLE CAR:** Width 2.55 m, Depth 4.20 m, Wheelchair width 0.75 m.
- REGULAR CAR:** Width 2.55 m, Depth 4.20 m, Wheelchair width 0.75 m.
- NEW DISPLAY:** Width 2.30 m, Depth 4.20 m, Wheelchair width 0.75 m.
- LARGE DISPLAY:** Width 2.30 m, Depth 4.20 m, Wheelchair width 0.75 m.
- HC STALL:** Width 2.30 m, Depth 4.20 m, Wheelchair width 0.75 m.

2025.06.13	Issued for DP
ISSUED	SUBMISSION
SUBMISSION SCHEDULE	

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

SCALE: As indicated DATE: 2025.02.20 DRAWN: Author

PROJECT NUMBER: 23019

LOADING DESIGN SHALL CONFORM TO REQUIREMENTS ESTABLISHED IN CITY OF LANGLEY ZONING BYLAW PART I (E) & (H).
MINIMUM MANEUVERING AISLE WIDTHS TO COMPLY WITH PART I (E) & (H) OF ZONING BYLAW.
ON-STREET PARKING SPACES SHALL COMPLY WITH REQUIREMENTS ESTABLISHED IN PART I (E) & (H), EXCEPT FOR SMALL CAR SPACES AND ACCESSIBLE SPACES, WHICH SHALL COMPLY WITH CITY OF LANGLEY PART I (5) (b) (1).

A0.01

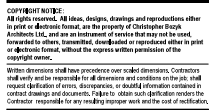


BUILDING ADDRESS REQUIREMENTS

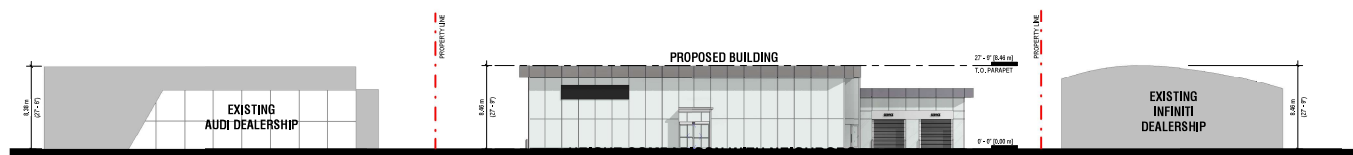
- FIRE DEPARTMENT REQUIRES THAT THE BUILDING ADDRESS MUST BE CONSPICUOUS FROM THE STREET UNDER ALL CONDITIONS.
- ADDRESS LETTERING SHALL CONFORM TO STANDARDS DEFINED BY CITY OF LANGLEY FIRE RESCUE SERVICE



ALLOWABLE LOT COVERAGE = 50%



A0.04

[illegible]

2025.06.13	Issued for DP
ISSUED	SUBMISSION
SUBMISSION SCHEDULE	

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Szek. Contractors UH, and is an instrument of service that may be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting impact upon the cost of rectification.

CLEARCAR OF LANGLEY

5975 Collection Drive
Langley, BC

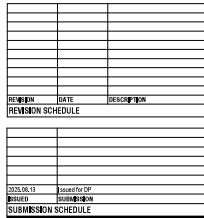
SITE CONTEXT

SCALE: As indicated DATE: 2025.02.20 DRAWN: Author

PROJECT NUMBER: 23019



A0.06



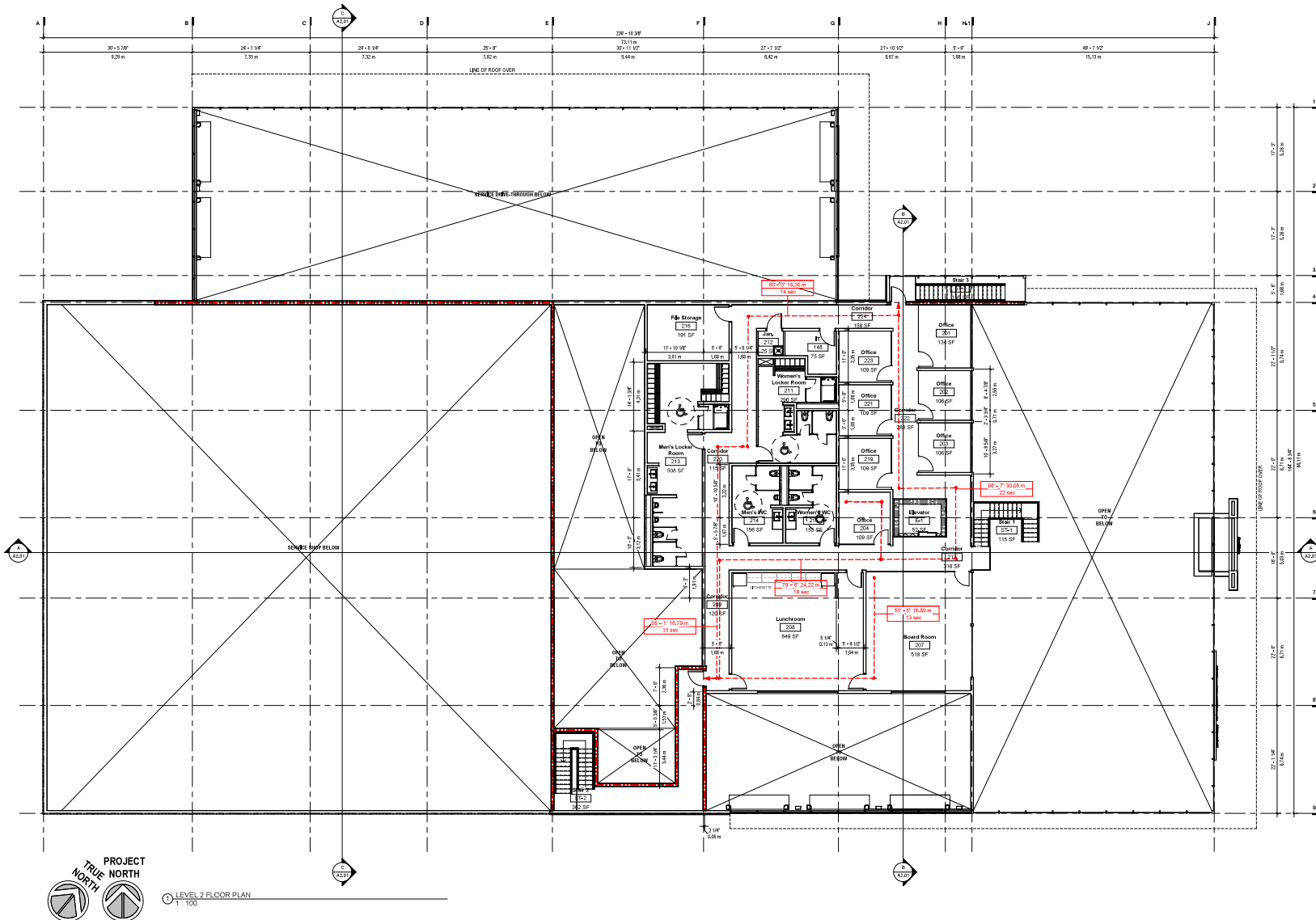
COPYRIGHT NOTICE: All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bczyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. They shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and/or use of materials.

SCALE: As indicated DATE: 2025.02.20 DRAWN: Author

PROJECT NUMBER: 23019





REVISION	DATE	DESCRIPTION

COPYRIGHT NOTICE:
All rights reserved. All fees, designs, drawings and reproductions other than in print or electronic format, are the property of Christopher Bozyk Architects Ltd. and are not to be used, forwarded to others, transmitted, disseminated or reproduced without the written permission of the copyright owner.
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. No request for clarification of errors, discrepancies, or double information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of modification.

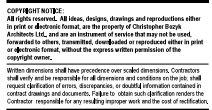
CLEARCART OF LANGLEY

5975 Collection Drive
Langley, BC

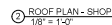
FLOOR PLAN - LEVEL 2

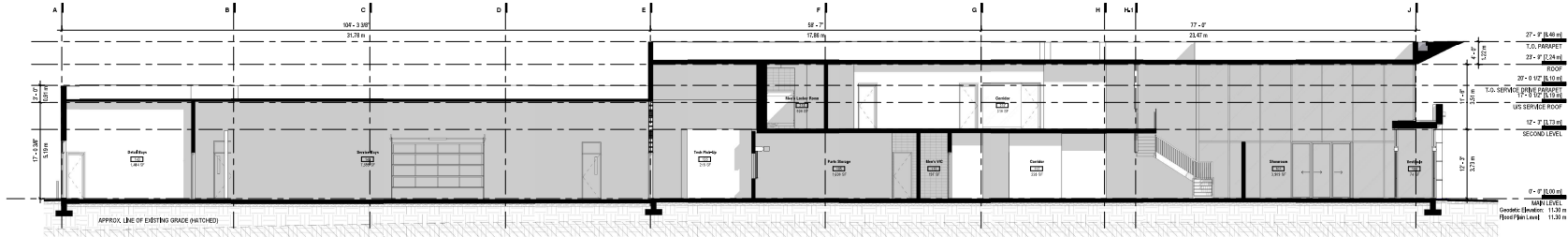
SCALE: 1" = 100' DATE: 2020.02.20 DRAWN/Author
PROJECT NUMBER 22019

A1.02

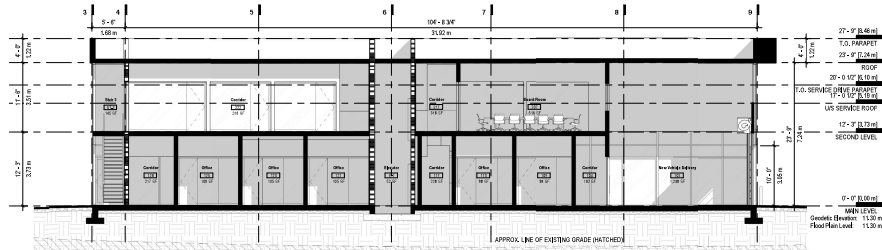


A1.03

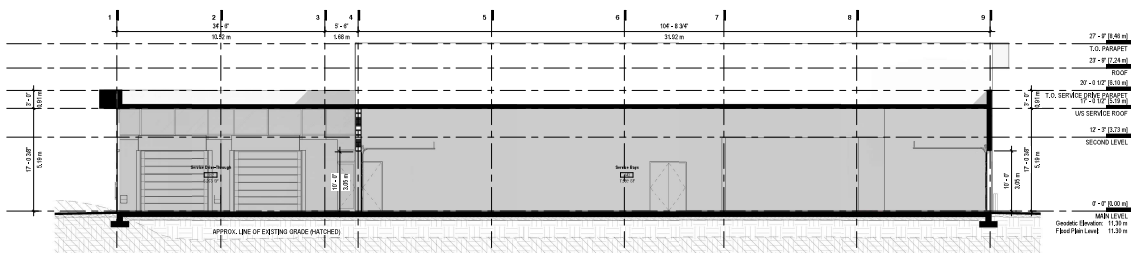
A1 05



Ⓐ BUILDING SECTION A-A
1/100



Ⓑ BUILDING SECTION B-B
1/100



Ⓒ BUILDING SECTION C-C
1/100

REVISION	DATE	DESCRIPTION

REVISION	DATE	DESCRIPTION

COPYRIGHT NOTICE:
All rights reserved. All drawings, designs, drawings and reproductions other than in print or electronic format, are the property of Christopher Bozyk Architects Ltd. and are an intellectual property that may not be used, forwarded to others, transmitted, downloaded or reproduced without the written permission of the copyright owner.
Written dimensions shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of modification.

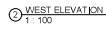
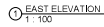
CLEARCART OF LANGLEY

5975 Collection Drive
Langley, BC

BUILDING SECTIONS

SCALE: 1/100 DATE: 2020.05.20 DRAWN/AUTHOR: PROJECT NUMBER: 22019

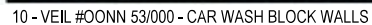
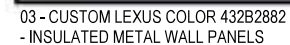
A2.01

[illegible]

COPYRIGHT NOTICE:
All rights reserved. All Ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bazely Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written directions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting impact with neither cost of rectification,

A2.02



MULTILAND
PACIFIC HOLDINGS

Written dimensions shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job; she request clarification of errors, discrepancies, or doubtful information contained contract drawings and documents. Failure to obtain such clarification renders Contractor responsible for any resulting improper work and the cost of rectification.

A5.01