

CURRENT:
 TOTAL SITE AREA: 12,062.85 M²
 CURRENT BUILDING COVERAGE: 0.00 M²
 CURRENT LOT COVERAGE: 0.00 M² / 12,062.85 M² = 0.0

CURRENT LOT COVERAGE = 0.0%

PROPOSED:
 TOTAL SITE AREA: 12,062.85 M²
 PROPOSED BUILDING COVERAGE: 2,848.26 M² + 184.95 M² + 454.02 M² = 3,487.23 M²
 PROPOSED LOT COVERAGE: 3,487.23 M² / 12,062.85 M² = 0.289

PROPOSED LOT COVERAGE = 28.9%

ALLOWABLE:
 TOTAL SITE AREA: 12,062.85 M²
 ALLOWABLE BUILDING COVERAGE: 12,062.85 M² / 2 = 6,031.43 M²
 ALLOWABLE LOT COVERAGE: 6,031.43 M² / 12,062.85 M² = 0.50

ALLOWABLE LOT COVERAGE = 50%

DATE	DESCRIPTION
2025.10.27	Revised for CP-ADP Final, Comments
2025.10.18	Revised for CP-ADP Final, Comments
2025.07.07	Issue for CP
2025.07.07	Issue for CP

SUBMISSION SCHEDULE

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CLEARCAR OF LANGLEY
 5975 Collection Drive
 Langley, BC

LOT COVERAGE PLAN

SCALE: 1:200 DATE: 2025.10.27 DRAWN BY: [Signature]
 PROJECT NUMBER: 23019



1 - CONTEXT SITE PLAN



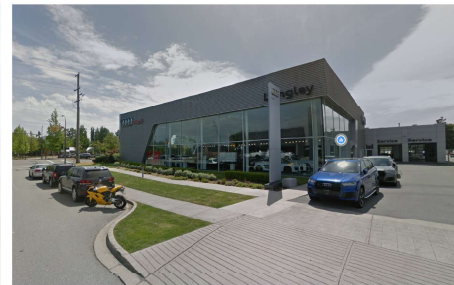
2 - EXISTING INFINITI VIEW FROM COLLECTION DRIVE



3 - EXISTING JAGUAR VIEW FROM COLLECTION DRIVE



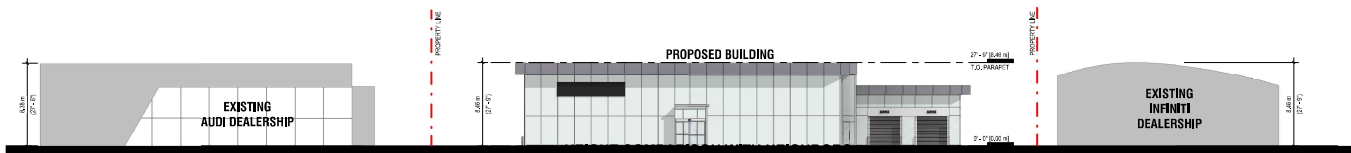
4 - EXISTING MINI VIEW FROM COLLECTION DRIVE



5 - EXISTING AUDI VIEW FROM COLLECTION DRIVE



6 - HEIGHT COMPARISON WITH NEIGHBORS



DATE	DESCRIPTION
2024.07.01	Preparation for 3D - ADP - Public, Comments
2024.07.18	Revisions for 3D - ADP - Public, Comments
2024.07.01	Ready for 3D
2024.07.01	3D - ADP - PUBLIC
SUBMISSION SCHEDULE	

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CLEARCAR OF LANGLEY

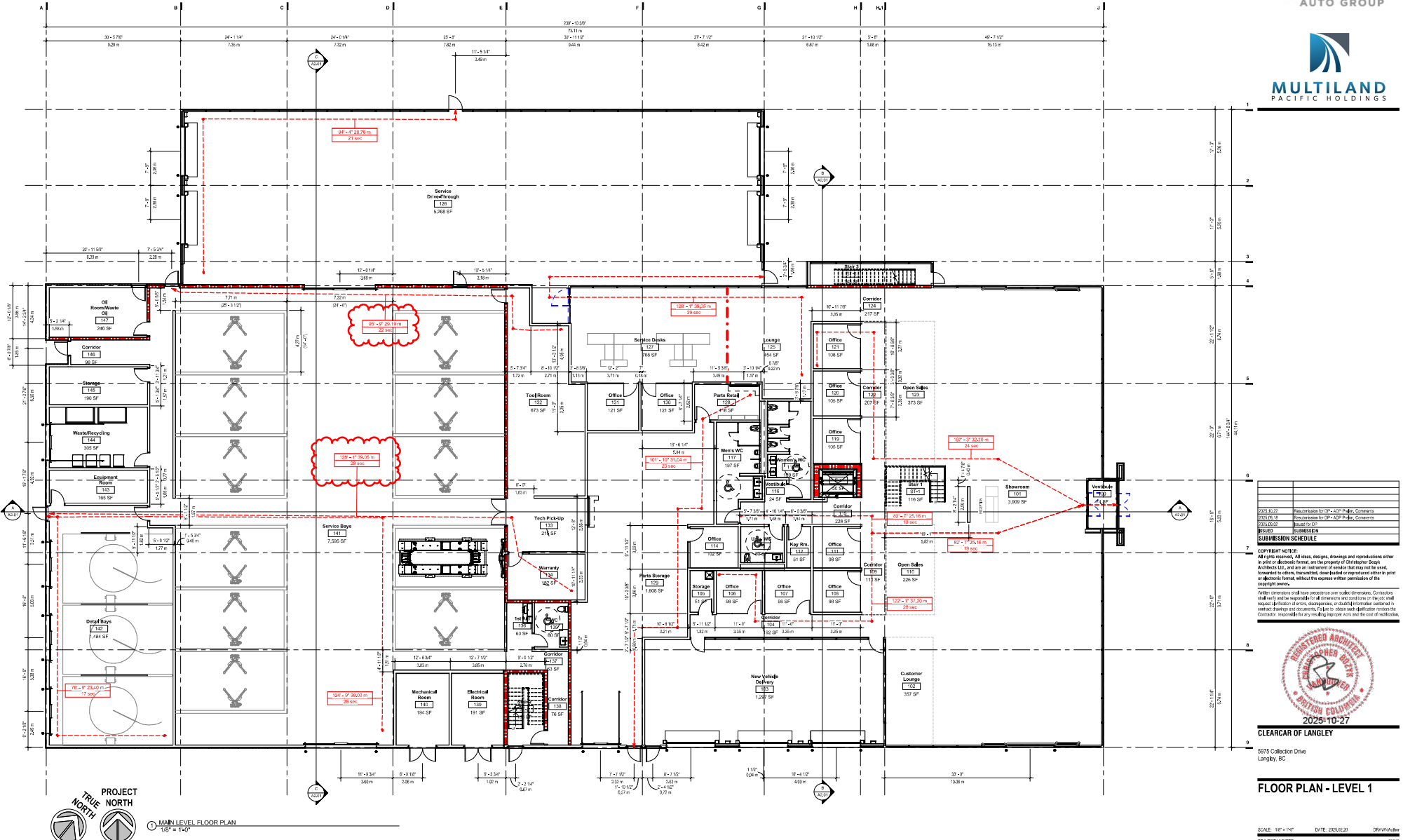
5975 Collection Drive
 Langley, BC

SITE CONTEXT

SCALE: As Indicated DATE: 25/06/2020 DRAWN/Author
 PROJECT NUMBER 23019

A0.05

10/25/2024 10:00 AM C:\Users\chrisbozyk\OneDrive\Documents\Projects\Langley\A0.05\A0.05.dwg



Room No.	Description	Area (SF)
101	Office	100 SF
102	Office	100 SF
103	Office	100 SF
104	Office	100 SF
105	Office	100 SF
106	Office	100 SF
107	Office	100 SF
108	Office	100 SF
109	Office	100 SF
110	Office	100 SF
111	Office	100 SF
112	Office	100 SF
113	Office	100 SF
114	Office	100 SF
115	Office	100 SF
116	Office	100 SF
117	Office	100 SF
118	Office	100 SF
119	Office	100 SF
120	Office	100 SF
121	Office	100 SF
122	Service Bays	7,500 SF
123	Detail Bays	7,800 SF
124	Open Sales	200 SF
125	Open Sales	200 SF
126	Open Sales	200 SF
127	Open Sales	200 SF
128	Open Sales	200 SF
129	Open Sales	200 SF
130	Open Sales	200 SF
131	Open Sales	200 SF
132	Open Sales	200 SF
133	Open Sales	200 SF
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199	Open Sales	200 SF
200	Open Sales	200 SF

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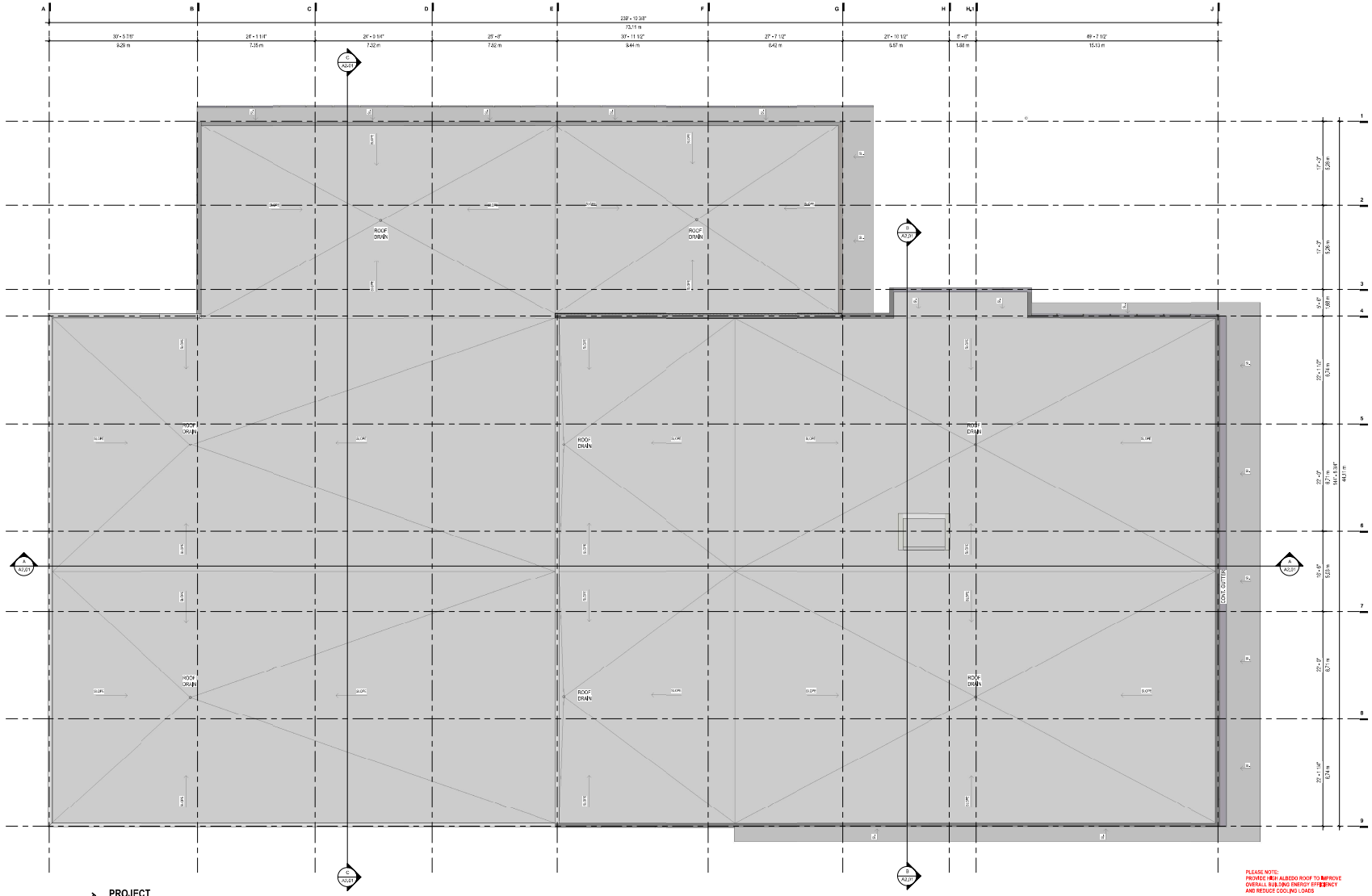


2025-10-27
CLEARCAR OF LANGLEY
 5975 Collection Drive
 Langley, BC

FLOOR PLAN - LEVEL 1

SCALE: 1/8" = 1'-0" DATE: 2025.10.27 DRW: Christopher Bozyk
 PROJECT NUMBER: 23019

A1.01



NO.	DESCRIPTION	DATE
001	ISSUED FOR PERMIT	2025-10-27
002	ISSUED FOR PERMIT	2025-10-27
003	ISSUED FOR PERMIT	2025-10-27
004	ISSUED FOR PERMIT	2025-10-27
005	ISSUED FOR PERMIT	2025-10-27

SUBMISSION SCHEDULE

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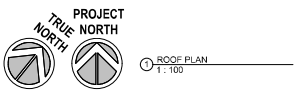


CLEARCAR OF LANGLEY
 5975 Collection Drive
 Langley, BC

ROOF PLAN

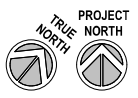
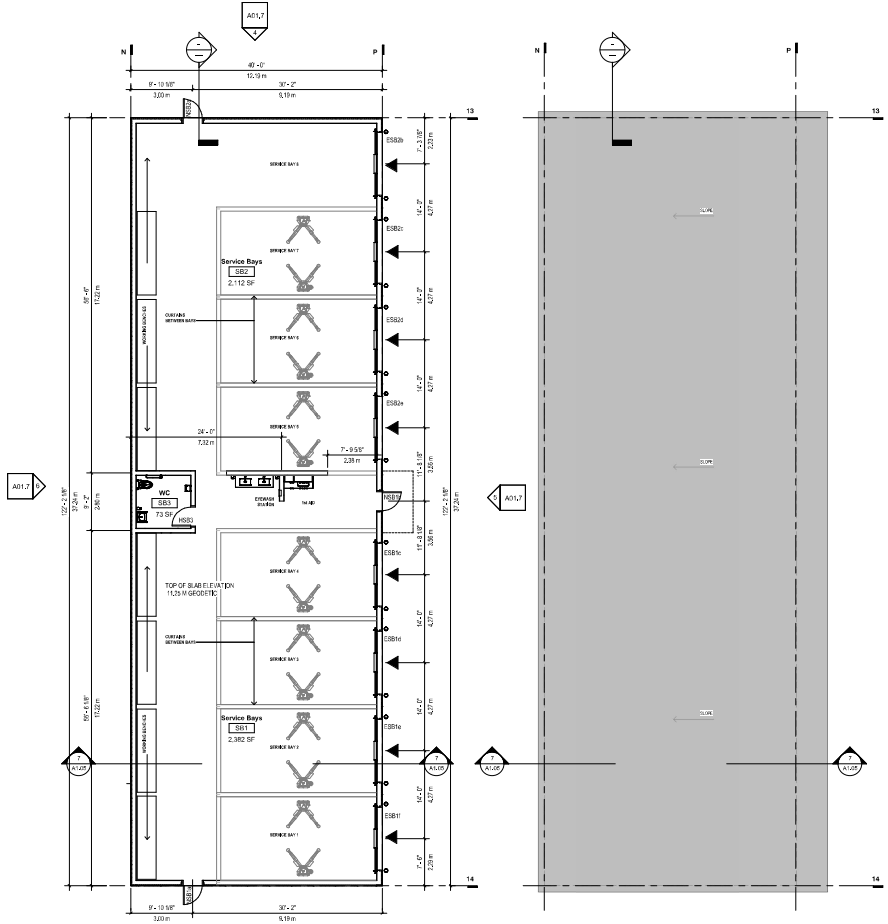
SCALE: 1:100 DATE: 2025-10-27 DRW: JKH/MLH
 PROJECT NUMBER 23019

A1.03

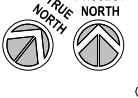


PLEASE NOTE:
 PROVIDE AN ALBEDO ROOF TO IMPROVE OVERALL BUILDING ENERGY EFFICIENCY AND REDUCE COOLING LOADS.

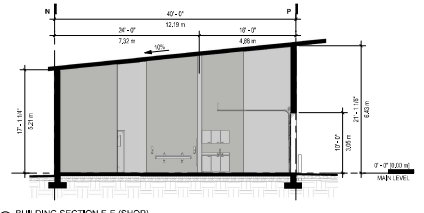
2025-10-27 10:58 AM C:\Users\jkh\OneDrive\Documents\Projects\23019\23019-01\Drawings\A1.03_Roof Plan.dwg



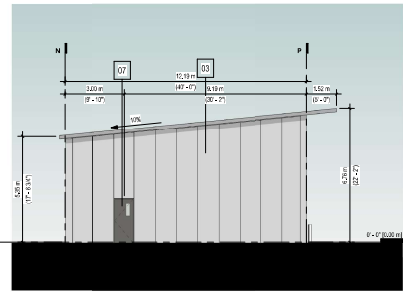
1 MAIN LEVEL FLOOR PLAN - SHOP
 1/8" = 1'-0"



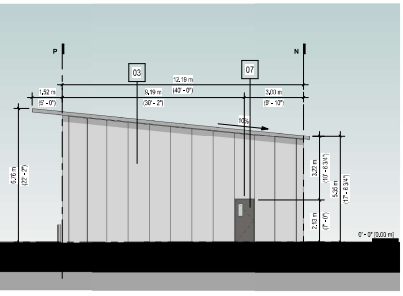
2 ROOF PLAN - SHOP
 1/8" = 1'-0"



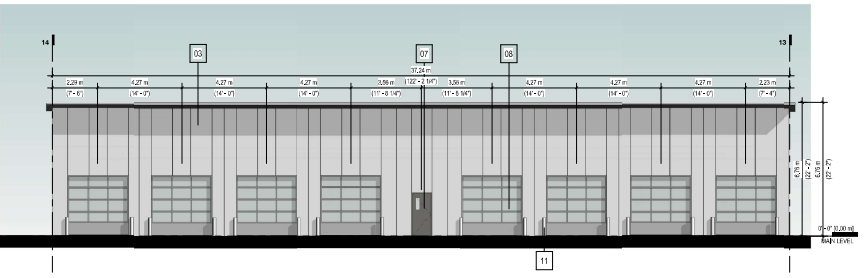
3 BUILDING SECTION E-E (SHOP)
 1/4" = 1'-0"



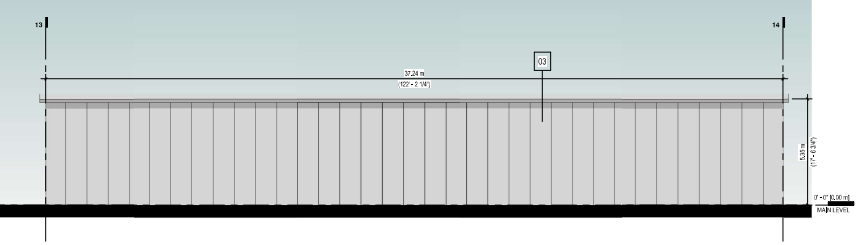
4 SHOP-NORTH ELEVATION
 1/4" = 1'-0"



5 SHOP-SOUTH ELEVATION
 1/4" = 1'-0"



6 SHOP-EAST ELEVATION
 1/4" = 1'-0"



7 SHOP-WEST ELEVATION
 1/4" = 1'-0"

MATERIAL SCHEDULE					
No	Manufacturer	Model	Color	Location	Image
01	ALICOBOARD	AWR PREFORMED ALUMINUM COMPOSITE PANEL (ACP)	SUNBRE SILVER METALLIC COOL	FACIAL CANOPIES, EXTERIOR SURFACES	
02	ALICOBOARD	AWR PREFORMED ALUMINUM COMPOSITE PANEL (ACP)	NATURAL BRUSHED ALUMINUM	ENTRANCE	
03	MINICORP	INSULATED METAL WALL SYSTEM	CUSTOM LEVUS COLOUR FINISHES	SERVICE BLDG.	
04	PPG OR LOCAL SUPPLIER	SOLARAN TRANSPARENT LOW-E GLAZING	CLEAR	GENERAL BUILDING	
05	SHWENKER	T800T SERIES	CLEAR ANODIZED ALUMINUM	WINDOW MULLIONS	
06	KUNNERS FORMAX	VARIABLES	CLEAR ANODIZED ALUMINUM	EXTERIOR ALUMINUM DOORS	
07	DELUX	DELUX VENTILATE SEM-GLOSS	IRON GREY MOON 11000	EXTERIOR DOORS UNLESS OTHERWISE SPECIFIED	
08	RECARD	TRIMATHIC	GREY	EXTERIOR METAL OVERHEAD DOORS	
09	RYTEC	SPRAL TV	CLEAR ANODIZED ALUMINUM	EXTERIOR ALUMINUM OVERHEAD DOORS	
10	DELUX	DELUX ON DEMO SURFACE CONCRETE BLOCK	VIS MOON 10000	CAR WASH WALLS	
11	REBANK FOUNDRY ON DEMO	RebBank Stone	RebBank Stone	RELIANCE FOUNDRY ON DEMO	
12	Generic			CLEAR ANODIZED ALUMINUM	CANOPY

Revision	Description
001	Issue for 3D Model
002	Issue for 2D Model
003	Issue for 1D Model
004	Issue for 0D Model

SUBMISSION SCHEDULE

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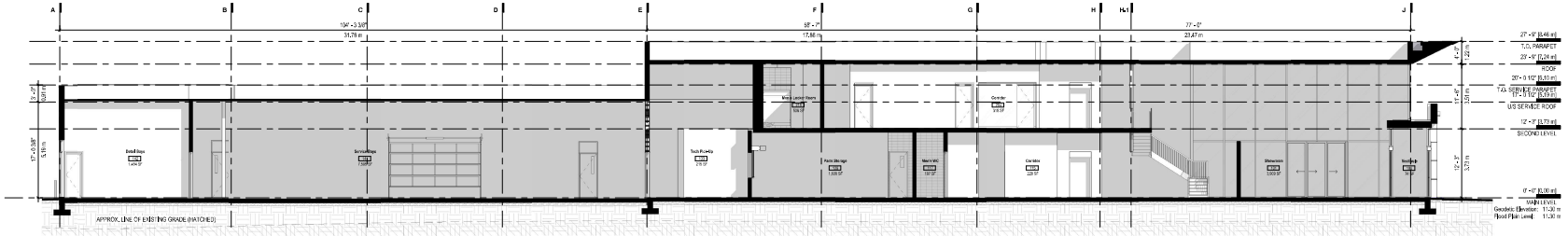


2025-10-27
CLEARCAR OF LANGLEY
 5975 Collection Drive
 Langley, BC

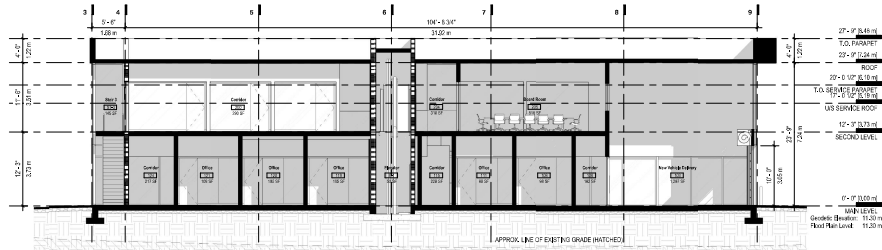
BUILDING PLANS & ELEVATIONS - SHOP

SCALE: As Indicated DATE: 25/02/20 DRAWN: SBP
 PROJECT NUMBER 23019

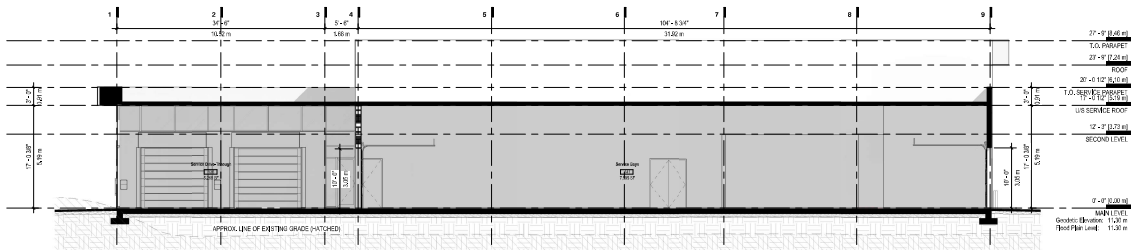
A1.05



A BUILDING SECTION A-A
1:100



B BUILDING SECTION B-B
1:100



C BUILDING SECTION C-C
1:100

NO.	DESCRIPTION	DATE
001	ISSUED FOR PERMIT	2025-10-27
002	ISSUED FOR PERMIT	2025-10-27
003	ISSUED FOR PERMIT	2025-10-27
004	ISSUED FOR PERMIT	2025-10-27
005	ISSUED FOR PERMIT	2025-10-27
006	ISSUED FOR PERMIT	2025-10-27
007	ISSUED FOR PERMIT	2025-10-27
008	ISSUED FOR PERMIT	2025-10-27
009	ISSUED FOR PERMIT	2025-10-27
010	ISSUED FOR PERMIT	2025-10-27

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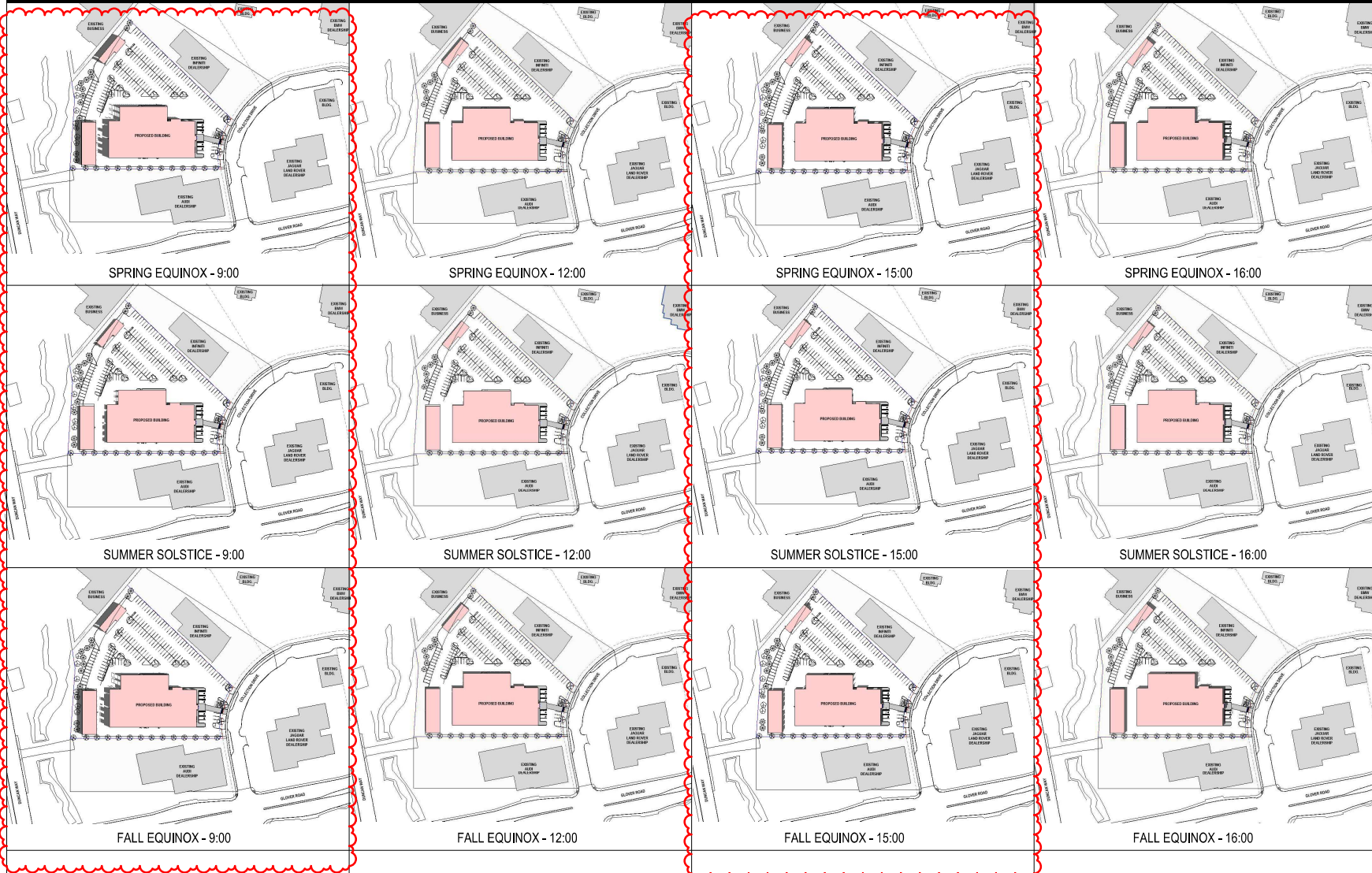


CLEARCAR OF LANGLEY
6975 Collection Drive
Langley, BC

BUILDING SECTIONS

SCALE: 1:100 DATE: 2025-10-27 DRAWN BY: [Name]
PROJECT NUMBER: 23019

A2.01



SPRING EQUINOX - 9:00

SPRING EQUINOX - 12:00

SPRING EQUINOX - 15:00

SPRING EQUINOX - 16:00

SUMMER SOLSTICE - 9:00

SUMMER SOLSTICE - 12:00

SUMMER SOLSTICE - 15:00

SUMMER SOLSTICE - 16:00

FALL EQUINOX - 9:00

FALL EQUINOX - 12:00

FALL EQUINOX - 15:00

FALL EQUINOX - 16:00

DATE	DESCRIPTION
2025.10.27	Revised for 3P - ADP Final, Comments
2025.10.18	Revised for 3P - ADP Final, Comments
2025.10.07	Revised for 3P
2025.09.29	Revised for 3P
SUBMISSION SCHEDULE	

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CLEARCAR OF LANGLEY
 5875 Collection Drive
 Langley, BC

SHADOW STUDY

SCALE: DATE: 2025.10.27
 PROJECT NUMBER: 23019

A4.01

