

OPENROAD BMW + MINI LANGLEY SERVICE & PARTS DEPARTMENTS EXPANSION

6025 COLLECTION DRIVE, LANGLEY, BC



**CHRISTOPHER
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PROJECT LIST OF DRAWINGS:

ARCHITECTURAL DRAWINGS

A.000	COVER, DRAWING LIST
A.001	SITE PLAN EXISTING
A.002	SITE PLAN PROPOSED
A.003	SITE PLAN PROPOSED - DETAIL BUILDING GRADES
A.011	MAIN FLOOR KEY-PLAN
A.012	SECOND FLOOR KEY-PLAN
A.013	ROOF KEY-PLAN
A.101	MAIN FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.103	ROOF PLAN
A.200	BUILDING STREET VIEWS
A.201	BUILDING ELEVATIONS
A.301	BUILDING SECTIONS
A.501	NEW DETAILING BLOCK PLANS, SECTIONS, ELEVATIONS

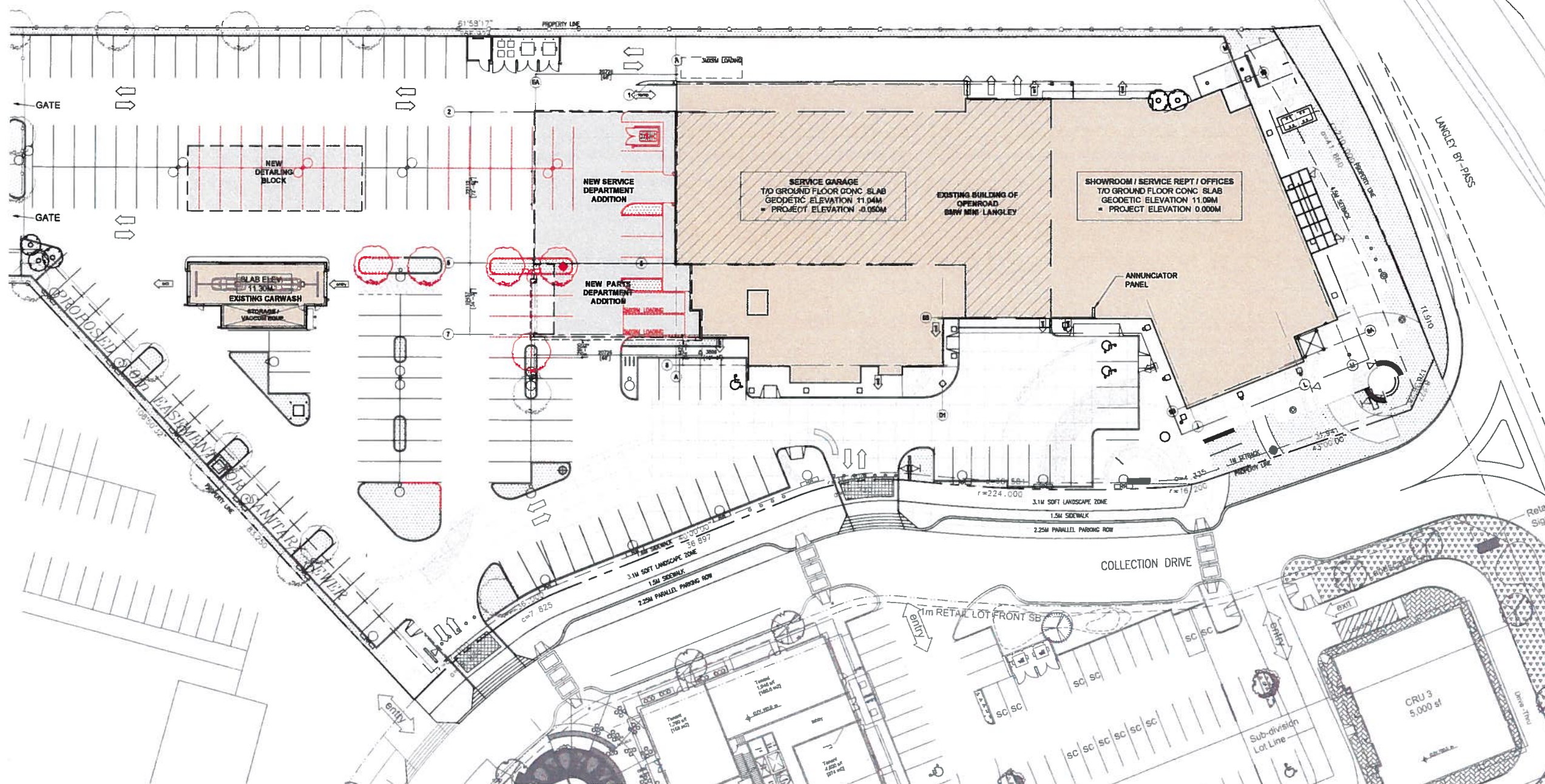
LANDSCAPE DRAWINGS

L1	LANDSCAPE PLAN
L2	LANDSCAPE SPECIFICATIONS


OpenRoad
Auto Group

A.000

EXISTING RAILWAY TRACKS



NOTE:
EXISTING T/O GROUND FLOOR CONCRETE SLAB
GEODETIC ELEVATION AND CORRESPONDING
ELEVATION OF NEW ADDITION FLOOR SLAB -
IS A SUBJECT OF SITE CONFIRMATION.

REV	DATE	DESCRIPTION
4	AUG 14, 2017	REISSUE FOR DEVELOPMENT PERMIT
3	AUG 03, 2017	ISSUE FOR DEVELOPMENT PERMIT
2	JUL 31, 2017	ISSUE FOR AUTO MALL REVIEW
1	JUL 19, 2017	ISSUE FOR REVIEW

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When dimensions shall have precedence over verbal dimensions. Contractors shall verify and be responsible for
all dimensions and conditions on the job and request clarification of areas, discrepancies, or unclear information
established in contract drawings and documents. Failure to obtain such clarification renders the Contractor
responsible for any resulting disagreement and the cost of rectification.



BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

**SITE PLAN
EXISTING**

SCALE: 1:200 @ 38x24 DATE: JUN 2017 DRAWN: NK
PROJECT NUMBER: 218020

CONTEXT PLAN N.T.S.



EXISTING OPENROAD BMW + MINI
DEALERSHIP @ 6025 COLLECTION DRIVE

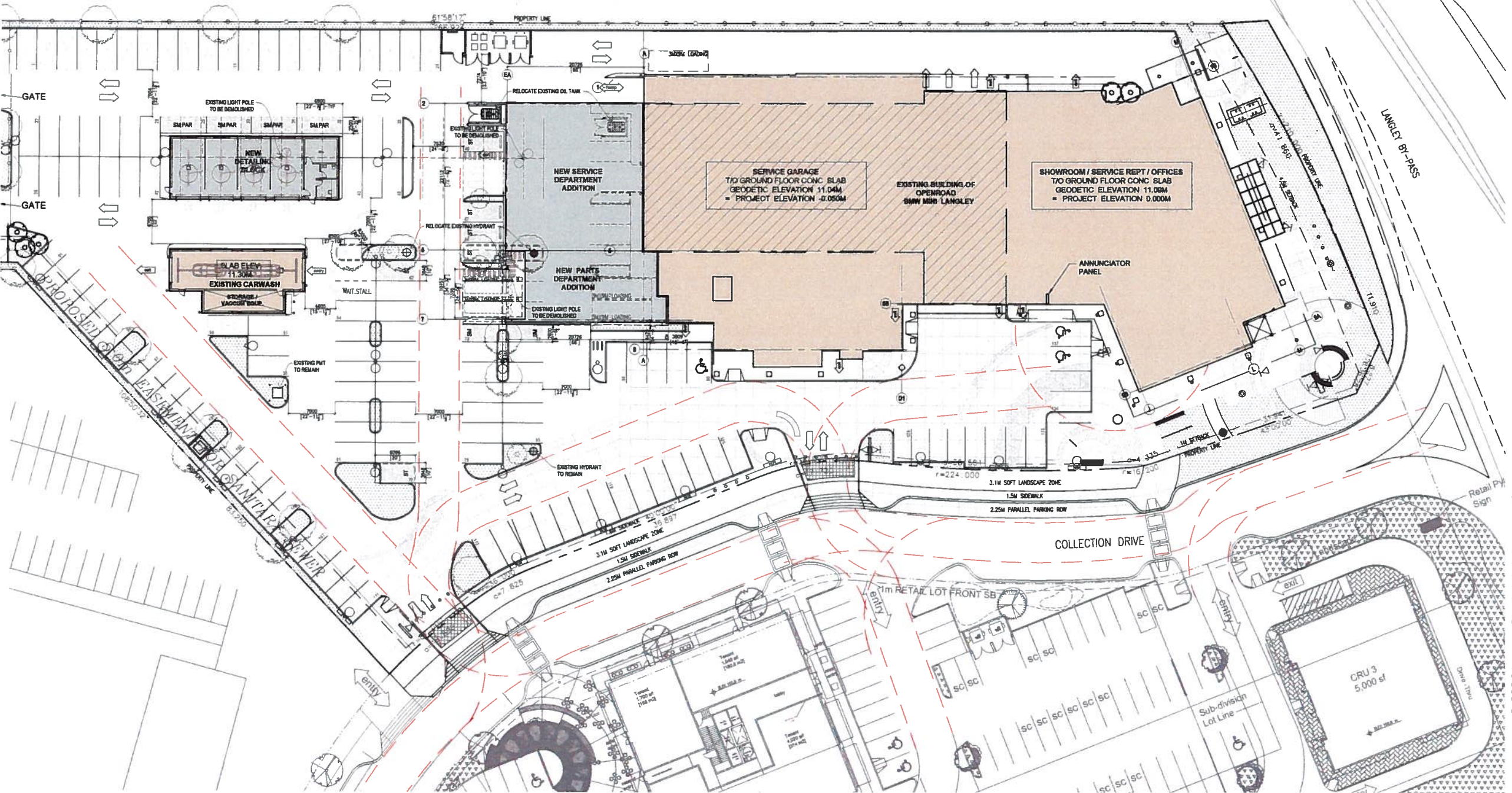
OPENROAD BMW + MINI LANGLEY
PROPOSED EXPANSION

LEGEND

- EXISTING BUILDING
- NEW ADDITION
- LANDSCAPING, PARKING STALLS, LIGHT FIXTURES TO BE DEMOLISHED
- PROPERTY LINES

A.001

EXISTING RAILWAY TRACKS



NOTE:
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GEODETIC ELEVATION AND CORRESPONDING
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BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

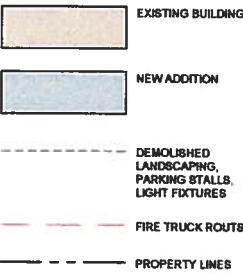
8025 Collection Drive, Langley, BC

**SITE PLAN
PROPOSED**

SCALE 1:300 @ 36x24 DATE JUN 2017 DRAWN NK
PROJECT NUMBER: 218020

A.002

LEGEND



ON-GROUND PARKING STALLS
CALCULATION:

- LOST WITH NEW ADDITION - 44 STALLS
- NEW LAYOUT GAINED - 12 STALLS
TOTAL LOSS OF PARKING STALLS
WITH NEW ADDITION - 32 STALLS

PARKING INDICATION LEGEND

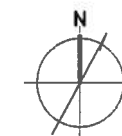


OPENROAD BMW-MINI LANGLEY STATISTICS

CHIC ADDRESS:	8025 COLLECTION DRIVE, LANGLEY, BC V3A 0A3
LEGAL DESCRIPTION:	LOT 4 DISTRICT LOT 308 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP47533 AND AN UNDIVIDED 85400th SHARE IN LOT 4 DISTRICT LOT 308 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP4887 (SEE PLAN AS TO LIMITED ACCESS)
ZONING:	COMPREHENSIVE DEVELOPMENT (C222)
LOT AREA:	16780 m ² (180 B18 4 S F)
SITE	
LOT COVERAGE:	PERMITTED / REQUIRED 55% PROVIDED 27%
SET BACKS:	
FRONT YARD	1.0 m 3.28 ft 1.0 m 3.28 ft
REAR YARD	0 0 0 0
SIDE YARD - EXTERIOR	4.5 m 14.76 ft 4.5 m 14.76 ft
SIDE YARD - INTERIOR	0 0 0 0
BUILDING FOOTPRINT - EXISTING	3 584.3 m ² 38 888.7 sf
BUILDING FOOTPRINT - ADDITION	802.23 m ² 10 034.4 sf
FLOOR AREA RATIO:	N/A 0.37
OPEN SPACE:	N/A 67%

BUILDING				
GROSS FLOOR AREA:				
EXISTING BUILDINGS				
CAR WASH	150.8	1617.8		
GROUND FLOOR	3 444.0	37 070.8		
SECOND FLOOR	1 602.5	17 165.0		
ROOF	52.2	561.8		
TOTAL EXISTING	5 309.5	57 145.8		
NEW ADDITION	243.76	2623.8		
CAR DETAILING BLOCK	658.47	7 110.6		
GROUND FLOOR (SERVICE / PARTS)	892.23	9 634.4		
TOTAL NEW	6 241.23	67 180.0		
TOTAL GROSS FLOOR AREA:				
AREA BY USE:				
AUTOMOTIVE SALES & RENTAL	4 372.58	47 065.8		
AUTOMOTIVE SERVICE	1 868.67	20 114.2		
EXISTING AVERAGE GRADE:		11.09 m		
PROPOSED AVERAGE GRADE (AT BUILDING):		11.09 m		
BUILDING HEIGHT (FROM PROPOSED GRADE):	25 m	82 ft	15.24 m	50 ft
NUMBER OF STOREYS:			2	

PARKING				
AUTOMOTIVE SALES & RENTAL (2 STALLS / 1800 sq ft GROSS AREA)				
AUTOMOTIVE SERVICE (1 STALLS / SERVICE BAY)				
TOTAL EXTERIOR PARKING:				
INCLUDING:				
SMALL CAR STALL (MAX. 40% OF TOTAL REQUIRED)				
HIC STALL (5% OF TOTAL SPACES REQUIRED)				
LOADING (CLASS 'B')				
BICYCLE PARKING/STORAGE				



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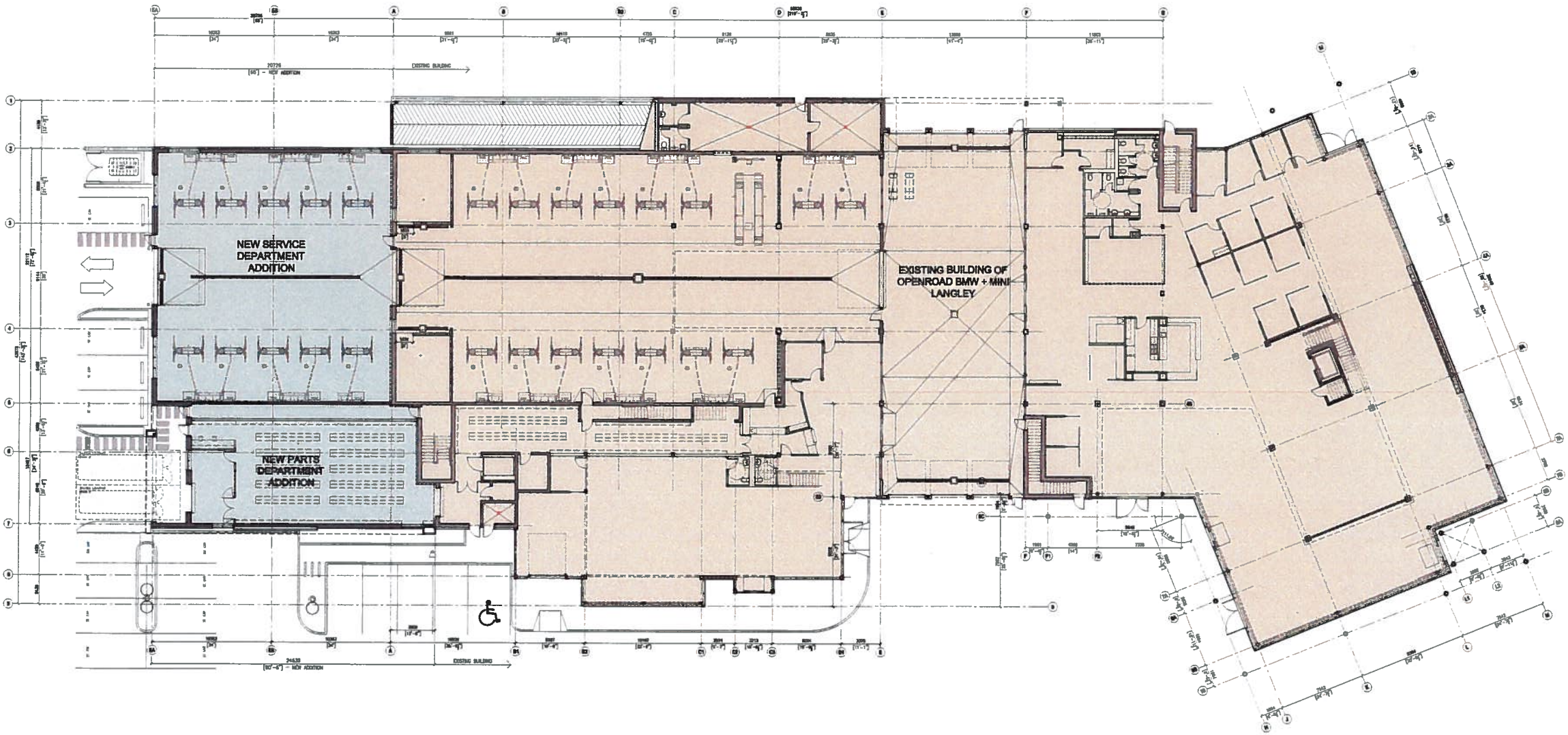
Within discussion shall have precedence over model discussion. Candidates shall verify and be responsible for all discussion and activities on the job shall report circulation of news, discrepancies, or critical information contained in contract drawings and documents. Failure to obtain such circulation renders the Contractor responsible for any further improvement and the cost of modification.



6025 Collection Drive, Langley, BC

SITE PLAN PROPOSED - DETAIL BUILDING GRADES

SCALE: 1/200 @ 36x24 DATE: JUN 2017 DRAWN: NK
PROJECT NUMBER: 216020



LEGEND

EXISTING BUILDING

NEW ADDITION

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Unless otherwise stated, dimensions are in millimeters. Contractors shall verify and be responsible for all dimensions and conditions on the job; that require clarification of notes, discrepancies, or omitted 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.

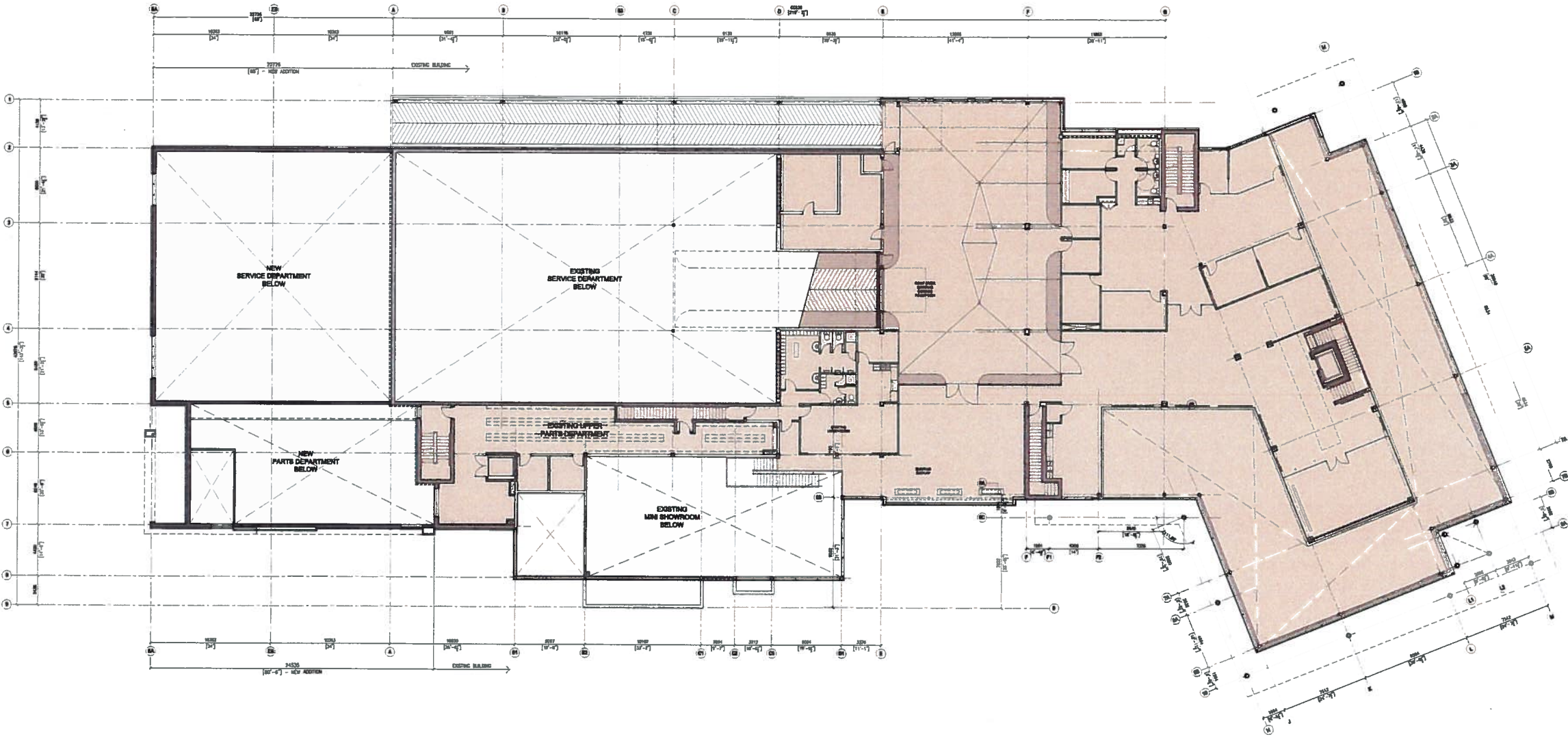


BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC
MAIN FLOOR
KEY-PLAN

SCALE 1/200 DATE JUN 2017 DRAWN NK
PROJECT NUMBER: 210020

A.011



LEGEND

EXISTING BUILDING

NEW ADDITION

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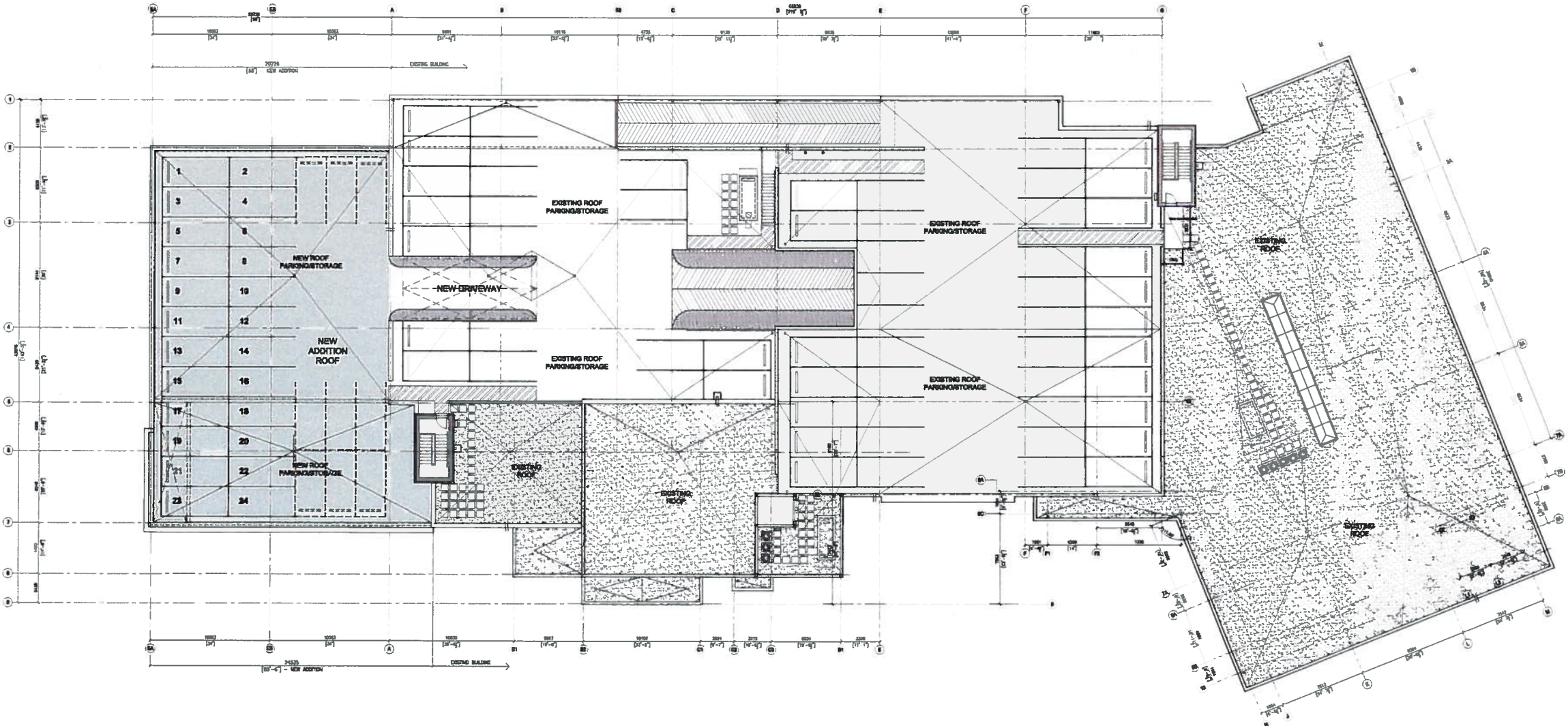
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SERVICE & PARTS DEPT EXPANSION

6026 Collection Drive, Langley, BC
SECOND FLOOR
KEY-PLAN

SCALE 1: 200 DATE JUN 2017 DRAWN NK
PROJECT NUMBER: 216020



A.012



ADDITIONAL CAR PARKING STORAGE
CALCULATION:

- LOST WITH NEW ADDITION - 4 STALLS
- NEW LAYOUT GAINED - 24 STALLS

TOTAL ROOF CAR STORAGE GAINED WITH
NEW ADDITION - 20 STALLS

POTENTIAL OVERFLOW - 9 STALLS

LEGEND

EXISTING BUILDING

NEW ADDITION

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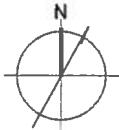
Within drawings shall have precedence over scaled dimensions. Construction shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of notes, discrepancies, or detailed information contained in written drawings and documents. Failure to obtain such clarification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



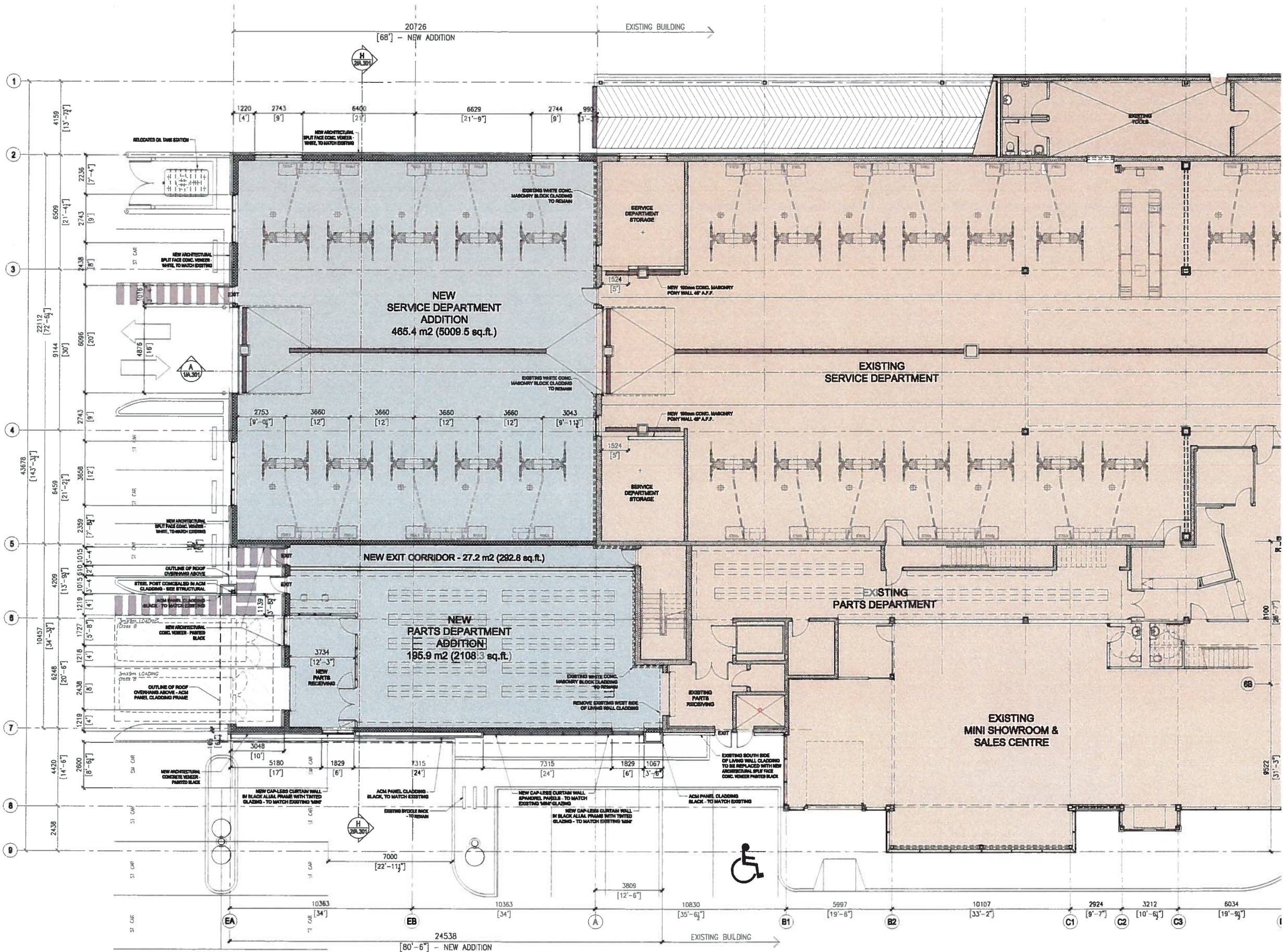
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SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC
ROOF KEY-PLAN

SCALE: 1/200 DATE: JUN 2017 DRAWN: NK
PROJECT NUMBER: 216020



A.012



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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and shall report deviations of errors, discrepancies, or omissions to the architect immediately by written change and electronic means. Failure to submit such notifications renders the Contractor responsible for any resulting misinterpretation and the cost of rectification.

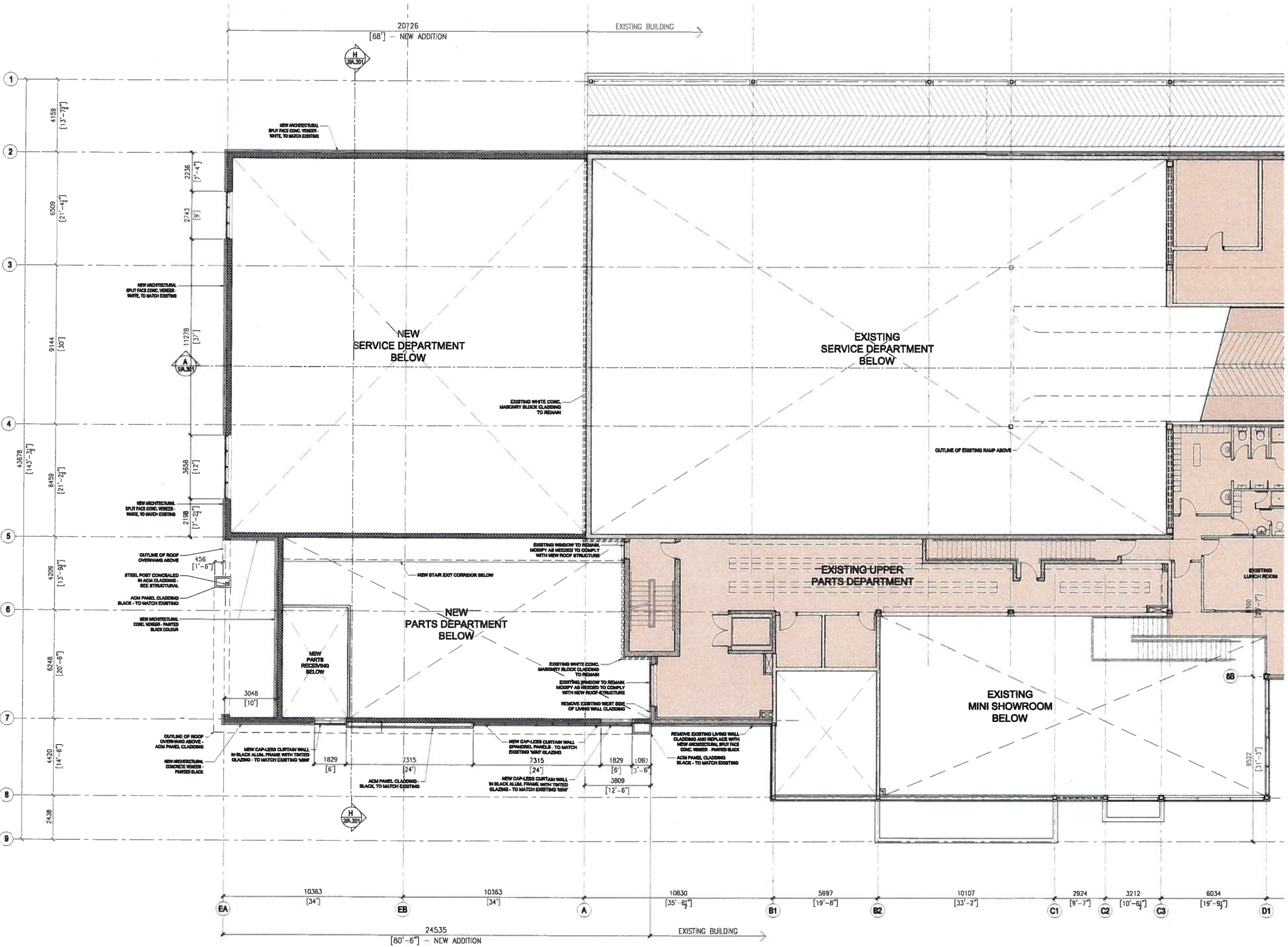
OpenRoad
Auto Group

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SERVICE & PARTS DEPT EXPANSION

8025 Collection Drive, Langley, BC

MAIN FLOOR PLAN

SCALE: 1:100 DATE: JUN 2017 DRAWN: NK
PROJECT NUMBER: 218020



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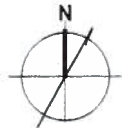
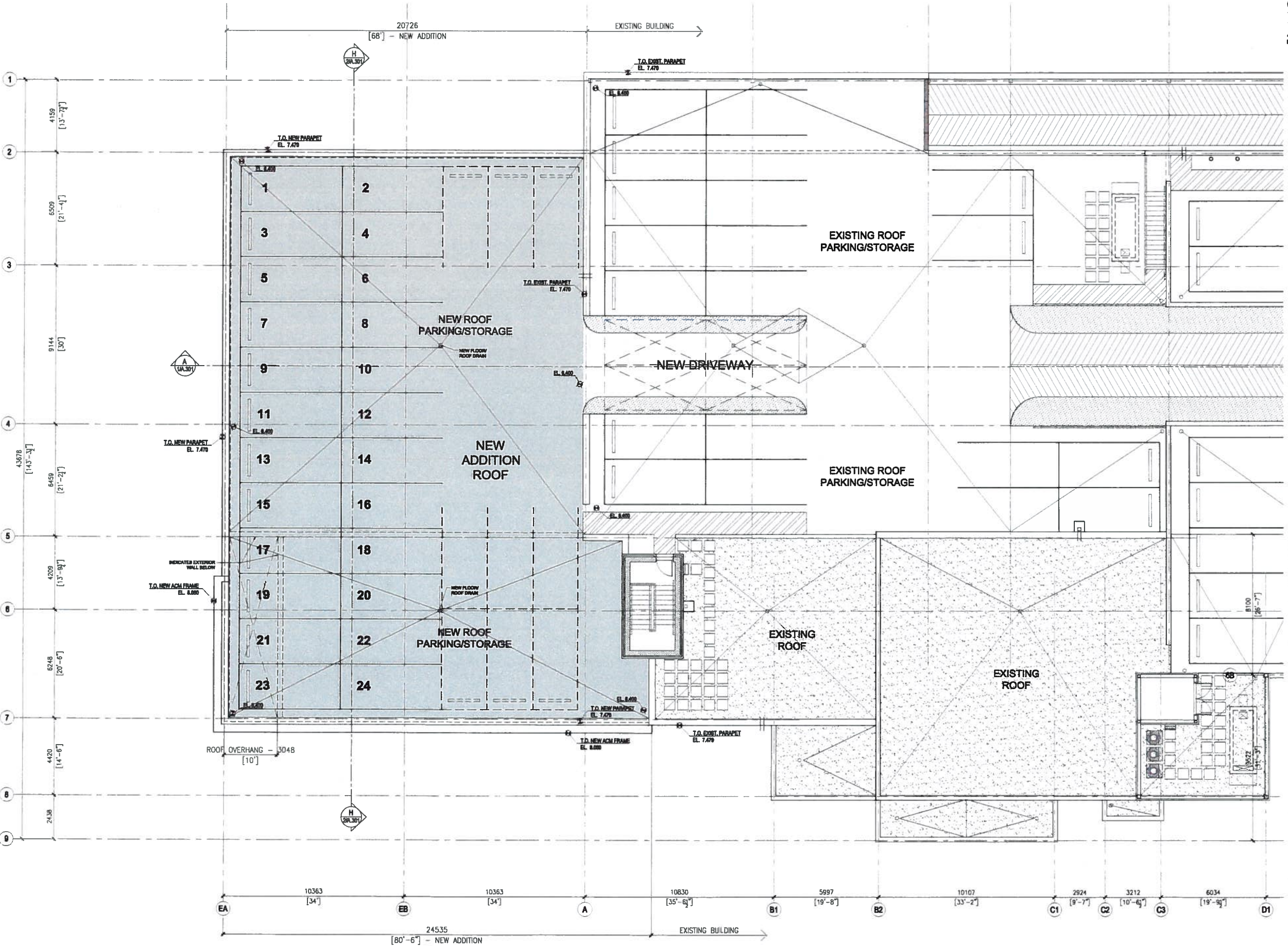
Within dimensions that have parentheses over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions in the field, and upon completion of work, shall be responsible for all dimensions and conditions in the field, and upon completion of work, shall be responsible for all dimensions and conditions in the field.



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SERVICE & PARTS DEPT EXPANSION

6026 Collection Drive, Langley, BC
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: JUN 2017 DRAWN: NK
PROJECT NUMBER: 210020



LEGEND

- EXISTING BUILDING
- NEW ADDITION

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and accept full responsibility for any errors, omissions, or omissions in the field.



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SERVICE & PARTS DEPT EXPANSION

6026 Collection Drive, Langley, BC
ROOF PLAN

SCALE 1:100 DATE JUN 2017 DRAWN NK
PROJECT NUMBER: 216020



NEW ADDITION SOUTH VIEW FROM COLLECTION DRIVE ↑

↓ NEW ADDITION S-W VIEW FROM PARKING LOT



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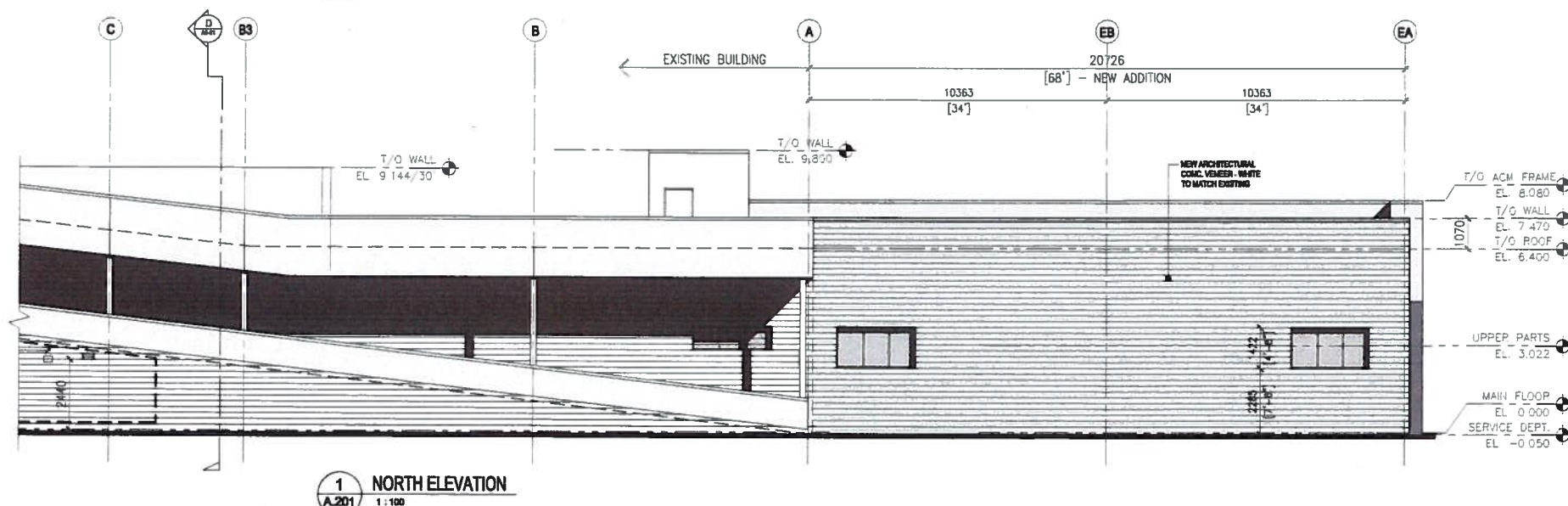
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SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

BUILDING
STREET VIEWS

SCALE: N.T.S. DATE: JUN 2017 DRAWN: NK
PROJECT NUMBER: 218020

A.200



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Within thirteen (13) days preceding each scheduled discussion, Contractor shall verify and be responsible for all dimensions and conditions on the job that require clarification of notes, discrepancies or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any condition discovered and the cost of rectification.



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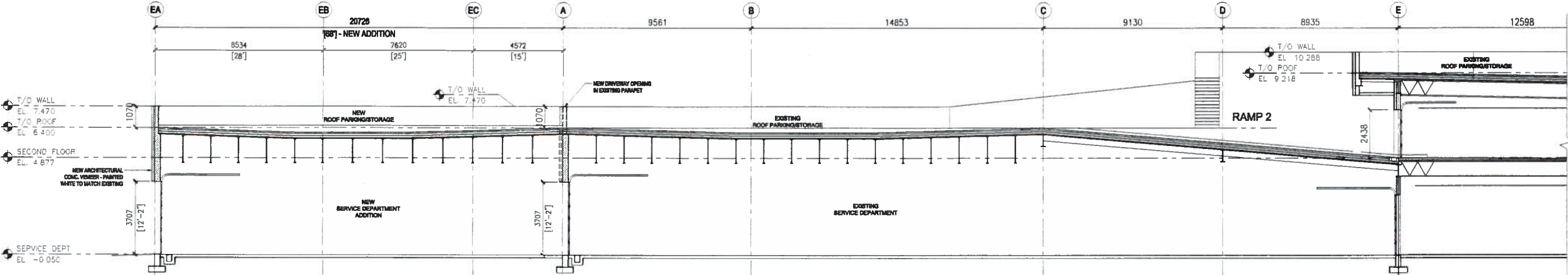
SERVICE & PARTS DEPT EXPANSION

8025 Collection Drive, Langley, BC

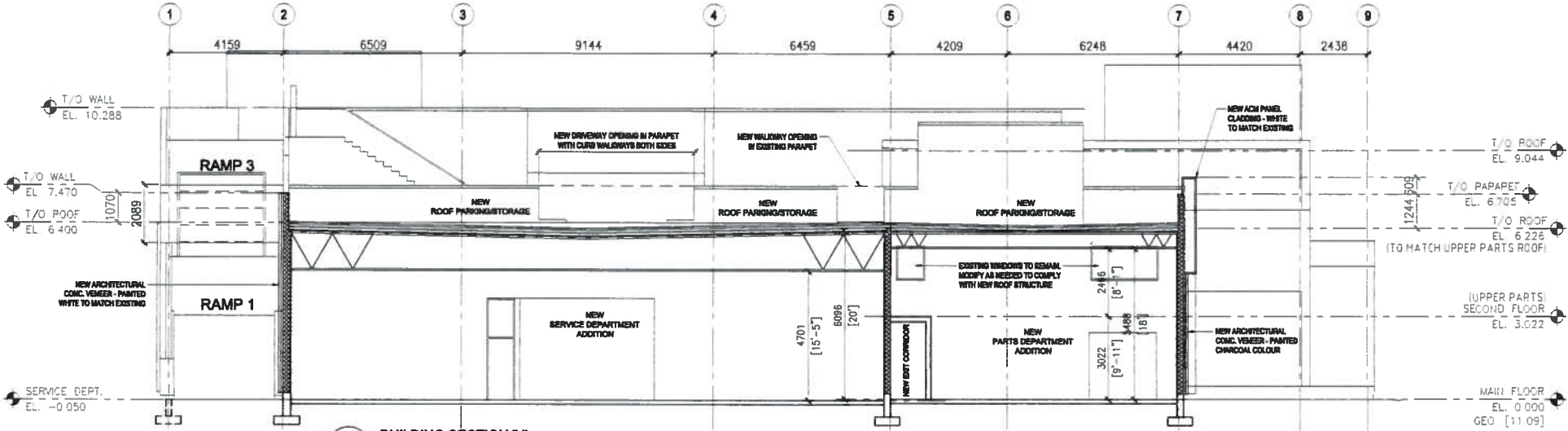
BUILDING ELEVATIONS

SCALE: 1:100 DATE: JUN. 2017 DRAWN: NM
PROJECT NUMBER: 218026

A.201



1 BUILDING SECTION 'A'
A.301 1/8" = 1'-0"



2 BUILDING SECTION 'H'
A.301 1/8" = 1'-0"

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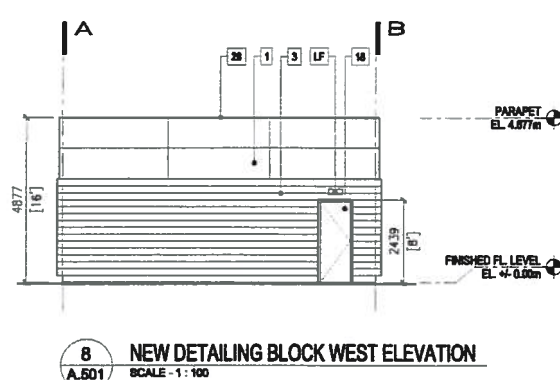
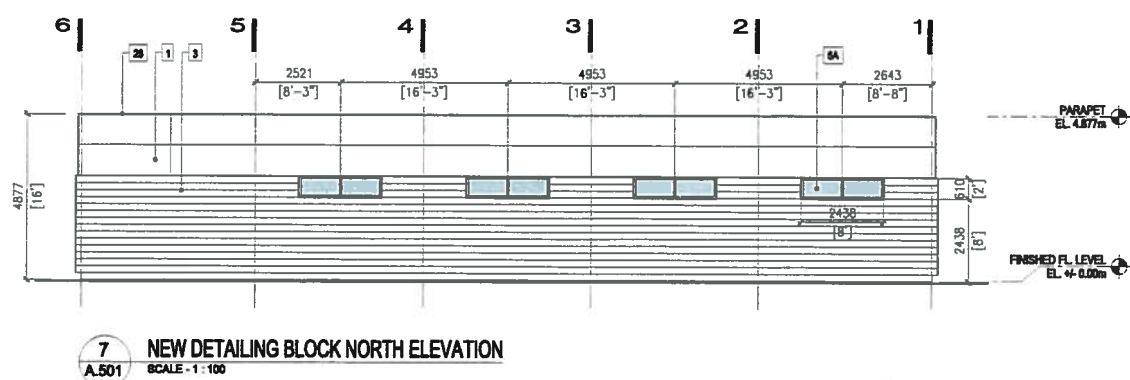
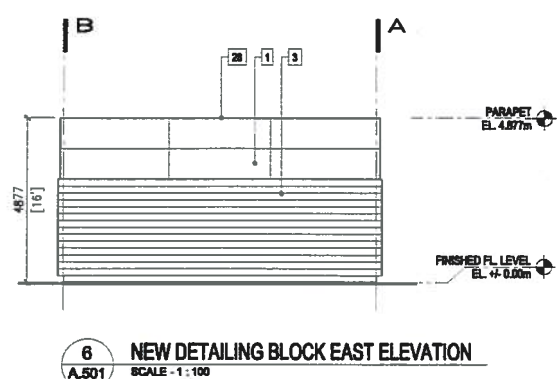
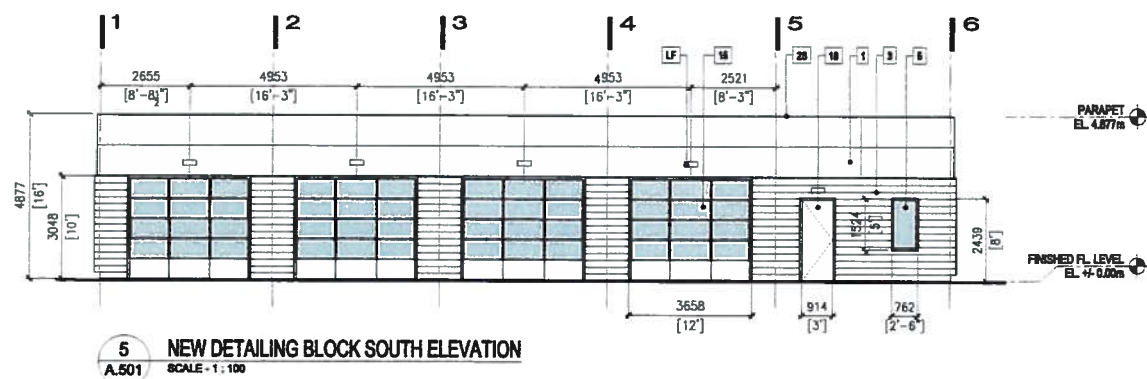
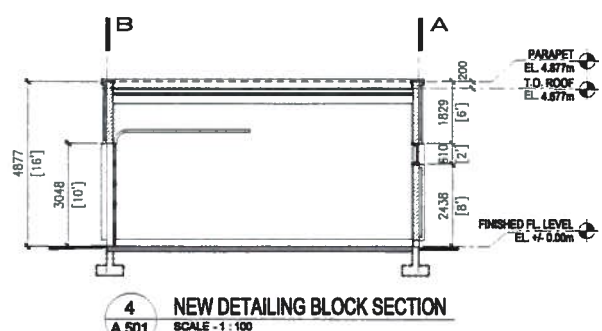
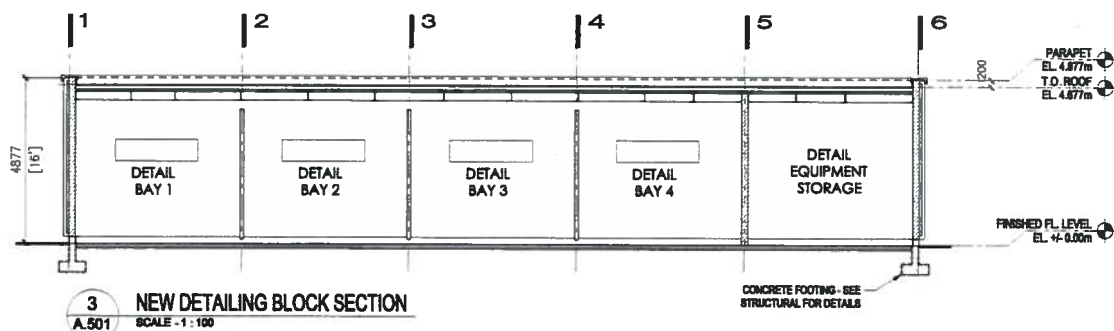
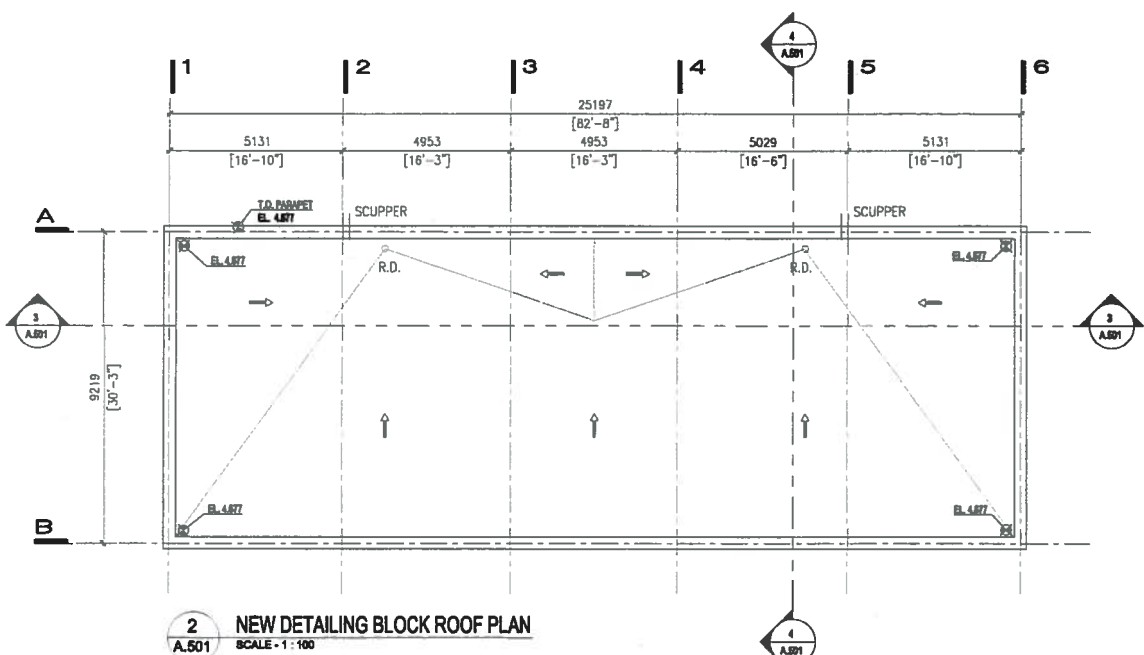
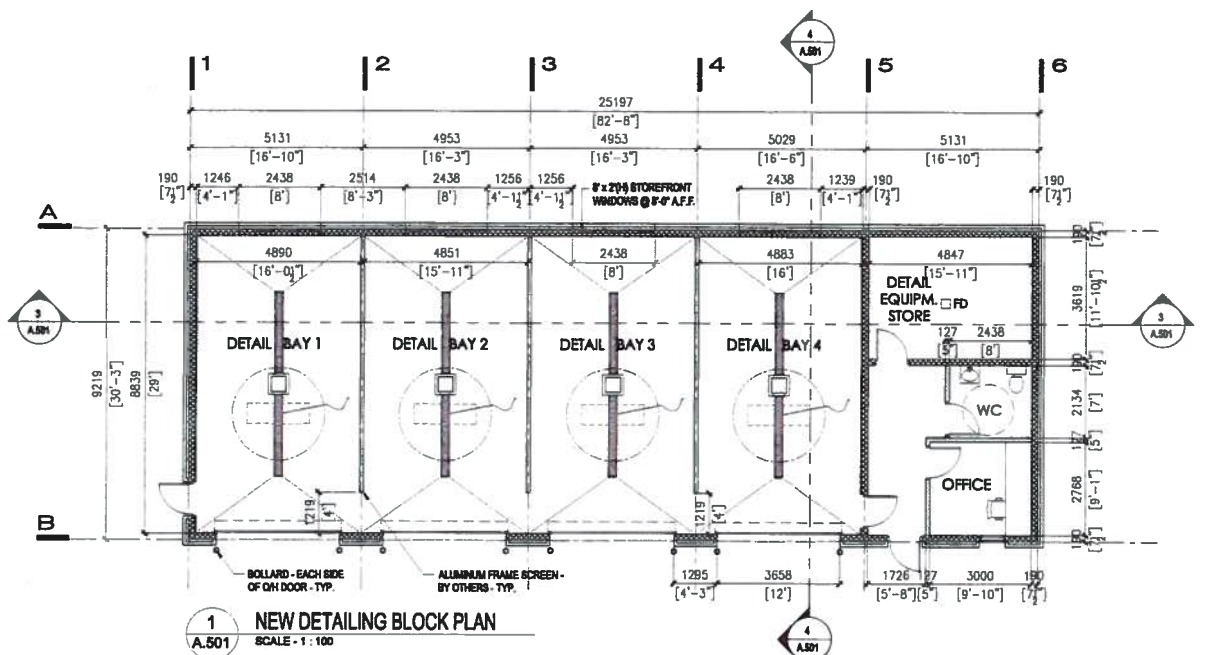


BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC
BUILDING SECTIONS

SCALE: 1/8" = 1'-0" DATE: JUN 2017 DRAWN: NK
PROJECT NUMBER: 210020

A.301



MATERIALS LEGEND

- 1 ALUMINUM COMPOSITE PANEL - COLOUR: WHITE
- 2 ARCHITECTURAL CONCRETE BLOCK - COLOUR: WHITE
- 3 DOUBLE GLAZED LOW 'E' UNITS IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAMES
- 4A WHITE TRANSLUCENT POLYCARBONATE PANELS IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAMES
- 4B ALUMINUM OVERHEAD DOOR - COLOUR: WHITE
- 5 CHW WHITE TRANSLUCENT POLYCARBONATE PANELS
- 6 HOLLOW METAL MAN DOORS, PAINTED WHITE
- 7 PREFINISHED WHITE METAL FLASHING
- 8 WALL-MOUNT LIGHT FIXTURE, TO MATCH EXISTING

NOTE:
INTERIOR SIDES OF DETAIL BAYS WALLS TO BE FINISHED WITH
PVC INTERLOCKING PANEL CLADDING - WHITE

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BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

8025 Collection Drive, Langley, BC
NEW DETAILING BLOCK

SCALE: 1:100 @ 24x36 DATE: JUN. 2017 DRAWN: DON, MK

A.501

