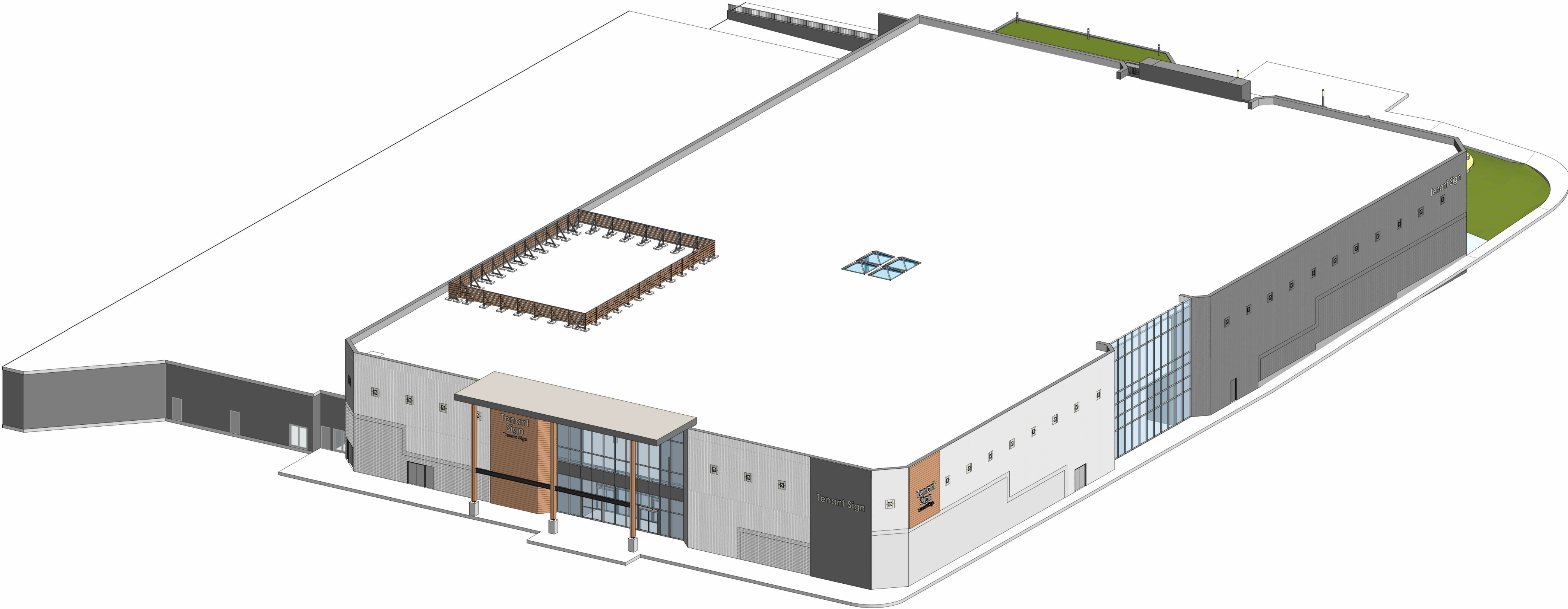
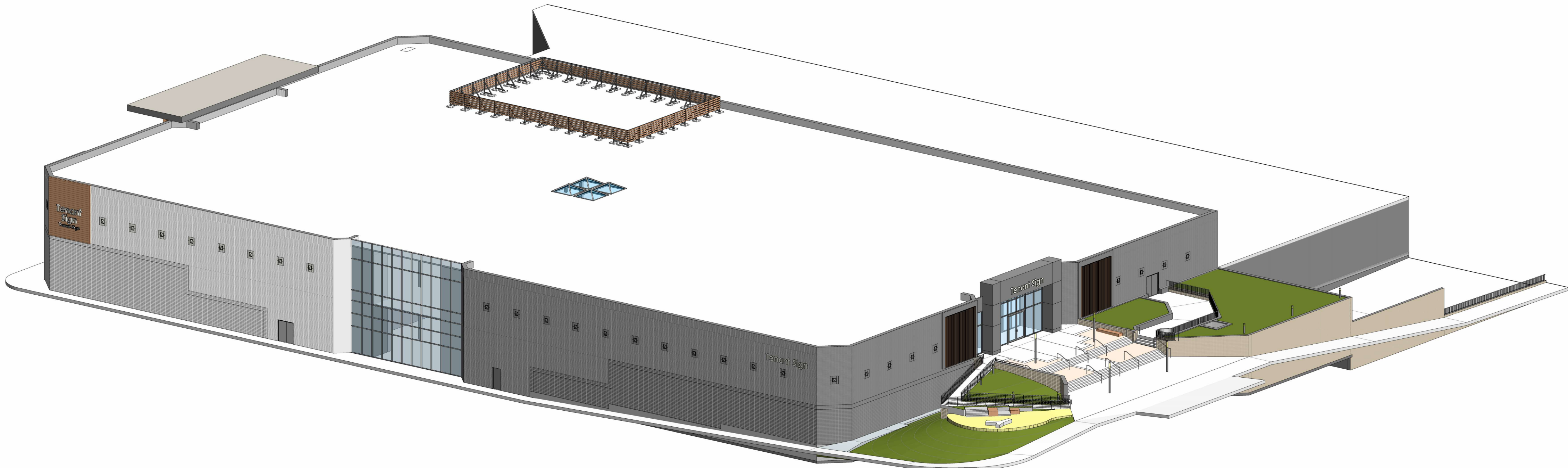


PROJECT INFO AND STATISTICS

CIVIC ADDRESS	19705 FRASER HIGHWAY, LANGLEY, BC V3A 7E9
LEGAL DESCRIPTION	LOT A, SECTION 10, TOWNSHIP 8, NEW WESTMINSTER DISTRICT PLAN 84272
PID	015-953-246
FOLIO	0102218020
ZONING	C-1
NEIGHBORHOOD	WILLOWBROOK
LOT SIZE	152,752.6 M² (37.746 ACRES)
USES	GROUP A2 - ASSEMBLY GROUP E - MERCANTILE
EXISTING AREA	11,391 M² (122,600 SF)
RENOVATION AREA	11,391 M² (122,600 SF) • Township of Langley 5,120 m² (55,100 sf) • City of Langley 6,271 m² (67,500 sf)
NUMBER OF STOREYS	2

DRAWING LIST

DP101	SITE PLAN	1: 800
DP201	FLOOR PLANS - EXISTING	1: 200
DP203	FLOOR PLANS - PROPOSED	1: 200
DP204	ROOF PLAN - EXISTING & PROPOSED	1: 200
DP301	BUILDING ELEVATIONS - EXISTING & PROPOSED	1: 200
DP310	BUILDING SECTION - EXISTING & PROPOSED	1: 200



ARCHITECTURAL

PROJECT DIRECTORY

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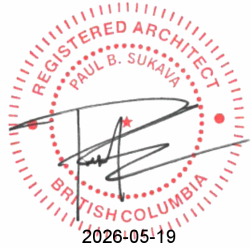
CODE
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Vancouver, BC V6C 1G8
Tel : 604-689-4449

Raphael Klensch
Raphael.Klensch@jsheld.com

EXISTING HBC BOX REDEMISE

225020

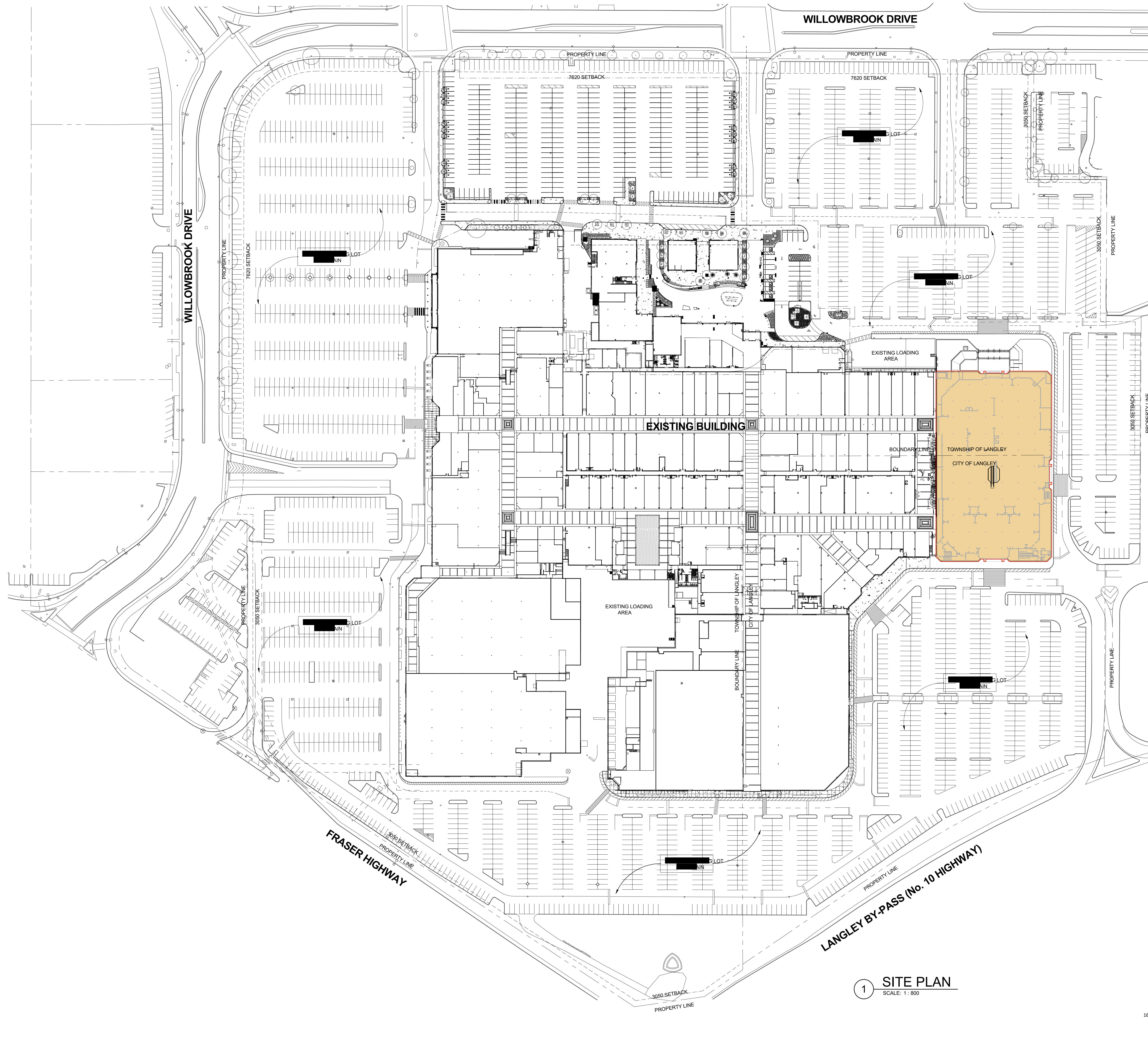
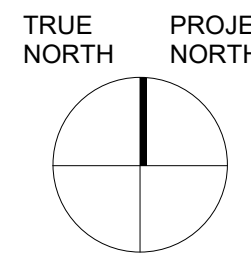
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1 ISSUED FOR DP	2026-04-29



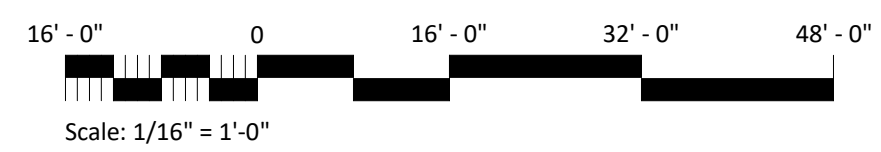
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BOX REDEMISE

19705 Fraser Hwy,
Langley Twp, BC
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COVER SHEET

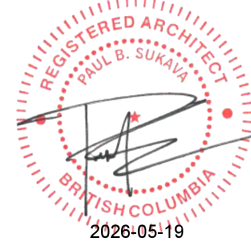
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Scale	
Project	225020
Sheet	DP000



1 SITE PLAN
SCALE: 1 : 800



Revisions	YYYY-MM-DD
1 ISSUED FOR DP	2026-04-29



Seal
**EXISTING HBC
BOX REDEMISE**

19705 Fraser Hwy,
Langley Twp, BC

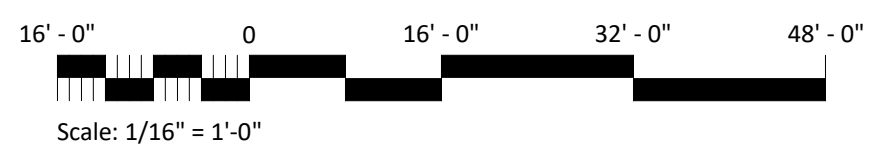
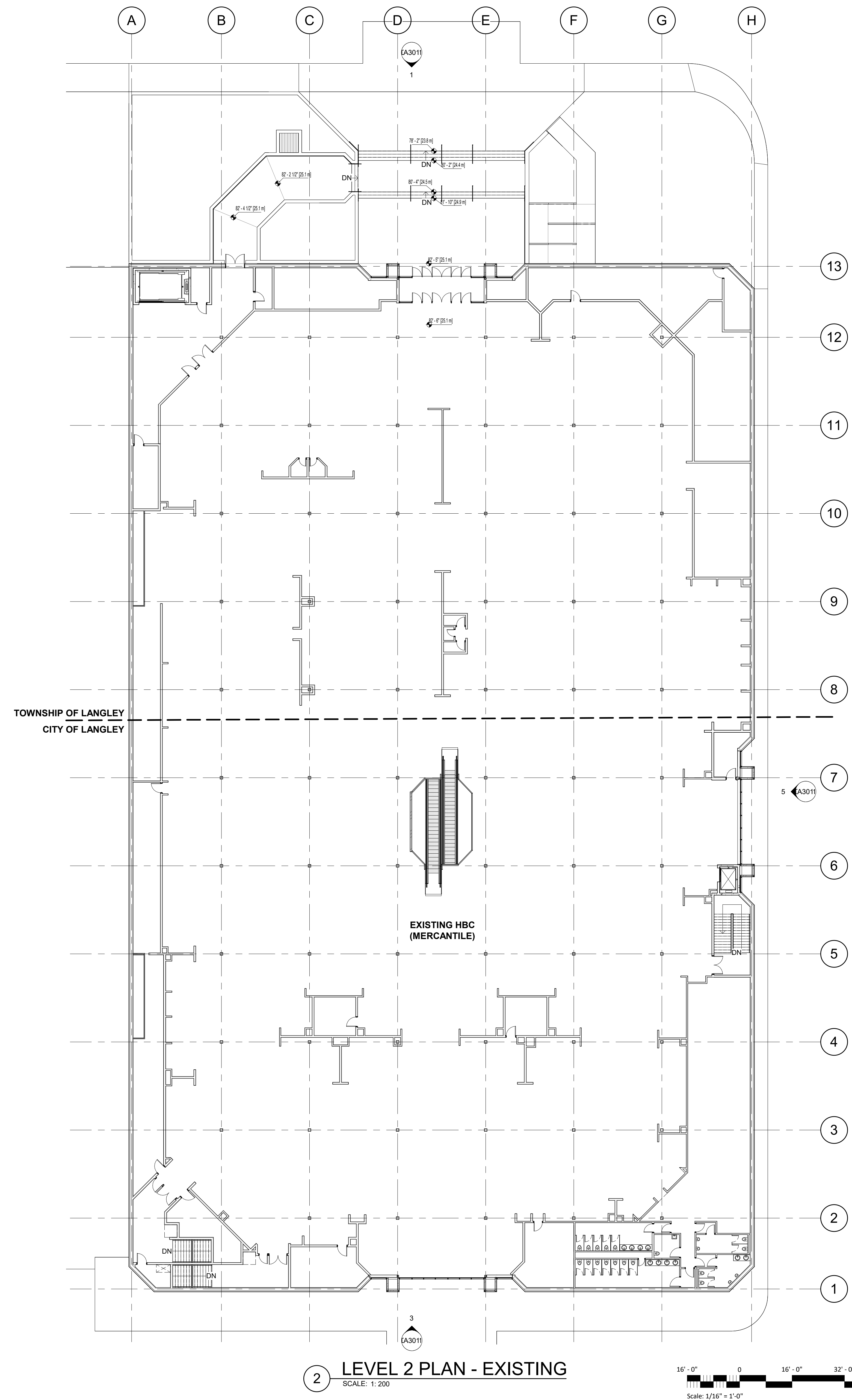
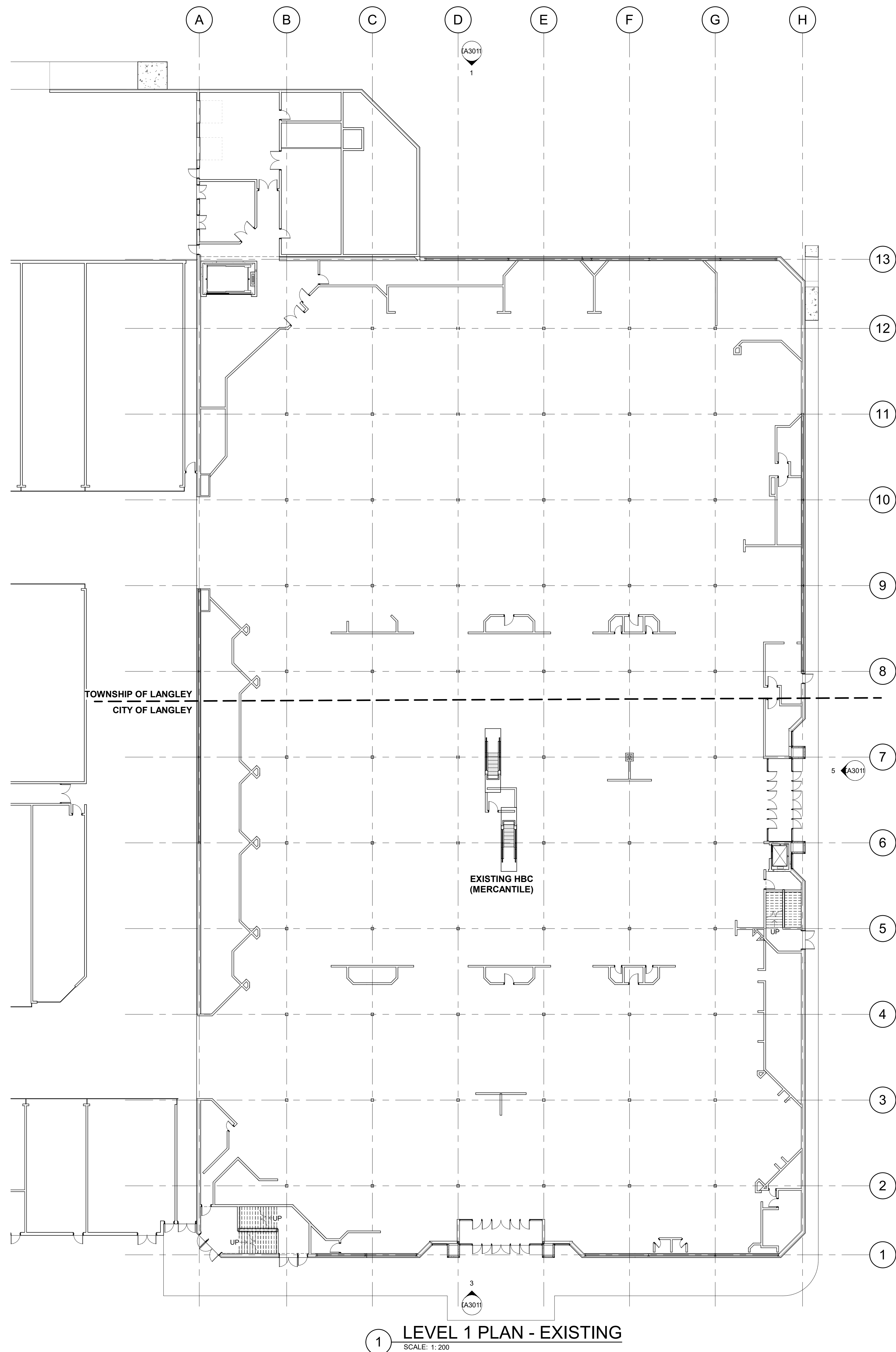
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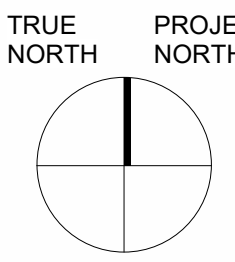
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Scale 1 : 800

Project 225020

Sheet **DP101**





FLOOR AREA SUMMARY

	CRU #1	CRU #2	CRU #3	BOH
LEVEL 1	2,787 m ² (30,000 sf)	2,081 m ² (22,400 sf)	688 m ² (7,400 sf)	186 m ² (2,000 sf)
LEVEL 2		5,649 m ² (60,800 sf)		
TOTAL	2,787 m ² (30,000 sf)	7,730 m ² (83,200 sf)	688 m ² (7,400 sf)	186 m ² (2,000 sf)

11,391 m² (122,600 sf)

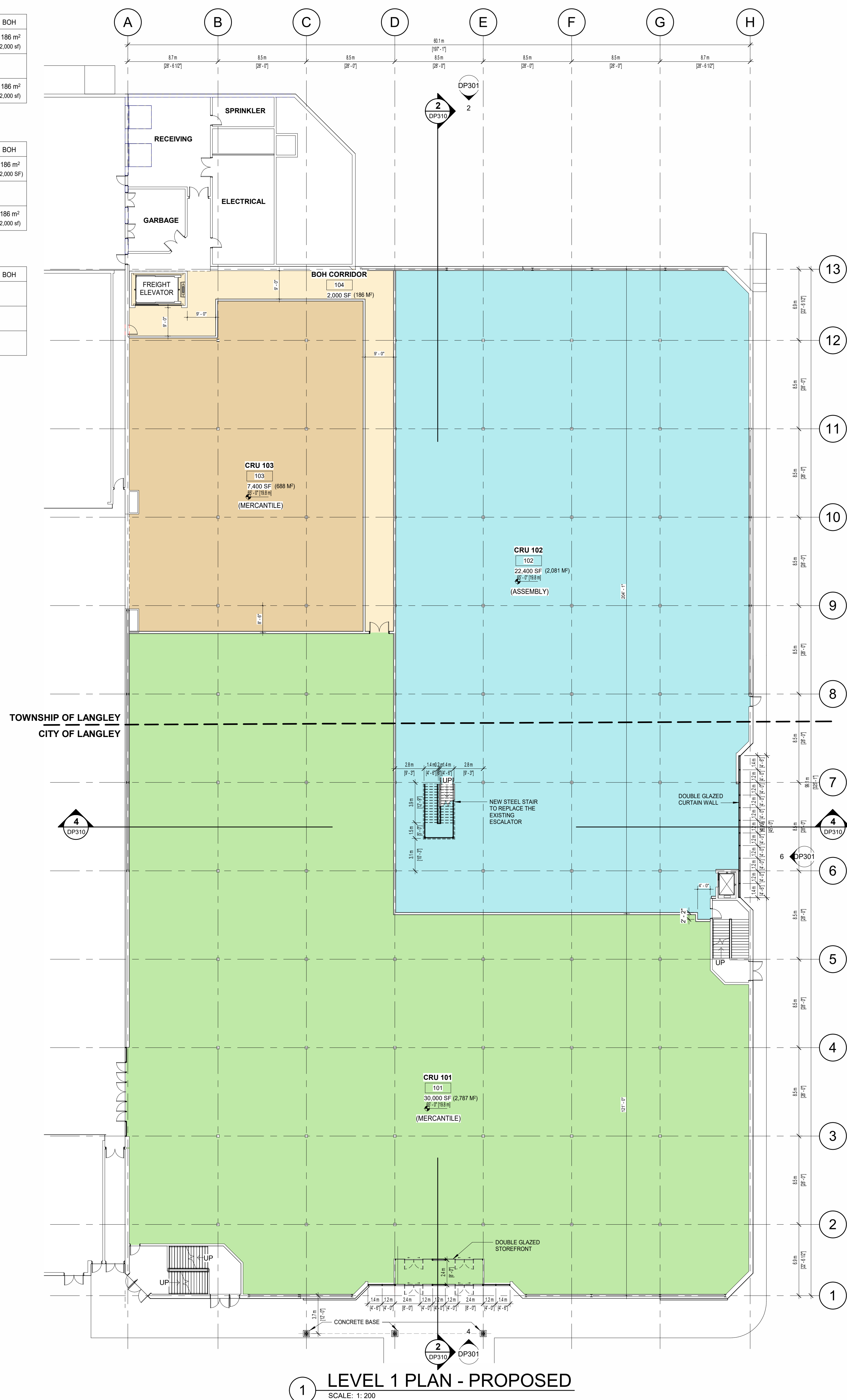
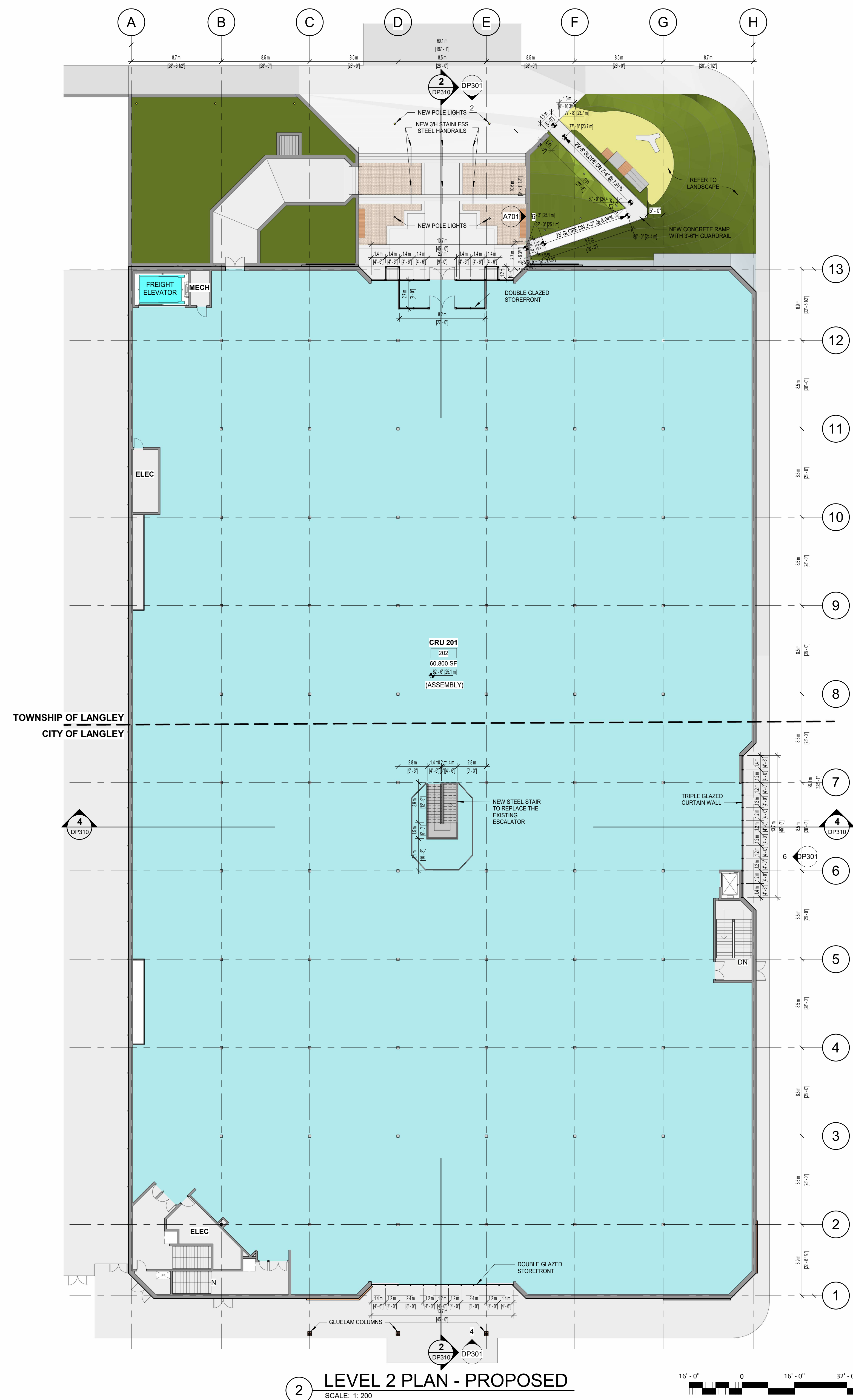
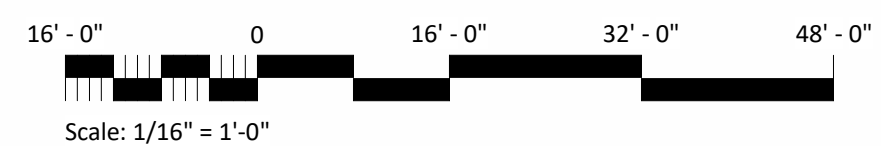
TOWNSHIP OF LANGLEY

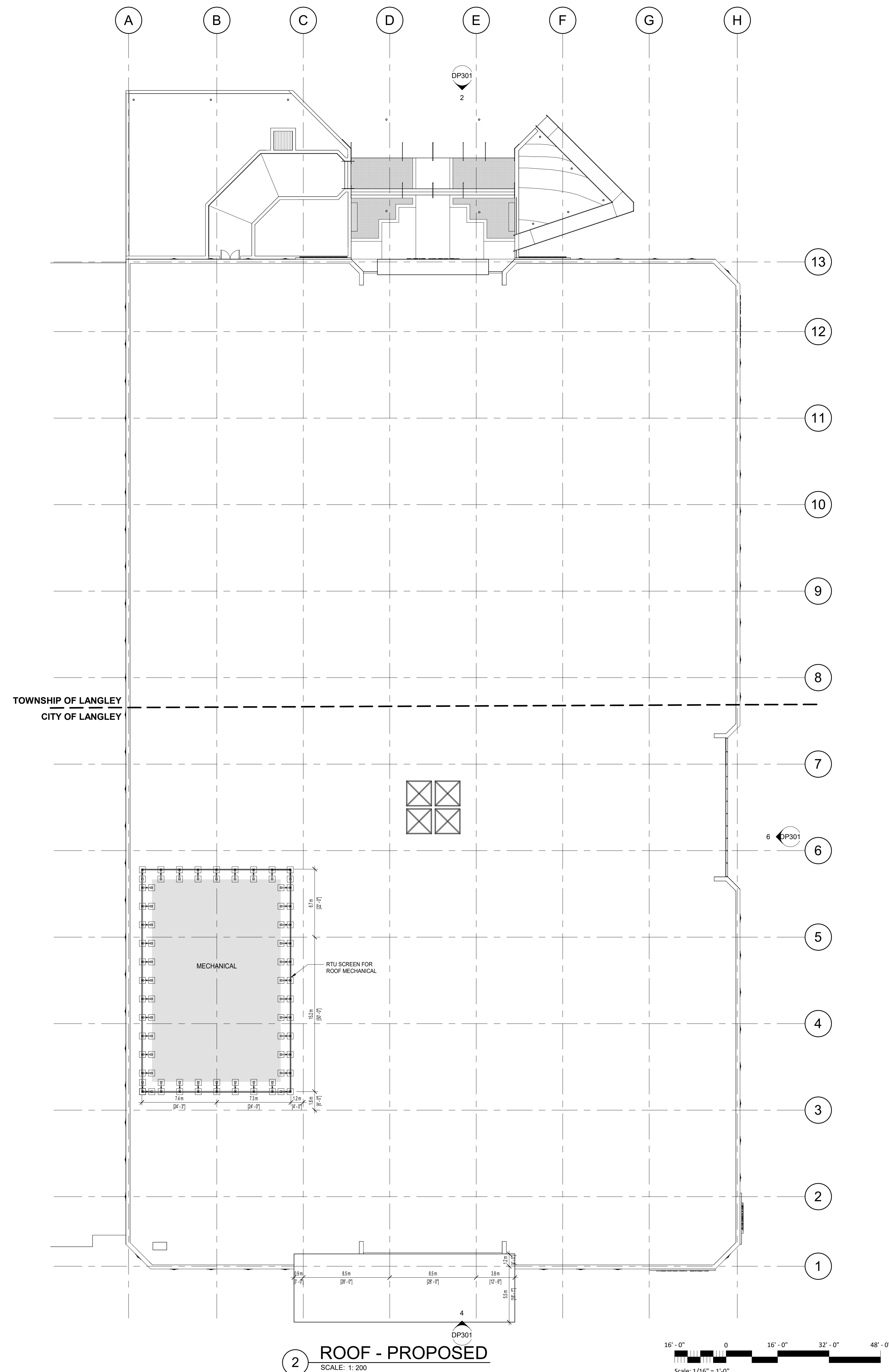
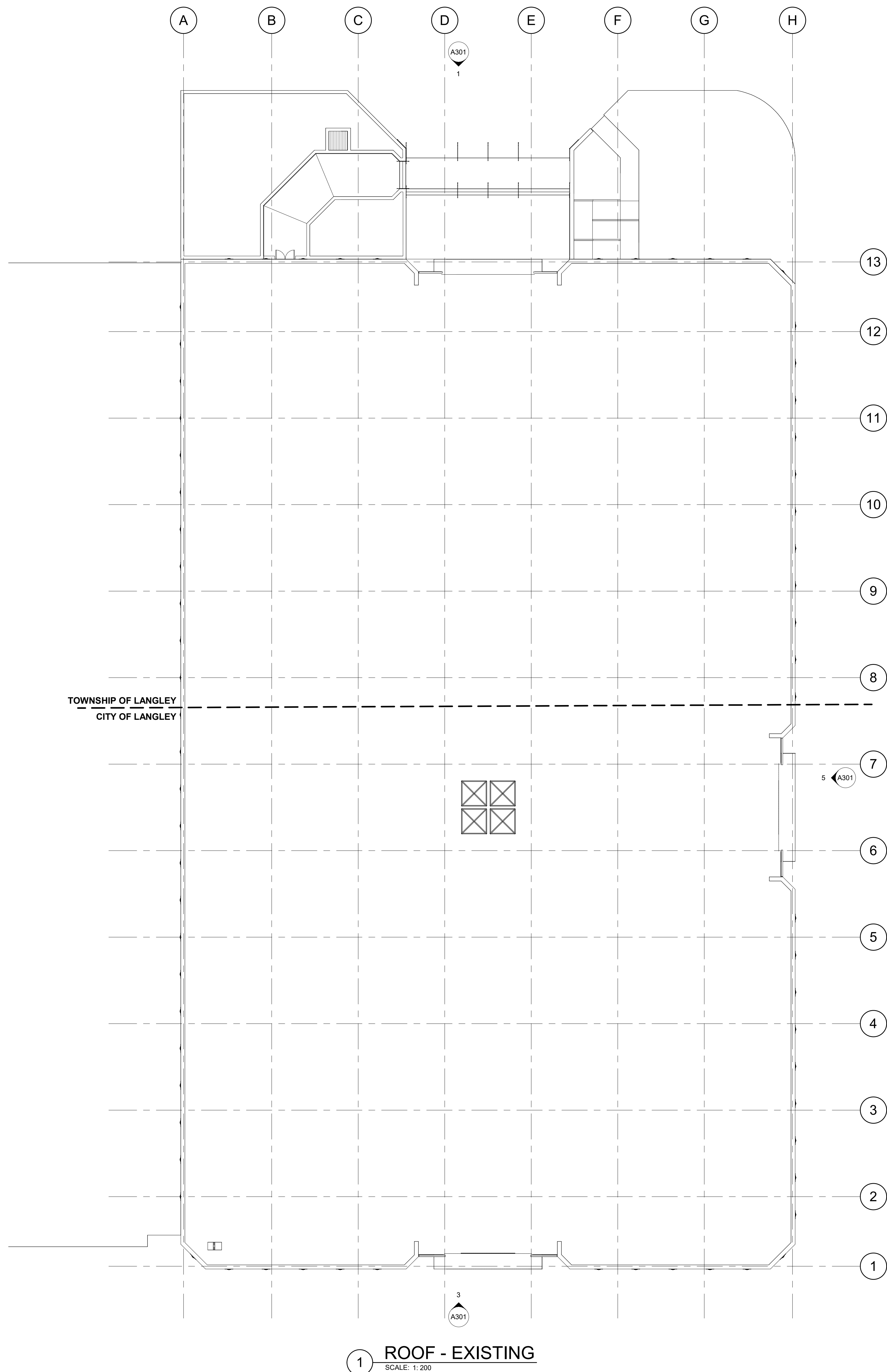
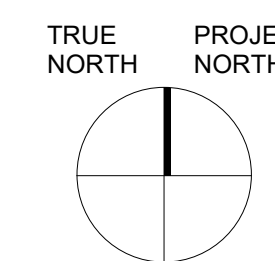
	CRU #1	CRU #2	CRU #3	BOH
LEVEL 1	223 m ² (2,400 sf)	1,487 m ² (16,000 sf)	688 m ² (7,400 sf)	186 m ² (2,000 sf)
LEVEL 2		2,536 m ² (27,300 sf)		
TOTAL	223 m ² (2,400 sf)	4,023 m ² (43,300 sf)	688 m ² (7,400 sf)	186 m ² (2,000 sf)

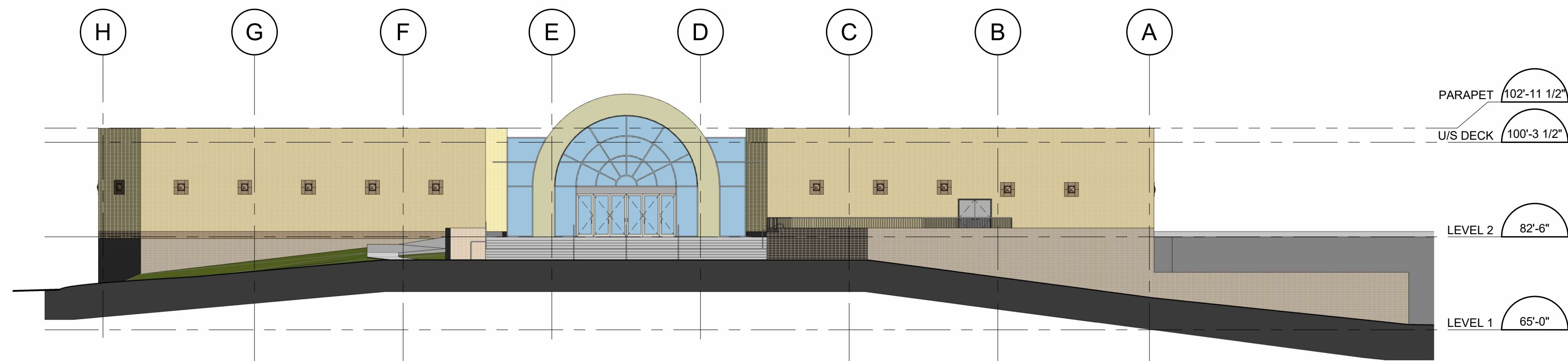
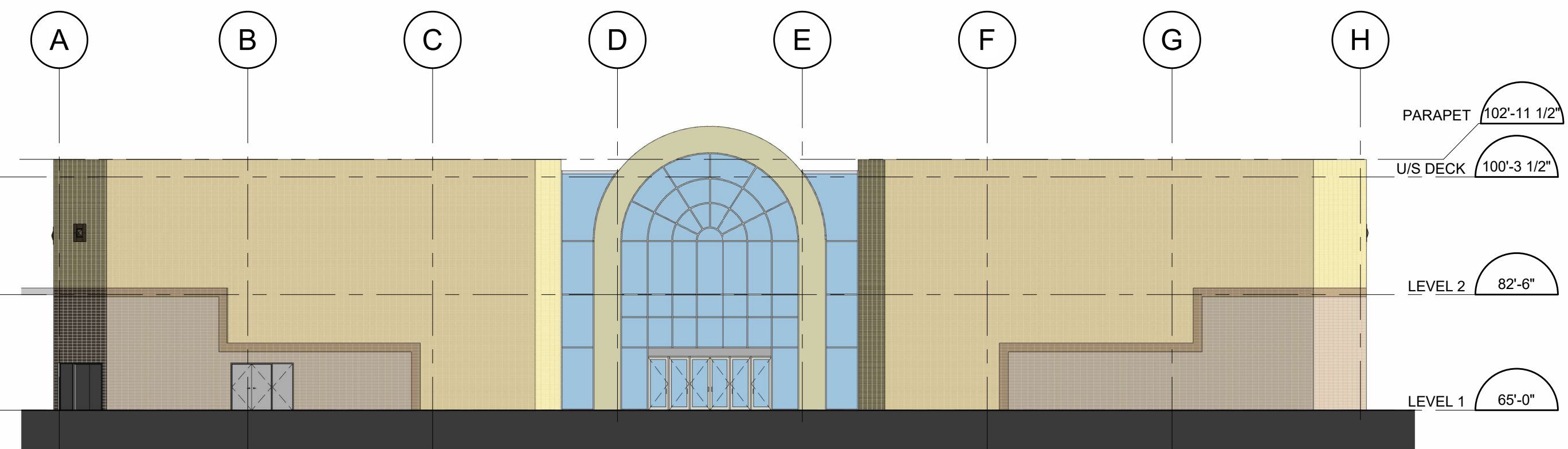
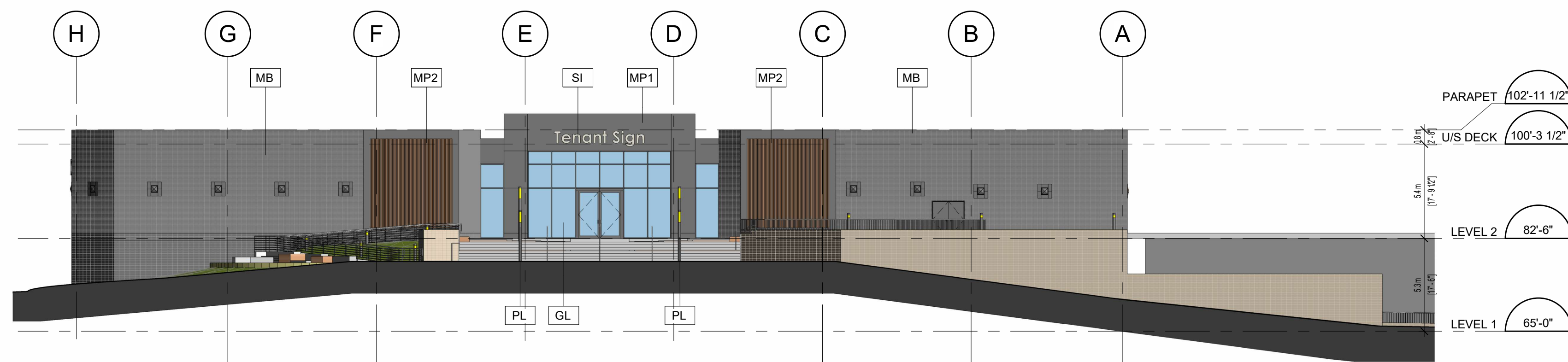
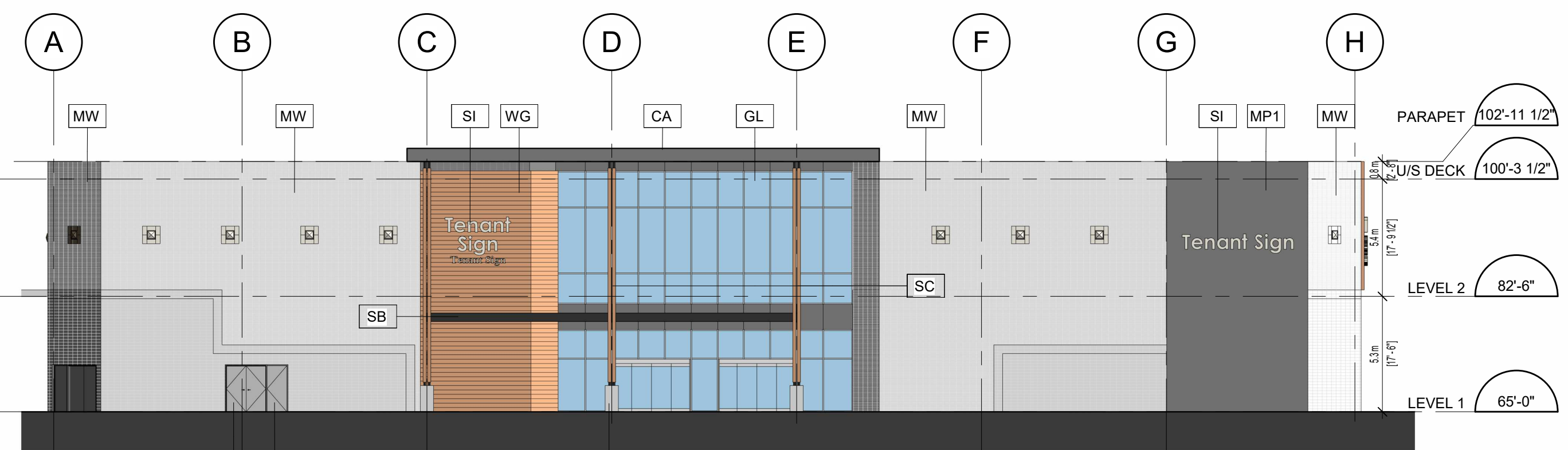
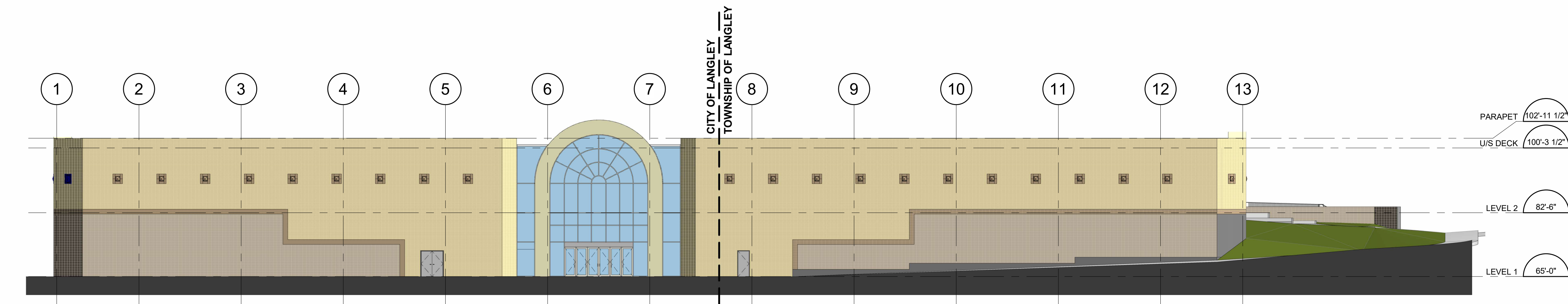
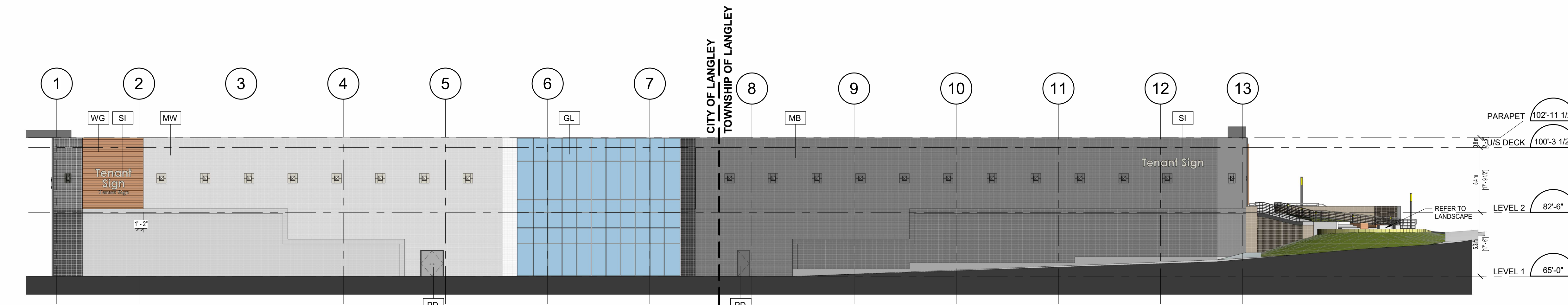
5,120 m² (55,100 sf)

CITY OF LANGLEY

	CRU #1	CRU #2	CRU #3	BOH
LEVEL 1	2,564 m ² (27,600 sf)	595 m ² (6,400 sf)		
LEVEL 2		3,112 m ² (33,500 sf)		
TOTAL	2,564 m ² (27,600 sf)	3,707 m ² (39,900 sf)		

6,271 m² (67,500 sf)① LEVEL 1 PLAN - PROPOSED
SCALE: 1:200② LEVEL 2 PLAN - PROPOSED
SCALE: 1:200



**1 NORTH ELEVATION - EXISTING**
SCALE: 1:200**3 SOUTH ELEVATION - EXISTING**
SCALE: 1:200**2 NORTH ELEVATION - PROPOSED**
SCALE: 1:200**4 SOUTH ELEVATION - PROPOSED**
SCALE: 1:200**5 EAST ELEVATION - EXISTING**
SCALE: 1:200**6 EAST ELEVATION - PROPOSED**
SCALE: 1:200

EXTERIOR MATERIAL	
CA	COMPOSITE ALUMINUM CANOPY WITH WOOD GRAIN ALUMINUM LONGBOARD SOFFIT
GL	FRAMED DOUBLE GLAZED TINTED CURTAIN WALL
MB	EXISTING MASONRY WALL PAINTED BLACK
MP1	ALUMINUM COMPOSITE PANEL IN BLACK
MP2	WOOD GRAIN ALUMINUM LONGBOARD INSERT ON ALUMINUM COMPOSITE PANEL IN BLACK WITH INTEGRATED LED UPLIGHTING
MW	EXISTING MASONRY WALL PAINTED WHITE
PD	PAINT EXISTING DOOR TO MATCH ADJACENT
PL	LED POLE LIGHT
SB	STEEL BEAM IN BLACK
SC	STEEL COLUMN WITH WOOD GRAIN ALUMINUM INSERT
SI	SIGN BY TENANT UNDER SEPARATE PERMIT
ST	STONE VENEER GLAZED CONCRETE COLUMN BASE
WG	WOOD GRAIN ALUMINUM LONGBOARD OVER EXISTING MASONRY

Revisions YYY-AM-DD



Seal

**EXISTING HBC
BOX REDEMISE**19705 Fraser Hwy,
Langley Twp, BC

Project

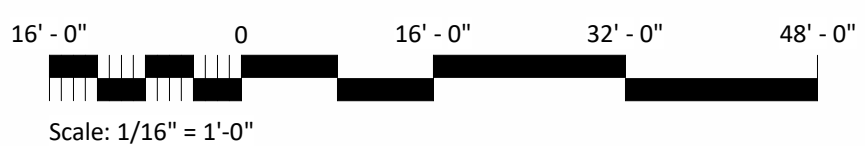
**BUILDING
ELEVATIONS -
EXISTING &
PROPOSED**

Drawing

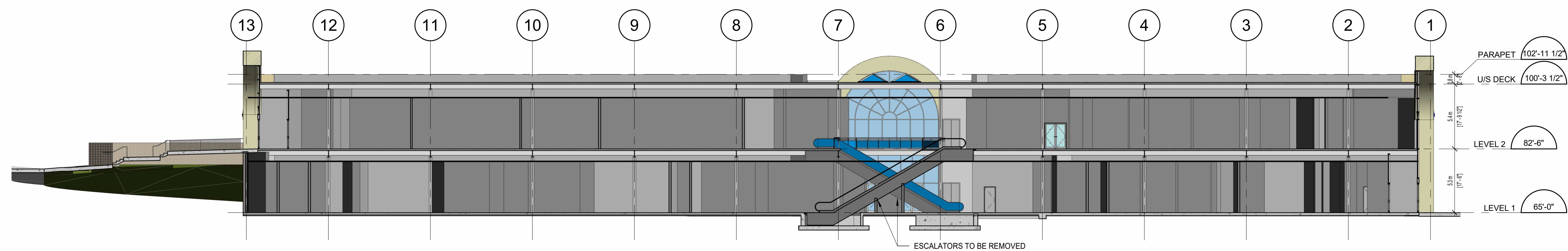
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Project 225020

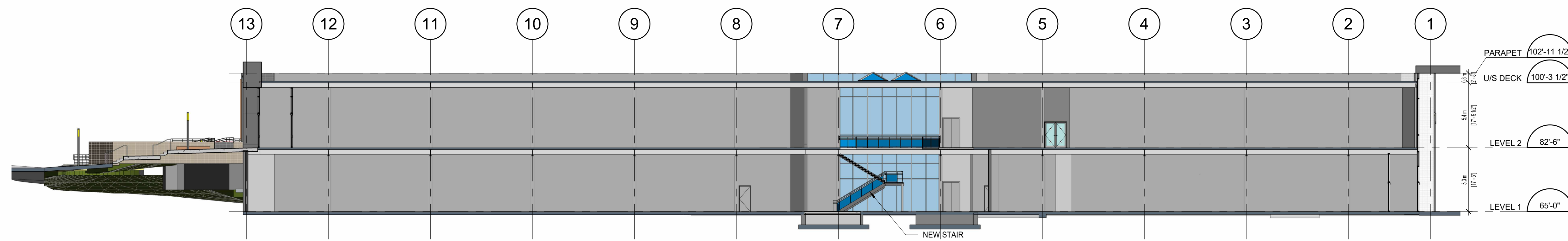
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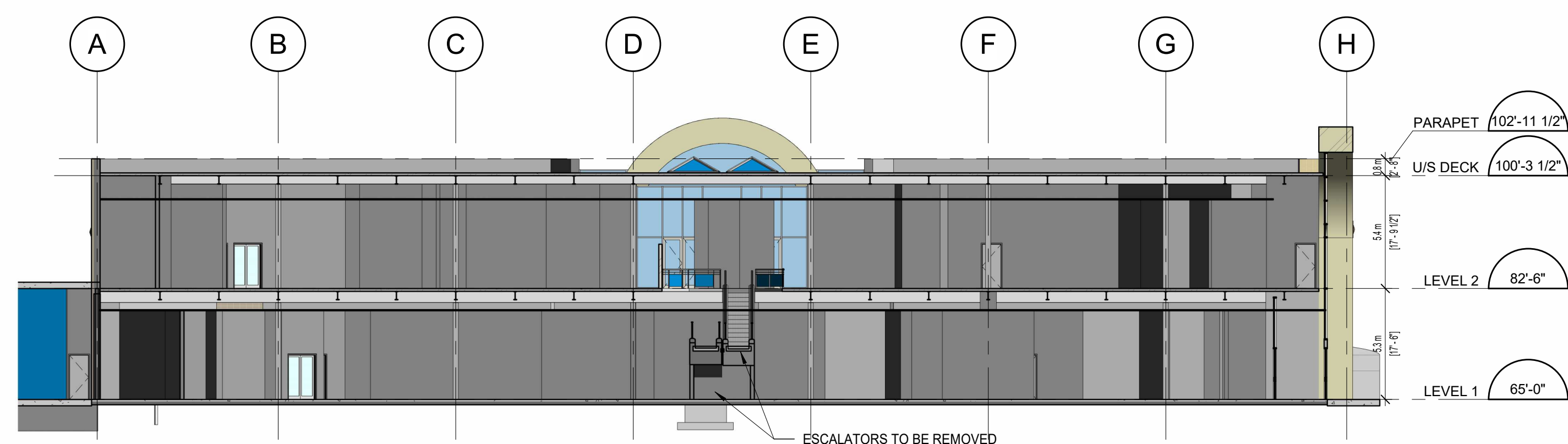
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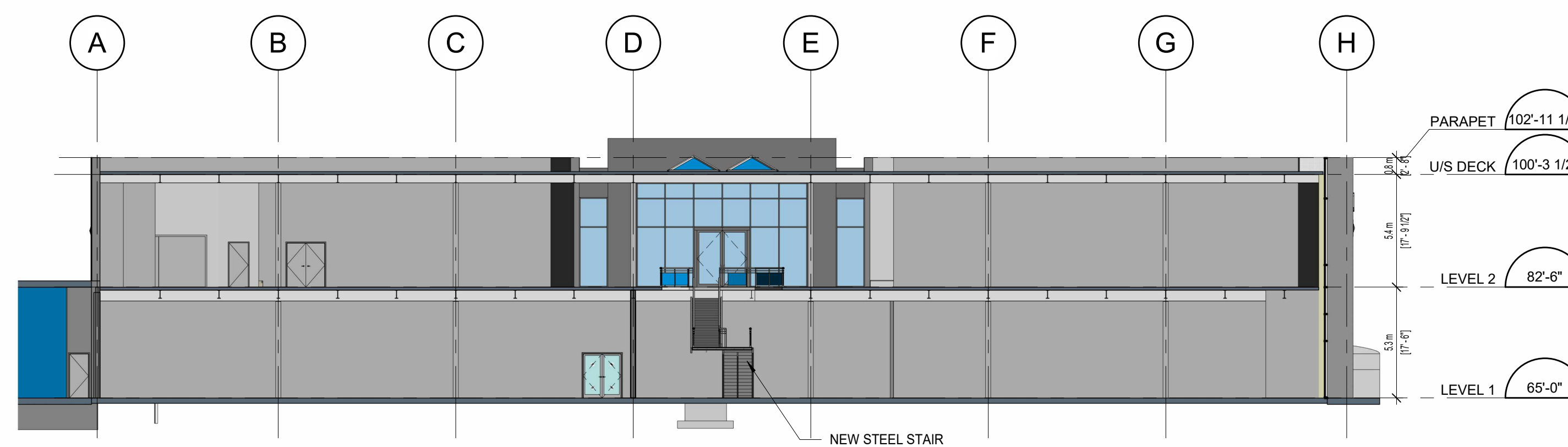
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2 **BUILDING SECTION B - PROPOSED**
SCALE: 1: 200



3 **BUILDING SECTION A - EXISTING**
SCALE: 1: 200



4 **BUILDING SECTION A - PROPOSED**
SCALE: 1: 200