Jka
architecture planning interior design
www.jka.cc

ISSUED FOR:

DATE:
12OCT2016

SET:

JKA PROJECT No:
0000

Office Building

201 Street and Highway 1, Township of Langley, British Columbia

ARCHITECTURAL

Jordan Kutev Architect Inc.
180 - 2250 Boundary Road,
Burnaby, British Columbia
V5M 3Z3
Tel.: 604 299 3222
Fax: 604 299 3826
www.jka.cc

A000 COVER PAGE/ DRAWING LISTS

A151 SURVEY PLAN
CONTEXT PLAN
A152 SITE PLAN

A202 PARKING LEVEL P1
A203 MAIN LEVEL

A212 SECOND TO FIFTH FLOOR PLAN
A213 SIXTH TO TENTH
A251 ROOF PLAN

A451 BUILDING SECTIONS

SURVEY

Murray & Associates Land Surveyors

S201 - 12448M 82nd Avenue Surrey, V3W 3E9
Direct: 604-572-5423 Fax: 604-597-9061
Ofice: 604-597-9189 (ext. 229)
C: 778-688-6967
gmarston@murrayls.com

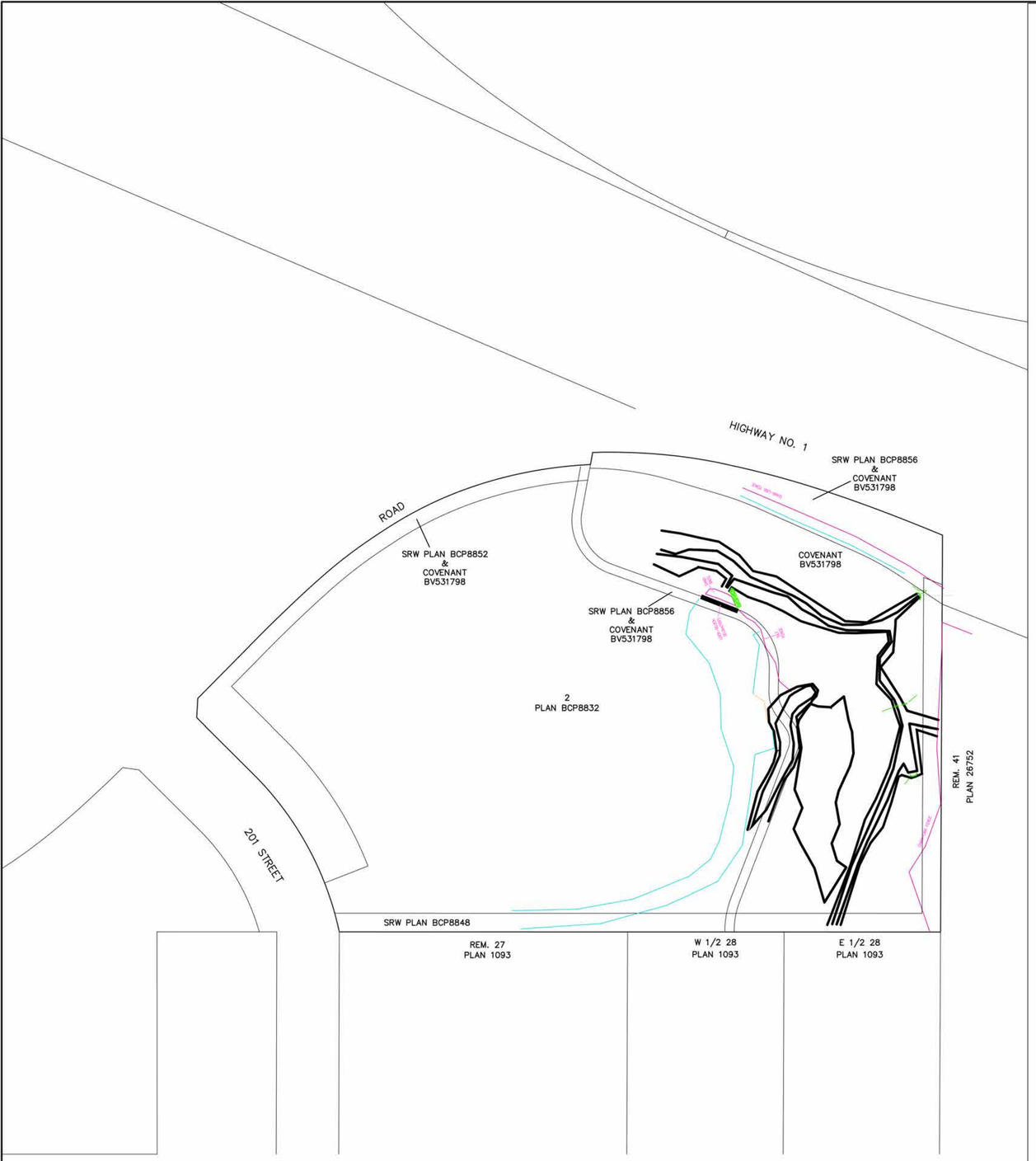
OWNER

Berezan Developments Ltd.,

#210, 8399 - 200th St. Langley, BC. V2Y 3C2
T: 604-882-0808 F: 604-882-1722
E: langley@berezan.ca;
www.berezan.ca

Contact: Babu Kadiyala
T: 604.882.0808 Direct : 604 455 5007
C: 604-992-9660
E: babukad@gmail.com
BKadiyala@berezan.ca

Office Building
201 Street and Highway 1
Township of Langley, British Columbia



PROJECT STATISTICS

Office Building
201 Street and Highway 1, Township of Langley, British Columbia

Project Name:	**Office Building**
Civic address:	**201 Street and Highway 1, Township of Langley, British Columbia**
Legal Description:	**Lot 2 Section 26 TWP 8 NWD Plan BCP8832**
Zone:	**Carvolth Neighborhood**
Site area:	**317515 sq.ft. 29498.11 sq.m.**

	Allowed / required	Proposed
Uses	Carvolth Neighborhood Plan Office / Mixed Use III	Offices
Site coverage		Surface Coverage 47007 sq.ft. 4367.09 sq.m. 14.80%
Building Height	Building A (Phase 1) Building B (Phase 2)	158 ft 14.68 m. 190 ft 17.65 m.
Setbacks **Front** (201 Street)		49.2 ft. 15.00 m.
Side (88 Avenue)		17.5 ft. 5.33 m.
Side		182.2 ft. 55.53 m.
Side		39.29 ft. 11.98 m.
Rear (Highway 1)		156.38 ft. 47.66 m.
Maximum Density Floor Space Ratio (**FSR**) **Total Floor Area**	2.50 793787.5 sq.ft. 73745.27 sq.m.	0.92 291807 sq.ft. 27109.76 sq.m.
Off-Street Parking Spaces	525 parking spaces	626 parking spaces
Retail	120 parking spaces 1 space per 215.27 sq.m. [20 sq.m.] of gross floor area	Underground Parking 416 parking spaces Surface Parking 210 parking spaces
Food Court	52 parking spaces 1 space per 215.27 sq.m. [20 sq.m.] of gross floor area	
Office Building A & B	804 parking spaces 1 space per 301.38 sq.m. [28 sq.m.] of gross floor area	
Carvolt	150 parking spaces	
Off-Street Bicycle Spaces		84 bicycle spaces
Off-Street Loading Spaces		4 loading spaces
Total Floor Area		**291807 sq.ft. 27109.76 sq.m.**
Main Floor (Phase 1)		47007 sq.ft. 4367.09 sq.m.
Office Bldg A (Phase 1)		132800 sq.ft. 12337.52 sq.m.
Office Bldg B (Phase 2)		112000 sq.ft. 10405.14 sq.m.
Main / Retail Floor		
Fitness		6519 sq.ft. 605.63 sq.m.
Coffee		5978 sq.ft. 555.19 sq.m.
Restaurant		6166 sq.ft. 572.84 sq.m.
Grocery		6470 sq.ft. 601.08 sq.m.
Food Court		11163 sq.ft. 1037.08 sq.m.
Common Area / Lobby		10713 sq.ft. 995.27 sq.m.
Office Building 1		
Second Floor		11200 sq.ft. 1040.51 sq.m.
Third Floor		11200 sq.ft. 1040.51 sq.m.
Fourth Floor		11200 sq.ft. 1040.51 sq.m.
Fifth Floor		11200 sq.ft. 1040.51 sq.m.
Sixth Floor		11200 sq.ft. 1040.51 sq.m.
Seventh Floor		9600 sq.ft. 891.87 sq.m.
Eighth Floor		9600 sq.ft. 891.87 sq.m.
Nineth Floor		9600 sq.ft. 891.87 sq.m.
Tenth Floor		9600 sq.ft. 891.87 sq.m.
Eleventh Floor		9600 sq.ft. 891.87 sq.m.
Twelfth Floor		9600 sq.ft. 891.87 sq.m.
Thirteenth Floor		9600 sq.ft. 891.87 sq.m.
Fortheenth Floor		9600 sq.ft. 891.87 sq.m.
Total Area		**132800 sq.ft. 12337.52 sq.m.**
Office Building 1 **Roof Deck**		4252.5 sq.ft. 395.07 sq.m.
Office Building 2		
Second Floor		11200 sq.ft. 1040.51 sq.m.
Third Floor		11200 sq.ft. 1040.51 sq.m.
Fourth Floor		11200 sq.ft. 1040.51 sq.m.
Fifth Floor		11200 sq.ft. 1040.51 sq.m.
Sixth Floor		9600 sq.ft. 891.87 sq.m.
Seventh Floor		9600 sq.ft. 891.87 sq.m.
Eighth Floor		9600 sq.ft. 891.87 sq.m.
Nineth Floor		9600 sq.ft. 891.87 sq.m.
Tenth Floor		9600 sq.ft. 891.87 sq.m.
Eleventh Floor		9600 sq.ft. 891.87 sq.m.
Twelfth Floor		9600 sq.ft. 891.87 sq.m.
Total Area		**112000 sq.ft. 10405.14 sq.m.**
Office Building 2 **Roof Deck**		4252.5 sq.ft. 395.07 sq.m.

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NORTH

jordan kutev
architect inc
t 604 299 3222
f 604 299 3826
e info@jka.cc
180 - 2250 boundary road
burnaby bc v5m 3z3
www.jka.cc

PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
1	120CT2016	ISSUED FOR REVIEW

Berezan DEVELOPMENTS

Corporate Office
Site 2 by Berezan

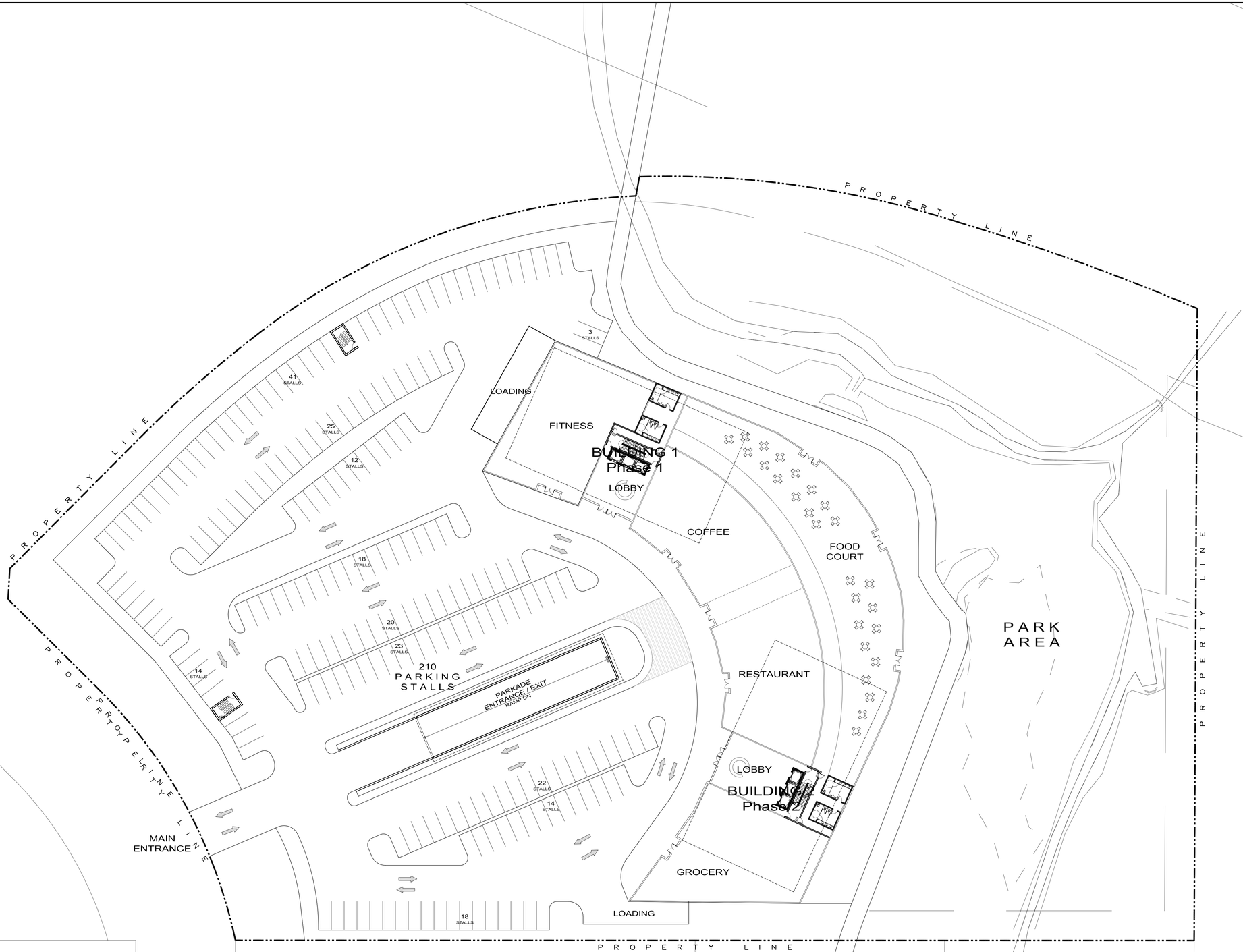
201 Street and Highway 1
Township of Langley
British Columbia

SURVEY PLAN

PROJECT STATISTICS

A151

SCALE: 1/32" = 1'-0"	PROJECT NO: 1401
DRAWN BY: MP	DATE: JAN2014
CHECKED BY: JK	



ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS , USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NORTH

jordan kutev
architect inc

t 604 299 3222
f 604 299 3826
e info@jka.cc
180 - 2250 boundary road
burnaby bc v5m 3z3
www.jka.cc

PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
1	12OCT2016	ISSUED FOR REVIEW

Berezan DEVELOPMENTS

Corporate Office
Site 2 by Berezan

201 Street and Highway 1
Township of Langley
British Columbia

SITE PLAN

A152

SCALE: 1/32" = 1'-0"	PROJECT NO: 1401
DRAWN BY: MP	DATE: JAN2014
CHECKED BY: JK	

1 CONTEXT PLAN
SCALE:

2 STREETVIEWS
SCALE:

3 STREETVIEWS
SCALE:

4 STREETVIEWS
SCALE:

5 STREETVIEWS
SCALE:

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NORTH

jordan kutev
architect inc

t 604 299 3222
f 604 299 3826
e info@jka.cc
180 - 2250 boundary road
burnaby bc v5m 3z3
www.jka.cc

PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
1	12OCT2016	ISSUED FOR REVIEW

Berezan DEVELOPMENTS

Corporate Office
Site 2 by Berezan

201 Street and Highway 1
Township of Langley
British Columbia

CONTEXT PLAN

A153

SCALE: 1/32" = 1'-0"	PROJECT NO: 1401
DRAWN BY: MP	DATE: JAN2014
CHECKED BY: JK	

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS . USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NORTH

jordan kutev
architect inc

t 604 299 3222
f 604 299 3826
e info@jka.cc
180 - 2250 boundary road
burnaby bc v5m 3z3
www.jka.cc

PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
1	12OCT2016	ISSUED FOR REVIEW

Berezan DEVELOPMENTS

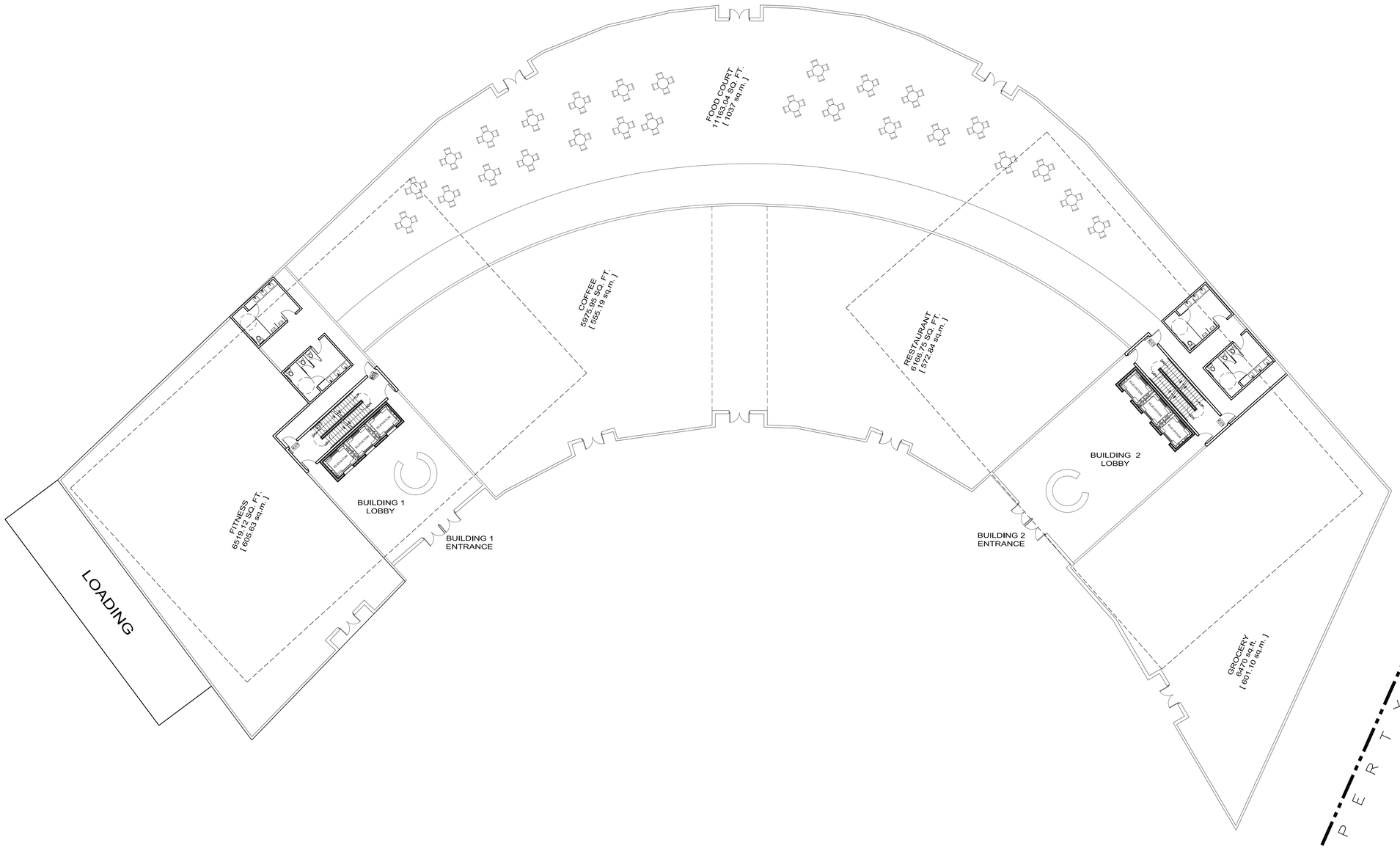
Corporate Office
Site 2 by Berezan

201 Street and Highway 1
Township of Langley
British Columbia

PARKING LEVEL P1

A201

SCALE: 1/32" = 1'-0"	PROJECT NO: 1401
DRAWN BY: MP	DATE: JAN2014
CHECKED BY: JK	



ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS , USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NORTH

jordan kutev
architect inc

t 604 299 3222
f 604 299 3826
e info@jka.cc
180 - 2250 boundary road
burnaby bc v5m 3z3
www.jka.cc

PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
1	12OCT2016	ISSUED FOR REVIEW

Berezan DEVELOPMENTS

Corporate Office
Site 2 by Berezan

201 Street and Highway 1
Township of Langley
British Columbia

OFFICE BUILDING A

MAIN FLOOR PLAN

A211

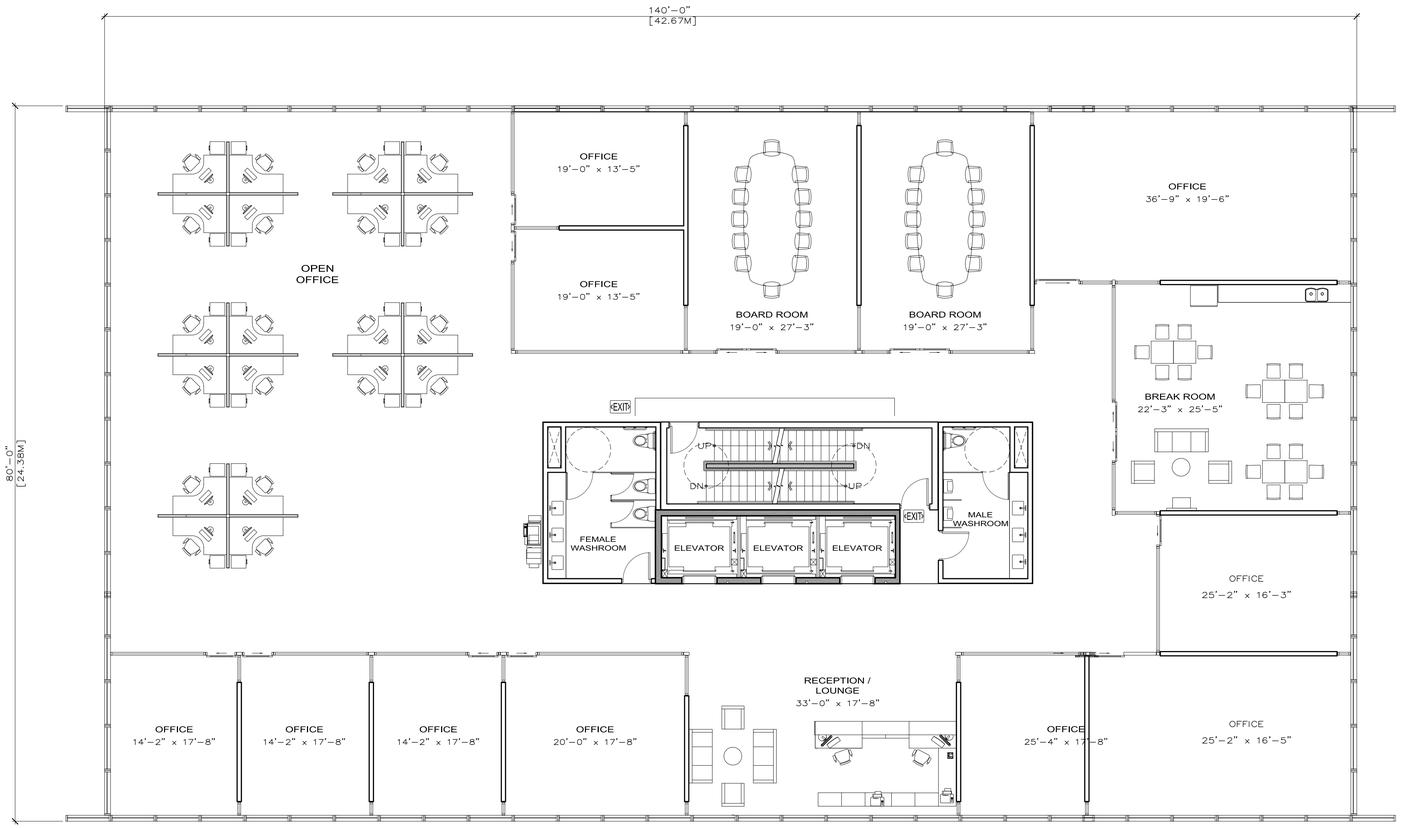
SCALE: 1/16" = 1'-0"	PROJECT NO: 1401
DRAWN BY: MP	DATE: JAN2014
CHECKED BY: JK	

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS , USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.



1 TYPICAL SECOND TO SIXTH FLOOR
OFFICE BUILDING 1
SCALE: 1/8" = 1' - 0"

FLOOR AREA
11200.00 SQ. FT. SQ.FT
1040.50 SQ.M.

NORTH

jordan kutev
architect inc

t 604 299 3222
f 604 299 3826
e info@jka.cc
180 - 2250 boundary road
burnaby bc v5m 3z3
www.jka.cc

PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
1	12OCT2016	ISSUED FOR REVIEW

Berezan DEVELOPMENTS

Corporate Office
Site 2 by Berezan

201 Street and Highway 1
Township of Langley
British Columbia

OFFICE BUILDING A
TYPICAL
TYPICAL SECOND FLOOR
TO SIXTH FLOOR PLAN

A212

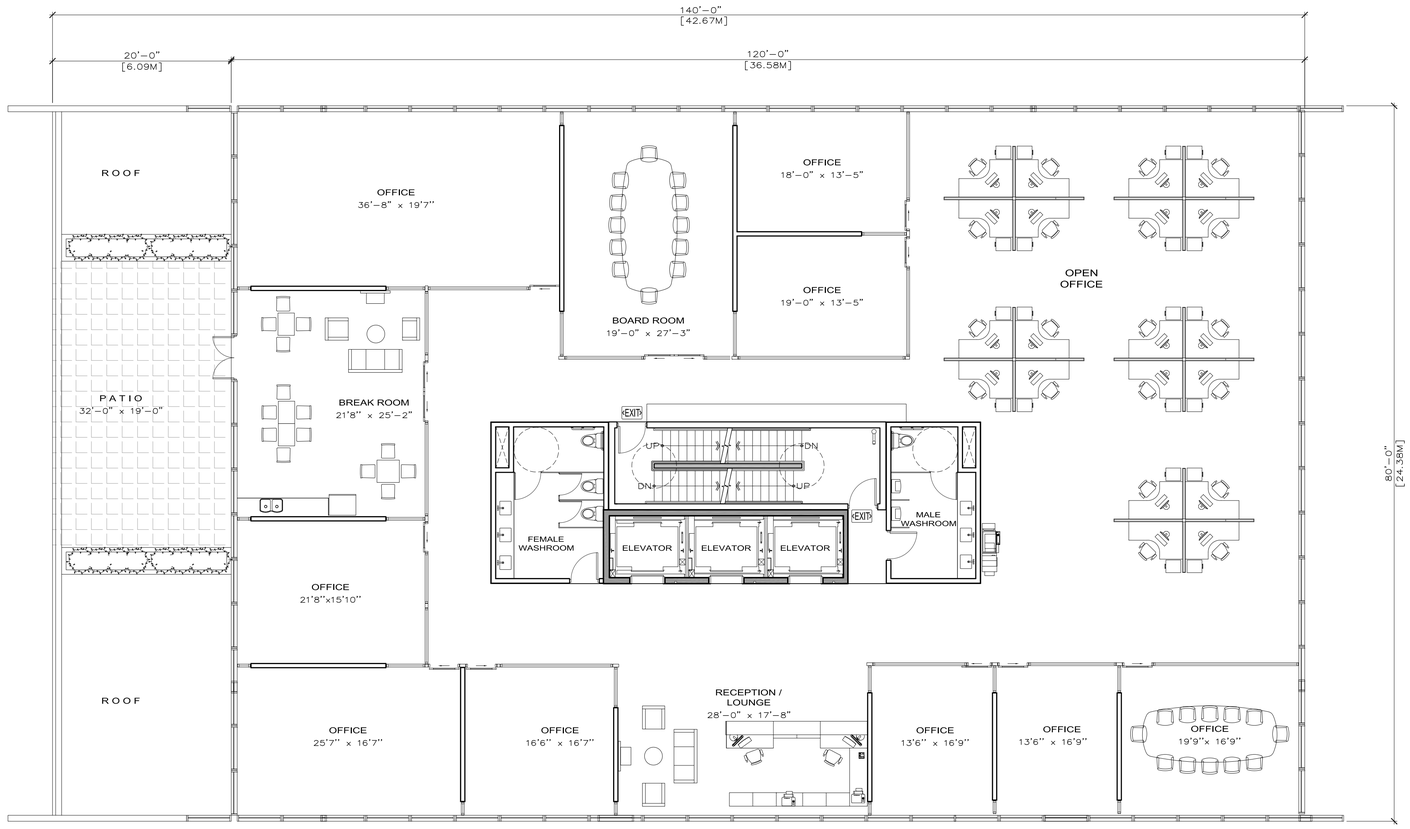
SCALE: 1/8" = 1'-0"	PROJECT NO: 1401
DRAWN BY: MP	DATE: JAN2014
CHECKED BY: JK	

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS , USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.



1 TYPICAL SEVENTH TO FOURTEENTH FLOOR
OFFICE BUILDING 1
SCALE: 1/8" = 1' - 0"

FLOOR AREA
9600 SQ.FT.
829.00 SQ.M.

NORTH

jordan kutev
architect inc

t 604 299 3222
f 604 299 3826
e info@jka.cc
180 - 2250 boundary road
burnaby bc v5m 3z3
www.jka.cc

PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
1	12OCT2016	ISSUED FOR REVIEW

Berezan DEVELOPMENTS

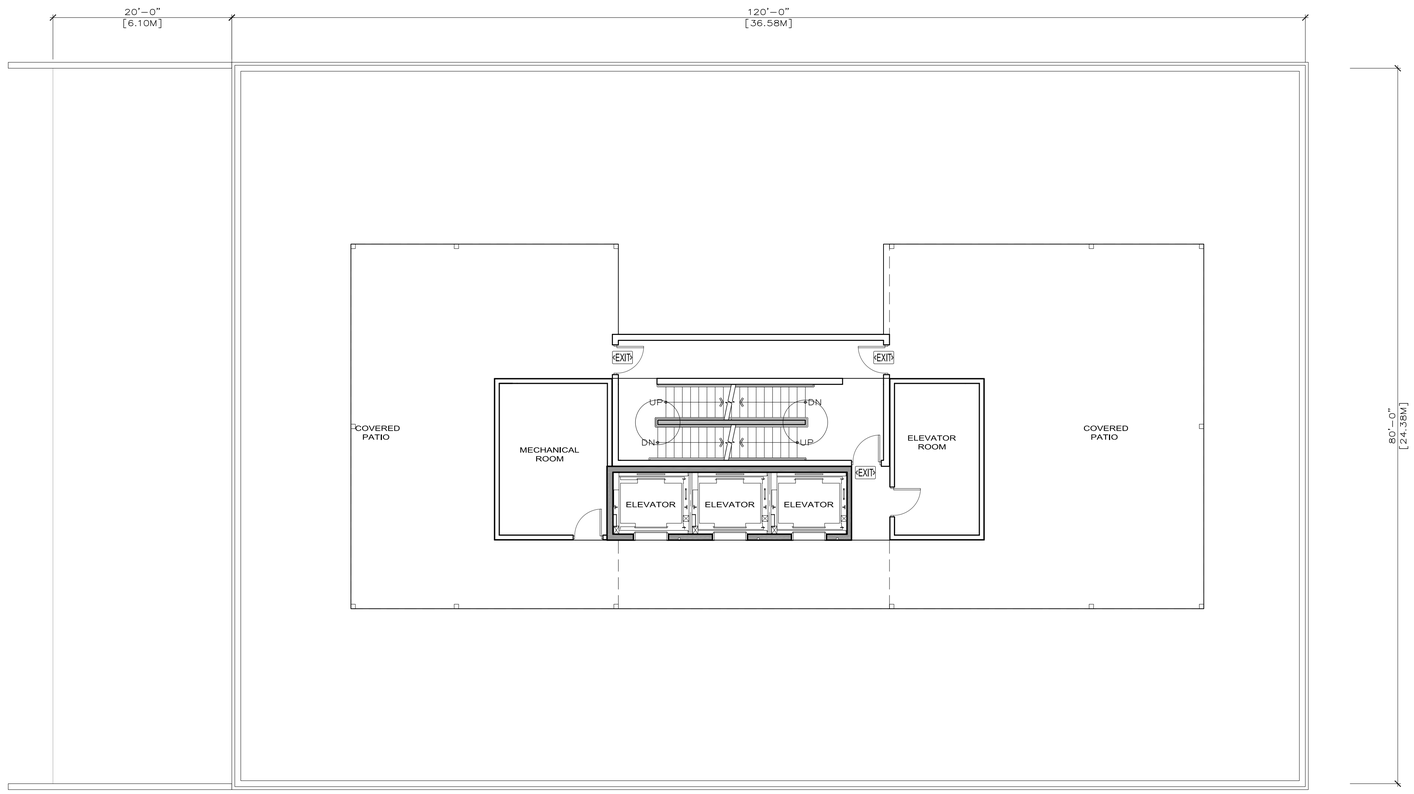
Corporate Office
Site 2 by Berezan

201 Street and Highway 1
Township of Langley
British Columbia

OFFICE BUILDING A
TYPICAL
SECOND FLOOR PLAN

A213

SCALE: 1/8" = 1'-0"	PROJECT NO: 1401
DRAWN BY: MP	DATE: JAN2014
CHECKED BY: JK	



1 ROOF LEVEL
OFFICE BUILDING 1
SCALE: 1/8" = 1' - 0"

FLOOR AREA
4252.50 SQ.FT
395.10 SQ.M.

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS . USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NORTH

jordan kutev
architect inc

t 604 299 3222
f 604 299 3826
e info@jka.cc
180 - 2250 boundary road
burnaby bc v5m 3z3
www.jka.cc

PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
1	12OCT2016	ISSUED FOR REVIEW

Berezan DEVELOPMENTS

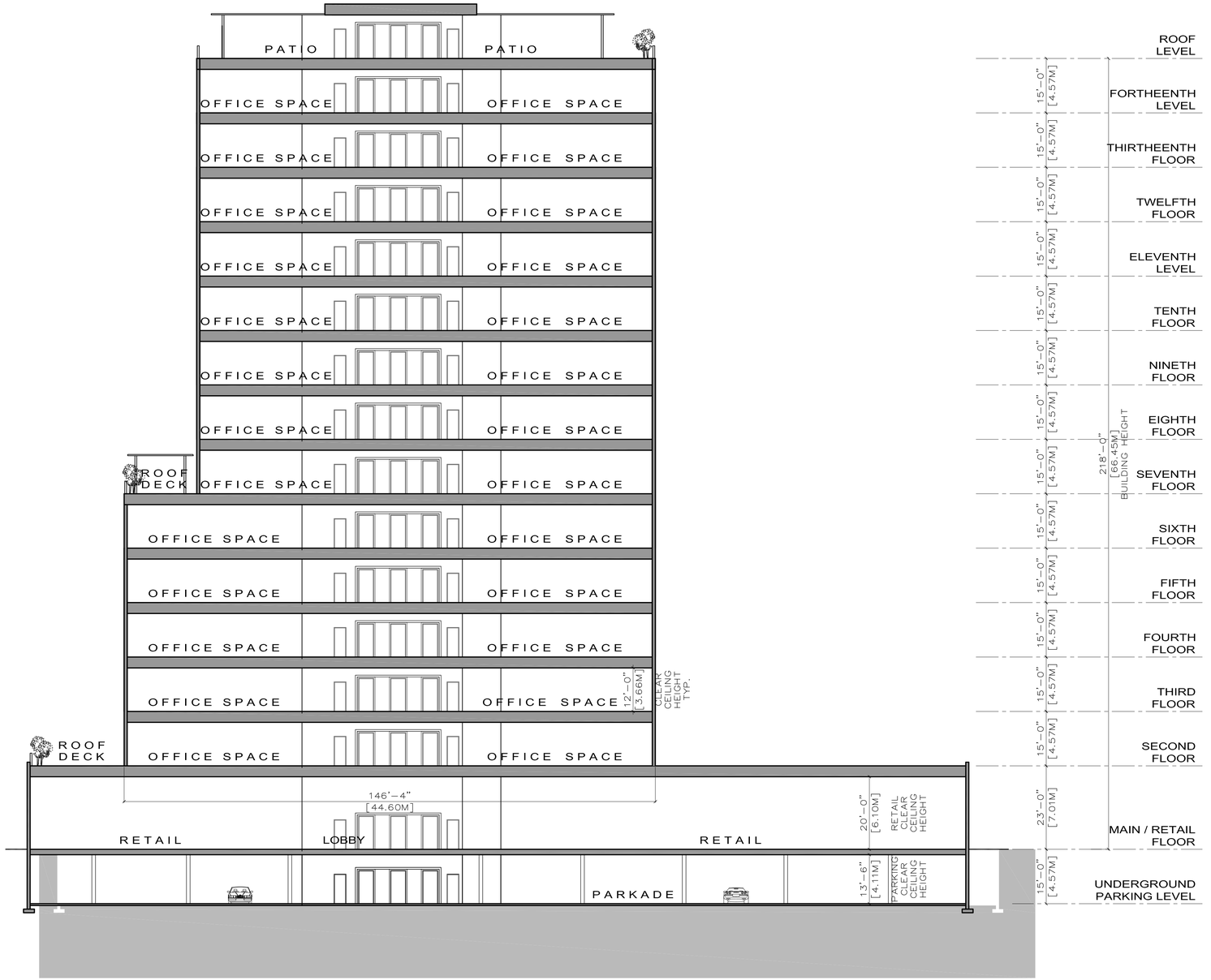
Corporate Office
Site 2 by Berezan

201 Street and Highway 1
Township of Langley
British Columbia

OFFICE BUILDING A
TYPICAL
ROOF FLOOR PLAN

A214

SCALE: 1/8" = 1'-0"	PROJECT NO: 1401
DRAWN BY: MP	DATE: JAN2014
CHECKED BY: JK	



1 BUILDING SECTION
SCALE: 1/16" = 1 ' - 0"

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS . USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

jordan kutev
architect inc

t 604 299 3222
f 604 299 3826
e info@jka.cc
180 - 2250 boundary road
burnaby bc v5m 3z3
www.jka.cc

PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
1	12OCT2016	ISSUED FOR REVIEW

Berezan DEVELOPMENTS

Corporate Office
Site 2 by Berezan

201 Street and Highway 1
Township of Langley
British Columbia

BUILDING SECTIONS

A451

SCALE: 1/32" = 1'-0"	PROJECT NO: 1401
DRAWN BY: MP	DATE: JAN2014
CHECKED BY: JK	