LANGLEY ATLAS & GAMING EXPANSION

NOVEMBER 16, 2017 REISSUED FOR DEVELOPMENT PERMIT r1

ARCHITECTURAL

Mallen Gowing Berzins Architecture Inc. 300 - 7 East 6th Avenue Vancouver, BC V5T 1J3 Will Esaw 604.484.8285 wesaw@mgba.com

LANDSCAPE

Durante Kreuk 102 - 1637 West 5th Avenue Vancouver, BC V6J 1N5 Dylan Chernoff 604.684.4611 dylan@dkl.bc.ca

SECURITY (CPTED)

Liahona Security Consortium Inc. P.O. Box 88 Mill Bay, BC, VOR 2P0 Greg Perkins 250.743.8948 liahonasecurity@shaw.ca

CIVIC ADDRESS: 20393 Fraser Highway Langley, BC V3A 7N2

LEGAL ADDRESS: PID 026-507-552 Strata Lot 1 District Lots 36,308 And 309 Group 2 New Westminster District Strata Plan BCS1615 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V

CLIENT

Gateway Casinos & Entertainment Limited 4331 Dominion Street Burnaby, BC V5G 1C7 Tony Bellano tbellano@gatewaycasinos.com

PROJECT INFORMATION

<u>ARCHITECT</u> MALLEN GOWING BERZINS ARCHITECTURE INCORPORATED SUITE 300 – 7 EAST 6TH AVENUE VANCOUVER, BC V5T 1J3 PH: 604.484.8285

<u>CLIENT</u> GATEWAY CASINOS & ENTERTAINMENT LT. 4331 DOMINION STREET BURNABY, BC V5G 1C7 PH: 604.296.5012

ADDRESSES

<u>CIVIC ADDRESS</u> 20393 FRASER HIGHWAY LANGLEY, BC V3A 7N2

LEGAL ADDRESS PID 026-507-552 STRATA LOT 1 DISTRICT LOTS 36,308 AND 309 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1615 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

DRAWING LIST

GENERAL

GENERAL NOTES, CONTEXT PLAN & SYMBOLS G001

ARCHITECTURAL

SP101	SITE PLAN – DEMOLITION
SP102	SITE PLAN – PROPOSED
A101	OCCUPANT LOADS
A102	MAIN FLOOR - DEMOLITION
A103	MAIN FLOOR – PROPOSED
A104	UPPER FLOOR - DEMOLITION
A105	UPPER FLOOR - PROPOSED
A200	3D RENDERINGS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS & BUILDING SECTION

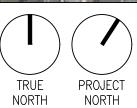
LANDSCAPE

LO1 LANDSCAPE PLAN

CONTEXT PLAN nts



SITE LOCATION-



SITE DATA

CURRENT ZONING:

SITE AREA GROUND FLOOR AREA

<u>GROSS FLOOR AREA</u>

Existing Parkad

FSR (Gross Floor Arec (15 245 m² + SITE COVERAGE (Grour (11 847.6 m²

_____ HEIGHT OF BUILDING 8.8 m (Atlas

<u>SETBACKS</u> Front (FRASER West Side Rear (Locke L

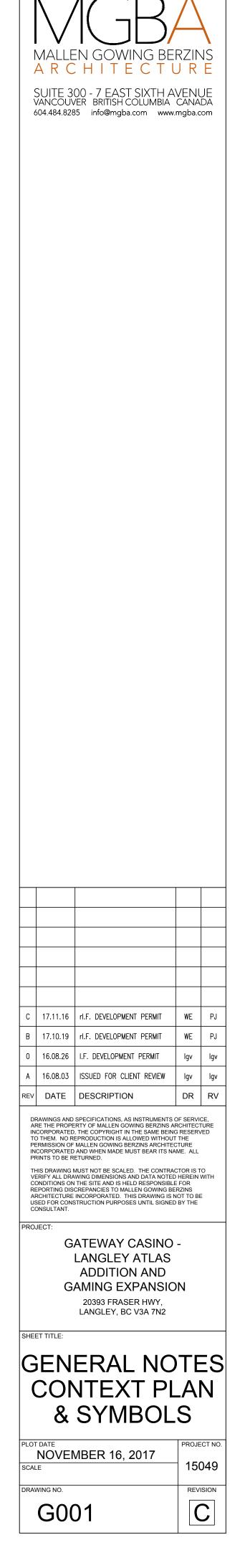
SITE GRADE CALCULAT

EXISTING GRADE ALONG FRASER HIGHW ALONG INNES PARK ALONG GLOVER ROAD ALONG LOCKE LANE ALONG LOGAN AVENU <u>ALONG 203A</u>

RENDERING

A					
		COMPREHENSIV	E DEVELOPMENT CD15	PARKING DATA:	
EA		37 510.0 m ² 6 943.6 m ² 1 200.0 m ² <u>3 704.0 m²</u> 11 847.6 m ²	(Existing Parkade)	PARKADE: <u>Parking Provided</u> Level 1 Level 2 Level 3 <u>Level 4</u>	<u>Regular H/C S</u> 51 14 2 115 0 2 115 0 2 105 0 2
<u>A</u>				Total all levels (unchange	ed) 386 14 9
ade Level 1 Level 2 Level 3 <u>Level 4</u> Total	3 704 m ² 3 847 m ² 3 847 m ² 3 847 m ² 15 245 m ²	Casino/Hotel Existing Addition Existing Addition Existing Existing Existing Existing Existing Total	Basement939.8 m²Level 16943.6 m²Level 11200.0 m²Level 24697.8 m²Level 2996.2 m²Level 3744.3 m²Level 4744.3 m²Level 5744.3 m²Level 6671.7 m²Mech. Rm41.0 m²17723.0 m²	SITE PARKING SUMMARY: <u>Parking Provide</u> Lot A Lot B Lot C Lot D <u>Lot E</u> Total TOTAL PARKING PROVIDED: 491	ExistingNew49 SpacesUnchan105 SpacesUnchan214 Spaces179 Sp138 Spaces136 Sp151 Spaces150 Sp657 Spaces619 Sp+ 620 = 1 111 Spaces
area/Site Area) + 17 723.0 m² / 37 5 ound Floor Area/Site Are n² / 37 510 m² X 100)	ea)	0.87 31.5%		PARKING REQUIREMENTS: (ZONIN Liquor Primary = 3/9 Food Primary = 3/9 Gaming Activity = 1/1	0.3 m^2 ((976.7 / 93) X 3
<u>G</u> Expansion)				Convention = 1/1 <u>Hotel = 1/</u> H	0 m² (2 415 / 10) <u>lotel room + 1/3 Staff (77 +</u>
TR HIGHWAY) Lane) _ATION		<u>Required</u> 1.5 m 0.0 m 0.0 m	<u>Provided</u> 85.5 m 35.2 m (@ Closest Corner) 2.8 m	1 111 (provided) – 738 HANDICAP REQUIREMENTS: (5% c Required: 37 Provided: 60	- (required) = up to 372 staff p of total parking)
HWAY AD E NUE AVERAGE	AVERAGE 36.08' 36.05' 35.78' 36.31' 37.10' 36.83' 36.36'	(1 (1 (1 (1 (1 (1	RADE 1.00) 0.99) 0.91) 1.07) 1.31) <u>1.23)</u> 1.08)		

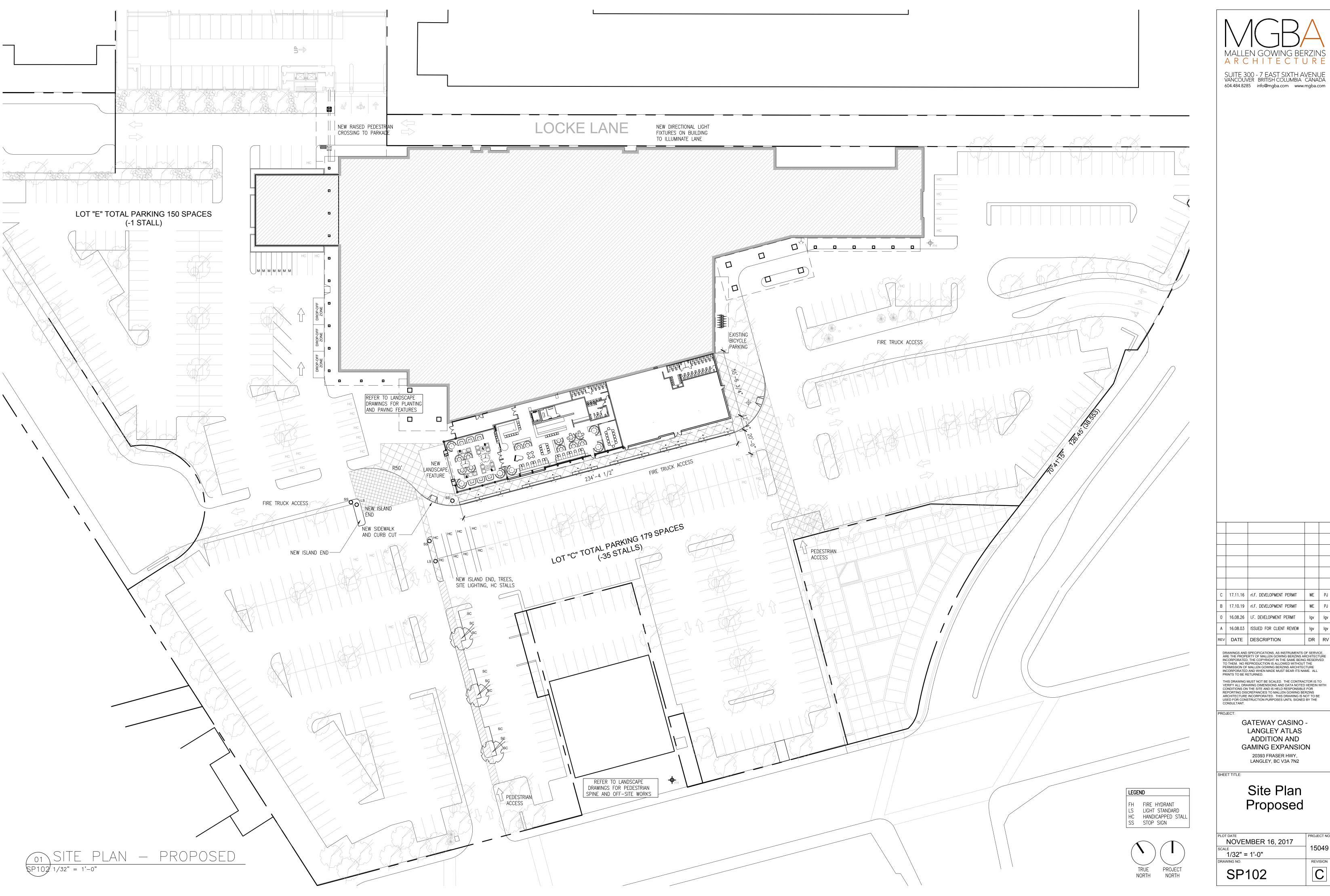






Commercial Building LOCKE LANE EXISTING HOTEL EXISTING CASINO - EXISTING SIAMESE CONNECTION \Box - EXISTING TREES TO REMAIN AND BE PROTECTED DURING \ CONSRUCTION. REMOVE EXISTING PARKING STRIPING, SIDEWALK, CURBS, CANOPY, AND STRUCTURAL SUPPORTS. LOT "C" TOTAL PARKING 171 SPACES (-43 STALLS) EXISTING INNES PARK EXISTING GOVERNMENT BUILDING FRASERHIGHWAY

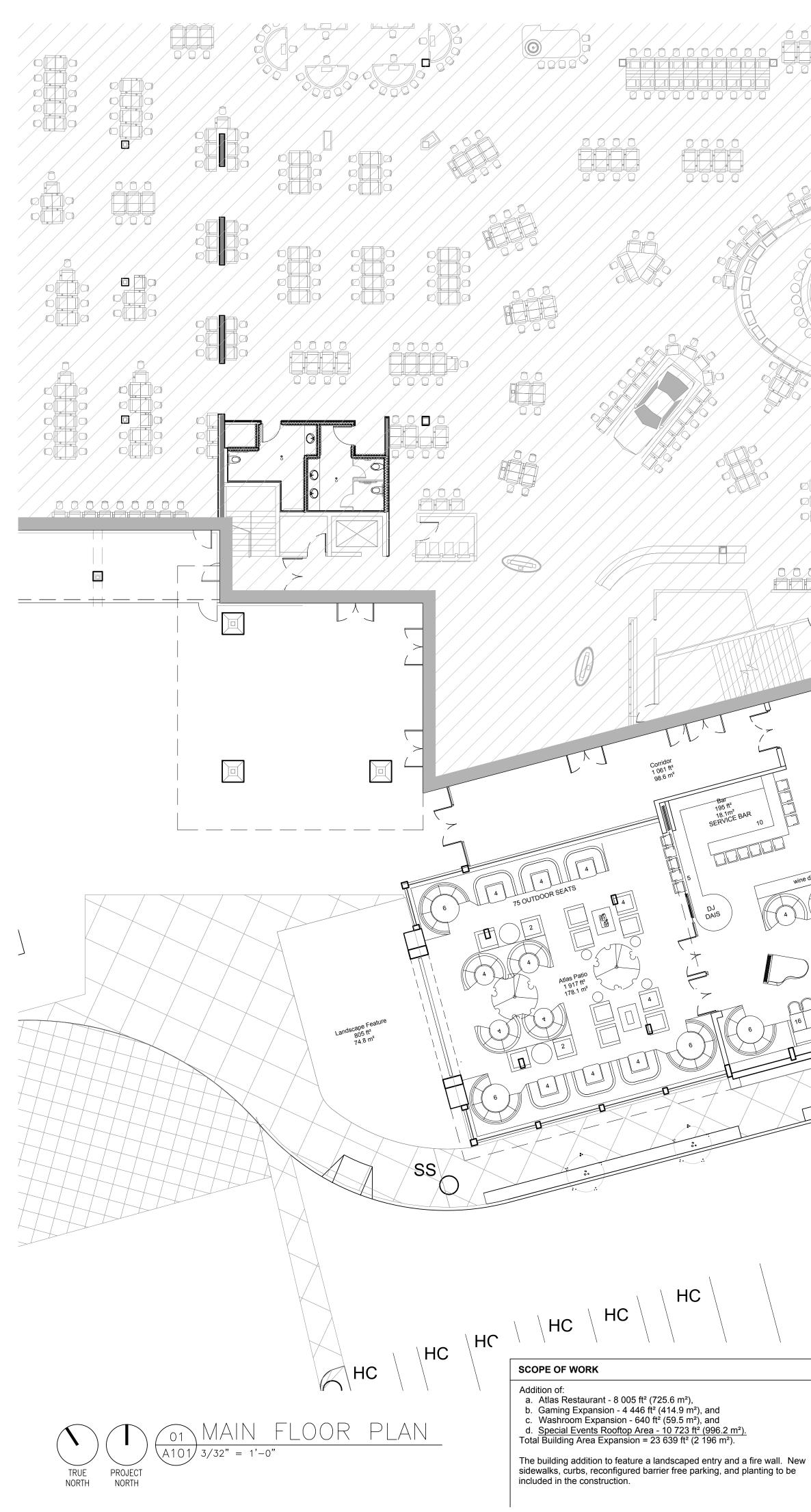




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	16.08.26 16.08.03	I.F. DEVELOPMENT PERMIT	lgv lgv	lgv Igv
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		20393 FRASER HWY, LANGLEY, BC V3A 7N2		
SHEE	ET TITLE:			
		Site Plan		
	_	Proposed		
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PLOT	DATE		PRO.JF	CT NO.
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	1/32" =	1'-0"		

REVISION

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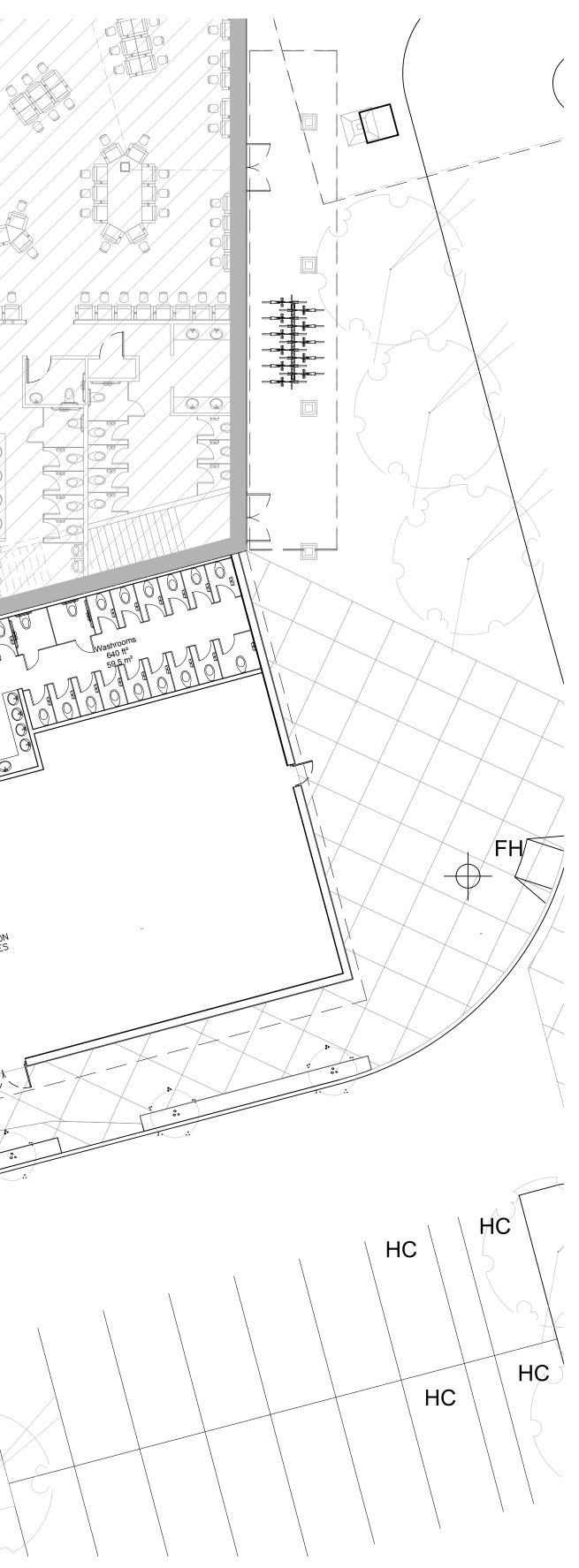
	EXISTING CA			
HOST	SECURITY DO OTO PREP	Washrooms 657 ft ² 610 m ²		DEPRESSED SLAB -6" Gaming Expansion 4 466 ft ² 414.9 m ²
	6 SERV	ICE CARTS		GAMING EXPANSION ±220 NEW GAMES
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British Columbia Building Code 2012 (3.1.17) Group A2, Assembly Occupancy

Occupant Load

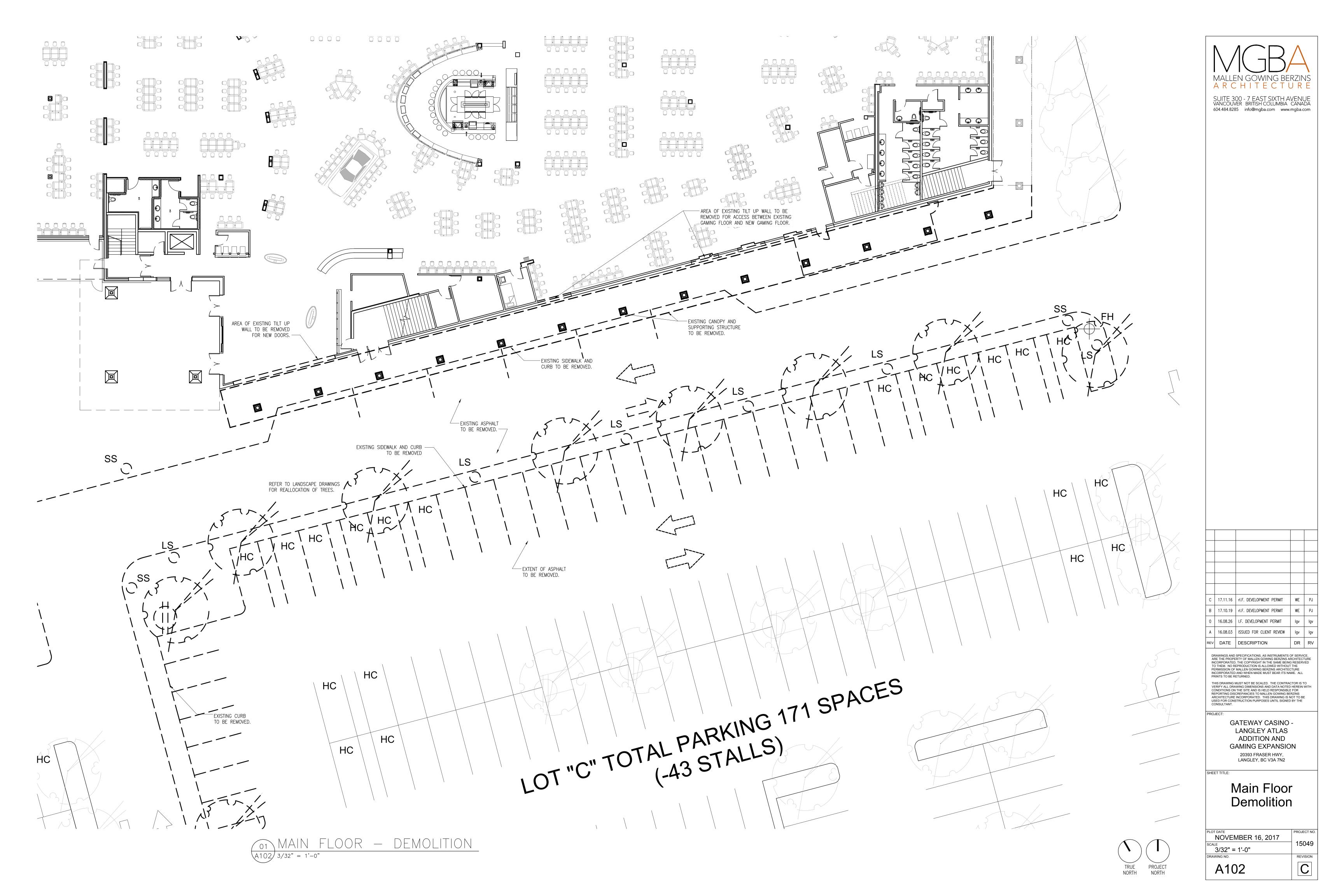
	"MATCH" RESTAURANT	CASINO	ATLAS (minors permitted)	TOTAL LICENSED OCCUPANT LOAD BY A
	Licensed Areas Match Restaurant Liquor Primary 164 Occupants <u>Match Restaurant Patio</u> 206 Occupants TOTAL LICENSED OCCUPANT LOAD 370 Non-Licensed Areas Bar Area 2 Staff Kitchen 13 Staff Office 1 Staff Patio Bar Area 1 Staff Storage 1 Staff TOTAL NON-LICENSED OCCUPANT LOAD 18	Licensed Areas General Casino 3,036 Occupants Casino Expansion 424 Occupants Casino Bar 25 Occupants Show Lounge 309 Occupants TOTAL LICENSED OCCUPANT LOAD 3,794 Non-Licensed Areas Bar Area 3 Staff Stage 54 Staff Kitchen 17 Staff Office 28 Staff Storage 12 Staff TOTAL NON-LICENSED OCC. LOAD 114	Licensed Areas <u>Atlas Restaurant</u> TOTAL LICENSED OCCUPANT LOAD 396 Non-Licensed Areas Bar Area <u>2 Staff</u> <u>Kitchen</u> <u>12 Staff</u> TOTAL NON-LICENSED OCC. LOAD <u>14 Staff</u> SPECIAL EVENTS LIQUOR PRIMARY Lounge <u>172 Occupants</u> <u>Special Events</u> <u>350 Occupants</u> TOTAL LICENSED OCCUPANT LOAD 522 Non-Licensed Areas	Match Restaurant370 OccupaCasino Buffet176 OccupaAtlas Restaurant396 OccupaSpecial Events522 OccupaCasino3,794 OccupaTOTAL LICENSED OCCUPANT LOAD5TOTAL STAFFSTOTAL STAFFNOTES:[1] Licensed smoking occupants are considered part of General Casino occupant load.
W	CASINO BUFFETMinors Permitted176 OccupantsTOTAL LICENSED OCCUPANT LOAD176	Liquor Primary Smoking Patios Patio Liquor Primary 45 Occupants TOTAL LICENSED SMOKING ¹ 45	Bar Area 4 Staff TOTAL NON-LICENSED OCC. LOAD 4 Staff	

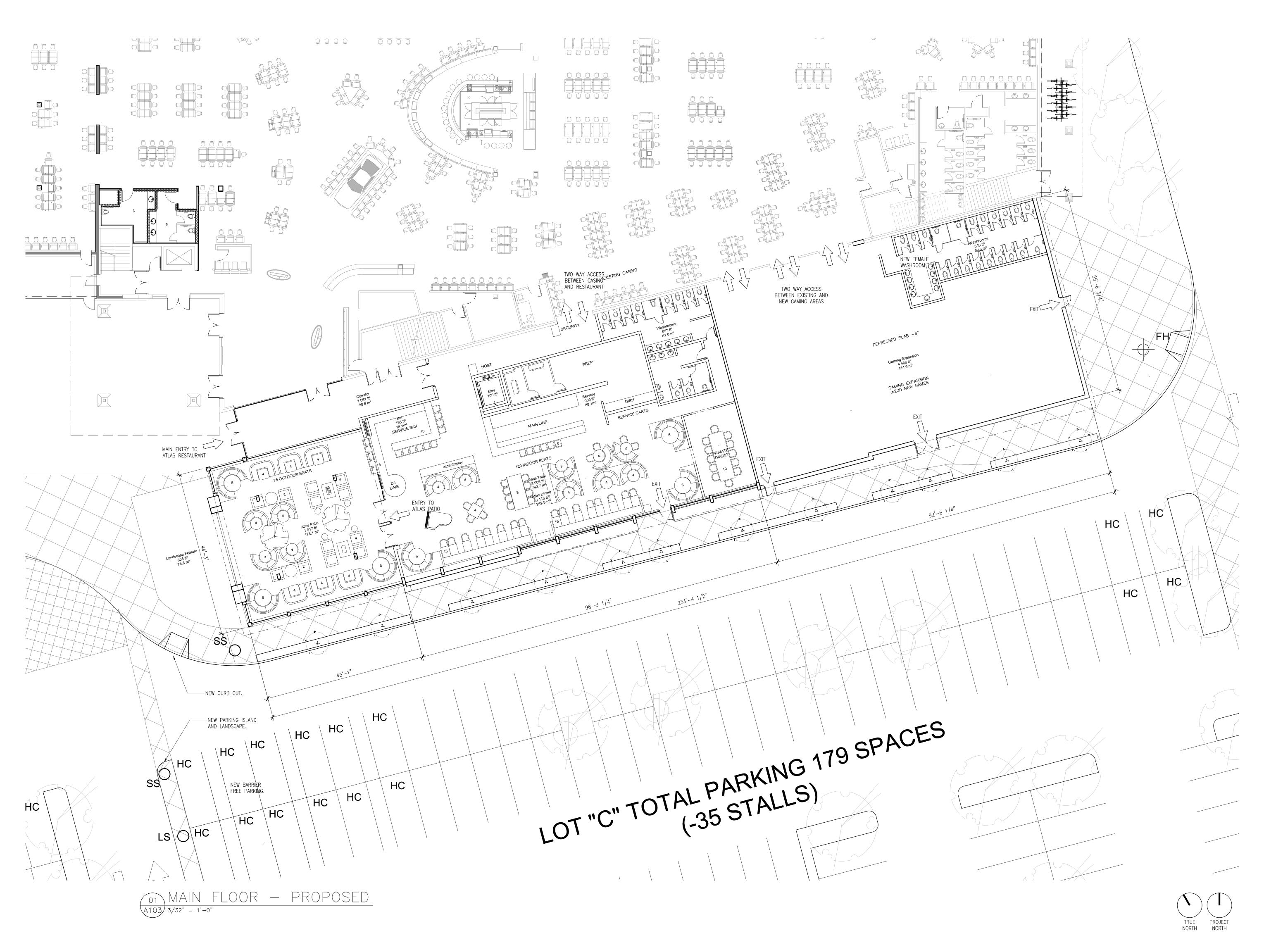


BY AREA	WCs REQUIREMENTS					EXIT REC
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cupants cupants 5,258	Casino* *Includes all Ground Lev		28 sino pa	23 atrons	36	Match
150	Match	4	8	3	7	Atlas
idered	Atlas	4	8	5	9	Special E
	Special Events** **Includes Level 3 Hotel	9 patron	17 IS	15	22	

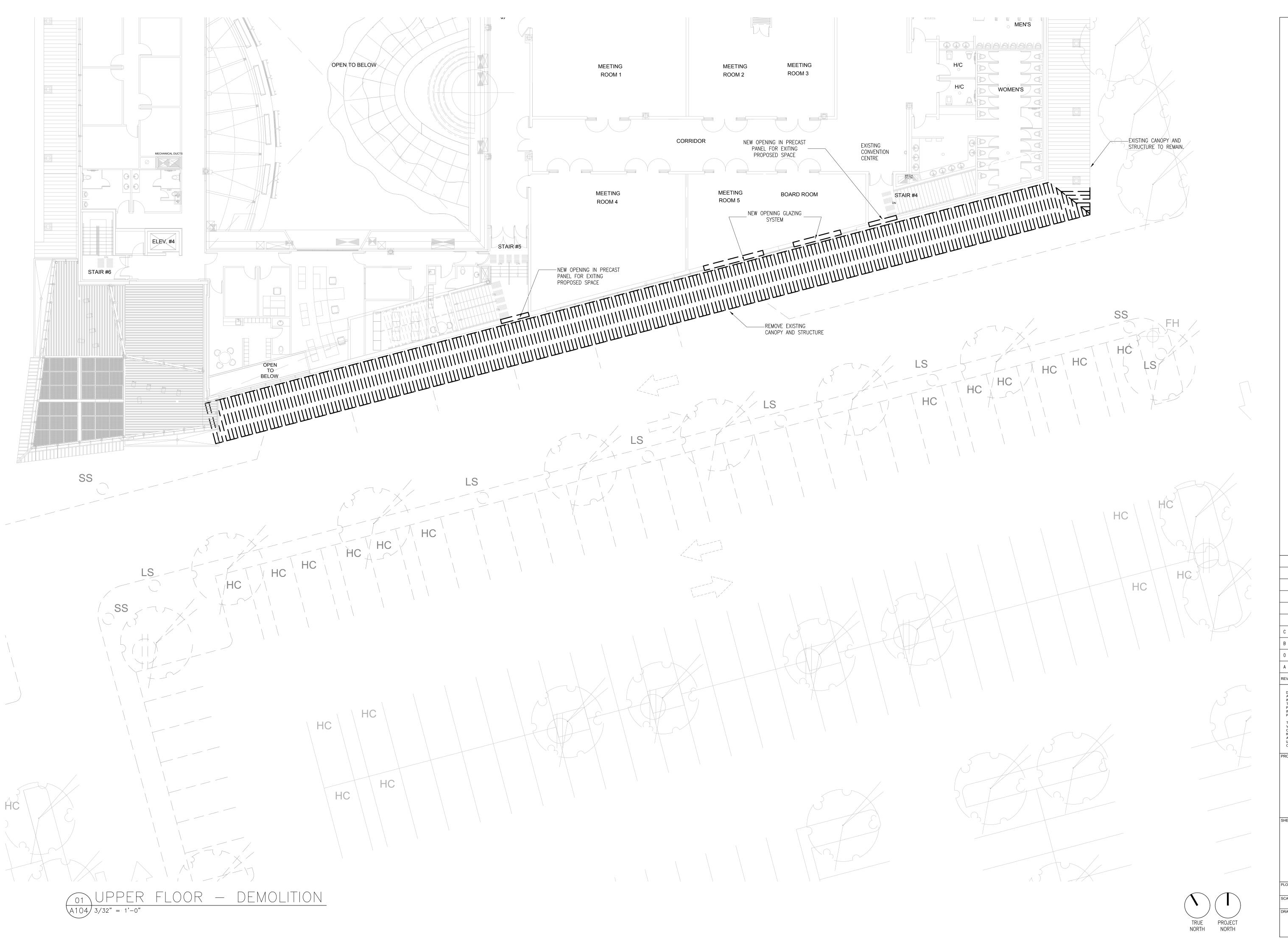
EXIT REQUIREMENTS		
	Required	Provided
Casino	23 670	27 200
Match	2 210	5 490
Atlas	2 416	2 745
Special Events	3 185	3 660

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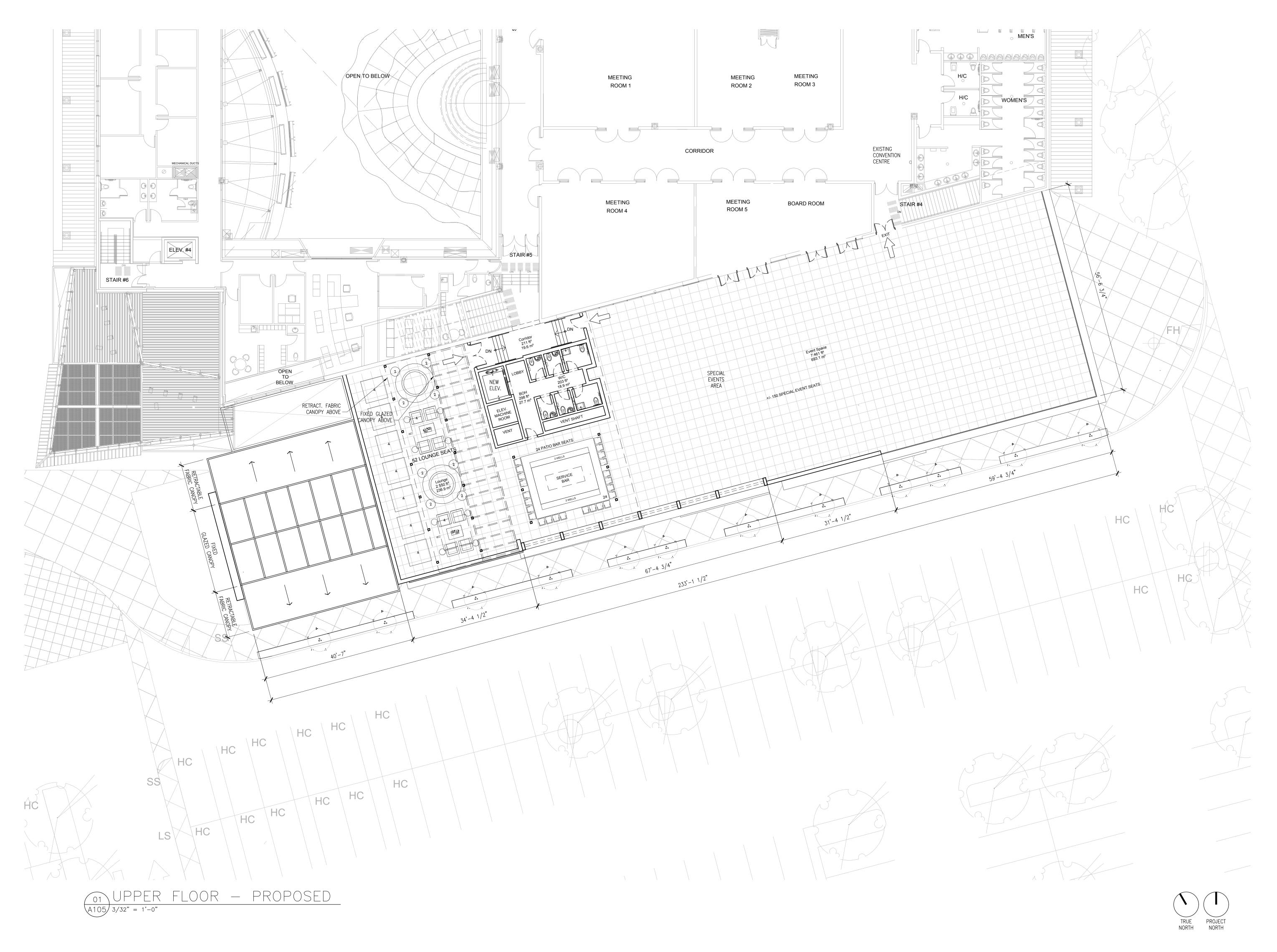


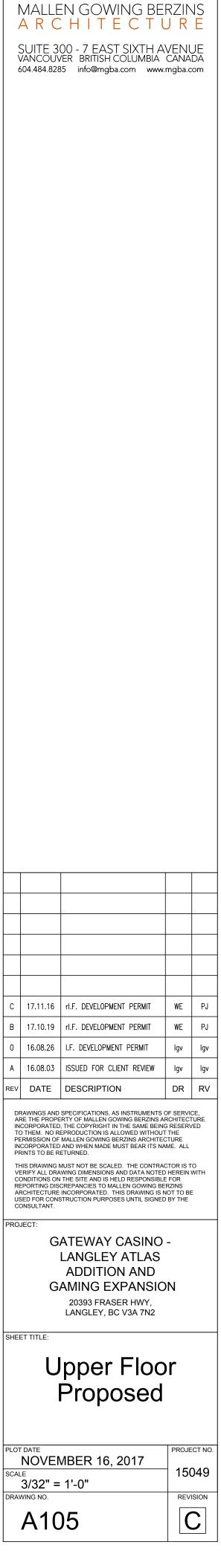


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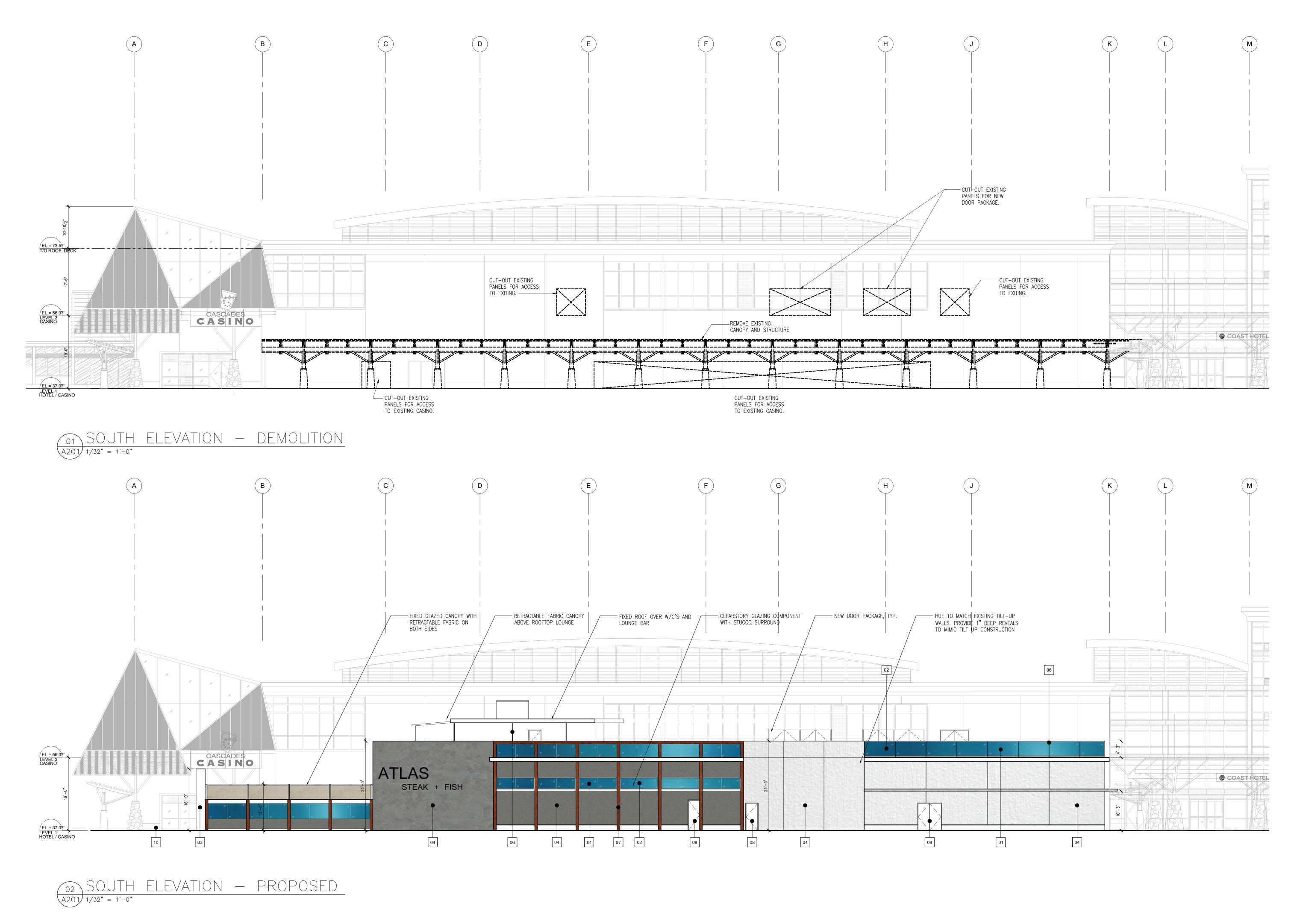




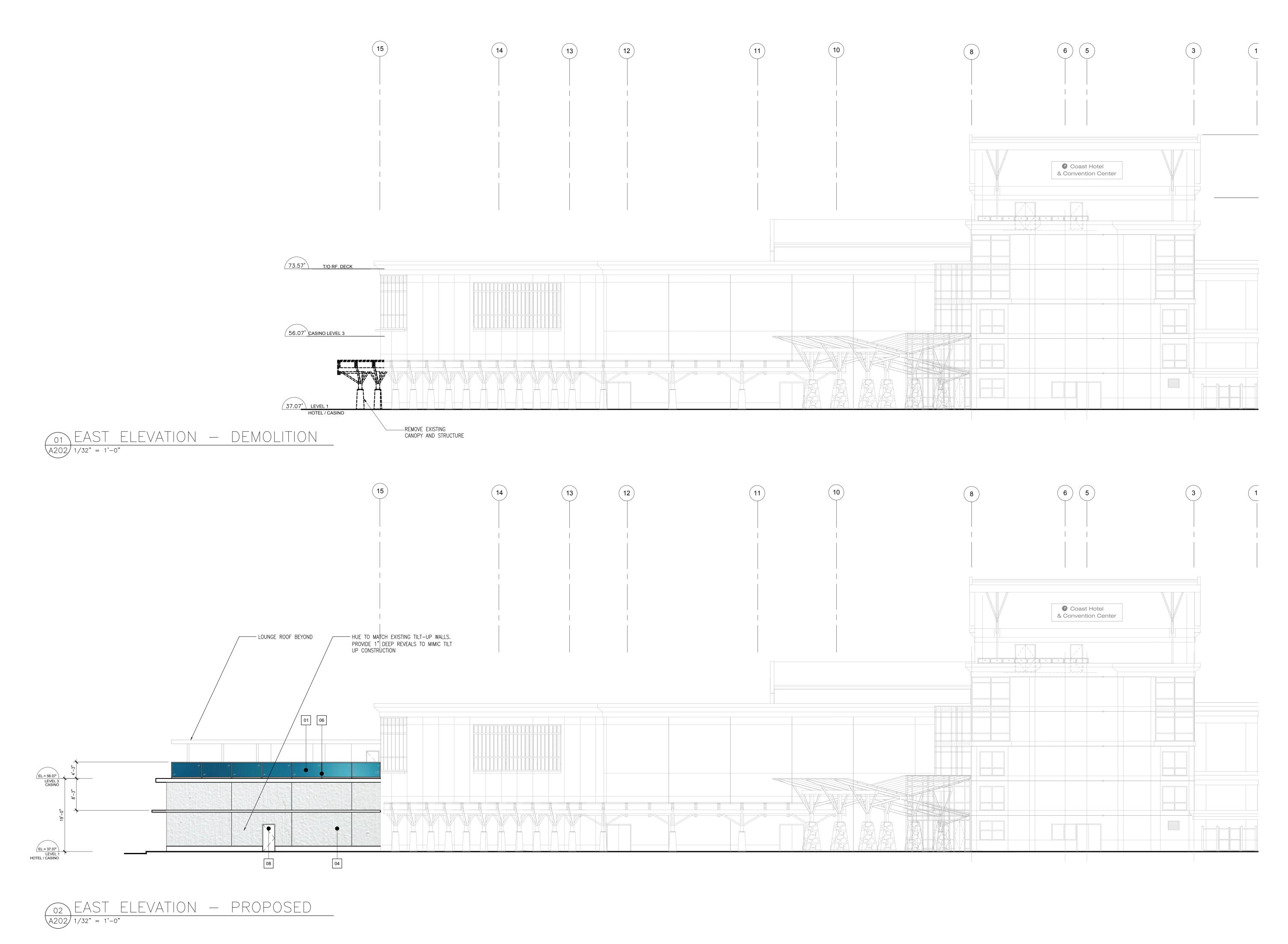
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