

LANGLEY ATLAS & GAMING EXPANSION

NOVEMBER 16, 2017
REISSUED FOR DEVELOPMENT PERMIT r1

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

ARCHITECTURAL

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

LANDSCAPE

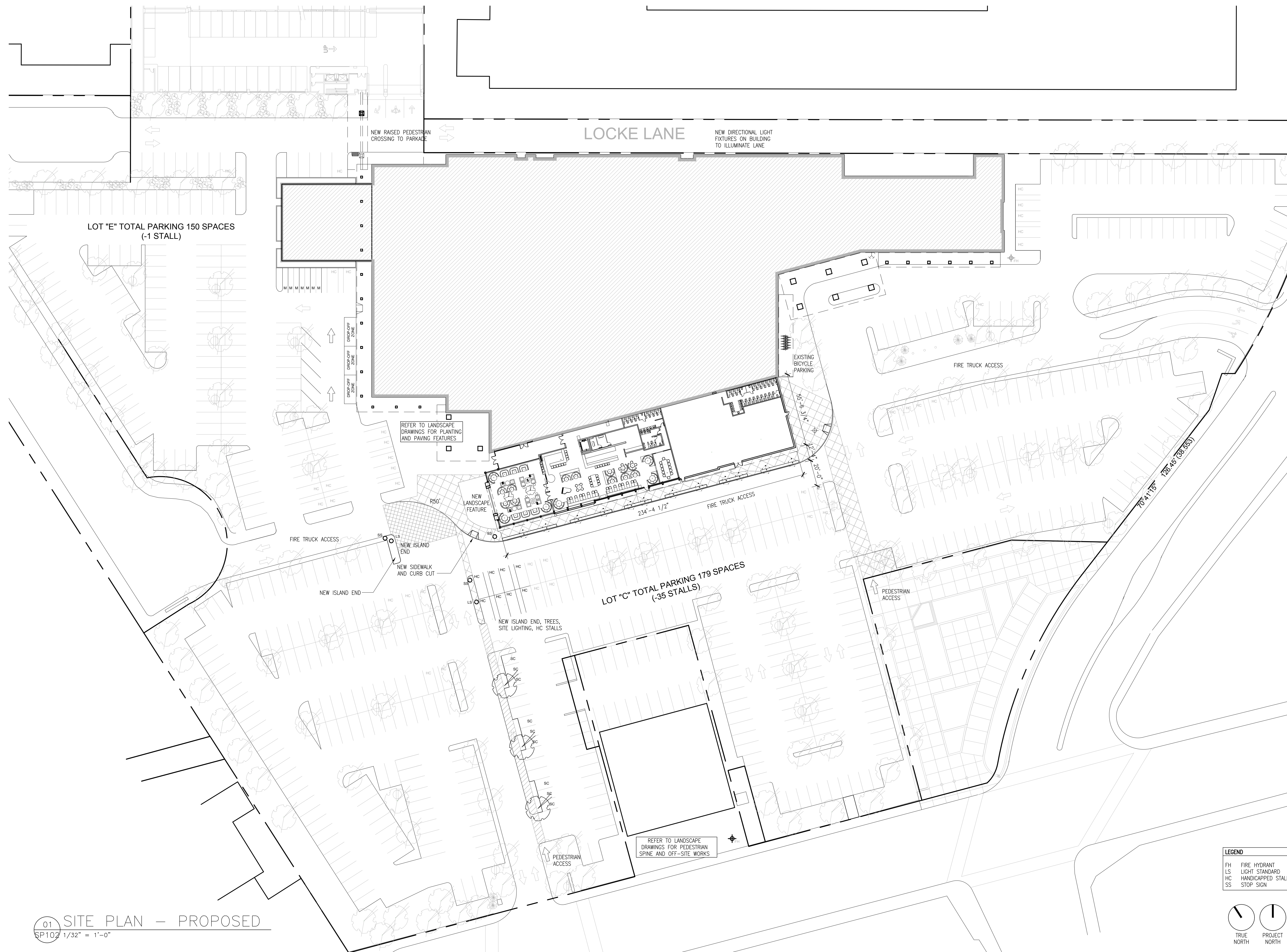
Durante Kreuk
102 - 1637 West 5th Avenue
Vancouver, BC V6J 1N5
Dylan Chernoff
604.684.4611
dylan@dkl.bc.ca

SECURITY (CPTED)

Liahona Security Consortium Inc.
P.O. Box 88
Mill Bay, BC, V0R 2P0
Greg Perkins
250.743.8948
liahonasecurity@shaw.ca

CLIENT

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



C	17.11.16	rLF, DEVELOPMENT PERMIT	WE	F	
B	17.10.19	rLF, DEVELOPMENT PERMIT	WE	F	
O	16.08.26	Lf, DEVELOPMENT PERMIT	Igv	lf	
A	16.08.03	ISSUED FOR CLIENT REVIEW	Igv	lf	
REV	DATE	DESCRIPTION	DR	R	

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PROJECT:

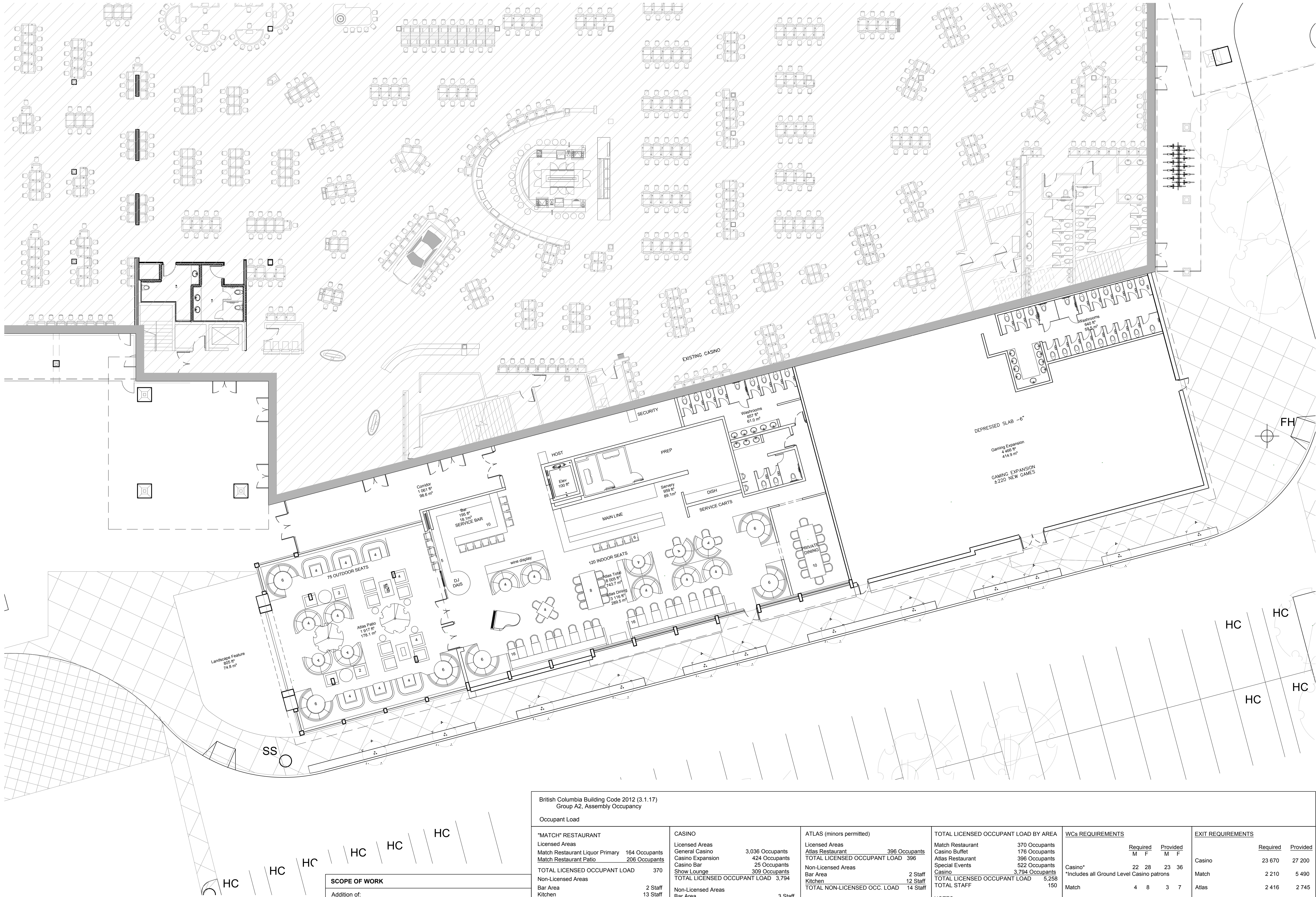
GATEWAY CASINO -
LANGLEY ATLAS
ADDITION AND
GAMING EXPANSION

20393 FRASER HWY,
LANGLEY, BC V3A 7N2

SHEET TITLE

Site Plan Proposed

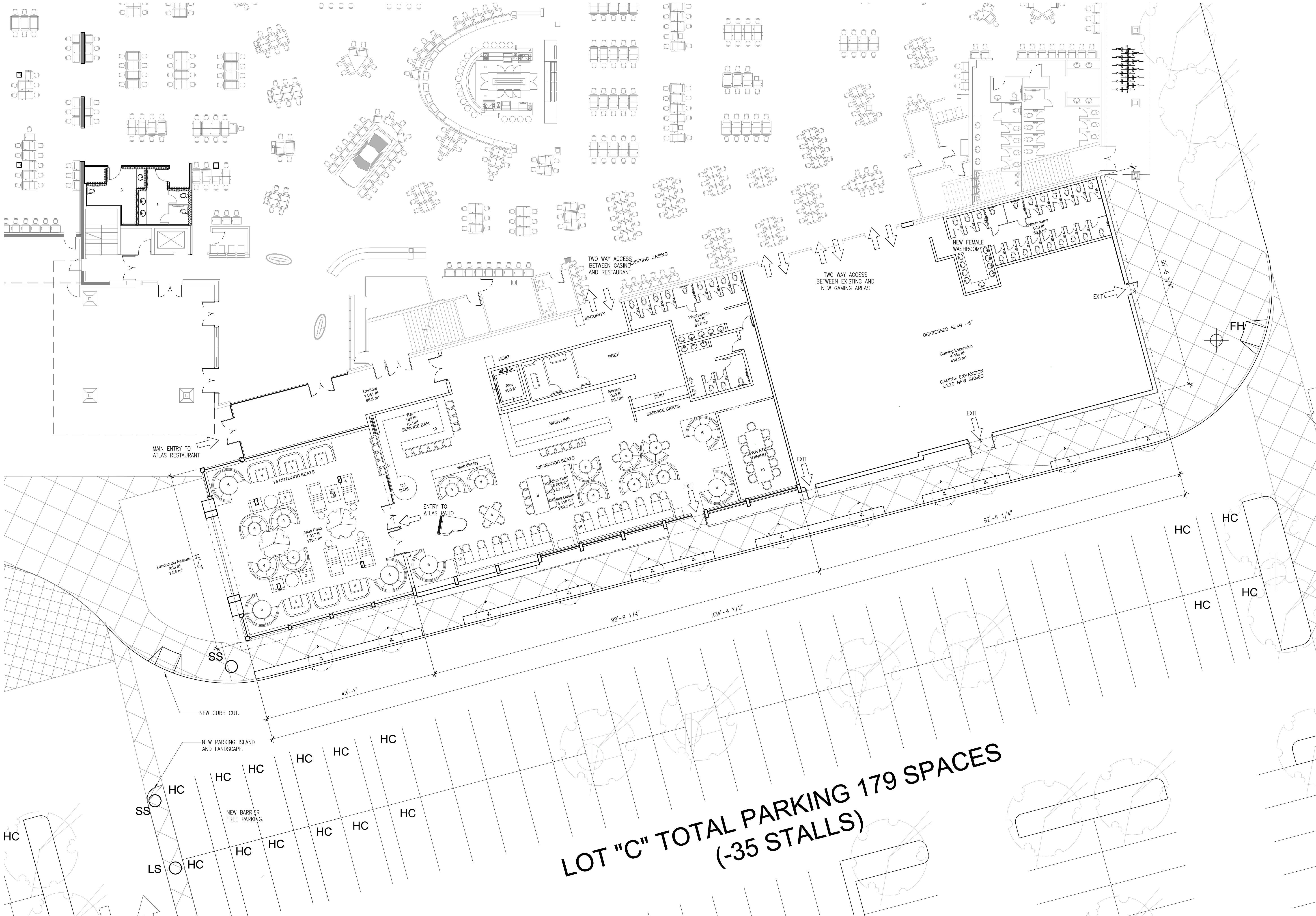
PLOT DATE NOVEMBER 16, 2017	PROJECT 1504
SCALE 1/32" = 1'-0"	REVISION C
DRAWING NO. SP102	



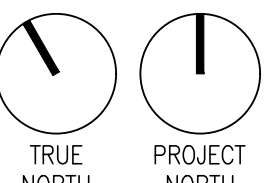
TRUE NORTH PROJECT NORTH 01 A101 3/32" = 1'-0" MAIN FLOOR PLAN

SCOPE OF WORK
Addition of:
a. Atlas Restaurant - 8 005 ft² (725.6 m²),
b. Gaming Expansion - 4 446 ft² (414.9 m²), and
c. Washroom Expansion - 640 ft² (59.5 m²), and
d. Special Events Rooftop Area - 10 723 ft² (996.2 m²).
Total Building Area Expansion = 23 639 ft² (2 196 m²).
The building addition to feature a landscaped entry and a fire wall. New sidewalks, curbs, reconfigured barrier free parking, and planting to be included in the construction.

British Columbia Building Code 2012 (3.1.17) Group A2, Assembly Occupancy																	
Occupant Load																	
"MATCH" RESTAURANT Licensed Areas Match Restaurant Liquor Primary 164 Occupants Match Restaurant Patio 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 CASINO BUFFET Minors Permitted 176 Occupants TOTAL LICENSED OCCUPANT LOAD 176			CASINO			ATLAS (minors permitted)			TOTAL LICENSED OCCUPANT LOAD BY AREA			WCs REQUIREMENTS			EXIT REQUIREMENTS		
			Licensed Areas			Licensed Areas			Match Restaurant 370 Occupants			Required			Required		
			General Casino 3,036 Occupants			Atlas Restaurant 396 Occupants			Casino Buffet 176 Occupants			M F M F					
			Casino Expansion 424 Occupants			TOTAL LICENSED OCCUPANT LOAD 396			Atlas Restaurant 396 Occupants								
			Casino Bar 25 Occupants						Special Events 522 Occupants								
			Show Lounge 309 Occupants						Casino 3,794 Occupants								
			TOTAL LICENSED OCCUPANT LOAD 3,794						TOTAL LICENSED OCCUPANT LOAD 5,258								
			Non-Licensed Areas			Non-Licensed Areas			TOTAL STAFF 150								
			Bar Area 3 Staff			Bar Area 12 Staff											
			Kitchen 54 Staff			Kitchen 14 Staff											
Stage 17 Staff			SPECIAL EVENTS LIQUOR PRIMARY														
Kitchen 28 Staff			Lounge 172 Occupants														
Office 12 Staff			Special Events 350 Occupants														
Storage 114			TOTAL LICENSED OCCUPANT LOAD 522														
			Non-Licensed Areas														
			Bar Area 4 Staff														
			TOTAL NON-LICENSED OCC. LOAD 4 Staff														



01 MAIN FLOOR — PROPOSED
A103 3/32" = 1'-0"



REV	DATE	DESCRIPTION	DR	RV
C	17.11.16	r.f. DEVELOPMENT PERMIT	WE	PJ
B	17.10.19	r.f. DEVELOPMENT PERMIT	WE	PJ
O	16.08.26	r.f. DEVELOPMENT PERMIT	Igr	Igr
A	16.08.03	ISSUED FOR CLIENT REVIEW	Igr	Igr

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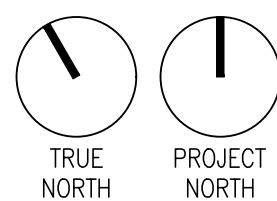
PROJECT: GATEWAY CASINO -
LANGLEY ATLAS
ADDITION AND
GAMING EXPANSION
20393 FRASER HWY,
LANGLEY, BC V3A 7N2

SHEET TITLE:
**Main Floor
Proposed**

PLOT DATE NOVEMBER 16, 2017	PROJECT NO. 15049
SCALE 3/32" = 1'-0"	REVISION C
DRAWING NO. A103	



01 UPPER FLOOR — DEMOLITION
A104 3/32" = 1'-0"



REV	DATE	DESCRIPTION	DR	RV
C	17.11.16	r/f. DEVELOPMENT PERMIT	WE	PJ
B	17.10.19	r/f. DEVELOPMENT PERMIT	WE	PJ
O	16.08.26	r/f. DEVELOPMENT PERMIT	Igr	Igr
A	16.08.03	ISSUED FOR CLIENT REVIEW	Igr	Igr

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PROJECT: GATEWAY CASINO - LANGLEY ATLAS ADDITION AND GAMING EXPANSION
20303 FRASER HWY, LANGLEY, BC V3A 7N2

SHEET TITLE: Upper Floor Demolition

PLOT DATE NOVEMBER 16, 2017	PROJECT NO. 15049
SCALE 3/32" = 1'-0"	
DRAWING NO. A104	REVISION C



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PROJECT:

GATEWAY CASINO -
LANGLEY ATLAS
ADDITION AND
GAMING EXPANSION

20393 FRASER HWY,
LANGLEY, BC V3A 7N2

Upper Floor Proposed

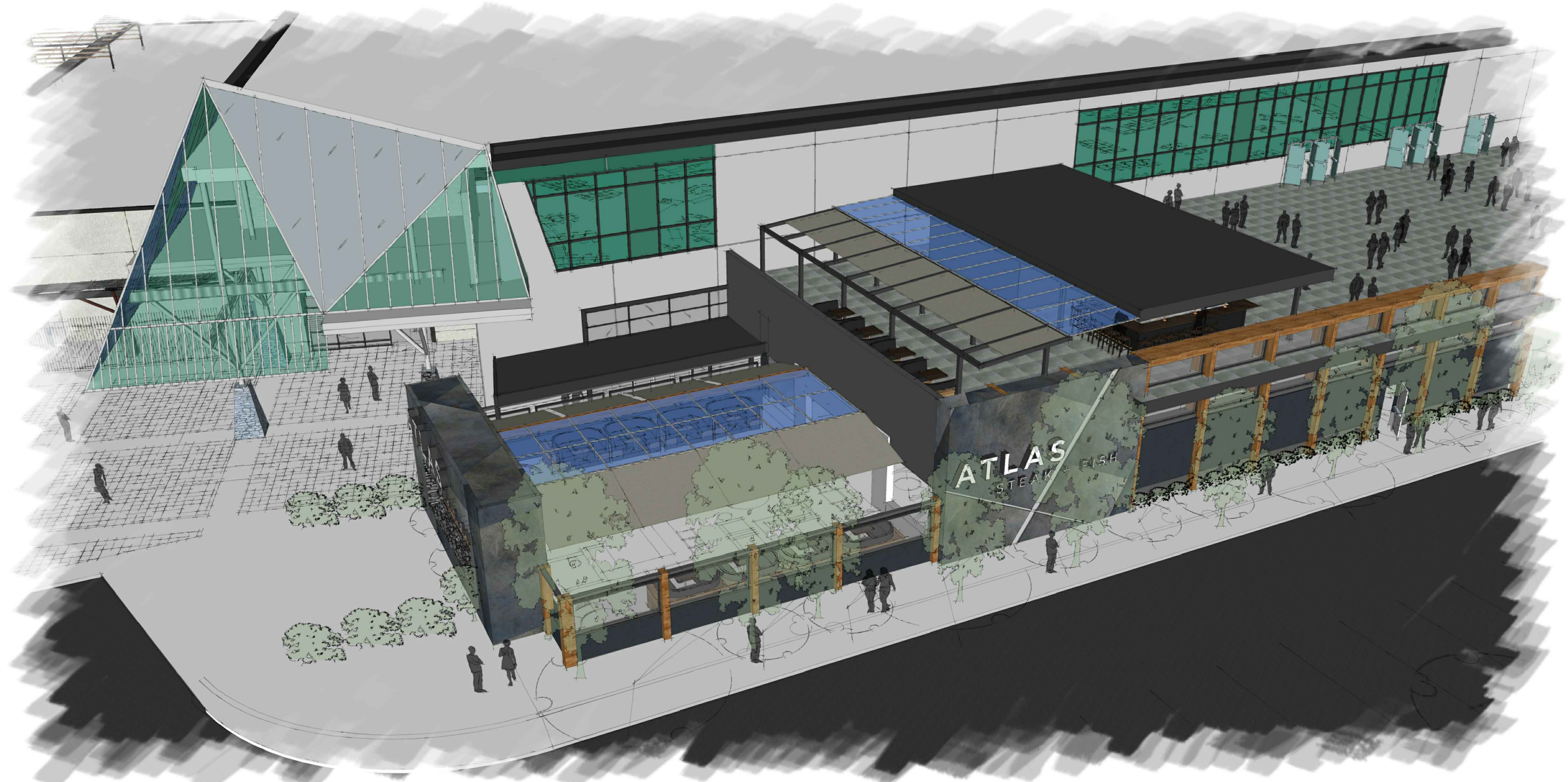
PLOT DATE NOVEMBER 16, 2017		PROJECT NO. 15049
SCALE 3/32" = 1'-0"		
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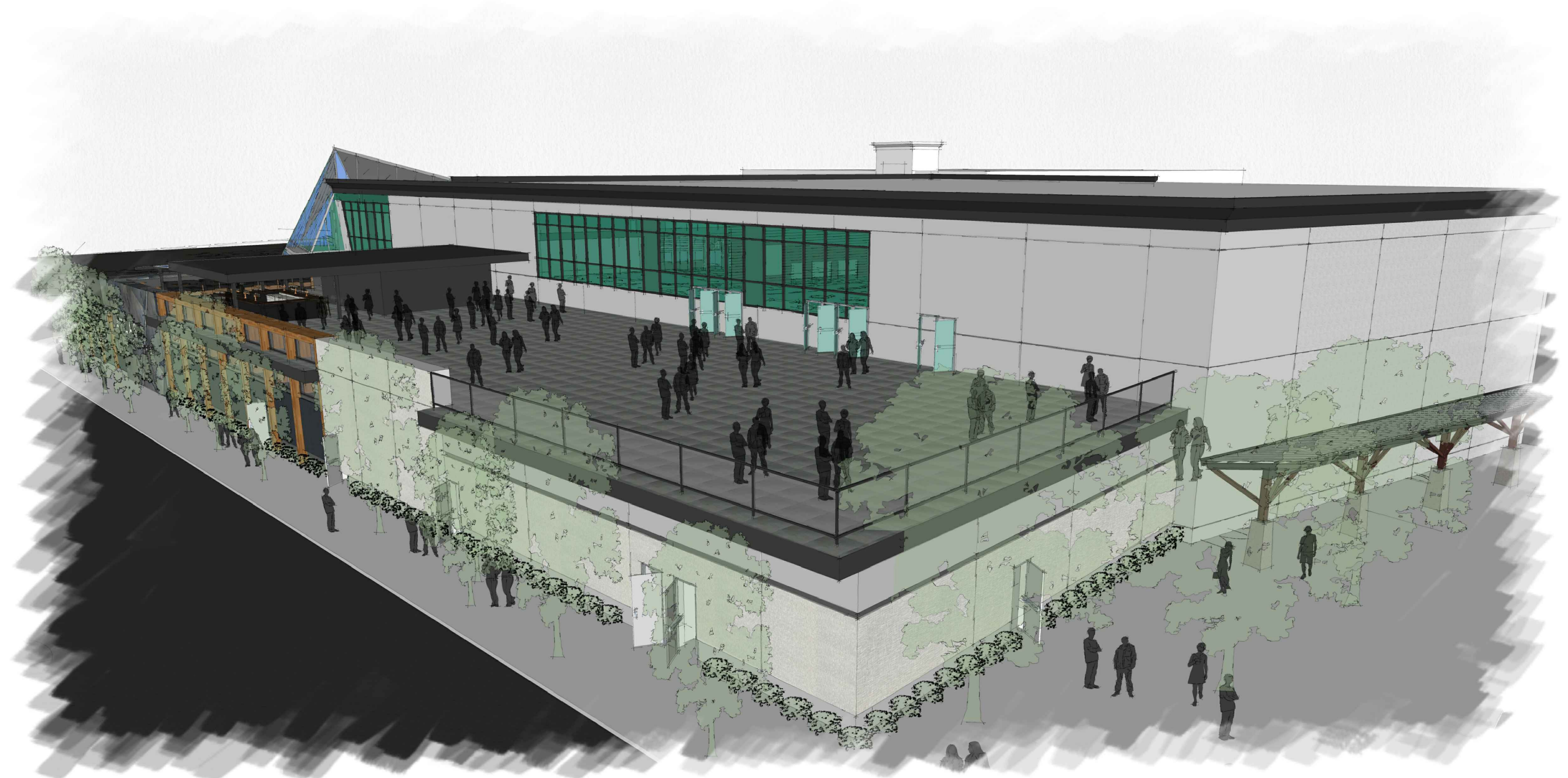
01 3D PERSPECTIVE VIEW
A200 NOT TO SCALE



02 3D PERSPECTIVE VIEW
A200 NOT TO SCALE



03 3D PERSPECTIVE VIEW
A200 NOT TO SCALE



04 3D PERSPECTIVE VIEW
A200 NOT TO SCALE

REV	DATE	DESCRIPTION	DR	RV
C	17.11.16	r.f. DEVELOPMENT PERMIT	WE	PJ
B	17.10.19	r.f. DEVELOPMENT PERMIT	WE	PJ
O	16.08.26	r.f. DEVELOPMENT PERMIT	Igy	Igy
A	16.08.03	ISSUED FOR CLIENT REVIEW	Igy	Igy

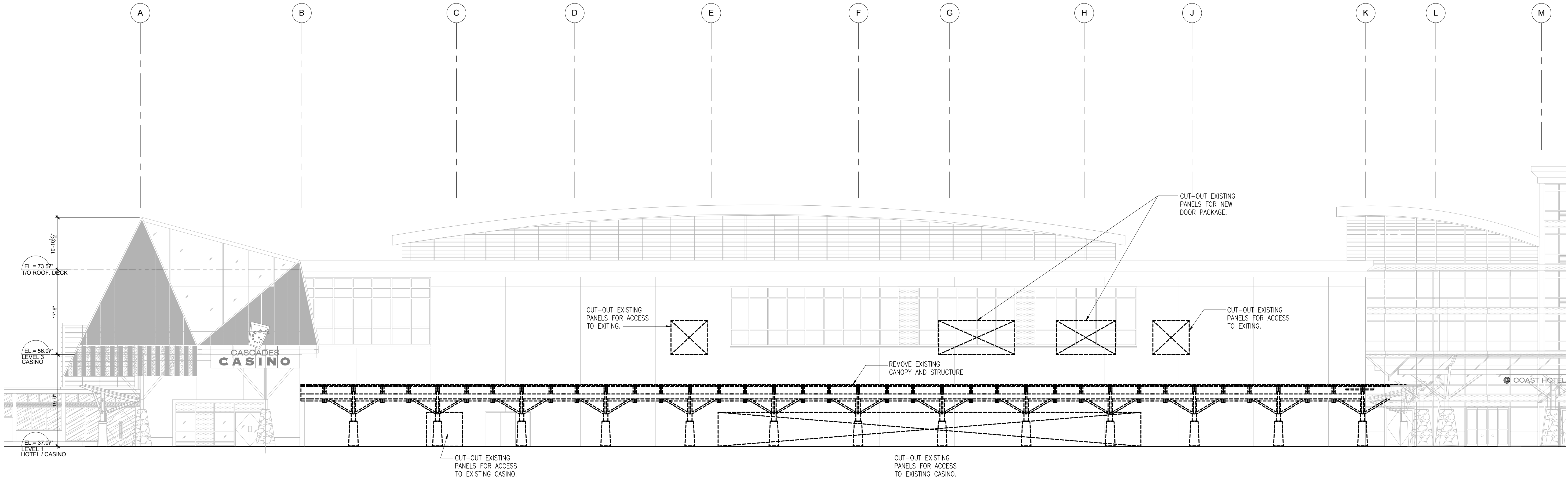
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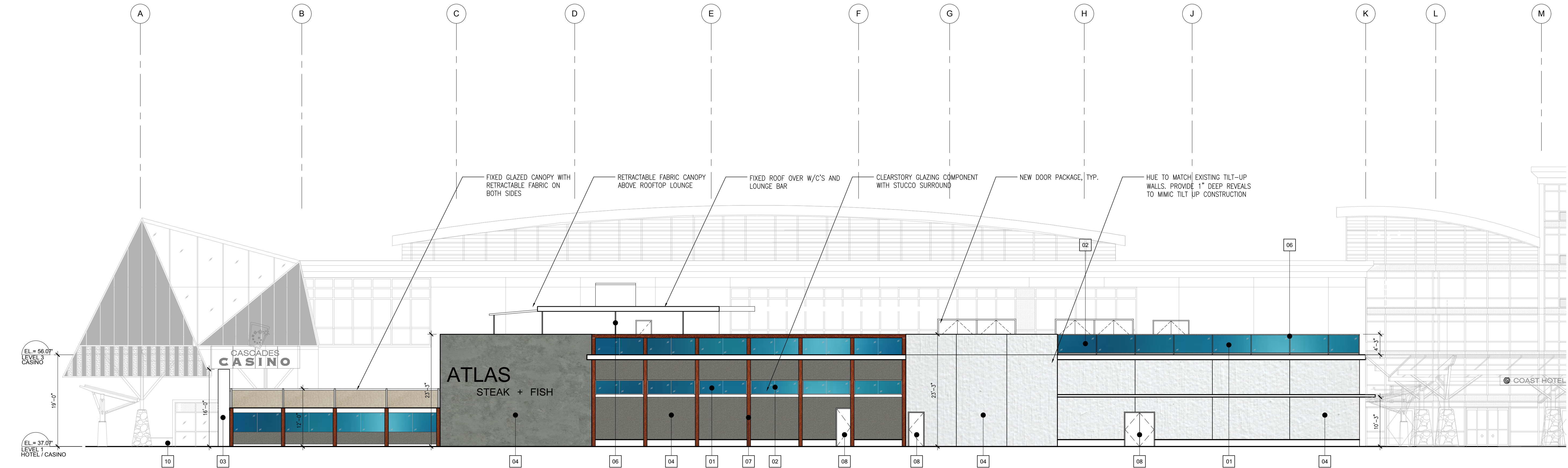
PROJECT:
GATEWAY CASINO -
LANGLEY ATLAS
ADDITION AND
GAMING EXPANSION
20393 FRASER HWY,
LANGLEY, BC V3A 7N2

SHEET TITLE:
**3D Perspective
Renderings**

PLOT DATE NOVEMBER 16, 2017	PROJECT NO. 15049
SCALE NTS	REVISION C
DRAWING NO. A200	



01 SOUTH ELEVATION — DEMOLITION
A201 1/32" = 1'-0"



02 SOUTH ELEVATION — PROPOSED
A201 1/32" = 1'-0"

- MATERIAL LEGEND**
- EXISTING MATERIALS:**
- A. PRECAST PANELS
 - B. GLAZING SYSTEM
 - C. METAL CANOPY & STRUCTURE
- PROPOSED MATERIALS:**
- 1. LOW-E, INSULATED, GLAZING UNITS
 - 2. STRUCTURAL SILICONE JOINT
 - 3. COMPOSITE METAL PANELS
 - 4. STUCCO FINISH
 - 5. WOOD SLATS
 - 6. PAINTED HSS COLUMNS/ POSTS
 - 7. WOOD VENEER FINISH
 - 8. PAINTED, INSULATED HOLLOW METAL DOOR
 - 9. LINEAR FIREPLACE
 - 10. LANDSCAPE FEATURE

REV	DATE	DESCRIPTION	DR	RV
C	17.11.16	r.f. DEVELOPMENT PERMIT	WE	PJ
B	17.10.19	r.f. DEVELOPMENT PERMIT	WE	PJ
D	16.08.26	I.F. DEVELOPMENT PERMIT	lgy	lgy
A	16.08.03	ISSUED FOR CLIENT REVIEW	lgy	lgy

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PROJECT:

GATEWAY CASINO -
LANGLEY ATLAS
ADDITION AND
GAMING EXPANSION
20393 FRASER HWY,
LANGLEY, BC V3A 7N2

SHEET TITLE:

Exterior
Elevations

PLOT DATE NOVEMBER 16, 2017	PROJECT NO. 15049
SCALE 3/32" = 1'-0"	REVISION C
DRAWING NO. A201	

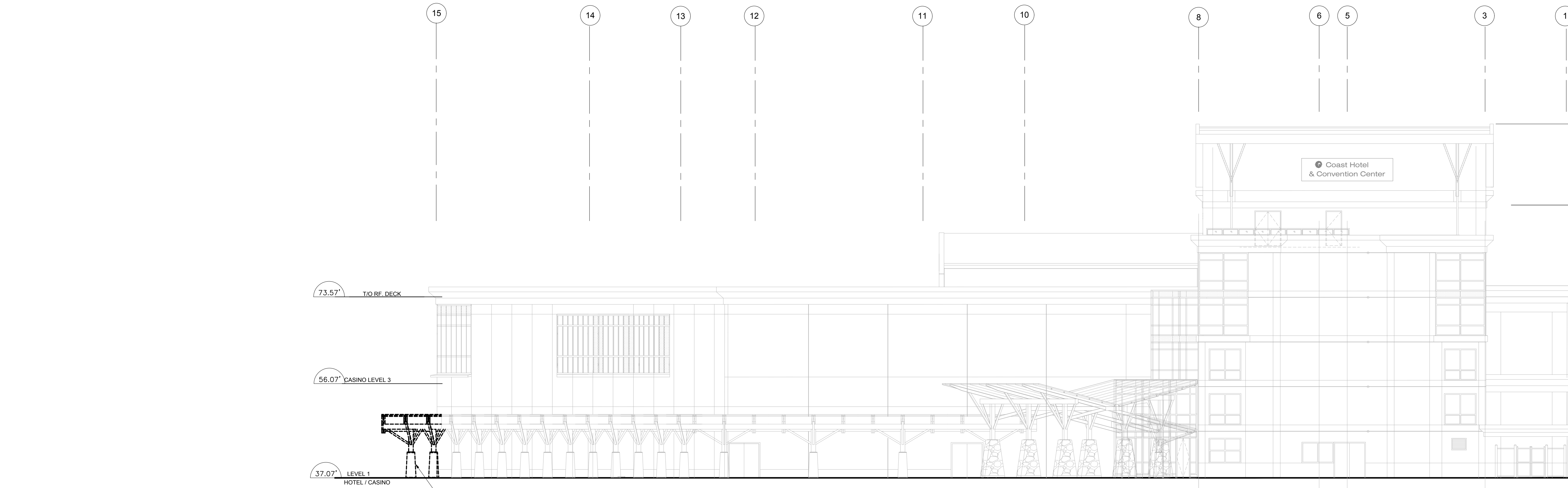
MATERIAL LEGEND

EXISTING MATERIALS:

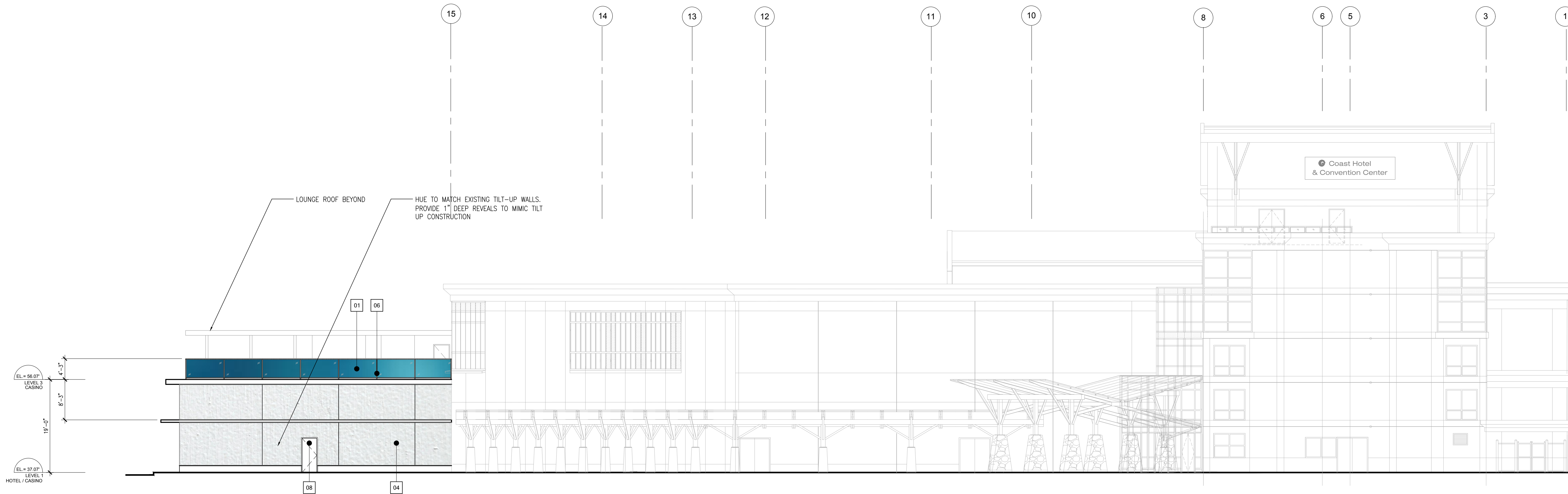
- A. PRECAST PANELS
B. GLAZING SYSTEM
C. METAL CANOPY & STRUCTURE

PROPOSED MATERIALS:

1. LOW-E, INSULATED, GLAZING UNITS.
2. STRUCTURAL SILICONE JOINT
3. COMPOSITE METAL PANELS
4. STUCCO FINISH
5. WOOD SLATS
6. PAINTED HSS COLUMNS
7. WOOD VENEER FINISH
8. PAINTED, INSULATED HOLLOW METAL DOOR
9. LINEAR FIREPLACE
10. LANDSCAPE FEATURE



01 EAST ELEVATION - DEMOLITION
A202 1/32" = 1'-0"



02 EAST ELEVATION - PROPOSED
A202 1/32" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
C	17.11.16	r.f., DEVELOPMENT PERMIT	WE	PJ
B	17.10.19	r.f., DEVELOPMENT PERMIT	WE	PJ
D	16.08.26	i.f., DEVELOPMENT PERMIT	Igy	Igy
A	16.08.03	ISSUED FOR CLIENT REVIEW	Igy	Igy

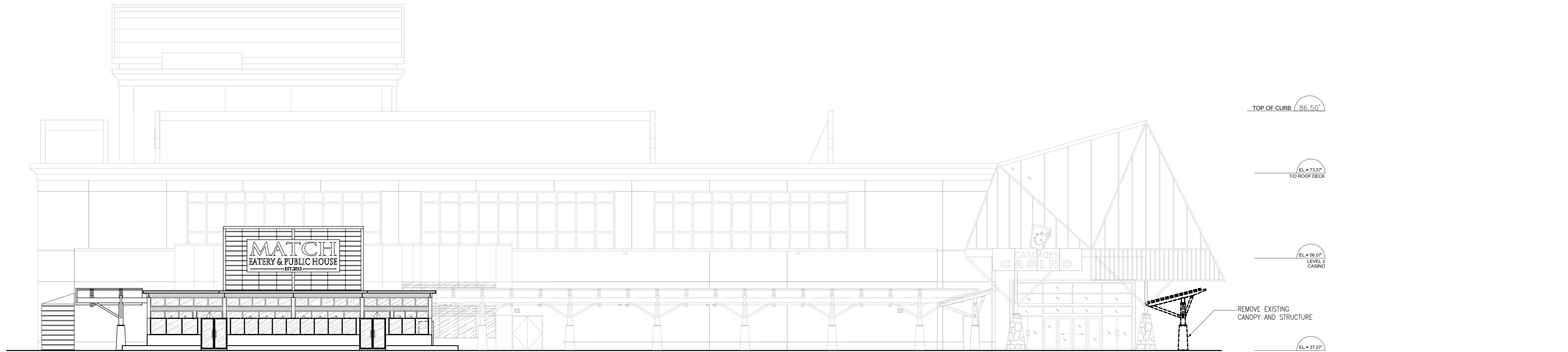
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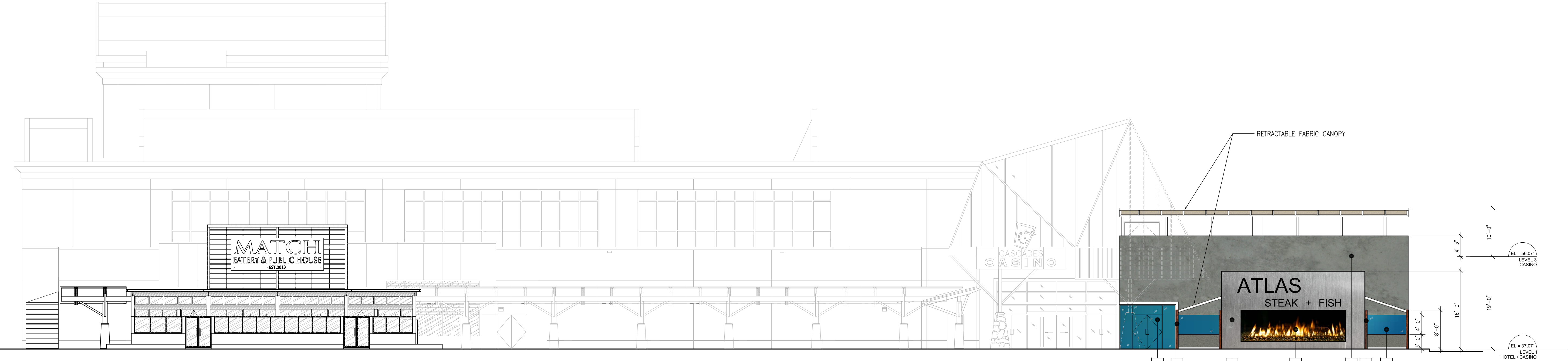
PROJECT: GATEWAY CASINO -
LANGLEY ATLAS
ADDITION AND
GAMING EXPANSION
20393 FRASER HWY,
LANGLEY, BC V3A 7N2

SHEET TITLE:
**Exterior
Elevations**

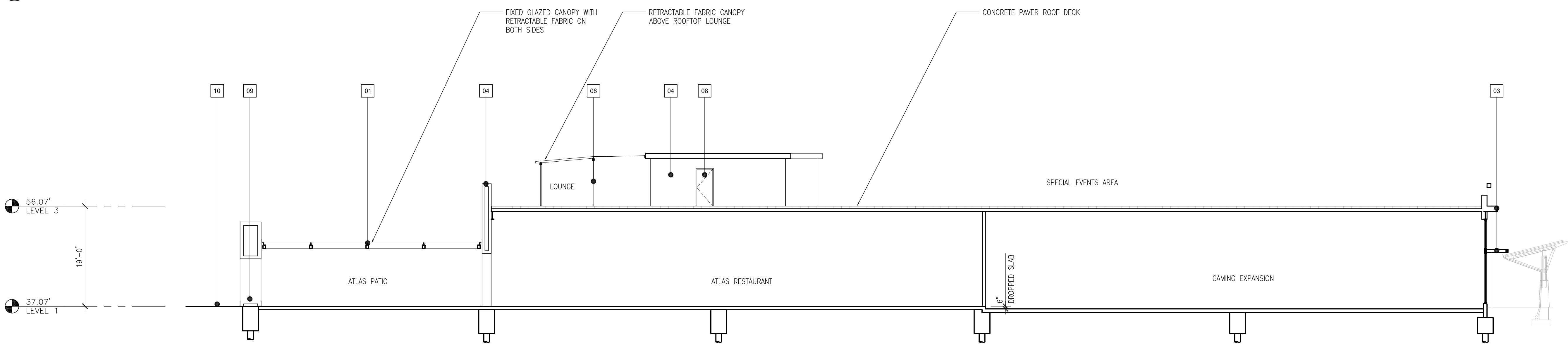
PLOT DATE: NOVEMBER 16, 2017	PROJECT NO: 15049
SCALE: 3/32" = 1'-0"	REVISION: C
DRAWING NO: A202	



01 WEST ELEVATION – DEMOLITION
A203 3/32" = 1'-0"



02 WEST ELEVATION – PROPOSED
A203 3/32" = 1'-0"



03 LONGITUDINAL BUILDING SECTION
A203 3/32" = 1'-0"

- MATERIAL LEGEND**
- EXISTING MATERIALS:**
- A. PRECAST PANELS
 - B. GLAZING SYSTEM
 - C. METAL CANOPY & STRUCTURE
- PROPOSED MATERIALS:**
- 1. LOW-E, INSULATED, GLAZING UNITS.
 - 2. STRUCTURAL SILICONE JOINT
 - 3. COMPOSITE METAL PANELS
 - 4. STUCCO FINISH
 - 5. WOOD SLATS
 - 6. PAINTED HSS COLUMNS
 - 7. WOOD VENEER FINISH
 - 8. PAINTED, INSULATED HOLLOW METAL DOOR
 - 9. LINEAR FIREPLACE
 - 10. LANDSCAPE FEATURE

REV	DATE	DESCRIPTION	DR	RV
C	17.11.16	R.F., DEVELOPMENT PERMIT	WE	PJ
B	17.10.19	R.F., DEVELOPMENT PERMIT	WE	PJ
D	16.08.26	I.F., DEVELOPMENT PERMIT	Igv	Igv
A	16.08.03	ISSUED FOR CLIENT REVIEW	Igv	Igv

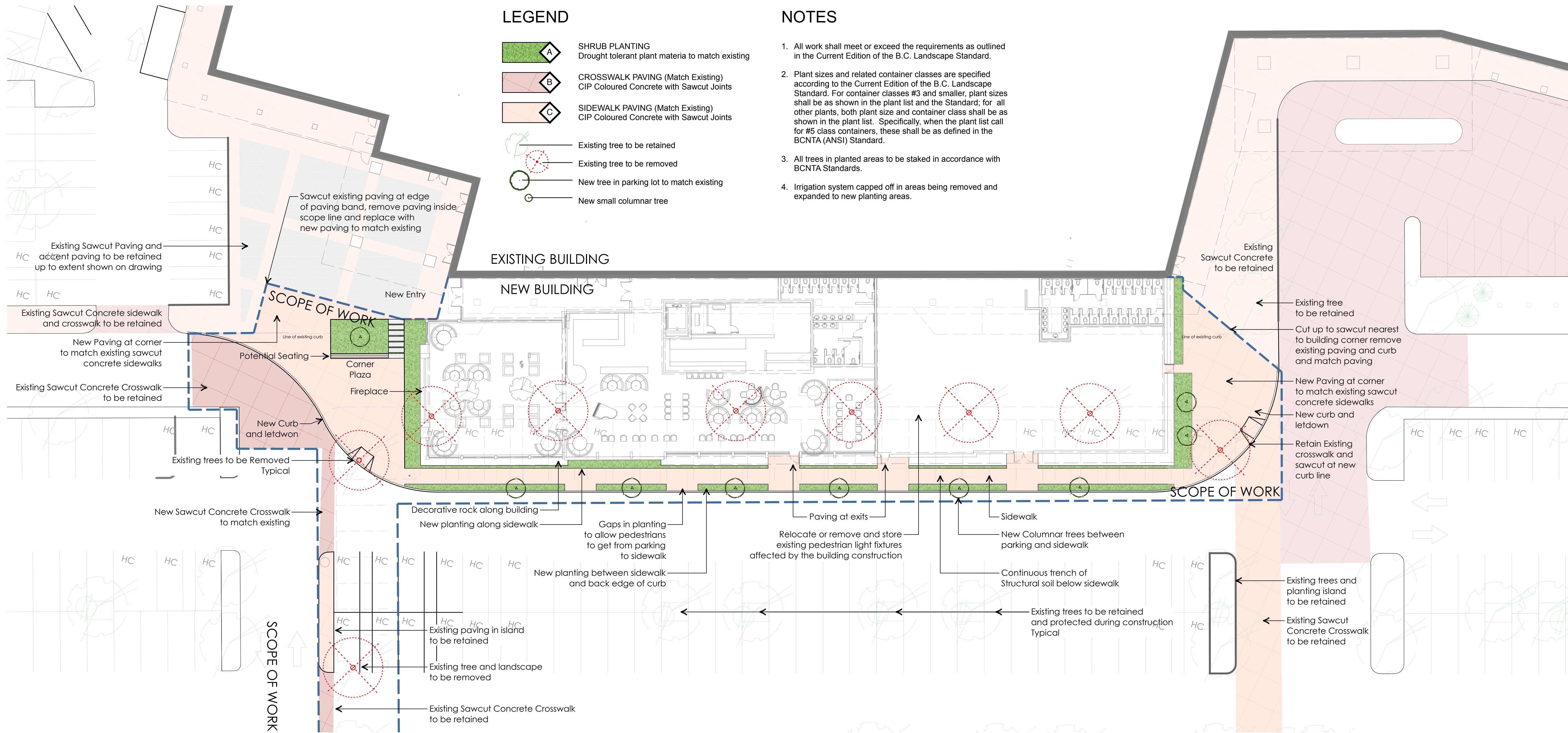
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PROJECT: GATEWAY CASINO - LANGLEY ATLAS ADDITION AND GAMING EXPANSION
20393 FRASER HWY, LANGLEY, BC V3A 7N2

SHEET TITLE:
Exterior Elevations

PLOT DATE NOVEMBER 16, 2017	PROJECT NO. 15049
SCALE 3/32" = 1'-0"	REVISION C
DRAWING NO. A203	



REFER TO L02 FOR CONTINUATION



VIEW OF WEST ENTRY AREA



VIEW LOOKING TOWARD PROPOSED EAST PATIO



EXISTING PAVING RETAINED AND MATCHED



EXISTING TREE GRATES TO BE MATCHED



LAYERED PLANTING TO BE MATCHED

EXISTING SITE IMAGES

PROPOSED LANDSCAPE ELEMENTS

REV	DATE	DESCRIPTION	DR	RV
6	16 11 17	RE-ISSUED FOR DP	JT	DC
5	31 10 17	ISSUED FOR REVIEW	JT	DC
4	27 10 17	RE-ISSUED FOR DP	JT	DC
3	20 10 17	RE-ISSUED FOR DP	JT	DC
2	04 10 16	RE-ISSUED FOR DP	JT	DC
1	26 08 16	ISSUED FOR DP	JT	DC

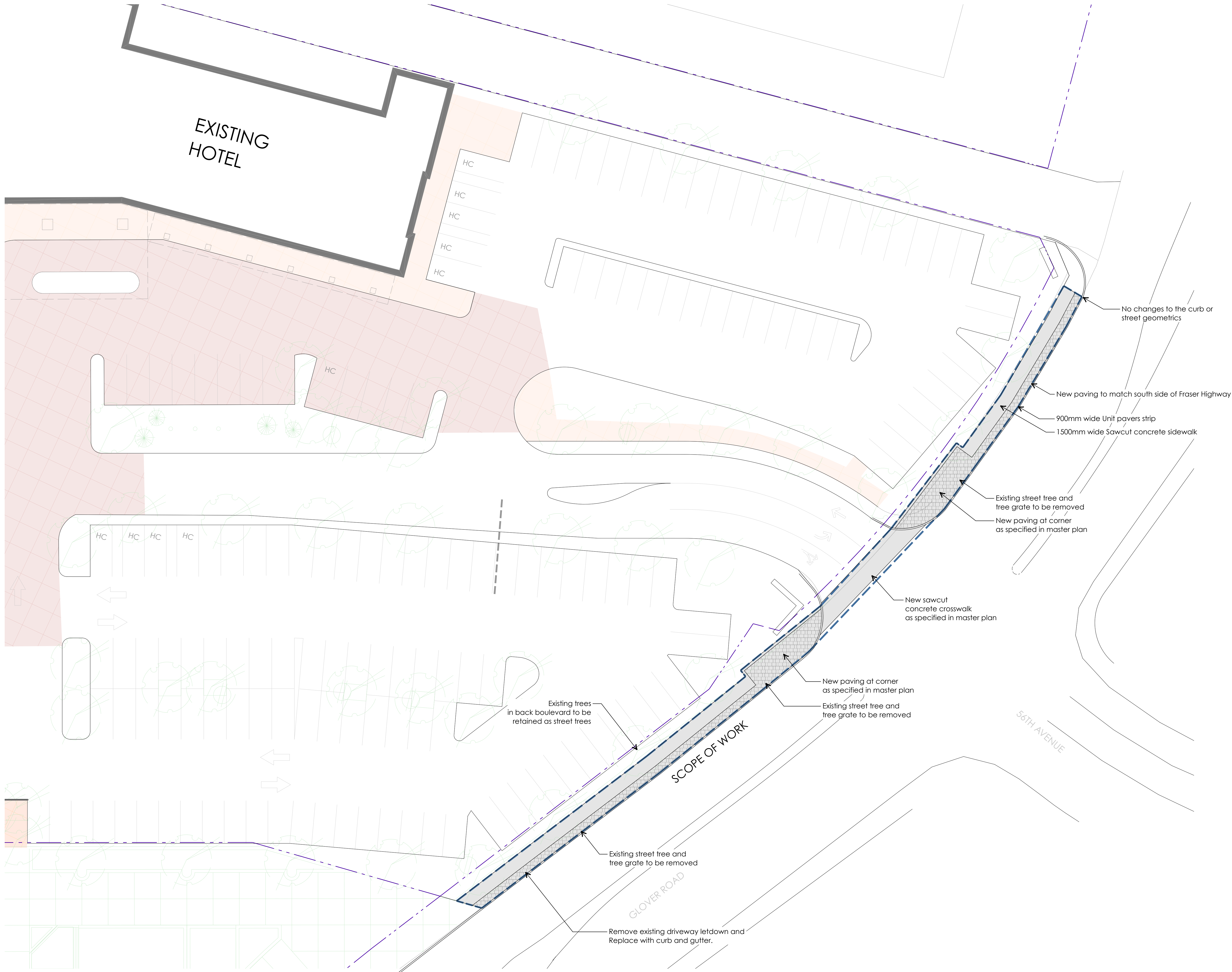
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GATEWAY CASINO -
LANGLEY ATLAS
ADDITION AND
GAMING EXPANSION
20393 FRASER HWY,
LANGLEY, BC V3A 7N2

SHEET TITLE:
LANDSCAPE PLAN

PLOT DATE	PROJECT NO.
SCALE 1/16" = 1'-0"	16097
DRAWING NO. L01	REVISION -



REV	DATE	DESCRIPTION	DR	RV
6	16 11 17	RE-ISSUED FOR DP	JT	DC
5	31 10 17	ISSUED FOR REVIEW	JT	DC
4	27 10 17	RE-ISSUED FOR DP	JT	DC
3	20 10 17	RE-ISSUED FOR DP	JT	DC
2	04 10 16	RE-ISSUED FOR DP	JT	DC
1	26 08 16	ISSUED FOR DP	JT	DC

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LANGLEY ATLAS
ADDITION AND
GAMING EXPANSION
20393 FRASER HWY,
LANGLEY, BC V3A 7N2

SHEET TITLE:

LANDSCAPE PLAN GLOVER ROAD OFFSITE WORK

PLOT DATE	PROJECT NO.
SCALE 1/16" = 1'-0"	16097
DRAWING NO. L03	REVISION -