LANGLEY ATLAS & GAMING EXPANSION

OCTOBER 19, 2017
REISSUED FOR DEVELOPMENT PERMIT

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
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Dylan Chernoff
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Greg Perkins
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CLIENT
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Martina Jukic
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PROJECT INFORMATION

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PH: 604.454.9285

CLIENT
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4331 DOMINION STREET
BURNABY, BC V5J 1C7
PH: 604.256.5012

ADDRESSES

CIVIC ADDRESS
20393 FRASER HIGHWAY
LANGLEY, BC V3A 7N2

LEGAL ADDRESS
P.ID 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

G001 GENERAL NOTES, CONTEXT PLAN & SYMBOLS

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

L01 LANDSCAPE PLAN

SITE DATA

CURRENT ZONING: COMPREHENSIVE DEVELOPMENT CD15

SITE AREA 37 510 m² 9.27 Acres
GROUND FLOOR AREA
(9 416.6 m² (Existing Casino/Hotel)
1 280.0 m² (Atlas Expansion)
[illegible] m² (Fraser Parade)
11 [illegible] 84.6 m Total

ABOVE FLOOR AREA

Existing Parade			Casino/Hotel		
	Level 1	[illegible] m²		Basement	9318 m²
	Level 2	[illegible] m²	Existing	Level 1	6 941.6 m²
	Level 3	[illegible] m²	Addition	Level 1	1 280.0 m²
	Level 4	[illegible] m²	Existing	Level 2	4 457.0 m²
	Total	15 [illegible] m²	Addition	Level 2	996.2 m²
			Existing	Level 3	714.3 m²
			Existing	Level 4	714.3 m²
			Existing	Level 5	714.3 m²
			Existing	Level 6	121.7 m²
			Fraser Pkg. Bldg.		415.0 m²
			Total		17 723.0 m²

FSR (Gross Floor Area/Site Area)
(15 245.[illegible] m² + 17 723.0 m²) / (37 510 m²) 0.87

SITE COVERAGE (Ground Floor Area/Site Area)
(11 847.6 m²) / (37 510 m²) × 100) 31.58

HEIGHT OF BUILDING
8.8 m (Atlas Expansion)

SETBACKS

	Required	Provided
Front (FRASER HIGHWAY)	7.5 m	23.0 m
Rear Side	0.0 m	33.2 m / 0 (Desert Lanes)
Rear (Rocky Lane)	3.0 m	7.5 m

LOT GRADE CALCULATION

EXISTING GRADE	AVERAGE	GRADE
ALONG FRASER HIGHWAY	20.00	(81.0%)
ALONG WALL PARK	20.00	(81.0%)
ALONG GLOVER ROAD	28.50	(54.0%)
ALONG LOCAL LANE	30.50	(41.0%)
ALONG LOGAN AVENUE	27.50	(61.0%)
ALONG SITE	26.83	(61.2%)
AVERAGE	26.33	(61.0%)

PARKING DATA

PARKADE

Parkade Provided	Regular	Small	Tandem	Total
Level 1	73	14	12	87
Level 2	115	0	22	137
Level 3	115	0	22	137
Level 4	105	0	15	120
Total all levels (Unchanged)	408	14	71	493

SITE PARKING SUMMARY

Parkade Provided	Existing	New
Lot A	49 Spaces	Unchanged
Lot B	105 Spaces	Unchanged
Lot C	111 Spaces	195 Spaces
Lot D	138 Spaces	138 Spaces
Lot E	151 Spaces	151 Spaces
Total	657 Spaces	619 Spaces (+35 spaces)

TOTAL PARKING PROVIDED: 431 + 650 = 1 111 Spaces

PARKING REQUIREMENTS: (Zoning Bylaw No. 1100 – Concluded on 01 Jan. 21, 1994)

			Required
Lower Frontage	= 2812 m²	(1126.6 / 30) × 3	= 45
Upper Frontage	= 3705 m²	(1 [illegible] / 30) × 3	= 75
Gaming Activity	= 1/10 m²	93 [illegible] / 10)	= 242
Convention	= 1/10 m²	(2 415 / 10)	= 242
Hotel	= 1/bedroom + 1/3 Staff (147 + Staff)		= 147
		Total	750 + staff

1 111 (provided) – 750 (required) = up to 378 staff (parking spaces for 1 116 staff)

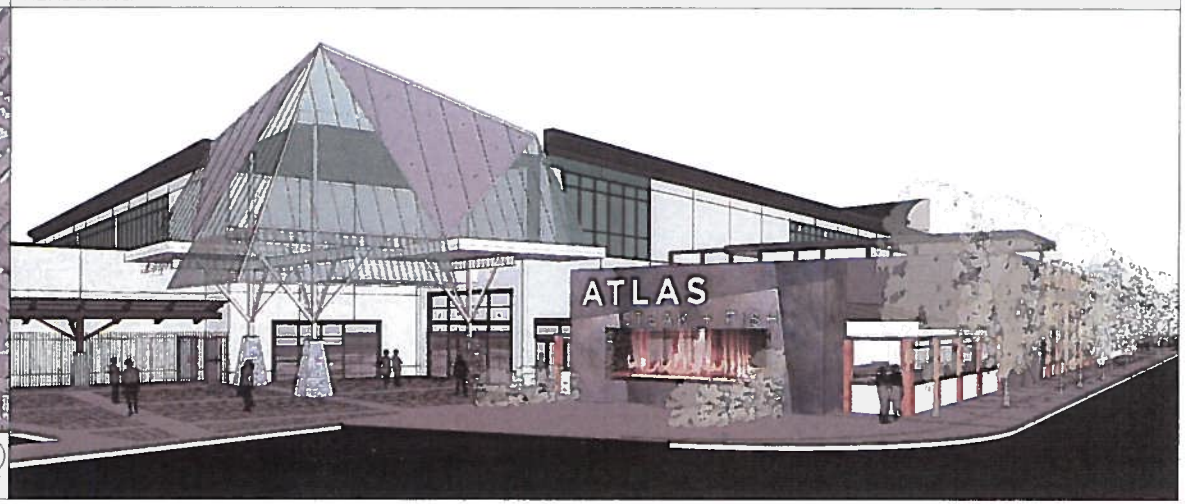
HANDICAP REQUIREMENTS (5% of total parking)
Required: 56
Provided: 60

CONTEXT PLAN

SITE LOCATION

TRUE NORTH PROJECT NORTH

RENDERING



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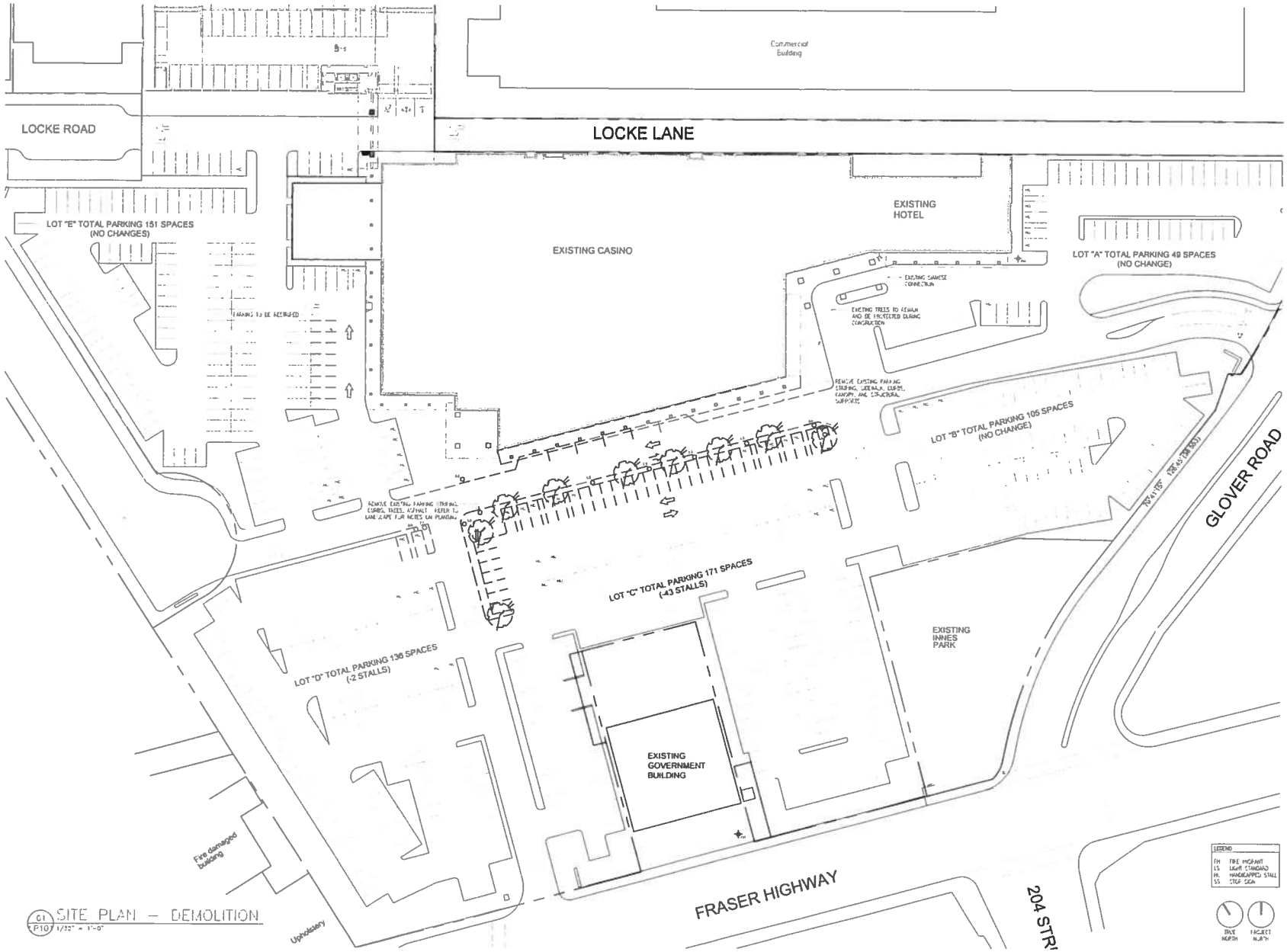
REV	DATE	DESCRIPTION	DR	RV
B	17.10.19	1st DEVELOPMENT PERMIT	ML	AJ
	6.08.18	1st DEVELOPMENT PERMIT	tp	tp
A	6.06.03	ISSUED FOR CLIENT REVIEW	tp	tp

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

SHEET TITLE
GENERAL NOTES CONTEXT PLAN & SYMBOLS

PLOT DATE: October 19 2017
SCALE:
PROJECT NO: 15049
DRAWING NO: G001
REVISION: B



C1 P10 SITE PLAN – DEMOLITION
1/32" = 1'-0"

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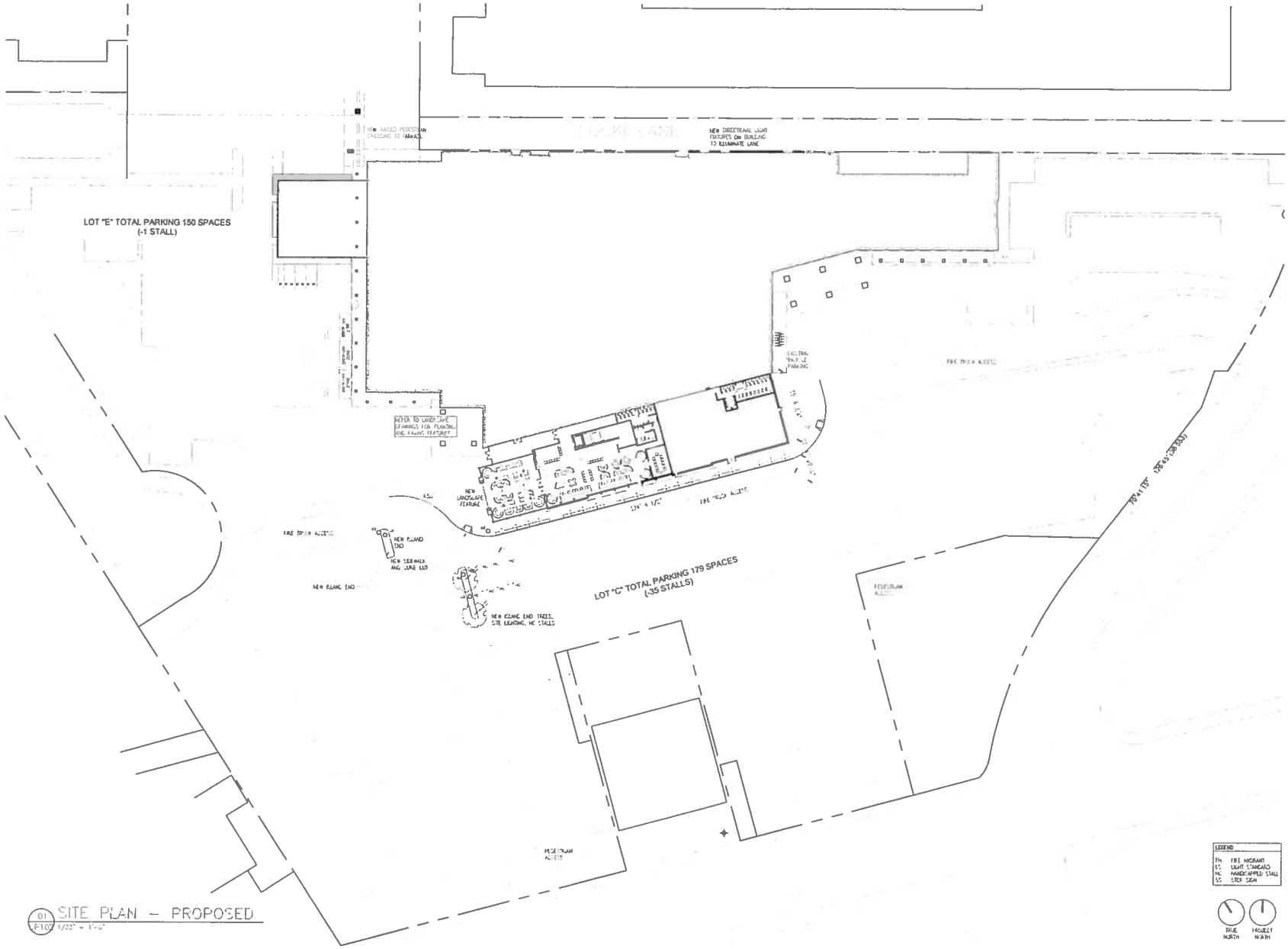
No.	DATE	DESCRIPTION	DR	RV
E	17.10.19	ISSUED FOR DEVELOPMENT PERMIT	RE	PJ
D	16.08.25	ISSUED FOR DEVELOPMENT PERMIT	bp	bp
B	16.06.03	ISSUED FOR CLIENT REVIEW	bp	bp

PROJECT
GATEWAY CASINO - LANGLEY ATLAS ADDITION AND GAMING EXPANSION
20393 FRASER HWY
LANGLEY, BC V3A 7H2

SHEET TITLE
Site Plan Demolition

PLOT DATE October 19, 2017
SCALE 1/32" = 1'-0"
PROJECT NO. 15049
DRAWING NO. SP101
REVISION B



01 SITE PLAN – PROPOSED
F102 1/32" = 1'-0"

LEGEND
FH FIRE HYDRANT
LS LIGHT STANDARD
HC HANDICAPPED STALL
SS STOP SIGN

TRUE NORTH
PROJECT NORTH

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REV	DATE	DESCRIPTION	DR	RV
E	17.10.15	ISSUED FOR DEVELOPMENT PERMIT	BC	RV
D	16.08.31	IFC DEVELOPMENT PERMIT	kp	kp
A	16.08.03	ISSUED FOR CLIENT REVIEW	kp	kp

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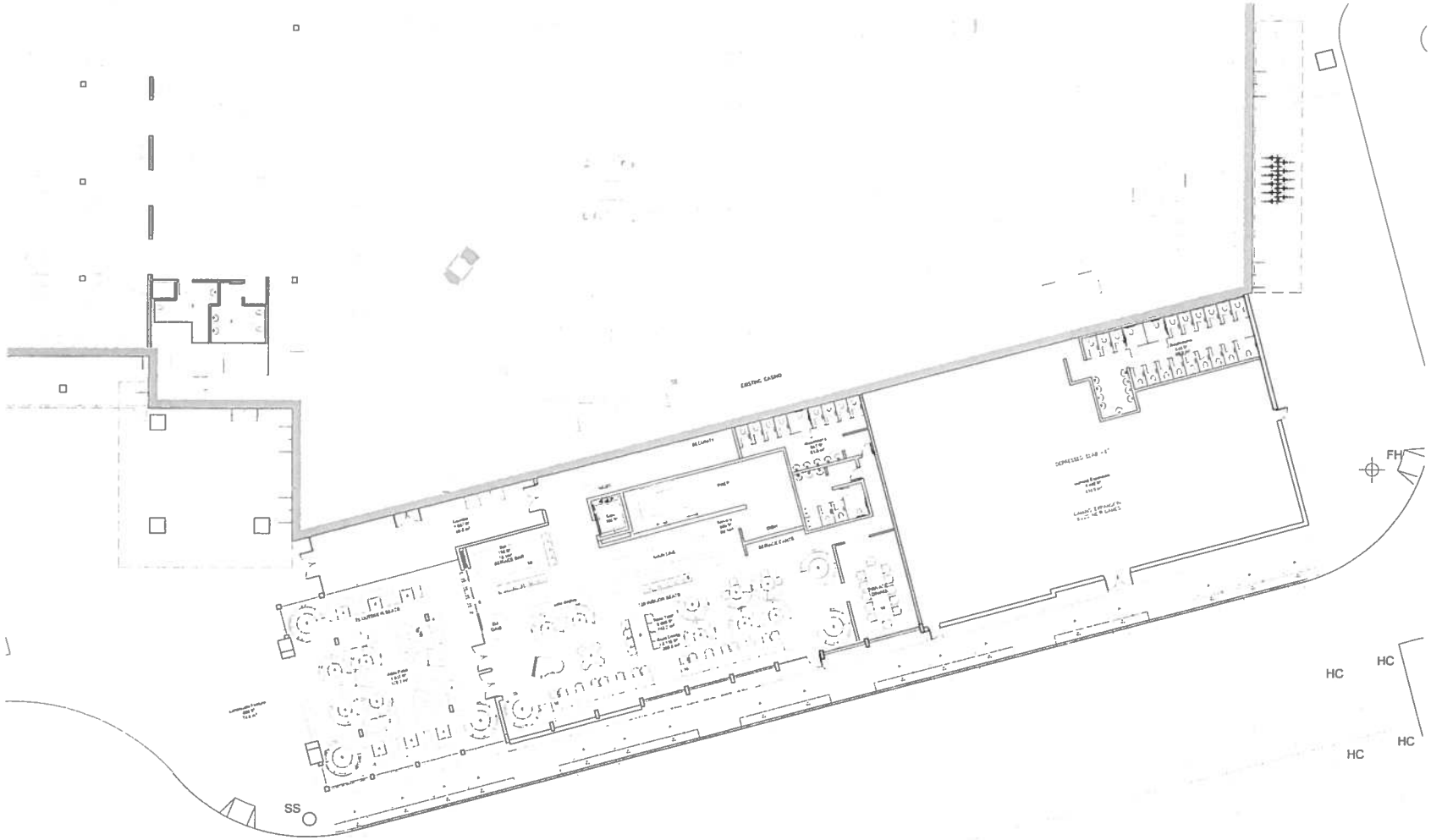
PROJECT
GATEWAY CASINO - LANGLEY ATLAS ADDITION AND GAMING EXPANSION
20393 FRASER HWY
LANGLEY, BC V3A 7N3

SHEET TITLE
Site Plan Proposed

PLOT DATE October 19, 2017
SCALE 1/32" = 1'-0"
DRAWING NO. SP102
PROJECT NO. 15049
REVISION B



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

TRUE NORTH
PROJECT NORTH

SCOPE OF WORK

Addition of
- a Atlas Restaurant - 8 005 ft² (725 6 m²),
- b Gaming Expansion - 4 440 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 = 23 808 ft² (2 215 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	216 Occupants
TOTAL LICENSED OCCUPANT LOAD	370
Non Licensed Areas	
Bar Area	2 Staff
Kitchen	13 Staff
Office	1 Staff
Pass Bar Area	1 Staff
Storage	1 Staff
TOTAL NON LICENSED OCCUPANT LOAD	18

CASINO BUFFET	
Winery Permitted	178 Occupants
TOTAL LICENSED OCCUPANT LOAD	178

CASINO	
Licensed Areas	
General Casino	3 036 Occupants
Casino Expansion	474 Occupants
Casino Bar	25 Occupants
Urban Lounge	359 Occupants
TOTAL LICENSED OCCUPANT LOAD	3 794
Non Licensed Areas	
Bar Area	3 Staff
Stage	54 Staff
Kitchen	17 Staff
Office	38 Staff
Storage	12 Staff
TOTAL NON LICENSED OCC LOAD	114
Liquor Primary Smoking Patios	
Pass Liquor Primary	45 Occupants
TOTAL LICENSED SMOKING	45

ATLAS (patrons permitted)	
Licensed Areas	
Atlas Restaurant	305 Occupants
TOTAL LICENSED OCCUPANT LOAD	305
Non-Licensed Areas	
Bar Area	2 Staff
Kitchen	12 Staff
TOTAL NON LICENSED OCC LOAD	14 Staff

SPECIAL EVENTS LIQUOR PRIMARY	
Lounge	172 Occupants
Special Events	350 Occupants
TOTAL LICENSED OCCUPANT LOAD	522
Non-Licensed Areas	
Bar Area	4 Staff
TOTAL NON LICENSED OCC LOAD	4 Staff

TOTAL LICENSED OCCUPANT LOAD BY AREA	
Match Restaurant	370 Occupants
Casino Buffet	178 Occupants
Atlas Restaurant	305 Occupants
Special Events	522 Occupants
Casino	3,794 Occupants
TOTAL LICENSED OCCUPANT LOAD	5,258
TOTAL STAFF	150

NOTES
(1) Licensed smoking occupants are considered part of General Casino occupant load

HVAC REQUIREMENTS	Required M	Required F	Provided M	Provided F
Casino*	22	28	23	36
*Includes all Ground Level Casino patrons				
Match	4	8	3	7
Atlas	4	8	5	9
Special Events**	9	17	15	22
**Includes Level 3 Hotel patrons				

EXIT REQUIREMENTS	Required	Provided
Casino	23 670	27 200
Match	2 210	5 400
Atlas	2 415	2 745
Special Events	3 185	3 880

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MALLEN GOWING BERZINS
ARCHITECTURE

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REV	DATE	DESCRIPTION	DR	RV
B	17 10 13	1ST DEVELOPMENT PERMIT	VC	TJ
5	16 08 16	1ST DEVELOPMENT PERMIT	kp	kp
4	16 06 13	ATLAS FOR CLIENT REVIEW	kp	kp

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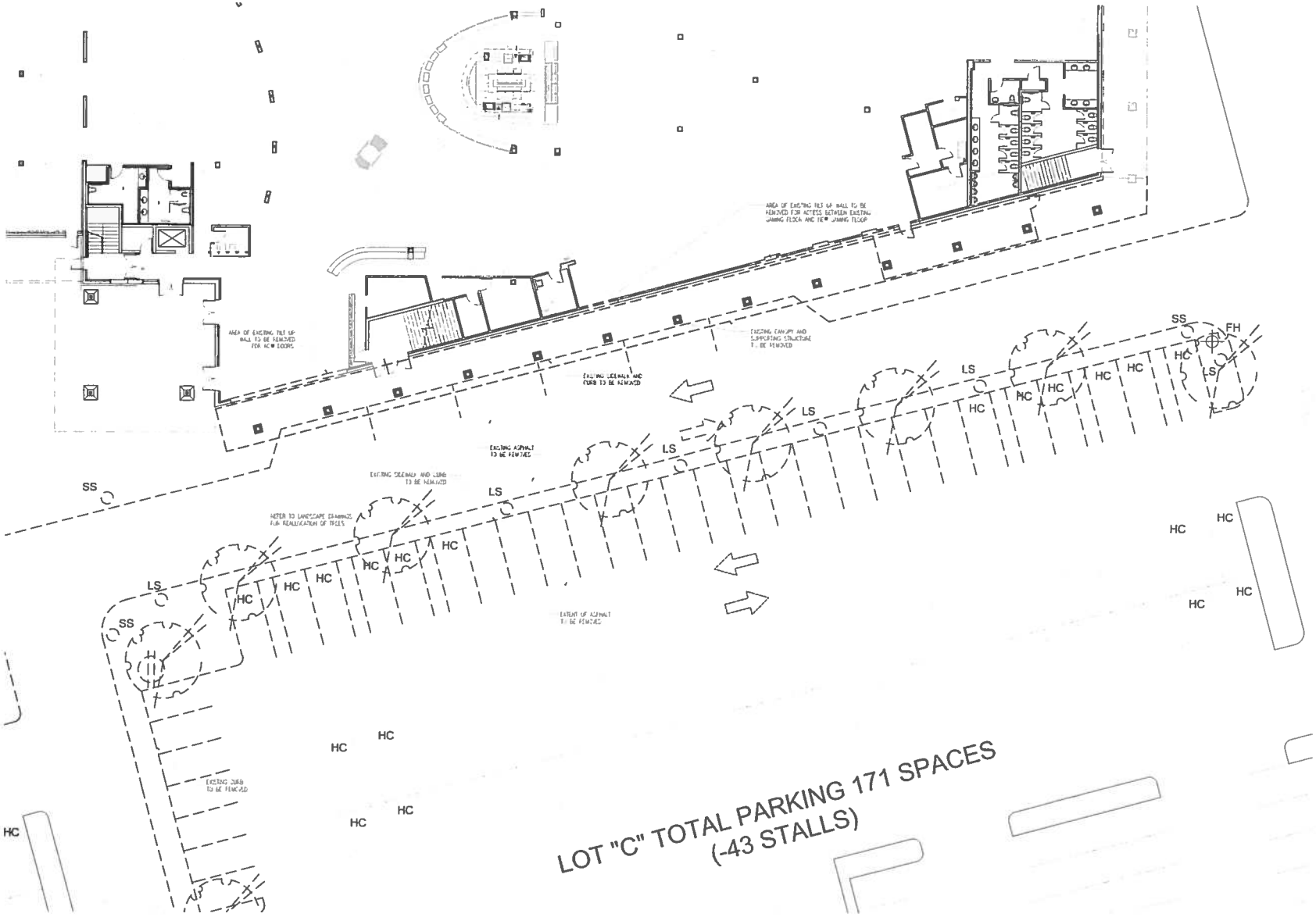
PROJECT
GATEWAY CASINO - LANGLEY ATLAS ADDITION AND GAMING EXPANSION
20393 FRASER HWY
LANGLEY BC V3A 7N2

SHEET TITLE
Occupant Loads

PLOT DATE October 19, 2017
SCALE 3/32" = 1'-0"
DRAWING No. A101
PROJECT No. 15049
REVISION B



G1 A102 MAIN FLOOR – DEMOLITION 3/32" = 1'-0"

MGBA
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REV	DATE	DESCRIPTION	DR	R.V
D	[illegible]	ATF DEVELOPMENT PERMIT	BE	RV
C	16.08.26	DP DEVELOPMENT PERMIT	bp	bp
A	16.08.03	ISSUED FOR CLIENT REVIEW	bp	bp

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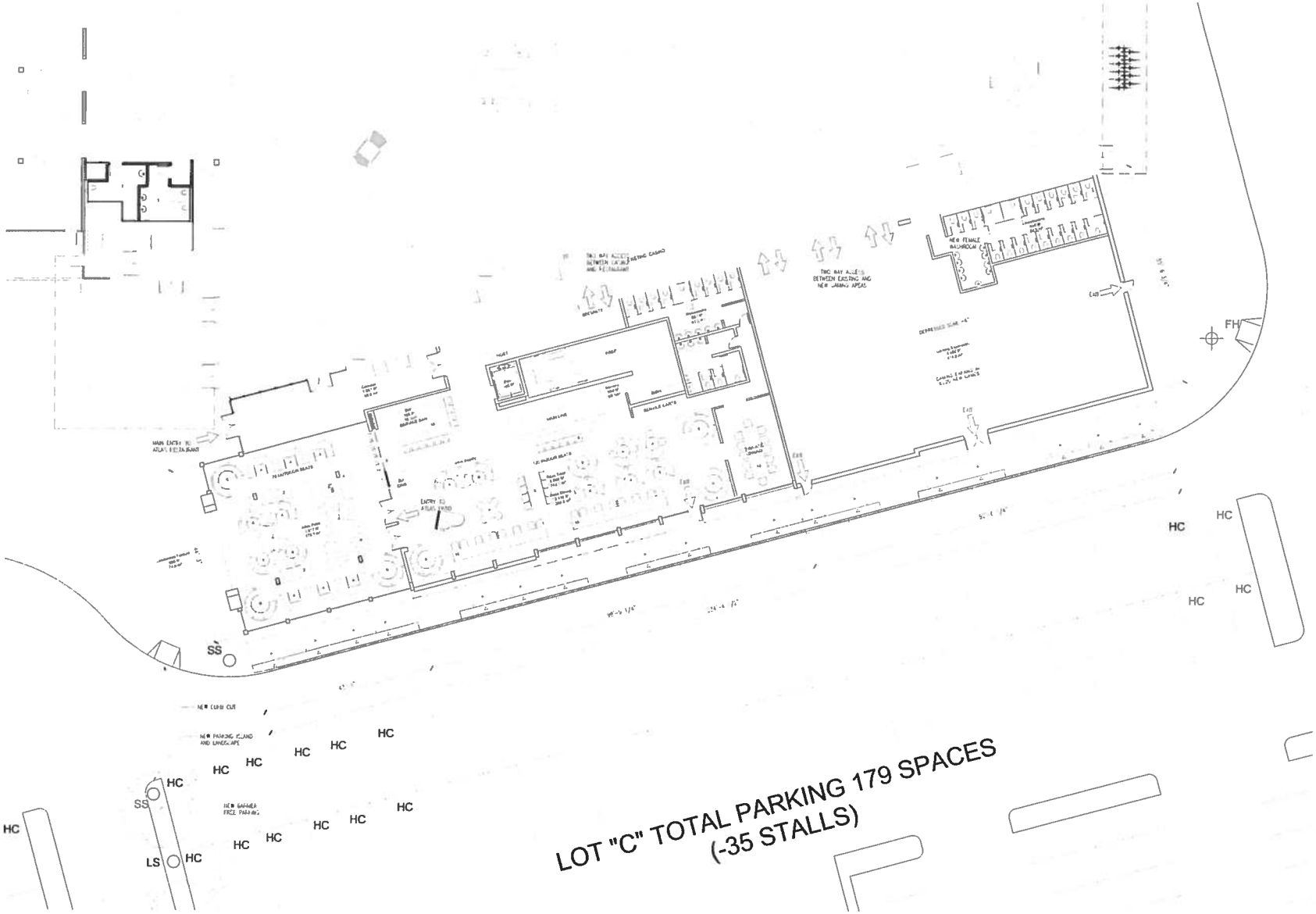
PROJECT
GATEWAY CASINO - LANGLEY ATLAS ADDITION AND GAMING EXPANSION
20388 FRASER HWY
LANGLEY BC V3A 7N2

SHEET TITLE
Main Floor Demolition

PLOT DATE: October 19, 2017
SCALE: 3/32" = 1'-0"
DRAWING No: A102
PROJECT No: 15049
REVISION: B



C1 A103 MAIN FLOOR – PROPOSED

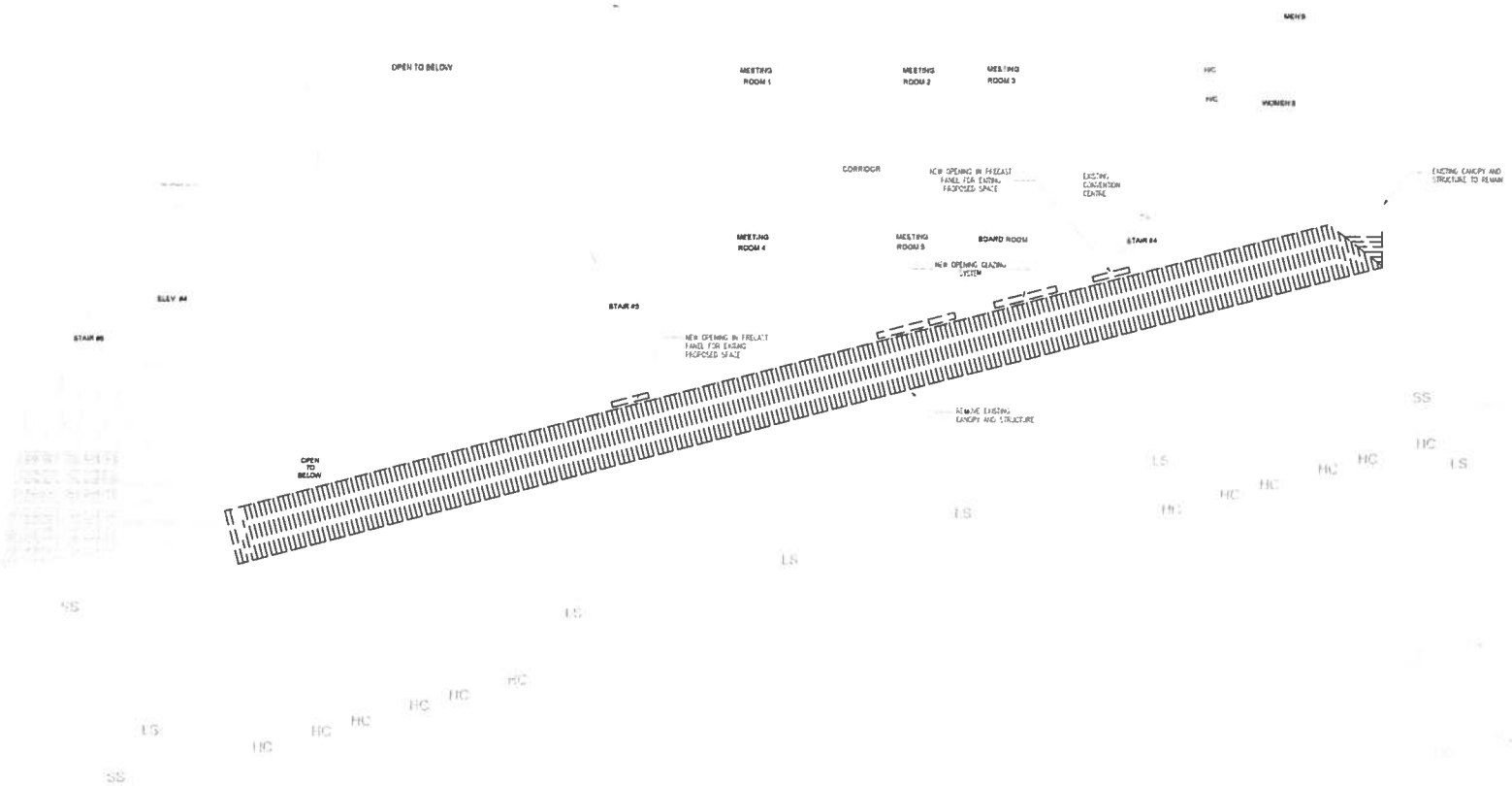
MGBA
MALLEN GOWING BERZINS ARCHITECTURE
SUITE 320 - 7 EAST 50TH AVENUE
VANCOUVER BRITISH COLUMBIA V5W 1W2

REV	DATE	DESCRIPTION	DR	RV
E	17.10.19	A.I. DEVELOPMENT PERMIT	KE	RV
C	16.08.24	1ST DEVELOPMENT PERMIT	kp	kp
A	16.08.12	ISSUED FOR CLIENT REVIEW	kp	kp

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

SHEET TITLE
Main Floor Proposed

PLOT DATE October 19, 2017
SCALE 3/32" = 1'-0"
DRAWING NO. A103
PROJECT NO. 15049
REVISION B



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

TRUE NORTH

PROJECT NORTH

MGBA
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VANCOUVER BRITISH COLUMBIA CANADA
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No.	DATE	DESCRIPTION	DR	RJ
B	17.10.19	ISSUED FOR DEVELOPMENT PERMIT	MC	RJ
B	16.08.18	ISSUED FOR DEVELOPMENT PERMIT	kp	kp
A	16.08.03	ISSUED FOR CLIENT REVIEW	kp	kp

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PROJECT
GATEWAY CASINO - LANGLEY ATLAS ADDITION AND GAMING EXPANSION
20389 FRASER HWY
LANGLEY BC V3A 7N2

SHEET TITLE
Upper Floor Demolition

PLOT DATE: October 19, 2017
SCALE: 3/32" = 1'-0"
DRAWING No.: A104
PROJECT No.: 15049
REVISION: B

G1 / A1C1 UPPER FLOOR – PROPOSED
3/32" = 1'-0"

TRUE NORTH

PROJECT NORTH

MGBA
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SUITE 300 - 7 EAST 6TH AVENUE
VANCOUVER BRITISH COLUMBIA V5T 1M5
T.604.664.8225 info@mgba.com www.mgba.com

Rev	DATE	DESCRIPTION	DR	RV
B	17.12.15	63 DEVELOPMENT PERMIT	MC	RJ
G	16.08.16	1st DEVELOPMENT PERMIT	bp	bp
A	16.08.03	ISSUED FOR CLIENT REVIEW	bp	bp

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PROJECT

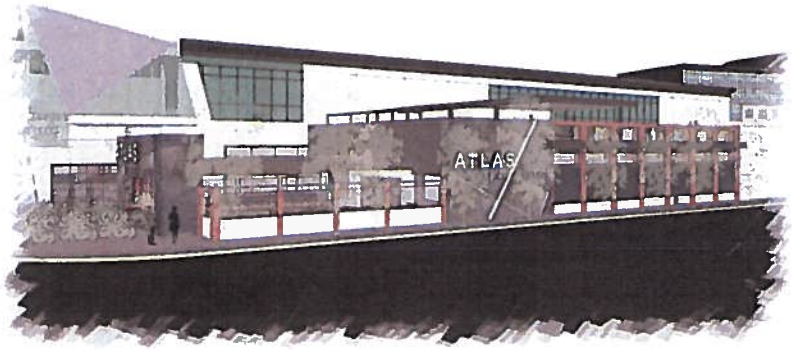
GATEWAY CASINO - LANGLEY ATLAS ADDITION AND GAMING EXPANSION
20393 FRASER HWY
LANGLEY BC V3A 7N2

SHEET TITLE

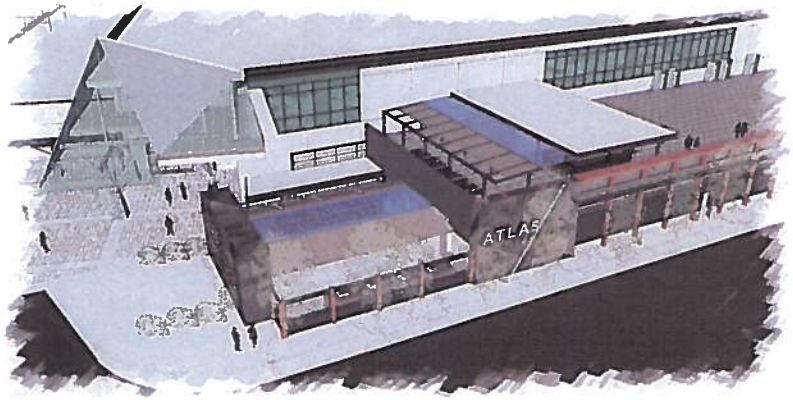
Upper Floor Proposed

PLOT DATE: October 19, 2017	PROJECT NO.: 15049
SCALE: 3/32" = 1'-0"	
DRAWING NO.: A105	REVISION: B

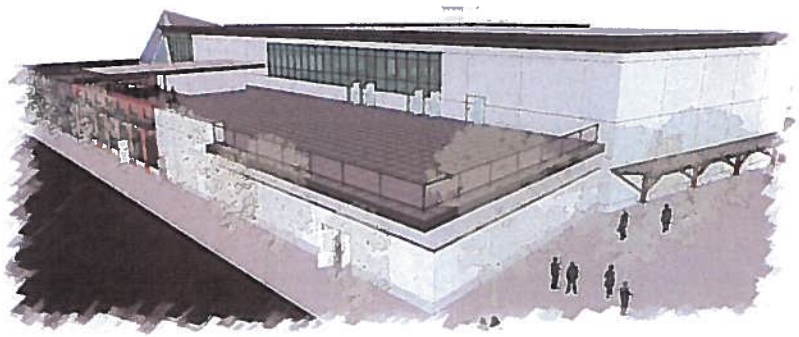
01 A200 3D PERSPECTIVE VIEW
NOT TO SCALE



02 A200 3D PERSPECTIVE VIEW
NOT TO SCALE



03 A200 3D PERSPECTIVE VIEW
NOT TO SCALE



04 A200 3D PERSPECTIVE VIEW
NOT TO SCALE

MGBA
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SUITE 300 - 7 EAST SIXTH AVENUE
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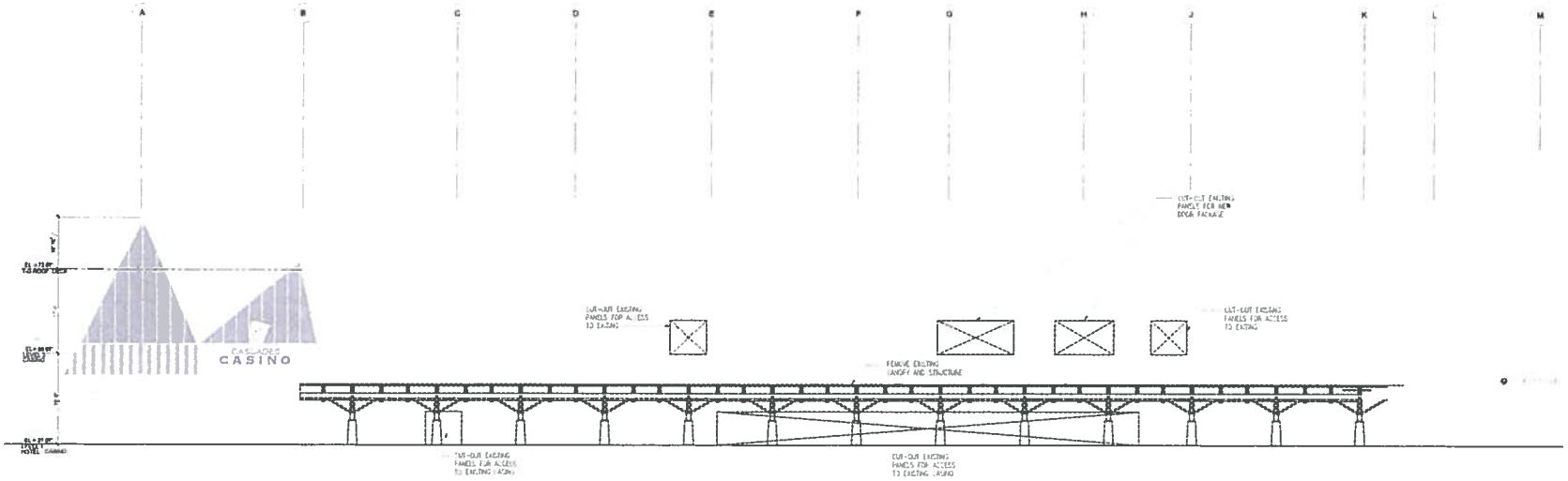
REV	DATE	DESCRIPTION	DR	RV
B	[illegible]	ISSUED FOR DEVELOPMENT PERMIT	MC	PJ
B	[illegible]	ISSUED FOR DEVELOPMENT PERMIT	[illegible]	[illegible]
A	[illegible]	ISSUED FOR CLIENT REVIEW	[illegible]	[illegible]

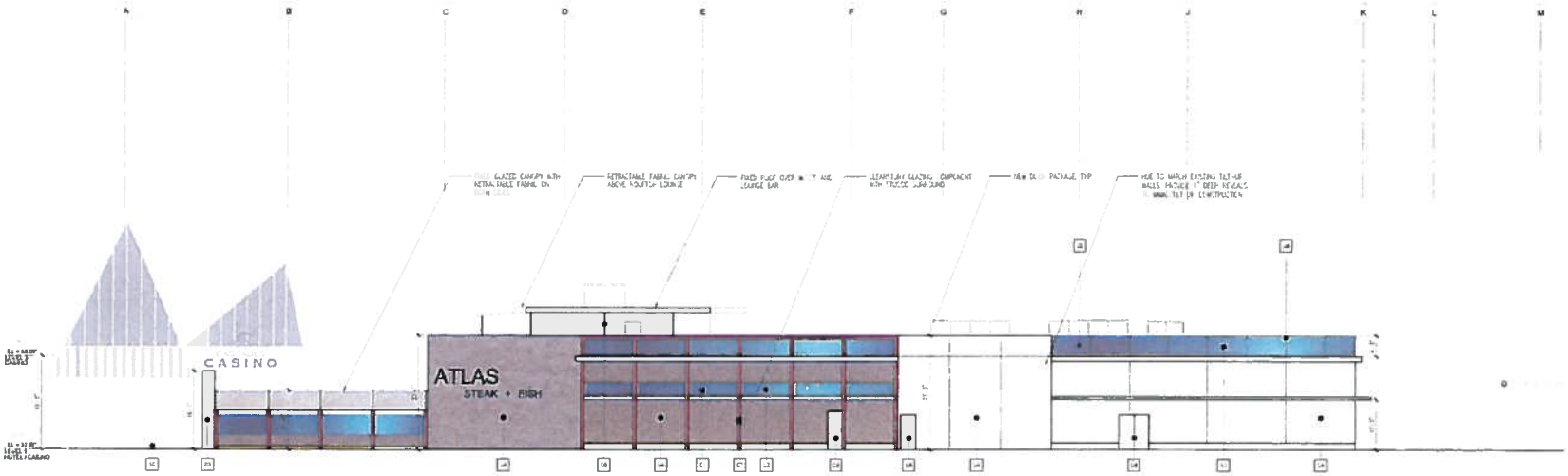
PROJECT
GATEWAY CASINO - LANGLEY ATLAS ADDITION AND GAMING EXPANSION
22383 FRASER HWY
LANGLEY BC V3A 7H2

SHEET TITLE
3D Perspective Renderings

PLOT DATE: October 19, 2017
PROJECT NO: 15049
SCALE: NTS
DRAWING NO: A200
REVISION: B



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



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

MGBA
MALLEN GOWING BERZINS ARCHITECTURE
SUITE 330 - 7 EAST SIXTH AVENUE
VANCOUVER BRITISH COLUMBIA CANADA
604 464 2385 info@mgba.com www.mgba.com

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

NO.	DATE	DESCRIPTION	DR	RV
B	17.10.19	60% DEVELOPMENT PERMIT	MC	PZ
B	16.08.26	17 DEVELOPMENT PERMIT	tp	tp
A	16.08.05	ISSUED FOR CLIENT REVIEW	tp	tp

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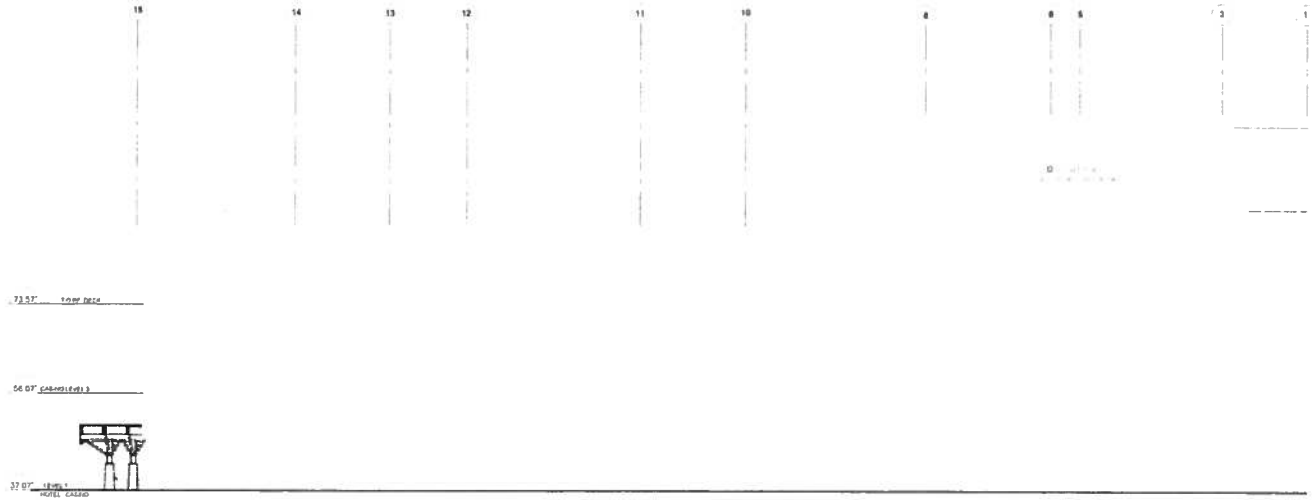
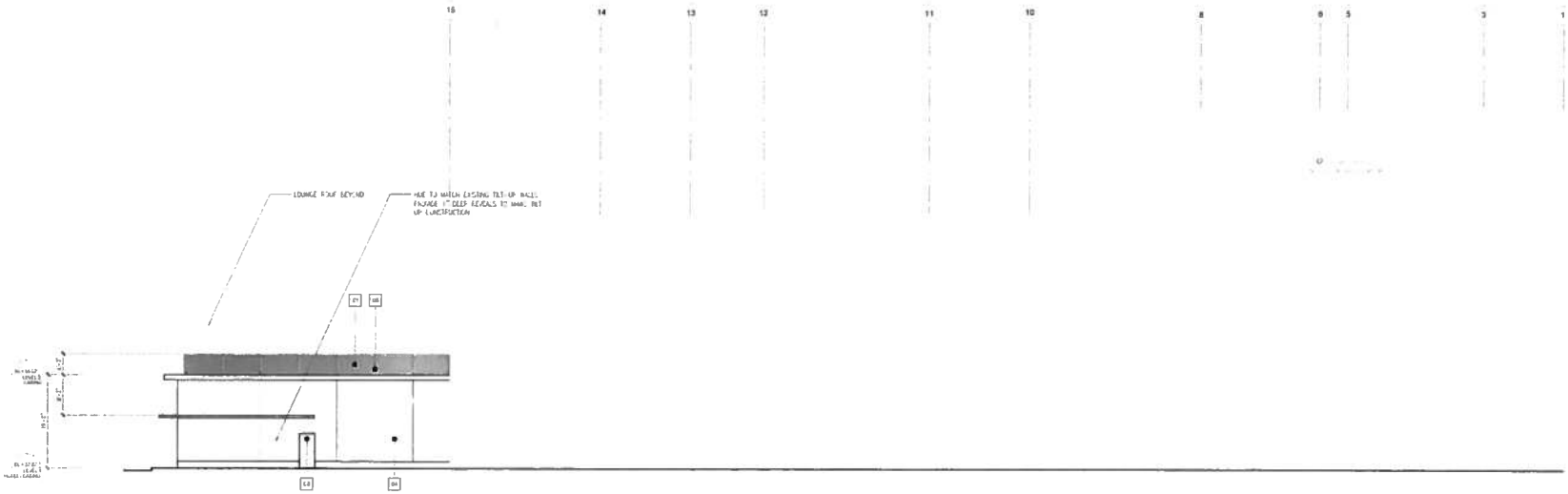
PROJECT
GATEWAY CASINO - LANGLEY ATLAS ADDITION AND GAMING EXPANSION
20393 FRASER HWY
LANGLEY BC V3A 7N3

DRAWING TITLE
Exterior Elevations

PLOT DATE: October 19, 2017
SCALE: 3/32" = 1'-0"
PROJECT NO: 15049
DRAWING NO: A201
REVISION: B



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



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

MGBA
MALLEN GOWING BERZINS ARCHITECTURE
SUITE 300 - 7 EAST 10TH AVENUE
VANCOUVER BRITISH COLUMBIA CANADA
604-684-8231 mgba.com

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
8	17.10.16	ISSUED FOR DEVELOPMENT PERMIT	MC	TJ
6	16.10.25	ISSUED FOR DEVELOPMENT PERMIT	bp	bp
4	16.08.03	ISSUED FOR CLIENT REVIEW	bp	bp

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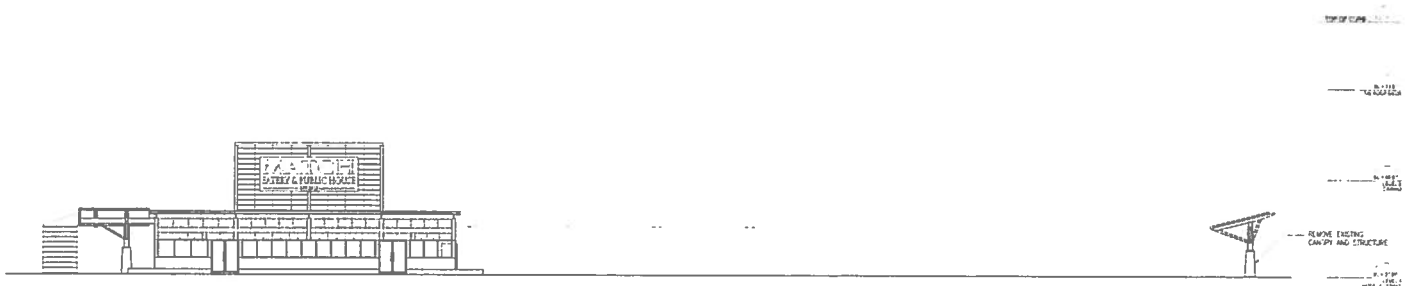
PROJECT

GATEWAY CASINO - LANGLEY ATLAS ADDITION AND GAMING EXPANSION
20803 FRASER HWY, LANGLEY BC V3A 7H2

SHEET TITLE

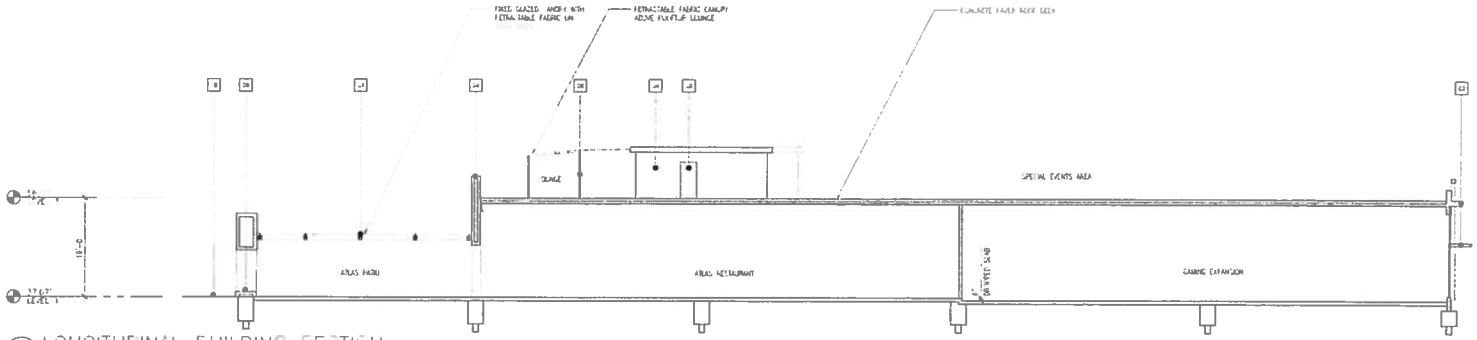
Exterior Elevations

PLOT DATE: October 19, 2017	PROJECT NO: 15049
SCALE: 3/32" = 1'-0"	
DRAWING NO: A202	REVISION: B



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

WEST ELEVATION – PROPOSED



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

MGBA
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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
B	17.10.19	ALT DEVELOPMENT PERMIT	MC	PZ
C	16.10.26	ALT DEVELOPMENT PERMIT	kp	kp
A	16.08.03	ISSUED FOR CLIENT REVIEW	kp	kp

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PROJECT

GATEWAY CASINO - LANGLEY ATLAS ADDITION AND GAMING EXPANSION

20382 FRASER HWY.
LANGLEY BC V3A 7H2

SHEET TITLE

Exterior Elevations

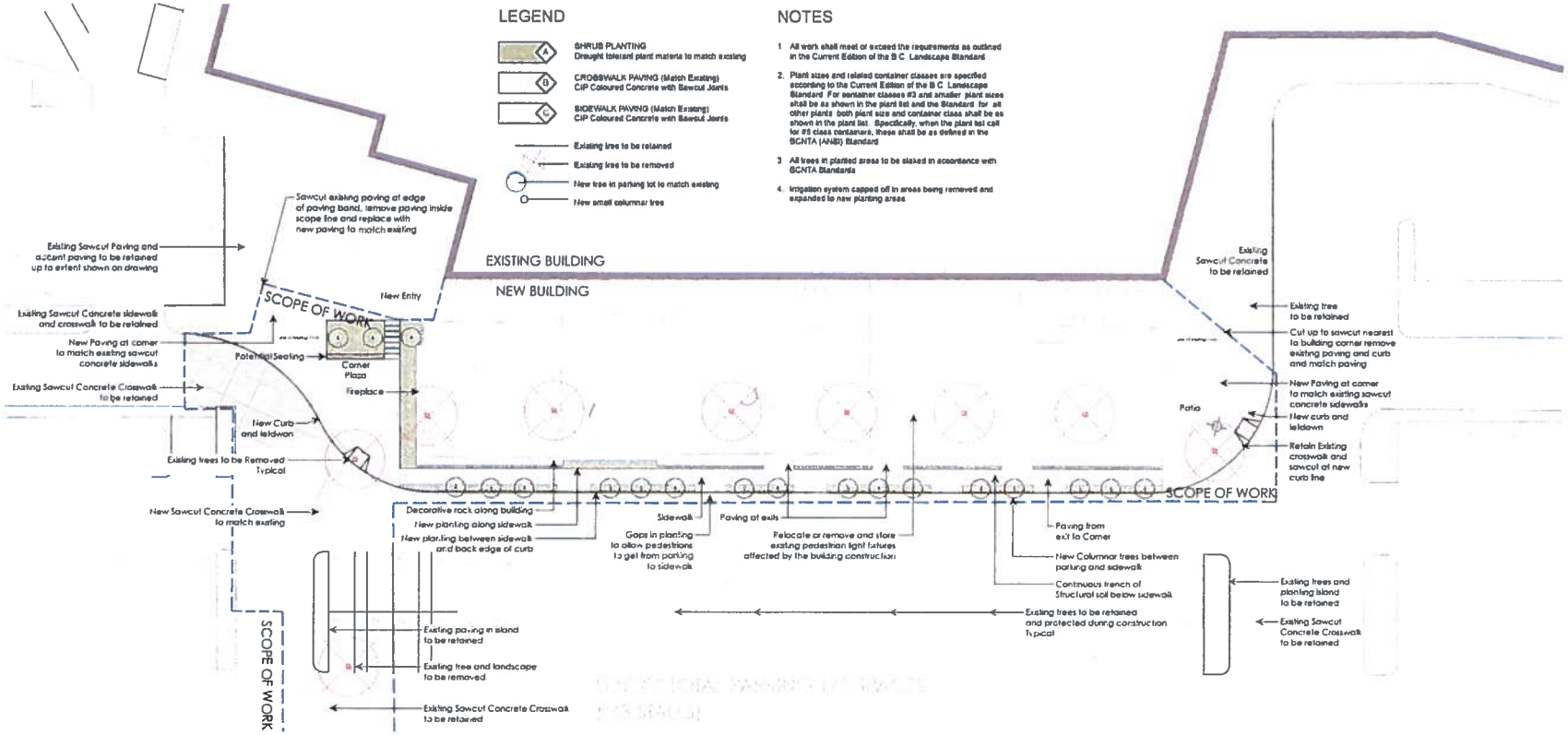
PLOT DATE October 19 2017	PROJECT No. 15049
SCALE 3/32" = 1'-0"	
DRAWING No. A203	REVISION B

LEGEND

- A — SHRUB PLANTING
  Drought tolerant plant materia to match existing
- B — CROSSWALK PAVING (Match Existing)
  CIP Coloured Concrete with Sawcut Joints
- C — SIDEWALK PAVING (Match Existing)
  CIP Coloured Concrete with Sawcut Joints
- Existing tree to be retained
- Existing tree to be removed
- New tree in parking lot to match existing
- New small columnar tree

NOTES

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the B C Landscape Standard
2. Plant sizes and related container classes are specified according to the Current Edition of the B C Landscape Standard For container classes #3 and smaller plant sizes shall be as shown in the plant list and the Standard for all other plants both plant size and container class shall be as shown in the plant list Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard
3. All trees in planted areas to be staked in accordance with BCNTA Standards
4. Irrigation system capped off in areas being removed and expanded to new planting areas



REFER TO L02 FOR CONTINUATION

VIEW OF WEST ENTRY AREA

VIEW LOOKING TOWARD PROPOSED EAST PATIO

EXISTING SITE IMAGES

EXISTING PAVING RETAINED AND MATCHED

EXISTING TREE GRATES TO BE MATCHED

LAYERED PLANTING TO BE MATCHED

PROPOSED LANDSCAPE ELEMENTS

MGBA
MALLEN GOWING BERZINS

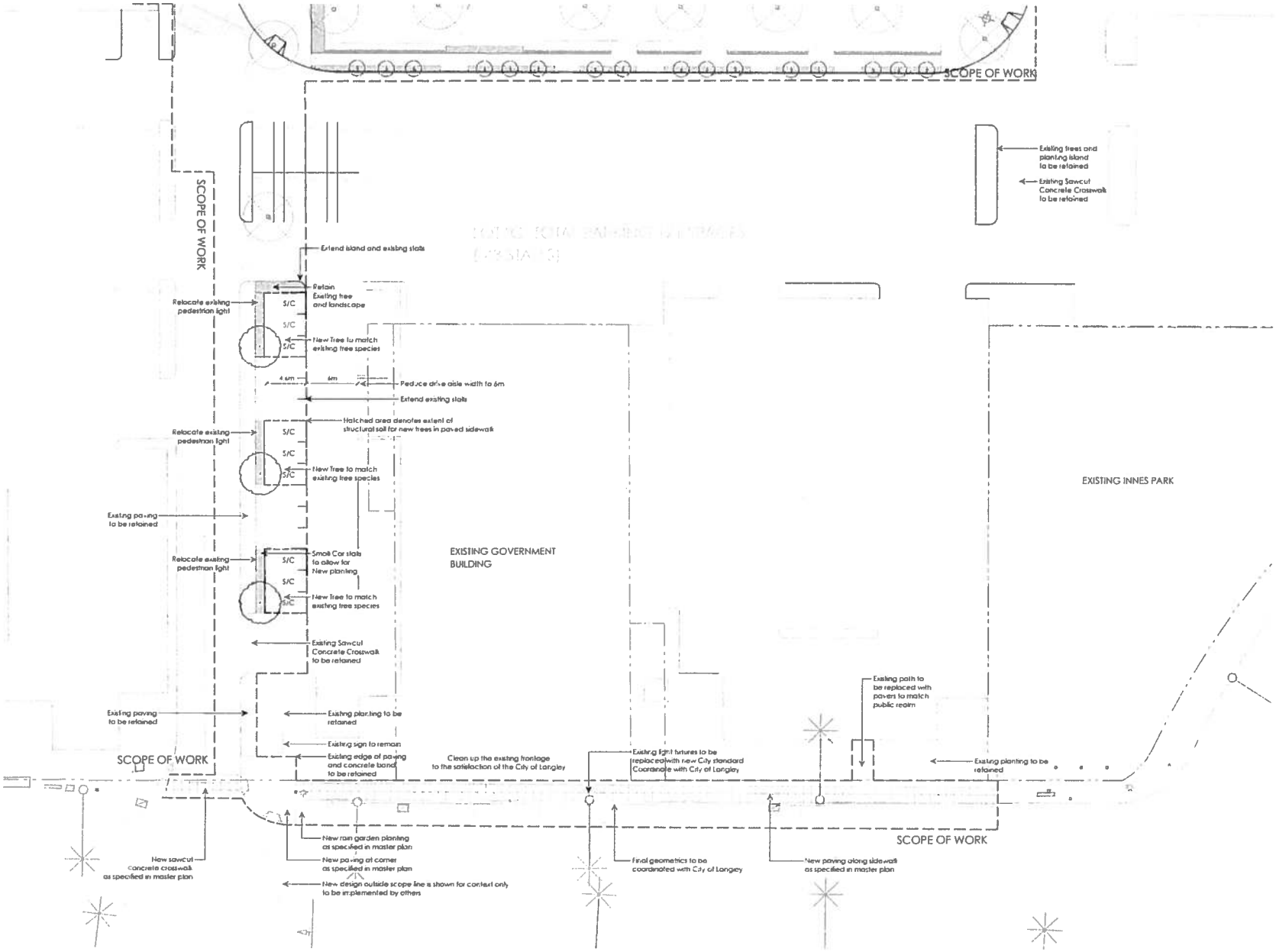
GATEWAY CASINO
LANGLEY ATLAS
ADDITION AND
GAMING EXPANSION

LANDSCAPE PLAN

3/16" = 1'-0"

16097

L01



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GATEWAY CASINO - LANGLEY ATLAS ADDITION AND GAMING EXPANSION

LANDSCAPE PLAN OFF SITE WORK AND SPINE

1/16" = 1'-0"

16097

L02