

RE-ISSUED FOR DEVELOPMENT PERMIT

1800 QUADRA STREET
VICTORIA, BRITISH COLUMBIA

PROJECT NUMBER: 17-490

16 OCT., 2018

alan **lowe** architect inc.

#118 - 21 Erie Street, Victoria, British Columbia
t 250.360.2888

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PROJECT NO.
DATE

3	FOR DEVELOPMENT PERMIT	16 Oct. '18
2	FOR DEVELOPMENT PERMIT APPLICATION	4 Dec. '17
1	FOR DEVELOPMENT PERMIT	20 Sept. '17
No.	Issued / Revisions	Date

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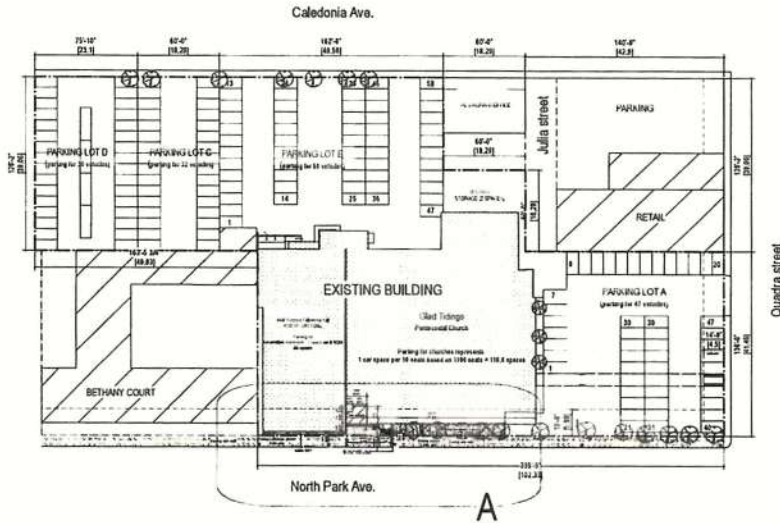
GLAD TIDINGS
PENTECOSTAL CHURCH
1800 QUADRA ST.
drawing title
COVER SHEET

Received
City of Victoria

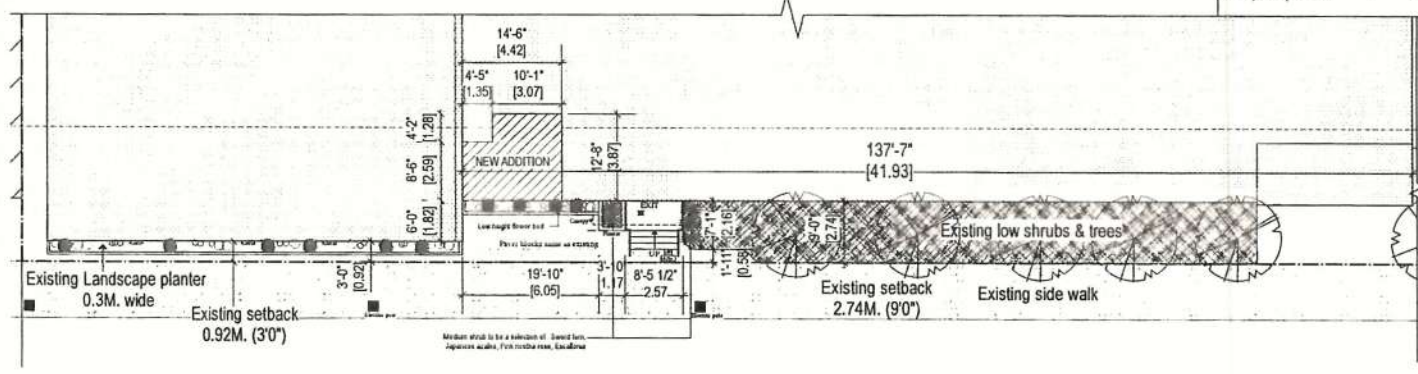
NOV 14 2018

Planning & Development Department
Development Services Division

project no.:	17-490
date:	OCT 16 2018
checked by:	LOWE
drawn by:	RM
sheet no.:	A0.0



1 SITE PLAN
A1 SCALE 1/8"



2 ENLARGE SITE PLAN AT "A"
A1 SCALE 1/8"

PROJECT DATA	
Legal Address:	Lot A, Lots 2 & 3, Plan 7018 and Lot A, Plan 18549 Lots 23, 23A (Lot 3 and Lot 4 Caledonia Ave.)
Civic Address:	1800 Quadra street, Victoria B.C.
ZONING DATA	
Zone	R3-C
Site Area	88,982.00 sqft. (8079.00 sqm.)
Permissible Site coverage	50%
Existing Building foot print (including church and assembly hall)	27,638.00 sqft. (2567.65 sqm.)
Existing Site Coverage	31.80%
Proposed addition	167.00 sqft. (15.50 sqm.)
Proposed building foot print	27,805.00 sqft. (2583.15 sqm.)
Proposed site coverage	31.97%
Existing total area of church	46,364.00 sqft. (4307.35 sqm.)
Existing floor space ratio	0.53
Proposed total area of church	46,531.00 sqft. (4322.87 sqm.)
Proposed floor space ratio	0.53
Existing open site space	02.29%
Proposed open site space	02.42%
Existing parking space	65.91%
Proposed parking space	65.75%
SETBACKS:	
Required at street boundary	19'8" (6.0 M)
Existing setback at North Park	9'0" (2.743 M)
Proposed setback at North Park	9'0" (2.743 M)
Existing total seats	1107 seats
Proposed total seats	1107 seats
PARKING CALCULATION	
Parking for church represents: 1 car space per 10 seats.	
Parking for assemblies represents: 1 car space per 6 sqm. (Area of Multi purpose fellowships hall - 4230 SF, (393 SQ.M.))	
Car spaces required	(110.6 + 65) = 176 Cars
NOTE: 50% SPACES PERMITTED IN THIS ZONE, THEREFORE 88 CARS REQUIRED.	
Car spaces provided	173 Cars

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project north:

Issue / Revisions:

NO.	DESCRIPTION	DATE
1	FOR DEVELOPMENT PERMIT	20 Sept. 17
2	FOR DEVELOPMENT PERMIT	06 Dec. 17
3	FOR DEVELOPMENT PERMIT	18 Oct. 18
4	FOR DEVELOPMENT PERMIT	18 Nov. 18

Prepared by: [Signature]

Checked by: [Signature]

Date: [Blank]

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V8M 1K2
Tel: 250.360.2588

LANDSCAPE DETAILS

Medium shrub to be a selection of:
Sword fern, Japanese azaleas,
Pink noddia rose, Escallonia

Low height flower bed (same as the existing flower bed which is in front of assembly hall)

PAVER DETAILS

Same as existing side walk (concrete paver blocks)

LIGHTING DETAILS

Canopy (wall) light

RENOVATIONS TO -
GLAD TIDINGS
PENTECOSTAL CHURCH
1800 QUADRA STREET
VICTORIA, BC
V8M 1K2

SITE PLAN

project no.: 17-490
date: 13 Nov. 2017
scale: A2 NOTED
checked by: LONIS, drw/kyt
drawn by: [Blank]

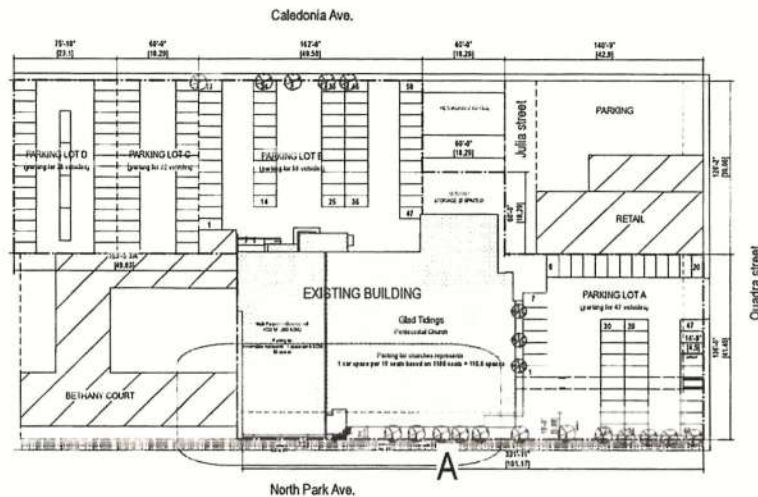
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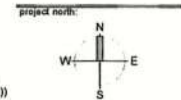
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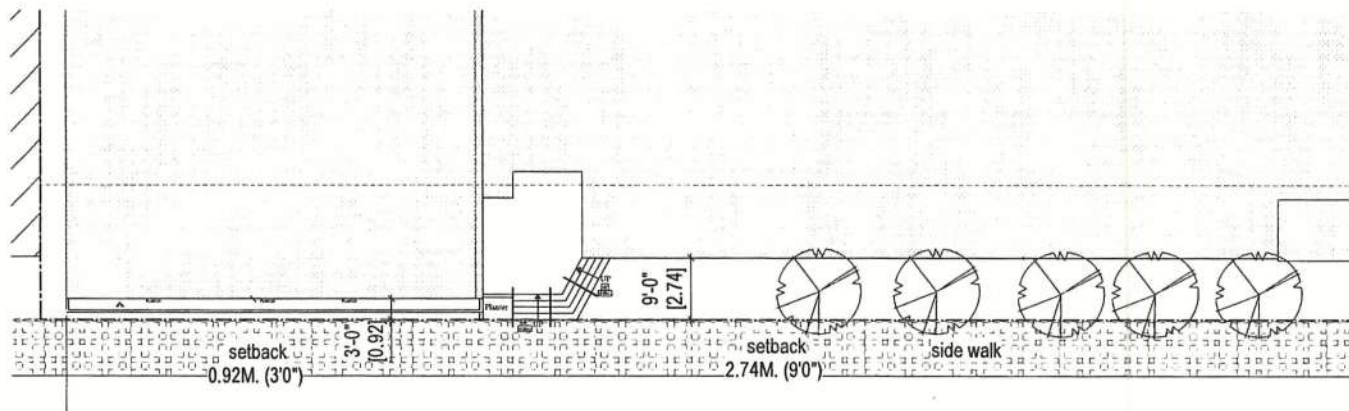


PROJECT DATA

Legal Address:	Lot A, Lots 2 & 3, Plan 7018 and Lot A, Plan 18549 Lots 23, 23A (Lot 3 and Lot 4 Caledonia Ave.)
Civic Address:	1800 Quadra street, Victoria B.C.
ZONING DATA	
Zone	R3-C
Site Area	86,962.00 sqft.
Permissible Site coverage	50%
Existing Building foot print (including church and assembly hall)	27,638.00 sqft.
Existing Site Coverage	31.60 %
Existing total area of church	46,364.00 sqft.
Existing floor space ratio	0.53
Existing open site space	68.20%
Existing total seats	1107 seats
PARKING CALCULATION	
	Parking for church represents: 1 car space per 10 seats. Parking for assemblies represents: 1 car space per 6 sqm. (Area of Multi purpose fellowships hall - 4230 SF.(393 SQM.))
Car spaces required	(110.6 + 65) = 176 Cars
NOTE: 50% SPACES PERMITTED IN THIS ZONE, THEREFORE 88 CARS REQUIRED.	
Car spaces provided	173 Cars



1 EXISTING SITE PLAN
SCALE 1/8"



2 ENLARGE SITE PLAN AT "A"
SCALE 1/8"

North Park Ave.

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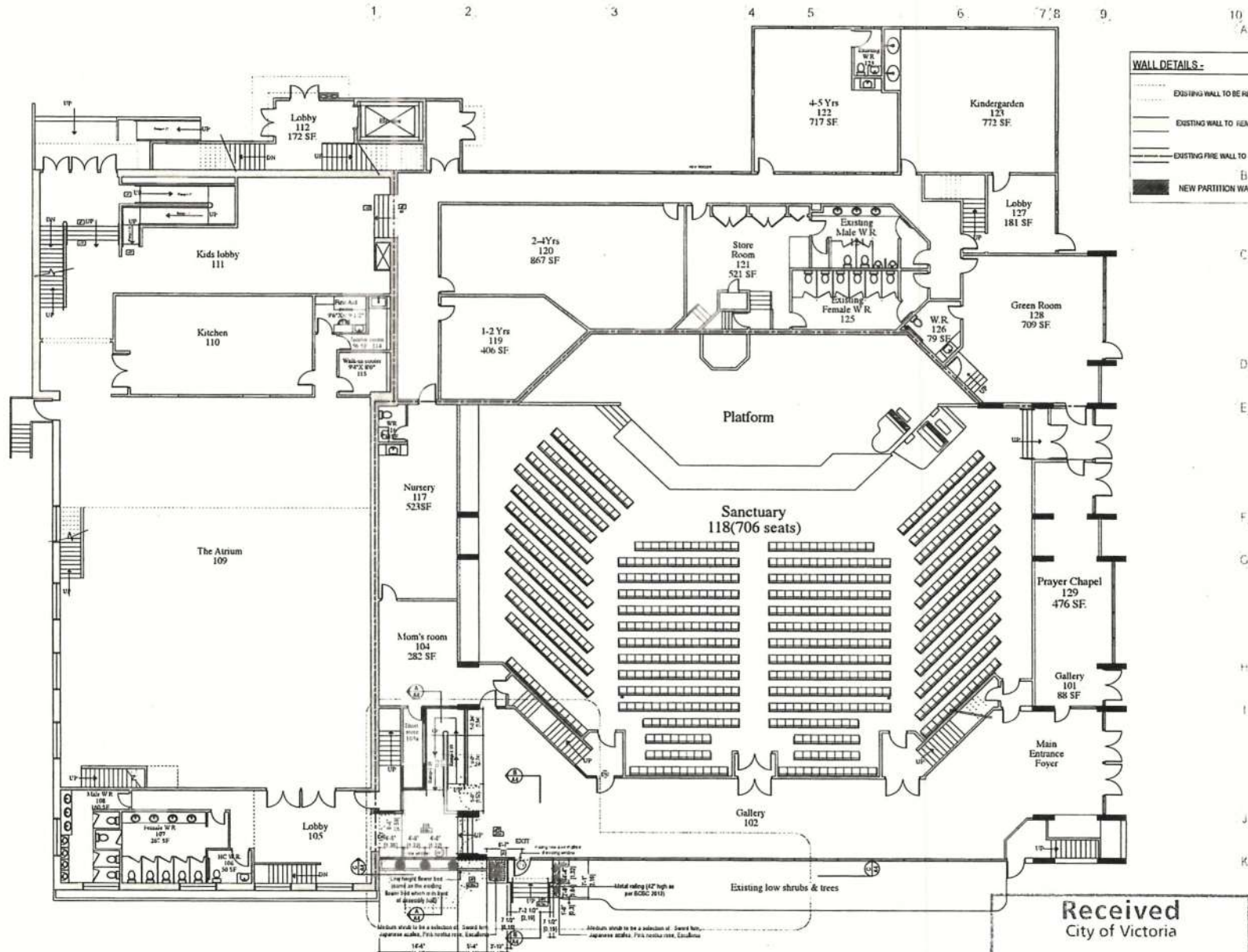
3 FOR DEVELOPMENT APPLICATION	18 Oct. 18
2 FOR DEVELOPMENT APPLICATION	06 Dec. 17
1 FOR DEVELOPMENT PERMIT	20 Sep. 17
Site	Date

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RENOVATIONS TO -
GLAD TOWNS
PRESBYTERIAN CHURCH
1800 QUADRA STREET
VICTORIA, BC
EXISTING SITE PLAN

project no.	17-480
date	15 Nov. 2017
scale	1/8" = 1'-0"
checked by	LOWE
drawn by	DL

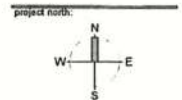
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WALL DETAILS -

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- EXISTING FIRE WALL TO REMAIN
- NEW PARTITION WALL

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 11/15/2017



ISSUE / revisions:

3. FOR UP-TO-DATE INFORMATION 18 Nov 17
 2. FOR UP-TO-DATE INFORMATION 15 Nov 17
 1. FOR UP-TO-DATE INFORMATION 22 Sep 17
 No. issued/revision Date

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 www.alanlowe.com

REVISIONS TO -
**GLAD TIDINGS
 PENTECOSTAL CHURCH
 RENOVATION PROJECT**

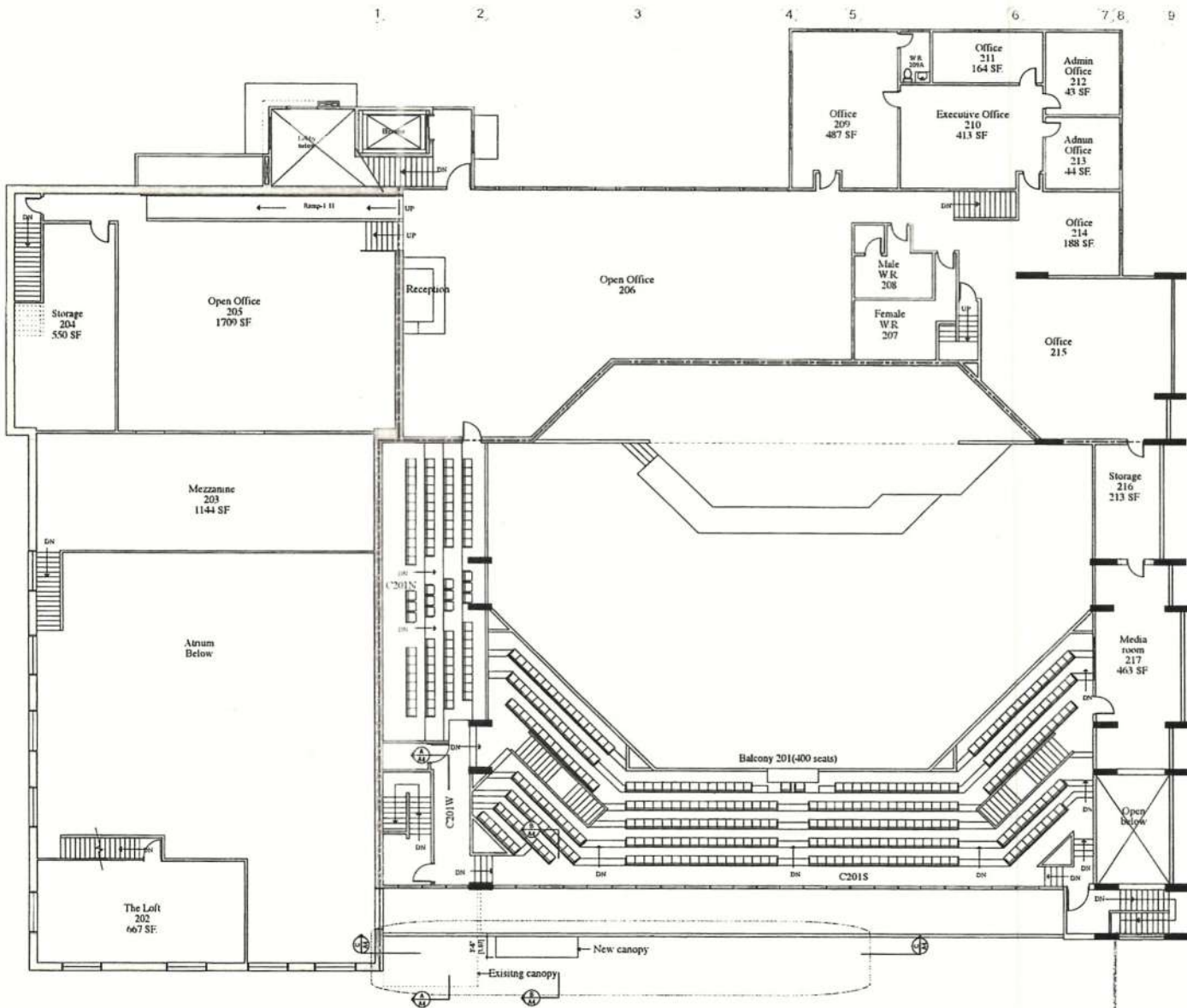
**MAIN FLOOR
 PLAN**

project no.: 17-490
 date: 15 Nov 2017 scale: 1/8" = 1'-0"
 created by: LOUVE (www.louve.com.au)
 sheet no.

Received
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 NOV 14 2018
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 Development Services Division

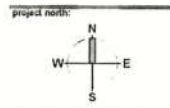
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WALL DETAILS:

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- - - EXISTING FIRE WALL TO REMAIN
- ▬ NEW PARTITION WALL



ISSUE / REVISIONS:

No.	Description	Date
3	FOR SP ARCHITECTURAL APPROVAL	14 Dec. 14
2	FOR SP ARCHITECTURAL APPROVAL	4 Dec. 13
1	FOR DEVELOPMENT PERMIT	20 Dec. 12
	No. Approval/Revision	Date

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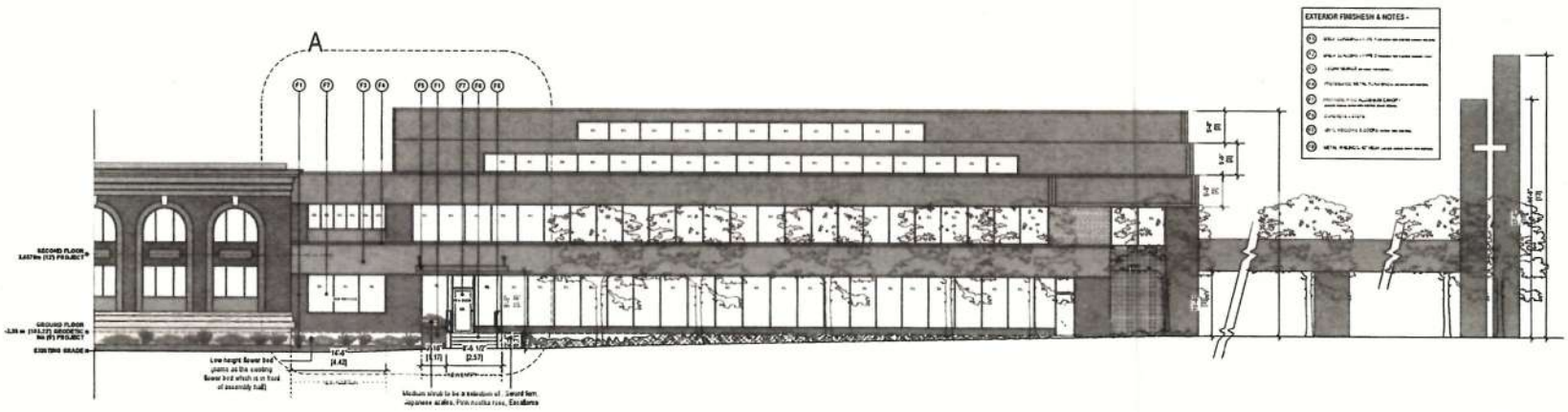
REWORKING TO -
 GLAD TIDINGS
 PENTECOSTAL CHURCH
 1000-11
 SECOND FLOOR
 PLAN

project no.: 17-490

date	15 Nov. 2017	scale	1:100
checked by	LOVIC, Graham	drawn by	RM
drawn by			

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 NOV 14 2018
 Planning & Development Department
 Development Services Division

A2.2

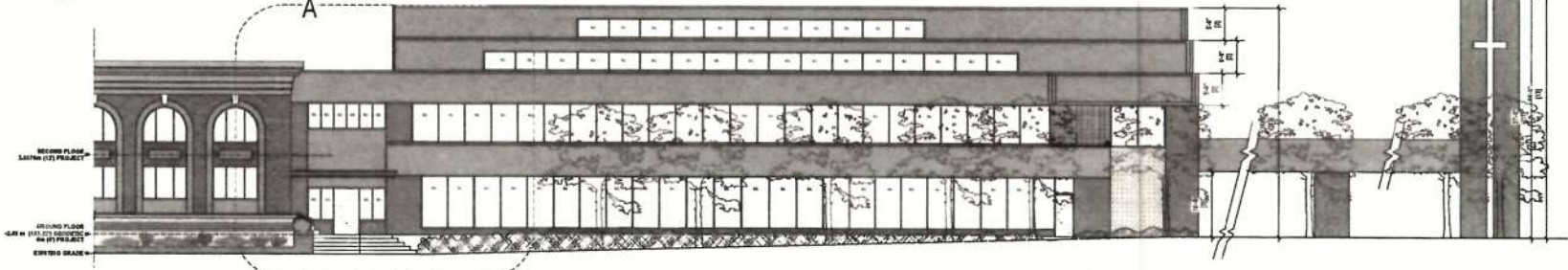


EXTERIOR FINISHES & NOTES

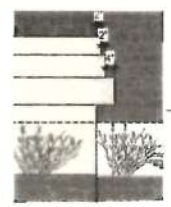
- 1. BRICK CLADDING - 10' TALL SECTION
- 2. BRICK CLADDING - 10' TALL SECTION
- 3. BRICK CLADDING - 10' TALL SECTION
- 4. BRICK CLADDING - 10' TALL SECTION
- 5. BRICK CLADDING - 10' TALL SECTION
- 6. BRICK CLADDING - 10' TALL SECTION
- 7. BRICK CLADDING - 10' TALL SECTION
- 8. BRICK CLADDING - 10' TALL SECTION
- 9. BRICK CLADDING - 10' TALL SECTION
- 10. BRICK CLADDING - 10' TALL SECTION

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1 SOUTH ELEVATION (PROPOSED)
 SCALE 1/8"

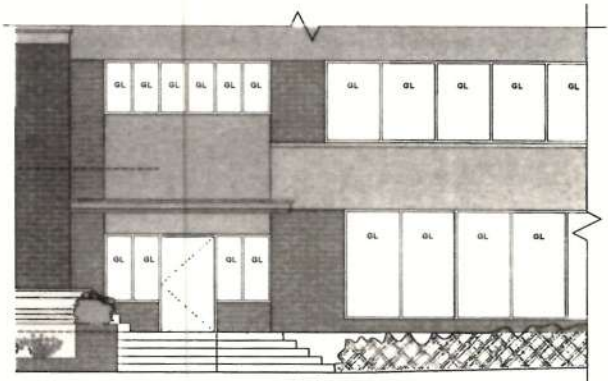
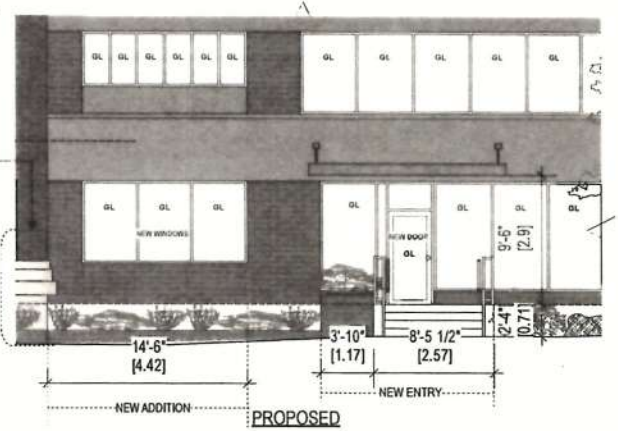


2 SOUTH ELEVATION (EXISTING)
 SCALE 1/8"



Continuing existing
 band on other side too

3 DETAIL AT "A"
 SCALE 1/4"



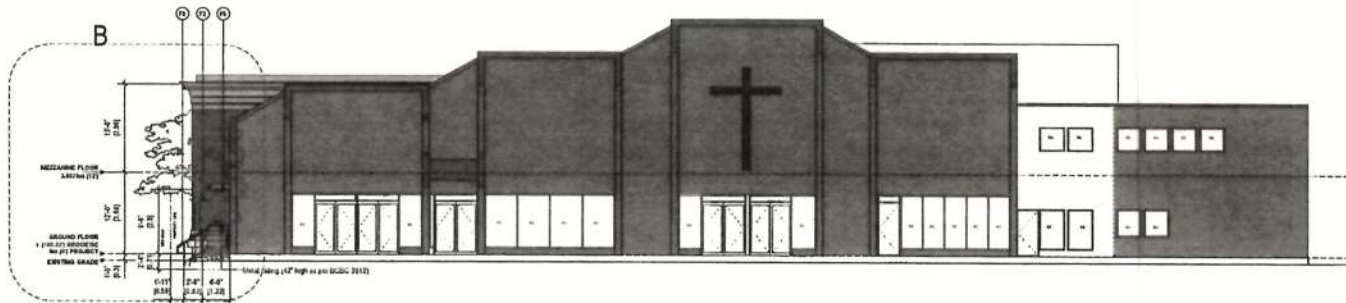
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RENOVATIONS TO
 GLAD TONGS PENTECOSTAL CHURCH
 275 EASTERN AVE
 VICTORIA, BC
 SOUTH ELEVATION

project no.: 17-490
 date: 21 May 2018 scale: AS NOTED
 checked by: LK/MS drawn by: RM

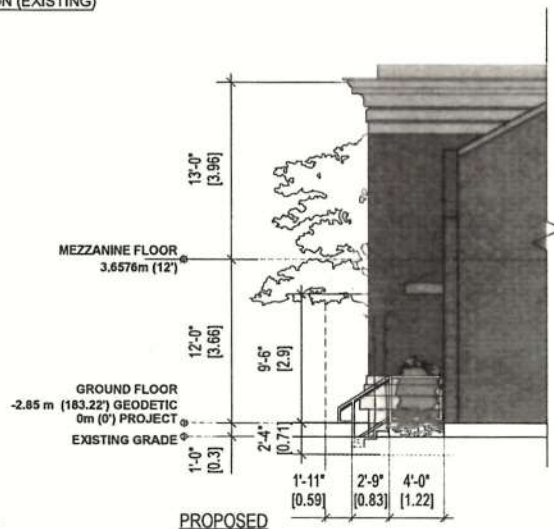
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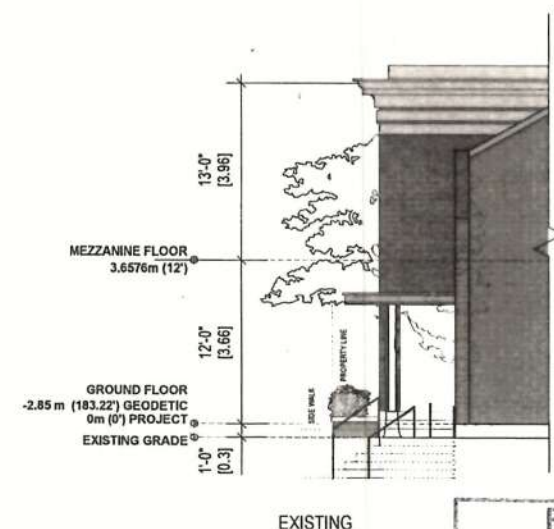
1 EAST ELEVATION (PROPOSED)
SCALE 1/16



2 EAST ELEVATION (EXISTING)
SCALE 1/16



3 DETAILAT "A"
SCALE 1/4



EXISTING

EXTERIOR FINISHES & NOTES -

- (1) BRICK CLADDING - TYPE 2 (see notes on exterior finish schedule)
- (2) BRICK CLADDING - TYPE 2 (see notes on exterior finish schedule)
- (3) CERAMIC TILES (see notes on exterior finish schedule)
- (4) FIBREGLASS METAL FLASHING (see notes on exterior finish schedule)
- (5) PRE-FABRICATED ALUMINUM GLASSY (see notes on exterior finish schedule)
- (6) CONCRETE - STEPS
- (7) VINYL SIDING & SIDING (see notes on exterior finish schedule)
- (8) METAL FLASHING 12" HIGH (see notes on exterior finish schedule)

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3	FOR OF MEASUREMENT APPLICATION	18 Oct. 18
2	FOR OF MEASUREMENT APPLICATION	4 Dec. 17
1	FOR DEVELOPMENT PERMIT	28 June 17
0	FOR INITIAL DESIGN	0

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1.250.210.2884

RESUBMITTED TO
GLAD TOWNS PENTECOSTAL CHURCH

ALAN LOWE
EAST ELEVATION

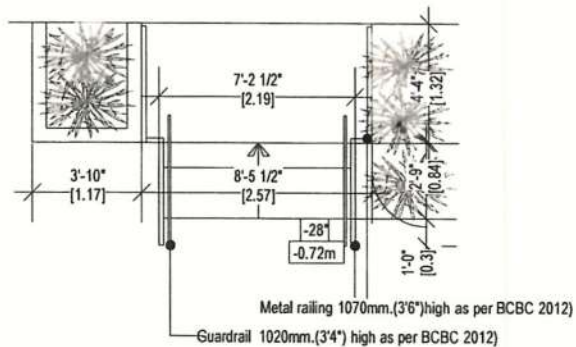
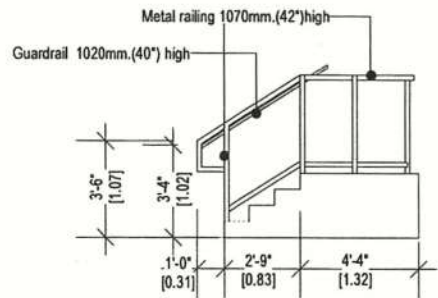
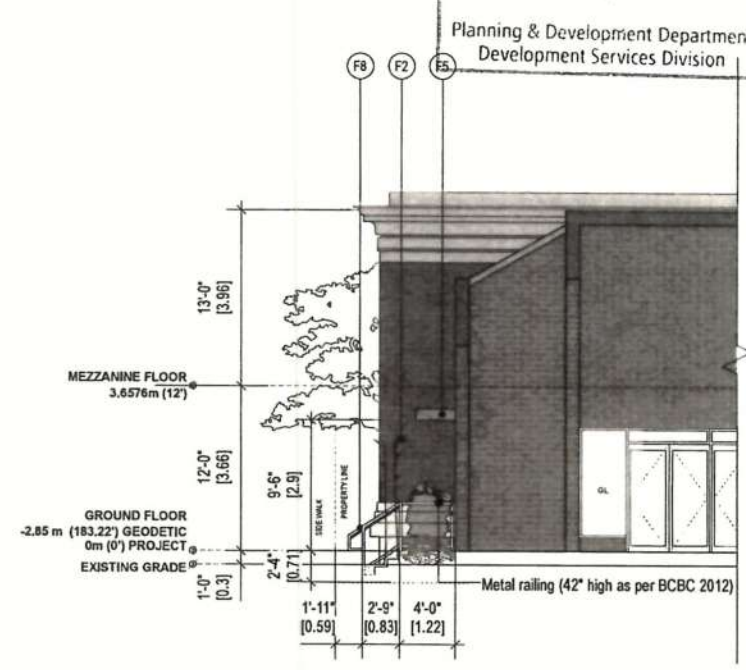
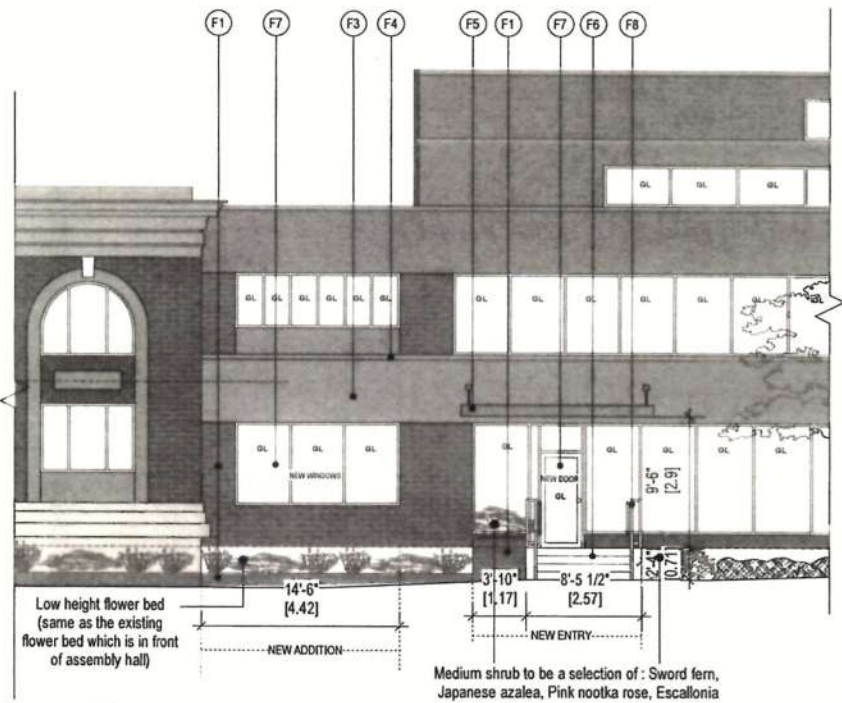
project no.:	17-490
date:	31 May 2018
scale:	1/8" = 1'-0"
drawn by:	LOLSE
checked by:	ML

A-3.2

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EXTERIOR FINISHES & NOTES -

- F1 BRICK CLADDING - TYPE 1 (TO MATCH WITH EXISTING LINDHURST BUILDING)
- F2 BRICK CLADDING - TYPE 2 (TO MATCH WITH EXISTING ASSEMBLY HALL)
- F3 CEDAR SIDINGS (TO MATCH THE EXISTING)
- F4 PREFINISHED METAL FLASHINGS (TO MATCH WITH EXISTING)
- F5 PREFABRICATED ALUMINIUM CANOPY (DOOR MUST MATCH WITH EXISTING CEDAR SIDING)
- F6 CONCRETE - STEPS
- F7 VINYL WINDOWS & DOORS (MATCH WITH EXISTING)
- F8 METAL RAILINGS- 42" HIGH (A COLOUR SHOULD MATCH WITH EXISTING)

REVISIONS TO
GLAD STONKS PENTECOSTAL CHURCH
RENOVATION PROJECT
DATE: 10/10/18

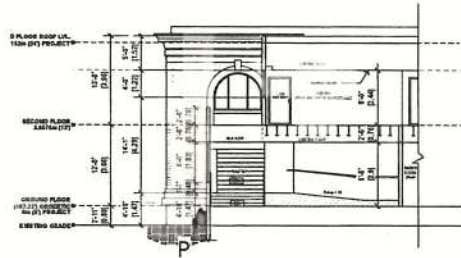
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date: 21 May 2018 scale: AS NOTED

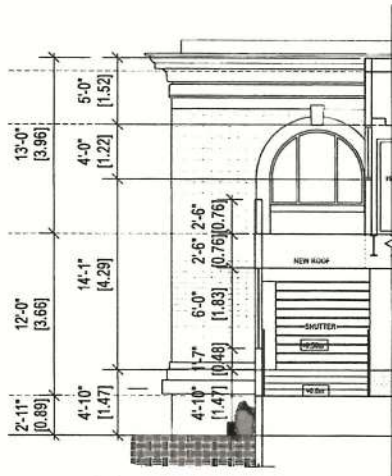
checked by: LONE drawn by: MIA

sheet no. A-3.3

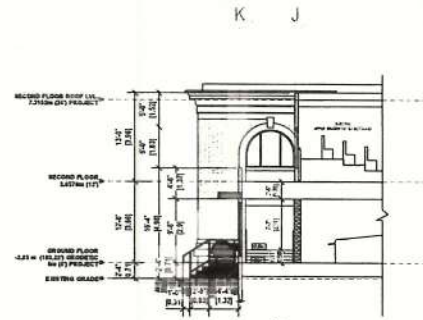
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#118 - 21 Ave Street
Victoria, British Columbia
V8W 2E8
1.250.260.2248



1 SECTION - 1 (PARTIAL)
A4 SCALE 1/16

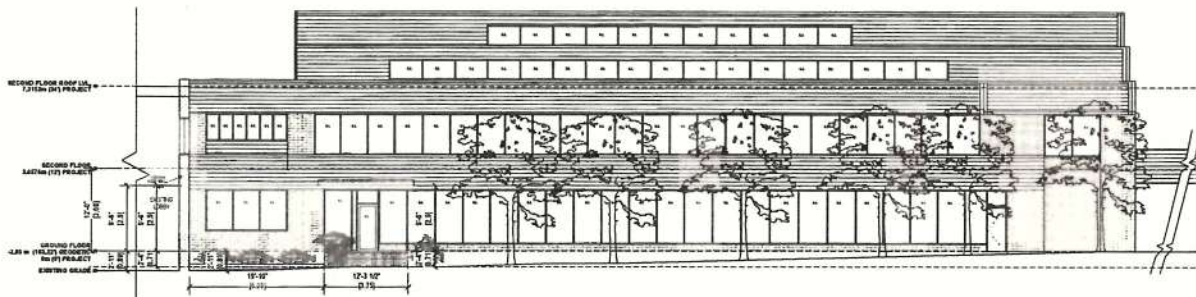


4 DETAIL AT P
A4 SCALE 1/4

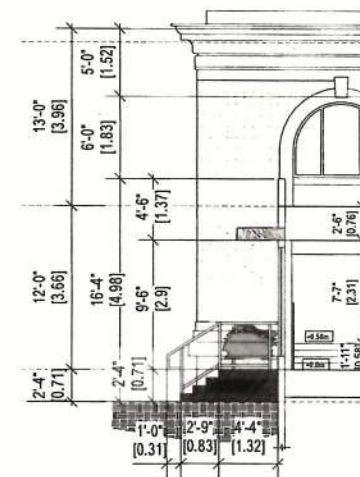


2 SECTION - 2 (PARTIAL)
A4 SCALE 1/16

01 02 03 04 05



3 SECTION - 3 (PARTIAL)
A4 SCALE 1/16



5 DETAIL AT R
A4 SCALE 1/4

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project north

issue / revisions

3	FOR INFORMATION APPROVAL	18 Oct. 16
2	FOR INFORMATION APPROVAL	4 Oct. 17
1	FOR DEVELOPMENT PERMIT	25 Feb. 17
	By: <i>[Signature]</i>	Date:

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tel: 250.363.2222

RENOVATIONS TO -
GLAD TIDINGS
PRESBYTERIAL CHURCH
1000 Glenora Street
Victoria, BC
V8W 2E2

SECTIONS

project no.:	17-400
date:	15 Nov. 2017
drawn by:	LOWE
checked by:	LOWE
approved by:	LOWE

A-4

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Development Services Division