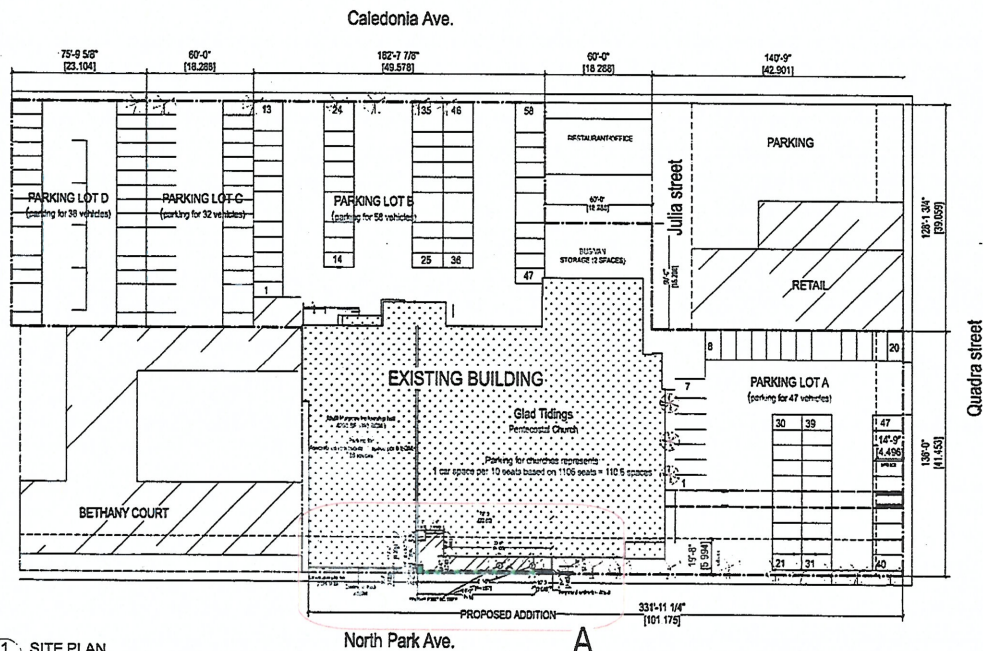
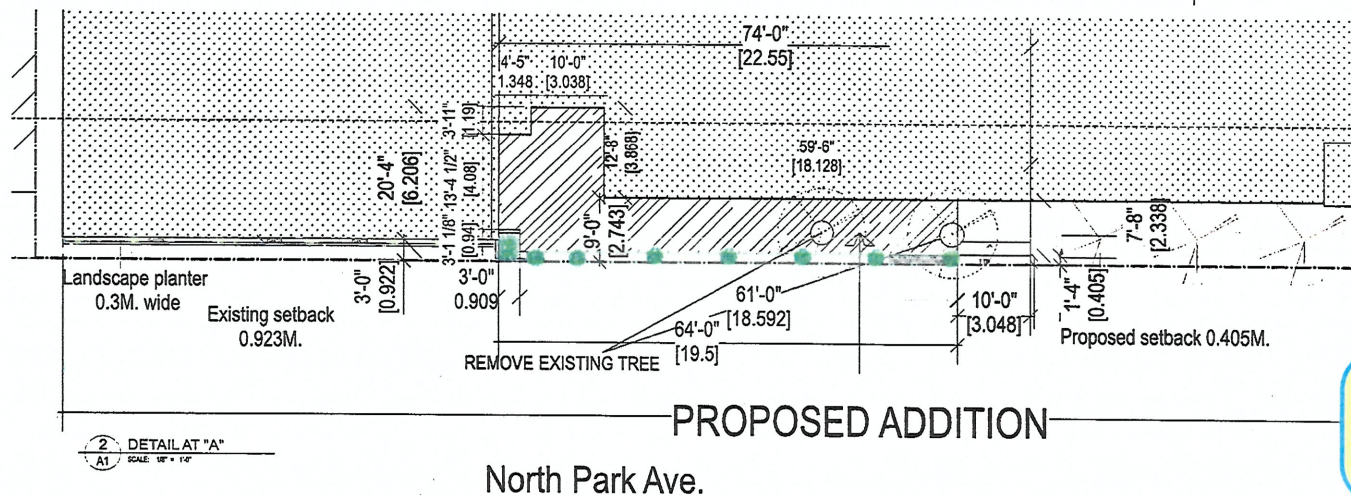
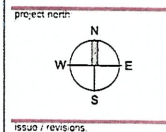




PROJECT DATA

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	88,962.00 sqft.
Permissible Site coverage	50%
Existing Building foot print (including church and assembly hall)	27,638.00 sqft.
Existing Site Coverage	31.80%
Proposed addition	646.00 sqft. (60.00 sqm.)
Proposed building foot print	28,284.00 sqft.
Proposed site coverage	32.52%
Existing total area of church	46,364.00 sqft.
Existing floor space ratio	0.53
Proposed total area of church	47,010.00 sqft.
Proposed floor space ratio	0.54
Existing open site space	68.20%
Proposed open site space	67.48%
SETBACKS:	
Required at street boundary	19'8" (6.0 M)
Variance requested along North Park	1'4" (0.405 M)
Existing total seats	1107 seats
Proposed total seats	1107 seats
PARKING CALCULATION	
Car spaces required	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 provided	(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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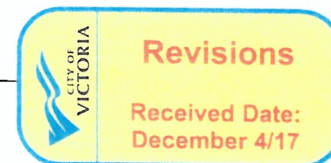
LANDSCAPE DETAILS

- Medium shrub to be a selection of:
Sword fern, Japanese azalea,
Pink noddia rose, Escallonia
- Small shrub to be a selection of:
Long leaf Mahonia, Deer fern, Salal,
Japanese azalea, Edward goliher abelia
- Ground cover to be a selection of:
Wintergreen, Kinnikinnick grasses/wild flower:
size 10 cm pot

alan lowe architect inc.
205 - 1115 Government St. 1 250.390.0338
Victoria, British Columbia 1 250.390.2155

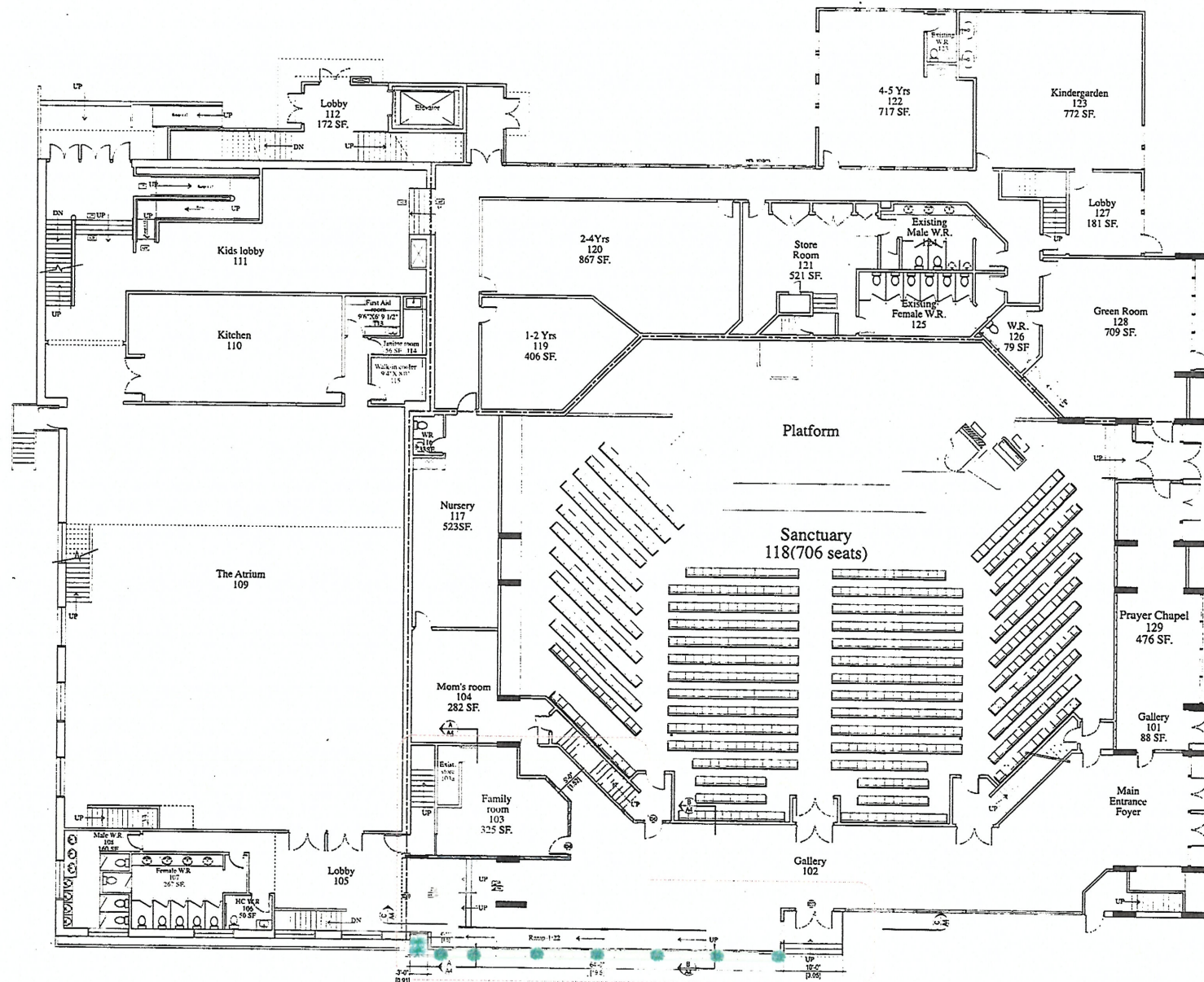
RENOVATIONS TO
GLAD TIDINGS
PENTECOSTAL CHURCH
1800 Quadra Street
Victoria, B.C.

Showing the
SITE PLAN

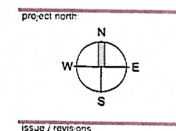


project no.: 17-490
date: 13 Nov 2017 scale: A3 1/8" = 1'-0"
checked by: LOWE drawn by: RLJ
sheet no.

A1



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4. FOR SUBMITTAL APPROVAL	27 Nov '17
3. REVISION, DEVELOPMENT PERMIT	15 Nov '17
2. REVISION, DEVELOPMENT PERMIT	02 Nov '17
1. FOR DEVELOPMENT PERMIT	20 Sep '17
No. Revision	Date

alan lowe architect inc.
225 - 1010 Glenhurst St. 1st fl. Unit 101
Vancouver, British Columbia V5Z 1S5
TEL: 604.275.2555

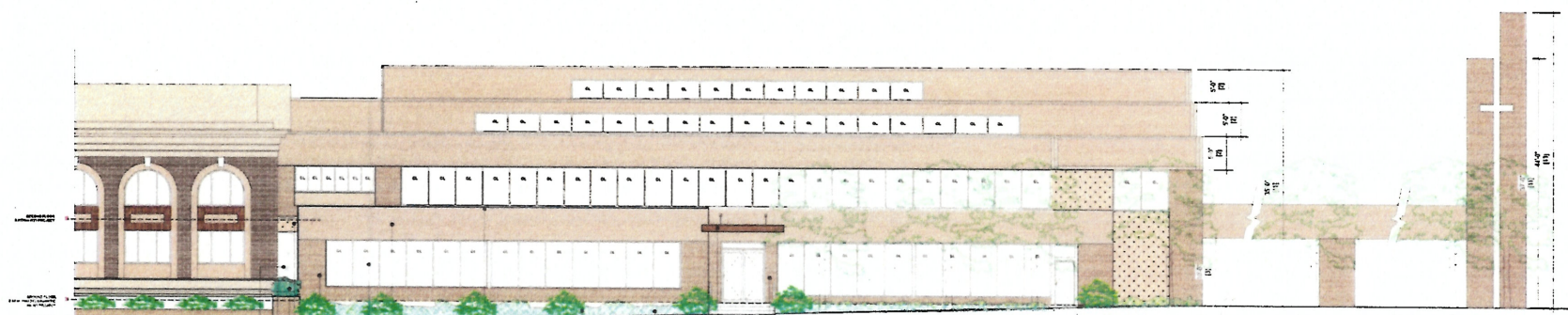
RENOVATIONS TO
GLAD TIDINGS
PENTECOSTAL CHURCH
1010 GLENHURST ST. VANCOUVER, BC V5Z 1S5
drawing title
**MAIN FLOOR
PLAN**

project no.:	17-490
date	15 Nov 2017
scale	1/8" = 1'-0"
checked by	LDH
drawn by	RL

A2.1

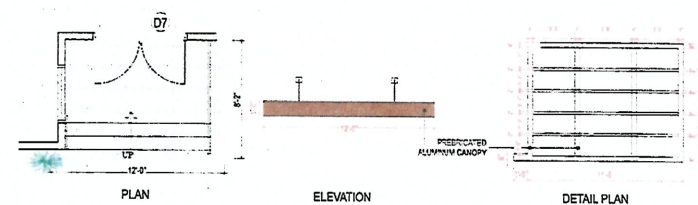
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17-490

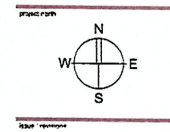


1 SOUTH ELEVATION (PROPOSED)
A-3.1 SCALE: 1/8" = 1'-0"

Medium stone to be a selection of: Pearl from Japanese azalea Pink rocks rose Eschschol
Shrimp
Back to match the existing
Cedar fence to match the existing
Model flooring to match the existing
Small stone to be a selection of: Long leaf Mahogany Deer fern Satal Japanese size ea Edward garden abata
Pre-fabricated aluminum canopy
Back to match the existing
Ground cover to be a selection of: Wisteria, Winklerick grasses/wild flower stone 10 cm pot

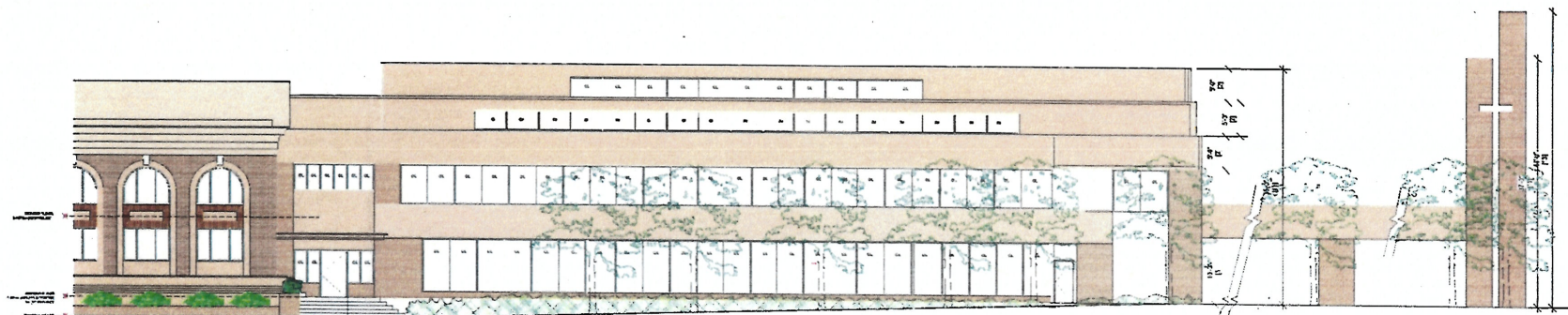


3 CANOPY DETAILS (PROPOSED)
A-3.1 SCALE: 1/4" = 1'-0"



4. TITLE SHEET APPLICATION	27 Nov. 17
3. REGIONAL SITE DEVELOPMENT	15 Nov. 17
2. REGIONAL DEVELOPMENT PERMIT	02 Nov. 17
1. NEW DEVELOPMENT PERMIT	20 Sept. 17
By: [Signature]	Date:

alan lowe architect inc.
225 - 1115 Glenhurst St.
Victoria British Columbia V8P 2P5
250.555.2255



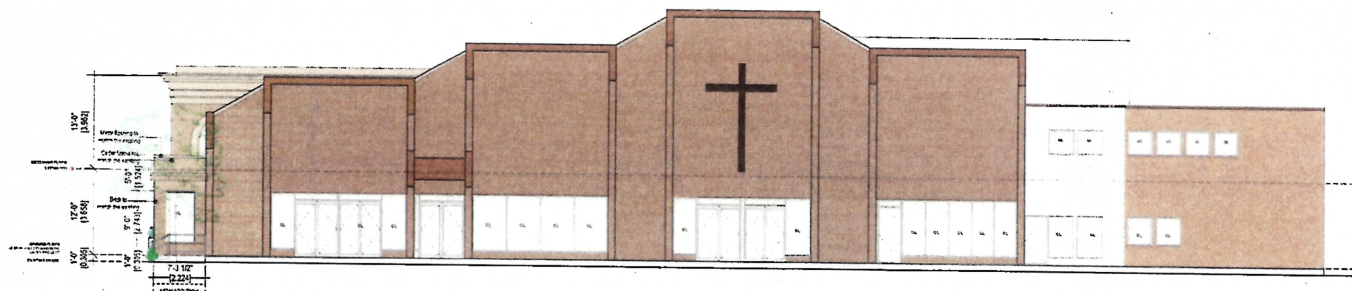
2 SOUTH ELEVATION (EXISTING)
A-3.1 SCALE: 1/8" = 1'-0"

RENOVATIONS TO
GLAD TIDINGS PENTECOSTAL CHURCH
225 - 1115 Glenhurst St.
SOUTH ELEVATION

project no.:	17-490
date	15 Nov 2017
drawn by	LODIE
checked by	ROB

A-3.1

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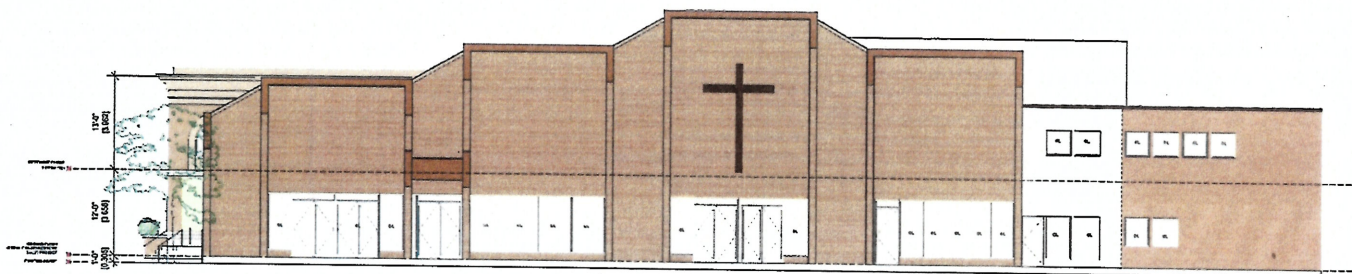


1 EAST ELEVATION (PROPOSED)
A-3.2 SCALE: 1/8" = 1'-0"



4. FOR 20 APPROVAL APPLICATION	27 Nov '17
3. REVISED SITE GRANT PERMIT	15 Nov '17
2. REVISED DEVELOPMENT PERMIT	02 NOV '17
1. FOR DEVELOPMENT PERMIT	20 Sept '17
NO. 100 - 100-1000	DATE

alan lowe architect inc.
221 - 1112 Dufferin St
Victoria British Columbia V8M 1A5
TEL: 250-560-2000 FAX: 250-560-2005



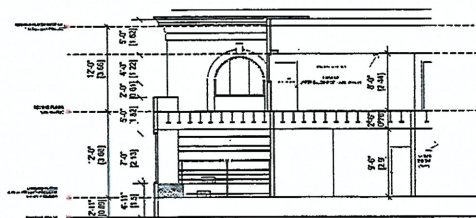
2 EAST ELEVATION (EXISTING)
A-3.2 SCALE: 1/8" = 1'-0"

RENOVATIONS TO
GLAD TIDINGS PENTECOSTAL CHURCH
Drawing 170
EAST ELEVATION

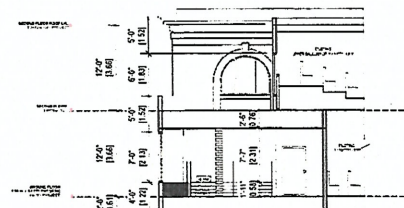
project no.:	17-490
date:	18 Nov 2017
checked by:	LOVE
drawn by:	RJA

A-3.2

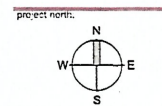
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A SECTION (PARTIAL)
A4 SCALE: 1/8" = 1'-0"



B SECTION (PARTIAL)
A4 SCALE: 1/8" = 1'-0"



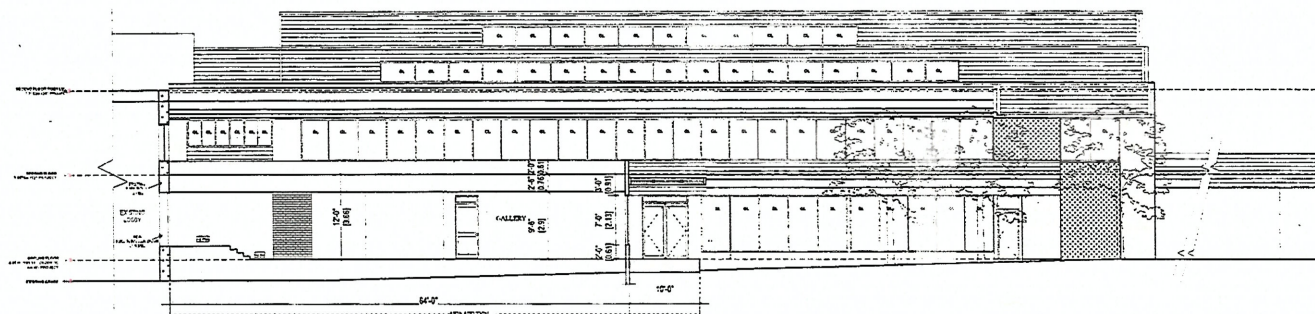
ISSUED / REVISED

4. FOR SUBMITTAL APPLICATION	22 Nov '17
3. REVISION DEVELOPMENT PERMIT	15 Nov '17
2. REVISION DEVELOPMENT PERMIT	02 Nov '17
1. FOR DEVELOPMENT PERMIT	20 Sep '17
No. Revision	Date

alan lowe architect inc.

225 - 1112 Sheppard St. E. 1 (416) 350-3155
Toronto, Ontario M4M 1B7 (416) 350-3455

DATE



C SECTION (PARTIAL)
A4 SCALE: 1/8" = 1'-0"



SECTIONS

project no.:	17-490
date:	11 Nov 2017
checked by:	LOWE
drawn by:	RJR

A-4