



BCCO CHURCH ADDITION

1981 CENTURY RD W, NORTH GOWER, ON

ISSUED FOR SPC

2025.03.12

ARCHITECTURAL DRAWINGS



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CIVIL DRAWINGS



TATHAM ENGINEERING

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MECHANICAL/ELECTRICAL DRAWINGS



GOODKEY WEEDMARK CONSULTING ENGINEERS

1688 WOODWARD DRIVE
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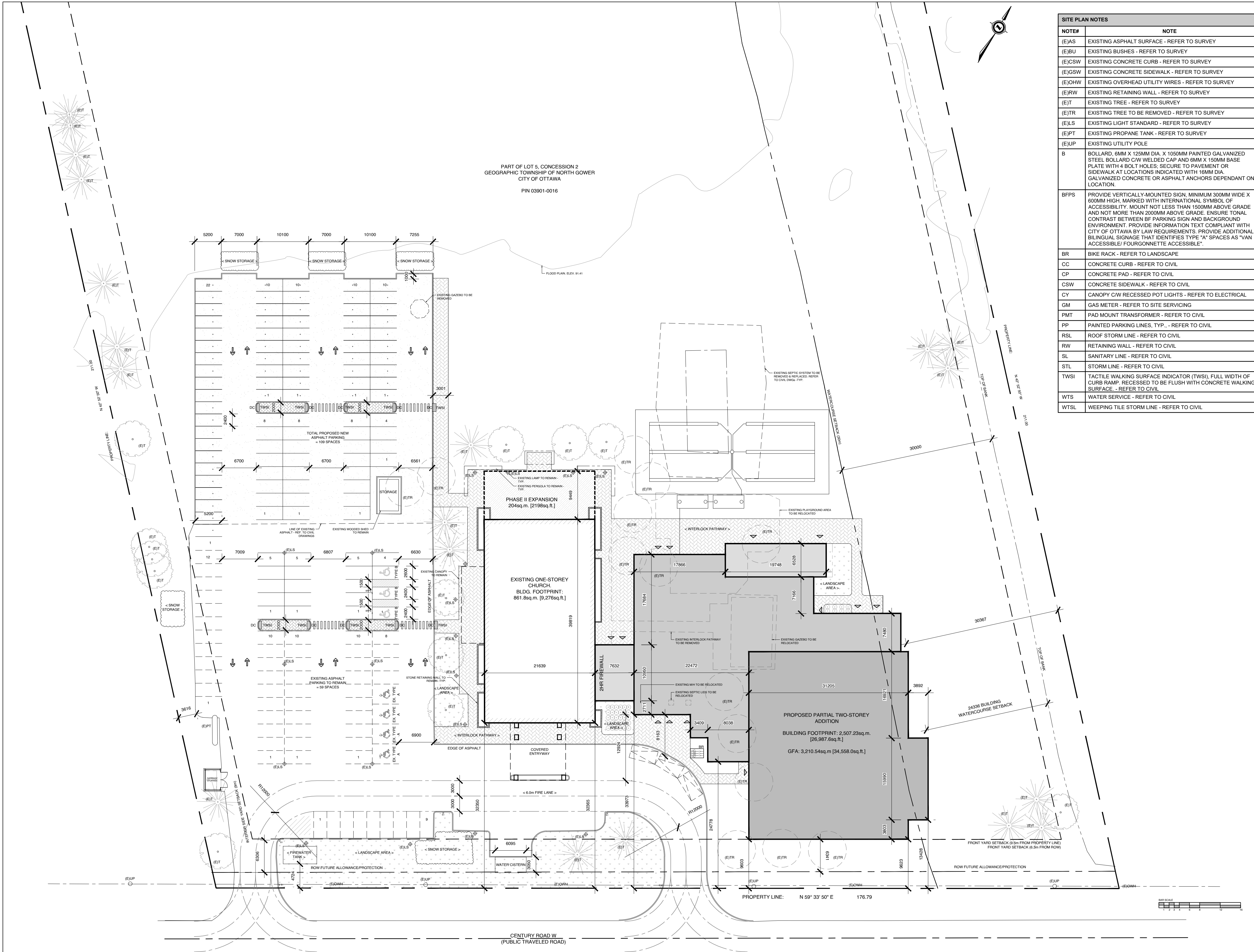
PLANNER



Q9 PLANNING & DESIGN

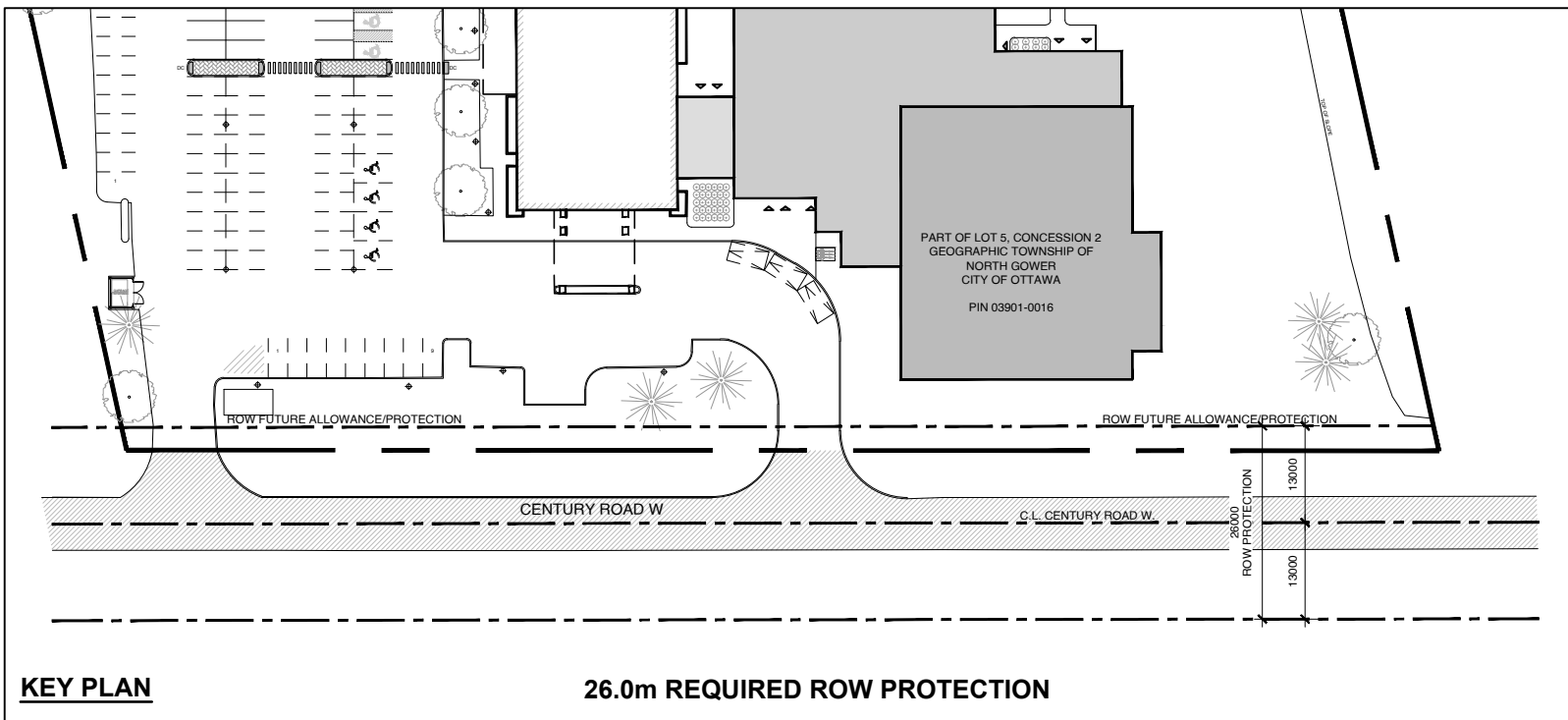
43 ECCLES ST. UNIT C
OTTAWA, ONTARIO K1R 6S3

(P) 613 850 8345



01 CONCEPT SITE PLAN
A1.0 SCALE: 1:400

LEGEND			
	NEW OVERHEAD DOOR		NEW SIGN, REFER TO SIGN LEGEND
	NEW DOOR / ENTRANCE		FIRE ROUTE SIGN
	BICYCLE PARKING SPACE (1.8Mx0.6M)		STREET LIGHT
	NO PARKING LINES		DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
	PARKING STALL COUNT PER ROW		VISITOR PARKING
	TWO WAY TRAFFIC		DEPRESSED CURB (DC)
	MINIMUM SETBACKS (ZONING)		TACTILE WALKING SURFACE INDICATORS (TWSIs)
	NEW CONSTRUCTION		PROPERTY LINE
	EXISTING BUILDINGS		PROPOSED FENCE
	SOFT LANDSCAPING		COMPACT PARKING SPACES
	CONCRETE SIDEWALK		
	BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS		



KEY PLAN 26.0m REQUIRED ROW PROTECTION

SITE PLAN NOTES	
NOTES	NOTE
(E)AS	EXISTING ASPHALT SURFACE - REFER TO SURVEY
(E)BU	EXISTING BUSHES - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE CURB - REFER TO SURVEY
(E)GSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)OHW	EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY
(E)RW	EXISTING RETAINING WALL - REFER TO SURVEY
(E)T	EXISTING TREE - REFER TO SURVEY
(E)TR	EXISTING TREE TO BE REMOVED - REFER TO SURVEY
(E)LS	EXISTING LIGHT STANDARD - REFER TO SURVEY
(E)PT	EXISTING PROPANE TANK - REFER TO SURVEY
(E)UP	EXISTING UTILITY POLE
B	BOLLARD: 6MM X 125MM DIA. X 1050MM PAINTED GALVANIZED STEEL BOLLARD C/W WELDED CAP AND 6MM X 150MM BASE PLATE WITH 4 BOLT HOLES. SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 16MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.
BFPS	PROVIDE VERTICALLY MOUNTED SIGN, MINIMUM 300MM WIDE X 600MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. MOUNT NOT LESS THAN 1500MM ABOVE GRADE AND NOT MORE THAN 200MM ABOVE GRADE. ENSURE TONAL CONTRAST BETWEEN BF PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE" / FOURGONNETTE ACCESSIBLE."
BR	BIKE RACK - REFER TO LANDSCAPE
CC	CONCRETE CURB - REFER TO CIVIL
CP	CONCRETE PAD - REFER TO CIVIL
CSW	CONCRETE SIDEWALK - REFER TO CIVIL
CY	CANOPY C/W RECESSED POT LIGHTS - REFER TO ELECTRICAL
GM	GAS METER - REFER TO SITE SERVICING
PMT	PAD MOUNT TRANSFORMER - REFER TO CIVIL
PP	PAINTED PARKING LINES, TYP., - REFER TO CIVIL
RSL	ROOF STORM LINE - REFER TO CIVIL
RW	RETAINING WALL - REFER TO CIVIL
SL	SANITARY LINE - REFER TO CIVIL
STL	STORM LINE - REFER TO CIVIL
TWSI	TACTILE WALKING SURFACE INDICATOR (TWSI), FULL WIDTH OF CURB RAMP. RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE - REFER TO CIVIL
WTS	WATER SERVICE - REFER TO CIVIL
WTSL	WEEPING TILE STORM LINE - REFER TO CIVIL

CITY OF OTTAWA ZONING BY-LAW

ZONING MECHANISM (RIS)	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	75m	176.79m
MINIMUM LOT AREA	10,000m ²	36,422.13m ²
MAXIMUM BUILDING HEIGHT	12m	7.5m
MINIMUM FRONT YARD SETBACK	9.0m	9.6m FROM PROPERTY LINE 5.3m FROM ROW
MINIMUM REAR YARD SETBACK	10m	130m
MINIMUM INTERIOR YARD SETBACK	9.0m	30.4m/80m
MAXIMUM LOT COVERAGE	30%	6.9%
MINIMUM LANDSCAPED AREA	20%	70.5%
PROVIDED TOTAL LANDSCAPE AREA		25,670m ²
WATERCOURSE SETBACK	30m	24.34m
PARKING PROVISIONS		
MINIMUM REQUIRED VEHICLE PARKING SPACES (AREA D ON SCHEDULE 1A) (COMMUNITY CENTRE / PLACE OF WORSHIP)	EXISTING BUILDING - CHURCH (PLACE OF WORSHIP): 861.8 m² 10 SPACES PER 100m² GFA = 861.8/100 = 8.618 x 10 = 87 SPACES PROPOSED ADDITION - FLEX SPACE (COMMUNITY CENTER / PLACE OF ASSEMBLY): 1387.5 m² 10 SPACES PER 100m² GFA = 1387.5/100 = 13.875 x 10 = 139 SPACES - CHURCH (PLACE OF WORSHIP): 587.7 m² 10 SPACES PER 100m² GFA = 587.7/100 = 5.877 x 10 = 59 SPACES - TOTAL: 196 SPACES NEW BUILD + EXISTING : 87 + 196 = 285 SPACES REQUIRED	168 SPACES PROVIDED
PROVIDED PARKING	REGULAR SPACES (EXISTING)	55
	REGULAR SPACES (NEW)	45
	ACCESSIBLE SPACE (TYPE A)	4 (EXISTING)
	ACCESSIBLE SPACE (TYPE B)	3
	COMPACT SPACES (50% OF PARKING SPACES: BY-LAW 2021-218, PART 4 - SECTION 106)	61
	TOTAL	168
BICYCLE PARKING REQUIRED	1 PER 1500 m ² OF GFA = 3 SPACES	3
MINIMUM DRIVEWAY WIDTH	PARKING LOT: 6.0m	6.0m
MINIMUM AISLE WIDTH	PARKING LOT: 6.0m	6.0m
MINIMUM PARKING SPACE DIMENSIONS	LENGTH: 5.2m WIDTH: 2.6m	LENGTH: 5.2m WIDTH: 2.6m
	UP TO 50% OF REQUIRED PARKING SPACES MAY BE 4.6m x 2.4m	50% (81 SPACES PERMITTED) = 61 SPACES

AREA SCHEDULE

ROOM NAME	ROOM AREA	LOCATION
PRIMARY USE (WORSHIP)		
EXISTING ONE-STOREY CHURCH	861.8 SQ.M	GROUND FLOOR
NURSERY ROOM	134.7 SQ.M	GROUND FLOOR
NURSERY WIC	4.9 SQ.M	GROUND FLOOR
FEEDING ROOM	21.2 SQ.M	GROUND FLOOR
STROLLER STORAGE	5.9 SQ.M	GROUND FLOOR
SUNDAY SCHOOL ROOM 01	59.4 SQ.M	SECOND FLOOR
YOUTH LOUNGE	197.8 SQ.M	SECOND FLOOR
MEZZANINE	27.9 SQ.M	SECOND FLOOR
SENIORS LOUNGE	70.8 SQ.M	SECOND FLOOR
SUNDAY SCHOOL ROOM 02	47.8 SQ.M	SECOND FLOOR
OFFICE	11.2 SQ.M	SECOND FLOOR
OFFICE	11.2 SQ.M	SECOND FLOOR
SECONDARY USE		
MULTI PURPOSE SPACE	1102.4 SQ.M	GROUND FLOOR
FEAST HALL/CAFE	245.6 SQ.M	GROUND FLOOR
COFFEE BAR	10.6 SQ.M	GROUND FLOOR
MEETING ROOM	26.9 SQ.M	SECOND FLOOR
SERVICE SPACE		
COAT CHECK	16.3 SQ.M	GROUND FLOOR
RECEPTION	7.7 SQ.M	GROUND FLOOR
MALE CHANGE ROOM	85.9 SQ.M	GROUND FLOOR
FEMALE CHANGE ROOM	86.8 SQ.M	GROUND FLOOR
UNIVERSAL WIC	9.3 SQ.M	GROUND FLOOR
STORAGE/JAN. CL.	15.0 SQ.M	GROUND FLOOR
COMMERCIAL KITCHEN	134.5 SQ.M	GROUND FLOOR
STAFF WIC	4.8 SQ.M	GROUND FLOOR
STAFF WIC	3.6 SQ.M	GROUND FLOOR
STORAGE/MECH	44.5 SQ.M	GROUND FLOOR
STORAGE	56.5 SQ.M	GROUND FLOOR
JAN. CL.	6.3 SQ.M	SECOND FLOOR
WIC	3.8 SQ.M	SECOND FLOOR
B.F WIC	6.5 SQ.M	SECOND FLOOR
CIRCULATION		
BUILDING LINK	55.5 SQ.M	GROUND FLOOR
LOBBY	117.6 SQ.M	GROUND FLOOR
VESTIBULE	15.4 SQ.M	GROUND FLOOR
EXIT CORRIDOR	3.8 SQ.M	GROUND FLOOR
STAIR A	22.7 SQ.M	GROUND FLOOR
CORRIDOR 01	48.3 SQ.M	GROUND FLOOR
STAIR B	24.2 SQ.M	GROUND FLOOR
CORRIDOR 02	62.4 SQ.M	GROUND FLOOR
CORRIDOR 03	120.2 SQ.M	SECOND FLOOR
STAIR A	22.7 SQ.M	SECOND FLOOR
STAIR B	20.5 SQ.M	SECOND FLOOR
AREA TOTALS		
PRIMARY USE (WORSHIP):	1449.5 SQ.M	(587.7 SQ.M NEW BUILD ONLY)
SECONDARY USE:	1387.5 SQ.M	
SERVICE SPACE:	481.5 SQ.M	
CIRCULATION:	513.3 SQ.M	

BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	2,507.23m ²	26,987.68ft ²
GROUND FLR. GROSS AREA	2,507.23m ²	26,987.68ft ²
SECOND FLR. GROSS AREA	708.43m ²	7,625.58ft ²
TOTAL GROSS FLR. AREA	3,215.66m ²	34,613.18ft ²

CLIENT NAME:

BCCO BRUNSTAD CHRISTIAN CHURCH

NOTES:

- 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
- 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
- 3) DO NOT SCALE DRAWINGS.
- 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
- 5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

CONSULTANTS:

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STRUCTURAL DRAWINGS:

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613.228.7381

LANDSCAPE DRAWINGS:

VS LANDSCAPE GROUP
4888 BAWK ST. OTTAWA, ON K1X 1G7
613.774.5296

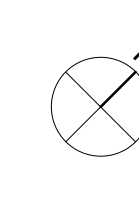
URBAN PLANNER:

Q9 PLANNING + DESIGN
43 ECOLES ST UNIT C, OTTAWA, ON K1R 6S3
613.552.8145

SEAL:



NORTH ARROW:



22	2025.03.12	ISSUED FOR SFC
19	2024.12.05	ISSUED FOR COORDINATION
18	2024.08.29	ISSUED FOR COORDINATION

No. DATE REVISION

S.J. LAWRENCE
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PROJECT:

BCCO CHURCH ADDITION

1981 CENTURY RD W, NORTH GOWER, ON

SHEET TITLE:

SITE PLAN

DRAWN BY:

D.T. B.L.

CHECKED BY:

S.J.L.

PLOT DATE:

2025.03.12

PROJECT DATE:

2023.03.15

JOB NUMBER:

SL-1090-23

SCALE:

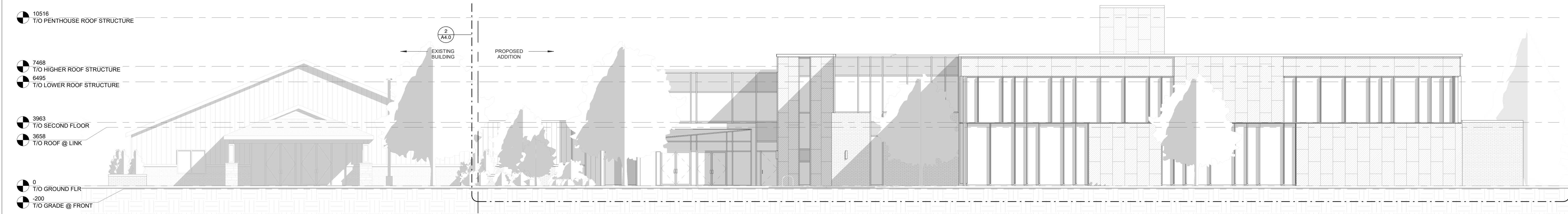
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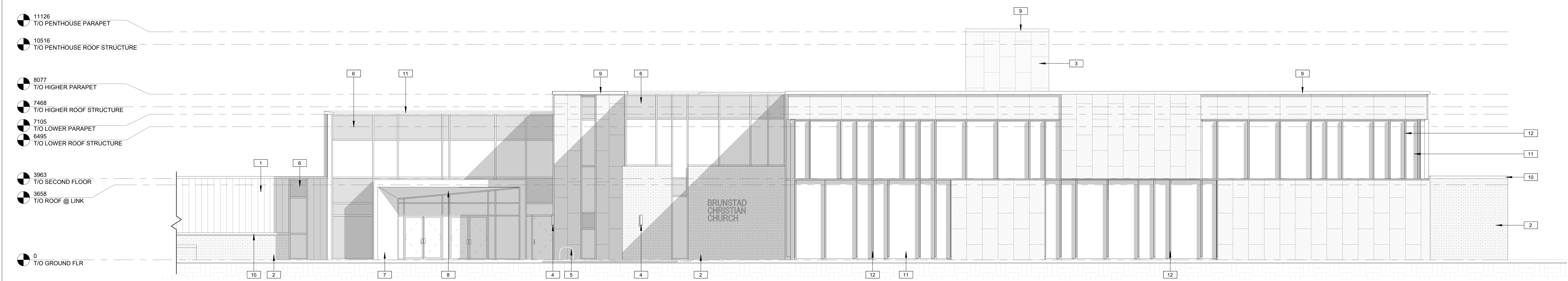
PLAN #

A1.0

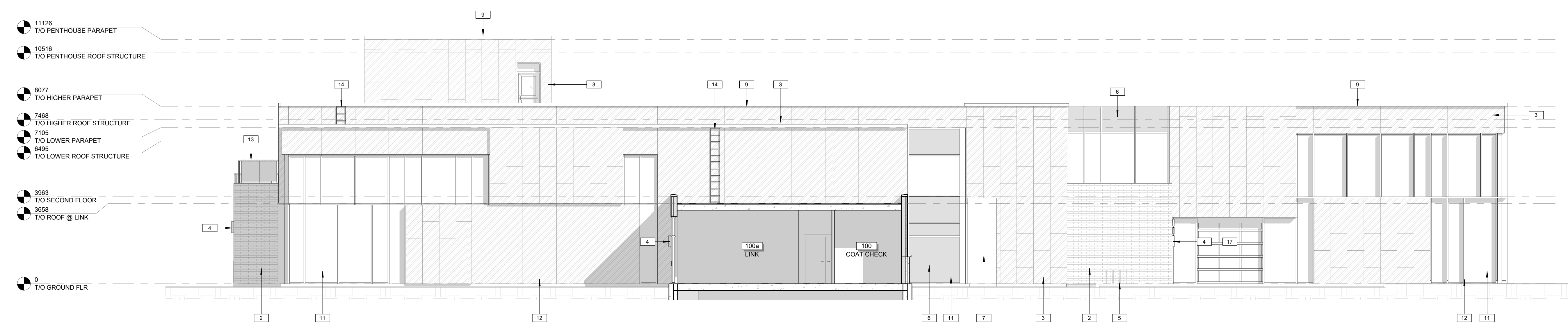
APPLICATION #



1 SOUTH ELEVATION (EXISTING & PROPOSED)
SCALE 1:125



2 SOUTH ELEVATION
SCALE 1:100



3 WEST ELEVATION
SCALE 1:100

CLIENT NAME:
BCCO BRUNSTAD CHRISTIAN CHURCH

NOTES:

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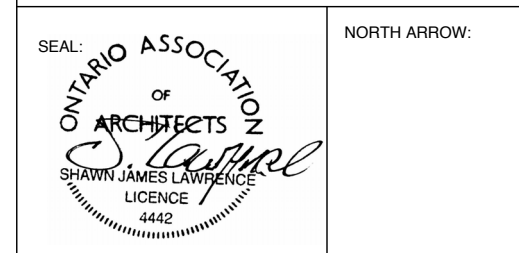
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KEYNOTES-ELEVATION	
1	VERTICAL SIDING - PATTERN AND COLOUR TBD
2	MASONRY VENEER - PATTERN AND COLOUR TBD
3	ALUMINUM COMPOSITE PANEL (ACM) - COLOUR TBD
4	WALL SCOE: REFER TO ELECTRICAL
5	BICYCLE PARKING RACKS, REFER TO PLANS
6	SPANDREL PANEL
7	PRECAST CONCRETE CANOPY
8	PROVIDE POT LIGHTS WITHIN UIS OF PRECAST CANOPY - REFER TO ELECTRICAL
9	PRE-FINISHED METAL FASCIA
10	4" PRECAST CONCRETE SILL
11	STOREFRONT GLAZING
12	PRE-FINISHED METAL DECORATIVE FINIS TO ALIGN WITH STOREFRONT GLAZING MILLIONS - COLOUR AND PATTERN TBD
13	PRE-FINISHED METAL GUARD RAIL (1070mm TALL)
14	GALVANIZED ROOF ACCESS LADDER PROVIDE P-ENG STAMPED SHOP DWGS FOR REVIEW
15	EXTERIOR LED WALLPACK
16	EXTERIOR PRE-FINISHED STEEL STAIR
17	ALUMINUM/GLASS OVERHEAD DOOR



No.	DATE	REVISION
06	2025.03.12	ISSUED FOR SPC
04	2024.06.18	ISSUED FOR REVIEW
03	2024.01.23	ISSUED FOR REVIEW
02	2023.12.04	ISSUED FOR PRE-CONSULT
01	2023.11.30	ISSUED FOR REVIEW

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SL
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PROJECT:
BCCO CHURCH ADDITION

1981 CENTURY RD W, NORTH GOWER, ON

SHEET TITLE:
PROPOSED ELEVATIONS

DRAWN BY:
D.T. B.L.

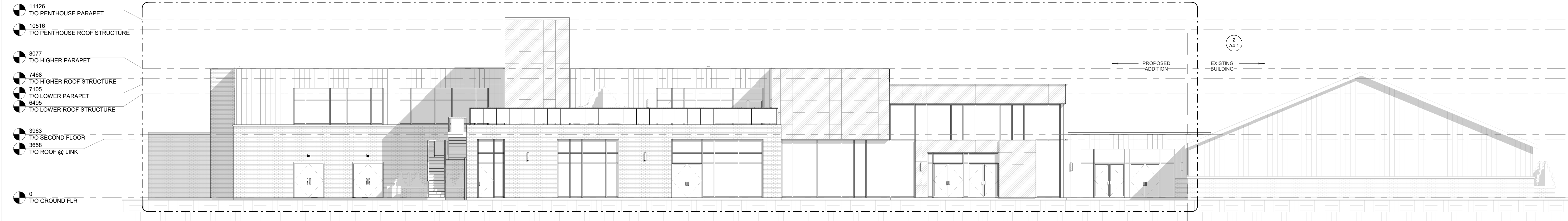
CHECKED BY:
S.J.L.

PLOT DATE:
2025-03-12 9:42:54 AM

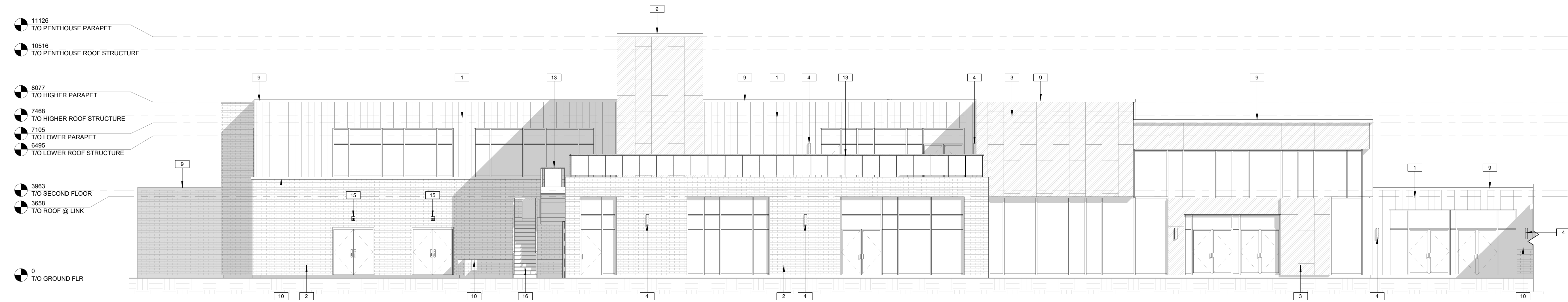
PROJECT DATE:
2023.03.15

JOB NUMBER:
SL-1090-23

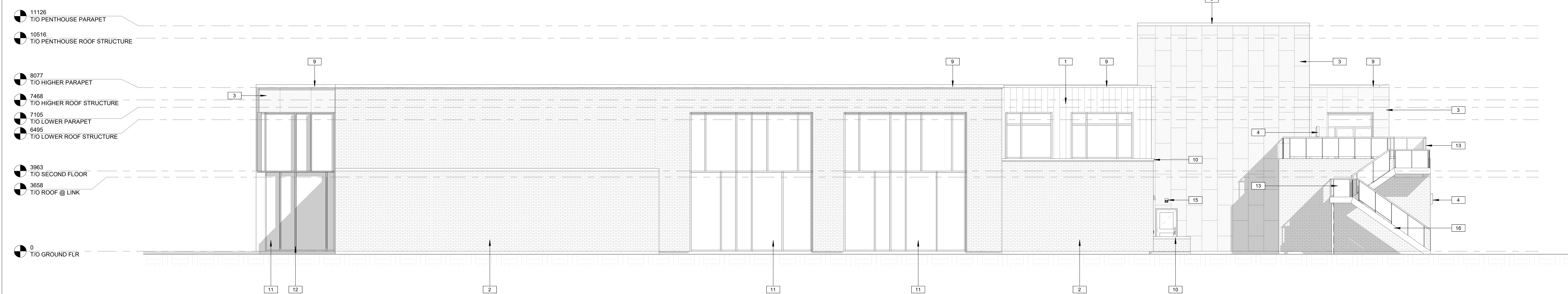
SCALE:
As indicated



1 NORTH ELEVATION (EXISTING & PROPOSED)
SCALE 1:125



2 NORTH ELEVATION
SCALE 1:100



3 EAST ELEVATION
SCALE 1:100

CLIENT NAME:

BCCO BRUNSTAD CHRISTIAN CHURCH

NOTES:

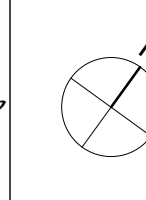
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- | | |
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1981 CENTURY RD W, NORTH GOWER, ON

SHEET TITLE:

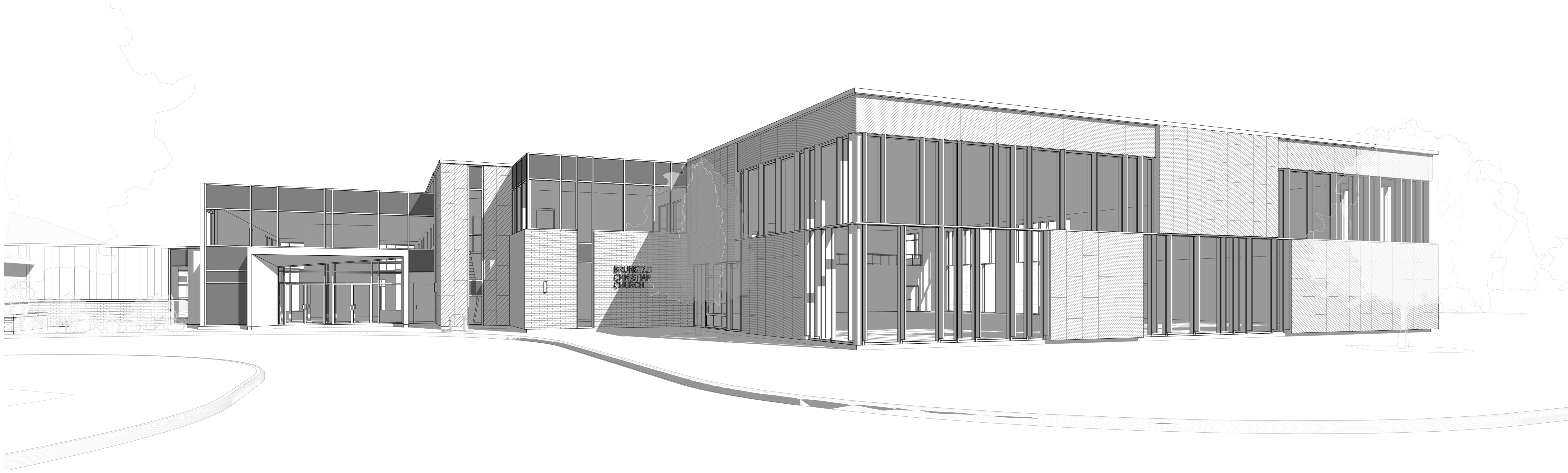
PROPOSED ELEVATIONS

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PLOT DATE: 2025-03-12 9:42:58 AM	PROJECT DATE: 2023.03.15
JOB NUMBER: SL-1090-23	SCALE: As indicated

A4.1

APPLICATION #

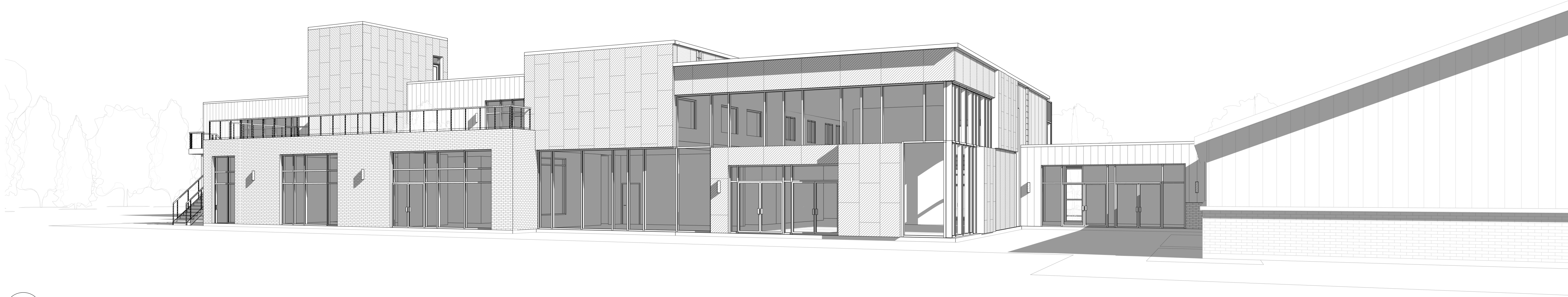
PLAN #



1 3D PERSPECTIVE 01 (FRONT ELEVATION)
A4.2 SCALE



2 3D PERSPECTIVE 02 (FRONT ELEVATION)
A4.2 SCALE



3 3D PERSPECTIVE 03 (REAR ELEVATION)
A4.2 SCALE

CLIENT NAME:

BCCO BRUNSTAD CHRISTIAN CHURCH

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1981 CENTURY RD W, NORTH GOWER, ON

SHEET TITLE:
PERSPECTIVES

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JOB NUMBER: SL-1090-23	SCALE:

A4.2

APPLICATION #