

REQUEST FOR PROPOSAL

Early Learning and Child Care Operator

Our Lady of the Rosary Parish

2940 Irwin Road, Langford, BC V9B 5Y6

Issue Date: February 23, 2026

Proposal Deadline: March 31, 2026, 4:00 PM PST

Contact Person: Fr. William Hann, Pastor

Phone: (250) 478-3482

Email: whann@rcdvictoria.org

Office Hours: Monday – Friday, 8:00 AM – 3:45 PM

Executive Summary

Our Lady of the Rosary Parish invites qualified early-learning and childcare operators to submit proposals for a long-term lease agreement to operate a licensed childcare facility on parish property. The Parish seeks a partner organization that will provide high-quality early learning services while operating in alignment with Christian values and supporting families in need within our community.

This is an exceptional opportunity for an experienced operator to establish a purpose-built childcare facility within a supportive faith-based community setting.

About Our Lady of the Rosary Parish

Our Lady of the Rosary Parish is a vibrant Catholic community located in Langford, British Columbia, serving families throughout the Western Communities. The Parish is committed to living the Gospel through service, education, and support for those in need.

The Parish will be operating at 2940 Irwin Road, Langford, BC V9B 5Y6. Our new Church will be completed within a few months and this facility includes dedicated space designed for early learning and childcare programming.

Project Overview

Purpose

The Parish seeks to partner with a qualified early learning operator to establish and operate a licensed child care facility that:

- Provides high-quality early learning and child care services to families in the community
- Operates in alignment with Catholic Christian values, teachings, and principles
- Serves families from diverse backgrounds, with particular attention to supporting those in need
- Creates a nurturing, faith-informed environment that respects the developmental needs of young children
- Contributes to the Parish's mission of service and community support

Facility Description

The Parish has constructed a purpose-built child care facility located in the lower level of the new church building. The facility features:

Total Approximate Area: 229 square meters (2,464 square feet) of dedicated child care space

Room Configuration:

- Day Care Open Area 1: 78.63 m² (846 sq ft)
- Day Care Open Area 2: 53.18 m² (572 sq ft)
- Group Care Open Area: 97.23 m² (1,046 sq ft)
- Kitchen/Food Preparation Area
- Office Space for Administrative Functions
- Multiple Washroom Facilities (Rooms 021, 022, 025, 026)
- Laundry Room
- Storage Areas

Outdoor Play Space:

- Outdoor Playground Area: 217 m² (2,336 sq ft)
- Fenced playground with dedicated gate access
- Adjacent to facility for easy supervision and access

Facility Features:

- New construction completed in 2026
- Modern HVAC system with climate control
- Natural lighting throughout
- Millwork with sinks installed in care areas
- Accessible washroom facilities designed for young children
- Direct access to outdoor playground
- Separate entrance for child care operations

- Ample parking available on-site

Building Address: 2940 Irwin Road, Langford, BC V9B 5Y6

Architectural plans and detailed facility specifications are available upon request for qualified proponents.

Scope of Services

The selected operator will be responsible for:

Licensing and Compliance

- Obtaining and maintaining all required licenses from the Province of British Columbia to operate a licensed child care facility
- Ensuring compliance with all applicable federal, provincial, and municipal regulations, including but not limited to:
 - Child Care Licensing Regulation (BC Reg 332/2007)
 - Community Care and Assisted Living Act
 - Local municipal bylaws and fire safety requirements
 - WorkSafeBC requirements
 - Privacy and information protection legislation
- Maintaining current liability insurance and all required operational insurance
- Implementing and maintaining health and safety protocols
- Conducting regular safety inspections and maintenance coordination

Program Development and Delivery

- Developing and implementing an early learning curriculum consistent with BC Early Learning Framework
- Providing age-appropriate programming for children (ages to be determined by operator's license)
- Hiring, training, and supervising qualified early childhood educators and support staff
- Maintaining appropriate adult-to-child ratios as required by licensing standards
- Implementing inclusive practices to support children with diverse needs and abilities
- Creating a welcoming, nurturing environment that supports children's social, emotional, cognitive, and physical development

Catholic Christian Values Integration

- Operating in a manner consistent with Catholic social teaching and values, including:
 - Dignity of the human person

- Care for God's creation
- Solidarity and the common good
- Preferential option for the poor and vulnerable
- Respect for family life
- Maintaining an environment that respects the faith traditions of all families while honoring the Catholic identity of the Parish
- Supporting families in need through accessible programming and fee structures
- Collaborating with Parish staff on appropriate occasions (e.g., seasonal celebrations, community events)
- Demonstrating respect for the sacred nature of the church facility and Parish operations

Community Engagement and Support

- Providing services to families from diverse backgrounds and circumstances
- Implementing strategies to support families experiencing financial hardship
- Participating in BC Affordable Child Care Benefit program and other provincial funding initiatives
- Developing sliding scale fee structures or subsidy programs where appropriate
- Building positive relationships with families and the broader community
- Collaborating with local agencies and resources to support family needs

Operational Management

- Managing all aspects of day-to-day operations including enrollment, scheduling, and family communications
- Maintaining appropriate operational hours to serve working families
- Implementing quality assurance and continuous improvement processes
- Managing financial operations including budgeting, payroll, accounts payable/receivable
- Coordinating facility maintenance needs with Parish staff
- Ensuring appropriate emergency preparedness and response procedures

Lease Terms and Conditions

Lease Duration

The Parish seeks a long-term partnership with an initial lease term of **five (5) years** with options for renewal based on mutual agreement and performance review.

Renewal terms will be negotiated based on:

- Quality of service delivery
- Alignment with Catholic values and Parish mission
- Financial sustainability
- Community feedback and satisfaction
- Compliance with all regulatory requirements

Lease Rate and Structure

Proponents are invited to propose lease rate structures in their proposals. The Parish is open to considering various arrangements, including:

- Fixed monthly lease rate per square foot
- Revenue-sharing arrangements
- Graduated lease rates with initial reduced rates during start-up phase
- Subsidized rates in exchange for commitment to serve families in need

All lease proposals should clearly identify:

- Base rent amount and calculation method
- Additional costs (utilities, maintenance, property taxes if applicable)
- Payment schedule and terms
- Annual escalation provisions (if any)
- Services included vs. services charged separately

The Parish is committed to establishing a fair and sustainable lease arrangement that enables quality programming while supporting the Parish's mission of service to the community.

Facility Use and Responsibilities

Operator Responsibilities:

- Day-to-day cleaning and sanitization of child care areas
- Routine maintenance of equipment and furnishings
- Replacement of damaged or worn equipment and furnishings
- Janitorial services for child care areas
- Supply costs for programming and operations
- Telephone and internet services for child care operations

Parish Responsibilities:

- Building structural maintenance
- HVAC system maintenance and major repairs
- Roof and exterior maintenance
- Common area maintenance
- Snow removal and exterior grounds keeping

- Building insurance (structure)

Shared Responsibilities:

- Coordination on building access and security systems
- Emergency response planning and procedures
- Compliance with fire safety and building code requirements

Utility costs (heat, electricity, water, sewer) may be included in lease rate or billed separately based on agreed terms.

Use Restrictions

The leased premises shall be used exclusively for licensed childcare and early learning services. Any other use requires prior written approval from the Parish.

The operator shall respect the sacred nature of the church building and Parish operations, including:

- Maintaining appropriate noise levels during church services and events
- Coordinating parking and traffic flow during peak Parish activity times
- Respecting access needs for Parish events and emergency situations
- Maintaining professional standards of conduct appropriate to a faith-based setting

Proposal Requirements

Interested operators must submit a comprehensive proposal addressing all of the following components:

1. Organization Profile and Experience

Provide detailed information about your organization, including:

- Legal name, business structure, and registration information
- Mission, vision, and organizational values
- History and background of the organization
- Number of years operating early learning programs
- Current licensed childcare facilities operated (locations, capacities, ages served)
- Key personnel and organizational leadership
- Organizational capacity and resources
- Relevant awards, accreditations, or recognition

2. Qualifications and Expertise

Demonstrate your organization's qualifications by providing:

- Credentials and qualifications of key staff (Executive Director, Program Directors, Lead Educators)
- Staff training and professional development approach
- Quality assurance and program evaluation methods
- Licensing history and compliance record
- Approach to continuous improvement
- Professional memberships and affiliations

3. Program Model and Philosophy

Describe your proposed program, including:

- Educational philosophy and approach to early learning
- Curriculum framework and learning goals
- Daily schedule and routine structure
- Age groups to be served and proposed licensed capacity
- Adult-to-child ratios (including any that exceed minimum requirements)
- Inclusive practices and support for diverse learners
- Indoor and outdoor programming approach
- Nutrition and meal program (if applicable)
- Family engagement and communication strategies

4. Alignment with Catholic Christian Values

Address how your organization will:

- Honor and respect the Catholic identity of the Parish while serving families of all backgrounds
- Integrate Catholic values of dignity, compassion, and service into daily operations
- Support families in need and demonstrate commitment to serving vulnerable populations
- Collaborate appropriately with Parish staff and community
- Create an environment consistent with Catholic social teaching
- Respect the sacred nature of operating within a church facility

Provide specific examples of how your organization has previously worked within faith-based settings or demonstrated alignment with values-based missions.

5. Service to Families in Need

Describe your commitment and strategies for supporting families experiencing financial hardship, including:

- Current or proposed subsidy programs

- Sliding scale fee structures
- Participation in government funding programs (Child Care Fee Reduction Initiative, Affordable Child Care Benefit, etc.)
- Percentage of spaces allocated for subsidized families
- Community partnerships to support family needs
- Scholarship or bursary programs

6. Operational Plan

Provide a detailed operational plan addressing:

- Proposed hours and days of operation
- Enrollment capacity and phased implementation plan
- Staffing plan including number of staff, roles, and qualifications
- Recruitment and retention strategies for qualified educators
- Emergency procedures and risk management
- Health and safety protocols
- Food safety procedures (if providing meals/snacks)
- Facility maintenance and cleaning protocols
- Technology systems for enrollment, communication, and management

7. Timeline and Implementation

Outline your proposed timeline for:

- Licensing application and approval process
- Facility preparation and equipment procurement
- Staff recruitment and training
- Family enrollment and marketing
- Projected opening date
- Phased enrollment approach (if applicable)

8. Financial Proposal

Submit a comprehensive financial proposal including:

- Proposed lease rate structure and calculation
- Three-year operating budget projections
- Revenue projections including enrollment assumptions and fee structures
- Expense projections for all operational costs
- Capital investment plans for equipment and furnishings
- Financial sustainability analysis

- Funding sources (provincial grants, parent fees, other revenue)
- Cash flow projections for first year of operations

Clearly identify all assumptions used in financial projections.

9. Community Benefit

Describe how your operation will benefit the community, including:

- Contribution to addressing childcare needs in Langford
- Employment opportunities created
- Community partnerships and collaborations
- Educational and support resources for families
- Contribution to the Parish's mission of service

10. References

Provide a minimum of four (4) professional references, including:

- At least two (2) licensing officers or regulatory contacts
- At least two (2) landlords, facility owners, or partner organizations
- Contact name, title, organization, phone number, email, and relationship to your organization for each reference

The Parish reserves the right to contact references and conduct additional due diligence.

Evaluation Criteria

Proposals will be evaluated based on the following weighted criteria:

Evaluation Category	Weight
Organization Experience and Qualifications	20%
Program Quality and Educational Approach	20%
Alignment with Catholic Values and Mission	20%
Commitment to Serving Families in Need	15%
Financial Viability and Lease Proposal	15%
Operational Plan and Capacity	10%
Total	100%

Table 1: Proposal Evaluation Criteria and Weights

Detailed Evaluation Considerations

Organization Experience and Qualifications (20%)

- Demonstrated track record operating licensed childcare facilities
- Qualifications and experience of leadership and staff
- Quality of current operations and programs
- Licensing compliance history
- Organizational stability and capacity

Program Quality and Educational Approach (20%)

- Strength and appropriateness of educational philosophy
- Quality of curriculum and learning framework
- Inclusive practices and support for diverse learners
- Family engagement strategies
- Indoor and outdoor programming approach

Alignment with Catholic Values and Mission (20%)

- Understanding of and commitment to Catholic social teaching
- Demonstrated respect for faith-based partnerships
- Approach to honoring Catholic identity while serving diverse families
- Alignment with Parish mission of service and community support
- Cultural sensitivity and inclusive practices

Commitment to Serving Families in Need (15%)

- Concrete strategies for supporting families experiencing hardship
- Participation in subsidy and funding programs
- Track record of accessible programming
- Community partnerships supporting vulnerable families
- Percentage of subsidized spaces offered

Financial Viability and Lease Proposal (15%)

- Reasonableness and sustainability of financial projections
- Fairness and appropriateness of proposed lease terms
- Organizational financial stability
- Realistic revenue and expense assumptions
- Long-term financial sustainability

Operational Plan and Capacity (10%)

- Comprehensiveness and feasibility of operational plan
- Staffing plan and recruitment strategies

- Health, safety, and risk management protocols
 - Realistic timeline for implementation
 - Technology and systems capacity
-

Selection Process

The selection process will follow these stages:

Stage 1: Proposal Submission and Initial Review

All proposals received by the deadline will be reviewed for completeness and eligibility. Incomplete proposals may be disqualified.

Stage 2: Detailed Evaluation

An evaluation committee comprised of Parish leadership and advisors will conduct detailed review and scoring of all complete proposals based on the evaluation criteria.

Stage 3: Shortlisting and Interviews

The top-ranked proponents will be invited for interviews and facility tours. Interviews may include:

- Presentation by the proponent organization
- Question and answer session with evaluation committee
- Discussion of proposal details and clarifications
- Site visit to current facilities operated by the proponent (if applicable)

Stage 4: Reference Checks and Due Diligence

The Parish will conduct reference checks and due diligence for shortlisted proponents, which may include:

- Verification of licensing history and compliance
- Conversations with landlords and partner organizations
- Review of financial statements and business records
- Criminal record checks for key personnel
- Site visits to existing operations

Stage 5: Selection and Negotiation

The evaluation committee will recommend a preferred proponent to Parish leadership for approval. Following approval, the Parish will enter into lease negotiations with the selected operator.

Stage 6: Lease Agreement

Upon successful negotiation, a formal lease agreement will be executed between the Parish and the selected operator.

Submission Instructions

Proposal Format

Proposals should be submitted in the following format:

- Electronic format: PDF document, maximum 50 pages (excluding appendices)
- Font: Minimum 11-point, easily readable font
- Page setup: 8.5" x 11" (letter size), single-sided
- Organization: Clearly labeled sections corresponding to Proposal Requirements
- Appendices: Supporting documents, references, financial statements, sample materials (not included in page limit)

Submission Deadline and Method

Deadline: March 31, 2026 at 4:00 PM PST

Submission Method: Email submissions to whann@rcdvictoria.org

Email Subject Line: "RFP Response - Early Learning Operator - [Organization Name]"

Confirmation: Receipt of proposals will be confirmed by email within two (2) business days. If you do not receive confirmation, please contact the Parish office.

Late submissions will not be accepted unless the delay is due to circumstances beyond the proponent's control, as determined by the Parish.

Questions and Clarifications

Questions regarding this RFP should be submitted in writing via email to whann@rcdvictoria.org with the subject line "RFP Question - Early Learning Operator."

Question Deadline: March 15, 2026 at 4:00 PM PST

Answers to questions will be provided to all parties who have expressed interest in submitting a proposal. Questions and answers will be compiled and distributed by March 20, 2026.

To receive question-and-answer updates, please send an email to whann@rcdvictoria.org with the subject line "RFP Interest - Early Learning Operator" to be added to the distribution list.

Site Visits

Interested proponents are encouraged to schedule a site visit to view the facility. Site visits will be arranged by appointment only.

To schedule a site visit, please contact:

Parish Office: (250) 478-3482

Email: whann@rcdvictoria.org

Office Hours: Monday – Friday, 8:00 AM – 3:45 PM

Terms and Conditions

Right to Accept or Reject

The Parish reserves the right to:

- Accept or reject any or all proposals
- Waive informalities or irregularities in proposals
- Request clarification or additional information from proponents
- Negotiate terms and conditions with the selected proponent
- Cancel or modify this RFP at any time
- Not award a lease agreement if no suitable proponent is identified

Confidentiality

All proposals will be treated as confidential. Information contained in proposals will not be disclosed to third parties except as required for evaluation purposes or as required by law.

Proponent Expenses

Proponents are responsible for all costs associated with preparing and submitting proposals. The Parish will not reimburse proponents for any costs incurred in responding to this RFP.

Ownership of Proposals

All proposals submitted become the property of Our Lady of the Rosary Parish and will not be returned.

No Obligation

Issuance of this RFP does not constitute a commitment by the Parish to enter into a lease agreement. The Parish is under no obligation to accept any proposal or to enter into negotiations with any proponent.

Conflict of Interest

Proponents must disclose any actual or potential conflicts of interest. The Parish reserves the right to disqualify proposals where conflicts of interest cannot be resolved.

Accuracy of Information

While efforts have been made to ensure the accuracy of information provided in this RFP, proponents should conduct their own due diligence. The Parish is not responsible for any errors or omissions in the information provided.

Modification of Proposals

Proposals may be modified or withdrawn by written notice to the Parish prior to the submission deadline. No modifications will be accepted after the deadline.

Projected Timeline

The following timeline is provided for information purposes and may be adjusted at the Parish's discretion:

Milestone	Date
RFP Issue Date	February 23, 2026
Site Visit Period	February 24 - March 15, 2026
Question Deadline	March 15, 2026 (4:00 PM PST)
Answers Distributed	March 20, 2026
Proposal Submission Deadline	March 31, 2026 (4:00 PM PST)
Proposal Evaluation Period	April 1 - 15, 2026
Interviews with Shortlisted Proponents	April 20 - 30, 2026
Reference Checks	May 1 - 10, 2026
Selection Decision	May 15, 2026
Lease Negotiation	May 15 - June 15, 2026
Lease Execution	July 1, 2026 (target)
Facility Occupancy	July 2026 (anticipated)

Table 2: Projected RFP and Selection Timeline

Additional Information

Community Context

Langford is one of the fastest-growing communities in British Columbia, with a young demographic and significant need for quality childcare services. The City of Langford and the Western Communities have identified childcare as a priority for families.

Our Lady of the Rosary Parish serves a diverse community of families and individuals, welcoming all who seek spiritual support and community connection. The Parish operates with a mission of service, particularly to those experiencing vulnerability or hardship.

Provincial Child Care Context

The Province of British Columbia has made significant investments in childcare through initiatives including:

- Child Care Fee Reduction Initiative (CCFRI)
- Affordable Child Care Benefit (ACCB)
- Child Care Operating Funding (CCOF)
- Wage Enhancement and other workforce support programs

Operators are encouraged to participate in provincial funding programs that make childcare more accessible and affordable for families. The Parish is committed to partnering with an operator who will maximize opportunities to serve families at various income levels.

Facility Plans and Specifications

Architectural drawings and facility specifications are available for review by serious proponents. To request access to detailed facility documentation, please contact the Parish office.

Plans include:

- Basement floor plans showing daycare layout
- Elevation drawings
- Building sections
- Mechanical, electrical, and plumbing details
- Outdoor playground specifications

All architectural plans are copyright Zeidler Architecture Inc. and are provided for information purposes only in relation to this RFP.

Contact Information

For all inquiries related to this Request for Proposal, please contact:

Our Lady of the Rosary Parish

2940 Irwin Road
Langford, BC V9B 5Y6

Phone: (250) 478-3482

Email: whann@redvictoria.org

Office Hours: Monday – Friday, 8:00 AM – 3:45 PM

Website: www.olorchurch.ca

We look forward to receiving proposals from qualified early learning operators who share our commitment to serving families and children with excellence, compassion, and dedication to Catholic values.

Appendices

Appendix A: Facility Photographs

[Images showing the current state of the childcare facility spaces are included in the original submission materials]

Appendix B: Architectural Drawings (Available Upon Request)

- Drawing 21.pdf - Overall Building Elevations (A3.01)
- Drawing 59.pdf - Enlarged Floor and Elevations - Daycare (A9.20)
- Drawing 67.pdf - Basement Floor Plan (CA2.11)

Contact the Parish office to request access to complete architectural drawings.

Appendix C: Proposal Submission Checklist

Ensure your proposal includes all of the following components:

- ☐ Cover letter introducing your organization and proposal
- ☐ Organization Profile and Experience (Section 1)
- ☐ Qualifications and Expertise (Section 2)
- ☐ Program Model and Philosophy (Section 3)
- ☐ Alignment with Catholic Values (Section 4)
- ☐ Service to Families in Need (Section 5)
- ☐ Operational Plan (Section 6)
- ☐ Timeline and Implementation (Section 7)
- ☐ Financial Proposal (Section 8)
- ☐ Community Benefit (Section 9)
- ☐ References - minimum four (4) (Section 10)
- ☐ Appendices: Supporting documents, certifications, financial statements

☑ Signed declaration of accuracy and authority to bind the organization

Our Lady of the Rosary Parish thanks all interested proponents for their time and effort in preparing proposals. We are excited about the opportunity to partner with a qualified operator to bring high-quality early learning services to our community.

Appendix B: Architectural Drawings



NOTE

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F	ISSUED FOR CONSTRUCTION	2024-11-01
E	ISSUED FOR BUILDING PERMIT	2024-07-01
D	RE-ISSUED FOR SITE SERVICING	2023-12-22
C	ISSUED FOR TENDER	2023-06-09
B	ISSUED FOR COORDINATION	2023-05-14
A	ISSUED FOR COORDINATION	2023-04-21

NO.	ISSUE/ REVISION	DATE
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PROJECT

OUR LADY OF THE ROSARY NEW CHURCH

PROJECT ADDRESS

2940 Irwin Road, Langford, BC

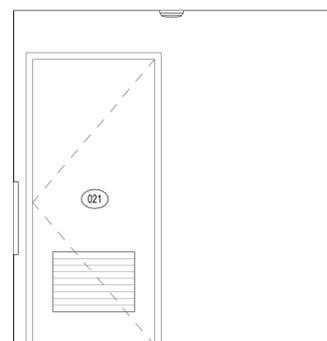
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ENLARGED FLOOR & ELEVATIONS - DAYCARE

PROJECT NO.	DRAWN	CHECKED
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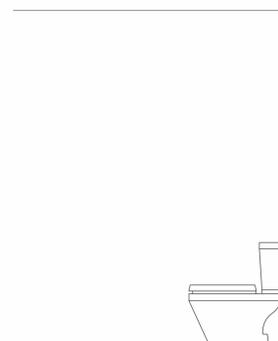
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A9.20



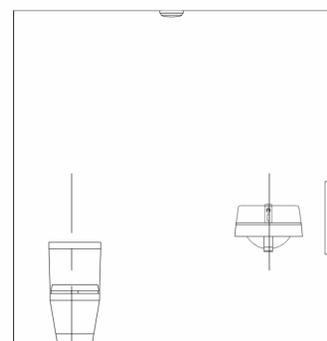
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A9.20 SCALE: 1:25



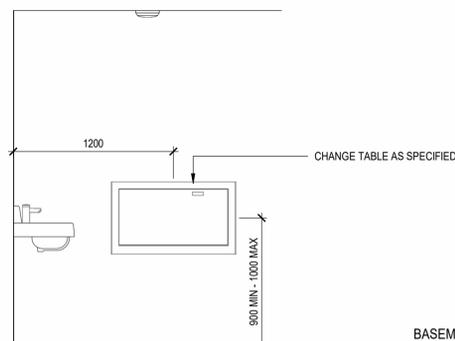
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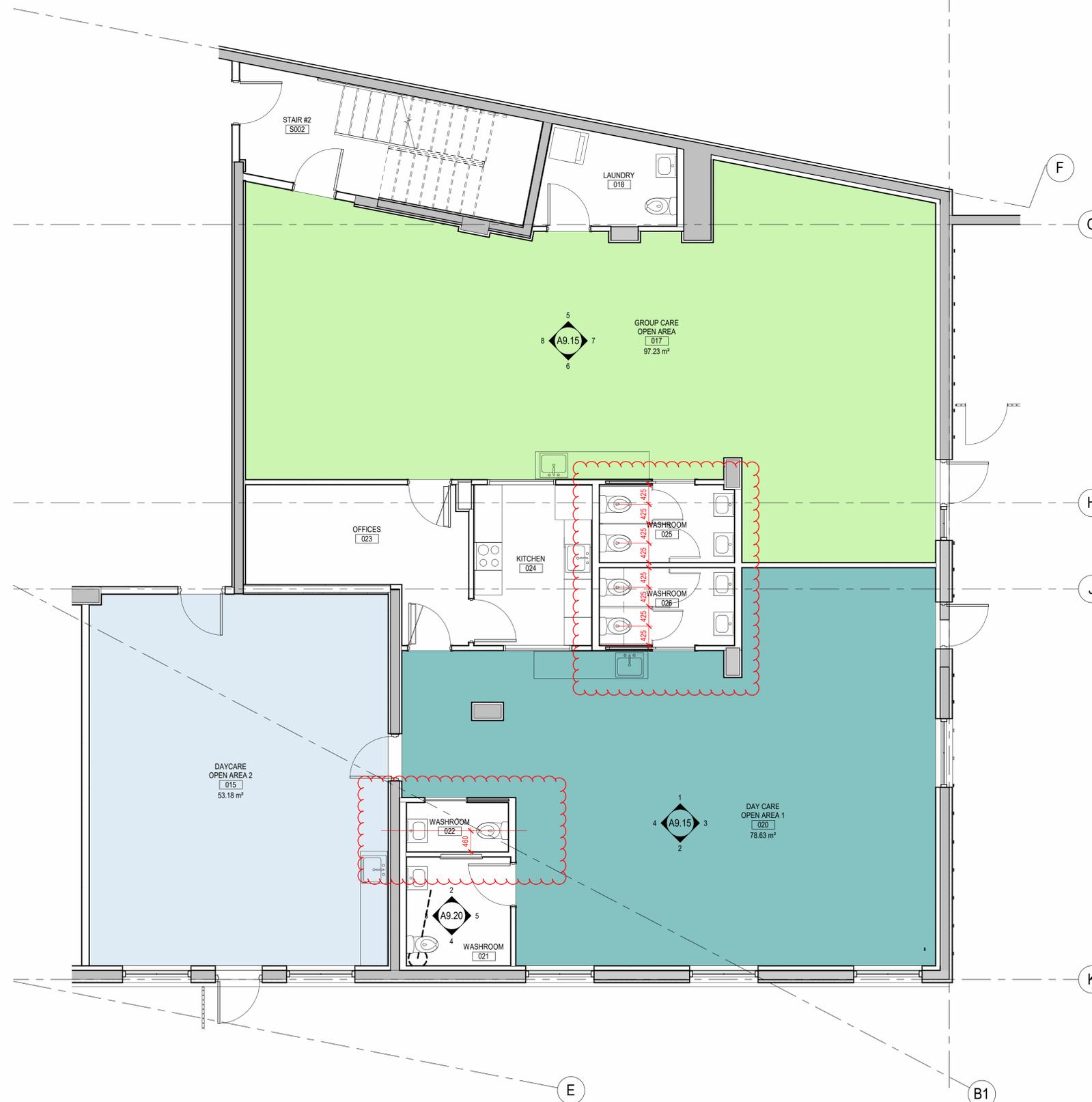
3 WASHROOM 021 - WEST ELEVATION

A9.20 SCALE: 1:25



2 WASHROOM 021 - NORTH ELEVATION

A9.20 SCALE: 1:25



1 ENLARGED PLAN - BASEMENT FLOOR DAYCARE

A9.20 SCALE: 1:50



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NOT FOR CONSTRUCTION

Issued on October 03, 2024

NO.	ISSUE/ REVISION	DATE

PROJECT

OUR LADY OF THE ROSARY NEW CHURCH

PROJECT ADDRESS

2940 Irwin Road, Langford, BC

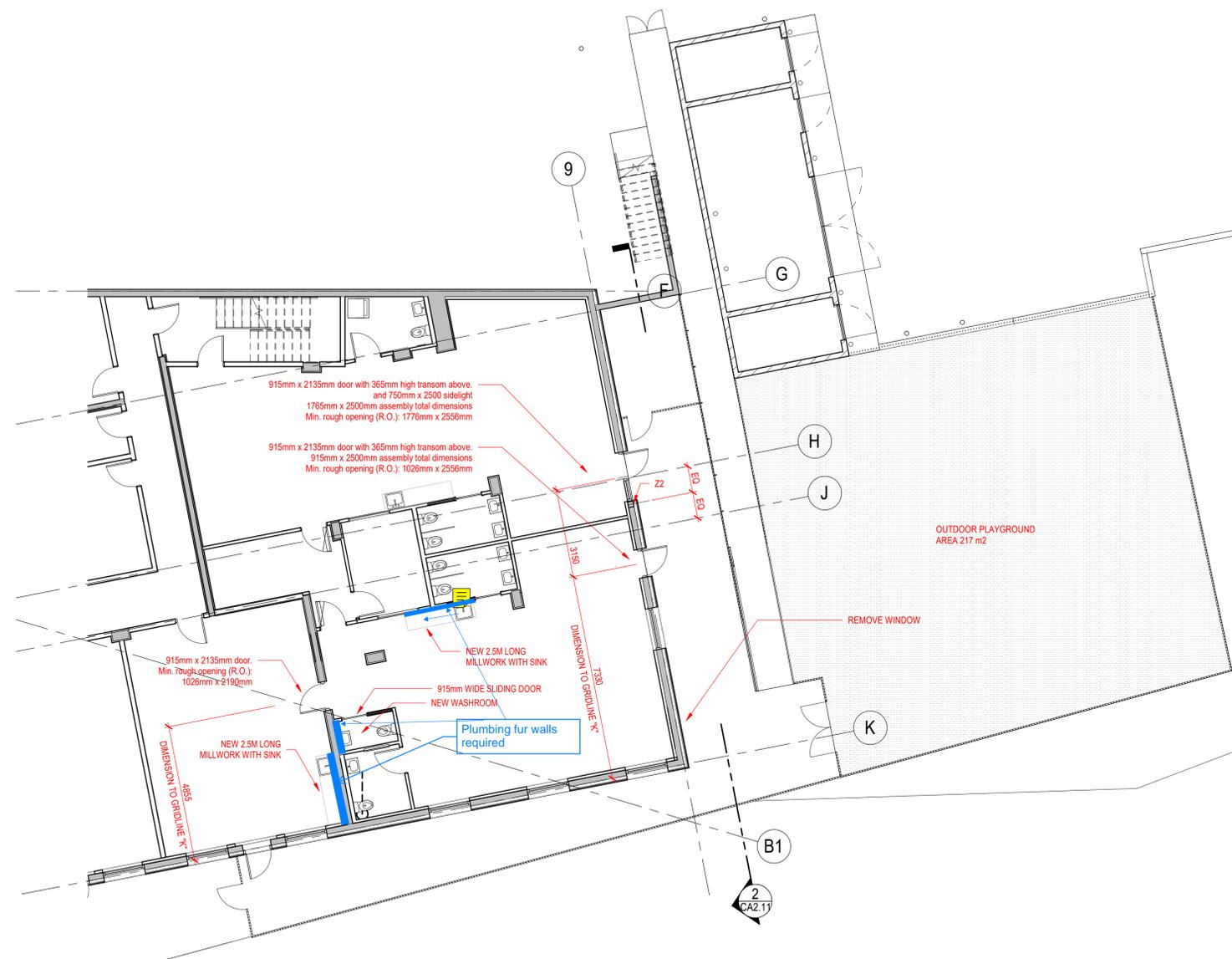
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REVISED DAYCARE AND PLAYGROUND

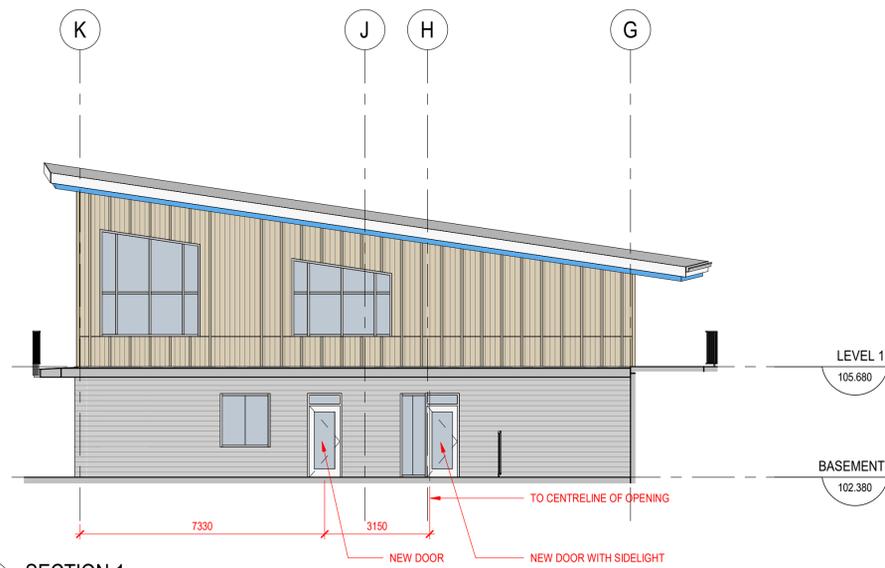
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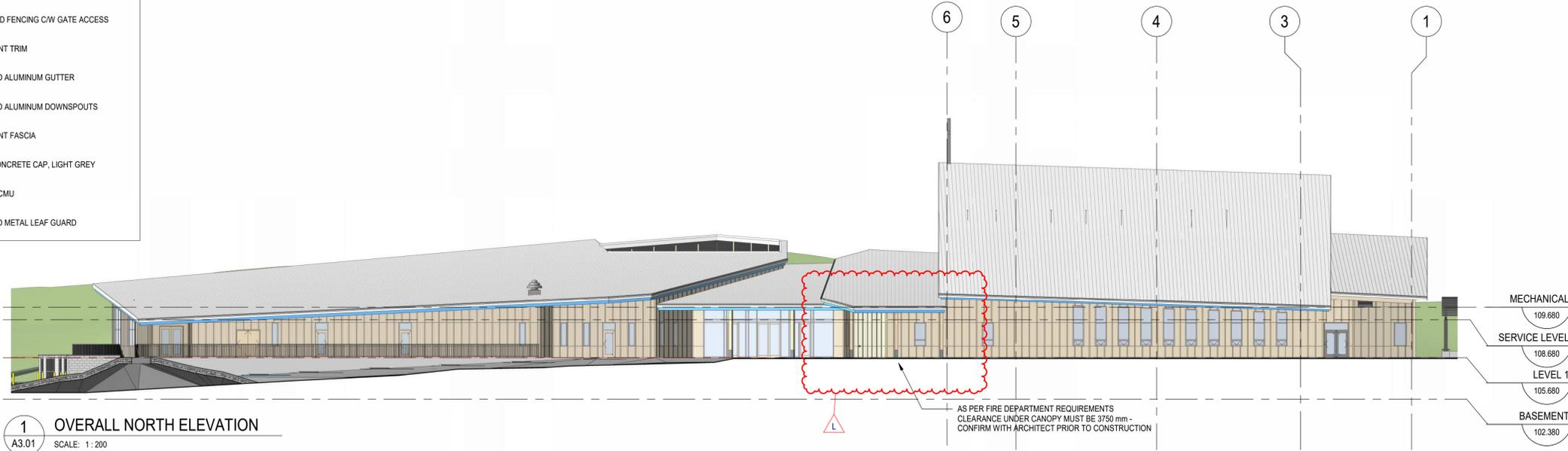


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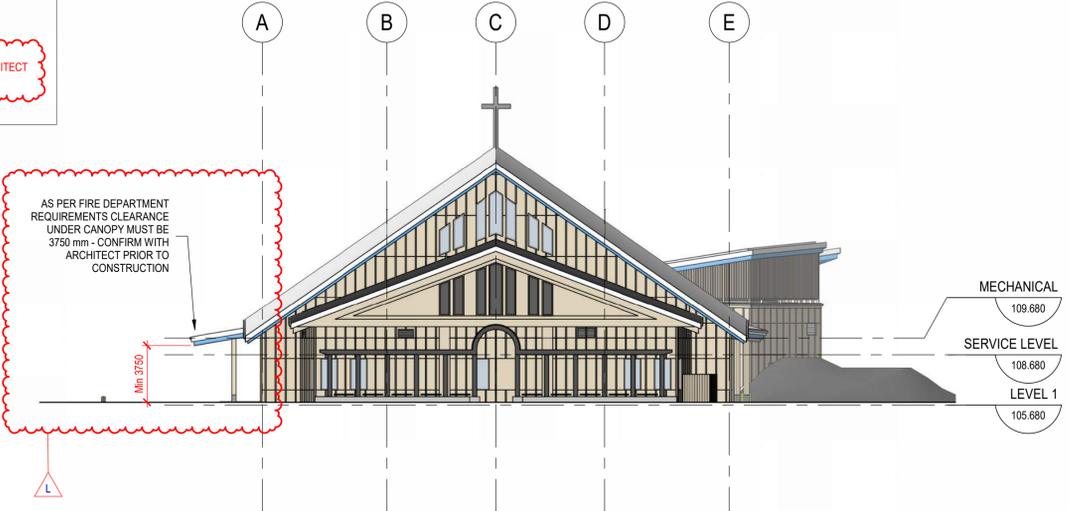
MATERIALS & FINISHES LEGEND

- 1 FIBRE CEMENT PANEL CLADDING - VERTICAL
- 2 NOT USED
- 3 CAST-IN-PLACE CONCRETE WALL - SACK RUB FINISH
- 4 CAST-IN-PLACE CONCRETE STAIRS - BROOM FINISH
- 5 CONCRETE BALCONY - FIBRE CEMENT FASCIA
- 6 STANDING SEAM METAL ROOF - COLOUR: LIGHT GREY
- 7 PREFINISHED METAL - COLOUR: LIGHT GREY
- 8 PREFINISHED VENTED ALUMINUM SOFFIT
- 11 DOUBLE GLAZED THERMALLY BROKEN ALUMINUM GLAZING SYSTEM - FRAME COLOUR: "ALUMINUM FINISH"
- 12 PREFINISHED, THERMALLY BROKEN ALUMINUM SWING DOOR CW DOUBLE GLAZED CLEAR VISION GLASS - FRAME COLOUR: "ALUMINUM FINISH"
- 13 INSULATED EXTERIOR METAL DOOR IN INSULATED PRESSED STEEL DOOR FRAME - PAINTED TO MATCH ADJACENT WALL FINISH COLOUR
- 14 PREFINISHED METAL LOUVER - COLOUR: ALUMINUM FINISH
- 15 STRUCTURAL EXTERIOR WOOD COLUMN
- 16 GALVANIZED STEEL HSS 1" CROSS CW POWDER COATING, SEE STRUCTURAL
- 17 PREFINISHED METAL PICKET GUARD RAIL CW METAL TOP RAILINGS
- 18 METAL WALL MOUNTED HAND RAILINGS
- 19 PREFINISHED BENT METAL FASCIA
- 20 ROOF TOP SCREENING SYSTEM, COLOUR: FINISH TO MATCH ADJACENT WALL CLADDING
- 21 BOLLARD CONCRETE FILLED STEEL BOLLARDS - PAINTED
- 22 PLAYGROUND FENCING CW GATE ACCESS
- 23 FIBRE CEMENT TRIM
- 24 PREFINISHED ALUMINUM GUTTER
- 25 PREFINISHED ALUMINUM DOWNSPOUTS
- 26 FIBRE CEMENT FASCIA
- 27 PRECAST CONCRETE CAP, LIGHT GREY
- 28 SPLIT-FACE CMU
- 29 PREFINISHED METAL LEAF GUARD

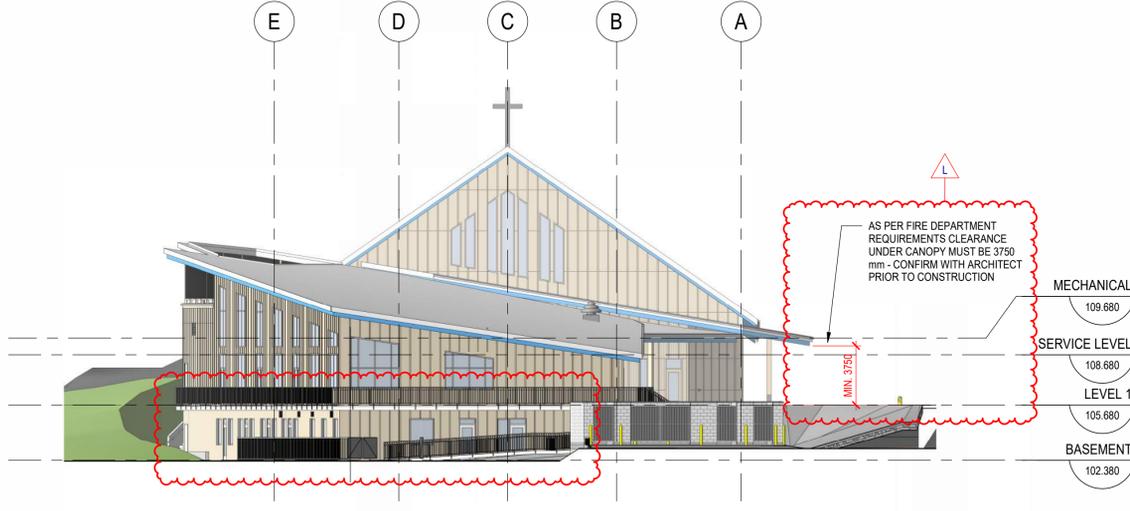
SPACING OF BATTENS MUST BE COORDINATED WITH ARCHITECT



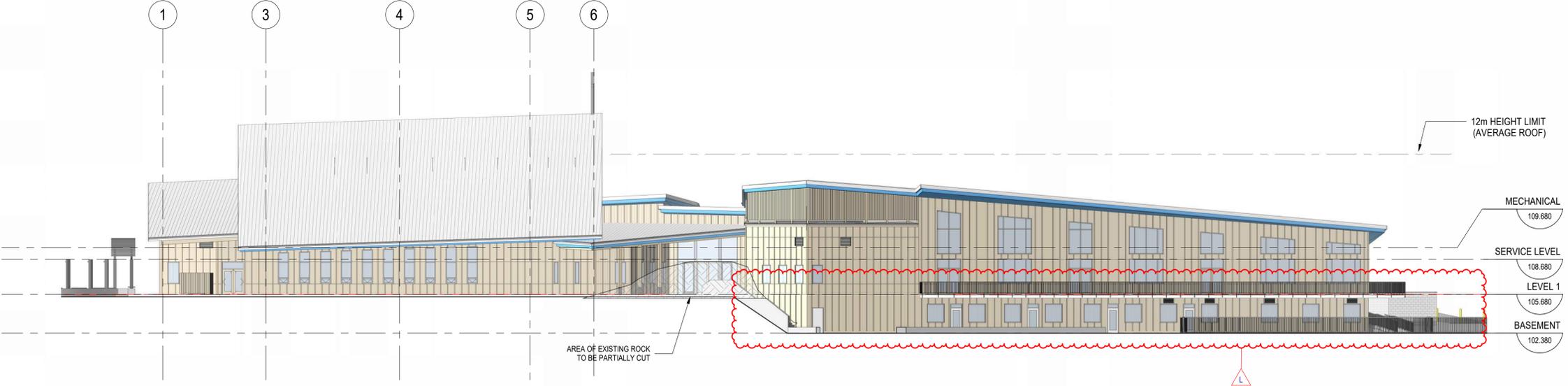
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A3.01 SCALE: 1:200



3 OVERALL WEST ELEVATION
A3.01 SCALE: 1:200



2 OVERALL EAST ELEVATION
A3.01 SCALE: 1:200



4 OVERALL SOUTH ELEVATION
A3.01 SCALE: 1:200

NOTE
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L	ISSUED FOR CONSTRUCTION	2024-11-01
K	ISSUED FOR BUILDING PERMIT	2024-07-01
J	PRICE CONFIRMATION	2024-06-01
I	RE-ISSUED FOR SITE SERVICING	2023-12-22
H	ISSUED FOR ADDENDUM 1	2023-07-20
G	ISSUED FOR TENDER	2023-06-09
F	ISSUED FOR COORDINATION	2023-05-14
E	ISSUED FOR COORDINATION	2023-04-21
D	ISSUED FOR TENDER 1 (DRAFT)	2022-12-05
C	ISSUED FOR CM REVIEW	2022-11-04
B	ISSUED FOR BUILDING PERMIT	2022-09-22

NO.	ISSUE/ REVISION	DATE
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PROJECT
OUR LADY OF THE ROSARY NEW CHURCH

PROJECT ADDRESS
2940 Irwin Road, Langford, BC

TITLE
OVERALL BUILDING ELEVATIONS

PROJECT NO. 222-034	DRAWN BM/JUCWD	CHECKED BR/RA
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DRAWING NO. A3.01	REVISION NO. L
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