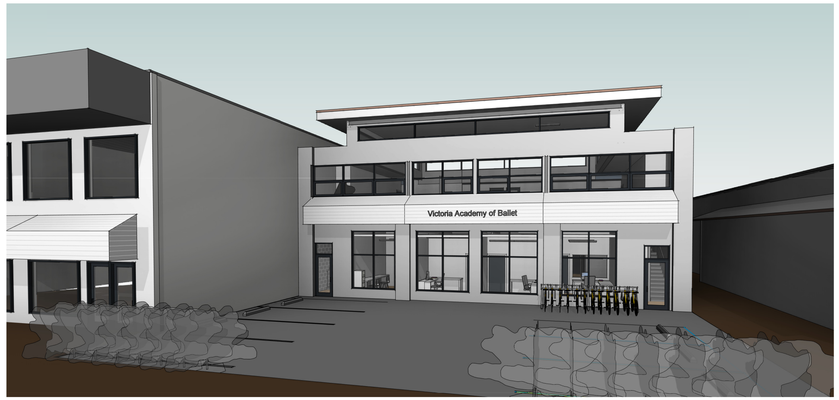
TENANT IMPROVEMENT - BALLET ACADEMY

DEVELOPMENT PERMIT APPLICATION

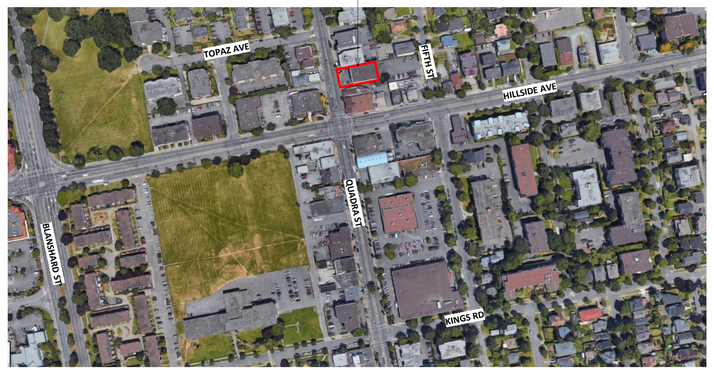
2713 QUADRA STREET, VICTORIA BC V8T 4E5

PROJECT DATA

GENERAL PROPERTY INFORMATION	
ITEM	*DESCRIPTION*
PROJECT DESCRIPTION	**TENANT IMPROVEMENTS COMPRISED OF EXTERIOR ALTERATION AND INTERIOR RENOVATION OF A SINGLE UNIT WITHIN AN EXISTING 2-STOREY COMMERCIAL CONCRETE BLOCK BUILDING.**
CIVIC ADDRESS	2713 QUADRA STREET, VICTORIA BC V8T 4E5
PROPERTY IDENTIFICATION NUMBER	003-983-943
LEGAL DESCRIPTION	LOT 3, BLOCK 15, SECTION 3, PLAN VIP46654
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS



1 Axonometric Front View



Site Context View

BUILDING CODE ANALYSIS - BASE BUILDING

1 - BASE BUILDING			
NO.	*ITEM*	*DESCRIPTION*	*REFERENCE(S)*
1-1	PROJECT TYPE	☐ NEW CONSTRUCTION ☐ RENO. ☐ ADDITION ■ TENANT IMPROVEMENT	-
1-2	GOVERNING BUILDING CODE	2018 BC BUILDING CODE, INCLUDING ALL AMENDMENTS	-
1-3	BUILDING CODE PARTS APPLICABLE	DIVISION: PART: 1 2 3 4 5 6 7 8 9 10 — A ■ ■ ■ — B ■ ■ ■ ■ ■ ■ ■ ☐ ■ — C ■ ■	DIV A - 1.3.3.
1-4	MAJOR OCCUPANCY(IES)	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3 — ☐ ■ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	3.1.2.
1-5	MULTIPLE MAJOR OCCUPANCIES	☐ YES ■ NO	3.1.2.
1-6	FIREWALL(S)	☐ YES ■ NO	3.1.10.
1-7	OCCUPANT LOAD	272 SEE ATTACHED CALCULATIONS	3.1.17., 3.1.2.6.
1-8	BUILDING AREA (m^2)	800m^2 MAXIMUM 511m^2 PROPOSED	1.4.1.2.
1-9	BUILDING HEIGHT (m)	9.2m PROPOSED	
1-10	BUILDING HEIGHT (STOREYS)	2 PERMITTED 2 PROPOSED	1.4.1.2.
1-11	CONSTRUCTION TYPE(S)	*COMBUSTIBLE:* ■ PERMITTED ■ PROPOSED ☐ N/A *NON-COMBUSTIBLE:* ■ PERMITTED ☐ PROPOSED ☐ N/A	1.4.1.2., 3.2.2.25.
1-12	ASSEMBLY FIRE-RESISTANCE RATINGS	*MIN. F.R.R. (MIN):* 45 FLOOR (TYP.) - MEZZ. 45 ROOF — LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY.	
1-13	FIRE ALARM & DETECTION SYSTEM	☐ REQUIRED ☐ PROVIDED ■ N/A	3.2.4.1.(1.)
1-14	AUTOMATIC SPRINKLER SYSTEM	☐ REQUIRED ☐ PROVIDED ■ N/A	3.2.5.12.
1-15	MEZZANINE(S)	☐ YES ■ NO	3.2.8.2.
1-16	INTERCONNECTED FLOOR SPACE	☐ YES ■ NO	3.2.8.2.
1-17	NUMBER OF STREETS FACING	1 STREET(S) FACING	1.4.1.2.
1-18	FIRE DEPARTMENT ACCESS ROUTES	☐ REQUIRED ☐ PROVIDED ■ N/A	3.2.5.4.
1-19	HIGH BUILDING	☐ YES ■ NO	3.2.6.
1-20	ROOF ACCESS	☐ REQUIRED ☐ PROVIDED ■ N/A	3.2.5.3.
1-21	STANDPIPE SYSTEM	☐ REQUIRED ☐ PROVIDED ■ N/A COMMENT	3.2.5.8.
1-22	LIGHTING AND EMERGENCY POWER	■ REQUIRED ☐ PROVIDED ☐ N/A SEE ELEC. DRAWINGS	3.2.7.
1-23	EMERGENCY GENERATOR	☐ YES ■ NO	3.2.7.
1-24	ACCESS FOR PERSONS W/ DISABILITIES	☐ REQUIRED ■ PROVIDED UNIVERSAL W/C PROVIDED ON MAIN LEVEL	3.8.4.5.
1-25	ALTERNATE SOLUTIONS REQUIRED	☐ YES ■ NO	-

OCCUPANT LOAD CALCULATIONS *(PER BCBC 3.1.17.)*

ROOM/SUITE	*OCCUPANCY TYPE*	*AREA (m^2)*	*AREA PER PERSON (m^2)*	*OCCUPANTS PER ROOM*
MAIN LEVEL				
CLASSROOM 1	CLASSROOM	117	1.85	63
CLASSROOM 2	CLASSROOM	117	1.85	63
MEETING ROOM	OFFICE	11	9.30	1
ARTISTIC DIRECTOR	OFFICE	10	9.30	1
TEACHER'S OFFICE	OFFICE	14	9.30	2
OFFICE 1	OFFICE	10	9.30	1
OFFICE 2	OFFICE	10	9.30	1
ADMINISTRACTION	OFFICE	10	9.30	1
RECEPTION	OFFICE	9	9.30	1
LOBBY/RECEPTION AREA	LOUNGE	23	3.70	6
PILATES/STRETCHING	EXERCISE	68	4.645	15
	LEVEL SUBTOTAL			155
LEVEL 2				
CLASSROOM 3	CLASSROOM	192	1.85	104
PTP LOUNGE	LOUNGE	49	3.70	13
	LEVEL SUBTOTAL			117
	TOTAL CALCULATED OCCUPANT LOAD (ALL LEVELS):			272

GENERAL NOTE: OCCUPANT LOAD CALCULATIONS FOR EXITING PURPOSES ONLY. ACTUAL OCCUPANT LOADS DETIRMINED BY TENANT USAGE AT EXISTING BALLET STUDIO.
SIGNS TO BE POSTED AT STUDIO ENTRANCES INDICATING OCCUPANT LOAD NOT TO EXCEED 60 PERSONS.

BUILDING CODE ANALYSIS - TENANT IMPROVEMENTS

2 - TENANT IMPROVEMENTS				
NO.	*ITEM*	**TENANT**	*NOTES*	*REFERENCE(S)*
2-1	MAJOR OCCUPANCY CLASSIFICATION	**A-2**	ASSEMBLY OCCUPANCY	3.2.2.25.
2-2	USE	**BALLET SCHOOL**		3.2.2.25.
2-3	TOTAL FLOOR AREA (m^2)	**760.4m^2**		3.3.1.
2-4	FIRE SEPARATIONS	Y REQUIRED[1] Y PROVIDED	[1] NOTE: ALL FLOOR ASSEMBLIES SHALL BE CONSTRUCTED AS FIRE SEPARATIONS.	3.2.2.25.
2-5	PUBLIC CORRIDOR SEPARATIONS	Y REQUIRED[1]	[1] NOTE: PUBLIC CORRIDORS TO BE SEPARATED FROM STOREY BY FIRE SEPARATION WITH F.R.R. ≥ 45MIN	3.3.1.4.(1.)
2-6	EGRESS DOORWAYS	2 REQUIRED[1]	2 REQUIRED IF ROOM ≥150m^2 OR TRAVEL DISTANCE ≥ 15m	3.3.1.5.
2-7	TRAVEL DISTANCE (m)	SEE DWGS[1]	[1] EXISTS SHALL BE LOCATED SO THAT THE TRAVEL DISTANCE TO AT LEAST ONCE EXIT ≤ 30m	3.3.1.6. 3.4.2.5.
2-8	DISTANCE BETWEEN EXITS (m)	MUST BE SEPARATED BY ≥ 1/2 OVERALL DIAG. DISTANCE OF FLOOR AREA		3.4.2.3.
2-9	EXIT WIDTHS AND CAPACITY OF ACCESS TO EXITS (mm)	CORRIDOR WIDTH:[1] 1100 MINIMUM 1100 PROPOSED STAIR WIDTH:[2] 900 MINIMUM 915 PROPOSED DOORWAY CLEAR WIDTH:[3] 800 MINIMUM 800 PROPOSED	[1] GREATER OF 1100mm OR 6.1mm PER OCCUPANT [2] GREATER OF 900mm OR 8mm PER OCCUPANT [3] GREATER OF 800mm OR 6.1mm PER OCCUPANT	3.3.1.17., 3.4.3.2., TABLE 3.4.3.2.A
2-10	NUMBER & LOCATION OF EXITS FROM FLOOR AREAS	2 REQUIRED[1]	2 PROVIDED	3.4.2.1.(1) 3.4.2.3.
2-11	EXIT SIGNS	■ REQUIRED	■ PROVIDED	3.4.5.1.
2-12	WATER CLOSETS	OCCUPANTS: 272 PROPOSED[1] OCCUPANTS OF EACH SEX: 136 WATER CLOSETS (TOTAL): MALE 3 REQUIRED 3 PROPOSED; FEMALE 3 REQUIRED 3 PROPOSED; STAFF 0 REQUIRED 1 PROPOSED	[1] OCCUPANT LOAD AS DETIRMINED BY SPACE CALCULATIONS. ACTUAL PEAK OCCUPANT LOAD REPORTED AT 40 PERSONS, AS PROVIDED BY CLIENT.	3.7.2.2.
2-13	ACCESSIBILITY BY OCCUPANCY CLASSIFICATION	■ REQUIRED ■ PROVIDED[1]	SCHOOLS, COLLEGES: ACCESS PROVIDED TO EDUCATIONAL FACILITIES AND TO ACCESSIBLE WASHROOMS.	3.8.2.17.
2-14	ACCESSIBILITY FOR PERSONS WITH DISABILITIES	■ REQUIRED ■ PROVIDED, LEVEL 1[1]	EXISTING BUILDING HAS BEEN RENOVATED AND OCCUPANCY CHANGED, ACCESS TO BE PROVIDED WHERE DEEMED PRACTICAL.	3.8.4.5.
2-15	SPECIFIC REQUIREMENTS FOR ACCESSIBILITY	FROM STREET TO MAIN ENTRANCE: ■ REQUIRED ■ PROVIDED PARKING TO ENTRANCE: ■ REQUIRED[1] ■ PROVIDED		3.8.2.3.
		TO ACCESSIBLE/UNIVERSAL WASHROOM: ■ REQUIRED[1] ■ PROVIDED		3.8.2.3.(d.)
2-16	UNIVERSAL TOILET ROOM	■ REQUIRED[1] ■ PROVIDED	[1] ALL REQUIREMENTS OF 3.7.2.10.(9) TO BE MET IN UNIVERSAL TOILET ROOM	3.7.2.10.(9)

WALL ASSEMBLIES

EXISTING EXTERIOR (UNCHANGED)
(PER BCBC 2018 B1b TABLE 9.10.2.1.A) — W1
- *CONCRETE MASONRY UNITS 190mm*
- *INTERIOR FINISH PAINTED*

INTERIOR PARTITION (EXISTING)
FIRE RATED - 45MIN.
(PER BCBC 2018 ASSEMBLY W1o, TABLE 9.10.2.1.-A) — P1
- *16mm GWB (OR EXISTING)*
- *39X89 WOOD STUDS,400 OR 600 O.C.*
- *MINEREAL WOOL INSULATION, FULL CAVITY*
- *16mm GWB (OR EXISTING)*

INTERIOR PARTITION (NEW STRUCTURAL)
FIRE RATED - 45 MIN.
(PER BCBC 2018 ASSEMBLY S14h, TABLE 9.10.2.1.-A) — P2
- *15.9mm GWB, TYPE "X"*
- *152mm STEEL STUD FRAMING @ 400 O.C.*
- *MINEREAL WOOL INSULATION, FULL CAVITY*
- *15.9mm GWB, TYPE "X"*

INTERIOR PARTITION (NEW, LEVELS 1 & 2)
FIRE RATED - 45MIN.
(PER BCBC 2018 ASSEMBLY W1o, TABLE 9.10.2.1.-A) — P3
- *15.9mm GWB, TYPE "X"*
- *92mm STEEL STUD FRAMING, 400 O.C.*
- *MINEREAL WOOL INSULATION, FULL CAVITY*
- *15.9mm GWB, TYPE "X"*

INTERIOR FURRING - SERVICES (NEW)
(PER BCBC 2018 S1, TABLE 9.10.2.1.-A) — P4
- *92mm STEEL STUD FRAMING*
- *13mm GWB*

FLOOR ASSEMBLIES

LEVEL 1 - EXISTING SLAB-ON-GRADE — F1
- 100mm CONCRETE SLAB
- 100mm RIGID INSULATION
- 10mil POLY VAPOUR BARRIER
- 100mm MIN. COMPACTED GRANULAR BASE

LEVEL 1 - NEW SLAB INFILL
PER BCBC 2018 TABLE D.2.2.1. — F2
- 100mm CONCRETE SLAB
- 100mm RIGID INSULATION
- 10mil POLY VAPOUR BARRIER
- 100mm MIN. COMPACTED GRANULAR BASE

LEVEL 2 - EXISTING FLOOR — F3
- *WOOD FINISH*
- *PLYWOOD SUBFLOOR*
- *ENGINEERED JOISTS OR RAFTERS, 400mm OR 600mm O.CD.*
- *2 LAYERS 16mm TYPE "X" GWB FINISH*

LEVEL 2 - NEW FLOOR — F4
FIRE RATED - 45 MIN
(PER BCBC 2018 ASSEMBLY F5c, TABLE 9.10.3.1.C)
- *WOOD FINISH*
- *SUBFLOOR*
- *OWSJ, 600mm DEEP*
- *2 LAYERS 16mm TYPE "X" GWB FINISH*

LEVEL 1 - FINISHED WOOD FLOOR (STUDIOS)
- *25mm FINISHED WOOD FLOORING*

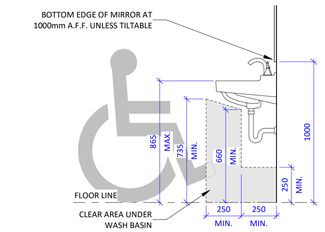
LEVELS 1 & 2 - FINISH FLOOR
- *CARPET TILE*

ROOF ASSEMBLIES

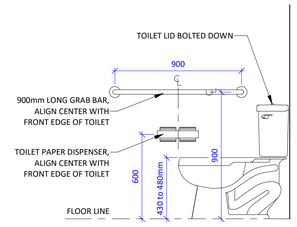
EXISTING ROOF — R1
- *TAR & GRAVEL ROOF*
- *1/2" SHEATHING*
- *2" ROOFMATE INSULATION*
- *5/8" SHEATHING*
- *30" TRUSSED JOISTS @ 32" O.C.*

NEW ROOF — R2
FIRE RATED - 45 MIN
(PER BCBC TABLE
- *ROOFING MEMBRANE*
- *PROTECTION BOARD*
- *MIN. 75mm RIGID FOAM INSULATION*
- *1% TAPERED RIGID FOAM INSULATION, MIN. THICKNESS 25mm*
- *ROLL-APPLIED AIR/VAPOUR BARRIER*
- *ENGINEERED TRUSSED JOISTS, 400 OR 600 O.C.*
- *2 LAYERS 16mm TYPE "X" GWB*

CEILING - GWB — C1
- *92mm STEEL STUD FRAMING*
- *16mm TYPE "X" GWB*



4 Accessible Washroom Sink Clearances
1 : 20



3 Toilet Grab Bar - Side View
1 : 20

Architectural Drawing List

Sheet Name	Sheet Number
Project Data	A0.00
Site & Landscape Plan & Project Information Table	A1.00
Site Survey	A1.01
Floor Plans - Main Level	A2.01
Floor Plans - Second Level & Roof Plan	A2.02
Elevations	A3.01
Building Sections & Street Context Elevation	A4.01

GENERAL NOTES

1. WORK TO COMPLY WITH THE BRITISH COLUMBIA BUILDING CODE 2018 EDITION.
2. CONTRACTOR TO VERIFY DIMENSIONS AND ASPECTS OF DRAWINGS TO AGREE AND MAKE WORK PRIOR TO CONSTRUCTION.
3. EXISTING DRAWGINS SHOWN HAVE BEEN DERIVED FROM DRAWINGS PROVIDED BY CLIENT AND THE EXISTING SURVEY INCLUDED. CONTRACTOR TO COORDINATE ANY DEVIATIONS FROM THIS DRAWIGNS AND MUST BE AUTHORIZED BY THE ARCHITECT.
4. ALL CORRIDORS MUST HAVE UNOBSTRUCTED WIDTH OF 1100mm IN ALL INSTANCES.
5. STAIRS AND COMPONENTS MUST BE CONSTRUCTED TO SECTION 3.4.6. IN ALL INSTANCES.
6. INTERIOR STAIR WIDTH EQUAL TO OR EXCEEDING 900mm AND REQUIRES HANDRAILS BOTH SIDES OF STAIR.
7. CONTRACTOR TO REPORT ANY DEVIATIONS, INCLUDING MATERIAL CHANGES, TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

APPLICANT

CLIENT
EPHREM LAI, DIRECTOR

EIGHT DIAMOND HOLDINGS LTD.
250-595-8327

CONSULTANTS

ARCHITECTURAL
CHRISTINE LINTOTT

CHRISTINE LINTOTT ARCHITECTS
SUITE 1 - 864 QUEENS AVENUE
VICTORIA, BC V8T 1M5
250-384-1969

STRUCTURAL
GREG CARSON

GC ENGINEERING LTD.
1865 FRANSISCO TERRACE
VICTORIA, BC V8N 6G9
778-533-9242

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Christine Lintott Architects

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
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Issue	Date
Development Permit Application	February 15, 2019

Revision

No.	Description	Date

Consultant

Victoria Academy of Ballet - Tenant Improvements

2713 Quadra Street,
Victoria BC V8T 4E5

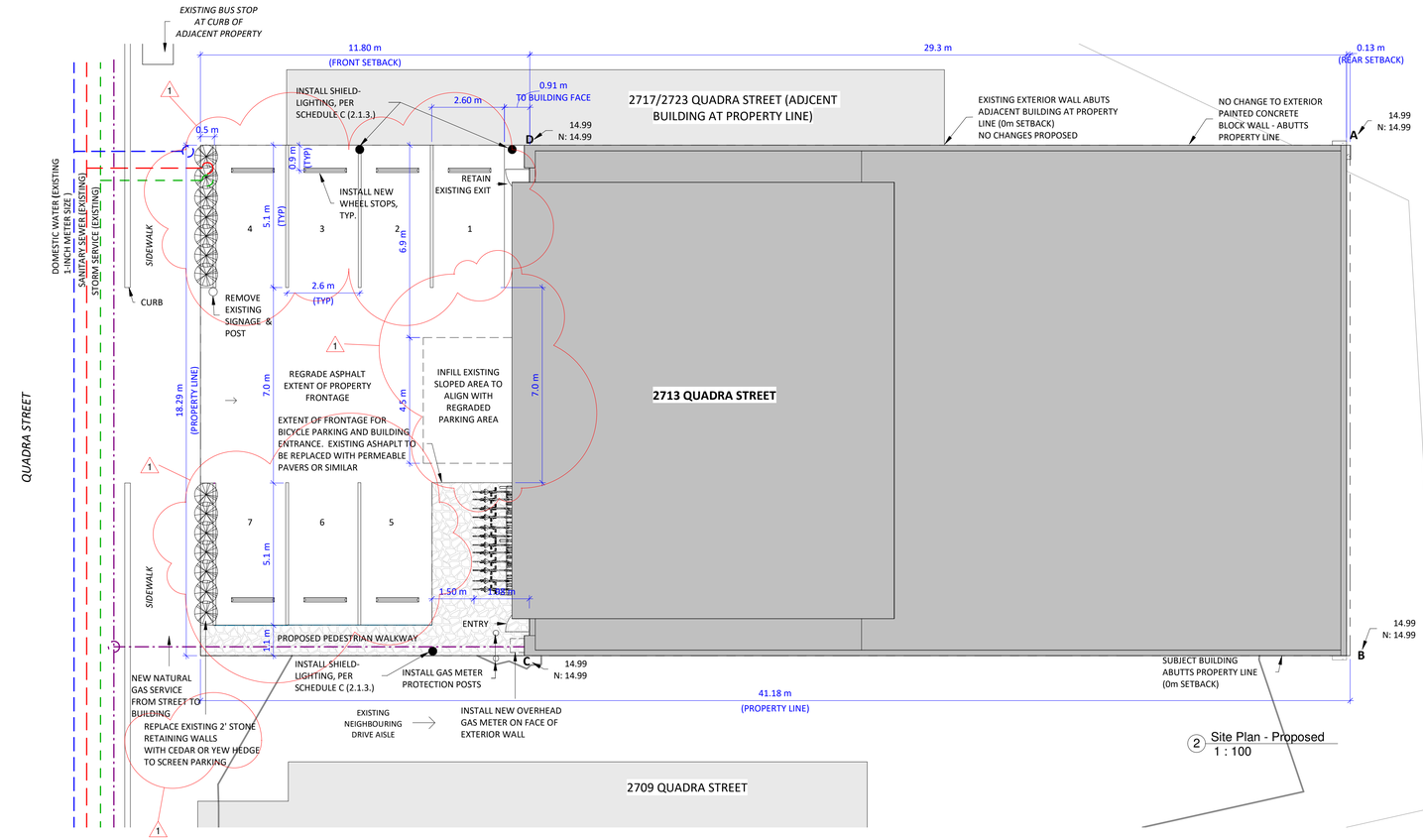
Project Data

Date	2019-04-24 2:56:37 PM
Drawn by	GS
Checked by	CL

A0.00

Scale: As indicated

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2 Site Plan - Proposed
1 : 100

AVERAGE GRADE CALCULATION:

A - B	(14.99+14.99)/2 = 14.99	x 18.3m	= 274.32m
B - C	(14.99+14.99)/2 = 14.99	x 29.5m	= 442.21m
C - D	(14.99+14.99)/2 = 14.99	x 6.9m	= 103.43m
D - A	(14.99+14.99)/2 = 14.99	x29.5m	= 442.21m
		84.2m	1,262.17m

AVERAGE GRADE: 1,262.17/84.2m = 14.99m

N = NATURAL GRADE

PROJECT INFORMATION TABLE

GENERAL PROPERTY INFORMATION		
ITEM	*DESCRIPTION*	*BYLAW#*
APPLICABLE ZONE	C1-QV, QUADRA VILLAGE DISTRICT - PROFESSIONAL BUSINESS: BALLET SCHOOL	
SITE AREA	753.1m²	-
TOTAL FLOOR AREA (m²)	760.4m² TOTAL FLOOR AREA IS SAME AS COMMERCIAL FLOOR AREA	3.3.1.
FLOOR SPACE	~~1.4~~:1 ALLOWABLE 1:1 PROPOSED	4.52-10.
SITE COVERAGE %	71%	-
OPEN SITE SPACE %	6.4%	-
BUILDING HEIGHT (m)	+14.99m AVERAGE NATURAL GRADE +14.93m PROPOSED AVERAGE GRADE +15.5m ALLOWABLE 9.2m PROPOSED	4.52-3.
NUMBER OF STOREYS	4 ALLOWABLE 2 PROPOSED	4.52-3.
PARKING STALLS	38 REQUIRED 7 PROVIDED[1] [1]VARIANCE REQUESTED: PER THE 38 STALLS REQUIRED, A VARIANCE OF 31 STALLS IS REQUESTED FROM THE 7 PROVIDED	SCHEDULE C: 1.2 TABLE 1.
BICYCLE PARKING	3 REQUIRED 12 PROVIDED	SCHEDULE C: 1.2 TABLE 1.
LANDSCAPE BUFFER (m)	1.0m REQUIRED 0.5m EXISTING/PROVIDED[1] [1]VARIANCE REQUESTED TO MAINTAIN EXISTING LANDSCAPE BUFFER OF 0.5m CONSISTING OF SOFT LANDSCAPING PLANTINGS	SCHEDULE C: 2.3.
BUILDING SETBACKS	*FRONT YARD (WEST) SETBACK (m):*[1] 3 REQUIRED 11.8 EXISTING *REAR YARD (EAST) SETBACK (m):* 0 REQUIRED 0.13 EXISTING *SIDE YARD (SOUTH) SETBACK (m):*[2] 2.3 REQUIRED 0 EXISTING *SIDE YARD (NORTH) SETBACK (m):* 0 REQUIRED 0 EXISTING *COMBINED SIDEYARDS (m):* N/A REQUIRED 0 EXISTING [1]BUILD-TO-LINE DISTANCE MAX FROM QUADRA ST [2]GREATER OF 25% BUILDING HEIGHT OR 2.5m	4.52-5 & 4.52-6.

Christine Lintott Architects

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
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Issue	Date
Development Permit Application	February 15, 2019

Revision

No.	Description	Date
1	Development Permit Re-Submission	April 25, 2019

Consultant

Victoria Academy of Ballet - Tenant Improvements

2713 Quadra Street,
Victoria BC V8T 4E5

Site & Landscape Plan & Project Information Table

Date	2019-04-24 2:56:41 PM
Drawn by	GS
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A1.00

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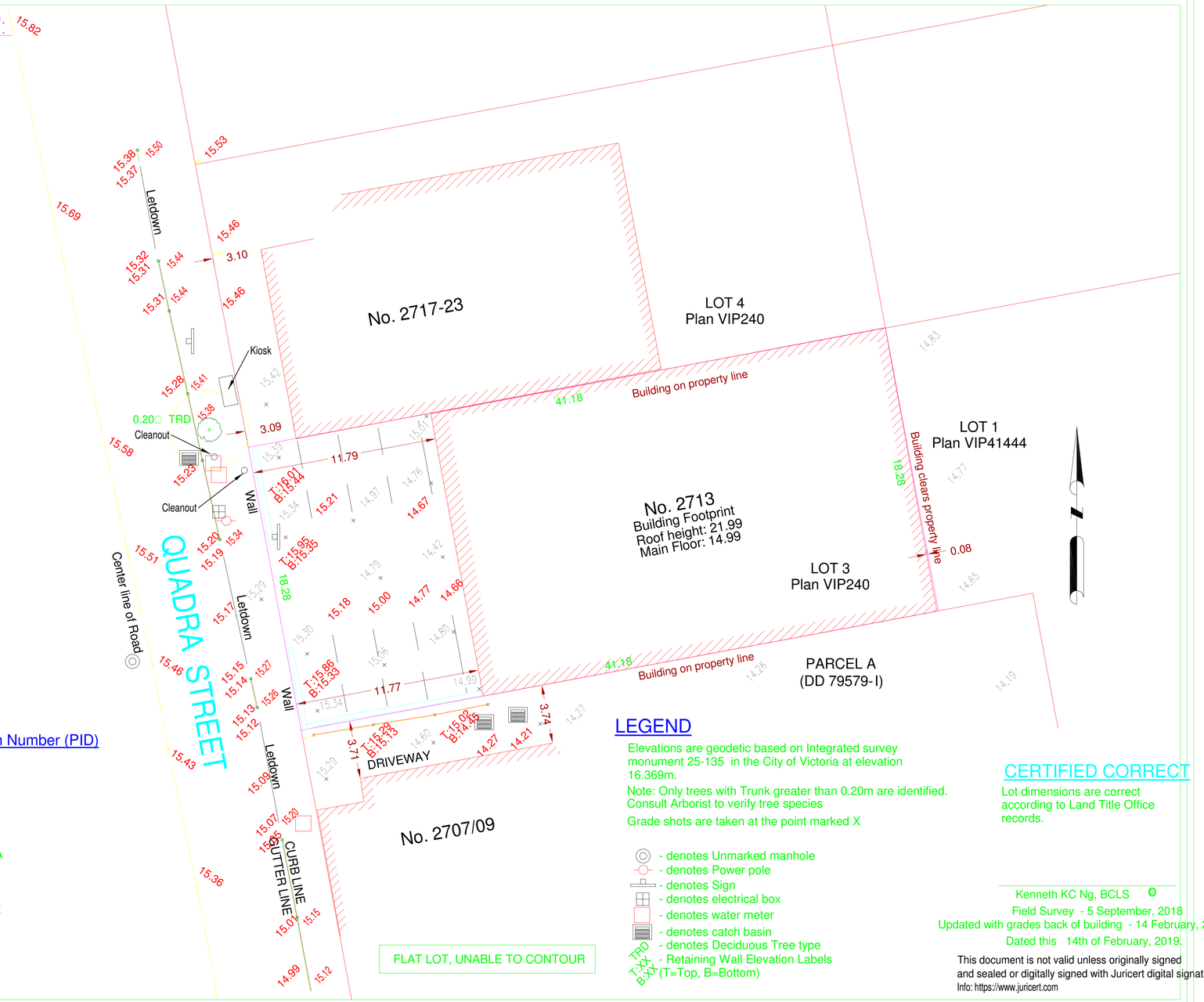
B.C. LAND SURVEYOR'S SITE PLAN OF:

LOT 3 BLOCK 15 SECTION 4 VICTORIA CITY, PLAN 240

SCALE:

0 1:250 10

All distances are in metres.
The intended plot size of this plan is 432mm in width by by 280mm in height (B size) when plotted at a scale of 1:250



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This document was prepared for the exclusive use of our client, EIGHT DIAMOND HOLDINGS LTD

*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey.

Undersurface charges and covenant will not be shown on this survey unless such documents are provided and it can be shown in two dimensional view.

Explorer Land Surveying INC., accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

FILE: 11492
DWG/DATE: 11492-2713Quadra/2018-9-10

Explorer Land Surveying Inc
133-1335 Bear Mountain Pkwy
Victoria, B. C. V9B 6T9
Tel: (250) 381-2257
email: kenneth@explorersurvey.com

Parcel Identification Number (PID)
009-210-407

SITE AREA
752.8 m²

MUNICIPALITY
CITY OF VICTORIA

CIVIC ADDRESS
2713 Quadra Street
Victoria, BC.

ZONING
C1-QV

FLAT LOT, UNABLE TO CONTOUR

LEGEND

Elevations are geodetic based on Integrated survey monument 25-135 in the City of Victoria at elevation 16.369m.

Note: Only trees with Trunk greater than 0.20m are identified. Consult Arborist to verify tree species

Grade shots are taken at the point marked X

- denotes Unmarked manhole
- denotes Power pole
- denotes Sign
- denotes electrical box
- denotes water meter
- denotes catch basin
- denotes Deciduous Tree type
- Retaining Wall Elevation Labels (T=Top, B=Bottom)

CERTIFIED CORRECT

Lot dimensions are correct according to Land Title Office records.

Kenneth KC Ng, BCLS

Field Survey - 5 September, 2018
Updated with grades back of building - 14 February, 2019
Dated this 14th of February, 2019.

This document is not valid unless originally signed and sealed or digitally signed with Juricert digital signature.
Info: https://www.juricert.com

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Issue	Date
Development Permit Application	February 15, 2019

Revision		
No.	Description	Date

Consultant

Victoria Academy of Ballet - Tenant Improvements

2713 Quadra Street,
Victoria BC V8T 4E5

Site Survey

Date	2019-04-24 2:56:41 PM
Drawn by	
Checked by	

A1.01

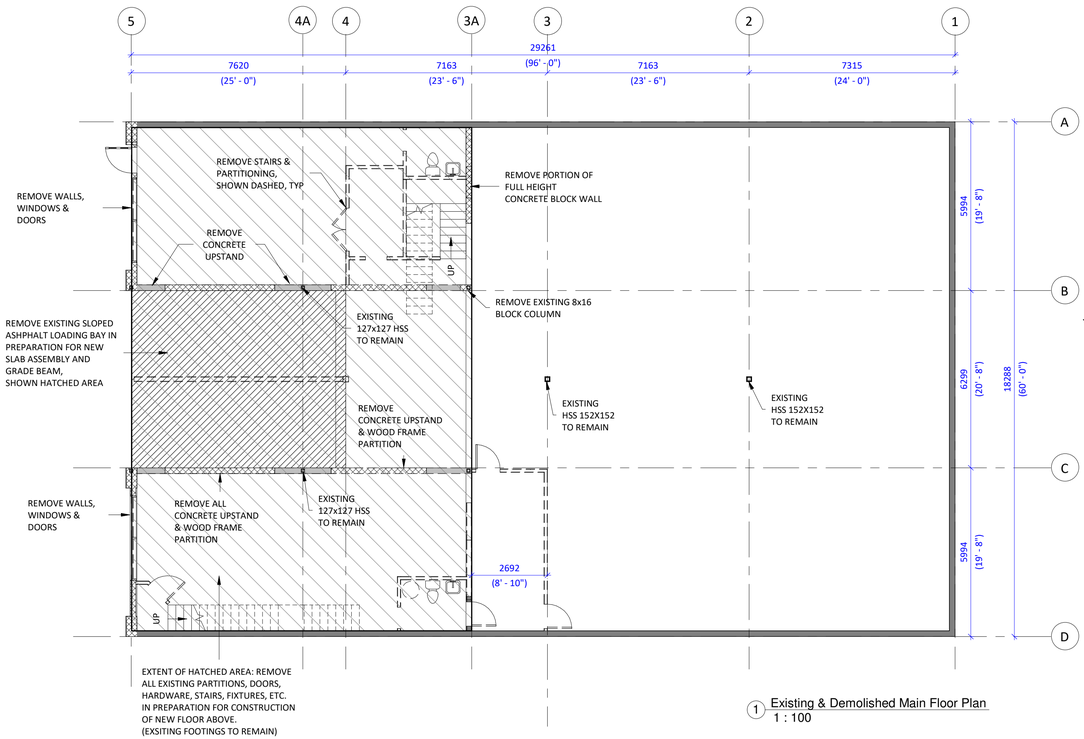
Scale 1 : 140

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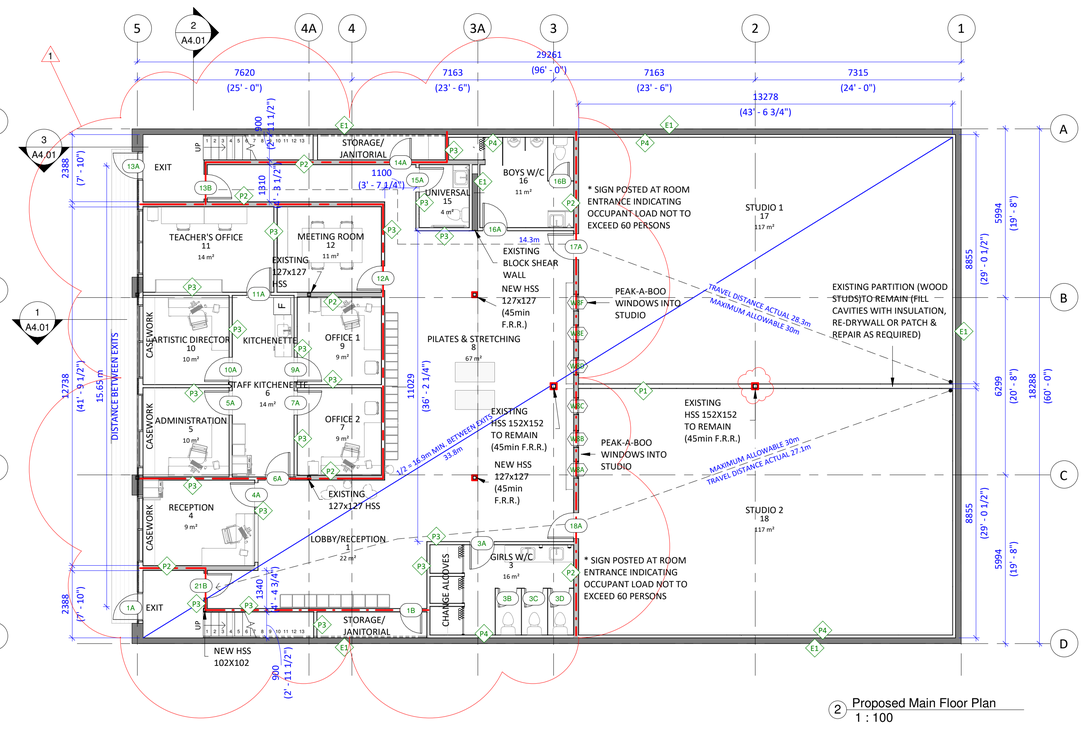
Window Schedule			
No.	Type	Head Height	Width
W8A	0610 x 1220mm	1067	610
W8C	0610 x 1220mm	1067	610
W19C	Curtain Wall Glazing		1598
W19B	Curtain Wall Glazing		1425
W19C	Curtain Wall Glazing		1425
W19B	Curtain Wall Glazing		1623
W19A	Curtain Wall Glazing		1598
154	Curtain Wall Glazing		1598
W19D	Curtain Wall Glazing		1623
156	Curtain Wall Glazing		1598
158	0610 x 1220mm	1067	610
160	850 x 900mm 2	2747	1509
162	850 x 900mm 2	2747	1509
163	850 x 900mm 2	2747	1509
164	850 x 900mm 2	2807	1509
165	850 x 900mm 2	1754	1509
166	850 x 900mm 2	2536	1509
168	0610 x 1220mm	2639	610
169	0610 x 1220mm	2639	610
170	0610 x 1220mm	2639	610
W8B	0610 x 1220mm	1067	610
W8F	0610 x 1220mm	1067	610
W8D	0610 x 1220mm	1067	610
W8E	0610 x 1220mm	1067	610
W20A	0915 x 1830mm	2135	4000
W20B	0915 x 1830mm	2135	4000

Door Schedule				
No.	Type	Height	Width	Comments
1A	A	2133	915	EXTERIOR
1B	C	1829	762	INTERIOR
3A	B	2032	864	INTERIOR
3B	D	2032	660	INTERIOR
3C	D	2032	660	INTERIOR
3D	D	2032	660	INTERIOR
4A	B	2032	864	INTERIOR
5A	B	2032	864	INTERIOR
6A	B	2032	864	INTERIOR
7A	B	2032	864	INTERIOR
9A	B	2032	864	INTERIOR
10A	B	2032	864	INTERIOR
11A	B	2032	864	INTERIOR
12A	B	2032	864	INTERIOR
13A	A	2133	915	EXTERIOR
13B	B	2032	864	INTERIOR
14A	C	1829	762	INTERIOR
15A	B	2032	864	INTERIOR
16A	B	2032	864	INTERIOR
16B	D	2032	660	INTERIOR
17A	E	2032	915	INTERIOR
18A	E	2032	915	INTERIOR
19A	B	2032	864	INTERIOR
19B	B	2032	864	INTERIOR
19C	F	2135	915	INTERIOR
19D	F	2135	915	INTERIOR
20A	B	2032	864	INTERIOR
20B	B	2032	864	INTERIOR
21A	B	2032	864	INTERIOR
21B	B	2032	864	INTERIOR

Grand total: 30



1 Existing & Demolished Main Floor Plan
1 : 100



2 Proposed Main Floor Plan
1 : 100

LEGEND TO BUILDING CODE COMPLIANCE

15m — TRAVEL DISTANCE PATH TO EXIT (LENGTH AS INDICATED)

LOADBEARING, 45 MIN. F.R.R.

45 MIN. F.R.R. (FIRE-SEPARATION)

Christine Lintott Architects

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
Development Permit Application	February 15, 2019

Revision		
No.	Description	Date
1	Development Permit Re-Submission	April 25, 2019

Consultant

Victoria Academy of Ballet - Tenant Improvements

2713 Quadra Street,
Victoria BC V8T 4E5

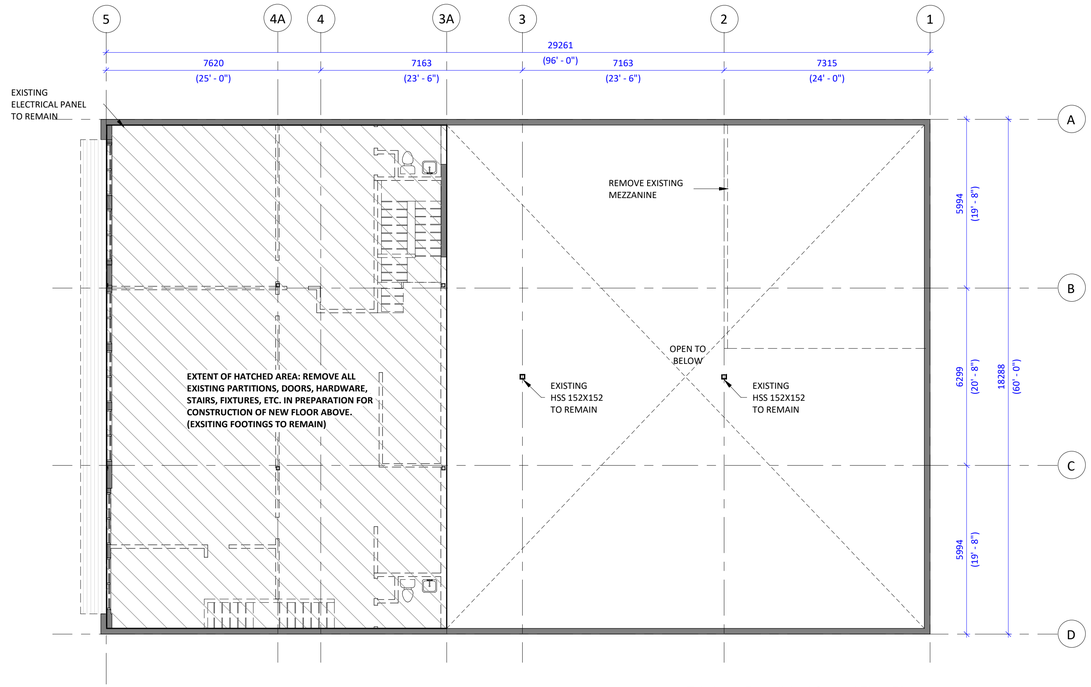
Floor Plans - Main Level

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Drawn by	GS
Checked by	CL

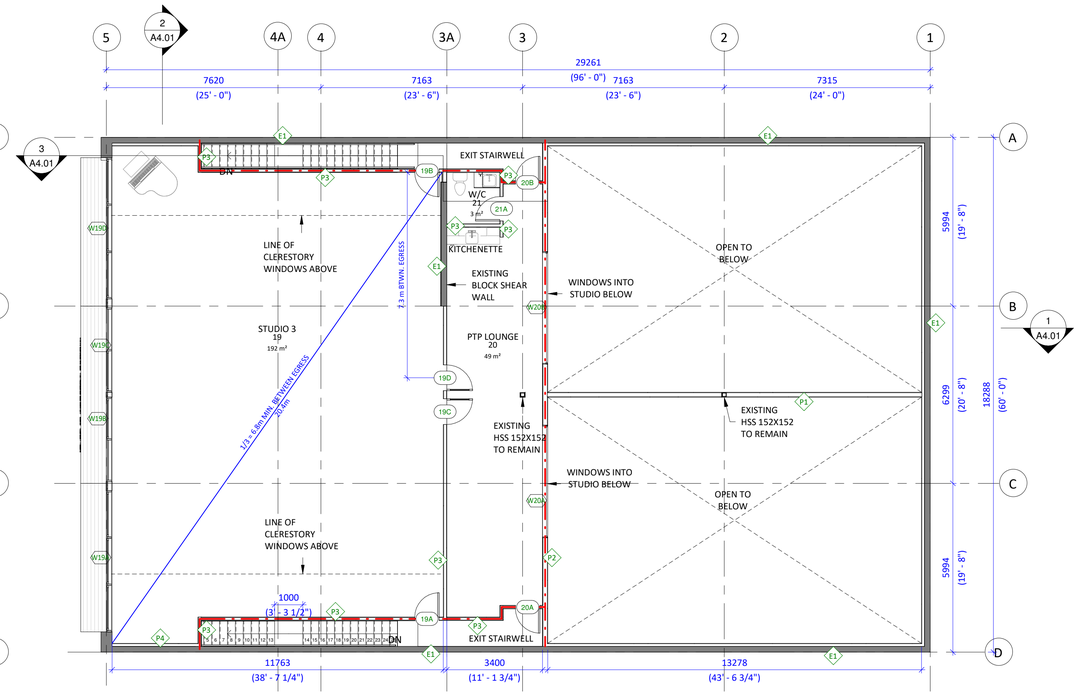
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Scale 1 : 100

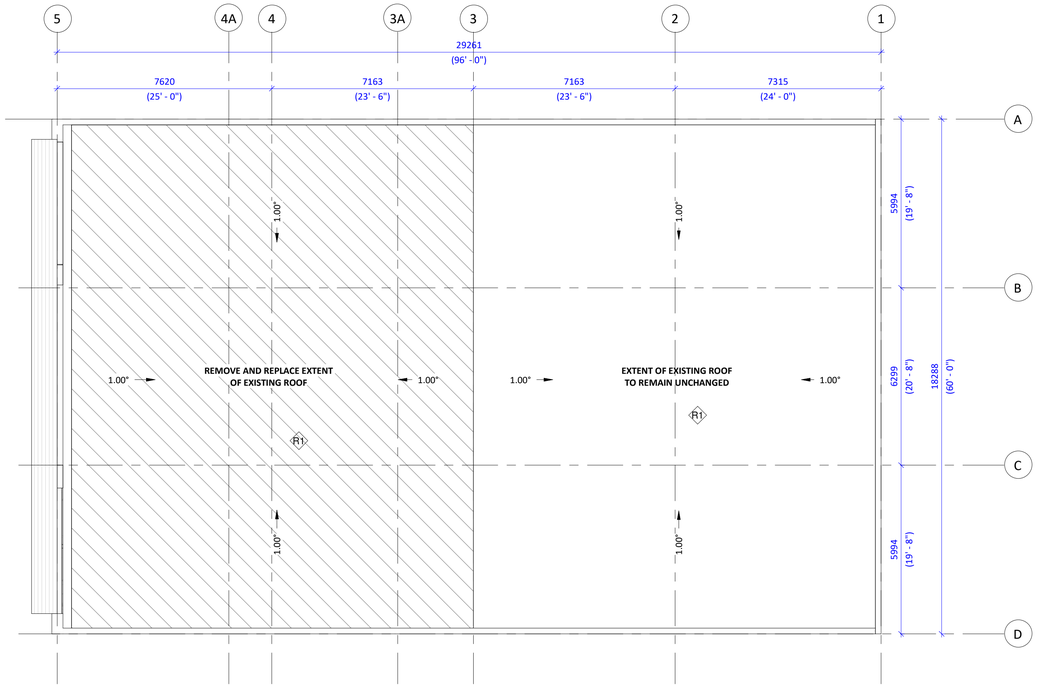
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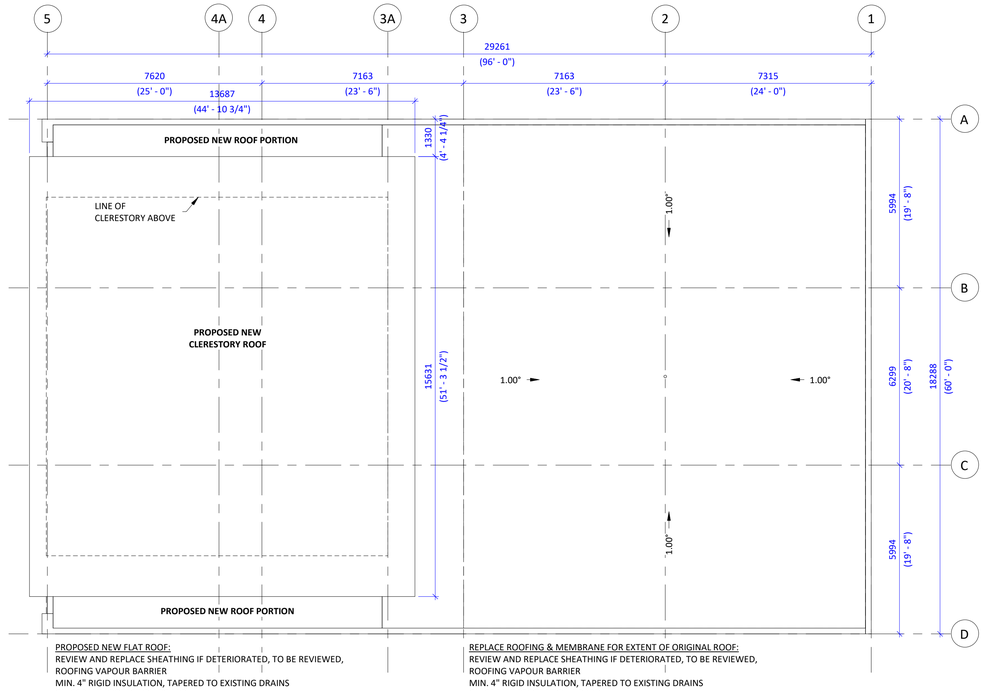
1 Existing & Demolished Second Floor Plan
1 : 100



2 Proposed Second Floor Plan
1 : 100



3 Existing Roof Plan
1 : 100



PROPOSED NEW FLAT ROOF:
REVIEW AND REPLACE SHEATHING IF DETERIORATED, TO BE REVIEWED,
ROOFING VAPOUR BARRIER
MIN. 4" RIGID INSULATION, TAPERED TO EXISTING DRAINS
GLASS MAT PROTECTION BOARD
2 PLY SBS ROOFING MEMBRANE

REPLACE ROOFING & MEMBRANE FOR EXTENT OF ORIGINAL ROOF:
REVIEW AND REPLACE SHEATHING IF DETERIORATED, TO BE REVIEWED,
ROOFING VAPOUR BARRIER
MIN. 4" RIGID INSULATION, TAPERED TO EXISTING DRAINS
GLASS MAT PROTECTION BOARD
2 PLY SBS ROOFING MEMBRANE

4 Proposed Roof Level
1 : 100

LEGEND TO BUILDING CODE COMPLIANCE

15m TRAVEL DISTANCE PATH TO EXIT (LENGTH AS INDICATED)

LOADBEARING, 45 MIN. F.R.R.

45 MIN. F.R.R. (FIRE-SEPARATION)

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Issue	Date
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Revision

No.	Description	Date

Consultant

Victoria Academy of Ballet - Tenant Improvements

2713 Quadra Street,
Victoria BC V8T 4E5

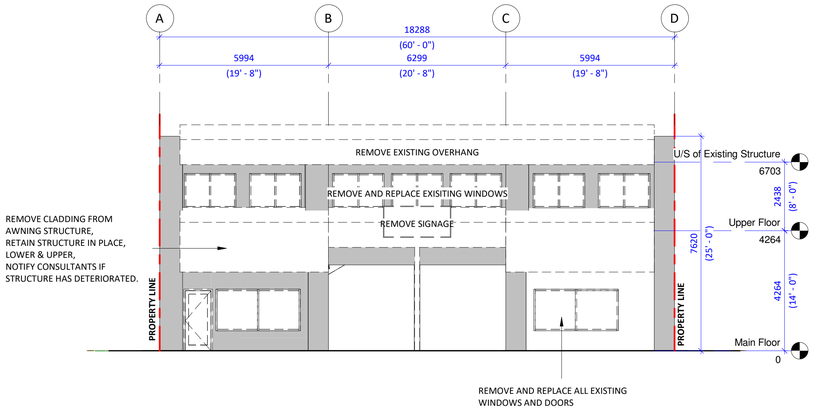
Floor Plans - Second Level & Roof Plan

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Drawn by	GS
Checked by	CL

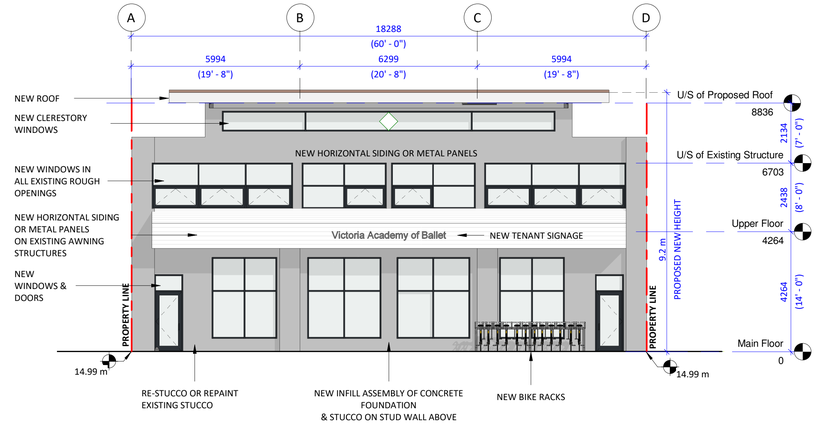
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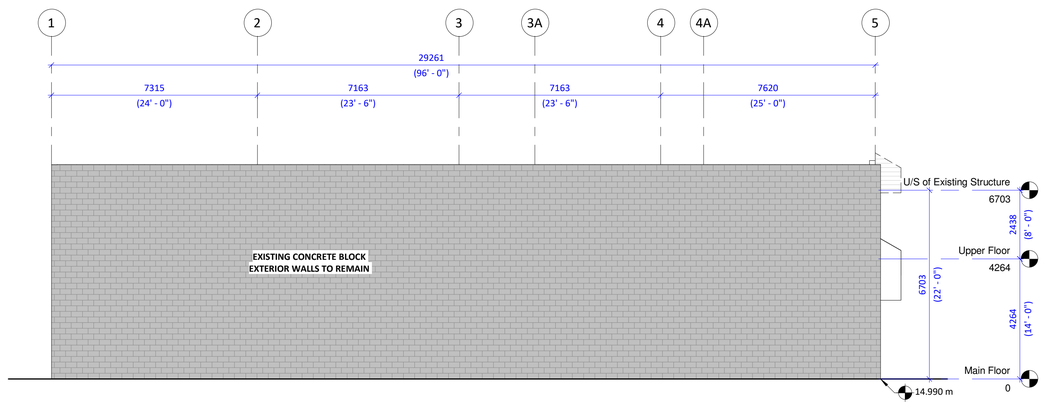
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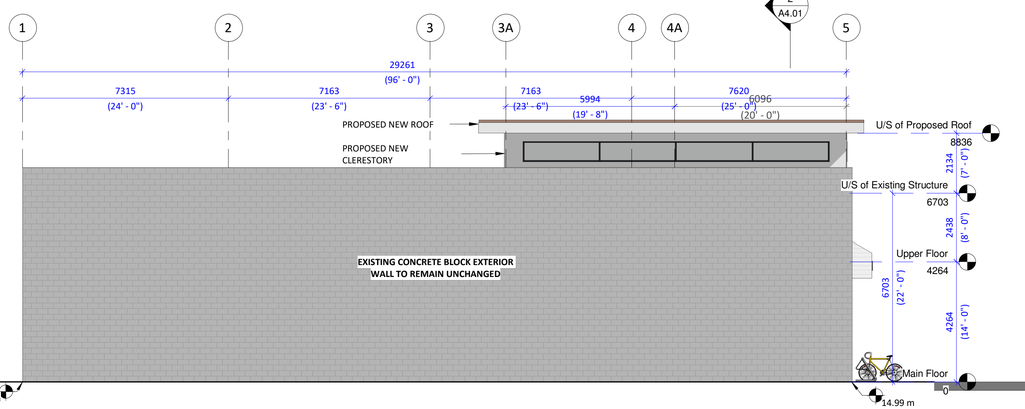
2 Existing Front Elevation
1 : 100



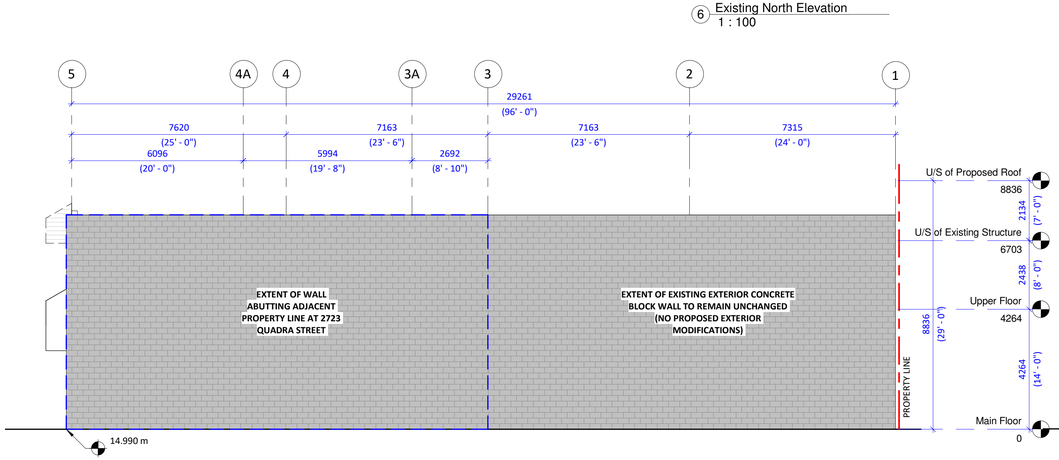
3 Proposed Front Elevation
1 : 100



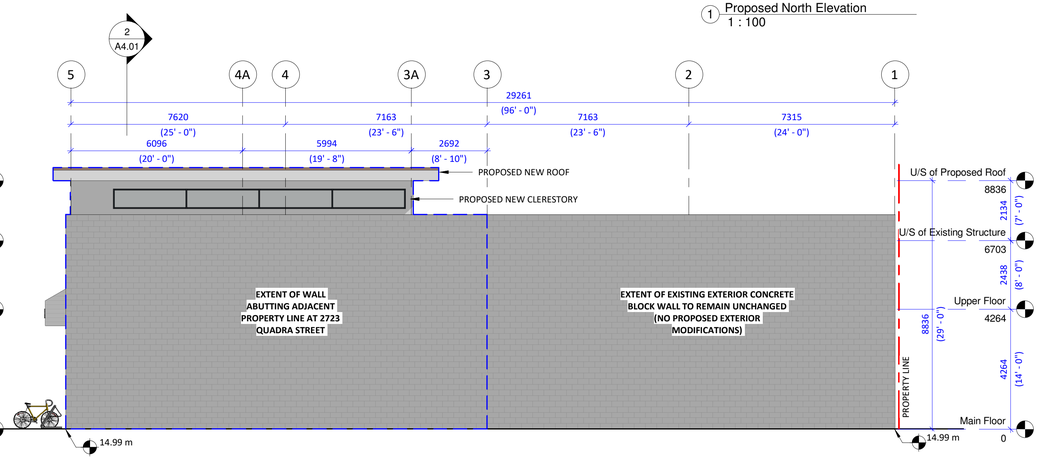
6 Existing North Elevation
1 : 100



1 Proposed North Elevation
1 : 100



5 Existing South Elevation 100
1 : 100



4 Proposed South Elevation
1 : 100

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Issue	Date
Development Permit Application	February 15, 2019

Revision

No.	Description	Date

Consultant

Victoria Academy of Ballet - Tenant Improvements

2713 Quadra Street,
Victoria BC V8T 4E5

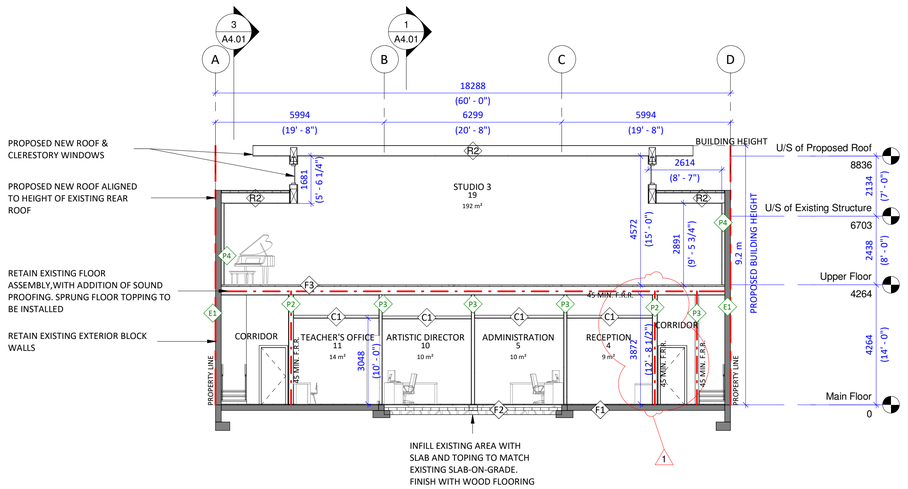
Elevations

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Drawn by	GS
Checked by	CL

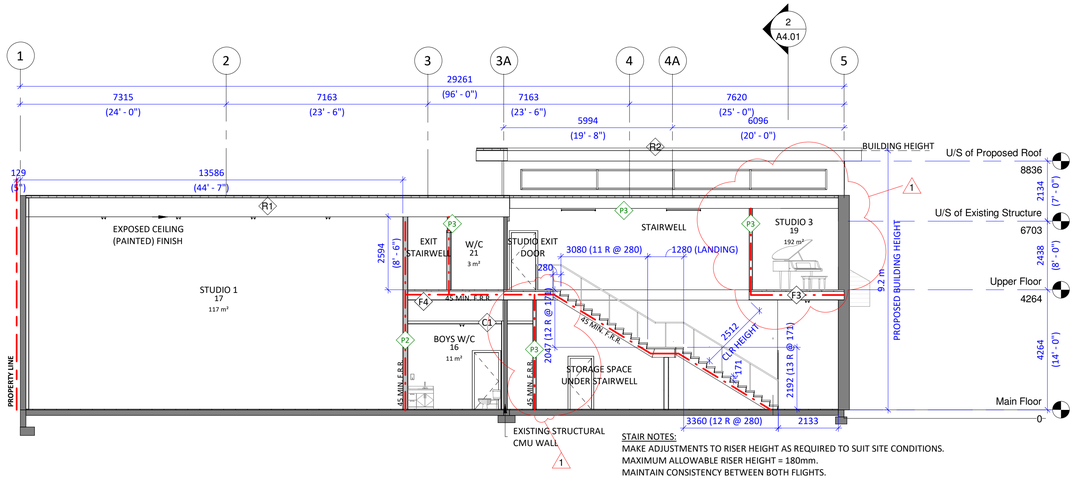
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Scale 1 : 100

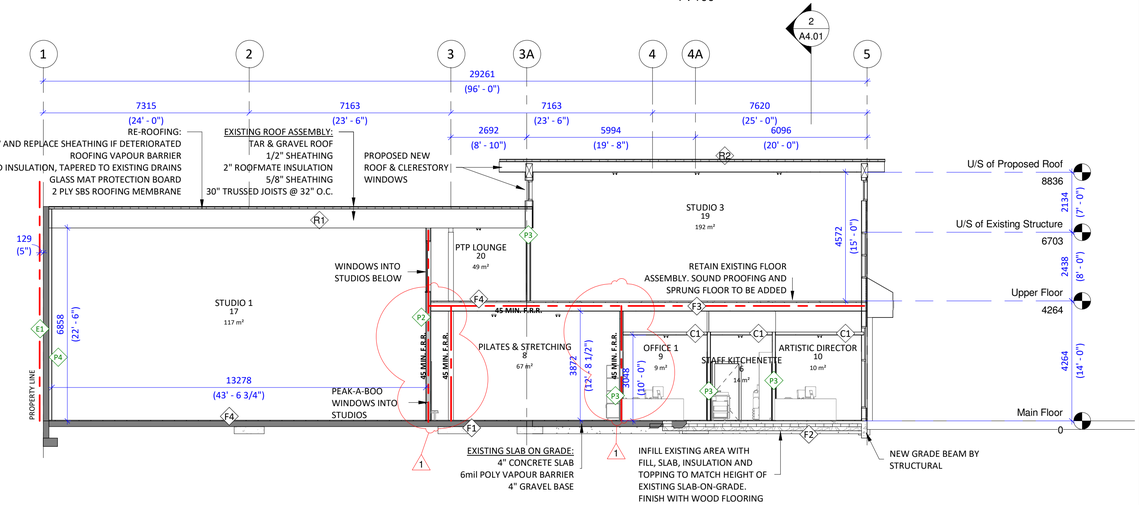
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2 Building Cross Section - Proposed
1 : 100



3 Building Section - Proposed Stair
1 : 100



1 Longitudinal Building Section - Proposed
1 : 100

LEGEND TO BUILDING CODE COMPLIANCE

- 15m — TRAVEL DISTANCE PATH TO EXIT (LENGTH AS INDICATED)
- LOADBEARING, 45 MIN. F.R.R.
- 45 MIN. F.R.R. (FIRE-SEPARATION)

PROPOSED TENANT IMPROVEMENT AT 2713 QUADRA STREET



4 Proposed Front Elevation Context
1 : 100

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Issue	Date
Development Permit Application	February 15, 2019

Revision

No.	Description	Date
1	Development Permit Re-Submission	April 25, 2019

Consultant

Victoria Academy of Ballet - Tenant Improvements

2713 Quadra Street,
Victoria BC V8T 4E5

Building Sections & Street Context Elevation

Date	2019-04-24 2:57:08 PM
Drawn by	Author
Checked by	Checker

A4.01

Scale 1 : 100

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