

# TENANT IMPROVEMENT - BALLET ACADEMY

## DEVELOPMENT PERMIT APPLICATION

### 2713 QUADRA STREET, VICTORIA BC V8T 4E5

Recall  
City of Victoria  
APR 25 2019  
Planning & Development Department  
Development Services Division

ATTACHMENT C

Christine Lintott  
Architects



Issue Date  
Development Permit Application February 15, 2019

Revision No. Description Date

PROJECT DATA	
GENERAL PROPERTY INFORMATION	
USE	RECREATION
PROPOSED USE	TENANT IMPROVEMENTS (IMPROVEMENT OF EXISTING ALTRATION AND IMPROVEMENT OF A SINGLE UNIT WITHIN AN EXISTING 2 STOREY COMMERCIAL CONCRETE FRAME BUILDING)
CLIENT	RECALL
DESIGNER	CHRISTINE LINTOTT ARCHITECTS
LOCAL OFFICE	1115 JOLIET CRESCENT VICTORIA BC V8T 4E5
PROJECT ADDRESS	2713 QUADRA STREET
PROJECT CONTACT	CHRISTINE LINTOTT ARCHITECTS

BUILDING CODE ANALYSIS - BASE BUILDING				
NO.	DESCRIPTION	REQUIREMENT	COMPLIANCE	NOTES
1.1	GENERAL USE	RECREATION	COMPLIANT	
1.2	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.3	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.4	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.5	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.6	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.7	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.8	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.9	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.10	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.11	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.12	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.13	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.14	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.15	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.16	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.17	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.18	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.19	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.20	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.21	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.22	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.23	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.24	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.25	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.26	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.27	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.28	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.29	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.30	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.31	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.32	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.33	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.34	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.35	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.36	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.37	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.38	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.39	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.40	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.41	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.42	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.43	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.44	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.45	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.46	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.47	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.48	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.49	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
1.50	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	



1 Axonometric Front View



Site Context View

OCCUPANT LOAD CALCULATIONS (PER BCBC 3.1.17.1)				
FLOOR LEVEL	USE	AREA (M <sup>2</sup> )	LOAD (PERSONS)	TOTAL LOAD
MAIN LEVEL	RECREATION	113	1.85	53
	RECREATION	117	1.85	43
	RECREATION	11	9.30	3
	RECREATION	10	9.30	3
	RECREATION	14	9.30	2
	RECREATION	10	9.30	3
	RECREATION	10	9.30	3
	RECREATION	10	9.30	3
	RECREATION	9	9.30	3
	RECREATION	23	3.70	6
LEVEL 2	RECREATION	192	1.85	104
	RECREATION	49	3.70	13
TOTAL EXISTING OCCUPANT LOAD (ALL LEVELS)				272

BUILDING CODE ANALYSIS - TENANT IMPROVEMENTS				
NO.	DESCRIPTION	REQUIREMENT	COMPLIANCE	NOTES
2.1	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.2	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.3	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
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2.10	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.11	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.12	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.13	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.14	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.15	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.16	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.17	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.18	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
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2.22	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.23	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.24	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.25	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.26	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.27	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.28	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.29	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	
2.30	MINIMUM CLEARANCE HEIGHT	2.10 M	COMPLIANT	

WALL ASSEMBLIES	
WALL ASSEMBLY 1	COMPLIANT
WALL ASSEMBLY 2	COMPLIANT
WALL ASSEMBLY 3	COMPLIANT
WALL ASSEMBLY 4	COMPLIANT
WALL ASSEMBLY 5	COMPLIANT
WALL ASSEMBLY 6	COMPLIANT
WALL ASSEMBLY 7	COMPLIANT
WALL ASSEMBLY 8	COMPLIANT
WALL ASSEMBLY 9	COMPLIANT
WALL ASSEMBLY 10	COMPLIANT

FLOOR ASSEMBLIES	
FLOOR ASSEMBLY 1	COMPLIANT
FLOOR ASSEMBLY 2	COMPLIANT
FLOOR ASSEMBLY 3	COMPLIANT
FLOOR ASSEMBLY 4	COMPLIANT
FLOOR ASSEMBLY 5	COMPLIANT
FLOOR ASSEMBLY 6	COMPLIANT
FLOOR ASSEMBLY 7	COMPLIANT
FLOOR ASSEMBLY 8	COMPLIANT
FLOOR ASSEMBLY 9	COMPLIANT
FLOOR ASSEMBLY 10	COMPLIANT

ROOF ASSEMBLIES	
ROOF ASSEMBLY 1	COMPLIANT
ROOF ASSEMBLY 2	COMPLIANT
ROOF ASSEMBLY 3	COMPLIANT
ROOF ASSEMBLY 4	COMPLIANT
ROOF ASSEMBLY 5	COMPLIANT
ROOF ASSEMBLY 6	COMPLIANT
ROOF ASSEMBLY 7	COMPLIANT
ROOF ASSEMBLY 8	COMPLIANT
ROOF ASSEMBLY 9	COMPLIANT
ROOF ASSEMBLY 10	COMPLIANT



4 Accessible Washroom Sink Clearances 1:20



3 Toilet Grab Bar Side View 1:20

**GENERAL NOTES**

- WORK TO COMPLY WITH THE BRITISH COLUMBIA BUILDING CODE 2018 EDITION (CONTRACTOR TO VERIFY DIMENSIONS AND DETAILS OF DRAWINGS TO AGREE AND MARK WORK FROM TO CONTRACTOR)
- EXISTING DRAWINGS SHOWN HAVE BEEN DERIVED FROM DRAWINGS PROVIDED BY CLIENT AND THE EXISTING SURVEY RESULTS. CONTRACTOR TO COORDINATE ANY DEVIATIONS FROM THIS DRAWING AND MUST BE AUTHORIZED BY THE ARCHITECT
- ALL CORRIDORS MUST HAVE UNOBSTRUCTED WIDTH OF 1100MM IN ALL INSTANCES
- STAIRS AND COMPONENTS MUST BE CONSTRUCTED TO SECTION 3.1.6. IN ALL INSTANCES INTERIOR STAIR WIDTH EQUAL TO OR EXCEEDING 900MM AND REQUIRES HANDRAILS BOTH SIDES OF STAIR
- CONTRACTOR TO REPORT ANY DEVIATIONS, INCLUDING MATERIAL CHANGES, TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK

APPLICANT	CONSULTANTS
CLIENT EMERSON AL DIRECTOR	ARCHITECTURAL CHRISTINE LINTOTT
ENGINEERING HOLDINGS LTD 250-885-8527	SC ENGINEERING LTD 1845 FRANKFORD TERRACE VICTORIA BC V8M 4G8 778-533-9232
	ELECTRICAL ED PRIOR
	SURVEY ED PRIOR
	FRONT ENGINEERING LTD 1115 JOLIET CRESCENT VICTORIA BC V8T 4E5 726-800-5705
	FRONT ENGINEERING LTD 1115 JOLIET CRESCENT VICTORIA BC V8T 4E5 726-800-5705

Date 2019-04-24 3:07:24 PM  
Drawn by GC  
Checked by CI  
Project Data  
Scale As indicated

THIS DRAWING IS A COPYRIGHT DRAWING & SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTOTT ARCHITECT. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED, OR APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECT AS SUCH. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECT. DO NOT SCALE THE DRAWINGS.

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

Consultant

Victoria Academy of Ballet - Tenant Improvements

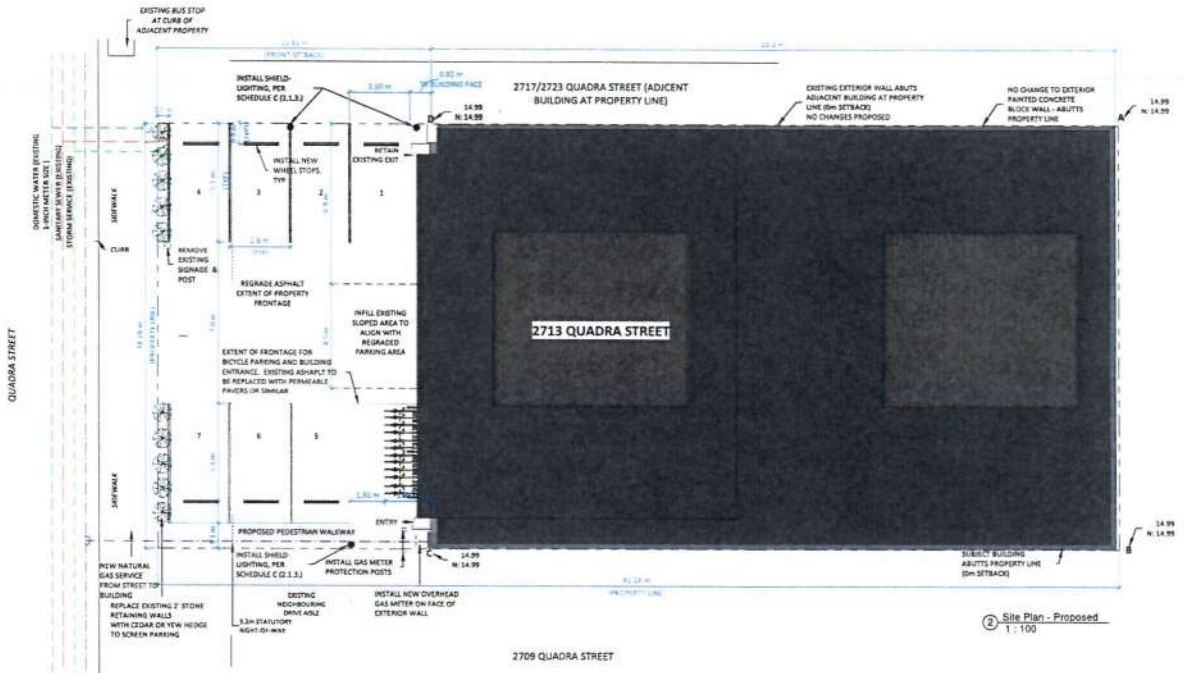
2713 Quadra Street,  
Victoria BC V8T 4E5

Site & Landscape Plan & Project Information Table

Date 2019-05-28 3:57:36 PM  
Drawn by G  
Checked by C

A1.00

Scale As Indicated



Site Plan - Proposed  
1:100

**AVERAGE GRADE CALCULATION:**

A - B (14.99-14.99)/2 = 14.99 4.18.3m = 274.22m  
 B - C (14.99-14.99)/2 = 14.99 4.29.5m = 462.23m  
 C - D (14.99-14.99)/2 = 14.99 4.6.9m = 358.63m  
 D - A (14.99-14.99)/2 = 14.99 4.29.5m = 442.21m

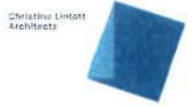
**88.20 1,261.17m**

AVERAGE GRADE: 1,262.17/84.3m = 14.99m

N = NATURAL GRADE

**PROJECT INFORMATION TABLE**

ITEM	DESCRIPTION	REQUIRE
<b>GENERAL PROPERTY INFORMATION</b>		
APPLICABLE ZONE	(1) O1, QUADRA VILLAGE DISTRICT - PROFESSIONAL BUSINESS, BALLETT SCHOOL	
SITE AREA	153.0m <sup>2</sup>	
TOTAL FLOOR AREA (m <sup>2</sup> )	780.0m <sup>2</sup> TOTAL FLOOR AREA & SAME AS COMMERCIAL FLOOR AREA	8.3.5.
FLOOR SPAC	1.4:1 ALLOWABLE 0.0 PROPOSED	4.52-15.
SITE COVERAGE %	5%	
GREEN SPACE %	0.0%	
BUILDING HEIGHT (m)	12.0m MAXIMUM HEIGHT NATURAL GRADE 12.0m PROPOSED HEIGHT GRADE 12.0m ALLOWABLE 0.0 PROPOSED	4.52-1.
NUMBER OF STOREYS	1 ALLOWABLE 2 PROPOSED	4.52-1.
PARKING STALLS	38 REQUIRED 0 PROPOSED	SCHEDULE C L1 TABLE 1
BICYCLE PARKING	0 REQUIRED 12 PROPOSED	SCHEDULE C L1 TABLE 1
LANDSCAPE BUFFER (m)	0.5m REQUIRED 0.5m EXISTING/PROPOSED	SCHEDULE C L1 TABLE 1
BUILDING SETBACKS	FRONT YARD (SETBACK) 3.0m <sup>2</sup> REQUIRED 3.0m EXISTING/PROPOSED REAR YARD (SETBACK) 3.0m <sup>2</sup> REQUIRED 3.0m EXISTING/PROPOSED SIDE YARD (SETBACK) 3.0m <sup>2</sup> REQUIRED 3.0m EXISTING/PROPOSED SIDE YARD (SETBACK) 3.0m <sup>2</sup> REQUIRED 3.0m EXISTING/PROPOSED SIDE YARD (SETBACK) 3.0m <sup>2</sup> REQUIRED 3.0m EXISTING/PROPOSED SIDE YARD (SETBACK) 3.0m <sup>2</sup> REQUIRED 3.0m EXISTING/PROPOSED	4.52-1.4 & 4.52-1.4



LOT 3 BLOCK 15 SECTION 4 VICTORIA CITY, PLAN 240



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 3:07:29 PM

Drawn by

Checked by

A1.01

Scale

1:141

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This document was prepared for the use of the client.

This document is intended for use as a site plan...  
The client acknowledges and agrees to be responsible 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.

Parcel Identification Number (PID) 009-210-407

SITE AREA 752.8 m<sup>2</sup>  
MUNICIPALITY CITY OF VICTORIA

CIVIC ADDRESS 2713 Quadra Street Victoria BC

ZONING C1-GV



LEGEND

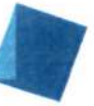
Established (i.e. permitted) based on integrated survey...  
Scale: Only lines with 1:200 graphic scale identified...  
These points are shown in the plan marked 'X'

- Boundary Unmarked (marked)
- Boundary Public (pink)
- Boundary Sign
- Boundary with utility lines
- Boundary with meter
- Boundary with fence
- Boundary with fence (with gate)
- Boundary with fence (with gate) (with gate)
- Boundary with fence (with gate) (with gate)
- Boundary with fence (with gate) (with gate)

Plan No. 2019-0010  
Field notes: 14 February 2019  
Ground with grade stake of building: 14 February 2019  
Drawn by: [Name] 14th of February 2019

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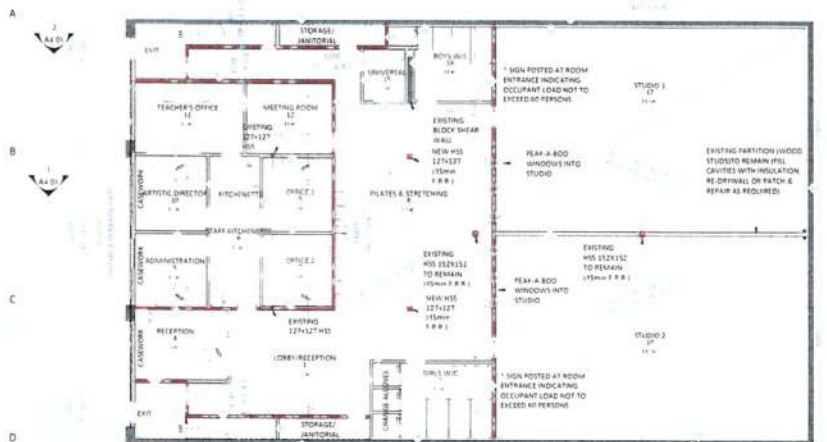
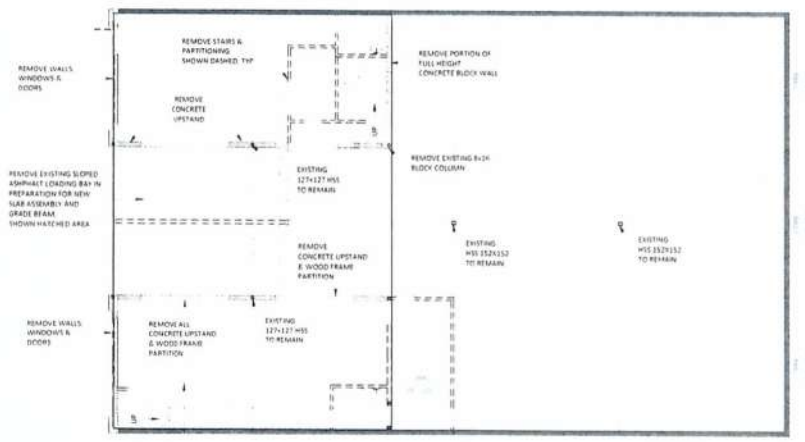




Original Schedule				Floor Schedule			
No.	Type	Height	Width	No.	Type	Height	Width
W54	0610 - 1220mm	1067	610	14	A	2133	915
W55	0610 - 1220mm	1067	610	15	C	1824	762
W56	Curved Wall Ceiling	1190	1190	16	B	2032	864
W57	Curved Wall Ceiling	1423	1423	17	D	2032	864
W58	Curved Wall Ceiling	1413	1413	18	D	2032	864
W59	Curved Wall Ceiling	1423	1423	19	D	2032	864
W60	Curved Wall Ceiling	1398	1398	20	B	2032	864
W61	Curved Wall Ceiling	1398	1398	21	B	2032	864
W62	Curved Wall Ceiling	1623	1623	22	B	2032	864
W63	Curved Wall Ceiling	1598	1598	23	B	2032	864
W64	0610 - 1220mm	1067	610	24	B	2032	864
W65	850 x 900mm-2	2747	1509	25	D	2032	864
W66	850 x 900mm-2	2747	1509	26	B	2032	864
W67	850 x 900mm-2	2747	1509	27	D	2032	864
W68	850 x 900mm-2	2747	1509	28	A	2133	915
W69	850 x 900mm-2	2747	1509	29	B	2032	864
W70	850 x 900mm-2	2138	1509	30	C	1828	762
W71	0610 - 1220mm	2678	610	31	B	2032	864
W72	0610 - 1220mm	2678	610	32	B	2032	864
W73	0610 - 1220mm	2678	610	33	D	2032	864
W74	0610 - 1220mm	1067	610	34	E	2032	915
W75	0610 - 1220mm	1067	610	35	E	2032	915
W76	0610 - 1220mm	1067	610	36	B	2032	864
W77	0610 - 1220mm	1067	610	37	B	2032	864
W78	0610 - 1220mm	1067	610	38	B	2032	864
W79	0610 - 1220mm	1067	610	39	B	2032	864
W80	0610 - 1220mm	1067	610	40	F	2133	915
W81	0610 - 1220mm	1067	610	41	F	2133	915
W82	0610 - 1220mm	1067	610	42	F	2133	915
W83	0610 - 1220mm	1067	610	43	F	2133	915
W84	0610 - 1220mm	1067	610	44	F	2133	915
W85	0610 - 1220mm	1067	610	45	F	2133	915
W86	0610 - 1220mm	1067	610	46	F	2133	915
W87	0610 - 1220mm	1067	610	47	F	2133	915
W88	0610 - 1220mm	1067	610	48	F	2133	915
W89	0610 - 1220mm	1067	610	49	F	2133	915
W90	0610 - 1220mm	1067	610	50	F	2133	915
W91	0610 - 1220mm	1067	610	51	F	2133	915
W92	0610 - 1220mm	1067	610	52	F	2133	915
W93	0610 - 1220mm	1067	610	53	F	2133	915
W94	0610 - 1220mm	1067	610	54	F	2133	915
W95	0610 - 1220mm	1067	610	55	F	2133	915
W96	0610 - 1220mm	1067	610	56	F	2133	915
W97	0610 - 1220mm	1067	610	57	F	2133	915
W98	0610 - 1220mm	1067	610	58	F	2133	915
W99	0610 - 1220mm	1067	610	59	F	2133	915
W100	0610 - 1220mm	1067	610	60	F	2133	915

5 4A 4 3A 3 2 1

5 4A 4 3A 3 2 1



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

Consultant

1 Existing & Demolished Main Floor Plan  
1:100

2 Proposed Main Floor Plan  
1:100



LEGEND TO BUILDING CODE COMPLIANCE

--- EXISTING WALLS (CONCRETE BLOCK)

--- EXISTING WALLS (CMU)

--- EXISTING WALLS (BRICK)

--- EXISTING WALLS (OTHER)

Victoria Academy of Ballet - Tenant Improvements

2713 Quadra Street, Victoria BC V8T 4E5

Floor Plans - Main Level

Date: 2019-04-24 3:07:32 PM  
Drawn by: GS  
Checked by: CL

A2.01

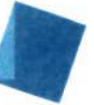
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APR 25 2019

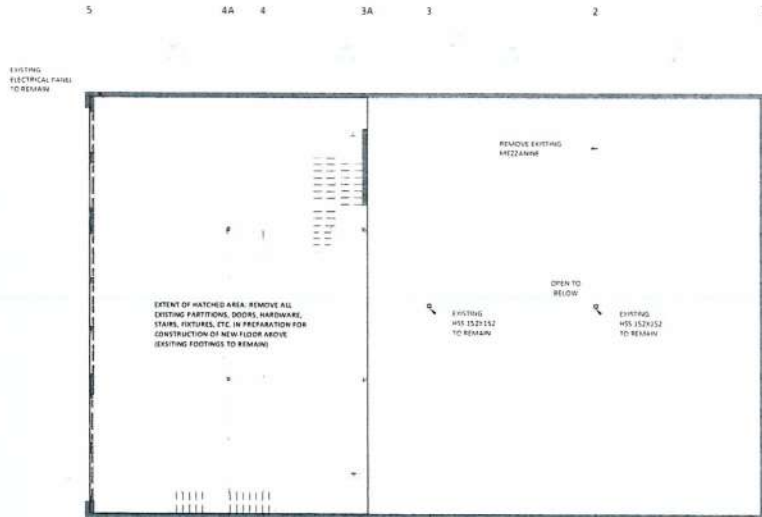
Planning & Development Department  
Development Services Division

Christine Livdott Architects

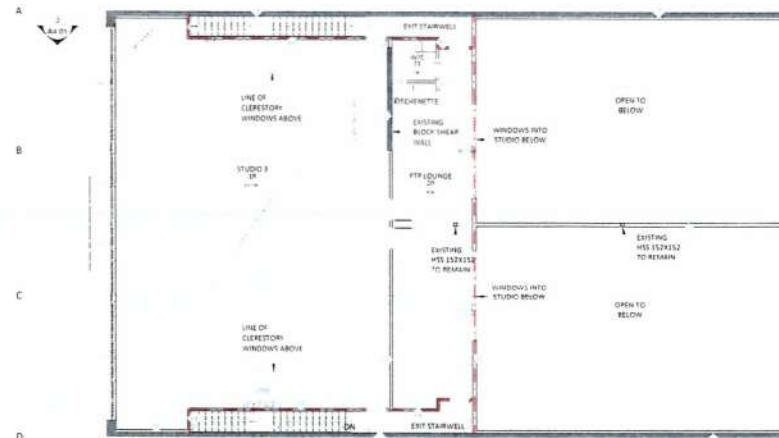


ISSUE: Development Permit Application  
Date: February 15, 2019

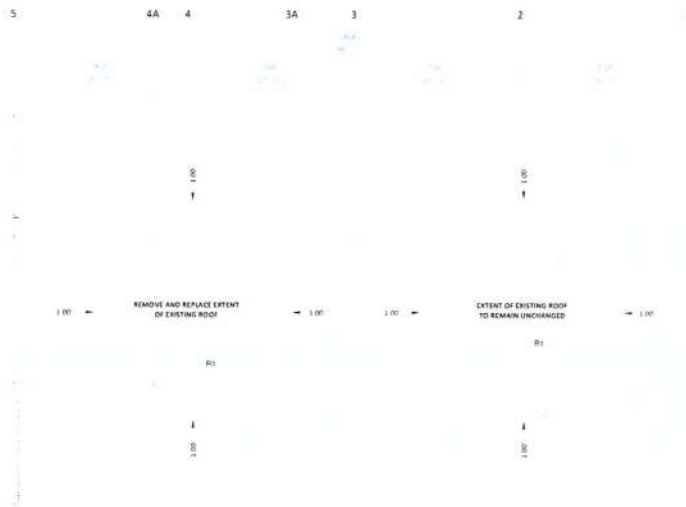
Revision No. Description Date



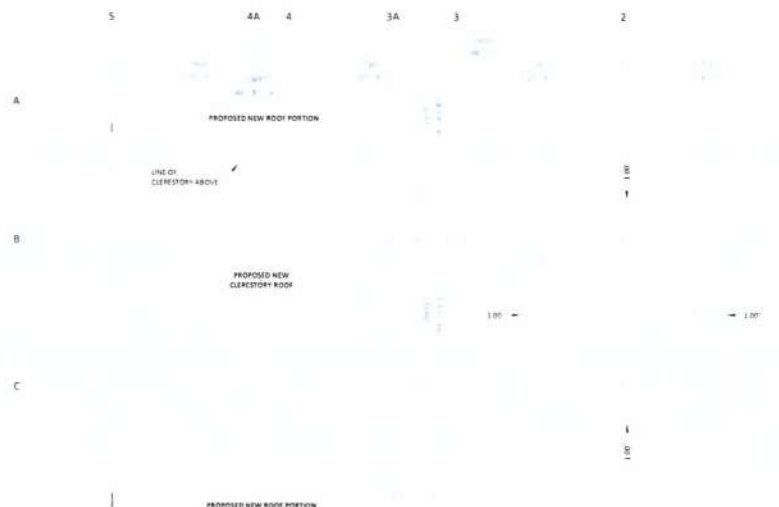
1 Existing & Demolished Second Floor Plan  
1 100



2 Proposed Second Floor Plan  
1 100



3 Existing Roof Plan  
1 100



4 Proposed Roof Level  
1 100

LEGEND TO BUILDING CODE COMPLIANCE

- 1. MIN. 1" RIGID INSULATION, TAPERED TO EXISTING DRAINS
- 2. 1/2" 1581 PROTECTION BOARD
- 3. 2 PLY 1581 ROOFING MEMBRANE

PROPOSED NEW FLAT ROOF:  
REVIEW AND REPLACE SHEATHING IF DETERIORATED, TO BE REVIEWED.  
ROOFING VAPOR BARRIER  
MIN. 1" RIGID INSULATION, TAPERED TO EXISTING DRAINS  
GUA-SHIM PROTECTION BOARD  
2 PLY 1581 ROOFING MEMBRANE

REPLACE ROOFING & MEMBRANE FOR EXTENT OF ORIGINAL ROOF.  
REVIEW AND REPLACE SHEATHING IF DETERIORATED, TO BE REVIEWED.  
ROOFING VAPOR BARRIER  
MIN. 1" RIGID INSULATION, TAPERED TO EXISTING DRAINS  
GUA-SHIM PROTECTION BOARD  
2 PLY 1581 ROOFING MEMBRANE

Consultant

Victoria Academy of Ballet - Tenant Improvements

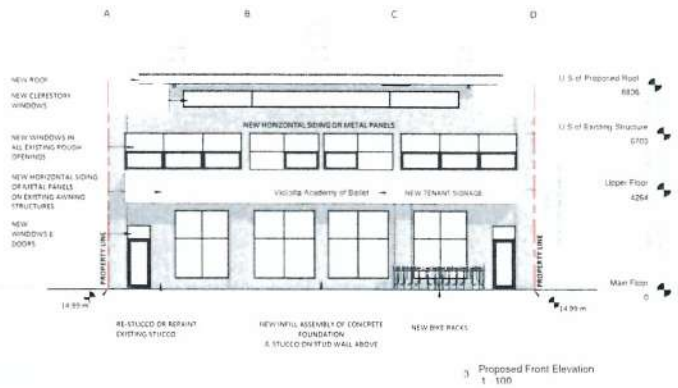
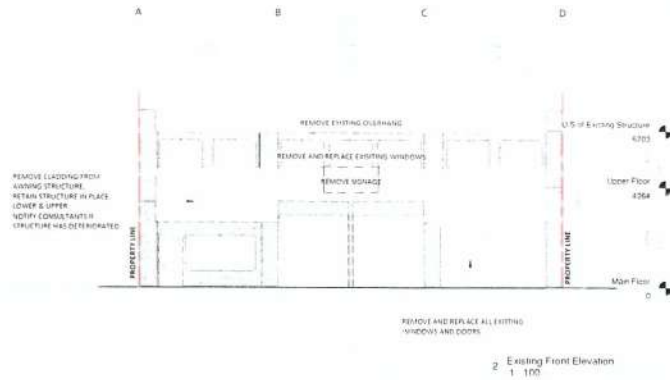
2713 Quadra Street,  
Victoria BC V8T 4E5

Floor Plans - Second Level & Roof Plan

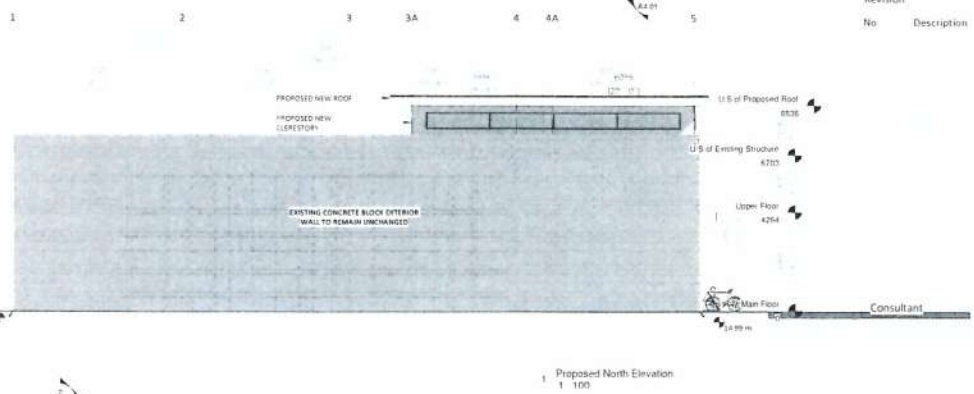
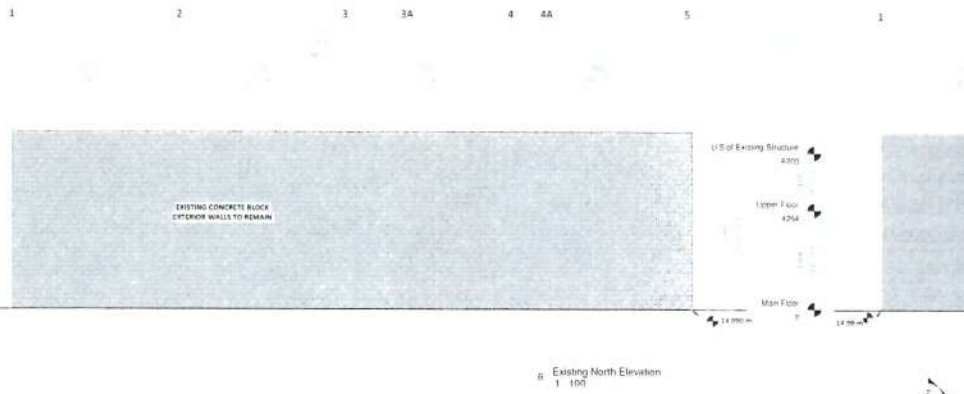
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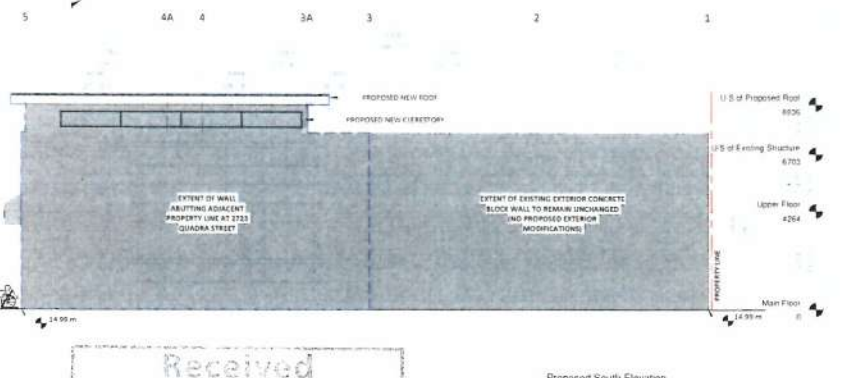
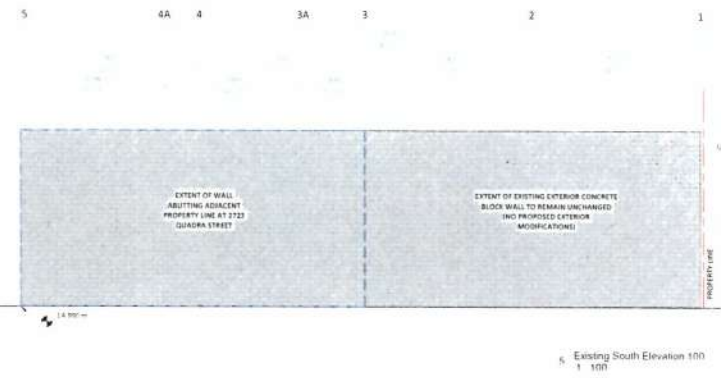
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Issue Date  
Development February 15, 2019  
Permit Application



Revision No. Description Date



Victoria Academy of Ballet - Tenant Improvements  
2713 Quadra Street,  
Victoria BC V8T 4E5

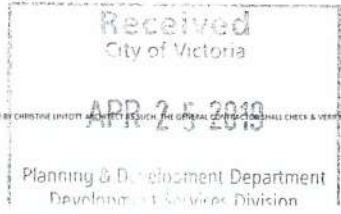
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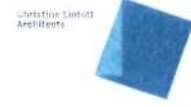
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Issue Date  
Development Permit Application February 15, 2019

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

Consultant

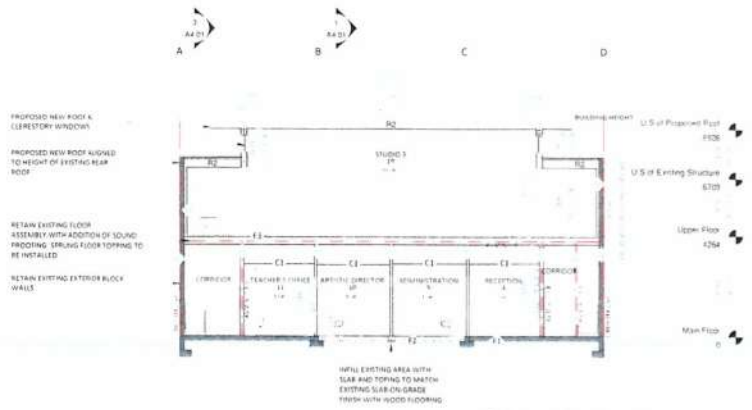
Victoria Academy of Ballet - Tenant Improvements  
2713 Quadra Street,  
Victoria BC V8T 4E5

Building Sections & Street Context Elevation

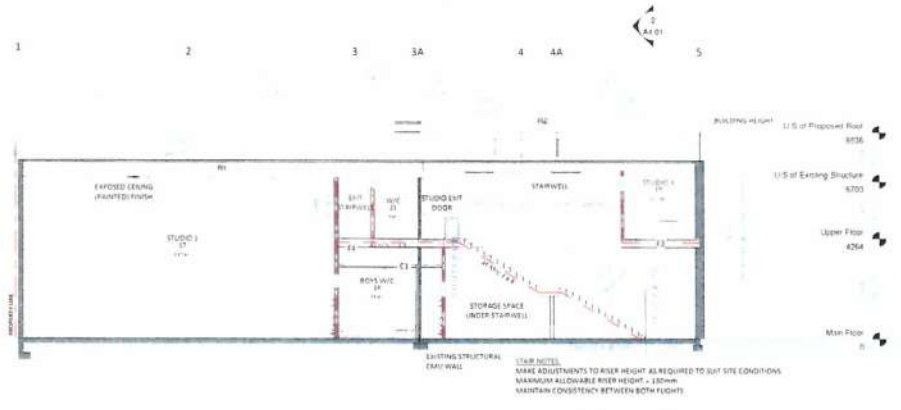
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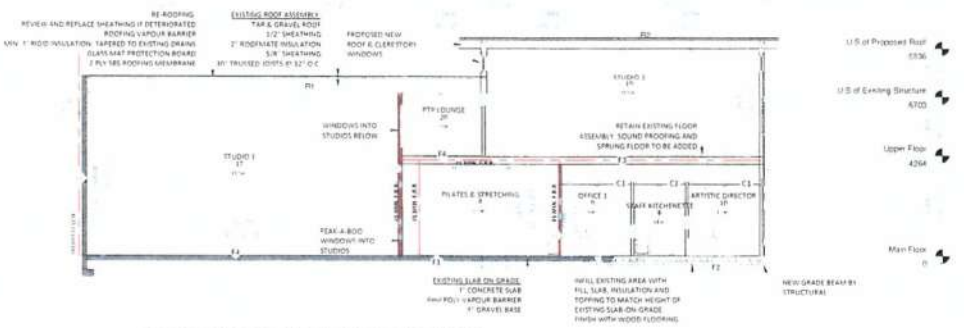
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2 Building Cross Section - Proposed  
1/100



3 Building Section - Proposed Stair  
1/100



4 Longitudinal Building Section - Proposed  
1/100



4 Proposed Front Elevation Context  
1/100