


The Hive | 736 Princess Ave.





Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
November 23/17

PROJECT:

The Hive

736 Princess Ave.

CLIENT:



LEAD DESIGN CONSULTANT

Arcata Collective
1000 West 10th Avenue • Victoria • BC V8W 2E7
Tel: 778-432-3550 email: arcata@telus.net

ARCHITECTURAL CONSULTANT

STELLER
ARCHITECTURAL CONSULTING
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Victoria, BC V8Z 4M2

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ISSUED FOR: DATE:

Rezoning 20.07.17
Revised as per staff comments 017.11.17

PROJECT NO.:

DRAWN BY:

DATE:
17.11.17

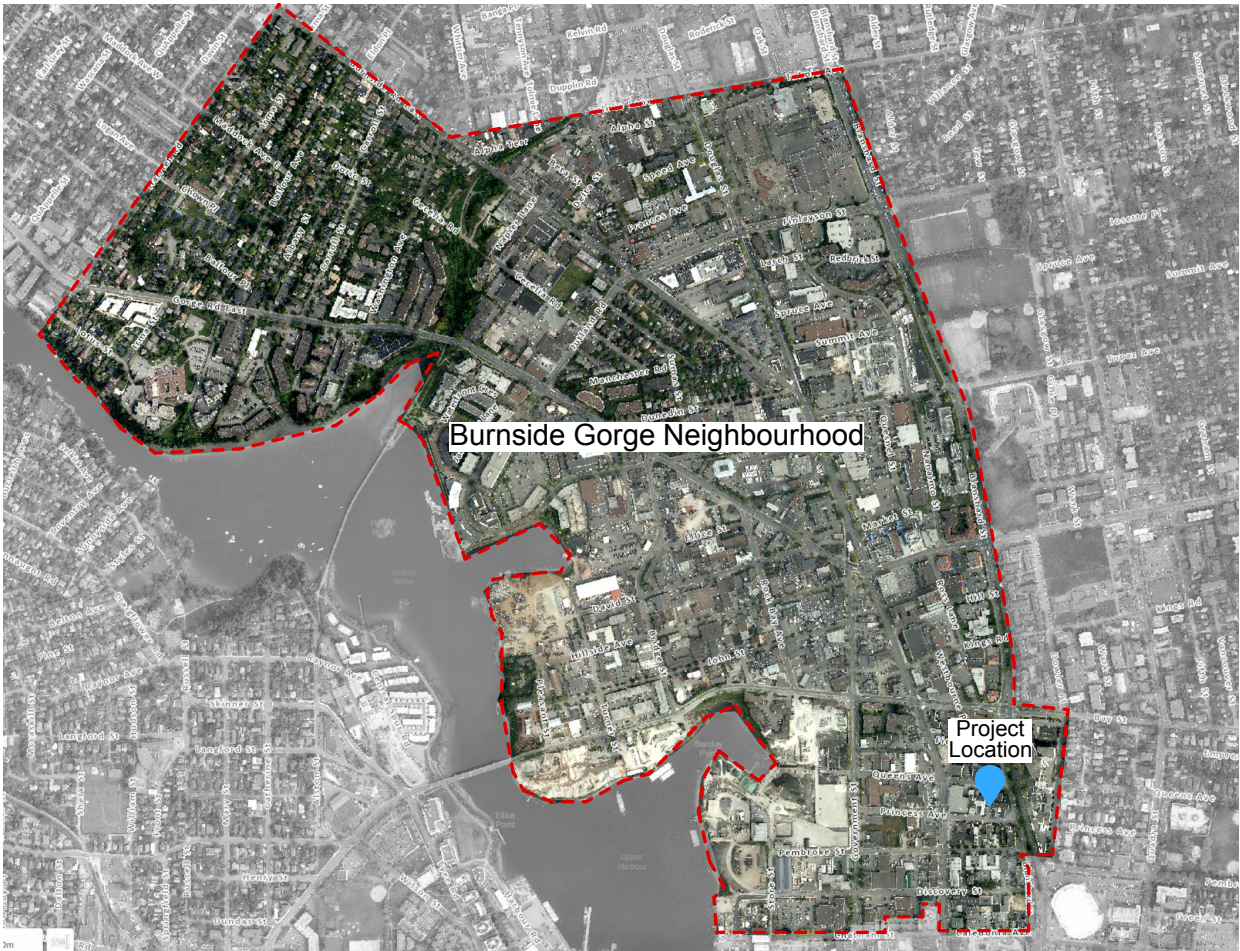
SCALE:
as shown

DRAWING TITLE:
Title Sheet

DRAWING NUMBER:

A 0.0

| Project Data 736 Princess Ave. | |
|---|---|
| Civic Address | 736 Princess Ave. |
| Legal Description | Lot 12, Block B, Section 3, Victoria, Plan 8 |
| Zoning Existing | Existing: M-1, Limited Light Industrial District |
| Zoning Proposed | New Zone |
| Site Area | 556 m2 (5,982 sq. ft.) |
| Floor Areas (Gross) Basement area: Level 1 area: Level 2 area: Level 3 area: Level 4 area: Level 5 area: Level 6 area: | 442 m2 (4760 sq ft) 286 m2 (3084 sq ft) 439 m2 (4720 sq ft) 439 m2 (4720 sq ft) 448 m2 (4824 sq ft) 448 m2 (4824 sq ft) 448 m2 (4824 sq ft) |
| Total Gross Floor Area | 2,950 m2 (31,756 sq ft) |
| Commercial Floor Area -Level 1 Cafe Lounge Area | 42.2 m2 Seating Capacity: Cafe-10 222 m2 |
| Floor Space Ratio Allowed | 3.00:1 |
| Floor Space Ratio Proposed Calculation Total floor area for calc. Levels 1-6: 2508 m2 Lot Area: 556 m2 2508 / 556 = 4.51:1 | 4.51:1 |
| Floor Space Ratio Residential Levels 2-6 2222 m2 2222 / 556 = 3.99:1 | 3.99:1 |
| Site Coverage (%) (477 sq. ft. / 556 m2) * 100 | 85.8% |
| Open site space (%) (Open space 58.8 m2 / 556 m2) | 10.6% |
| Height of Building Proposed (from average grade) | 20.74m (to top of parapet) 19.95m (to top of roof) |
| Number of Storeys | 6 |
| Parking Proposed - Residential Proposed - Commercial | electric vehicle share program: 20 units of mixed type - 6 cars, 8 e-scooters, 4 e-scooters covered, & 2 e-bikes 0 |
| Bicycle Parking Proposed Class 1 Proposed Class 2 | 70 6 stalls |
| Building Setbacks Required | None |
| Total Number of Units | 75 (includes 5 accessible units) |
| Unit Type | Studios |
| Unit Size | 19.5 m2 - 29.7 m2 (210 sq.ft. - 320 sq.ft.) |
| Total Residential Floor Area Levels 2-6 | 2222 m2 (23,917 sq.ft.) |



1 Neighbourhood Context



2 Block Context

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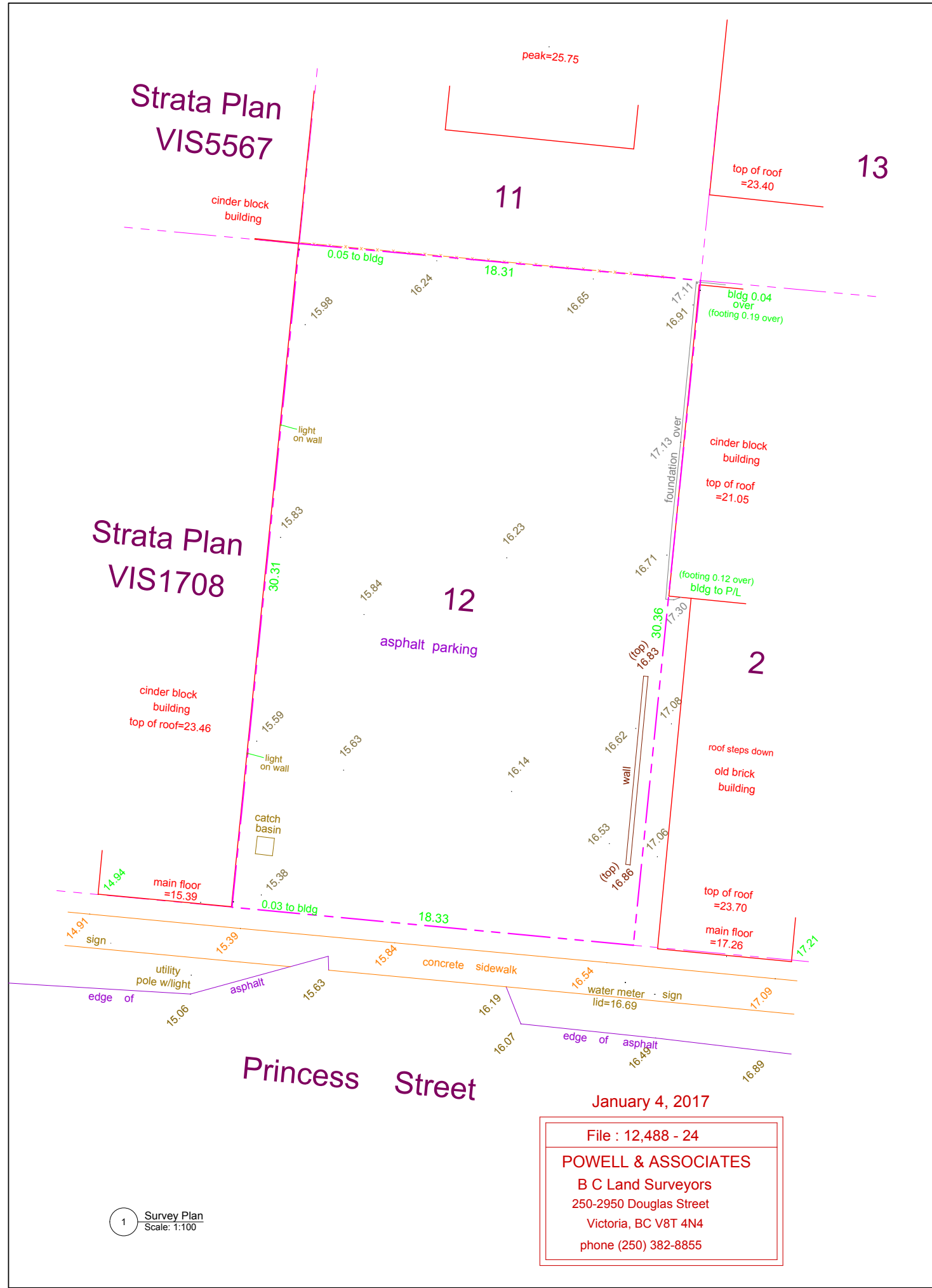
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17.11.17

SCALE:
as shown

DRAWING TITLE:
Project Data &
Context Plan

DRAWING NUMBER:

A 0.1



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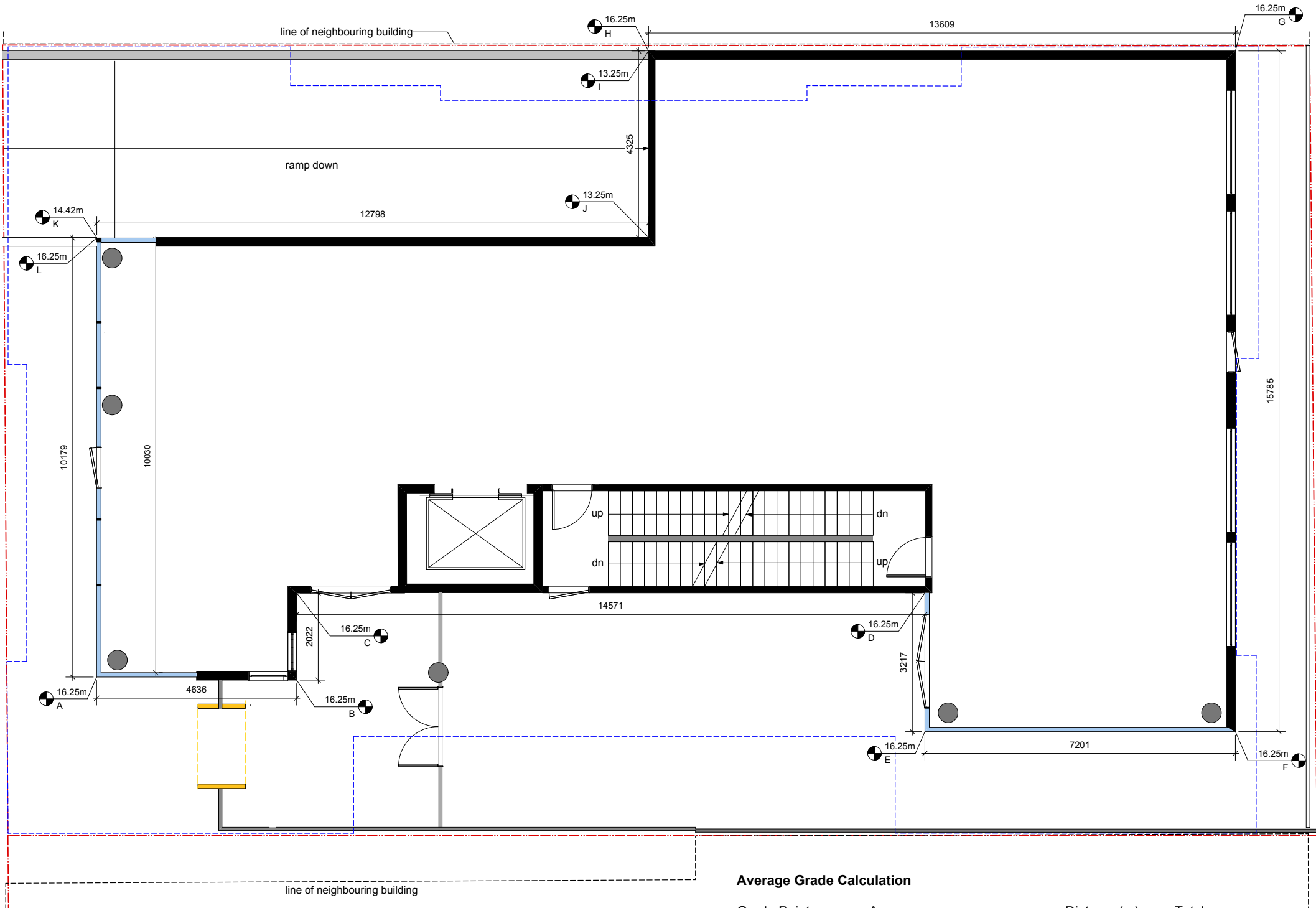
DRAWING TITLE:

Survey Plan &
Site Plan

DRAWING NUMBER:

A 0.2

PRINCESS AVE.



1 Average Grade Calculation
Scale: 1:50

Average Grade Calculation

| Grade Points | Average | Distance(m) | Totals |
|--------------|-------------------------|-------------|----------|
| A & B | $((16.25 + 16.25) / 2)$ | x 4.64 | = 75.40 |
| B & C | $((16.25 + 16.25) / 2)$ | x 2.02 | = 32.82 |
| C & D | $((16.25 + 16.25) / 2)$ | x 14.57 | = 236.76 |
| D & E | $((16.25 + 16.25) / 2)$ | x 3.22 | = 52.32 |
| E & F | $((16.25 + 16.25) / 2)$ | x 7.2 | = 117.00 |
| F & G | $((16.25 + 16.25) / 2)$ | x 15.78 | = 256.42 |
| G & H | $((16.25 + 16.25) / 2)$ | x 13.61 | = 221.16 |
| H & I | $((16.25 + 13.25) / 2)$ | x 0 | = 0.00 |
| I & J | $((13.25 + 13.25) / 2)$ | x 4.32 | = 57.24 |
| J & K | $((13.25 + 14.42) / 2)$ | x 12.8 | = 177.08 |
| K & L | $((14.42 + 16.25) / 2)$ | x 0 | = 0.00 |
| L & A | $((16.25 + 16.25) / 2)$ | x 10.18 | = 165.43 |

1,391.63

Building Perimeter

88.29 m

Average Grade 1391.63 / 88.29 = 15.76M

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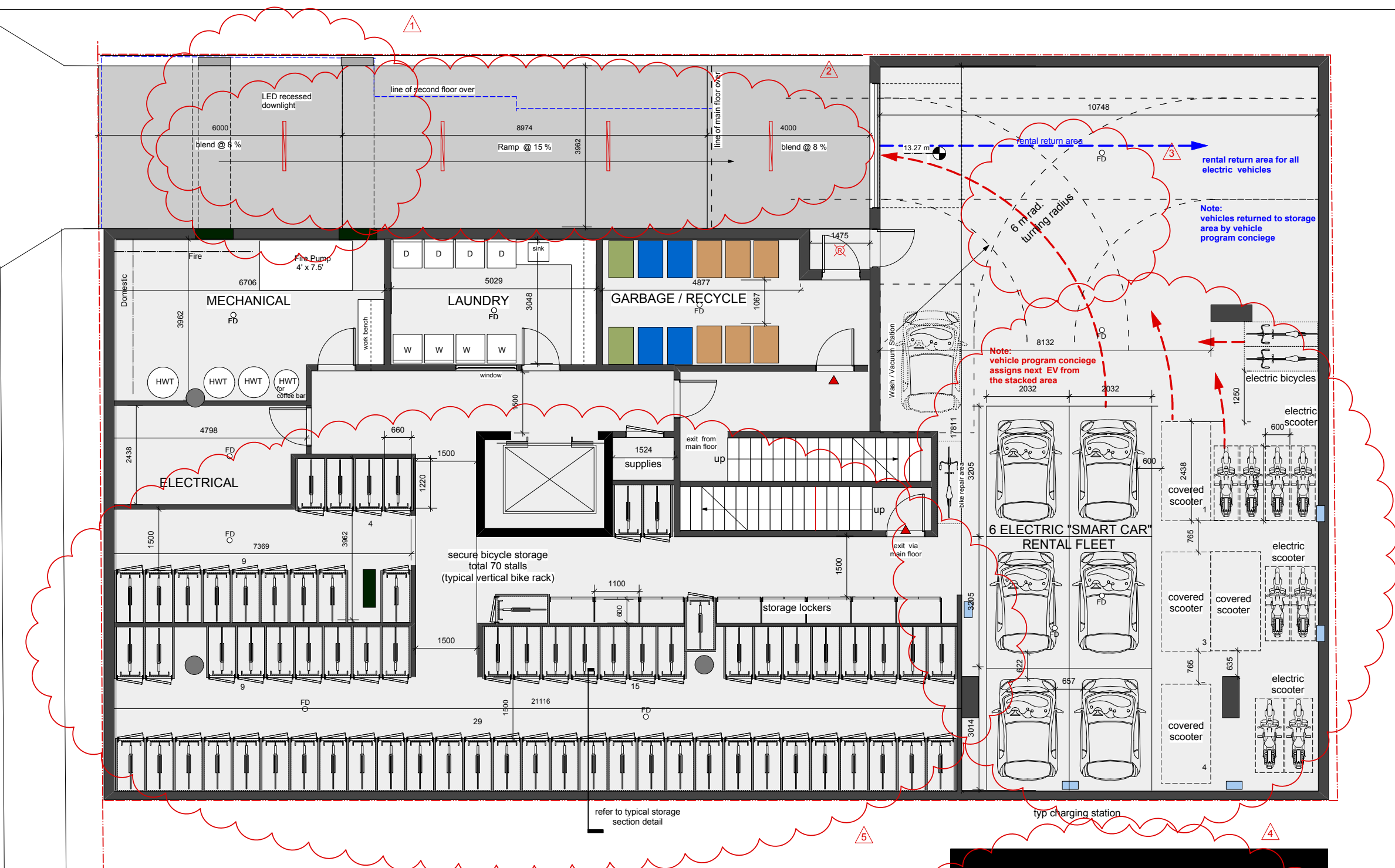
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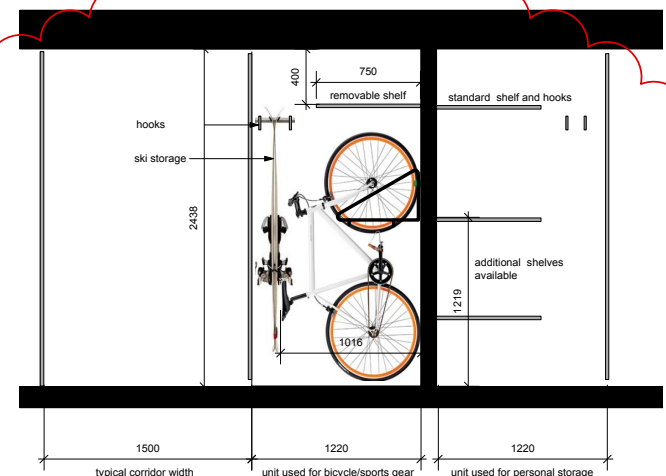
Average Grade
Calculation

DRAWING NUMBER:

A 0.3



1 Lower Level
Scale: 1:50



Typical Storage Section
Scale: 1:25

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CLIENT:
LARGE CO.
SINCE 1962

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SCALE:
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DRAWING TITLE:
Lower Level Plan

DRAWING NUMBER:
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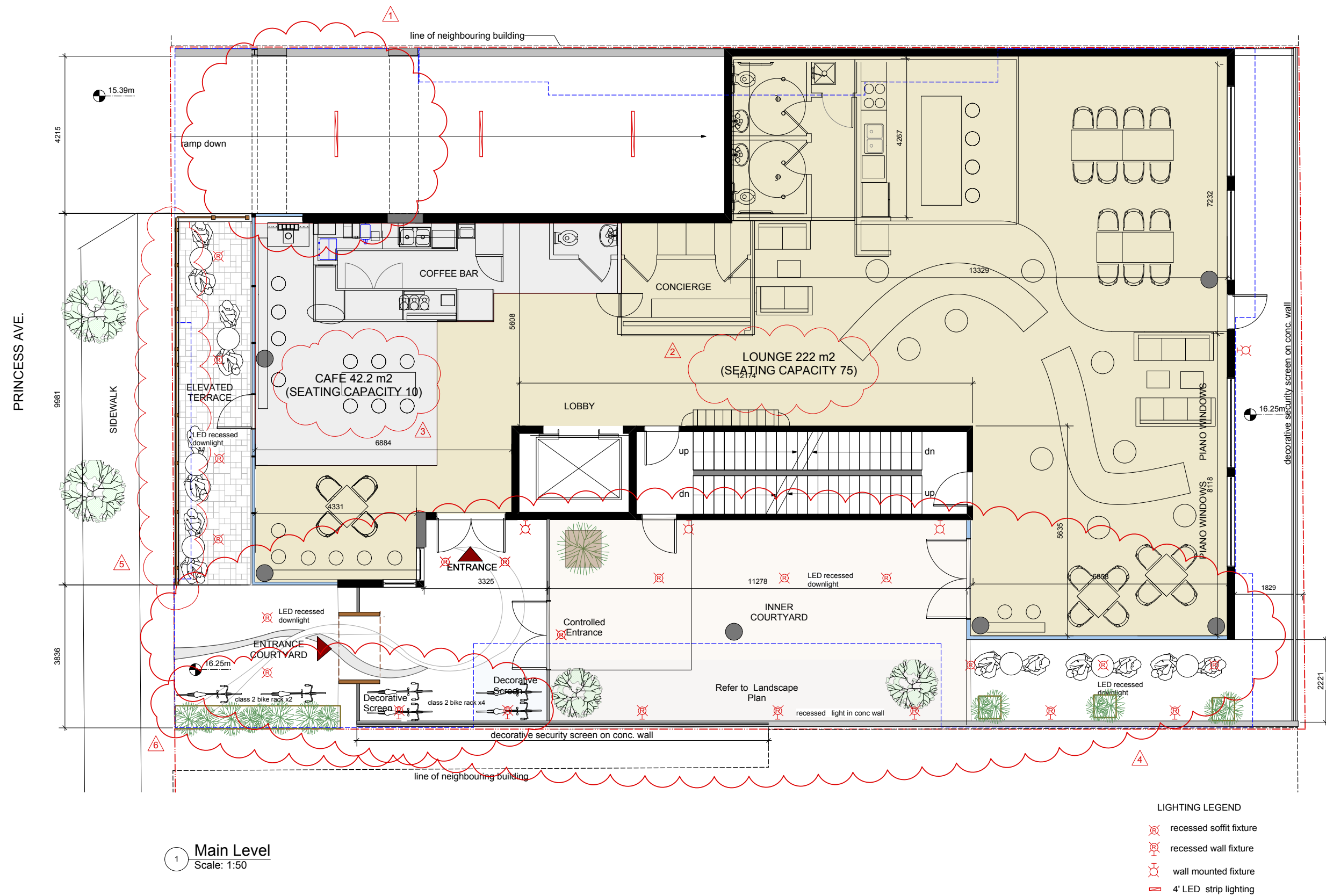
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Main Level Plan

A 1.1



Princess Ave.



1 Level 2-3 Typ. Plan
Scale: 1:50

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SCALE:
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DRAWING TITLE:
Level 2-3

DRAWING NUMBER:

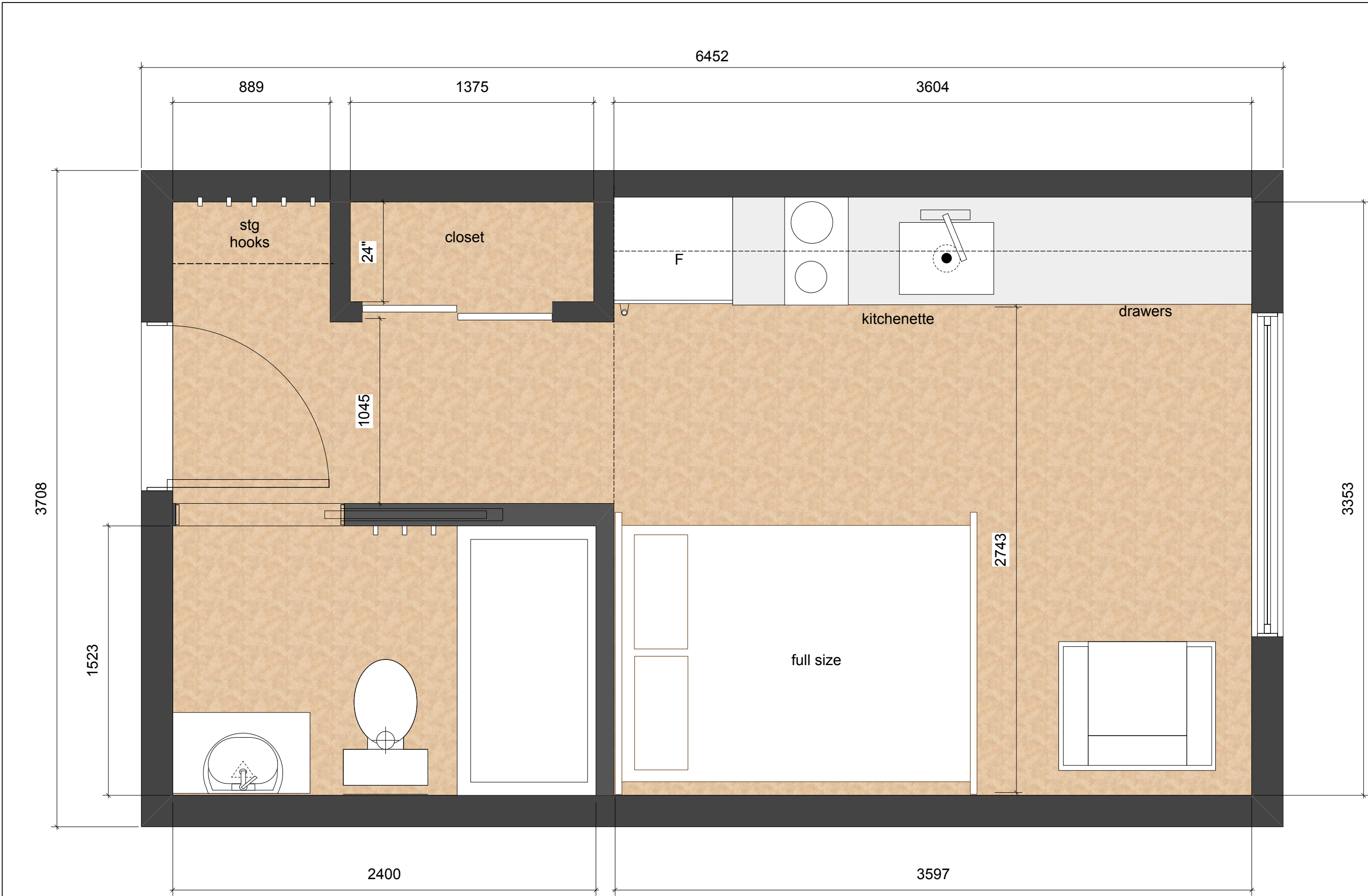
A 1.2



1 Level 4-6 Typ. Plan
Scale: 1:50

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DRAWING TITLE:
Level 4-6
DRAWING NUMBER:
A 1.3



1 Typical Suite Layout
Scale: 1:10

20.4 m2 (220 sq.ft 20' x 11')

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LARGE

CO.

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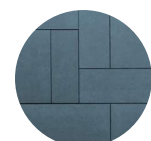
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DRAWING TITLE:

Typ. Suite Layout

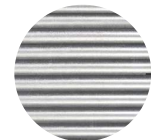
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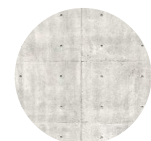


cement board
(evening blue)

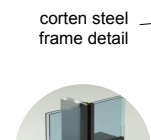
vinyl windows
(dark grey/black)



horizontal corrugated metal (silver)
w/ aluminium flashing



architectural concrete



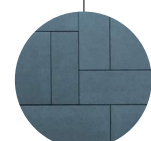
corten steel
frame detail



butt joint storefront glazing

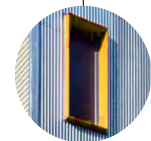
Materials

1 South Elevation
Scale: 1:100

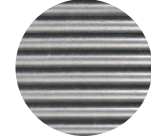


cement board
(evening blue)

black cement board



corten steel
frame detail

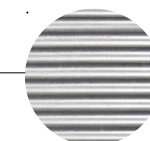


horizontal corrugated metal (charcoal)
w/ aluminium flashing

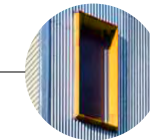
decorative metal security screen

polished concrete column

2 East Elevation
Scale: 1:100



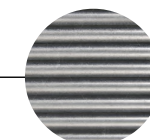
horizontal corrugated metal (silver)
w/ aluminium flashing



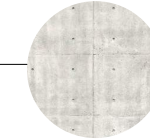
corten steel
frame detail

aluminium flashing

black cement board



horizontal corrugated metal (charcoal)
w/ aluminium flashing

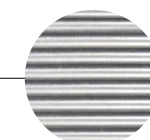


architectural concrete
stand-off

decorative metal screen

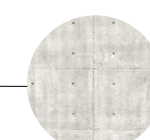
soffit lighting

corten steel
frame detail



horizontal corrugated metal (silver)
w/ aluminium flashing

vinyl windows
(dark grey/black)

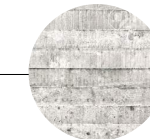


architectural concrete
stand-off

soffit lighting in courtyard

decorative metal security screen

storefront glazing



board formed concrete

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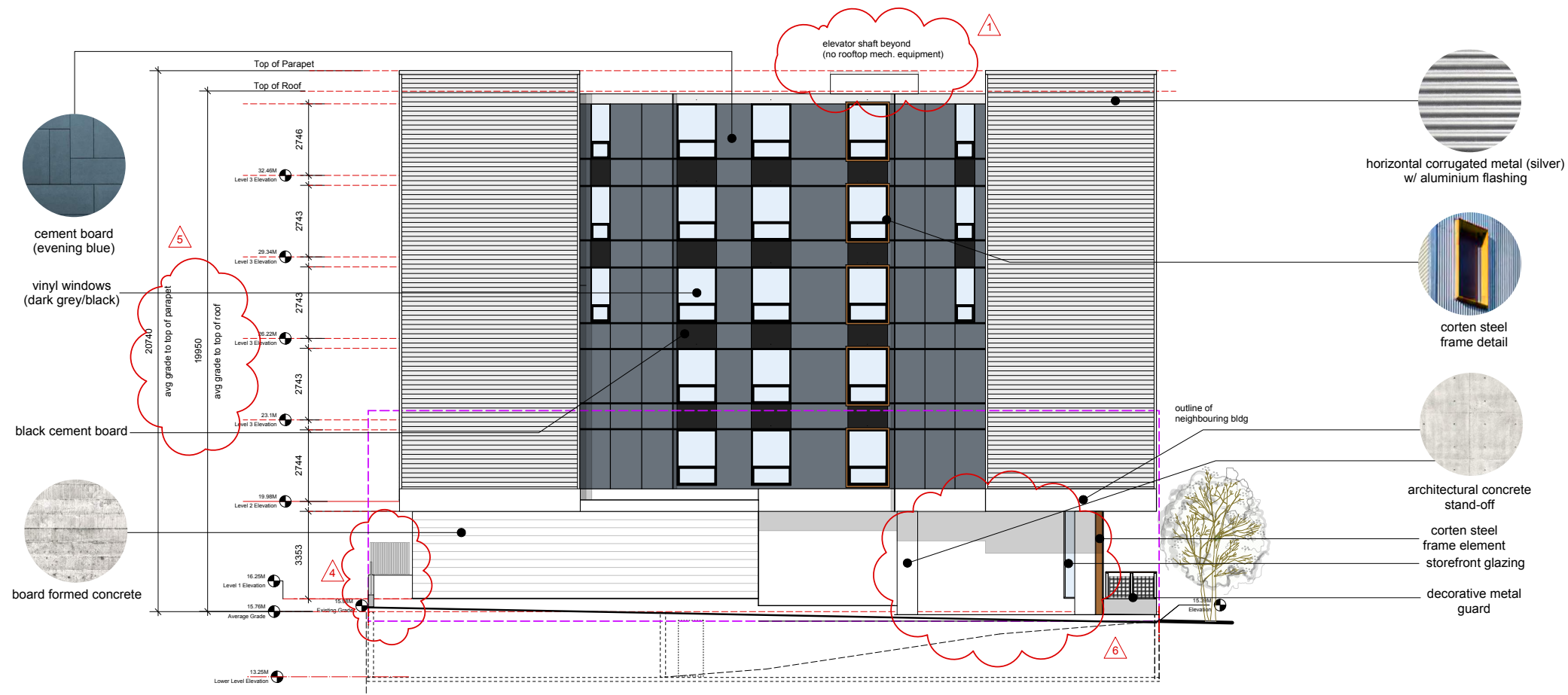
Elevations S-E

DRAWING NUMBER:

A 2.0



1 North Elevation
Scale: 1:100



2 West Elevation
Scale: 1:100

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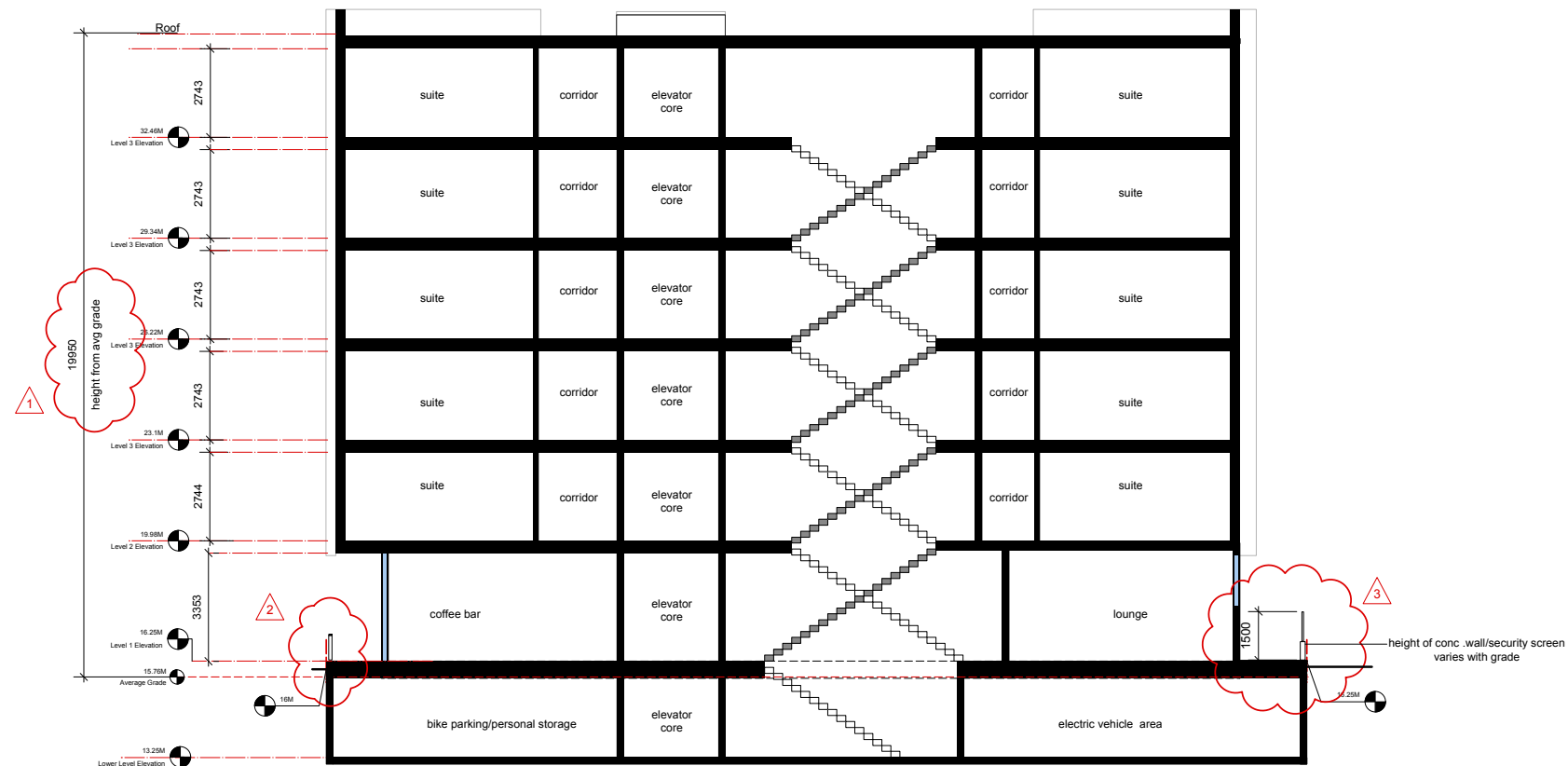
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DRAWING TITLE:

Elevations N-W

DRAWING NUMBER:

A 2.1



1 East Section
Scale: 1:100

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DRAWING TITLE:

Section

DRAWING NUMBER:

A 2.2



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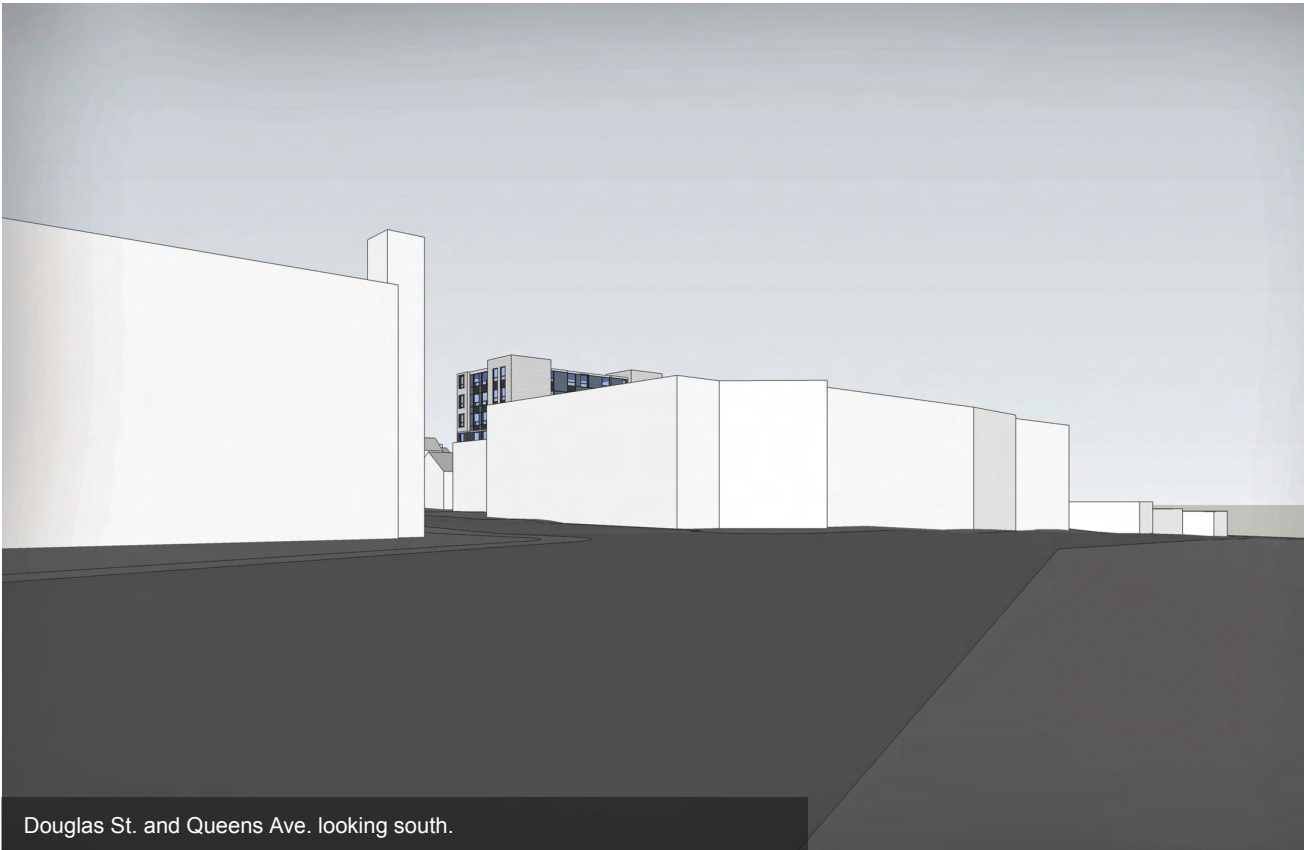
SCALE:
as shown

DRAWING TITLE:

Perspectives

DRAWING NUMBER:

A 3.0



Douglas St. and Queens Ave. looking south.



Blanshard St. and Pembroke St. looking north.



Douglas St. and Pembroke St. looking north.



Blanshard St. and Bay St. looking south.

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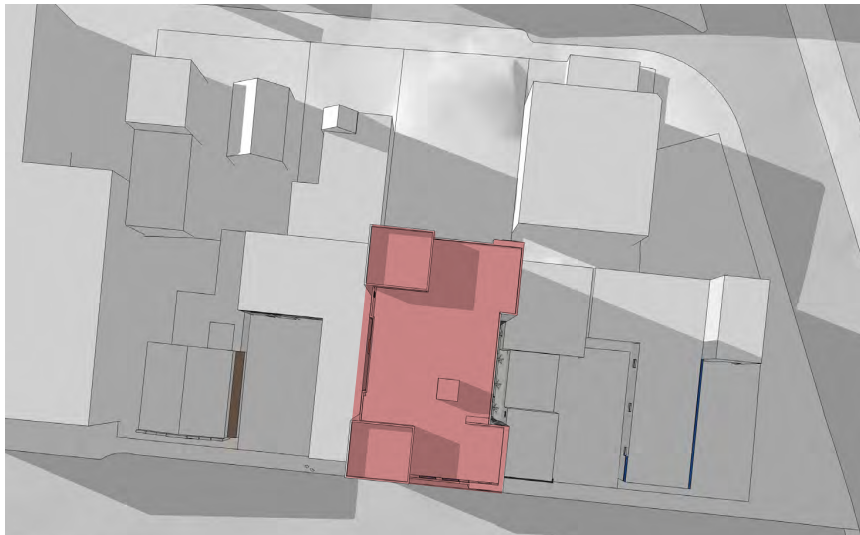
A 3.1



Summer Solstice: Morning



Summer Solstice: Noon



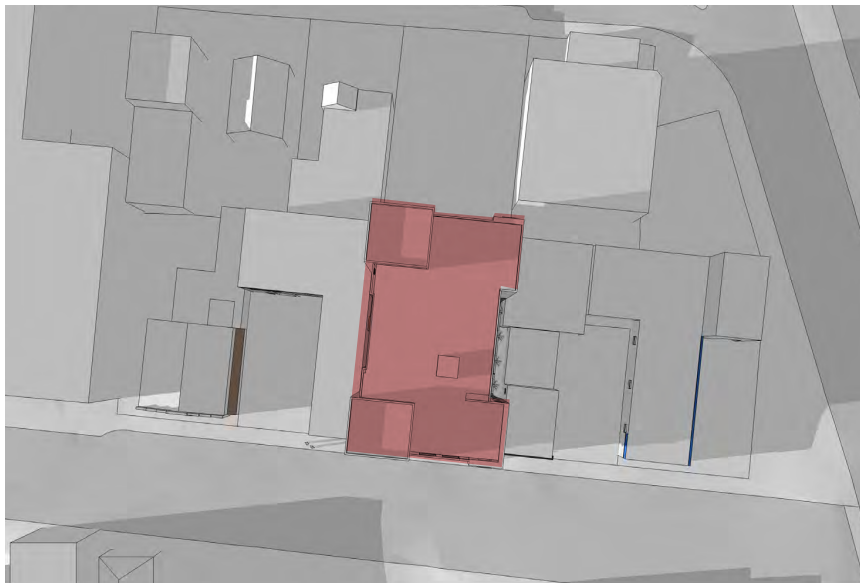
Summer Solstice: Evening



Equinox: Morning



Equinox: Noon



Equinox: Evening



Winter Solstice: Morning



Winter Solstice: Noon




Winter Solstice: Evening

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DATE:

17.11.17

SCALE:

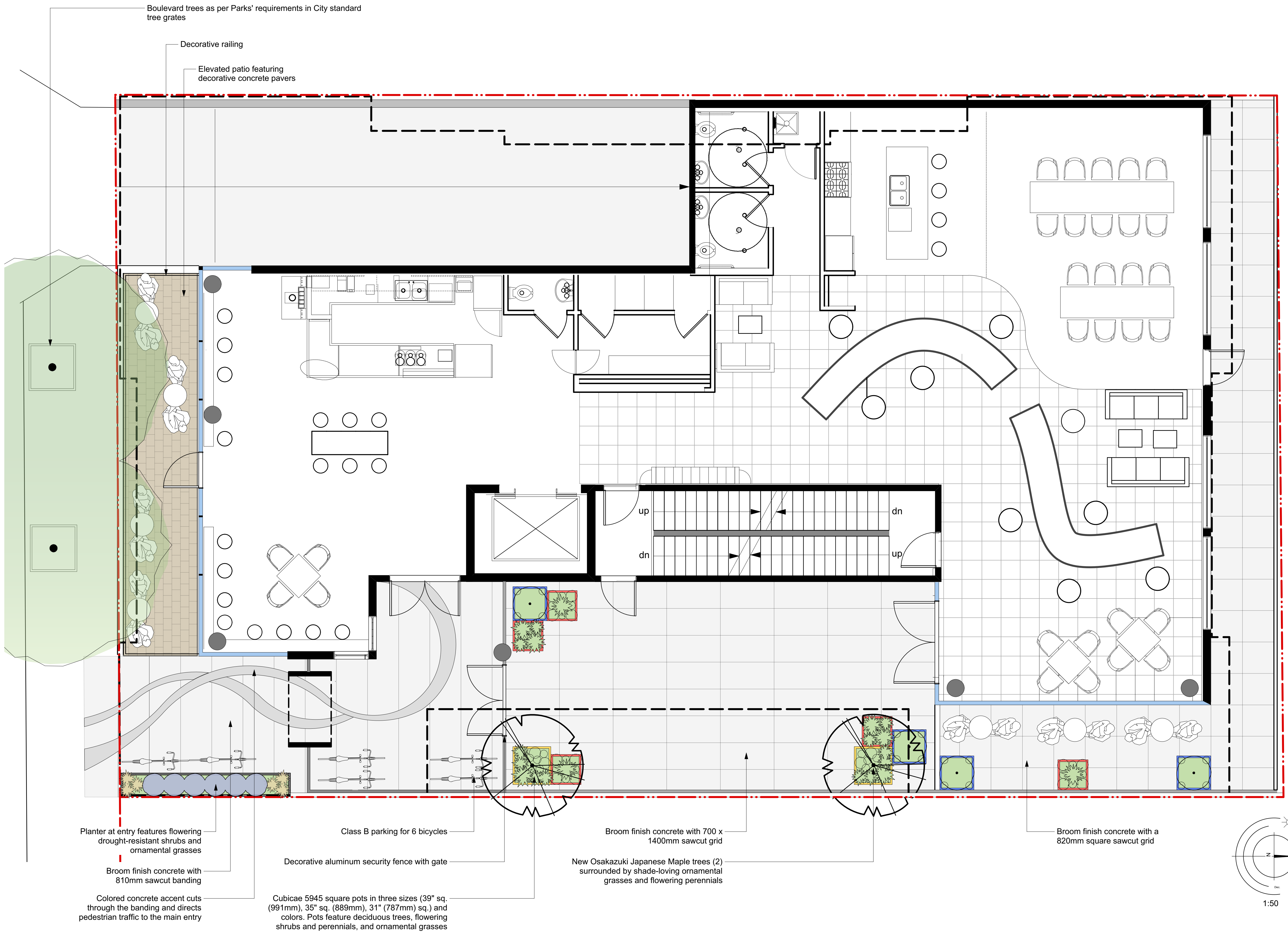
as shown

DRAWING TITLE:

Shadow Study

DRAWING NUMBER:

A 3.2



Recommended Nursery Stock

Trees

Total: 4

| Botanical Name | Common Name | Size |
|-------------------------------|--------------------------|----------|
| Acer palmatum 'Osakazuki' | Osakazuki Japanese Maple | 6cm cal. |
| Acer x freemanii 'Jeffersred' | Autumn Blaze Maple | 6cm cal. |

Medium Shrubs

Total: 4

| Botanical Name | Common Name | Size |
|---------------------------------------|-------------------------|--------|
| Hydrangea macrophylla 'Lanarth White' | Lanarth White Hydrangea | #5 pot |

Small Shrubs

Total: 6

| Botanical Name | Common Name | Size |
|---------------------------------|------------------|--------|
| Lavandula stoechas 'Otto Quast' | Spanish Lavender | #1 pot |

Perennials, Annuals and Ferns

Total: 79

| Botanical Name | Common Name | Size |
|-----------------------------|-----------------------|--------|
| Ajuga reptans | Bugleweed | #1 pot |
| Carex oshimensis 'Evergold' | Evergold Sedge | #1 pot |
| Convallaria majalis | Lily of the Valley | #1 pot |
| Helictotrichon sempervirens | Blue Oat Grass | #1 pot |
| Stipa tenuissima | Mexican Feather Grass | #1 pot |

Notes:

1. All work to be completed to current BCSLA Landscape Standards



'Osakazuki' Japanese Maple



'Sango Kaku' Japanese Maple



'Lanarth White' Hydrangea



Blue Oat Grass



Bugleweed



Lily of the Valley



Evergold Sedge

736 Princess Avenue | Landscape Plan