

PROJECT:
The Hive

736 Princess Ave.

CLIENT:



LEAD DESIGN CONSULTANT

Arcata Collective

924 McClure Street Victoria BC V8V 3E7

Tel: 778.432.3550 email: arcata@vulus.net

ARCHITECTURAL CONSULTANT

STELLER

ARCHITECTURAL CONSULTING
210-4252 Commerce Circle
Victoria, BC V8Z 4M2

INTERIOR DESIGN CONSULTANT

JC SCOTT

17-1/2 Fan Tan Alley

Victoria BC V8V 3G9

P: 250.317.7185

F: 250.385.9575

jsc@jcscoff.com

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DESIGN

LANDSCAPE CONSULTANT

LADR LANDSCAPE ARCHITECTS

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:

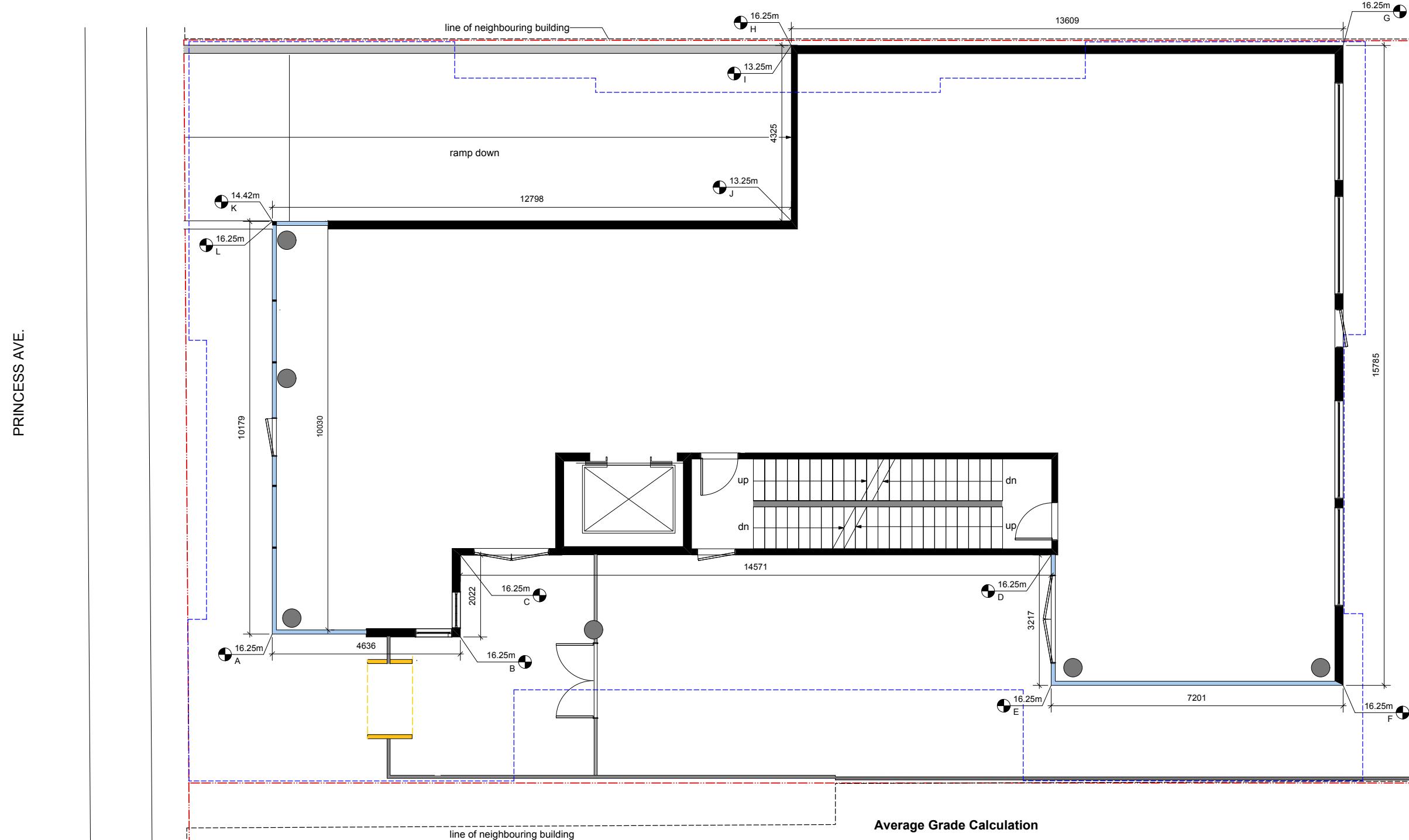
A 0.0



| | |
|-----------------------------|---|
| PROJECT: The Hive | |
| 736 Princess Ave. | |
| CLIENT: |  LARGE CO. SINCE 1962 |
| LEAD DESIGN CONSULTANT |  Arcata Collective 924 McClure Street Victoria BC V8V 3E7 Tel: 778.432.3550 email: arcata@vulus.net |
| ARCHITECTURAL CONSULTANT |  STELLER ARCHITECTURAL CONSULTING 210-4252 Commerce Circle Victoria, BC V8Z 4M2 |
| INTERIOR DESIGN CONSULTANT |  J.C. SCOTT DESIGN 17-1/2 Fan Tan Alley Victoria, BC V8V 3G9 P: 250.317.7185 F: 250.385.9575 jc@jcsco.com www.jcsco.com |
| LANDSCAPE CONSULTANT |  LADR LANDSCAPE ARCHITECTS |
| ISSUED FOR: | DATE: Rezoning 20.07.17 Revised as per staff comments 01.11.17 |
| PROJECT NO.: | |
| DRAWN BY: | |
| DATE: | 17.11.17 |
| SCALE: | as shown |
| DRAWING TITLE: | Project Data & Context Plan |
| DRAWING NUMBER: | A 0.1 |

| 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 m ² (5,982 sq. ft.) |
| Floor Areas (Gross) | |
| Basement area: | 442 m ² (4760 sq ft) |
| Level 1 area: | 286 m ² (3084 sq ft) |
| Level 2 area: | 439 m ² (4720 sq ft) |
| Level 3 area: | 439 m ² (4720 sq ft) |
| Level 4 area: | 448 m ² (4824 sq ft) |
| Level 5 area: | 448 m ² (4824 sq ft) |
| Level 6 area: | 448 m ² (4824 sq ft) |
| Total Gross Floor Area | 2,950 m ² (31,756 sq ft) |
| Commercial Floor Area -Level 1 | |
| Cafe | 42.2 m ² Seating Capacity: Cafe-10 |
| Lounge Area | 222 m ² |
| Floor Space Ratio Allowed | 3.00:1 |
| Floor Space Ratio Proposed | 4.51:1 |
| Calculation | |
| Total floor area for calc. Levels 1-6: 2508 m ² | |
| Lot Area: 556 m ² | |
| 2508 / 556 = 4.51:1 | |
| Floor Space Ratio Residential Levels 2-6 2222 m ² | 2222 / 556 = 3.99:1 |
| Site Coverage (%) | 85.8% |
| (477 sq. ft. / 556 m ²) * 100 | |
| Open site space (%) | 10.6% |
| (Open space 58.8 m ² / 556 m ²) | |
| 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 | electric vehicle share program: 20 units of mixed type - 6 cars, 8 e -scooters, 4 e -scooters covered, & 2 e -bikes |
| Proposed - Commercial | 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 m ² - 29.7 m ² (210 sq.ft. - 320 sq.ft.) |
| Total Residential Floor Area Levels 2-6 | 2222 m ² (23,917 sq.ft.) |





1 Average Grade Calculation

| 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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CLIENT:


LARGE & CO.
SINCE 1962

LEAD DESIGN CONSULTANT
Arcata Collective
+ designers + urban planners + biologists + cartographers +
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LANDSCAPE CONSULTANT

LADR LANDSCAPE ARCHITECTS

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staff comments

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DRAWN BY:

DATE: **17.11.17**

SCALE: **as shown**

DRAWING TITLE:
Average Grade Calculation

DRAWING NUMBER: **A 0.3**

PROJECT:
The Hive

736 Princess Ave.

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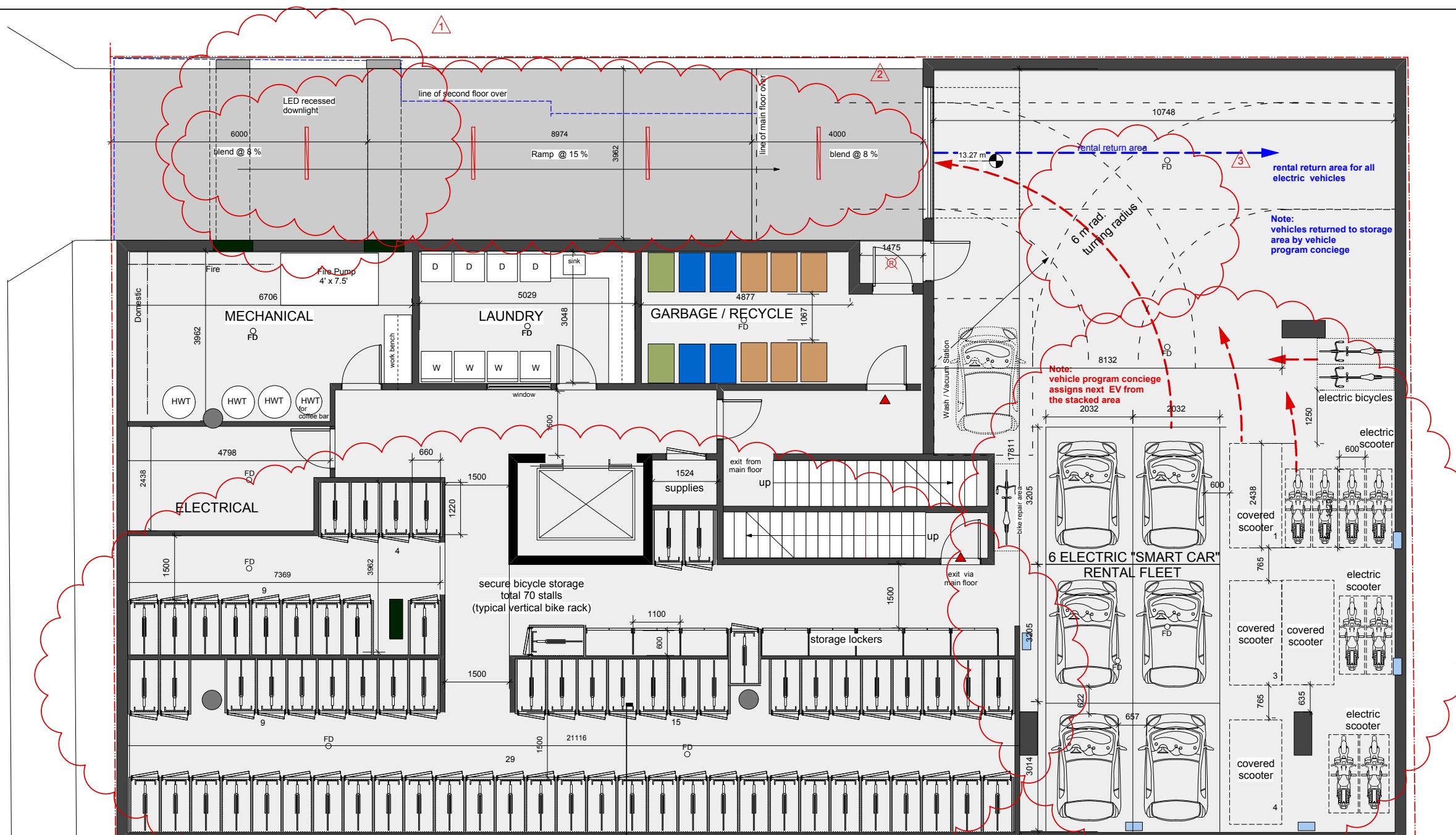
DATE:
17.11.17

SCALE:
as shown

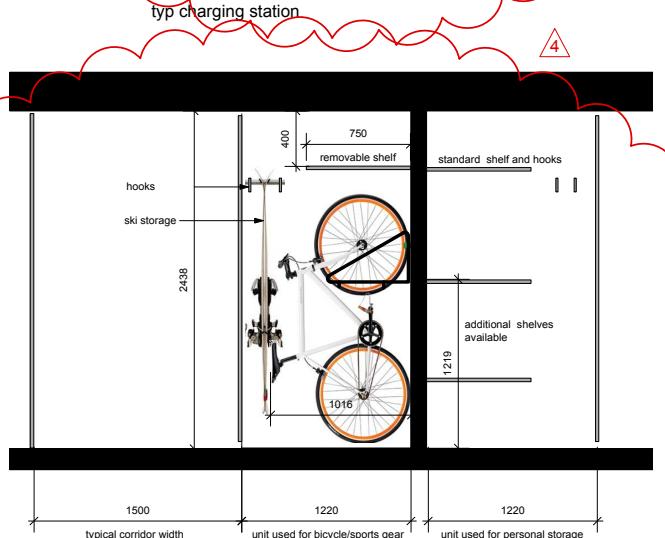
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Lower Level Plan

DRAWING NUMBER:

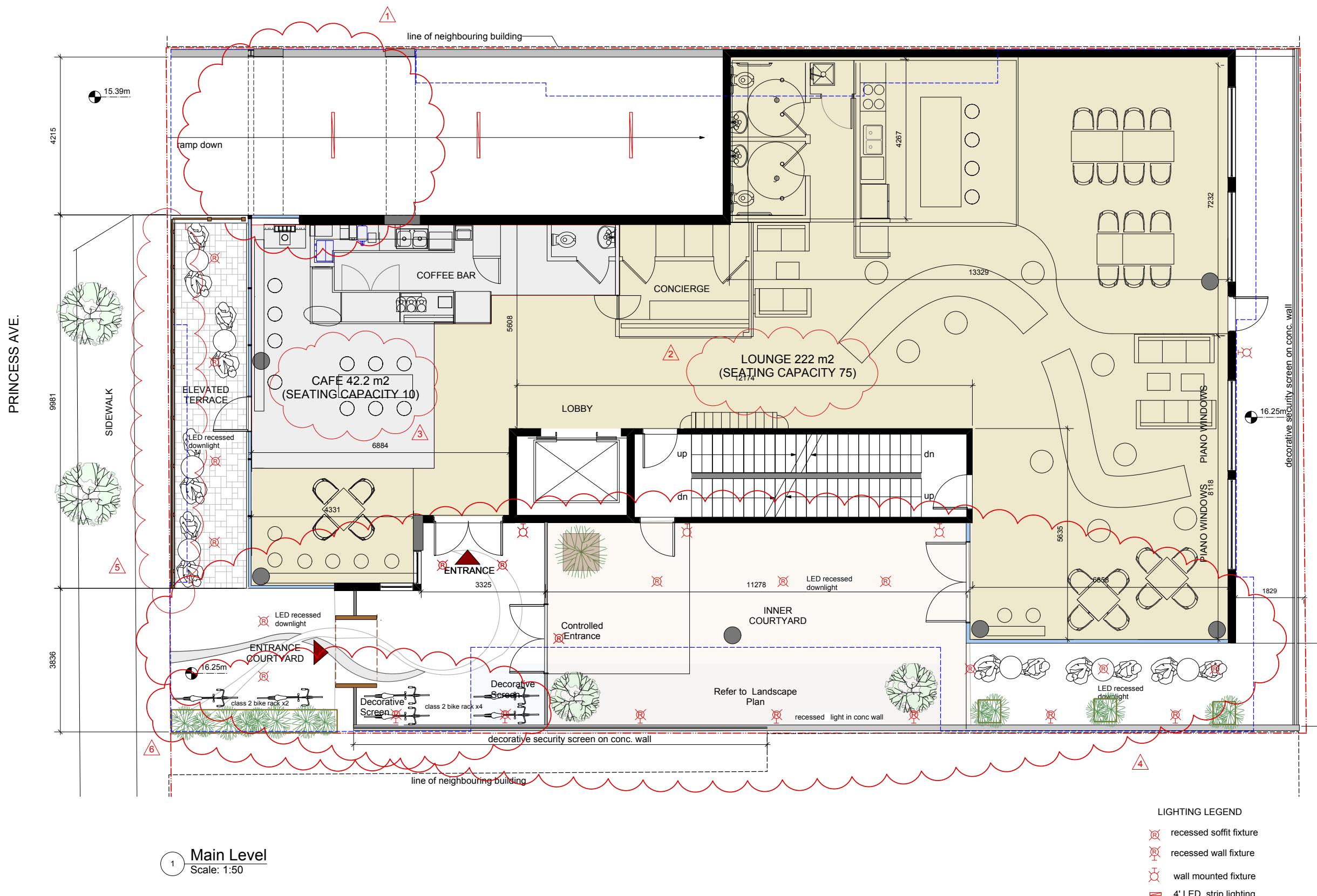
A 1.0



1
Lower Level
Scale: 1:50



Typical Storage Section
Scale: 1:25



PROJECT:

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LEAD DESIGN CONSULTANT

Arcata Collective
* designers * urban planners * filmmakers * craftspeople *

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PROJECT NO.:

DRAWN BY:

DATE:

SCALE:

DRAWING TITLE: Main Level Plan

DRAWING NUMBER:

A 1.1

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SCALE:
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DRAWING TITLE:

Level 2-3

DRAWING NUMBER:

A 1.2

Princess Ave.



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

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SCALE:
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DRAWING TITLE:

Level 4-6

DRAWING NUMBER:

A 1.3



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

A 1.3

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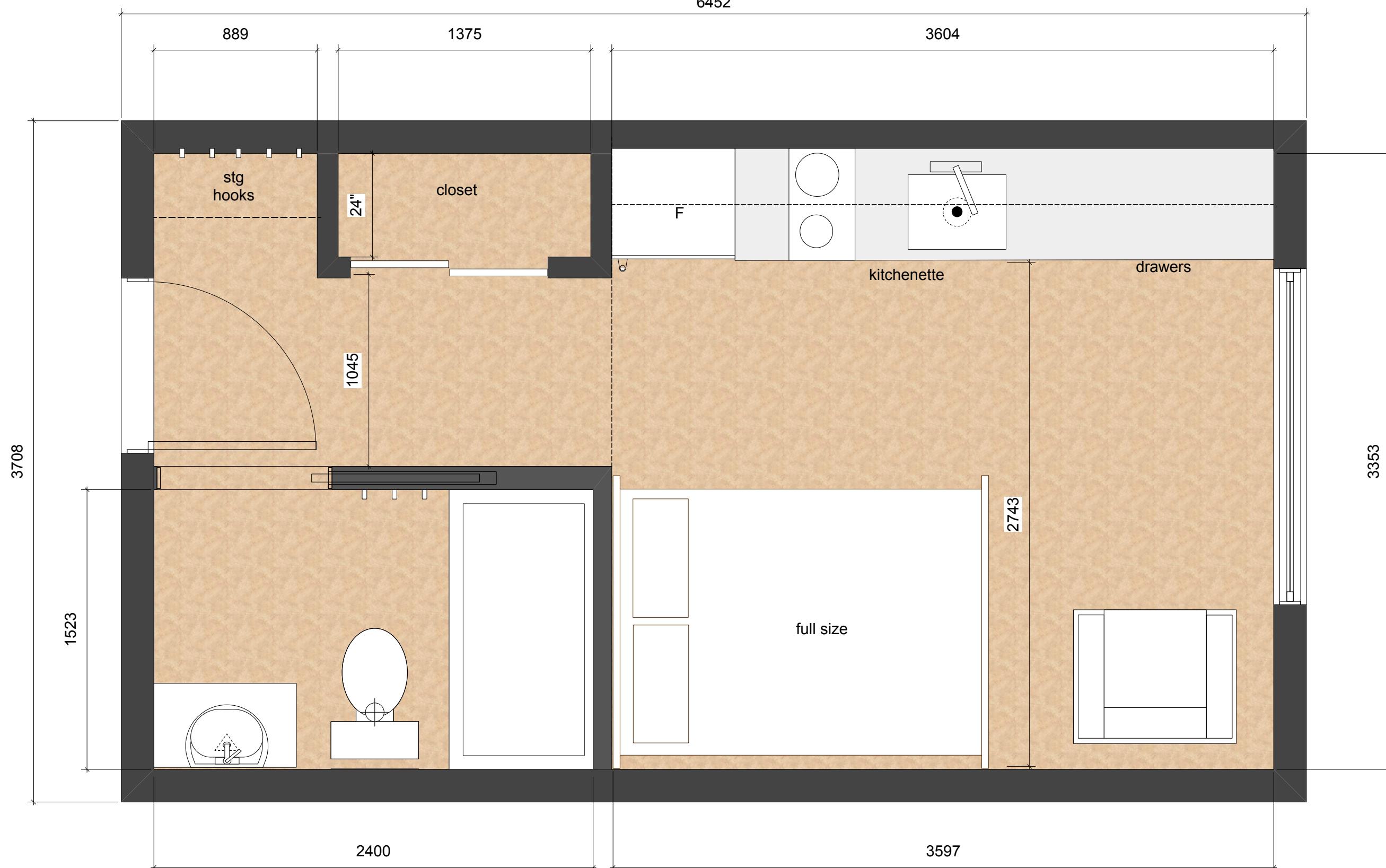
DATE:
17.11.17

SCALE:
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DRAWING TITLE:
Typ. Suite Layout

DRAWING NUMBER:

A1.4



1 Typical Suite Layout
Scale: 1:10

20.4 m² (220 sq.ft 20' x 11')

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DATE:
17.11.17SCALE:
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DRAWING TITLE:

Elevations S-E

DRAWING NUMBER:

A 2.0

Materials



cement board (evening blue)

horizontal corrugated metal (silver)
w/ aluminium flashing

architectural concrete

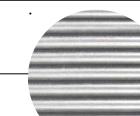
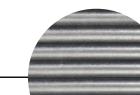
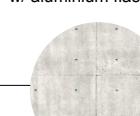


butt joint storefront glazing

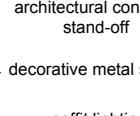
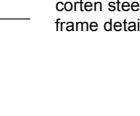
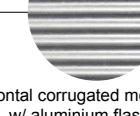


1 South Elevation

Scale: 1:100

horizontal corrugated metal (silver)
w/ aluminium flashingcorten steel
frame detailaluminium
flashing

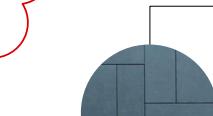
black cement board

horizontal corrugated metal (charcoal)
w/ aluminium flashingarchitectural concrete
stand-off

decorative metal screen

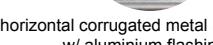


soffit lighting

corten steel
frame detail

cement board (evening blue)

black cement board

corten steel
frame detailhorizontal corrugated metal (charcoal)
w/ aluminium flashing

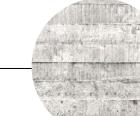
decorative metal security screen

polished concrete column

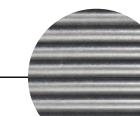
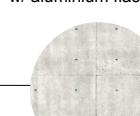
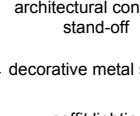
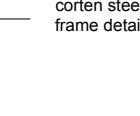


2 East Elevation

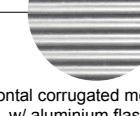
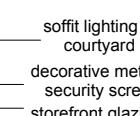
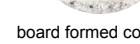
Scale: 1:100



board formed concrete

horizontal corrugated metal (silver)
w/ aluminium flashingcorten steel
frame detailaluminium
flashing

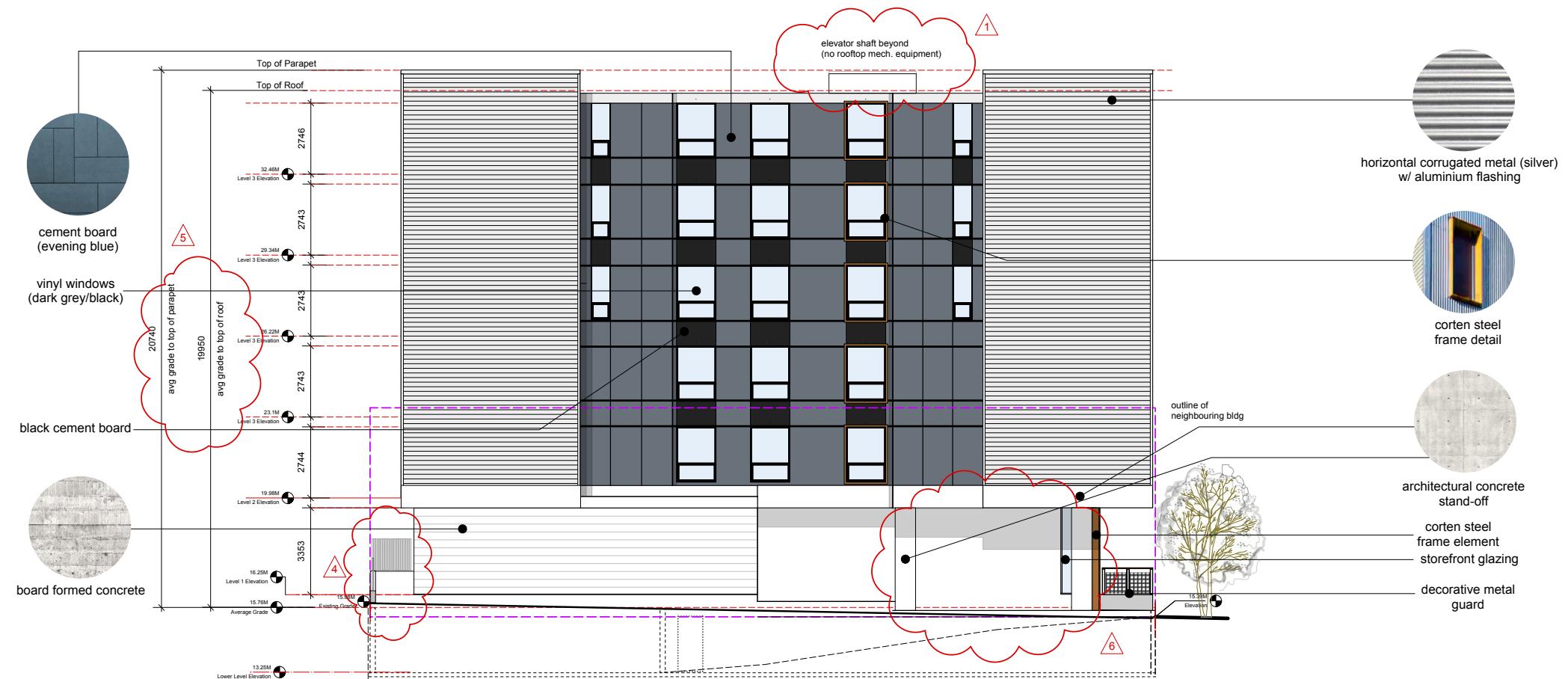
black cement board

horizontal corrugated metal (charcoal)
w/ aluminium flashingarchitectural concrete
stand-offdecorative metal
security screensoffit lighting in
courtyardconcrete retaining
wall height



1 North Elevation

1 Scale: 1:1



West Elevation

2 Scale: 1:1

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736 Princess Ave.

CLIENT:



LEAD DESIGN CONSULTANT

Arcata Collective

The logo for Steller Architectural Consulting. It features the word "ARCHITECTURAL CONSULTANT" in a black, sans-serif font at the top. Below it is a stylized logo where the letters "S", "T", "E", "L", "L", "E", "R" are partially overlaid. The letters "S", "T", "E", "L", "L", and "E" are in a blue font, while "R" is in a black font and contains a small silhouette of a bird in flight. Below this is the word "ARCHITECTURAL" in a smaller black font, followed by "CONSULTING" in a larger black font. At the bottom, the address "210 - 4252 Commerce Circle" is written in a smaller black font.

INTERIOR DESIGN CONSULTANT
JC SCOTT
ECO
DESIGN

LANDSCAPE CONSULTANT

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PROJECT N

DRAWN BY:

DATE:

SCALE:

DRAWING TITLE: _____

A 21

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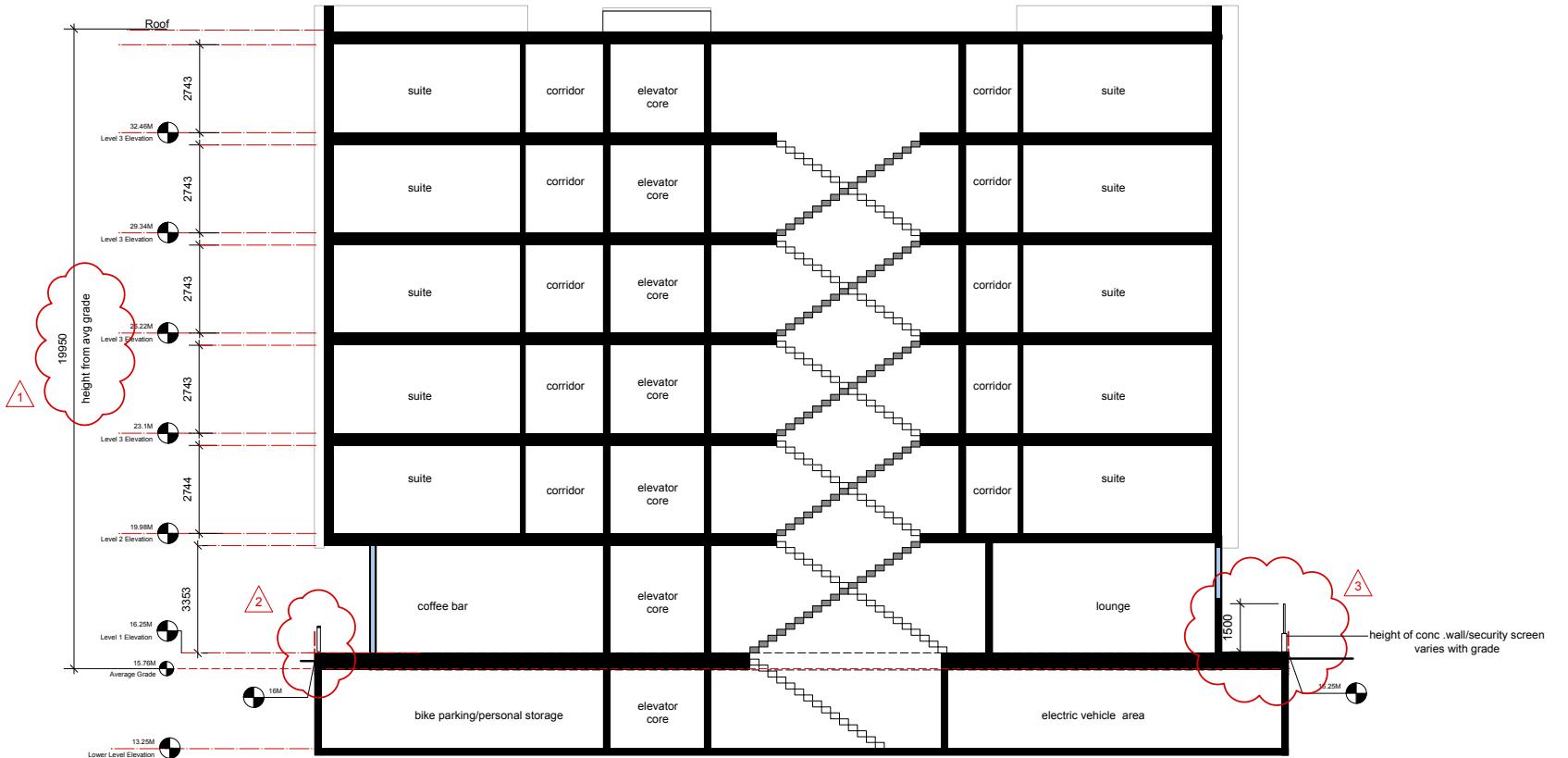
DATE:
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SCALE:
as shown

DRAWING TITLE:
Section

DRAWING NUMBER:

A 2.2



1 East Section
Scale: 1:100

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Princess Ave. looking toward Blanshard St.



South side of Princess Ave. looking north



Princess Ave. looking toward Douglas St.



Entrance, street side patio, and transparent treatment along street edge.

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Perspectives

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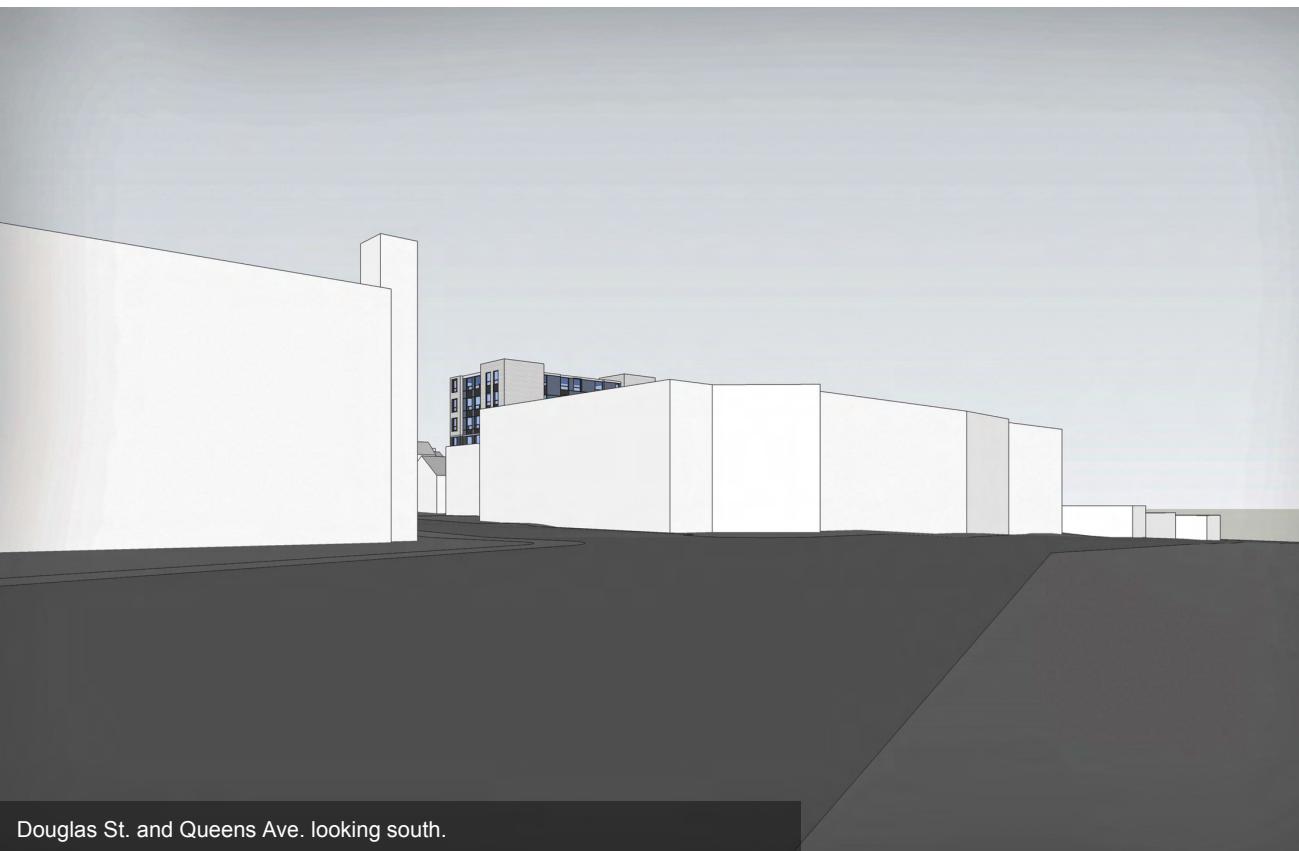
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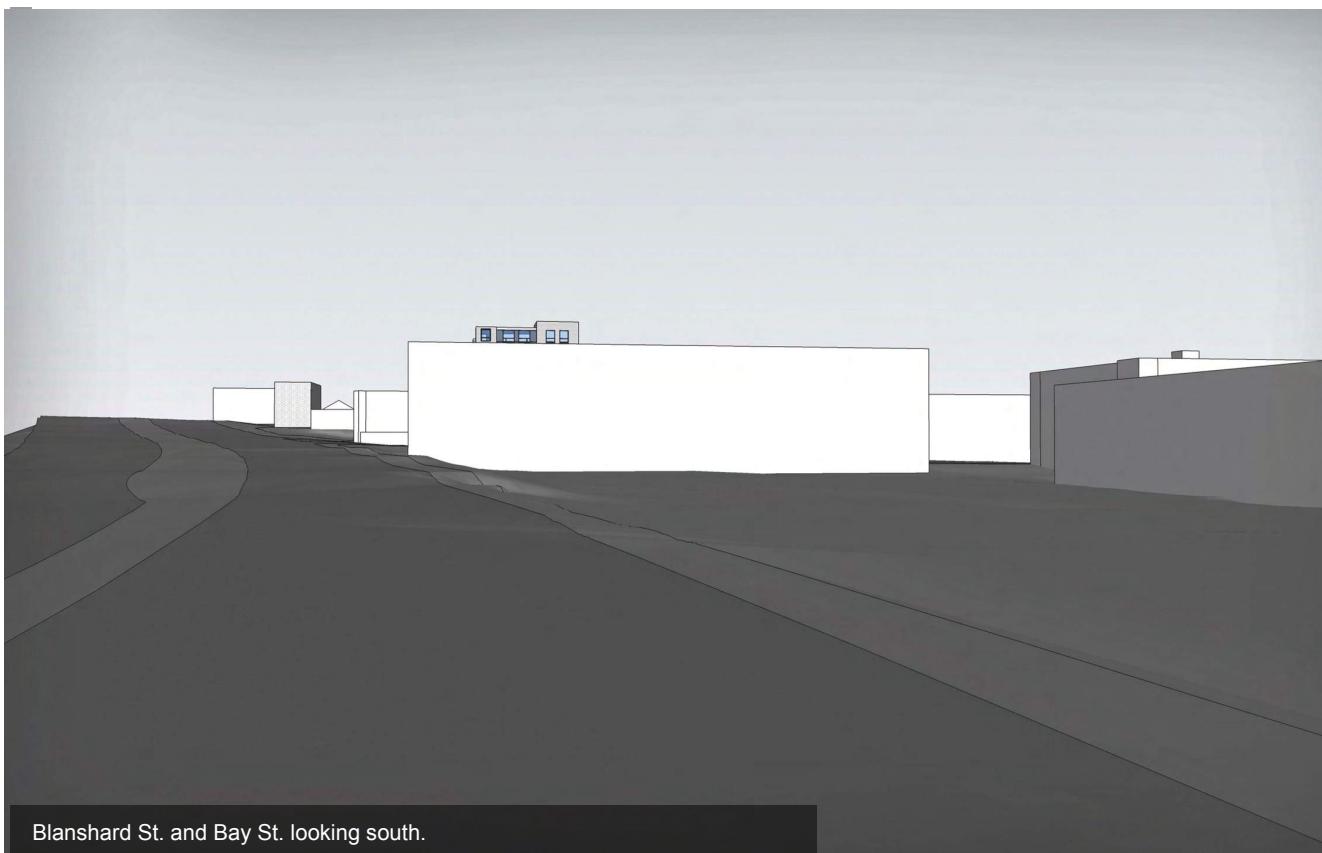
Douglas St. and Queens Ave. looking south.



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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Perspectives

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A 3.1

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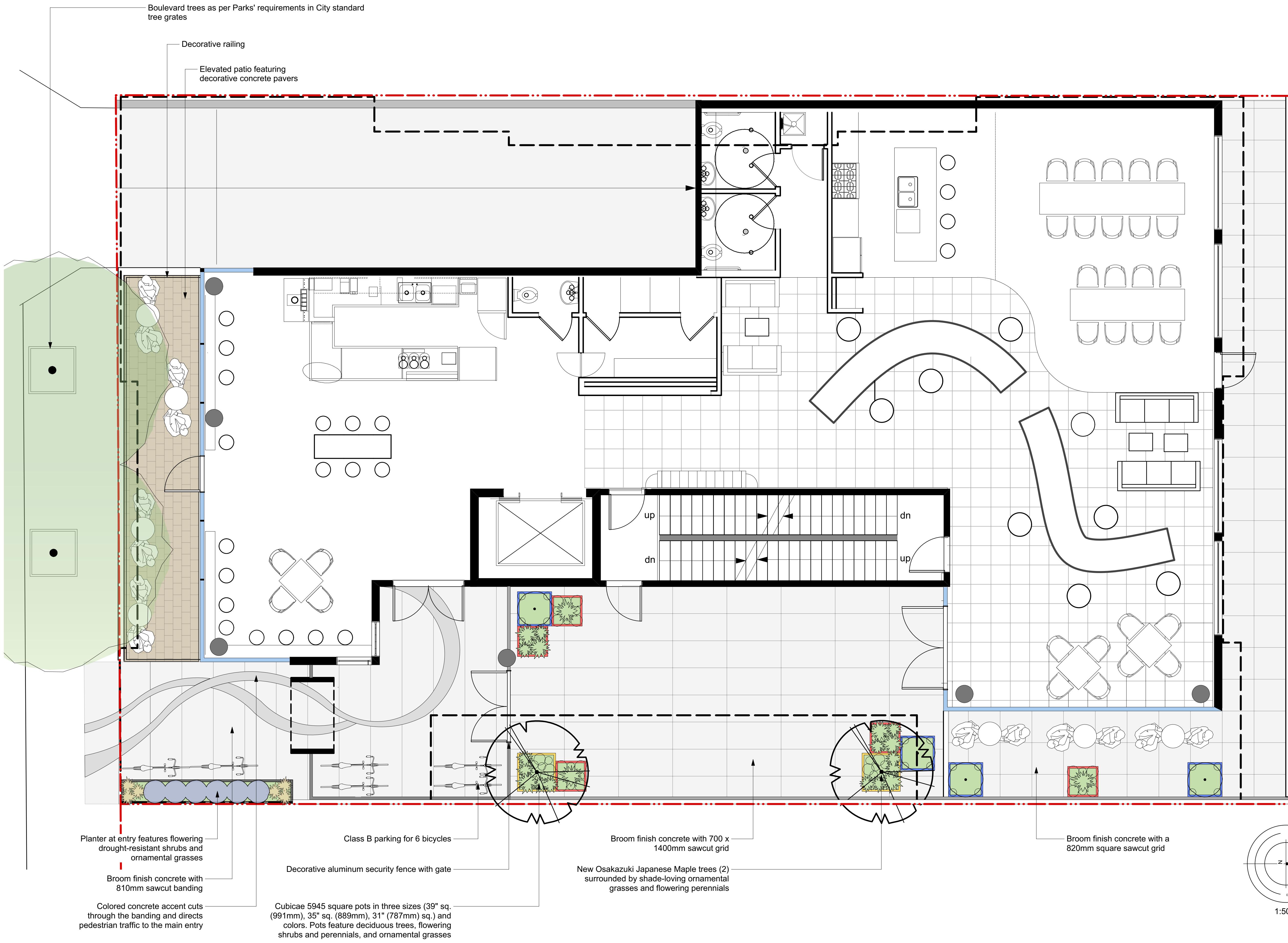
SCALE:
as shown

DRAWING TITLE:
Shadow Study

DRAWING NUMBER:

A 3.2





Recommended Nursery Stock

Trees

| Total: | 4 | Botanical Name | Common Name | Size |
|--------|---|--------------------------------------|--------------------------|----------|
| | | <i>Acer palmatum 'Osakazuki'</i> | Osakazuki Japanese Maple | 6cm cal. |
| | | <i>Acer x freemanii 'Jeffersend'</i> | Autumn Blaze Maple | 6cm cal. |

Medium Shrubs

| Total: | 4 | Botanical Name | Common Name | Size |
|--------|---|--|-------------------------|--------|
| | | <i>Hydrangea macrophylla 'Lanarth White'</i> | Lanarth White Hydrangea | #5 pot |

Small Shrubs

| Total: | 6 | Botanical Name | Common Name | Size |
|--------|---|--|------------------|--------|
| | | <i>Lavandula stoechas 'Otto Quast'</i> | Spanish Lavender | #1 pot |

Perennials, Annuals and Ferns

| Total: | 79 | Botanical Name | Common Name | Size |
|--------|----|------------------------------------|-----------------------|--------|
| | | <i>Ajuga reptans</i> | Bugleweed | #1 pot |
| | | <i>Carex oshimensis 'Evergold'</i> | Evergold Sedge | #1 pot |
| | | <i>Convallaria majalis</i> | Lily of the Valley | #1 pot |
| | | <i>Helictotrichon sempervirens</i> | Blue Oat Grass | #1 pot |
| | | <i>Stipa tenuissima</i> | Mexican Feather Grass | #1 pot |

Notes:

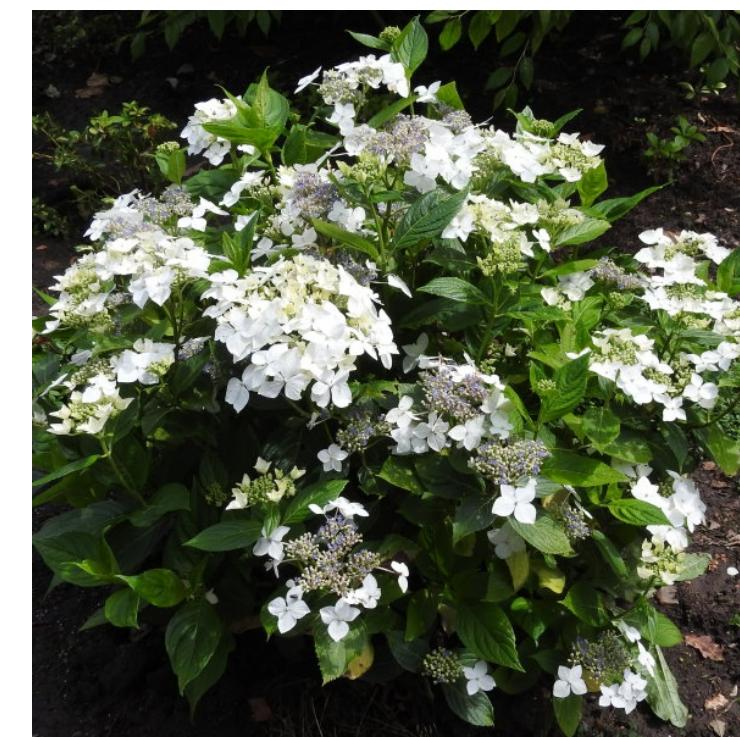
1. All work to be completed to current BCSLA Landscape Standards



'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

Public Realm Revised Nov 1-17
Jul 19-17