





# The Hive | 736 Princess Ave.





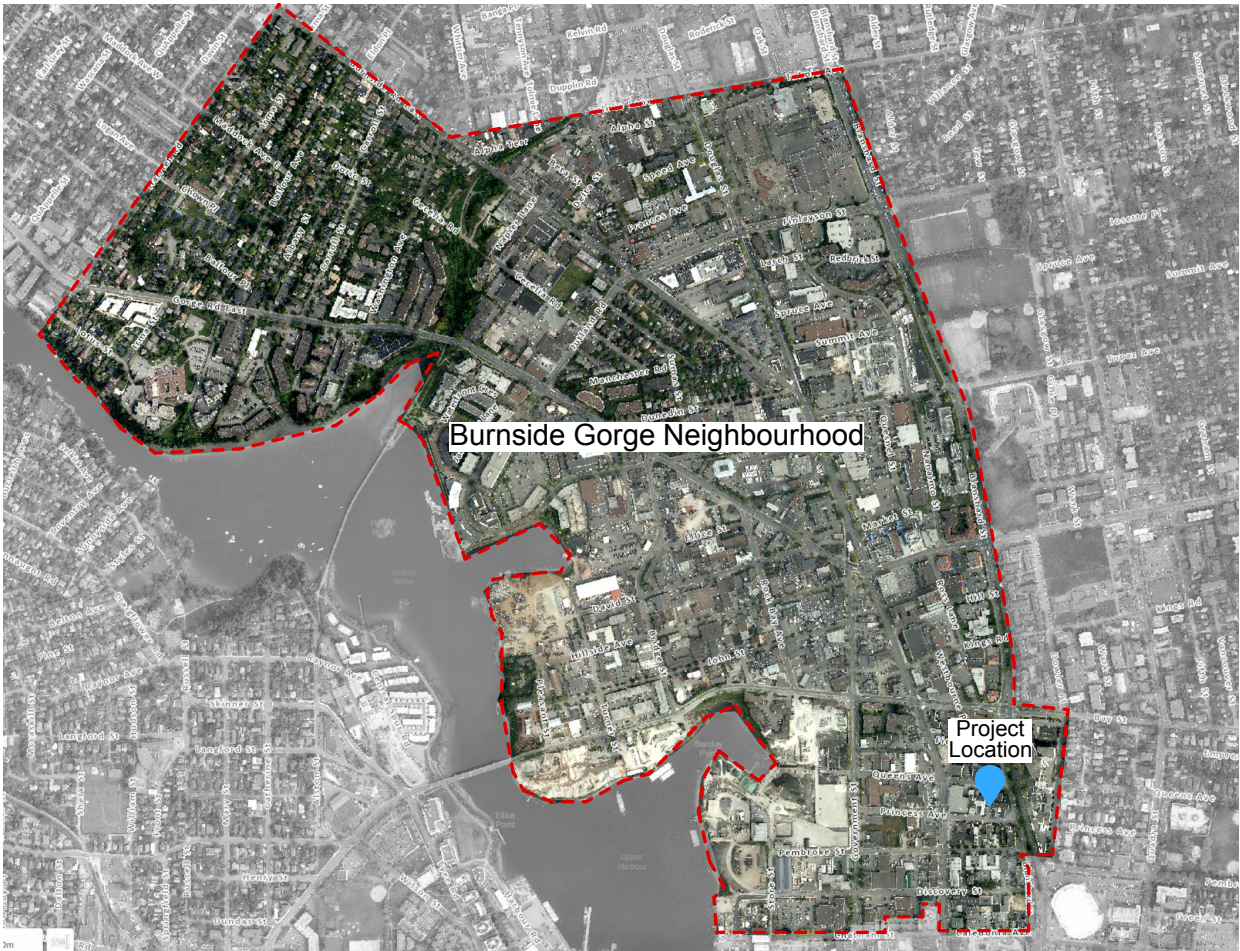
Revisions

Received Date:  
November 23/17

PROJECT:
<b>The Hive</b>
<b>736 Princess Ave.</b>
CLIENT:

LEAD DESIGN CONSULTANT
<b>Arcata Collective</b> <small>* design + urban planning + landscape architecture *</small> 924 McClure Street Victoria BC V8W 3E7 Tel. 778-432-3550 email: arcata@telus.net
ARCHITECTURAL CONSULTANT
<b>STELLER</b> <small>ARCHITECTURAL CONSULTING</small> 210 - 4252 Commerce Circle Victoria, BC V8Z 4M2
INTERIOR DESIGN CONSULTANT
 <small>17-1/2 Fan Tan Alley Victoria, BC V8W 3G9 P. 250.217.7195 F. 250.385.9575 jc@jscott.com www.jscott.com</small>
LANDSCAPE CONSULTANT
 <b>LADR LANDSCAPE ARCHITECTS</b>
ISSUED FOR: DATE:
Rezoning 20.07.17
Revised as per 17.11.17
staff comments
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

PROJECT:

The Hive

736 Princess Ave.

CLIENT:



LEAD DESIGN CONSULTANT

Arcata Collective

924 McClure Street Victoria BC V8W 3E7  
Tel. 778-432-3550 email: arcata@telus.net

ARCHITECTURAL CONSULTANT

STELLER

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

INTERIOR DESIGN CONSULTANT

JC SCOTT DESIGN  
17-1/2 Fan Tan Alley  
Victoria, BC V8W 3G9  
P. 250.217.7195  
F. 250.385.9575  
jc@jscott.com  
www.jscott.com

LANDSCAPE CONSULTANT



ISSUED FOR: DATE:

Rezoning 20.07.17  
Revised as per 17.11.17  
staff comments

PROJECT NO.:

DRAWN BY:

DATE:  
17.11.17

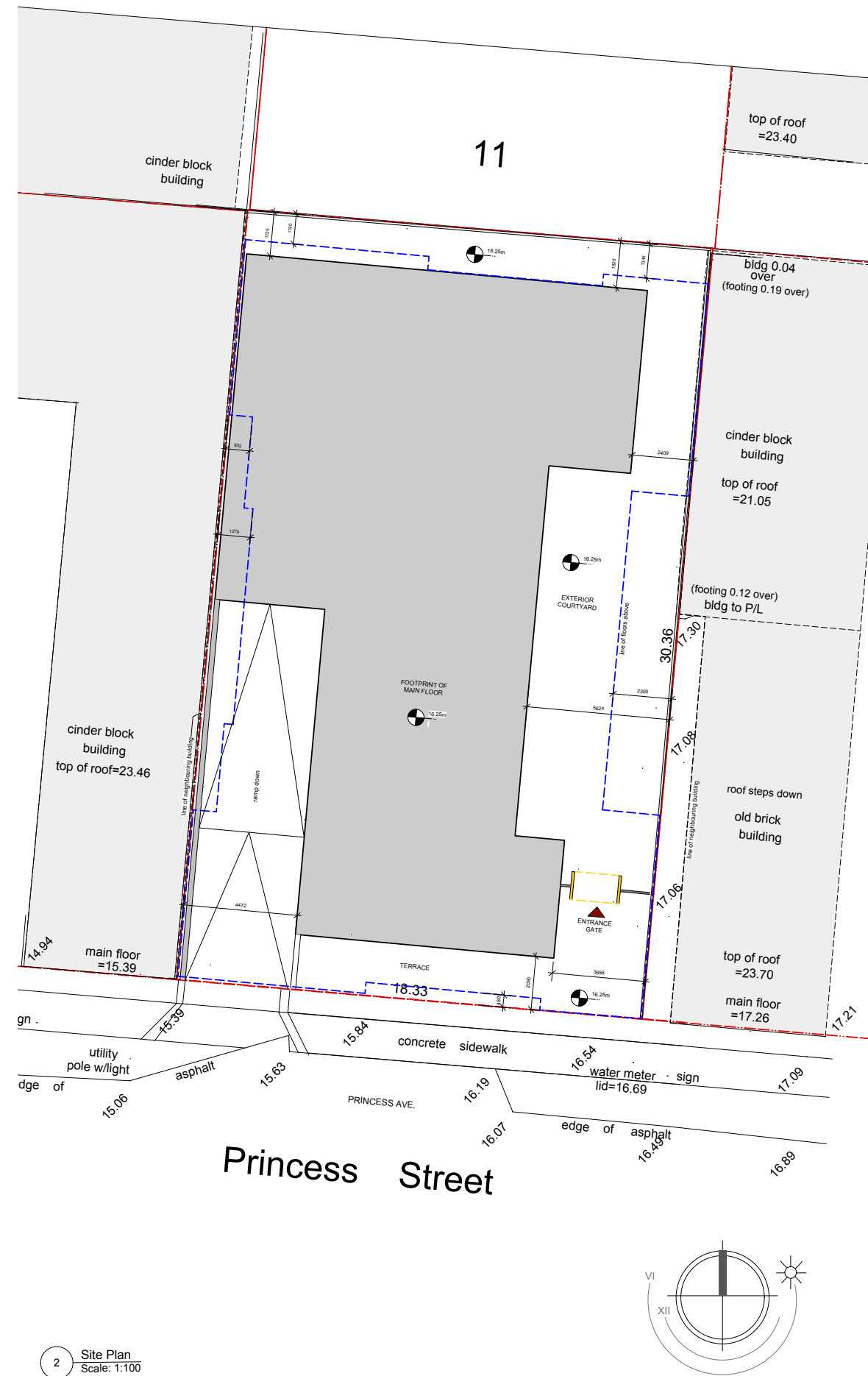
SCALE:  
as shown

DRAWING TITLE:  
Project Data &  
Context Plan

DRAWING NUMBER:

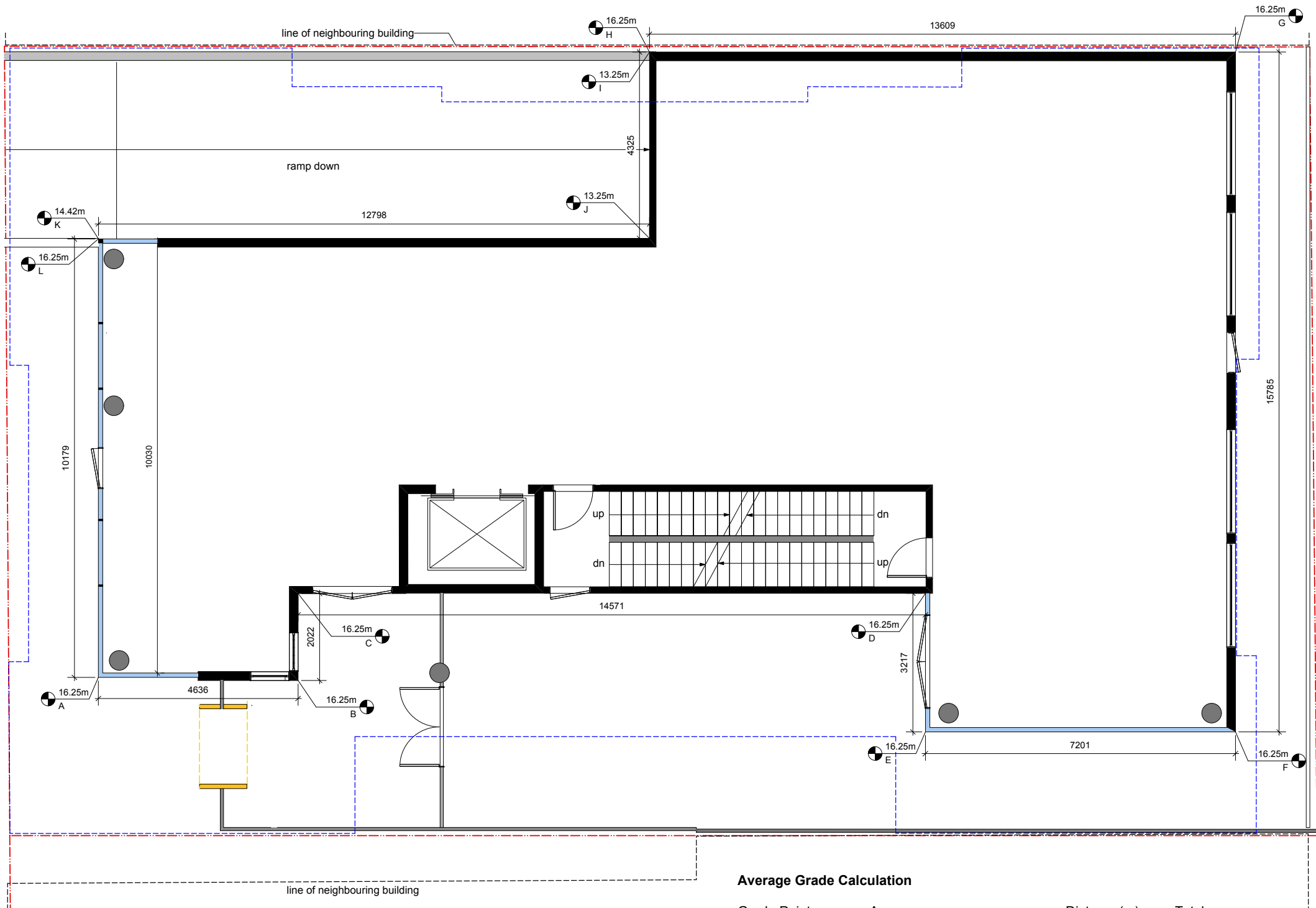
A 0.1





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

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@telus.net

ARCHITECTURAL CONSULTANT

STELLER

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

INTERIOR DESIGN CONSULTANT

JC SCOTT DESIGN  
17-1/2 Fan Tan Alley  
Victoria, BC V8W 3G9  
P. 250.217.7195  
F. 250.385.9575  
jc@jscott.com  
www.jscott.com

LANDSCAPE CONSULTANT



ISSUED FOR: DATE:

Rezoning 20.07.17  
Revised as per 17.11.17  
staff comments

PROJECT NO.:

DRAWN BY:

DATE:  
17.11.17

SCALE:

as shown

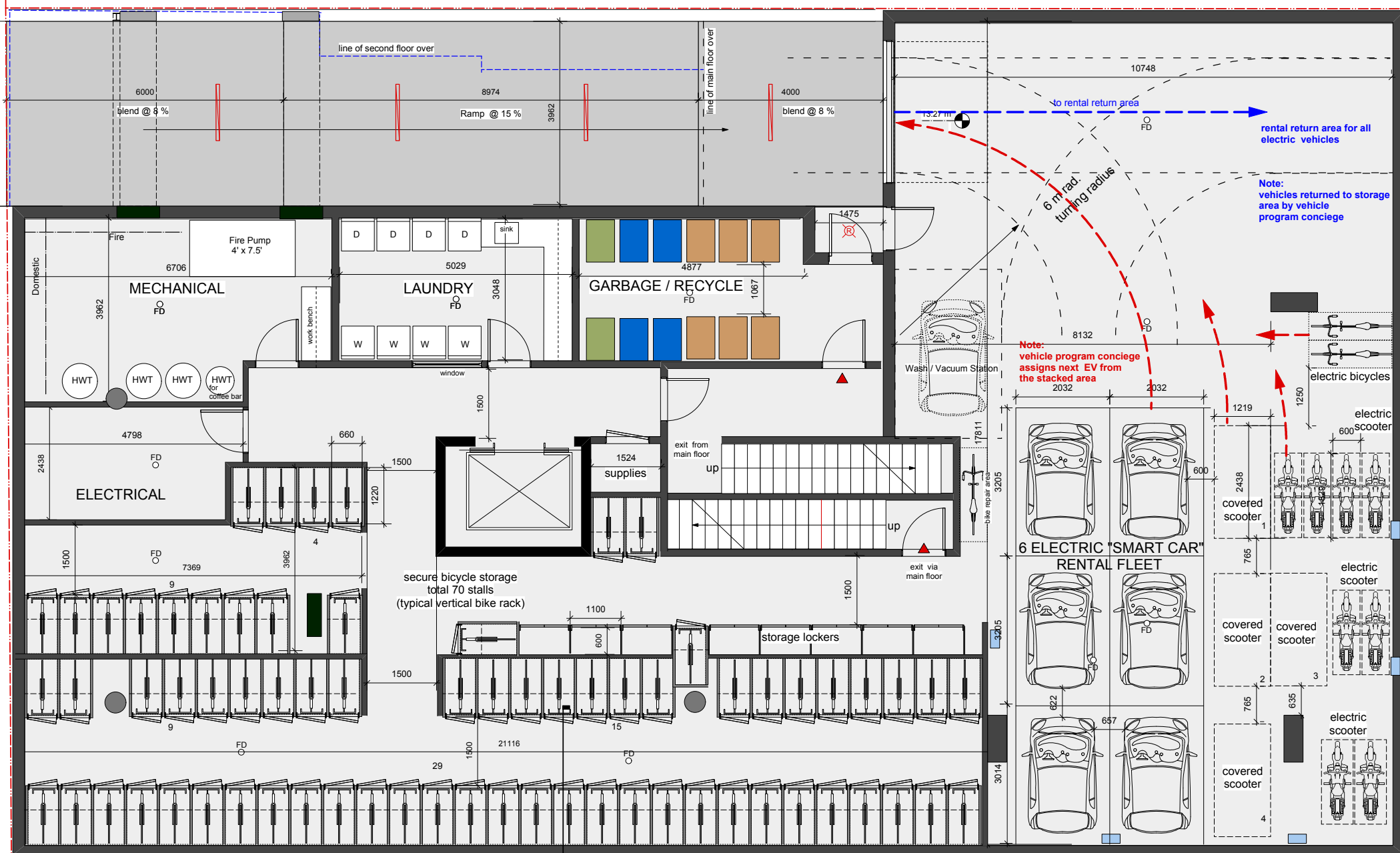
DRAWING TITLE:

Average Grade  
Calculation

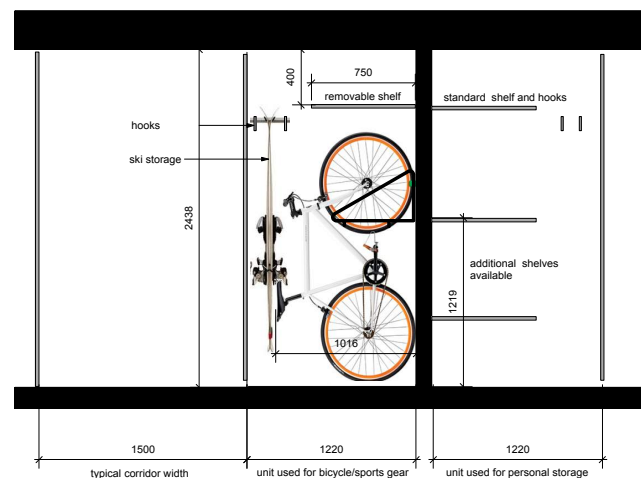
DRAWING NUMBER:

A 0.3





1 Lower Level  
Scale: 1:50



Typical Storage Section  
Scale: 1:25

PROJECT:

The Hive

736 Princess Ave.

CLIENT:



LEAD DESIGN CONSULTANT

Arcata Collective

924 McClure Street Victoria BC V8W 3E7  
Tel: 778-432-3550 email: arcata@telus.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 V8W 3G9  
P: 250.217.7195  
F: 250.385.9575  
jc@jscott.com  
www.jscott.com

LANDSCAPE CONSULTANT

LADR LANDSCAPE ARCHITECTS

ISSUED FOR: DATE:

Rezoning 20.07.17

Revised as per 17.11.17  
staff comments

PROJECT NO.:

DRAWN BY:

DATE:  
17.11.17

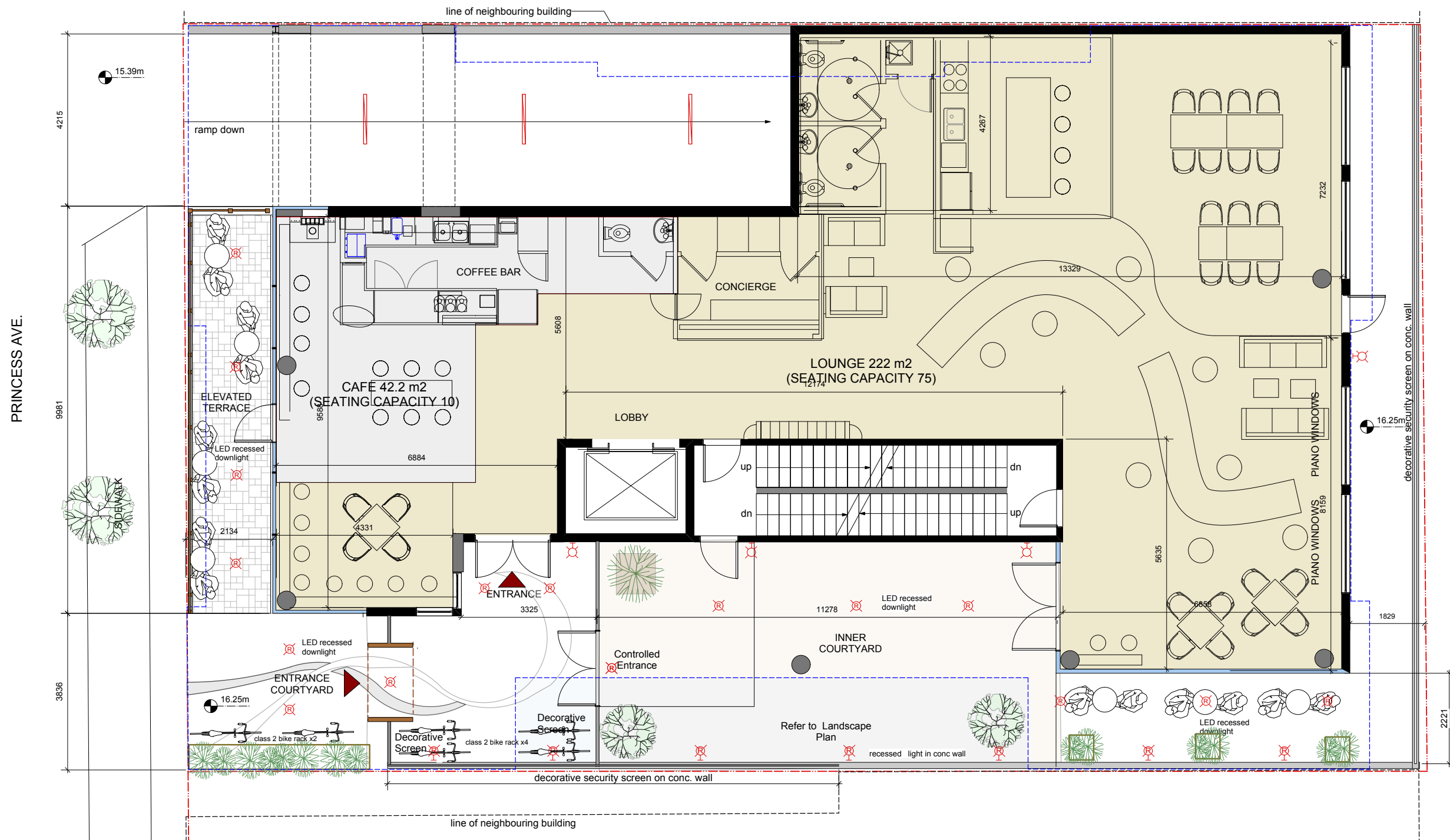
SCALE:  
as shown

DRAWING TITLE:  
Lower Level Plan

DRAWING NUMBER:

A 1.0





1 Main Level  
Scale: 1:50

LIGHTING LEGEND

- recessed soffit fixture
- recessed wall fixture
- wall mounted fixture
- 4' LED strip lighting

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@telus.net

ARCHITECTURAL CONSULTANT

STELLER

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

INTERIOR DESIGN CONSULTANT

JC SCOTT DESIGN  
17-1/2 Fan Tan Alley  
Victoria, BC V8W 3G9  
P. 250.217.7195  
F. 250.385.9575  
jc@jscott.com  
www.jscott.com

LANDSCAPE CONSULTANT



ISSUED FOR: DATE:

Rezoning 20.07.17  
Revised as per 17.11.17  
staff comments

PROJECT NO.:

DRAWN BY:

DATE:  
17.11.17

SCALE:  
as shown

DRAWING TITLE:  
Main Level Plan

DRAWING NUMBER:

A 1.1



Princess Ave.



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

PROJECT:

The Hive

736 Princess Ave.

CLIENT:



LEAD DESIGN CONSULTANT

Arcata Collective

924 McClure Street Victoria BC V8W 3E7  
Tel. 778-432-3550 email: arcata@eluis.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 V8W 3G9

P. 250.217.7195  
F. 250.385.9575

jc@jscott.com  
www.jjscott.com

LANDSCAPE CONSULTANT



ISSUED FOR: DATE:

Rezoning 20.07.17

Revised as per  
staff comments 17.11.17

PROJECT NO.:

DRAWN BY:

DATE:  
17.11.17

SCALE:  
as shown

DRAWING TITLE:  
Level 2-3

DRAWING NUMBER:

A 1.2





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

PROJECT:

**The Hive**

**736 Princess Ave.**

CLIENT:

**LARGE CO.**  
SINCE 1962

LEAD DESIGN CONSULTANT

**Arcata Collective**  
+ designers + urban planners + biographers + photographers +  
924 McClure Street Victoria BC V8W 3E7  
Tel. 778-432-3550 email: arcata@elus.net

ARCHITECTURAL CONSULTANT

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

INTERIOR DESIGN CONSULTANT

**JC SCOTT DESIGN**  
17-1/2 Fan Tan Alley  
Victoria, BC V8W 3G9  
P. 250.217.7195  
F. 250.385.9575  
jc@jscott.com  
www.jscott.com

LANDSCAPE CONSULTANT

**LADR LANDSCAPE ARCHITECTS**

ISSUED FOR: DATE:

Rezoning 20.07.17  
Revised as per staff comments 17.11.17

PROJECT NO.:

DRAWN BY:

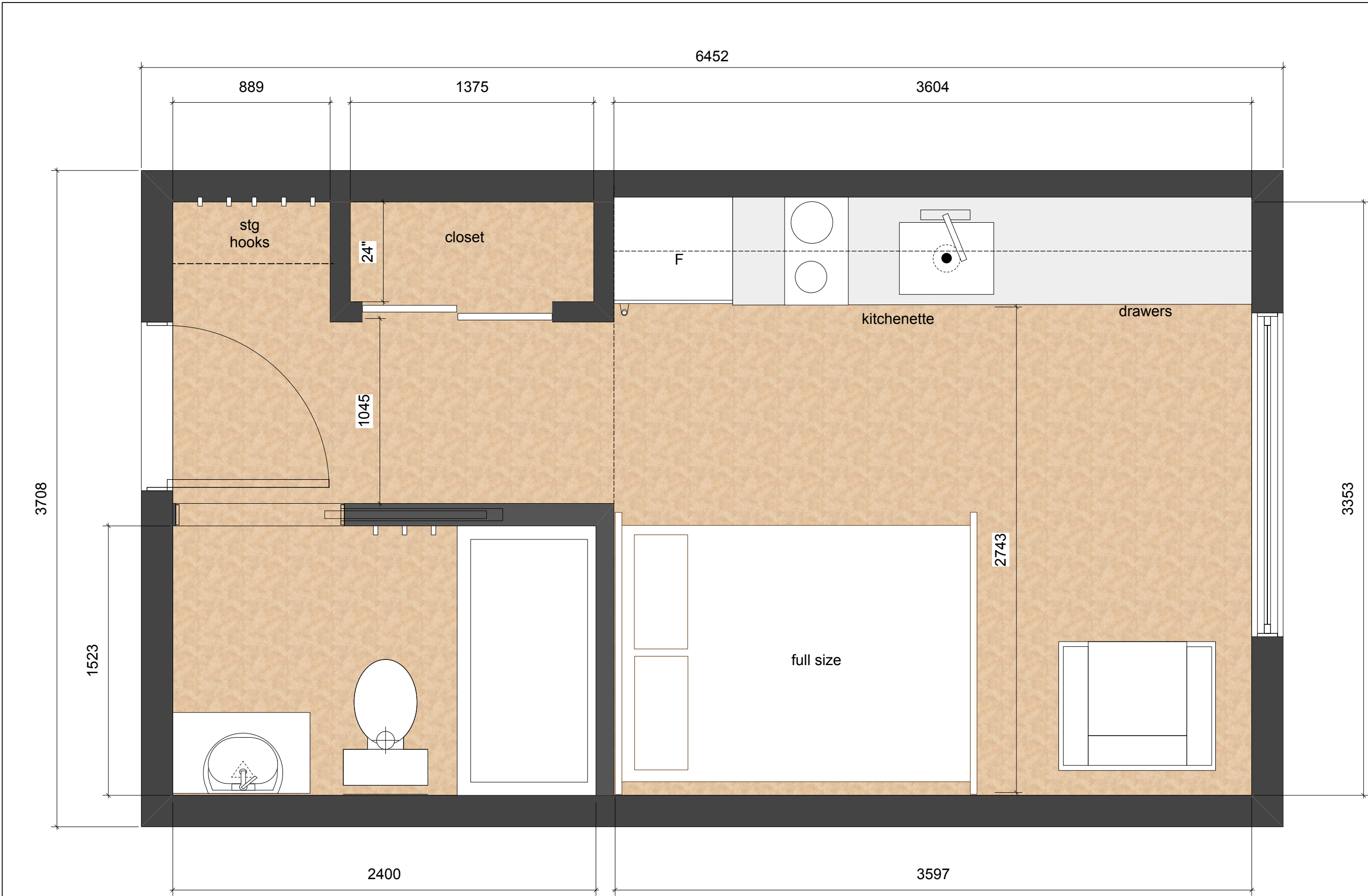
DATE: 17.11.17

SCALE: as shown

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')

PROJECT:


The Hive

736 Princess Ave.


CLIENT:

LARGE CO.  
SINCE 1962


LEAD DESIGN CONSULTANT

Arcata Collective  
\* design + interior planning + photography + construction \*  
924 McClure Street Victoria BC V8V 3E7  
Tel. 778-432-3550 email: arcata@telus.net


ARCHITECTURAL CONSULTANT

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

INTERIOR DESIGN CONSULTANT

JC SCOTT  
DESIGN  
17-1/2 Fan Tan Alley  
Victoria, BC V8W 3G9  
P. 250.217.7195  
F. 250.385.9575  
jc@jscott.com  
www.jscott.com

LANDSCAPE CONSULTANT

LADR LANDSCAPE ARCHITECTS

ISSUED FOR: DATE:  
Rezoning 20.07.17  
Revised as per 17.11.17  
staff comments

PROJECT NO.:

DRAWN BY:

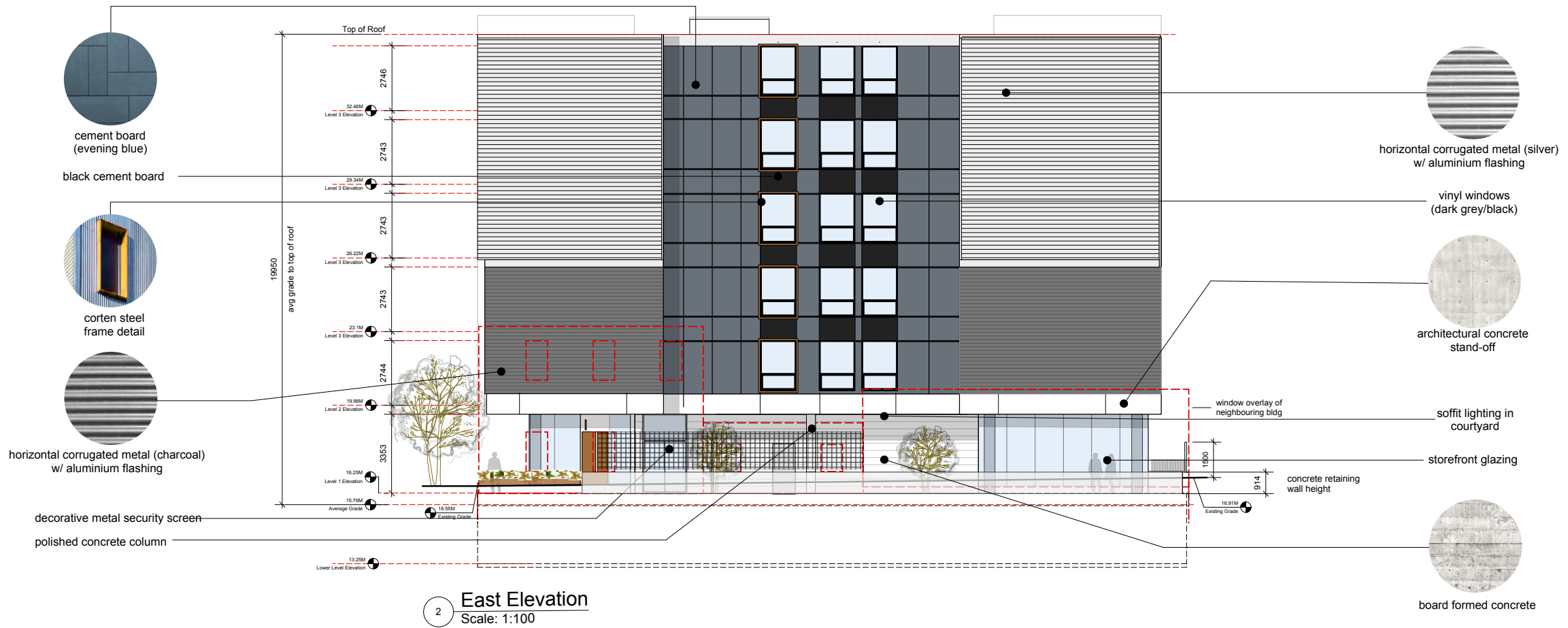
DATE: 17.11.17

SCALE: as shown

DRAWING TITLE: Typ. Suite Layout

DRAWING NUMBER: A1.4

# Materials



**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@telus.net

**ARCHITECTURAL CONSULTANT**

**STELLER**

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

**INTERIOR DESIGN CONSULTANT**

**JC SCOTT DESIGN**

17-1/2 Fan Tan Alley  
Victoria, BC V8W 3G9  
P: 250.217.7195  
F: 250.385.9575  
jc@jscott.com  
www.jscott.com

**LANDSCAPE CONSULTANT**

**LADR LANDSCAPE ARCHITECTS**

**ISSUED FOR:** Rezoning  
**DATE:** 20.07.17  
**Revised as per staff comments:** 17.11.17

**PROJECT NO.:**

**DRAWN BY:**

**DATE:** 17.11.17

**SCALE:** as shown

**DRAWING TITLE:** Elevations S-E

**DRAWING NUMBER:** A 2.0





1 North Elevation  
Scale: 1:100



2 West Elevation  
Scale: 1:100

PROJECT:

**The Hive**

**736 Princess Ave.**

CLIENT:



LEAD DESIGN CONSULTANT

**Arcata Collective**

924 McClure Street Victoria BC V8W 3E7  
Tel. 778-432-3550 email: arcata@telus.net

ARCHITECTURAL CONSULTANT

**STELLER**

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

INTERIOR DESIGN CONSULTANT



LANDSCAPE CONSULTANT



ISSUED FOR: DATE:

Rezoning 20.07.17

Revised as per 17.11.17  
staff comments

PROJECT NO.:

DRAWN BY:

DATE:  
17.11.17

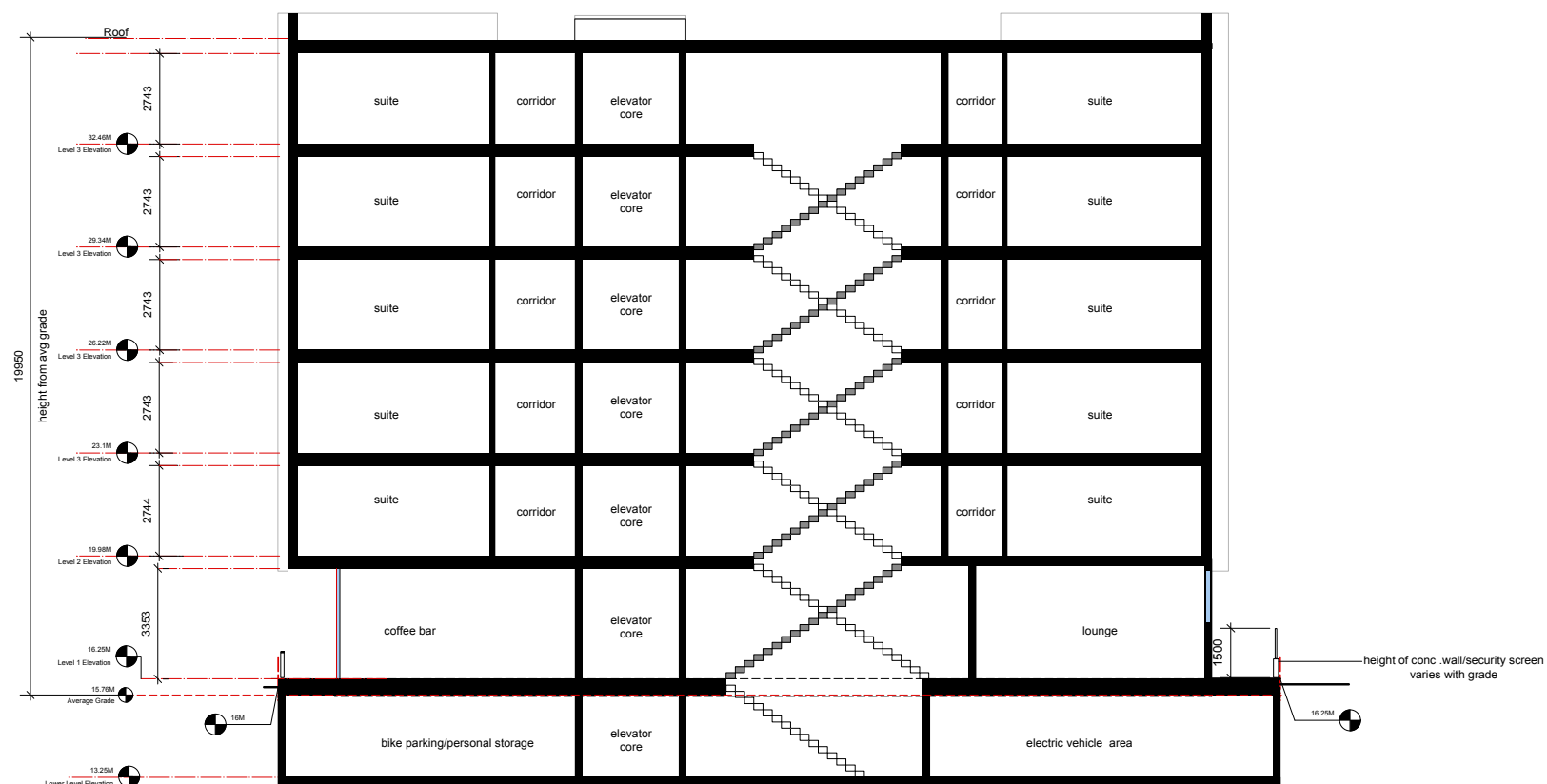
SCALE:  
as shown

DRAWING TITLE:

Elevations N-W

DRAWING NUMBER:

**A 2.1**



1 East Section  
Scale: 1:100

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@telus.net

ARCHITECTURAL CONSULTANT

STELLER

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

INTERIOR DESIGN CONSULTANT

JC SCOTT DESIGN  
17-1/2 Fan Tan Alley  
Victoria, BC V8W 3G9  
P. 250.217.7195  
F. 250.385.9575  
jc@jscott.com  
www.jscott.com

LANDSCAPE CONSULTANT



ISSUED FOR: DATE:

Rezoning 20.07.17  
Revised as per 17.11.17  
staff comments

PROJECT NO.:

DRAWN BY:

DATE:  
17.11.17

SCALE:  
as shown

DRAWING TITLE:

Section

DRAWING NUMBER:

A 2.2





PROJECT:

The Hive

736 Princess Ave.

CLIENT:



LEAD DESIGN CONSULTANT

Arcata Collective  
924 McClure Street Victoria BC V8W 3E7  
Tel. 778-432-3550 email: arcata@telus.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 V8W 3G9  
P. 250.217.7195  
F. 250.385.9575  
jc@jscott.com  
www.jscott.com

LANDSCAPE CONSULTANT



ISSUED FOR: DATE:

Rezoning 20.07.17  
Revised as per 17.11.17  
staff comments

PROJECT NO.:

DRAWN BY:

DATE: 17.11.17

SCALE: as shown

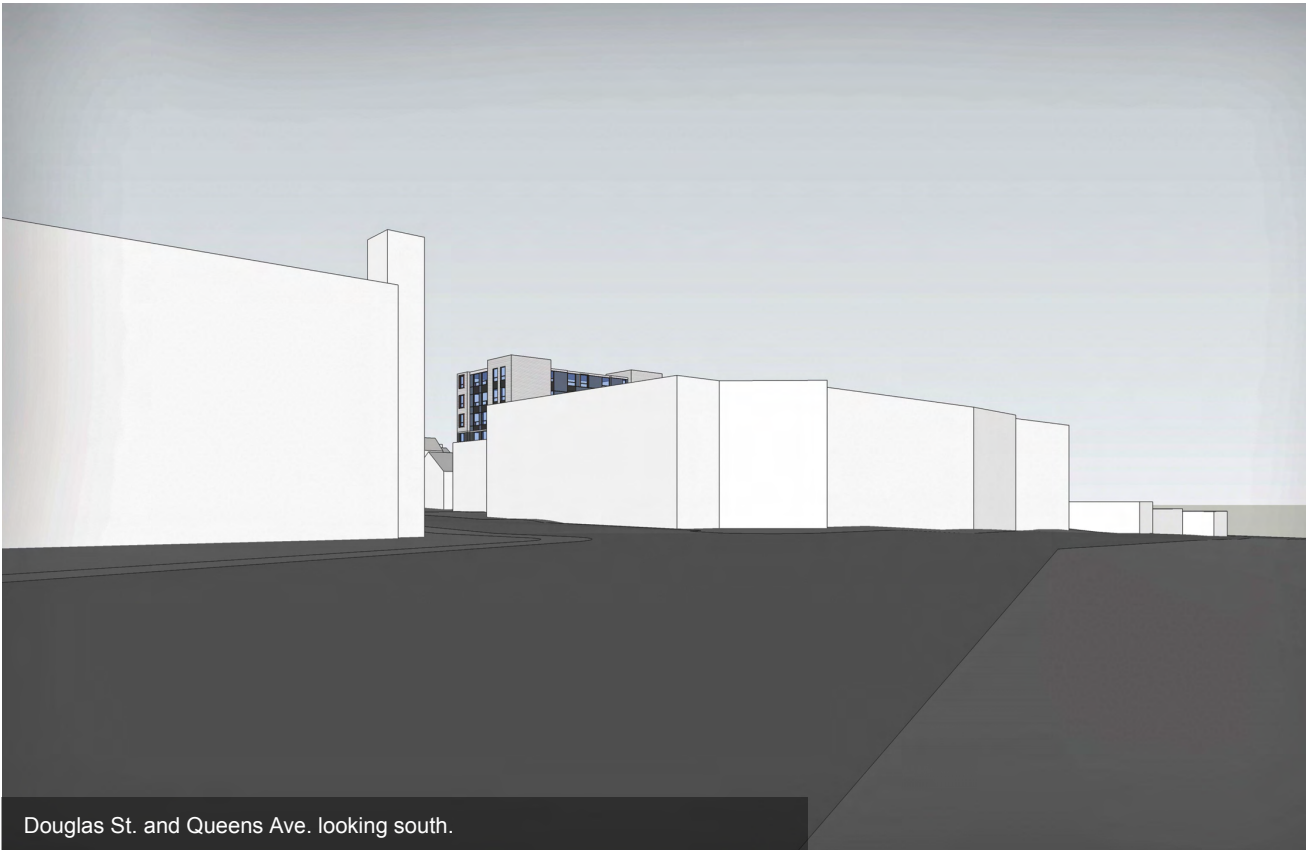
DRAWING TITLE:

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.

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@telus.net

ARCHITECTURAL CONSULTANT

STELLER

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

INTERIOR DESIGN CONSULTANT

JC SCOTT DESIGN  
17-1/2 Fan Tan Alley  
Victoria, BC V8W 3G9  
P. 250.217.7195  
F. 250.385.9575  
jc@jscott.com  
www.jscott.com

LANDSCAPE CONSULTANT



ISSUED FOR: DATE:

Rezoning 20.07.17  
Revised as per staff comments 17.11.17

PROJECT NO.:

DRAWN BY:

DATE: 17.11.17

SCALE: as shown

DRAWING TITLE:

Perspectives

DRAWING NUMBER:

A 3.1

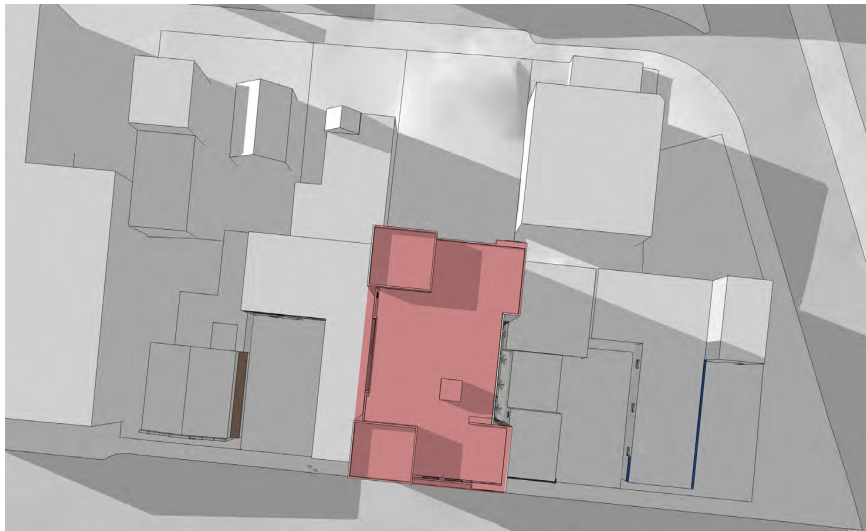




Summer Solstice: Morning



Summer Solstice: Noon



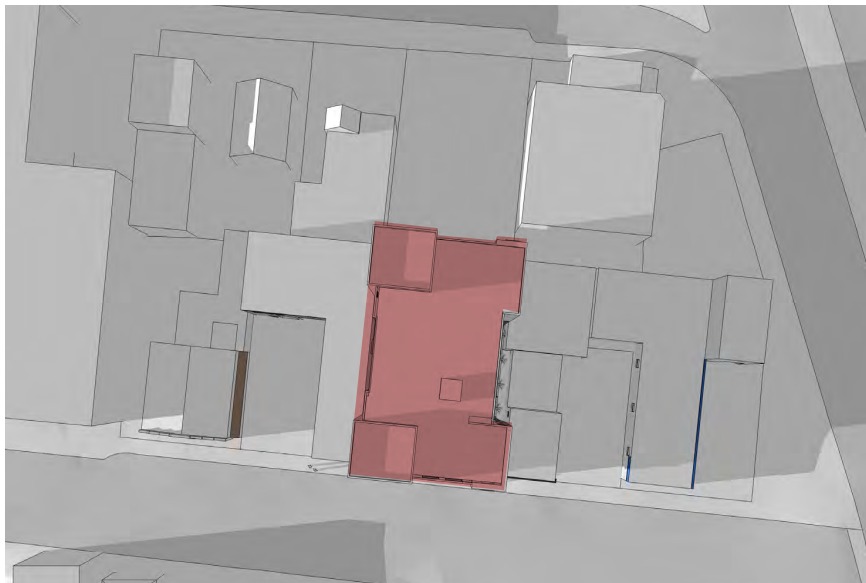
Summer Solstice: Evening



Equinox: Morning



Equinox: Noon



Equinox: Evening



Winter Solstice: Morning



Winter Solstice: Noon



Winter Solstice: Evening

**PROJECT:**

**The Hive**

**736 Princess Ave.**

**CLIENT:**

**LARGE CO.**  
SINCE 1962

**LEAD DESIGN CONSULTANT**

**Arcata Collective**  
+ designers + urban planners + illustrators + photographers + videographers +  
924 McClure Street Victoria BC V8W 3E7  
Tel. 778-432-3550 email: arcata@telus.net

**ARCHITECTURAL CONSULTANT**

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

**INTERIOR DESIGN CONSULTANT**

**JC SCOTT DESIGN**  
17-1/2 Fan Tan Alley  
Victoria, BC V8W 3G9  
P. 250.217.7195  
F. 250.385.9575  
jc@jscott.com  
www.jscott.com

**LANDSCAPE CONSULTANT**

**LADR LANDSCAPE ARCHITECTS**

ISSUED FOR: DATE:  
Rezoning 20.07.17  
Revised as per 17.11.17  
staff comments

PROJECT NO.:

DRAWN BY:

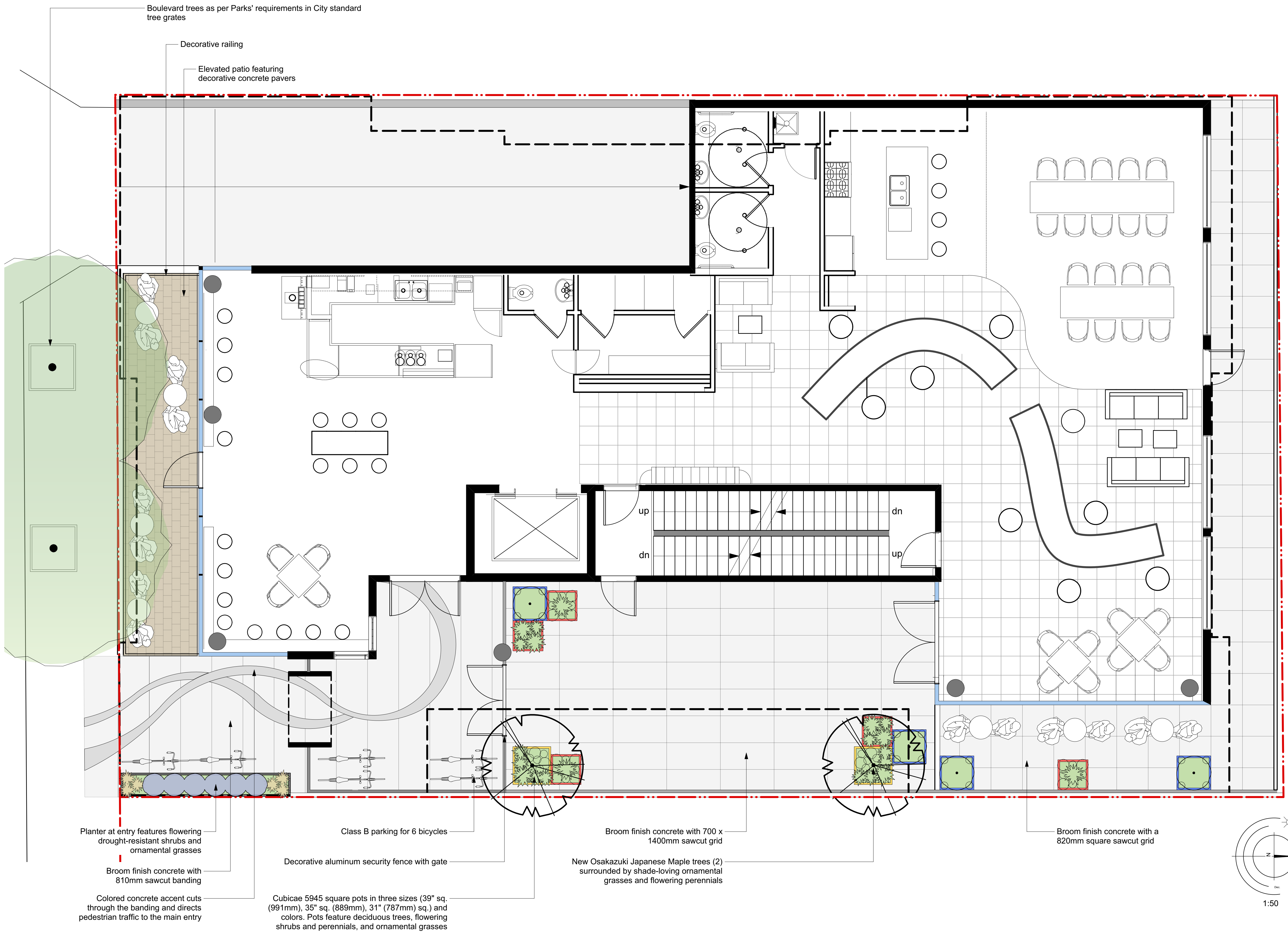
DATE:  
17.11.17

SCALE:  
as shown

DRAWING TITLE:  
  
Shadow Study

DRAWING NUMBER:  
  
A 3.2





Recommended Nursery Stock

<b>Trees</b> Total: 4	<b>Botanical Name</b> Osakazuki Acer palmatum 'Osakazuki' Acer x freemanii 'Jeffersred'	<b>Common Name</b> Osakazuki Japanese Maple Autumn Blaze Maple	<b>Size</b> 6cm cal. 6cm cal
<b>Medium Shrubs</b> Total: 4	<b>Botanical Name</b> Hydrangea macrophylla 'Lanarth White'	<b>Common Name</b> Lanarth White Hydrangea	<b>Size</b> #5 pot
<b>Small Shrubs</b> Total: 6	<b>Botanical Name</b> Lavandula stoechas 'Otto Quast'	<b>Common Name</b> Spanish Lavender	<b>Size</b> #1 pot
<b>Perennials, Annuals and Ferns</b> Total: 79	<b>Botanical Name</b> Ajuga reptans Carex oshimensis 'Evergold' Convallaria majalis Helictotrichon sempervirens Stipa tenuissima	<b>Common Name</b> Bugleweed Evergold Sedge Lily of the Valley Blue Oat Grass Mexican Feather Grass	<b>Size</b> #1 pot #1 pot #1 pot #1 pot #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