

The Hive | 736 Princess Ave.



PROJECT:	The Hive
736 Princess Ave.	
CLIENT:	LARGENCO
LEAD DESIGN CONSULTANT:	Arcade Collective
ARCHITECTURAL CONSULTANT:	STELL R
INTERIOR DESIGN CONSULTANT:	J.C. SCOTT DESIGN
LANDSCAPE CONSULTANT:	LASH
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:	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:	442 m2 (4760 sq ft)
Level 1 area:	286 m2 (3084 sq ft)
Level 2 area:	439 m2 (4720 sq ft)
Level 3 area:	439 m2 (4720 sq ft)
Level 4 area:	448 m2 (4824 sq ft)
Level 5 area:	448 m2 (4824 sq ft)
Level 6 area:	448 m2 (4824 sq ft)
Total Gross Floor Area	2,950 m2 (31,756 sq ft)
Commercial Floor Area -Level 1	
Cafe	42.2 m2
Lounge Area	222 m2 Seating Capacity: Cafe-10
Floor Space Ratio Allowed	3.00:1
Floor Space Ratio Proposed	4.51:1
Calculation	
Total floor area for calc. Levels 1-6: 2508 m2	
Lot Area: 556 m2	
2508 / 556 = 4.51:1	
Floor Space Ratio Residential Levels 2-6 2222 m2	3.99:1
2222 / 556 = 3.99:1	
Site Coverage (%)	85.8%
(477 sq. ft. / 556 m2) * 100	
Open site space (%)	10.6%
(Open space 58.8 m2 / 556 m2)	
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	70
Proposed Class 2	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

Received
City of Victoria

Planning & Development Department

PROJECT:

The Hive

736 Princess Ave.

CLIENT:



LEAD DESIGN CONSULTANT

Arca Collective
1000 West 10th Avenue, Suite 100
Victoria, BC V8W 2E1
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ARCHITECTURAL CONSULTANT

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INTERIOR DESIGN CONSULTANT

JC SCOTT
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Victoria, BC V8W 2E1
Tel: 250.363.8888

LANDSCAPE CONSULTANT



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Revising 20.07.17

Revised as per 17.11.17

staff comments

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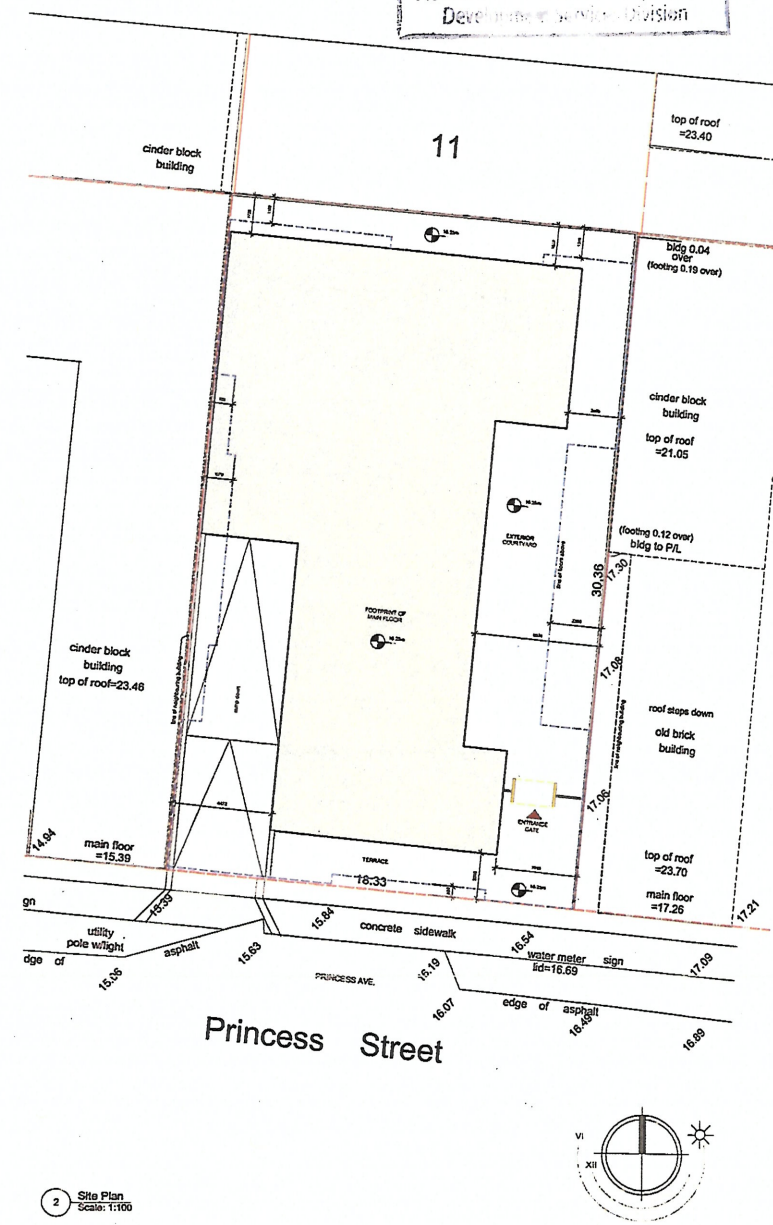
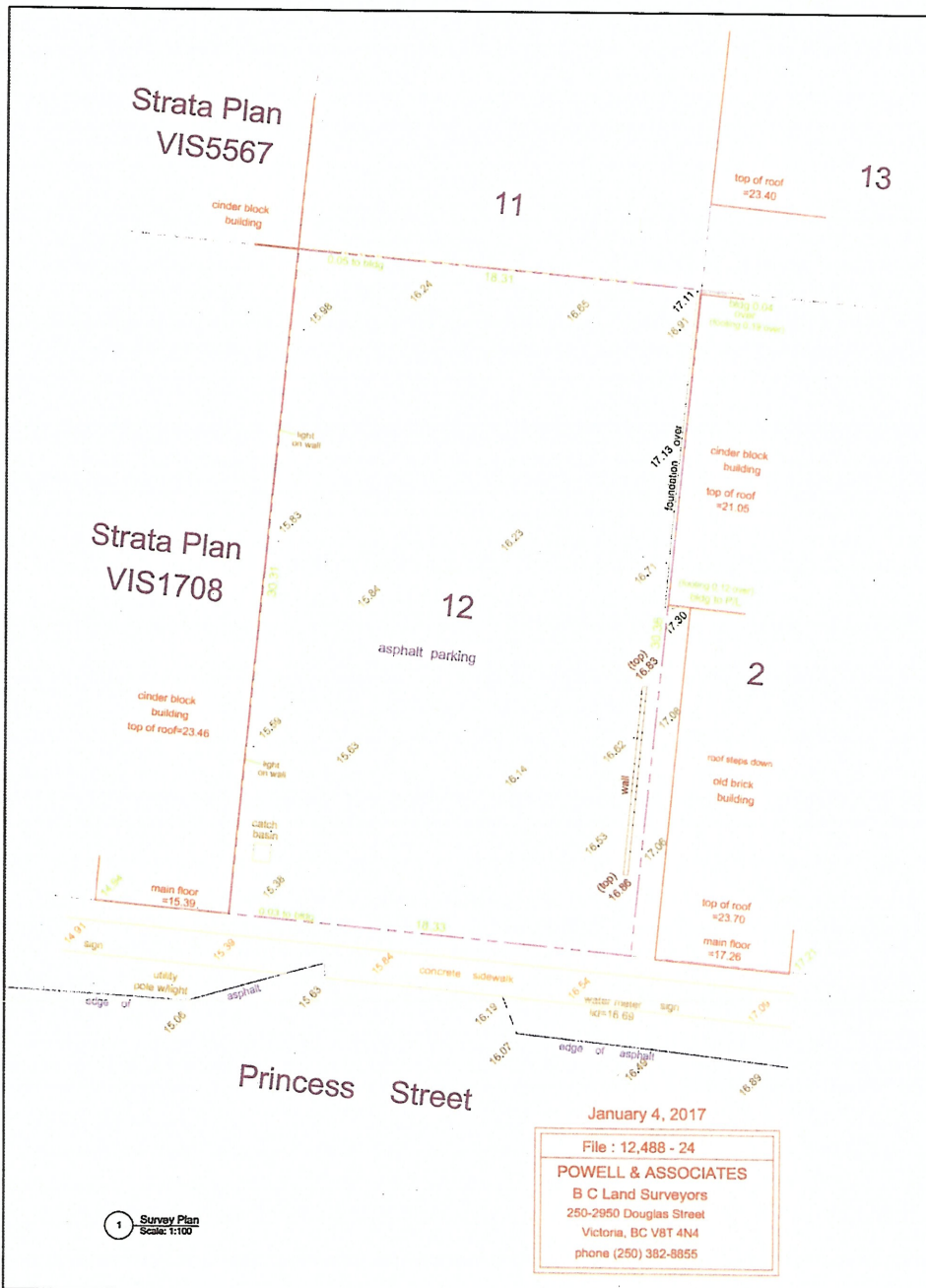
Project Data &
Context Plan

DRAWING NUMBER:

A 0.1

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City of Victoria

Planning and Development Department
Development Services Division



PROJECT:
The Hive

736 Princess Ave.

CLIENT:
LARGE.CO

LEAD DESIGN CONSULTANT
Arcadis Collective

ARCHITECTURAL CONSULTANT
STELL R

INTERIOR DESIGN CONSULTANT
SCOTT DESIGN

LANDSCAPE CONSULTANT
LADRI

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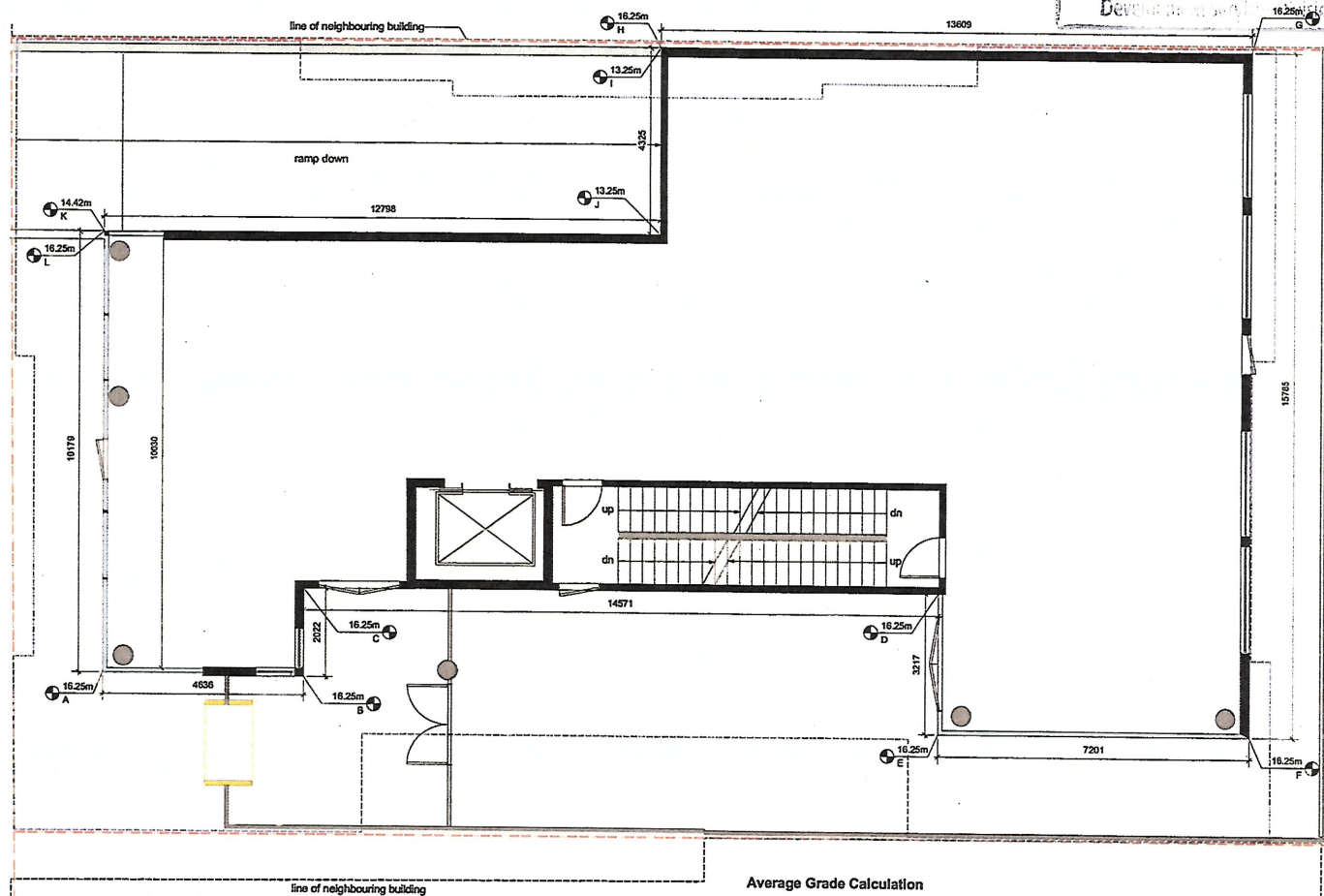
DATE:
17.11.17

SCALE:
as shown

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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LEAD DESIGN CONSULTANT

ARCATE Collective
100 Adelaide Street, Melbourne VIC 3000
Tel: 03 9439 5000 www.arcatecollective.com.au

ARCHITECTURAL CONSULTANT

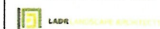
STELL R-3

215 - 4202 Columbia Place
Melbourne VIC 3000

INTERIOR DESIGN CONSULTANT

JC SCOTT
15/12 Park Lane
Melbourne VIC 3000
P: 03 9217 7100
F: 03 9217 5576
www.jcscott.com

LANDSCAPE CONSULTANT



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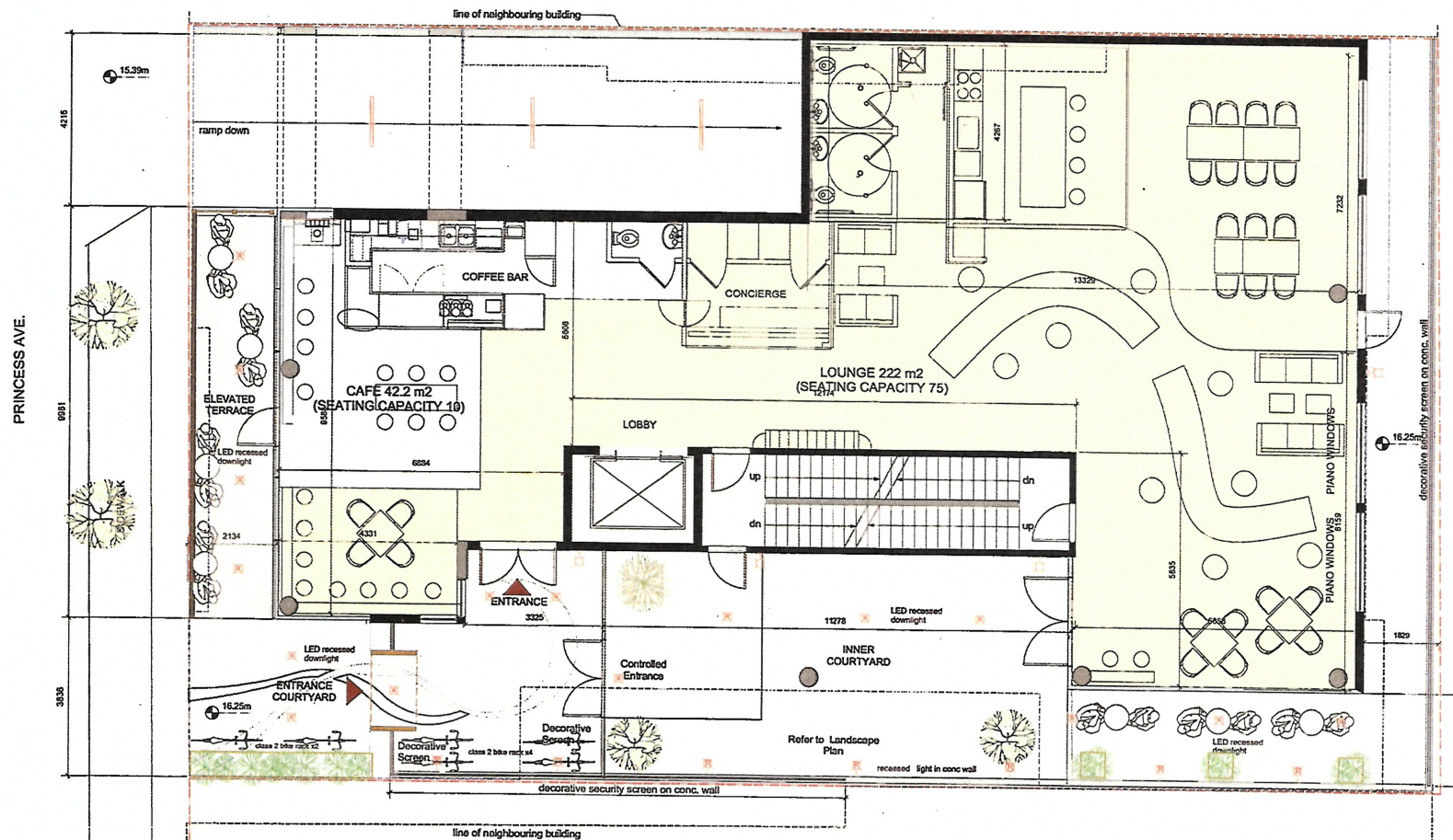
DATE:
17.11.17

SCALE:
as shown

DRAWING TITLE:
Average Grade Calculation

DRAWING NUMBER:

A 0.3



1 Main Level
Scale: 1:50

LIGHTING LEGEND

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

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LEAD DESIGN CONSULTANT

Amor Collective
215-463-9000
215-463-9000
215-463-9000

ARCHITECTURAL CONSULTANT

STELL R
215-463-9000
215-463-9000
215-463-9000

INTERIOR DESIGN CONSULTANT

SCOTT
11-12 Park Ten Alley
215-463-9000
215-463-9000
215-463-9000

LANDSCAPE CONSULTANT

LADP
215-463-9000
215-463-9000
215-463-9000

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DRAWING TITLE:
Main Level Plan

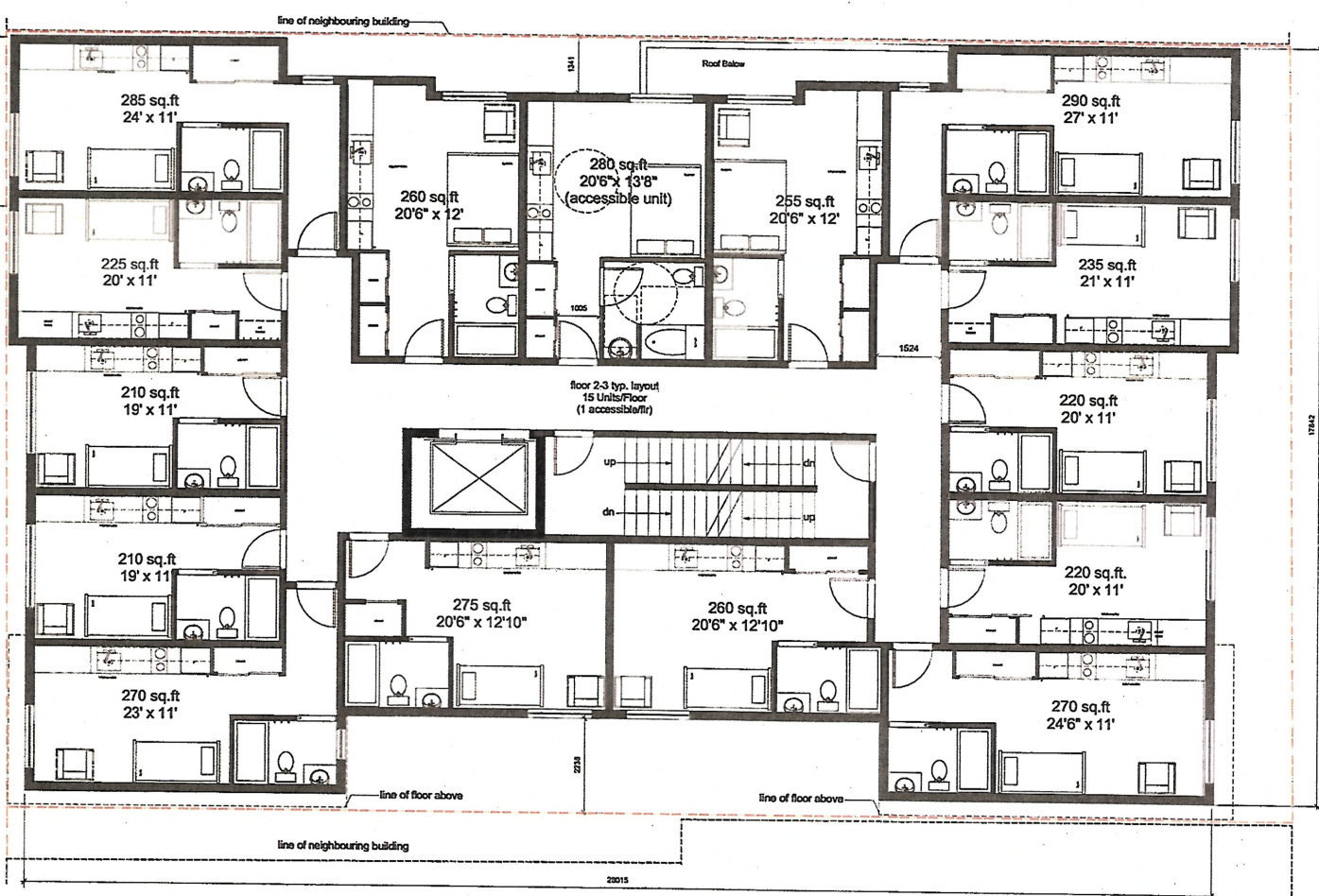
DRAWING NUMBER:

A 1.1

Received
City of Victoria

Planning & Development Department
Development Services Division

Princess Ave.



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

PROJECT:
The Hive

736 Princess Ave.

CLIENT:
LARGE CO.
LARGE CO. 1972

LEAD DESIGN CONSULTANT
Arcata Collective
100 Victoria Street, Suite 100, Victoria, BC V8V 2E2
Tel: 778-250-2500 ext. 100, Arcata@arcatacollective.com

ARCHITECTURAL CONSULTANT
STELL R.
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INTERIOR DESIGN CONSULTANT
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www.jcsdesign.com

LANDSCAPE CONSULTANT
LADP
LANDSCAPE ARCHITECTS

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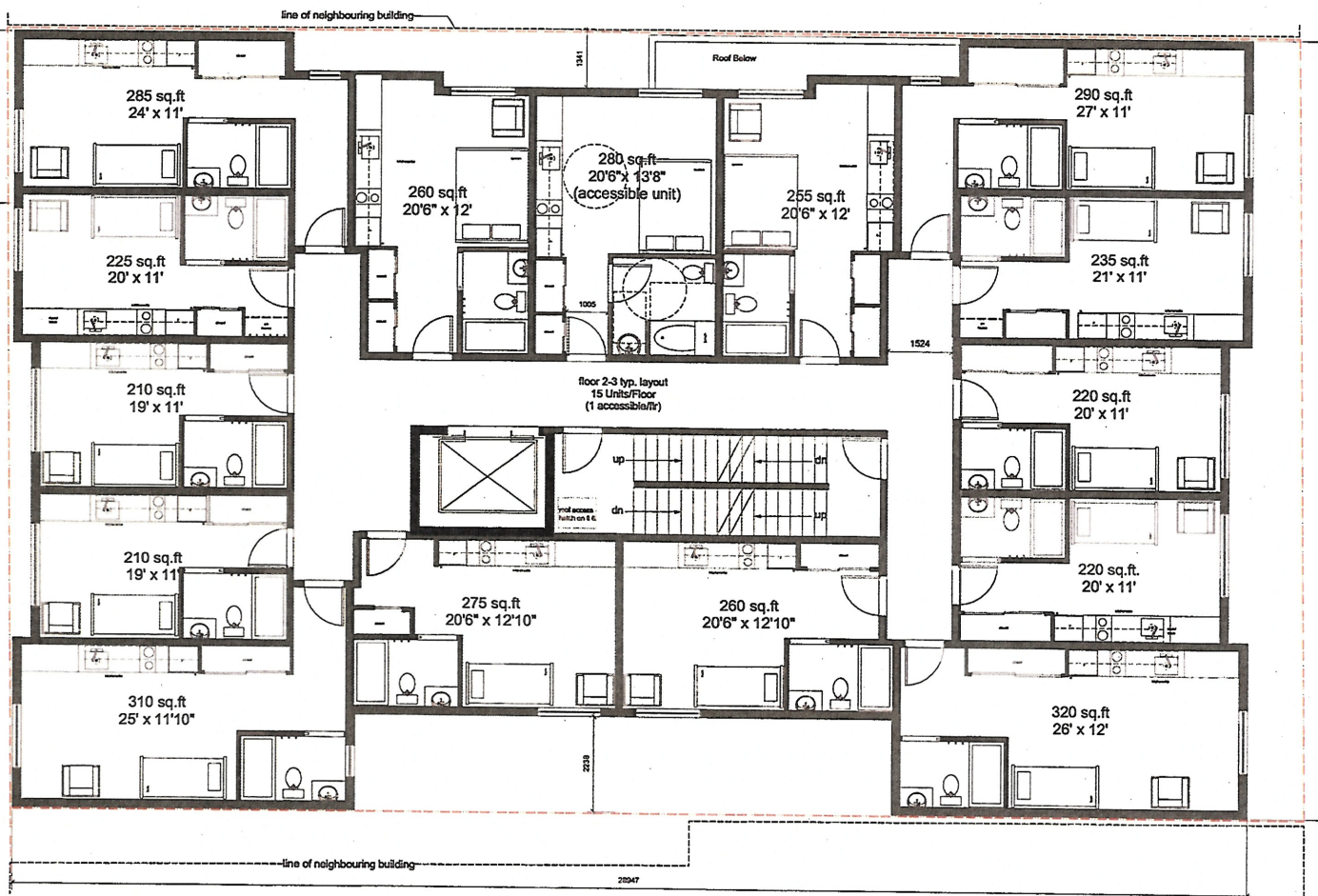
DRAWING TITLE:
Level 2-3

DRAWING NUMBER:
A 1.2

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Princess Ave.



① Level 4-6 Typ. Plan
Scale: 1:50

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LEAD DESIGN CONSULTANT

Arca Collective
100-1010 West Broadway, Vancouver, BC V6H 1G1
Tel: 604-681-1111

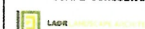
ARCHITECTURAL CONSULTANT

STELL R
100-1010 West Broadway, Vancouver, BC V6H 1G1
Tel: 604-681-1111

INTERIOR DESIGN CONSULTANT

JC SCOTT DESIGN
100-1010 West Broadway, Vancouver, BC V6H 1G1
Tel: 604-681-1111

LANDSCAPE CONSULTANT



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SCALE: as shown

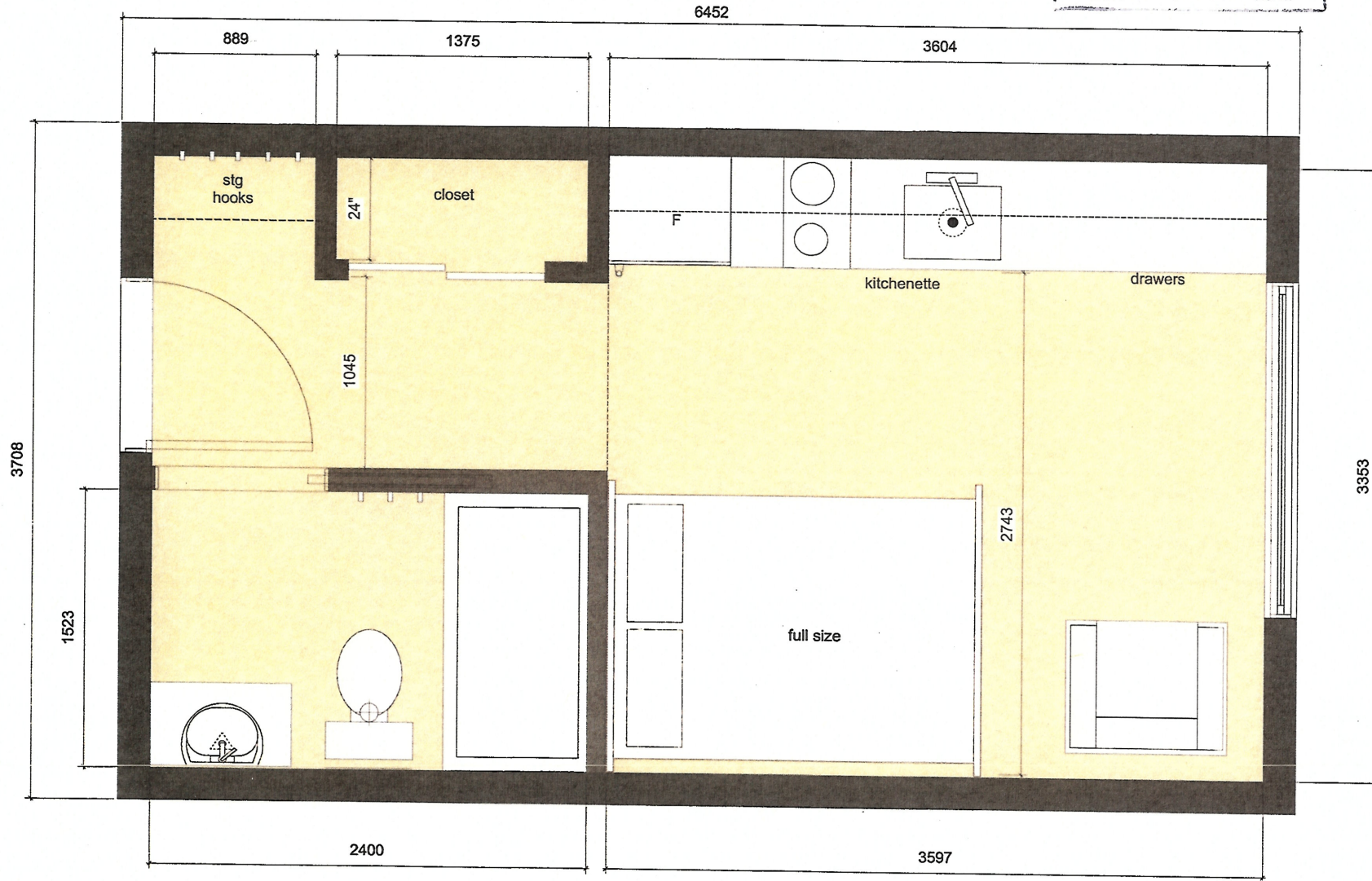
DRAWING TITLE:

Level 4-6

DRAWING NUMBER:

A 1.3

Planning & Development Department
Development Services Division

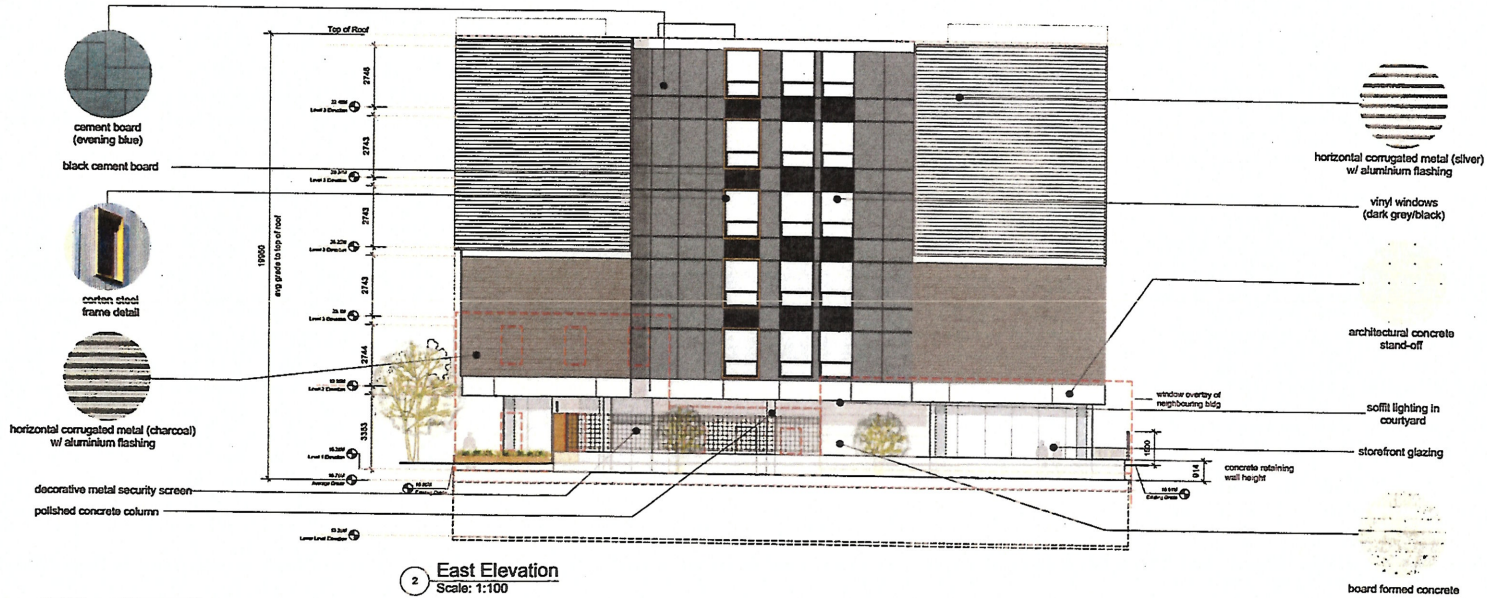
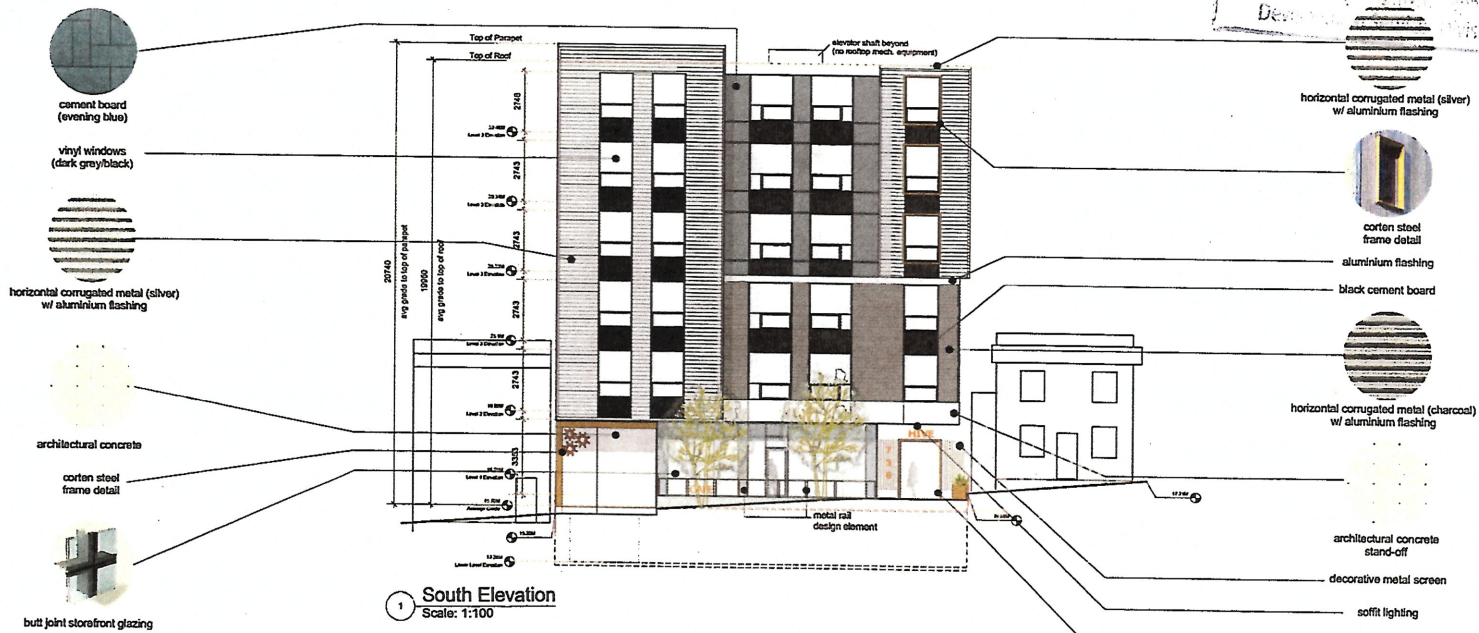


1 Typical Suite Layout
Scale: 1:10

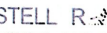
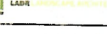
20.4 m2 (220 sq.ft 20' x 11')

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LEAD DESIGN CONSULTANT	
ARCHITECTURAL CONSULTANT	
INTERIOR DESIGN CONSULTANT	
LANDSCAPE CONSULTANT	
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DRAWN BY:	
DATE:	
17.11.17	
SCALE:	
as shown	
DRAWING TITLE:	
Typ. Suite Layout	
DRAWING NUMBER:	
A1.4	

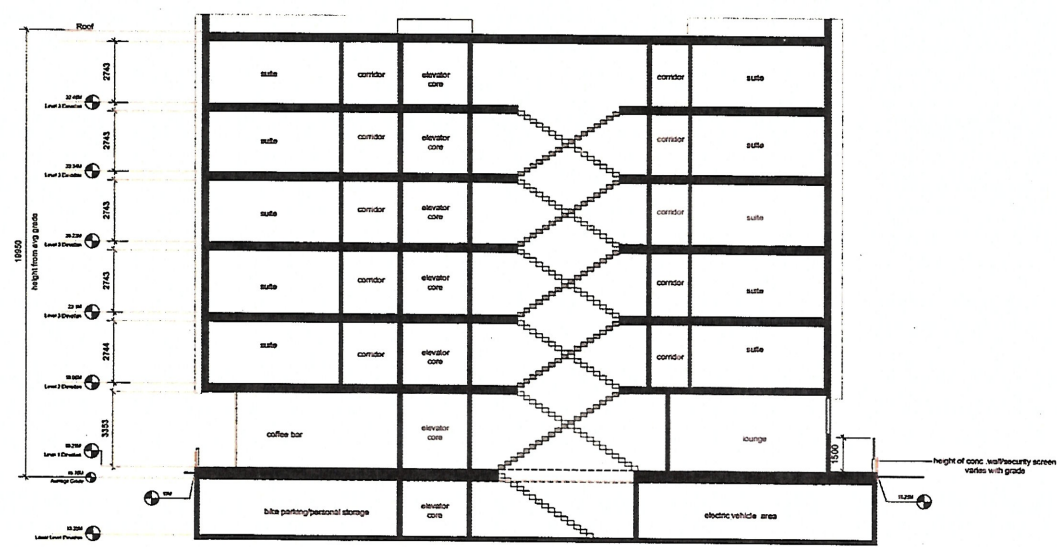
Materials



received
City of Victoria
Planning & Development
Development Division

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LEAD DESIGN CONSULTANT	
	
ARCHITECTURAL CONSULTANT	
	
INTERIOR DESIGN CONSULTANT	
	
LANDSCAPE CONSULTANT	
	
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DRAWN BY:	
DATE:	
17.11.17	
SCALE:	
as shown	
DRAWING TITLE:	
Elevations S-E	
DRAWING NUMBER:	
A 2.0	

Received
City of Madison
Planning & Zoning Department
Development Division



1 East Section
Scale: 1:100

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The Hive

736 Princess Ave.

CLIENT:
LARGENCO

LEAD DESIGN CONSULTANT:
Arcata Collective

ARCHITECTURAL CONSULTANT:
STELL R.

INTERIOR DESIGN CONSULTANT:
JC SCOTT DESIGN

LANDSCAPE CONSULTANT:
LABR

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DRAWN BY:

DATE: 17.11.17

SCALE: as shown

DRAWING TITLE: Section

DRAWING NUMBER: A 2.2

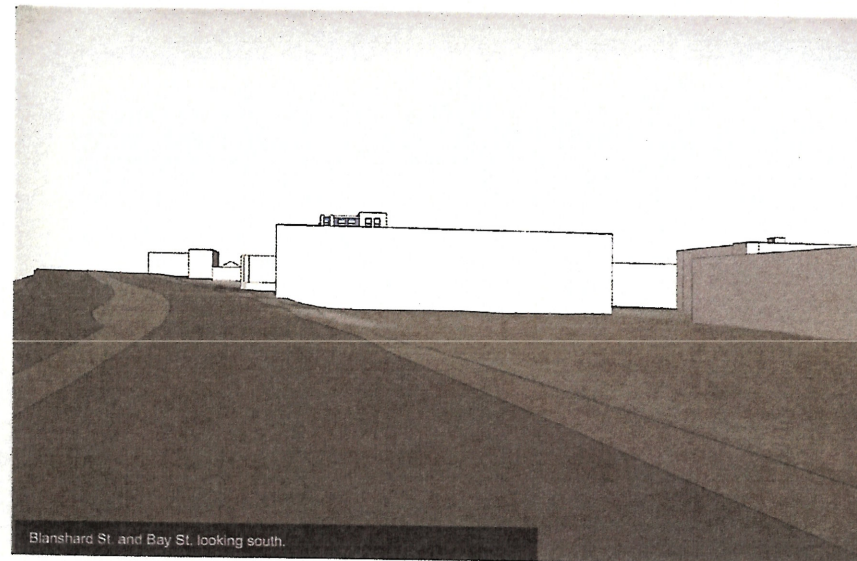
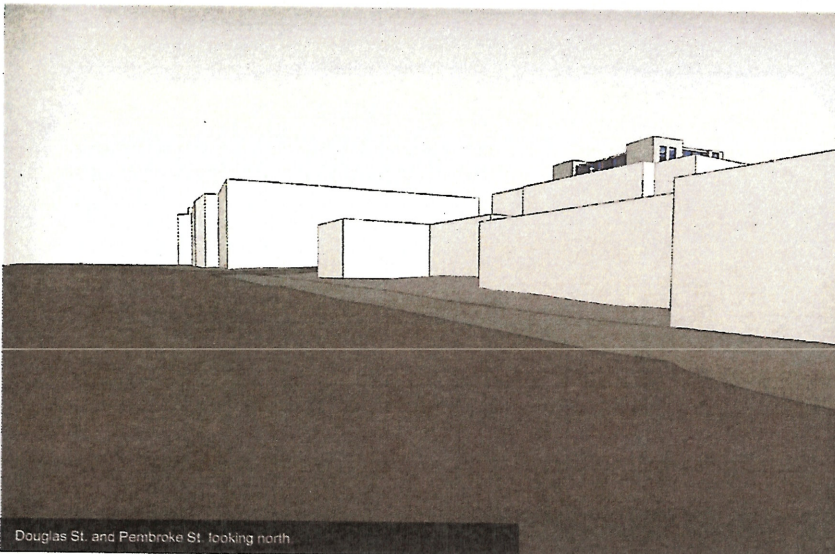
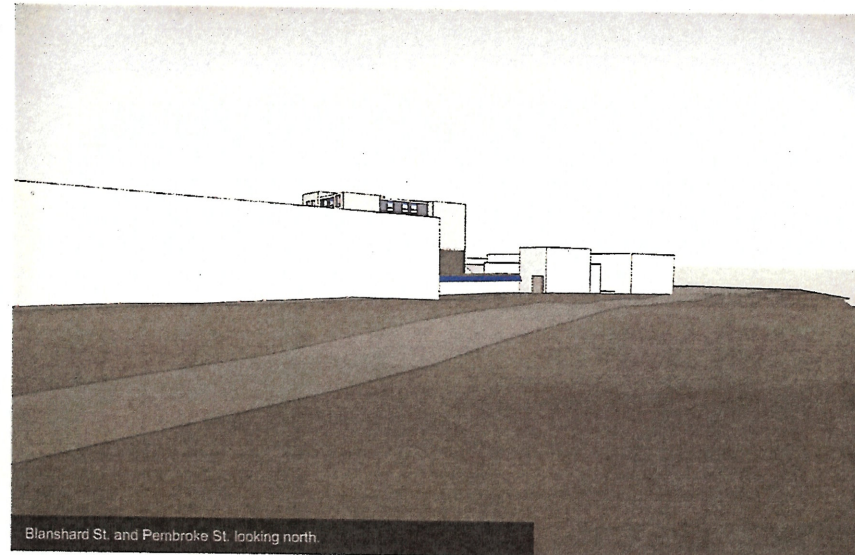
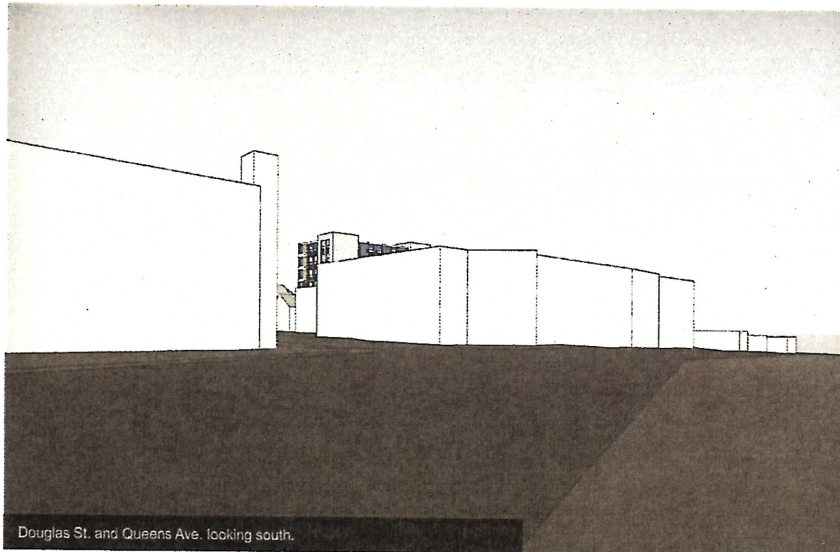
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The Hive	
736 Princess Ave.	
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LEAD DESIGN CONSULTANT	
Collective 200-1111-1111 200-1111-1111	
ARCHITECTURAL CONSULTANT	
STELL R 200-1111-1111 200-1111-1111	
INTERIOR DESIGN CONSULTANT	
SCOTT 200-1111-1111 200-1111-1111	
LANDSCAPE CONSULTANT	
LADR 200-1111-1111 200-1111-1111	
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SCALE:	
as shown	
DRAWING TITLE:	
Perspectives	
DRAWING NUMBER:	
A 3.0	

Planning and Development Department
Development Services Division



PROJECT:

The Hive

736 Princess Ave.

CLIENT:



LEAD DESIGN CONSULTANT

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LANDSCAPE CONSULTANT



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Perspectives

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A 3.1

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City of Prince George

Planning & Development Department
Development Services Division

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LEAD DESIGN CONSULTANT

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101-1111 12th Street, Suite 100, Prince George, BC V2Y 1C5
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DATE:
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SCALE:
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DRAWING TITLE:
Shadow Study

DRAWING NUMBER:

A 3.2



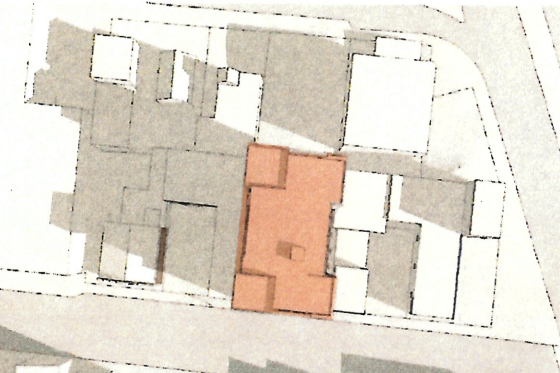
Summer Solstice: Morning



Summer Solstice: Noon



Summer Solstice: Evening



Equinox: Morning



Equinox: Noon



Equinox: Evening



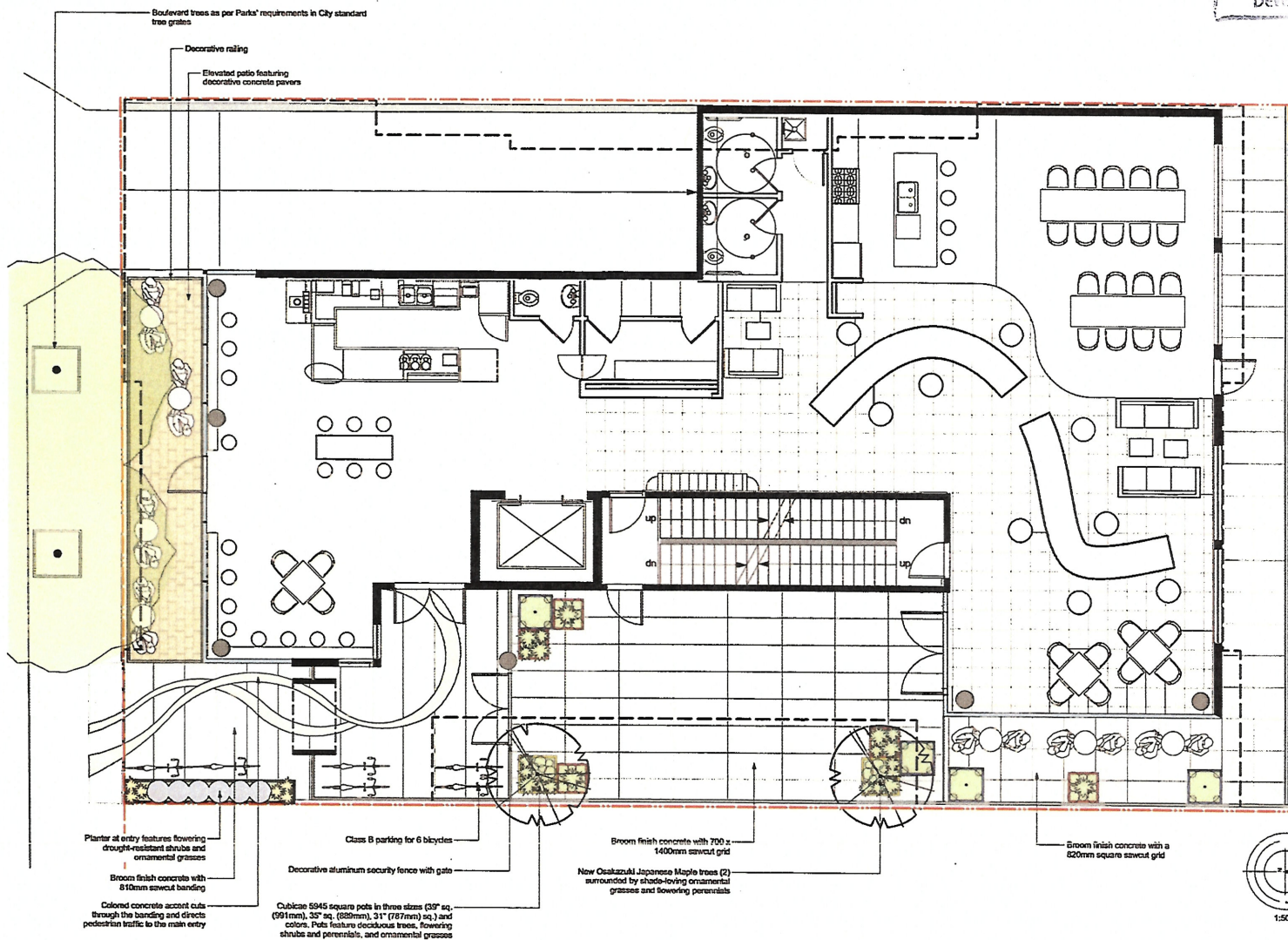
Winter Solstice: Morning



Winter Solstice: Noon



Winter Solstice: Evening



Recommended Nursery Stock

Trees Total: 4	Botanical Name <i>Acer palmatum 'Osakazuki'</i> Acer x freemanii 'Jefferson'	Common Name Osakazuki Japanese Maple Autumn Blaze Maple	Size 6cm cal 6cm cal
Medium Shrubs Total: 4	Botanical Name Hydrangea macrophylla 'Lanarth White'	Common Name Lanarth White Hydrangea	Size #5 pot
Small Shrubs Total: 15	Botanical Name Lavandula stoechas 'Otto Quast'	Common Name Spanish Lavender	Size #1 pot
Perennials, Annuals and Ferns Total: 116	Botanical Name Ajuga reptans Carex oshimensis 'Evergold' Cornifolia repens Holcus lanatus Stipa tenuissima	Common Name Bugleweed Evergold Sedge Lily of the Valley Blue Oat Grass Mexican Feather Grass	Size #1 pot #1 pot #1 pot #1 pot #1 pot

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



736 Princess Avenue | Landscape Plan | L1.0