Speed / Frances Development
611 + 629 Speed Ave.
Victoria, B.C.

DAUSTUDIO
architecture + urbanism

DDP Resubmission Amendment
Feb. 25, 2025

DDP Resubmission
Dec. 10, 2024

CITY OF VICTORIA

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
March 4, 2025

Contacts

Registered Owner

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Landscape

Forsite Landscape Architecture
408 - 1581H Hillside Ave.
Victoria, BC
V8T 2C1
250.508.7885
Brad Forth - forsiteland@hotmail.com

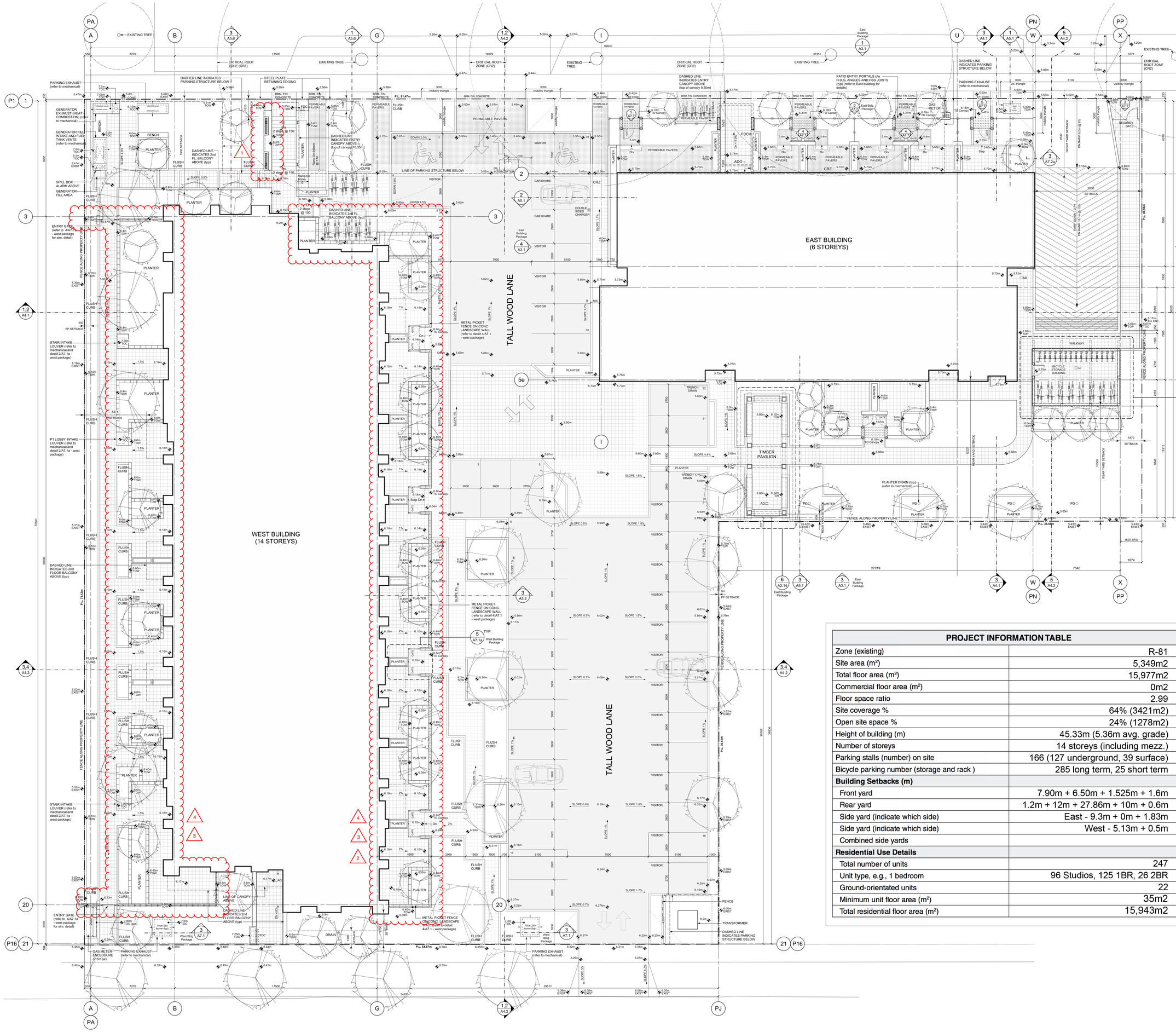
Architectural

A1.1 Site Plan
A1.2 P1 Underground Parking Plan
A2.1a West Building - L1 Main Floor Plan + RCP
A2.2a West Building - L1 Upper Floor Plan + RCP
A2.3a West Building - L2 Floor Plan + RCP
A2.4a West Building - L3 Floor Plan + RCP
A2.5a West Building - L4 Floor Plan + RCP
A2.6a West Building - L5 Floor Plan + RCP
A2.7a West Building - L6 Floor Plan + RCP
A2.8a West Building - L7 Floor Plan + RCP
A2.9a West Building - L8 Floor Plan + RCP
A2.10a West Building - L9 Floor Plan + RCP
A2.11a West Building - L10 Floor Plan + RCP
A2.12a West Building - L11 Floor Plan + RCP
A2.13a West Building - L12 Floor Plan + RCP
A2.14a West Building - Roof Plan + RCP
A2.15a West Building - Canopy Plan
A2.10a East Building - L1 Floor Plan
A2.11a East Building - L2 Floor Plan
A2.12a East Building - L3-L6 Floor Plan
A2.12 East Building - Roof Plan
A3.1 West Building - East Elevation
A3.2 West Building - West Elevation
A3.3 West Building - North + South Elevations
A3.1 East Building - Elevations
A4.1 East Building - EW Section
A4.3 West Building - NS Section
A4.4 West Building - EW Section

Landscape

L1 Landscape Plan





PROJECT INFORMATION TABLE	
Zone (existing)	R-81
Site area (m²)	5,349m2
Total floor area (m²)	15,977m2
Commercial floor area (m²)	0m2
Floor space ratio	2.99
Site coverage %	64% (3421m2)
Open site space %	24% (1278m2)
Height of building (m)	45.33m (5.36m avg. grade)
Number of storeys	14 storeys (including mezz.)
Parking stalls (number) on site	166 (127 underground, 39 surface)
Bicycle parking number (storage and rack)	285 long term, 25 short term
Building Setbacks (m)	
Front yard	7.90m + 6.50m + 1.525m + 1.6m
Rear yard	1.2m + 12m + 27.86m + 10m + 0.6m
Side yard (indicate which side)	East - 9.3m + 0m + 1.83m
Side yard (indicate which side)	West - 5.13m + 0.5m
Combined side yards	
Residential Use Details	
Total number of units	247
Unit type, e.g., 1 bedroom	96 Studios, 125 1BR, 26 2BR
Ground-orientated units	22
Minimum unit floor area (m²)	35m2
Total residential floor area (m²)	15,943m2

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2025-02-25

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CONSTRUCTION NOTES

1. BROOM FINISHED CONCRETE REPLACES PAVERS AT PATHWAYS BETWEEN PROPERTY LINE AND SIDEWALK.

REFER TO ACCOMPANYING MEMO FOR REVISION DESCRIPTIONS

rev no	description	date
10	DDP Resubmission	2024.12.10
9	Issued for DDP	2024.05.07
8	West Bldg, IFC	2022.12.21
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1	50% Progress Set	2020.05.01
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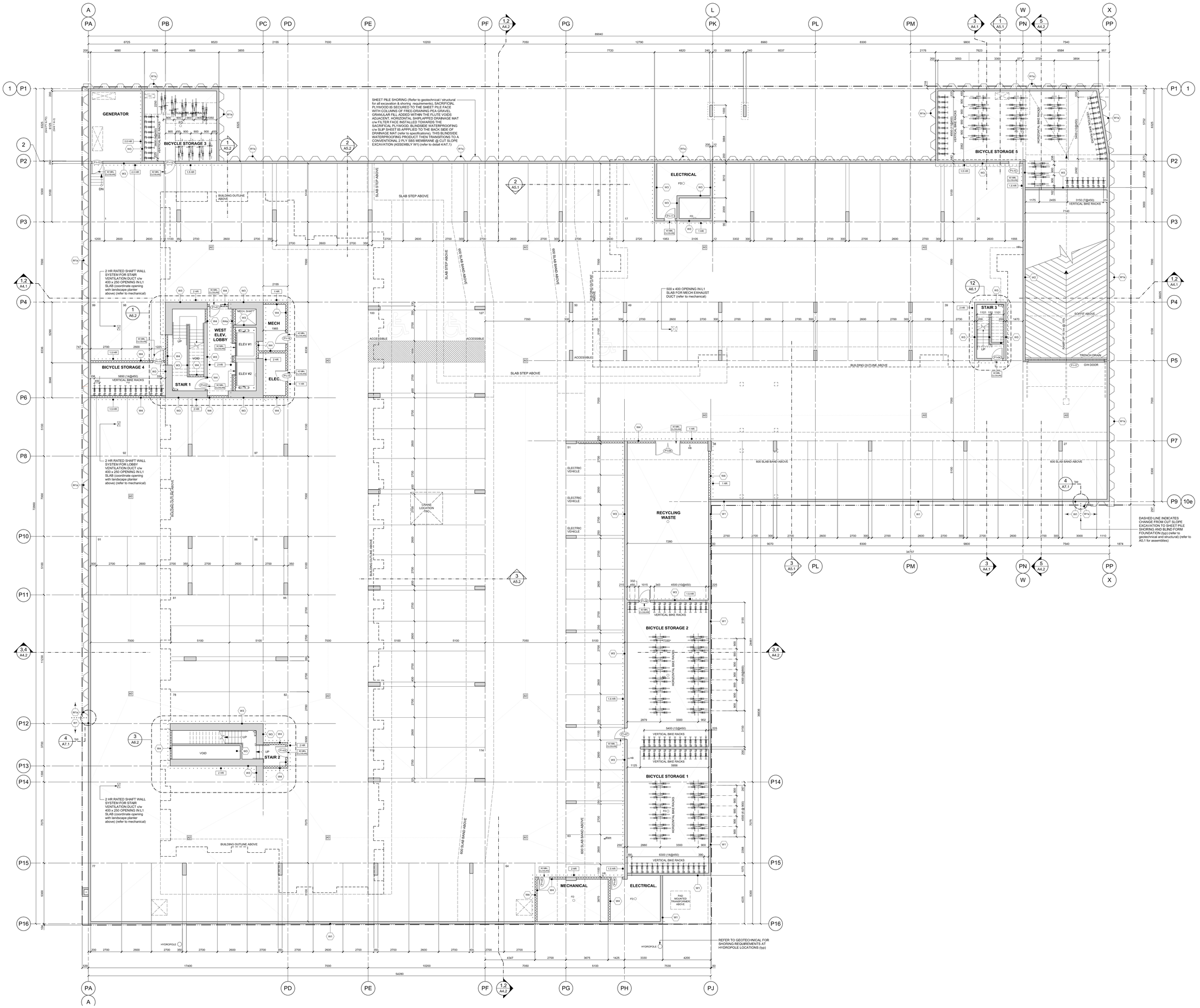
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project name
Tresah West

611 Speed Avenue, Victoria

sheet title
Site Plan

project no.	1832
drawing file	1832 Speed A1 Site and P1
date	December 9, 2024
scale	1:100
drawn by	TK / GK / MB
checked by	ES
revision no.	10
sheet no.	A1.0



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REGISTERED ARCHITECT
ANGELA R. SANGSTER
BRITISH COLUMBIA
2025-02-25

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0 5.0m
scale in metres

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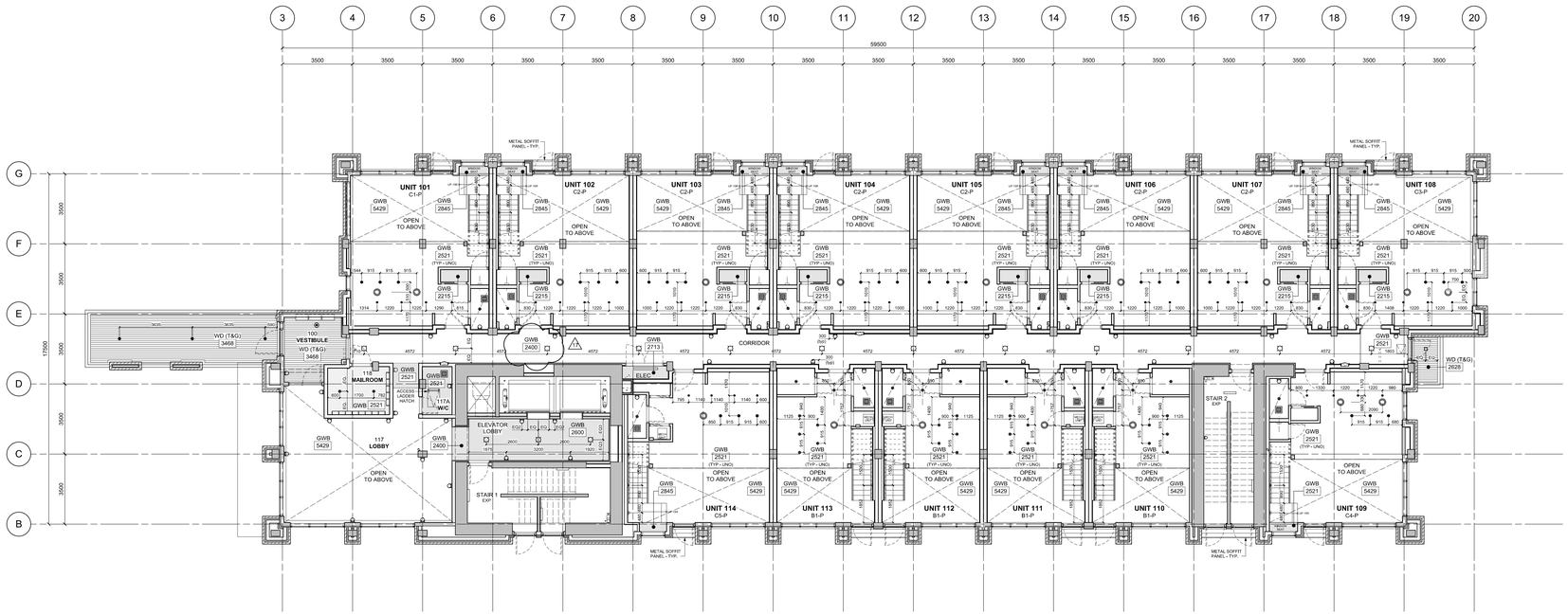
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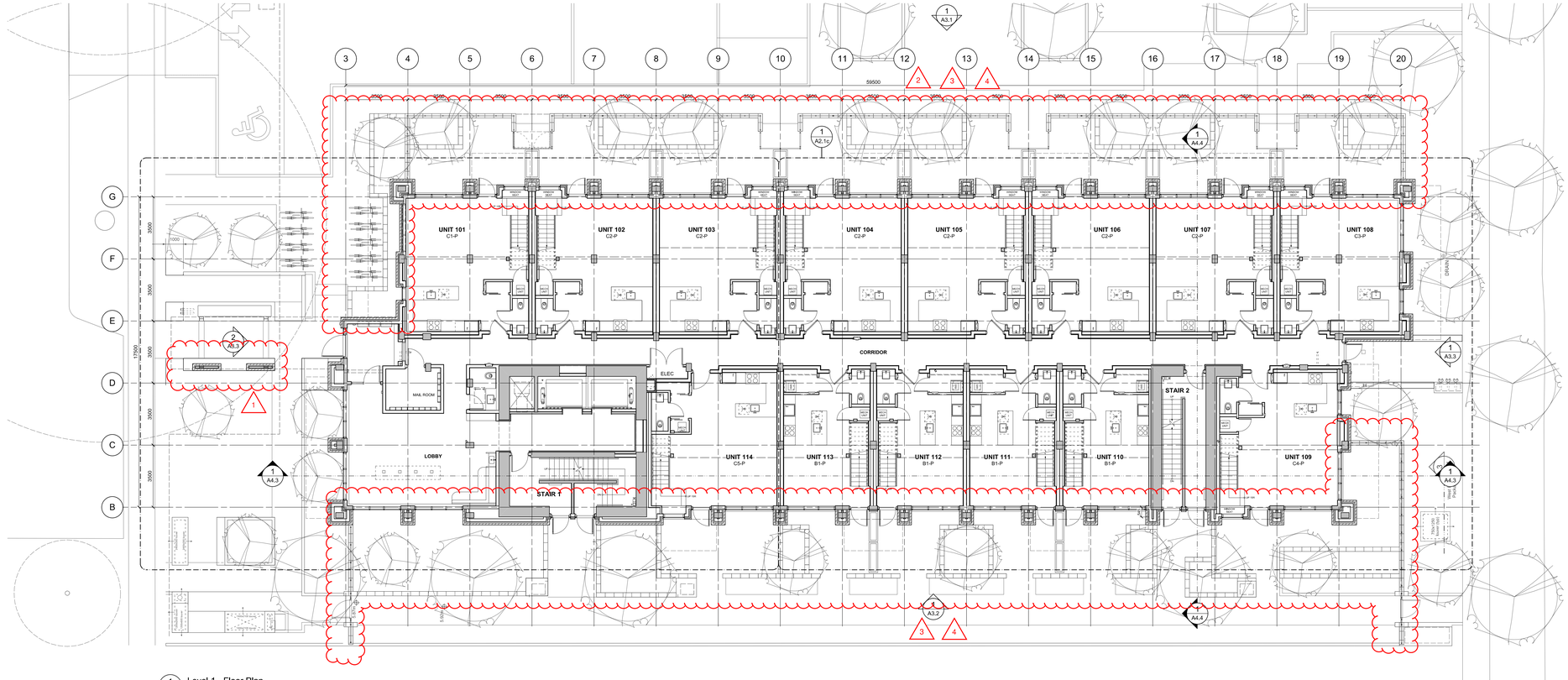
sheet title
P1 - Underground Parking Plan

project no.	1832
drawing file	1832 Speed A1 Site and P1
date	June 26, 2024
scale	1:100
drawn by	TK / GK / MB
checked by	ES
revision no.	9
sheet no.	A2.0b

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2 / A2.1a — Level 1 - Reflected Ceiling Plan
Scale 1:100



1 / A2.1a — Level 1 - Floor Plan
Scale 1:100

REFER TO ACCOMPANYING MEMO FOR REVISION DESCRIPTIONS

rev no	description	date
17	DDP Resubmission	2024.12.10
16	ISSUED FOR DDP	2024.05.13
15	REVISED L12/ROOF - LBS	2024.04.08
14	PCN 036 (MCCN-13)	2024.03.22
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2025-02-25

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General Notes

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3. Refer to Electrical drawings for luminaire types.
4. Refer to Mechanical for louvered ceiling grille dimensions.
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6. All ceiling fixture dimensions are measured to the centreline of fixture.
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RCP LEGEND:

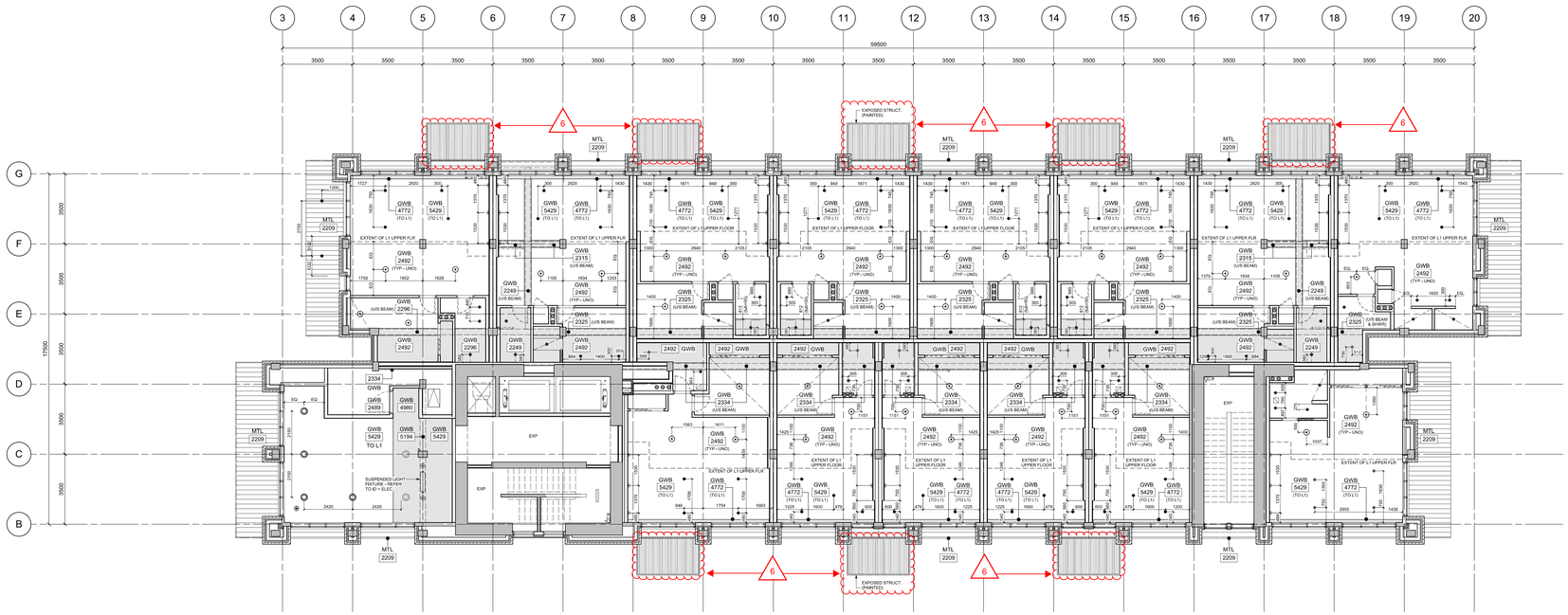
- Gypsum Board
- Dropped Gypsum Board Ceiling
- Metal Soffit Panel
- Surface Mount Light - Refer to ID and Elec.
- Surface Mount Light - Refer to ID and Elec.
- Wall Sconce - Refer to ID and Elec.
- Wall Sconce - Refer to ID and Elec.
- Pendant Light - Refer to ID and Elec.
- LED Light - Refer to ID and Elec.
- Exhaust Grille - Refer to Mech.
- Access Hatch
- Recessed Ceiling Fan - Refer to Mech.

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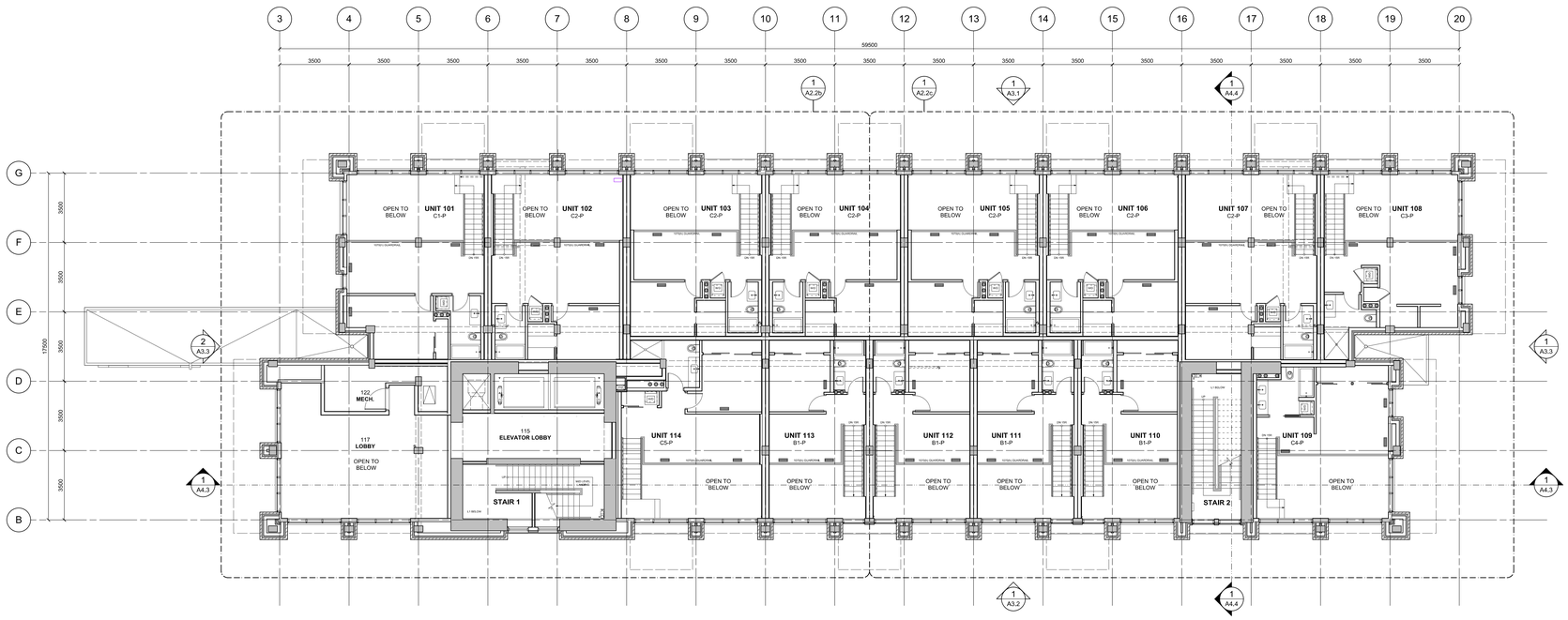
project name
Tresah West
611 Speed Avenue, Victoria

sheet title
West Building
Level 1
Floor Plan & RCP

project no.	1832
drawing file	1832 West A2 Floor Plans
date	December 9, 2024
scale	As Noted
drawn by	TK / GK / MB / KS
checked by	ES
revision no.	17
sheet no.	A2.1a



2 / A2.2a — Level 1 Upper - Reflected Ceiling Plan
Scale: 1:100



1 / A2.2a — Level 1 Upper - Floor Plan
Scale: 1:100

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REGISTERED ARCHITECT
ANGELA R. SANGSTER
PROVINCE OF BRITISH COLUMBIA
2025-02-25

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- Access Hatch
- Recessed Ceiling Fan - Refer to Mech.

REFER TO ACCOMPANYING MEMO FOR REVISION DESCRIPTIONS

N

0 0.5m
SCALE 1:5 (METRIC)

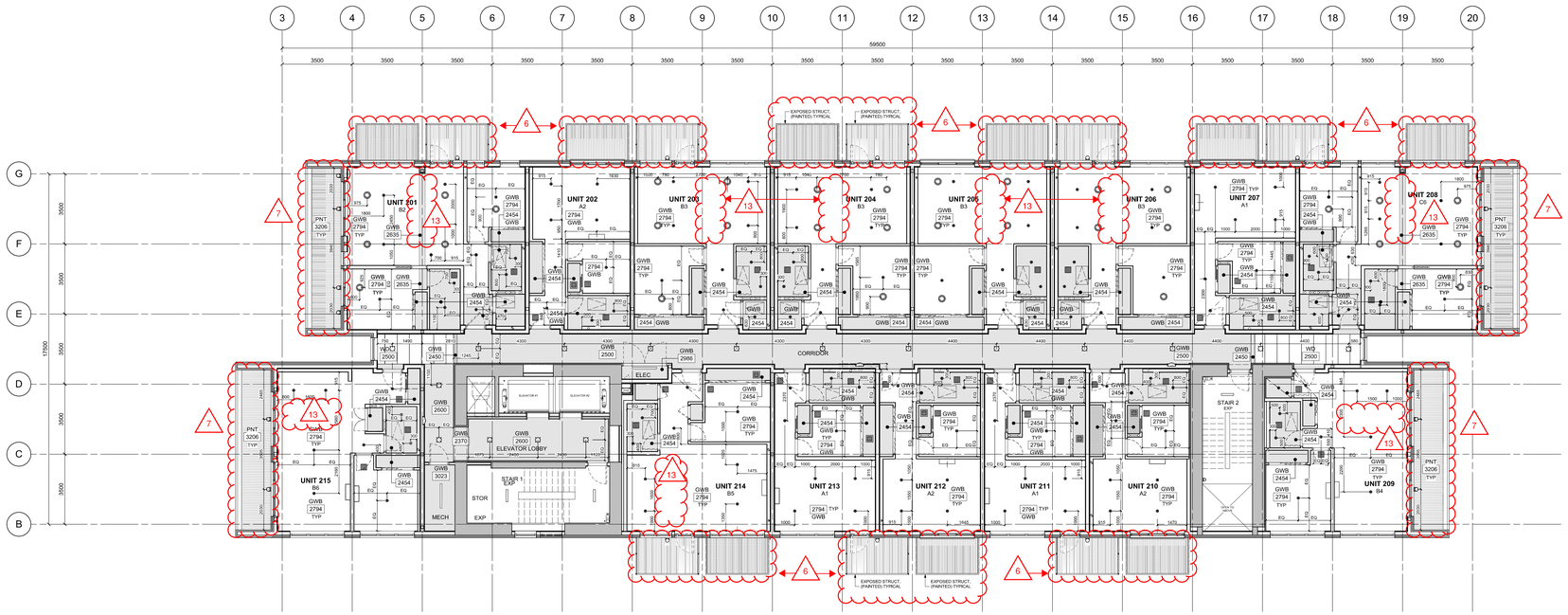
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16	ISSUED FOR DDP	2024.05.13
15	REVISED L12/ROOF - LBS	2024.04.08
14	PCN 036 (MCCN-13)	2024.03.22
13	Site Instruction 62R2	2024.02.01
12	Site Instruction 063	2024.01.22
11	Issued for Construction	2022.12.21
10	Bldg. Permit Re-Submission	2022.07.29
9	60% Coordination Set	2022.06.24
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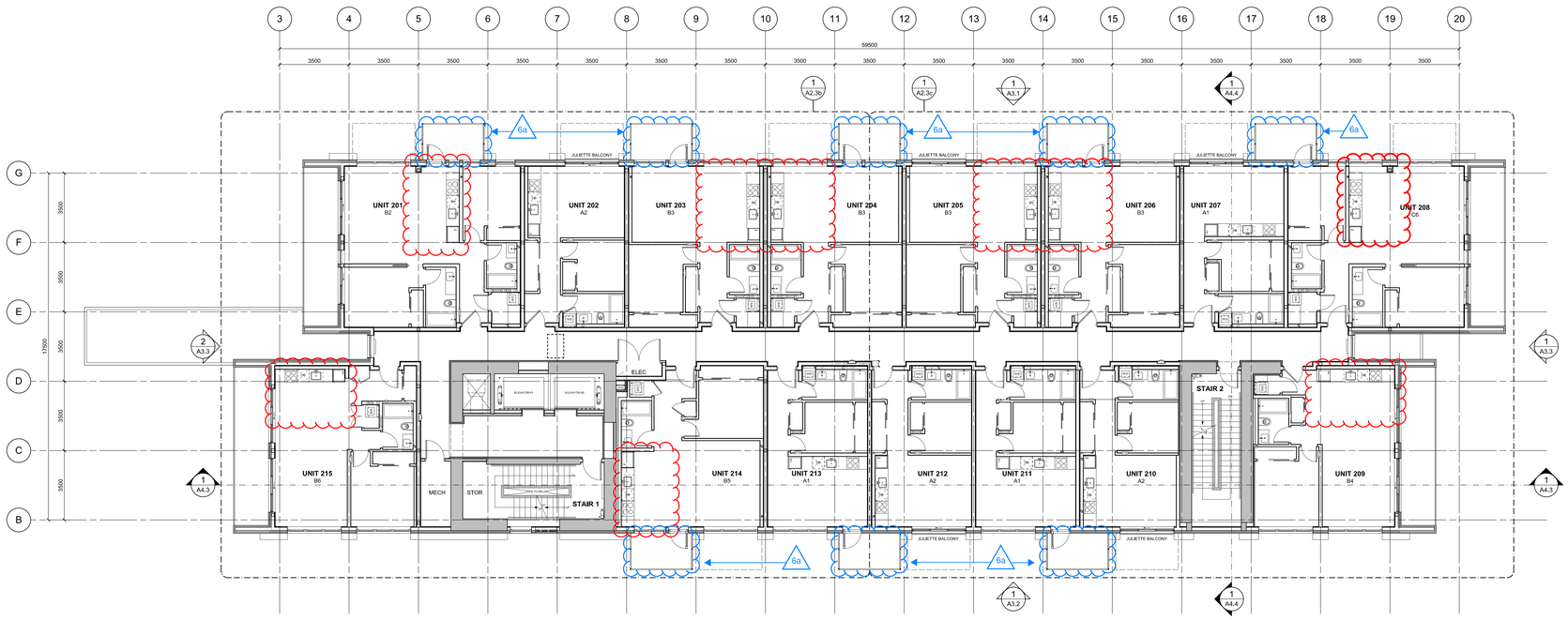
project name
Tresah West
611 Speed Avenue, Victoria

sheet title
West Building
L1 Upper
Floor Plan & RCP

project no.	1832
drawing file	1832 West A2 Floor Plans
date	December 9, 2024
scale	As Noted
drawn by	TK / GK / MB / KS
checked by	ES
revision no.	12
sheet no.	A2.2a



2 / A2.3a Level 2 - Reflected Ceiling Plan
Scale 1:100



1 / A2.3a Level 2 - Floor Plan
Scale 1:100

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REGISTERED ARCHITECT
ANGELO R. SANGALANG
BRITISH COLUMBIA
2025-02-25

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- LED Light - Refer to ID and Elec.
- Exhaust Grille - Refer to Mech.
- Access Hatch
- Recessed Ceiling Fan - Refer to Mech.

REFER TO ACCOMPANYING MEMO FOR REVISION DESCRIPTIONS

N

0 2.5m
SCALE 1:100 METRIC

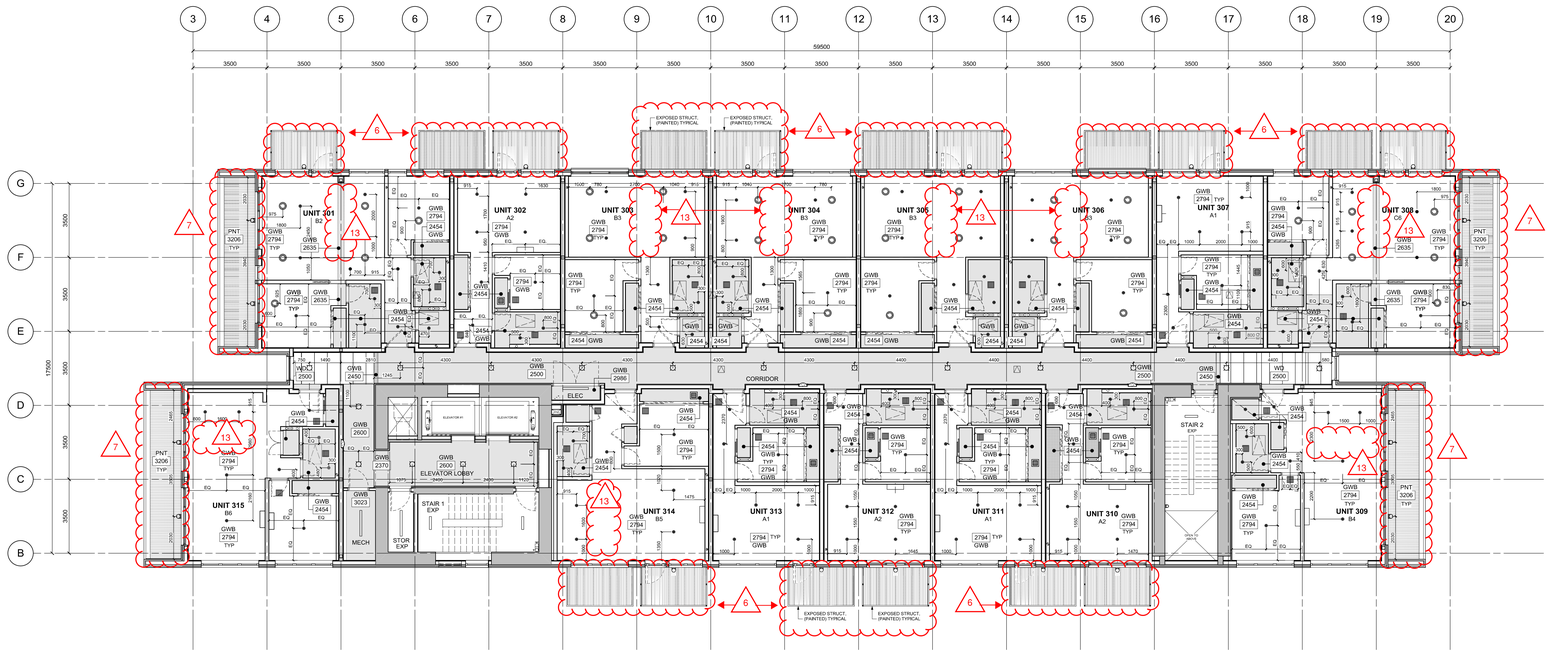
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23	DP Resubmission	2024.12.10
22	PCN 48 - L12 Suite Entries	2024.11.12
21	Site Instruction 85	2024.11.01
20	PCN047- Revised RCPs	2024.09.29
19	Site Instruction 74	2024.07.19
18	Site Instruction 72	2024.07.15
17	Reissued For Construction	2024.06.26
16	ISSUED FOR DDP	2024.05.13
15	REVISED L12/ROOF - LBS	2024.04.08
14	PCN 036 (MCCN-13)	2024.03.22
13	Site Instruction 62R2	2024.02.01
12	Site Instruction 62	2024.01.19
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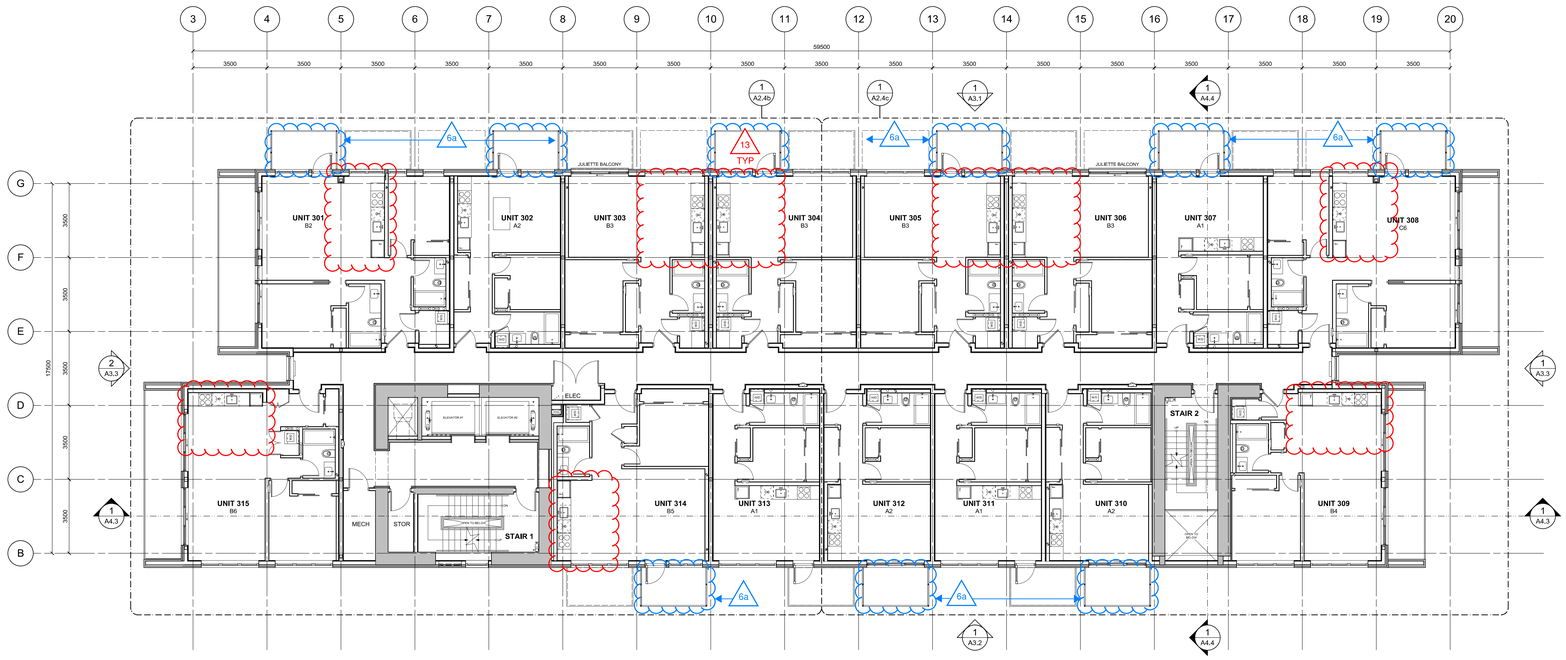
project name
Tresah West
611 Speed Avenue, Victoria

sheet title
West Building
Level 2
Floor Plan & RCP

project no.	1832
drawing file	1832 West A2 Floor Plans
date	February 25, 2025
scale	As Noted
drawn by	TK / GK / MB / KS
checked by	ES
revision no.	24
sheet no.	A2.3a



2 / A2.4a Level 3 - Reflected Ceiling Plan
Scale 1:100



1 / A2.4a Level 3 - Floor Plan
Scale 1:100

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REGISTERED ARCHITECT
ANGELO R. SANGALANG
BRITISH COLUMBIA

2025-02-25

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- Recessed Ceiling Fan - Refer to Mech.

REFER TO ACCOMPANYING MEMO FOR REVISION DESCRIPTIONS

N

0 2.5m
SCALE: 1:100 METRIC

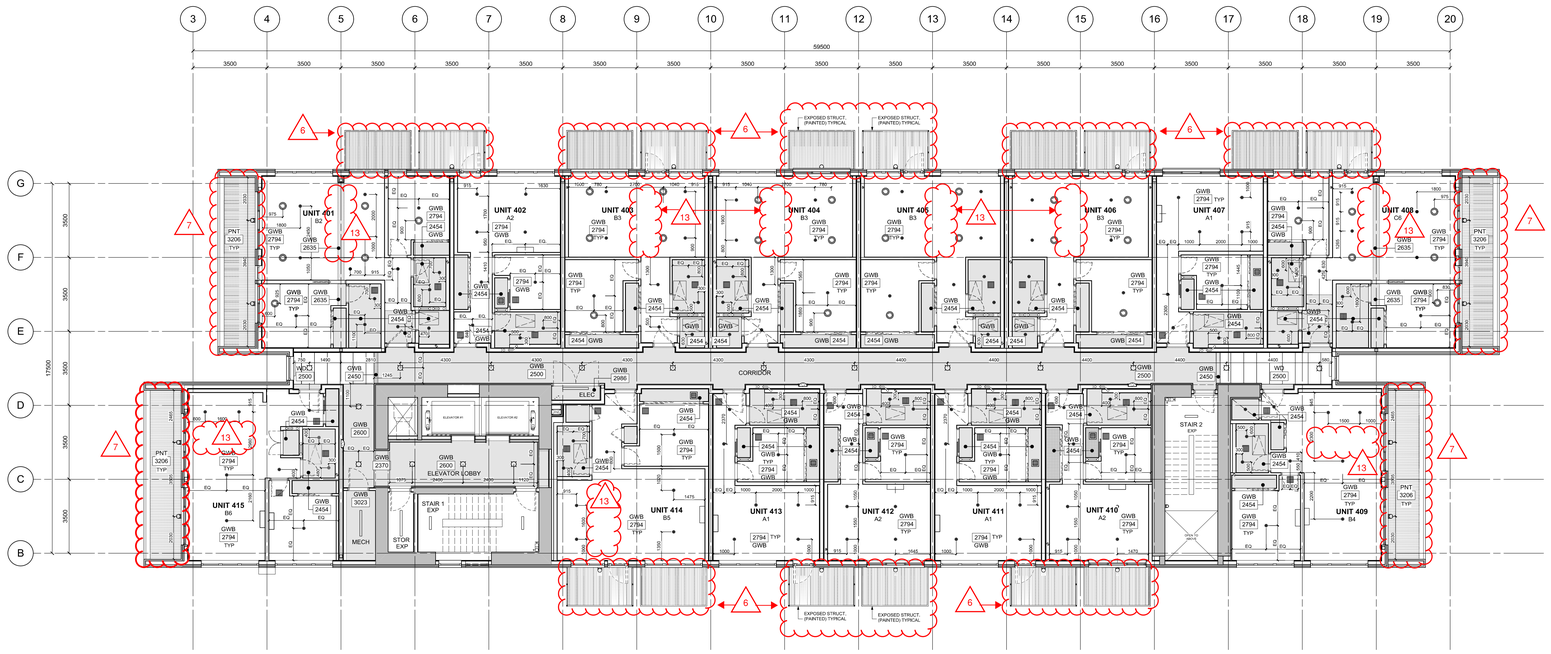
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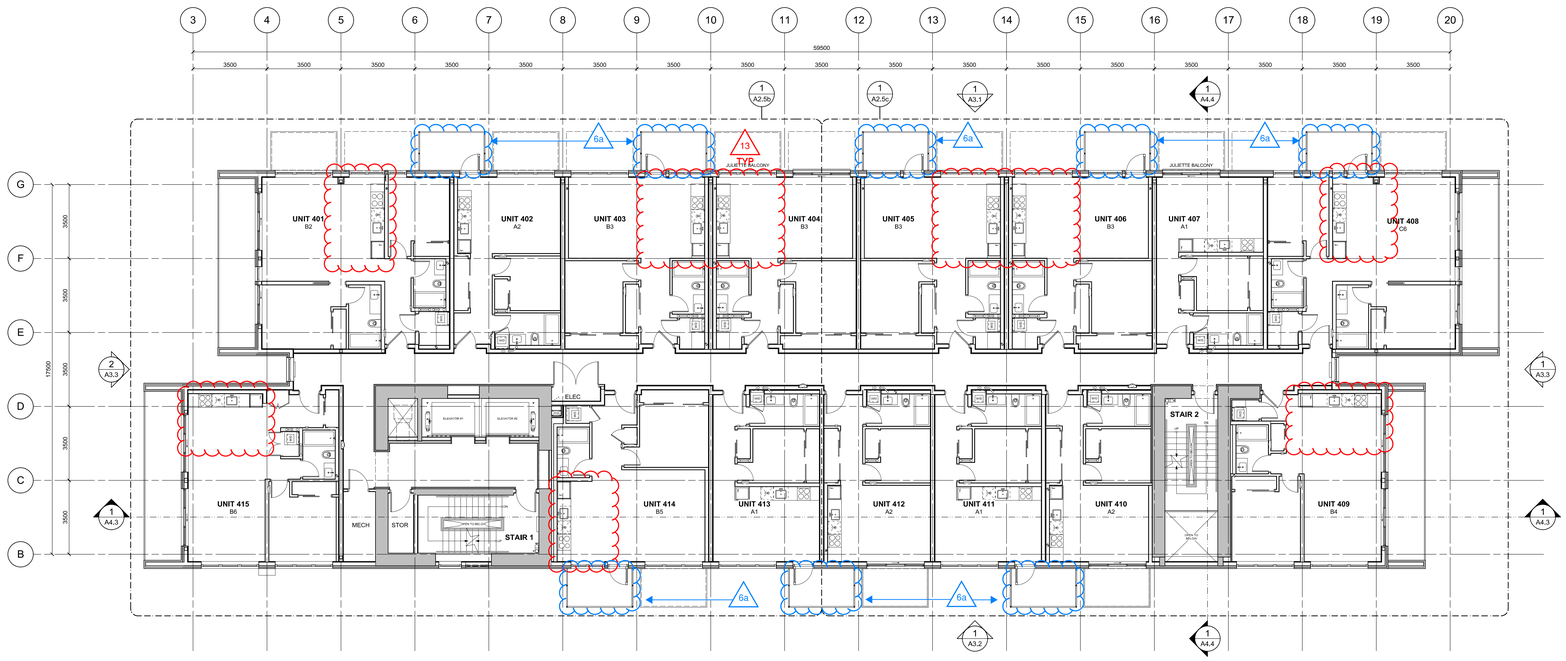
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Floor Plan & RCP

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scale	As Noted
drawn by	TK / GK / MB / KS
checked by	ES
revision no.	24
sheet no.	A2.4a



2 / A2.5a Level 4 - Reflected Ceiling Plan
Scale 1:100



1 / A2.5a Level 4 - Floor Plan
Scale 1:100

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ANGELO R. SANGALANG
BRITISH COLUMBIA
2025-02-25

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- Surface Mount Light - Refer to ID and Elec.
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- Wall Sconce - Refer to ID and Elec.
- Pendant Light - Refer to ID and Elec.
- LED Light - Refer to ID and Elec.
- Exhaust Grille - Refer to Mech.
- Access Hatch
- Recessed Ceiling Fan - Refer to Mech.

REFER TO ACCOMPANYING MEMO FOR REVISION DESCRIPTIONS

N

0 2.5m
SCALE 1:100 METRIC

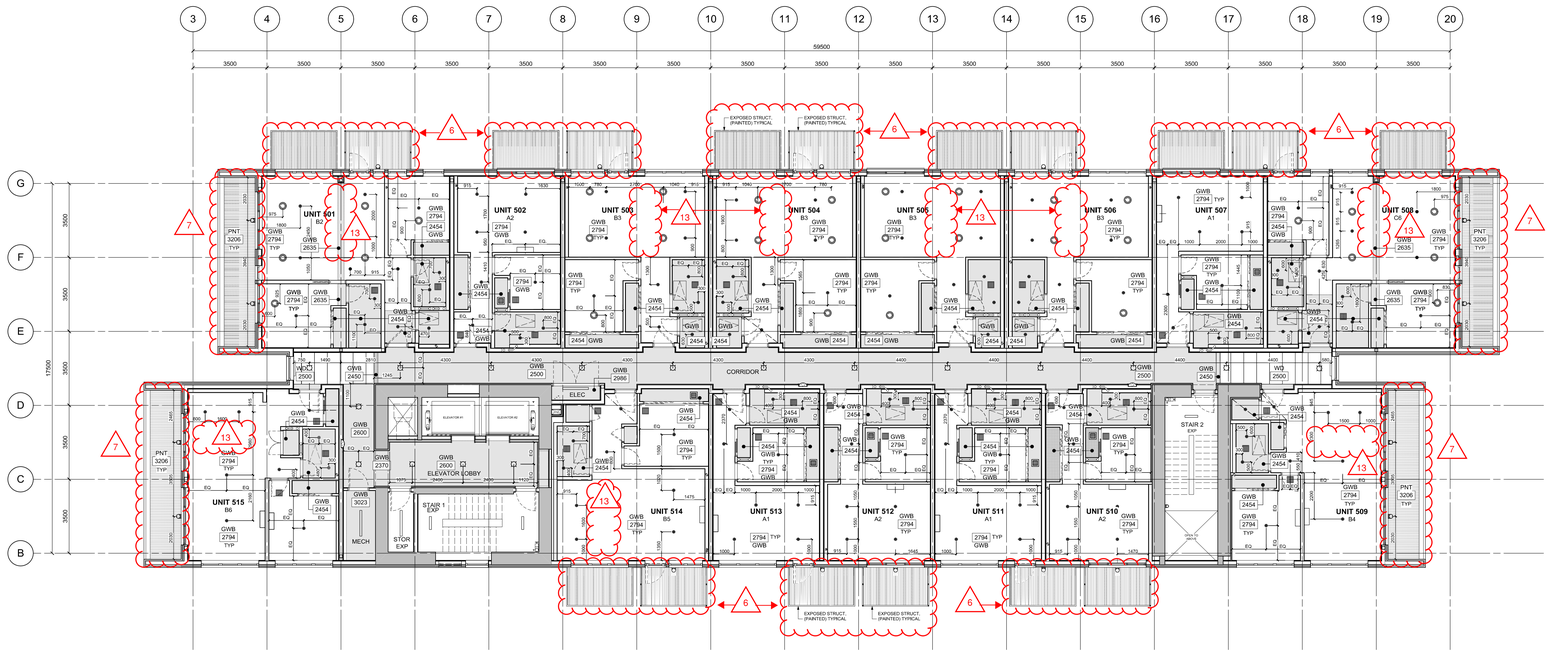
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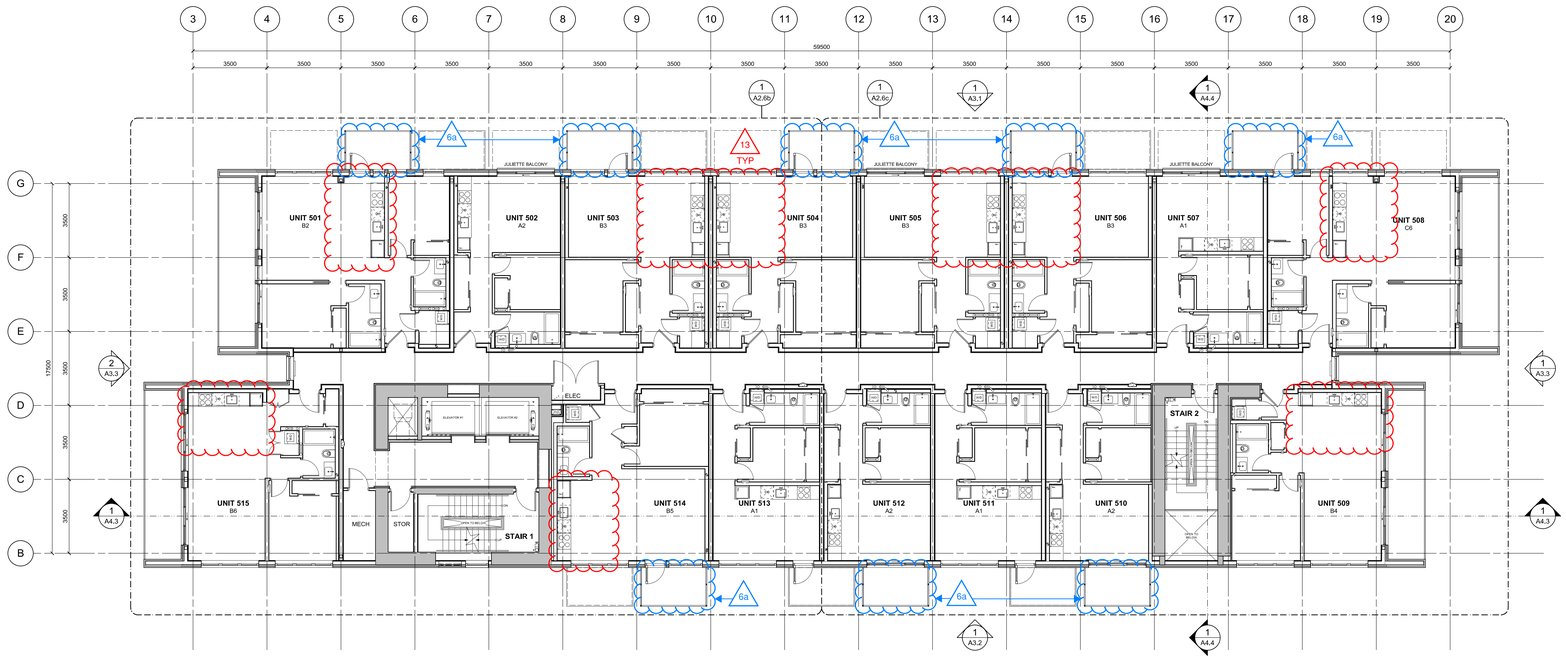
project name
Tresah West
611 Speed Avenue, Victoria

sheet title
West Building
Level 4
Floor Plan & RCP

project no.	1832
drawing file	1832 West A2 Floor Plans
date	February 25, 2025
scale	As Noted
drawn by	TK / GK / MB / KS
checked by	ES
revision no.	24
sheet no.	A2.5a



2 / A2.6a Level 5 - Reflected Ceiling Plan
Scale 1:100



1 / A2.6a Level 5 - Floor Plan
Scale 1:100

D'AMBROSIO
architecture + urbanism

2025-02-25

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- Access Hatch
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REFER TO ACCOMPANYING MEMO FOR REVISION DESCRIPTIONS

N

0 2.5m
SCALE IN METRES

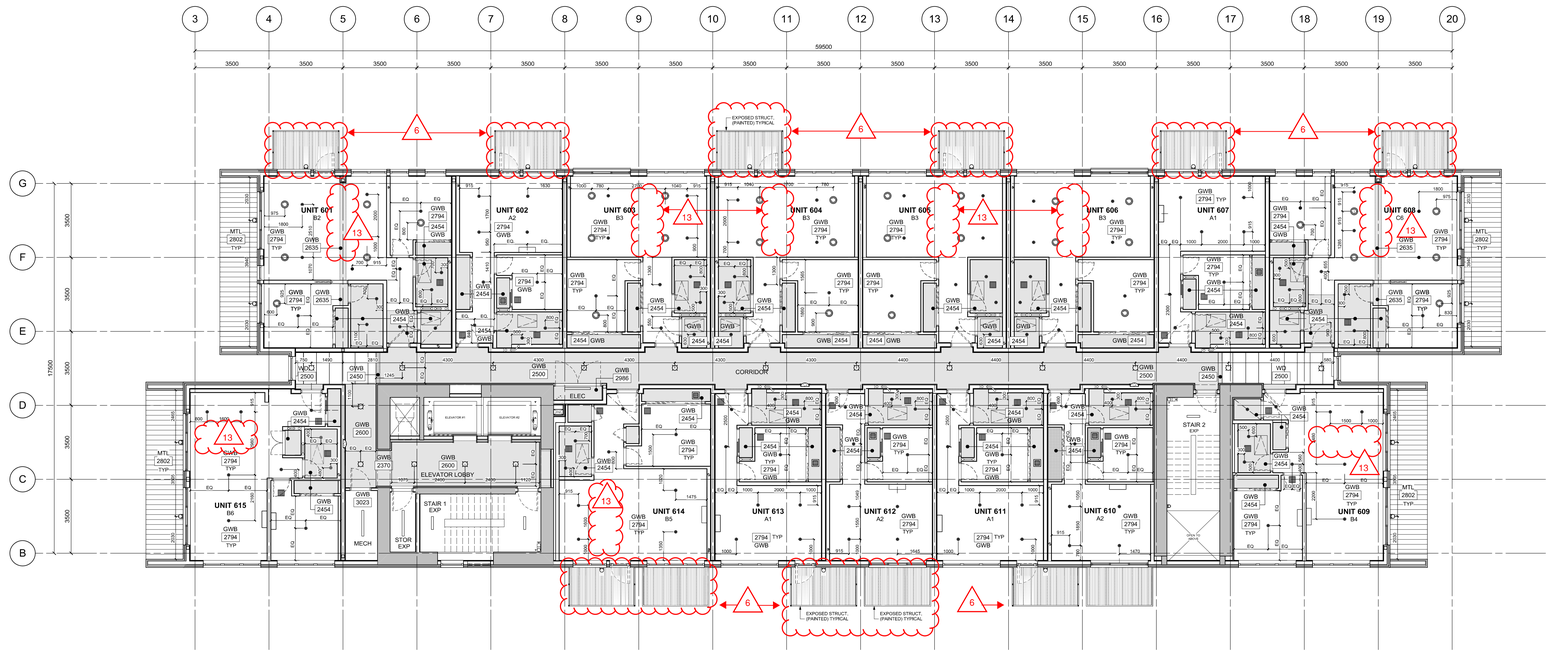
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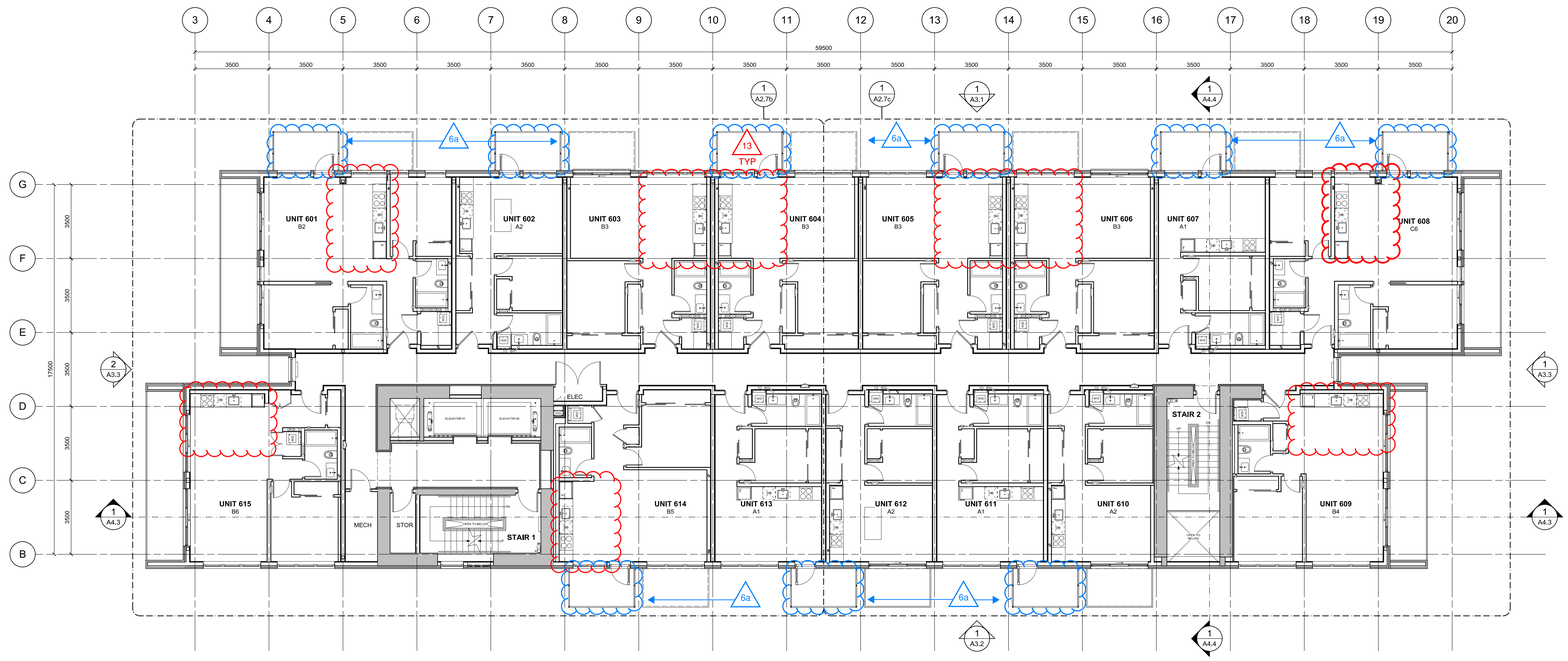
project name
Tresah West
611 Speed Avenue, Victoria

sheet title
West Building
Level 5
Floor Plan & RCP

project no.	1832
drawing file	1832 West A2 Floor Plans
date	February 25, 2025
scale	As Noted
drawn by	TK / GK / MB / KS
checked by	ES
revision no.	24
sheet no.	A2.6a



2 / A2.7a Level 6 - Reflected Ceiling Plan
Scale 1:100



1 / A2.7a Level 6 - Floor Plan
Scale 1:100

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project name
Tresah West
611 Speed Avenue, Victoria

sheet title
West Building
Level 6
Floor Plan & RCP

project no.	1832
drawing file	1832 West A2 Floor Plans
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architecture + urbanism

REGISTERED ARCHITECT
ANGELO R. SANGALANG
BRITISH COLUMBIA
2025-02-25

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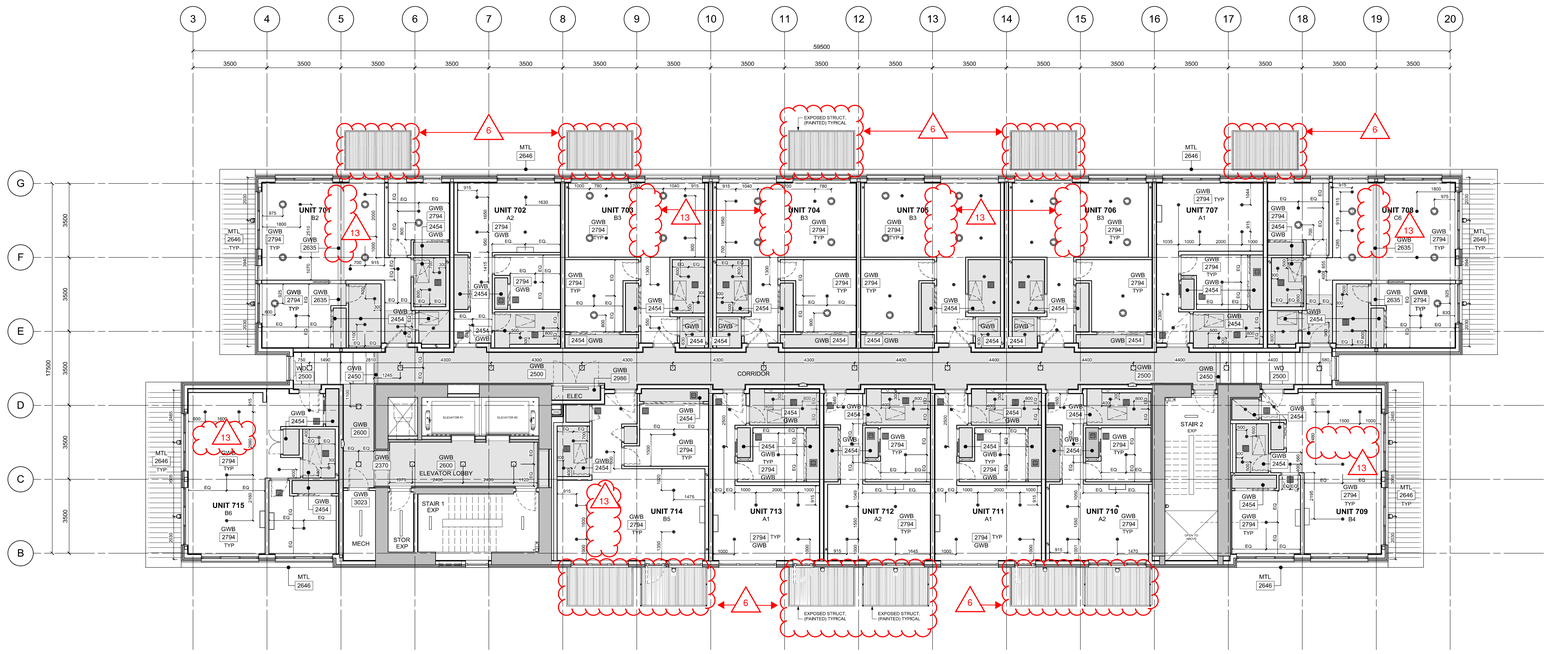
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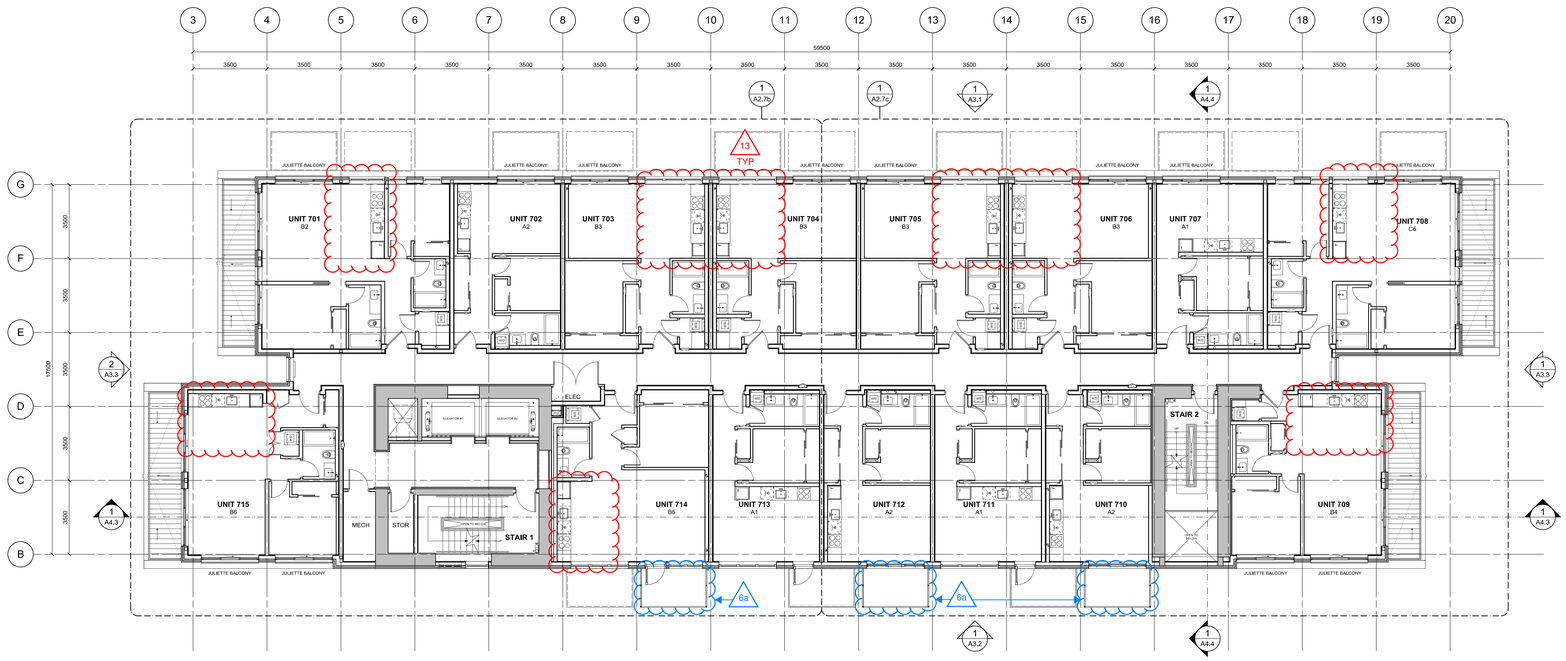
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2 / A2.8a Level 7 - Reflected Ceiling Plan
Scale 1:100



1 / A2.8a Level 7 - Floor Plan
Scale 1:100

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N

0 2.5m
SCALE 1:100 METRIC

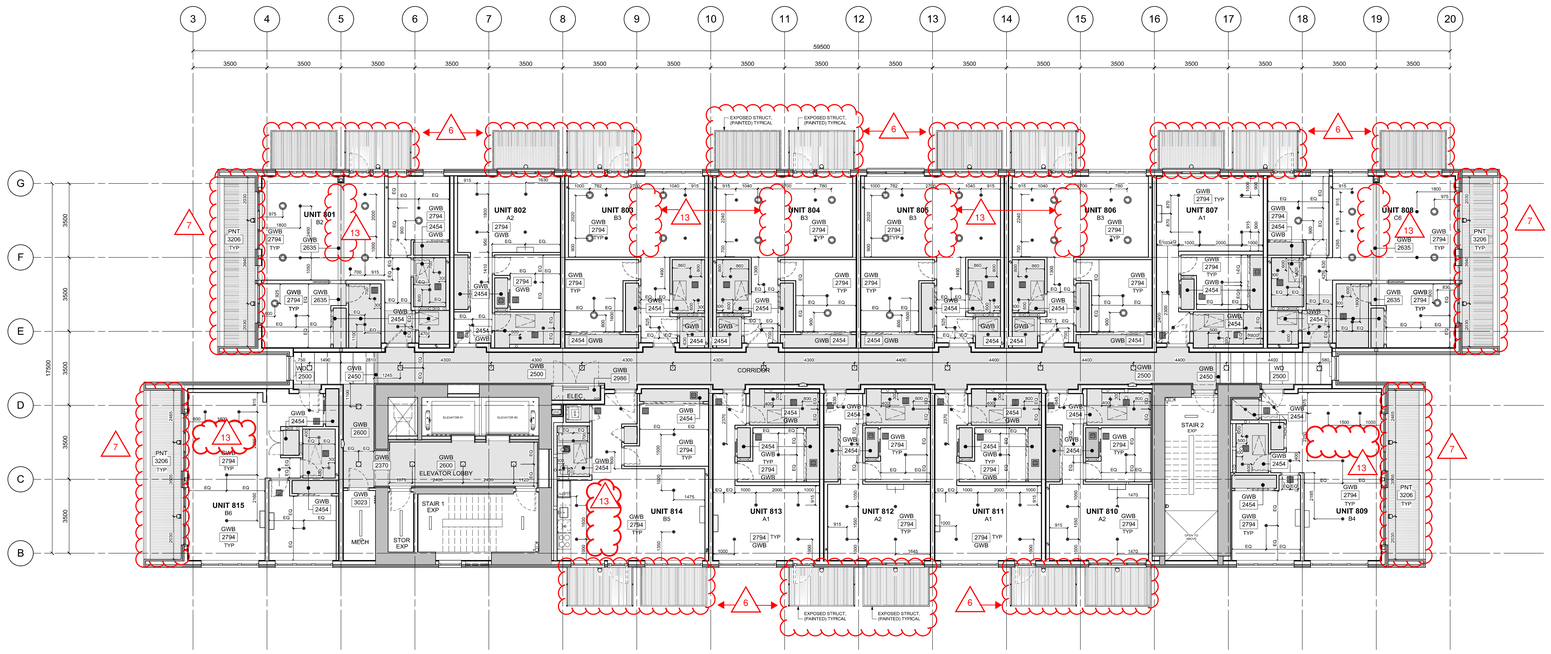
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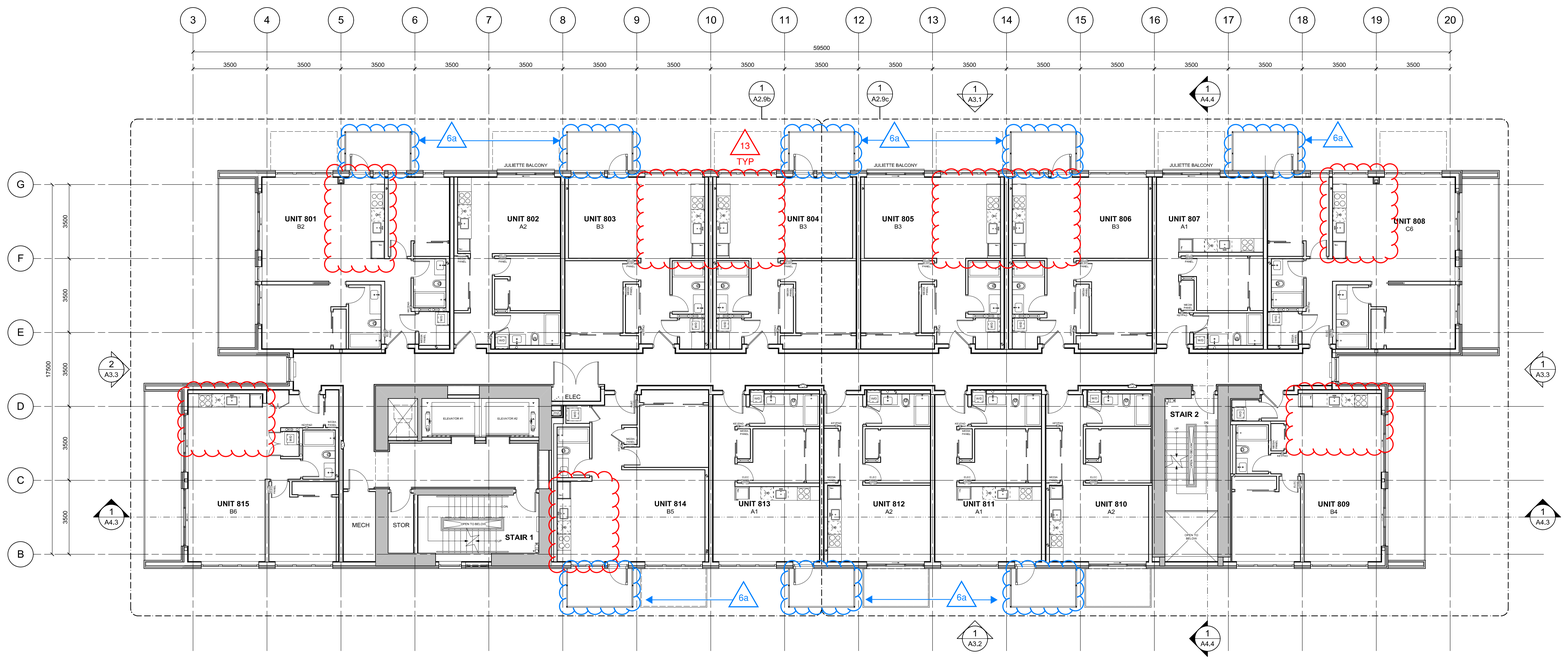
project name
Tresah West
611 Speed Avenue, Victoria

sheet title
West Building
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Floor Plan & RCP

project no.	1832
drawing file	1832 West A2 Floor Plans
date	February 25, 2025
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drawn by	TK / GK / MB / KS
checked by	ES
revision no.	24
sheet no.	A2.8a



2 / A2.9a Level 8 - Reflected Ceiling Plan
Scale 1:100



1 / A2.9a Level 8 - Floor Plan
Scale 1:100

D'AMBROSIO
architecture + urbanism

REGISTERED ARCHITECT
ANGELO R. SANGALANG
BRITISH COLUMBIA
2025-02-25

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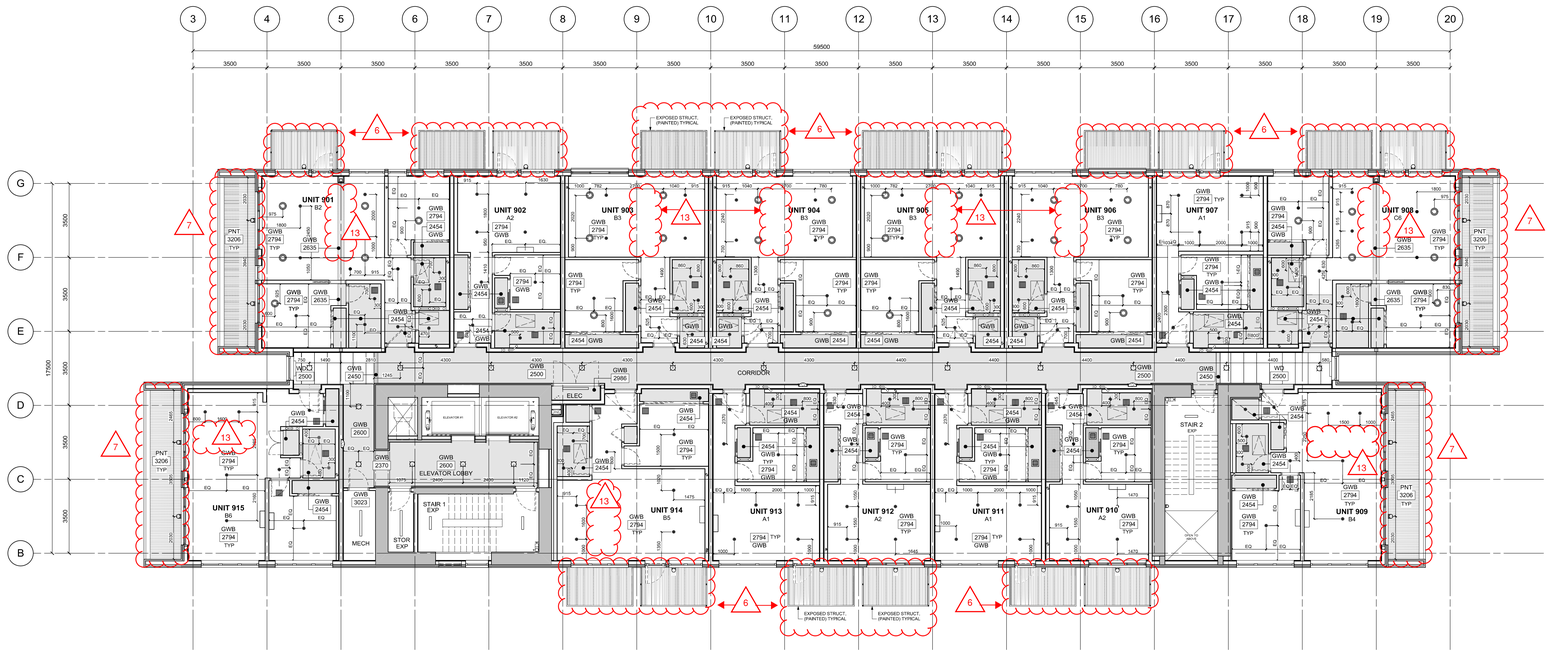
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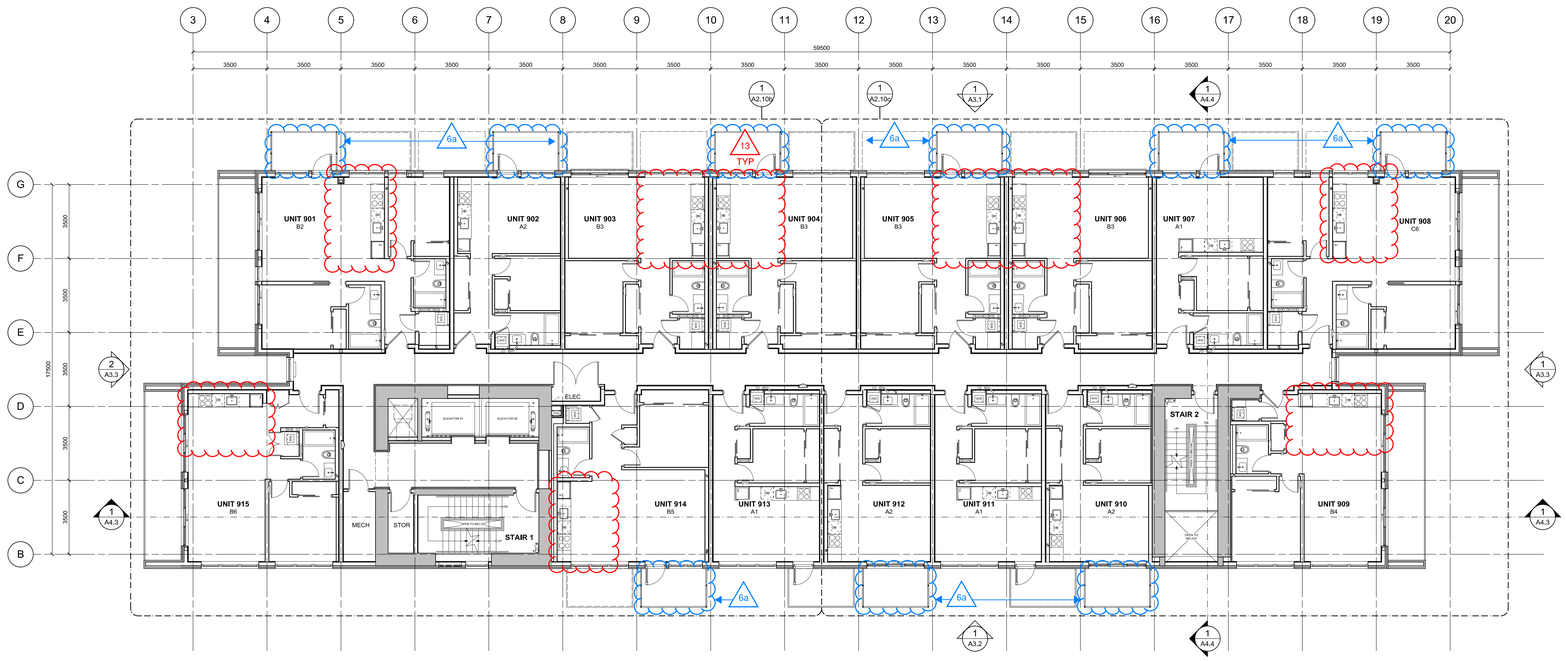
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Level 8
Floor Plan & RCP

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checked by	ES
revision no.	24
sheet no.	A2.9a



2 / A2.10a Level 9 - Reflected Ceiling Plan
Scale 1:100



1 / A2.10a Level 9 - Floor Plan
Scale 1:100

D'AMBROSIO
architecture + urbanism

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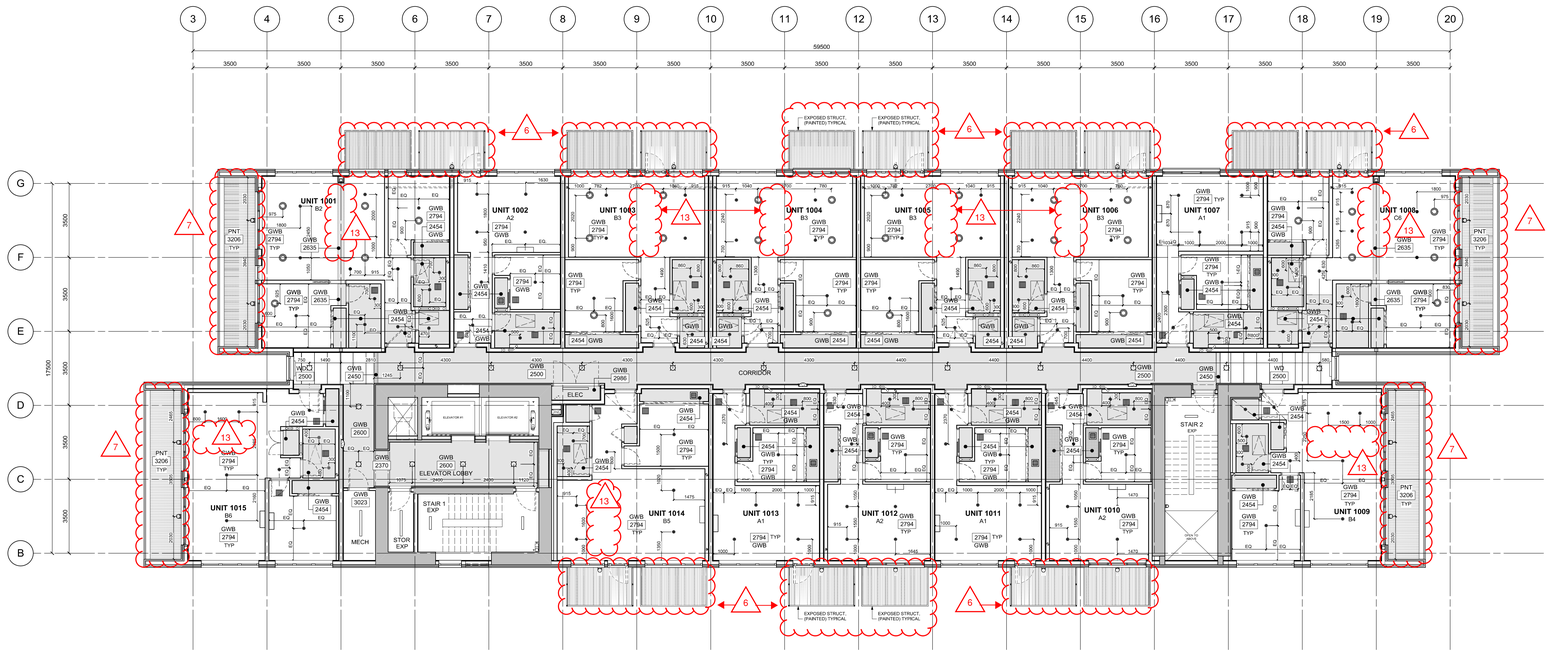
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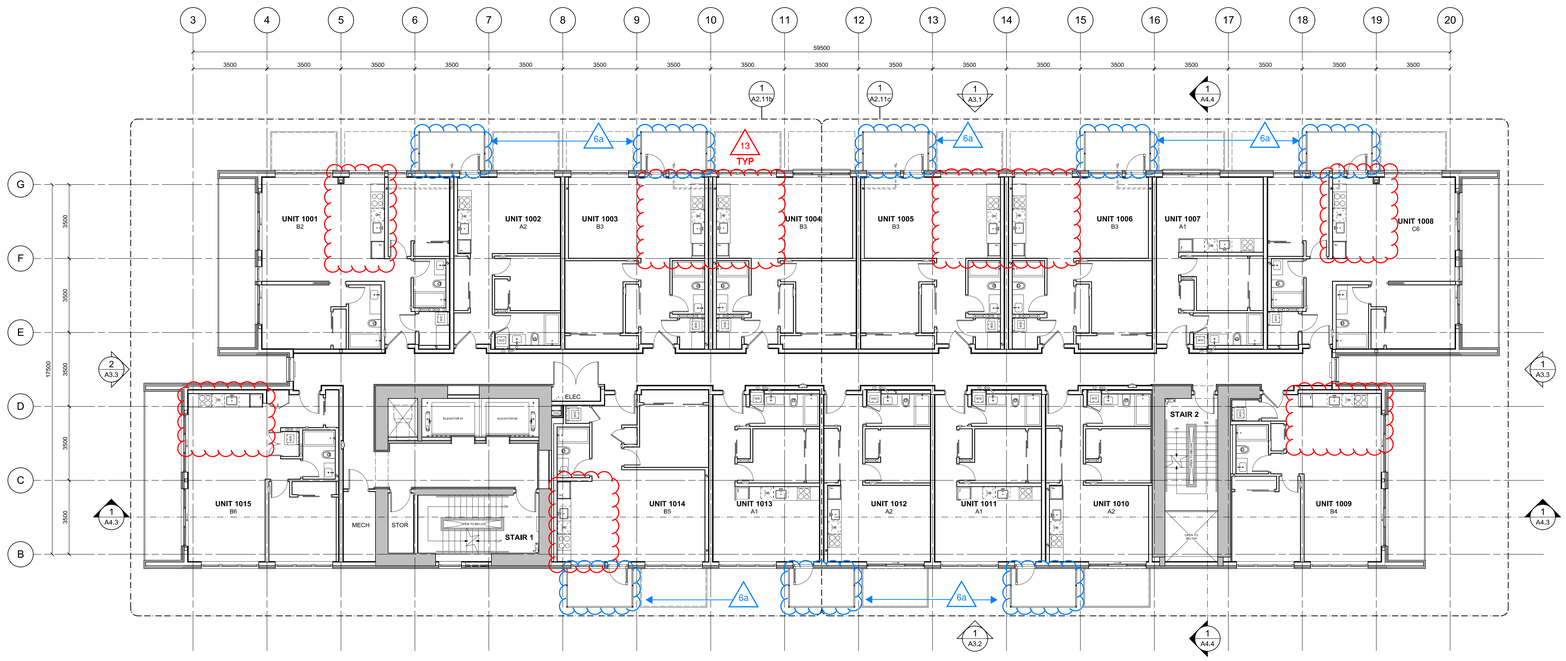
project name
Tresah West
611 Speed Avenue, Victoria

sheet title
West Building
Level 9
Floor Plan & RCP

project no.	1832
drawing file	1832 West A2 Floor Plans
date	February 25, 2025
scale	As Noted
drawn by	TK / GK / MB / KS
checked by	ES
revision no.	24
sheet no.	A2.10a



2 A2.11a Level 10 - Reflected Ceiling Plan
Scale 1:100



1 A2.11a Level 10 - Floor Plan
Scale 1:100

D'AMBROSIO
architecture + urbanism

REGISTERED ARCHITECT
ANGELO R. SANGALANG
BRITISH COLUMBIA
2025-02-25

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- Wall Sconce - Refer to ID and Elec.
- Pendant Light - Refer to ID and Elec.
- LED Light - Refer to ID and Elec.
- Exhaust Grille - Refer to Mech.
- Access Hatch
- Recessed Ceiling Fan - Refer to Mech.

REFER TO ACCOMPANYING MEMO FOR REVISION DESCRIPTIONS

N
0 2.5m
SCALE IN METRES

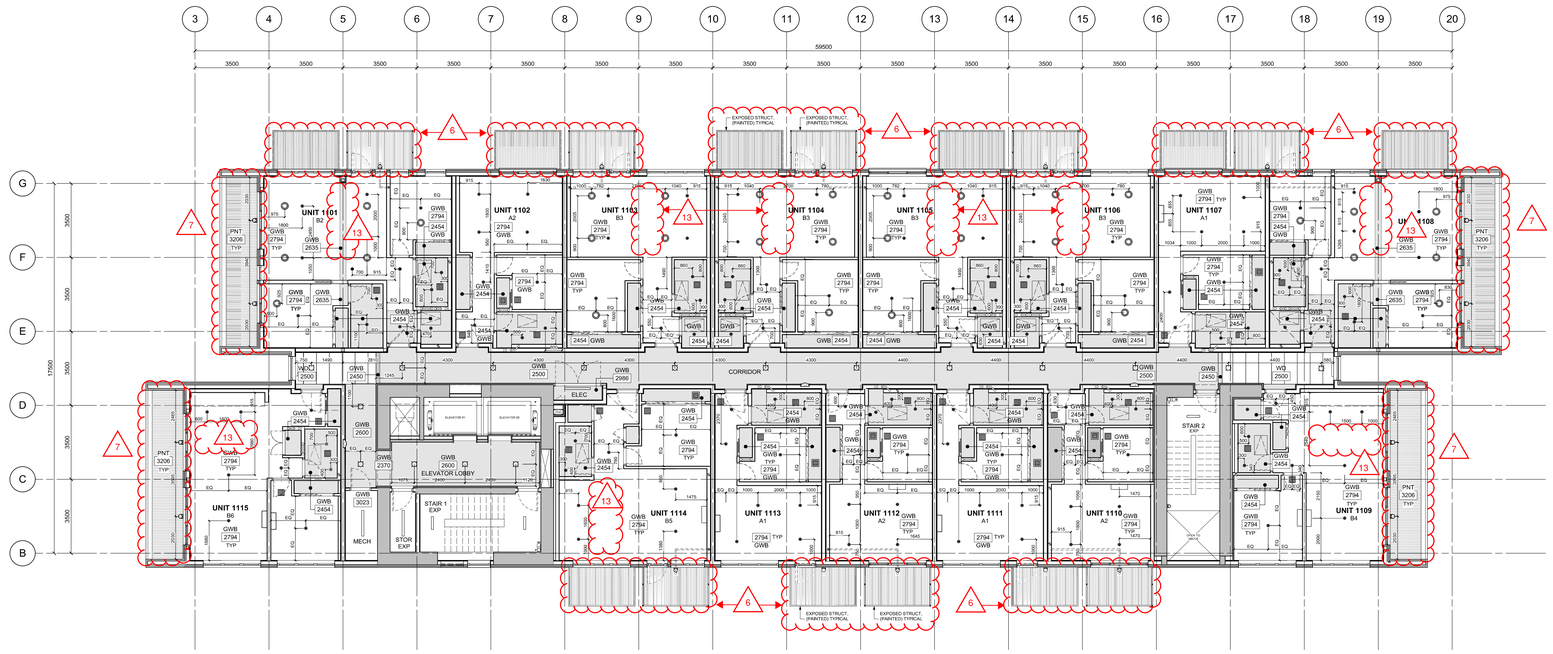
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23	DP Resubmission	2024.12.10
22	PCN 48 - L12 Suite Entries	2024.11.12
21	Site Instruction 85	2024.11.01
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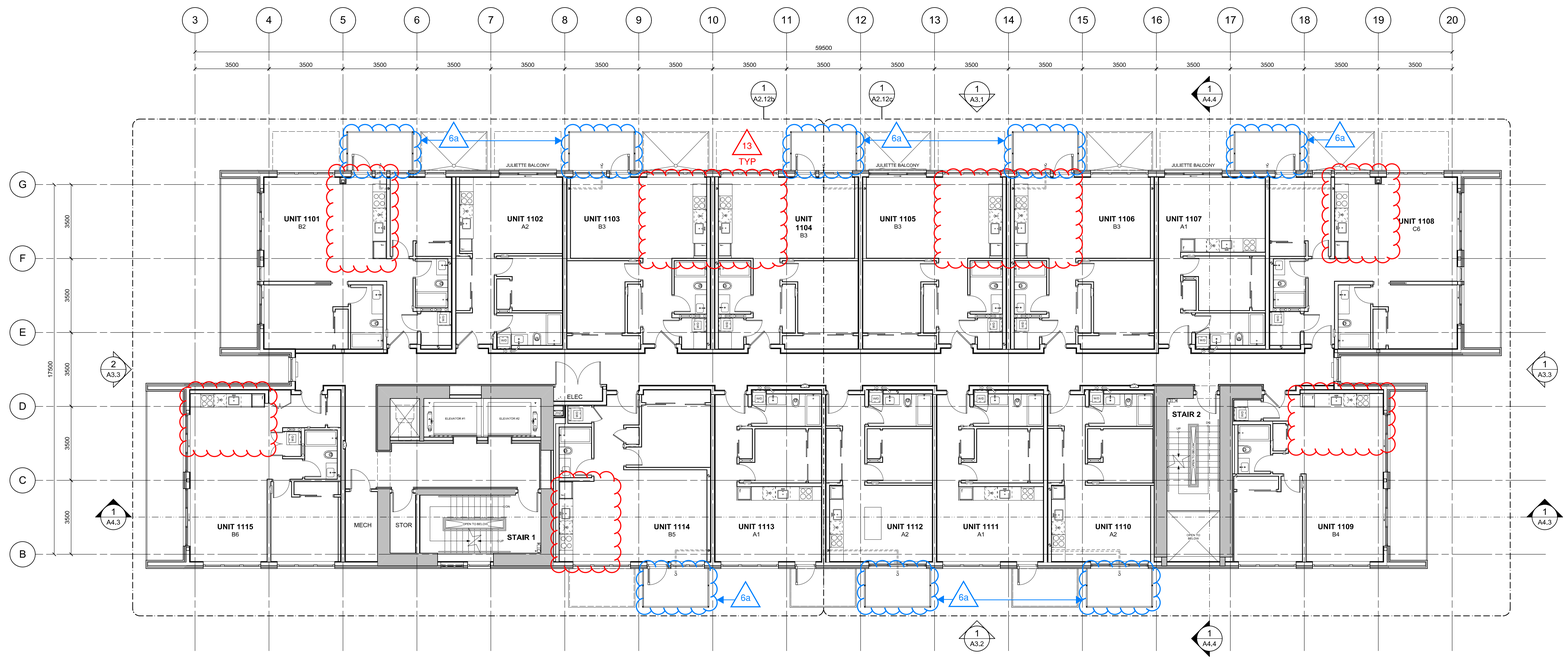
project name
Tresah West
611 Speed Avenue, Victoria

sheet title
West Building
Level 10
Floor Plan & RCP

project no.	1832
drawing file	1832 West A2 Floor Plans
date	February 25, 2025
scale	As Noted
drawn by	TK / GK / MB / KS
checked by	ES
revision no.	24
sheet no.	A2.11a



2 / A2.12a Level 11 - Reflected Ceiling Plan
Scale 1:100



1 / A2.12a Level 11 - Floor Plan
Scale 1:100

D'AMBROSIO
architecture + urbanism

REGISTERED ARCHITECT
ANGELA R. SANGSTER
BRITISH COLUMBIA
2025-02-25

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- Access Hatch
- Recessed Ceiling Fan - Refer to Mech.

REFER TO ACCOMPANYING MEMO FOR REVISION DESCRIPTIONS

N

0 2.5m
SCALE IN METRES

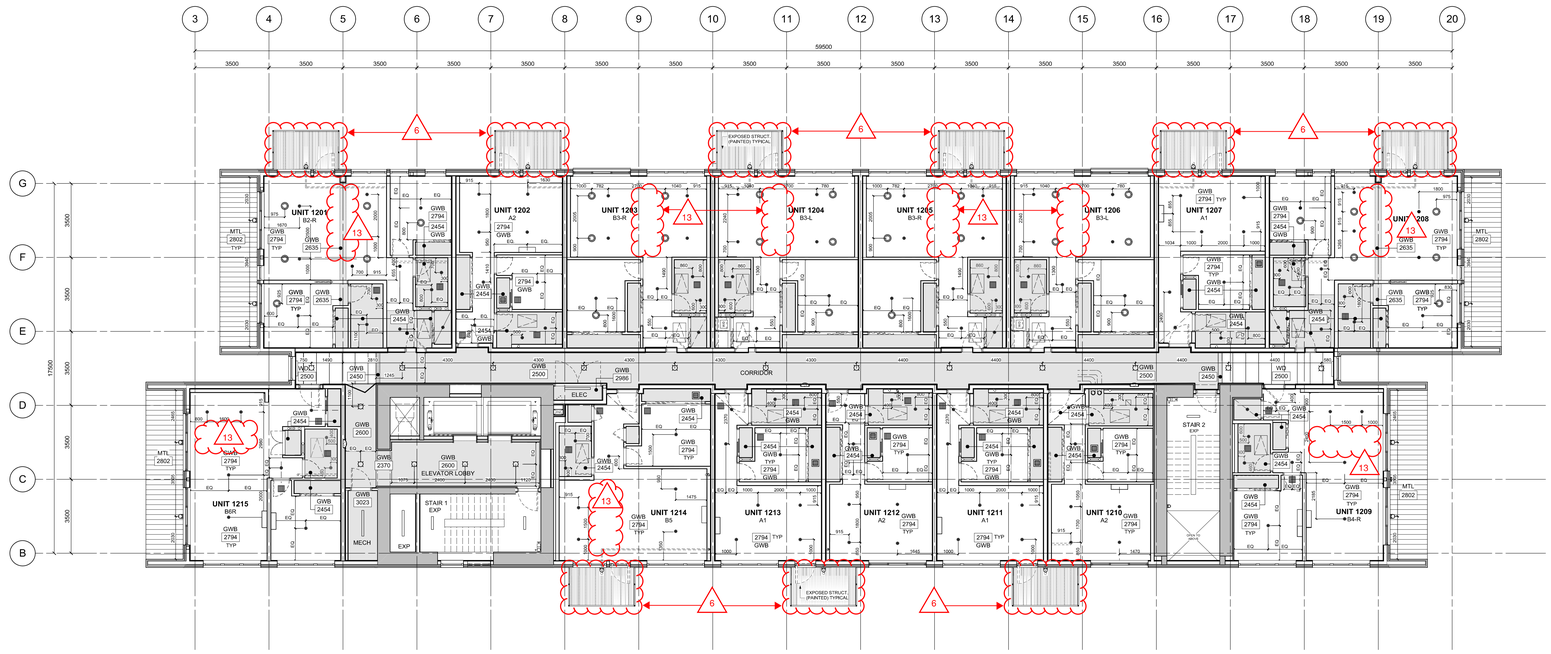
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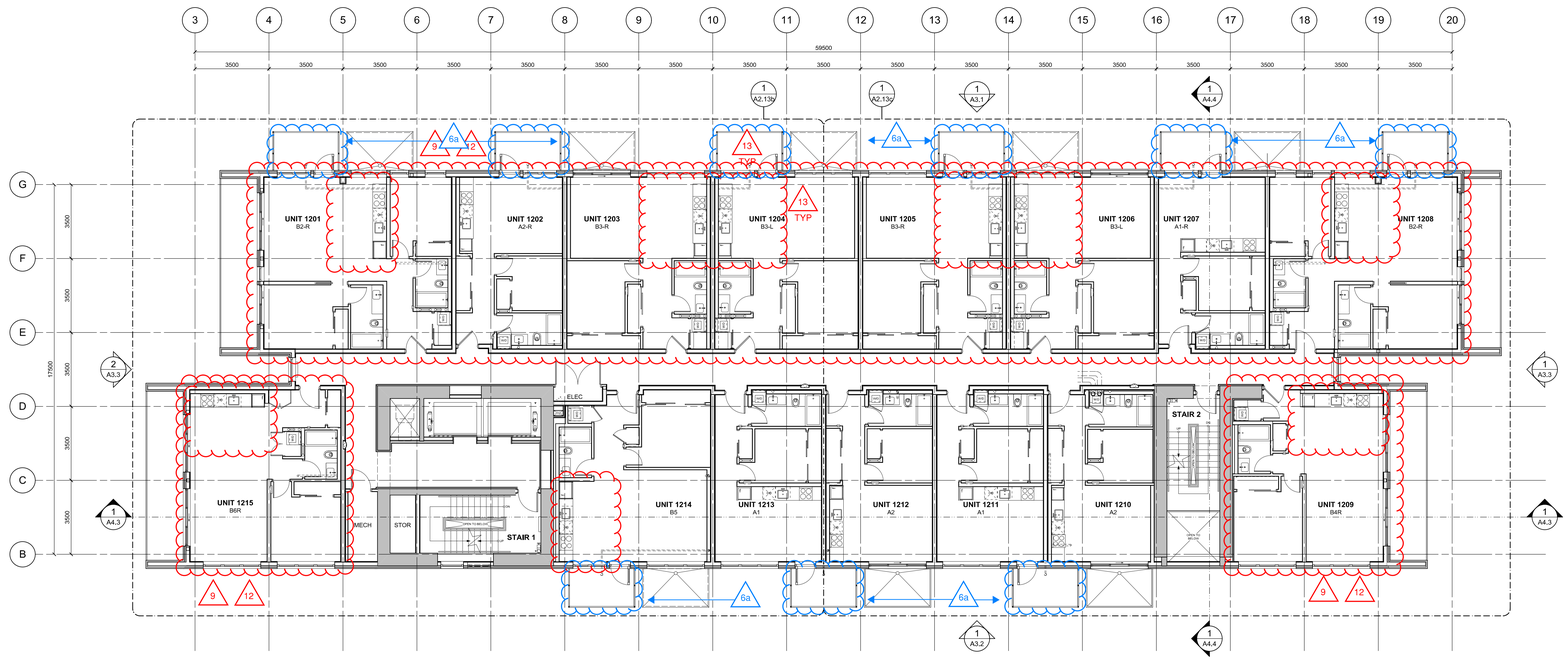
project name
Tresah West
611 Speed Avenue, Victoria

sheet title
West Building
Level 11
Floor Plan & RCP

project no.	1832
drawing file	1832 West A2 Floor Plans
date	February 25, 2025
scale	As Noted
drawn by	TK / GK / MB / KS
checked by	ES
revision no.	24
sheet no.	A2.12a



2 / A2.13a Level 12 - Reflected Ceiling Plan
Scale 1:100



1 / A2.13a Level 12 - Floor Plan
Scale 1:100

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architecture + urbanism

REGISTERED ARCHITECT
ANGELO R. SANGIOVANNI
BRITISH COLUMBIA
2025-02-25

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- Access Hatch
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REFER TO ACCOMPANYING MEMO FOR REVISION DESCRIPTIONS

N

0 2.5m
SCALE IN METRES

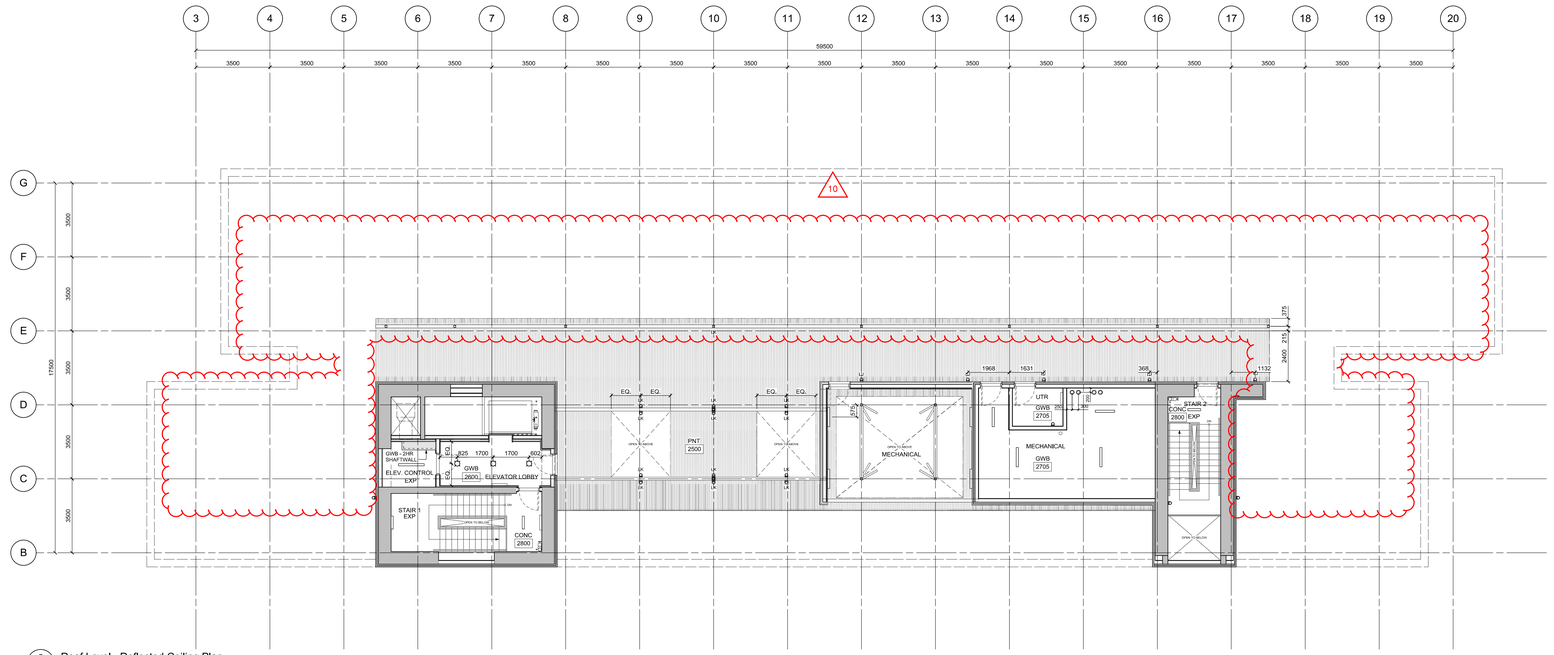
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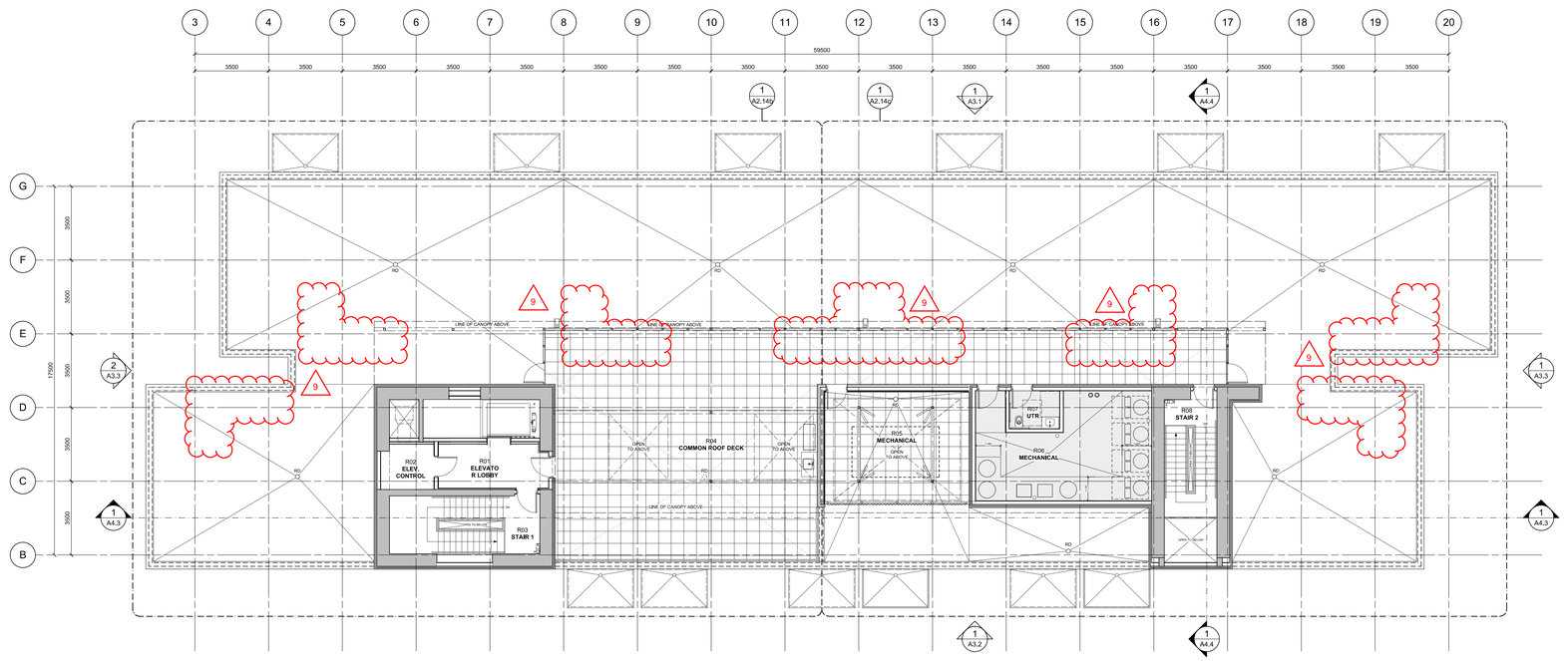
project name
Tresah West
611 Speed Avenue, Victoria

sheet title
West Building
Level 12
Floor Plan & RCP

project no.	1832
drawing file	1832 West A2 Floor Plans
date	February 25, 2025
scale	As Noted
drawn by	TK / GK / MB / KS
checked by	ES
revision no.	24
sheet no.	A2.13a



2 A2.14b Roof Level - Reflected Ceiling Plan
Scale 1:100



1 A2.14a Roof Level - Floor Plan
Scale 1:100

D'AMBROSIO
architecture + urbanism

REGISTERED ARCHITECT
ANGELA R. SANGSTER
BRITISH COLUMBIA

2025-02-25

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REFER TO ACCOMPANYING MEMO FOR REVISION DESCRIPTIONS

ROOF PLAN LEGEND:

- 598x598x20 Porcelain Pavers
- Concrete Topping
- 2 Ply SBS Roof Membrane

N

0 2.5m
scale in metres

rev no	description	date
17	DDP Resubmission	2024.12.10
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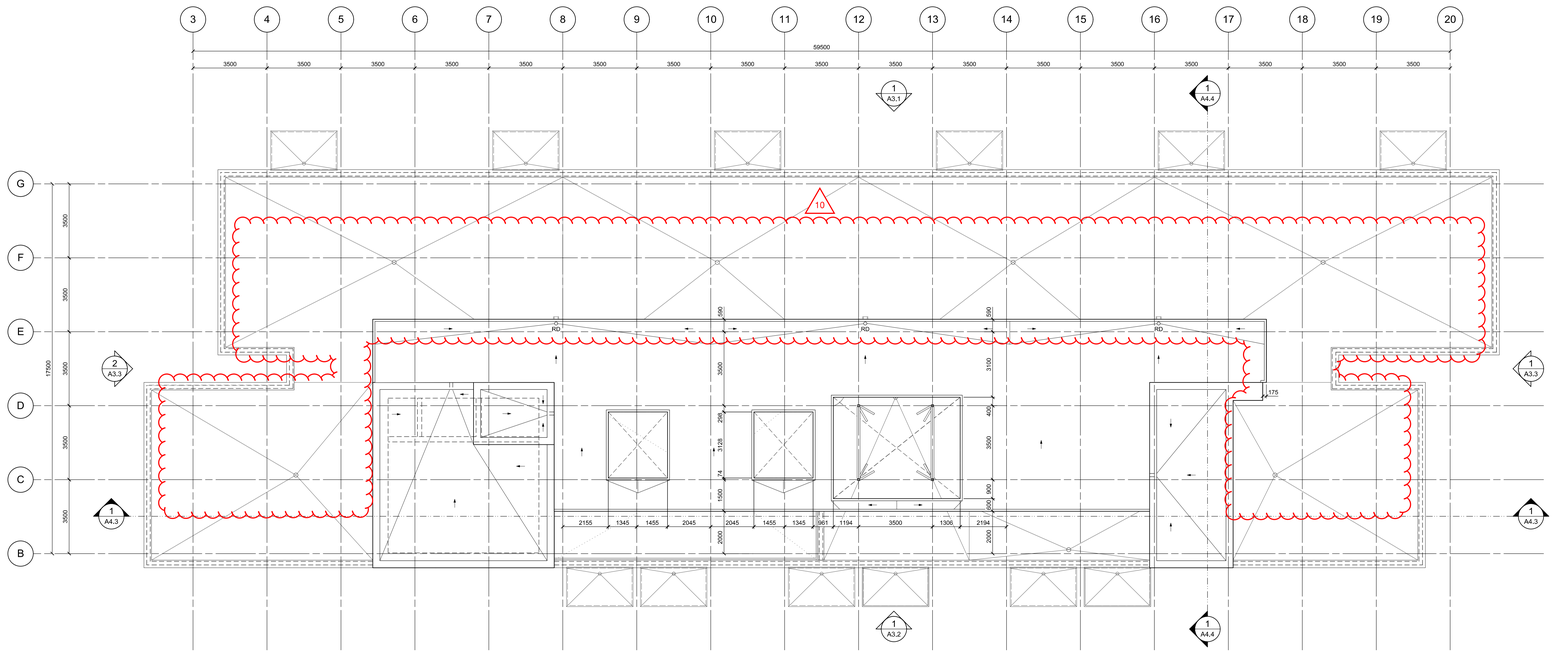
Tresah West

611 Speed Avenue, Victoria

sheet title

West Building
Roof Level
Key Plan & RCP

project no.	1832
drawing file	1832 West A2 Floor Plans
date	December 9, 2024
scale	As Noted
drawn by	TK / GK / MB / KS
checked by	ES
revision no.	17
sheet no.	A2.14a



1 A2.15a Canopy Plan
Scale 1:100

D'AMBROSIO
architecture + urbanism

REGISTERED ARCHITECT
ANGELA R. SANSOM
BRITISH COLUMBIA

2025-02-25

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0 0.5m
scale in metres

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project name

Tresah West

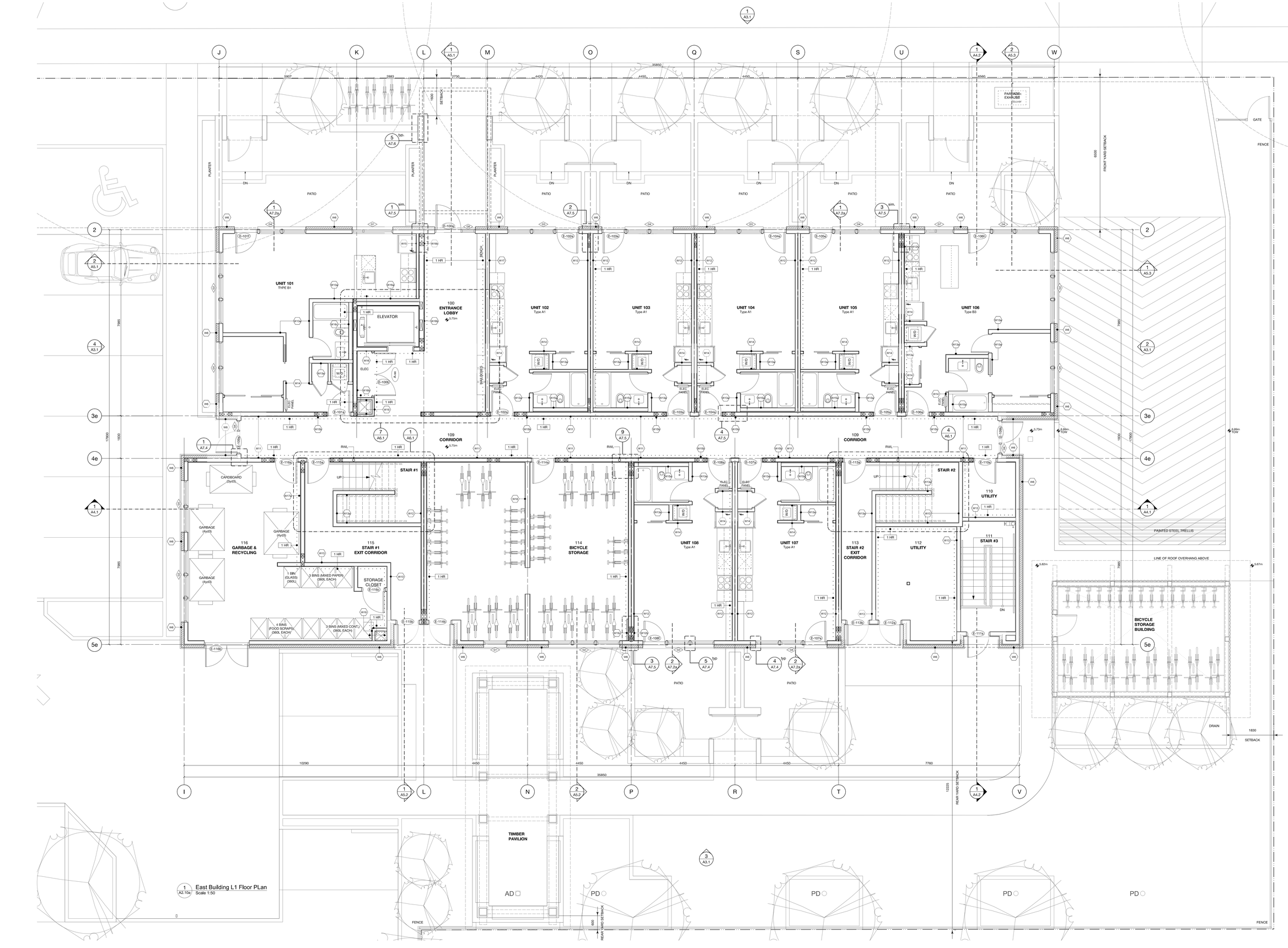
611 Speed Avenue, Victoria

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West Building
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architecture + urbanism



1 A2.10a East Building L1 Floor PLan
Scale 1:50

N

0 2.5m
scale in metres

rev no	description	date
3	DDP Resubmission	2024.12.10
2	Issued For Construction	06/16/2020
1	DDP Application	04/10/2020
0	BP Application	12/16/2019

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project name
Tresah East

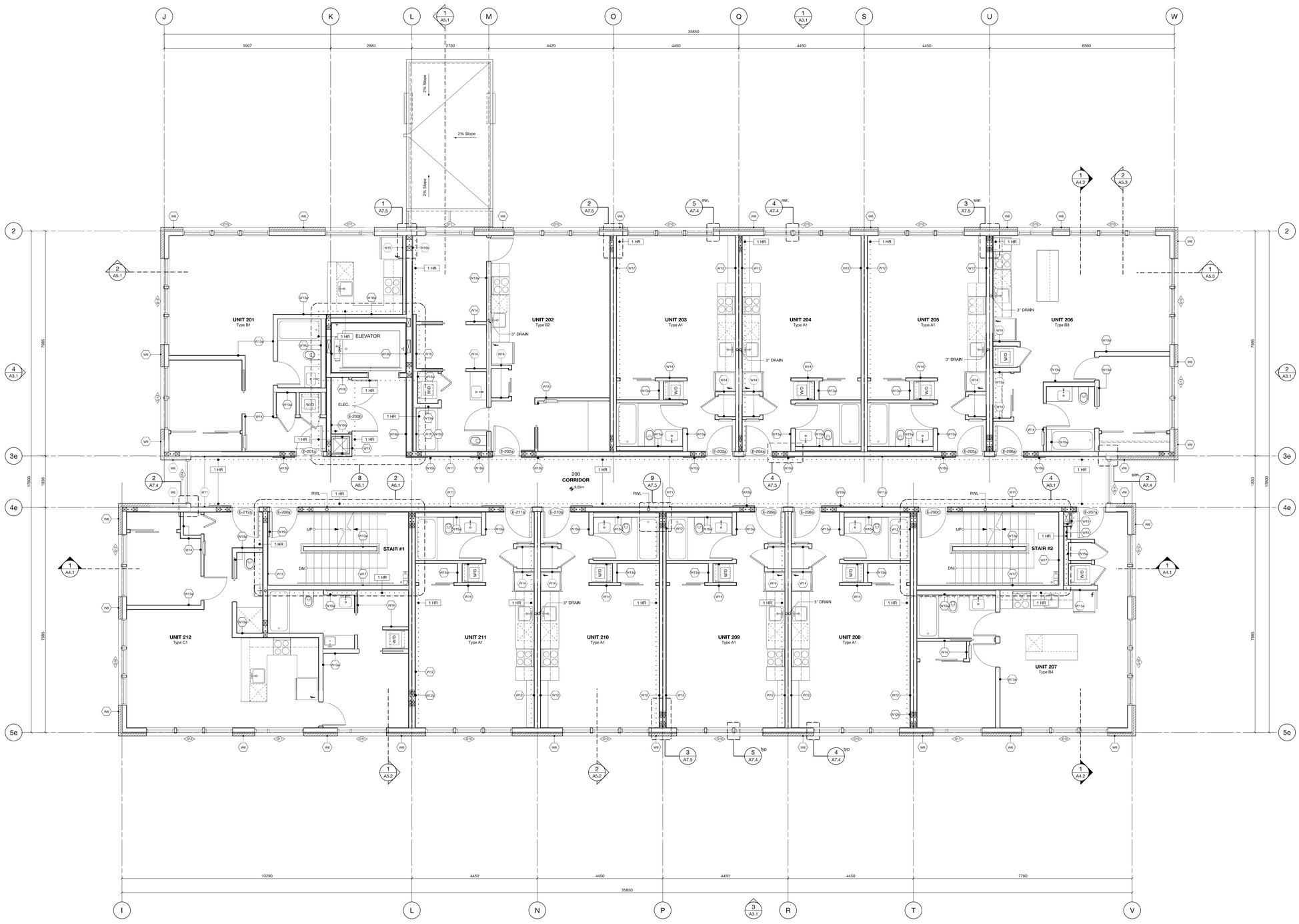
629 Speed Avenue, Victoria

sheet title
East Building
Site - L1 Floor Plan

project no,	1832
drawing file	1832 East A2 Floor Plans
date	June 16, 2020
scale	As Noted
drawn by	TK / GK / MB
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sheet no.	A2.10a

REGISTERED ARCHITECT
ANGELA R. SANGSTER
BRITISH COLUMBIA
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1 A2.11a East Building L2 Floor Plan
Scale 1:50

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architecture + urbanism

2025-02-25

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0 2.5m
scale in metres

rev no	description	date
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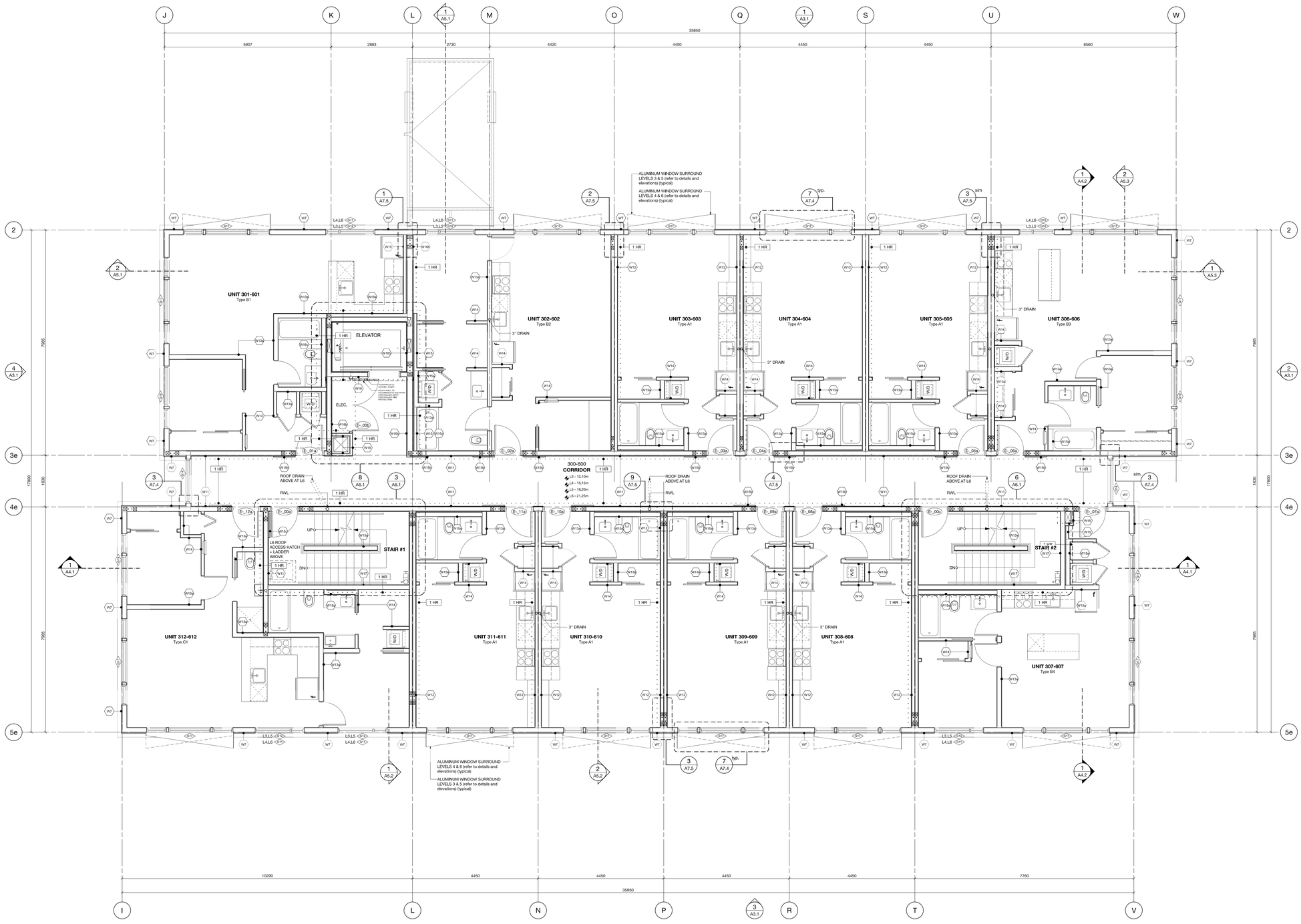
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project name
Tresah East

629 Speed Avenue, Victoria

sheet title
East Building
L2 Floor Plan

project no.	1832
drawing file	1832 East A2 Floor Plans
date	June 16, 2020
scale	As Noted
drawn by	TK / GK / MB
checked by	ES
revision no.	3
sheet no.	A2.11a



1 A2.12a East Building L3-6 Floor Plan
Scale 1:50

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BUILDING PERMIT APPLICATION REVISIONS

1. AT L6 PERMANENT LADDER PROVIDED AT ROOF HATCH.

0 2.5m
scale in metres

rev no	description	date
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2	DDP Application	04/10/2020
1	BP Application Revisions	04/10/2020
0	BP Application	12/16/2019

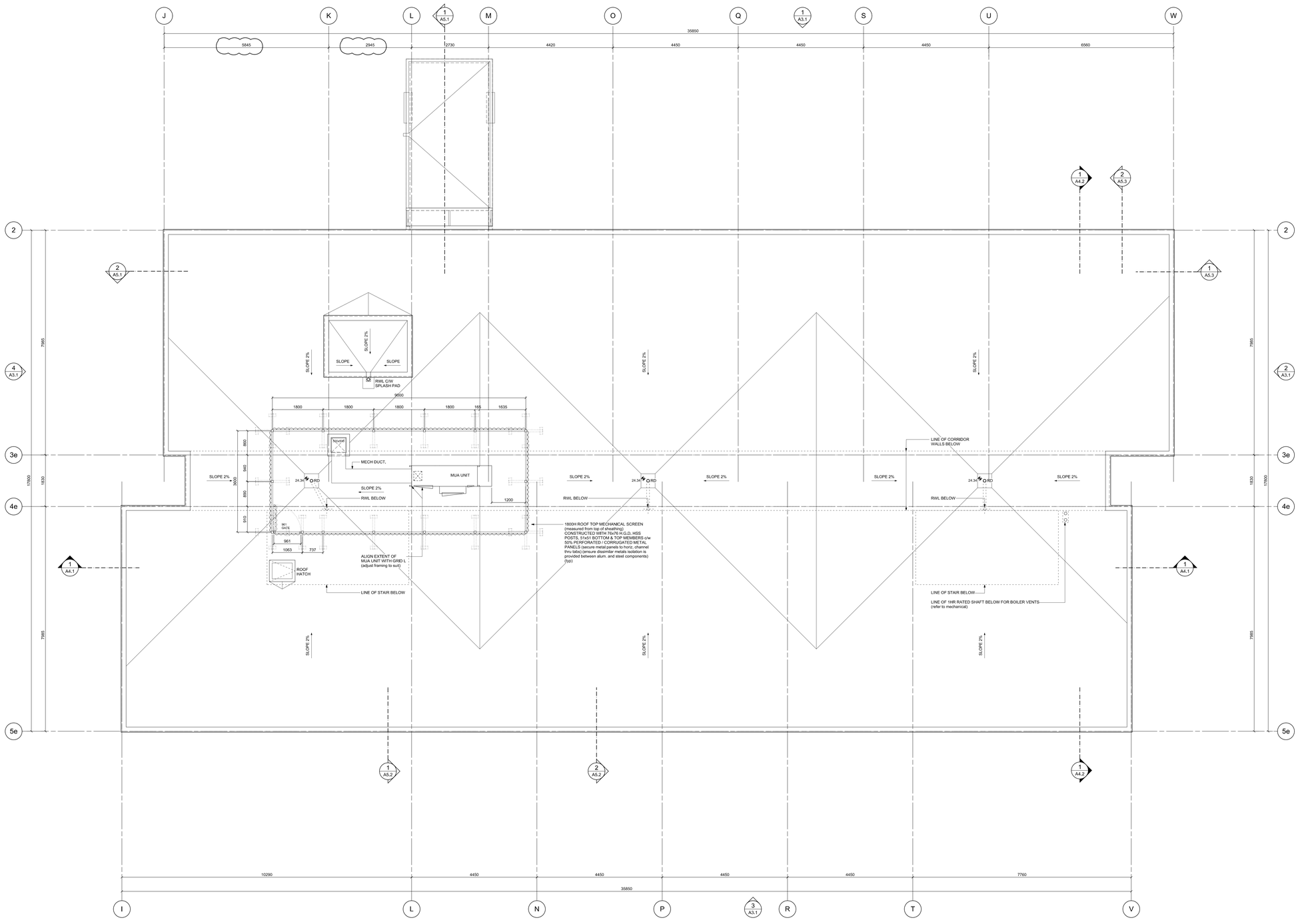
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project name
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sheet title
East Building
L3-6 Floor Plan

project no.	1832
drawing file	1832 East A2 Floor Plans
date	June 16, 2020
scale	As Noted
drawn by	TK / GK / MB
checked by	ES
revision no.	3
sheet no.	A2.12a



1 A2.13 East Building Roof Plan
Scale 1:50

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REGISTERED ARCHITECT
ANGELA R. SANGSTER
BRITISH COLUMBIA

2025-02-25

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0 2.5m
scale: in metres

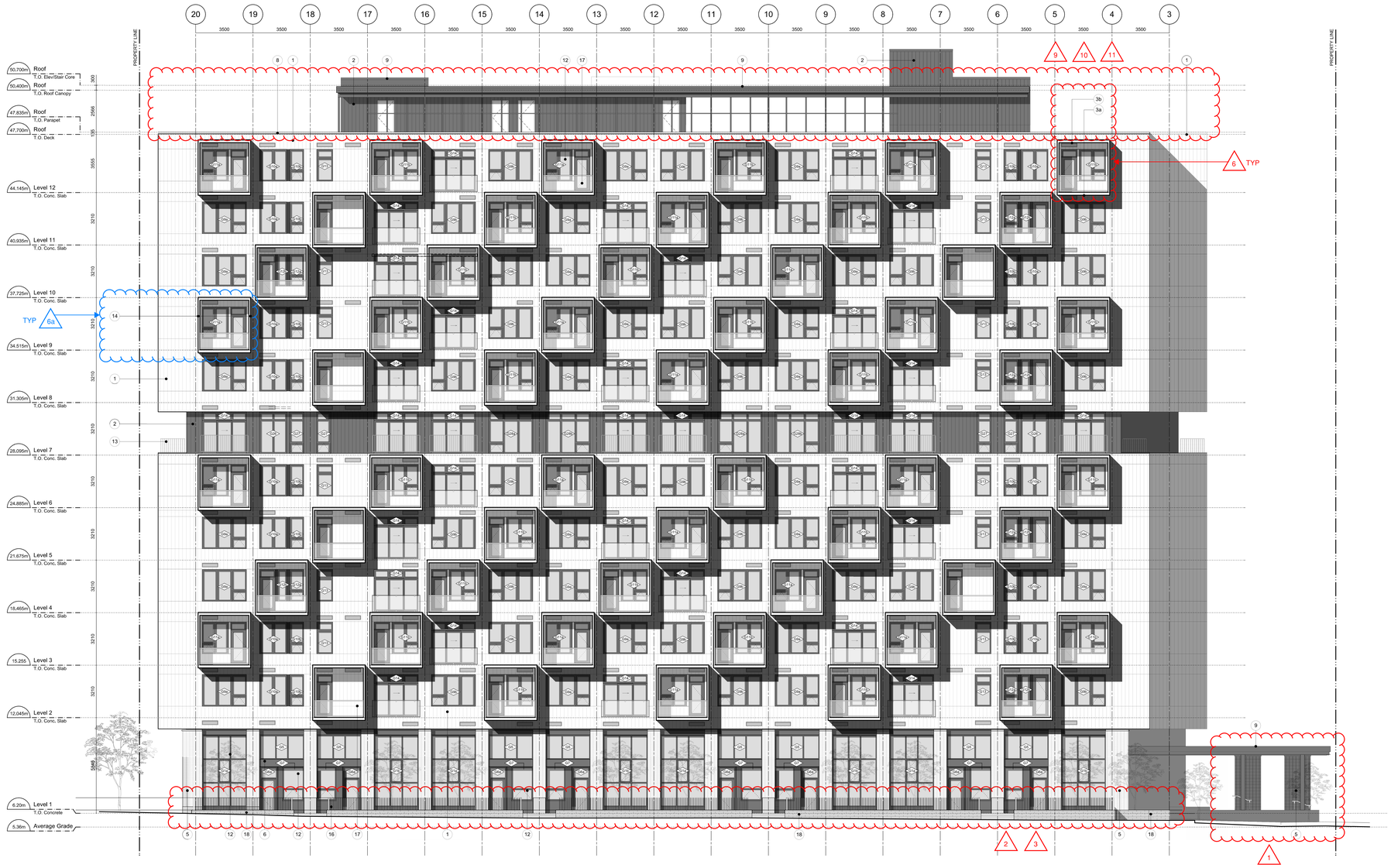
rev no	description	date
5	DDP Resubmission	2021!12/10
4	Issued For Construction	2021/09/24
3	Site Instruction 009R1R1	2021/08/30
2	Issued For Construction - 2	2021/01/13
1	Issued For Construction	2020/06/16
0	BP Application	2019/12/16

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project name
Tresah East
629 Speed Avenue, Victoria

sheet title
East Building
Roof Plan

project no.	1832
drawing file	1832 East A2 Floor Plans
date	December 10, 2024
scale	As Noted
drawn by	TK / GK / MB
checked by	ES
revision no.	5
sheet no.	A2.13



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ELEVATION MATERIALS KEY:

1. Prefinished Metal Panel - Colour: Warm White
2. Prefinished Metal Panel - Colour: Charcoal Grey
3a. Soffits: Exposed Structure Painted - Colour: Warm White
3b. Soffits: Exposed Structure Painted - Colour: Copper Penny
3c. Soffits: Prefinished Metal Panel - Colour: Warm White
3d. Soffits: Wood - T+G WR Cedar Colour: Clear Finished Natural
4. Metal Door - Colour: Charcoal Grey
5. Brick Cladding (Stack Bond) - Colour: Iron Mountain
6. Prefinished Metal Panel - Colour: Charcoal Grey
7. Prefinished Metal Panel - Colour: Warm White
8. Prefinished Metal Flashing - Colour: Warm White
9. Prefinished Metal Flashing - Colour: Charcoal Grey
10. Architectural Concrete - Finish: Clear Sealed
11. Not Used
12. Vinyl Glazed Windows: Colour: Charcoal Grey
13. Metal Picket Guard - Colour: Charcoal Grey
14. Perforated Metal Panel - installed inboard of balcony structure Colour: Warm White (Surf White) - outer Charcoal Grey (Iron Ore) - inner
15. Prefinished Metal Louver - Colour: to Match Cladding
16. Precast Concrete Brick Sill
17. Glass Guard with Painted Metal Posts & Rails Colour: Charcoal Grey
18. Precast Concrete Landscape Blocks

REFER TO ACCOMPANYING MEMO FOR REVISION DESCRIPTIONS

rev no	description	date
17	DP Resubmission Amendment	2025.02.25
16	DP Resubmission	2024.12.10
15	Site Instruction 081	2024.10.16
14	Re-Issued for DDP	2024.09.25
13	Site Instruction 077R1	2024.08.13
12	Site Instruction 073	2024.07.16
11	Reissued for Construction	2024.06.26
10	Issued for DDP	2024.05.13
9	Issued for Construction	2022.12.21
8	Bldg. Permit Resubmission	2022.07.29
7	Building Permit Submission	2021.09.22
6	Tender Addendum #8	2021.07.30
5	Delegated Develop.Permit	2021.06.09
4	Issued For Tender	2021.05.14
3	Building Permit Submission	2021.03.12
2	BP Review Set	2020.11.23
1	60% Progress Set	2020.09.08
0	Preliminary Building Permit	2020.03.06

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project name

Tresah West

611 Speed Avenue, Victoria

sheet title

West Building
East Elevation

project no.	1832
drawing file	1832 West A4 Elevations
date	February 25, 2025
scale	As Noted
drawn by	TK / GK / MB
checked by	ES
revision no.	17
sheet no.	A3.1



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2025-02-25

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2 Prefinished Metal Panel - Colour: Charcoal Grey
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3b Soffits: Exposed Structure Painted - Colour: Copper Penny
3c Soffits: Prefinished Metal Panel - Colour: Warm White
3e Soffits: Wood - T+G WR Cedar Colour: Clear Finished Natural
4 Metal Door - Colour: Charcoal Grey
5 Brick Cladding (Stack Bond) - Colour: Iron Mountain
6 Prefinished Metal Panel - Colour: Charcoal Grey
7 Prefinished Metal Panel - Colour: Warm White
8 Prefinished Metal Flashing - Colour: Warm White
9 Prefinished Metal Flashing - Colour: Charcoal Grey
10 Architectural Concrete - Finish: Clear Sealed
11 Not Used
12 Vinyl Glazed Windows: Colour: Charcoal Grey
13 Metal Picket Guard - Colour: Charcoal Grey
14 Perforated Metal Panel - installed inboard of balcony structure Colour: Warm White (Surf White) - outer Charcoal Grey (Iron Ore) - inner
15 Prefinished Metal Louver - Colour: to Match Cladding
16 Precast Concrete Brick Sill
17 Glass Guard with Painted Metal Posts & Rails Colour: Charcoal Grey
18 Precast Concrete Landscape Blocks

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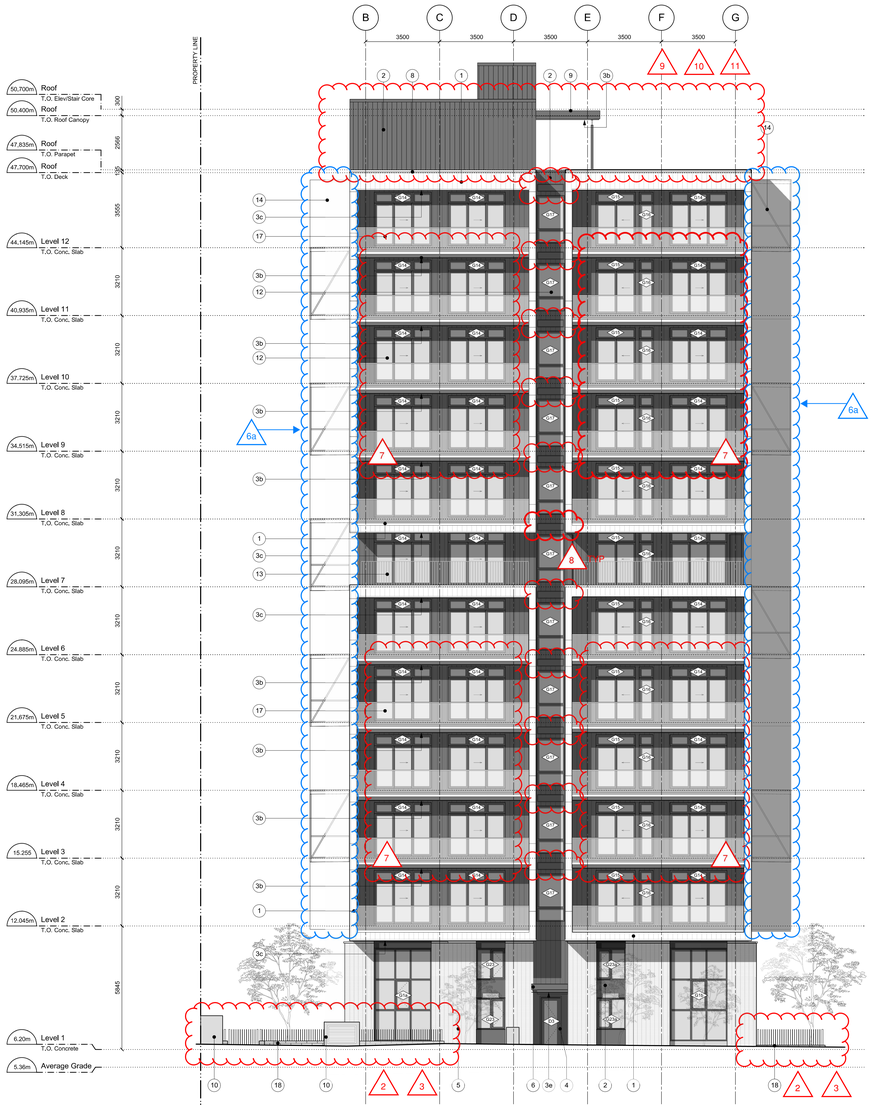
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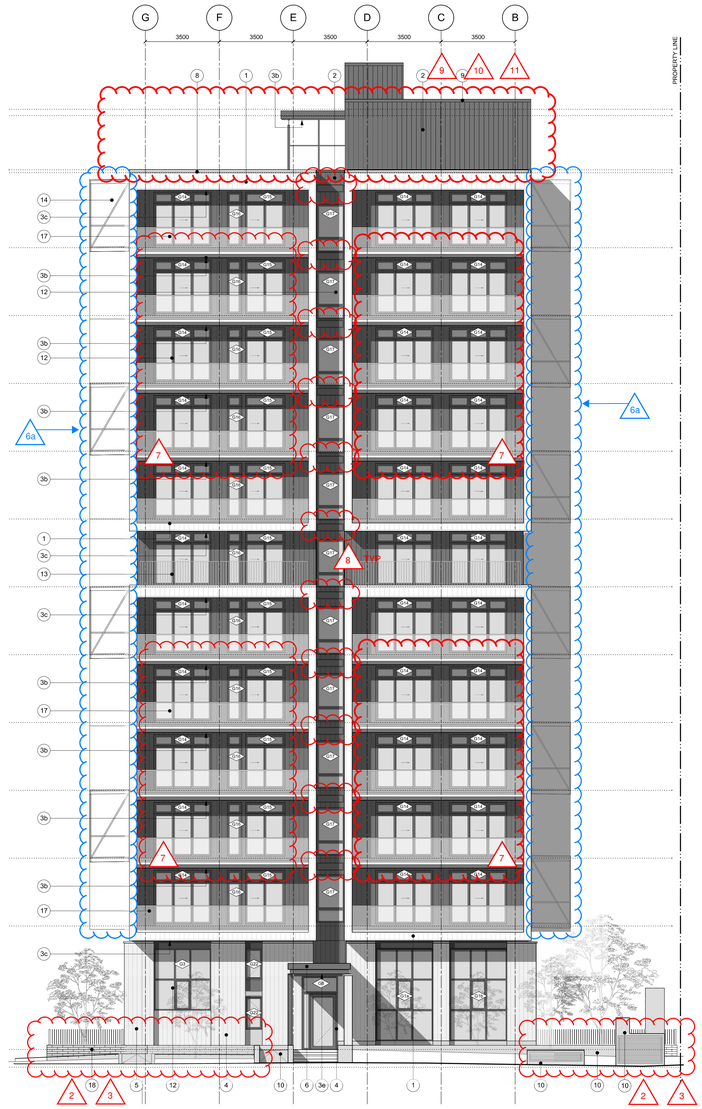
project name
Tresah West
611 Speed Avenue, Victoria

sheet title
West Building
West Elevation

project no.	1832
drawing file	1832 West A4 Elevations
date	February 25, 2025
scale	As Noted
drawn by	TK / GK / MB
checked by	ES
revision no.	17
sheet no.	A3.2



1 / A3.3 South Elevation
Scale 1:100



2 / A3.3 North Elevation
Scale 1:100

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REGISTERED ARCHITECT
ANGELA R. SANGSTER
BRITISH COLUMBIA

2025-02-25

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6. Prefinished Metal Panel - Colour: Charcoal Grey
7. Prefinished Metal Panel - Colour: Warm White
8. Prefinished Metal Flashing - Colour: Warm White
9. Prefinished Metal Flashing - Colour: Charcoal Grey
10. Architectural Concrete - Finish: Clear Sealed
11. Not Used
12. Vinyl Glazed Windows: Colour: Charcoal Grey
13. Metal Picket Guard - Colour: Charcoal Grey
14. Perforated Metal Panel - installed inboard of balcony structure Colour: Warm White (Surf White) - outer Charcoal Grey (Iron Ore) - inner
15. Prefinished Metal Louver - Colour: to Match Cladding
16. Precast Concrete Brick Sill
17. Glass Guard with Painted Metal Posts & Rails Colour: Charcoal Grey
18. Precast Concrete Landscape Blocks

REFER TO ACCOMPANYING MEMO FOR REVISION DESCRIPTIONS

0 5.0m
scale in metres

rev no	description	date
17	DP Resubmission Amendment	2025.02.25
16	DP Resubmission	2024.12.10
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14	Re-Issued for DDP	2024.09.25
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1	60% Progress Set	2020.09.08
0	Preliminary Building Permit	2020.03.06

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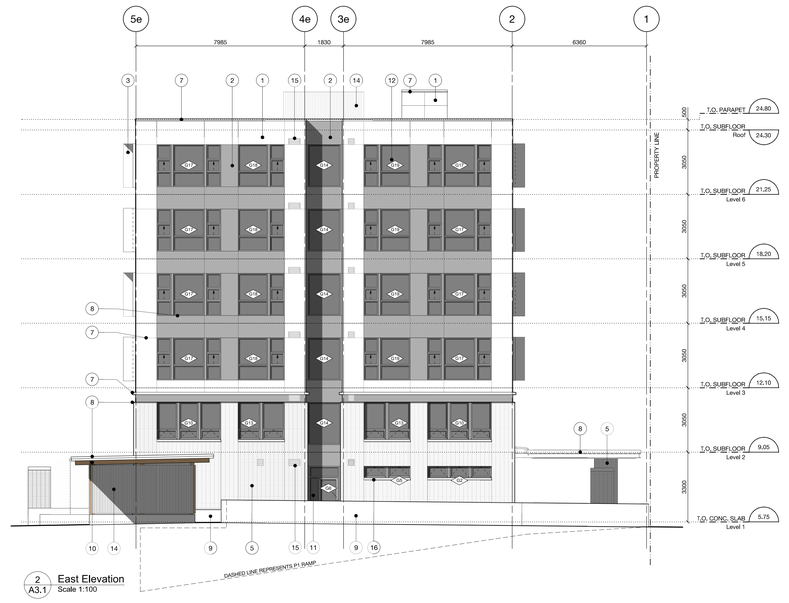
project name
Tresah West
611 Speed Avenue, Victoria

sheet title
West Building
North + South Elevations

project no.	1832
drawing file	1832 West A4 Elevations
date	February 25, 2025
scale	As Noted
drawn by	TK / GK / MB
checked by	ES
revision no.	17
sheet no.	A3.3



1 A3.1 North Elevation
Scale 1:100



2 A3.1 East Elevation
Scale 1:100



3 A3.1 South Elevation
Scale 1:100



4 A3.1 West Elevation
Scale 1:100

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REGISTERED ARCHITECT
ANGELA R. SANGSTER
BRITISH COLUMBIA

2025-02-25

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ELEVATION MATERIALS KEY:

1. Fibre Cement Panels (Hardi Reveal) - Colour: Warm White
2. Fibre Cement Panels (Hardi Reveal) - Colour: Charcoal Grey
3. Aluminum Surround - Colour: Red Oxide Primer
4. Metal Door - Colour: Charcoal Grey
5. Brick Cladding (Stack Bond) - Colour: Iron Mountain
6. Prefinished Metal Panel - Colour: Charcoal Grey
7. Prefinished Metal Flashing - Colour: Cambridge White
8. Prefinished Metal Flashing - Colour: Charcoal Grey
9. Architectural Concrete - Finish: Clear Sealed
10. Glulam Structure - Finish: Clear
11. Aluminum Storefront Glazing: Colour: Charcoal Grey
12. Vinyl Glazed Windows: Colour: Charcoal Grey
13. Painted Metal Gate / Fence - Colour: Charcoal Grey
14. Perforated Metal Screen - Colour: Charcoal Grey
15. Prefinished Metal Louver - Colour: to Match Cladding
16. Precast Concrete Brick Sill

0 5.0m
scale in metres

rev no	description	date
3	DDP Resubmission	2024.12.10
2	Issued For Construction	06/16/2020
1	BP Application - Revisons	04/06/2020
0	BP Application	12/16/2019

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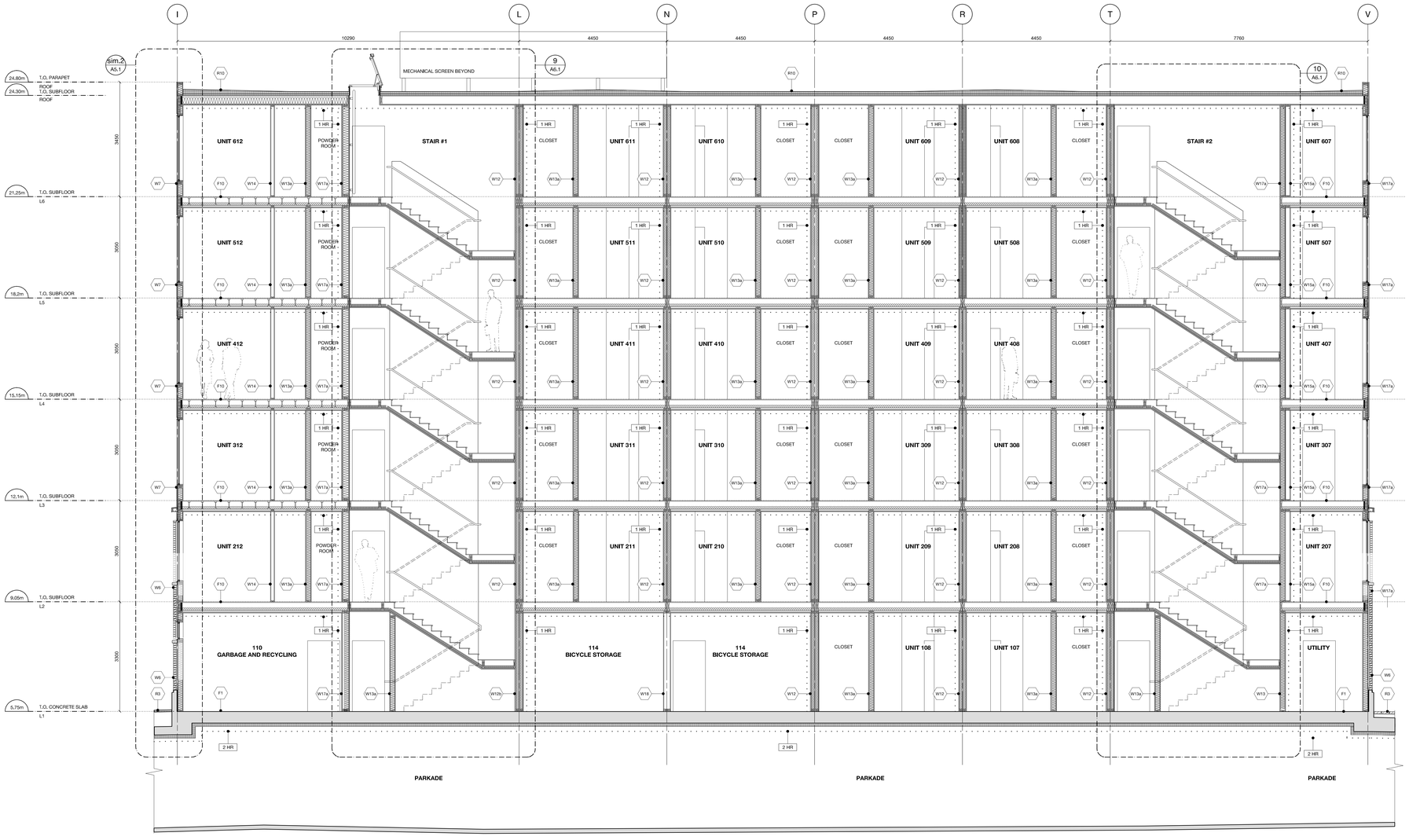
project name
Tresah East

629 Speed Avenue, Victoria

sheet title
East Building Elevations

project no.	1832
drawing file	1832 Speed A4 Elevations
date	June 16, 2020
scale	1:100
drawn by	TK / GK / MB
checked by	ES
revision no.	3
sheet no.	A3.1

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architecture + urbanism



0 2.5m
scale in metres

rev no	description	date
2	DDP Resubmission	2024.12.10
1	Issued For Construction	06/16/2020
0	Building Permit Application	12/16/2019

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2025-02-25

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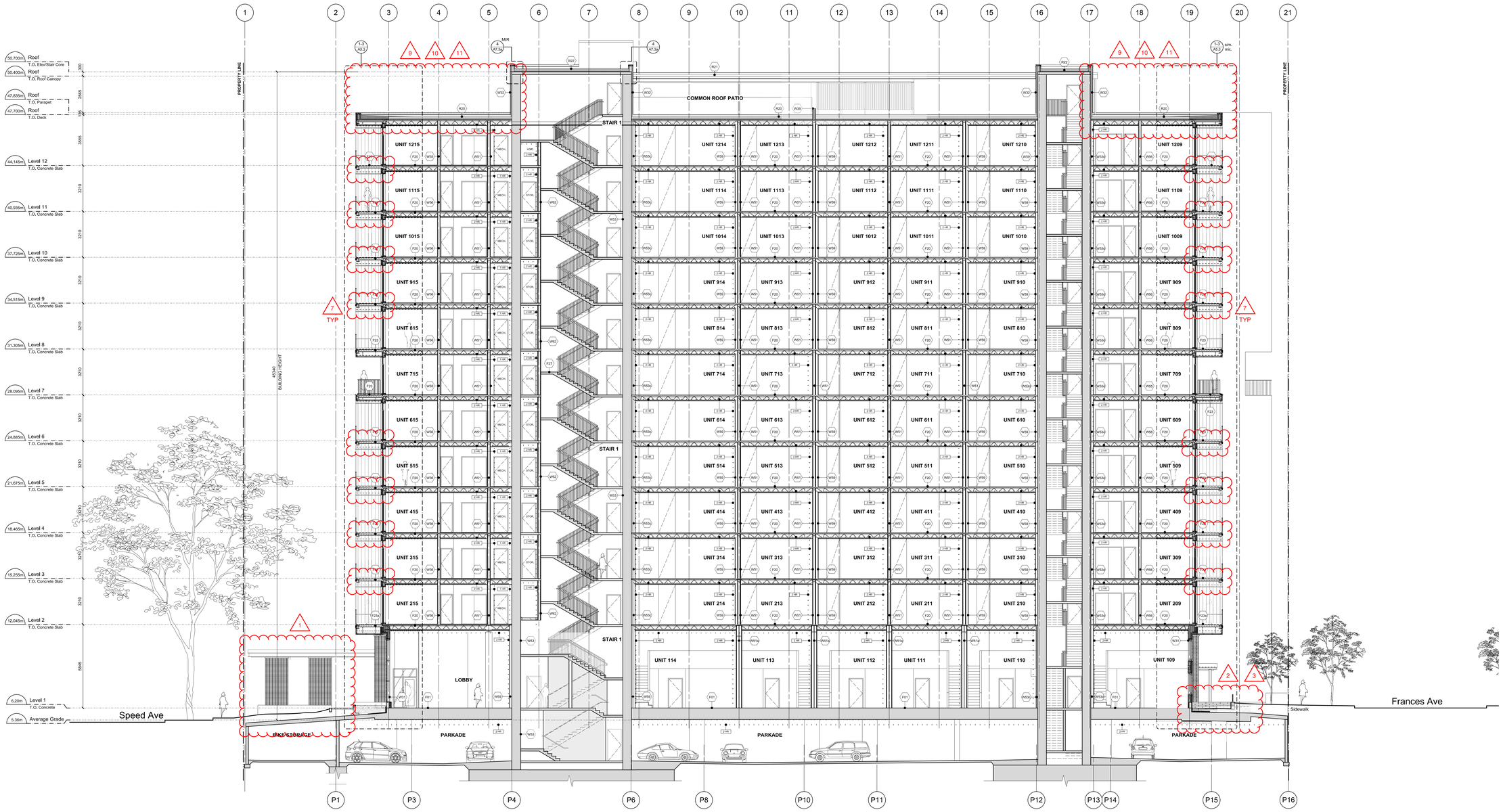
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project name
Tresah East

629 Speed Avenue, Victoria

sheet title
Building Section

project no.	1832
drawing file	1832 East A6 Stair Sections
date	June 16, 2020
scale	As Noted
drawn by	TK / GK / MB
checked by	ES
revision no.	2
sheet no.	A4.1



REFER TO ACCOMPANYING MEMO FOR REVISION DESCRIPTIONS

rev no	description	date
11	Reissued for Building Permit	2024.12.09
10	Reissued for Construction	2024.06.26
9	Issued for DDP	2024.05.13
8	Issued for Construction	2022.12.21
7	Bldg. Permit Resubmission	2022.07.29
6	60% Coordination Set	2022.06.24
5	Issued For Tender	2021.05.14
4	Building Permit Submission	2021.03.12
3	BP Review Set	2020.11.23
2	60% Progress Set	2020.09.08
1	50% Progress Set	2020.05.01
0	Preliminary Building Permit	2020.03.06

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project name

Tresah West

611 Speed Avenue, Victoria

sheet title

West Building
North - South Section

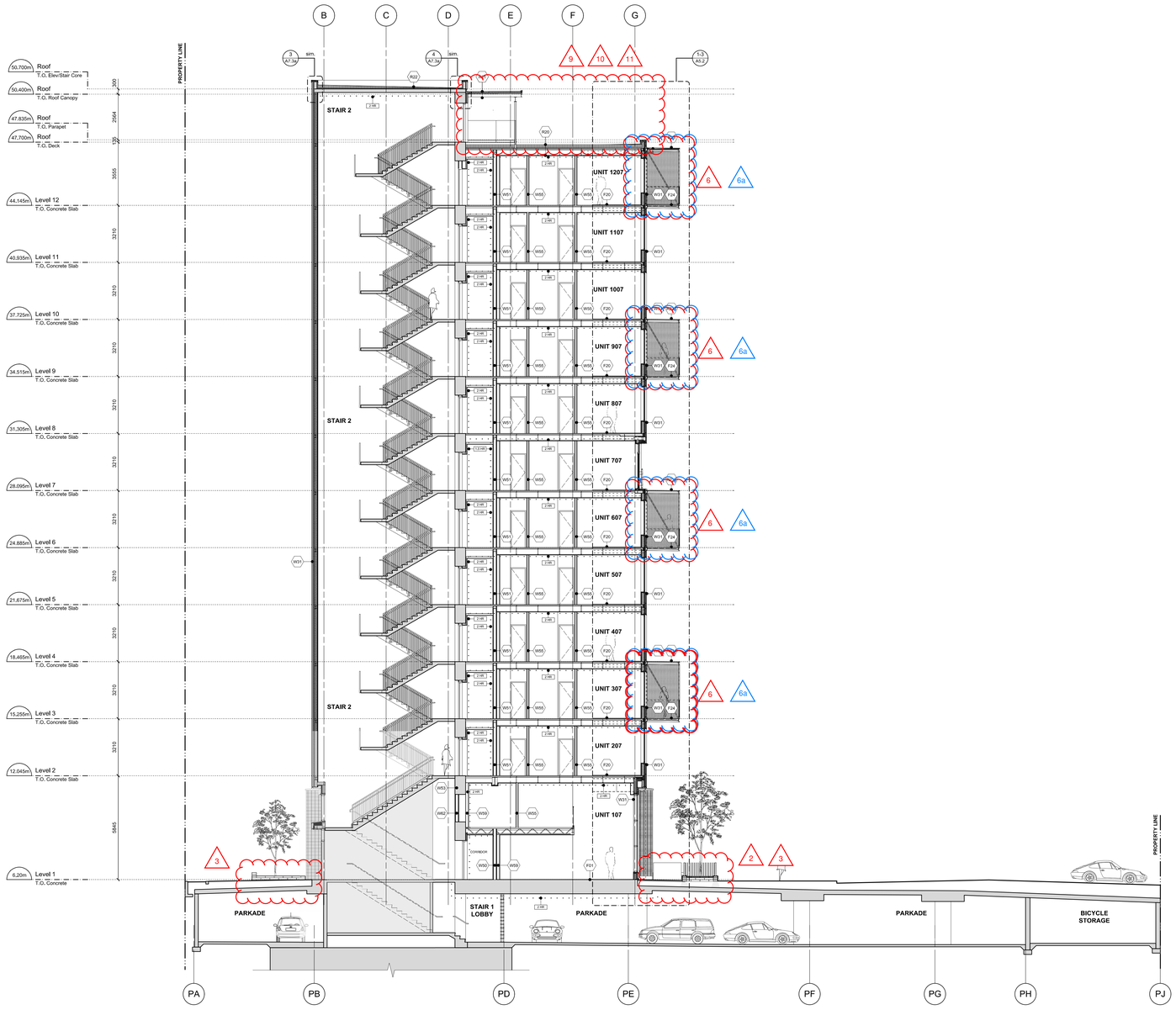
project no.	1832
drawing file	1832 West A4 Floor Plans
date	December 9, 2024
scale	As Noted
drawn by	TK / GK / MB
checked by	ES
revision no.	11
sheet no.	A4.3

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REGISTERED ARCHITECT
ANGELA R. SANGSTER
BRITISH COLUMBIA

2025-02-25

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ENRICO R. SANGIOVANNI
BRITISH COLUMBIA

2025-02-25

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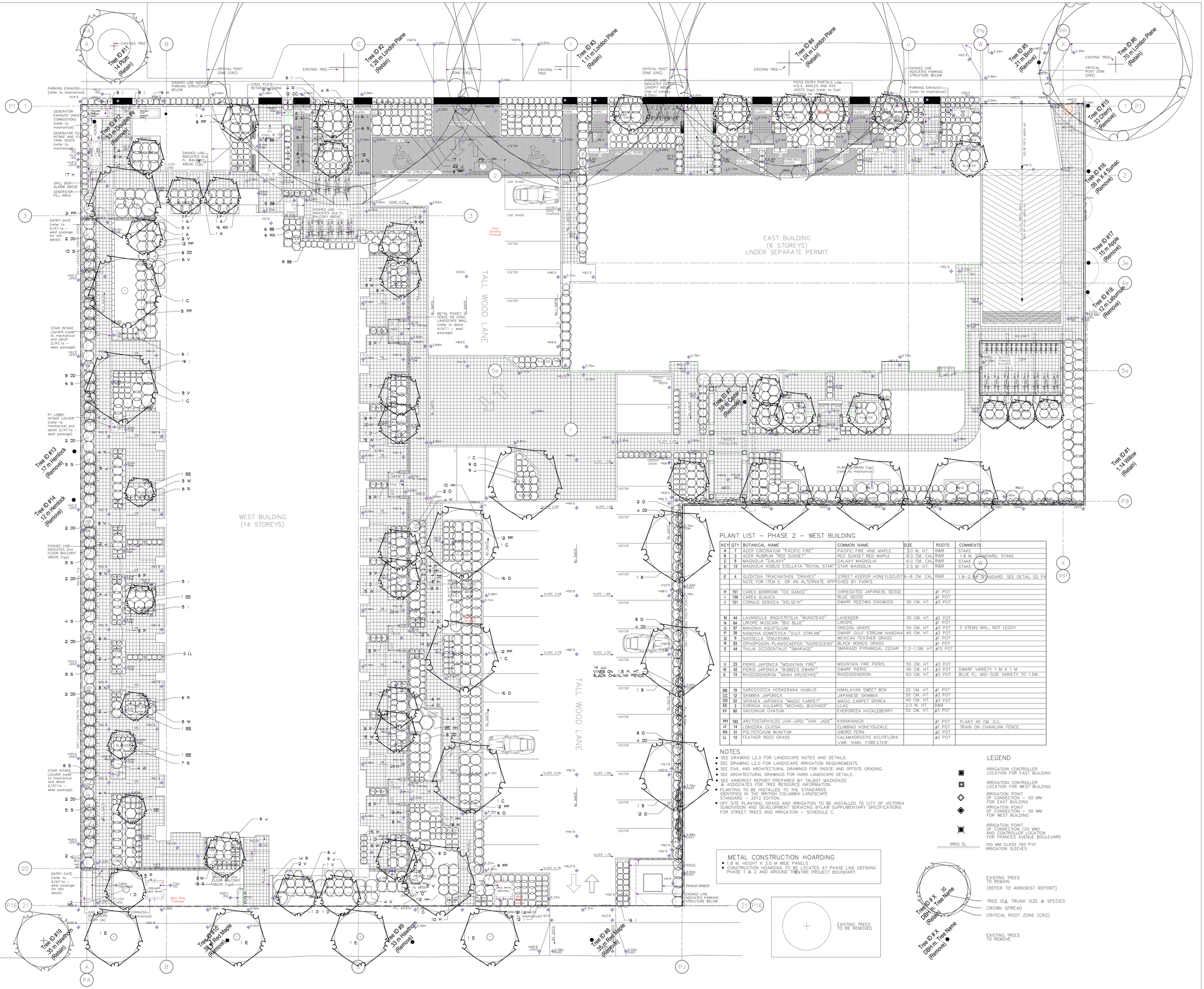
rev no	description	date
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project name
Tresah West
611 Speed Avenue, Victoria

sheet title
West Building
East - West Section

project no.	1832
drawing file	1832 West A4 Floor Plans
date	February 25, 2025
scale	As Noted
drawn by	TK / GK / MB
checked by	ES
revision no.	12
sheet no.	A4.4



PLANT LIST – PHASE 2 – WEST BUILDING

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	7	ACER CIRCINATUM "PACIFIC FIRE"	PACIFIC FIRE VINE MAPLE	3.0 M. HT.	B&B	STAKE
B	3	ACER RUBRUM "RED SUNSET"	RED SUNSET RED MAPLE	6.0 CM. CAL	B&B	1.8 M. STANDARD, STAKE
C	8	MAGNOLIA "GALAXY"	GALAXY MAGNOLIA	6.0 CM. CAL	B&B	STAKE
D	13	MAGNOLIA KOBUS STELLATA "ROYAL STAR"	STAR MAGNOLIA	2.5 M. HT.	B&B	STAKE
E	4	GLEDITSIA TRIACANTHOS "DRAVES" NOTE FOR ITEM E: OR AN ALTERNATE APPROVED BY PARKS	STREET KEEPER HONEYLOCUST	6–8 CM. CAL	B&B	1.8–2.5M. STANDARD, SEE DETAIL SD P4
H	151	CAREX MORROWII "ICE DANCE"	VARIEGATED JAPANESE SEDGE		#1 POT	
I	139	CAREX GLAUCA	BLUE SEDGE		#1 POT	
J	121	CORNUS SERICEA "KELSEYII"	DWARF REDTWIG DOGWOOD	30 CM. HT.	#3 POT	
M	44	LAVANDULA ANGUSTIFOLIA "MUNSTEAD"	LAVENDER	30 CM. HT.	#2 POT	
N	64	LIRIOPE MUSCARI "BIG BLUE"	LIRIOPE		#1 POT	
O	97	MAHONIA AQUIFOLIUM	OREGON GRAPE	50 CM. HT.	#3 POT	3 STEMS MIN., NOT LEGGY
P	39	NANDINA DOMESTICA "GULF STREAM"	DWARF GULF STREAM NANDINA	40 CM. HT.	#3 POT	
Q	9	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS		#1 POT	
R	83	OPHIOPOGON PLANISCAEPOS "NIGRESCENS"	BLACK MONDO GRASS		#1 POT	
S	44	THUJA OCCIDENTALIS "SMARAGD"	SMARAGD PYRAMIDAL CEDAR	1.2–1.5M. HT.	#15 POT	
V	23	PIERIS JAPONICA "MOUNTAIN FIRE"	MOUNTAIN FIRE PIERIS	50 CM. HT.	#3 POT	
W	42	PIERIS JAPONICA "BISBEES DWARF"	DWARF PIERIS	40 CM. HT.	#3 POT	DWARF VARIETY 1 M X 1 M
X	13	RHODODENDRON "ANAH KRUSCHKE"	RHODODENDRON	60 CM. HT.	#3 POT	BLUE FL. MID–SIZE VARIETY TO 1.5M.
BB	19	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	20 CM. HT.	#1 POT	
CC	12	SKIMMIA JAPONICA	JAPANESE SKIMMIA	50 CM. HT.	#3 POT	
DD	52	SPIRAEA JAPONICA "MAGIC CARPET"	MAGIC CARPET SPIREA	40 CM. HT.	#3 POT	
EE	3	SYRINGA VULGARIS "MICHAEL BUCHNER"	LILAC	2.0 M. HT.	B&B	
FF	80	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	50 CM. HT.	#3 POT	
HH	183	ARCTOSTAPHYLOS UVA–URSI "VAN. JADE"	KINNIKINNICK		#1 POT	PLANT 45 CM. O.C.
JJ	14	LONICERA OLIOSA	CLIMBING HONEYSUCKLE		#1 POT	TRAIN ON CHAINLINK FENCE
KK	31	POLYSTICHUM MUNITUM	SWORD FERN		#2 POT	
LL	12	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA VAR. 'KARL FOERSTER'		#2 POT	

NOTES

- SEE DRAWING L2.0 FOR LANDSCAPE NOTES AND DETAILS.
- SEE DRAWING L2.0 FOR LANDSCAPE IRRIGATION REQUIREMENTS.
- SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ONSITE AND OFFSITE GRADING.
- SEE ARCHITECTURAL DRAWINGS FOR HARD LANDSCAPE DETAILS.
- SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES FOR TREE RESOURCE INFORMATION.
- PLANTING TO BE INSTALLED TO THE STANDARDS IDENTIFIED IN THE BRITISH COLUMBIA LANDSCAPE STANDARD – 2012 EDITION.
- OFF SITE PLANTING, GRASS AND IRRIGATION TO BE INSTALLED TO CITY OF VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW SUPPLIMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION – SCHEDULE C.

METAL CONSTRUCTION HOARDING

- 1.8 M. HEIGHT X 3.0 M WIDE PANELS
- CONSTRUCTION HOARDING TO BE LOCATED AT PHASE LINE DEFINING PHASE 1 & 2 AND AROUND THE ENTIRE PROJECT BOUNDARY.

EXISTING TREES TO BE REMOVED

LEGEND

- IRRIGATION CONTROLLER LOCATION FOR EAST BUILDING
- IRRIGATION CONTROLLER LOCATION FOR WEST BUILDING
- IRRIGATION POINT OF CONNECTION – 50 MM FOR EAST BUILDING
- IRRIGATION POINT OF CONNECTION – 50 MM FOR WEST BUILDING
- IRRIGATION POINT OF CONNECTION (25 MM) AND CONTROLLER LOCATION FOR FRANCES AVENUE BOULEVARD
- IRRIG SL — 100 MM CLASS 160 PVC IRRIGATION SLEEVES
- EXISTING TREES TO REMAIN (REFER TO ARBORIST REPORT)
- TREE ID#, TRUNK SIZE & SPECIES
- CROWN SPREAD
- CRITICAL ROOT ZONE (CRZ)
- EXISTING TREES TO REMOVE

Tree ID # X
DBH m. Tree Name
(Retain)

Tree ID # X
DBH m. Tree Name
(Remove)

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rev no	description	date
18	Issued for DDP	24.05.16
17	ISSUED FOR CONSTRUCTION	22.10.06
16	BP–Re–Sub. West Bld. (Brad Forth)	22.08.24
15	BP–Re–Sub. West Bld. (Brad Forth)	22.07.27
14	BP–Re–Sub. East Bld.	20.11.16
13	BP–Re–Sub. East Bld.	20.07.29
12	Revise Phasing Plan	20.07.14
11	Landscape Phasing Plan	20.06.04
10	Parkade IFC	20.05.26
9	BP Re–Subm. Review	20.03.19
8	Portal BP Submission	20.03.06
7	BP Submission	19.12.16
6	BP Submission Review	19.12.02
5	75% WD Review	19.11.01
4	D.P.A. Resubmission	19.10.29
3	50% WD Review	19.09.30
2	D.P.A. Resubmission	19.07.16
1	D.P.A. Resubmission	19.05.17
0	D.P.A. Application	19.03.15

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project name
Tresah
West Building
611 & 629 Speed Ave, Victoria

sheet title
Landscape Plan
Phase 2

project no.	1832
drawing file	
date	May 16, 2024
scale	1:100
drawn by	KNG
checked by	Forsite LA
revision no.	14
sheet no.	L1