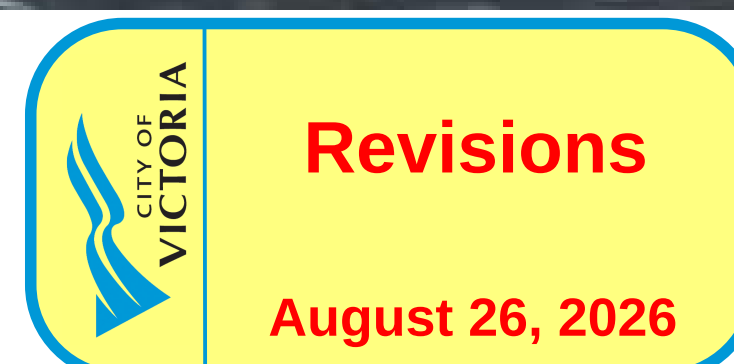




TELUS living



PROPOSED RESIDENTIAL DEVELOPMENT

1908 FOUL BAY ROAD
COMMITTEE OF THE WHOLE RESUBMISSION
2026-08-18 VICTORIA, B.C.

83 MULTI FAMILY UNITS
SITE ADRESS: 1908 FOUL BAY ROAD
LEGAL: LOT 1, SECTION 76,VICTORIA DISTRICTPLAN 26773

Code Review Summary

	Residential	Parkade
Occupancy	Group C	Group F- Div 3
Bldg. Area (m²)	1,234 m²	2,063 m²
Bldg. Height (storeys)	6 storeys	Basement (1 level)
Sprinklered	Yes	Yes
Construction Article(s)	3.2.2.51	3.2.2.84
Max. Area Permitted (m²)	1,500 m²	7,200 m²
Construction Type	Combustible	Non-combustible
Floor Fire Resistance Rating	1h	1h
Mezzanine Fire Resistance Rating	N/A	N/A
Roof Fire Resistance Rating	1h	1h

NOTES:

1. This project is designed to comply with the BC Building Code 2024 except for section 3.8.5 Adaptable Design and Section 4.1.8 Seismic which are to be designed to BCBC 2018 as directed in Ministerial Order BA 2024 04.

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CONSULTANT LIST

DEVELOPER

Ledcor Property Investments Ltd.
1500 - 1067 West Cordova Street,
Vancouver, BC, V6C 1C7

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Victoria BC, V8T 1M5

CIVIL

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Victoria BC, V8X 4A3

ARBORIST

Talbot Mackenzie & Associates
3575 Douglas St
Victoria BC, V8Z 7H6

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Project

1908 FOUL BAY
Multi-Unit Residential

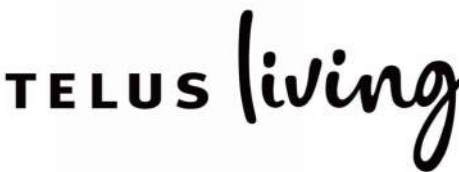
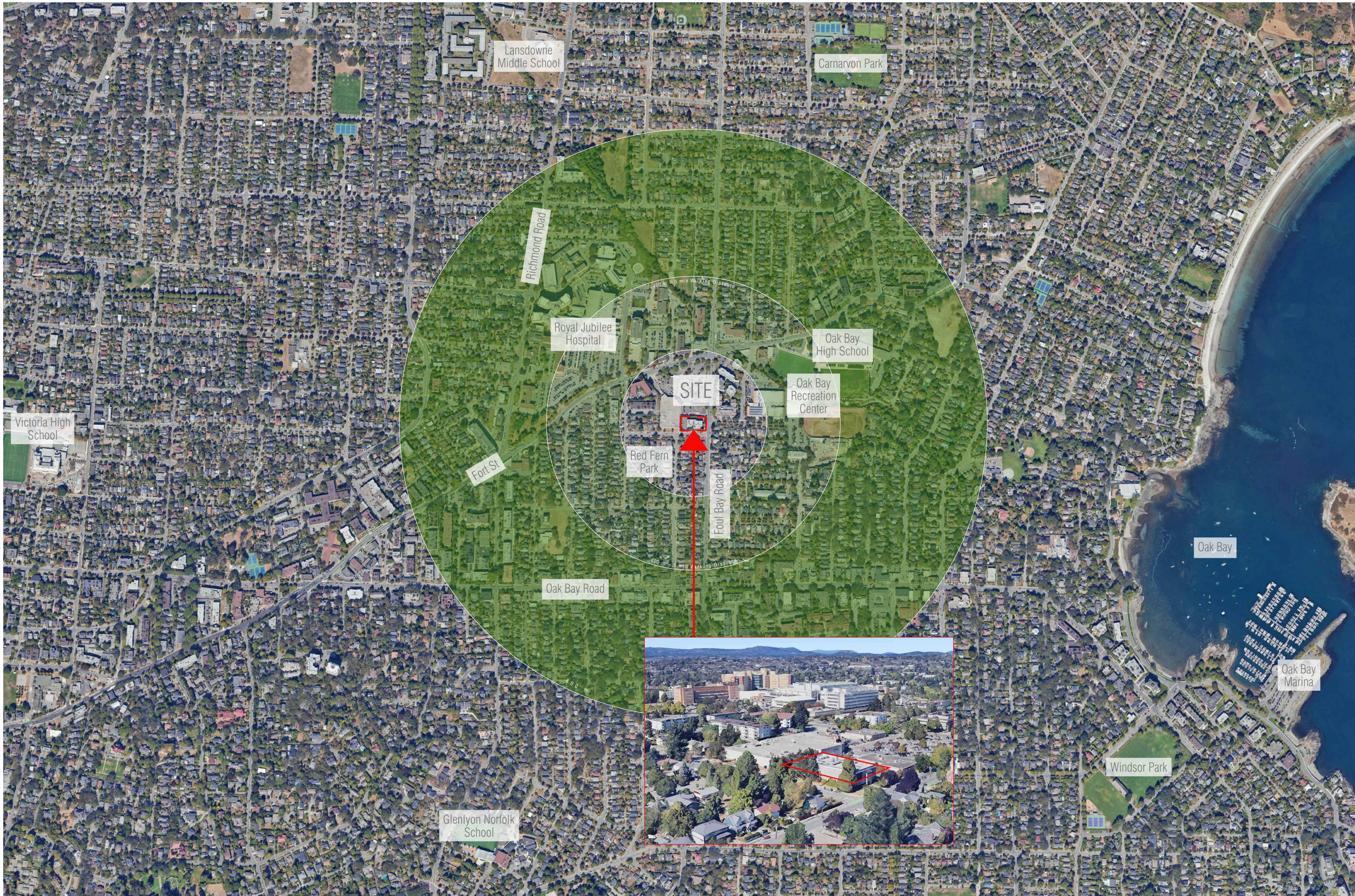


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Multi-Unit Residential

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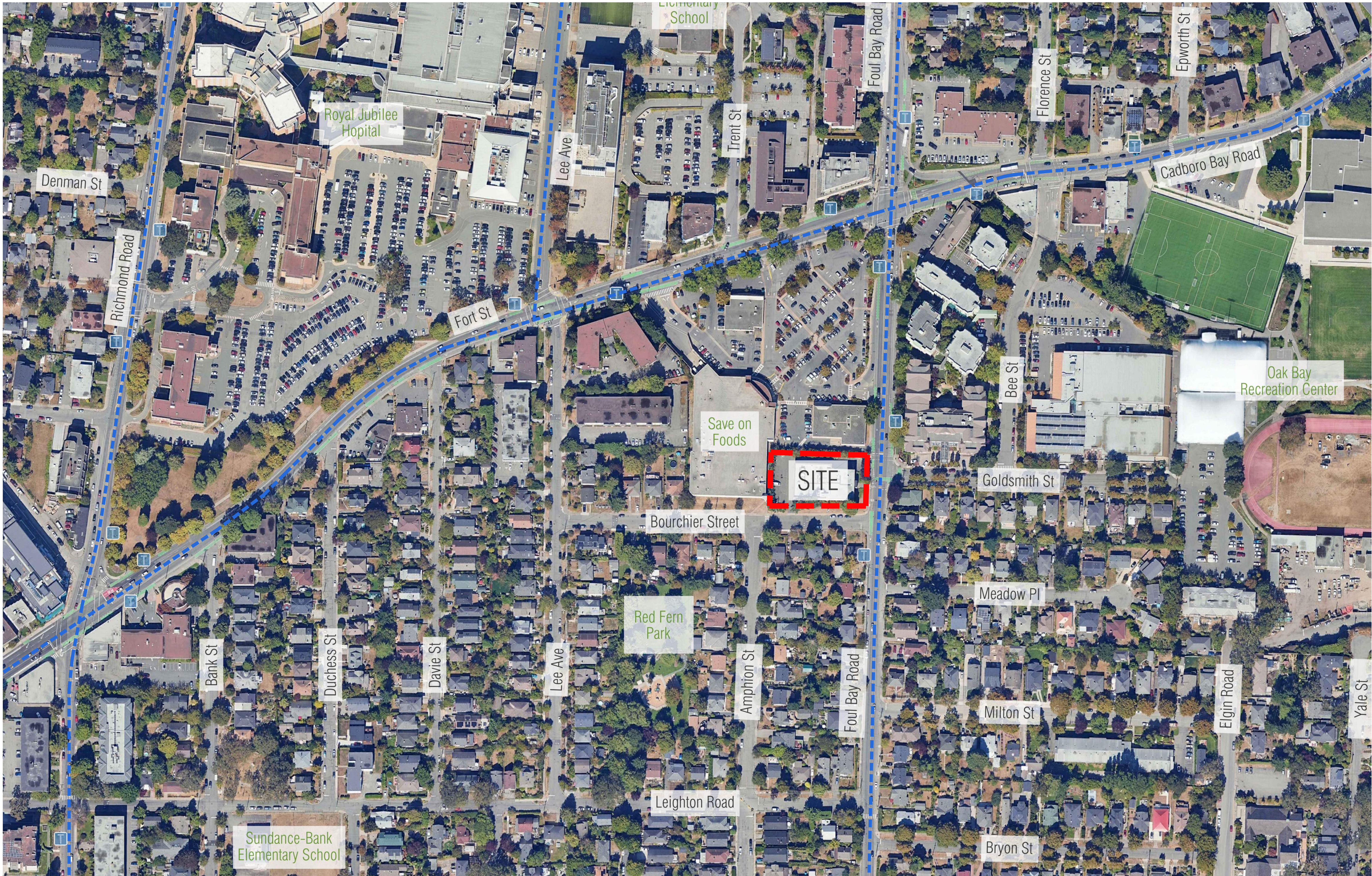
Project Location Map

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Project Location Map



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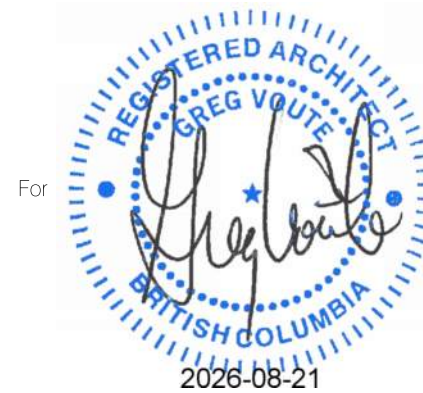
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Multi-Unit Residential

TELUS living



Context Plan

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August 18, 2026

Context Plan



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2



3



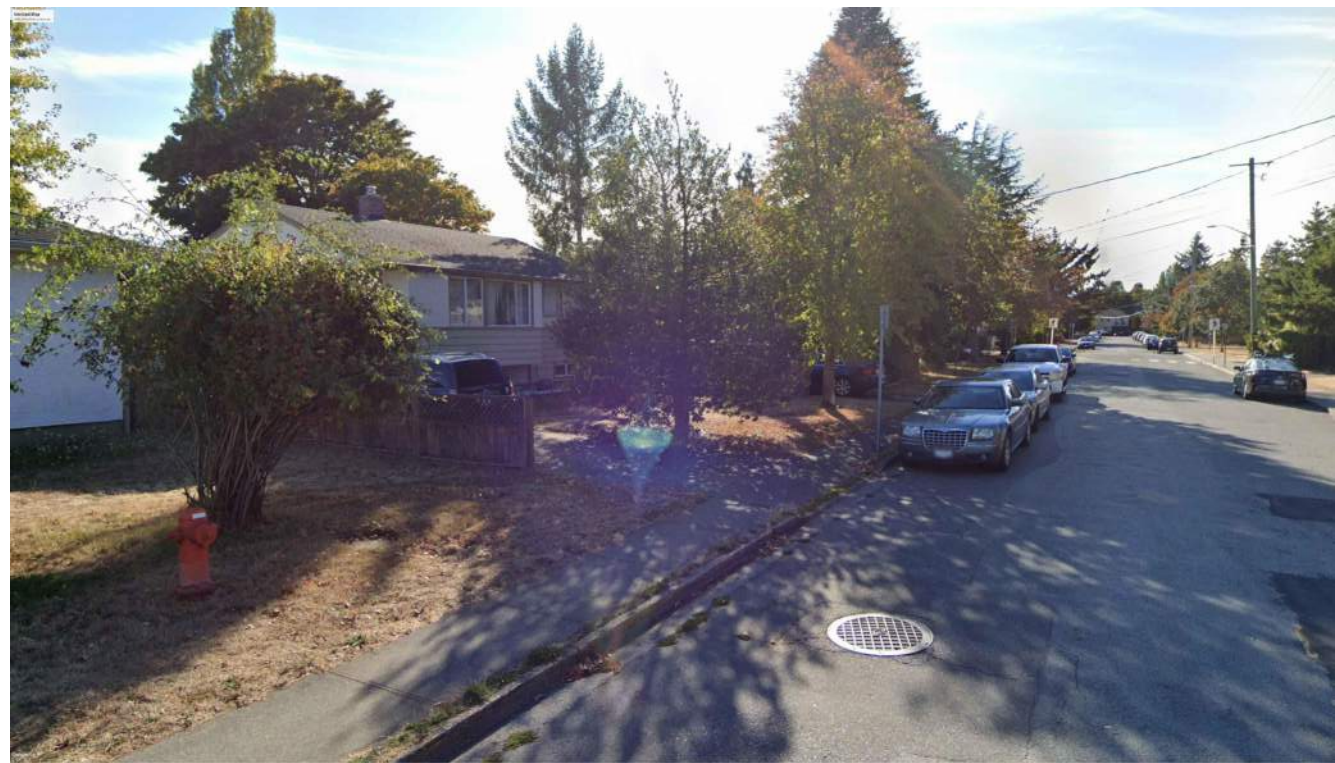
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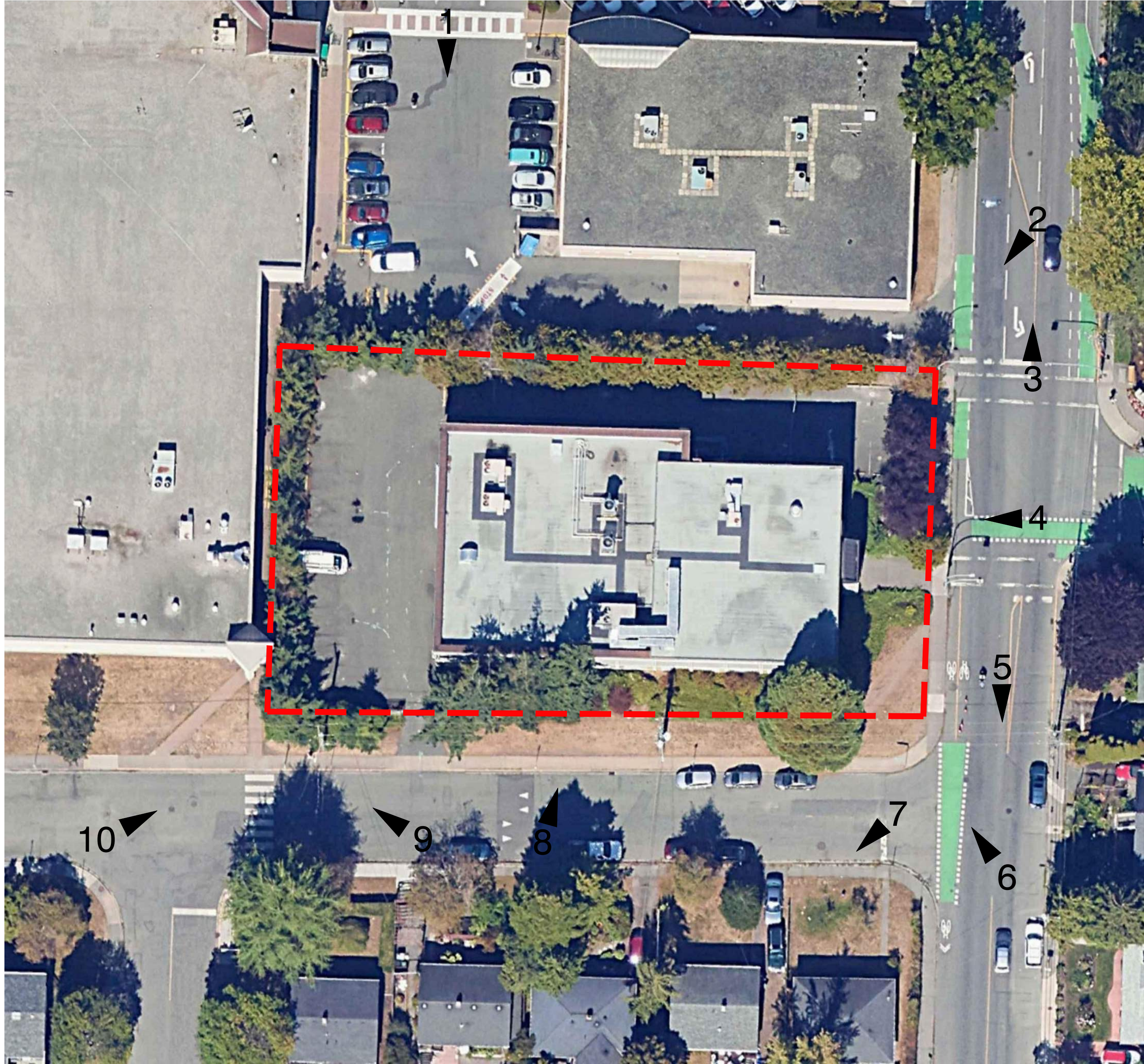
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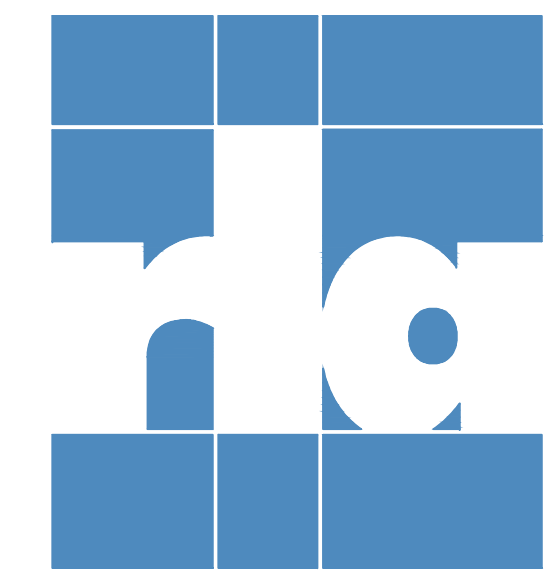


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Photos of Existing Site Condition



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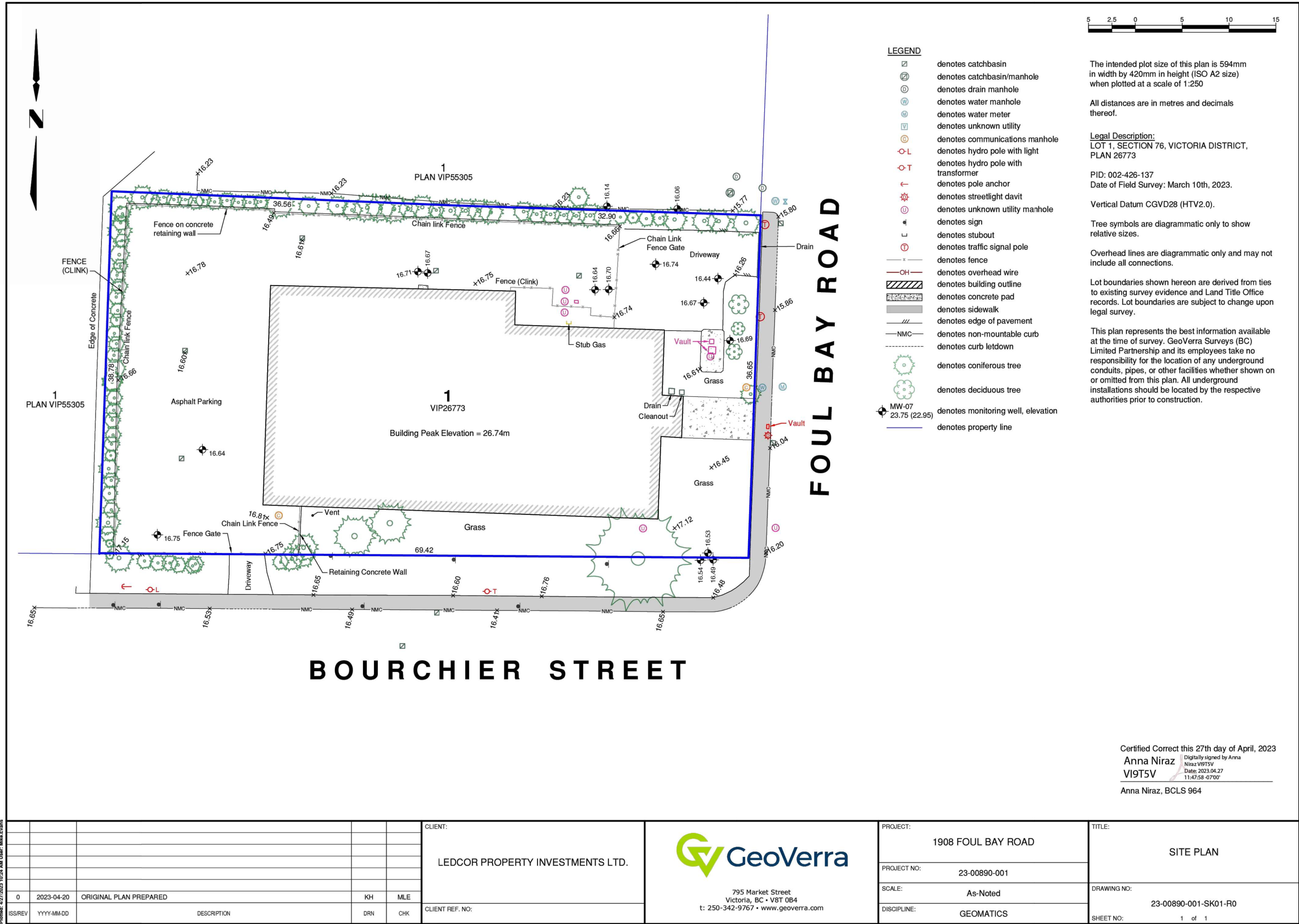


Project
1908 FOUL BAY
Multi-Unit Residential



Photos of Existing
Site Conditions
Scale: N/A
August 18, 2026

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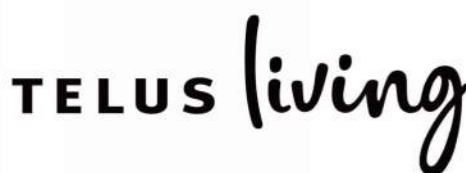


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Project
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Multi-Unit Residential



Survey
Scale: N/A
August 18, 2026

Survey

A-0.05

Development Statistics

TELUS LIVING	Development Statistics:			updated	2026-08-21	
Project Address:		1908 Foul Bay, Vicotria, BC				
Zoning:						
Current:		City of Victoria	TCD-1 Zoning (Single Family Dwelling District)			
Proposed:		New Zone				
Site Stats						
Site Area			28,105	sf		2,611.04 sm
Dedication Area			1,185	sf		110.09 sm
Post Dedication, Net Site Area			26,920	sf		2,500.95 sm
		Max Allowable	Proposed			
Site Coverage		80%	74.6%			
Floor Space Ratio (FSR)		sf	2.44	68,552	sf (6 storeys)	6,369 sm

Units Mix							
Units			Mix	Units Size	Units	Total	
	S1	Studio	1%	406 sf	1	406 sf	Studio 8%
	S2	Studio	7%	434 sf	6	2,604 sf	
	A1	1 Bedroom	28%	530 sf	24	12,720 sf	1 Bedroom 40%
	A2	1 Bedroom + Flex	14%	656 sf	12	7,872 sf	
	A2e	1 Bedroom	6%	581 sf	5	2,905 sf	1 Bedroom + Flex 14%
	A2ap	1 Bedroom (Adaptable)	7%	581 sf	6	3,486 sf	
	B1	2 Bedroom 2 Bath	6%	798 sf	5	3,990 sf	2 Bedroom 24%
	B2	2 Bedroom 2 Bath	7%	852 sf	6	5,112 sf	
	C2	2 Bedroom 2 Bath Corner	11%	797 sf	10	7,970 sf	
	D1	3 Bedroom 2 Bath Corner	7%	991 sf	6	5,946 sf	3 Bedroom 14%
	D2	3Bedroom 2 Bath Corner	7%	1090 sf	6	6,540 sf	
Total GFA		Average net Unit size		684 sf	87	59,551 sf	
		Efficiency				72,066 sf	83%

Parking						
Car Parking						
45 sm (484 sf)	Required Residential (Core Area)		Units	Required Stalls	Proposed	Parking Area 22,204 sf 2,063 m2
	<	45 sm (484 sf)	0.60 /unit	6	4	
	<	70 sm (753 sf)	0.70 /unit	47	33	
	>	70 sm (753 sf)	1.10 /unit	33	36	
			86 Total	73	54	
Required Accessible		2 cars / 51-75 spaces		2 incl'd above	2 incl'd above	
Required Van Accessible		1 car / 51-75 spaces		1 incl'd above	1 incl'd above	
Total Residential Cars				73	54	
Required Visitor		0.10 /unit	87	9	7	
Required Visitor Accessible		0 cars / 6-25 visitor spaces		0 incl'd above	0 incl'd above	
Required Visitor Van Accessible		1 car / 6-25 visitor spaces		1 incl'd above	1 incl'd above	
Total Visitors Parking				9	7	
			Total	82	0.95	61
						0.71
Long Term Bike Parking						
45 sm (484 sf)	Required				Proposed	
	<	45 sm (484 sf)	1.00 /unit	6	6	
	>	45 sm (484 sf)	1.25 /unit	81	101	
			Total	107	107	
Short Term Bike Parking						
Greater of	Required					
	6 or	0.1 /unit	87	9	8	

RENTAL APARTMENT UNITS												
Room Type		Parking	Main Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Unit Area	Total Area	Unit Mix
S1	Studio		1	0	0	0	0	0	1	406 SF	406 SF	1%
S2	Studio		1	1	1	1	1	1	6	434 SF	2,604 SF	7%
A1	1 Bedroom		4	4	4	4	4	4	24	530 SF	12,720 SF	28%
A2	1 Bedroom + Flex		2	2	2	2	2	2	12	656 SF	7,872 SF	14%
A2e	1 Bedroom		0	1	1	1	1	1	5	581 SF	2,905 SF	6%
A2ap	1 Bedroom (Adaptable)		1	1	1	1	1	1	6	581 SF	3,486 SF	7%
B1	2 Bedroom 2 Bath		0	1	1	1	1	1	5	798 SF	3,990 SF	6%
B2	2 Bedroom 2 Bath		1	1	1	1	1	1	6	852 SF	5,112 SF	7%
C2	2 Bedroom 2 Bath Corner		0	2	2	2	2	2	10	797 SF	7,970 SF	11%
D1	3 Bedroom 2 Bath Corner		1	1	1	1	1	1	6	991 SF	5,946 SF	7%
D2	3Bedroom 2 Bath Corner		1	1	1	1	1	1	6	1,090 SF	6,540 SF	7%
#UNIT / FLOOR				12	15	15	15	15	15	87	Avg Unit	
UNIT AREA/FLOOR			7,786 SF	10,353 SF	10,353 SF	10,353 SF	10,353 SF	10,353 SF		684 SF net	59,551 SF	99%
Common Area (incl. Service Space)			1,674 SF	1,601 SF	1,601 SF	1,601 SF	1,601 SF	1,601 SF			9,679 SF	
Entry Lobby (incl. Mail Area)			395 SF								395 SF	
Amenity Room			590 SF									
Pet Wash			227 SF									
Bike Rooms			1,624 SF									
Exterior Wall			340 SF	310 SF	310 SF	310 SF	310 SF	310 SF				
FLOOR AREA (Excludes Bike Room and Exterior Wall) for FSR Calculation			10,332 SF	11,644 SF	11,644 SF	11,644 SF	11,644 SF	11,644 SF			68,552 SF	
GROSS FLOOR AREA (includes ground floor bike rooms and Exterior Wall)		22,204 SF	12,296 SF	11,954 SF	11,954 SF	11,954 SF	11,954 SF	11,954 SF			72,066 SF	
NET EFFICIENCY Unit area over Gross Floor Area			63.3 %	86.6 %	86.6 %	86.6 %	86.6 %	86.6 %			82.6 %	
In Metric FSR		2062.8 sm	959.9 sm 1142.3 sm	1081.8 sm	1081.8 sm	1081.8 sm	1081.8 sm	1081.8 sm			6368.6 sm	

RESIDENTIAL UNIT MIX SUMMARY		Mix %	Units
S	Studio	8%	7
A1 A2e A2ap	One Bedroom	40%	35
A2	One Bedroom Flex	14%	12
B1 B2 C2	Two Bedroom	24%	21
D1D2	Three Bedroom	14%	12
		100%	87



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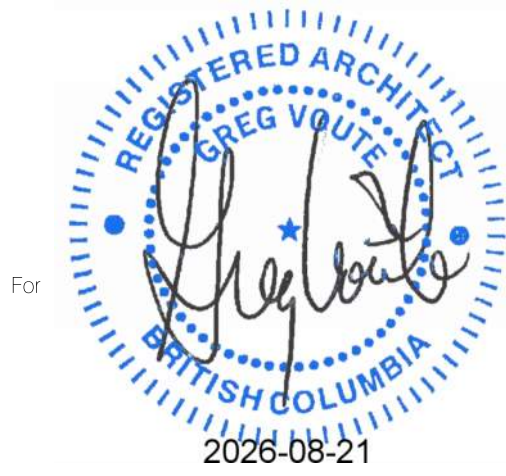
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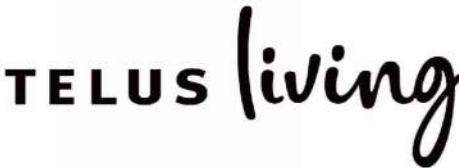
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Development Statistics

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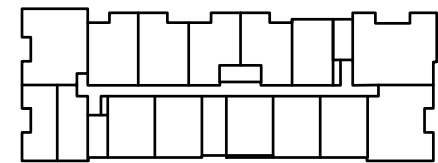


Aerial View of Proposed Building in Relation to Flanking Buildings

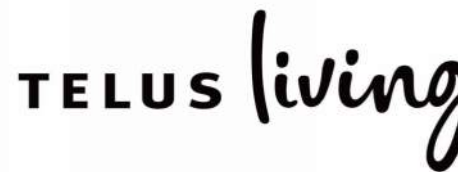


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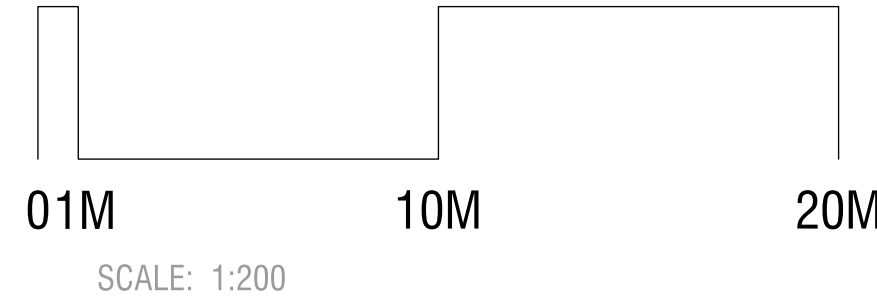
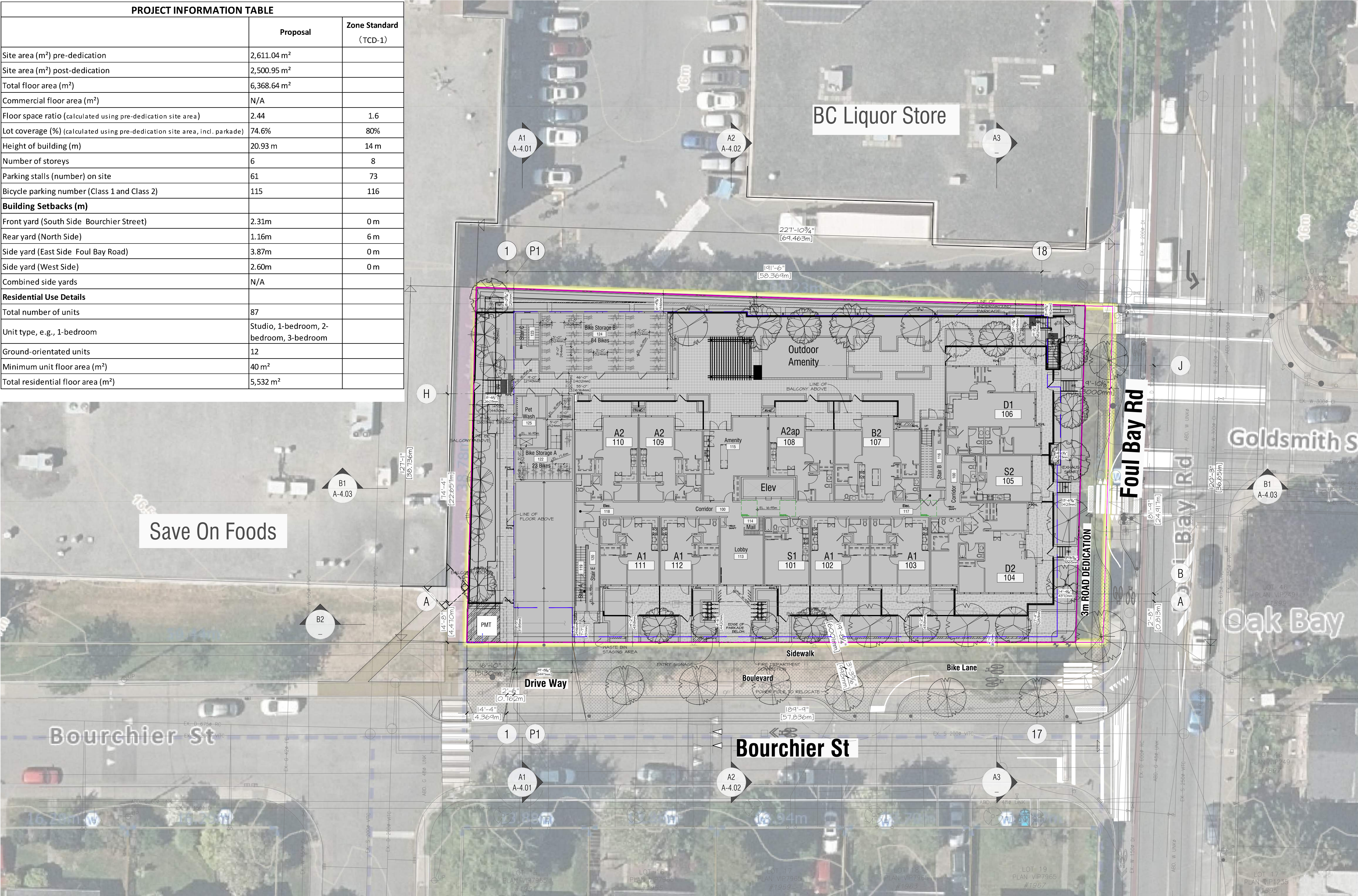
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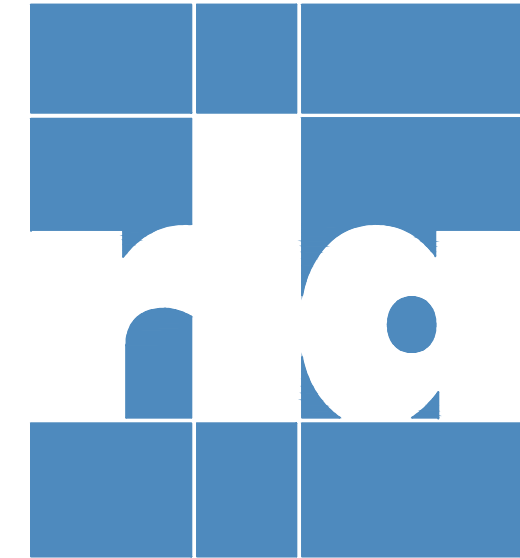
Context Aerial View

Scale:
August 18, 2026

PROJECT INFORMATION TABLE		
	Proposal	Zone Standard (TCD-1)
Site area (m²) pre-dedication	2,611.04 m²	
Site area (m²) post-dedication	2,500.95 m²	
Total floor area (m²)	6,368.64 m²	
Commercial floor area (m²)	N/A	
Floor space ratio (calculated using pre-dedication site area)	2.44	1.6
Lot coverage (%) (calculated using pre-dedication site area, incl. parkade)	74.6%	80%
Height of building (m)	20.93 m	14 m
Number of storeys	6	8
Parking stalls (number) on site	61	73
Bicycle parking number (Class 1 and Class 2)	115	116
Building Setbacks (m)		
Front yard (South Side Bouchier Street)	2.31m	0 m
Rear yard (North Side)	1.16m	6 m
Side yard (East Side Foul Bay Road)	3.87m	0 m
Side yard (West Side)	2.60m	0 m
Combined side yards	N/A	
Residential Use Details		
Total number of units	87	
Unit type, e.g., 1-bedroom	Studio, 1-bedroom, 2-bedroom, 3-bedroom	
Ground-orientated units	12	
Minimum unit floor area (m²)	40 m²	
Total residential floor area (m²)	5,532 m²	



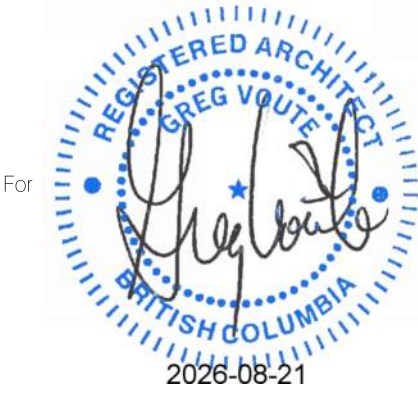
Site Plan & Project Information



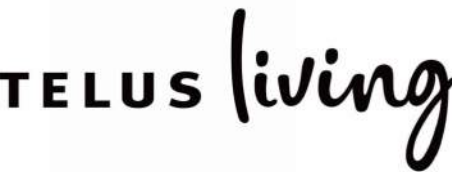
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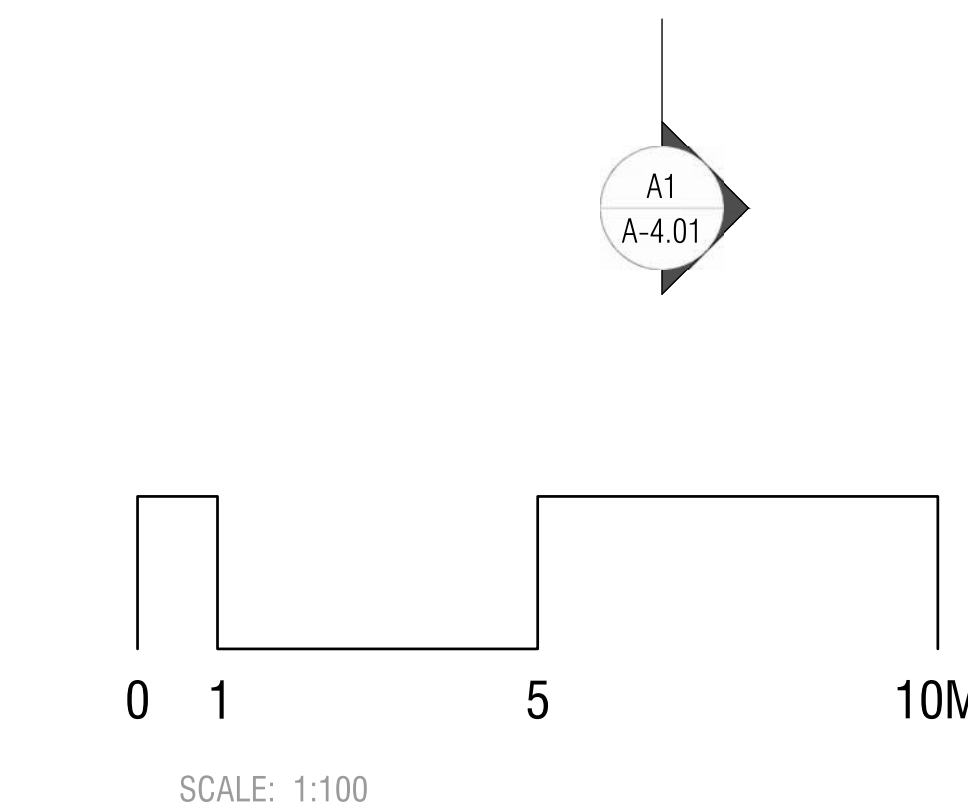
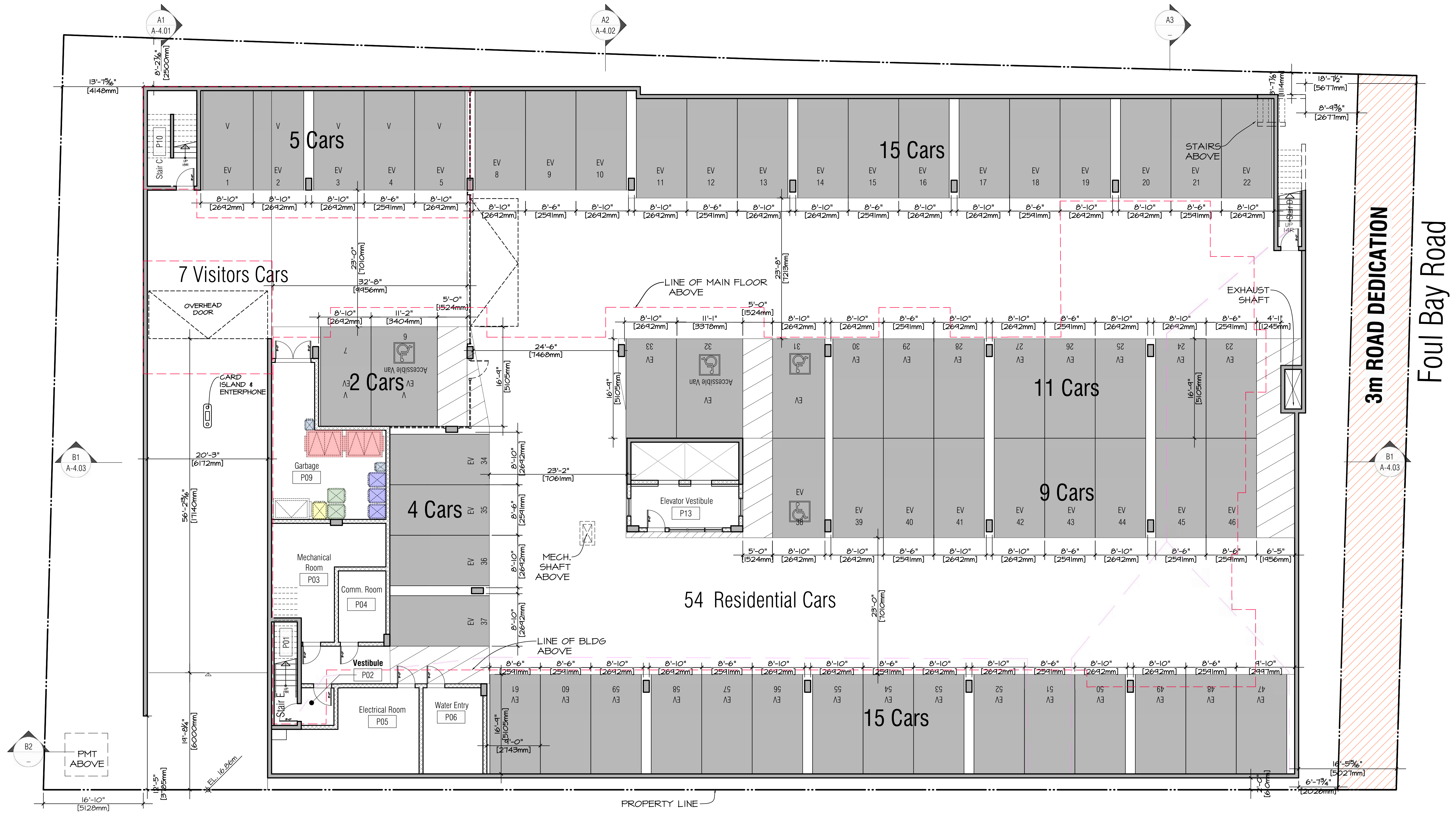


Project
1908 FOUL BAY
Multi-Unit Residential

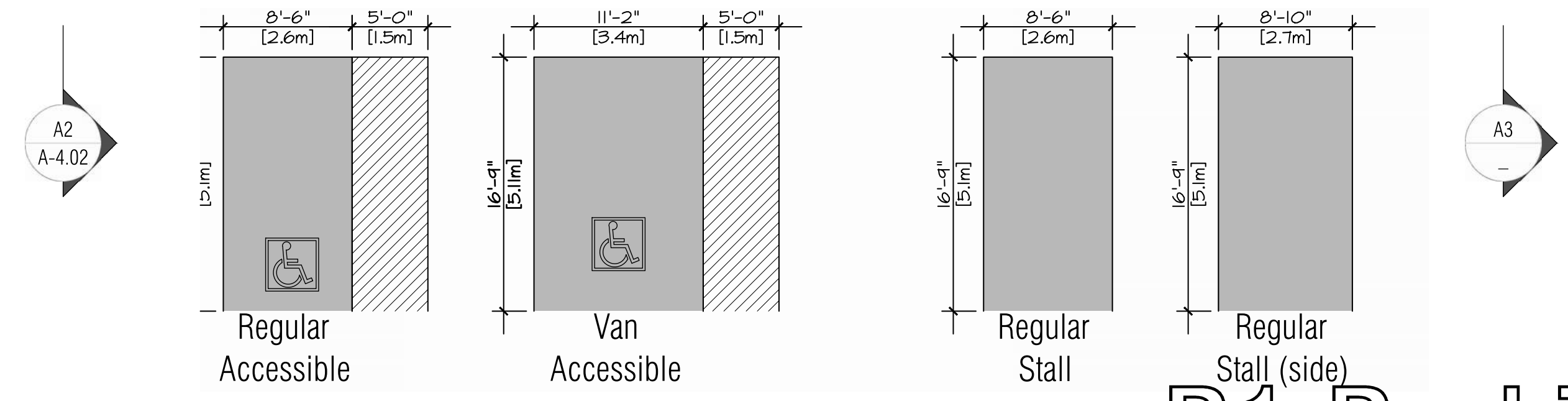


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Scale: 1:200
August 18, 2026

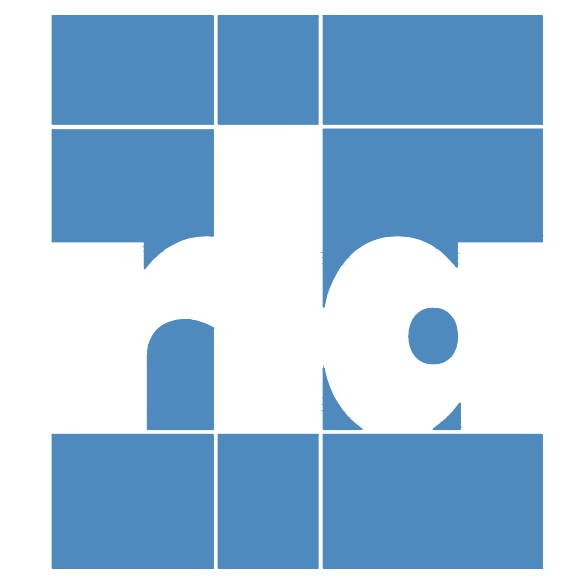
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Note:
Each Accessible Parking Space or Van Accessible Parking Space must be marked with signage in accordance with the dimensions and specifications illustrated in Figures 2.3 and 4, Part 5-Section 5.1.7.2 Victoria City Zoning Bylaw 2018 (September, 2025 amended version).



P1 Parking Level Plan A-2.01



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 - March 20, 2026
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 - May 27, 2026
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 - August 18, 2026
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Project
1908 FOUL BAY
Multi-Unit Residential

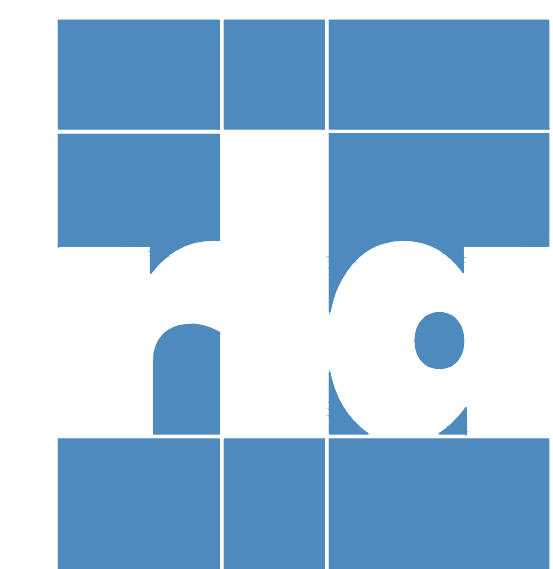


P1 Parking Level Plan
Scale: 1:100
August 18, 2026



SCALE: 1:100

Main Floor Plan



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1908 FOUL BAY
Multi-Unit Residential

TELUS living



Main Floor Plan
Scale: 1:100
August 18, 2026

A-2.02



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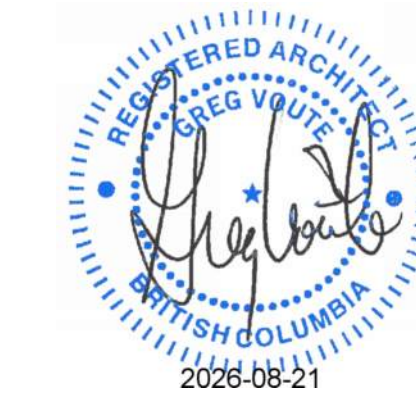
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1908 FOUL BAY
Multi-Unit Residential

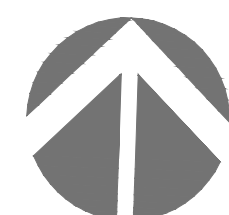
TELUS living



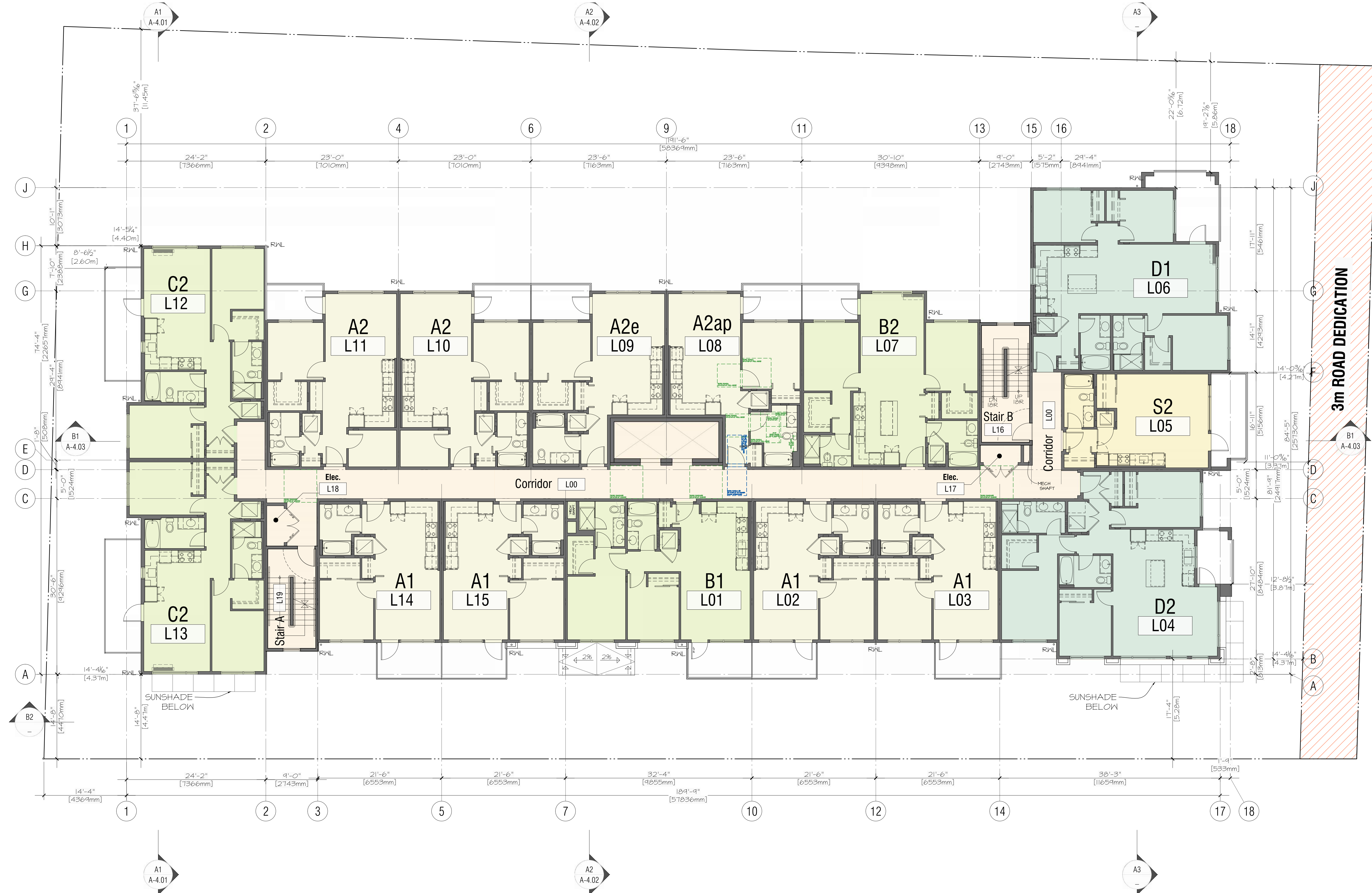
Typical Floor Plan

Scale: 1:100
August 18, 2026

Level 2 Floor Plan



A-2.03



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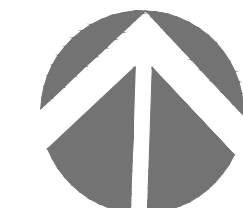


Project
1908 FOUL BAY
Multi-Unit Residential

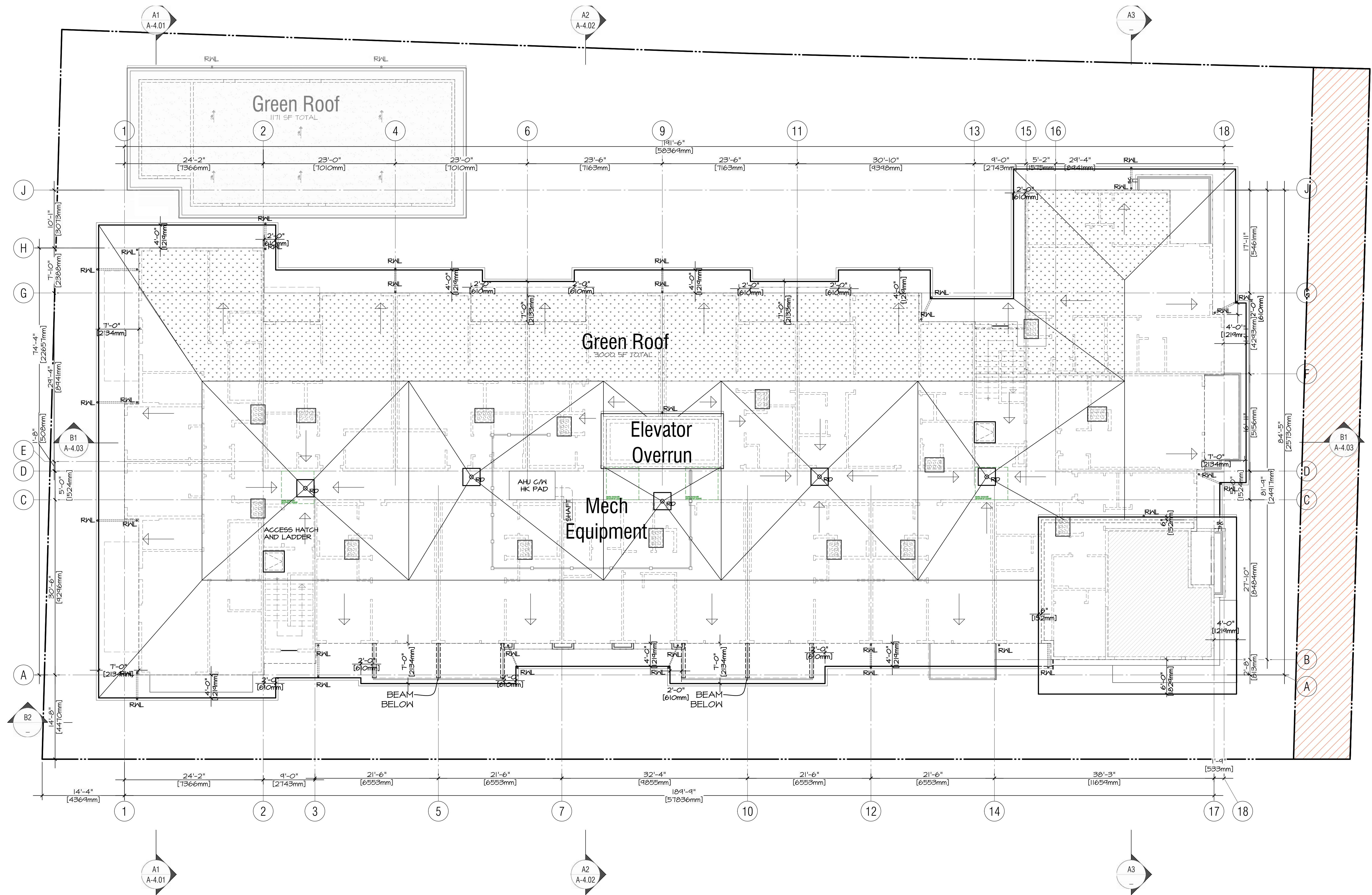


Typical Floor Plan
Scale: 1:100
August 18, 2026

Typical Floor Plan



A-2.04



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Project

1908 FOUL BAY
Multi-Unit Residential

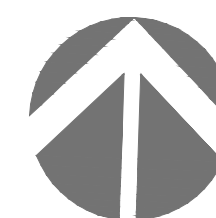
TELUS living



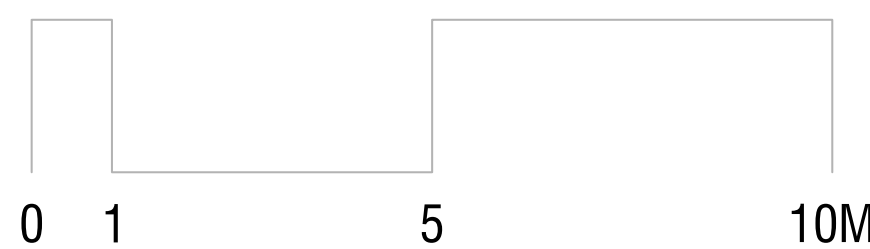
Roof Plan

Scale: 1:100
August 18, 2026

Roof Plan



A-2.05



SCALE: 1:100

Material Legend

Provide samples of all exterior colours & materials for review & approval

- 1

Roofing

2- PLY SBS Roofing, Light Grey
- 2

Fascia: Dark

Fibre Cement
B.C. HC-154 - Hale Navy
- 3

Soffit: Feature Wood

Fibre Cement, Wood-like Colour
- 4

Soffit: Typical - Light Grey

Fibre Cement
B.M. HC-169 - Coventry Grey
- 5

Soffit: Typical - Dark Grey

Fibre Cement
B.M. 2128-20 - Abyss
- 6a

Panels: Dark Grey

Fibre Cement Panels
B.M. 2128-20 - Abyss
- 6b

Panels: Neutral

Fibre Cement Panels
B.M. CC-454 - Cobblestone
- 7

Panels: Rust Red

Fibre Cement Panels
Woodtone: Rosewood
- 8

Ledgestone:

Providence Ledgestone
- 9a

Vertical Siding: Off White

Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 9b

Vertical Siding: Light Gray

Fibre Cement Vertical Board & Batten
B.M. HC-169 - Coventry Gray
- 10

Windows: Vinyl Dark

Vinyl Window Frames, Charcoal Colour
- 11

Windows: Curtain Wall

Aluminum Frames, Charcoal Colour
- 12

Metal Flashing: Feature

Match Colour to Adjacent Material
- 13

Privacy Screens & Guards

Aluminum Frame & Glass Panel Guards and Privacy Screens, Charcoal Colour
- 14

Metal Fence -Charcoal Grey

Aluminum Fence, Charcoal Colour
- 15

Feature beams - Charcoal Grey

Fibre Cement Cladded
B.M. 2128-20 - Abyss
- 16

Architectural Concrete

Exposed Concrete (Painted At Parts of the Building Envelope)
- 17

Sunshades - Charcoal Grey

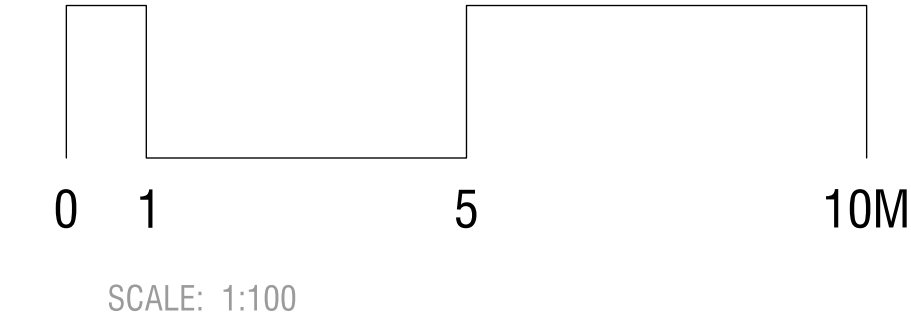
Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

B.M. HC-178 Charcoal Slate
- 19

Trims:Light Grey

B.M. 2124-40 Thundercloud Grey



Elevation - South



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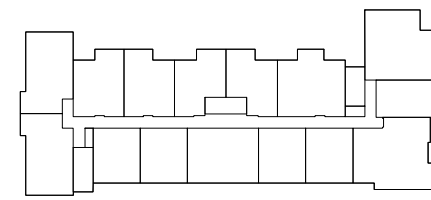
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Project

1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
August 18, 2026

A-3.01

Material Legend

Provide samples of all exterior colours & materials for review & approval

- 1

Roofing
2- PLY SBS Roofing, Light Grey
- 2

Fascia: Dark
Fibre Cement
B.C. HC-154 - Hale Navy
- 3

Soffit: Feature Wood
Fibre Cement, Wood-like Colour
- 4

Soffit: Typical - Light Grey
Fibre Cement
B.M. HC-169 - Coventry Grey
- 5

Soffit: Typical - Dark Grey
Fibre Cement
B.M. 2128-20 - Abyss
- 6a

Panels: Dark Grey
Fibre Cement Panels
B.M. 2128-20 - Abyss
- 6b

Panels: Neutral
Fibre Cement Panels
B.M. CC-454 - Cobblestone
- 7

Panels: Rust Red
Fibre Cement Panels
Woodtone: Rosewood
- 8

Ledgestone:
Providence Ledgestone
- 9a

Vertical Siding: Off White
Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 9b

Vertical Siding: Light Gray
Fibre Cement Vertical Board & Batten
B.M. HC-169 - Coventry Gray
- 10

Windows: Vinyl Dark
Vinyl Window Frames, Charcoal Colour
- 11

Windows: Curtain Wall
Aluminum Frames, Charcoal Colour
- 12

Metal Flashing: Feature
Match Colour to Adjacent Material
- 13

Privacy Screens & Guards
Aluminum Frame & Glass Panel Guards and Privacy Screens, Charcoal Colour
- 14

Metal Fence-Charcoal Grey
Aluminum Fence, Charcoal Colour
- 15

Feature beams - Charcoal Grey
Fibre Cement Cladded
B.M. 2128-20 - Abyss
- 16

Architectural Concrete
Exposed Concrete (Painted At Parts of the Building Envelope)
- 17

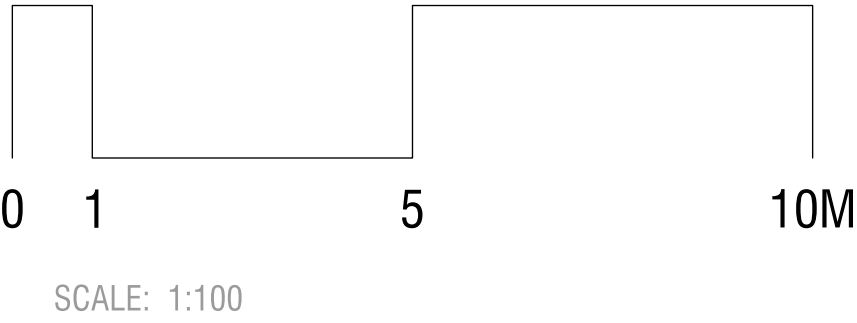
Sunshades - Charcoal Grey
Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey
B.M. HC-178 Charcoal Slate
- 19

Trims:Light Grey
B.M. 2124-40 Thundercloud Grey



North Elevation



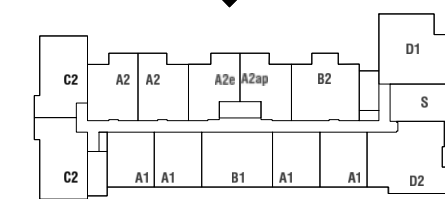
Elevation - North



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Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
August 18, 2026

A-3.02

Material Legend

Provide samples of all exterior colours & materials for review & approval

- 1

Roofing

2- PLY SBS Roofing, Light Grey
- 2

Fascia: Dark

Fibre Cement
B.C. HC-154 - Hale Navy
- 3

Soffit: Feature Wood

Fibre Cement, Wood-like Colour
- 4

Soffit: Typical - Light Grey

Fibre Cement
B.M. HC-169 - Coventry Grey
- 5

Soffit: Typical - Dark Grey

Fibre Cement
B.M. 2128-20 - Abyss
- 6a

Panels: Dark Grey

Fibre Cement Panels
B.M. 2128-20 - Abyss
- 6b

Panels: Neutral

Fibre Cement Panels
B.M. CC-454 - Cobblestone
- 7

Panels: Rust Red

Fibre Cement Panels
Woodtone: Rosewood
- 8

Ledgestone:

Providence Ledgestone
- 9a

Vertical Siding: Off White

Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 9b

Vertical Siding: Light Gray

Fibre Cement Vertical Board & Batten
B.M. HC-169 - Coventry Gray
- 10

Windows: Vinyl Dark

Vinyl Window Frames, Charcoal Colour
- 11

Windows: Curtain Wall

Aluminum Frames, Charcoal Colour
- 12

Metal Flashing: Feature

Match Colour to Adjacent Material
- 13

Privacy Screens & Guards

Aluminum Frame & Glass Panel Guards and Privacy Screens, Charcoal Colour
- 14

Metal Fence-Charcoal Grey

Aluminum Fence, Charcoal Colour
- 15

Feature beams - Charcoal Grey

Fibre Cement Cladded
B.M. 2128-20 - Abyss
- 16

Architectural Concrete

Exposed Concrete (Painted At Parts of the Building Envelope)
- 17

Sunshades - Charcoal Grey

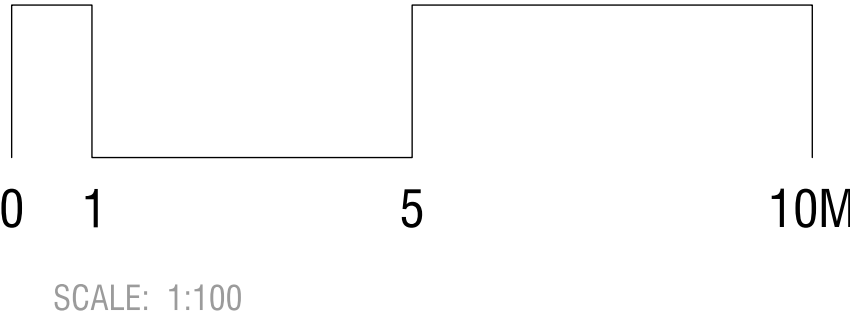
Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

B.M. HC-178 Charcoal Slate
- 19

Trims:Light Grey

B.M. 2124-40 Thundercloud Grey



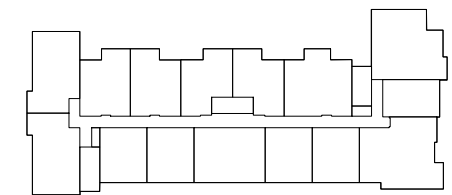
Elevation - East



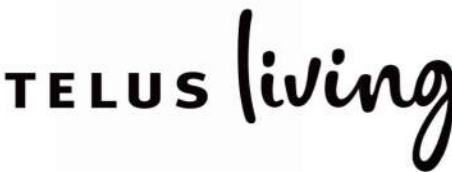
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Project
1908 FOUL BAY
Multi-Unit Residential



Elevations

Scale: 1:100
August 18, 2026

Material Legend

Provide samples of all exterior colours & materials for review & approval

- 1

Roofing

2- PLY SBS Roofing, Light Grey
- 4

Soffit: Typical - Light Grey

Fibre Cement
B.M. HC-169 - Coventry Grey
- 6b

Panels: Neutral

Fibre Cement Panels
B.M. CC-454 - Cobblestone
- 9a

Vertical Siding: Off White

Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 11

Windows: Curtain Wall

Aluminum Frames, Charcoal Colour
- 14

Metal Fence - Charcoal Grey

Aluminum Fence, Charcoal Colour
- 17

Sunshades - Charcoal Grey

Aluminum Frame, Charcoal Colour
- 2

Fascia: Dark

Fibre Cement
B.C. HC-154 - Hale Navy
- 5

Soffit: Typical - Dark Grey

Fibre Cement
B.M. 2128-20 - Abyss
- 7

Panels: Rust Red

Fibre Cement Panels
Woodtone: Rosewood
- 9b

Vertical Siding: Light Gray

Fibre Cement Vertical Board & Batten
B.M. HC-169 - Coventry Gray
- 12

Metal Flashing: Feature

Match Colour to Adjacent Material
- 15

Feature beams - Charcoal Grey

Fibre Cement Cladded
B.M. 2128-20 - Abyss
- 18

Trims: Dark Grey

B.M. HC-178 Charcoal Slate
- 3

Soffit: Feature Wood

Fibre Cement, Wood-like Colour
- 6a

Panels: Dark Grey

Fibre Cement Panels
B.M. 2128-20 - Abyss
- 8

Ledgestone:

Providence Ledgestone
- 10

Windows: Vinyl Dark

Vinyl Window Frames, Charcoal Colour
- 13

Privacy Screens & Guards

Aluminum Frame & Glass Panel Guards and
Privacy Screens, Charcoal Colour
- 16

Architectural Concrete

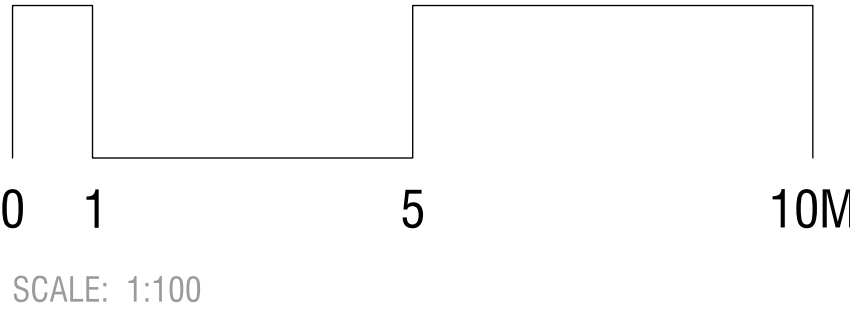
Exposed Concrete (Painted At Parts of the
Building Envelope)
- 19

Trims: Light Grey

B.M. 2124-40 Thundercloud Grey



West Elevation



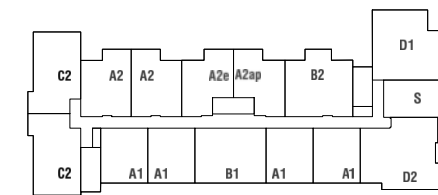
Elevation - West



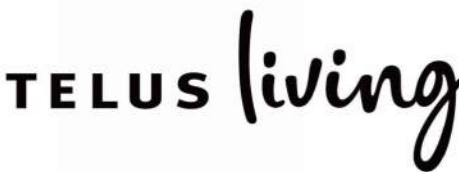
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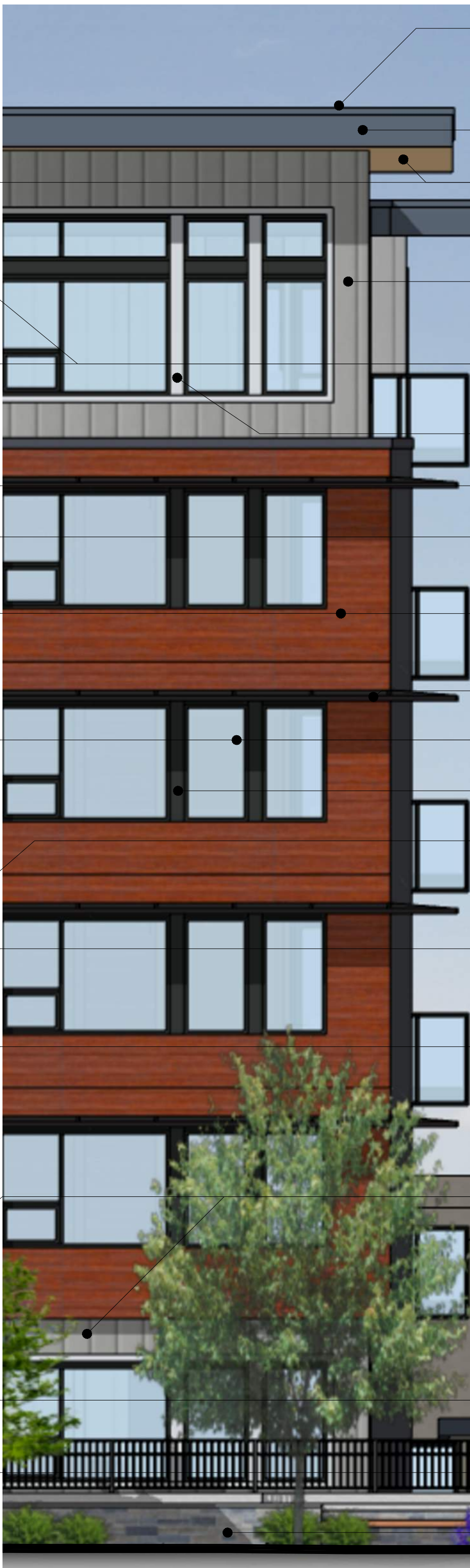
Project
1908 FOUL BAY
Multi-Unit Residential



Elevations

Scale: 1:100
August 18, 2026

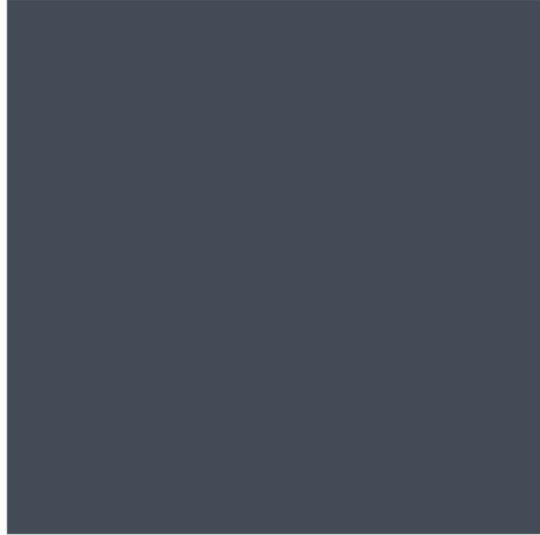
A-3.04



- Roofing
- Fascia - Dark Grey
- Soffit - Feature Wood
- Fiber Cement Vertical Board & Batten - Coventry Gray
- Fiber Cement Wrapped Feature Beams
- Trim - Light Grey
- Metal Guardrails
- Panels - Neutral
- Panels - Rust Red
- Sunshades Charcoal Grey
- Vinyl Windows - Dark
- Trim - Dark
- Fiber Cement Vertical Board & Batten - Off White
- Trim - White
- Fiber Cement Panel-Wood Like
- Fiber Cement Vertical Board & Batten - Coventry Gray
- Windows: - Curtain Wall
- Architectural Concrete
- Providence Ledgestone



1 Roofing
2-Ply SBS Roofing
Coloured Light Gray



2 Fascia
Fibre Cement - Light Gray /Dark Gray
B.M. HC 154 - Hale Navy
Concealed Fasteners



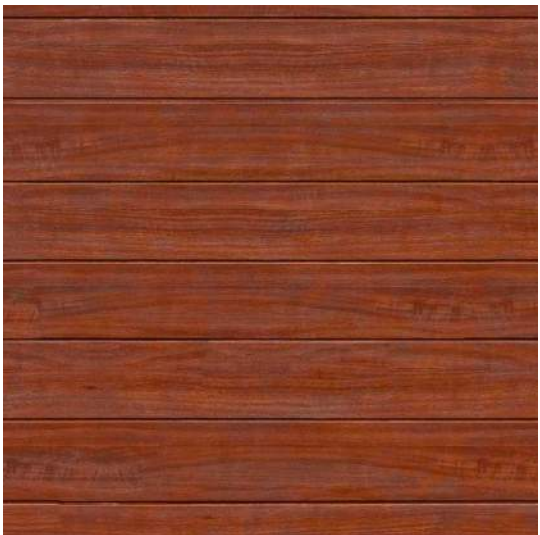
3 Soffit: Feature Wood
Wood-like Fibre Cement Board
7" Exposure, Pacific Sands Fisher Coating
Scandinavian Oak
Colour matched fasteners



4 Soffit
Fibre Cement -Light Gray /Dark Gray
B.M. HC-169 - Coventry Gray
B.M. 2128-20 - Abyss
Concealed Fasteners



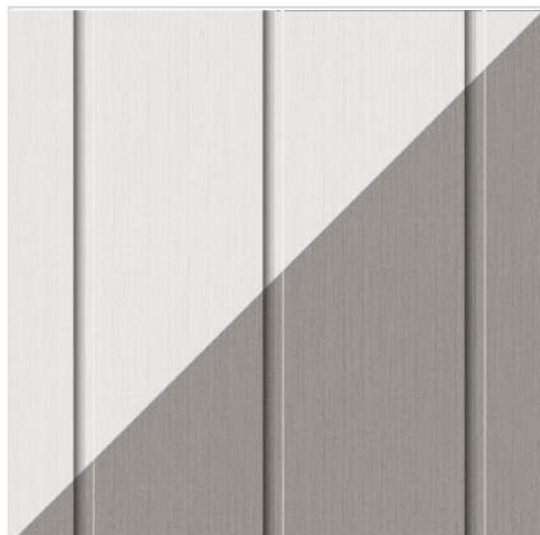
6a Panels
Fibre Cement - Dark Gray
B.M. 2128-20 - Abyss
Concealed Fasteners



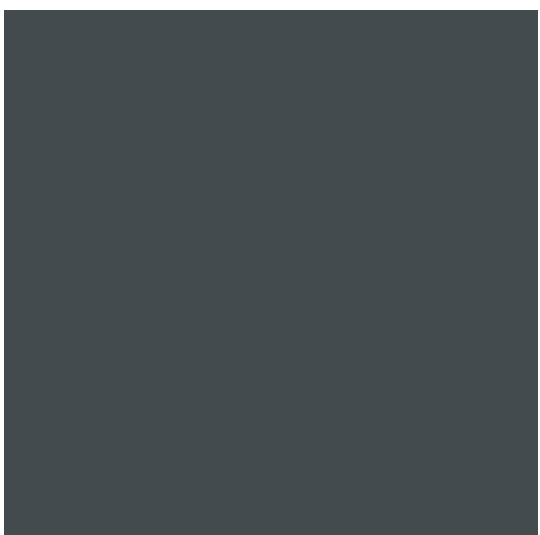
7 Panels
Fibre Cement - Rust Red
Woodtone: Rosewood



8 Ledgestone
Providence Ledgestone



9a Panels
Fibre Cement- Off White / Light Gray
Vertical Reverse Board & Batten
B.M. OC-17 - White Dove (9a)
B.M. HC-169 - Coventry Gray (9b)



10 Vinyl Windows
High Performance Low-E
Dark Coloured - Dark Charcoal Vinyl



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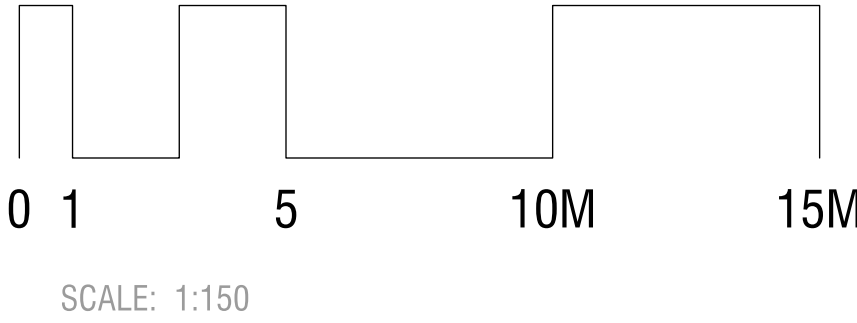
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Multi-Unit Residential

TELUS living



Colour Material Board

Scale: NTS
August 18, 2026

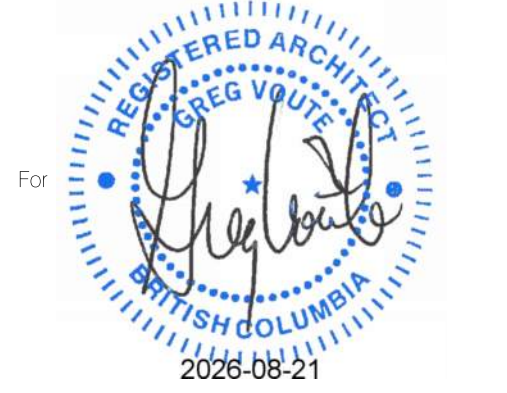
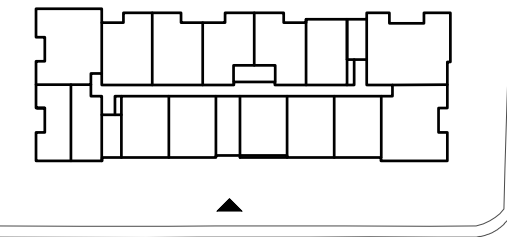


Streetscape Elevation - South



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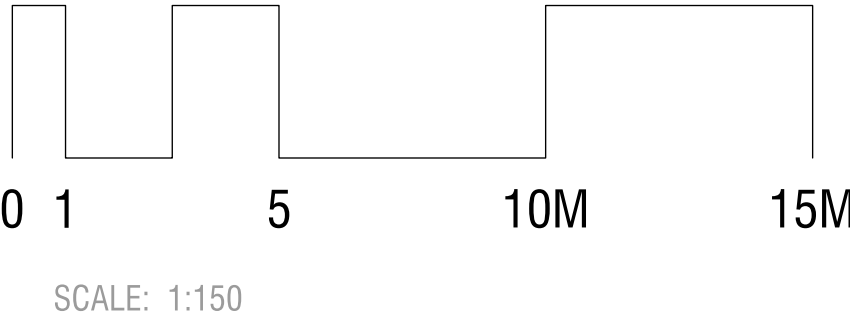
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Project
1908 FOUL BAY
Multi-Unit Residential



Scale: 1:150
August 18, 2026

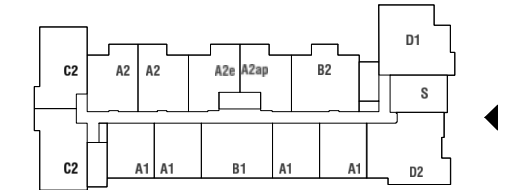


Streetscape Elevation - East



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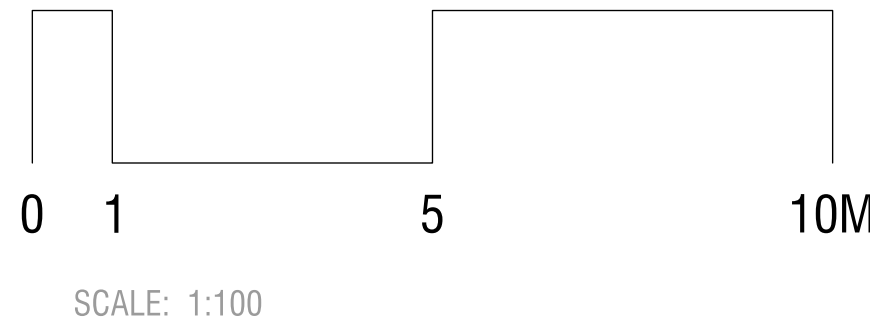
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Project
1908 FOUL BAY
Multi-Unit Residential



Scale: 1:150
August 18, 2026



Section - B1



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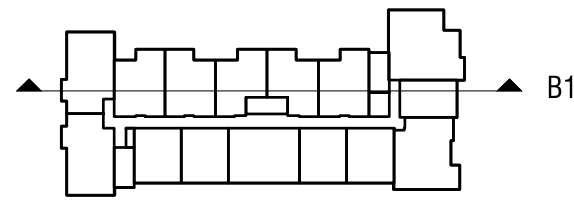
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Multi-Unit Residential

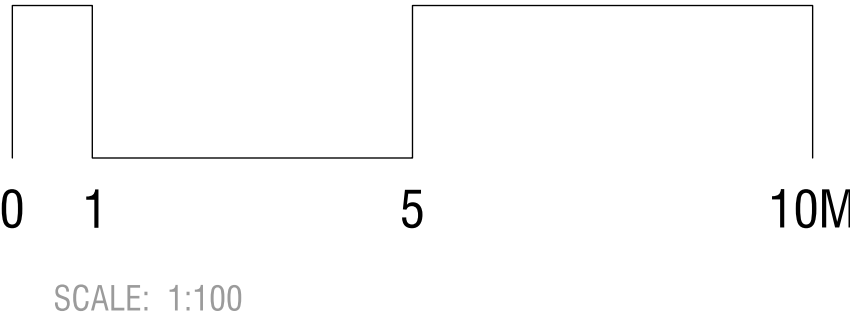
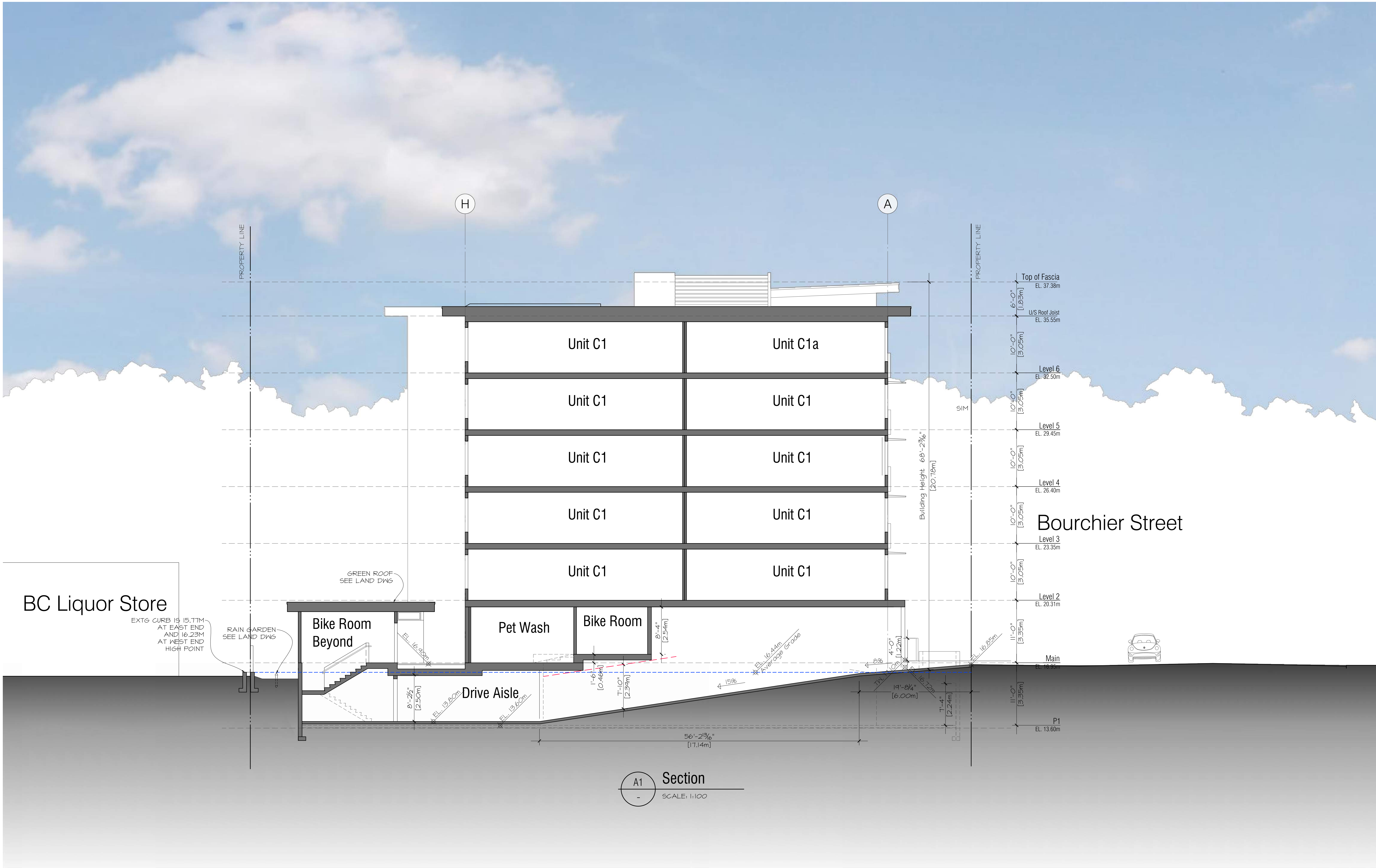
TELUS living



Sections

Scale: 1:100
August 18, 2026

A-4.01



Section -A1



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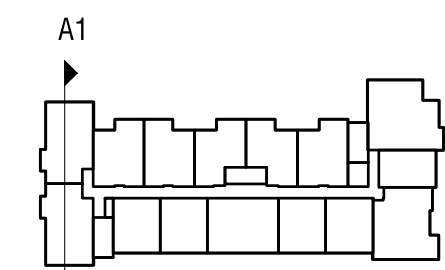
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Project

1908 FOUL BAY
Multi-Unit Residential

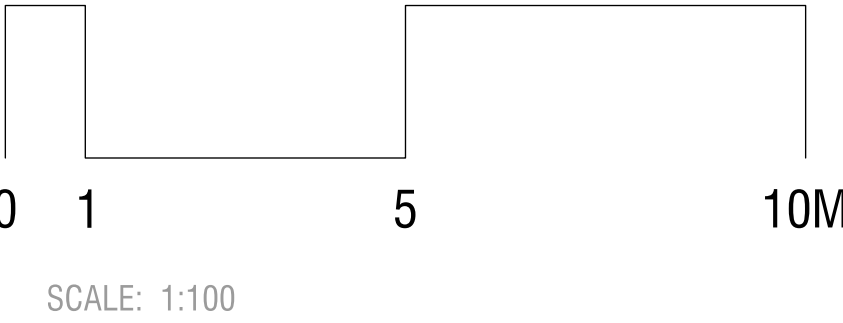
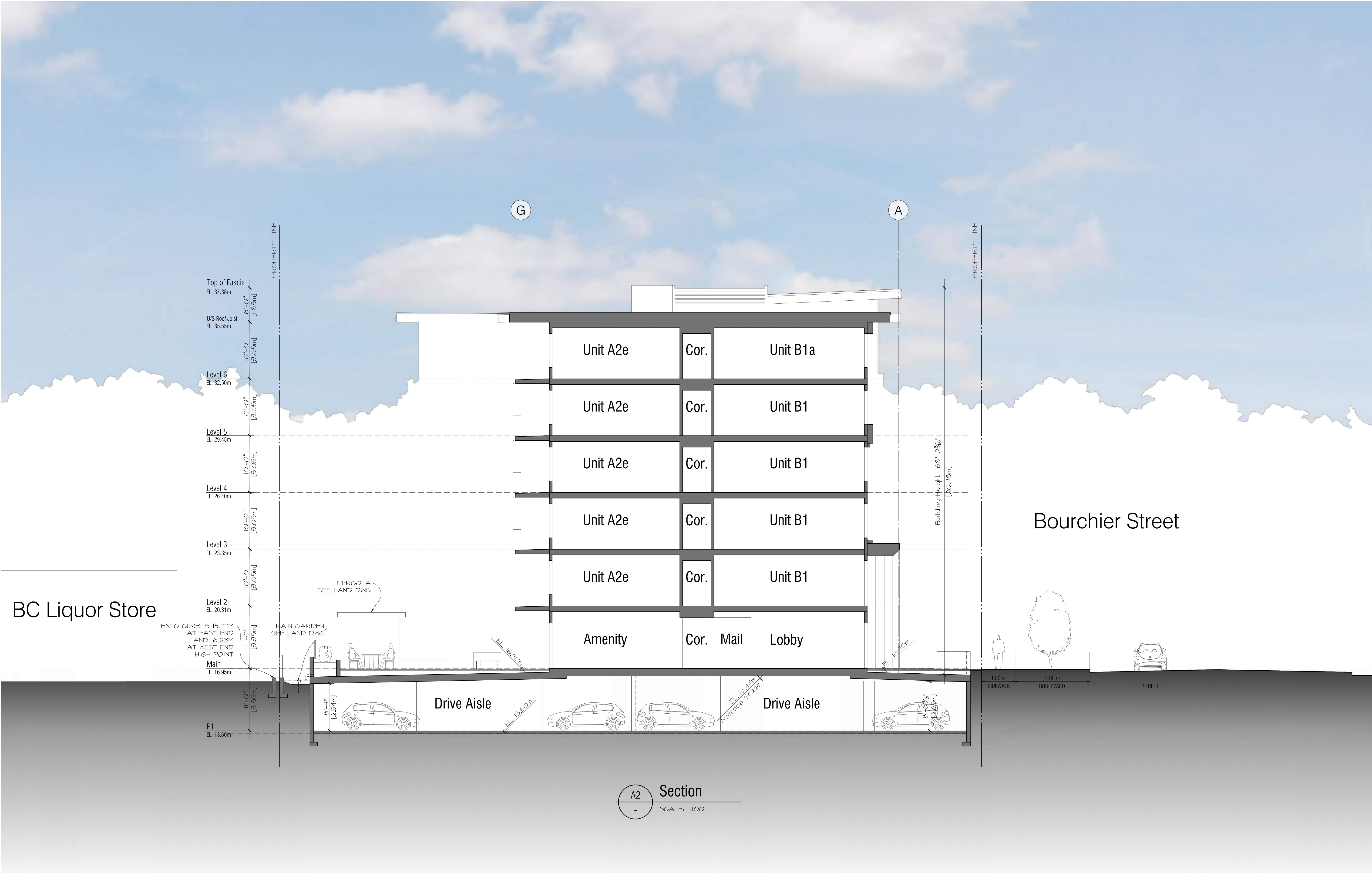
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Sections

Scale: 1:100
August 18, 2026

A-4.02



Section -A2



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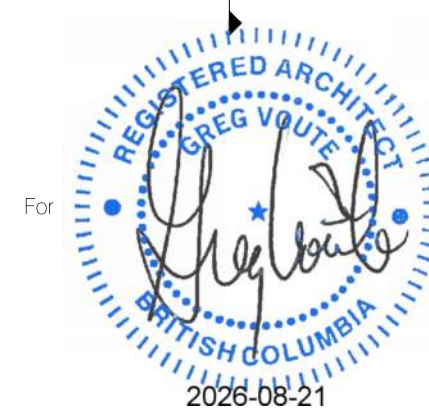
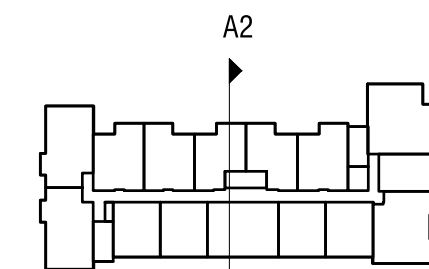
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Project

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Multi-Unit Residential

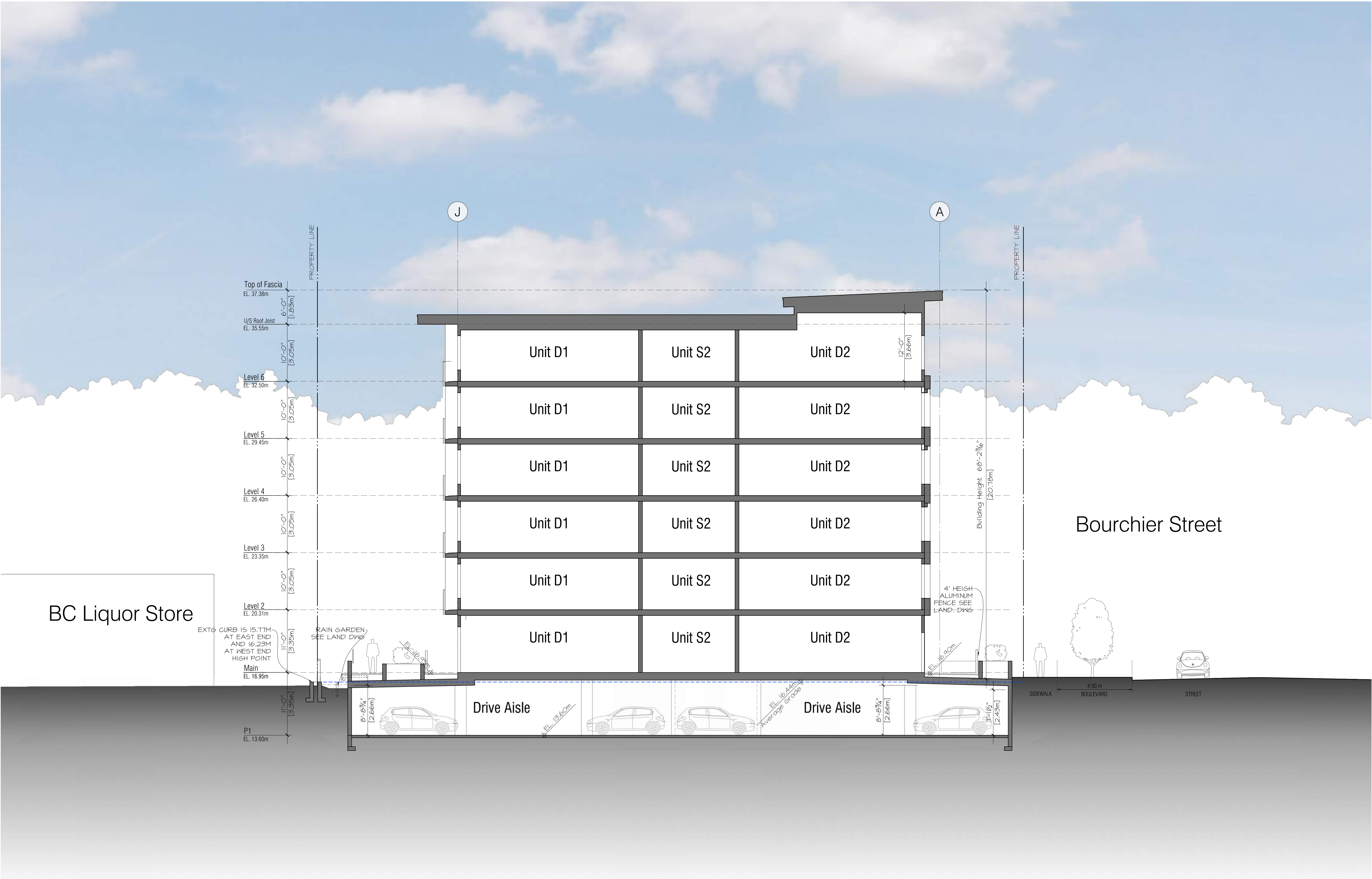
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Sections

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A-4.03



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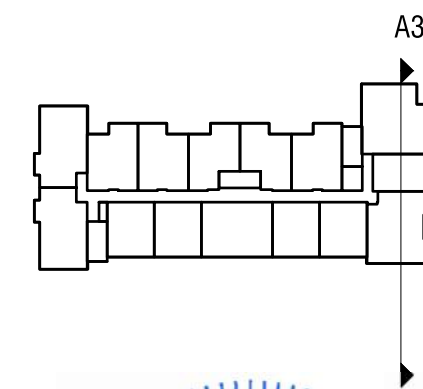
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Project

1908 FOUL BAY
Multi-Unit Residential

TELUS living

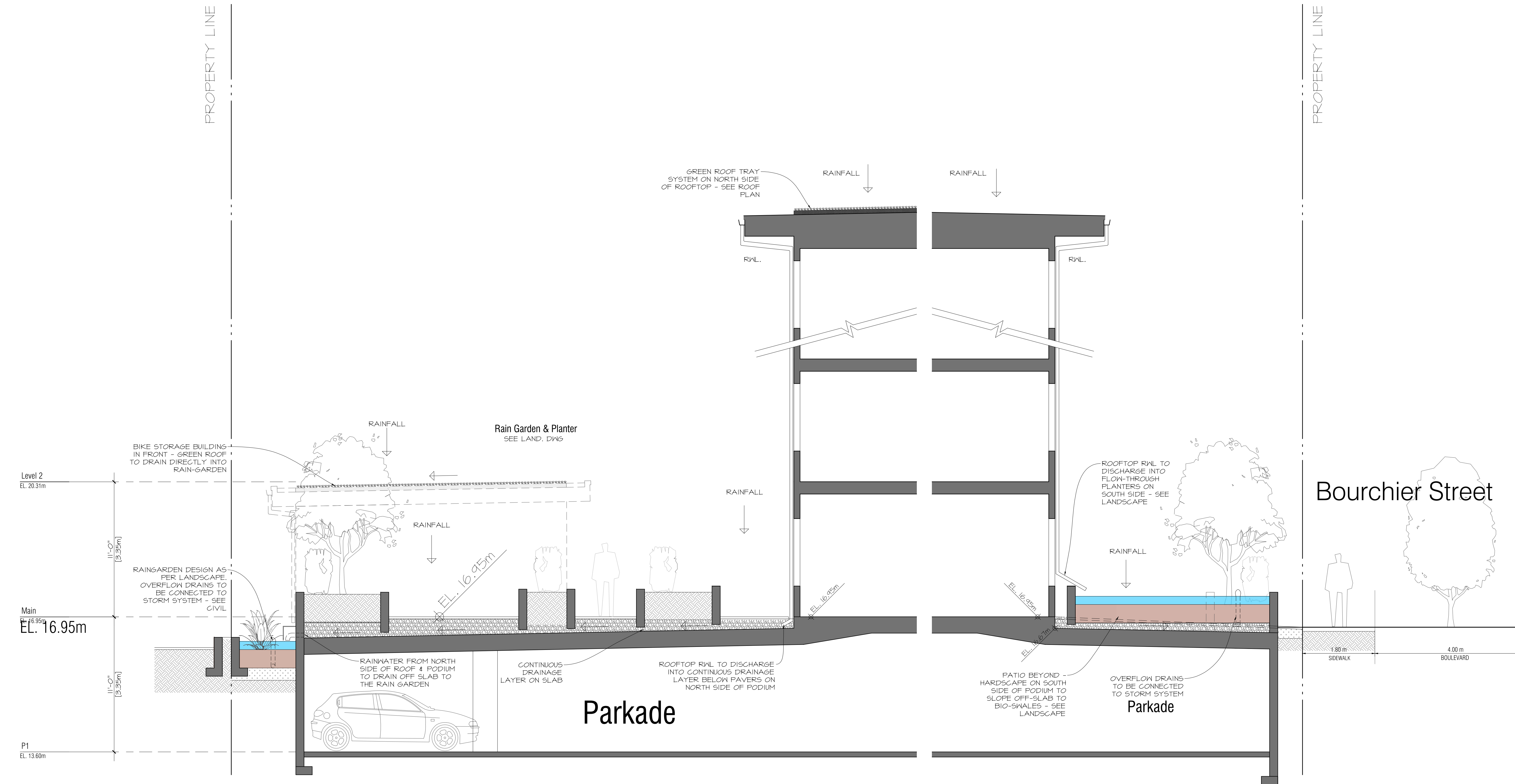


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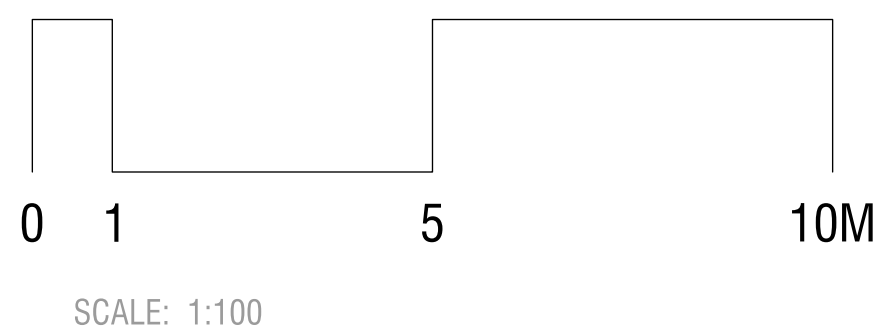
Scale: 1:100
August 18, 2026

Section -A3

A-4.04



Rain Garden & Planter Section
SCALE: 1:50



Section -Rain Planter & Garden A-4.05



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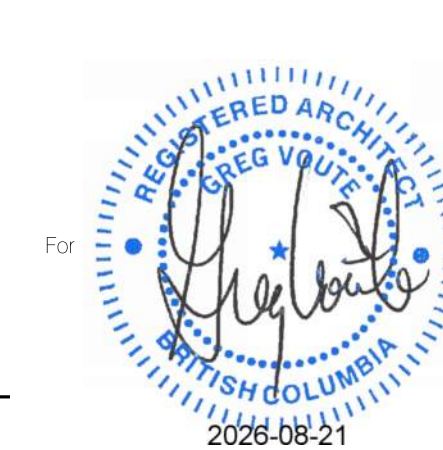
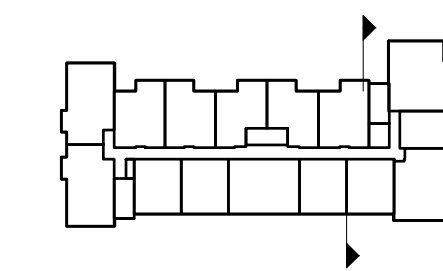
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Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Sections

Scale: 1:50
August 18, 2026



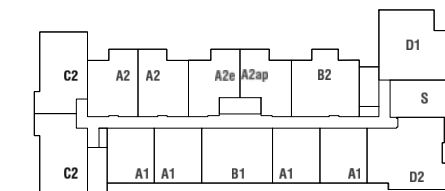
Concept Model View - SE corner-Bourchier



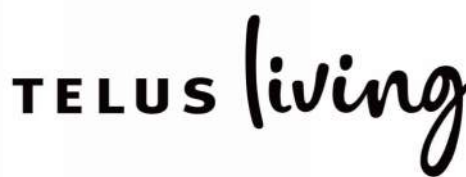
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Project
1908 FOUL BAY
Multi-Unit Residential



Views

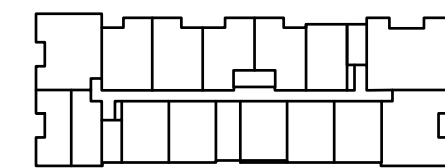
Scale:
August 18, 2026



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Project
1908 FOUL BAY
Multi-Unit Residential



Views

Scale:
August 18, 2026

Concept Model View - NE-Foul Bay A-5.02



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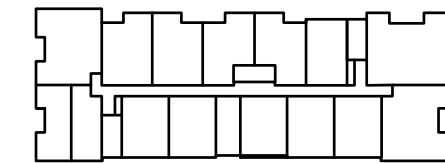
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Project

1908 FOUL BAY
Multi-Unit Residential

TELUS living



Views

Scale:
August 18, 2026

Concept Model View - Entry

A-5.03



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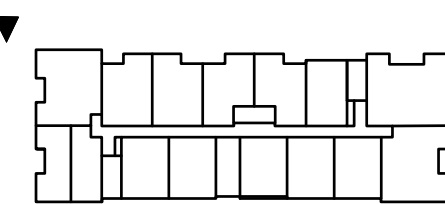
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Project

1908 FOUL BAY
Multi-Unit Residential

TELUS living

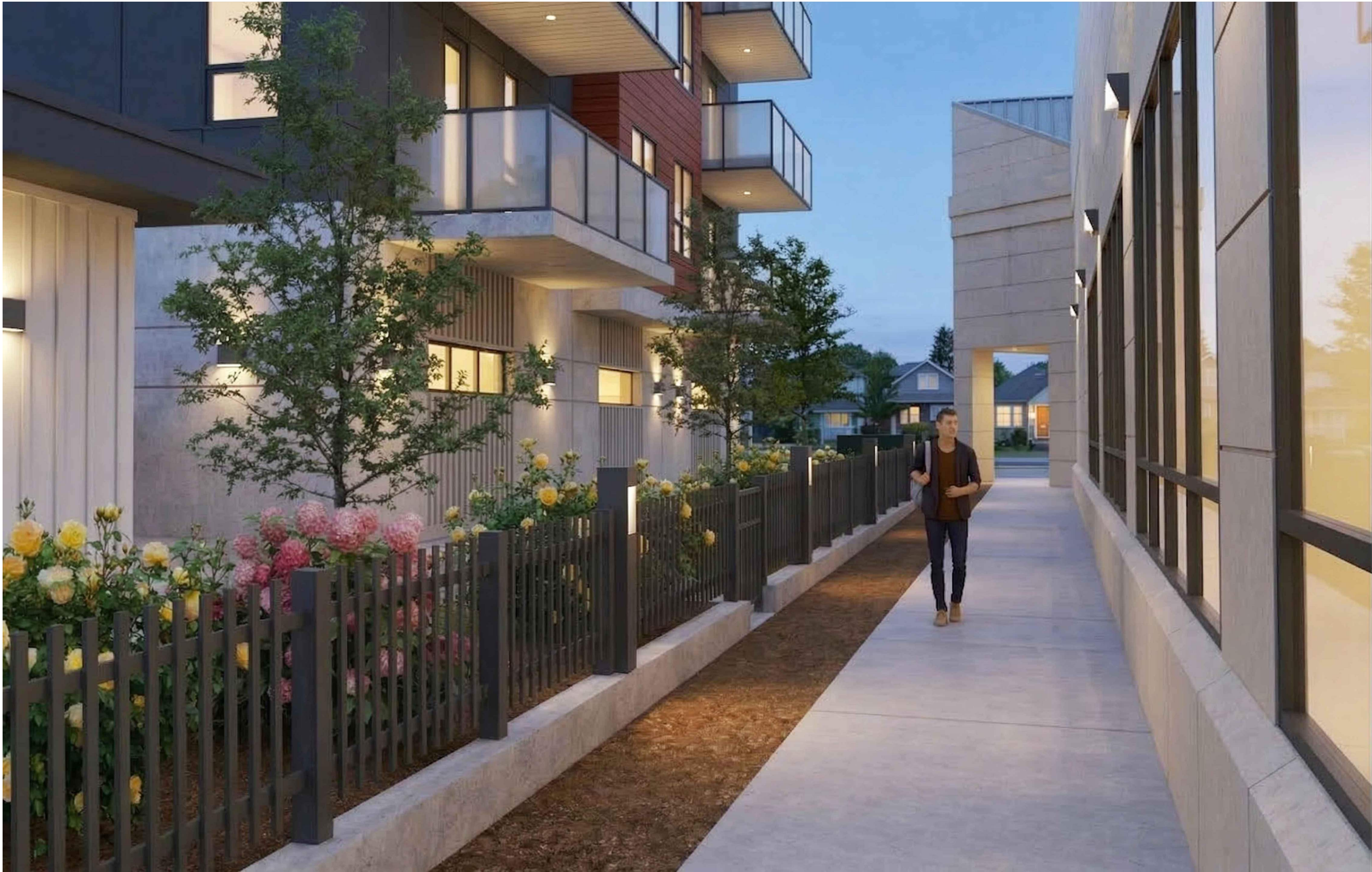


Views

Scale:
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Pathway Concept Model-Day View

A-5.04



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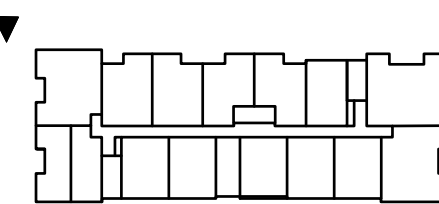
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1908 FOUL BAY
Multi-Unit Residential

TELUS living

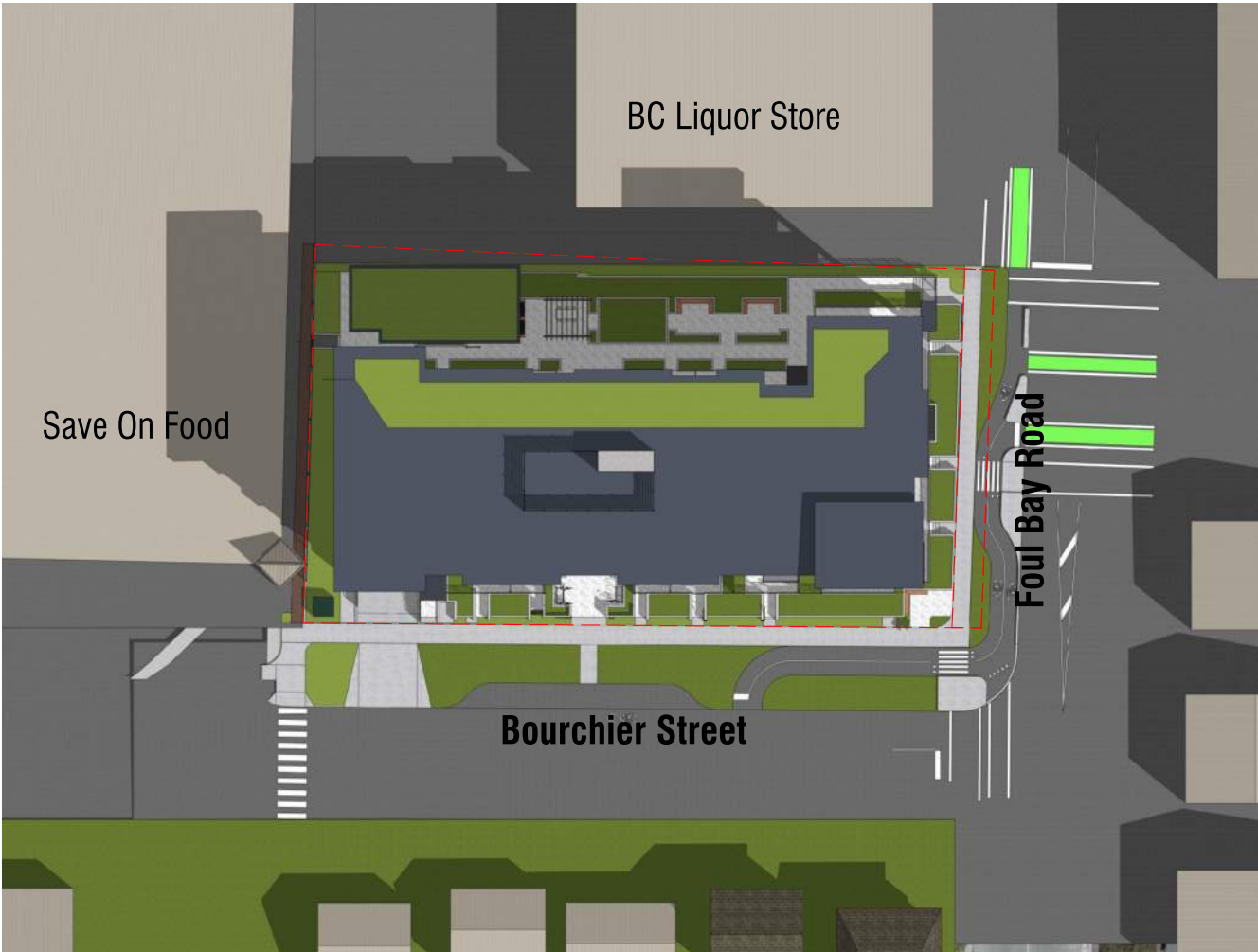


Views

Scale:
August 18, 2026

Pathway Concept Model-Night View A-5.05

SPRING EQUINOX



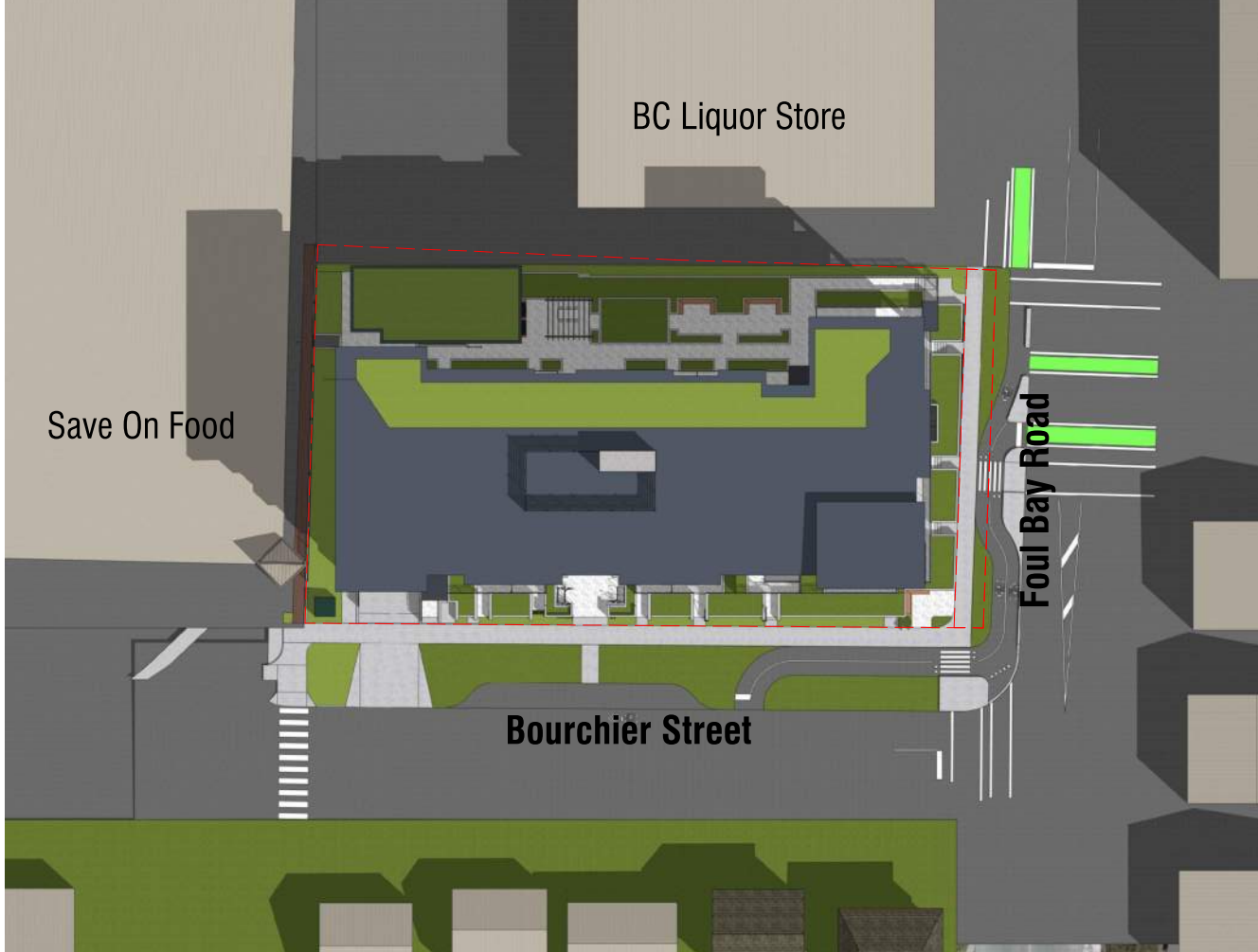
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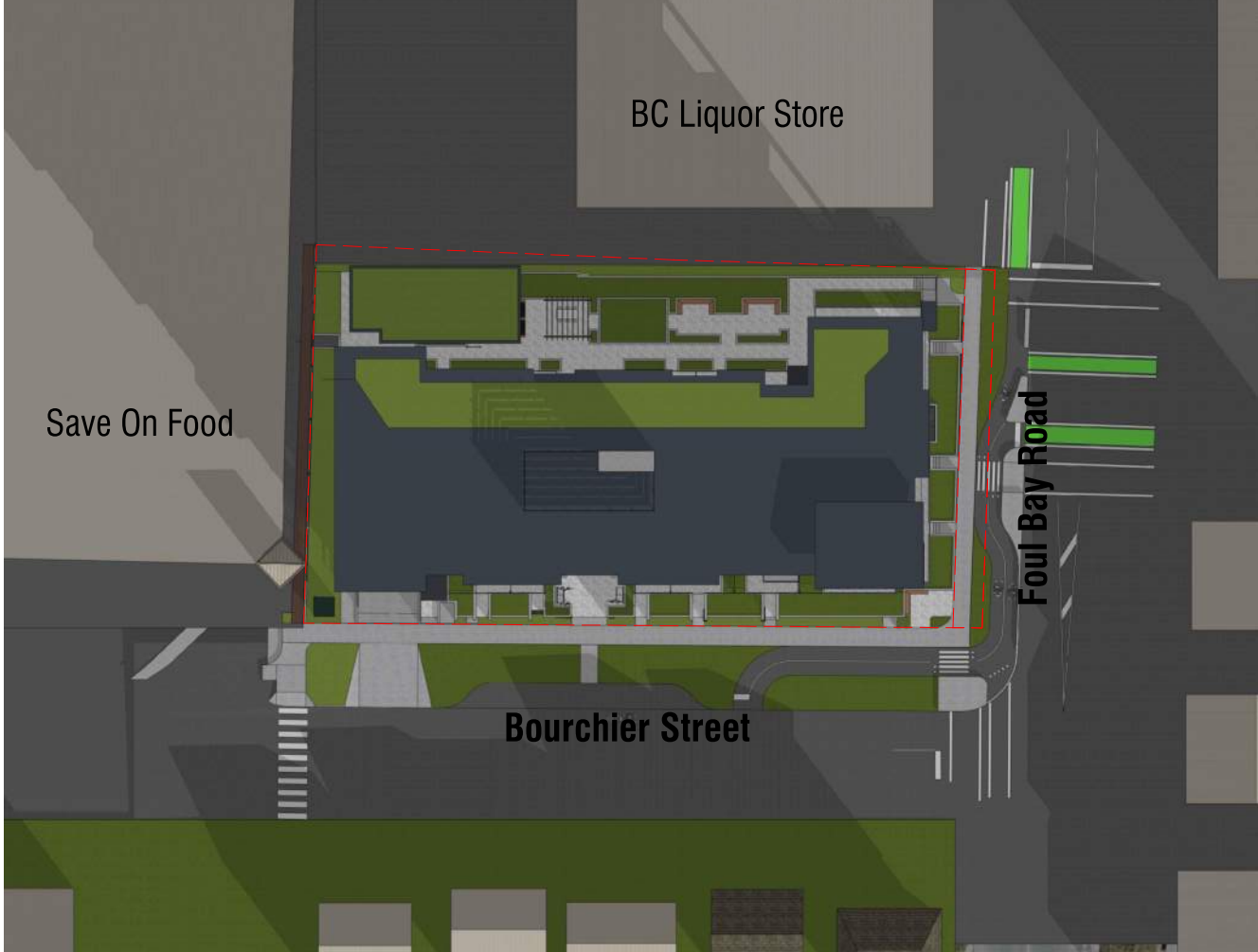
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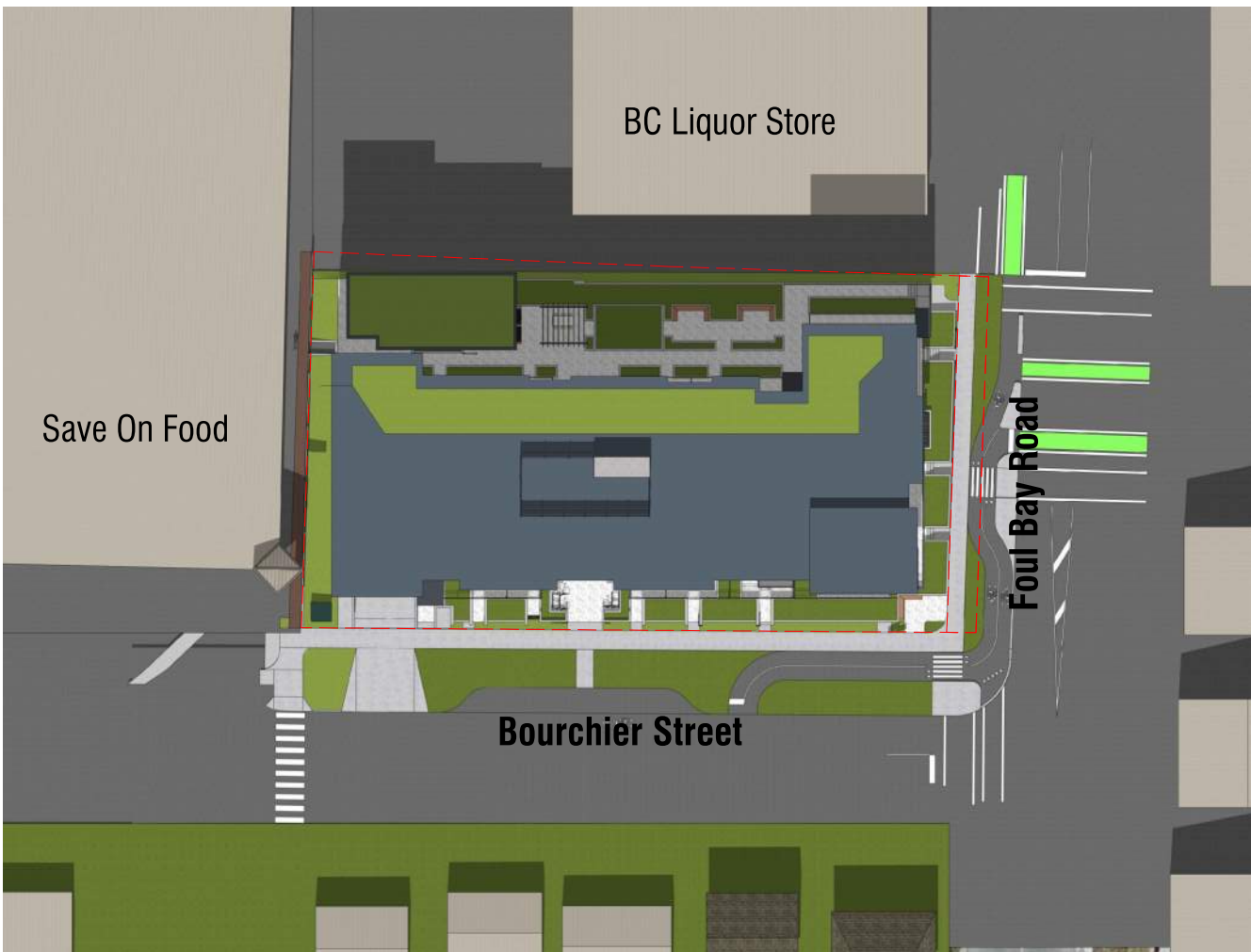


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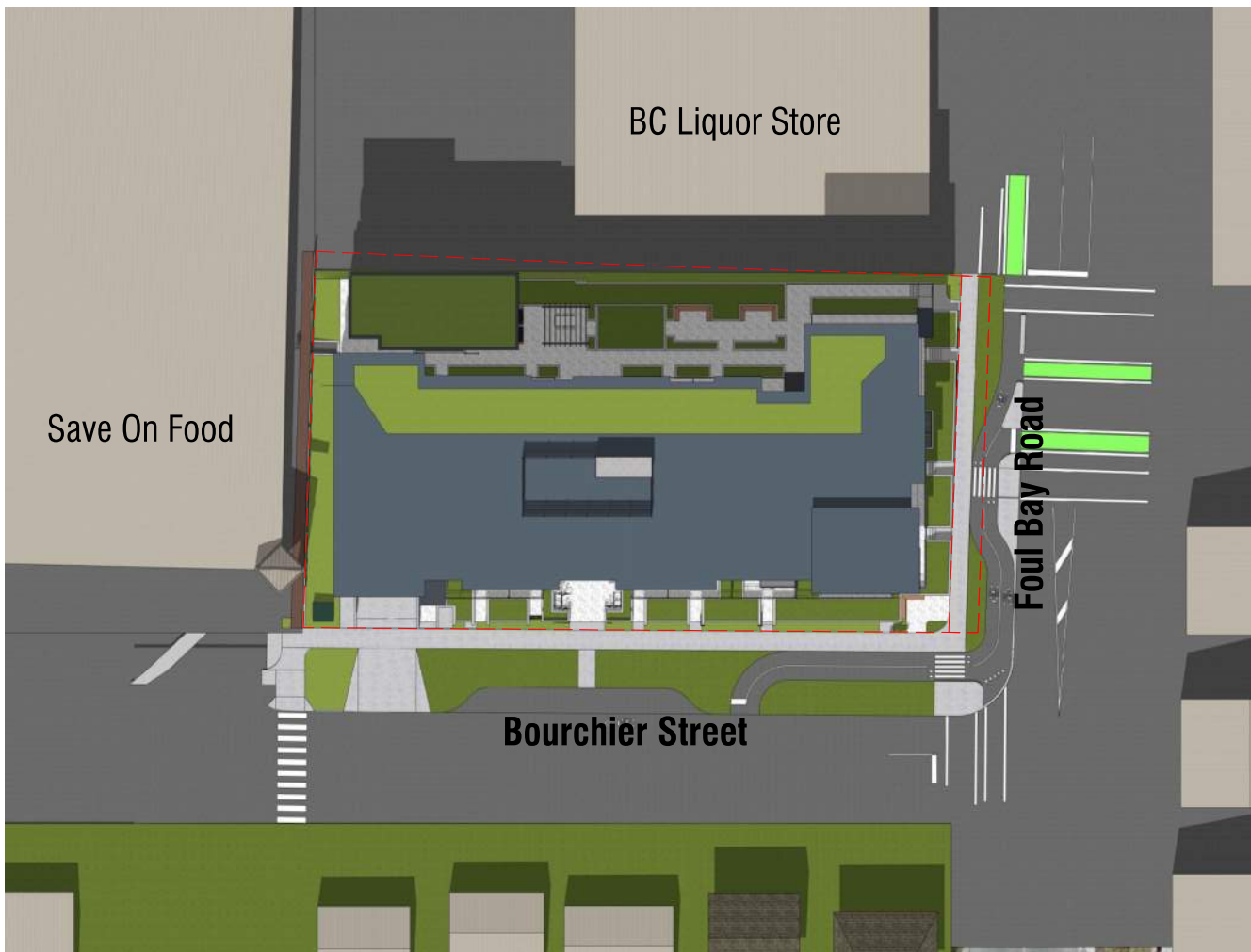
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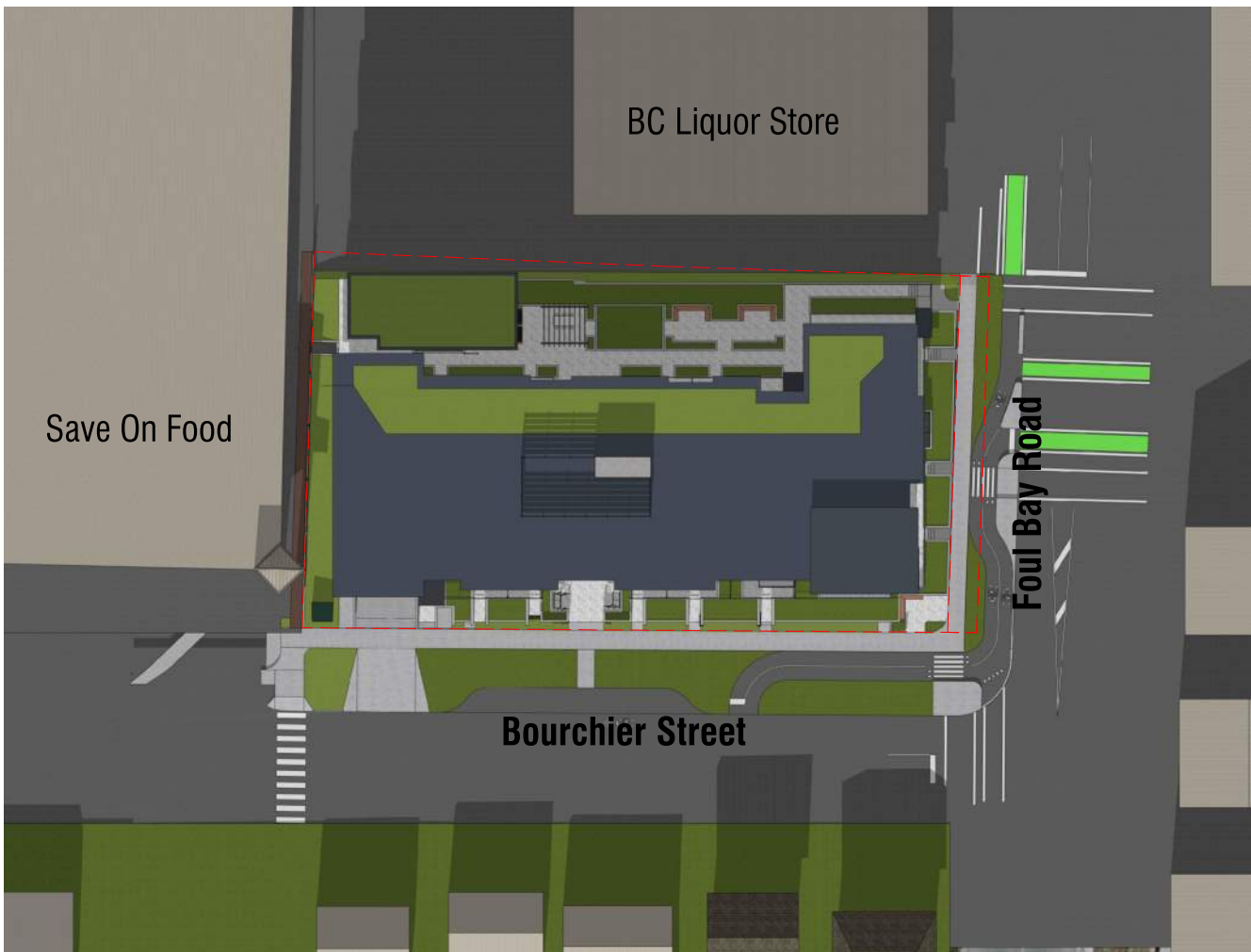
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June 21st, 12:00 P.M.



September 21st, 12:00 P.M.



December 21st, 12:00 P.M.



March 21st, 3:00 P.M.



June 21st, 3:00 P.M.



September 21st, 3:00 P.M.



December 21st, 3:00 P.M.



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1908 FOUL BAY
Multi-Unit Residential

TELUS living



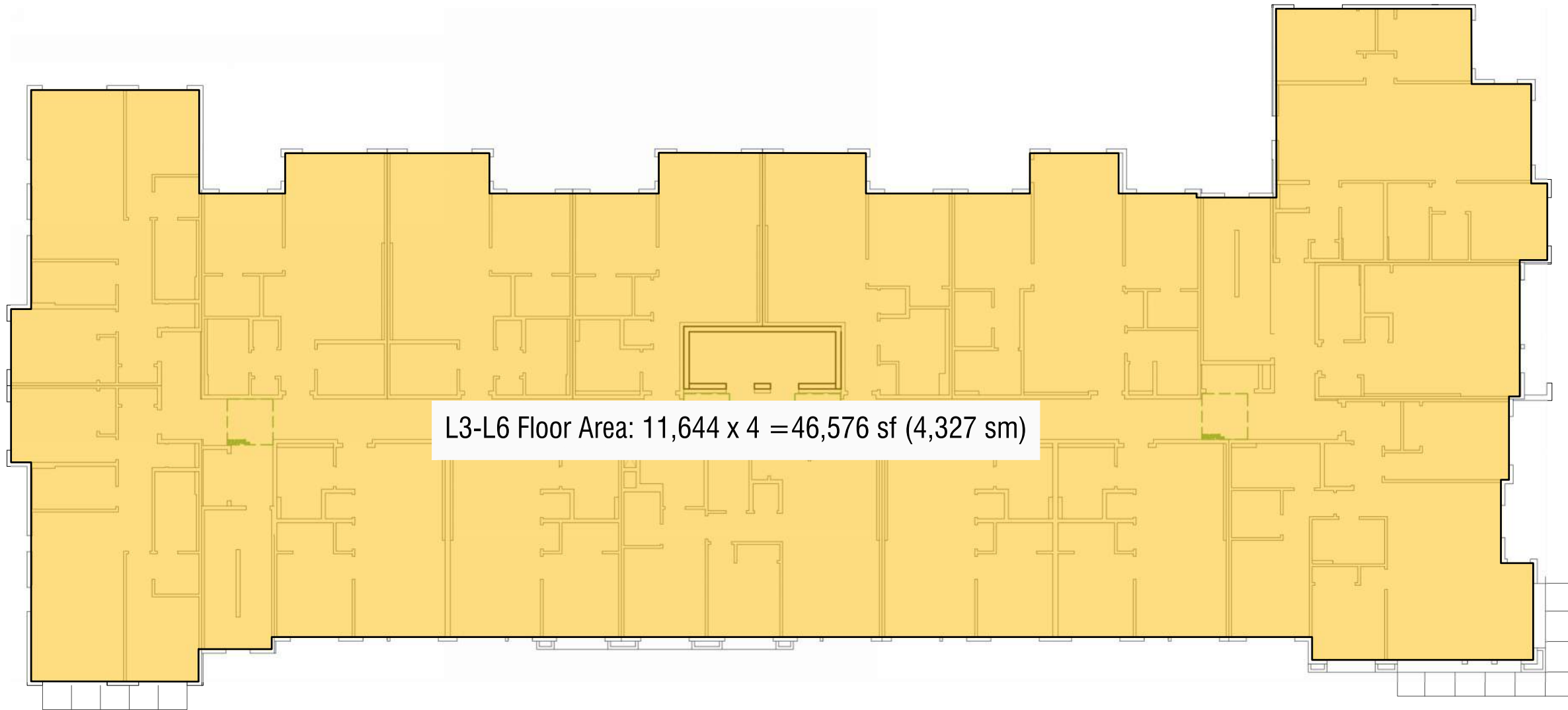
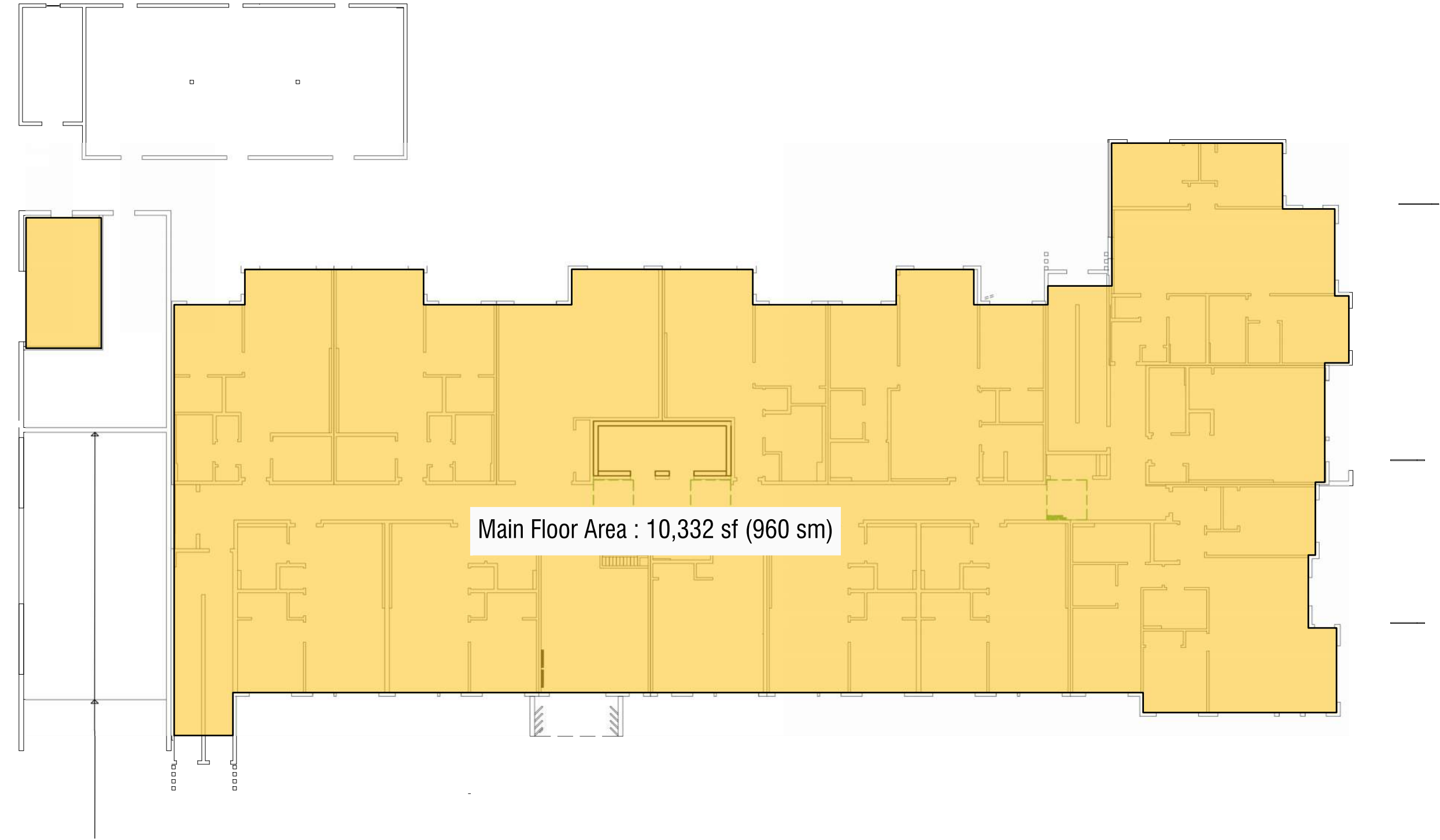
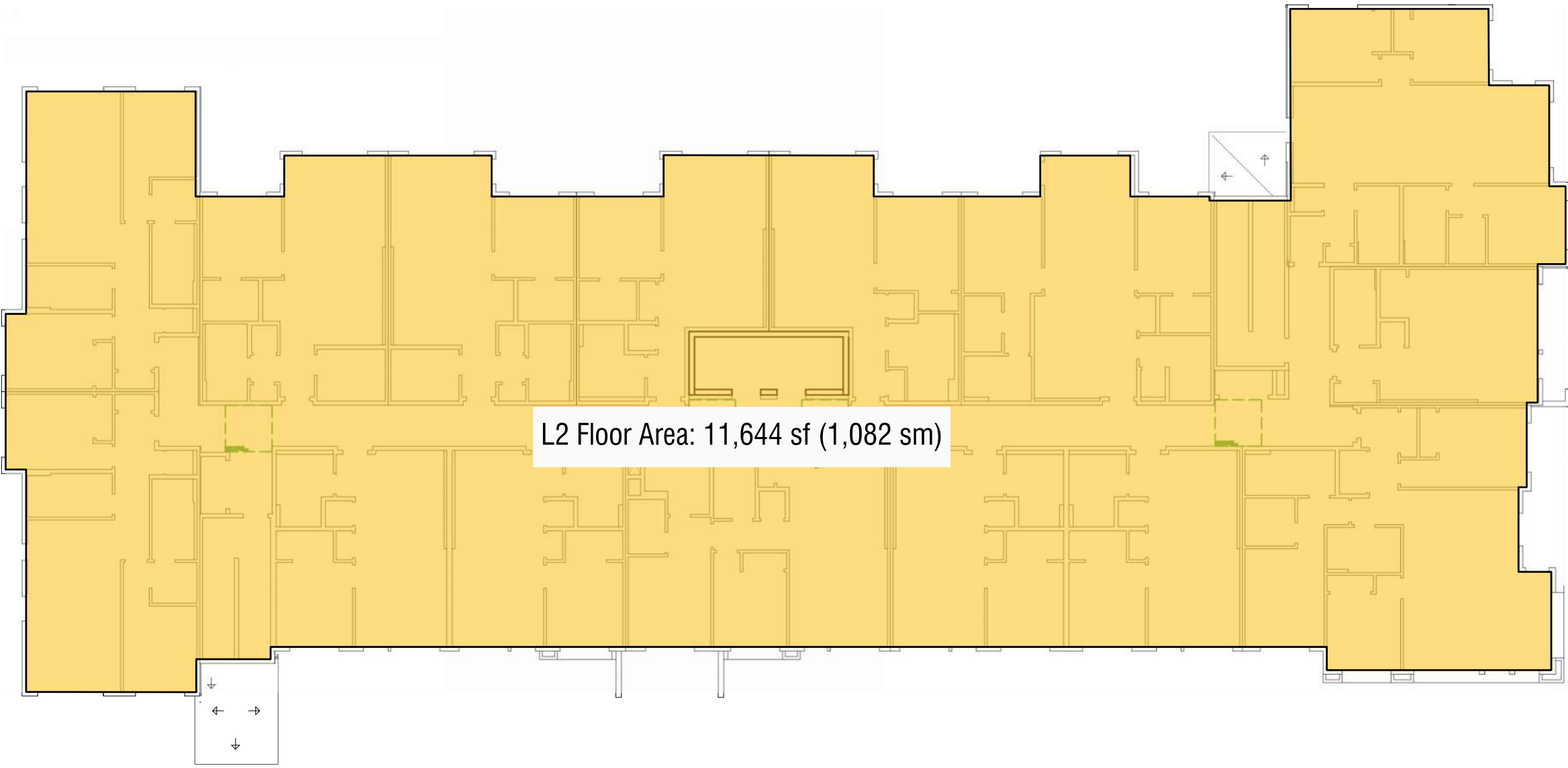
Shadow Study

Scale: N/A
August 18, 2026

Shadow Study



A-6.00



TOTAL FLOOR AREA CALCULATION (for FSR)		
Main Floor	10,332 sf	960 sm
L2 Floor	11,644 sf	1,082 sm
L3-L6 Floor	46,576 sf	4,327 sm
Total	68,552 sf	6,369 sm

DEFINITIONS (from City of Victoria Zoning Bylaw 2018)

"**Floor Area**" is measured to the interior surface of the exterior walls of Buildings and includes the area of any mezzanine, exterior hallway, exterior staircase, loft or partial Storey, and excludes the following :

- a) the area of any Balcony, veranda, exposed deck, patio or roof;
- b) the area of any Crawlspace or Basement;
- c) the area of Rooftop Structures;
- d) the area used or intended to be used for required parking or movement of motor vehicles, which is calculated starting from the lowest level of the Building;
- e) the area that is used to provide bicycle parking required by this bylaw; and
- f) the area of any exterior hallway or exterior staircase, for Buildings existing prior to August 1, 2018



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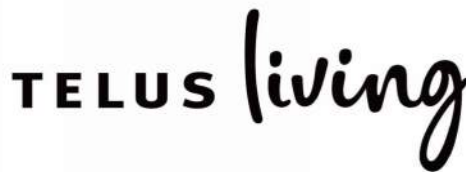
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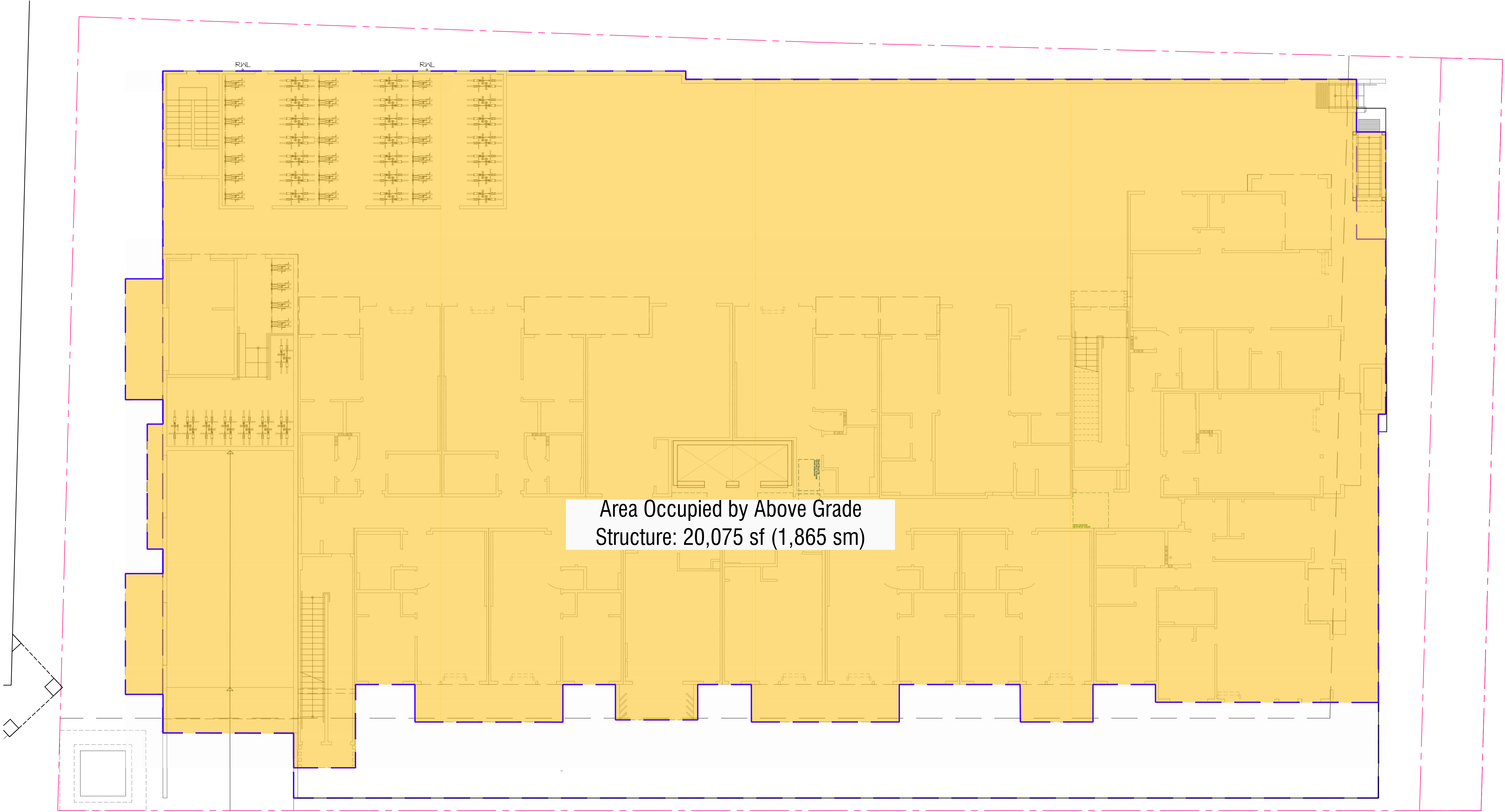
Project

1908 FOUL BAY
Multi-Unit Residential



Key Plan - Area Calculations

Scale: 1:100
August 18, 2026



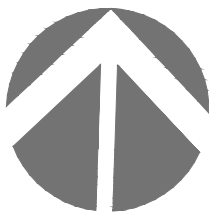
Area Occupied by Above Grade
Structure: 20,075 sf (1,865 sm)

SITE COVERAGE CALCULATION

Includes all	Above Ground Area	Lot Area (post dedication)
above grade	20,151 sf 1,872 sm	26,920 sf 2,501 sm
Site Coverage	74.9%	

DEFINITIONS (from City of Victoria Zoning Bylaw 2018)

"**Lot Coverage**" means the horizontal area of all Buildings and outdoor covered areas on a Lot, expressed as a percentage of the Lot Area.



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May 27, 2026
Issued for COTW

August 18, 2026
Re-Issued for DP & COTW



Project

1908 FOUL BAY
Multi-Unit Residential



Key Plan - Site Coverage

Scale: 1:100
August 18, 2026



Revisions

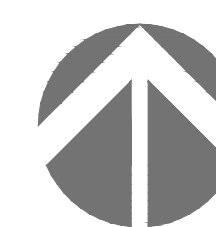
For 

TELUS *living*



Average Grade	Total height / Total Perimeter length		
	3,107 / 189.09	=	16.44 m

"Grade" means the elevation calculated by averaging the elevation of natural grade or finished grade, whichever is lower at any points at which any part of a building comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the wall of a building

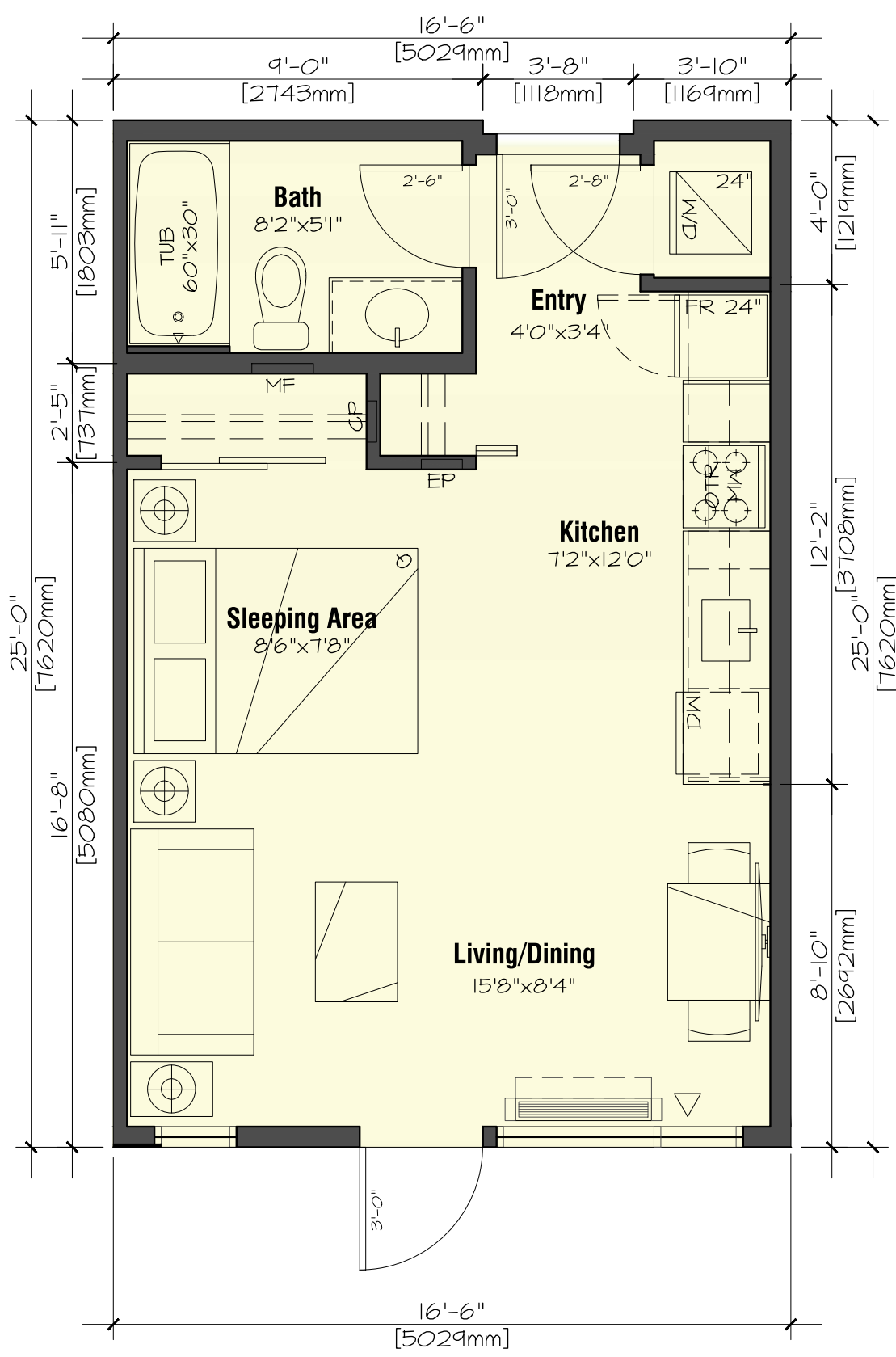
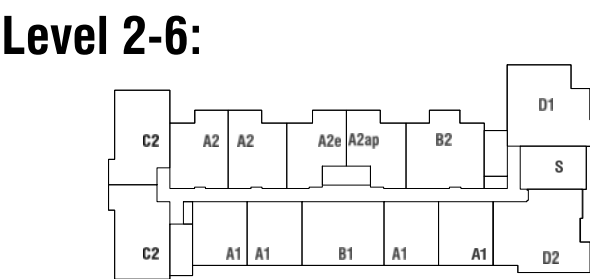
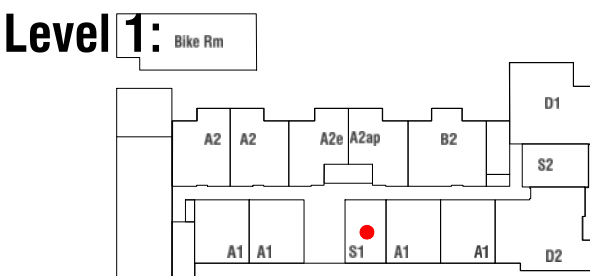


Average Grade Overlay A-7.03

Unit S1 - Studio

1 Bed + 1 Bath
406 sf

1 Units Total (1 of 87)
101

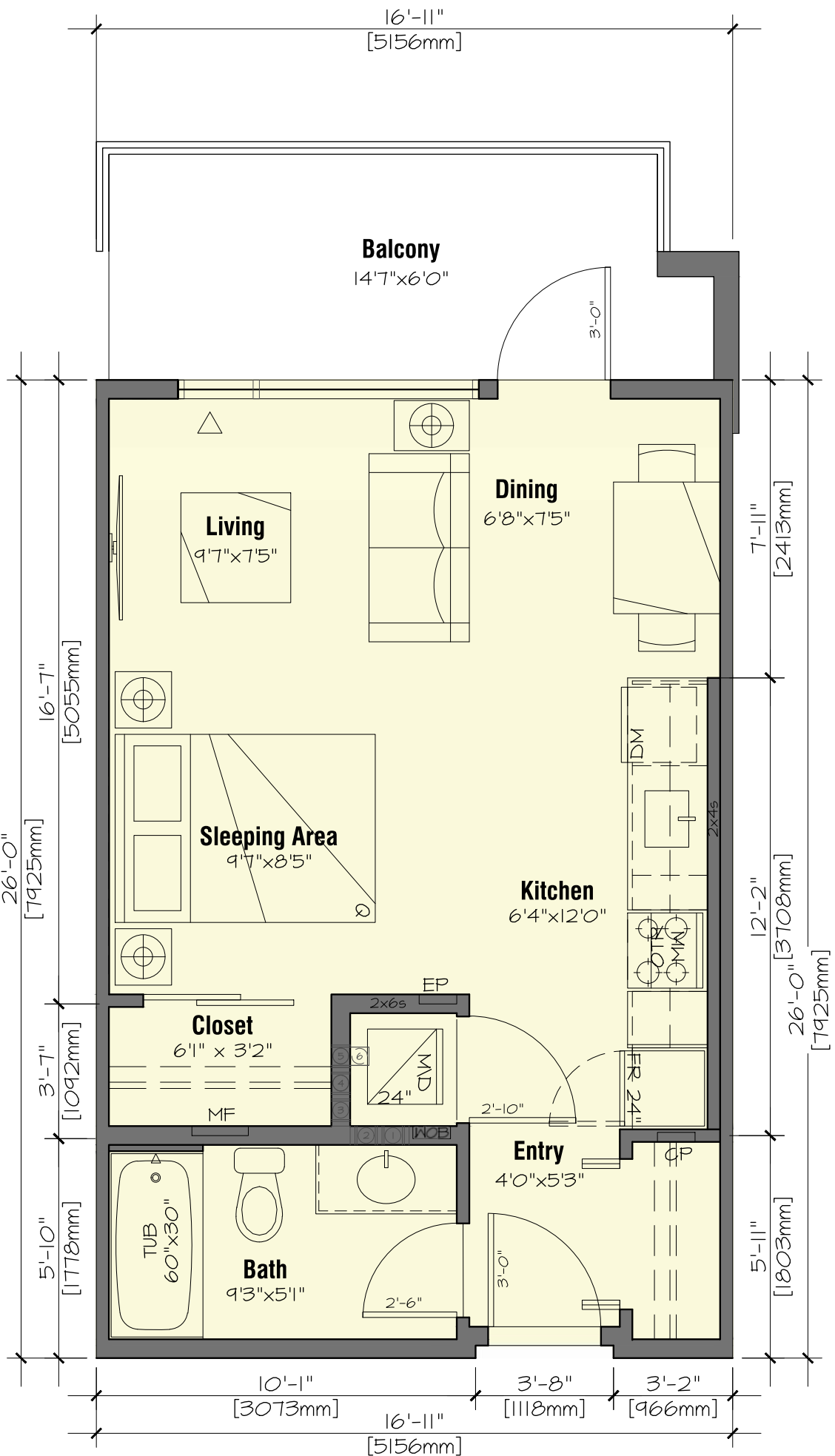
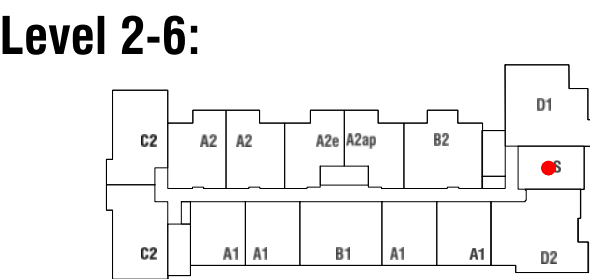
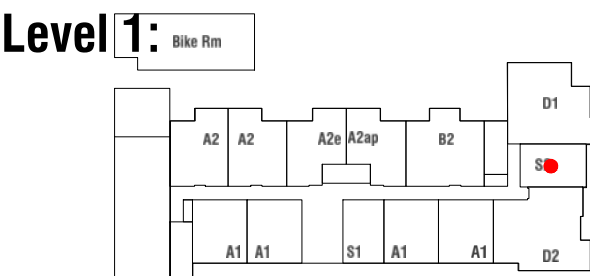


Unit S2 - Studio

1 Bed + 1 Bath
434 sf

6 Units Total (6 of 87)
105, 205, 305, 405, 505, 605

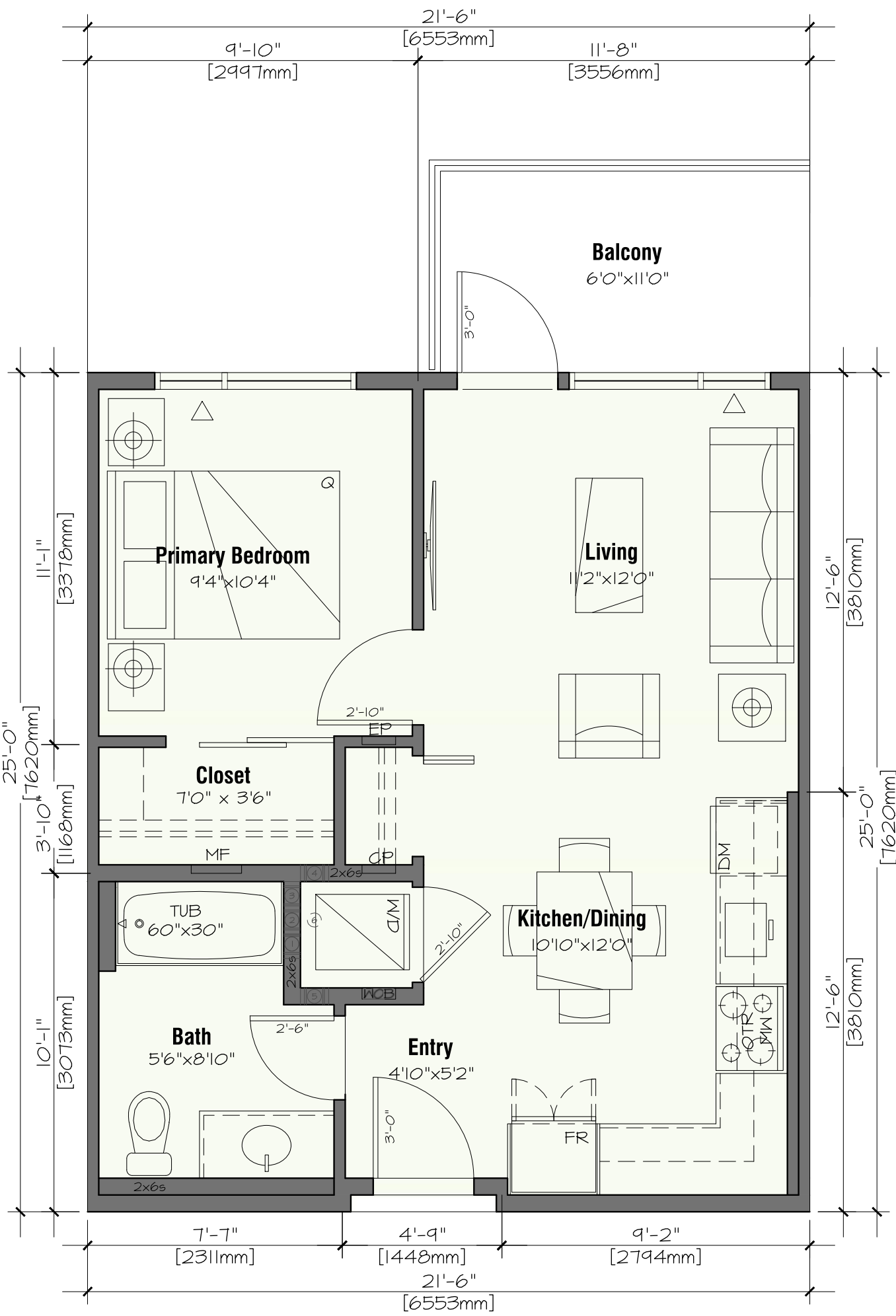
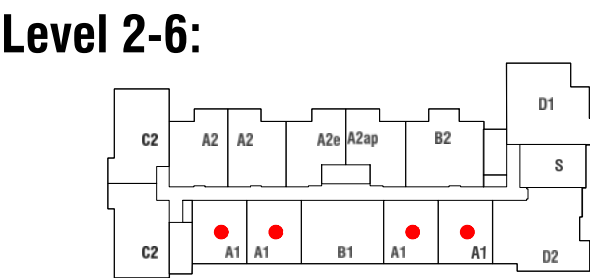
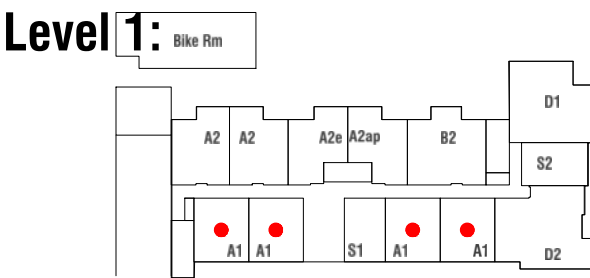
Unit 105 - Potential Live/Work Unit



A1 - 1 Bedroom

1 Bed + 1 Bath
530 sf

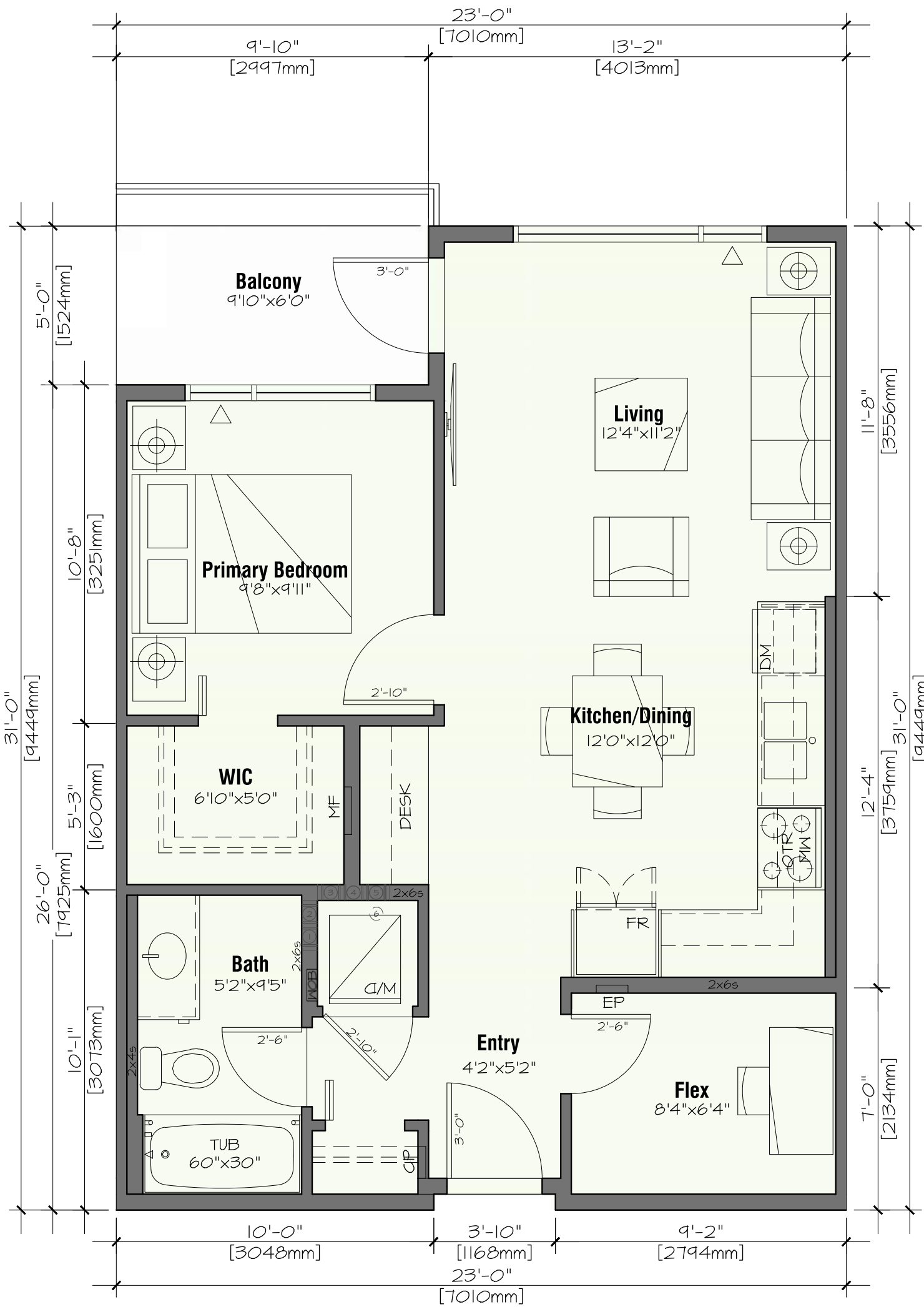
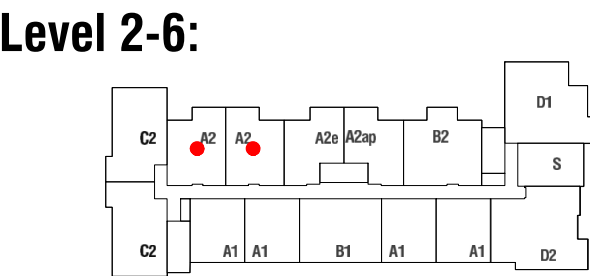
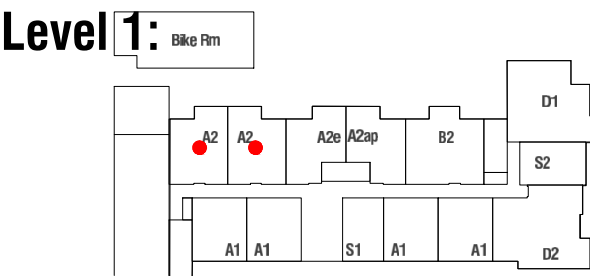
24 Units Total (24 of 87)
102, 103, 111, 112
202, 203, 214, 215
302, 303, 314, 315
402, 403, 414, 415
502, 503, 514, 515
602, 603, 614, 615



A2 - 1 Bedroom + Flex

1 Bed + 1 Bath
656 sf

12 Units Total (12 of 87)
109, 110,
210, 211,
310, 311,
410, 411,
510, 511,
610, 611



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Project

1908 FOUL BAY
Multi-Unit Residential

TELUS living



Unit Plans

Scale: 1/4" = 1' - 0"
August 18, 2026

A-8.01



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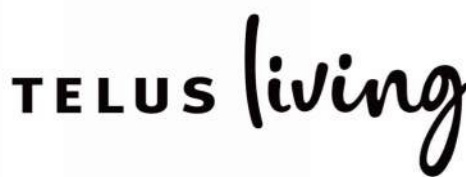
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Project

1908 FOUL BAY
Multi-Unit Residential



Unit Plans

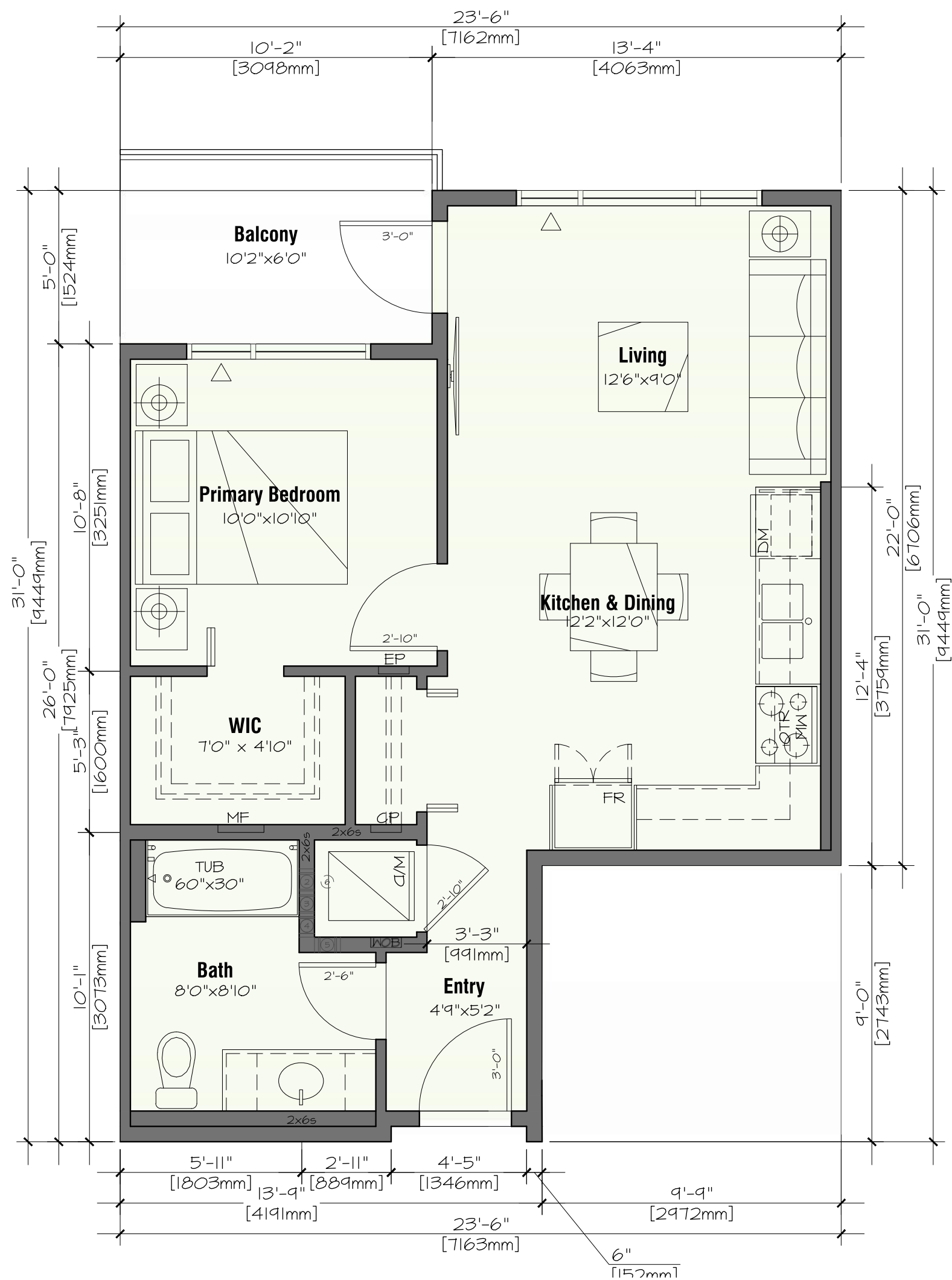
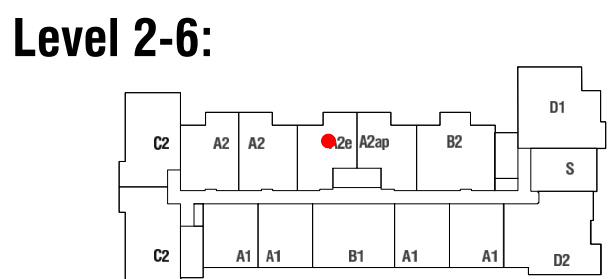
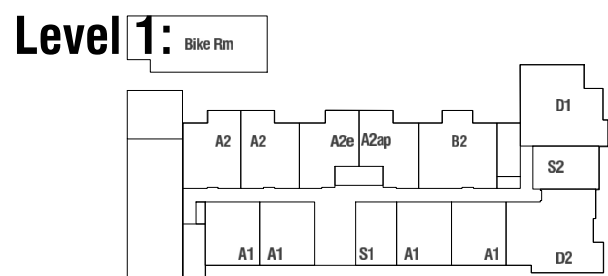
Scale: 1/4" = 1' - 0"
August 18, 2026

A-8.02

A2e - 1 Bedroom

1 Bed + 1 Bath
581 sf

5 Units Total (5 of 87)
209, 309, 409, 509, 609

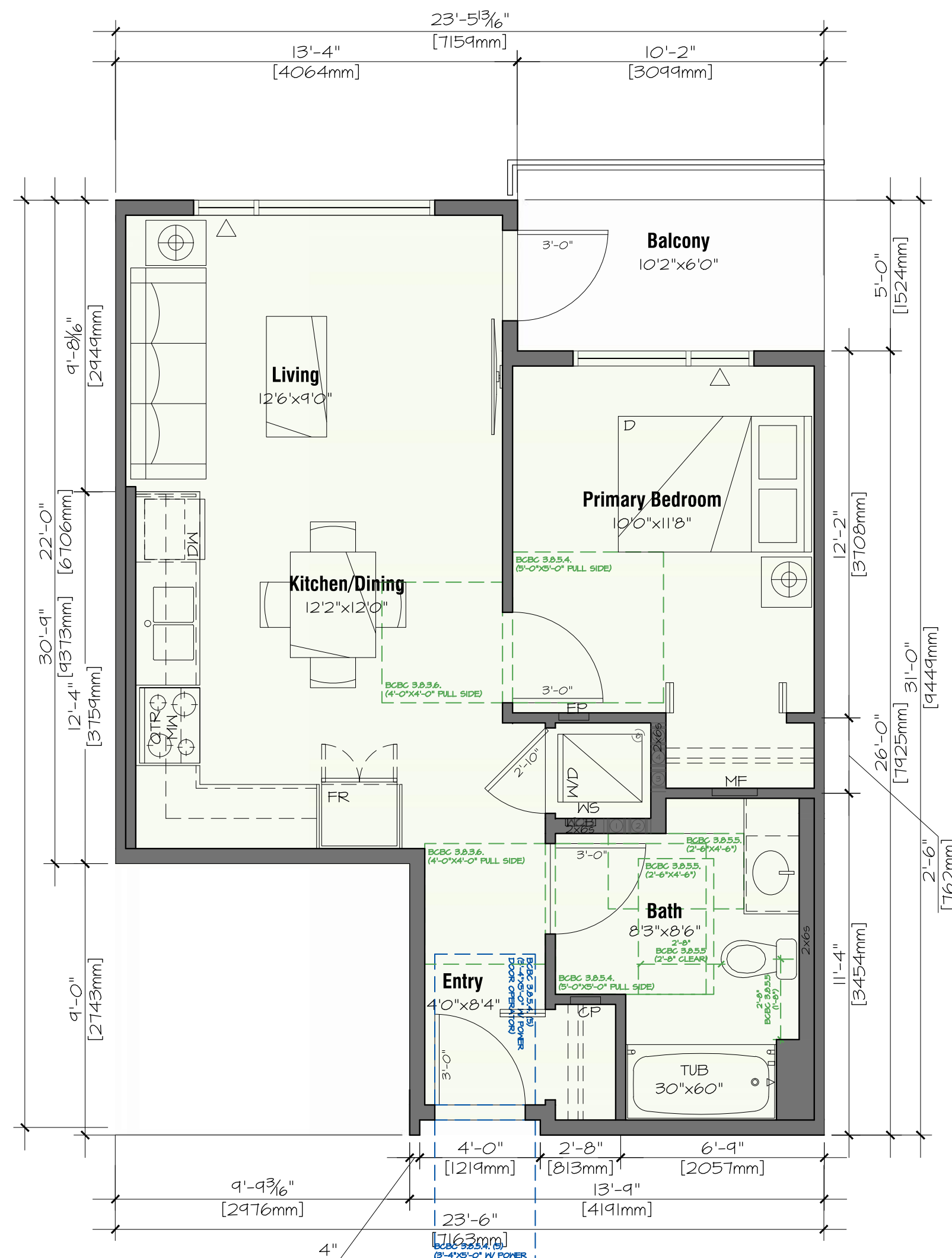
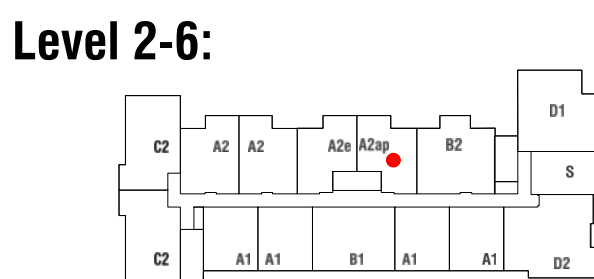
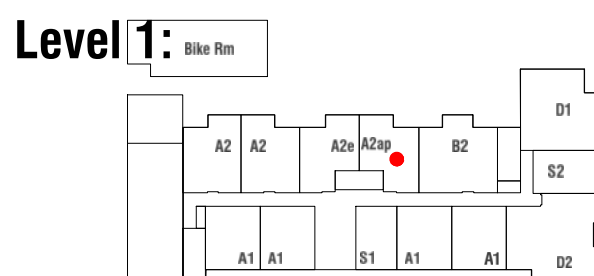


A2ap - 1 Bedroom

1 Bed + 1 Bath
581 sf

Adaptable Units (2018 Compliance)

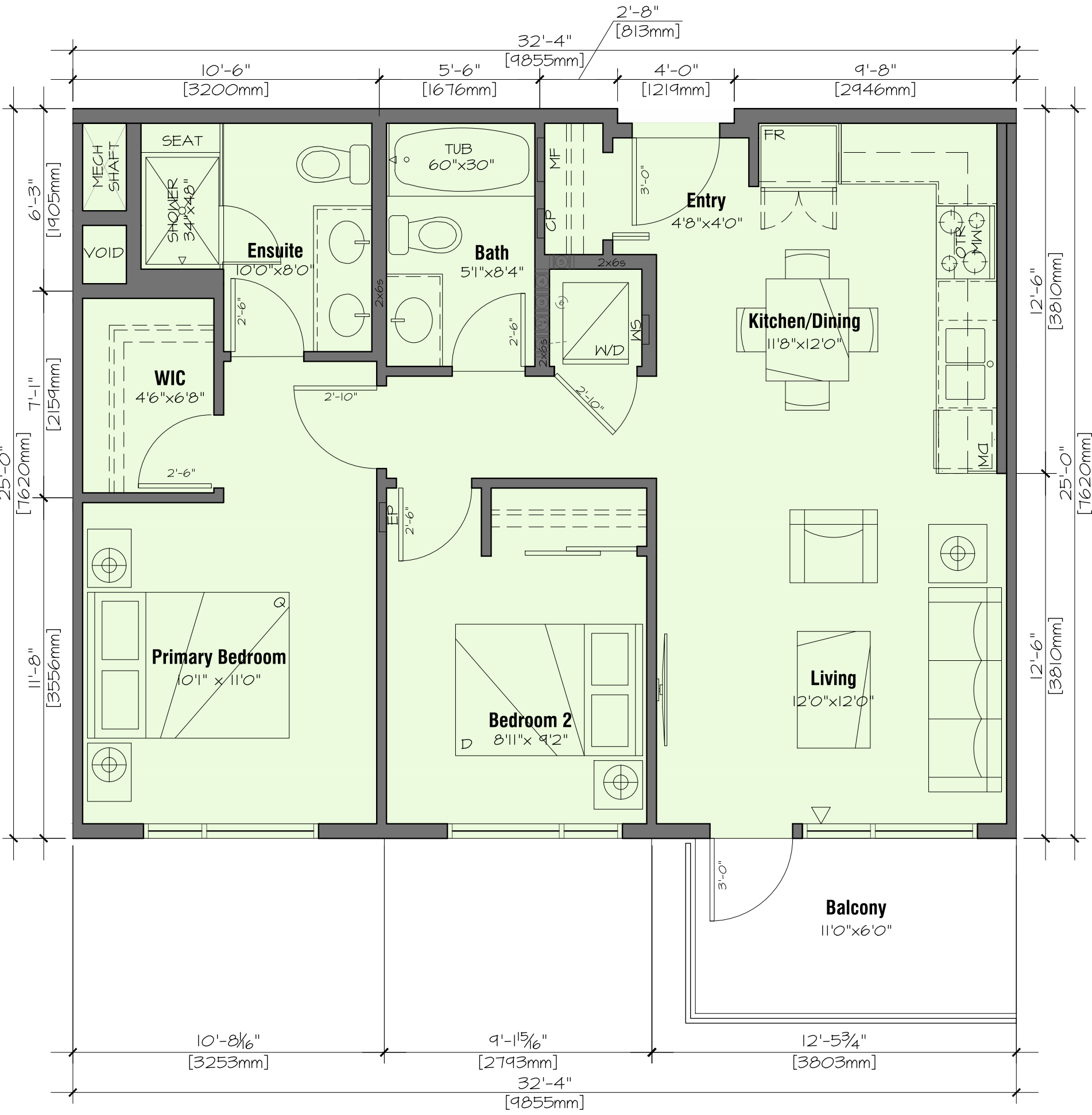
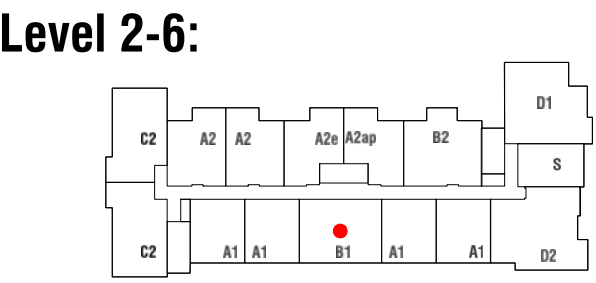
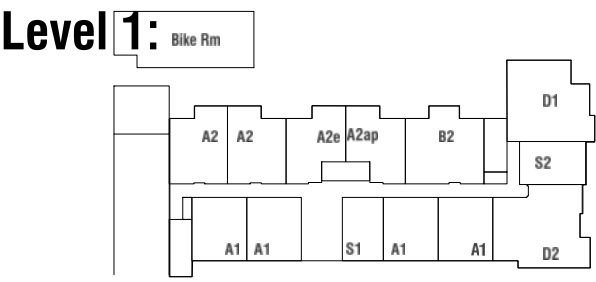
6 Unit Total (6 of 87)
108, 208, 308, 408, 508, 608



B1 - 2 Bedroom

2 Bed + 2 Bath
798 sf

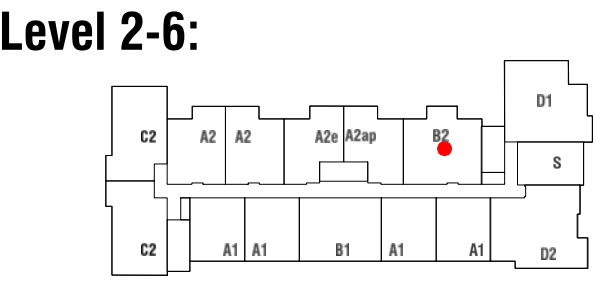
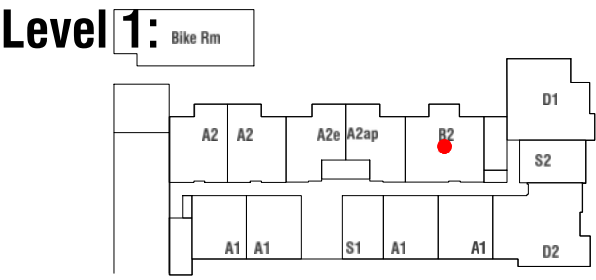
5 Units Total (5 of 87)
201, 301, 401, 501, 601



B2 - 2 Bedroom Unit

2 Bed + 2 Bath
852 sf

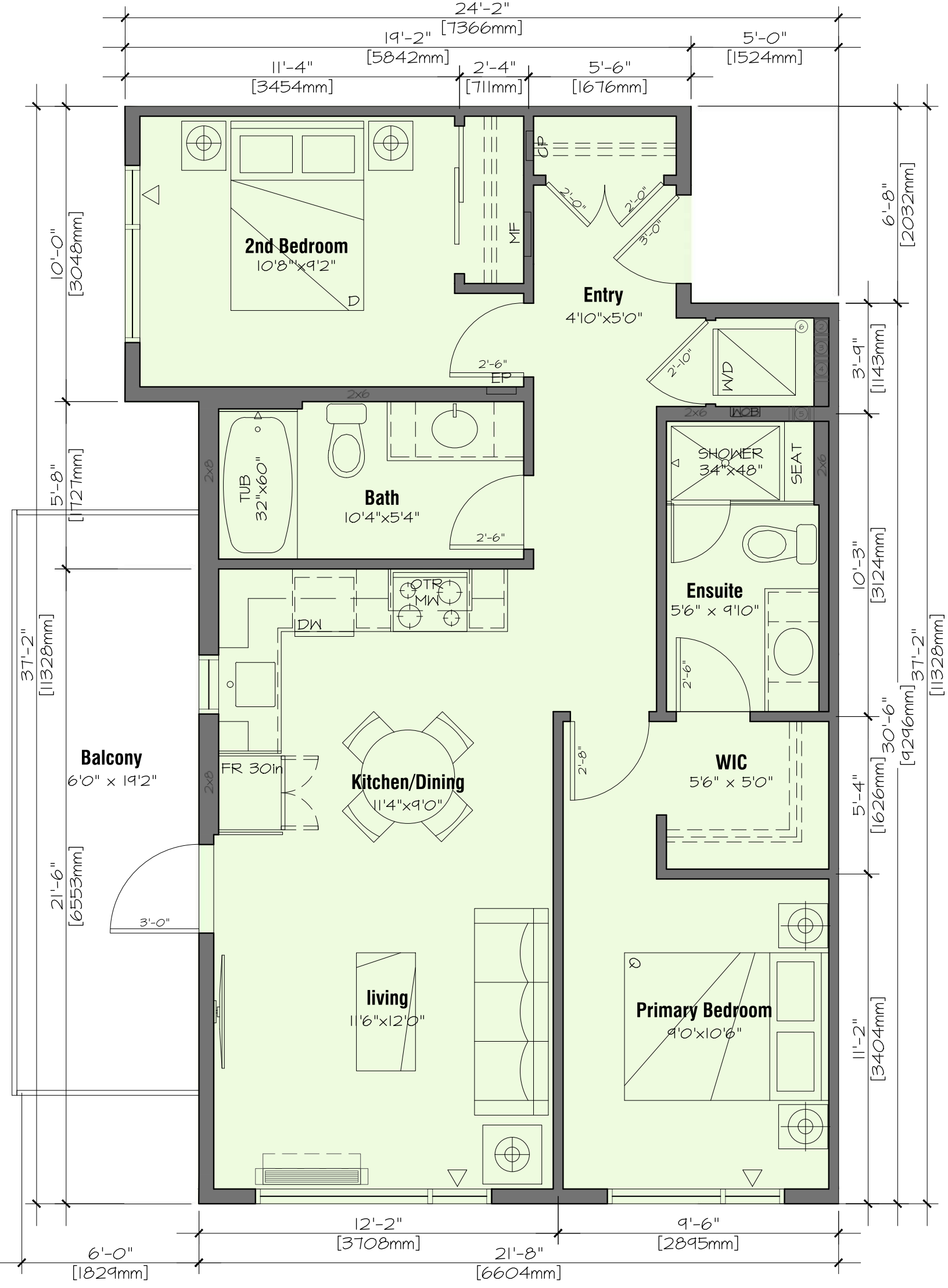
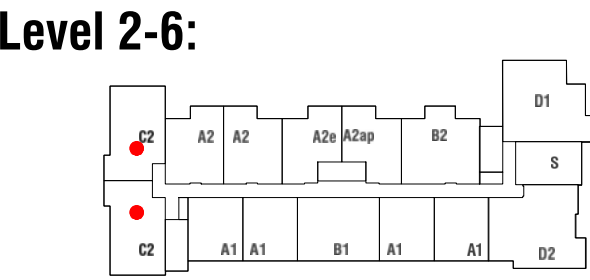
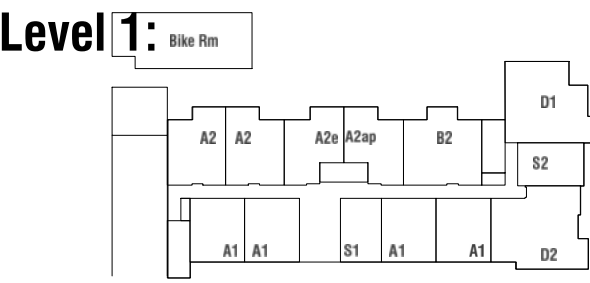
6 Units Total (6 of 87)
107, 207, 307, 407, 507, 607



C2 - 2 Bedroom Corner Unit

2 Bed + 2 Bath
797 sf

10 Units Total (10 of 87)
212, 213,
312, 313,
412, 413,
512, 513,
612, 613



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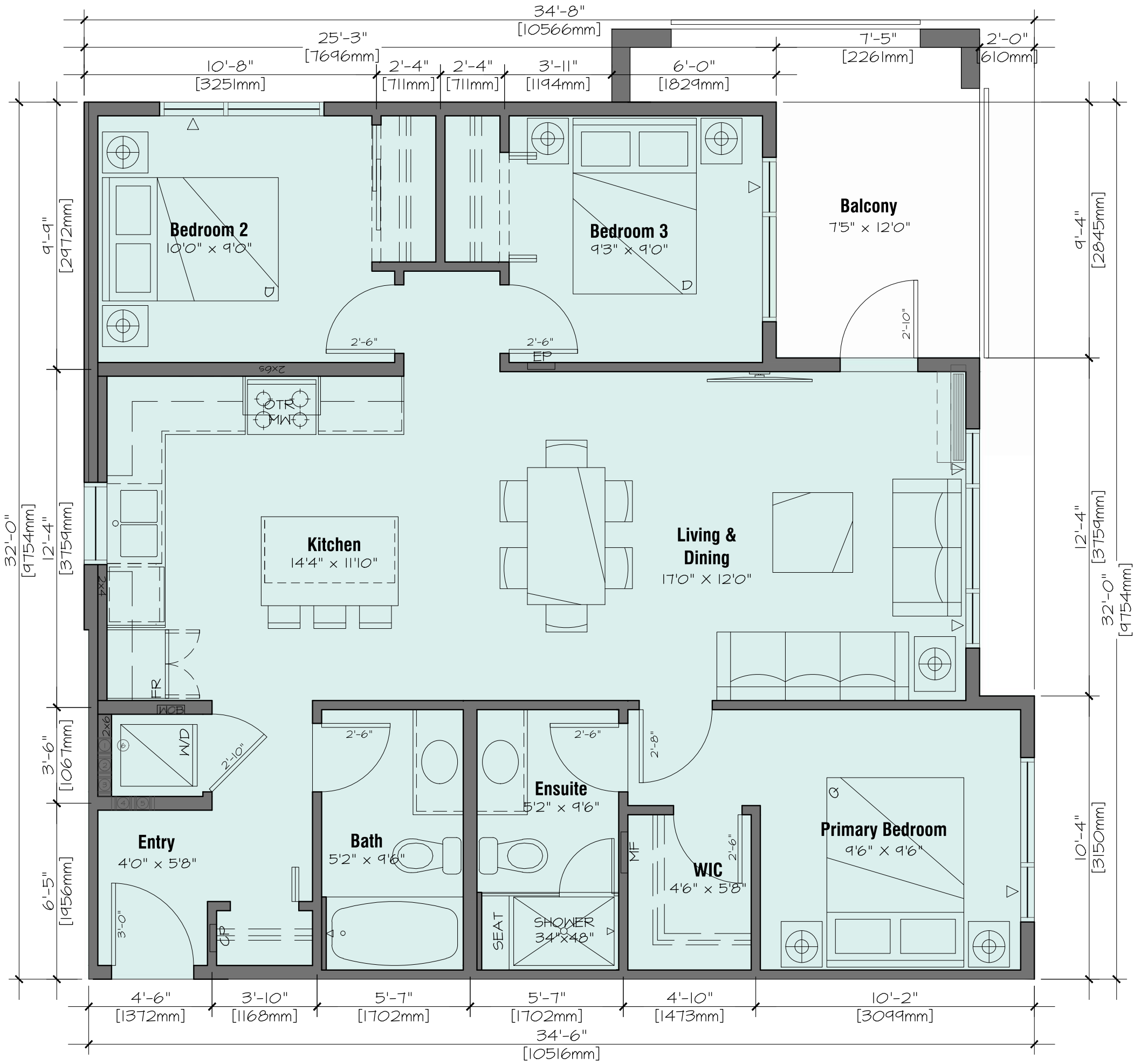
Unit Plans

Scale: 1/4" = 1' - 0"
August 18, 2026

D1 - 3 Bedroom Corner Unit

3 Bed + 2 Bath
991 sf

6 Units Total (6 of 87)
106, 206, 306, 406, 506, 606

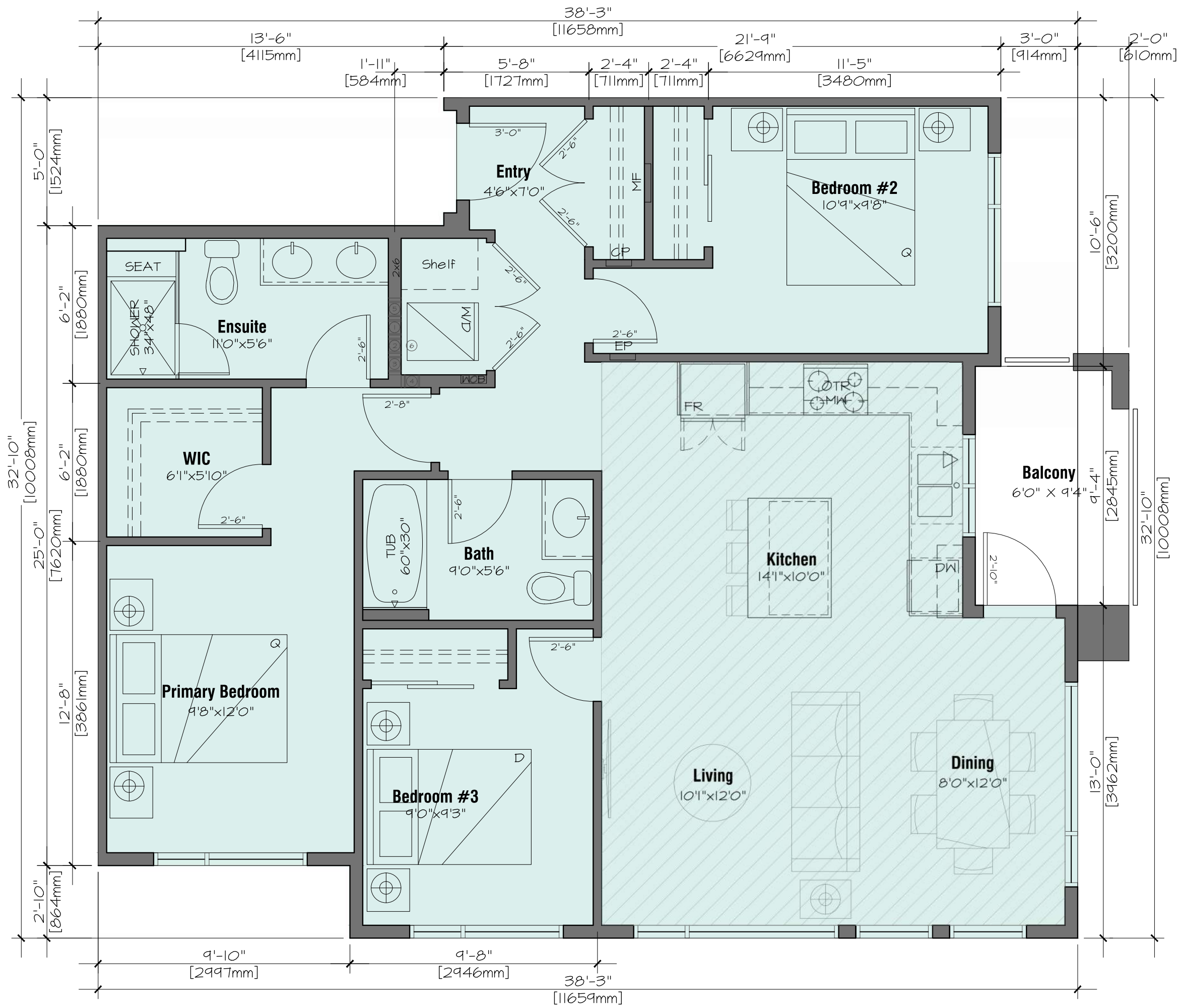


D2 - 3 Bedroom Corner Unit

3 Bed + 2 Bath
1090 sf

6 Units Total (6 of 87)
104, 204, 304, 404, 504, 604

12' Ceiling on Top Floor Only
(See overall plan)



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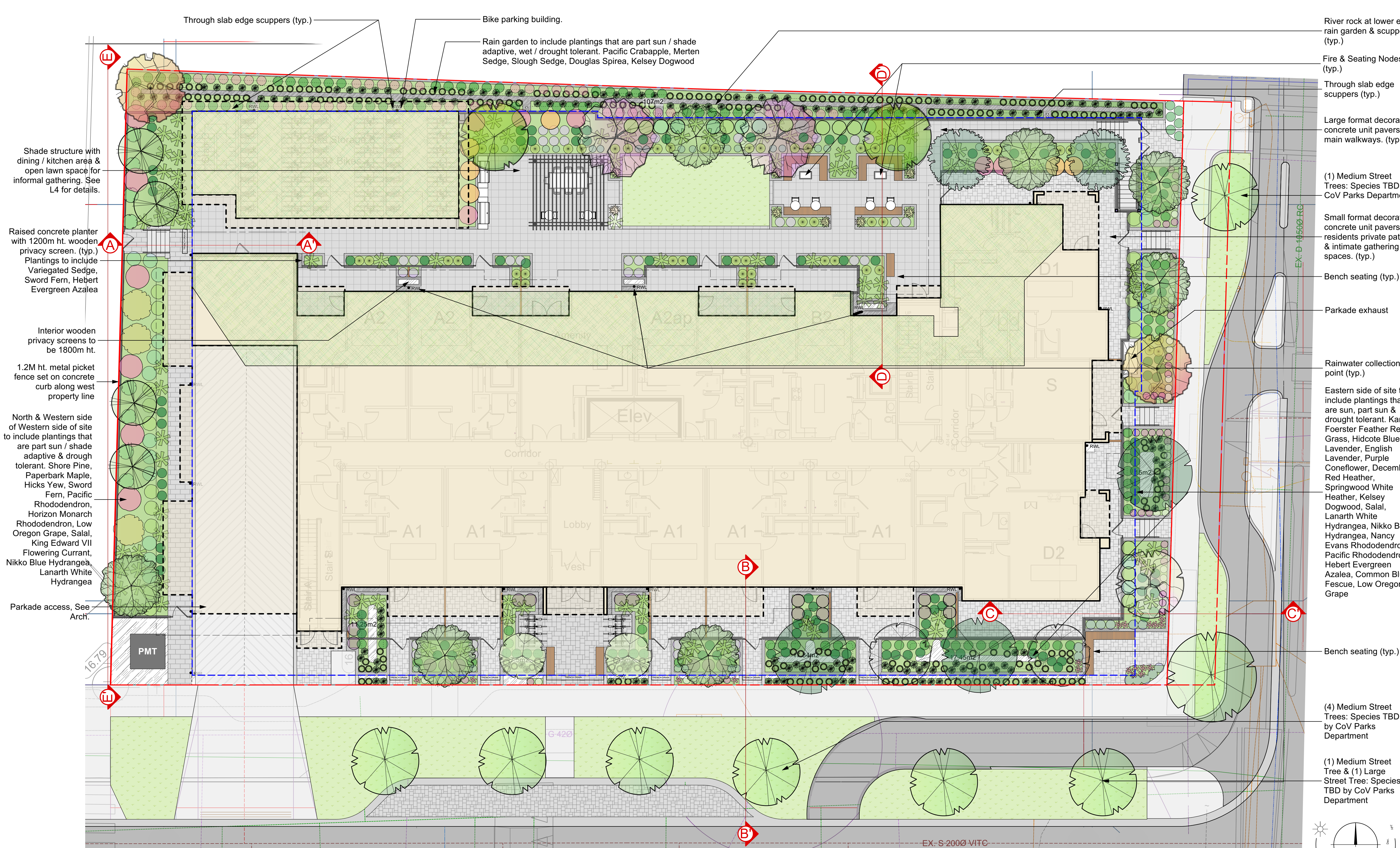
TELUS living



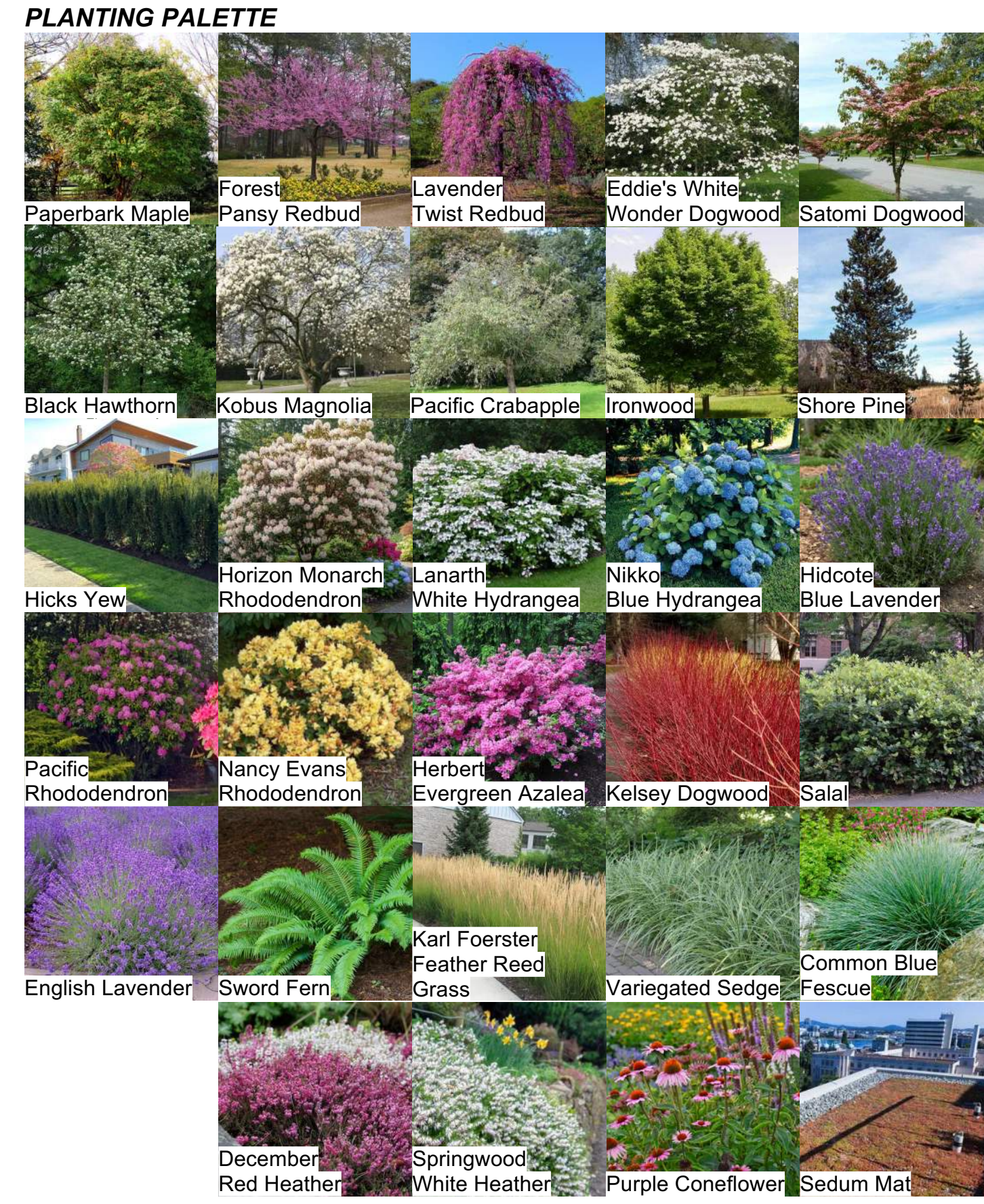
Unit Plans

Scale: 1/4" = 1' - 0"
August 18, 2026

A-8.04



Recommended Nursery Stock			
Trees			
On Site Total: 28			
Botanical Name	Common Name	Size	
Acer griseum	Paperbark Maple	6cm cal.	
Betula nigra 'BNMTF'	Dura Heat River Birch	6cm cal.	
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal.	
Cercis canadensis 'Lavender Twist'	Lavender Twist Eastern Redbud	6cm cal.	
Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6cm cal.	
Cornus kousa 'Satomi'	Satomi Dogwood	6cm cal.	
Cornus 'Venus'	Venus Dogwood	6cm Cal.	
Crataegus douglasii	Black Hawthorn	6cm cal.	
Magnolia kobus	Kobus Magnolia	6cm cal.	
Malus fusca	Pacific Crabapple	6cm cal.	
Ostrya virginiana	Ironwood	6cm cal.	
Pinus contorta	Shore Pine	2m ht.	
Off Site Total: 8			
Large Shrubs			
Total: 11			
Botanical Name	Common Name	Size	
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 Pot	
Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	#3 Pot	
Lavandula angustifolia 'Hidcote Blue'	English Lavender	#3 pot	
Rhododendron macrophyllum	Pacific Rhododendron	#3 pot	
Rhododendron Nancy Evans	Nancy Evans Rhododendron	#3 pot	
Medium Shrubs			
Total: 88			
Botanical Name	Common Name	Size	
Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#1 pot	
Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot	
Gaultheria shallon	Salal	#1 pot	
Lavandula officinalis	English Lavender	#1 pot	
Spirea douglasii	Douglas Spiraea	#1 pot	
Small Shrubs			
Total: 308			
Botanical Name	Common Name	Size	
Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#1 pot	
Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot	
Gaultheria shallon	Salal	#1 pot	
Lavandula officinalis	English Lavender	#1 pot	
Spirea douglasii	Douglas Spiraea	#1 pot	
Perennials, Annuals and Ferns			
Total: 525			
Botanical Name	Common Name	Size	
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Pot	
Carex 'Ice Dance'	Variegated Sedge	#1 Pot	
Carex mertensii	Merten's Sedge	#1 pot	
Carex obovata	Slough Sedge	#1 pot	
Echinacea purpurea 'Magnus'	Purple Coneflower	#1 pot	
Fetuca glauca	Common Blue Fescue	#1 pot	
Polystichum munitum	Sword Fern	#1 Pot	
Groundcovers			
Total: 56			
Botanical Name	Common Name	Size	
Erica carnea 'December Red'	December Red Heather	#1 Pot	
Erica carnea 'Springwood White'	Springwood White Heather	#1 Pot	
Notes:			
1. All work to be completed to current (CLS) Canadian Landscape Standards			
2. All soft landscape to be irrigated with an automatic irrigation system			



TREE SYMBOL LEGEND

	Shore Pine
	Eddie's White Wonder Dogwood
	Forest Pansy Redbud
	Black Hawthorn
	Kobus Magnolia
	Dura Heat River Birch
	Pacific Crabapple
	Paperbark Maple
	Ironwood
	TBD - City of Victoria Parks

LANDSCAPE LEGEND

	Proposed Tree		Property Line
	Proposed Shrubs		Limit Of Parkade Slab Below
	Proposed Perennials, Ferns & Grasses		Asphalt
	Proposed Structure		Sawcut Concrete - Colour: Natural
	Planting beds		Large Format Concrete Unit Pavers
	Proposed Sod		Small Format Concrete Unit Pavers
	Proposed Green Roof		Permeable Concrete Unit Pavers
			Aggregate/ River Rock
			Section Line
			Proposed Bike Parking
			Proposed Bench Seating
			Proposed Retaining Wall
			Proposed 1.8m Ht. Wood Privacy Fence
			Proposed Metal Fence

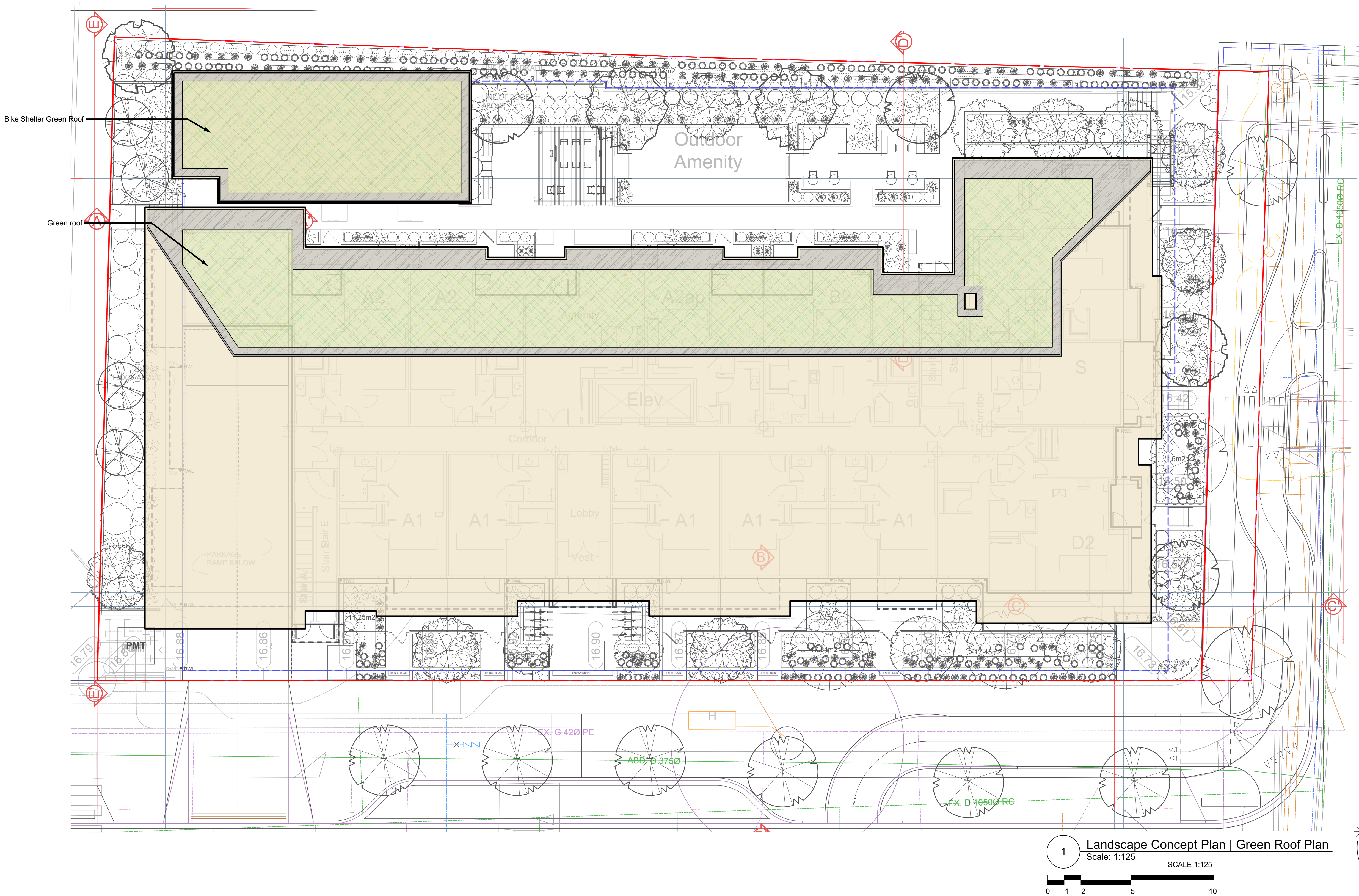
SCALE 1:125

0 1 2 5 10

1 Landscape Concept Plan | 1908 Foul Bay Rd.
Scale: 1:125

Landscape Concept Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

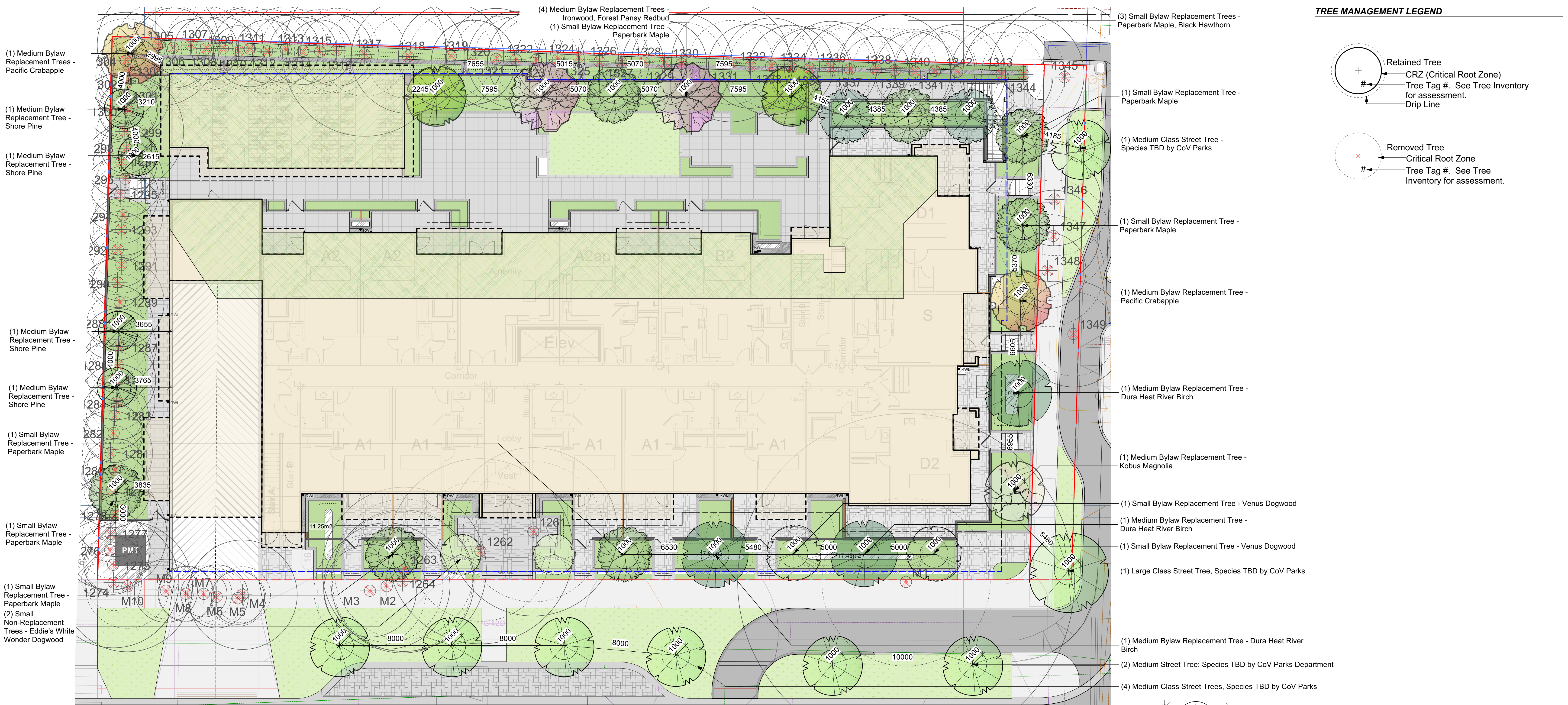


LANDSCAPE LEGEND

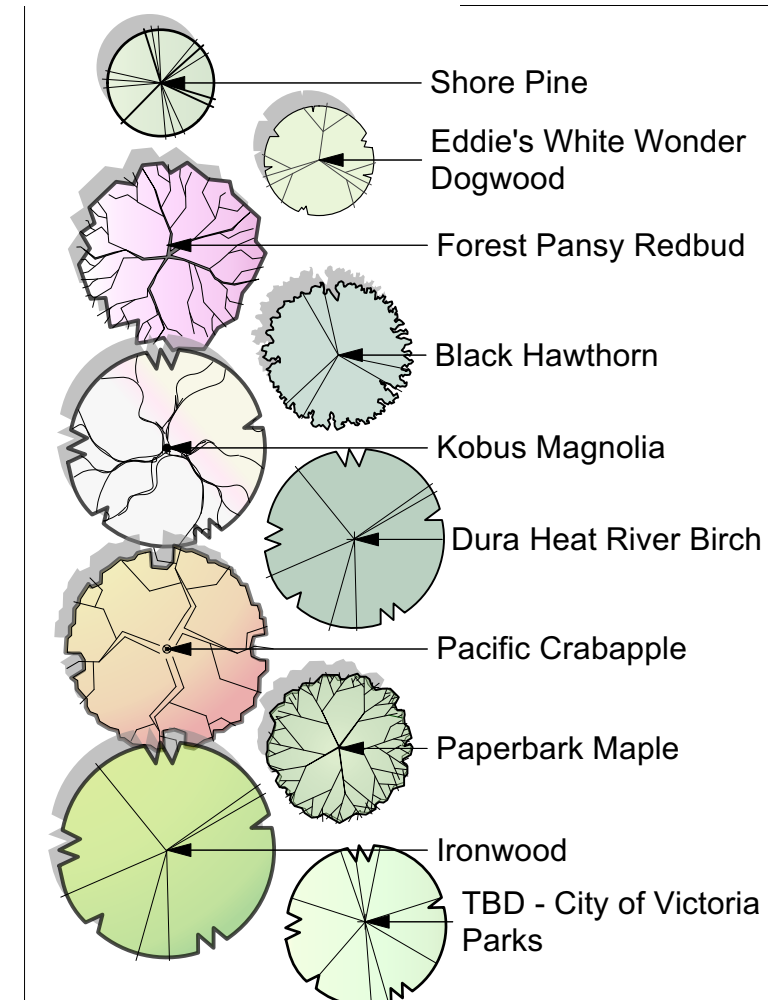
- Property Line
- Proposed Structure
- Proposed Green Roof
- Aggregate/ River Rock

Green Roof Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

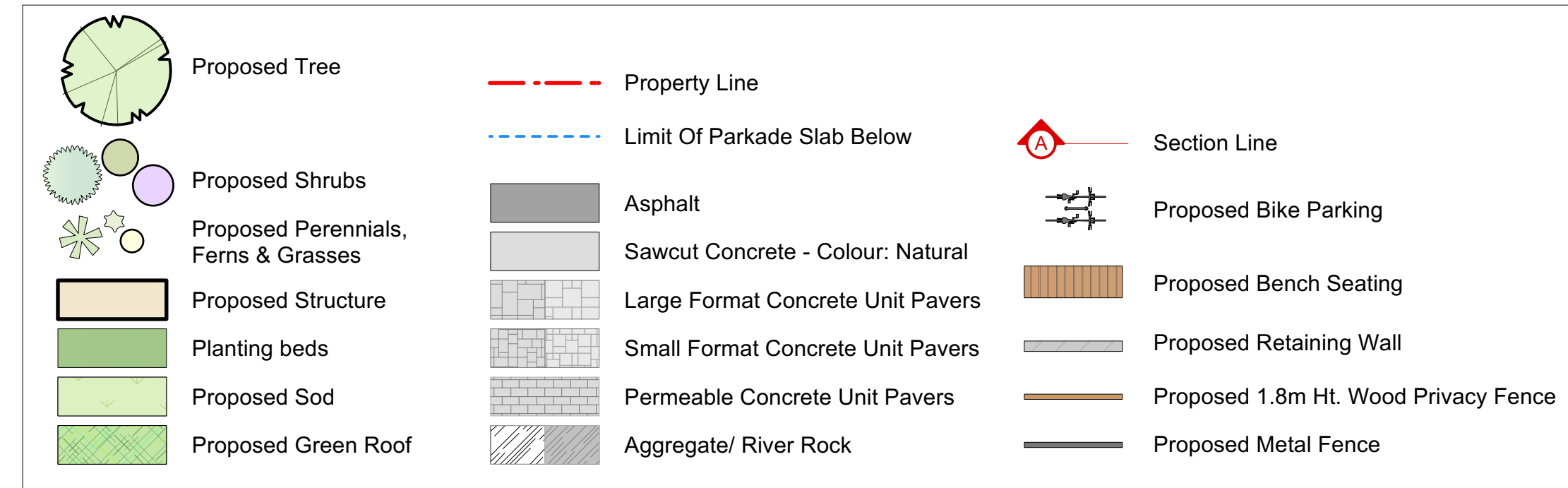


TREE SYMBOL LEGEND



TREE PRESERVATION SUMMARY		Count	Multiplier	Total
ONSITE Minimum replacement tree requirement				
A. Protected Trees Removed	12	x 1	A.	12
B. Replacement Trees Proposed per Schedule "E", Part 1	14	x 1	B.	14
C. Replacement Trees Proposed per Schedule "E", Part 2	13	x 0.5	C.	6.5
D. Replacement Trees Proposed per Schedule "E", Part 3	0	x 1	D.	0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E.	20.5
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F.	0
ONSITE Minimum trees per lot requirement (onsite trees)				
G. Tree minimum on lot			G.	1
H. Protected trees retained (other than specimen trees)		x 1	H.	0
I. Specimen trees retained	0	x 3	I.	0
J. Trees per lot deficit (G-(B+C+H+I) Record 0 if negative number			J.	0
OFFSITE Minimum replacement tree requirement (offsite trees)				
K. Protected trees Removed		x 1	K.	0
L. Replacement trees proposed per Schedule "E" Part 1 or Part 3		x 1	L.	0
M. Replacement trees proposed from Schedule "E" Part 2	0	x 0.5	M	0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N.	0
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O.	0
Cash-in-lieu requirement				
P. On-site trees proposed for cash-in-lieu. Enter F. or J. whichever is the greater number			P.	0
Q. Offsite trees proposed for cash-in-lieu. Enter O			Q.	0
R. Cash-in-lieu proposed ((P+Q) x \$2000)			R.	0

LANDSCAPE LEGEND



Tree Management Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

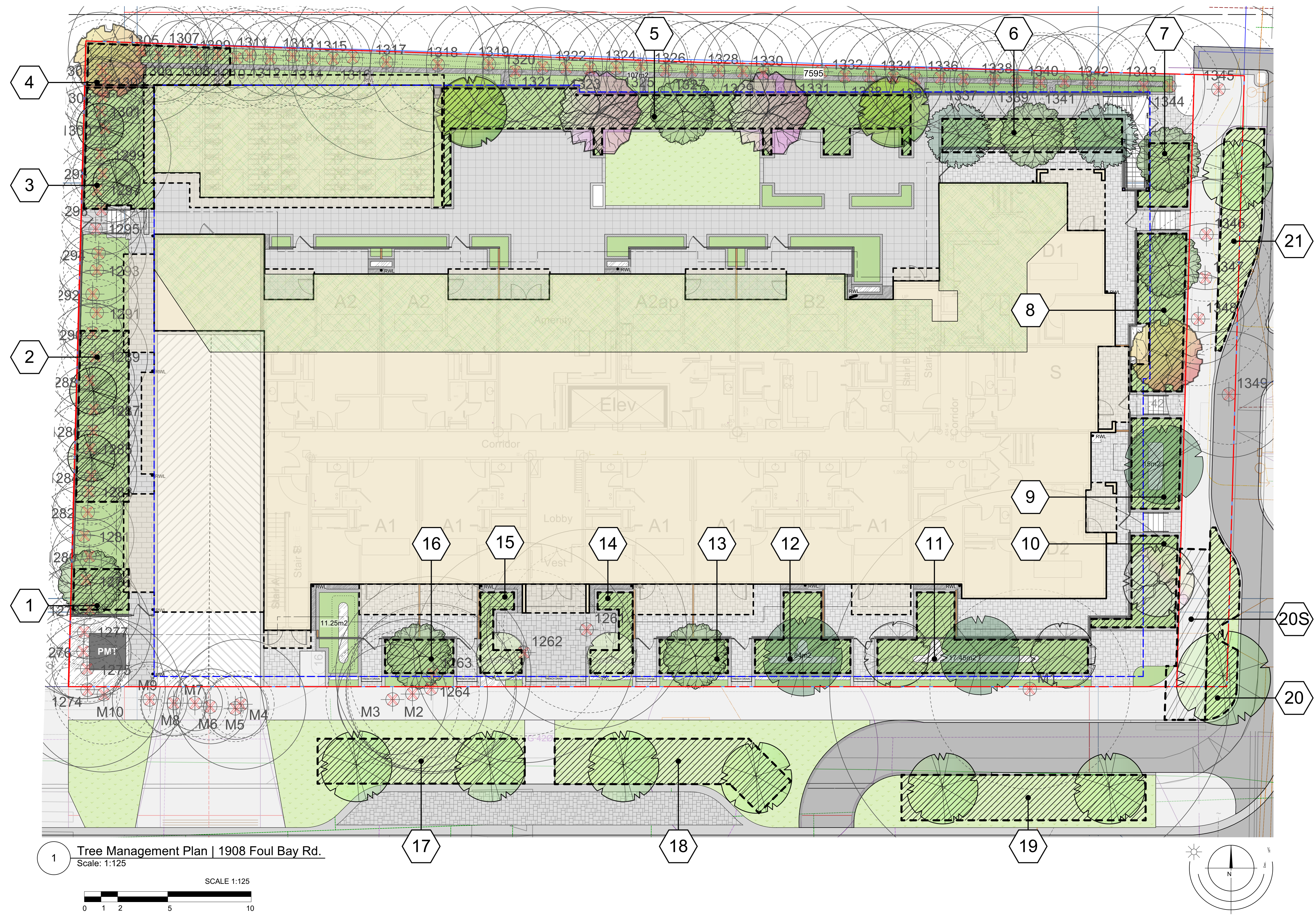


Project No: 2423 10-03-2024

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L3/14



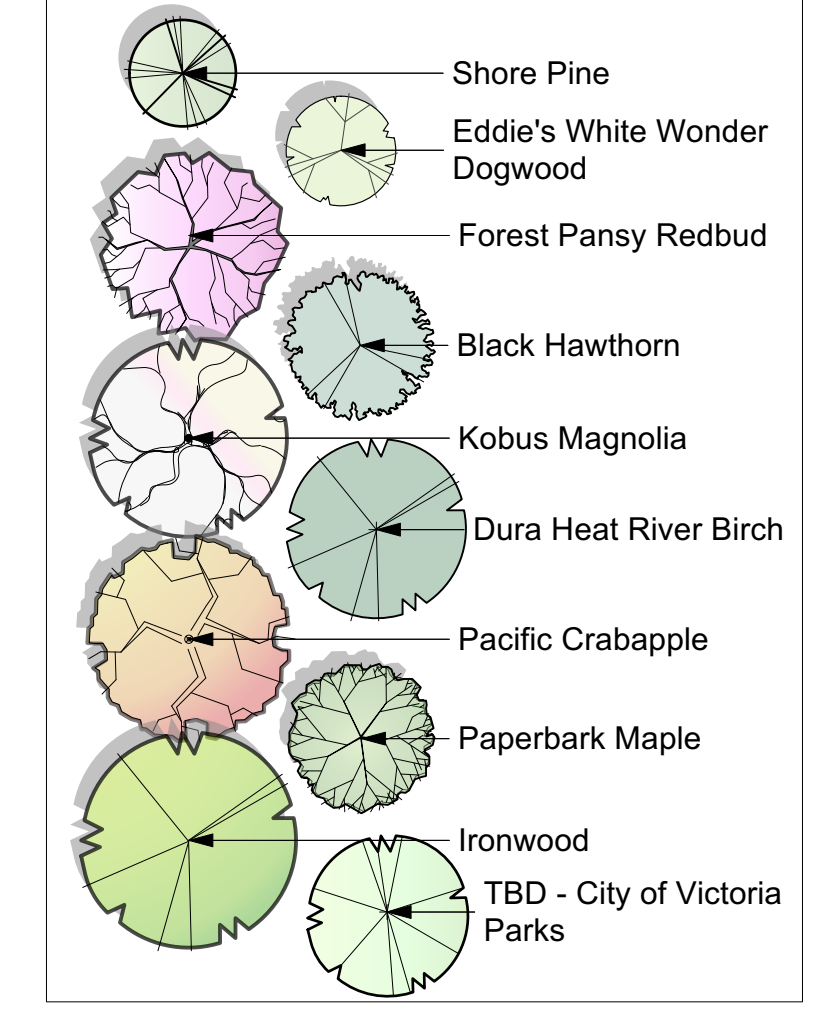
1 Tree Management Plan | 1908 Foul Bay Rd.
Scale: 1:125

SOIL VOLUME CHART

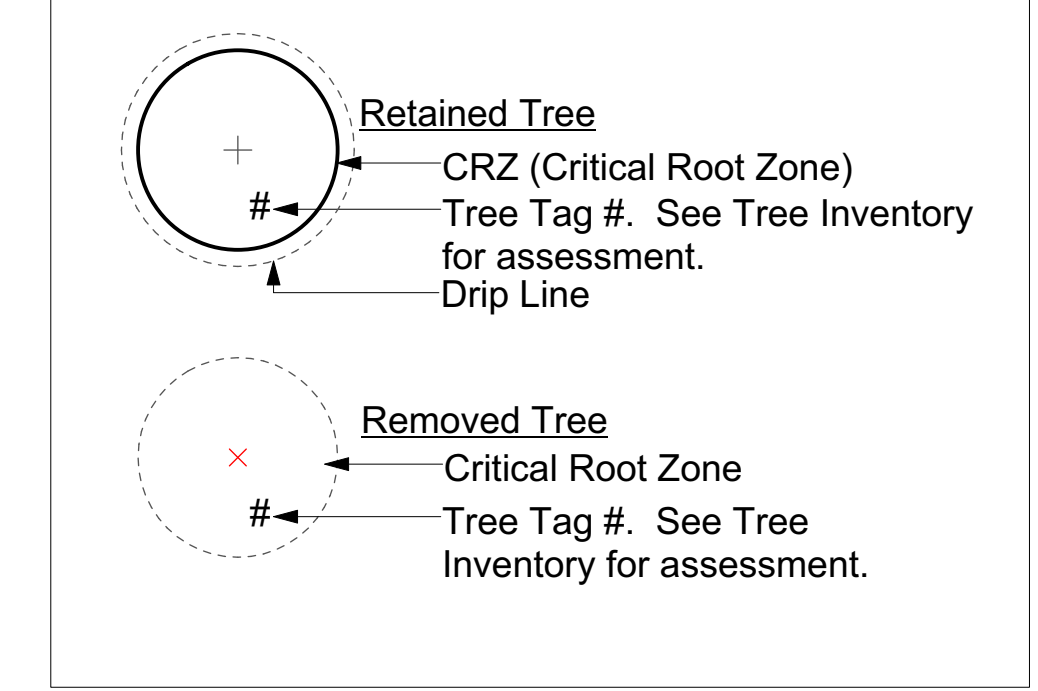
Note: Soil Volume areas identified as " # S " Indicates Soil Cell Soil Area

Soil Table				Replacement Tree Proposed			Soil Volume Required (M3)			
Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated Soil Volume	B #Small	C #Medium	D #Large	E Small	F Medium	G Large	Total
Onsite										
1	8.04	1	8.04	1			6	0	0	6
2	30.97	1	30.97		2		0	30	0	30
3	30	1	30		2		0	30	0	30
4	20.06	1	20.06		1		0	15	0	15
5	66.47	1	66.47	1	4		6	60	0	66
6	21.54	1	21.54	3			18	0	0	18
7	9.5	1	9.5	1			6	0	0	6
8	25.19	1	25.19	1	1		6	15	0	21
9	15.71	1	15.71		1		0	15	0	15
10	15.76	1	15.76		1		0	15	0	15
11	31	1	31	2	1		12	15	0	27
12	17.81	1	17.81		1		0	15	0	15
13	8.18	1	8.18	1			6	0	0	6
14	7.65	1	7.65	1			6	0	0	6
15	7.33	1	7.33	1			6	0	0	6
16	8.18	1	8.18	1			6	0	0	6
17	33.4	1	33.4		2		0	30	0	30
18	38.3	1	38.3		2		0	30	0	30
19	39.79	1	39.79		2		0	30	0	30
20	16.95	1	16.95							
20S	20.42	0.92	18.79							
20 TOTAL	37.37	Varies	35.74			1	0	0	35	35
21	25.3	1	25.3		1		0	15	0	15
Offsite (Excluding City Property)										
Planting Area OSA X										
(Excluding City Property)							E	F	G	TOTAL
Calculation							IF B > 1, BX8 IF B > 1, BX6	IF C > 1, CX20 IF C > 1, CX15	IF B > 1, BX35 IF B > 1, BX30	E+F+G

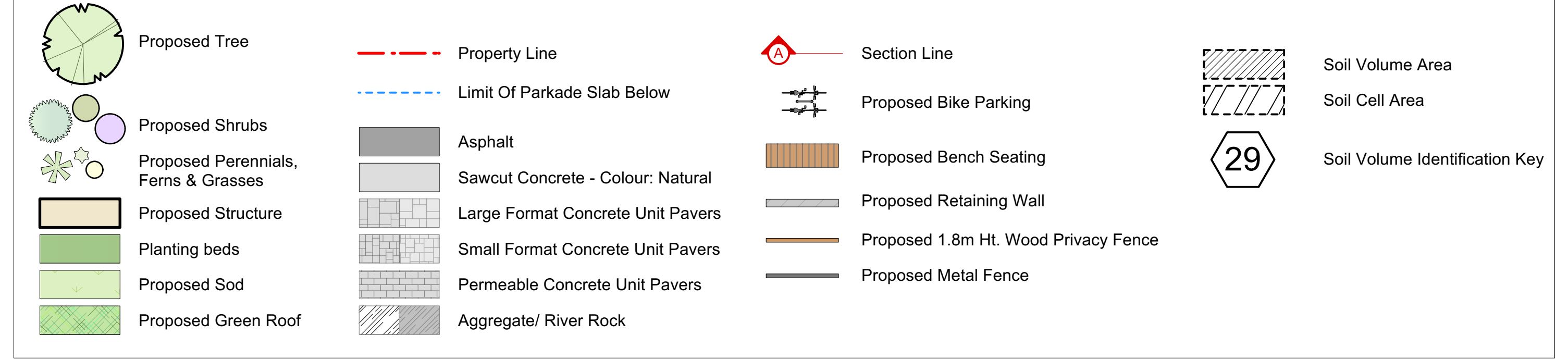
TREE SYMBOL LEGEND



TREE MANAGEMENT LEGEND



LANDSCAPE LEGEND



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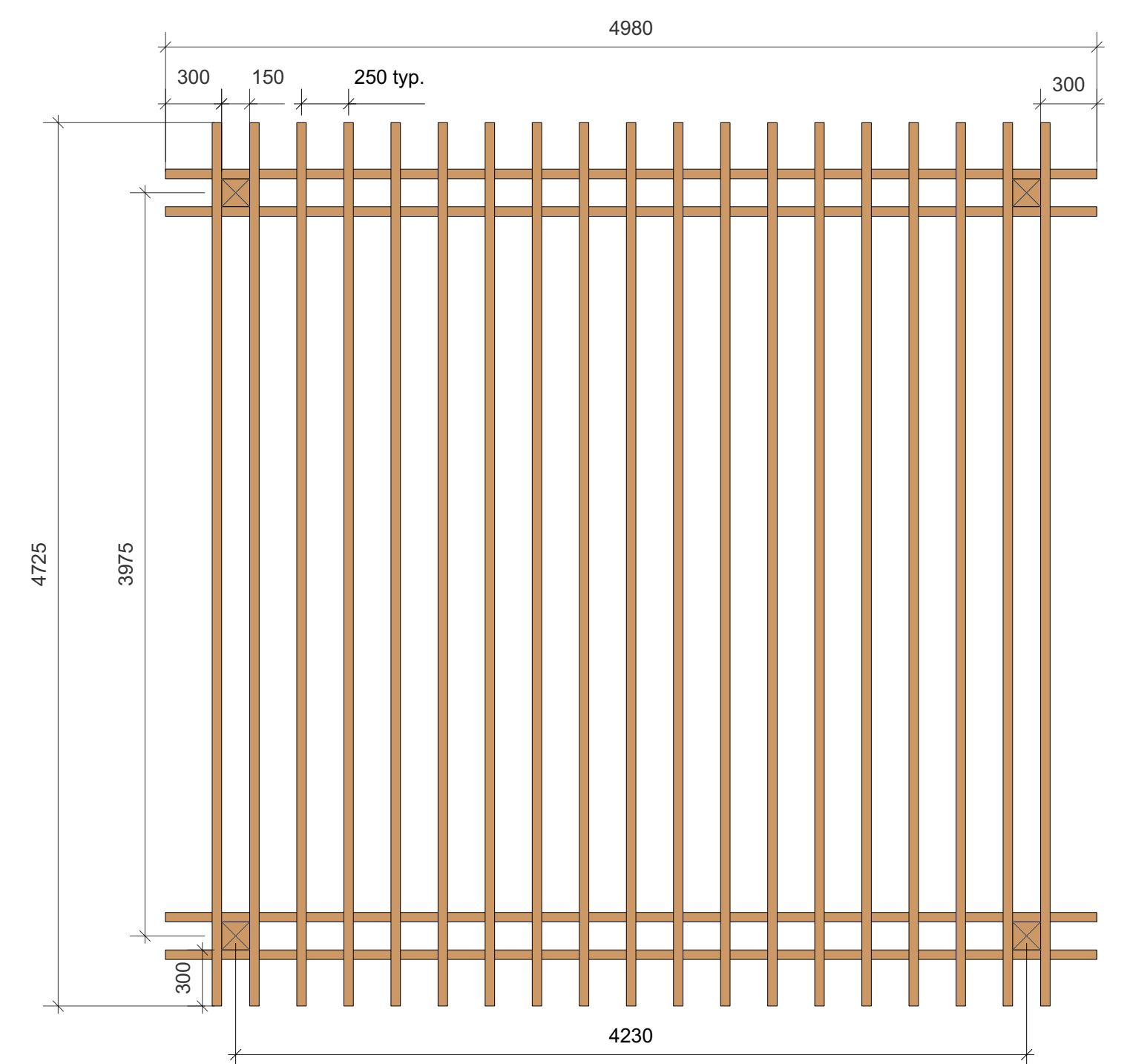
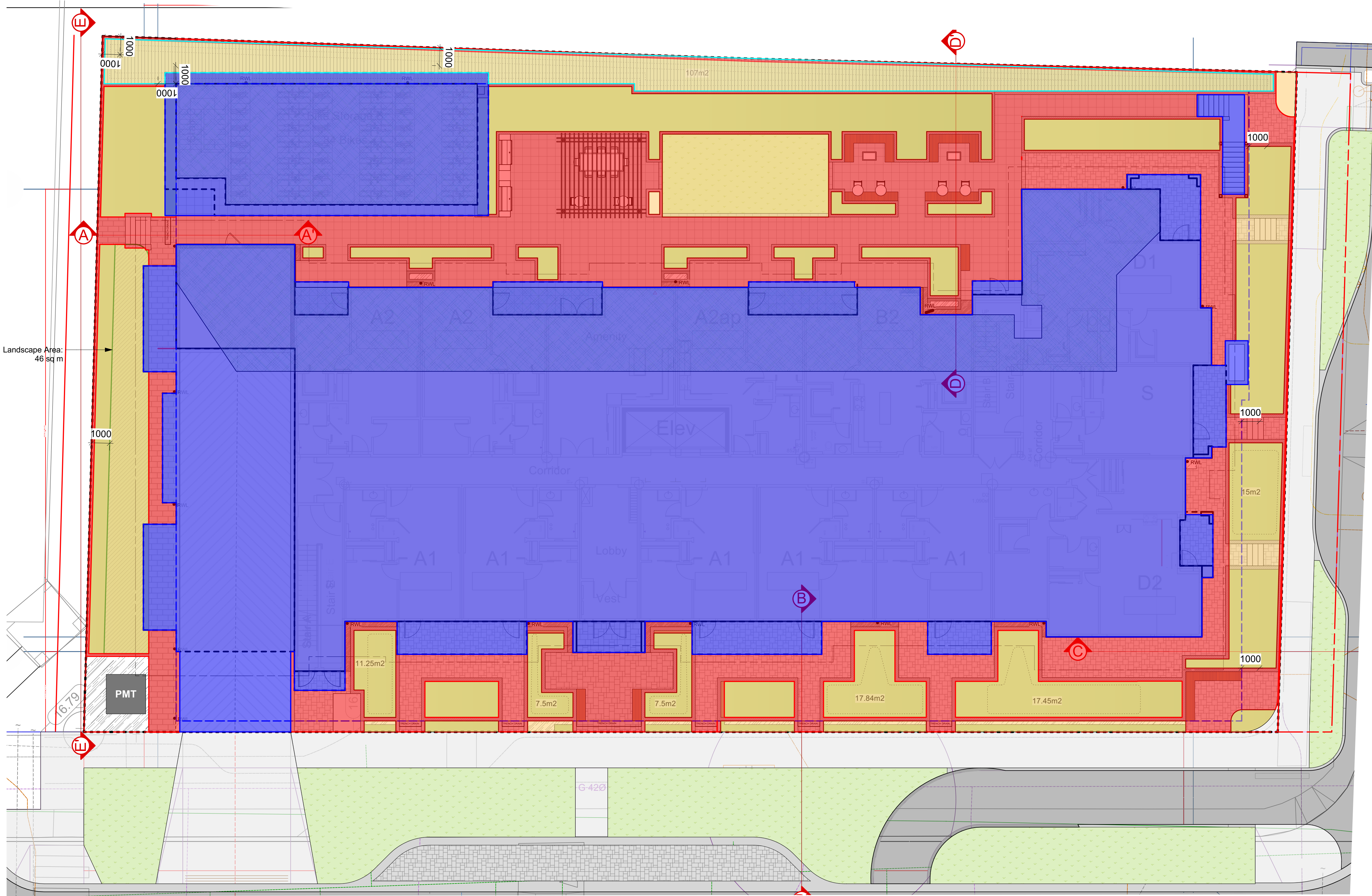
L5/14



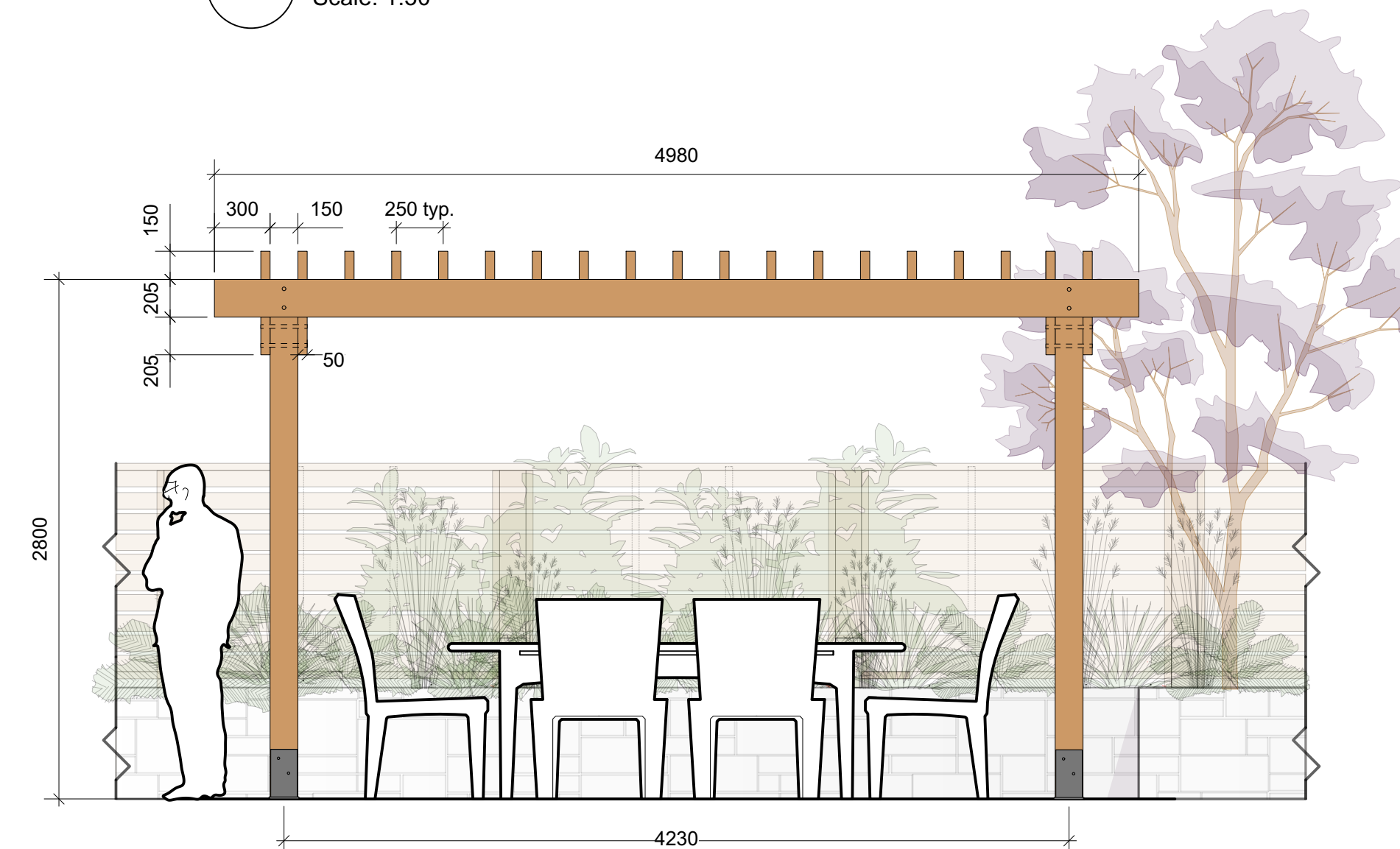
Project No: 2423 10-03-2024 #3-864 Queens Ave. Victoria B.C. V8T 1M5 Phone: (250) 598-0105

Tree Management Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7



2 Pergola Detail | Plan View
Scale: 1:30



3 Pergola Detail | Side View
Scale: 1:30



Open Site Space Takeoffs

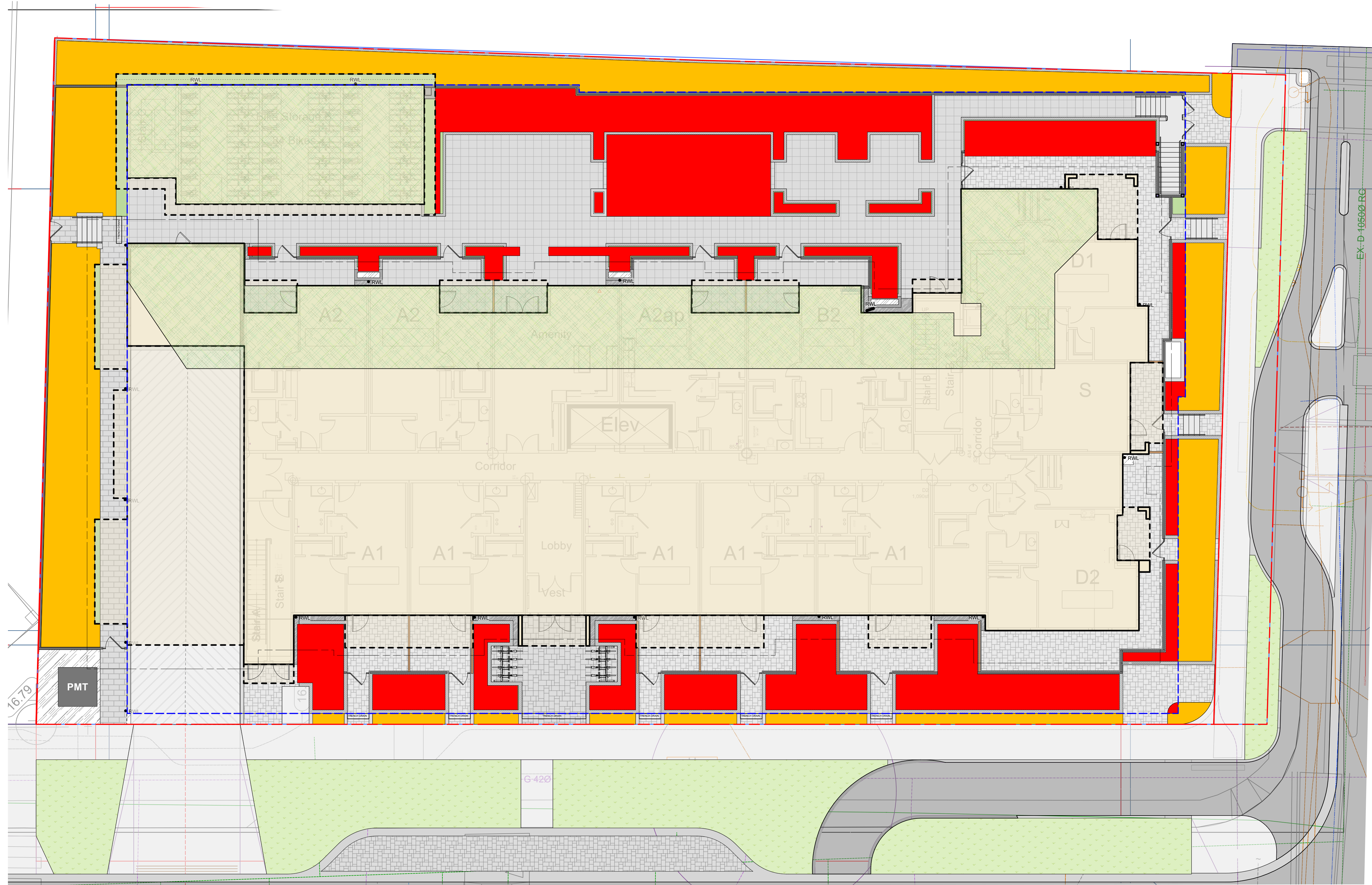
	Lot Area: 2501 sq m
	Building, Parking, Accessory Buildings: 1420 sq m 56.77%
	Open Lot Space: 1080 sq m 43.18%
	Hardscape: 526.2 sq m 48.72% of OLS
	Soft Landscaping: 536.6 sq m 49.68% of OLS
	Continuous Landscape Area 46 sq m 1.8% of Lot Area
	Rain Garden 101.24 sq m
	Property Line
	Extent of Parkade

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L6/14

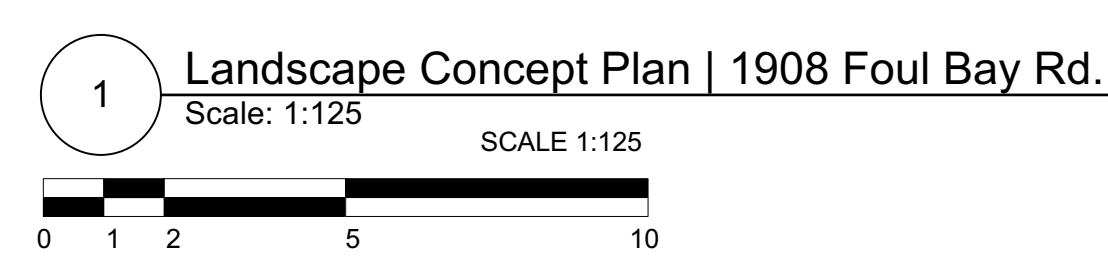
Landscape Open Space Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7



Takeoff #3 - On Slab Landscape Area	
Lot Area: 2501 sq m	
■	Landscape Area: 265.77 sqm 10.62%
Takeoff #4 - Off Slab Landscape Area	
Lot Area: 2501 sq m	
■	Landscape Area: 266.45sqm 10.65%

- - - Property Line
- - - Extent of Parkade



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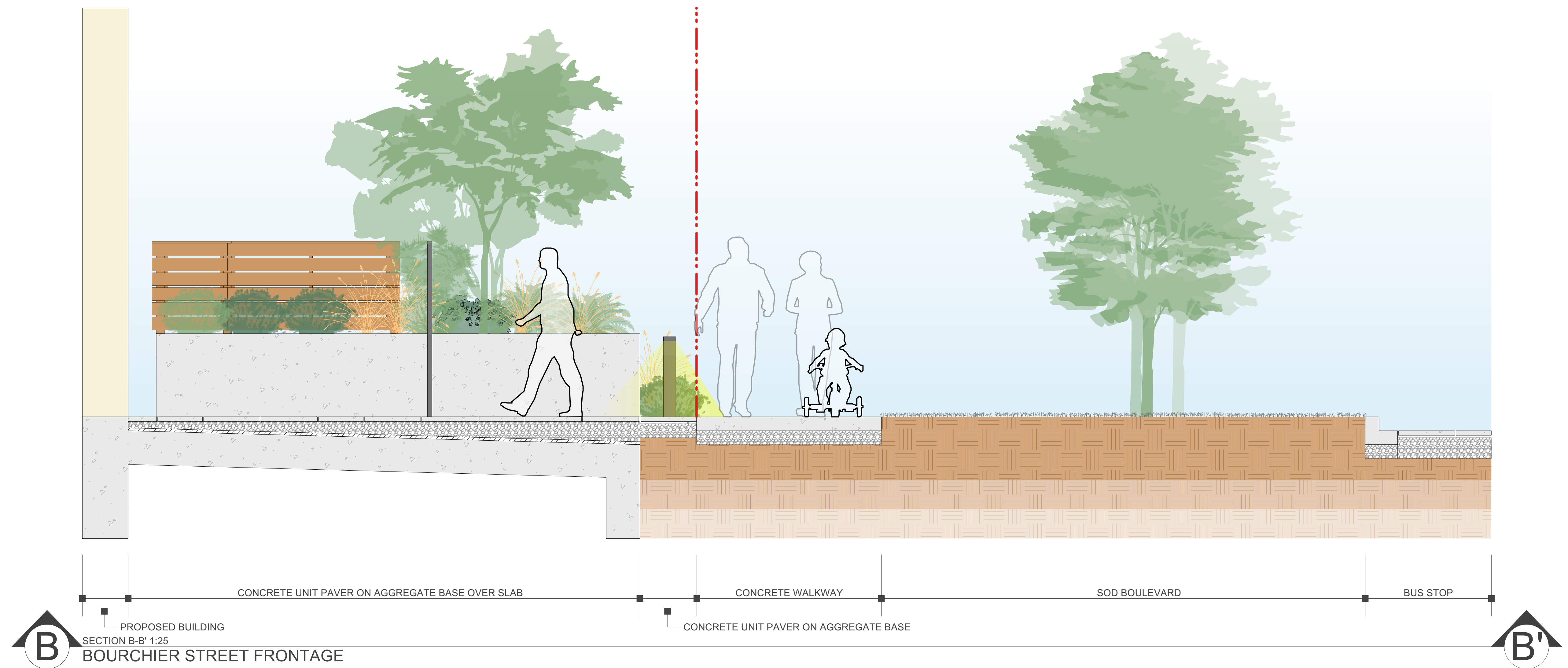
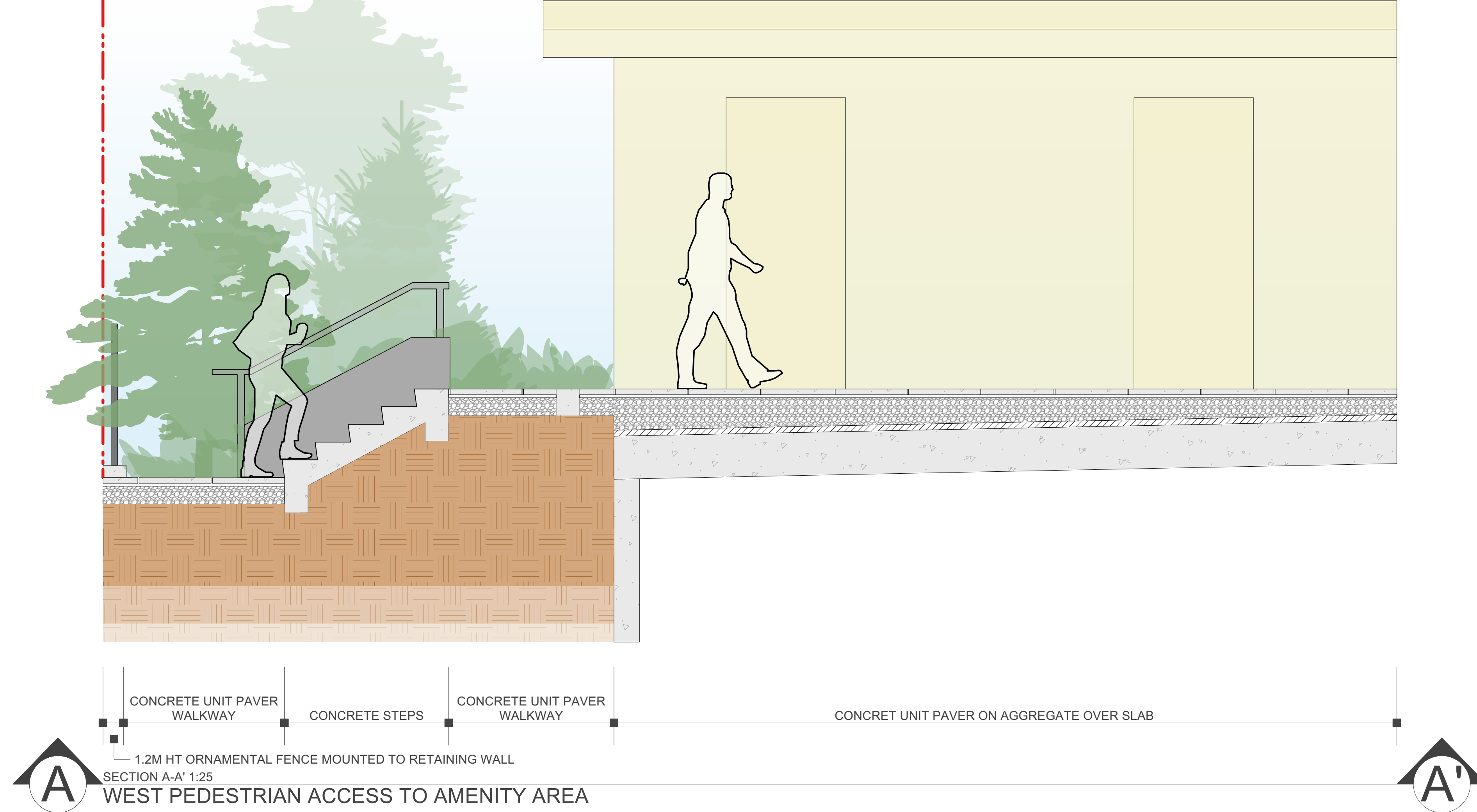
L7/14

Landscape Area Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7



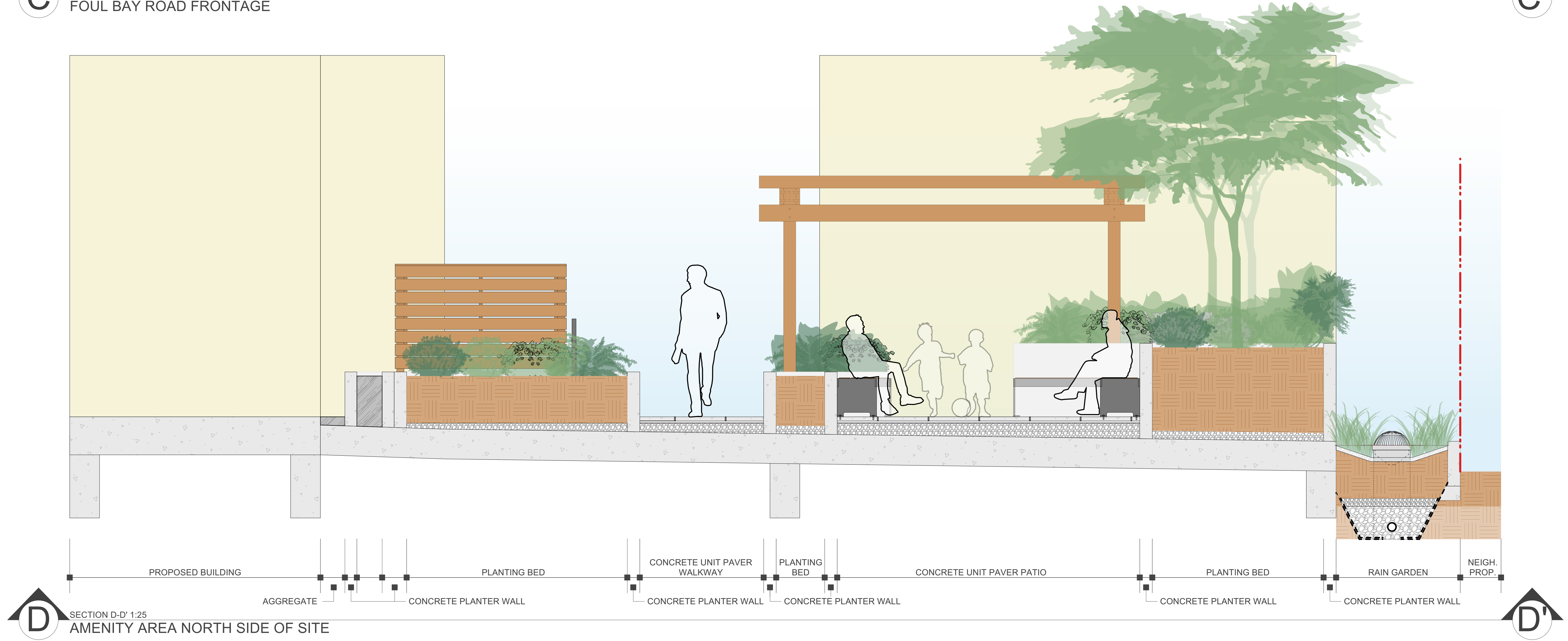
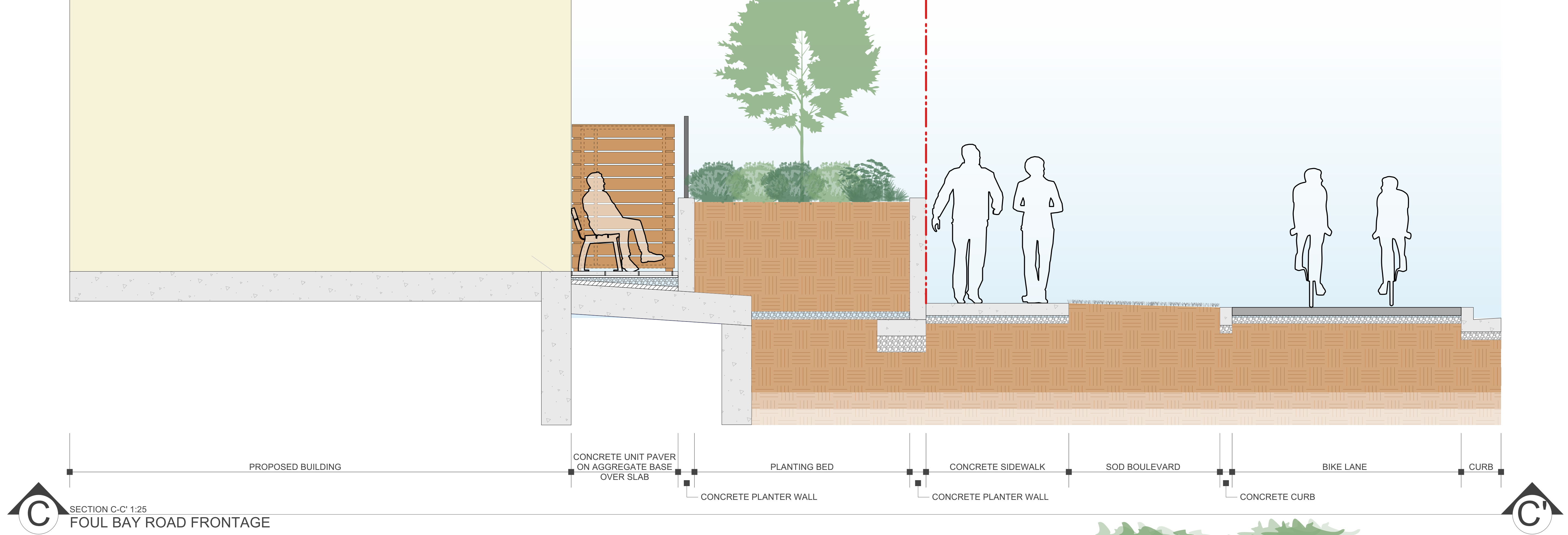
Project No: 2423 10-03-2024 #3-864 Queens Ave. Victoria B.C. V8T 1M5 Phone: (250) 598-0105



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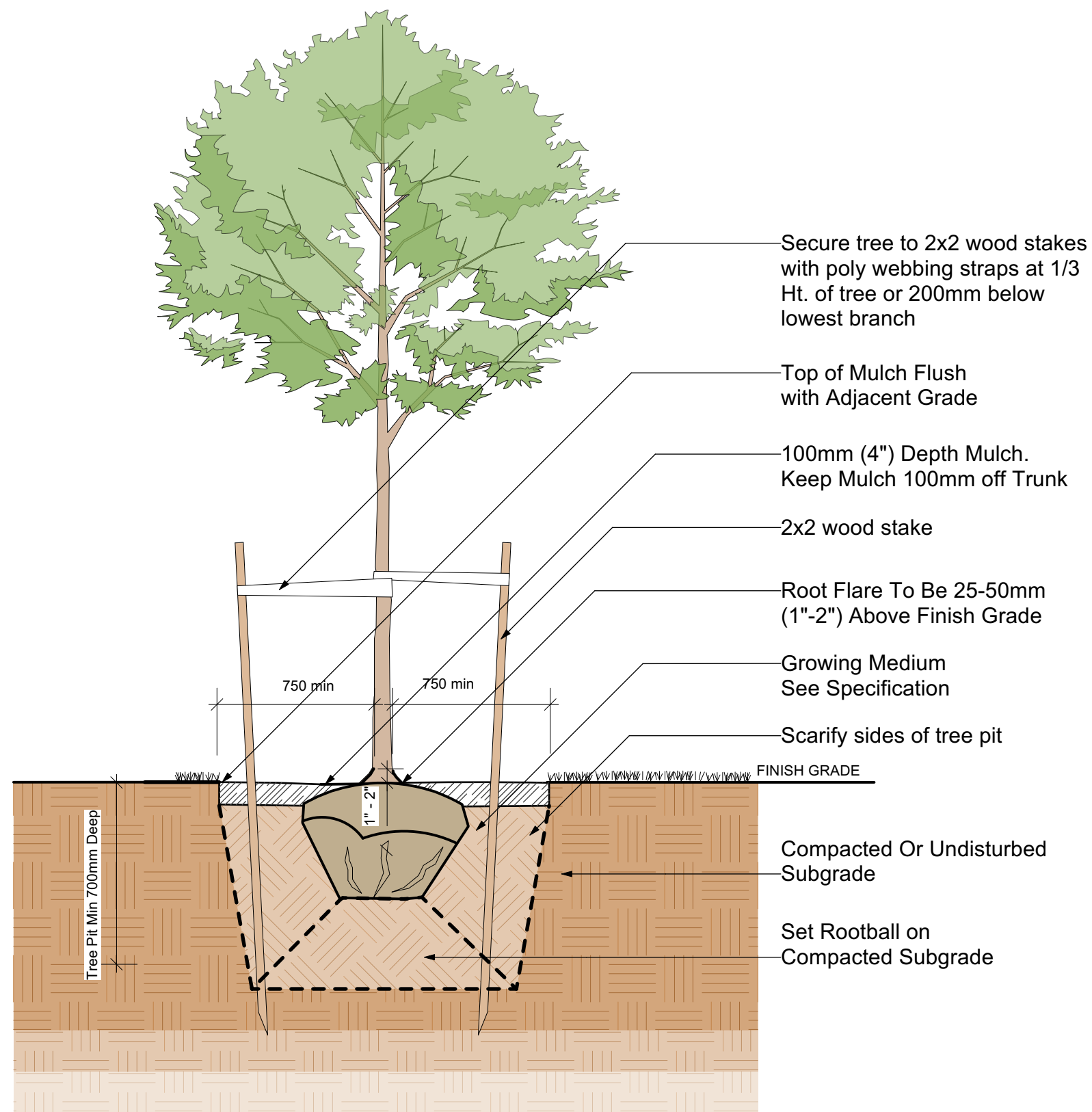
Landscape Sections 1 | 1908 Foul Bay Rd.



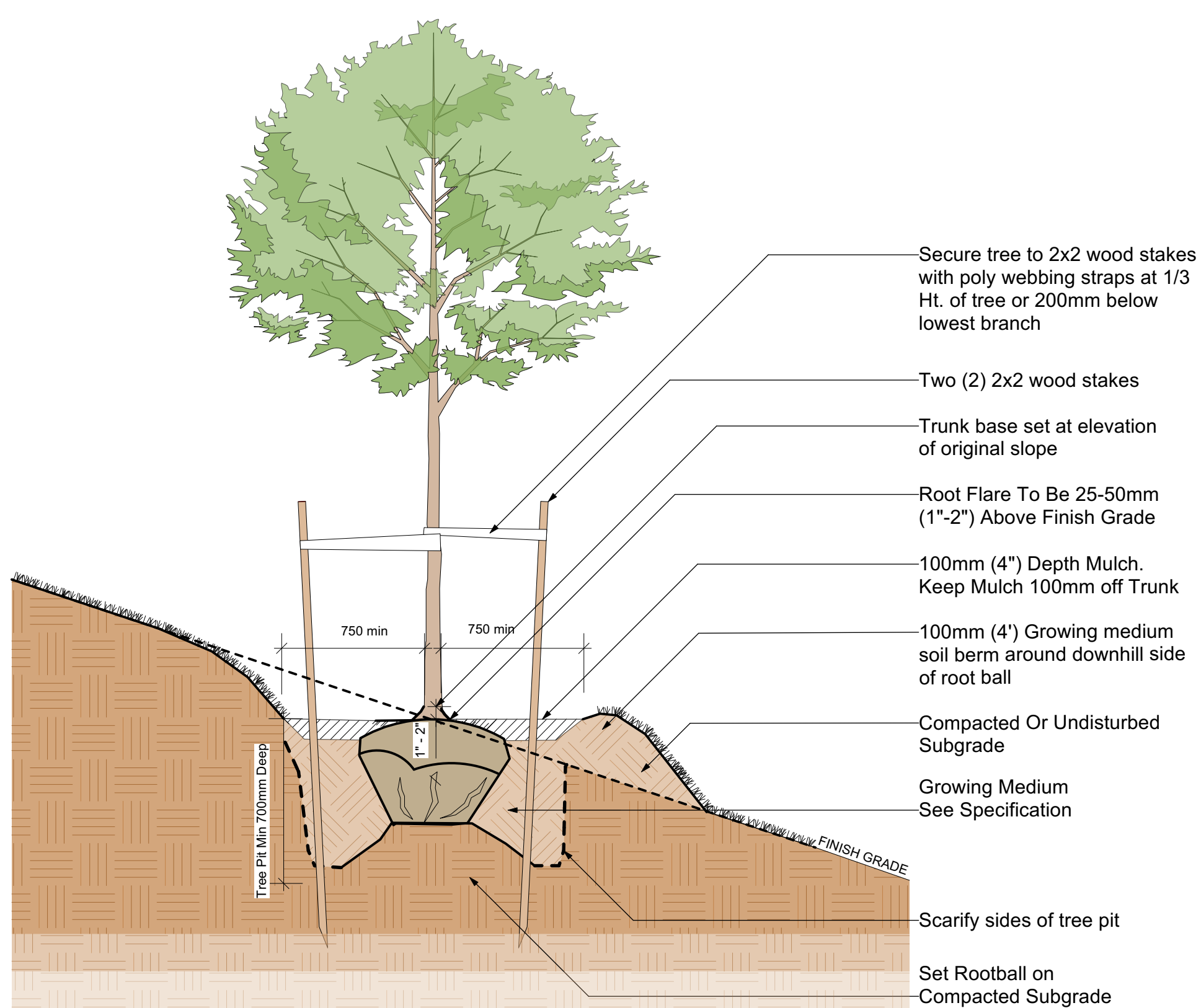
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L9/14

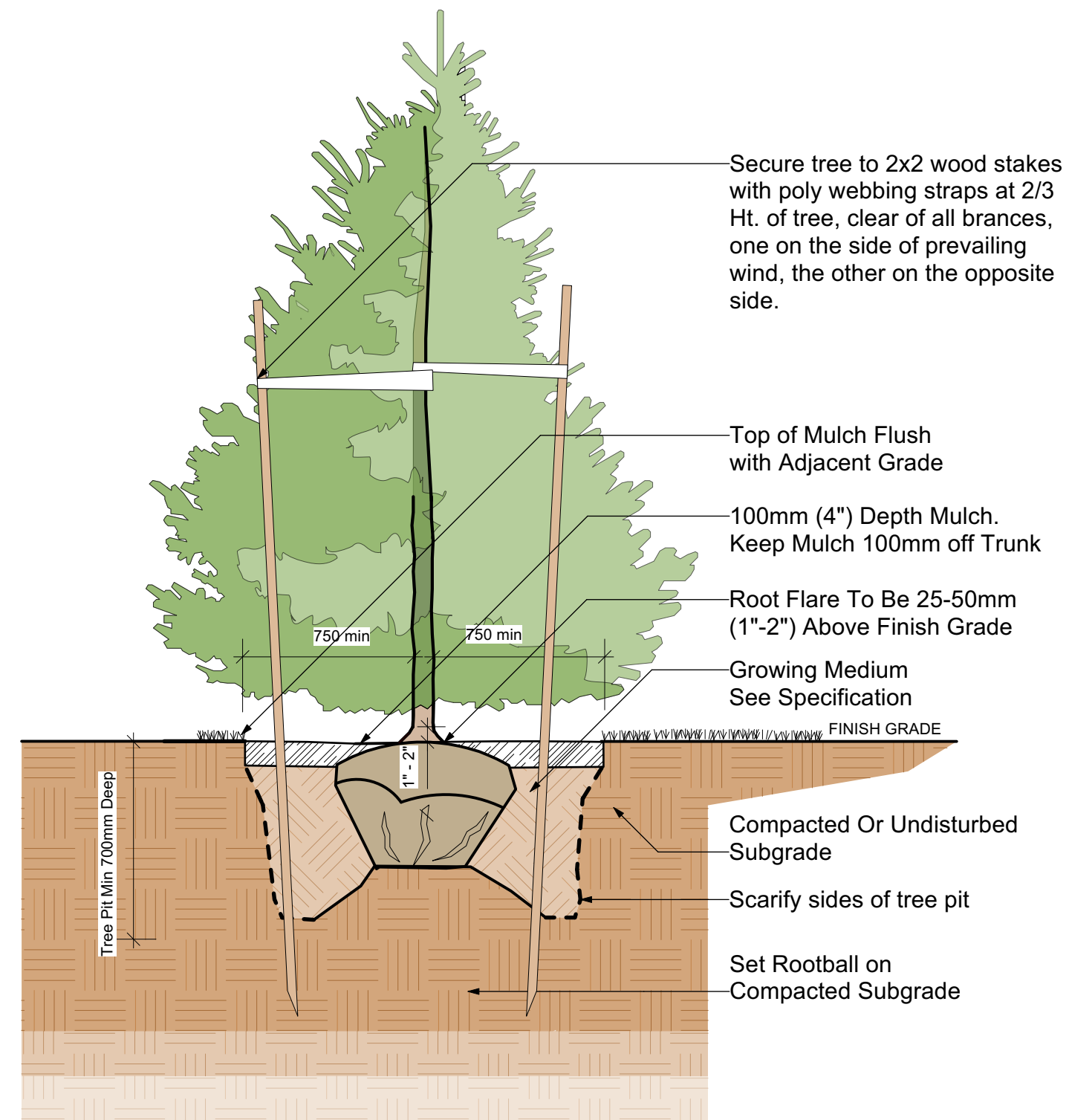
Landscape Sections 2 | 1908 Foul Bay Rd.



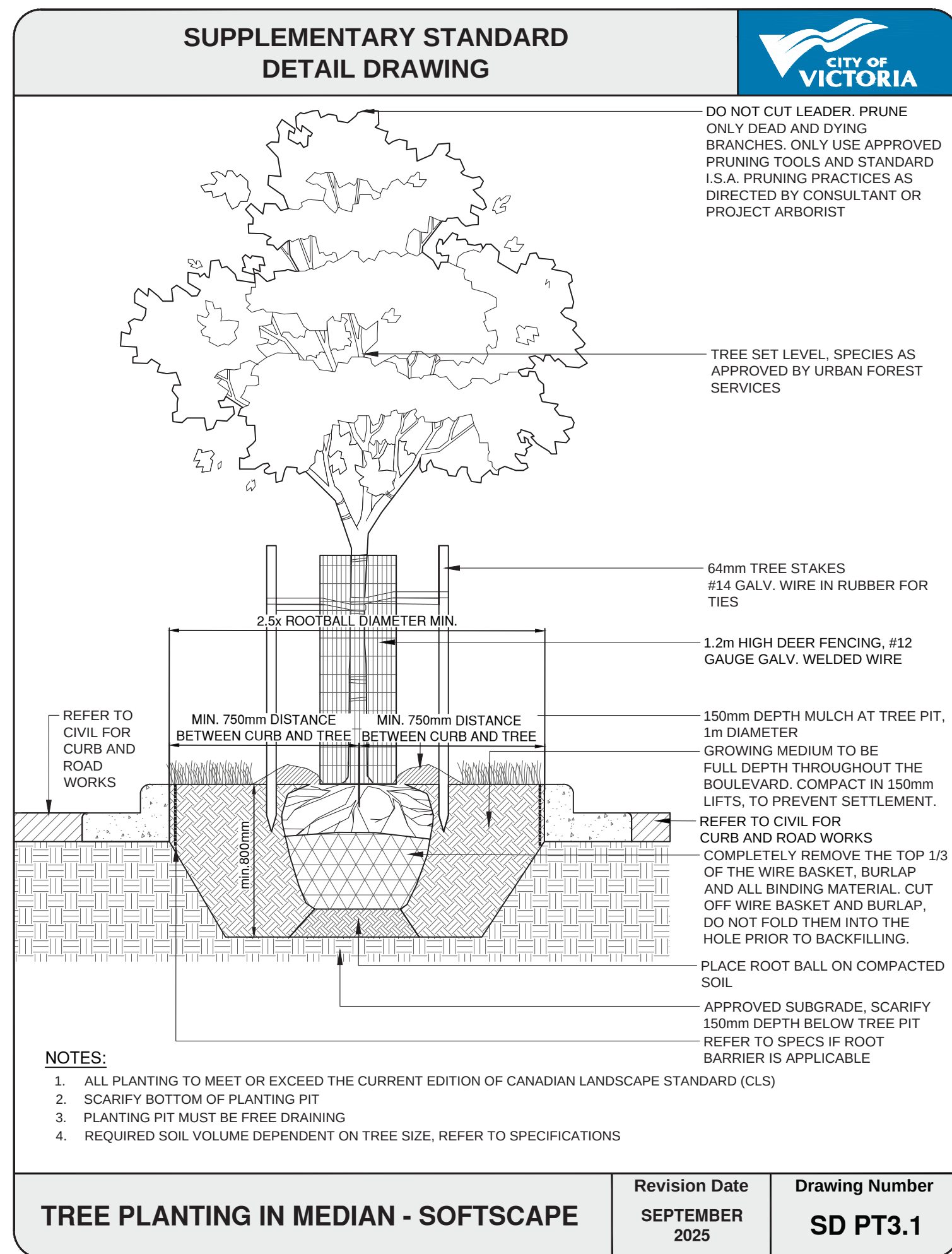
1
D1 TYPICAL DECIDUOUS TREE PLANTING DETAIL
Scale: 1:25



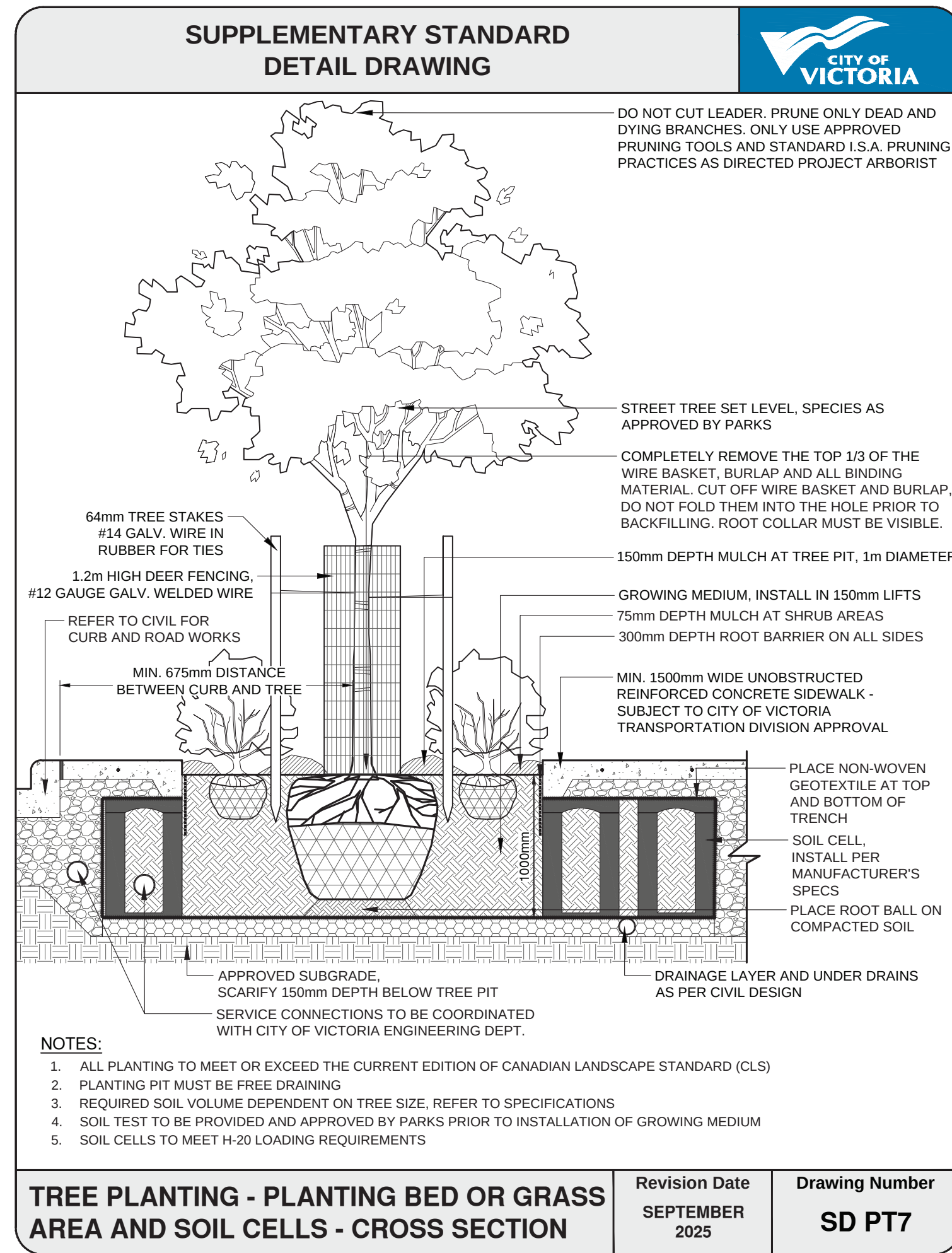
2
D1 TYPICAL DECIDUOUS TREE PLANTING ON SLOPE DETAIL
Scale: 1:25



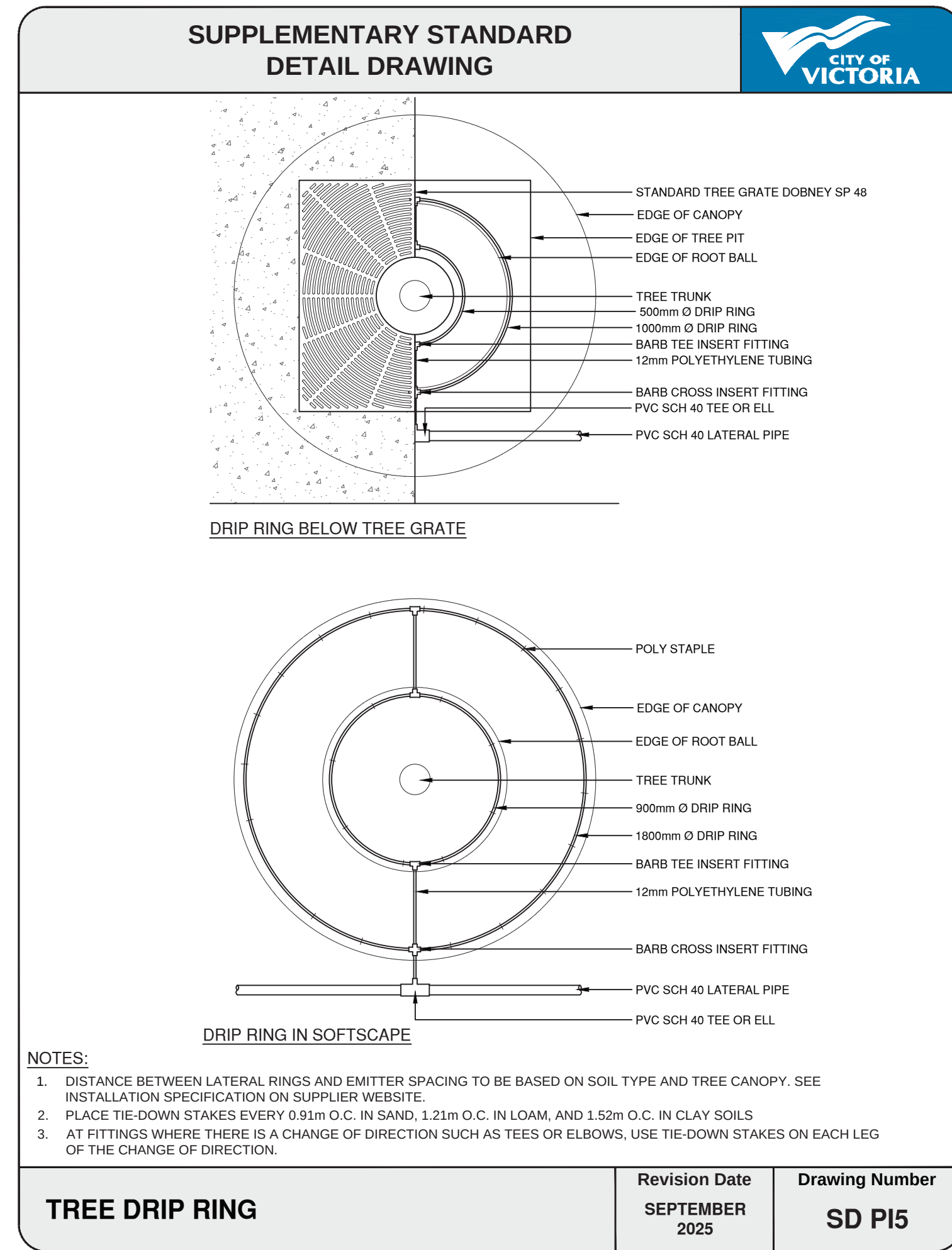
3
D1 TYPICAL CONIFEROUS TREE PLANTING DETAIL
Scale: 1:25



4
D1 TREE PLANTING IN MEDIAN - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25



5
D1 STRUCTURAL SOIL ADJACENT SOIL CELLS - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25



6
D1 TREE DRIP RING - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25

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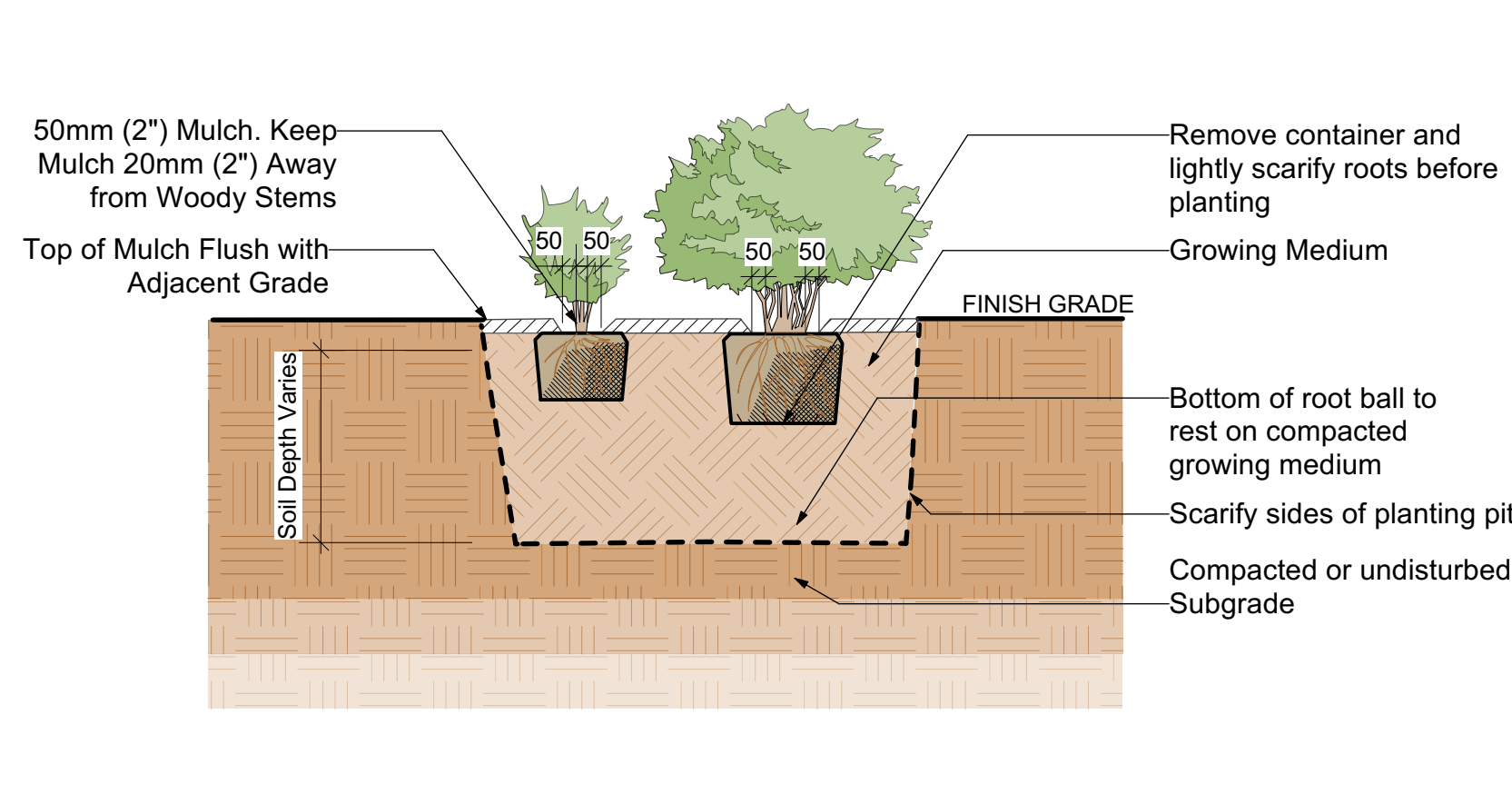
Landscape Details 1 | 1908 Foul Bay Rd.

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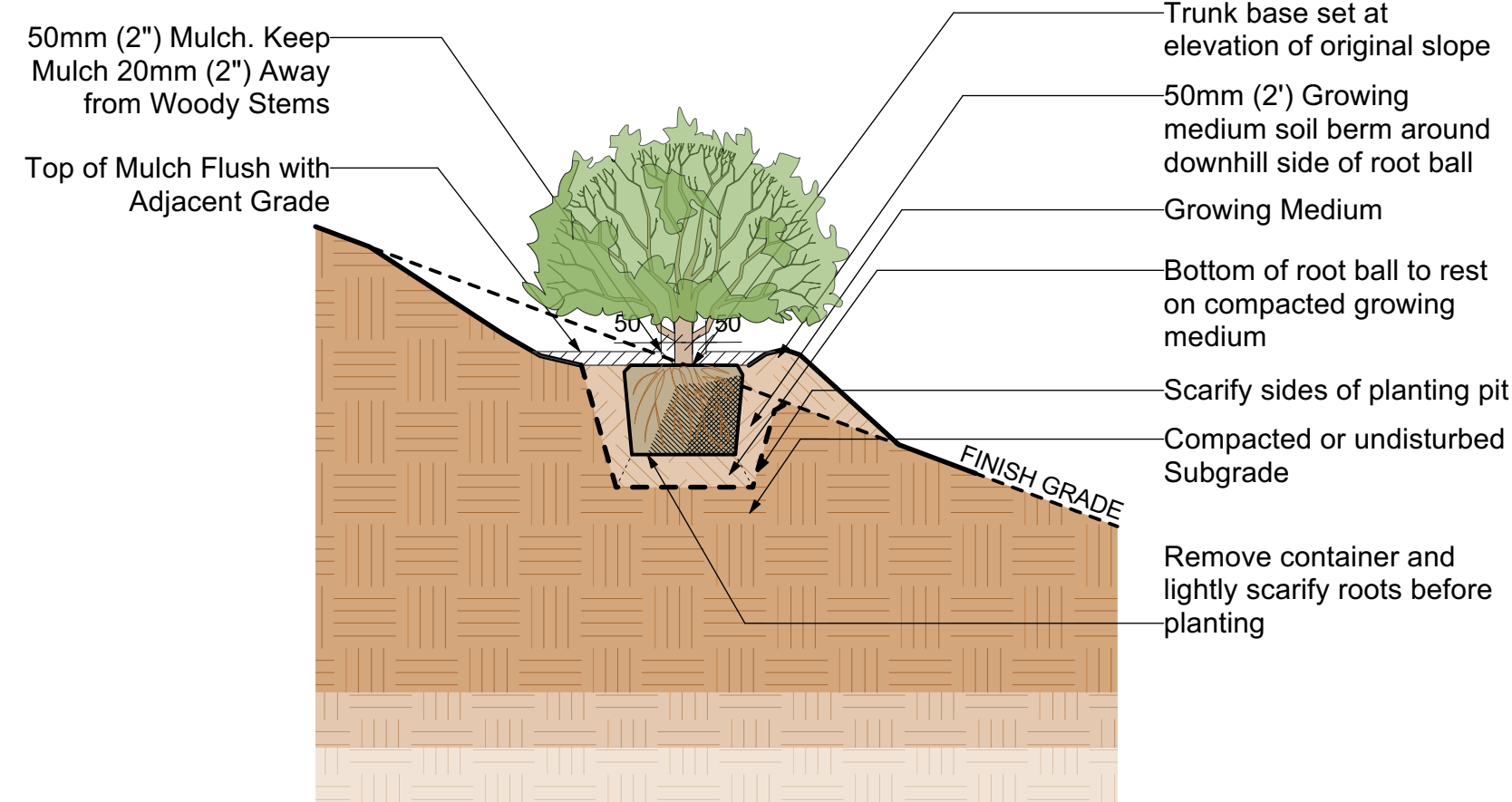


Project No: 2423 10-03-2024

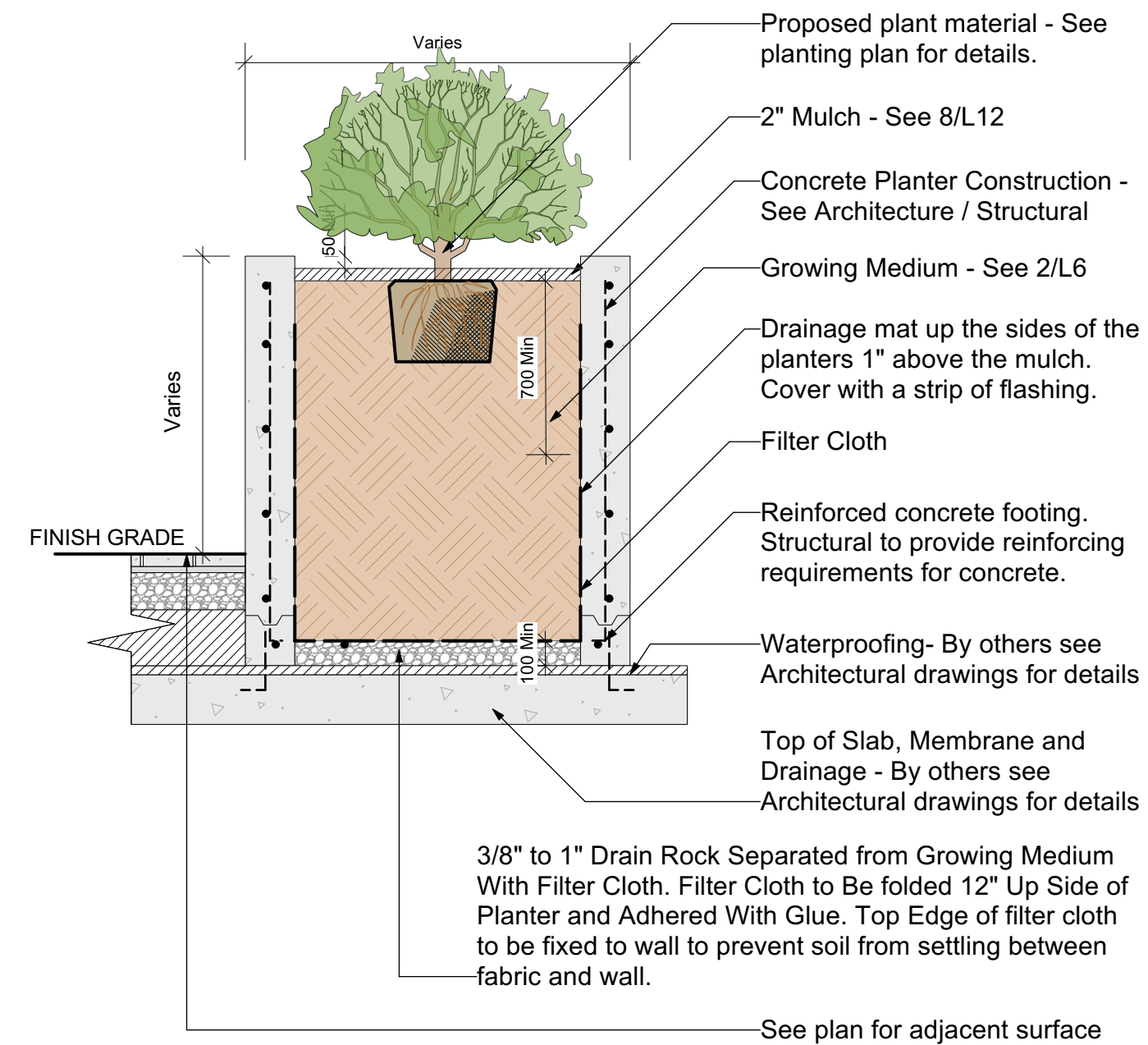
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Phone: (250) 598-0105



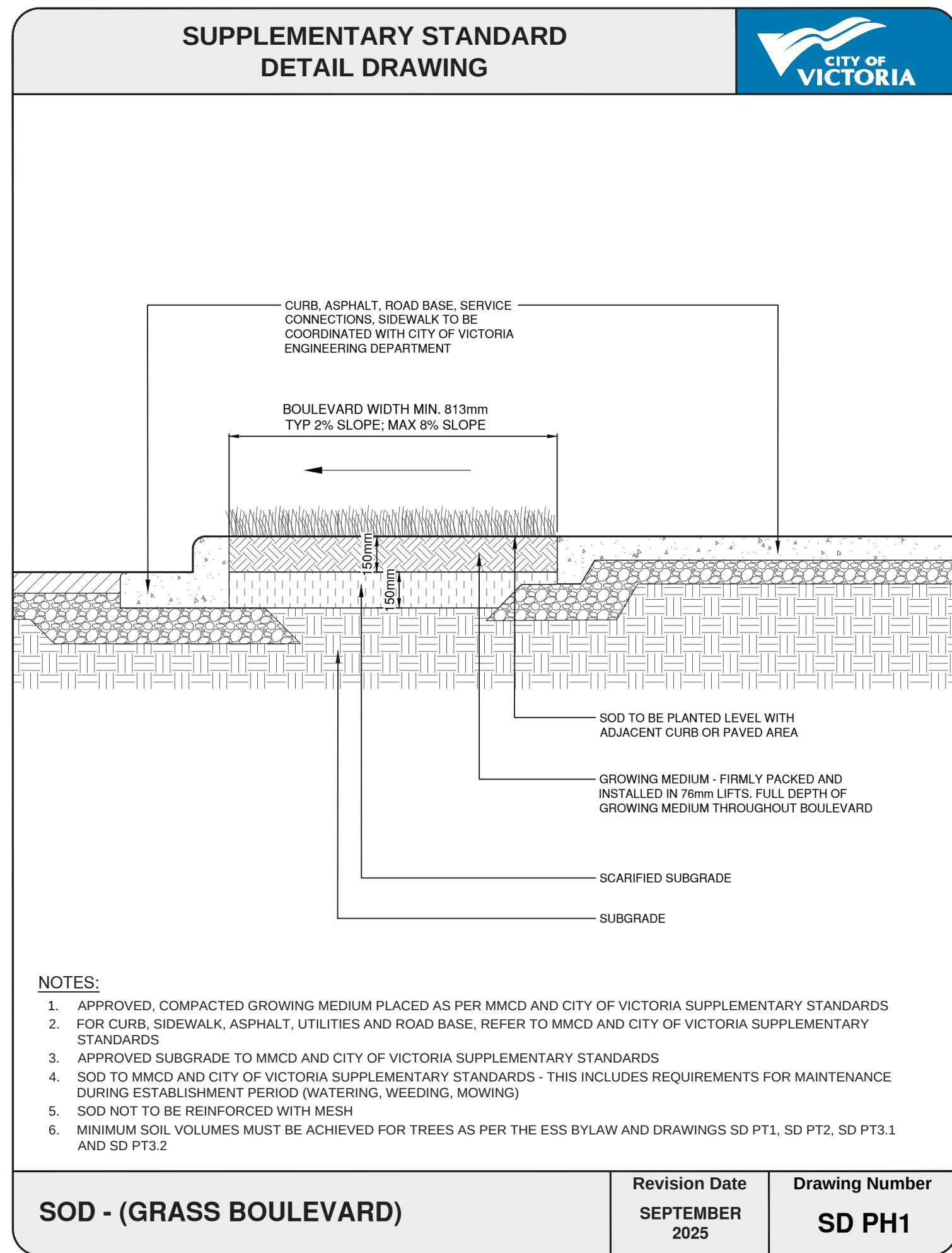
7
D2 TYPICAL SHRUB PLANTING DETAIL
Scale: 1:25



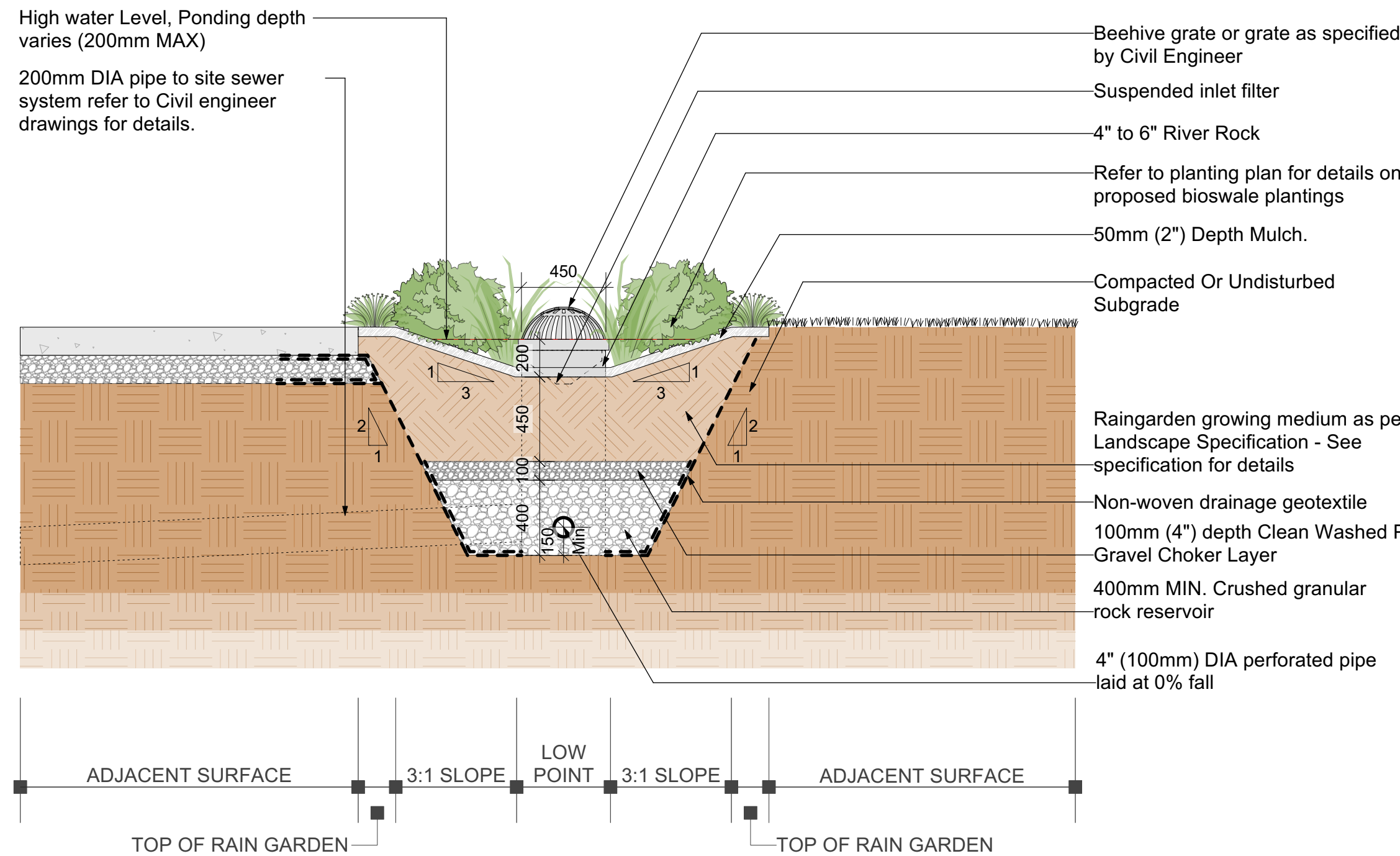
8
D2 TYPICAL SHRUB PLANTING ON SLOPE DETAIL
Scale: 1:25



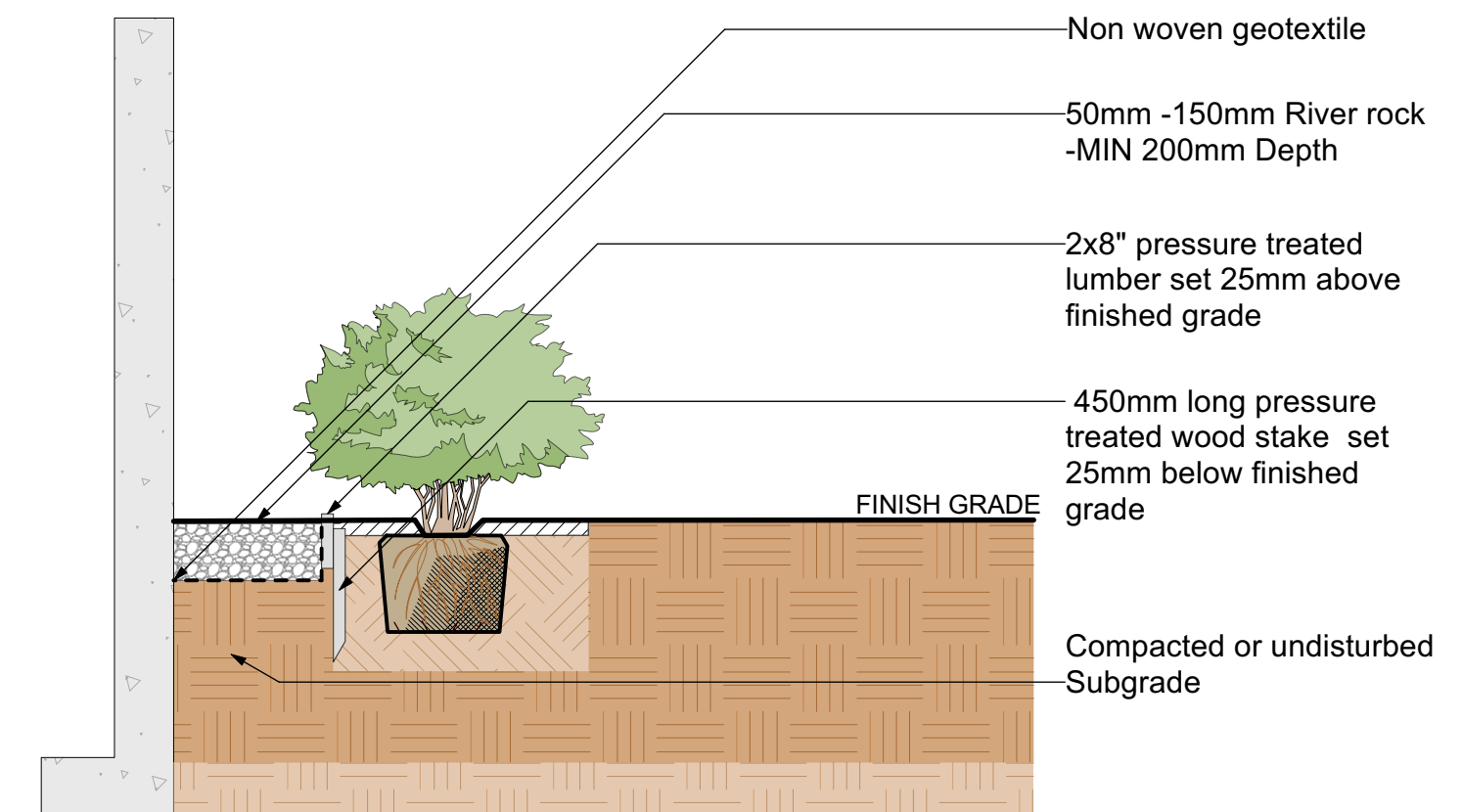
9
D2 SHRUB PLANTING IN CONCRETE PLANTER OVER SLAB
Scale: 1:25



10
D2 SOD -(GRASS BOULEVARD) - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25



11
D2 REAR YARD RAIN GARDEN WITH OVERFLOW GRATE AND SEWER TIE IN DETAIL
Scale: 1:25



12
D2 RIVER STONE MAINTENANCE STRIP WITH WOOD EDGER
Scale: 1:25

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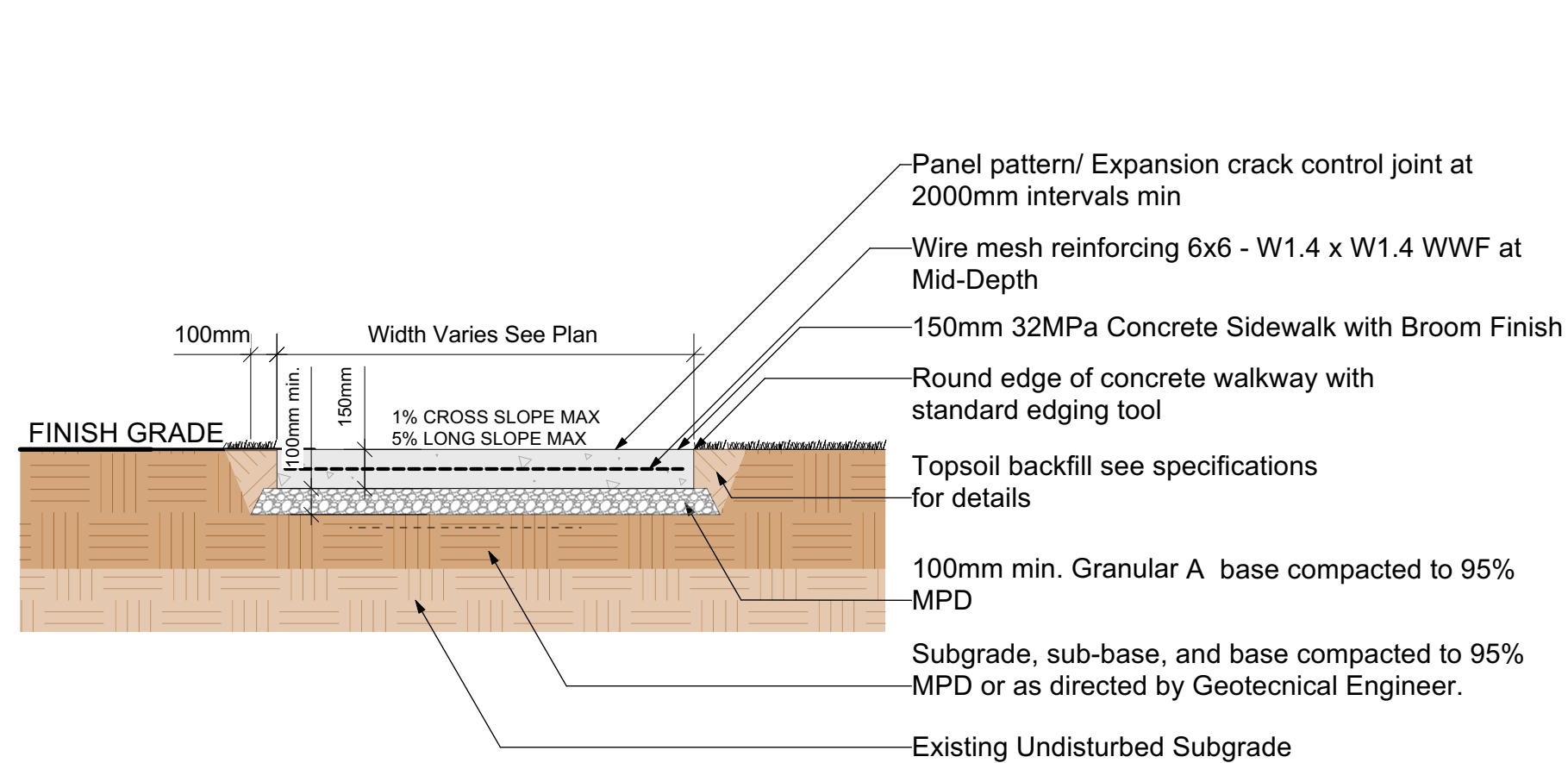
L11/14

Landscape Details 2 | 1908 Foul Bay Rd.

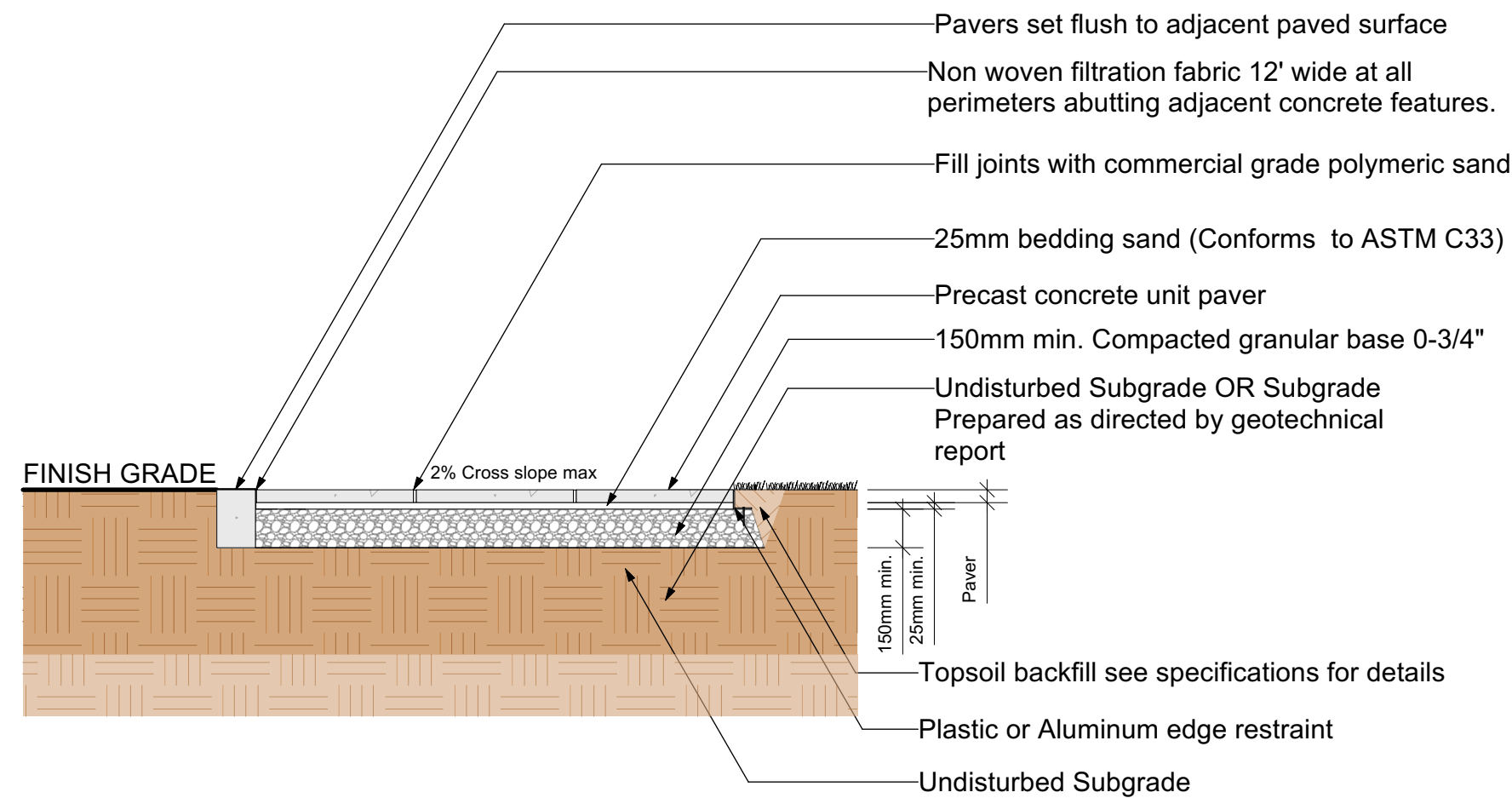
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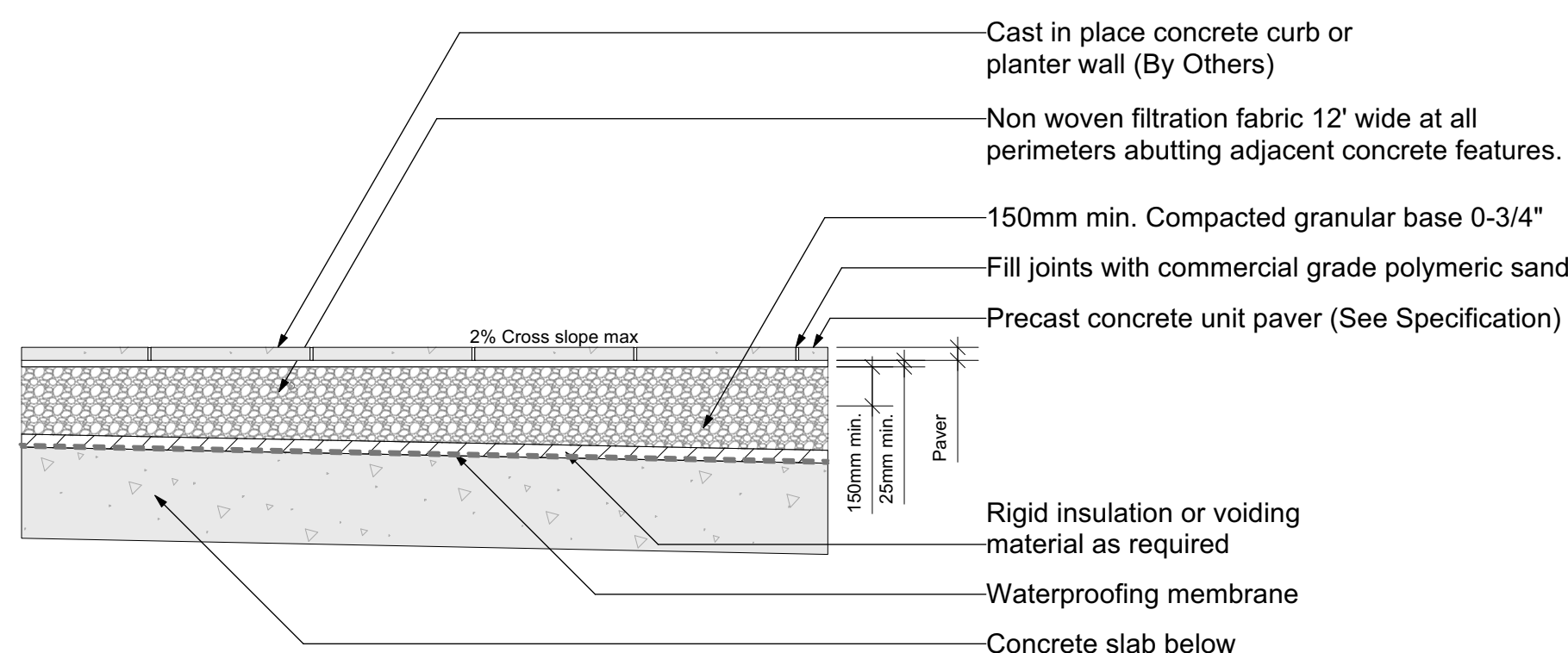
Project No: 2423 10-03-2024



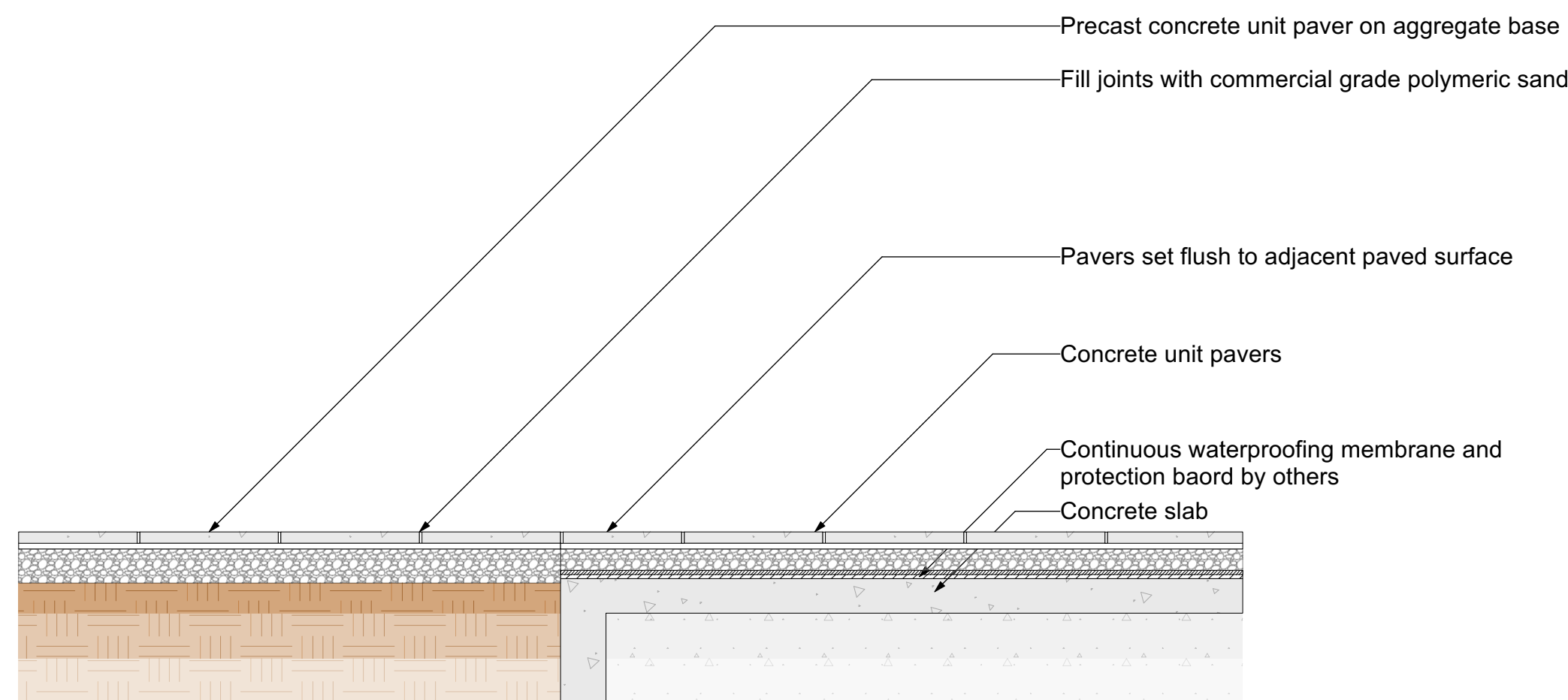
13
D3 TYPICAL RESIDENTIAL CONCRETE SIDEWALK DETAIL
Scale: 1:25



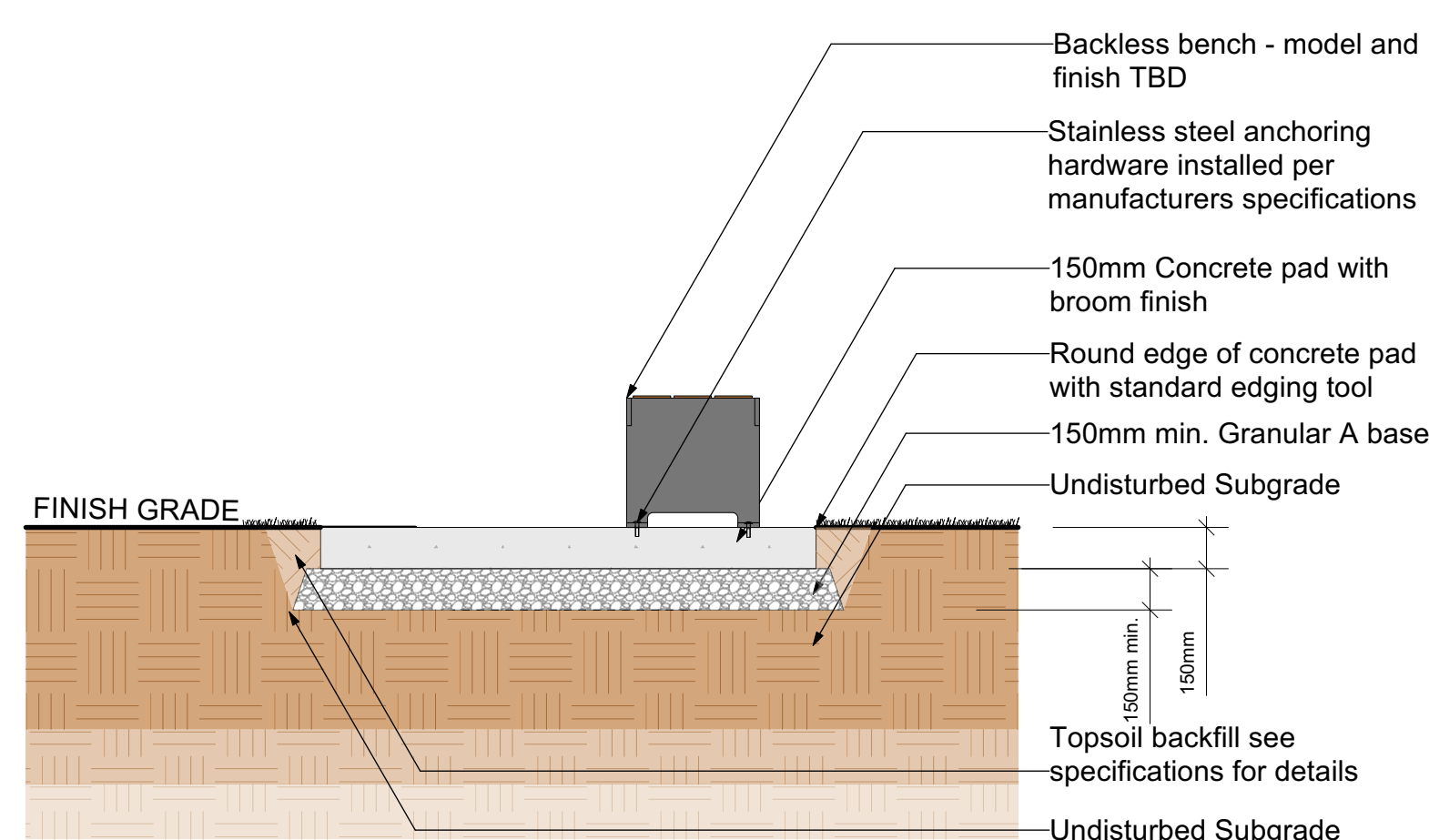
14
D3 CONCRETE UNIT PAVERS ON AGGREGATE BASE DETAIL
Scale: 1:25



15
D3 CONCRETE UNIT PAVERS ON AGGREGATE BASE OVER SLAB DETAIL
Scale: 1:25

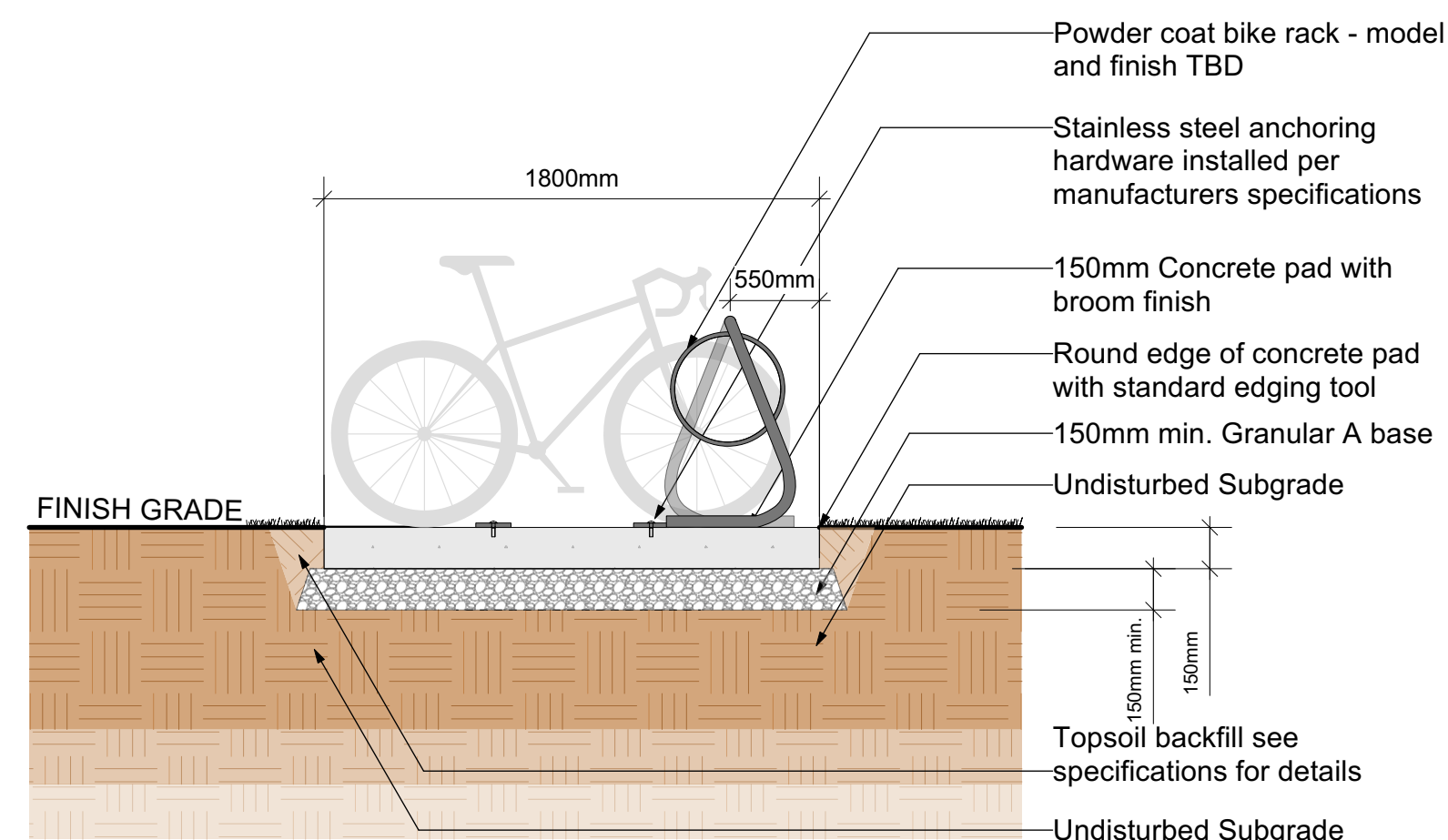


16
D3 CONCRETE UNIT PAVERS ON SLAB TO UNIT PAVES ON AGGREGATE DETAIL
1:25



17
D3 BACKLESS BENCH
Scale: 1:25

POWDER COAT COLOURS		LUMBER COLOURS	
Select ☒		Select ☒	
Gloss Powdercoat Colours	Textured Powdercoat Colours	Recycled Plastic	
Sky Blue	Textured Black	Black	
Yellow Green	Pewter	Grey	
Traffic Yellow	Textured White	Sand	
Pastel Orange	Textured Silver	Redwood	
Flame Red	Victor Ridge	Walnut	
Hot Pink	Oil Rubbed Bronze	Natural Wood	
Signal Violet	Blue Ash	Accoya Grey	
Night Blue	Tile Blue	Accoya Natural	
Ultramarine Blue	Cactus Green	Western Red Cedar	
Water Blue	Smokey Grey	Bamboo Dark	
Moss Green	Quartz	Bamboo Light	
New York Green	Anvil Black		
Beige			
Rideau Brown			
Gun Metal			



18
D3 BIKE RACK ON CONCRETE PAD DETAIL
Scale: 1:25

POWDER COAT COLOURS	
Select ☒	
Gloss Powdercoat Colours	Textured Powdercoat Colours
Sky Blue	Textured Black
Yellow Green	Pewter
Traffic Yellow	Textured White
Pastel Orange	Textured Silver
Flame Red	Victor Ridge
Hot Pink	Oil Rubbed Bronze
Signal Violet	Blue Ash
Night Blue	Tile Blue
Ultramarine Blue	Cactus Green
Water Blue	Smokey Grey
Moss Green	Quartz
New York Green	Anvil Black
Beige	
Rideau Brown	
Gun Metal	

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L12/14

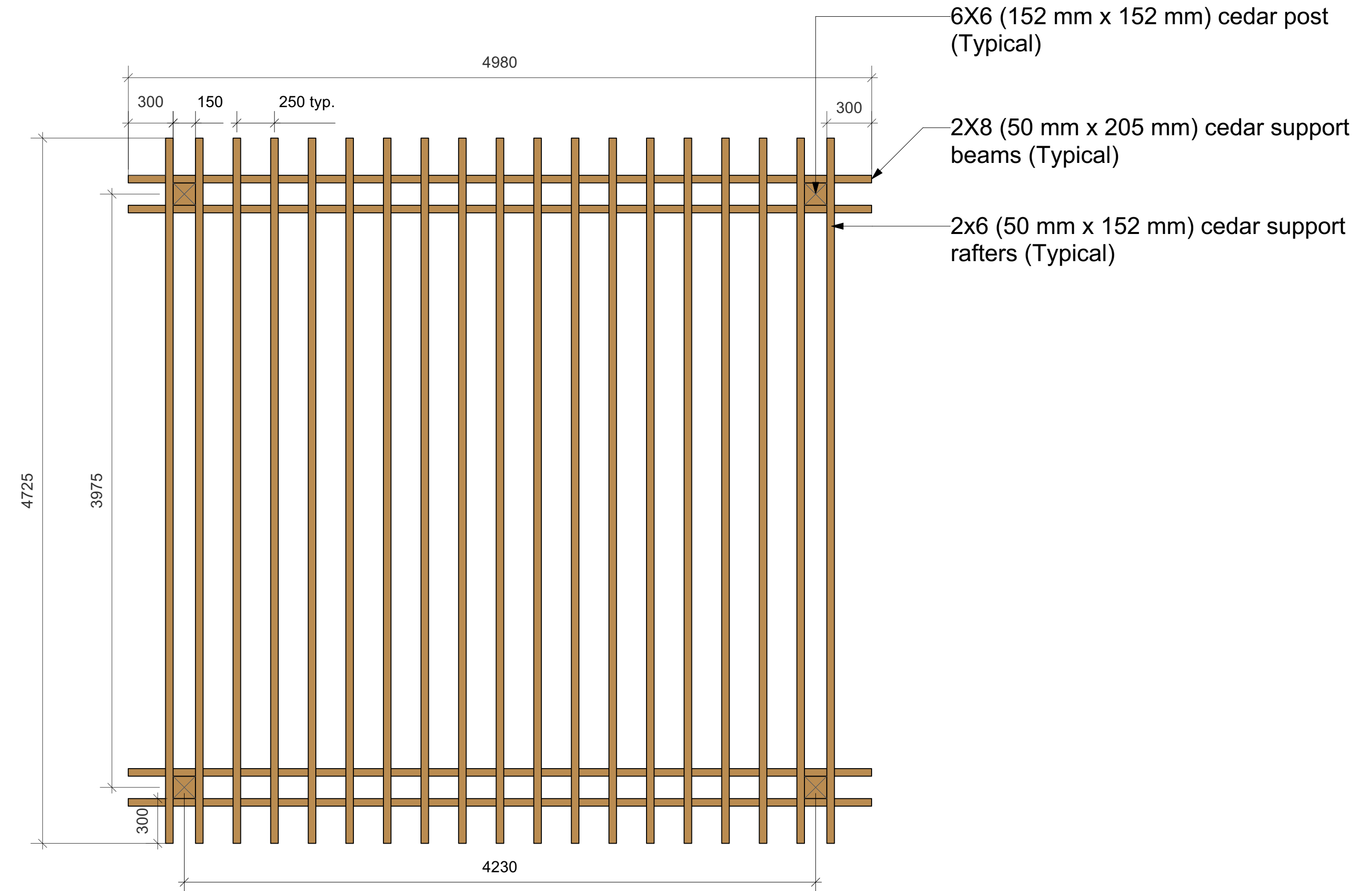
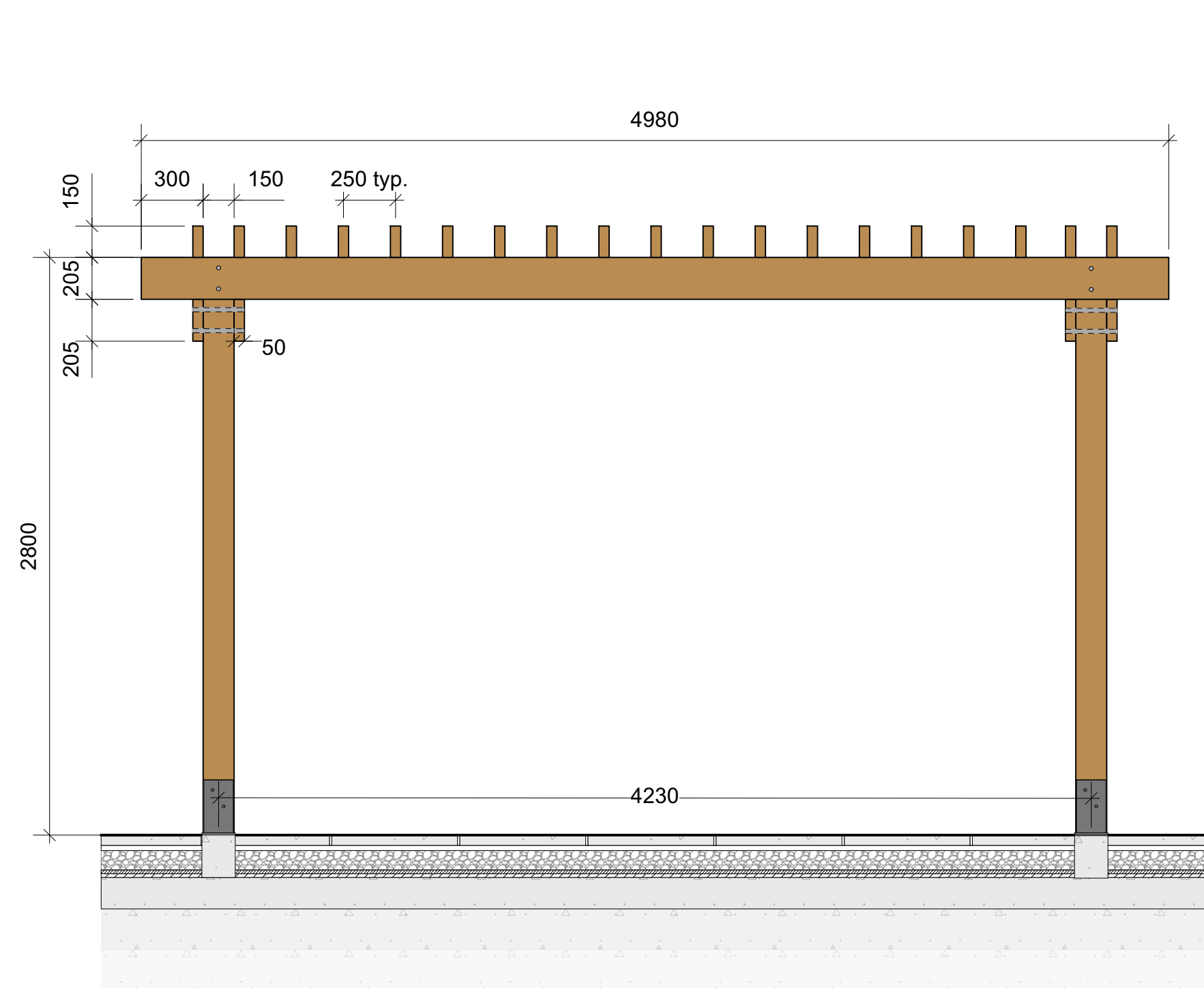
Landscape Details 3 | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

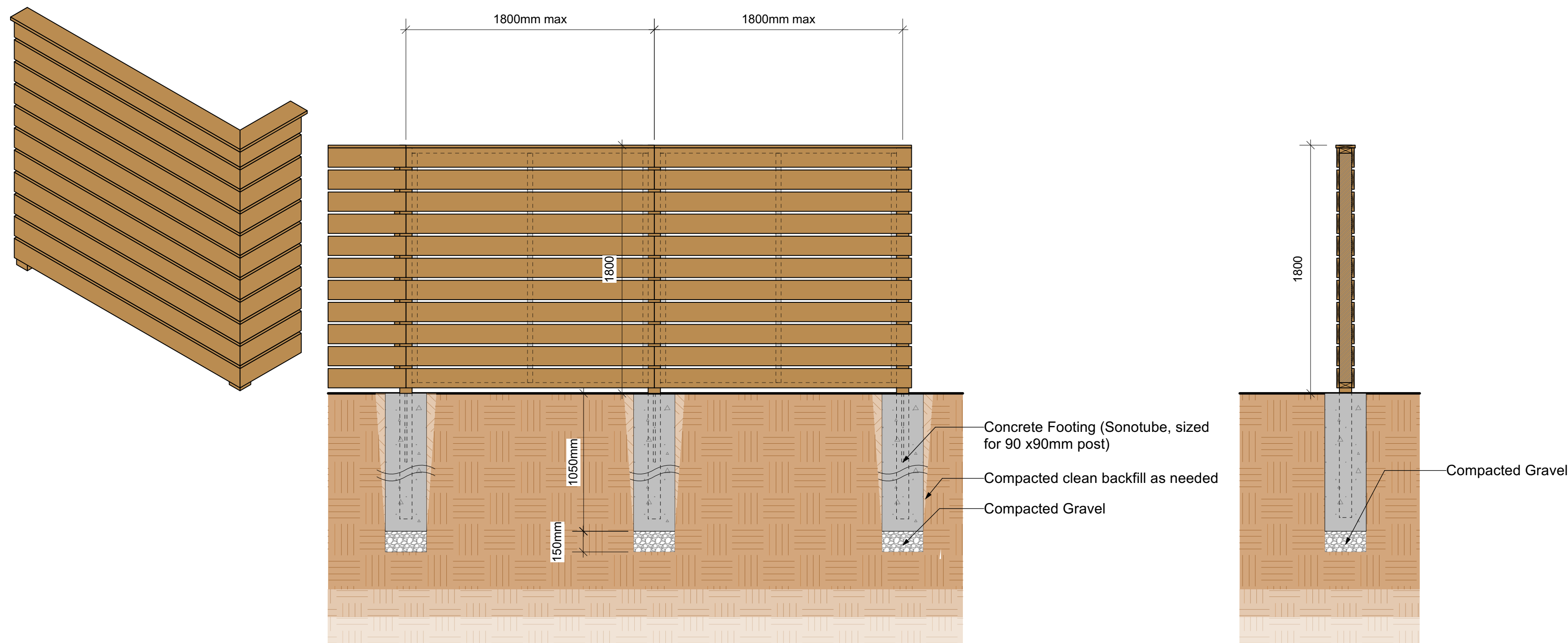


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19 CUSTOM WOOD PERGOLA
D4 Scale: 1:25



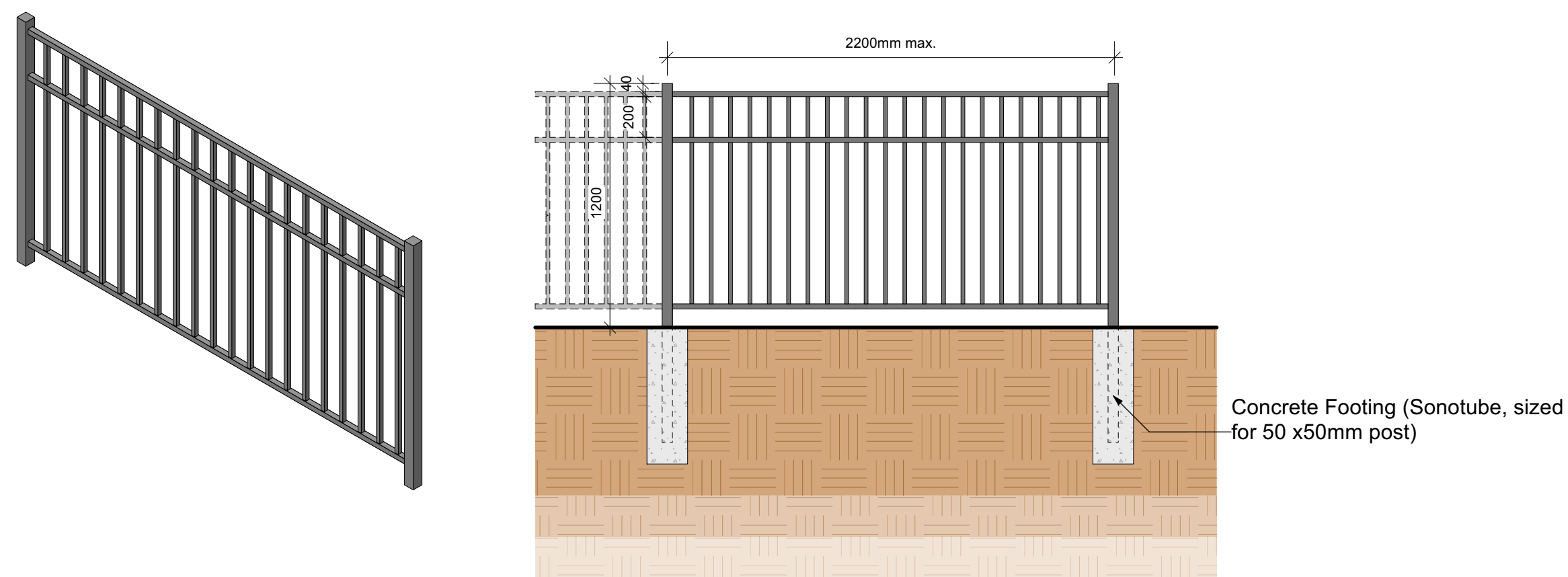
20 1.8m Ht WOOD PRIVACY FENCE WITH 4X4 POST
D4 Scale: 1:25

Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

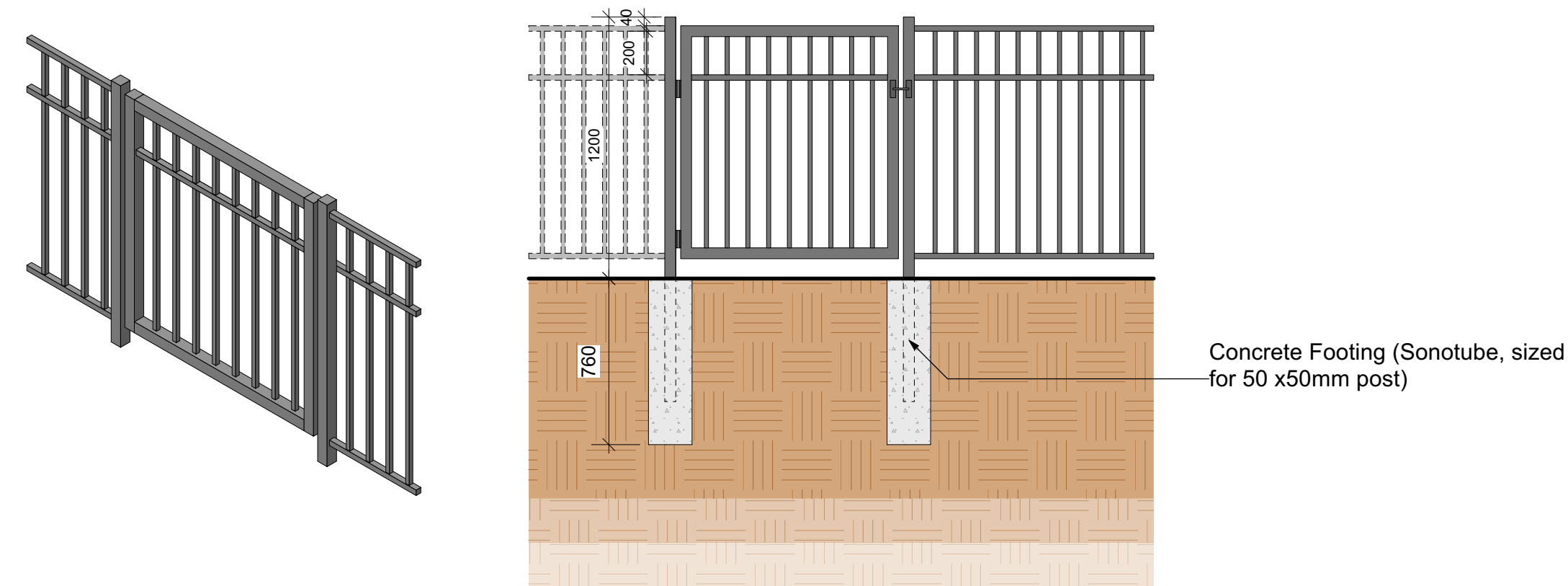
L13/14

Landscape Details 4 | 1908 Foul Bay Rd.

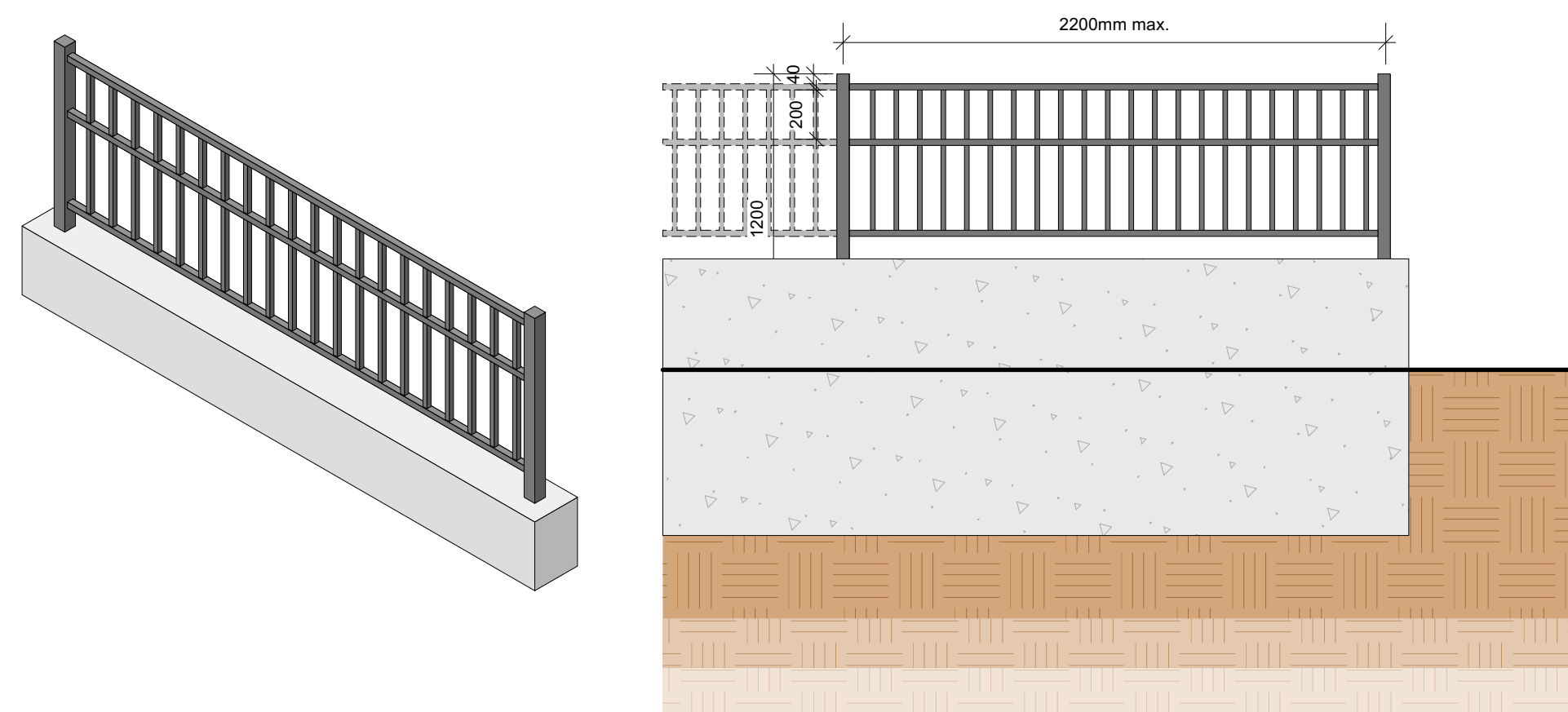
1908 FOUL BAY VICTORIA BC. V8R 5A7



21 1.2m Ht ORNAMENTAL ALUMINUM FENCE
D5 Scale: 1:25



22 1.2m Ht ORNAMENTAL ALUMINUM GATE WITH GRAVITY LATCH
D5 Scale: 1:25



23 0.75m Ht ORNAMENTAL ALUMINUM FENCE ON CONCRETE RETAINING WALL
D5 Scale: 1:25

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Landscape Details 5 | 1908 Foul Bay Rd.

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