

DESIGN PRINCIPLES:

1 third place

Urban sociologist Ray Oldenberg's seminal text *The Great Good Place* identifies the Third Place, a place between work and home that functions as an anchor of community life and facilitates a "broader more creative interaction." The program for Orchard Commons which includes residents for 1000 international students and a food service hall, is well-positioned to be a Third Place: centrally accessible, potential for wide and habitual congregation, invitation and comfort. The integration of landscape into this Third Place, creating a neutral public territory that is shared by new and incumbent students is central to the success of the project.



3 global ecozones

Vantage College brings students to UBC from a global community of over 32 countries. This uniquely international outreach also means that the College is responsible for introducing students to the cultural mosaic of the larger campus and Canadian context. The mosaic allegory has potency for expression in the public realm: global planting palette, a mosaic of internationally sourced paving materials as examples. Vantage's yearly cohort of students also provokes a question: how can students leave an impression in this place, tell their own story, and mark that they are here?



2 gift

The building program and food service opportunity contemplated at Orchard Commons provides a distinct opportunity to engage with the larger UBC community through food service, demonstration kitchens, and food production. Expressed in the landscape, a design that integrates the origins of the garden - a food source - into a campus setting has great potential. What is the gift that this place provides to the rest of the UBC Campus? Apples grown from the original orchard trees, transplanted and given prominence on the site? Honey produced from Orchard bees foraging throughout campus?



4 hyperspace

Campus socialization includes both indoor and outdoor activities that support each other and encourage a multitude of social and recreational activities, casual and programmed events. A small and limited multi-purpose outdoor space can still support a variety of activities in a hyperkinetic environment, where a variety of different pursuits rub shoulders with each other and therefore create a fully charged space. Sometimes playful, energetic and dynamic, while also contemplative, social and comfortable, we see the public realm as being this multi-purpose highly energized hyperspace.



DESIGN RATIONALE:

Minimum Size

The Vantage College | Orchard Commons public realm commons space is centrally located on the site, and with a total area of 2,186 m² or 0.218 hectares, meets the minimum size criteria for Hub Commons landscapes. The deck area is 201 m², orchard area is 613 m² the water feature is 184 m² and the central lawn is 598 m².

Hub Common Siting The outdoor commons for UBC Vantage College | Orchard Commons is located fully within the site.

Interior Programming Relationship The outdoor commons is adjacent to the dining and events building to the east, which provides opportunities for outdoor dining and socializing. The commons is also located next to the Vantage College academic building, providing opportunities for outdoor teaching on the ground floor.

Western Orientation The outdoor commons is oriented to face west. The tallest buildings on the site are to the north and east of the outdoor commons.

Unique Character

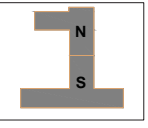
Located entirely within the Campus Core area of UBC, Vantage College | Orchard Commons principally adheres to the design character of the campus core, and reinforces the formal and axial layout of the public realm. The site landscape however acknowledges the prior use of the site as an apple orchard, and integrates orchard plant species, regular gridded planting patterns akin to groves and orchards, and preserves signature heritage fruiting trees as part of the experience and the programming for the site.

Outdoor Programming

The site is able to accommodate a wide variety of event programming supported by casual everyday uses associated with the dining hall, Vantage College classrooms, and student residential access and lobby spaces. The Orchard Deck provides casual everyday seating, is integrated with vertical circulation to MacMillan Walk, and can also be a stage for larger events and performances. The central lawn provides light recreational space and has direct connection to the dining hall for larger events and activities. The Out of Bounds area will house light recreation, outdoor seating and study areas, bike parking and seating and is strongly connected to the Vantage College classrooms at the West Mall level. Edible plants are used in an ornamental manner throughout the site to integrate an agricultural and food production narrative to the Commons. Signature landscape features include the espaliered apple wall behind the stage and an ornamental stormwater feature that will collect water from the roof and lawn of the commons. Wide visibility is provided into the commons area from West Mall, while the indoor-outdoor relationship on the dining hall, Vantage College and north tower edges are all permeable and highly visible between.

Service Circulation Design

Service circulation is provided on the site to integrate into the larger pedestrian-priority circulation system. Fire lane widths are provided on MacMillan Walk per code requirements. Loading and service access is amalgamated in the West Mall access to the northwest to reduce impacts to the central common and daycare outdoor spaces. Paved surfaces in loading and service areas will be cast concrete wherever possible, and designed to give priority to the pedestrian. Vertical planting - vines, greenwalls, espaliered plantings, tall hedges, etc. - will be integrated into service and loading areas to soften the visual impact of retaining walls, fences and other utilities. Accessible parking is proposed at the MacMillan Walk access near the proposed convenience store location. A pickup and dropoff lane is provided for the daycare users along Agronomy.



Revisions

NO	ISSUE	DATE
2	Issued for DP	2014.04.25
1	Issued for DP	2013.12.05

Sheet Information

Date	2013.11.25
Job Number	1335
Drawn	ng
Checked	JF
Approved	JF
	Title

DESIGN RATIONALE

Landscape Site Plan



- Macmillan walk
- Outdoor patio
- Elevator access
- Outdoor stair
- Heritage fruit tree
- Orchard terrace
- Open lawn/ informal sport
- Outdoor stair
- Loading Area
- Bleacher seating
- Future Development Site
- Orchard tree planting in movable planters

Landscape Annex

H.R. Macmillan Building

West Mall

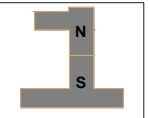
- Street trees
- Orchard trees
- Drop-off/ Pick-up parking
- Ex. trees/ lawn
- Daycare play space
- Social seating
- Infant space
- Daycare active play space
- Orchard spillway
- Bicycle parking
- Vantage College entrance
- Outdoor classroom
- Social seating
- Orchard trees w/ seating
- Orchard channel
- Bermed lawn
- Street trees

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Revisions

Sheet Information	
Date	2013.11.25
Job Number	1335
Drawn	ng
Checked	af
Approved	af
Title	

LANDSCAPE SITE PLAN

Sheet
1.02



Perspectives



1 North Tower and Loading Bay



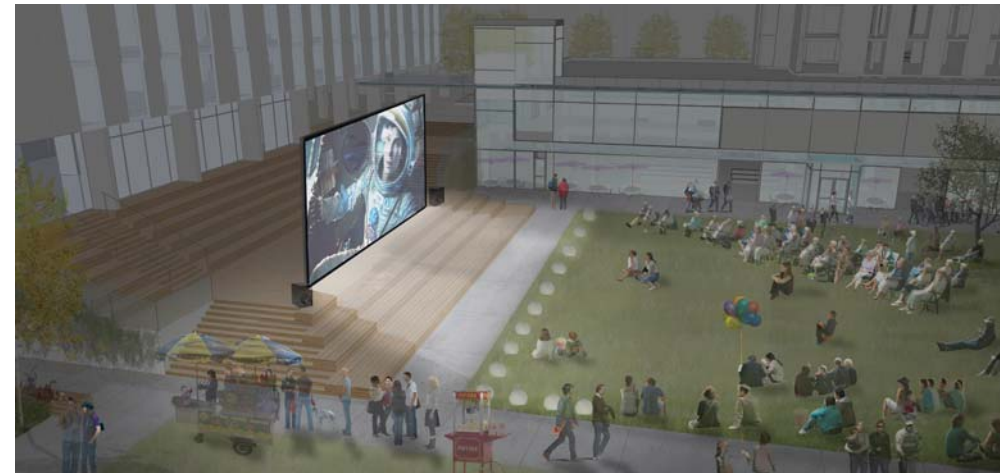
4a Orchard Terrace and Lawn



2 Daycare Entry



4b Orchard Terrace and Lawn - Movie Night



3 Outdoor Room



4c Orchard Terrace and Lawn - Graduation Ceremony

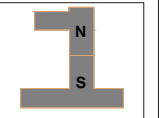


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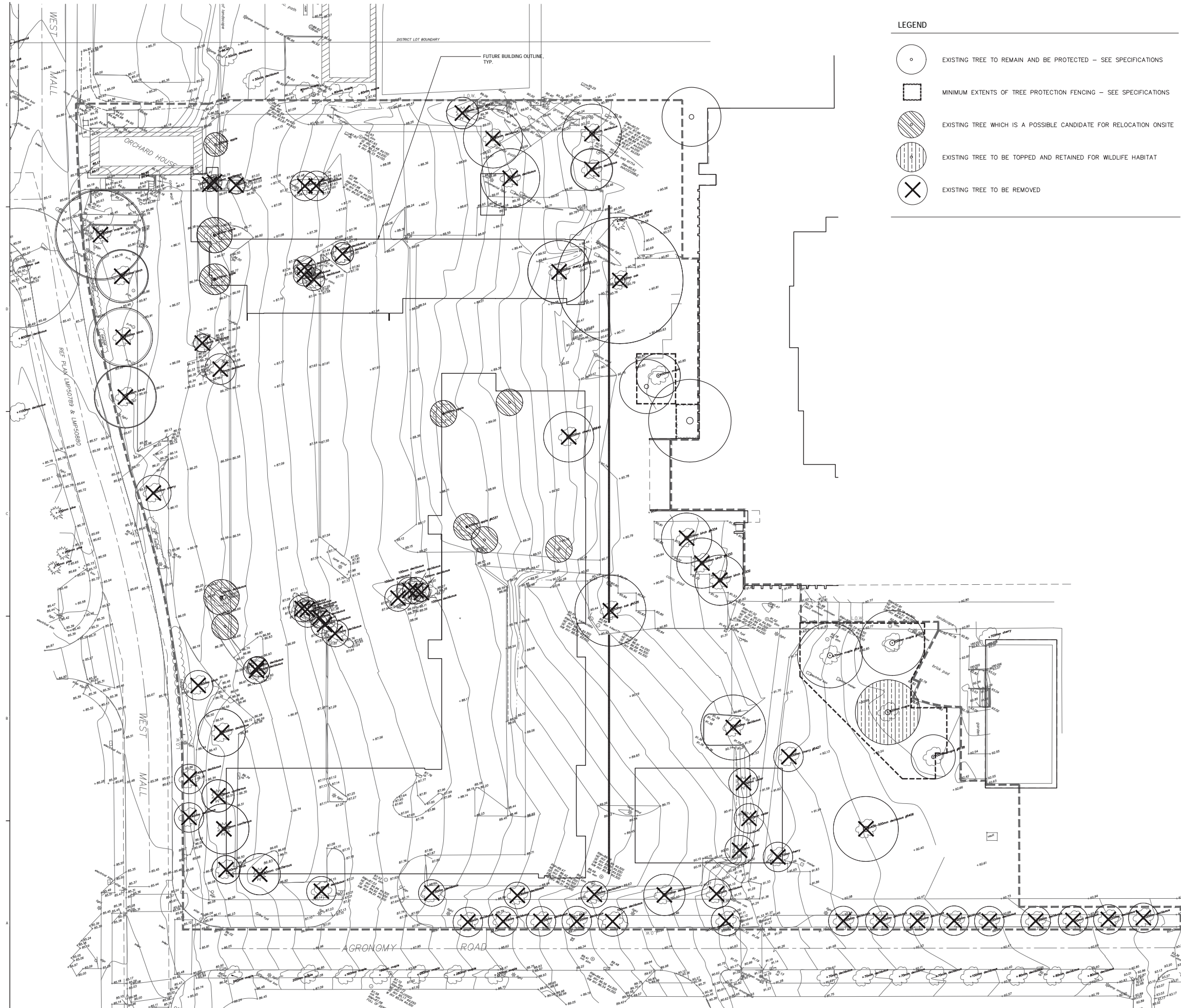







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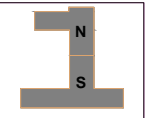
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Date	2013.11.25
Job Number	1335
Drawn	ng
Checked	af
Approved	af
Title	

PERSPECTIVES

Sheet
1.03



- LEGEND**
-  EXISTING TREE TO REMAIN AND BE PROTECTED – SEE SPECIFICATIONS
 -  MINIMUM EXTENTS OF TREE PROTECTION FENCING – SEE SPECIFICATIONS
 -  EXISTING TREE WHICH IS A POSSIBLE CANDIDATE FOR RELOCATION ONSITE
 -  EXISTING TREE TO BE TOPPED AND RETAINED FOR WILDLIFE HABITAT
 -  EXISTING TREE TO BE REMOVED



Revisions

No	Issue	Date
3	Issued for DP	2014.04.25
2	100% D&D	2014.03.14
1	Issued for EIP	2013.12.05
N/A	ISSUE	DATE

Sheet Information

Date	2013.11.25
Job Number	1335
Drawn	mg
Checked	zf
Approved	zf
Title	

**TREE RETENTION
PLAN**

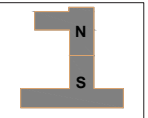
Tree Retention Plan
1:200



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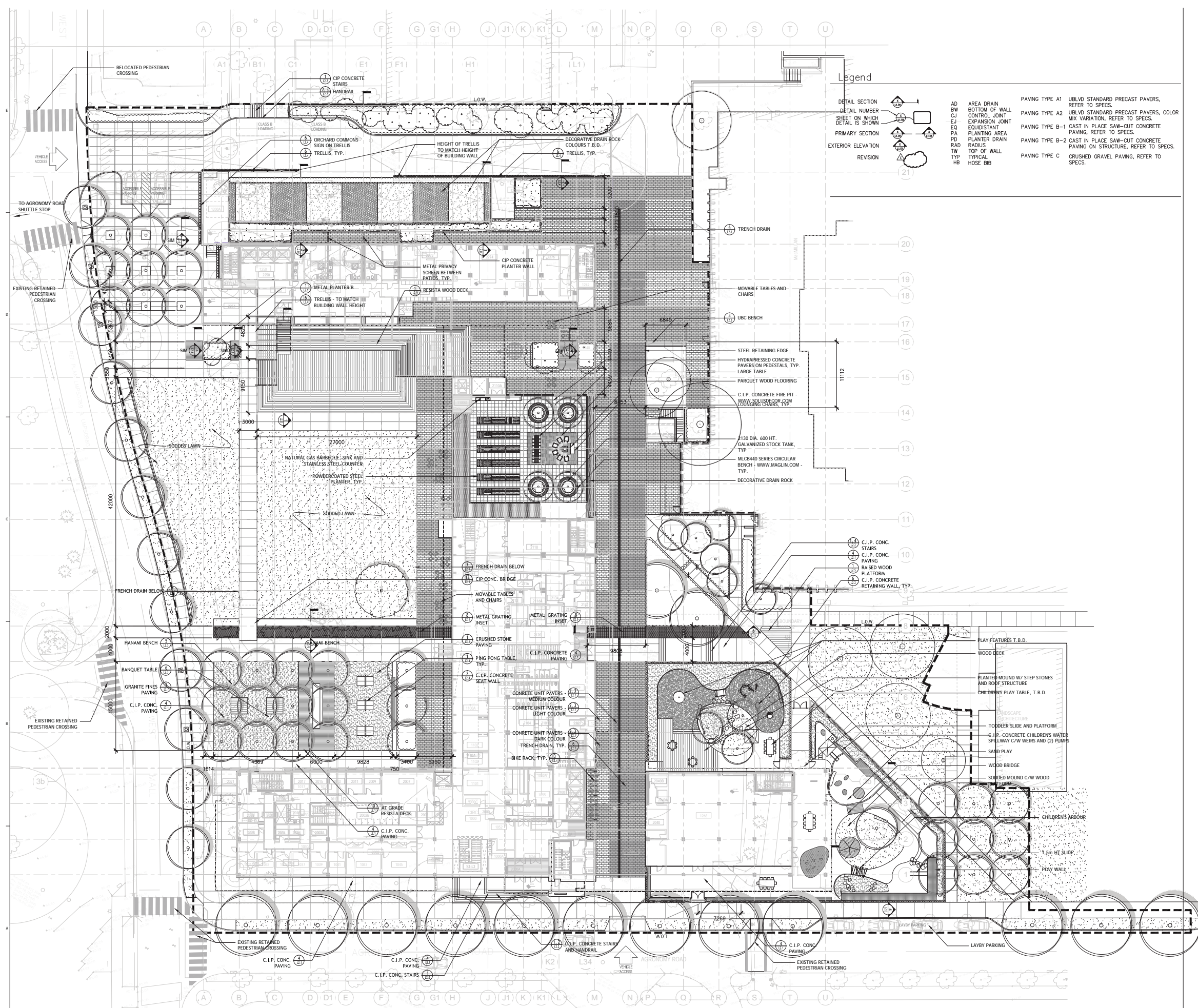
No	Issue	Date
3	Issued for DDP	2014.04.25
2	100% DAD	2014.08.14
1	Issued for EDP	2013.12.05
N/A	ISSUE	DATE

Sheet Information

Date	2013.11.25
Job Number	1335
Drawn	ng
Checked	af
Approved	af
Title	

**MATERIALS AND
LAYOUT PLAN**

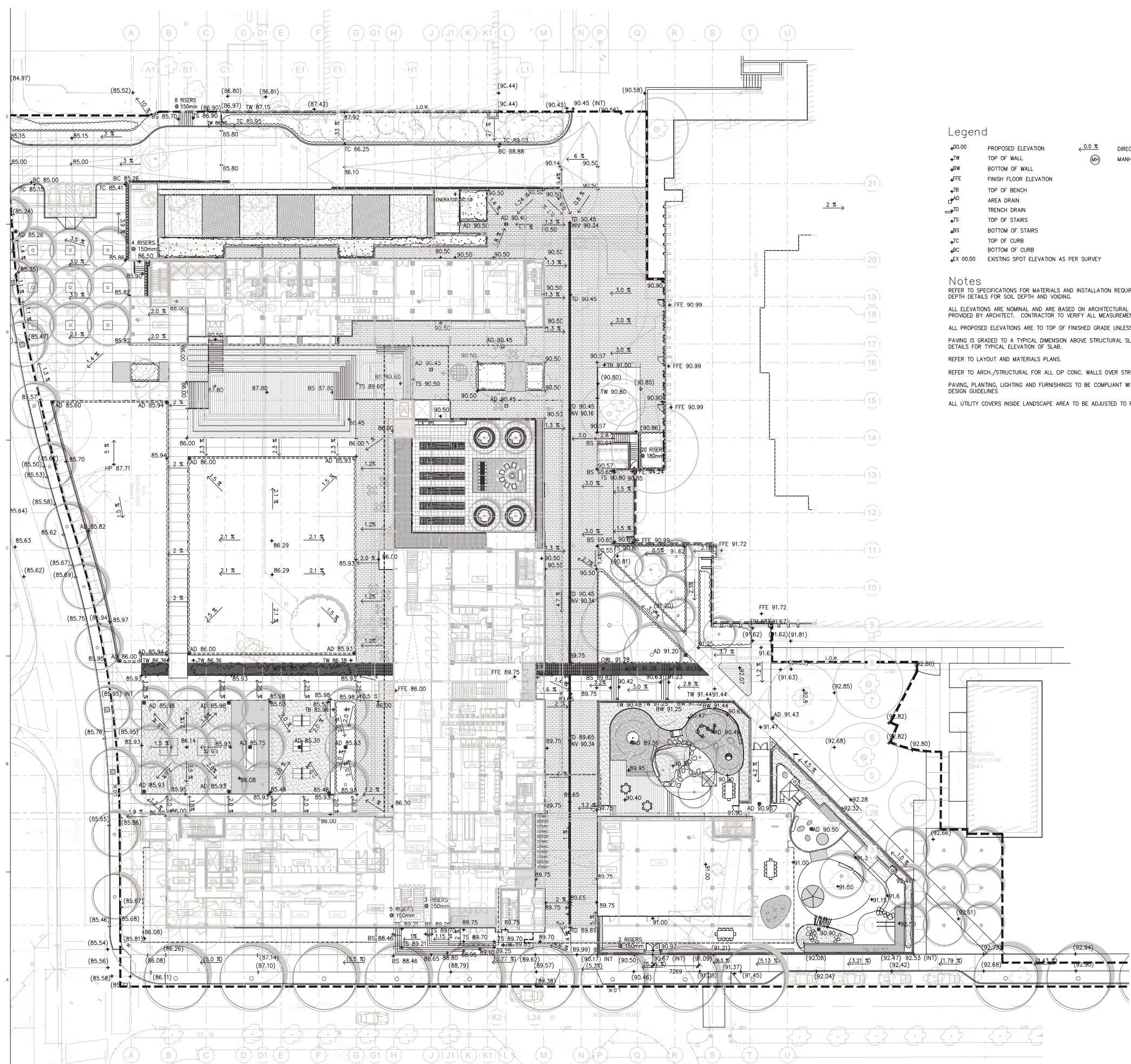
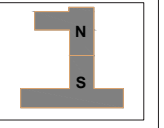
Sheet
L1.1



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Legend

- +00.00 PROPOSED ELEVATION
 - +JW TOP OF WALL
 - +BW BOTTOM OF WALL
 - +FFE FINISH FLOOR ELEVATION
 - +TB TOP OF BENCH
 - +AD AREA DRAIN
 - +TD TRENCH DRAIN
 - +TS TOP OF STAIRS
 - +BS BOTTOM OF STAIRS
 - +IC TOP OF CURB
 - +BC BOTTOM OF CURB
 - +EX 00.00 EXISTING SPOT ELEVATION AS PER SURVEY
- ← 0.0 % DIRECTION OF SLOPE
- (MH) MANHOLE - SEE CIVIL DWG.

Notes

- REFER TO SPECIFICATIONS FOR MATERIALS AND INSTALLATION REQUIREMENTS. REFER TO SOIL DEPTH DETAILS FOR SOIL DEPTH AND VOIDING.
- ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON ARCHITECTURAL GRID AND ELEVATIONS PROVIDED BY ARCHITECT. CONTRACTOR TO VERIFY ALL MEASUREMENTS.
- ALL PROPOSED ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.
- PAVING IS GRADED TO A TYPICAL DIMENSION ABOVE STRUCTURAL SLABS. REFER TO PAVING DETAILS FOR TYPICAL ELEVATION OF SLAB.
- REFER TO LAYOUT AND MATERIALS PLANS.
- REFER TO ARCH./STRUCTURAL FOR ALL CIP CONC. WALLS OVER STRUCTURAL SLAB.
- PAVING, PLANTING, LIGHTING AND FURNISHINGS TO BE COMPLIANT WITH UBC CAMPUS PLAN DESIGN GUIDELINES.
- ALL UTILITY COVERS INSIDE LANDSCAPE AREA TO BE ADJUSTED TO FINAL GRADE.

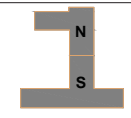
Revisions

No	Issue	Date
3	Issued for DP	2014.04.25
2	100% DD	2014.03.14
1	Issued for DP	2013.12.05

Sheet Information	
Date	2013.11.25
Job Number	1335
Drawn	ng
Checked	af
Approved	af
Title	

GRADING PLAN





Revisions

NO	ISSUE	DATE
3	Issued for DP	2014.04.25
2	100% DD	2014.08.14
1	Issued for EIP	2013.12.05

Sheet Information
Date: 2013.11.25
Job Number: 1335
Drawn: nj
Checked: jf
Approved: jf
Title: PLANTING PLAN

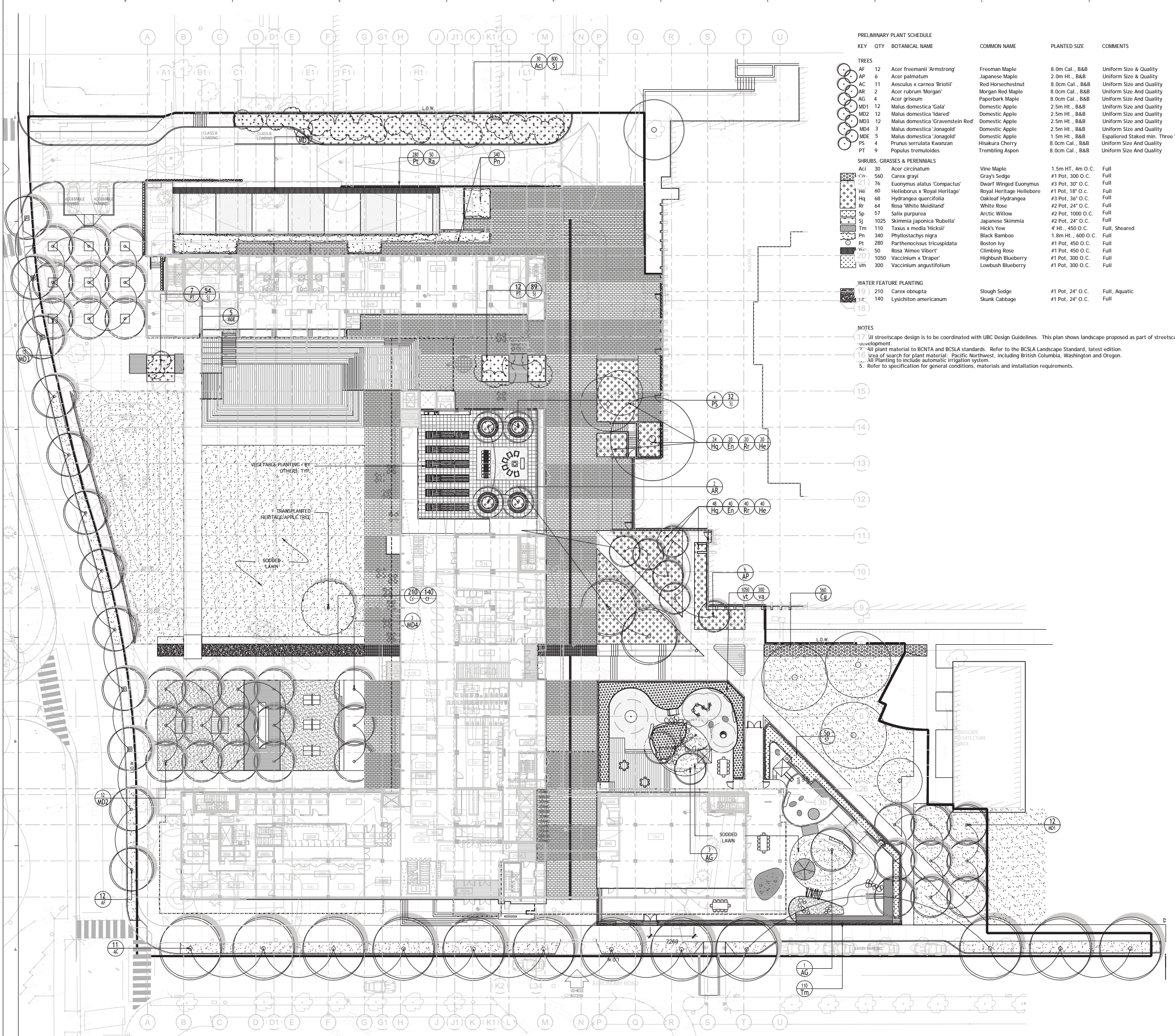
PLANTING PLAN

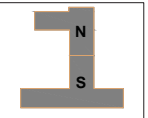
PRELIMINARY PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
TREES					
AF	12	Acer freemanii 'Armstrong'	Freeman Maple	8.0m Cal., B&B	Uniform Size & Quality
AP	6	Acer palmatum	Japanese Maple	2.0m HT., B&B	Uniform Size & Quality
AC	11	Aesculus x carnea 'Briotii'	Red Horsechestnut	8.0cm Cal., B&B	Uniform Size and Quality
AR	2	Acer rubrum 'Morgan'	Morgan Red Maple	8.0cm Cal., B&B	Uniform Size And Quality
AG	4	Acer griseum	Paperbark Maple	8.0cm Cal., B&B	Uniform Size and Quality
MD1	12	Malus domestica 'Gala'	Domestic Apple	2.5m HT., B&B	Uniform Size and Quality
MD2	12	Malus domestica 'Idared'	Domestic Apple	2.5m HT., B&B	Uniform Size and Quality
MD3	12	Malus domestica 'Gravenstein Red'	Domestic Apple	2.5m HT., B&B	Uniform Size and Quality
MD4	3	Malus domestica 'Jonagold'	Domestic Apple	2.5m HT., B&B	Uniform Size and Quality
MD5	5	Malus domestica 'Jonagold'	Domestic Apple	1.5m HT., B&B	Espaliered Staked min. Three Wired Stems
PS	4	Prunus serrulata Kwanzan	Hsakura Cherry	8.0cm Cal., B&B	Uniform Size And Quality
PT	9	Papulus tremuloides	Trembling Aspen	8.0cm Cal., B&B	Uniform Size And Quality
SHRUBS, GRASSES & PERENNIALS					
Ac	30	Acer circinatum	Vine Maple	1.5m HT., 4m O.C.	Full
Cx	560	Carex grayi	Grays Sedge	#1 Pot, 300 O.C.	Full
Ea	21	Euonymus alatus 'Compactus'	Dwarf Winged Euonymus	#3 Pot, 30" O.C.	Full
Hb	60	Helleborus x Royal Heritage'	Royal Heritage Hellebore	#1 Pot, 18" O.C.	Full
Hq	68	Hydrangea quercifolia	Oakleaf Hydrangea	#3 Pot, 36" O.C.	Full
Rr	64	Rosa 'White Meidiland'	White Rose	#2 Pot, 24" O.C.	Full
Sp	57	Salix purpurea	Arctic Willow	#2 Pot, 1000 O.C.	Full
Sj	1025	Skimmia japonica 'Rubella'	Japanese Skimmia	#2 Pot, 24" O.C.	Full
Tm	110	Taxus x media 'Hicksii'	Hicks' Yew	4" HT., 450 O.C.	Full, Sheared
Pn	340	Phyllostachys nigra	Black Bamboo	1.8m HT., 600 O.C.	Full
Pt	280	Parthenocissus tricuspidata	Boston Ivy	#1 Pot, 450 O.C.	Full
Al	50	Rosa 'Almea Vibert'	Climbing Rose	#1 Pot, 450 O.C.	Full
Va	1050	Vaccinium x Draper'	Highbush Blueberry	#1 Pot, 300 O.C.	Full
Vm	300	Vaccinium angustifolium	Lowbush Blueberry	#1 Pot, 300 O.C.	Full
WATER FEATURE PLANTING					
Ca	210	Carex obnupta	Slough Sedge	#1 Pot, 24" O.C.	Full, Aquatic
Ly	140	Lysichiton americanum	Skunk Cabbage	#1 Pot, 24" O.C.	Full

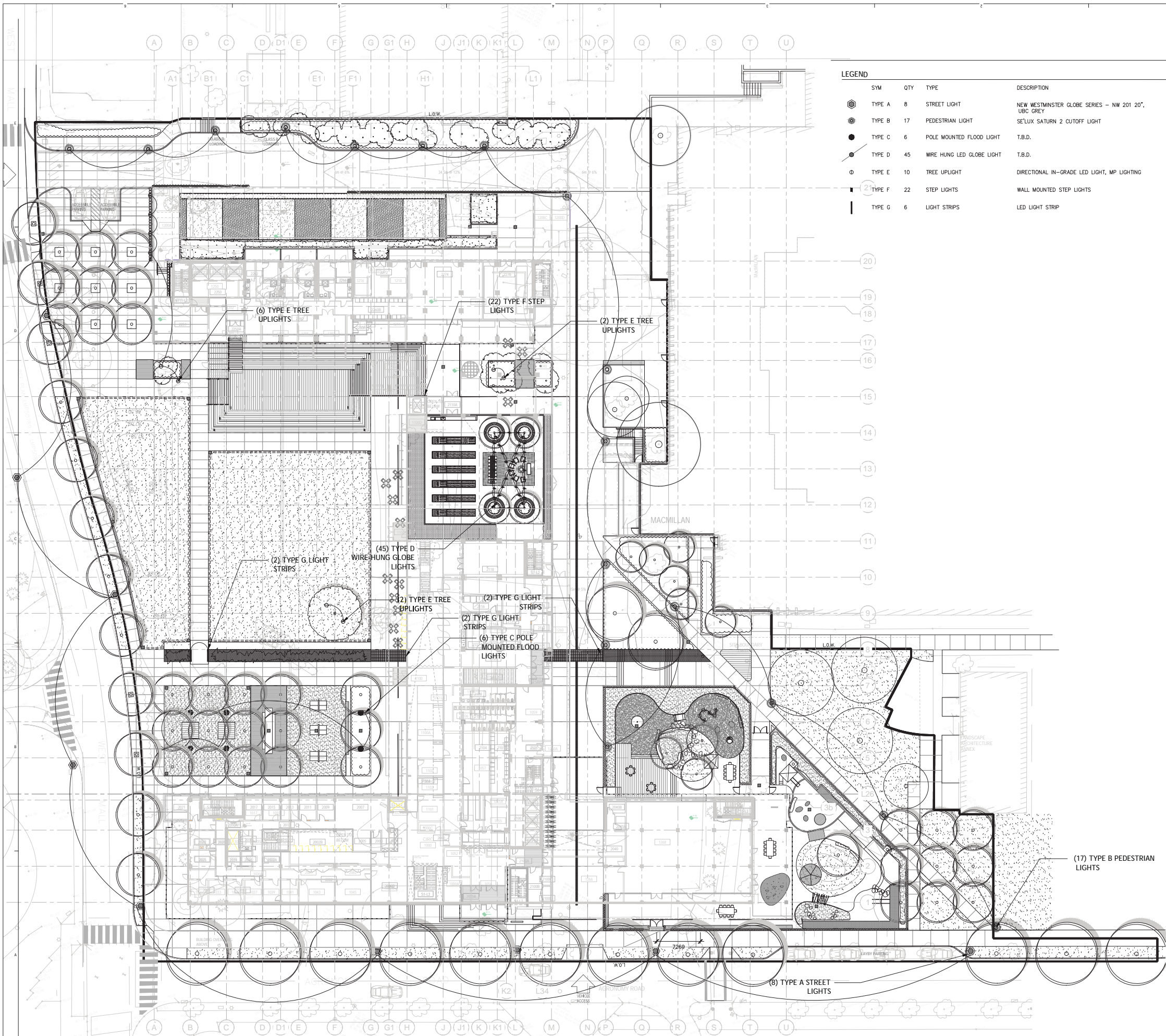
NOTES

- 17 All streetscape design is to be coordinated with UBC Design Guidelines. This plan shows landscape proposed as part of streetscape development.
- 18 All plant material to BCNTA and BCSLA standards. Refer to the BCSLA Landscape Standard, latest edition.
- 19 Area of search for plant material: Pacific Northwest, including British Columbia, Washington and Oregon.
- 20 All Planting to include automatic irrigation system.
- 21 Refer to specification for general conditions, materials and installation requirements.





SYM	QTY	TYPE	DESCRIPTION
●	8	STREET LIGHT	NEW WESTMINSTER GLOBE SERIES - NW 201 20", UBC GREY
●	17	PEDESTRIAN LIGHT	SE'LUX SATURN 2 CUTOFF LIGHT
●	6	POLE MOUNTED FLOOD LIGHT	T.B.D.
●	45	WIRE HUNG LED GLOBE LIGHT	T.B.D.
○	10	TREE UPLIGHT	DIRECTIONAL IN-GRADE LED LIGHT, MP LIGHTING
—	22	STEP LIGHTS	WALL MOUNTED STEP LIGHTS
—	6	LIGHT STRIPS	LED LIGHT STRIP



Revisions

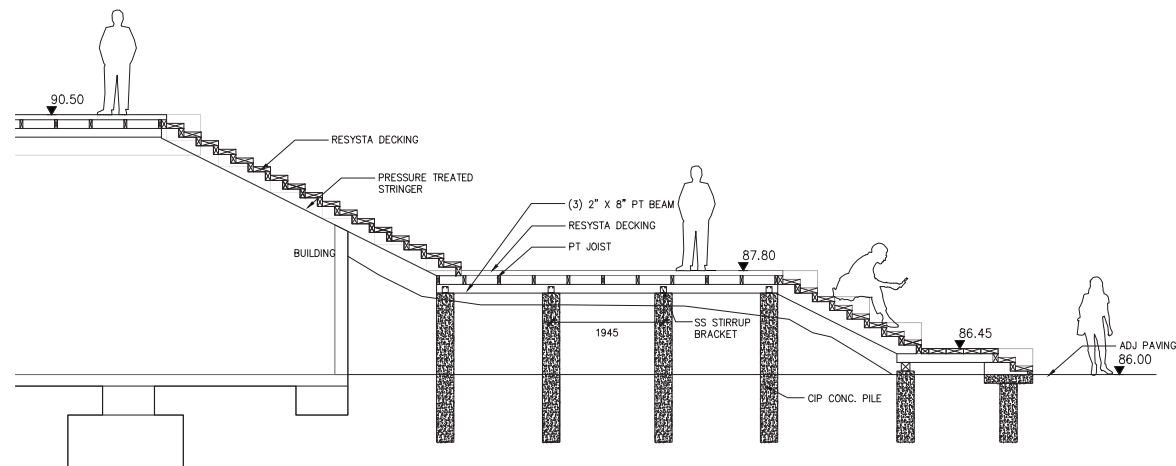
NO	ISSUE	DATE
3	Issued for DP	2014.04.25
2	100% DD	2014.08.14
1	Issued for DP	2013.12.05

Sheet Information

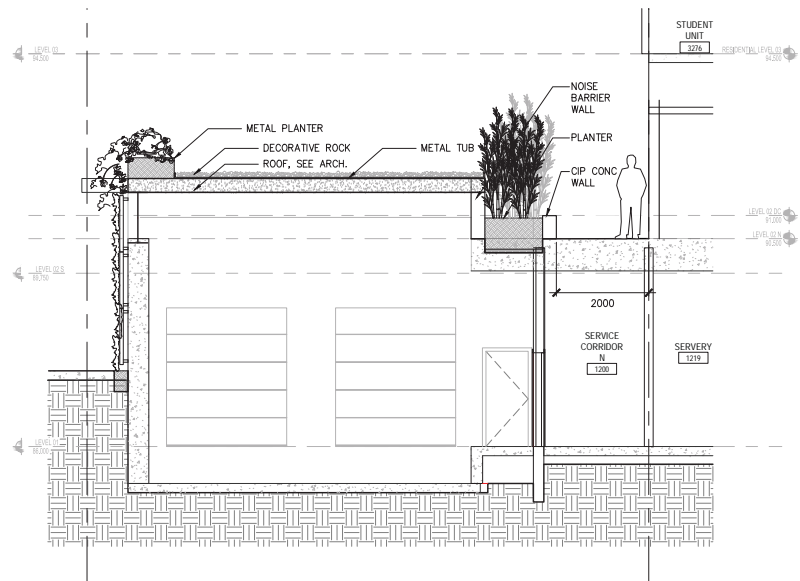
Date	2013.11.25
Job Number	1335
Drawn	ng
Checked	af
Approved	af
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LIGHTING PLAN

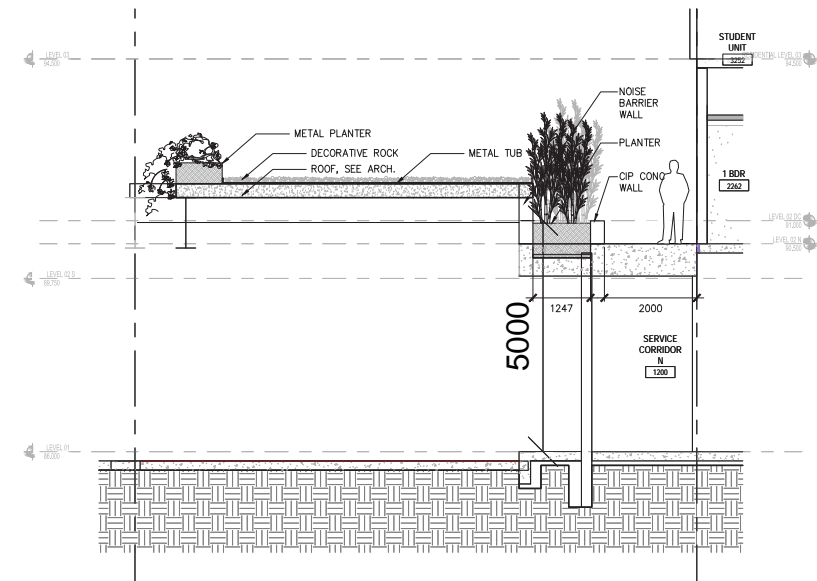




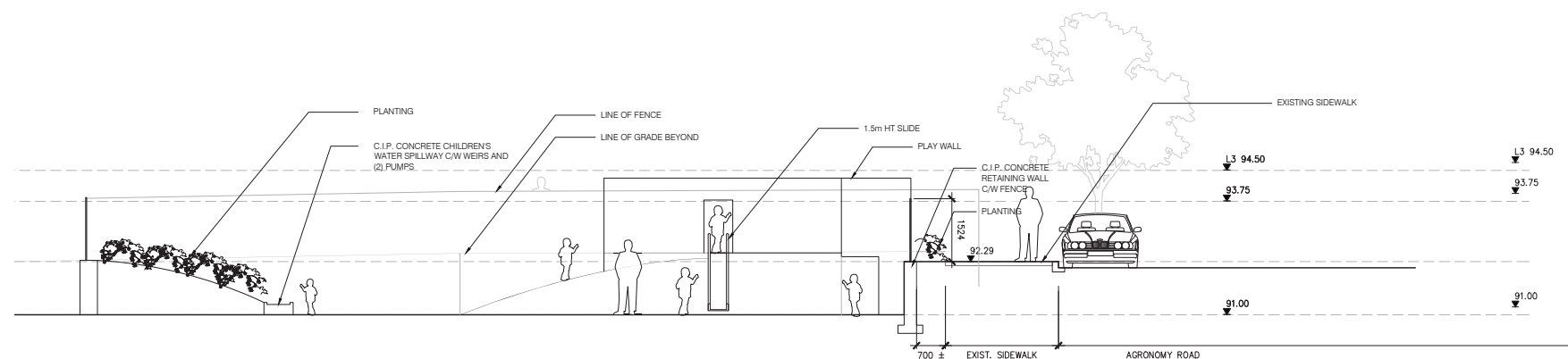
1 STAGE AND BLEACHERS SECTION
L2.0 1:40



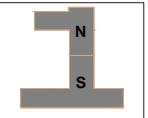
2 SECTION A - AT LOADING LANE
L2.0 1:50



3 SECTION B - AT LOADING LANE
L2.0 1:50



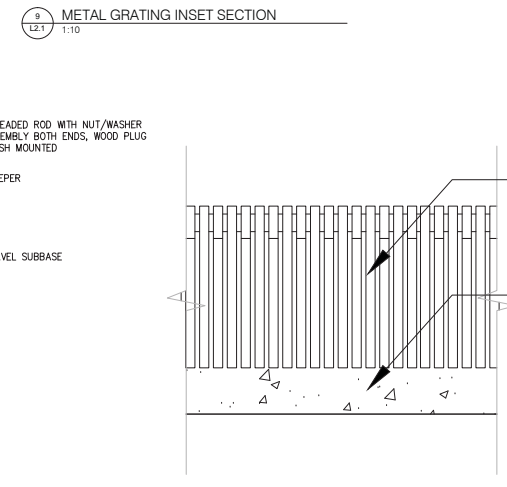
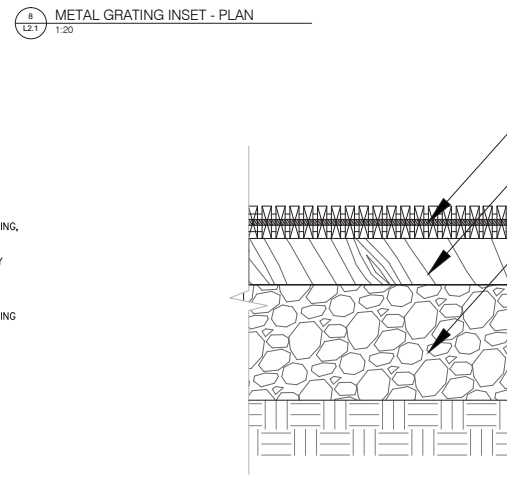
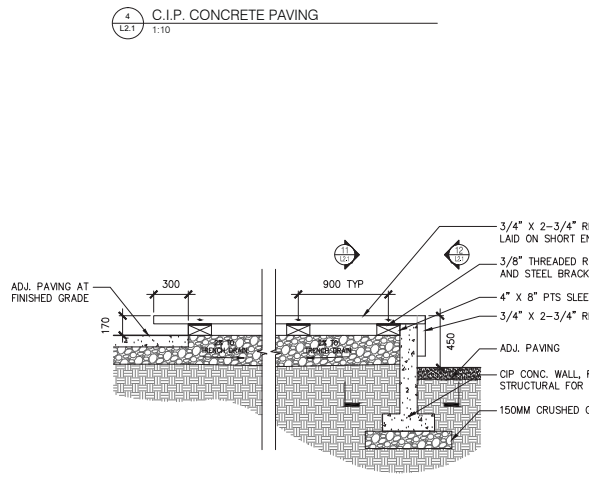
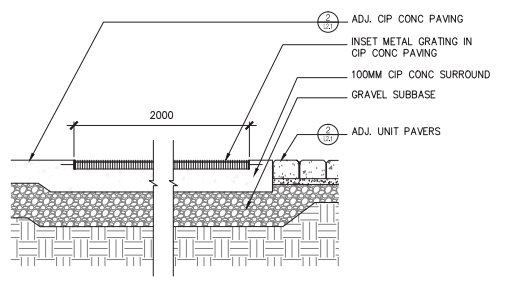
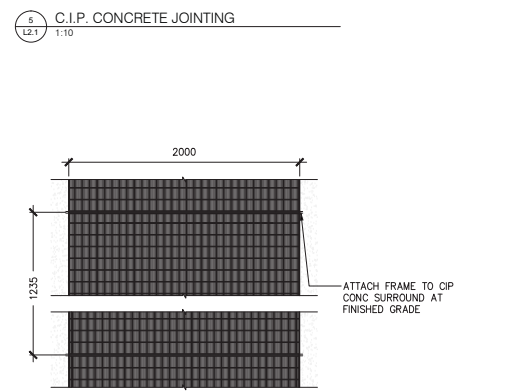
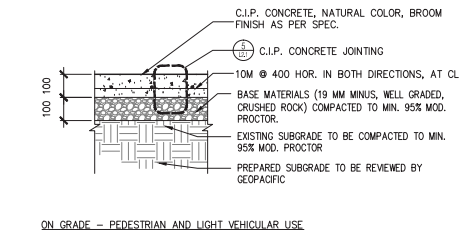
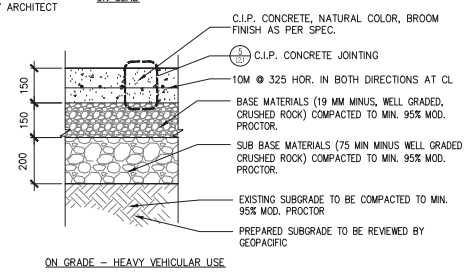
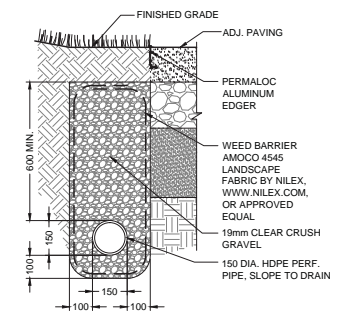
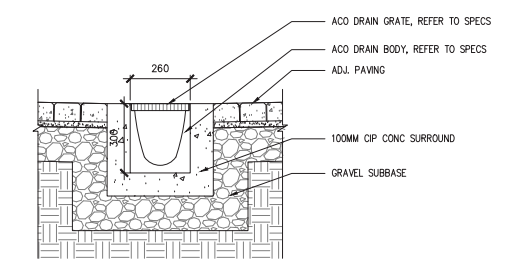
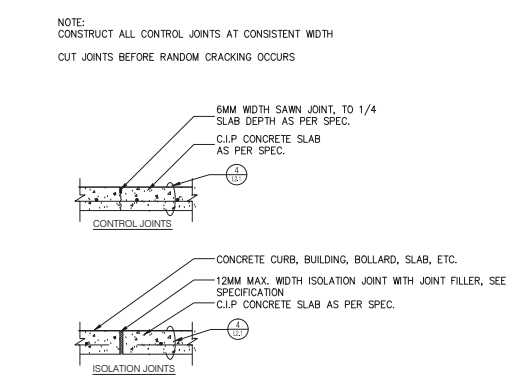
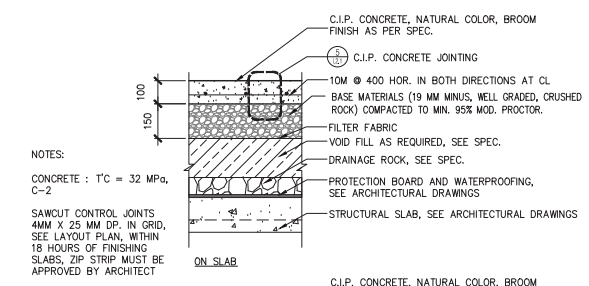
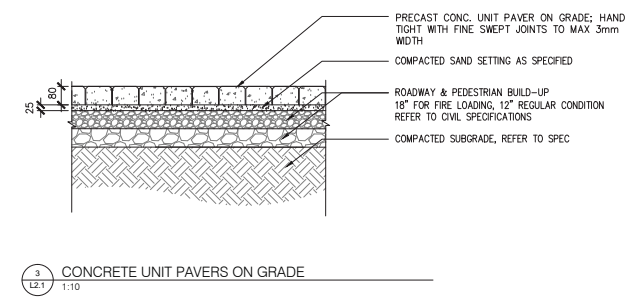
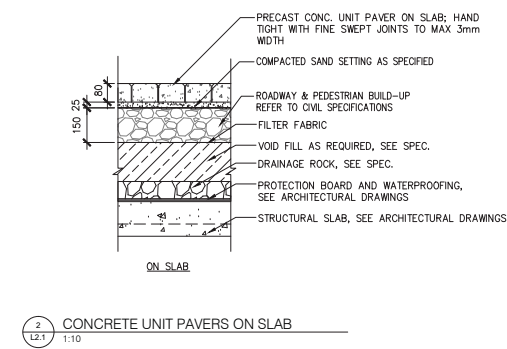
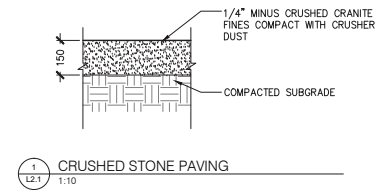
4 DAYCARE SECTION
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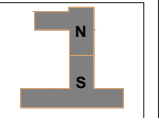
Revisions

No	ISSUE	DATE
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NO	ISSUE	DATE

Sheet Information
Date: 2013.11.25
Job Number: 1335
Drawn: ng
Checked: JF
Approved: JF
Title: DETAILS - SECTIONS



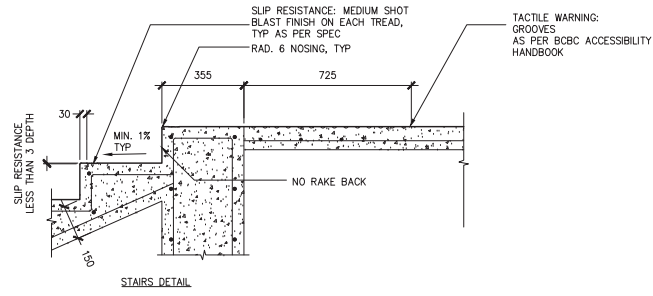
NOTE:
CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH
CUT JOINTS BEFORE RANDOM CRACKING OCCURS



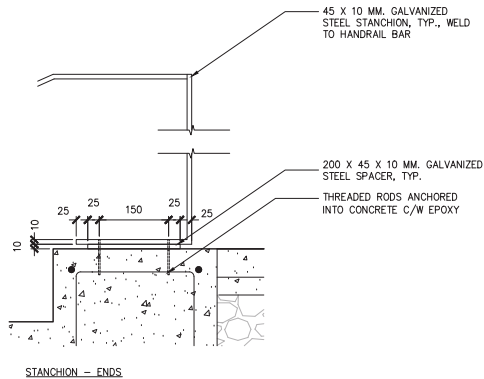
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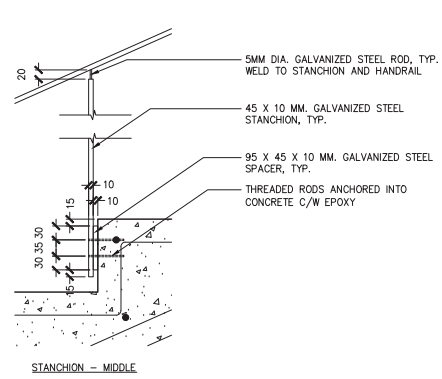
DETAILS - PAVING



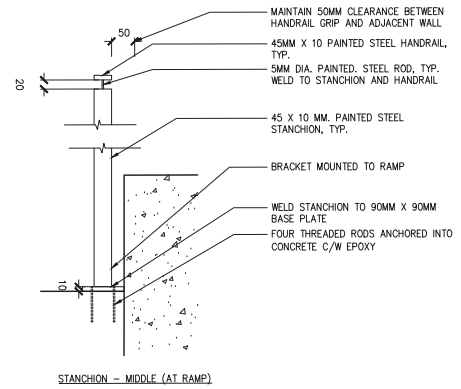
1 C.I.P. CONCRETE STAIRS - TYPICAL
1:10



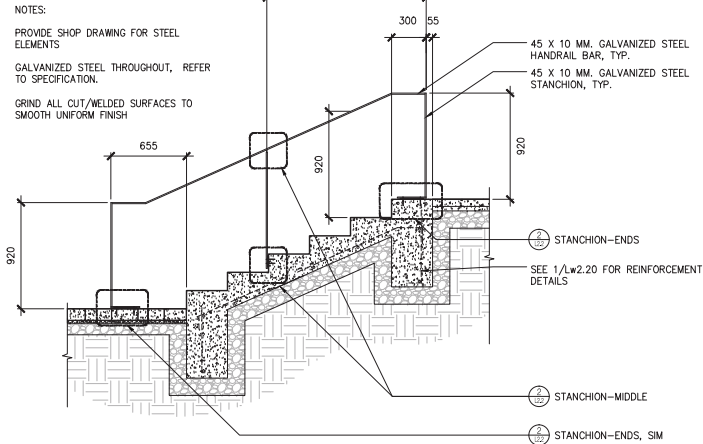
2 HANDRAIL - CONNECTIONS
1:5



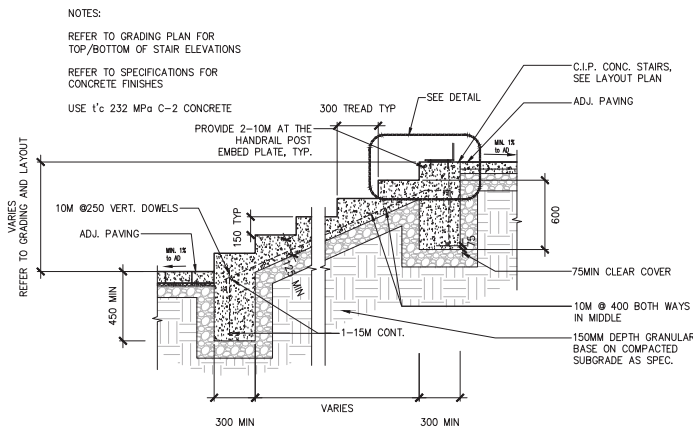
STANCHION - MIDDLE



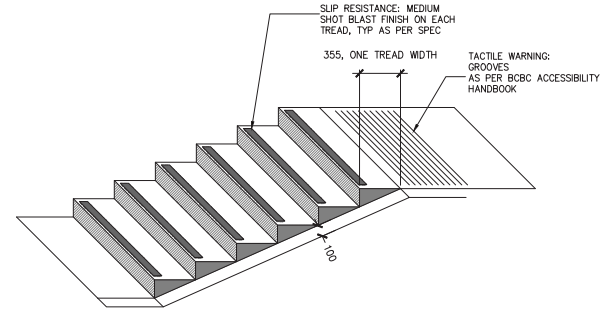
STANCHION - MIDDLE (AT RAMP)



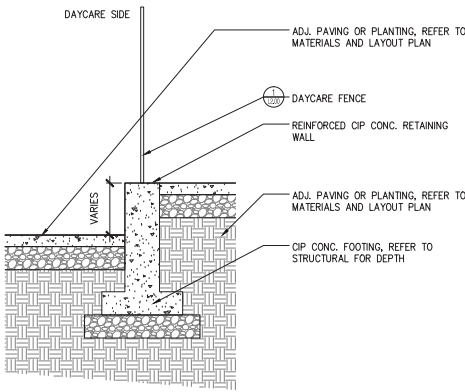
3 HANDRAIL
1:20



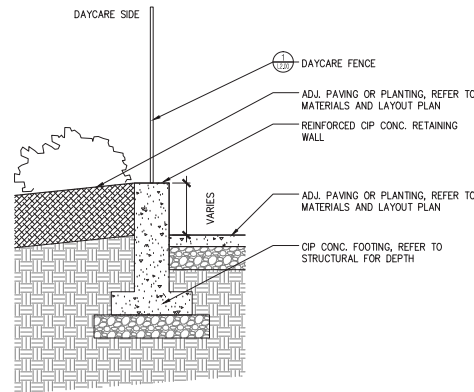
4 C.I.P. CONCRETE STAIRS - TYPICAL
1:20



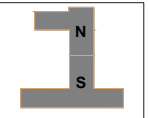
5 SLOPED EDGE AT STAIRS
NTS



6 CIP CONC. RETAINING WALL
1:20



TYPE B

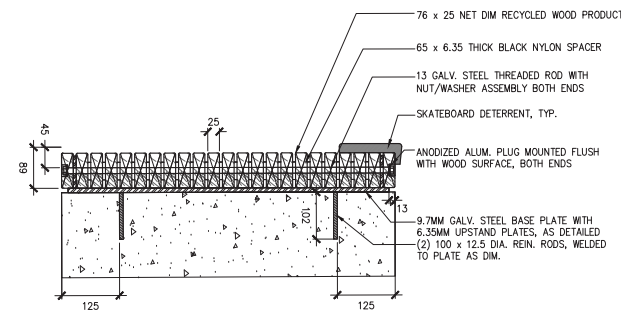


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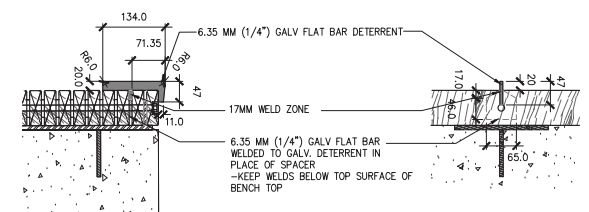
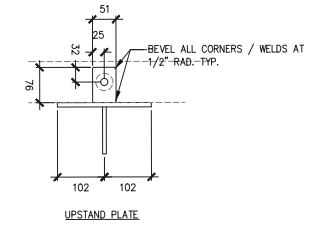
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2	100% DD	2014.08.14
1	Issued for DP	2013.12.05
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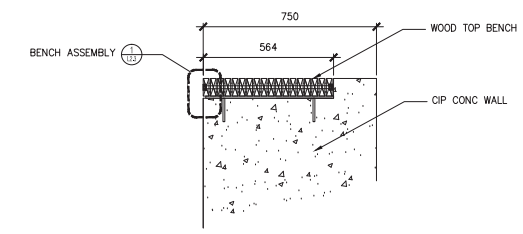
**DETAILS - WALLS
AND STAIRS**



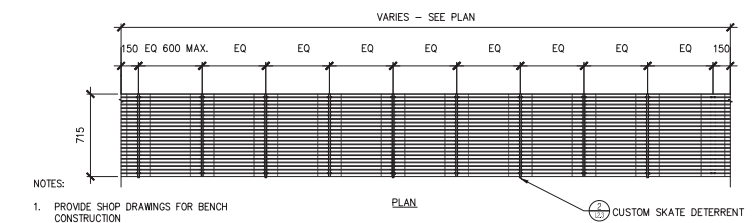
1 BENCH ASSEMBLY
L2.3 1:5



2 CUSTOM SKATE DETERRENT
L2.3 1:5



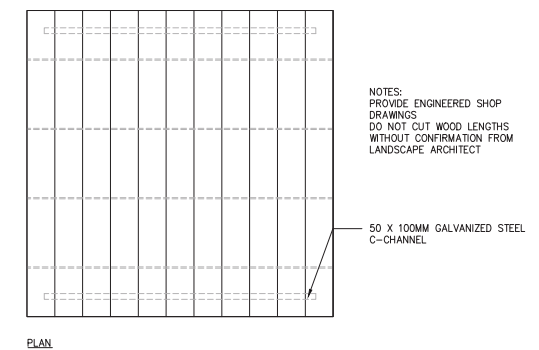
3 INSET WOOD BENCH TOP
L2.3 1:10



NOTES:

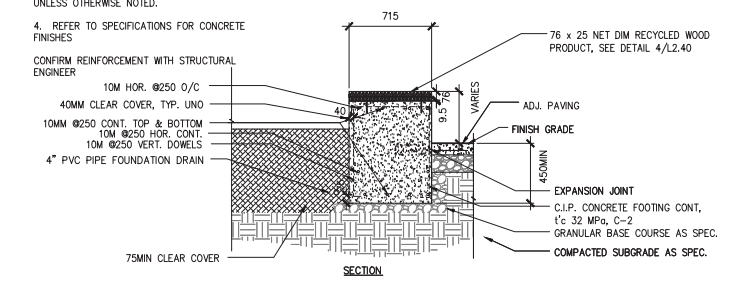
1. PROVIDE SHOP DRAWINGS FOR BENCH CONSTRUCTION
2. USE RESYSTA RECYCLED PRODUCT, 1" X 3" CUSTOM PROFILE, FVC-C14 SIAM COLOUR
3. USE GALVANIZED STEEL FOR ALL HARDWARE UNLESS OTHERWISE NOTED.
4. REFER TO SPECIFICATIONS FOR CONCRETE FINISHES

PLAN
CUSTOM SKATE DETERRENT

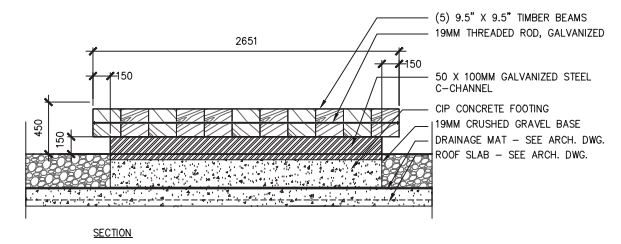


NOTES:
PROVIDE ENGINEERED SHOP DRAWINGS
DO NOT CUT WOOD LENGTHS WITHOUT CONFIRMATION FROM LANDSCAPE ARCHITECT

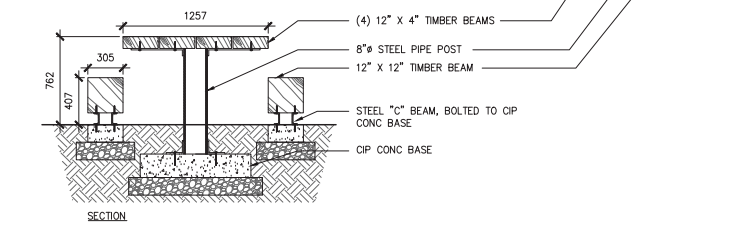
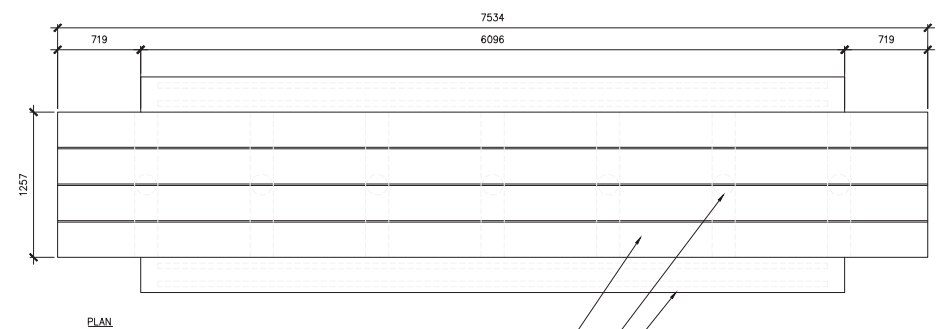
50 X 100MM GALVANIZED STEEL C-CHANNEL



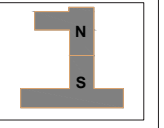
4 UBC BENCH
L2.3 1:20



5 HANAMI BENCH
L2.3 1:20



6 BANQUET TABLE
L2.3 1:20



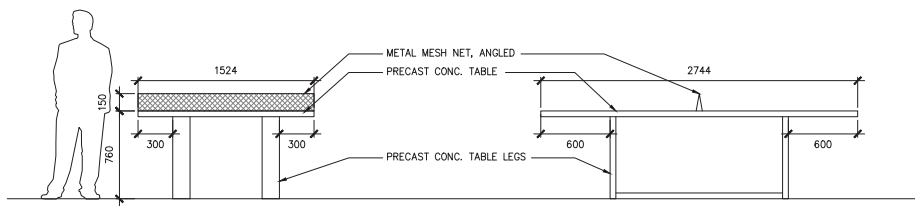
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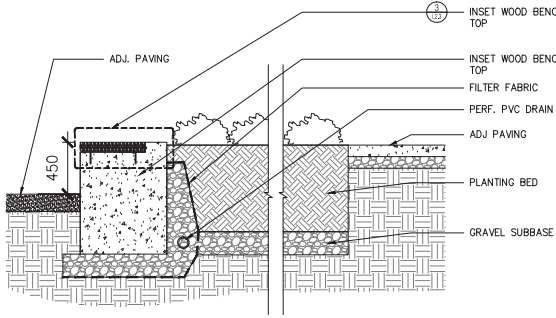
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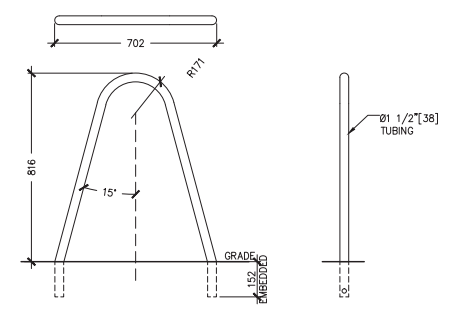
DETAILS - BENCHES AND SEATING



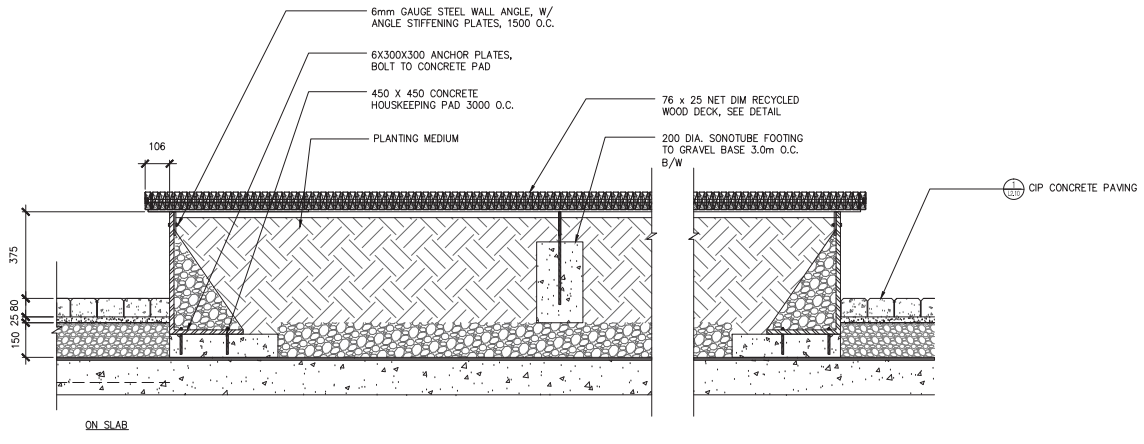
1 PING PONG TABLE
L2.4 1:20



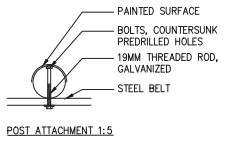
2 PLANTER WITH CIP CONC. SEATWALL
L2.4 1:20



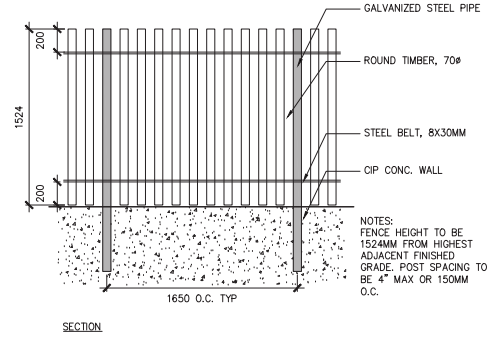
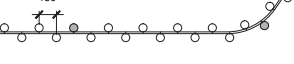
3 BOLA BIKE RACK
L2.4 1:10



4 METAL PLANTER WITH WOOD TOP BENCH
L2.4 1:20



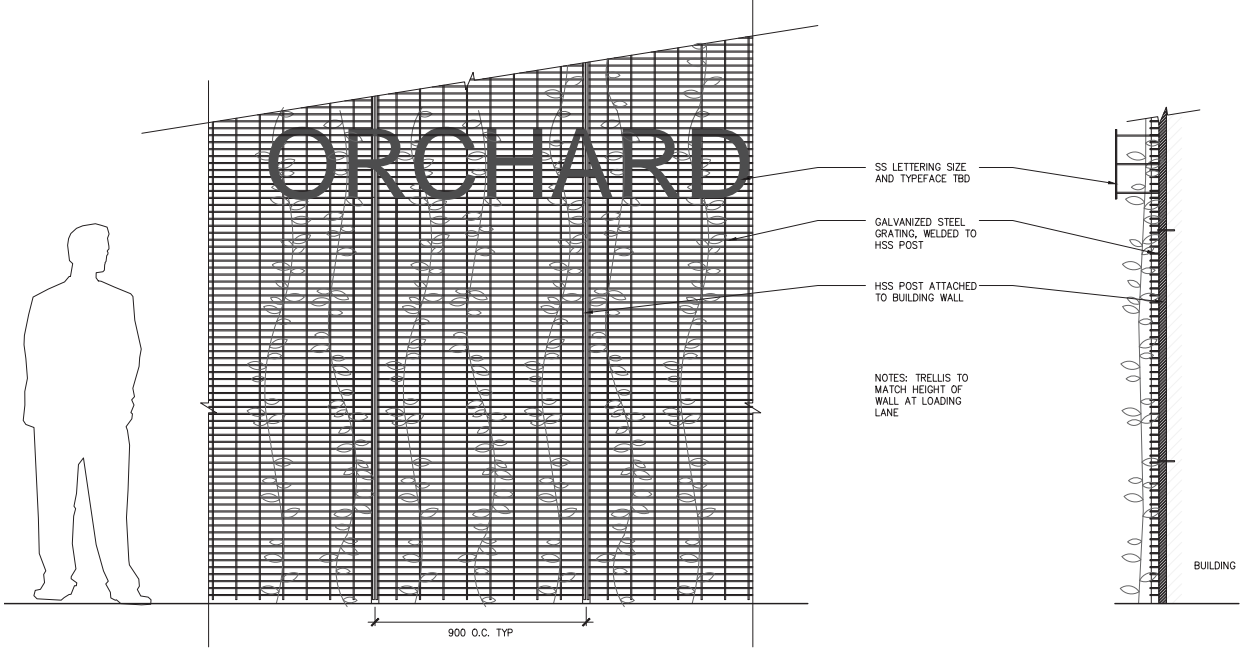
POST ATTACHMENT 1:5



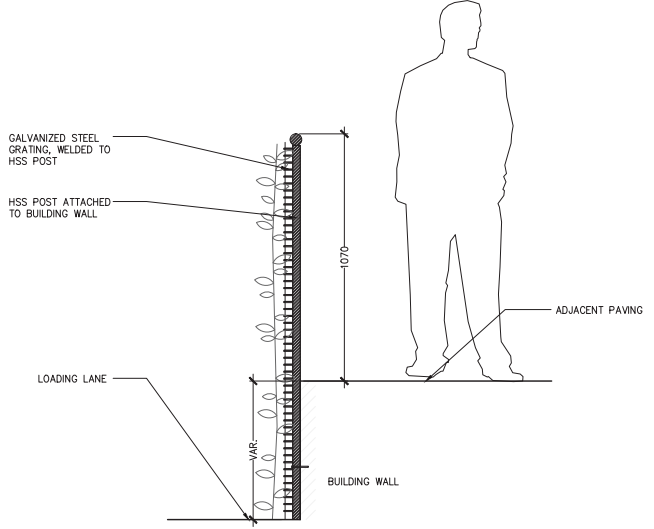
SECTION

NOTES:
FENCE HEIGHT TO BE 1524MM FROM HIGHEST ADJACENT FINISHED GRADE. POST SPACING TO BE 4' MAX OR 1500MM O.C.

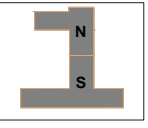
5 DAYCARE FENCE TYP.
L2.4 1:20



6 TRELLIS AND SIGN
L2.4 1:10



7 TRELLIS GUARDRAIL
L2.4 1:10

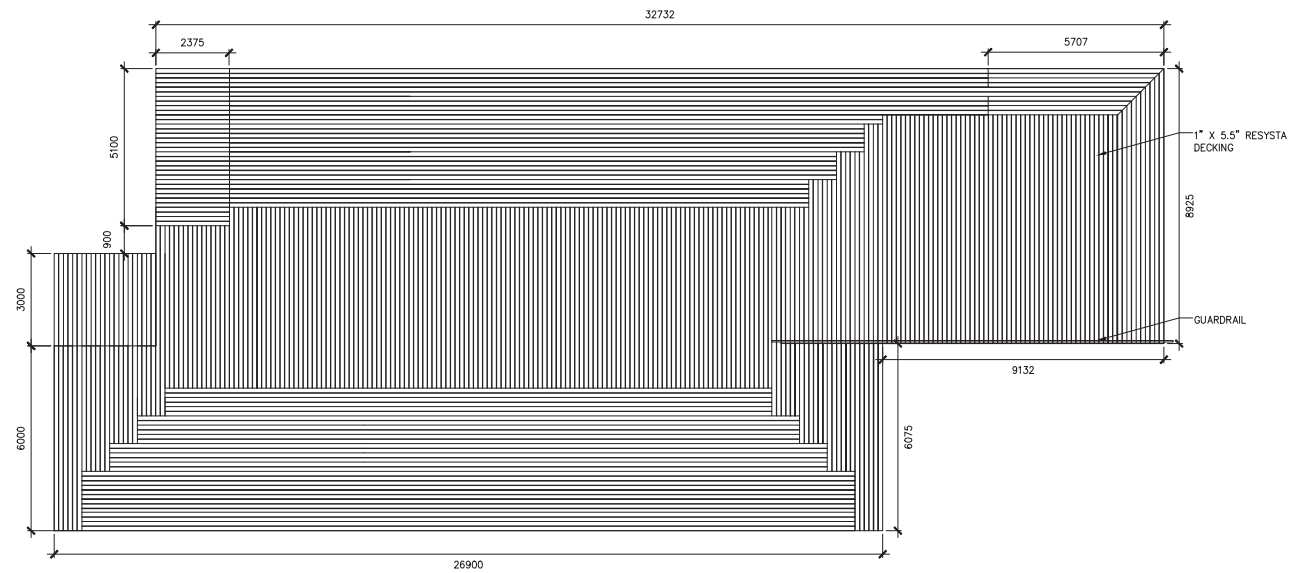


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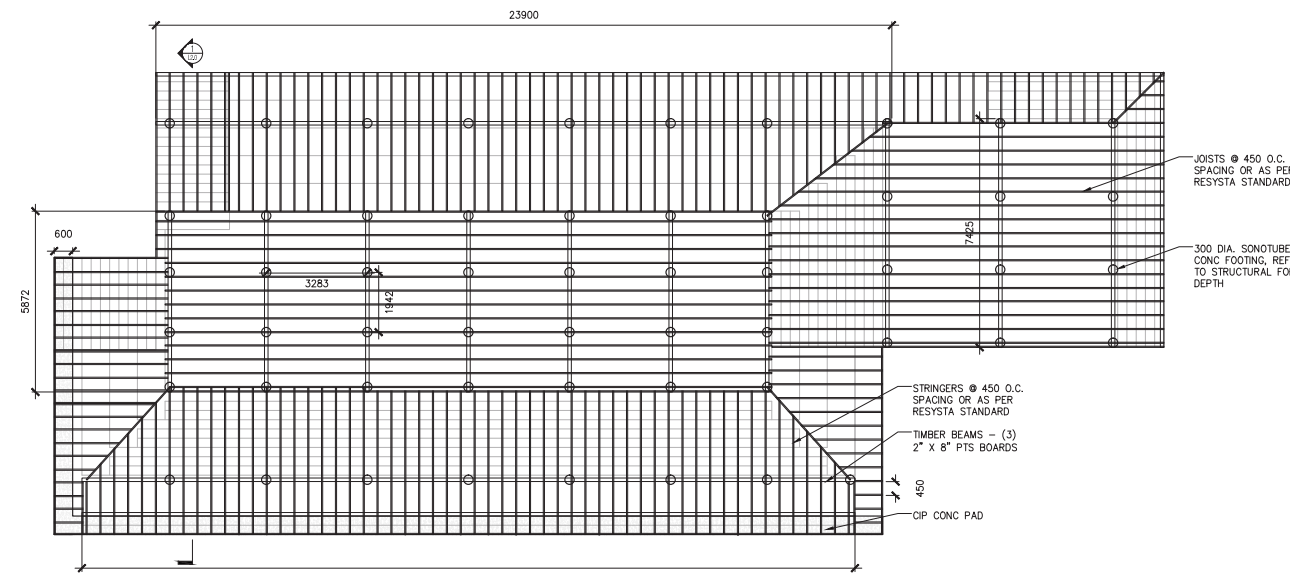
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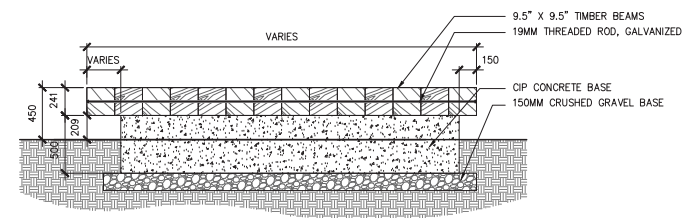
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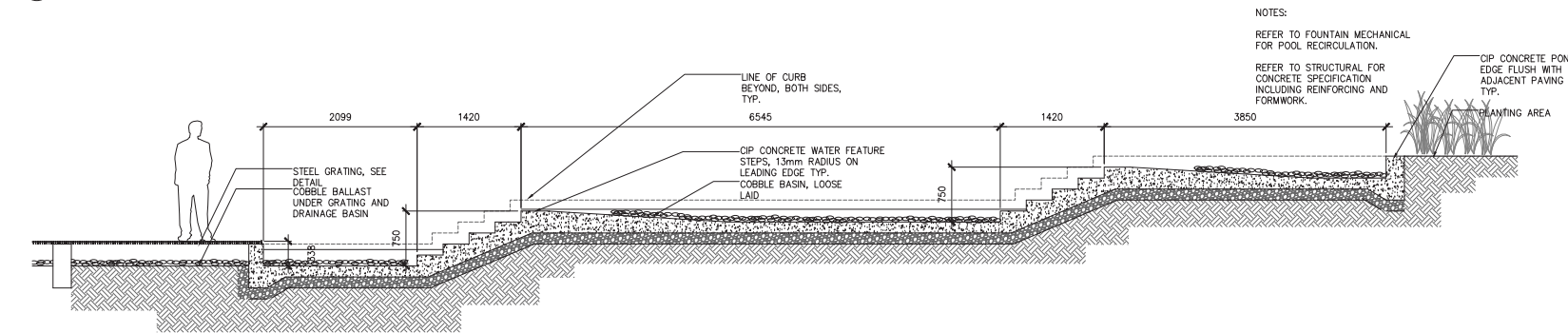
1 DECKING PLAN
L2.5 1:75



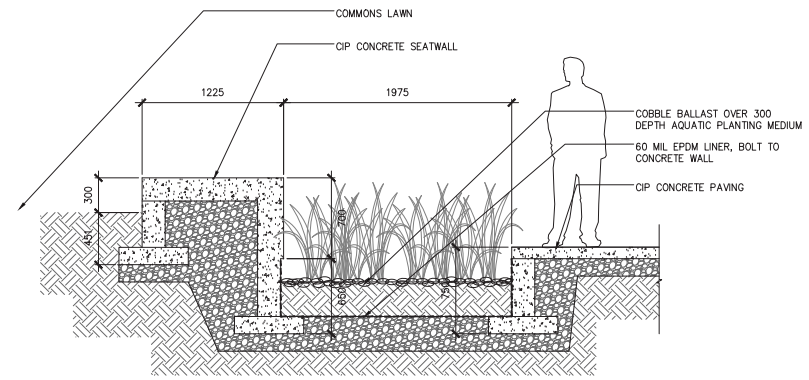
3 JOIST AND BEAM PLAN
L2.5 1:75



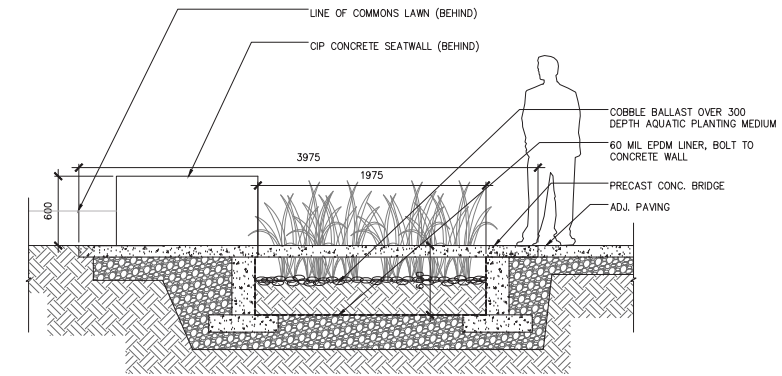
4 RAISED WOODEN PLATFORM - SECTION
L2.5 1:20



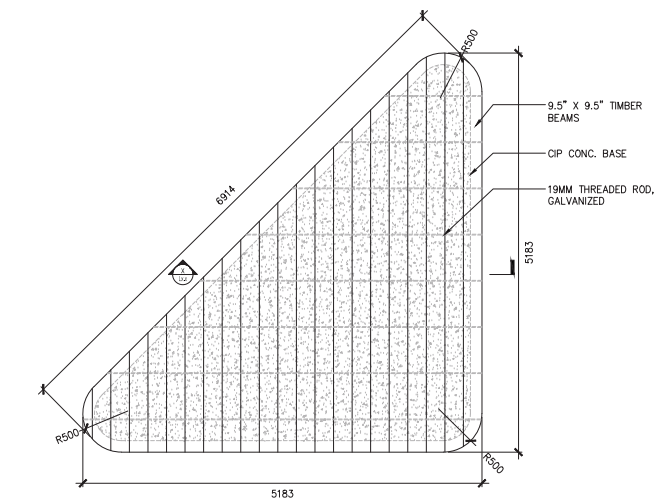
7 WATER FEATURE SPILLWAY SECTION
L2.5 1:30



2 WATER FEATURE
L2.5 1:20

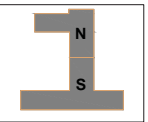


4 WATER FEATURE - BRIDGE
L2.5 1:20



6 RAISED WOODEN PLATFORM - PLAN
L2.5 1:30

NOTES:
REFER TO FOUNTAIN MECHANICAL FOR POOL RECIRCULATION.
REFER TO STRUCTURAL FOR CONCRETE SPECIFICATION INCLUDING REINFORCING AND FORMWORK.

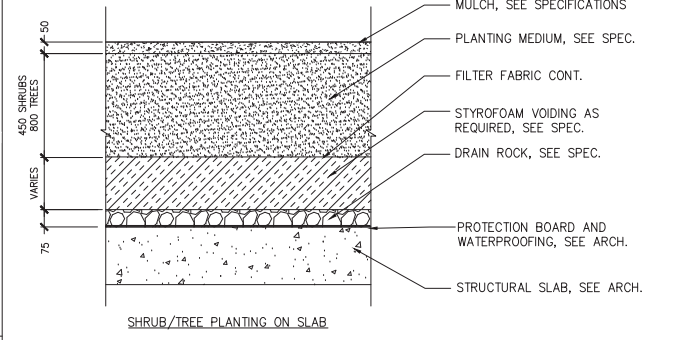
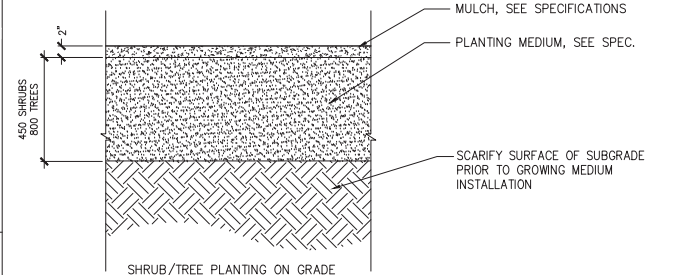
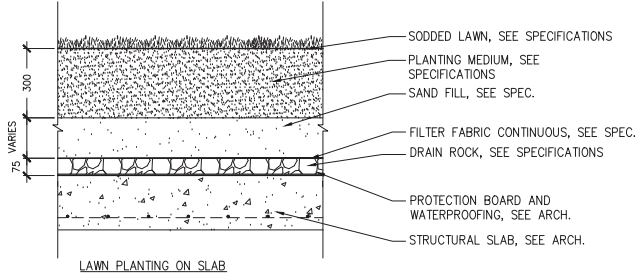
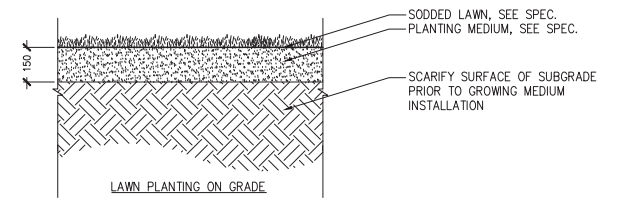


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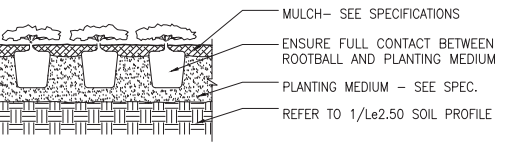
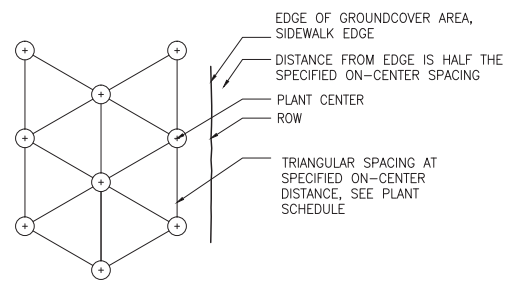
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2	100% DD	2014.03.14
1	Issued for DP	2013.12.05
N/A	ISSUE	DATE

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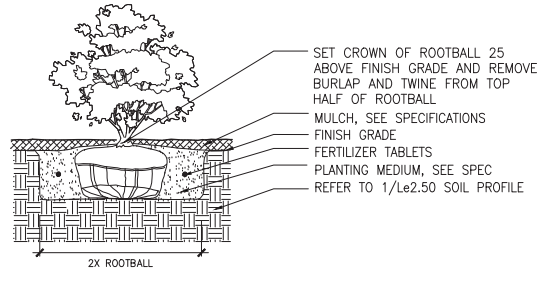
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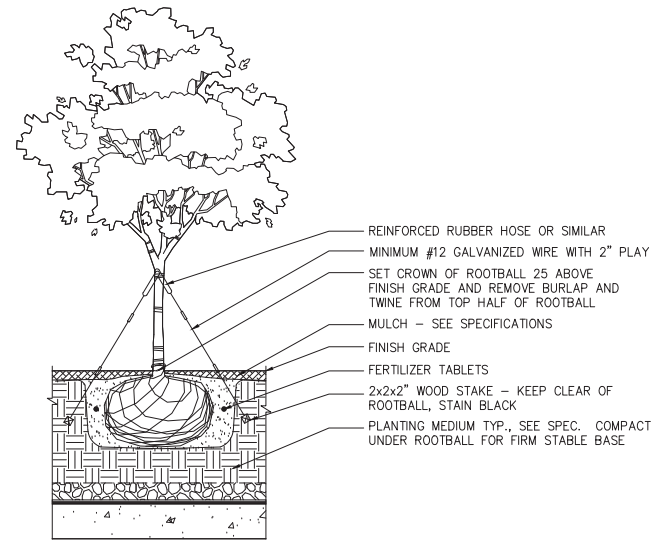
1 SOIL PROFILES
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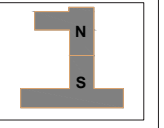
2 GROUND COVER PLANTING
NTS



3 SHRUB PLANTING
NTS



4 TREE PLANTING
NTS



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NO	ISSUE	DATE
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2	100% DD	2014.03.14
1	Issued for DP	2013.12.05

Sheet Information

Date: 2013.11.25
Job Number: 1335
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DETAILS - PLANTING