



Le PARC

FAIRFIELD-KIPLING

8 UNIT TOWN HOME DEVELOPMENT

1400 Fairfield Rd and 349 Kipling St, Victoria, BC

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26	Sheets in Set	

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REPORT INCONSISTENCIES AND
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CITY OF
VICTORIA

Revisions

Received Date:
January 15, 2021

Issued	Issued for DP
2019-06-19	Revised & Re-Issued for DP
2019-09-16	Revised & Re-Issued for DP
2019-10-21	Revised & Re-Issued for DP
2019-12-12	Revised & Re-Issued for DP
2020-04-29	Revised & Re-Issued for DP
2020-09-21	Revised & Re-Issued for DP

Cover Sheet

Project Name: Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Oct 2, 2020

Scale: NTS

Sheet No:

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
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2020-04-29	Revised & Re-Issued for D
2020-09-21	Revised & Re-Issued for D

Project Name

Civic: 1400 Fairfield Rd &
349 Kipling St

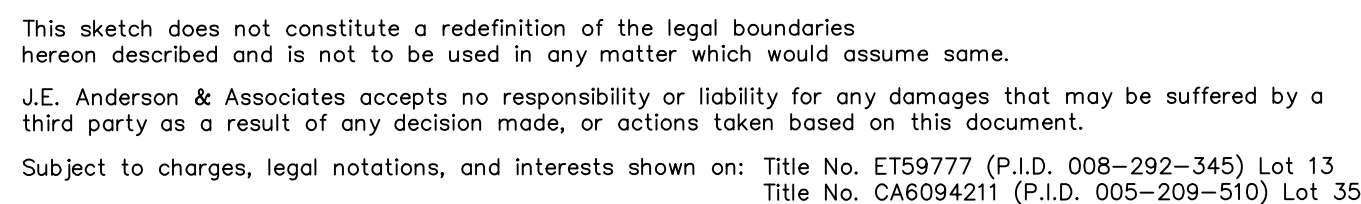
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Project No: 19 015

Plot Date: Oct 2, 2020

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A 1 1

A1.1

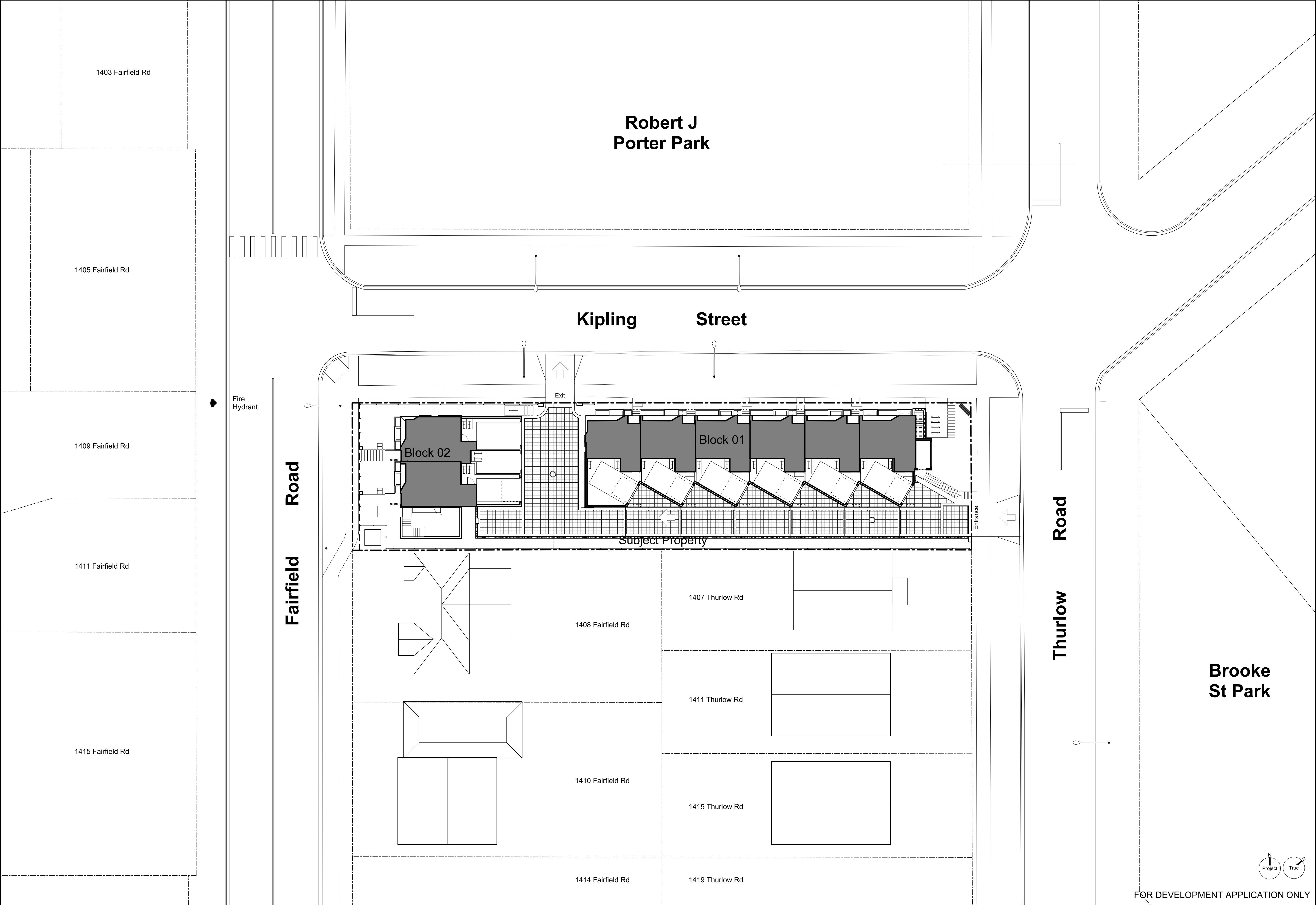


V: _Projects\31517\08\02\Microsurvey\31517.dwg

0 2 4 8 12 16 20

The intended plot size of this plan is 432mm in width by 560mm in height, (C size), when plotted at a scale of 1:200.

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Seal

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Context Plan

Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
349 Kipling St

Legal:

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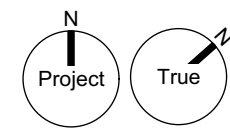
Project No: 19.015

Drawn By: SG/TD

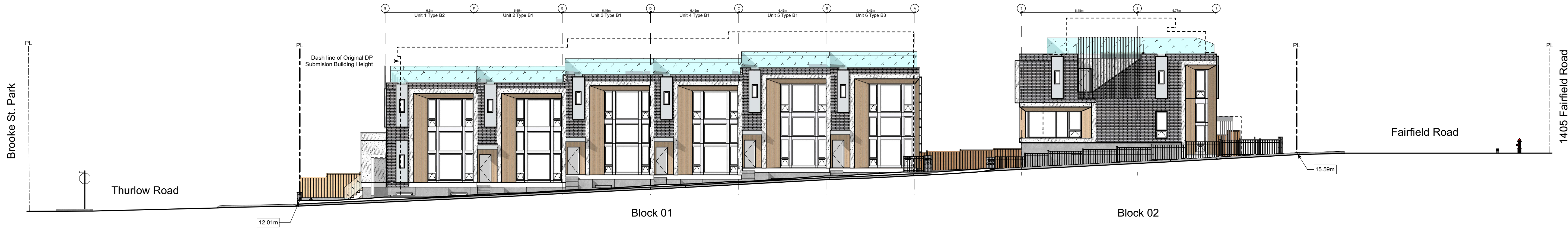
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Scale: 1:200

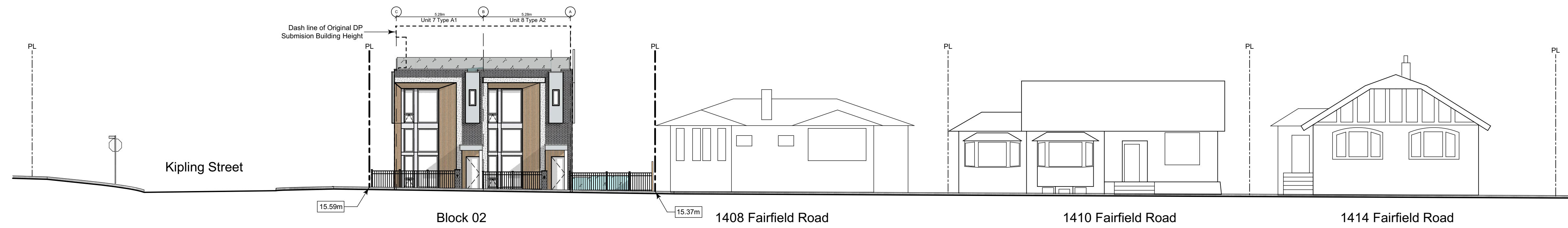
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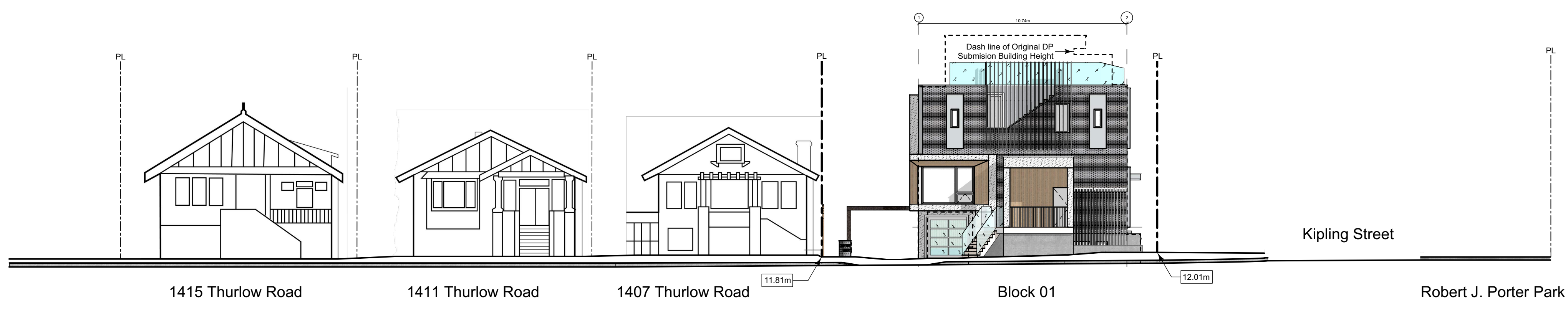
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1 Streetscape Kipling Street
Scale: 1:150



2 Streetscape Fairfield Road
Scale: 1:150



3 Streetscape Thurlow Road
Scale: 1:150

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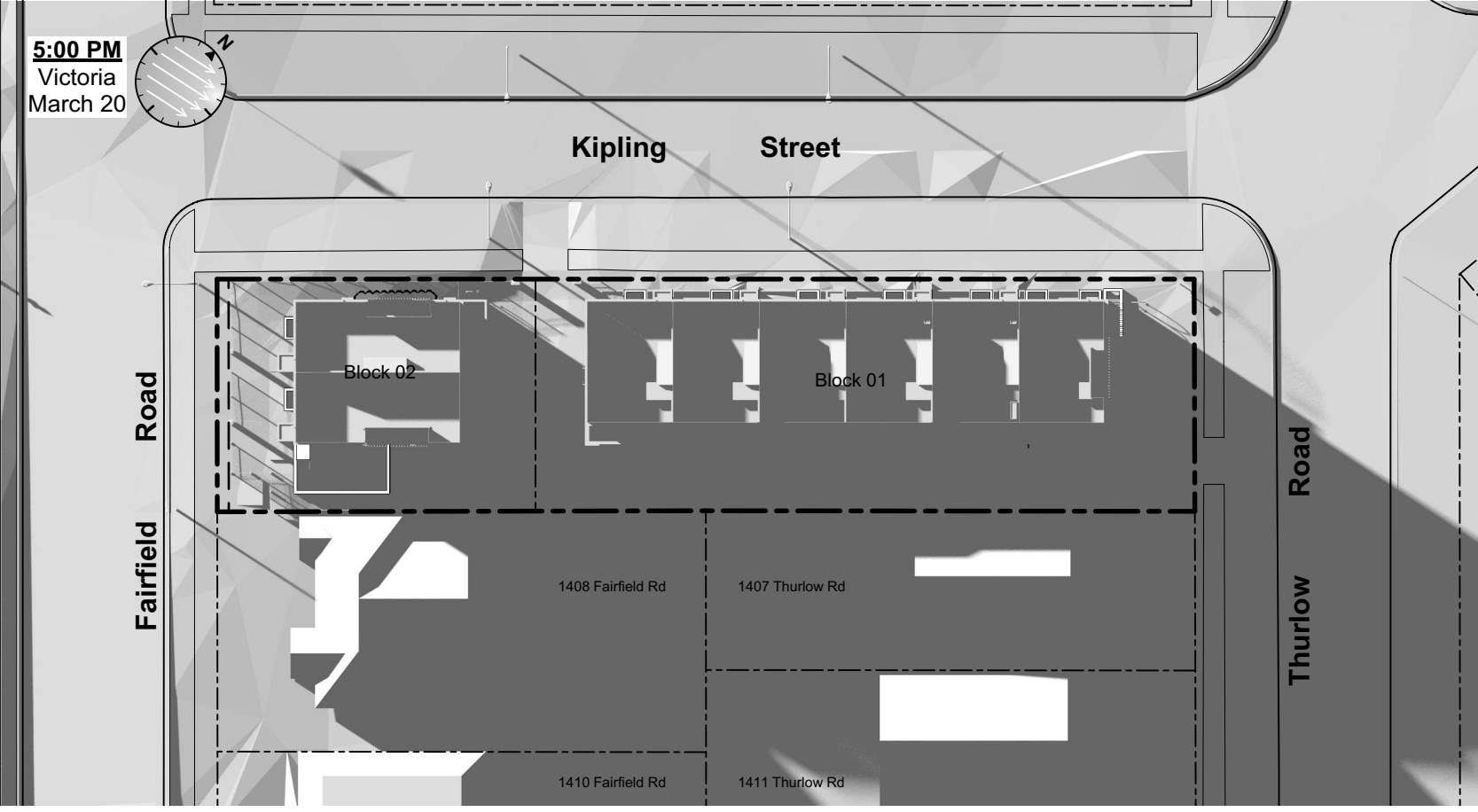
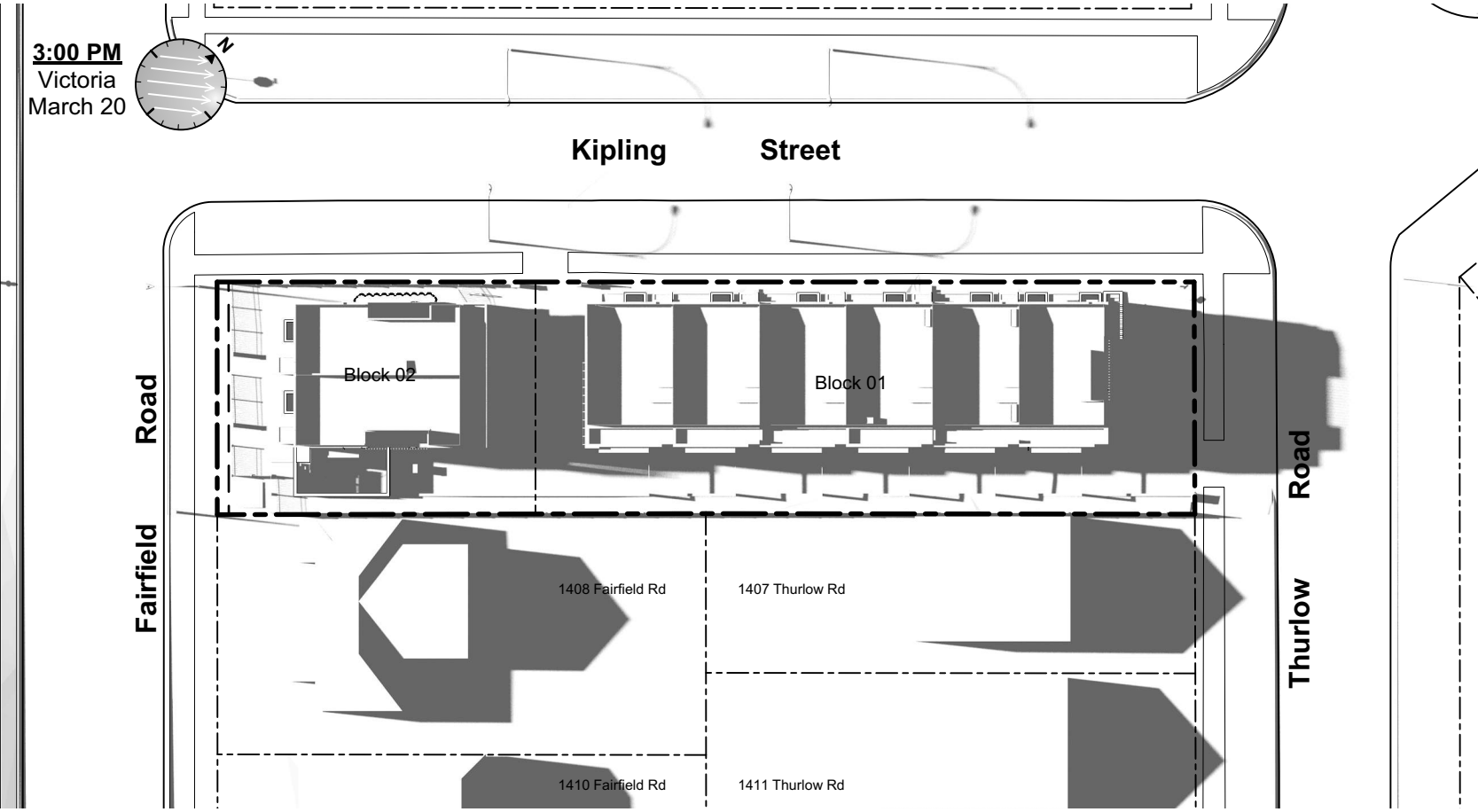
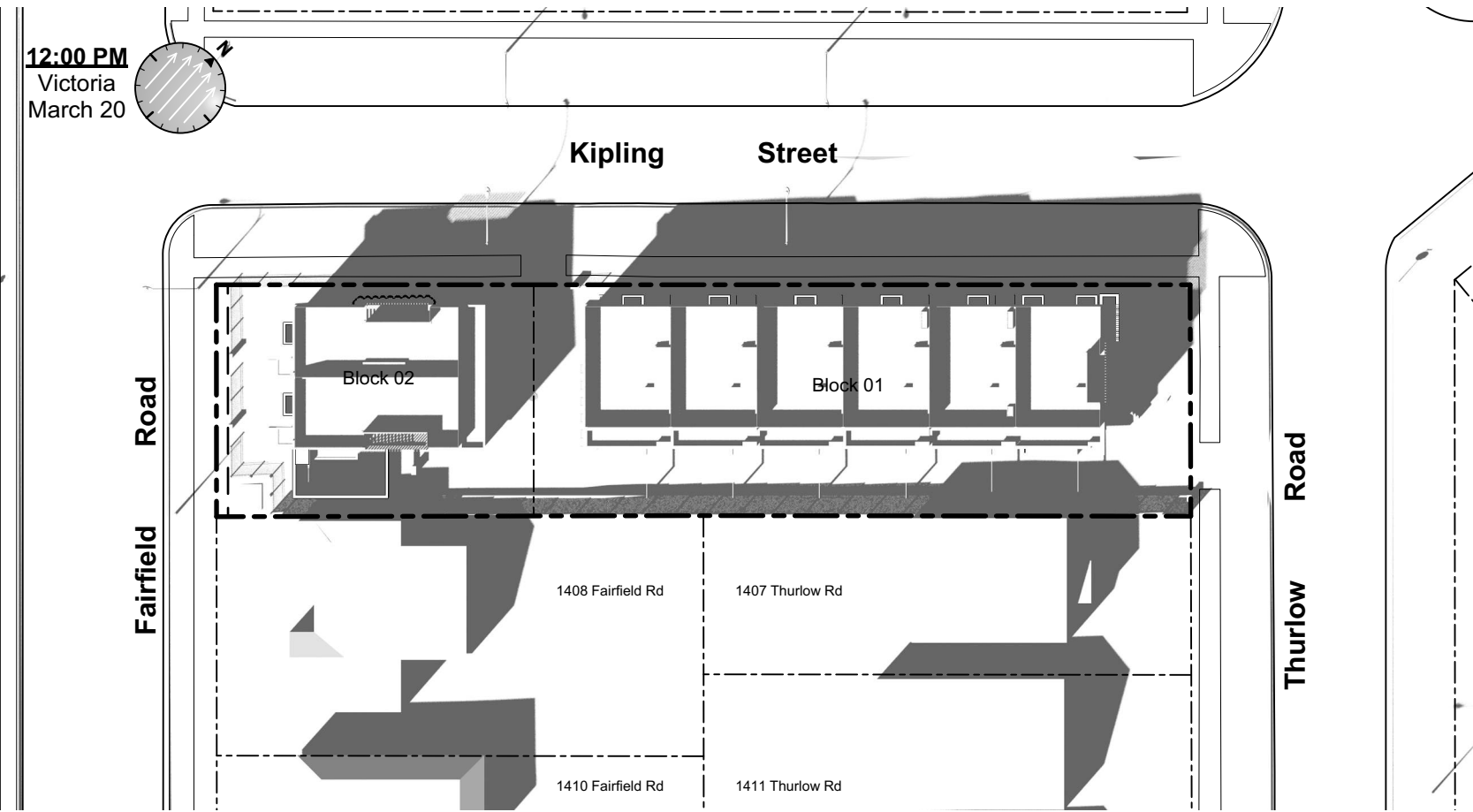
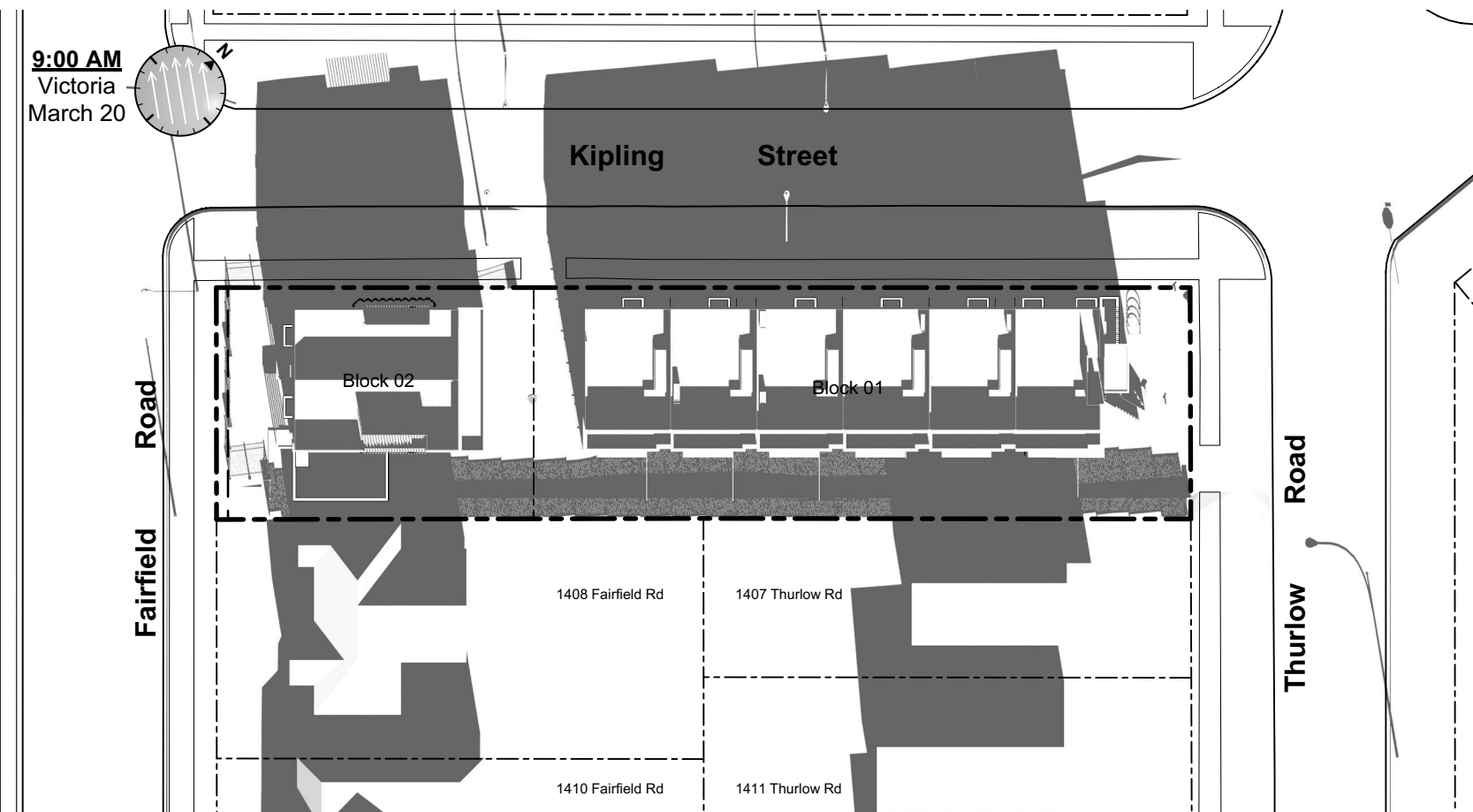
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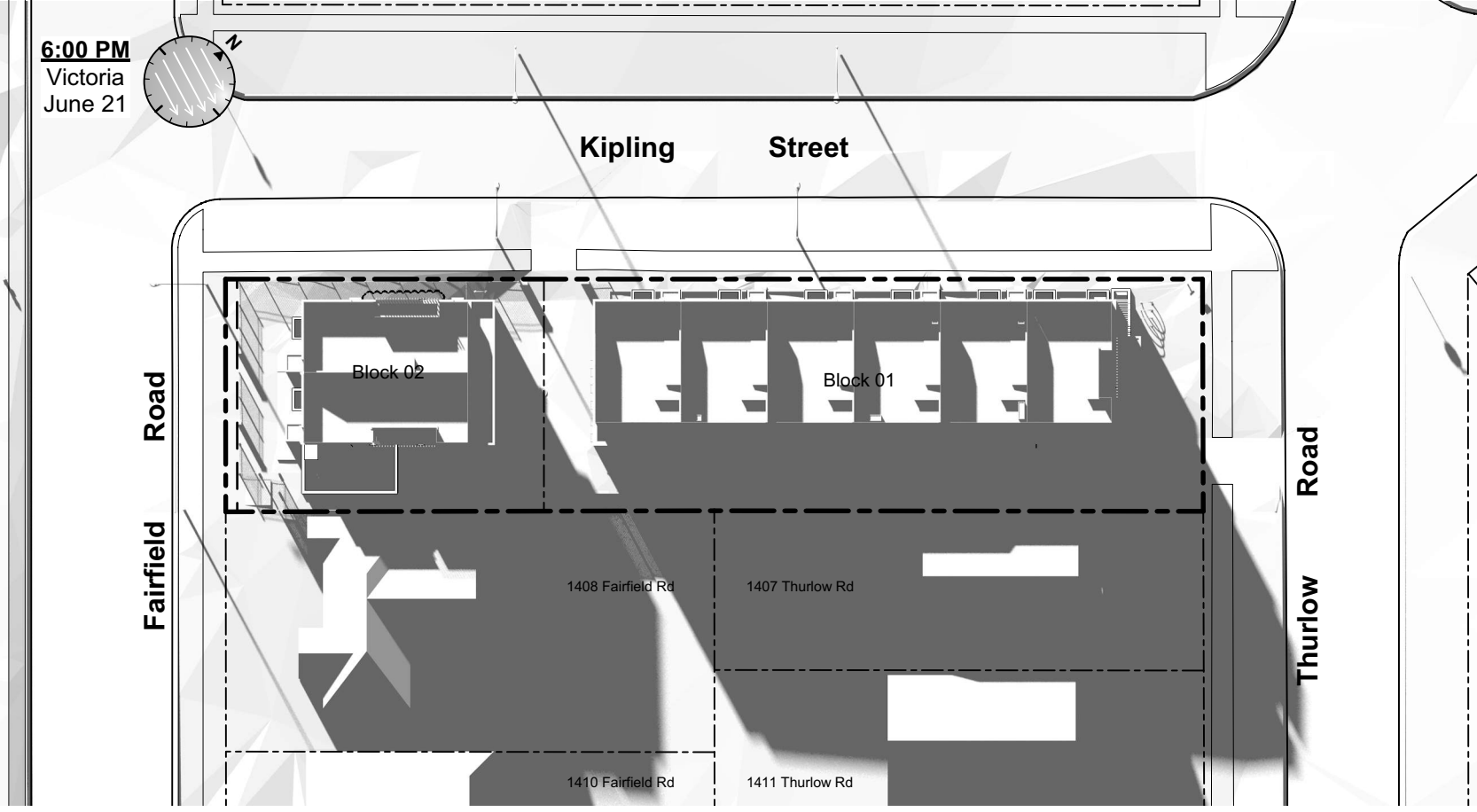
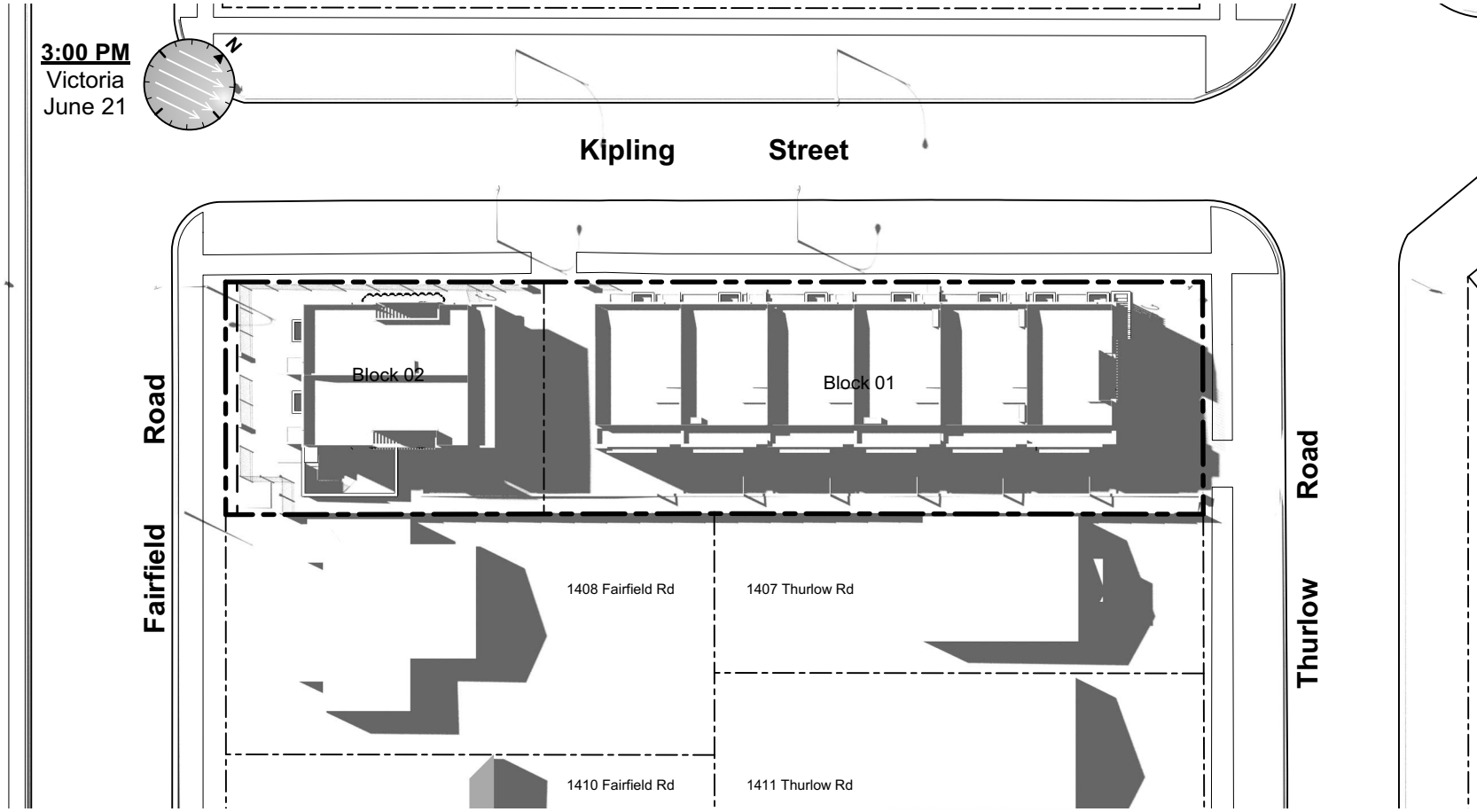
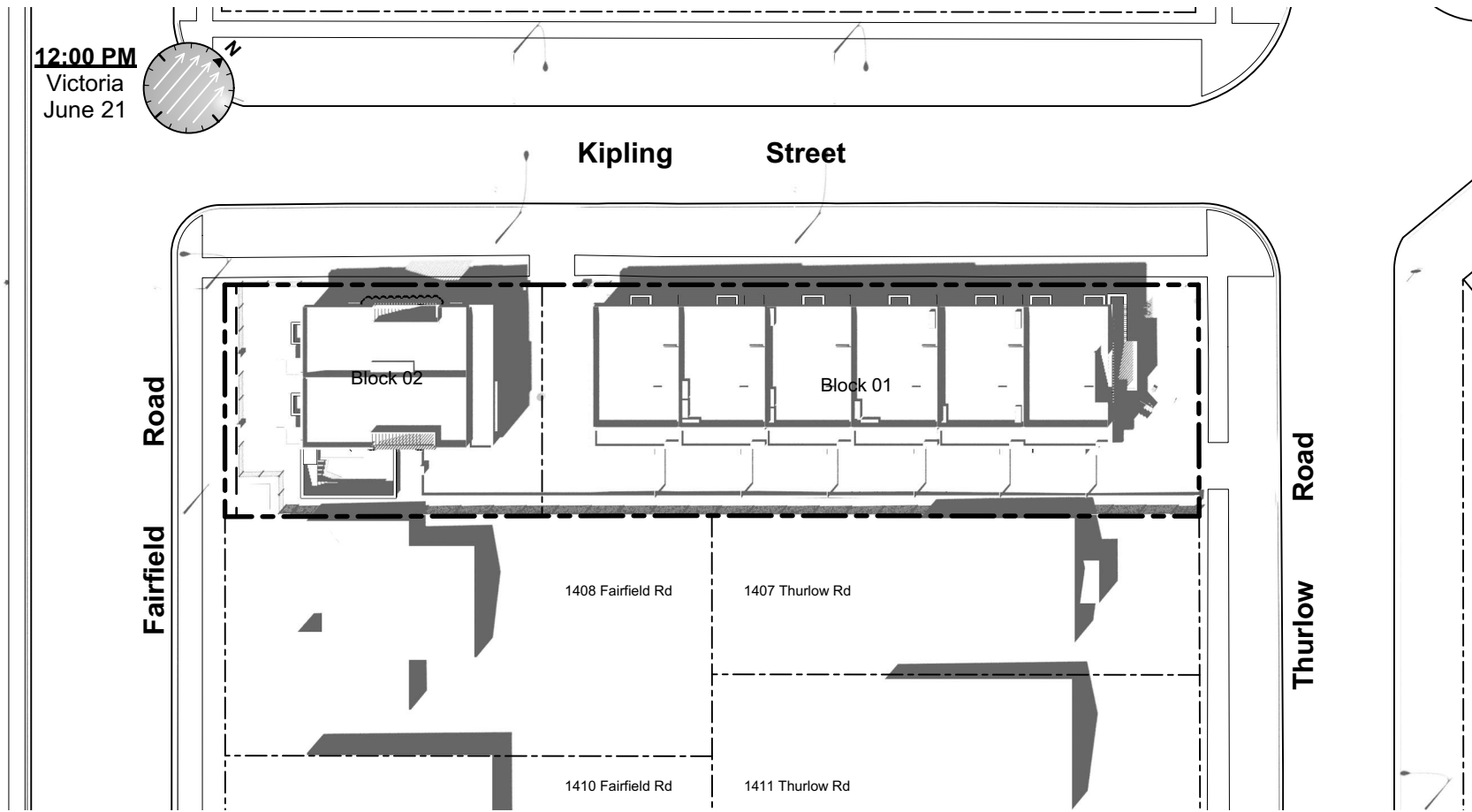
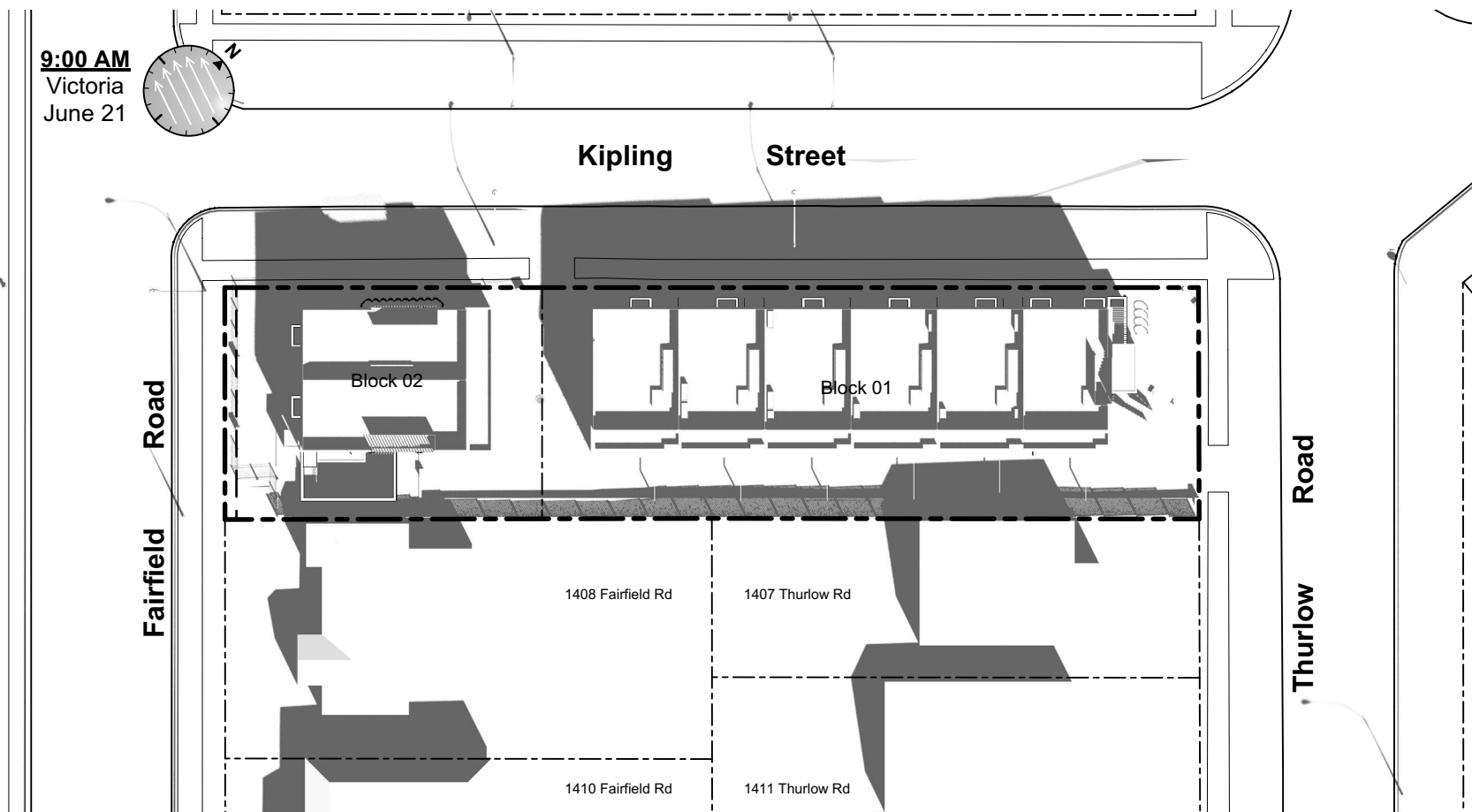
Context Streetscape

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Fairfield-Kipling Development	
Civic:	1400 Fairfield Rd & 349 Kipling St
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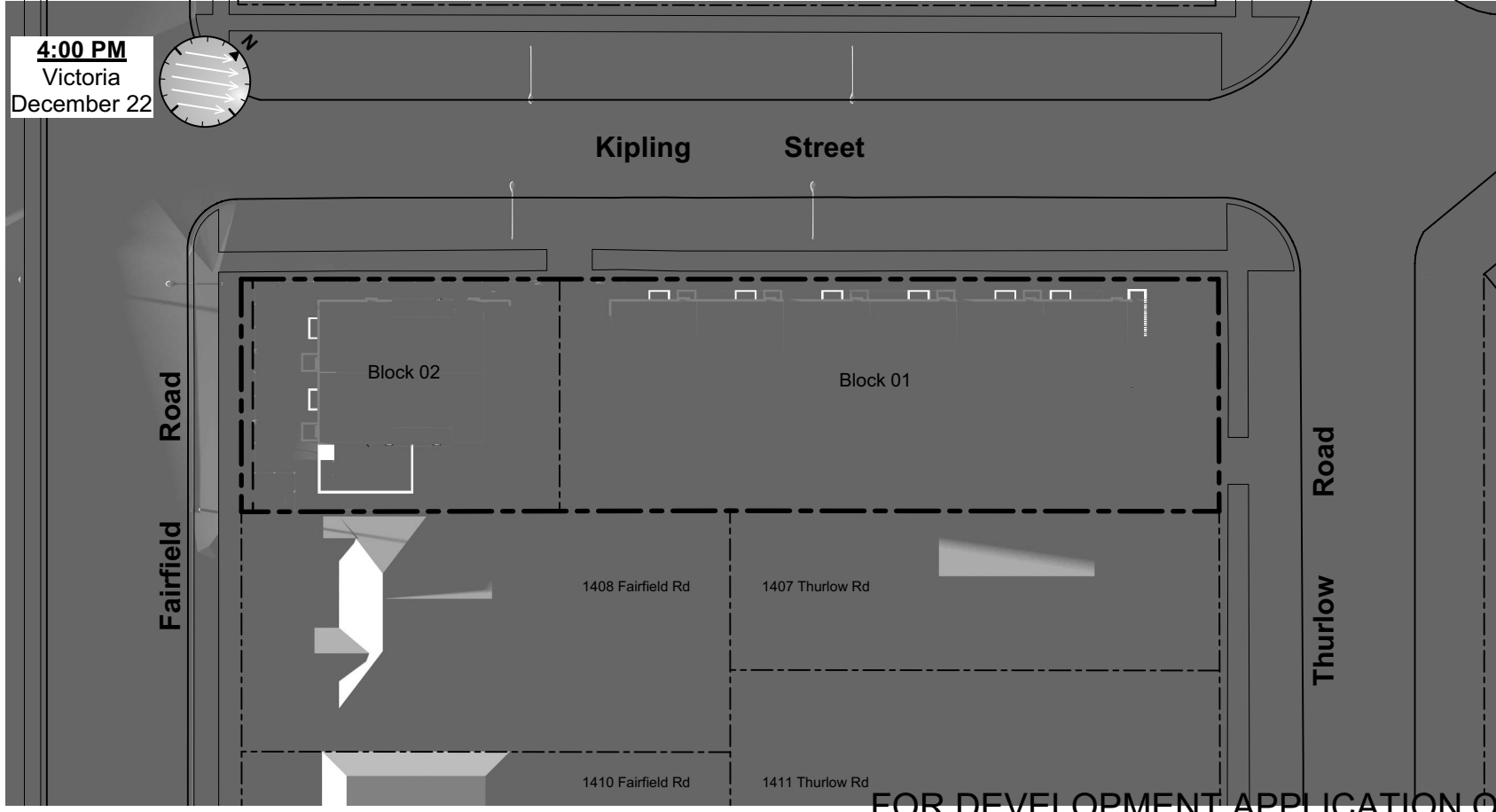
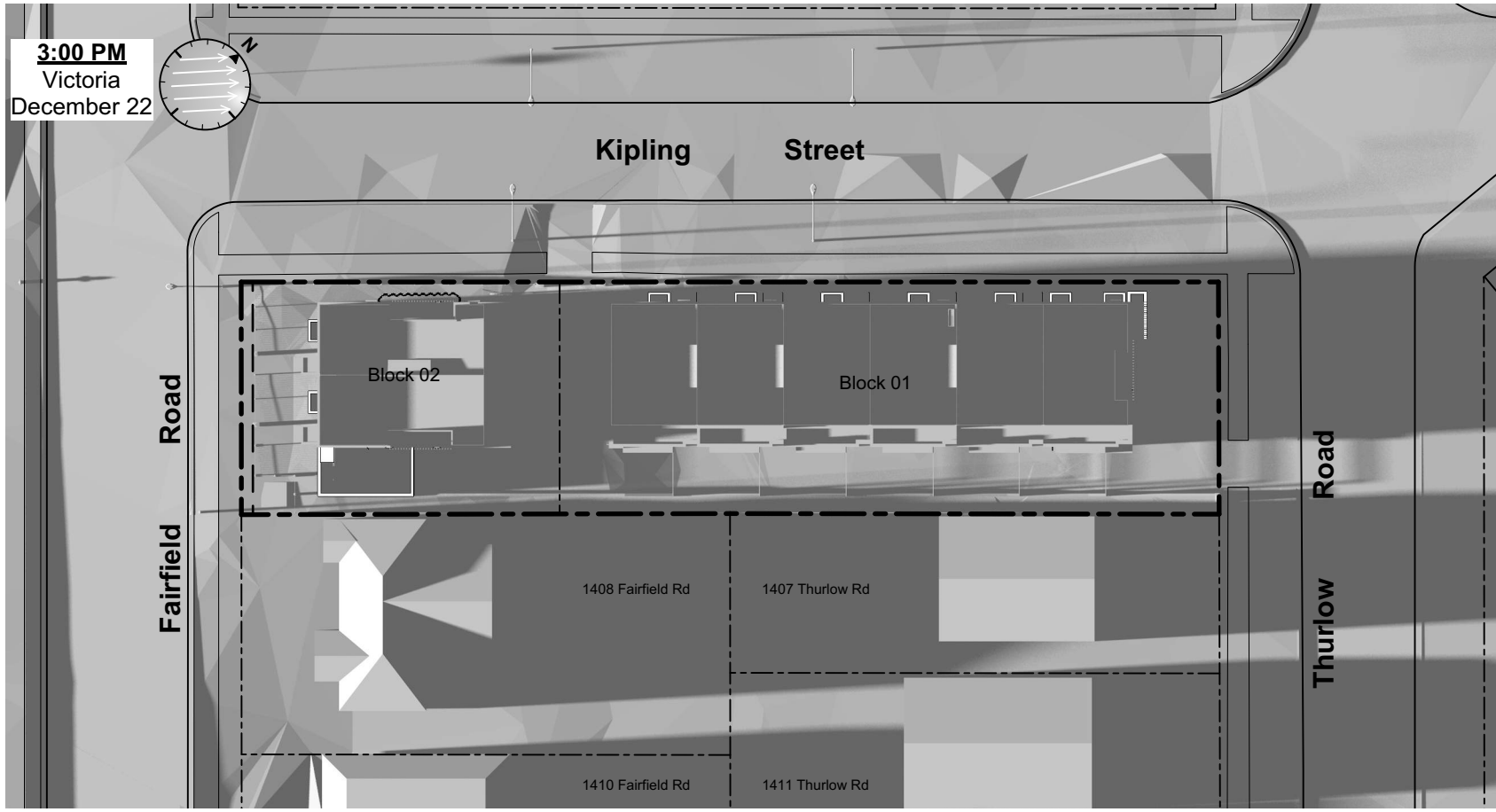
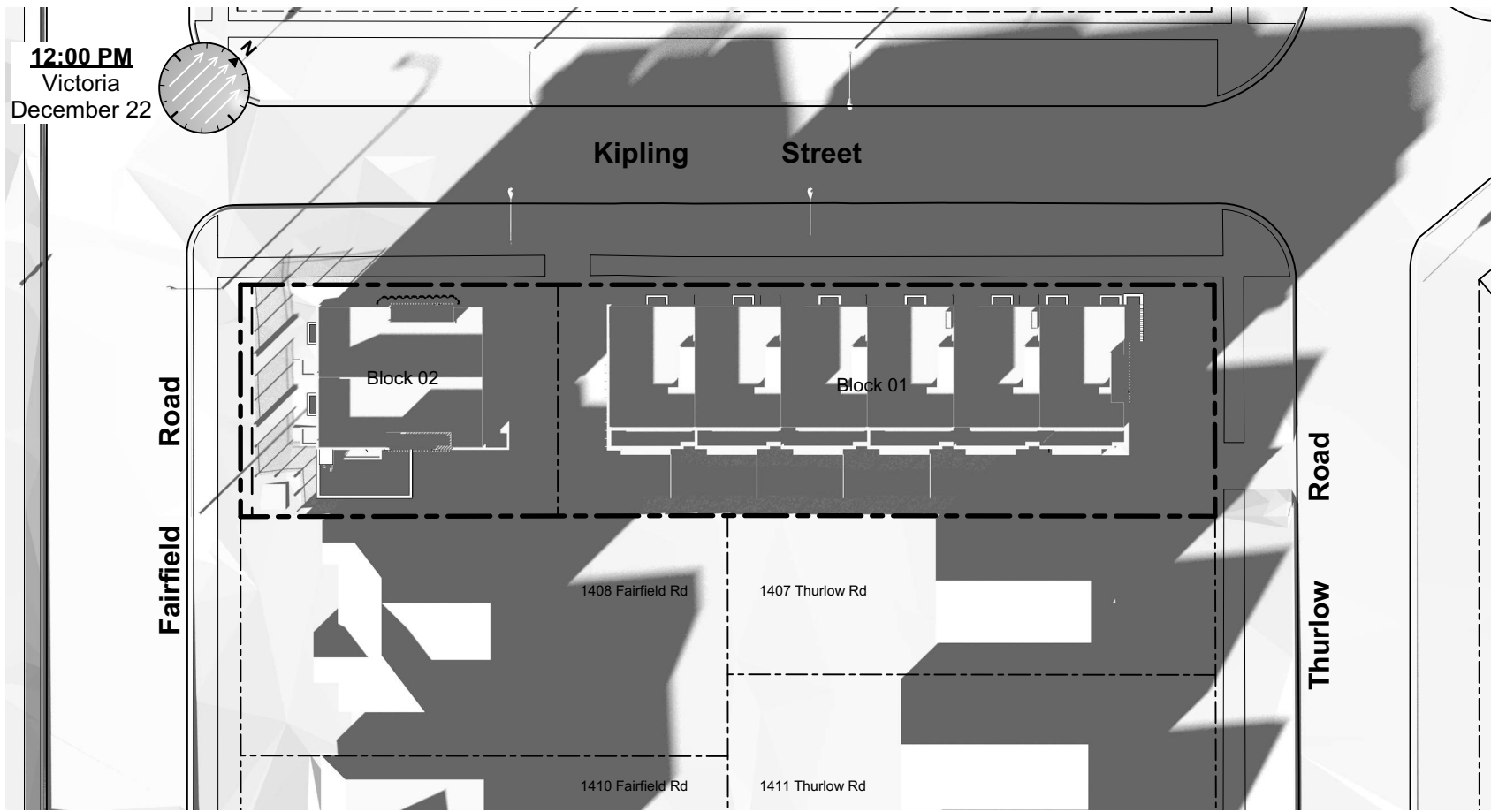
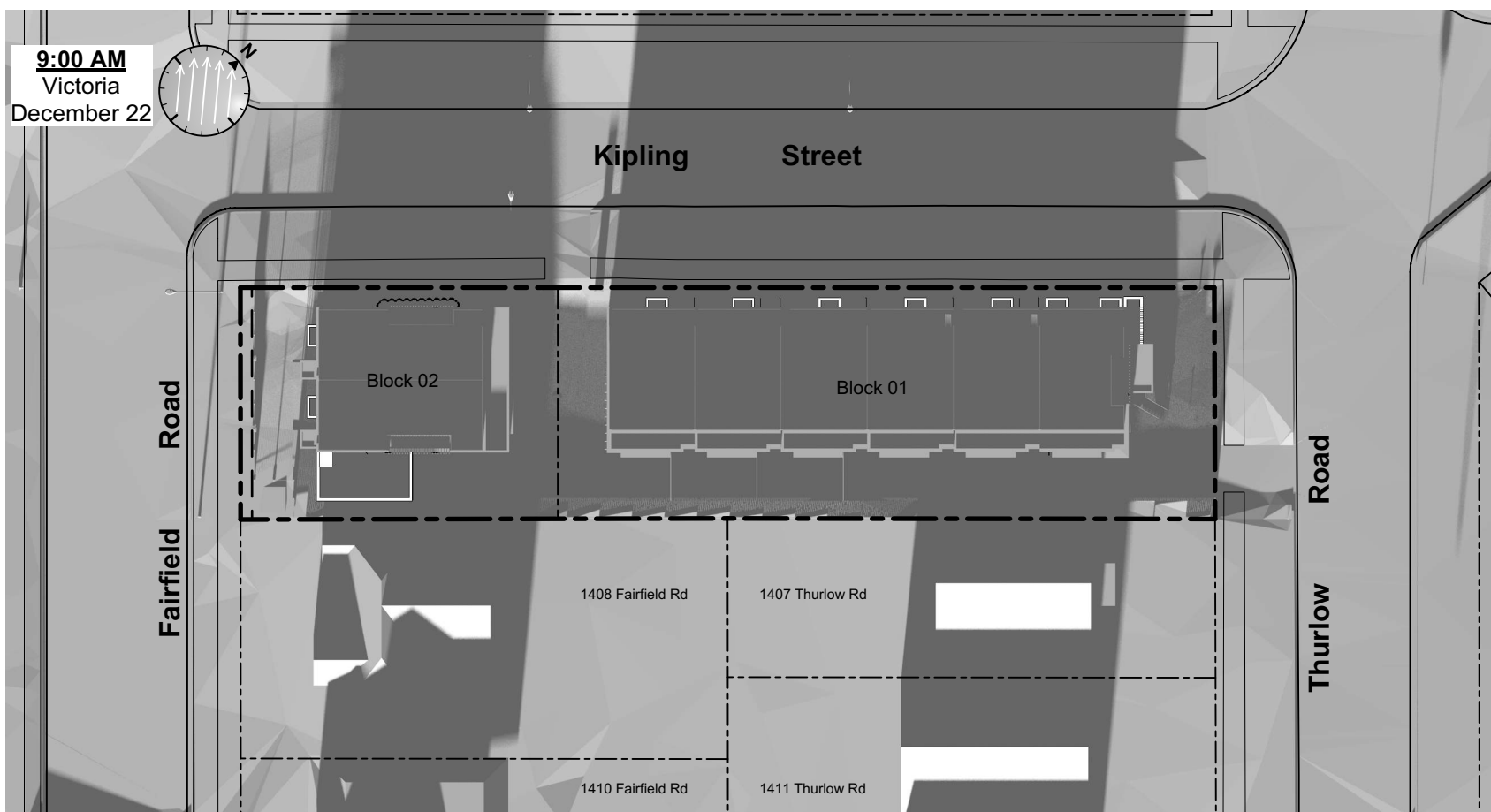
March Equinox



June Solstice



December Solstice



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Seal

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Solar Study

Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Oct 2, 2020

Scale: (1:120) 1" = 10'-0"

Sheet No:



- Legend
- | No. | Description |
|-----|--|
| 1 | Ready for solar panels (rough-in) |
| 2 | Ready for electric car charging outlets (rough-in) |
| 3 | Water efficient plumbing fixtures |
| 4 | Low-VOC interior finishes |
| 5 | Rooftop greenery |
| 6 | Water efficient landscaping |
| 7 | Bike parking |
| 8 | Enhanced natural light |
| 9 | Energy efficient light fixtures |

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Sustainability Strategy

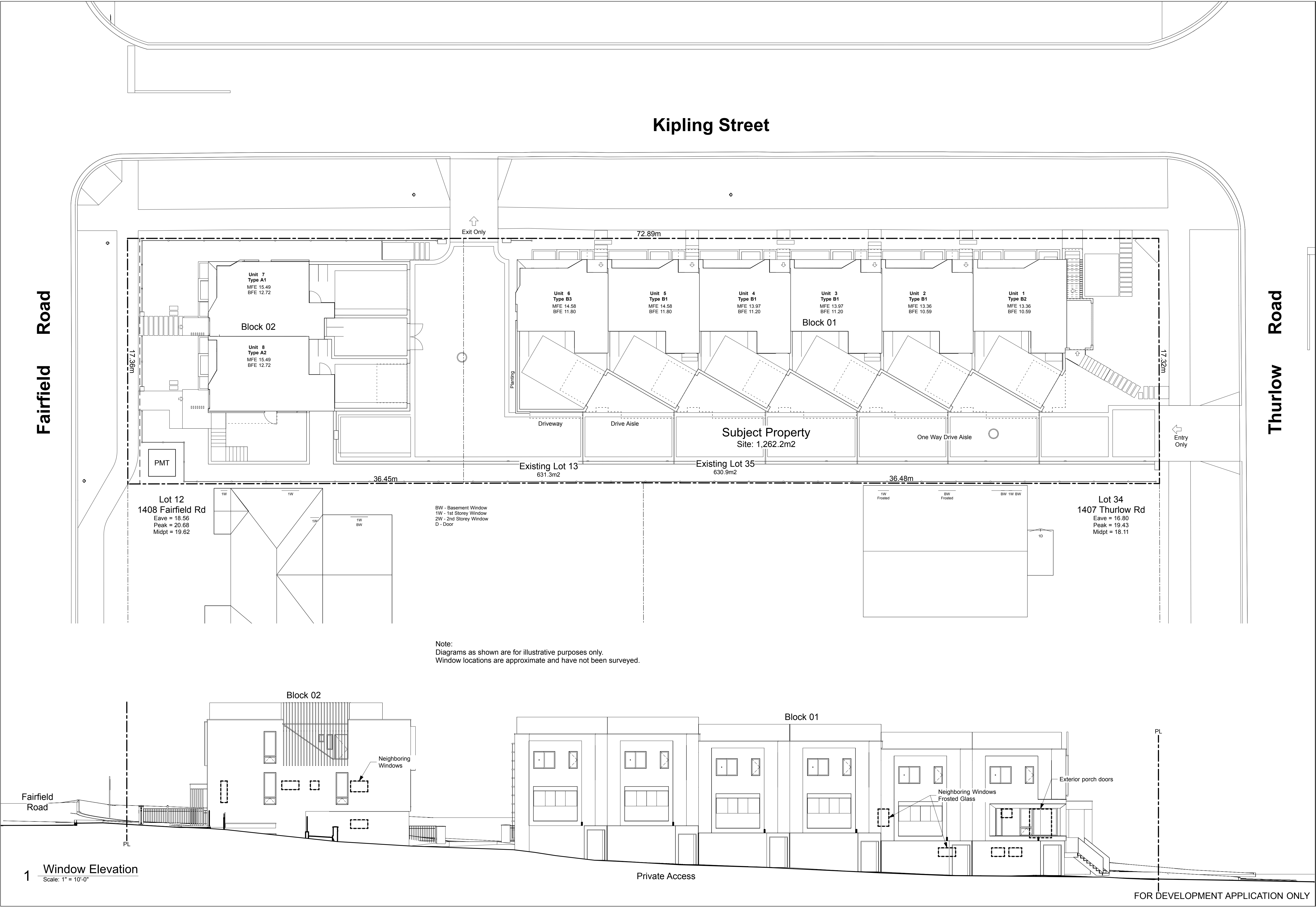
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Zoning Reconciliation

Lot Description

Property 1	Property 2
Civic Address: 1400 Fairfield Rd.	349 Kipling St.
Legal Address: Lot 13 Plan 884	Lot 35 Fairfield Farm
Section Fld Victoria	Estate Victoria VIP884
Zoning: R1-B	R1-B
Site Area: 631.3 M2	630.9 M2
Density: 7.9 UPH	Total: 1262.3 M2

FSR	Proposed: 0.881
Block 01	Theoretical Site 850.6 M2
Block 02	Theoretical Site 411.7 M2

Site Open Space	27.08%	341.81 M2
-----------------	--------	-----------

Lot Coverage	48.84%	616.48 M2
Block 01	34.33%	433.35 M2
Block 02	14.51%	183.14 M2

Setbacks	Min.	Proposed
Side Yard Corner Lot (Kipling St.)	0.75 m	2.46 FT
Side Yard Interior	4.27 m	14.01 FT
Front Yard (Fairfield Rd.)	4.48 m	14.70 FT
Front Yard (Thurlow Rd.)	5.39 m	17.68 FT

Building Height	Max	Proposed
Block 01	9.46 m	3 Stories
Block 02	8.23 m	3 Stories

Vehicle Parking	Required:	14.1 stalls	Proposed:	9 stalls
Dwelling Unit < 45m2	0.85 / Unit	1.7 stalls	0 stalls	2 Suites
Dwelling Unit 45m2 - 70m2	1.00 / Unit	0.0 stalls	0 stalls	
Dwelling Unit > 70m2	1.45 / Unit	11.6 stalls	8 stalls	8 Units
Visitor	0.10 / Unit	0.8 stalls	1 stalls	

Bicycle Parking	Required:	15 stalls	Proposed:	26 stalls
Long Term	9 stalls		16 stalls	In Private Grage
Short Term	6 stalls		10 stalls	

Project Data

	Type	Area (SF)	Zoning Area (SF)	Bedrms	Car Parking	Bike Parking
Block 01		10,988	9,050		6	12
Unit 1	B2	1,913	1,488	4	1	2
Unit 2	B1	1,818	1,509	4	1	2
Unit 3	B1	1,818	1,509	4	1	2
Unit 4	B1	1,818	1,509	4	1	2
Unit 5	B1	1,818	1,509	4	1	2
Unit 6	B3	1,803	1,525	4	1	2
Block 02		3,988	2,917		2	4
Unit 7	A1	1,941	1,409	3	1	2
Unit 8	A2	2,047	1,508	3	1	2
Refuse		172	Excluded			
Visitor					1	10
Total Floor Area		15,148	11,967	Block 01 & 02		
Site Area		1,262.3 m2	13,587			
Total FSR			0.881			
Difference			-262			

Tree Schedule

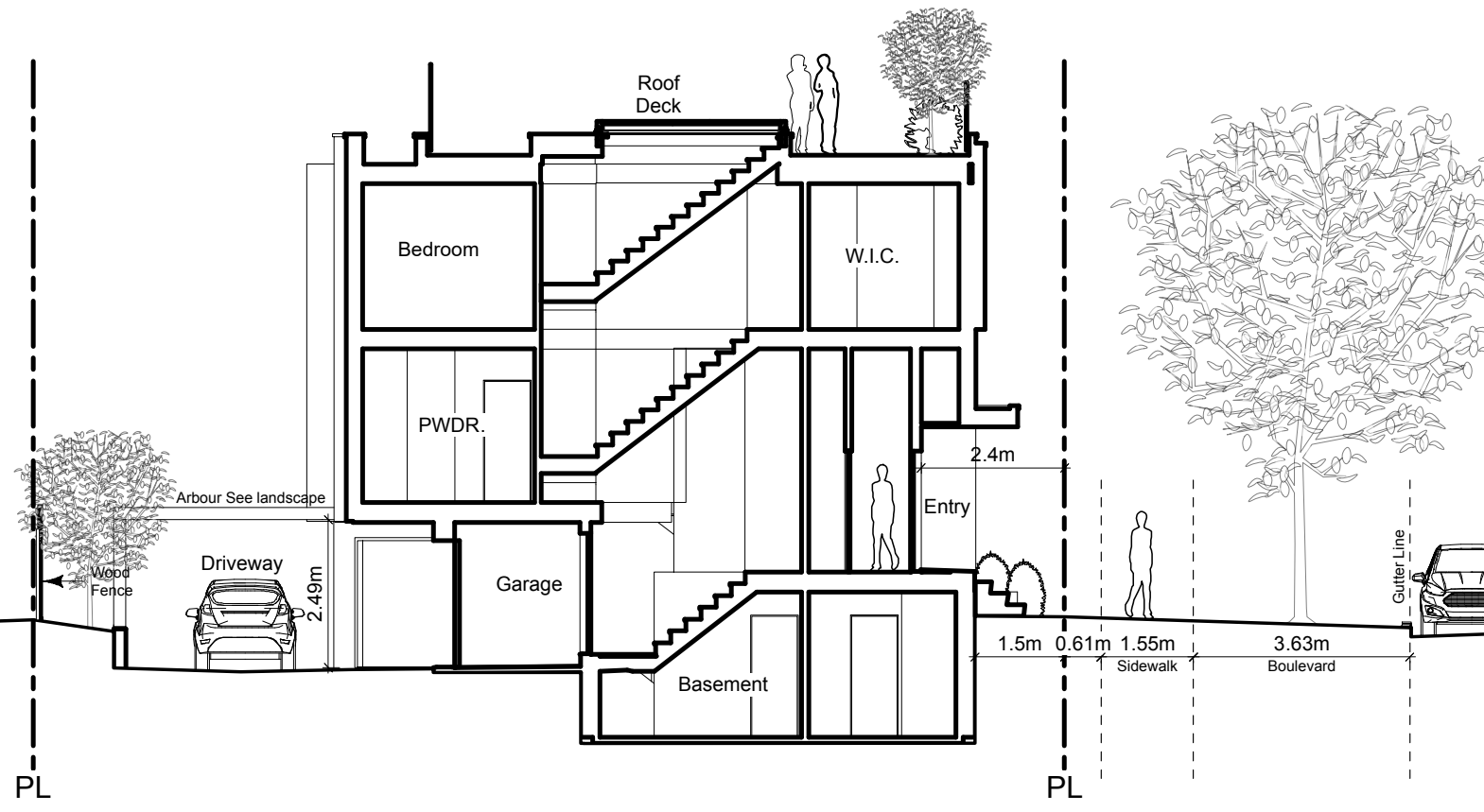
Tag	Name	Action	DBH (cm)	Spread (m)
695	Apple	Remove	4.0	3.5
799	Monkey Puzzle	Remove	31.0	5.0
800	Blue Spruce	Remove	25.0	5.0
898	Western Red Cedar	Remove	42.0	5.0
903	Western Red Cedar	Remove	42.0	4.0
912	Big Leaf Maple	Remove	46.0	12.0
913	Western Red Cedar	Remove	37.0	5.0
914	Western Red Cedar	Remove	33.0	4.0
915	Western Red Cedar	Remove	51.0	10.0
916	Ash	Remove	55.0	14.0
NT1	Japanese Cherry	Remove	48.0	8.0
NT2	Cherry Plum	Remove	28.0	3.0
NT3	Ginkgo	Retain	7.0	2.0
NT4	Ash	Remove	3.0	1.0
NT5	Red Maple	Remove	8.0	2.0
NT6	Scarlet Oak	Retain	4.0	2.0
NT7	Red Maple	Retain	47.0	10.0
NT8	Red Maple	Retain	49.0	10.0
NT9	Japanese Cherry	Retain	30.0	5.0
	Japanese Cherry	Retain	30.0	4.0

Grade Calculations - Block 02

Grade Points	Average	Distance	Total
A 15.20 m To B 13.88 m	14.54 m	x 14.25 m	207.23
B 13.88 m To C 13.88 m	13.88 m	x 10.57 m	146.76
C 13.88 m To D 15.20 m	14.54 m	x 7.10 m	103.25
D 15.20 m To E 15.20 m	15.20 m	x 3.75 m	57.00
E 15.20 m To F 15.20 m	15.20 m	x 7.14 m	108.53
F 15.20 m To G 15.20 m	15.20 m	x 3.75 m	57.00
G 15.20 m To H 15.20 m	15.20 m	x 1.83 m	27.82
H 15.20 m To I 15.20 m	15.20 m	x 0.17 m	2.58
I 15.20 m To J 15.21 m	15.20 m	x 1.83 m	27.82
J 15.21 m To K 15.29 m	15.25 m	x 5.01 m	76.39
K 15.29 m To L 15.29 m	15.29 m	x 1.83 m	27.98
L 15.29 m To M 15.29 m	15.29 m	x 0.17 m	2.60
M 15.29 m To N 15.29 m	15.29 m	x 1.83 m	27.98
N 15.29 m To A 15.20 m	15.25 m	x 5.05 m	76.99
			949.93
Perimeter of Building			64.28 m
Average Grade			14.78 m

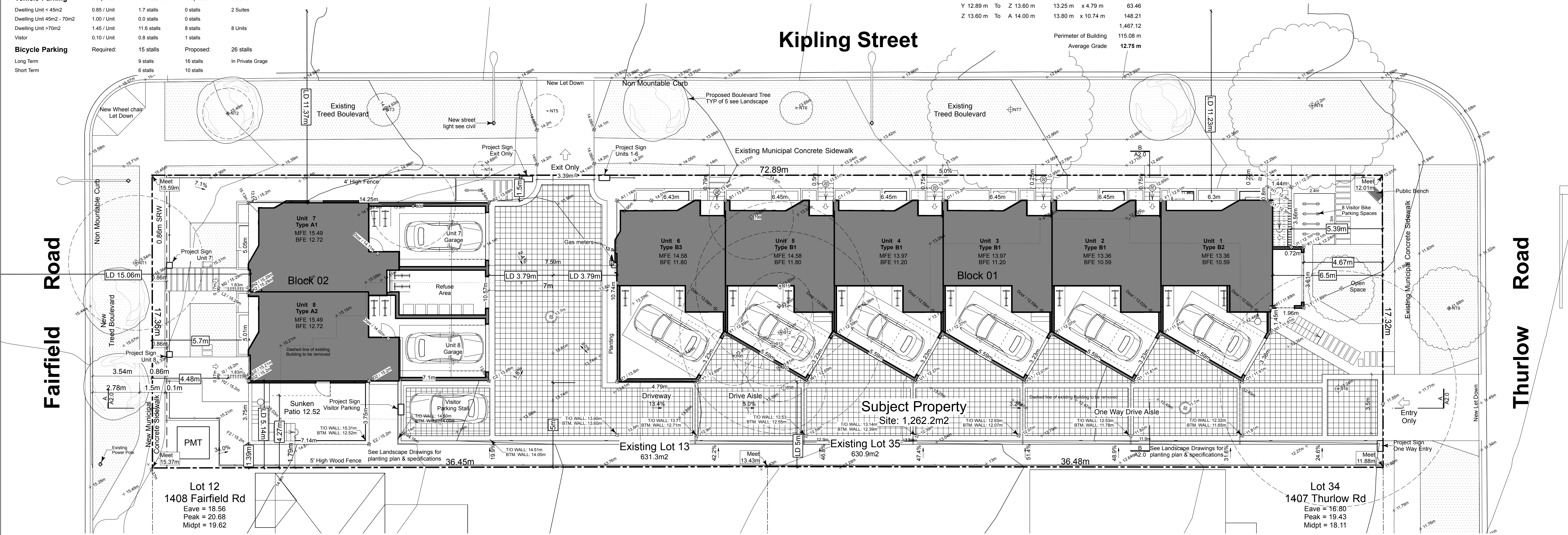
Grade Calculations - Block 01

Grade Points	Average	Distance	Total
A 14.00 m To B 13.87 m	13.94 m	x 6.43 m	89.61
B 13.87 m To C 13.60 m	13.74 m	x 6.45 m	88.59
C 13.60 m To D 13.30 m	13.45 m	x 6.45 m	86.74
D 13.30 m To E 12.94 m	13.12 m	x 6.45 m	84.63
E 12.94 m To F 12.61 m	12.78 m	x 6.45 m	82.42
F 12.61 m To G 12.30 m	12.46 m	x 6.30 m	78.47
G 12.30 m To H 12.30 m	12.30 m	x 0.80 m	9.84
H 12.30 m To I 12.30 m	12.30 m	x 1.44 m	17.71
I 12.30 m To J 12.10 m	12.20 m	x 3.56 m	43.43
J 12.10 m To K 12.10 m	12.10 m	x 0.72 m	8.71
K 12.10 m To L 11.89 m	11.99 m	x 3.61 m	43.30
L 11.89 m To M 11.89 m	11.89 m	x 1.96 m	23.31
M 11.89 m To N 11.81 m	11.85 m	x 1.45 m	17.19
N 11.81 m To O 11.81 m	11.81 m	x 3.38 m	39.93
O 11.81 m To P 11.81 m	11.81 m	x 5.59 m	66.04
P 11.81 m To Q 11.81 m	11.81 m	x 3.23 m	38.16
Q 11.81 m To R 12.07 m	11.94 m	x 5.59 m	66.76
R 12.07 m To S 12.07 m	12.07 m	x 3.23 m	38.99
S 12.07 m To T 12.37 m	12.22 m	x 5.59 m	68.32
T 12.37 m To U 12.37 m	12.37 m	x 3.23 m	39.97
U 12.37 m To V 12.59 m	12.48 m	x 5.59 m	69.78
V 12.59 m To W 12.59 m	12.59 m	x 3.23 m	40.67
W 12.59 m To X 12.89 m	12.74 m	x 5.59 m	71.23
X 12.89 m To Y 12.89 m	12.89 m	x 3.23 m	41.65
Y 12.89 m To Z 13.60 m	13.25 m	x 4.79 m	63.46
Z 13.60 m To A 14.00 m	13.80 m	x 10.74 m	148.21
Perimeter of Building			1,467.12
Average Grade			12.75 m



Site Section B
Scale: 1:120

Kipling Street



Site Plan

Scale: 1:120



Site Section A
Scale: 1:120

Private Access

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Seal

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Site Plan

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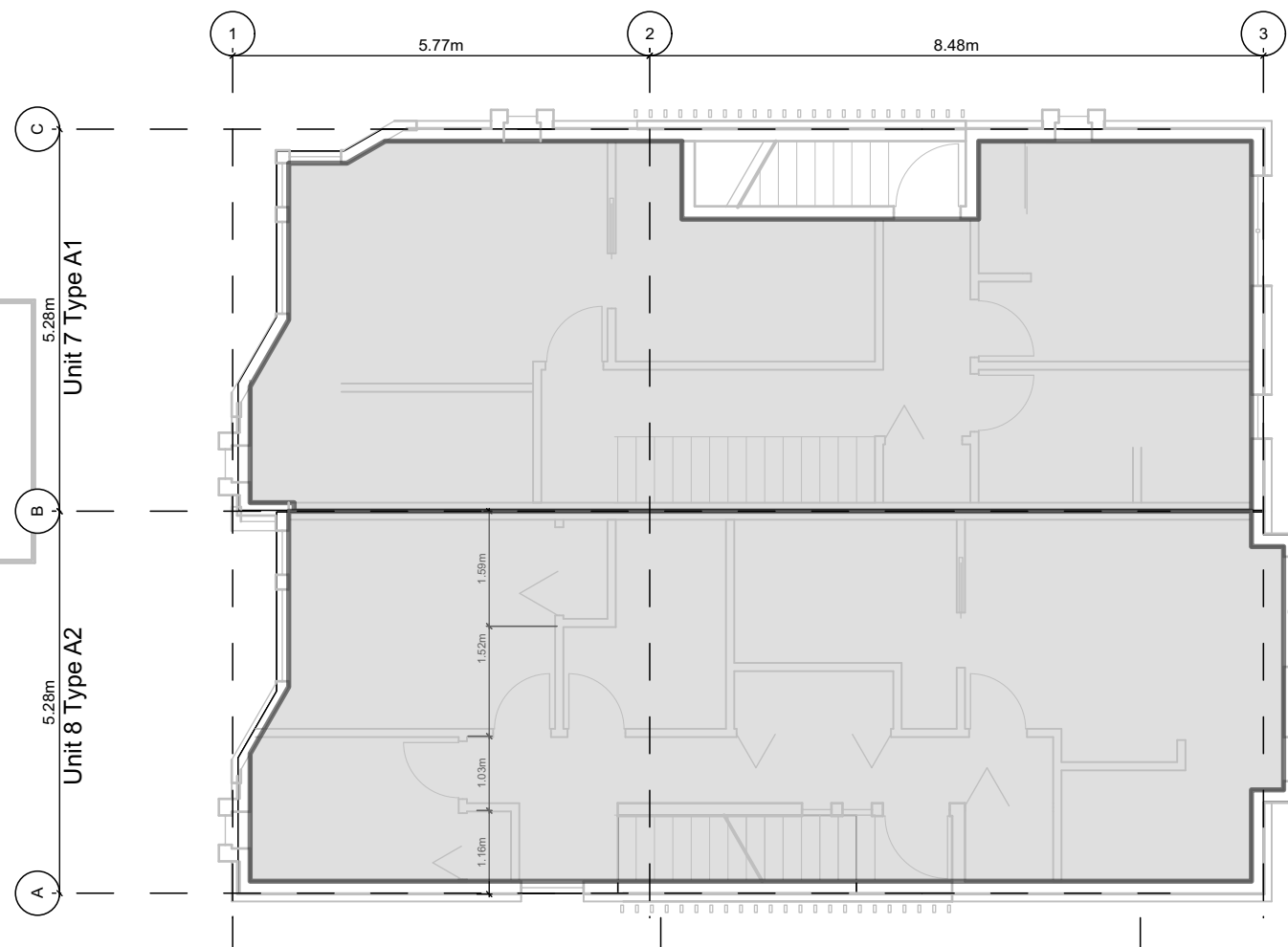
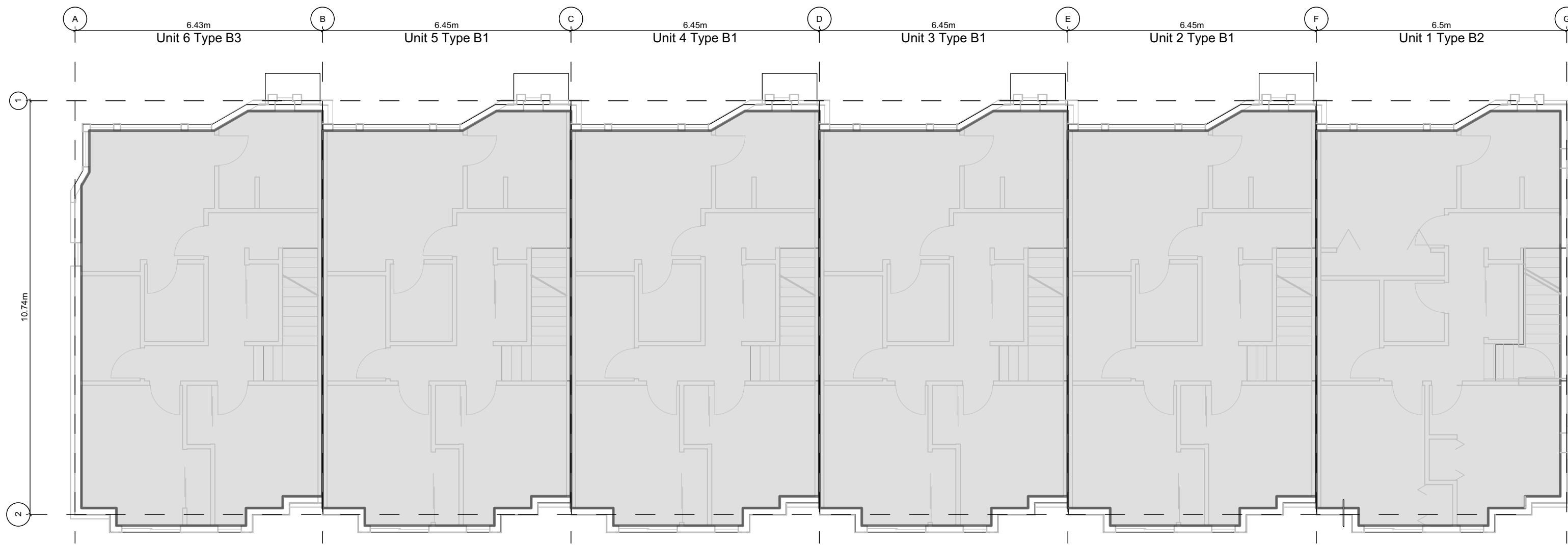
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Plot Date: Jan 6, 2021

Scale: 1:120

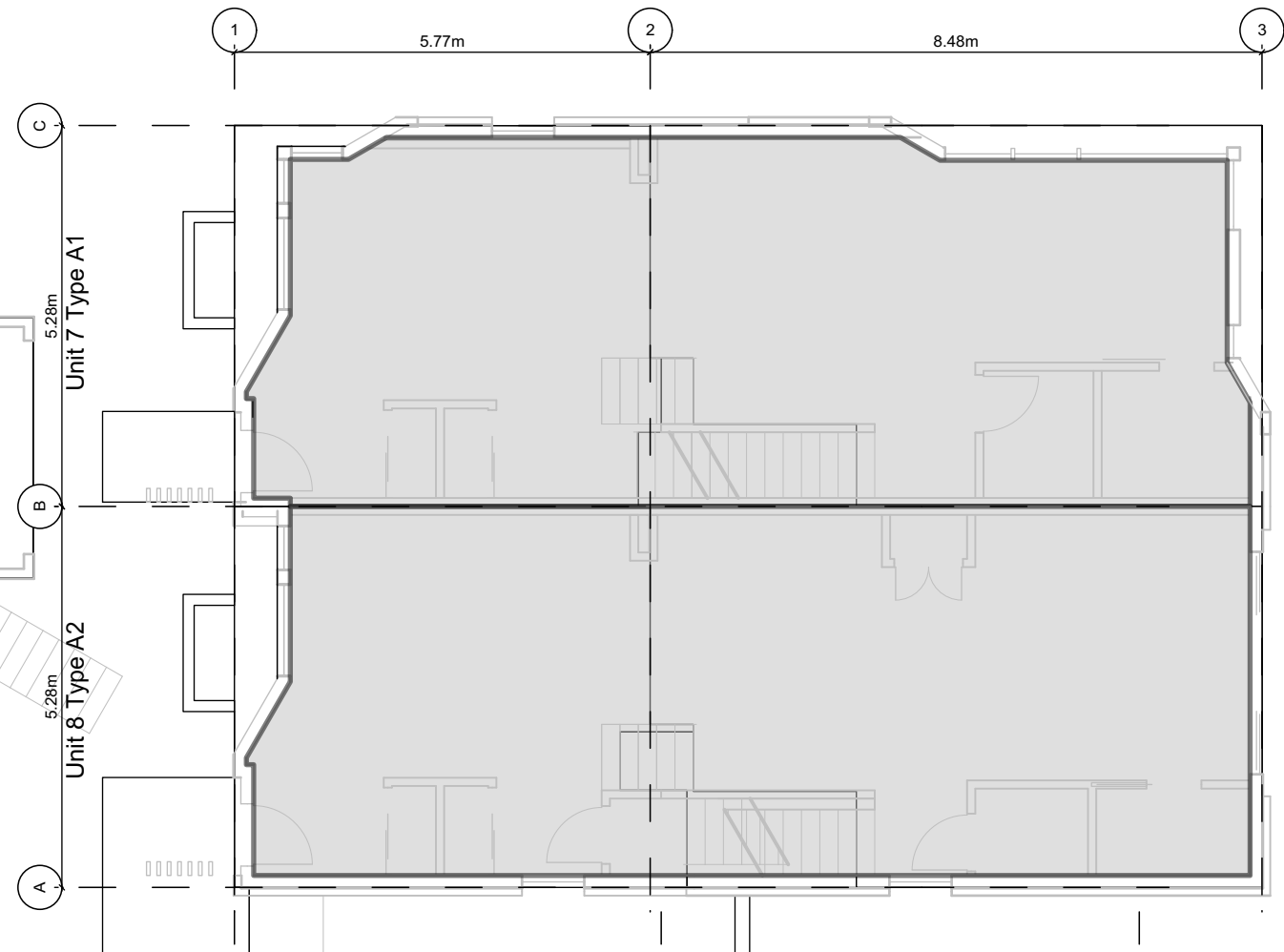
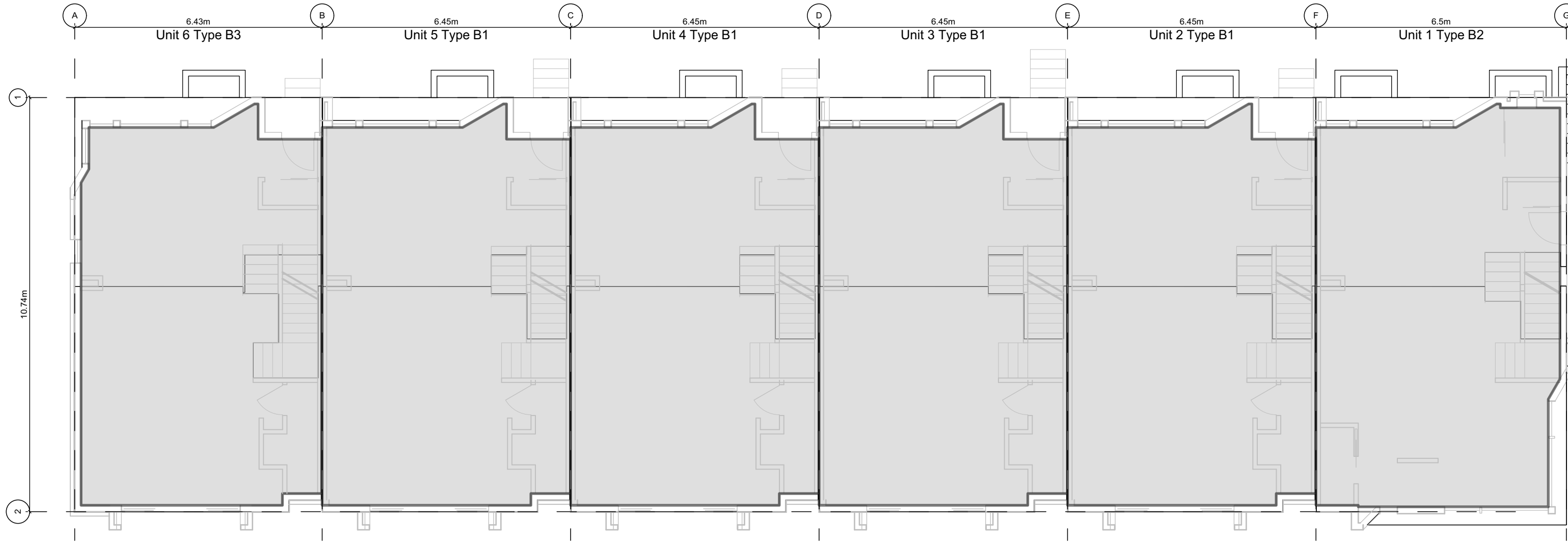
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Block 02		3,988	2,917		2	4
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Difference			-262			

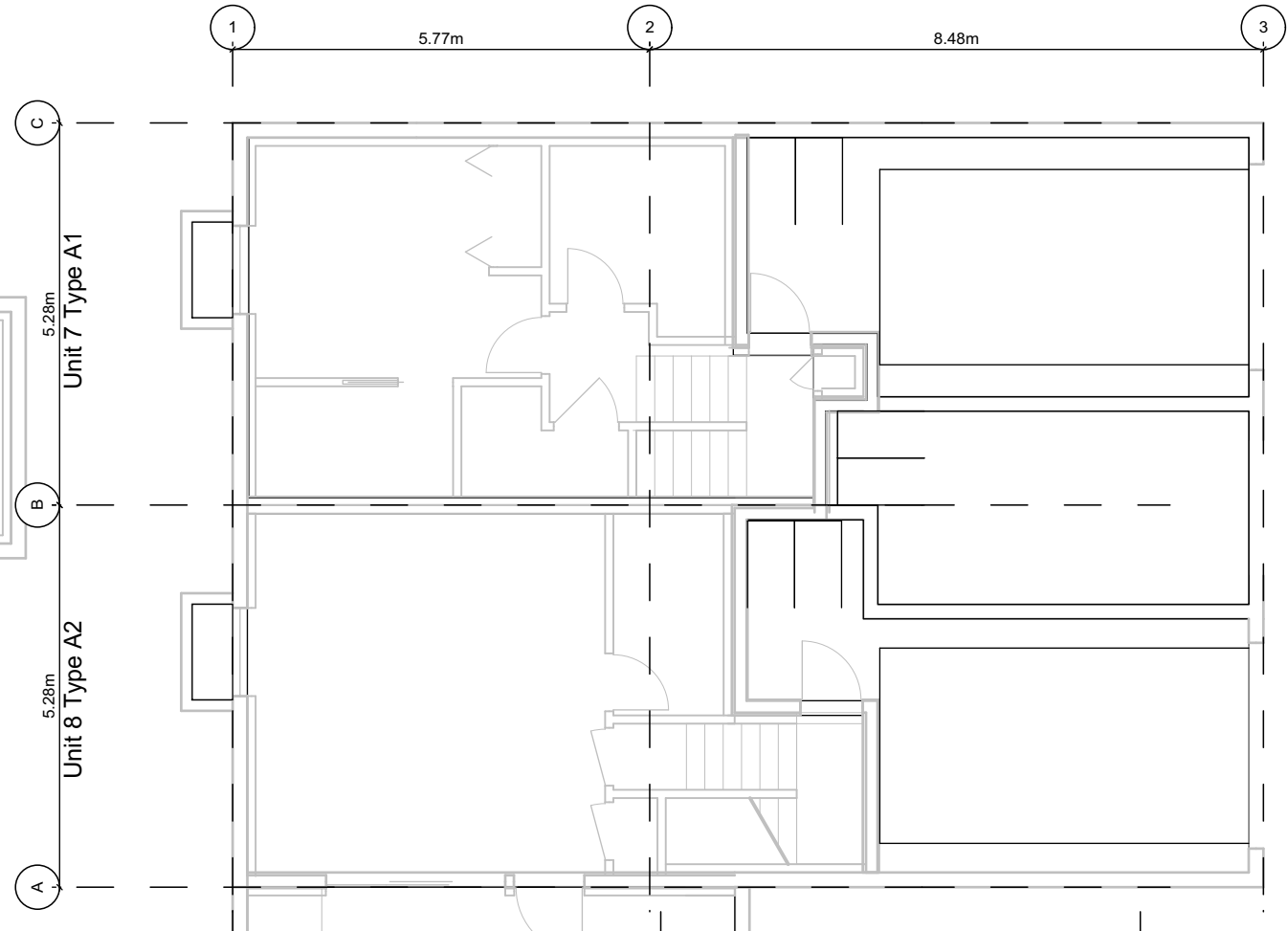
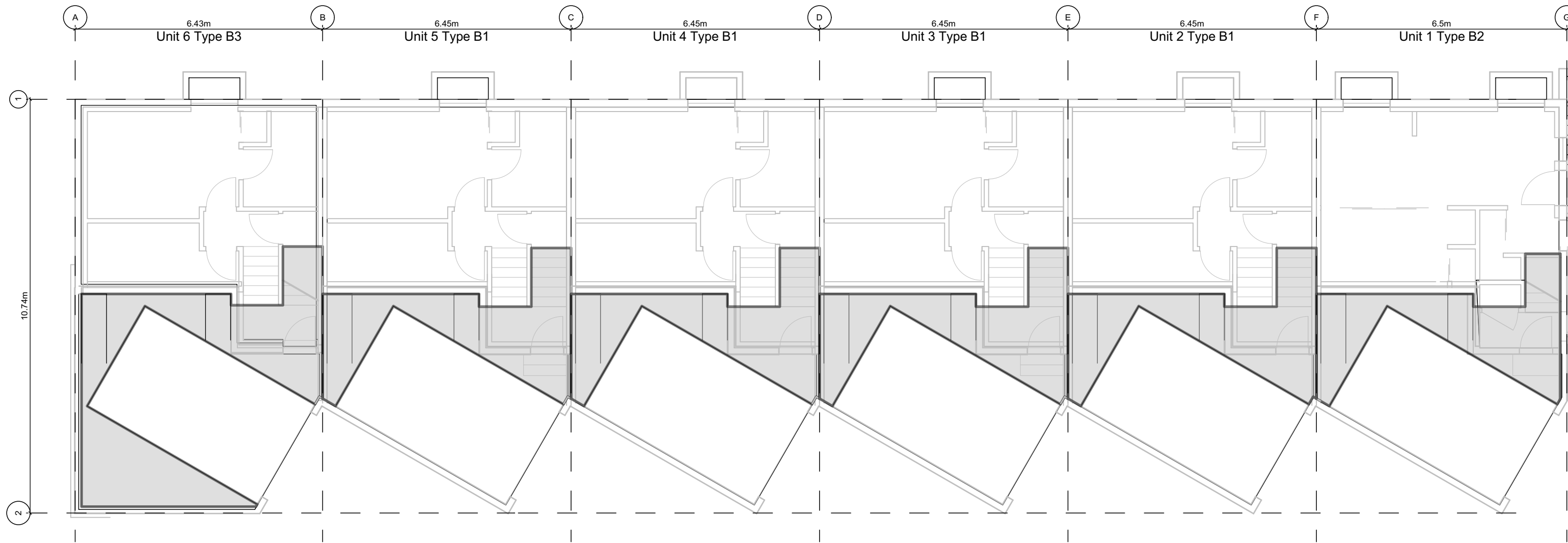
3 Block 01 - Floor 2
Scale: 1:100

6 Block 02 - Floor 2
Scale: 1:100



2 Block 01 - Floor 1
Scale: 1:100

5 Block 02 - Floor 1
Scale: 1:100



1 Block 01 - Basement
Scale: 1:100

4 Block 02 - Basement
Scale: 1:100

Floor Space Ratio: The building area is measured to the interior side of the exterior wall and C/L of demising walls. Basements excluded.

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Graphical Floor Area Ratio

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Oct 2, 2020

Scale: 1:100

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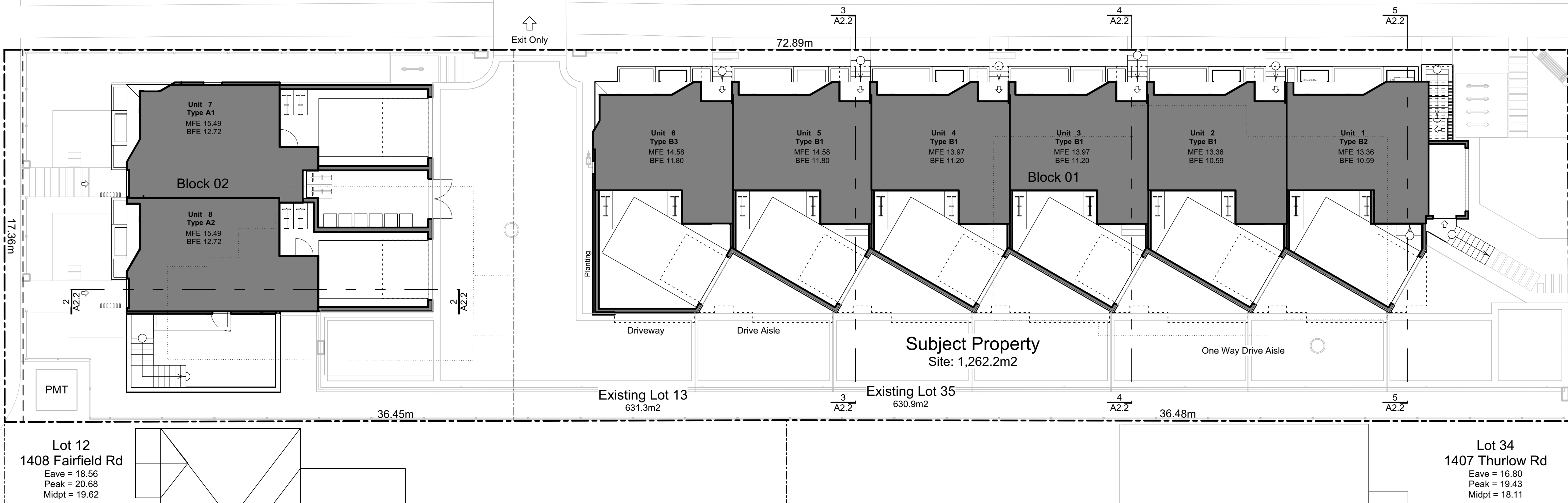
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A2.1

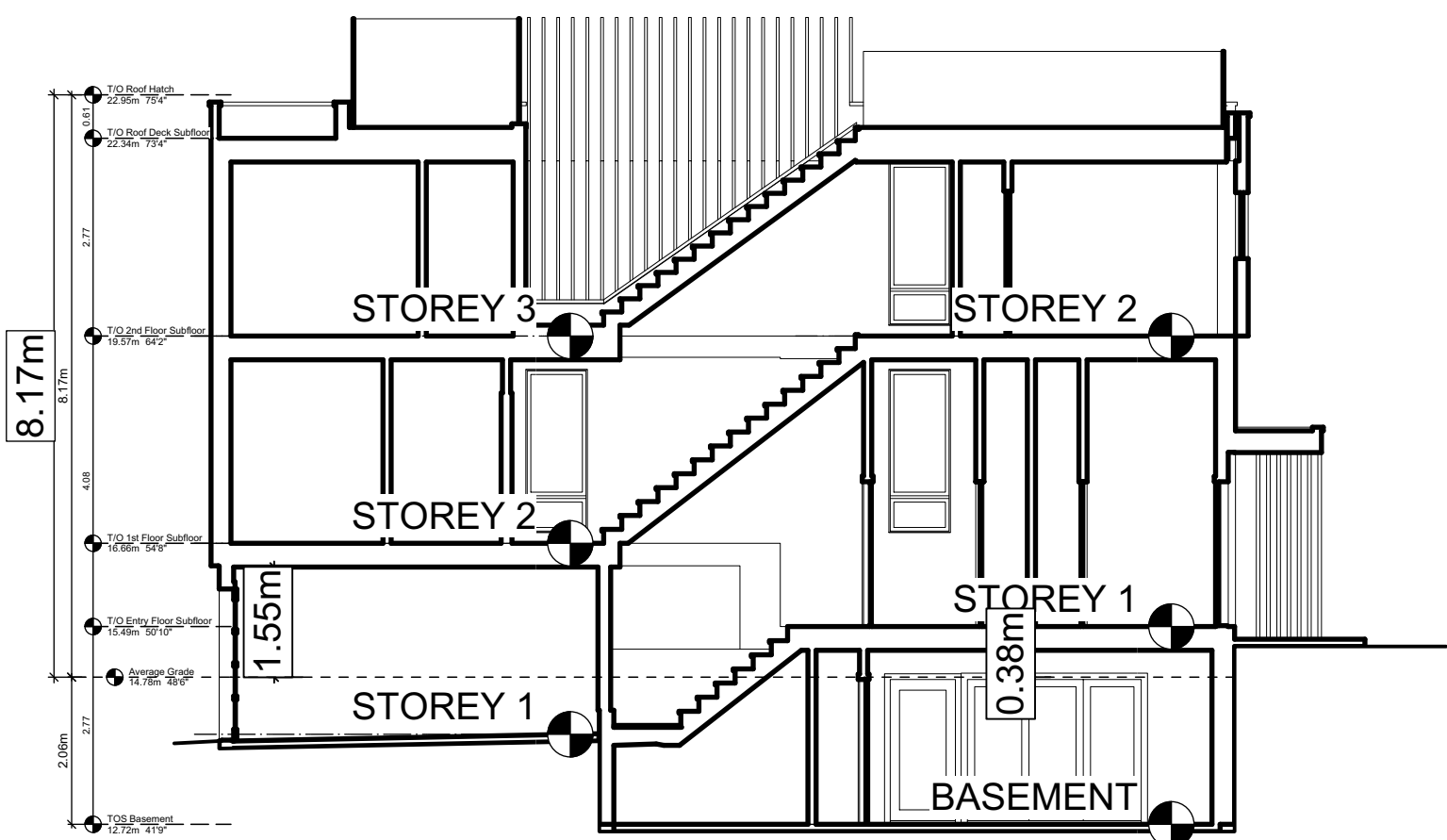
Fairfield Road

Thurlow Road

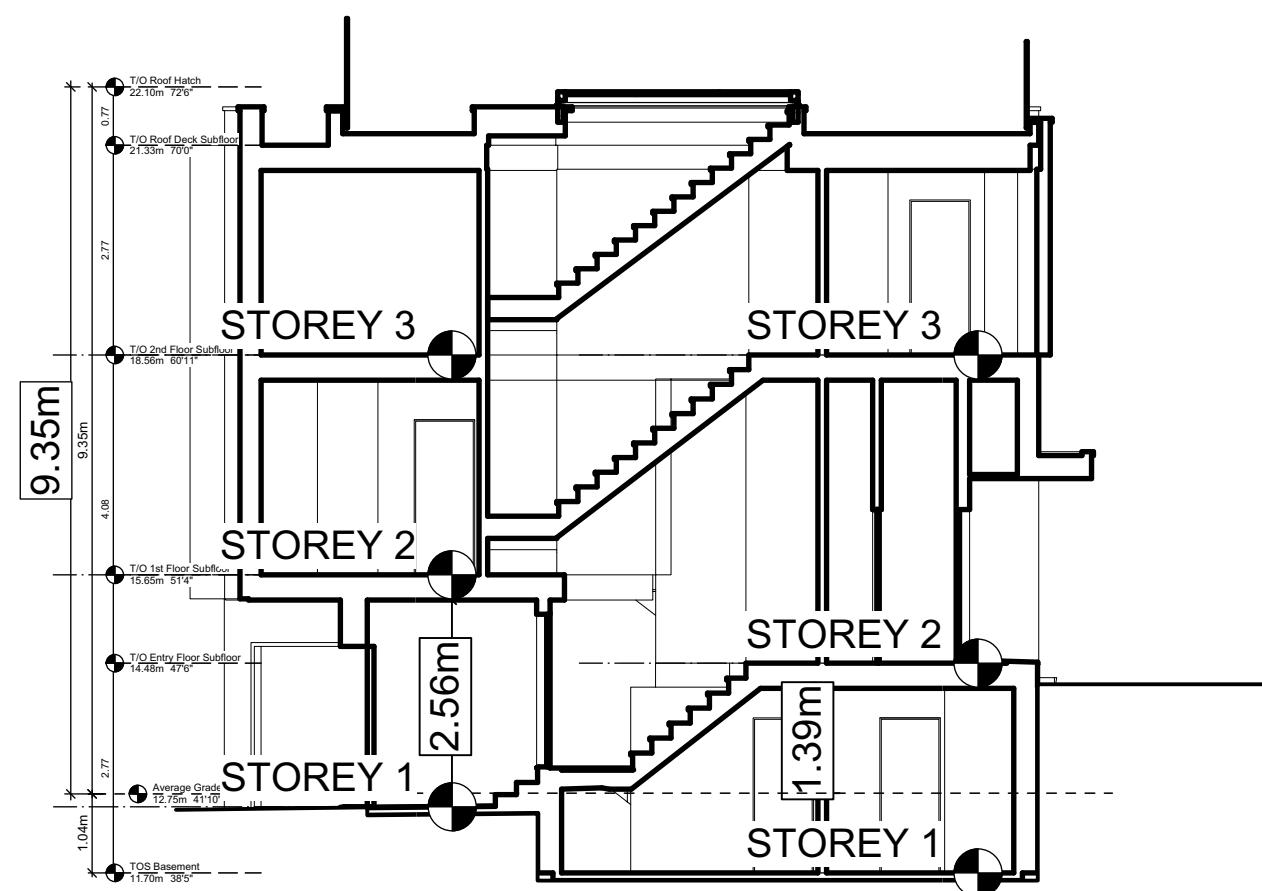
Kipling Street



1 Site Plan
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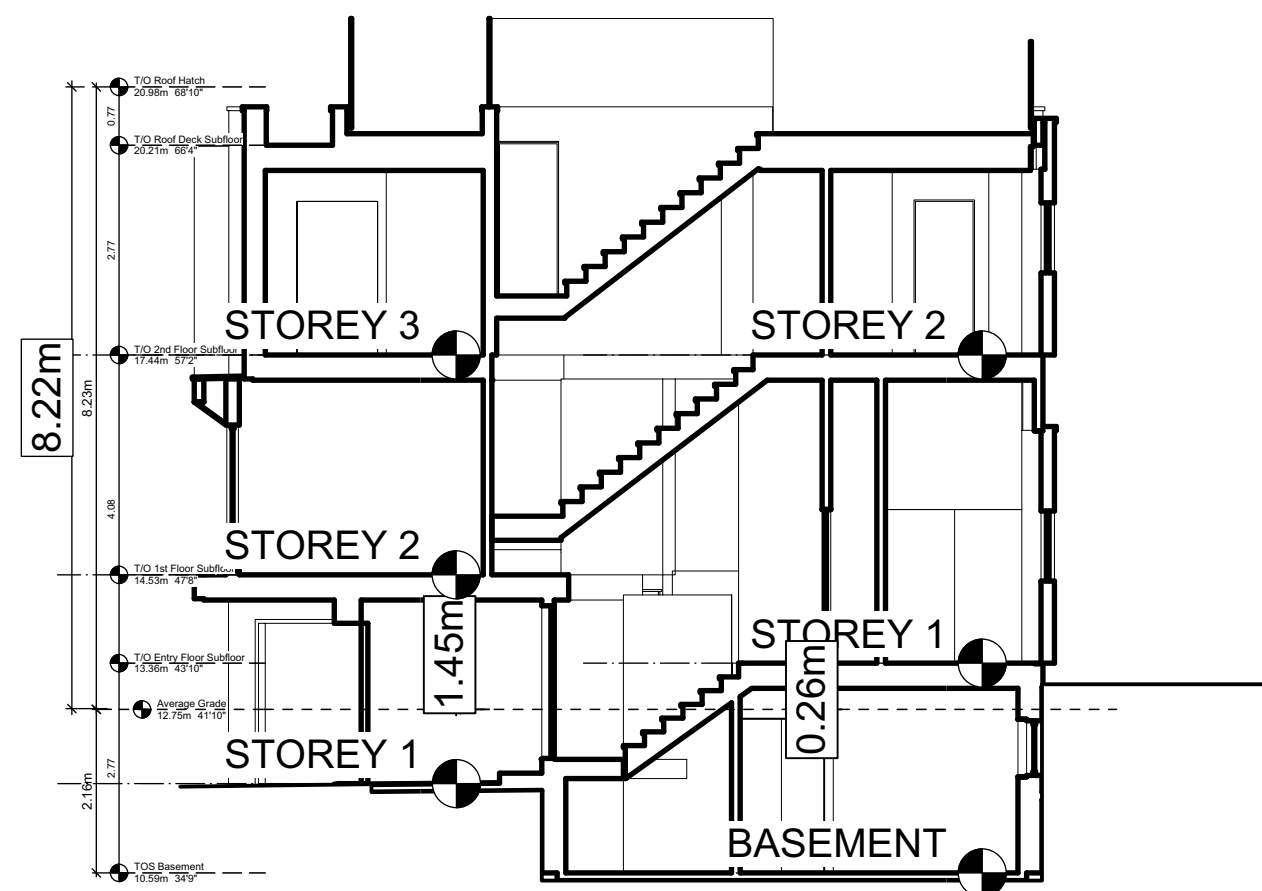
2 Block 2 Unit 8 Section
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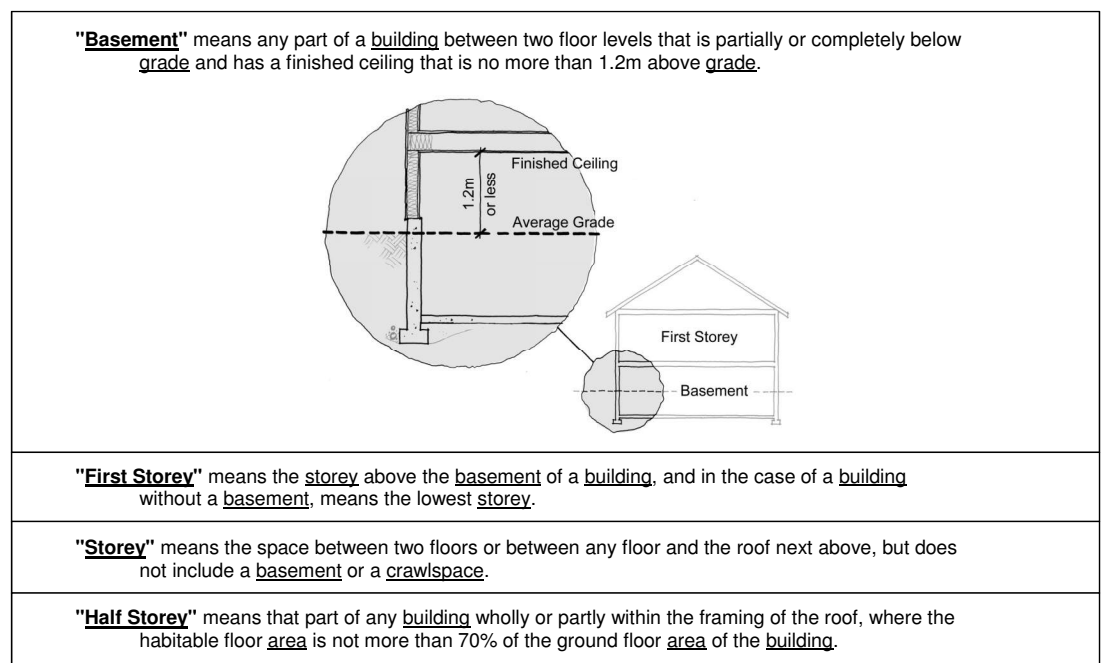
3 Block 1 Unit 5 Section
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4 Block 1 Unit 3 Section
Scale: 1:100



5 Block 1 Unit 1 Section
Scale: 1:100



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Graphical
No. of Stories

Project Name:
**Fairfield-Kipling
Development**

Civic: 1400 Fairfield Rd &
349 Kipling St

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Plot Date: Oct 2, 2020

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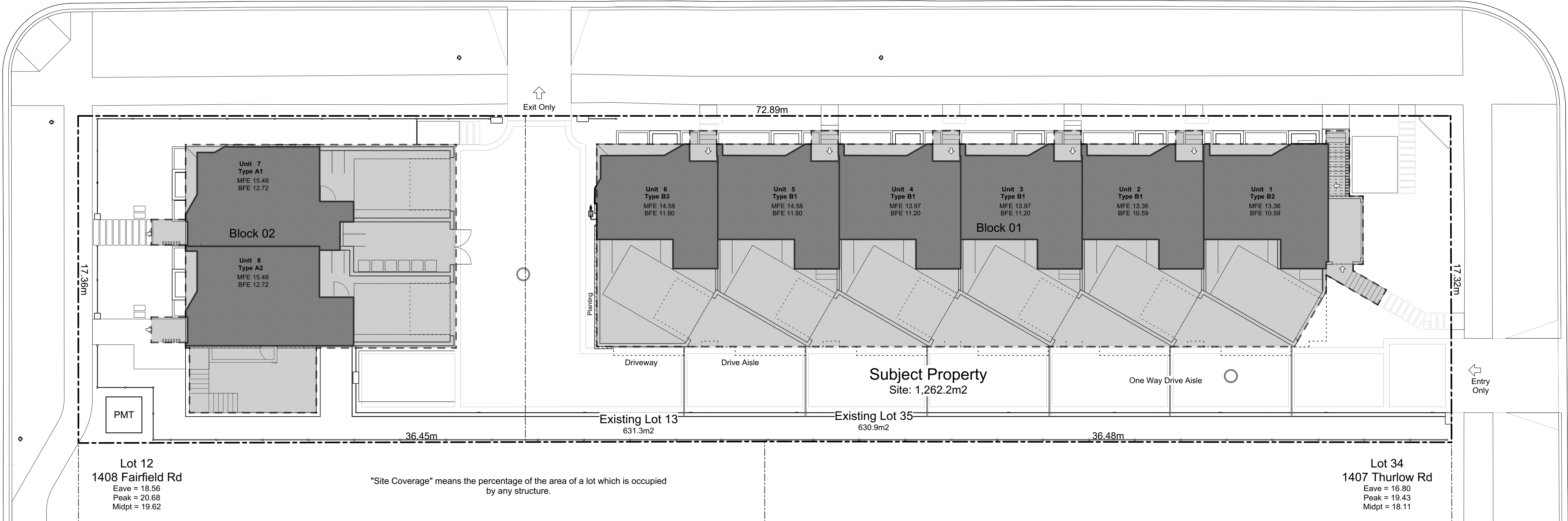
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Fairfield Road

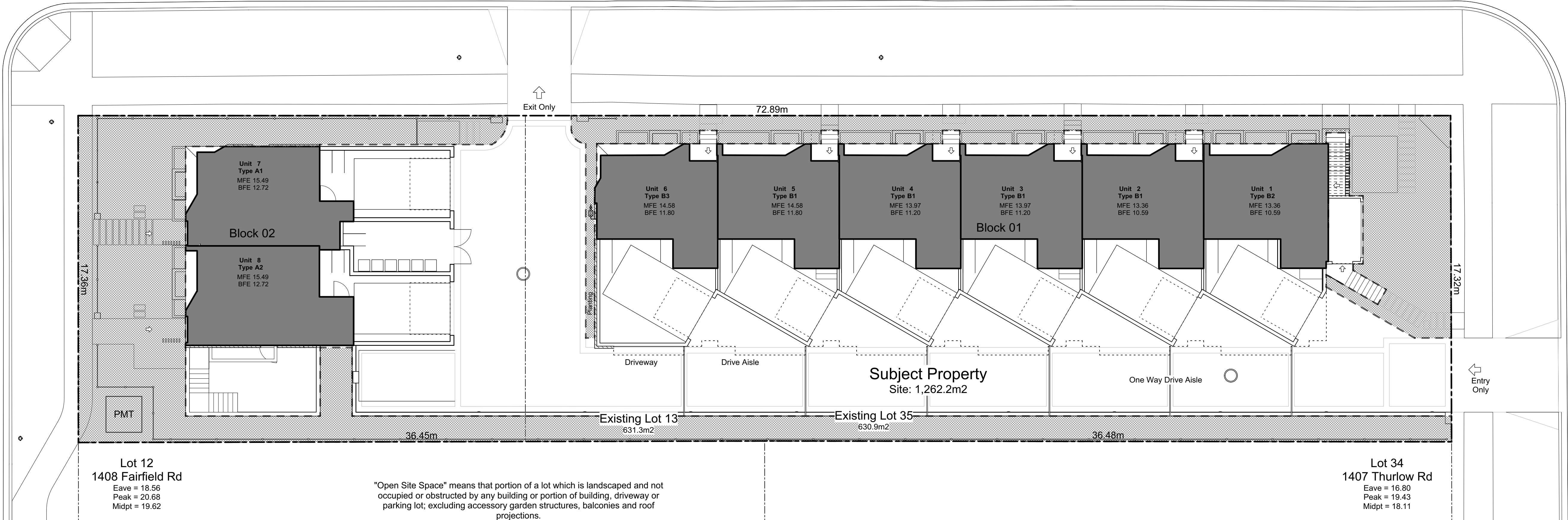
Fairfield Road

Thurlow Road

Thurlow Road



2 Lot Coverage
Scale: 1:120



1 Open Site Space
Scale: 1:120

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Graphical
Lot Coverage &
Open Site Space

Project Name: Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

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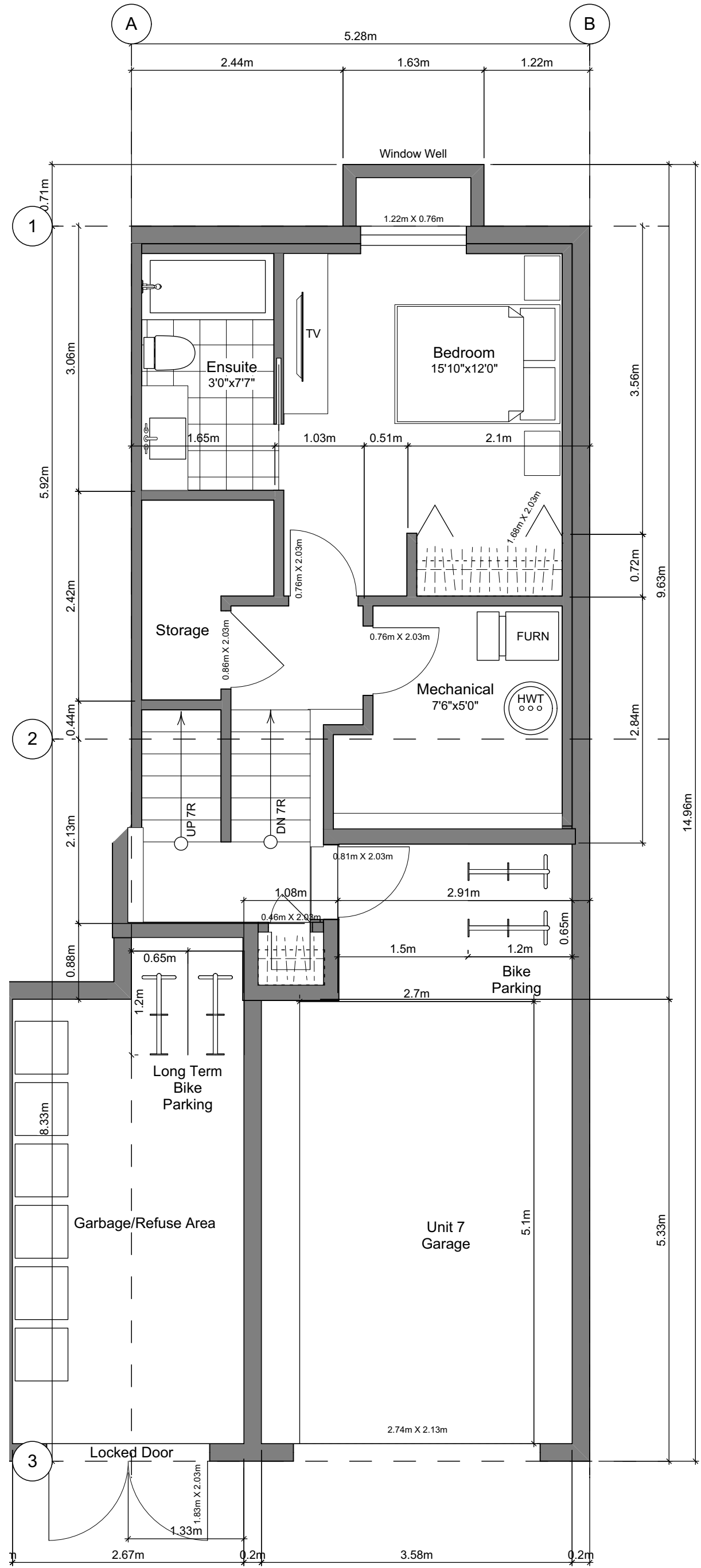
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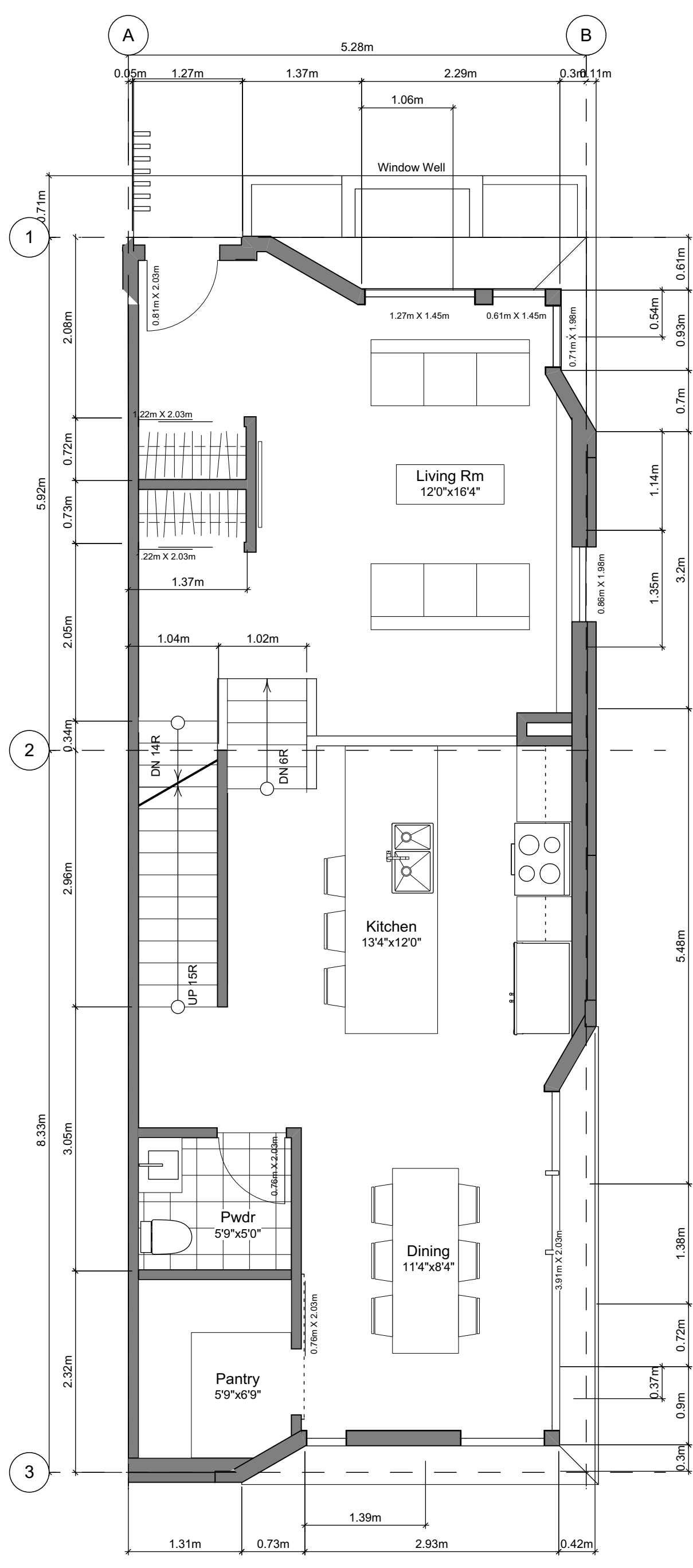
Plot Date: Oct 2, 2020

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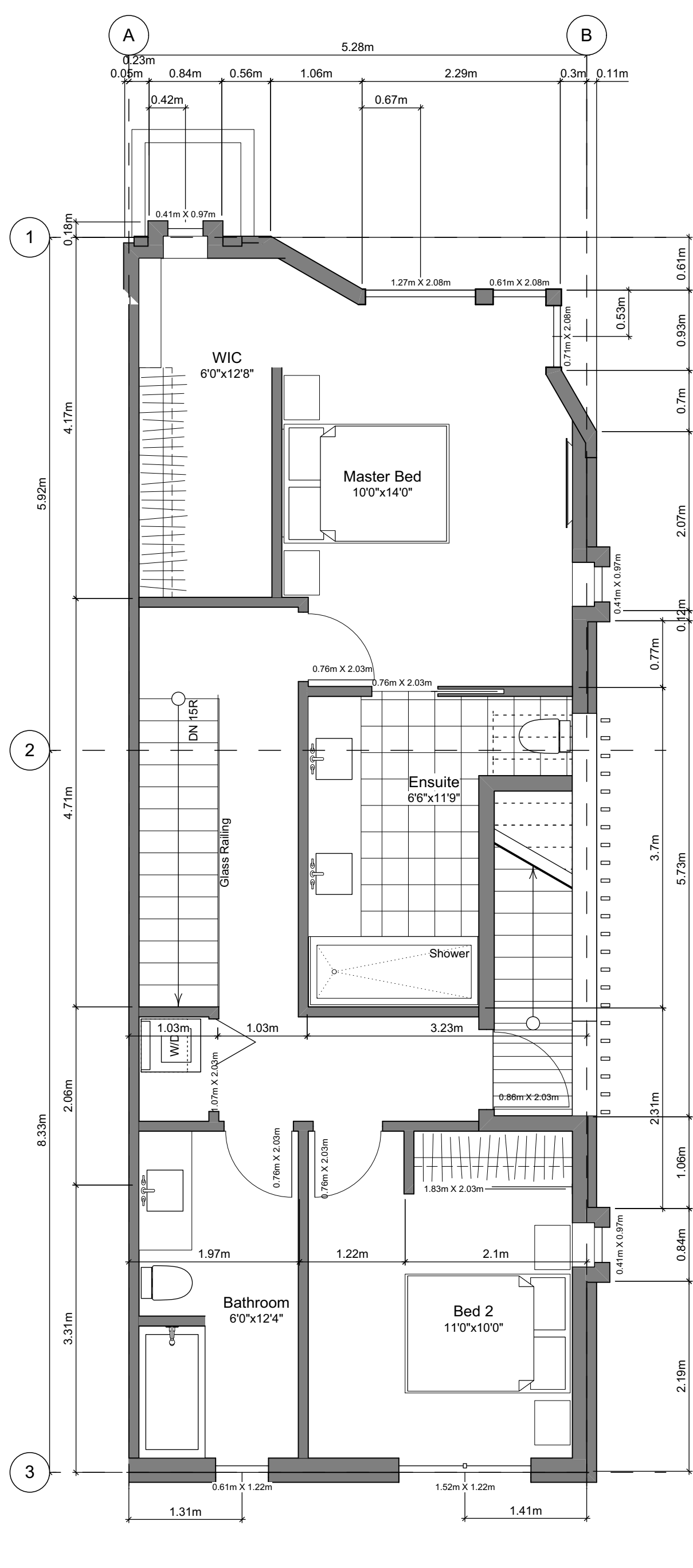
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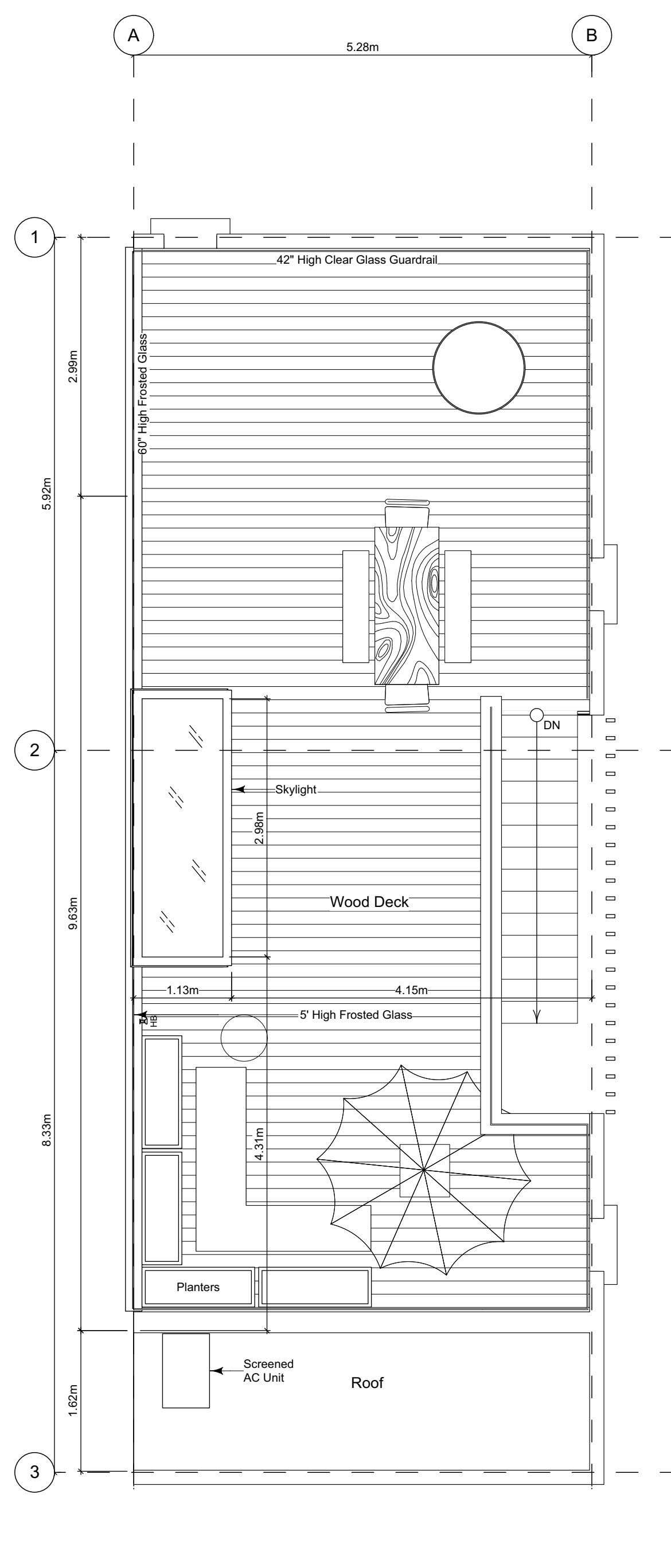
1 Basement Floor Plan
Scale: 1:50



2 Main Floor Plan
Scale: 1:50



3 Second Floor Plan
Scale: 1:50



4 Roof Deck Plan
Scale: 1:50

Unit Plan Notes:

See Block plan for foundation plan.

Grid Lines are to:
1) Outside face of plywood or
2) Centre line of demising wall.

Dimensions are to:
1) One side of interior stud,
2) face of plywood, or face of concrete.

Floor Area Calculations - Unit 7 (A1)

	Gross Floor Area		Zoning Floor Area	
Basement Floor	435 sq ft	40.4 m2	0 sq ft	0.0 m2
Main Floor	758 sq ft	70.4 m2	715 sq ft	66.4 m2
Second Floor	748 sq ft	69.5 m2	694 sq ft	64.5 m2
Roof Deck	0 sq ft	0.0 m2	0 sq ft	0.0 m2
Totals:	1,941 sq ft	180.3 m2	1,409 sq ft	130.9 m2
Garage	284 sq ft	26.4 m2		
Rooftop Open Space	699 sq ft	65.0 m2		

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Unit A1 Floor Plans
Unit 7

Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
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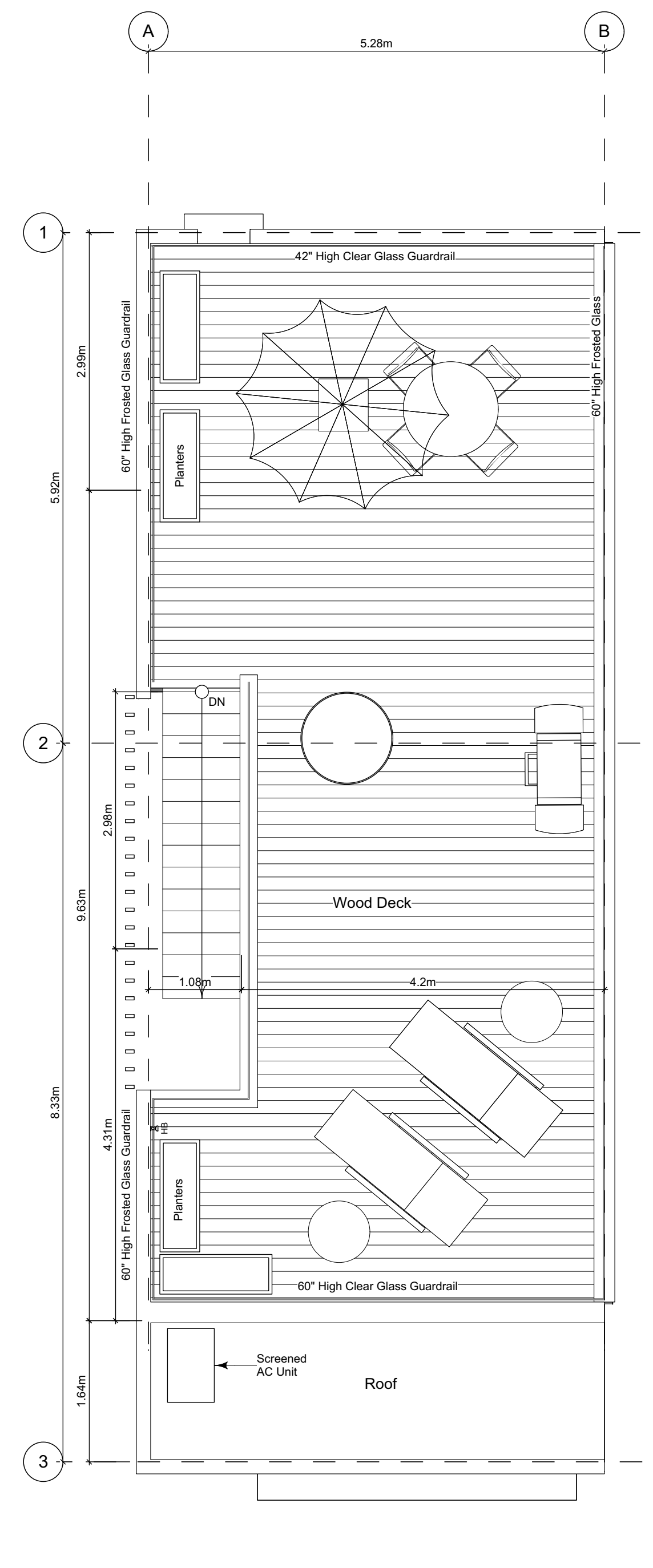
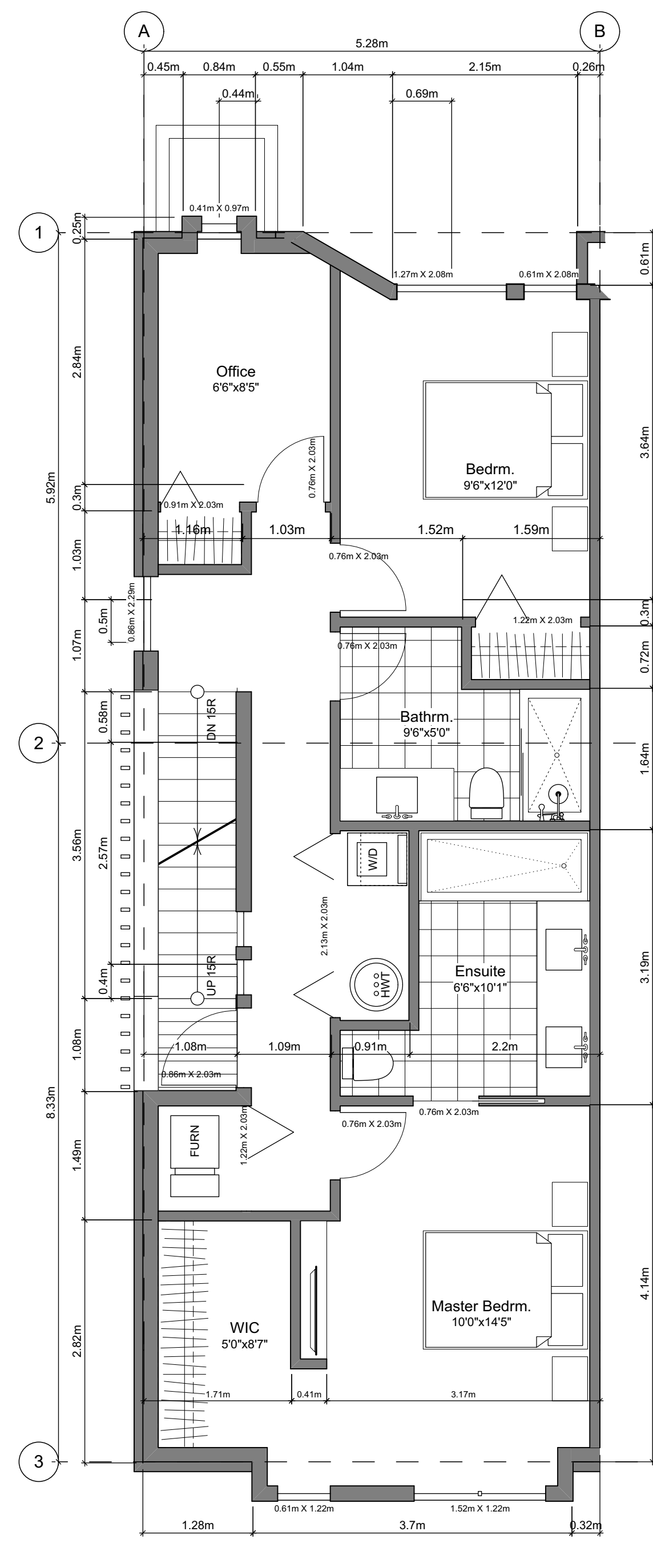
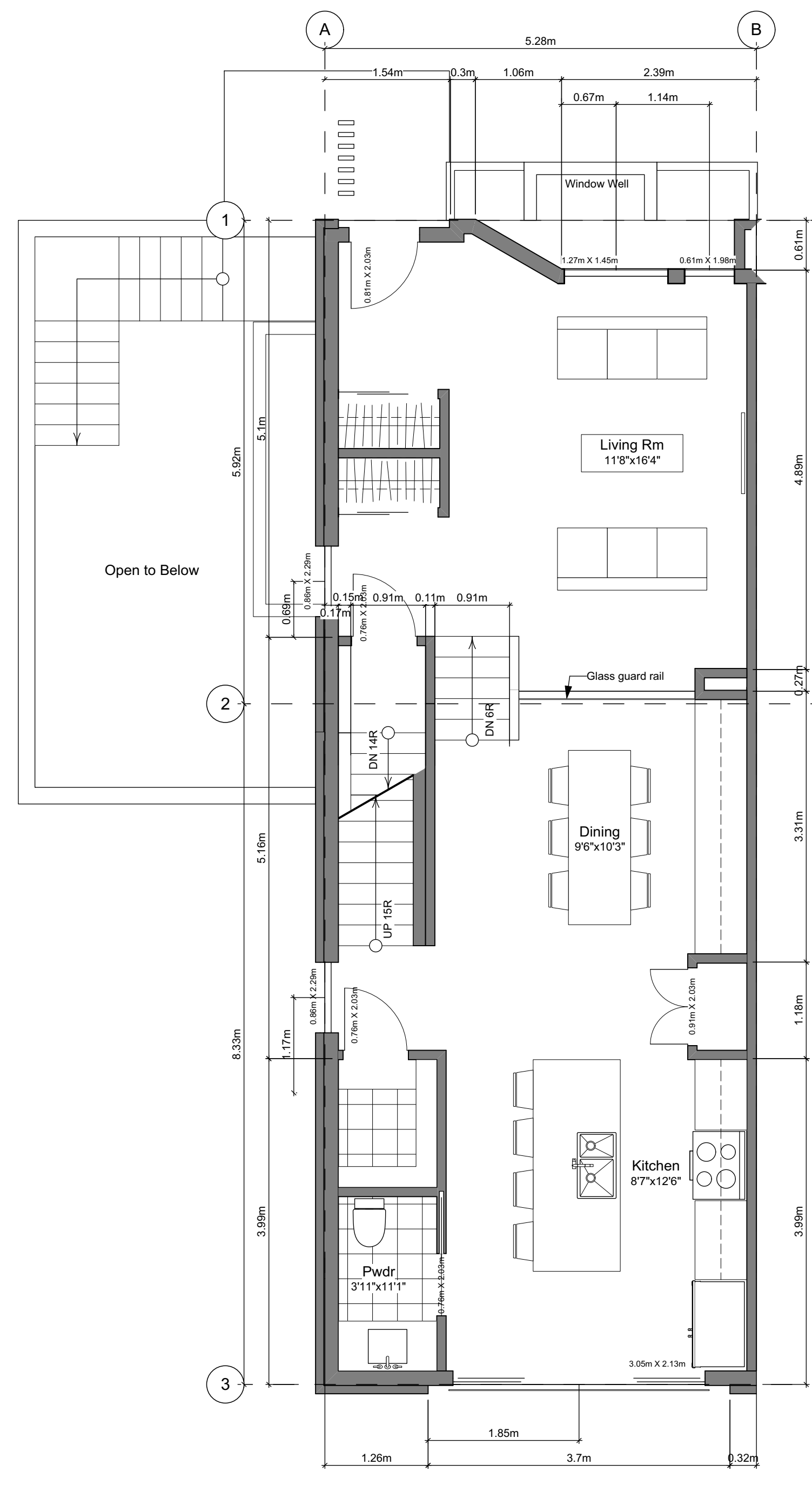
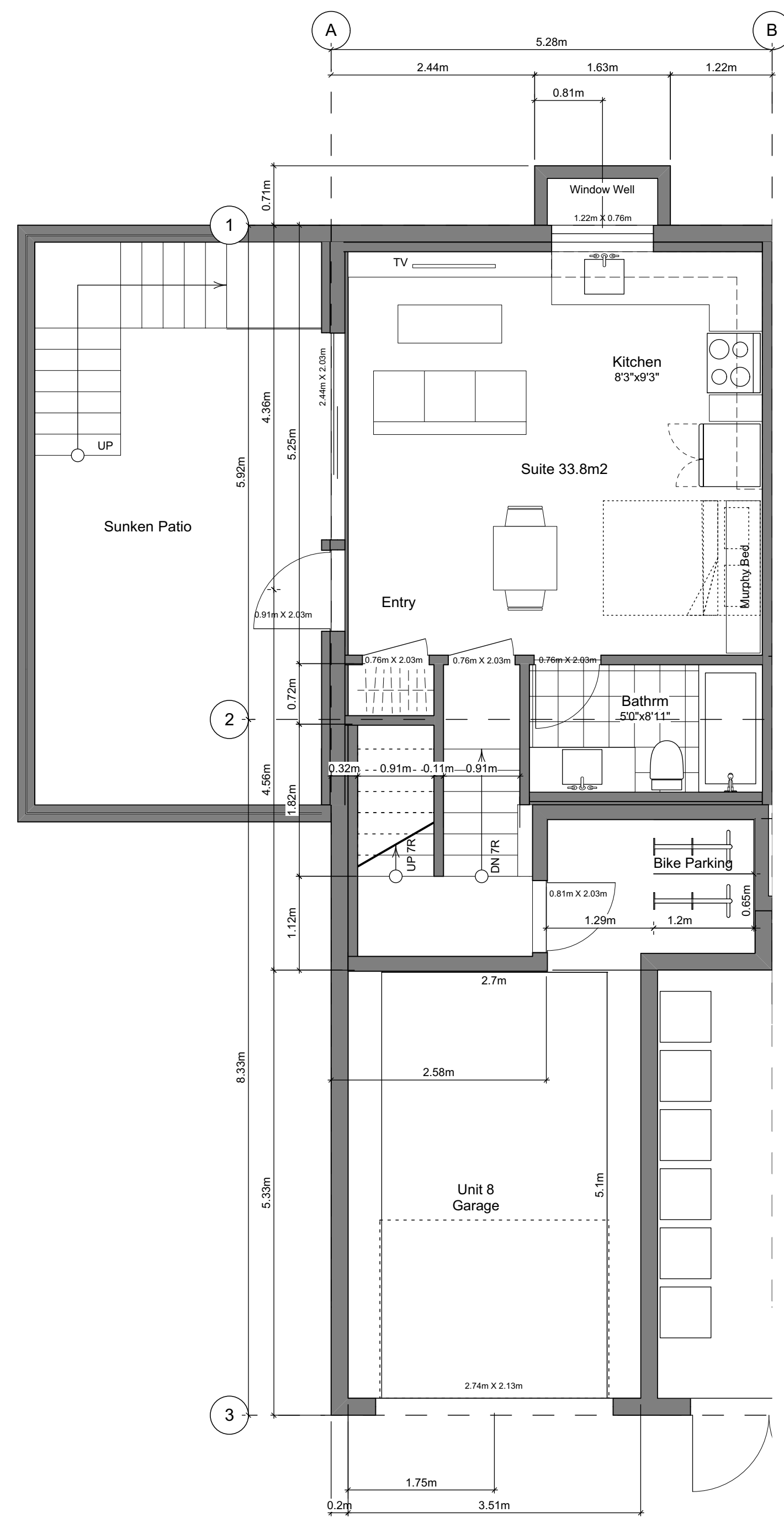
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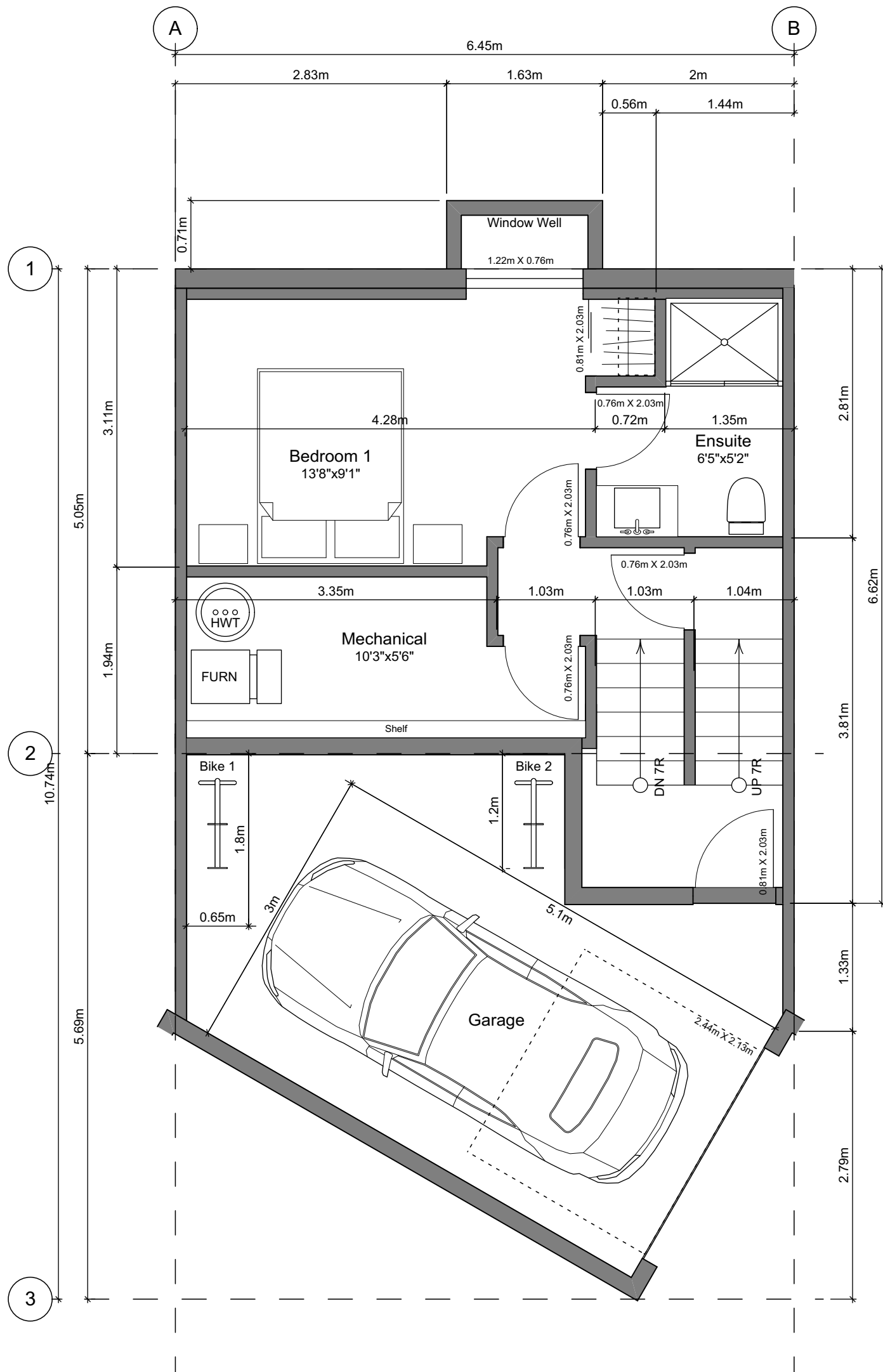
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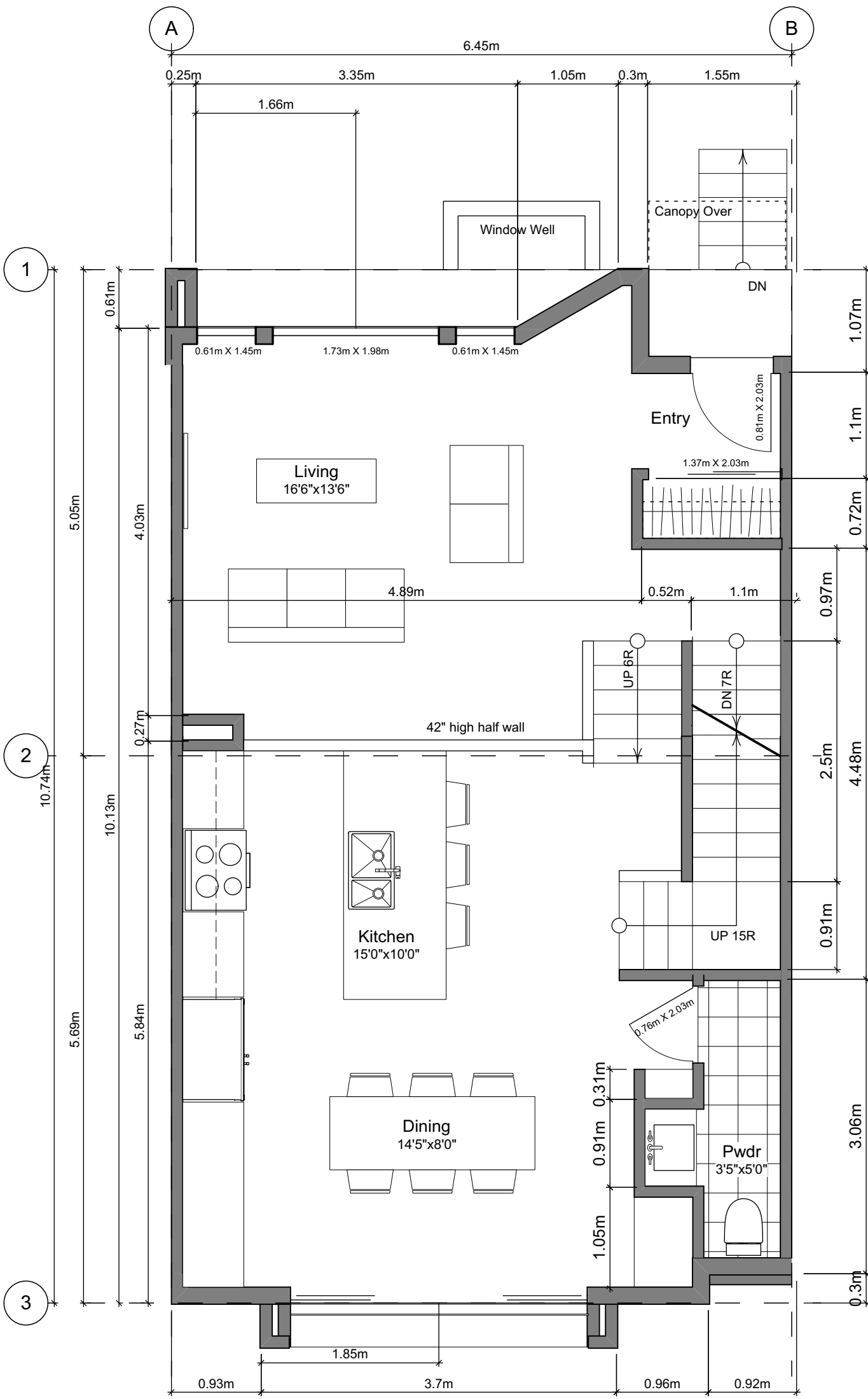


Floor Area Calculations - Unit 8 (A2)				
	Gross Floor Area		Zoning Floor Area	
Basement Floor	449 sq ft	41.7 m2	0 sq ft	0.0 m2
Main Floor	789 sq ft	73.3 m2	746 sq ft	69.3 m2
Second Floor	809 sq ft	75.2 m2	762 sq ft	70.8 m2
Roof Deck	0 sq ft	0.0 m2	0 sq ft	0.0 m2
Totals:	2,047 sq ft	190.2 m2	1,508 sq ft	140.1 m2
Garage	274 sq ft	25.5 m2		
Roof/Top Open Space	699 sq ft	65.0 m2		

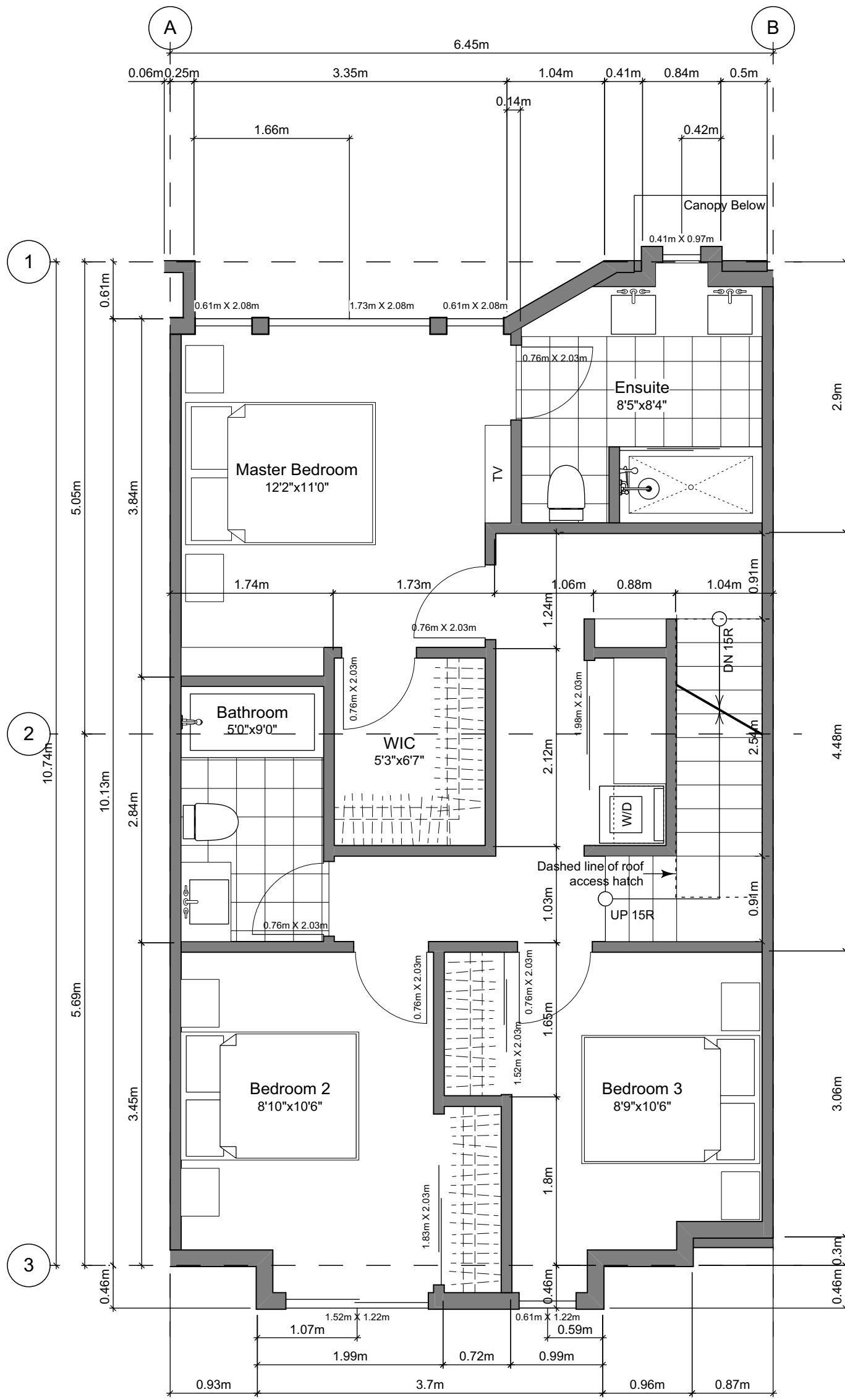
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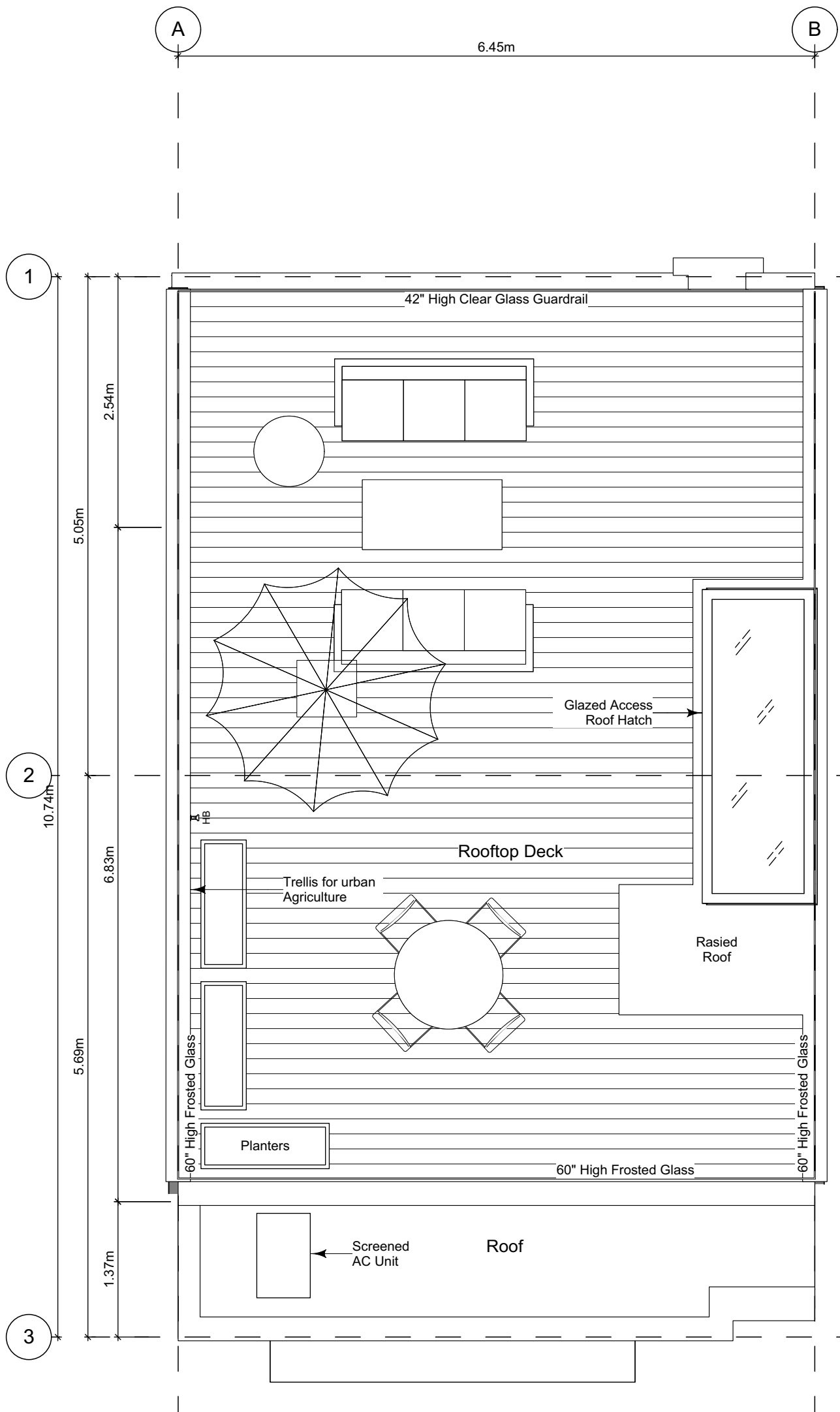
1 Basement Floor Plan
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2 Main Floor Plan
Scale: 1:50



3 Second Floor Plan
Scale: 1:50



4 Roof Deck Plan
Scale: 1:50

Unit Plan Notes:

See Block plan for foundation plan.

Grid Lines are to:
1) Outside face of plywood or
2) Centre line of demising wall.

Dimensions are to:
1) One side of interior stud,
2) face of plywood, or face of concrete.

Floor Area Calculations - Unit (B1)

	Gross Floor Area		Zoning Floor Area	
Basement Floor	384 sq ft	35.7 m2	126 sq ft	11.7 m2
Main Floor	701 sq ft	65.2 m2	676 sq ft	62.8 m2
Second Floor	732 sq ft	68.0 m2	707 sq ft	65.7 m2
Roof Deck	0 sq ft	0.0 m2	0 sq ft	0.0 m2
Totals:	1,818 sq ft	168.9 m2	1,509 sq ft	140.2 m2
Garage	265 sq ft	24.6 m2		
Rooftop Open Space	620 sq ft	57.6 m2		

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Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
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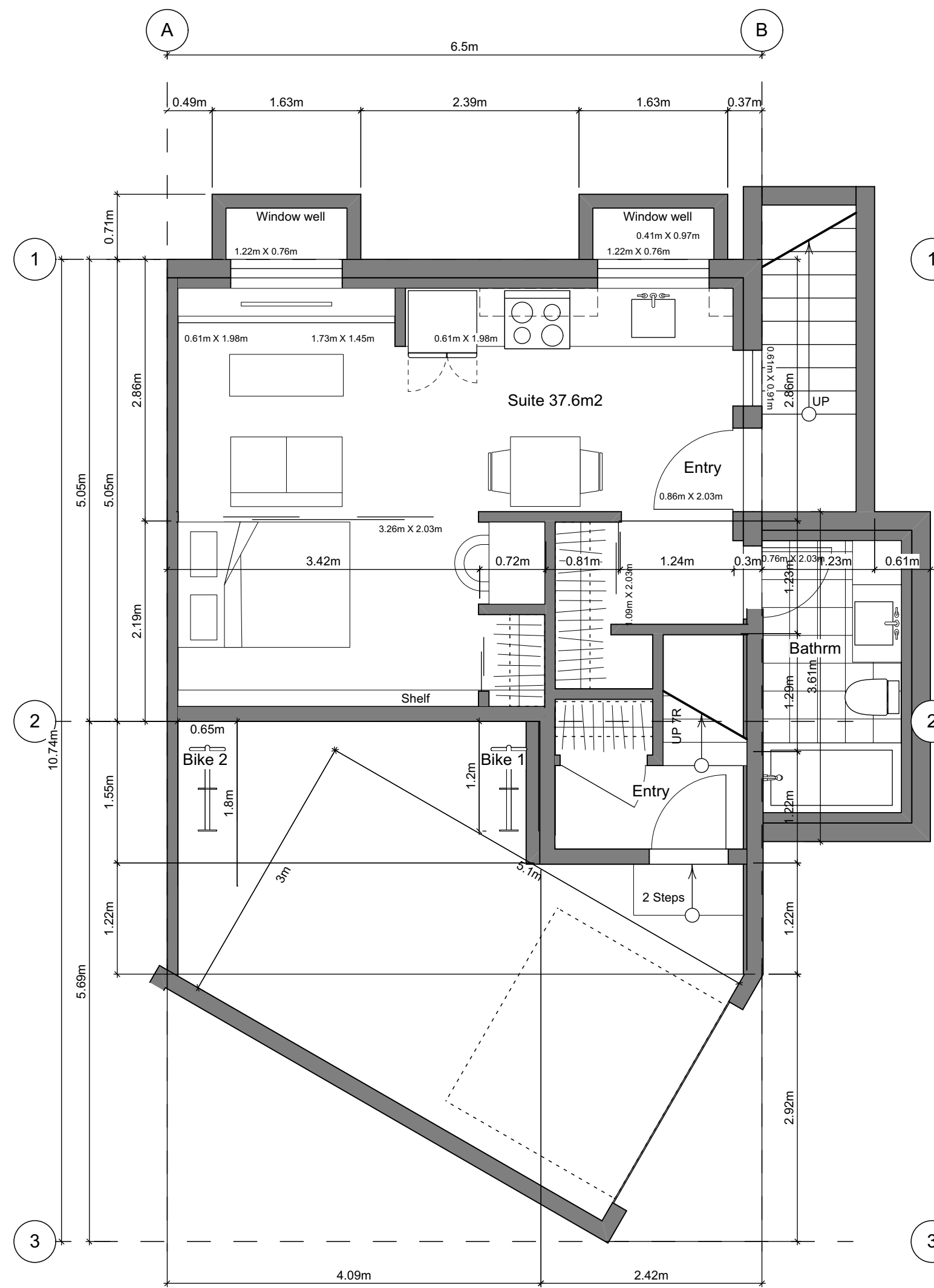
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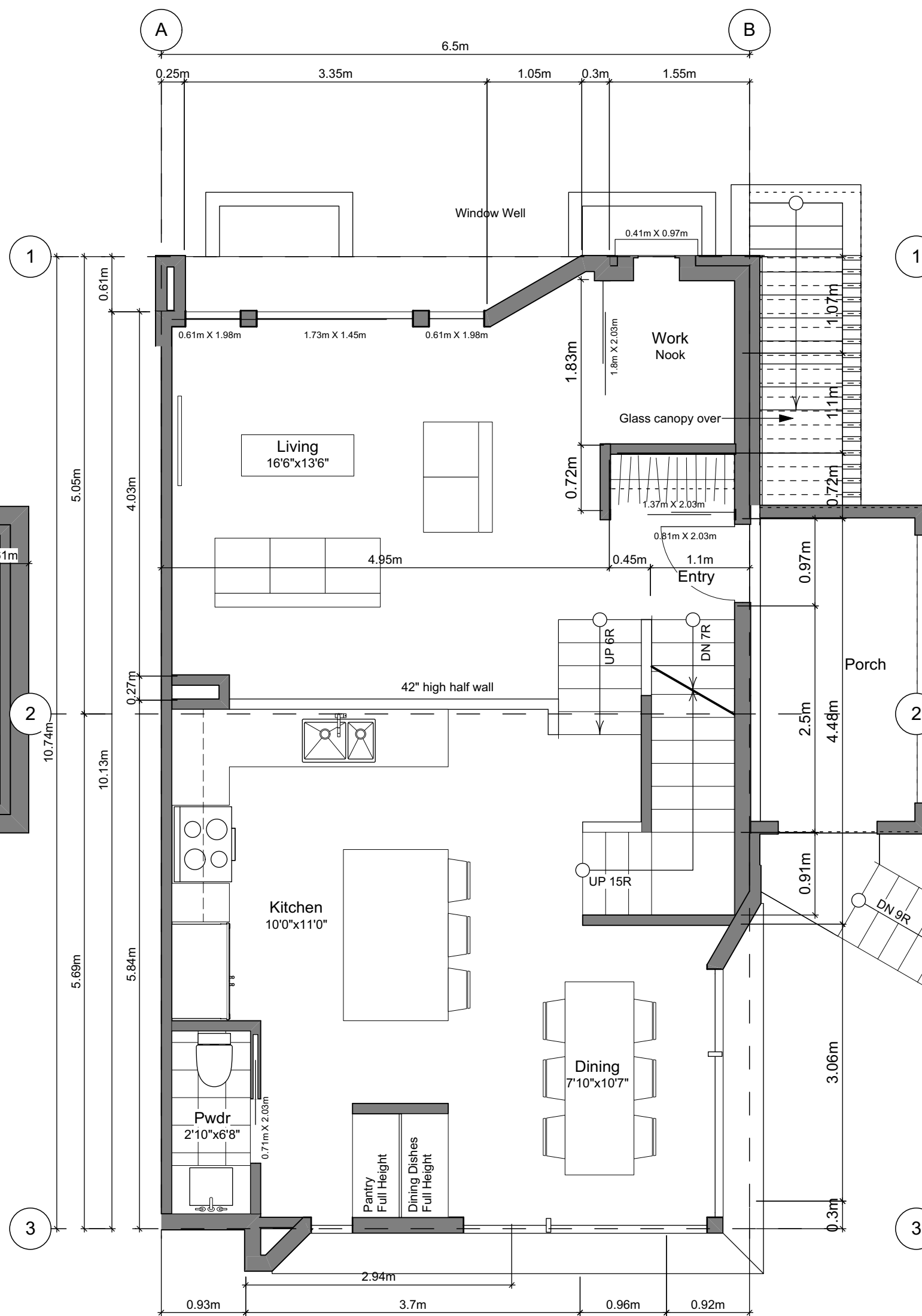
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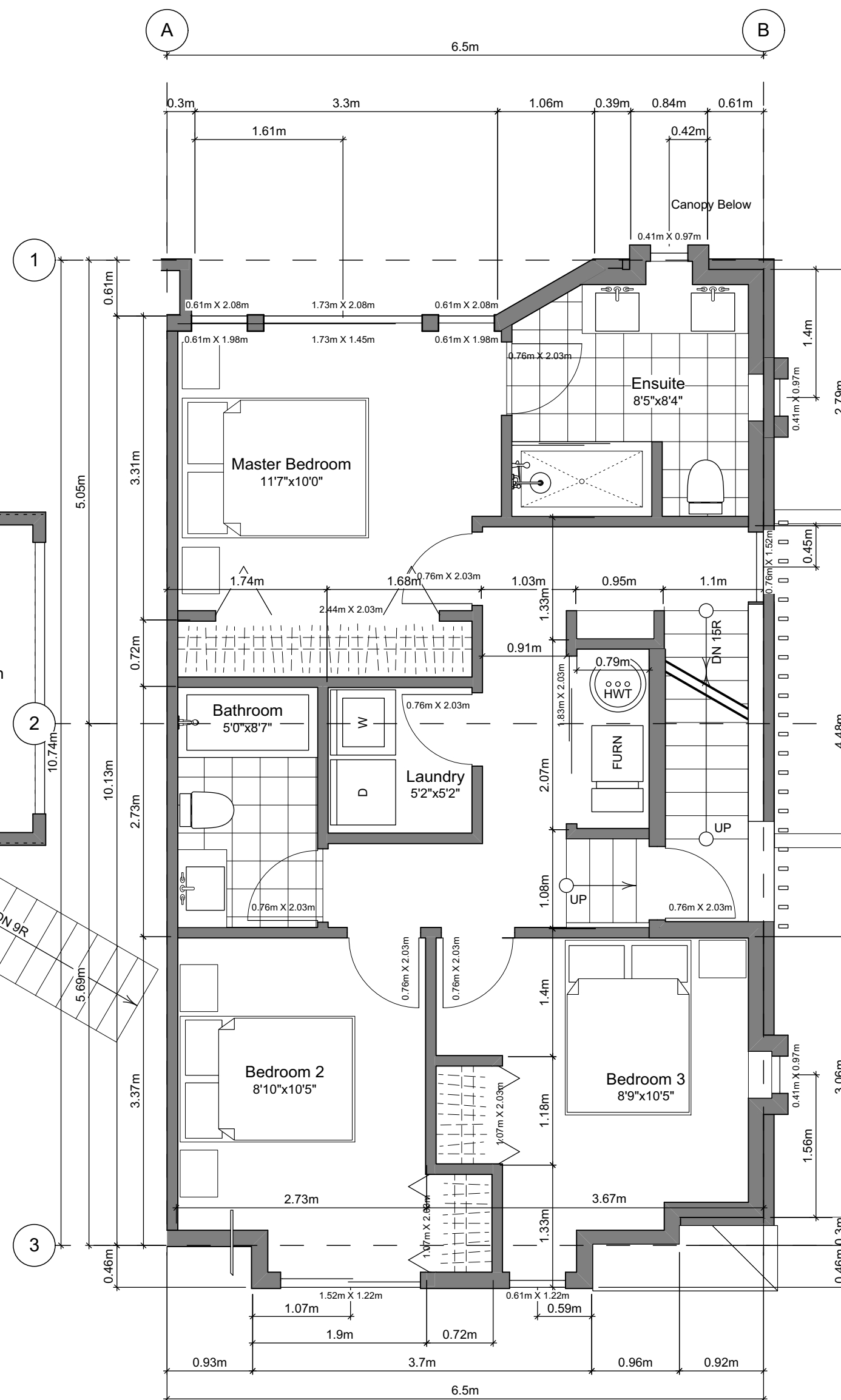
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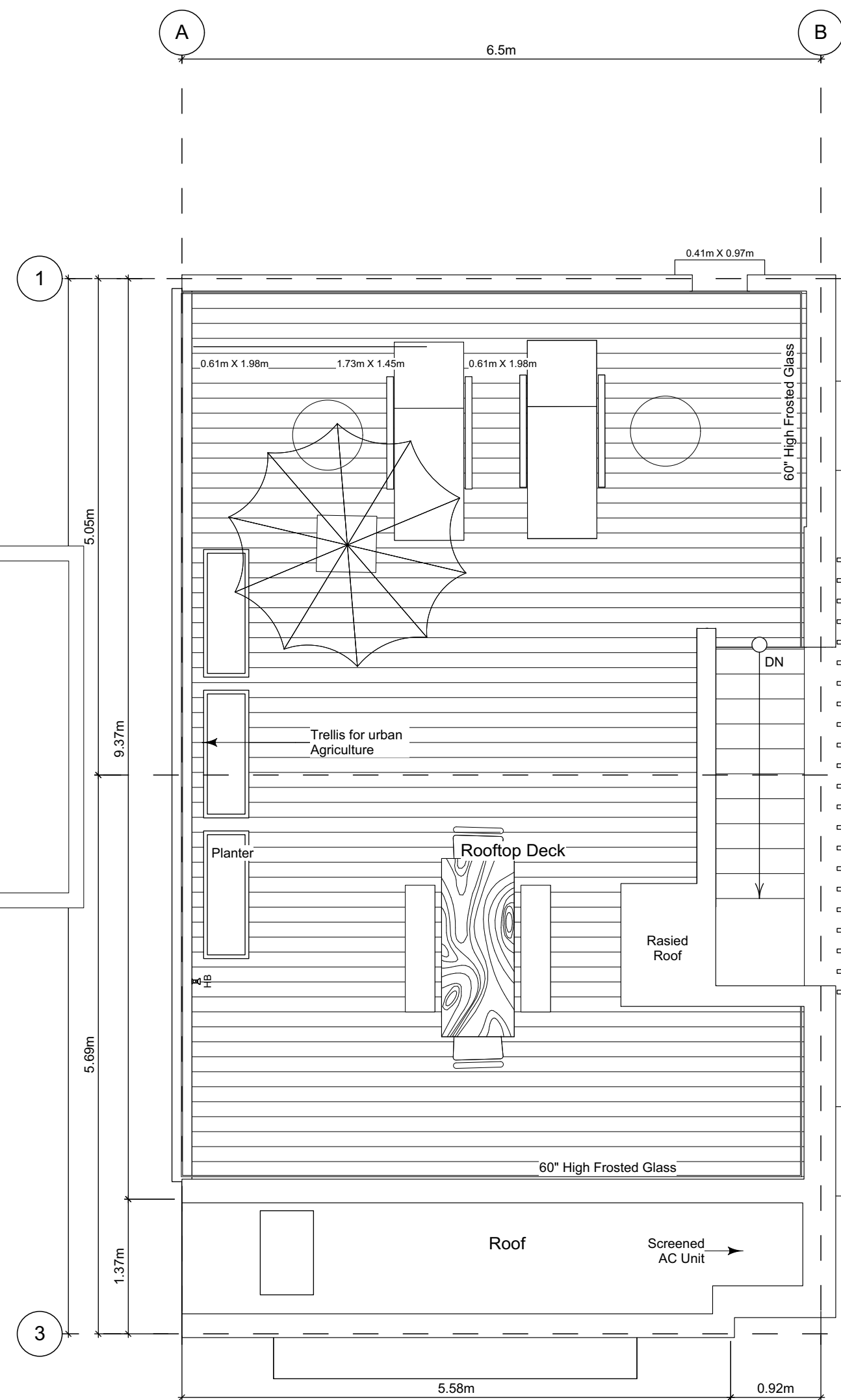
1 **Basement Floor Plan**
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2 **Main Floor Plan**
Scale: 1:50



3 **Second Floor Plan**
Scale: 1:50



4 **Roof Deck Plan**
Scale: 1:50

Unit Plan Notes:
See Block plan for foundation plan.

Grid Lines are to:
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2) Centre line of demising wall.

Dimensions are to:
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2) face of plywood, or face of concrete.

Floor Area Calculations - Unit 1 (B2)

	Gross Floor Area		Zoning Floor Area	
Basement Floor	459 sq ft	42.7 m2	120 sq ft	11.1 m2
Main Floor	716 sq ft	66.5 m2	674 sq ft	62.6 m2
Second Floor	738 sq ft	68.6 m2	694 sq ft	64.5 m2
Roof Deck	0 sq ft	0.0 m2	0 sq ft	0.0 m2
Totals:	1,913 sq ft	177.7 m2	1,488 sq ft	138.2 m2
Garage	266 sq ft	24.7 m2		
Rooftop Open Space	626 sq ft	58.2 m2		

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Unit B2 Floor Plans
Unit 1

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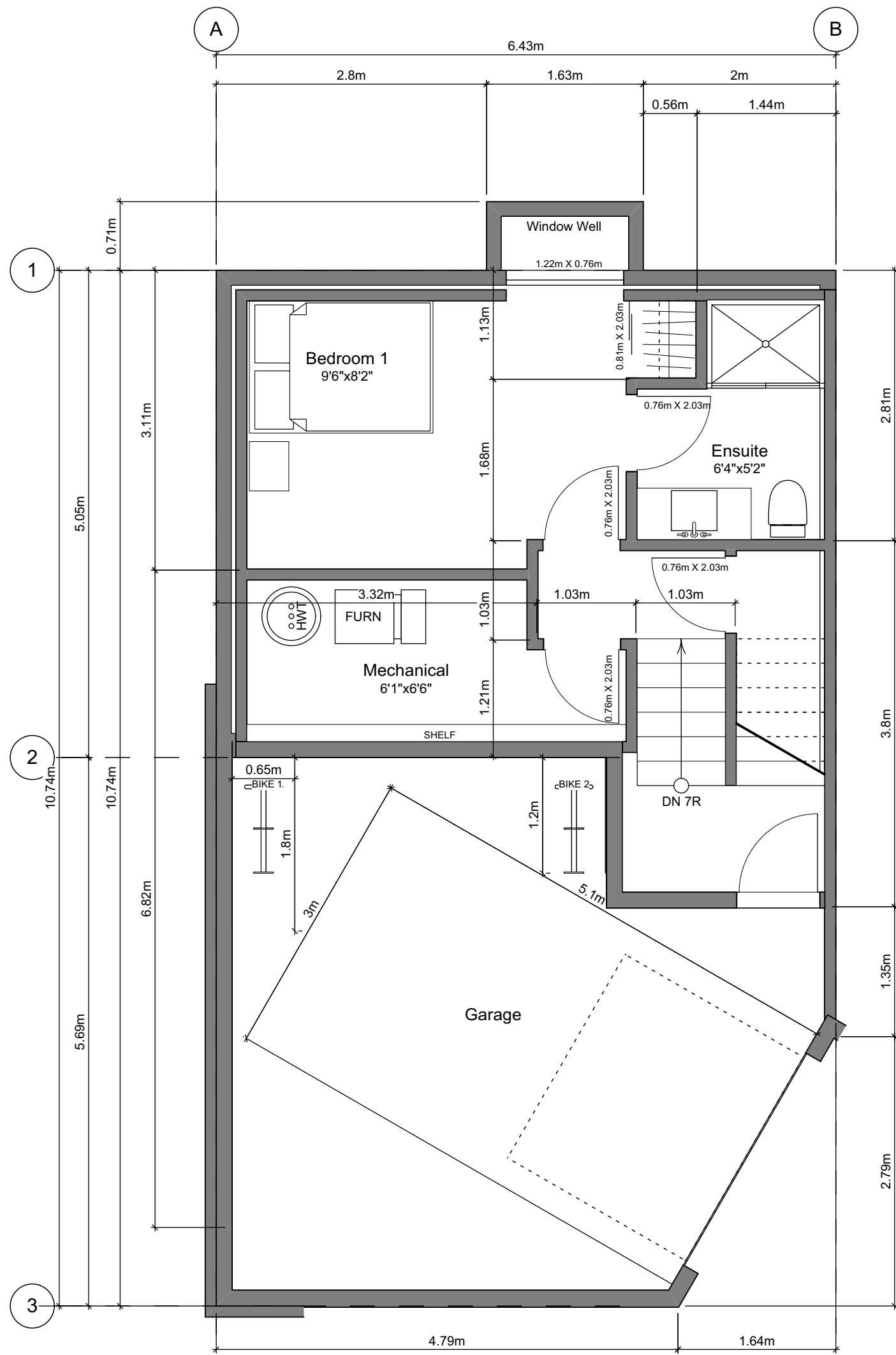
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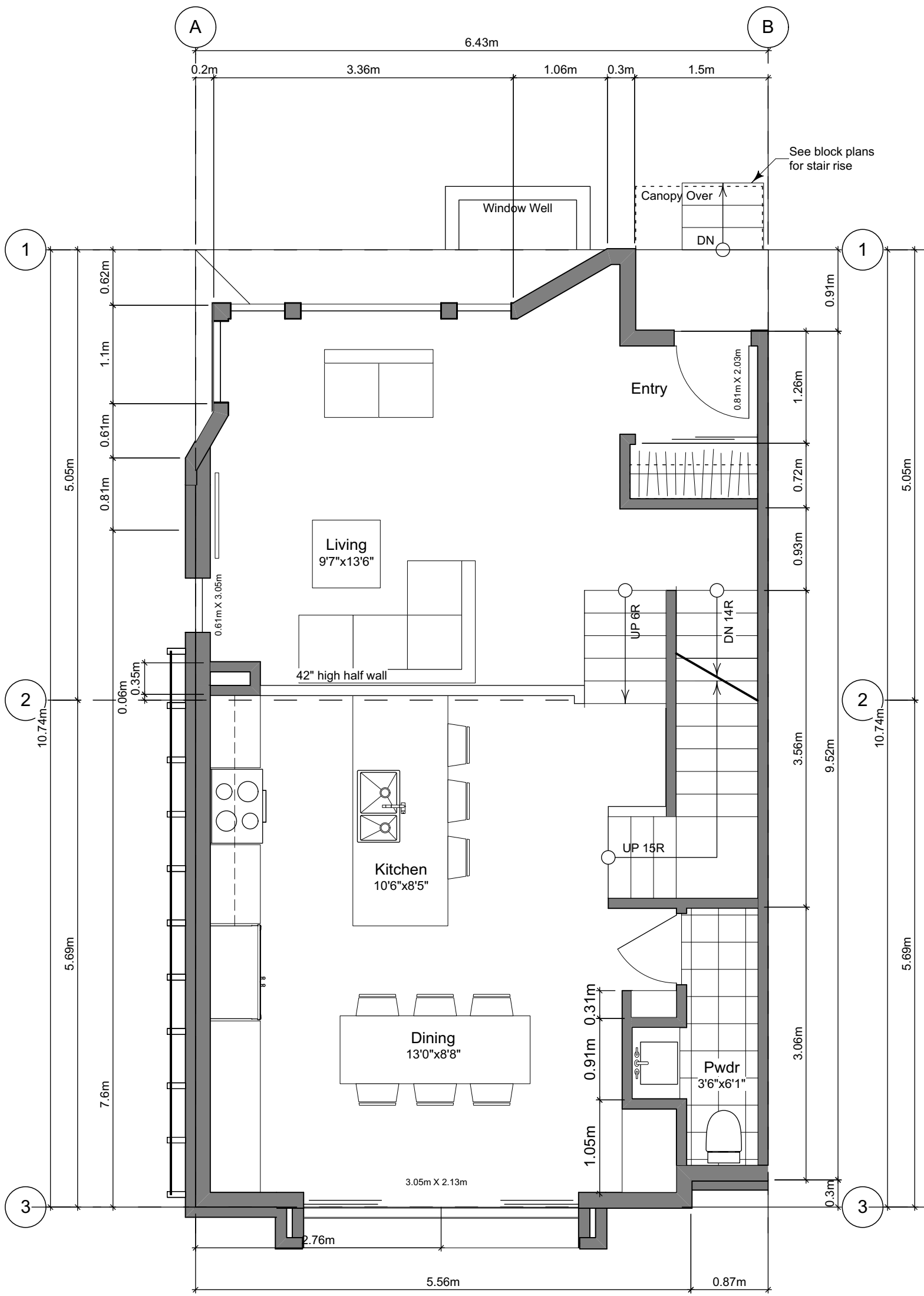
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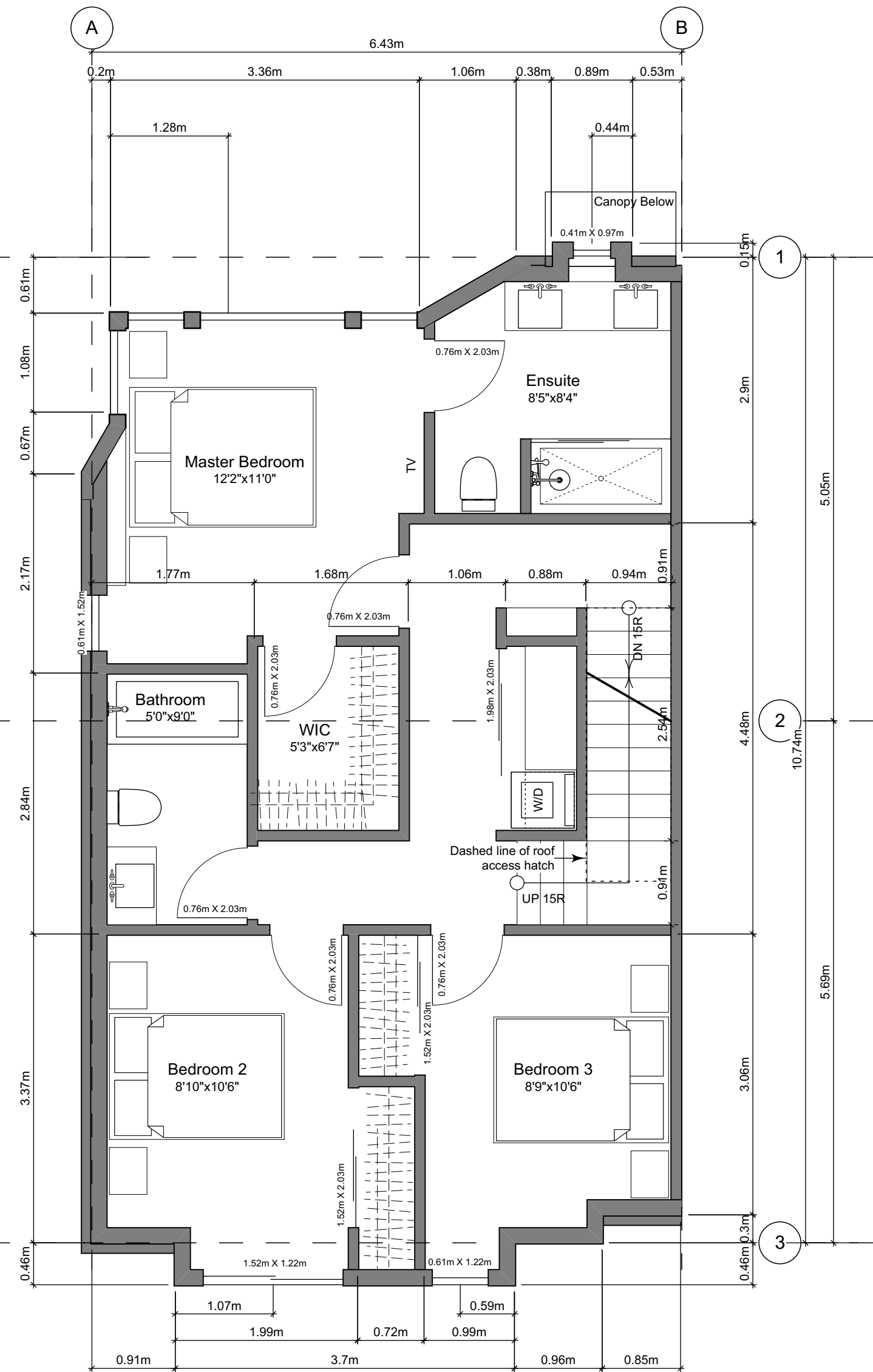
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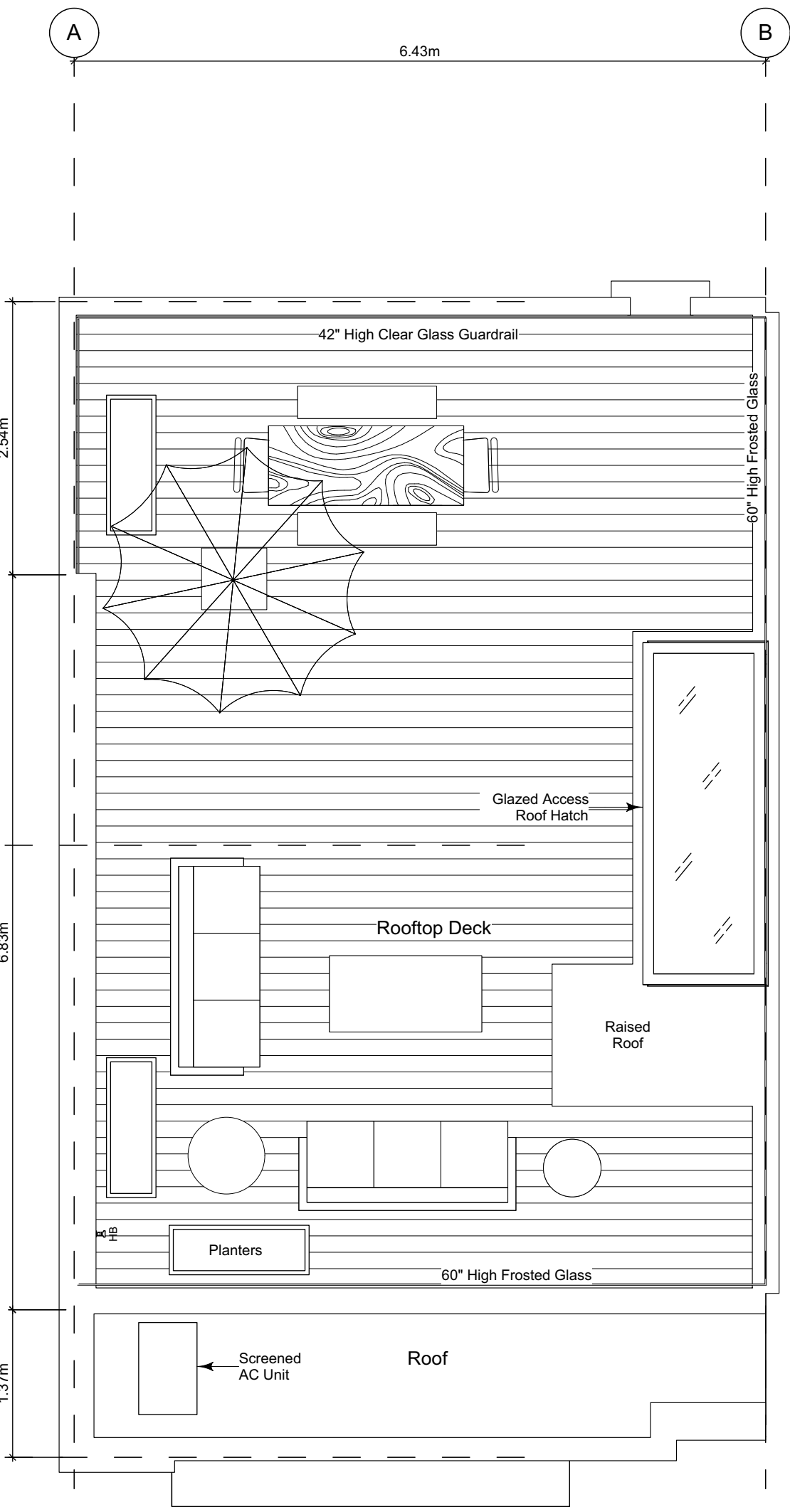
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2 Main Floor Plan
Scale: 1:50



3 Second Floor Plan
Scale: 1:50



4 Roof Deck Plan
Scale: 1:50

Floor Area Calculations - Unit 6 (B3)

	Gross Floor Area		Zoning Floor Area	
Basement Floor	383 sq ft	35.6 m2	189 sq ft	17.6 m2
Main Floor	694 sq ft	64.4 m2	652 sq ft	60.6 m2
Second Floor	727 sq ft	67.5 m2	684 sq ft	63.6 m2
Roof Deck	0 sq ft	0.0 m2	0 sq ft	0.0 m2
Totals:	1,803 sq ft	167.5 m2	1,525 sq ft	141.7 m2
Garage	274 sq ft	25.5 m2		
Rooftop Open Space	642 sq ft	59.6 m2		

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Unit B3 Floor Plans
Unit 6

Project Name:

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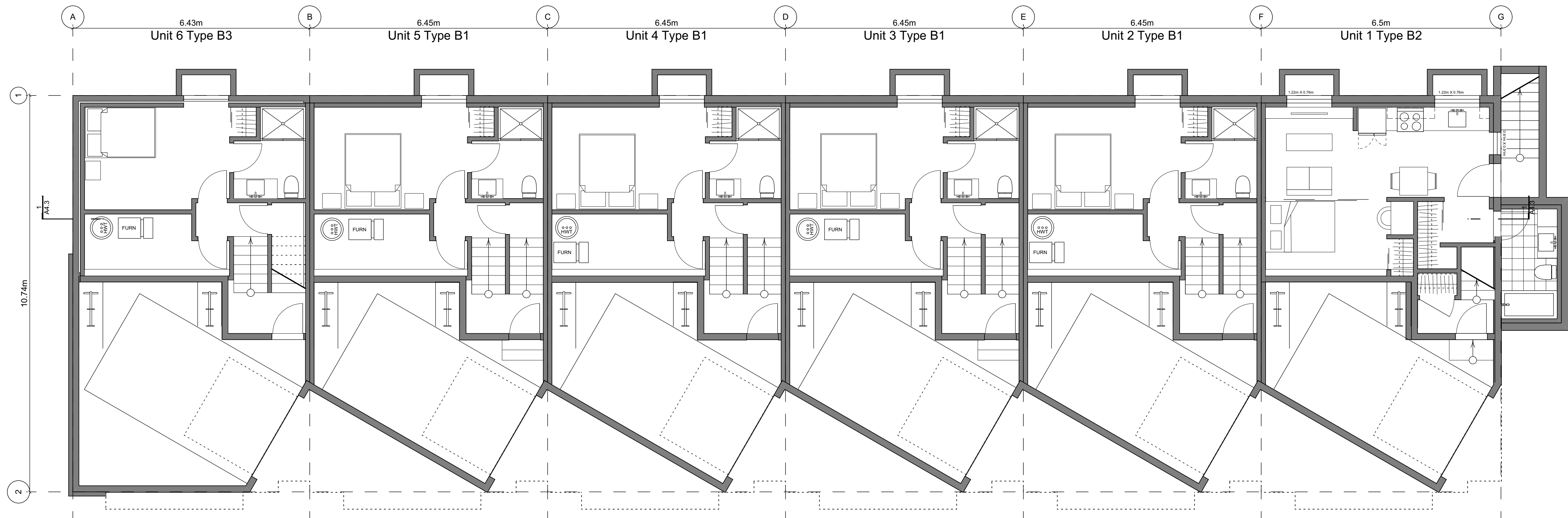
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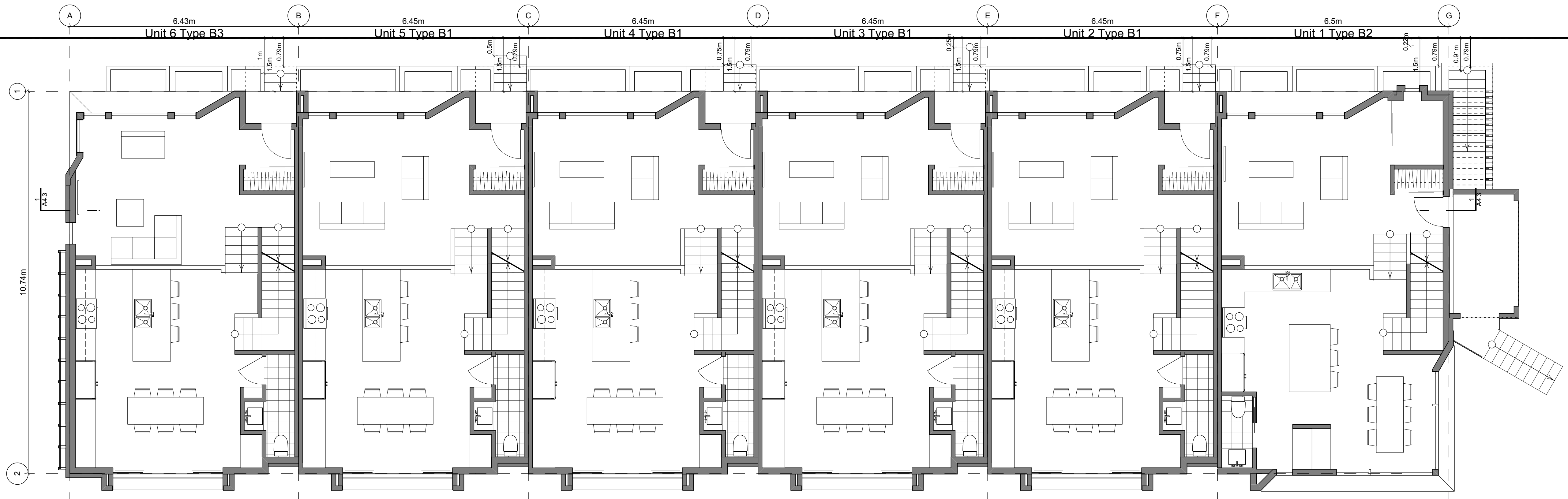
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2 Basement Floor Plan
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3 Main Floor Plan
Scale: 1:65

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Block 01 Floor Plans

Project Name:

Fairfield-Kipling
Development

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Project No: 19.015

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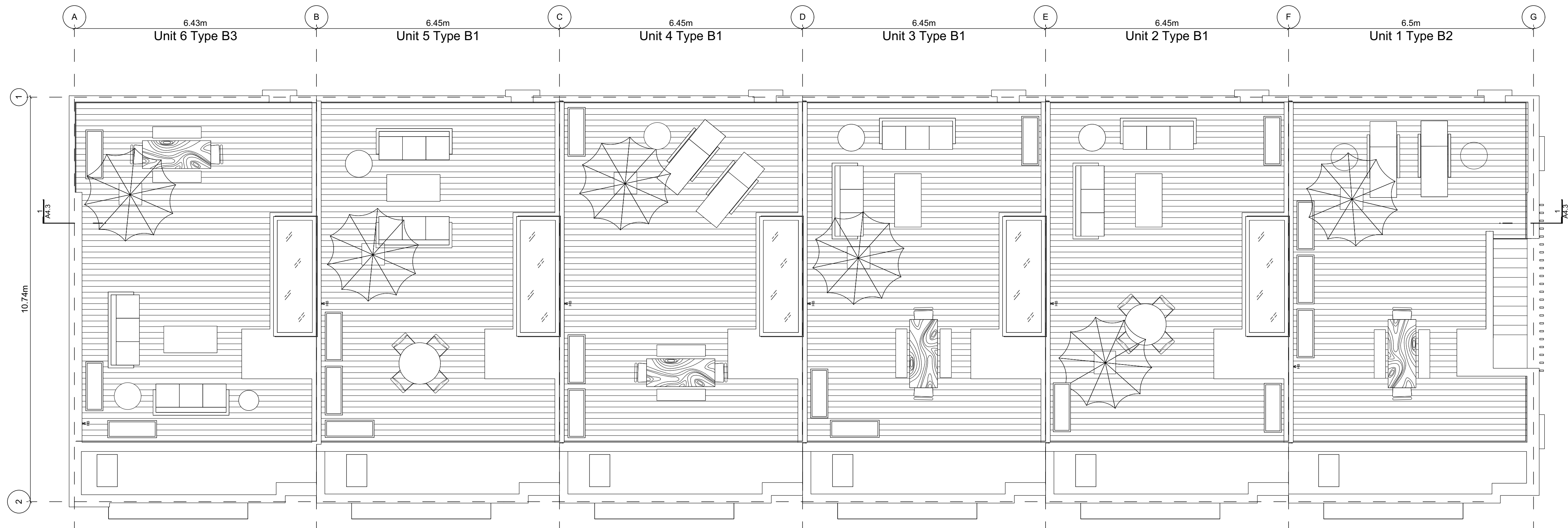
Plot Date: Oct 2, 2020

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Sheet No:



2 Second Floor Plan
Scale: 1:65



1 Roof Deck Plan
Scale: 1:65

Block Plan Notes:

See unit plans for detailed dimensions and notes.

Grid Lines are to: Dimensions are to:
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Block 01 Floor Plans

Project Name:

Fairfield-Kipling
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Building Exposure and Spatial Separation (9.10.15.4.)

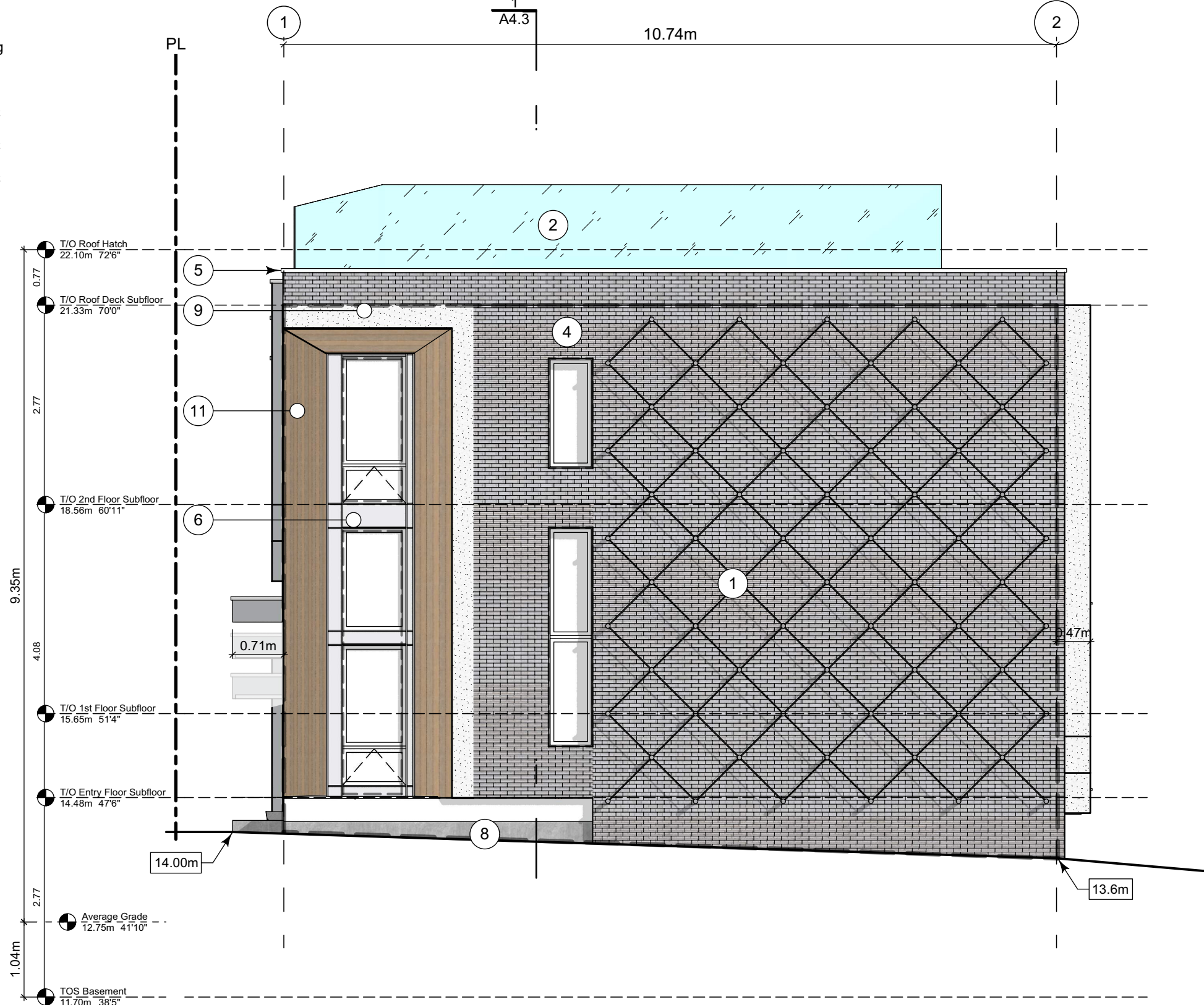
Building Sprinklered to NFPA 13
9.10.14.4.(7) Max. Aggregate Area of unprotected openings doubled

Compartment	Area of Facade	Limiting Distance	Unprotected Openings		Construction of Building Face	Cladding	
			Allowed	Actual			
North Facade - Unit 1	48.8 m2	11.23 m	to C/L of Kipling St.	49.2 %	40.2 %	3/4hr, C	C or NC
East Facade - Unit 1	78.6 m2	18.03 m	to C/L of Thurlow Rd.	100.0 %	11.0 %	3/4hr, C	C or NC
South Facade - Unit 1	52.8 m2	5.00 m	to PL	52.0 %	21.8 %	3/4hr, C	C or NC
West Facade - Unit 6	80.7 m2	3.80 m	to C/L of Driveisle	36.6 %	9.1 %	3/4hr, C	NC

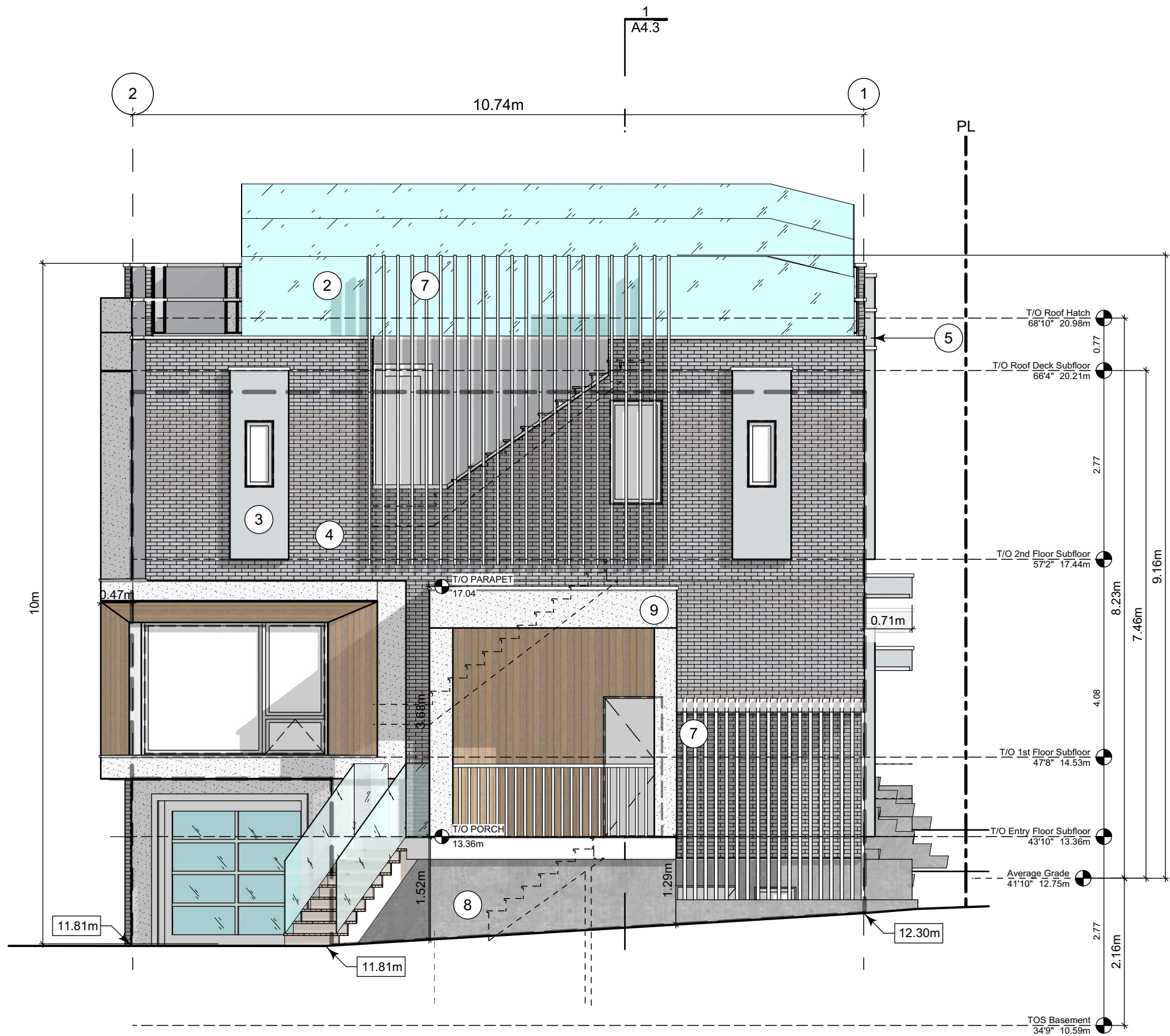
Exterior Materials

No.	Description	Colour / Finishes
1	Cable Trellis c/w Vines	See Landscape Drawings
2	Glass Railing	Glass Guardrail with White Aluminum Frame
3	Hardie Panels	Grey
4	I-XL Brick	Light Grey
5	Metal Cap Flashing	White
6	Metal	Silver or White
7	Metal Screen	
8	Parged Concrete	-
9	Stucco	White
10	Window Frame	Silver or white
11	Wood Grain Cladding	Wood Grain

All Materials as noted or approved equal



2 West Elevation - Driveway
Scale: 1:65



1 East Elevation - Thurlow Road
Scale: 1:65



3 North Elevation - Kipling Street
Scale: 1:65

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Project Name:

Block 01 Elevations

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
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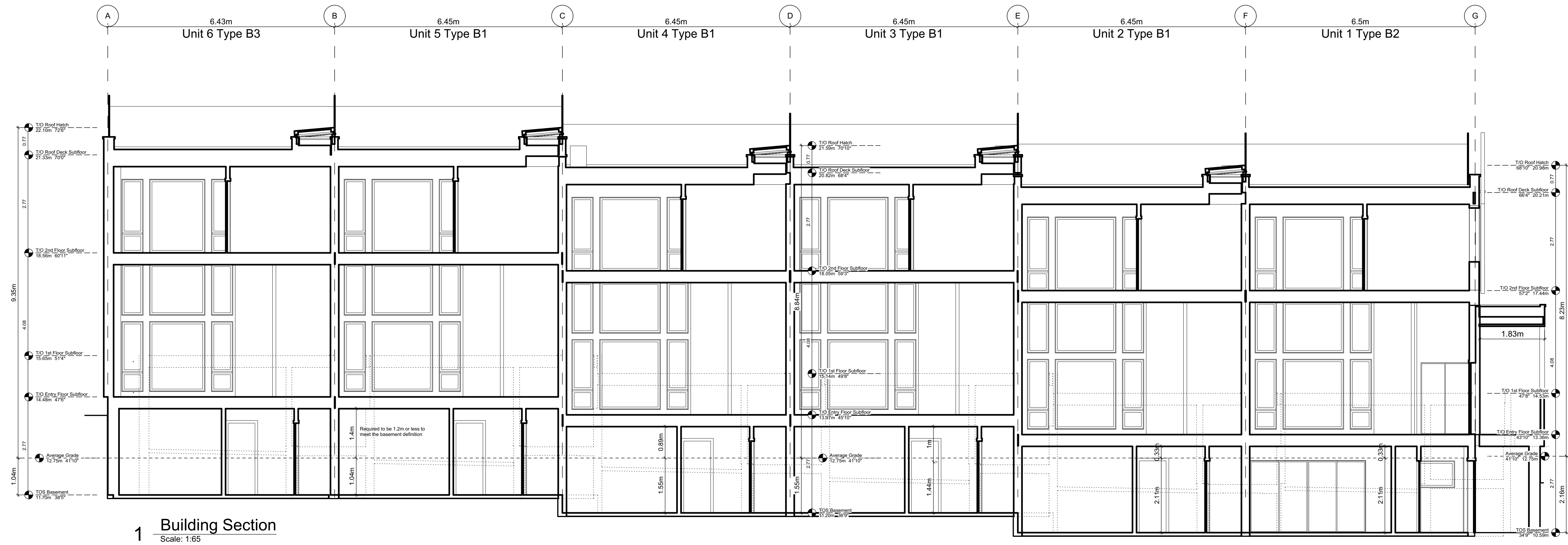
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Sheet No:



2 South Elevation - Driveway
Scale: 1:65



1 Building Section
Scale: 1:65

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Block 01 Elevations

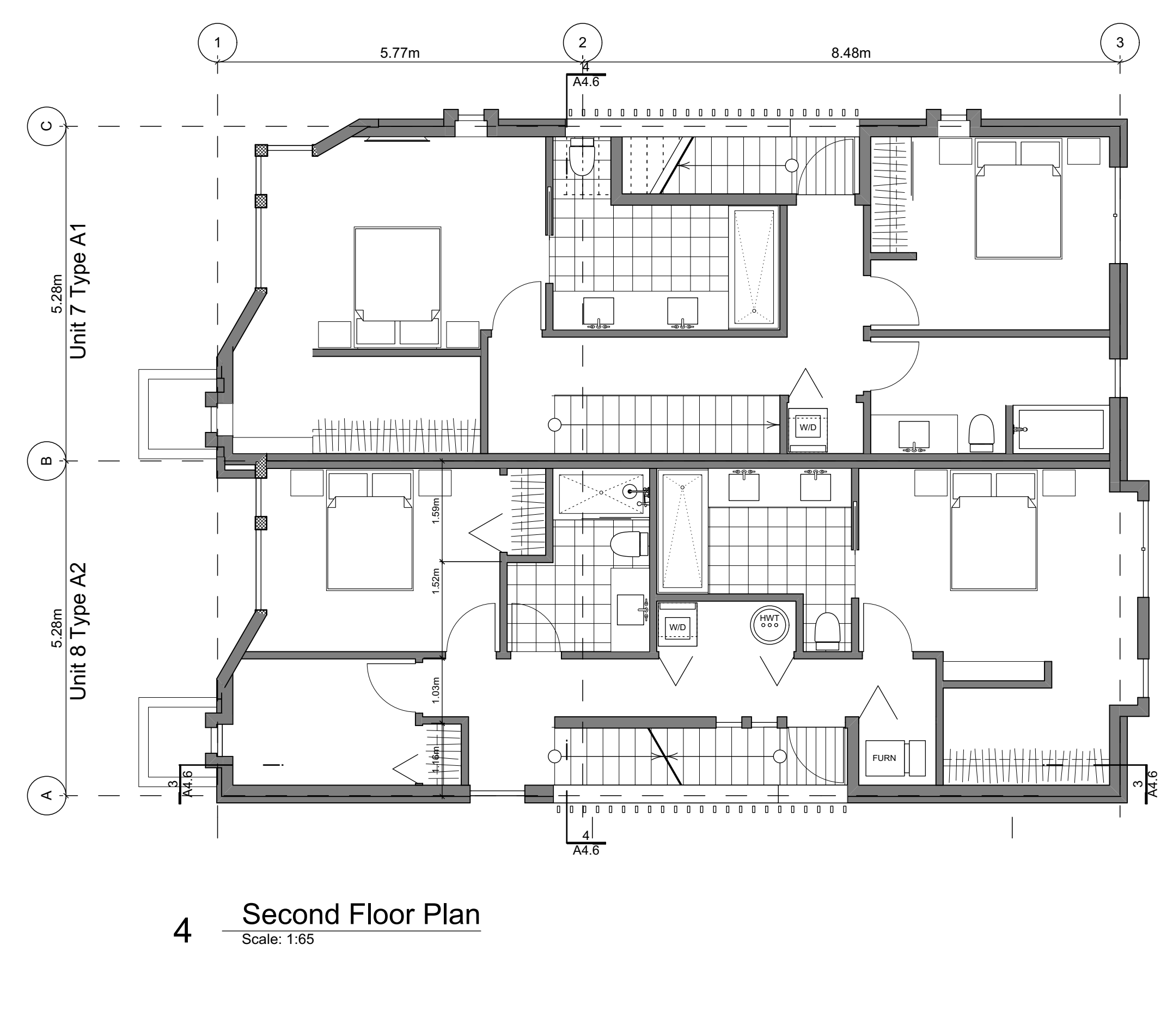
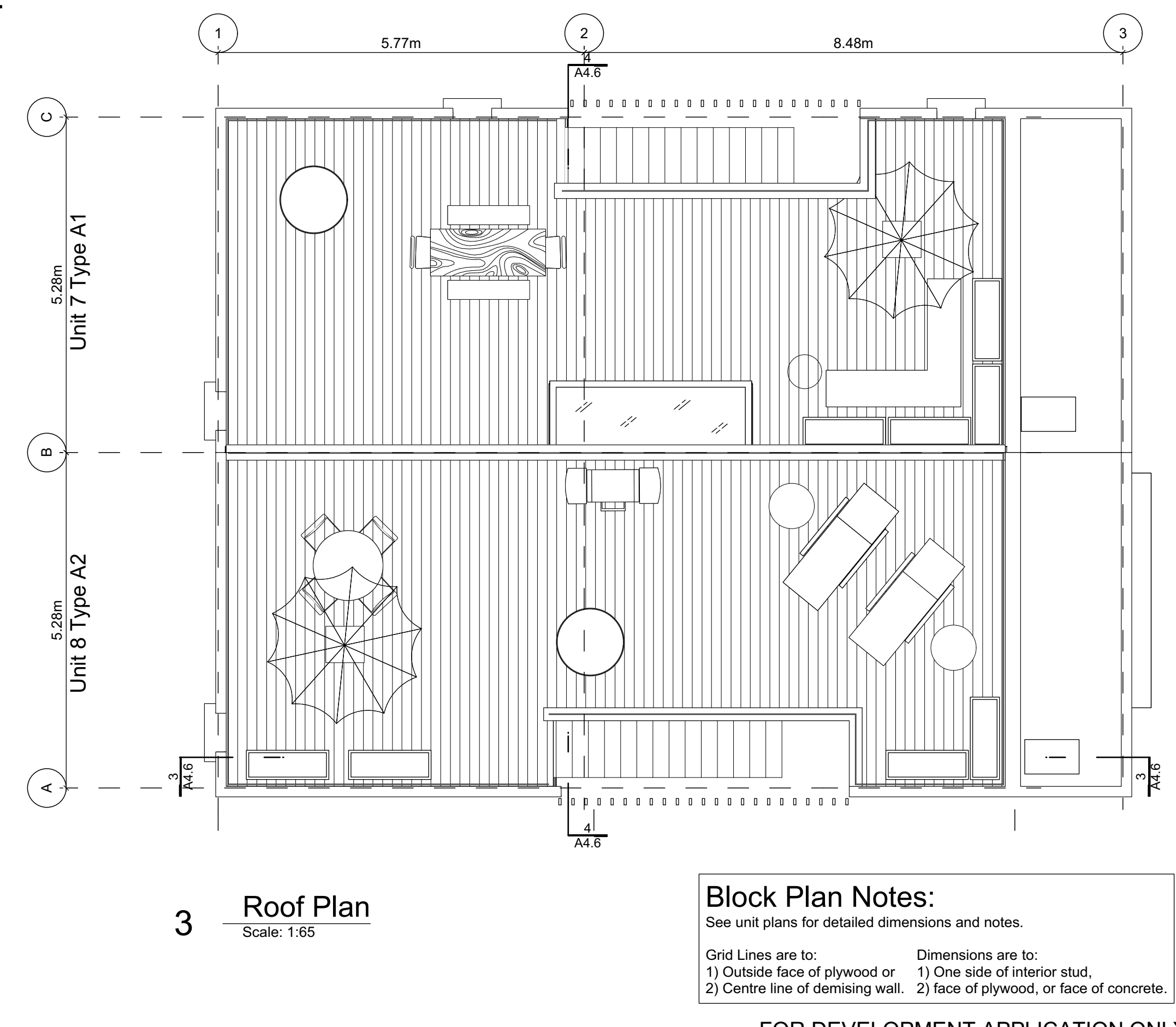
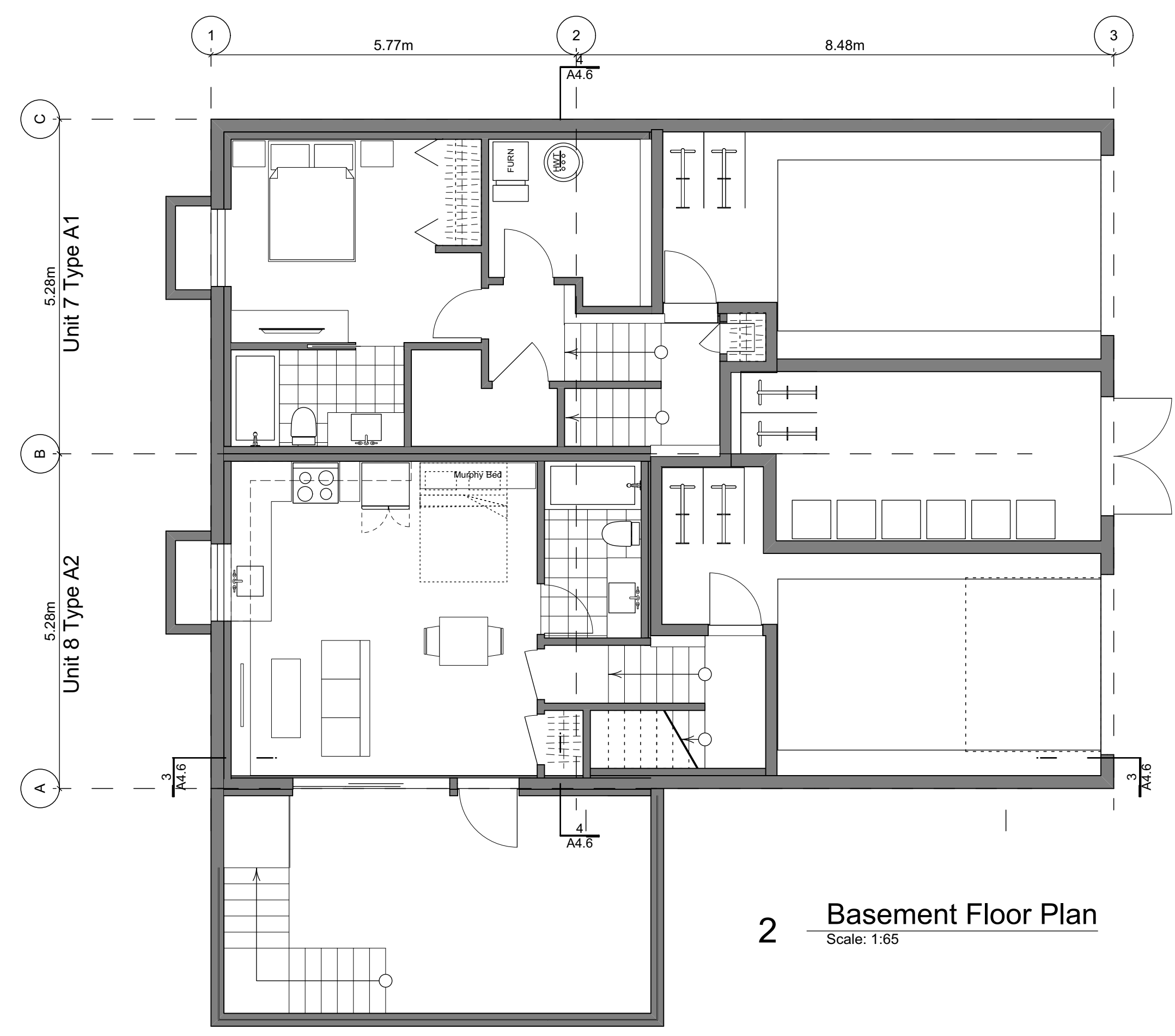
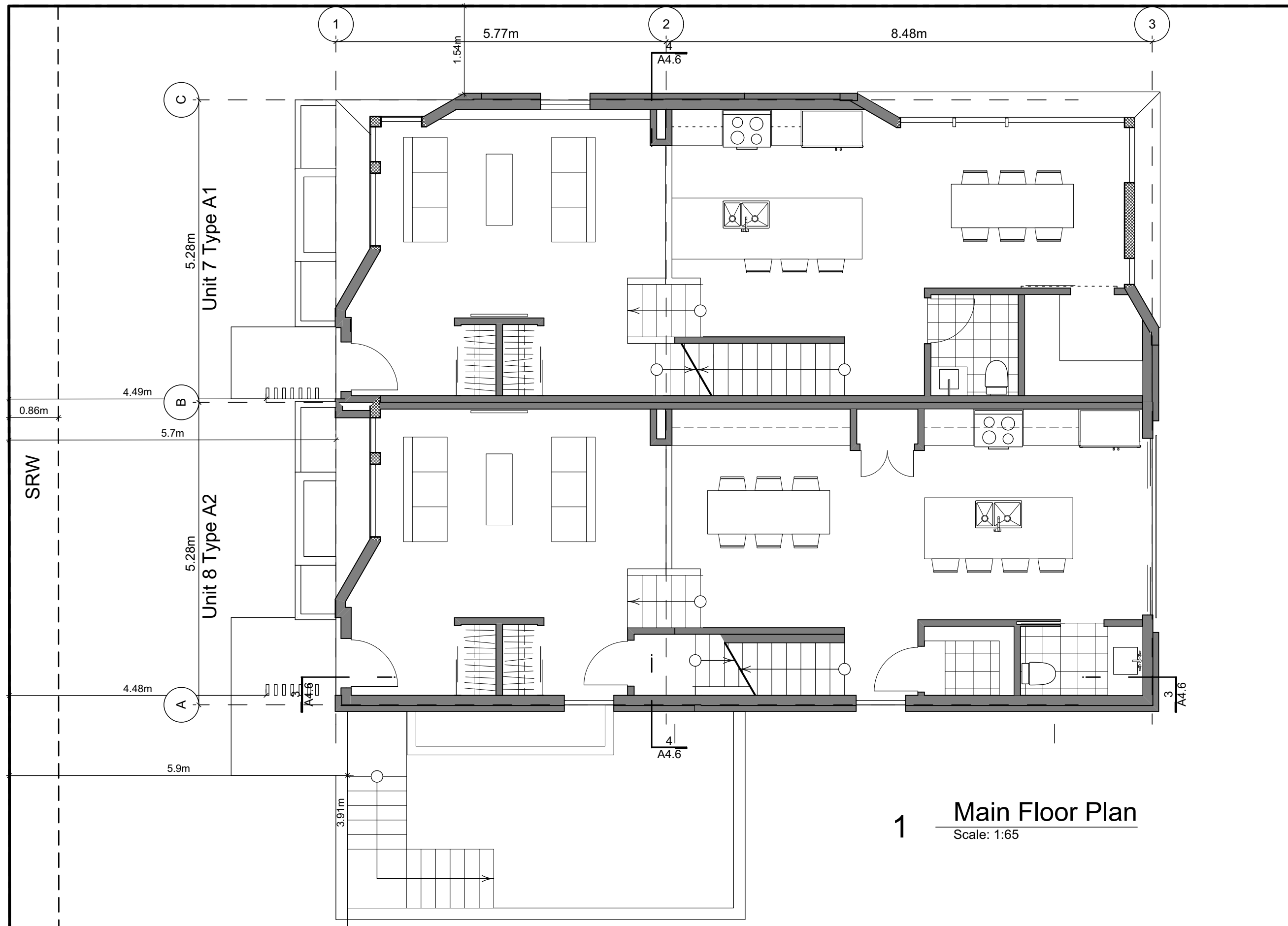
Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
349 Kipling St

Legal:

PID:
Project No: 19.015
Drawn By: SG/TD
Plot Date: Oct 2, 2020
Scale: 1:65
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Block Plan Notes:
See unit plans for detailed dimensions and notes.

Grid Lines are to: Dimensions are to:
1) Outside face of plywood or 1) One side of interior stud,
2) Centre line of demising wall. 2) face of plywood, or face of concrete.

S BASTIEN GARON
ARCHITECTURE + DESIGN

1018 Deep Cove Rd, North Vancouver BC
(604) 812-1869 info@SGAD.ca
www.SGAD.ca

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A4.4

FOR DEVELOPMENT APPLICATION ONLY

Building Exposure and Spatial Separation (9.10.15.4.)

Building Sprinklered to NFPA13

Compartment	Area of Facade	Limiting Distance	Unprotected Openings	Construction of Building Face	Cladding
			Allowed	Actual	
North Facade	107.4 m2	11.37 m to C/L Kipling St.	95.0 %	14.7 %	C
East Facade	A	39.1 m2	3.80 m Halfway Block 2	26.2 %	14.0 %
	B	7.2 m2	3.80 m Halfway Block 2	36.3 %	50.7 %
South Facade	106.4 m2	5.14 m to PL	16.0 %	8.1 %	C
West Facade	36.8 m2	15.06 m to C/L Fairfield Rd.	100.0 %	37.4 %	C

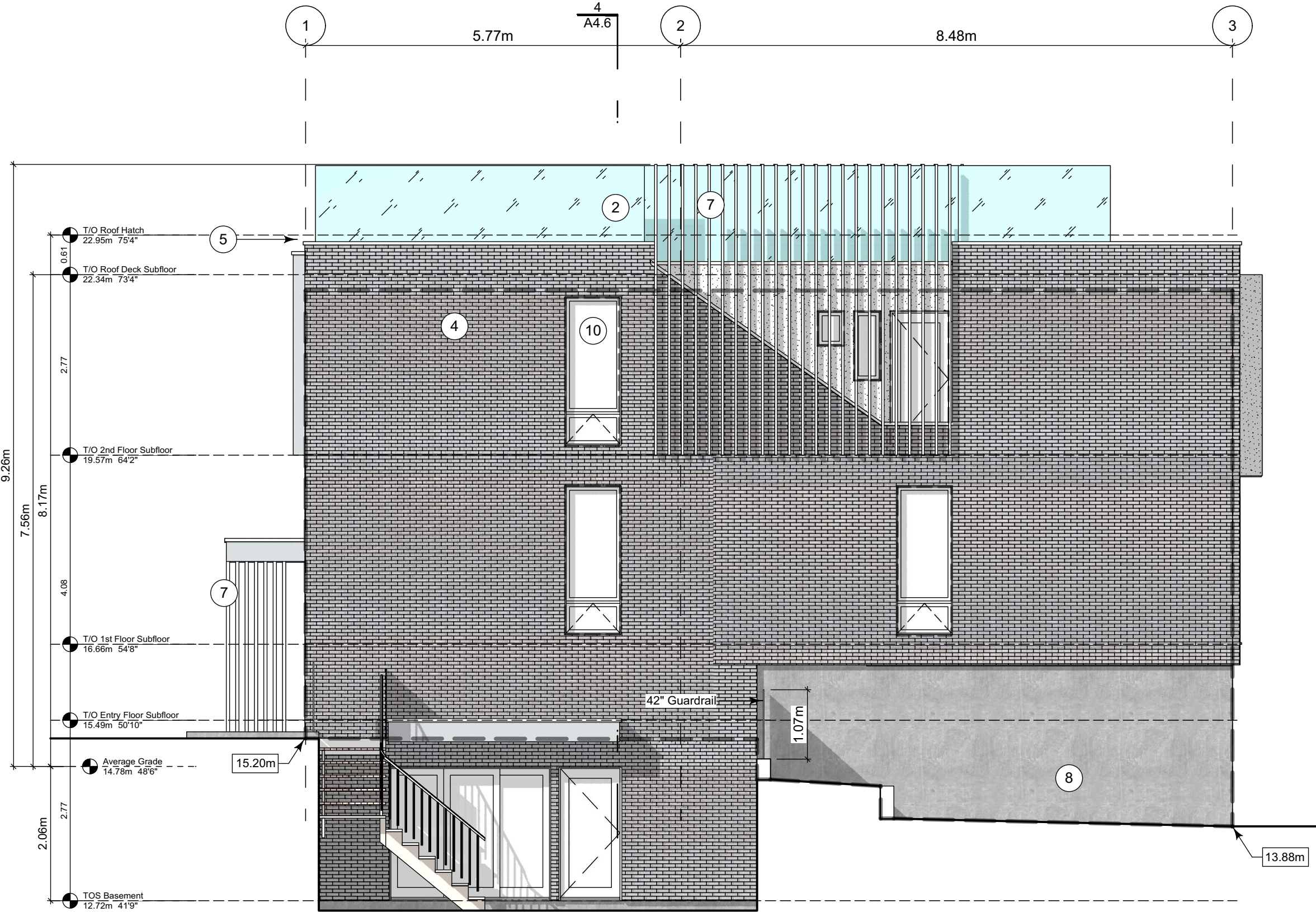
Exterior Materials

No.	Description	Colour / Finishes
1	Cable Trellis c/w Vines	See Landscape Drawings
2	Glass Railing	Glass Guardrail with White Aluminum Frame
3	Hardie Panels	Grey
4	I-XL Brick	Light Grey
5	Metal Cap Flashing	White
6	Metal	Silver or White
7	Metal Screen	
8	Parged Concrete	-
9	Stucco	White
10	Window Frame	Silver or white
11	Wood Grain Cladding	Wood Grain

All Materials as noted or approved equal



4 West Elevation - Fairfield Road
Scale: 1:65



1 South Elevation
Scale: 1:65



3 East Elevation - Driveway
Scale: 1:65



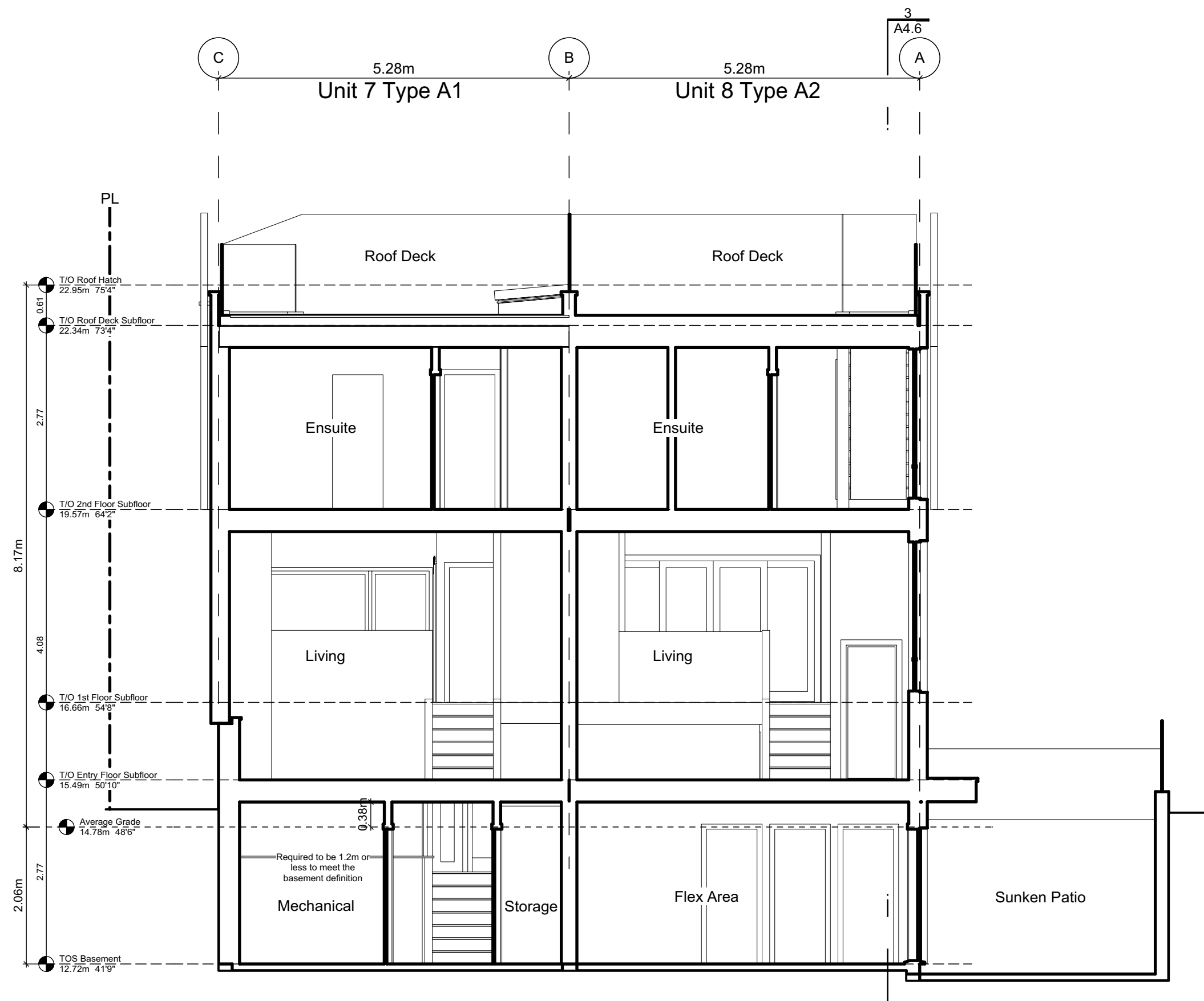
2 North Elevation - Kipling Street
Scale: 1:65

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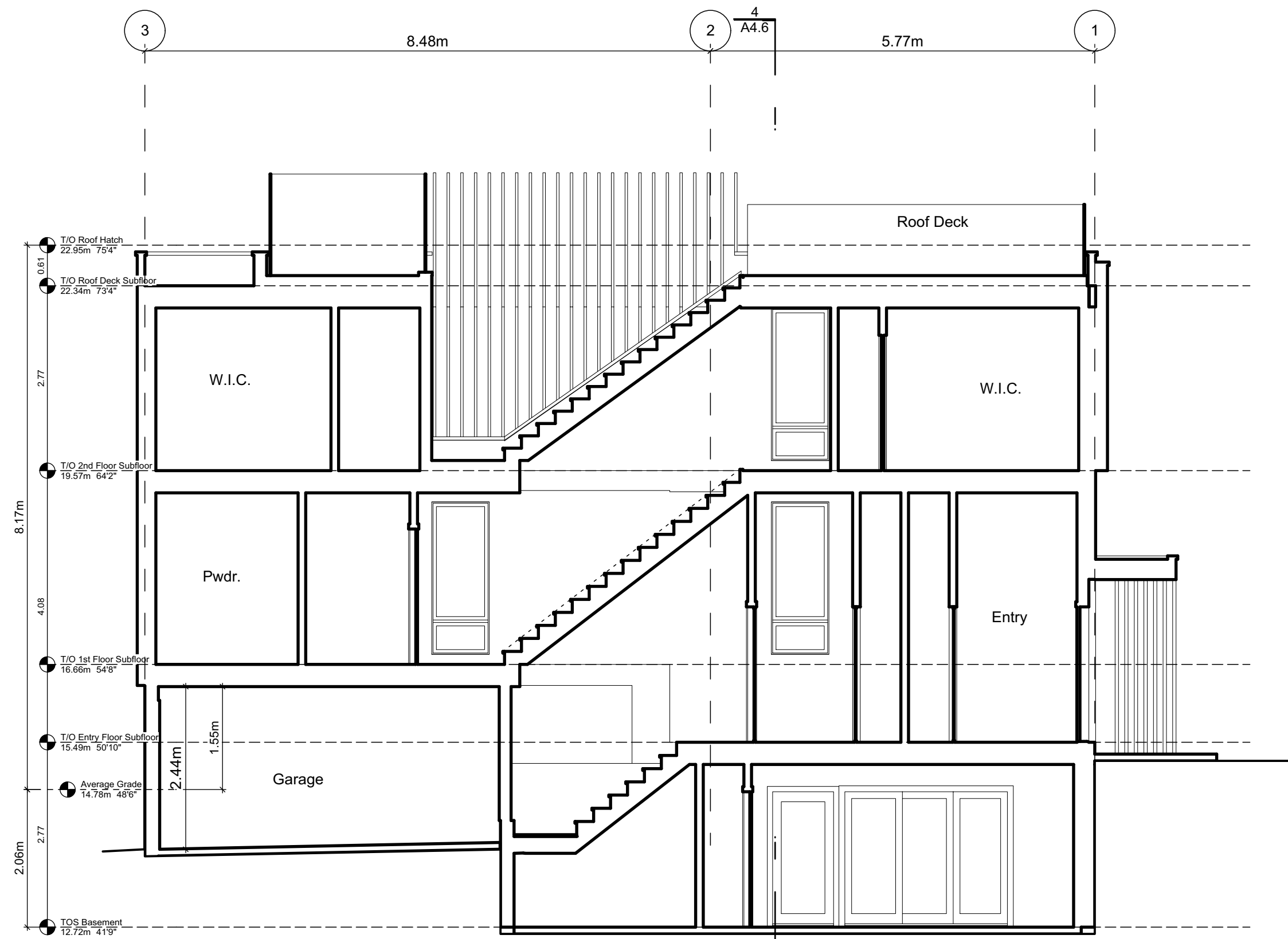
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Block 02 Elevations
Fairfield-Kipling Development

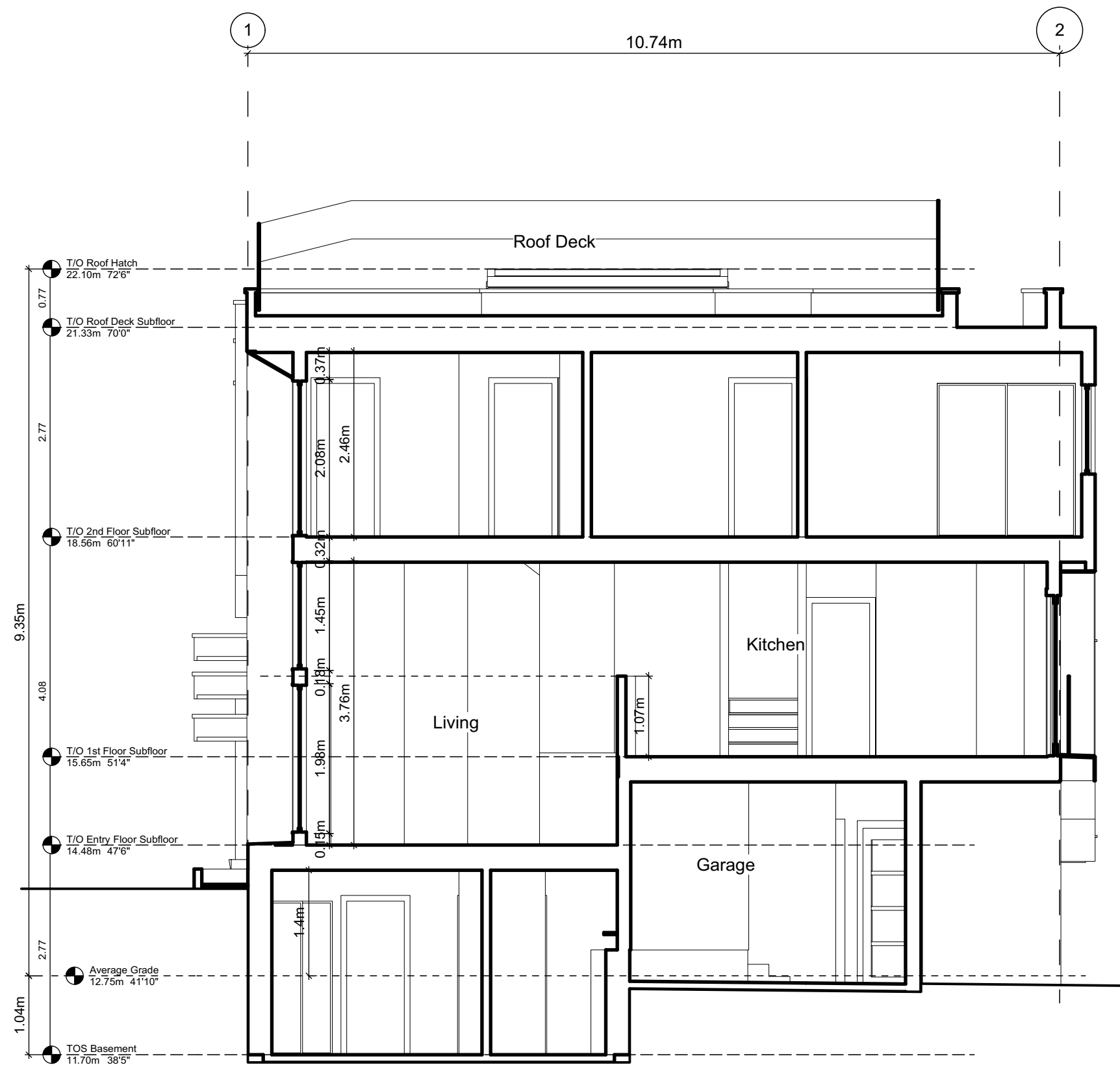
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4 Block 2 Section
Scale: 1:65



3 Block 2 Unit 8 Section
Scale: 1:65



2 Block 1 Unit 5 Section
Scale: 1:65

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Climatic Data for the City of Victoria								
December 10 2018 (BCBC 2018)								
The following climatic data shall be used within the boundaries of the City of Victoria.								
Design Temperature				Degree Days Below 18°C				
January		July 2.5%		Dry °C	Wet °C	2700		
2.5% °C	1% °C							
-4	-6	24	17					
15 Min. Rain, mm	One Day Rain, 1/50, mm	Ann. Rain, mm	Moist. Index	Ann. Tot. Ppn, mm	Driving Rain Wind Pressure, Pa, 1/5			
9	91	800	0.98	825	220			
Snow Load kPa 1/50		Hourly Wind Pressures, kPa						
S _e	S _r	1/10		1/50				
1.5	0.3	0.44		0.57				
Seismic Data								
S _a (0.2)	S _a (0.5)	S _a (1.0)	S _a (2.0)	S _a (5.0)	S _a (10.0)	PGA	PGV	
1.30	1.16	0.676	0.399	0.125	0.044	0.580	0.834	
Alternatively site specific climatic data from Environment Canada can be used. Environment Canada can be emailed at climate_services@ec.gc.ca to obtain site specific climatic data. There is a user fee for providing site specific climatic data from Environment Canada.								

Assemblies General Notes:

These assemblies have been selected in accordance with BCBC 2018 and in coordination with the project consultants. The contractor is to be compliant with all these requirements, any deviations will not be accepted without prior approval and coordination.

Abbreviations

FRR = Fire Resistance Rating

VB = Vapour Barrier

FG = Fiber Glass

MB = Moisture Barrier

AB = Air Barrier

OC = On Centre

STC = Sound Transmission Class

GWB = Gypsum Wall Board

XPS = Extruded Polystyrene Rigid Insulation (Roxul CIS or equiv)

RSI = Resistance Système International

IIC = Impact Insulation Class

UV = Ultraviolet

ULC = Underwriters Laboratories of Canada

Roof Assemblies

Calculated with a Heat-Recovery Ventilator Effective RSI values, BCBC Section 9.36. Energy Efficiency, Zone 4 <3000 Degree Days						
Assembly		RSI Area %	RSI eff. (m2•K)/W	R-Value	FRR	STC
R1.0	Insulated Roof (Outboard Insulation) All roofing work to RCABC five-year guarantee standards. Roof Covering to have a A, B, or C classification as per CAN/ULC-S107 Exterior Air Film Torch On Built Up Membrane Protection Board	REQUIRED:	4.67	26.52	-	-
		PROVIDED:	4.84	27.49	-	-
MB	5" Expanded polystyrene Type 2 Slope To drain 5/8" T&G Plywood sheathing (See structural) 11 7/8" TJI joists (see structural) 1 layers 5/8" GWB Interior Air Film Soffit - See elevations	0.035 / mm	4.45	25.24	-	-
			-	-	-	-
AB, VB			0.16	0.91		
			0.10	0.55		
			0.11	0.62		
R1.1	Roof Cavity Fire Separation 11 7/8" TJI Rated Rim Board (see structural)	REQUIRED:	-	-	1 HR	-
		PROVIDED:	-	-	1 HR	-
R2.0	Insulated Roof (Spray Foam) All roofing work to RCABC five-year guarantee standards. Roof Covering to have a A, B, or C classification as per CAN/ULC-S107 Exterior Air Film Torch On Built Up Membrane 5/8" T&G Plywood sheathing (See structural) Cross Strapping slope to drain 11 7/8" TJI joists (see structural) 6" 2LB Medium Density/Closed Cell Spray Foam Insulation 1 layers 5/8" GWB Interior Air Film Soffit - See elevations	REQUIRED:	4.67	26.52	-	-
		PROVIDED:	5.21	29.60	-	-
MB	5/8" T&G Plywood sheathing (See structural) Cross Strapping slope to drain 11 7/8" TJI joists (see structural)	0.03	0.17			
		-	-			
AB, VB	6" 2LB Medium Density/Closed Cell Spray Foam Insulation 1 layers 5/8" GWB Interior Air Film Soffit - See elevations	2.56 9.0%	4.98	28.25		
		5.49 91.0%	0.10	0.55		
			0.11	0.62		
R3.0	Un-Insulated Roof All roofing work to RCABC five-year guarantee standards. Roof Covering to have a A, B, or C classification as per CAN/ULC-S107 Torch On Built Up Membrane 5/8" T&G Plywood sheathing (See structural) 11 7/8" TJI joists (see structural) Soffit - See elevations	REQUIRED:	-	-	-	-
		PROVIDED:	-	-	-	-
MB						
R4.0	Roof Deck Exterior Air Film Floating Wood Deck Boards on 2X4 Sleepers DELTA MS - 5/16" dimpled membrane Torch On Built Up Membrane 5/8" T&G plywood sheathing (see structural) Cross Strapping slope to drain 11 7/8" TJI joists (see structural) 6 " 2LB Medium Density/Closed Cell Spray Foam Insulation Resilient metal channels @ 24" OC perpendicular to joists 1 layers 5/8" type X GWB Interior Air Film	REQUIRED:	4.67	26.52	-	-
		PROVIDED:	5.21	29.60	-	-
MB	5/8" T&G plywood sheathing (see structural) Cross Strapping slope to drain 11 7/8" TJI joists (see structural)	0.03	0.17			
		-	-			
AB, VB	6 " 2LB Medium Density/Closed Cell Spray Foam Insulation Resilient metal channels @ 24" OC perpendicular to joists 1 layers 5/8" type X GWB Interior Air Film	2.56 9.0%	4.98	26.87		
		5.49 91.0%	0.10	0.55		
			0.11	0.62		

Exterior Wall Assemblies

Calculated with a Heat-Recovery Ventilator Effective RSI values, BCBC Section 9.36. Energy Efficiency, Zone 4 <3000 Degree Days						
Assembly	RSI	Area %	RSI eff. (m2•K)/W	R-Value	FRR	STC
W1.0 CIP Concrete Below Grade Free drainage back fill (See geotechnical) DELTA MS - 5/16" dimpled membrane Waterproofing Install as per manufacturers recommendation 8" Reinforced Type S or N concrete wall (see structural) 2.5" Continuous XPS Insulation 2X2 Framing @ 24" OC (Service Cavity) 1 Layer 1/2" GWB Interior Air Film	REQUIRED:		1.99	11.30	-	-
	PROVIDED:		2.59	14.73	-	-
			-	-		
			-	-		
			-	-		
MB		0.0004/mm	0.08	0.46		
AB, VB		0.0336/mm	2.13	12.12		
			0.18	1.02		
			0.08	0.45		
			0.12	0.68		
W2.0 Wood Stud Wall Exterior Air Film Cladding (See Elevations) 3/8" x 1 1/2" PT Strapping 16" OC 2 layers 30min building paper 1/2" Plywood Sheathing 2X6 Framing 16" OC (See structural) R22 FG Batt Insulation 6 mil Poly UV 1 Layer 5/8" GWB Taped, Sanded, and ready for paint Interior Air Film	REQUIRED:		2.74	15.56	-	-
	PROVIDED:		3.04	17.24	-	-
			0.03	0.17		
			-	-		
			0.15	0.85		
MB			0.10	0.57		
AB, VB		framing 1.19 0.23 cavity 3.87 0.77	2.55	14.46		
			-	-		
			0.09	0.51		
			0.12	0.68		
W3.0 Curtain Wall 6" Deep 1" insulating double pane exterior glazed 5" Extruded Aluminum Mullion	REQUIRED:		-	-	-	-
	PROVIDED:		-	-	-	-

Interior Wall Assemblies

Assembly	RSI	Area %	RSI eff. (m2•K)/W	R-Value	FRR	STC
W4.0 Suite to Suite (Demising Wall) BCBC 2018 Table A9.10.3.1.A W13c 1 layer 5/8" type 'X' ULC rated GWB 2X4 stud framing @ max 16" OC (see structural) 3 1/2" FG Batt Insulation (One side Only) 1" air space 2X4 stud framing @ max 16" OC (see structural) 1 layer 5/8" type 'X' ULC rated GWB *Where noted as shear wall, 1 layer 1/2" plywood (see structural)	REQUIRED:	-	-	1 HR	50	
	PROVIDED:	-	-	1 HR	54	
W5.0 Non-Load Bearing Partition 1/2" GWB both sides of 2X4 or 2X6 stud framing ** see plans for location of 2x6 wall to accommodate services ** 3 1/2" FG Batt Insulation @ bathroom walls	REQUIRED:	-	-	-	-	
	PROVIDED:	-	-	-	-	
W5.1 Load Bearing Partition ** Refer to structural drawings for location of load bearing & Shera Walls 1 layer 5/8" type 'X' ULC rated GWB both sides of 2x4 or 2x6 stud framing (see structural 16" OC Max) ** see plans for location of 2x6 wall to accommodate services ** 3 1/2" FG Batt Insulation @ bathroom walls	REQUIRED:	-	-	1 HR	-	
	PROVIDED:	-	-	1 HR	-	

Floor Assemblies

Calculated with a Heat-Recovery Ventilator							
Effective RSI values, BCBC Section 9.36. Energy Efficiency, Zone 4 <3000 Degree Days							
Assembly		RSI	Area %	RSI eff. (m2•K)/W	R-Value	FRR	STC
F1.0 Wood Floor				REQUIRED:	-	-	-
				PROVIDED:	-	-	-
	Finish Flooring to Owners spec						
	5/8" T&G plywood sheathing (see structural)						
	11 7/8" T/J joists (see structural)						
	1 layer 5/8" GWB						
F1.1 Insulated Wood Floor				REQUIRED:	4.67	26.52	-
				PROVIDED:	5.48	31.13	-
	Interior Air Film				0.16	0.91	
	Finish Flooring to Owners spec				-	-	
	5/8" T&G plywood sheathing (see structural)				0.10	0.57	
AB, VB	11 7/8" T/J joists (see structural)	framing	2.56 9.0%		5.19	29.48	
	6.5" Rigid SM Foam Insulation Sealed in place.	cavity	5.78 91.0%				
	Soffit - See elevations				-	-	
	Exterior Air Film				0.03	0.17	
F2.0 Concrete Slab On Grade				REQUIRED:	-	-	-
				PROVIDED:	-	-	-
AB, VB	4" Reinforced concrete slab (see structural)						
	10 mil UV VB						
	6" compacted granular fill (see structural)						
	native soil						

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Building Assemblies



View from Kipling Street at Thurlow Road looking West



View from Kipling Street Looking West



View from Kipling Street Looking South



View from Thurlow Road at Access

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Concept Renderings

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View from Kipling Street Looking South



View from Drive Isle



View from Fairfield Road Looking East



View from Kipling Street South East

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THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATIONS

LEGEND									
WATER	W	GAS	G	EXISTING U/G UTL.	MANHOLE	HYDRANT	MONUMENT		
SEWER	S	CURB	C	PROPOSED U/G UTL.	CLEANOUT	VALVE	LOT PIN		
DRAIN	D	SIDEWALK	S/W	LIGHT STANDARD	CATCHBASIN	METER	LEAD PLUG		
DITCH		EDGE PAVE.		POWER POLE	ROAD SIGN	REDUCER			
CULVERT		BUSHLINE		ANCHOR					
HEADWALL		TREE							

SEAL

LEGEND

	APPROXIMATE EXTENT OF ASPHALT PAVING
	CONCRETE SIDEWALK
	PROPOSED TREE
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
MFE	MAIN FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION

CONCEPTUAL PLAN

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT-OF-WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
- OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
- EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
- BED ALL PIPE USING CLASS 'B' BEDDING.
- WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
- DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG FAIRFIELD ROAD, KIPLING STREET, AND THURLOW ROAD DURING CONSTRUCTION.
- COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
- CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.

SEWER AND DRAIN

- SEWER AND DRAIN SERVICE CONNECTIONS TO BE TO MMCD STD DWG S7: 100# PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150# PVC DR28 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
- SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE TO BE C.S.A. APPROVED PVC.
- CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE OF ENCOUNTERED SEWER AND DRAIN PIPES FOR THE AS CONSTRUCTED DRAWINGS.
- THE CITY OF VICTORIA TO INSTALL 150# SEWER CONNECTION AND 150# DRAIN CONNECTION TO THE PROPERTY LINE COMPLETE WITH INSPECTION CHAMBERS AT THE DEVELOPER'S EXPENSE.
- CAP EXISTING SEWER AND DRAIN SERVICES THAT HAVE BEEN ABANDONED AND HAVE THE CAPPING WITNESSED BY THE PLUMBING INSPECTOR PRIOR TO BACKFILL.
- PROVIDE CLEANOUTS ON DRAIN AND ON SEWER SERVICES WITHIN 1m OF BUILDING.

WATER

- WATER MAIN PIPE TO BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 350mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
- CONTRACTOR TO TEST FOR CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER. CHLORINATION AND DISINFECTION TO AWWA C651.
- CONTRACTOR TO ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
- THE CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICE AT THE DEVELOPER'S EXPENSE.
- THE CITY OF VICTORIA TO INSTALL WATER SERVICE CONNECTION c/w METER TO PROPERTY LINE AT THE DEVELOPER'S EXPENSE.

ROAD

- CONSTRUCT ALL ROADWAYS AND CUL-DE-SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.
- THE CITY OF VICTORIA SHALL RE-ESTABLISH EXISTING CONTROL MONUMENT (9-68) AT THE DEVELOPER'S EXPENSE.

PARKS

- PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
- HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
- THE PROJECT ARBORIST TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING FOR EXISTING TREE. THE PROJECT ARBORIST TO SUPERVISE EXCAVATION AROUND THE TREE.
- THE ARBORIST TO DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ONSITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.

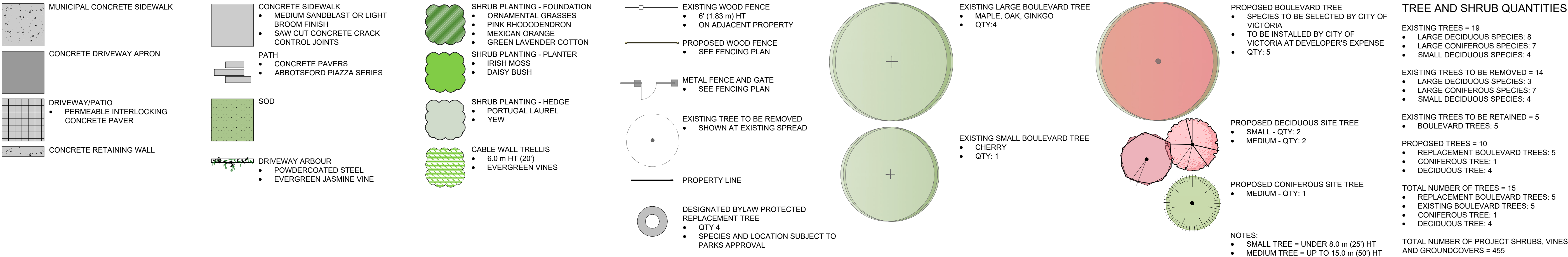
HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS

- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- LOT TO BE SERVICED UNDERGROUND.
- BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONSTRUCT HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
- IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTIS BC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL.





LEGEND



ARCHITECTURAL CONCRETE PLANTERS



LANDSCAPE PAVERS



SUNKEN PATIO



CABLE TRELLIS DETAIL



COMMUNITY BENCH



DROUGHT AND DEER TOLERANT POLLINATORS



Brachyglottis greyii



Santolina virens



Lavandula angustifolia

DROUGHT AND DEER TOLERANT GRASSES + SEDGES



Nassella tenuissima



Carex testacea

DROUGHT TOLERANT EVERGREEN



Juniperus scopulorum "Blue Arrow"

WEeping ROSEMARY



Rosmarinus officinalis 'Prostratus'

CLIMBING VINE



Jasminum polyanthum

HEDGING MATERIAL



Choisya ternata



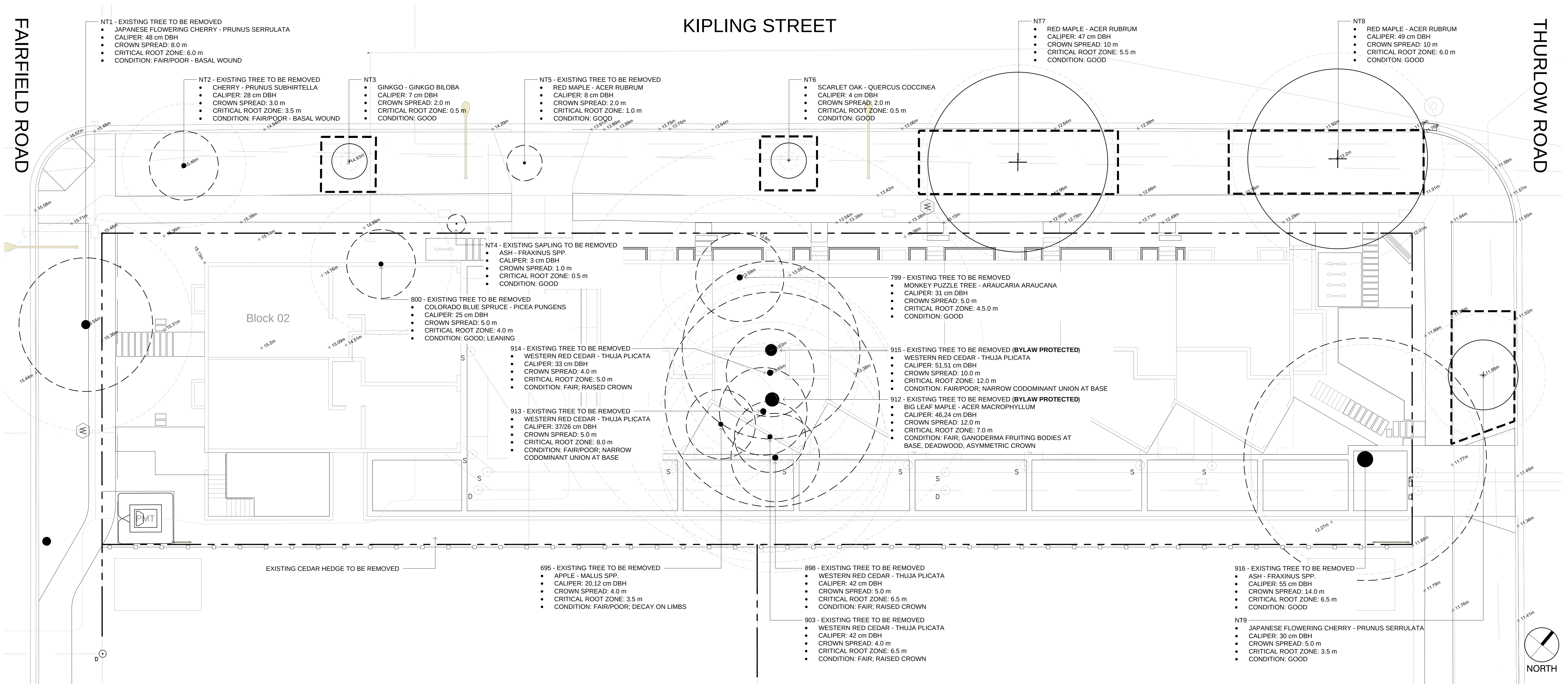
Sarcococca confusa

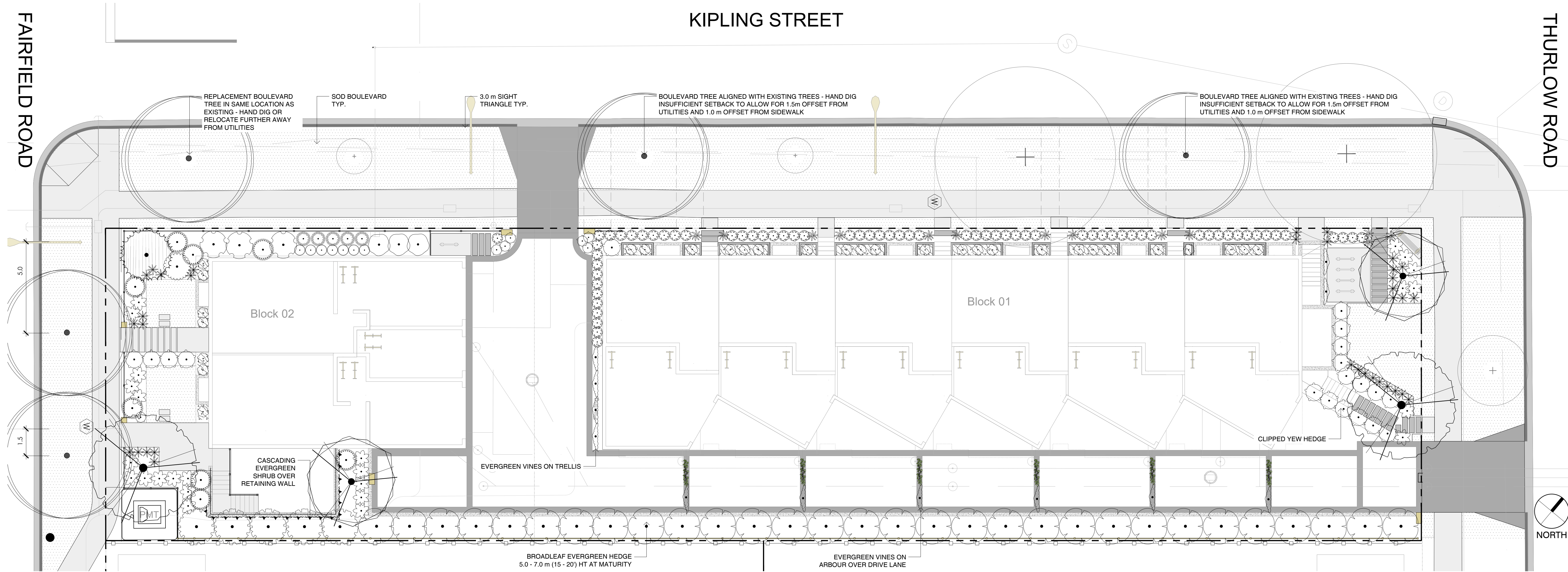


Prunus lucitanica

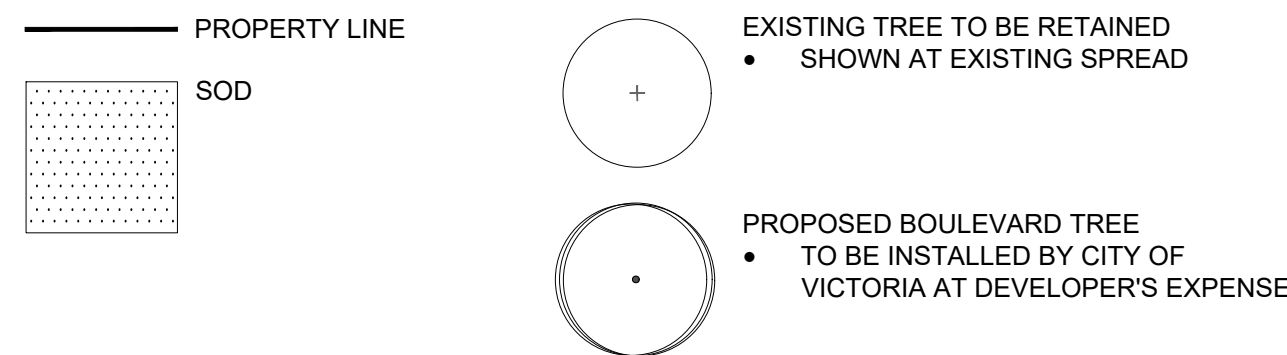


Taxus x media 'Hicksii'

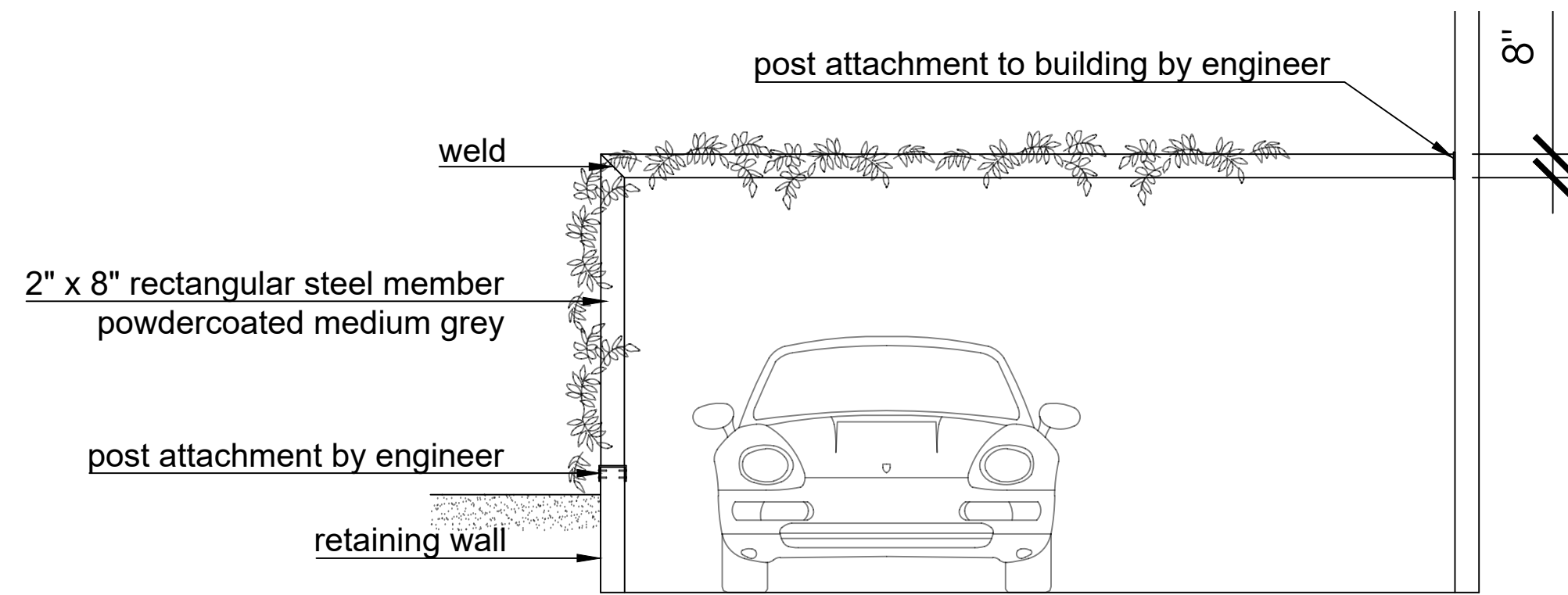




LEGEND



- NOTES:
- 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
 - 2. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO IAABC STANDARDS.
 - 3. ALL PROPOSED BOULEVARD TREES TO HAVE 10m³ MIN. GROWING MEDIUM.
 - 4. SMALL TREE = UNDER 8.0 m HT, MEDIUM TREE = UP TO 15.0 m HT.



ELEVATION - DRIVE AISLE ARBOUR: NTS

PLANT SCHEDULE - TREES

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	2	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	B@B	60 MM	MEDIUM TREE
	1	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING NOOTKA FALSE CYPRESS	70 MM		LARGE TREE
	2	STYRAX JAPONICUS / JAPANESE SNOWBELL	B@B	50 MM	SMALL TREE

PLANT SCHEDULE - SHRUBS

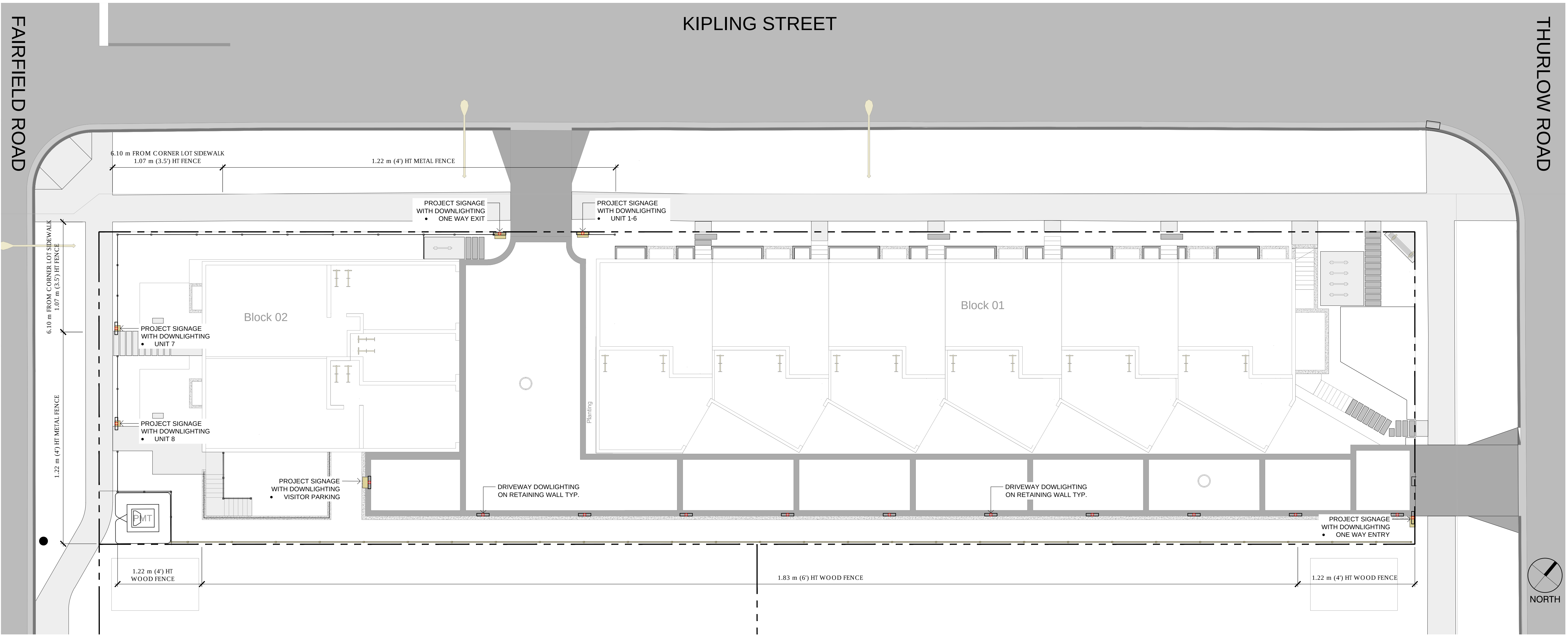
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	30	BRACHYGLOTTIS GREYI / DAISY BUSH	#2 CONT	0.60m
	34	CAREX TESTACEA / CAREX	#1 CONT	0.60m
	5	CHOISYA TERNATA / MEXICAN ORANGE	#3 CONT	2m
	3	HYDRANGEA PANICULATA 'PHANTOM' / PANICLED HYDRANGEA	#3 CONT	1.50m
	12	JASMINUM POLYANTHUM / PINK JASMINE TRELLIS	#1 CONT	1.50m
	7	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	#5 CONT	0.60m

PLANT SCHEDULE - SHRUBS CONT.

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	7	LAVANDULA X INTERMEDIA 'PROVENCE' / PROVENCE LAVENDIN	#1 CONT	0.60m
	3	LIGUSTRUM VULGARE / PRIVET	#2 CONT	1.20m
	5	MISCANTHUS SINENSIS 'GRAZIELLA' / GRAZIELLA MAIDEN GRASS	#1 CONT	0.80m
	8	MISCANTHUS SINENSIS 'MORNING LIGHT' / EULALIA GRASS	#2 CONT	1.20m
	13	NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS	#1 CONT	0.60m
	30	PRUNUS LUSITANICA / PORTUGAL LAUREL	#5 CONT	2m
	1	RHODODENDRON X 'CHRISTMAS CHEER' / CHRISTMAS CHEER RHODODENDRON	#5 CONT	1.50m
	18	ROSMARINUS OFFICINALIS 'PROSTRATUS' / WEEPING ROSEMARY	#1 CONT	0.60m
	67	SANTOLINA VIRENS / GREEN LAVENDER COTTON	#1 CONT	0.60m
	25	SARCOCOCCA CONFUSA / SWEETBOX	#1 CONT	0.90m
	19	TAXUS X MEDIA 'HICKSII' / HICKS YEW	#3 CONT	1m

PLANT SCHEDULE - GROUNDCOVER

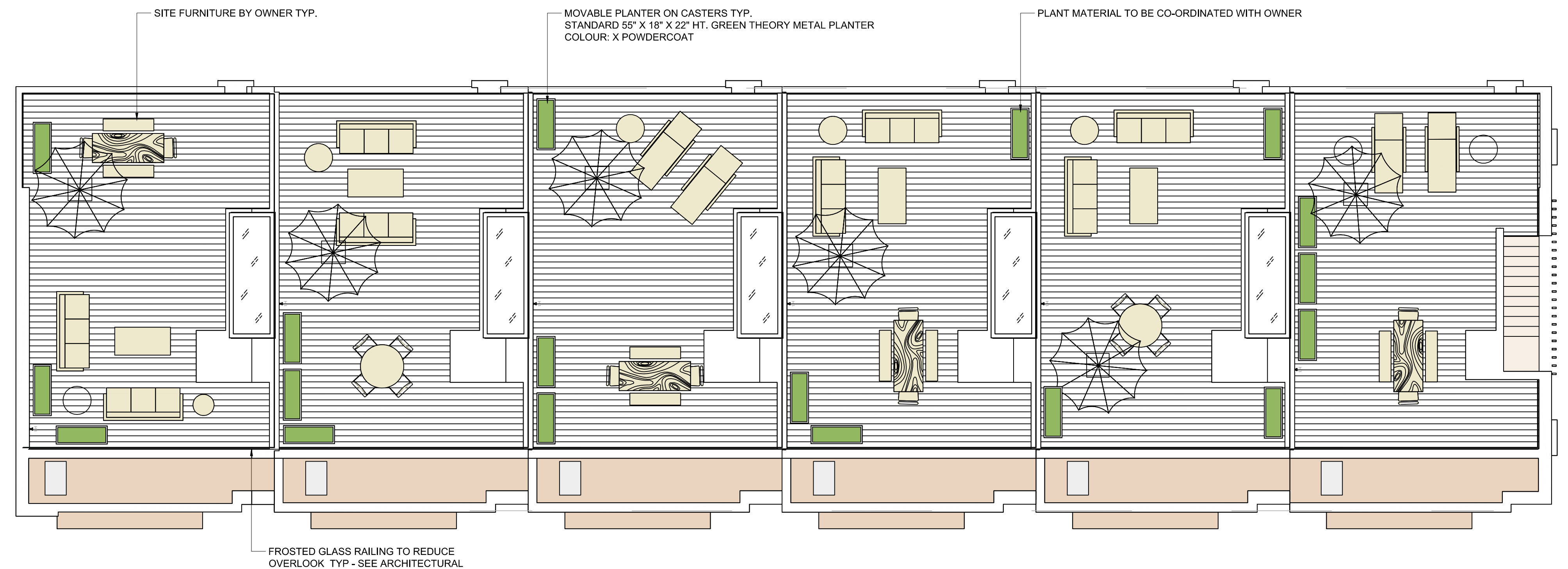
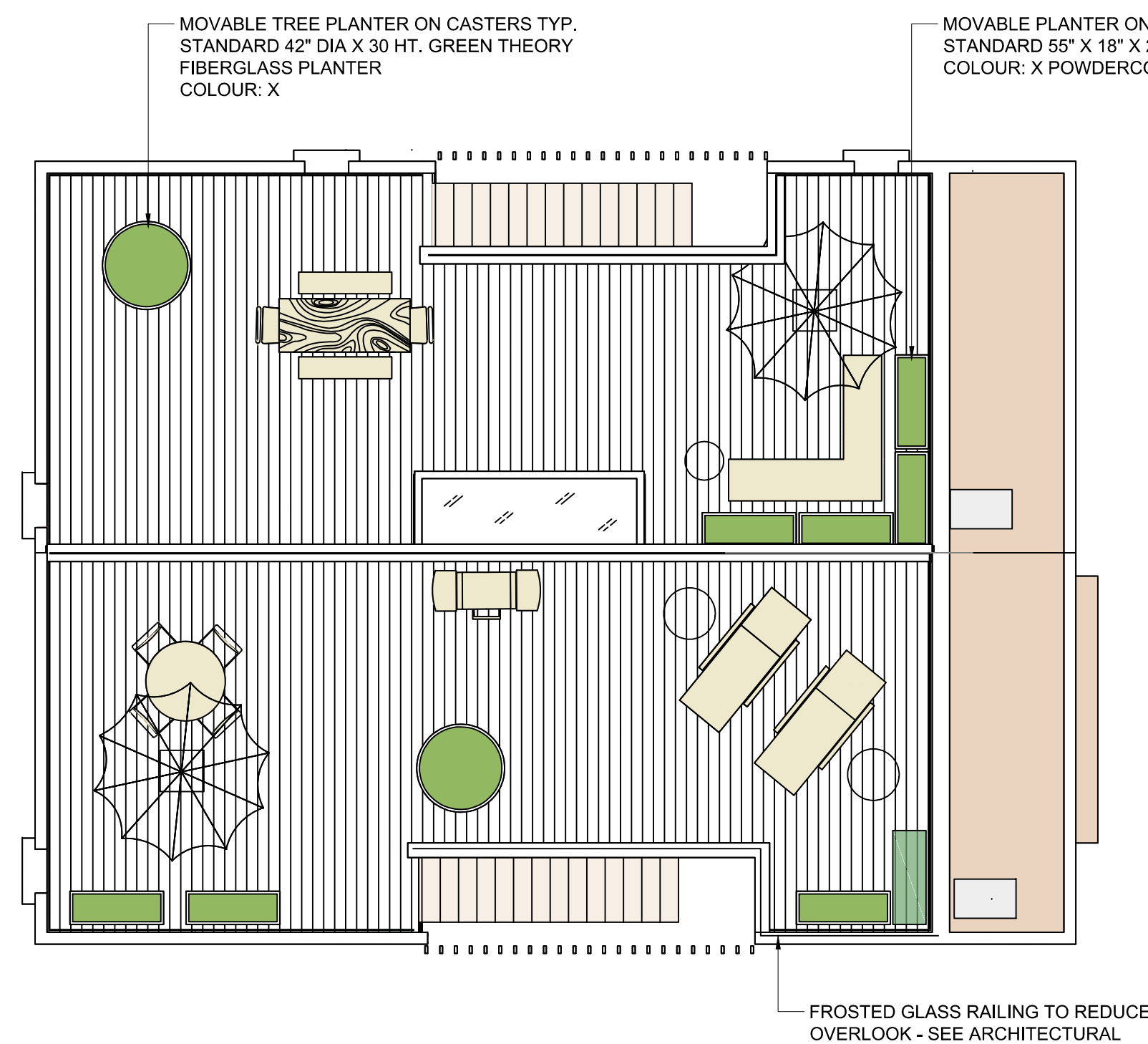
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	168	SAGINA SUBULATA / IRISH MOSS	PLUG	300mm	



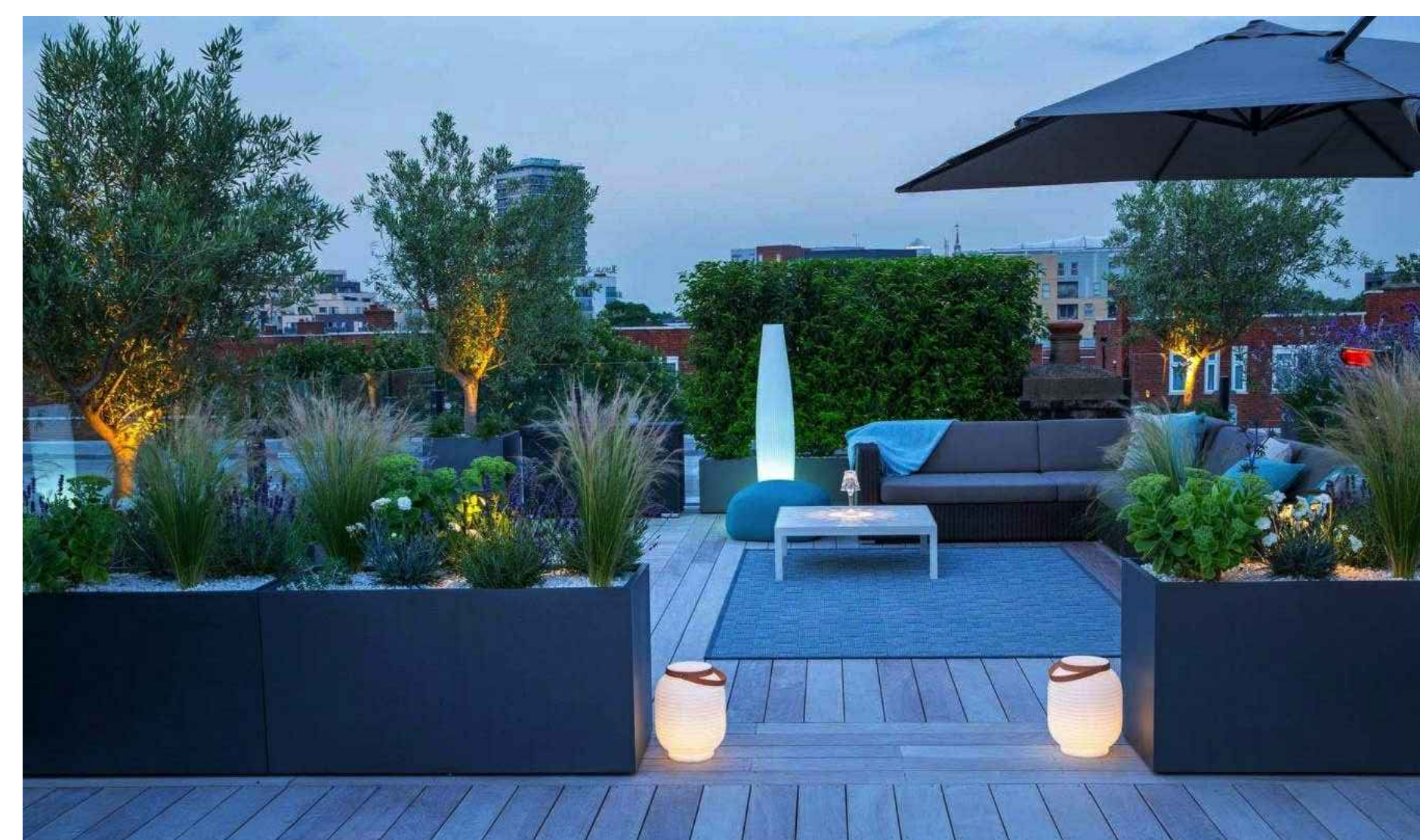
FENCING CHARACTER IMAGE



DOWNLIGHTING CHARACTER IMAGES



ROOFTOP TREES IN PLANTERS



RECTANGULAR PLANTERS