

Agenda Report

September 24, 2012

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: PREDEVELOPMENT PLAN REVIEW OF AMERICAN GENERAL DESIGN PROJECT LOCATED AT 105 SOUTH LOS ROBLES AVENUE

RECOMMENDATION:

This report is intended to provide information to the City Council, no action is required.

BACKGROUND:

American General Design has submitted a Predevelopment Plan Review (PPR) application to construct an approximately 50,239 square foot mixed-use development project at 105 South Los Robles Avenue. The PPR process was established to achieve better projects through early consultation between City staff and applicants, identify issues that may arise during application processing such as community concerns, achieve consistency with City regulations and policies, and avoid significant investment in the design of a project without preliminary direction from City staff. Importantly, the PPR process also serves to inform the City Council and the public of development projects that are of community-wide significance.

PROJECT SUMMARY:

The subject site measures 18,610 square feet. The project consists of the demolition of two non-residential buildings measuring a combined 9,602 square feet. Proposed is a new five-story mixed-use building containing 50 residential units, and a ground floor commercial space measuring 2,638 square feet above two levels of parking containing 70 parking spaces. The total square footage of the building will be 50,239 square feet. Four on-site very low income housing units are being provided by the project.

DISCRETIONARY ENTITLEMENTS

Affordable Housing Concession Permit

The applicant is requesting an Affordable Housing Concession Permit in an effort to provide affordable housing with this project. The concession is to allow an increase in

floor area from the allowable 2.25 FAR to 2.70 FAR. The applicant has submitted an application which will be reviewed by the Hearing Officer.

Design Review

Because the project consists of new construction in excess of 5,000 square feet, design review is required, with the Design Commission being the reviewing authority. The applicable design guidelines for the project are the Citywide Design Principles in the Land Use Element of the General Plan and the Design Guidelines in the Central District Specific Plan. In addition, staff determined that there are no designated historic resources on the property that appear to be eligible for designation.

ANALYSIS

On September 19, 2012 staff conducted a preliminary informational meeting regarding the proposed project with the applicant and other City departments, including Transportation, Fire, Public Works and Housing. Review and comments on the proposal identified the following issues:

Affordable Housing Concession Review

An applicant who utilizes the density bonus provisions of the Zoning Code may request one or more concessions or other incentives. Pursuant to State Density Housing Laws and the City's local ordinances, the Hearing Officer shall approve a concession upon making the following findings:

1. The concession or incentive is required in order for the designated units to be affordable; and
2. The concession or incentive would not have a specific adverse impact on public health, public safety, or the physical environment, and would not have an adverse impact on a property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigated or avoid the specific adverse impact, or adverse impact, without rendering the development unaffordable to low- and moderate-income households. A specific adverse impact is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

In order to assist in the decision making process the City will hire an independent financial consultant to prepare a financial analysis based on the concession request.

The role of the consultant is to analyze the financial pro-forma to determine if the inclusion of affordable housing is financially feasible and that the increase in FAR is considered necessary to provide the four affordable residential units.

Design Review

As stated above, the project is subject to the design review process. The first step is the Preliminary Consultation which is intended to provide the applicant input on their design concept prior to investing in detailed design drawings that would be difficult to modify. The process yields advisory comments which the architect is required to address in subsequent phases of the design review process. A Preliminary Consultation with the Design Commission has been tentatively set for October.

Zoning Code

The subject property is zoned CD-2 (Central District Specific Plan, Subarea 2, Civic Center / Midtown). The Central District encourages a vibrant mix of land uses, including office, retail and residential. In addition, the Zoning Code requires compliance with setbacks, height and density. Below is a breakdown of those requirements as they relate to this project.

Floor Area Ratio. Pursuant to PMC Section 17.30.040, the maximum allowed FAR is 2.25:1. Given the existing lot size of 18,610 square feet, the allowable development would be 41,873 square feet of floor area. As proposed, the applicant is requesting an FAR of 2.70:1 or 50,239 square feet. To exceed the permissible FAR, the applicant is requesting an Affordable Housing Concession Permit to allow the increase in floor area so that affordable units may be provided on site.

Residential Density. The subject site is within an area that allows up to 87 units per acre, before any density bonus. Based on a lot size of 18,610 square feet, a total of 37 units are allowed. Subject to the Density Bonus Provisions of the Zoning Code, an applicant may request a bonus increase of 35 percent (or 13 additional units), when it is demonstrated that the applicant is proposing a mix of residential units intended to be utilized for affordable housing. In this case, the applicant is proposing a total of four very low income units, which allows the maximum increase of 35 percent. As such, the 50 proposed residential units are within the allowable Code requirements.

Setbacks. Setbacks within the Central District are determined by the District Setback Map. A non-residential project may be placed between 0-5 feet from the property line. As proposed the applicant is providing the minimum setback and will comply with the maximum allowable for the proposed mixed use building.

Height. The project complies with the Code's height requirements. The maximum allowable height in this district is 60 feet. The Code provides for height averaging by allowing additional building height on certain portions of a building site that is counterbalanced by lower height elsewhere on a development site. With Height Averaging portions of the new construction may project up to 75 feet in height. In this case, the applicant intends to comply with the height requirement of 60 feet with no additional request for height.

Parking. The site will be developed with one level of at grade parking and one level of subterranean parking with a maximum of 70 parking spaces. Vehicle access to the site will be provided by an adjacent mixed use project that is currently under construction. As proposed, the minimum required parking for the use will be provided on site.

Environmental

Due to the nature of the proposal, staff consulted with the Department of Transportation to determine if there are any potential traffic impacts. Early indications show the project will generate minimal traffic-related impacts. As a result, the project may qualify for an In-Fill Exemption under the California Environmental Quality Act (CEQA).

General Plan

The property's General Plan Land Use designation is Central District Specific Plan (CDSP). The CDSP is further broken down into sub-districts, with the project site located within the CD2 – Civic Center / Midtown. The purpose of the Specific Plan is to include a diverse mix of land uses designed to create the primary business, financial, retailing and government center of the City. The mixed-use project is consistent with the General Plan and within the remaining residential and commercial caps for the Central District. The following Land Use Policy and Objectives of the General Plan may be applicable to the project:

- Objective 1 – Targeted Development: Direct higher density development away from Pasadena's residential neighborhoods and into targeted areas, creating an exciting urban core with diverse economic, housing, cultural and entertainment opportunities;
- Policy 1.2 – Specific Plans; Policy 1.3 – Transit-Oriented and Pedestrian Oriented Development, Policy 1.4 – Mixed Use; and
- Objective 3 – Affordable Housing: Policy 3.2 – Density: Increase densities in certain areas, including Mixed Use and Urban Village areas, to encourage the production of affordable housing – ownership units affordable to moderate, low and very low income households.

Transportation/Traffic

The thresholds identified in the City's Traffic Impact Review Guidelines required that a full Traffic Impact Study be conducted for the project. This study was recently completed and identified that the project will generate approximately 293 net daily trips with 20 new trips in the AM peak hour and 24 net trips in the PM peak hour.

The Study concluded that none of the studied intersections as well as street segments would result in a significant impact under CEQA.

NEXT STEPS

This project will require an administrative, quasi-judicial approval involving public hearings for the Affordable Housing Concession Permit before the Hearing Officer. In addition, the project is subject to review and approval by the Design Commission. The following list identifies next steps in the review process:

- Preliminary Consultation with Design Commission;
- Hearing Officer (Zoning) public meeting; and
- Design Commission reviews.

FISCAL IMPACT:

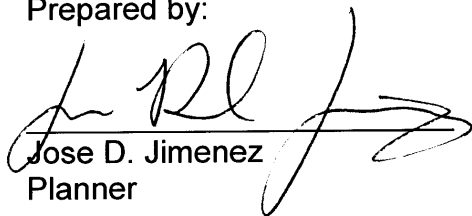
The project will generate plan check and permit fees. The exact amount of these fees will be determined during the plan check process.

Respectfully submitted,




VINCENT P. BERTONI, AICP
Director of Planning & Community
Development Department

Prepared by:




Jose D. Jimenez
Planner

Concurred by:



David Reyes
Principal Planner/Zoning Administrator

Approved by:



MICHAEL J. BECK
City Manager

Attachments: PPR Plans.

50 UNIT APARTMENT BUILDING
105 S. LOS ROBLES AVE.
PASADENA, CA. 91101



Design—Construction
Pasadena, California 91101
Telephone—(626) 799-1100
Fax—(626) 799-3001

VICINITY MAP

50 UNIT APARTMENT BUILDING
105 S. LOS ROBLES AVE.
PASADENA, CA. 91101



CODE ANALYSIS

SUBMIT BHP TO CITY FOR INDEPENDENT REVIEW AND APPROVAL TO COMPLY WITH "INPIRES"

OCCUPANCY (T.3A):

RETAIL
 RESIDENTIAL CONDOMINIUMS

TYPE OF CONSTRUCTION (TABLE 503)

TYPE I A. IHR
 TYPE I A. IHR
 1 HOUR INTERIOR PARTITIONS & FLOORS

SEPARATIONS

BETWEEN S-2 & R-2 3HR
 BETWEEN S-2 & M 1HR
 BETWEEN R-2 & M 3HR

ALLOWABLE AREA (TABLE 503 OF 2010 CBC):

PROPOSED ALLOWABLE
 S-2 IS 50,850 S.F. GROSS (4 STORIES W/21,000 S.F. ON EACH FLOOR)
 R-2 IS 39,423 S.F. GROSS (3 STORIES W/13,141 S.F. ON EACH FLOOR)

MAX. ALLOWABLE HEIGHT (TABLE 503 OF 2010 CBC)

ALLOWABLE STOREYS = 3 (50' HEIGHT) PER TABLE 503
 BUILDING TOTALLY SPRINKLERED STORY INCREASE ALLOWED TO 4 STORY (SEC. 504.2)
 HEIGHT IS INCREASED BY 20 FEET TO 70' MAX. (SEC. 504.2)

EXTERIOR WALL OPENINGS: (SMALL CORNER WITH FLARE 708.8)

NORTH ELEVATION - SEPARATION BETWEEN S-2 TO MAX. HEIGHT OF 70'.
 AREA OF WALLS = 10,215 S.F. (20' X 510.75')
 AREA OF WALLS = 10,215 S.F. (20' X 510.75')
 SOUTH ELEVATION - PERMITTED OPENINGS WITH APPROVED PROTECTION = 100% ALLOWABLE AREA
 PERMITTED OPENINGS WITH APPROVED PROTECTION = 100% ALLOWABLE AREA
 AREA OF WALLS = 10,215 S.F. (20' X 510.75')

EAST ELEVATION - SEPARATION BETWEEN S-2 TO MAX. HEIGHT OF 70'.
 AREA OF WALLS = 10,215 S.F. (20' X 510.75')
 AREA OF WALLS = 10,215 S.F. (20' X 510.75')

WEST ELEVATION - SEPARATION BETWEEN S-2 TO MAX. HEIGHT OF 70'.
 AREA OF WALLS = 10,215 S.F. (20' X 510.75')
 AREA OF WALLS = 10,215 S.F. (20' X 510.75')

MAXIMUM FLOOR AREA PER SECTION 506 OF 2010 CBC:

FORMULA: $A_n = \{A_1 + (A_2 \times I_1) + (A_3 \times I_2)\}$
 $I_1 = 26$
 $I_2 = 2$

$A_n = 11,698 + \{11,698 + (11,698 \times 20) + [11,698 \times 2]\}$
 $A_n = 38,135.48$

$A_n = 38,135.48$
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PROJECT PROGRAM

ZONING: CD-2
 SITE AREA: 18,000 SQ. FT. (0.41 ACRES)
 MAX. 270' AREA: 270' X 18,000 S.F. = 50,850 S.F.
 MINIMUM DENSITY: 27 UNITS PER ACRE
 MAXIMUM DENSITY: 77 UNITS PER ACRE
 PROPOSED DENSITY: 50 UNITS PER ACRE
 PROPOSED 10% AREA LOSS BECAUSE HOUSING UNITS BECOME TOWNHOMES
 A. DENSITY BONUS OF 35% = 12.95 UNITS BEYOND TO 12 UNITS
 TOTAL NUMBER OF UNITS PROPOSED = 50 UNITS

HEIGHT LIMITS: 60' (75' WITH HEIGHT AVERAGING)
 SETBACK: SET BACK NOT REQUIRED
 MAY SET BACK UP TO 5' MAX.
 FRONT SETBACK: 10' MINIMUM
 SIDE SETBACK: 5' MINIMUM
 REAR SETBACK: 5' MINIMUM

REQUIRED SETBACKS
 NON-RESIDENTIAL SET BACK NOT REQUIRED: 10' SET BACK TO 5'

PROJECT CONSULTANTS

OWNER
 ELECTRICAL ENGINEER
 MECHANICAL ENGINEER
 STRUCTURAL ENGINEER
 ENGINEERS & PLANNERS
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SOILS ENGINEER
 SURVEYOR
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 ROCKLAND HILLS, CA 91074
 PHONE: (916) 894-8986
 FAX: (916) 894-8986
 Website: nkd.com

DEFERRED APPROVAL
 1-FIRE ALARM AND FIRE SPRINKLER SYSTEMS SHALL BE PROVIDED UNDER SEPARATE PERMITS

PROJECT PROGRAM

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 SITE AREA: 18,000 SQ. FT. (0.41 ACRES)
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 MAY SET BACK UP TO 5' MAX.
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 SIDE SETBACK: 5' MINIMUM
 REAR SETBACK: 5' MINIMUM

REQUIRED SETBACKS
 NON-RESIDENTIAL SET BACK NOT REQUIRED: 10' SET BACK TO 5'

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Design-Construction
 128 S. 4th Street, Suite 100
 Hayward, CA 94541
 Phone: (415) 435-5000
 Fax: (415) 435-5001

DATE: 7-18-2012



15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

LOCATION	UNIT	UNIT TYPE		AREA
		NO. OF UNITS	NO. OF PARKING SPACES	
HOUSING LEVEL 1*	UNIT # 501	2	2	1,272 S.F.
	UNIT # 502	2	2	1,295 S.F.
	UNIT # 503	1	1	1,324 S.F.
	UNIT # 504	1	1	1,342 S.F.
	UNIT # 505	1	1	738 S.F.
	UNIT # 506	1	1	633 S.F.
	UNIT # 507	1	1	674 S.F.
	UNIT # 508	1	1	810 S.F.
	UNIT # 509	1	1	696 S.F.
	UNIT # 510	1	1	696 S.F.
	UNIT # 511	1	1	755 S.F.
COMMON AREA				1,072 S.F.
TOTAL UNITS = 10,239 S.F.				
TOTAL GROSS AREA HOUSING LEVEL 1 = 11,327 S.F.				

LOCATION	UNIT	UNIT TYPE		AREA
		NO. OF UNITS	NO. OF PARKING SPACES	
HOUSING LEVEL 1*	UNIT # 401	2	2	1,272 S.F.
	UNIT # 402	2	2	1,295 S.F.
	UNIT # 403	1	1	805 S.F.
	UNIT # 404	1	1	701 S.F.
	UNIT # 405	1	1	701 S.F.
	UNIT # 406	1	1	812 S.F.
	UNIT # 407	1	1	738 S.F.
	UNIT # 408	1	1	633 S.F.
	UNIT # 409	1	1	674 S.F.
	UNIT # 410	1	1	810 S.F.
	UNIT # 411	1	1	696 S.F.
UNIT # 412	1	1	696 S.F.	
UNIT # 413	1	1	755 S.F.	
COMMON AREA				1,110 S.F.
TOTAL UNITS = 10,588 S.F.				
TOTAL GROSS AREA HOUSING LEVEL 1 = 11,698 S.F.				

LOCATION	UNIT	UNIT TYPE		AREA
		NO. OF UNITS	NO. OF PARKING SPACES	
HOUSING LEVEL 1*	UNIT # 301	2	2	1,272 S.F.
	UNIT # 302	2	2	1,295 S.F.
	UNIT # 303	1	1	805 S.F.
	UNIT # 304	1	1	701 S.F.
	UNIT # 305	1	1	701 S.F.
	UNIT # 306	1	1	812 S.F.
	UNIT # 307	1	1	738 S.F.
	UNIT # 308	1	1	633 S.F.
	UNIT # 309	1	1	674 S.F.
	UNIT # 310	1	1	810 S.F.
	UNIT # 311	1	1	696 S.F.
UNIT # 312	1	1	696 S.F.	
UNIT # 313	1	1	755 S.F.	
COMMON AREA				1,110 S.F.
TOTAL UNITS = 10,588 S.F.				
TOTAL GROSS AREA HOUSING LEVEL 1 = 11,698 S.F.				

LOCATION	UNIT	UNIT TYPE		AREA
		NO. OF UNITS	NO. OF PARKING SPACES	
HOUSING LEVEL 1*	UNIT # 201	2	2	1,272 S.F.
	UNIT # 202	2	2	1,295 S.F.
	UNIT # 203	1	1	805 S.F.
	UNIT # 204	1	1	701 S.F.
	UNIT # 205	1	1	701 S.F.
	UNIT # 206	1	1	812 S.F.
	UNIT # 207	1	1	738 S.F.
	UNIT # 208	1	1	633 S.F.
	UNIT # 209	1	1	674 S.F.
	UNIT # 210	1	1	810 S.F.
	UNIT # 211	1	1	696 S.F.
UNIT # 212	1	1	696 S.F.	
UNIT # 213	1	1	755 S.F.	
COMMON AREA				1,110 S.F.
TOTAL UNITS = 10,588 S.F.				
TOTAL GROSS AREA HOUSING LEVEL 1 = 11,698 S.F.				

PARKING/GROUND LEVELS

1ST PARKING LEVEL BELOW COMMERCIAL
 FLOOR AREA = 17,374 S.F.
 NUMBER OF PARKING SPACES = 46

COMMERCIAL LEVEL
 FLOOR AREA = 12,819 S.F.
 COMMON AREA = 1,180 S.F. GROSS
 TOTAL GROSS SQUARE FOOTAGE = 3,808 S.F. GROSS
 NUMBER OF PARKING SPACES = 33

TOTAL GROSS SIZE OF BUILDING = 50,239 S.F.

Bicycle Parking Requirements

1 PER 6 UNITS - 50 UNITS = 8 BICYCLE PARKING
 4 PER LESS THAN 15,000 S.F. OF RETAIL = 4 BICYCLE PARKING
 TOTAL BICYCLE PARKING REQUIRED = 12 SPACES
 TOTAL PARKING PROVIDED = 79 SPACES

Parking Requirements

RETAIL 3 PER 1000 S.F. 2,634 S.F. PER 1000 S.F. = 7.9 SPACES
 WITH 10% REDUCTION, TOTAL REQUIRED = 7 SPACES
 1 PER 100 S.F. OF RESIDENTIAL = 20 SPACES
 RESIDENTIAL 2,000 S.F. (12 RESIDENTIAL UNITS) = 5 SPACES
 GUEST PARKING = 1 PER 10 UNITS = 72 SPACES
 TOTAL PARKING REQUIRED = 79 SPACES
 TOTAL PARKING PROVIDED = 79 SPACES

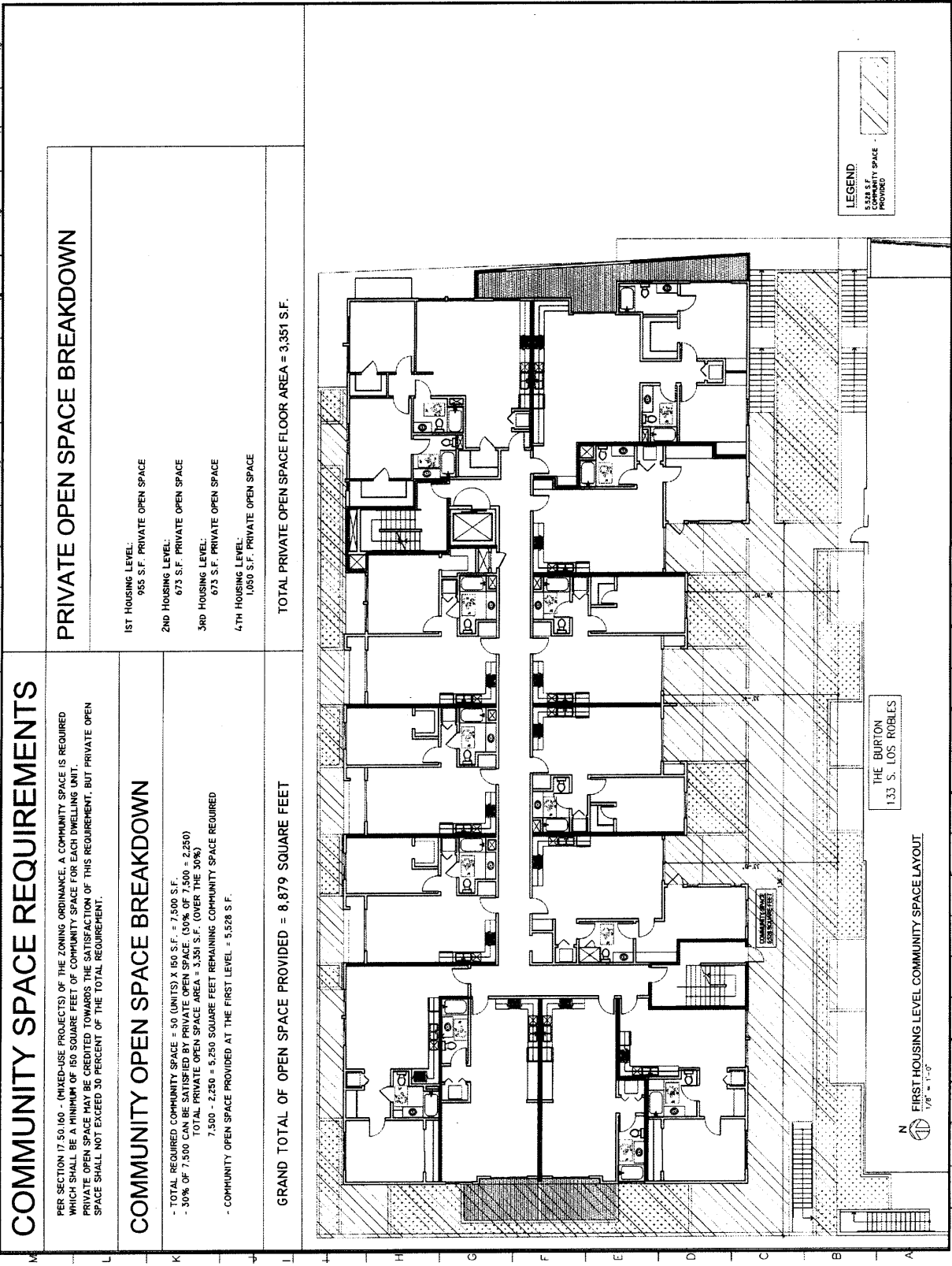
RECD ACCESSIBLE PARKING

NO. OF PARKING SPACES PROVIDED TO BE ACCESSIBLE	NO. OF ACCESSIBLE PARKING SPACES REQUIRED
48	2
11	1
TOTAL NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED = 3	
TOTAL NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED = 3	

M 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



Design—Construction
 100 Years of American
 100 Years of American
 100 Years of American



COMMUNITY SPACE REQUIREMENTS

PER SECTION 17.50.160 - (MIXED-USE PROJECTS) OF THE ZONING ORDINANCE, A COMMUNITY SPACE IS REQUIRED WHICH SHALL BE A MINIMUM OF 150 SQUARE FEET OF COMMUNITY SPACE FOR EACH DWELLING UNIT. PRIVATE OPEN SPACE MAY BE CREDITED TOWARDS THE SATISFACTION OF THIS REQUIREMENT, BUT PRIVATE OPEN SPACE SHALL NOT EXCEED 30 PERCENT OF THE TOTAL REQUIREMENT.

COMMUNITY OPEN SPACE BREAKDOWN

- TOTAL REQUIRED COMMUNITY SPACE = 50 (UNITS) X 150 S.F. = 7,500 S.F.
- 30% OF 7,500 CAN BE SATISFIED BY PRIVATE OPEN SPACE. (30% OF 7,500 = 2,250)
- TOTAL PRIVATE OPEN SPACE AREA = 3,351 S.F. (OVER THE 30%)
- 7,500 - 2,250 = 5,250 SQUARE FEET REMAINING COMMUNITY SPACE REQUIRED
- COMMUNITY OPEN SPACE PROVIDED AT THE FIRST LEVEL = 5,528 S.F.

PRIVATE OPEN SPACE BREAKDOWN

- 1ST HOUSING LEVEL: 955 S.F. PRIVATE OPEN SPACE
- 2ND HOUSING LEVEL: 673 S.F. PRIVATE OPEN SPACE
- 3RD HOUSING LEVEL: 673 S.F. PRIVATE OPEN SPACE
- 4TH HOUSING LEVEL: 1,080 S.F. PRIVATE OPEN SPACE

TOTAL PRIVATE OPEN SPACE FLOOR AREA = 3,351 S.F.

GRAND TOTAL OF OPEN SPACE PROVIDED = 8,879 SQUARE FEET

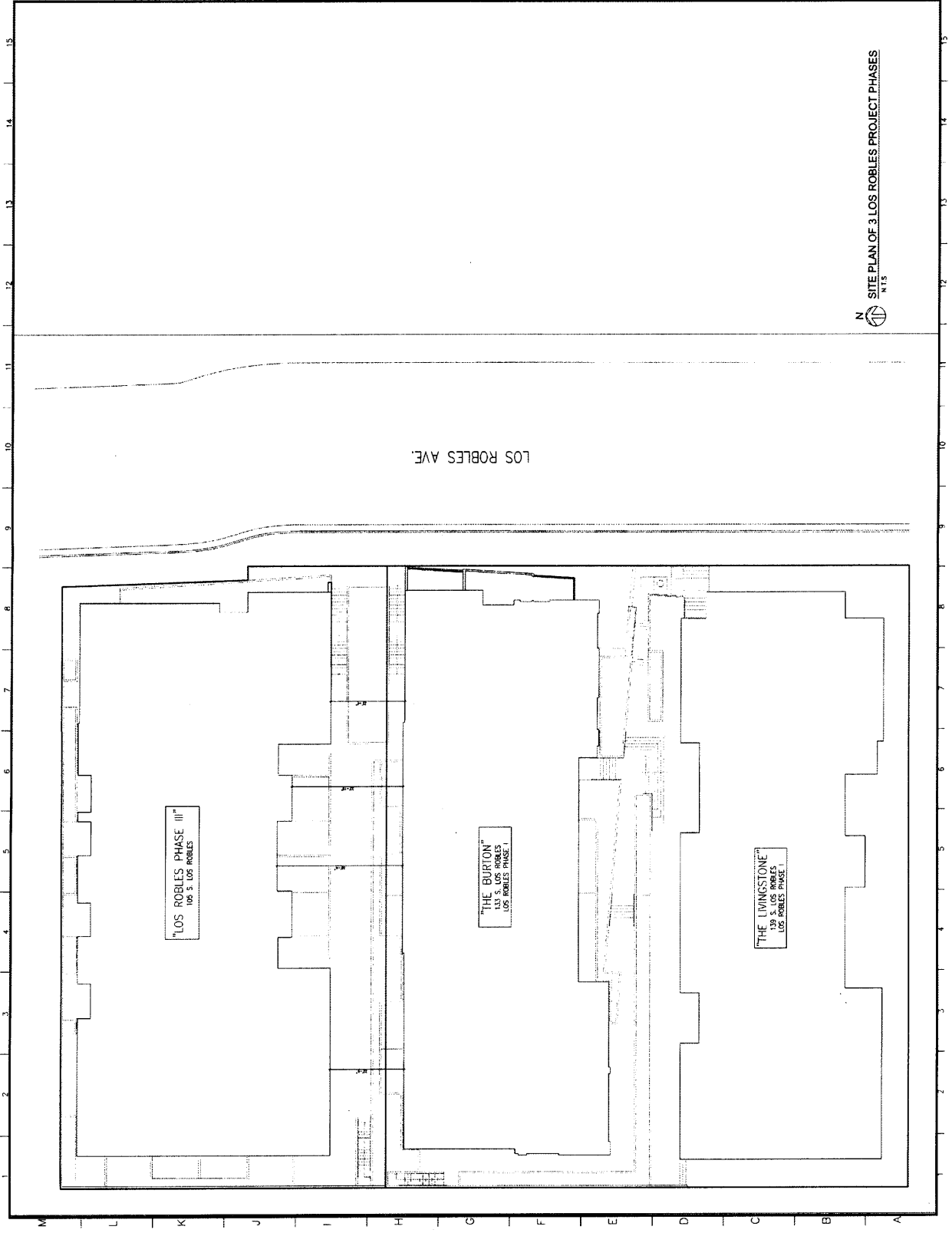
LEGEND
 5,528 S.F.
 COMMUNITY SPACE
 PROVIDED

THE BURTON
 133 S. LOS ROBLES

N
 1/8" = 1'-0"
 FIRST HOUSING LEVEL COMMUNITY SPACE LAYOUT



D&B Construction
120 S. Los Robles Ave. #100
Pasadena, California 91107
Phone: 626 799 8888
Fax: 626 799 8889



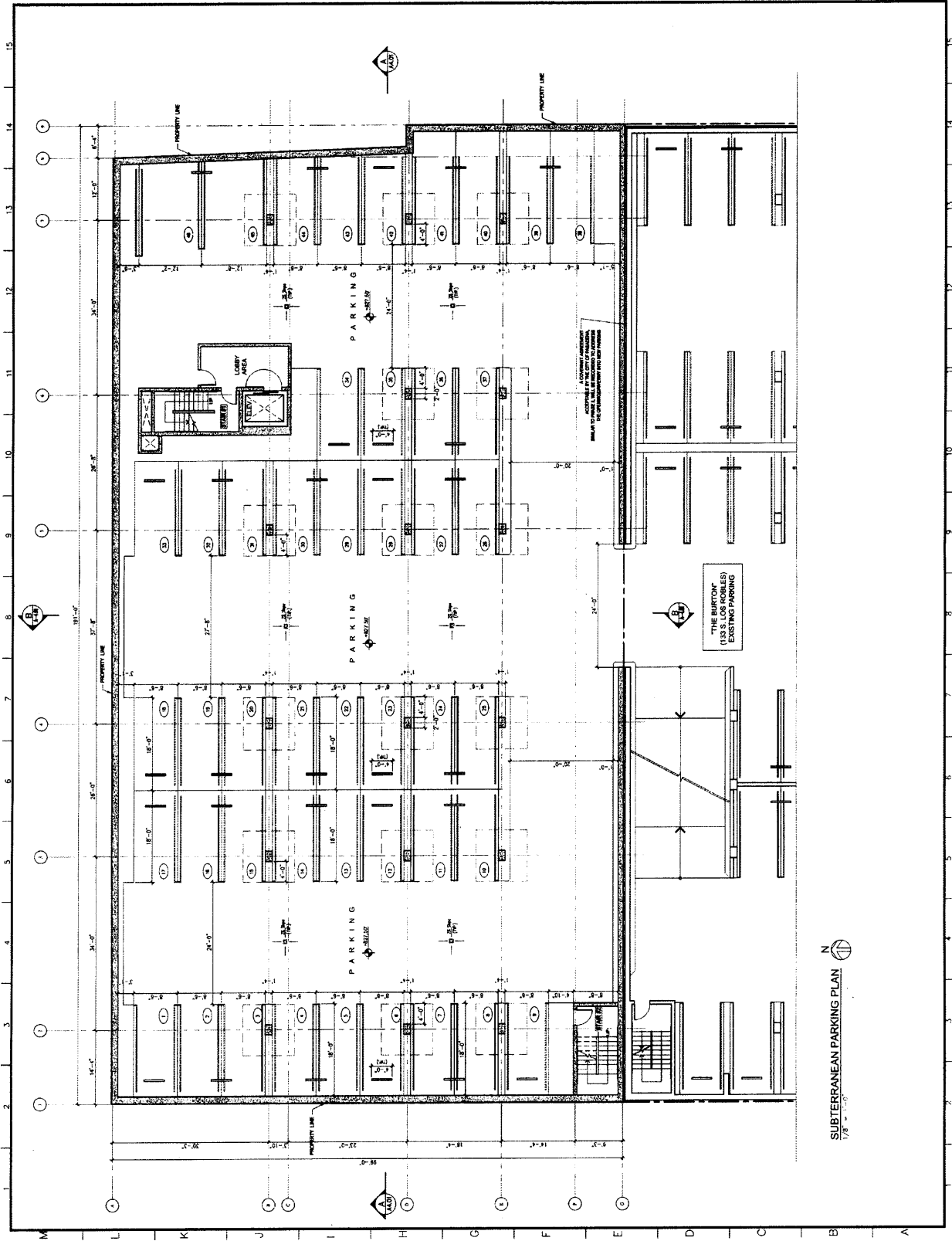
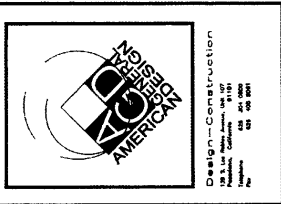
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SITE PLAN OF 3 LOS ROBLES PROJECT PHASES
N.T.S.

LOS ROBLES AVE.

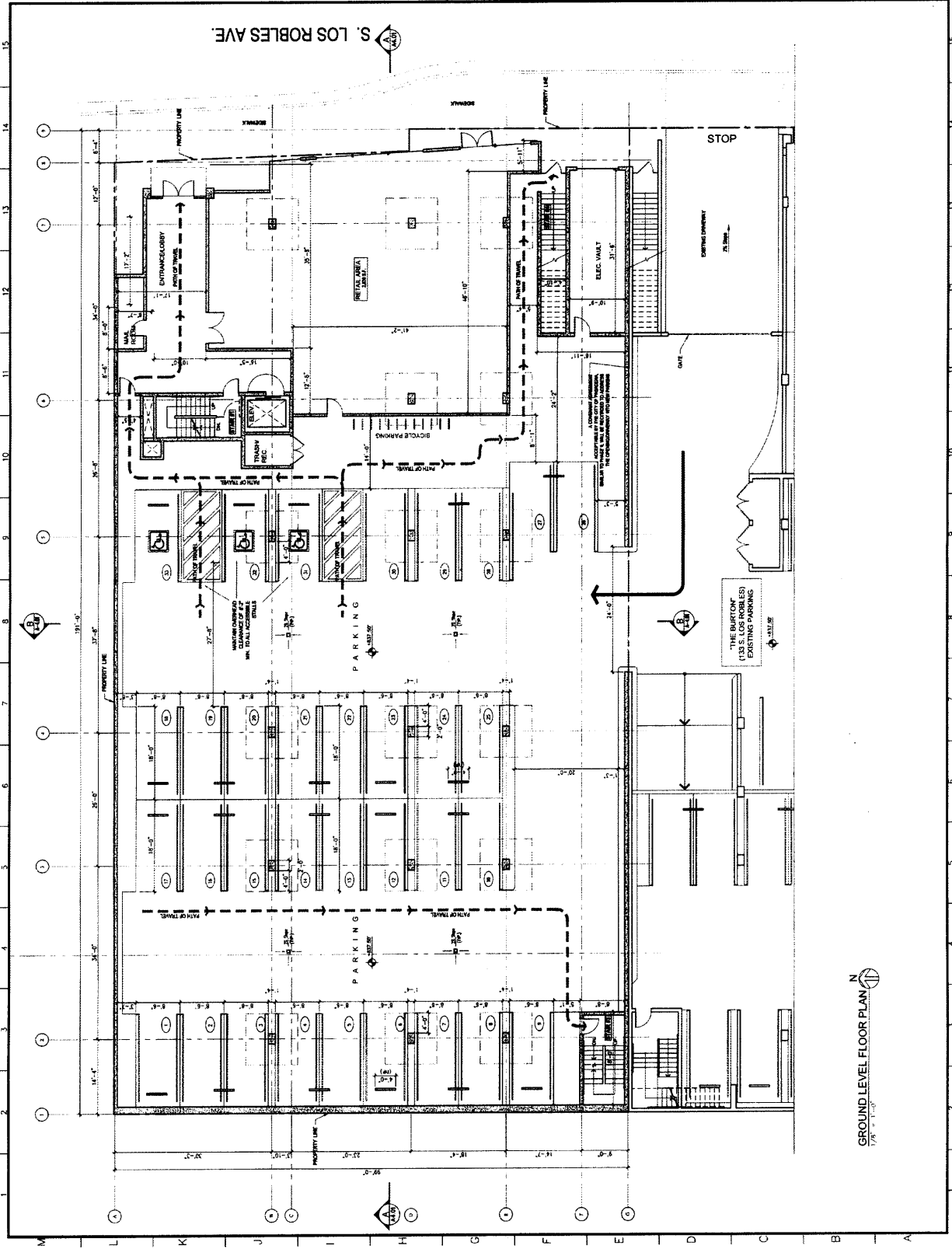
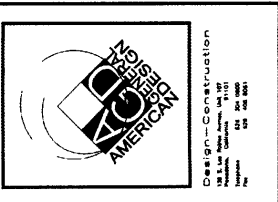
"LOS ROBLES PHASE III"
106 S. LOS ROBLES

"THE BURTON"
133 S. LOS ROBLES
LOS ROBLES PHASE I

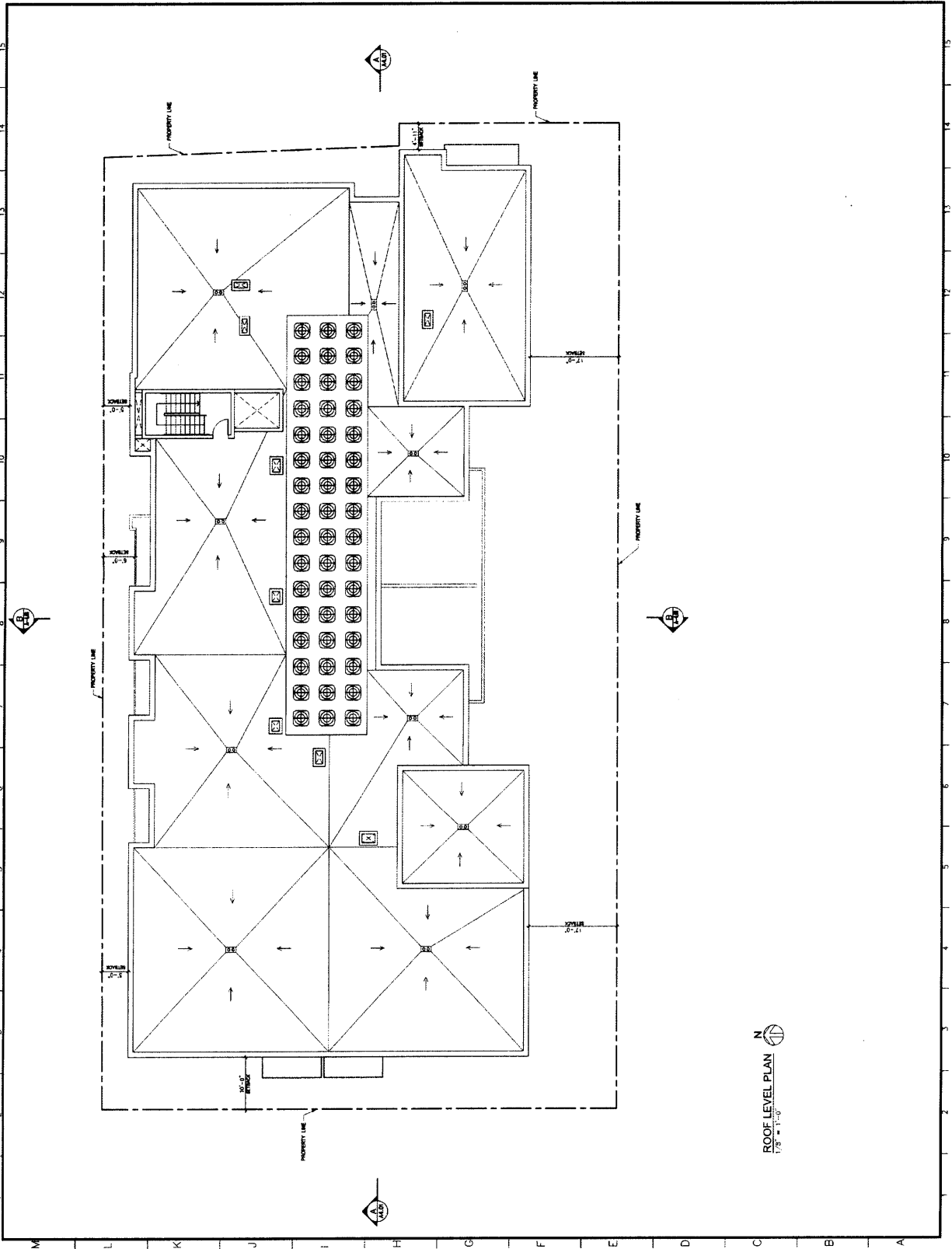
"THE LIMINGSTONE"
139 S. LOS ROBLES
LOS ROBLES PHASE I



N
 SUBTERRANEAN PARKING PLAN
 1/8" = 1'-0"



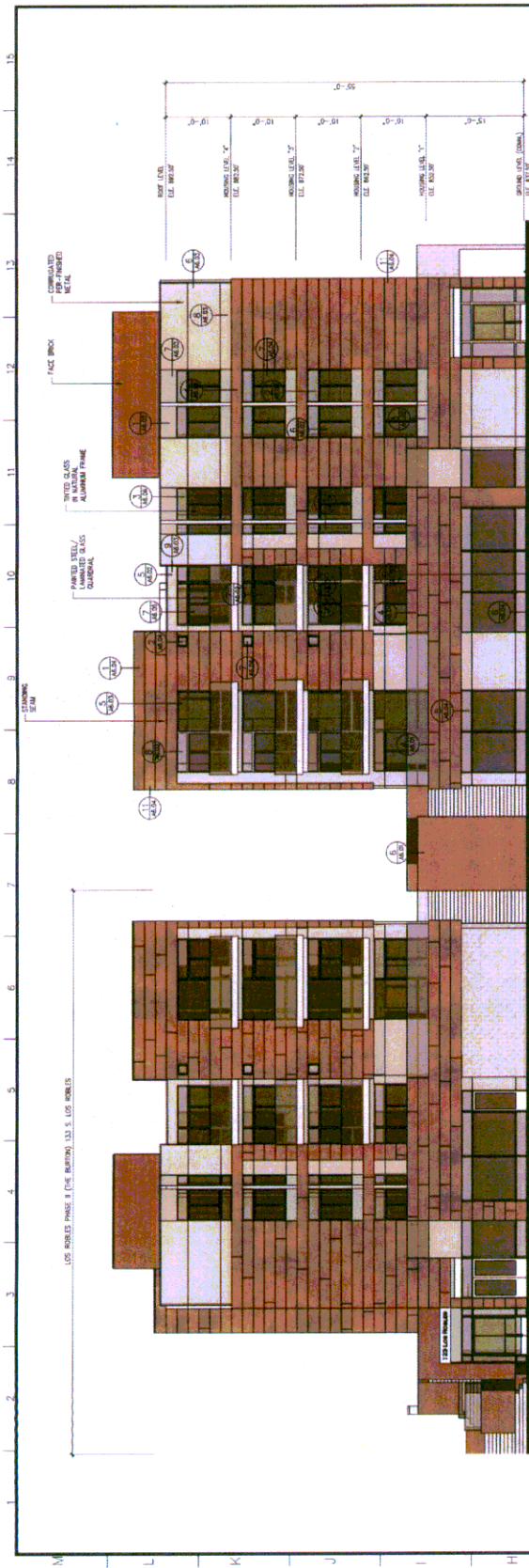
GROUND LEVEL FLOOR PLAN
 1/2" = 1'-0"



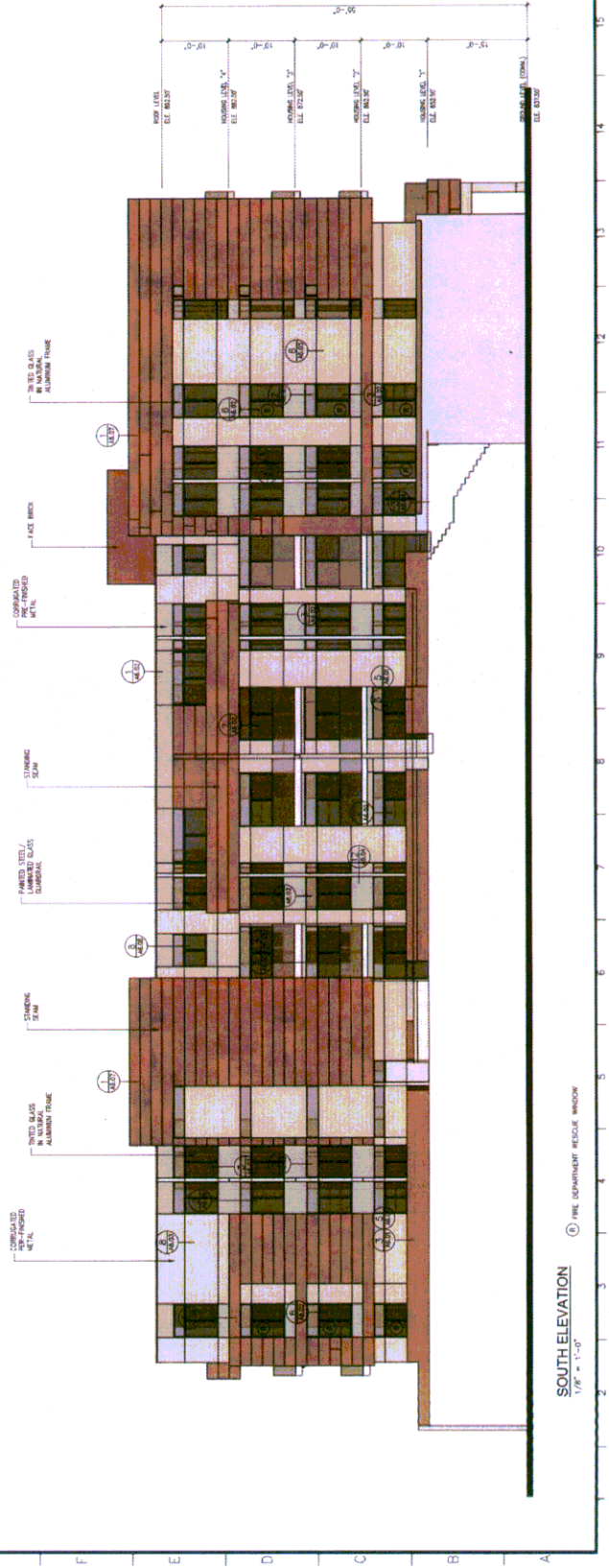
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 ROOF LEVEL PLAN
 1/8" = 1'-0"



Design-Construction
125 S. Lee Street, Suite 107
Cape Canaveral, FL 32910
Telephone 321 886 6006
Fax 321 886 6001

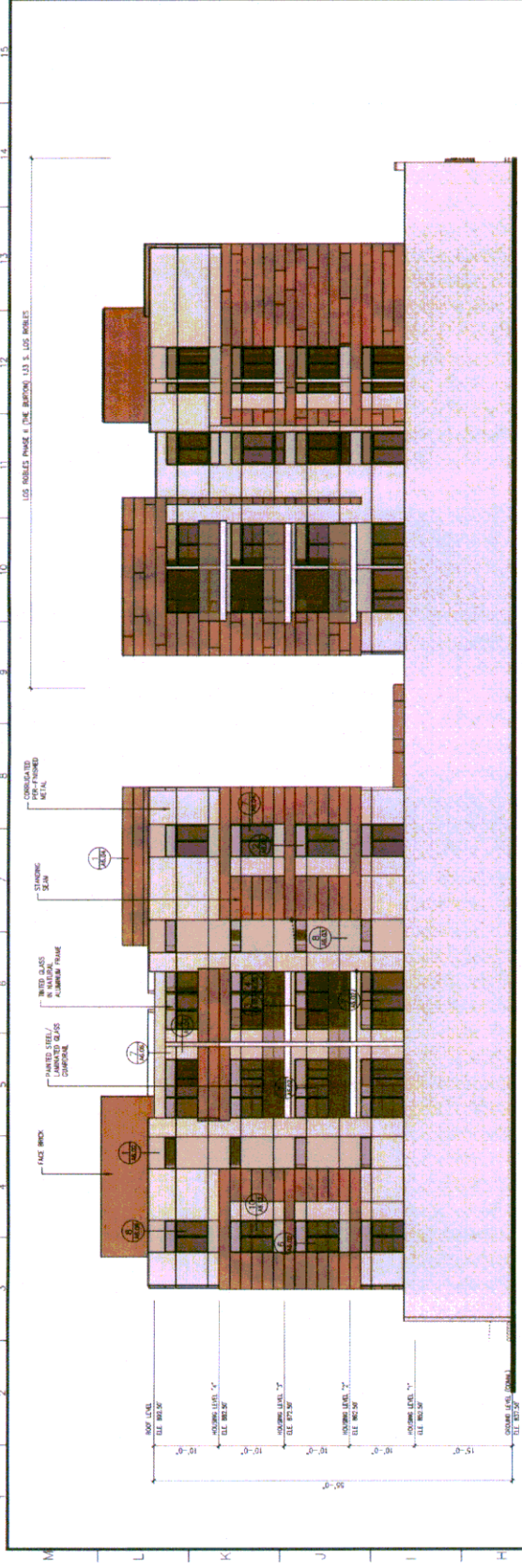


EAST ELEVATION
1/8" = 1'-0"

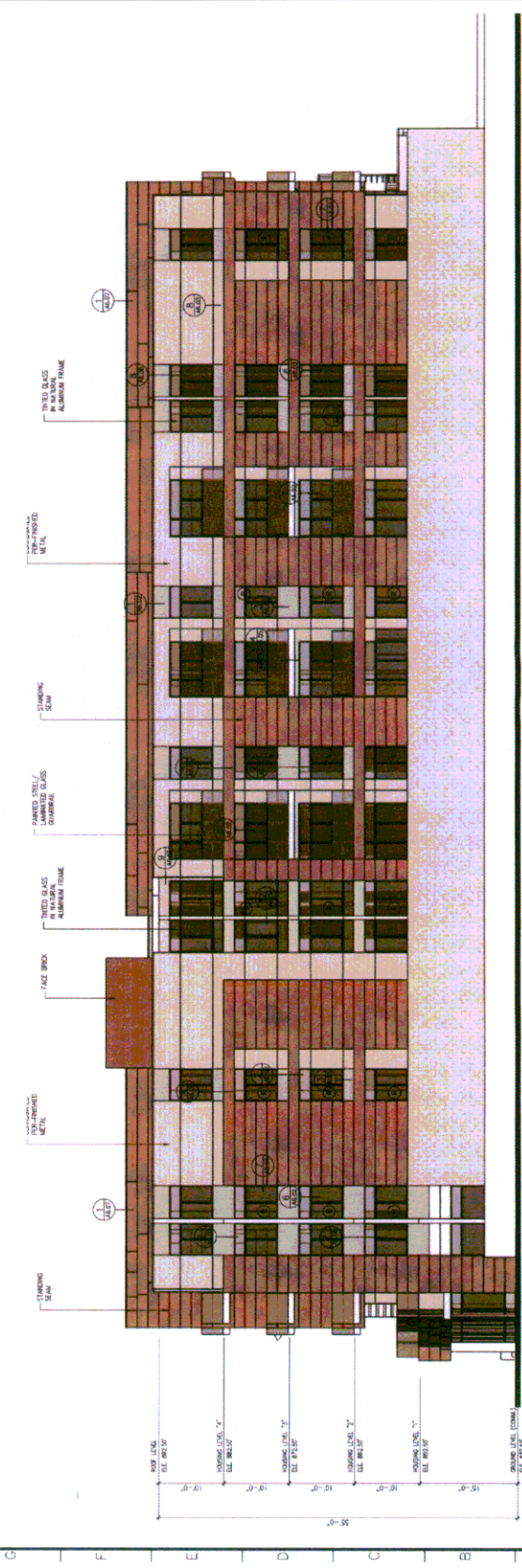




Design-Construction
 1415 S. Los Robles Avenue, Suite 100
 San Juan Capistrano, CA 92675
 Telephone: (949) 266-8800
 Fax: (949) 266-8801
 Website: www.american-construction.com



WEST ELEVATION
1/8" = 1'-0"

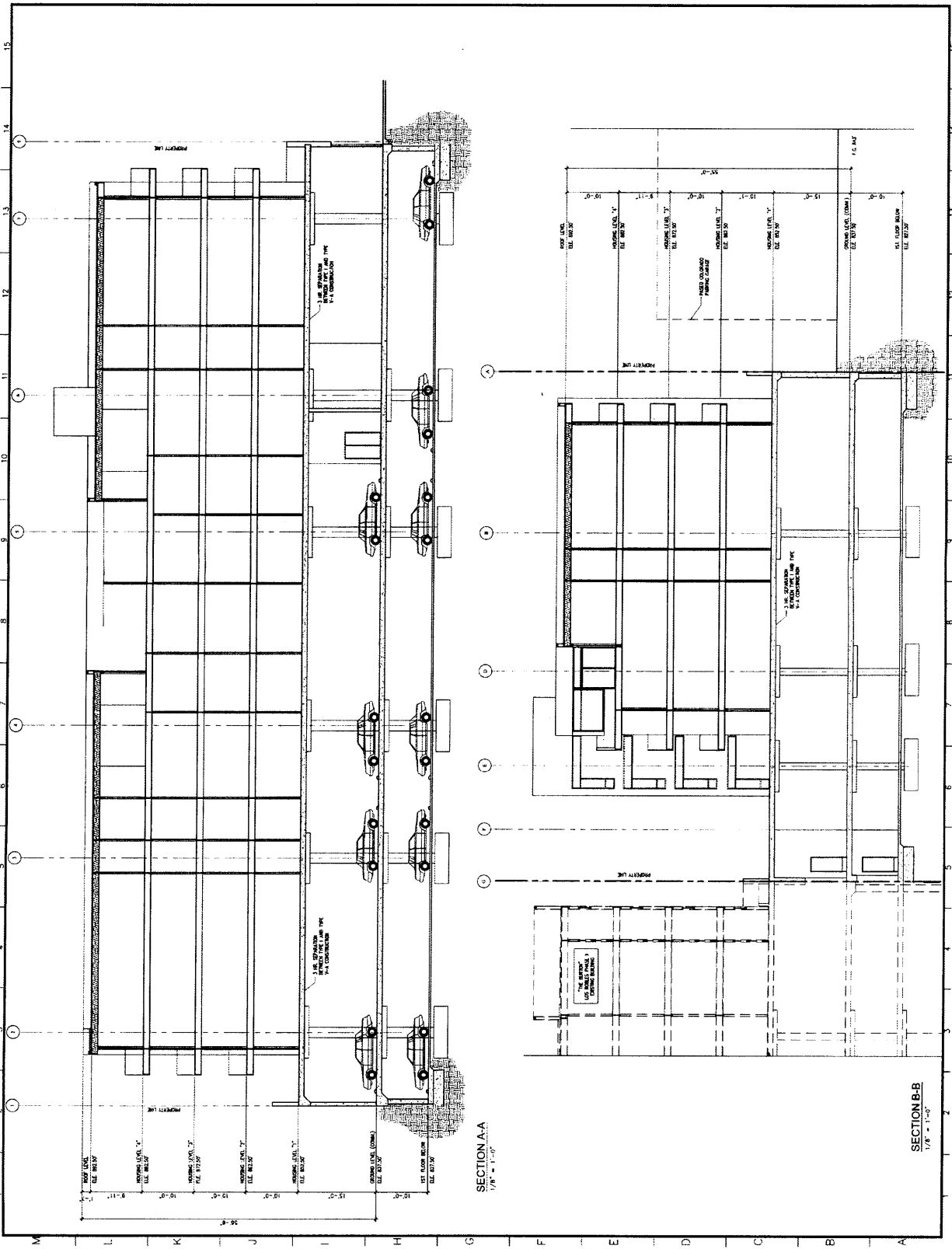


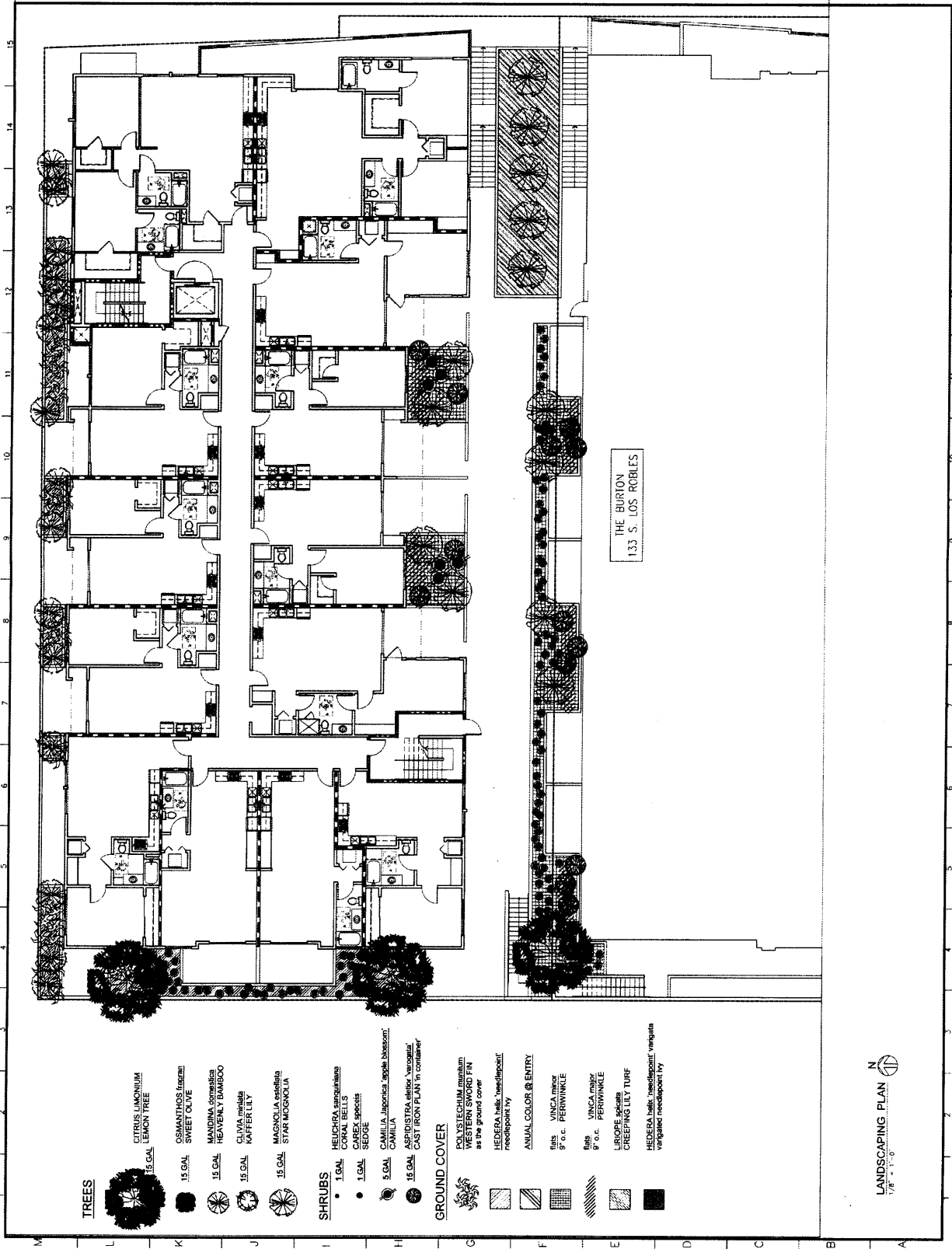
NORTH ELEVATION
1/8" = 1'-0"

(S) FIRE DEPARTMENT RESCUE WINDOW








Design-Construction
 124 S. Lee Street, Suite 100
 Chicago, Illinois 60607
 Telephone: 312-467-0000
 Fax: 312-467-0001









THE BURTON
133 S. LOS ROBLES








TREES

-  15 GAL
CITRUS LIMONUM
LEMON TREE
-  15 GAL
OSAMANTUS LIBRARI
SWEET OLIVE
-  15 GAL
MANDINA AROMATICA
HEAVENLY BAMBOO
-  15 GAL
CLAVA MELICHA
KAFFER LILY
-  15 GAL
MAGNOLIA DELICATA
STAR MOGANOLIA

SHRUBS

-  1 GAL
HEUCHERA SERRULATA
CORAL BELLS
-  1 GAL
CAREX SPICATA
SEDGE
-  5 GAL
CAMELIA JAPONICA 'APPLE BLOSSOM'
CAMELIA
-  15 GAL
ASPIDISTRA VEITCHII 'VARIOGATA'
CAST IRON PLANT 'in container'

GROUND COVER

-  POLYSTICHUM MUNITUM
WESTERN SWORD Fern
as the ground cover
-  HEDERA HELIX 'HELIOPOLIT'
need 1000 ft²
-  ANNUAL COLOR @ ENTRY
-  100 VINCA MINOR
9' o.c. PERIWINKLE
-  100 VINCA MAJOR
9' o.c. PERIWINKLE
-  LIRIOPE SPICATA
CREEPING LILY TURF
-  HEDERA HELIX 'HELIOPOLIT'
variegated need 1000 ft²

LANDSCAPING PLAN
1/8" = 1'-0"