

**City Council Commercial Center Improvement Committee  
May 22, 2006  
5:30 p.m. – 6:30 p.m.  
2nd Floor Work Session Room 2A**

**Hayward City Hall  
777 'B' Street  
Hayward, CA 94541**

**AGENDA**

**CALL MEETING TO ORDER**

**PUBLIC COMMENTS** *(The Committee welcomes your comments at this point for items not on the agenda. If you have a comment about an item listed here, the Committee requests that your comments be made when that item is discussed.)*

**AGENDA ITEMS**

1. Haymont Village

**Action**  
Review and Comment

**ADJOURNMENT**

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cc: Mayor Cooper  
City Manager  
Assistant City Manager  
Deanna Bogue  
Public Works Director

City Clerk  
Planning Manager  
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Council Member Dowling  
Council Member Halliday  
Council Member Ward  
Richard Patenaude  
Post



## **CITY OF HAYWARD AGENDA REPORT**

AGENDA DATE 5/22/06

AGENDA ITEM 1

**To:** City Council Commercial Center Improvement Committee

**From:** Director of Community and Economic Development

**Subject:** Haymont Village – MEM Holdings (Applicant/Owner) – Mixed-Use Project with 8,204 Square Feet of Retail Area and 57 Residential Units

Property Is Located at 26699 Mission Boulevard at Sorenson Road on a 2.7-Acre Parcel

### **RECOMMENDATION:**

It is recommended that the Committee review and comment on this report.

### **DISCUSSION:**

The site is currently occupied by the Haymont Village shopping center. This 42,515-square-foot center was built in 1951. The property is zoned General Commercial (CG) District as is much of the Mission Boulevard corridor. Holy Sepulchre Cemetery is located across the street to the east. A single-family residential neighborhood of 104 homes, built in 1950 and zoned Single-Family Residential (RS) District, is adjacent and to the west with its only access being Sorenson Road. An apartment complex, built in the early-1960s and zoned High-Density Residential (RH) District, is located at the westerly end of Sorenson Road; it contains 103 units on 2.5 acres for a density of 41.2 units per acre.

The shopping center site improvements are substandard. Overall, the architectural design is dated and would be difficult to redesign. The owner met with the Committee on September 27, 2004, and discussed options for redevelopment of the property.

The applicant proposes to replace the shopping center with a mixed-use development consisting of 8,204 square feet of retail commercial space, 14 residential condominium units on two levels over the retail space, and 43 three-story townhouse units. Parking for the commercial space would be provided in a parking lot with access to Sorenson Road. The commercial space would typically require 42 parking spaces; 28 spaces are provided. However, it is expected that the number of spaces provided would be sufficient as the businesses would be primarily neighborhood-serving and would be within walking distance of the single- and multi-family residences to the west off Sorenson Road; the Mission Plaza shopping center directly to the south already provides a wide range of services appealing to a wider area.

Vehicles of residents of the condominium units would be parked in a garage with lifts whereby the vehicles could be "stacked." The townhouse units would have two-car garages. Residential parking would be accessed from one of two driveways off Mission Boulevard. A separate pedestrian access would be provided from Mission Boulevard at the center of the project, connecting the townhouse units. Eleven visitor parking spaces would be required. Eight spaces are provided in the residential parking area; the commercial parking lot would provide the remaining visitor spaces during the non-business hours.

The residential townhouses would include 36 three-bedroom units (1,285-1,525 sq.ft.), 4 two-bedroom units (1,252 sq.ft.), and 3 one-bedroom units (830 sq.ft.). The condominiums would include 10 three-bedroom units (1,100 sq.ft.) and 4 two-bedroom units (930-1,200 sq.ft.). The residential uses would require 16,450 square feet of open space. A total of 22,535 square feet of open space would be provided, with most as group open space (14,523 square feet on the ground level and 1,955 square feet on the deck over the parking lifts). Each unit also would have ground-level, deck or balcony space of ranging from 51-246 square feet.

The townhouse portion of the project generally would have a height of 35 feet. The commercial/residential building would have a height ranging from 43 to 47 feet. Its tallest point would be at the street intersection to create a statement there. The impact of the height from the street would be alleviated by setting the primary façade of the structures 20 feet from the property line along Mission Boulevard. The residences to the west are single-story. The impact of the height of this project from those residences is alleviated with a 20-foot setback and by creating a number of smaller buildings on the site to allow for "view corridors" between them.

The project has been designed with a contemporary architectural style with an industrial appearance. Overall, the building would be broken into many components, the faces of which would be set at varying planes to avoid long, flat surfaces. The buildings would be faced with wood siding to soften the style. The only color proposed at this time is on the awnings over the commercial storefronts and on selected residential window frames. The residential buildings would have raised entry porches along the Mission Boulevard frontage. There would be an ample landscaped area between the sidewalks and the buildings.

Despite the attempts to soften the design with changes in surface planes, porches and with landscaping, the proposed project would present a stark modernistic style. Staff recommends that additional attention be given to the architectural interest of the buildings by using finer detailing and color. Additional materials at the pedestrian level could counteract the inherent coolness of the style. The flat-topped buildings might also be enhanced by the use of an entablature at the parapet. The south-facing wall of the parking lifts presents an unpleasant appearance from the commercial parking lot.

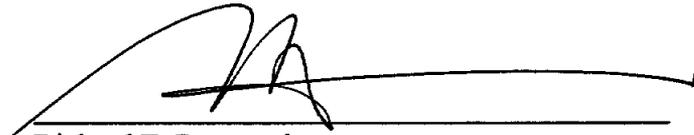
## **CONCLUSION:**

The proposed project proposes a residential density of 21 units per acre. The City's General Plan currently caps residential densities at 34.8 units per acre, except for the Downtown area. The project would be consistent with the proposed South Hayward BART/Mission Boulevard Concept

Plan, which would retain the maximum density here at its current level. Processing this application to completion would require a Planned Development District, which would be reviewed by both the Planning Commission and the City Council.

This project would involve significant redevelopment of a long-standing strip commercial that has become under-used. The architectural design and site planning established here will set a precedent for any redevelopment effort in this area and could become the leading edge for the transit-oriented district keyed to the Mission Boulevard corridor. The Committee's comments would assist the staff in its review of the proposed project.

Prepared by:



Richard E. Patenaude  
Principal Planner

Recommended by:



Sylvia Ehrenthal  
Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

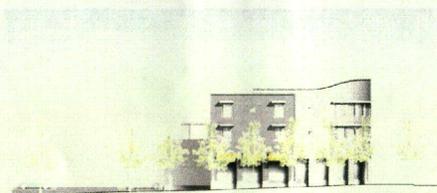
Attachments:  
Plans & Elevations



HAYMONT VILLAGE  
PERSPECTIVE VIEW TOWARDS THE SOUTH @ MISSION BOULEVARD



ENLARGED ELEVATION OF TYPICAL TOWNHOUSE & LOFT  
SCALE 1/16" = 1'-0"

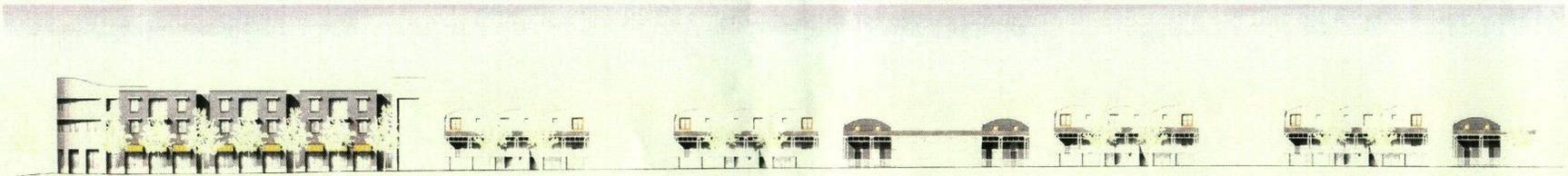


SORENSEN ROAD ELEVATION

HAYMONT VILLAGE

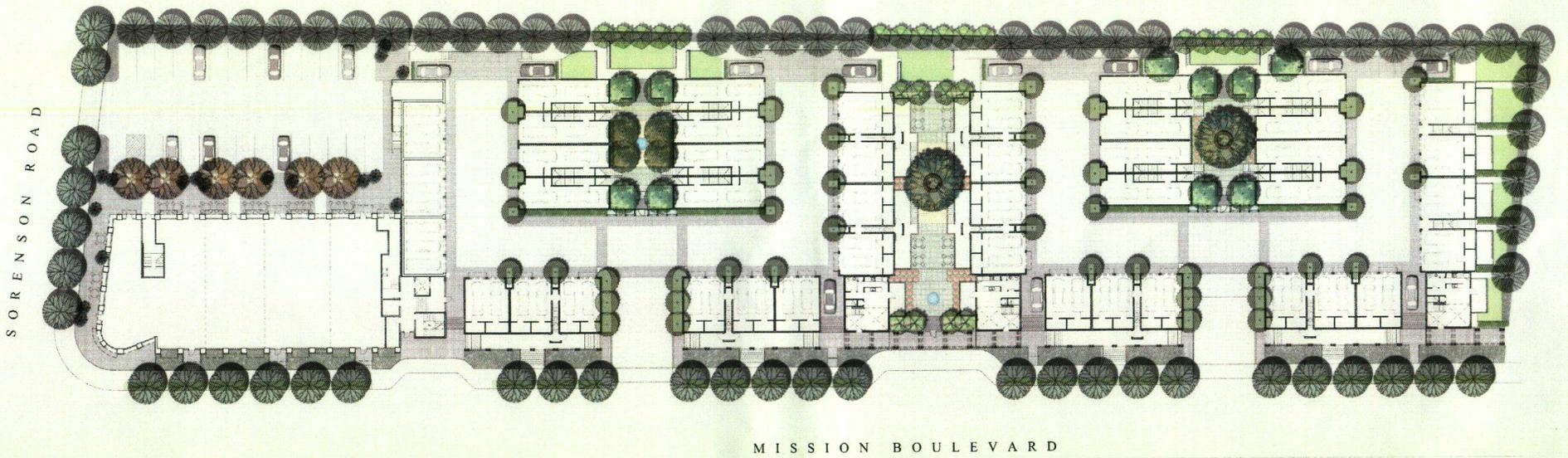


ENLARGED ELEVATION OF MIXED-USE BUILDING  
SCALE: 3/16"=1'-0"



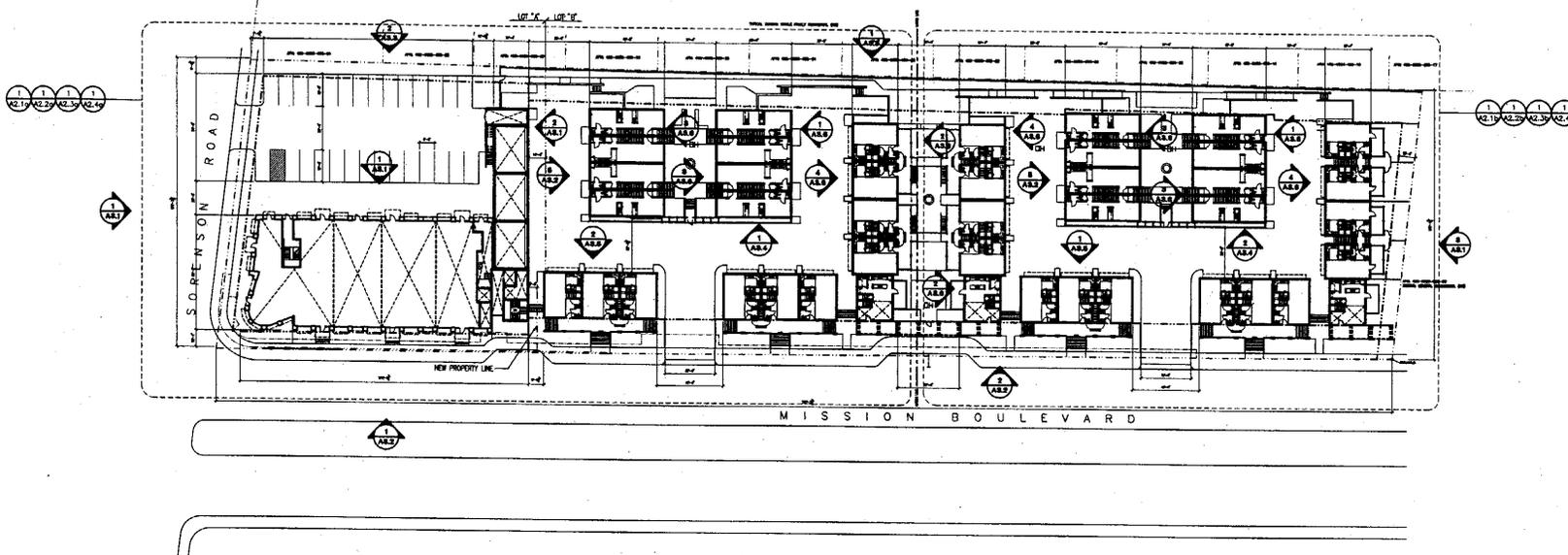
MISSION BOULEVARD ELEVATION

HAYMONT VILLAGE



HAYMONT VILLAGE  
LANDSCAPE PLAN W/ TOWNHOUSES - NOT TO SCALE

SOLOMON E.T.C.  
LANDSCAPE ARCHITECTS

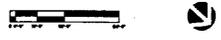


KEY

1 UNIT	OF BEDROOMS	---	MIDDLELINE
---	LINE NUMBER	---	POLE ORIENTATION
---	LINE TYPE	---	PROPERTY LINE

NOTE: SEE A1.1 FOR OPEN SPACE CALC.

1 Site Plan  
SCALE: 1/32" = 1'-0"



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**MEM Holdings LLC**  
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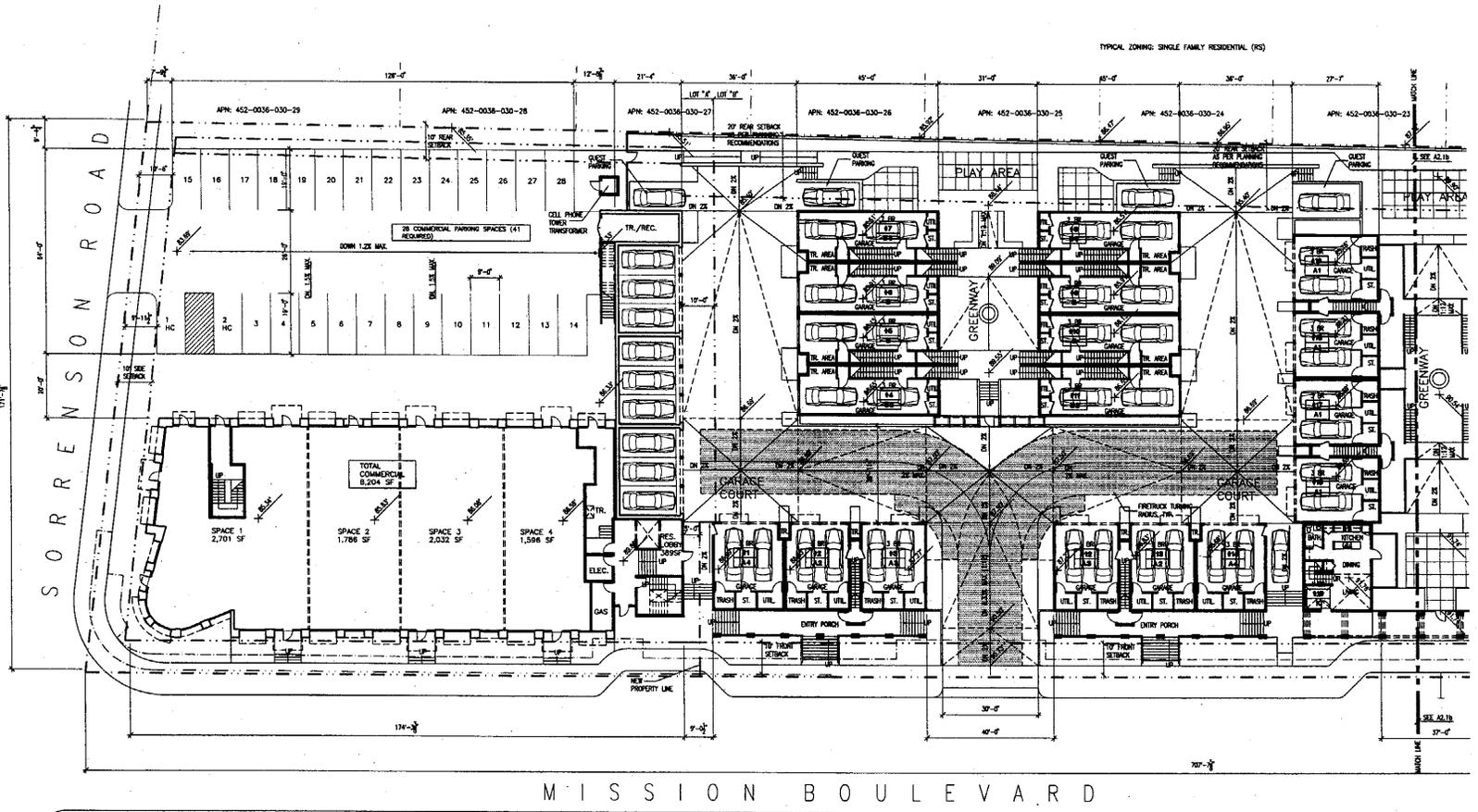
Remarks



Job Number: A303-02/00  
 Drawn By: AC  
 Checked By: DS  
 Date: April 5, 2008  
 Scale: 1/32" = 1'-0"

Title  
 Site Plan

Sheet  
**A1.0**  
 For Condominium Purposes



1 1st Floor Commercial & Town Homes Garage Level - South  
SCALE: 1/16" = 1'-0"

KEY

- 3 LB # OF BEDROOMS
- 6-2 UNIT NUMBER
- 6-2 UNIT TYPE
- MATCHLINE
- PG&E CASHMENT
- PROPERTY LINE
- SETBACK
- REQUIRED FIRE DEPT. TURNING RADIUS

NOTE: SEE ALL FOR OPEN SPACE CALC.



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1328 Mission Street, fourth floor  
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tel: 415 575-4722  
fax: 415 436-9837  
www.solomoneto-wrt.com

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Hayward, California

**MEM Holdings LLC**  
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Reviewers

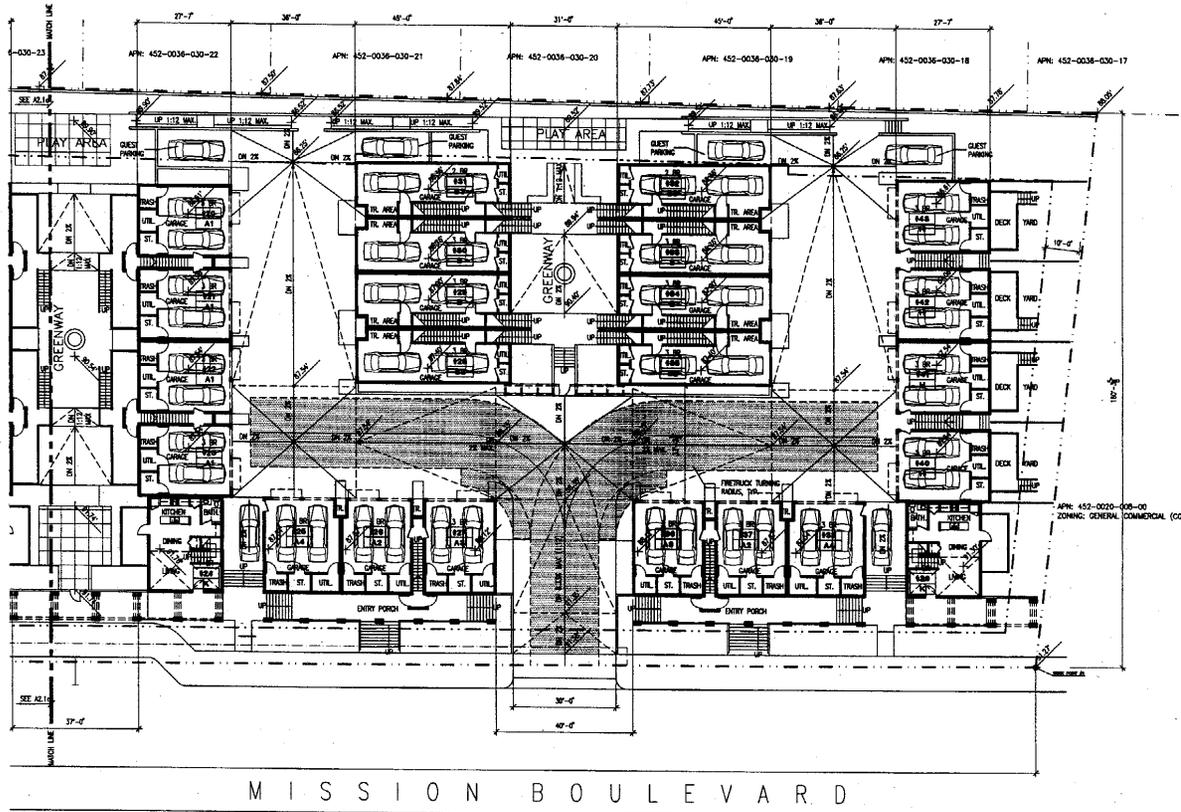
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Title  
Enlarged Plans  
1st Fir. Comm. &  
TH Basement - South

Sheet  
**A2.1a**

For Condominium Purposes  
Prepared by:



MISSION BOULEVARD

1 Town Homes Garage Level - North  
SCALE: 1/16" = 1'-0"

KEY

3 BR / 2 1/2 BATHS	WALL LINE
UNIT NUMBER	POLE EXISTENT
UNIT TYPE	PROPERTY LINE
	SETBACK
	REQUIRED FIRE DEPT. TURNING RADIUS

NOTE: SEE AS 1 FOR OPEN SPACE CALS.



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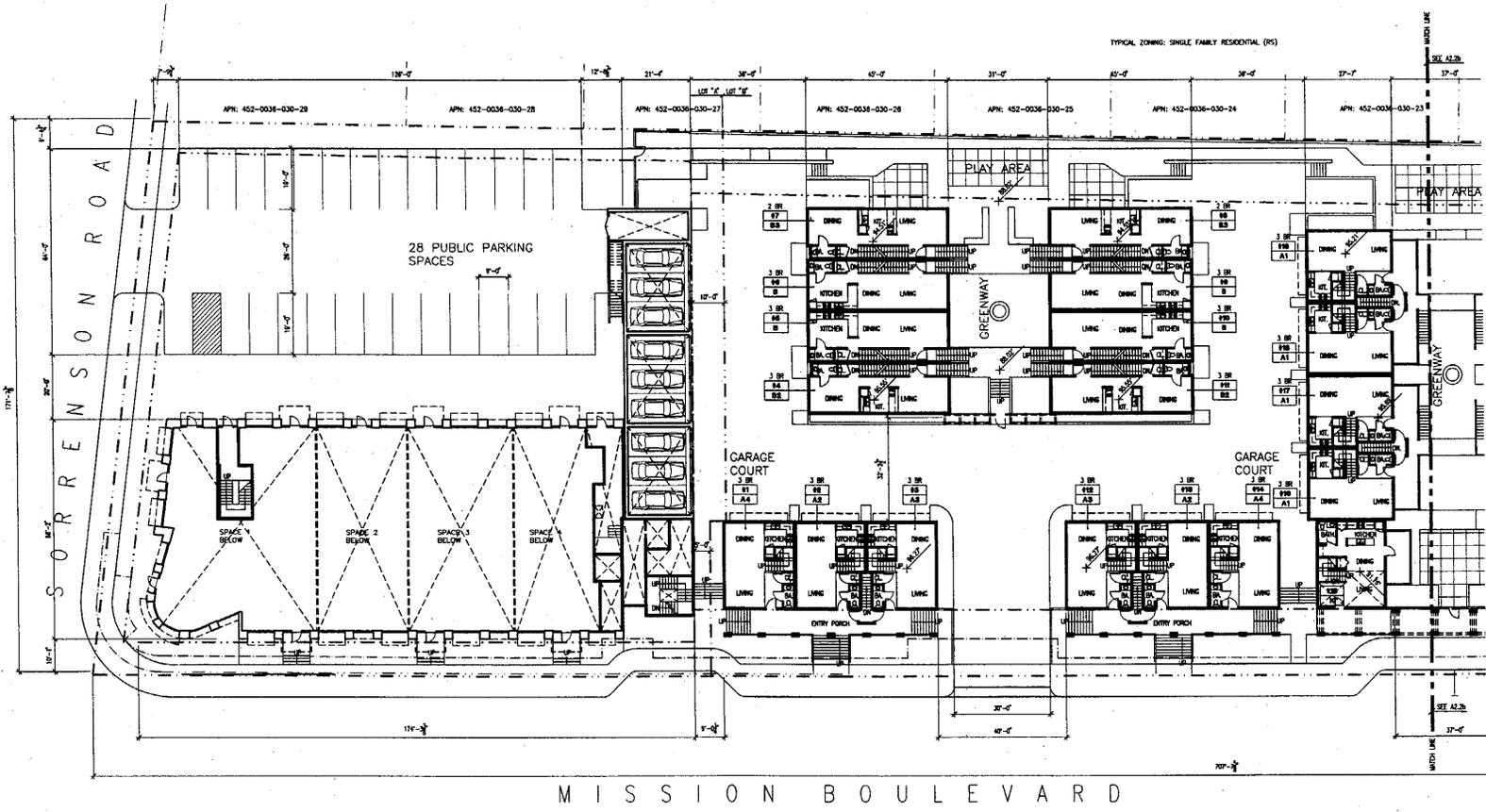


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Drawn By: AC  
Checked By: DS  
Date: April 5, 2008  
Scale: 1/16" = 1'-0"

Title: Enlarged Plans  
Townhouse Basement Level - North

A2.1b

For Condominium Purposes



1 1st Floor Town Homes - South  
SCALE: 1/16" = 1'-0"

KEY

3 BR	1 OF BEDROOMS	----	WIDOWLINE
AS	UNIT NUMBER	----	PG&E EASEMENT
BS	UNIT TYPE	----	PROPERTY LINE
		----	SEAWALL

NOTE: SEE A2.1 FOR OPEN SPACE LAYOUT

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 1328 Mission Street, fourth floor  
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 tel: 415 575-4722  
 fax: 415 436-9837  
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Revisions

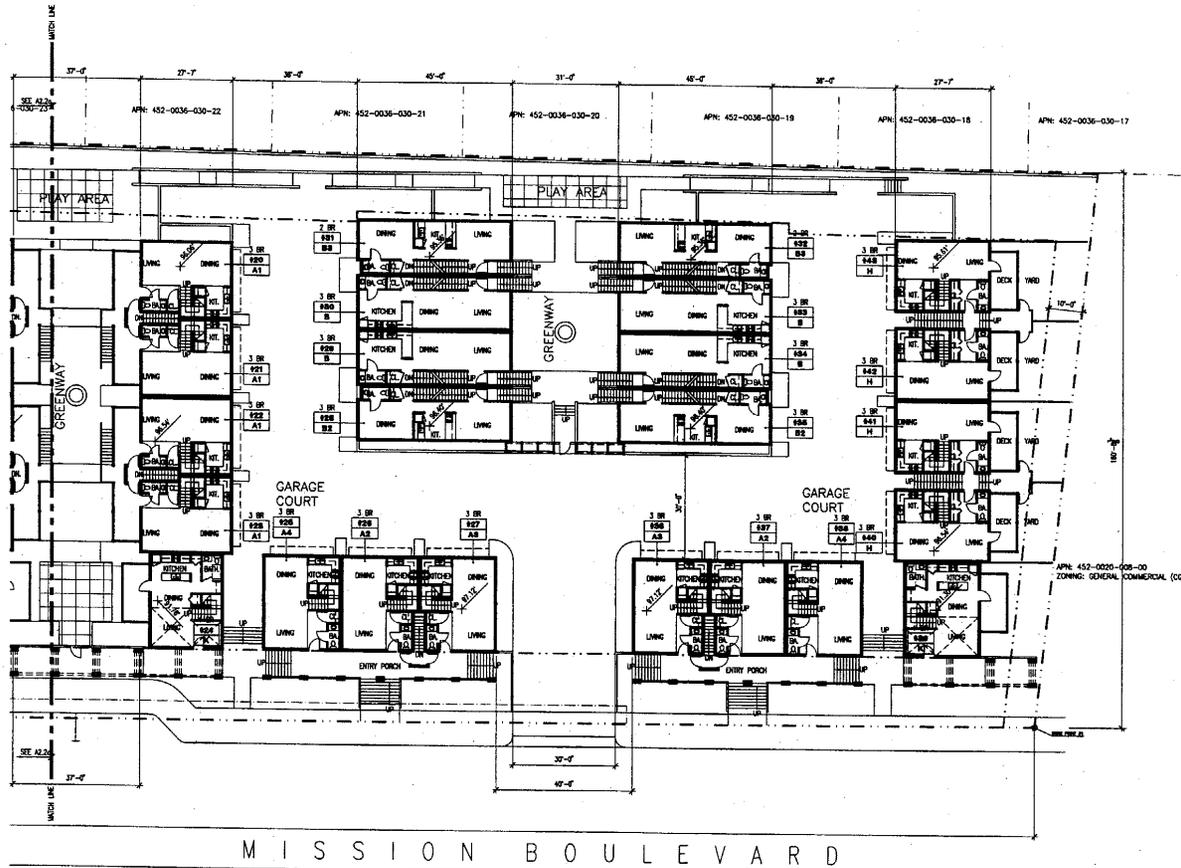
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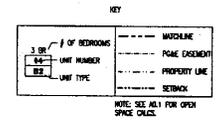
Title  
 Enlarged Plans  
 1st Floor Townhouses - South

Sheet  
**A2.2a**

For Condominium Purposes  
 Preliminary



1 1st Floor Town Homes - North  
SCALE: 1/16" = 1'-0"



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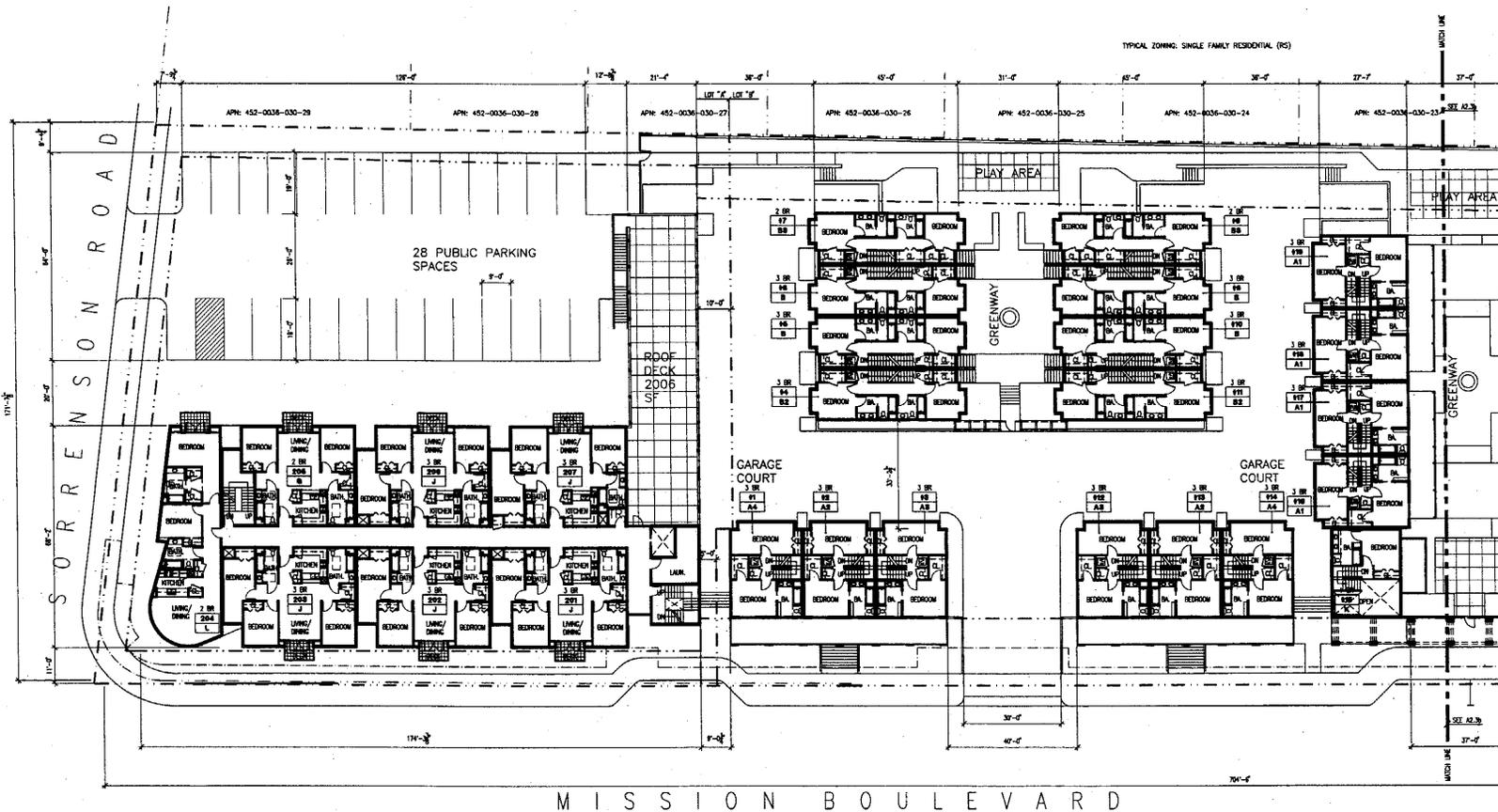
Revisors



Job Number 4303-09/00  
 Drawn By AC  
 Checked By DS  
 Date April 8, 2008  
 Scale 1/16" = 1'-0"

Title  
 Enlarged Plans  
 1st Floor Townhouses - North

Sheet  
**A2.2b**  
 For Condominium Purposes



1 2nd Flr. Flats and 2nd Floor Town Homes - South  
SCALE: 1/16" = 1'-0"

KEY

3 BR	1 OF BEDROOMS	---	MATCHLINE
2 BR	2 OF BEDROOMS	---	POLE EXHAUST
1 BR	3 OF BEDROOMS	---	PROPERTY LINE
BB	UNIT TYPE	---	SETBACK

NOTE: SEE A0.1 FOR OPEN SPACE CALC.



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1328 Mission Street, fourth floor  
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tel: 415 575-4722  
fax: 415 436-9837  
www.solomonetc-wrt.com

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Remarks



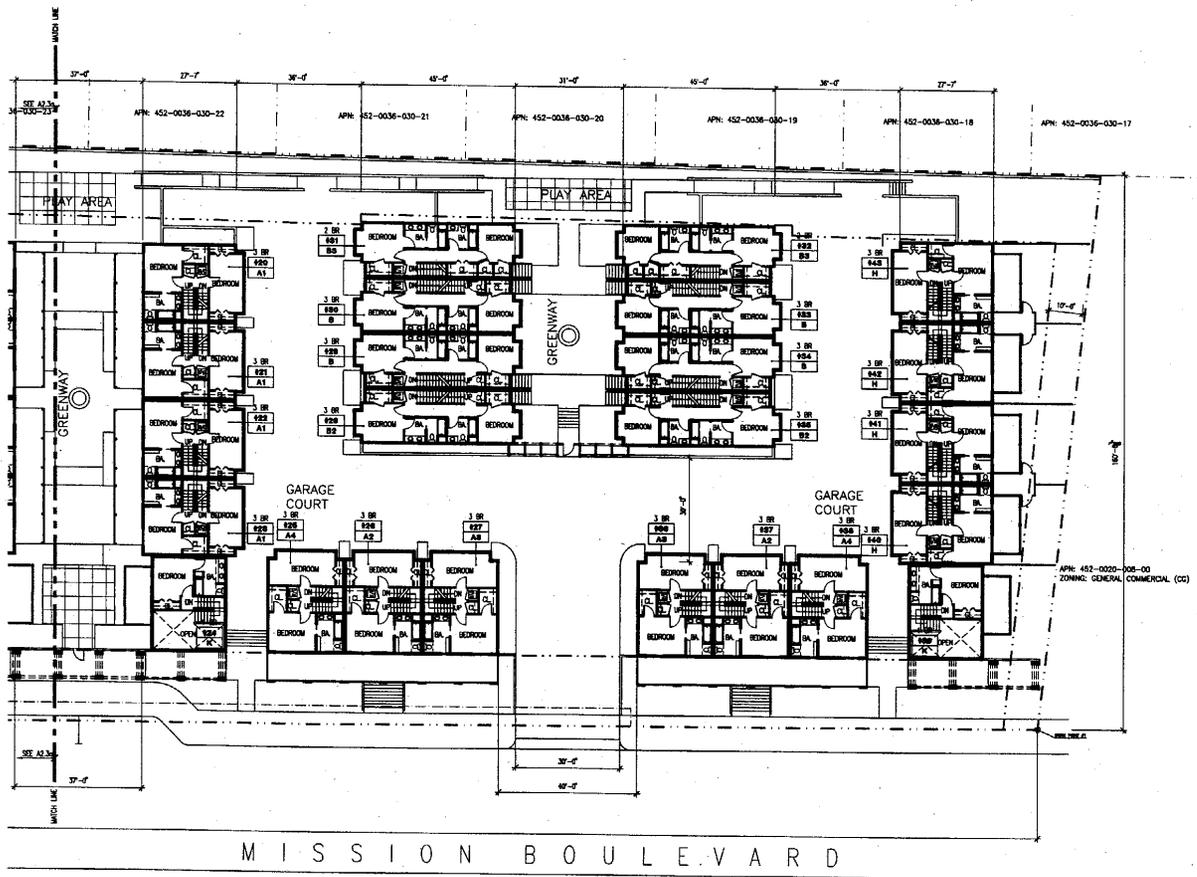
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Date: April 8, 2008  
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Title  
Enlarged Plans  
2nd Flr. Flats & 2nd Flr. TH - South

Sheet

**A2.3a**

For Condominium Purposes  
Preliminary



1 Town Home 2nd Floor - North  
SCALE: 1/16" = 1'-0"

KEY

3 BR	OF BEDROOMS	---	WIDELINE
681	UNIT NUMBER	---	PG&E EXPENDITURE
A1	UNIT TYPE	---	PROPERTY LINE
		---	SETBACK

NOTE: SEE A6.1 FOR OPEN SPACE DATA.



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San Francisco, CA 94103  
tel: 415 575-4722  
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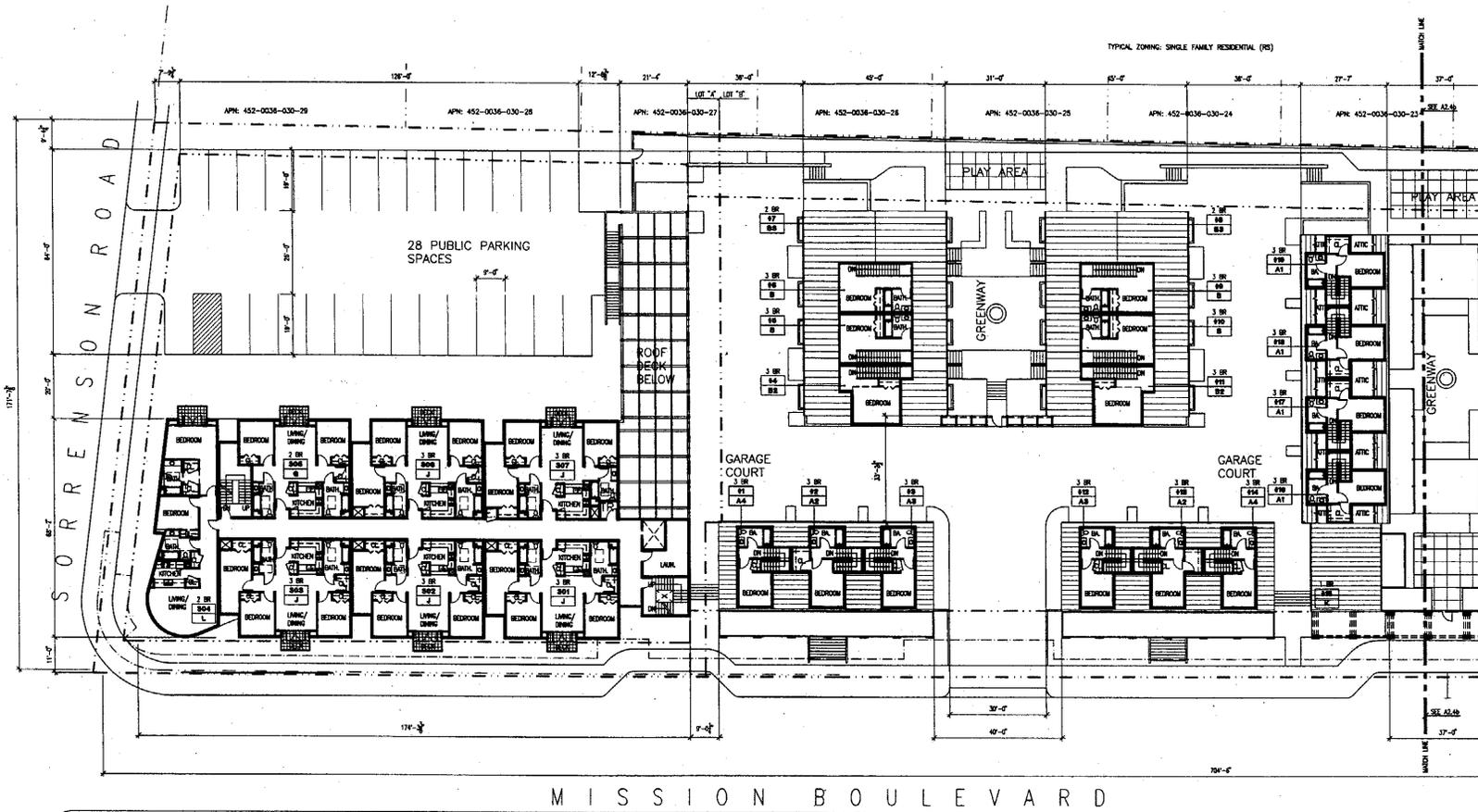
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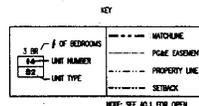
Title  
Enlarged Plans  
Townhouses 2nd Floor - North

Sheet  
**A2.3b**  
For Condominium Purposes



TYPICAL ZONING: SINGLE FAMILY RESIDENTIAL (RS)

MISSION BOULEVARD



1 3rd Floor Flats and Town Home 3rd Floor - South  
SCALE: 1/16" = 1'-0"

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Architecture and Urban Design  
1528 Mission Street, fourth floor  
San Francisco, CA 94103  
tel: 415 575-4722  
fax: 415 436-9837  
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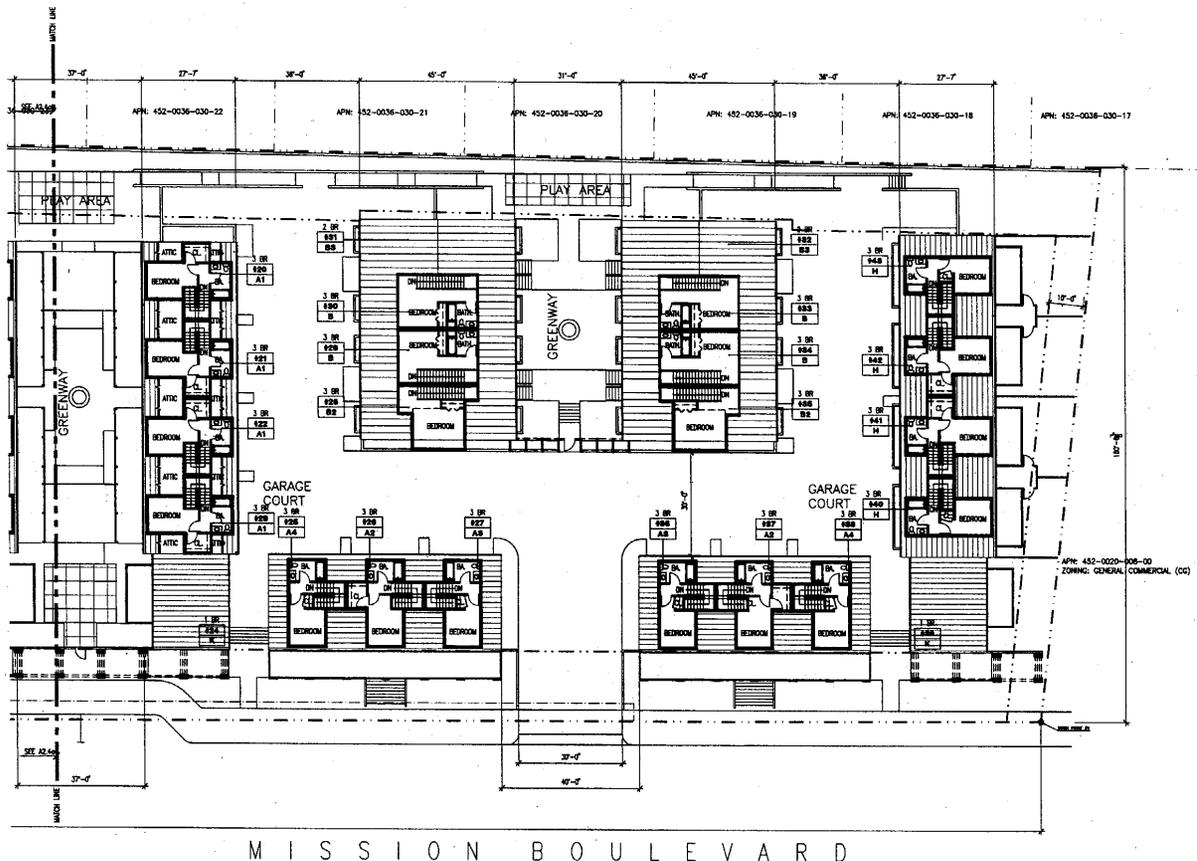


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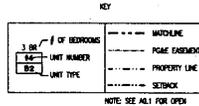
Title  
Enlarged Plans  
3rd Fl. Flats &  
Town Home 3rd Floor - South

Sheet  
**A2.4a**

For Condominium Purposes



MISSION BOULEVARD



1 Town Home 3rd Floor - North  
SCALE: 1/16" = 1'-0"

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Architecture and Urban Design  
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tel: 415 575-4722  
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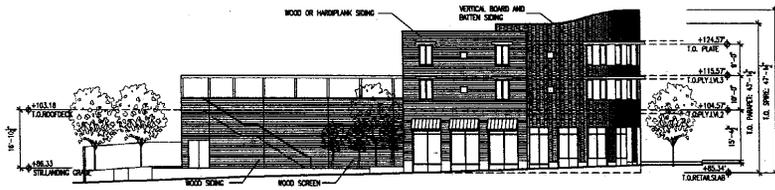
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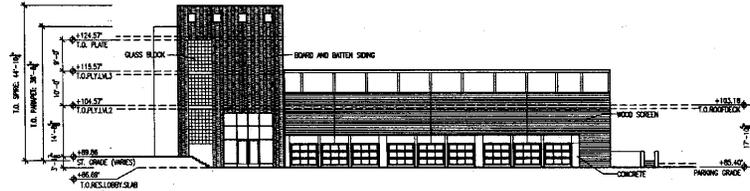
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Drawn By: AC  
Checked By: DS  
Date: April 6, 2008  
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Title: Enlarged Plans  
Town Home 3rd Floor - North

Sheet: **A2.4b**  
For Condominium Purposes



1 South Elevation  
SCALE: 1/16" = 1'-0"



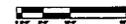
2 West Elevation  
SCALE: 1/16" = 1'-0"



3 North Elevation  
SCALE: 1/16" = 1'-0"



4 South Elevation  
SCALE: 1/16" = 1'-0"



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 fax: 415 436-9837  
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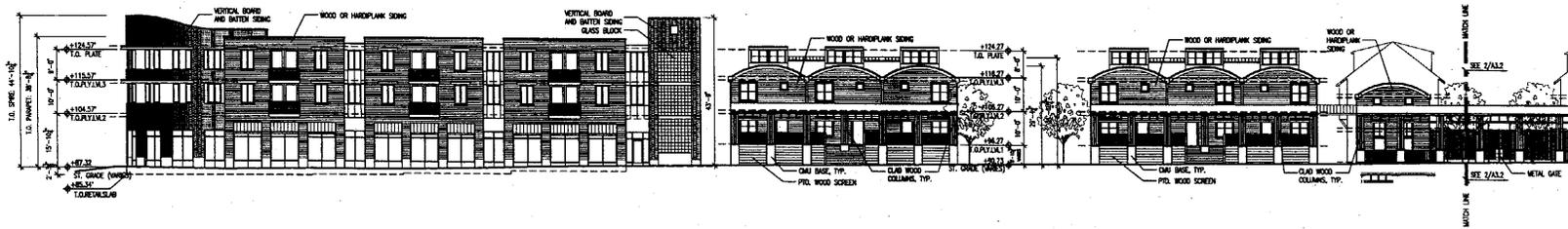
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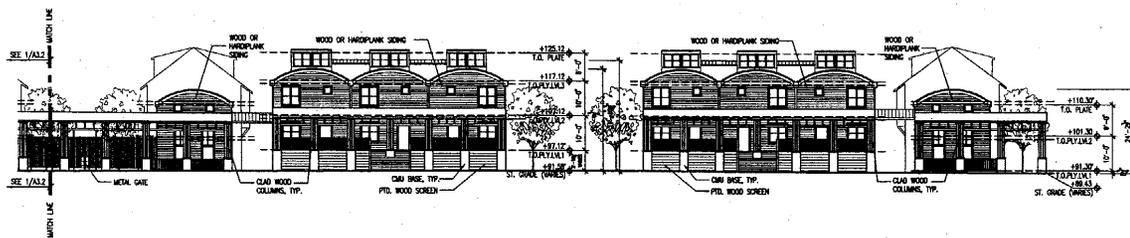

Job Number: 4303-0200  
 Drawn By: AC  
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 Date: April 5, 2008  
 Scale: 1/16" = 1'-0"

Title  
 Exterior Elevations

Sheet  
**A3.1**  
 For Condominium Purposes



① East Elevation - South End  
SCALE: 1/16" = 1'-0"



② East Elevation - North End  
SCALE: 1/16" = 1'-0"

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San Francisco, CA 94103  
tel: 415 575-4722  
fax: 415 436-9837  
www.solomoneto-wrt.com

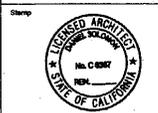
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Comments

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Drawn By: AC  
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Scale: 1/16"=1'-0"

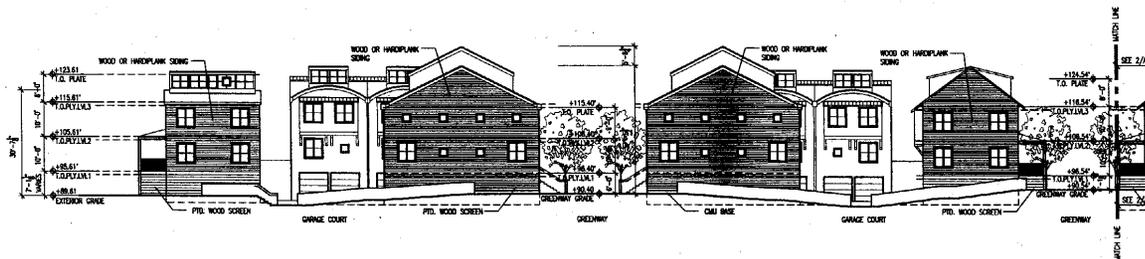
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Sheet:

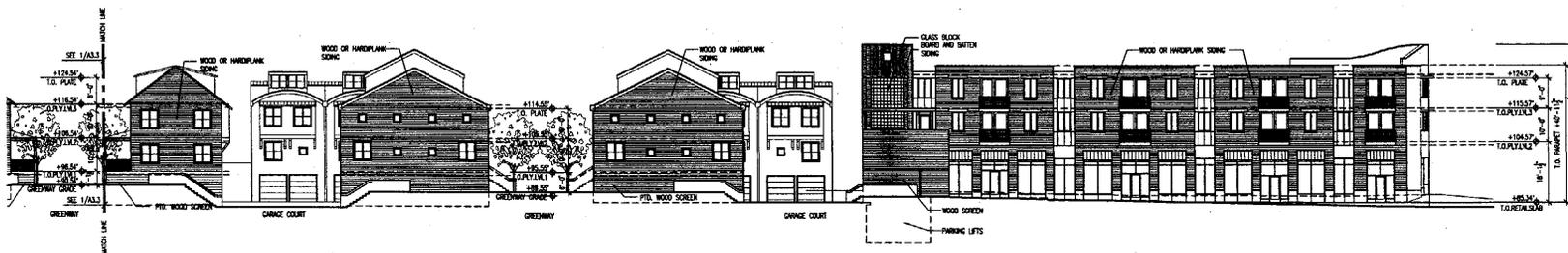
A3.2

For Condominium Purposes





1 West Elevation - North End  
SCALE: 1/16" = 1'-0"



2 West Elevation - South End  
SCALE: 1/16" = 1'-0"



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1328 Mission Street, fourth floor  
San Francisco, CA 94103  
tel: 415 575-4722  
fax: 415 436-9837  
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Architects

Stamp



Job Number: 4383-02/00  
Drawn By: AC  
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Date: April 3, 2008  
Scale: 1/16" = 1'-0"

Title

Exterior Elevations

Sheet

A3.3

For Condominium Purposes

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Revision



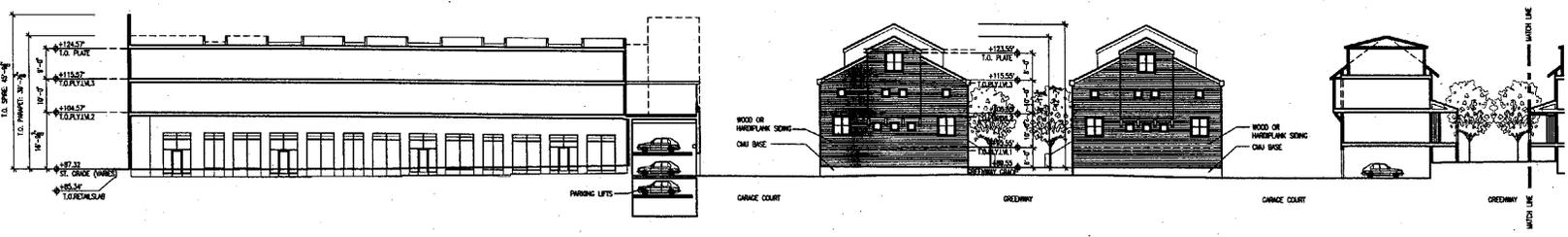
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Title: Exterior Elevations

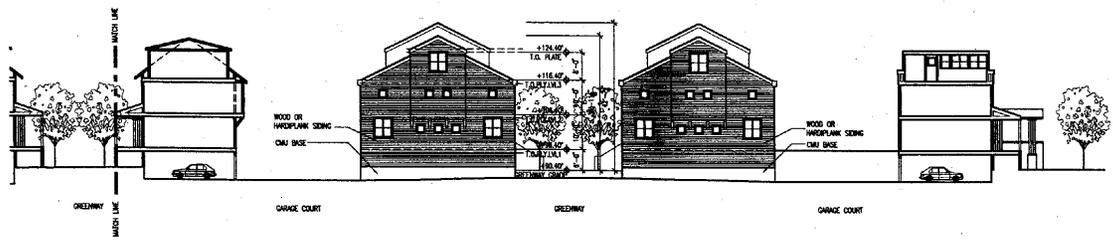
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**A3.4**

For Condominium Purposes



**1** West Elevation / Section - South End  
 SCALE: 1/16" = 1'-0"



**2** West Elevation / Section - North End  
 SCALE: 1/16" = 1'-0"


  
 Architecture and Urban Design
   
 1328 Mission Street, fourth floor
   
 San Francisco, CA 94103
   
 tel: 415 575-4722
   
 fax: 415 436-9837
   
 www.solomonetc-wrt.com

Wallace Roberts & Todd, Inc.

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**Haymont Village**
  
 26699 Mission Blvd.
   
 Hayward, California

**MEM Holdings LLC**
  
 1333 North California Blvd Suite 190
   
 Walnut Creek, California 94596

Revisions

Stamp



Job Number 4303-0200
   
 Drawn By AC
   
 Checked By DS
   
 Date April 5, 2008
   
 Scale 1/16" = 1'-0"

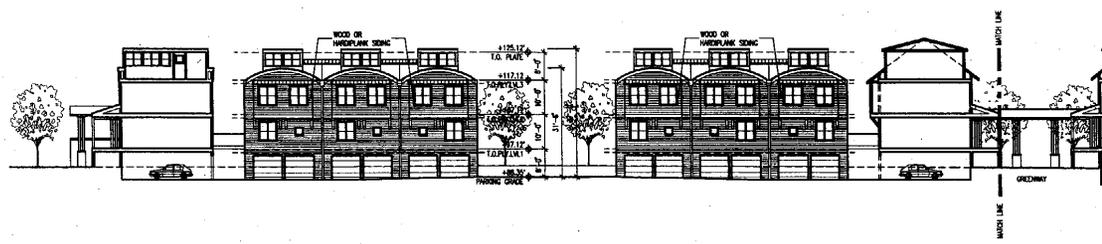
Title

Exterior Elevations

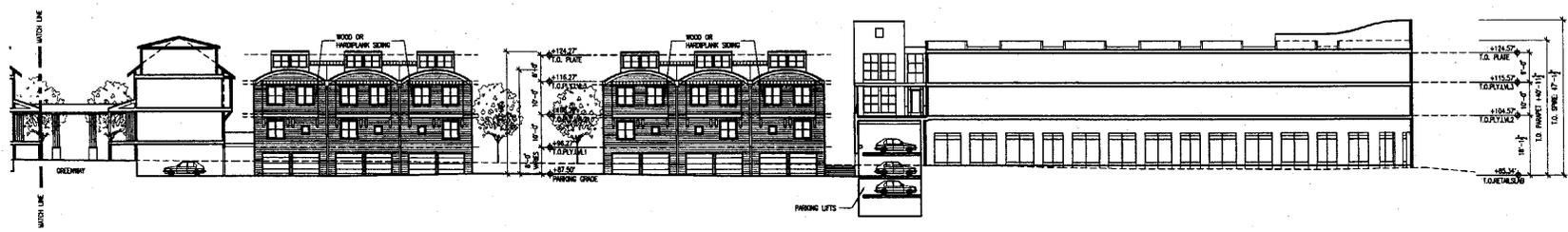
Sheet

**A3.5**

For Condominium Purposes



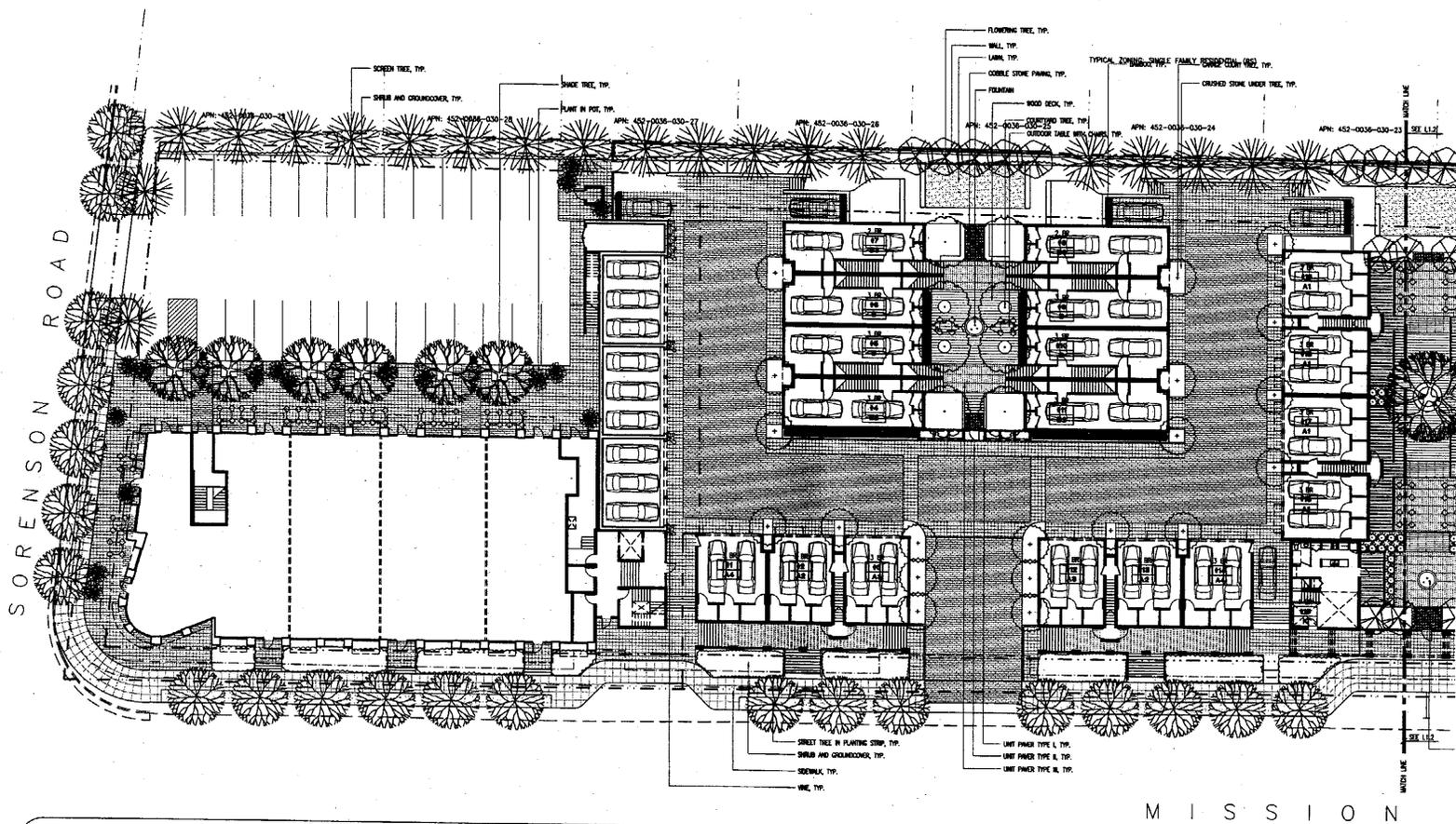
1 East Elevation / Section - North End
   
 SCALE: 1/16" = 1'-0"



2 East Elevation / Section - South End
   
 SCALE: 1/16" = 1'-0"







SORENSEN ROAD

MISSION

WRT SOLOMON E.T.C.

Architecture and Urban Design  
 1328 Mission Street, fourth floor  
 San Francisco, CA 94103  
 tel: 415 575-4722  
 fax: 415 436-9837  
 www.solomonic-wrt.com

Wallace Roberts & Todd, Inc.

Consultants

**Haymont Village**  
 26699 Mission Blvd.  
 Hayward, California

**MEM Holdings LLC**  
 1333 North California Blvd Suite 190  
 Walnut, California 94596

Notations

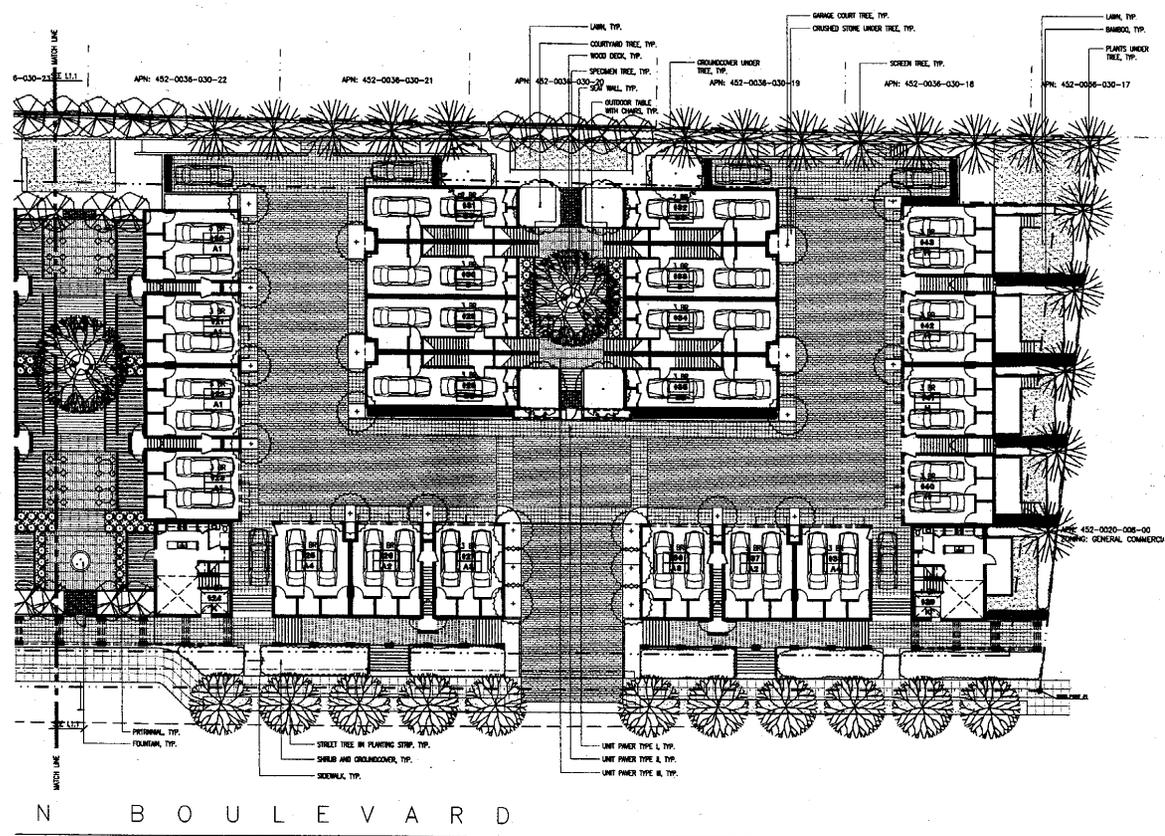


Job Number: 4363-0200  
 Drawn By: JP  
 Checked By: JRS  
 Date: April 5, 2008  
 Scale: 1/16" = 1'-0"

Title: Landscape Plan

Sheet: L1.1

PLANT LIST			
	BOTANICAL NAME	COMMON NAME	SIZE
<b>STREET TREES</b>			
	ACER BUCKERMANII	TRINCH MAPLE	24" BOX
	ERIODAPHNE DELTOIDA	BROOKLYN LAUREL	24" BOX
	MICHELIA CHAMERLOPA	SOUTHERN MICHELIA	24" BOX
	PIRUS KAWAKAWI	EVERGREEN PEAR	24" BOX
<b>SPECIMEN TREES</b>			
	ALBISIA SALICOIDES	OLIVE TREE, WANGSA	36" BOX
	OLESTRA TRECHANTIS	HOVEY LOCUST	36" BOX
	ROSELARTEA SPINOSA	COLEMAN TREE	36" BOX
<b>COURTYARD TREES</b>			
	ACER PALMIFOLIUM	JAPANESE MAPLE	24" BOX
	CERCIS CHAMPAEGENSIS	EASTERN REDBUD	24" BOX
	OMEGA BILBOA	OMBOO	24" BOX
	SOPHORA JAPONICA	CHINESE SCHOLAR TREE	24" BOX
<b>SHADE TREES</b>			
	BORNERIA x amabilis 'Purple Robe'	BLACK LOCUST	24" BOX
	ULMUS PARVIFLORA	CHINESE ELM	24" BOX
<b>GARAGE COURT TREES</b>			
	WYTIEMIA BOLANDI	WALTER TREE	15 GAL
	WYTIEMIA SILVATICA	SOUR GUM	15 GAL
	TRESTANIA COMPTONII	BIRCHING BOX	15 GAL
<b>FLOWERING TREES</b>			
	CHAMAECARYS CORDATA	WITCHAMOUNT THORN	15 GAL
	MICHELIA SCARLANZANA	SILKCEP MICHELIA	15 GAL
	MALLUS	FLOWERING DOGWOOD	15 GAL
	PRUNUS SEROTINA	FLOWERING CHERRY	15 GAL
<b>SCREEN TREES</b>			
	CALLISTEMON SCURBERIANUS	WICKSTEAD CEDAR	15 GAL
	LARIX NOBILIS	SWISS PINE	15 GAL
	MICHELIA CHAMERLOPA	SOUTHERN MICHELIA	15 GAL
	POPULUS NIGRA TRILOBATA	LONDONER POPLAR	15 GAL
<b>BAMBOO</b>			
	BAMBUSA MULTIPLEX 'TULPOUSE EAR'	ALPINE BAMBUSO	5 GAL
	BAMBUSA MULTIPLEX 'GOLDEN COODEST'	GOLDEN COODEST BAMBOO	5 GAL
	BAMBUSA TEXTILIS	WEAVER'S BAMBOO	5 GAL
	HIMALAYALANUS HOODKINII 'TINY BLUE'	DMAP BLUE BAMBOO	5 GAL
<b>SHRUBS &amp; GROUND COVERS</b>			
	ACQUILA JAPONICA	JAPANESE AUCUBA	1 GAL
	ADONISAMIS	LEFT-OF-THE-MILE	1 GAL
	AGAVE ATROPURPUREA	FOXTAIL AGAVE	1 GAL
	BIGNONIA FILLIPENSIS 'PACIFIC POINT'	FOXTAIL LILY	1 GAL
	CHIRAZ TIBETANA	BENTLEY SCREE	1 GAL
	CLAYTONIA SPICES	CALIFORNIA LILAC	3 GAL
	HELIOPHYLLUM HAMBURGENSE	SUN ROSE	1 GAL
	LARIX NOBILIS 'WHITE LIGHTNING'	GOLDEN CEDAR ROSE	1 GAL
	LARIX NOBILIS	LARDER	1 GAL
	LEONARDIA	CREATING WILD FIRE	1 GAL
	IMPATIENS 'THYRACIA'	TRAILING IMPATIENS	1 GAL
	IMPATIENS 'OMNIBUS'	HEAVELY BAMBOO	3 GAL
	PHORADENDRON 'TANZANIA DARY'	NEW ZEALAND FLAX	1 GAL
	PHORADENDRON	IMPEDIMENTUM	3 GAL
	ROSA SPICES	ROSE	3 GAL
	SALIX HETEROPHYLLA	AUSTRIAN BLACKWELL CREPPER	1 GAL
	STPA MELANOPHYLLA	AUSTRALIAN FEATHER GRASS	1 GAL
	STREPTOCARPA	BRID OF FRAUDS	1 GAL
	VIOLA	CHASTE TREE	5 GAL
TURF (500)			



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