

# The Neighborhood at Los Gamos



## Site Statistics

THE NEIGHBORHOOD AT LOS GAMOS  
 SITE STATISTICS CONCEPT C  
 DATE PREPARED: 1-Nov-20

### UNIT MIX MATRIX

BUILDING NO.	BUILDING TYPE	UNIT TYPES	NO. OF FLOORS	UNITS/FLOOR	TOTAL UNITS	STUDIO AREA (SF)	1 BR AREA (SF)	2 BR A AREA (SF)	2 BR B AREA (SF)	2 BR C AREA (SF)	3 BR AREA (SF)	UNITS AREA/ FLOOR**	EXTERIOR DECKS**	CIRCULATION HALLWAYS**	GARAGE FLOOR AREA**	TOTAL BLDG. AREA**		
1	A	Apartments	3	12	36	6,496	12,736	2,767	9,868	4,1068	3,1168	28,930	12,154	4,327	17,055	14,988	60,012	
2	A	Apartments	3	12	36	6,496	12,736	2,767	9,868	4,1068	3,1168	28,930	12,154	4,327	17,055	14,988	60,012	
3	B	Apartments	4	10	40	8,496	8,736	4,767	12,868	4,1068	4,1168	32,284	10,217	4,665	17,425	13,359	62,204	
4	B	Apartments	4	10	40	8,496	8,736	4,767	12,868	4,1068	4,1168	32,284	10,217	4,665	17,425	13,359	62,204	
5	B	Apartments	4	10	40	8,496	8,736	4,767	12,868	4,1068	4,1168	32,284	10,217	4,665	17,425	13,359	62,204	
<b>TOTALS</b>			18	54	192	36	17,856	35,328	12,272	46,872	20	21,360	154,712	54,959	22,649	86,385	70,053	306,636

TOTAL PROJECT UNIT AREA	17,856	35,328	12,272	46,872	20	21,360
TOTAL NUMBER OF UNITS	192					
TOTAL GROSS BUILDING AREA, RESIDENTIAL UNITS	306,636 SF					
COMMUNITY CENTER BUILDING	16,693 SF					
Parking Level	6,116 SF					
Market	5,574 SF					
Community Center	5,003 SF					
TOTAL PROJECT GROSS BUILDING AREA	16,693	323,329	SF			
TOTAL EXTERIOR UNIT DECK AREA	22,649 SF					
SETBACKS	MIN.	50'	(at west property line)			
	MIN.	472'	(at south property line)			
	MIN.	42'	(at east property line)			
	MIN.	168'	(at north property line)			

HEIGHT	MAX.**	54'	Ridge
	PREDOMINANT	44'	Flat roof
LOT AREA	446,054 SF	10.24 acres	
LOT COVERAGE	17.08%		
FLOOR AREA RATIO*	0.01 (market space only)		
UNITS/ACRE	18.75		

\*INCLUDES MARKET SPACE ONLY

\*\* TOTAL AREAS AS CALCULATED ON DRAWINGS

### PARKING COUNTS

APARTMENT BUILDINGS	SURFACE	2 TIER
Building 1	36	58
Building 2	36	58
Building 3	33	54
Building 4	33	54
Building 5	33	54
Total	171	278 spaces

### COMMUNITY CENTER

	11	11 spaces
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### SURFACE PARKING

	42	42 spaces
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### TOTAL SPACES

	224	331 spaces
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NOTE: These calculations indicate three different parking options: (1) All parking at grade; (2) A 2 tier mechanical system under each of the apartment buildings, all other spaces at grade. ADA Accessible stalls and EV Charging stations will be provided as required by codes in proportion to the option finally adopted. Such stalls will be included as part of the overall parking count, not additional spaces.

## Design Narrative

### DEVELOPMENTS SINCE THE STUDY SESSION OF 1/14/20

- Modified apartment building design on all Apartment Buildings to bring uphill units at the lower floors closer to the existing grade, thereby minimizing grading (see Sections 1-4, Sheet A106)
- Moved the Community Center building, which also houses the Market/Coffee Shop/Bakery, to the center of the project between Buildings 1 & 2 and directly adjacent to the main entry drive (See Site Plans, Sheets A101 and A102). This building is now accessible from both the lower loop road and the upper loop road, and by both vehicular and pedestrian access via ramp and elevator.
- Incorporated a landscaped plaza level above the Community Center building, also accessible from the upper and lower loop roads, via ramp and elevator. (See Sheets A101 and L1.01)
- Incorporated stepped outdoor landscaped terraces accessible from each floor of the Community Center Building. (See Sheets L1.01, L1.05, and L1.06)
- Incorporated children's play structures in the central plaza in response to comments that those on the southern two acres are too distant from the center of the development to young children (See A207 and L1.05)
- Created a major public space at the upper loop road to encourage community gatherings and add activity at the heart of the project. (See Sheet L1.01 and L1.05)
- Reduced public access to the onsite trails in response to comments. (See Sheet L1.03)
- Completed the Landscape Design process with a local certified Landscape Architect. (See Landscape Architectural Sheets L1.01-L3.02)
- Added visual simulations showing views from San Rafael Manor, Los Gamos Drive opposite the YMCA, looking south from the Tech Center, and Highway 101. (See Sheets L1.02, L1.04, and L1.07)

## Sheet Schedule

ARCHITECTURAL	
Sheet Number	Sheet Name
A000	Cover Sheet
A001	Site Context and Opportunities

LANDSCAPE	
Sheet Number	Sheet Name
L1.01	OVERALL SITE PLAN
L1.02	PERSPECTIVE: LOOKING SOUTH
L1.03	SOUTH-PARK ENLARGEMENT PLAN
L1.04	NORTH SITE ENLARGEMENT PLAN
L1.05	PERSPECTIVE - MAIN ENTRY LOOKING WEST
L1.06	VILLAGE COMMONS ENLARGEMENT PLAN
L1.07	PERSPECTIVE: VILLAGE COMMONS
L1.08	PERSPECTIVE: VIEW FROM 101
L2.02	CONCEPT DETAILS
L2.03	SOUTH PARK CONCEPT DETAILS
L2.04	LIGHTING DETAILS
L3.01	PROPOSED PLANT PALETTE
L3.02	PROPOSED PLANT PALETTE

ARCHITECTURAL_	
Sheet Number	Sheet Name
A101	Site Plan - Illustrative
A102	Site Plan - References and Dimensions
A105	Site Elevations
A106	Site Sections
A201	Floor Plans - Apartment Building Type A
A202	Elevations - Apartment Building Type A
A203	Building Sections - Apartment Building Type A
A204	Floor Plan - Apartment Building Type B
A205	Elevations - Apartment Building Type B
A206	Building Sections - Apartment Building Type B
A207	Floor Plans - Community Center
A208	Building Section - Community Center
A209	Elevations - Community Center
A301	Images - Apartment Units
A302	Images - Community Center
A801	Site Photos
A901a	Area Schedules - Apartment Building Type A
A901b	Area Schedules - Apartment Building Type B

CIVIL	
Sheet Number	Sheet Name
C.1	Residential Site Plan
C.2	Residential Site Grading Plan
C.3	Residential Site Grading Plan
C.4	South Park Grading Plan
C.5	Utility Plan
C.6	Stormwater Treatment Plan
C.7	Hydrology Map Existing
C.9	Tree Survey
C.10	Tree Survey Summary

VESTING TENTATIVE MAP	
Sheet Number	Sheet Name
VTM-1	Vesting Tentative Map - Existing Conditions
VTM-2	Vesting Tentative Map - Proposed Easements

SITE SURVEY	
Sheet Number	Sheet Name
SV1	Site Survey - Sheet 1
SV2	Site Survey - Sheet 2
SV3	Site Survey - Sheet 3
SV4	Site Survey - Sheet 4

SITE LIGHTING PHOTOMETRICS	
Sheet Number	Sheet Name
PH-1	Site lighting Photometrics - North Half
PH-2	Site lighting Photometrics - South Half

## The Neighborhood at Los Gamos

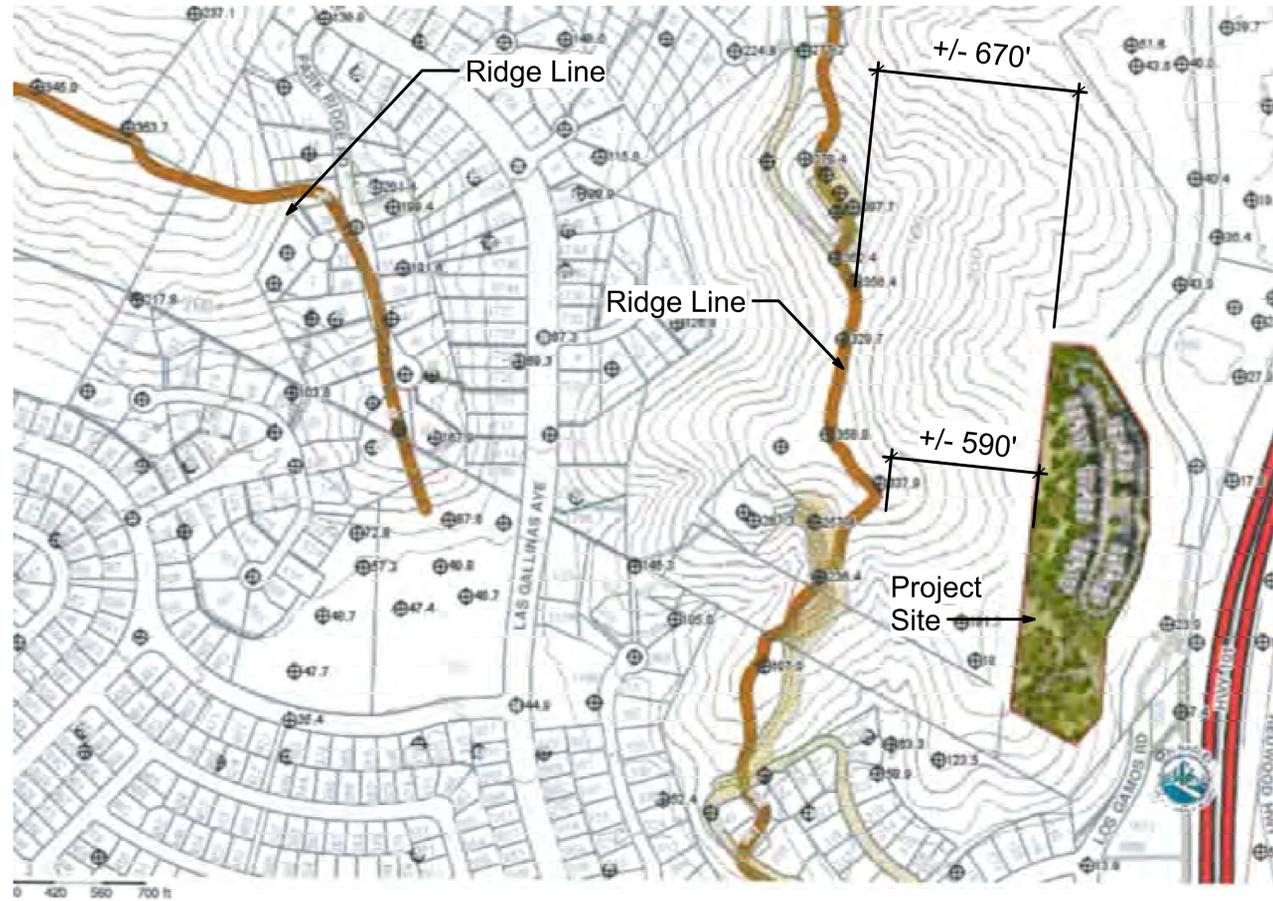
Cover Sheet

Project Number: 218025  
 Date: 11/1/20  
 Drawn by: RSD, CR  
 Checked by: CR

Scale: 12" = 1'-0"

# A000





1 Ridge Line Diagram



2 Site Opportunities

**OBJECTIVE #1:**

Use this site as a resource for housing

- Los Gamos is a rare opportunity to create badly-needed housing units
- Nearly 11 acres along Hwy 101 is the right setting for moderate density

*Marin Independent Journal*

Affordable housing tops list of concerns in Marin resident survey

Marin Voice: Marin's economy needs housing, not excuses

Marin earns faint praise in housing report

Report: San Rafael housing developments thwarted by critics, high costs and lengthy reviews

**OBJECTIVE #2:**

Create workforce housing

- By bringing 19 units per acre to the site, we can create a project that is affordable-by-design and targeted to the "Missing Middle"
- Mix of Studios, 1BR, 2BR, 3BR with efficient unit sizes: 500 sf (Studio), 750 sf (1BR), 752 sf (2BR), 900 sf (3BR)
  - 192 for-rent apartments
  - Meet City's affordable criteria



**OBJECTIVE #3:**

New housing with minimal impacts on traffic

- Accessible site location means that regular vehicle trips from the development will not pass by any existing residential homes
  - Quick access to and from Hwy 101
  - Close to Golden Gate Transit routes
  - Convenient walking distance to Ymca, major employers, and everyday amenities
  - Potential for mass transit and EV incentives



**The Neighborhood at Los Gamos**

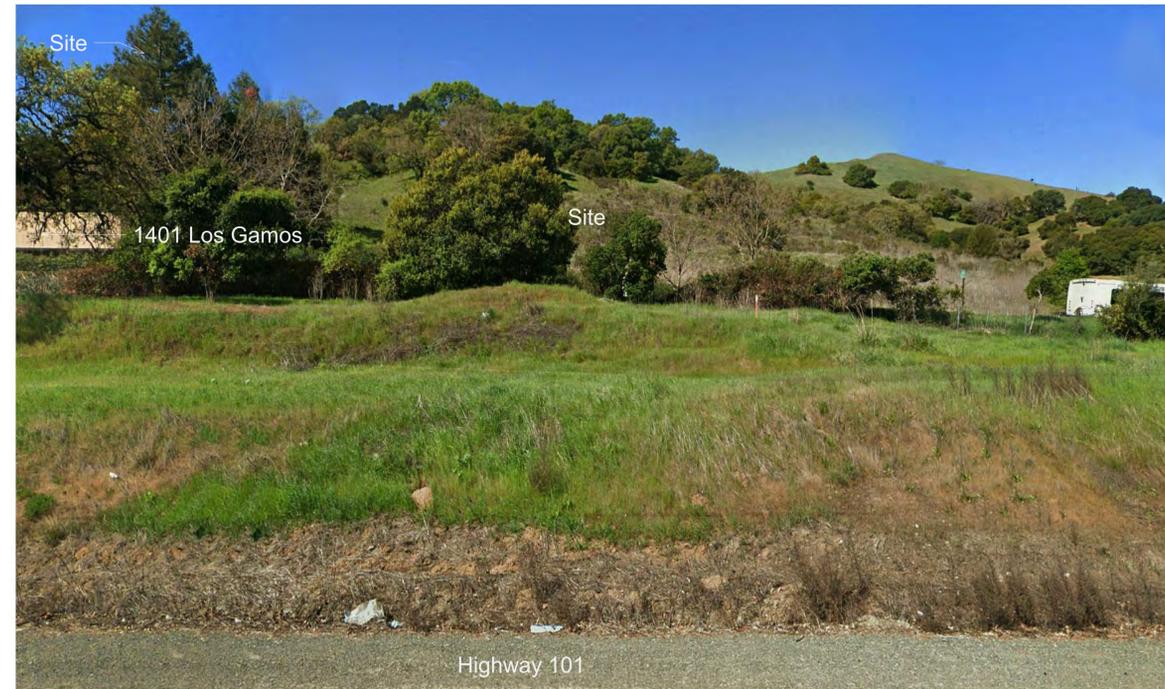
Site Context and Opportunities

Project Number:	218025
Date:	11/1/20
Drawn by:	CR, MS
Checked by:	CR

Scale: 12" = 1'-0"

**A002**





# The Neighborhood at Los Gamos

Site Photos

Project Number: 218025  
 Date: 11/1/20  
 Drawn by: CR  
 Checked by: CR

Scale:

**A801**



**BUILDING 5**

ROOF 167.4  
UFF 157.4  
UMFF 147.4  
MFF 137.4  
CFF 127.4  
LFF 117.4  
GFF 103.4  
UFF 156.0

**BUILDING 4**

LFF 116.0  
CFF 126.0  
GFF 102.0  
MFF 136.0  
UMFF 146.0  
ROOF 166.0  
UFF 156.0

**BUILDING 3**

ROOF 165.0  
UFF 155.0  
UMFF 145.0  
MFF 135.0  
CFF 125.0  
LFF 115.0  
GFF 101.0



**BUILDING 2**

ROOF 127.0  
UFF 117.0  
MFF 107.0  
CFF 97.0  
LFF 87.0  
GFF 73.0

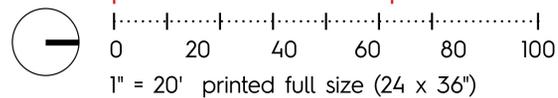
**COMMUNITY CENTER**

LFF 70.17  
GFF 55.5  
MFF 84.83  
PLAZA 99.50

**BUILDING 1**

LFF 90.3  
GFF 76.3  
CFF 100.3  
MFF 110.3  
UFF 120.3  
ROOF 130.3

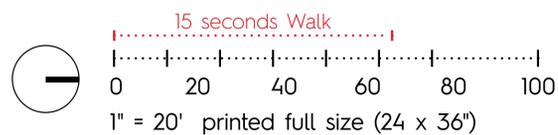
15 seconds Walk



# THE NEIGHBORHOOD AT LOS GAMOS

San Rafael, CA

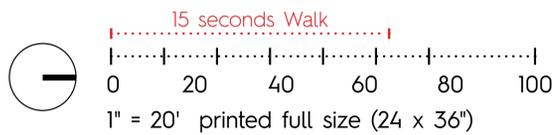






**LEGEND**

- |  |   |                                     |  |   |
|--|---|-------------------------------------|--|---|
| <b>A</b> MAIN ENTRY                        | <b>F</b> STREET TREE: CATHEDRAL LIVE OAK                          | <b>K</b> FIRE EXIT                  | <b>P</b> STAIRCASE BLOCK                           | <b>U</b> LAWN AT PLAZA LEVEL            |
| <b>B</b> CONCRETE SIDEWALK- DETAIL 3/L2.01 | <b>G</b> RETAINING WALLS  | <b>L</b> BUILDING ENTRY             | <b>Q</b> ELEVATOR BLOCK                            | <b>V</b> ACCESSIBLE ROUTE TO SOUTH PARK |
| <b>C</b> SPECIAL PAVING- DETAIL 1/L2.01    | <b>H</b> NATIVE PLANTING/OAKS WITH A FEW ORNAMENTAL TREE OF COLOR | <b>M</b> PREFRBRICATED METAL BRIDGE | <b>R</b> TOILET BLOCK/ TRELLIS STRUCTURE           |   |
| <b>D</b> CROSSWALK- DETAIL 1/L2.01         | <b>I</b> EXISTING VEGETATION                                      | <b>N</b> STEPPED LAWN SEATING       | <b>S</b> OUTDOOR TERRACE AT GROCERY STORE LEVEL    |   |
| <b>E</b> PROJECT ENTRY SIGN                | <b>J</b> BIORETENTION PLANTERS                                    | <b>O</b> COVERED PLAZA AREA ON VIEW | <b>T</b> OUTDOOR TERRACE AT COMMUNITY CENTER LEVEL |   |







BACKLESS BENCH,  
DETAIL 7/2.01  
SPECIMAN  
OAK TREE

TRELLIS STRUCTURE  
WITH SWINGS 4/  
L2.01 AND L 6/2.01  
RESTROOMS WITH  
WATER FOUNTAIN

BOLLARD LIGHT  
TYP.  
DETAIL 2/L2.04

STEPPED LAWN TERRACES,  
CONCEPT IMAGE 6/L2.02  
RAMP

LIGHT POLE AT PLAZA  
TYP, SEE DETAIL 1/L2.04

LAWN  
+91.69

SPECIAL PAVING  
DETAIL 1/L2.02

TRELLIS STRUCTURE  
WITH HANGING  
CHAIRS OR HANG-  
ING BENCHES, SEE  
DETAIL 4/L2.01

+84.83

+70.17

VINE PLANTING AT  
WALL

WATER FEATURE,  
SEE 1/L2.02

MURAL AT WALL

FIRE TABLE WITH  
SEATING

OLIVE TREE GROVE  
IN DECOMPOSED  
GRANITE, CONCEPT  
IMAGE 7/L2.02

BUILT-IN SEATING,  
DETAIL 8/L2.01

RECESSED WALL LIGHT TYP.  
DETAIL 2/L2.04

RAISED PLANTER WALLS AT  
PLAZA

CHESS IN PAVING, CON-  
CEPT IMAGE 5/L2.02

KIDS PLAY AREA  
DETAIL 4/L2.02

4-0" HT GUARDRAIL AT  
KIDS PLAY AREA

TRELLIS STRUCTURE WITH  
HANGING CHAIRS OR  
HANGING BENCHES, SEE  
DETAIL 4/L2.01

0 8 16 32'  
1/16" = 1'-0" at full size (24 x 36")



# THE NEIGHBORHOOD AT LOS GAMOS

San Rafael, CA







1 PERMEABLE PAVERS OR SIMILAR. COLOR T.B.D.  
MANUFACTURER: BELGARD



2 DECOMPOSED GRANITE PAVING WITH GRANITE FINES,  
SIMILAR COLOR



3 PEDESTRIAN WALKWAY PAVING: POURED IN PLACE CONCRETE



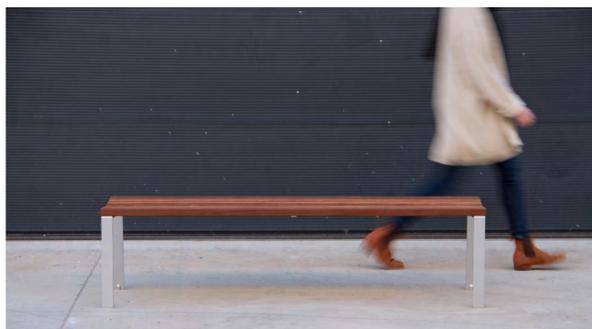
4 TRELLIS STRUCTURE OR SIMILAR.  
MANUFACTURER: LANDSCAPE FORMS



5 HARPO BENCH OR SIMILAR  
MANUFACTURER: LANDSCAPE FORMS



6 SWING CHAIRS OR SIMILAR  
MANUFACTURER: LANDSCAPE FORMS



7 HARPO BENCH OR SIMILAR  
MANUFACTURER: LANDSCAPE FORMS



8 LINK SEATING OR SIMILAR  
MANUFACTURER: LANDSCAPE FORMS



9 ROBATA CONCRETE LINEAR FIRE PIT OR SIMILAR  
MANUFACTURER: PALOFORM



1 PREFABRICATED WATER FEATURE  
MANUFACTURER: WATER STUDIO



2 MOVABLE KIDS PLAY EQUIPMENT AT COMMUNITY CENTER OR SIMILAR



3 PARC VUE TRASH RECEPTACLE OR SIMILAR  
MANUFACTURER: LANDSCAPE FORMS



4 PLAYGROUND AT COMMUNITY CENTER PLAZA  
MANUFACTURER: MONSTRUMS



5 CHESS BOARD AS PAVING CONCEPT  
MANUFACTURER: T.B.D.



6 STEPPED LAWN TERRACES



7 OLIVE TREE GROVE WITH SEATING  
CONCEPT IMAGE



1 NATURAL PLAY GROUND: WOOD LOGS  
CONCEPT IMAGE



2 PLAYGROUND ON A SLOPE  
CONCEPT IMAGE



3 OVERLOOK AT SOUTH PARK  
CONCEPT IMAGE

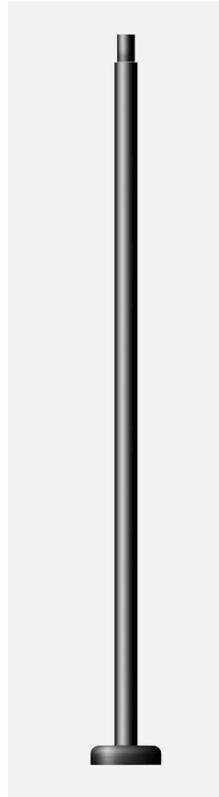


4 SOIL CEMENT TRAIL SYSTEM  
CONCEPT IMAGE

LOGO INTEGRATED IN THE BRIDGE DESIGN



5 PREFABRICATED BRIDGE AT TRAIL  
CONCEPT IMAGE



1 POLE-TOP LUMINAIRE- ASYMMETRIC WIDE BEAM 77910 AND 77911 OR SIMILAR  
MANUFACTURER: BEGA

2 BOLLARD: ASYMMETRIC 99056 OR SIMILAR  
MANUFACTURER: BEGA

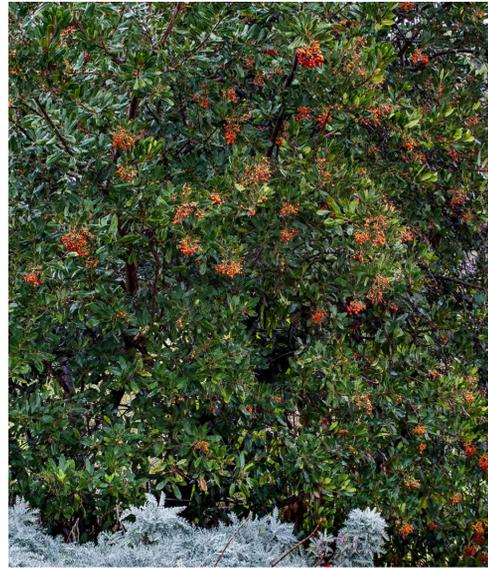


2 RECESSED WALL LUMINAIRE OR SIMILAR  
MANUFACTURER: BEGA

TREES



ARBUTUS MARINA  
MARINA MADRONE



HETEROMELES ARBUTIFOLIA  
TOYON /CHRISTMAS BERRY



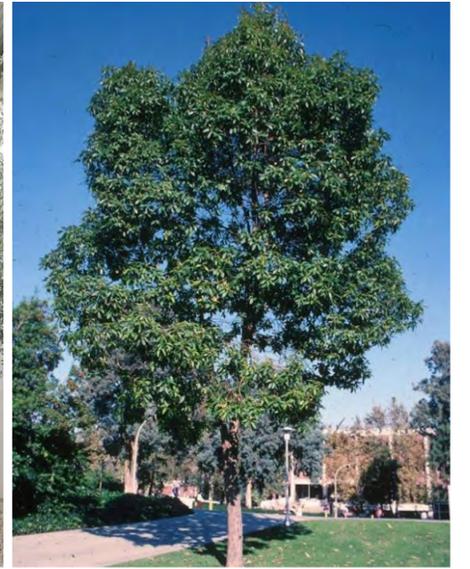
CEONOTHUS 'RAY HARTMAN'  
RAY HARTMAN 'CALIFORNIA LILAC'



LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'  
NATCHEZ CRAPE MYRTLE



OLEA EUROPAEA  
FRUITLESS OLIVE



LOPHOSTEMON CONFERTUS  
BRISBANE BOX



QUERCUS VIRGINIANA 'CATHEDRAL'  
CATHEDRAL LIVE OAK



QUERCUS AGRIFOLIA  
COAST LIVE OAK



QUERCUS ILICIFOLIA  
SCRUB OAK



QUERCUS KELLOGGII  
CALIFORNIA BLACK OAK



AESCULUS CALIFORNICA  
CALIFORNIA BUCKEYE

MINIMUM TREE CLEARANCE NOTES:

- SMALL TREES (15'-0" TALL/WIDE) SHALL BE PLACED A MINIMUM OF 6'-0" FROM BUILDINGS AND A MINIMUM OF 2' FROM EDGES OF PAVING, CURBS OR WALLS.
- MEDIUM TREES (25' TALL/ WIDE) SHALL BE PLACED A MINIMUM OF 10' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS AND WALLS.
- LARGE TREES (ABOVE 25' TALL AND WIDE) SHALL BE PLACED A MINIMUM OF 5'-0": FROM BUILDING AND MINIMUM OF 3'-0" FROM PAVING, CURBS AND WALLS.
- 5'0" MINIMUM FROM JOINT TRENCH, WATER LINE, WATER METERS AND FIRE HYDRANTS.
- 8' MINIMUM FROM SANITARY SERVICE AND STORM DRAWINGS.

STREET TREE: QUERCUS VIRGINIANA 'CATHEDRAL'

MIN. SIZE DAY ON INSTALLATION: 24" BOX

NUMBER OF TREES REMOVED: TOTAL (55). SEE CIVIL DRAWING (TREE REMOVAL PLAN) FOR SIZE AND SPECIES.

REPLACEMENT TREES: TOTAL (55) CATHEDRAL LIVE OAK. SIZE 24" BOX

SHRUBS



ADENANTHOS CUNEATUS  
CORAL DRIFT



ALYOGYNE HUEGELII  
BLUE HIBISCUS



AMORPHA CALIFORNICA  
CALIFORNIA FALSE INDIGO



ANIGOZANTHOS BIG RED  
BIG RED KANGAROO PAW



ARBUTUS UNEDO COMPACTA  
DWARF STRAWBERRY TREE



ARCTOSTAPHYLOS 'PACIFIC MIST'  
PACIFIC MIST MANZANITA



ARTEMISIA POWIS CASTLE  
WORMWOOD



ASCLEPIAS NATIVES  
MILKWEED / BUTTERFLY FLOWER



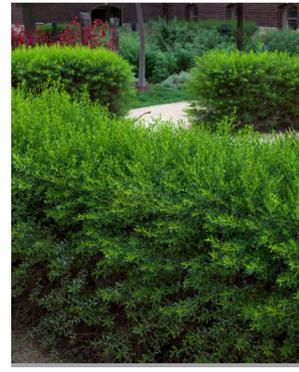
CALAMINTHA NEPETOIDES  
WHITE NEPETA



CALLISTEMON VIMINALIS  
GREEN JOHN BOTTLEBRUSH



CEANOTHUS 'TASSAJARA BLUE'  
TASSAJARA BLUE CEANOTHUS



CENTENNIAL BACCHARIS  
CENTENNIAL DESERT BROOM



CEANOTHUS CONCHA  
CALIFORNIA MOUNTAIN LILAC



CISTUS CRETICUS SSP. INCANUS  
PINK ROCK ROSE



CONVOLVULUS CNEORUM  
BUSH MORNING GLORY



EPILOBIUM CANUM 'CATALINA'  
CATALINA CALIFORNIA FUCHSIA



GAURA LINDHEIMERI  
LINDHEIMER'S BEEBLOSSOM



JACOBAEA VULGARIS  
COAST WILDFLOWER SONOMA COUNTY



JUSTICIA CALIFORNICA  
BELOPERONE



LAURUS NOBILIS 'MONRIK' PLANT PATENT #25,915  
LITTLE RAGÚ SWEET BAY



LEPTOSYNE GIGANTEA  
GIANT COREOPSIS



LEUCADENDRON 'HAWAII MAGIC'  
ROYAL HAWAIIAN HAWAII MAGIC CONEBUSH



LUPINUS & PAPAVER  
LUPINE & POPPIES



LUPINUS ALBIFRONS  
SILVER LUPINE



MYRTUS COMMUNIS 'COMPACTA'  
DWARF MYRTLE



OLEA EUROPAEA 'MONTRA' PP#6266 'LITTLE OLLIE'  
LITTLE OLLIE DWARF OLIVE



PEROVSKIA X 'FILIGRAN'  
FILIGRAN RUSSIAN SAGE



PENSTEMON X GLOXINIOIDES 'APPLE BLOSSOM'  
BEARD TONGUE 'APPLE BLOSSOM'



PITTOSPORUM TENUIFOLIUM  
SILVER SHEEN



POLYGALA FRUTICOSA 'PETITE BUTTERFLY'  
BUTTERFLY PEA SHRUB



RHAMNUS CALIFORNICA 'EVE CASE'  
EVE CASE COFFEEBERRY



RAPHIOLEPIS INDICA  
CLARA INDIAN HAWTHORN



RIBES SANGUINEUM  
RED FLOWERING CURRANT



ROSMARINUS OFFICINALIS 'TUSCAN BLUE'  
TUSCAN BLUE ROSEMARY



SALVIA BRANDEGEEI  
SANTA ROSA ISLAND SAGE



SALVIA GREGGII 'ALBA'  
WHITE AUTUMN SAGE

STORMWATER PLANTERS



SANTOLINA VIRENS  
GREEN LAVENDER COTTON



TEUCRIUM CHAMAEDRYS  
GERMANDER



TEUCRIUM FRUTICANS 'AZUREUM'  
BUSH GERMANDER



CHONDROPETALUM TECTORUM  
CAPE RUSH



JUNCUS PATENS  
CALIFORNIA RUSH

VINES



CLEMATIS VITICELLA  
ITALIAN CLEMATIS



WISTERIA FRUTESCENS 'AMETHYST FALLS'  
AMETHYST FALLS AMERICAN WISTERIA

GROUND COVER



ACHILLEA MILLEFOLIUM 'LA LUNA'  
LA LUNA YARROW



ARCTOSTAPHYLOS SPECIES  
MANZANITA



BACCHARIS PILULARIS  
DWARF COYOTE BUSH



ESCHSCHOLZIA CALIFORNICA  
CALIFORNIA POOPY



ERIOGONUM UMBELLATUM  
SULPHURFLOWER BUCKWHEAT



ERIGERON GLAUCUS X WAYNE RODERICK DAISY  
WAYNE RODERICK DAISY



GREVILLEA LANIGERA 'COASTAL GEM'  
WOOLY GREVILLEA



LIMONIUM PEREZII  
SEA LAVENDER, STATICE



LUPINUS CHAMISSONIS  
CHAMISSO BUSH LUPINE



NEPETA X FAASSENII  
SELECT BLUE CAT MINT



PENSTEMON BARBATUS 'NOVAPENPUR'  
ROCK CANDY™ PURPLE PENSTEMON



RHAMNUS (FRANGULA) CALIFORNICA 'SEAVIEW'  
DWARF CALIFORNIA COFFEEBERRY



SALVIA CHAMAEDRYOIDES  
GERMANDER SAGE



WESTRINGIA FRUTICOSA 'GREY BOX'  
DWARF COASTAL ROSEMARY

GRASS



CAREX DIVULSA  
BERKELEY SEDGE



JUNCUS PATENS  
SPREADING RUSH



MUHLENBERGIA RIGENS  
DEERGRASS



STIPA PULCHRA  
PURPLE NEEDLEGRASS



SPOROBOLUS WRIGHTII  
GIANT SACATON



STIPA LEPIDA  
FOOTHILL NEEDLEGRASS



FESTUCA GLAUCA 'ELIJAH BLUE'  
ELIJAH BLUE FESCUE