



Architectural Commission Report

Meeting Date: Wednesday, February 20, 2013

Subject: **8701 WILSHIRE BOULEVARD**
Request for a preliminary review of a façade remodel to an existing three-story commercial building.
(PL1301860)

Project applicant: John Simionian

Recommendation: Review the proposed project and provide the applicant with design feedback.

REPORT SUMMARY

The applicant is requesting a preliminary review of a façade remodel to an existing three-story commercial building located at 8701 Wilshire Boulevard. The project requires a Development Plan Review Permit for an increase in the height of the building. As mechanical enclosures are exempt from height measurements in the commercial area, the height of the building is increasing to 141'-3" from 137'-11". As such, the project is before the Architectural Commission as a preview item to receive preliminary feedback on the proposed design. The primary elements of the façade remodel include:

- New white stone veneer on the first and second stories;
- Outward extension of the corner entryway with new glass entryway;
- Removal of second story corner building façade and installation of new horizontal band windows;
- Third floor expansion with grey stucco façade (medium grit), grey metal coping, and new floor to ceiling glazed windows and doors;
- Modified mechanical enclosure with grey stucco (combed finish);
- New automatic parking lot security gate at North Hamel Drive entrance, and;
- New landscaping along building façade and at parking lot entrance.

Staff recommends that the Architectural Commission pay particular attention to the new landscaping along the building façade at the first floor, along both Wilshire Boulevard and North Hamel Drive. Concern has been expressed to the applicant that this configuration of landscaping does not create a positive pedestrian experience as it fully screens the building from the sidewalk and limits any potential interaction between the building and pedestrian. Specifically, the City's General Plan references the need for buildings in the business districts to actively engage the street through design features, including ground floor transparency¹. The Commission may wish to address the current design as it relates to the General Plan's goals and policies.

¹ **LU 2.8 Pedestrian Active Streets.** Require that buildings in business districts be oriented to, and actively engage the street through design features such as build-to lines, articulated and modulated facades, ground floor transparency such as large windows, and the limitation of parking entries directly on the street. Parking ingress and egress should be accessed from alleys when feasible.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets and Supporting Documents

Report Author and Contact Information:

Cindy Gordon, Assistant Planner

(310) 285-1191

cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive
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ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this project.



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Attachment A:

Detailed Design Description
and Materials (Applicant Prepared)

SECTION 1 – AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 8701 + 8707 WILSHIRE BLVD
Adjacent Streets: WILSHIRE BLVD + HANDEL DRIVE

B Property Owner Information¹

Name(s): JOHN SIMONIAN
Address: 132 SOUTH RODEO DRIVE, 4/F
City: BEVERLY HILLS State & Zip Code: CA 90212
Phone: 310-205-5555 Fax: 310-879-1000
E-Mail: john@westime.com

C Applicant Information [individual(s) or entity benefiting from the entitlement]

Name(s): SAME AS PROPERTY OWNER
Address: _____
City: _____ State & Zip Code: _____
Phone: _____ Fax: _____
E-Mail: _____

D Architect / Designer Information [Employed or hired by Applicant]

Name(s): DAVID WICK Registered Architect? Yes No
Address: 1820 ASHMORE PLACE
City: LOS ANGELES State & Zip Code: CA 90026
Phone: 323-644-9867 Fax: 323-908-0232
E-Mail: davidwick@wickarch.com

E Landscape Designer Information [Employed or hired by Applicant]

Name(s): DANIEL WEEDON
Address: 1216 ELM STREET
City: VENICE State & Zip Code: CA 90291
Phone: 310-827-2084 Fax: 310-827-4634
E-Mail: dan@dw-la.com

F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.

Name(s): SAME AS ARCHITECT
Address: _____
City: _____ State & Zip Code: _____
Phone: _____ Fax: _____
E-Mail: _____

G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.²

Property Owner's Signature & Date

Property Owner's Signature & Date

¹ If the owner is a corporate entity, the names of two corporate officers are required from each of the following Groups:
Group A – Chairperson or president of the board; Group B – board secretary or chief financial officer.

² A signed and dated authorization letter from the property owner is also acceptable.

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

- Staff Review
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Architectural Commission Review
 - Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements). **(NO SIGNS ON PROJECT)**

B Identify the scope of work (check all that apply):

- New construction
- Façade Remodel ONLY
- Business Identification Sign(s)
Number of signs proposed:
- Building Identification Sign(s)
Number of signs proposed:
- Sign Accommodation (explain reason for the accommodation request below):
Number of signs proposed:
- Other: _____
- Remodel: Int. & Ext, no floor area added
- Remodel: Int. & Ext, floor area added
- Awning(s): New Recovery
- Open Air Dining: #Tables #Chairs

C Describe the scope of work proposed including materials and finishes:

SEE ATTACHED.

D Identify the Project Zoning (City Zoning Map: <http://gis.beverlyhills.org/>)

- | | | | | |
|---------------------------------------|---------------------------------|---|---------------------------------|--------------------------------|
| <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4X | <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4-P | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3 | <input type="checkbox"/> RMCP | <input checked="" type="checkbox"/> C-3 | <input type="checkbox"/> C-3A | <input type="checkbox"/> C-3B |
| <input type="checkbox"/> C-5 | <input type="checkbox"/> C-3T-1 | <input type="checkbox"/> C-3T-2 | <input type="checkbox"/> C-3T-5 | <input type="checkbox"/> C-5 |
| <input type="checkbox"/> Other: _____ | | | | |

E Lot is currently developed with (check all that apply):

- General Office Building
- Retail Building
- Medical Office Building
- Multi-family Building
- Vacant
- Restaurant
- Other (specify below): _____

F Has the existing structure been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Historic Resources Survey (Verify with the Planning Division if the property is listed on the City's survey)?

Yes No If yes, please list Architect's name: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Indicate in the chart below all applicable signage details: **DUE TO SECURITY, THERE WILL BE NO SIGNS.**

	Type of Sign	Quantity	Dimensions	Square Ft	Maximum Area Permitted by Code
1	NO SIGNS				
2					
3					
4					
5					

B List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.): **SEE ATTACHED**

FAÇADE (List all material for all portions visible from the street)

Material: **SEE ATTACHED**
 Texture /Finish: _____
 Color / Transparency: _____

WINDOWS/DOORS (Include frame, trim, glass, metal, etc.)

Material: **SEE ATTACHED**
 Texture /Finish: _____
 Color / Transparency: _____

ROOF

Material: **BUILT-UP HOT TAR ROOFING**
 Texture /Finish: **GRANULAR**
 Color / Transparency: **WHITE-GREY**
(WON'T BEEN SEEN FROM STREET)

COLUMNS

Material: **SEE ATTACHED**
 Texture /Finish: _____
 Color / Transparency: _____

BALCONIES & RAILINGS

Material: **SEE ATTACHED**
 Texture /Finish: _____
 Color / Transparency: _____

OUTDOOR DINING ELEMENTS (List all material for all outdoor dining elements.)

Material: **NOT APPLICABLE**
 Texture /Finish: _____
 Color / Transparency: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

AWNINGS, CANOPIES

Material: NONE
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: NONE VISIBLE
Texture /Finish: _____
Color / Transparency: _____

BUSINESS ID SIGN(S)

Material: NONE
Texture /Finish: _____
Color / Transparency: _____

BUILDING ID SIGN(S)

Material: NONE
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: METAL
Texture /Finish: SMOOTH
Color / Transparency: DARK GREY
LOCATED IN GROUND FLOOR PLANTERS

PAVED SURFACES

Material: CONCRETE (C-1) @ ENTRY WAY EXPANSION
Texture /Finish: SEMI-SMOOTH (FOR TRACTION)
Color / Transparency: NATURAL COLOR (GREY)
ALL OTHER PAVING (ASPHALT) TO REMAIN

FREESTANDING WALLS AND FENCES

Material: SEE ATTACHED FOR GROUND FLOOR
Texture /Finish: PLANTERS. ALL OTHER EXISTING
Color / Transparency: WALLS (WHITE CONC. BLOCK) TO REMAIN.

OTHER DESIGN ELEMENTS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

C Describe the proposed landscape theme, if applicable. Explain how the proposed landscaping complements the proposed style of architecture:

SEE ATTACHED

SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)

A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:

1. *Describe* how the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

SEE ATTACHED

2. *Describe* how the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.

SEE ATTACHED

3. *Describe* how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

SEE ATTACHED

4. *Describe* how the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan.

SEE ATTACHED

5. *Describe* how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.

SEE ATTACHED.

January 28, 2013

8701 & 8707 Wilshire Blvd.
Beverly Hills, CA. 90211

Beverly Hills Architectural Commission Review
Application

Section 2, Item C:

The project is an exterior and interior remodel and expansion of an existing three-story office building on the corner of Wilshire Blvd. and Hamel Drive. The existing building is 10,538 square feet. The new remodel adds 1,997 square feet; bringing the total area up to 12,535 square feet.

Most of the first floor finishes and materials (white stucco, white concrete block, clear glass) will be retained, cleaned up, and repainted the same color (white). On the ground floor, the entry way at Wilshire Blvd. and Hamel Drive, will be expanded out towards the corner (+129 sq. ft.). The new materials will be extensions of the existing white stucco walls and new floor-to-ceiling clear glazed entry storefront.

The second floor exterior configuration will remain mostly the same, with a small expansion on the west side (+203 sq. ft.), over the parking lot. Existing white concrete block on the north and east facades will remain, and be cleaned up and repainted the same color white. The existing red brick veneer will be replaced with an off-white limestone tile. The limestone tile finish (honed) will wrap around the new expansion also.

Most of the third floor will be removed and replaced (+1,665 sq. ft.). The third floor will be new grey stucco-medium grit, grey metal coping, and new clear floor to ceiling glazed windows and doors with dark charcoal grey storefront window mullions. A new stair tower will be added to the north west corner of the 1st and 3rd floor. This, as well as the existing mechanical room above the 3rd floor, will be grey stucco with a combed finish, to provide a subtle contrast to the grey stucco of the 3rd floor offices.

Section 3, Item B:

Facade Ground Floor:

Material: stucco (ST-1)

Texture: medium (standard) grit

Color: white

Location: new entryway extensions of existing stucco walls.

Material: metal column covers (M-4)

Texture: smooth

Color: grey

Location: existing covered parking

Material: concrete (C-1)

Texture: smooth (poured in place)

Color: grey (natural conc. color)

Location: Concrete planters

Material: glass (GL-1)

Texture: smooth

Color: clear.

Location: entry expansion

Note: except for entry expansion, all existing glazing (clear) on ground floor to remain.

Material: aluminum green screen (M-1)

Texture: smooth

Color: Aluminum

Location: Planters

Note: Green Screen to be covered by plantings

Material: stucco (ST-3)

Texture: Combed finish

Color: Grey

Location: new stair tower at northwest corner.

Material: existing concrete block

Texture: smooth

Color: painted white (P-1)

Location: existing wall on northeast corner.

Material: painted metal

Texture: smooth

Color: White (P-1)

Note: new security gate east side.

Section 3, Item B:

Facade 2nd Floor:

Material: existing concrete block

Texture: smooth

Color: painted white (P-1)

Location: existing wall on northeast corner and west facade.

Material: limestone stone tile (S-1)

Texture: smooth

Color: cream/off white

Location: ribbon bands around east, south, and part of west facade.

Material: existing glazing

Texture: smooth

Color: clear

Location: band of existing windows on east facade.

Note: Existing band of windows to remain, be cleaned up, frames to be painted white.

Material: new glazing (GL-1)

Texture: smooth

Color: clear

Location: southeast rounded corner.

Note: glazing channels to be recessed at this location.

Material: new glazing (GL-1)

Texture: smooth

Color: clear

Location: southeast rounded corner.

Note: glazing channels to be recessed at this location.

Material: new glazing (GL-1)

Texture: smooth

Color: clear

Location: south and partial west facades.

Note: recessed glazing channels to be dark charcoal aluminum. Windows are set back similar to existing east facade.

Material: stucco (ST-2)

Texture: medium (standard) grit

Color: white

Location: new and existing structural columns between windows on east, south, and partial west facade.

Material: existing glazing

Texture: smooth

Color: clear

Location: existing steel frame windows on east facade.

Note: Existing windows to remain, be cleaned up, frames to be painted white.

Section 3, Item B:

Facade 3rd Floor:

Material: stucco (ST-2)

Texture: medium (standard) grit

Color: grey

Location: all 4 new facades (east, south, west, north) of 3rd floor.

Material: metal coping (M-2)

Texture: smooth

Color: grey

Location: all 3rd floor roofs, and mechanical room roof.

Material: new glazing (GL-1)

Texture: smooth

Color: clear

Location: south and partial west facades.

Note: glazing channels to be dark charcoal aluminum.

Material: new glazing (P-2)

Texture: smooth

Color: clear

Location: south and partial west facades.

Note: glazing channels to be dark charcoal aluminum.

Material: stucco (ST-3)

Texture: Combed finish

Color: Grey

Location: new stair tower at northwest corner and all 4 sides of mechanical room.

Material: Applied Graphic Treatment (GT-1)

Texture: smooth

Color: grey

Location: east and west facades of 3rd floor

Note: graphic to be applied directly to the grey stucco and glazing

Material: Painted Metal (M-3)

Texture: Smooth

Color: Midnight Blue

Location: new guardrail and column at 3rd floor deck.

Section 3, Item C, Landscape Theme:

The proposed landscape plant material is consistent with the clean simple lines of the architecture, featuring mass plantings of drought tolerant material with architectural form. The green screen vine will maintain an evergreen flat plane.

Section 4, Design Analysis and Findings Item A:

1. Describe how the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality.

Answer: The existing building has a Streamline Moderne design motif with a banded ribbon 2nd floor facade, minimal window frames and window bands, and rounded corners. The new design is both respectful of this motif and plays with it's interpretation. On the 1st and 2nd floor, we're cleaning up and enhancing the existing design. For example, we're replacing the dated brick veneer, with a more modern limestone tile. The 3rd floor is set back from the 2nd floor, in order enhance the visual impact of the 2nd floor modern ribbon design. The overall color palette for the building is in keeping with the modern motif by using whites and greys, and enhancing their impact with texture instead of contrasting colors. The new 3rd floor expansion takes advantage of the views and broad vistas by providing large open windows and decks to the north and of Wilshire Blvd.

2. Describe how the proposed building or structures indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.

Answer: The building will be the corporate office space for a watch retailer. Internal noise will be kept to a minimum on par with similar occupancies. Several strategies were employed to mitigate noise from the outside to the inside; with different strategies per floor. The ground floor offices are set back from the sidewalk using existing planter locations. The planters will have a full height metal screen with plantings on the screen. The planting will help filter the light and sound into the space, and provide security to the building owner (highly required due to the nature of their business). On the 2nd floor around the exterior facades (along Wilshire and Hamel), large single occupant offices and conference rooms will be used. These will act to buffer the noise in and out of the building. On the north edge (residential) edge of the building, the design reuses the existing concrete block facade for both aesthetic and budget reasons. This material will also serve as a sound buffer between the residence and the office. By setting back the 3rd floor offices, sound impact to and from the street will be mitigated by the additional space between the facade and the property lines. In addition to these measures, we plan to leave in place a tall ficus shrub/tree along the perimeters of the west (commercial) and north (residential) property lines. This should help both the sound mitigation and the security, to and from the property.

3. Describe how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

Answer: The design is a sophisticated enhancement and expansion of the existing building design and motif. Richer materials like the limestone tile will replace the existing and dated brick veneer. The 3rd floor addition is meant to be a modern counterbalance to the 2nd floor streamline modern elements. All of the materials chosen are subtle changes of neutral colors and have a timeless quality that will help prevent the new exterior design from being becoming dated.

4. Describe how the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan.

Answer: Per the Economic Sustainability portion of the General Plan, the building owner is an existing Beverly Hills luxury retailer (watches) who wishes to permanently set up offices in Beverly Hills. He currently leases office space in the city and has three retail stores in the downtown shopping district. By purchasing, remodeling, and expanding this building they are setting down roots for the near and distant future.

The design also meets the Beverly Hills General Use Plan at a fundamental land use and sustainable level. When selecting this building, while not historic, it's strong design elements were looked at as a positive aspect that should be retained and enhanced. Furthermore, by keeping most of the 1st and 2nd floors, the design is a strong steward environmentally to the site and the city, by minimizing the demo and debris sent to landfills.

5. Describe how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures involved.

Answer: By retaining the existing building footprint on the site and tying the two lots together, the design is conforming to all existing setbacks, easements and parking requirements. The height of the 3rd floor expansion conforms to city F.A.R. and building height restrictions. The 3rd floor has been purposely set back from the edge of the 2nd floor, in order to buffer it from the residence on the north property line.

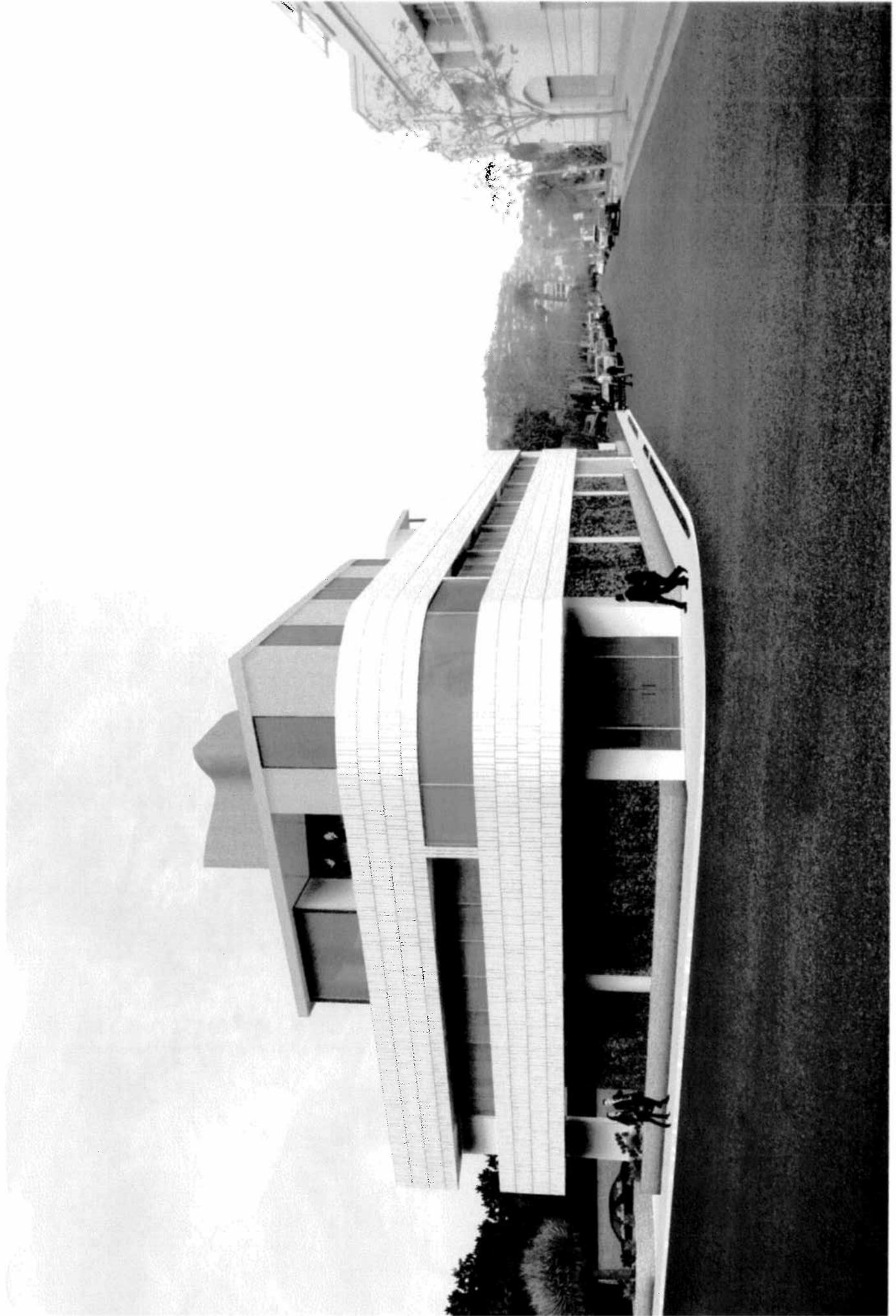


Design Review Commission Report

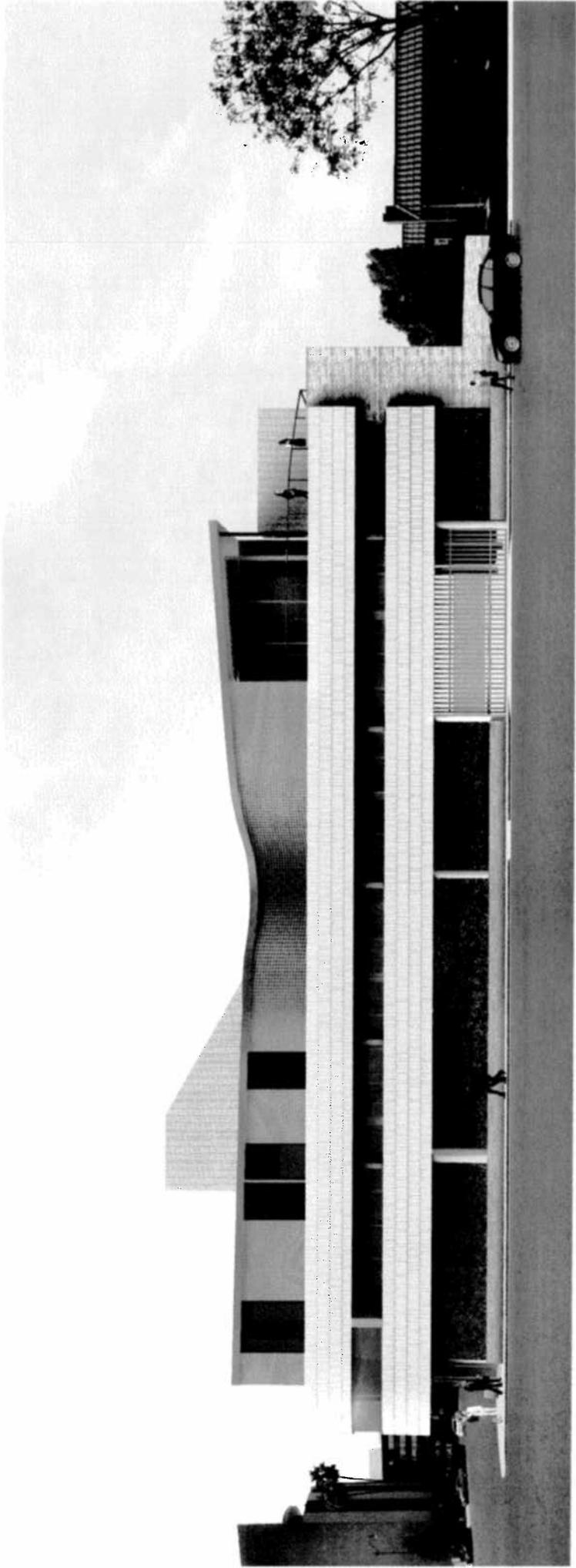
455 North Rexford Drive
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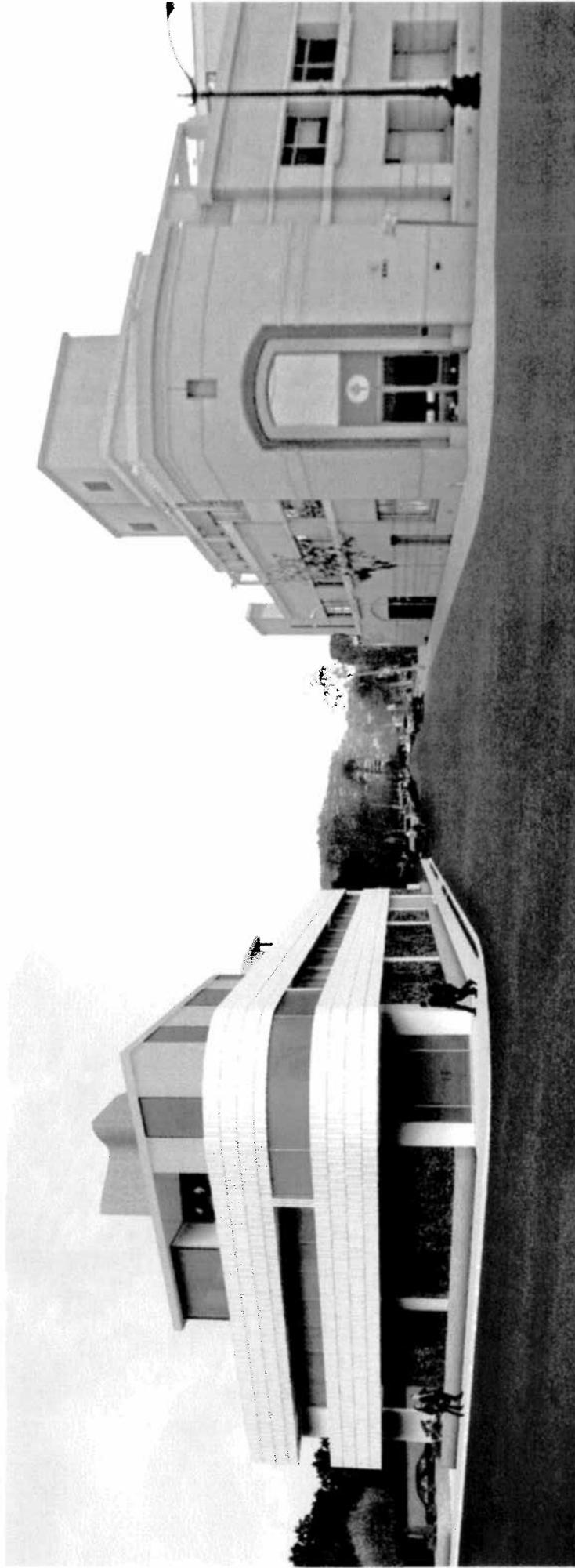
Attachment B:

Design Plans, Cut Sheets
and Supporting Documents



STABLE PLACE IMMOBILIARIES FOR THE PERMITS ON BLYSS WALKWAY (LOOKING NW) - WITH LANDSCAPE FEBRUARY 20, 2013
ARCHITECTURAL REVIEW APPLICATION #1
8701 + 8707 WILSHIRE BLVD







EXISTING SITE - CORNER OF WILSHIRE BLVD + HAMEL DR - LOOKING NW

8701 + 8707 WILSHIRE BLVD

FEBRUARY 20, 2013

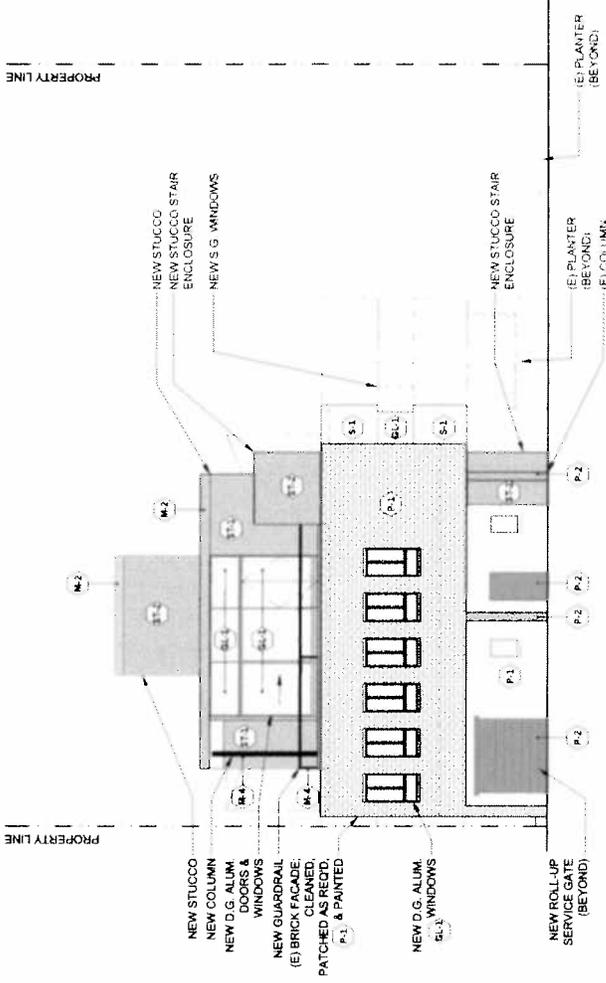
ARCHITECTURAL REVIEW APPLICATION #1

FINISH SCHEDULE

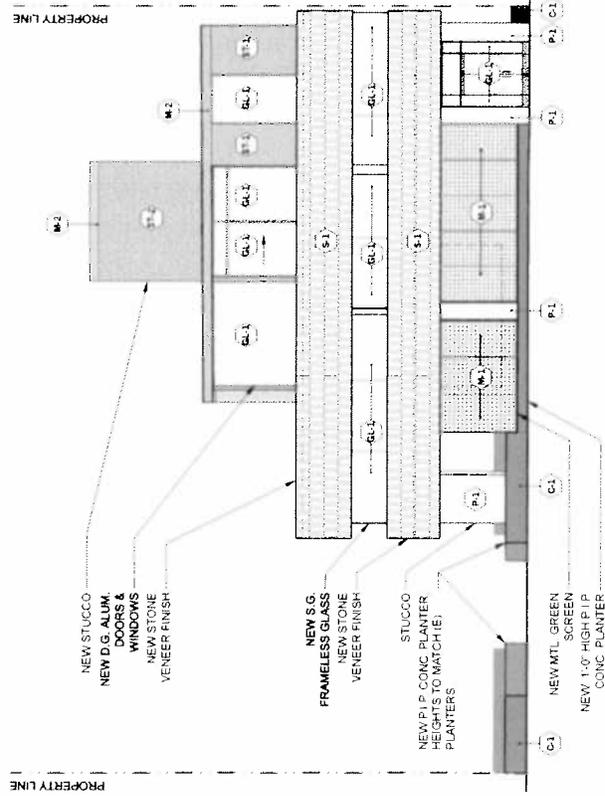
- C-1:** Pour-in-place Concrete, smooth finish.
- GL-1:** Glass, clear, tempered.
- GT-1:** Graphic Treatment, over stucco 3rd floor.
- M-1:** Metal Greenscreen, Ground floor planters
- M-2:** Painted Steel, Midnight Blue
- M-3:** Powder Coated Metal, White
- M-4:** Powder Coated Metal, Anodized Aluminum
- P-1:** Paint White, Flat Finish Existing Stucco & Concrete Blocks.
- P-2:** Paint Grey, Flat Finish (to match ST-2) Existing Columns ground floor
- S-1:** Stone Finish, Capri, Limestone Tile, Honed Finish 2nd Floor Offices
- ST-1:** Stucco Finish, White, medium grain finish 3rd Floor Offices
- ST-2:** Stucco Finish, grey, combed finish, New Stair Tower, Mechanical Room.

GENERAL FINISH NOTES

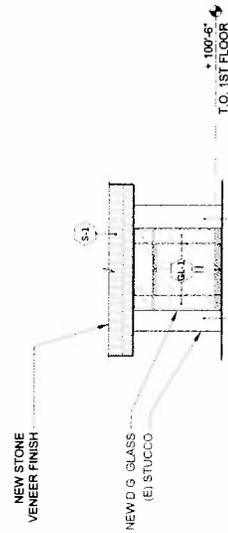
1. All glazing systems on ground floor and 2nd floor to remain, unless noted otherwise.
2. All existing concrete block on ground floor and 2nd floor to remain, unless noted otherwise. To be prepped and painted P.1.



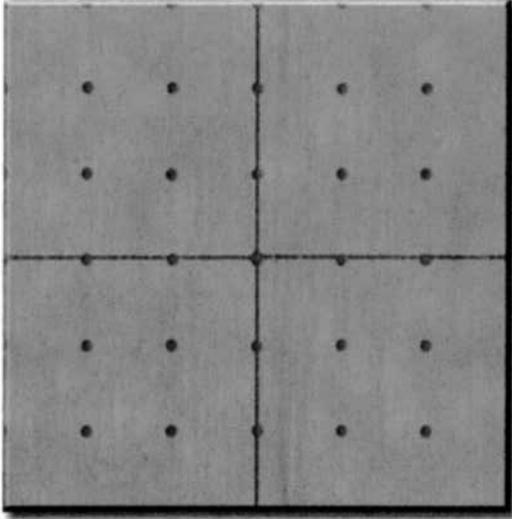
NORTH ELEVATION



SOUTH ELEVATION (WILSHIRE BLVD)



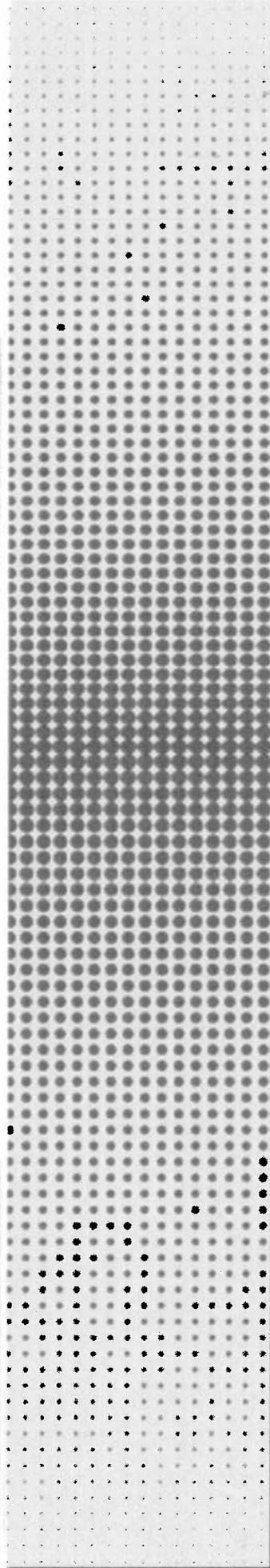
SOUTH EAST ELEVATION (CORNER OF WILSHIRE & HAMEL)



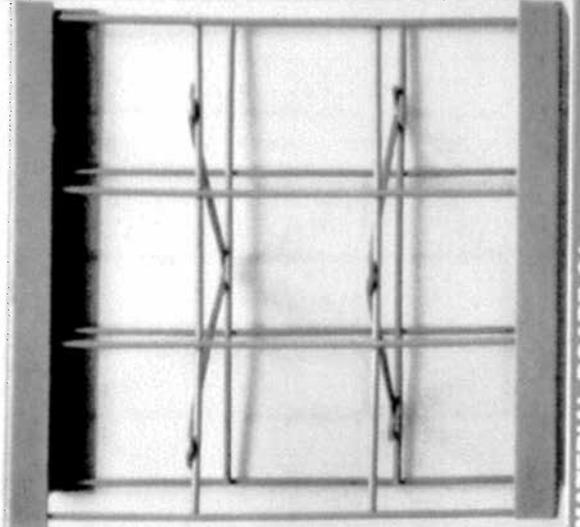
C-1
PI-P
POURED IN PLACE CONCRETE
GROUND FLOOR PLANTERS



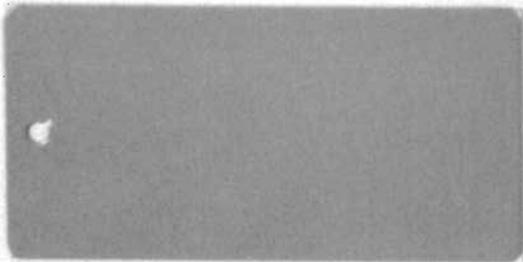
GL-1
CLEAR TEMPERED GLASS
ALL NEW GLAZING APPLICATIONS



GT-1
GRAPHIC TREATMENT
EXTERIOR FINISH
3RD FLOOR



M-1
GREENSCREEN
GROUND FLOOR



M - 2
POWDER COATED
METAL - LIGHT GREY
SECURITY GATE
GROUND FLOOR



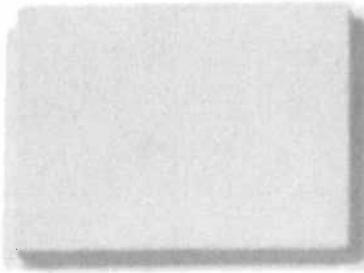
M - 3
POWDER COATED
METAL - MIDNIGHT BLUE
3RD FLOOR COLUMN +
GUARDRAIL



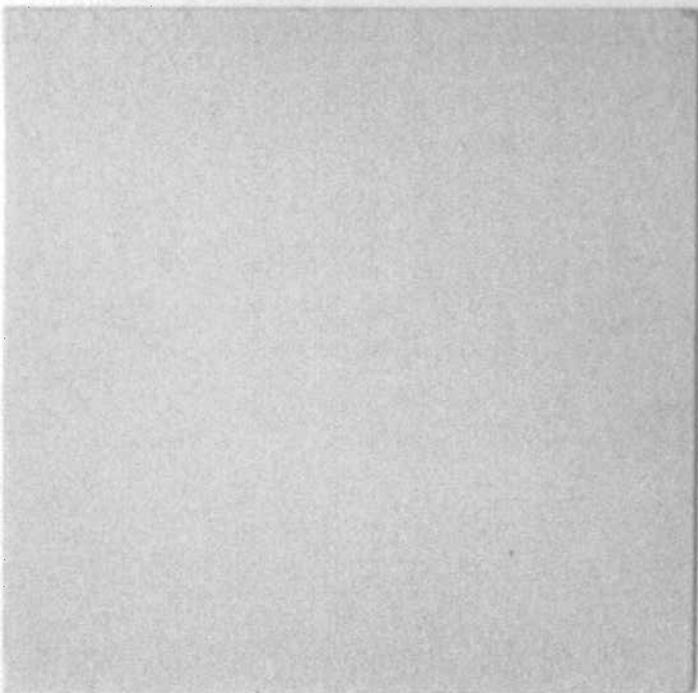
M - 4
PAINTED METAL - DARK GREY
WINDOW FRAMES
3RD FLOOR



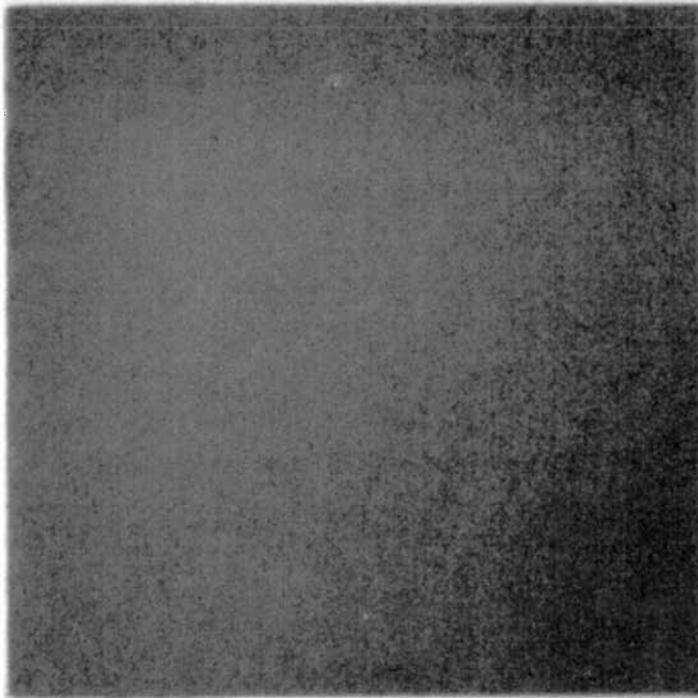
P - 1
PAINT - 70% GREY
WINDOW + DOOR FRAMES
GROUND FLOOR



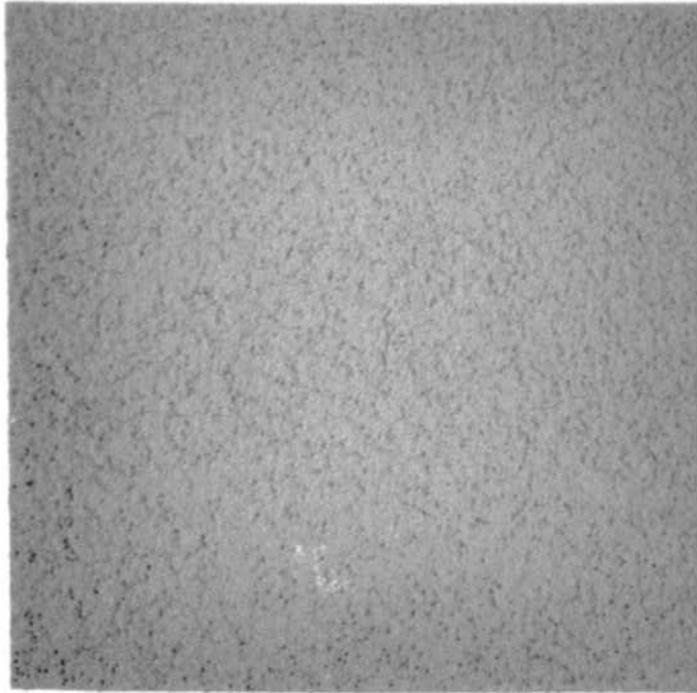
S - 1
EXTERIOR STONE TILE
CAPRI LIMESTONE TILE
(HONED FINISH)
SECOND FLOOR



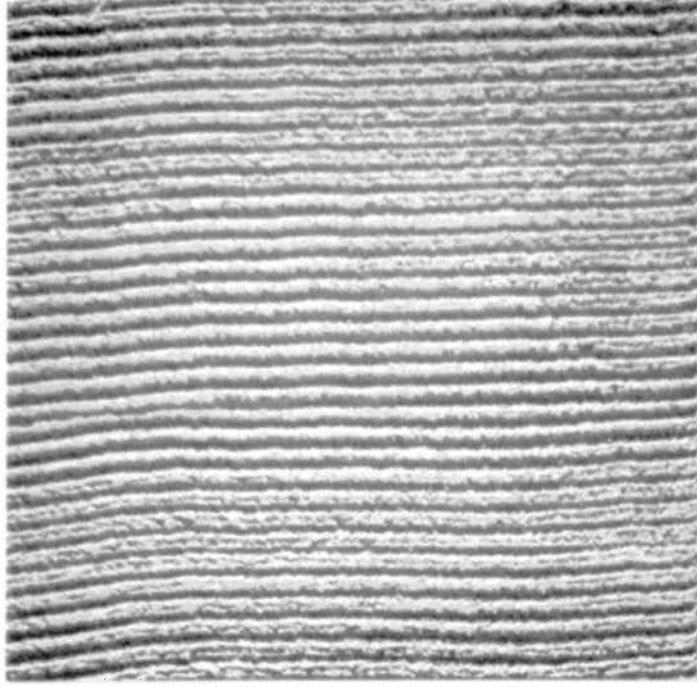
ST - 1
EXTERIOR STUCCO
WHITE
GROUND FLOOR



ST - 2
EXTERIOR STUCCO
GREY
3RD FLOOR



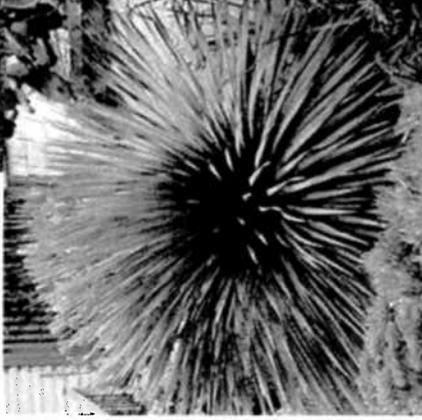
ST - 3
EXTERIOR STUCCO - OFF WHITE - BEIGE, COMBED FINISH
COLOR ONLY
STAIRWELL + MECHANICAL TOWER



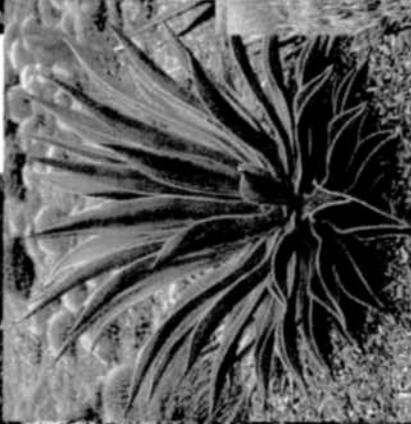
ST - 3
EXTERIOR STUCCO - OFF WHITE - BEIGE, COMBED FINISH
FINISH ONLY
STAIRWELL + MECHANICAL TOWER



ROSEMARY
PROSTRATE



DASYLIRON
WHEELERI



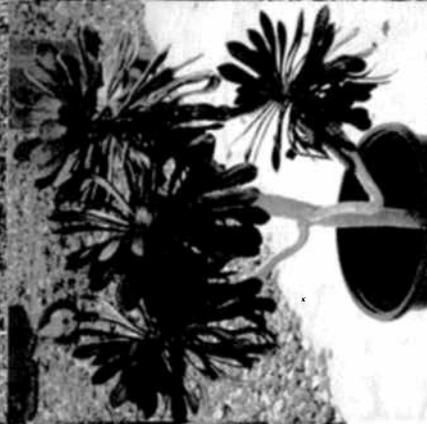
AGAVE
DESMETIANA VAR



AEONIUM
ZWARTKOPF



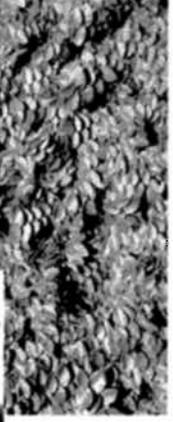
SENECIO
MADRALISCAE



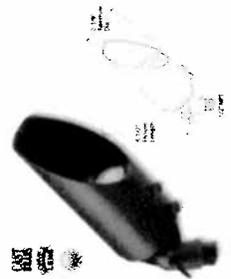
AEONIUM
ZWARTKOPF



DRACEANA
DRACO



FICUS
PUMILA /
CREEPING
FIG



SPOT LIGHT