



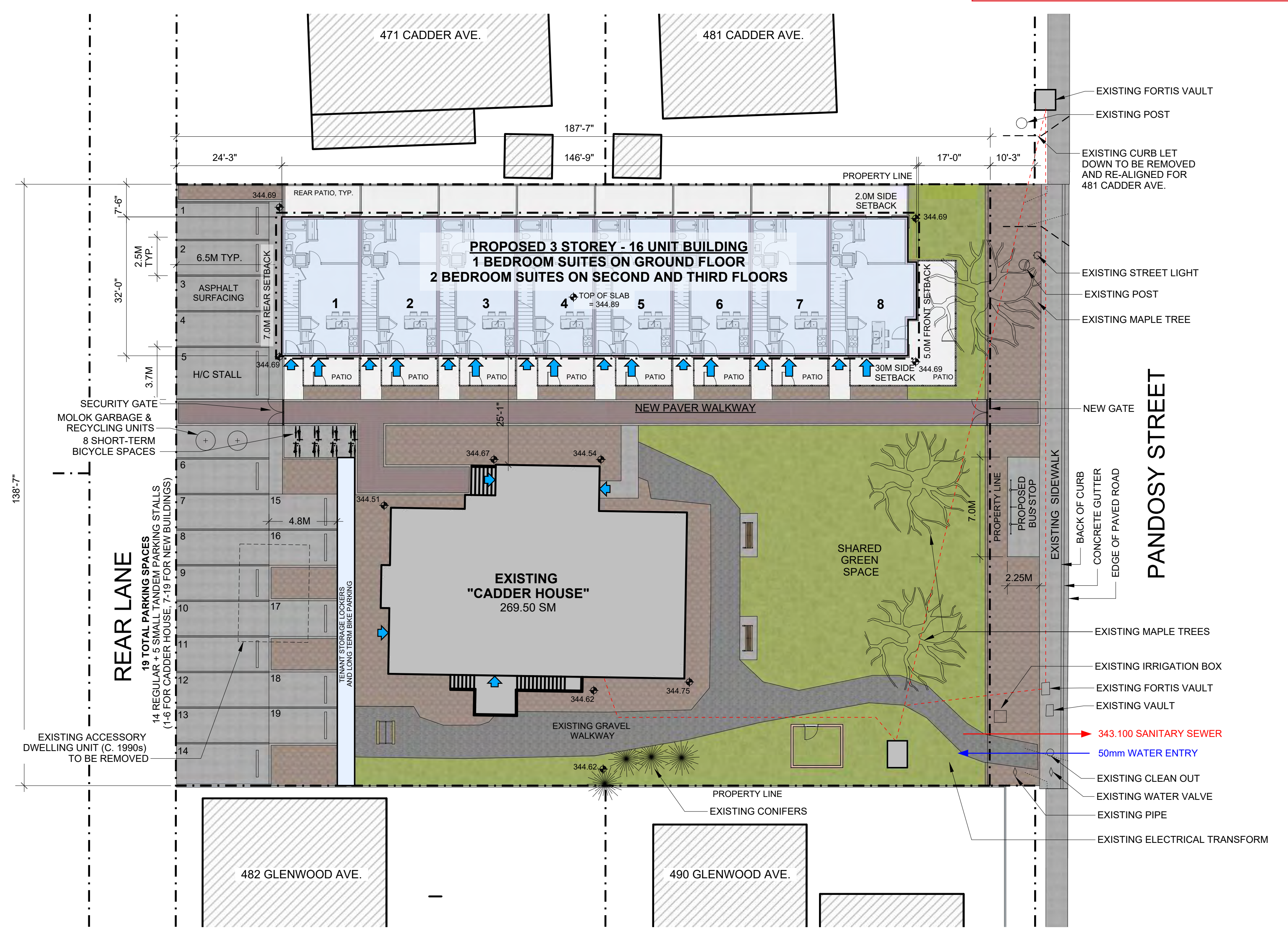
SCHEDULE A

This forms part of application
HAP23-0015

Planner Initials **TA**

City of Kelowna
COMMUNITY PLANNING

SITE DETAILS	ZONING REQUIREMENTS	PROPOSED PROJECT	NOTES
ZONING	MF4 MULTI-DWELLING ZONE TRANSIT ORIENTED AREAS	MF4 MULTI-DWELLING ZONE TRANSIT ORIENTED AREAS	
	METERS	FEET	
SITE AREA	1400.0	15,069	2,414.7
SITE WIDTH	30.0	98' 5"	42.2
SITE DEPTH	30.0	98' 5"	57.1
	METERS	FEET	
SITE COVERAGE		SM	SM
BUILDINGS (EXISTING & PROPOSED)	55%	770.0	30%
DRIVEWAYS AND PARKING	20%	3,013.8	15%
BUILDINGS, DRIVEWAYS, PARKING	75%	3,783.8	45%
	METERS	FEET	METERS
BUILDING HEIGHT			
PRINCIPAL	22.0	72' 2"	10.6
ACCESSORY	4.8	15' 9"	1.5
	METERS	FEET	METERS
BUILDING SETBACKS			
SIDE - NORTH	1.8	5' 11"	2.0
FRONT - EAST - PANDOSY	3.0	9' 10"	5.0
SIDE - SOUTH	1.8	5' 11"	30.0
REAR - WEST - LANE	0.9	2' 11"	7.0
	METERS	FEET	METERS
BICYCLE PARKING - EXISTING & PROPOSED			
CLASS 1 (LONG TERM SECURE PARKING)	1.0 / UNIT		22.0
CLASS 2 (SHORT TERM PARKING)		6.0	8.0
TOTAL		12.0	30.0
*CADDER HOUSE HAS EXTERIOR TENANT-ONLY ACCESS TO 6 SECURE BICYCLE SPACES IN BASEMENT			
	SQUARE METRES	SQUARE FEET	SQUARE METRES
PRIVATE OPEN SPACE - NEW UNITS			
ONE BEDROOM - GROUND FLOOR	15.0	161.4	21.1
TWO BEDROOM - SECOND & THIRD FLOOR	25.0	269.0	2.2
			23.6
*OUTDOOR COMMON AREA APROXIMATELY 460 SQ. M. BETWEEN CADDER HOUSE AND PANDOSY SIDEWALK			



GENERAL CONDITIONS

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SITE NORTH	PROJECT NORTH
DATE	ISSUED FOR
2024-06-18	DEVELOPMENT PERMIT R1

PROJECT TITLE 2207
Cadder House
Townhomes
2124 Pandosy Street
Kelowna, BC

SHEET TITLE

Site Plan
SCALE 1/16" = 1'-0"
DRAWING NUMBER

SCHEDULE A

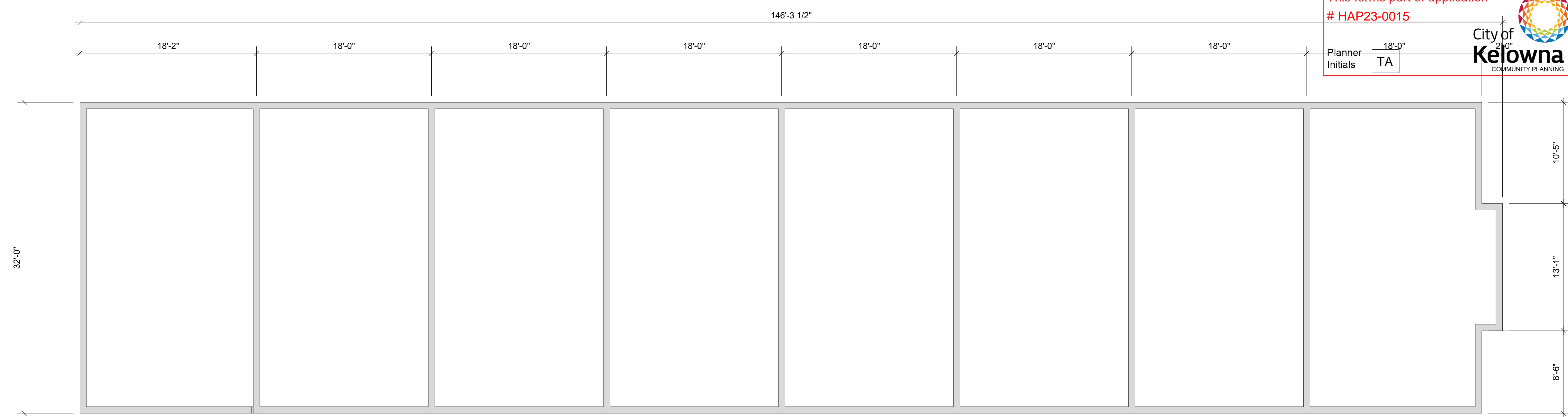
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Planner Initials TA

City of Kelowna
COMMUNITY PLANNING

hugh | bitz architect

4583 Anhalt Road
Kelowna, BC V1W 1P6

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UNIT 1-7 Gross Floor Area To Outside of Sheathing

A. Main Floor Living	517 SF
B. Front Patio	92 SF
C. Rear Patio	135 SF

UNIT 8 Gross Floor Area To Outside of Sheathing

A. Main Floor Living	555 SF
B. Front Patio	409 SF
C. Rear Patio	135 SF

UNIT 9-15 Gross Floor Area To Outside of Sheathing

A. Main Floor Entry	55 SF
B. Second Floor Living	524 SF
C. Third Floor Living	537 SF
Total Living (A+B+C)	1116 SF
D. Balcony	24 SF

UNIT 16 Gross Floor Area To Outside of Sheathing

A. Main Floor Entry	55 SF
B. Second Floor Living	555 SF
C. Third Floor Living	542 SF
Total Living (A+B+C)	1152 SF
D. Balcony	24 SF

SITE NORTH	PROJECT NORTH
DATE	ISSUED FOR
2024-06-18	DEVELOPMENT PERMIT R1

PROJECT TITLE 2207
Cadder House
Townhomes
2124 Pandosy Street
Kelowna, BC

SHEET TITLE
Foundation Plan

SCALE 3/16" = 1'-0"

DRAWING NUMBER

A2.1

SCHEDULE A

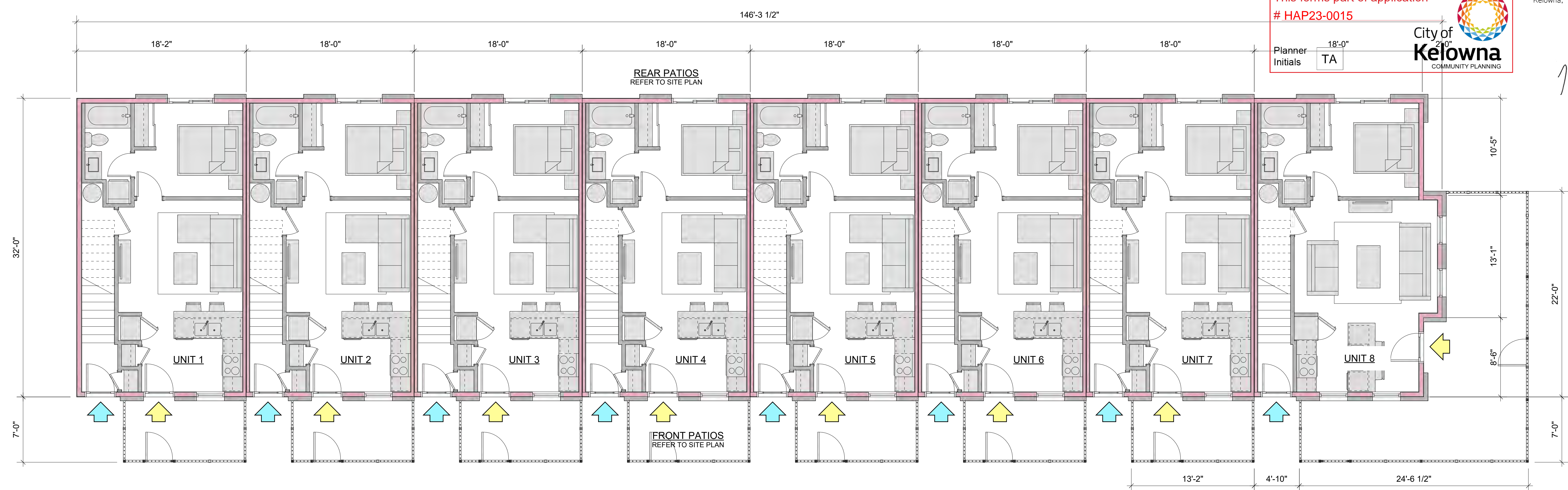
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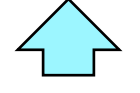

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COMMUNITY PLANNING

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Kelowna, BC V1W 1P6

-  UPPER UNIT ENTRY
SECOND AND THIRD FLOOR
TWO BEDROOM UNIT
-  MAIN FLOOR UNIT ENTRY
ONE BEDROOM UNIT

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UNIT 16 Gross Floor Area To Outside of Sheathing	
A. Main Floor Entry	55 SF
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C. Third Floor Living	542 SF
Total Living (A+B+C)	1152 SF
D. Balcony	24 SF

DATE	ISSUED FOR
2024-06-18	DEVELOPMENT PERMIT R1

PROJECT TITLE 2207
Cadder House
Townhomes
2124 Pandosy Street
Kelowna, BC

SHEET TITLE
Main Floor Plan

SCALE 3/16" = 1'-0"

DRAWING NUMBER

A2.2

SCHEDULE A

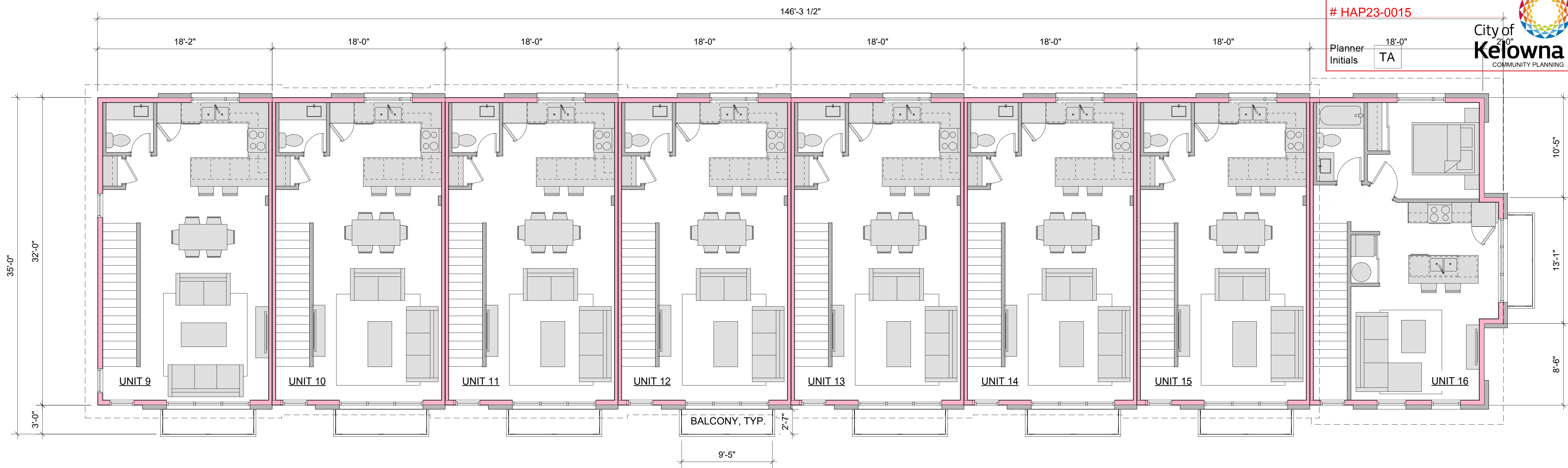
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City of Kelowna
COMMUNITY PLANNING

hugh | bitz architect

4583 Anhalt Road
Kelowna, BC V1W 1P6


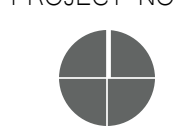
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UNIT 16 Gross Floor Area To Outside of Sheathing	
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B. Second Floor Living	555 SF
C. Third Floor Living	542 SF
Total Living (A+B+C)	1152 SF
D. Balcony	24 SF

SITE NORTH	PROJECT NORTH
	
DATE	ISSUED FOR
2024-06-18	DEVELOPMENT PERMIT R1

PROJECT TITLE 2207
Cadder House
Townhomes
2124 Pandosy Street
Kelowna, BC

SHEET TITLE
Second Floor Plan
SCALE 3/16" = 1'-0"
DRAWING NUMBER

A2.3

SCHEDULE A

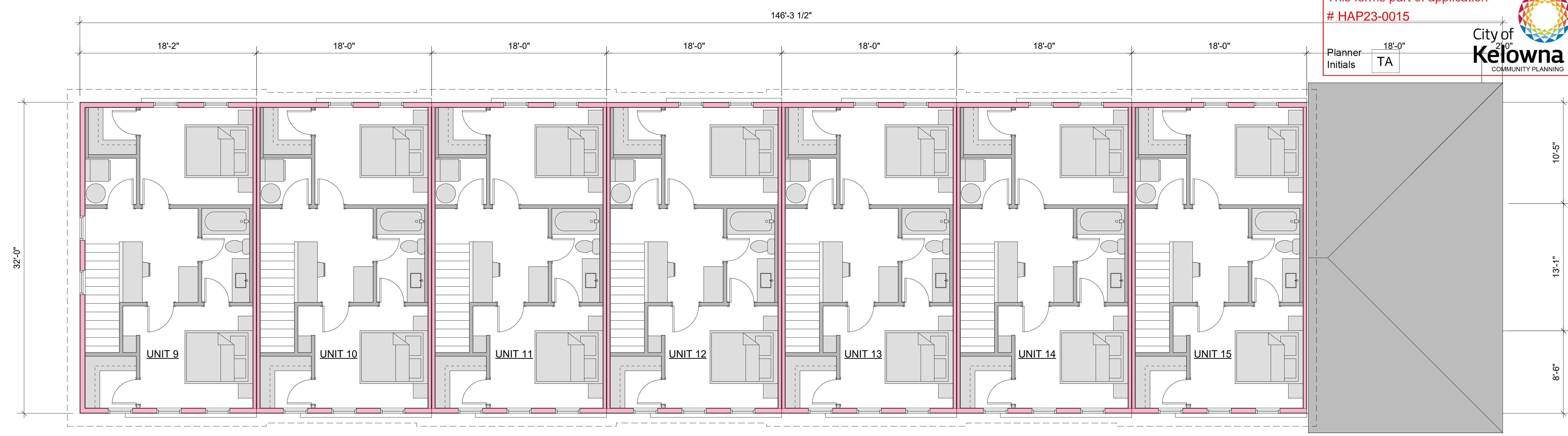
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City of Kelowna
COMMUNITY PLANNING

hugh | bitz architect

4583 Anhalt Road
Kelowna, BC V1W 1P6


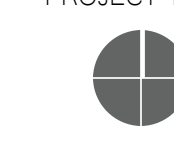
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UNIT 16 Gross Floor Area To Outside of Sheathing	
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C. Third Floor Living	542 SF
Total Living (A+B+C)	1152 SF
D. Balcony	24 SF

SITE NORTH	PROJECT NORTH
	
DATE	ISSUED FOR
2024-06-18	DEVELOPMENT PERMIT R1

PROJECT TITLE 2207
Cadder House
Townhomes
2124 Pandosy Street
Kelowna, BC

SHEET TITLE
Third Floor Plan

SCALE 3/16" = 1'-0"

DRAWING NUMBER

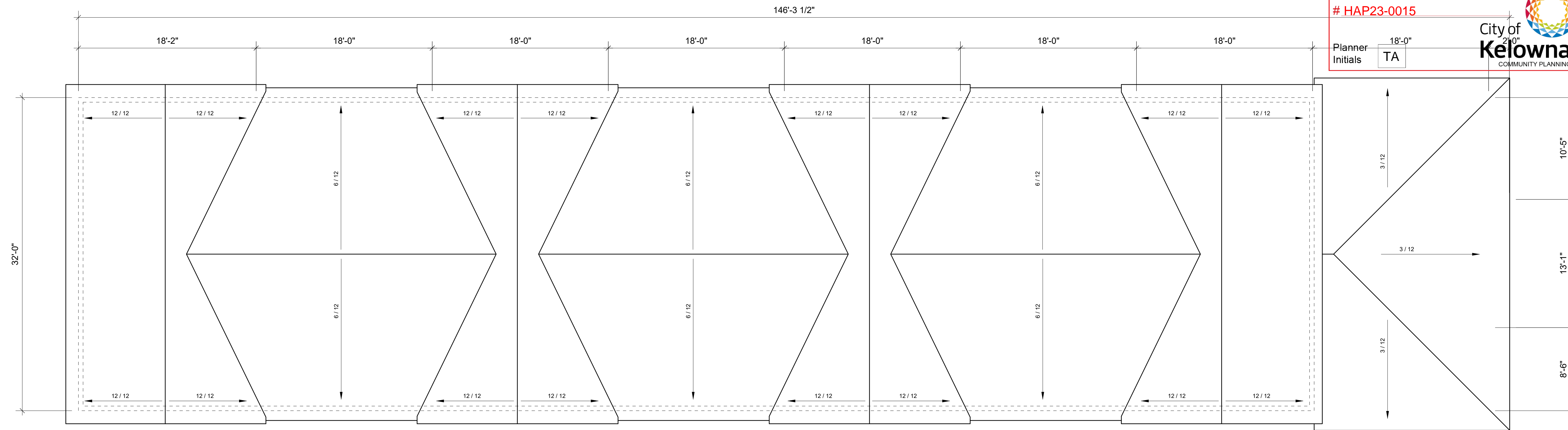
A2.4

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B. Second Floor Living	555 SF
C. Third Floor Living	542 SF
Total Living (A+B+C)	1152 SF

D. Balcony	24 SF
------------	-------

SITE NORTH PROJECT NORTH



DATE	ISSUED FOR
2024-06-18	DEVELOPMENT PERMIT R1

PROJECT TITLE 2207

Cadder House Townhomes
2124 Pandosy Street
Kelowna, BC

SHEET TITLE

Roof Plan

SCALE 3/16" = 1'-0"

DRAWING NUMBER

A2.5



SCHEDULE A

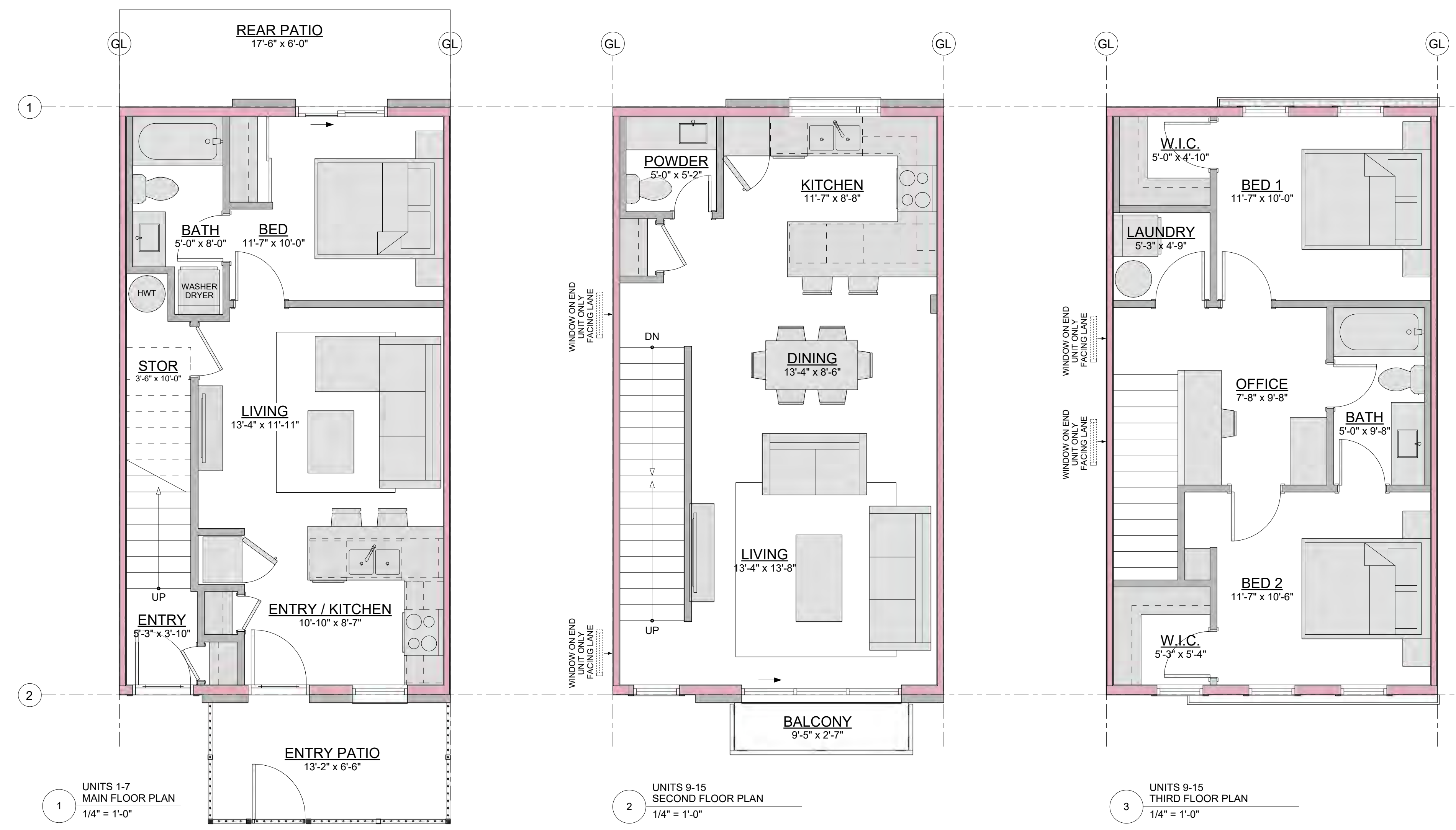
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UNIT 8
MAIN FLOOR PLAN
1/4" = 1'-0"

UNIT 16
SECOND FLOOR PLAN
1/4" = 1'-0"



UNITS 1-7
MAIN FLOOR PLAN
1/4" = 1'-0"

UNITS 9-15
SECOND FLOOR PLAN
1/4" = 1'-0"

UNITS 9-15
THIRD FLOOR PLAN
1/4" = 1'-0"

UNIT 1-7 Gross Floor Area To Outside of Sheathing

A. Main Floor Living	517 SF
B. Front Patio	92 SF
C. Rear Patio	135 SF

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A. Main Floor Living	555 SF
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B. Second Floor Living	524 SF
C. Third Floor Living	537 SF
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D. Balcony	24 SF

UNIT 16 Gross Floor Area To Outside of Sheathing

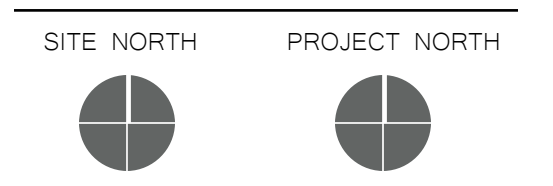
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DATE	ISSUED FOR
2024-06-18	DEVELOPMENT PERMIT R1

PROJECT TITLE 2207
Cadder House Townhomes
2124 Pandosy Street
Kelowna, BC

SHEET TITLE

Unit Plans

SCALE AS NOTED

DRAWING NUMBER



1 SOUTHWEST PERSPECTIVE ELEVATION
 N.T.S.



2 NORTHEAST PERSPECTIVE ELEVATION
 N.T.S.



3 EAST PERSPECTIVE ELEVATION
 N.T.S.



4 SOUTHEAST PERSPECTIVE ELEVATION
 N.T.S.

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DATE	ISSUED FOR
2024-06-18	DEVELOPMENT PERMIT R1

PROJECT TITLE 2207
 Cadder House
 Townhomes
 2124 Pandosy Street
 Kelowna, BC

SHEET TITLE

Perspective
 Elevations

SCALE AS NOTED

DRAWING NUMBER



EXTERIOR FINISHES LEGEND

- LAP SIDING**
 JAMES HARDIE PLANK
 - CEDARMILL TEXTURE
 - 5" EXPOSURE
 - COLOUR: ARCTIC WHITE
 - JAMES HARDIE TRIM 4/4X4 AROUND WINDOWS & DOORS
- BRICK MASONRY**
 - 3 5/8" D x 2-1/4" T x 7 5/8" W
 - COLOUR - WHITE WITH GREY GROUT
- FLASHING**
 +16 GAUGE CUSTOM BENT STEEL FLASHING AT EXTERIOR DOORS & WINDOWS ON FLOOR LEVEL
 +26 GAUGE AT TYPICAL WINDOW SILLS, WINDOW/DOOR HEADS, ROOF TRANSITIONS
 *COLOUR: BLACK
- BALCONY FASCIA**
 4/4x, JAMES HARDIE TRIM - SMOOTH
 COLOUR: MIDNIGHT SOOT (BLACK)
- ROOFING**
 ASPHALT SHINGLES - CHARCOAL GREY
- WINDOWS**
 COLOUR: BLACK uPVC
- BATHS & WALKWAYS**
 REFER TO LANDSCAPE
- GUTTERS**
 23 GA. CONTINUOUS ALUMINUM GUTTER
 COLOUR: BLACK
- DOWNSPOUTS**
 18 GA. 3" ROUND DOWNPIPE
 COLOUR: WHITE
- ALUMINUM BALINGS**
 COLOUR: BLACK

LANE PROPERTY LINE



1 SOUTH ELEVATION



2 EAST ELEVATION (VIEW FROM PANDOSY STREET)

STREET ORIENTED ENTRY AND BALCONY ON END UNIT AT PANDOSY STREET

EXISTING MATURE MAPLE TREE TO REMAIN

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DATE	ISSUED FOR
2024-06-18	DEVELOPMENT PERMIT R1

PROJECT TITLE 2207
 Cadder House
 Townhomes
 2124 Pandosy Street
 Kelowna, BC

SHEET TITLE

South & East
 Site Elevations

SCALE 1/8" = 1'-0"

DRAWING NUMBER

SCHEDULE B

This forms part of application
HAP23-0015

Planner Initials **TA**

City of Kelowna
COMMUNITY PLANNING



hugh | blitz architect
4583 Anhalt Road
Kelowna, BC V1W 1P6

EXTERIOR FINISHES LEGEND

- LAP SIDING**
- JAMES HARDIE PLANK
- CEDARMILL TEXTURE
- 5" EXPOSURE
- COLOUR: ARCTIC WHITE
- JAMES HARDIE TRIM 4/4X4 AROUND WINDOWS & DOORS
- BRICK MASONRY**
- 3 5/8" D x 2-1/4" T x 7 5/8" W
- COLOUR - WHITE WITH GREY GROUT
- *16 GAUGE CUSTOM BENT STEEL FLASHING AT EXTERIOR DOORS & WINDOWS ON FLOOR LEVEL**
*26 GAUGE AT TYPICAL WINDOW SILLS, WINDOW/DOOR HEADS, ROOF TRANSITIONS
*COLOUR: BLACK
- BALCONY FASCIA**
4/4x, JAMES HARDIE TRIM - SMOOTH
COLOUR: MIDNIGHT SOOT (BLACK)
- ROOFING**
ASPHALT SHINGLES - CHARCOAL GREY
- WINDOWS**
COLOUR: BLACK uPVC
- BATHS & WALKWAYS**
REFER TO LANDSCAPE
- GUTTERS**
23 GA. CONTINUOUS ALUMINUM GUTTER
COLOUR: BLACK
- DOWNSPOUTS**
18 GA. 3" ROUND DOWNPIPE
COLOUR: WHITE
- ALUMINUM RAILINGS**
COLOUR: BLACK



1 NORTH ELEVATION

HEAT PUMP CONDENSER (1 PER UNIT)



2 WEST ELEVATION (VIEW FROM LANE)

TENANT STORAGE LOCKERS

GENERAL CONDITIONS

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DATE	ISSUED FOR
2024-06-18	DEVELOPMENT PERMIT R1

PROJECT TITLE 2207
Cadder House
Townhomes
2124 Pandosy Street
Kelowna, BC

SHEET TITLE

North & West
Site Elevations

SCALE 1/8" = 1'-0"

DRAWING NUMBER

Heritage Building Materials Board

Existing Materials on Heritage Building to be retained

- 1) Existing Masonry Walls
Colour: Painted Beige / Sand
Texture: Split Face Block

- 2) Existing Windows
Frame: Painted Wood
Colour: Light Cream



- 3) Existing Asphalt Shingle
Roof (not original)
Colour: Charcoal / Slate

- 4) Existing Cedar Shakes
(not original)
Stain: Red / Brown



- 5) Existing Trims, Railings, Stairs, and Soffit
Material: Painted Wood
Colour: Light Cream



Proposed Building Materials Board

- 1) Primary Cladding
Horizontal Fibre Cement Horizontal 5" Plank
Colour: Arctic White
Texture: Cedarmill



- 2) Window, Door and Corner Trims
Fibre Cement 3.5" Wide Trim
Colour: Arctic White
Texture: Cedarmill



- 3) Soffits
Vented Aluminium
Colour: Black
Texture: Smooth



- 4) Brick Masonry
Size: 2 3/4" x 7 5/8" x 3 5/8"
Colour: White with Grey Grout
Texture: Smooth

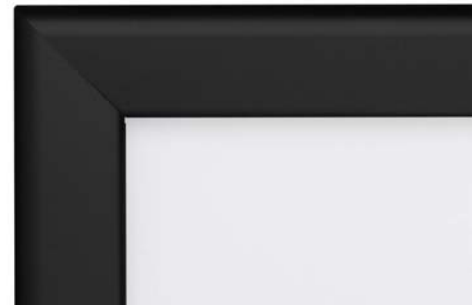




- 5) Visible Roofing
Asphalt Shingle
Colour: Charcoal



- 6) Windows & Doors
PVC
Colour: Black



- 7) Fencing at North & South Property Line
Solid Privacy Fence
Colour: Medium Grey tones
(To be confirmed by Landscape)



- 8) Fencing at East Property Line
Stone Pillars with low Fencing infill
Material: Aluminum with Wrought Iron Look
Colour: Black
(To be confirmed by Landscape)





SCHEDULE C

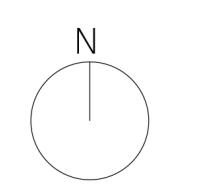
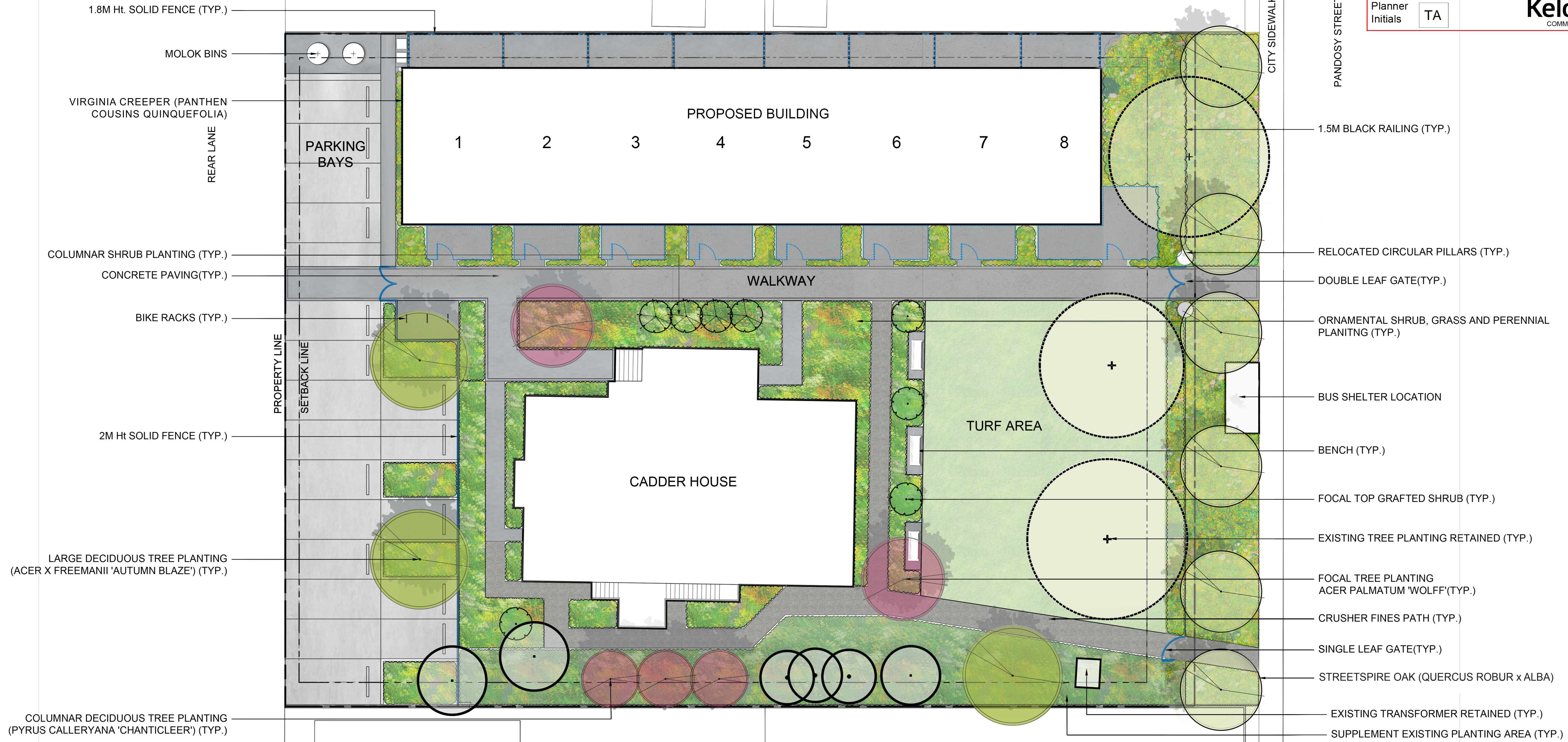
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HAP23-0015

Planner Initials **TA**

City of Kelowna
COMMUNITY PLANNING

ecora

200-2045 Enterprise Way
Kelowna, BC V1Y 9T5
T (250) 469-9757
www.ecora.ca



PROJECT TITLE

CADDER HOUSE
2124 PANDOSY STREET
Kelowna, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	23.06.27	Review
2	23.07.21	Issue For DP
3	23.08.16	Issue For DP
4		
5		

PROJECT NO 22-0343

DESIGN BY AM

DRAWN BY GS

CHECKED BY FB

DATE Aug. 16th, 2023

SCALE 1:150

PAGE SIZE 24" x 36"



DRAWING NUMBER

LP-101

NOT FOR CONSTRUCTION

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LANDSCAPE NOTES

- CANADIAN LANDSCAPE STANDARD
ALL WORK OF THE CONTRACTOR SHALL MEET OR EXCEED ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA). CONTAINER PLANTING IS TO MEET CNLA STANDARDS FOR CONTAINER GROWN PLANTS.
- DIMENSIONS
ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS. ALL DIMENSIONS ARE IN mm.
- SPECIFICATIONS
ALL WORK TO MEET MMCD SPECIFICATIONS (PLATINUM EDITION) & CITY OF KELOWNA BYLAW 7900, SUBDIVISION BYLAW, SCHEDULE 5.
- INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE TO GIVE THE SITE INSPECTOR 48 HOURS NOTICE BEFORE ALL REQUIRED INSPECTIONS.
- LIMIT OF WORK
ALL WORK OF THE CONTRACTOR SHALL BE WITHIN THE LIMIT OF WORK/ PROPERTY LINE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL VERIFY THE LIMIT OF WORK ON SITE WITH THE SITE INSPECTOR PRIOR TO CONSTRUCTION.
- DESIGN INTENT
THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.
- CONTRACTORS' JOB SITE CONDITIONS
CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- COMPOSITE BASE SHEET
THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.
- UTILITIES
PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. MOST UTILITY COMPANIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT 'CALL BEFORE YOU DIG' PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800) 474-6886. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE.
- SLEEVING
REFER TO IRRIGATION PLAN FOR REQUIREMENTS OF SLEEVING UNDER PAVING.
- PROJECT STAKING
ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
- GROWING MEDIUM PLACEMENT
REFER PLANTING NOTES
- WOOD MULCH MULCH
REFER PLANTING NOTES
- BACKFILL
EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.
- EXISTING FEATURES
CONTRACTOR IS RESPONSIBLE FOR ANY & ALL REPAIRS TO EXISTING FEATURES AS A RESULT OF CONSTRUCTION.

PLANT LIST *QUANTITIES ARE INDICATIVE ONLY. NOT FOR PRICING*

QTY*	BOTANICAL NAME	COMMON NAME	SIZE/SPACING & REMARKS
TREES			
7	SYRINGA RETICULATA	JAPANESE LILAC	4cm CAL
2	ACER x FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	4cm CAL
2	ACER PALMATUM 'WOLFF'	EMPEROR 1 JAPANESE MAPLE	4cm CAL
3	PYRUS CALLERYANA 'CHANTICLEER'	CALLERY PEAR	5cm CAL
SHRUBS			
8	ARCUNCUS DIOCUS	GOAT'S BEARD	#02 CONT. /PER PLAN SPACING
3	HYDRANGEA PANICULATA 'LIMELIGHT'	TREE FORM LIMELIGHT HYDRANGEA	#02 CONT. /PER PLAN SPACING
9	CORNUS ALBA 'SIBERICA'	TARTARIAN DOGWOOD	#02 CONT. /PER PLAN SPACING
4	EUONYMUS FORTUNEI 'EMERALD GAIEITY'	EMERALD GAIEITY EUONYMUS	#02 CONT. /PER PLAN SPACING
8	EUTROCHIUM MACULATUM	JOE-PYE WEED	#02 CONT. /PER PLAN SPACING
12	HYDRANGEA PANICULATA 'LVOBO'	BOBO HYDRANGEAX	#02 CONT. /PER PLAN SPACING
4	TAXUS BACCATA 'FASTIGIATA'	IRISH YEW 'FASTIGIATA'	#02 CONT. /PER PLAN SPACING
5	PICEA ABIES 'NIDIFORMIS'	NEST SPRUCE	#02 CONT. /PER PLAN SPACING
2	PINUS SYLVESTRIS 'GLAUCA NANA'	DWARF BLUE SCOTCH PINE	#02 CONT. /PER PLAN SPACING
PERENNIALS, GRASSES, & GROUNDCOVERS			
61	ASTILBE ARENDSI 'DEUTSCHLAND'	EARLY WHITE ASTILBE	#01 CONT. /PER PLAN SPACING
69	CAREX MORROWII 'VARIEGATED'	VARIGATED SEDGE GRASS	#01 CONT. /PER PLAN SPACING
8	CALAMAGROSTIS ACUTIFLORA 'KARL	KARL FOERSTER REED GRASS	#01 CONT. /PER PLAN SPACING
4	FOERSTERHELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#01 CONT. /PER PLAN SPACING
10	HOSTA 'FRANCES WILLIAMS'	FRANCES WILLIAMS HOSTA	#01 CONT. /PER PLAN SPACING
17	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#01 CONT. /PER PLAN SPACING
10	MICANTHUS SINENSIS 'GRACILLIMUS'	SILVER GRASS	#01 CONT. /PER PLAN SPACING
12	NEPETA X FASSENII 'CATS MEOW'	CATS MEOW CATMINT	#01 CONT. /PER PLAN SPACING
18	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	#01 CONT. /PER PLAN SPACING
16	PHLOX STOLONIFERA	CREEPING PHLOX	#01 CONT. /PER PLAN SPACING
28	RUBECKIA HIRTA	BLACK EYED SUSAN	#01 CONT. /PER PLAN SPACING
57	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	#01 CONT. /PER PLAN SPACING
75	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	#01 CONT. /PER PLAN SPACING