



Village of Bayside
Plan Commission Meeting
February 17, 2021
Remote Teleconferencing, 6:00 pm

**PLAN COMMISSION
AGENDA**

PLEASE TAKE NOTICE: Due to the COVID-19 Pandemic, the Plan Commission will be meeting via remote teleconferencing at the above noted time and date, at which the following items of business will be discussed and possibly acted upon:

I. CALL TO ORDER AND ROLL CALL

II. APPROVAL OF MINUTES

- A. Plan Commission meeting minutes, October 21, 2020.

III. BUSINESS

- A. Introduction/Presentation on the request to construct a replacement apartment building at 9009 N White Oak Lane.

IV. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

V. ADJOURNMENT

Lynn Galyardt
Administrative Services Director
February 12, 2021

The Plan Commission will utilize Zoom videoconferencing software for this meeting. To join the Zoom meeting using a computer or tablet, visit <https://us02web.zoom.us/j/82259885881?pwd=ZW5yY0NkQ1BtVzVmZ3dISUZBT1puZz09>
Meeting ID: 822 5988 5881; Password: 005931; Phone: 312-626-6799

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-206-3915. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the Board of Trustees may be in attendance in the above-stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website (www.bayside-wi.gov)



I. CALL TO ORDER AND ROLL CALL

Chairperson Walny called the meeting to order at 6:00pm via remote teleconferencing.

ROLL CALL

Chairperson: Eido Walny
Commissioners: Mike Barth
Ari Friedman-excused
Edward Harris
Jeff Jubelirer
John Krampf
Marisa Roberts

Also present: Village Manager Andrew Pederson
Administrative Services Director Lynn Galyardt

II. PUBLIC HEARING

- A. **The purpose of this hearing is to consider the request for a Conditional Use Permit for an ownership change for the Community Based Residential Facility at 8820 N Rexleigh Drive.**

Chairperson Walny read the above notice and called for public discussion at 6:01pm

1. Public Discussion

There was no comment.

2. Commission Discussion

Commissioner Jubelirer questioned what type of qualifications the future owners had for operating the facility. Sara Izgelov, future owner, stated she had experience in quality care for community based residential facilities and Robert Knoll stated he had spent 20 years in the Air Force and Army.

Chairperson Walny closed the public hearing at 6:03pm

III. APPROVAL OF MINUTES

- A. **Plan Commission meeting minutes, July 16, 2020.**

Motion by Commissioner Barth, seconded by Commissioner Roberts, to approve the Plan Commission meeting minutes, July 16, 2020. Motion carried unanimously.

IV. BUSINESS

- A. **Discussion/Recommendation on the request for a Conditional Use Permit for an ownership change for the Community Based Residential Facility at 8820 N Rexleigh Dr.**

Attorney Jaekels questioned who was applying for the Conditional Use Permit. Robert Knoll responded that he and Sara Izgelov as the Saber Group were applying for the permit.

Motion by Commissioner Harris, seconded by Commissioner Harris, to recommend to the Village Board the request for a Conditional Use Permit for an ownership change for the Community Based Residential Facility at 8820 N Rexleigh Dr. Motion carried unanimously.

B. Discussion/action on the Department of Health and Family Services Community Based Residential Facilities Identification of Hazards Request.

Administrative Services Director Galyardt stated the Health, Police and North Shore Fire/Rescue Department, as well as the Bayside Communications Center were not aware of any hazards.

Motion by Commissioner Harris, seconded by Commissioner Barth, to submit the Department of Health and Family Services Community Based Residential Facilities Identification of Hazards Request stating no known hazards. Motion carried unanimously.

V. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

There was none.

VI. ADJOURNMENT

Motion by Commissioner Harris, seconded by Commissioner Barth, to adjourn the meeting at 6:07pm. Motion carried unanimously.

Respectfully submitted,

Lynn Galyardt
Administrative Services Director

January 22, 2021

TO: Andy Pederson
Village Manager
Village of Bayside

FROM: John Mann
Owner's Representative for Katz Properties

RE: White Oaks Apartment Replacement
9009 N. White Oaks Lane
Bayside, WI

Executive Summary

The White Oaks Apartment Complex was originally built in 1986. It consisted of 4 similar buildings on one parcel.

In March of 2019, 9009 had a major fire. Everything was lost except the basement garage and the pool building that was attached to the north. The existing building was as follows:

- 62 units
- Total area - 111,294 s.f.
- Footprint – 29,426 s.f.
- Building height – 36 feet
- Apartment ceiling heights 8 feet
- The building was NOT sprinkled except the basement.

The proposed building is as follows:

- 56 units
- Total area – 116,575
- Corporate offices for Katz Properties
- Common areas such as club room and yoga studio
- Footprint – 32,134 s.f.
- Building height – 45 feet
- Apartment ceiling heights – 9 and 10 feet.
- The building will be fully sprinkled.

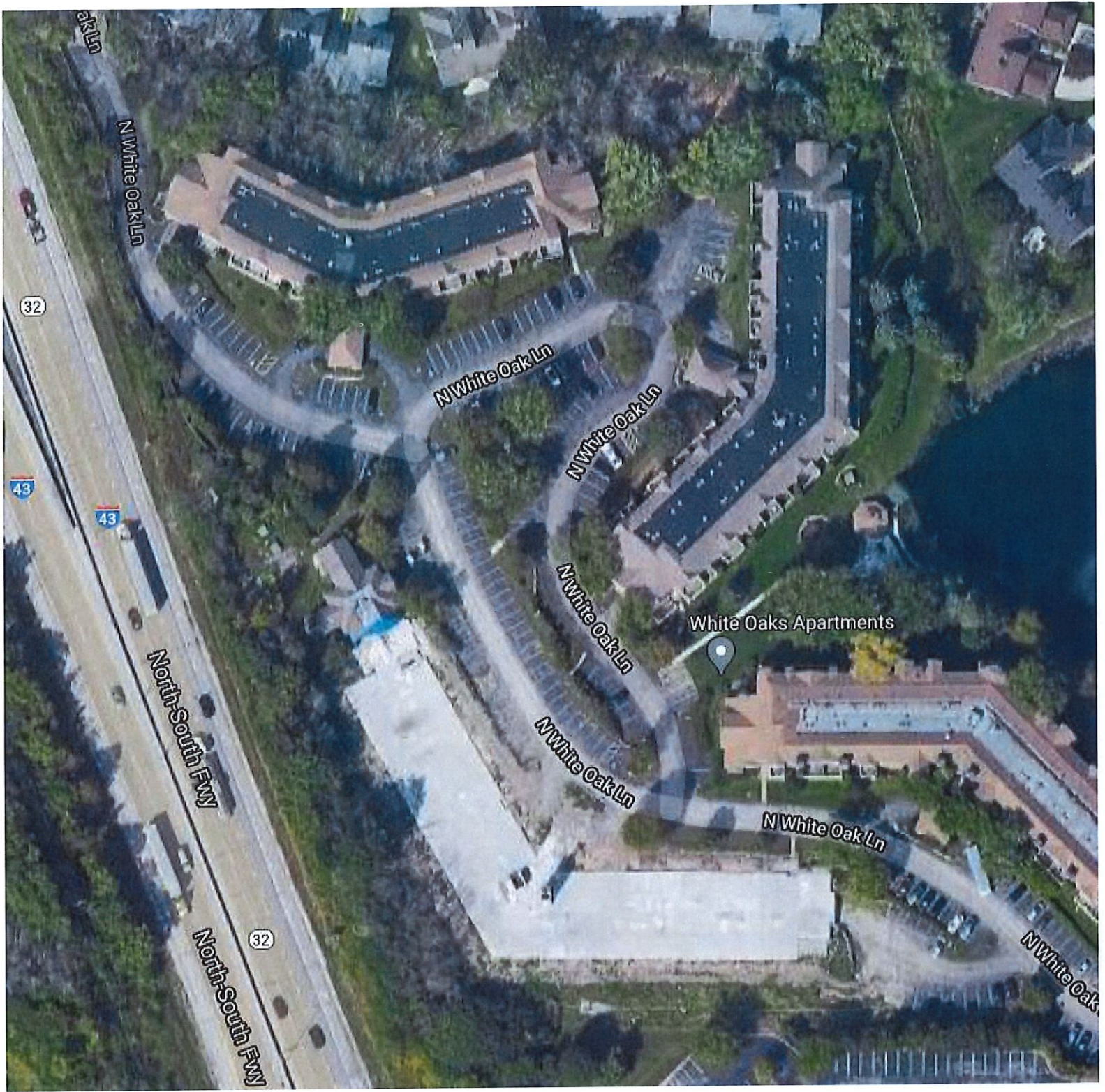
The proposed new building will be constructed on top of the existing parking structure on basically the same footprint. Over the last 35 years the apartment market has changed and the proposed building has been designed for that market. The changes include larger bedrooms, additional building amenities and increased ceiling heights. The increased ceiling heights and the structural framing system is the reason the building has increased in height.

As you will see from the drawings and renderings the proposed building will have the same type of roof system as the existing buildings. There is a recessed roof that hides all of the mechanical systems and minimizes the height of the roof.

The exterior materials are all in keeping with the Bayside community and although not an identical match to the existing three buildings, we believe it is complementary in design and will be a great new asset for the White Oaks Complex and the Village of Bayside.

Corporate Offices for Katz Properties

- There are a total of six employees. 4 are there full time, 1 is there in the morning, and Mr. Katz spends time between Bayside and Florida and is there part time.
- Hours are 8-5 Monday - Friday.
- Deliveries are minimal.
- Parking is provided in the basement of the building for the 6 employees.
- They have almost no visitors.
- 4,056 sq. feet



N White Oak Ln

N White Oak Ln

N White Oak Ln

N White Oak Ln

N White Oak Ln

N White Oak Ln

N White Oak Ln

White Oaks Apartments

32

43

43

North-South Fwy

North-South Fwy

32

Current



LANDMARK ROOFING SHINGLES
CERTAINTED | WEATHERED WOOD



HARDENING SIDING
STRAIGHT EDGE PANEL | AGED PEWTER



HARDENING SIDING
SELECT CEDARMILL | COBBLESTONE



HARDENING SIDING
SELECT CEDARMILL | KHAKI BROWN



HARDENING BOARDS
5/4 SMOOTH | COBBLESTONE



FASCIA, GUTTERS, DOWNSPOUTS &
WINDOW FINISH | BRONZE



STONECAST | SANDSTONE



ACME BRICK | BROOKSTONE













White Oaks

Apartments
Bayside, Wisconsin

OWNER
White Oaks Apartments LLC
9100 N White Oaks Ln
Bayside, WI, 53217

- SHEET INDEX**
- 0-01 COVER SHEET
 - 0-02 GENERAL NOTES
 - 0-03 EXISTING CONDITIONS AND DEMOLITION
 - 0-04 FINISH SCHEDULE
 - 0-05 GRADING AND EROSION CONTROL PLAN
 - 0-06 UTILITY PLAN
 - 0-07 CONSTRUCTION DETAILS
- ARCHITECTURE**
- 1-01 PARKING LEVEL PLAN
 - 1-02 FIRST FLOOR PLAN
 - 1-03 SECOND FLOOR PLAN
 - 1-04 THIRD FLOOR PLAN
 - 1-05 EXTERIOR ELEVATIONS
 - 1-06 BUILDING SECTION
- LANDSCAPE**
- L-1 LANDSCAPE PLAN
 - L-2 LANDSCAPE GENERAL NOTES

VILLAGE SUBMITTAL

THIS SET OF DOCUMENTS IS INTENDED TO ESTABLISH THE SCOPE OF THE PROJECT AND THE QUALITY AND QUANTITY OF THE PRODUCTS BEING USED.
IT DOES NOT ADDRESS ALL STRUCTURAL AND CONSTRUCTION MATERIALS AND DETAILS, NOR DOES IT INCLUDE IN-DEPTH REQUIREMENTS FOR THE FABRICATION AND INSTALLATION. THESE ARE ASSUMED TO BE STANDARD MATERIALS AND CONSTRUCTION PRACTICES.
ALL WORK IS ASSUMED TO BE DONE IN A WORKMANLIKE MANNER CONSISTENT WITH THE HIGHEST LEVEL OF QUALITY. PRODUCTS ARE IDENTIFIED BOTH IN PLANS AND IN THE SPECIFICATIONS AND IT IS NECESSARY TO USE EACH IN CONJUNCTION WITH THE OTHER.

AG PROJECT NUMBER: 201501
DATE: 18 JAN 21



141 UNDERWOOD AVE. WAUKESHA, WI 53093 414-931-3371 TEL 414-931-9531 FAX WWW.AGARCH.COM



RENDERING IS REPRESENTATIVE ONLY..... SEE DOCUMENTS FOR SPECIFIC DETAILS



SITE STATISTICS

LOWER LEVEL AREA	27,026 SF
FIRST FLOOR AREA	92,194 SF
SECOND FLOOR AREA	28,201 SF
THIRD FLOOR AREA	24,216 SF
TOTAL AREA	116,577
UNDERGROUND PARKING SPACES	62
FIRST FLOOR UNITS	11
SECOND FLOOR UNITS	22
THIRD FLOOR UNITS	23
TOTAL UNITS	56
A1.2	11
A2.3	20
A3	3
A4	2
B1	2
B2	11
B4	4

18 JAN 21



White Oaks
1/16" SITE PLAN
Bayside, Wisconsin

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SITE STATISTICS

LOWER LEVEL AREA 27,026 SF
 FIRST FLOOR AREA 32,184 SF
 SECOND FLOOR AREA 28,201 SF
 THIRD FLOOR AREA 24,216 SF

TOTAL AREA 116,571

UNDERGROUND PARKING SPACES 62

FIRST FLOOR UNITS 11

SECOND FLOOR UNITS 22

THIRD FLOOR UNITS 23

TOTAL UNITS 56

A1.2 11
 A2.3 20
 A3 5
 A4 2
 B1 5
 B2 2
 B3 11
 B4 4

18 JAN 21



White Oaks

1/16" FIRST FLOOR PLAN

Bayside, Wisconsin



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18 JAN 21

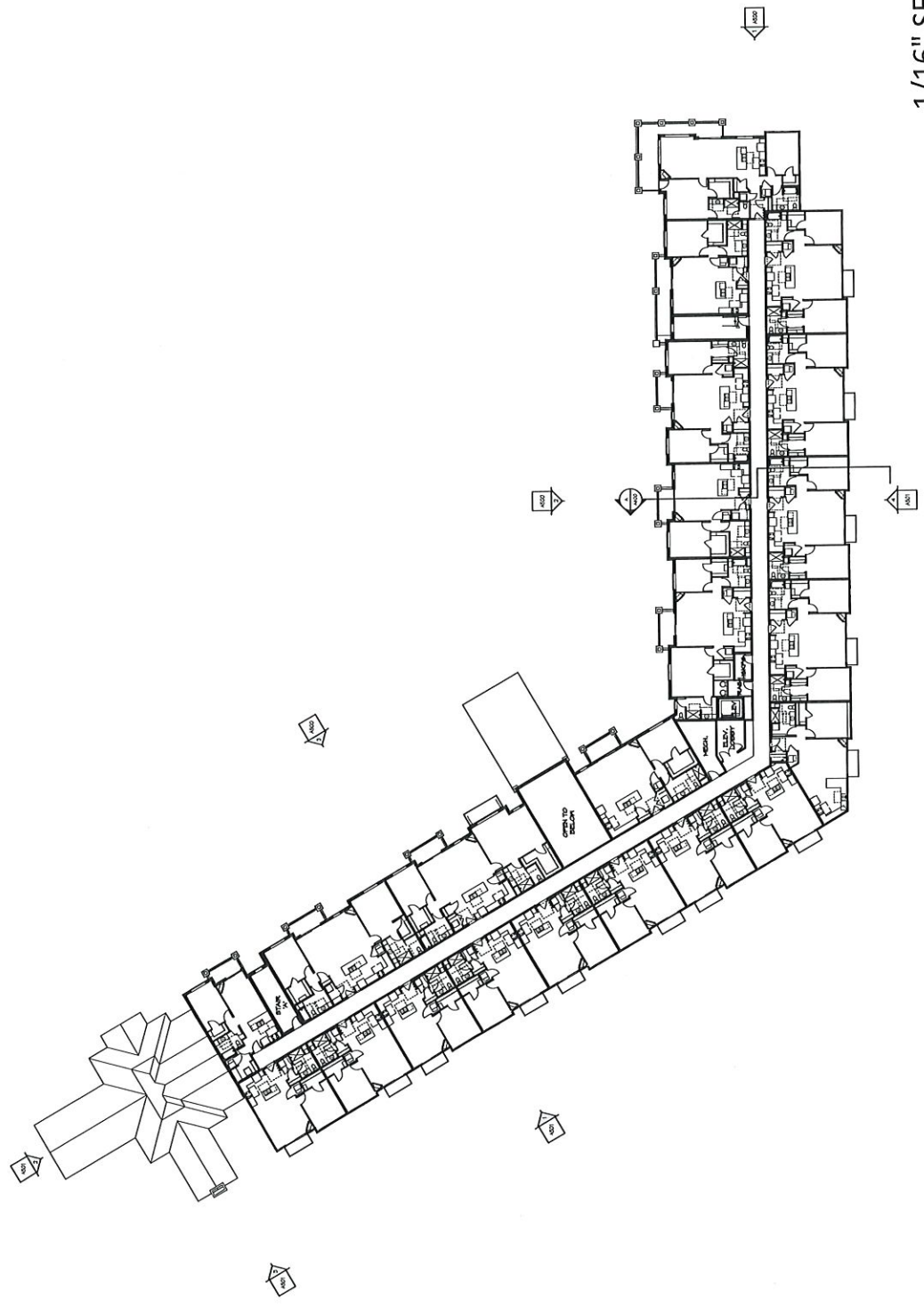


ARCHITECTURE
1000 W. WISCONSIN ST. SUITE 200
MILWAUKEE, WI 53233
TEL: 414.224.1234
WWW.COBARCHITECTURE.COM

White Oaks

1/16" SECOND FLOOR PLAN

Bayside, Wisconsin

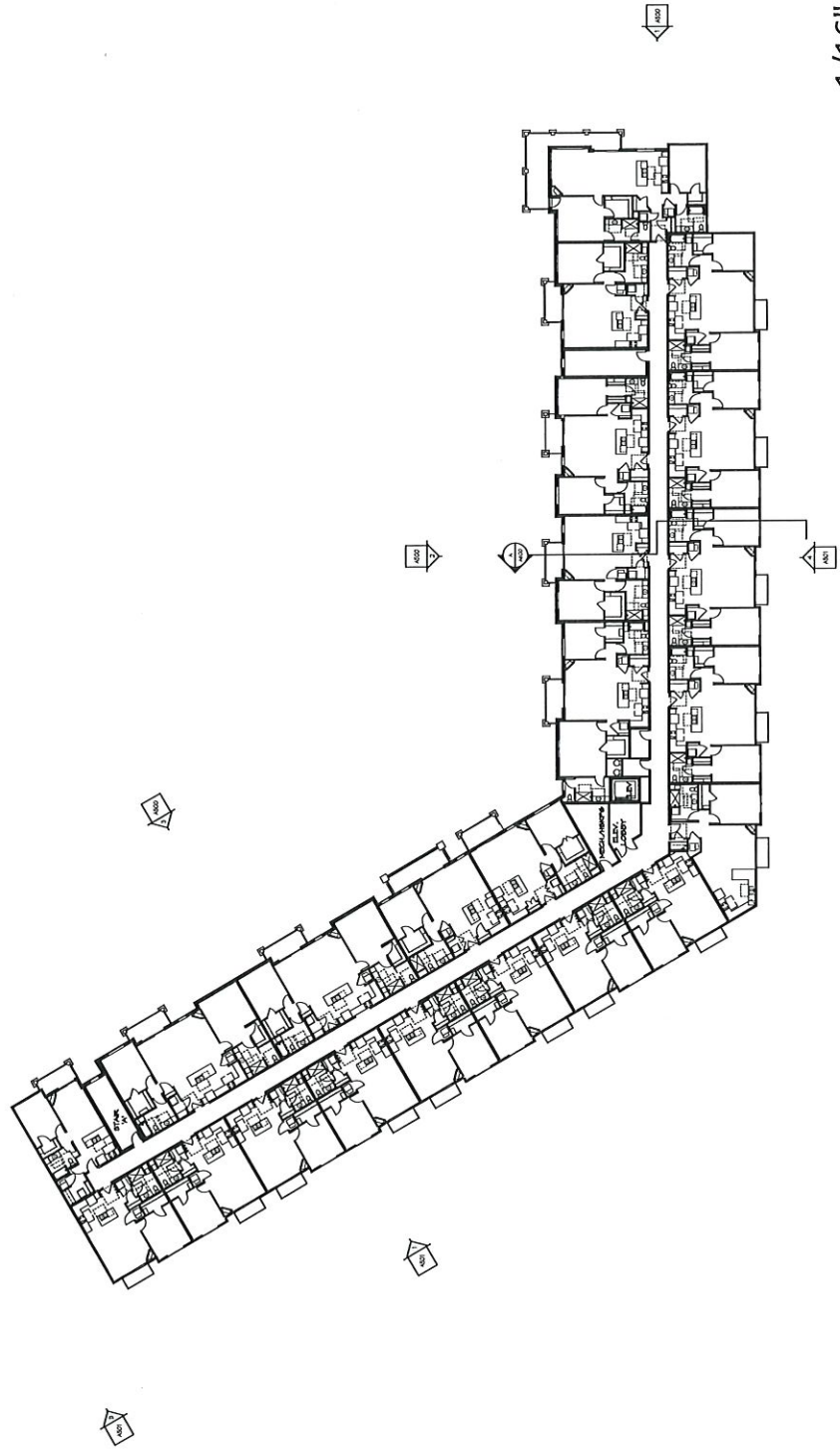


18 JAN 21



White Oaks
1/16" THIRD FLOOR PLAN
Bayside, Wisconsin

1000 W. WISCONSIN AVENUE
MILWAUKEE, WI 53212
TEL: 414.224.1100
WWW.GBBARCHITECTURE.COM



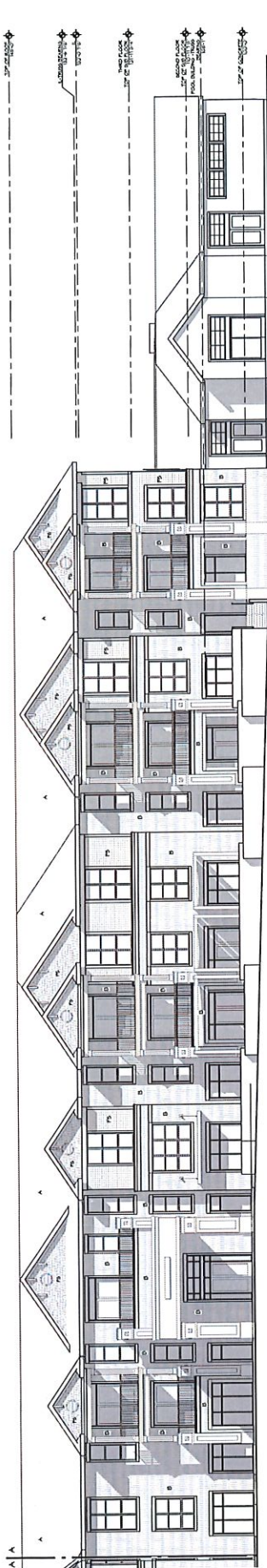


1000 W. WISCONSIN AVENUE
MILWAUKEE, WI 53233
TEL: 414.224.1111
WWW.GANDPARCHITECTURE.COM

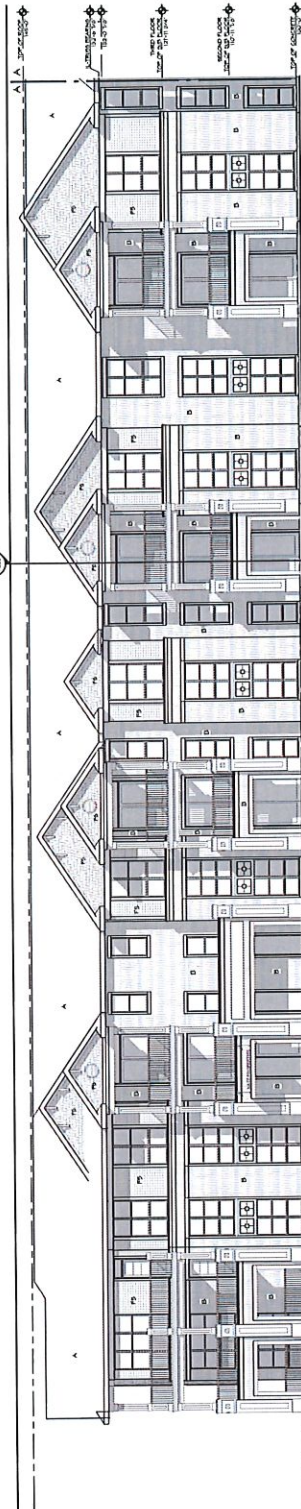
SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

DATE: 01/21/21
PROJECT: WHITE OAKS APARTMENTS
SHEET: 1/8" EXTERIOR ELEVATIONS A-500

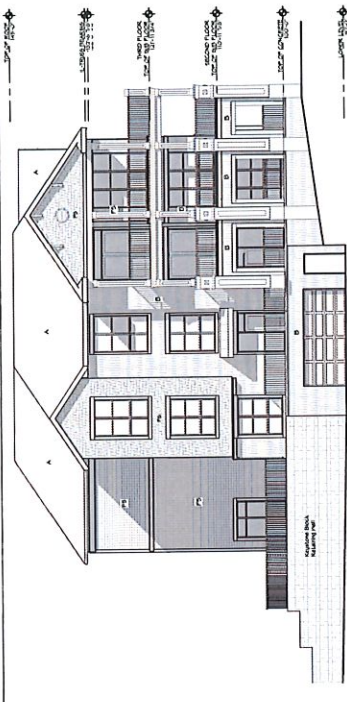
1/8" EXTERIOR ELEVATIONS A-500



EAST ELEVATION



NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATION GENERAL NOTES

- 1. INCLUDE EXTERIOR FINISH SCHEDULES AT ALL CORNERS AND FINISH SCHEDULES AT ALL CORNERS.
 - 2. FINISH SCHEDULES, WHEN SET, TO BE REVIEWED TO VERIFY FINISH SCHEDULES.
 - 3. LETTERS AND DIMENSIONS ARE REFERENCED AS SHOWN.
 - 4. USE SET IN ALL FOR FINISH AND FINISH SCHEDULES.
- EXTERIOR ELEVATION FINISH NOTES
- 1. EXTERIOR FINISH SCHEDULES, ROOF
 - 2. EXTERIOR FINISH SCHEDULES
 - 3. EXTERIOR FINISH SCHEDULES
 - 4. EXTERIOR FINISH SCHEDULES
 - 5. EXTERIOR FINISH SCHEDULES

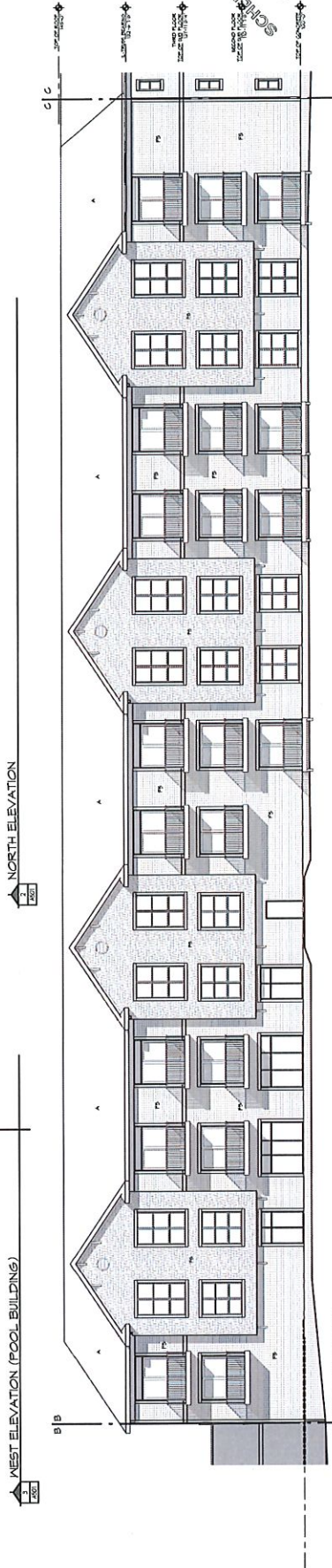
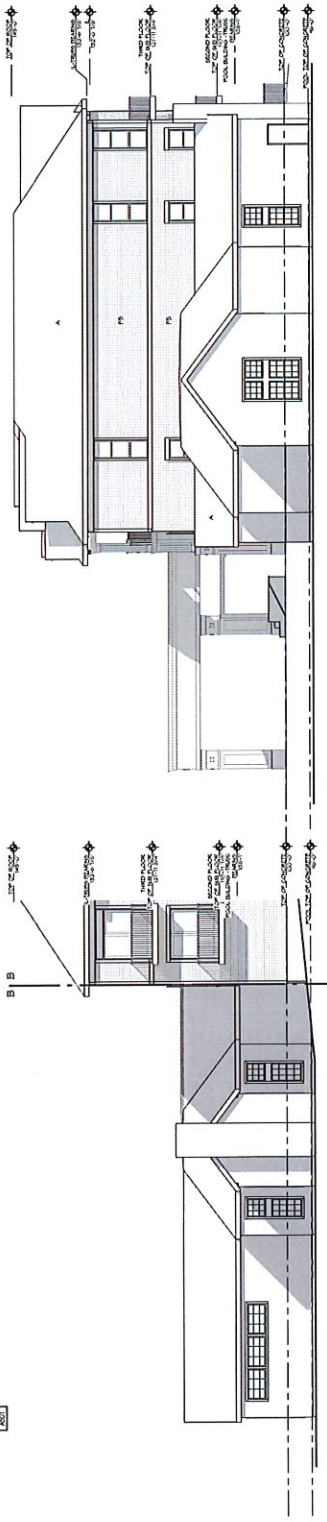
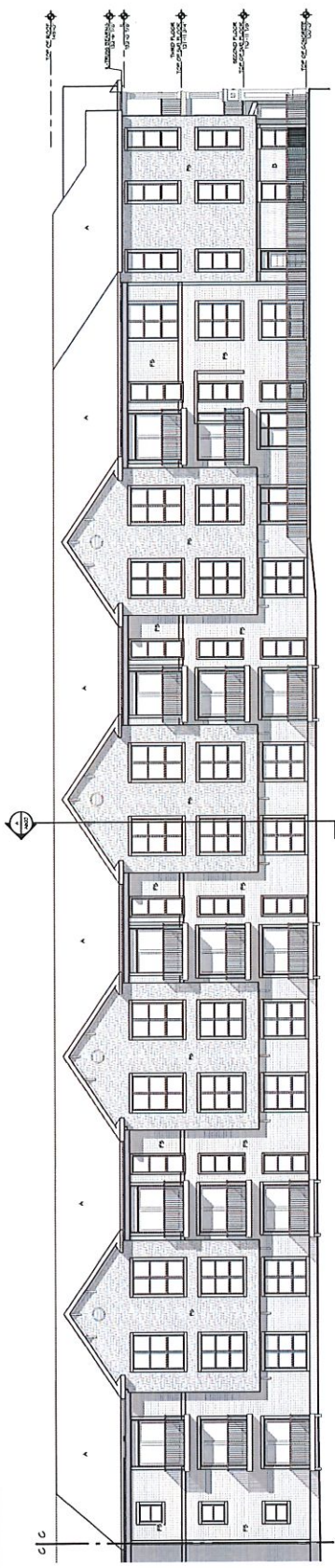
White Oaks
Apartments



11111 WISCONSIN AVE
MILWAUKEE, WI 53224
TEL: 414.224.1111
WWW.APARCHITECTURE.COM
AP ARCHITECTURE
11111 WISCONSIN AVE
MILWAUKEE, WI 53224
TEL: 414.224.1111
WWW.APARCHITECTURE.COM

EXTERIOR ELEVATION GENERAL NOTES

1. ALL EXTERIOR FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
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5. ALL EXTERIOR FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
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7. ALL EXTERIOR FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
8. ALL EXTERIOR FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
9. ALL EXTERIOR FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
10. ALL EXTERIOR FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.



AP ARCHITECTURE
11111 WISCONSIN AVE
MILWAUKEE, WI 53224
TEL: 414.224.1111
WWW.APARCHITECTURE.COM

1/8" EXTERIOR ELEVATIONS A501
Sheet

WEST ELEVATION

NORTH ELEVATION

WEST ELEVATION (POOL BUILDING)

WEST ELEVATION

C/C

B/B

B/B

B/B

C/C

B/B

C/C

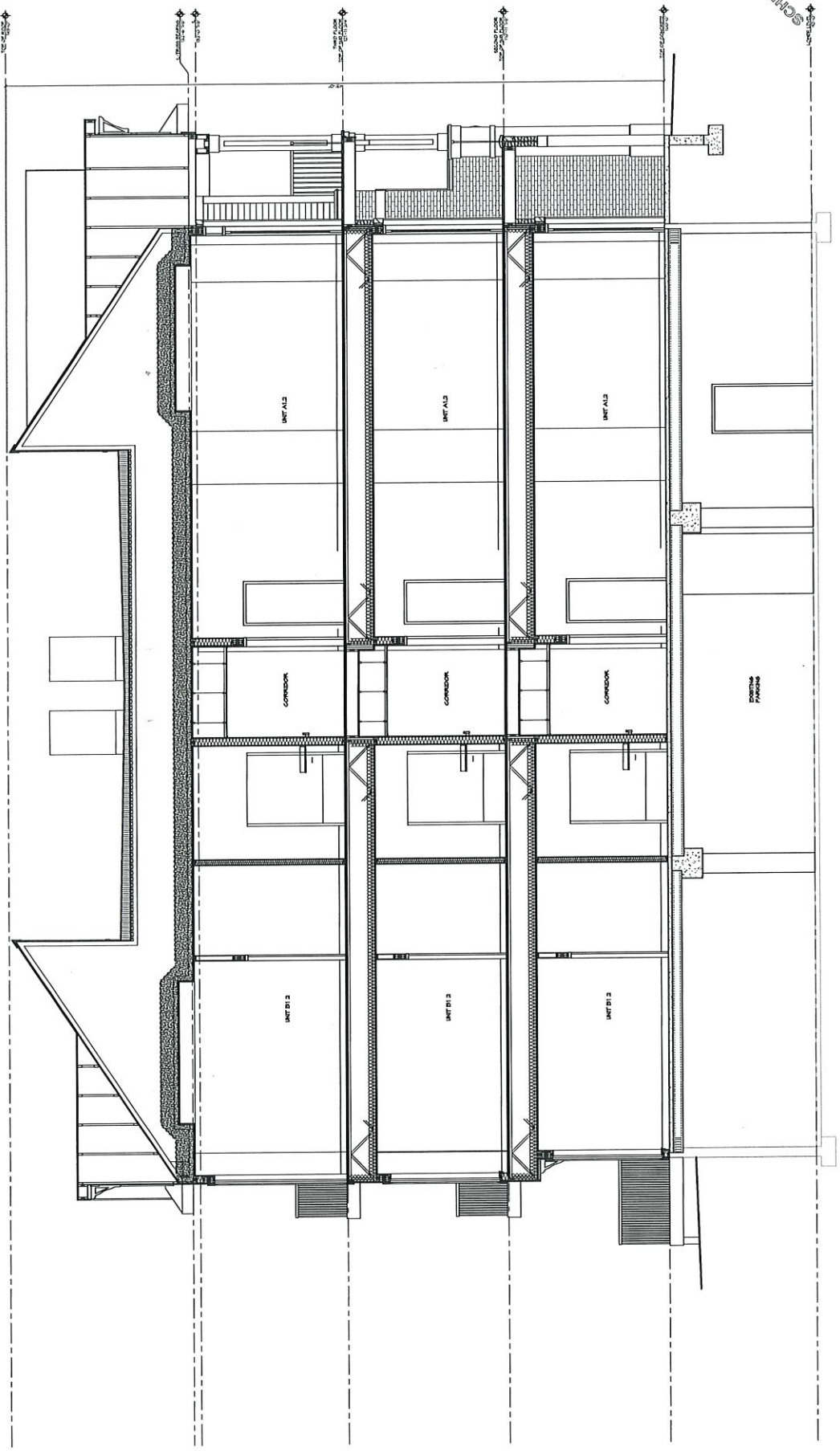


1111 W. WISCONSIN AVE.
MILWAUKEE, WI 53233
TEL: 414.224.1111
WWW.AARCHITECTURE.COM

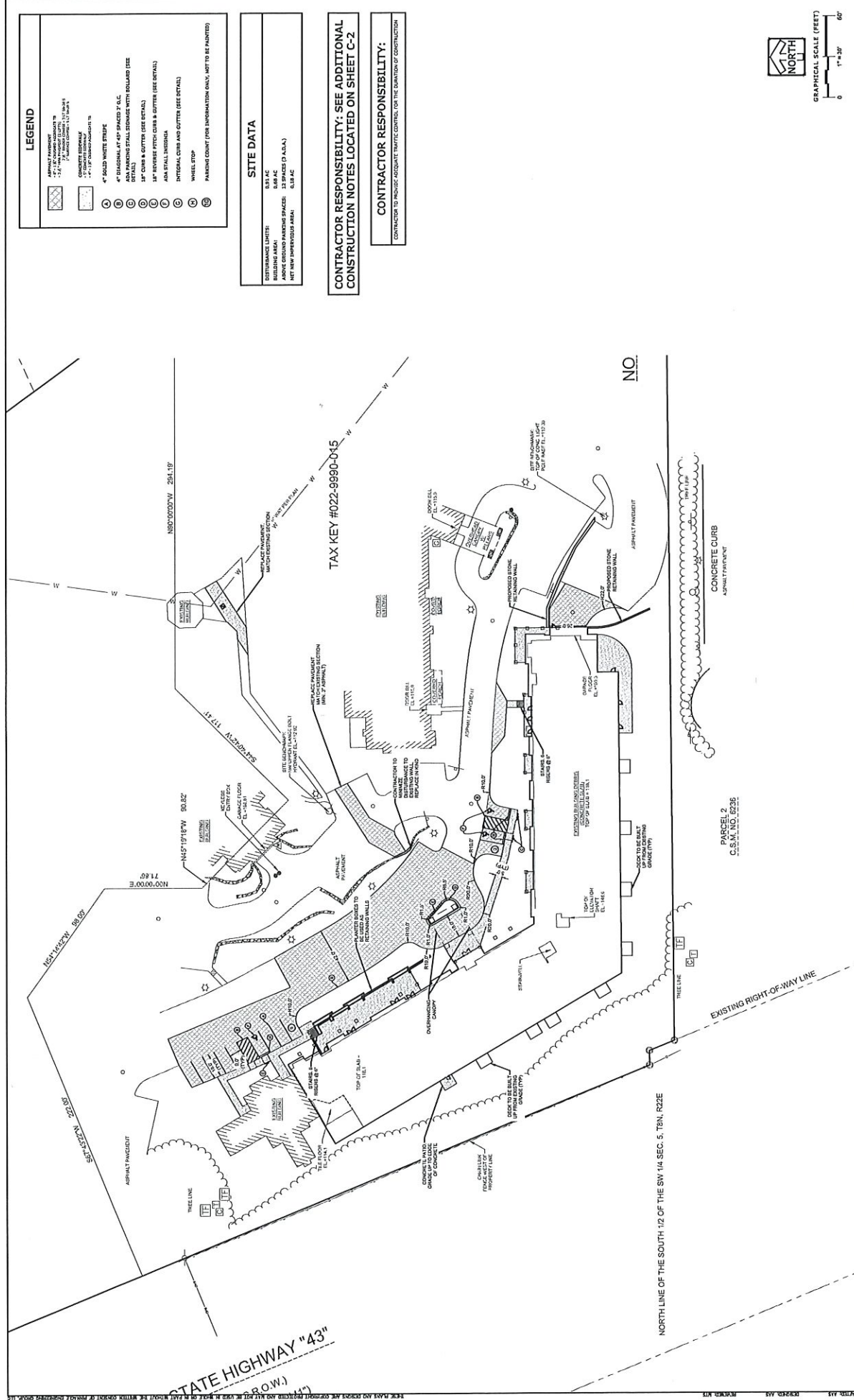
SCHEMATIC DESIGN
NOT FOR
CONSTRUCTION

DATE: 01/15/11
PROJECT: WHITE OAKS
SHEET: 01/01

3/8" BUILDING SECTION A600
Designer



A BUILDING SECTION
WOOD



LEGEND

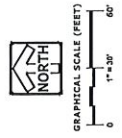
[Symbol]	ASPHALT PAVEMENT
[Symbol]	CONCRETE
[Symbol]	GRAVEL
[Symbol]	4" SOLID WHITE STRIPE
[Symbol]	4" DIAGONAL AT 45° SPACED 3" O.C.
[Symbol]	4" DIAGONAL AT 45° SPACED 3" O.C. WITH 1/2" GALVANIZED STEEL BOLARDS WITH BOLLARD (SEE DETAIL)
[Symbol]	18" CURB & GUTTER (SEE DETAIL)
[Symbol]	18" REVERSE FITCH CURB & GUTTER (SEE DETAIL)
[Symbol]	ADA STALL INDICATOR
[Symbol]	INTERNAL CURB AND GUTTER (SEE DETAIL)
[Symbol]	WHEEL STOP
[Symbol]	PARKING COURT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

SITE DATA

EXISTING AREA	0.31 AC
NEW PAVING AREA	1.18 AC
NET NEW IMPERVIOUS AREA	0.87 AC

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

CONTRACTOR RESPONSIBILITY:
CONTRACTOR TO INDICATE ADEQUATE CONTROL ON THE QUANTITY OF CONSTRUCTION



REVISIONS

NO.	DESCRIPTION

SITE DIMENSIONAL AND PAVING PLAN

WHITE OAKS
9100 NORTH WHITE OAK LANE, BAYSIDE WI

PINNACLE ENGINEERING GROUP
 2075 WALTON ROAD, SUITE 100
 BAYSIDE, WISCONSIN 53217
 PHONE: 414-888-8888
 FAX: 414-888-8889
 WWW.PINNACLE-ENGR.COM

PLAN/DESIGN/DELIVER
 2023.05.15
 2023.05.15

PARCEL 2
 C.S. NO. 1022226

TAX KEY #022-9990-045

STATE HIGHWAY "43"

LANDSCAPE PLAN

PLANT SCHEDULE

TREES	SIZE	QTY	BOTANICAL / COMMON NAME
AG	2" Cal.	3	Apple
AL	12" Cal.	2	Almond
CA	2" Cal.	2	Cornus
CH	2" Cal.	2	Cherry
CM	2" Cal.	2	Cornus
CR	2" Cal.	2	Cornus
CT	2" Cal.	2	Cornus
DA	2" Cal.	2	Daphne
DB	2" Cal.	2	Daphne
DC	2" Cal.	2	Daphne
DE	2" Cal.	2	Daphne
DF	2" Cal.	2	Daphne
DG	2" Cal.	2	Daphne
DI	2" Cal.	2	Daphne
DJ	2" Cal.	2	Daphne
DK	2" Cal.	2	Daphne
DL	2" Cal.	2	Daphne
DM	2" Cal.	2	Daphne
DN	2" Cal.	2	Daphne
DO	2" Cal.	2	Daphne
DP	2" Cal.	2	Daphne
DQ	2" Cal.	2	Daphne
DR	2" Cal.	2	Daphne
DS	2" Cal.	2	Daphne
DT	2" Cal.	2	Daphne
DU	2" Cal.	2	Daphne
DV	2" Cal.	2	Daphne
DW	2" Cal.	2	Daphne
DX	2" Cal.	2	Daphne
DY	2" Cal.	2	Daphne
DZ	2" Cal.	2	Daphne
EA	2" Cal.	2	Elaeagnus
EB	2" Cal.	2	Elaeagnus
EC	2" Cal.	2	Elaeagnus
ED	2" Cal.	2	Elaeagnus
EE	2" Cal.	2	Elaeagnus
EF	2" Cal.	2	Elaeagnus
EG	2" Cal.	2	Elaeagnus
EH	2" Cal.	2	Elaeagnus
EI	2" Cal.	2	Elaeagnus
EJ	2" Cal.	2	Elaeagnus
EK	2" Cal.	2	Elaeagnus
EL	2" Cal.	2	Elaeagnus
EM	2" Cal.	2	Elaeagnus
EN	2" Cal.	2	Elaeagnus
EO	2" Cal.	2	Elaeagnus
EP	2" Cal.	2	Elaeagnus
EQ	2" Cal.	2	Elaeagnus
ER	2" Cal.	2	Elaeagnus
ES	2" Cal.	2	Elaeagnus
ET	2" Cal.	2	Elaeagnus
EU	2" Cal.	2	Elaeagnus
EV	2" Cal.	2	Elaeagnus
EW	2" Cal.	2	Elaeagnus
EX	2" Cal.	2	Elaeagnus
EY	2" Cal.	2	Elaeagnus
EZ	2" Cal.	2	Elaeagnus
FA	2" Cal.	2	Ficus
FB	2" Cal.	2	Ficus
FC	2" Cal.	2	Ficus
FD	2" Cal.	2	Ficus
FE	2" Cal.	2	Ficus
FF	2" Cal.	2	Ficus
FG	2" Cal.	2	Ficus
FH	2" Cal.	2	Ficus
FI	2" Cal.	2	Ficus
FJ	2" Cal.	2	Ficus
FK	2" Cal.	2	Ficus
FL	2" Cal.	2	Ficus
FM	2" Cal.	2	Ficus
FN	2" Cal.	2	Ficus
FO	2" Cal.	2	Ficus
FP	2" Cal.	2	Ficus
FO	2" Cal.	2	Ficus
FR	2" Cal.	2	Ficus
FS	2" Cal.	2	Ficus
FT	2" Cal.	2	Ficus
FU	2" Cal.	2	Ficus
FV	2" Cal.	2	Ficus
FW	2" Cal.	2	Ficus
FX	2" Cal.	2	Ficus
FY	2" Cal.	2	Ficus
FZ	2" Cal.	2	Ficus
GA	2" Cal.	2	Gardenia
GB	2" Cal.	2	Gardenia
GC	2" Cal.	2	Gardenia
GD	2" Cal.	2	Gardenia
GE	2" Cal.	2	Gardenia
GF	2" Cal.	2	Gardenia
GG	2" Cal.	2	Gardenia
GH	2" Cal.	2	Gardenia
GI	2" Cal.	2	Gardenia
GJ	2" Cal.	2	Gardenia
GK	2" Cal.	2	Gardenia
GL	2" Cal.	2	Gardenia
GM	2" Cal.	2	Gardenia
GN	2" Cal.	2	Gardenia
GO	2" Cal.	2	Gardenia
GP	2" Cal.	2	Gardenia
GQ	2" Cal.	2	Gardenia
GR	2" Cal.	2	Gardenia
GS	2" Cal.	2	Gardenia
GT	2" Cal.	2	Gardenia
GU	2" Cal.	2	Gardenia
GV	2" Cal.	2	Gardenia
GW	2" Cal.	2	Gardenia
GX	2" Cal.	2	Gardenia
GY	2" Cal.	2	Gardenia
GZ	2" Cal.	2	Gardenia
HA	2" Cal.	2	Holly
HB	2" Cal.	2	Holly
HC	2" Cal.	2	Holly
HD	2" Cal.	2	Holly
HE	2" Cal.	2	Holly
HF	2" Cal.	2	Holly
HG	2" Cal.	2	Holly
HH	2" Cal.	2	Holly
HI	2" Cal.	2	Holly
HJ	2" Cal.	2	Holly
HK	2" Cal.	2	Holly
HL	2" Cal.	2	Holly
HM	2" Cal.	2	Holly
HN	2" Cal.	2	Holly
HO	2" Cal.	2	Holly
HP	2" Cal.	2	Holly
HO	2" Cal.	2	Holly
HR	2" Cal.	2	Holly
HS	2" Cal.	2	Holly
HT	2" Cal.	2	Holly
HU	2" Cal.	2	Holly
HV	2" Cal.	2	Holly
HW	2" Cal.	2	Holly
HX	2" Cal.	2	Holly
HY	2" Cal.	2	Holly
HZ	2" Cal.	2	Holly
IA	2" Cal.	2	Ilex
IB	2" Cal.	2	Ilex
IC	2" Cal.	2	Ilex
ID	2" Cal.	2	Ilex
IE	2" Cal.	2	Ilex
IF	2" Cal.	2	Ilex
IG	2" Cal.	2	Ilex
IH	2" Cal.	2	Ilex
II	2" Cal.	2	Ilex
IJ	2" Cal.	2	Ilex
IK	2" Cal.	2	Ilex
IL	2" Cal.	2	Ilex
IM	2" Cal.	2	Ilex
IN	2" Cal.	2	Ilex
IO	2" Cal.	2	Ilex
IP	2" Cal.	2	Ilex
IO	2" Cal.	2	Ilex
IR	2" Cal.	2	Ilex
IS	2" Cal.	2	Ilex
IT	2" Cal.	2	Ilex
IU	2" Cal.	2	Ilex
IV	2" Cal.	2	Ilex
IW	2" Cal.	2	Ilex
IX	2" Cal.	2	Ilex
IY	2" Cal.	2	Ilex
IZ	2" Cal.	2	Ilex
JA	2" Cal.	2	Jacquinthe
JB	2" Cal.	2	Jacquinthe
JC	2" Cal.	2	Jacquinthe
JD	2" Cal.	2	Jacquinthe
JE	2" Cal.	2	Jacquinthe
JF	2" Cal.	2	Jacquinthe
JG	2" Cal.	2	Jacquinthe
JH	2" Cal.	2	Jacquinthe
JI	2" Cal.	2	Jacquinthe
IJ	2" Cal.	2	Jacquinthe
JK	2" Cal.	2	Jacquinthe
IL	2" Cal.	2	Jacquinthe
IM	2" Cal.	2	Jacquinthe
IN	2" Cal.	2	Jacquinthe
IO	2" Cal.	2	Jacquinthe
IP	2" Cal.	2	Jacquinthe
IO	2" Cal.	2	Jacquinthe
IR	2" Cal.	2	Jacquinthe
IS	2" Cal.	2	Jacquinthe
IT	2" Cal.	2	Jacquinthe
IU	2" Cal.	2	Jacquinthe
IV	2" Cal.	2	Jacquinthe
IW	2" Cal.	2	Jacquinthe
IX	2" Cal.	2	Jacquinthe
IY	2" Cal.	2	Jacquinthe
IZ	2" Cal.	2	Jacquinthe
KA	2" Cal.	2	Kalmia
KB	2" Cal.	2	Kalmia
KC	2" Cal.	2	Kalmia
KD	2" Cal.	2	Kalmia
KE	2" Cal.	2	Kalmia
KF	2" Cal.	2	Kalmia
KG	2" Cal.	2	Kalmia
KH	2" Cal.	2	Kalmia
KI	2" Cal.	2	Kalmia
KJ	2" Cal.	2	Kalmia
KK	2" Cal.	2	Kalmia
KL	2" Cal.	2	Kalmia
KM	2" Cal.	2	Kalmia
KN	2" Cal.	2	Kalmia
KO	2" Cal.	2	Kalmia
KP	2" Cal.	2	Kalmia
KO	2" Cal.	2	Kalmia
KR	2" Cal.	2	Kalmia
KS	2" Cal.	2	Kalmia
KT	2" Cal.	2	Kalmia
KU	2" Cal.	2	Kalmia
KV	2" Cal.	2	Kalmia
KW	2" Cal.	2	Kalmia
KX	2" Cal.	2	Kalmia
KY	2" Cal.	2	Kalmia
KZ	2" Cal.	2	Kalmia
LA	2" Cal.	2	Lamb
LB	2" Cal.	2	Lamb
LC	2" Cal.	2	Lamb
LD	2" Cal.	2	Lamb
LE	2" Cal.	2	Lamb
LF	2" Cal.	2	Lamb
LG	2" Cal.	2	Lamb
LH	2" Cal.	2	Lamb
LI	2" Cal.	2	Lamb
LJ	2" Cal.	2	Lamb
LK	2" Cal.	2	Lamb
LL	2" Cal.	2	Lamb
LM	2" Cal.	2	Lamb
LN	2" Cal.	2	Lamb
LO	2" Cal.	2	Lamb
LP	2" Cal.	2	Lamb
LO	2" Cal.	2	Lamb
LR	2" Cal.	2	Lamb
LS	2" Cal.	2	Lamb
LT	2" Cal.	2	Lamb
LU	2" Cal.	2	Lamb
LV	2" Cal.	2	Lamb
LW	2" Cal.	2	Lamb
LX	2" Cal.	2	Lamb
LY	2" Cal.	2	Lamb
LZ	2" Cal.	2	Lamb
MA	2" Cal.	2	Manzanita
MB	2" Cal.	2	Manzanita
MC	2" Cal.	2	Manzanita
MD	2" Cal.	2	Manzanita
ME	2" Cal.	2	Manzanita
MF	2" Cal.	2	Manzanita
MG	2" Cal.	2	Manzanita
MH	2" Cal.	2	Manzanita
MI	2" Cal.	2	Manzanita
MJ	2" Cal.	2	Manzanita
MK	2" Cal.	2	Manzanita
ML	2" Cal.	2	Manzanita
MM	2" Cal.	2	Manzanita
MN	2" Cal.	2	Manzanita
MO	2" Cal.	2	Manzanita
MP	2" Cal.	2	Manzanita
MO	2" Cal.	2	Manzanita
MR	2" Cal.	2	Manzanita
MS	2" Cal.	2	Manzanita
MT	2" Cal.	2	Manzanita
MU	2" Cal.	2	Manzanita
MV	2" Cal.	2	Manzanita
MW	2" Cal.	2	Manzanita
MX	2" Cal.	2	Manzanita
MY	2" Cal.	2	Manzanita
MZ	2" Cal.	2	Manzanita
NA	2" Cal.	2	Nandina
NB	2" Cal.	2	Nandina
NC	2" Cal.	2	Nandina
ND	2" Cal.	2	Nandina
NE	2" Cal.	2	Nandina
NF	2" Cal.	2	Nandina
NG	2" Cal.	2	Nandina
NH	2" Cal.	2	Nandina
NI	2" Cal.	2	Nandina
NJ	2" Cal.	2	Nandina
NK	2" Cal.	2	Nandina
NL	2" Cal.	2	Nandina
NM	2" Cal.	2	Nandina
NO	2" Cal.	2	Nandina
NP	2" Cal.	2	Nandina
NO	2" Cal.	2	Nandina
NR	2" Cal.	2	Nandina
NS	2" Cal.	2	Nandina
NT	2" Cal.	2	Nandina
NU	2" Cal.	2	Nandina
NV	2" Cal.	2	Nandina
NW	2" Cal.	2	Nandina
NX	2" Cal.	2	Nandina
NY	2" Cal.	2	Nandina
NZ	2" Cal.	2	Nandina
OA	2" Cal.	2	Olea
OB	2" Cal.	2	Olea
OC	2" Cal.	2	Olea
OD	2" Cal.	2	Olea
OE	2" Cal.	2	Olea
OF	2" Cal.	2	Olea
OG	2" Cal.	2	Olea
OH	2" Cal.	2	Olea
OI	2" Cal.	2	Olea
OJ	2" Cal.	2	Olea
OK	2" Cal.	2	Olea
OL	2" Cal.	2	Olea
OM	2" Cal.	2	Olea
ON	2" Cal.	2	Olea
OO	2" Cal.	2	Olea
OP	2" Cal.	2	Olea
OO	2" Cal.	2	Olea
OR	2" Cal.	2	Olea
OS	2" Cal.	2	Olea
OT	2" Cal.	2	Olea
OU	2" Cal.	2	Olea
OV	2" Cal.	2	Olea
OW	2" Cal.	2	Olea
OX	2" Cal.	2	Olea
OY	2" Cal.	2	Olea
OZ	2" Cal.	2	Olea
PA	2" Cal.	2	Panicle
PB	2" Cal.	2	Panicle
PC	2" Cal.	2	Panicle
PD	2" Cal.	2	Panicle
PE	2" Cal.	2	Panicle
PF	2" Cal.	2	

