



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: October 15, 2003
File: DP 01-192590
Re: Application by Alison Craig for a Development Permit at 2480 River Road

Manager's Recommendation

That a Development Permit be issued for 2480 River Road that would permit the construction of a single-family residential dwelling on a site zoned Agricultural District (AG1) in an Environmentally Sensitive Area (ESA).

Joe Erceg
Manager, Development Applications

BG:blg
Att.

Staff Report

Origin

Alison Craig has applied to the City of Richmond for permission to construct a single-family dwelling at 2480 River Road, which is located in a designated Environmentally Sensitive Area (ESA). A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	880 m ² (9,472.551 ft ²)
Building Area:	443.226 m ² (4,771 ft ²)
Density:	4 du per ha 2 du per ac.
F.A.R.:	0.6 Allowed 0.5 Proposed
Height:	10.5 m Allowed 10.5 m Proposed
Parking:	2 Spaces Required 2 Spaces Proposed

Development surrounding the subject site is as follows:

- To the north, across River Road is a riverfront linear park zoned School and Park Use District (SPU);
- To the east, is a single-family dwelling at 2520 River Road with Agricultural District (AG1) zoning, which is owned by the City of Richmond and intended for future park development;
- To the south, is a single-family residential dwelling at 2460 River Road with Agricultural District (AG1) zoning in private ownership; and
- To the west, is a vacant lot with Agricultural District (AG1) zoning, which is owned by the City of Richmond and intended for future park development.

Findings of Fact

Criteria and policies for the issuance of Development Permits on land designated as Environmentally Sensitive Areas (ESAs) appear in Schedule 1 of Bylaw 7100, the Official Community Plan (OCP). In general, the proposed development does not comply with the ESA Development Permit Guidelines. The majority of the former native planting on the south side of the ditch along River Road has been eliminated as a result of the preloading operation for the building. The currently proposed landscape planting plan reduces the amount of replacement native planting area and proposes more lawn area to enhance the long-term maintenance of the septic field on the western half of the site. Please see 'Appendix A – Assessment of Compliance with the Environmentally Sensitive Area (ESA) Development Permit Guidelines' for the details.

Staff Comments

An applicant response or a staff assessment identified in '***bold italics***' follows all relevant issues regarding this Development Permit application.

Development Coordinator Comments

1. Council previously approved a Development Permit for this property on December 11, 1995, and a Notice of Permit was filed in the Land Title Office on April 4, 1996. The Permit was valid for two (2) years and has now lapsed. The Permit was cancelled on October 30, 2000. The applicant subsequently applied for a new Development Permit on August 29, 2001. Check the conditions of the previous Development Permit (i.e. DP 95-150).

- A. It is noted that there was a boundary dispute along the property line between 2460 and 2480 River Road during the process review of Development Permit DP 95-150. The applicant has provided a copy of the Supreme Court of BC Order No. C964396 of the Vancouver Registry dated July 30, 1999, that "declares the boundary and the monuments/posts delineating the boundary as between ... Parcel Identifier 019-030-843 (i.e. the subject property at 2480 River Road) and ... Parcel Identifier 004-328-680 (i.e. 2460 River Road) are as depicted on Plan LMP 19666 ... pronounced 22nd March, 1999."***
- B. It is also noted in the staff report that the applicant was requested to consider preservation of existing trees and shrubs fronting River Road and to enhance the perimeter of the property with at least 50% native species. In addition, the applicant was requested to consider preservation of existing vegetation along the ditch and to maintain a 15 m (50 ft.) buffer from the high water mark. The current landscape plan indicates the following:***
- ***Retention of the three (3) large, existing Douglas Fir trees at the west end of the site;***
 - ***A reduction in the width of native planting along the ditch fronting River Road from an approximate average of 3.658 m (12 ft.) to an approximate average of 1.219 m (4 ft.); and***
 - ***A general reduction in the amount of native planting around the perimeter of the site.***

Environmental Planner Comments

1. This majority of this site is designated as an Environmentally Sensitive Area (ESA). Assess the compliance of this development proposal with the ESA Development Permit Guidelines. ***The majority of former native planting on private property on the south side of the ditch along River Road has been eliminated as a result of the preloading for the building. While the applicant has reduced the amount of proposed native planting around the perimeter of the site in favour of more lawn area for maintenance of the septic field, approximately 50% of the proposed shrub planting is comprised of native species.***

Manager of Lands and Property Comments

1. The City would prefer to purchase this property for future park use if an acceptable purchase price can be negotiated. ***The City considered the purchase of this property but the Owner has declined. While the City would prefer to acquire this site, the Park Planner has advised that this property is not critical for future park development in the vicinity.***

2. This site is encumbered with easements that cannot be built upon. Ensure there is sufficient site area for the proposed building. Easement encroachments may be permitted by arrangement between the parties affected. The City requires confirmation of any registered agreements. ***The Richmond Land Agent has a copy of an easement agreement for the purpose of providing driveway access across 2480 River Road (i.e. Craig Property) for 2460 River Road (i.e. Akino Property). The agreement states that the easement "shall expire when none of Kan Okino, Kenso Akino and Ruiko Okino are ordinarily resident in the home located on the Dominant Lands" (i.e. Akino Property at 2460 River Road). Since Kan Akino is deceased, if Kenso Akino or Ruiko Akino continue to reside at 2460 River Road, then the owner of 2480 River Road must continue to provide driveway access for 2460 River Road across 2480 River Road or construct a new direct driveway access for 2460 River Road in accordance with Residential Lot (Vehicular) Access Regulation, Richmond Bylaw No. 7222. Conversely, if Kenso Akino and Ruiko Akino cease to reside at 2460 River Road the driveway access easement across 2480 River Road expires. In this situation the City would not require the removal of the ditch crossing and driveway access to 2460 River Road but maintenance would be the responsibility of the permit holder.***

Building Department Comments

1. The Building Department requests that the retaining walls along the north property line be properly engineered. ***The applicant has complied and has submitted sealed and signed structural engineering drawings for both the house foundations and the segmental concrete block retaining walls.***
2. Provide a site cross section that shows how the two (2) retaining walls relate to one another in the closest condition including the proposed slopes at the top and bottom of each wall. ***The applicant has complied. It will be determined if a railing/fence will be required on top of any proposed wall and if the proposed septic system is satisfactory during the review of the Building Permit application.***

Development Planner Comments

1. Please submit your revised architectural drawings for the proposed residence that will form part of the Development Permit application. ***The applicant has complied.***
2. Please ensure that all surface materials are labelled including the driveway connection to River Road. ***The applicant has complied.***
3. Please adjust the site plan and septic field in order to relocate the timber retaining wall at the west end of the site outside the drip line of the existing, large Douglas Fir trees that currently line the driveway at on this location of the site. ***The applicant has complied.***
4. Please provide the specific locations for the proposed native shrub planting on the landscape plan. ***The applicant has complied.***
5. Consider retention of the 3 large, existing Douglas Fir trees at the west end of the subject site. ***The applicant has revised the landscape plan in order to retain the three (3) large, existing Douglas Fir trees at the west end of the site.***
6. Please provide two (2) complete sets of revised and final Development Permit drawings (both architectural and landscape architectural) at the following scales: full-size and 11 in. x 17 in. reductions. ***The applicant has complied.***

7. The City of Richmond will require a landscape Letter of Credit prior to final Council approval of this Development Permit. ***The Landscape Letter of Credit is calculated to be \$9,542.00 (i.e. 4,771 ft² x \$40.00/ft² x 5%).***

Advisory Design Panel Comments

By agreement with the Manager of Development Applications, this Development Permit application was not presented to the Advisory Design Panel.

Analysis

Environmentally Sensitive Area (ESA): The ESA on this site consists of a 15 m setback from the south edge of the ditch. Formerly this area was covered with native shrubs primarily blackberries including 3 landmark fir trees at the west end of the site. The applicant has removed virtually all of the blackberries on site as part of the site preparation and preloading operation but will retain the 3 large trees. The proposed building footprint and the septic field occupy the majority of the site and this has not changed from the previously approved development permit that has subsequently lapsed. The applicant currently proposes to replace approximately 50% of the disturbed ESA with shrub material. This is less native shrub planting than previously proposed in order to ease the long term maintenance for the septic field. Since the applicant has agreed to retain the 3 large fir trees at the west end of the site and proposes a reasonable amount of native shrub replacement planting around the perimeter of the site, Planning staff support the proposed approach regarding the ESA.

Conditions of Adjacency: The applicant proposes a band of native plant material around the majority of the site perimeter however no landscape screening is proposed along the southern half of the east property line adjacent to the proposed driveway and garage area. Richmond Planning staff have suggested additional landscape planting in this area or the construction of a 'good neighbour fence' however the applicant prefers to leave this edge of the property open.

Site Planning and Urban Design: The size, location, configuration and elevation of the house and septic field have resulted in the need for a series of retaining walls along the north property. The proposed retaining system is a series of segmental concrete block walls and the height varies to a maximum of 1.524 m (5 ft.). The applicant has provided sealed and signed structural engineering drawings for the segmental concrete block retaining walls. The need for any railings on retaining walls will be determined during the Building Permit review process.

Architectural Form and Character: Richmond Planning staff has no comment or concern regarding the design of the single-family residential dwelling.

Landscape Design: In order to develop this residential lot the applicant has disturbed the majority of the ESA however, the applicant will retain the 3 large fir trees at the west end of the site and proposes to reinstate native plant material around the majority of the site perimeter.

Variances: No variances are required or requested.

Conclusions

City Planning staff support this Development Permit application and recommend approval.

A handwritten signature in black ink, appearing to read 'Brian Guzzi', written over the printed name.

Brian Guzzi, MCIP, MCSLA
Planner/Landscape Architect
(Local 4393)
BG:blg

The applicant is required to submit a Landscape Letter of Credit to the City of Richmond in the amount of \$9,542.00 prior to final Council adoption of this Development Permit.

Appendix A – Assessment of Compliance with the Environmentally Sensitive Areas (ESA) Development Permit Guidelines

Criteria and policies for the issuance of Development Permits on land designated as Environmentally Sensitive Areas (ESAs) appear in Schedule 1 of Bylaw 7100, the Official Community Plan (OCP). The ESA Development Permit Guidelines are followed by a staff assessment of compliance identified in '*bold italics*'.

Schedule 1 of Bylaw No. 7100 (Official Community Plan)

9.6. Environmentally Sensitive Areas (ESA) Development Permit Guidelines

9.6.1 All Natural Areas

1. No net loss of natural areas - locate buildings and structures on portions of the site that are not environmentally sensitive to development. ***Does not comply.***
2. Preserve wildlife habitat or corridors. ***Partial compliance. While the large existing Douglas Fir trees are retained at the west end of the site, a significant proportion of native shrub planting along the south side of the ditch has been removed.***
3. Set back and buffer potentially polluting activities from natural areas and protect soil from pollution or spills, including runoff from pavement. ***Complies.***
4. Design development so that it does not alter the natural drainage pattern of adjacent properties or unduly increase storm water runoff. ***Complies.***
5. Undertake compensatory planting or restoration of nearby area where it is not practicable to preserve all natural features. ***Partial compliance. While proposed new trees are largely ornamental plants, the applicant proposed approximately 50% of new shrub planting as native species.***
6. Enhance, expand or create wildlife habitat such as ponds, wetlands, native aquatic and terrestrial plants and hedgerows. ***Partial compliance. While the much of the former native shrub and groundcover planting on the subject site has been removed, the proposed site development strategy discourages access into the ditch area with a lock-stone concrete wall and native hedge planting.***

9.6.1.A Intertidal Areas (Littoral Zone)

1. Preserve all intertidal areas. ***Not applicable.***
2. Preserve and enhance the shoreline by:
 1. Constructing safe, durable access that provides an unobstructed view of the waterfront.
 2. Retain mature vegetation, including existing large trees, shrubs, and aquatic vegetation.
 3. Replant disturbed areas with native vegetation.***Not applicable.***
3. Use pilings or floating structures where development over the water is necessary. ***Does not comply. A culvert crossing of the ditch was previously approved.***
4. No alterations should be made to the intertidal area without appropriate environmental studies and implementation of mitigation measures. ***Not applicable.***
5. Satisfy the requirements of agencies participating in the Fraser River Estuary Management Program (FREMP). ***Not applicable.***

9.6.1.B Foreshores

1. Dedicate or preserve a natural, vegetated buffer strip within the first 30 m (98.4 ft.) above the high-water mark. ***Not applicable.***
2. Setback potentially polluting activities a minimum of 30 m (98.4 ft.) from the high water mark. ***Not applicable.***

3. Seek approval from Fraser River Estuary Management Program (FREMP) for construction outside the crest of Richmond's perimeter dyke. **Not applicable.**
4. Dedicate or preserve and maintain a natural, vegetated buffer strip within the first 15.2 m (50 ft.) above the high-water mark of a canal or slough, except for the West Dyke canal between Francis Road and Blundell Road where buffer areas are to be maintained within 6 m (19.7 ft.) of the natural boundary of the canal. **Does not comply. The approximate average width of the natural landscape buffer zone along the slough is 1.219 m (4 ft.).**
5. Design public access to the waterfront for the purpose of recreation or education. **Not applicable.**
6. Protect water quality and natural systems by retaining stream banks, slopes and existing vegetation in their natural state. **Complies with Public Health requirements regarding the design and separation of the septic field from the slough.**

9.6.1.C Upland Natural Areas

1. Dedicate or preserve a natural vegetated strip 6 m (19.7 ft.) wide immediately adjacent to existing natural environmental features. Refer to "Criteria for the Protection of Environmentally Sensitive Areas". **Does not comply. The approximate average width of the natural landscape buffer zone along the slough is 1.219 m (4 ft.).**

9.6.2 Vegetation Survey Guidelines

1. Submit a vegetation survey with the application where the development involves an Environmentally Sensitive Area (ESA). **Partial compliance. The applicant has submitted a generalized description of the original vegetative cover on the subject site.**

9.6.3 Edge Conditions to Adjacent Uses (from other sources)

1. Provide a landscaped buffer 15 m (49.2 ft.) wide between a development and an immediately adjacent site designated as Agricultural Land Reserve. **Not applicable. This site is not adjacent to the Agricultural Land Reserve.**
2. Provide a landscaped strip 5 m (16.4 ft.) wide where a development is across the road from a site designated as Agricultural Land Reserve. **Not applicable. This site is not adjacent to the Agricultural Land Reserve.**
3. Design development to protect landscaped buffers on sites near agricultural lands. **Partial compliance. The applicant proposes a modest landscape buffer along the south property line that abuts land zoned as Agricultural District (AG1).**



Development Applications Department

6911 No. 3 Road
Richmond, BC V6Y 2C1

City of Richmond

Main (604) 276-4000 Fax (604) 276-4177

DEVELOPMENT APPLICATION

Please submit this completed form to the Zoning, Land Use Planning and Development Applications Centre for each application (ie. rezoning; subdivision; development permit, etc.). All materials submitted to the City for a development application become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and fees.

Type of Application: Development Permit (ESA)
Property Address(es): 2480 River Road
Legal Description(s): Lot A Sec 4 BIK 4 N R 7 W Lmp 19666

Applicant: Alison Craig

Correspondence/Calls to be directed to:

Name: Alison Craig

Address: 3540 Rosamond Ave
Richmond BC

Tel. No.: 604 271-2109
Business Residence

V7E 1A7
Postal Code
604 271-2139
Fax

Property Owner(s) Signature(s): Kent Craig

Alison Craig
Please print name

or

Authorized Agent's Signature: _____

Attach Letter of Authorization

Please print name

FOR OFFICE USE

Date Received: Aug 29/01

Application Fee:

File No.: DP 01-192590

Receipt No.:

Only assign if application is complete



City of Richmond
Urban Development Division

Development Permit

No. DP 01-192590

To the Holder: ALISON CRAIG
Property Address: 2480 RIVER ROAD
Address: ALISON AND KENT CRAIG
3580 ROSAMOND AVENUE
RICHMOND, BC V7E 1A7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #1 and #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 and #2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Permit

No. DP 01-192590

To the Holder: ALISON CRAIG
Property Address: 2480 RIVER ROAD
Address: ALISON AND KENT CRAIG
3580 ROSAMOND AVENUE
RICHMOND, BC V7E 1A7

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$9,542.00.

5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

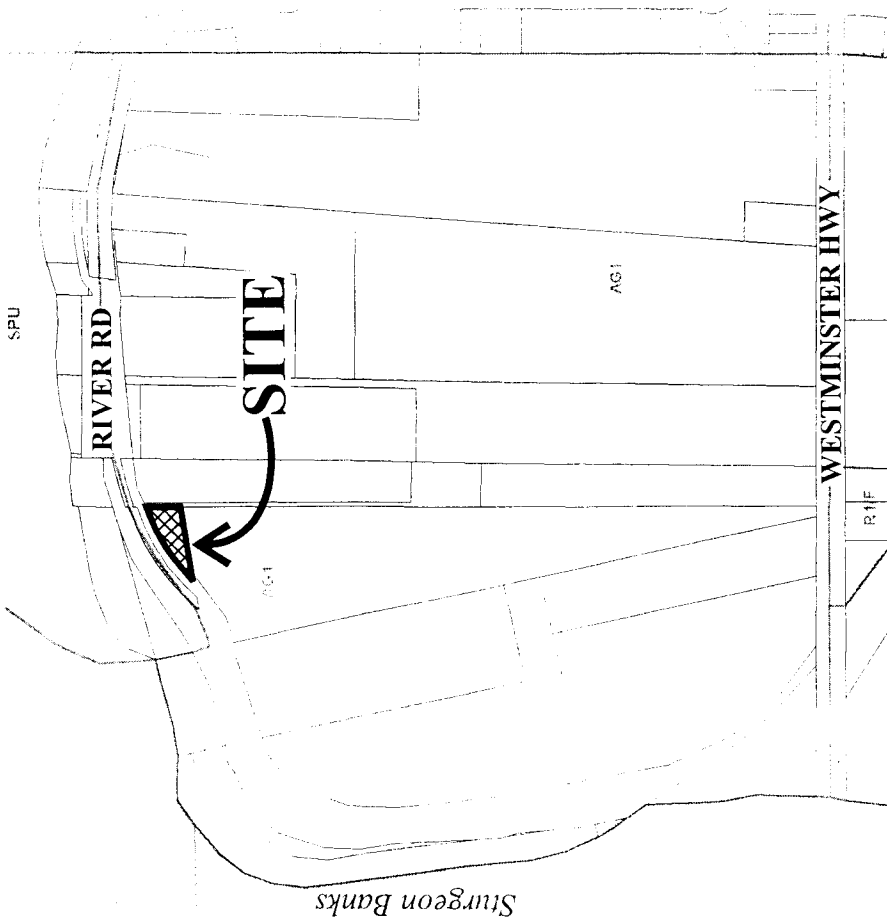
DELIVERED THIS DAY OF , .

MAYOR

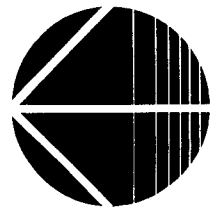
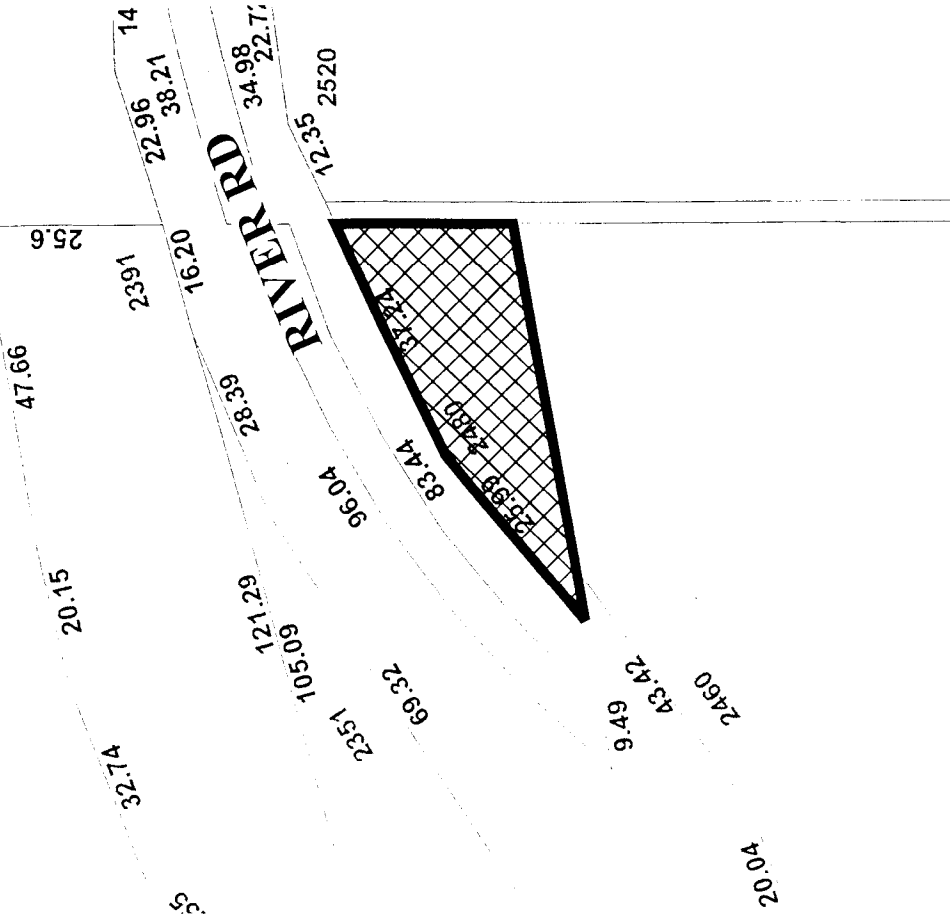


City of Richmond

Middle Arm Fraser River



Middle Arm Fraser River



DP 01-192590 SCHEDULE "A"

Original Date: 09/17/01

Revision Date:

Note: Dimensions are in METRES

SITE = 0.474 SQUARE FEET
 MAINTENANCE FLOOR AREA = 0.001
 STORAGE AREA = 0.443 SQUARE
 STORAGE AREA = 0.400 SQUARE
 MAINTENANCE FLOOR AREA = 0.444 SQUARE
 COVERED DECKS = 0.525 SQUARE
 UNCOVERED DECKS = 0.174 SQUARE
 UPPER FLOOR = 1.256 SQUARE
 TOTAL = 4.171 SQUARE FEET

- NOTES:
1. ALL PLANTING TO BE DONE BY 2003. ALL PLANTING TO BE DONE BY 2003.
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SHOWING MEDIUM TESTING PROCEDURE

1. The contractor shall use the growing medium, which is shown in the plan, to test the growing medium.
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OCT 07 2003

PP 01-192590

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JAMES JARVIS & ASSOCIATES LTD.
LANDSCAPE ARCHITECTS & CITY PLANNERS

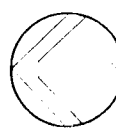
Project:
CHANG RESIDENCE
3400 River Road
Burlington, BC

Sheet No:
LANDSCAPE PLAN
PLANTING PLAN

Scale:
1" = 10'-0"
1" = 10'-0"

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MADE BY: J.J. & A. LTD.
DATE: 11/02
BY: J.J. & A. LTD.
DATE: 11/02



EXISTING ROUGH-GRADE

EXISTING ROAD

EXISTING ROUGH-GRADE

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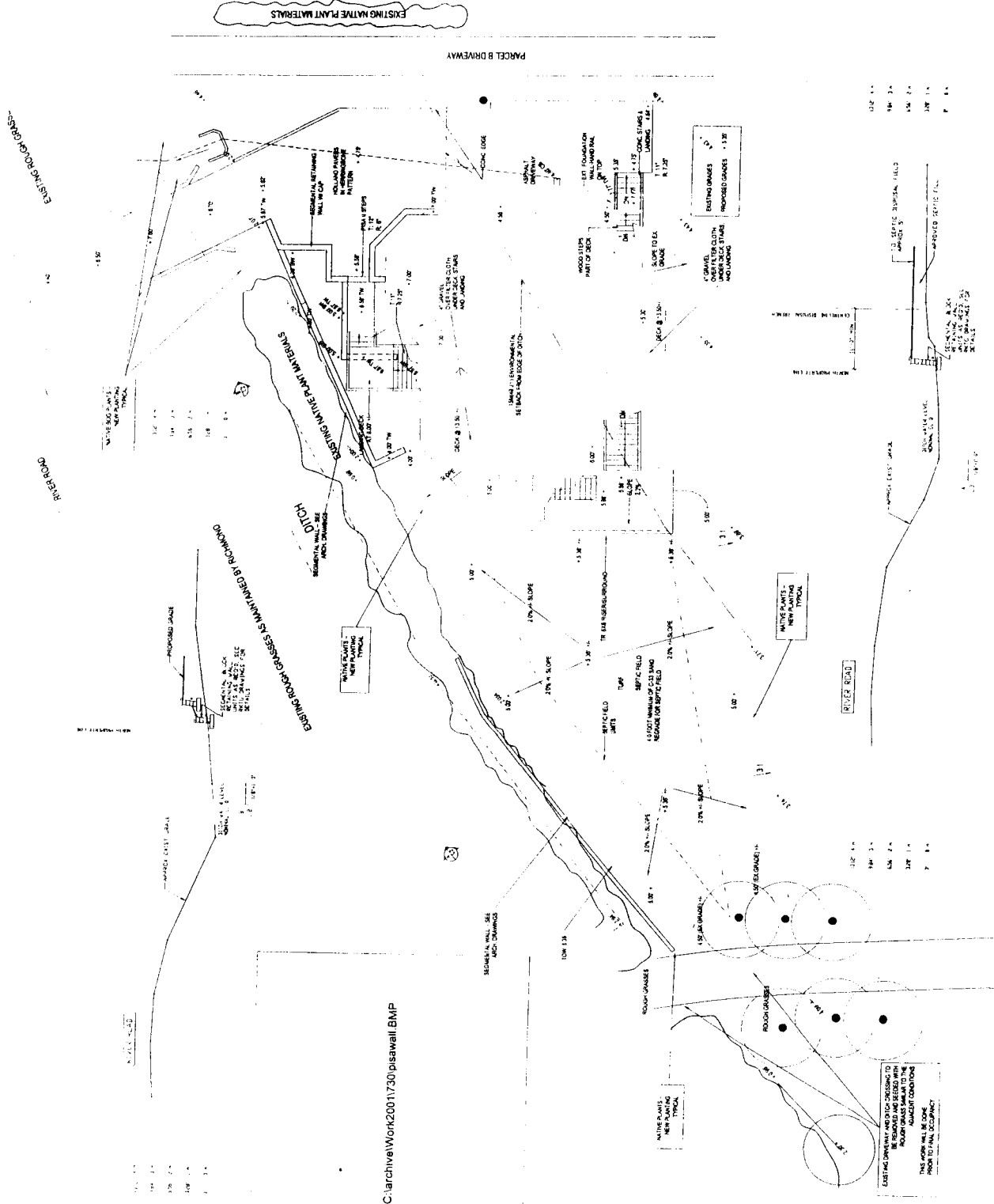
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
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 JAMES JARVIS & ASSOCIATES LTD. LANGUAGE DESIGNERS <small>1000 West Beaver Creek Rd. #100 Richmond, B.C. V6X 3V9 Tel: (604) 273-8888 Fax: (604) 273-8889</small>	PROJECT CRAIG RESIDENCE 2486 River Road Richmond, BC		DATE 1992		DATE Nov. 04/92 Nov. 2, 1992 SEPT 03/92	
	SITE PLAN Ret. Wall Details/Sections		REVISION 1/1 2/1 3/1		Copyright retained. The plan and design are, and all information contained herein, are the property of James Jarvis & Associates Ltd. No part of this publication may be reproduced without written permission.	
DATE MAX 11/92		DATE 11/92		DATE 11/92		DATE L.2 11/92



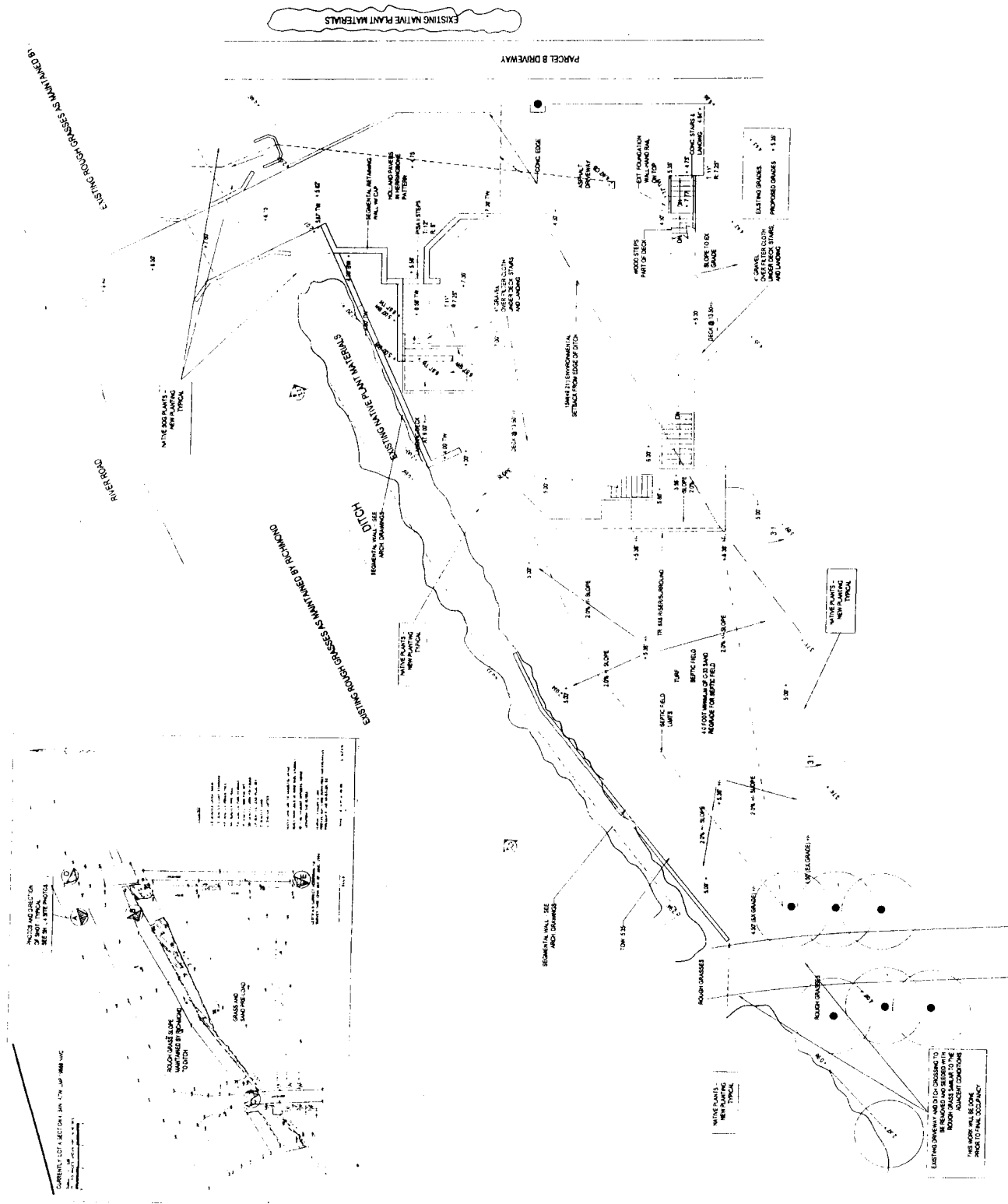
C:\archive\Work2001\730\pisawall.BMP

#2.2

 JAMES JARVIS & ASSOCIATES LTD. LANDSCAPE ARCHITECTS & PLANTING DESIGNERS <small>10000 Highway 10, Suite 100, Richmond, BC V6V 2G9 Tel: (604) 273-1111 Fax: (604) 273-1112</small>	LANDSCAPE PLAN Grading & Survey		Date: MARCH 11/2002 Drawn: APRIL 16/2002 Checked: APRIL 16/2002 Scale: AS SHOWN
	Project: CRAIG RESIDENCE 2450 Row Road Richmond, BC	Owner: MR. & MRS. CRAIG Address: 2450 Row Road Richmond, BC	Contract Reference: 10000-01-000 Project Reference: 10000-01-000 Drawing Reference: 10000-01-000

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Project Name: CRAIG RESIDENCE Project Address: 2450 Row Road Project City: Richmond, BC Project State: BC Project Zip: V6V 2G9	Project Number: 10000-01-000 Project Date: 10000-01-000 Project Scale: 1" = 1'-0"
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03

SR	NUMERIC RESPONSE	SR	SR
	48 404 0155	52 484 0155	52
			52
			52

CRAIG
RESIDENCE

OWNER LEVEL
FLOOR PLAN

FILE #	
DATE	
TIME	
SCALE	

11

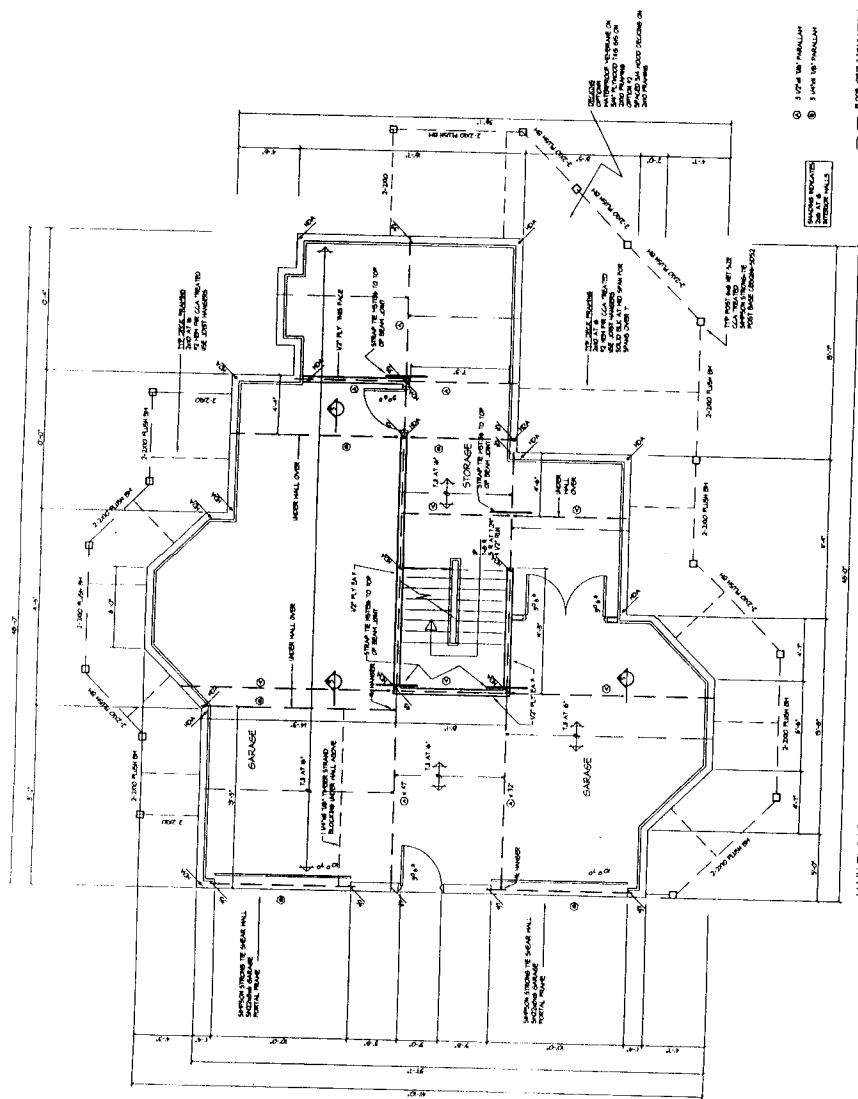
6 A2

RKTG
ROBERTSON
KOLBEINS
TEEVAN
GALLAHER
ASSOCIATES
LTD
CONSULTING ENGINEERS
604-736-4344
604-736-8225 Fax
rktg@telus.net

LTD
CONSULTING ENGINEERS
804-736-4344
804-736-8235 Fax
rphg@telus.net

20-2

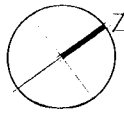
NOTES

[illegible]

MAIN FLOOR FRAMING PLAN
LOWER LEVEL FLOOR PLAN
DATE: 11-17-07
DRAWN: 442 Y
STATION: 440 Y

④ 3 1/2" x 1 1/2" PARALLEL
⑤ 3 1/2" x 1 1/2" PARALLEL

LOOK JOBS: 1 800 771 7600 AT 6
ALSO NOTED OTHERS
INSTALLED TO MANUFACTURER'S REQUIREMENTS



OCT 07 2003

DP 01-192590

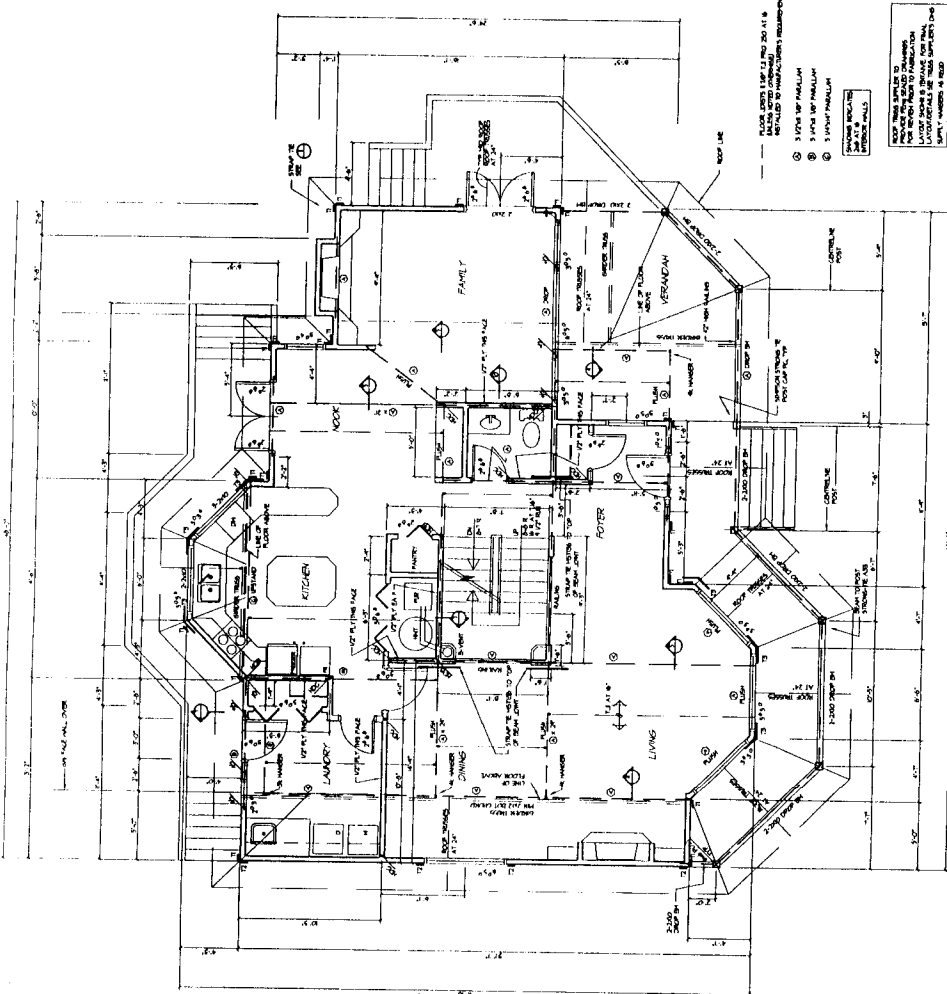
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CRAIG
RESIDENCE
2400 RIVER ROAD
RICHMOND, BC

MAIN LEVEL
FLOOR PLAN

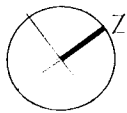
A5

RTG
ROBERTSON
KOLBEIN
TEEVAN
GALLAGHER
ASSOCIATES
CONSULTING ENGINEERS



MAIN LEVEL FLOOR PLAN

NOTES:
1. ALL DIMENSIONS ARE IN METERS.
2. ALL WALLS ARE 200MM THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE 100MM CONCRETE ON 50MM POLYSTYRENE INSULATION.
4. ALL ROOFS ARE 150MM CONCRETE ON 50MM POLYSTYRENE INSULATION.
5. ALL ROOFS ARE TO BE FINISHED WITH 150MM CONCRETE ON 50MM POLYSTYRENE INSULATION.
6. ALL ROOFS ARE TO BE FINISHED WITH 150MM CONCRETE ON 50MM POLYSTYRENE INSULATION.
7. ALL ROOFS ARE TO BE FINISHED WITH 150MM CONCRETE ON 50MM POLYSTYRENE INSULATION.
8. ALL ROOFS ARE TO BE FINISHED WITH 150MM CONCRETE ON 50MM POLYSTYRENE INSULATION.
9. ALL ROOFS ARE TO BE FINISHED WITH 150MM CONCRETE ON 50MM POLYSTYRENE INSULATION.
10. ALL ROOFS ARE TO BE FINISHED WITH 150MM CONCRETE ON 50MM POLYSTYRENE INSULATION.

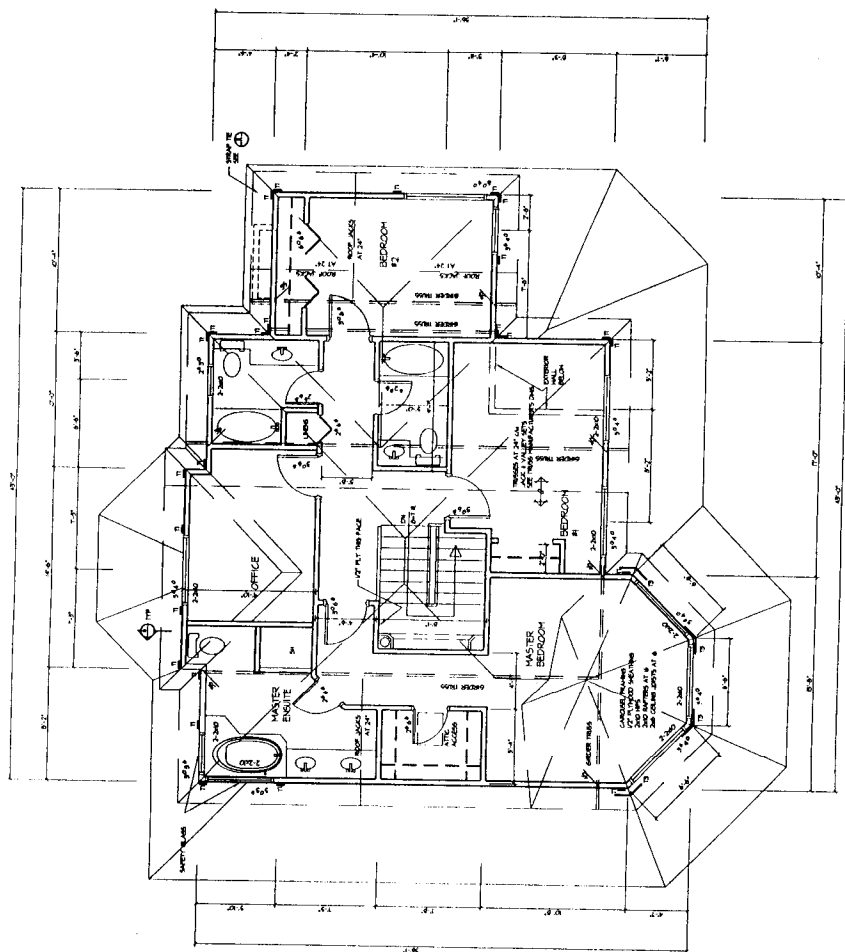


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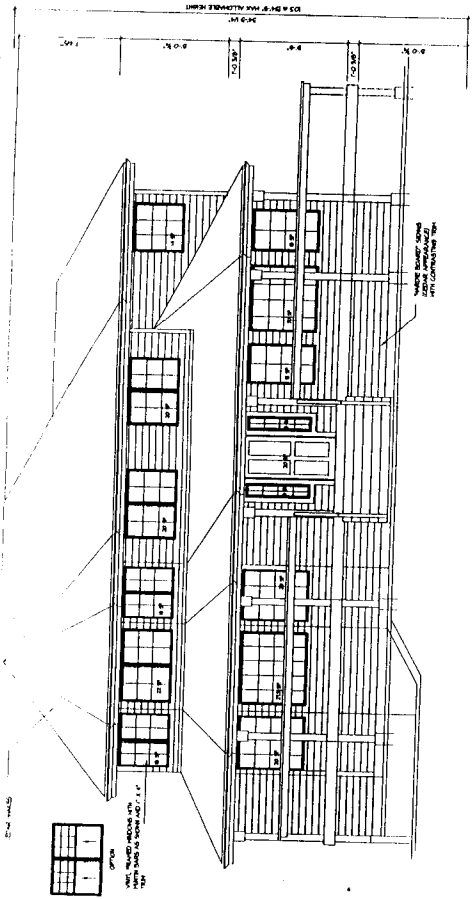


ROOF FRAMING PLAN
UPPER LEVEL FLOOR PLAN
DATE: 07-10-03
DRAWN BY: [Signature]

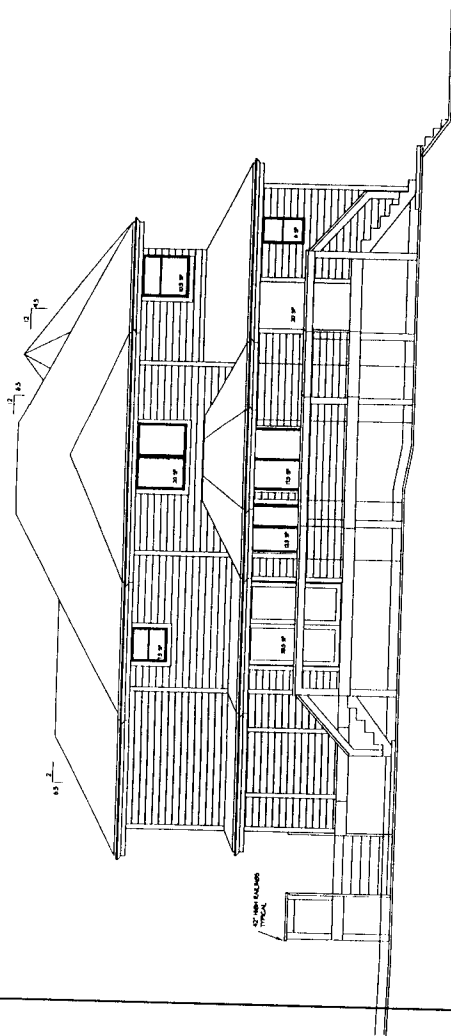
RKTG
ROBERTSON
KOLBINS
TEEVAN
GALLAGHER
ASSOCIATES
LLC
CONSULTING ENGINEERS
601-734-1344
601-734-1315
1000 W. 10th St.
Cheyenne, WY 82001

CS-20-3

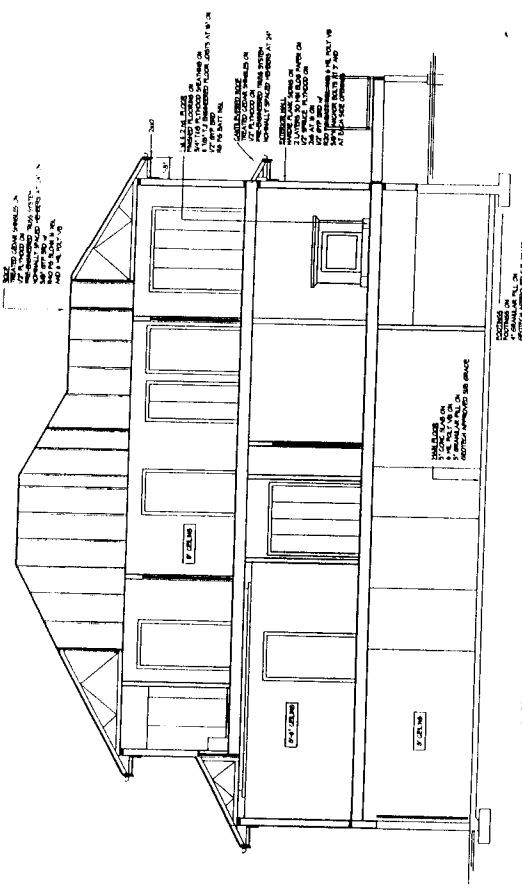
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DATE		07-10-03	
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CHECKED BY		[Signature]	
APPROVED BY		[Signature]	
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NORTH ELEVATION (SIDE)



SOUTH ELEVATION (SIDE)



X-SECTION

OCT 07 2003
 DP 01-192590
 #4.0

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