



**Regional District of
Kootenay Boundary**

Electoral Area E/West Boundary
(Big White)

Advisory Planning Commission
AGENDA

NOTICE OF MEETING

Date: Tuesday, June 1, 2021
Time: 4:00 p.m.

Due to COVID, your meeting will take place via zoom:

<https://zoom.us/j/95126654069?pwd=RNRC3hsRzU1UCt2YVg3VGx4VWtqUT09>

Meeting ID: 951 2665 4069

Passcode: 594045

1 778 907 2071

1. CALL TO ORDER
2. ADOPTION OF AGENDA

Recommendation: That the June 1, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission meeting agenda be adopted.

3. MINUTES

Recommendation: That the May 4, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission meeting minutes be adopted.

4. DELEGATIONS
5. UPDATES TO APPLICATIONS AND REFERRALS
6. NEW BUSINESS

- a. Greg and Alexa Kudar
RE: Development Permit
RDKB File: BW-4222-07500.665

- b. Kris Gibbs
RE: Development Permit
RDKB File: BW-4222-07499.004

7. FOR DISCUSSION
8. FOR INFORMATION
9. ADJOURNMENT



ELECTORAL AREA E/WEST BOUNDARY
(BIG WHITE)

ADVISORY PLANNING COMMISSION

MINUTES

Tuesday, May 4, 2021 via zoom.
Minutes taken by: John LeBrun.

PRESENT: Peter Hutchinson, John LeBrun, Paul Sulyma, Anastasia Byrne
and Rachelle Hawk.

ABSENT: None

RDKB DIRECTOR: Vicki Gee

RDKB STAFF: None

GUESTS: Andy Hill, Feathertop Strata.

1. CALL TO ORDER

The meeting was called to order at 1603.

2. ADOPTION OF AGENDA (Additions/Deletions)

Recommendation: That the May 4, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission Agenda be adopted.
Motion to adopt by Paul seconded by Rachelle. ADOPTED

3. ADOPTION OF MINUTES

Recommendation: That the April 6, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission Minutes be adopted.
Motion to adopt by Rachelle seconded by Anastasia ADOPTED

4. DELEGATIONS. None

5. UPDATED APPLICATIONS AND REFERRALS.

Letter from the Province forwarded to the APC from Donna Dean RDKB detailing answer to some of the questions that came up about the Big White Master Plan was discussed. It was determined that the APC members would review the comments provided and meet again on Tuesday May 11, 2021 at 1530 to discuss.

6. NEW BUSINESS

A. Greg and Debbie Kornell
RE: Development Permit
RDBK File: BW-4222-07500.805

Discussion/Observations:

There was nothing for discussions or observations.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the Development Permit BW-4222-07500.805 be;

Supported without comment.

Motion to adopt by John seconded by Paul.

ADOPTED

B. Jessie and Laie East
RE: Development Permit
RDKB File: BW-4222-07500.915

Discussion/Observation:

There was nothing for discussion or observation.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the Development Permit BW-4222-07500.915 be;

Supported without comment.

Motion to adopt by Paul seconded by John.

ADOPTED

C. Bad Bike Ventures Inc.
RE: Development Permit
RDBK File: BW-4222-07499.014

Discussion/Observations:

There was nothing for discussions or observations.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the Development Permit BW-4222-07499.014 be;

Supported without comment.

Motion to adopt by Paul seconded by Rachell.

ADOPTED

7. FOR DISCUSSION

- A. It was observed that building site are not being cleaned up after construction and that in some cases the building debris is being dumped on adjacent building sites. This has been reported by the APC during previous meetings.
- B. There appears to be little to no environmental control on building sites for erosion control pertaining to water runoff.
- C. There was a power outage on the mountain and it was determined that a snow removal piece of equipment hit a green Fortis electrical box. The box in question had no protection. It was noted that most of these electrical boxes have steel poles on each corner to prevent accidental damage to the box.

8. FOR INFORMATION

The RDKB is working on a pamphlet to be given out explaining about the different By-laws and measures that can be implemented to enforcement. Questions came up about how residents would get the pamphlet; by mail, e-mail or maybe through the strata councils.

9. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 1645.

RE:	Development Permit – Kudar (690-21D)		
Date:	June 1, 2021	File #:	BW-4222-07500.665
To:	Members of the Electoral Area E/West Boundary-Big White APC		
From:	Danielle Patterson, Planner		

Issue Introduction

The Regional District of Kootenay Boundary (RDKB) has received an Alpine Environmentally Sensitive Landscape Reclamation Development Permit application for a property located at Big White Resort (see Attachment 1 – Site Location map).

Property Information	
Owner(s):	Alexa Kudar and Gregory Kudar
Agent:	Dennis Francis Hugh Apchin
Location:	535 Feathertop Way
Electoral Area:	Electoral Area E/West Boundary
Legal Description:	Strata Lot 13, Plan KAS3134, District Lot 4222, Similkameen Division of Yale Land District
Area:	1545.9 m ² (16,639.9 ft ²)
Current Use:	Vacant
Land Use Bylaws	
OCP Bylaw 1125:	Medium Density Residential
Development Permit Area:	Commercial and Multiple Family (DP1) and Alpine Environmentally Sensitive Landscape Reclamation (DP2)
Zoning Bylaw 1166:	Chalet Residential 3 Zone

History / Background Information

The subject property is part of a bare land strata. It is located on Feathertop Way bordering on two sides other properties also sharing the Chalet Residential 3 Zone (see Attachment 2 – Subject Property Map). A Big White ski run abuts the rear lot line.

While the subject property is located in the Commercial and Multiple Family Development Permit Area, it is exempt from requiring that permit as it does not include a commercial development or a multi-family dwelling.

Proposal

The applicant is requesting an Alpine Environmentally Sensitive Landscape Reclamation Development Permit, which is required prior to building their proposed single detached dwelling (see Attachment 3 – Applicant Submission).

Implications

The subject property is long compared to the majority of residential lots on Feathertop way. It has a relatively flat going east-west, with a slight slope going north-south. The applicant proposes a rock outcrop along much of the front lot line, where the subject property slopes downwards.

Crushed fine gravel is proposed for the northern interior side yard. Drain rock will be located around the perimeter of the building for melting snow and to serve as a fire break. The snow storage area is proposed along the front and side of the long driveway, located between two trees. A staircase leads down the rear yard. Staff have requested more information regarding the paving material for the driveway and the materials for the rear yard staircase.

The applicant's landscape reclamation letter states that the subject property is mostly treed and the applicant intends to minimize the disturbance of existing trees. The landscape plan includes a number of large, established trees in the rear yard, creating privacy between the dwelling and the ski run.

Plantings are proposed to be surrounded by a hydroseed mix of fireweed, arctic lupin, white yarrow, castilleja (prairie-fire), western aster, and narrow leaf hawkweed. According to the Invasive Species Council of BC, these narrow leaf hawkweed plants **"compete with desirable native species..." and "... can have a negative impact on biodiversity, native flora and fauna, and rare protected species"**¹. While narrow leaf hawkweed is native to British Columbia, based on this information, staff recommends against its use at Big White.

The lower patio will be surrounded by plantings of Karl Forester Reed Grass and Shrubby Cinquefoil. The applicant has proposed the use of Colorado blue spruce (also known as white spruce), Lodgepole Pine, and Balsalm Fir in the front side yards, which on the north **side serving as a visual break with the neighbour's snow storage area; it is accompanied** by decorative rock, Karl Forester Reed Grass and Shrubby Cinquefoil. Staff have requested the applicant reduce the amount of new conifers and remove the Lodgepole Pine from their plans as Balsalm Fir and White Spruce are more appropriate for the alpine environment. Adding Mountain Alder has been recommended.

The applicant has stated that all weeds will be removed by hand prior to plantings and that the plantings will occur in the fall or spring weather windows. The applicant has chosen plantings that require minimal maintenance. Staff have requested information on what the maintenance plan includes and its frequency.

¹ Invasive Species Council of BC. *Yellow Hawkweeds Factsheet*. March 2017. Available from: https://bcinvasives.ca/wp-content/uploads/2021/01/Yellow_Hawkweeds_TIPS_2017_WEB.pdf

Preliminary Plan for Single Detached Dwelling

Details of parcel coverage, floor area ratio, setbacks, and building height have not been provided in the application and are not a required component of the development permit review. The property includes at least two parking spaces, meeting or exceeding parking requirements. Approval of an Alpine Environmentally Sensitive Landscape Reclamation Development Permit does not include approval of the building design, which must meet zoning and building regulations at the building permit stage.

Attachments

1. Site Location Map
2. Subject Property Map
3. Applicant Submission

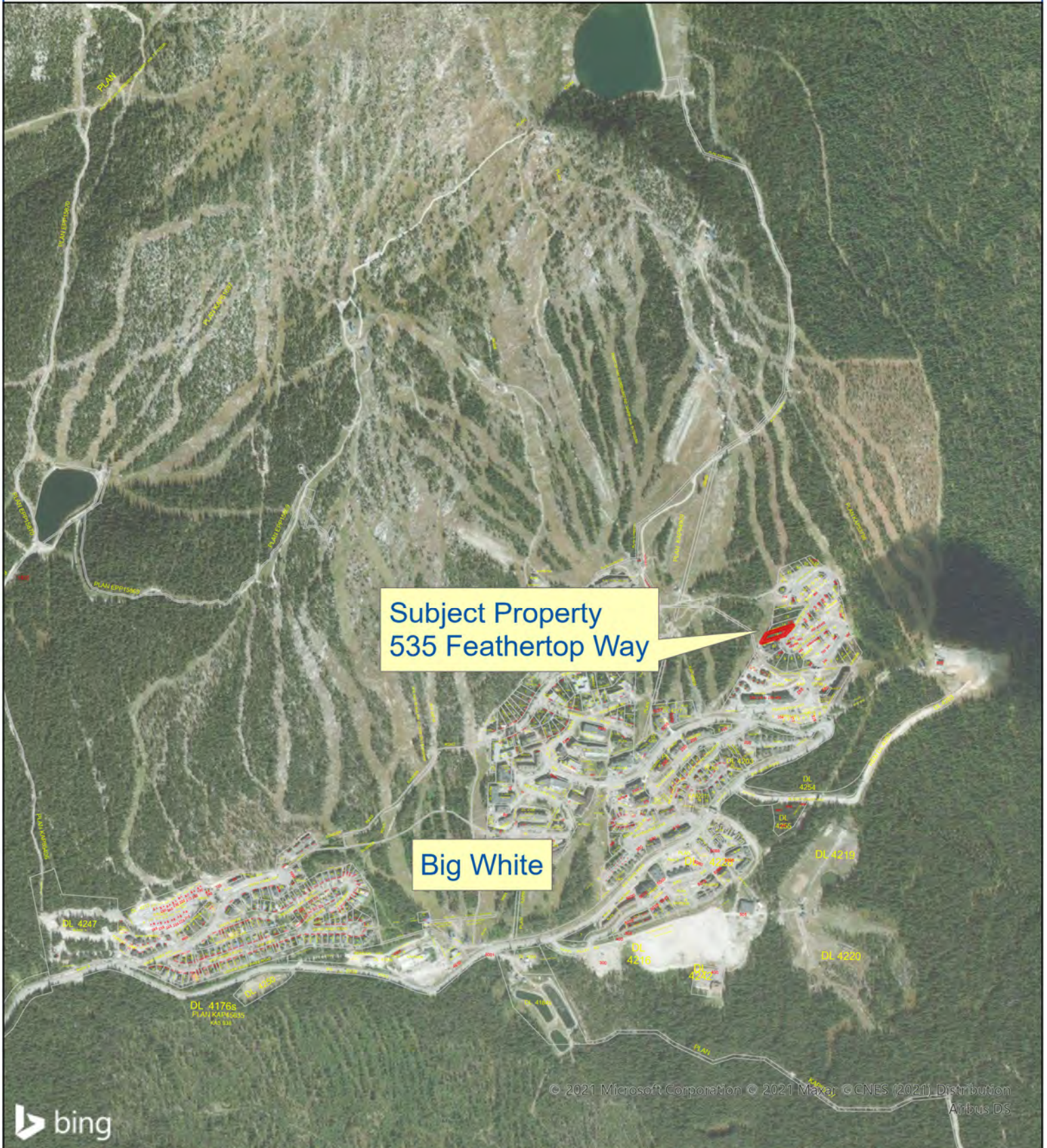
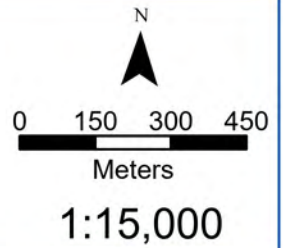


Regional District of
Kootenay Boundary

Date: 2021-04-30

Site Location Map

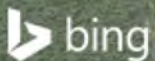
Strata Lot 13, Plan KAS3134,
District Lot 4222,
Similkameen Div of Yale Land District



Subject Property
535 Feathertop Way

Big White

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Document Path: P:\PD\BW\BW-4222-07500.665_Kudar\Mapping\2021-04-30_Mapping_BW-4222-07500.665_Kudar.aprx

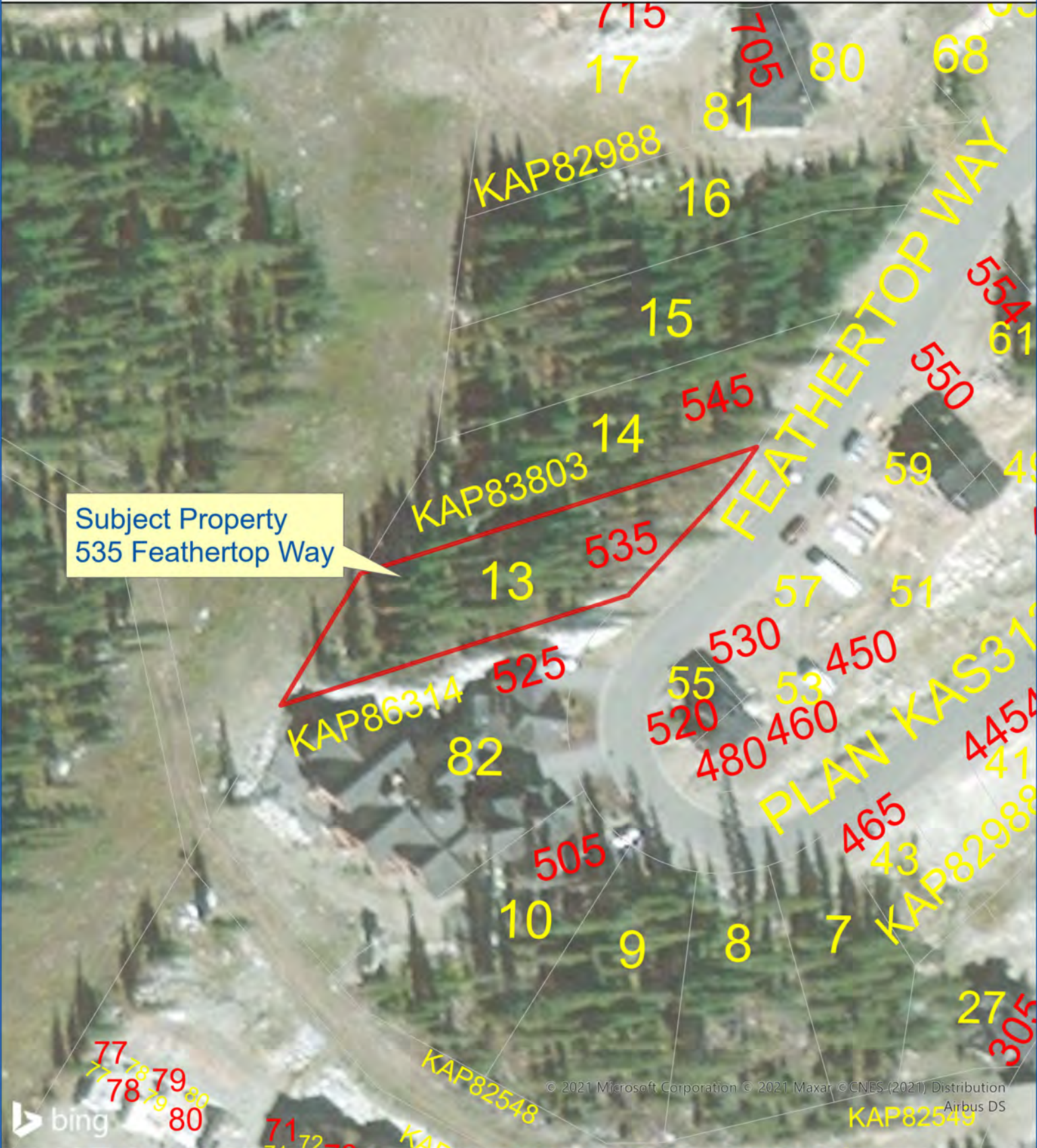
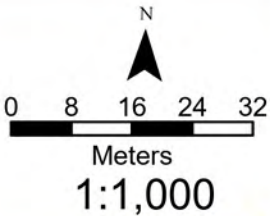


Regional District of
Kootenay Boundary

Date: 2021-04-30

Subject Property Map

Strata Lot 13, Plan KAS3134,
District Lot 4222,
Similkameen Div of Yale Land District



April 16, 2021

Re: Development Application for Lot 13, Strata KAS 3134, DL 4222 SDYD

To Whom It May Concern.

The building site we are requesting a development permit is mostly treed. It is our intention to minimize disturbance of the site and only remove trees for the building footprint and for the driveway. Some trees around the perimeter may have their roots compromised from the excavation and may also need to be removed. Approximately a 10-foot working area around the building will be required to back fill and apply cladding and soffits.

After completion of construction, we will restore the landscaping back to its natural state by planting and hydroseeding vegetation that grows naturally in the area and requires minimal maintenance. We will replace topsoil where required be mindful of what is planted in areas dedicated for snow storage and removal, so it is not damaged.

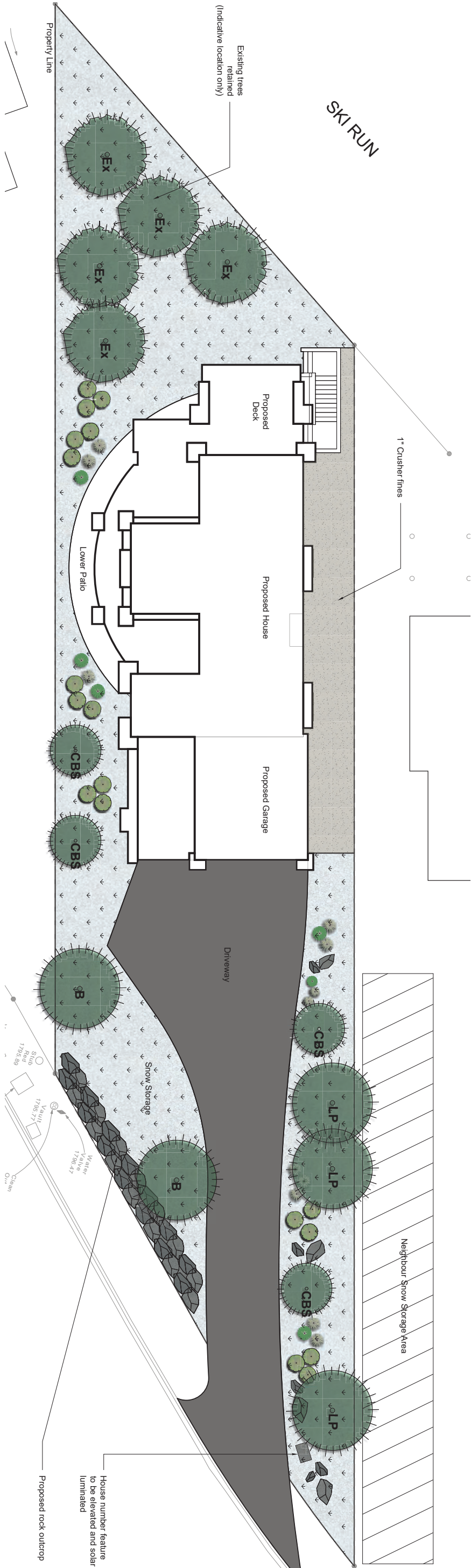
The site is relatively flat in the east/west direction and has a slight cross slope in the north/south direction. Drain rock will be placed around the perimeter of the building to allow snow melt and water to drain naturally away from foundations and act as a fire guard protection.

The site will be maintained seasonally to ensure the restoration of vegetation is thriving and to also remove accumulation of dead fuels.

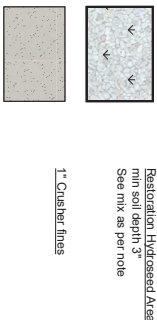
Sincerely

Denis Apchin

President



KEY



Proposed native conifer tree planting

LP - Lodgepole Pine

B - Balsam Fir

CBS - Colorado Blue Spruce

Native Planting
Perennial & Grass Planting

Proposed Landscape Feature
Rocks/Rock Outcrop
Sizes vary - medium to large

Address Feature
Notes Elevated on post with
solar powered illumination

Existing trees retained where
possible
(indicative location only)

INDICATIVE PLANTING SCHEDULE

Trees		
Qty	Botanical Name	Common Name
3	Pinus contorta	Lodgepole Pine
2	Abies balsamea	Balsam Fir
4	Prinos purgans	Colorado Blue Spruce
Perennials/Grasses		
Qty	Species	Common Name
18	Scaberrigula scutiflora	Cent. Foxtail Reed Grass
18	Potentilla fruticosa	Sticky cinquefoil

LANDSCAPE NOTES

- Planting to occur in fall or spring weather windows (September - October, March - April). If planted outside weather window temporary irrigation is required for first two growing seasons.
- All plant material and construction methods shall conform to minimum standards established in the latest edition of the Canadian Landscape Standards, published by the C.S.L.S & C.L.N.A.
- All weeds to be removed, by hand, prior to planting, mechanical weeding is not allowed.
- On-site growing medium shall be amended to meet the following 2p specification for planting areas.
- Hydroseed shall be a grade 'A' premium seed mix, with rock mulch and tackifier, and no fertilizer. Seed mix + weight to be:
 - Narrow-leaf flaxseeded 25%
 - White Yarrow 20%
 - Western aster 15%
 - Arctic lupin 15%
 - Indian paintbrush 10%
 - Flaxseed 10%

HYDROSEED MIX



ISSUED FOR COMMENT Apr 08 A

DESCRIPTION DATE: REV:



Project: 535 Feathertop Way	Client: Apexin Construction
Drawing Title: Landscape Plan Rev A	
Scale: 3/8" = 1' @ A1	Date: 03 / 31 / 2021
Drawing No: L1	Status: DP
Drawn by: G Singh	Checked by: G Singh

LANDSCAPE DESIGN SERVICES



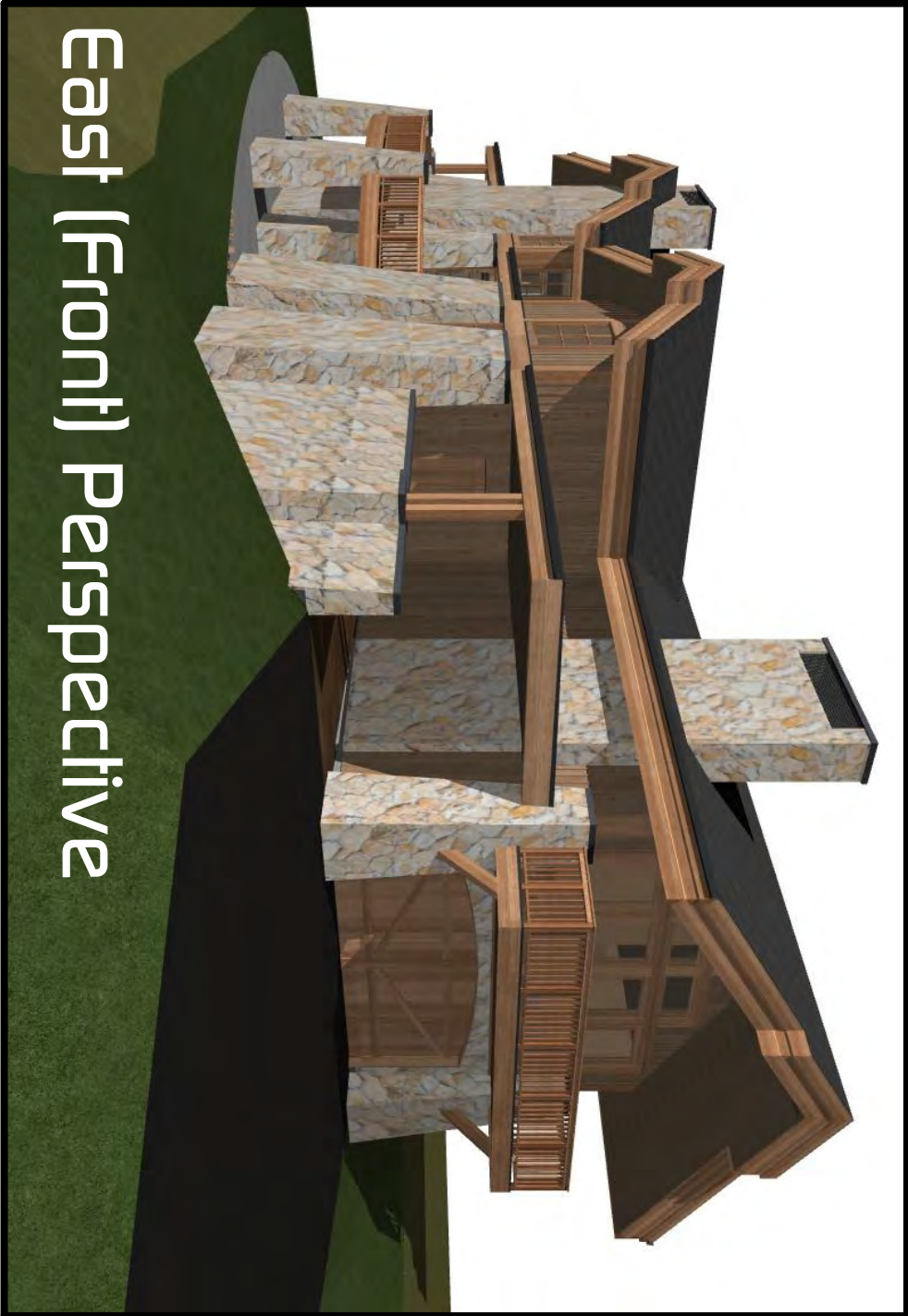
a: Kelowna t: (250) 868-9374
w: http://www.creativerootslandscaping.com



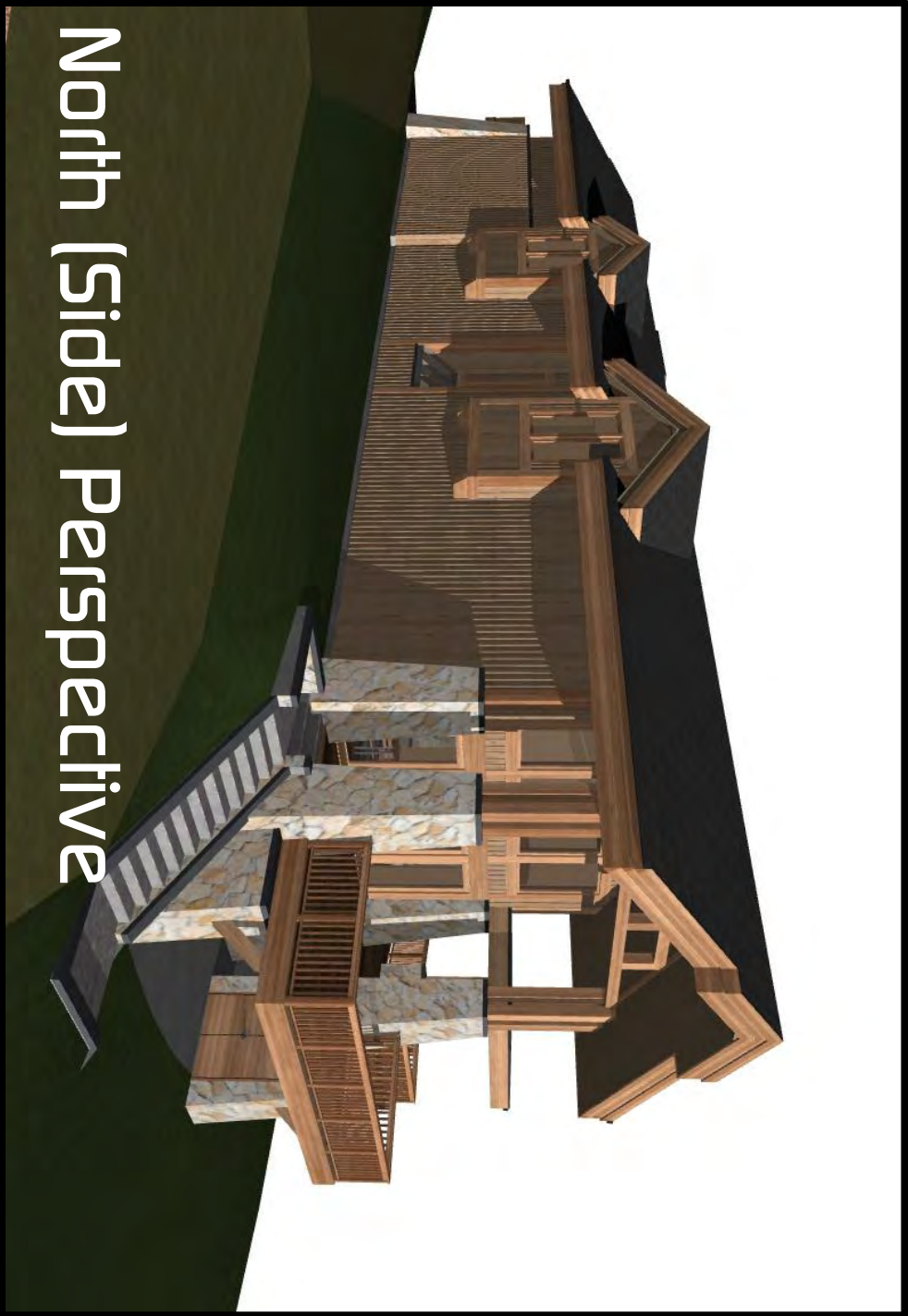
South (Side) Perspective



West (Rear) Perspective



East (Front) Perspective



North (Side) Perspective

ALL WORK IS TO BE DONE IN ACCORDANCE WITH PART 7 OF THE BCBC (2018). PORTIONS OF WORK FALLING OUTSIDE PART 7 SHALL BE DESIGNED BY A LICENSED ENGINEER. TRADES TO CONFIRM ALL MEASUREMENTS AND REPORT ANY ERRORS OR OMISSION BACK TO THIS OFFICE. THESE PLANS ARE THE EXCLUSIVE PROPERTY OF THE CLIENT - APCHIN DESIGN CORP. © 2014 A.D.C.

KUDAR RESIDENCE
535 Feathertop Way Big White BC
S.L. 13, D.L. 4222, S.D.Y.D.,
STRATA PLAN KAS3134

PROJECT #

725

SCALE

SHEET No.

P-001

DATE ISSUED	DESCRIPTION

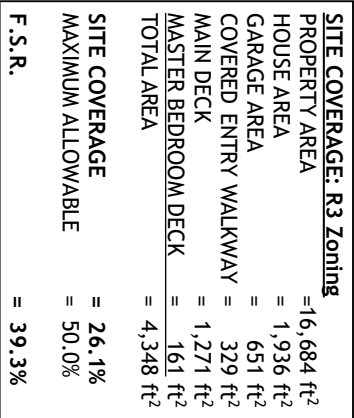
250.868.3200
188-188-0000
www.apchin.com

188-188-0000
www.apchin.com

Apchin
DESIGN CORP.

Cover Sheet

SCALE: 1/32" = 1'-0"



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DATE ISSUED	DESCRIPTION



Site Plan

KUDAR RESIDENCE
535 Feathertop Way Big White BC
S.L. 13, D.L. 4222, S.D.Y.D,
STRATAPLAN KAS3134

PROJECT #

725

SCALE

$$1/32" = 1'-0"$$

SHEET No.

P-101

RE:	Development Permit – Gibbs and Kornelson (692-21D)		
Date:	June 1, 2021	File #:	BW-4222-07499.004
To:	Members of the Electoral Area E/West Boundary-Big White APC		
From:	Danielle Patterson, Planner		

Issue Introduction

The Regional District of Kootenay Boundary (RDKB) has received an Alpine Environmentally Sensitive Landscape Reclamation Development Permit application for a property located at Big White Resort (see Attachment 1 – Site Location map).

Property Information	
Owner(s):	Kris Gibbs and Rachel Kornelson
Location:	208 Feathertop Way
Electoral Area:	Electoral Area E/West Boundary
Legal Description:	Strata Lot 3 District Lot 4222 Similkameen Division Yale District Strata Plan KAS3398
Area:	143.6 m ² (4,486.7 ft ²)
Current Use:	Vacant
Land Use Bylaws	
OCP Bylaw 1125:	Medium Density Residential
Development Permit Area:	Commercial and Multiple Family (DP1) and Alpine Environmentally Sensitive Landscape Reclamation (DP2)
Zoning Bylaw 1166:	Chalet Residential 3 Zone

History / Background Information

The subject property is part of a bare land strata. It is located on Terraces Drive branching off of Feathertop Way. It abuts properties that share the Chalet Residential 3 Zone (see Attachment 2 – Subject Property Map). The rear yard is adjacent to Big White Road and properties zoned Recreation Resource 1 and Medium Density Residential 4. The subject property has a ski-in ski-out access easement.

While the subject property is located in the Commercial and Multiple Family Development Permit Area, it is exempt from requiring that permit as it does not include a commercial development or a multi-family dwelling.

Proposal

The applicant is requesting an Alpine Environmentally Sensitive Landscape Reclamation Development Permit, which is required prior to building their proposed single detached dwelling (see Attachment 3 – Applicant Submission).

Implications

The subject property is steep and slopes towards Big White Road. The proposal includes a concrete driveway in the front yard, with snow storage on each side. There is a concrete patio in the rear yard. As the property continues to slope upwards, rock walls made with on-site boulders and a geomesh will be used. No hard surface walkways are proposed for this development.

The applicants state they are interested in trying to “bring back the native vegetation that is currently located on the lot”. Arctic Lupine is placed throughout the site.

The applicants state they will water plants by hand the first year and state they have selected plants that help mitigate wildfire risks. In addition, they will hand water and remove dry vegetation annually. Staff suggest the use of Eco-Green Rapid Cover Revegetation Mix as an option for the ski easement and to fill in the areas surrounding naturally occurring plantings, if they do not establish well.

Preliminary Plan for Single Detached Dwelling

Details of parcel coverage, floor area ratio, rear lot setback, and building height have not been provided in the application and are not a required component of the development permit review. The side yard setbacks as presented meet the requirements of the R3 Zone. The property includes at least three parking spaces – two in a garage – meeting or exceeding the zoning parking requirements. Approval of an Alpine Environmentally Sensitive Landscape Reclamation Development Permit does not include approval of the building design, which must meet zoning building regulations at the building permit stage.

Attachments

1. Site Location Map
2. Subject Property Map
3. Applicant Submission

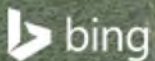
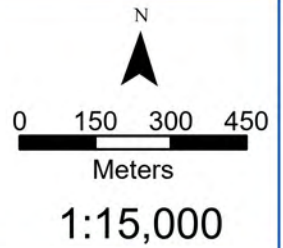


Regional District of
Kootenay Boundary

Date: 2021-05-14

Site Location Map

Strata Lot 3, Plan KAS3398,
District Lot 4222,
Similkameen Div of Yale Land District



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Regional District of
Kootenay Boundary

Date: 2021-05-14

Subject Property Map

Strata Lot 3, Plan KAS3398,
District Lot 4222,
Similkameen Div of Yale Land District



0 5 10 15 20
Meters

1:500



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208 Feathertop Way – Owners Kris Gibbs and Rachel Kornelson

Re: Alpine Environmentally Sensitive Landscape Reclamation Development Permit Notes

We have provided pictures and a sketch with all the setbacks plus showing where the vegetation, concrete driveway and rock walls will be located.

As per Alpine environmental sensitive policy 4.2. We are looking at vegetation that does not need in-ground dedicated water (i.e., No irrigation). We will water any vegetation by hand and clearing overgrowth Annually. That said, we are looking at vegetation that is native to Big White and area. Some of the plants we would like to use— **Artic Lupin (if Available)** (*particularly good for erosion control – a good utilitarian plant*), **Wildflowers**, and **Eco Green Cover Reveg mix**. We would also try to bring back the native vegetation that is currently located on the lot if it does not regrow then we will use the above vegetation strategy. We will be planting and watering by hand to stimulate root development in the first year and moving forward. Map and legend provided on the Lot Plan.

We have designed the home to run with the lot stepping down, to have as little impact to the land as possible. Most of the native soil will be used to backfill the lot with little to none leaving the site, with the exception, of a small amount where the footprint on the foundation will be dug.

The stand-alone property will have its own dedicated two car garage with the ability to park two other cars in the driveway. There will be no need for off site parking. Snow storage will be located on the North end of the property beside the driveway (right and left side). Crush drainage rock will be used with possible French Drains as per Geo Tech report. Most of the runoff has already occurred this year and once the house is complete and all drainage requirements are followed drainage will not be a problem moving forward. Interior Testing (Geo tech advisor) will be on site to make recommendation.

Additional Hardscape – there will be a lower concrete patio under the middle floor deck (we have indicated this on both plans submitted). There will be no hardscape stairs or walkways located below. If Artic lupin is used, we will **not** use hardscape to surround the plant. If Artic lupin is not available, we will use wildflowers.

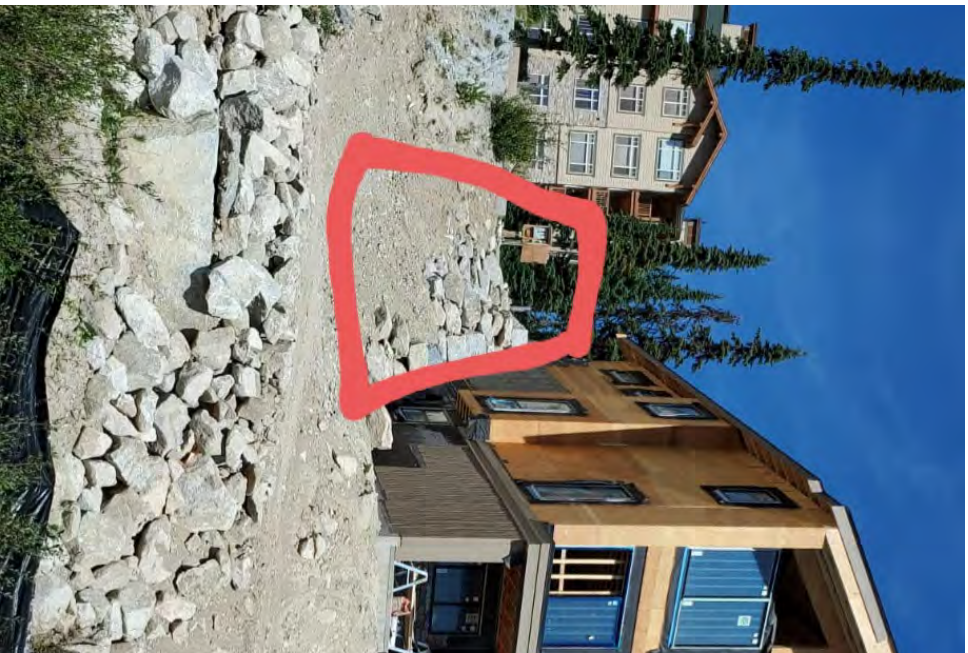
The site has a lot of naturally occurring boulders and stone that can be used to build the side retaining walls – which is evident through the pictures attached to this application. The neighboring property used all his own material on the lot – with nothing having to be brought in--Should it be necessary to bring in Rock there is a quarry in the near vicinity to Big White (Nicola with native rock and soils). All hardscapes are indicted on the Property map provided.

With the vegetation choices being made this will mitigate the chance of fire, due to these plants not drying out. Should there be dry vegetation on the lot this will be cleared out yearly.

In practice, fire-smart landscapes can be obtained by fuel-reduction treatments and by fuel type conversion, rather than by fuel isolation ([Fernandes, 2013](#)). From this perspective, proactive management should therefore focus on reshaping vegetation (fuel) configuration to foster more fire-resistant and/or fire-resilient landscapes ([Fernandes, 2013](#)) while simultaneously ensuring the long-term supply of ecosystem services and the conservation of biodiversity ([Hirsch et al., 2001](#), [Tedim et al., 2016](#)).

During construction, all debris will be removed from site using a bin or manually removed by the site manager or ourselves. NO debris will be left behind.

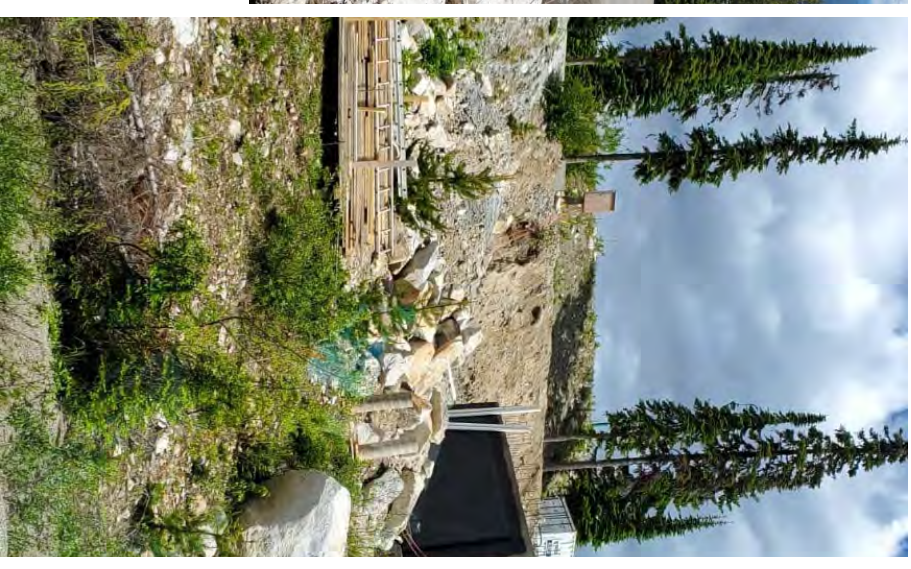
208 Feathertop Way



Example of rock wall running with the land



Sparse vegetation and natural rock



COMMON ACCESS

STRATA PLAN KAS3398

CLIENT: KRIS GIBBS

HORIZONTAL COORDINATE SYSTEM: ITRM 11 NAD83(CSRS)

VERTICAL DATUM: CGVD28 (DERIVED FROM PRECISE

POINT POSITIONING









DATE OF FIELD SURVEY: SEPTEMBER 25, 2020

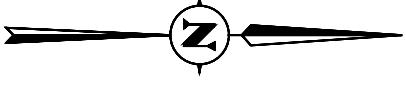
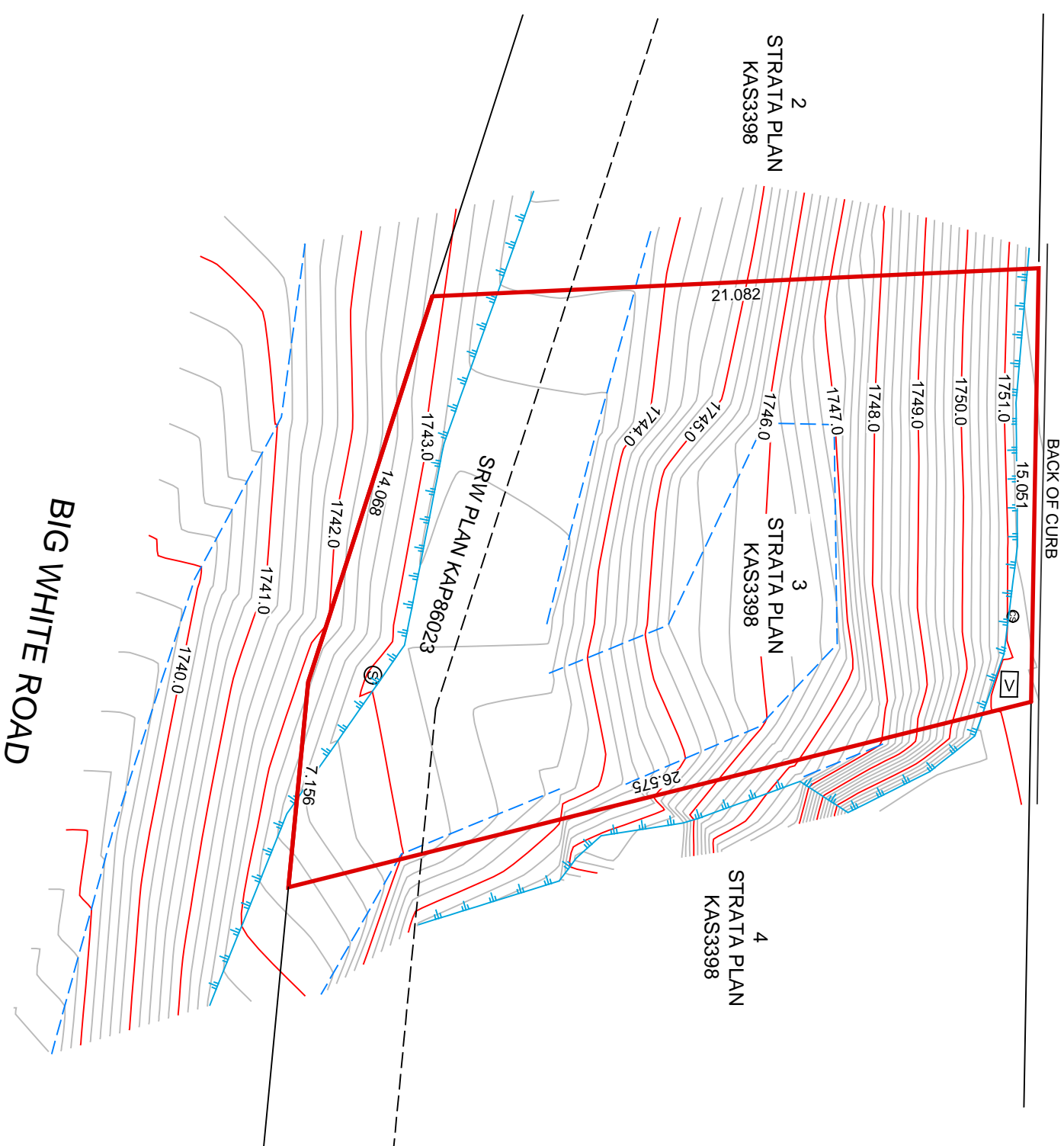
REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS AFFECTING THIS LAND.

SCALE 1:200



LEGEND

- | | |
|---|----------------------|
|  | Subject Property |
|  | Major Contour (1m) |
|  | Minor Contour (0.2m) |
|  | Top Slope |
|  | Bottom Slope |
|  | Vault |
|  | Curb Stop |
|  | Sanitary Manhole |



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170-1855 Kirschner Rd
Kelowna, B.C. V1Y 4N7
Ph.: (250) 868-0172
www.vectorgeomatics.com

www.vectorgeomatics.com

File: 2001100R0 Date: 2020-10-05

Drafted by: MM Checked by: TF

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE IBC, AS WELL AS THE LOCAL ORDINANCES AND REGULATIONS OF THE JURISDICTION TO WHICH THE PROJECT IS SUBMITTED.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA AND RECORDS FROM THE APPROPRIATE AGENCIES.
4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES.
5. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES.
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7. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES.
8. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES.
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NOTE:

ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE IBC, AS WELL AS THE LOCAL ORDINANCES AND REGULATIONS OF THE JURISDICTION TO WHICH THE PROJECT IS SUBMITTED.

Arctic Lupin

STRATA
PLAN
KAS33398

COMMON STRATA
ACCESS PLAN
KAS33398

SRW
PLAN
KAP86023

STRATA
PLAN
KAS33398

STRATA
PLAN
KAS33398

BIG
WHITE
ROAD



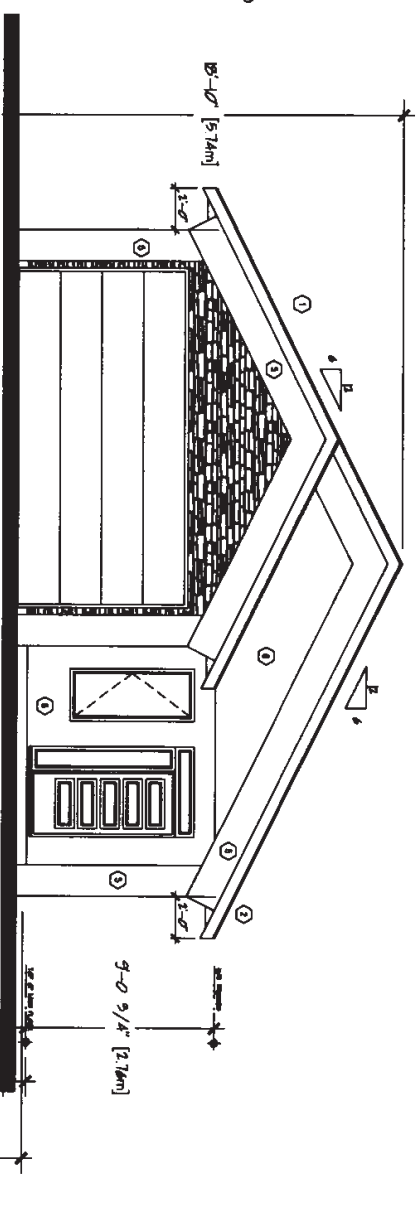
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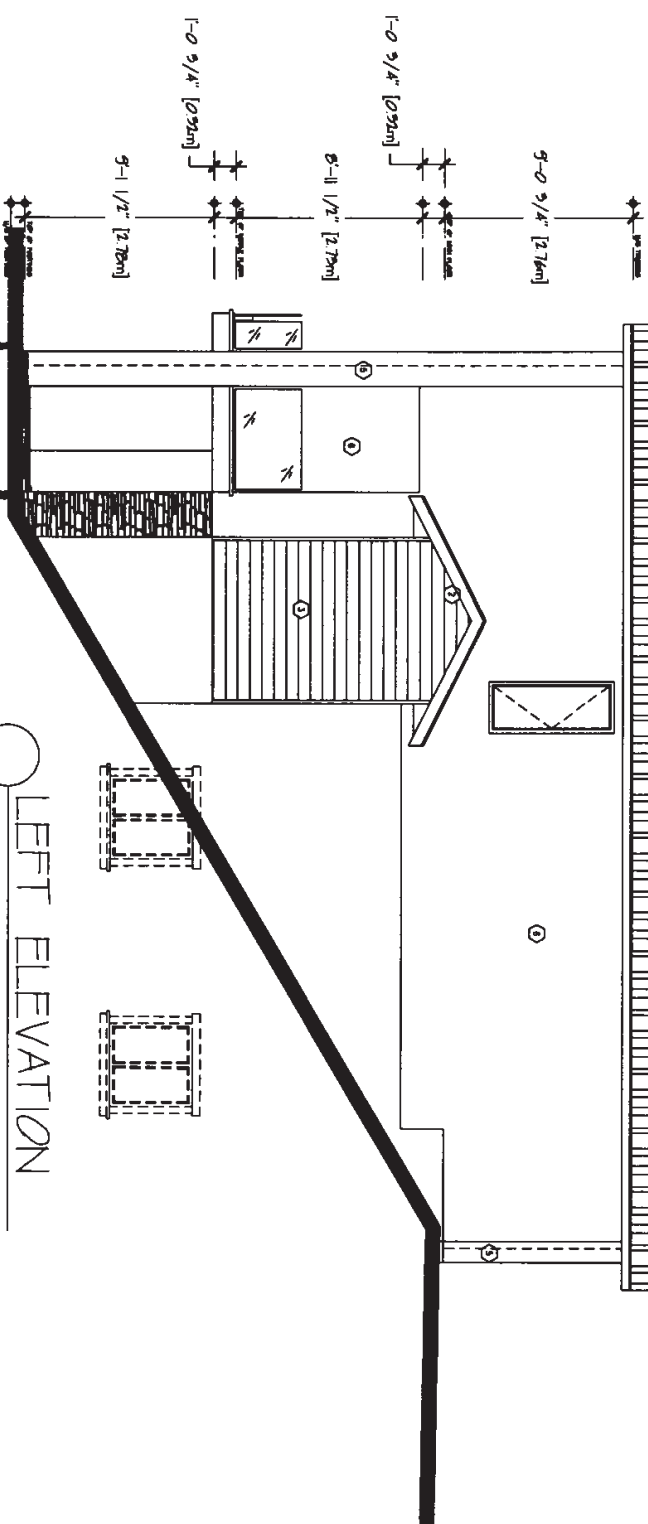
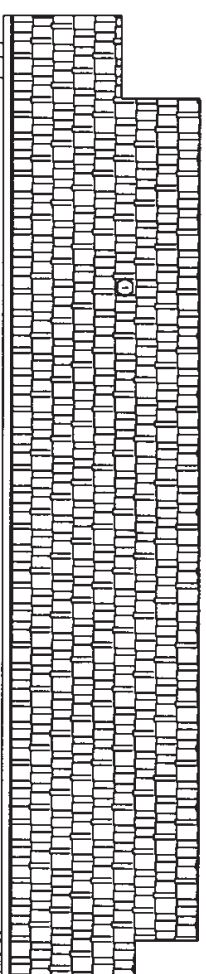
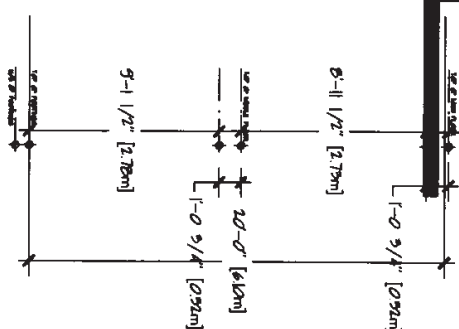
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE DC BUILDING CODE AND ALL LOCAL LAWS AND ORDINANCES.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.

- 1) NO "R. AIRPORT" STORIES
- 2) ALABAMA GOVT. PROCA
- 3) "PICK COAST" - 6 "PICKED" FROM BOARD
- 4) BE THE FIRST ALER. GOVT. GOVT.
- 5) RECENTLY WOOD ALABAMA
- 6) STATE OFFICE (MAYBE TO BE ESTABLISHED)



FRONT ELEVATION



LEFT ELEVATION

Concrete
Patio

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PROJECT TIME
GIBBS
RES.

SHEET TITLE
FRONT +
LEFT
ELEV.

PROJECT No. **LOT 3**

STREET ADDRESS **208**

FEATHERTOP

WAY

SCALE
3/16"=1'0"
SHEET NO.
2
8
DATE
MAY 4, 2021