
CITY OF KELOWNA
MEMORANDUM

DATE: December 20, 2006
FILE NO.: Z06-0030/OCP06-0008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z06-0030 / **OWNER:** OKANAGAN JEWISH
OCP-0008 COMMUNITY ASSOC.
(INC NO 18623S)

AT: 108 GLENMORE RD N. **APPLICANT:** HANS NEUMANN MAIBC

PURPOSE: OFFICIAL COMMUNITY PLAN AMENDMENT TO CHANGE THE
FUTURE LAND USE DESIGNATION OF 108 GLENMORE ROAD
N. FROM THE EXISTING "SINGLE / TWO UNIT RESIDENTIAL"
TO THE PROPOSED "INSTITUTIONAL" DESIGNATION,

TO REZONE 108 GLENMORE ROAD N. FROM THE EXISTING
RR3 – RURAL RESIDENTIAL ZONE TO THE PROPOSED P2 –
EDUCATION AND MINOR INSTITUTIONAL ZONE,

EXISTING ZONE: RR3 – RURAL RESIDENTIAL 3

PROPOSED ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP06-0008 to amend Map 19.1 of the *Kelowna 2020 - Official Community Plan* Bylaw No. 7600 by changing the Future Land Use designation of Lot 1, Sec. 4, Twp 23, O.D.Y.D., Plan 10855, located on Glenmore Road N., Kelowna, B.C., from the existing Single/Two Unit Residential designation to the Proposed Education/Major Institutional designation, as shown on Map "A" attached to the report of Planning & Development Services Department, dated December 21, 2006, be considered by Council;

THAT Rezoning Application No. Z06-0030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Sec. 4, Twp 23, O.D.Y.D., Plan 10855, located on Glenmore Road N., Kelowna, B.C. from the existing RR3 – Rural Residential 3 zone to the proposed P2 – Education and Minor Institutional zone be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP06-0008 and zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction, including consolidating Lot 1 Plan 10855 with Lot B, Plan 44705;

2.0 SUMMARY

The applicant wishes to rezone the subject property from the existing RR3 – Rural Residential 3 zone to the proposed P2 – Education and Minor Institutional zone in order to consolidate the lot with the adjacent property containing the existing Okanagan Jewish Community Centre development to facilitate an expansion of the complex. As the proposed zone is not consistent with the current Official Community Plan Future Land Use Designation of "Single / Two unit residential", there has also been an application made to change the OCP future land use designation of the subject property to "Institutional". There has also been a application for a Development Variance Permit to address the existing non-conforming rear yard setback to the existing building, and to authorize the proposed 69% site coverage for buildings, parking areas and roads, where the P2 – Education and Minor Institutional zone limits the site coverage to 60%.

2.1 Advisory Planning Commission

The above noted applications (OCP06-0008/Z06-0030) were reviewed by the Advisory Planning Commission at the meeting of July 18, 2006 and the following recommendation was passed:

THAT the Advisory Planning Commission support the concurrent Official Community Plan amendment and Rezoning amendment applications No. OCP06-0008 / Z06-0030, for 102 Glenmore Road, Lot B, Plan 44705, Sec. 4, Twp. 23, ODYD, by Hans Neumann, To amend the OCP Future Lane Use designation from Single/Two Unit Residential to Education/Major Institutional; to rezone from the RR3-Rural Residential 3 zone to the P2-Education & Minor Institutional zone to permit the expansion of the existing community centre facility.

3.0 BACKGROUND

The original Okanagan Jewish Community Centre was constructed on 102 Glenmore Rd. N. in 1991. At that time, the site development was controlled under City of Kelowna Zoning Bylaw 4500. Since that time City of Kelowna Zoning Bylaw 8000 has come into effect in October 1998.

3.1 The Proposal

This current application (Z06-0030) seeks to rezone the neighbouring property located at 108 Glenmore Rd. N. from the existing RR3 – Rural Residential 3 zone to the proposed P2 – Education and Minor Institutional zone in order to consolidate this property with 102 Glenmore Rd. N. to create a larger property to facilitate a building expansion. The residential dwelling that had been located on this property was demolished in 1998. As the Official Community Plan future land use designation for this property is "Single / Two Unit Residential", there has also been an application made to amend the OCP to change the future land use designation to "Institutional".

The applicant has submitted drawings for a proposed 297 m² building addition to the existing 511 m² facility, as well as an update to the exterior finishes of the facility.

Associated with this application for Rezoning and OCP amendment, is an application for a Development Variance Permit to deal with the existing non-conforming siting to the rear of the existing church building, and to vary the maximum site coverage for buildings, parking areas and roads from 60% permitted to 69% proposed.

When the original community centre was built in 1991, the P-2 zone of the day required a rear yard setback of 3.0 m., a setback that was complied with at the time of construction. In 1998, when City of Kelowna Zoning Bylaw 8000 was adopted, the amended P2 zone required a rear yard setback of 7.5 m.

The second variance proposed is to address the proposed site coverage for “buildings, parking areas and roads”. This variance has been triggered as the parking lot required to provide adequate parking in compliance with Zoning Bylaw requirements covers approximately 1,373 m², where the maximum parking area and roads is limited to 1,070 m² when the 802 m² building site coverage is taken into consideration.

The proposal as compared to the P2 zone requirements is as follows:

CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Site Area (m ²)	3,121 m ²	660 m ²
Site Width (m)	53 m	18.0m
Site Coverage (%)	25% building 69% bldg,prkg,roads ^①	40% buildings 60% for bldg, prkg, and roads
Total Floor Area (m ²)	802 m ²	
F.A.R.	0.25	Max FAR = 1.0
Storeys (#)	9.8 m / 1 storey	13.5 m, or 3 storeys
Setbacks (m)		
- Front (Glenmore Rd)	23.2 m	6.0 m
- Rear	3.6 m ^②	7.5 m
- North Side	4.7 m	4.5 m
- South Side (Union Rd.)	6.0 m	6.0 m
Parking Stalls (#)	47 stalls provided	47 Stalls required

Variances requested;

① Vary Section 16.2.5 (b) from maximum site coverage for buildings, parking areas & roads from 60% permitted to 69% proposed,
(proposed parking and roads 1,373 m² = 44% - max 1,070 m² permitted)

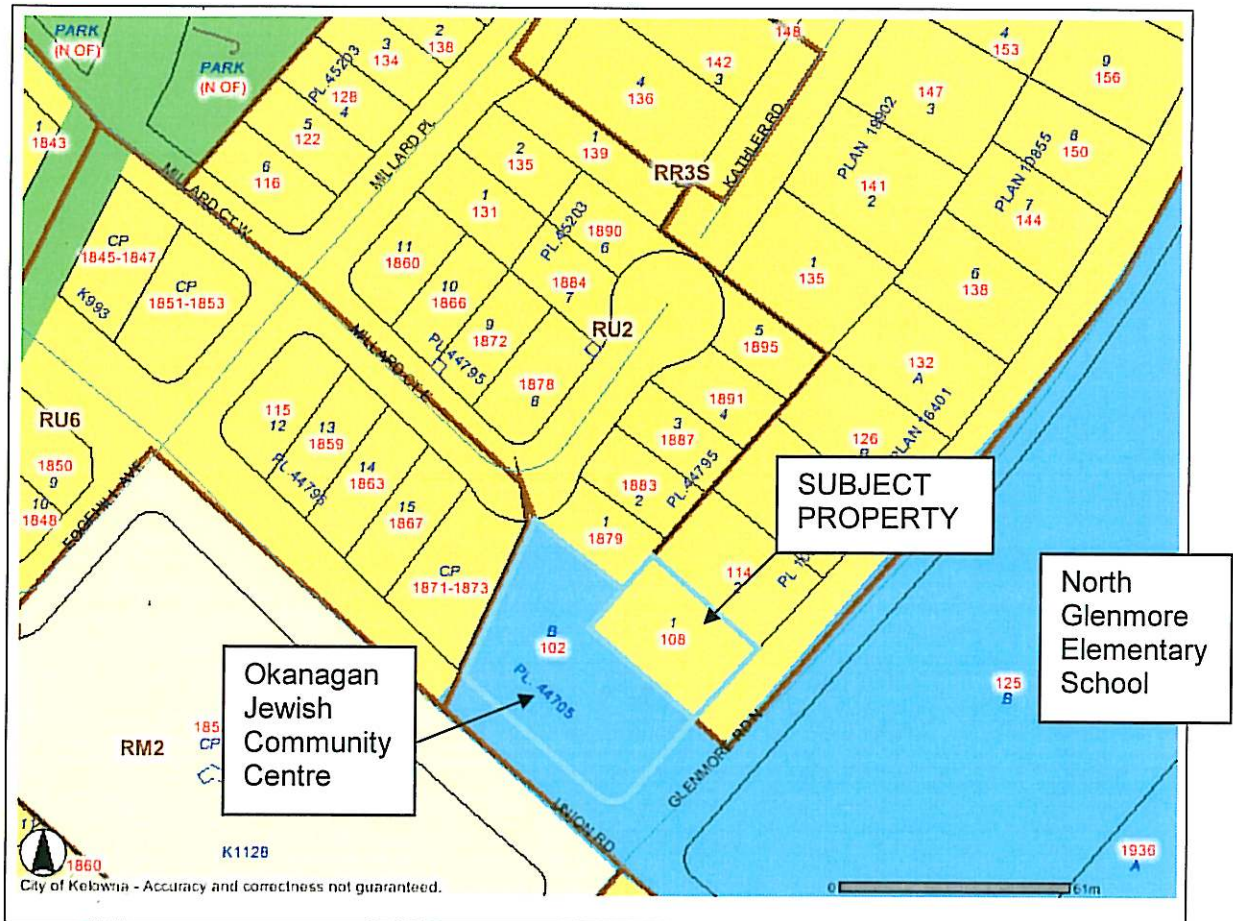
② Vary Section 16.2.5 (f) from minimum rear yard from 7.5 m required to 3.6m existing

Parking Calculations;

Religious assembly; Requires 1 stall per 5 seats F@ 155 seats = 31 stalls
OR Meeting area 10 stalls per 100 m² @ 461 m² = 47 stalls

3.2 Site Context

SUBJECT PROPERTY MAP



The subject property is located near the north east corner of Glenmore Road and Union Road, and is generally flat and level. The property has been used as a play area for the Okanagan Jewish Community Centre located on the adjacent property to the west.

Adjacent zones and uses are, to the:

North East	-	RR3 – Rural Residential / SFD
North West	-	RU2 – Medium Lot Housing / SFD
	-	P2 – Education and Minor Institutional / church
South East	-	P2 – Education and Minor Institutional / school
South West	-	P2 – Education and Minor Institutional / church

3.3 Proposed Development Potential

The proposed zone of P2 – Education and Minor Institutional zone permits; care centres – major, community recreation services, emergency and protective services, private clubs, private education services, public education services, religious assemblies, utility services - minor impact as principal permitted uses, and; public parks and residential security/operator unit as permitted secondary uses.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The proposed institutional use is not consistent with the Official Community Plan. An application for an OCP amendment has been made to change the future land use from the existing "Single / Two Unit Residential" designation to the proposed "Institutional" designation.

Staff have reviewed this application, and it may move forward without affecting either the City's financial plan or waste management plan

3.4.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- embraces the social, cultural and physical well-being of its residents through the delivery of quality services at a reasonable price, the development and maintenance of quality infrastructure and built forms, and meaningful opportunities to be involved in major decisions made by the City.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

4.1 Fire Department

Fire department access, fire flows and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. Engineered fire flows should determine hydrant requirements.

4.2 Irrigation District (GEID)

Please contact GEID to discuss water service sizing. If a larger water service is needed, a cost estimate can be provided. A water meter is required to be installed. Details of the proposed water meter installation must be provided to GEID for approval prior to construction.

Capital Expenditure Charges must be paid on all new buildings. The rate for non-sprinklered institutional buildings is \$10.00 per Square Meter. The total amount will be calculated at time of application for a building permit.

4.3 Inspection Services Department

Addition and existing building area to meet BCBC

4.4 Parks Manager

The City of Kelowna Boulevard Maintenance By-Law No. 5708-84 requires the owner to be responsible to weed, water and mow the boulevards adjacent to their properties. They will also be responsible for maintaining the boulevard in a reasonably tidy condition, free and clear of

4.5 Shaw Cable

Owner/Developer to install Shaw duct, as per Shaw specifications and drawings.

4.6 Telus

TELUS has no comments for this application

4.7 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application to rezone from P2/RR3 to P2 are as follows:

.1) General

- a) Provide easements and right of way as required.
- b) Lot consolidation is required for this development.

.2) Geotechnical Study

- a) A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:
 - Overall site suitability for development.
 - Presence of ground water and/or springs.
 - Presence of fill areas.
 - Presence of swelling clays.
 - Presence of sulphates.
 - Provide specific requirements for footings and foundation construction.
 - Provide specific construction design sections for roads and utilities over and above the City's current construction standards.

.3) Water

- a) The property is located within the Glenmore Ellison Improvement District service area.
- b) Provide an adequately sized domestic water connection and fire protection system. The water system must be capable of supplying domestic and fire flow demands of the project.

.4) Sanitary Sewer

- a) The subject properties are connected to the municipal wastewater collection system and any service upgrade/removal required to accommodate the proposed development will be at the cost of the developer. Only one service is to be provided to the site.

.5) Drainage

- a) A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application. The drainage study should indicate the size and location of the detention pond(s) and provide for a positive outflow to the existing municipal storm drainage system. This plan can become part of the geotechnical study to identify possible ground recharge/detention areas.

.6) Roads

- a) Glenmore Road N must be upgraded to a full urban standard including curb and gutter, separate sidewalk, catch basin, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.
- b) Union Road frontage improvements have been completed.
- c) Re-locate existing poles and utilities, where necessary.
- d) Driveway access is not permitted onto **Union Road** which is classified as an Arterial on the City of Kelowna 20 Year Major Road Network & Road Classification Plan.

Note: The proposed driveway onto Union Road will be permitted on the understanding that at the time that the Glenmore Bypass is opened, that the driveway onto Union Road will have to be closed.

.7) Power and Telecommunication Services and Street Lights

- a) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

.8) Engineering

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer.

.9) Bonding

- a) Glenmore Rd N Road Upgrade **\$39,000.00**

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated to include engineering design and

contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided as a condition of subdivision approval or building permit issuance, and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City prior to issuance of a building permit.

.10) Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

.11) Other Engineering Comments

- a) Design, construction, supervision and inspection of all off-site civil works and site servicing must be performed by a consulting civil Engineer and all such work is subject to the approval of the city engineer and subject to the 3% Administration and Inspection fee.

.12) Charges and Fees

- a) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- b) Sewer Specified Area Administration Fee of \$300.00 to amend service boundary.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department does not have concerns with the development proposal under application. The subject property has been owned by the Okanagan Jewish Community Association since 1991, and has been used as a playground area in conjunction with the daycare operated out of the Community Centre building.

Council will have the opportunity to review the associated Development Variance Permit application for the rear yard setback to the existing building, and the variance for site coverage for "buildings, parking areas, and roads" prior to final adoption of the zone

amending bylaw, should Council support this application for Official Community Plan Amendment and Rezoning.

In conclusion, the Planning and Development Services Department supports this application, and recommends for positive consideration by Council.

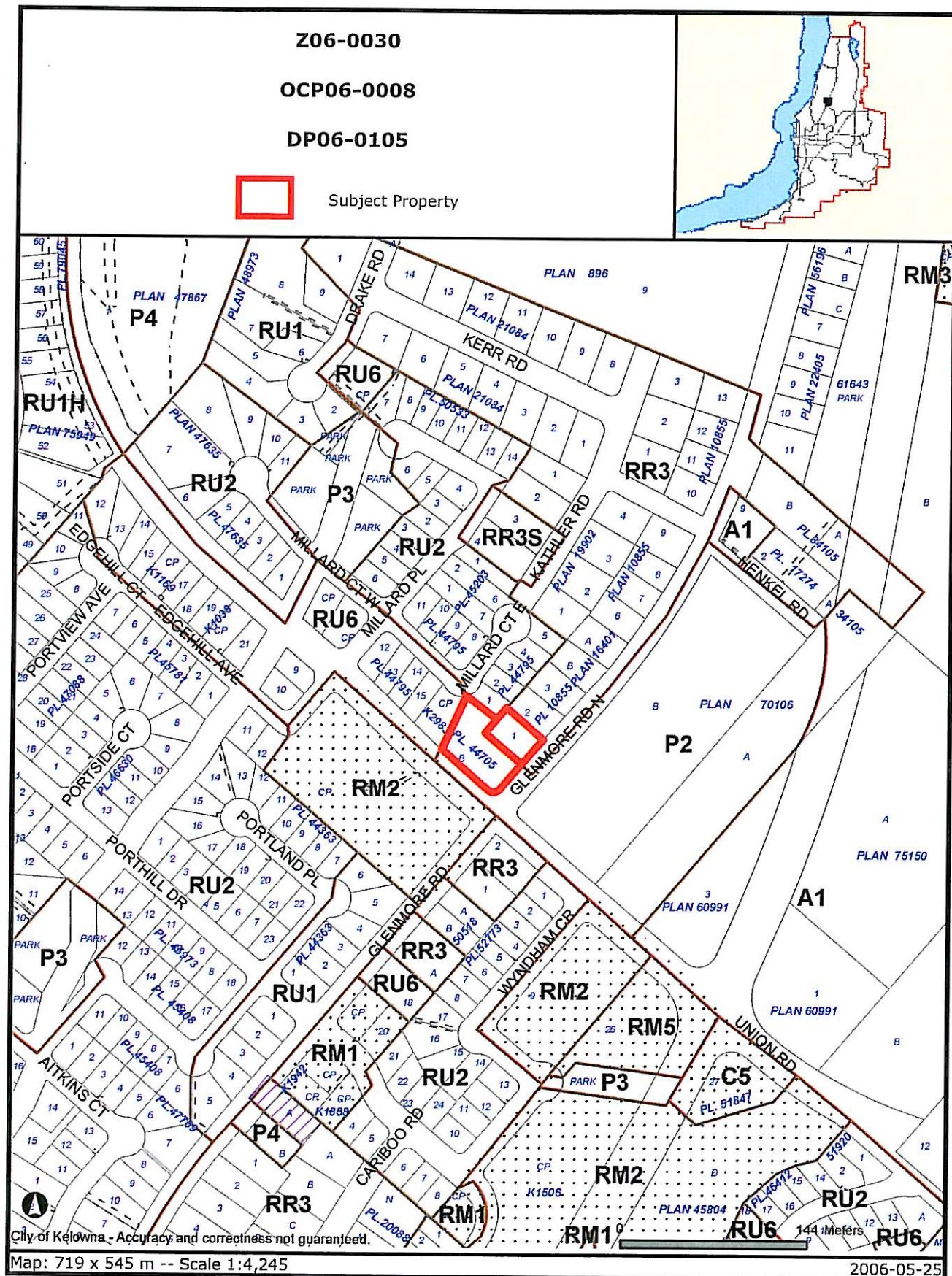
for 
Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion

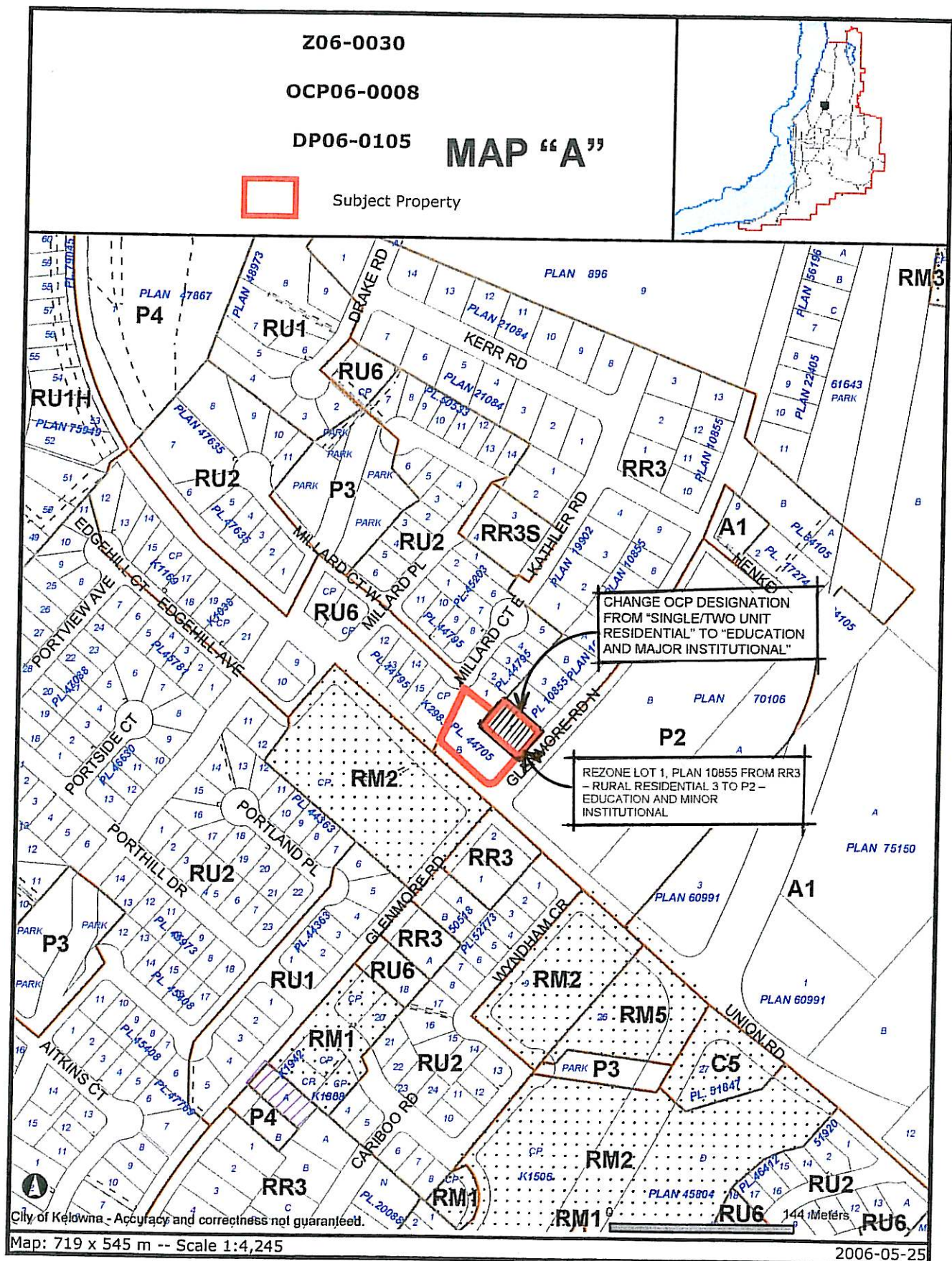


for
Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

PMc/pmc
Attach.



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.



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OKANAGAN JEWISH COMMUNITY CENTRE PROPOSED EXPANSION
102 N. GLENMORE ROAD, KELLOWNA, BC

DRAWING TITLE

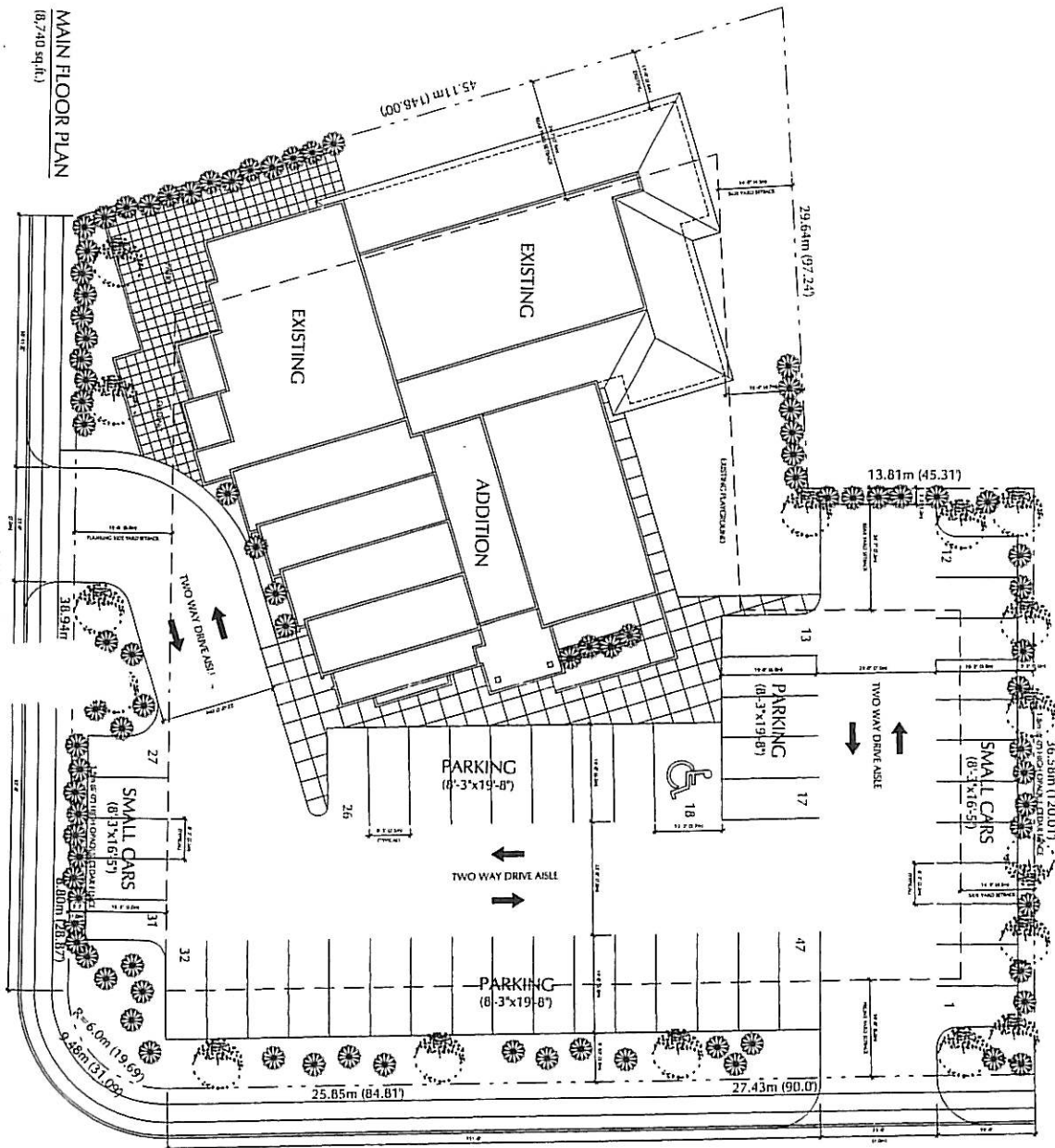
SITE / ROOF PLAN

HANS P. NEUMANN ARCHITECT INC.

WZ

MAIN FLOOR PLAN
(8,740 sq.ft.)

UNION K



GLENMORE ROAD

PROJECT DATA	
DATE: 10/10/2010	102 N. GLENMORE ROAD, KELLOWNA, BC
CLIENT: OKANAGAN JEWISH COMMUNITY CENTRE	102 N. GLENMORE ROAD, KELLOWNA, BC
ZONING BY-LAW REQUIREMENTS	
ZONING: R-1 (Residential Single-Family)	
MAXIMUM LOT AREA: 10,000 sq. ft. (929 sq. m)	
MAXIMUM LOT COVERAGE: 30%	
MAXIMUM BUILDING HEIGHT: 10.0m (32.81 ft.)	
MAXIMUM LOT FRONT SETBACK: 3.0m (9.84 ft.)	
MAXIMUM LOT SIDE SETBACK: 3.0m (9.84 ft.)	
MAXIMUM LOT REAR SETBACK: 3.0m (9.84 ft.)	
MAXIMUM LOT CORNER SETBACK: 3.0m (9.84 ft.)	
MAXIMUM LOT FRONT YARD SETBACK: 3.0m (9.84 ft.)	
MAXIMUM LOT SIDE YARD SETBACK: 3.0m (9.84 ft.)	
MAXIMUM LOT REAR YARD SETBACK: 3.0m (9.84 ft.)	
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MAXIMUM LOT REAR YARD SETBACK: 3.0m (9.84 ft.)	
MAXIMUM LOT CORNER YARD SETBACK: 3.0m (9.84 ft.)	

NO.	DATE	DESCRIPTION	SCALE
1	10/10/2010	102 N. GLENMORE ROAD, KELLOWNA, BC	1" = 1'-0"
2	10/10/2010	102 N. GLENMORE ROAD, KELLOWNA, BC	1" = 1'-0"
3	10/10/2010	102 N. GLENMORE ROAD, KELLOWNA, BC	1" = 1'-0"
4	10/10/2010	102 N. GLENMORE ROAD, KELLOWNA, BC	1" = 1'-0"
5	10/10/2010	102 N. GLENMORE ROAD, KELLOWNA, BC	1" = 1'-0"
6	10/10/2010	102 N. GLENMORE ROAD, KELLOWNA, BC	1" = 1'-0"
7	10/10/2010	102 N. GLENMORE ROAD, KELLOWNA, BC	1" = 1'-0"
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DP1

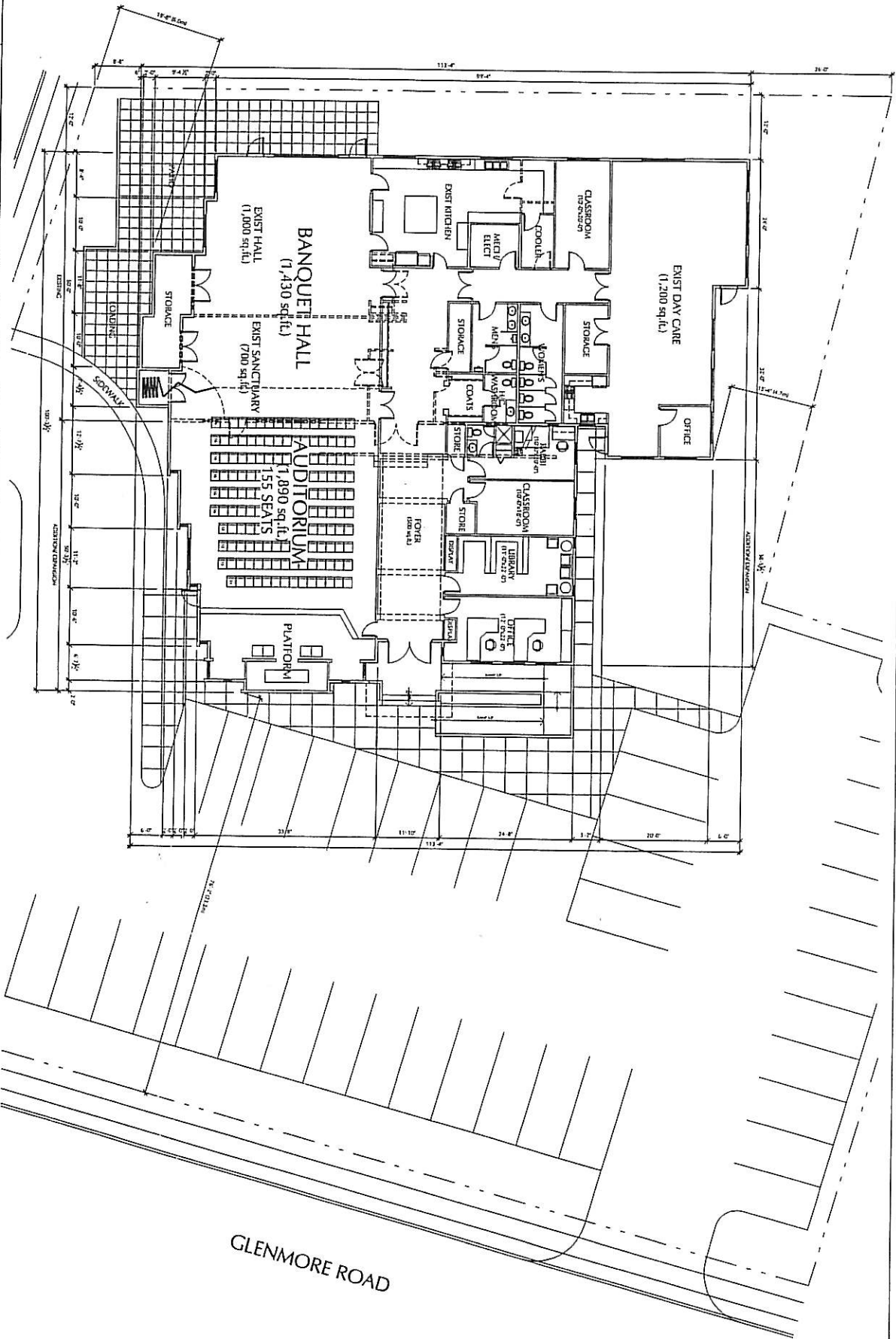


HANS P. NEUMANN ARCHITECT INC

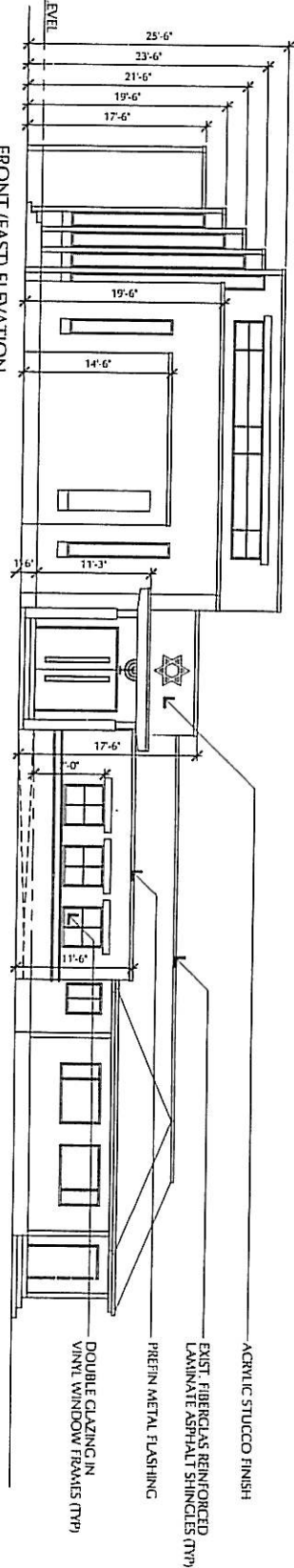
OKANAGAN JEWISH COMMUNITY CENTRE PROPOSED EXPANSION
102 N. GLENMORE ROAD, KELOWNA, BC

☐ 1520 HIGHLAND DRIVE NORTH, KILDONAN, B.C. V1Y 4K5 PHONE (250) 868-0878 FAX (250) 868-0877

GROUND FLOOR PLAN

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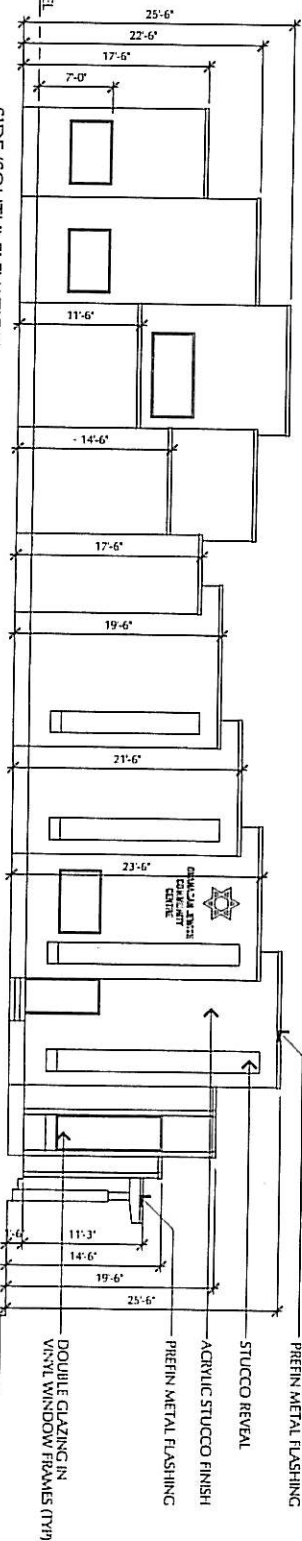
MAIN FLOOR LEVEL
ELEV. 100'-0"



FRONT (EAST) ELEVATION
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

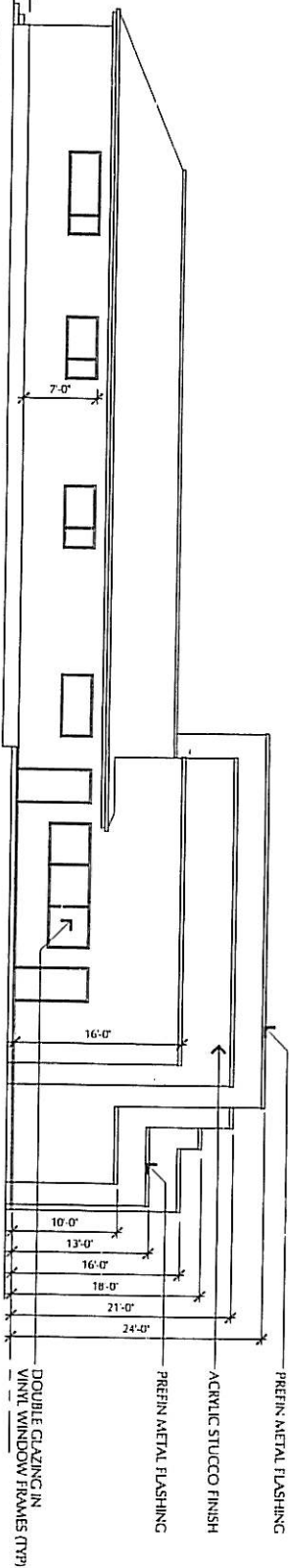
MAIN FLOOR LEVEL
ELEV. 100'-0"



SIDE (SOUTH) ELEVATION

SCALE: 3/16" = 1'-0"

MAIN FLOOR LEVEL
ELEV. 100'-0"

REAR (WEST) ELEVATION

SCALE: 3/16" = 1'-0"

HANS P. NEUMANN ARCHITECT INC.
1123 HIGHLAND DRIVE NORTH, KIDWORTH, IL 60143
PHONE 630-854-0378 FAX 630-854-0417

MECHANICS

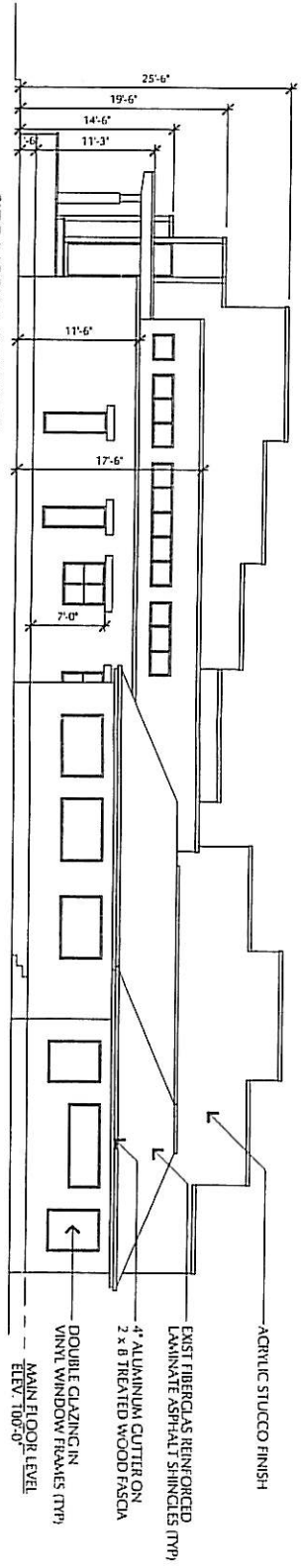
OKANAGAN JEWISH COMMUNITY CENTRE PROPOSED EXPANSION
102 N. GLENDALE ROAD, KELOWNA, BC

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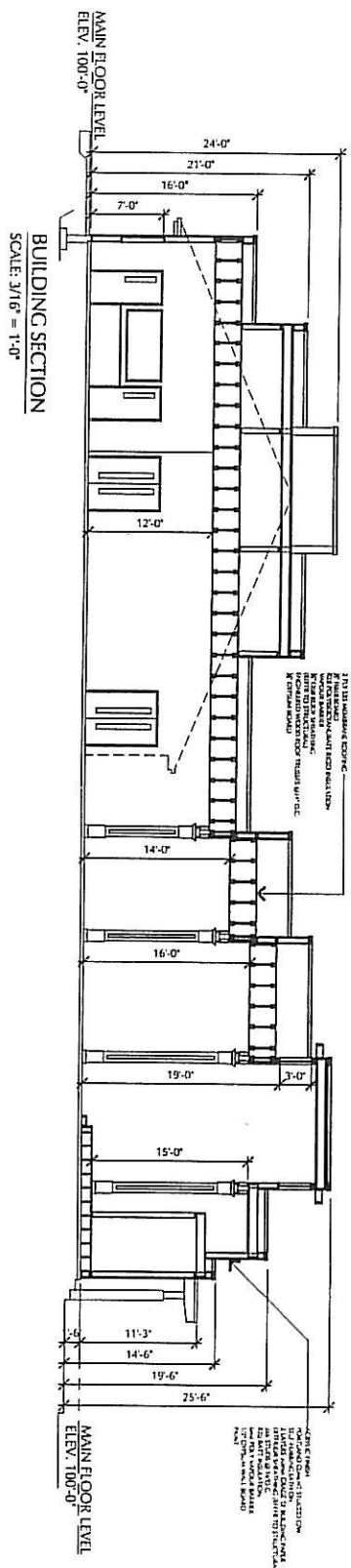
PHONE (750) 868-0878 FAX (750) 868-0817

ELEVATIONS

[illegible]



SIDE (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING SECTION
SCALE: 3/16" = 1'-0"

HANS P. NEUMANN ARCHITECT INC. W.A.
OKANAGAN JEWISH COMMUNITY CENTRE PROPOSED EXPANSION
102 N. CLEMMORE ROAD, KELLOWNA, B.C. V1Y 4K5

ELEVATION/SECTIONS

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10/1/01	83.0	1/8" = 1'-0"
10/1/01	84.0	1/8" = 1'-0"
10/1/01	85.0	1/8" = 1'-0"
10/1/01	86.0	1/8" = 1'-0"
10/1/01	87.0	1/8" = 1'-0"
10/1/01	88.0	1/8" = 1'-0"
10/1/01	89.0	1/8" = 1'-0"
10/1/01	90.0	1/8" = 1'-0"
10/1/01	91.0	1/8" = 1'-0"
10/1/01	92.0	1/8" = 1'-0"
10/1/01	93.0	1/8" = 1'-0"
10/1/01	94.0	1/8" = 1'-0"
10/1/01	95.0	1/8" = 1'-0"
10/1/01	96.0	1/8" = 1'-0"
10/1/01	97.0	1/8" = 1'-0"
10/1/01	98.0	1/8" = 1'-0"
10/1/01	99.0	1/8" = 1'-0"
10/1/01	100.0	1/8" = 1'-0"