



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel  
**From:** Holger Burke  
Acting Manager, Development Applications  
**Date:** February 3, 2004  
**File:** DP 03-239178  
**Re:** **Application by Bob Snowball for a Development Permit at 12060, 12080, 12086  
and 12100 7<sup>th</sup> Avenue**

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**Manager's Recommendation**

That a Development Permit be issued for 12060, 12080, 12086 and 12100 7th Avenue that would permit the construction of ten (10) detached heritage style, three-storey townhouse units on a site zoned Comprehensive Development District (CD/78).

Holger Burke  
Acting Manager, Development Applications

SB:blg  
Att.

## Staff Report

### Origin

Wayne Fougere of Fougere Architecture Inc., has applied on behalf of Bob Snowball to the City of Richmond for permission to develop ten (10) detached heritage style, three-storey townhouse units at 12060, 12080, 12086 and 12100 7th Avenue in Steveston on a site zoned Comprehensive Development District (CD/78).

A copy of the development application filed with the Urban Development Division is appended to this report.

### Development Information

Site Area:	1,837.9 m <sup>2</sup> (19,783 ft <sup>2</sup> )
Building Area:	1,441.3 m <sup>2</sup> (15,514.6 ft <sup>2</sup> )
Density:	54 du per ha. 22 du per ac.
F.A.R.:	0.784 Allowed and proposed
Site Coverage:	50.4% Allowed and proposed
Height:	10.84 m (35.564 ft.) Allowed and proposed facing rear lane 11.22 m (36.811 ft.) Allowed and proposed facing 7th Avenue
Parking:	22 Spaces required and proposed (20 resident and 2 visitor)

The site is located in the extreme south-west corner of Steveston. Development surrounding the subject site is as follows:

- To the west across 7th Avenue is Garry Point Park;
- To the north is an multi-family residential development;
- To the east is a partially open City laneway that was the historic access to the Steveston-Sidney Ferry and beyond the laneway is a vacant, federally-owned site, currently used for storage to support the commercial fishing industry; and
- To the south are three (3) vacant lots fronting on Moncton Street.

### Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan. This proposed multi-family townhouse development is located in Sub-Area D of the Steveston Area. *Please see also Appendix A – Assessment of Compliance with the Steveston and Sub-Area D Development Permit Guidelines.*

### Staff Comments

City of Richmond staff comments are listed below, followed by the applicant's response or an assessment by City staff identified in '*bold italics*'.

### Development Coordinator Comments

The applicant is required to fulfil several conditions prior to the final Council adoption of the rezoning for the subject site (file #RZ 03-223904; document # 1037288): ***The applicant anticipates completion of rezoning requirements by the end of February, 2004.***

### Community Planning Comments

Explain how artefacts that will remain in the ground are to be handled. ***Archaeologist, Len Ham will monitor the excavation and determine how to proceed at that time.***

### Development Planner Comments

1. Conditions of Adjacency along the north and south property lines with differences in grade. ***There is an arbour, wooden fence and minor amount of retaining wall along the edge of the path adjacent to the south property line as detailed in the drawings.***
2. Site Planning and Urban Design: There is an uncomfortable relationship between the public realm on the sidewalk and the front yard/porches of the detached dwellings along 7<sup>th</sup> Avenue. ***As required by Engineering Department, the location of the 7th Avenue sidewalk provides a grass boulevard. The applicant has addressed this relationship through landscape screening and changes in grade.***

### Building & Zoning Comments

1. This site is in the non-exempt area, requiring a minimum floor elevation of 2.6 m. The approach to the design of the crawl space may facilitate the future conversion of this area into habitable space. The applicant is requested to consider a covenant on title to ensure that the crawl spaces not be converted to habitable space. ***Based on the BC Building Code, the ground floor is the first storey of a three-storey building. In addition to the parking area and floor area used for access to the unit above, there is also crawlspace provided at this level. The section on sheet 8 of the attached drawings reflects our current understanding of Richmond's requirements for crawlspaces. As in previous City of Richmond projects, the ceiling height is 1.829 m (6 ft.) which is below the 2.1 m (6 ft. 11 in.) minimum ceiling height specified in the Building Code for habitable space. The Building Code requires that a crawlspace must have a minimum headroom of 24 in., but it does not specify a maximum. In addition, the owner would not object to providing "a covenant on title to ensure that the crawl spaces not be converted to habitable space." The applicant is willing to drop the ceiling height further if required at the discretion of the City.***
2. The applicant/architect is requested to submit a preliminary code analysis to address spatial separation issues since the proposed buildings are 1.219 m (4 ft.) or less apart. ***A code analysis will be provided at the Building Permit Application stage.***
3. The applicant/architect is requested to submit emergency fire staging and access information to all residential units. ***The proposed design meets the requirements of the BC Building Code.***

### **Engineering and Public Works Comments**

Please explain how water, storm, hydro and telephone connections can be achieved from 7<sup>th</sup> Avenue through the limited building openings available along the street. ***This detail will be dealt with prior to Building Permit application.***

### **Parks and Transportation & Traffic Comments**

***Parks and Transportation & Traffic Comments have been addressed through the Servicing Agreement requirement for rezoning.***

### **Garbage & Recycling Comments**

Appropriate turning radius, turn-around area and sweep paths are required for refuse and recycling collection vehicles. ***Civil engineering firm, MPT, designed the connection of vehicular access with the lane to permit truck turning.***

### **Advisory Design Panel Comments**

This Development Permit application was unanimously endorsed by the Advisory Design Panel on July 16, 2003 subject to noted comments. ***Please see also Appendix B – Richmond Advisory Design Panel Comments.***

Cst. Powroznik commented that the mail area should not be on the back lane and should not be enclosed on three (3) sides. It should be open to the street or pedestrians walking by. ***The back lane has been designed as a major pedestrian walkway connector and several homes overlook this space. The mail area has been opened up to help improve its surveillance.*** There is a makeshift, unplanned path on the north-west corner of the property. ***Residents of the neighbouring properties will have the choice of Chatham Street or the lane. There will also be an internal path connection between the central drive aisle and 7<sup>th</sup> Avenue.***

***As requested, additional efforts will be considered during preparation of the construction documents for the elderly such as plugs/switches.***

### **Analysis**

The summary assessment of this Development Permit application is as follows:

1. Development Permit Guidelines: This Development Permit application generally complies with the Development Permit guidelines.
2. Vehicle Access: Vehicle access/servicing will be from the lane on the east but the project will be addressed from 7th Avenue.
3. Form and Character: The applicant has worked cooperatively with City of Richmond staff and has modified the proposed built form. City staff support the proposed architectural design and its relationship to off-site works undertaken through the rezoning process. It is fine grained and attractive with significant variety for such a small project. The landscape design is also acceptable to Planning staff.
4. Variances: No variances are proposed.

**Conclusions**

This is an acceptable design based on the proposed form and character of the buildings and proposed landscape treatment. The applicant will be required to provide a landscape Letter of Credit and will be required to register a 2.6 m flood plain covenant on title prior to Building Permit issuance. Planning staff support this Development Permit application.



Sara Badyal, M. Arch  
Planner 1  
(Local 4282)

SB:blg

The applicant is required to complete and/or submit a Landscape Letter of Credit in the amount of \$31,029.20 to the City of Richmond prior to final Council approval of the Development Permit:

Prior to Building Permit issuance, the applicant is required to register a 2.6m flood plain covenant on title including a clause to ensure the crawlspaces not be converted into habitable space.

## Appendix A – Assessment of Compliance with the Steveston and Sub-Area D Development Permit Guidelines

Referenced Development Permit Guidelines are followed by the applicant's response or a City of Richmond staff assessment identified in '*bold italics*'. Development Permit Guidelines not specifically referenced are considered to be in general compliance.

### 8.2.2. Massing and Height:

**Cohesive Character Areas:** The form of new development should be guided by that of adjacent existing development, even where new uses are being introduced. *Does not comply. The development is adjacent to an industrial site. The scale of the development is similar but not the character. Residential imagery has been restored to this industrial and former single-family area site at a higher residential density to accommodate area growth and acknowledge the desirability of the location.*

### 8.2.3. Architectural Elements:

#### Exterior Walls and Finishes:

- b) Materials should be of high quality, natural, and durable, and should avoid artificial 'heritage' looks (i.e. brick with excessive efflorescence) and misappropriated images (i.e. river rock facade treatments). *Does not comply. The buildings have Hardi panel board and batten at the ground floor with horizontal Hardi siding on the upper floors. Feature gables have either stucco panels or cedar shingles. The Hardi products are acceptable.*

### 8.2.4. Landscape Elements:

#### Street Edges:

- e) Provision of Public Art. *Does not comply. The applicant is undertaking significant off-site work of a historical nature under a Servicing Agreement as part of the rezoning process.*

#### Private Open Spaces:

- d) Ensure that where a unit's main living level is above the grade of the adjacent publicly-accessible sidewalk or path, the difference in elevation is no greater than 1.2 m (3.9 ft.), or where the grade difference is greater than 1.2 m (3.9 ft.), the yard between the sidewalk/path and the building should be raised to an elevation equal to approximately half the total difference in grade. Under no circumstance should a unit's main living level be more than 2.4 m (7.9 ft.) above the grade of the adjacent publicly-accessible sidewalk/path. Furthermore, the ratio of total grade change to building setback from the sidewalk/path should typically be no steeper than 1 in 3. *Does not comply. The main floor level is 1.89 m above the sidewalk level; this is a ratio of 1 in 2.4 for the total grade change to setback. The main living floor level has been raised to meet the 2.6 m flood plain requirement.*

**Trees and Vegetation:**

- b) Tailoring the placement and selection of trees to enhance specific neighbourhood characteristics, focal points, features, etc. ***Does not comply. Planting layout has been related to unit layout.***
- c) Avoiding the consistent planting of street trees in even rows in favour of tree planting patterns which are more sensitive to the area's distinct neighbourhoods. ***Does not comply. Planting has been done to relate to the unit layout, which results in a regular pattern.***
- d) Where possible, advocating the nurturing and refinement of the natural flora rather than replacing it with typically suburban vegetation. ***Does not comply.***
- e) Incorporating planters, window boxes, and container gardens (rendered in materials complementary to the local built form) as a key way to introduce seasonal colour and interest. ***Does not comply. There are opportunities for owners to provide planters on the front porches.***

## 8.2.5. Parking:

**Visual Impact:**

- c) In residential situations, especially townhouses and detached dwellings:
  - v) In the case of townhouse and detached units, where a unit's garage door is not adjacent to its front door, a 'back door' should be provided so that residents may access the unit's interior without using the garage door. ***Does not comply.***

## 8.3.4. Steveston Character Area Guidelines for Area D: 7th Avenue and Chatham Street:

**Architectural Elements***Windows*

- c) Create interest and colour to the buildings by providing wooden window boxes for planting flowers. ***Does not comply. There are opportunities for owners to provide planters on the front porches.***

*Balconies and Patios (Private Open Space)*

- e) Ensure that the private space for each townhouse has a minimum depth of 5.25 m (17.2 ft.), and a minimum area of 37 m<sup>2</sup> (400 ft<sup>2</sup>). ***Does not comply. A 4.5m setback from 7<sup>th</sup> Avenue is being provided.***

*Acoustics*

All Development Permit applications shall include a report and recommendation prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating compliance with the noted maximum noise levels for portions of the dwelling units. ***Does not comply.***

In addition to the above, the trained professional is to assist in the design of the private patios and balconies to minimize the noise levels by making recommendations on building material selection and space planning. ***Does not comply.***

### **Landscape Elements**

#### *Semi-Private Open Space*

- e) Install low-level lighting which provides light and security for semi-private space. ***Does not comply***
- f) Erect a low-level picket fence (i.e. maximum height 0.92 m or 3 ft.) or hedge along the 7th Avenue property lines in order to provide an unobtrusive separation between the public and private realms. ***Does not comply. This transition is accomplished through grade change.***

#### *Circulation System*

- d) Install low-level lighting along driveways, and along the walkways throughout the site. ***Does not comply. Lighting will be attached to the unit walls at driveway and walkway.***
- e) Use landscaped trellises to conceal garages and visitor parking stalls. ***Does not comply. Garage entrances are all off the central driveway therefore are not visible to public areas.***



## Appendix B – Richmond Advisory Design Panel Comments

This Development Permit application was unanimously endorsed by the Advisory Design Panel on July 16, 2003 to proceed subject to the following comments:

- A nice project – good treatments. The use of gravel between the buildings was questioned and groundcover was suggested as a alternative.
- Cst. Powroznik distributed written comments, a copy of which is attached as Schedule 5 and forms a part of these Minutes. The mail area should not be on the back lane. This area is too isolated and it will be vulnerable to break in and thefts. Wherever the mail area is located, it should not be enclosed on three sides. It should be open to the street or pedestrians walking by. There is a makeshift, unplanned path on the north-west corner of the property. It appears that the residents on the property to the north use this path. Perhaps the planned walkway could be moved to the north side and make it accessible for the residents of the neighbouring property as well. Ensure that there is lighting in the walkway to the east of the development.
- A nice project.
- Delightful. The variety in the roof forms was appreciated as was the built form variety in the street wall.
- It was acknowledged that the centre did not require articulation. The lack of amenities for the project was noted, but the proximity of the park mitigated this. The gravel between the buildings was considered appropriate.
- A great project.
- The previous comments were agreed to. The calliper sizes of the proposed trees was questioned.
- The provision of space for future elevator shafts was complimented. The applicant was also credited for the layout of the master bedroom en-suite – it was requested that backing board be provided alongside the commode.
- The previous comments were echoed. The lack of green space was again noted. Mr. Fougere responded that initial interest in the project had not indicated a problem over this – in addition, increased deck space had been provided. A grasscrete surface was suggested for the entry – Mr. Fougere said that he would convey this request to the developer.

It was also requested that other initiatives for the elderly, such as plugs/switches, etc., be considered.



**City of Richmond**  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

**Development Permit Application**  
**Development Applications Department**

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

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

Property Address(es): 12060, 12080, 12086, 12100 SEVENTH AVENUE  
 PARCEL A, SECTION 10, BLOCK 3 NORTH RANGE 7 WEST, NWD,  
 Legal Description(s): REF PLAN 80025 : LOT 14A, BLOCK 14, SECTION 10, BLOCK 3  
NORTH RANGE 7 WEST, NWD, PLAN 249 : LOT 15A, BLOCK 14, SECTION 10  
BLOCK 3 NORTH RANGE 7 WEST, NWD, PLAN 249 : LOT 15B, BLOCK 14  
SECTION 10 BLOCK 3 NORTH RANGE 7 WEST, NWD, PLAN 249.  
 Applicant: BOB SNOWBALL

Correspondence/Calls to be directed to:

Name: WAYNE FOUGERE

Address: SUITE 201 - 230 WEST BROADWAY  
VANCOUVER, BC V5Y 1P7  
 Postal Code

Te. No.: 604 873 2907 Business 604 873 3364 Residence  
 E-mail: fougere@direct.ca Fax

Property Owner(s) Signature(s): \_\_\_\_\_

or  
 Authorized Agent's Signature: [Signature]  
 Attach Letter of Authorization  
RA SNOWBALL  
 Please print name

<b>For Office Use</b>	
Date Received: <u>June 23/03</u>	Application Fee: <u>\$ 3,180.00</u>
File No.: <u>03-239178 DP</u>	Receipt No.: <u>17-0007409</u>
Only assign if application is complete	

X/R R2 03-223904



**No. DP 03-239178**

To the Holder:                   BOB SNOWBALL

Property Address:               12060, 12080, 12086 AND 12100 7TH AVENUE

Address:                         C/O WAYNE FOUGERE  
                                      FOUGERE ARCHITECTURE INC.  
                                      #201 – 230 WEST BROADWAY  
                                      VANCOUVER, BC V5Y 1P7

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 #10 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 03-239178

To the Holder: BOB SNOWBALL  
Property Address: 12060, 12080, 12086 AND 12100 7<sup>TH</sup> AVENUE  
Address: C/O WAYNE FOUGERE  
FOUGERE ARCHITECTURE INC.  
#201 – 230 WEST BROADWAY  
VANCOUVER, BC V5Y 1P7

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There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$31,029.20.

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

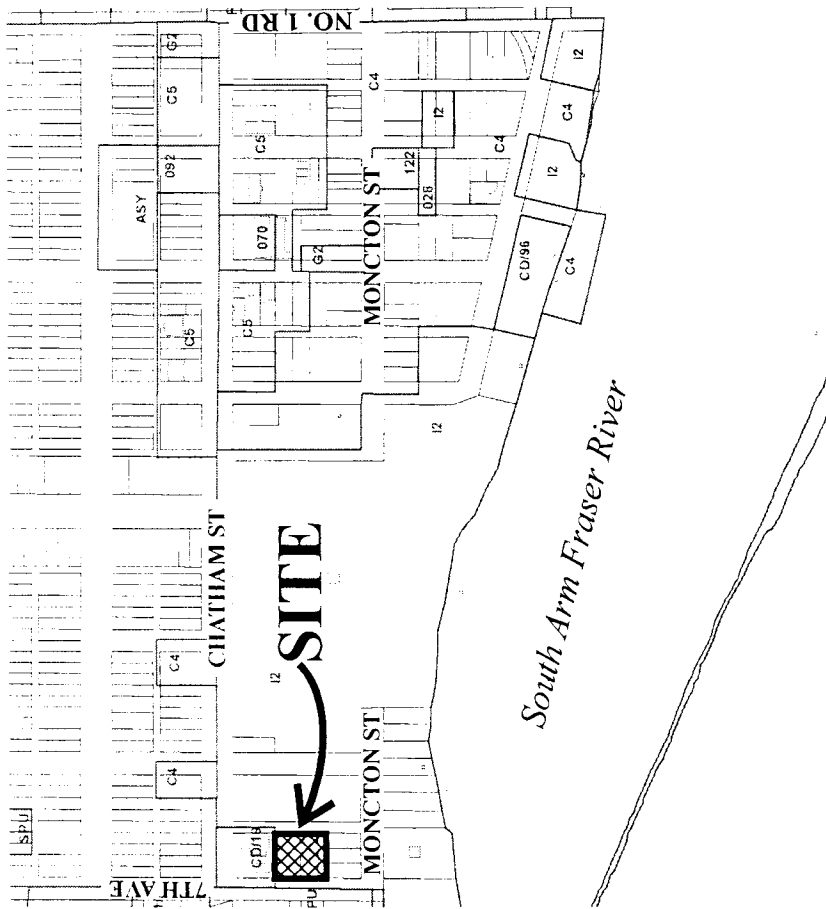
DELIVERED THIS DAY OF

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MAYOR

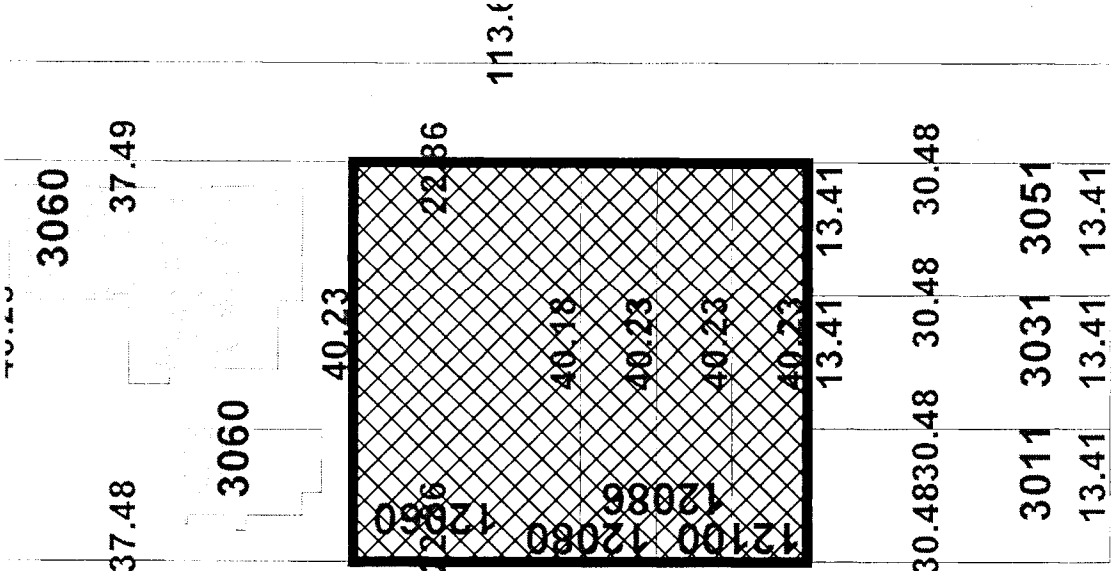


# City of Richmond

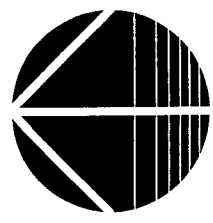


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5.54		

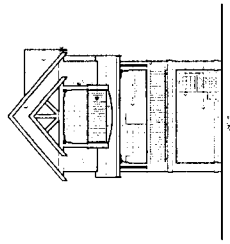
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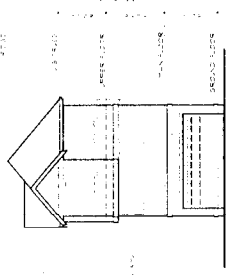
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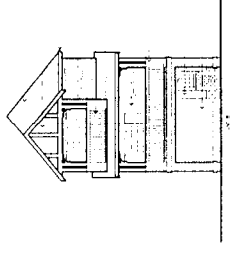
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 Revision Date:  
 Note: Dimensions are in METRES



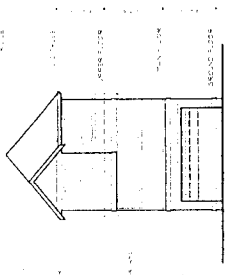
BLOCK TYPE S FRONT ELEVATION



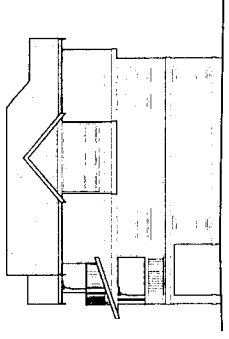
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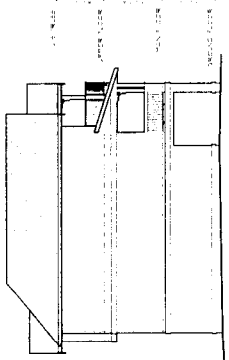
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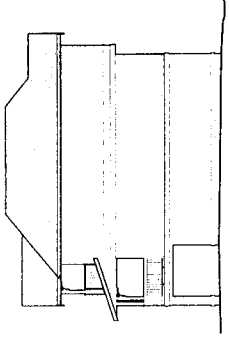
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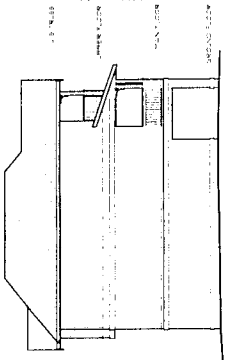
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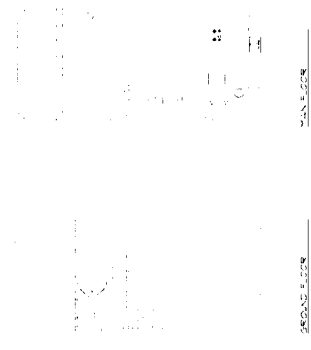
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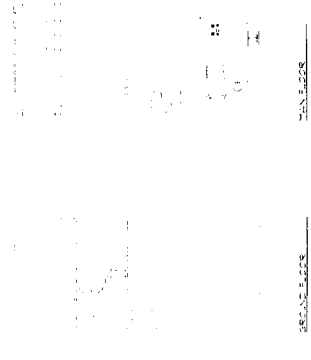
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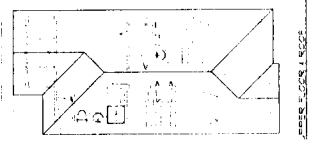
BLOCK TYPE T1 SIDE ELEVATION



FLOOR PLAN



FLOOR PLAN



FLOOR PLAN

JAN 30 2004



12060 7th AVENUE STEVESTON

for Bob Snowball 3

DP

BLOCK TYPE T1

BLOCK TYPE S



MAPLE  
0.0 17

307355  
40 225

REVISIONS / ISSUES

DATE	DESCRIPTION
Jan. 29, 2004	Revised by DP
Feb. 2, 2004	Revised by DP
Feb. 10, 2004	Revised by DP
Feb. 17, 2004	Revised by DP
Feb. 24, 2004	Revised by DP
Mar. 3, 2004	Revised by DP
Mar. 10, 2004	Revised by DP
Mar. 17, 2004	Revised by DP
Mar. 24, 2004	Revised by DP
Mar. 31, 2004	Revised by DP

3180 Lure Street  
Richmond, BC V6E 2L4  
Voice: (604) 273-2815  
Fax: (604) 273-2816  
Email: info@jio.ca

**JIO ASSOCIATES**  
LANDSCAPE ARCHITECTS

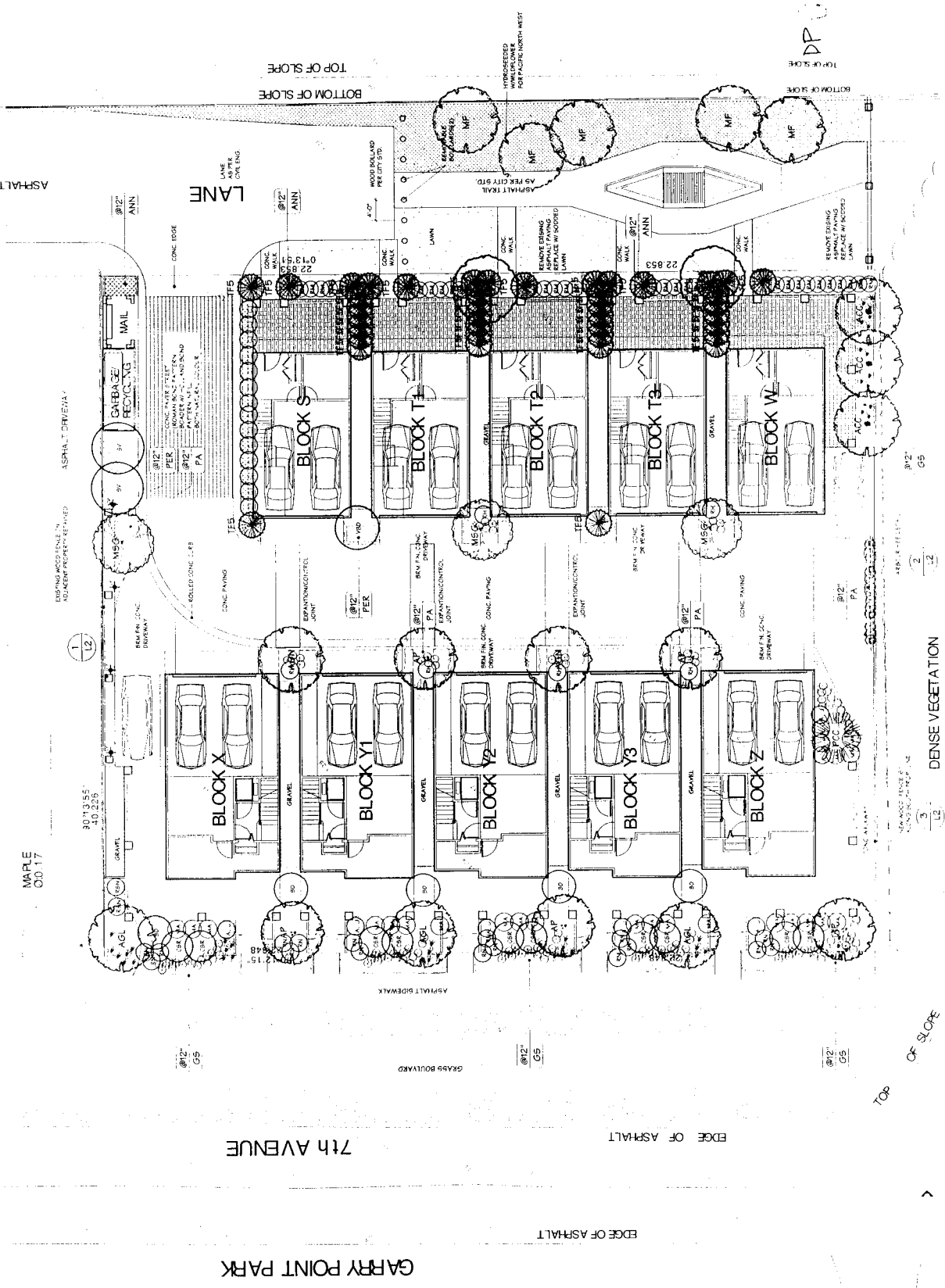
7TH AVE.  
STEVESTON  
RICHMOND, B.C.

LANDSCAPE PLAN

JAN 30 2004

PLAN 2

L1 of 2



EDGE OF ASPHALT  
EDGE OF ASPHALT  
EDGE OF ASPHALT

GARRY POINT PARK  
7TH AVENUE

TOP OF SLOPE  
BOTTOM OF SLOPE

ASPHALT DRIVEWAY  
ASPHALT SIDEWALK  
GRAVEL DRIVEWAY  
GRAVEL SIDEWALK  
CONCRETE DRIVEWAY  
CONCRETE SIDEWALK  
WOOD BOLLARD  
MISPLANTED

REVISIONS / ISSUES

JIO ASSOCIATES

7TH AVE. STEVESTON RICHMOND, B.C.

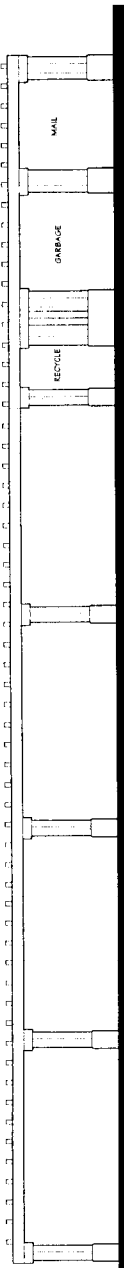
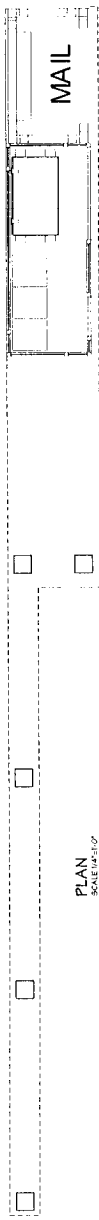
LANDSCAPE PLAN

JAN 30 2004

PLAN 2

L1 of 2





1 ARBOUR TYPE "A"  
SCALE 1/8" = 1'-0"

2 ARBOUR TYPE "B"  
SCALE 1/8" = 1'-0"

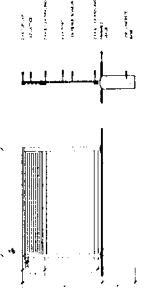
EAST ELEVATION  
SCALE 1/8" = 1'-0"



PLAN  
SCALE 1/8" = 1'-0"

ELEVATION  
SCALE 1/8" = 1'-0"

2 ARBOUR TYPE "B"  
SCALE 1/8" = 1'-0"



3 WOOD FENCE  
SCALE 1/8" = 1'-0"

JAN 29 2004  
 3180 HURST STREET  
 RICHMOND, BC V7E 2L4  
 (604) 273-8300  
 www.jto.com



JTO & ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 3180 HURST STREET  
 RICHMOND, BC V7E 2L4  
 (604) 273-8300  
 www.jto.com

Project:  
 7TH AVE.  
 STEVESTON  
 RICHMOND, B.C.

Drawn by:  
 LANDSCAPE PLAN  
 DETAILS/  
 PLANT LIST

JAN 30 2004  
 PLAN 2.0

DATE	DESCRIPTION
2004-01-29	ISSUED FOR PERMIT
2004-01-29	ISSUED FOR PERMIT
2004-01-29	ISSUED FOR PERMIT
2004-01-29	ISSUED FOR PERMIT
2004-01-29	ISSUED FOR PERMIT

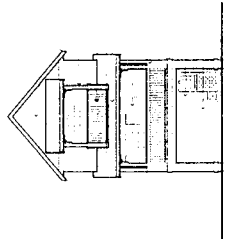
L2  
 of 2

### PLANT LIST

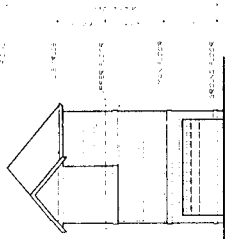
10060 7th Avenue, Steveston

ID#	SYM	COMMON NAME	SYMBOL
1	1	ARBOUR TYPE "A"	
2	2	ARBOUR TYPE "B"	
3	3	WOOD FENCE	
4	4	PROPERTY LINE	
5	5	MAIL	
6	6	GARAGE	
7	7	RECYCLE	
8	8	EAST ELEVATION	
9	9	SOUTH ELEVATION	
10	10	PLAN	

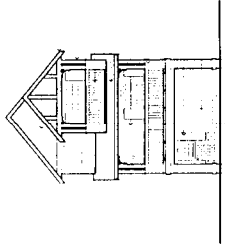
1. ALL PLANTS ARE TO BE INSTALLED BY THE CONTRACTOR.  
 2. ALL PLANTS ARE TO BE INSTALLED BY THE CONTRACTOR.  
 3. ALL PLANTS ARE TO BE INSTALLED BY THE CONTRACTOR.  
 4. ALL PLANTS ARE TO BE INSTALLED BY THE CONTRACTOR.  
 5. ALL PLANTS ARE TO BE INSTALLED BY THE CONTRACTOR.  
 6. ALL PLANTS ARE TO BE INSTALLED BY THE CONTRACTOR.  
 7. ALL PLANTS ARE TO BE INSTALLED BY THE CONTRACTOR.  
 8. ALL PLANTS ARE TO BE INSTALLED BY THE CONTRACTOR.  
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 10. ALL PLANTS ARE TO BE INSTALLED BY THE CONTRACTOR.



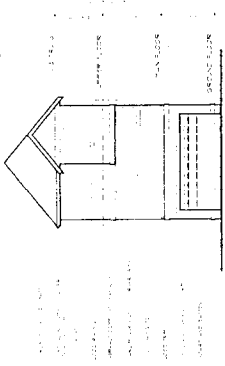
BLOCK TYPE T1 FRONT ELEVATION



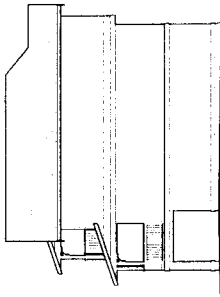
BLOCK TYPE T1 REAR ELEVATION



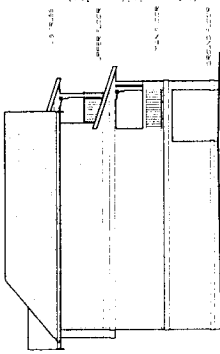
BLOCK TYPE T3 FRONT ELEVATION



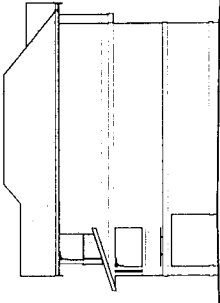
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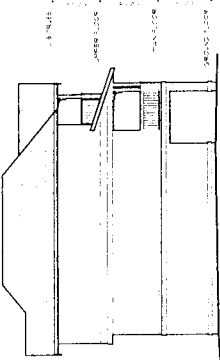
BLOCK TYPE T1 SIDE ELEVATION



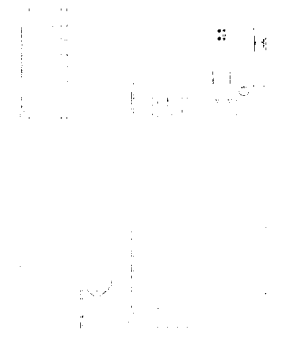
BLOCK TYPE T1 SIDE ELEVATION



BLOCK TYPE T3 SIDE ELEVATION



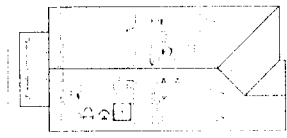
BLOCK TYPE T3 SIDE ELEVATION



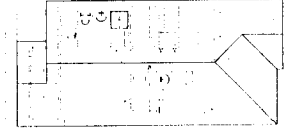
FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



SECOND FLOOR

JAN 30 2004

BLOCK TYPE T2

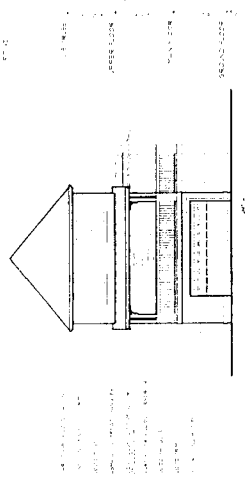
BLOCK TYPE T3

FOUGIERE ARCHITECTURE

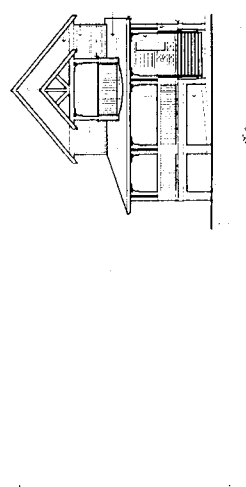
12060 7th AVENUE STEVESTON

for Bob Snowball 4

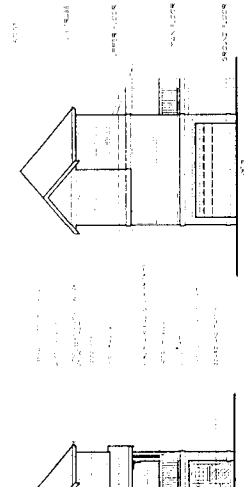
PP 050309170



BLOCK TYPE W FRONT ELEVATION



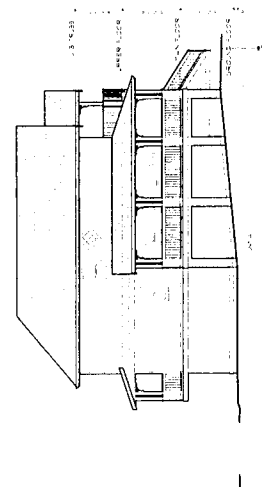
BLOCK TYPE W REAR ELEVATION



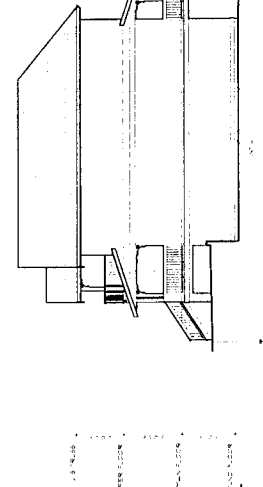
BLOCK TYPE X FRONT ELEVATION



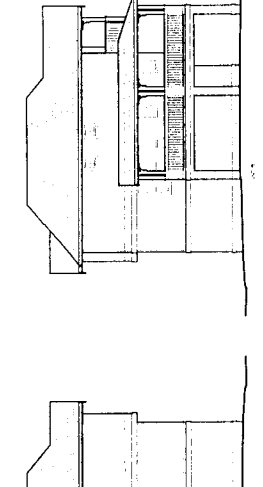
BLOCK TYPE X REAR ELEVATION



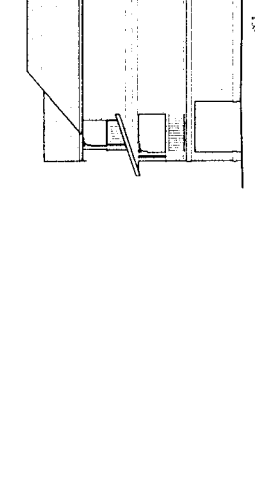
BLOCK TYPE X SIDE ELEVATION



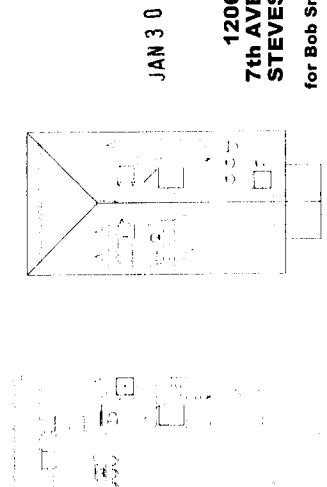
BLOCK TYPE X SIDE ELEVATION



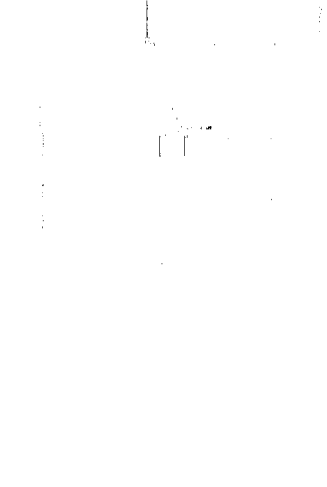
BLOCK TYPE W SIDE ELEVATION



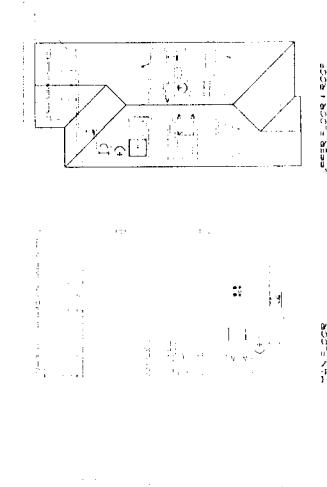
BLOCK TYPE W SIDE ELEVATION



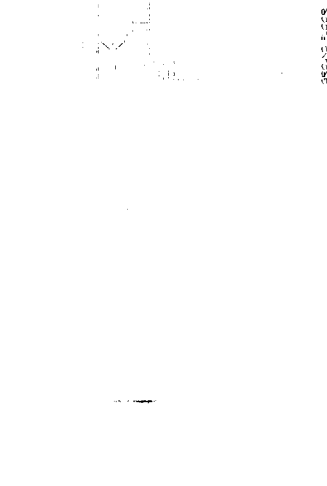
BLOCK TYPE X FLOOR PLAN



BLOCK TYPE X FLOOR PLAN



BLOCK TYPE W FLOOR PLAN



BLOCK TYPE W FLOOR PLAN

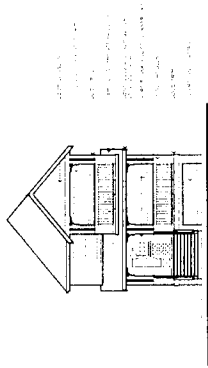
JAN 30 2004  
 12060  
 7th AVENUE  
 STEVESTON  
 for Bob Snowball

FOUGERE  
 ARCHITECTURE  
 12060 7th Avenue, Steveston, BC V7C 1P1  
 TEL: 604-271-1111 FAX: 604-271-1112

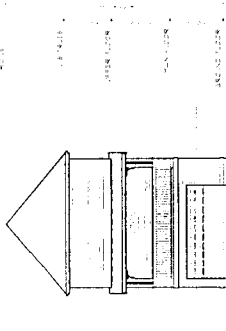
BLOCK TYPE X  
 SCALE 1/8" = 1'-0"

BLOCK TYPE W  
 SCALE 1/8" = 1'-0"

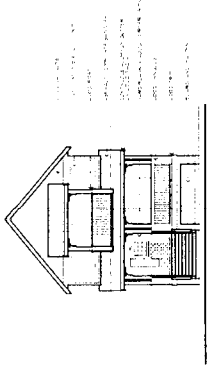
PP



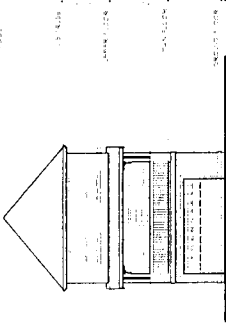
BLOCK TYPE Y1 FRONT ELEVATION



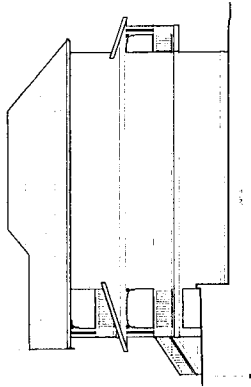
BLOCK TYPE Y1 REAR ELEVATION



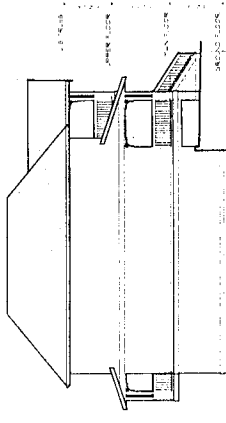
BLOCK TYPE Y1 FRONT ELEVATION



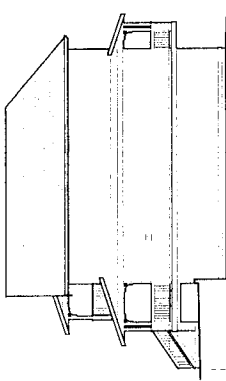
BLOCK TYPE Y1 REAR ELEVATION



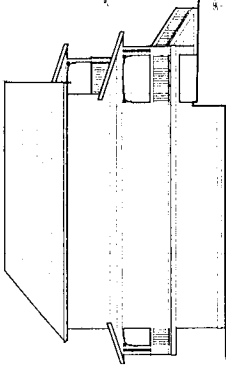
BLOCK TYPE Y1 SIDE ELEVATION



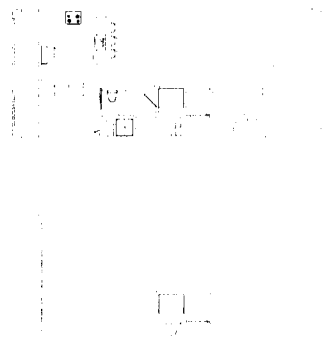
BLOCK TYPE Y1 SIDE ELEVATION



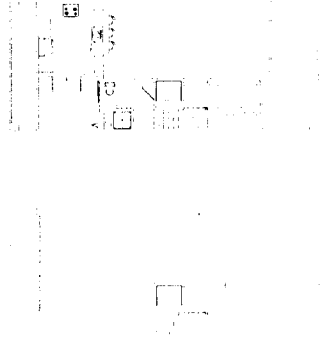
BLOCK TYPE Y1 SIDE ELEVATION



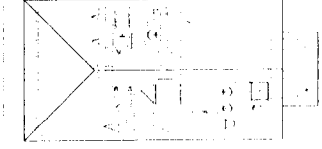
BLOCK TYPE Y1 SIDE ELEVATION



FLOOR PLAN



FLOOR PLAN



FLOOR PLAN

**BLOCK TYPE Y1**

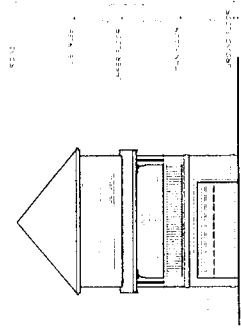
**BLOCK TYPE Y2**

JAN 30 2004

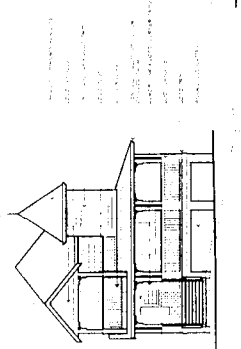
12060  
7th AVENUE  
STEVENSON  
for Bob Snowball

JANUARY 23, 2004  
**FOUGERE  
ARCHITECTURE**  
ARCHITECTS  
12060 7th Avenue, Stevenson, MD 21153  
TEL: 410-938-1111 FAX: 410-938-1112

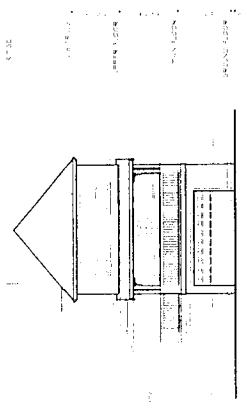
DP 10000000000000



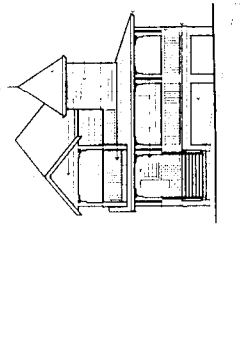
BLOCK TYPE Y3 REAR ELEVATION



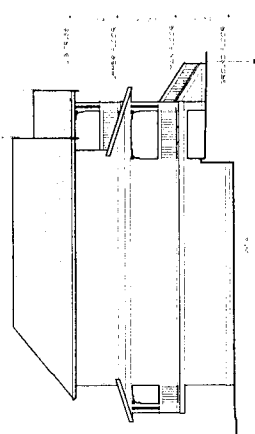
BLOCK TYPE Y3 FRONT ELEVATION



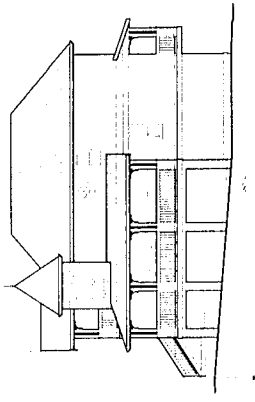
BLOCK TYPE Z REAR ELEVATION



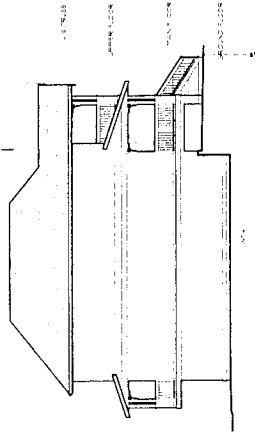
BLOCK TYPE Z FRONT ELEVATION



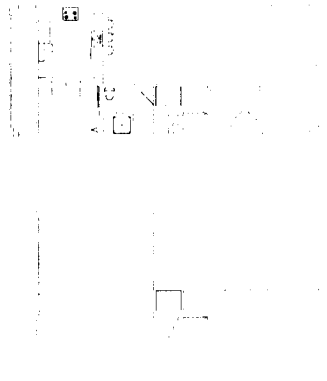
BLOCK TYPE Y3 SIDE ELEVATION



BLOCK TYPE Y3 SIDE ELEVATION



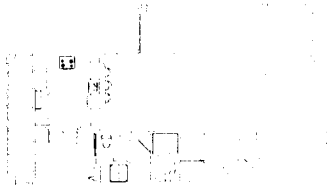
BLOCK TYPE Z SIDE ELEVATION



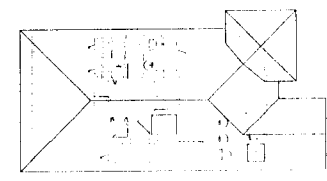
SECOND FLOOR



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR

JAN 30 2004

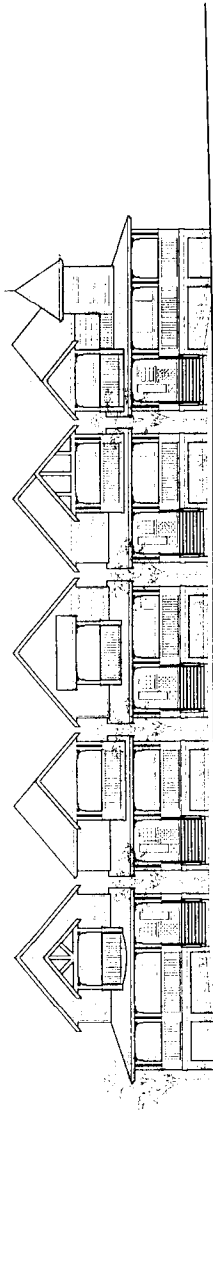
12060  
7th AVENUE  
STEVENSON  
for Bob Snowball



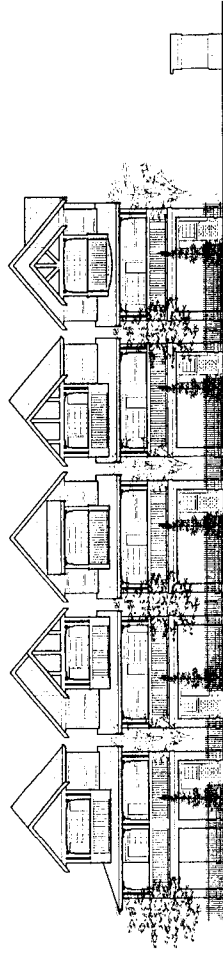
BLOCK TYPE Z

BLOCK TYPE Y3

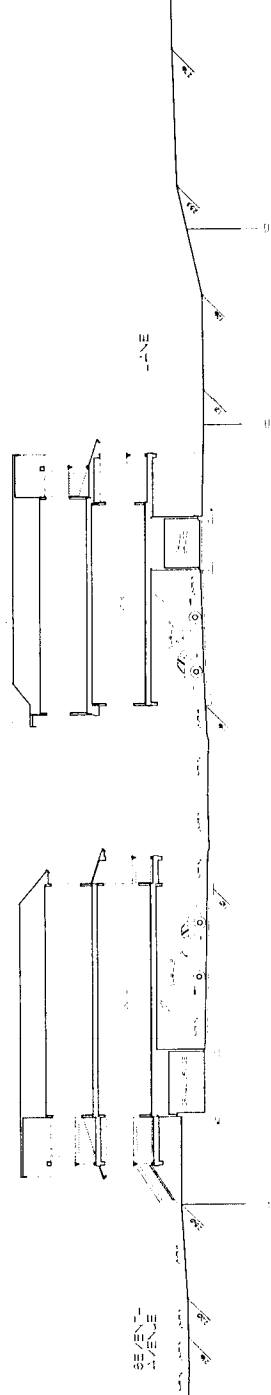
DP



12060 AVENUE STREETSCAPE



12060 AVENUE STREETSCAPE



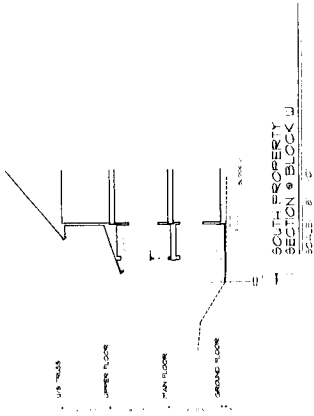
ELEVATION SECTION

JAN 30 2004

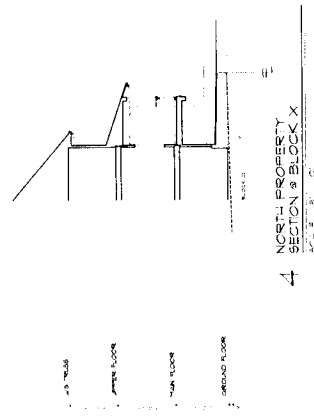
12060  
7th AVENUE  
STEVESTON  
for Bob Snowball



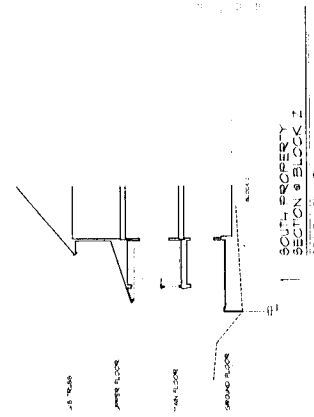
DP 001 00 075



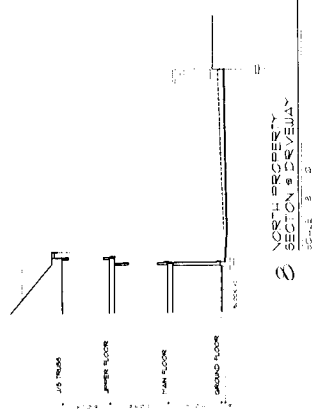
SOUTH PROPERTY SECTION & BLOCK U  
SCALE 1/8" = 1'-0"



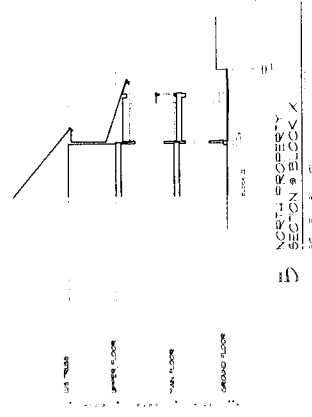
NORTH PROPERTY SECTION & BLOCK X  
SCALE 1/8" = 1'-0"



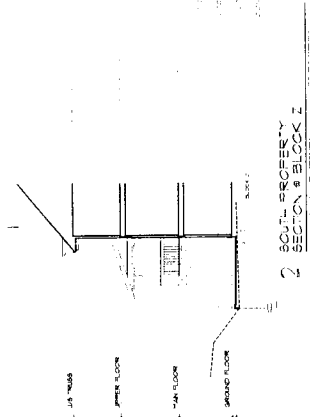
SOUTH PROPERTY SECTION & BLOCK I  
SCALE 1/8" = 1'-0"



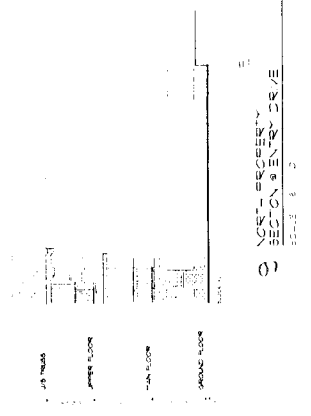
NORTH PROPERTY SECTION & DRIVE J  
SCALE 1/8" = 1'-0"



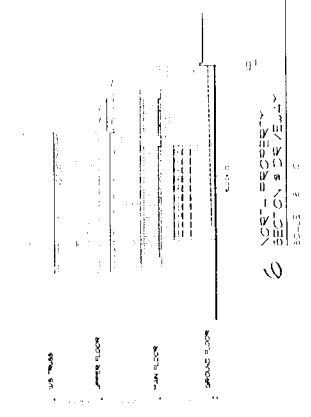
NORTH PROPERTY SECTION & BLOCK X  
SCALE 1/8" = 1'-0"



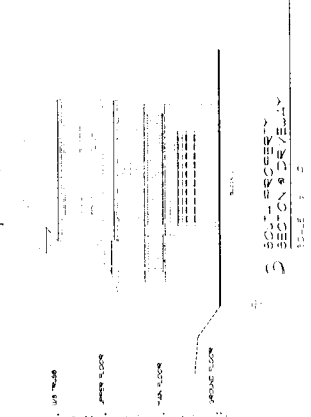
SOUTH PROPERTY SECTION & BLOCK Z  
SCALE 1/8" = 1'-0"



NORTH PROPERTY SECTION & DRIVE J  
SCALE 1/8" = 1'-0"



NORTH PROPERTY SECTION & DRIVE J  
SCALE 1/8" = 1'-0"

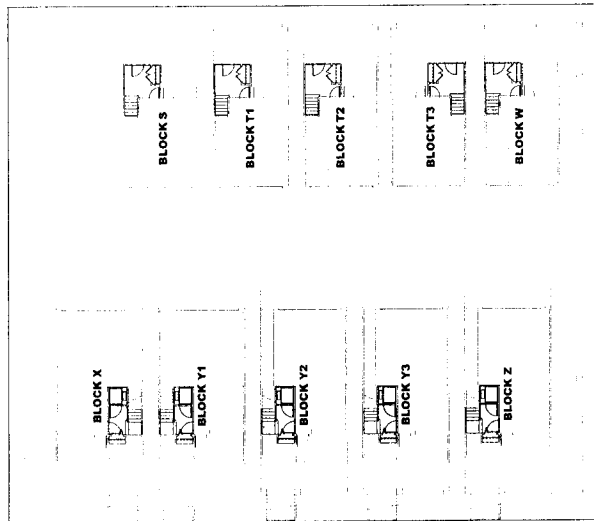


SOUTH PROPERTY SECTION & DRIVE J  
SCALE 1/8" = 1'-0"

JAN 30 2004  
12060  
7th AVENUE  
STEVESTON  
for Bob Snowball

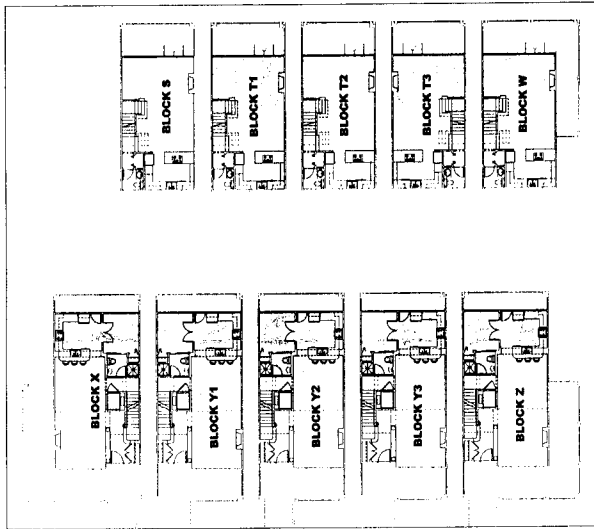
FOUGERE  
ARCHITECTURE  
12060 7th Avenue, Steveston, BC V7E 1M5  
TEL: 604.271.1111 FAX: 604.271.1112

DP



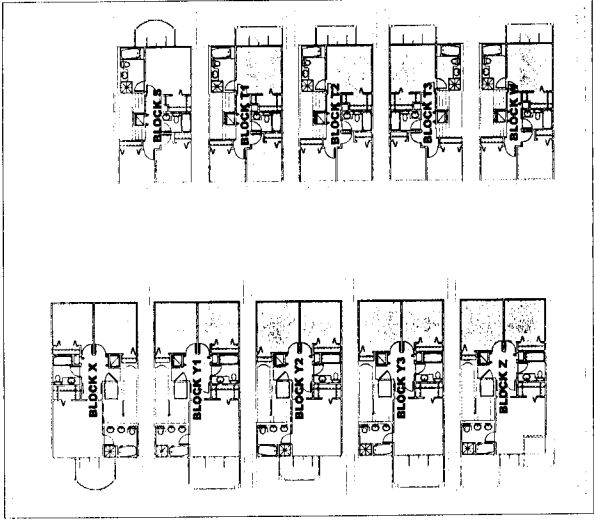
**SECOND FLOOR**

5 UNITS \* 250 SF    5 UNITS \* 175 SF  
 TOTAL SECOND FLOOR AREA: 1,262.5 SF



**MAIN FLOOR**

5 UNITS \* 967 SF    5 UNITS \* 648.5 SF  
 TOTAL MAIN FLOOR AREA: 1,585 SF



**UPPER FLOOR**

5 UNITS \* 718 SF    5 UNITS \* 623 SF  
 TOTAL UPPER FLOOR AREA: 868.5 SF

**TOTAL FLOOR AREA**

Ground Floor	1,585 SF
Second Floor	1,262.5 SF
Upper Floor	868.5 SF
<b>TOTAL</b>	<b>3,716 SF</b>

JAN 30 2304

12060  
 7th AVENUE  
 STEVESTON

for Bob Snowball



DP 100-00175