



THE CORPORATION OF THE VILLAGE OF ASHCROFT

SPECIAL COUNCIL MEETING

AGENDA

FOR Monday August 17, 2020 at 10:00 AM

1. **CALL TO ORDER**

2. **ADOPTION OF THE AGENDA**

Motion to adopt the Agenda as presented or as amended

3. **MINUTES**

All Minutes are adopted at a Regular Meeting of Council

4. **DELEGATIONS**

4.1	NONE	
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5. **DISCUSSION ITEMS**

5.1	NONE	

6. **BYLAWS FOR DISCUSSION**

6.1	N/A	
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7. **STAFF REPORTS**

7.1	Anderson Development Permit Application <i>Motion to approve</i>	
7.2	Wiebe Development Permit Application <i>Motion to approve</i>	

8. **QUESTION PERIOD**

9. **CLOSED MEETING**

Motion to move to a closed meeting to discuss an item under the Community Charter Section 90.1

9.1	N/A	
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10. **TERMINATION**

STAFF REPORT TO COUNCIL – SPECIAL MEETING

DATE: August 17, 2020
FROM: Daniela Dyck, Chief Administrative Officer
SUBJECT: Development Permit Approval - Anderson

Purpose

To request Council approval for a Development Permit #4 20-01.

Recommendation

“That Development Permit No. DP-20-01 be issued for Lot 4, Block 6, Plan KAP189, DL 423, KDYD at 607 Railway Ave. Ashcroft BC.”

Alternatives

N/A

Summary:

The owner of the land at 607 Railway Ave has applied for a Development Permit pursuant to s.20.4 of the Official Community Plan which establishes the Downtown Commercial / Mixed Use Area which is vital to the general social and economic well-being of Ashcroft and the specific revitalization of the downtown commercial district. The applicant proposes to develop a 2 story multi use commercial/residential dwelling. The proposed gross floor area of each commercial space is approximately 548 square feet, the main floor living area is 949 square feet and the second level living area is 949 square feet.

This Development Permit (DP) application is for Council approval of the general development design and layout. Staff recommends that the Development Permit be issued as the design meets OCP development permit conditions.

Discussion:

Comments to the design as they relate to the 12 criteria of OCP Schedule G are as follows:

(1) Façade Location:

The front façade of the proposed building is directly positioned facing Railway Ave on the interior lot line.

(2) Façade Width:

The building façade facing the street is the full width of the building.

(3) Façade Height:

The lower one storey portion of the building adjacent to the street is 3.4m in height to the average roof height. The rear two storey portion of the building is 6.3m in average roof height. A false Façade front has been included as part of the design.

(4) Ground Floor Design:

The commercial storefront portion of the design while not the full width of the lot (to comply with building code requirements for combustible construction) has been divided into 4 equal portions to comply with the design intent of the guidelines. These 4 equal portions are to be delineated by both the front canopy posts as well as vertical dark painted trim elements between each window/door section aligned to the front posts.

(5) Upper Floor Design:

The upper floor windows are arranged in a symmetrical pattern following the lower floor module width and while not exactly the suggested 1:2 ratio of width to height, are very close to this proportion.

(6) Roof and Roof Edge Details:

In keeping with Schedule G, a false front has been used in this design; however, cornices are not included. The roof will be pro lock metal roofing complete with eaves troughs. The residential portion of the roof design included a main ridge perpendicular to the building frontage.

(7) Canopies and Porches;

The building is provided with a low slope 2.5/12 pitch canopy projecting over the front sidewalk. Current shown as 1.5m in depth, this may be extended depending on the exact location of the street tree and hydro pole in front of this lot. Posts as mentioned above are spaced to follow the module width.

(8) Façade Materials;

Wood Columns and trim elements are included; however, the building will be sided with hardie plank and hardie shingle (commercial front).

(9) Façade Colours:

The intended colour palette is suggested to be lighter sandstone horizontal siding and darker brown posts and trim details.

(10) Signage:

The storefront signage will be wood façade with warm lighting above the sign.

(11) Lighting:

Canopy lighting to be provided above the building entrances to illuminate the sidewalk in front of the building.

(12) Surface Parking Lots:

Six (6) Parking stalls to be provided at the rear of the property, this includes 2 for residential parking. Surface will be asphalt.

Strategic/Municipal Objectives

Official Community Plan

Legislative Authority

Village of Ashcroft

Financial Implications

N/A

Attachment Listing

1. DP Drawing
-

Prepared by:



Daniela Dyck,
Chief Administrative Officer

GENERAL NOTES

- ITEMS LISTED OR NOTED WITHIN THESE NOTES ARE FOR GUIDANCE ONLY AND DO NOT NECESSARILY CONSTITUTE THE ENTIRE EXTENT OF WORK REQUIRED TO BE CARRIED OUT.
- BEFORE BIDDING THIS PROJECT THE CONTRACTOR SHALL ENSURE THAT THEY HAVE A FULL UNDERSTANDING OF THE STANDARD CONSTRUCTION PRACTICES AND WORK OUTLINED IN THESE DRAWINGS.
- IT IS HEREBY UNDERSTOOD THAT ALL LOCAL CODES AND REGULATIONS, THE MOST RECENT EDITION OF THE B.C. BUILDING CODE, AND ALL REVISIONS, SHALL APPLY IN THEIR ENTIRETY AS THE MINIMUM STANDARD TO ALL SECTIONS OF THE WORK.
- ANY CHANGES TO OR DEVIATIONS FROM THESE PLANS IS THE FULL RESPONSIBILITY OF THE CONTRACTOR AND MUST BE APPROVED IN WRITING BY THE OWNER AND REPORTED TO THIS OFFICE.
- ALL LABOUR SHALL BE PERFORMED IN THE BEST AND MOST WORKMANSHIP LIKE MANNER BY QUALIFIED TRADESPEOPLE.
- COMPLIANCE WITH THE B.C. HPO IS REQUIRED ON THIS PROJECT.
- A DISCLOSURE OF CURRENT N.C.B. STATUS WILL BE REQUIRED PRIOR TO AWARDING ANY PORTION OF THIS PROJECT.
- ALL CONTRACTORS SHALL CO-OPERATE WITH EACH OTHER AND CO-ORDINATE THEIR WORK FOR THE PROPER COMPLETION OF THE PROJECT.

ERRORS AND OMISSIONS

- PROCAD DESIGNS LIMITED MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. HOWEVER, NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS AND IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION.
- ANY DISCREPANCIES OR OMISSIONS SHOULD BE REPORTED TO THIS OFFICE FOR CLARIFICATION.

COPYRIGHT

- THESE PLANS AND DESIGNS THEREIN ARE COPYRIGHT AND THE EXCLUSIVE PROPERTY OF PROCAD DESIGNS LIMITED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION.
- PROCAD DESIGNS LIMITED GRANTS THE PURCHASER THE RIGHT TO BUILD ONLY ONE STRUCTURE FROM THESE PLANS.

BUILDING SITE

- BUILDER SHALL LOCATE SEWER, WATER, GAS AND ELECTRICAL SERVICES.
- WELLS, SEPTIC TANK AND DISPOSAL FIELD (IF REQUIRED) SHALL CONFORM TO LOCAL AND DISTRICT REGULATIONS.
- INSTALL PROTECTIVE BARRIERS AROUND EXISTING TREES DURING CONSTRUCTION.
- TEMPORARY AND FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING.
- THE SITE SHALL, AT ALL TIMES, BE KEPT CLEAN; DEBRIS SHALL BE NEATLY PILED AND REMOVED AS NEEDED.

FOUNDATION NOTES

- FOOTINGS AND FOUNDATIONS SHALL BE DROPPED TO SOLID UNDISTURBED NATIVE SOIL OR COMPACTED FILL AND TO BELOW FROST LINE.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 32 MPa AFTER 28 DAYS INCLUDING GARAGE SLABS, CARPORT SLABS AND EXTERIOR STEPS.
- BACK FILLING OF FOUNDATION WALLS SHALL NOT BE DONE UNTIL THE CONCRETE HAS REACHED ITS REQUIRED 28-DAY STRENGTH AND THE ENTIRE MAIN FLOOR JOISTS AND SHEATHING HAVE BEEN INSTALLED TO GIVE THE FOUNDATION PROPER SUPPORT.
- REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615 GRADE 400.
- REINFORCING SHALL HAVE MINIMUM CONCRETE COVER OF 3" WHEN LAID AGAINST GROUND; SPLICES SHALL BE 34 X BAR DIAMETER.
- FOUNDATION WALLS HIGHER THAN PERMITTED IN THE BUILDING CODE ARE REQUIRED TO BE DESIGNED BY AN ENGINEER.
- ANY ENGINEERED FOUNDATION DRAWINGS SUPERSEDE THOSE INCLUDED IN THESE PLANS.
- EXISTING GRADE SHOWN IS TO BE CONSIDERED APPROXIMATE AND FOUNDATION WALL HEIGHTS MAY NEED TO BE ADJUSTED DEPENDING ON ACTUAL SITE CONDITIONS.

PLAN & FRAMING NOTES

- ALL DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF EXTERIOR STUDS AND TO CENTER LINE OF INTERIOR STUD WALLS UNLESS NOTED OTHERWISE.
- FACE OF EXTERIOR STUD WALL AND FOUNDATION TO BE FLUSH.
- FRAMING LUMBER GRADES AND SPECIES SHALL CONFORM TO B.C. BUILDING CODE, RESIDENTIAL STANDARD.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE DAMPROOFED WITH SILL GASKET OR OTHER APPROVED METHOD.
- DOUBLE JOISTS UNDER NON LOAD BEARING WALLS RUNNING PARALLEL TO THE JOISTS.
- LINTELS SHALL BE 2-2X10 UNLESS OTHERWISE NOTED.
- ROOF TRUSSES SHALL BE PRE-ENGINEERED BY MANUFACTURER, AND A COPY SUPPLIED TO THIS OFFICE FOR REVIEW.
- IN ORDER TO ACCOMMODATE FINISHED FLOOR HEIGHTS, ADJUSTMENTS TO NOTED RISER HEIGHTS MAY BE REQUIRED. ALL RECALCULATIONS OF RISER HEIGHTS MUST CONFORM TO LOCAL BUILDING CODES AND MEET WITH OWNER'S AND/OR DESIGNER'S REQUIREMENTS.
- BUILDER IS RESPONSIBLE FOR SUPPLYING ADEQUATE HEATING TO ALL PARTS OF THE HOUSE.
- LOCATION OF UNDIMENSIONED FIXTURES, OUTLETS, DUCT WORK AND ITEMS SHOWN OR NOTED BUT NOT DIMENSIONED, SHALL BE CONSIDERED APPROXIMATE. THE ACTUAL LOCATIONS SHALL BE DIRECTED BY THE OWNER AND AS REQUIRED TO SUIT JOB CONDITIONS.

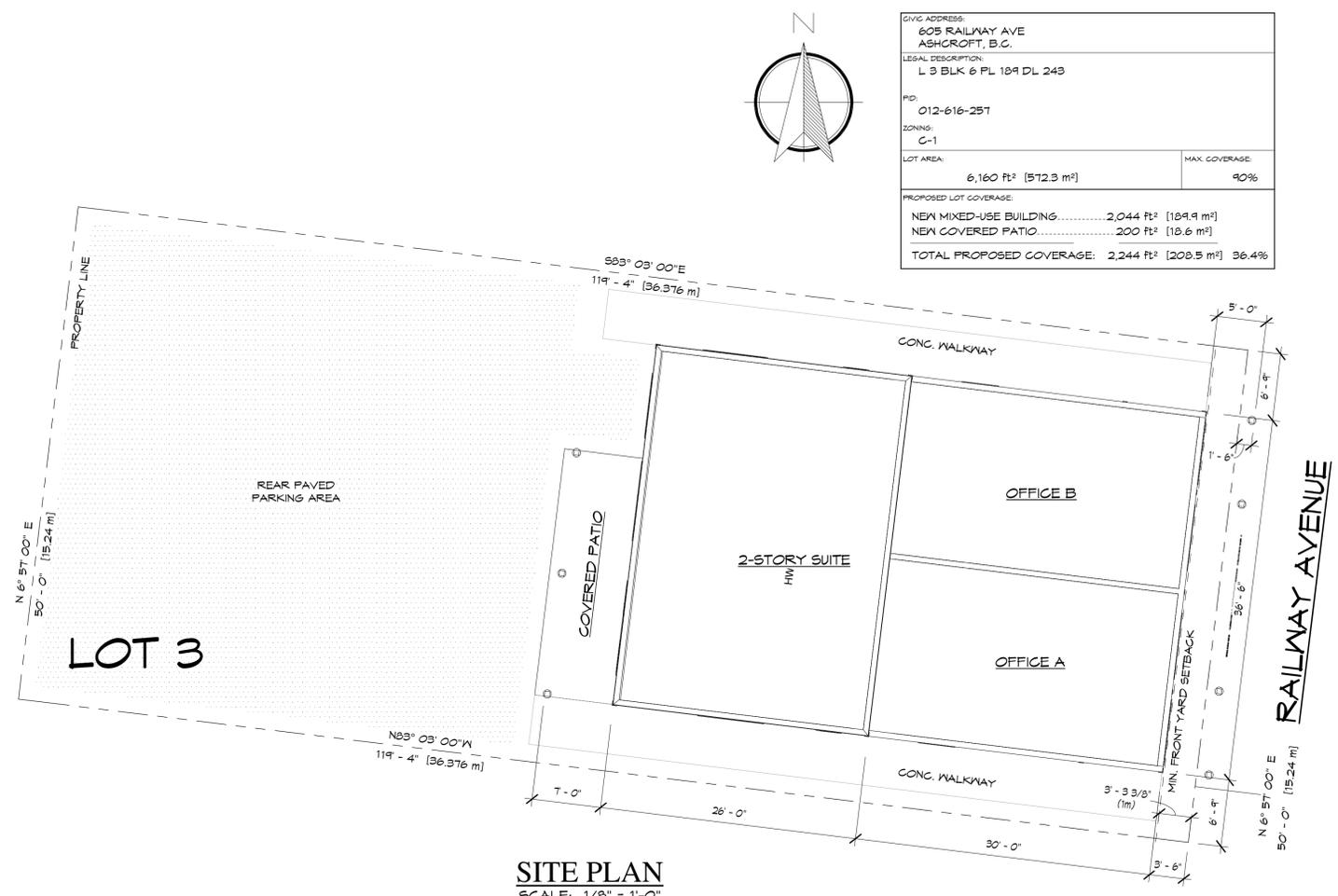
ELECTRICAL NOTES

- ALL ELECTRICAL WORK TO COMPLY WITH APPLICABLE CODES AND REGULATIONS.
- ELECTRICAL PLANS SHOWN ARE TO BE USED AS A GUIDE ONLY, AND ALL ITEMS TO BE CONFIRMED WITH OWNER.
- SEE ELECTRICAL PLANS FOR FURTHER NOTES.

INSULATION/SOUNDPROOFING NOTES

- PROVIDE MIN R50 BLOWN INSULATION AND 6 MIL VAPOUR BARRIER IN ALL ROOF CEILINGS. MINIMUM R28 INSULATION IN SLOPING CEILINGS UNLESS NOTED OTHERWISE.
- PROVIDE R9 INSULATION FOR SOUND SEPARATION WHERE REQUIRED OR AS SHOWN.
- PROVIDE MIN R24 AND 6 MIL POLY VAPOUR BARRIER IN ALL EXTERIOR WALLS.

SHEET LIST	
NUMBER	NAME
A1	SITE PLAN
A2	NEW FOUNDATION & MAIN FLOOR PLANS
A3	NEW UPPER FLOOR & ROOF PLANS
A4	NEW ELEVATIONS
A5	NEW ELEVATIONS
A6	NEW SECTIONS



CIVIC ADDRESS: 605 RAILWAY AVE ASHCROFT, B.C.	
LEGAL DESCRIPTION: L 3 BLK 6 PL 189 DL 243	
PID: 012-616-251	
ZONING: C-1	
LOT AREA: 6,160 ft ² [572.3 m ²]	MAX COVERAGE: 90%
PROPOSED LOT COVERAGE:	
NEW MIXED-USE BUILDING.....	2,044 ft ² [189.9 m ²]
NEW COVERED PATIO.....	200 ft ² [18.6 m ²]
TOTAL PROPOSED COVERAGE: 2,244 ft ² [208.5 m ²] 36.4%	

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

REVISED 08/10/20
MONTH DAY YEAR

NO.	REFERENCE DRAWINGS

CONCEPT DRAWING
NOT FOR REPRODUCTION
COPYRIGHT RESERVED. THE DESIGN AND DRAFTING OF THIS DRAWING MAY NOT BE REPRODUCED OR REUSED WITHOUT WRITTEN PERMISSION.

NOTE TO GENERAL CONTRACTOR
QUESTIONS REGARDING THE DESIGN ARE WELCOME. PLEASE FEEL FREE TO DIRECT ANY QUESTIONS REGARDING THE DESIGN TO OUR OFFICE AT 828-0321. PROJECT MANAGER AND DESIGNER IS IVORY WINSTON

2	Reissued For Review	8/10/20	I.M.
1	Issued For Review	7/20/20	I.M.
NO.	REVISION	DATE	BY



#101-1402 McGill Road, Kamloops, BC
V2C 1L3; 250-828-0321

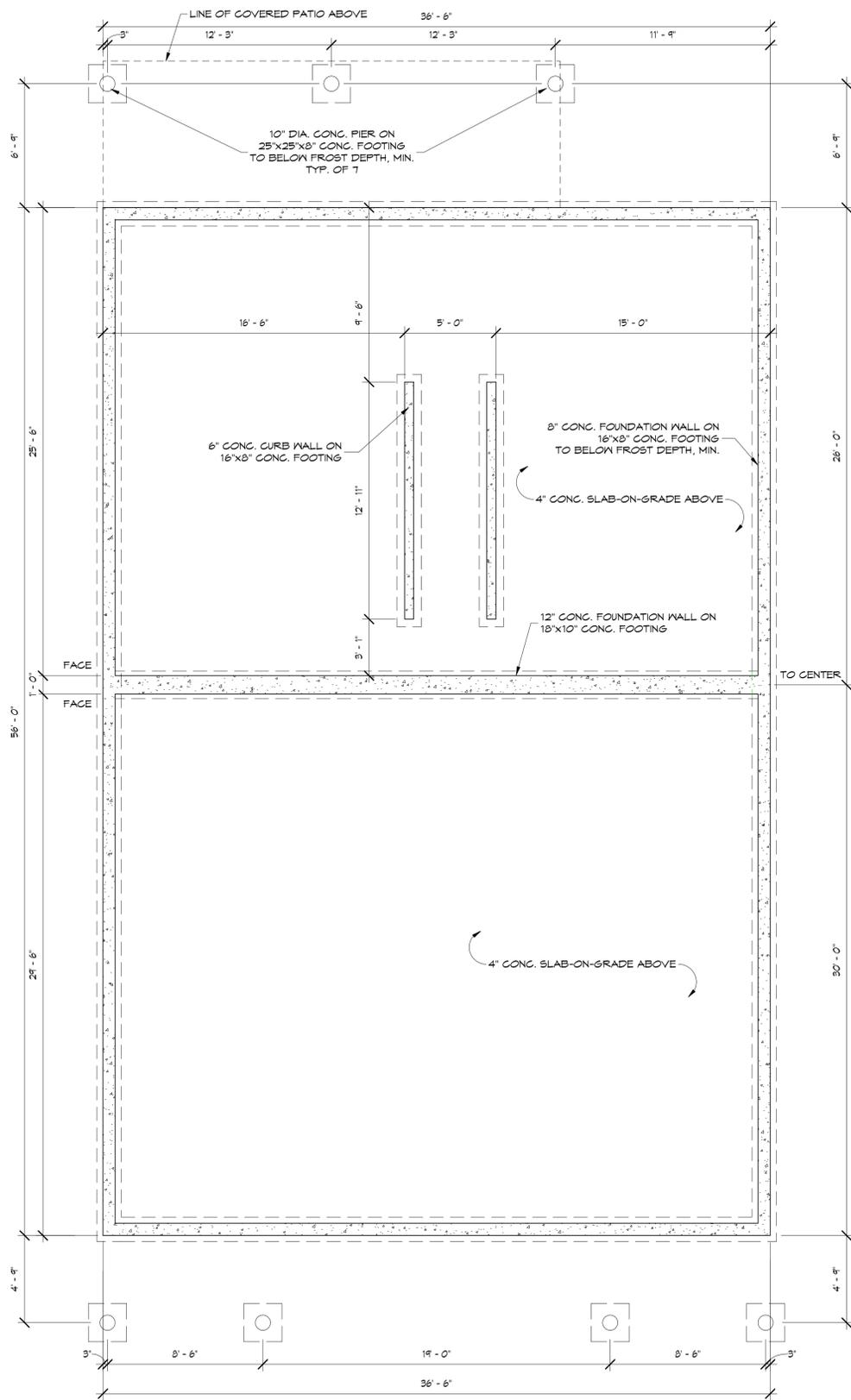
A1	PROJECT ANDERSON CUSTOM
	APPROVED I.M.
DRAWN N.C.	SCALE AS NOTED
DATE JULY 2020	

CLIENT
ANDERSON, MARILYN & ANDY

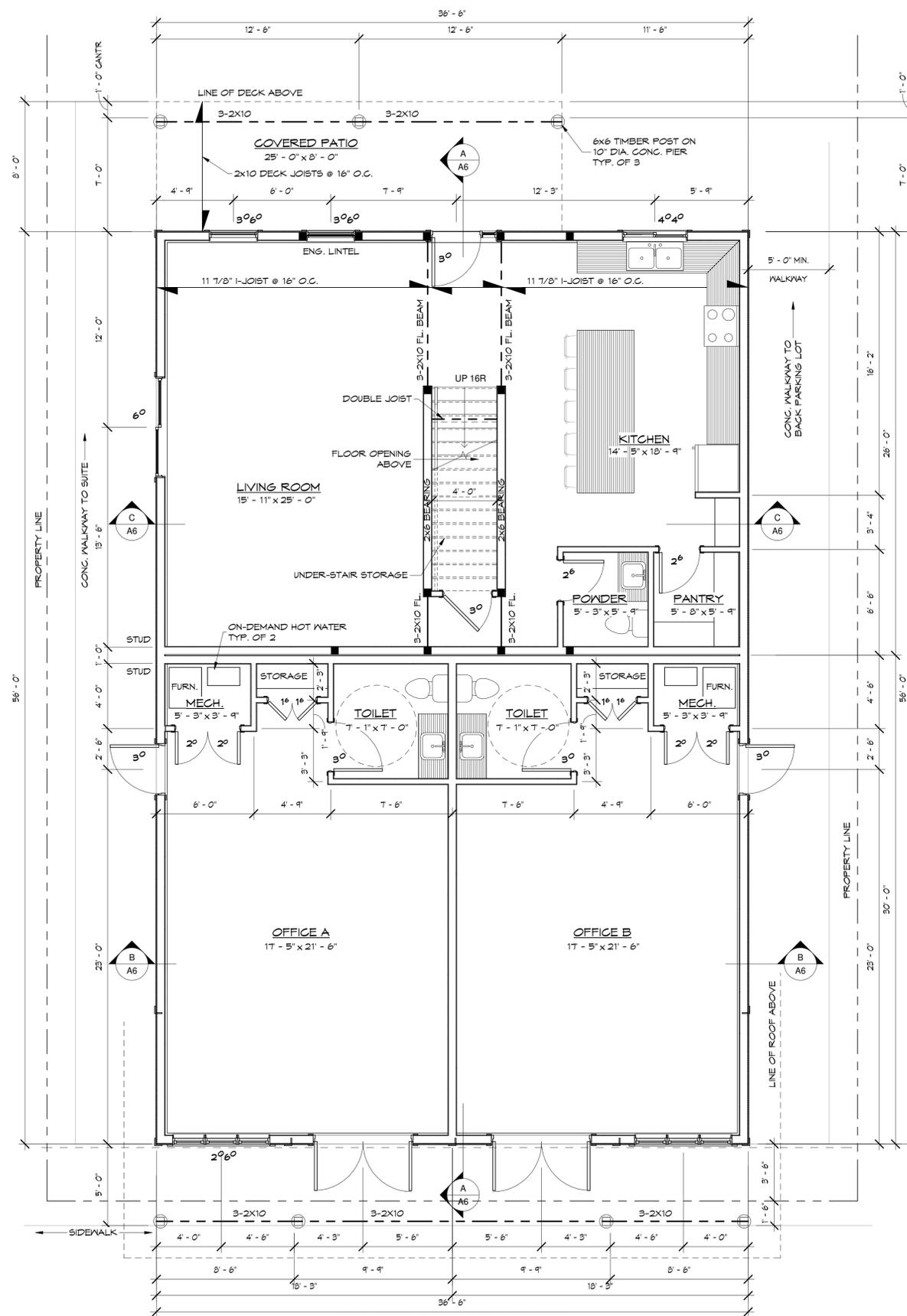
TITLE
SITE PLAN

JOB NUMBER 40F05	A1 OF 5	2
		REV

CANCEL ALL PRINTS BEARING EARLIER REVISION



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISED 08/10/20
MONTH DAY YEAR

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PROCAD DESIGNS
#101-1402 McGill Road, Kamloops, BC
V2C 1L3; 250-828-0321

A2
PROJECT: ANDERSON CUSTOM
APPROVED: I.M.
SCALE: AS NOTED
DATE: JULY 2020

CLIENT: ANDERSON, MARILYN & ANDY
TITLE: NEW FOUNDATION & MAIN FLOOR PLANS

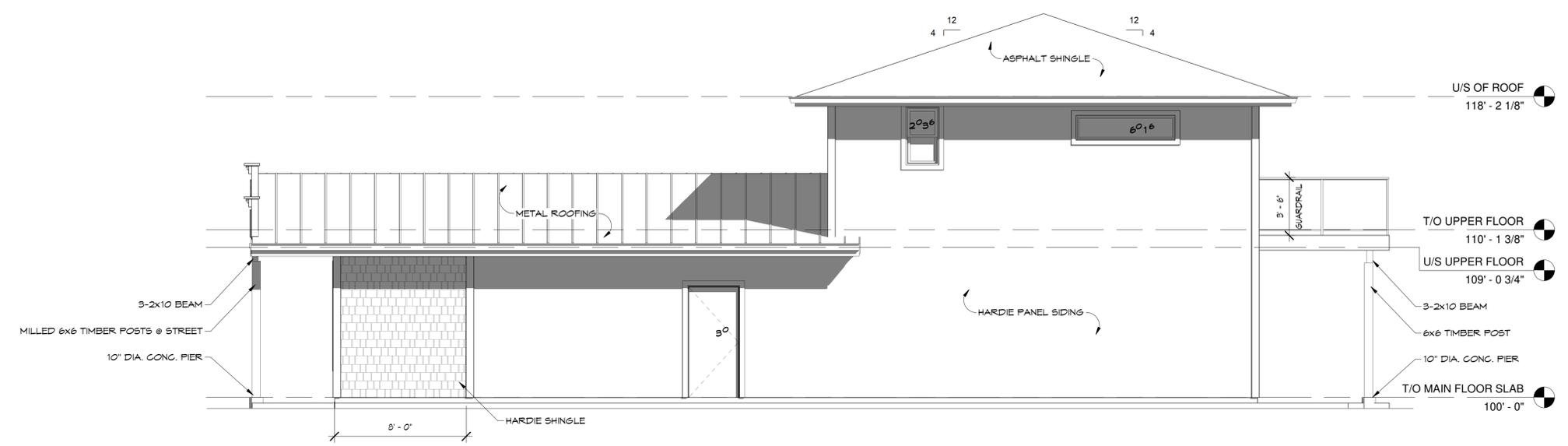
JOB NUMBER: 40F05	A2 OF 5	2
DATE: 08/10/20	SCALE: AS NOTED	REV

CANCEL ALL PRINTS BEARING EARLIER REVISION

NO.	REFERENCE DRAWINGS



NEW EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



NEW NORTH (RIGHT) ELEVATION
SCALE: 1/4" = 1'-0"

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NO.	REVISION	DATE	BY
2	Reissued For Review	8/10/20	I.W.
1	Issued For Review	7/20/20	I.W.



#101-1402 McGill Road, Kamloops, BC
V2C 1L3; 250-828-0321

A4	PROJECT ANDERSON CUSTOM
DRAWN N.C.	APPROVED I.W.
FILED	SCALE AS NOTED
	DATE JULY 2020

CLIENT
ANDERSON, MARILYN & ANDY

TITLE
NEW ELEVATIONS

REVISED 08/10/20
MONTH DAY YEAR

JOB NUMBER 40F05	A4 OF 5 DWG NO.	2 REV
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CANCEL ALL PRINTS BEARING EARLIER REVISION

NO.	REFERENCE DRAWINGS

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NO.	REVISION	DATE	BY
2	Reissued For Review	8/10/20	I.W.
1	Issued For Review	7/20/20	I.W.



#101-1402 McGill Road, Kamloops, BC
V2C 1L3; 250-828-0321

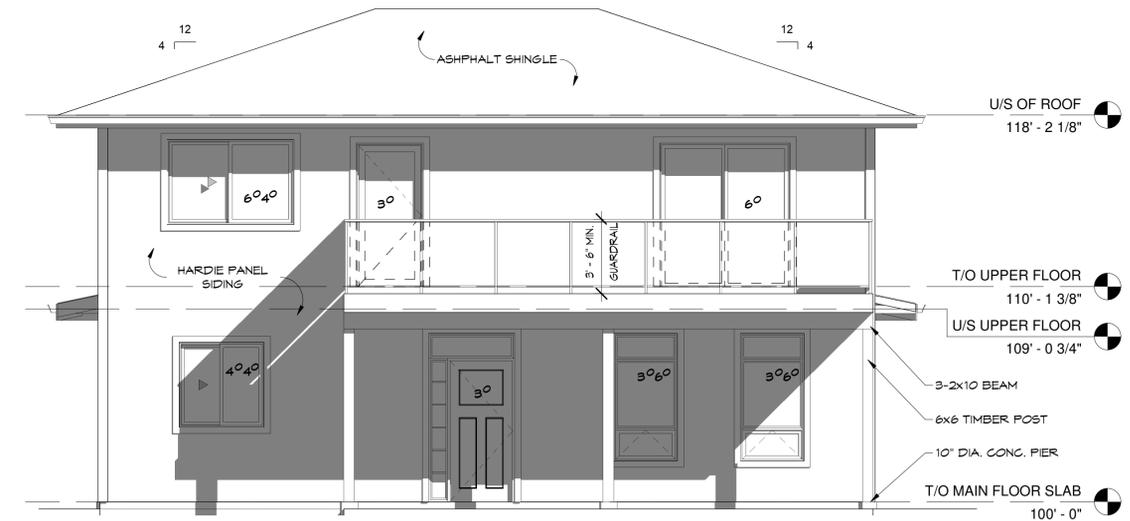
A5	PROJECT	ANDERSON CUSTOM
	APPROVED	I.W.
DRAWN	N.C.	SCALE AS NOTED
FILED	DATE	JULY 2020

CLIENT
ANDERSON, MARILYN & ANDY

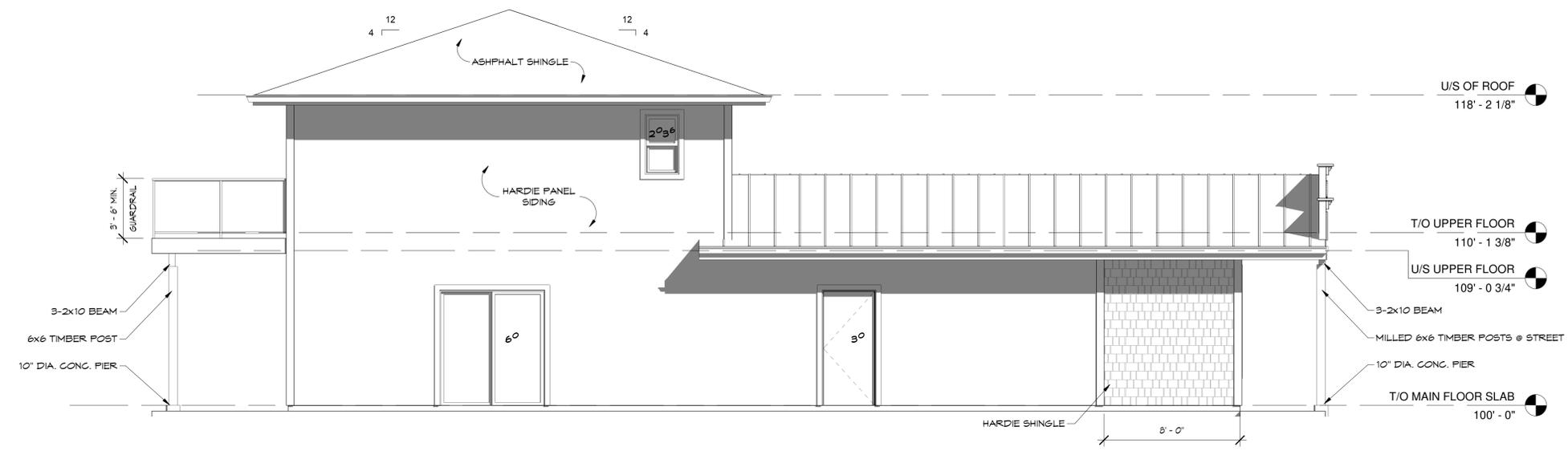
TITLE
NEW ELEVATIONS

JOB NUMBER	40F05	A5 OF 5	2
DWG NO.			REV

CANCEL ALL PRINTS BEARING EARLIER REVISION

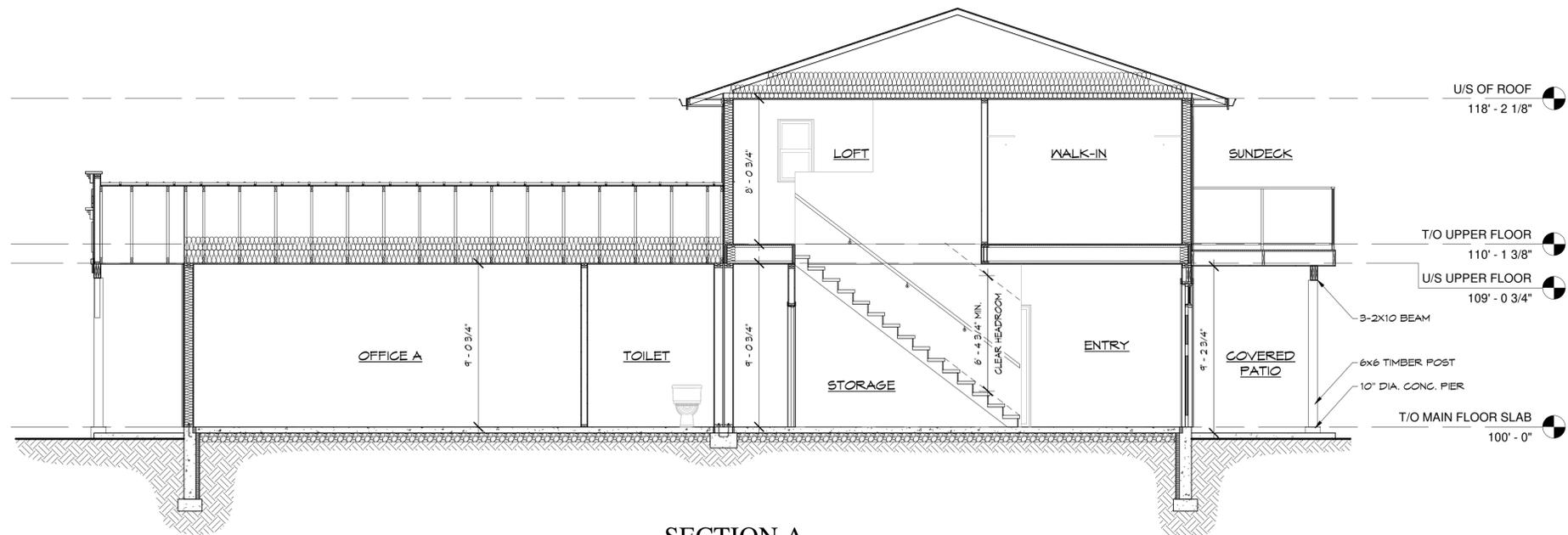


NEW WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

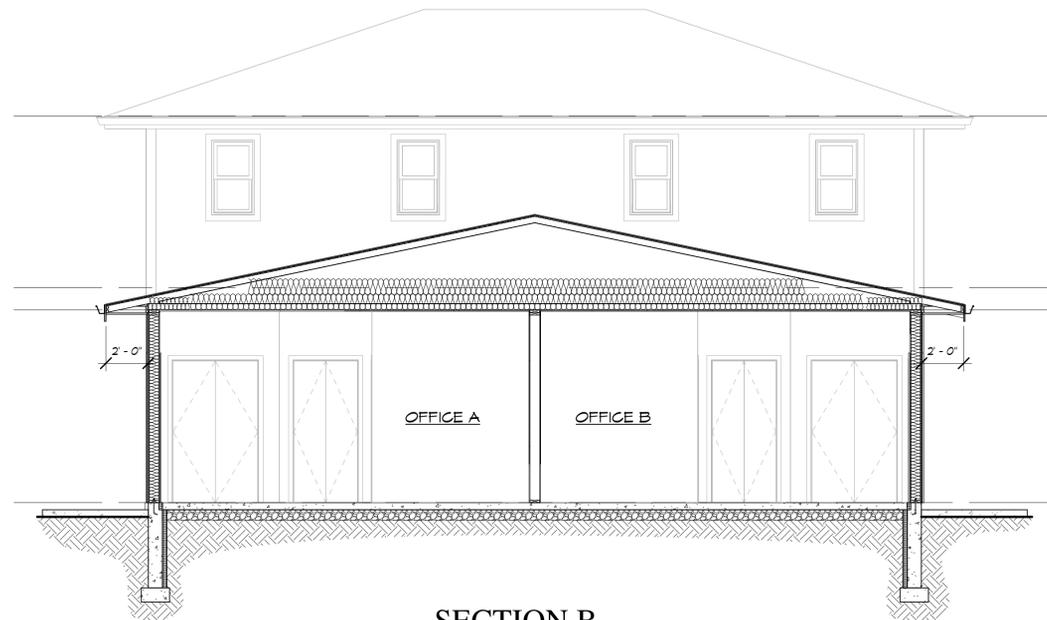


NEW SOUTH (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"

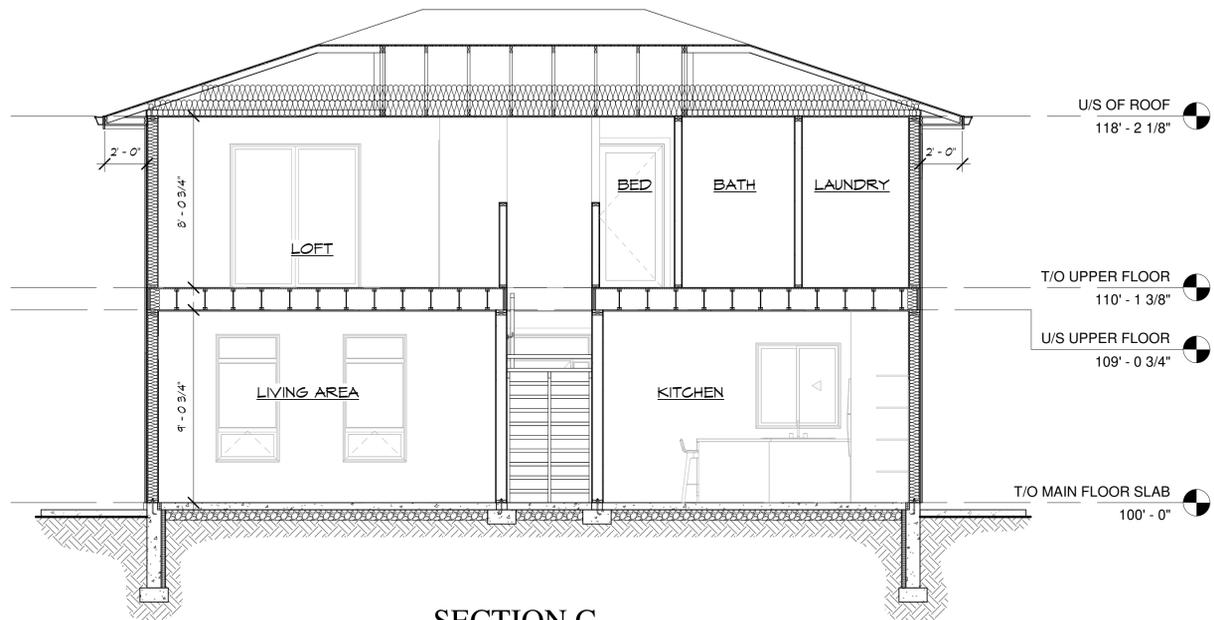
REVISED 08/10/20
MONTH DAY YEAR



SECTION A
SCALE: 1/4" = 1'-0"



SECTION B
SCALE: 1/4" = 1'-0"



SECTION C
SCALE: 1/4" = 1'-0"

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NO.	REVISION	DATE	BY
2	Reissued For Review	8/10/20	I.J.
1	Issued For Review	7/20/20	I.J.

PROCAD
DESIGNS
#101-1402 McGill Road, Kamloops, BC
V2C 1L3; 250-828-0321

A6
PROJECT: ANDERSON CUSTOM
DRAWN: N.C.
SCALE: AS NOTED
DATE: JULY 2020

CLIENT: ANDERSON, MARILYN & ANDY
TITLE: NEW SECTIONS

REVISED 08/10/20
MONTH DAY YEAR

STAFF REPORT TO COUNCIL – SPECIAL MEETING

DATE: August 17, 2020
FROM: Daniela Dyck, Chief Administrative Officer
SUBJECT: Development Permit Approval - Wiebe

Purpose

To request Council approval for a Development Permit #4 20-02.

Recommendation

“That Development Permit No. DP-20-02 be issued for Lot 5, Block 11, Plan KAP189, DL 423, KDYD at 509 Railway Ave. Ashcroft BC.”

Alternatives

N/A

Summary:

The owner of the land at 509 Railway Ave has applied for a Development Permit pursuant to s.20.4 of the Official Community Plan which establishes the Downtown Commercial / Mixed Use Area which is vital to the general social and economic well-being of Ashcroft and the specific revitalization of the downtown commercial district. The applicant proposes construct a façade in keeping with the OCP heritage theme identified in Schedule G, also included in the façade improvements is a new peaked roof as the existing flat roof has developed significant leaks.

This Development Permit (DP) application is for Council approval of the general development design and layout. Staff recommends that the Development Permit be issued as the design meets OCP development permit conditions.

Discussion:

This DP is not for a new development and is only required due to the roof alterations and replacement. The plan meets the OCP requirements and will bring the building into compliance with Schedule G of the OCP for the Development Permit #4 area.

Strategic/Municipal Objectives

Official Community Plan

Legislative Authority

Village of Ashcroft

Financial Implications

N/A

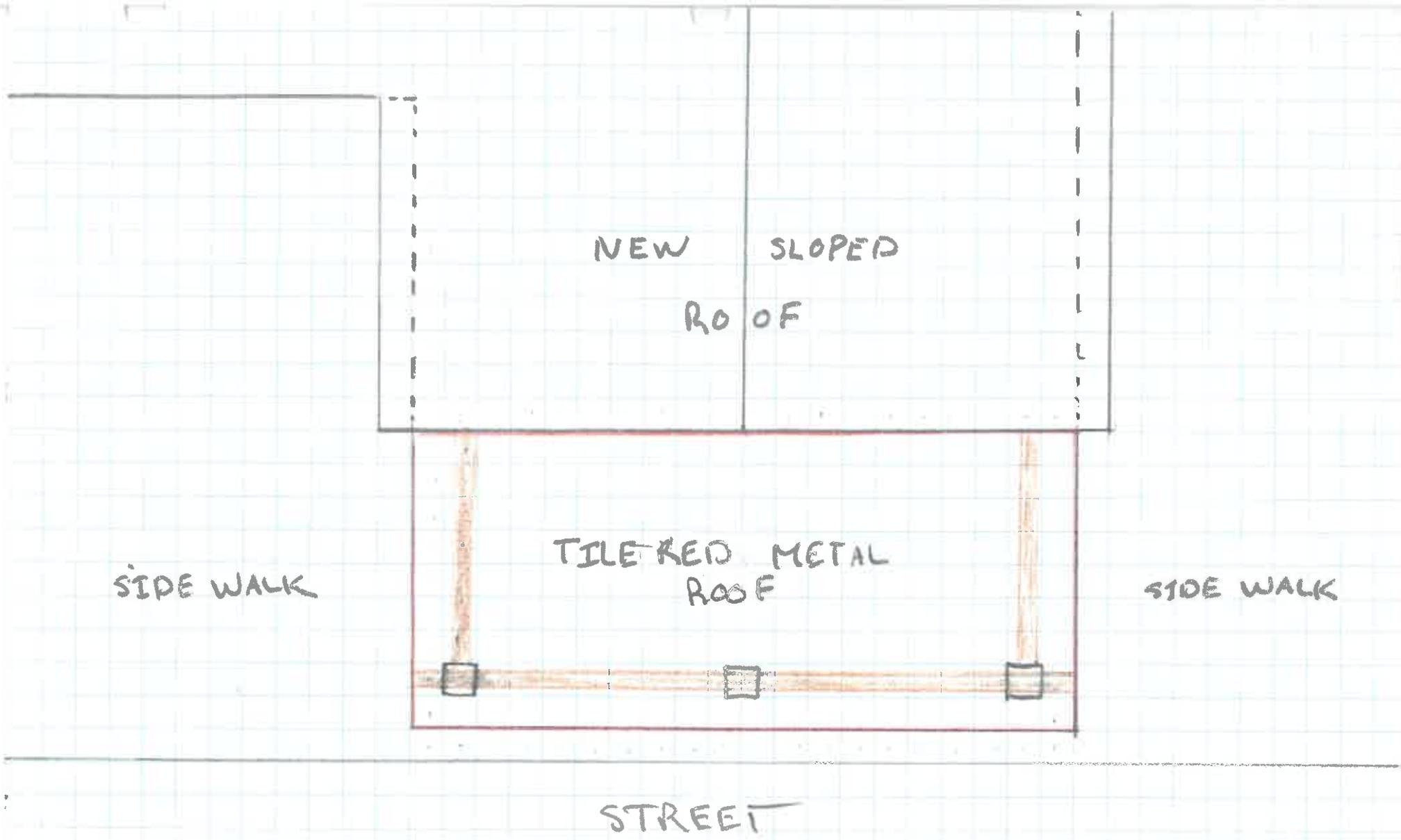
Attachment Listing

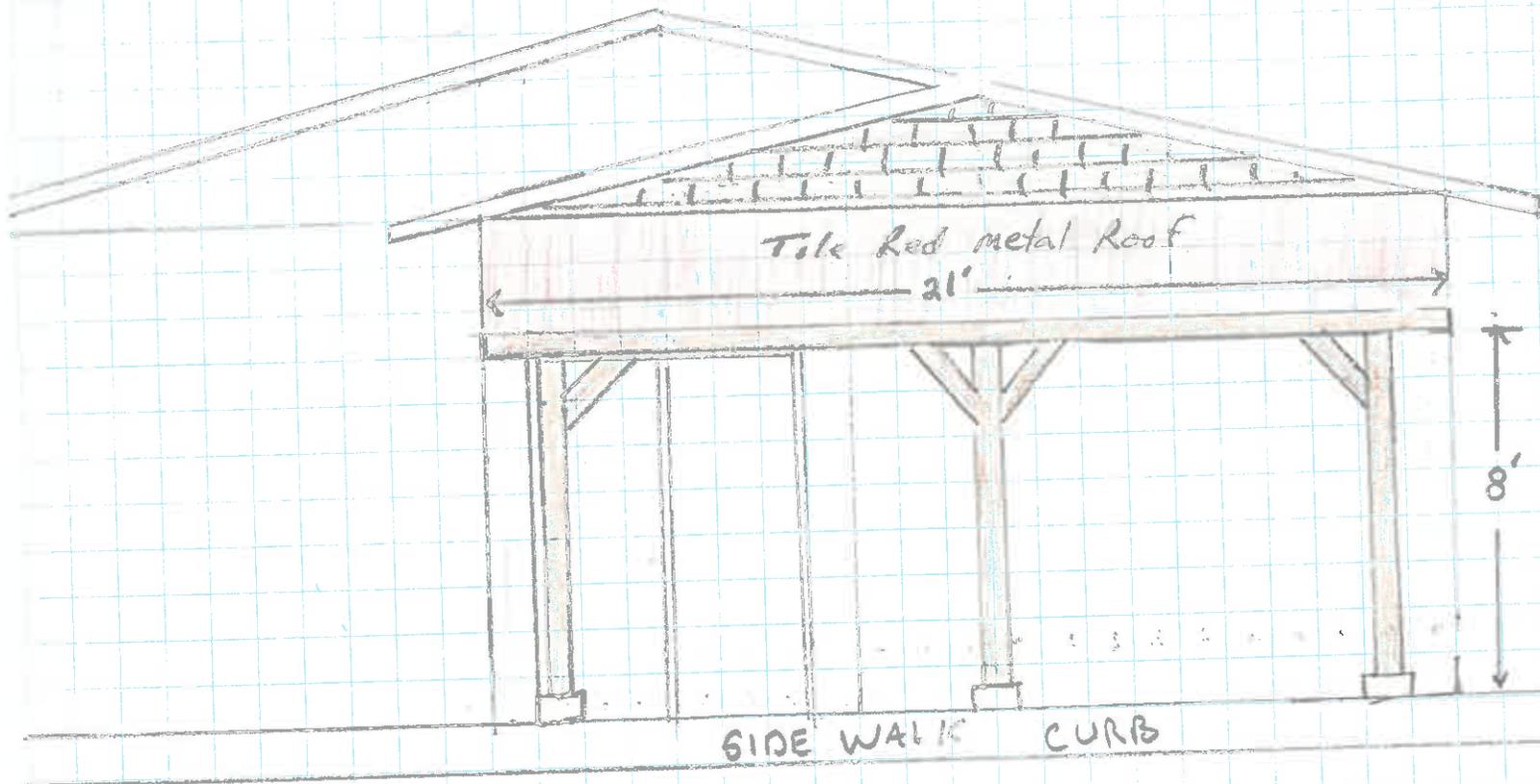
1. DP Drawing
-

Prepared by:

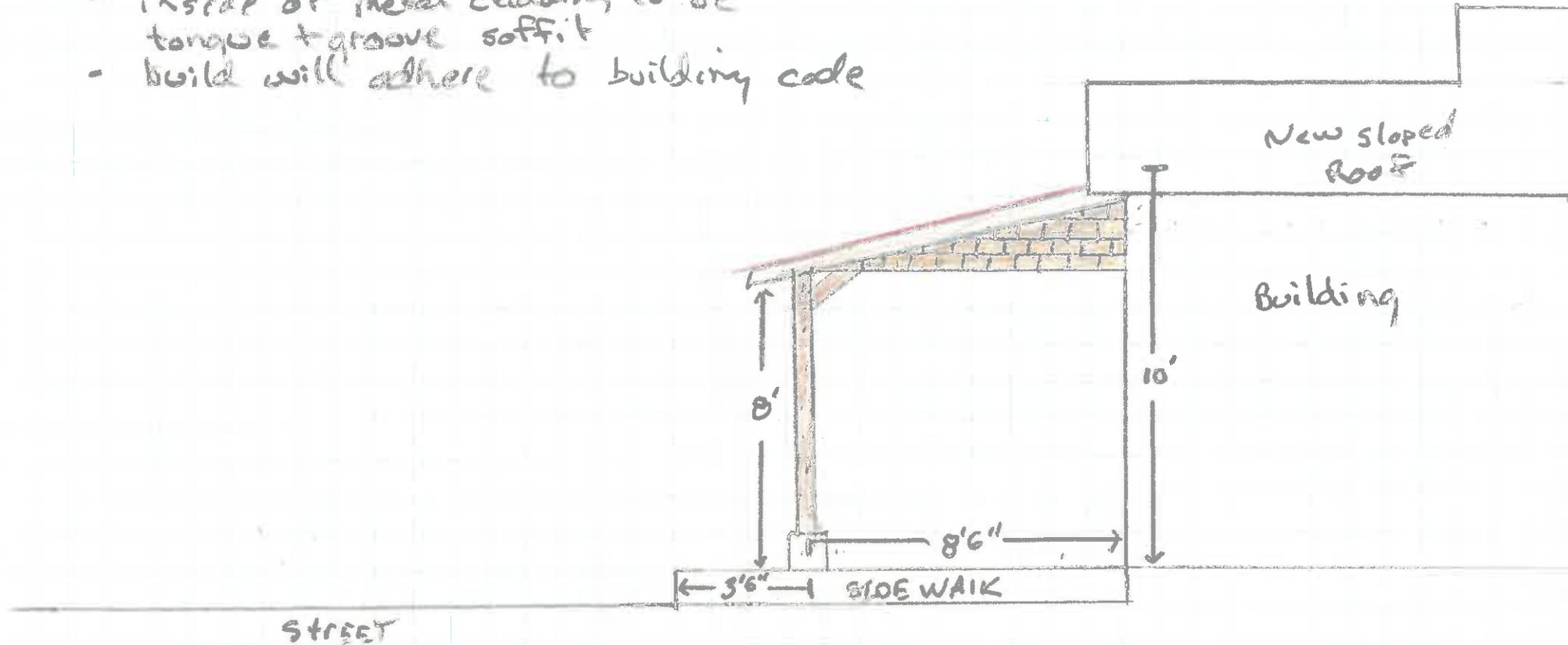


Daniela Dyck,
Chief Administrative Officer





- Timber framed manstructure
- to be set back from street to code
- roof will be tile red metal cladding
- end gables to be cedar shingles
- inside of metal cladding to be tongue + groove soffit
- build will adhere to building code



BP ACCU-RIDGE

BP ACCU-RIDGE is a four-tab, prescored shingle, manufactured with modified asphalt that enables the easiest and most versatile way of finishing the roofing job.

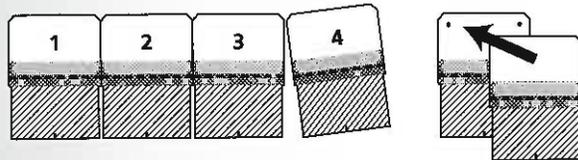
- No cutting required to install the product
- Can be installed **up to 4 layers thick** for dimensional appeal
- Manufactured with a **SeBS modified asphalt** that makes it more flexible and resilient
- Fits perfectly on its own or over 9" hip and ridge filter vents
- Colours available precisely match selected Vanguard 42 IR, Manoir and Mystique 42 shingles

PRODUCT SPECIFICATIONS	
Shingle dimension	11000 mm x 336 mm (39 3/8" x 13 1/4")
Tab / exposure dimension	249 mm x 149 mm (9 13/16" x 5 9/16")
Shingles / bundle	21
Bundles / pallet	40



BP ACCU-RIDGE can be installed as a single layer hip & ridge or can be stacked to enhance the roofing character. The following chart shows the actual linear coverage related to the number of plies applied:

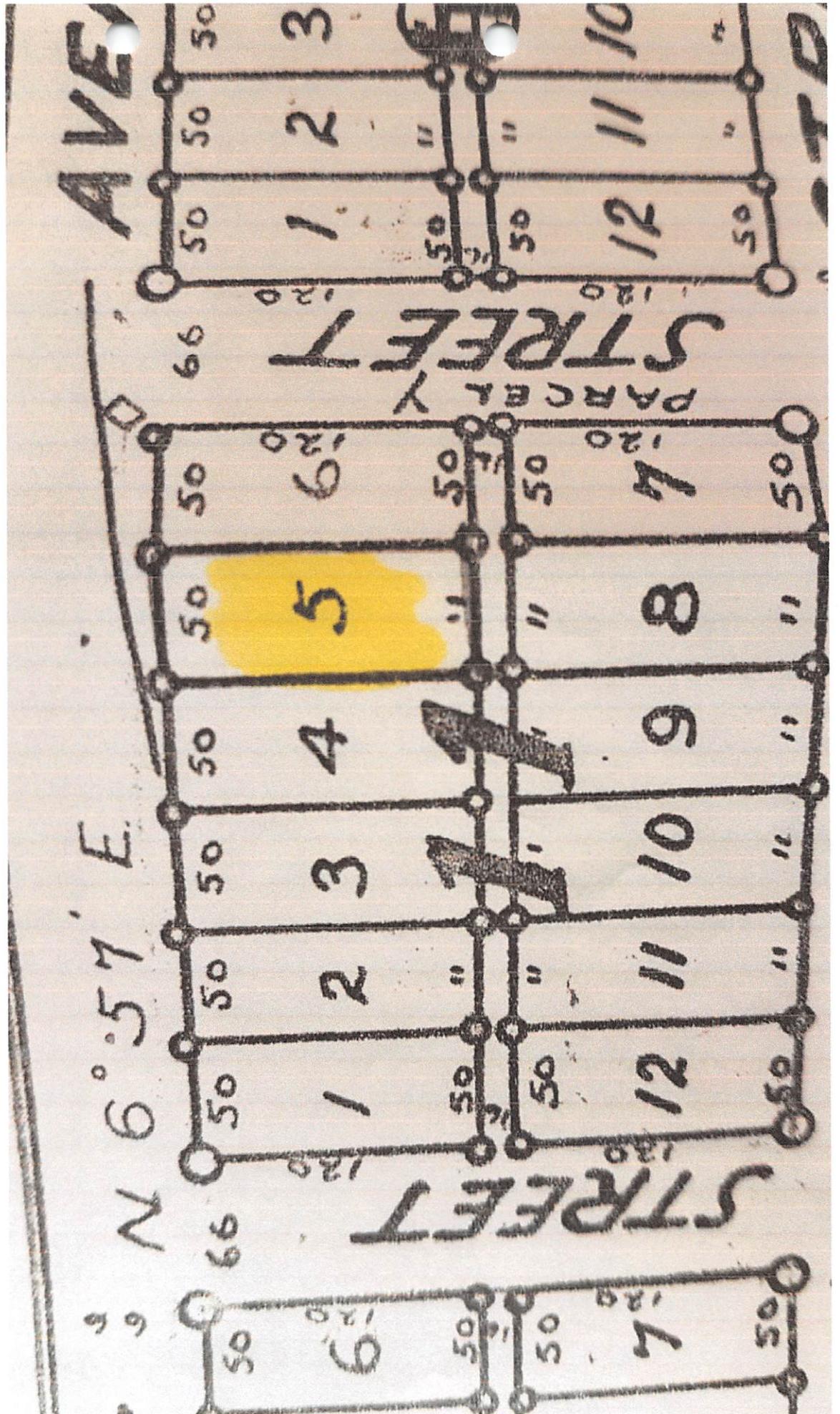
- 1-ply application 12 linear m (39.4 linear ft.)
- 2-ply application 6 linear m (19.7 linear ft.)
- 3-ply application 4 linear m (13.1 linear ft.)
- 4-ply application 3 linear m (9.9 linear ft.)



AUTUMN BROWN : ■ ● BEACHWOOD : ● STONE WOOD : ● BROWN STONE : ■ ● TWILIGHT GREY : ■ ●

WEATHERED ROCK : ■ ● SLATE BLACK : ● SUNSET CEDAR : ■ ● SILVER GREY : ■ ● SHADOW BLACK : ■ ●

■ : MYSTIQUE 42 ● : MANOIR

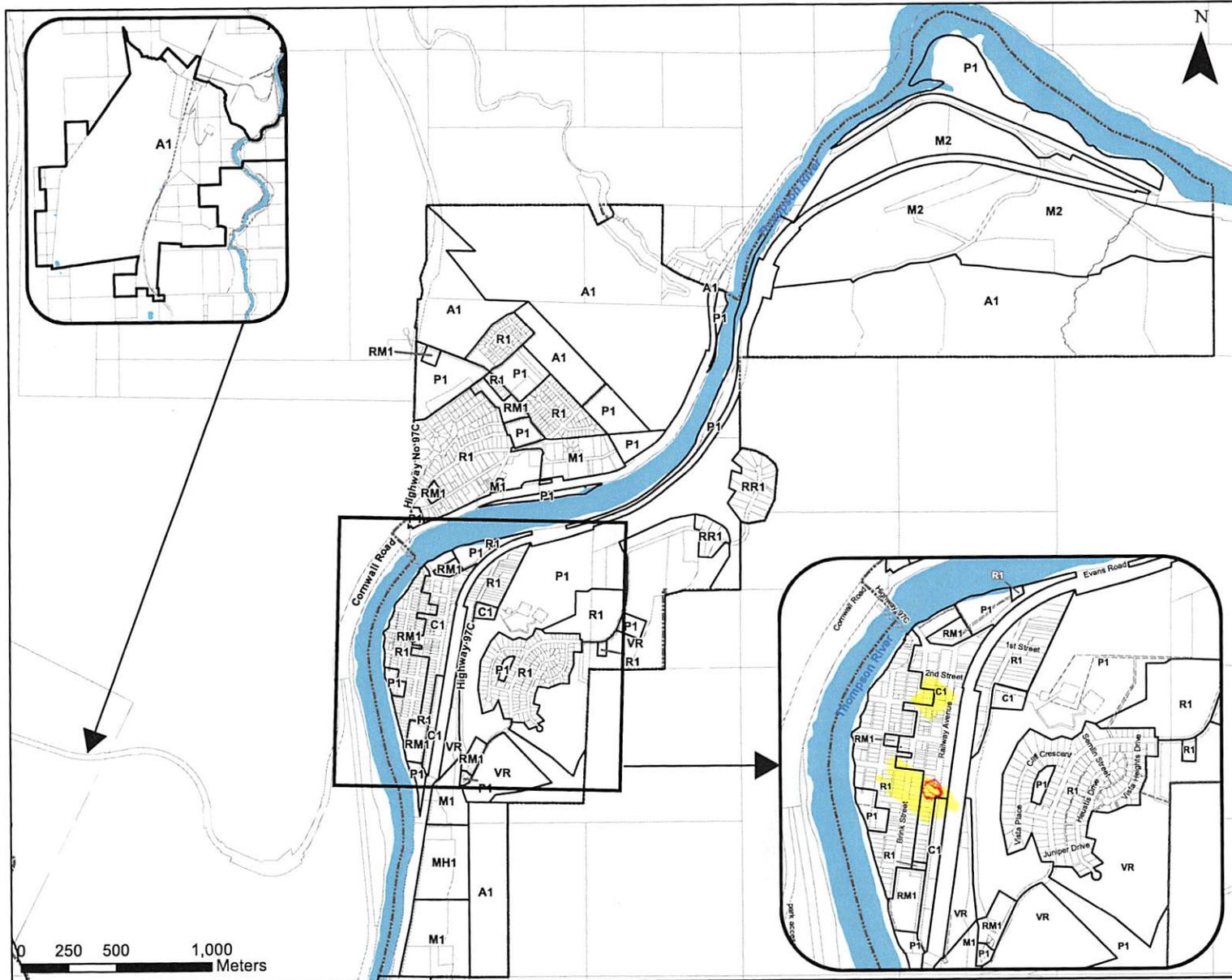




Village of Ashcroft
**Zoning Bylaw
 Schedule B
 Main Community**

Legend

- A1** Agriculture 1
- RR1** Rural Residential 1
- R1** Residential 1
- RM1** Residential Multiple Family 1
- MH1** Mobile Home Park 1
- C1** Commercial Mixed Use 1
- M1** Industrial 1
- M2** Industrial 2
- P1** Park & Public Use
- VR** Village Reserve



SOURCE:
 Cadastral information obtained through ParcelMap BC.
 Municipal Boundary provided by DataBC.

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

Google Maps Railway Ave

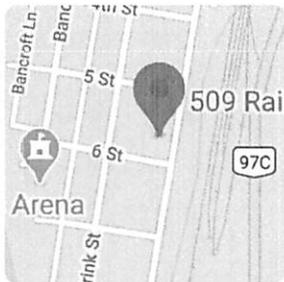


Image capture: Aug 2012 © 2020 Google

Ashcroft, British Columbia

Google

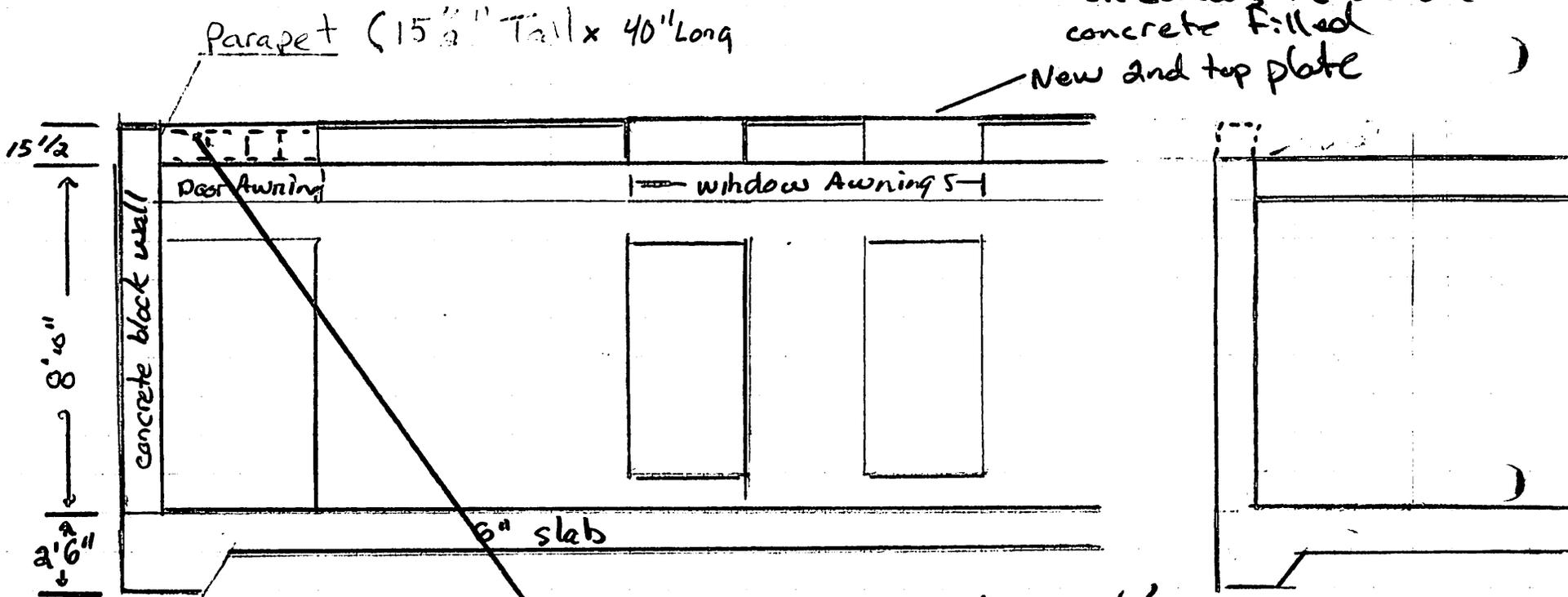
Street View



Struct. Engineer Reg'd?

509 Railway Ave.
Ashcroft B.C.

- walls
- concrete block
 - 2x8 cap board
 - Top course concrete filled
 - blocking every 3rd course
 - 1/2" foundation bolts to cap board
 - all corners + ends are concrete filled
- New 2nd top plate

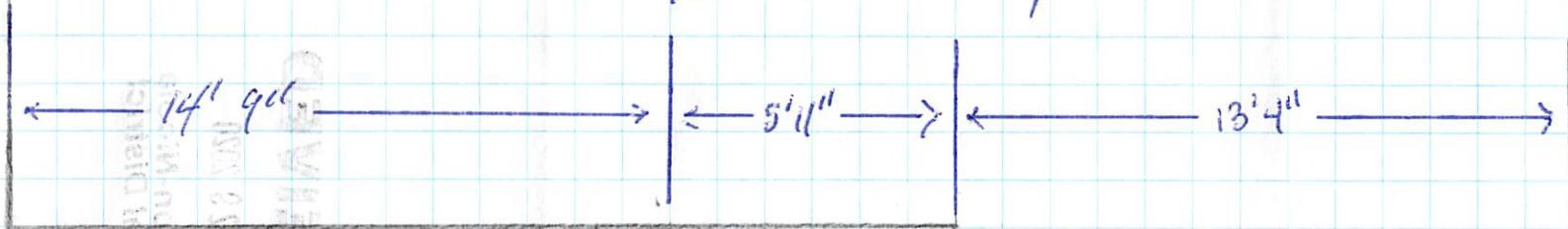


New form walls to fill parapet's

- 2x8 S.P.F. 12" O.C.
- form wall attached to existing roof sheathing
- wall height to match parapet cap height
- add 2x8 second top plate to tie entire roof together for trusses

potter

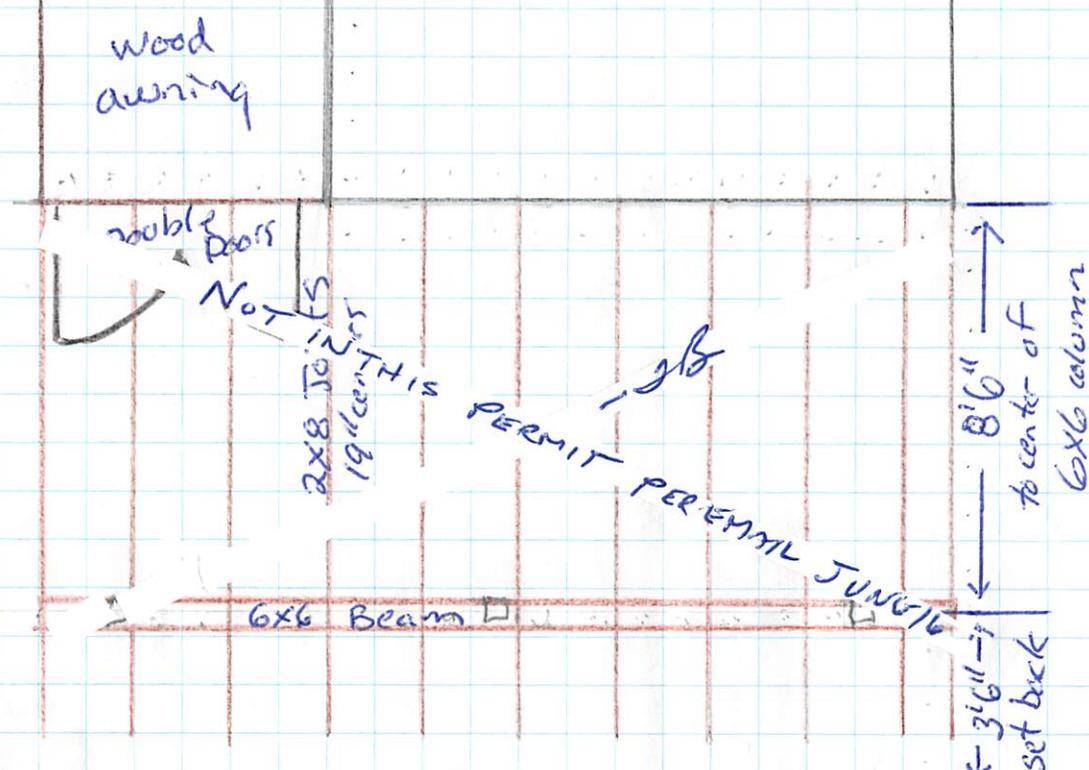
509 Railway Avenue Ashcroft B.C.
existing building



Intended
roof materials

- 1/2 plywood sheathing
- asphalt shingles
- synthetic underlayment
- metal edge flashing
- 6x6 posts + beams
- 10" concrete sonotubes

← Side walk →
→ concrete below frost level
and sidewalk



509 Railway Avenue
Ashcroft B.C.

Future Trusses

Existing Flat Roof

