



KASLO ART & HERITAGE COMMITTEE AGENDA

DATE: 2024.01.15

LOCATION: Council Chambers – City Hall

TIME: 4:00 p.m.

413 Fourth Street, Kaslo

1. Call to Order

2. Adoption of the Agenda

2.1 Adoption of the Agenda for the 2024.01.15 Art & Heritage Committee Meeting

3. Adoption of the Minutes

3.1 Adoption of the Minutes of the 2023.03.02 Art & Heritage Committee Meeting

4. Question Period

An opportunity for members of the public to ask questions or make comments relating to items on the agenda.

5. Business

5.1 Heritage and Commercial Core Development Permit Application – 331 Front Street

To make a recommendation to Council regarding an application to alter the façade of the “1896 Building”, a designated heritage structure located on Front Street.

6. Late Items

7. Next Meeting

Unless otherwise specified the next meeting will be held at the call of the Chair.

8. Adjournment

DATE: 2023.03.02

LOCATION: Council Chambers – City Hall

TIME: 4:30 p.m.

413 Fourth Street, Kaslo

PRESENT: Chair Mayor Hewat
Members Trish Feeney, David Jackson, Anne Malik, Rick Nay
Regrets Councillor Leathwood
Staff CO Allaway
Public 0

1. Call to Order

We respect and recognize the First Nations within whose unceded lands the Village of Kaslo is situated, including the Ktunaxa, Sinixt, and Sylix People, and the Indigenous and Metis Residents of our community.

The meeting was called to order at 4:34 p.m.

2. Election of Chair

2.1 Mayor Hewat nominated Councillor Leathwood for the role of Chair.

No further nominations were received. Councillor Leathwood has indicated her willingness to accept the nomination.

2.2 Councillor Leathwood was elected by acclamation.

The Corporate Officer confirmed Councillor Leathwood as Chair of the Art & Heritage Committee for 2023.

2.3 The committee selected Mayor Hewat as temporary Chair in Councillor Leathwood's absence.

Mayor Hewat assumed the role of Chair.

3. Adoption of the Agenda

3.1 Adoption of the Agenda for the 2023.03.02 Art & Heritage Committee Meeting
Moved, seconded and CARRIED

THAT the Agenda for the 2023.03.02 Art & Heritage Committee meeting be adopted as presented.

4. Information Items

4.1 Review Committee Terms of Reference

The committee reviewed the scope of its responsibilities.

5. Question Period

Nil

6. Business

6.1 Castlegar Sculpturewalk 2023

Moved, seconded and CARRIED

THAT the Art & Heritage Committee recommends to Council that the Village of Kaslo lease the sculpture "Reflect and Connect" by Bill Frymire from Castlegar Sculpturewalk for installation in Legacy Park in 2023.

Second choice is "Tsunami" by Don Francis, third choice is "Intersection" by Nathan Smith, and fourth choice is "Connected" by Paul Reimer.

Staff will confirm that the recommended piece(s) can be safely installed and are sufficiently durable for the proposed location, requiring no special maintenance. Staff will request a statement from the artist regarding the artwork, advise the committee of the delivery date, and prepare an announcement to notify the public.

7. Late Items

Nil

8. Next Meeting

The next meeting will be held at the call of the Chair.

9. Adjournment

The meeting was adjourned at 5:34 p.m.

CERTIFIED CORRECT:

Corporate Officer

Chair



PREPARED BY: Catherine Allaway, Corporate Officer

DATE: January 5, 2024

SUBJECT: Development Permit Application – 331 Front Street

PURPOSE: To consider a Heritage and Commercial Core Development Permit application for the “1896 Building” located at 331 Front Street.

OPTIONS:

Recommendation is indicated in **bold**. Implications are in *italics*.

1. **Refer the application to the Art & Heritage Committee. An Art & Heritage Committee meeting will be held to review the application and make a recommendation to Council.**
2. Approve the DP. *The proponent will be able to proceed with their plans.*
3. Deny the DP. *The proposed changes to the building will not be allowed.*
4. Refer back to staff for further review and report.

RECOMMENDATION:

THAT the Development Permit Application for the property located at 331 Front Street be referred to the Art & Heritage Committee.

ANALYSIS:

- A. **Background:** The 1896 Building is located on the south side of Front Street between the Angry Hen (to the west) and a vacant parcel, in the Heritage and Commercial Core Development Permit Area (DPA) identified in the Village’s Official Community Plan (OCP). The building was constructed in 1896 and was formally designated as a heritage structure in 2011. The building is listed in Kaslo’s Community Heritage Register, on the BC Register of Historic Places and Canada’s Register of Historic Places (<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=19034>)
- The owners of the building have submitted an application for a Heritage and Commercial Core Development Permit (DP) which is required prior to alteration of the building exterior. Staff has reviewed the application and determined that the proposal is not consistent with the Building Design Guidelines (available here) in the OCP so it can not be approved at the staff level and must be forwarded to Council for consideration. Council may choose to consider the application, or it may wish to refer the matter to the Art & Heritage Committee, established for this purpose.
- B. **Discussion:** According to the Statement of Significance for the heritage asset, the primary value lies in the architecture and construction materials. Key character defining elements include the brick details, arched window openings, with the bricks, window frames and 1896 sign dating to the time of construction. The proposed design involves changes to these elements.

If the matter is referred to the Art & Heritage Committee, a meeting will be scheduled to review the application and report their recommendation to Council, within 21 days. The recommendation from the committee would be expected on the agenda for the 2024.02.13 meeting.

C. Attachments:

- 1896 Building Photos
- 1896 Building Statement of Significance (Community Heritage Register)
- Art & Heritage Committee Terms of Reference
- Heritage and Commercial Core Guidelines (OCP excerpt)
- Development Permit Application
- Building Design Guidelines

D. Financial Implications: The \$250 application fee has been paid.

E. Corporate Priority: Nil

F. Environmental Impact: Nil

G. Communication Strategy: Nil

CAO Approval: [Date approved by CAO]



1896 Building



Description:

The 1896 building is a two-story classical style brick building with two wooden pillars framing the front entrance, the large windows on both sides, and a second front entrance leading to the top floor. This historic place includes the building on its lot, located at the eastern end of downtown Kaslo.

Historical Value:

The value of this historic place lies in its architecture and construction materials. It is a unique example of a classical two-story brick building in Kaslo, with a tie-bar, bull nose detailing, and brick arched windows. Value lies in the historical relevance of being one of the first buildings to be made of brick from the Kaslo based Millington Brothers Brick and Tile Yard, which demonstrates the cultural importance of early citizen's commitment to make a living on Kootenay Lake.

Built in 1896 for Riedel & Kuester Bakers & Grocers, this historic place has value because it exemplifies an important stage in the economic development of Kaslo and immediately evokes an era when early businesses took a foot-hold. The 1896 Building is also valued for its role in the continuum of economic and spiritual development within our community.

Character Defining Elements:

- The late nineteenth-century character architectural detailing of the building, as seen in such elements as the tie-bar, the arched window openings and the corbelled bullnose detail
- All material dating to the time of construction, including bricks, window frames, and 1896 sign
- The two-story scale
- Two large street level windows
- Separate street level second floor entrance with glassed door and transom window
- Use as commercial space

Authors: Employment Edge Kaslo BC – Dale Callan, Jeremy Taylor, Samantha Howells, Kara-lee Bzowy, Celina Gabriel. March 9, 2011



ART & HERITAGE COMMITTEE

EFFECTIVE DATE: January 10, 2023

RESOLUTION #: 10/2023

PURPOSE: The committee is a Select Committee, established by Council resolution to consider or inquire into any matter and to report its findings and opinion to the council. (CC s.141)

Mandate

The Art & Heritage Committee is a Select Committee of Council which is responsible for making recommendations to Council regarding public art selections and the application of Heritage Design Guidelines for buildings in the downtown area.

The committee will make recommendations to Council regarding Heritage and Commercial Core DPA applications where the proposed development does not align with existing Heritage Design Guidelines.

Reporting

The committee will report annually to Council regarding public art selections.

The committee will report to Council following consideration of a DPA application.

Schedule

The committee will meet annually to consider public art issues.

The committee will meet within 15 business days of a Heritage and Commercial Core DPA application being referred by Council.

MEMBERSHIP: All appointments to voting positions must be made by resolution of Council.

Term

Appointments shall be for a 4 year term. Appointments may be rescinded at any time by Council and vacancies may be filled by Council resolution.

Composition

The voting members of the Committee shall be:

- The Mayor of Kaslo or their designate
- 1 additional member of Council
- up to 5 members of the public

Staff may attend meetings at the discretion of the CAO, to provide procedural or subject matter advice, but will not have voting rights.

Quorum

Quorum shall be 4 voting members (one must be a member of Council) of the Committee.

RESOURCING:

The Corporate Officer or their designate will ensure that meeting notices are posted, agenda packages are distributed, minutes are recorded, and meeting materials are available for public inspection.

PROCEDURE:

Council may refer specific matters to the Committee at any time.

The provisions in the Council Procedures Bylaw regarding Committees will apply.

16.3 Heritage and Commercial Core DPA

16.3.1 Context and Purpose

The Heritage and Commercial Core DPA is established for the purpose of revitalizing the commercial core and preserving the general form and character of commercial and multi-family development in the designated areas, pursuant to Sections 488(1)(d) and 488(1)(f) of the Local Government Act.

The lands within the Heritage and Commercial Core DPA are defined in Map C. This DPA also includes properties that are designated in municipal, provincial, or national heritage registries, including two National Historic Sites.

This area is the historical commercial centre of Kaslo and the primary focus of pedestrian-scale retail, commercial and institutional services. The Heritage and Commercial Core DP is intended preserve Kaslo's historical, artistic, and architectural features, and encourage new development to follow design guidelines that are respective and complimentary to those historical attributes.

16.3.2 Regulated Development

Within the Heritage and Commercial Core DPA, land shall not be subdivided and construction of, addition to, or alteration of a building or structure shall not be commenced unless the owner first obtains a development permit.

16.3.3 Guidelines

1. The design guidelines for the Heritage and Commercial Core DPA are specified in Appendix II: Heritage Design Guidelines, and Appendix III: Colour Design Guidelines. These documents were originally produced by heritage designer Robert Inwood in 1991 through careful research into Kaslo's colonial period architecture and historic streetscape of

the 1890s through 1930s, which resulted in a successful Heritage Area Revitalization Program that restored and revitalized several downtown buildings in the 1990s.

2. Developments in this area should also enhance the pedestrian experience by engaging the street both visually and physically and highlight the views and connections to the surrounding landscape.
3. Development of commercial and multi-family residential properties within the Heritage and Commercial Core DPA are subject to general form and character guidelines but not necessarily to particulars of the landscaping or of the exterior design and finish of buildings and other structures.
4. A development permit issued in the Heritage and Commercial Core Development Permit Area may include conditional requirements respecting the character of the development including the siting, massing, general landscaping, form, exterior design and colour choices of buildings and structures, and the design and installation of signage.

16.3.4 Exemptions

1. Development permits are not required within the Heritage and Commercial Core DPA for:
 - a. internal alterations that do not affect the outer appearance of a building, or
 - b. for routine exterior maintenance, including painting provided that the paint colour is compatible with the Colour Design Guidelines.
2. Single-family dwelling and duplex residential development are not subject to the Heritage and Commercial Core DPA.
3. Street patios and chattels placed in public space shall be subject to regulation by bylaw or policy.

LAND USE PLAN

16.3.5 Application and Review Procedure

1. An application for a Heritage and Commercial Core DP should include a statement or report describing the design rationale and how the Building Design Guidelines and Colour Design Guidelines have been considered in the proposed development.
2. After receipt of a complete application, village staff shall review the application and, within 10 business days, may:
 - a. approve the application if it clearly meets the Heritage and Commercial Core DPA requirements;
 - b. approve the application with conditions relating to general form and character;
 - c. request additional design details or professionally rendered drawings from the applicant;
 - d. refer the application to Council, or;
 - e. may deny the permit if the development is not compatible with the Heritage and Commercial Core DPA requirements.
3. A denial, or conditions of approval, may be appealed to Council by the applicant.
4. An application that proposes signage, awnings, overhangs, lighting, or decorative facade features, such as cornices, that project into or over the public street must be approved by Council.
5. If an application is referred or appealed to Council, the village shall notify property owners within 60 metres of the property of Council's intention to consider the application at least seven days before the Council meeting.
6. When first considering the application, Council may assign a Heritage Design Review Committee to review the application and make a recommendation before deciding.
7. The Heritage Design Review Committee must provide its recommendation to Council within 21 days of Council's first consideration of the application.



VILLAGE OF KASLO DEVELOPMENT APPLICATION FORM

(for use with Bylaw 1283)

TYPE OF APPLICATION

- | | | | |
|--------------------------|-----------------------------------|--------------------------|----------------------------|
| <input type="checkbox"/> | Rezoning/Land Use Bylaw Amendment | <input type="checkbox"/> | Type of Development Permit |
| <input type="checkbox"/> | Official Community Plan Amendment | <input type="checkbox"/> | Heritage & Commercial Core |
| <input type="checkbox"/> | Development Permit _____ | <input type="checkbox"/> | Lakefront Protection |
| <input type="checkbox"/> | Development Variance Permit | <input type="checkbox"/> | Stream Protection |
| <input type="checkbox"/> | Temporary Use Permit | <input type="checkbox"/> | Wildfire |

Refer to the current Fees and Charges Bylaw for current application fees.
Do not use this form for Building Permit or Subdivision applications.

DESCRIPTION OF PROPERTY

Civic Address: _____ PID _____

Legal Description (from title document):

CONTACTS

Applicant:

Name		Company	
Address		City	
Email		Postal Code	
Phone	Cell	Fax	
Signature of Applicant		Date	

Owner, if the Applicant is not the Owner:

Name		Company	
Address		City	
_____		_____	
_____		Postal Code	
_____		_____	
Phone	Cell	Fax	
_____		_____	

The "Authorization of Owner" form signed by the owner(s) is also required.

OFFICE USE ONLY

Date	Dev. File No.
Received By	Folio No.
Receipt No.	Fees \$

STAND

ARCHITECTURE

To: Mayor and Council
Village of Kaslo

Re: Renovations to 331 Front Street, Kaslo BC

Stand Architecture, on behalf of our client, Cassidy Jakovickas, has prepared the following rationale to accompany our application for a development permit and building permit.

The property, known as the 1896 building, is an important element of Kaslo's Heritage and Commercial Core. The building is 127 years old, and has held a variety of occupancies over the years, including a commercial bakery.

Most recently, and for an undetermined amount of time, the property has contained 3 residential suites, and one commercial suite at the street face of the building.

The intention for the project is to renovate all 4 suites with no change to the type of occupancies.

The exterior of the building will not be substantially altered. There will be no new openings created in any of the facades. Most windows will be replaced with new energy efficient windows to match those currently in place. All doors and window frames will be black.

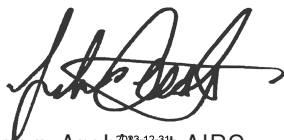
The exceptions to this include the window into the new shared utility room which will be replaced with a door. In the same room, the window in the west wall will be bricked over to eliminate the fire exposure to the window in the adjacent suite. Please see attached plans for reference.

On the street facade, due to code, on the upper floor two of the double hung windows need to be full pane glass to allow fire access, and will be awning windows. Their dimensions will remain unchanged. The remaining two windows will be single hung as per the current windows.

At the street level, the facade will be refreshed, using the current facade and a historical photo for reference.

Please refer to the images on the next page and the submitted drawings for further information.

Please be in touch with any questions,



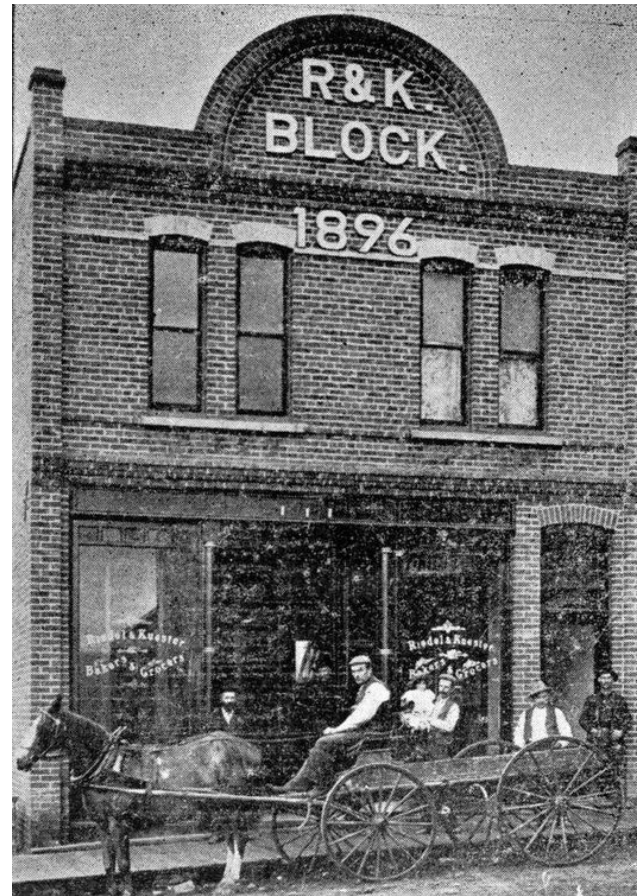
Lukas Armstrong, Architect AIBC
Stand Architecture
lukas@standarchitecture.com
250 219 1878

STAND

ARCHITECTURE



Current Facade



Reference Image



Proposed Facade

The proposed facade is a mix between the current facade and the reference image.

The rendered image is not totally accurate. All existing brick elements will remain unchanged.

The current wood cladding has been replaced with new matching wood cladding, oxidized with "Lifetime Wood Preserver".

The post and beam have been returned to the original black.

The walls run behind the post and beam to improve energy efficiency. The street number is located on a new section of wall that hides the offset 1990's post that was installed. A classic gooseneck light fixture will illuminate the street numbers.

Two of the upper windows are single hung to match existing. Two are large fixed panes to meet fire code. The lower windows are large fixed panes with transom windows above in reference to the historical windows. All frames are black, as in the reference image.

331 FRONT STREET RENOVATION

ISSUED FOR DEVELOPMENT/BUILDING PERMIT
2023-12-29

PROJECT NAME

331 FRONT STREET RENOVATION

ADDRESS

331 FRONT STREET
KASLO BC
VOG1M0

CLIENT

OWNER

DRAWING NOTES

IMAGES ON THIS DRAWING ARE INCLUDED FOR CONCEPTUAL UNDERSTANDING ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION REFERENCES.

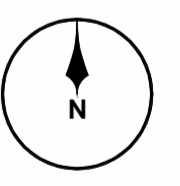
DRAWING LIST

- A0 COVER
- A1 INFO
- A2 LIFE SAFETY
- A3 SCHEDULES
- A4 SITE
- A5 BASEMENT
- A6 LEVEL 1
- A7 LEVEL 2
- A8 ROOF
- A9 ELEVATIONS
- A10 ELEVATIONS
- A11 ELEVATIONS
- A12 SECTIONS
- A13 DETAILS
- A14 ACCESSIBILITY
- A15 FIRESTOPPING

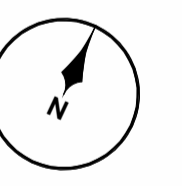


SEAL

TRUE



PROJECT



USE



REVISIONS/HISTORY

DATE	NUMBER	DESCRIPTION
2023-12-29	0	-

SHEET NAME

COVER

SHEET NO.

A0

REV. NO.

GRAPHIC LEGEND

NORTH

SECTION REFERENCE

ELEVATION REFERENCE

LEVEL REFERENCE

ROOM NAME
AREA
101

ROOM TAG

KEYNOTE

WALL TAG

FLOOR TAG

CEILING TAG

ROOF TAG

WINDOW TAG

DOOR TAG

PLUMBING TAG

APPLIANCE TAG

FURNITURE TAG

BEAM TAG

COLUMN TAG

FOOTING TAG

CONCRETE

EARTH

GRAVEL

G.W.B.

INSULATION BATT/BLOWN

METAL

PLYWOOD

WOOD

NOT IN SCOPE

NEW

EXISTING

DEMOLISH

NOT IN SCOPE

GENERAL NOTES

- ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. COORDINATE WITH CONSULTANT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL EXTERIOR DIMENSIONS ARE REFERENCED FROM THE OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF CONCRETE, TYPICALLY IDENTIFIED BY GRIDS.
- ALL INTERIOR DIMENSIONS ARE REFERENCED FROM THE WALL STRUCTURE CENTRELINE.
- DRAWINGS ARE NOT INTENDED TO BE SCALED. COORDINATE REQUIRED DIMENSIONS WITH CONSULTANT.
- THIS DRAWING PACKAGE IS NOT ACCOMMODATED BY MASTER FORMAT SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCURE COMPATIBLE AND BCBC COMPLIANT PRODUCTS AND INSTALL THEM ACCORDING TO THEIR MANUFACTURER'S INSTRUCTIONS.
- MECHANICAL AND ELECTRICAL ITEMS SHOWN ON THESE DRAWINGS ARE FOR GENERAL LOCATION PURPOSES ONLY. THEY ARE TO BE VERIFIED AND INSTALLED TO CODE BY THEIR RESPECTIVE RED SEAL SUB CONTRACTORS.
- THE CONTRACTOR SHALL HIGHLIGHT AND ADVISE OF ANY MISSING ELEMENTS, DEFICIENCIES, AND DISCREPANCIES WITHIN THESE DRAWINGS AS WELL AS IN RELATION TO THE SITE.
- ALL PRODUCTS PROCURED ARE TO BE IN COMPLIANCE WITH THE BCBC AND INSTALLED AS PER SUPPLIER/MANUFACTURER'S SPECIFICATION. SHOULD THEIR SPECIFICATION ALTER THE DESIGN, CONSULT THE DESIGNER.
- SHOP DRAWINGS ARE TO BE ISSUED TO THE CONSULTANT FOR REVIEW PRIOR TO CARRYING OUT THE WORK. THE CONSULTANT'S REVIEW DOES NOT ALLEVIATE THE CONTRACTOR FROM ENSURING THEY CONFORM WITH THE DESIGN.
- DEPICTION OF GRADE IS APPROXIMATE. THE CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO ACHIEVE INTENDED DESIGN.
- PRODUCTS DAMAGED AS A RESULT OF CONSTRUCTION OR DEMOLITION SHALL BE REPAIRED TO MATCH ADJACENT SURFACES.
- SHOULD ANY DUCTS, PIPES, CONDUITS, WIRING, OUTLET BOXES, OR OTHER "PENETRATIONS" PENETRATE A FIRE SEPARATION, CONTRACTOR TO SUPPLY FIRESTOPPING CUTSHEET OF PROPOSED FIRESTOPPING FOR THE CONSULTANTS' REVIEW. CONTRACTOR SHALL NOT PROCEED UNTIL THE CONSULTANT PROVIDES WRITTEN APPROVAL OF FIRESTOPPING CUTSHEET. CONTRACTOR TO SUBMIT PHOTOS AND REQUEST PERMISSION PRIOR TO CONCEALING.

ABBREVIATIONS

AB	AIR BARRIER	ENG	ENGINEERED	SOG	SLAB-ON-GRADE
ASBE	AS SPECIFIED BY ENGINEER	EW	EACH WAY	SPF	SPRUCE-PINE-FIR
ASBEC	AS SPECIFIED BY ENERGY CONSULTANT	FDN	FOUNDATION	T&G	TONGUE AND GROOVE
ASBDI	AS SPECIFIED BY INTERIOR DESIGNER	GWB	GYPSUM WALL BOARD	TD	TRAVEL DISTANCE
ASBM	AS SPECIFIED BY MANUFACTURER	MAX	MAXIMUM	TBD	TO BE DETERMINED
APPROX	APPROXIMATELY	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
BU	BUILT UP	OAE	OR APPROVED EQUIVALENT	UG	UNDERGROUND
CIP	CAST-IN-PLACE	OC	ON-CENTRE	VB	VAPOR BARRIER
CIRC	CIRCULATION	OSB	ORIENTED STRAND BOARD	WH	WATER HEATER
CMU	CONCRETE MASONARY UNITS	RCP	REFLECTED CEILING PLAN		

ELECTRICAL LEGEND

CEILING-MOUNTED LIGHT

WALL-MOUNTED LIGHT

CEILING FAN

SWITCH-DIMMER

EMERGENCY LIGHTING

SMOKE ALARM

EXHAUST FAN

SERVICE PANEL

VERTICAL ASSEMBLIES

W1-EXISTING STONE FOUNDATION

EXTERIOR

INTERIOR

- 13" (APPROX.) STACKED STONE

W2-EXISTING FOUNDATION

EXTERIOR

INTERIOR

- C.I.P. REINFORCED CONCRETE (THICKNESS VARIES)

W3-EXISTING EXTERIOR BRICK-3 ROWS | >2HR | D-2.1.1.

EXTERIOR

INTERIOR

- 3 1/2" BRICKS
- 1/2" MORTAR
- 3 1/2" BRICKS
- 2" MORTAR
- 3 1/2" BRICKS

W4-EXISTING EXTERIOR BRICK 2 ROWS | >2HR | D-2.1.1.

EXTERIOR

INTERIOR

- 3 1/2" BRICKS
- 2" MORTAR
- 3 1/2" BRICKS

W5-EXISTING EXTERIOR 2X4

EXTERIOR

INTERIOR

- BOARD AND BATTEN
- WOOD PANELS
- AIR/MOISTURE BARRIER
- 2X4 WOOD STUDS @ 16" O.C.

NOT TAGGED-EXISTING/NEW INTERIOR 2X4

EXTERIOR

INTERIOR

- 1/2" G.W.B.
- 2X4 WOOD STUDS @ 16" O.C.
- 1/2" G.W.B.

W7-NEW INTERIOR 2X6

EXTERIOR

INTERIOR

- 1/2" G.W.B.
- 2X6 WOOD STUDS @ 16" O.C.
- 1/2" G.W.B.

W8-NEW EXTERIOR 2X6 | 1HR | EW1A

EXTERIOR

INTERIOR

- BRICK CLADDING (MATCH EXIST)
- 1/2" CAVITY
- AIR/MOISTURE MEMBRANE
- 1/2" PLYWOOD SHEATHING
- 2X4 WOOD STUDS @ 2'-0" O.C.
- R24 BATT INSULATION IN CAVITY
- 5/8" TYPE-X G.W.B.

W9-INTERIOR 2X4 FURRING

EXTERIOR

INTERIOR

- ASSEMBLY W3 OR W4
- 1/2" CAVITY
- 2X4 WOOD STUDS @ 2'-0" O.C.
- R15 BATT INSULATION IN CAVITY
- 1/2" G.W.B.

W10-INTERIOR 2X4 FURRING | 1HR | EW1A

EXTERIOR

INTERIOR

- ASSEMBLY W3 OR W4
- 1/2" CAVITY
- 2X4 WOOD STUDS @ 2'-0" O.C.
- R24 BATT INSULATION IN CAVITY
- 5/8" TYPE-X G.W.B.

*ASSEMBLY "W9" MAY BE USED AS AN ALTERNATIVE SHOULD ASSEMBLY "C2" RUNS DIRECTLY TO ASSEMBLY "W3"

W11-INTERIOR 2X6 | 1HR | 53STC | W5D

EXTERIOR

INTERIOR

- 1/2" TYPE-X OR TYPE-C G.W.B.
- 1/2" TYPE-X OR TYPE-C G.W.B.
- 2X6 WOOD STUDS @ 2'-0" O.C.
- BATT INSULATION IN CAVITY
- RESILIENT METAL CHANNELS @ 16"-2'-0" O.C.
- 1/2" TYPE-X OR TYPE-C G.W.B.
- TAPE AND FINISH OUTER LAYERS
- ACOUSTIC SEALANT AROUND PERIMETER

HORIZONTAL ASSEMBLIES

F1-EXTERIOR S.O.G.

EXTERIOR

INTERIOR

- 6" REINFORCED C.I.P. CONCRETE C.W. BROOM FINISH
- 4" GRANULAR FILL
- COMPACTED SOIL
- NATIVE SOIL

F2-INTERIOR S.O.G.

EXTERIOR

INTERIOR

- FLOOR FINISH (VARIES)
- 4" REINFORCED C.I.P. CONCRETE
- 10-MIL POLYETHYLENE VAPOR BARRIER
- RIGID INSULATION
- 4" COMPACTED GRANULAR FILL C.W. RADON PIPE
- NATIVE SOIL

F3-EXISTING INTERIOR 2X10

EXTERIOR

INTERIOR

- 2" WOOD SUBSTRATE
- 2X10 WOOD JOISTS @ 16" O.C.

F4-EXISTING EXTERIOR 2X8

EXTERIOR

INTERIOR

- EXISTING FINISH
- 3/4" WOOD SUBSTRATE
- 2X8 WOOD JOISTS @ 16" O.C.

R1-EXISTING SLOPED METAL

EXTERIOR

INTERIOR

- METAL ROOFING
- 1 1/2" STRAPPING SPACED A.P.M.
- AIR/MOISTURE MEMBRANE (UNCONFIRMED)
- PLYWOOD (UNCONFIRMED)
- 2 1/2" MIN. CAVITY
- R30 BATT INSULATION
- 2X8 RAFTERS
- 6-MIL POLY VAPOR BARRIER

R2-EXISTING SLOPED SBS

EXTERIOR

INTERIOR

- SBS OR TORCH-ON MEMBRANE
- PLYWOOD SHEATHING
- 2 1/2" MIN. CAVITY
- 2X8 TOP CHORD
- R50 BATT INSULATION IN CAVITY
- 2X8 BOTTOM CHORD
- 6-MIL POLY VAPOR BARRIER

C1-STANDARD

EXTERIOR

INTERIOR

- 1/2" G.W.B.

C2-SEPARATING SUITES | 1HR | 51 STC | F9G

EXTERIOR

INTERIOR

- ASSEMBLY F3
- ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT METAL CHANNELS @ 16"-2'-0" O.C.
- 1/2" TYPE-X OR TYPE-C G.W.B.
- 1/2" TYPE-X OR TYPE-C G.W.B.
- TAPE AND FINISH BOTH LAYERS

C3-EXTERIOR SEPARATING SUITES | 1HR | 51 STC | F9G

EXTERIOR

INTERIOR

- ASSEMBLY F4
- CLOSED-CELL FOAM INSULATION IN CAVITY
- RESILIENT METAL CHANNELS @ 16"-2'-0" O.C.
- 1/2" OR 5/8" DENSEGLASS
- 1/2" OR 5/8" DENSEGLASS
- FINISH
- TAPE AND FINISH BOTH LAYERS

C4-EXTERIOR RATED | 45MIN | D-2.3.4.

EXTERIOR

INTERIOR

- ASSEMBLY F4
- 5/8" DENSEGLASS
- FINISH

C5-SOFFIT

EXTERIOR

INTERIOR

- ASSEMBLY R1
- >0.38MM PERFORATED METAL SOFFIT

C6-DROPPED CEILING

EXTERIOR

INTERIOR

- 2X6 WOOD JOISTS @ 2'-0" O.C.
- 1/2" G.W.B.

PROJECT NAME
331 FRONT STREET RENOVATION

ADDRESS
331 FRONT STREET
KASLO BC
VOG1M0

CLIENT
OWNER

DRAWING NOTES

SEAL

TRUE

PROJECT

USE

REVISIONS/HISTORY

DATE	NUMBER	DESCRIPTION
2023-12-29	0	DP/BP

SHEET NAME
INFO

SHEET NO.
A1

REV. NO.

LIFE SAFETY LEGEND

- FIRE RATED ASSEMBLY
- FIRE SEPARATION
- LONGEST PATH OF TRAVEL
- RATED DOOR (CLOSURE)
- RATED WINDOW (CLOSURE)
- SMOKE ALARM
- EMERGENCY LIGHTING
- EXIT SIGN
- OCCUPANT LOAD SIGNAGE
- UNOCCUPIED
- SERVICE (CONSTITUTING FIRE HAZARD)
- COMMON AREA
- SUITE 101 RESTAURANT
- SUITE 102 DWELLING UNIT
- SUITE 201 DWELLING UNIT
- SUITE 202 DWELLING UNIT

CODE SUMMARY

ITEM	DESCRIPTION	REFERENCE
1. TYPE	1. RENOVATION	1. A-1.1.1.1.
2. MAJOR OCCUPANCY	2. C, D	2. 9.10.2.1.3.
3. MINOR OCCUPANCY	3. NO	3. 9.10.2.5.
4. OCCUPANT LOAD	4. 24	4. 3.1.17.1.
5. AREA	5. 170.0M ²	5. A-1.4.1.2.
6. STOREYS	6. 2+BASEMENT	6. A-1.4.1.2.
7. PART	7. 9	7. A-1.3.3.3.
8. STREETS	8. 2	8. 3.2.2.10.
9. SPRINKLERED	9. NO	9. 9.10.
10. CONSTRUCTION	10. COMB+NON	10. 9.10.14.5
11. CLADDING	11. COMB+NON	11. 9.10.14.5
12. FLOORS	12. 45MIN	12. 9.10.8.1.
13. MEZZANINES	13. 0	13. 9.10.8.1.
14. ROOFS	14. 0	14. 9.10.8.1.
15. LOADBEARING	15. -SUPPORTED	15. 9.10.8.3.
16. FIRE ALARM	16. NO	16. 9.10.18.2.
17. FIRE DETECTORS	17. NO	17. 9.10.18.4.
18. SMOKE DETECTORS	18. NO	18. 9.10.18.4.
19. SMOKE ALARMS	19. NO	19. 9.10.19.1.
20. EMERGENCY LIGHTING	20. YES	20. 9.9.12.3.
21. EXIT SIGNS	21. NO	21. 9.9.11.3.
22. D EXIT TRAVEL DISTANCE	22. 40.0M	22. 9.9.8.2.
23. D EGRESS TRAVEL DISTANCE	23. 25.0M	23. 9.9.7.4.
24. D TO C SEPARATION	24. 1HR	24. 9.10.9.11.
25. D TO SERVICE SEPARATION	25. 1HR	25. 9.10.10.3.
26. C TO C SEPARATION	26. 45MIN	26. 9.10.9.14.
27. C TO SERVICE SEPARATION	27. 1HR	27. 9.10.10.3.
28. D EXIT SEPARATION	28. N.A.	28. 9.9.8.2.
29. D WASHROOMS	29. 1	29. 3.7.2.2. (2)

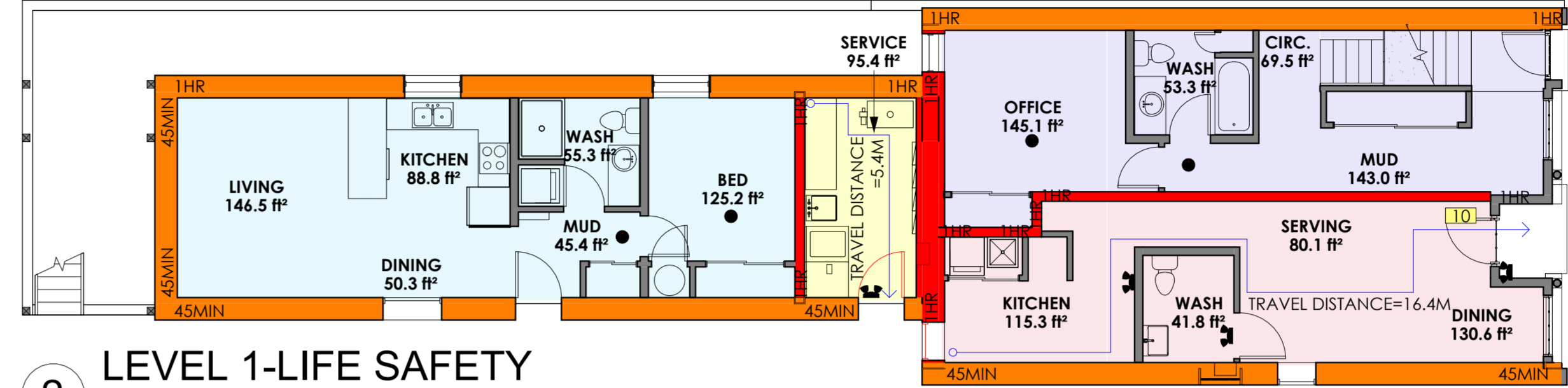
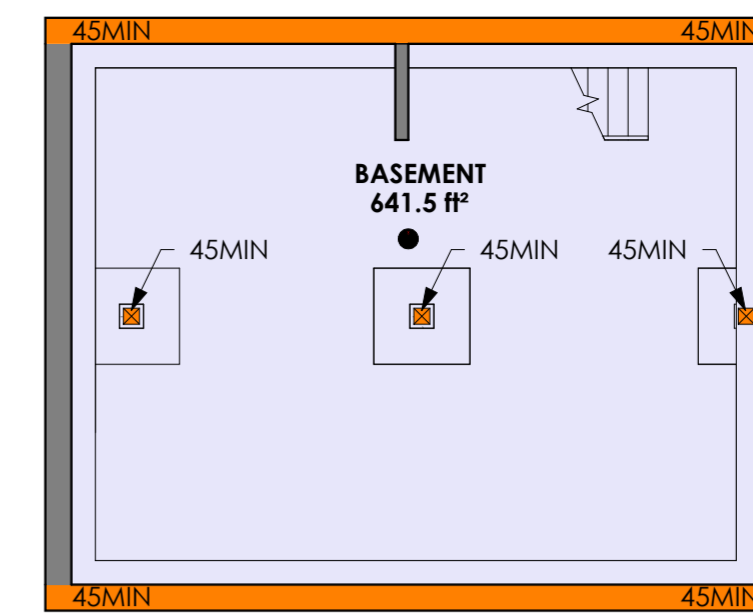
EXPOSING BUILDING FACES

ITEM	NORTH	SOUTH	EAST	WEST
1. LIMITING DISTANCE (M)	1. 9.1	1. 6.0	1. 7.6	1. 0.1
2. AREA (M ²)	2. 61.7	2. 50.8	2. 221.8	2. 221.8
3. UNPROTECTED OPENINGS PERMITTED (%)	3. 100.0	3. 56.1	3. 26.3	3. 28.5
4. UNPROTECTED OPENINGS PERMITTED (M ²)	4. 61.7	4. 28.5	4. 58.4	4. 17.8
5. UNPROTECTED OPENINGS PROPOSED (M ²)	5. 14.5	5. 8.0	5. 17.8	5. 6.3
6. FIRE RESISTANCE RATING REQUIRED	6. 0	6. 45MIN	6. 45MIN	6. 1HR
7. CONSTRUCTION (COMBUSTIBLE AND/OR NON)	7. EITHER	7. EITHER	7. EITHER	7. NON
8. CLADDING (COMBUSTIBLE AND/OR NON)	8. EITHER	8. EITHER	8. NON	8. NON

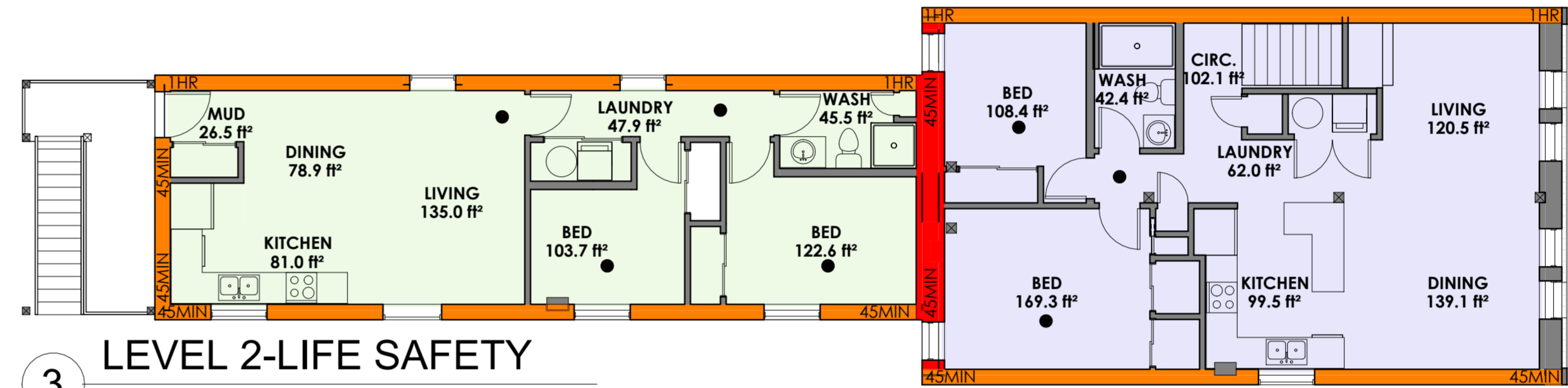
OCCUPANCIES

NAME	SUITE	OCCUPAN CY	CODE EQUIVALENT	AREA	LOAD FACTOR	OCCUPANT LOAD
SERVICE	SERVICE			8.86 m ²		
SERVICE: 1				8.86 m ²		0.0
KITCHEN	SUITE 101	D	KITCHENS	10.71 m ²	9.30 m ²	1.2
SERVING	SUITE 101	D	KITCHENS	7.44 m ²	9.30 m ²	0.8
WASH	SUITE 101	D	UNOCCUPIED	3.88 m ²	0.00 m ²	
DINING	SUITE 101	D	DINING, BEVERAGE, AND CAFETERIA	12.13 m ²	1.20 m ²	10.1
SUITE 101: 4				34.17 m ²		12.1
LIVING	SUITE 102	C	DWELLING UNIT	13.61 m ²	0.00 m ²	
KITCHEN	SUITE 102	C	DWELLING UNIT	8.25 m ²	0.00 m ²	
DINING	SUITE 102	C	DWELLING UNIT	4.67 m ²	0.00 m ²	
MUD	SUITE 102	C	DWELLING UNIT	4.22 m ²	0.00 m ²	
WASH	SUITE 102	C	DWELLING UNIT	5.14 m ²	0.00 m ²	
BED	SUITE 102	C	SLEEPING ROOM	11.63 m ²	5.82 m ²	2.0
SUITE 102: 6				47.52 m ²		2.0
BASEMENT	SUITE 201	C	DWELLING UNIT	59.60 m ²	0.00 m ²	
OFFICE	SUITE 201	C	DWELLING UNIT	13.48 m ²	0.00 m ²	
WASH	SUITE 201	C	DWELLING UNIT	4.95 m ²	0.00 m ²	
CIRC.	SUITE 201	C	DWELLING UNIT	6.46 m ²	0.00 m ²	
MUD	SUITE 201	C	DWELLING UNIT	13.29 m ²	0.00 m ²	
DINING	SUITE 201	C	DWELLING UNIT	12.93 m ²	0.00 m ²	
KITCHEN	SUITE 201	C	DWELLING UNIT	9.24 m ²	0.00 m ²	
BED	SUITE 201	C	SLEEPING ROOM	15.73 m ²	7.87 m ²	2.0
BED	SUITE 201	C	SLEEPING ROOM	10.07 m ²	5.04 m ²	2.0
WASH	SUITE 201	C	DWELLING UNIT	3.94 m ²	0.00 m ²	
CIRC.	SUITE 201	C	DWELLING UNIT	9.48 m ²	0.00 m ²	
LAUNDRY	SUITE 201	C	DWELLING UNIT	5.76 m ²	0.00 m ²	
LIVING	SUITE 201	C	DWELLING UNIT	11.19 m ²	0.00 m ²	
SUITE 201: 13				176.13 m ²		4.0
MUD	SUITE 202	C	DWELLING UNIT	2.46 m ²	0.00 m ²	
DINING	SUITE 202	C	DWELLING UNIT	7.33 m ²	0.00 m ²	
KITCHEN	SUITE 202	C	DWELLING UNIT	7.53 m ²	0.00 m ²	
LIVING	SUITE 202	C	DWELLING UNIT	12.54 m ²	0.00 m ²	
BED	SUITE 202	C	SLEEPING ROOM	9.63 m ²	4.85 m ²	2.0
LAUNDRY	SUITE 202	C	DWELLING UNIT	4.45 m ²	0.00 m ²	
WASH	SUITE 202	C	DWELLING UNIT	4.22 m ²	0.00 m ²	
BED	SUITE 202	C	SLEEPING ROOM	11.39 m ²	5.57 m ²	2.0
SUITE 202: 8				59.56 m ²		4.0
				326.24 m ²		22.1

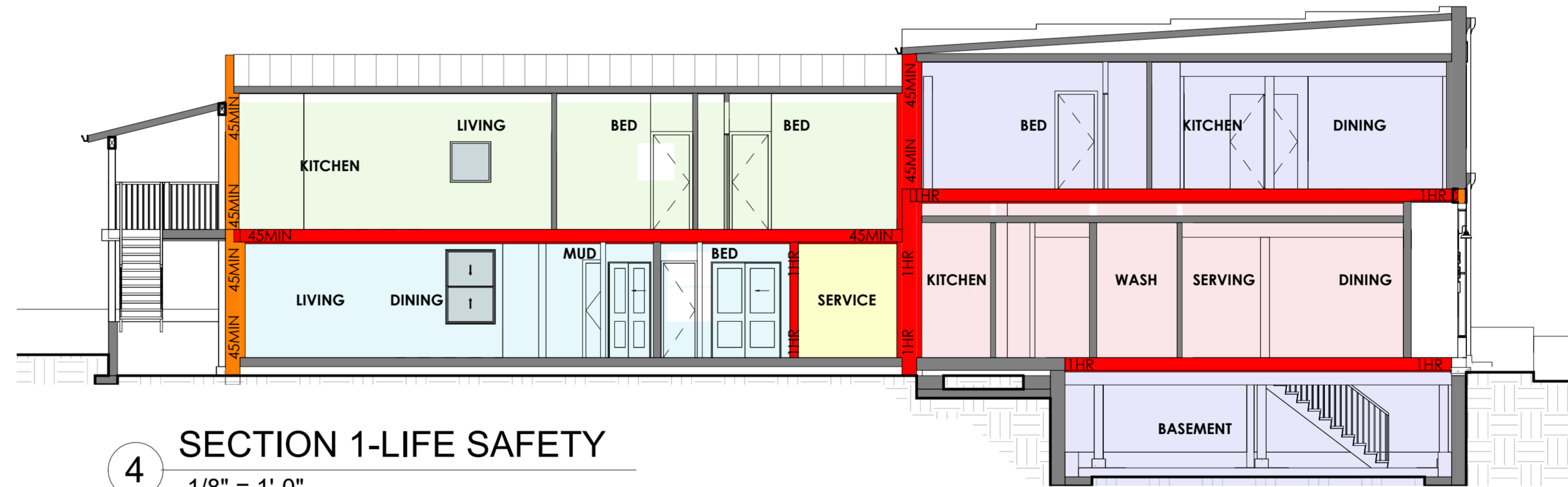
1 BASEMENT-LIFE SAFETY
1/8" = 1'-0"



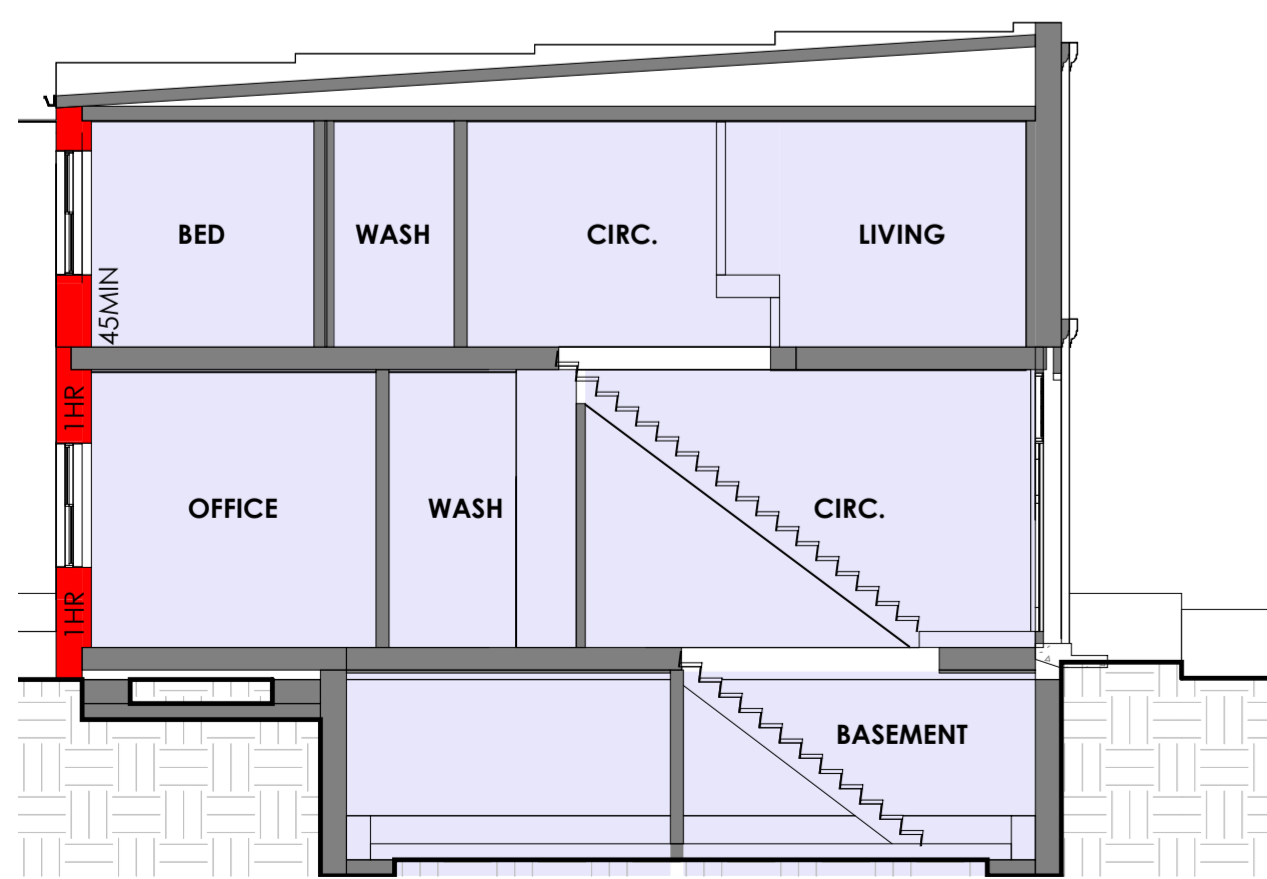
2 LEVEL 1-LIFE SAFETY
1/8" = 1'-0"



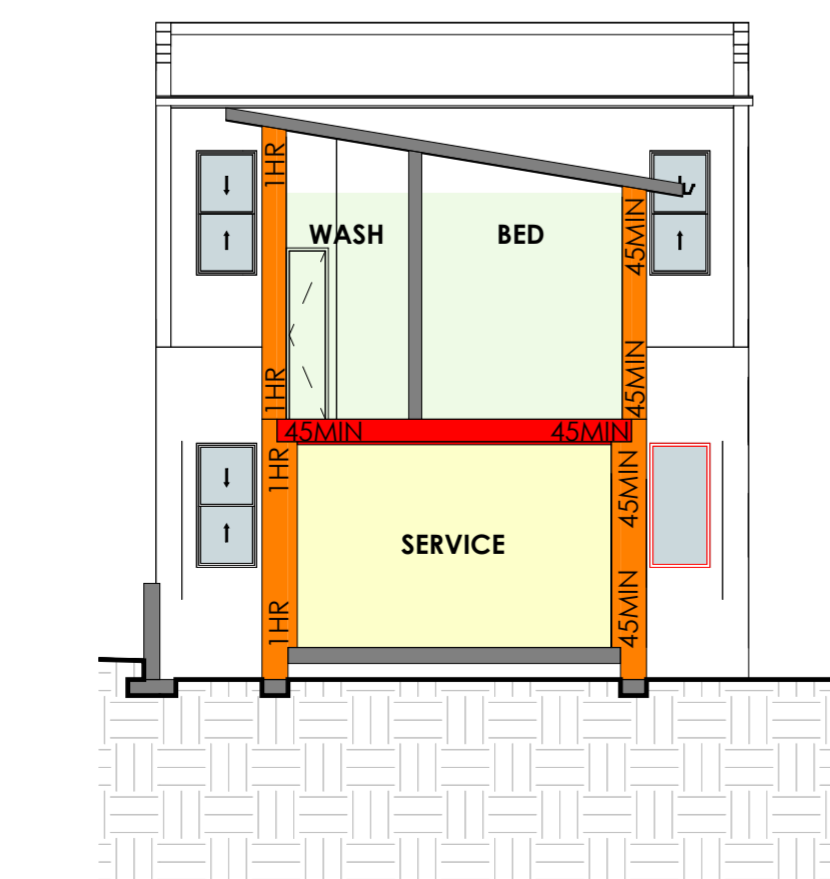
3 LEVEL 2-LIFE SAFETY
1/8" = 1'-0"



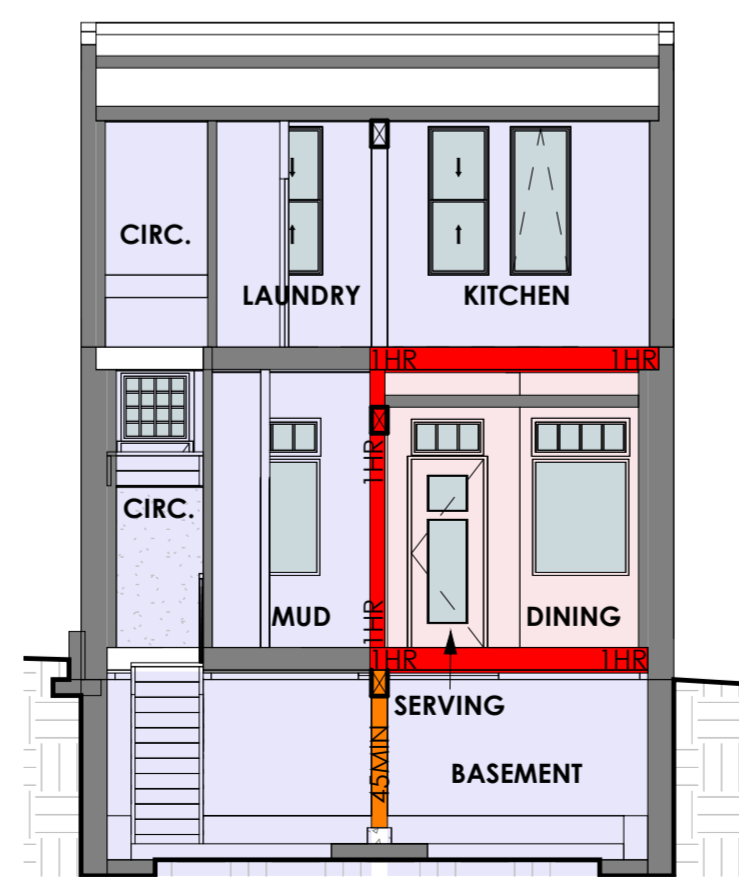
4 SECTION 1-LIFE SAFETY
1/8" = 1'-0"



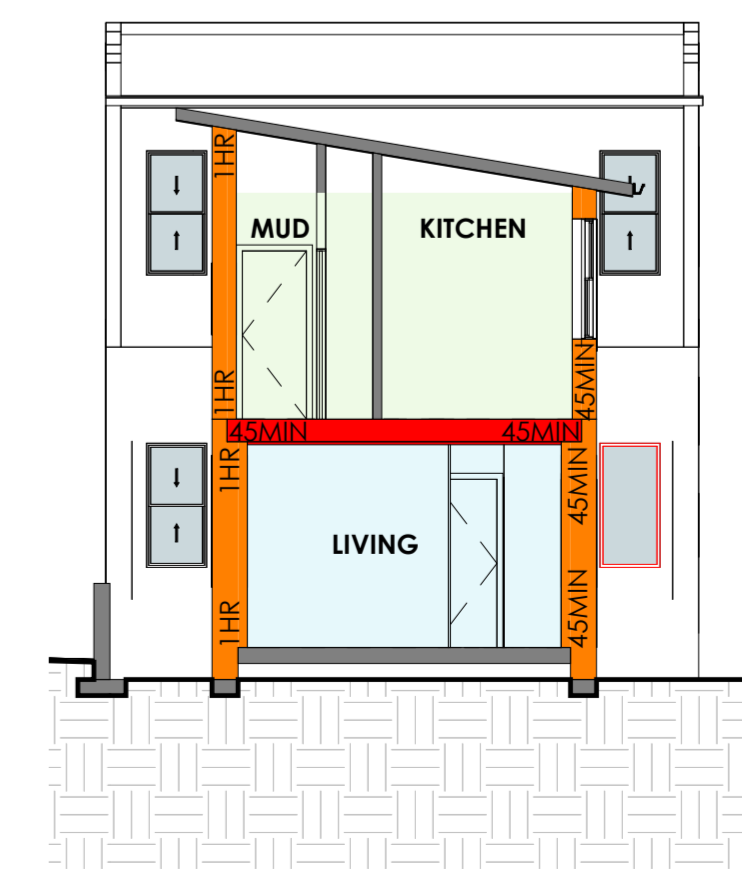
5 SECTION 2-LIFE SAFETY
1/8" = 1'-0"



6 SECTION 3-LIFE SAFETY
1/8" = 1'-0"



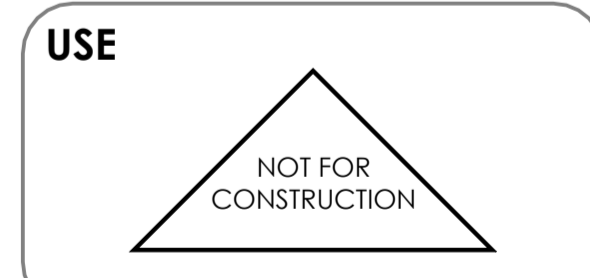
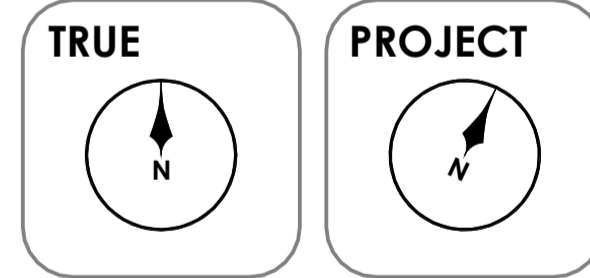
7 SECTION 4-LIFE SAFETY
1/8" = 1'-0"



8 SECTION 5-LIFE SAFETY
1/8" = 1'-0"

DRAWING NOTES

SEAL



DATE	NUMBER	DESCRIPTION
2023-12-29	0	DP/BP

SHEET NAME LIFE SAFETY

SHEET NO. **A2** REV. NO.

KEYNOTES	
NO.	NOTE TEXT
1	WRAP RATED G.W.B. UP EDGES SO AS TO FULLY PROTECT FRAMING
2	INSTALL ENGINEERED STEEL LINTEL
3	INSTALL SINK ROUGH-IN
4	WRAP EXPOSED BASEMENT AND LEVEL 1 HEAVY TIMBER BEAMS AND COLUMNS WITH 1/2" TYPE-X G.W.B.

FINISHES															
NUMBER	NAME	SUITE	AREA	HEIGHT	FLOOR FINISH	BASE FINISH	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	CEILING FINISH	CORNER GUARDS	FRAMES	COUNTERTOPS	MILLWORK
131	BASEMENT	SUITE 201	641.50 ft²	8.50 ft											
132	LIVING	SUITE 102	146.55 ft²	8.56 ft											
133	KITCHEN	SUITE 102	88.83 ft²	8.56 ft											
134	DINING	SUITE 102	50.28 ft²	8.56 ft											
135	MUD	SUITE 102	45.39 ft²	8.56 ft											
136	WASH	SUITE 102	55.32 ft²	8.56 ft											
137	BED	SUITE 102	125.18 ft²	8.56 ft											
138	SERVICE	SERVICE	95.38 ft²	8.56 ft											
139	KITCHEN	SUITE 101	115.32 ft²	11.56 ft											
140	SERVING	SUITE 101	80.10 ft²	11.56 ft											
141	WASH	SUITE 101	41.77 ft²	11.56 ft											
142	DINING	SUITE 101	130.61 ft²	11.56 ft											
143	OFFICE	SUITE 201	145.15 ft²	11.56 ft											
144	WASH	SUITE 201	53.32 ft²	11.56 ft											
145	CIRC.	SUITE 201	69.50 ft²	11.56 ft											
146	MUD	SUITE 201	143.05 ft²	11.56 ft											
147	DINING	SUITE 201	139.13 ft²	9.42 ft											
148	KITCHEN	SUITE 201	99.51 ft²	9.42 ft											
149	BED	SUITE 201	169.32 ft²	9.42 ft											
150	BED	SUITE 201	108.39 ft²	9.42 ft											
151	WASH	SUITE 201	42.40 ft²	9.42 ft											
152	CIRC.	SUITE 201	102.08 ft²	9.42 ft											
153	LAUNDRY	SUITE 201	61.99 ft²	9.42 ft											
154	LIVING	SUITE 201	120.47 ft²	9.42 ft											
155	MUD	SUITE 202	26.46 ft²	9.42 ft											
156	DINING	SUITE 202	78.92 ft²	9.42 ft											
157	KITCHEN	SUITE 202	81.03 ft²	9.42 ft											
158	LIVING	SUITE 202	134.99 ft²	9.42 ft											
159	BED	SUITE 202	103.69 ft²	9.42 ft											
160	LAUNDRY	SUITE 202	47.92 ft²	9.42 ft											
161	WASH	SUITE 202	45.47 ft²	9.42 ft											
162	BED	SUITE 202	122.61 ft²	9.42 ft											

DOORS-EXISTING & DEMOLISH								
TAG	PHASE	TYPE	COUNT	CLEAR WIDTH	CLEAR HEIGHT	FRR	HARDWARE	DEMOLISH
D1	EXISTING	OPENING	1	3'-8"	8'-0"			DEMO
D2	EXISTING	FLUSH-SINGLE	1	2'-8"	6'-8"			DEMO
D3	EXISTING	OPENING	1	2'-11"	7'-9"			DEMO
D4	EXISTING	FLUSH-SINGLE	4	2'-6"	7'-0"			DEMO
D5	EXISTING	FLUSH-2 LITE	2	2'-10"	7'-10"			<varies>
D6	EXISTING	OPENING	1	2'-5"	6'-6"			DEMO
D7	EXISTING	FLUSH-SINGLE	3	2'-8"	7'-0"			DEMO
D9	EXISTING	FLUSH-SINGLE	1	3'-0"	7'-0"			None
D10	EXISTING	FLUSH-SINGLE	1	3'-2"	7'-5"			DEMO

COLUMNS-EXISTING & DEMOLISH					
TAG	TYPE	COUNT	W X D (")	PHASE	DEMO
C1	CONCRETE-RECTANGULAR	3	12X12	EXISTING	None
C2	ENG TIMBER	12	8X8	EXISTING	None
C3	6X6 DORIC	2	6X6 DORIC	EXISTING	None
C4	BRICK PILASTER	4	17X10	EXISTING	None
C5	CONCRETE-RECTANGULAR	2	10X10	EXISTING	None
C6	ENG TIMBER	12	6X6	EXISTING	None

BEAMS-EXISTING & DEMOLISH					
TAG	TYPE	COUNT	W X D (")	PHASE	DEMOLISH
B1	BUILT UP BEAM	5	8x12	EXISTING	<varies>
B2	BUILT UP BEAM	5	6x10	EXISTING	None
B3	BUILT UP BEAM	1	(6) 2X12	EXISTING	None

DOORS-NEW							
TAG	PHASE	TYPE	COUNT	CLEAR WIDTH	CLEAR HEIGHT	FRR	HARDWARE
D7	NEW	FLUSH-SINGLE	11	2'-8"	7'-0"		
D9	NEW	FLUSH-SINGLE	2	3'-0"	7'-0"		
D11	NEW	FLUSH-DOUBLE	1	5'-0"	7'-0"		
D12	NEW	SLIDING	1	8'-0"	7'-0"		
D13	NEW	SLIDING	4	5'-0"	7'-0"		
D14	NEW	SLIDING	3	4'-0"	7'-0"		
D16	NEW	POCKET	1	1'-2"	7'-0"		
D17	NEW	FLUSH-SINGLE	1	1'-4"	7'-0"		
D18	NEW	SLIDING	3	3'-0"	7'-0"		
D19	NEW	FLUSH-SINGLE	1	1'-6"	7'-0"		
D20	NEW	SLIDING	1	4'-6"	7'-0"		
D21	NEW	FLUSH-SINGLE	1	2'-4"	7'-0"		
D22	NEW	FLUSH-2 LITE	1	3'-0"	7'-10"		
D23	NEW	FLUSH-SINGLE	2	2'-0"	7'-0"		
D26	NEW	FLUSH-SINGLE	1	3'-0"	7'-0"	45MIN	LATCH, CLOSER, SWEEP, PSF FRAME

COLUMNS-NEW					
TAG	TYPE	COUNT	W X D (")	PHASE	DEMO

BEAMS-NEW					
TAG	TYPE	COUNT	W X D (")	PHASE	DEMOLISH

WINDOWS-EXISTING & DEMOLISH								
TAG	PHASE	TYPE	COUNT	CLEAR WIDTH	CLEAR HEIGHT	SILL HEIGHT	HARDWARE	DEMOLISH
G1	EXISTING	FIXED	4	3'-10"	5'-6"	2'-6"		DEMO
G2	EXISTING	FIXED	2	3'-0"	6'-7"	2'-0"		DEMO
G3	EXISTING	FIXED	1	2'-6"	2'-8"	3'-9"		DEMO
G4	EXISTING	FIXED	2	3'-10"	5'-0"	2'-6"		DEMO
G5	EXISTING	FIXED	4	2'-6"	6'-2"	3'-0"		DEMO
G6	EXISTING	FIXED	4	3'-8"	5'-4"	3'-0"		DEMO
G7	EXISTING	FIXED	1	3'-7"	6'-3"	2'-7"		DEMO
G8	EXISTING	FIXED	1	2'-2"	6'-3"	2'-8"		DEMO
G9	EXISTING	FIXED-MULTI-PANEL	1	2'-10"	2'-10"	8'-5"		DEMO
G10	EXISTING	FIXED	1	3'-0"	6'-3"	2'-8"		DEMO
G11	EXISTING	FIXED	2	3'-10"	3'-0"	3'-6"		DEMO

FIXTURES			
TAG	TYPE	WXDXH (")	COUNT
P1	SINK-KITCHEN-SINGLE	20X20	1
P2	TUB	60X30X18	1
P3	UTILITY SINK	20X24X36	1
P4	SINK-VANITY-ROUND	19Ø	4
P5	WATER HEATER	24Ø	4
P6	SINK-KITCHEN-DOUBLE	32X20	4
P7	SHOWER	48X36	1
P8	TOILET	20X32X16	5
P9	SINK-MOP	24X24X6	1
P10	LAVATORY	24X20	1
P11	SHOWER	36X36	1
P12	SHOWER	60X36	1
			25

APPLIANCES/EQUIPM...			
TAG	TYPE	WXDXH (")	COUNT
A1	WASHER DRYER STACK	27X30X80	4
A2	REFRIGERATOR-DOUBLE	36X34X68	2
A3	RANGE STOVE	24X24X36	3
A4	REFRIGERATOR-DOUBLE	30X34X68	1
A5	DRYER	28x35x35	1
A6	WASHER	28x35x35	1
A7	BOILER	21X32X36	1
A8	ELECTRICAL PANEL	SEE ELEC.	4
A9	DISHWASHER	24X24X33.5	3
A10	Wirybird	ROOF VENT-VMAX-102-1 2	4
A11	Wirybird	ROOF VENT-VMAX-201-1 2	2

FURNITURE			
TAG	TYPE	WXDXH (")	COUNT
F1	BAR STOOL	12ØX20	5
F2	TABLE-NIGHTSTAND	24X18X30	16
F3	TABLE-COFFEE	48X24X24	3
F4	SOFA-TRIPLE-SMALL	76X32	6
F5	TELEVISION	60X4X30 2	2
F6	CHAIR-DINING	16X16X18	15
F7	COAT HOOK	2X4	2
F8	BED	QUEEN-60X80	3
F9	PULL-OUT	QUEEN-80X86	1
F10	TABLE-DINING	72X36	2
F11	BED	DOUBLE-54X80	1
F12	BED	KING-76X80	1
F14	TABLE-DINING	60X30X30 2	1
F15	CHAIR-OFFICE	18X18X18	1
F16	TABLE-DINING	60X24X30	1
F17	FIREPLACE-ELECTRIC	80X18X48	1

FOOTINGS-EXIST/DE...				
TAG	TYPE	LXWXD (")	PHASE	DEMOLISH
F1	RECTANGULAR	48X48X8	EXISTING	None
F3	RECTANGULAR	42X48X8	EXISTING	None
F4	Wall Foundation	24X8 2	EXISTING	None

WINDOWS-NEW							
TAG	PHASE	TYPE	COUNT	CLEAR WIDTH	CLEAR HEIGHT	SILL HEIGHT	HARDWARE
G1	NEW	FIXED	2	3'-10"	5'-6"	<varies>	
G3	NEW	FIXED	1	2'-6"	2'-8"	3'-9"	
G9	NEW	FIXED-MULTI-PANEL	2	2'-10"	2'-10"	<varies>	
G12	NEW	HUNG-DOUBLE	2	2'-6"	6'-2"	3'-0"	
G13	NEW	HUNG-DOUBLE	4	3'-8"	5'-6"	<varies>	
G14	NEW	HUNG-DOUBLE	3	2'-6"	5'-2"	<varies>	
G15	NEW	HUNG-DOUBLE	1	3'-8"	5'-0"	3'-4"	
G16	NEW	FIXED	2	4'-0"	4'-10"	3'-0"	
G17	NEW	FIXED	1	3'-8"	5'-0"	3'-4"	
G18	NEW	FIXED	2	3'-0"	3'-0"	3'-6"	
G19	NEW	FIXED	1	2'-6"	5'-2"	3'-4"	WIRED GLASS OR GLASS BLOCK
G20	NEW	AWNING-SINGLE	2	2'-6"	6'-2"	3'-0"	
G40	NEW	FIXED-MULTI-PANEL	2	4'-0"	1'-6"	8'-0"	
G46	NEW	FIXED-MULTI-PANEL	1	3'-0"	1'-6"	8'-0"	

FOOTINGS-NEW				
TAG	TYPE	LXWXD (")	PHASE	DEMOLISH
F2	Wall Foundation	24X8	NEW	None

PROJECT NAME
331 FRONT STREET RENOVATION

ADDRESS
331 FRONT STREET
KASLO BC
VOG1M0

CLIENT
OWNER

DRAWING NOTES

SEAL

TRUE **PROJECT**

USE

REVISIONS/HISTORY

DATE	NUMBER	DESCRIPTION
2023-12-29	0	DP/BP

SHEET NAME
SCHEDULES

SHEET NO.
A3

REV. NO.

ZONING BYLAW SUMMARY

ITEM	DESCRIPTION
CIVIC ADDRESS	331 FRONT ST KASLO
LEGAL ADDRESS	PARCEL G, PLAN NEP393, DISTRICT LOT 208, KOOTENAY LAND DISTRICT, BEING A CONSOLIDATION OF LOTS 16 & 17, SEE LB533771, PID: 029-477-000
AJH	RDCK
ZONING DESIGNATION	C2-CENTRAL BUSINESS DISTRICT ZONE
BYLAW REFERENCED	VILLAGE OF KASLO LAND USE BYLAW 1130 (2022-11-15)
OCP DESIGNATION	CORE COMMERCIAL
OCP REFERENCED	VILLAGE OF KASLO OFFICIAL COMMUNITY PLAN (2022-09-27)
DPA DESIGNATION	HERITAGE & COMMERCIAL CORE



C2-CENTRAL BUSINESS DISTRICT ZONE ZONING BYLAWS

ITEM	PERMITTED	PROPOSED
1. PRINCIPAL USE	1. A. RETAIL B. OFFICE C. SERVICE D. RECREATION/ENTERTAINMENT E. RESTAURANT F. NEIGHBOURHOOD PUB G. SCHOOL H. LIGHT INDUSTRIAL/PARKING I. CHURCH, HOSPITAL, PERSONAL CARE, DAY CARE J. PUBLIC BUILDINGS K. ACCESSORY USES L. RM-1 ZONE USES*	1. RM-1 ZONE USES* RESTAURANT
2. SITE AREA (M ²)	2. >765	2. 511.0 (EXISTING)
3. STREET FRONTAGE (M)	3. > 1/10 LOT PERIMETER= 97.6/10=9.76	3. 15.2 (EXISTING)
4. HEIGHT (M)	4. <12.0	4. 8.7 (EXISTING)
5. FRONT SETBACK (M)	5. 0.0	5. 0.0 (EXISTING)
6. REAR SETBACK (M)	6. 4.5	6. 3.0 (EXISTING)
7. INTERIOR SETBACK (M)	7. 0.0	7. 0.0 (EXISTING)
8. EXTERIOR SETBACK (M)	8. 0.0	8. N.A.
9. PROJECTIONS (M)	9. 0.6	9. N.A.
10. PARKING COUNT	10. RETAIL=1/46M ² OFFICE=1/46M ² ENTERTAINMENT=1/5 SEATS RESTAURANT=1/5 SEATS	10. EXISTING
11. PARKING SIZE (W X L)	11. A. 0°=2.4 X 6.7 B. 30°=2.4X4.9 C. 45°=2.4X5.6 D. 60°=2.4X5.6 E. 90°=2.4 X 5.5	11. EXISTING
12. AISLE WIDTH	12. A. 0°=3.7 B. 30°=3.7 C. 45°=3.7 D. 90°=6.75	12. EXISTING

*USES PERMITTED IN THE C-1 ZONE, WATERFRONT COMMERCIAL AND RM-1 ZONE, MULTIPLE RESIDENTIAL, SUBJECT TO THE RESPECTIVE REGULATIONS APPLICABLE IN THOSE ZONES

RM-1 - MULTIPLE RESIDENTIAL ZONING BYLAWS

ITEM	PERMITTED	PROPOSED
1. PRINCIPAL USE	1. A. MULTIPLE DWELLING B. SINGLE FAMILY, TWO FAMILY (R-1) C. SCHOOL, CHURCH, HOSPITAL, PERSONAL CARE, DAY CARE D. PUBLIC BUILDINGS E. ACCESSORY USES F. HOME OCCUPATION G. BED & BREAKFAST	1. MULTIPLE DWELLING
2. SITE AREA (M ²)	2. >1000.0	2. 511.0 (EXISTING)
3. STREET FRONTAGE (M)	3. >22.0	3. 15.2 (EXISTING)
4. DENSITY (UNITS)	4. <60/10,000M ² =3.066	4. 3 (EXISTING)
5. HEIGHT (M)	5. <12.0	5. 8.7 (EXISTING)
6. FRONT SETBACK (M)	6. 7.5	6. 0.0 (EXISTING)
7. REAR SETBACK (M)	7. 7.5	7. 3.0 (EXISTING)
8. INTERIOR SETBACK (M)	8. 1.5	8. 0.0 (EXISTING)
9. EXTERIOR SETBACK (M)	9. 7.5	9. N.A.
10. PROJECTIONS (M)	10. 0.6	10. N.A.
11. SITE COVERAGE (%)	11. 40	11. 35.7 (EXISTING)
12. OPEN SITE SPACE (%)	12. 30 LOT AREA, 33 REAR YARD	12. EXISTING
13. PARKING COUNT	13. 1.5/DWELLING UNIT	13. EXISTING
14. PARKING SIZE (W X L)	14. A. 0°=2.4 X 6.7 B. 30°=2.4X4.9 C. 45°=2.4X5.6 D. 60°=2.4X5.6 E. 90°=2.4 X 5.5	14. EXISTING
15. AISLE WIDTH	15. A. 0°=3.7 B. 30°=3.7 C. 45°=3.7 D. 90°=6.75	15. EXISTING
16. AMENITY AREAS (M ²)	16. A. 10 B. 15 C. 20 D. 30 E. 40	16. EXISTING

4.24 EXEMPTION OF EXISTING BUILDINGS FROM PARKING AND LOADING REQUIREMENTS

THE REGULATIONS CONTAINED IN THIS SECTION SHALL NOT APPLY TO BUILDINGS, STRUCTURES AND USES EXISTING ON THE EFFECTIVE DATE OF THIS BYLAW EXCEPT THAT:

A. OFF-STREET PARKING AND LOADING SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION FOR ANY ADDITION TO ANY EXISTING BUILDING AND STRUCTURE OR ANY CHANGE OR ADDITION TO SUCH EXISTING USE INCLUDING HOME OCCUPATIONS.

B. OFF-STREET PARKING AND LOADING PROVIDED PRIOR TO THE ADOPTION OF THIS BYLAW SHALL NOT BE REDUCED BELOW THE APPLICABLE OFF-STREET PARKING REQUIREMENTS OF THIS SECTION.

DEVELOPMENT PERMIT AREA SUMMARY

16.3 HERITAGE AND COMMERCIAL CORE DPA

16.3.1 CONTEXT AND PURPOSE
THE HERITAGE AND COMMERCIAL CORE DPA IS ESTABLISHED FOR THE PURPOSE OF REVITALIZING THE COMMERCIAL CORE AND PRESERVING THE GENERAL FORM AND CHARACTER OF COMMERCIAL AND MULTI-FAMILY DEVELOPMENT IN THE DESIGNATED AREAS, PURSUANT TO SECTIONS 488(1)(D) AND 488(1)(F) OF THE LOCAL GOVERNMENT ACT.

THE LANDS WITHIN THE HERITAGE AND COMMERCIAL CORE DPA ARE DEFINED IN MAP C. THIS DPA ALSO INCLUDES PROPERTIES THAT ARE DESIGNATED IN MUNICIPAL, PROVINCIAL, OR NATIONAL HERITAGE REGISTRIES, INCLUDING TWO NATIONAL HISTORIC SITES. THIS AREA IS THE HISTORICAL COMMERCIAL CENTRE OF KASLO AND THE PRIMARY FOCUS OF PEDESTRIAN-SCALE RETAIL, COMMERCIAL AND INSTITUTIONAL SERVICES. THE HERITAGE AND COMMERCIAL CORE DP IS INTENDED PRESERVE KASLOS HISTORICAL, ARTISTIC, AND ARCHITECTURAL FEATURES, AND ENCOURAGE NEW DEVELOPMENT TO FOLLOW DESIGN GUIDELINES THAT ARE RESPECTIVE AND COMPLEMENTARY TO THOSE HISTORICAL ATTRIBUTES.

16.3.2 REGULATED DEVELOPMENT
WITHIN THE HERITAGE AND COMMERCIAL CORE DPA, LAND SHALL NOT BE SUBDIVIDED AND CONSTRUCTION OF, ADDITION TO, OR ALTERATION OF A BUILDING OR STRUCTURE SHALL NOT BE COMMENCED UNLESS THE OWNER FIRST OBTAINS A DEVELOPMENT PERMIT.

16.3.3 GUIDELINES

- THE DESIGN GUIDELINES FOR THE HERITAGE AND COMMERCIAL CORE DPA ARE SPECIFIED IN APPENDIX II: HERITAGE DESIGN GUIDELINES, AND APPENDIX III: COLOUR DESIGN GUIDELINES. THESE DOCUMENTS WERE ORIGINALLY PRODUCED BY HERITAGE DESIGNER ROBERT INWOOD IN 1991 THROUGH CAREFUL RESEARCH INTO KASLO'S COLONIAL PERIOD ARCHITECTURE AND HISTORIC STREETScape OF THE 1890S THROUGH 1930S, WHICH RESULTED IN A SUCCESSFUL HERITAGE AREA REVITALIZATION PROGRAM THAT RESTORED AND REVITALIZED SEVERAL DOWNTOWN BUILDINGS IN THE 1990S.
- DEVELOPMENTS IN THIS AREA SHOULD ALSO ENHANCE THE PEDESTRIAN EXPERIENCE BY ENGAGING THE STREET BOTH VISUALLY AND PHYSICALLY AND HIGHLIGHT THE VIEWS AND CONNECTIONS TO THE SURROUNDING LANDSCAPE.
- DEVELOPMENT OF COMMERCIAL AND MULTI-FAMILY RESIDENTIAL PROPERTIES WITHIN THE HERITAGE AND COMMERCIAL CORE DPA ARE SUBJECT TO GENERAL FORM AND CHARACTER GUIDELINES BUT NOT NECESSARILY TO PARTICULARS OF THE LANDSCAPING OR OF THE EXTERIOR DESIGN AND FINISH OF BUILDINGS AND OTHER STRUCTURES.
- A DEVELOPMENT PERMIT ISSUED IN THE HERITAGE AND COMMERCIAL CORE DEVELOPMENT PERMIT AREA MAY INCLUDE CONDITIONAL REQUIREMENTS RESPECTING THE CHARACTER OF THE DEVELOPMENT INCLUDING THE SITING, MASSING, GENERAL LANDSCAPING, FORM, EXTERIOR DESIGN AND COLOUR CHOICES OF BUILDINGS AND STRUCTURES, AND THE DESIGN AND INSTALLATION OF SIGNAGE.

16.3.4 EXEMPTIONS

- DEVELOPMENT PERMITS ARE NOT REQUIRED WITHIN THE HERITAGE AND COMMERCIAL CORE DPA FOR:
 - INTERNAL ALTERATIONS THAT DO NOT AFFECT THE OUTER APPEARANCE OF A BUILDING, OR
 - FOR ROUTINE EXTERIOR MAINTENANCE, INCLUDING PAINTING PROVIDED THAT THE PAINT COLOUR IS COMPATIBLE WITH THE COLOUR DESIGN GUIDELINES.
- SINGLE-FAMILY DWELLING AND DUPLEX RESIDENTIAL DEVELOPMENT ARE NOT SUBJECT TO THE HERITAGE AND COMMERCIAL CORE DPA.
- STREET PATIOS AND CHATELLES PLACED IN PUBLIC SPACE SHALL BE SUBJECT TO REGULATION BY BYLAW OR POLICY.

16.3.5 APPLICATION AND REVIEW PROCEDURE

- AN APPLICATION FOR A HERITAGE AND COMMERCIAL CORE DP SHOULD INCLUDE A STATEMENT OR REPORT DESCRIBING THE DESIGN RATIONALE AND HOW THE BUILDING DESIGN GUIDELINES AND COLOUR DESIGN GUIDELINES HAVE BEEN CONSIDERED IN THE PROPOSED DEVELOPMENT.
- AFTER RECEIPT OF A COMPLETE APPLICATION, VILLAGE STAFF SHALL REVIEW THE APPLICATION AND, WITHIN 10 BUSINESS DAYS, MAY:
 - APPROVE THE APPLICATION IF IT CLEARLY MEETS THE HERITAGE AND COMMERCIAL CORE DPA REQUIREMENTS;
 - APPROVE THE APPLICATION WITH CONDITIONS RELATING TO GENERAL FORM AND CHARACTER;
 - REQUEST ADDITIONAL DESIGN DETAILS OR PROFESSIONALLY RENDERED DRAWINGS FROM THE APPLICANT;
 - REFER THE APPLICATION TO COUNCIL, OR;
 - E. MAY DENY THE PERMIT IF THE DEVELOPMENT IS NOT COMPATIBLE WITH THE HERITAGE AND COMMERCIAL CORE DPA REQUIREMENTS.
- A DENIAL, OR CONDITIONS OF APPROVAL, MAY BE APPEALED TO COUNCIL BY THE APPLICANT.
- AN APPLICATION THAT PROPOSES SIGNAGE, AWNINGS, OVERHANGS, LIGHTING, OR DECORATIVE FACADE FEATURES, SUCH AS CORNICES, THAT PROJECT INTO OR OVER THE PUBLIC STREET MUST BE APPROVED BY COUNCIL.
- IF AN APPLICATION IS REFERRED OR APPEALED TO COUNCIL, THE VILLAGE SHALL NOTIFY PROPERTY OWNERS WITHIN 60 METRES OF THE PROPERTY OF COUNCIL'S INTENTION TO CONSIDER THE APPLICATION AT LEAST SEVEN DAYS BEFORE THE COUNCIL MEETING.
- WHEN FIRST CONSIDERING THE APPLICATION, COUNCIL MAY ASSIGN A HERITAGE DESIGN REVIEW COMMITTEE TO REVIEW THE APPLICATION AND MAKE A RECOMMENDATION BEFORE DECIDING.
- THE HERITAGE DESIGN REVIEW COMMITTEE MUST PROVIDE ITS RECOMMENDATION TO COUNCIL WITHIN 21 DAYS OF COUNCIL'S FIRST CONSIDERATION OF THE APPLICATION.

OFFICIAL COMMUNITY PLAN SUMMARY

6.2 CORE COMMERCIAL

6.2.1 PURPOSE
KASLO'S HISTORIC COMMERCIAL CORE AREA IS RECOGNIZED FOR ITS EARLY-COLONIAL CHARACTER THAT MAKES THE AREA VERY WALKABLE, COMPACT, AND VIBRANT. THE AREA IS HOME TO DOZENS OF BUSINESSES AND RESIDENCES. ALONGSIDE COMMUNITY SERVICES AND AMENITIES THESE OBJECTIVES AND POLICIES AIM TO SUSTAIN THE AREA'S UNIQUE CHARACTERISTICS AND ITS ROLE AS THE MAIN SERVICE AND EMPLOYMENT CENTRE FOR THE VILLAGE AND SURROUNDING AREA.

6.2.2 OBJECTIVES

- TO ENCOURAGE A COMPACT, VISUALLY APPEALING COMMERCIAL CORE THAT OPERATES YEAR-ROUND TO PROVIDE A WIDE RANGE OF GOODS AND SERVICES.
- TO ENCOURAGE THE HIGHEST AND BEST USE OF THE LAND THROUGH MIXED-USE DEVELOPMENTS THAT INCLUDE COMPATIBLE GROUND-FLOOR, STREET-FRONT COMMERCIAL USES WITH OFFICES OR RESIDENCES ABOVE OR TO THE REAR.
- TO DISCOURAGE NEW RESIDENTIAL-ONLY DEVELOPMENT ON FRONT STREET BETWEEN 3RD AND 5TH STREETS.

6.2.3 POLICIES

- IN ADDITION TO THE GENERAL COMMERCIAL POLICIES, THE VILLAGE WILL:
- MAINTAIN THE HERITAGE AND COMMERCIAL CORE DEVELOPMENT PERMIT AREA.
 - DEVELOP A DOWNTOWN MASTER PLAN AIMED AT MAINTAINING THE VIBRANCY AND CHARACTER OF THE COMMERCIAL CORE INCLUDING CONSIDERATION OF IMPROVEMENTS TO WALKING, CYCLING, PARKING, ACCESSIBILITY, STREETSCAPES, AND CULTURAL AMENITIES.
 - CONTROL MIXED-USE DEVELOPMENT THROUGH ZONING REGULATIONS.

DEFINITIONS

AMENITY AREA
MEANS THAT PART OF A BUILDING OR LOT INTENDED FOR THE USE OF THE OCCUPANTS EXCLUSIVE OF ENTRANCES, HALLWAYS, DRIVEWAYS AND PARKING AREAS.

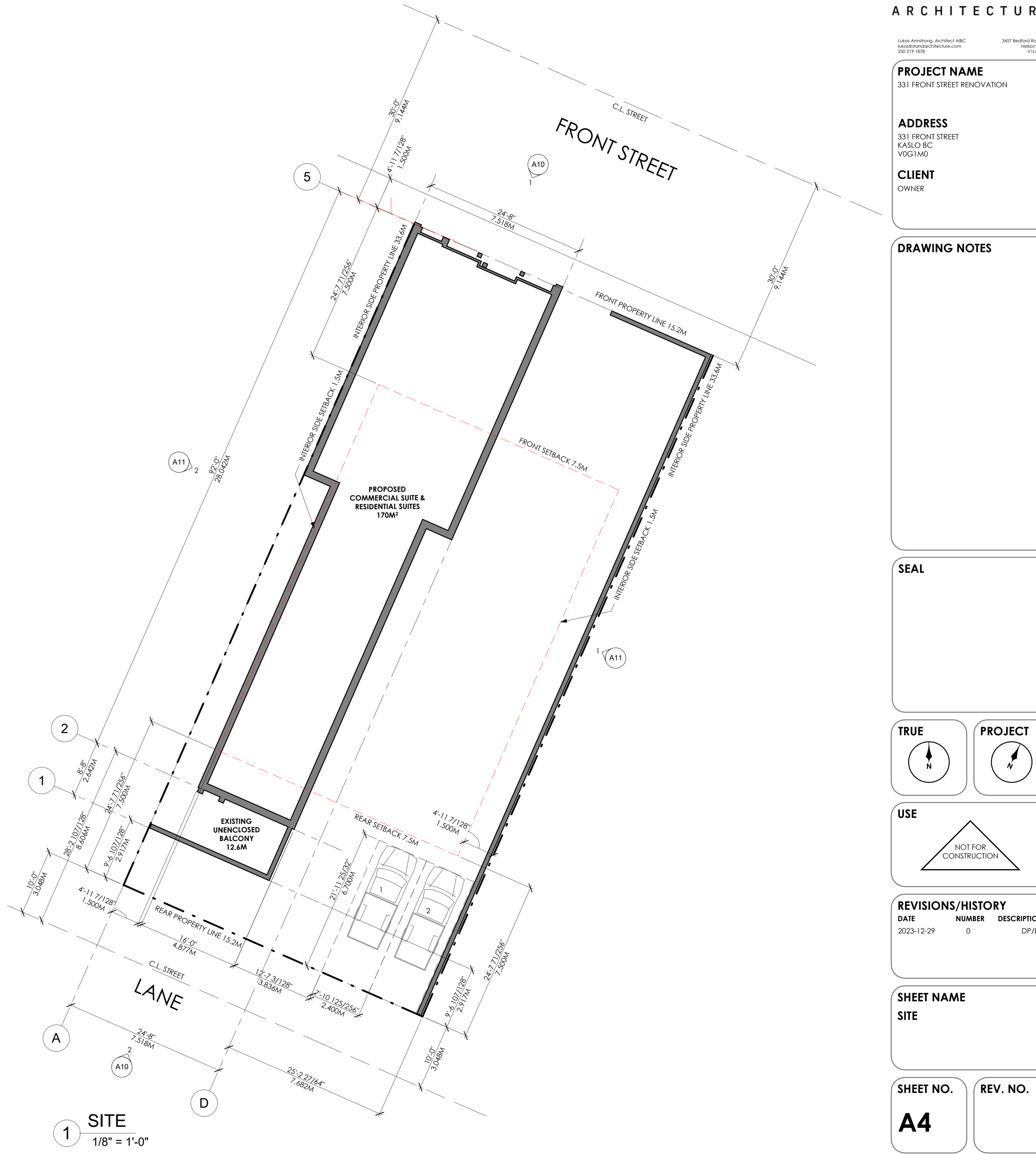
MULTIPLE DWELLING
MEANS A BUILDING CONTAINING THREE OR MORE SELF-CONTAINED DWELLING UNITS.

TWO FAMILY DWELLING
MEANS A BUILDING ENTIRELY COMPRISED OF TWO SELF-CONTAINED DWELLING UNITS.

SECONDARY SUITE
MEANS A SEPARATE DWELLING UNIT WHICH IS COMPLETELY CONTAINED WITHIN A PRINCIPAL BUILDING AND IS SUBORDINATE TO A PRINCIPAL DWELLING UNIT ON THE SAME PARCEL.

SITE COVERAGE
MEANS THAT PERCENTAGE OF THE AREA OF THE WHOLE OF A LOT WHICH IS COVERED BY OR BENEATH ONE OR MORE BUILDINGS.

OPEN SITE SPACE
MEANS THAT PORTION OF A LOT WHICH IS LANDSCAPED AND PERMEABLE, NOT OCCUPIED OR OBSTRUCTED BY ANY BUILDING, PORTION OF BUILDING, DRIVEWAY OR PARKING LOT OR COVERED BY ANY IMPERMEABLE SURFACES.



PROJECT NAME
331 FRONT STREET RENOVATION

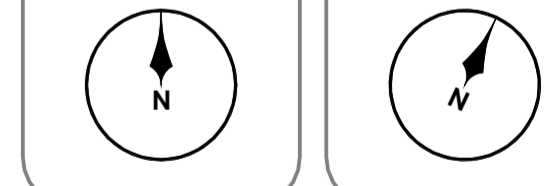
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KASLO BC
VOG1M0

CLIENT
OWNER

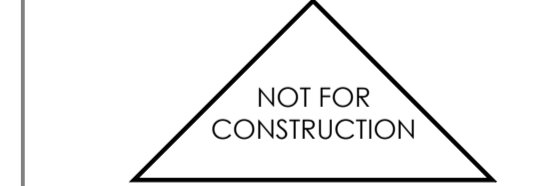
DRAWING NOTES

SEAL

TRUE PROJECT



USE



REVISIONS/HISTORY

DATE	NUMBER	DESCRIPTION
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SHEET NAME

SITE

SHEET NO.

A4

REV. NO.

1

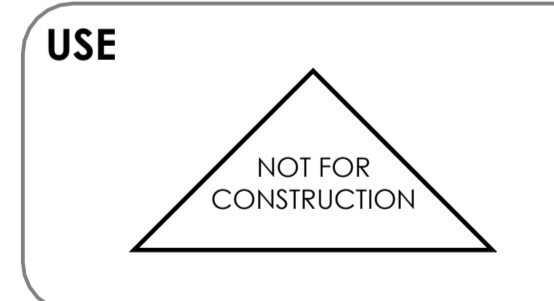
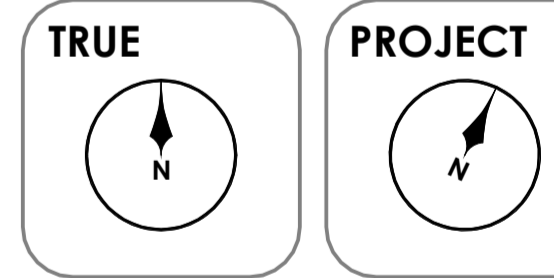
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331 FRONT STREET RENOVATION

ADDRESS
331 FRONT STREET
KASLO BC
VOG1M0

CLIENT
OWNER

DRAWING NOTES

SEAL



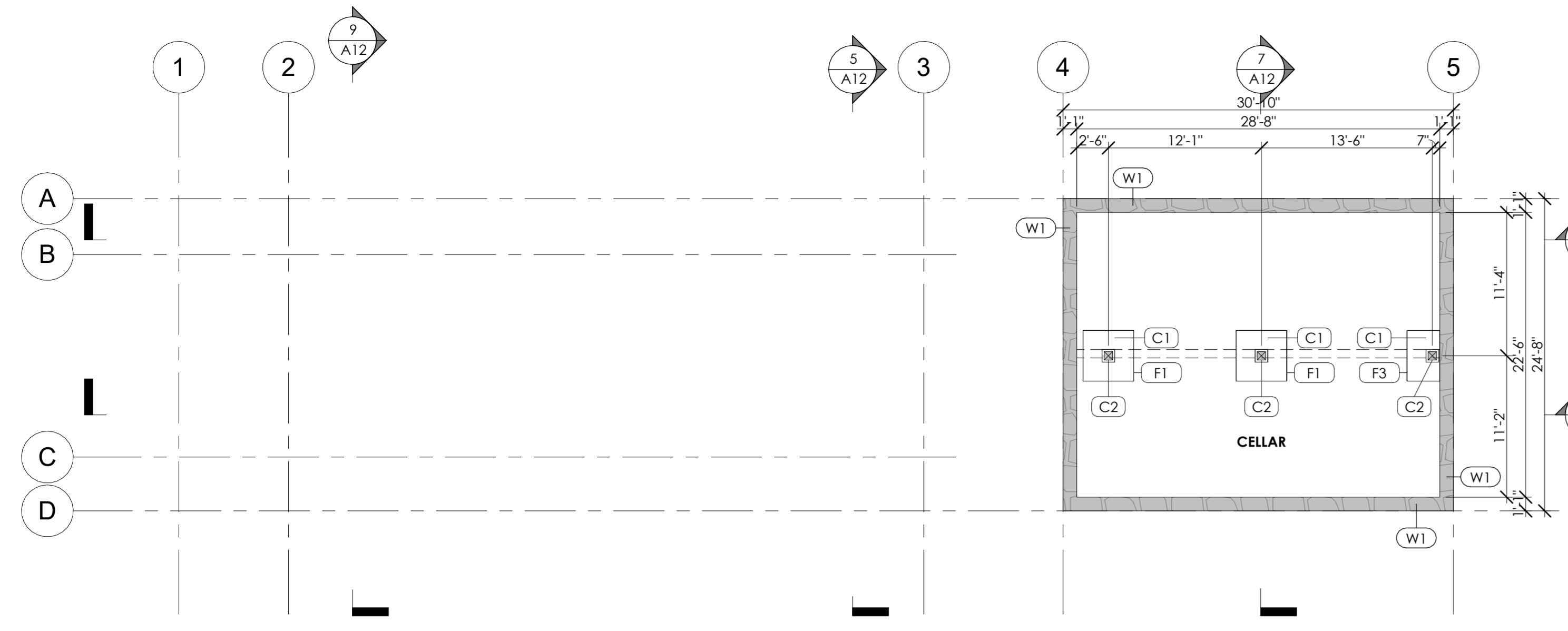
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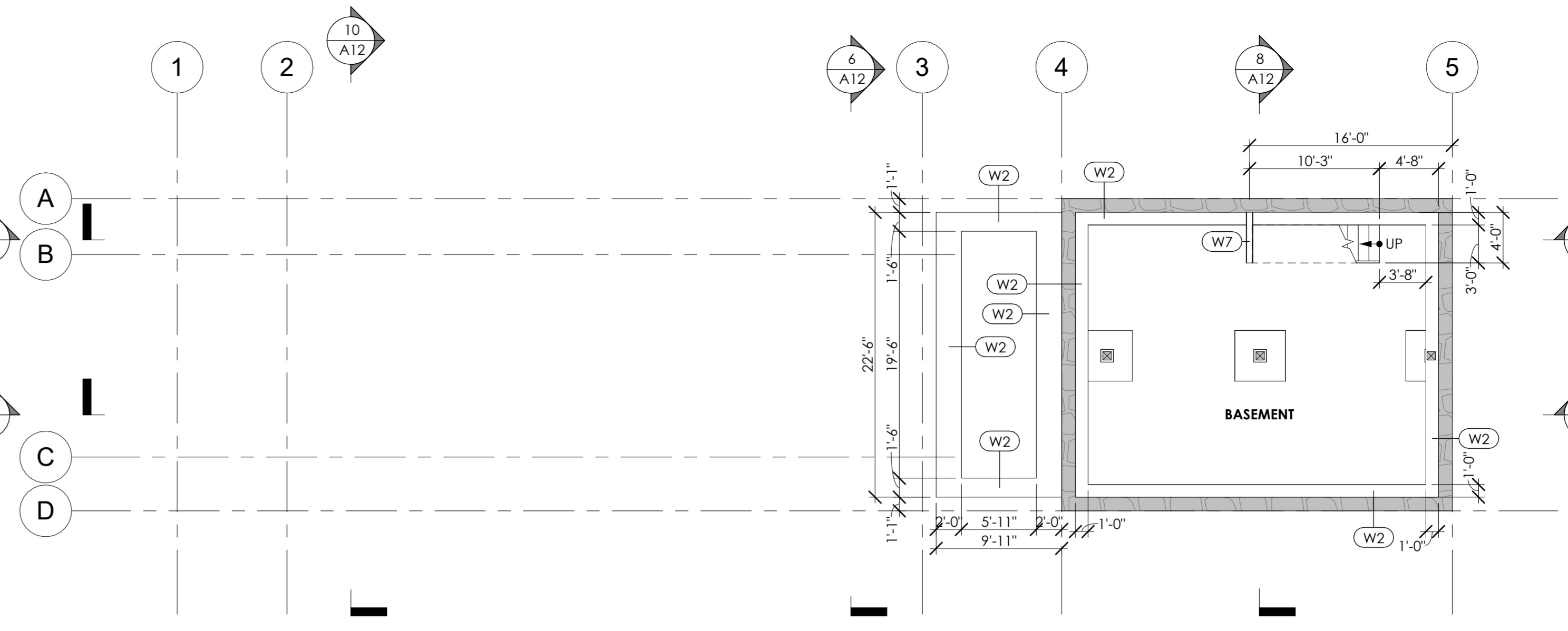
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BASEMENT

SHEET NO.
A5

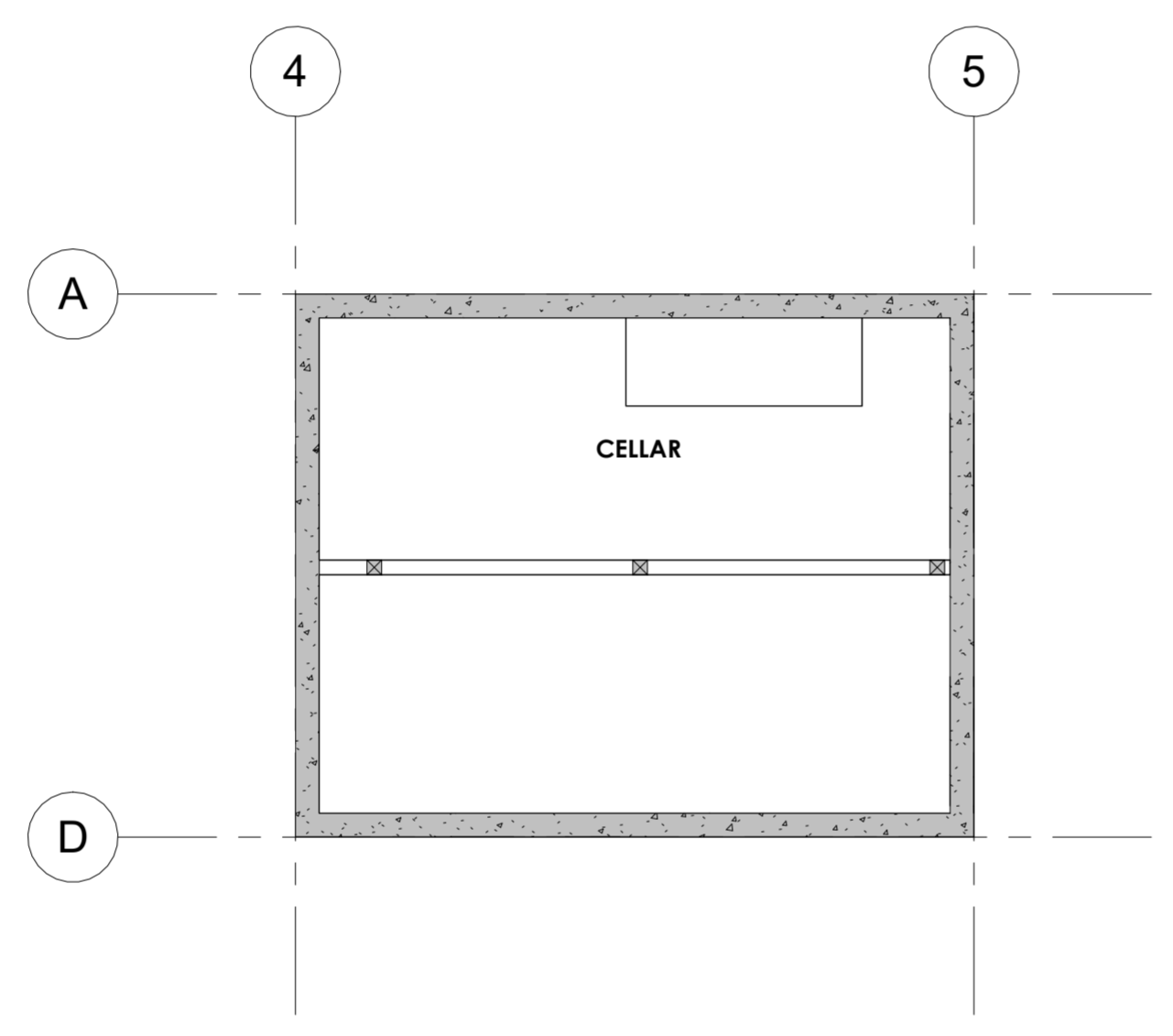
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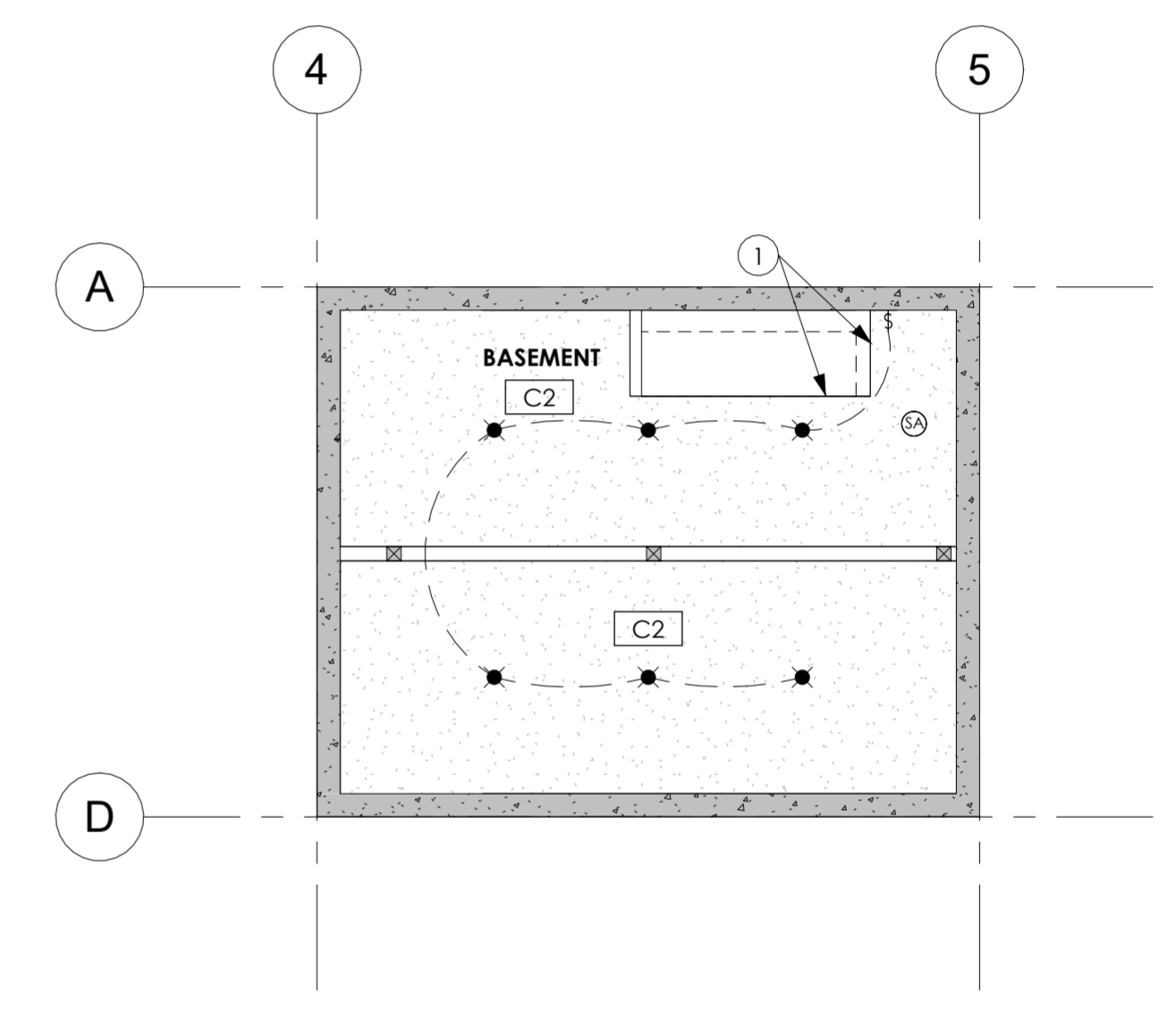
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2 BASEMENT-NEW
1/8" = 1'-0"



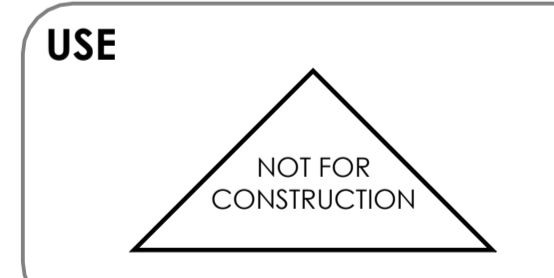
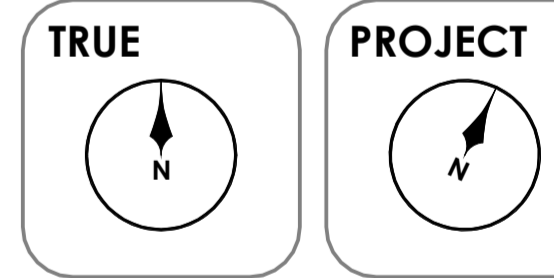
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4 BASEMENT RCP-NEW
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DRAWING NOTES

SEAL



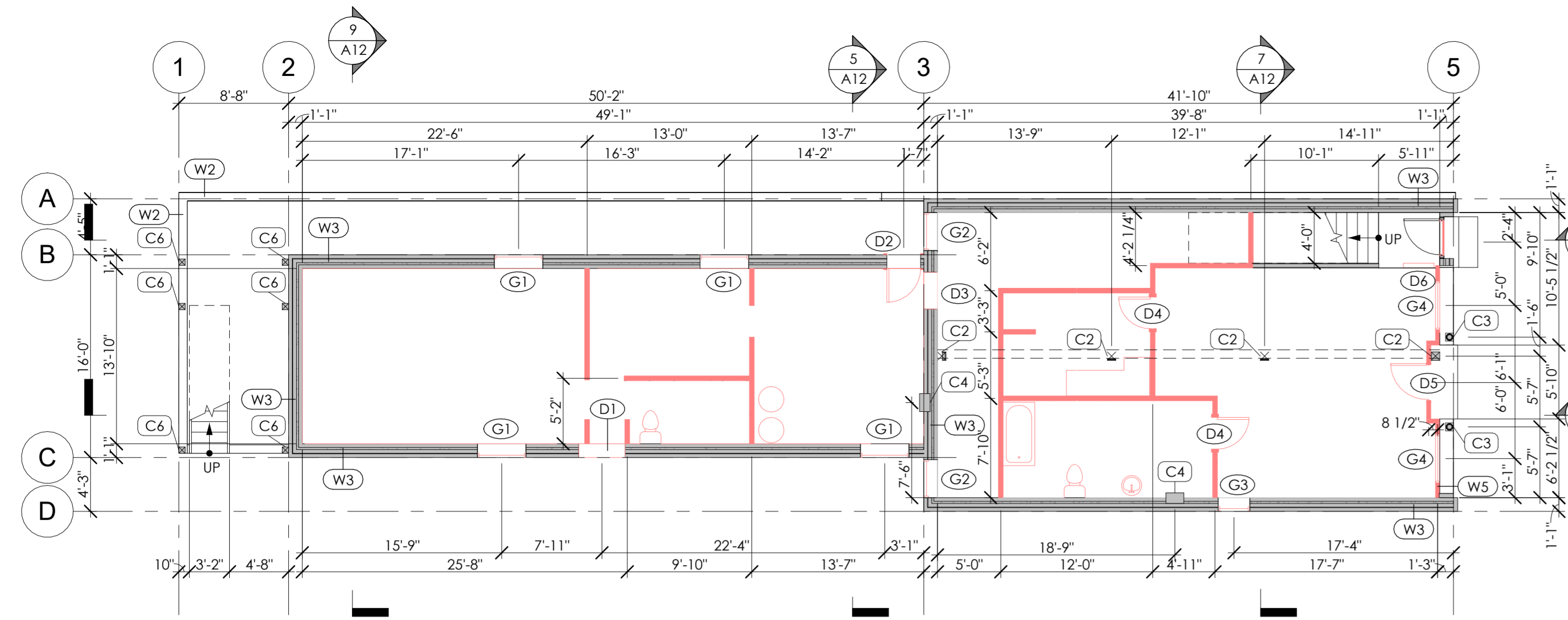
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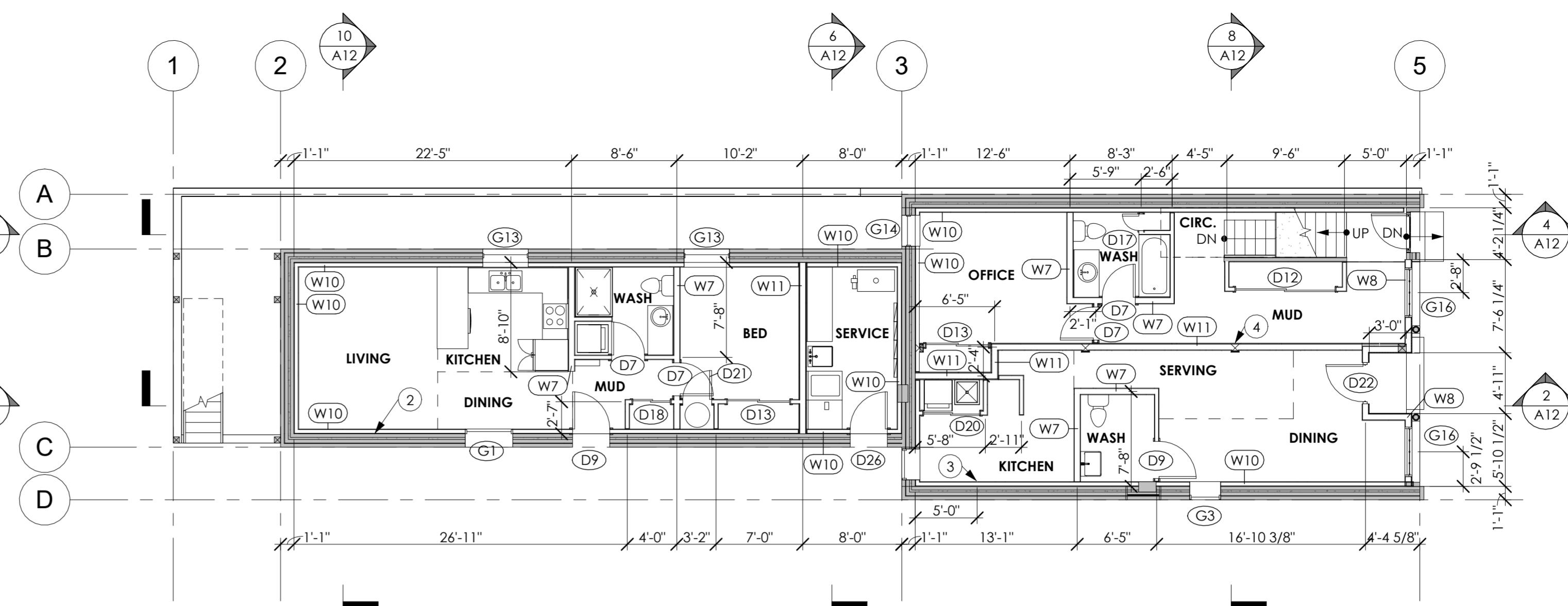
SHEET NAME
LEVEL 1

SHEET NO.
A6

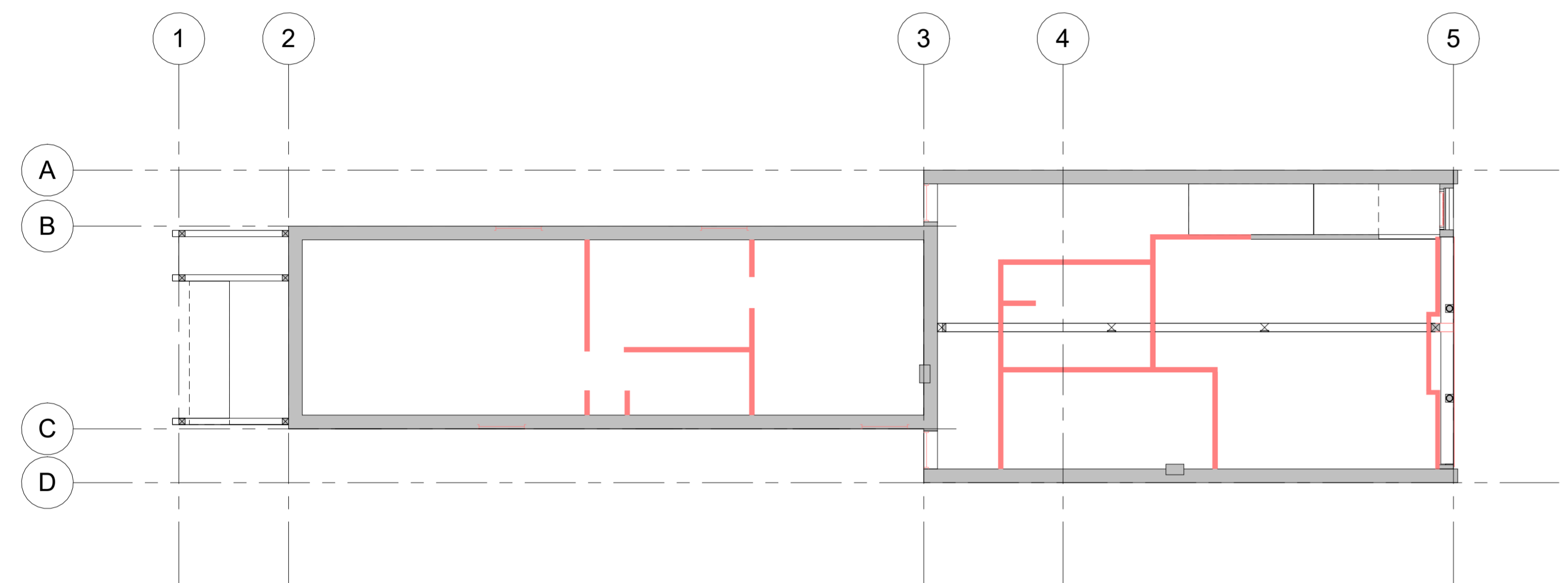
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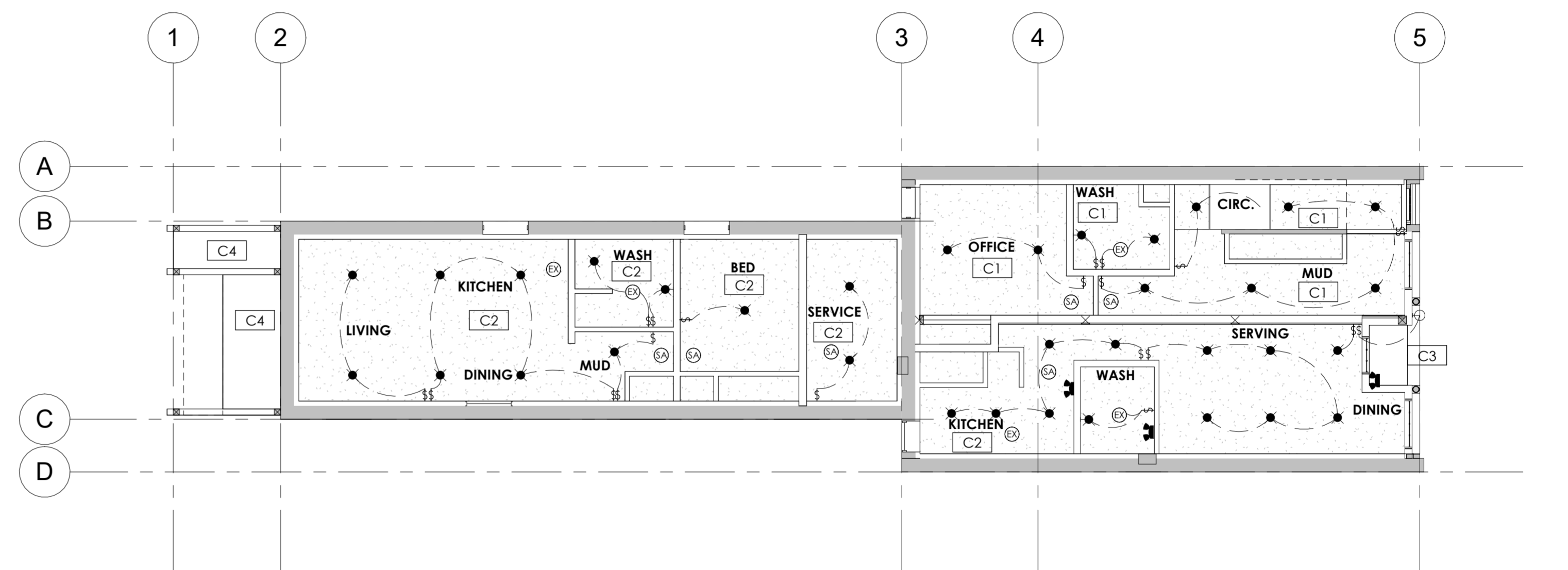
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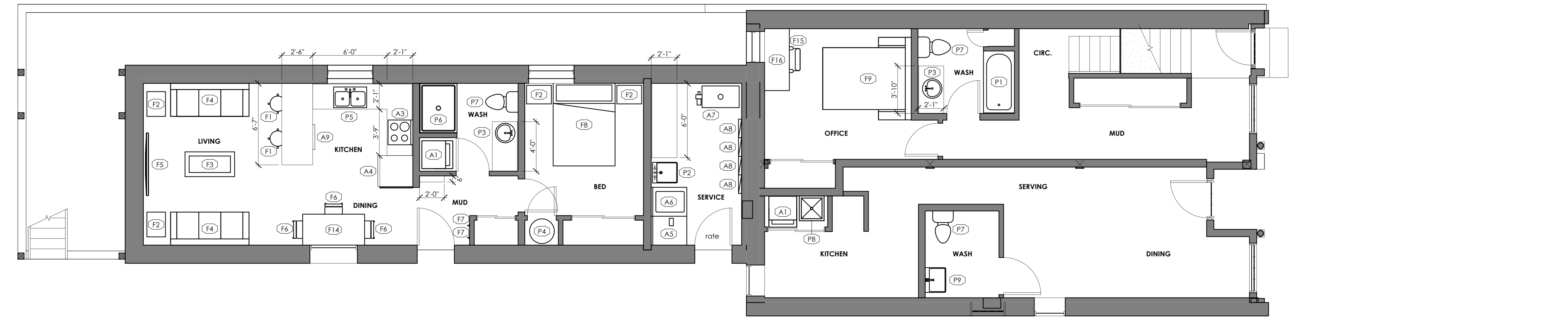
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3 LEVEL 1 RCP-DEMO
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4 LEVEL 1 RCP-NEW
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5 LEVEL 1-FURNITURE
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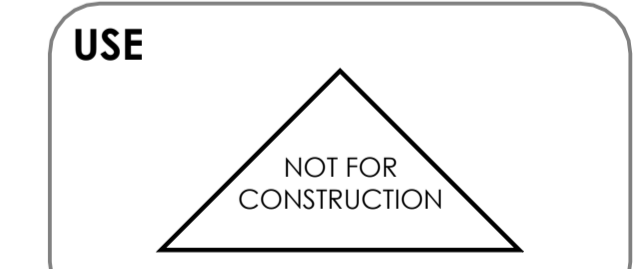
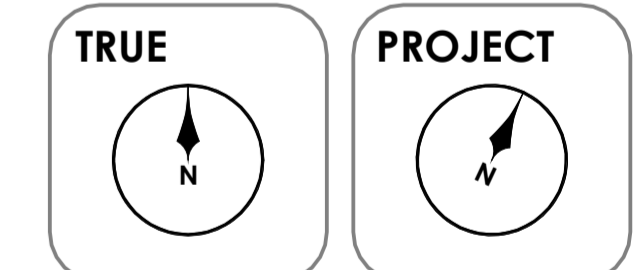
PROJECT NAME
331 FRONT STREET RENOVATION

ADDRESS
331 FRONT STREET
KASLO BC
VOG1M0

CLIENT
OWNER

DRAWING NOTES

SEAL

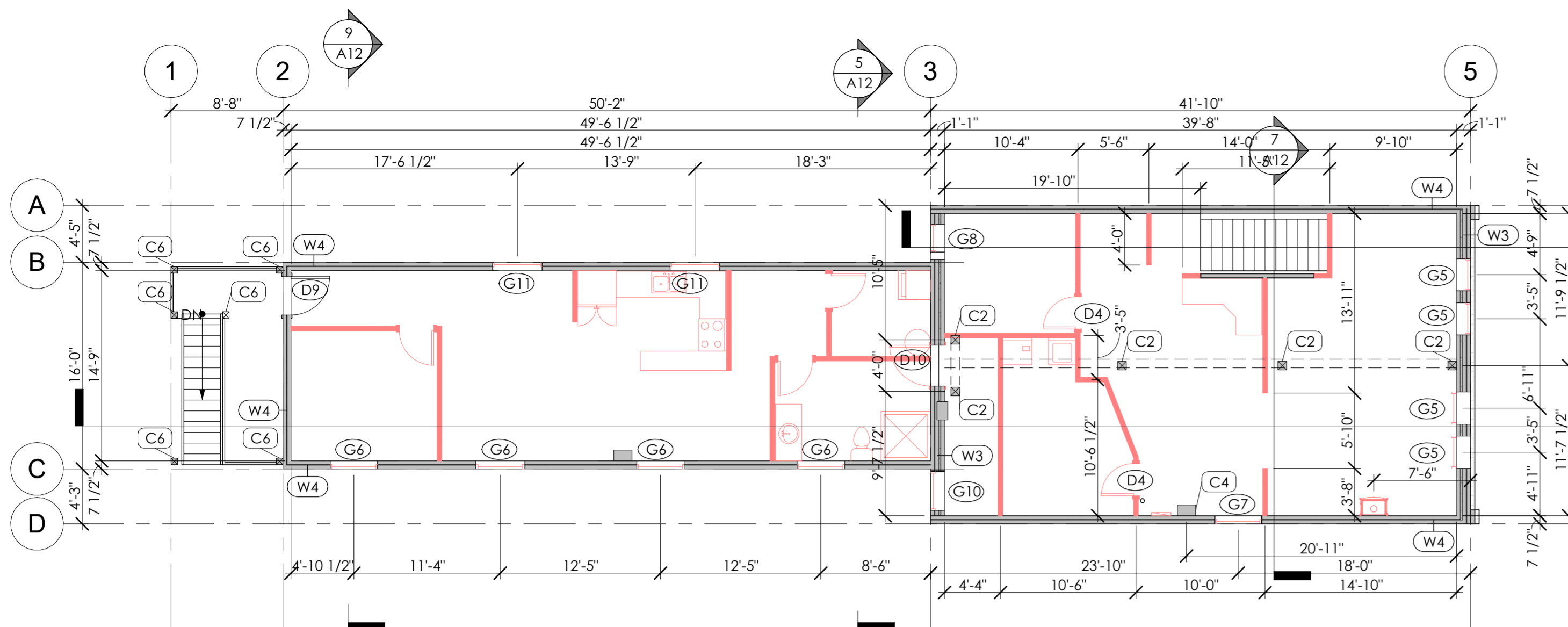


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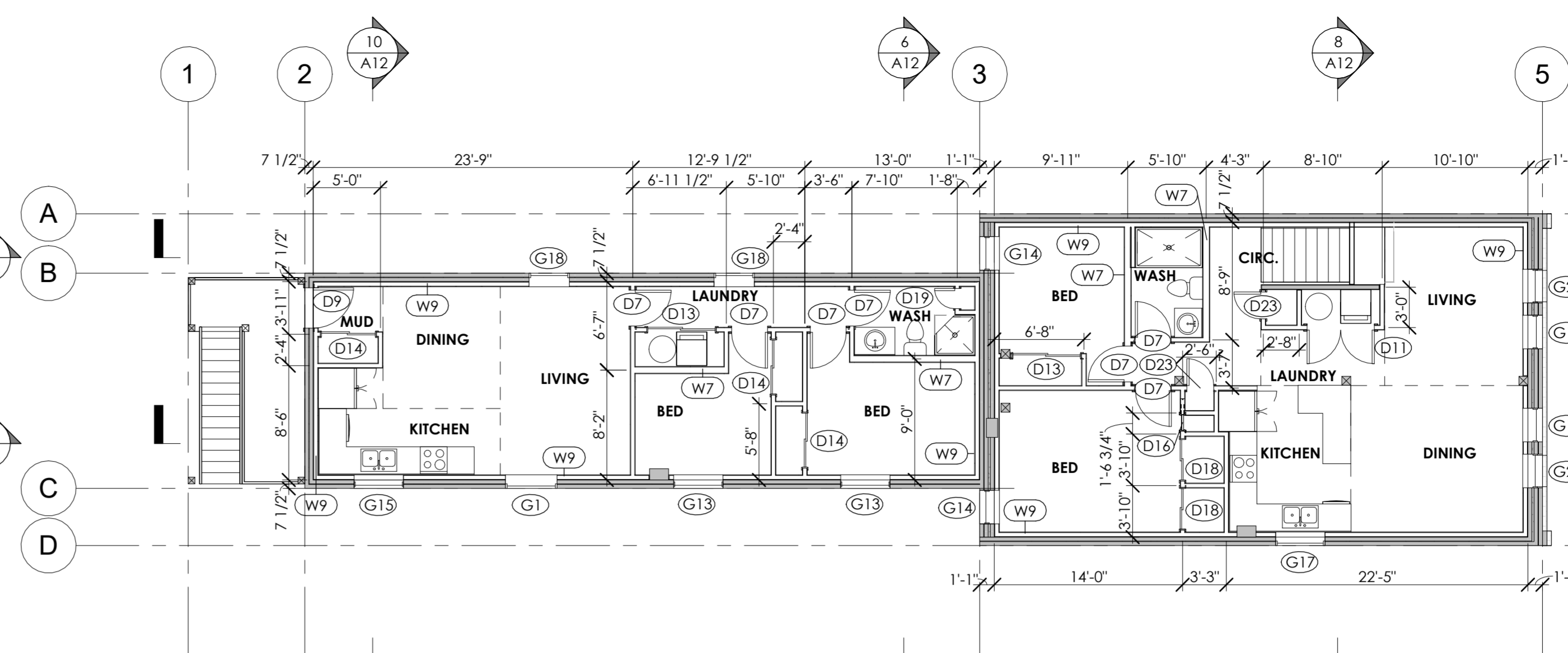
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LEVEL 2

SHEET NO.
A7

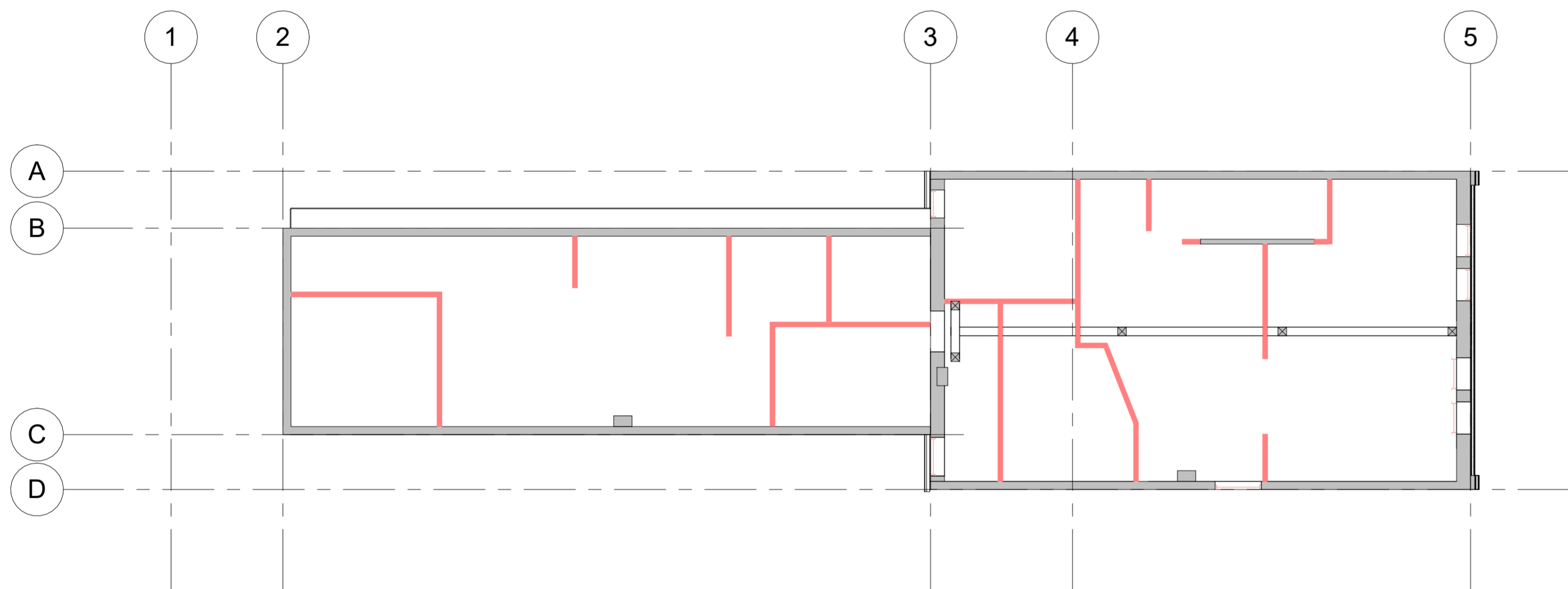
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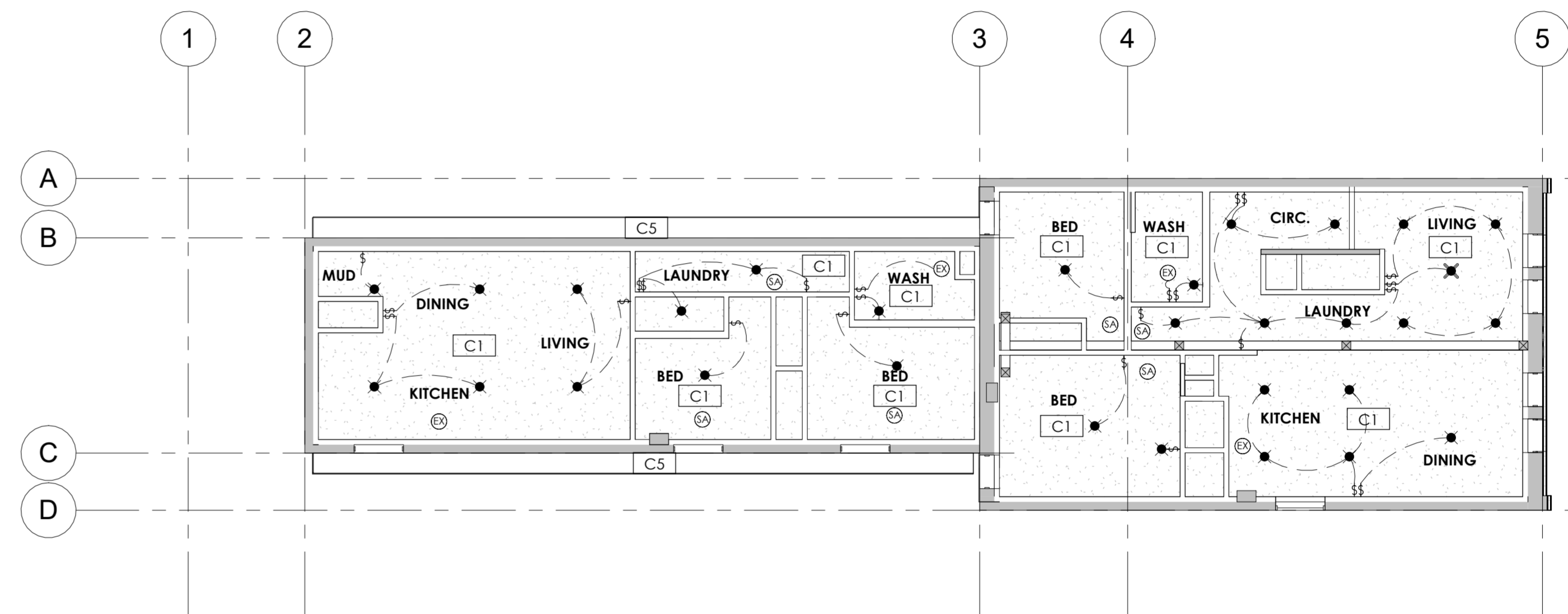
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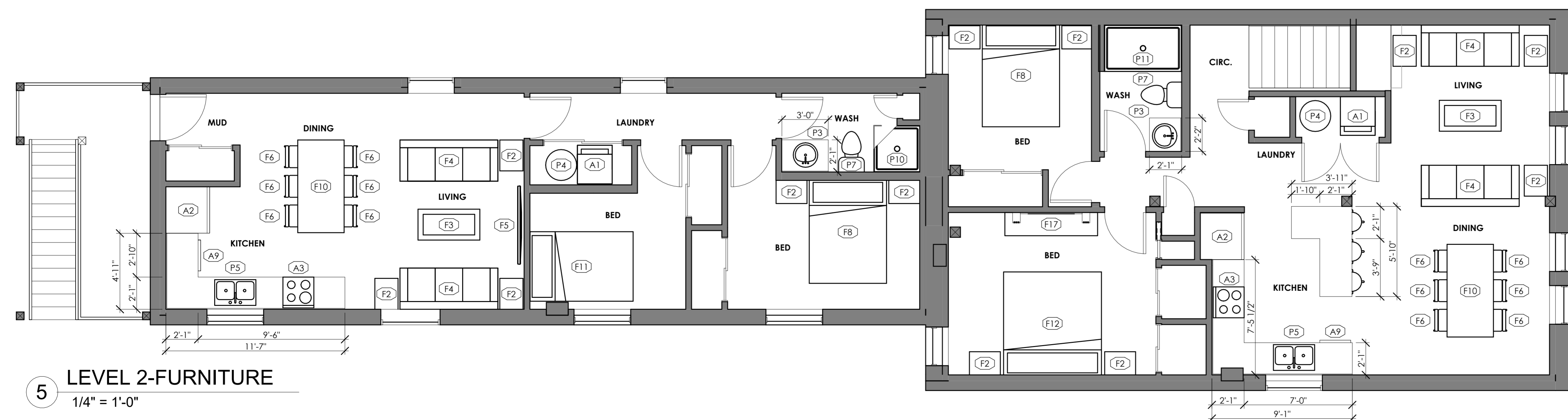
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3 LEVEL 2.5 RCP-DEMO
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4 LEVEL 2.5 RCP-NEW
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5 LEVEL 2-FURNITURE
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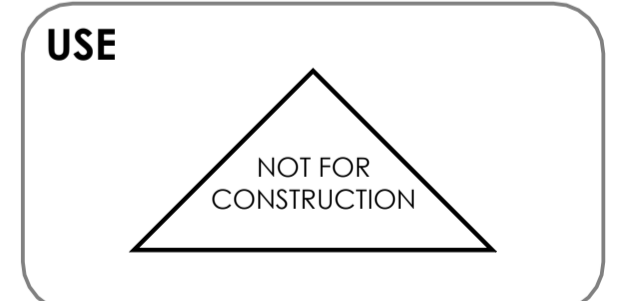
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331 FRONT STREET RENOVATION

ADDRESS
331 FRONT STREET
KASLO BC
VOG1M0

CLIENT
OWNER

DRAWING NOTES

SEAL



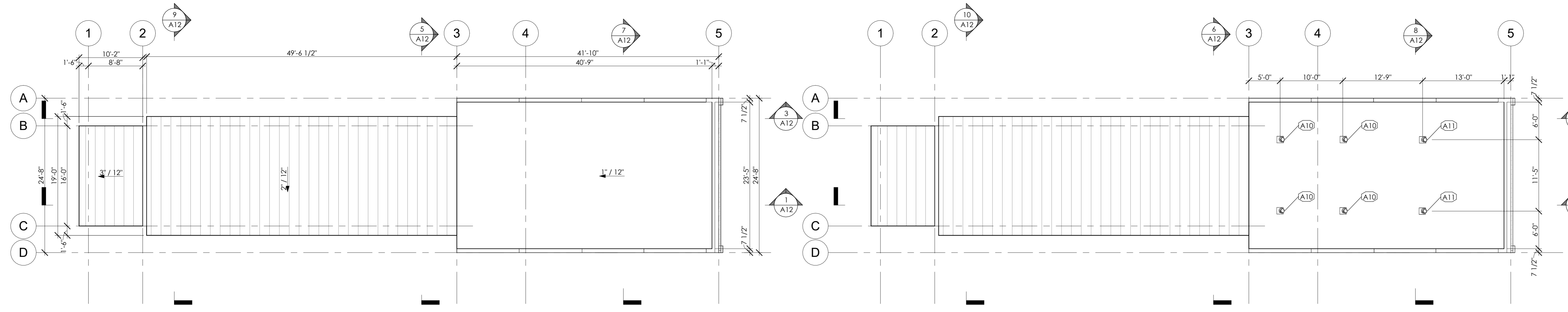
REVISIONS/HISTORY

DATE	NUMBER	DESCRIPTION
2023-12-29	Approver	Checker

SHEET NAME
ROOF

SHEET NO.
A8

REV. NO.



1 ROOF-DEMO
1/8" = 1'-0"

2 ROOF-NEW
1/8" = 1'-0"

PROJECT NAME
331 FRONT STREET RENOVATION

ADDRESS
331 FRONT STREET
KASLO BC
VOG1M0

CLIENT
OWNER

DRAWING NOTES

SEAL



USE

NOT FOR CONSTRUCTION

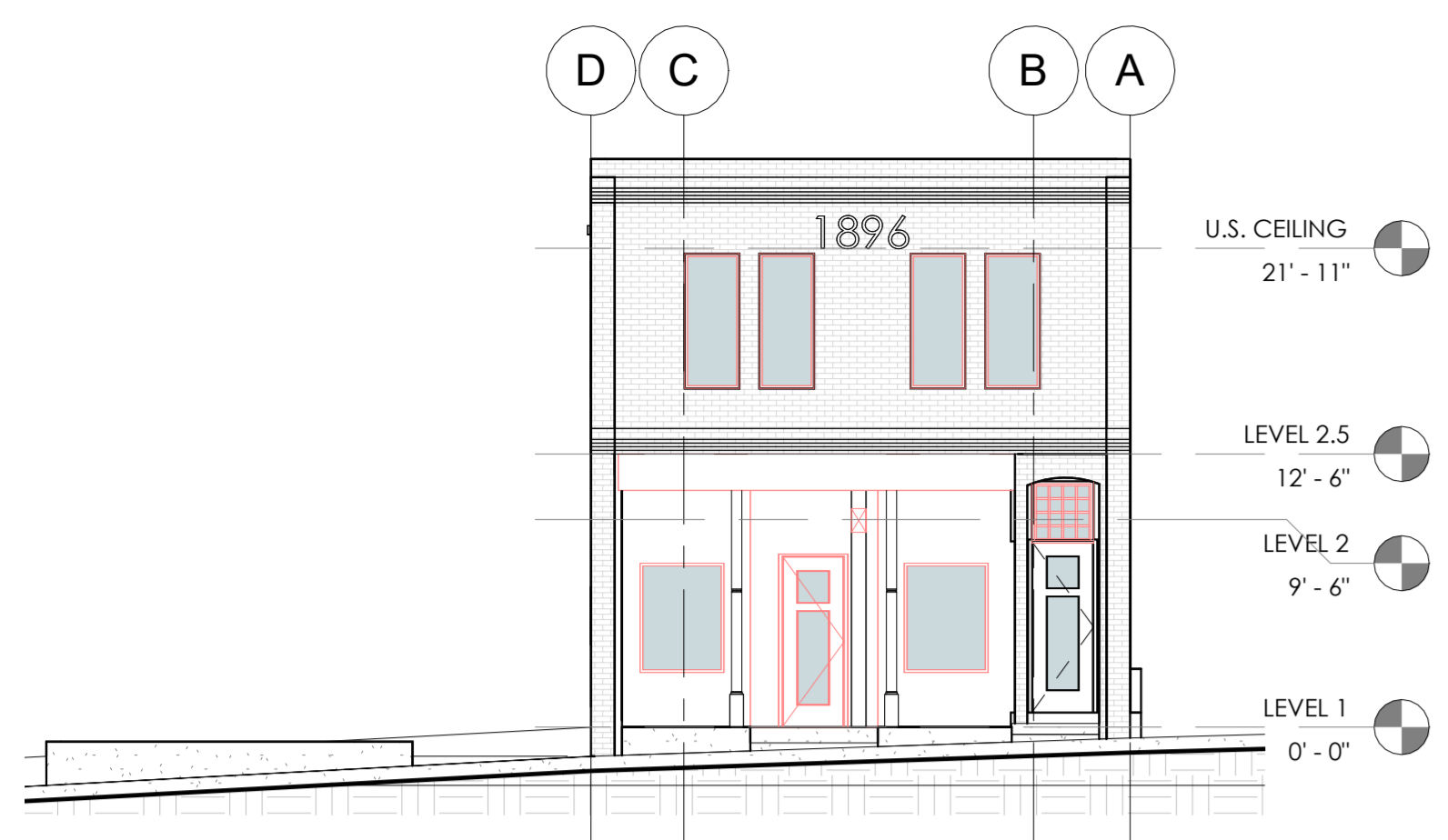
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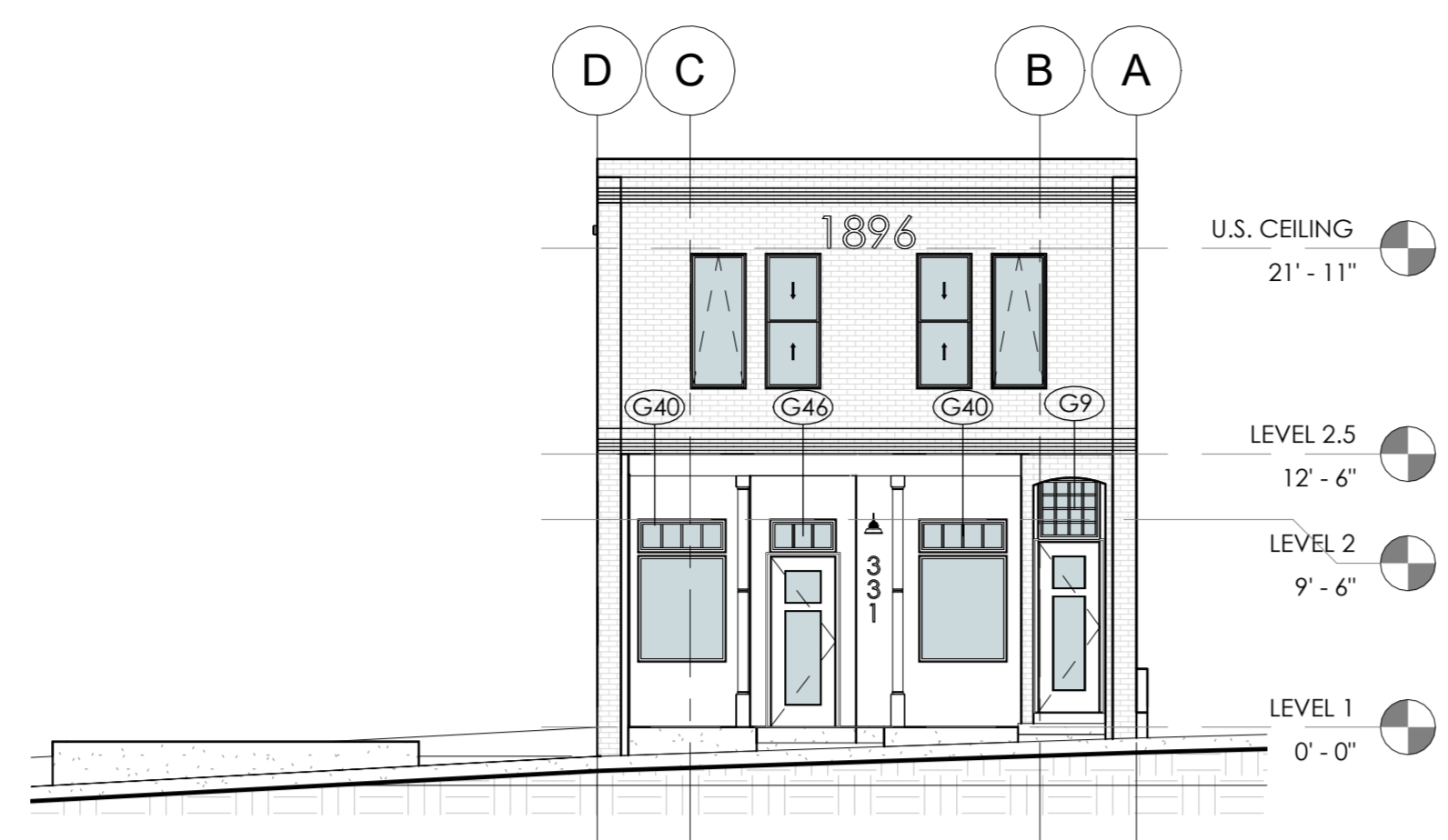
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SHEET NO.
A9

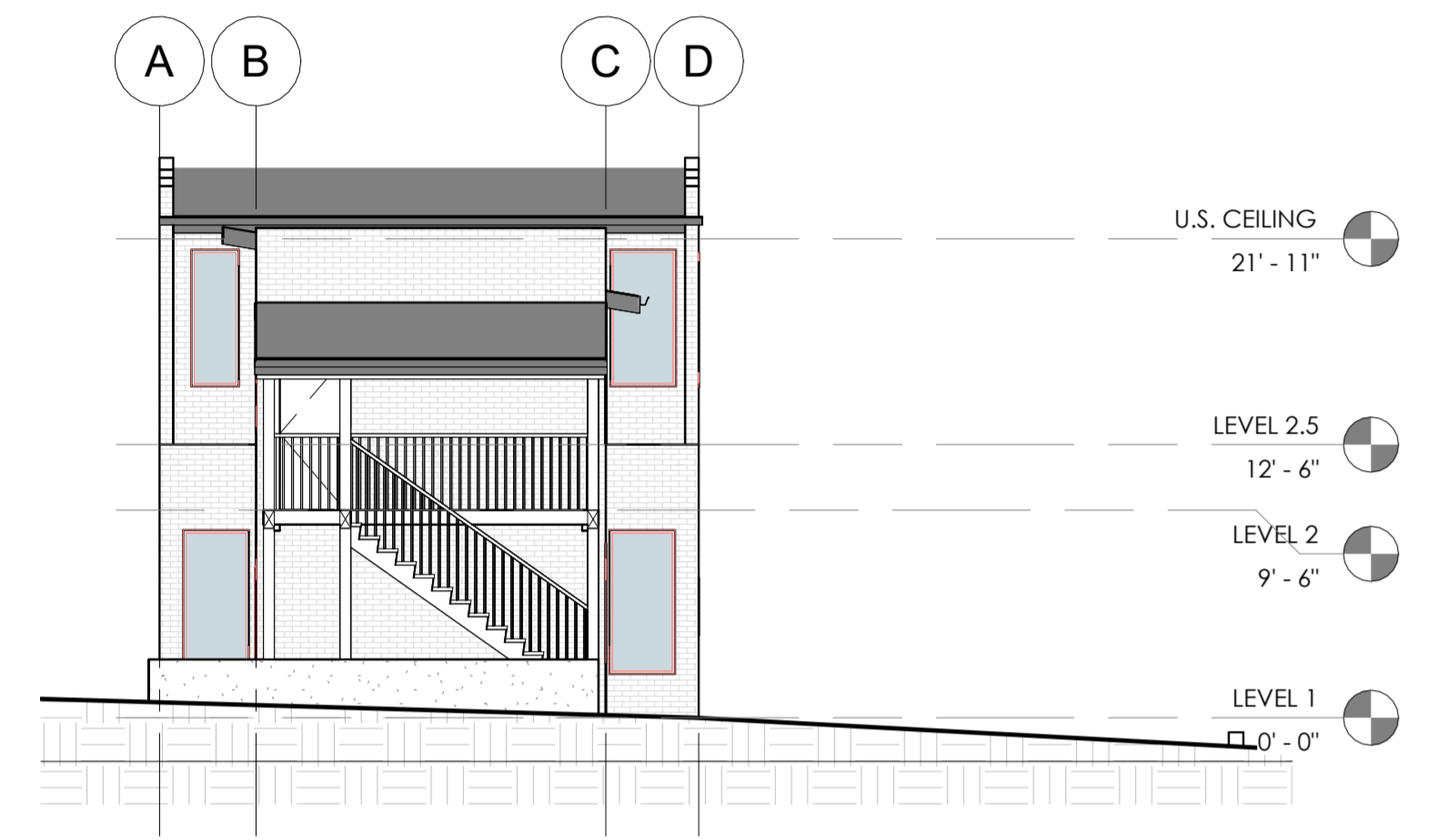
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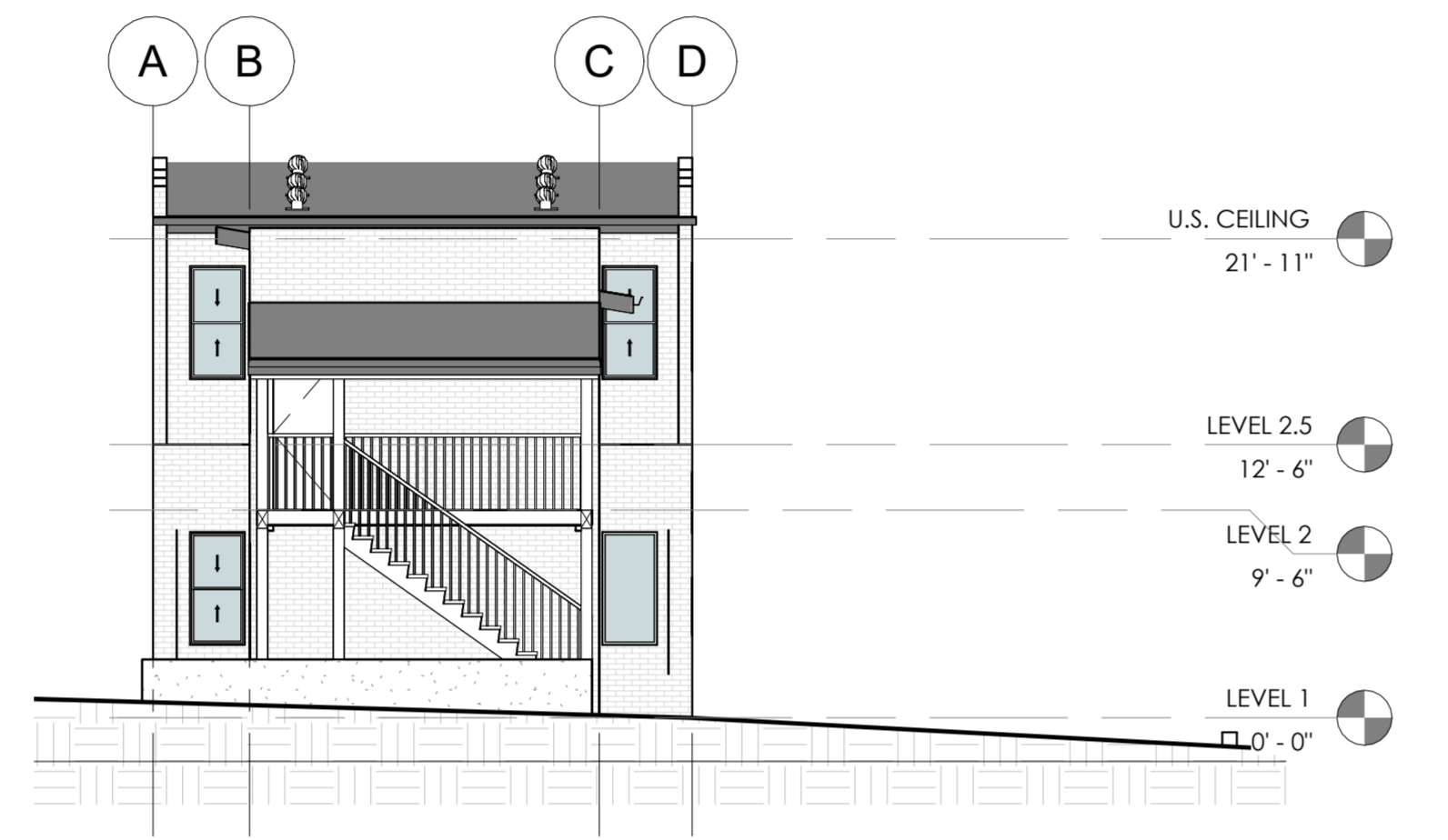
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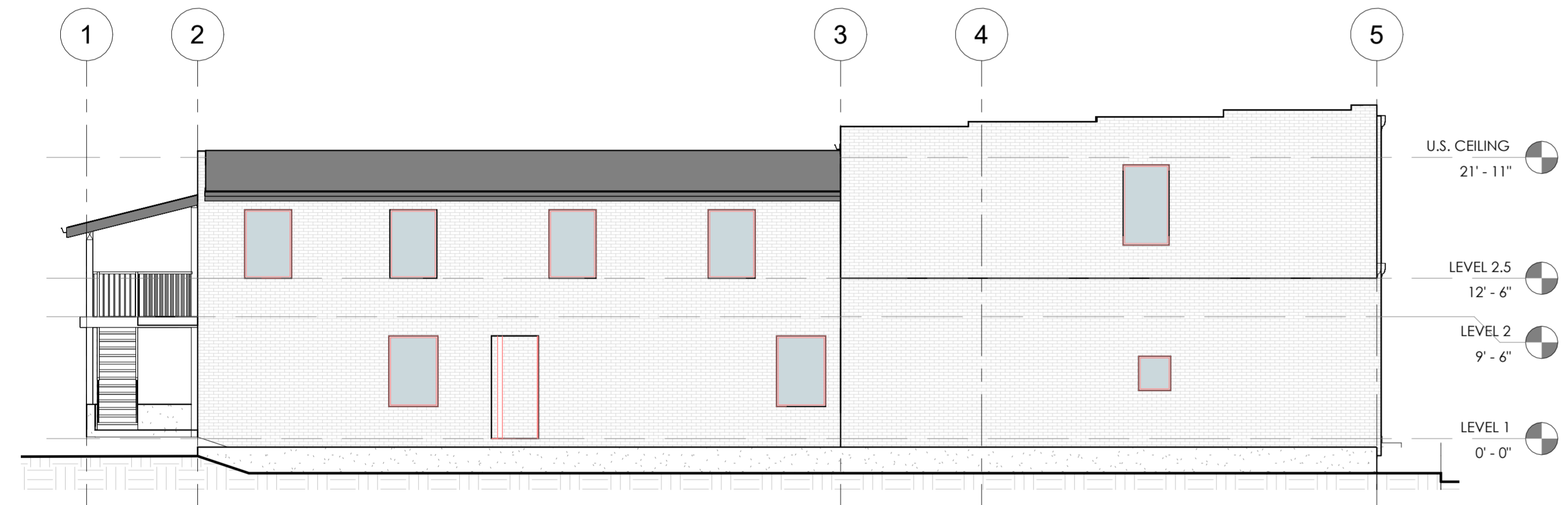
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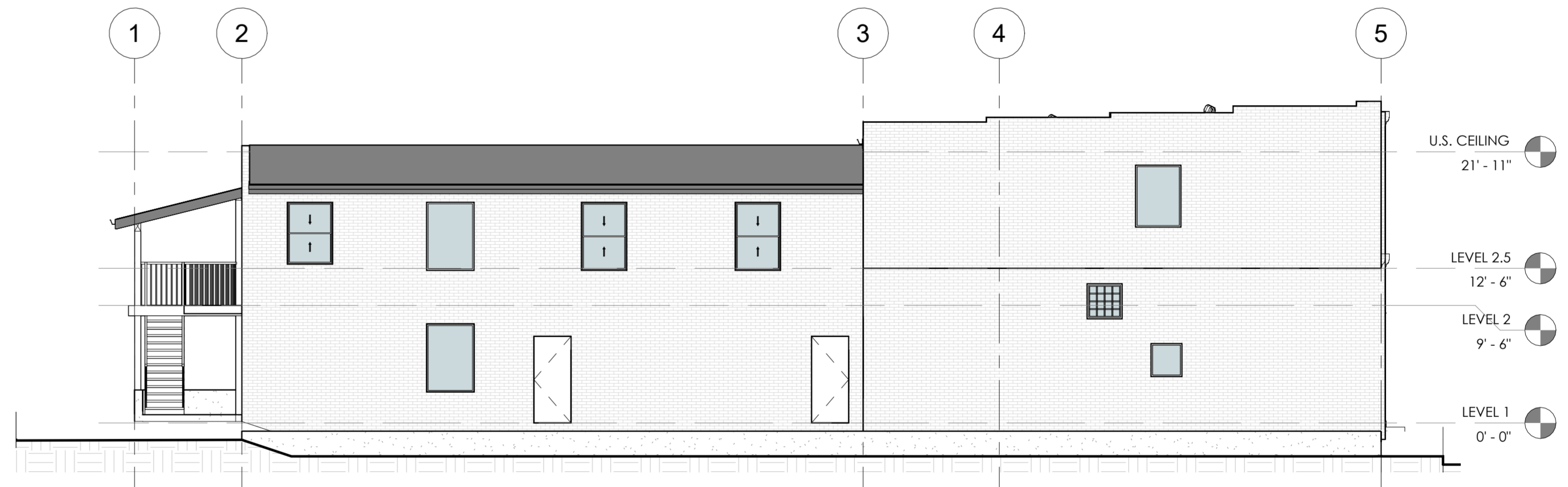
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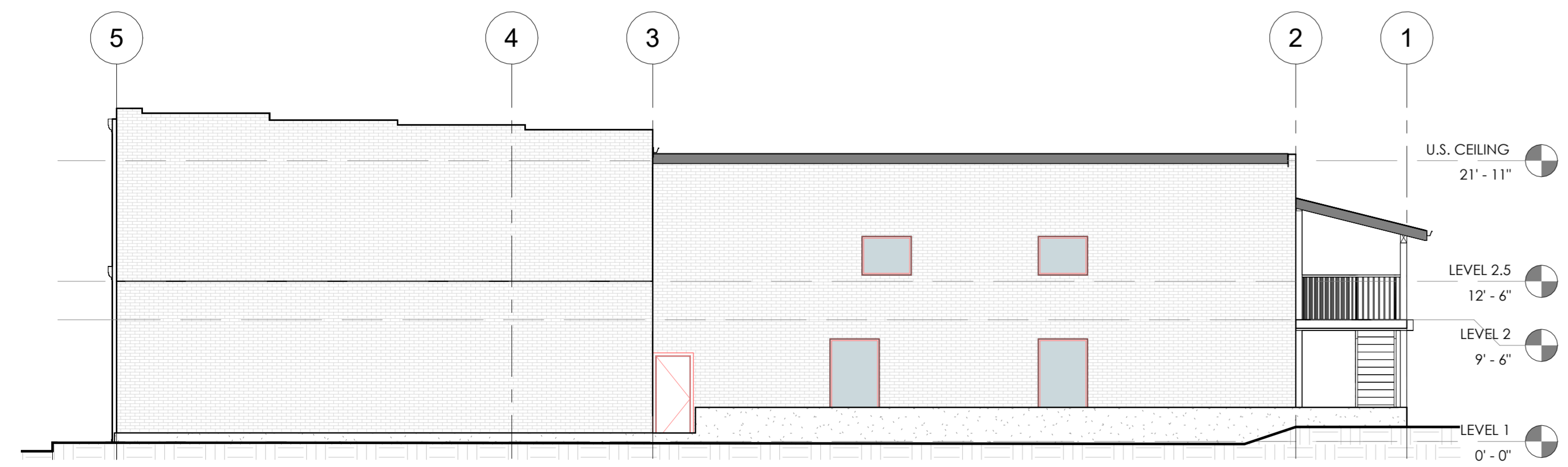
4 SOUTH-NEW
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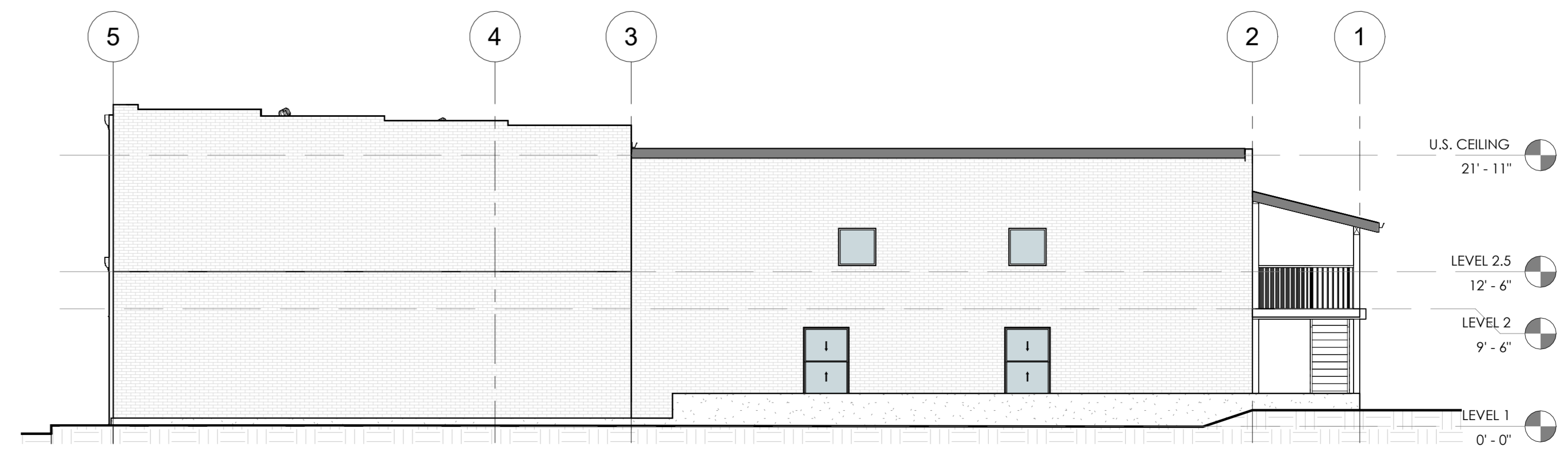
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1/8" = 1'-0"



6 EAST-NEW
1/8" = 1'-0"



7 WEST-DEMO
1/8" = 1'-0"



8 WEST-NEW
1/8" = 1'-0"



1 NORTH-RENDER
1/4" = 1'-0"



2 SOUTH-RENDER
1/4" = 1'-0"

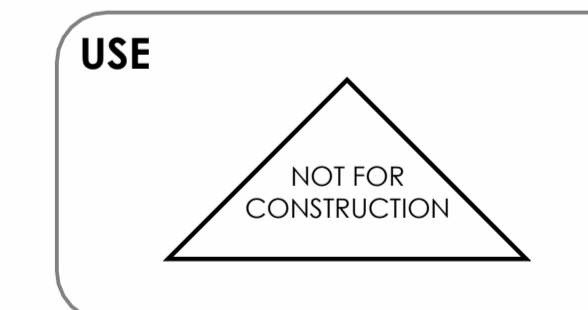
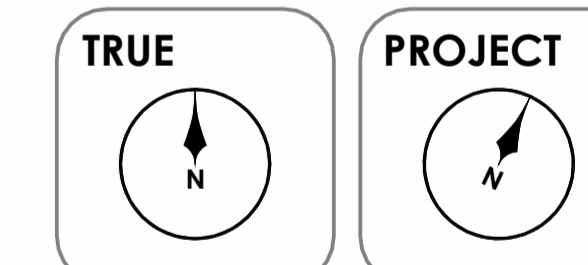
PROJECT NAME
331 FRONT STREET RENOVATION

ADDRESS
331 FRONT STREET
KASLO BC
VOG1M0

CLIENT
OWNER

DRAWING NOTES

SEAL



REVISIONS/HISTORY

DATE	NUMBER	DESCRIPTION
2023-12-29	0	DP/BP

SHEET NAME
ELEVATIONS

SHEET NO.
A10

REV. NO.

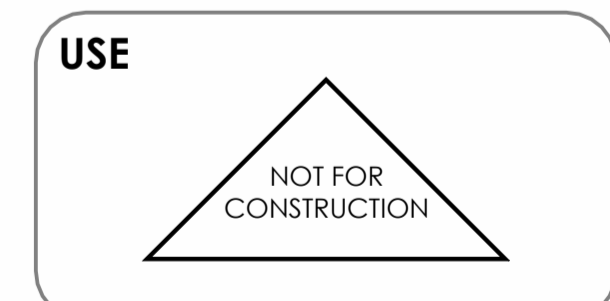
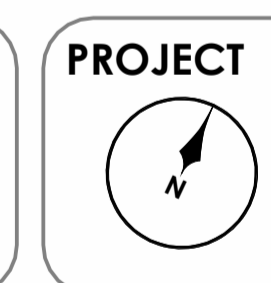
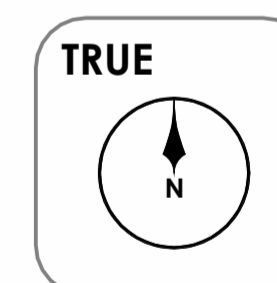
PROJECT NAME
331 FRONT STREET RENOVATION

ADDRESS
331 FRONT STREET
KASLO BC
VOG1M0

CLIENT
OWNER

DRAWING NOTES

SEAL



REVISIONS/HISTORY

DATE	NUMBER	DESCRIPTION
2023-12-29	0	DP/BP

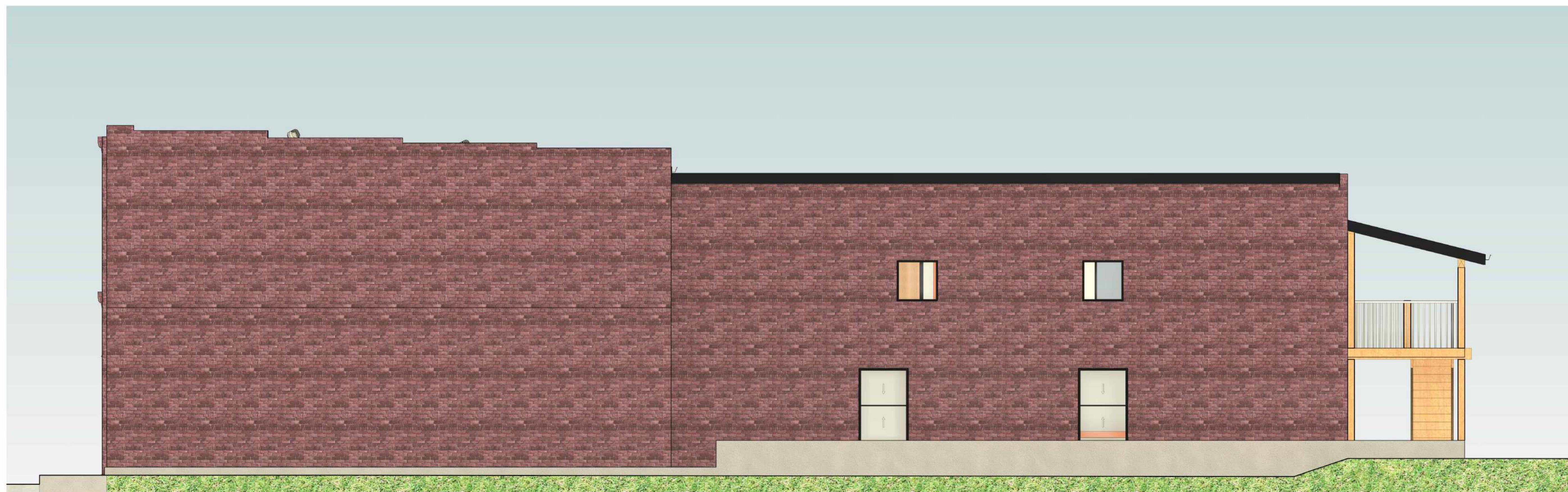
SHEET NAME
ELEVATIONS

SHEET NO.
A11

REV. NO.



1 EAST-RENDER
1/4" = 1'-0"



2 WEST-RENDER
1/4" = 1'-0"

PROJECT NAME
331 FRONT STREET RENOVATION

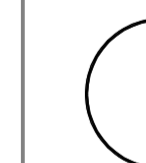
ADDRESS
331 FRONT STREET
KASLO BC
VOG1M0

CLIENT
OWNER

DRAWING NOTES

SEAL

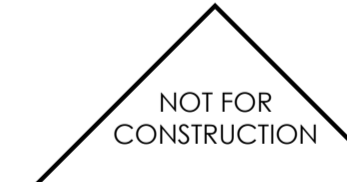
TRUE



PROJECT



USE



REVISIONS/HISTORY

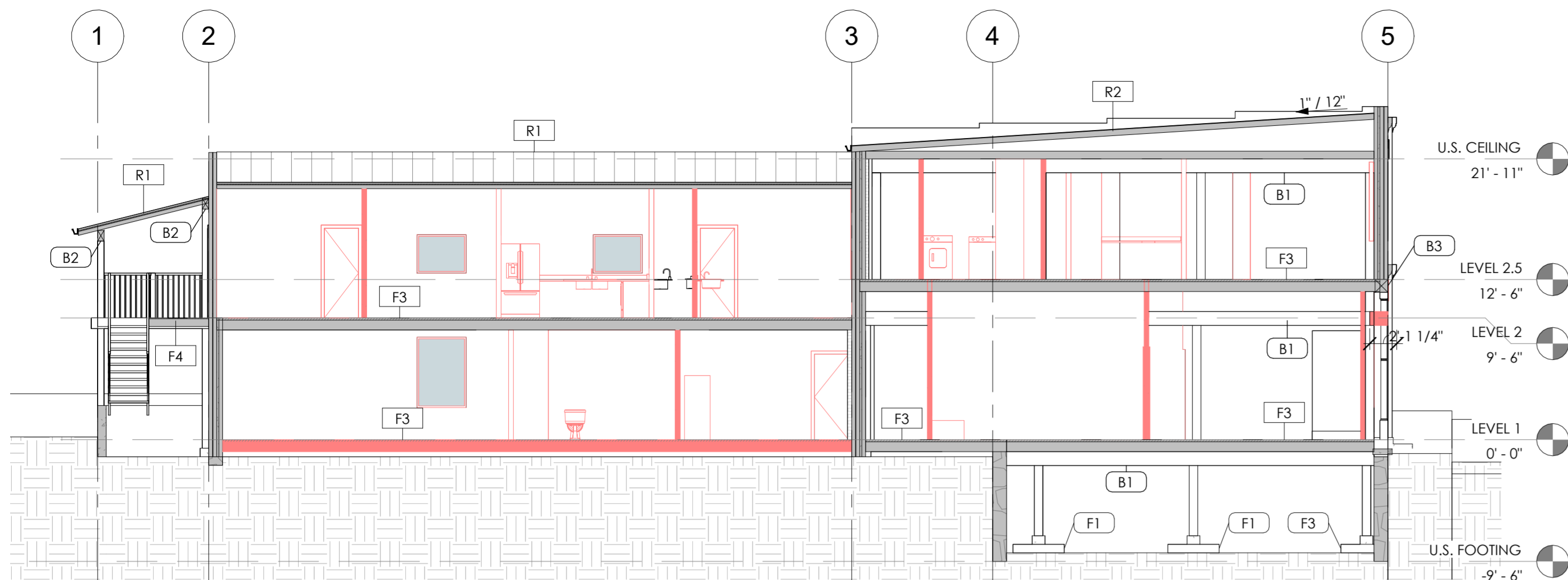
DATE	NUMBER	DESCRIPTION
2023-12-29	0	DP/BP

SHEET NAME
SECTIONS

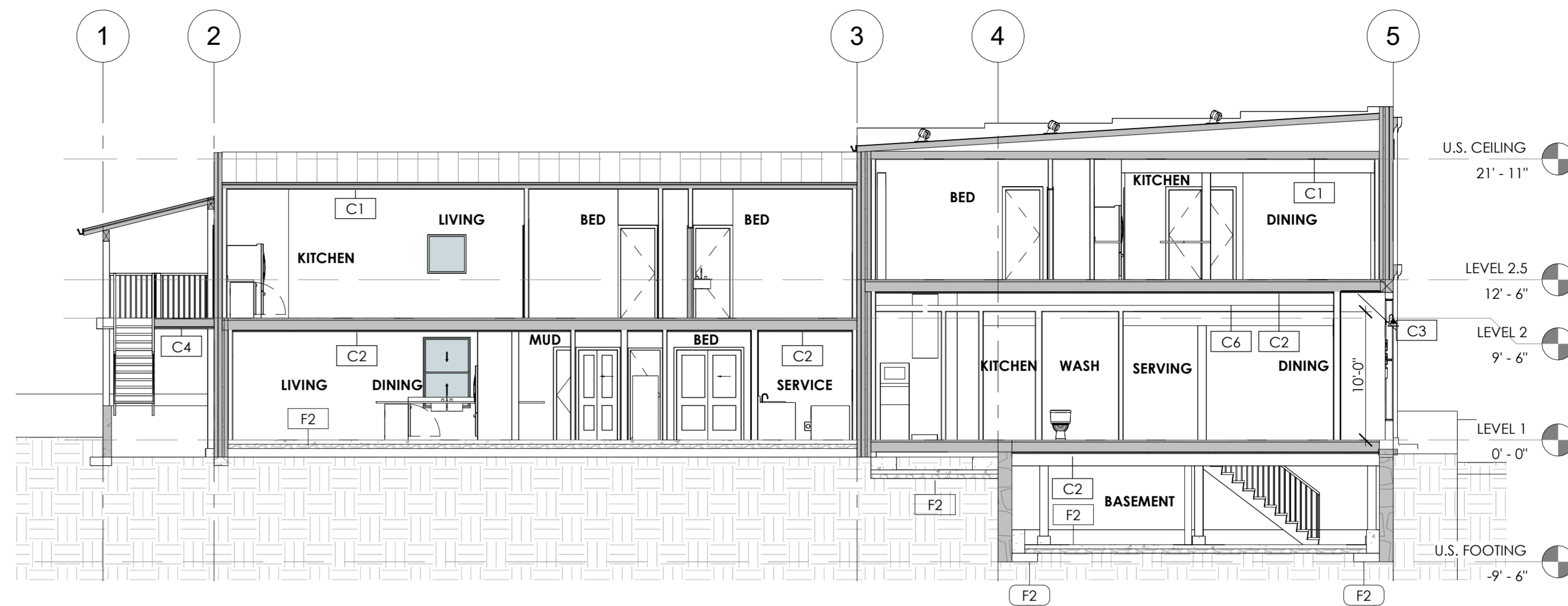
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A12

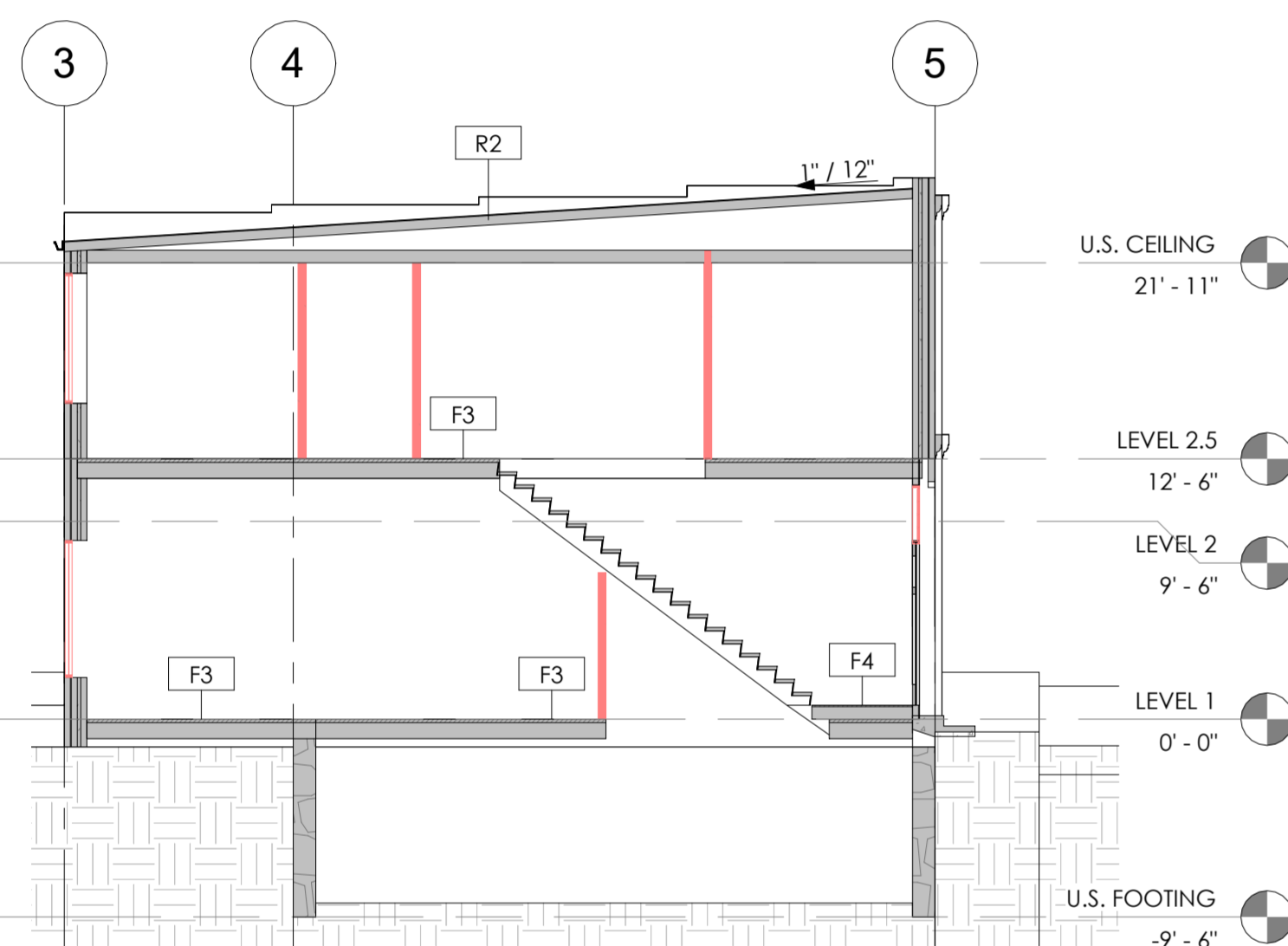
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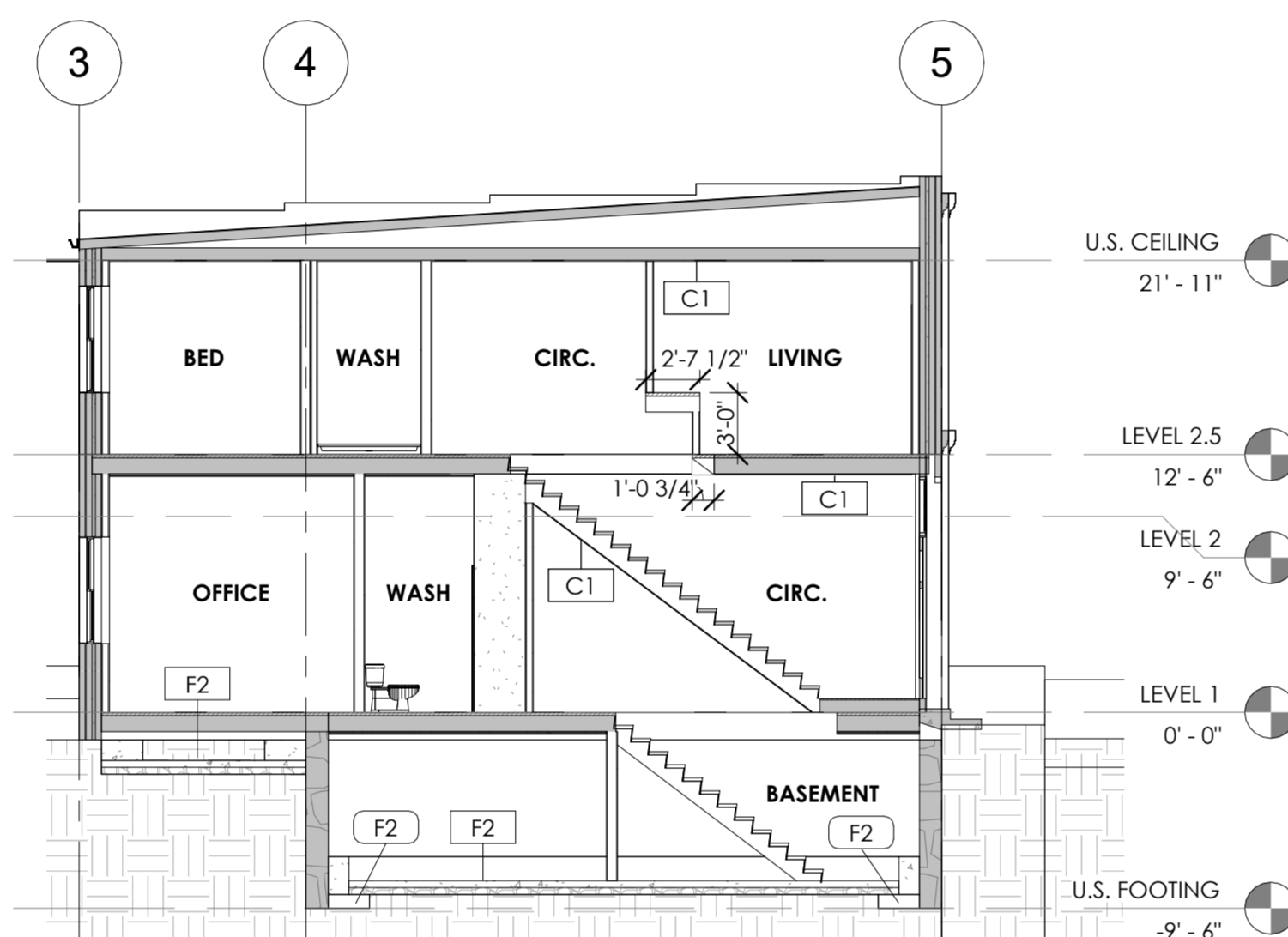
1 SECTION 1-DEMO
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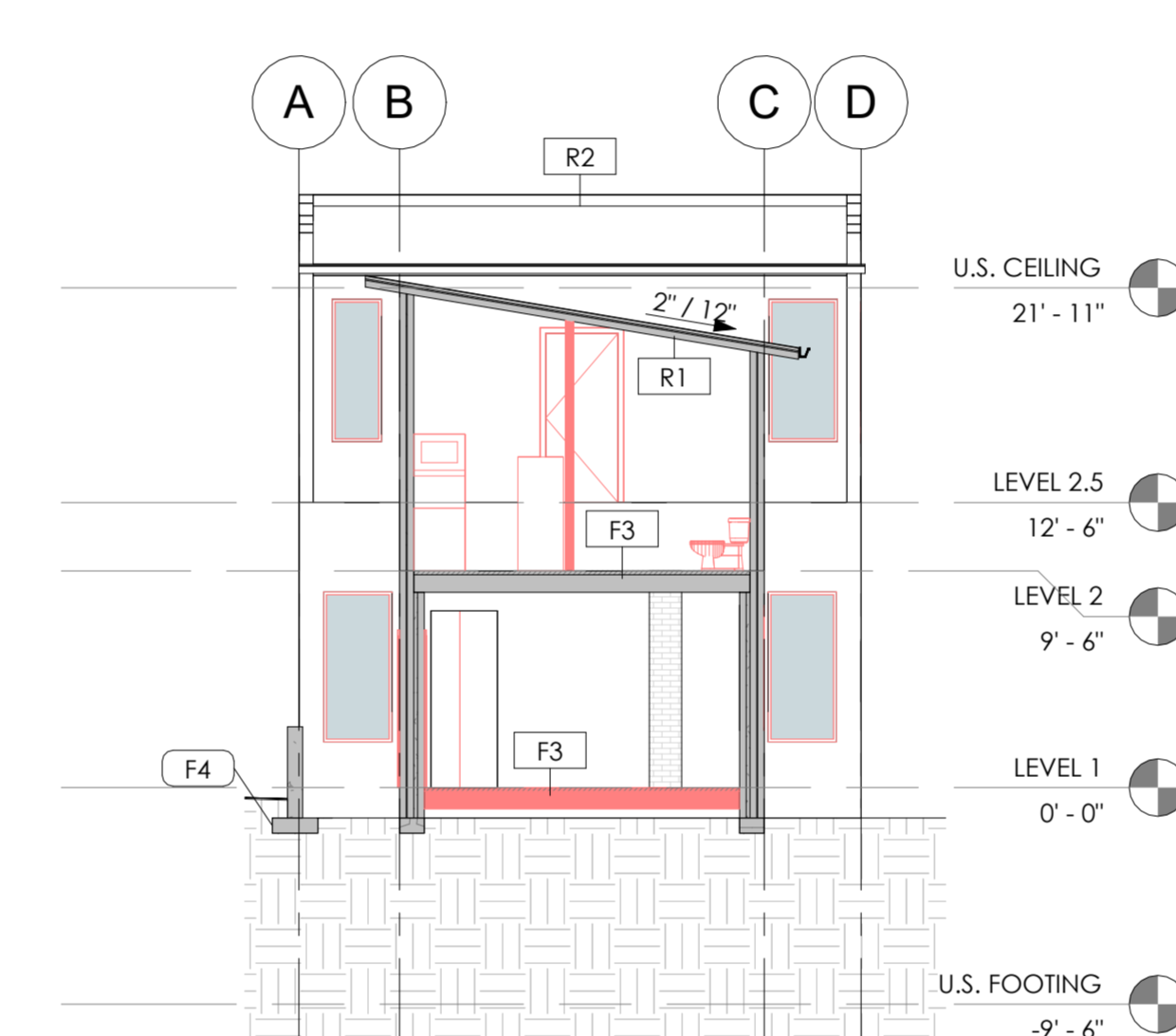
2 SECTION 1-NEW
1/8" = 1'-0"



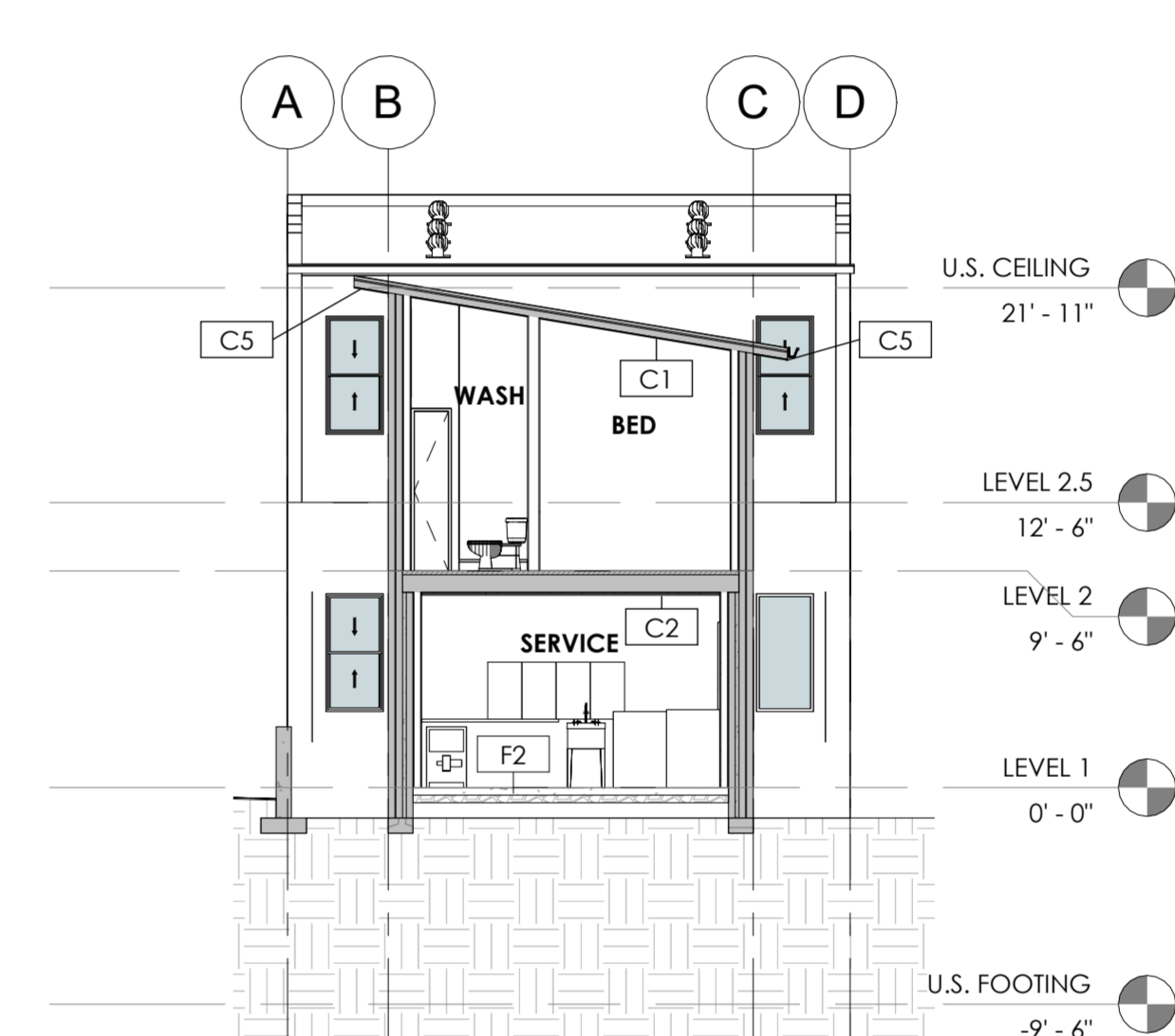
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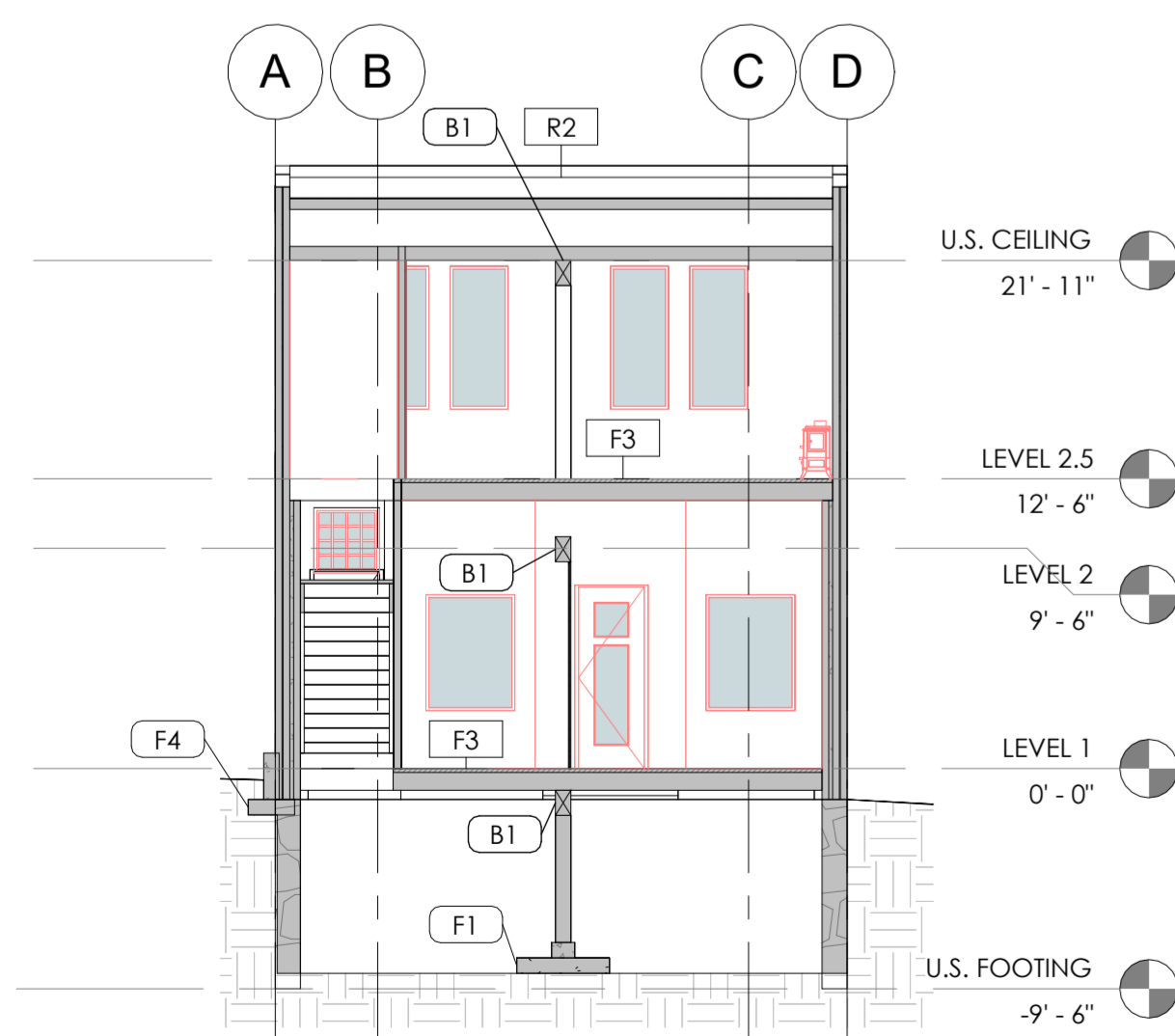
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1/8" = 1'-0"



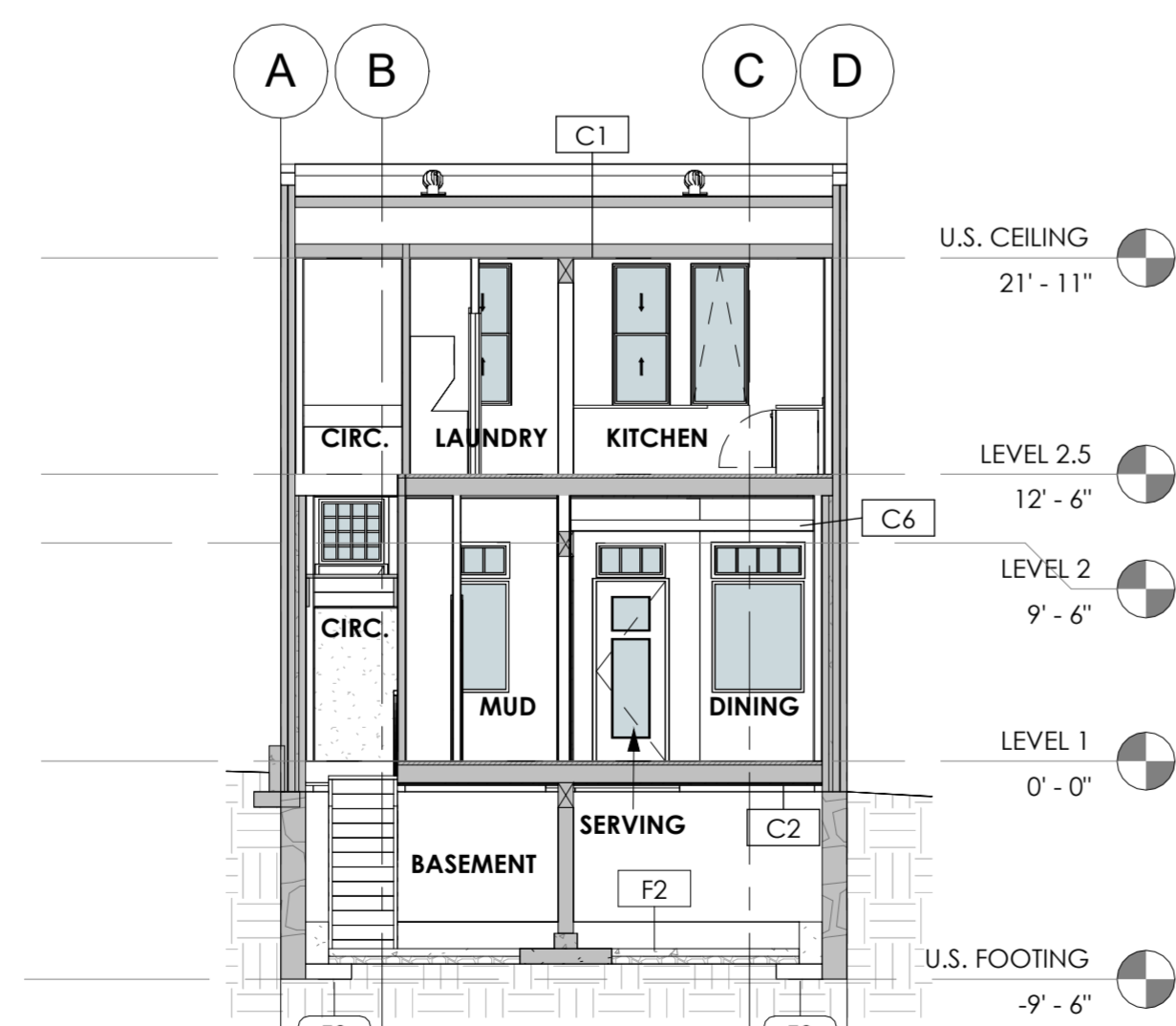
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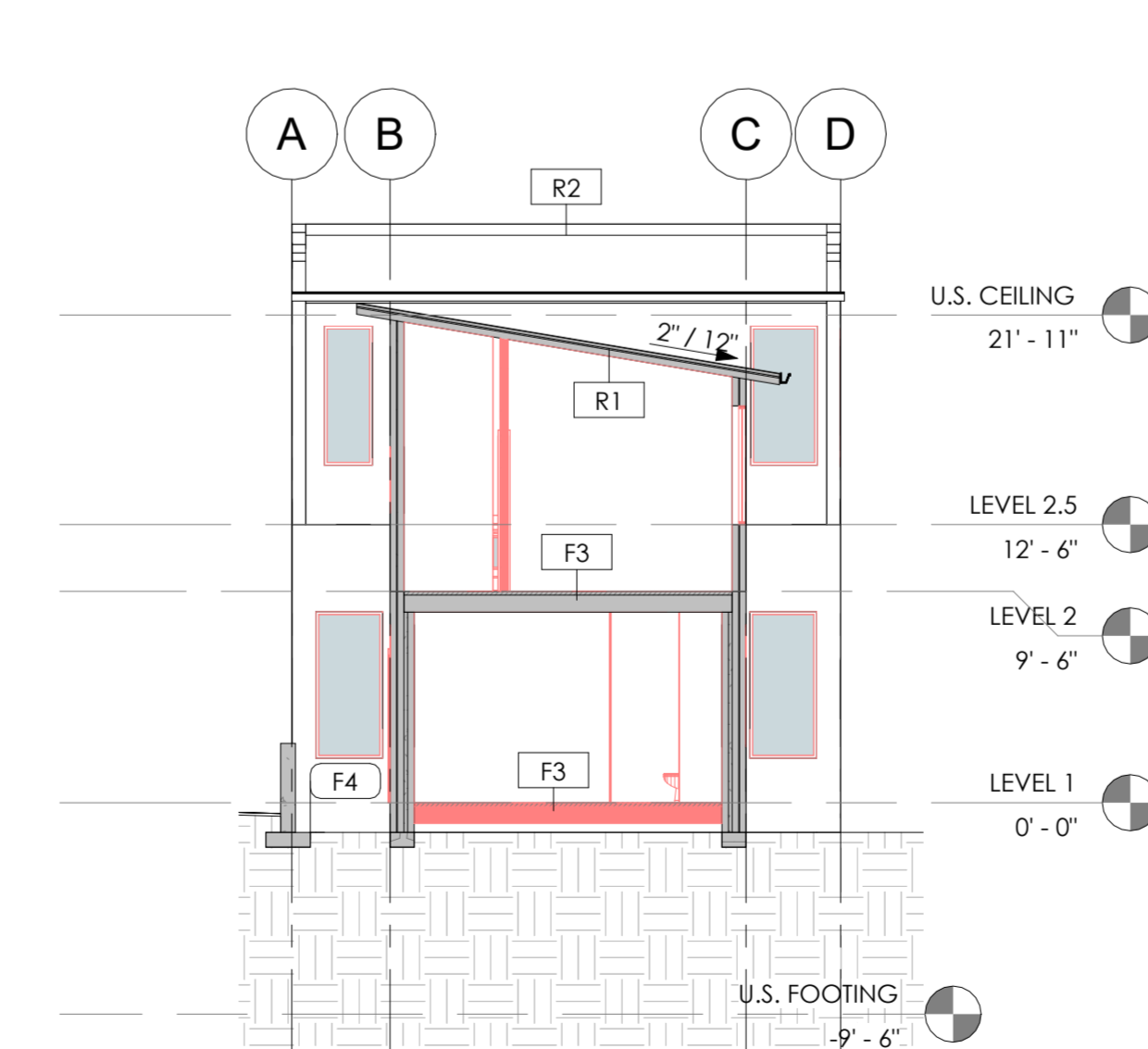
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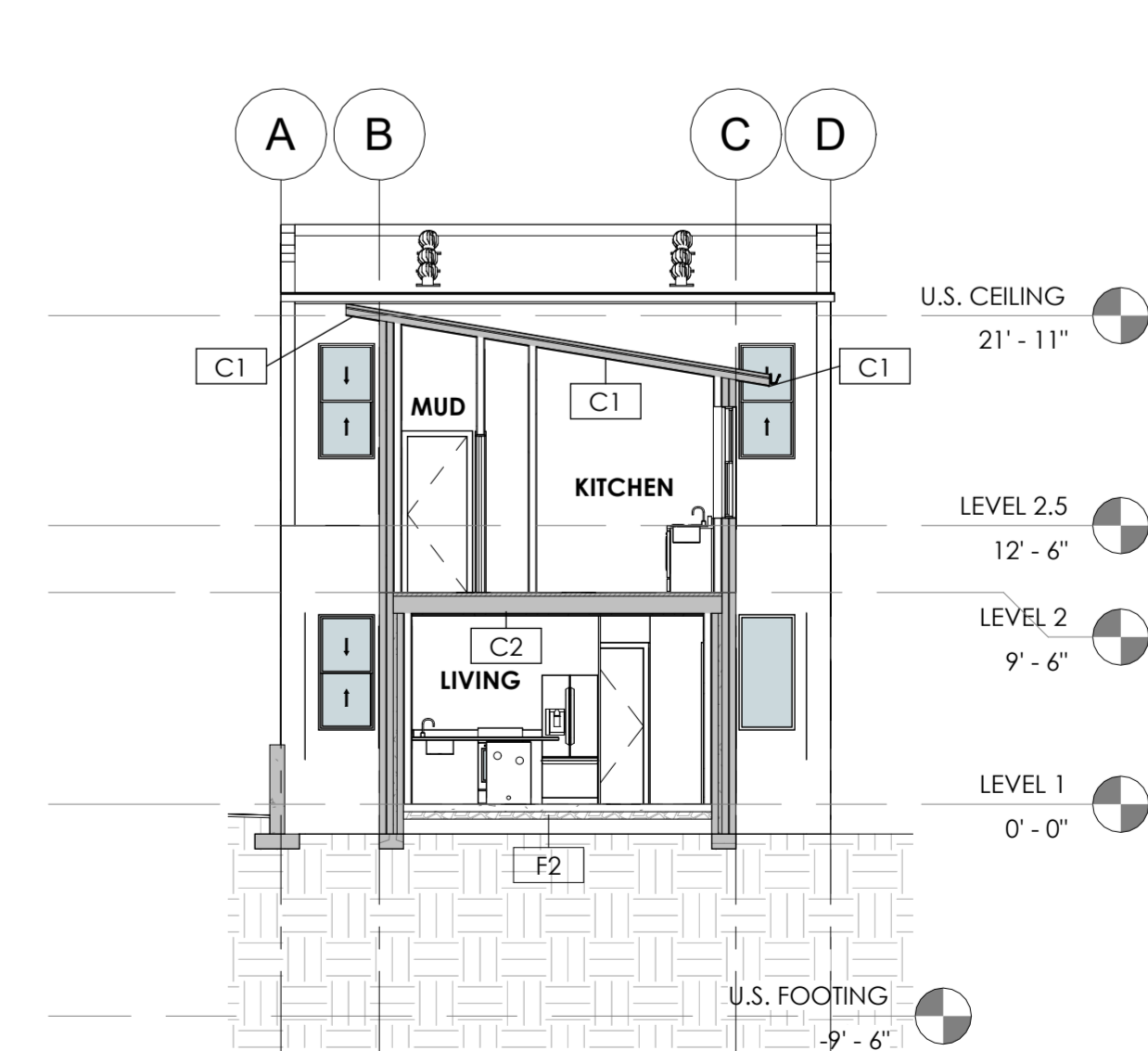
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1/8" = 1'-0"



8 SECTION 4-NEW
1/8" = 1'-0"



9 SECTION 5-DEMO
1/8" = 1'-0"



10 SECTION 5-NEW
1/8" = 1'-0"

PROJECT NAME
331 FRONT STREET RENOVATION

ADDRESS
331 FRONT STREET
KASLO BC
VOG1M0

CLIENT
OWNER

DRAWING NOTES

SEAL

TRUE

PROJECT

USE
NOT FOR CONSTRUCTION

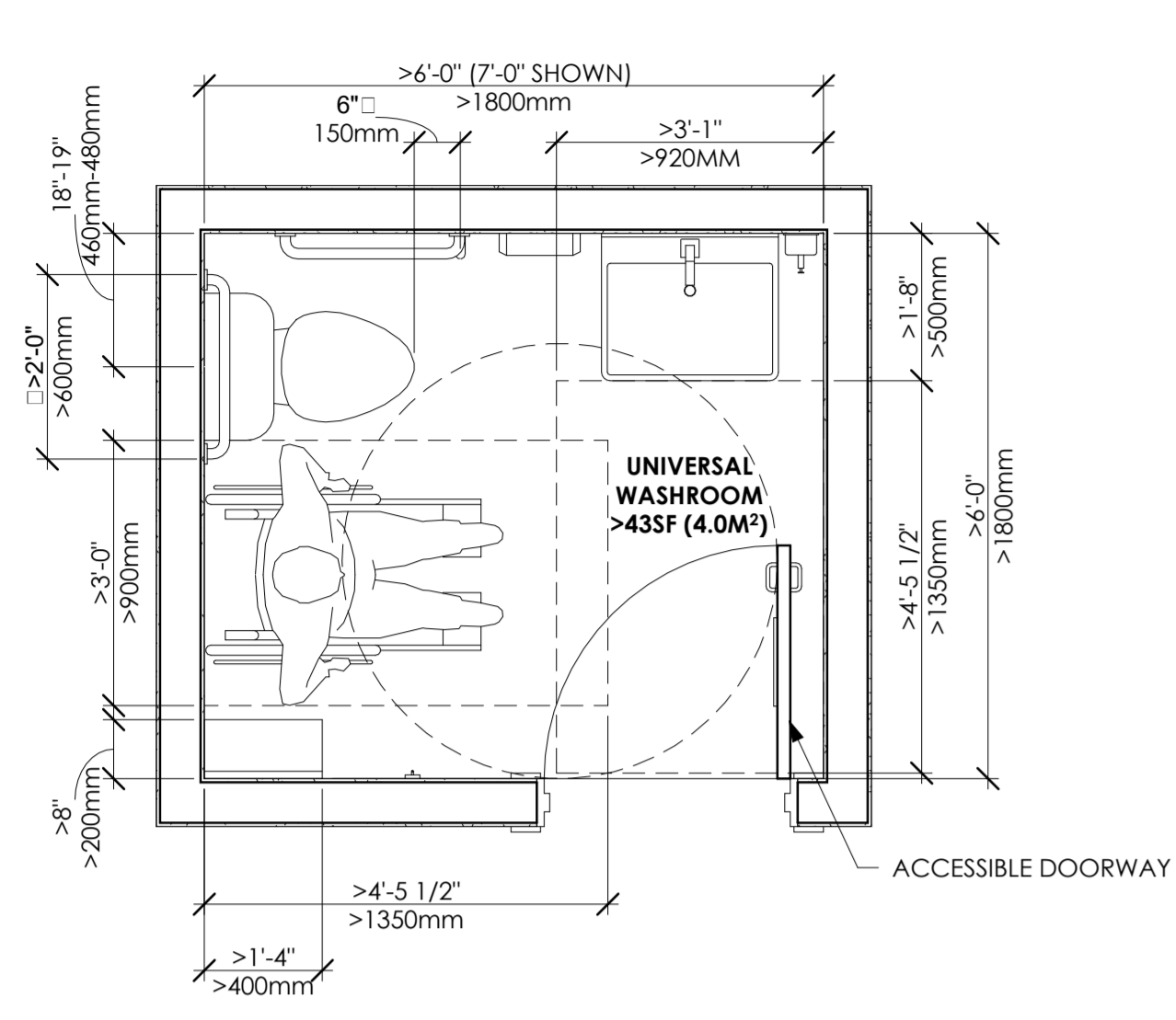
REVISIONS/HISTORY

DATE	NUMBER	DESCRIPTION
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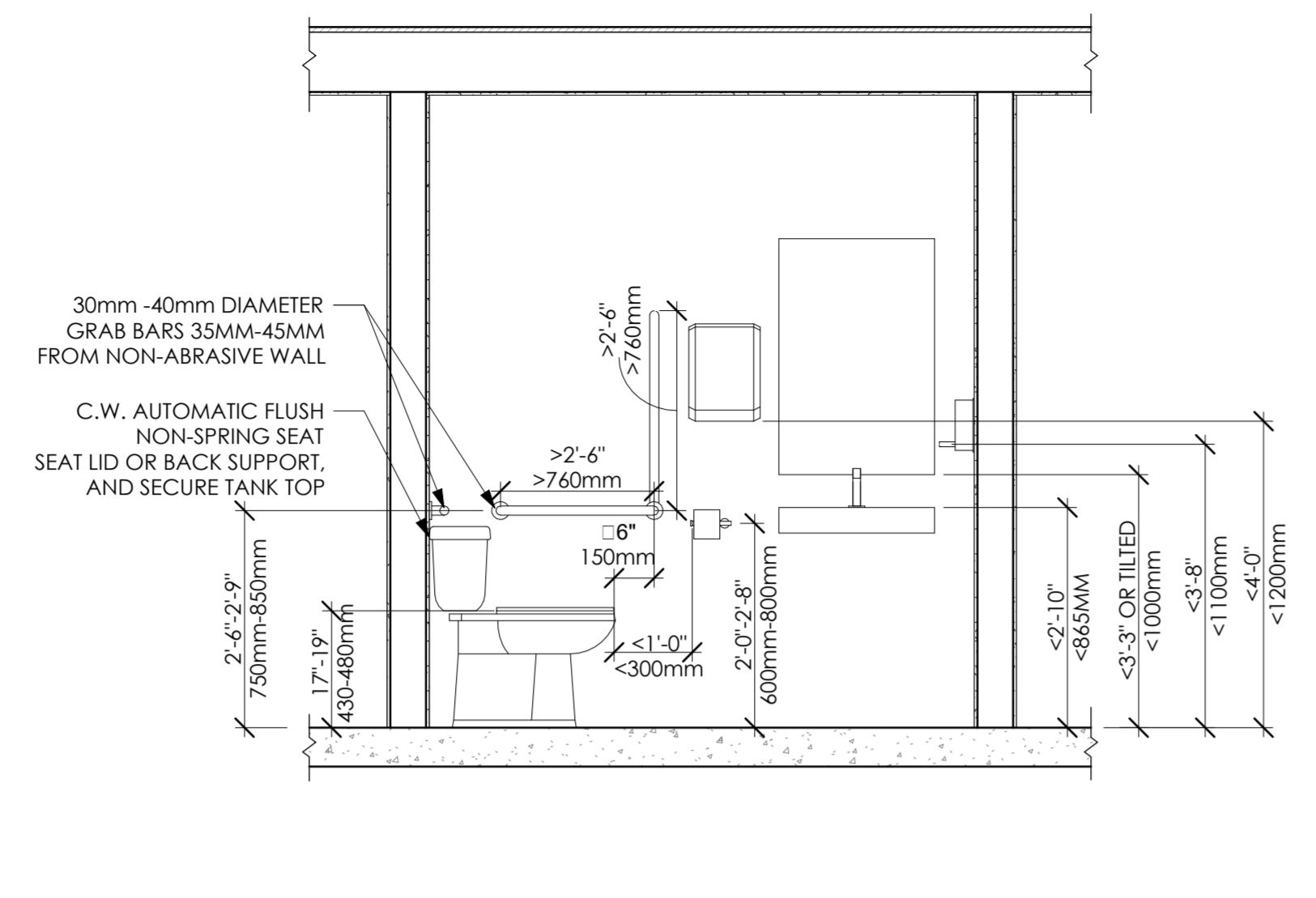
SHEET NAME
ACCESSIBILITY

SHEET NO.
A14

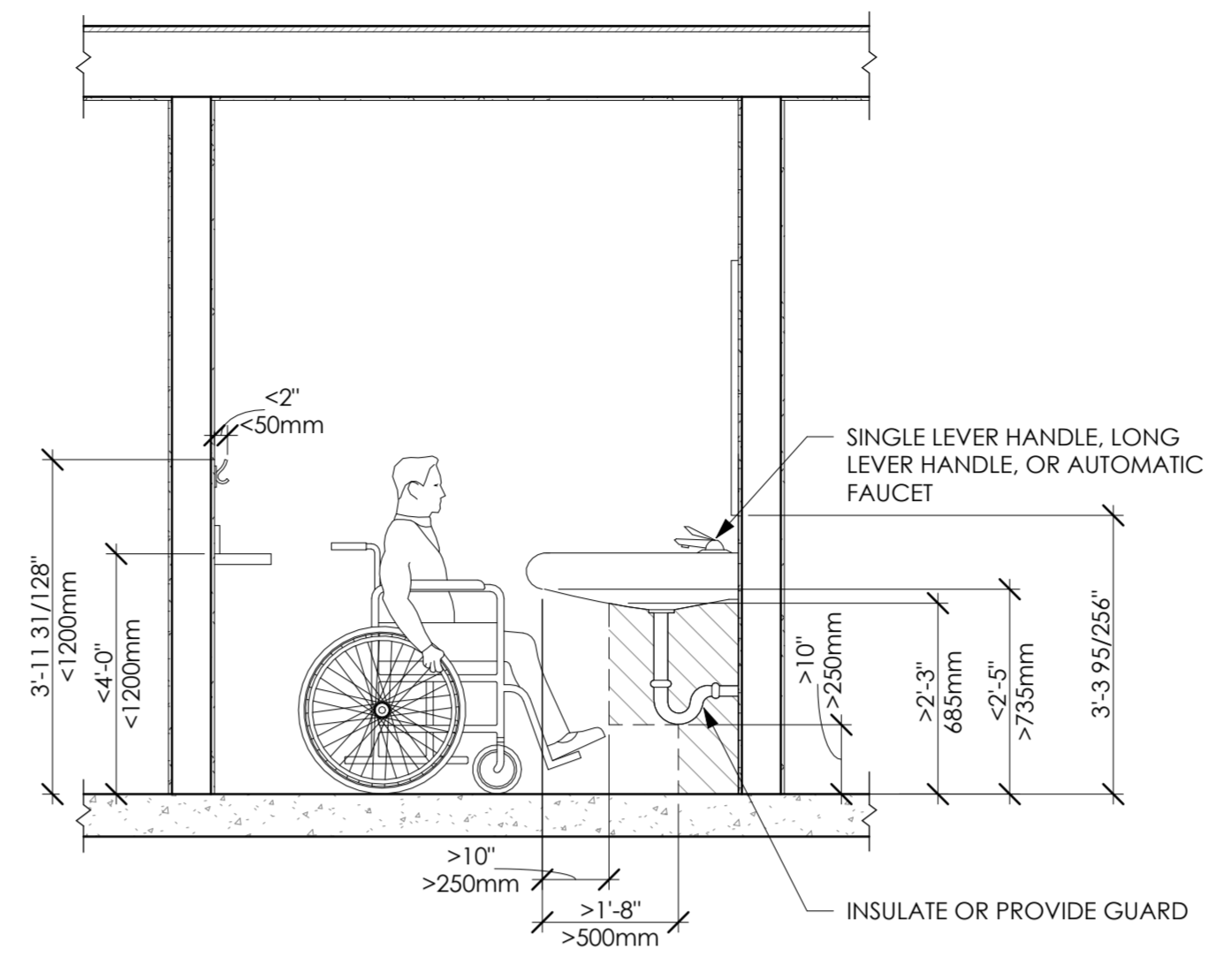
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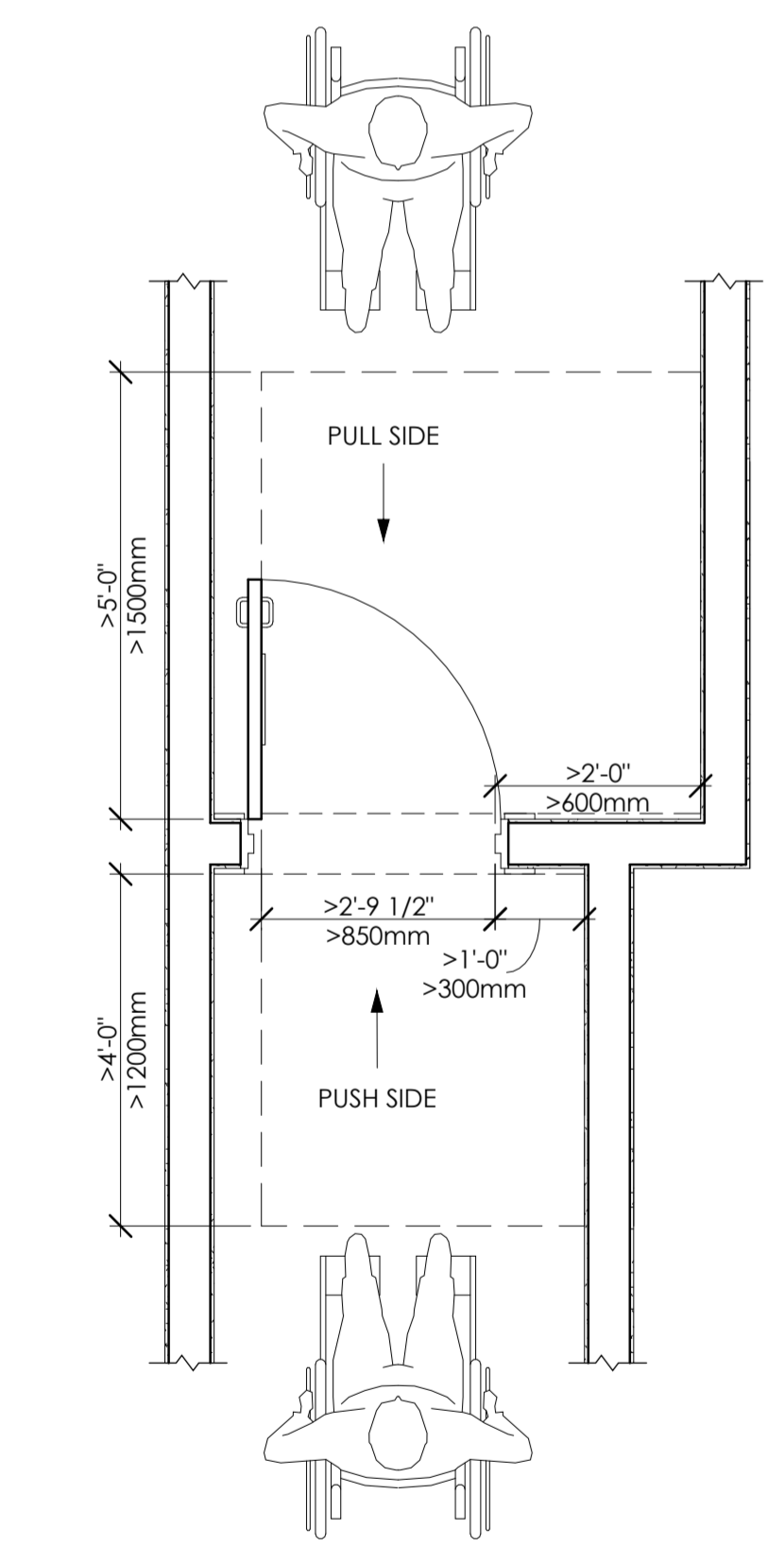
UNIVERSAL WASHROOM
PLAN



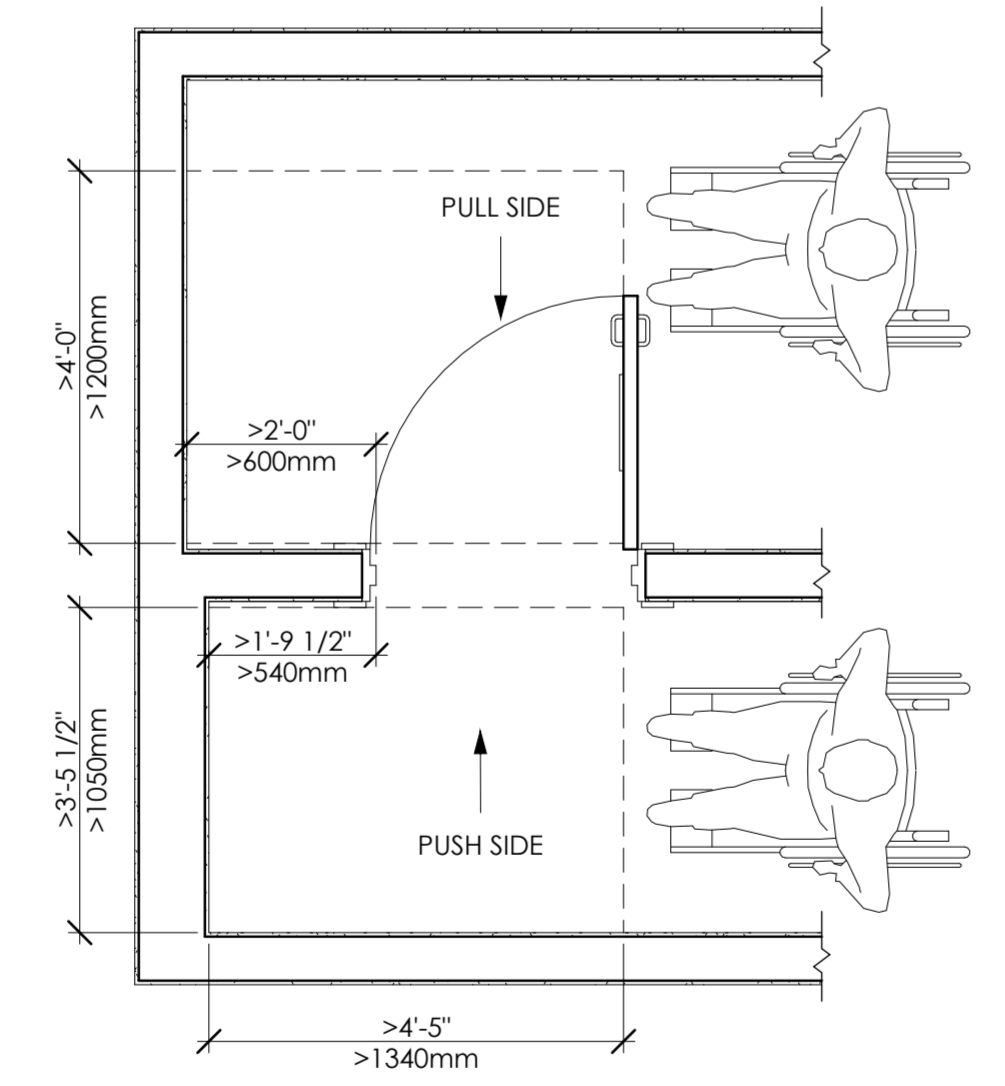
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SECTION 1



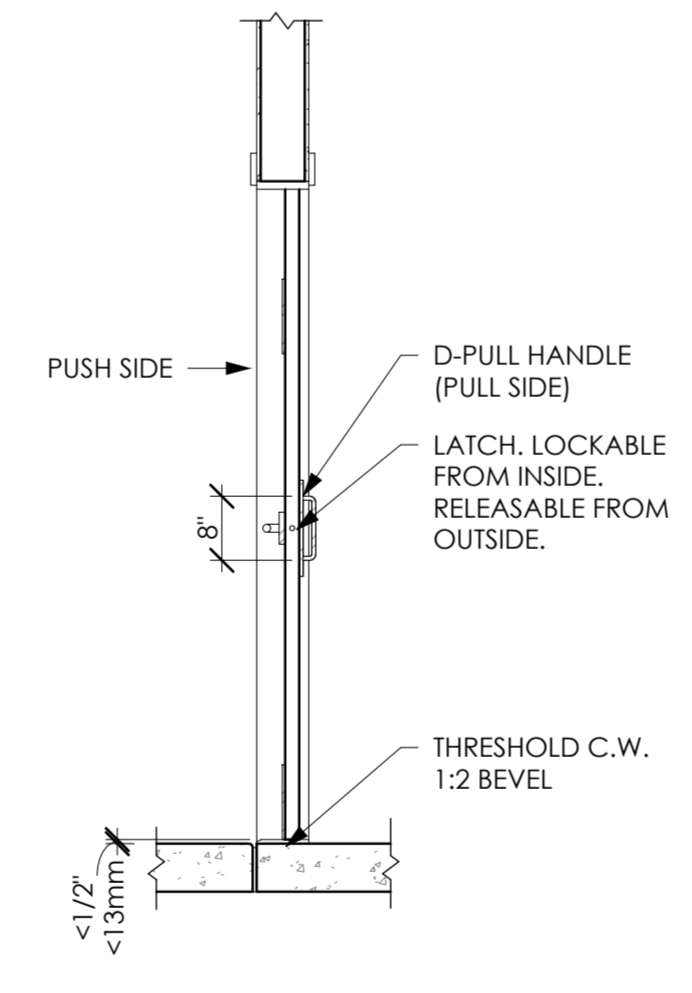
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SECTION 2



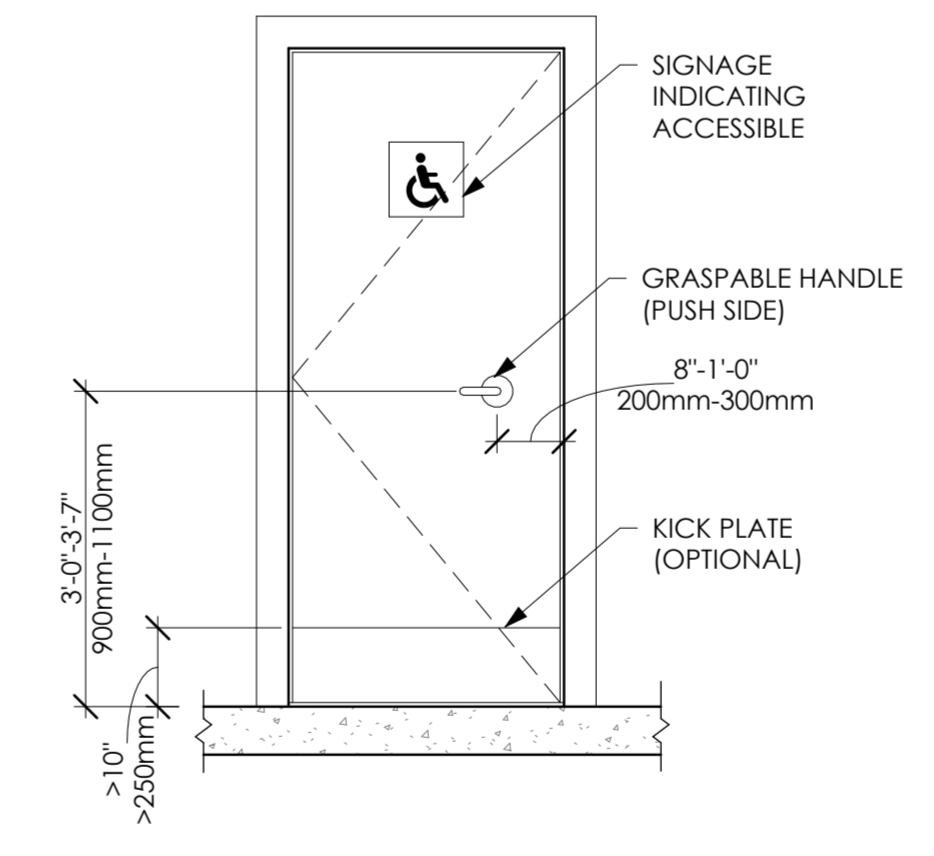
ACCESSIBLE DOORWAY
FRONT APPROACH



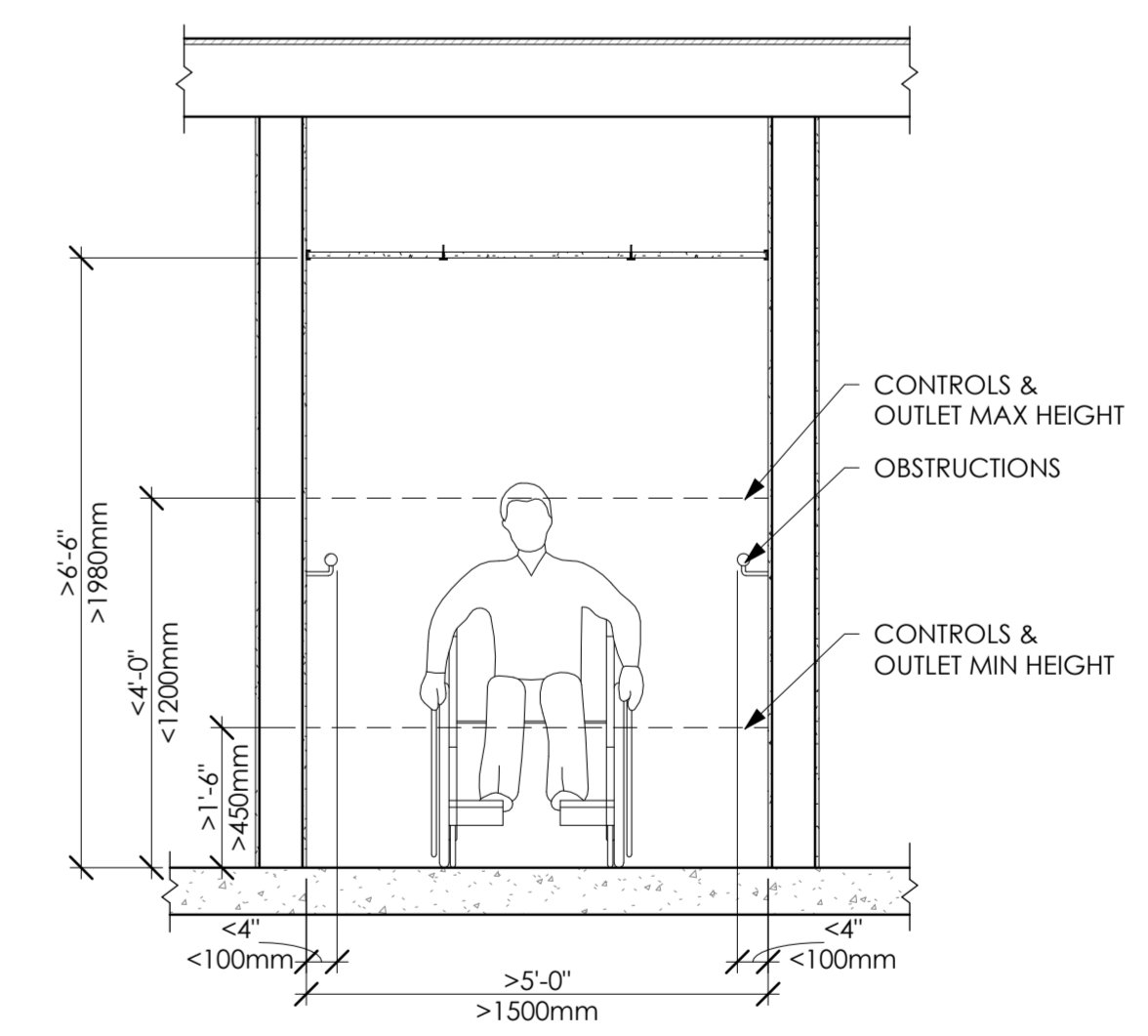
ACCESSIBLE DOORWAY
PERPENDICULAR APPROACH



ACCESSIBLE DOORWAY
SECTION



ACCESSIBLE DOORWAY
PUSH SIDE



ACCESSIBLE
PATH OF TRAVEL

1 ACCESSIBILITY
1/2" = 1'-0"

OVERVIEW

THIS PROJECT INCLUDES AND REQUIRES FIRE SEPARATIONS. A FIRE SEPARATION MEANS A CONSTRUCTION ASSEMBLY THAT ACTS AS A BARRIER AGAINST THE SPREAD OF FIRE. FIRE SEPARATIONS ARE COMPROMISED WHEN ELEMENTS PUNCTURE OR PENETRATE THE FIRE SEPARATION. ELEMENTS PENETRATING A FIRE SEPARATION MUST BE PROTECTED WITH A FIRE STOP. A FIRE STOP MEANS A SYSTEM CONSISTING OF A MATERIAL, COMPONENT AND MEANS OF SUPPORT USED TO FILL GAPS BETWEEN FIRE SEPARATIONS OR BETWEEN FIRE SEPARATIONS AND OTHER ASSEMBLIES, OR USED AROUND ITEMS THAT WHOLLY OR PARTIALLY PENETRATE A FIRE SEPARATION.

A FIRE STOP SHALL BE INSTALLED IN CONFORMANCE WITH CERTIFIED TESTING. IT IS UNREALISTIC FOR THE CONSULTANT TO PROVIDE ALL FIRESTOPPING DETAILS FOR THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR REVIEWING THE DRAWINGS AND/OR EXISTING CONDITIONS AND PROVIDING TESTED FIRESTOPPING CUTSHEETS THAT SATISFY THE CODE. THE CONTRACTOR IS NOT TO PROCEED UNTIL THE FIRESTOPPING DETAIL HAS BEEN APPROVED. TYPICAL FIRESTOPPING DETAILS MAY BE FOUND VIA LINK BELOW:

HYPERLINK "HTTPS://WWW.HILTI.CA/FIRESTOPS"HTTPS://WWW.HILTI.CA/FIRESTOPS SHOULD THE CONTRACTOR BE UNABLE TO PRODUCE THE DETAILS, THE CONTRACTOR SHALL SUPPLY THE CONSULTANT WITH THE FOLLOWING INFORMATION FOR THE CONSULTANT TO PRODUCE: PENETRATING ITEM, BARRIER TYPE, FIRE SEPARATION RATING, MINIMUM ANNULAR SPACE, MAXIMUM ANNULAR SPACE, AND IF THE USE OF SLEEVES ARE VIABLE, THE CONSULTANT MAY REQUIRE ADDITIONAL INFORMATION SUCH AS: THE DESIRED PRODUCT, APPLICATION METHOD, INSULATION TYPE, MAXIMUM PERCENT FULL T-RATING, L-RATING, W-RATING, STC RATING, MOLD AND MILDEW RESISTANCE REQUIREMENTS, AND SEISMIC PERFORMANCE.

ONCE INSTALLED, THE CONTRACTOR IS NOT TO PROCEED UNTIL THE CONSULTANT HAS APPROVED THE INSTALLATION. UPON INSPECTION, CONCEALED FIRESTOPPING SHALL BE UNCONCEALED TO VERIFY CONFORMITY TO ENSURE THE OCCUPANTS SAFETY. CONCEALED, UNDOCUMENTED FIRESTOPPING WILL RESULT IN A FAILED INSPECTION AND SHALL REQUIRE DEMOLITION. THE TYPICAL DETAILS BELOW ARE INCLUDED SOLELY TO INFORM THE CONTRACTOR OF TRADE COORDINATION AND TO HIGHLIGHT SOME, BUT NOT LIMITED TO ALL, TYPICAL DETAILS REQUIRING FIRESTOPPING. CODE EXCERPTS ARE INCLUDED SOLELY TO HIGHLIGHT THE NECESSITY OF THIS REQUIREMENT.

9.10.9.6. PENETRATION OF FIRE SEPARATIONS

1) PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A REQUIRED FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED TO MAINTAIN THE INTEGRITY OF THE SEPARATION. (SEE NOTE A-9.10.9.6.(1).)

A-9.10.9.6.(1) PENETRATION OF FIRE-RATED ASSEMBLIES BY SERVICE EQUIPMENT.

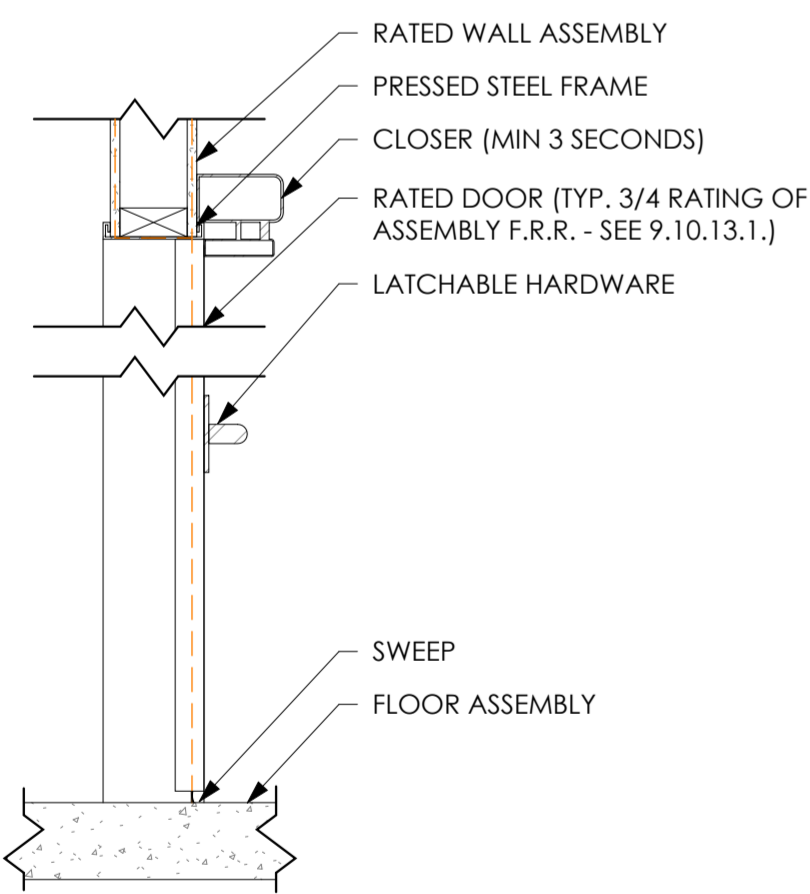
THIS SENTENCE, TOGETHER WITH ARTICLE 3.1.9.1, IS INTENDED TO ENSURE THAT THE INTEGRITY OF FIRE-RATED ASSEMBLIES IS MAINTAINED WHERE THEY ARE PENETRATED BY VARIOUS TYPES OF SERVICE EQUIPMENT. FOR BUILDINGS REGULATED BY THE REQUIREMENTS IN PART 3, FIRE STOP MATERIALS USED TO SEAL OPENINGS AROUND BUILDING SERVICES, SUCH AS PIPES, DUCTS AND ELECTRICAL OUTLET BOXES, MUST MEET A MINIMUM LEVEL OF PERFORMANCE DEMONSTRATED BY STANDARD TEST CRITERIA. THIS IS DIFFERENT FROM THE APPROACH IN PART 9, BECAUSE OF THE TYPE OF CONSTRUCTION NORMALLY USED FOR BUILDINGS REGULATED BY THE REQUIREMENTS IN PART 9. IT IS ASSUMED THAT THIS REQUIREMENT IS SATISFIED BY THE USE OF GENERIC FIRE STOP MATERIALS SUCH AS MINERAL WOOL, GYPSUM PLASTER OR PORTLAND CEMENT MORTAR.

A-3.1.9. PENETRATIONS.

IN THE APPLICATION OF SUBSECTION 3.1.9., A BUILDING SERVICE IS CONSIDERED TO PENETRATE AN ASSEMBLY IF IT PASSES INTO OR THROUGH THE ASSEMBLY. IN SOME SITUATIONS A SERVICE ITEM ENTERS AN ASSEMBLY THROUGH A MEMBRANE AT ONE LOCATION, RUNS

WITHIN THE ASSEMBLY, AND THEN LEAVES THE ASSEMBLY THROUGH A MEMBRANE AT ANOTHER LOCATION. THE TERM "MEMBRANE PENETRATION" USUALLY DESIGNATES AN OPENING MADE THROUGH ONE SIDE (WALL, FLOOR OR CEILING MEMBRANE) OF AN ASSEMBLY, WHEREAS THE TERM "THROUGH-PENETRATION" DESIGNATES AN OPENING THAT PASSES THROUGH AN ENTIRE ASSEMBLY. FIRE STOPPING OF MEMBRANE PENETRATIONS INVOLVES INSTALLING A MATERIAL, DEVICE OR CONSTRUCTION TO RESIST FOR A PRESCRIBED TIME PERIOD THE PASSAGE OF FLAME AND HEAT THROUGH OPENINGS IN A PROTECTIVE MEMBRANE CAUSED BY CABLES, CABLE TRAYS, CONDUIT, TUBING, PIPES OR SIMILAR ITEMS. FIRE STOPPING OF A THROUGH-PENETRATION INVOLVES INSTALLING AN ASSEMBLY OF SPECIFIC MATERIALS OR PRODUCTS THAT ARE DESIGNED, TESTED AND FIRE-RESISTANCE RATED TO RESIST FOR A PRESCRIBED PERIOD OF TIME THE SPREAD OF FIRE THROUGH PENETRATIONS. PRODUCTS FOR FIRE STOPPING WITHIN A BARRIER ARE REQUIRED TO ADDRESS MOVEMENT OF THE ASSEMBLY AND TO CONTROL SMOKE SPREAD; AS SUCH, THE FLEXIBILITY OF THE MATERIAL USED AT THE FLEXIBLE JOINTS AS WELL AS THE NATURE OF THE ASSEMBLY AND ITS POTENTIAL MOVEMENT MUST BE TAKEN INTO CONSIDERATION

DOORS



9.10.13.1. CLOSURES

1) EXCEPT AS PROVIDED IN ARTICLE 9.10.13.2., OPENINGS IN REQUIRED FIRE SEPARATIONS SHALL BE PROTECTED WITH A CLOSURE CONFORMING TO TABLE 9.10.13.1. AND SHALL BE INSTALLED IN CONFORMANCE WITH CHAPTERS 2 TO 14 OF NFPA 80, "FIRE DOORS AND OTHER OPENING PROTECTIVES," UNLESS OTHERWISE SPECIFIED HEREIN. (SEE ALSO ARTICLE 9.10.3.1.)

9.10.13.2. SOLID CORE WOOD DOOR AS A CLOSURE

1) A 45 MM THICK SOLID CORE WOOD DOOR IS PERMITTED TO BE USED WHERE A MINIMUM FIRE-PROTECTION RATING OF 20 MIN IS PERMITTED OR BETWEEN A PUBLIC CORRIDOR AND A SUITE PROVIDED THAT THE DOOR CONFORMS TO CAN/ULC-S113, "WOOD CORE DOORS MEETING THE PERFORMANCE REQUIRED BY CAN/ULC-S104 FOR TWENTY MINUTE FIRE RATED CLOSURE ASSEMBLIES;" (SEE NOTE A-9.10.13.2.(1).)

2) DOORS DESCRIBED IN SENTENCE (1) SHALL HAVE NOT MORE THAN A 6 MM CLEARANCE BENEATH AND NOT MORE THAN 3 MM AT THE SIDES AND TOP.

9.10.13.6. STEEL DOOR FRAMES

1) STEEL DOOR FRAMES FORMING PART OF A CLOSURE IN A FIRE SEPARATION, INCLUDING ANCHORAGE REQUIREMENTS, SHALL CONFORM TO CAN/ULC-S105, "FIRE DOOR FRAMES MEETING THE PERFORMANCE REQUIRED BY CAN/ULC-S104;"

9.10.13.16. DOOR STOPS

1) WHERE A DOOR IS INSTALLED SO THAT IT MAY DAMAGE THE INTEGRITY OF A FIRE SEPARATION IF ITS SWINGS IS UNRESTRICTED, DOOR STOPS SHALL BE INSTALLED TO PREVENT SUCH DAMAGE

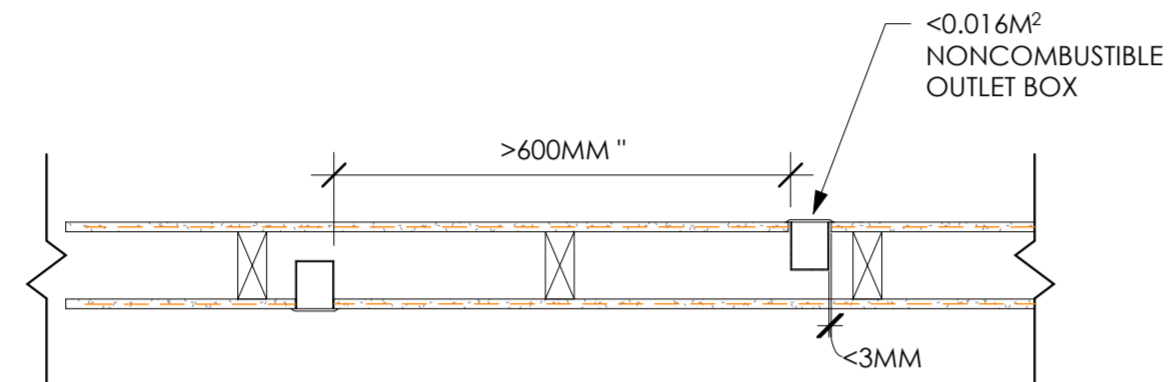
OUTLET BOXES

*OUTLET BOXES INCLUDE, BUT ARE NOT LIMITED TO, ELECTRICAL BOXES, JUNCTION BOXES, HIGH AND LOW VOLTAGE OUTLETS, SWITCHES, ENCLOSURES FOR ELECTRICAL EQUIPMENT, LAUNDRY BOXES, AND SHOWER DIVERTERS.

9.10.5.1. PERMITTED OPENINGS IN WALL AND CEILING MEMBRANES

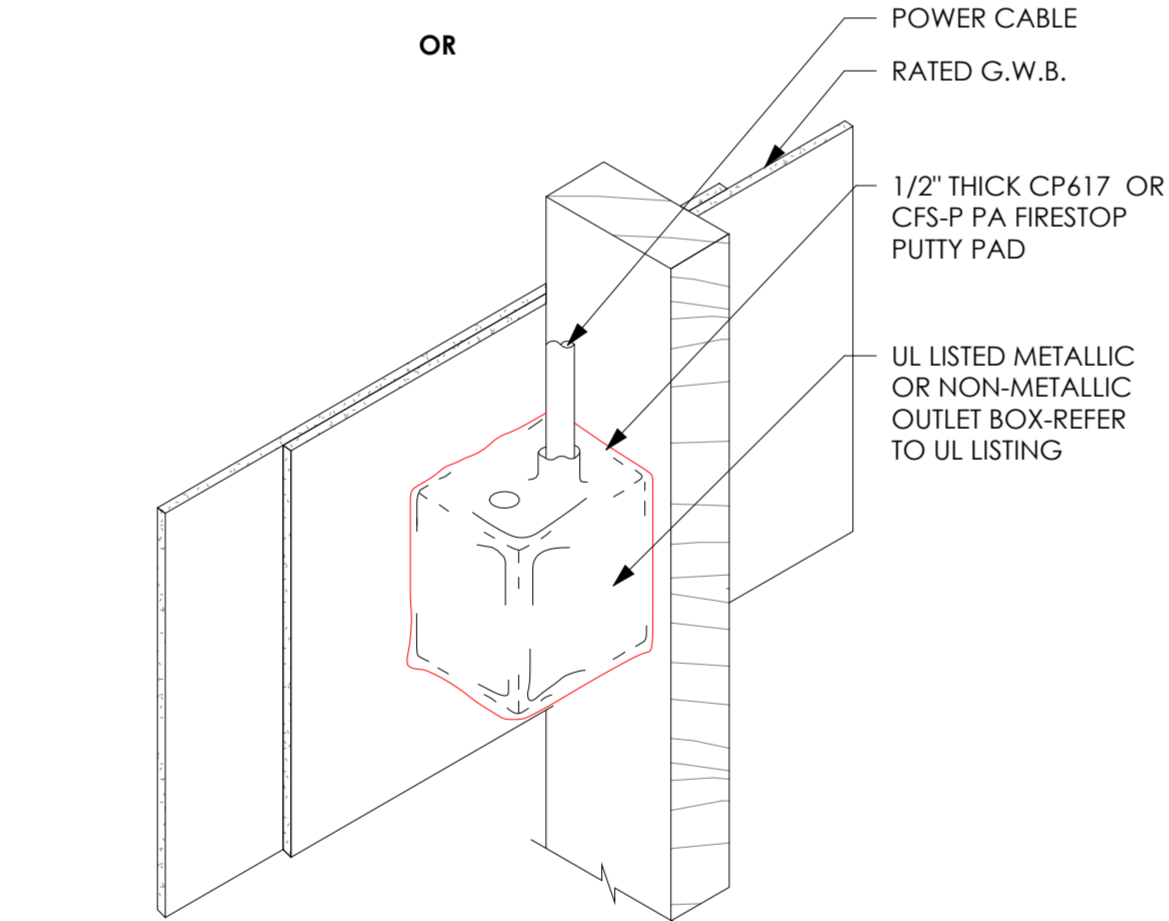
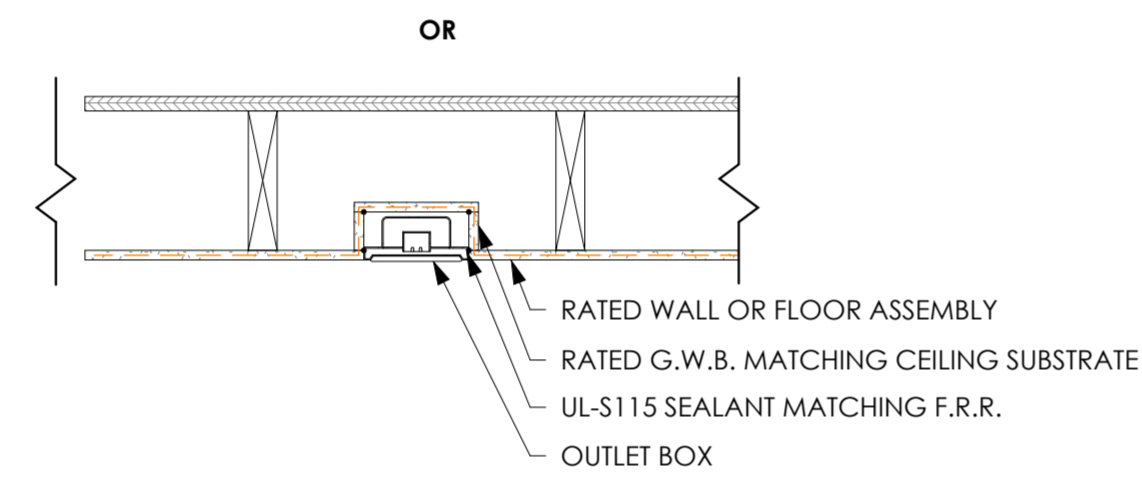
2) A WALL OR CEILING MEMBRANE FORMING PART OF AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING IS PERMITTED TO BE PIERCED BY OPENINGS FOR ELECTRICAL AND SIMILAR SERVICE OUTLET BOXES PROVIDED SUCH OUTLET BOXES ARE TIGHTLY FITTED.

3) WHERE BOXES REFERRED TO IN SENTENCE (2) ARE LOCATED ON BOTH SIDES OF WALLS REQUIRED TO PROVIDE A FIRE-RESISTANCE RATING, THEY SHALL BE OFFSET WHERE NECESSARY TO MAINTAIN THE INTEGRITY OF THE FIRE SEPARATION.



9.10.9.6. PENETRATION OF FIRE SEPARATIONS

8) COMBUSTIBLE OUTLET BOXES ARE PERMITTED IN AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING WITHOUT BEING INCORPORATED IN THE ASSEMBLY AT THE TIME OF TESTING AS REQUIRED IN SENTENCE (3), PROVIDED THE OPENING THROUGH THE MEMBRANE INTO THE BOX DOES NOT EXCEED 160 CM².



DUCTS

9.10.9.6. PENETRATION OF FIRE SEPARATIONS

13) FIRE DAMPERS ARE PERMITTED TO PENETRATE A FIRE SEPARATION OR A MEMBRANE FORMING PART OF AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING WITHOUT HAVING TO MEET THE FIRE STOP REQUIREMENTS OF SENTENCE (1).

PROVIDED THE FIRE DAMPER IS

A) INSTALLED IN CONFORMANCE WITH NFPA 80, "FIRE DOORS AND OTHER OPENING PROTECTIVES," OR

B) SPECIFICALLY DESIGNED WITH A FIRE STOP.

9.10.13.13. FIRE DAMPERS

1) EXCEPT AS PERMITTED BY SENTENCES (2) TO (5) AND SENTENCE 9.10.5.1.(4), A DUCT THAT PENETRATES AN ASSEMBLY REQUIRED TO BE A FIRE SEPARATION WITH A FIRE-RESISTANCE RATING SHALL BE EQUIPPED WITH A FIRE DAMPER IN CONFORMANCE WITH ARTICLES 3.1.8.4. AND 3.1.8.10.

2) A FIRE DAMPER IS NOT REQUIRED WHERE A NONCOMBUSTIBLE BRANCH DUCT PIERCES A REQUIRED FIRE SEPARATION PROVIDED THE DUCT

A) HAS A MELTING POINT NOT BELOW 760°C,

B) HAS A CROSS-SECTIONAL AREA LESS THAN 130 CM², AND

C) SUPPLIES ONLY AIR-CONDITIONING UNITS OR COMBINED AIR-CONDITIONING AND HEATING UNITS DISCHARGING AIR AT NOT MORE THAN 1.2 M ABOVE THE FLOOR.

3) A FIRE DAMPER IS NOT REQUIRED WHERE A NONCOMBUSTIBLE BRANCH DUCT PIERCES A REQUIRED FIRE SEPARATION AROUND AN EXHAUST DUCT RISER IN WHICH THE AIRFLOW IS UPWARD PROVIDED

A) THE MELTING POINT OF THE BRANCH DUCT IS NOT BELOW 760°C,

B) THE BRANCH DUCT IS CARRIED UP INSIDE THE RISER NOT LESS THAN 500 MM, AND

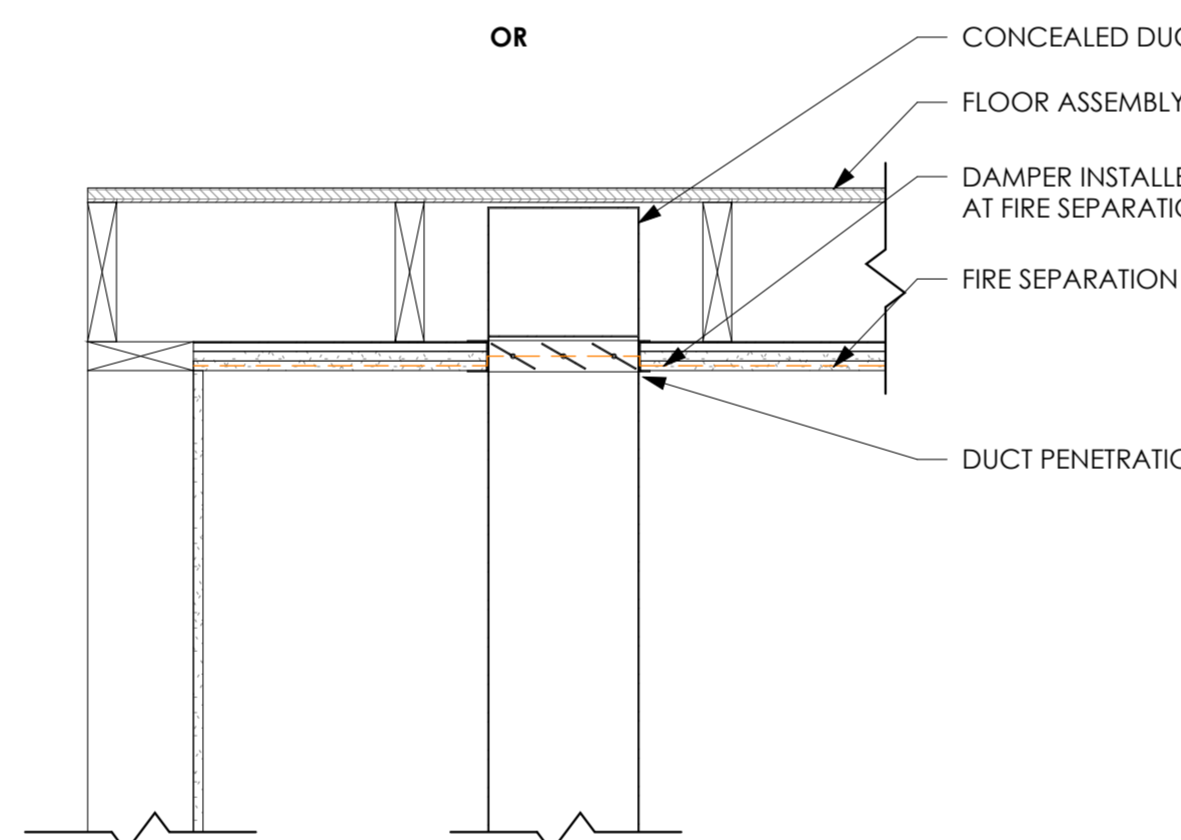
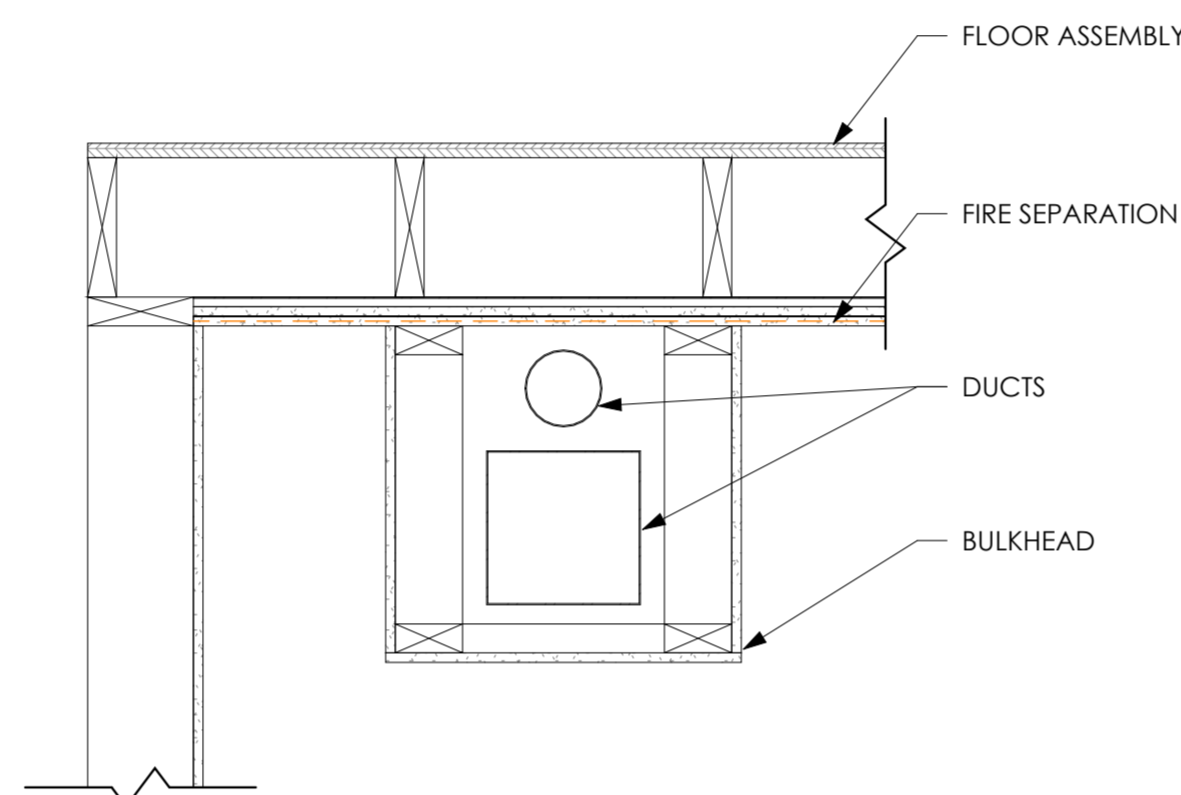
C) THE EXHAUST DUCT IS UNDER NEGATIVE PRESSURE AS DESCRIBED IN ARTICLE 9.10.9.18.

4) NONCOMBUSTIBLE DUCTS THAT PENETRATE A FIRE SEPARATION SEPARATING A VERTICAL SERVICE SPACE FROM THE REMAINDER OF THE BUILDING NEED NOT BE EQUIPPED WITH A FIRE DAMPER AT THE FIRE SEPARATION PROVIDED

A) THE DUCTS HAVE A MELTING POINT ABOVE 760°C, AND

B) EACH INDIVIDUAL DUCT EXHAUSTS DIRECTLY TO THE OUTSIDE AT THE TOP OF THE VERTICAL SERVICE SPACE.

5) A DUCT SERVING COMMERCIAL COOKING EQUIPMENT AND PIER



BARE PIPES, CONDUITS, OR TUBING

9.10.9.6. PENETRATION OF FIRE SEPARATIONS

9) COMBUSTIBLE WATER DISTRIBUTION PIPING IS PERMITTED TO PARTLY OR WHOLLY PENETRATE A FIRE SEPARATION THAT IS REQUIRED TO HAVE A FIRE-RESISTANCE RATING WITHOUT BEING INCORPORATED IN THE ASSEMBLY AT THE TIME OF TESTING AS REQUIRED IN SENTENCE (3), PROVIDED THE PIPING IS PROTECTED WITH A FIRE STOP IN CONFORMANCE WITH SENTENCE 3.1.9.5.(4).

10) COMBUSTIBLE SPRINKLER PIPING IS PERMITTED TO PENETRATE A FIRE SEPARATION PROVIDED THE FIRE COMPARTMENTS ON EACH SIDE OF THE FIRE SEPARATION ARE SPRINKLERED.

3.1.9.5. COMBUSTIBLE PIPING PENETRATIONS

1) COMBUSTIBLE SPRINKLER PIPING IS PERMITTED TO PENETRATE A FIRE SEPARATION PROVIDED THE FIRE COMPARTMENTS ON EACH SIDE OF THE FIRE SEPARATION ARE SPRINKLERED.

2) COMBUSTIBLE WATER DISTRIBUTION PIPING IS PERMITTED TO PENETRATE A FIRE SEPARATION THAT IS REQUIRED TO HAVE A FIRE-RESISTANCE RATING WITHOUT BEING INCORPORATED IN THE ASSEMBLY AT THE TIME OF TESTING AS REQUIRED BY ARTICLE 3.1.9.2., PROVIDED THE PIPING IS PROTECTED AT THE PENETRATION WITH A FIRE STOP IN CONFORMANCE WITH SENTENCE (4).

3) EXCEPT AS PERMITTED BY SENTENCES (4) TO (5), COMBUSTIBLE PIPING SHALL NOT BE USED IN A DRAIN, WASTE AND VENT PIPING SYSTEM IF ANY PART OF THAT SYSTEM PENETRATES

A) A FIRE SEPARATION REQUIRED TO HAVE A FIRE-RESISTANCE RATING, OR

B) A MEMBRANE THAT FORMS PART OF AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING.

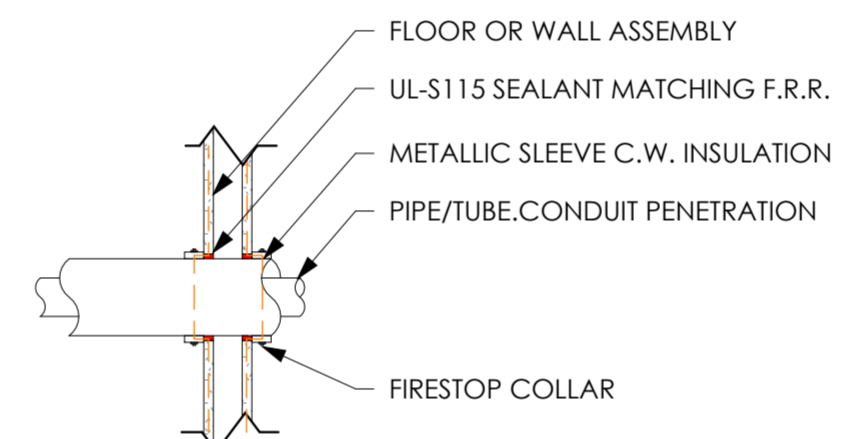
4) COMBUSTIBLE DRAIN, WASTE AND VENT PIPING IS PERMITTED TO PENETRATE A FIRE SEPARATION REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR A MEMBRANE THAT FORMS PART OF AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING, PROVIDED

A) THE PIPING IS SEALED AT THE PENETRATION BY A FIRE STOP THAT HAS AN F RATING NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED FOR THE FIRE SEPARATION WHEN SUBJECTED TO THE FIRE TEST METHOD IN CAN/ULC-S115, "FIRE TESTS OF FIRESTOP SYSTEMS," WITH A PRESSURE DIFFERENTIAL OF 50 PA BETWEEN THE EXPOSED AND UNEXPOSED SIDES, WITH THE HIGHER PRESSURE ON THE EXPOSED SIDE, AND

B) THE PIPING IS NOT LOCATED IN A VERTICAL SERVICE SPACE.

5) COMBUSTIBLE DRAIN, WASTE AND VENT PIPING IS PERMITTED ON ONE SIDE OF A VERTICAL FIRE SEPARATION PROVIDED IT IS NOT LOCATED IN A VERTICAL SERVICE SPACE.

6) COMBUSTIBLE PIPING FOR CENTRAL VACUUM SYSTEMS IS PERMITTED TO PENETRATE A FIRE SEPARATION PROVIDED THE INSTALLATION CONFORMS TO THE REQUIREMENTS THAT APPLY TO COMBUSTIBLE DRAIN, WASTE AND VENT PIPING SPECIFIED IN SENTENCE (4).



WIRES, CABLING

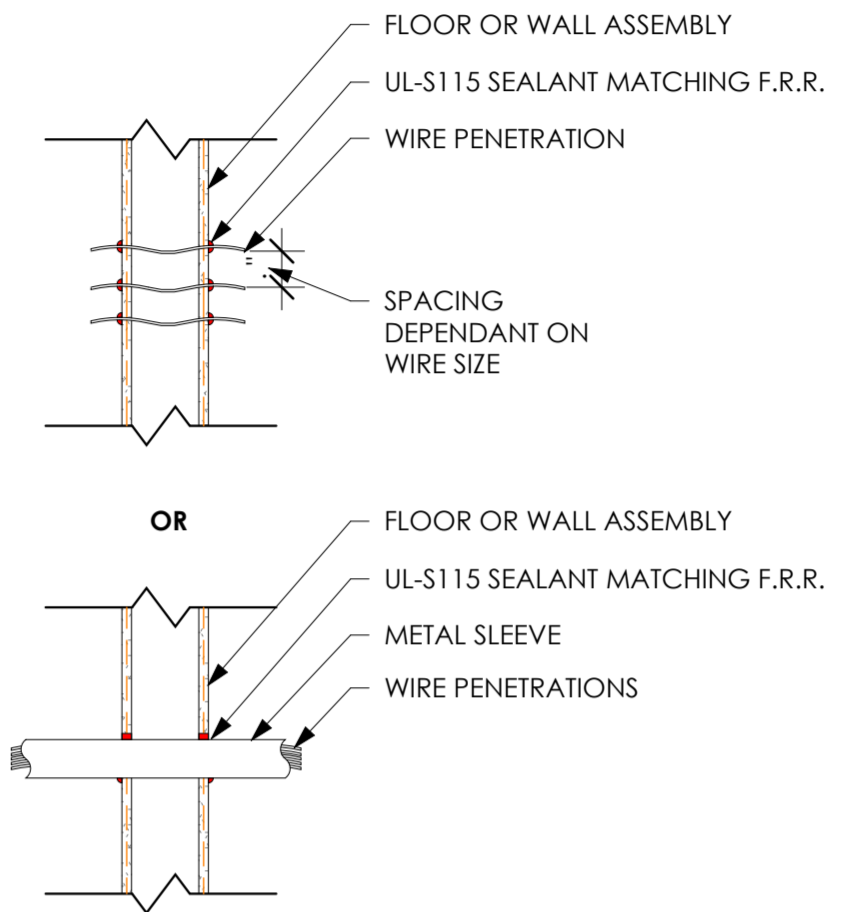
9.10.9.6. PENETRATION OF FIRE SEPARATIONS

5) SINGLE CONDUCTOR METAL-SHEATHED CABLES WITH COMBUSTIBLE JACKETING THAT ARE MORE THAN 25 MM IN OVERALL DIAMETER ARE PERMITTED TO PENETRATE A FIRE SEPARATION REQUIRED TO HAVE A FIRE-RESISTANCE RATING WITHOUT BEING INCORPORATED IN THE ASSEMBLY AT THE TIME OF TESTING AS REQUIRED IN SENTENCE (3), PROVIDED THE CABLES ARE NOT GROUPED AND ARE SPACED A MINIMUM OF 300 MM APART.

6) ELECTRICAL WIRES OR CABLES, SINGLE OR GROUPED, WITH COMBUSTIBLE INSULATION OR JACKETING THAT IS NOT TOTALLY ENCLOSED IN RACEWAYS OF NONCOMBUSTIBLE MATERIAL, ARE PERMITTED TO PARTLY OR WHOLLY PENETRATE AN ASSEMBLY REQUIRED TO

HAVE A FIRE-RESISTANCE RATING WITHOUT BEING INCORPORATED IN THE ASSEMBLY AT THE TIME OF TESTING AS REQUIRED IN SENTENCE (3).

PROVIDED THE OVERALL DIAMETER OF THE WIRING IS NOT MORE THAN 25 MM



PROJECT NAME

331 FRONT STREET RENOVATION

ADDRESS

331 FRONT STREET
KASLO BC
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CLIENT

OWNER

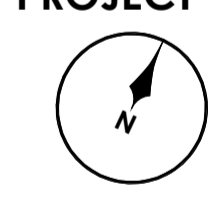
DRAWING NOTES

SEAL

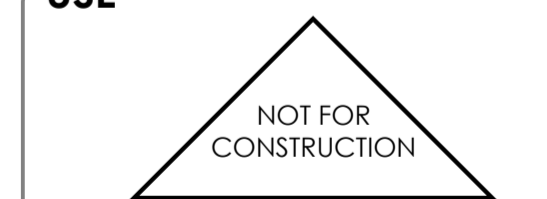
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PROJECT



USE



REVISIONS/HISTORY

DATE	NUMBER	DESCRIPTION
2023-12-29	0	DP/BP

SHEET NAME

FIRESTOPPING

SHEET NO.

A15

REV. NO.

OFFICIAL COMMUNITY PLAN
APPENDIX II

VILLAGE OF
KASLO



BUILDING DESIGN GUIDELINES

MAINSTREET CONSULTING ASSOCIATES, 1991
(Revised by Village of Kaslo, 2022)

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INTRODUCTION

I BUILDING DESIGN GUIDELINES

The Village of Kaslo Building Design Guidelines have been created to meet the needs of the Heritage & Commercial Core Development Permit Area. By describing and illustrating the Village of Kaslo's approved design expectations, Building Design Guidelines assist in the difficult task of implementing and regulating quality revitalization design. Users of the Guidelines include property owners, merchants, prospective developers, and administrators.

II DEVELOPMENT GUIDELINES

The Kaslo Building Design Guidelines are intended to be an aid to developers within the designated area, who are wishing to create attractive building exteriors, sympathetic to the village's design theme. Building Design Guidelines outline the design principles at work in the village and assist developers to use appropriate architectural standards and design principles when conceiving new, or revitalizing old, storefronts.

By combining ideas gleaned from vintage photographs with a creative application of the Building Design Guidelines, it will be possible to achieve a cohesive integrated appearance that will benefit the Village of Kaslo and its economy.

III THEMATIC GUIDELINES

Proposals for storefront renovation and new construction in the Heritage & Commercial Core Development Permit Area should respect the Village of Kaslo's design objective, which is:

- (i) To protect and enhance the heritage buildings present in the village; and,
- (ii) to promote new building designs which are sympathetic to Kaslo's picturesque heritage core and its spectacular natural environment.

All detailing and decoration of buildings in Kaslo should be authentic or adapted from authentic designs. Vintage photographs of Kaslo can be an excellent reference for the village's original historic look and a source of ideas for both old and new buildings. Many photographs of Kaslo's buildings have been taken over the years and are now kept at the Kootenay Lake Historical Society's Archives. Should one wish to view these photographs for ideas, contact the Village Office or the Kootenay Lake Historical Society.

Incorporation of the Guidelines into the Official Community Plan gives a consistent, impartial framework for all design review decisions. Building Design Guidelines provide the standards by which applications are reviewed.

IV DESIGN REVIEW COMMITTEE

The Design Review Committee has the mandate to review and make recommendations on Development Permit applications made in the Heritage & Commercial Core Permit Area. Positive interaction between the Design Review Committee and the people revitalizing within the Permit Area should be encouraged. By dealing promptly and fairly with applications, the Design Review Committee earns the community's trust.

V KASLO'S DEVELOPMENT PERMIT AREA

A map (Schedule C of the Official Community Plan) shows the boundaries of the Heritage & Commercial Core Development Permit Area, further described in Section 4.2 of the Official Community Plan.

VI JURISDICTIONAL AUTHORITY

Any recommendations contained herein notwithstanding, it shall be understood that permit applications must satisfy the requirements of the Building and Electrical Inspectors, as well as the Fire Commissioner; and/or be in accordance with Village of Kaslo Land Use By-law and Regional District of Central Kootenay Building By-law, and amendments thereto.

SECTION A: ELEMENTS OF THE STREETScape

I ENVIRONMENTAL CONSIDERATIONS

Consider the following general design and construction requirements posed by the area's weather conditions.

i. Wind

All hanging signs, awnings and canopies should be constructed with sufficient bracing to withstand wind velocities of 0.3 KN/M.

ii. Rain

Roofs, cornices, edges, canopies and other architectural elements exposed to precipitation, should be properly designed and flashed to protect the building structure and carry water away from pedestrian pathways or human-use areas. Diversion should be sufficient to direct water to municipal drainage systems.

iii. Snow

Any building structure upon which snow accumulates (canopies, awnings, balcony roof forms) should be constructed in a manner conducive to spontaneous snow dump of accumulated loads into non-pedestrian or nonhuman-use areas. In cases where this is not feasible, the design should consider the factors involved in physical removal of snow build-up when it approaches carrying limits.

iv. Ice

Repeated heating and cooling of snow loads can give rise to ice accumulations. Building design should therefore consider heat loss factors as a method of controlling ice build-up. Proper flashing should be accorded to areas subject to ice accumulation. Walkways, entries, and other human-use areas should be designed with the aim of minimum potential ice build-up and efficient removal of accumulations that do occur.

II STREETScape STYLE

Style in the Heritage & Commercial Core Development Permit Area results from design principles used in the buildings of the streetscape. Building massing, setback, scale, proportion,

and pattern are design treatments that deserve careful consideration when planning development or revitalization activities. The recommendations put forward in this document have been derived from an analysis of the downtown based on these streetscape elements.

The key to creating an attractive downtown for Kaslo is to acknowledge in new designs the precedents set by the original historic buildings.

III BUILDING MASSING {Plate 1}

Historic photographs indicate that Kaslo's turn of the century buildings were executed in wood, brick, or combinations of these with stone. Common turn of the century building massing included

- (i) the one storey building with false front;
- (ii) the two storey building;
- (iii) the two storey building with false front; and,
- (iv) the two storey building with tower.

Commercial architecture built after Kaslo's boom era was either one storey high (similar to historic building massing), or more typically modern: one or two storeys in height with strong horizontal emphasis. Plate 1 illustrates these building massing types.

Building massing typical of turn-of-the-century Kaslo is recommended over modern massing for all new structures in the Heritage & Commercial Core Development Permit Area.

IV SETBACK {Plate 2}

A setback is the distance relationship between the building's front facade and the sidewalk. Kaslo's streetscape is typified by buildings located close to the sidewalk with very little, if any, open area between structures. Setback for new buildings should be governed by the precedent of adjacent buildings. Plans that propose a building to be placed substantially back from the established streetscape should be evaluated on an individual basis.

V SCALE {Plate 3}

Most of Kaslo's early commercial structures were one or two stories in height. The popular false front treatment or steeply pitched roofs often added another storey to the building height. When new structures are planned for the area, efforts should be made to encourage building heights that compliment heights of existing, adjacent buildings. The imposition of a new structure that varies radically in height from the scale of existing buildings may prove detrimental to the overall look of the streetscape. For this reason, building height for new construction in the Heritage & Commercial Core Development Permit Area is limited to twelve (12) meters.

VI PROPORTION {Plate 4}

By examining the height-to-width proportions (relationships) of various buildings in Kaslo's downtown core, characteristics of historic and modern design aesthetics emerge. Historic buildings tend to have a vertical emphasis which can be observed in window openings, façade shapes and detailing that guides the eye upwards. Conversely, many modern buildings appear to hug the ground. This horizontal emphasis is created by building shapes and window openings that extend in a direction parallel to the ground.

To be consistent with Kaslo's design theme, new buildings and revitalized structures within the Heritage & Commercial Core Development Permit Area should emphasize the vertical in window openings, facade shapes and ornamental detailing.

VII PATTERN {Plate 5}

i. Walls, Windows & Skylines

Balanced, symmetrical spacing of windows and doors was a common feature in buildings of the historic streetscape. The overall effect of alternating walls and openings created interesting pattern in the streetscape.

A building's skyline silhouette also added pattern to the streetscape. Framing on many of Kaslo's original wooden buildings was carried above the true roofline in the form of a false front' which would conceal a steeply pitched, gable-end roof. Others featured false fronts that covered only a portion of the gable end. Besides creating interest at the skyline, a false front provided an imposing commercial facade and a large rectangular area for signage.

Building profiles for existing structures and proposed construction should strive to create an animated, imaginative skyline through the use of massing and articulation. Plates 9 & 10 illustrate some historic; skyline treatments used in Kaslo.

ii. The 'Ins and Guts' {Plate 6}

Pattern in the streetscape is created by the articulation, or 'ins and cuts', of the building facade. Exterior wall surfaces that are articulated should be encouraged over flat, unbroken surfaces. Typical historic features that create pattern include comer boards, window and door trims, lintels, pilasters, indented bays, wood siding, cornices, brackets, balconies and canopies. Relief detailing of this nature creates a lively and interesting pattern when worked into the design of the building face.

VIII SECONDARY FACADES

A building is more than just the front facade. Historically, the highly visible front facade was reserved for more ornate detailing, whereas the secondary facades - the sides and rear of a building - received less expensive treatments. The street face in the commercial district is the most important, however secondary facades should be finished in a manner that is pleasing to the eye and consistent with Kaslo's design theme. Acceptable exterior wall treatments for secondary facades include horizontal board claddings, pressed metal panels, brick, and stucco parging.

All proposals for new construction in the Development Permit Area should consider the finished appearance of secondary facades.

IX MAINTENANCE

The effectiveness of the building facade is greatly influenced by the tidiness of its appearance. Buildings require ongoing maintenance - for instance, awnings require cleaning on a regular basis and exterior paint should be re-applied every ten or so years. Business owners should hold to a maintenance regimen that ensures the attractiveness of their building's facade.

If in the opinion of the Design Review Committee, the maintenance of a building is so poor as to become a detriment to the look of the Heritage & Commercial Core Development Permit Area, the Committee may recommend to Council the enforcement of the Unsightly Premises By-Law, or any other action which Council may deem appropriate. This would encourage the upgrading of the building facade to an acceptable community standard.

SECTION B: ELEMENTS OF THE BUILDING FACADE

I EXTERIOR WALL MATERIALS {Plate 7}

Although a few buildings were made using bricks from the historic Millington Bros.' Brick & Tile Yard in Kaslo, vintage photographs show that most of Kaslo's original buildings were made of wood frame construction and that front facades were sheathed with horizontal sidings. In all wood buildings vertical boards (1 x 4's or 1 x 6's) were used to cover-trim the corners, and to outline door and window openings.

Wood siding was carried down to the window level on most commercial buildings in Kaslo. A common treatment was to highlight the support wall, or bulkhead, under the display window through the use of decorative wood paneling. The bulkheads were embellished with simple wood mouldings or with decorative wood siding applications.

Most buildings put up after the 1930s tended to be faced in masonry or stucco materials. Some of the earlier wood-clad buildings were covered with stucco at a later date. All new buildings should be sheathed in materials that are in harmony with the environment around Kaslo. Channeled wood sidings are a good choice for exterior materials. The selection of facade materials should respect the nature of the climactic conditions of the Kootenay Lake area, particularly sunlight, wind, rain or snow. Materials should be of a substantial nature to limit the effects of weathering and/or vandalism. Details should be sensibly designed to make certain that all portions of the building facade exposed to weathering are watertight.

Building code requirements for snow and wind loading, and fire prevention must be met.

i. Wood

Paint and stain finishes are preferred over unfinished or clear finished woods.

Encouraged:

- Horizontal wood board siding applications
- Vertical board-and-batten or shiplap jointed boards (secondary facades only)
- Wooden corner boards: 1"x 4" or 1"x 6"
- Window & door wood trims: 1" x 4" or 1" x 6"
- Hardi-board shingles or thin-split shakes

Discouraged:

- Plywood and chipboard as finished siding

ii. Masonry

Historic photographs of Kaslo indicate that brick and stone were occasionally used as exterior building materials or in corner detailing. Masonry provides an excellent low maintenance surface and is acceptable as a finish on new construction; nevertheless, the application of masonry veneer over historic; fabric is strongly discouraged. Designs for masonry will generally blend more successfully with the heritage core if they follow historic styling precedents. Traditional red bricks are favoured over alternate colours.

Encouraged:

- Brick, in traditional red hues
- Regular coursed stone
- Stucco that is flat and patternless

Discouraged:

- Stone veneers (esp. random coursed veneers)
- Unfinished cast concrete
- Unfinished regular concrete block

iii. Metals and Synthetics

Many of Kaslo's turn-of-the-century buildings featured fire resistant "iron clad" pressed metal siding panels on secondary facades. In general, however, synthetic materials are discouraged in favour of natural, historic materials.

Encouraged:

- Pressed metal siding panels (secondary facades)

Discouraged:

- Artificial brick
- Artificial stone
- Asbestos shingles or panels
- Fiberglass panels
- Vinyl, metal or plastic siding

II WALL OPENINGS {Plate 8}

i. Windows

Windows are a key element in expressing the historic character of a building. Two types of windows were common in old Kaslo:

- i) the store display window, with multiple panes and fixed glazing; and
- ii) the double-hung window, with one or two panes of glass per sash.

In early Kaslo, display windows on commercial buildings were considerably larger than the double-hung window; double-hung windows were approximately three feet wide, and five or six feet high.

Up to the 1930s, frames, sashes, and glazing bars made of wood were far more common than today's metal-sashed windows. For this reason, the modern aluminum sash in place on some of

Kaslo's buildings can detract from a convincing period ambience. Possible corrective measures to this problem include:

- (i) putting wood trim around windows;
- (ii) using false muntin insets to create a multi-paned effect;
- (iii) giving large display windows period lettering treatments; and,
- (iv) applying paint to the aluminum sash to conceal the metallic surface.

Original transom windows - those small windows above a door or large plate glass display surface - should be retained whenever possible. These were occasionally covered up when a shopkeeper lowered the ceiling of his store. Today it is generally agreed that unobscured transom windows add greatly to the appeal of an older structure. In cases where retrieval is too costly, an alternate measure would be to recreate the transoms with mouldings and a trompe l'oeil paint scheme.

Upper storey window openings should respect the precedent of the original building style. Window sashes on older buildings should be retained whenever possible. If thermal upgrading is necessary, snap-in muntin insets that copy the original muntin pattern should be used.

New buildings should incorporate large display windows on the street level and vertically long and rectangular windows on upper storeys.

Encouraged:

- Wooden frames, glazing bars, sash, sill, & lintel
- Double hung windows
- Vertically long and rectangular window panes
- Authentic or false (snap-in) muntins
- Coloured metal or painted frames
- Transom windows
- Perked lettering: etched, painted or decaled

Discouraged:

- Metal frames, glazing bars, sash, sill, & lintel
- Flat, featureless, window surrounds
- Unpainted metal frames
- Small windows at street level
- Horizontally rectangular windows
- Altering the original shape of historic second storey windows

ii. Doors

Doors are also capable of conveying an historic look in the downtown core. Older commercial buildings had wooden, paneled doors that were partially glazed with fixed glass panes. Additional glazing was occasionally used above the door in the form of transom lights. Trimming and capping of doors should follow the pattern established by windows treatments. A modern entrance treatment is to use a thick, single sheet of glass as a door. If present, glass doors should be etched, lettered or decaled. New building designs should incorporate wood and glass doors whenever possible.

Encouraged:

- Paneled doors with glass
- Doors with mouldings to give surface interest
- Paneled doors with transom lights
- Painted or anodized metal doors

Discouraged:

- Flush, rather than paneled, wooden doors
- Unpainted metal or aluminum doors
- Solid plate glass doors

III ORNAMENTATION {Plate 9}

Kaslo buildings featured decorative treatments such as brackets, finials, quoins, carved fascia panels, jig-sawn cresting & scrollwork, and stepped false fronts. Balconies and canopies with chamfered vertical supports provided another opportunity for ornamentation. In the spirit of Kaslo's early appearance, ornamental details (based on authentic precedent when possible) should be used generously.

Encouraged:

- Large brackets
- Finials (ornaments at the top of the cornice)
- Quoins
- Carved fascia panels
- Jig-sawn cresting & scrollwork
- False fronts
- Balconies and canopies

Discouraged:

- Modern painted murals, except trompe l'oeil designs
- Stone mosaic murals

IV CORNICE TREATMENTS {Plate 10}

Late nineteenth century style dictated that the wall-roof junction be 'capped off' by a series of decorative boards, collectively called the 'cornice.' Cornices could be as simple as a single horizontal board of 1" thick stock fastened to the top of the fronting wall, with a 2" thick cap covering it at right angles. A formed bracket in sawn wood could be integrated at right angles for decorative support.

More common in Kaslo were elaborate cornices constructed by building up a series of boards of varying thicknesses and widths under the cap. A distinctive trait to Kaslo's turn-of-the-century commercial architecture was the apparent whimsy displayed in diverse and exaggerated cornice treatments. This tradition was followed well into the 1920s.

Cornice design on older buildings should reflect the original style of the structure. Refer to historic photographs for design ideas whenever possible. Cornices should also be designed in a manner that prevents water seepage into materials below the cap.

Encouraged:

- Cornice profiles that project out from the building face
- Cornices that enliven the skyline using height variations appropriate to building style and massing
- Cornice design and detailing that can withstand prevailing weather patterns

Discouraged:

- Flat, unarticulated cornices

V ROOFS

Roofs characteristic of downtown Kaslo include front-end gables with pitches of 12 in 12 and 8 in 12, and flat or stepped roofs with a slight downward grade toward the rear. False fronts and parapet wall roofs are frequently employed on wooden and brick buildings.

Encouraged:

- Front-end gables with 12/12 or 8/12 pitches
- Flat or stepped false fronts hiding gable roof or flat roof with gradual downward slant to the rear
- Parapet walls

Discouraged:

- Flat, level roofs - particularly those that do not feature an articulated skyline

VI ROOFING MATERIALS

Roof structures should be designed to withstand a minimum snow loading of 3.2 KN/M (66 psf).

Encouraged:

- Finished metal panels
- Shingle textured synthetics

Discouraged:

- Rough shakes
- Tile
- Tar and gravel
- Wood shakes or shingles (due to wildfire hazard)

VII LIGHTING ON BUILDINGS

Light fixtures attached to the building face should reflect the nature of the original building style, both historic and modern. Avoid "Ye Olde" fixtures which are uncharacteristic of the village's actual heritage.

Encouraged:

- Indirect, concealed fluorescent or incandescent
- Turned, enameled, metal shades
- Metal-cast fixtures
- LED

Discouraged:

- Old English-style carriage lanterns
- Anachronistic lighting fixtures

SECTION C: BUILDING SIGNAGE

I TYPES OF SIGNAGE {PLATE 11}

Signage should respect the decorative features of the building, the precedent of historic signage locations, and the overall street image. Wooden signs of fascia (flush-mounted), and projecting (hanging) types should be used. Lettering painted on the sides of buildings is desirable as a method of signage and is consistent with Kaslo's historic design theme. Fascia and projecting signage of the non-interior lit style is preferred over the modern, interior lit plastic type. An adequate means of indirect lighting should be provided. Maximum allowable sign size is determined by a ratio formula of linear frontage of building to surface area of sign, illustrated in Plate 13. (Section D discusses awning and canopy signage.)

Encouraged:

- Fascia
- Projecting
- Window
- Painted wall signage
- Awning and backlit awning
- Free-standing signs
- Canopy face and canopy underside

Not permitted:

- Sandwich board signs on sidewalk
- Rooftop signs
- Flashing or moving signs
- Third party signs

II LIGHTING SIGNS (Plate 12)

Encouraged:

- Indirect lighting styles

Discouraged:

- Interior lit signs

III LETTER TYPEFACE & COLOUR DETAILS {Plate 12}

Building style and colours, as well as the nature of the establishment, should be considered in the selection of appropriate sign typeface.

Encouraged:

- Clear, legible stylized lettering
- Creative graphics

Discouraged:

- Large expanses of white backgrounds
- Home-made, amateurish signs
- Ultra modern graphics and/or lettering styles

IV MATERIALS AND SURFACES

If plywood is used for sign making, use appropriate exterior grades of coated board (i.e. Krezon™) and seal all edges.

Encouraged:

- Painted, carved or shaped wood
- Painted metal
- Building facades with period lettering
- Awnings or canopies
- Glass with period lettering or decals
- Glass that is etched or sandblasted
- Iron or wood mounting brackets and bracing
- Neon tube

Discouraged:

- Unfinished plywood
- Flashing or moving illuminated signs
- Hanging or projecting illuminated plastic signs
- Interior lit signs
- Backlit fascia-mounted plastic

V FASCIA & PROJECTING SIGNAGE {Plate 13}

When interior lit signs are used, the light box should be mounted in a manner that minimizes its intrusive quality. Boxes and mounting brackets should compliment the building face in design and colour.

i. Fascla Signs

Encouraged:

- Maximum ratio of 1:1 (linear frontage: surface area of sign)
- Backlit plastic - dark backgrounds with light lettering preferred
- Painted plywood, coated Krezon™ plywood preferred
- Metal
- Carved wood

ii. Projecting Signs

Encouraged:

- Maximum ratio of 4:1 (linear frontage: surface area of sign)
- Carved wood
- Painted wood

- High quality, exterior grade plywood finished on all sides
- Metal

Discouraged:

- Interior lit plastic

SECTION D: OVERHANGS

I AWNINGS {Plates 14 & 15}

Historic photographs of Kaslo show that various forms of overhead sidewalk coverings were used on downtown buildings. Awnings, canopies and balconies protected pedestrians, boardwalks and the lower building facade from weather exposure. Today these coverings provide the opportunity for attractive decorative highlights to the commercial district.

An awning is a fabric-covered structure that is attached to the building facade and affords protective cover to the sidewalk area. Traditional awning frames were retractable, whereas modern awnings are usually constructed of fixed tube steel frames. Available awning materials include woven cotton, acrylic fabric, and sheet vinyl. Quality awning manufacturers will provide the information necessary to ensure the fabric is appropriate for local climactic conditions.

i. Design

Awning design should be sympathetic to the style, scale, form, and period of the building. Avoid awnings that are so small as to give inadequate weather protection to the sidewalk, or so large as to obscure the building facade or historic detailing. Awning projection should be designed to minimize the tendency to dump snow or rain on the centre of the sidewalk.

ii. Encroachment

Encroachment agreements between the building owner and the Village of Kaslo are required for all structures placed over public space.

iii. Drawings

Engineered drawings are required for all awning installations. Specifications should illustrate the awning structure and the building material to which the awning will be attached. Awnings should be installed by qualified experts.

Iv. Critical Dimensions

Minimum height above sidewalk: 8'-0" (2.66m)

Minimum projection: 3'-0"(1m)

Minimum setback of face from curb edge: 2'-0" (.61 m)

v. Awning Styles

Early twentieth century photographs show that the 'three-point' and 'four point' awning styles were used in Kaslo. Modern awning construction techniques allow for a much greater variety of shapes to be created, but discretion should be used in determining the suitability of the awning form to the subject building and ease in cleaning.

Encouraged for pre-1930 Buildings:

- Three-point traditional triangular style
- Four-point variation (triangular style with expanded fascia area for signage)
- Shapes with relatively steep roof pitches (35-50 degree angles preferred) which promote snow removal and self-cleaning
- Dome awnings in round arched window openings

Discouraged on pre-1930 Buildings:

- Quarter barrel or modern style awnings
- Any shape which has a horizontal top surface of substantial size
- Shapes which present top face angles of less than 30 degrees
- Fascia panels in excess of 2'-0" (.61 m) high

Encouraged for post-1930 Buildings:

- Four-point variation (triangular style with expanded fascia area for signage)
- Quarter barrel awnings
- Geometrically sculptured shapes which relate to the building's form

Discouraged on post-1930 Buildings:

- Any shape which has a horizontal top surface of substantial size
- Shapes which present top face angles of less than 30 degrees
- Fascia panels in excess of 3'-0" (.92 m) high

vi. Fabric, Pattern & Colour

Historic awning fabrics were made of cottons, which were dyed solid colours or painted in bold, two colour stripe patterns. Colours used were similar to the deeper paint tones of the day – deep yellow ochres, rusty reds and dark greens. To enhance the historic flavour of the community, care should be taken to select awning fabrics, colours and patterns which are of a period nature. Plain vinyl fabric should be limited to areas where back-lighting effects are required, for example, valances and signage fascia panels. Avoid the use of excessively brilliant colours now available in modern fabrics.

Encouraged:

- Cottons and acrylics
- Colour stripe patterns, particularly on the top sheet panel
- Solid colours taken from the historic palette
- * PRE-1930 BUILDINGS: Vinyls are acceptable in stripe patterns and fascia panels only
- • POST-1930 BUILDINGS: Solid vinyls are acceptable

Discouraged:

- Excessively bright, modern colours
- Large areas of white or black vinyl fabric

vii. Awning Trim

A finishing detail on period style awnings was valance skirting. Typical edging patterns included the keyed, scalloped and saw-toothed treatments. The valance provides an area for signage and the variety of different edge treatments gives the potential for lively textures. As a precaution against vandalism, the lowest portion of the valance should be at least 8'-0" (2.46m) above sidewalk level. Detachable valances allow for sign changes when necessary.

Encouraged:

- Generously sized valance skirting
- Keyed, scalloped or saw-toothed bottom edge
- Cloth fabric rather than vinyl
- Detachable valance for signage alterations

Discouraged:

- Awnings without valance skirting
- Valances without edge patterns

viii. Lettering on Awnings

Encouraged:

- 'UPPER' and/or 'lower' case letters to a maximum height of 18" (0.45m)
- Graphic borders on fascia sign panels
- Clear, legible stylized lettering

ix. Lighting

Translucent vinyl fabrics allowed the option of blending awning elements with a backlit sign. The fluorescent tubes used for illumination help to brighten up the storefront at night and result in an overall positive effect to the street. Discretion must however be exercised in the selection of appropriate styles and fabrics for backlit awnings, to prevent an overly garish or too modern look for Kaslo's design theme.

Encouraged:

- Back-lit awnings that serve as signage
- Opaque top sheet fabrics are preferred with specific isolated backlit panels

Discouraged:

- Brightly coloured vinyl in plain sheets

II CANOPIES {Plate 16}

Canopies are defined as permanent projecting sidewalk coverings made of materials other than fabric. Canopy roofs popular in Kaslo were sloped and supported by shaped or squared wood columns. Many featured ornamental brackets. Modern snow removal techniques requires that canopy posts not rest on the sidewalk; instead, support canopies with wooden knee braces.

i. Critical Dimensions

- Minimum height above sidewalk of any structural member: 8'-0" (2.46m)
- Minimum setback from curb edge: 18" (.46m)

- Maximum height of fascia: 3'-0" (.92m)

ii. Canopy Fascia Materials

Encouraged:

- Wood (Krezon™ plywood)
- Smooth, painted metal
- Plastic (back-lit fascia panels only)

Discouraged

- Corrugated metals
- Fiberglass
- Stucco

iii. Canopy Roofing Materials

Encouraged:

- Sawn shingles
- Metal
- Tar & gravel
- Cold process tar

Discouraged:

- Rough shakes
- Aluminum and fiberglass shingle
- Fiberglass
- Plywood
- Clay tile

iv. Canopy Signage

The fascia provides a surface for eye-catching signage visible along the length of the street.

Encouraged;

- Multiple signage on a single canopy should be of uniform size

Discouraged:

- Sign boards that extend beyond the perimeter of the canopy fascia

III BALCONIES

Where canopy structures includes balcony features, the detailing of the balcony should be in character with Kaslo's design theme and the subject building. Several examples can be seen in vintage photographs of Kaslo. Railings should be provided to conform to the standards of the National Building Code, with a minimum height of 3'.6" (1.08m). Plate 9 illustrates two of historic Kaslo's balcony rail designs.

SECTION E: APPENDICES

A. DEVELOPMENT PERMIT APPLICATION PROCEDURE

Any proposal to undertake work on the exterior of a building located within the designated boundaries of the Heritage & Commercial Core Development Permit Area must be approved by the Village. Applications for a Development Permit require the following documentation:

- 1) A completed application form, available from the Village Offices, completed by the building owner or their authorized agent.
- 2) A photograph of the building facade as it currently appears.
- 3) A rendering, preferably in colour, of the proposed façade improvements. Where applicable, sketches should be to scale and provide dimensions.
- 4) Colour chips of proposed paint colours, or reference to the comparable colour in the Village of Kaslo Colour Design Guidelines.
- 5) For awnings, sample or accurate approximating of proposed colours and pattern of the material to be used.

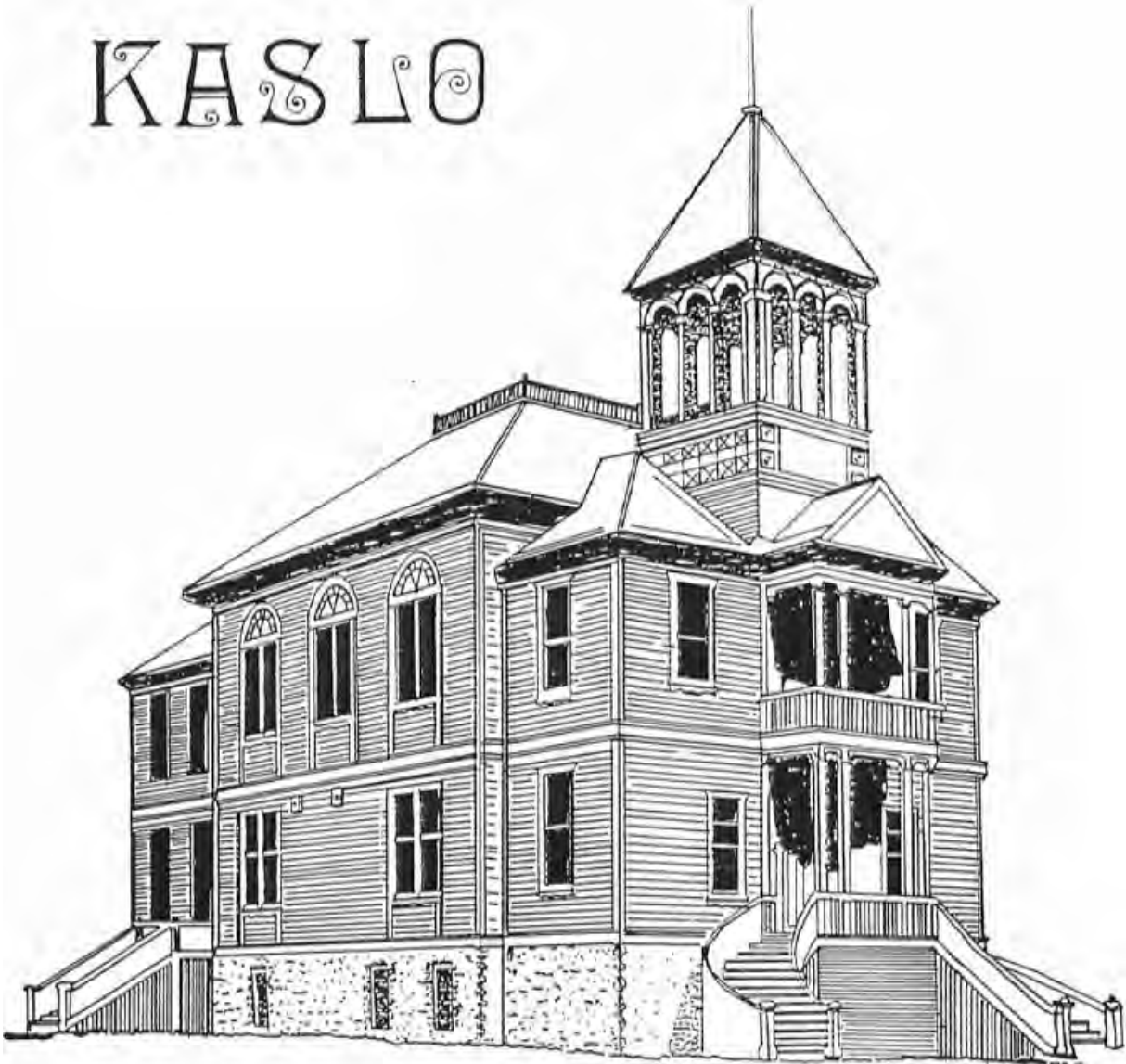
B. DESIGN REVIEW PROCEDURES

Designs will be considered using the following criteria:

- 1) Appropriateness of the proposal within the Heritage & Commercial Core Development Permit Area.
- 2) Compatibility of the proposal with the overall streetscape.
- 3) The way the proposal affects a structure, site or area that has been awarded heritage classification.
- 4) The architectural style, massing, orientation, proportions, materials, details, and colours.
- 5) Approval of the Building, Electrical, and Fire Inspectors.

OFFICIAL COMMUNITY PLAN
APPENDIX IV

VILLAGE OF
KASLO



COLOUR DESIGN GUIDELINES

MAINSTREET CONSULTING ASSOCIATES, 1991

I COLOUR IN THE STREETScape

Colour is one of the most powerful design elements used to establish an image of vitality and warmth within the downtown business area. Perhaps because of this, choosing appropriate paint colours for the building facade can be among the most difficult tasks in the revitalization program. Colour schemes which view the entire street as a whole, rather than individual buildings in isolation, result in an attractive, unified appearance for the retail area. Colour should also be used to accent the architectural elements of a building, as well as to minimize flaws and play up the building's best features. Colour Design Guidelines have been prepared to eliminate some of the guesswork from successful colour selection and yet still allow for a great deal of flexibility. By requiring colour schemes to be reviewed by the Design Review Committee, an opportunity to have control over this subjective area of design is offered to the Municipality.

II HISTORIC COLOURS

Colours popular during Kaslo's historic period tended to be muted rather than pure tones. Colours ranged from buffs, greys, and ochres to shades and tints of brick red, olive green, earth tones and blues. In certain instances, the use of wood stains or coloured preservatives may be more appropriate than paint. When coloured roofing is used, it should be coordinated to the colour scheme of the building. Examples of recommended historic colours are in the attached collection of colour chips.

Encouraged:

- Muted, rather than pure tones.
- Good quality flat-finish or semi-gloss alkyd paints, exterior latex, or wood stains.
- Buffs, greys, & ochres; and shades and tints of brick red, olive green, dark brown & blue.
- Light siding with dark trim & dark siding with light trim.
- Multi-hued and multi-coloured schemes.
- Shaded and tinted colours.

Discouraged:

- Single colour paint schemes.
- Large areas of excessively bright, pure colour.
- Extremely dark or light colours, such as pure white, black, chocolate brown, or charcoal grey.

III PAINTS AND STAINS

The wooden buildings of Kaslo were painted rather than stained to provide protection from the weather. A common scheme was to paint the body of the building one colour, and details – such as corner boards, cornices, doors and window trims – a second, contrasting colour. Smaller decorative trims provided the opportunity for a third accent colour. Window trims, door panels, and cornice details on masonry buildings were often painted in multicoloured schemes for decorative effect. If used, stains and preservatives should be limited to non-trim areas.

IV PROPERTIES OF COLOUR

Colour properties of interest to those selecting building facade paint schemes include 'hue', 'value' and 'intensity'. Hue refers to the name of a colour - for example 'red', 'green', or 'blue';

value refers to a colour's brightness, as in 'dark' green or 'light' green; and, intensity (or 'chroma') indicates clarity or the extent to which the hue is free of white. A tint' is a gradation of colour made by adding white to it to lessen the vividness of the hue. 'Shade' refers to the degree to which a colour is mixed with black. The projected 'temperature' of a colour is similarly of interest. Colours are said to be 'cool' when blue forms a part of its make-up; 'warm' colours have red in their composition. The cooler blue-greens and blue-violets seem to recede, whereas the warmer colours of red-orange or red-violet appear to advance. 'Tone' is another word for colour or shade of colour.

V COLOUR SCHEMES

Good colour schemes for buildings are made up of only a few colours which have been tastefully selected, mixed, and blended. Three colour schemes are discussed and illustrated below:

- i) the monochromatic scheme;
- ii) monochromatic plus complementary accent; and,
- iii) the complementary scheme.

Colour samples on the following pages should be taken as recommendations for basic colour direction, not as the only allowable colours or colour schemes for the downtown.

I. Monochromatic:

Monochromatic; colour schemes are developed by using several values (relative degree of light or dark) of the same colour. A typical scheme would include a minimum of three values, for instance, dark, medium, and light. Not all colours can be used successfully in a monochromatic scheme - for instance, the lighter colours of yellow and orange will not show a tonal range sufficient for emphasis.

II. Monochromatic Plus Complementary Accent:

This scheme uses a base of monochromatic colours, but adds a contrasting, complementary colour for accent. The attached colour wheel can be used to establish an opposite or complementary colour.

III. Complementary:

Complementary colour schemes are formed by selecting colours which sit opposite each other on the colour wheel (refer to attached colour wheel). Examples of complementary colours include red & green, blue-violet & yellow-orange, and violet & yellow. Complementary schemes work best when contrasting colours are muted tints and/or shades.

VI PRACTICAL SUGGESTIONS

I. Light versus Dark

Surface irregularities can be optically reduced by using darker coloured paint since these tend to show fewer shadows than light colours. This rule of thumb can be used to camouflage problem areas rather than draw attention to them.

Another optical trick is to use light colours on projecting ornamentation and dark colours on recessed elements to producing a truly three-dimensional effect. In the example of a door, paint raised panels and mouldings a lighter colour and recessed panels in a darker colour.

II. Bright versus Dull

Bright colours are best when used in accent situations rather than as a major trim colour. Large scale use of bright colours can easily result in a garish colour scheme which would be too intense and out of character for the historic downtown.

III. Sheens

The relative reflective quality or sheen of a paint can be used to create optical effects on the building facade. Whereas a flat finish makes a colour recede, a glossy finish results in advancing colour. In other words, the same colour will appear deep in a glossy finish and dull in a flat finish. This phenomenon is explained by light absorption: flat finishes absorb light and glossy finishes bounce it. Like dark coloured paints, a flat finish will diminish surface irregularities.

HISTORIC COLOURS

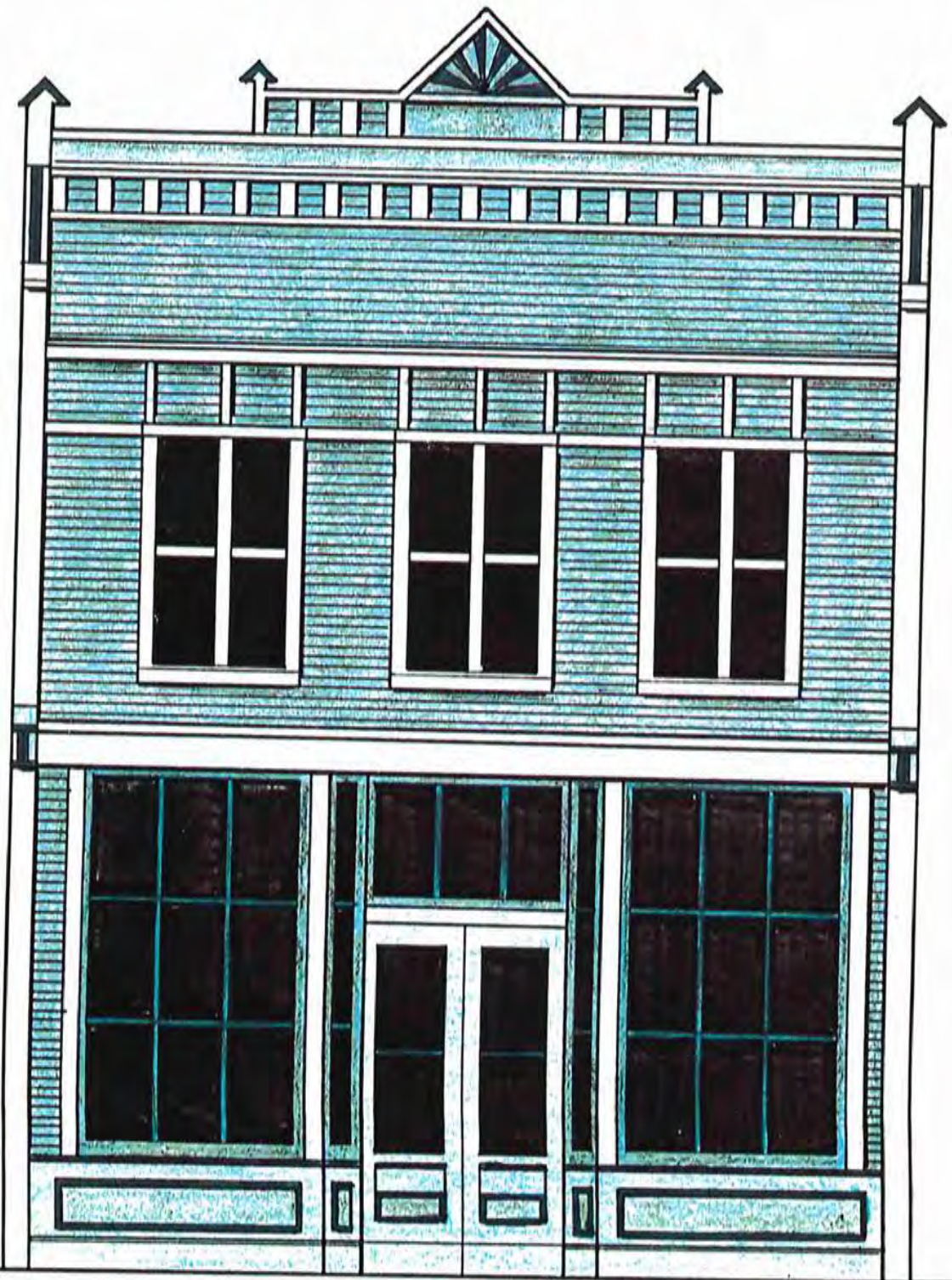


SHADES OR TINTS OF THESE COLOURS ARE ALSO ACCEPTABLE.

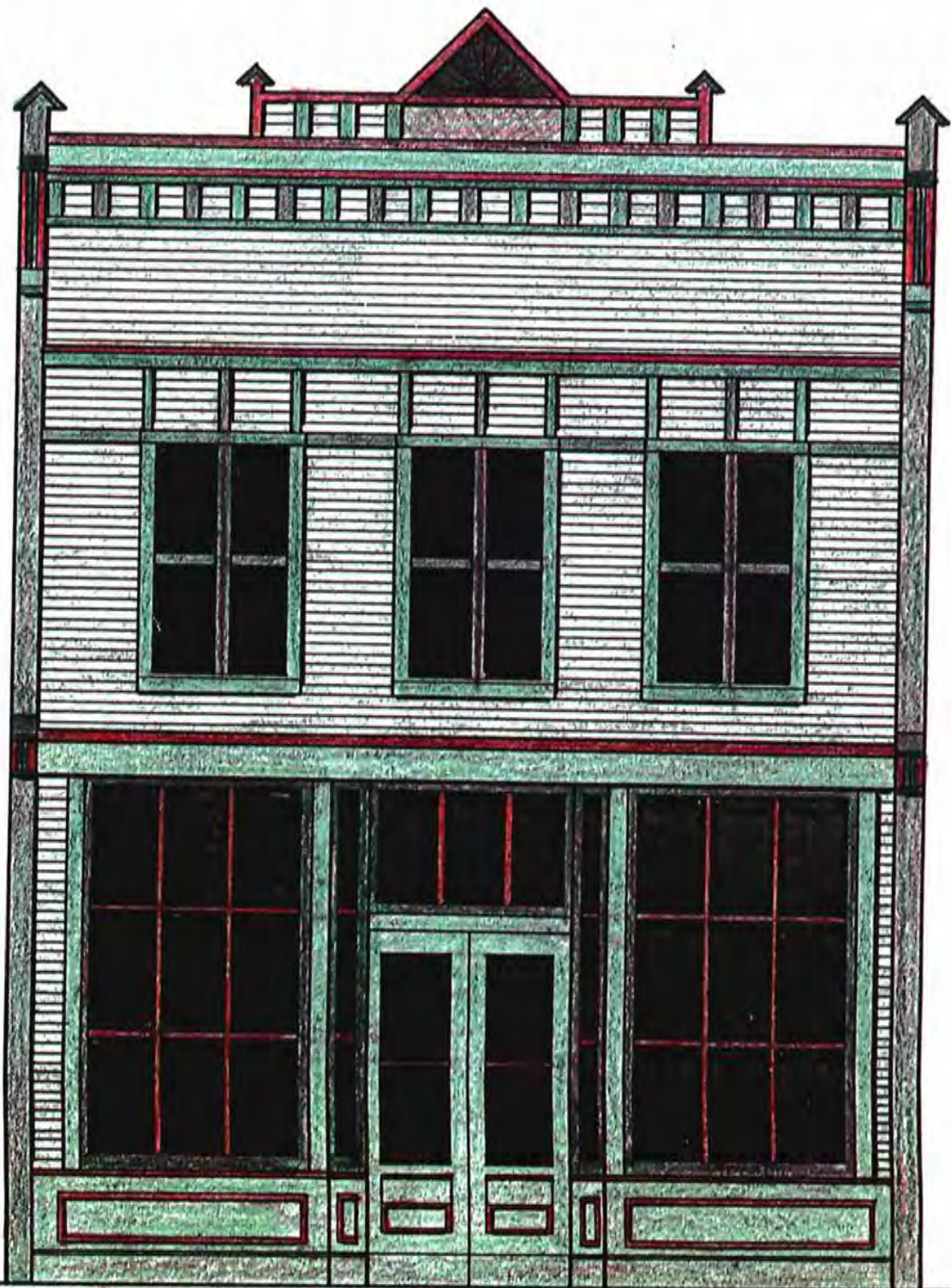
HISTORIC COLOURS



SHADES OR TINTS OF THESE COLOURS ARE ALSO ACCEPTABLE.

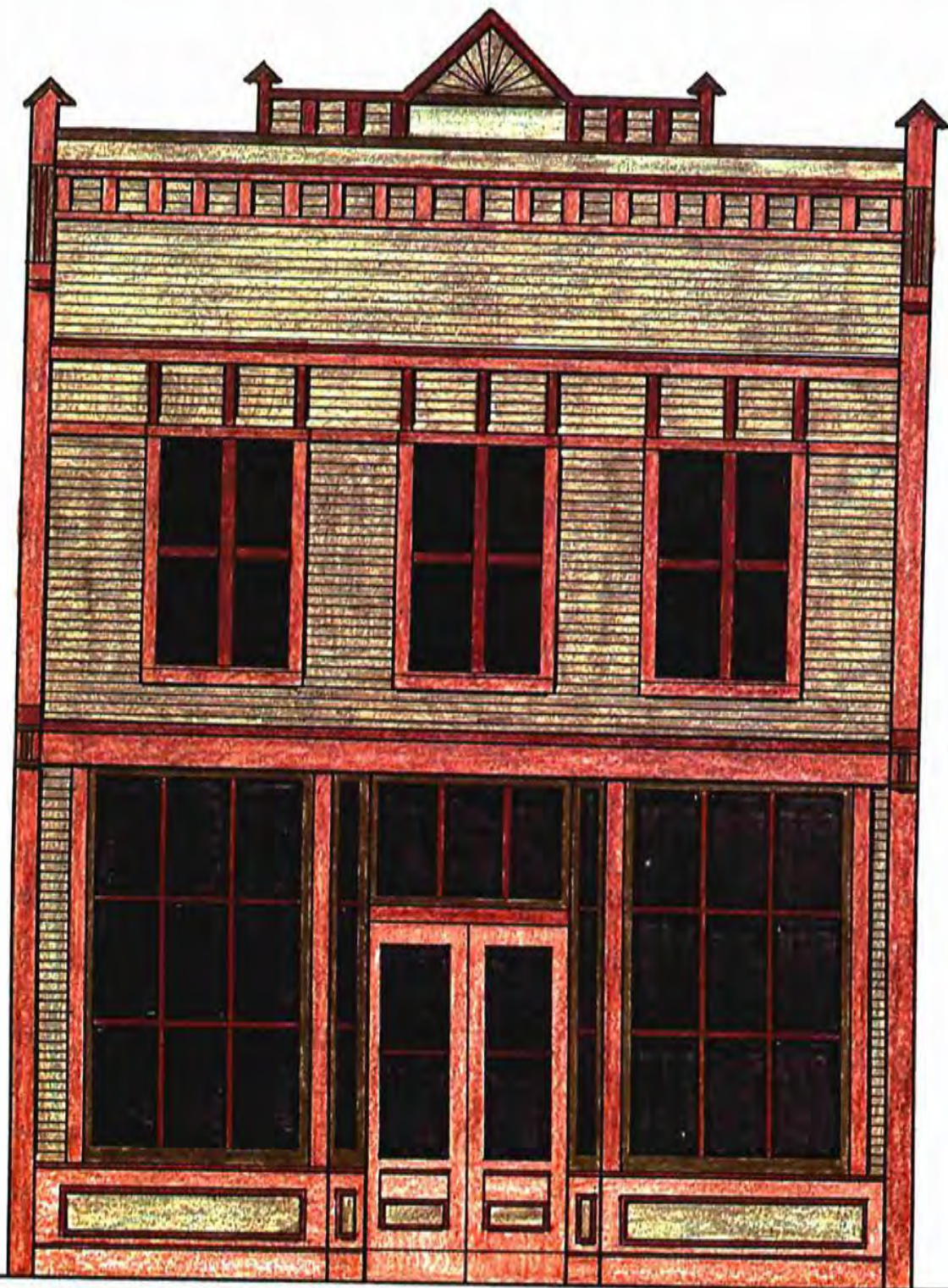


MONOCHROMATIC



MONOCHROMATIC
plus

COMPLEMENTARY ACCENT



COMPLEMENTARY

EARTH TONES

Golden Ochre



Burnt Umber



Raw Umber



Terra Cotta

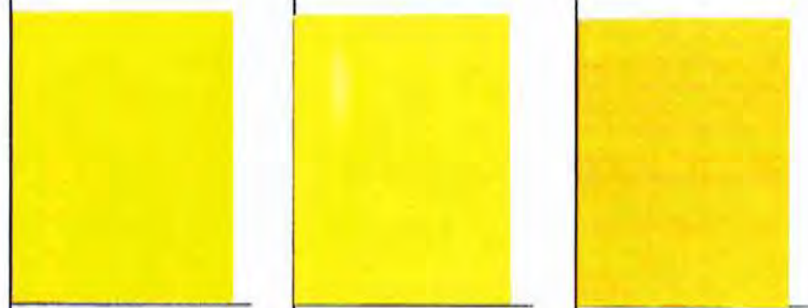


Taupe



WARM COLOURS

Yellow



Orange



Red



Gray



COOL COLOURS

Violet



Blue

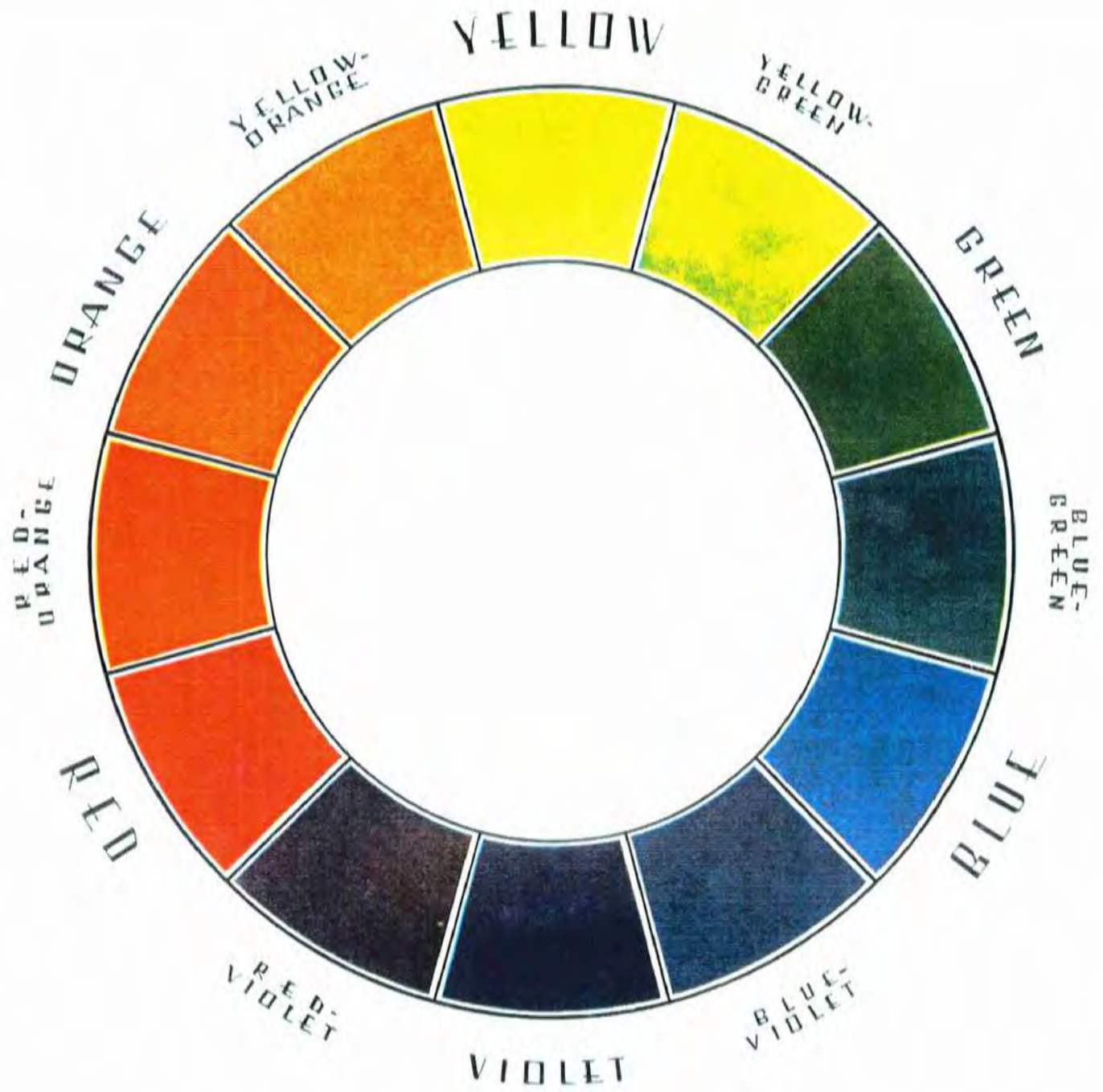


Green



Gray





Twelve-hue
color wheel

HUE

TINT

SHADE



COLOUR

MIXED WITH
WHITE

MIXED WITH
BLACK