

OWNER:
Duncan Walters

CIVIC ADDRESS:
70 2nd Street SE, Salmon Arm, BC

LEGAL DESCRIPTION:
Lot 6, Block 3
Sec 14 Tp 20 R 10 W6M KDYD
Plan 392

PARCEL IDENTIFIER:
012-410-497

ZONING:
R-10

PARCEL AREA:
463.66 sq m

EXISTING HOUSE:

GROSS FLOOR AREA (To outside of walls):
87.79 sq m

STOREYS:
1 above grade (crawlspace below grade)

PARCEL COVERAGE (Existing House / Parcel Area x 100):
18.9%

PROPOSED ACCESSORY BUILDING:

GROSS FLOOR AREA (To outside of walls):
71.35 sq m

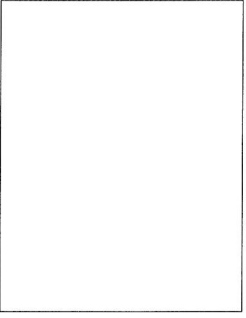
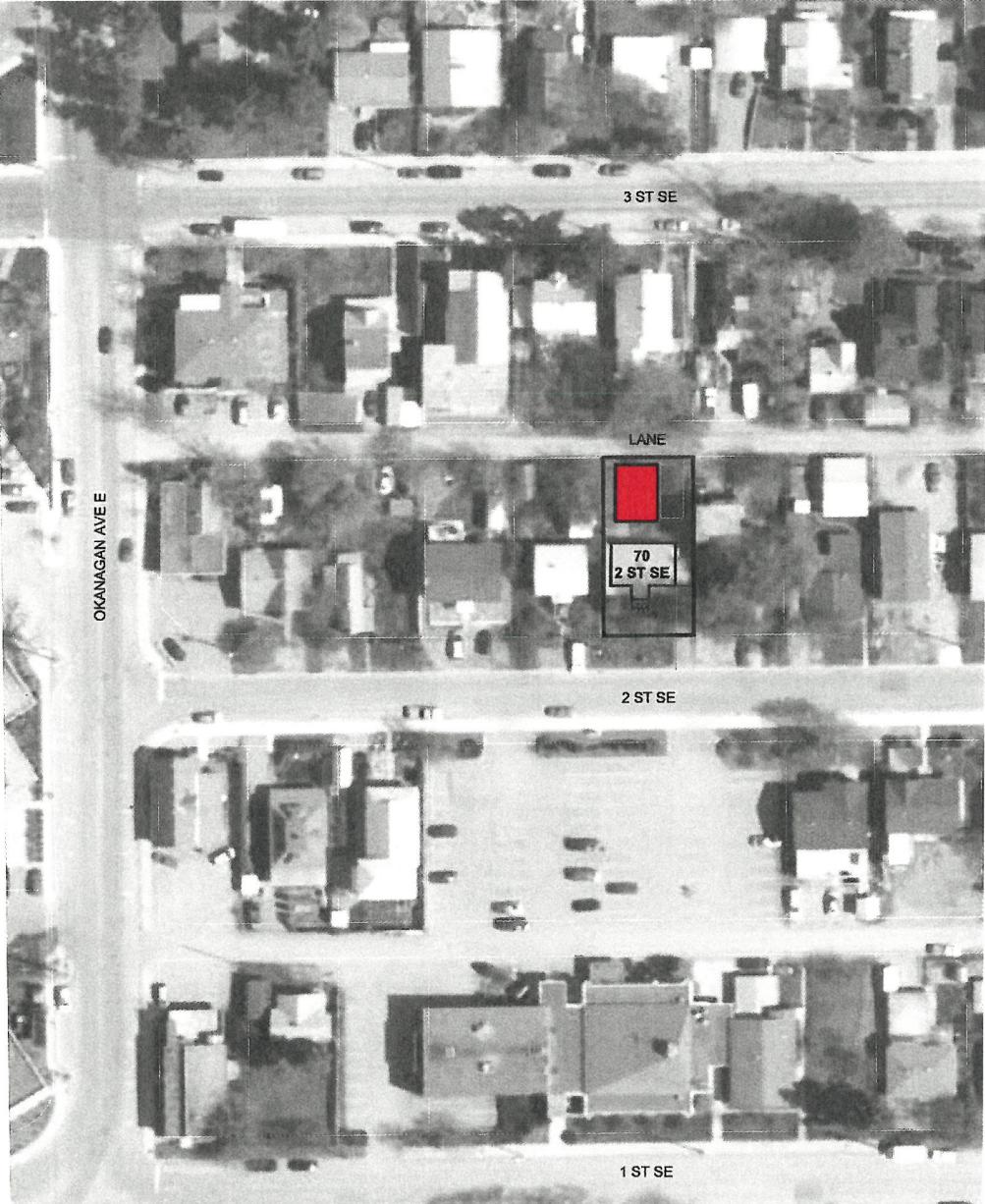
STOREYS:
2 above grade

PARCEL COVERAGE (Accessory Building / Parcel Area x 100):
15.4%

ISSUE:	DATE:
ISSUED FOR VARIANCE	
23 JAN 2025	

DATE:	Jan. 23, 2025
SCALE:	NTS

NORTH



WALTERS
RESIDENCE

SHOP & COACH
HOUSE

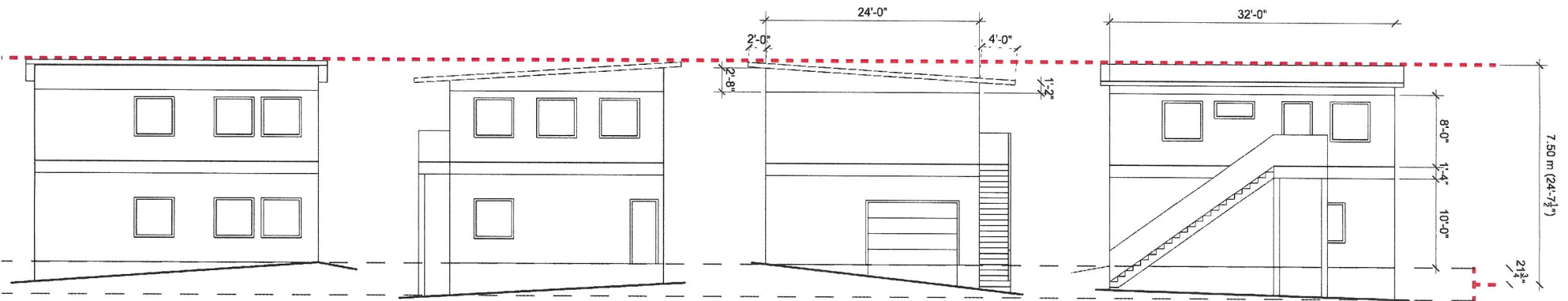
70 2nd St SE
Salmon Arm, BC

DRAWING TITLE:

COVER
PAGE
+
CONTEXT
PLAN

DRAWING NUMBER:

00



ISSUE: DATE:

ISSUED FOR VARIANCE

23 JAN 2025

DATE: Jan. 24, 2025
SCALE: 3/32" = 1'-0"
(1:128)

WALTERS
RESIDENCE
SHOP & COACH
HOUSE
70 2nd St SE
Salmon Arm, BC

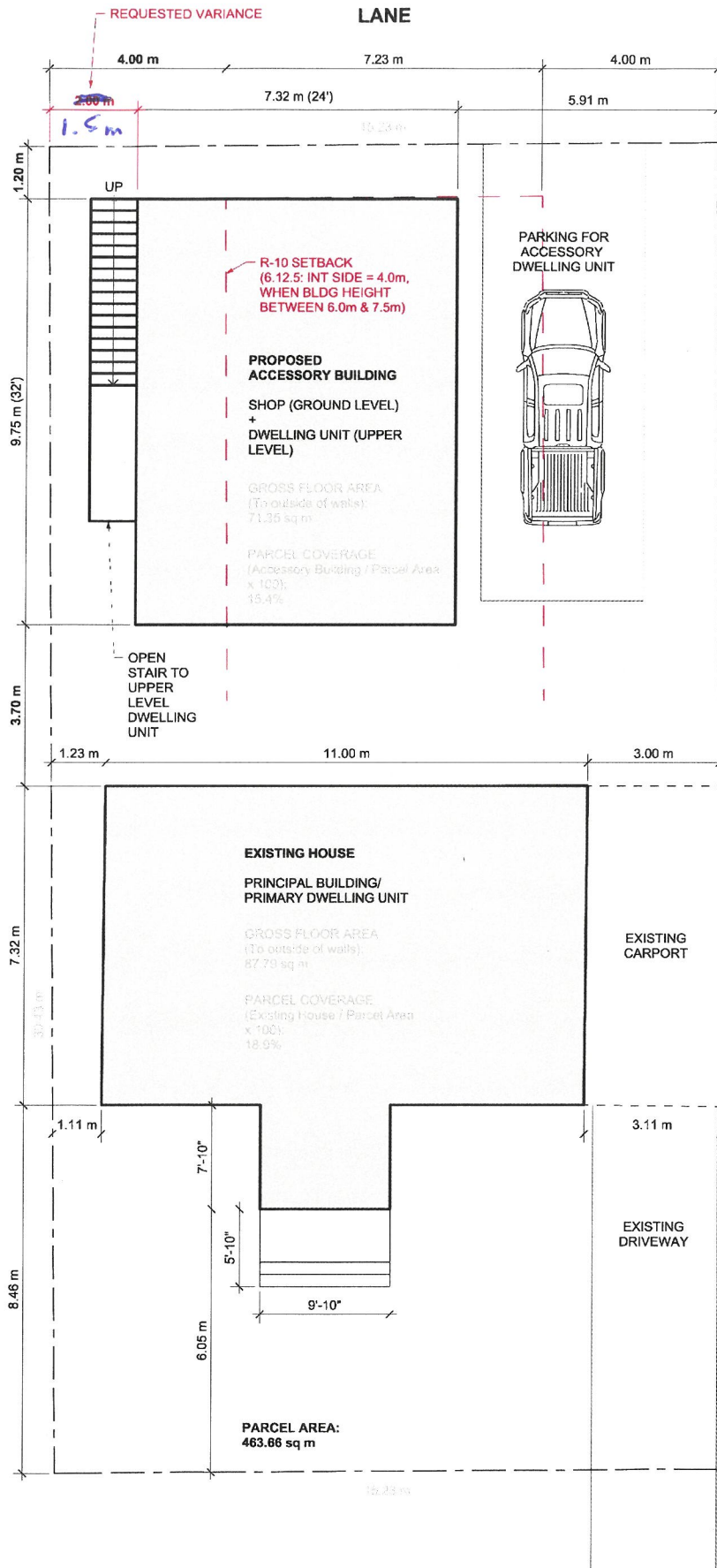
DRAWING TITLE:

ELEVATIONS

DRAWING NUMBER:

02

NORTH



ISSUE: DATE:

ISSUED FOR VARIANCE

23 JAN 2025

DATE: Jan. 23, 2025

SCALE: 1/8" = 1'-0"
(1:96)

WALTERS
RESIDENCE

SHOP & COACH
HOUSE

70 2nd St SE
Salmon Arm, BC

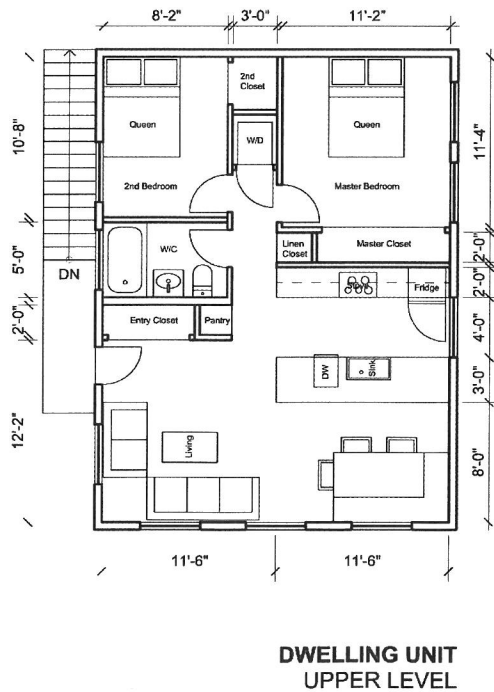
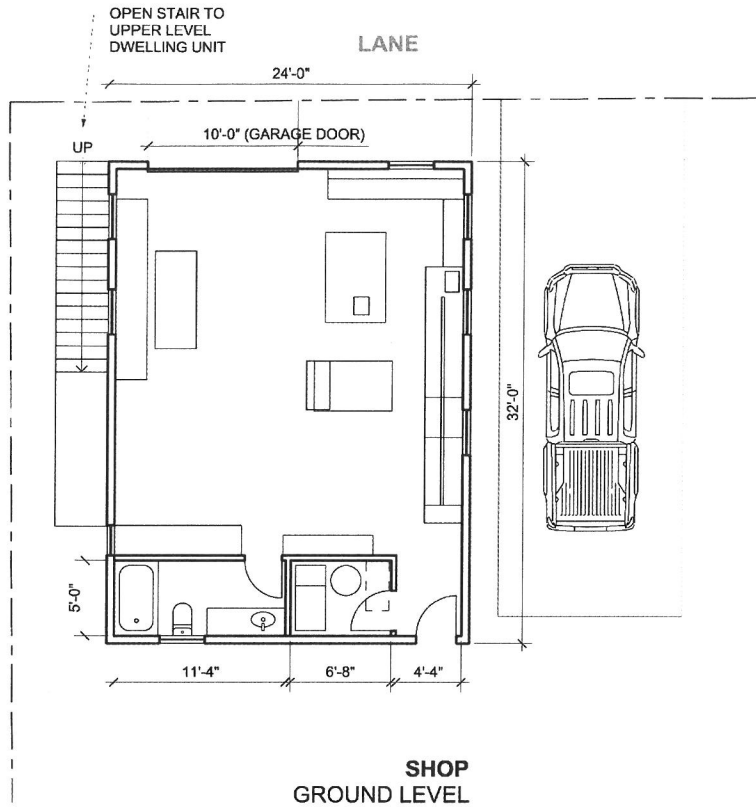
DRAWING TITLE:

SITE PLAN

DRAWING NUMBER:

01

NORTH



ISSUE: DATE:

ISSUED FOR VARIANCE

23 JAN 2025

DATE: Jan. 24, 2025

SCALE: 1/8" = 1'-0"
(1:96)

WALTERS
RESIDENCE

SHOP & COACH
HOUSE

70 2nd St SE
Salmon Arm, BC

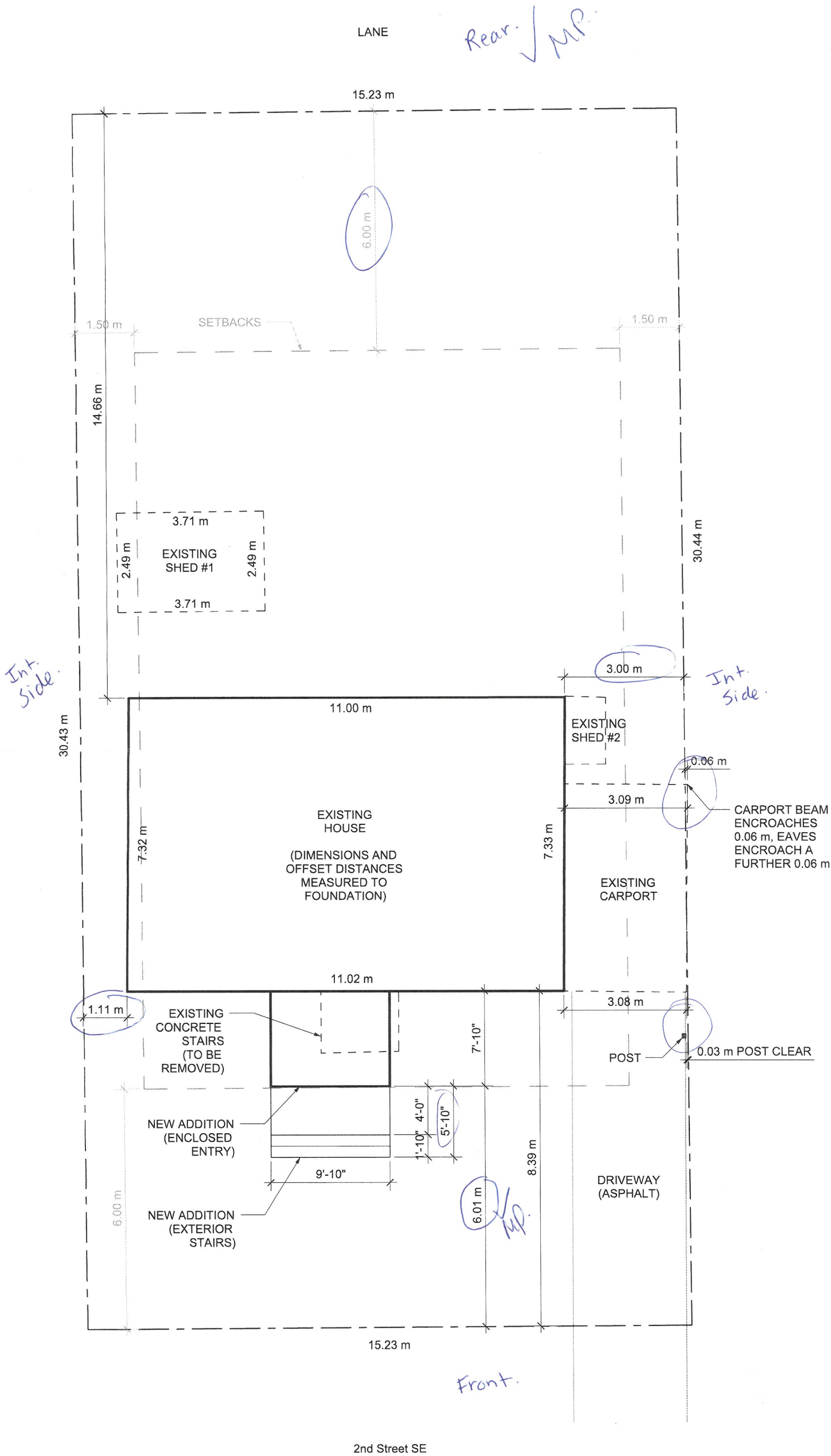
DRAWING TITLE:

FLOOR
PLANS

DRAWING NUMBER:

03

NORTH ←



ISSUE:	DATE:
ISSUED FOR BP 28 NOV 2023	

DSN: SN

DRN: SN

DATE: Dec 1, 2023

SCALE: 1/8" = 1'-0" (1:96)

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PROJECT: 23-001

WALTERS
RESIDENCE
RENOVATION +
ADDITION

70 2nd St SE
Salmon Arm, BC

DRAWING TITLE:

SITE PLAN

DRAWING NUMBER:

A001