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

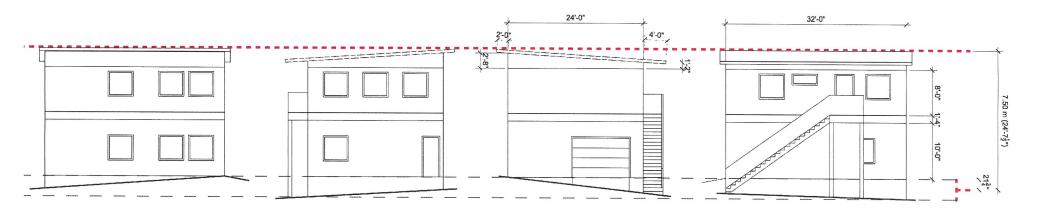
SHOP & COACH HOUSE

70 2nd St SE Salmon Arm, BC

DRAWING TITLE:

COVER
PAGE
+
CONTEXT
PLAN

DRAWING NUMBER:



SCALE:	DATE:		ISSUED FOR VARIANCE	ISSUE:
3/32" = 1'-0" (1:128)	Jan. 24, 2025	23 JAN 2025	VARIANCE	DATE:

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

DRAWING TITLE:

ELEVATIONS

DRAWING NUMBER:

2ND STREET SE

ISSUE:	DATE:
ISSUED FOR VA	RIANCE
	23 JAN 2025

DATE: Jan. 23, 2025 **SCALE:** 1/8" = 1'-0"

(1:96)

WALTERS RESIDENCE

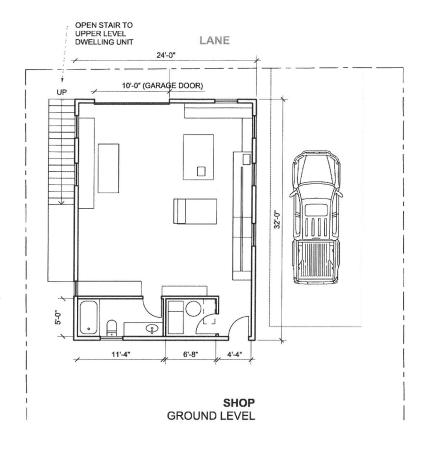
SHOP & COACH HOUSE

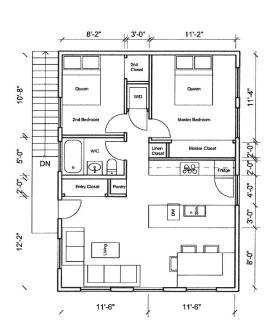
70 2nd St SE Salmon Arm, BC

DRAWING TITLE:

SITE PLAN

DRAWING NUMBER:





DWELLING UNIT UPPER LEVEL

ISSUE:	DATE:
ISSUED FOR VA	ARIANCE
	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:

Rear No ISSUED FOR BP 28 NOV 2023 LANE 15.23 m DSN: SN DRN: SN Dec 1, 2023 DATE: 1.50 m SETBACKS 1.50 m 1/8" = 1'-0" **SCALE:** (1:96)14.66 m COPYRIGHT PROTECTED.
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PROPERTY OF SIRI NIKIC INTERN
ARCHITECT AIBC AND MAY NOT BE USED
OR USED IN MODIFIED FORM WITHOUT
THE THEIR CONSENT. SIRI NIKIC 3.71 m 30.44 m INTERN ARCHITECT AIBC 2.49 m ΕI **EXISTING** 2.49 SHED #1 3.71 m 450 6 St SE, Salmon Arm, BC 3.00 m SALMON ARM, B.C. V1E 4E8 Side. (604) 220-1420 11.00 m EXISTING sirinikic@gmail.com SHED #2 0.06 m 23-001 **PROJECT:** 3.09 m CARPORT BEAM **EXISTING ENCROACHES** HOUSE 7.33 m 0.06 m, EAVES 7.32 **ENCROACH A** (DIMENSIONS AND FURTHER 0.06 m OFFSET DISTANCES MEASURED TO **EXISTING WALTERS** FOUNDATION) CARPORT RESIDENCE **RENOVATION + ADDITION** 70 2nd St SE 11.02 m Salmon Arm, BC 3.08 m 1.11 m **EXISTING** CONCRETE **STAIRS** 0.03 m POST CLEAR (TO BE POST **DRAWING TITLE:** REMOVED) 4'-0" 5'-10" **NEW ADDITION** (ENCLOSED 8.39 m ENTRY) SITE PLAN 9'-10" DRIVEWAY 6.00 m (ASPHALT) **NEW ADDITION** (EXTERIOR STAIRS) **DRAWING NUMBER:** 15.23 m Front. A001 2nd Street SE

NORTH <

ISSUE: DATE: