

December, 2023



3541 - 16 AVENUE NE, SALMON ARM

DESIGN SPECIFICATIONS

PRESENTED BY ROB MCKIBBON



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December, 2023

A contemporary walkup design with the upper floor hosting the main living space with a family room and a legal suite in the lower level.

The double attached garage with an extended bay is then lower providing a level, low slope concrete driveway.

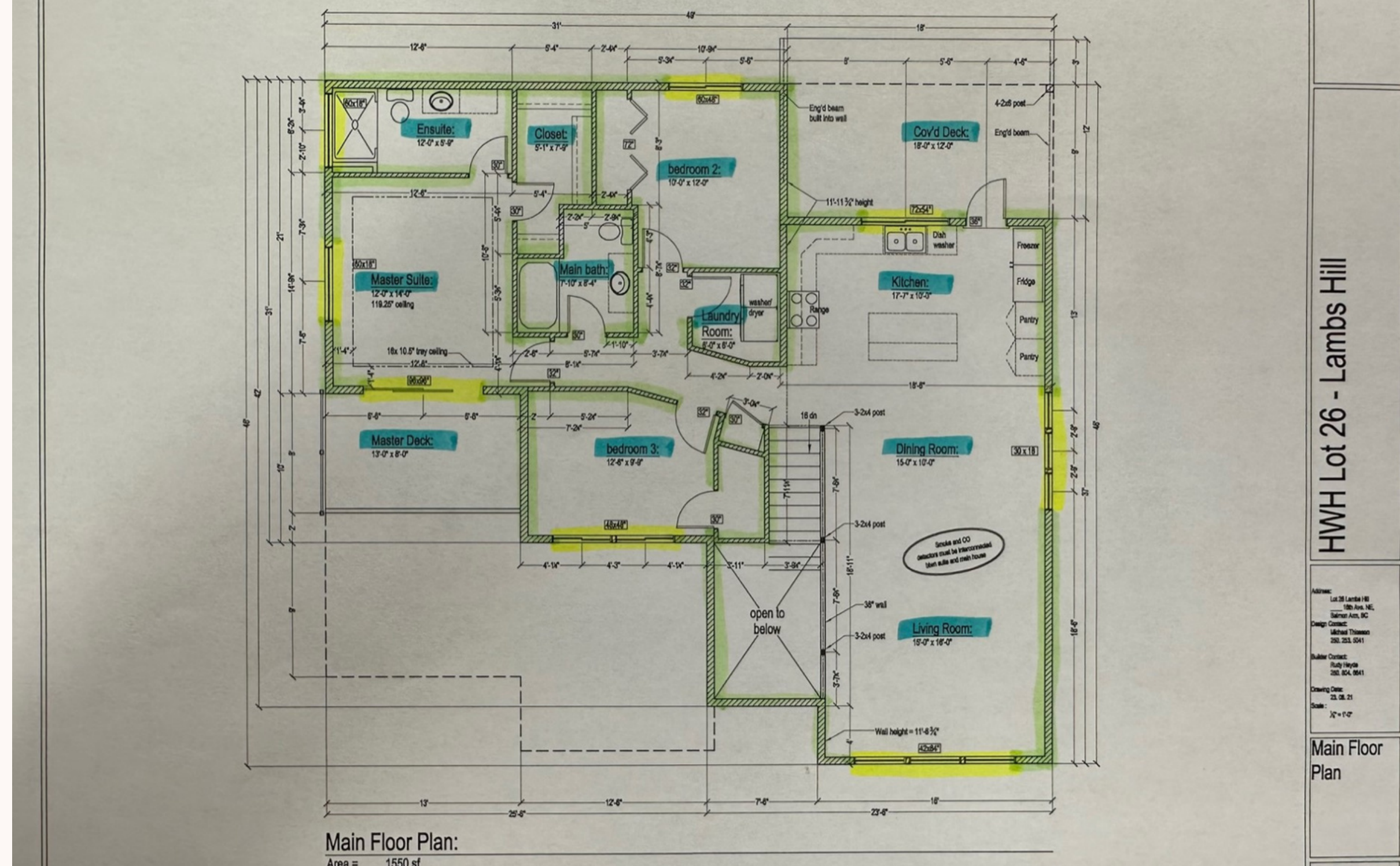


FLOOR PLAN LAYOUTS

December 9th, 2022

Presentation are communication tools that can be used as demonstrations, lectures, reports, and more. it is mostly presented before an audience.

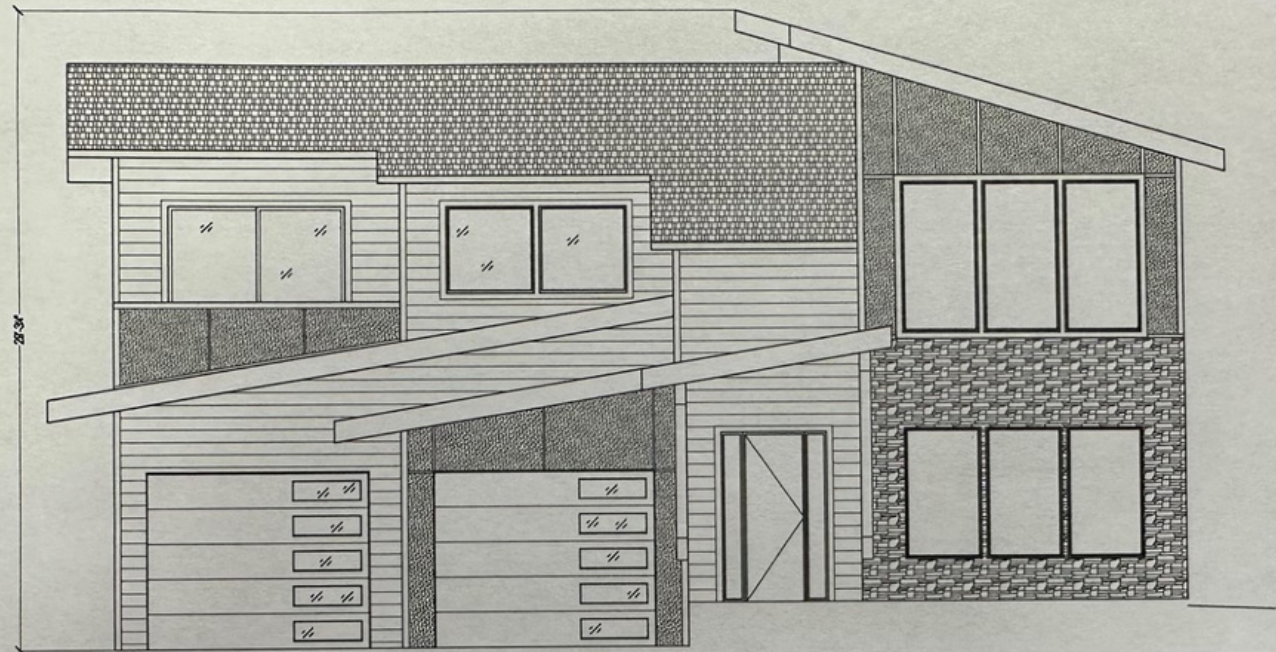
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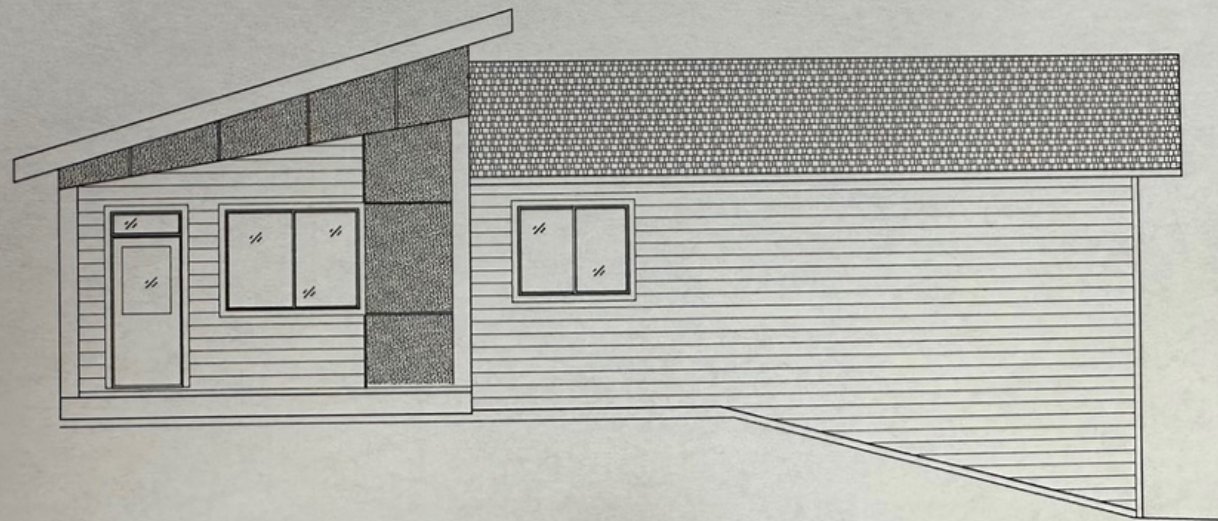
MAIN FLOOR LAYOUT

December, 2023

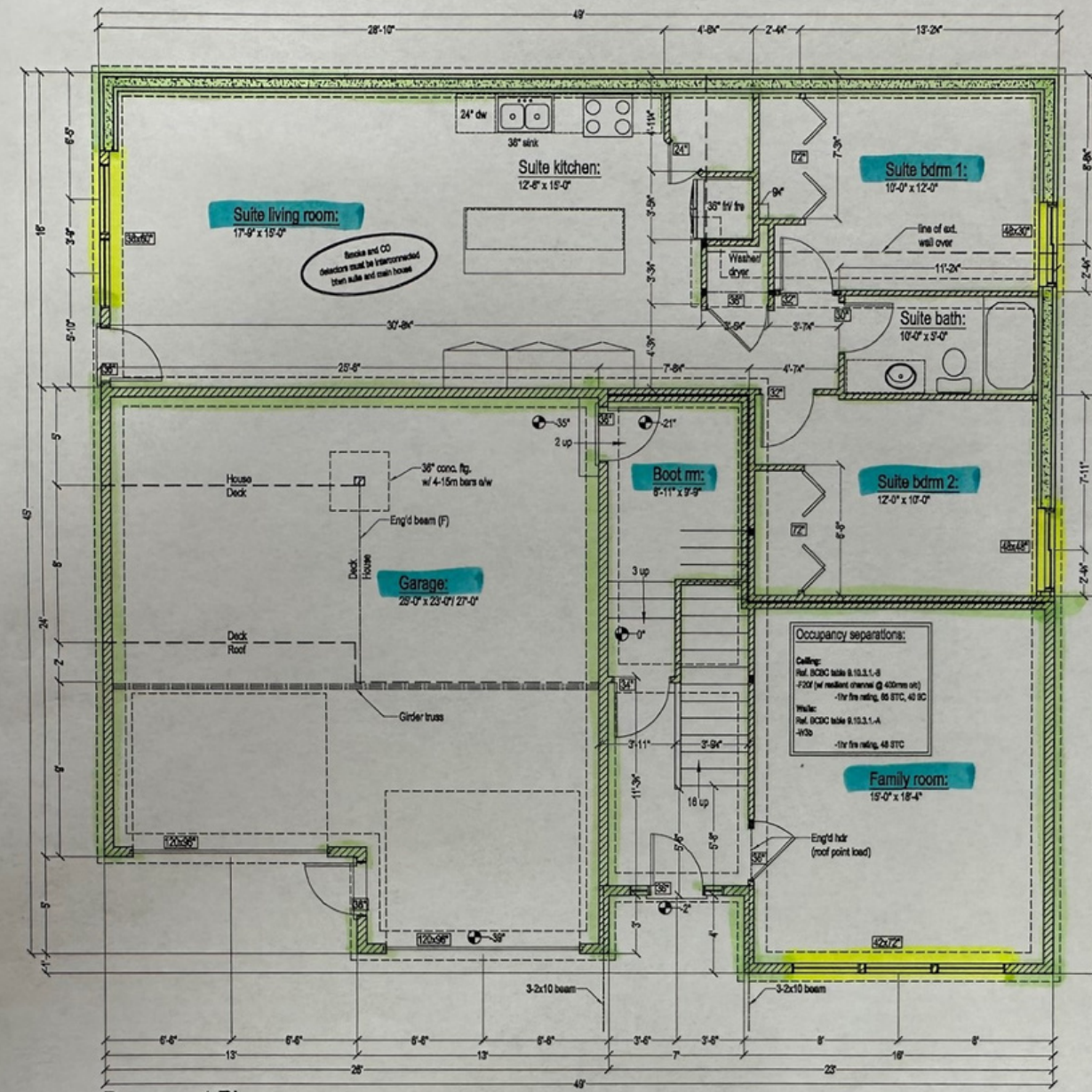
ELEVATIONS: Front & Rear



Front (South) Elevation:



Rear (North) Elevation:



Basement Plan:
Area = 2135 sf
(502 main/ 945 suite/ 688 garage)
Ceiling = 108.75'

HWH Lot 26 - Lambs Hill

Address: Lot 26 Lambs Hill
1801 Ave. NE
Salmon Falls, BC
Design Contact: Michael Thomas
250.253.0541
Builder Contact: Rudy Heyde
250.824.8841
Drawing Date: 23.08.21
Scale: 1/4" = 1'-0"

Basement Plan

A2

HWH
Address: Lot 26 Lambs Hill
1801 Ave. NE
Salmon Falls, BC
Design Contact: Michael Thomas
250.253.0541
Builder Contact: Rudy Heyde
250.824.8841
Drawing Date: 23.08.21
Scale: 1/4" = 1'-0"

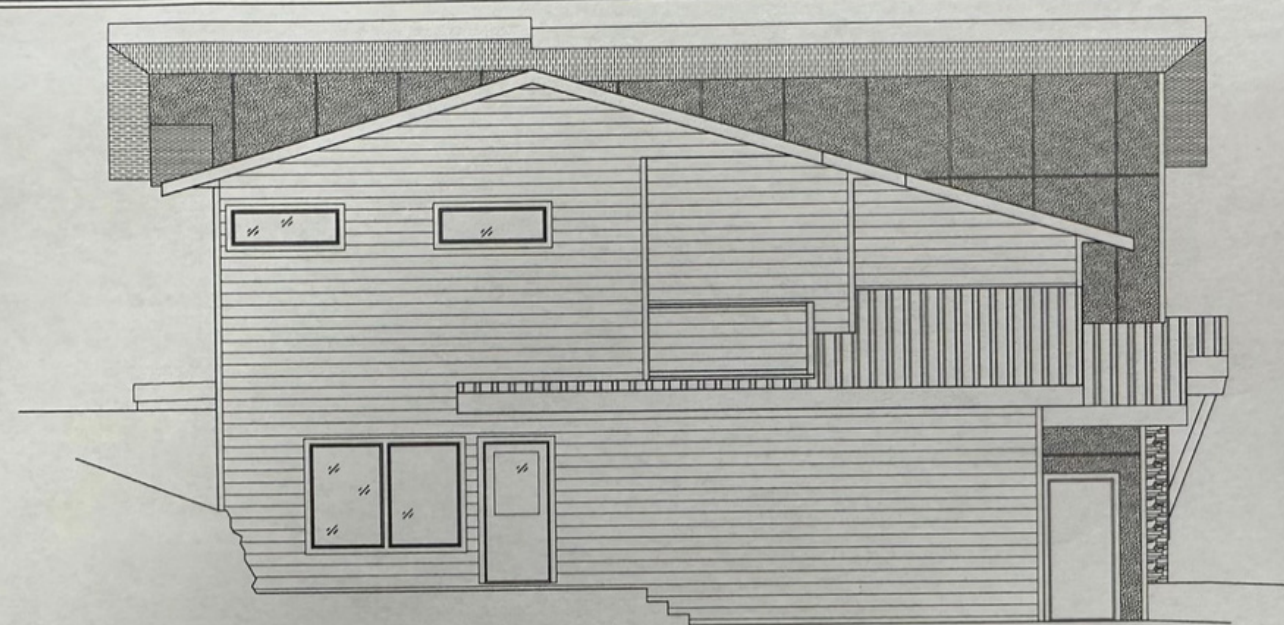
Front & Rear Elevations

A6

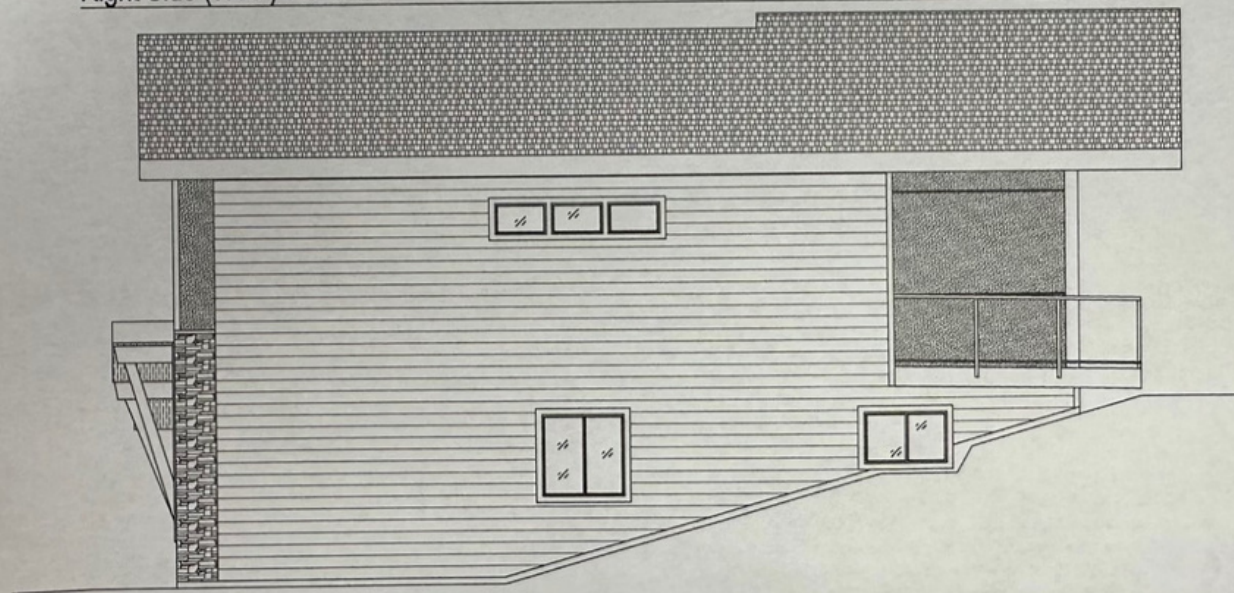
LOWER FLOOR LAYOUT

December, 2023

ELEVATIONS: Sides



Right Side (West) Elevation:



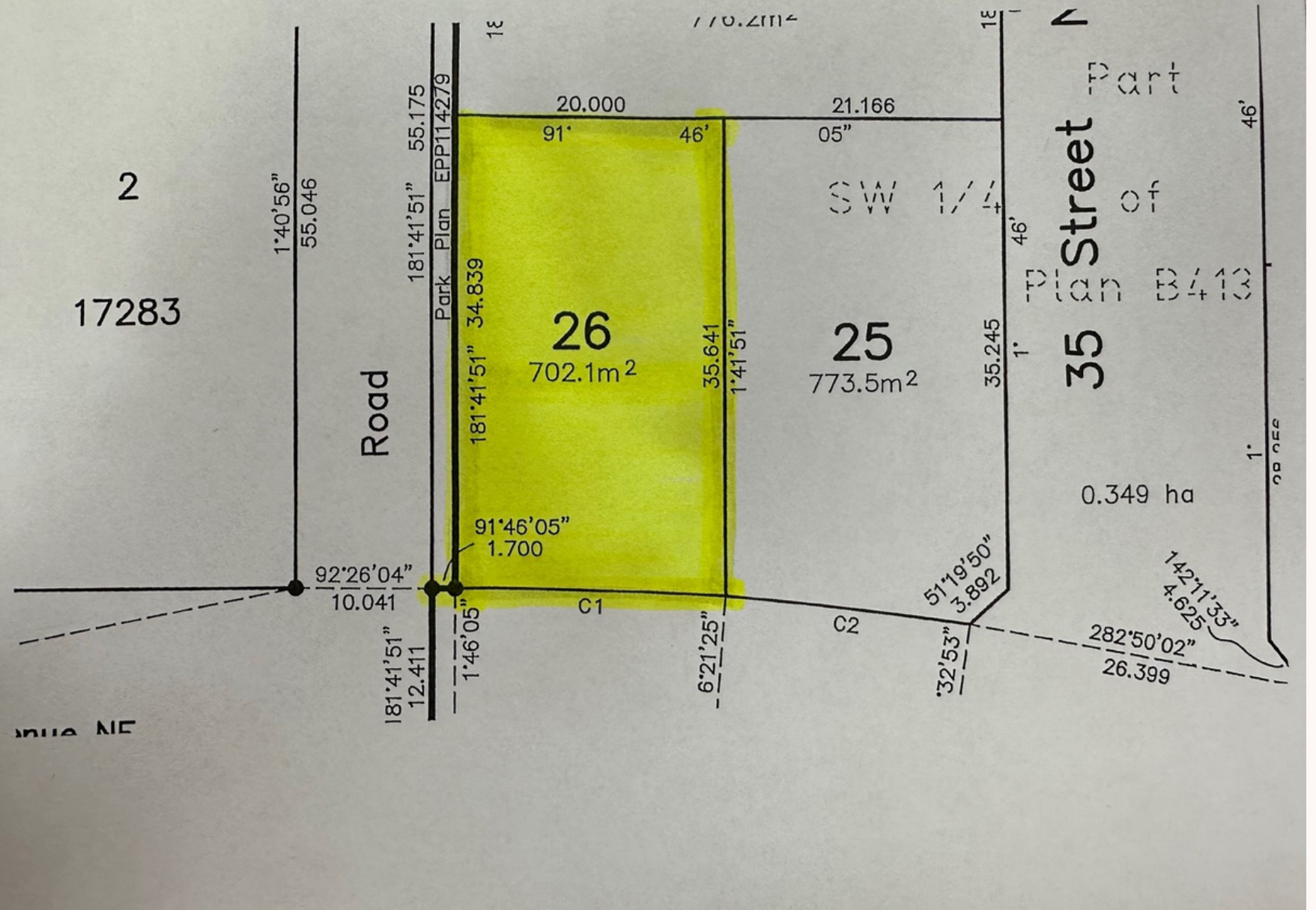
Right Side (North) Elevation:

HWH Lot 26 - Lambs Hill

Address:
Lot 26 Larches Hill
180 Ave. NE,
Salmon Arm, BC
Design Contact:
Michael Thomas
250.253.8841
Builder Contact:
Rudy Hagen
250.824.8841
Drawing Date:
23.08.23
Scale:
1/2" = 1'-0"

Left & Right
Side
Elevations

A7



LOT PLAN LAYOUT

December, 2023

DESIGN SPECIFICATIONS



HOME FEATURES

- Double attached garage
- Legal level entry 2 Bedroom Suite
- Double tandem parking for Suite

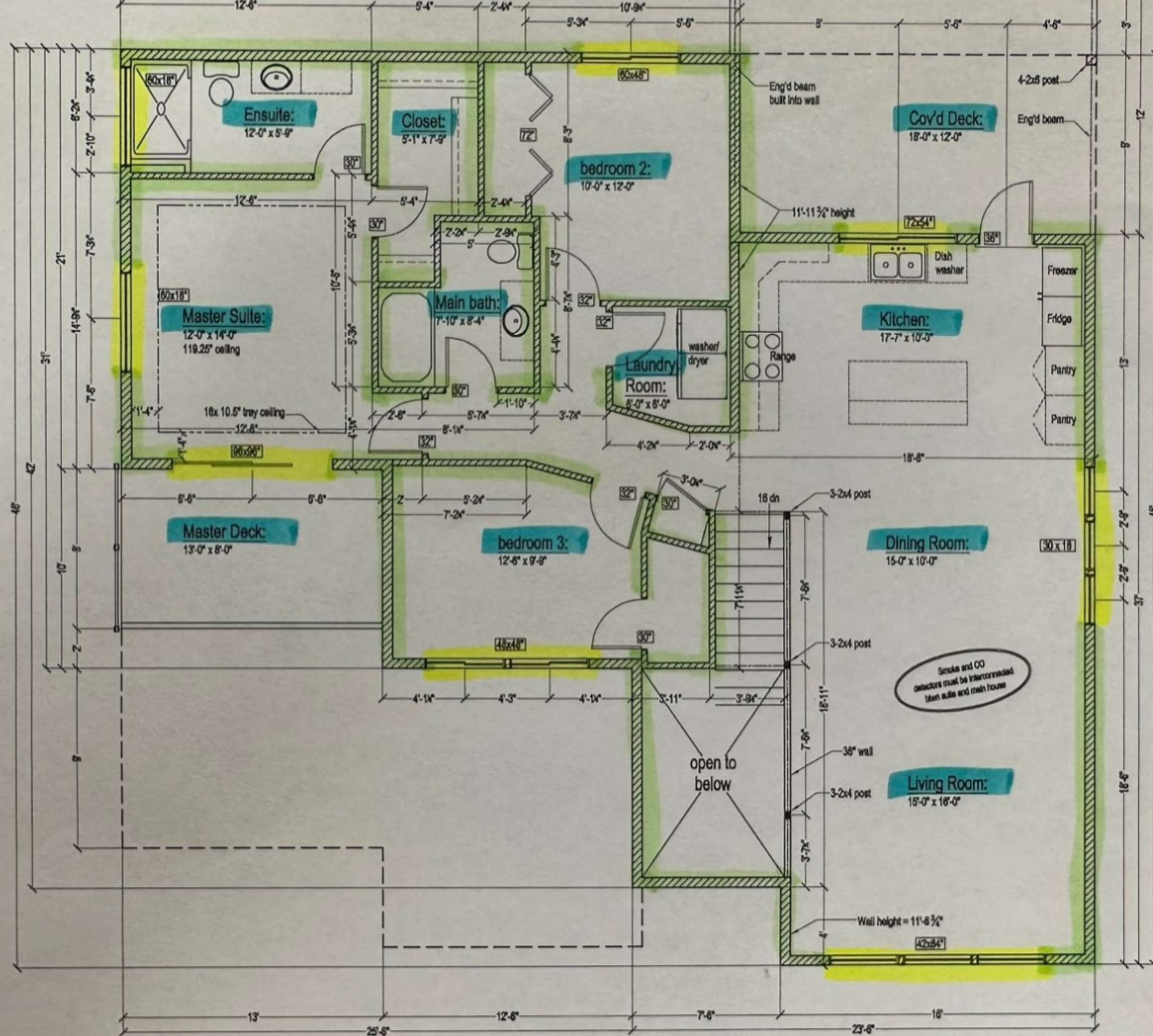
SPECS

- Rebar & concrete per code
- Structural engineered per code
- Smooth finish garage floor, Sloped
- Concrete driveway, Swirl finished
- Concrete walks, Swirl finished
- Finished drywall with square edges
- Painted flat ceilings
- 5/8" Fireguard separations
- 1/2" Drywall on partitions
- Vinyl windows w/Screens
- Vinyl patio doors w/Screens
- Fiberglass insulated front door
- Steel insulated garage door
- Dual hydro meters, Main & Suite
- 200 Amp service for main panel
- 100 Amp service for suite panel
- Media panel with phone, cable & optics

SPECS (con't)

- Decor style switches and receptables
- Single handle plumbing faucets
- 1 Piece bathtubs in main & suite
- En-suite shower with tile surround
- 2 Exterior hose bibs
- In floor heating
- Programmable thermostat
- High efficiency on demand hot water
- BBQ gas hook-up
- Air conditioning with mini-split w/heat pump
- Maple plywood walls in garage - 5/8"
- Hardi plank siding and smart trim
- 30 year asphalt shingles
- Aluminum railing & top rails
- Aluminum soffits
- Duradeck decking
- Aluminum gutters & downspouts
- Maple cabinetry with soft close doors
- Quartz counters in kitchen
- Wood closet organizers
- Appliances included for main & suite
- Vinyl plank flooring throughout
- Ceramic tile back splashes

DESIGN SPECIFICATIONS



Main Floor Plan:

