

Buena Vista Lane

Address: 201 224th St
Bellevue, WA, DC
Project Contact:
Michael Robinson
206.222.2011
Author Contact:
Rudy Haysler
206.224.5547
Issued Date:
21.12.15
Scale: 1/8" = 1'-0"

Building A
Front &
Rear
Elevations

A6

Appendix 9 - DP-429: Elevations & Site Plans

Elevations approved under previous Development Permit Application DP-429. Rear Elevation had been proposed as two visible levels, with an underground basement built into the slope, as shown below. DP-457 proposes an amendment to this Building A and B form, with three levels visible, featuring walkout basements.



Buildings A & B Front Elevation:
Average height 34'-6 1/2" (22 1/2' maximum height)



Rear Elevation:

RECEIVED

MAR 25 2022

12th Street SE

Development Info

Legal Description:
 Property # 1
 Lot 2, Section 13, Township 20, Range 10, West 6, KDYD
 KAP82883, PID 026-623-388
 881 12th Street SE, Salmon Arm, BC

Property # 2
 Lot 2, Section 13, Township 20, Range 10, West 6, KDYD
 KAP87228, PID 027-569-246
 1017 Auto Road, Salmon Arm, BC

Lot Size (Total):
 0.987ha (2.39ac) (104 087acft)

Lot Coverage:
 24 886acft - 23.7% < 65%

Zoning Analysis:
 Medium Density R-4
 0.987ha (2.39acres) @ 16.2units/acre = 58 Units
 Parking required = 1.5sets/unit = 87 stalls
 Proposed = 82 stalls
 33 garage, 8 carport, 42 off lane

Required Backsets:
 Front yard = 5.0m (16.4ft)
 Rear yard = R-4 = 3.0m (9.8ft)
 All other = 5.0m (16.4ft)
 Interior R-4 = 1.2 (3.9ft)
 Side yard = Interior other = 1.0m (3.0ft)
 Minimum separation between buildings more
 more than one storey = 3.0m (9.8ft)

Maximum Height:
 Permitted = 10.0m (32.8ft)
 Proposed = Buildings A&B @ 10.52m, Buildings D&E @
 < 10.0m, and Buildings C & F-J @ 10.26m

Project Summary

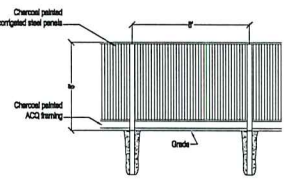
Buildings A-C, F-J
 -4 units per building
 -3 levels (kitchen, dining room, living room - main
 floor; 3 bedrooms - upper floor; laundry, garage, entry -
 basement)
 -169.56m (182'44") floor area

Buildings D & E
 -3 units per building
 -3 levels (kitchen, dining room, living room - main
 floor; 3 bedrooms - upper floor; laundry, family room -
 basement)
 -169.56m (182'44") floor area

Total units = 38

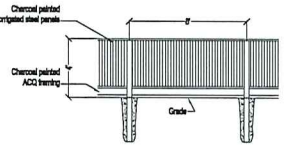
Site Plan Notes

- See DS/ D4 for landscape layout and details.
- Final alignment of buildings and roadways to be determined.
- See civil design drawings for site servicing and grading plans details.



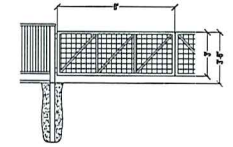
6' Privacy Fence Details:
 Scale: 1/2" = 1'-0"

This profile is used:
 -Along South property line from the
 end of the existing cedar hedge to west elevation of
 building J.
 -Along both the east and north property line bordering
 the Montessori School property.

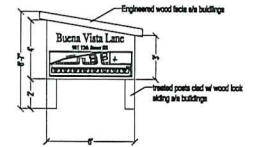


4' Privacy Fence Details:
 Scale: 1/2" = 1'-0"

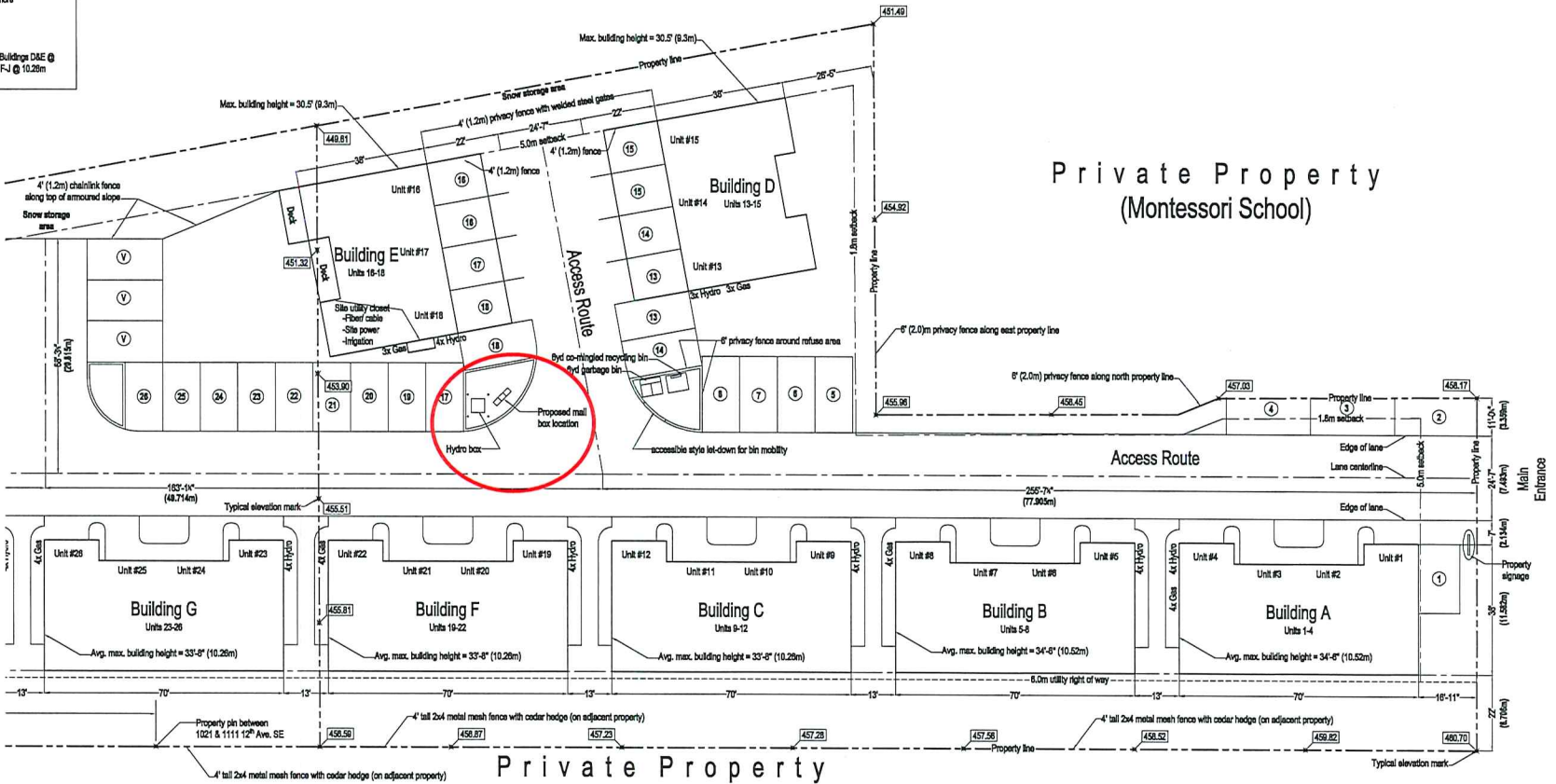
This profile is used:
 -Along side and between the corners of buildings D & E



Gates between buildings D & E:
 Scale: 1/2" = 1'-0"

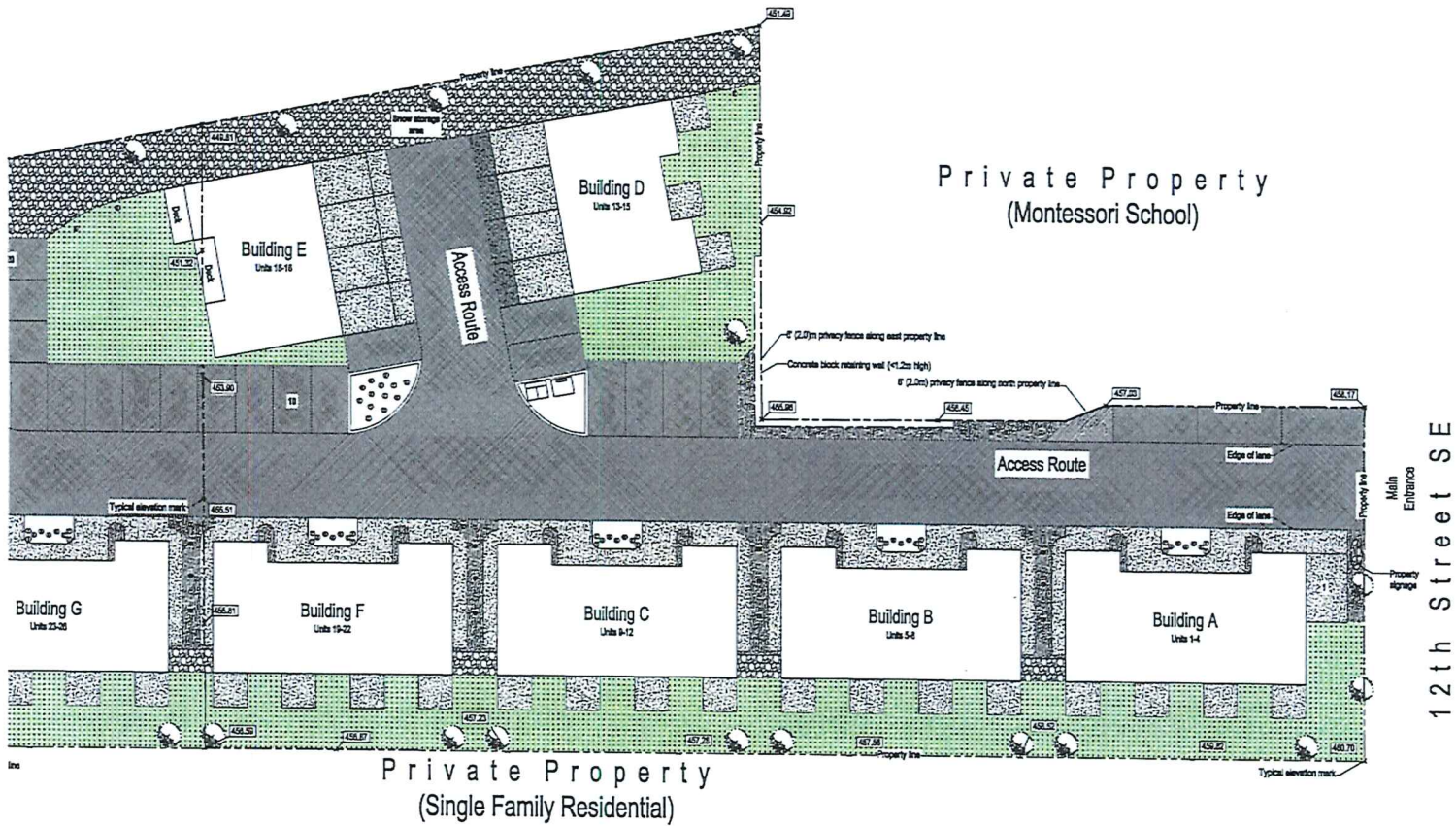


Signage Details:
 Scale: 1/2" = 1'-0"



DP-429
Landscape plan
3/22

Revisions:



Private Property
(Montessori School)

Private Property
(Single Family Residential)

12th Street SE

Buena Vista Lane

Address:
161 12th St. SE
Barton Arms, BC

Design Contact:
Michael Thomas
250.253.5041

Builder Contact:
Rudy Hayes
250.804.8841

Drawing Date:
22.05.04

Scale (UNITS):
1/4" = 1'-0"

Landscape
plan

Elevations & Site
Plan

D3

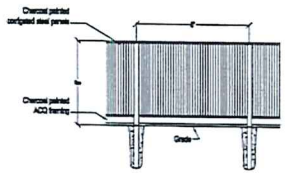
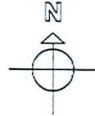
Appendix 9 - DP-429-1

Planting Legend:

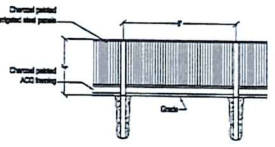
- 1. **Lavender (Landscape Architect)**
-12' planted height
-6" spread
-Close up to 20" wide by 24" tall
- 2. **Capul Rose - yellow**
-13-24" planted height
-6" spread
-Close up to 20" wide by 24" tall
- 3. **White Rose (Landscape Architect)**
-12' planted height
-6" spread
-Close up to 20" tall
- 4. **Indigo Factory**
-12' planted height
-6" spread
-Close up to 48" wide by 48" tall
- 5. **Blue Stone (Blue Poppy)**
-12' planted height
-6" spread
-Close up to 20-24" wide by 24" tall
- 6. **Prother Road Rose (Landscape Architect)**
-13-17' planted height
-6" spread
-Close up to 12" by 48" tall
- 7. **Indigo (Landscape)**
-12' planted height
-6" spread
-Close up to 12" spread
- 8. **Clayton (Landscape)**
-13-17' planted height
-6" spread
-Close up to 12" wide by 24" tall
- 9. **Purple (Landscape Architect)**
-12' planted height
-6" spread
-Close up to 12-14" wide by 24" tall
- 10. **Orange Rose (Rose)**
-12' planted height
-6" spread
-Close up to 12-14" spread
- 11. **White Maple (Tree Rose)**
-6" spread
-Close up to 12" wide by 24" tall

Landscape Materials Legend:

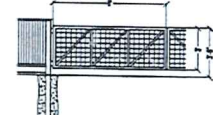
- Clear T1-treated oak
- Concrete
- Chopped granite stone
- Asphalt
- Impacted leaf
- Impacted stone (3-12" stone)
- Gravel



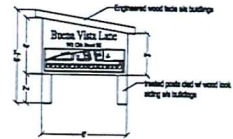
6' Privacy Fence Details:
Scale: 3/4" = 1'-0"
This profile is used:
- Along South property line from the end of the existing cedar hedge to west elevation of Building J.
- Along both the west and north property lines bordering the Investment School property.



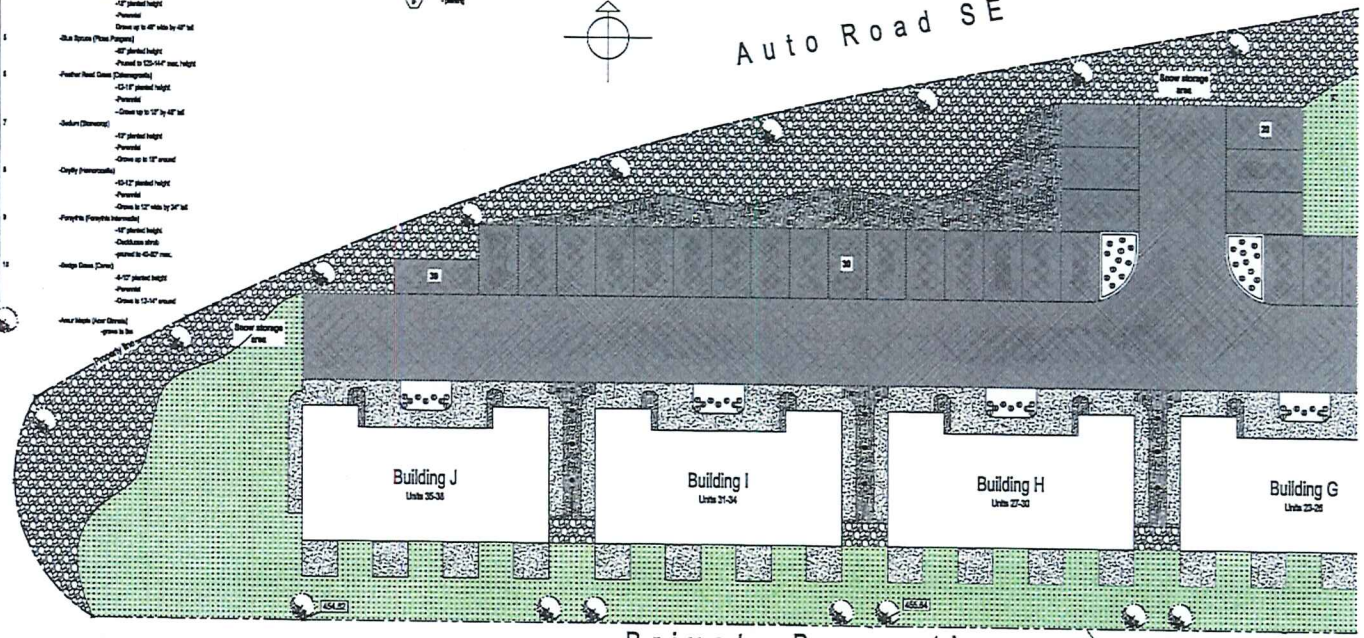
4' Privacy Fence Details:
Scale: 3/4" = 1'-0"
This profile is used:
- Along site and between the corners of buildings D & E.



Gates between buildings D & E:
Scale: 3/4" = 1'-0"



Signage Details:
Scale: 3/4" = 1'-0"



Private Properties
(Single Family Residential)

Revisions:

Buena Vista Lane

Address:
891 12th St. SE
Salmon Arm, BC

Design Contact:
Michael Thomas
250. 253. 5041

Builder Contact:
Rudy Heide
250. 804. 8641

Drawing Date:
22. 05. 04

Scale (LND):
1/4" = 1'-0"

Landscape
plan contents

Revisions & Site Plans
D4

Appendix 9 - DP-429 - Revisions & Site Plans