

November 11, 2025

City of Garden City
Development Services Department
6015 Glenwood Street
Garden City, ID 83714

RE: Design Review Report and Decision Draft Report Response:
File Number DSRFY2025-0008

To Whom it May Concern,

Thank you for the opportunity to respond to the comments outlined in the Draft Design Review Staff Report for the above-referenced project. In addition to the updated drawings, we are providing written responses addressing each of the comments included in the report.

Please note that we have revised the site plan to eliminate the need for off-site parking on the Boise Bible College parcel. The project now exceeds the minimum required number of parking spaces across the site.

Our detailed written responses to the staff report comments are provided below for your review and consideration.

Project Information - Page 5

Additional information requested:

- 5) Number of Structures: 2
 - a) Number of residential units total: **236**
 - i) One-bedroom units: **Unknown 111 provided**
 - ii) More than one-bedroom units: **Unknown 125 provided**
- 6) Total number of vehicular parking spaces: **392**
 - a. Phase 1 (Parcel 2): **179**
 - i. Covered: **117**
 - ii. Surface: **62**
 - b. Phase 2 (Parcel 3): **213**
 - i. Covered: **119**
 - ii. Surface: **94**
 - c. Off-site with a cross-parking agreement: **0 – Site plan revised and removed**
- 7) Total number of bicycle parking:
 - a. Enclosed: **Unknown 236**
 - b. Surface: **Unknown 28**

Agency Comments

Agency: ACHD - Page 6

Comment:

Findings for Consideration:

5. Driveways Staff Comments and Recommendations: The applicant's proposal for the two existing driveways to remain to provide access to the site meets District policy and should be approved, as proposed. The applicant's proposal to construct a third driveway onto Marigold Road for this site does not meet District Access Management and Driveway Width policies which limits and controls access to collector roadways and restrict driveways to a maximum width of 36-feet and should not be approved as proposed. Because the site has two existing driveways, the applicant should be required to utilize those driveways to provide access to the proposed development

Response: *ACHD has requested we provide a turning lane into the project off of the east bound lane. We have made the necessary adjustments to address ACHD's concern.*

Code & Policy Review**Title 8, Chapter 4: Design and Development Regulations****Section 8-4A-3 Fences and Walls - Page 14**

Comment:

There is a proposed 6' tall solid vinyl privacy fence along the property boundary lines, and a 4' tall wrought iron fence internal to the development & 6' tall wrought iron fence along the frontage (Marigold) property line.

Fences within the front yard setback must be set flush with the building façade if they are greater than 3.5' tall. As such, the 6' tall wrought iron fence along Marigold is not compliant with code standards. Additionally, the perimeter vinyl fence is also not compliant with this code.

Response: *Fence heights within the front yard setback have been reduced to 3.5'. Vinyl fence is not listed as a prohibited fencing material.*

Section 8-4A-9 Waterways - Page 15

Comment:

There is an existing open Thurman Mill Canal along the southern property boundary line, and an existing open Drainage District No. 2 canal along the northeastern property boundary line.

Per code, all waterways shall remain open as a natural amenity and shall not be piped or otherwise covered. Irrigation ditches, laterals, canals, and drains shall be left open and used as a water amenity or linear open space.

The application proposes tiling the existing Drainage District No. 2 canal along the northeastern property boundary line, which is not compliant with code. There are exceptions, however, in which canals can be tiled, but only if the applicant can prove to the design review consultant(s) and the planning official that:

- a) The maintenance of the irrigation ditch, lateral, canal, or drain with any associated easement encumbers more than fifty percent (50%) of the property; or
- b) The irrigation ditch, lateral, canal, or drain is located on the property in such a manner that a use of the property is infeasible; or

c) The irrigation ditch, lateral, canal, or drain is enclosed on both ends adjacent to the property, and the adjacent properties are fully developed in a manner that future opening of the enclosed irrigation ditch, lateral, canal, or drain is infeasible.

The irrigation ditch, lateral, canal, or drain is enclosed on both ends adjacent to the property, and the adjacent properties are fully developed in a manner that future opening of the enclosed irrigation ditch, lateral, canal, or drain is infeasible.

The applicant has not submitted evidence to support the tiling of the canal, and staff does not believe that the canal is located on the property in such a manner that makes the use of the property infeasible, nor would it encumber more than 50% of the property. Though it does appear that the canal is open to the south of the property, and tiled to the north.

Reponse: *Please see letter provided by the civil engineer.*

8-4B-4 Multi- family Residential Dwelling Units - Page 16

Comment:

All building elevations have a portion of the elevation devoted to architectural features designed to provide articulation and variety. These features include, windows, offsetting walls that extend at least two feet (2'), recessed entrances, balconies, and changes in material types.

Despite having the main entrances identified via an awning sign, they are not designed as an obvious entrance and focal point of the building. It is unclear exactly where and how residence will be able to enter the building(s). Further discussion is required.

- The entrances that are provided are covered via an awning.
- Appears that residences can enter through the leasing area, bike storage and maintenance area, stairwell/hallway, and the internal courtyard.

The proposed roof forms are distinctive and include variety and detail including a cornice treatment when viewed from the public street.

Development of multiple structures on one site shall comply with the requirements set forth in subsection 8-4C-4B, "Multiple Non-residential Structures On One Development Site".

Response: *To address staff's comments regarding entrance identification, we have implemented several design enhancements that we believe meet the intent of the feedback. The entry canopies at the leasing office on Building 1 and the lounge space on Building 2 have been enlarged — both in material thickness and overall length — and now incorporate an accent color to increase visibility and prominence. Additionally, we have increased the amount of brick at the building corners to serve as visual nodes for residents and visitors. A brick inlay pattern has also been introduced in these areas to add an extra level of detail and craftsmanship, enhancing the pedestrian experience while contributing to the overall architectural composition of the buildings.*

8-4C-4 Special Provisions for Specific Nonresidential Development - Page 16

Comment:

All portions of the site are accessible via a direct, convenient, attractive, safe and comfortable system of pedestrian pathways. There is a pedestrian pathway providing a direct route between the proposed buildings and the public sidewalk. The pathway is free from hazards, and conditions of approval have been written to require appropriate lighting levels. Pathway layouts appear to promote the shortest distance between building entrances.

Consistent setbacks to the front or internal parking areas are provided which create an organized spatial enclosure.

All terminal views other than the one looking west between the two proposed buildings end with either landscaping, landmarks or significant site features. The one looking west end with the trash enclosure. It is unclear what the trash enclosure looks like.

Response: *The primary terminal view looking south after one enters the site is building 2, while several other secondary terminal views include views of the trash enclosures. Trash enclosure locations are driven by functionality and will be built in an esthetically pleasing way. See basis of design images on sheet A-3*

8-4D Parking and Off-Street Loading Provisions

Section: 8-4D-3 Parking Design and Improvement Standards - Page 16

Comment:

Vehicle parking:

Driveway Width: 24' – 26', Compliant Parking Stall Dimensions:

9' x 18' parking stalls with 2' overhang at building **Compliant (see below)**
9' x 18' parking stalls with 2' overhang at parking lot perimeter **Compliant**
9' x 20' parking stall in center island on Parcel 2 **Compliant**

Overhang Rule: *When a bumper overhangs onto a sidewalk or landscape area, the parking stall dimensions may be reduced two feet (2') in length if two feet (2') is added to the width of the sidewalk or landscaped area planted in ground cover.*

- Primary pathways shall be a minimum width of four feet (4') (per 8- 4E-7A.5).
- Secondary pathways must be at least three feet (3') in width (per 8- 4C-4B.1.d)

Pursuant to the Overhang Rule, parking stalls may be reduced by up to two feet (2') in length when the vehicle overhangs onto a sidewalk or landscape area, provided that the overhung area is increased by an equivalent width and improved with either pavement or landscape groundcover. The applicant's plans indicate that adjacent pedestrian pathways range between 5 and 6 feet in width, exceeding the minimum width standards established under code. The covered parking structures include a 2-foot overhead extension above the sidewalk, satisfying the intent of the overhang provision.

However, several parking rows do not include dimension callouts identifying the stall width and length. It is unclear whether all perimeter and interior parking stalls are intended to be consistent with the 9' x 18' or 9' x 20' standard(s). Clarification is needed.

Response: *Dimensions and notes have been added to the civil sheets for clarity.*

Parking areas with more than ten (10) spaces must be located at least twenty feet (20') from any dwelling unit, school, hospital, or other institution for human care on an adjoining lot, unless separated by a screen

that meets the landscaping standards outlined in Chapter 4, Article I: Landscaping and Tree Protection Provisions. Additional design requirements include minimizing light trespass from vehicles onto adjacent properties and public rights-of-way.

To address these standards, the applicant proposes a 15-foot-wide landscaped buffer along the northeastern property boundary adjacent to the neighboring residential subdivision. The buffer includes trees, shrubs, and bushes, in addition to a six-foot-tall vinyl fence providing full visual screening between the parking area and the residential uses. The proposed combination of landscaping and fencing meets and exceeds the intent of the code by providing effective separation, screening, and light mitigation in compliance with 8-4I.

Most pedestrian routes facilitate easy passage from parking spaces to the principal entrances, however, the southern parking lot between Building B and the large common open space on parcel 3 has some disconnect. There is no clear path through the rows of parking, and the pedestrian pathway within the common open space area doesn't clearly link with the rest of the development. Staff recommends the applicant revise the site plan to provide a continuous, clearly defined pedestrian connection between the southern parking area, Building B, and the common open space on Parcel 3.

Response: *The parking lot has been reconfigured, and we have now provided a continuous connection from Building 2 to the open space on Parcel 3. See Civil and Landscape drawings for additional information.*

Section: 8-4D-5 Required Number of Off- Street Parking Spaces - Page 18

Comment:

Parcel Two, Building 1: 117 Units

Total vehicle parking Spaces required: **Unknown**

Total Provided: **Unknown**

Parcel Three, Building 2: 119 Units:

Total vehicle parking spaces required: **Unknown**

Total provided: **Unknown**

Total Provided: 389

Phase 1: 168

Phase 2: 170

Off-site: 51

Staff is uncertain whether the provided floorplans contain errors. Each floor shows a fitness facility, indoor bike rack and maintenance locations, and doors leading to outside that resemble the first floor plans. Clarification needed. Staff recommends a detailed note of the units breakdown per floor per building to ensure adequate parking is provided.

Total bicycle parking spaces required:

264 For units: 236

Additional: 28

Staff does not see a detail indicating the amount of bike parking to be provided. Clarification needed.

Response: *Vehicle and bicycle parking data is shown on architectural sheet A-19.*

Section: 8-4D-6 Standards for Equivalent Parking Adjustments - Page 19

Comment:

Equivalent parking was requested for 51 off-site parking spaces.

If equivalent parking is provided off site:

- 1) In no instances shall motor vehicle parking for residential uses be located more than three hundred feet (300') from the dwelling, measured as walked, rather measured from the shortest distance on the map, via public right-of-way or easement as otherwise dedicated to the public. **Compliant as conditioned. An easement will be required as part of this approval.**
- 2) There must be continuous, code-compliant sidewalk that connects the use to the parking. **Not compliant, there does not appear to be a pedestrian pathway from the off-site parking lot(s) to either Building 1 or 2.**

Required Findings For Approval Of A Parking Adjustment:

- 1) A request for a parking adjustment is not a guarantee that a reduction to on-site parking will be granted. The decision maker may approve reduced on-site parking if it finds that:
 - a) Special conditions, including, but not limited to, the nature of the proposed operation or site; transportation characteristics of the use; and/or persons residing, working, or visiting the site exist that will reduce the parking demand at the site or preclude adequate parking on site.
 - b) The use(s) will adequately be served by the proposed parking.
 - c) Parking demand generated by the project will not have an impact on the supply of public parking in the surrounding area.
 - d) The parking reduction does not preclude or significantly diminish the ability for a different future use of the property to be adequately parked.
 - e) The parking of the use will not create a nonconformity on another property.
 - f) The administration of the alternative will not create a burden to the city.

To evaluate a proposed project's compliance with the above criteria, documentation that substantiates the basis for granting a reduced number of spaces shall be submitted.

- 1) **Parking Demand Study:** A parking demand study shall be submitted to evaluate the request. The parking demand study should provide, at minimum, the following information:
 - a) The number of spaces that the reduction is requesting;
 - b) A statement documenting the need for a reduction in parking;
 - c) A detailed site plan and parking space count;
 - d) Anticipated occupant load per the current adopted building code for all structures on site;
 - e) Anticipated number of outdoor users of the site if outdoor activity is anticipated; and
 - f) Documentation providing verification of conditions that warrant a parking reduction.
 - g) The study must demonstrate that:
 - 1) The parking reduction methodology will be effective;
 - 2) The proposed reduction will be sustainable and legal; and
 - 3) The reduction request is based on reputable sources and data and the data supports comparable local conditions.
- 2) **Additional Documentation:**
 - a. The decision maker or planning official may require additional information or documentation to determine compliance.
 - b. All contracts, agreements, and programs shall be legally binding.

The above information, including a parking demand study, was not provided for review.

Response: *The site plan has been revised which removes the need for off site parking on the BBC parcel. The project exceeds the number of minimum parking spaces.*

8-4E Transportation and Connectivity Provisions - Page 20

Section: 8-4E-3 Public Street Connections

Comment:

The city may recommend access management controls, such as shared access or variances from transportation authority standards, to protect the safety and functionality of streets. While the application does not directly conflict with Garden City Code, ACHD has identified non-compliance with its access management policies regarding the proposed third driveway on Marigold Street. ACHD staff noted that the applicant's proposal to retain the two existing driveways meets District policy and should be approved as proposed. However, the proposed third driveway does not comply with ACHD Access Management and Driveway Width policies, which limit and control access to collector roadways and restrict driveway widths to a maximum of 36 feet. For this reason, ACHD recommends that the third driveway not be approved and that the applicant be required to utilize the two existing driveways to provide access to the proposed development.

Response: *ACHD has requested we provide a turning lane into the project off of the east bound lane. We have made the necessary adjustments to address ACHD's concern.*

8-4F Sign Provisions

Section: 8-4F-13 Master Sign Program - Page 21

Comment:

A monument sign and a mounted sign have been proposed as part of this application, see Sheet A-15, Concept sign plan. The applicant has noted that signage text is placeholder and will be updated as more information is known.

The purpose of the master sign program is to encourage the integration of signs into the site and building design. Through this integration, the intent is to allow flexibility to the standards set forth in code 8-4F-11 and 8-4F-12 of this article and promote improved quality of design.

Signs shall incorporate materials, colors and design that are compatible with and complement the scale and design of the building for which the sign identifies.

Multiple signs on the same parcel shall reflect common design elements including materials, color, letter style, illumination, sign type and sign style.

Sign height and placement of similar sign types shall be consistent throughout the development site. Sign size, height or placement shall not impede pedestrian patterns.

Signs that exceed the standards set forth in sections 8-4F-11 and 8-4F-12 of this article shall demonstrate superior quality, creativity, or artistry and integration with the buildings and site.

Preliminary review of signs proposed:

Monument Sign review:

Marigold is SD2 and monument signs are prohibited.

Exceptions: Monument signs may be allowed in SD1, SD2 or SD3 sign districts provided that:

- a. They are for a multi-family complex greater than three (3) units where one or more of the units do not have street frontage; or a non- residential use where one or more of the units does not have street frontage. The proposal is for a multi-family development, where building two does not have any street frontage.
- b. The monument sign has indirect illumination or is not illuminated (No illumination plan stated on sheet submitted), is made of distinctive materials (no materials stated on sheet), not greater than five feet (5') in height (compliant at 4' tall), including structure; one and one-half feet (1.5') in depth (compliant); the sign area is no greater than fifteen (15) square feet per face or thirty (30) square feet total (not compliant at 8'x4'); and set back three feet (3') (compliant @ ~13ft setback) or more from the property line

Wall sign review:

Staff is unable to determine if the proposed wall sign is to be cabinet, channel letter, or distinctive. It appears to be cabinet but could easily be any type.

Allowable area for a cabinet sign in SD2 is 20sf, would not be compliant.

Allowable area for Channel Letter is 40sf, would be compliant.

Allowable area for distinctive is 60sf, would be compliant.

Maximum number of wall signs shall be limited to one per unit for each face not to exceed a sign area of greater than ten percent (10%) of the face. This number does not include exempt signs. Staff does not know what the square footage is for the building's face, but doubts they are infringing on the 10% rule.

Response: *Signage has been removed from the documents and will be included at a later date in the signage permit application.*

Section: 8-4G Sustainability Development Provisions - Page 22

Comment:

A sustainability checklist was not provided. The development is required to provide 24 points based on the proposed 63,300sqft total building coverage for the new construction.

Otherwise, the applicant needs to demonstrate how the development is exempt per 8-4G-2 (D).

Response: *We will be pursuing a nationally or regionally recognized program for green building construction and/or development. We anticipate one of the following national program will meet the requirement set forth by city code: National Green Building Standard; Enterprise Green Communities Criteria; EarthCraft House and EarthCraft Multifamily; or GreenPoint Rated Existing Home – Whole Building Label.*

8-4I Landscaping and Tree Protection Provisions

Section: 8-4I-4 Landscaping Provisions for Specific Uses - Page 22

Comment:

A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping. While landscaping is provided, it is not clear if it meets this standard

of code, since the calculations include buffers. Additional information required.

Parcel 2 (building 1) area calculations:

Total site: 151,414sqft (3.476 acres)

Landscaping including courtyard, planters, & buffers: 46,010sqft (30.4%)

Parcel 3 (building 2) area calculations:

Total site: 151,841sqft (3.485 acres)

Landscaping including courtyard, planters, & buffers: 54,856sqft (36.1%)

Parcel 4 (open space) area calculations:

Total site: 66,322sqft (1.522 acres) Landscaping: 50,502sqft (76.1%)

Total landscape area provided:

(minus open space/common area) = 61,243sqft, 21%

A minimum of one class III or class II tree shall be planted in the frontage and every adjacent streetside. An additional class I tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.

Required trees on Marigold Street (375LF): 1 Frontage + 8 streetside = 9

Provided trees on Marigold Street: 10 trees **Compliant**

Note: Staff recommends requiring Class II street trees (or larger where planting strip width allows) along public frontages to maximize cooling, public health, habitat, stormwater, and long-term canopy outcomes; Class I trees should only be permitted where overhead utilities or substandard planter widths preclude larger forms. This is consistent with regional practices and local streetscape precedents of new developments in Garden City. Conditions have been drafted to require Class II or III trees in lieu of the Class I trees.

A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted.

Total open space/common area provided = 123,195sqft, 43%

(1) tree/1,000sqft. Landscape area) = 184 required, 197 proposed. **Compliant**

(1) shrub/150sqft Landscape area) = 1,230 required, 2,604 proposed. **Compliant**

Response: *Revisions to the landscaping plan have been made to include Class II street trees, Class I trees have been maintained where overhead lines are present. Trees within courtyards and south common area have been revised to class III trees. See sheet L1.00 for updated gross site landscape areas without buffers.*

Section: 8-4I-6 Parking Lot Landscaping Provisions - Page 22

Comment:

Edge treatments along streets and other public spaces shall visually screen parked vehicles, but not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security. **Provided.**

Solid masonry or wood fencing a minimum of six feet (6') in height with landscaped screening shall be provided between parking lots and residential uses or vacant residentially zoned properties. **Provided.**

Include landscaped islands with at least one tree at the beginning and end of each parking row and to break up longer rows or highlight special features. **Not provided.**

Response: *Trees have been added to landscape islands to meet the requirement. See revised landscape drawings for reference.*

Section: 8-4I-7 Tree Preservation Provisions - Page 22

Comment:

Trees are proposed to be removed. An arborist report was not submitted for review.

Response: *Please see Arborist Report located on sheet L3.00.*

8-4I-7 Open Space Provisions

Section: 8-4L-5 Open Space Standards for Multi-family Developments - Page 22 & 23

Comment:

For any new multi-family development: A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit. This requirement can be satisfied through porches, patios, rooftop gardens, decks, and/or enclosed yards. **Provided.**

The minimum dimension of any open space shall be six feet (6') in any direction. **Not enough information provided, the dimensions of each patio/deck are not provided.**

A minimum area of outdoor common open space shall be provided as follows:

- a. Two hundred fifty (250) square feet for each unit containing more than five hundred (500) square feet and up to one thousand two hundred (1,200) square feet of living area.
- i. Units S1, S1A, 1A, 1B, 1BA, 2A, 2B, 2C, 2CA, 2D, and 2E are all between 500-1200sqft.
- b. Three hundred fifty (350) square feet for each unit containing more than one thousand two hundred (1,200) square feet of living area.
- i. Units 3A and 31A are more than 1200sqft.

As mentioned previously, staff believes the floorplan sheets have errors regarding the facilities on each floor and is unable to determine the amounts of each units provided. As such, staff cannot calculate the exact requirements for open space.

However, the open space exhibit has details that state:

Parcel one: Common/open space

Parcel one - 0 total units

Total common open space required = 0 sf

Total common open space provided = 13,258 sf

Parcel Two: Building - 117 total units

Units 500>1200 sf: 111 units x 250 sf/unit = 27,750 sf of common open space required

Units >1200: 6 units x 350 sf/units = 2,100 sf of common open space required

Total common open space required = 28,850 sf

Total common open space provided = 30,373 sf Compliant

Parcel Three: Common/open space

Building 2 (parcel three) - 119 total units

Units 500>1200 sf: 113 units x 250 sf/unit = 28,750 sf of common open space required

Units >1200: 6 units x 350 sf/units = 2,100 sf of common open space required

Total common open space required = 29,850 sf
Total common open space provided = 38,101 sf Compliant

Parcel four: Common/open space

Parcel four - 0 total units
Total common open space required = 0 sf
Total common open space provided = 60,383 sf

In phased developments, common open space shall be provided in each phase of the development consistent with the requirements for the size and number of dwelling units. Compliant.

Response: *Current composite floor plan sheets A-12 thru 16 have been updated. We have also provided dimensions on the unit plans on sheet A-17 to show coded compliance sizes. See landscape plan sheet L1.08 to confirm the open space requirement is met.*



November 12, 2025

City of Garden City
Attn: Hanna Veal, Associate Planner
6015 Glenwood Street
Garden City, Idaho 83714

SUBJECT: Antioch Apartments, 8695 W Marigold Street, Garden City, Idaho
City of Garden City Case Number DSRFY2025-0008
Proposed Drainage District No. 2 Ditch Tiling and Relocation

Dear Hanna,

The Design Review application for Antioch Apartments currently includes the relocation of approximately 350 feet of open shallow ditch (Drainage District No. 2) and placement within an 18-inch perforated pipe under the proposed adjacent drive aisle. The piping will connect to the existing piped system flowing to the west along the southern frontage of Marigold Street. We ask for the City's approval of this proposal

Summary of Proposed Improvement

The project proposes to replace the existing open drainage ditch with an underground conveyance system ("ditch tiling") within a dedicated easement. The proposed system will maintain all existing flow capacities and ensure continued conveyance of water, consistent with Section 8-4A-9(B)(4) of Garden City Code.

Justification for Approval

Consistent with Code Section 8-4A-9(B)(2), the following conditions make ditch tiling a superior outcome to an open-ditch configuration:

1. Conflict with Public Sewer Infrastructure

The existing open ditch lies directly above a public sewer main and within an existing public sewer easement. This creates an ongoing and significant conflict for both systems. Routine sewer maintenance activities (e.g., access to manholes, pipe cleaning, or repair) are hindered by the ditch's location. Conversely, the presence of sewer infrastructure limits the District's ability to maintain the ditch. Converting the ditch to a piped system will eliminate this conflict and substantially improve long-term maintenance access and public infrastructure reliability and will address the hazard presented to the property's use by the District's inability to appropriately maintain the ditch consistent with Code Section 8-4A-9(B)(2)(b).

2. Infeasibility of Sewer Relocation

Relocating the sewer main to an alternate alignment, such as the proposed drive aisle, is not feasible due to insufficient slope to meet current DEQ slope design standards. The proposed piped drainage system offers the only technically sound solution that maintains function for both utilities and is consistent with good engineering practice.

3. Approval and Support from the Drainage Agency (Drainage District No. 2)

Drainage District No. 2 has reviewed the proposal and has expressed support for the proposed tiling and relocation. Their review determined that the proposed configuration would maintain hydraulic function, satisfy their operational requirements, and improve groundwater management. Specifically, they indicated a preference for installation of a perforated 18-inch pipe to assist in



drawing down the elevated groundwater table in this area—an additional public benefit beyond simple conveyance.

4. **Consistency with Existing Neighborhood Conditions**

The existing ditch segment is one of the last remaining open reaches within this neighborhood. Most upstream and downstream sections have already been enclosed, including the portion of this property along W. Marigold Street, creating a discontinuous system that no longer serves a meaningful open-space or amenity function. Allowing this segment to be enclosed would achieve consistency with the northern pipe segment and eliminate long-term maintenance inconsistencies between open and piped sections.

5. **Retention and Enhancement of the Thurman Mill Canal Corridor**

The Thurman Mill Canal, which runs along the southern frontage of the site, will remain open and continue to function as a visible, natural feature. The project design preserves this corridor, maintaining compliance with the broader intent of the City Code to integrate waterways as open amenities where practical. In addition, the developer is open to exploring future opportunities to enhance public access, landscaping, and aesthetic improvements along this canal frontage, further supporting the City's goals for functional and visually appealing open waterway features.

Conclusion

In summary, the proposed ditch tiling preserves functionality, protects downstream users, and ensures maintainable, safe infrastructure—while addressing critical public utility conflicts and environmental considerations.

We respectfully request City approval of the proposed ditch tiling based on the demonstrated engineering necessity, consistency with agency approvals, and the significant maintenance, groundwater management, and open-space preservation benefits provided.

We appreciate the City's consideration of this justification and welcome further discussion to ensure the proposed solution aligns with City objectives.

Sincerely,

David Evans and Associates, Inc.

Bryan Appleby, PE
Senior Project Engineer
Bryan.Appleby@deainc.com

Chad Gierhart

From: McDannel, Konrad <KMcdannel@publicservices.com>
Sent: Wednesday, November 12, 2025 10:18 AM
To: Chad Gierhart; Pastoor, William
Cc: Gary Sorensen; Zach Turner
Subject: RE: Antioch Apts/BBC - Republic GARDEN CITY AGENCY NOTICE

I appreciate the quick response Chad. Republic Services is good to go with your project.

Sincerely,

Konrad McDannel

Municipal Marketing Coordinator

11101 W Executive Dr
Boise, ID 83713
e kmcdannel@publicservices.com
o 208-685-7712
w RepublicServices.com



From: Chad Gierhart <chad@pivotnorthdesign.com>
Sent: Wednesday, November 12, 2025 10:12 AM
To: McDannel, Konrad <KMcdannel@publicservices.com>; Pastoor, William <WPastoor@publicservices.com>
Cc: Gary Sorensen <Gary@PivotNorthDesign.com>; Zach Turner <zach@rennisoncompanies.com>
Subject: RE: Antioch Apts/BBC - Republic GARDEN CITY AGENCY NOTICE

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Konrad,

We will ensure the doors open to 120 degrees and provide cane bolts. We do not have any overhead clearance issues in the drive aisles or above the enclosures.

Thank you for the quick response!

Chad Gierhart
Project Manager



116 S. 6th Street
Boise, ID 83702
(o) 208.690.3108 x712



From: McDannel, Konrad <KMcdannel@publicservices.com>
Sent: Wednesday, November 12, 2025 10:07 AM
To: Chad Gierhart <chad@pivotnorthdesign.com>; Pastoor, William <WPastoor@publicservices.com>
Cc: Gary Sorensen <Gary@PivotNorthDesign.com>; Zach Turner <zach@rennisoncompanies.com>
Subject: RE: Antioch Apts/BBC - Republic GARDEN CITY AGENCY NOTICE

Hi Chad,

Thank you for sharing the revised plan. Can the enclosure doors open 120 degrees and equipped with cane bolts? Any overhead obstructions in the drive lanes or enclosures? If the answer to question 1 is yes, and the answer to question 2 is no, then Republic Services approves of this design.

Sincerely,

Konrad McDannel

Municipal Marketing Coordinator

11101 W Executive Dr
Boise, ID 83713
e kmcdannel@publicservices.com
o 208-685-7712
w RepublicServices.com



From: Chad Gierhart <chad@pivotnorthdesign.com>
Sent: Wednesday, November 12, 2025 9:28 AM
To: Pastoor, William <WPastoor@publicservices.com>; McDannel, Konrad <KMcdannel@publicservices.com>
Cc: Gary Sorensen <Gary@PivotNorthDesign.com>; Zach Turner <zach@rennisoncompanies.com>
Subject: FW: Antioch Apts/BBC - Republic GARDEN CITY AGENCY NOTICE

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Bill / Konrad,

Good morning. Our team has been working to address the comments provided for the project at 8647 & 8687 W. Marigold Street, and we have prepared a revised site plan that we'd like to share with you. We believe this updated layout provides a clear path for truck access and complies with the maximum backup distance requirements.

In addition to incorporating your feedback, we've also coordinated with neighboring property owners to address their noise concerns related to the previous trash enclosure locations.

We plan to submit the attached revised plan to Garden City by the end of the week. Please let us know if you'd like to meet to review the updates — we're happy to make ourselves available at your convenience.

As we understand it, the city is looking for an email from your team confirming approval of the revised site plan.

Chad Gierhart
Project Manager



116 S. 6th Street
Boise, ID 83702
(o) 208.690.3108 x712
(c) 312.636.7708
pivotnorthdesign.com



From: Zach Turner
Sent: Monday, June 23, 2025 1:47 PM
To: planning <planning@GARDENCITYIDAHO.ORG>
Cc: McDannel, Konrad <KMcDannel@republicservices.com>; Bill Pastoor <WPastoor@republicservices.com>
Subject: RE: GARDEN CITY AGENCY NOTICE

Hi Garden City, Bill, and Konrad,

I've attached the previous correspondence with Republic and Pivot North regarding this project. As far as I knew, this configuration was approved by Republic.

Thank You,

Zach

ZACH TURNER, RA | Development Manager



ADDRESS: 2025 E Riverside Drive, Suite 200 | Eagle, Idaho 83616
MOBILE: 208.596.1614 | **EMAIL:** Zach@RennisonCompanies.com

From: planning <planning@GARDENCITYIDAHO.ORG>
Sent: Friday, June 6, 2025 12:33 PM
To: Zach Turner <zach@rennisoncompanies.com>
Cc: McDannel, Konrad <KMcDannel@republicservices.com>
Subject: FW: GARDEN CITY AGENCY NOTICE

Good afternoon, Zach,

Please see below.

Sincerely,



Development Services

Development Services Department, **City of Garden City**

p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org



From: Pastoor, William <WPastoor@republicservices.com>

Sent: Friday, June 6, 2025 10:55 AM

To: planning <planning@GARDENCITYIDAHO.ORG>; McDannel, Konrad <KMcDannel@republicservices.com>

Subject: RE: GARDEN CITY AGENCY NOTICE

Good afternoon,

We need some clarification with the pictured trash enclosure. We cannot back up more than 70' according to our safety standards and this design looks like we would have to do so. We have two enclosure concerns. First, the containers look as though they are too close together and we don't have enough room to maneuver each container with the truck. Second, it doesn't look like we have straight on access to the containers because of the bump outs in the roadway leading into the enclosure. Are we also able to enter the complex at the entrance nearest the enclosure? Could we please get some clarification these items?

From: planning <planning@GARDENCITYIDAHO.ORG>

Sent: Thursday, June 5, 2025 3:00 PM

To: Aaron Golart <Aaron.Golart@idwr.idaho.gov>; ABC - Idaho State Police <abc@isp.idaho.gov>; ACHD Planning Review <planningreview@achdidaho.org>; Andrea Fogelman <eafog@msn.com>; Andrea Tuning <atuning@cityofboise.org>; aurbanek@idahoconservation.org; Bill Jacobs <wjacobs2000@gmail.com>; Brandon Flack <brandon.flack@idfg.idaho.gov>; Brent Copes <Bcopes@cdh.idaho.gov>; Brent Moore (bmoore@adacounty.id.gov) <bmoore@adacounty.id.gov>; Brian Duran <Brian.Duran@itd.idaho.gov>; Brittany Hill <blhill@cityofboise.org>; Smith, Bruce <SMITHBR9@republicservices.com>; C. Miller <cmiller@compassidaho.org>; Carla.bernardi@cableone.biz; Cass Jones <cass.jones@idwr.idaho.gov>; Charissa Bujak <bujak.charissa@epa.gov>; Charles Leffler <charlesleffler@ymail.com>; Charles Wadams <cwadams@GARDENCITYIDAHO.ORG>; City Council <CityCouncil@GARDENCITYIDAHO.ORG>; clittle@achdidaho.org; Colin Schmidt <cschmidt@GARDENCITYIDAHO.ORG>; COMPASS <gissshared@compassidaho.org>; Connie Sol <csol@gardencitypolice.org>; Cory Stambaugh <ccstambaugh@gardencitypolice.org>; Cynthia Gibson <cgibson@idahoconservation.org>; Cynthia Rose <Cynthia.Rose@gcura.org>; D. Gordon <dgordon@cityofboise.org>; Daniel Pavlinik <danielpavlinik@gmail.com>; David Reinhart <Reinhart.David@westada.org>; Dean Johnson <djohnson@idl.idaho.gov>; Desiree LeClair <dleclair@gardencitypolice.org>; dsteam@dspropertymgt.com; Forrest France <ffrance@cityofboise.org>; building <building@GARDENCITYIDAHO.ORG>; Griffith, Christen CIV CENWW CENWD (US) <Christen.M.Griffith@usace.army.mil>; Hanna Veal <hveal@GARDENCITYIDAHO.ORG>; Idaho DEQ <BRO.Admin@deq.idaho.gov>; idprospect@aol.com; Info <alturas1@yahoo.com>; Info <info@westernada.com>; ITD Development Services District 3 <d3development.services@itd.idaho.gov>; Jackson Heim <jackson-heim@hotmail.com>; James Herbert <onceinever@gmail.com>; James Page <jpage@GARDENCITYIDAHO.ORG>; James Pavelek <jpavelek@GARDENCITYIDAHO.ORG>; Jamie Huff <jamie.huff@dhs.gov>; Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>; Jim Keyser (jkeyser@idahostatesman.com) <jkeyser@idahostatesman.com>; Main,

Jeff <JMain@republicservices.com>; Joanna Ortega <jortega@GARDENCITYIDAHO.ORG>; Joseph Canning <jdcanning@centengr.com>; John Evans <jevans@GARDENCITYIDAHO.ORG>; John Living <johnliving13@gmail.com>; Kathleen Collins <KCollins@cityofboise.org>; Kirk Meyers <kirk@pioneerirrigation.com>; Lanette Daw <lanette.daw@boiseschools.org>; Leon Letson <lletson@adacounty.id.gov>; Lindsey Pettyjohn <lpettyjohn@GARDENCITYIDAHO.ORG>; Lindsey Pettyjohn_Library <lpettyjohn@gardencitylibrary.org>; Lisa Leiby <lleiby@GARDENCITYIDAHO.ORG>; Lori Badigian <Lbadigian@cdh.idaho.gov>; Lynn Livingston <lynnlivingston13@gmail.com>; M. reno <mreno@cdhd.idaho.gov>; Mack <mack@settlersirrigation.org>; Mark Wasdahl <mark.wasdahl@itd.idaho.gov>; Mary Buersmeyer <mary@westboisesewer.com>; McDannel, Konrad <KMcDannel@republicservices.com>; Mike Bisagno <MBisagno@cityofboise.org>; Mike Nero <mikenero@jps.net>; Mindy Wallace <Mwallace@achdidaho.org>; Miranda Carson <carson.miranda@westada.org>; Nadine Curtis <nadine.curtis@idpr.idaho.gov>; newdrycreek@gmail.com; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Niki Scheppers <Scheppers.niki@westada.org>; Olesya Durfey <odurfey@GARDENCITYIDAHO.ORG>; Pastoor, William <WPastoor@republicservices.com>; PDSTransmittal@cityofboise.org; Peg Temple <peg.temple@gmail.com>; planning <planning@GARDENCITYIDAHO.ORG>; Preservation <info@preservationidaho.org>; Project Manager <projectmgr@boiseriver.org>; Klein, Rachele <RKlein@republicservices.com>; Rob Tiedemann <ecodesigninc@mac.com>; roger.phillips@intgas.com; Romeo Gervias <rgervais@cityofboise.org>; Ronald Wilper <rjwilper@gmail.com>; Roy Boehm <rboehm@cityofboise.org>; rphillips@idahopower.com; rscott3@republicservices.com; S. Bryce Farris (bryce@sawtoothlaw.com) <bryce@sawtoothlaw.com>; Shelley <shelley@nacfire.org>; Stefanie <stefanie@settlersirrigation.org> <stefanie@settlersirrigation.org>; Susanna Smith <ssmith@GARDENCITYIDAHO.ORG>; Tom Patterson <tpatterson@gardencitypolice.org>; Troy Vaughn <tvaughn@GARDENCITYIDAHO.ORG>; U.S. Army Corps of Engineers <CENWW-RD@usace.army.mil>; U.S. Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; Valley Reginal Transit <development@valleyregionaltransit.org>; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; Wed 2 No 1 <wed2no1@yahoo.com>; Will.Lindsey@intgas.com; Wyatt King <wking@GARDENCITYIDAHO.ORG>; Zach Kirk, PE <zkirk@adaweb.net>; Zach Turner <zach@rennisoncompanies.com>

Subject: GARDEN CITY AGENCY NOTICE

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CITY OF GARDEN CITY AGENCY NOTICE

Pursuant to Garden City Code 8-6A-7, you are hereby provided notice of the following application:

DSRFY2025-0008: Design Review: Zach Turner with Rennison Companies LLC is requesting a design review for a new 236-dwelling unit multi-family residential development at 8647 & 8687 W. Marigold Street, , Ada County Parcel #S0525233602, in the R-3 Medium density residential district.

If you do not respond by **July 5, 2025**, your response will be considered "No Comment." Comments should also be addressed to the applicant.

Please send comments to planning@gardencityidaho.org.

Comments may also be mailed to:

City of Garden City

Attn: Development Services

6015 N. Glenwood

Please note it is the responsibility of those interested and/or affected jurisdictions to schedule their own applicable meeting. In some cases, Garden City's applications are processed before other jurisdictions' response and the conditions of approval state that the approval is subject to statutory requirements of affected other jurisdictions.



Development Services

Development Services Department, **City of Garden City**

p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org





Sheet A-1

NOT TO SCALE

ANTIOCH APARTMENTS

11.11.2025

8695 W. Marigold St., Garden City ID 83714

PNA JOB 2022-017

BUILDING 1 NORTH EAST CORNER

NOTE: LANDSCAPE SHOWN AS ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.

pivot north



Sheet A-2

NOT TO SCALE

ANTIOCH APARTMENTS

11.11.2025

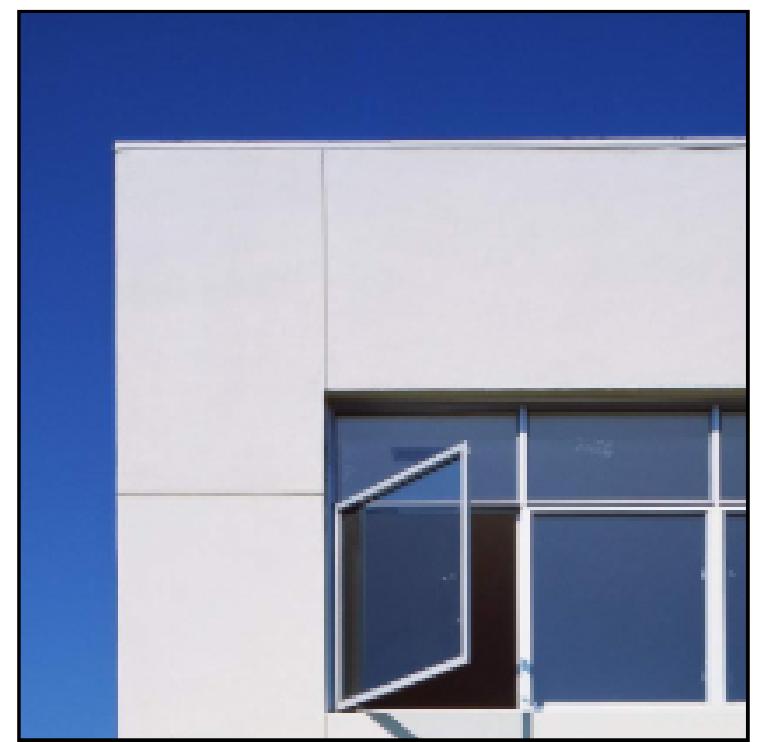
8695 W. Marigold St., Garden City ID 83714

PNA JOB 2022-017

NOTE: LANDSCAPE SHOWN AS ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.

BUILDING 2 NORTH EAST CORNER

pivot north



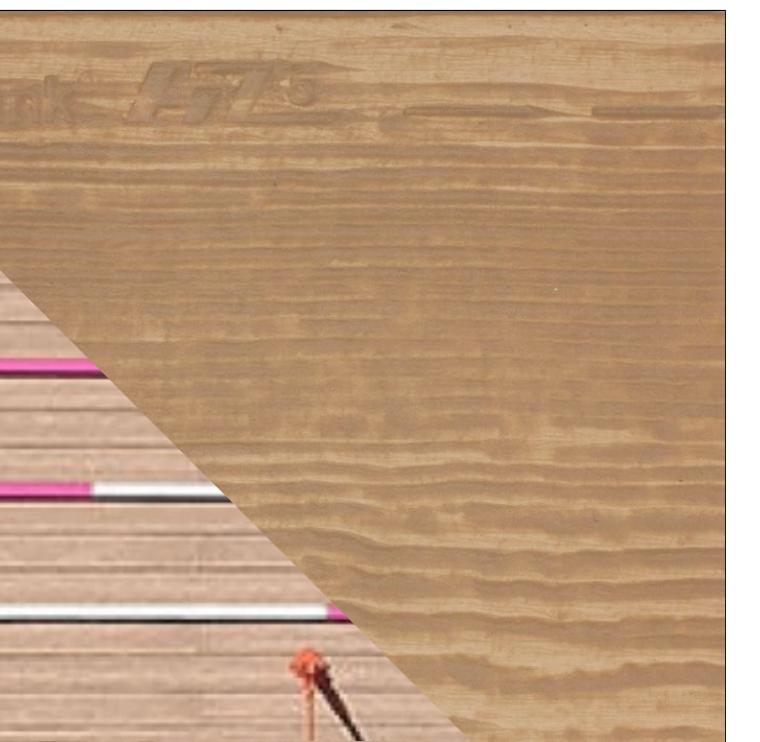
1. EXTERIOR PLASTER,
SAND FINISH



2. RUNNING BOND FACE BRICK
W/ SOLDIER COURSE WAINTSCOT
MISSION FINISH
COLOR: PEWTER BY INTERSTATE BRICK



3. RUNNING BOND FACE BRICK
W/ SOLDIER COURSE WAINTSCOT
MISSION FINISH
COLOR: COAL CREEK BY INTERSTATE BRICK



4. CEMENTITIOUS WOOD GRAIN
LAP SIDING, STAINED
COLOR: SAND CASTLE
RUSTIC SERIES BY WOODTONE



5. VINYL OR COMPOSITE WINDOW,
COLOR: BLACK EXT. WHITE INT.



TRASH ENCLOSURES -- BASIS OF DESIGN



6. PAINTED TUBE STEEL
BALCONY RAILING



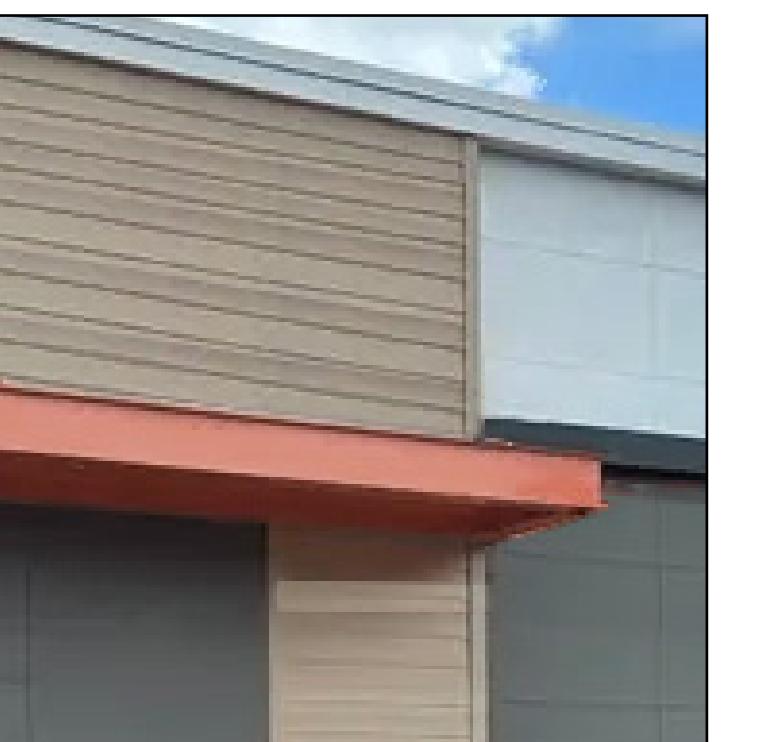
7. PLASTER AWNING



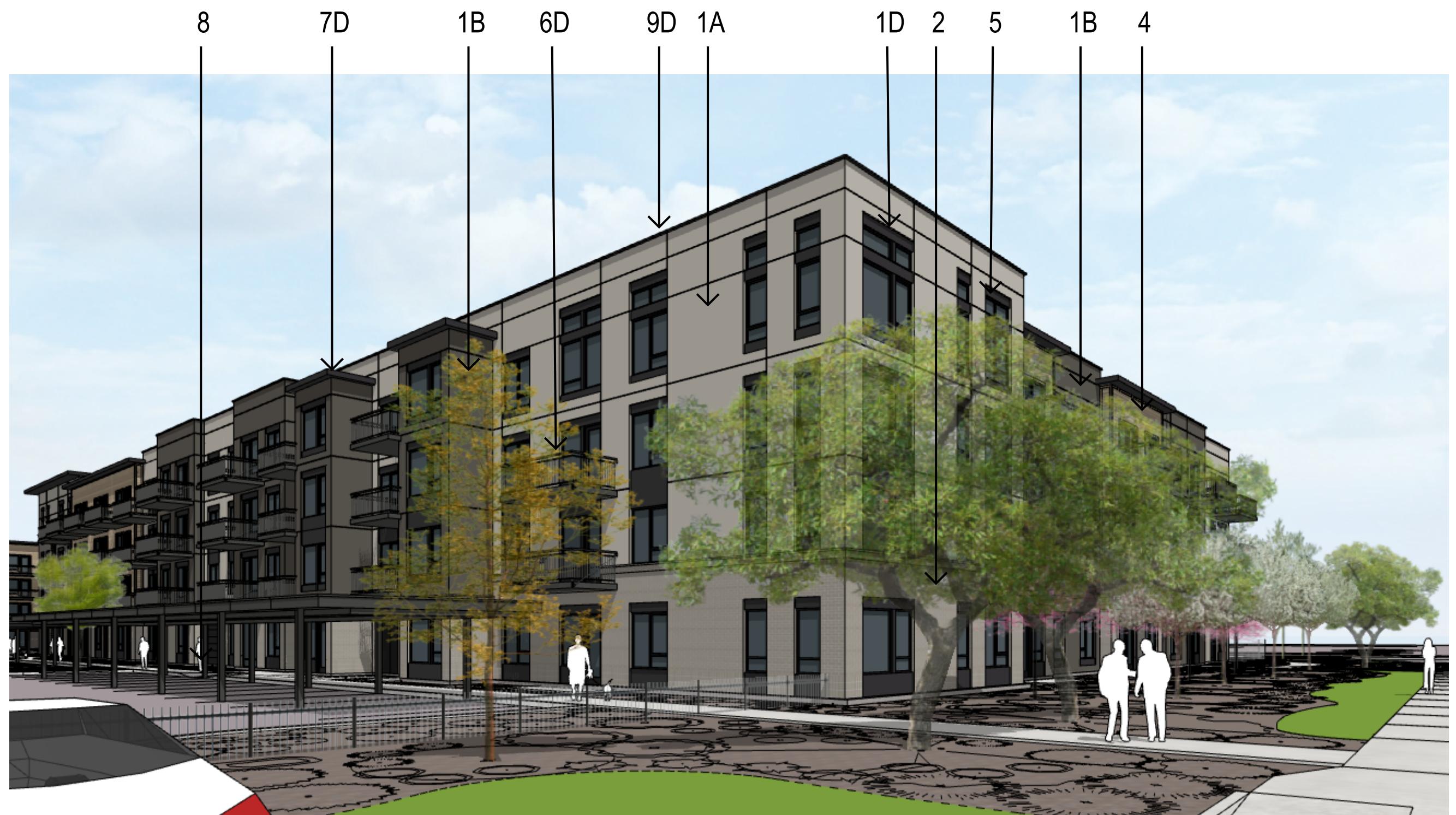
8. ALUMINUM STOREFRONT
COLOR: STANDARD DARK BRONZE



9. PLASTER OVE EIFS TRIM



10. METAL CANOPY



VIEW 1. LOOKING SW TO BUILDING 1



A. PUSSYWILLOW
SHERWIN WILLIAMS SW7643



B. URBANE BRONZE
SHERWIN WILLIAMS SW7048



C. DOVETAIL
SHERWIN WILLIAMS SW7018



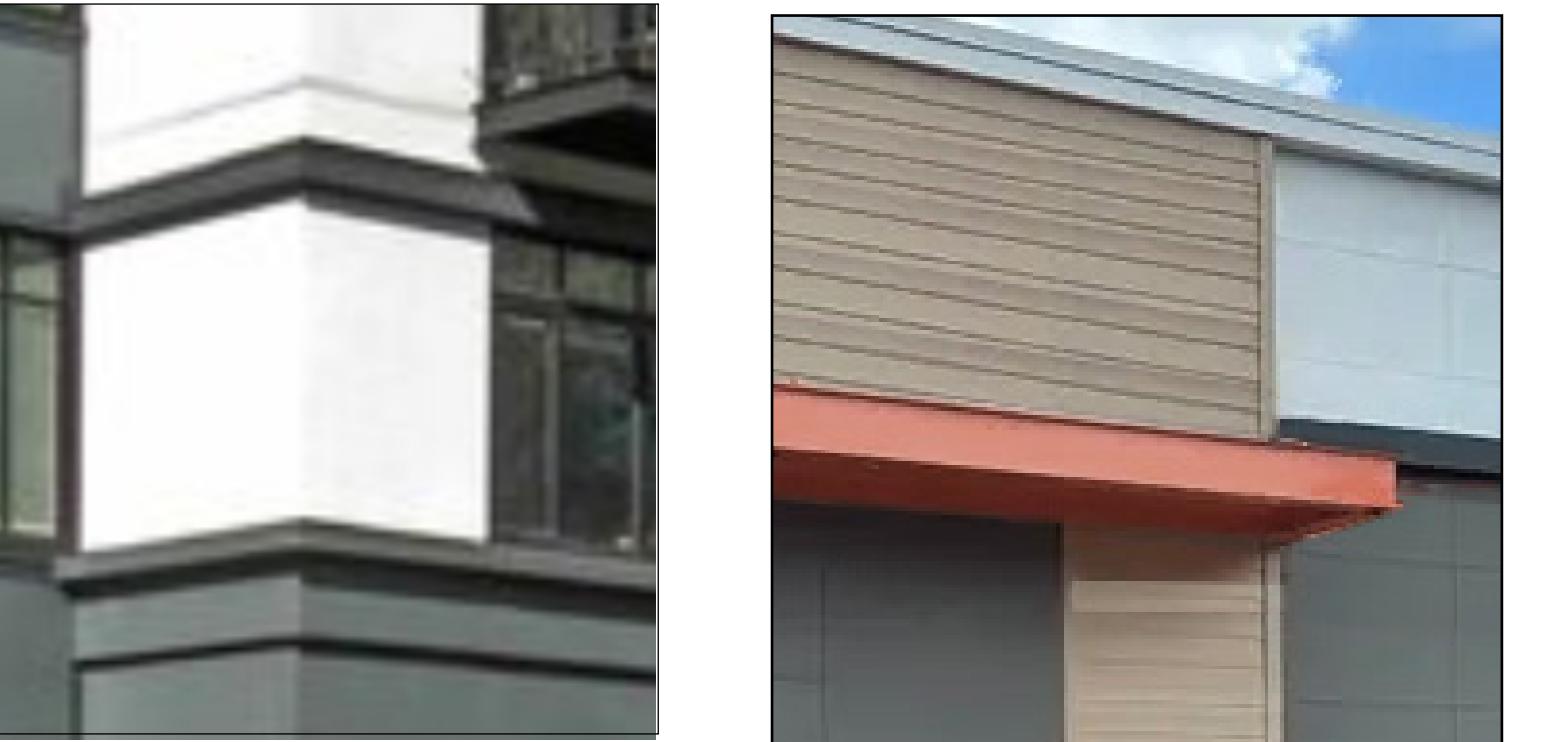
D. IRON ORE
SHERWIN WILLIAMS SW7069



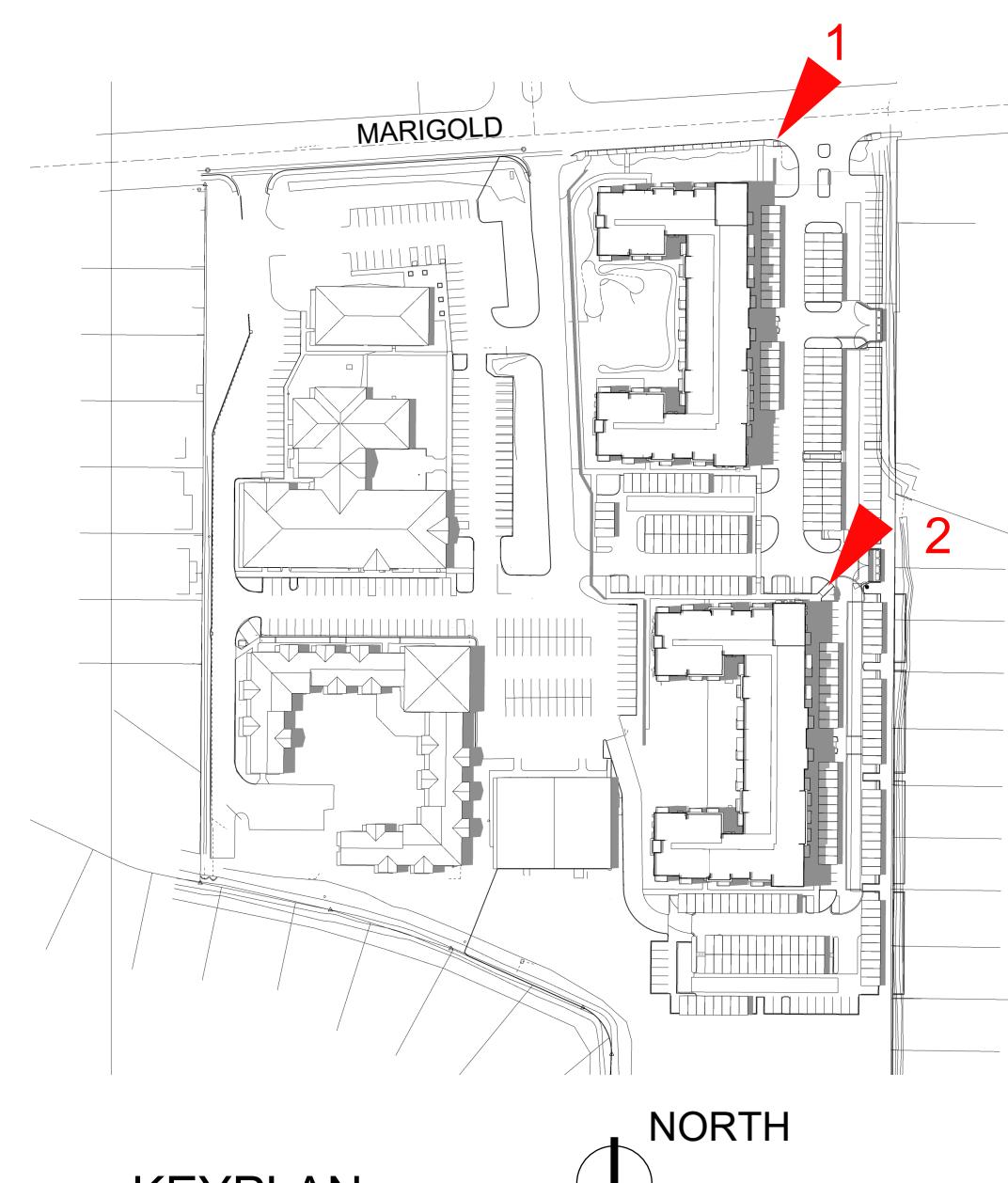
E. COPPER POT
SHERWIN WILLIAMS SW7709

NOTE: NUMBERS DENOTE MATERIAL,
LETTERS DENOTE COLOR.

ALL MATERIALS AS NOTED OR OWNER
APPROVED EQUAL



VIEW 2. LOOKING SW TO BUILDING 2



KEYPLAN

Sheet A-3

DETAIL AND MATERIAL BOARD

NOT TO SCALE

ANTIOCH APARTMENTS

11.11.2025

8695 W. Marigold St., Garden City ID 83714

PNA JOB 2022-017

NOTE: LANDSCAPE SHOWN AS ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.



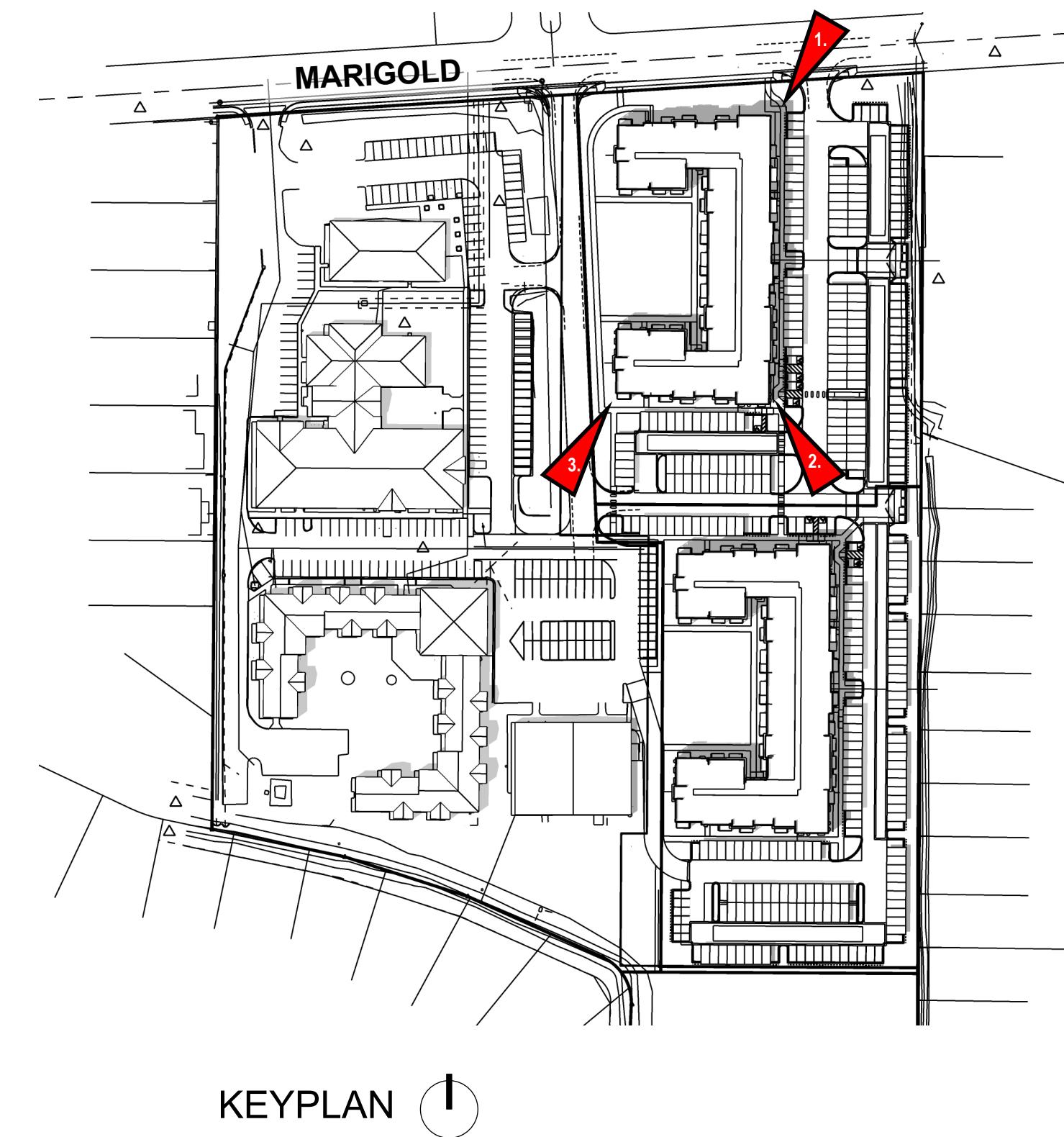
1. VIEW LOOKING SOUTH-WEST TO BUILDING 1



2. VIEW LOOKING NORTH-WEST TO BUILDING 1



3. VIEW LOOKING NORTH-EAST TO BUILDING 1



KEYPLAN



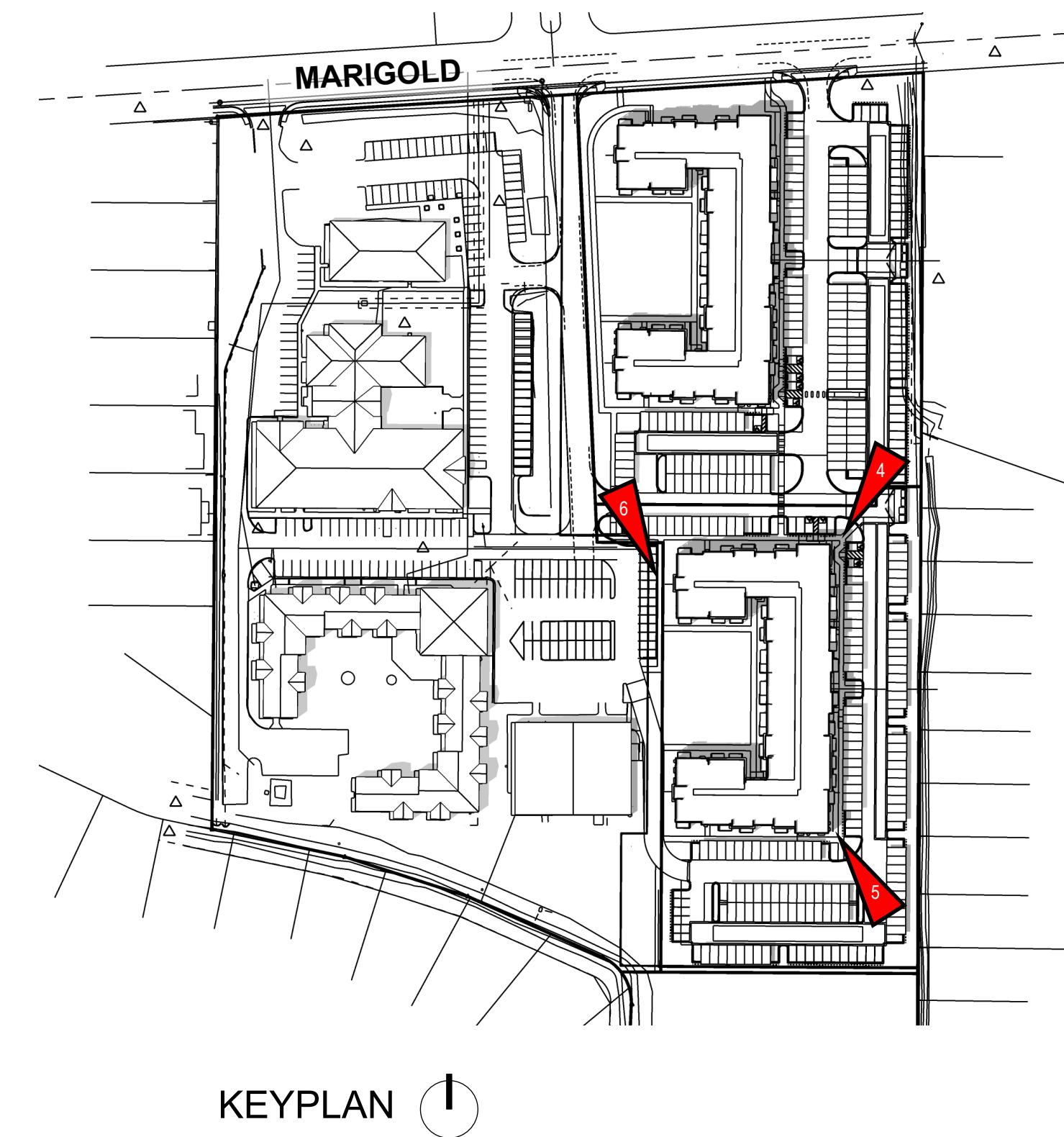
4. VIEW LOOKING SOUTH-WEST TO BUILDING 2



5. VIEW LOOKING NORTH-WEST TO BUILDING 2



6. VIEW LOOKING SOUTH-EAST TO BUILDING 2



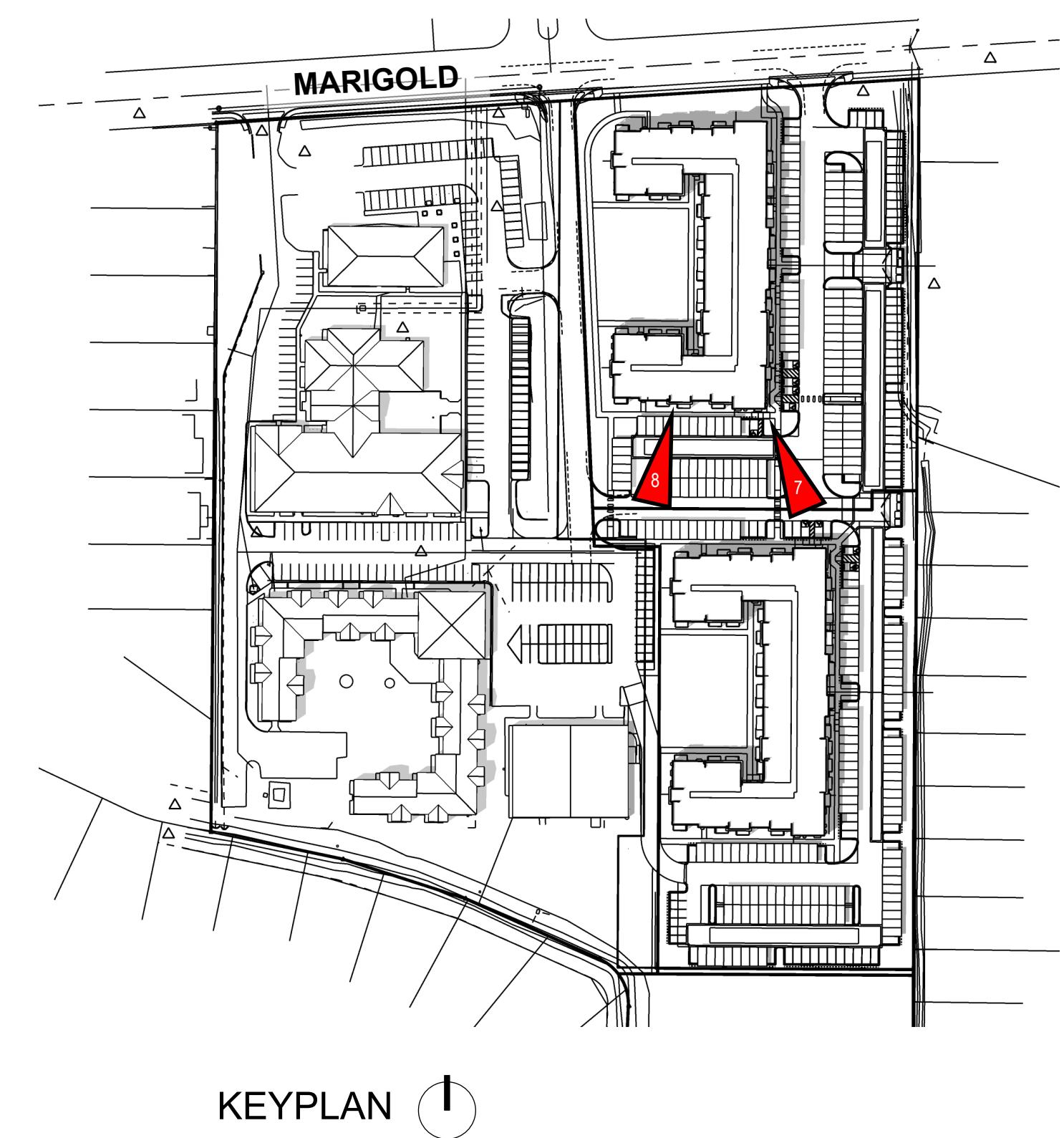
KEYPLAN



7. VIEW LOOKING SOUTH-EAST TO BUILDING 1



8. VIEW LOOKING SOUTH-WEST TO BUILDING 1



KEYPLAN

CONCEPT PERSPECTIVE VIEWS

ANTIOCH APARTMENTS

11.11.2025

8695 W. Marigold St., Garden City ID 83714

SCALE: N.T.S.

PNA JOB 2022-017

NOTE: LANDSCAPE SHOWN AS ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.

Sheet A-6

pivot north



9. VIEW LOOKING NORTH-EAST TO BUILDING 2

CONCEPT PERSPECTIVE VIEWS

ANTIOCH APARTMENTS

11.11.2025

8695 W. Marigold St., Garden City ID 83714

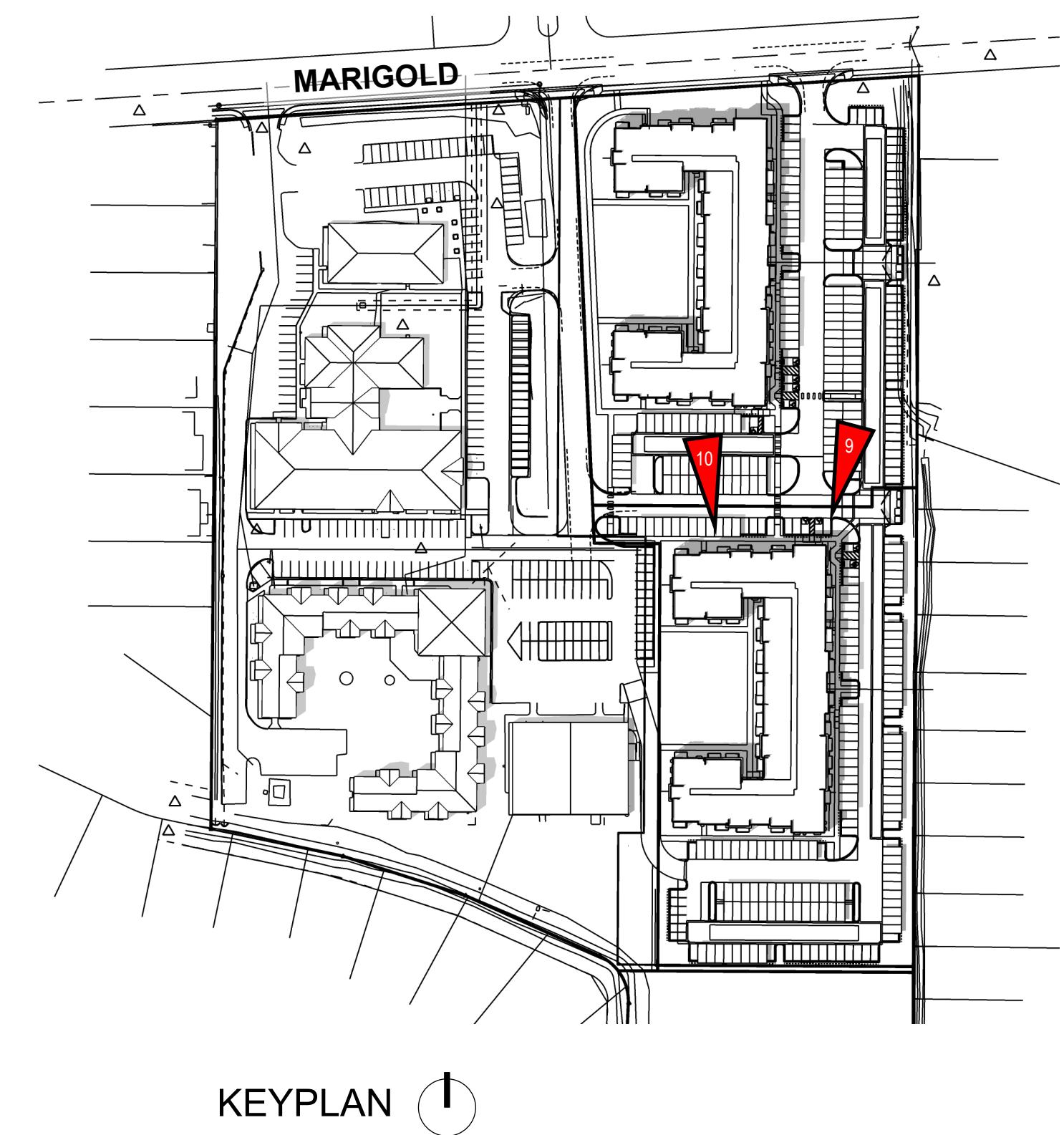
SCALE: N.T.S.

PNA JOB 2022-017

NOTE: LANDSCAPE SHOWN AS ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.

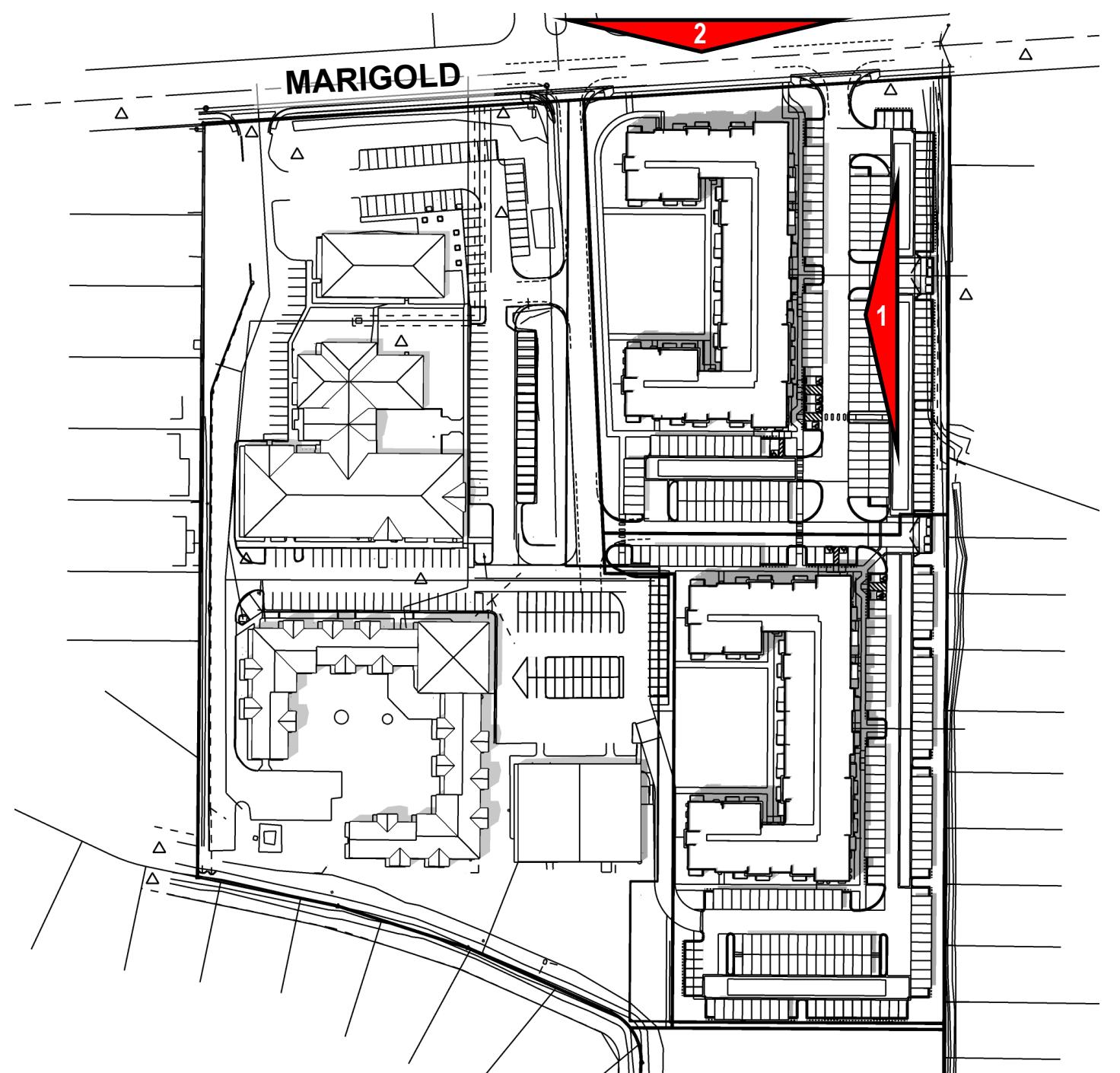


10. VIEW LOOKING SOUTH-WEST TO BUILDING 2



Sheet A-7

pivot north



Sheet A-8

CONCEPT ELEVATIONS

SCALE: 1"=10' @ 24x36

ANTIOCH APARTMENTS

11.11.2025

8695 W. Marigold St., Garden City ID 83714

PNA JOB 2022-017

NOTE: LANDSCAPE SHOWN AS ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.

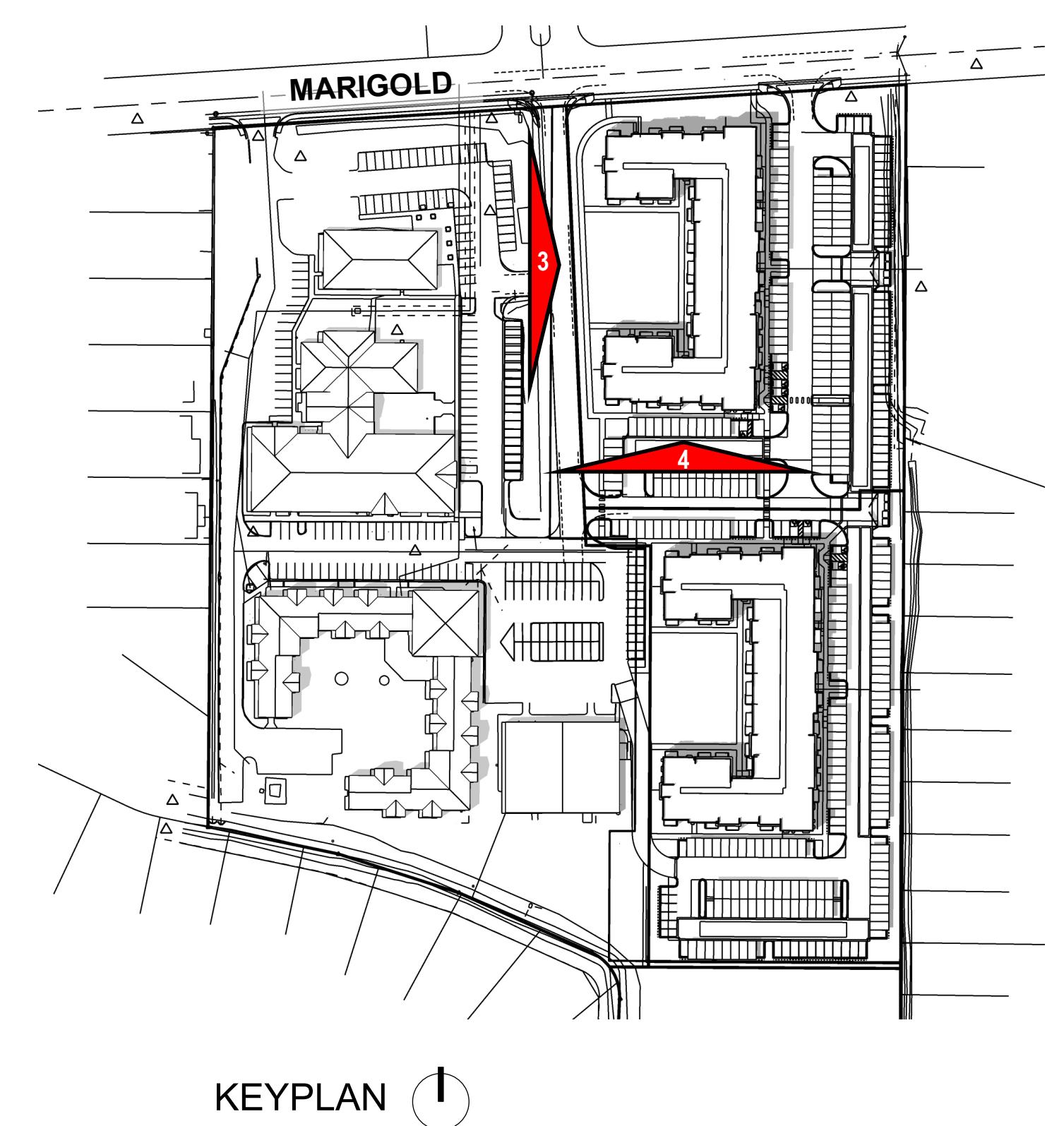
pivot north



3. WEST (INTERIOR DRIVE) ELEVATION



4. SOUTH ELEVATION



KEYPLAN

CONCEPT ELEVATIONS

SCALE: 1"=10' @ 24x36

ANTIOCH APARTMENTS

11.11.2025

PNA JOB 2022-017

NOTE: LANDSCAPE SHOWN AS ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.

Sheet A-9

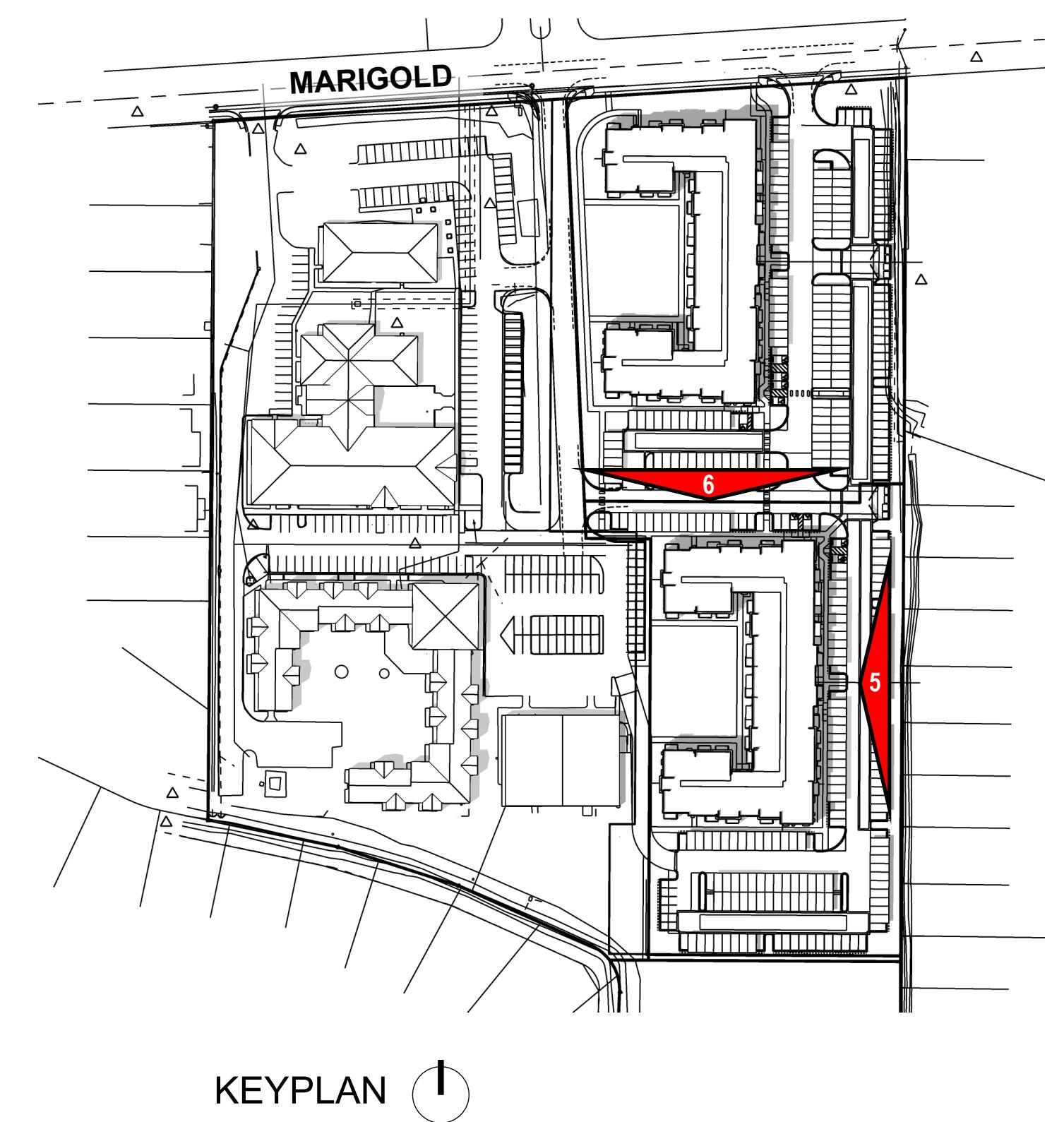
pivot north



5. EAST ELEVATION



6. NORTH ELEVATION



KEYPLAN

CONCEPT ELEVATIONS

SCALE: 1"=10' @ 24x36

ANTIOCH APARTMENTS

11.11.2025

PNA JOB 2022-017

NOTE: LANDSCAPE SHOWN AS ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.

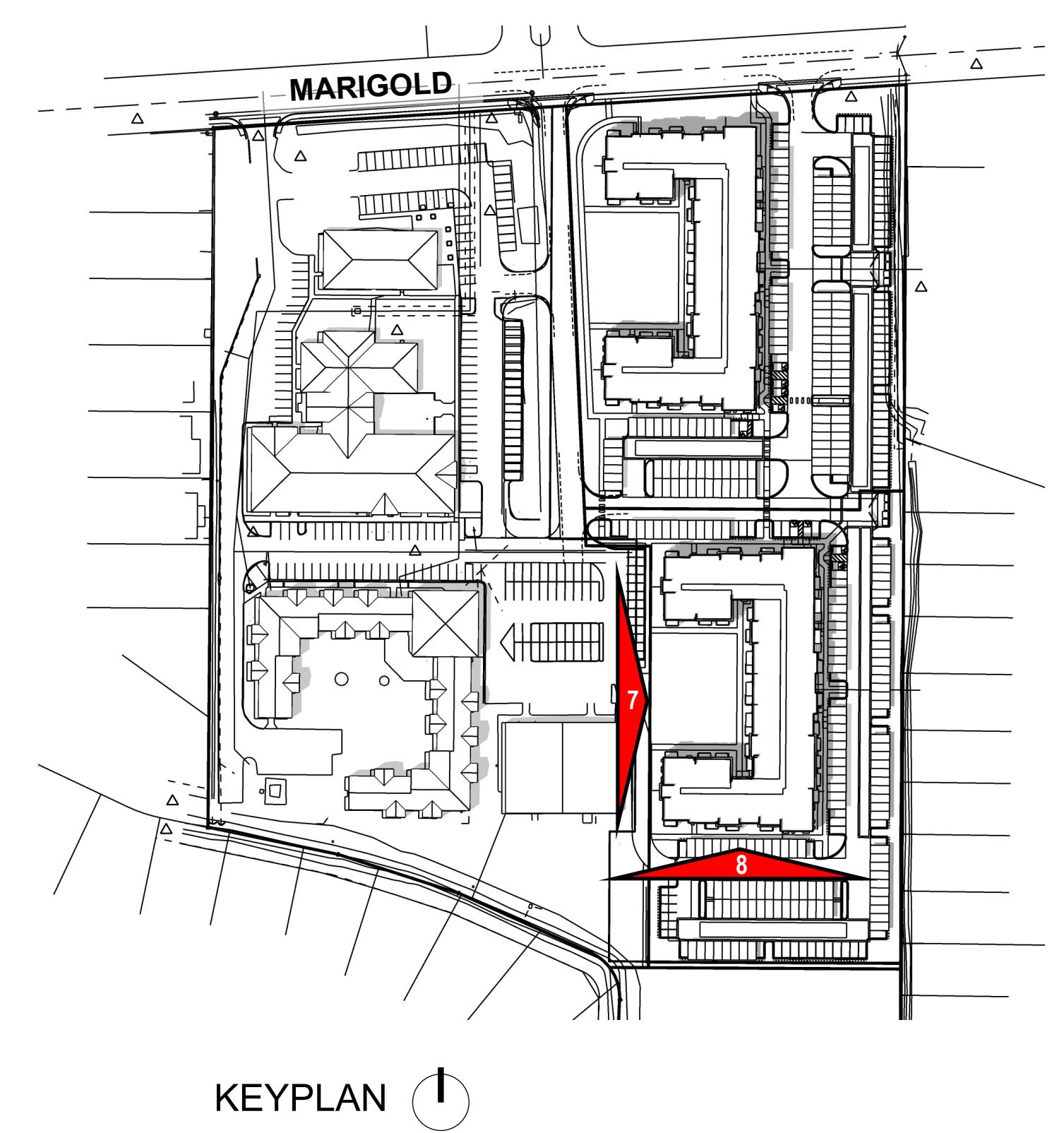
pivot north



7. WEST ELEVATION



8. SOUTH ELEVATION



KEYPLAN

CONCEPT ELEVATIONS

SCALE: 1"=10' @ 24x36

ANTIOCH APARTMENTS

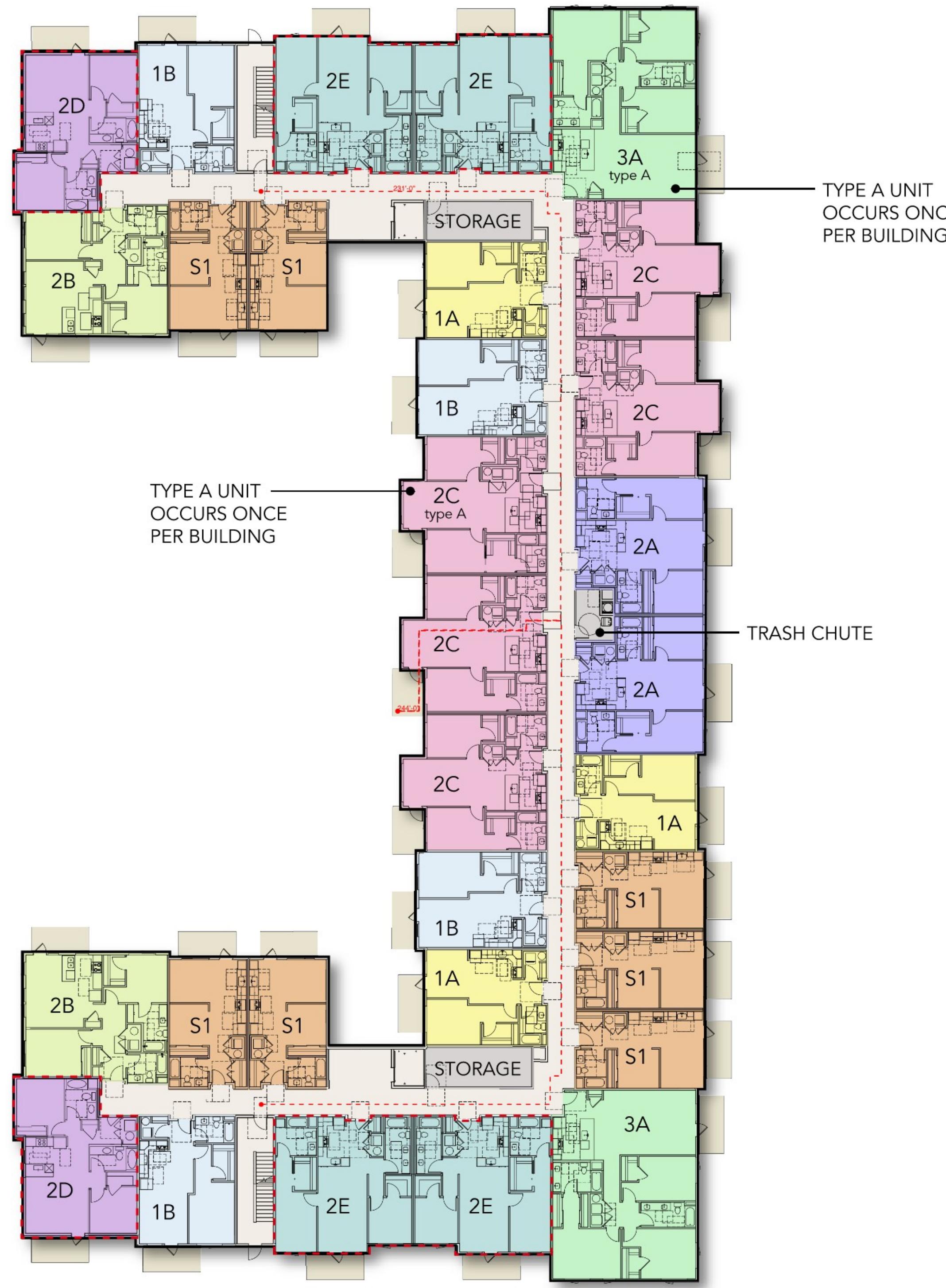
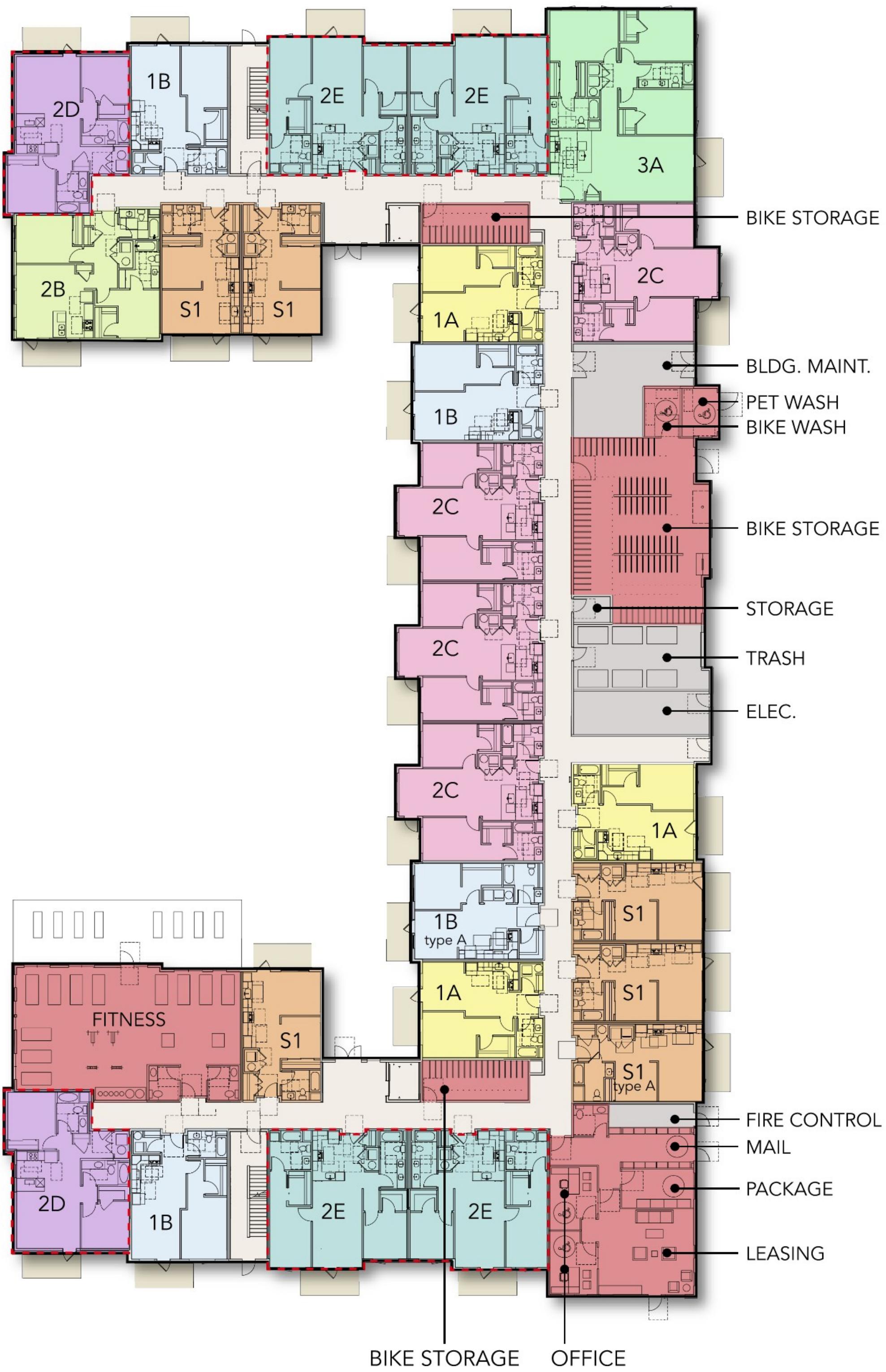
11.11.2025

PNA JOB 2022-017

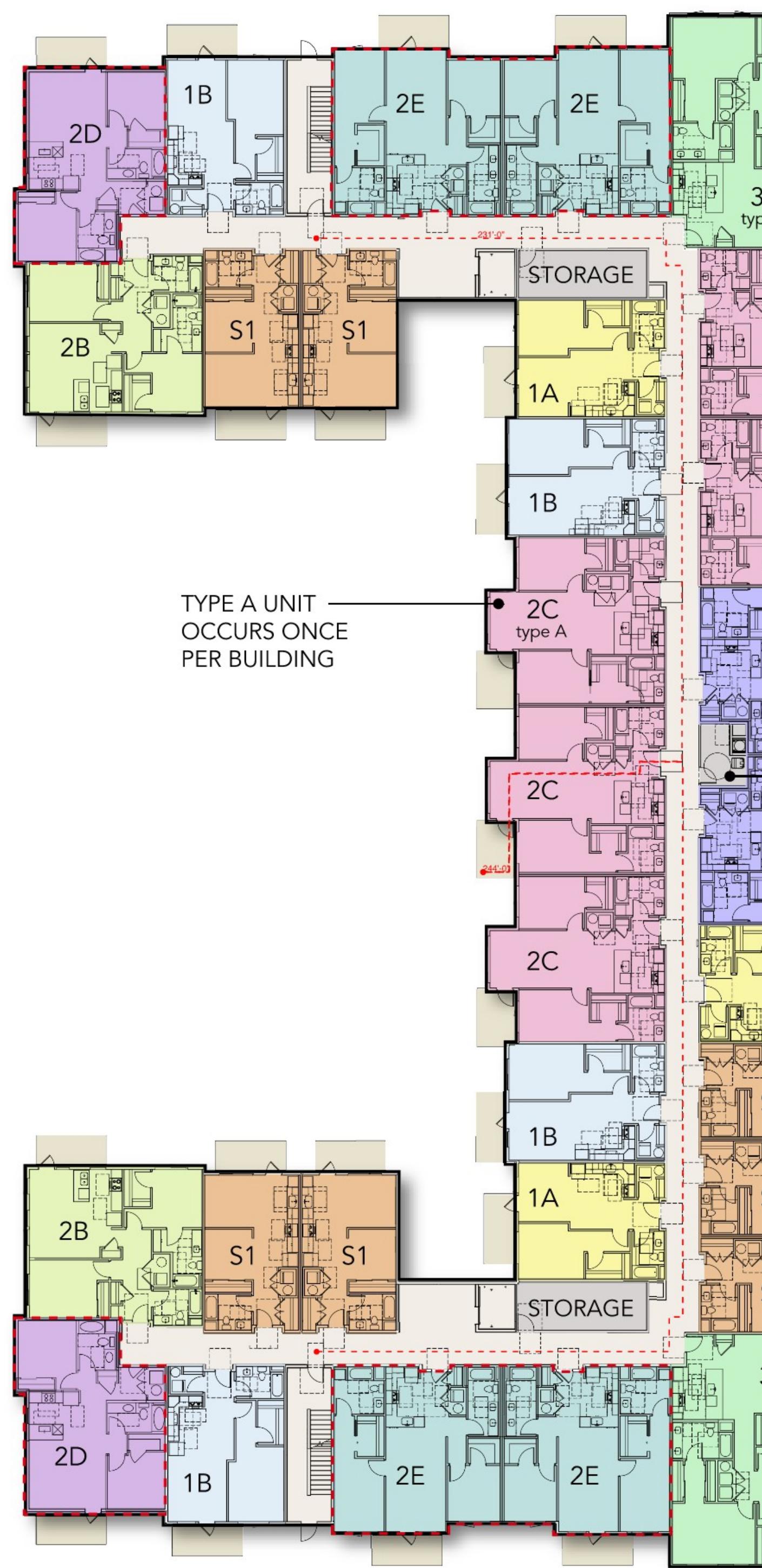
NOTE: LANDSCAPE SHOWN AS ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.

Sheet A-11

pivot north



| LEGEND | |
|---|----------------------------|
| | AMENITY |
| | BACK OF HOUSE/UTILITY |
| | DECKS/BALCONY (80 SF MIN.) |
| | UNIT S1 |
| | UNIT 1A |
| | UNIT 1B |
| | UNIT 2A |
| | UNIT 2B |
| | UNIT 2C |
| | UNIT 2D (NEW UNIT) |
| | UNIT 2E (NEW UNIT) |
| | UNIT 3A |



BUILDING 1
LEVEL 3

SCALE: 1"=10'

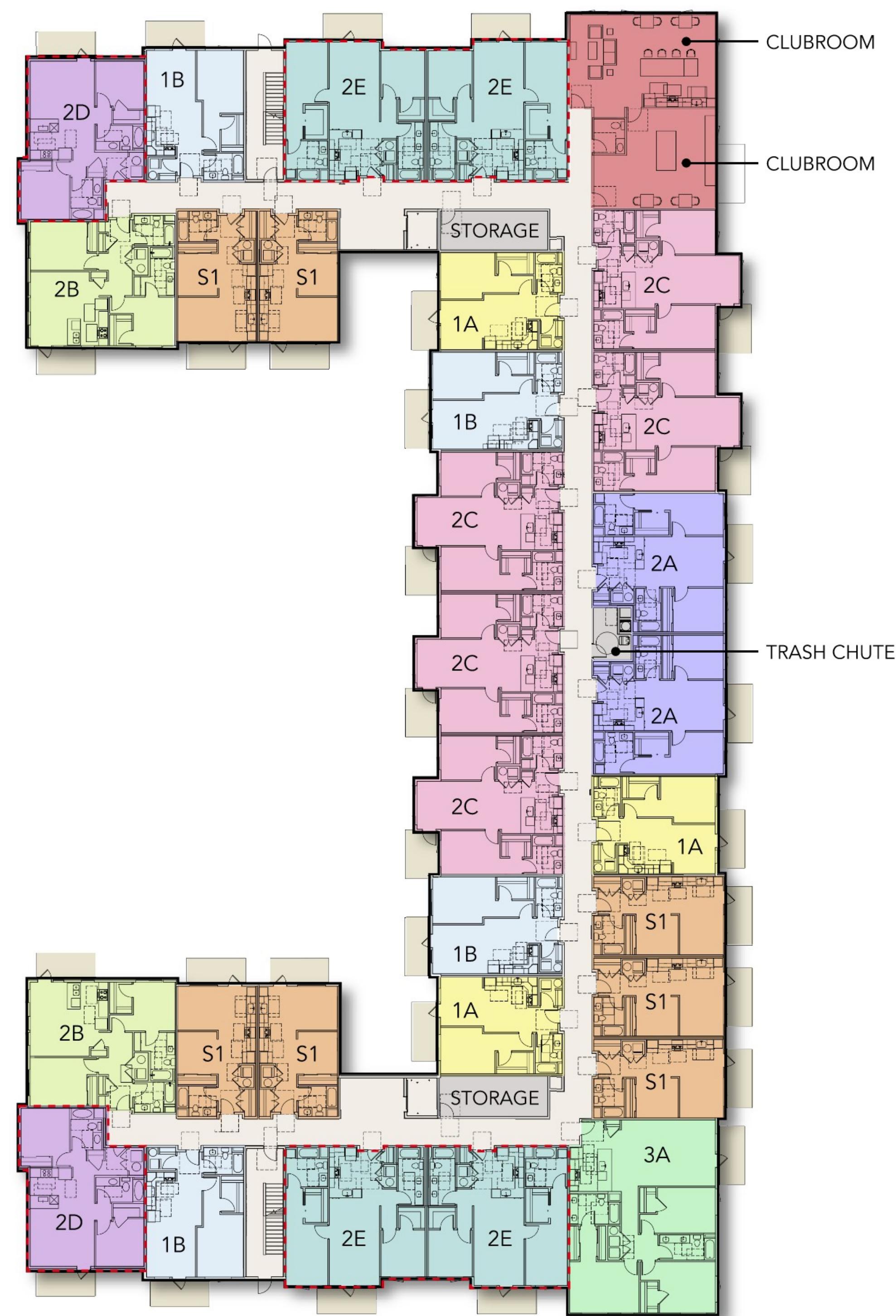
BUILDING PLANS

ANTIOCH APARTMENTS

11.11.2025

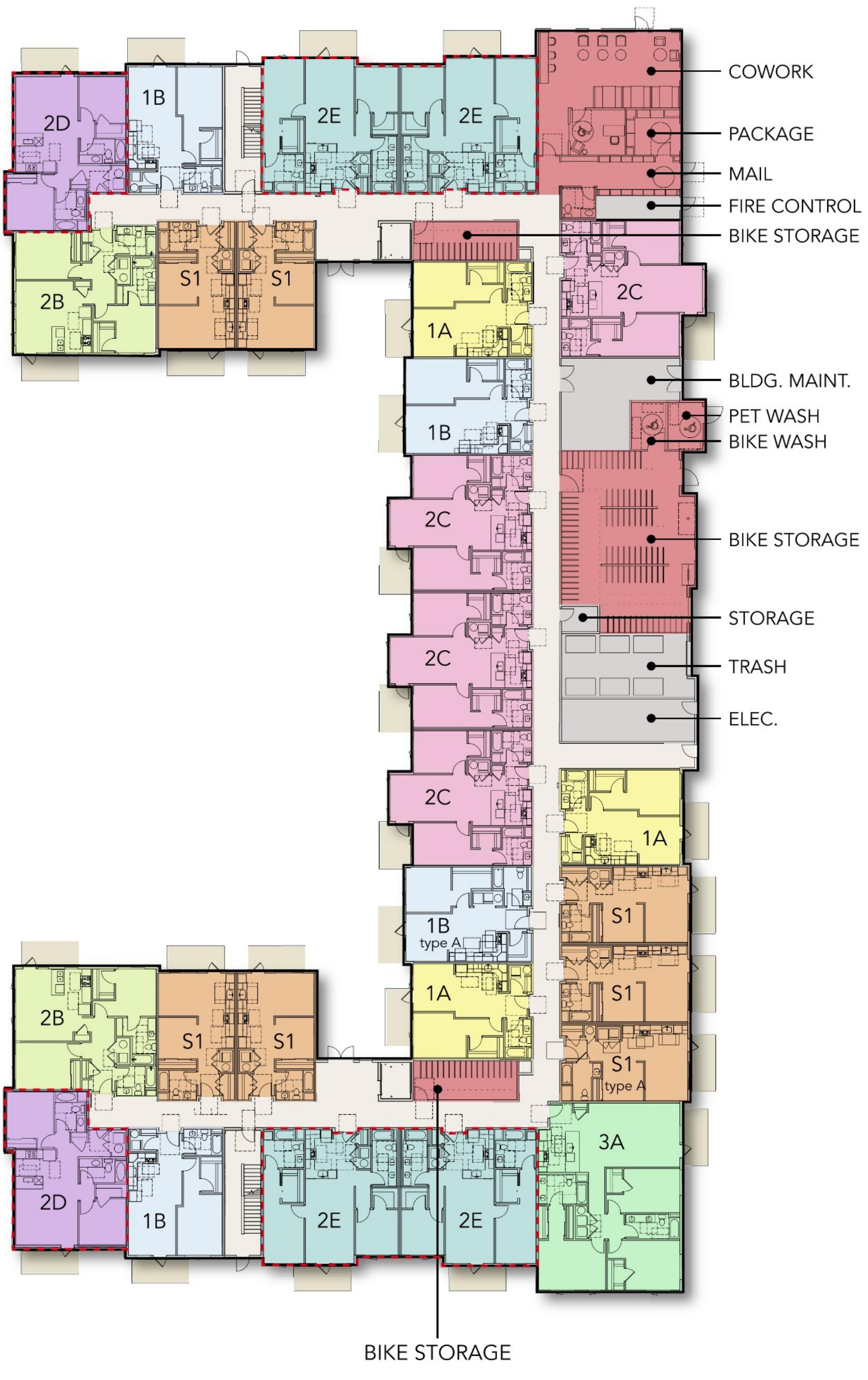
8695 W. Marigold St., Garden City ID 83714

PNA JOB 2022-017

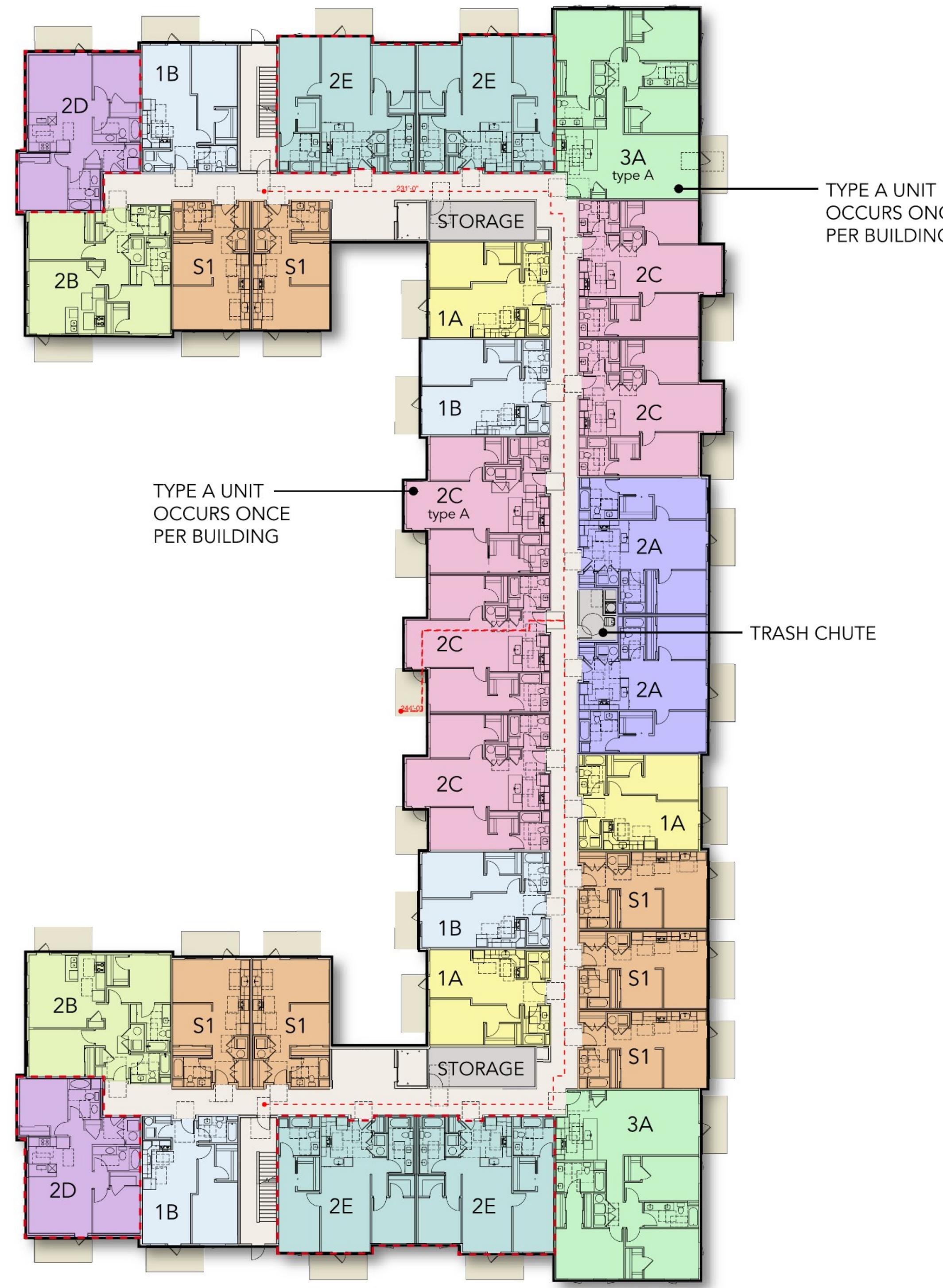


BUILDING 1
LEVEL 4

| LEGEND | |
|--------|----------------------------|
| | AMENITY |
| | BACK OF HOUSE/UTILITY |
| | DECKS/BALCONY (80 SF MIN.) |
| | UNIT S1 |
| | UNIT 1A |
| | UNIT 1B |
| | UNIT 2A |
| | UNIT 2B |
| | UNIT 2C |
| | UNIT 2D (NEW UNIT) |
| | UNIT 2E (NEW UNIT) |
| | UNIT 3A |

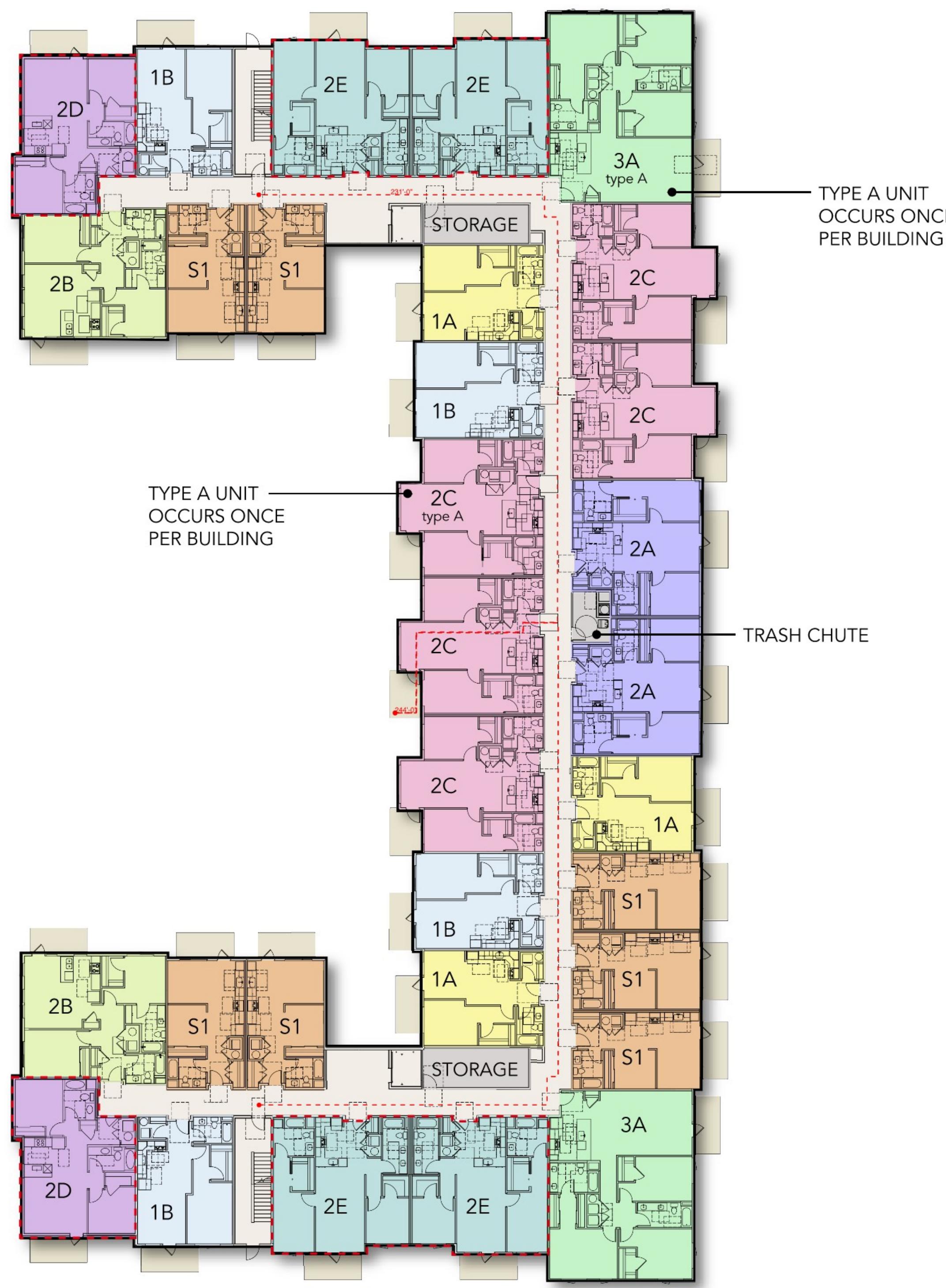


BUILDING 2
LEVEL 1



BUILDING 2
LEVEL 2

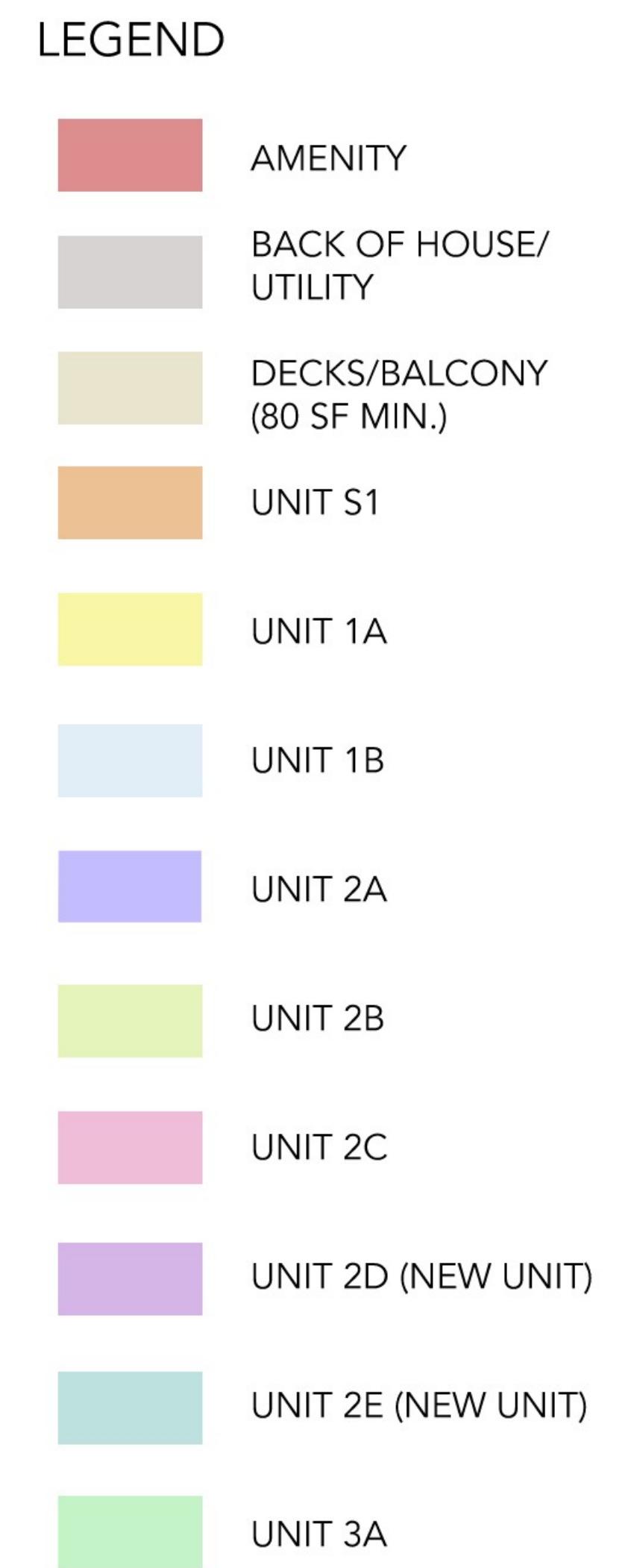
| LEGEND | |
|--------|-------------------------------|
| | AMENITY |
| | BACK OF HOUSE/ UTILITY |
| | DECKS/BALCONY (80 SF MIN.) |
| | UNIT S1 |
| | UNIT 1A |
| | UNIT 1B |
| | UNIT 2A |
| | UNIT 2B |
| | UNIT 2C |
| | UNIT 2D (NEW UNIT) |
| | UNIT 2E (NEW UNIT) |
| | UNIT 3A |

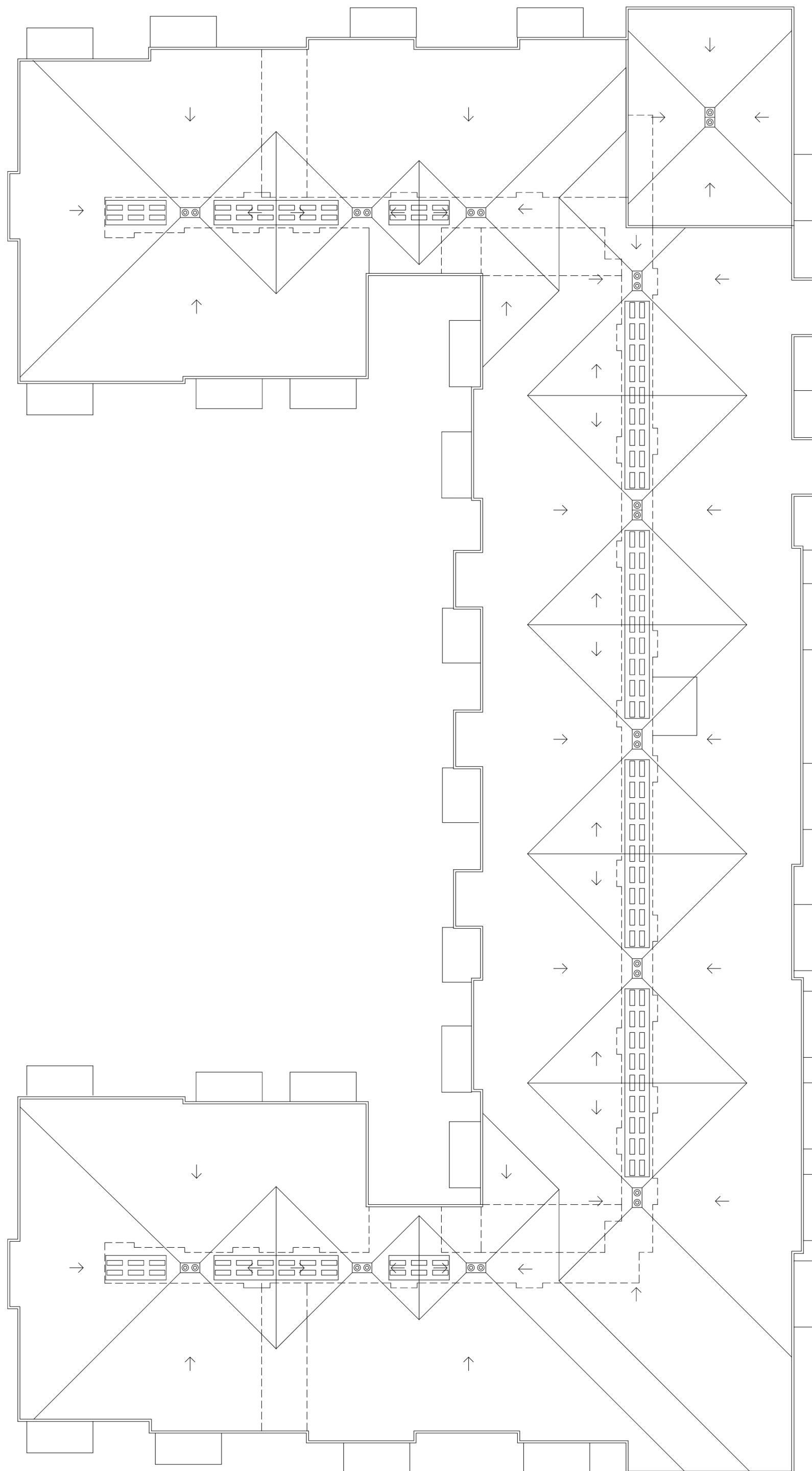


BUILDING 2
LEVEL 3



BUILDING 2
LEVEL 4





BUILDINGS 1 & 2
ROOF

Sheet A-16

BUILDING PLANS

ANTIOCH APARTMENTS

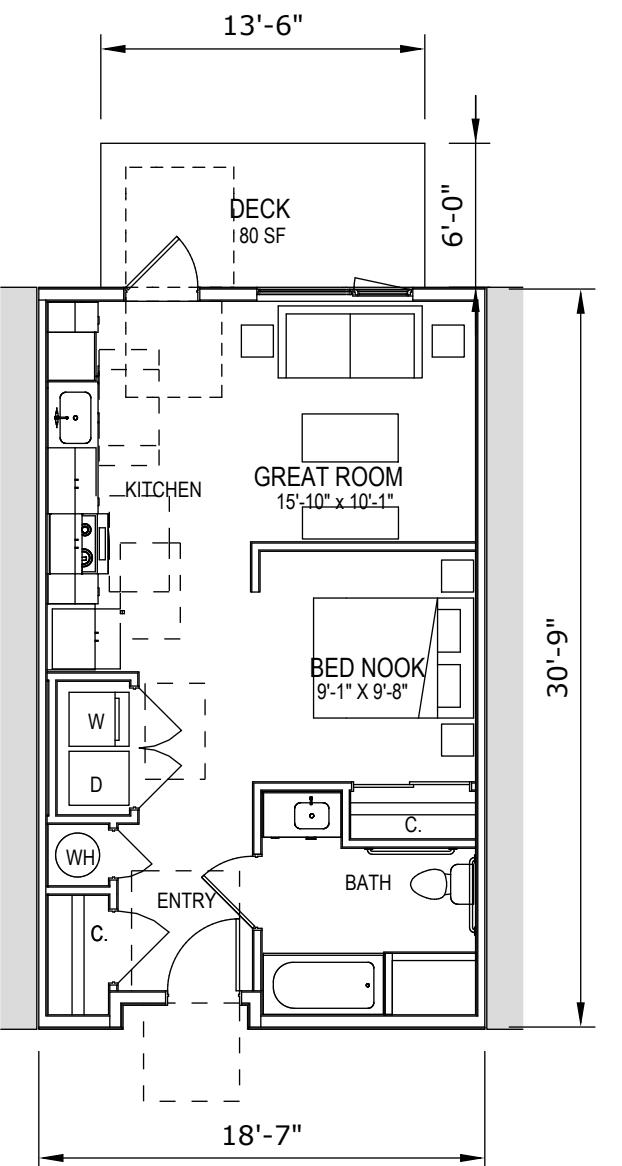
11.11.2025

SCALE: 1"=20'

8695 W. Marigold St., Garden City ID 83714

PNA JOB 2022-017

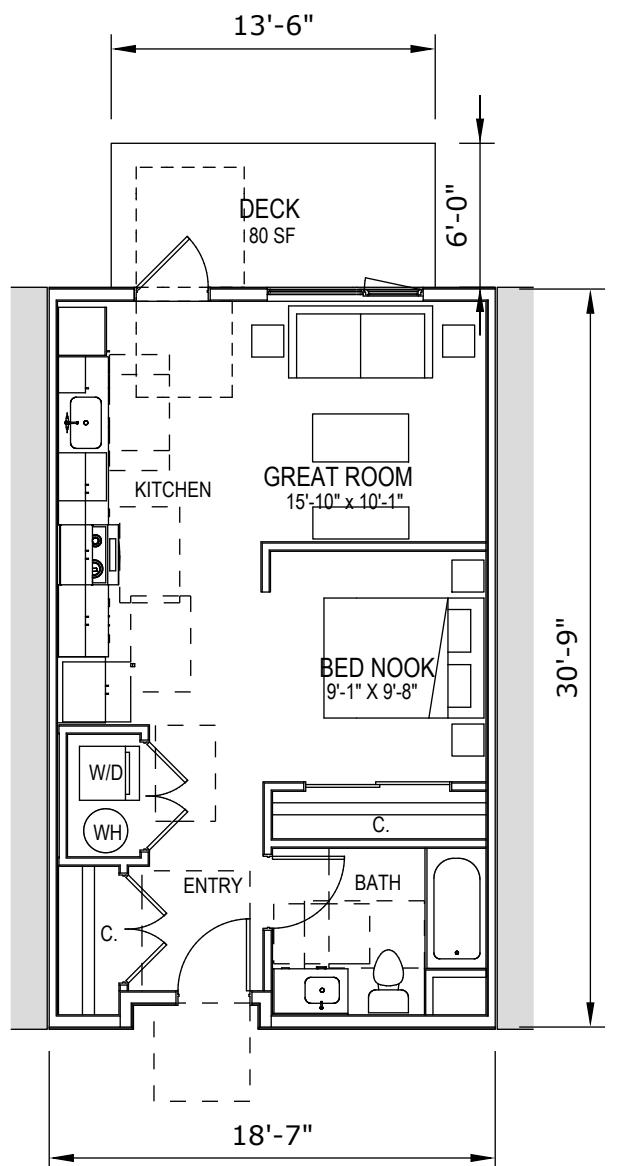
pivot north



UNIT S1

+/- 560 SF NET
53 OCCURRENCES

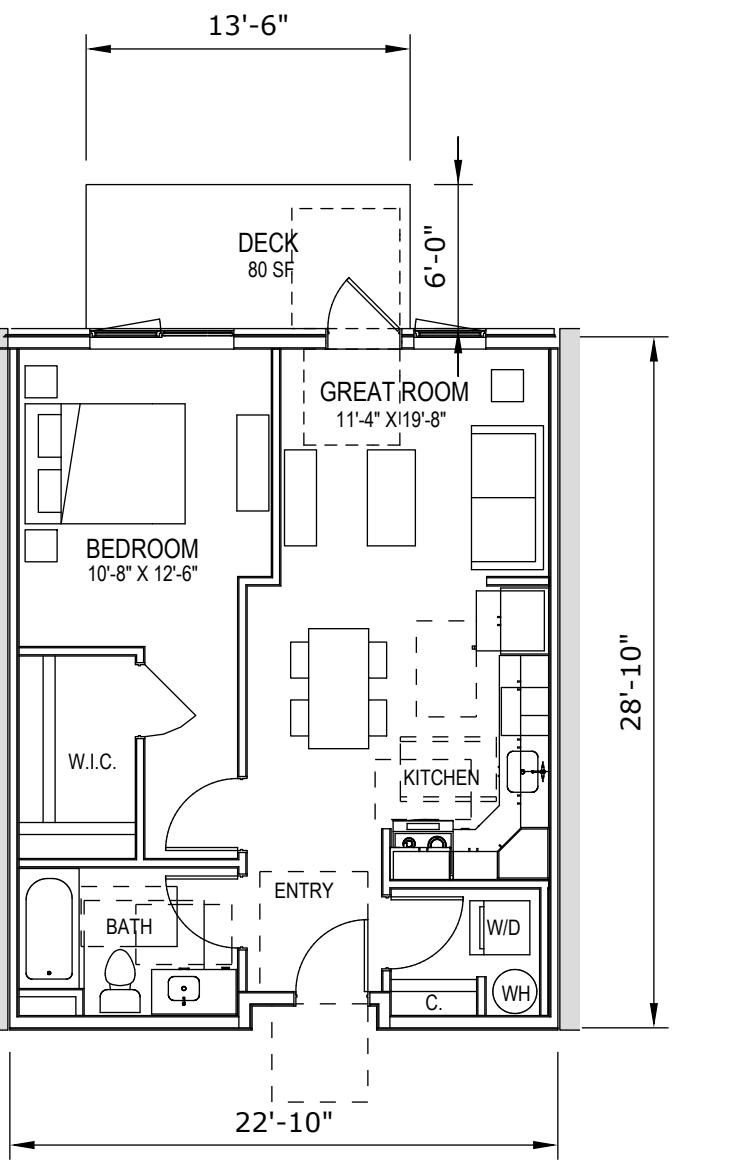
(FROM MERITAGE WEST)
(FROM MERITAGE WEST)



UNIT S1 type A

+/- 560 SF NET
2 OCCURRENCES

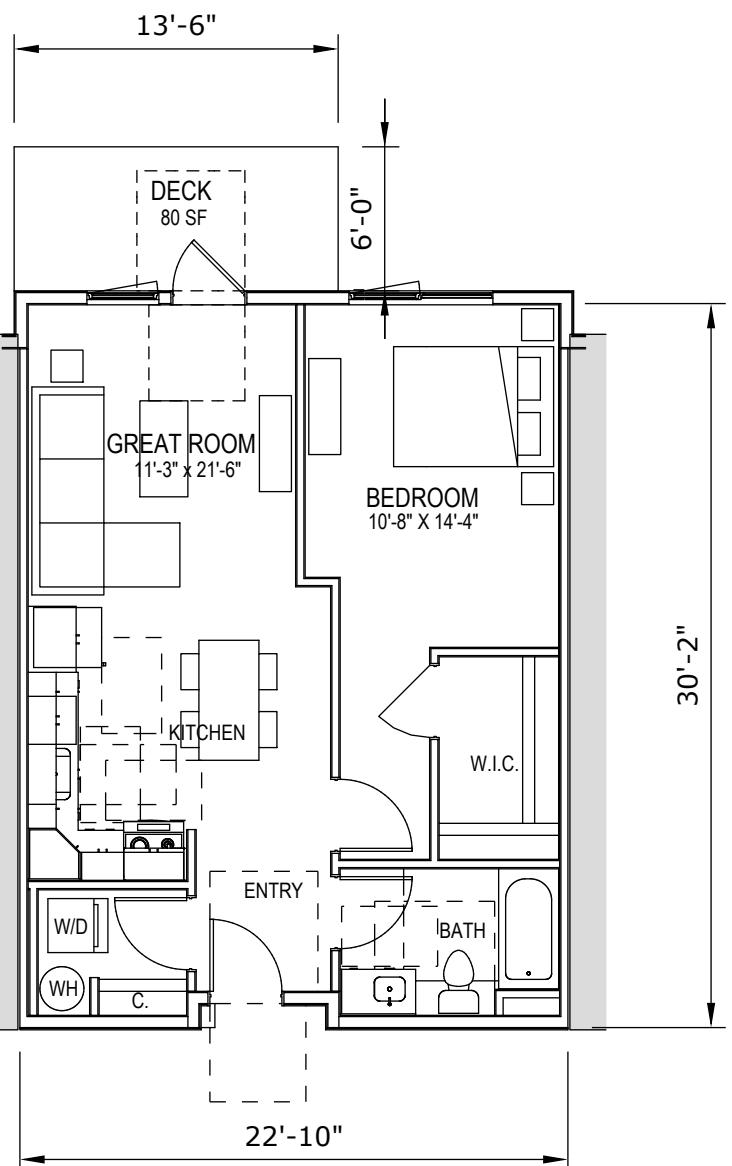
(FROM MERITAGE WEST)
(FROM MERITAGE WEST)



UNIT 1A

+/- 644 SF NET
24 OCCURRENCES

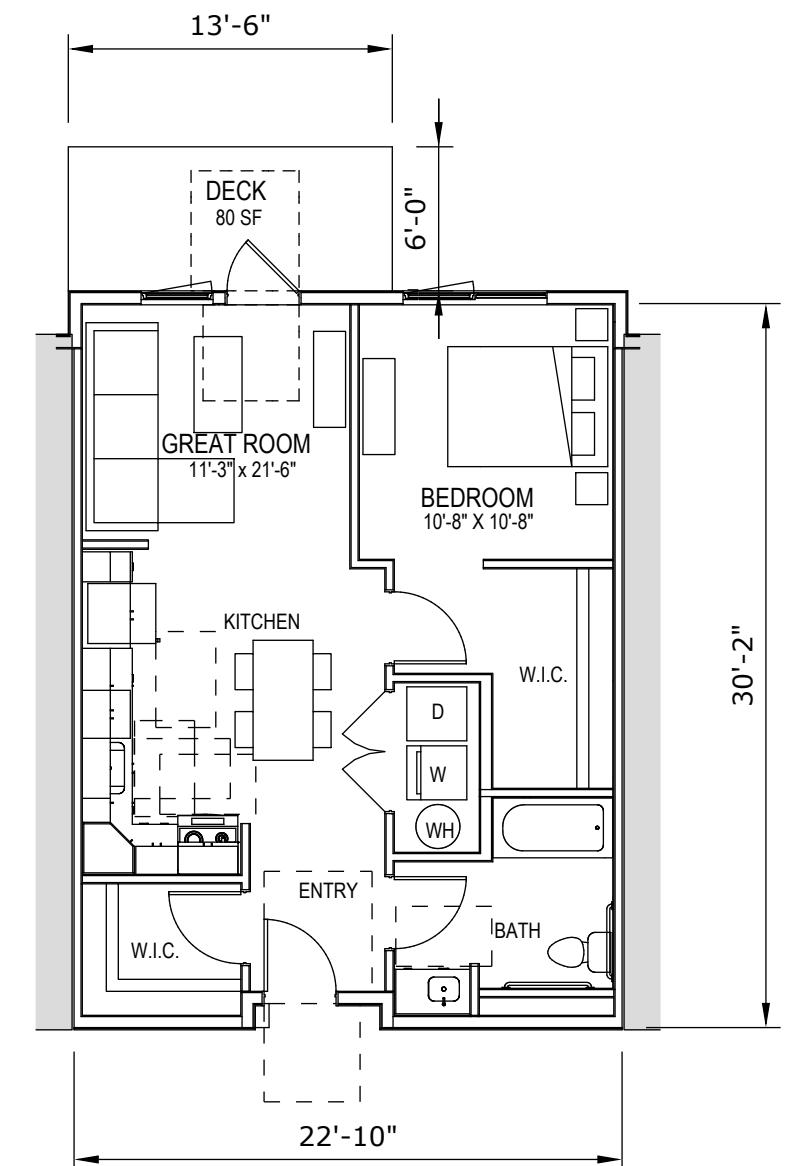
(FROM MERITAGE WEST)
(FROM MERITAGE WEST)



UNIT 1B

+/- 686 SF NET
30 OCCURRENCES

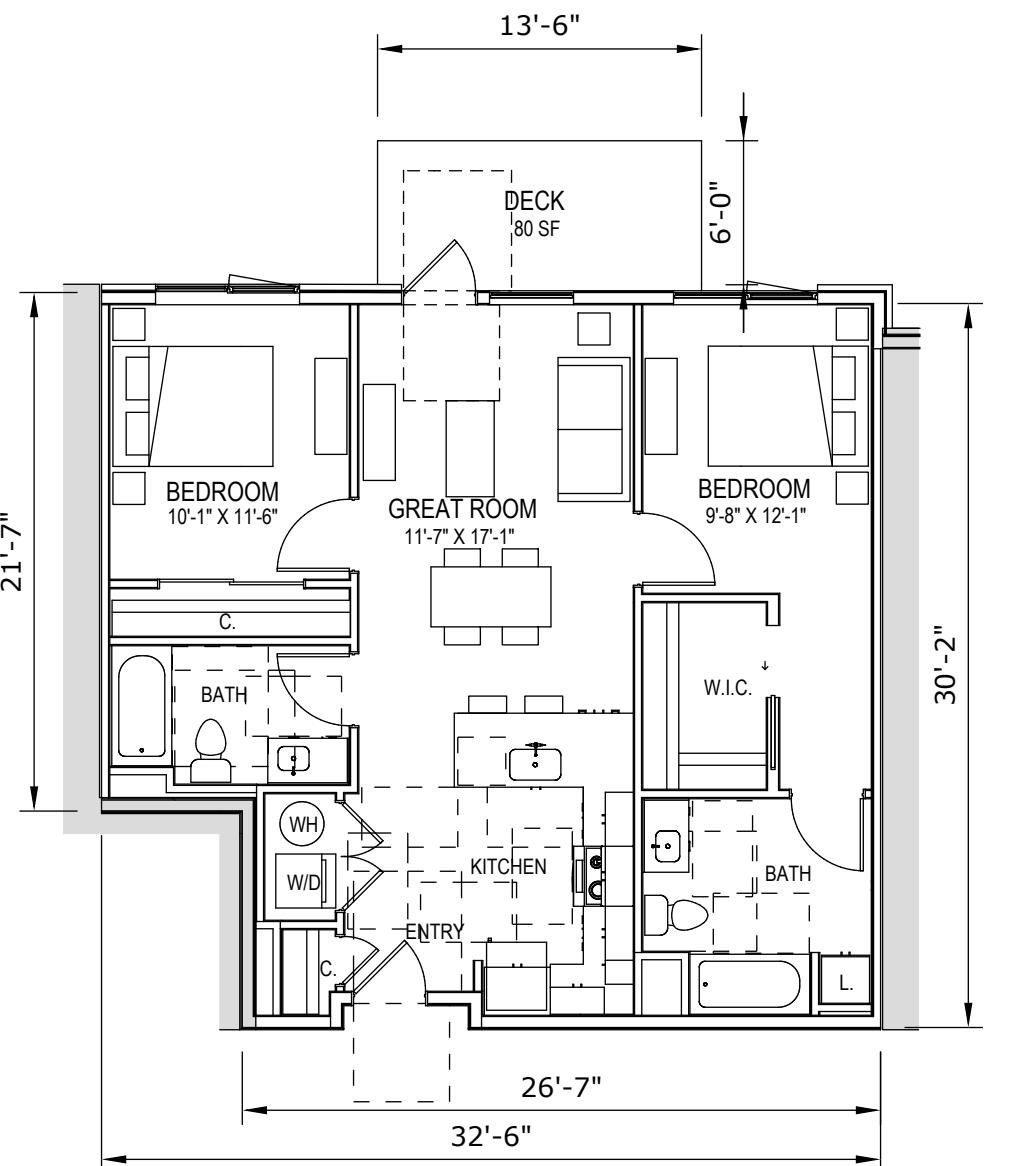
(FROM MERITAGE WEST)
(FROM MERITAGE WEST)



UNIT 1B type A

+/- 686 SF NET
2 OCCURRENCES

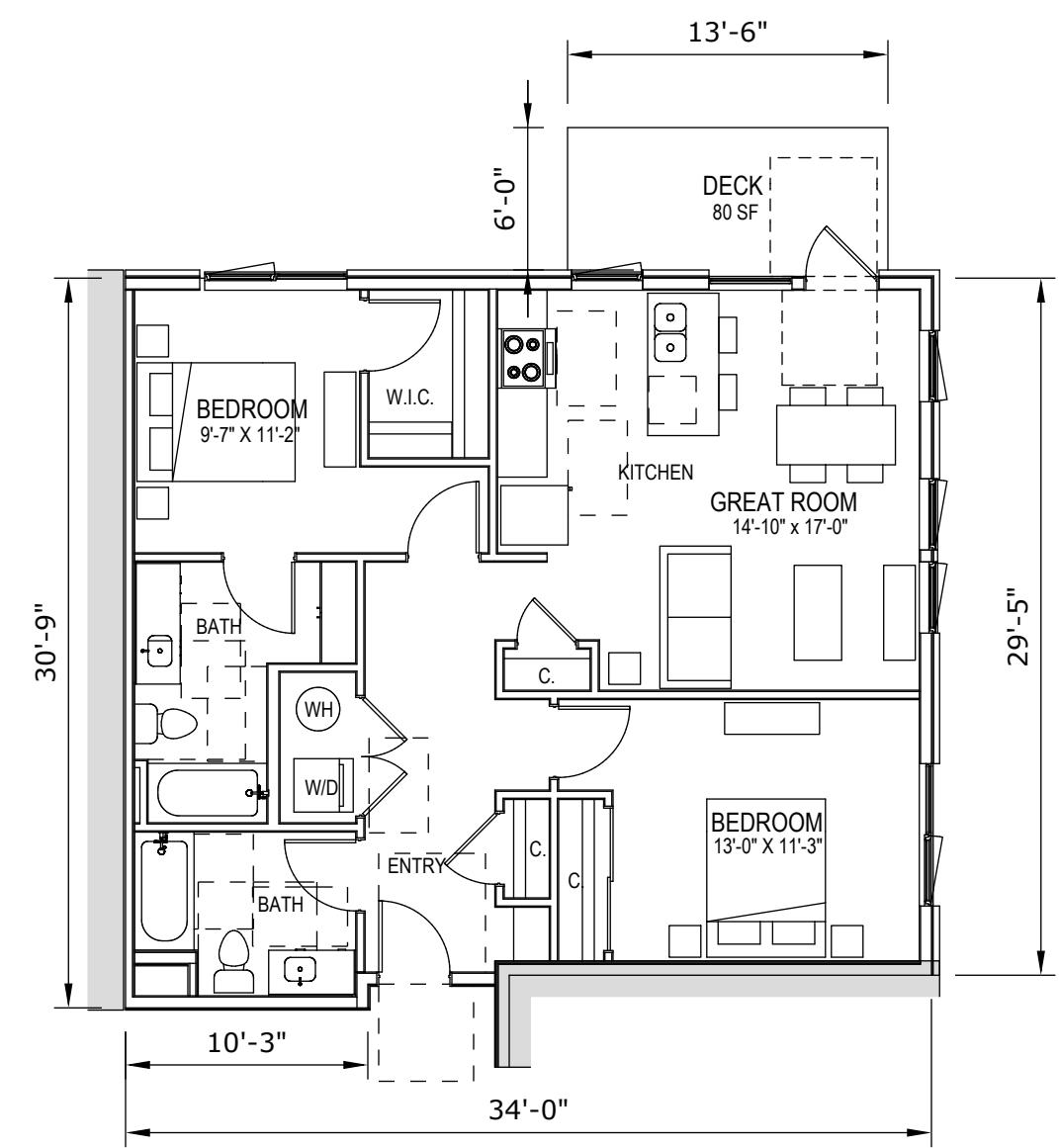
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(FROM MERITAGE WEST)



UNIT 2A

+/- 960 SF NET
12 OCCURRENCES

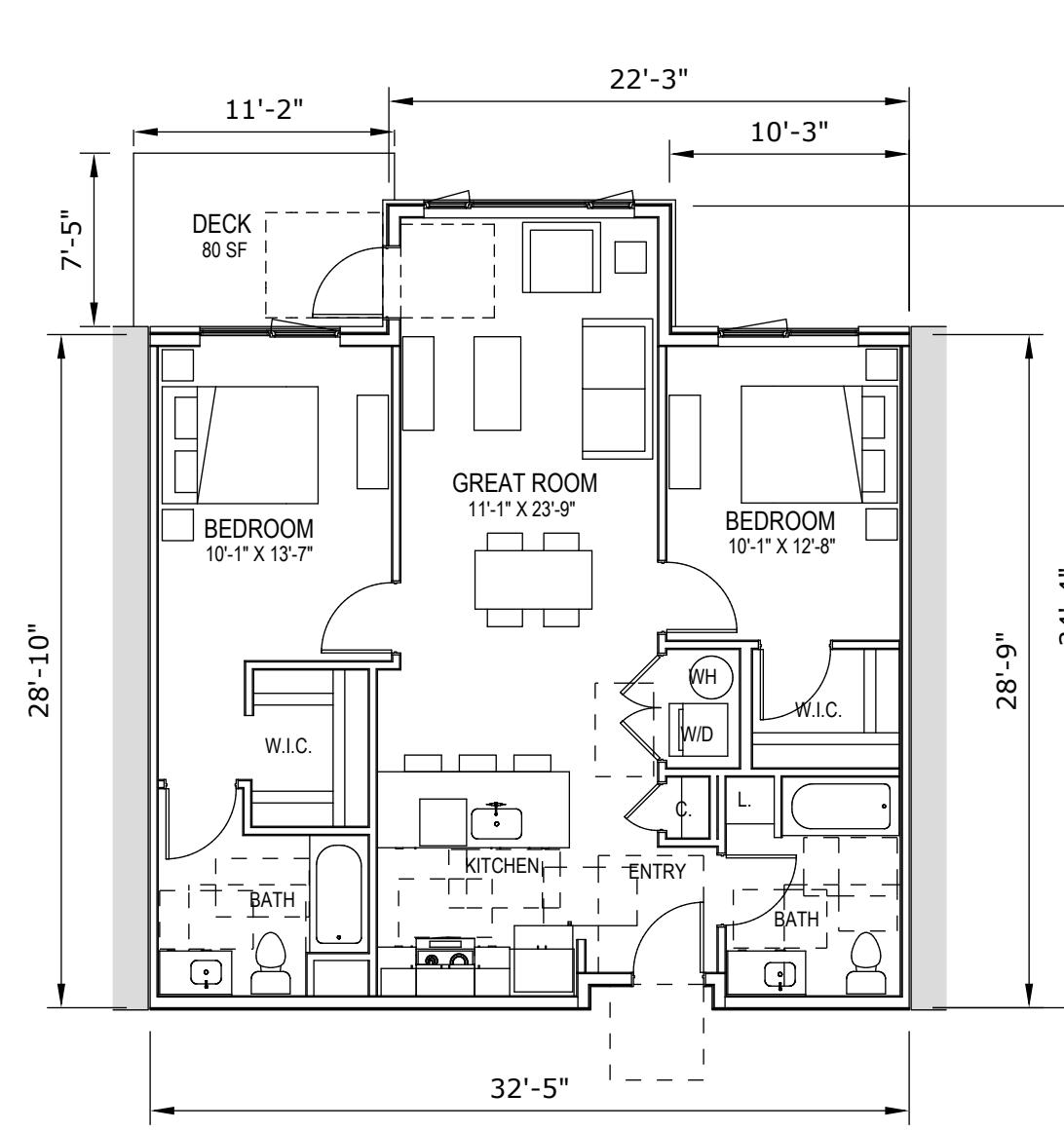
(FROM MERITAGE WEST)
(FROM MERITAGE WEST)



UNIT 2B

+/- 966 SF NET
15 OCCURRENCES

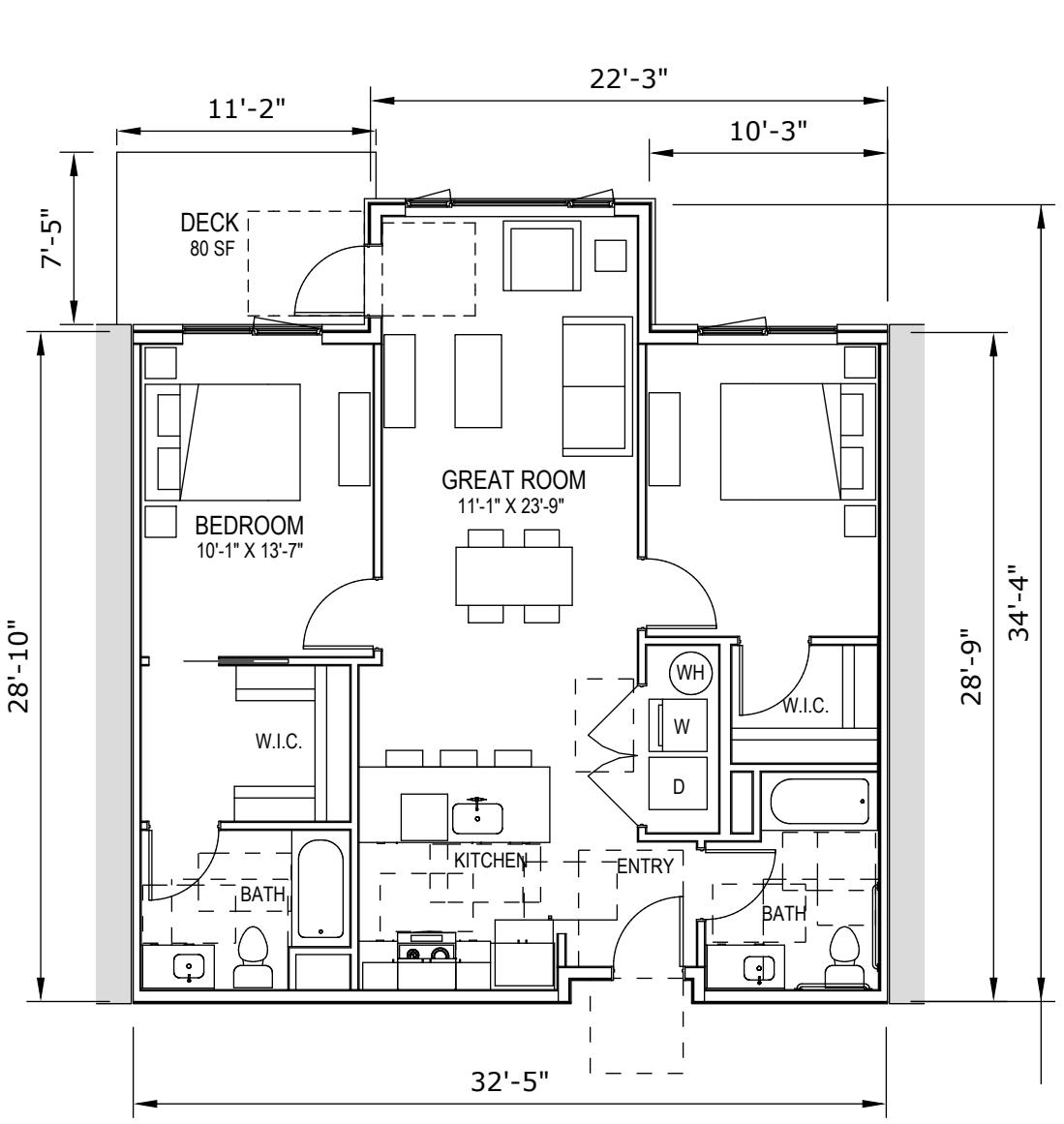
(FROM MERITAGE WEST)
(FROM MERITAGE WEST)



UNIT 2C

+/- 978 SF NET
36 OCCURRENCES

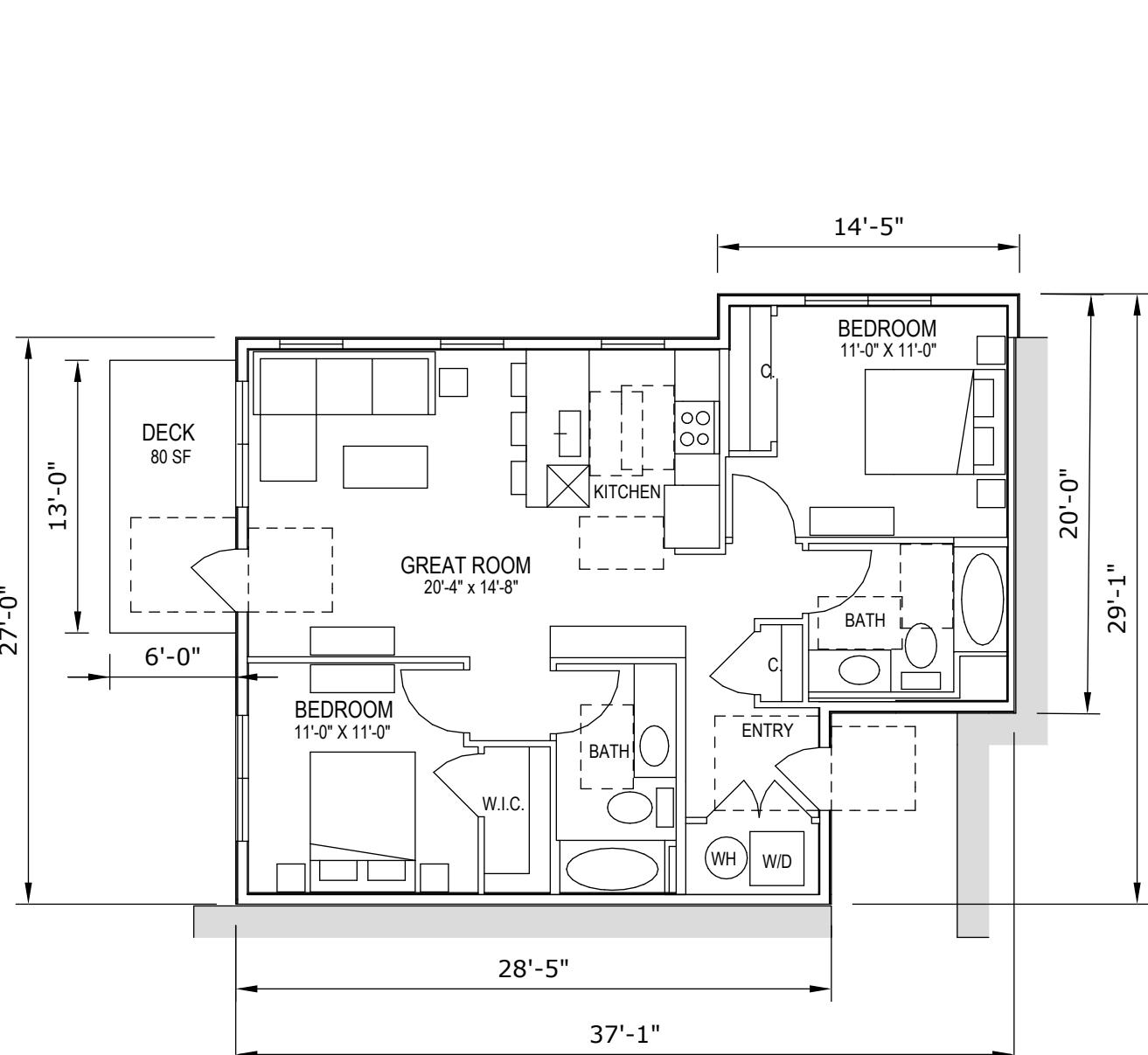
(FROM MERITAGE WEST)
(FROM MERITAGE WEST)



UNIT 2C type A

+/- 978 SF NET
2 OCCURRENCES

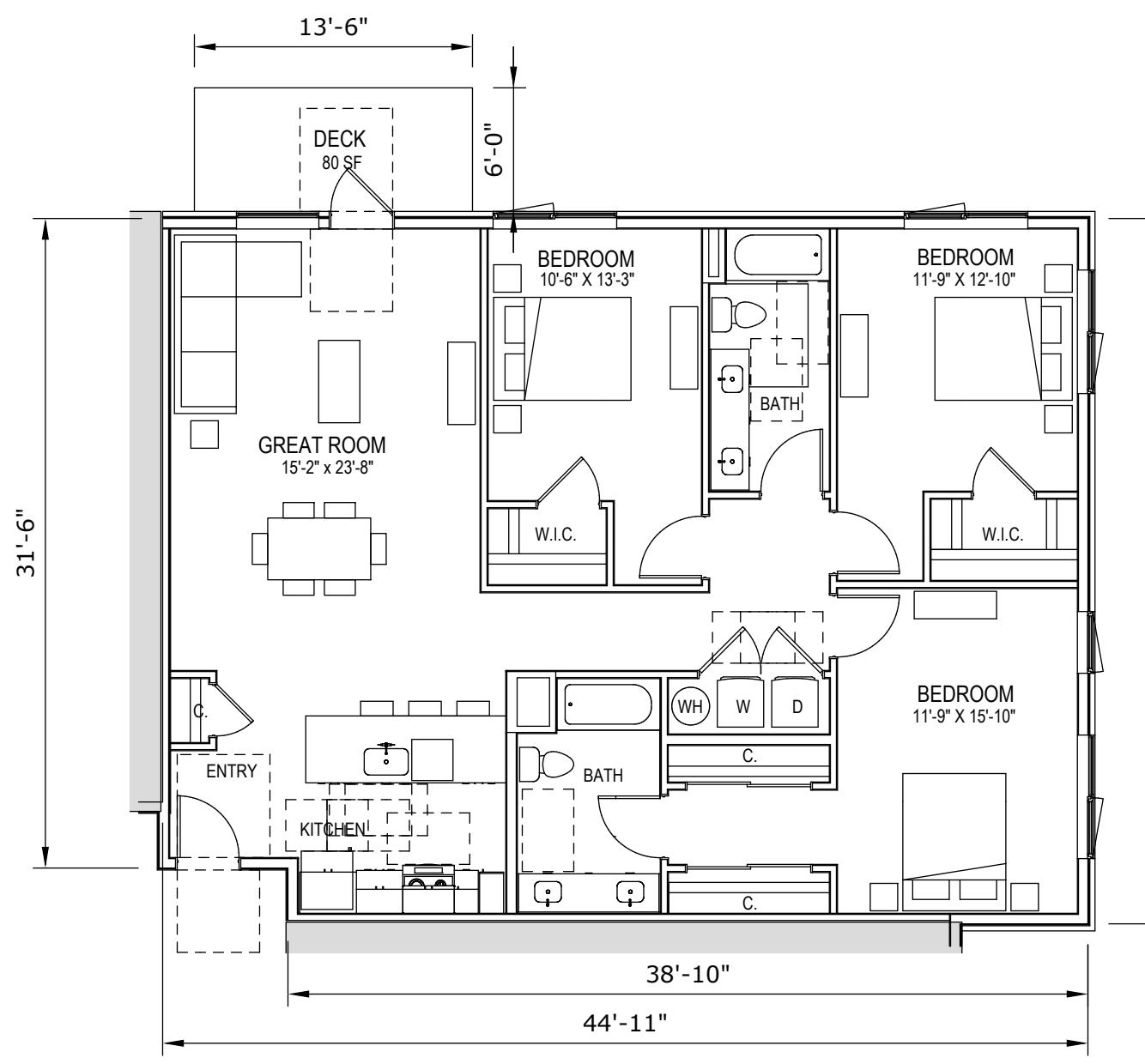
(FROM MERITAGE WEST)
(FROM MERITAGE WEST)



UNIT 2D

+/- 860 SF NET
16 OCCURRENCES

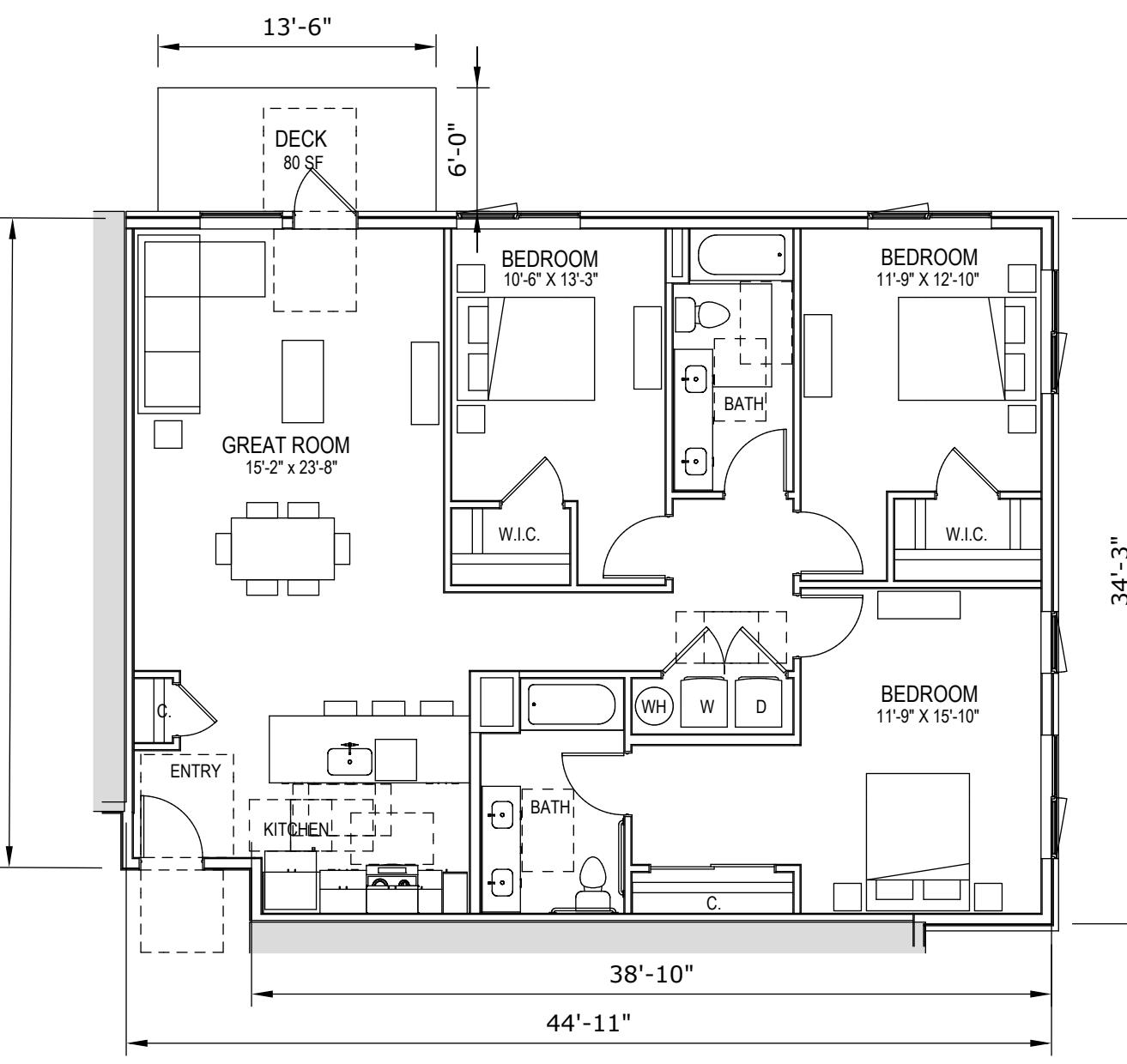
(NEW UNIT)
(NEW UNIT)



UNIT 3A

+/- 1,485 SF NET
10 OCCURRENCES

(FROM MERITAGE WEST)
(FROM MERITAGE WEST)



UNIT 3A type A

+/- 1,485 SF NET
2 OCCURRENCES

(FROM MERITAGE WEST)
(FROM MERITAGE WEST)

SCALE: 1/8"=1'-0" @ 24x36

UNIT PLANS

ANTIOCH APARTMENTS

8695 W. Marigold St., Garden City ID 83714

PNA JOB 2022-017

Sheet A-17

pivot north

11/11/2025

Antioch Apartments

Buiding 1 Summary

| Unit Summary: | | | | | | |
|---------------------|------------|-----------------|------|------------------|----------|---|
| | COUNT | UNIT NET SF* | DECK | NSF + DECK | SUBTOTAL | % |
| 1-open | 27 | 560 | 80 | 640 | | |
| Subtotal Studio | 27 | 560 | | 15,120 | 23.1% | |
| 1A | 12 | 644 | 80 | 724 | | |
| 1B | 16 | 686 | 80 | 766 | | |
| Subtotal 1- bedroom | 28 | 668 | | 18,704 | 23.9% | |
| 2A | 6 | 960 | 80 | 1,040 | | |
| 2B | 7 | 966 | 80 | 1,046 | | |
| 2C | 19 | 978 | 80 | 1,058 | | |
| 2D | 8 | 860 | 80 | 940 | | |
| 2E | 16 | 970 | 80 | 1,050 | | |
| Subtotal 2- bedroom | 56 | 955 | | 53,504 | 47.9% | |
| 3A | 6 | 1,485 | 80 | 1,565 | | |
| Subtotal 3-bedroom: | 6 | 1,485 | | 8,910 | 5.1% | |
| TOTAL: | 117 | 823 ave. | | 96,238 SF | | |

*Note: Data taken to inside face of exterior walls excluding exterior wall / corridor /partii walls

Parking Summary:

| Parking Required: | | | | Parking Proposed: | | | |
|---------------------------|------------|-------------|------------|---------------------------|------------|-------|-------|
| | # | ratio | total | | # | ratio | total |
| Studio: | 27 | 1 | 27 | Carport: | 10x20 | 117 | |
| 1-bed: | 28 | 1 | 28 | Standard: | 9x18 | 62 | |
| 2-bed: | 56 | 2 | 112 | | | | |
| 3-bed: | 6 | 2 | 12 | | | | |
| Guest (units 1-10): | 5 | 0.5 | 3 | | | | |
| Guest (units >10): | 112 | 0.1 | 12 | | | | |
| Subtotal Required: | 194 | 1.66 | 194 | Subtotal Provided: | 179 | | |
| Covered Required: | | | 117 | Covered (Carport): | 117 | | |

Bike Parking Summary:

| Bike Parking Required: | | | | Bike Parking Proposed: | | | |
|------------------------|------------|-------|------------|------------------------|------------|-------|-------|
| | # | ratio | total | | # | ratio | total |
| Covered: | 117 | 1:1 | 117 | Covered: | 117 | | |
| Guest (units 1-10): | 10 | 0.5 | 5 | Guest: | 28 | | |
| Guest (units >10): | 107 | 0.1 | 11 | | | | |
| Total Required: | 133 | | 133 | Total Proposed: | 145 | | |

Antioch Apartments

Buiding 2 Summary

| Unit Summary: | | | | | | |
|---------------------|------------|-----------------|------|------------------|----------|---|
| | COUNT | UNIT NET SF* | DECK | NSF + DECK | SUBTOTAL | % |
| 1-open | 28 | 560 | 80 | 640 | | |
| Subtotal Studio | 28 | 560 | | 15,680 | 23.5% | |
| 1A | 12 | 644 | 80 | 724 | | |
| 1B | 16 | 686 | 80 | 766 | | |
| Subtotal 1- bedroom | 28 | 668 | | 18,704 | 23.5% | |
| 2A | 6 | 960 | 80 | 1,040 | | |
| 2B | 8 | 966 | 80 | 1,046 | | |
| 2C | 19 | 978 | 80 | 1,058 | | |
| 2D | 8 | 860 | 80 | 940 | | |
| 2E | 16 | 970 | 80 | 1,050 | | |
| Subtotal 2- bedroom | 57 | 956 | | 54,470 | 47.9% | |
| 3A | 6 | 1,485 | 80 | 1,565 | | |
| Subtotal 3-bedroom: | 6 | 1,485 | | 8,910 | 5.0% | |
| TOTAL: | 119 | 822 ave. | | 97,764 SF | | |

*Note: Data taken to inside face of exterior walls excluding exterior wall / corridor /partii walls

Antioch Apartments

Project Total

| Unit Summary: | | | | | | |
|---------------------|------------|-----------------|------|-------------------|----------|---|
| | COUNT | UNIT NET SF* | DECK | NSF + DECK | SUBTOTAL | % |
| 1-open | 55 | 560 | 80 | 640 | | |
| Subtotal Studio | 55 | 560 | | 30,800 | 23.3% | |
| 1A | 24 | 644 | 80 | 724 | | |
| 1B | 32 | 686 | 80 | 766 | | |
| Subtotal 1- bedroom | 56 | 668 | | 37,408 | 23.7% | |
| 2A | 12 | 960 | 80 | 1,040 | | |
| 2B | 15 | 966 | 80 | 1,046 | | |
| 2C | 38 | 978 | 80 | 1,058 | | |
| 2D | 16 | 860 | 80 | 940 | | |
| 2E | 32 | 970 | 80 | 1,050 | | |
| Subtotal 2- bedroom | 113 | 956 | | 107,974 | 47.9% | |
| 3A | 12 | 1,485 | 80 | 1,565 | | |
| Subtotal 3-bedroom: | 12 | 1,485 | | 17,820 | 5.1% | |
| TOTAL: | 236 | 822 ave. | | 194,002 SF | | |

*Note: Data taken to inside face of exterior walls excluding exterior wall / corridor /partii walls

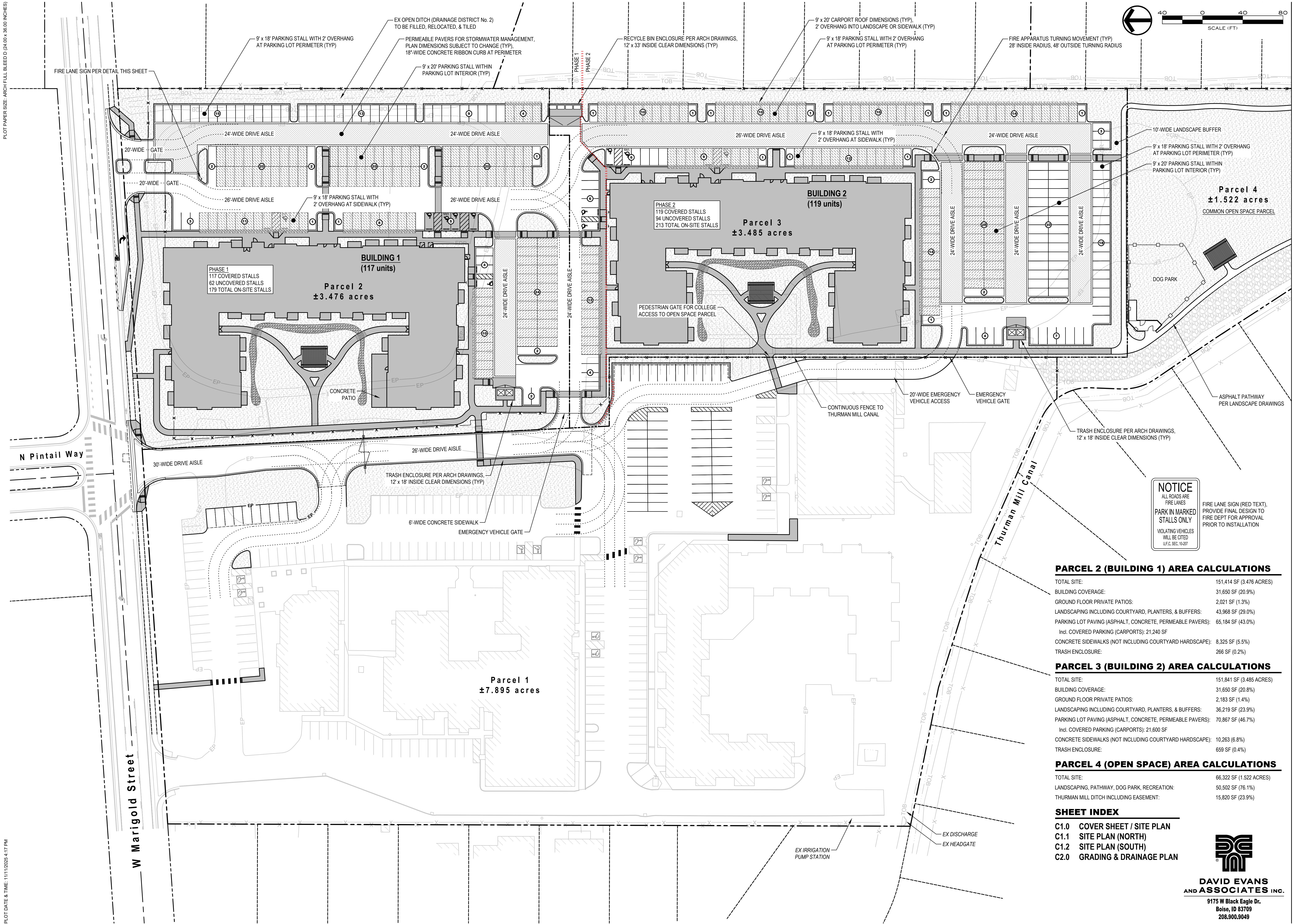
Parking Summary:

| Parking Required: | | | | Parking Proposed: | | | |
|---------------------------|------------|-------------|------------|---------------------------|------------|-------|-------|
| | # | ratio | total | | # | ratio | total |
| Studio: | 28 | 1 | 28 | Carport: | 10x20 | 119 | |
| 1-bed: | 28 | 1 | 28 | Standard: | 9x18 | 94 | |
| 2-bed: | 57 | 2 | 114 | | | | |
| 3-bed: | 6 | 2 | 12 | | | | |
| Guest (units 1-10): | 5 | 0.5 | 3 | | | | |
| Guest (units >10): | 112 | 0.1 | 12 | | | | |
| Subtotal Required: | 197 | 1.66 | 197 | Subtotal Provided: | 213 | | |
| Covered Required: | | | 119 | Covered (Carport): | 119 | | |

Bike Parking Summary:

| Bike Parking Required: | | | | Bike Parking Proposed: | | | |
|------------------------|------------|-------|------------|------------------------|------------|-------|-------|
| | # | ratio | total | | # | ratio | total |
| Covered: | 119 | 1:1 | 119 | Covered: | 119 | | |
| Guest (units 1-10): | 10 | 0.5 | 5 | Guest: | 28 | | |
| Guest (units >10): | 109 | 0.1 | 11 | | | | |
| Total Required: | 135 | | 135 | Total Proposed: | 147 | | |

Sheet A-19



Antioch Apartments

Design Review Drawings for:

PACIFIC WEST COMMUNITIES

△ Description Date



Drawing Set Issued for:

DESIGN REVIEWProject No. R22101
Issued Date 10 NOV 2025
Drawn by BEA
Sheet Title

Cover Sheet / Site Plan

Sheet Number

C1.0

Sheet Number

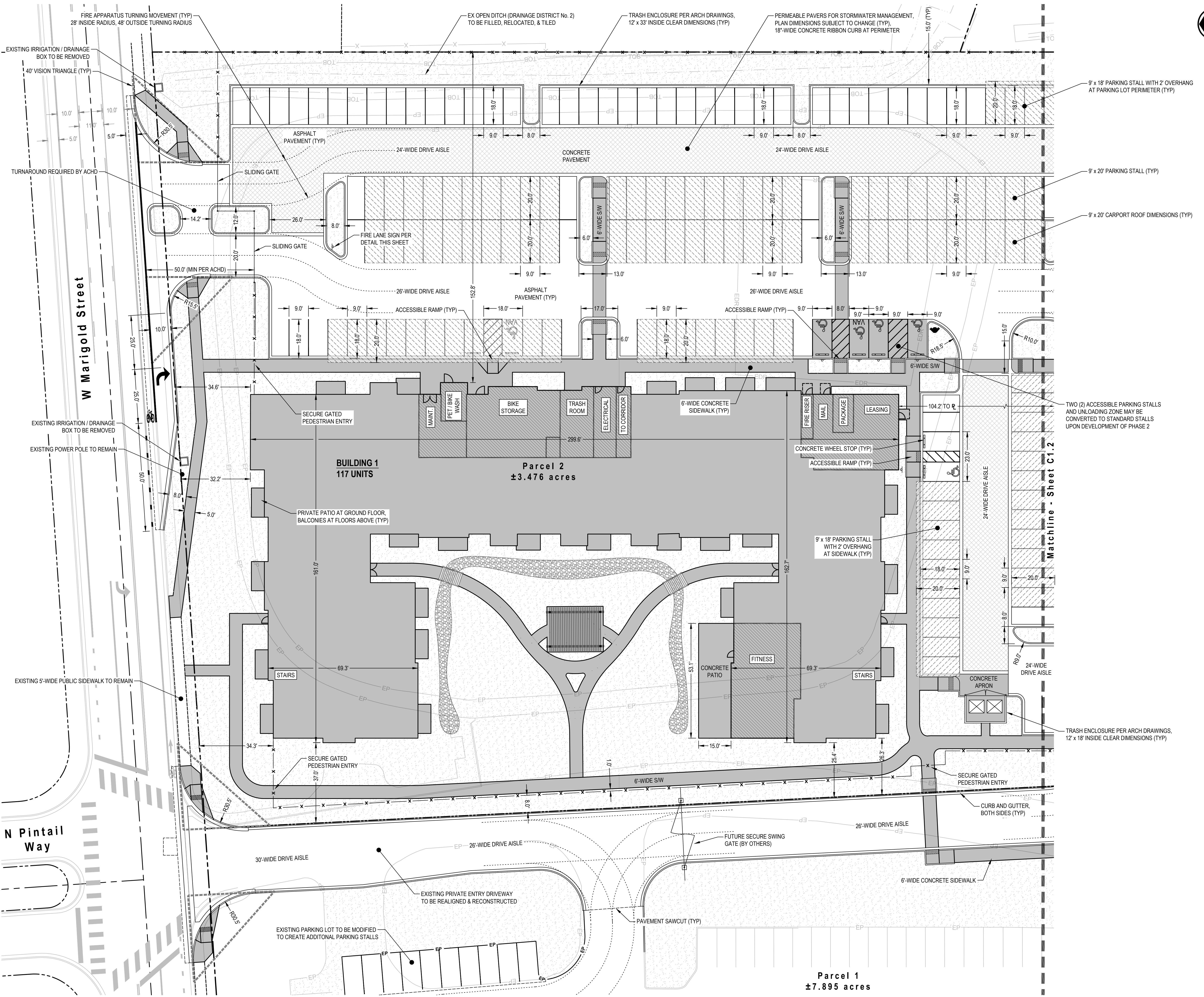
C1.0

DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

RENNISON
DESIGN
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616

Sheet Number

C1.0



NE SIGN (RED TEXT),
E FINAL DESIGN TO
PT FOR APPROVAL
O INSTALLATION

Antioch Apartments

A - 1



PACIFIC
WEST
COMMUNITIES

| Description | Date |
|-------------|------|
|-------------|------|

A circular blue ink stamp. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "REGISTERED" at the bottom. The center of the stamp contains the registration number "12645". Below the number, the text "STATE OF IDAHO" is partially visible. At the bottom of the stamp, the name "BRYAN APPLEBY" is printed. The entire stamp is rendered in a blue ink color.

Drawing Set Issued for:

Project No. R221201
Delivery Date 10 NOV 2025
Drawn by BEA

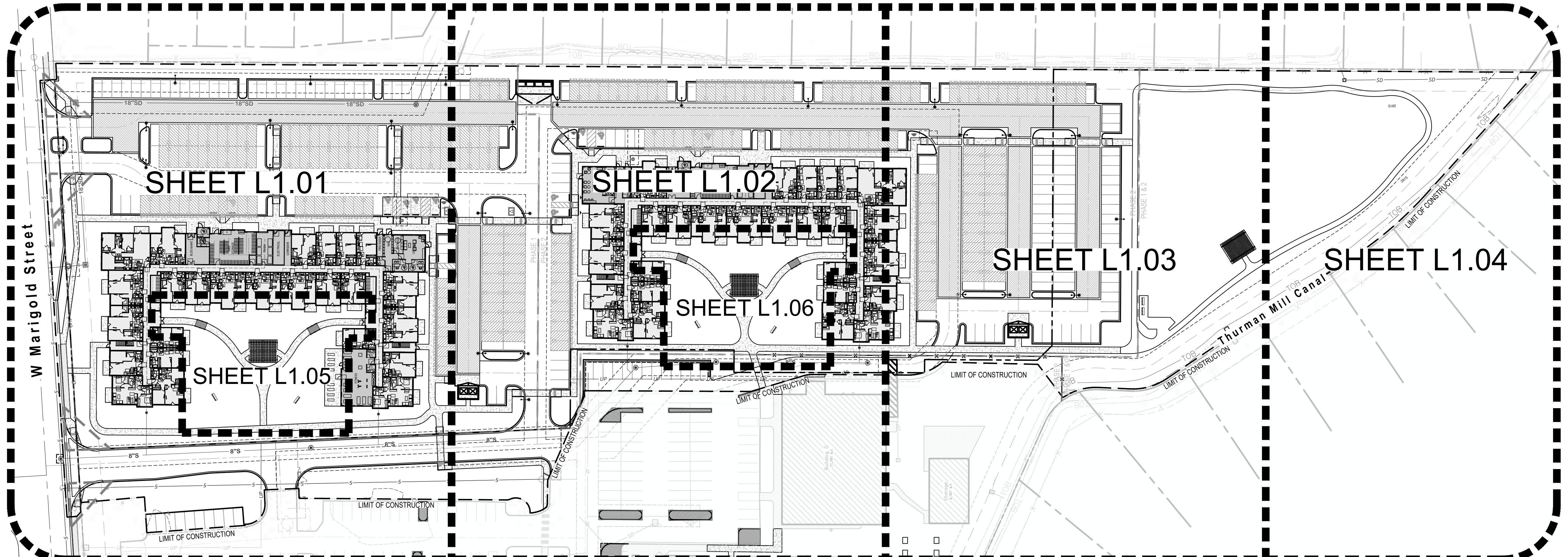
Site Plan

Set Number

C1 1

111

et Number
C1.1



VICINITY MAP
SCALE: NTS

SITE DEVELOPMENT FEATURES

MULTIFAMILY AREA 6.51 ACRES TOTAL
ZONING R-3
TOTAL MULTI FAMILY UNITS 236
TOTAL OPEN/COMMON AREA .94 ACRES
PERCENT OPEN AREA 15.5%

LANDSCAPING INFORMATION

* ROADWAY LANDSCAPE BUFFERS:
W MARIGOLD STREET:
20' STREET BUFFER
375' FEET OF STREET BUFFER
STREET TREES @ 1/50' = 9 REQUIRED; 17 PROPOSED

* TOTAL SITE LANDSCAPE AREA: (5% MIN. REQUIRED)
TOTAL LANDSCAPE AREA PROVIDED = 39,973 SF, 14% (minus setbacks and perimeter areas)

(1 TREE/1,000 SF. LANDSCAPE AREA) = 40 REQUIRED, 141 PROPOSED
(1 SHRUB/150 SF. LANDSCAPE AREA) = 266 REQUIRED, 2,295 PROPOSED

TOTAL OPEN SPACE/COMMON AREA PROVIDED = 123,195 SF, 43%

(1 TREE/1,000 SF. LANDSCAPE AREA) = 184 REQUIRED, 197 PROPOSED
(1 SHRUB/150 SF. LANDSCAPE AREA) = 1,230 REQUIRED, 2,604 PROPOSED

* PERIMETER LANDSCAPE AREA: (10' WIDE MIN. AND 6' HIGH)
TOTAL LINEAR FEET = 1,377 L.F.
(1 TREE/35 L.F.) = 39 REQUIRED; 46 CLASS II PROPOSED
62 CONIFERS PROPOSED

* PARKING LANDSCAPE REQUIREMENTS:
PERIMETER LANDSCAPE/SCREENING PROVIDED = TREES AT 35' O.C., 6' HIGH
SOLID FENCE, AND SHRUB PLANTINGS

* MITIGATION FOR REMOVAL OF EXISTING TREES: (SEE MITIGATION SHEET L2.00)

* AMENITIES PROVIDED:
DOG PARK
PEDESTRIAN WALKING PATHWAY
SPORTS FIELD
OPEN GRASSY AREA
PLAZA

DISCLAIMER:

THIS DRAWING HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED, IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, SOUTH BECK AND BAIRD, PC, CANNOT ASSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATE INTO IT AS A RESULT. SOUTH BECK AND BAIRD, PC, ASSUMES NO LIABILITY FOR ANY MISINFORMATION.

LANDSCAPE SHEET INDEX

SEE SHEET L1.01-L1.06 FOR DETAILED LANDSCAPE PLAN,
SEE SHEET L1.07 FOR FENCING PLAN,
SEE SHEET L1.08 FOR OPEN SPACE PLAN,
SEE SHEET L2.00 FOR MITIGATION PLAN,
SEE SHEET L3.00-L3.01 FOR LANDSCAPE NOTES AND DETAILS.

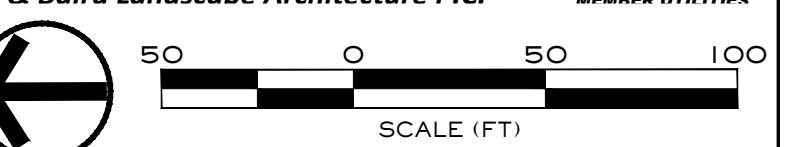
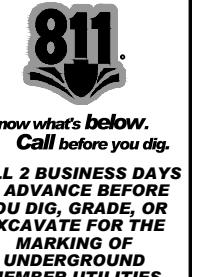
| △ Description | Date |
|-----------------------|----------|
| 1 Project name change | 02/21/25 |
| 2 City Comments | 9/2/25 |
| 3 City Comments | 10/30/25 |

Drawing Set Issued for:
DESIGN REVIEW

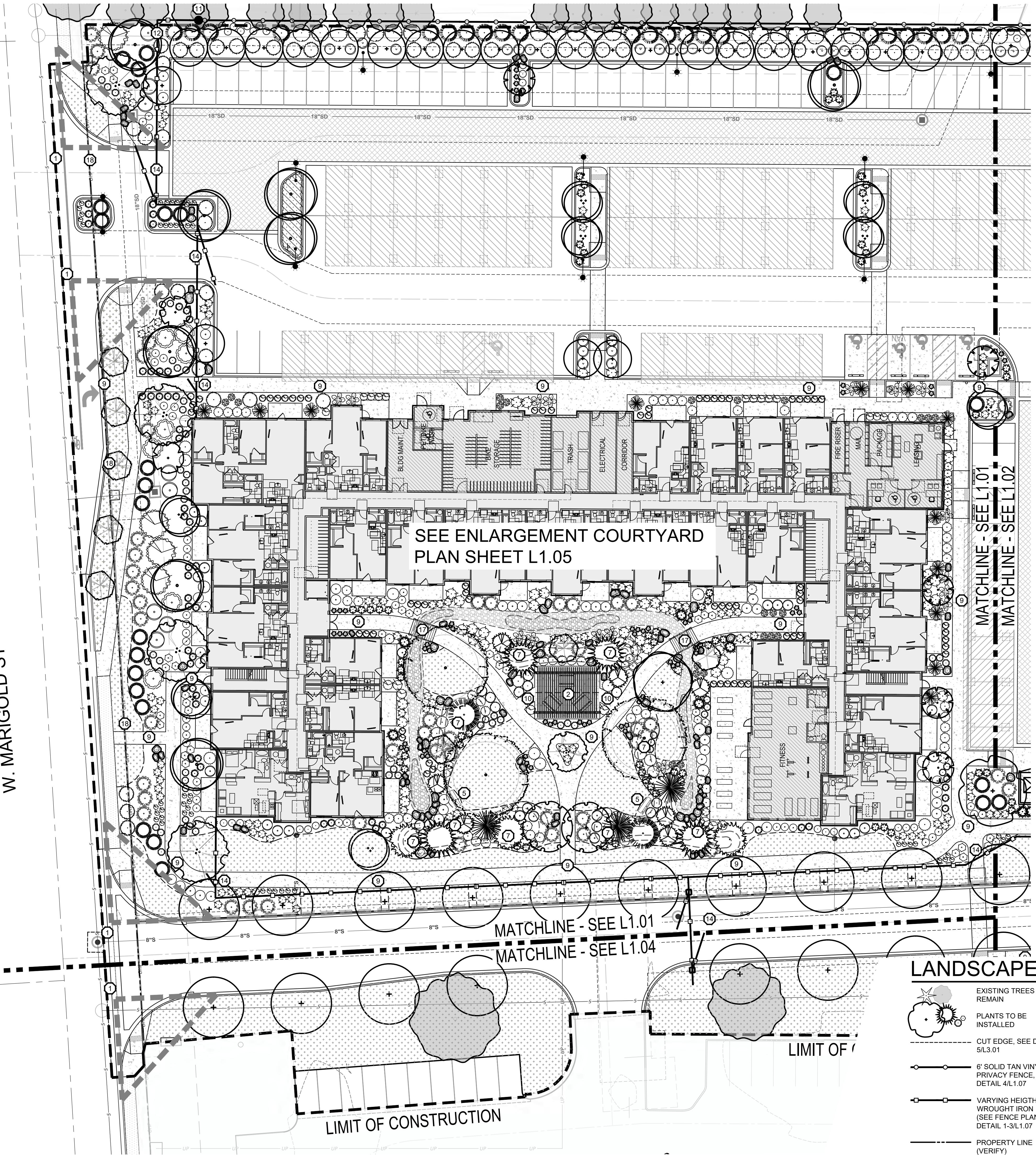
Project No. R221201 / 24-123
Issued Date 12 AUG 2024
Drawn by SCM
Sheet Title



Overall Landscape Plan
Sheet Number L1.00



W. MARIGOLD ST

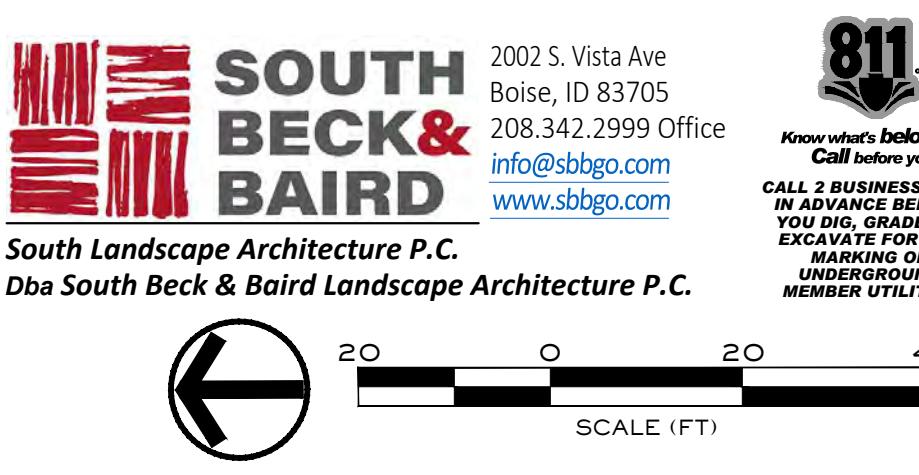
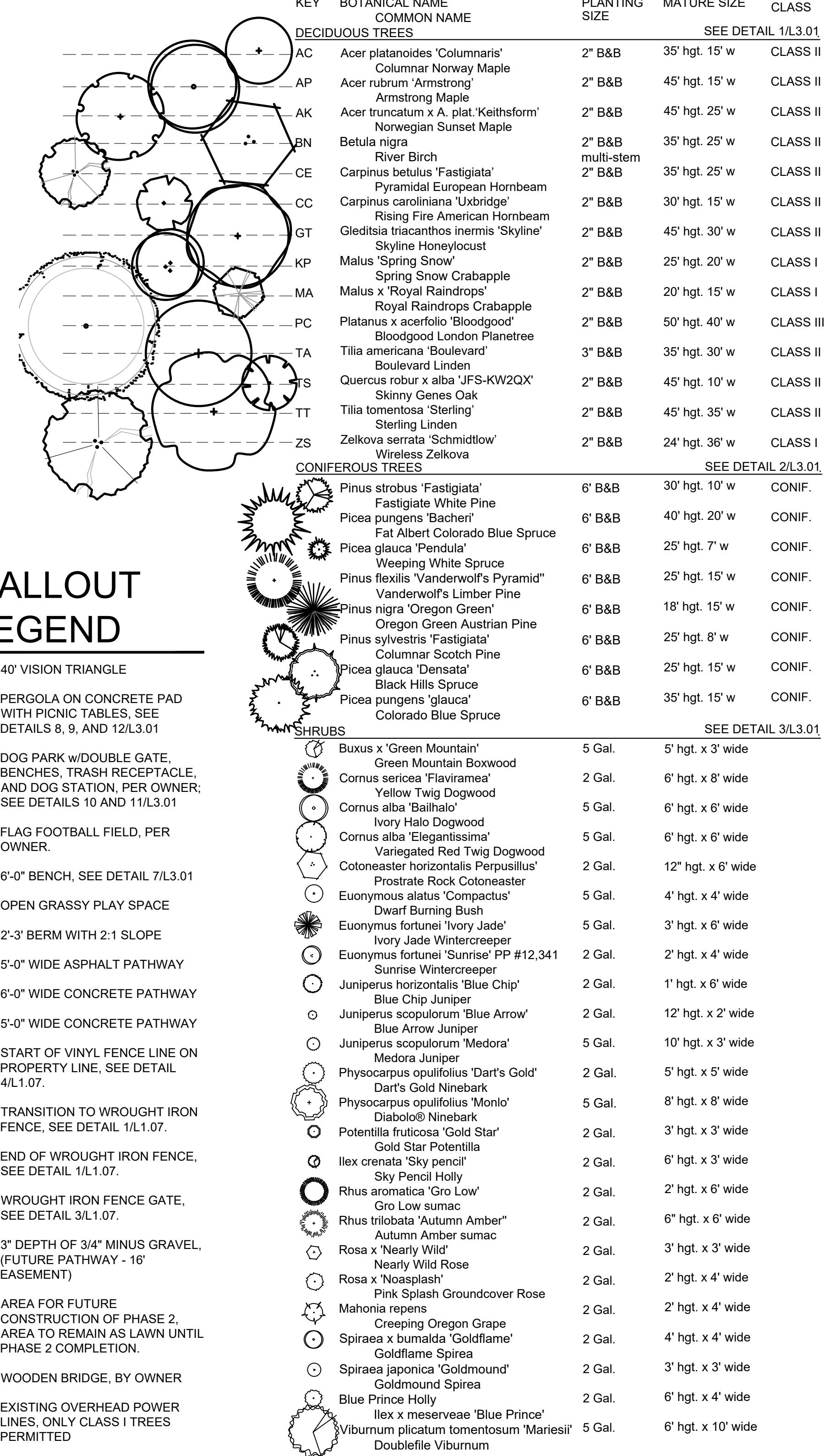


CALLOUT LEGEND

- 40' VISION TRIANGLE
- PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01
- DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER; SEE DETAILS 10 AND 11/L3.01
- FLAG FOOTBALL FIELD, PER OWNER.
- 6'-0" BENCH, SEE DETAIL 7/L3.01
- OPEN GRASSY PLAY SPACE
- 2'-3' BERM WITH 2:1 SLOPE
- 5'-0" WIDE ASPHALT PATHWAY
- 6'-0" WIDE CONCRETE PATHWAY
- 5'-0" WIDE CONCRETE PATHWAY
- START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
- TRANSITION TO WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- WROUGHT IRON FENCE GATE, SEE DETAIL 3/L1.07.
- 3" DEPTH OF 3/4" MINUS GRAVEL, (FUTURE PATHWAY - 16' EASEMENT)
- AREA FOR FUTURE CONSTRUCTION OF PHASE 2, AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION.
- WOODEN BRIDGE, BY OWNER
- EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED
- 3" CALIPER MITIGATION TREE
- FUTURE PATHWAY GATE ACCESS

PLANT SCHEDULE

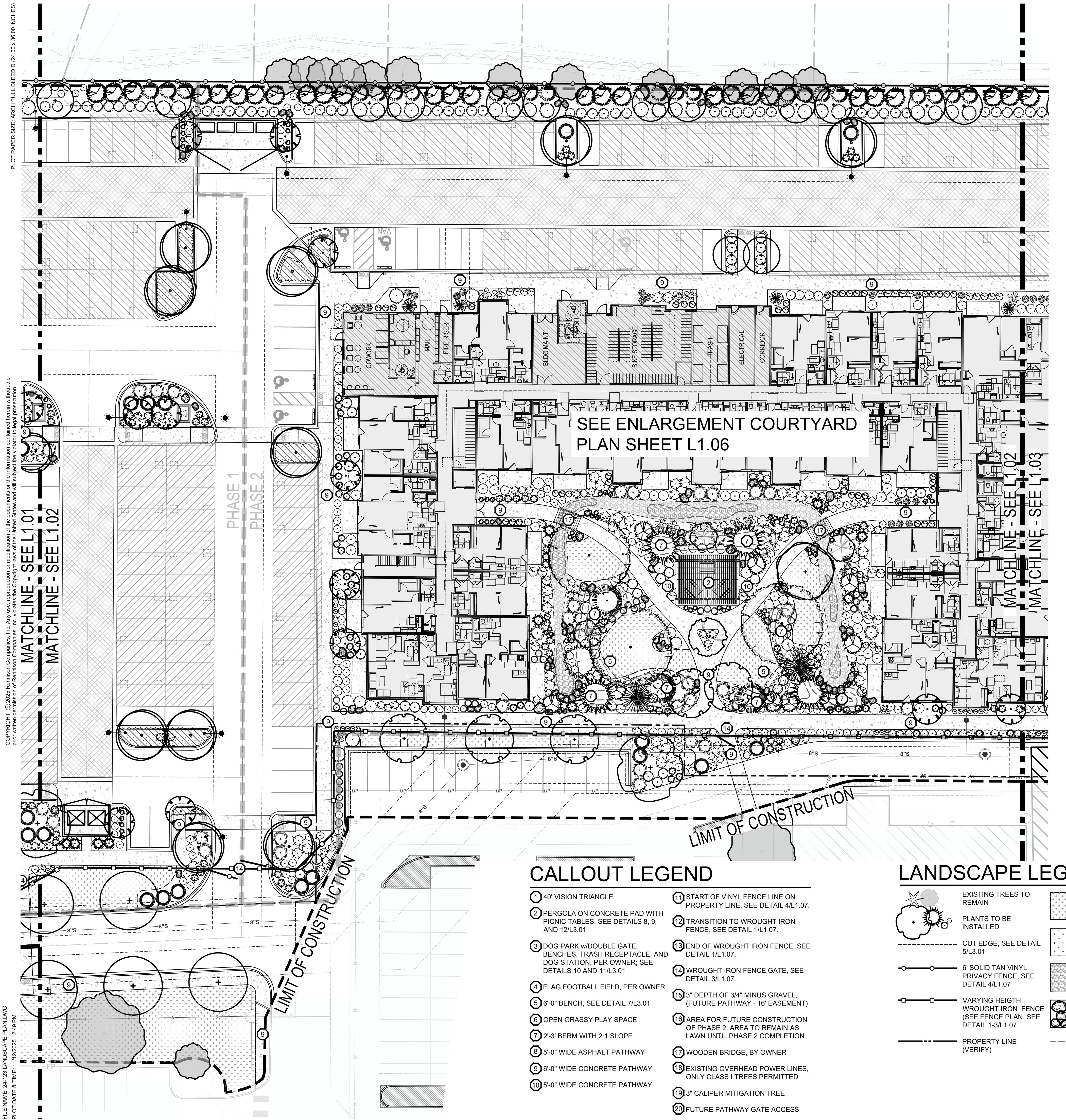
| KEY | BOTANICAL NAME COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|------------------------------------|---|----------------------|------------------------------|-----------|
| DECIDUOUS TREES | | | | |
| AC | Acer platanoides 'Columnaris' Columnar Norway Maple | 2" B&B | 35' hgt. 15' w | CLASS II |
| AP | Acer rubrum 'Armstrong' Armstrong Maple | 2" B&B | 45' hgt. 15' w | CLASS II |
| AK | Acer truncatum x. plat 'Keithsform' Norwegian Sunset Maple | 2" B&B | 45' hgt. 25' w | CLASS II |
| BN | Betula nigra River Birch | 2" B&B multi-stem | 35' hgt. 25' w | CLASS II |
| CE | Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam | 2" B&B | 35' hgt. 25' w | CLASS II |
| CC | Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam | 2" B&B | 30' hgt. 15' w | CLASS II |
| GT | Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust | 2" B&B | 45' hgt. 30' w | CLASS II |
| KP | Malus 'Spring Snow' Spring Snow Crabapple | 2" B&B | 25' hgt. 20' w | CLASS I |
| MA | Malus x 'Royal Raindrops' Royal Raindrops Crabapple | 2" B&B | 20' hgt. 15' w | CLASS I |
| PC | Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree | 2" B&B | 50' hgt. 40' w | CLASS III |
| TA | Tilia americana 'Boulevard' Boulevard Linden | 3" B&B | 35' hgt. 30' w | CLASS II |
| TS | Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak | 2" B&B | 45' hgt. 10' w | CLASS II |
| TT | Tilia tomentosa 'Sterling' Sterling Linden | 2" B&B | 45' hgt. 35' w | CLASS II |
| ZS | Zelkova serrata 'Schmidlow' Wireless Zelkova | 2" B&B | 24' hgt. 36' w | CLASS I |
| CONIFEROUS TREES | | | | |
| | Pinus strobus 'Fastigiata' Fastigiata White Pine | 6' B&B | 30' hgt. 10' w | CONIF. |
| | Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce | 6' B&B | 40' hgt. 20' w | CONIF. |
| | Picea glauca 'Pendula' Weeping White Spruce | 6' B&B | 25' hgt. 7' w | CONIF. |
| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 25' hgt. 15' w | CONIF. |
| | Pinus nigra 'Oregon Green' Oregon Green Austrian Pine | 6' B&B | 18' hgt. 15' w | CONIF. |
| | Pinus sylvestris 'Fastigiata' Columnar Scotch Pine | 6' B&B | 25' hgt. 8' w | CONIF. |
| | Picea glauca 'Densata' Black Hills Spruce | 6' B&B | 25' hgt. 15' w | CONIF. |
| | Picea pungens 'glauca' Colorado Blue Spruce | 6' B&B | 35' hgt. 15' w | CONIF. |
| SEE DETAIL 3/L3.01 | | | | |
| | Buxus x 'Green Mountain' Green Mountain Boxwood | 5 Gal. | 5' hgt. x 3' wide | |
| | Cornus sericea 'Flaviramea' Yellow Twig Dogwood | 2 Gal. | 6' hgt. x 8' wide | |
| | Cornus alba 'Ballalho' Ivory Hall Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
| | Cornus alba 'Elegantissima' Variegated Red Twig Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
| | Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster | 2 Gal. | 12" hgt. x 6' wide | |
| | Euonymus alatus 'Compactus' Dwarf Burning Bush | 5 Gal. | 4' hgt. x 4' wide | |
| | Euonymus fortunei 'Ivy Jade' Ivy Jade Wintercreeper | 5 Gal. | 3' hgt. x 6' wide | |
| | Euonymus fortunei 'Sunrise PP #12,341' Sunrise Wintercreeper | 2 Gal. | 2' hgt. x 4' wide | |
| | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 2 Gal. | 1' hgt. x 6' wide | |
| | Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper | 2 Gal. | 12' hgt. x 2' wide | |
| | Juniperus scopulorum 'Medora' Medora Juniper | 5 Gal. | 10' hgt. x 3' wide | |
| | Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark | 2 Gal. | 5' hgt. x 5' wide | |
| | Physocarpus opulifolius 'Monto' Diabolo Ninebark | 5 Gal. | 8' hgt. x 8' wide | |
| | Potentilla fruticosa 'Gold Star' Gold Star Potentilla | 2 Gal. | 3' hgt. x 3' wide | |
| | Ilex crenata 'Sky pencil' Sky Pencil Holly | 2 Gal. | 6' hgt. x 3' wide | |
| | Rhus aromatica 'Gro Low' Gro Low sumac | 2 Gal. | 2' hgt. x 6' wide | |
| | Rhus trilobata 'Autumn Amber' Autumn Amber sumac | 2 Gal. | 6' hgt. x 6' wide | |
| | Rosa x 'Nearly Wild' Nearly Wild Rose | 2 Gal. | 3' hgt. x 3' wide | |
| | Rosa x 'Noplash' Pink Splash Groundcover Rose | 2 Gal. | 2' hgt. x 4' wide | |
| | Mahonia repens Creeping Oregon Grape | 2 Gal. | 2' hgt. x 4' wide | |
| | Spiraea x bumalda 'Goldflame' Goldflame Spirea | 2 Gal. | 4' hgt. x 4' wide | |
| | Spiraea japonica 'Goldmound' Goldmound Spirea | 2 Gal. | 3' hgt. x 3' wide | |
| | Ilex x meserveae 'Blue Prince' Blue Prince Holly | 2 Gal. | 6' hgt. x 4' wide | |
| | Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum | 5 Gal. | 6' hgt. x 10' wide | |
| GROUND COVERS/ GRASSES/ PERENNIALS | | | | |
| | Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass | 1 Gal. | 3' hgt. x 2' wide | |
| | Hemerocallis x 'Stella De Oro' Stella De Oro Daylily | 1 Gal. | 18' hgt. x 2' wide | |
| | Hosta x 'Blue Angel' Blue Angel Host | 1 Gal. | 2' hgt. x 5' wide | |
| | Hosta x 'Patriot' Patriot Hosta | 1 Gal. | 1' hgt. x 3' wide | |
| | Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender | 1 Gal. | 12" hgt. x 18" wide | |
| | Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop | 1 Gal. | 2' hgt. x 3' wide | |
| | Panicum virgatum 'Shenandoah' Shenandoah Switch Grass | 1 Gal. | 4' hgt. x 3' wide | |
| | Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass | 2 Gal. | 2' hgt. x 3' wide | |
| | Hypericum frondosum 'Sunburst' Sunburst St. John's Wort | 4" Pot | 2' hgt. x 4' wide (36" O.C.) | |
| SEE DETAIL 4/L3.01 | | | | |



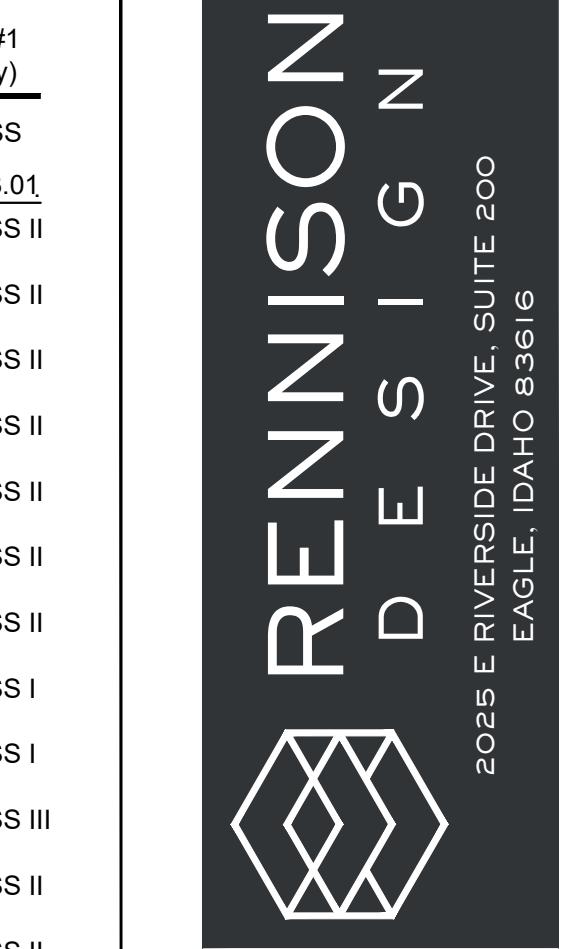
Landscape Plan
Sheet Number L1.01

RENNISON
DESIGN
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616

Antioch
Apartments
8695 W Marigold Street, Garden City, Idaho



PLANT SCHEDULE



Antioch Apartments

Design Review Drawings for:

PACIFIC WEST COMMUNITIES

| △ Description | Date |
|-----------------------|----------|
| 1 Project name change | 02/21/25 |
| 2 City Comments | 9/2/25 |
| 3 City Comments | 10/30/25 |

Drawing Set Issued for:
DESIGN REVIEW

Project No. R221201 / 24-123
Issued Date 12 AUG 2024
Drawn by SCM
Sheet Title



2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com

Landscape Plan

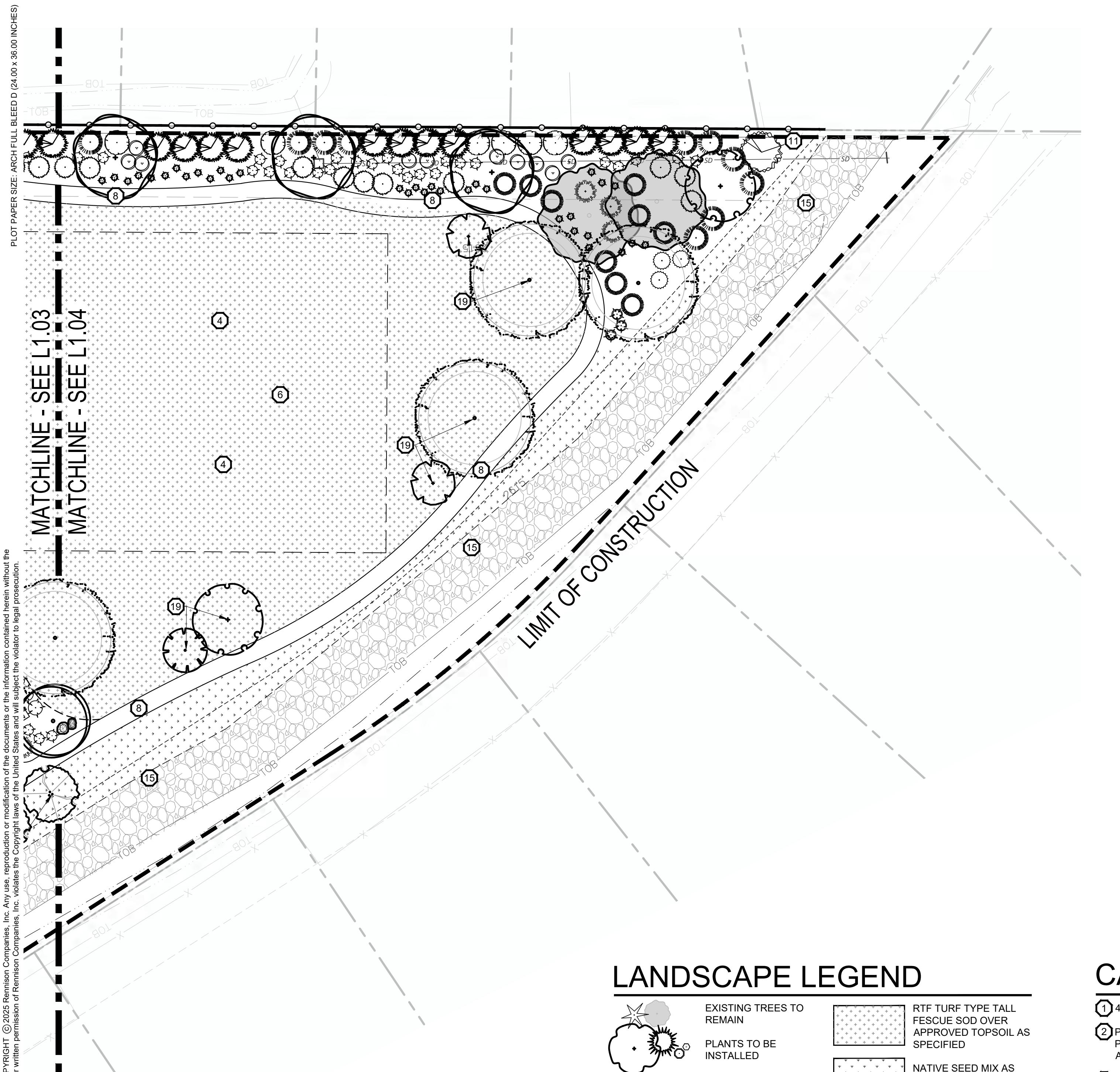
Sheet Number **L1.02**

SCALE (FT)

| KEY | BOTANICAL NAME COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS | SEE DETAIL 1/L3.01 | |
|----------------------------------|---|------------------|------------------------------|-----------|--------------------|--|
| | | | | | DECIDUOUS TREES | |
| AC | Acer platanoides 'Columnaris' Columnar Norway Maple | 2" B&B | 35' hgt. 15' w | CLASS II | | |
| AP | Acer rubrum 'Armstrong' Armstrong Maple | 2" B&B | 45' hgt. 15' w | CLASS II | | |
| AK | Acer truncatum x A. plat 'Keithsform' Norwegian Sunset Maple | 2" B&B | 45' hgt. 25' w | CLASS II | | |
| BN | Betula nigra River Birch | 2" B&B | 35' hgt. 25' w | CLASS II | | |
| CE | Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam | 2" B&B | 35' hgt. 25' w | CLASS II | | |
| CC | Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam | 2" B&B | 30' hgt. 15' w | CLASS II | | |
| GT | Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust | 2" B&B | 45' hgt. 30' w | CLASS II | | |
| KP | Malus 'Spring Snow' Spring Snow Crabapple | 2" B&B | 25' hgt. 20' w | CLASS I | | |
| MA | Malus 'Royal Raindrops' Royal Raindrops Crabapple | 2" B&B | 20' hgt. 15' w | CLASS I | | |
| PC | Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree | 2" B&B | 50' hgt. 40' w | CLASS III | | |
| TA | Tilia americana 'Boulevard' Boulevard Linden | 3" B&B | 35' hgt. 30' w | CLASS II | | |
| TS | Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak | 2" B&B | 45' hgt. 10' w | CLASS II | | |
| TT | Tilia tomentosa 'Sterling' Sterling Linden | 2" B&B | 45' hgt. 35' w | CLASS II | | |
| ZS | Zelkova serrata 'Schmidtlow' Wireless Zelkova | 2" B&B | 24' hgt. 36' w | CLASS I | | |
| SEE DETAIL 2/L3.01 | | | | | | |
| CONIFEROUS TREES | | | | | | |
| | Pinus strobus 'Fastigiata' Fastigate White Pine | 6' B&B | 30' hgt. 10' w | CONIF. | | |
| | Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce | 6' B&B | 40' hgt. 20' w | CONIF. | | |
| | Picea glauca 'Pendula' Weeping White Spruce | 6' B&B | 25' hgt. 7' w | CONIF. | | |
| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 25' hgt. 15' w | CONIF. | | |
| | Pinus nigra 'Oregon Green' Oregon Green Austrian Pine | 6' B&B | 18' hgt. 15' w | CONIF. | | |
| | Pinus sylvestris 'Fastigiata' Columnar Scotch Pine | 6' B&B | 25' hgt. 8' w | CONIF. | | |
| | Picea glauca 'Densata' Black Hills Spruce | 6' B&B | 25' hgt. 15' w | CONIF. | | |
| | Picea pungens 'glauca' Colorado Blue Spruce | 6' B&B | 35' hgt. 15' w | CONIF. | | |
| SEE DETAIL 3/L3.01 | | | | | | |
| SHRUBS | | | | | | |
| | Buxus x 'Green Mountain' Green Mountain Boxwood | 5 Gal. | 5' hgt. x 3' wide | | | |
| | Cornus sericea 'Flaviramea' Yellow Twig Dogwood | 2 Gal. | 6' hgt. x 8' wide | | | |
| | Cornus alba 'Bailhalo' Ivory Halo Dogwood | 5 Gal. | 6' hgt. x 6' wide | | | |
| | Cornus alba 'Elegansissima' Variegated Red Twig Dogwood | 5 Gal. | 6' hgt. x 6' wide | | | |
| | Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster | 2 Gal. | 12' hgt. x 6' wide | | | |
| | Euonymus elatus 'Compactus' Dwarf Burning Bush | 5 Gal. | 4' hgt. x 4' wide | | | |
| | Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper | 5 Gal. | 3' hgt. x 6' wide | | | |
| | Euonymus fortunei 'Sunrise' Sunrise Wintercreeper | 2 Gal. | 2' hgt. x 4' wide | | | |
| | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 2 Gal. | 1' hgt. x 6' wide | | | |
| | Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper | 2 Gal. | 12' hgt. x 2' wide | | | |
| | Juniperus scopulorum 'Medora' Medora Juniper | 5 Gal. | 10' hgt. x 3' wide | | | |
| | Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark | 2 Gal. | 5' hgt. x 5' wide | | | |
| | Physocarpus opulifolius 'Monlo' Diabol0 Ninebark | 5 Gal. | 8' hgt. x 8' wide | | | |
| | Potentilla fruticosa 'Gold Star' Gold Star Potentilla | 2 Gal. | 3' hgt. x 3' wide | | | |
| | Ilex crenata 'Sky pencil' Sky Pencil Holly | 2 Gal. | 6' hgt. x 3' wide | | | |
| | Rhus aromatica 'Gro Low' Gro Low sumac | 2 Gal. | 2' hgt. x 6' wide | | | |
| | Rhus triplabata 'Autumn Amber' Autumn Amber sumac | 2 Gal. | 6" hgt. x 6' wide | | | |
| | Rosa x 'Nearly Wild' Nearly Wild Rose | 2 Gal. | 3' hgt. x 3' wide | | | |
| | Rosa x 'No Splash' Pink Splash Groundcover Rose | 2 Gal. | 2' hgt. x 4' wide | | | |
| | Mahonia repens Creeping Oregon Grape | 2 Gal. | 2' hgt. x 4' wide | | | |
| | Spiraea x bumalda 'Goldflame' Goldflame Spirea | 2 Gal. | 4' hgt. x 4' wide | | | |
| | Spiraea japonica 'Goldmound' Goldmound Spirea | 2 Gal. | 3' hgt. x 3' wide | | | |
| | Blue Prince Holly | 2 Gal. | 6' hgt. x 4' wide | | | |
| | Ilex x meserveae 'Blue Prince' Blue Prince Holly | 5 Gal. | 6' hgt. x 10' wide | | | |
| | Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum | 5 Gal. | 2' hgt. x 4' wide (36" O.C.) | | | |
| SEE DETAIL 4/L3.01 | | | | | | |
| GROUND COVERS/GRASSES/PERENNIALS | | | | | | |
| | Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass | 1 Gal. | 3' hgt. x 2' wide | | | |
| | Hemerocallis x 'Stella De Oro' Stella De Oro Daylily | 1 Gal. | 18" hgt. x 2' wide | | | |
| | Hosta x 'Blue Angel' Blue Angel Host | 1 Gal. | 2' hgt. x 5' wide | | | |
| | Hosta x 'Patriot' Patriot Hosta | 1 Gal. | 1' hgt. x 3' wide | | | |
| | Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender | 1 Gal. | 12' hgt. x 18' wide | | | |
| | Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop | 1 Gal. | 2' hgt. x 3' wide | | | |
| | Panicum virgatum 'Shenandoah' Shenandoah Switch Grass | 1 Gal. | 4' hgt. x 3' wide | | | |
| | Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass | 2 Gal. | 2' hgt. x 3' wide | | | |
| | Hypericum frondosum 'Sunburst' Sunburst St. John's Wort | 4" Pot | 2' hgt. x 4' wide (36" O.C.) | | | |
| SEE DETAIL 5/L3.01 | | | | | | |
| LANDSCAPE LEGEND | | | | | | |
| | EXISTING TREES TO REMAIN | | | | | |
| | RTF TURF TYPE TALL FESCUE SQD OVER APPROVED TOPSOIL AS SPECIFIED | | | | | |
| | PLANTS TO BE INSTALLED | | | | | |
| | CUT EDGE, SEE DETAIL 5/L3.01 | | | | | |
| | NATIVE SEED MIX AS SPECIFIED | | | | | |
| | 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4/L1.07 | | | | | |
| | WASHED RIVER ROCK TO BE 3-5" DIA., COLOR: TBD BY OWNER. | | | | | |
| | VARYING HEIGHT WROUGHT IRON FENCE SEE DETAIL 4/L1.07 | | | | | |
| | NATIVE BASALT BOULDERS, 3'-4" DIAMETER, SEE DETAIL 6/L3.01 | | | | | |
| | PROPERTY LINE (VERIFY) | | | | | |
| | LANDSCAPE BERM CONTOURS | | | | | |



Sheet Number **L1.02**



LANDSCAPE LEGEND

| | |
|--|--|
| EXISTING TREES TO REMAIN | RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED |
| PLANTS TO BE INSTALLED | NATIVE SEED MIX AS SPECIFIED |
| CUT EDGE, SEE DETAIL 5/L3.01 | WASHED RIVER ROCK TO BE 3-5" DIA., COLOR: TBD BY OWNER. |
| 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4/L1.07 | NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 6/L3.01 |
| VARYING HEIGHT WROUGHT IRON FENCE (SEE FENCE PLAN, SEE DETAIL 1-3/L1.07) | LANDSCAPE BERM CONTOURS |
| PROPERTY LINE (VERIFY) | |

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FILE NAME: 24-123 LANDSCAPE PLANNING
PLOT DATE & TIME: 11/12/2025 12:48 PM

CALLOUT LEGEND

- 40' VISION TRIANGLE
- PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01
- DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER, SEE DETAILS 10 AND 11/L3.01
- FLAG FOOTBALL FIELD, PER OWNER.
- 6'-0" BENCH, SEE DETAIL 7/L3.01
- OPEN GRASSY PLAY SPACE
- 2'-3' BERM WITH 2:1 SLOPE
- 5'-0" WIDE ASPHALT PATHWAY
- 6'-0" WIDE CONCRETE PATHWAY
- 5'-0" WIDE CONCRETE PATHWAY
- START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
- TRANSITION TO WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- WROUGHT IRON FENCE GATE, SEE DETAIL 3/L1.07.
- 3" DEPTH OF 3/4" MINUS GRAVEL, (FUTURE PATHWAY - 16' EASEMENT)
- AREA FOR FUTURE CONSTRUCTION OF PHASE 2, AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION.
- WOODEN BRIDGE, BY OWNER
- EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED
- 3" CALIPER MITIGATION TREE
- FUTURE PATHWAY GATE ACCESS

PLANT SCHEDULE

NOTE: All trees to be grade #1
(Shown at 80% Maturity)

| KEY | BOTANICAL NAME | COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|--|---|---------------|------------------------------|-----------|
| DECIDUOUS TREES | | | | | |
| AC | Acer platanoides 'Columnaris' | Columnar Norway Maple | 2" B&B | 35' hgt. 15' w | CLASS II |
| AP | Acer rubrum 'Armstrong' | Armstrong Maple | 2" B&B | 45' hgt. 15' w | CLASS II |
| AK | Acer truncatum x A. plat 'Keithsform' | Norwegian Sunset Maple | 2" B&B | 45' hgt. 25' w | CLASS II |
| BN | Betula nigra | River Birch | 2" B&B | 35' hgt. 25' w | CLASS II |
| CE | Carpinus betulus 'Fastigiata' | Pyramidal European Hornbeam | 2" B&B | 35' hgt. 25' w | CLASS II |
| CC | Carpinus caroliniana 'Uxbridge' | Rising Fire American Hornbeam | 2" B&B | 30' hgt. 15' w | CLASS II |
| GT | Gleditsia triacanthos inermis 'Skyline' | Skyline Honeylocust | 2" B&B | 45' hgt. 30' w | CLASS II |
| KP | Malus 'Spring Show' | Spring Snow Crabapple | 2" B&B | 25' hgt. 20' w | CLASS I |
| MA | Malus 'Royal Raindrops' | Royal Raindrops Crabapple | 2" B&B | 20' hgt. 15' w | CLASS I |
| PC | Platanus x acerifolia 'Bloodgood' | Bloodgood London Planetree | 2" B&B | 50' hgt. 40' w | CLASS III |
| TA | Tilia americana 'Boulevard' | Boulevard Linden | 3" B&B | 35' hgt. 30' w | CLASS II |
| TS | Quercus robur x alba 'JFS-KW2QX' | Skinny Genes Oak | 2" B&B | 45' hgt. 10' w | CLASS II |
| TT | Tilia tomentosa 'Sterling' | Sterling Linden | 2" B&B | 45' hgt. 35' w | CLASS II |
| ZS | Zelkova serrata 'Schmidtlow' | Wireless Zelkova | 2" B&B | 24' hgt. 36' w | CLASS I |
| CONIFER TREES | | | | | |
| | Pinus strobus 'Fastigiata' | Fastigiata White Pine | 6' B&B | 30' hgt. 10' w | CONIF. |
| | Picea pungens 'Bacheri' | Fat Albert Colorado Blue Spruce | 6' B&B | 40' hgt. 20' w | CONIF. |
| | Picea pungens 'Pendula' | Weeping White Spruce | 6' B&B | 25' hgt. 7' w | CONIF. |
| | Pinus flexilis 'Vanderwolf's Pyramid' | Vanderwolf's Limber Pine | 6' B&B | 25' hgt. 15' w | CONIF. |
| | Pinus nigra 'Oregon Green' | Oregon Green Austrian Pine | 6' B&B | 18' hgt. 15' w | CONIF. |
| | Pinus sylvestris 'Fastigiata' | Columnar Scotch Pine | 6' B&B | 25' hgt. 8' w | CONIF. |
| | Picea glauca 'Densata' | Black Hills Spruce | 6' B&B | 25' hgt. 15' w | CONIF. |
| | Picea pungens 'glauca' | Colorado Blue Spruce | 6' B&B | 35' hgt. 15' w | CONIF. |
| SHRUBS | | | | | |
| | Buxus x 'Green Mountain' | Green Mountain Boxwood | 5 Gal. | 5' hgt. x 3' wide | |
| | Cornus sericea 'Flaviramea' | Yellow Twig Dogwood | 2 Gal. | 6' hgt. x 8' wide | |
| | Cornus alba 'Bailhalo' | Ivory Halo Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
| | Cornus alba 'Elegansissima' | Variegated Red Twig Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
| | Cotoneaster horizontalis 'Perpusillus' | Prostrate Rock Cotoneaster | 2 Gal. | 12' hgt. x 6' wide | |
| | Euonymus fortunei 'Compactus' | Euonymus fortunei 'Ivory Jade' | 5 Gal. | 4' hgt. x 4' wide | |
| | Euonymus fortunei 'Ivory Jade' | Ivory Jade Wintercreeper | 5 Gal. | 3' hgt. x 6' wide | |
| | Euonymus fortunei 'Sunrise' | Sunrise Wintercreeper | 2 Gal. | 2' hgt. x 4' wide | |
| | Juniperus horizontalis 'Blue Chip' | Blue Chip Juniper | 2 Gal. | 1' hgt. x 6' wide | |
| | Juniperus scopulorum 'Blue Arrow' | Blue Arrow Juniper | 2 Gal. | 12' hgt. x 2' wide | |
| | Juniperus scopulorum 'Medora' | Medora Juniper | 5 Gal. | 10' hgt. x 3' wide | |
| | Physocarpus opulifolius 'Dart's Gold' | Dart's Gold Ninebark | 2 Gal. | 5' hgt. x 5' wide | |
| | Physocarpus opulifolius 'Monlo' | Diabolo® Ninebark | 5 Gal. | 8' hgt. x 8' wide | |
| | Potentilla fruticosa 'Gold Star' | Gold Star Potentilla | 2 Gal. | 3' hgt. x 3' wide | |
| | Ilex crenata 'Sky pencil' | Sky Pencil Holly | 2 Gal. | 6' hgt. x 3' wide | |
| | Rhus aromatica 'Gro Low' | Gro Low sumac | 2 Gal. | 2' hgt. x 6' wide | |
| | Rhus trilobata 'Autumn Amber' | Autumn Amber sumac | 2 Gal. | 6" hgt. x 6' wide | |
| | Rosa x 'Nearly Wild' | Nearly Wild Rose | 2 Gal. | 3' hgt. x 3' wide | |
| | Rosa x 'Noaplas' | Pink Splash Groundcover Rose | 2 Gal. | 2' hgt. x 4' wide | |
| | Mahonia repens | Creeping Oregon Grape | 2 Gal. | 2' hgt. x 4' wide | |
| | Spiraea x bumalda 'Goldflame' | Goldflame Spirea | 2 Gal. | 4' hgt. x 4' wide | |
| | Spiraea japonica 'Goldmound' | Goldmound Spirea | 2 Gal. | 3' hgt. x 3' wide | |
| | Blue Prince Holly | Ilex x meserveae 'Blue Prince' | 2 Gal. | 6' hgt. x 4' wide | |
| | Viburnum plicatum tomentosum 'Mariesii' | Viburnum plicatum tomentosum 'Mariesii' | 5 Gal. | 6' hgt. x 10' wide | |
| GROUND COVERS/GRASSES/PERENNIALS | | | | | |
| | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Dwarf Feather Grass | 1 Gal. | 3' hgt. x 2' wide | |
| | Hemerocallis x 'Stella De Oro' | Stella De Oro Daylily | 1 Gal. | 18" hgt. x 2' wide | |
| | Hosta x 'Blue Angel' | Blue Angel Host | 1 Gal. | 2' hgt. x 5' wide | |
| | Hosta x 'Patriot' | Patriot Hosta | 1 Gal. | 1' hgt. x 3' wide | |
| | Lavandula angustifolia 'Dilly Dilly' | Dilly Dilly Lavender | 1 Gal. | 12' hgt. x 18' wide | |
| | Sedum spectabile 'Autumn Joy' | Autumn Joy Stonecrop | 1 Gal. | 2' hgt. x 3' wide | |
| | Panicum virgatum 'Shenandoah' | Shenandoah Switch Grass | 1 Gal. | 4' hgt. x 3' wide | |
| | Pennisetum alopecuroides 'Little Bunny' | Little Bunny Dwarf Fountain Grass | 2 Gal. | 2' hgt. x 3' wide | |
| | Hypericum frondosum 'Sunburst' | Sunburst St. John's Wort | 4" Pot | 2' hgt. x 4' wide (36" O.C.) | |

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

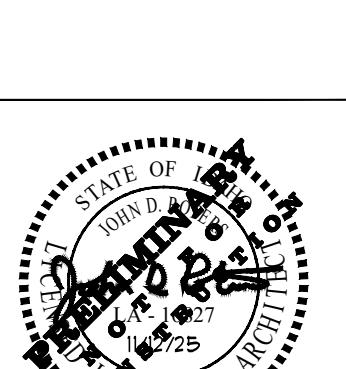
811
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EAGLE, IDAHO 83616

Antioch Apartments
8695 W Marigold Street, Garden City, Idaho

PACIFIC WEST COMMUNITIES

| △ Description | Date |
|-----------------------|----------|
| 1 Project name change | 02/21/25 |
| 2 City Comments | 9/2/25 |
| 3 City Comments | 10/30/25 |



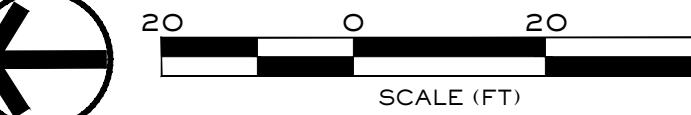
Drawing Set Issued for:
DESIGN REVIEW

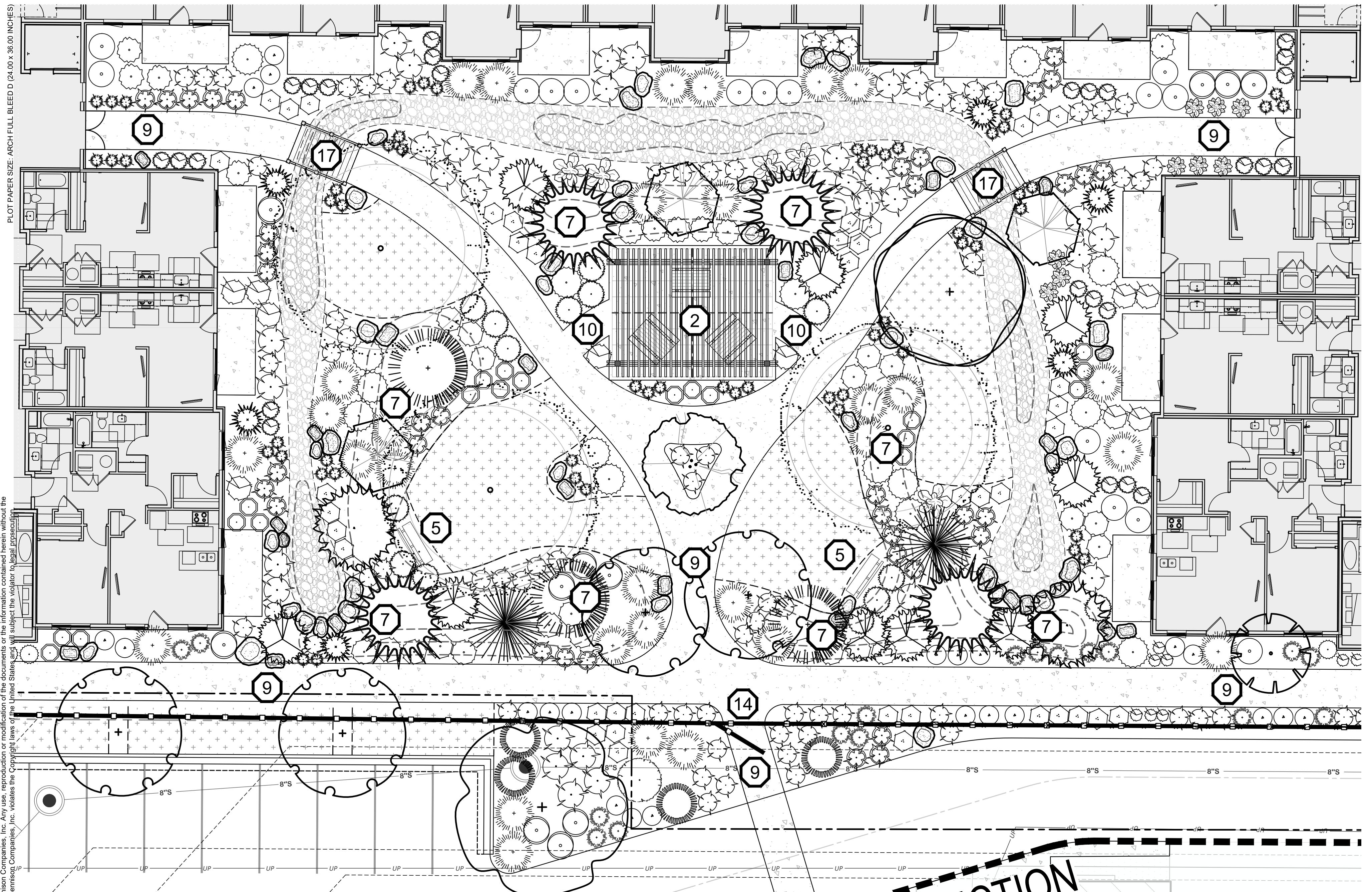
Project No. R221201 / 24-123
Issued Date 12 AUG 2024
Drawn by SCM
Sheet Title

Landscape Plan

Sheet Number

L1.04





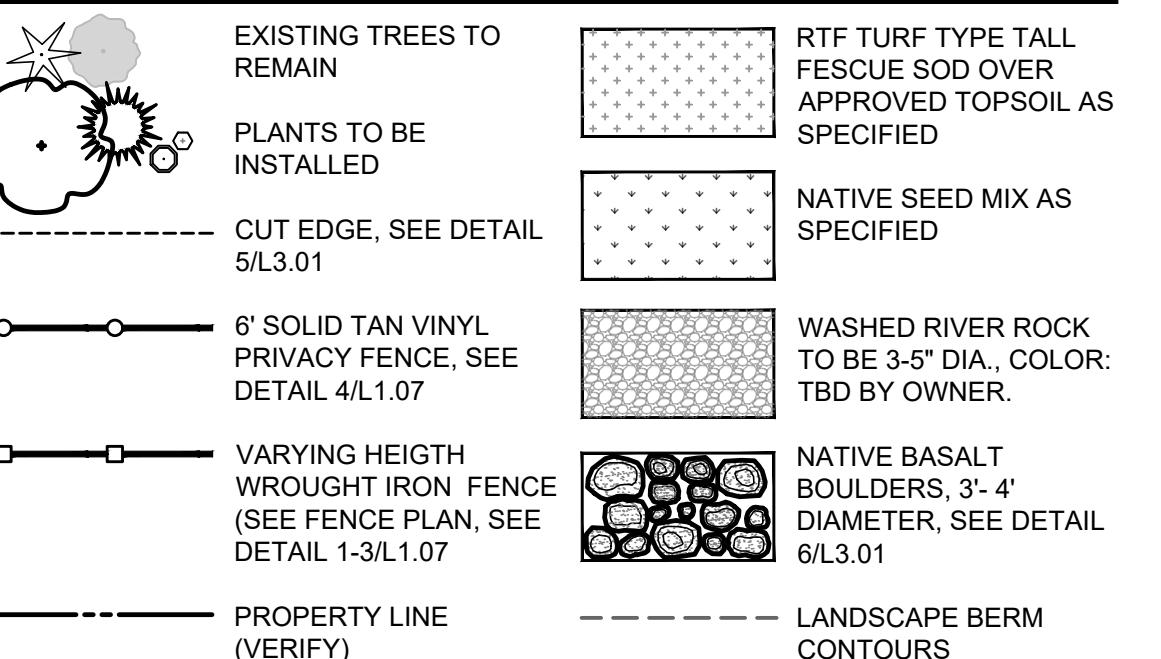
NOTE:

DRAINAGE FROM ROOF DRAINS TO BE CONNECTED TO STORM DRAIN/DRY RIVERBED. COORDINATE WITH CIVIL AND ARCHITECT FOR EXACT LOCATIONS. PIPE IF NECESSARY OR PROVIDE 2-4" DIA. RIVER ROCK FROM DOWN SPOUT TO DRAINAGE SWALE. (COORDINATE IN FIELD)

CALLOUT LEGEND

- 1 40' VISION TRIANGLE
- 2 PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01
- 3 DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER; SEE DETAILS 10 AND 11/L3.01
- 4 FLAG FOOTBALL FIELD, PER OWNER.
- 5 6'-0" BENCH, SEE DETAIL 7/L3.01
- 6 OPEN GRASSY PLAY SPACE
- 7 2'-3' BERM WITH 2:1 SLOPE
- 8 15'-0" WIDE ASPHALT PATHWAY
- 9 6'-0" WIDE CONCRETE PATHWAY
- 10 5'-0" WIDE CONCRETE PATHWAY
- 11 START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
- 12 TRANSITION TO WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- 13 END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- 14 WROUGHT IRON FENCE GATE, SEE DETAIL 3/L1.07.
- 15 3" DEPTH OF 3/4" MINUS GRAVEL, (FUTURE PATHWAY - 16' EASEMENT)
- 16 AREA FOR FUTURE CONSTRUCTION OF PHASE 2, AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION.
- 17 WOODEN BRIDGE, BY OWNER
- 18 EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED
- 19 3" CALIPER MITIGATION TREE
- 20 FUTURE PATHWAY GATE ACCESS

LANDSCAPE LEGEND



PLANT SCHEDULE

| KEY | BOTANICAL NAME COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|----------------------|----------------------------|--------------------|
| | | | | SEE DETAIL 1/L3.01 |
| DECIDUOUS TREES | | | | |
| AC | Acer platanoides 'Columnaris' Columnar Norway Maple | 2" B&B | 35' hgt. 15' w | CLASS II |
| AP | Acer rubrum 'Armstrong' Armstrong Maple | 2" B&B | 45' hgt. 15' w | CLASS II |
| AK | Acer truncatum x. plat. 'Keithsform' Norwegian Sunset Maple | 2" B&B | 45' hgt. 25' w | CLASS II |
| BN | Betula nigra River Birch | 2" B&B multi-stem | 35' hgt. 25' w | CLASS II |
| CE | Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam | 2" B&B | 35' hgt. 25' w | CLASS II |
| CC | Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam | 2" B&B | 30' hgt. 15' w | CLASS II |
| GT | Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust | 2" B&B | 45' hgt. 30' w | CLASS II |
| KP | Malus 'Spring Snow' Spring Snow Crabapple | 2" B&B | 25' hgt. 20' w | CLASS I |
| MA | Malus x 'Royal Raindrops' Royal Raindrops Crabapple | 2" B&B | 20' hgt. 15' w | CLASS I |
| PC | Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree | 2" B&B | 50' hgt. 40' w | CLASS III |
| TA | Tilia americana 'Boulevard' Boulevard Linden | 3" B&B | 35' hgt. 30' w | CLASS II |
| TS | Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak | 2" B&B | 45' hgt. 10' w | CLASS II |
| TT | Tilia tomentosa 'Sterling' Sterling Linden | 2" B&B | 45' hgt. 35' w | CLASS II |
| ZS | Zelkova serrata 'Schmidtii' Wireless Zelkova | 2" B&B | 24' hgt. 36' w | CLASS I |
| CONIFEROUS TREES | | | | |
| | Pinus strobus 'Fastigiata' Fastigate White Pine | 6' B&B | 30' hgt. 10' w | CONIF. |
| | Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce | 6' B&B | 40' hgt. 20' w | CONIF. |
| | Picea glauca 'Pendula' Weeping White Spruce | 6' B&B | 25' hgt. 7' w | CONIF. |
| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 25' hgt. 15' w | CONIF. |
| | Pinus nigra 'Oregon Green' Oregon Green Austrian Pine | 6' B&B | 18' hgt. 15' w | CONIF. |
| | Pinus sylvestris 'Fastigiata' Columnar Scotch Pine | 6' B&B | 25' hgt. 8' w | CONIF. |
| | Picea glauca 'Densata' Black Hills Spruce | 6' B&B | 25' hgt. 15' w | CONIF. |
| | Picea pungens 'Glauca' Colorado Blue Spruce | 6' B&B | 35' hgt. 15' w | CONIF. |
| SHRUBS | | | | |
| | Buxus x 'Green Mountain' Green Mountain Boxwood | 5 Gal. | 5' hgt. 3' wide | |
| | Cornus sericea 'Flaviramea' Yellow Twig Dogwood | 2 Gal. | 6' hgt. 8' wide | |
| | Cornus alba 'Bailey' | 5 Gal. | 6' hgt. 6' wide | |
| | Ivy Halo Dogwood | 5 Gal. | 6' hgt. 6' wide | |
| | Cotoneaster horizontalis 'Purpureus' Prostrate Rock Cotoneaster | 2 Gal. | 12" hgt. 6' wide | |
| | Euonymus alatus 'Compactus' Dwarf Burning Bush | 5 Gal. | 4' hgt. 4' wide | |
| | Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper | 5 Gal. | 3' hgt. 6' wide | |
| | Euonymus fortunei 'Sunrise' Sunrise Wintercreeper | 2 Gal. | 2' hgt. 4' wide | |
| | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 2 Gal. | 1' hgt. 6' wide | |
| | Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper | 2 Gal. | 12' hgt. 2' wide | |
| | Juniperus scopulorum 'Medora' Medora Juniper | 5 Gal. | 10' hgt. 3' wide | |
| | Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark | 2 Gal. | 5' hgt. 5' wide | |
| | Physocarpus opulifolius 'Monlo' Diabolos® Ninebark | 5 Gal. | 8' hgt. 8' wide | |
| | Potentilla fruticosa 'Gold Star' Gold Star Potentilla | 2 Gal. | 3' hgt. 3' wide | |
| | Ilex crenata 'Sky Pencil' Sky Pencil Holly | 2 Gal. | 6' hgt. 3' wide | |
| | Rhus aromatica 'Gro Low' Gro Low Sumac | 2 Gal. | 2' hgt. 6' wide | |
| | Rhus triplinervia 'Autumn Amber' Autumn Amber sumac | 2 Gal. | 6' hgt. 6' wide | |
| | Rosa x 'Nearly Wild' Nearly Wild Rose | 2 Gal. | 3' hgt. 3' wide | |
| | Rosa x 'No Splash' Pink Splash Groundcover Rose | 2 Gal. | 2' hgt. 4' wide | |
| | Mahonia repens Creeping Oregon Grape | 2 Gal. | 2' hgt. 4' wide | |
| | Spiraea x bumalda 'Goldflame' Goldflame Spirea | 2 Gal. | 4' hgt. 4' wide | |
| | Spiraea japonica 'Goldmound' Goldmound Spirea | 2 Gal. | 3' hgt. 3' wide | |
| | Blue Prince Holly | 2 Gal. | 6' hgt. 4' wide | |
| | Ilex x meserveae 'Blue Prince' Viburnum plicatum tomentosum 'Mariesii' | 5 Gal. | 6' hgt. 10' wide | |
| | Doublefile Viburnum | | | |
| GROUND COVERS/GRASSES/PERENNIALS | | | | |
| | Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass | 1 Gal. | 3' hgt. 2' wide | |
| | Hemerocallis x 'Stella De Oro' Stella De Oro Daylily | 1 Gal. | 18" hgt. 2' wide | |
| | Hosta x 'Blue Angel' Blue Angel Host | 1 Gal. | 2' hgt. 5' wide | |
| | Hosta x 'Patriot' Patriot Hosta | 1 Gal. | 1' hgt. 3' wide | |
| | Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender | 1 Gal. | 12" hgt. 18" wide | |
| | Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop | 1 Gal. | 2' hgt. 3' wide | |
| | Panicum virgatum 'Shenandoah' Shenandoah Switch Grass | 1 Gal. | 4' hgt. 3' wide | |
| | Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass | 2 Gal. | 2' hgt. 3' wide | |
| | Hypericum frondosum 'Sunburst' Sunburst St. John's Wort | 4" Pot | 2' hgt. 4' wide (36" O.C.) | |

NOTE: All trees to be grade #1
(Shown at 80% Maturity)

SEE DETAIL 1/L3.01

SEE DETAIL 2/L3.01

SEE DETAIL 3/L3.01

RENNISON
DESIGN
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616

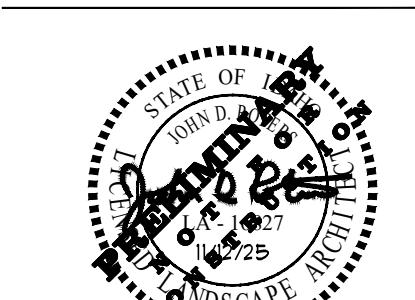
Design Review Drawings for:

Antioch
Apartments

8695 W Marigold Street, Garden City, Idaho

PACIFIC WEST COMMUNITIES

| △ Description | Date |
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| 1 Project name change | 02/21/25 |
| 2 City Comments | 9/2/25 |
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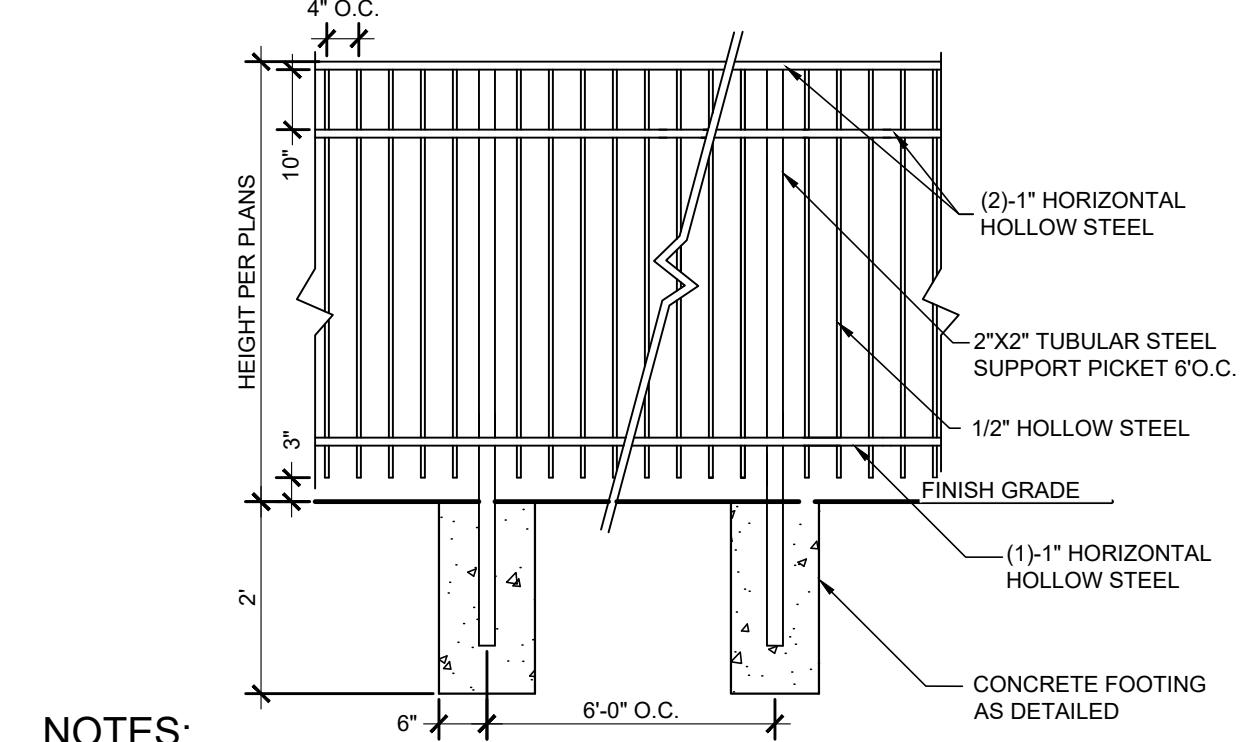
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L1.06

FILE NAME: 24-123 LANDSCAPE PLAN DWG
PLOT DATE & TIME: 11/12/2025 12:49 PM

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SCALE (FT)



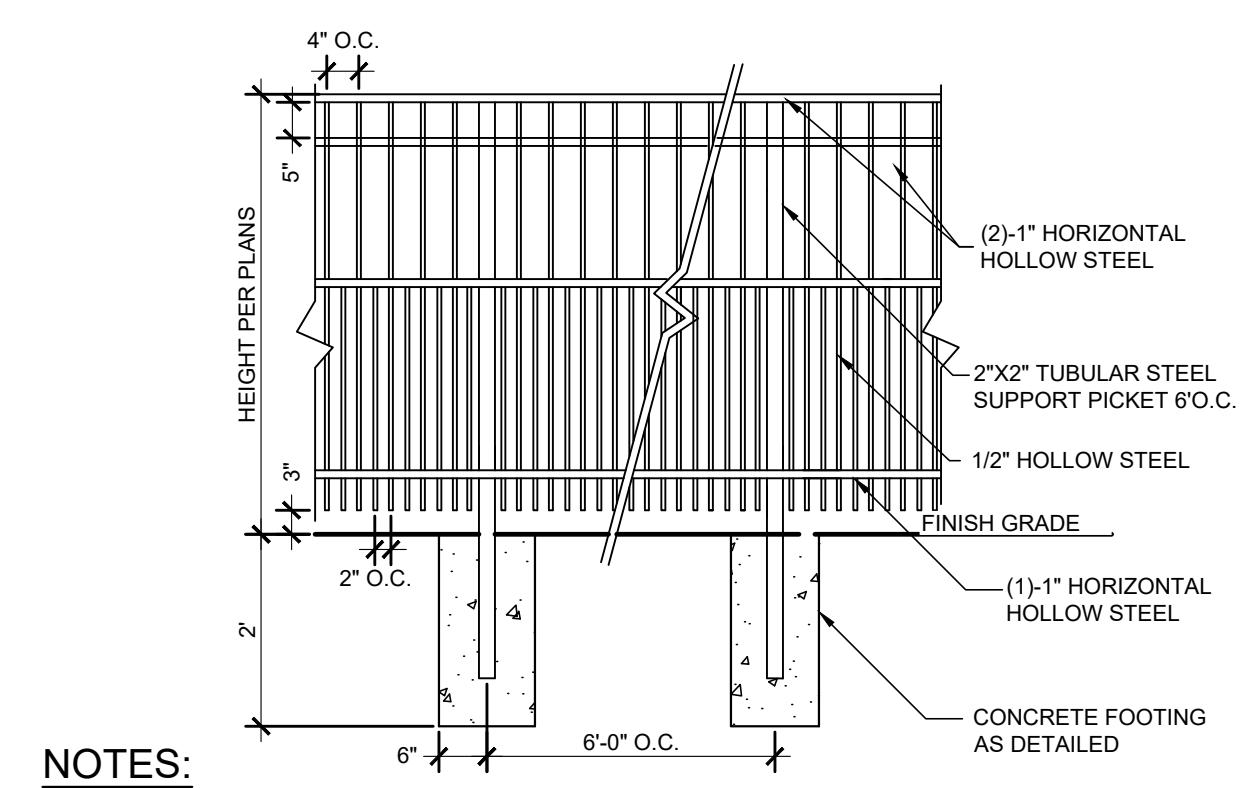
NOTES:
 1. REFER TO PLANS FOR FENCE LOCATIONS.
 2. CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. WROUGHT IRON TO BE PAINTED WITH ELECTRO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

1 WROUGHT IRON FENCE

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



3.5' WROUGHT IRON FENCE (TYP.)



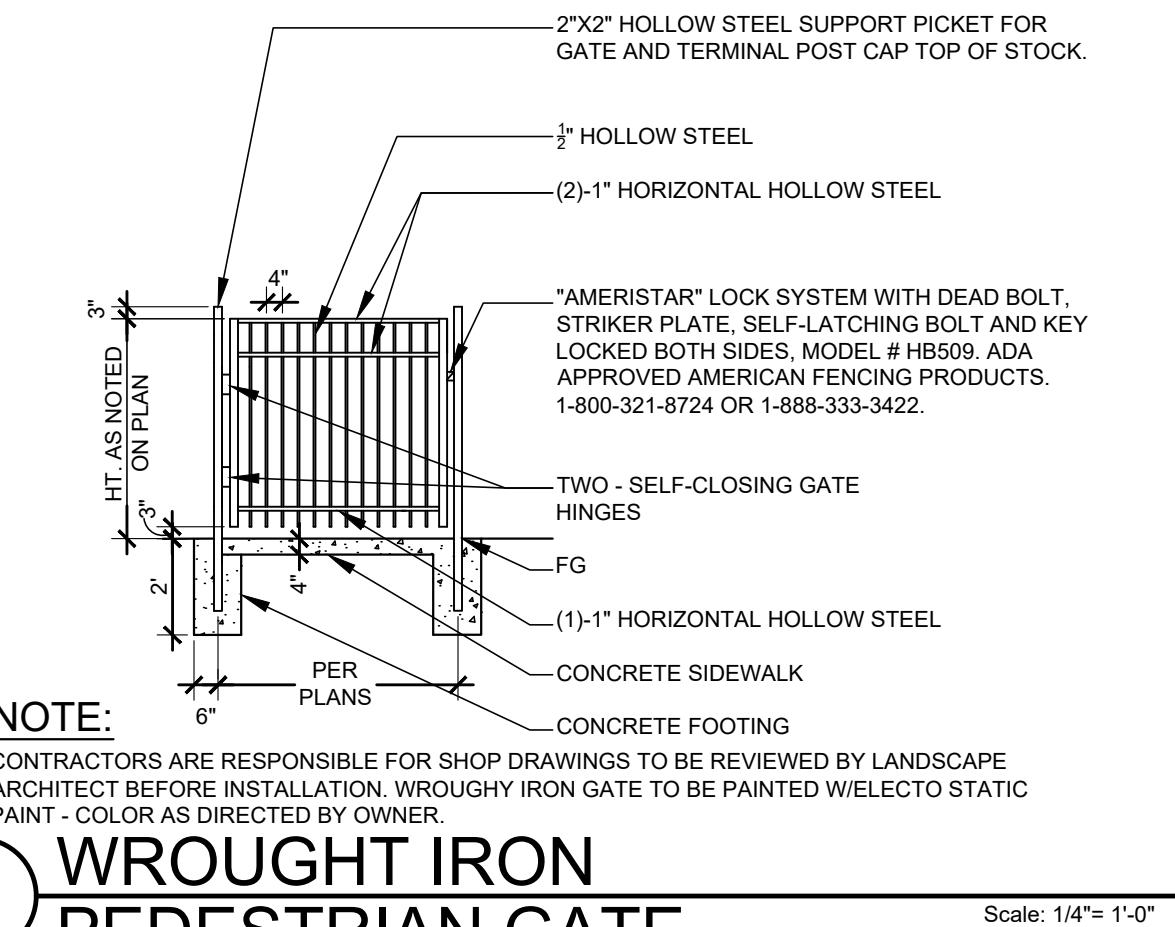
NOTES:
 1. Installation to be completed in accordance with manuf. specifications.
 2. Alloy 6060-T5 on pickets 6063-T6 on posts and rails or approved equal.
 3. Maximum spacing between pickets to be 2" maximum - Contractor shall provide a sample to the owner for approval.

2 DOG WROUGHT IRON FENCE

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



6' WROUGHT IRON FENCE (TYP.)



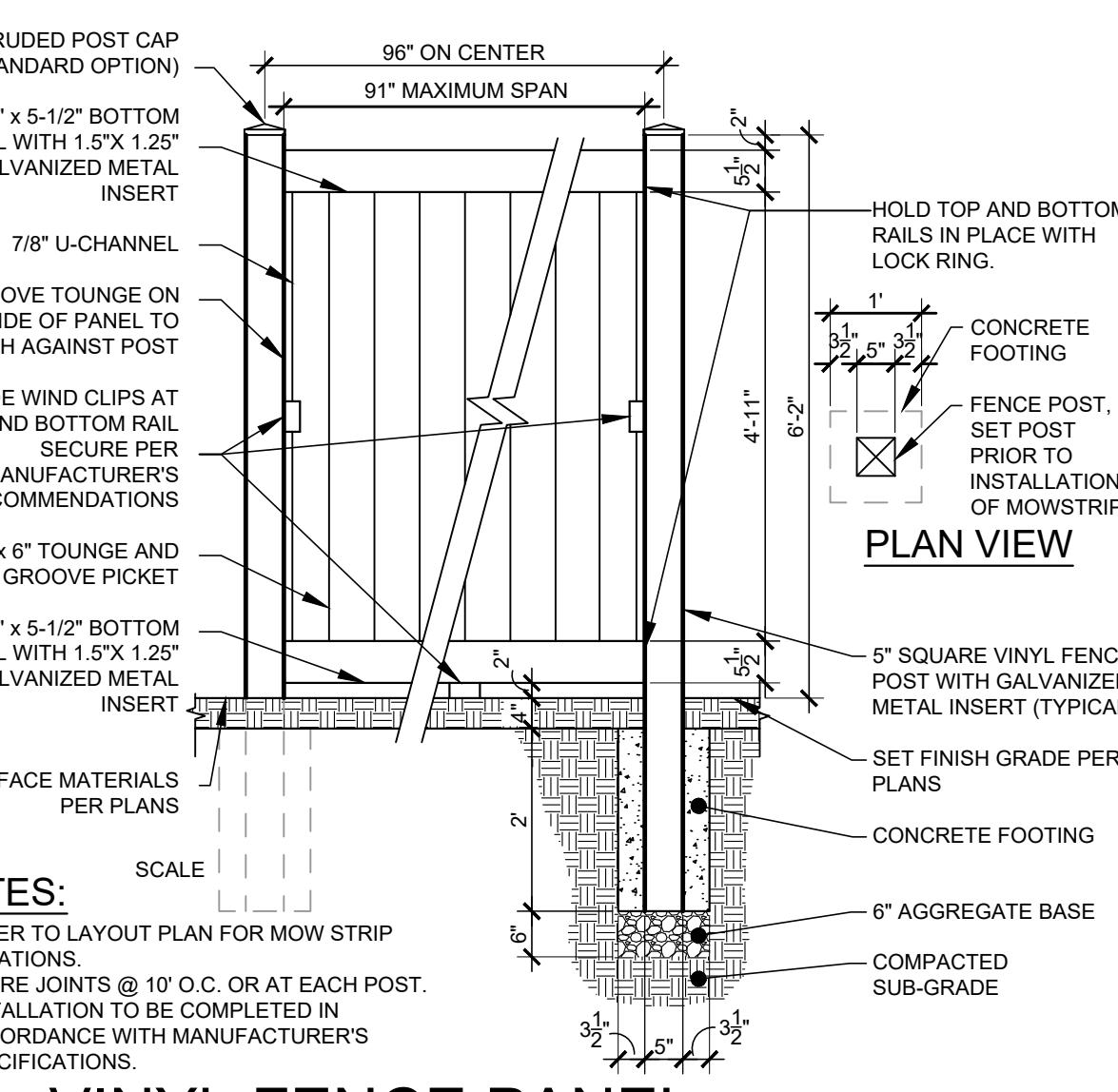
NOTES:
 CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION. WROUGHT IRON GATE TO BE PAINTED W/ELECTRO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

3 WROUGHT IRON PEDESTRIAN GATE

Scale: 1/4" = 1'-0"



WROUGHT IRON PEDESTRIAN GATE (TYP.), BY OWNER



NOTES:

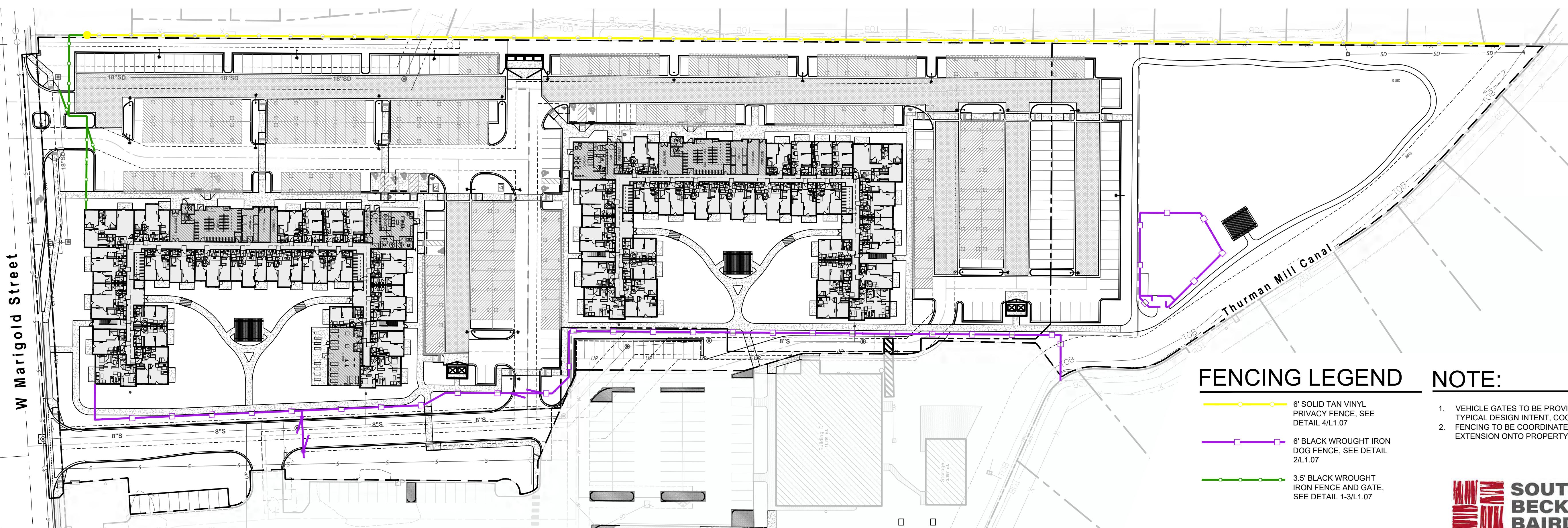
1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

4 VINYL FENCE PANEL

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



6' TAN VINYL FENCE (TYP.)



FENCING LEGEND

- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4/L1.07
- 6' BLACK WROUGHT IRON DOG FENCE, SEE DETAIL 2/L1.07
- 3.5' BLACK WROUGHT IRON FENCE AND GATE, SEE DETAIL 1-3/L1.07

NOTE:

1. VEHICLE GATES TO BE PROVIDED BY OWNER. SEE PHOTO FOR TYPICAL DESIGN INTENT. COORDINATE WITH CIVIL.
2. FENCING TO BE COORDINATED WITH ADJACENT LAND OWNER FOR EXTENSION ONTO PROPERTY.

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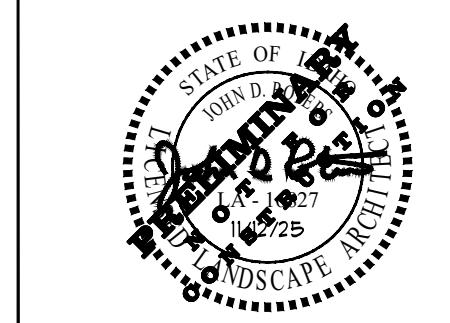
Dba South Beck & Baird Landscape Architecture P.C.

Antioch Apartments

Design Review Drawings for:

PACIFIC WEST COMMUNITIES

| △ Description | Date |
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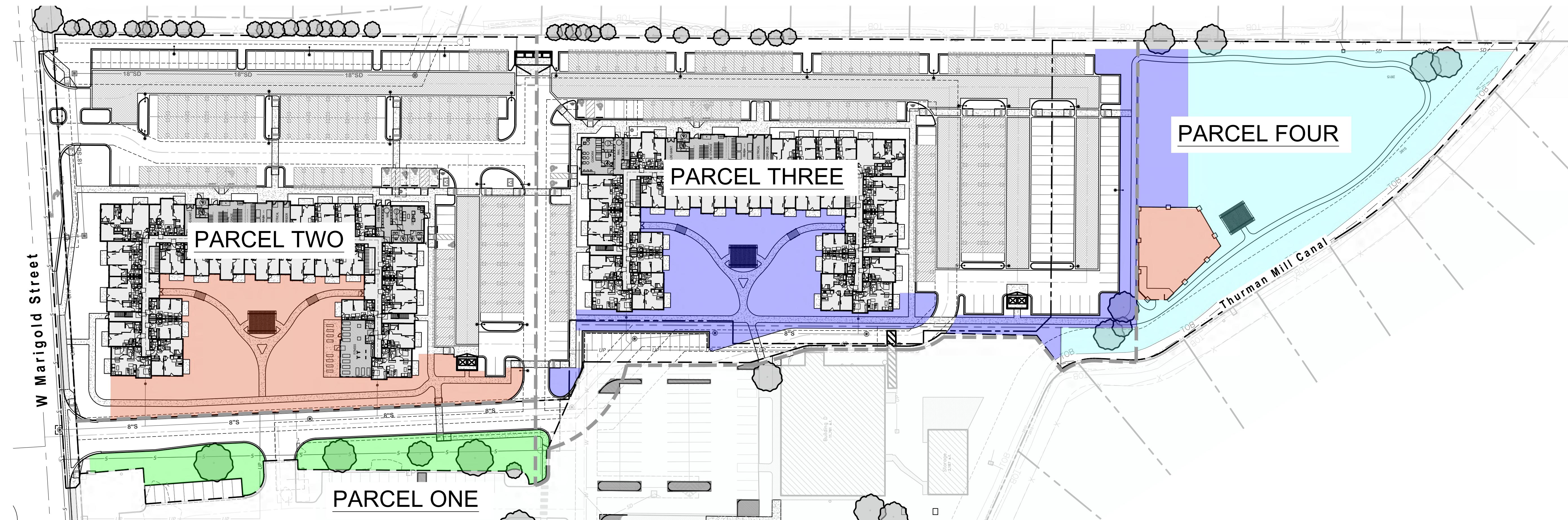
Sheet Title

Overall Fence Plan

Sheet Number

L1.07

RENNISON
DESIGN
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616



PARCEL ONE COMMON/OPEN SPACE

PARCEL ONE - 0 TOTAL UNITS

TOTAL COMMON OPEN SPACE REQUIRED = 0 SF
 TOTAL COMMON OPEN SPACE PROVIDED = 12,250 SF

OPEN SPACE LEGEND

| | |
|--|--|
| | PARCEL ONE COMMON OPEN SPACE = 12,250 SF |
| | PARCEL THREE COMMON OPEN SPACE = 35,519 SF |
| | PARCEL TWO COMMON OPEN SPACE = 31,152 SF |
| | PARCEL FOUR COMMON OPEN SPACE = 50,502 SF |

PARCEL TWO COMMON/OPEN SPACE

BUILDING 1 (PARCEL TWO) - 117 TOTAL UNITS

UNITS 500-1200 SF: 111 UNITS x 250 SF/UNIT = 27,750 SF OF COMMON OPEN SPACE REQUIRED
 UNITS >1200: 6 UNITS x 350 SF/UNITS = 2,100 SF OF COMMON OPEN SPACE REQUIRED

TOTAL COMMON OPEN SPACE REQUIRED = 28,850 SF
 TOTAL COMMON OPEN SPACE PROVIDED = 31,152 SF

PARCEL THREE COMMON/OPEN SPACE

BUILDING 2 (PARCEL THREE) - 119 TOTAL UNITS

UNITS 500-1200 SF: 113 UNITS x 250 SF/UNIT = 28,750 SF OF COMMON OPEN SPACE REQUIRED
 UNITS >1200: 6 UNITS x 350 SF/UNITS = 2,100 SF OF COMMON OPEN SPACE REQUIRED

TOTAL COMMON OPEN SPACE REQUIRED = 29,850 SF
 TOTAL COMMON OPEN SPACE PROVIDED = 35,346 SF

PARCEL FOUR COMMON/OPEN SPACE

PARCEL FOUR - 0 TOTAL UNITS

TOTAL COMMON OPEN SPACE REQUIRED = 0 SF
 TOTAL COMMON OPEN SPACE PROVIDED = 50,794 SF

TOTAL PROPERTY COMMON/OPEN SPACE (ALL PARCELS)

TOTAL COMMON OPEN SPACE REQUIRED = 58,700 SF
 TOTAL COMMON OPEN SPACE PROVIDED = 129,423 SF

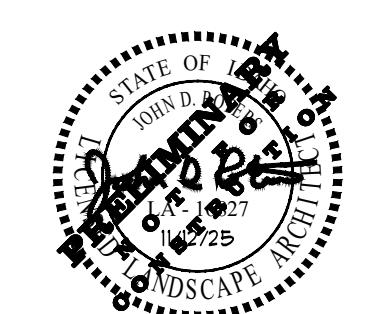
NOTES:
 1. DOES NOT INCLUDE SETBACKS AND/OR BUFFERS.
 2. AREA INCLUDE IN THE RECIPROCAL MAINTENANCE USE AGREEMENT AND APPLIES TO ALL PARCELS SHOWN.

Antioch Apartments

Design Review Drawings for:



| △ Description | Date |
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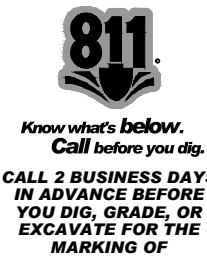
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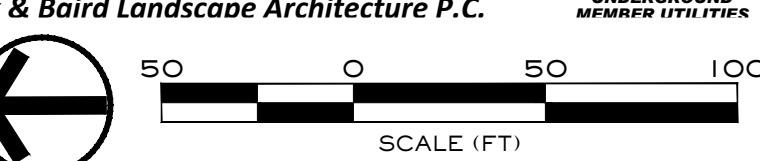
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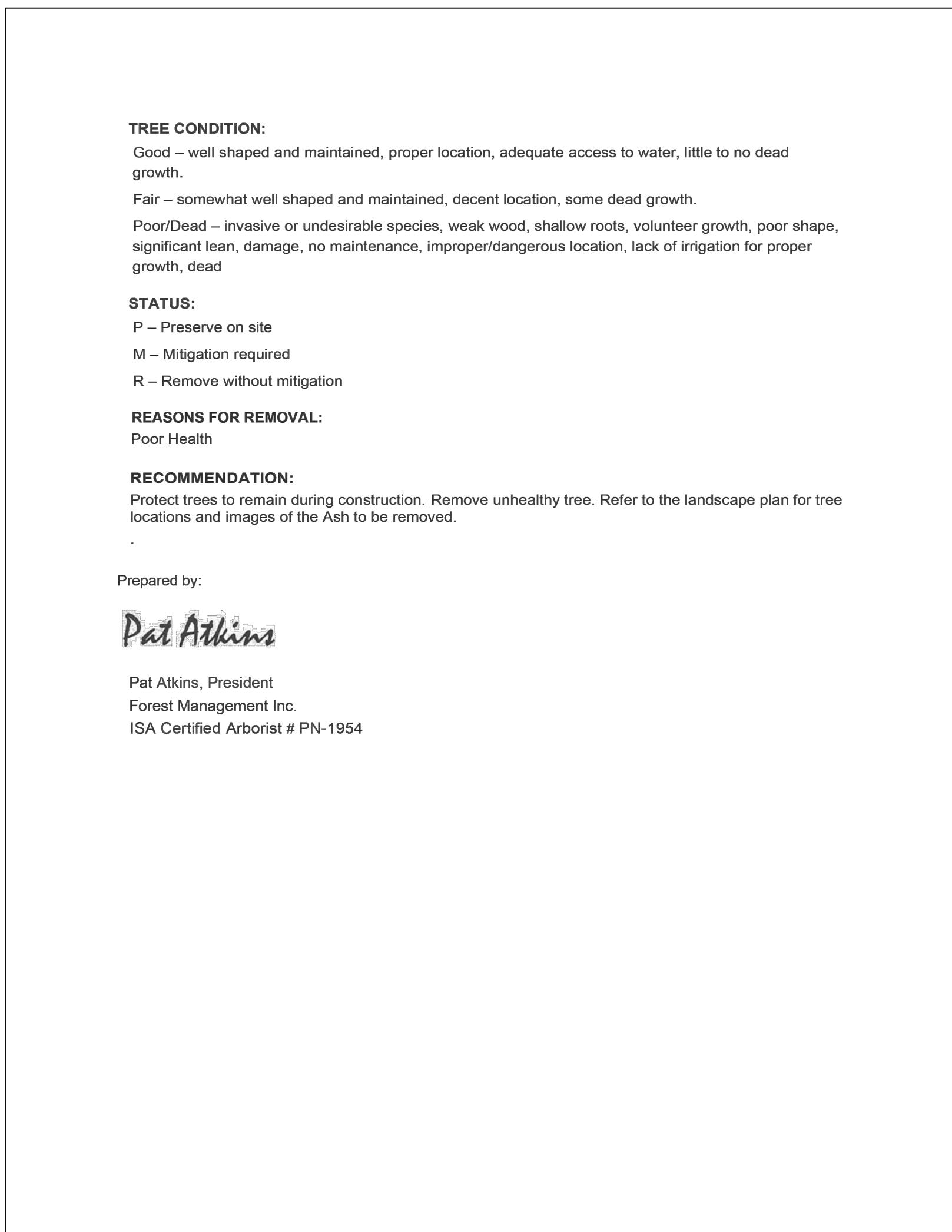
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ARBORIST REPORT:



DRYLAND TURF SEEDING REQUIREMENTS

GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING.

THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

SEED MIXTURE: PURE LIVE SEED % MIX

| | |
|-------------------------|----|
| HARD FESCUE | 25 |
| CANADA BLUE FESCUE | 25 |
| SHEEP FESCUE | 25 |
| WINGLEY CHEWINGS FESCUE | 25 |

TOTAL SEED 40 LBS PURE LIVE SEED
INSTALL @ 25 LBS / ACRE

FIBER MULCH MATERIAL

GROW NUTRIBASE FROM "QUATTRO ENVIRONMENTAL", A COMPOSTED POULTRY BASED MULCH MATERIAL. FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT

GROW NUTRIBOOST FROM "QUATTRO ENVIRONMENTAL" (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER

MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.
GRANITE SEED
1697 WEST 2100 NORTH
P.O. BOX 177
LEHI, UTAH 84043
1-800-768-4433
(OR APPROVED EQUAL)

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEDED AREAS WITH WANING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER

THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.

LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
- ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER AND CONIFER TREES WELLS TO BE 6' IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF BLACK SOIL AND MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
- ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
- ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIBLLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION. A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
- FERTILIZE ALL TREES AND SHRUBS WITH "AGRIFORM" PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
- PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
- SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
- ALL LANDSCAPED AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
- COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
- ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
- NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
- POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.



Design Review Drawings for:

Antioch Apartments



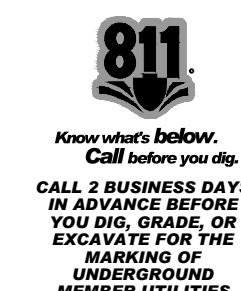
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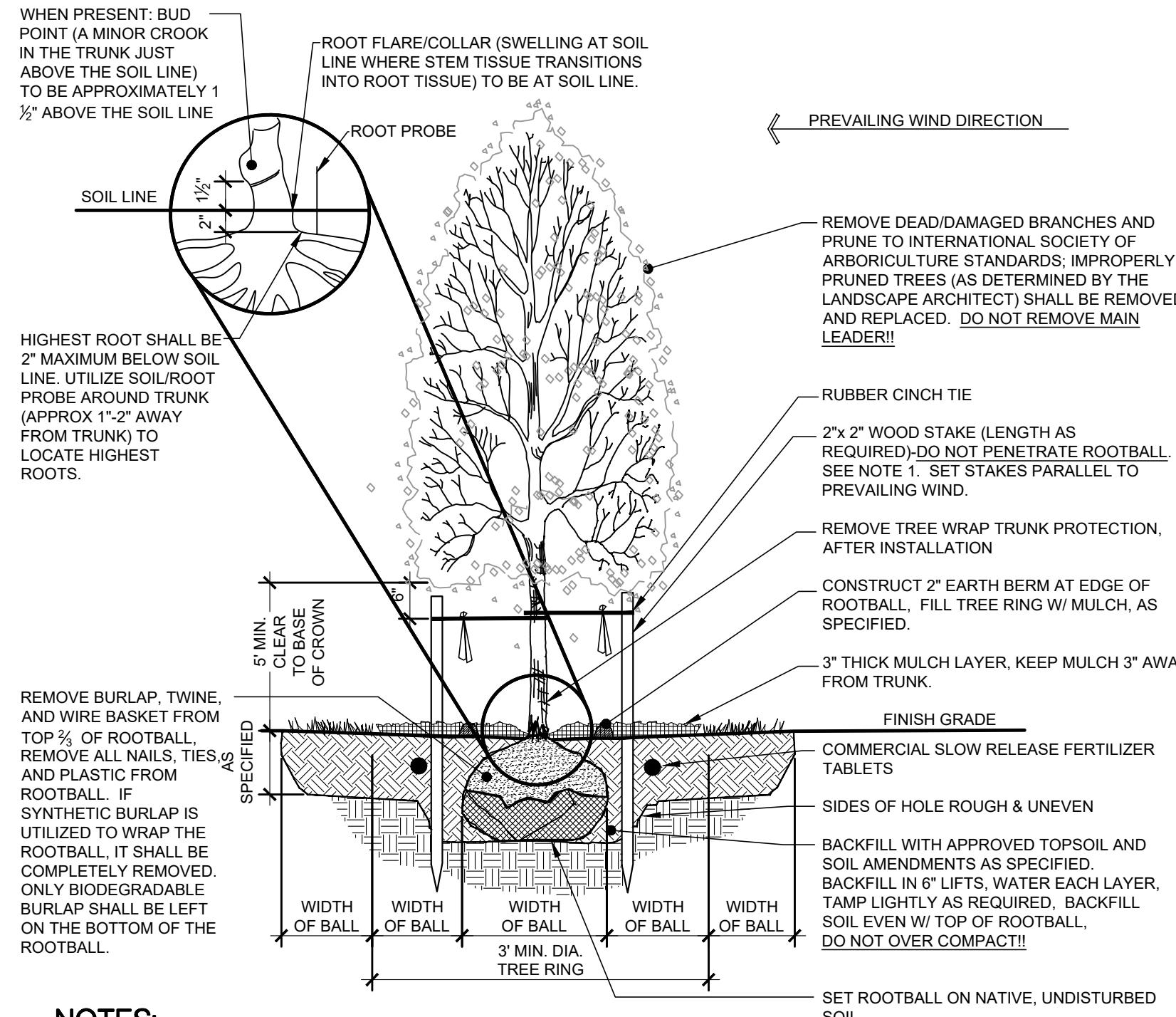
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Landscape Notes

Sheet Number

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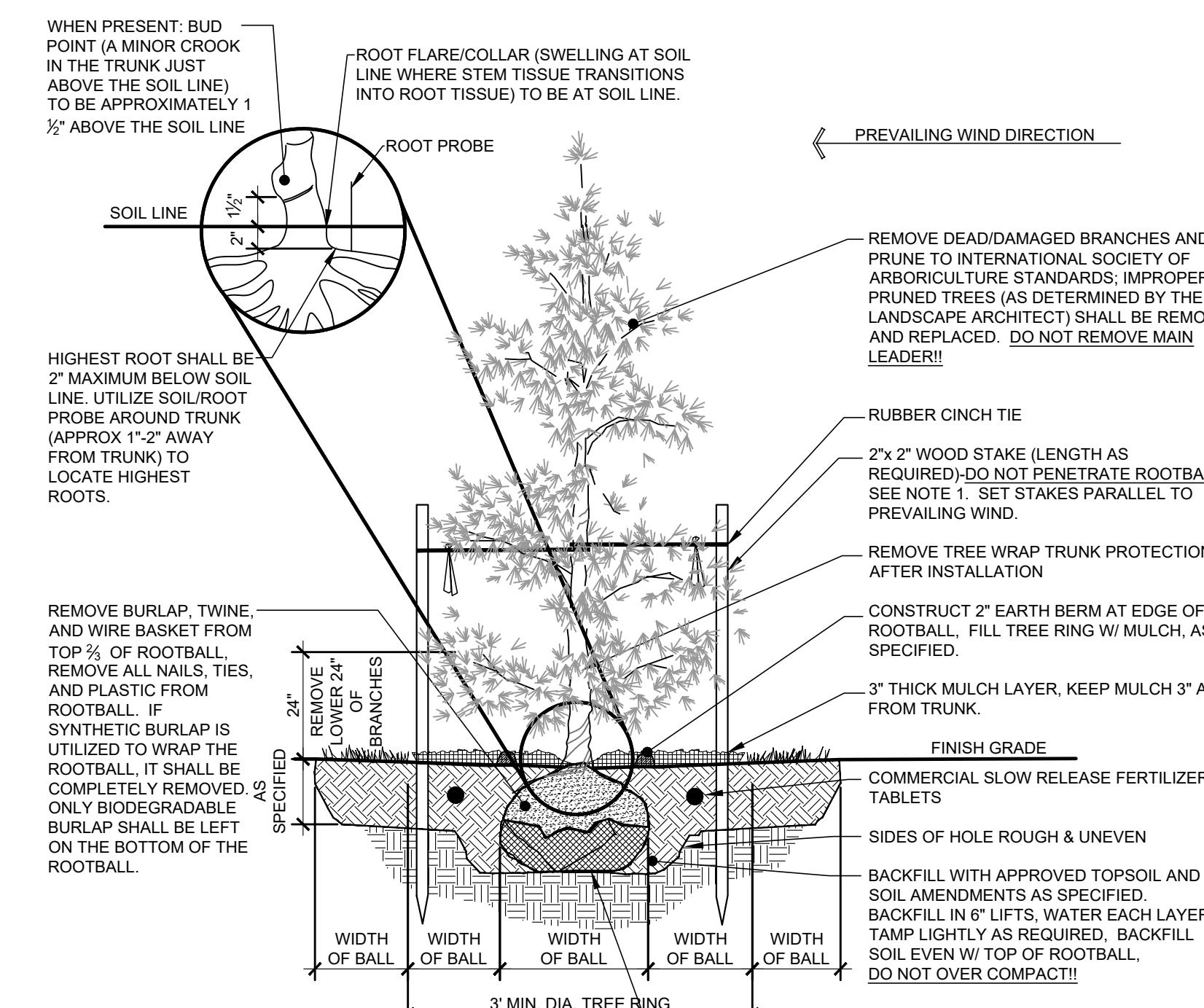


NOTES:

1. THE STAKING OF TREES IS TO BE REQUIRED, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPAGE.
5. WATER TREE TWICE WITHIN FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

1 DECIDUOUS TREE PLANTING

NOT TO SCALE



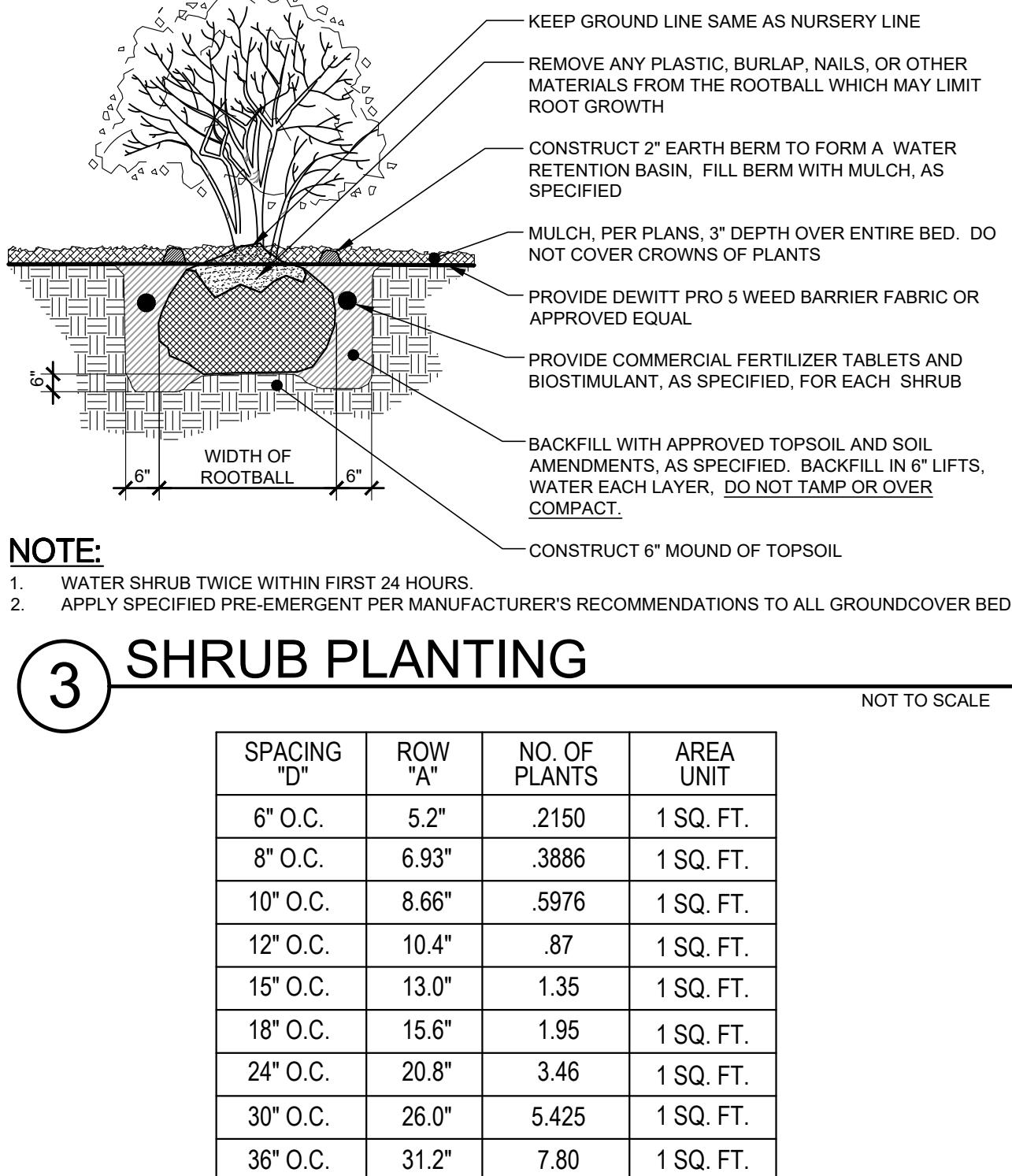
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6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

2 CONIFEROUS TREE PLANTING

NOT TO SCALE

FILE NAME: 24-123 LANDSCAPE PLANDWG
PLOT DATE & TIME: 11/12/2025 12:48PM

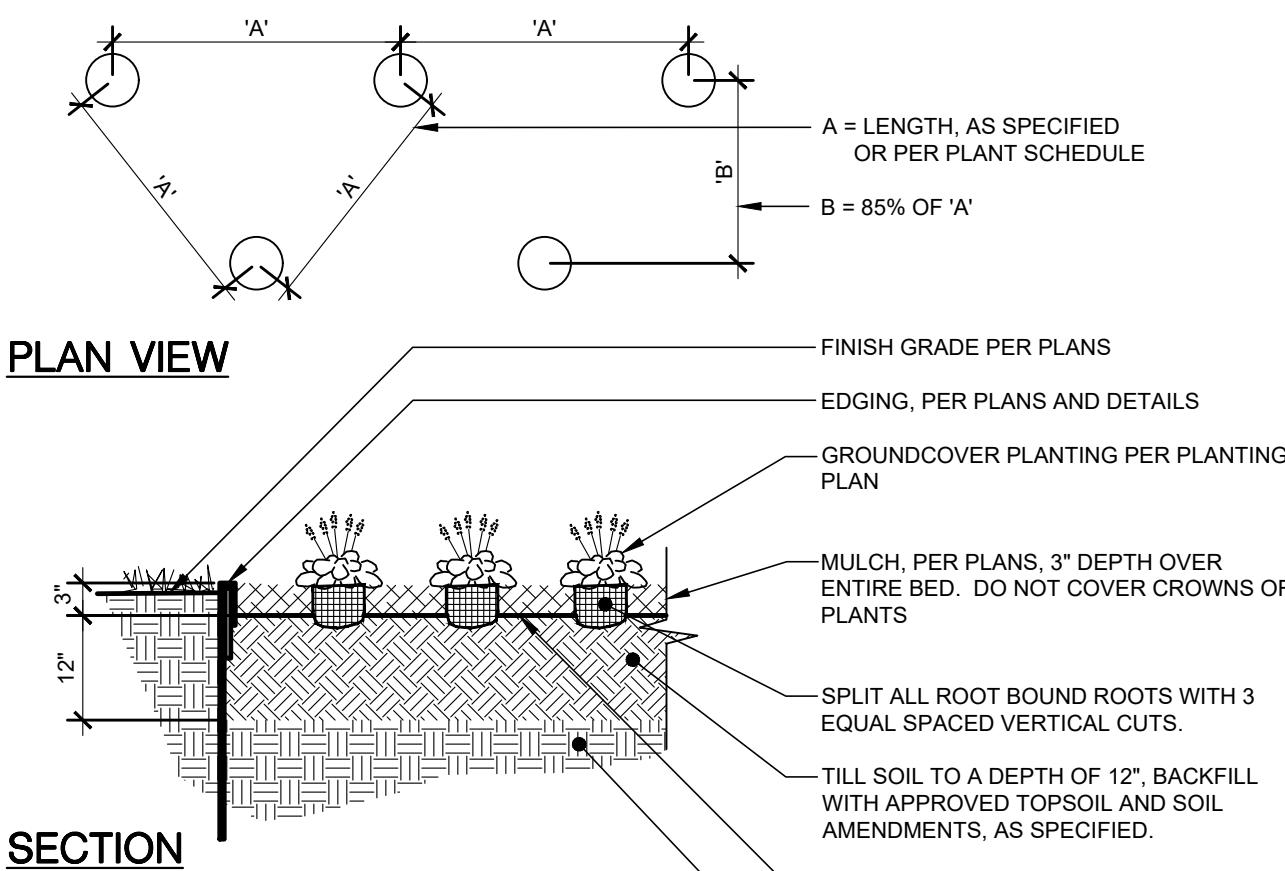


NOTE:
1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

3 SHRUB PLANTING

NOT TO SCALE

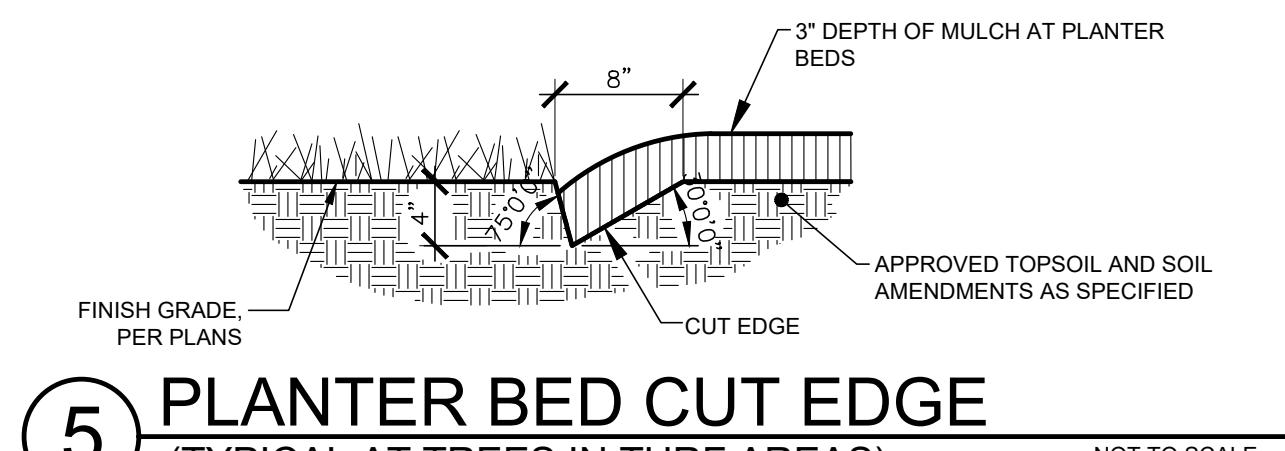
| SPACING "D" | ROW "A" | NO. OF PLANTS | AREA UNIT |
|-------------|---------|---------------|-----------|
| 6" O.C. | 5.2" | 2150 | 1 SQ. FT. |
| 8" O.C. | 6.93" | 3886 | 1 SQ. FT. |
| 10" O.C. | 8.66" | 5976 | 1 SQ. FT. |
| 12" O.C. | 10.4" | .87 | 1 SQ. FT. |
| 15" O.C. | 13.0" | 1.35 | 1 SQ. FT. |
| 18" O.C. | 15.6" | 1.95 | 1 SQ. FT. |
| 24" O.C. | 20.8" | 3.46 | 1 SQ. FT. |
| 30" O.C. | 26.0" | 5.425 | 1 SQ. FT. |
| 36" O.C. | 31.2" | 7.80 | 1 SQ. FT. |



NOTES:
1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

4 PERENNIAL & GROUNDCOVER PLANTING

NOT TO SCALE



NOTES:
1. THE STAKING OF TREES IS TO BE REQUIRED, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.

2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.

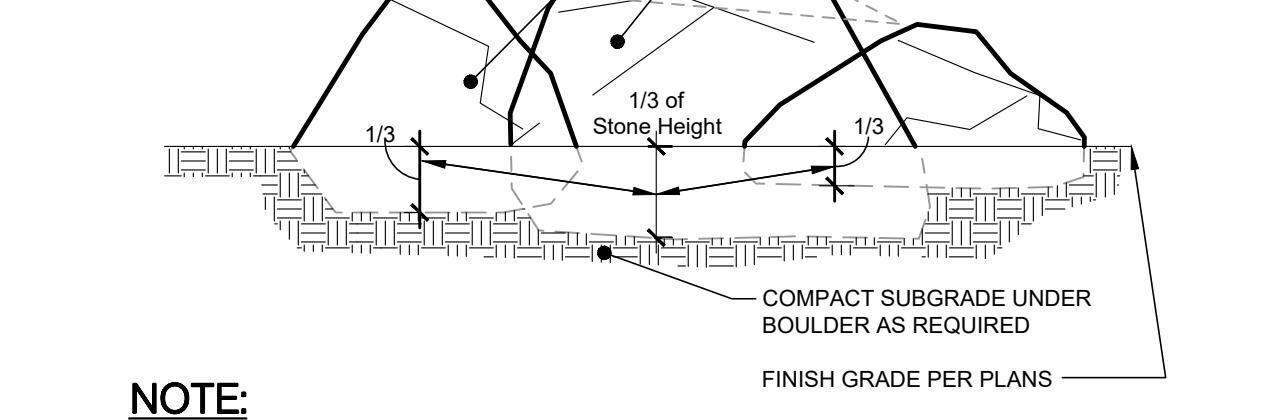
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING

METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPAGE.

5. WATER TREE TWICE WITHIN FIRST 24 HOURS.

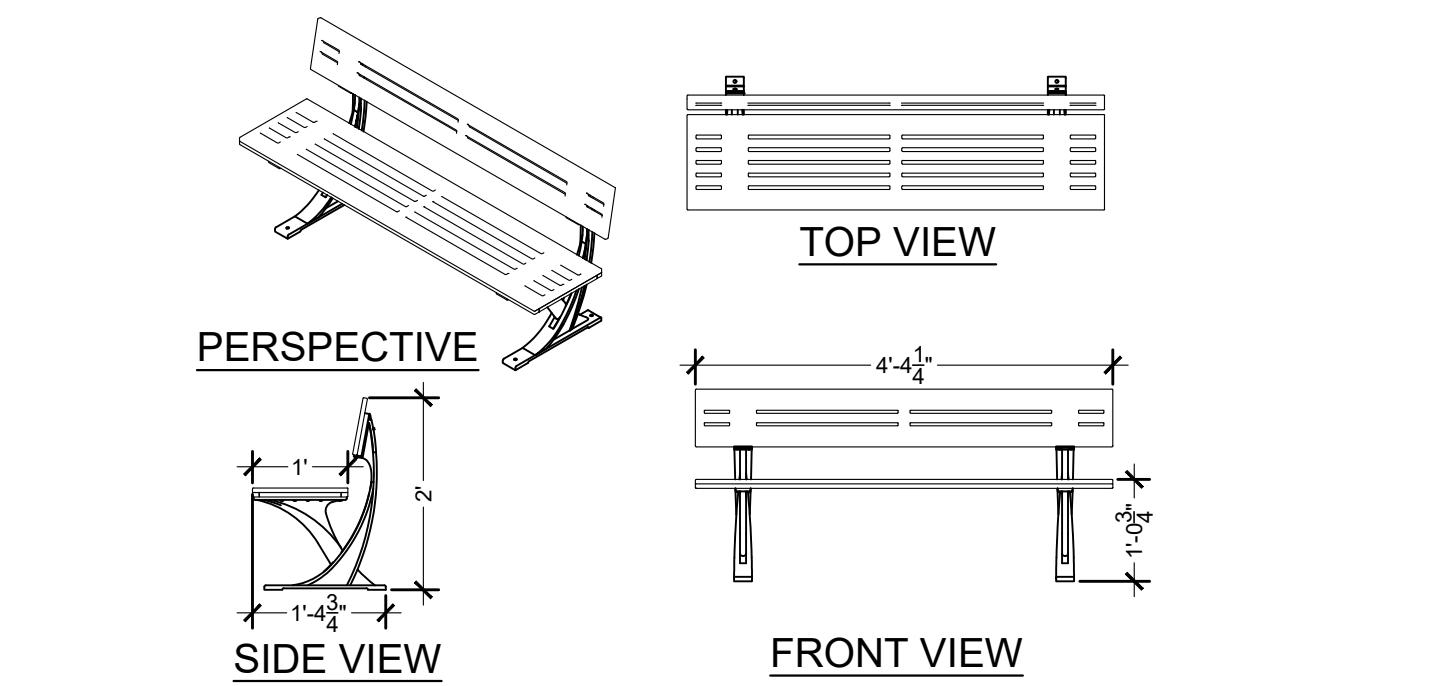
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



NOTES:
1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION.
3. CLEAN BOULDERS OF SOIL AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY 1 TO 1/3 OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCRAR OR DAMAGE BOULDERS.
6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF (6), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).

6 BOULDER INSTALLATION

NOT TO SCALE



NOTE:
1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

3 SHRUB PLANTING

NOT TO SCALE

1. THE STAKING OF TREES IS TO BE REQUIRED, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.

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5. WATER TREE TWICE WITHIN FIRST 24 HOURS.

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4 PERENNIAL & GROUNDCOVER PLANTING

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5 PLANTER BED CUT EDGE

NOT TO SCALE

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6 BOULDER INSTALLATION

NOT TO SCALE

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7 6 FOOT BENCH

NOT TO SCALE

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