



Comment Response Letter

To: Hanna Veal, City Reviewer

From: Amanda Bidwell, Architect, EVstudio

Wade Thomas, TNT

Jorre Delgado, JD Planning and Consulting

Date: January 2, 2024

Project Name: Alworth

Project Address: 5003 Alworth St, Garden City, ID 83714

Project Log Number: DSRFY2024-0003

The following in response to the Draft Staff Report dated December 27, 2023. Highlights are from the Staff Report.

Staff Report Open Items:

1. Site information. Site Coverage: 1.58 acres = 68,999sqft. *Site acreage is taken from the Ada County Assessor website. The calculations in the plans are based on 1.57 acres:*

Response: All calculations were in the application were based on the ALTA Survey done on the property in September 2023, which shows a total acreage of 1.57 acres. A copy of the ALTA survey was provided in a separate email by Applicant.

2. North Ada County Fire and Rescue.

The plans show the building roof height to be exactly at 83 feet. Aerial access is required. Aerial access is required by the AHJ to be along the long side of the building. Per the plans, the aerial access roadways would be the short side of the building on N. Alworth St, the long side of the building on E. 50th St., and the above ground power lines prevent access to the southwest exterior building between 270 E. 50th and the proposed building. Secondly, *the distance from the street to the building envelope is over 30 feet per the plans provided. This needs to be reduced to between 15 and 30 feet.* These Aerial access areas do not meet the AHJ requirement. An approved code alternate would be considered in lieu of meeting the initial aerial access location requirement. This will need to be proposed by the applicant.

Response: The building was shifted to the setback line on the 50th street side to be 31' from the curb. Per discussion with Mike Bisagno, this would be an acceptable solution to provide aerial apparatus access to the site.

3. North Ada County Fire and Rescue

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat by the Boise City Engineer. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (BCC5-12-32, IFC 503.8) **Parking will only be allowed in marked parking stalls. All roadways within the project and adjacent to the project are considered fire apparatus access roads. "No Parking – Fire Lane" signage is required throughout the project. If N. Alworth St. and E. 50th St. are employed to achieve aerial access distance requirements, then signage will also be required along these adjacent roadways in the immediate vicinity of the property.**

Response: Agreed.

4. 8-2B-3 Form Standards

The required setbacks are:

Front: 5'

Interior Side: 5'

Rear: 5'

Street side: 5'

The allowable maximum height is: n/a

The minimum lot size is: n/a

There appears to be structural encroachments within the setbacks. Clarification is needed. Some structural features are allowed within the setbacks

Response: A minimum of 40% of the building as provided in Sec 8-2B-3 complies with the setbacks. Additionally, the overage on the setback on the east side of the building is due to projections from the roof line, not to exceed 2'-0".

5. 8-2C-15 Multifamily

a. "2) Open Space:

- open grassy area of at least fifty feet by one hundred feet (50' x 100') in size. **Provided open space:**
 - ❖ Ground: 7,645 SF
 - ❖ Podium: 6,820 SF
 - ❖ 2nd Floor Patio: 712 SF
 - ❖ 3rd Floor Patio: 724 SF
 - ❖ Roof deck: 12,750 SF

It is unclear from the plans whether there is a 50' x 100' grassy area.

- community garden

Response: Section 8-2C-15 Multifamily provides that the project may have an open grassy area or a community garden (among others). Additionally, Code Section 8-2C-15 does not specify where the open space must be

provided. The project provides a community garden in compliance with Sec. 8-2c-15.

- b. **The rooftop deck might pose future safety concerns regarding its location adjacent to the Garden City PD property. See discussion.**

Response: Per comments under 8-4B-4, no specific “concerns” were identified or provided as it relates to the structure’s proximity to the Garden City PD property. Applicant is open to specific conditions, however there are no specific code requirements that limit structural requirements near and around police stations or any other public building. Additionally, the building would provide no sight lines to the rear of the building which provides parking for police officers and where inmates are brought into the facility. Any safety concerns are no different than the currently surrounding commercial properties that directly abut the Garden City PD Property. The rooftop deck was modified to be on the west side of the building, to pull site lines away from the Garden City PD Property. Additionally, all units on the east side of the building will be provided with windows that open out only to the north and will include tempered glass windows to help mitigate the concerns of the police department.

6. **8-4-9 Waterways.** There is a 15’ irrigation easement located along the whole frontage of 50th Street, on the City’s parcel. More information is required regarding this easement to determine if this section is applicable.

Response: The subject easement was provided to the City. Applicant will defer to the City on restriction within their parcel, but remains willing to improve the property with trees, grass, and sidewalks.

7. 8-4B-4 Multifamily Residential Dwelling Units

- a. Building setbacks shall consider windows, entrances, porches and patios, and how they impact adjacent properties. **Public comment has been provided objecting to the height and shadows cast by the proposed structure. Additionally, there is concern regarding the structures proximity to the Garden City PD property. Specific conditions can be drafted to minimize the effects of these concerns, such as limiting patios and windows along the 50th Street frontage, and prohibiting roof access.**

Response: The project complies with the height requirements of Garden City Code. Shadowing to the south will be prominent during winter months beginning around November and ending around March, but will not have any shadowing to the south during the summer months. As stated above, no specific “concerns” were identified or provided as it relates to the structure’s proximity to the Garden City PD property. Applicant is open to specific conditions, however there are no specific

code requirements that limit structural requirements near and around police stations or any other public building. Additionally, the building would provide no sight lines to the rear of the building which provides parking for police officers and where inmates are brought into the facility. Any safety concerns are no different than the currently surrounding commercial properties that directly abut the Garden City PD Property, which do not appear to have any special conditions or features regarding their proximity to the police building. The roof deck has been shifted to the west side of the building to pull site lines away from the PD to the east. Additionally, all units on the east side of the building will be provided with windows that open out only to the north and will include tempered glass windows to help mitigate the concerns of the police department.

- b. Main entrances, which are the primary point(s) of entry where the majority of building users will enter and leave, shall be designed as an obvious entrance and focal point of the building through architectural treatment, lighting, and address identification. **Design Review Consultant's provided comments. The building does not appear to have a prominent enough main entrance.**

Response: Discuss at meeting.

Previously provided comments: Refer to A101, the leasing office space was intended to serve as both a tenant lobby and space for leasing office. The terminology has been updated to reflect this in the plans.

The front of the building was redesigned based on city comments, to eliminate pedestrian crossings of the drive aisle. With this modification, the front of the building was mirrored and the tenant entrance/leasing office shifted to the east side of the building, and the street facing corner. With this modification, the main entry was placed in a more prominent position and the design was tweaked to provide additional coverage at the entry, and a more prominent entry for the building. The main entry is also adjacent to a portion of blank wall that can serve for added signage under a separate permit. There is also a main entry for the tenant amenity spaces on the left side of the main stair tower, highlighted by large expanses of glass and covered by an aluminum awning. Refer to the added sheet A204 for additional information.

- c. Entrances shall be adequately covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. **Not identified. Resubmittals received on December 22, 2023, show new elevations as well as providing an explanation of the design. Discussion required.**

Response: The front of the building was redesigned based on city comments, to eliminate pedestrian crossings of the drive aisle. With this modification, the front of the building was mirrored and the tenant

entrance/leasing office shifted to the east side of the building, and the street facing corner. With this modification, the main entry was placed in a more prominent position and the design was tweaked to provide additional coverage at the entry, and a more prominent entry for the building.

- d. Roof forms shall be distinctive and include variety and detail when viewed from the street. Sloped roofs shall have a significant pitch. Flat roofs should include distinctive cornice treatments. **The 3D images appear to tell a slightly different story than the elevations with respect to the roofline. Resubmittals received on December 22, 2023, show new elevations as well as providing an explanation of the design. Discussion required. Clarification and discussion required.**

Response: Provide additional detail at meeting

Previously provided comments. The roofline is designed such that the parapets vary in height around the building. The large glass sections in the center of each facade are designed to bring light through the building and into the courtyard. The roofline at these areas is stepped down and provided with a shed roof over the 7th floor balcony. There is a taller parapet behind the shed roof to provide a place for transition from the shed roof back to the flat roof of the building, as well as add to the varied heights around the building. The elevations and 3D images are built with the same 3D BIM model and thus are coordinated to show the same information.

9. 8-4D-3Parking design and Improvement Standards.

- a. The design of the parking area shall minimize the trespass of lights from motor vehicles on adjacent properties and rights-of-way. The parking garage takes up the first two stories of the new structure. The parking lot will be covered with translucent aluminum sheets. There is a possibility that this kind of material will not protect from trespassing light onto neighboring streets, residential buildings, and commercial buildings. The proposed landscape may not be sufficient to protect nearby neighbors trespassing light from cars. **Discussion needed.**

Response: A concrete wall is provided at both levels of parking to 4'-0" A.F.F. This concrete barrier serves to keep headlights from exiting the parking garage and will also support the proposed translucent aluminum screening elements. Additionally, with the changes to the parking garage elevations, areas of solid walls have been provided to allow for additional undulation in the building design, and will help with potential light trespassing onto neighboring streets.

- b. Stair and elevator towers shall be located to minimize pedestrians crossing drive aisles internal to the parking structure. **There are two stairwells located within the parking structure providing minimal pedestrian crossings of drive isles, but not full elimination. New plans submitted on December 22, 2023 outlined pedestrian paths within the**

parking structure. However, in part of the parking, there are still no marked pedestrian paths connecting the elevator tower.

Response: Pedestrian crossings are provided across drive aisles. Pedestrian connection parallel to drive aisles is down the drive aisle, which is typical of most parking garages.

- c. On December 22, 2023, the applicant made changes to the new plans in which the loading area was replaced by parallel parking. The plans do not specify the size or number of new parking spaces. Also, the data in other plans was not updated, for example on Site plan A100. It is necessary to clarify the size and number of parking spaces considering the changes.

Response: Additional changes were made to the site, eliminating the parallel parking area and adding 3 surface parking spaces. The site analysis chart on A100 has been updated to reflect this change.

- d. Blank walls shall be interrupted at intervals of no more than twenty feet (20') with a variety of treatments including but not limited to fenestration, trellises for landscaping, artwork, and other similar treatments. There is a large blank vertical wall in the center of the building facing Alworth St. This is due to the location of the elevator shaft and stairwell proposed. There are windows provided, but the appearance of a blank wall is still prominent as it is the most forward projection of the north elevation.

Response: Artwork and signage are planned for the monolith on the front of the building to help break up the wall. It was discussed as a potential condition of approval in the meeting, to bring the specific artwork back through the design review process prior to installation.

- e. Bicycle parking: - On-site spaces shall be located within fifty feet (50') of the building entrance(s). The on-site bike parking is 82' from the main tenant entry. However, an additional entry to the building was added at the bike parking area that provides access directly into the building, see A101 of December 22, 2023 Resubmittals. - Shall be visible, unless specified for the use of tenants, in which case the bicycle parking spaces must be covered. Bike parking provided is enclosed, and presumed to be for the tenants. On-site bicycle parking is not visible from the public ROW as it is setback behind the building. - Be easily accessible from the street. Discussion required. - Be properly illuminated to increase security and avoid accidents. Not enough information to review.

Response: The covered bike parking has been relocated to the front of the building within 50' from the main entry. Better pedestrian connection to the covered bike parking has been provided off of 50th

and Alworth to allow for easier access. The covered bike parking will be provided with lighting to provide security.

10. 8-4E-6 Sidewalk Standards.

- a. There are existing attached sidewalks along both Alworth and 50th Street, the applicant proposed to maintain these sidewalks which is code compliant. **The applicant has proposed to improve the Alworth sidewalk, but details of how were not provided. More information required.**

Response: Applicant will remove existing sidewalks and install new sidewalks compliant with Code.

- b. Information mismatch between plans. In plan L100, a pedestrian path is indicated on the western side, while plan A100A does not indicate that there is a pedestrian connection there. In addition, Plan A100A indicates that there is no pedestrian connection within the site on the east side and is only via the sidewalk.

Correction/clarification needed.

Response: A walkway is not provided on the west side of the building, refer to updated landscape plans. The land on the east side of the property is owned by the city and thus the pedestrian connections are minimal.

11. 8-4I-4 Landscaping Provisions

- a. **Documents submitted have conflicting information and lack necessary information needed for staff to review. Staff cannot approve plans that do not reflect accurate site details.**

All calculations provided are based on a lot size of 1.57 acres. The Ada County Assessor's website shows the property as 1.584 acres or 68,999 square feet.

A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.
 $68,999 - 5\% = 3,450$ SF

The new plans, dated December 22, 2023, do not indicate the percentage of the gross site area allocated for landscaped areas, excluding setbacks and perimeter landscaping.

Response: The 1.57 acre calculation in the application was based on the ALTA Survey done on the property in September 2023. With removal of the second parking entry, the landscaped area excluding setbacks and perimeter landscaping exceeds 5%.

- b. 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.

N. Alworth St. (~232 LF):

Trees Required: 6 Class II or III trees.

Provided: 5 Class II

Deficient of 1 tree

E. 50th St. (~303 LF):

Trees Required: 7 Class II or III trees

Trees Provided: 7 Class II

Street frontage calculations are based on site image measurements on the Ada County Assessor website (See Figure 1)

Response: An additional tree was added. See landscape plan sheet

12.8-4L-5 Open Space Standards for Multifamily Developments.

- a. Three hundred fifty (350) square feet for each unit containing more than one thousand two hundred (1,200) square feet of living area.

Required: 66 units x 350SF=23,100 SF

Total common open space required: 33,100 SF

Total common open space provided: 28,651 SF

The open space exhibit provided includes the City property as part of their calculations.

Response: The total required open space is 28,500sf and the total provided is 28,925sf. Refer to Open Space Calculations on A100 and Open Space Exhibit on L102.

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:			
**1 CLASS II TREE PER STREET FRONTAGE + 1 CLASS II PER 50 LF			
STREET NAME	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
W 50TH	278	6	7
ADAMS	172	4	5

PERIMETER BUFFER:
*TREE CANOPIES TOUCHING, SHRUBS 6'Hx6'W

EXISTING TREES:
*ANY EXISTING TREES SHALL BE MITIGATED PER ARBORIST REPORT, PLAN AMENDED OR AGREEMENT WITH CITY SHALL FACILITATE MITIGATION

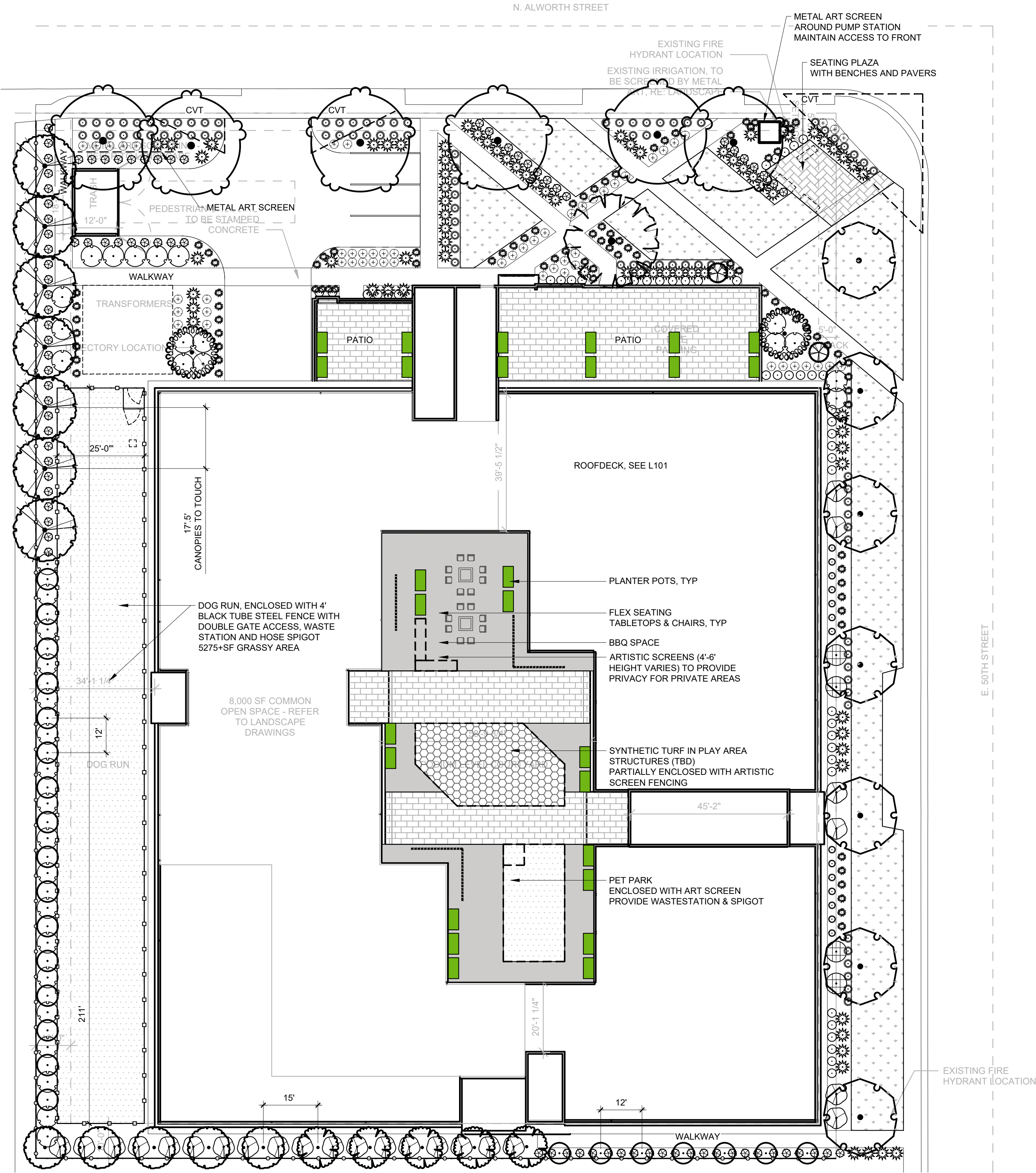
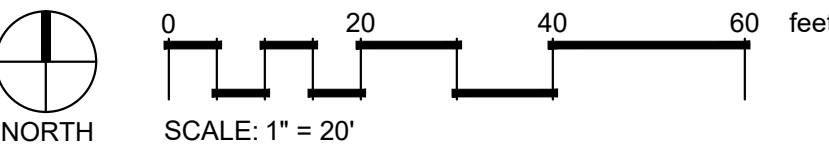
MINIMUM PLANT SIZES:	
PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.

NOTE: ALL EXISTING CHAIN LINK FENCE ON SITE SHALL BE REMOVED PRIOR TO CONSTRUCTION

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Acer ginnala 'Flame' / Flame Amur Maple 20'H x 20' W, CLASS I	B&B	2"		7
	Betula nigra 'BNMTF' TM / Dura Heat River Birch 35'H x 30' W, CLASS II	B&B	2"		6
	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam 35'H x 15' W, CLASS I CLASS II SPECIES	B&B	3"		5
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum 40'H x 27' W, CLASS II	B&B	2"		1
	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar 25'H x 8' W, CLASS I CLASS II SPECIES	2.25" Cal	B&B		23
	Malus x 'Indian Magic' / Indian Magic Crab Apple 15'H x 15' W, CLASS I	B&B	2"		5
	Malus x 'Spring Snow' / Spring Snow Crabapple 20'H x 20' W, CLASS I	B&B	2"		3
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 35'H x 25' W, CLASS II	B & B	2"		7
EVERGREEN TREE					
	Picea omonika 'Bruns' / Bruns Spruce 30'H x 8' W	B&B		7'-8'	2
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 20'-25' tall & 10'-15' wide	B&B		8' H MIN	2
SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS					
	Artemisia frigida / Fringed Sage 30"H x 30"W	2 gal			56
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 30"H x 3' W	2 gal			87
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass 30"H x 30"W	2 gal			89
	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper 15'H x 3' W	5 gal			14
	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass 30"H x 30"W	2 gal			89
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark 6'H x 8' W	5 gal			24
	Rhamnus frangula 'Fine Line' / Fine Line Buchthorn 7'H x 3' W	5 gal			48
	Rhus trilobata 'Gro Low' / Skunkbush Sumac 30"H x 8' W	5 gal			35
	Sambucus nigra 'Black Lace' / Black Lace Elderberry 6'H x 8' W	5 gal			4
	Yucca filamentosa 'Color Guard' / Adam's Needle 3'h x 4' w	5 gal			77

	SYNTHETIC TURF IN PLAY AREA WITH SOFTFALL MATERIAL BELOW
	SYNTHETIC TURF IN GATHERING AREA
	LAWN, SEEDED, TALL TURF-TYPE FESCUE (OR APPROVED OTHER)
	DOG RUN, SODDED LAWN OR APPROVED OTHER
	AGGREGATE GRAVEL, DG OR APPROVED OTHER IN GATHERING AREA



LANDSCAPE ARCHITECTURE & MASTER PLANNING

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ALWORTH ST APARTMENTS

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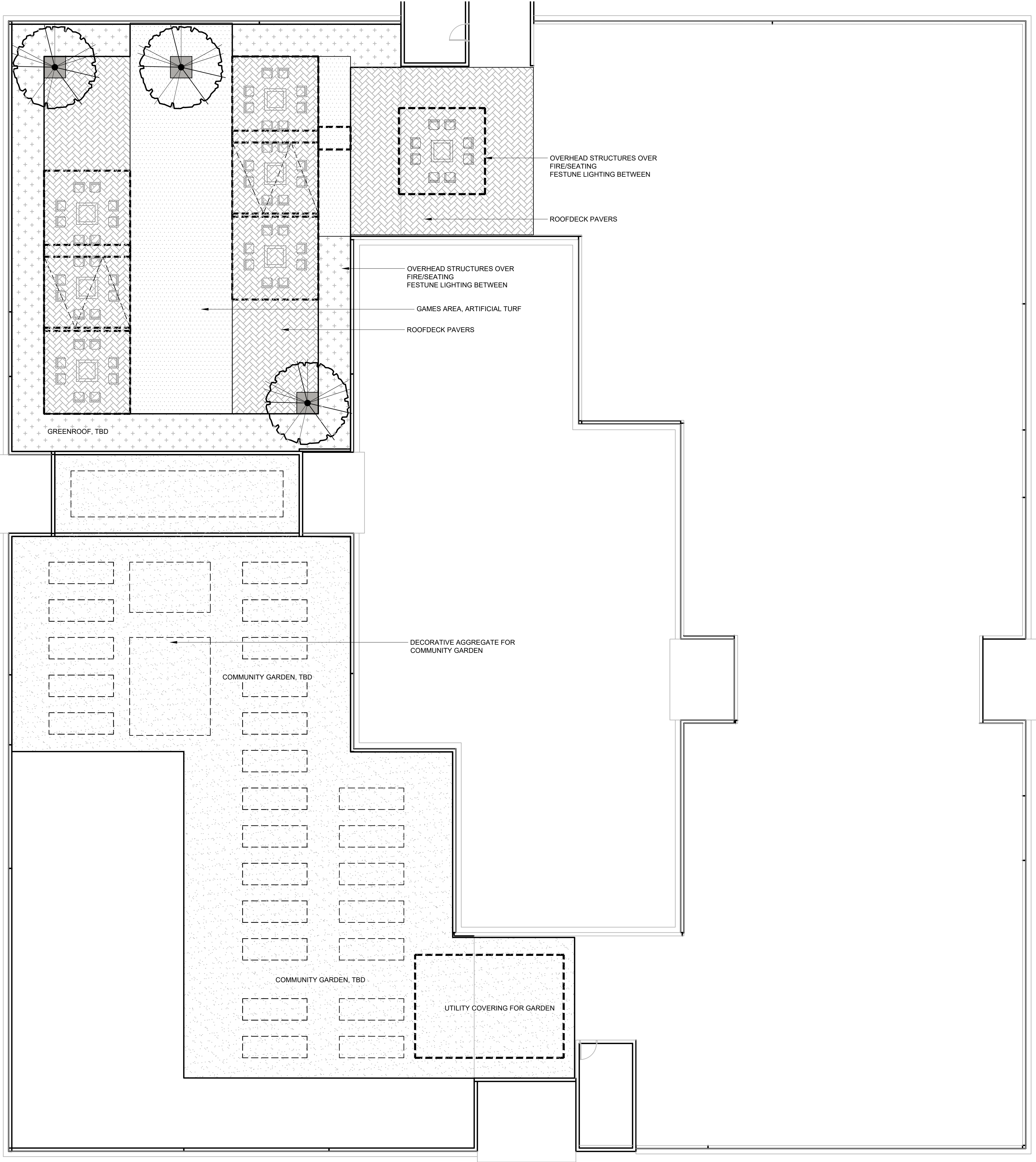
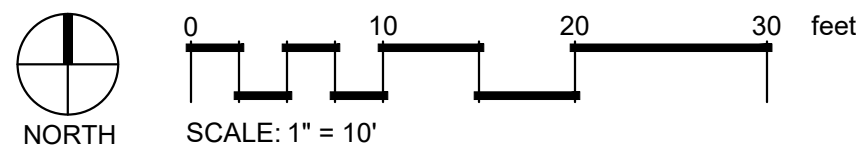
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REVISION:

Project Status	
DATE:	10/12/2023
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GROUND,
PATIOS, &
PODIUM LEVEL
LANDSCAPE
PLAN

L100



**LANDSCAPE
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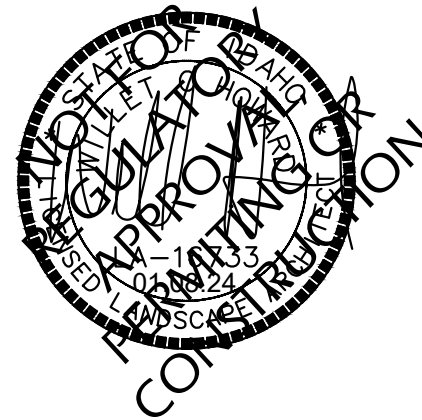
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ROOFDECK
AMENITY PLAN



LANDSCAPE
ARCHITECTURE
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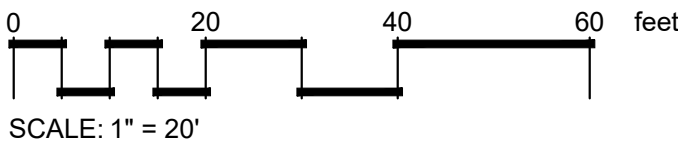
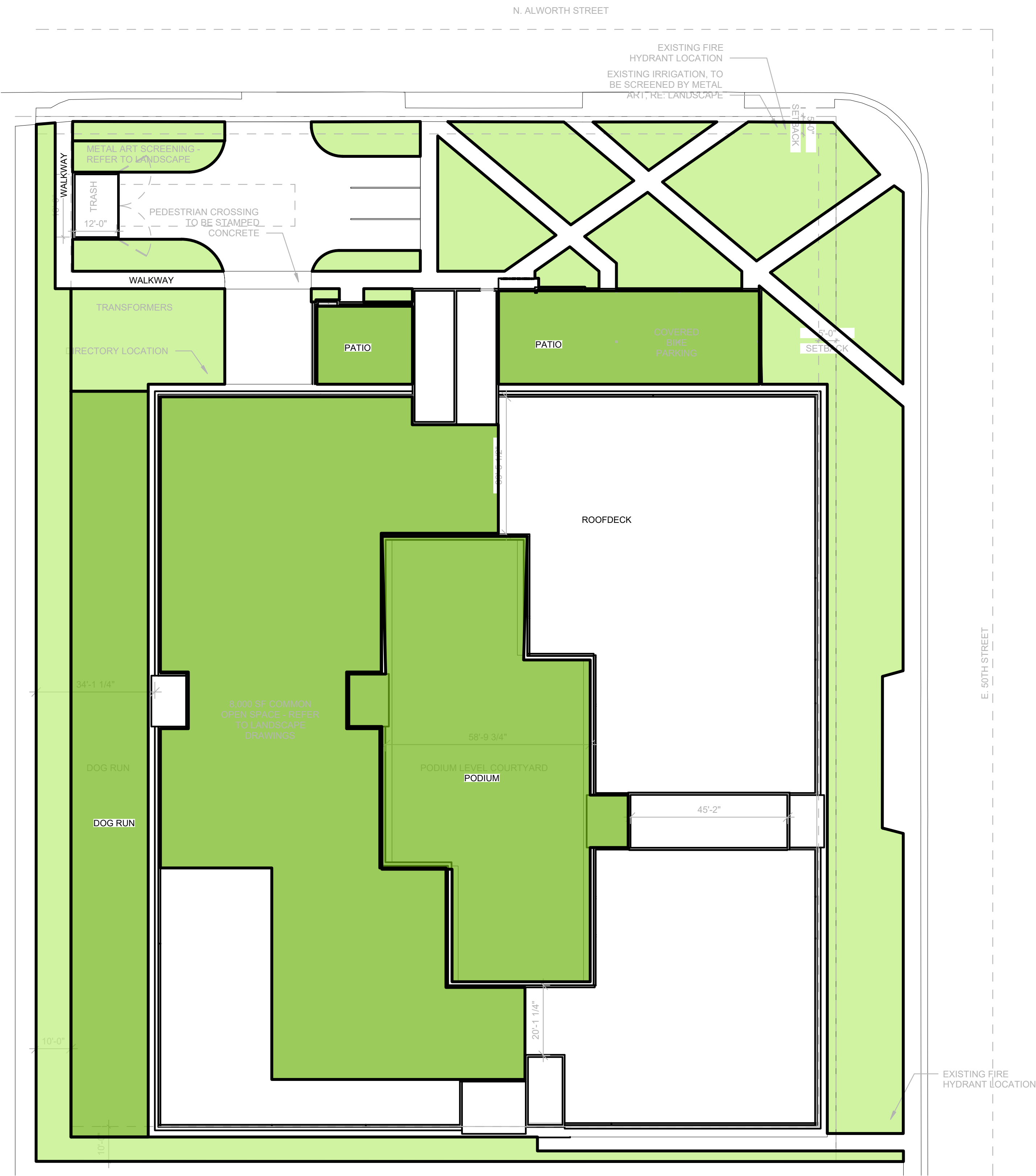
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Contact:

DESIGNATION:	AREA (SF)	
SITE	68,389.20	1.57 AC
BUILDING	41,970.00	
HARDSCAPE	8,233.00	
LANDSCAPE (SITE)	18,186.00	26.59%
OPEN SPACE	28,925.00	
GROUND	11,193.00	
PODIUM	6,820.00	
2ND FLOOR PATIO	2,194.00	
3RD FLOOR PATIO	718.00	
ROOFDECK	8,000.00	

SITE TABULATION:

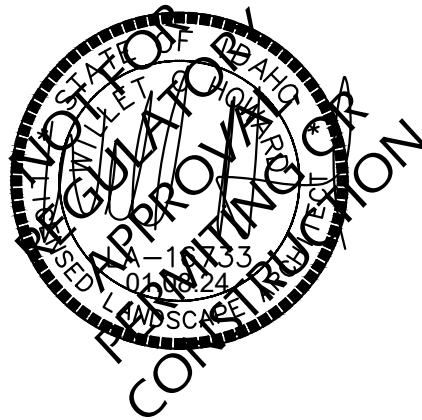
- OPEN SPACE / AMENITY AREAS
- OTHER LANDSCAPING



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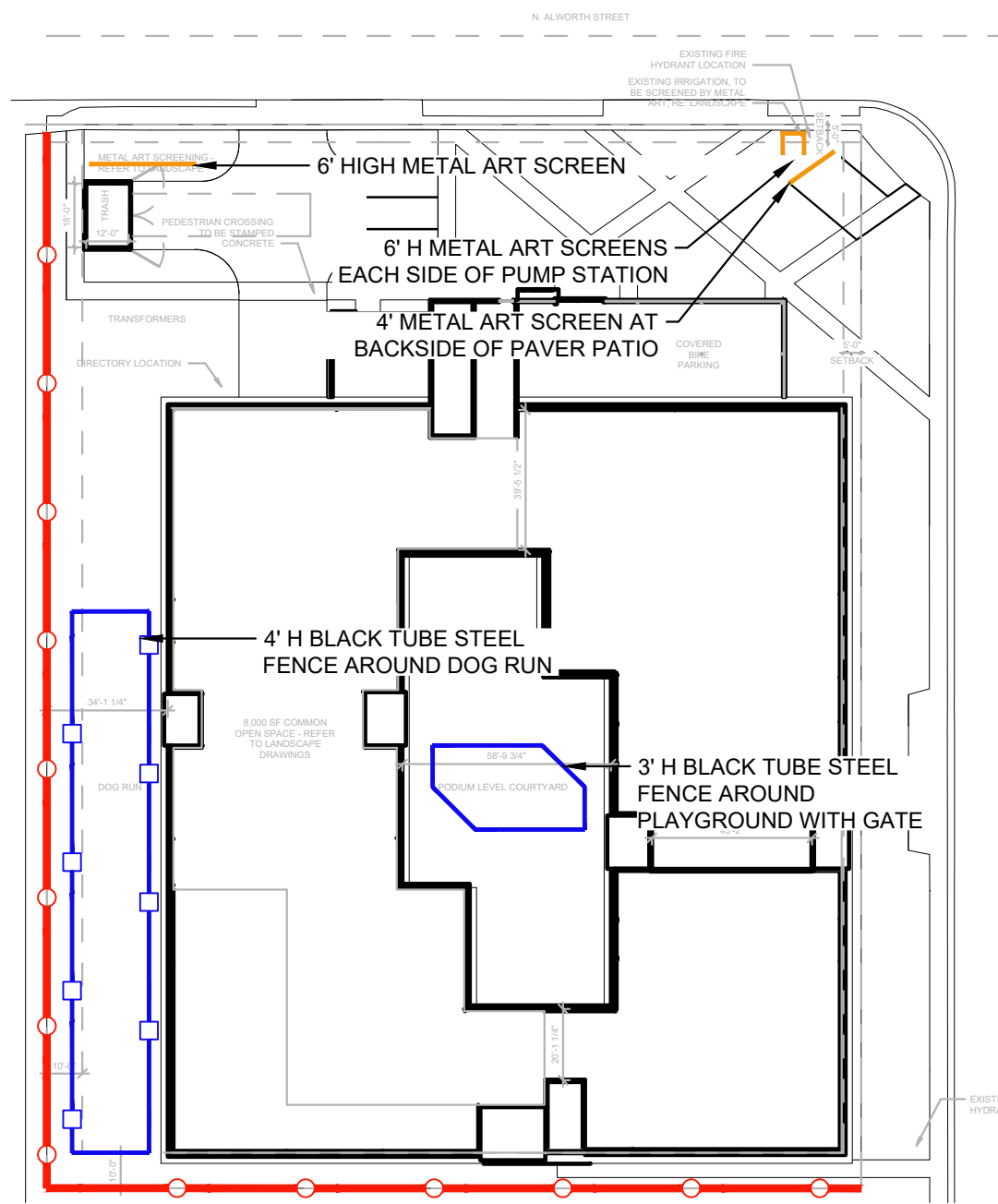
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OPEN SPACE
EXHIBIT

LANDSCAPE NOTES:

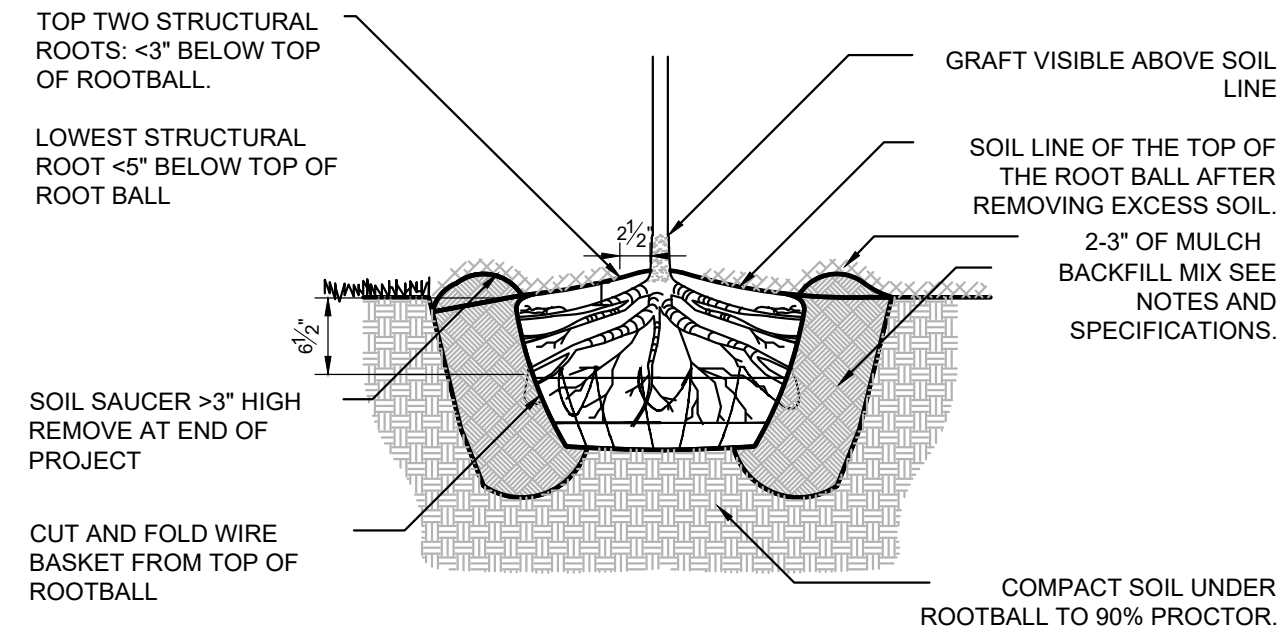
- REGULATIONS & STANDARDS
 - All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of GARDEN CITY, ID codes, standards and state and local regulations.
- EXISTING CONDITIONS
 - All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - See Engineer's plans for information about existing features.
 - Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
- GRADING & SITE PREPARATION
 - Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - All gravel overprep to be removed and disposed of off site.
 - Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
 - Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - No pooling or standing water will be accepted per industry standards.
- SOILS
 - Lawn areas shall receive 12" min depth of screened topsoil.
 - All planter beds shall receive 18" min depth of screened topsoil.
 - Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
 - Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - Topsoil shall have a ph of 6.5 to 8.0.
 - If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
 - If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
 - Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade. 5" below adjacent surfaces.
 - Amend all new plantings with 2 parts topsoil, 1 part compost.
- LAWN AREAS
 - Sodded lawn to be tall turf-type fescue, or approved other.
 - Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
 - Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
 - Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
 - All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
 - Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
 - Install $\frac{3}{4}$ " chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
 - Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
- PLANTER BED MULCH
 - All planter beds shall receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
- PLANTS
 - All plant material shall be installed per industry standards.
 - All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
 - All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
 - Trees and shrubs over 30" shall not be planted within clear vision triangles.
 - Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
- IRRIGATION
 - Irrigation system shall be built to the following specifications:
 - Adhere to city codes when connecting to city water.
 - All irrigation material to be new with manufacturers' warranty fully intact.
 - Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
 - Controller to have On/Off rain switch or rain shut off device that does not alter program.
 - All remote control valves (including master control valve) to have flow control device.
 - Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
 - All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
 - Use common trenching where possible.
 - All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
 - All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
 - Connect mainline to point of connection in approximate location shown on plan.
 - Contractor is responsible complying with all codes and paying all permits necessary.
 - Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - All drip irrigation to be buried 2" below finished grade.
 - Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
 - Install all irrigation per irrigation drawings, utilize material specified or approved equal.
 - Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
 - If any discrepancies are found, then local codes shall prevail.
- CONTRACTOR RESPONSIBILITIES
 - Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
- In the event of a discrepancy, notify the Landscape Architect immediately.

FENCING EXHIBIT:



NOTES:

- DO NOT DAMAGE OR CUT LEADER
- DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
- TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR, HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
- REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{4}$ OF THE ROOTBALL.
- 5" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

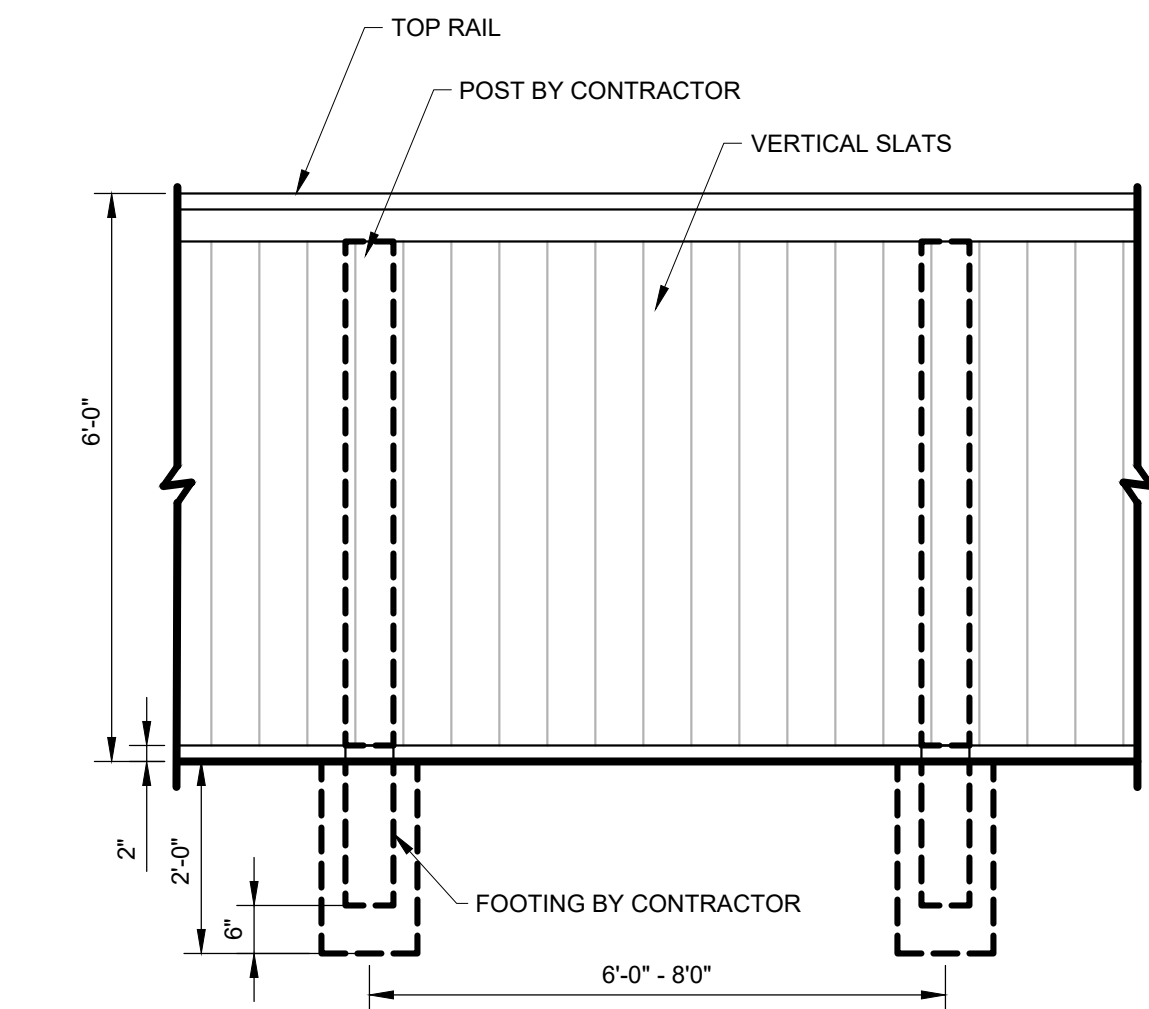


1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0"

3293-01

NOTE:
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



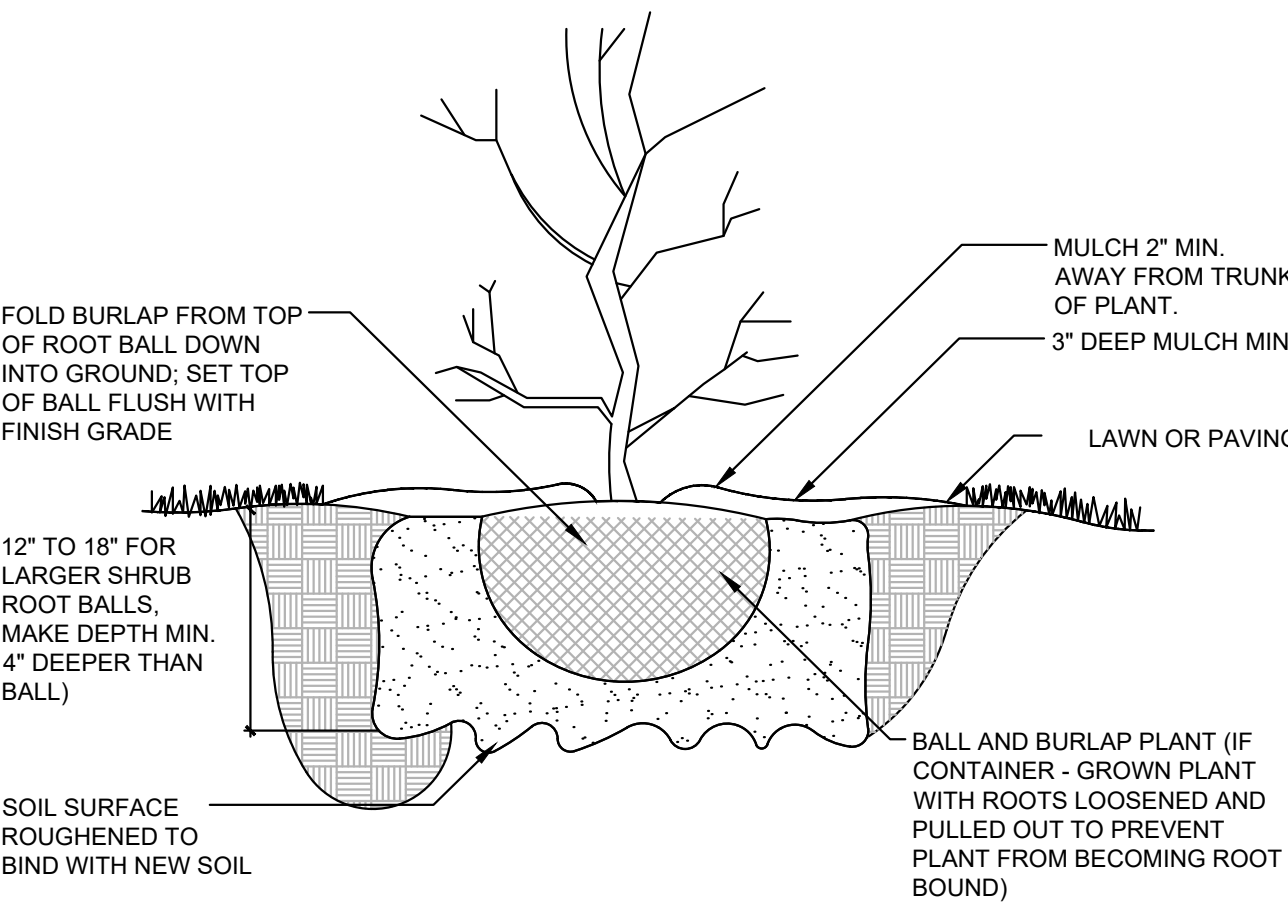
4 6' CLOSED VISION FENCE

1/2" = 1'-0"

323107-02

NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{1}{2}$ " HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

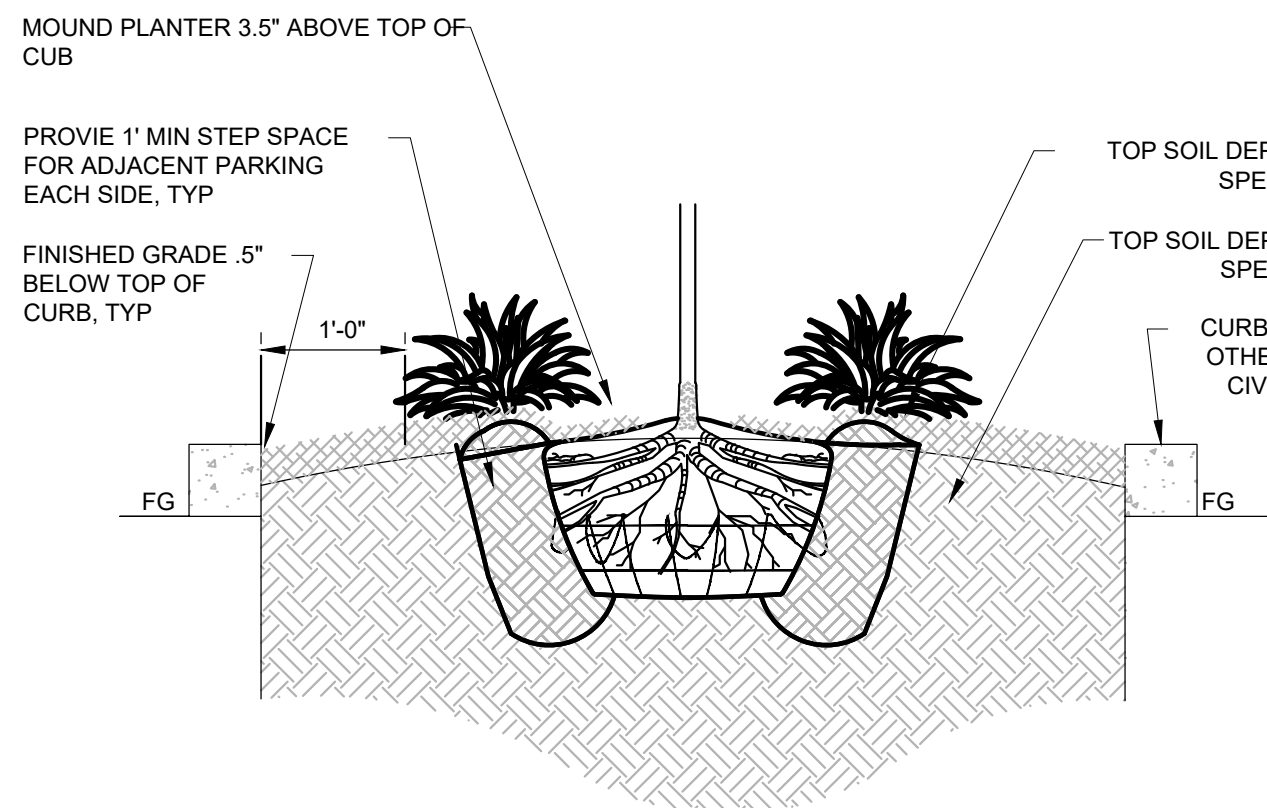


2 SHRUB PLANTING

1" = 1'-0"

329333-03

NOTE:
*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL

3/4" = 1'-0"

P-C0-01



METAL ART SCREEN INSPIRATION (DESIGN TO BE MORE RELEVANT TO LOCAL VEGETATION (IE PINE TREES) SCREENS TO BE 6H X 4'W, ANCHORED INTO THE GROUND, COLOR TO BE CORTEN STEEL (OR APPROVED OTHER)

CLOSED VISION FENCE INSPIRATION



LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

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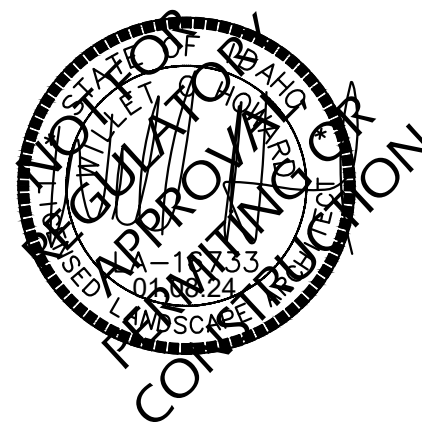
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Contact:

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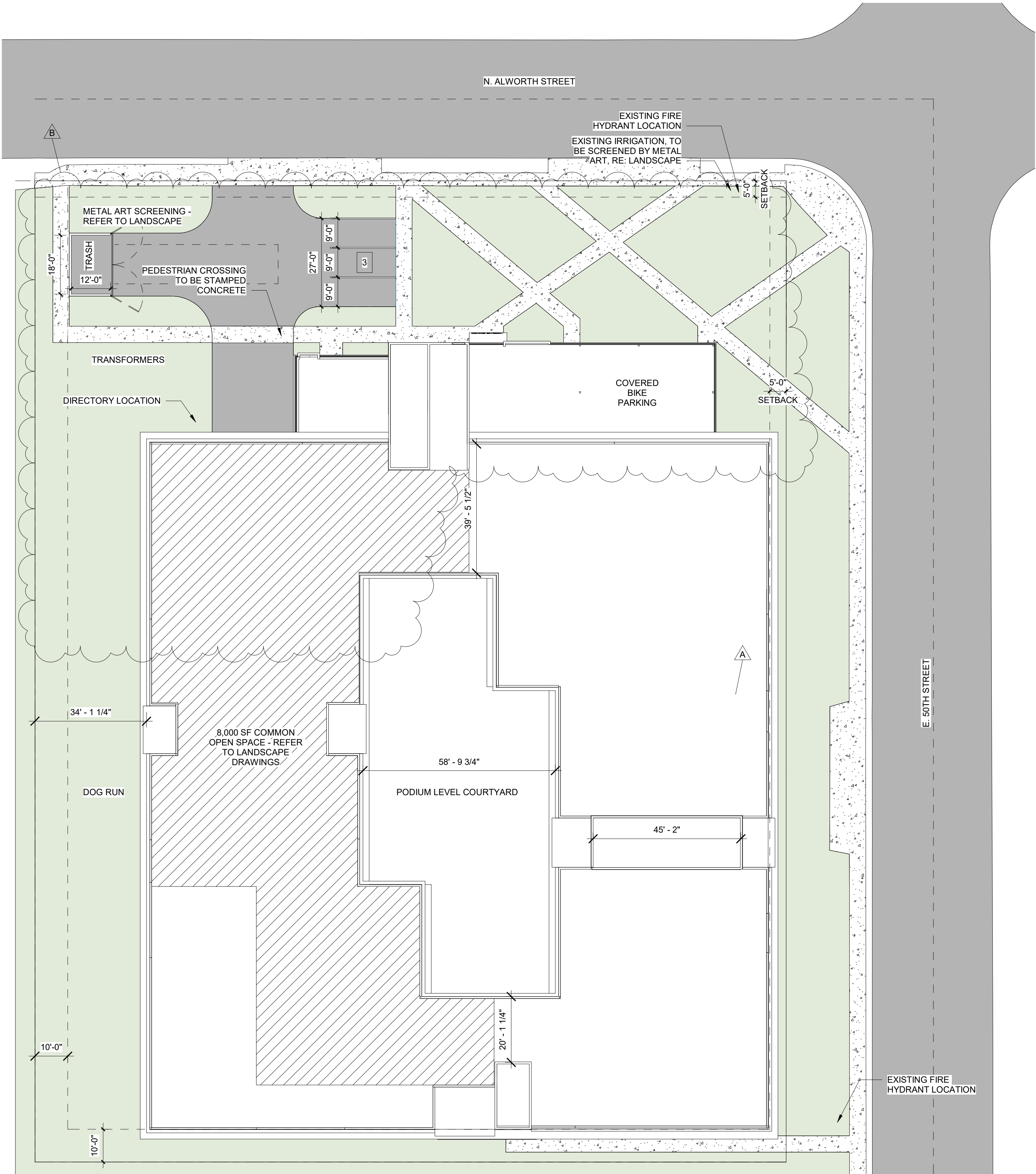
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DATE:	10/12/2023
DRAWN BY:	JB
CHECKED BY:	JB

NOTES &
DETAILS

L150



SITE ANALYSIS

SITE DATA	
SITE AREA:	1.57 ACRES
CITY ZONING:	C-2
SETBACKS:	
FRONT:	5'-0"
REAR:	5'-0"
SIDE:	5'-0"

SITE BREAKDOWN	
BUILDING FOOTPRINT:	41,970 SF
HARDSCAPE SF:	8,233 SF
LANDSCAPE SF:	18,186 SF

UNITS	
1-BEDROOM:	60 UNITS
2-BEDROOM:	50 UNITS
TOTAL:	110 UNITS

PARKING	
REQUIRED:	
1 BEDROOM (1 STALL EA)	60 STALLS
2 BEDROOM (2 STALL EA)	100 STALLS
GUEST (.5 FOR THE FIRST 10, .1 EA AFTER THAT)	15 STALLS
TOTAL	175 STALLS

PROVIDED:	
STANDARD STALLS:	175 STALLS
ACCESSIBLE STALLS:	8 STALLS
TOTAL STALLS:	186 STALLS
BIKE PARKING:	125 SPACES
(.5 FOR THE FIRST 10, .1 EA AFTER THAT & 1 PER DWELLING UNIT)	

OPEN SPACE	
REQUIRED:	
(250SF/DU 500SF-1200SF)*100	25,000 SF
(350SF/DU >1200SF)*10	3,500 SF
TOTAL REQUIRED:	28,500 SF

PROVIDED	
GROUND LEVEL	11,193 SF
PODIUM LEVEL	6,820 SF
2ND FLOOR ROOF PATIO	2,194 SF
3RD FLOOR ROOF PATIO	718 SF
ROOF LEVEL	8,000 SF
TOTAL PROVIDED:	28,925 SF

BUILDING SF BY LEVEL

BUILDING TYPE A	
LEVEL 1	44,259SF
LEVEL 2	44,608SF
LEVEL 3	41,326SF
LEVEL 4	33,293SF
LEVEL 5	33,313SF
LEVEL 6	33,289SF

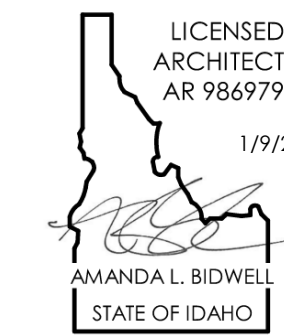
UNIT BREAKDOWN

TYPE	#	SF
BUILDING A		
2 BED 2 BATH	36	1,122SF
2 BED 2 BATH TYPE 2	20	1,151SF
2 BED 2 BATH TYPE 3	10	1,212SF
2 BED 2 BATH TYPE 4	8	748SF
1 BED 1 BATH	24	823SF
1 BED 1 BATH FLEX	12	749SF
TOTAL	110	

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ARCHITECTURAL
SITE PLAN

A100

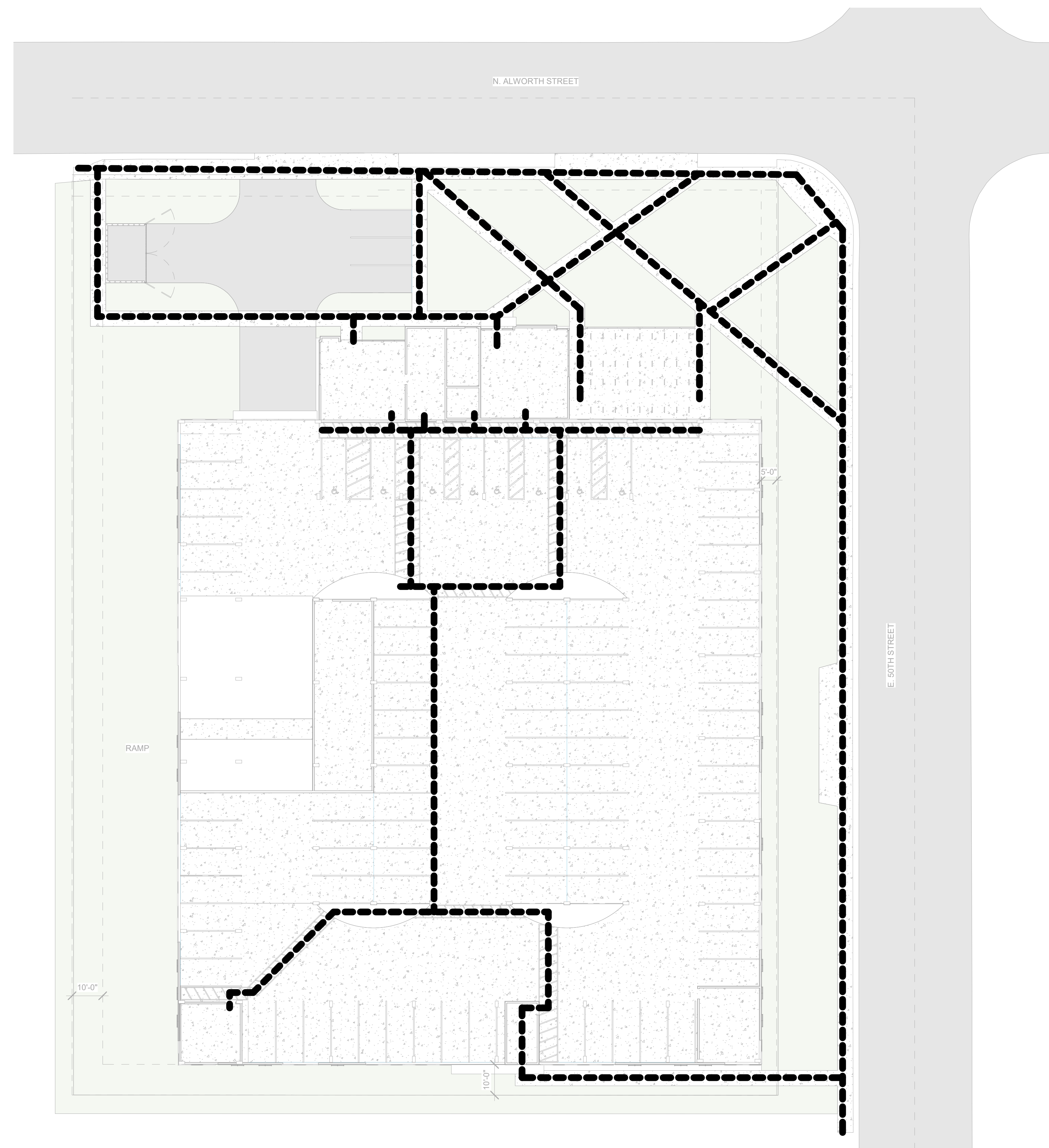
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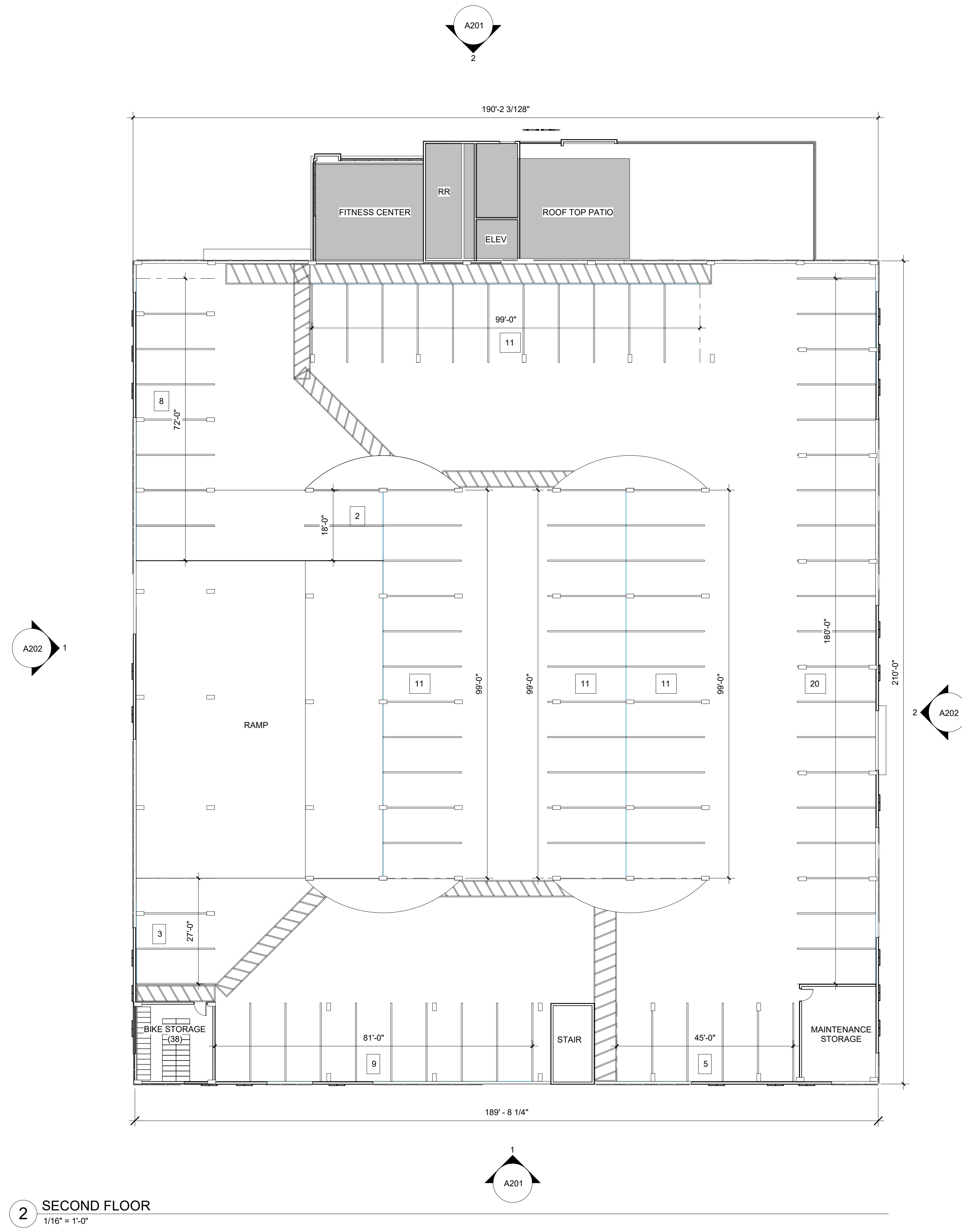
LICENSED
ARCHITECT
AR 986979
1/9/24
AMANDA L. BIDWELL
STATE OF IDAHO

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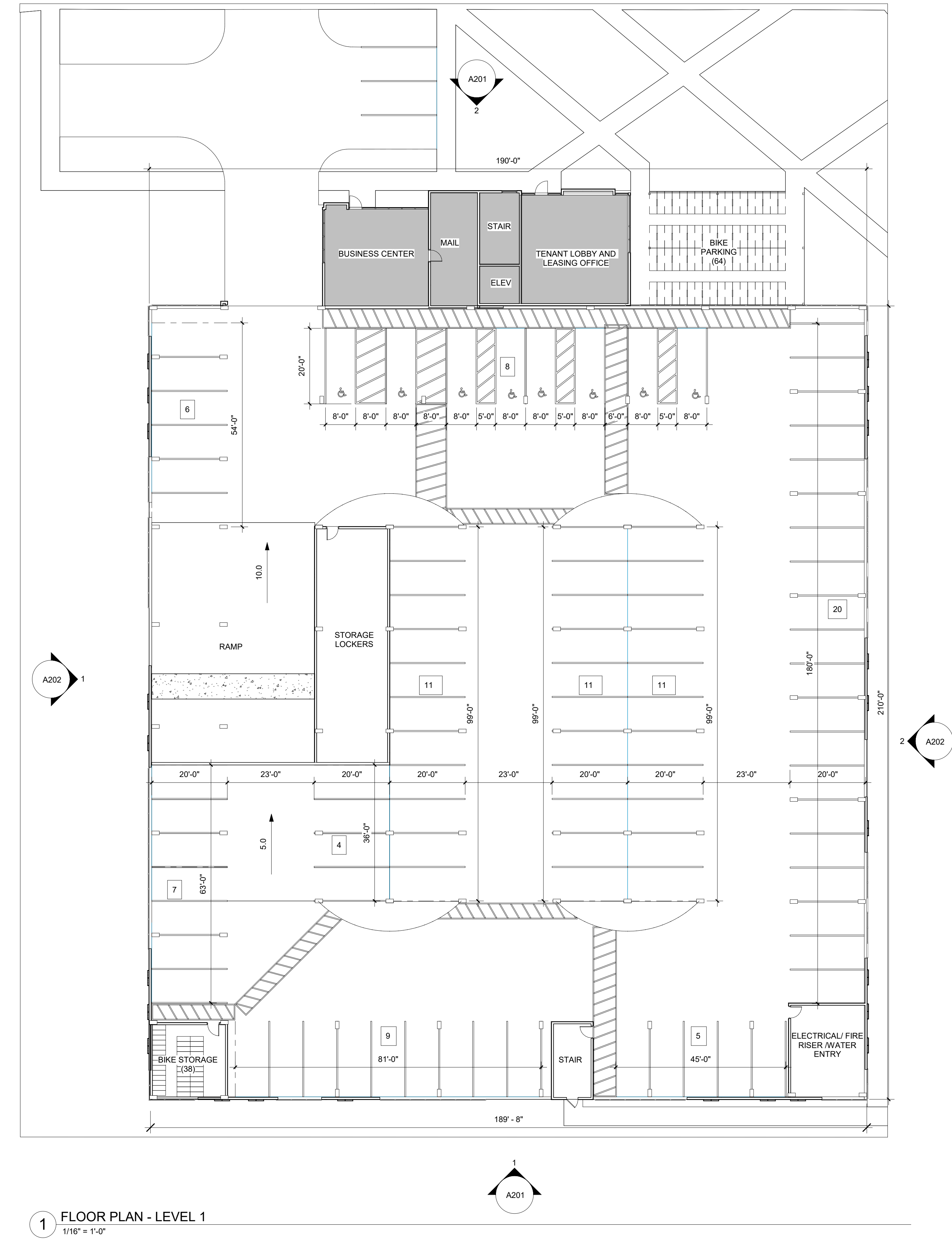
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A100A



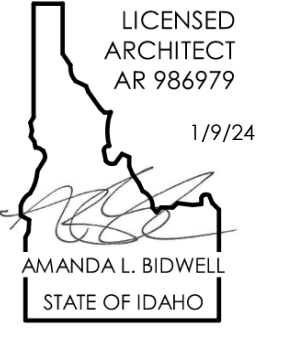


2 SECOND FLOOR
1/16" = 1'-0"



1 FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

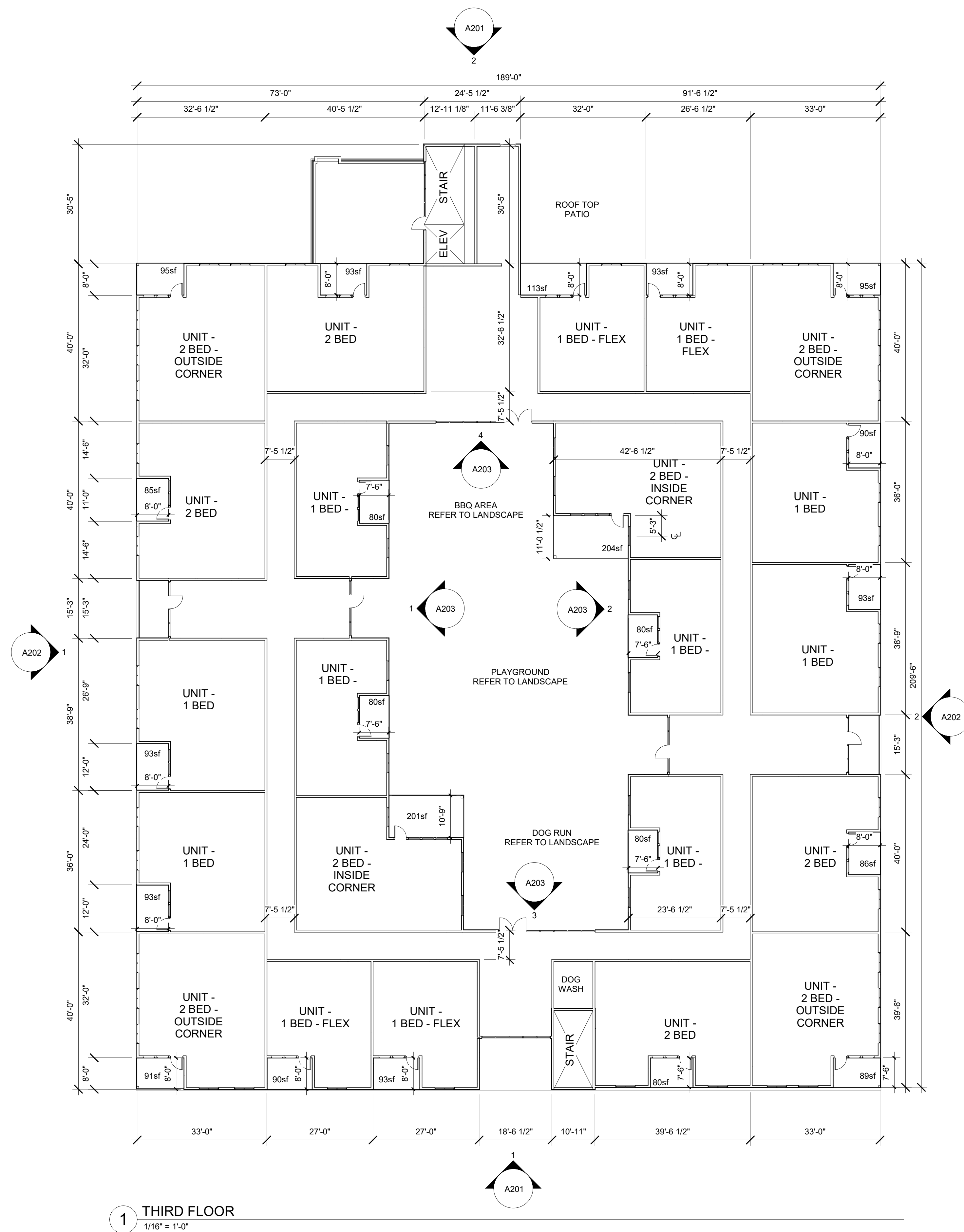
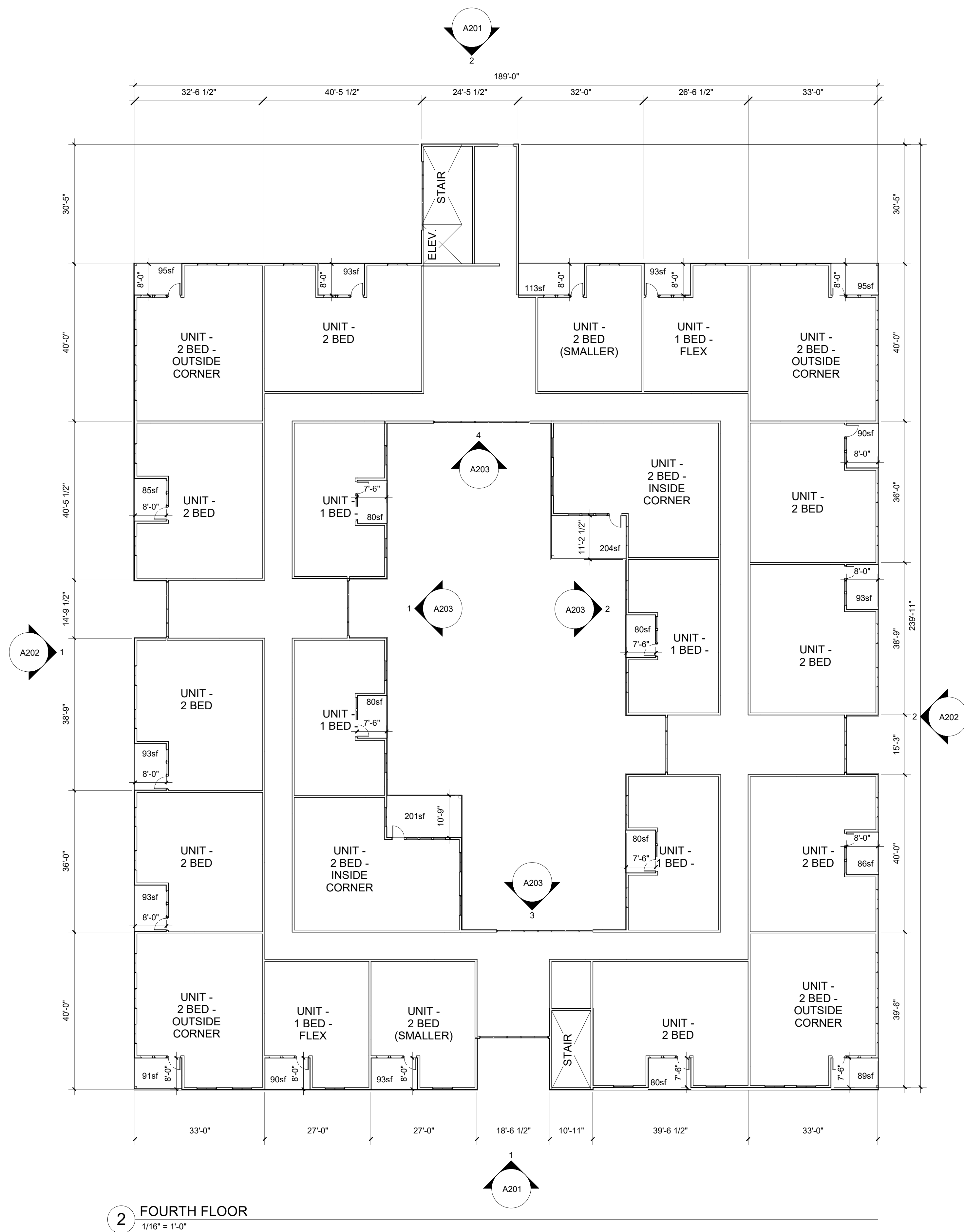
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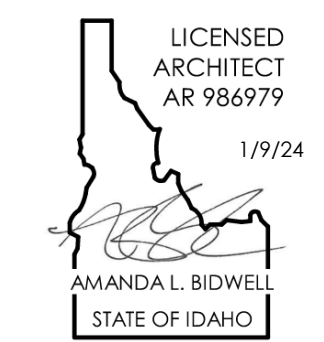
FIRST AND SECOND FLOOR PLAN
A101
11/20/24 4:48:05 PM



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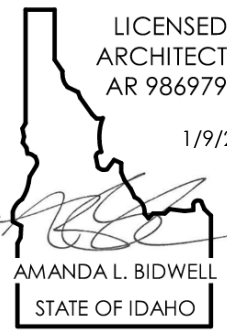
THIRD AND
FOURTH FLOOR
A102

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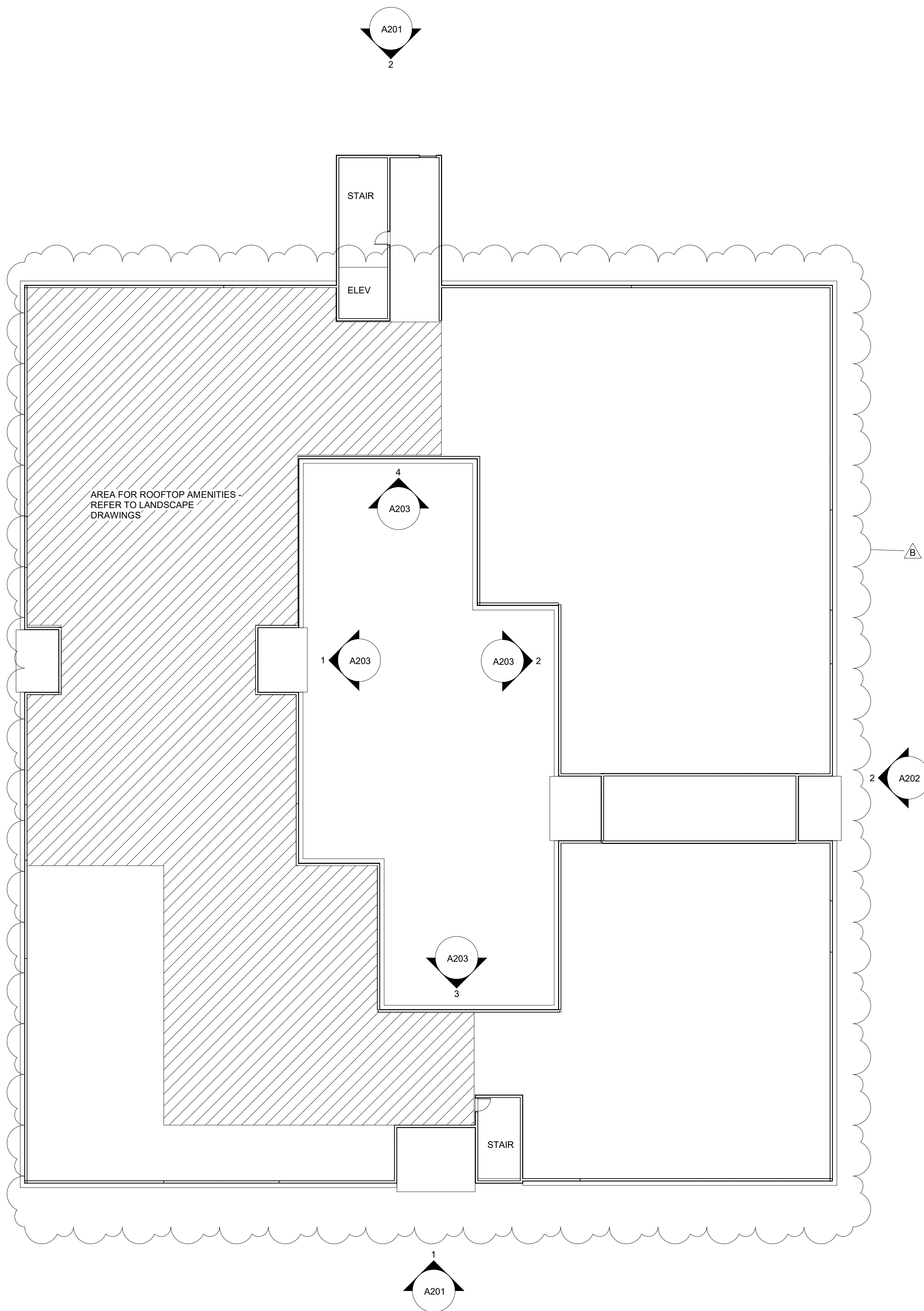
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ROOF PLAN

A105

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1 ROOF
1/16" = 1'-0"

#	NOTE
1	METAL SIDING
2	PARAPET CAP
3	STUCCO COLOR 1
4	ALUMINUM CANOPY - ANODIZED DARK BROWN
5	STUCCO COLOR 2
6	STUCCO COLOR 3
7	PAINTED RAILING
8	PARKING SCREEN
9	TRASH ENCLOSURE
11	CONCRETE STRUCTURE
12	ALUMINUM TRELLIS
13	ART FEATURE BY OTHER

MATERIALS LEGEND

1

VERTICAL METAL SIDING - KINGSPAN - ONYX

2

4

ALUMINUM - ANODIZED DARK BRONZE

3

9

STUCCO - SW7014 EIDER WHITE

5

STUCCO - SW9560 NIGHT OUT

6

STUCCO - SW6180 OAKMOSS

7

PAINTED RAILING - SW9560 NIGHT OUT

8

12

ALUMINUM - ANODIZED LIGHT BRONZE

10

11

CONCRETE



1 SOUTH ELEVATION
1/8" = 1'-0"



- PENTHOUSE 190'-0"
- MAX BUILDING HEIGHT 185'-0"
- ROOF 177'-0"
- SEVENTH FLOOR 166'-0"
- SIXTH FLOOR 155'-0"
- FIFTH FLOOR 144'-0"
- FOURTH FLOOR 133'-0"
- THIRD FLOOR 122'-0"
- SECOND FLOOR 110'-0"
- FIRST FLOOR 100'-0"

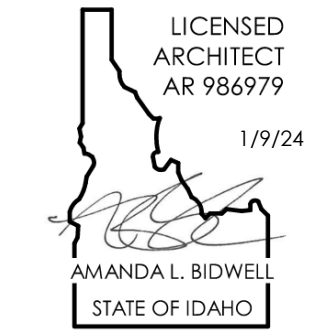
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EXTERIOR
ELEVATIONS -
FRONT & REAR

A201

10/20/24 4:58:10 PM

#	NOTE
1	METAL SIDING
2	PARAPET CAP
3	STUCCO COLOR 1
4	ALUMINUM CANOPY - ANODIZED DARK BROWN
5	STUCCO COLOR 2
6	STUCCO COLOR 3
7	PAINTED RAILING
8	PARKING SCREEN
9	TRASH ENCLOSURE
11	CONCRETE STRUCTURE
12	ALUMINUM TRELLIS
13	ART FEATURE BY OTHER

MATERIALS LEGEND

1

VERTICAL METAL SIDING - KINGSPAN - ONYX

2

ALUMINUM - ANODIZED DARK BRONZE

4

ALUMINUM - ANODIZED DARK BRONZE

3

STUCCO - SW7014 EIDER WHITE

9

STUCCO - SW7014 EIDER WHITE

5

STUCCO - SW9560 NIGHT OUT

6

STUCCO - SW6180 OAKMOSS

7

PAINTED RAILING - SW9560 NIGHT OUT

8

ALUMINUM - ANODIZED LIGHT BRONZE

12

ALUMINUM - ANODIZED LIGHT BRONZE

10

CONCRETE

11

CONCRETE



2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

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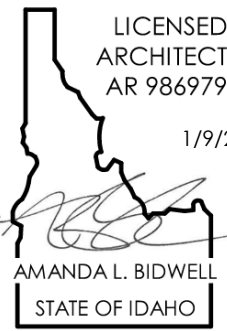
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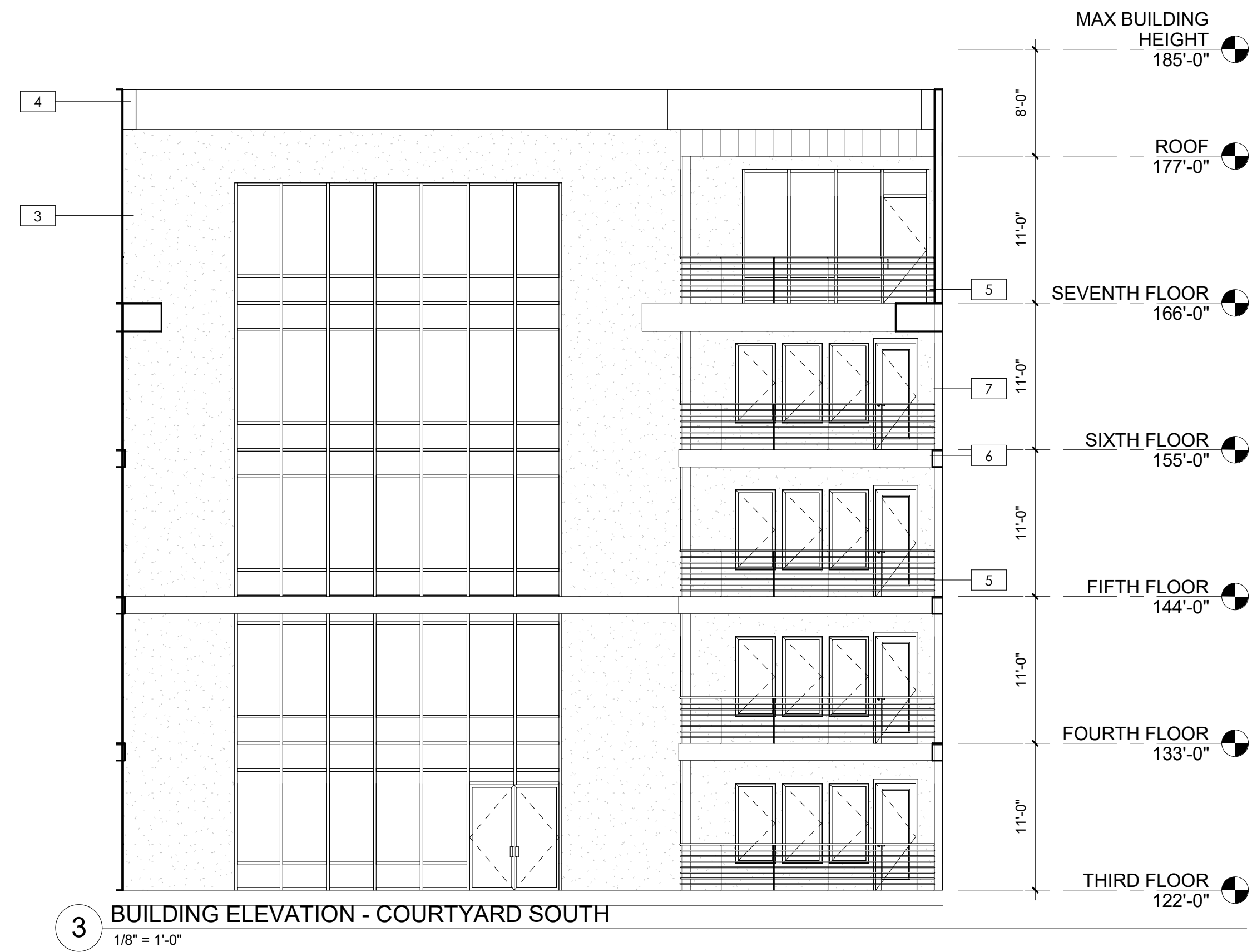
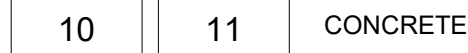
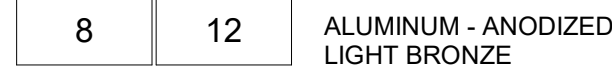
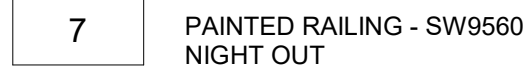
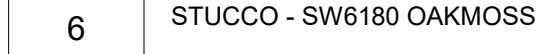
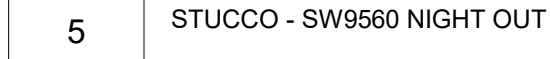
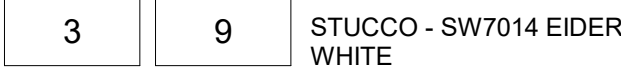
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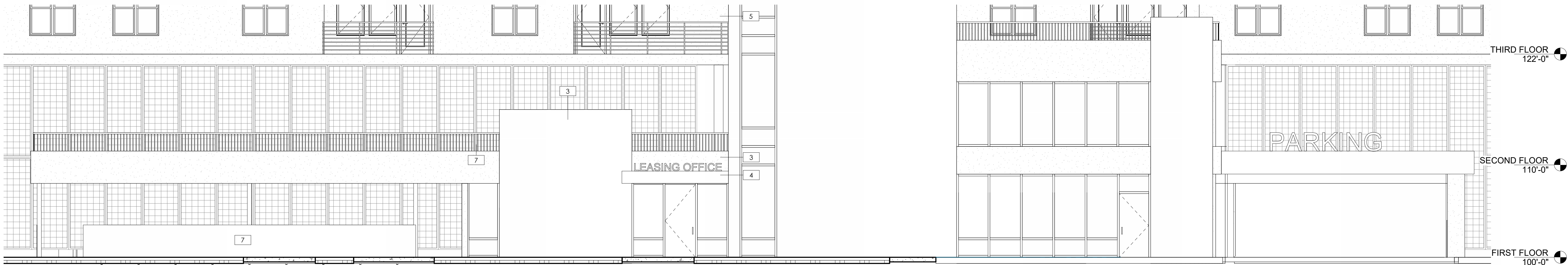
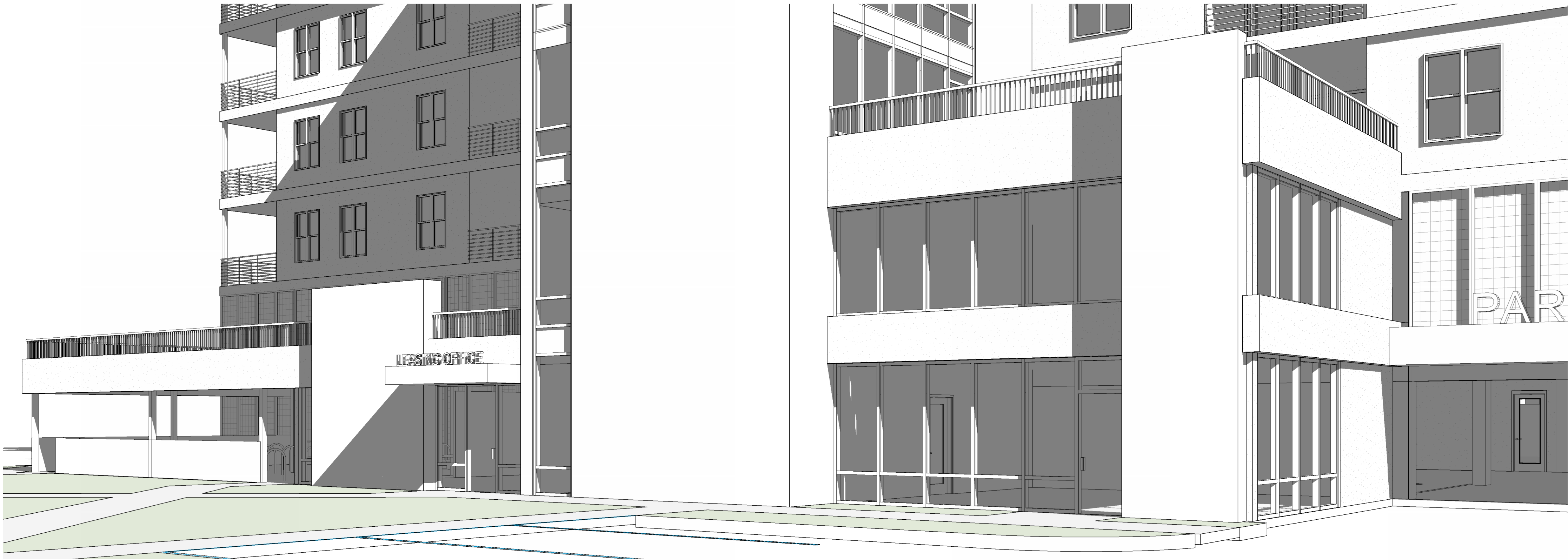
EXTERIOR
ELEVATIONS -
SIDES

A202

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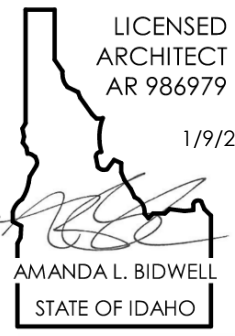
MATERIALS LEGEND





1 ENLARGED ELEVATION - MAIN ENTRY
3/16" = 1'-0"

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AG23009

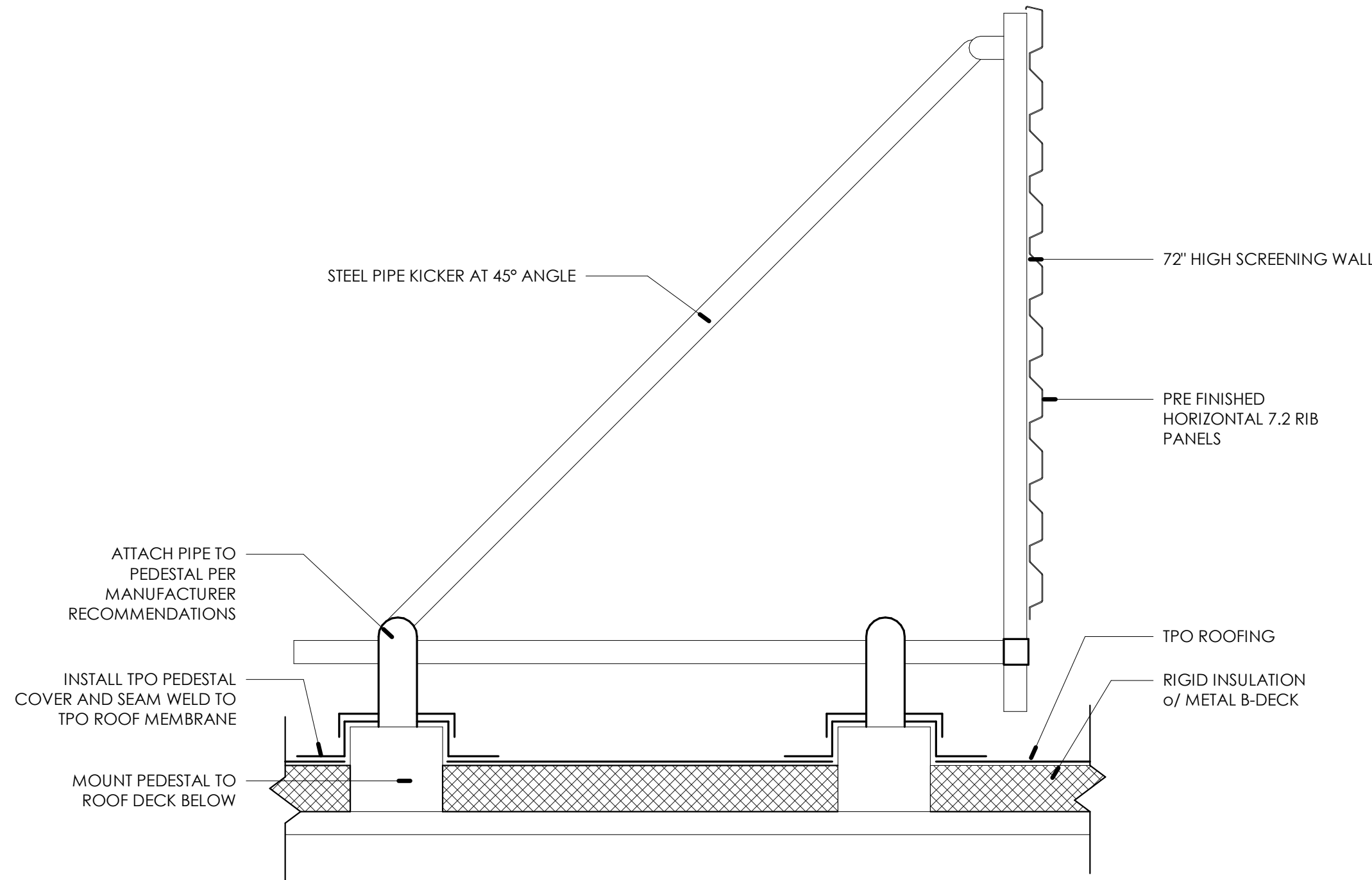
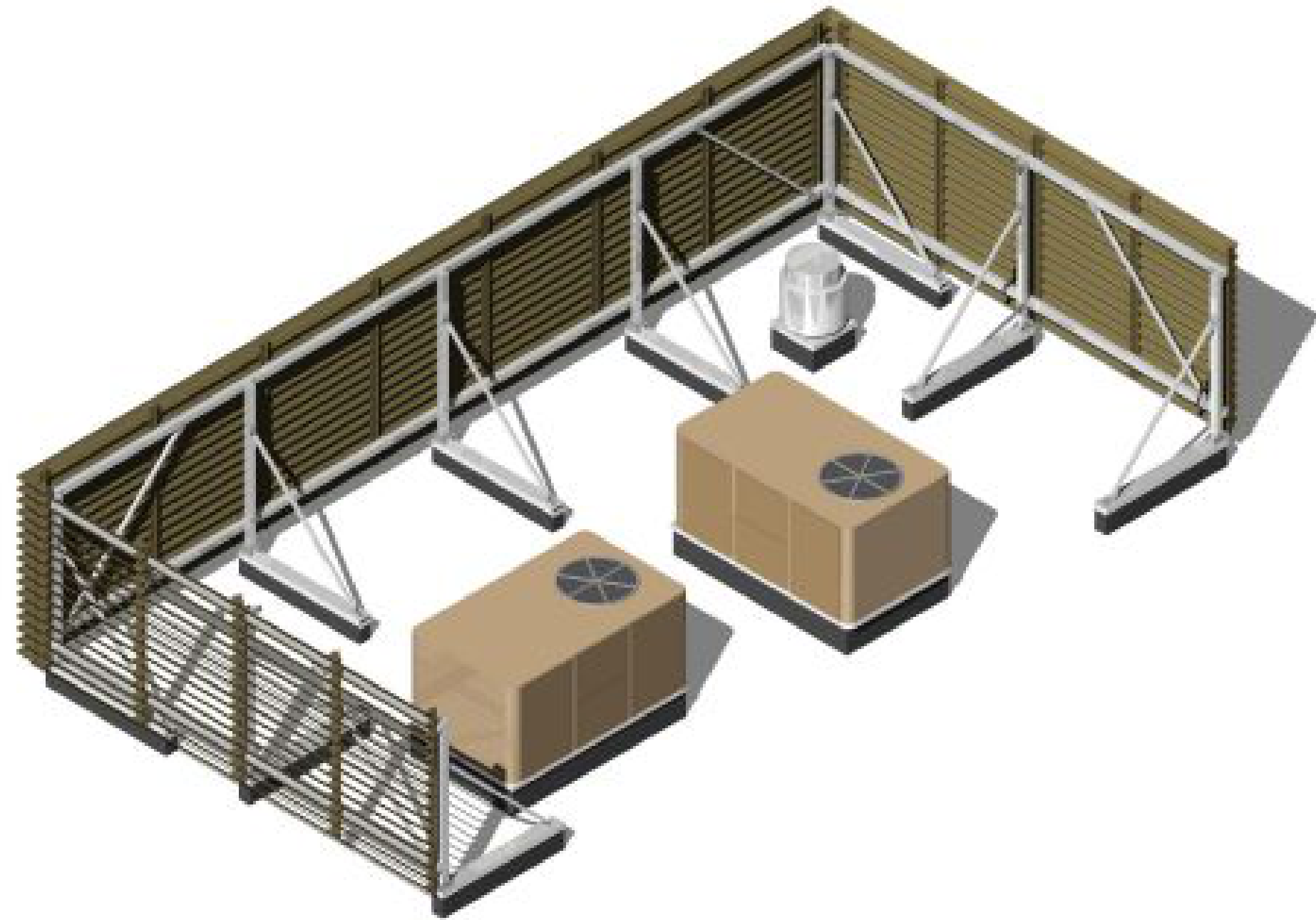


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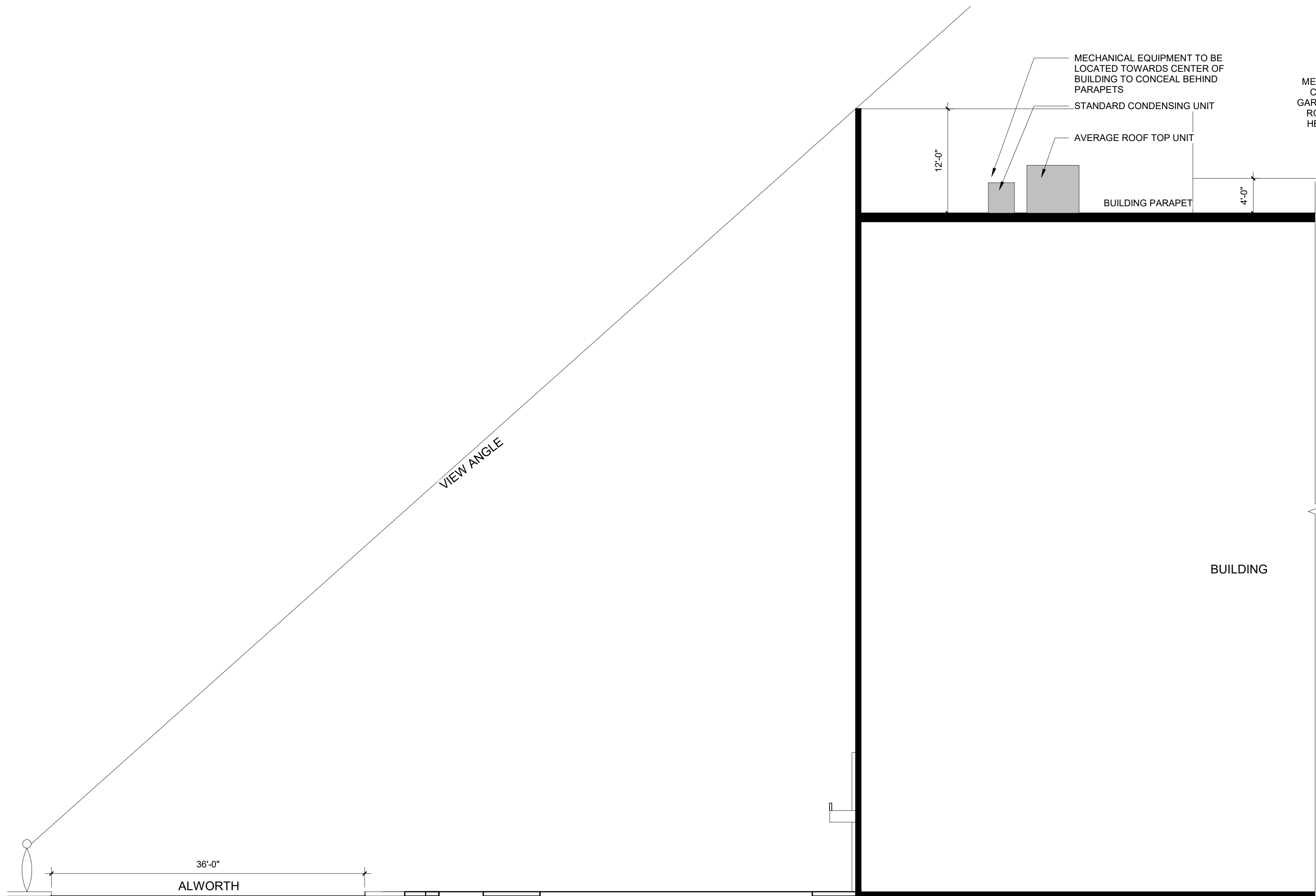
Project Status	
DATE	Issue Date
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ENLARGED
ELEVATION
A204
11/20/23 4:58:23 PM

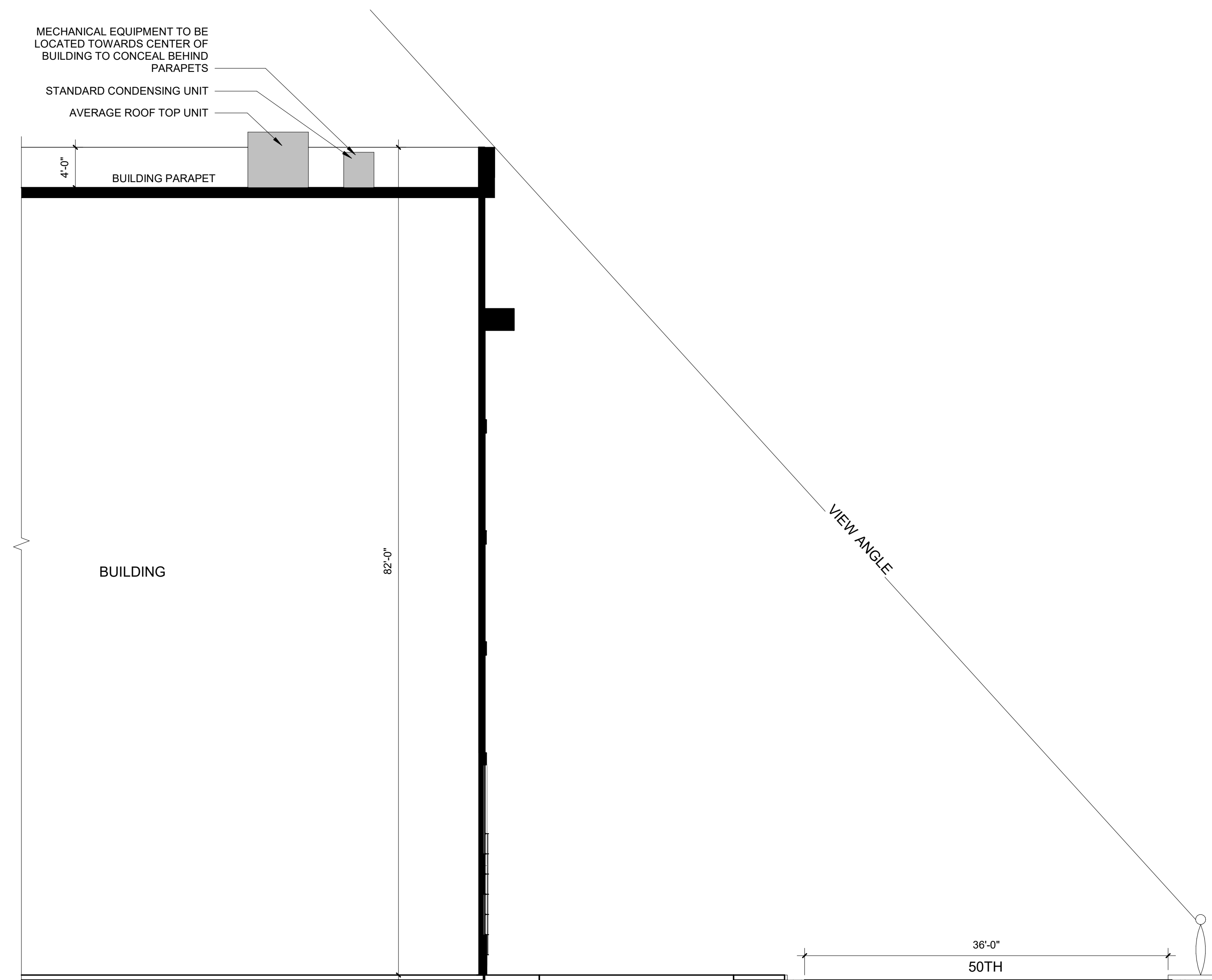


MECHANICAL SCREENING EXAMPLES

1 MECHANICAL SCREEN
1 1/2" = 1'-0"



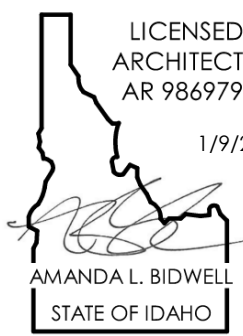
3 MECHANICAL SCREENING EXHIBIT - ALWORTH
1/8" = 1'-0"



2 MECHANICAL SCREENING EXHIBIT - 50TH
1/8" = 1'-0"

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MECHANICAL
SCREENING
EXHIBIT

A311

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