



DESIGN REVIEW

Permit info: __DSRFY2024-0004__
Application Date: __11/15/2023__ Relyby CW
FOR OFFICE USE ONLY

6015 Glenwood Street • Garden City, ID 83714 • 208.472.2921
▪ www.gardencityidaho.org • building@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Chad Lorentzen	Name: David Johnson
Company: The Land Group, Inc.	Company: Riverside Hospitality, LLC
Address: 462 E Shore Dr, STE 100	Address: 2900 W Chinden Blvd
City: Eagle	City: Garden City
State: ID Zip: 83616	State: ID Zip: 83714
Tel.: 208-939-4041	Tel.: 208-371-9107
E-mail: clorentzen@thelandgroupinc.com	E-mail: david@davidjohnson.net

PROPERTY AND DESIGN INFORMATION

This application is a request to: Construct New Addition Subdivision

Site Address: 2900 W Chinden Blvd

Subdivision Name: FAIRVIEW ACRES SUB NO 05	Lot:	Block: 38
Tax Parcel Number: R2734541910, R2734541997	Zoning: C-1	Total Acres: ~11
Proposed Use: Bikeway, trash enclosure, and loading area	Floodplain: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

OBJECTIVES 8-4C [See Compliance Statement](#)

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

[See Compliance Statement](#)

Parking and parking lot standards: Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree? [See Compliance Statement](#)

Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist? [See Compliance Statement](#)

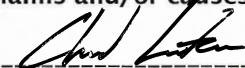
Landscaping: Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

[See Compliance Statement](#)

Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

[See Compliance Statement](#)

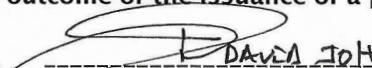
I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.



11/14/2023

Signature of the Applicant

(date)



DAVID JOTHNAYA

11/13/2023

Signature of the Owner

(date)

APPLICATION INFORMATION REQUIRED

Note:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

<input checked="" type="checkbox"/> Compliance Statement and Statement of Intent	<input checked="" type="checkbox"/> Affidavit of Legal Interest
<input checked="" type="checkbox"/> Neighborhood Map	<input type="checkbox"/> N/A Sustainability Checklist *if applicable
<input checked="" type="checkbox"/> Site Plan	
<input checked="" type="checkbox"/> Landscape Plan	
<input checked="" type="checkbox"/> Schematic Drawing	
<input checked="" type="checkbox"/> Lighting Plan	
<input checked="" type="checkbox"/> Topographic Survey	
<input checked="" type="checkbox"/> Grading Plan	
<input type="checkbox"/> Will Serve Letter **If required, must submit a Fire Flow Request	See waiver request
<input checked="" type="checkbox"/> Ada County Approved Addresses	
<input checked="" type="checkbox"/> Waiver Request of Application Materials	



PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- Purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 1/2" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone

N/A Building envelope dimensions with the center of the envelope location established in relation to the property lines

- Adjacent public and private street right of way lines

N/A Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations

N/A For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.

- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art, exterior site furniture, exterior lighting, signage

INFORMATION REQUIRED ON LANDSCAPE PLAN:

- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Locations and dimensions of open space and proposed storm water systems

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):

- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filling
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color

N/A Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN:

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY:

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

INFORMATION REQUIRED ON GRADING PLAN:

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION REQUIRED MASTER SIGN PLAN:

***Required for developments of two or more buildings:**

N/A Location, elevations, and materials of proposed signage

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

***Required if irrigation canal/irrigation ditch runs through property or along property lines:**

N/A Letter from company indicating approval

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

 Statement must include a list of the application materials to be waived and an explanation for the request.



6015 Glenwood Street • Garden City, Idaho 83714
Phone 208 - 472-2921 • Fax 208 - 472-2926
www.gardencityidaho.org

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, DAVID JOHNSON, P.O. BOX 8506

Name RIVERSIDE HOSPITALITY, LLC Address of Owner
(must be primary owner as noted in Ada County Assessor's records.
If the primary owner is a business write the business name)

BOISE

City

IDAHO 83707

State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to The Land Group, Inc,
Name of Applicant
to submit the accompanying application pertaining to 2900 W. CHINDEN BLVD.,
Garden City Idaho, 83714 property. Address of Property Subject to this Affidavit
2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.
4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 7th day of October, 2022

Signature

Printed Name

(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

DAVID JOHNSON, MANAGER

Subscribed and sworn to before me the day and year first above written.

Zoe Grant	Notary Public for Idaho
Commission Number: 20230008	
Notary Public	
State of Idaho	
My Commission Expires: 01/19/2029	

Residing at: 1775 W State St Boise Id 83702

My Commission expires 01/19/2029



November 14, 2023

City of Garden City
Development Services
6015 Glenwood St
Garden City, ID 83714

RE: Riverside Bikeway | 2900 W Chinden Blvd
Waiver Request | PN 115154.26

Dear Planning Staff,

This letter is to request a waiver from the "Fire Flow/ Ability to Serve" and "Irrigation/ Ditch Company Authorization Letter" for our Design Review application. The proposed bikeway and trash enclosure does not require new fire, sewer, water or irrigation connections.

Sincerely,

A handwritten signature in black ink that reads "Chad Lorentzen". The signature is fluid and cursive, with a distinct 'C' at the beginning and a 'Z' at the end.

Chad Lorentzen, Landscape
Designer

The Land Group, Inc.



November 14, 2023

Hanna Veal
Associate Planner – Garden City
6015 Glenwood St
Garden City, ID 83714

RE: Riverside Pedestrian Bridge | 2900 W Chinden Boulevard
Design Review Statement of Compliance and Intent | PN: 115154.26

Dear Hanna,

We are pleased to submit the enclosed applications associated with the pedestrian pathways, landscape improvements, trash enclosure area, and loading dock at the Riverside Hotel (the “Project” or “Development”). The project site is generally located southwest of the existing Riverside Hotel, roughly bounded by the hotel and Boise River to the north, Chinden Boulevard to the south, the Riverside Hotel to the east, and E 32nd Street to the west. The project will not substantially alter the Riverside Hotel’s vehicular circulation, site access, permitted use, or established vegetation, but it does propose to improve safety and access to existing circulation patterns. The project does not propose any enclosed structures or additions and will not create any “noxious uses, noise, vibration” or other undesirable impacts to adjacent properties. The project will serve the Garden City community by enabling the energy node that is the Riverside Hotel and its related entities to better interact with adjacent commercial development. Beyond that, the project will support the stated objectives described more completely below.

Urban Form and Relationships (8-4C-1)

The project reclaims a vacated street (Osage St) to create a pedestrian connection among several existing parcels to continue to build on the city’s stated goals of creating a sense-of-place. Garden City is defined by its riparian character as well as its Arts energy. As a result, the project strengthens these elements by continuing the native vegetation proposed extensively across the Riverside Hotel property as well as street wayfinding art, unique boardform concrete screening walls, and landscape lighting.

Safe and Comfortable Pedestrian Accessibility (8-4C-2)

The project’s primary feature is its generous 10-FT to 12-FT pedestrian pathway that separates the circulation route from vehicles and improves wayfinding. The project not only offers multiple opportunities for hotel guests to walk off the property to nearby businesses (including the recently submitted Bardenay Distillery and the long-established Stagecoach Inn) but it also offers an alternative route for pedestrians and cyclists to access Chinden Boulevard from the 32nd street, the greenbelt, and beyond. The result is an excellent solution for offloading pedestrian traffic from one of the busier areas of the Greenbelt and another effort to promote a healthy, walkable community with a vibrant business community. As a result of the project, hotel guests are encouraged to take fewer vehicle trips after arrival and opt for non-vehicular modes of transit. By engagement within the local community, the whole of Garden City benefits and businesses have a larger, more predictable customer base. It that business clustering concepts like this project enable the community to capture visitors who might otherwise eat, shop, or recreate in downtown Boise, Meridian, or Eagle.

Building Materials (8-4C-3)

The building materials proposed for the project include modern, creative interpretations of standard building elements. The trash enclosure area includes an integral loading ramp to provide some visual interest, modulation, and separation between the pathway and taller screening elements. This seemingly simple design move allows pedestrians to have a sense of greater visual expanse and enables better sightlines through the project for improved safety. The enclosure screening wall provides full visual screening as well as a linear board form concrete pattern. Throughout the path, bollard lights with linear slats supplement parking lot lights for increased safety and better user experience. Landscape improvements throughout the project feature native and adapted species and go well beyond minimum requirements.

Unique Site Features (8-4C-4)

The site's most unique design opportunity is the pavement striping. This serves to direct pedestrian cross-access between the Riverside Hotel's parking lot and the proposed Bardenay project, but it also allows an opportunity for engagement with Garden City's incredible artistic community. Initial discussions with Surel's Place as well as other experienced pavement art installers have begun and this element promises to provide a great visual feature to an otherwise non-descript area.

Streetscape (8-4C-5)

This project, in many ways, serves as a private entity's interpretation of Boise's 8th Street festival street conversion. By transforming underutilized land formerly occupied by a vehicle and some potholes to a place for gathering, healthy lifestyles, and commercial energy, the project proposes to build on the investment seen along the Chinden Corridor. Additionally, the pedestrian access points along the pathway at 32nd Street, the Stagecoach Parcel, the proposed Bardenay promise to create an active space that feels walkable, inviting, and intentional.

The following include narrative descriptions of the project in relation to the various questions posed on the Design Review application.

Bike and Pedestrian Characteristics:

The bike and pedestrian circulation, as noted above, creates an axial connection between the Riverside Hotel's west and south entrances and the recently submitted Bardenay and Stagecoach properties as established from the ownership team's engagement with these business entities. The project creates a grade-separated walkable area as well as several accessible routes to all existing facilities.

Parking and Parking Lot Standards:

Parking lot improvements are not required per code section 8-4I-2. However, the design proposes improvements to the project area to ensure improved pedestrian safety and comfort. This includes one landscape island and minor parking area restriping of existing pavement to clarify circulation routes.

Community Interaction:

See above code objectives compliance descriptions.

Landscaping Elements:



Landscaping improvements are not required per code section 8-4I-2. However, the design proposes improvements to the project area to improve ecosystem health and aesthetic value, particularly to screen the trash and loading areas (note this is an existing use in the same location) and the parking area adjacent to the proposed Bardenay project (again, parking is an existing use in the same location.)

Building Design:

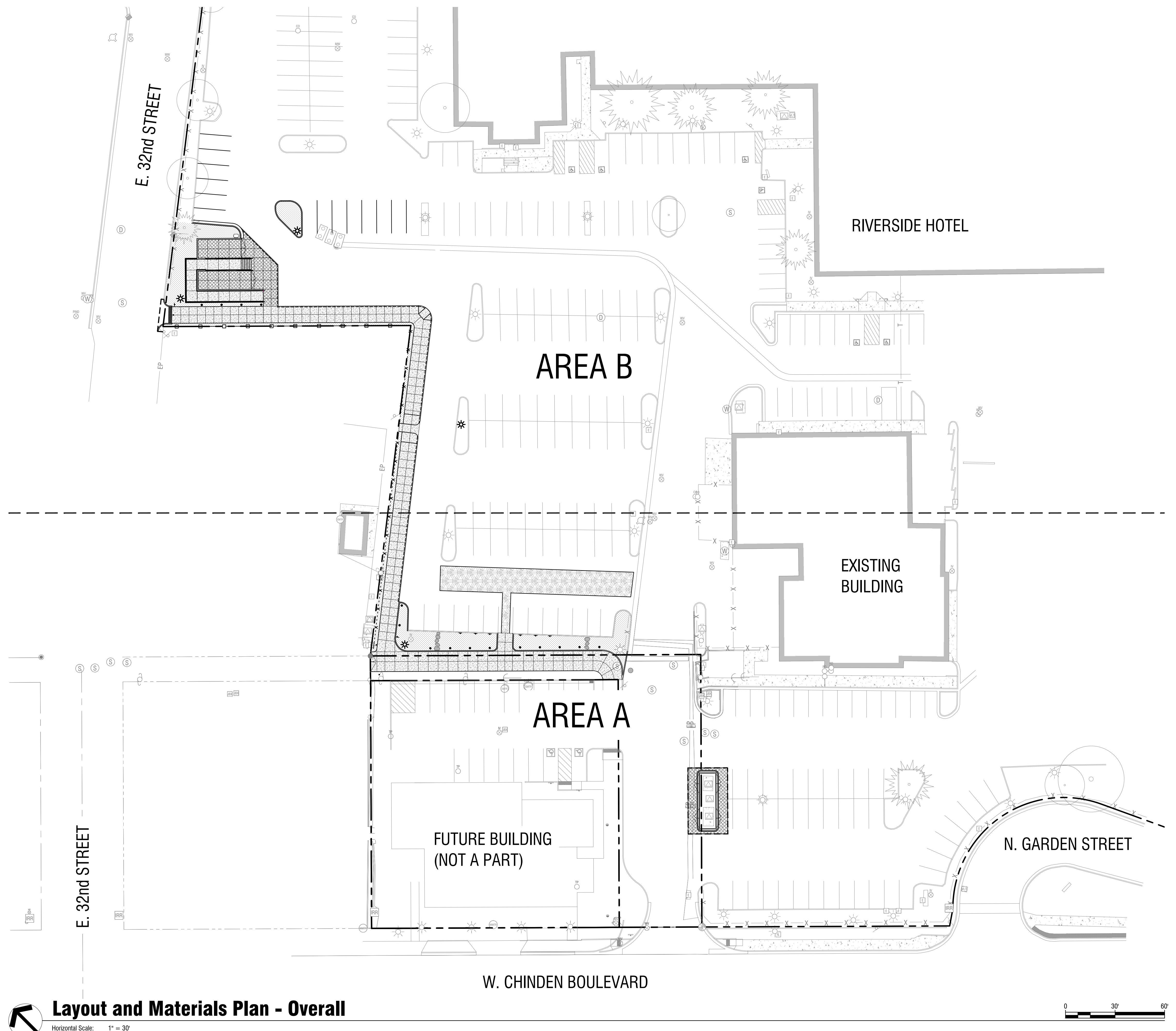
The project does not directly proposed buildings in a traditional sense. However, as noted “Building Materials” above, it does incorporate the modern, linear elements seen throughout the Riverside’s architectural character. Additionally, screening and wayfinding elements feature the hotel’s engaging color scheme, decorative fencing, and artistic expression.

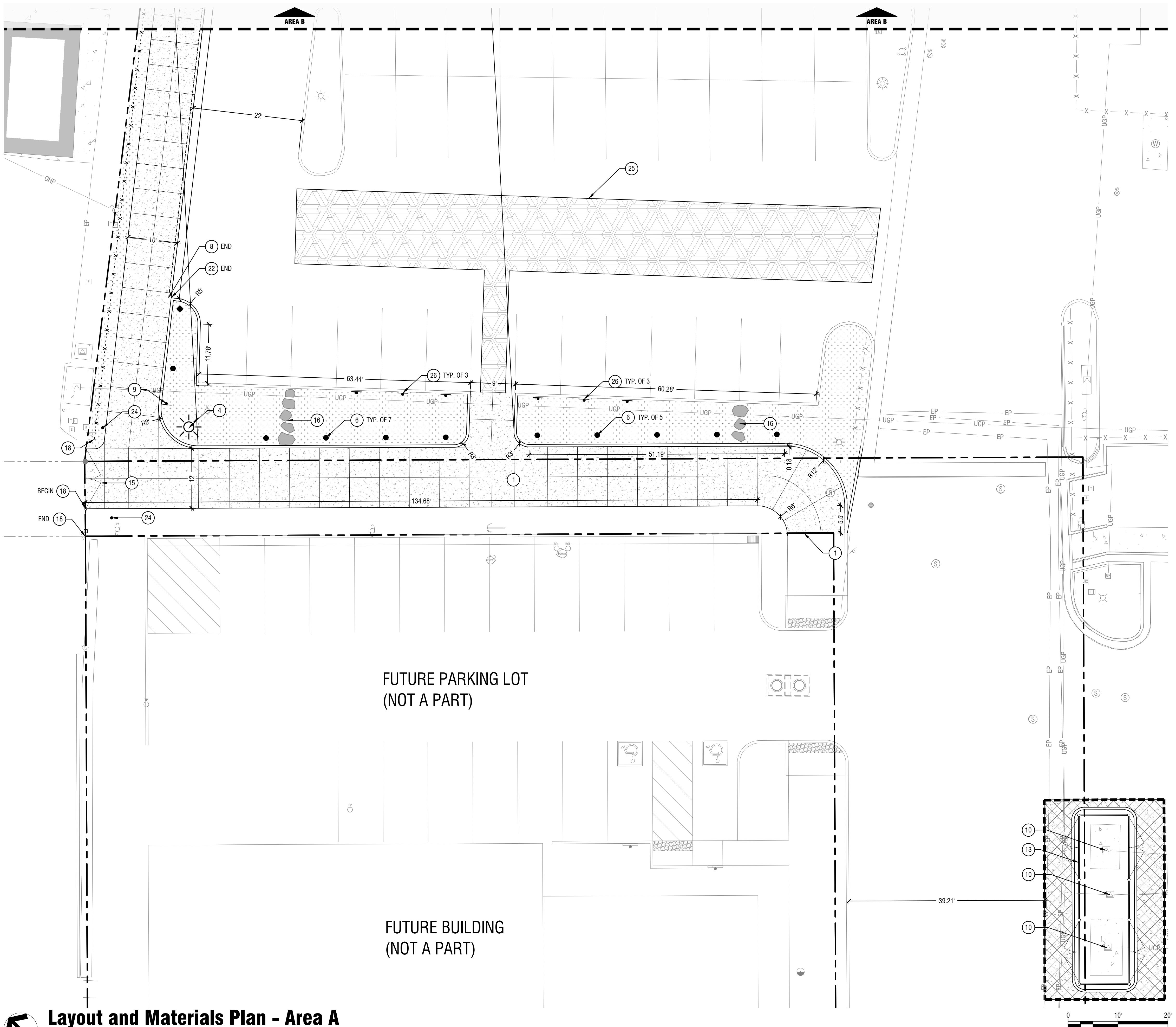
Sincerely,



**Chad Lorentzen, Landscape
Designer**

The Land Group, Inc.



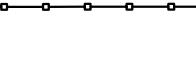
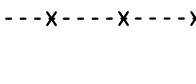

Sheet Notes:

- A. CONTRACTOR TO VERIFY LISTED DIMENSIONS PRIOR TO CONSTRUCTION.
- B. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF WALK, EDGE OF PAVEMENT, EDGE OF FOUNDATION, EDGE OF WALLS, CENTER OF WHEEL STOP OR CENTER OF POST.
- C. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DISTANCES AND GRADES IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR A DECISION PRIOR TO COMMENCEMENT OF WORK.
- D. PROVIDE JOINTS AS SHOWN ON PLANS. JOINTS ARE AN INTEGRAL PART OF THE DESIGN AND SHALL NOT VARY FROM PATTERNS AND LOCATIONS SHOWN. CONTRACTOR SHALL REMOVE ANY FLATWORK THAT DOES NOT CONFORM TO THE DESIGN.
- E. ALL WALKS AND FLATWORK SHALL BE ESTABLISHED IN THE FIELD FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL LAY OUT THE AREA OR FORM WORK FOR REVIEW BY THE OWNER'S REPRESENTATIVE. AFTER REVIEW AND NECESSARY MODIFICATIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL PROCEED WITH CONSTRUCTION. IF APPROVAL IS NOT OBTAINED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY UNAUTHORIZED FIELD ADJUSTMENTS.
- F. TRANSITION OF CURVES TO OTHER CURVES AND CURVES TO TANGENTS SHALL BE SMOOTH AND CONTINUOUS.
- G. SIDEWALK CROSS SLOPE CANNOT EXCEED 2%. NO TOLERANCES ALLOWED.
- H. CONTRACTOR SHALL SALVAGE AND REINSTALL PANELS, GATES, CAPS, AND HARDWARE. INSTALL NEW POSTS AND FOOTINGS, MATCH SIZE, MATERIAL AND COLOR.

Material Legend:

	STANDARD CONCRETE FLATWORK - SEE DETAIL 5/C2.50.		REINFORCED CONCRETE FLATWORK - SEE DETAIL 6/C2.50.
	LANDSCAPE AREAS. REFER TO LANDSCAPE SHEET L1.00 FOR MORE INFORMATION.		

Fence Legend:

	RELOCATED WROUGHT IRON FENCE, SEE SHEET NOTE H' FOR MORE INFORMATION
	EXISTING DECORATIVE WROUGHT IRON FENCE TO REMAIN

Keynotes:

1. CONCRETE MULTI USE PATHWAY.
2. SALVAGED WROUGHT IRON FENCE, REINSTALLED AT PROPERTY LINE.
3. RELOCATE SALVAGED ±16-FT PARKING LOT LUMINAIRE.
4. RELOCATE SALVAGED ± 12-FT PARKING LOT LUMINAIRE.
5. PARKING LOT LUMINAIRE, MATCH TO EXISTING PARKING LOT ELECTRICAL FIXTURES.
6. BOLLARD LIGHT, SEE DETAIL 7/C2.50.
7. ACCESS CONTROL BOLLARD, RELIANCE FOUNDRY R-7576 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. POWDERCOAT: CUSTOM 'COPPER VENETIAN' COLOR OR OWNER APPROVED ALTERNATIVE.
8. THICKENED EDGE CONCRETE FLATWORK, SEE DETAIL 4/C2.50.
9. BIKEWAY/PATHWAY WAYFINDING SIGN, SEE DETAIL 5/C2.50.
10. EXISTING TRANSFORMERS TO REMAIN.
11. TRASH AREA ACCESS STAIR, SEE DETAIL 2/C2.51.
12. TRASH AREA ACCESS RAMP, SEE DETAIL 1 & 3/C2.51.
13. TRANSFORMER SCREENING WALL, SEE ENLARGEMENT ON SHEETS C2.03 AND C2.52 FOR MORE INFORMATION.
14. POST MOUNTED LOADING DOCK OSHA-APPROVED SAFETY NET, 7-Ft OPENING. US NETTING MODEL NUMBER OHPW47-P OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
15. SWING GATE, CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.
16. STEPPING STONE PATHWAY, SEE DETAIL 4/L1.50.
17. EXISTING WROUGHT IRON GATEWAY ARCH. ENSURE ADEQUATE ARCH CLEARANCE BEYOND PATHWAY. FIELD ADJUST ALIGNMENT AS NEEDED.
18. WROUGHT IRON FENCE. ADD PANEL TO MATCH EXISTING.
19. TRASH AREA SCREEN WALL, SEE DETAILS 1, 3, & 5/C2.51.
20. TRASH AREA RAMP STEM WALL AND GUARDRAIL, SEE DETAILS 3 & 4/C2.51.
21. TRASH AREA LANDING CURB AND GUARDRAIL, SEE DETAIL 2/C2.51.
22. BARDEMAY OVERFLOW PARKING SIGN. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR OWNER APPROVAL. INSTALL PER DETAIL 5/C2.50.
23. FROST-FREE YARD HYDRANT.
24. GATE STOP BOLT CONCRETE PAD.
25. WAYFINDING STREET PAINT, SEE DETAIL 8/C2.50.
26. PEDESTRIAN RAMP, SEE DETAIL 6/C2.50.

Revisions

1.


Project No.: 115154.26
Date of Issue: 11.10.2023
Project Milestone: Design Review

Layout and Materials Plan - Area A
C2.01

RIVERSIDE HOTEL BIKEWAY

Riverside Hotel

2900 W CHINDEN BOULEVARD

Garden City, Idaho 83314



NOT FOR
CONSTRUCTION

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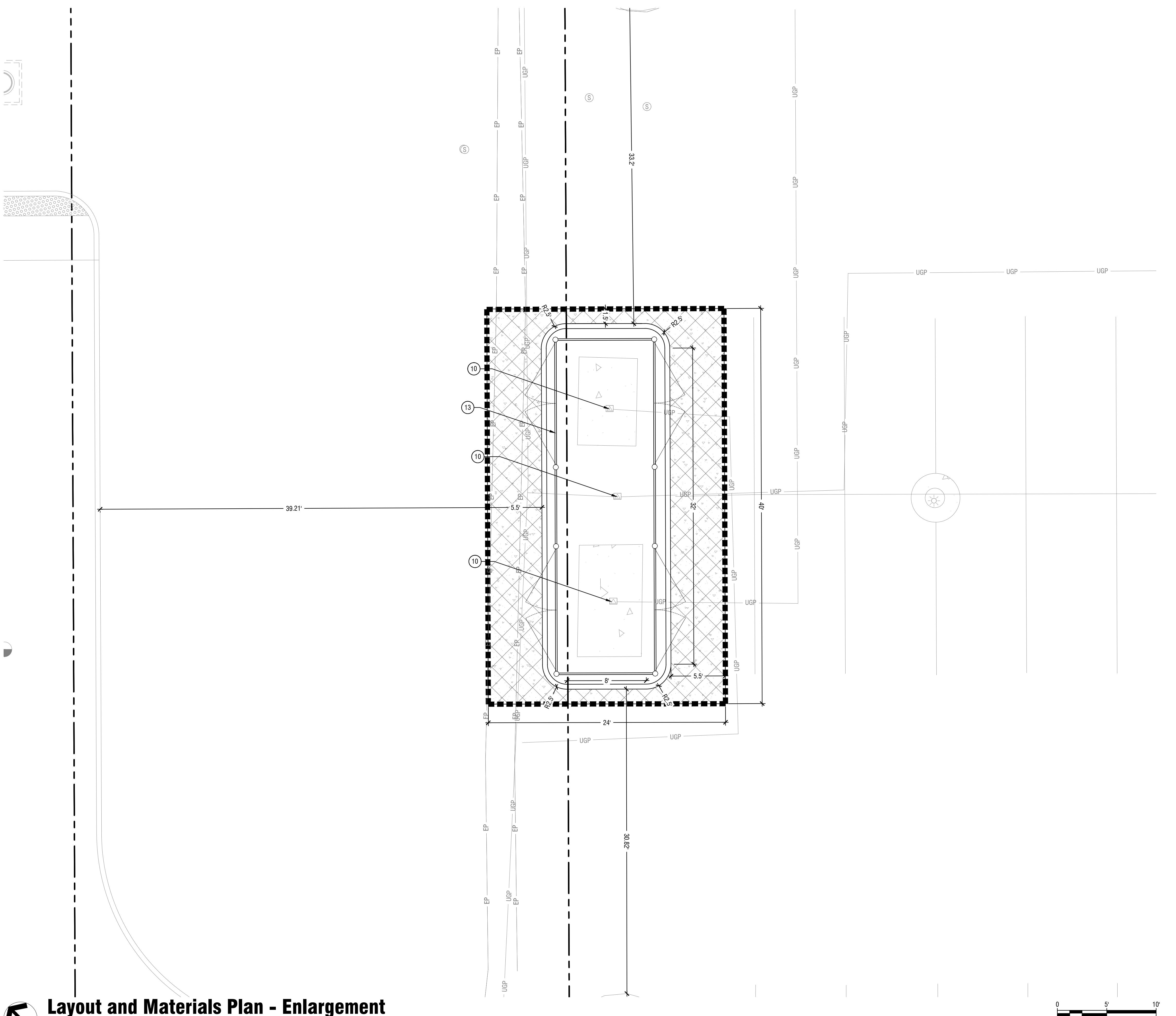
Layout and Materials
Plan - Enlargement

C2.03

Layout and Materials Plan - Enlargement

Horizontal Scale: 1"=5'

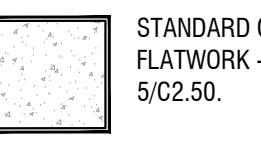
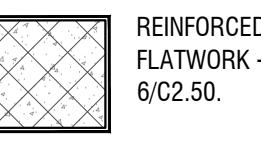
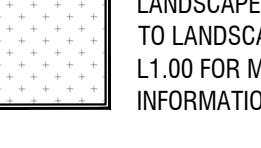
Folio/Sheet: 4-2015154-26 Revision/Sheet: 4-27 Date/Sheet: 11.10.2023 4-27



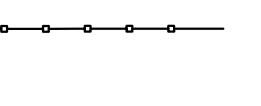
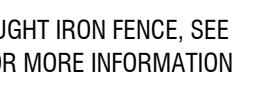
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Keynotes:

1. CONCRETE MULTI USE PATHWAY.
2. SALVAGED WROUGHT IRON FENCE, REINSTALLED AT PROPERTY LINE.
3. RELOCATE SALVAGED ±16-FT PARKING LOT LUMINAIRE.
4. RELOCATE SALVAGED ± 12-FT PARKING LOT LUMINAIRE.
5. PARKING LOT LUMINAIRE, MATCH TO EXISTING PARKING LOT ELECTRICAL FIXTURES.
6. BOLLARD LIGHT, SEE DETAIL 7/C2.50.
7. ACCESS CONTROL BOLLARD, RELIANCE FOUNDRY R-7576 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. POWDERCOAT: CUSTOM 'COPPER VENETIAN' COLOR OR OWNER APPROVED ALTERNATIVE.
8. THICKENED EDGE CONCRETE FLATWORK, SEE DETAIL 4/C2.50.
9. BIKEWAY/PATHWAY WAYFINDING SIGN, SEE DETAIL 5/C2.50.
10. EXISTING TRANSFORMERS TO REMAIN.
11. TRASH AREA ACCESS STAIR, SEE DETAIL 2/C2.51.
12. TRASH AREA ACCESS RAMP, SEE DETAIL 1 & 3/C2.51.
13. TRANSFORMER SCREENING WALL, SEE ENLARGEMENT ON SHEETS C2.03 AND C2.52 FOR MORE INFORMATION.
14. POST MOUNTED LOADING DOCK OSHA-APPROVED SAFETY NET, 7-Ft OPENING. USE NETTING MODEL NUMBER OHPW47-P OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
15. SWING GATE, CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.
16. STEPPING STONE PATHWAY, SEE DETAIL 4/L1.50.
17. EXISTING WROUGHT IRON GATEWAY ARCH. ENSURE ADEQUATE ARCH CLEARANCE BEYOND PATHWAY. FIELD ADJUST ALIGNMENT AS NEEDED.
18. WROUGHT IRON FENCE, ADD PANEL TO MATCH EXISTING.
19. TRASH AREA SCREEN WALL, SEE DETAILS 1, 3, & 5/C2.51.
20. TRASH AREA RAMP STEM WALL AND GUARDRAIL, SEE DETAILS 3 & 4/C2.51.
21. TRASH AREA LANDING CURB AND GUARDRAIL, SEE DETAIL 2/C2.51.
22. BARDENAWAY OVERFLOW PARKING SIGN. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR OWNER APPROVAL. INSTALL PER DETAIL 5/C2.50.
23. FROST-FREE YARD HYDRANT.
24. GATE STOP BOLT CONCRETE PAD.
25. WAYFINDING STREET PAINT, SEE DETAIL 8/C2.50.
26. PEDESTRIAN RAMP, SEE DETAIL 6/C2.50.

Revisions

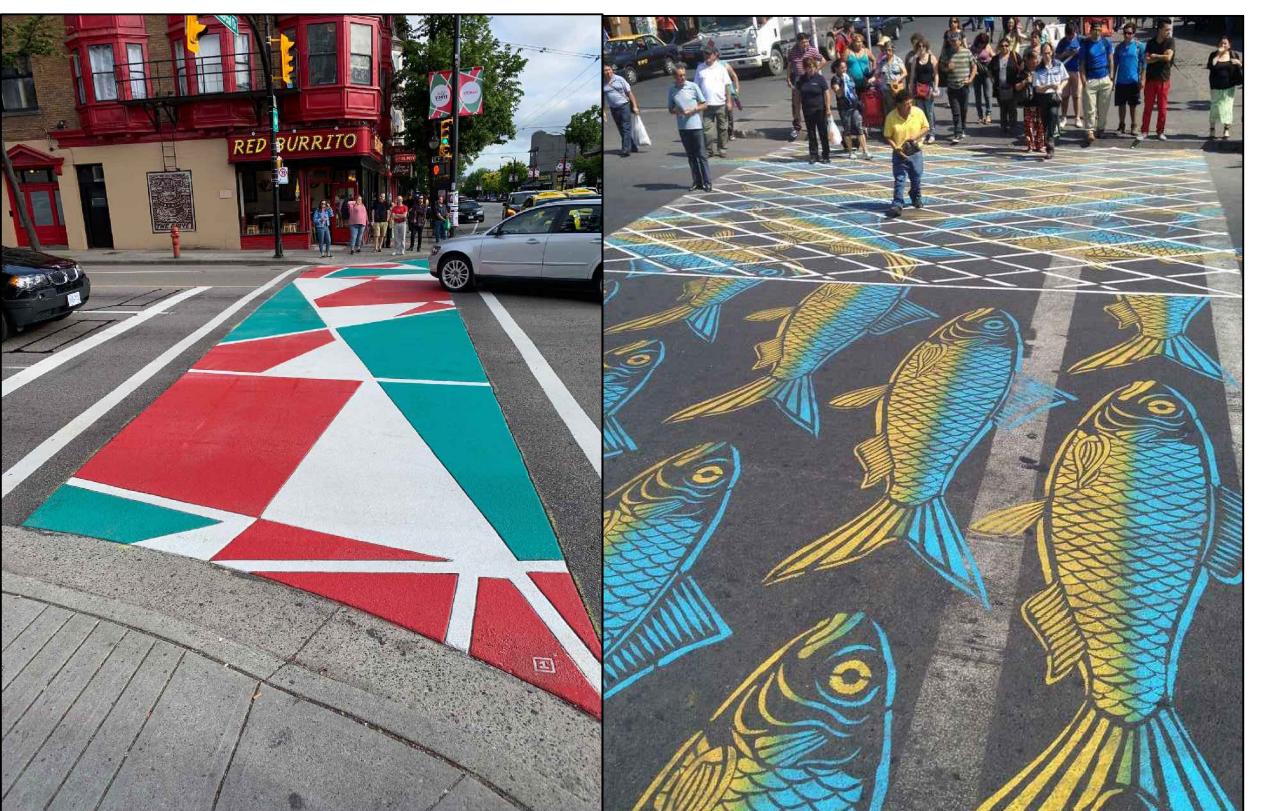
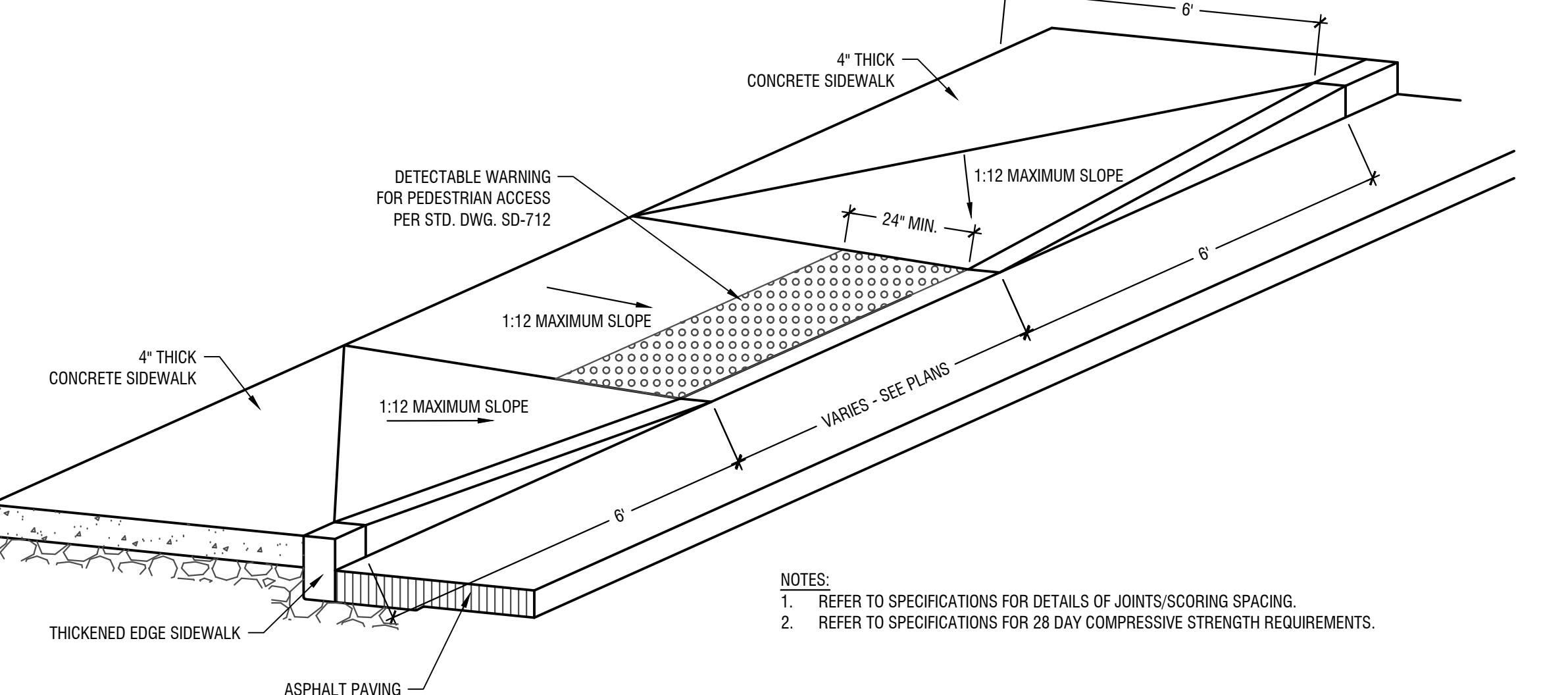
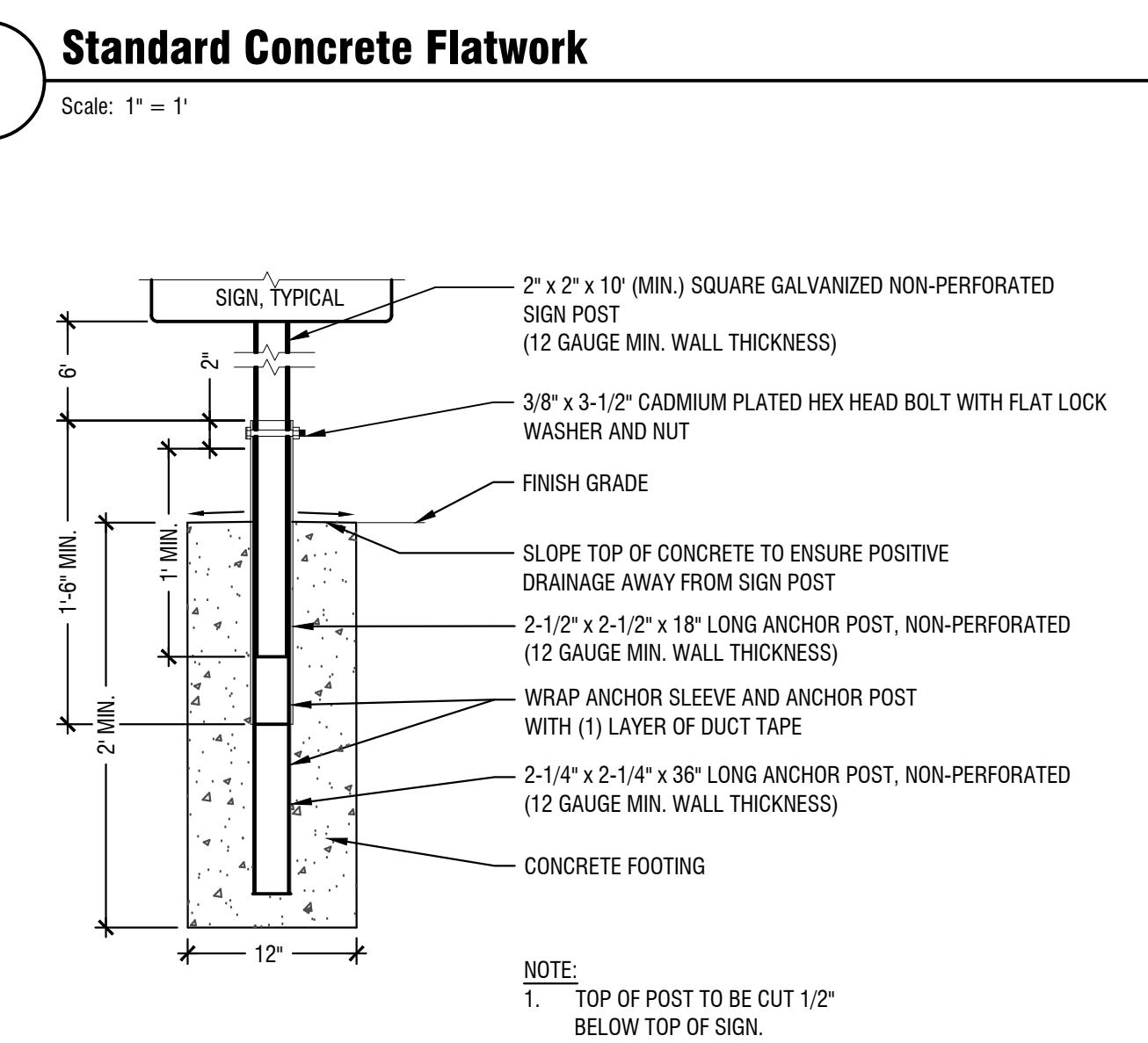
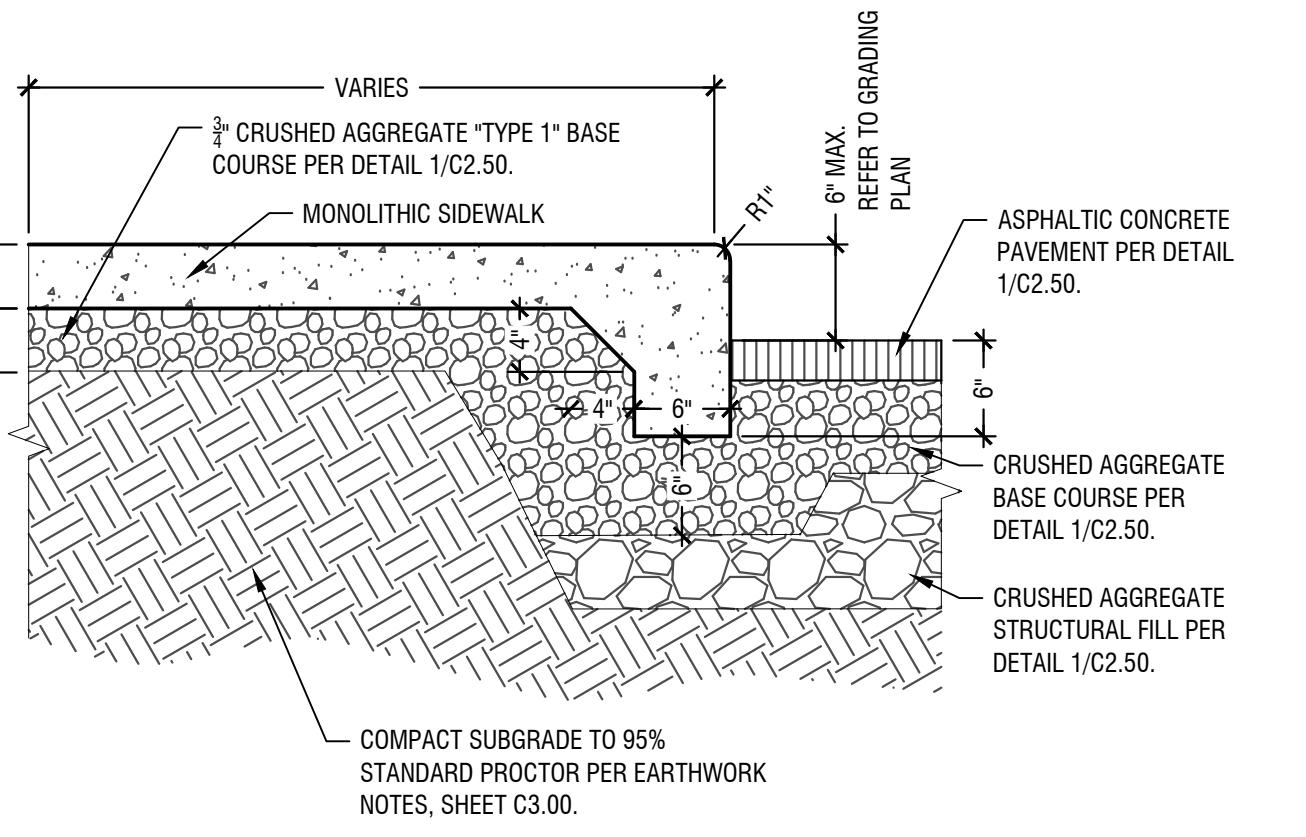
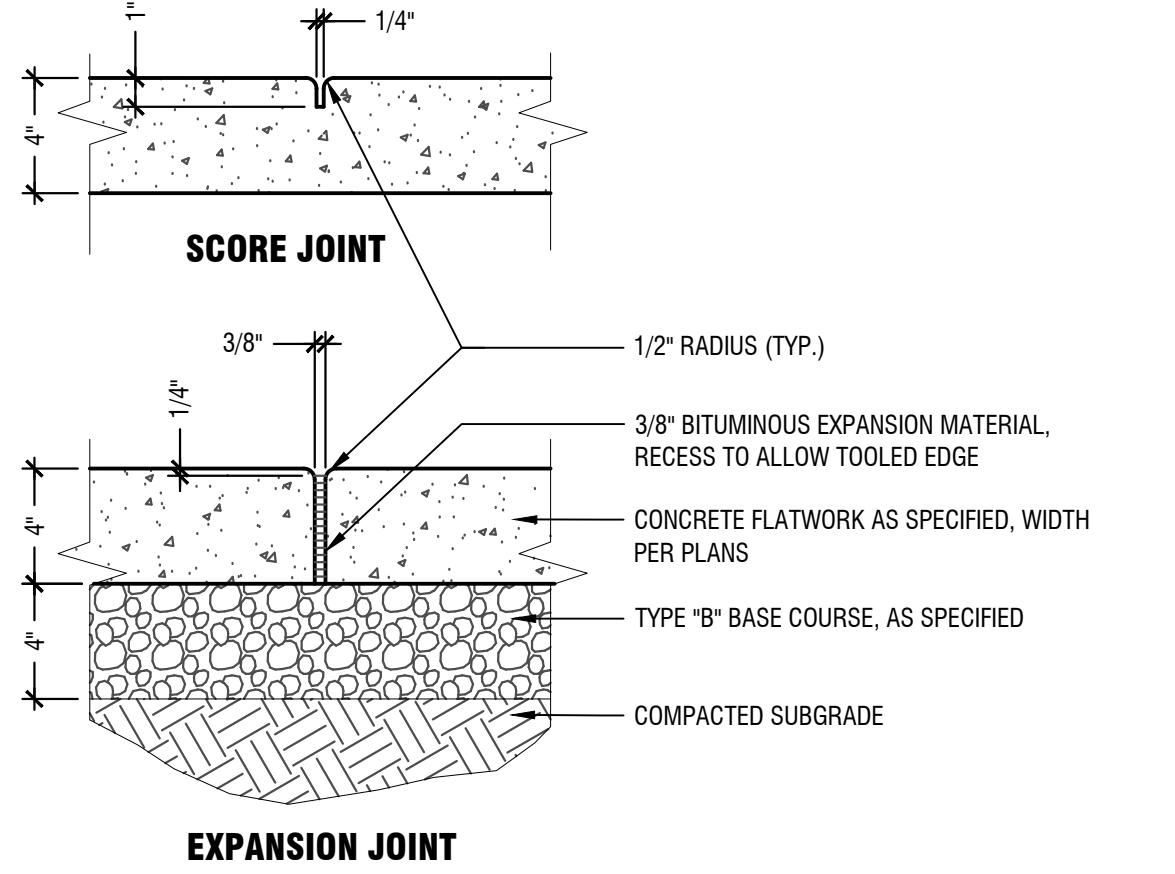
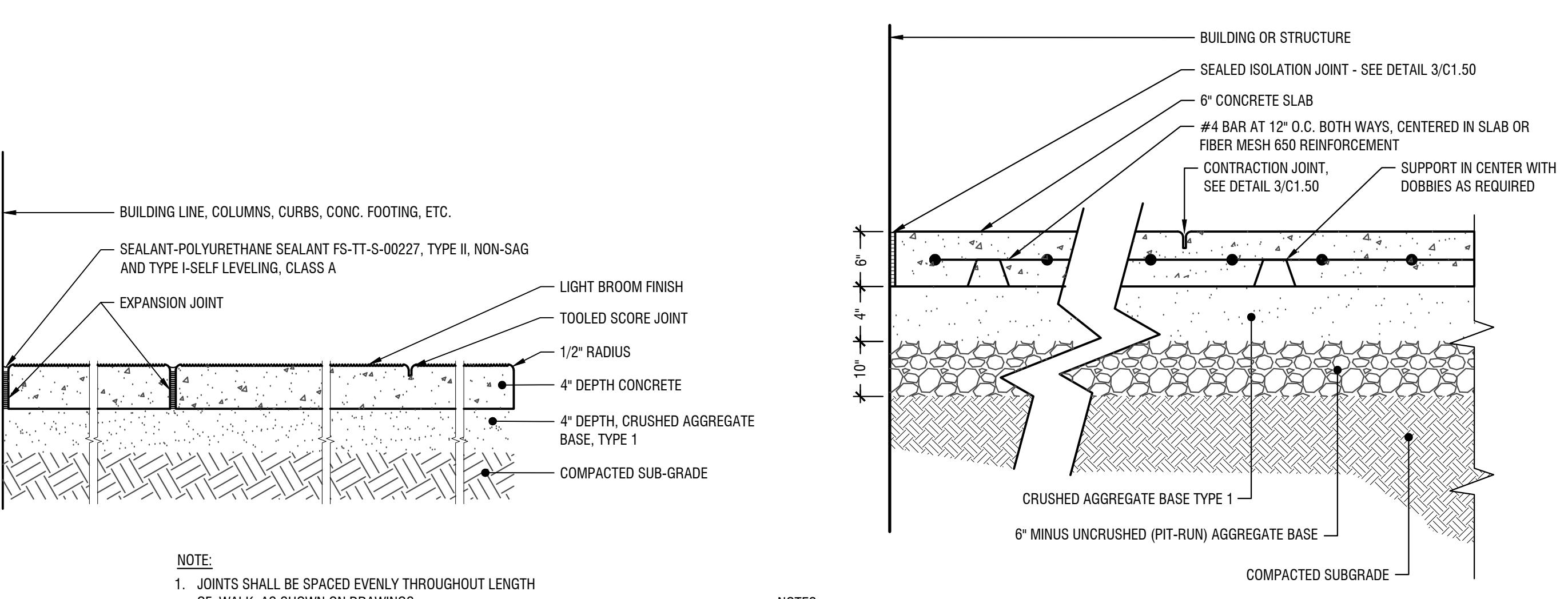
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Project No.: 115154.26

Date of Issue: 11.10.2023

Project Milestone: Design Review

Horizontal Scale: 1"=5'

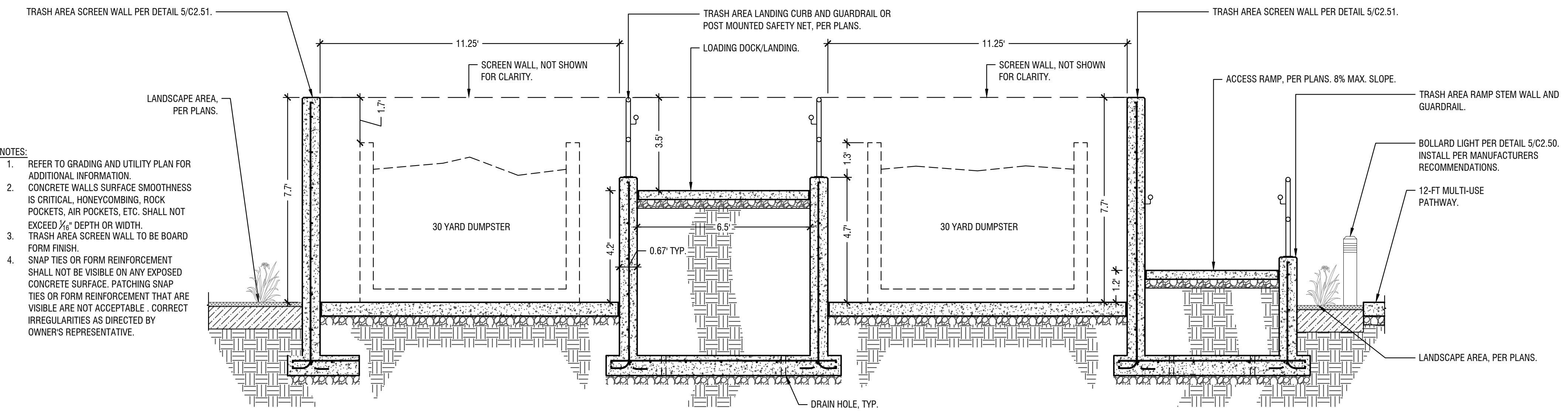




Project No.: 115154.26
Date of Issue: 11.10.2023
Project Milestone: Design Review

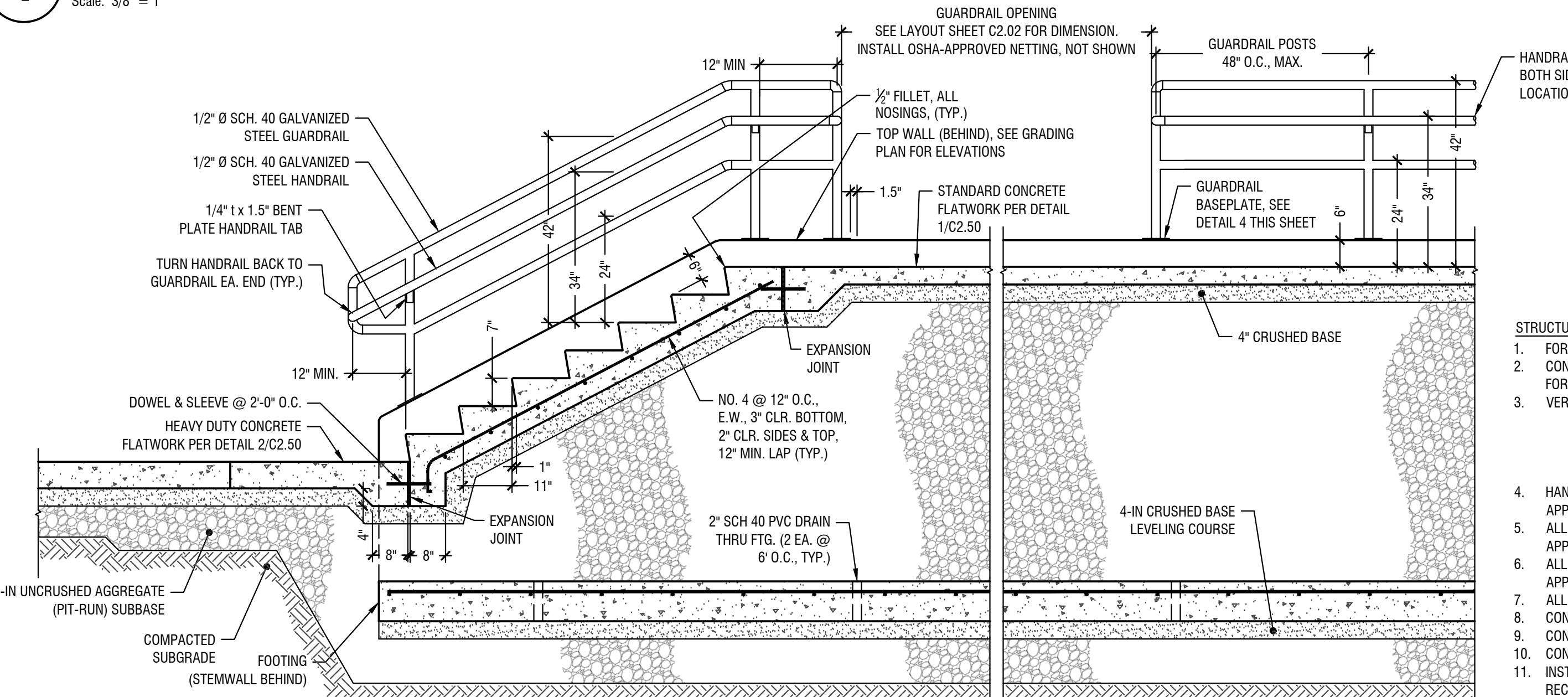
Site Details

C2.51



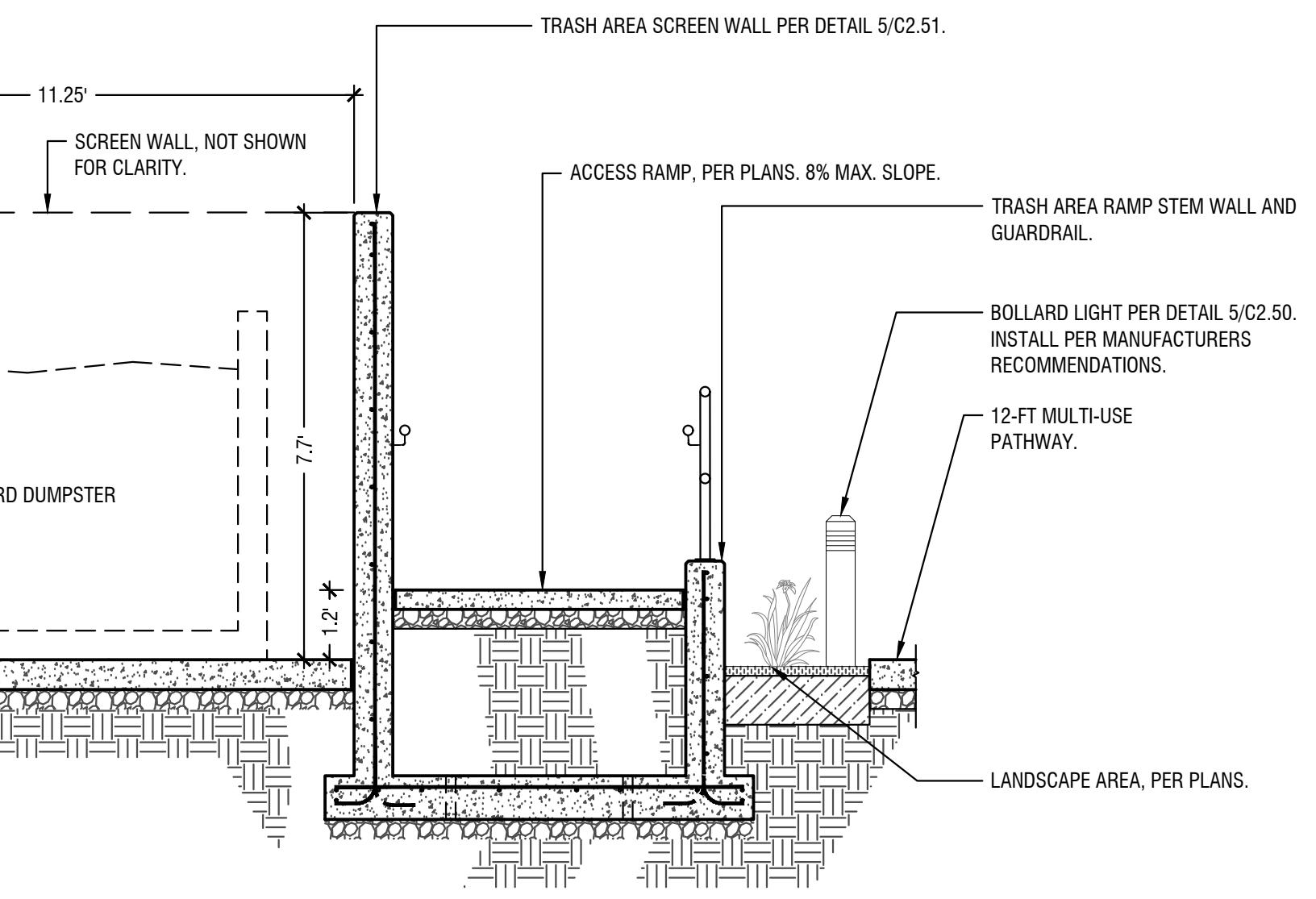
1 Trash Enclosure East Section

Scale: 3/8" = 1'



2 Stair Section

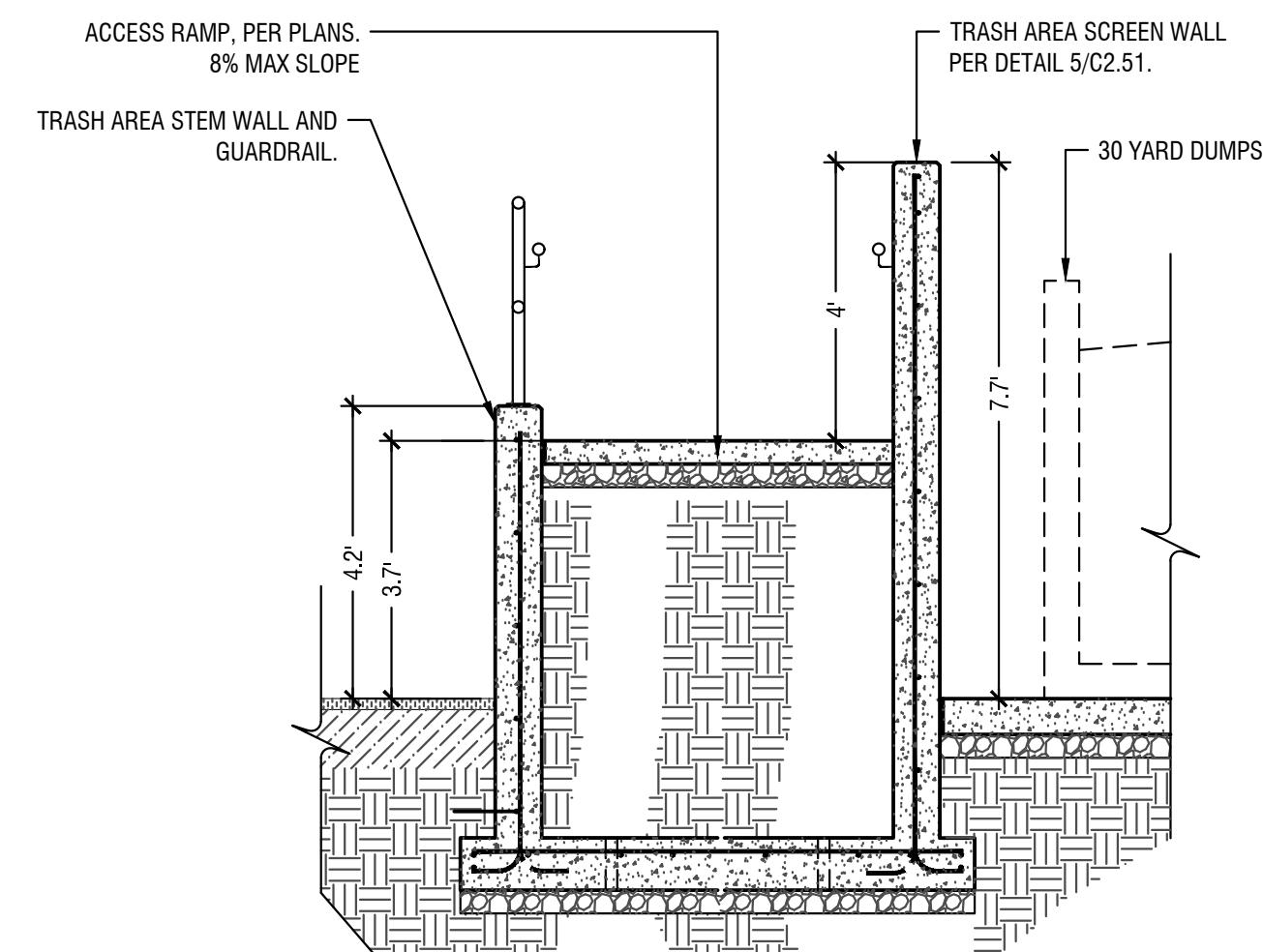
Scale: 1/2" = 1'



Scale: 3/4" = 1'

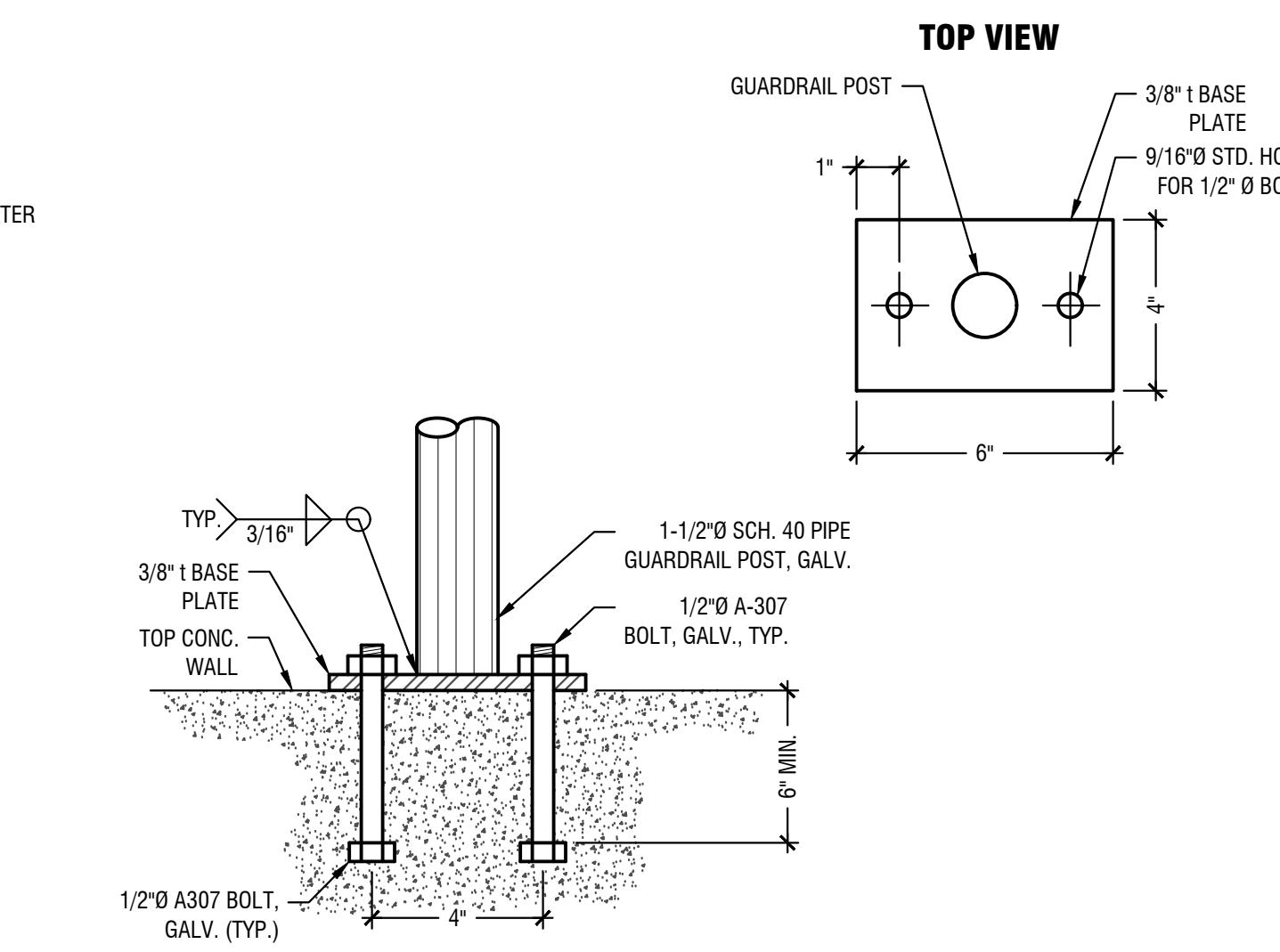
NOTES:
1. REFER TO GRADING AND UTILITY PLAN FOR ADDITIONAL INFORMATION.
2. CONCRETE WALLS SURFACE SMOOTHNESS IS CRITICAL, HONEYCOMBING, ROCK POCKETS, AIR POCKETS, ETC. SHALL NOT EXCEED $\frac{1}{8}$ " DEPTH OR WIDTH.
3. TRASH AREA SCREEN WALL TO BE BOARD FORM FINISH.
4. SNAP TIES OR FORM REINFORCEMENT SHALL NOT BE VISIBLE ON ANY EXPOSED CONCRETE SURFACE. PATCHING SNAP TIES OR FORM REINFORCEMENT THAT ARE VISIBLE ARE NOT ACCEPTABLE. CORRECT IRREGULARITIES AS DIRECTED BY OWNER'S REPRESENTATIVE.

STRUCTURAL NOTES:
1. FORMS SHALL BE SMOOTH PANEL FIBERGLASS OR EQUAL. NO SACK FINISH.
2. CONTRACTOR SHALL REMOVE ALL SNAP TIES AND CORRECT IRREGULARITIES AS DIRECTED BY OWNER'S REPRESENTATIVE. DO NOT FILL FORM-TE CUP HOLES.
3. VERTICAL CONTROL JOINTS AT WALL STEP LOCATIONS REFER TO GRADING PLAN.
a.) VERTICAL CONTROL JOINTS SHALL BE PLACED AT ALL CURVE TANGENT POINTS AND AT MID-POINT OF ALL CURVED WALLS.
b.) VERTICAL CONTROL JOINTS SHALL BE DOUBLE CHAMFER ON THE FRONT AND BACK OF WALL. CONCRETE REINFORCEMENT BAR SHALL STOP 6" FROM CONTROL JOINT ON BOTH SIDES. WALL SHALL BE DOWELED WITH SMOOTH BAR AT EACH JOINT. INSTALL 10" SMOOTH DOWEL CENTERED AT EACH JOINT.
4. HANDRAIL, GUARDRAIL AND POSTS SHALL BE SCH. 40 STEEL PIPE, POWDER COATED, COLOR 'COPPER VEN.' SUBMIT SAMPLE FOR OWNER APPROVAL.
5. ALL STEEL PLATES, SHAPES AND BARS SHALL BE ASTM A36, POWDER COATED. COLOR, 'COPPER VEN.' SUBMIT SAMPLE FOR OWNER APPROVAL.
6. ALL BOLTS SHALL BE ASTM A307, POWDER COATED OR PAINTED TO MATCH. COLOR, 'COPPER VEN.' SUBMIT SAMPLE FOR OWNER APPROVAL.
7. ALL WELDING SHALL CONFORM TO AWS D1.1, LATEST EDITION.
8. CONTRACTOR SHALL SUBMIT HANDRAIL SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
9. CONCRETE SHALL BE ISPC CLASS 4000A OR 4000B.
10. CONCRETE SHALL BE INSTALLED IN CONFORMANCE WITH ISPC DIVISION 700 AND SECTION 703 - CAST-IN-PLACE CONCRETE.
11. INSTALL OSHA SAFETY NETTING, PER SHEET C2.02. SURFACE MOUNT NET ATTACHMENT BOLLARDS PER MANUFACTURER'S RECOMMENDATIONS.



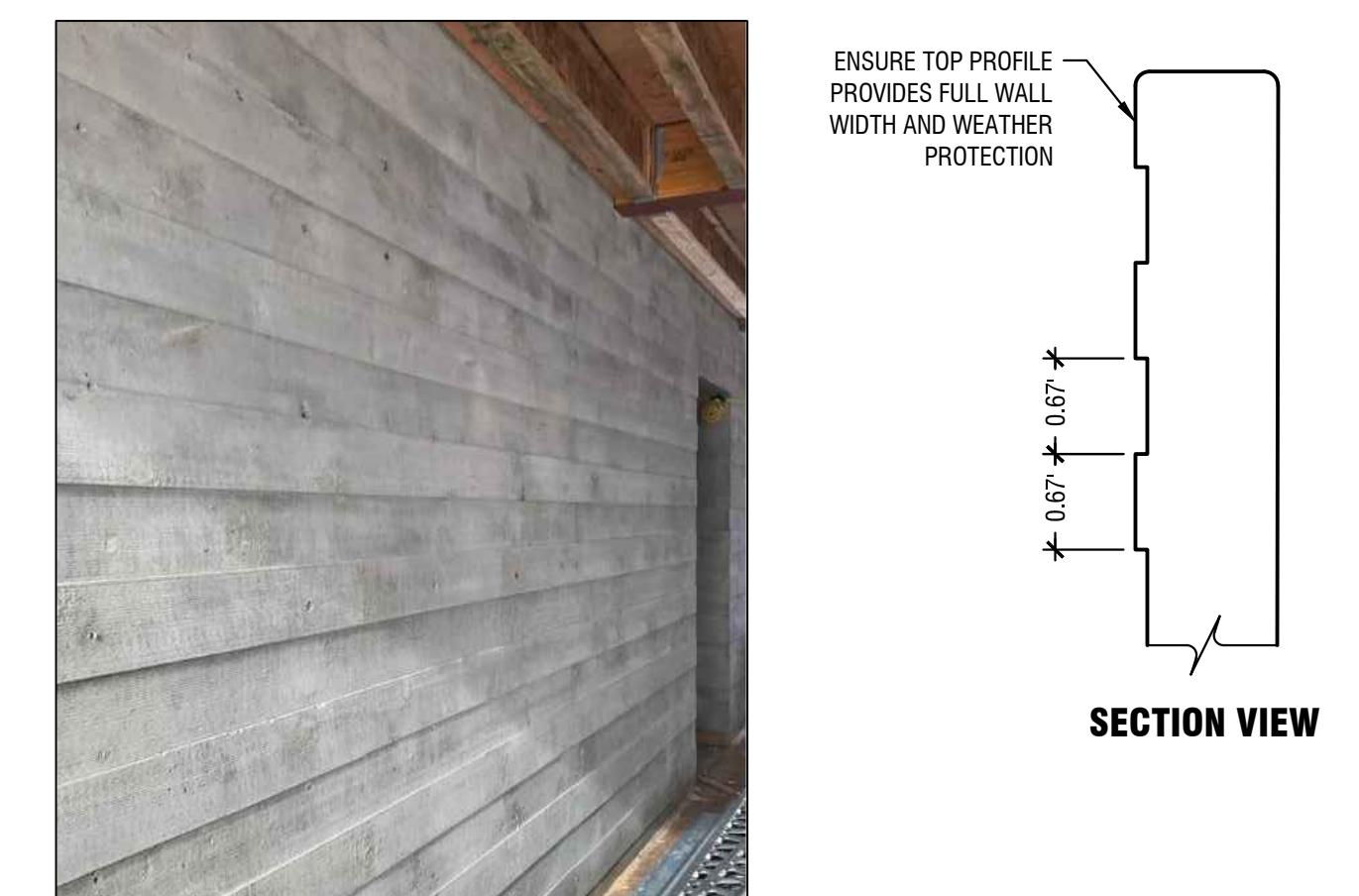
3 Trash Enclosure North Section

Scale: 3/8" = 1'



4 Guardrail Base Plate

Scale: 1" = 1'



NOTES:
1. WALL TEXTURE TO BE BOARD FORM CONCRETE WITH HORIZONTAL LINEAR PROFILE.
2. CONTRACTOR TO PRODUCE SAMPLES FOR OWNER APPROVAL PRIOR TO COMMENCEMENT OF WORK.

5 Trash Area Screen Wall Texture

Scale: 3/4" = 1'

RIVERSIDE HOTEL BIKEWAY

Riverside Hotel

2900 W CHINDEN BOULEVARD

Garden City, Idaho 83714

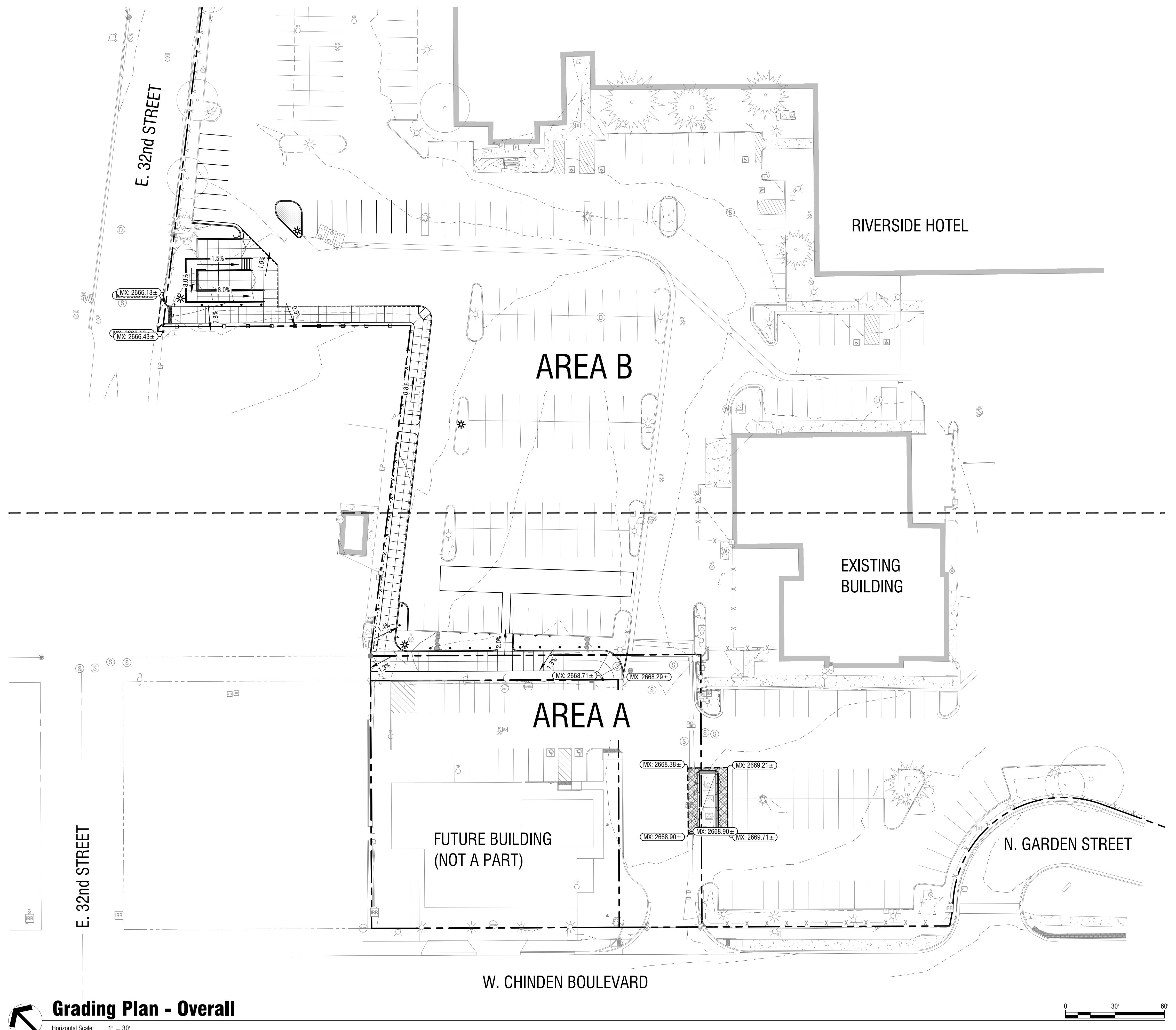
Revisions

1.


 Project No.: 115154.26
 Date of Issue: 11.10.2023
 Project Milestone: Design Review

Grading Plan - Overall

C3.00



RIVERSIDE HOTEL BIKEWAY

Riverside Hotel

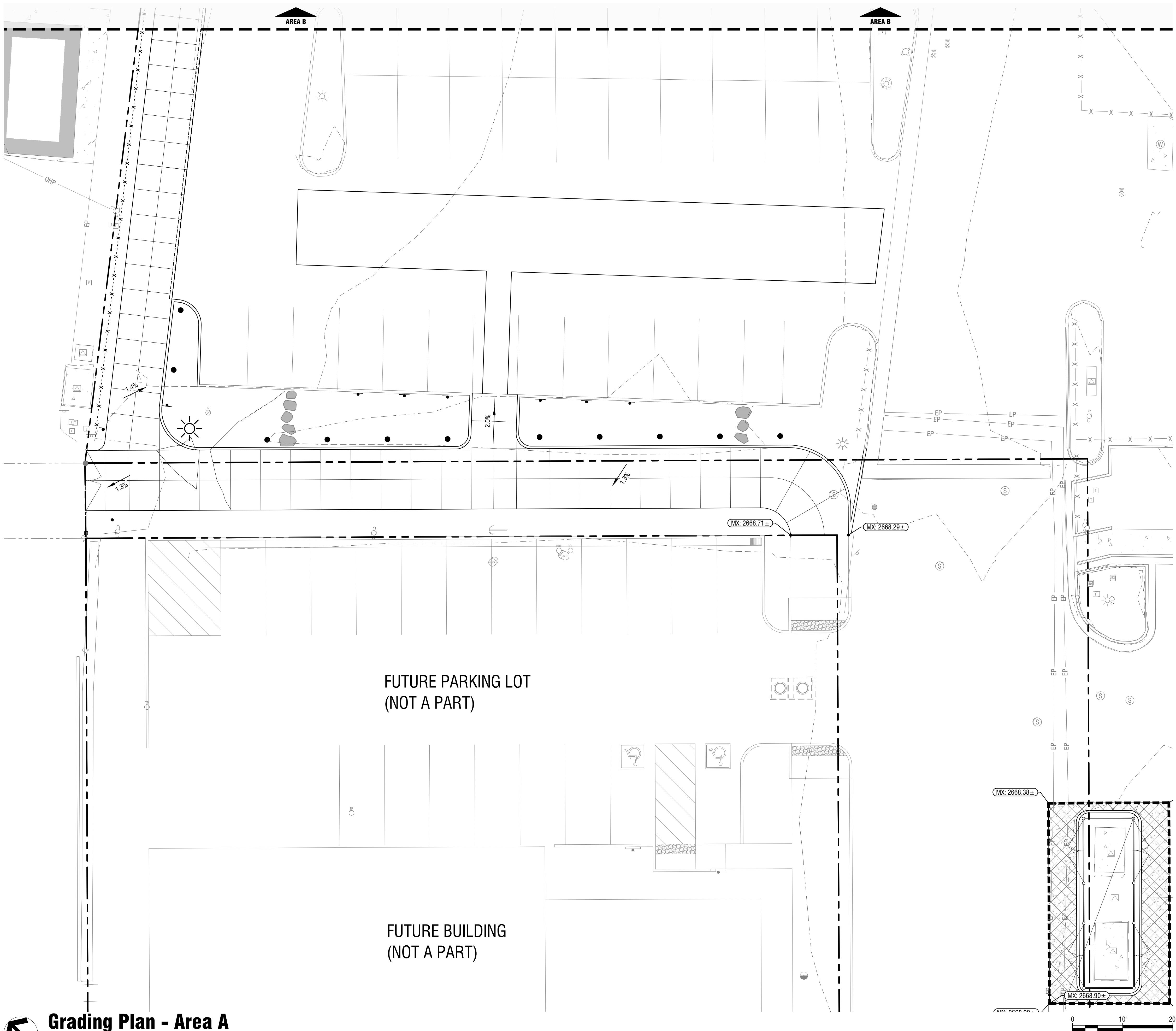
2900 W CHINDEN BOULEVARD

Garden City, Idaho 83714

Revisions	1.


 Project No.: 115154.26
 Date of Issue: 11.10.2023
 Project Milestone: Design Review

Grading Plan - Area A

C3.01




Sheet Notes:

- A. EXISTING AND PROPOSED CONTOURS ARE AT A 1-FT INTERVAL.
- B. SPOT ELEVATIONS INDICATE TOP OF CONCRETE UNLESS INDICATED BY THE FOLLOWING ABBREVIATIONS:
 - FG = FINISH GRADE
 - FL = FLOW LINE
 - GB = GRADE BREAK
 - LIP = LIP OF GUTTER
 - LP = LOW POINT
 - MX = MATCH EXISTING
 - RIM = RIM OF STRUCTURE
 - TA = TOP OF ASPHALT
 - TBC = TOP BACK OF CURB
 - TC = TOP OF CONCRETE
 - TW = TOP OF WALL
- C. LONGITUDINAL CROSS SLOPE OF ALL SIDEWALKS SHALL NOT EXCEED 5%. HORIZONTAL CROSS SLOPE SHALL NOT EXCEED 2%. SLOPES WITHIN PEDESTRIAN RAMPS SHALL NOT EXCEED 12:1 SLOPE IN ANY DIRECTION. FLATWORK ADJACENT TO THE BUILDINGS SHALL NOT EXCEED 2.0% CROSS SLOPE LESS THAN 1.0%
- D. SLOPE WITHIN ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- E. TRANSITION OF CURVES TO OTHER CURVES AND CURVES TO TANGENTS SHALL BE SMOOTH AND CONTINUOUS.
- F. ASPHALT REPAIR SHALL MATCH EXISTING GRADES, SLOPES AND MAINTAIN EXISTING DRAINAGE PATTERNS.
- G. ADJUST ALL UTILITY STRUCTURE LIDS TO MATCH FINISHED GRADE ELEVATIONS.
- H. GRADE AWAY FROM ADJACENT HARDSCAPE AT 10% THEN CATCH EXISTING GRADE AT MAX 6:1 SLOPE.

RIVERSIDE HOTEL BIKEWAY

Riverside Hotel

2900 W CHINDEN BOULEVARD
Caldwell, Idaho 83614



CONSTRUCTION

Project No.:	115154.26
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Project Milestone:	Design Review

Grading Plan - Enlargement

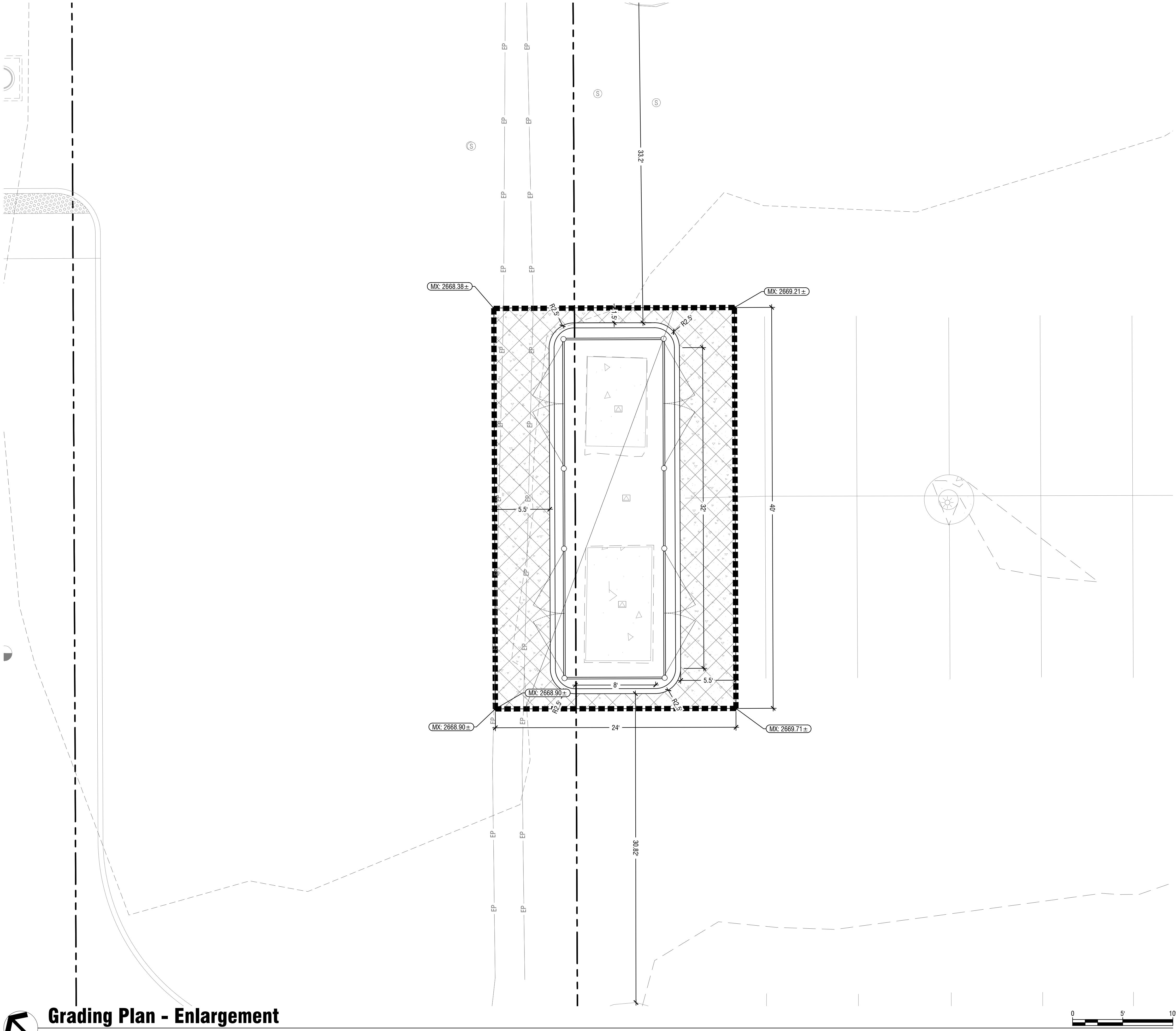
C3.03

Grading Plan - Enlargement

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Date Plotted: Tuesday, November 17, 2015 - 10:00:00 AM

Horizontal Scale: 1" = 100'

Horizontal Scale: 1" = 50'

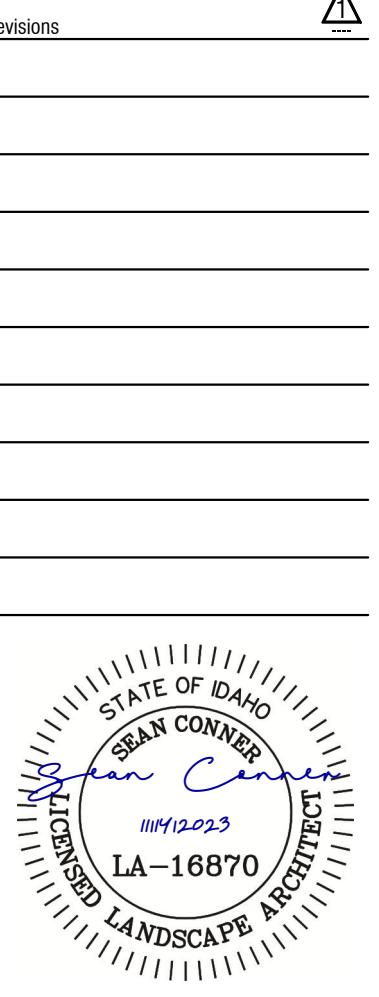


RIVERSIDE HOTEL BIKEWAY

Riverside Hotel

2900 W CHINDEN BOULEVARD

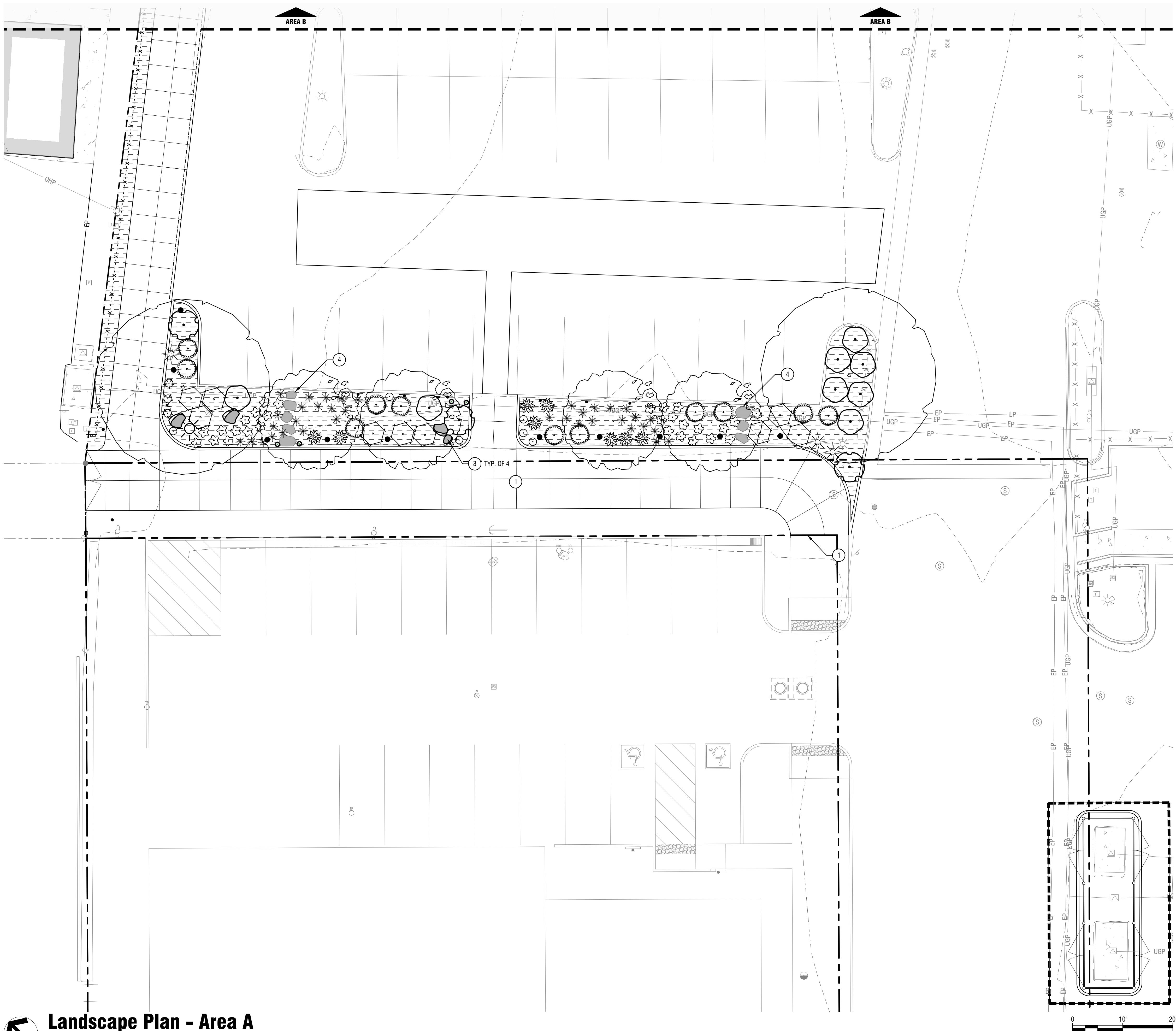
Garden City, Idaho 83714



Project No.: 115154.26
Date of Issuance: 11.10.2023
Project Milestone: Design Review

Landscape Plan - Area
A

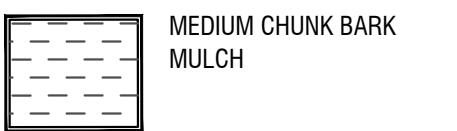
L1.01



Sheet Notes:

A. REFER TO SHEET L1.50 FOR LANDSCAPE NOTES AND PLANT SCHEDULE.

Material Legend:



Keynotes:

1. CONCRETE MULTI-USE PATHWAY
2. EXISTING TREE: RETAIN AND PROTECT.
3. SANDSTONE BOULDER, SEE DETAIL 3/L1.50 FOR MORE INFORMATION.
4. STEPPING STONE PATHWAY, SEE DETAIL 4/L1.50.

Landscape Requirements:

A. STREET FRONTAGE LANDSCAPE REQUIREMENTS

A.A. E 32ND STREET (1 CLASS II OR III TREE PER STREET FRONTAGE & 1 CLASS I TREE PER 50 LF)

A.A.A. TOTAL FRONTAGE (EXCL PATHWAY): 48 LF

A.A.B. TOTAL TREES REQUIRED: 2 (1 CLASS II/III, 1 CLASS I)

A.A.C. TOTAL TREES PROVIDED: 4 (INCL 1 RETAINED)

B. PARKING LOT LANDSCAPE REQUIREMENTS

B.A. PARKING LOT PERIMETER LANDSCAPING (1 TREE PER 15 LF OR AS REQUIRED BY SPECIES)

B.A.A. TOTAL FRONTAGE: 141 LF

B.A.B. TOTAL TREES REQUIRED: 6 TREES AS REQUIRED BY SELECTED SPECIES

B.A.C. TOTAL TREES PROVIDED: 6 TREES AS REQUIRED BY SELECTED SPECIES

B.B. INTERNAL LANDSCAPING - NOT REQUIRED

B.B.A. TOTAL PARKING LOT AREA: 4.71 ACRES

B.B.B. TOTAL IMPACTED PARKING LOT AREA: .14 ACRES

B.B.C. TOTAL PERCENTAGE OF PARKING AREA IMPACTED: 2.97%

B.B.A. TOTAL INTERNAL PARKING LOT TREES REQUIRED: 0

B.B.B. TOTAL INTERNAL PARKING LOT TREES PROVIDED: 2

C. TREE MITIGATION CALCULATIONS

C.A. TOTAL CALIPER INCHES REMOVED: 42 IN (3 TREES)

C.B. TOTAL CALIPER INCHES REQUIRED FOR MITIGATION: 28 IN (2 TREES IN FAIR OR GOOD CONDITION; 1 TREE IN POOR/DYING HEALTH)

C.C. TOTAL CALIPER INCHES PROVIDED: 29 IN (4 TREES @ 2-IN; 7 TREES @ 3-IN)

D. TOTAL LANDSCAPE

D.A. GROSS PROJECT AREA: 11,998 SF

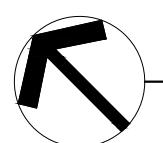
D.B. TOTAL LANDSCAPE AREA REQUIRED: 600 SF; 5%

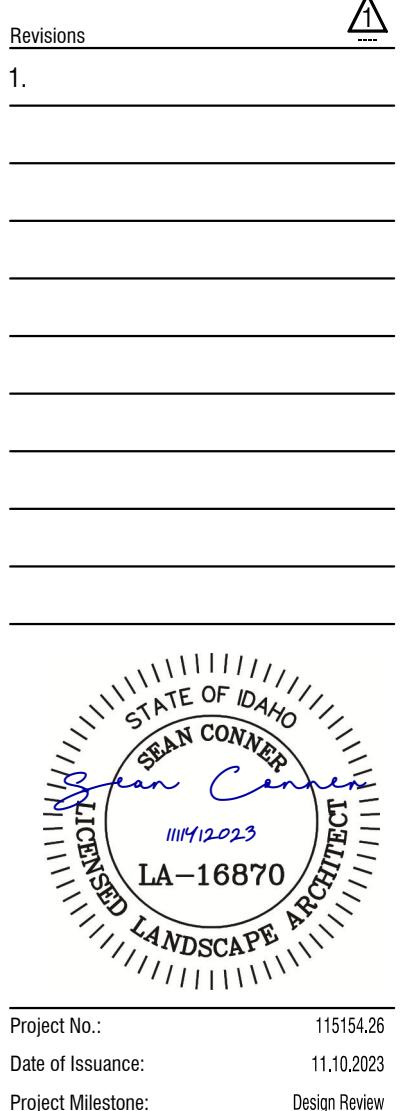
D.C. TOTAL LANDSCAPE AREA PROVIDED: 3,391 SF; 28.3%

D.D. 12 TOTAL TREES REQUIRED (1 TREE PER 1000 SF); 12 TOTAL TREES PROVIDED (INCL 1 RETAINED)

D.E. 80 TOTAL SHRUBS REQUIRED (1 SHRUB PER 150 SF); 163 TOTAL SHRUBS PROVIDED (EXCL 1 GAL SHRUBS AND RETAINED EXISTING SHRUBS)

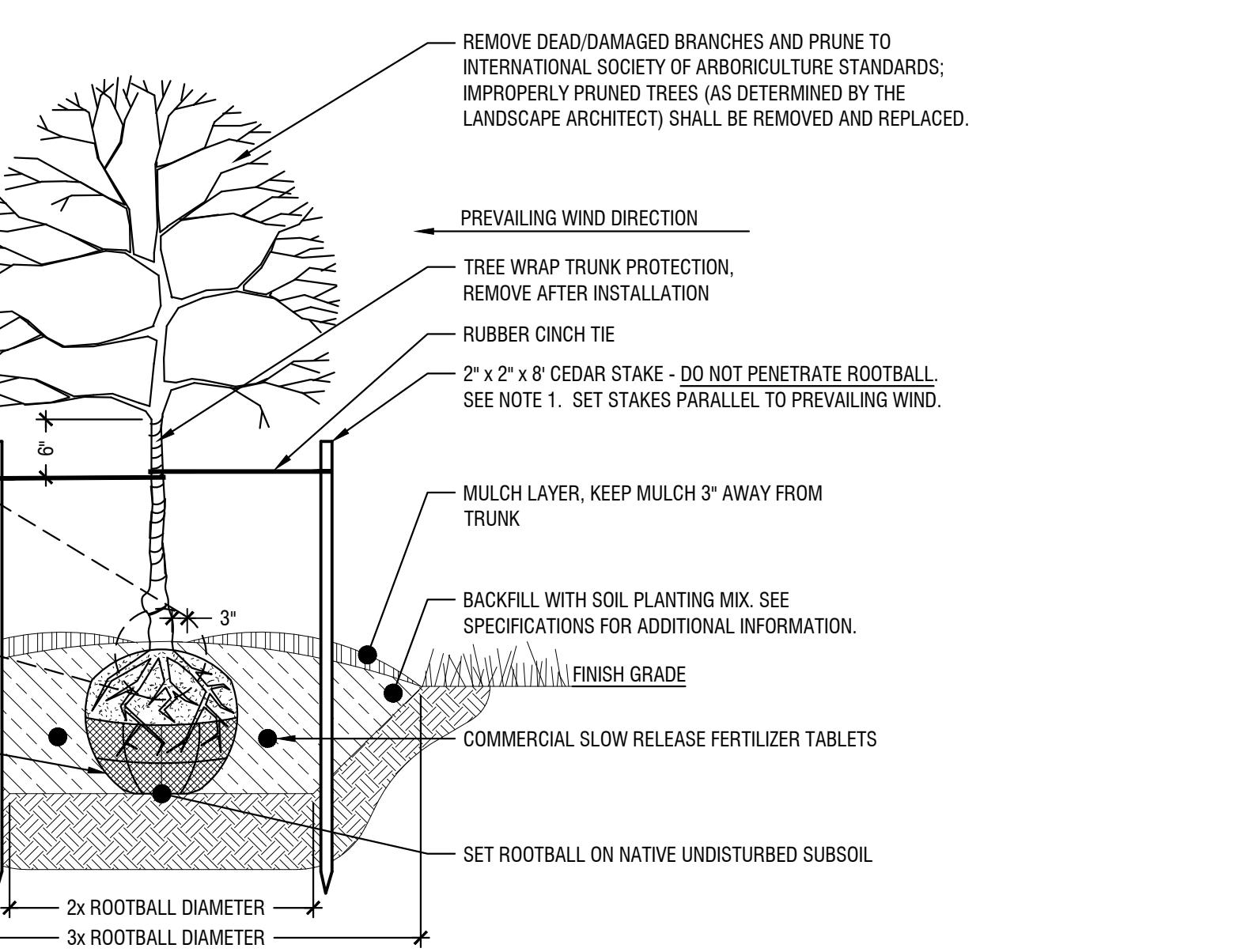
D.F. 2 TOTAL CLASS II & CLASS III SPECIES REQUIRED/2 PROVIDED





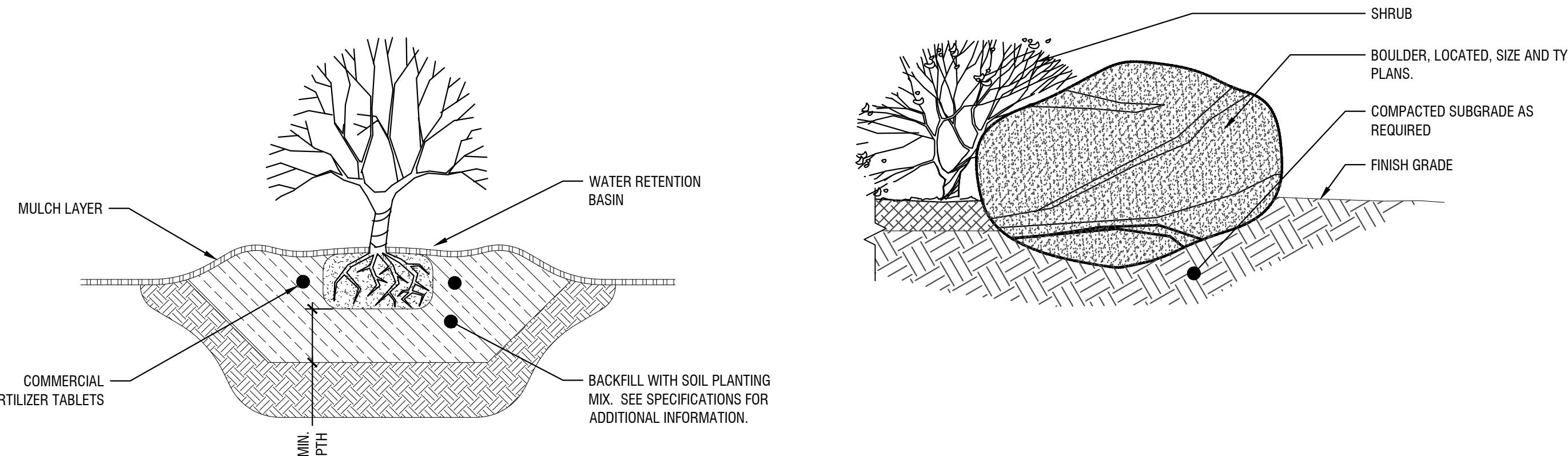
NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- 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.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



1 Deciduous Tree Planting

Scale: NTS

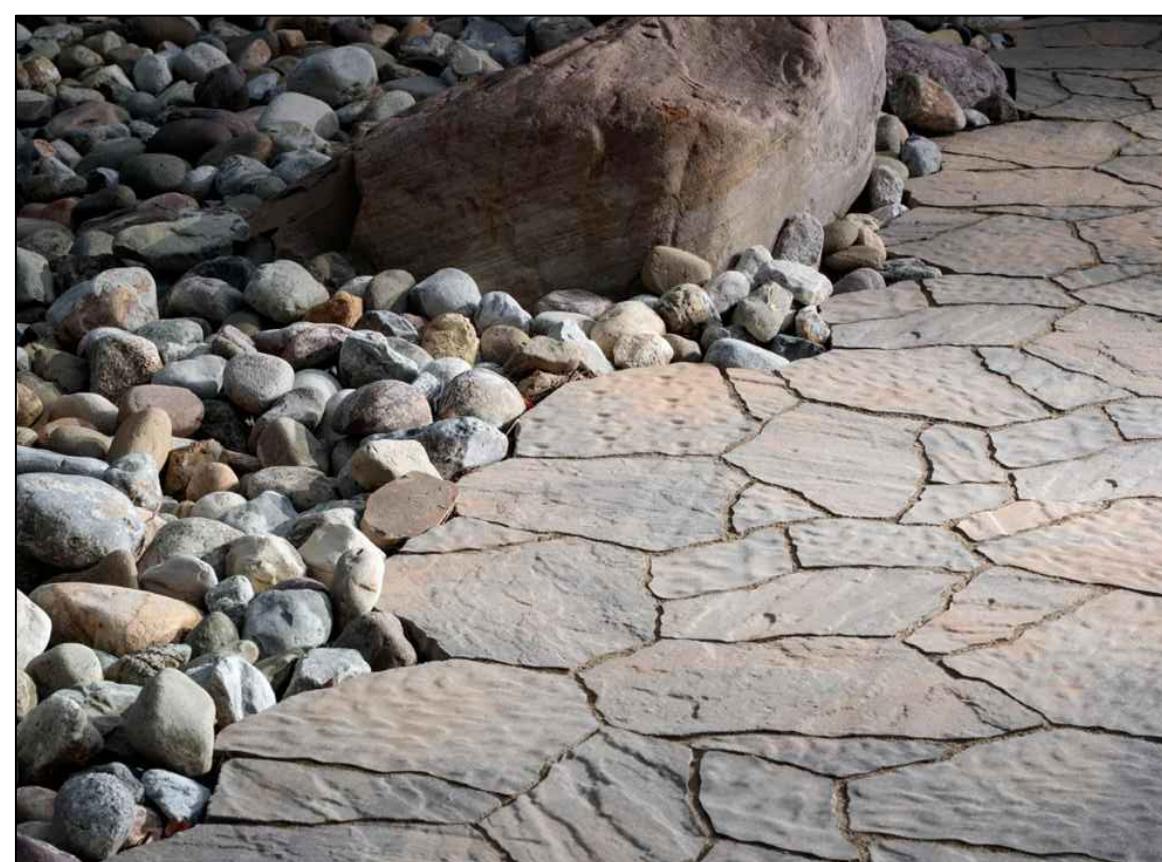


2 Shrub Planting

Scale: NTS

3 Boulder Installation

Scale: NTS

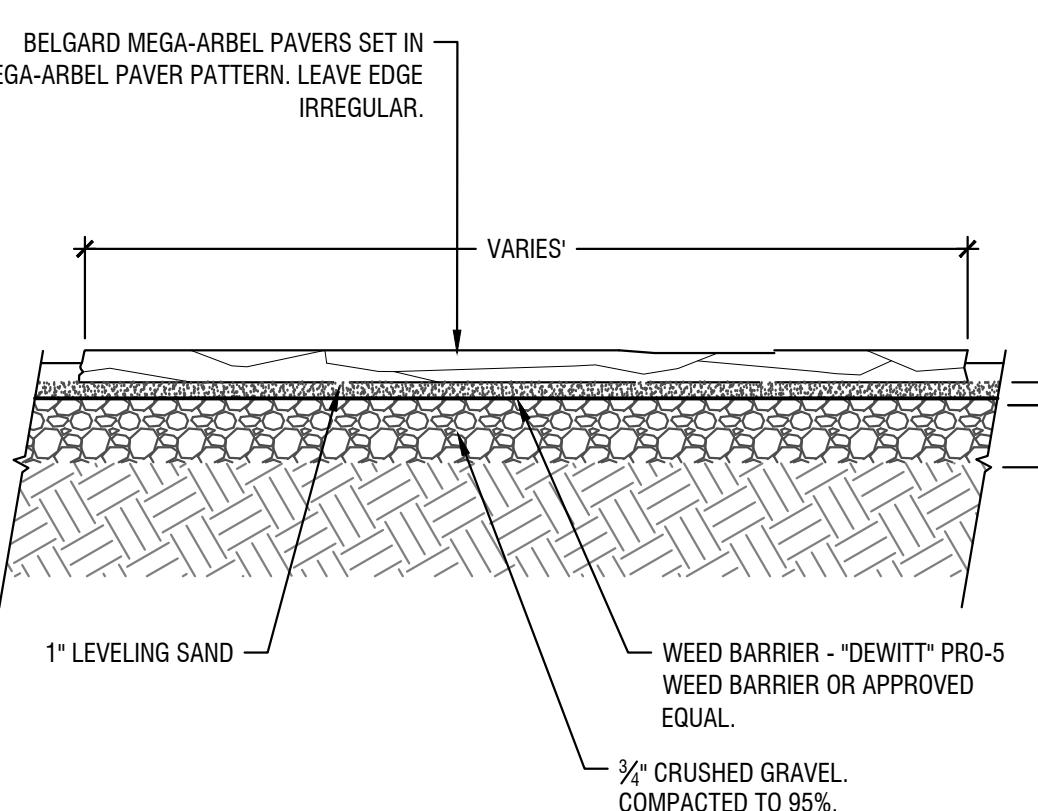


NOTES:

- NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
- PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
- CLEAN ALL BOULDERS OF DIRT AND LOOSE DEBRIS.
- WHEN PLACING BOULDERS, BURY 1/4 TO 1/3 OF BOULDER BELOW FINISH GRADE.
- DO NOT SCRATCH OR DAMAGE BOULDERS.

2

Scale: NTS



4

4 Stepping Stone Section

Scale: 1" = 1'

Landscape Notes:

- REFER TO SHEET L1.50 FOR PLANT SCHEDULE AND NOTES.
- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 4" OF MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
- 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
- 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL, SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
- RE-USE EXISTING SITE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B.) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, STUMPS, STONES, CLAY LUMPS AND OTHER EXTRANEous MATERIALS HARMFUL TO PLANT GROWTH.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION AND OTHER EXTRANEous OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
- ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION. REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
- NEW TREE PLANTING, SEE DETAIL 1/L1.50. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E.... FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- NEW SHRUB PLANTING SEE DETAIL 2/L1.50.
- 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 GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. 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.
- TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5x5x1.5' (37.5 CF/ 1.5 CY).
- APPLICATION RATES:
 - M.A.A. HUMIC ACID: 25 LBS PER TREE PIT
 - M.A.B. COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
 - M.A.C. PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
 - M.A.D. CALCIATED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
- SHRUB PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. SHRUB PITS SHALL BE 2.5x2.5x1' (6.25 CF/ 0.25 CY).
- APPLICATION RATES:
 - N.A.A. HUMIC ACID: 2 LBS PER SHRUB PIT
 - N.A.B. COMMERCIAL GRADE COMPOST - 2 CUBIC FEET PER SHRUB PIT
 - N.A.C. PLANTING TABLET FERTILIZER - 2 TABLETS PER SHRUB PIT
 - N.A.D. CALCIATED DIATOMACEOUS EARTH - 15 LBS PER SHRUB PIT
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOULDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

Automatic Underground Irrigation Notes:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
- EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 18" AT PLANTER BEDS, 6" AT LAWN AREAS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS - WITH DRIP CONTROL ZONE KIT AND 150 MESH FILTER (MIN.).
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED, MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - E.A. PRECISE INDIVIDUAL STATION TIMING
 - E.B. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - E.C. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - E.D. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - E.E. 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% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, AND PARKING AREA.
- EACH VALVE SHALL BE INSTALLED IN A VALVE BOX LARGE ENOUGH TO ALLOW FOR MAINTENANCE AND REMOVAL. ONLY ONE VALVE PER BOX.

Plant Schedule

CLASS I TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	CV	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN 25' HGT; 25' SPD	2" CAL.	B&B	4
	CP	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' / PRAIRIE PRIDE HACKBERRY 50' HGT; 40' SPD	3" CAL.	B&B	3
	OX	QUERCUS X BIMUNDORUM JFS-KW1QX / STREETSPIRE® OAK 45' HGT; 15' SPD	3" CAL.	B&B	4
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA 2' HGT; 5' SPD	2 GAL.	POT	17
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA 2' HGT; 2' SPD	2 GAL.	POT	47
	CL	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY 8' HGT; 6' SPD	15 GAL.	POT	3
	NW	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT 1' HGT; 3' SPD	2 GAL.	POT	10
	PH	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS 3' HGT; 3' SPD	2 GAL.	POT	23
	PP	PRUNUS BESSEYI 'PO11S' / PAWNEE BUTTES® SAND CHERRY 2' HGT; 4' SPD	5 GAL.	POT	5
	RA	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC 1' HGT; 6' SPD	5 GAL.	POT	16
	SS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM 3' HGT; 2' SPD	2 GAL.	POT	41
ANNUALS/PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AC	AGASTACHE CANA 'SINNING' / SONORAN SUNSET® HUMMINGBIRD MINT 1' HGT; 1' SPD	1 GAL.	POT	5
	AD	ACHILLEA MILLEFOLIUM 'DESYEL' / DESERT EVE™ YELLOW COMMON YARROW 1' HGT; 1' SPD	1 GAL.	POT	8
	PP2	PENSTEMON X MEXICALI 'PO07S' / PIKES PEAK PURPLE® PENSTEMON 1.5' HGT; 1.5' SPD	1 GAL.	POT	6
	SM	SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT SAGE 1.5' HGT; 1.5' SPD	1 GAL.	POT	9

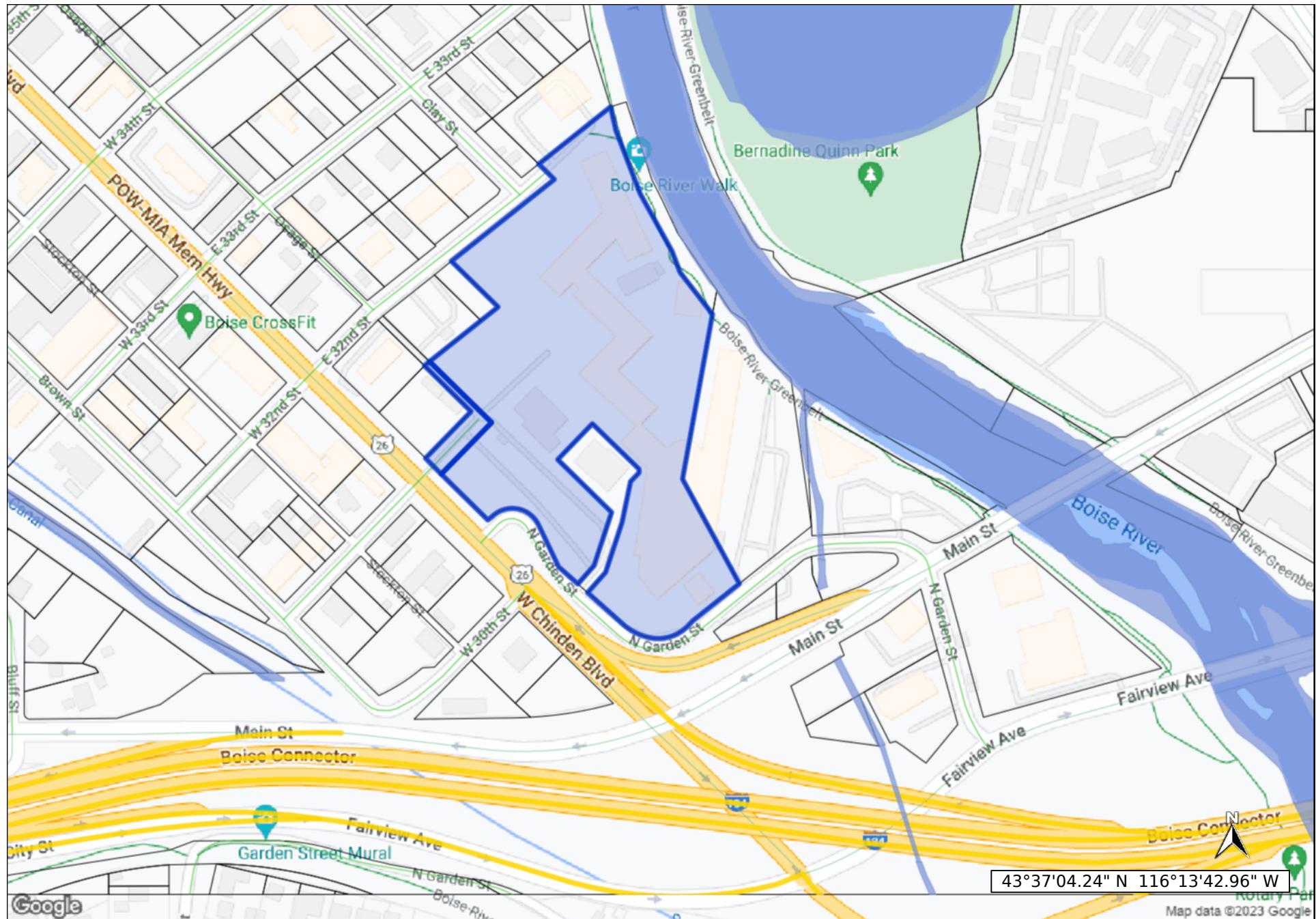
Project No.: 115154-26
Date of Issue: 11/10/2023
Project Milestone: Design Review

Landscape Details

L1.50

Neighborhood Map

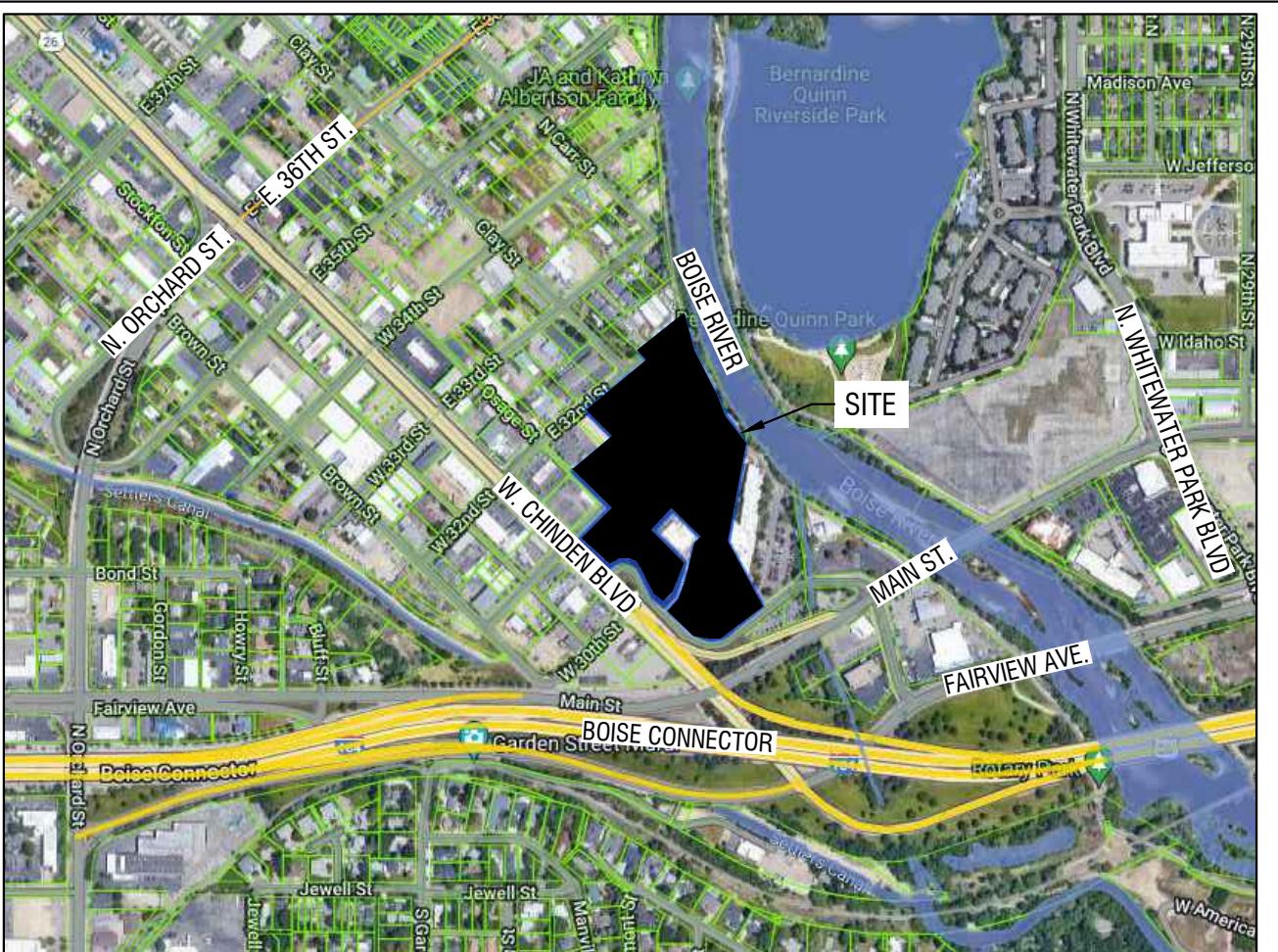
Riverside Bikeway DR



Topographic Survey for Riverside Hotel

Located in Blocks 38, 39, 40, 41 & 42 of Fairview Acres Subdivision No. 5,
the SW 1/4 of Section 4 & Government Lots 11 and 12 of Section 5
Township 3 North, Range 2 East, Boise Meridian
Garden City, Ada County, Idaho
2023

Vicinity Map:



Legend:

	WATER VALVE
	WATER METER
	FIRE HYDRANT
	FROST FREE HYDRANT / SPIGOT
	WATER MANHOLE
	STORM DRAIN MANHOLE
	MONITORING WELL
	RECTANGULAR INLET
	ROOF DRAIN
	SAND AND GREASE TRAP
	SANITARY SEWER MANHOLE
	CLEAN OUT
	PRESSURE IRRIGATION VALVE
	IRRIGATION BOX
	GAS METER
	GAS RISER
	POWER POLE
	GUY WIRE
	POWER RISER
	STREET LIGHT
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRICAL JUNCTION BOX
	ELECTRICAL TRANSFORMER
	TELEPHONE RISER
	FIBER OPTIC RISER
	ADA SYMBOL
	BOLLARD
	MAIL BOX
	SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	FENCE LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	WATER LINE
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	CONCRETE AREA
	CURB AND GUTTER
	EXISTING BUILDING
	EXISTING GROUND CONTOUR

Topographic Survey Riverside Hotel

2900 W. Chinden Blvd
Garden City, Idaho 83314

Revisions
1.

PROFESSIONAL LAND SURVEYOR
REGISTERED
JAMES R. WASHBURN
STATE OF IDAHO
7880
10-2-2023

Project No.: 115154
Date of Issue: 9-22-2023
Project Milestone:

