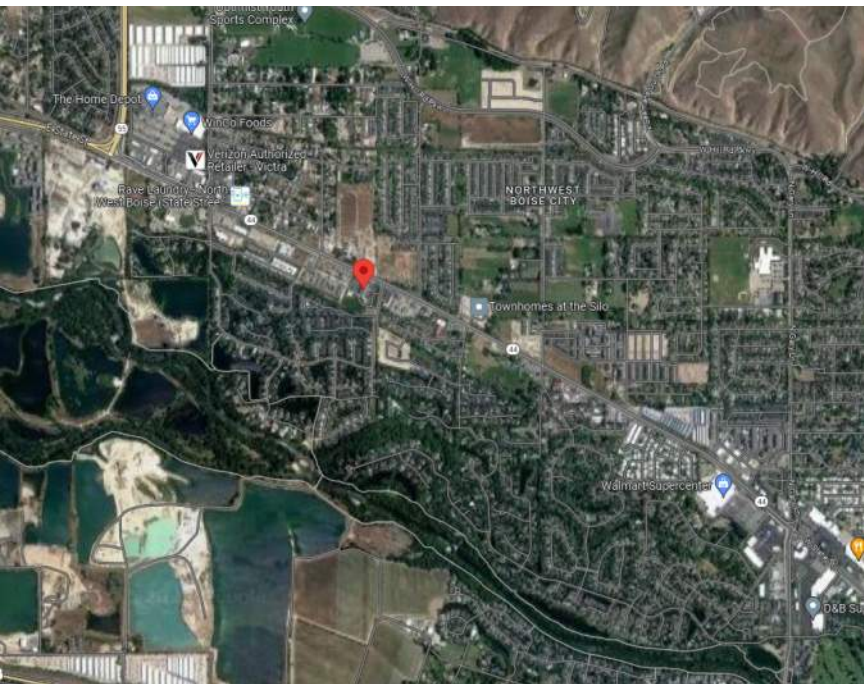


AMBROSE SCHOOL PORTABLES

9655 W STATE ST. GARDEN CITY, ID 83714

VICINITY MAP



PROJECT INFORMATION

ADDRESS :	9655 W STATE ST GARDEN CITY, ID. 83714
JURISDICTION :	CITY OF GARDEN CITY
OCCUPANCY GROUP :	EDUCATIONAL
CONSTRUCTION TYPE :	TYPE V-B
ASSESSORS PARCEL NUMBER :	S01514346816
ZONING :	R-20
SITE AREA:	6.388 ACRES OR 268,261 SF
PROPOSED BUILDING AREA:	5,007 SF
MAX BUILDING HEIGHT :	35'-0"
PROPOSED BUILDING HEIGHT:	12' - 9-1/2"
STORIES :	1 STORY
SETBACKS:	
FRONT	5'
STREET SIDE	5'
REAR	5'
INTERIOR SIDE	0'

SHEET INDEX

G1.1	COVER SHEET
G1.2	CONCEPTUAL EXTERIOR PERSPECTIVES
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
SP AS1.00	ARCHITECTURAL SITE PLAN
SP ASD1.00	SITE DETAILS
A1.1	FIRST FLOOR PLAN PORTABLES A & C
A1.2	FIRST FLOOR PLAN PORTABLE B
A1.3	ROOF PLAN
A2.1	ELEVATIONS PORTABLE A
A2.2	ELEVATIONS PORTABLE B
A2.3	ELEVATIONS PORTABLE C

DESIGN TEAM

ARCHITECT :
ALC ARCHITECTURE
1119 EAST STATE STREET, SUITE 120
EAGLE, IDAHO 83616
JEFF LUKES
208.514.2713
JEFF@ALCARCHITECTURE.COM

LANDSCAPE ARCHITECT:
BAER DESIGN GROUP
539 S. FITNESS PL
EAGLE, ID 83616
GREG BAER
208.859.1980
GREG@BAERDGB.COM

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2017 IDAHO STATE PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE (NEC)
2018 INTERNATIONAL FIRE CODE (IFC)

ABROSE PORTABLES

9655 W STATE ST. | GARDEN CITY, ID 83714

DRAWN : Author
CHECKED : Checker
DATE : 04.21.2023
PROJECT
NUMBER : 23047
COVER SHEET

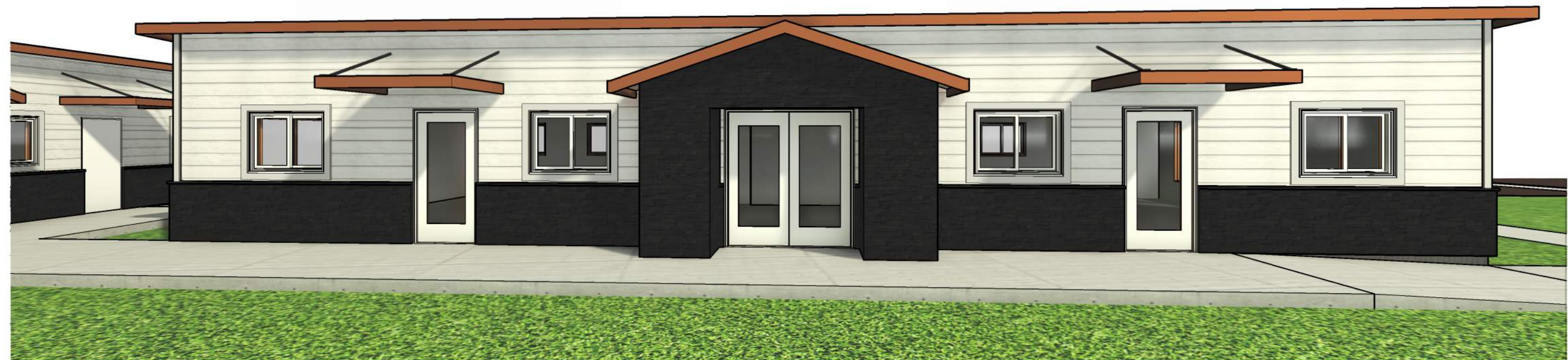
G1.1



2 FRONT OF COURTYARD



3 SIDE VIEW



1 PORTABLE ENTRANCE

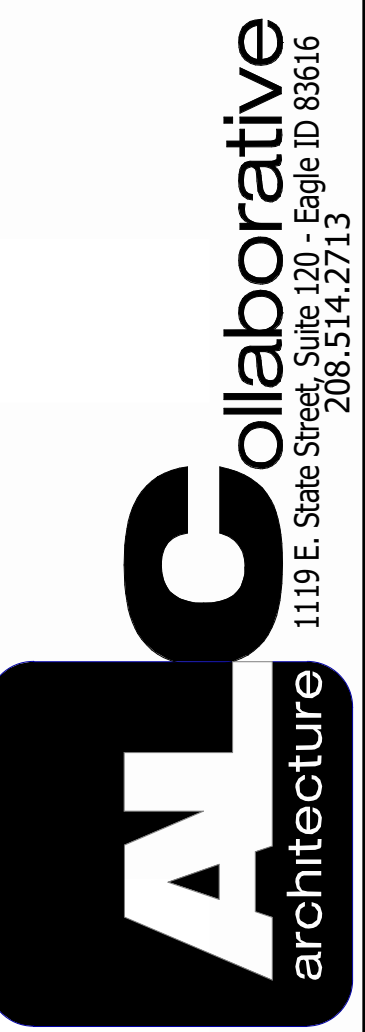


5 HVAC SIDE VIEW



4 REAR VIEW

REVISION	DESCRIPTION	DATE
#		

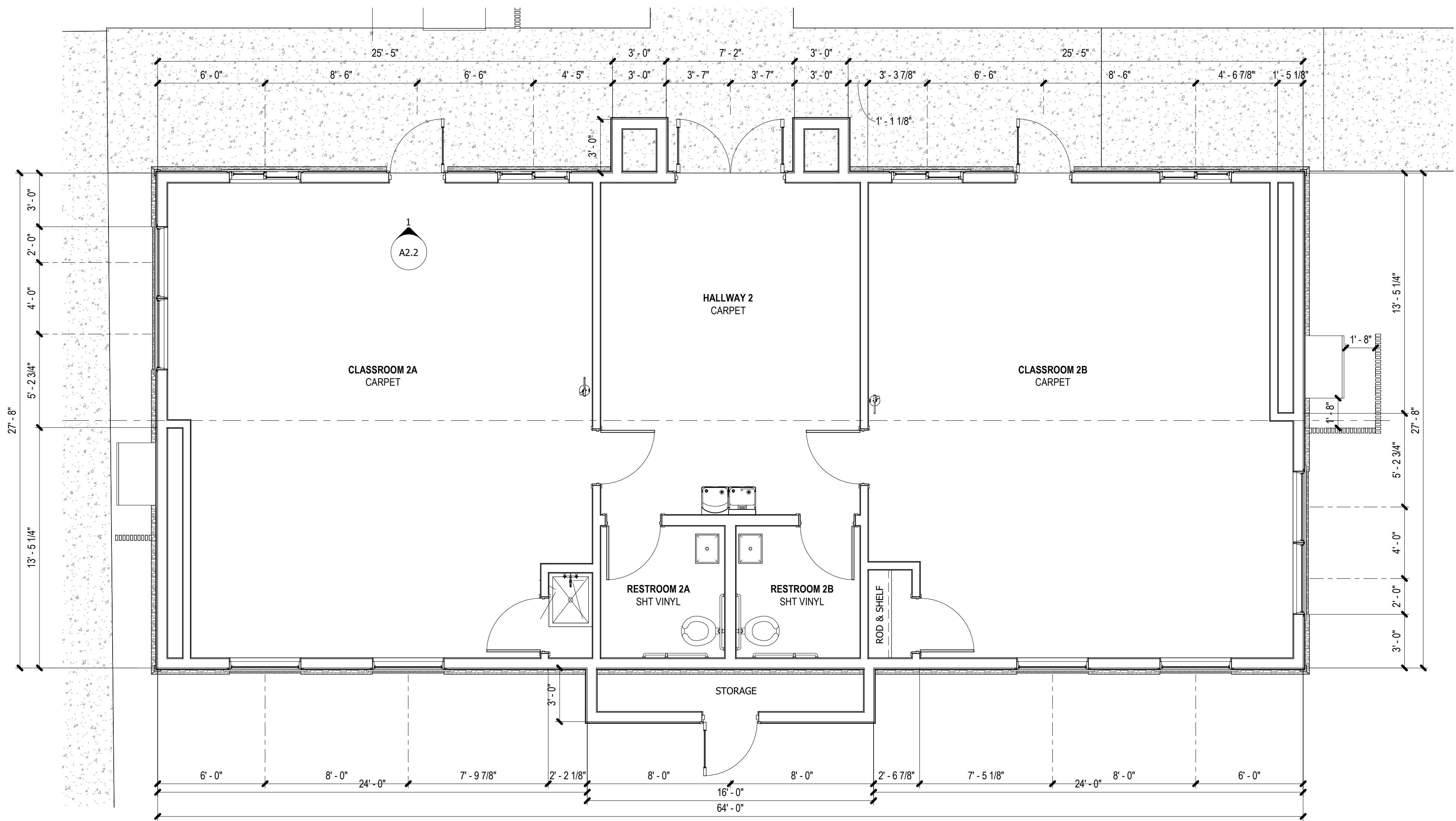


ABROSE PORTABLES

9655 W STATE ST. | GARDEN CITY, ID 83714

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DATE : 04.21.2023
PROJECT
NUMBER : 23047
CONCEPTUAL
EXTERIOR
PERSPECTIVES

G1.2



1 FIRST FLOOR BUILDING A + C
1/4" = 1'-0"

#	REVISION DESCRIPTION	DATE

ALC

architecture

collaborative

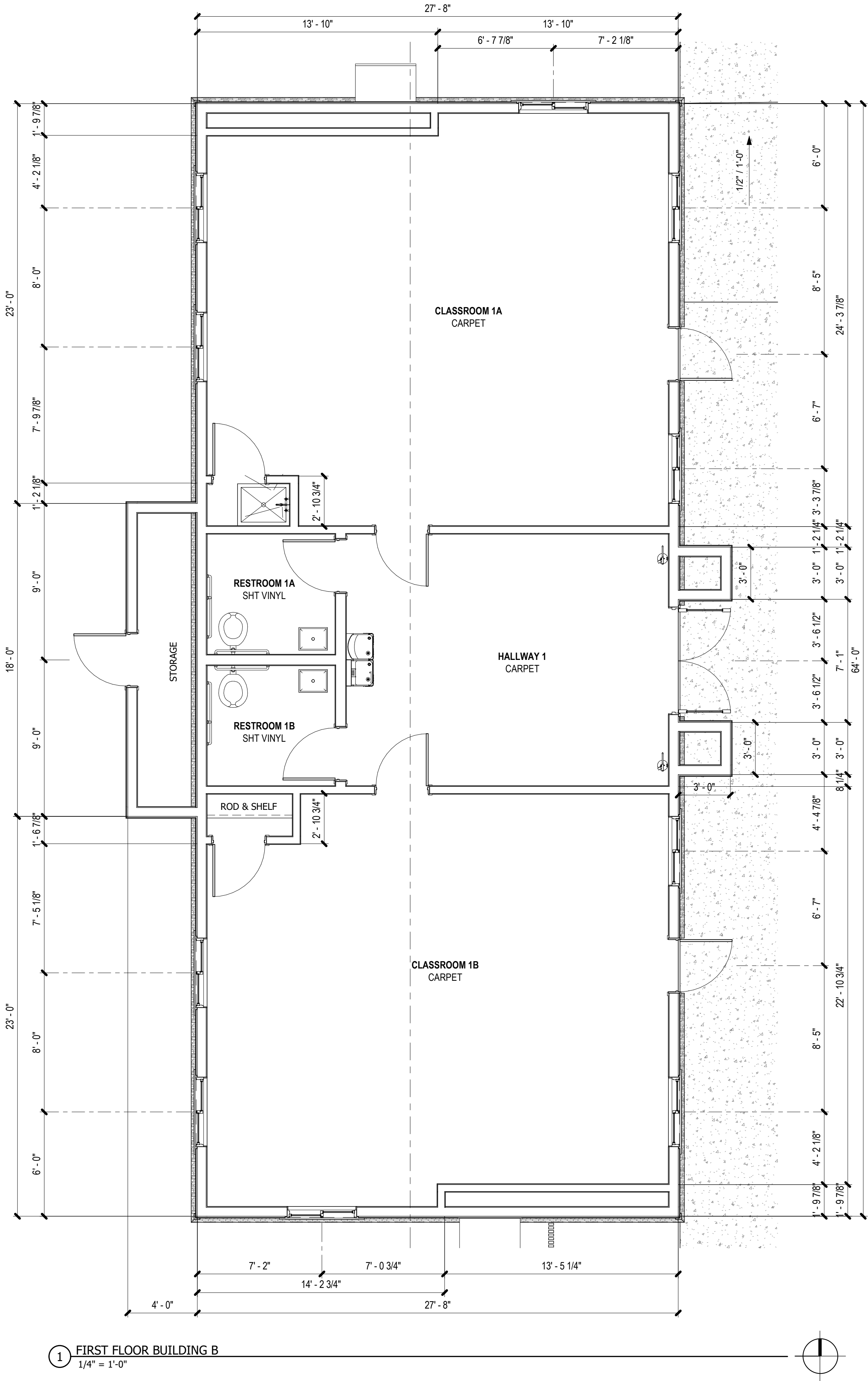
1119 E. State Street, Suite 120 - Eagle ID 83616
208.514.2713

ABROSE PORTABLES

9655 W STATE ST. | GARDEN CITY, ID 83714

DRAWN :	CC
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DATE :	04.21.2023
PROJECT	
NUMBER :	23047
FIRST FLOOR PLAN PORTABLES A & C	

A1.1



REVISION	DESCRIPTION	DATE
#		

ALC

architecture

collaborative

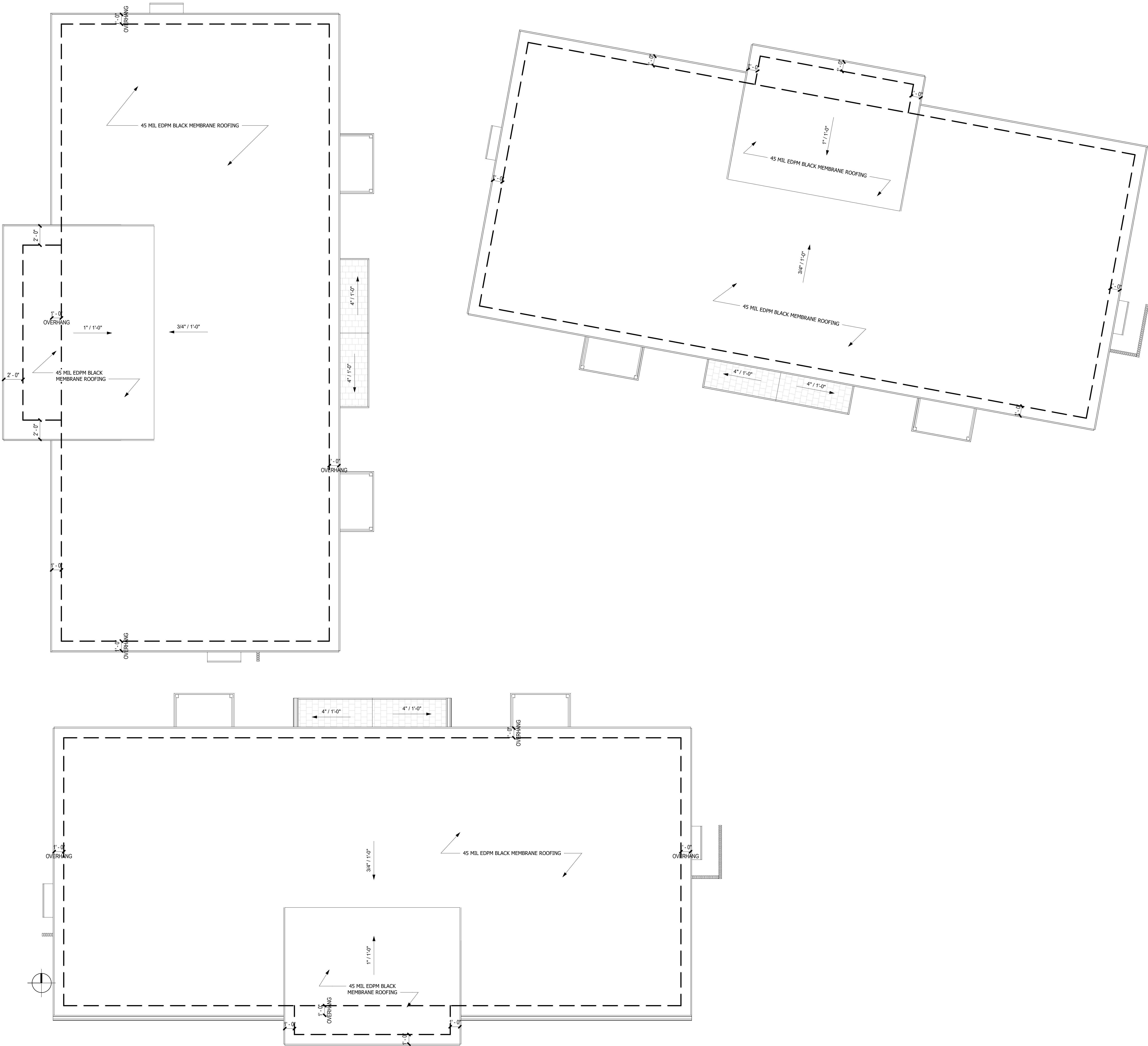
1119 E. State Street, Suite 120 - Eagle ID 83616
208.514.2713

ABROSE PORTABLES

9655 W STATE ST. | GARDEN CITY, ID 83714

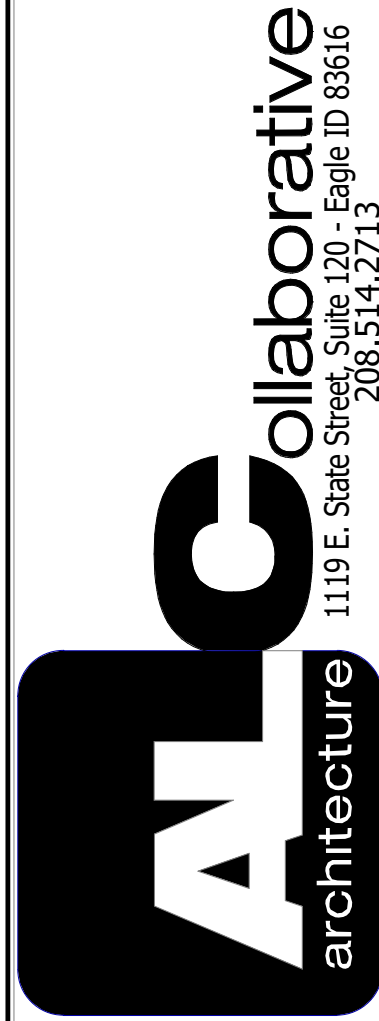
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PROJECT	
NUMBER :	23047
FIRST FLOOR PLAN PORTABLE B	

1 ROOF PLAN
1/4" = 1'-0"



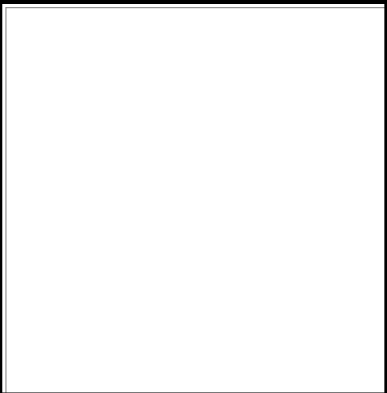
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9655 W STATE ST. | GARDEN CITY, ID 83714

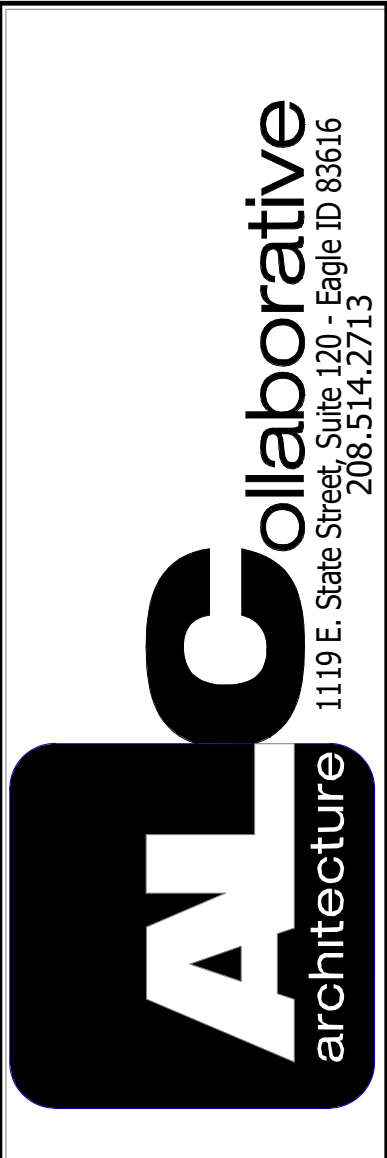


REVISION	DESCRIPTION	DATE
#		

DRAWN : Author
CHECKED : Checker
DATE : 04.21.2023
PROJECT NUMBER : 23047
ROOF PLAN



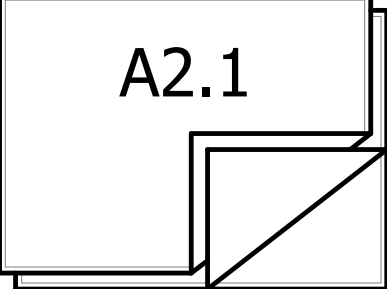
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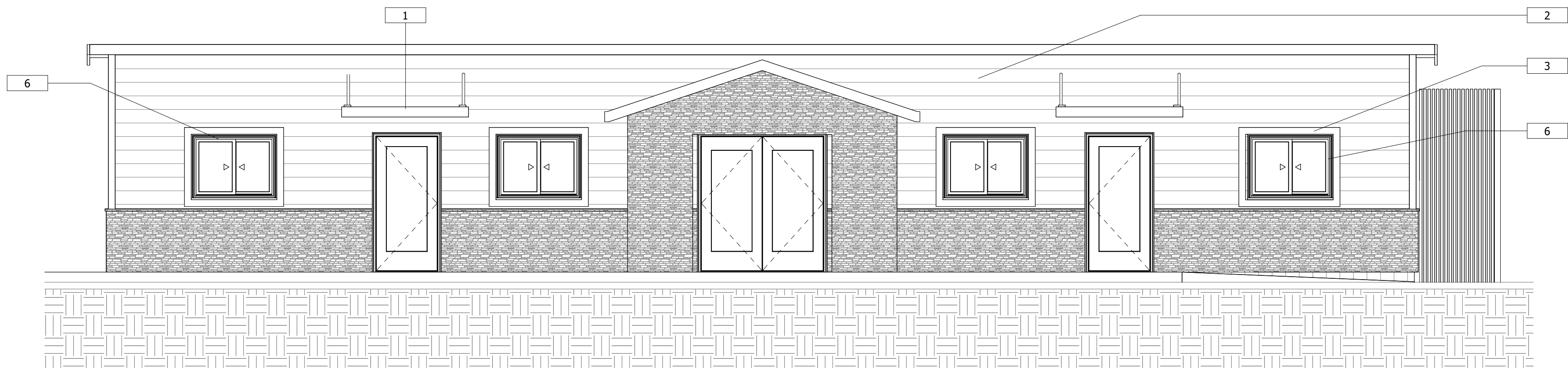
ABROSE PORTABLES

9655 W STATE ST. | GARDEN CITY, ID 83714

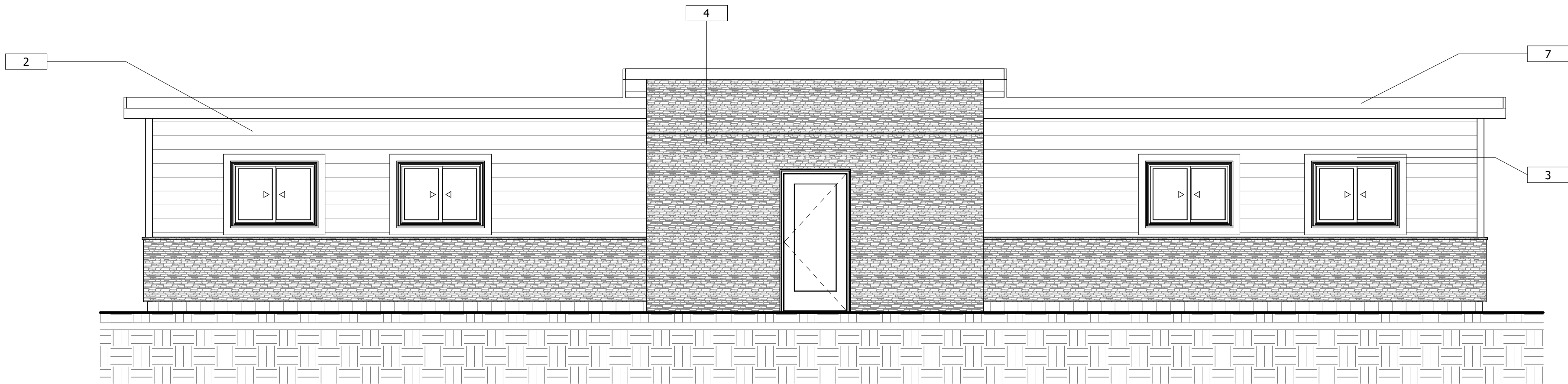
DRAWN :	Author
CHECKED :	Checker
DATE :	04.21.2023
PROJECT	
NUMBER :	23047
ELEVATIONS PORTABLE A	



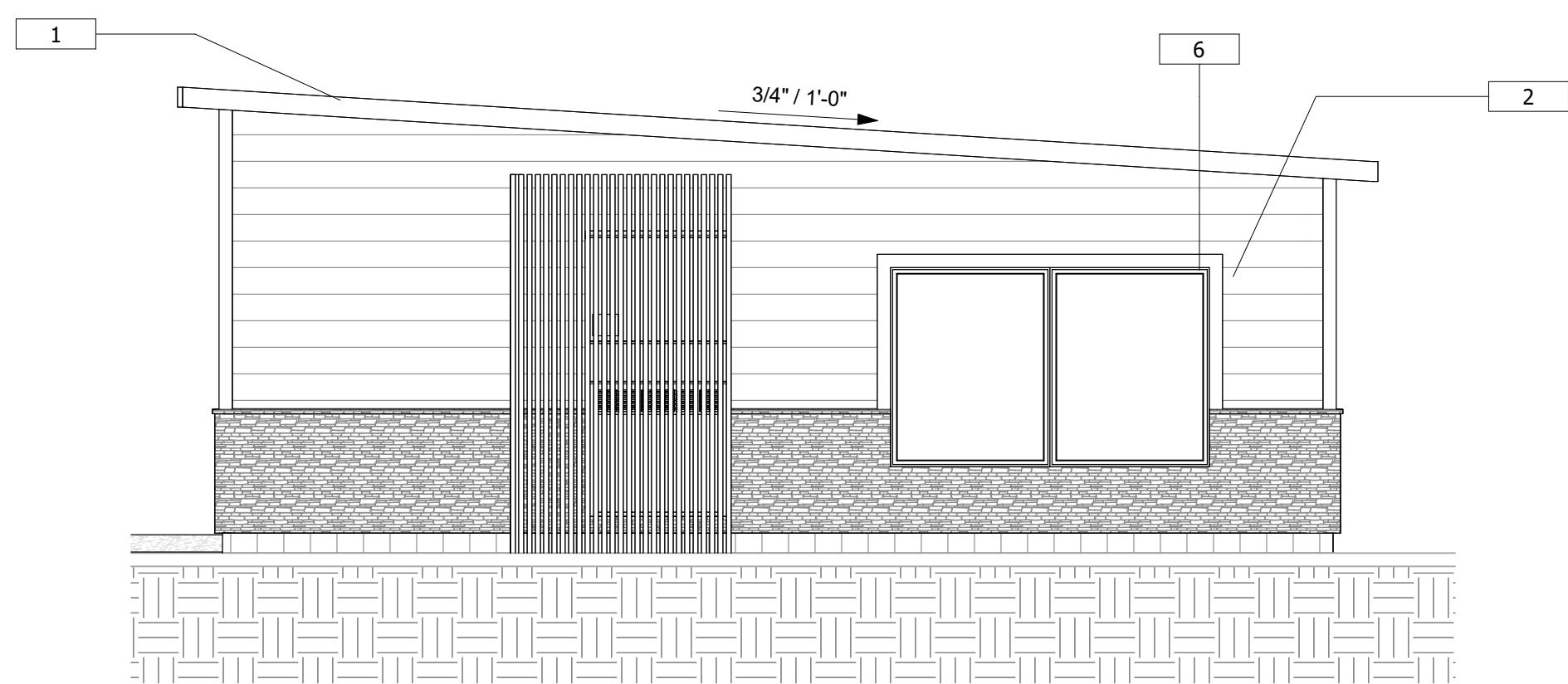
- MATERIAL LEGEND
- 1. COPPER FASCIA
 - 2. WHITE 5/16" FIBER CEMENT LAP SIDING (7" EXPOSURE)
 - 3. LIGHT GRAY 4" (5/4) L.P. VERTICAL TRIM
 - 4. BLACK STONE WAINSCOT
 - 5. ASPHALT SHINGLE SIDING
 - 6. WOOD GRILLE SCREEN WALL
 - 7. 45 MIL EDPM BLACK MEMBRANE ROOFING
 - 8. WHITE EXTERIOR DOOR
 - 9. AWNING PER OWNER



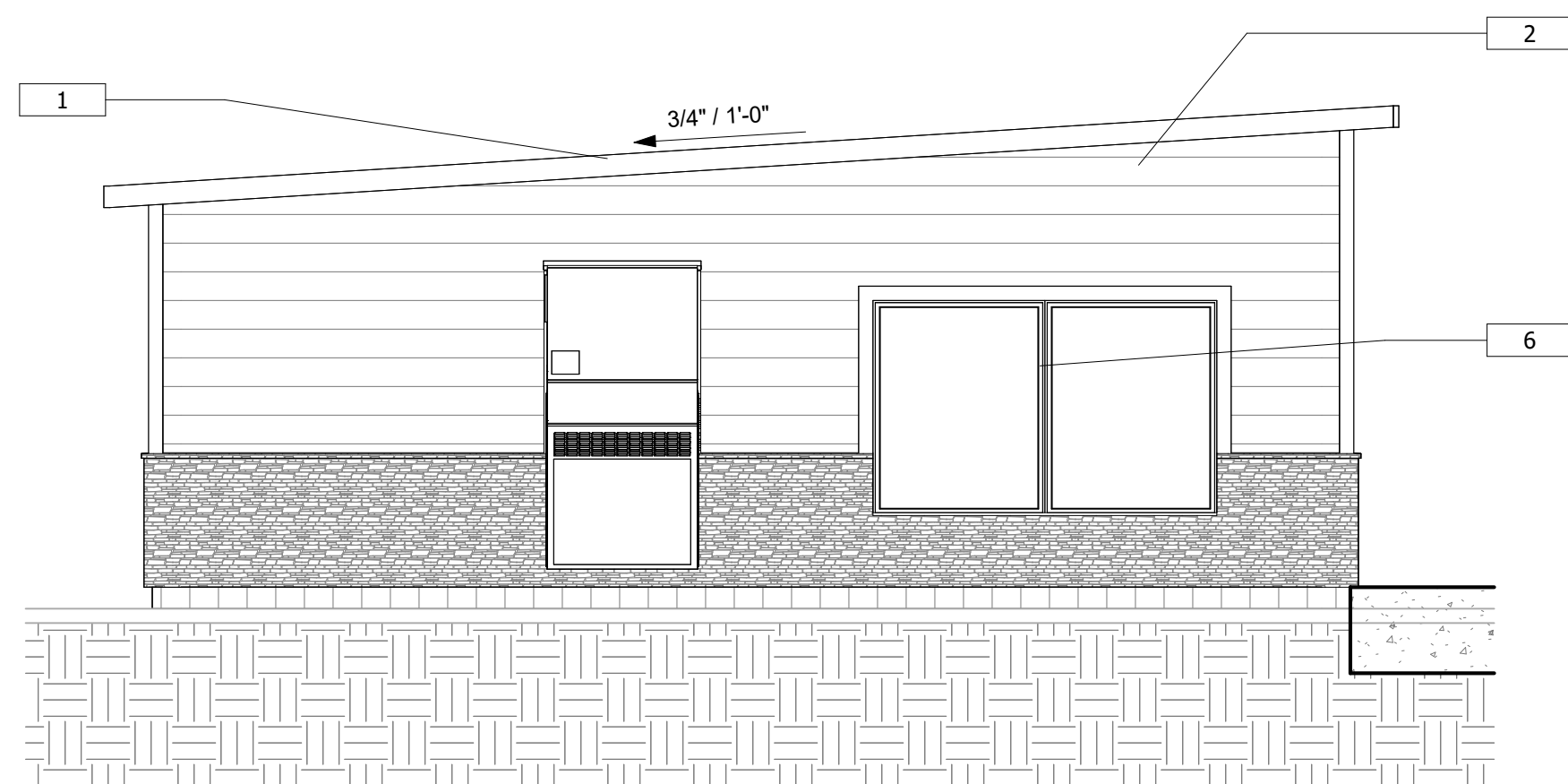
3 SOUTH ELEVATION PORTABLE A
1/4" = 1'-0"



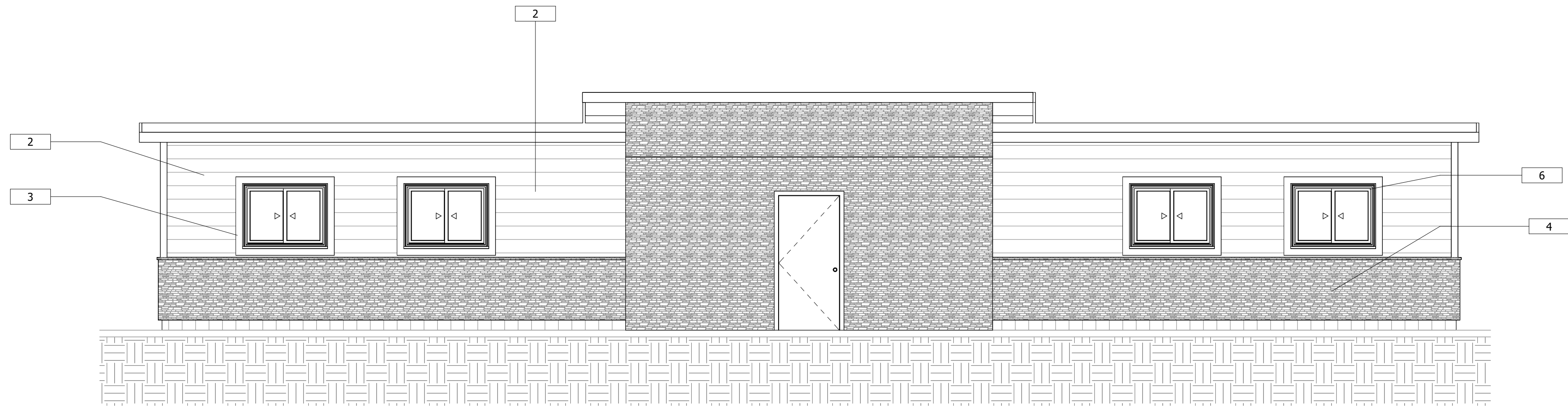
4 NORTH ELEVATION PORTABLE A
1/4" = 1'-0"



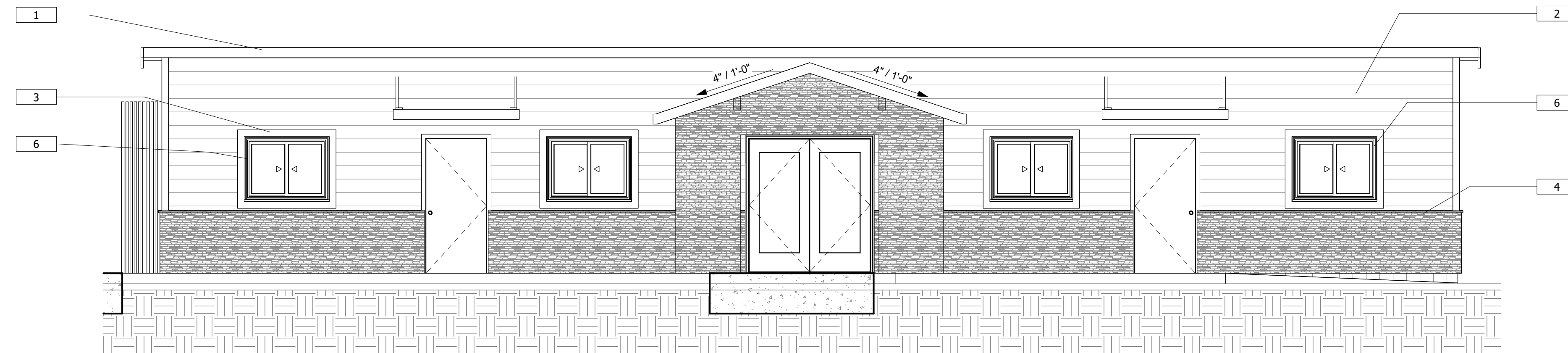
1 EAST ELEVATION PORTABLE A
1/4" = 1'-0"



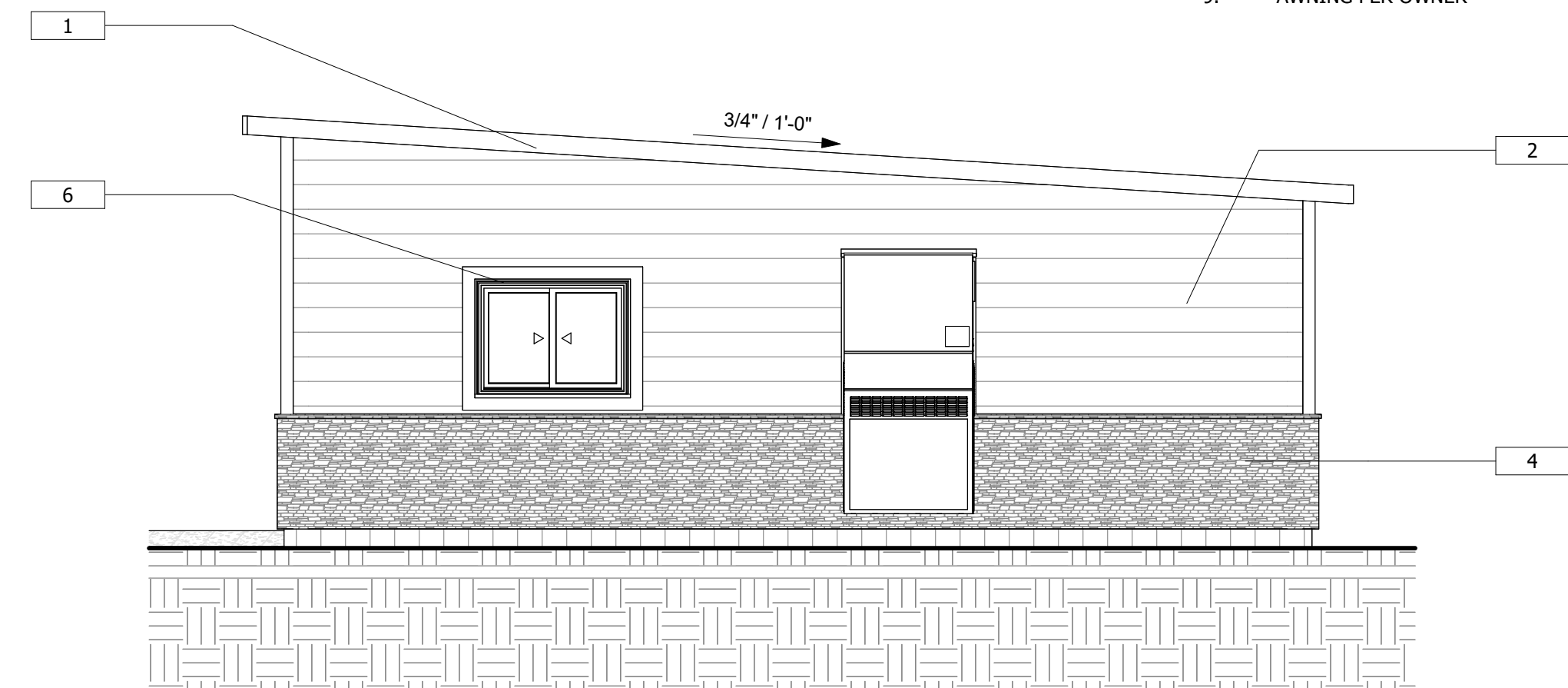
2 WEST ELEVATION PORTABLE A
1/4" = 1'-0"



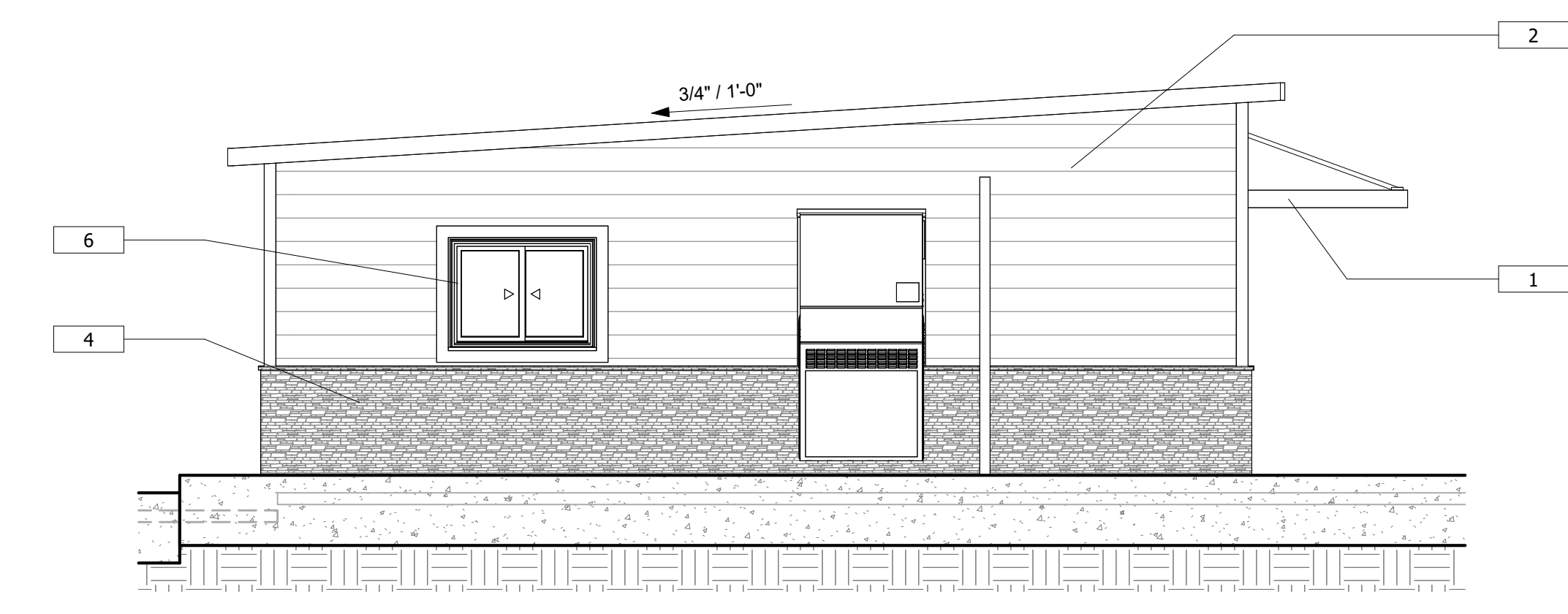
3 WEST ELEVATION PORTABLE B
1/4" = 1'-0"



4 EAST ELEVATION PORTABLE B
1/4" = 1'-0"



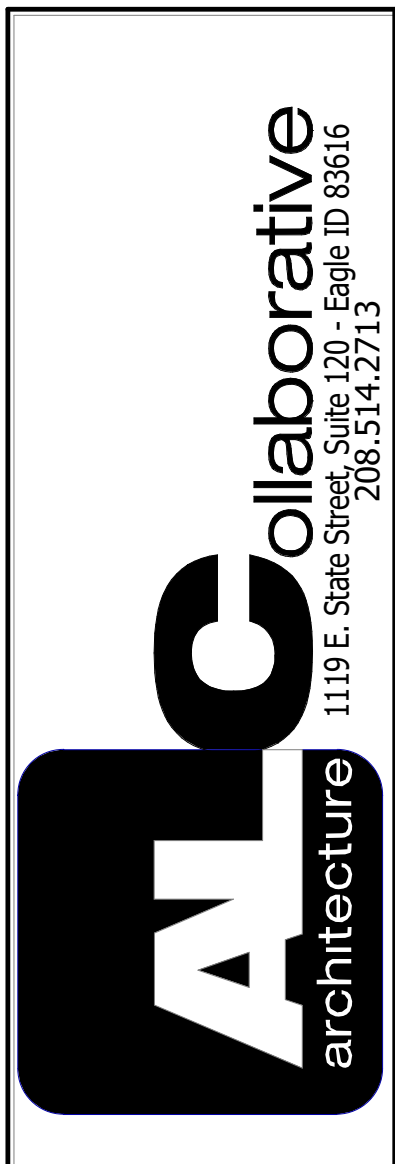
2 NORTH ELEVATION PORTABLE B
1/4" = 1'-0"



1 SOUTH ELEVATION PORTABLE B
1/4" = 1'-0"

- MATERIAL LEGEND**
1. COPPER FASCIA
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REVISION	DESCRIPTION	DATE
#		

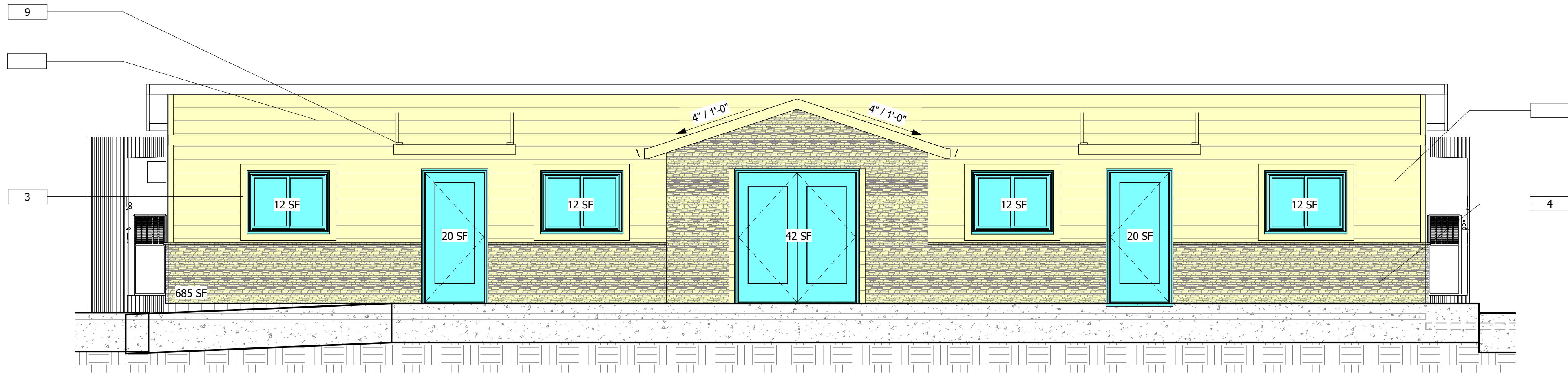


ABROSE PORTABLES

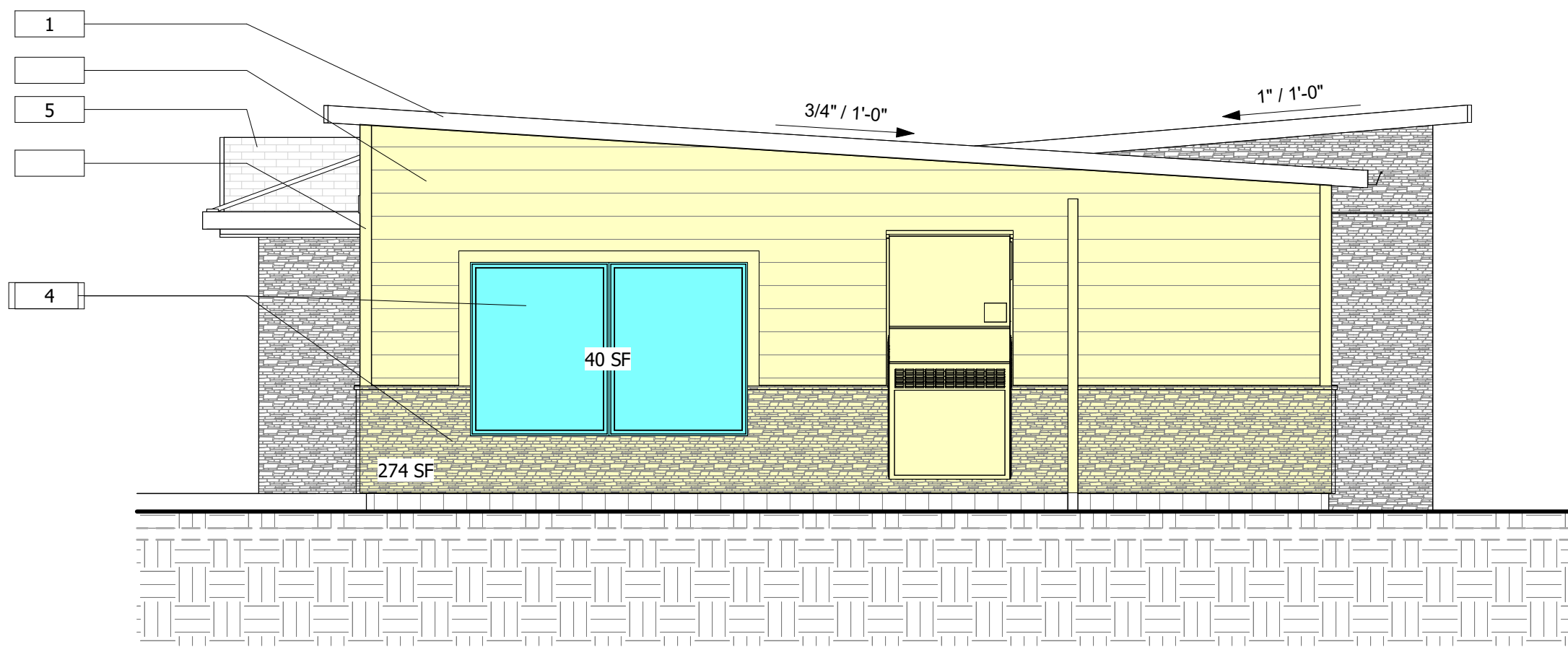
9655 W STATE ST. | GARDEN CITY, ID 83714

DRAWN : Author
CHECKED : Checker
DATE : 04.21.2023
PROJECT : 23047
ELEVATIONS
PORTABLE B

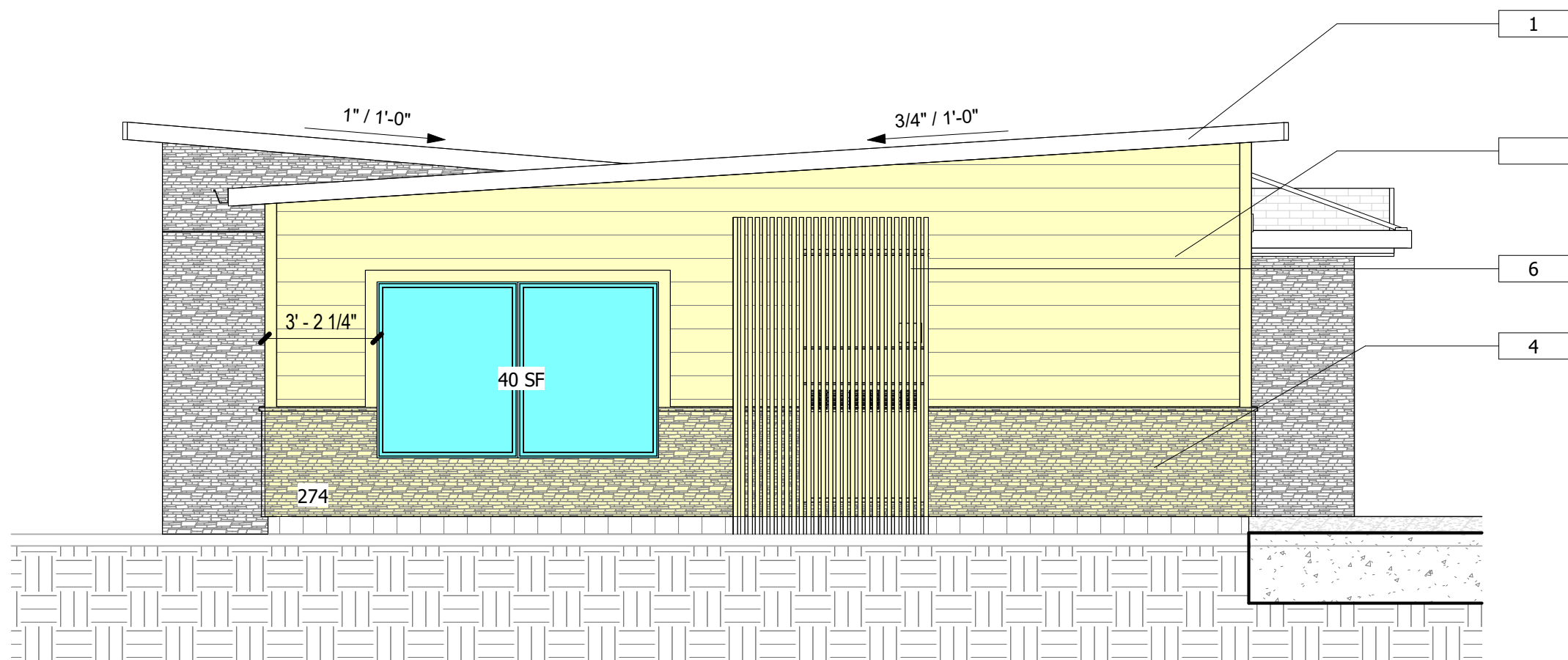
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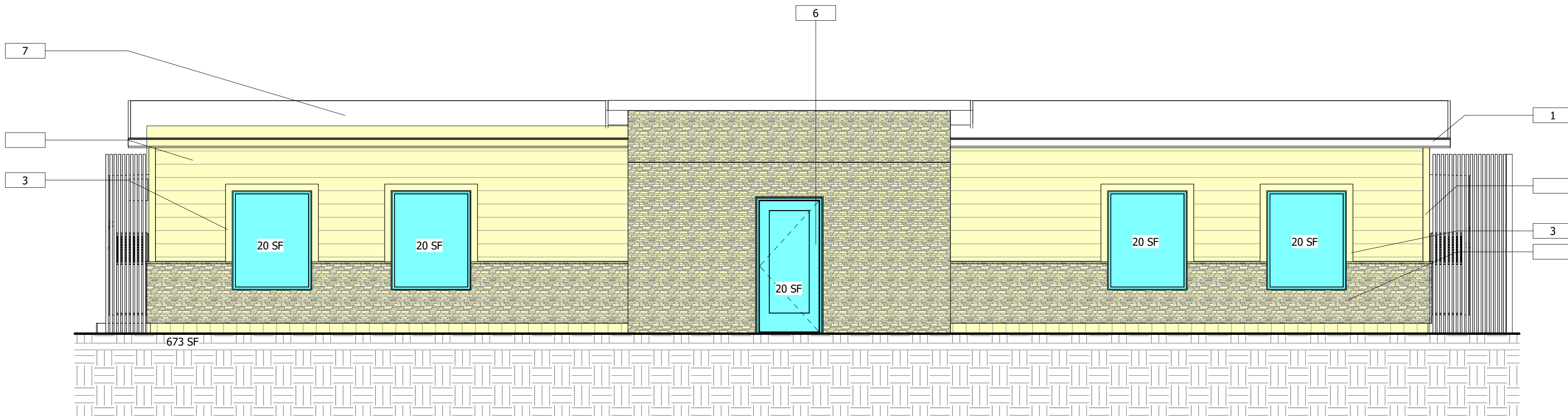
1 NORTH ELEVATION BUILDING C
1/4" = 1'-0"



2 WEST ELEVATION BUILDING C
1/4" = 1'-0"



4 EAST ELEVATION BUILDING C
1/4" = 1'-0"

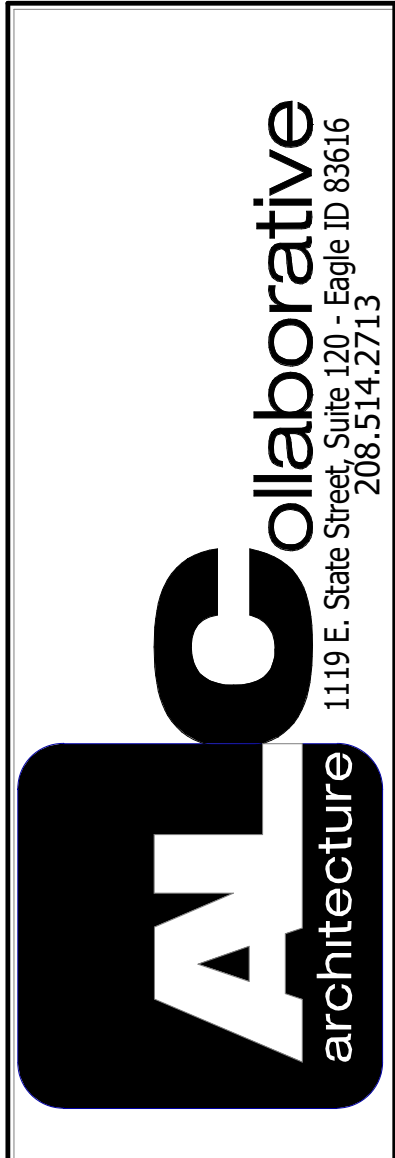


3 SOUTH ELEVATION BUILDING C
1/4" = 1'-0"

MATERIAL LEGEND

1. COPPER FASCIA
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ABROSE PORTABLES

9655 W STATE ST. | GARDEN CITY, ID 83714

DRAWN :	Author
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DATE :	04.21.2023
PROJECT	
NUMBER :	23047
ELEVATIONS	
PORTABLE C	

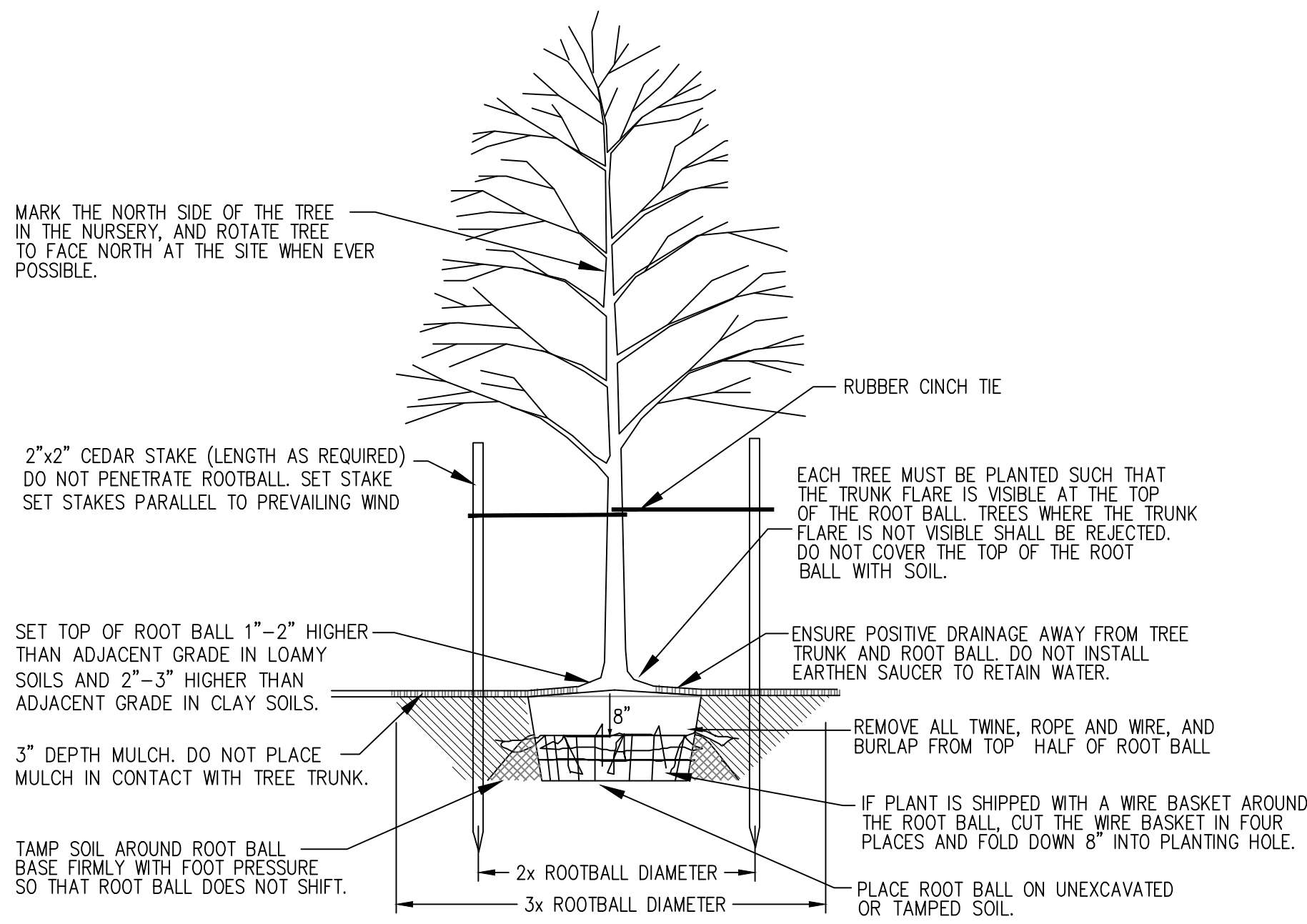
REVISION	DESCRIPTION	#	DATE

GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC MATER INTO THE TOP 6 INCHES OF TOPSOIL.
- ALL SHRUB BEDS SHALL HAVE A MIN 12 INCHES OF TOPSOIL. ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.
- FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
- TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, ROOTS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.
- WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
- IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANTED BEDS TO RECEIVE A MIN. 4" DEPTH OF 3/4" MINUS PERMA BARK MULCH. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10' MAX.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL

- ALL PLANT MATERIALS TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES; SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS; SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY; SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

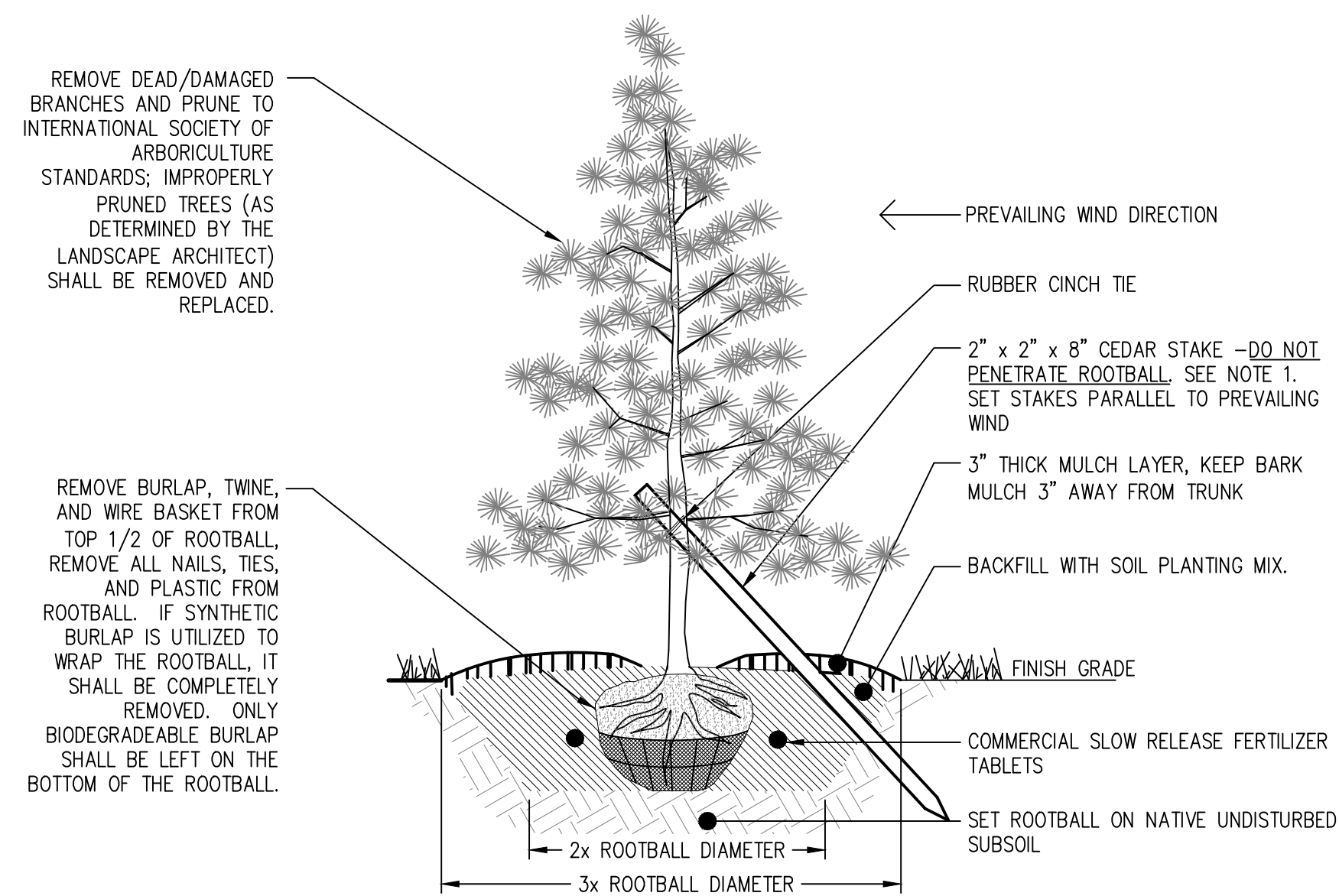


NOTES:

- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN AND DEAD BRANCHES. DO NOT PRUNE TERMINAL BUDS OF BRANCHES EXTENDING TO THE CROWN.
- WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
- STAKE TREES AS NECESSARY. STAKES MUST BE REMOVED WITHIN 12 MONTHS OF PLANTING.

1 TREE PLANTING DETAIL

NTS

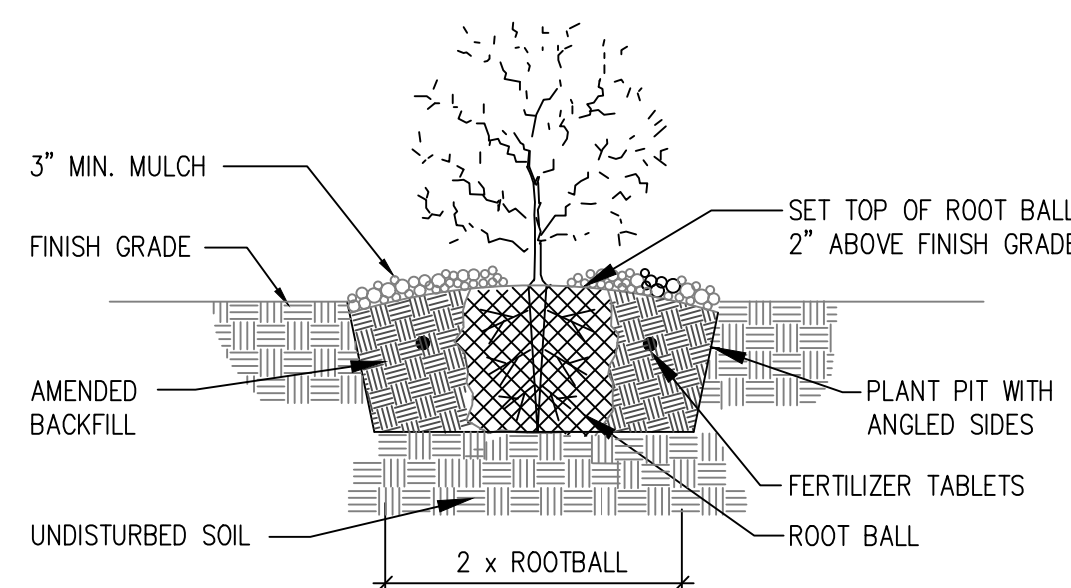


NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- 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 SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

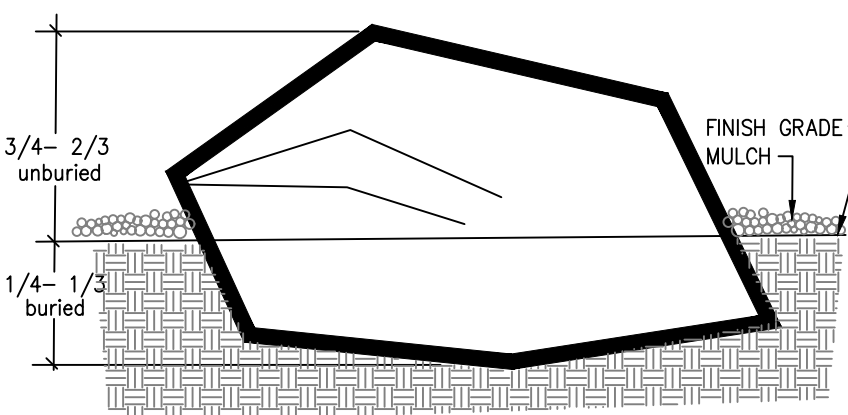
2 CONIFER TREE DETAIL

NTS



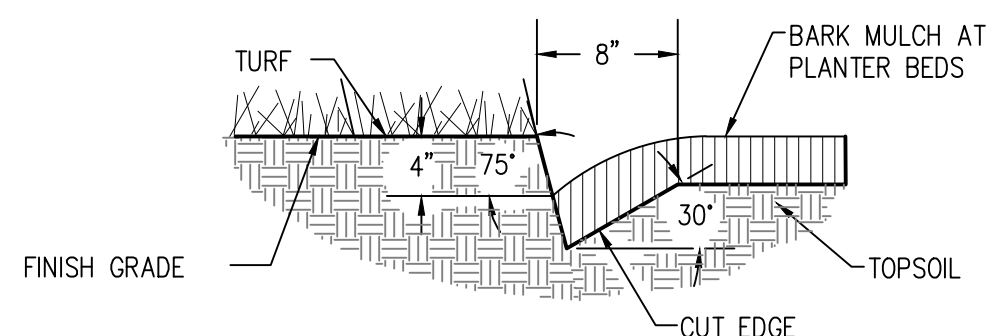
3 SHRUB PLANTING DETAIL

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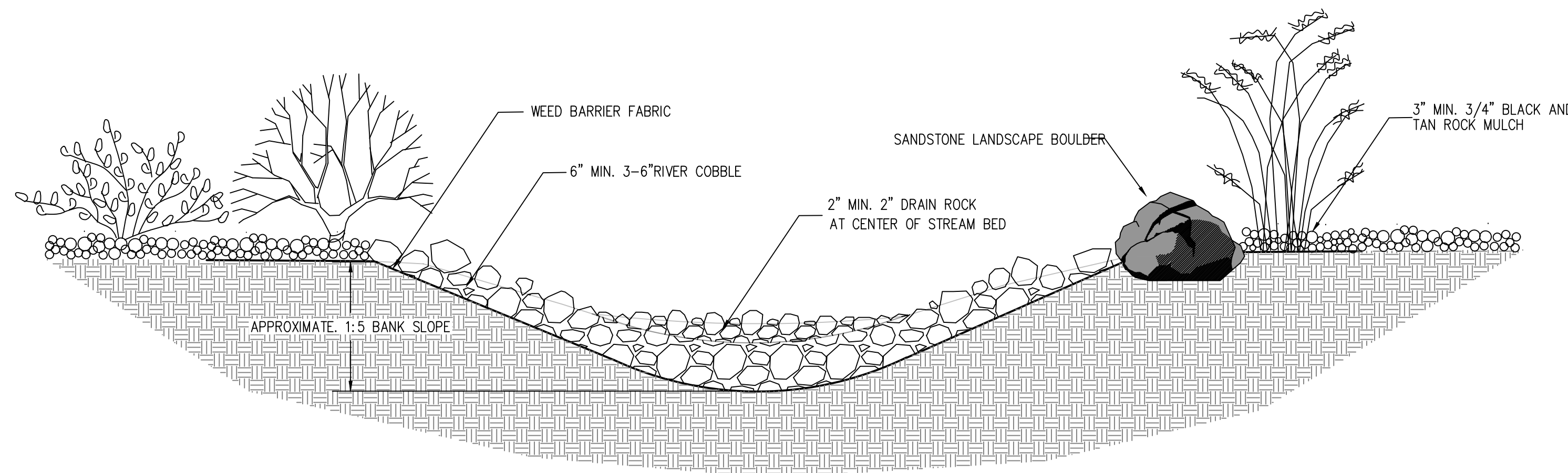
4 BOULDER PLACEMENT DETAIL

NTS



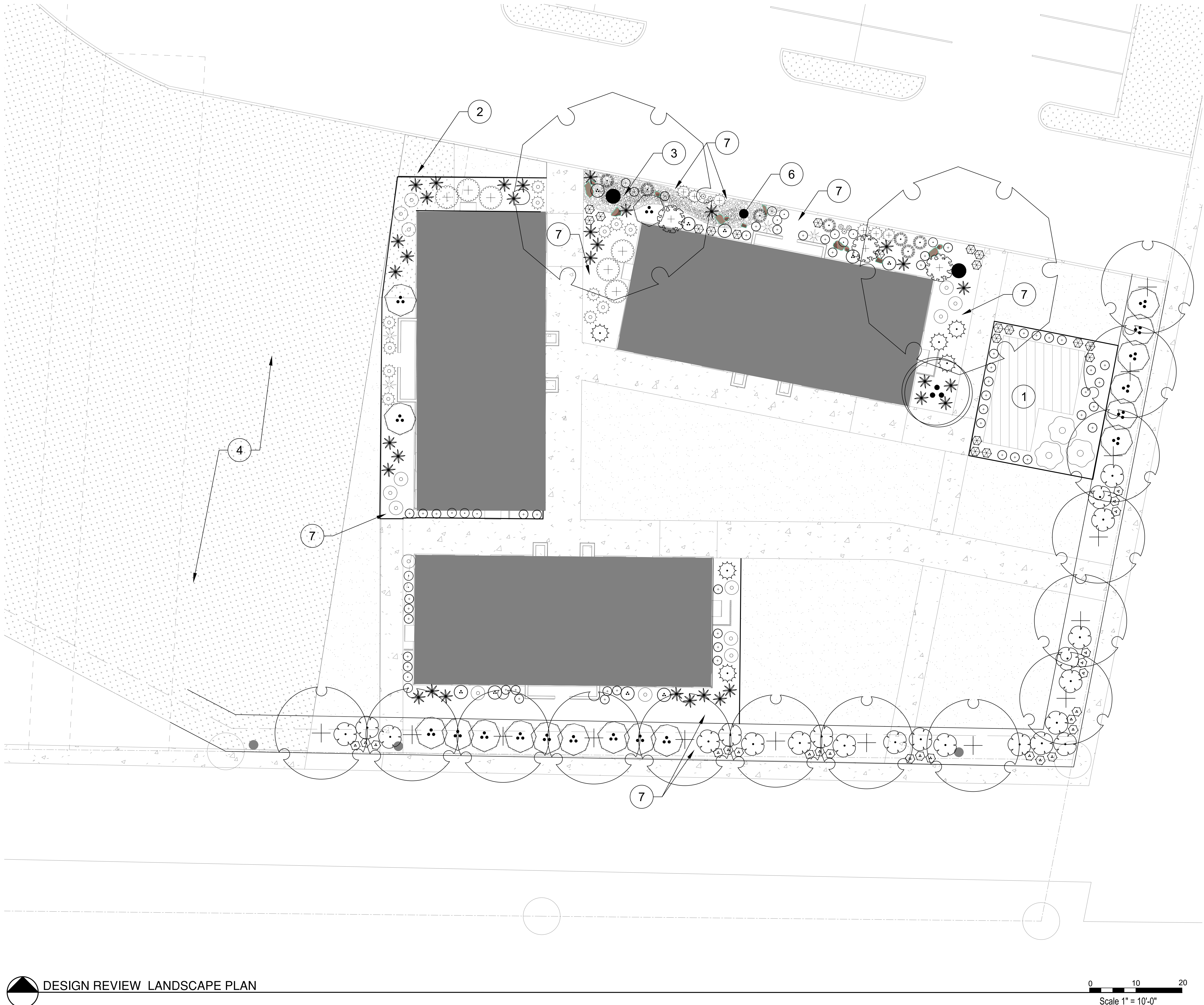
5 EDGING DETAIL

NTS



6 DRY STREAMBED DRAINAGE FEATURE DETAIL

NTS



KEYNOTES

- 1. EXISTING UTILITIES TO REMAIN.
- 2. REMOVE EXISTING SIDEWALK AND REPLACE WITH TURF.
- 3. DRY STREAMBED DRAINAGE - SEE DETAIL 6/L2.0.
- 4. CONTRACTOR SHALL VERIFY THAT EXISTING IRRIGATION ADEQUATELY SERVICES EXISTING AND PROPOSED LANDSCAPE IMPROVEMENTS.
- 5. SOD CUT A CLEAN EDGE ON EXISTING TURF BACK TO WHERE SOD IS NOT DAMAGED FROM DEMOLITION TO BEGIN SOD PATCH BACK.
- 6. LOW POINT OF DRAINAGE FEATURE.
- 7. 3/4" BLACK AND TAN ROCK MULCH.

LANDSCAPE MATERIALS:

LANDSCAPE BOULDER (1.5'-2'), SEE DETAIL 4/L2.0

LANDSCAPE REQUIREMENTS:

Per Garden City Code;8-41-05.

Landscaping For Townhouse, Two-Family Duplex, And Multi-Family Dwelling Units; Manufactured And Mobile Homes And All Nonresidential Uses: A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted.

PERIMETER LANDSCAPING PROVISIONS:

Along the common property line between an adjacent nonresidential use and a residential use or vacant residentially zoned property;interior planters.

Standards:

- 3. A perimeter landscaping area shall be at least ten feet (10') wide measured from the property line to the interior of the lot;
- 4. A screen consisting of vegetation shall be at least six feet (6') wide and six feet (6') in height at maturity;
- 5. At least one tree shall be planted for every fifteen (15) linear feet of perimeter length (or as appropriate to the selected species) to quickly establish continuous canopy coverage.

AREA	REQUIREMENT	PROVIDED
LANDSCAPED AREA (excluding buffer)= 13,170	1 tree per 1000 sq ft=13, 1 per 150 sq ft shrubs=88	14 trees 203 shrubs
PERIMETER BUFFER BETWEEN USES	1tree/20 L.F.=14 & 6'wide/tall shrub screen	14 trees, 61 shrubs

About 68% Of the site is landscaping. No trees will be removed from the site. The landscaping is compatible with the local climatic conditions.

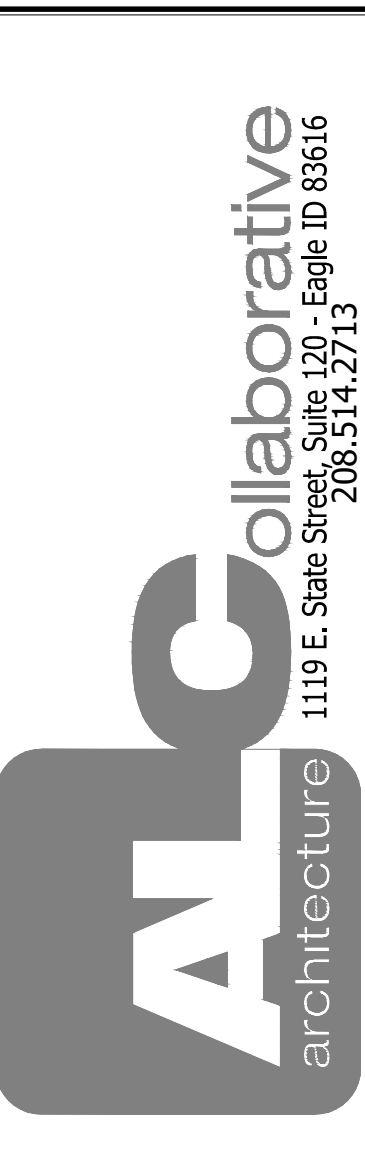
PLANT SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW	CLASS QTY
DECIDUOUS TREES						
•	Betula nigra	River Birch Multi-Trunk	2" CAL. B&B	65'x45'		Class II 2
+	Liriodendron tulipifera 'Emerald City' TM	Emerald City Tulip Tree	2.5" CAL. B&B	55'x25'		Class II 14
FLOWERING TREES						
••	Cercis mexicana	Mexican Redbud Multi-trunk	2" CAL. B&B	15'x15'		Class I 1
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW	QTY
SHRUBS						
•	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	2 GAL.	2'x3'		15
•	Berberis thunbergii 'Maria' TM	Sunjoy Gold Pillar Japanese Barberry	2 GAL.	4'x2'		24
•	Chamaecyparis pisifera 'Golden Map'	Golden Map Threadleaf False Cypress	2 GAL.	3'x3'		6
•	Euonymus fortunei 'Moonshadow' TM	Moonshadow Euonymus	2 GAL.	3'x5'		6
•	Juniperus Scopulorum 'Blue Arrow'	Blue Arrow Juniper	6"-8" B&B	12'x3'		4
•	Ligustrum x vicaryi	Golden Privet	2 GAL.	8'x8'		18
•	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 GAL.	5'x5'		22
•	Pinus mugo 'Mops'	Mugo Pine	5 GAL.	3'x3'		9
•	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	2 GAL.	3'x6'		3
•	Rosa x 'Noare'	Flower Carpet Red Groundcover Rose	2 GAL.	3'x3'		12
GRASSES						
•	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 GAL.	6'x2'		52
•	Helictotrichon sempervirens 'Blue Oats'	Blue Oat Grass	1 GAL.	3'x3'		33
•	Pennisetum alopecuroides 'Hornet'	Hornet Dwarf Fountain Grass	1 GAL.	2'x2'		7
ANNUALS/PERENNIALS						
•	Arctostaphylos uva-ursi Massachusettis	Kinnikinnik	1 GAL.	1'x8'		3
•	Chrysanthemum xsuperbum 'Snow Cap'	Snow Cap Daisy	1 GAL.	1'x1'		6
•	Phlox subulata 'Emerald Blue'	Emerald Blue Creeping Phlox	1 GAL.	0.5'x3'		6
•	Rudbeckia fulgida 'Goldstrum'	Coneflower	1 GAL.	2'x2'		20
•	Salvia nemorosa 'May Night'	May Night Sage	1 GAL.	2'x2'		14
SYMBOL	BOTANICAL NAME	COMMON NAME				QTY
GROUND COVERS						
•	Drain Rock	2" drain rock cobble				93 sf
•	Round River Cobble	3-6" Cobble				219 sf
•	Turf Sod Rhizomatous	Rhizomatous Tall Fescue				4,837 sf

DESIGN REVIEW LANDSCAPE PLAN

0 10 20
Scale 1" = 10'-0"



REVISION	DESCRIPTION	DATE
#		



AMBROSE PORTABLES

9655 W STATE ST. | GARDEN CITY, ID.83714

DRAWN : MC
CHECKED : BDG
DATE : 03.08.2024
PROJECT NUMBER : 23047

L1.0