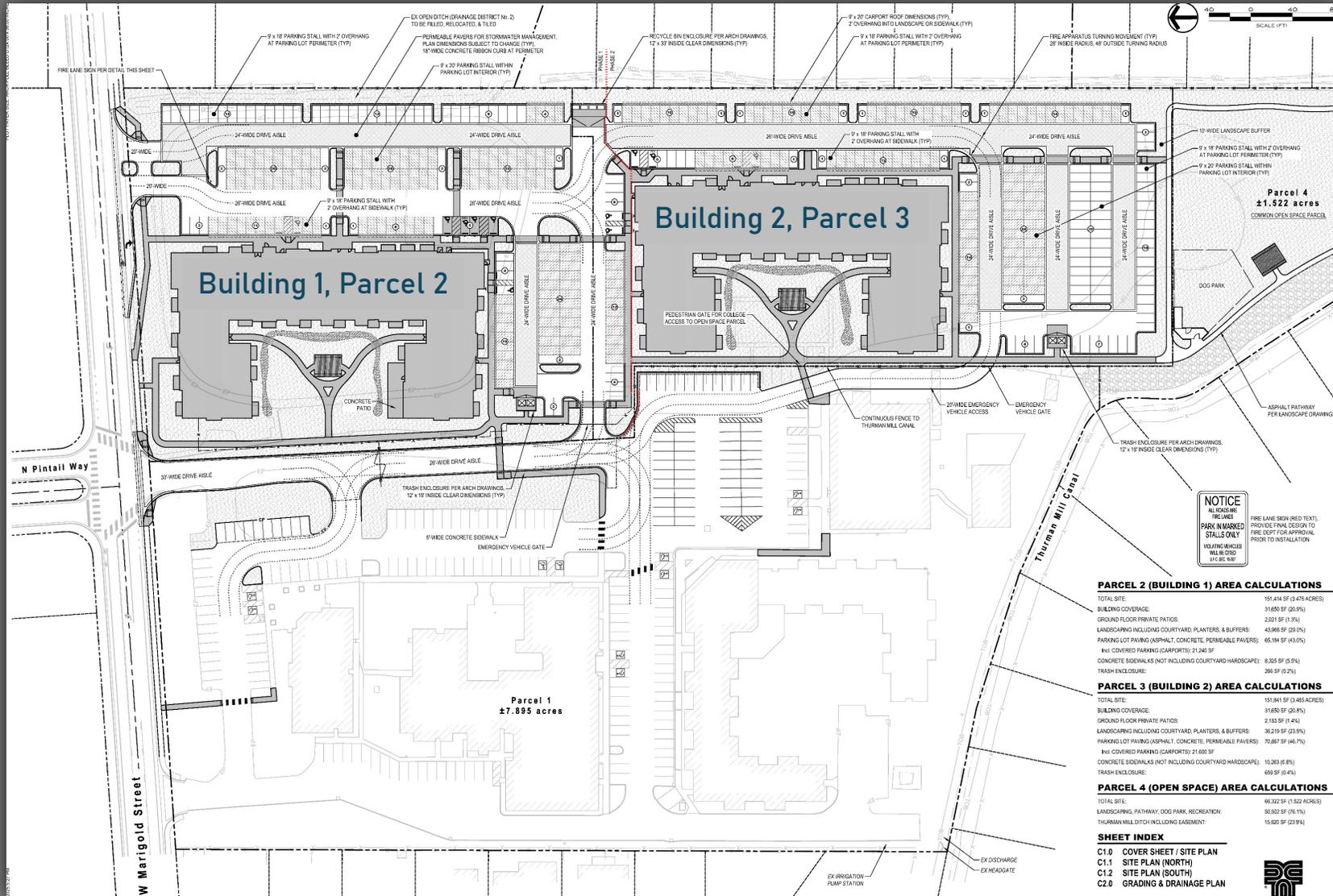


Antioch Apartments



City Council Design Review Hearing
December 30, 2025

Site Plan



Building Perspectives



Building 1



Building 2

Project Meets R3 Zone Standards

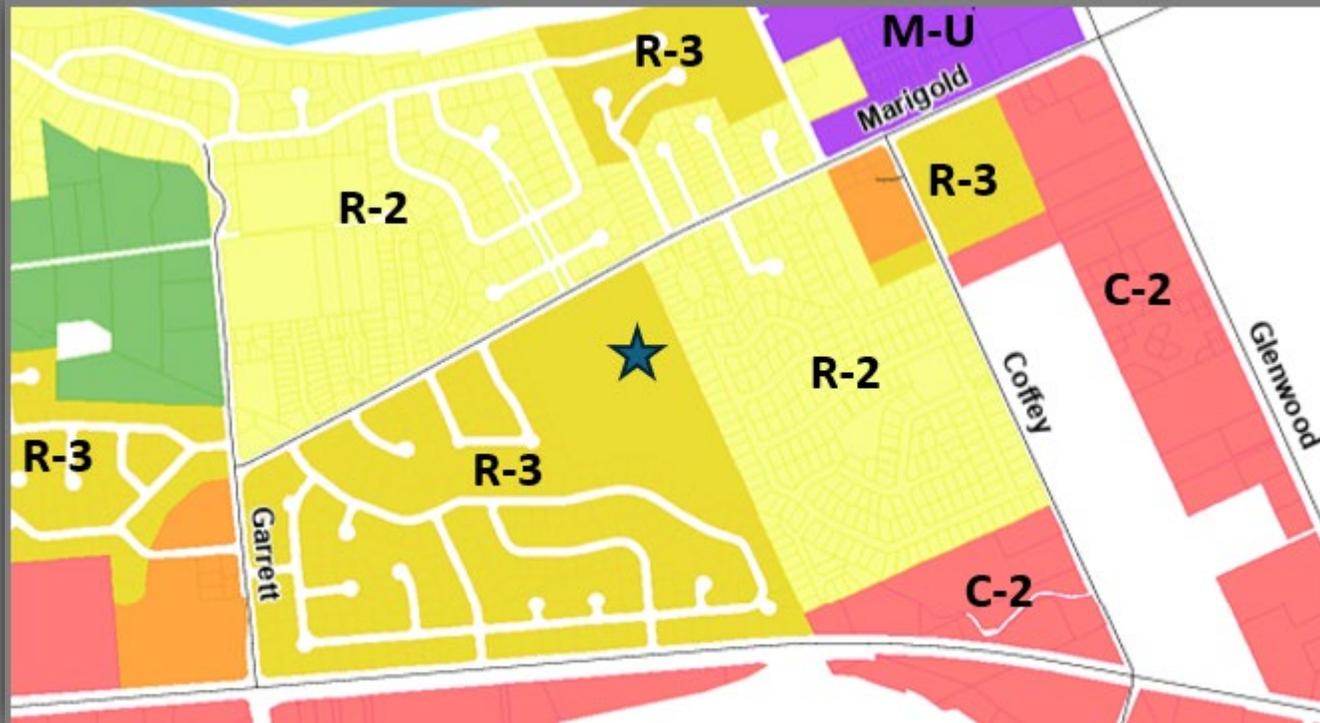


TABLE 8-2B-1

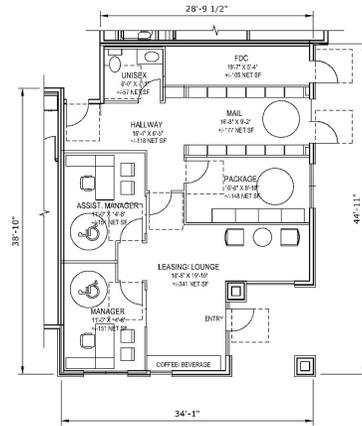
ALLOWED USES IN ALL BASE ZONING DISTRICTS

* *Indicates uses that are subject to specific land use provisions as set forth in article C of this chapter.
P = permitted use; C = conditional use; and a blank denotes the use is not allowed in that district

	R-1	R-2	R-M	R-3	R-20	C-1	C-2	M	LI
Dwelling unit, multiple-family*		C	P	P	P	C	P	P	

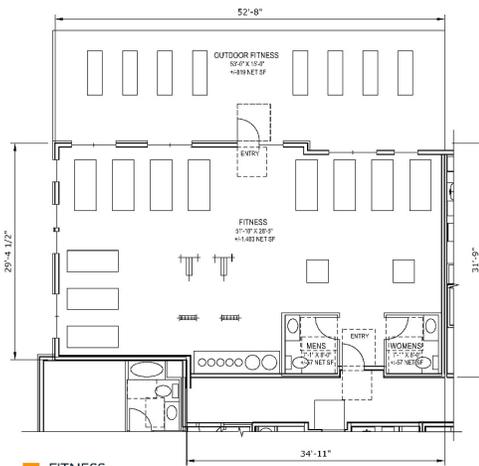
	Interior Setback - Required	Interior Setback - Proposed
Building 1	0'/5'	152.8'
Building 2	0'/5'	88.8'

Project Meets Multi-Family Requirements



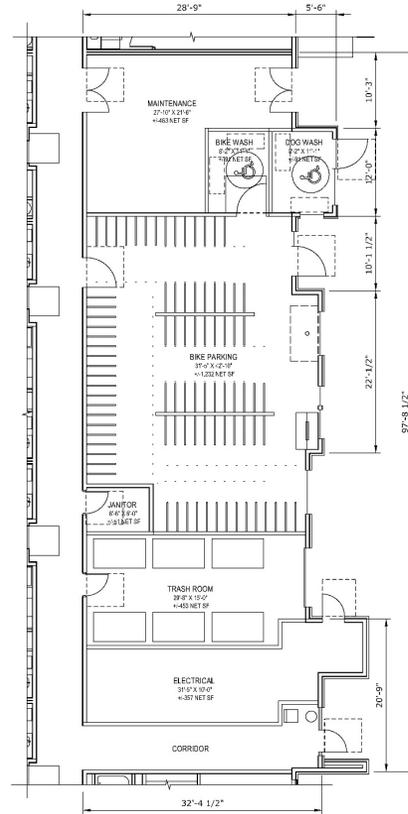
LEASING/ MAIL/ PACKAGE

(BUILDING 1)



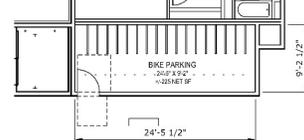
FITNESS

(BUILDING 1)

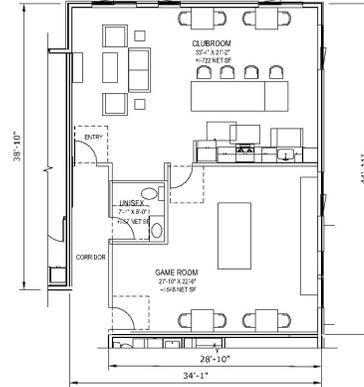


BIKE / MAINT./ TRASH

(BUILDINGS 1 + 2)

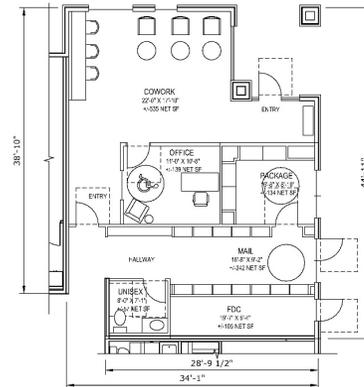


BIKE ROOM



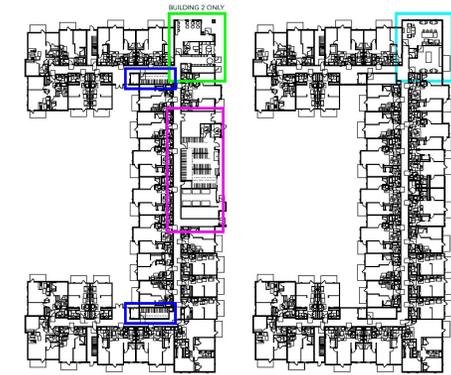
CLUBROOM

(BUILDING 2)

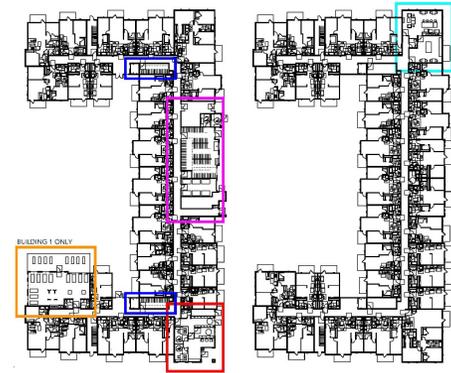


COWORK/ MAIL/ PACKAGE

(BUILDING 2)



LEVEL 1
BUILDING 2



LEVEL 1
BUILDING 1

Project Meets Design Standards (8-4)

A - Fencing, Lighting, Outdoor Equipment, Stormwater, Utilities, Waterways

B - Design of Residential Buildings

C - Design of Non-Residential Buildings (covered parking)

D - Parking

E - Street connections, Circulation, Sidewalks, Transit

F - Signs

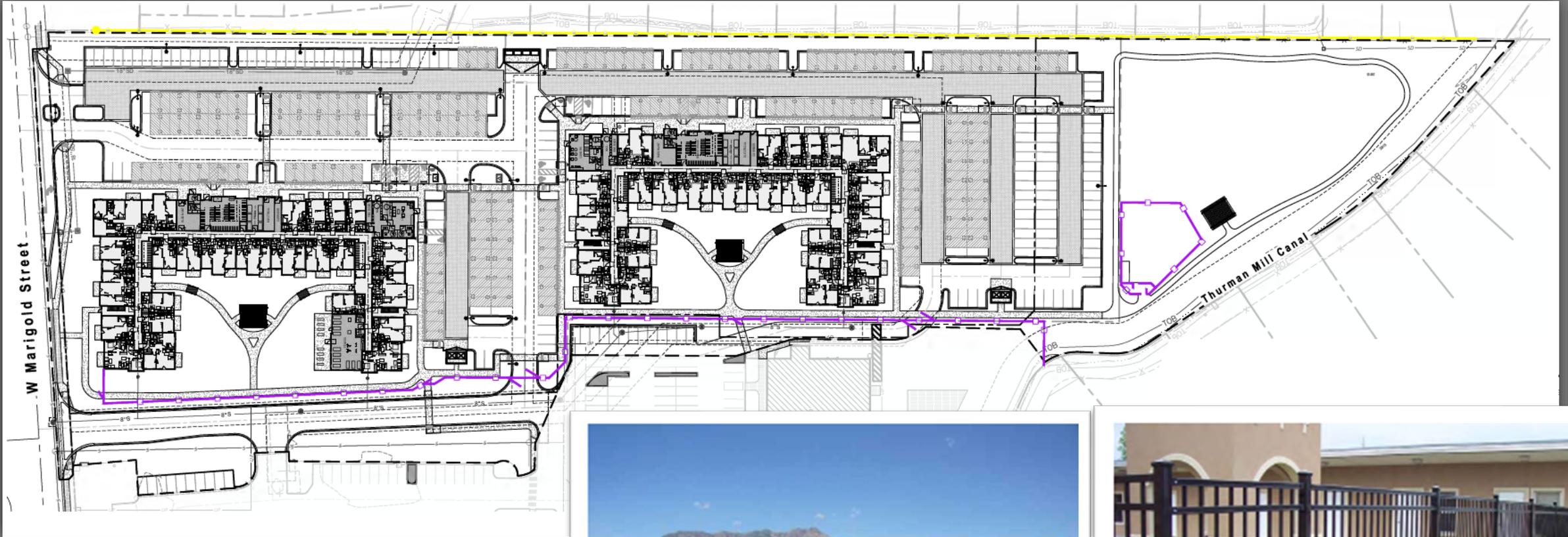
G - Sustainability

H - Flood Hazards

I - Landscaping/Tree Mitigation

L - Open Space

Fencing



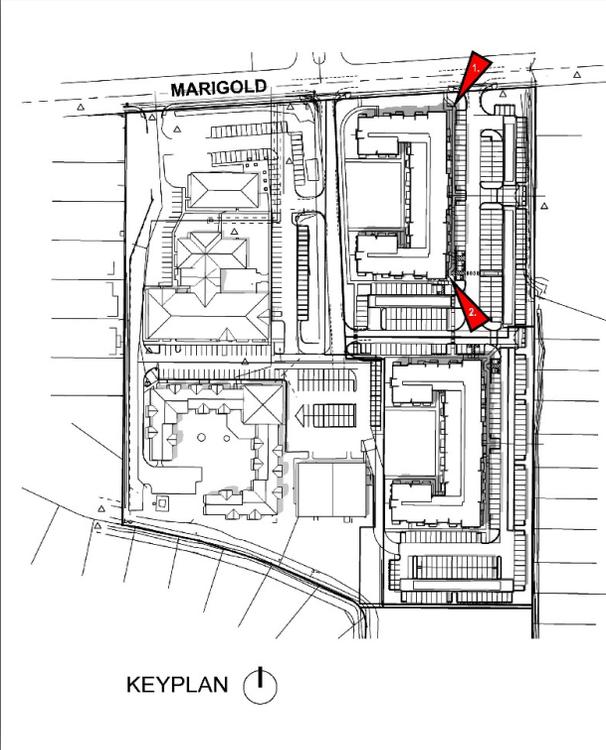
6' SOLID TAN VINYL
PRIVACY FENCE, SEE
DETAIL 4/L1.07



6' BLACK WROUGHT IRON
DOG FENCE, SEE DETAIL
2/L1.07



Perspective Views Building 1



1. VIEW LOOKING SOUTH-WEST TO BUILDING 1



2. VIEW LOOKING NORTH-WEST TO BUILDING 1

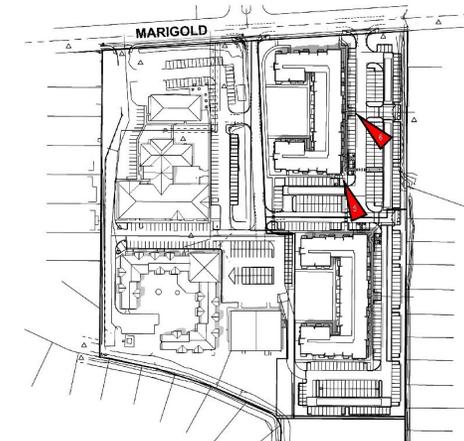
Perspective Views – Bldg 1 Entry



5. MAIN BUILDING ENTRY AT BUILDING 1

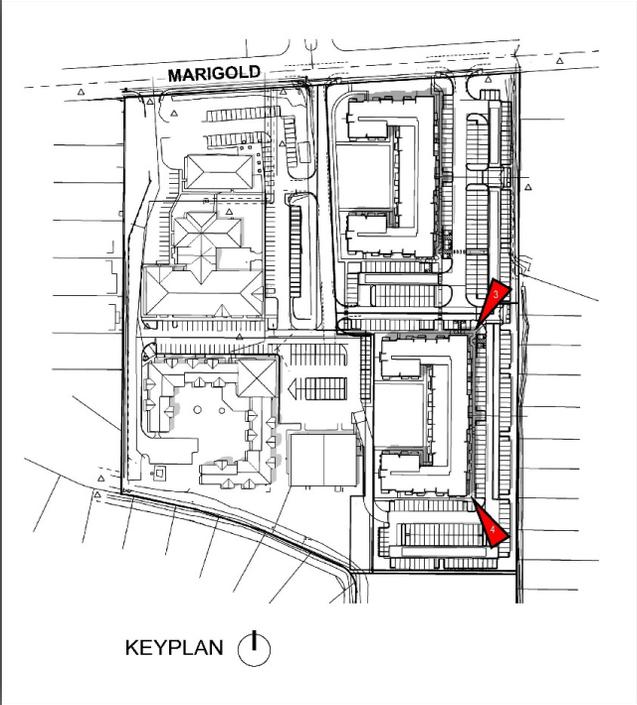


6. MAIN RESIDENT ENTRY AT BUILDING 1



KEYPLAN ↑

Perspective Views Building 2



3. VIEW LOOKING SOUTHWEST TO
BUILDING 2



4. VIEW LOOKING NORTHWEST TO
BUILDING 2

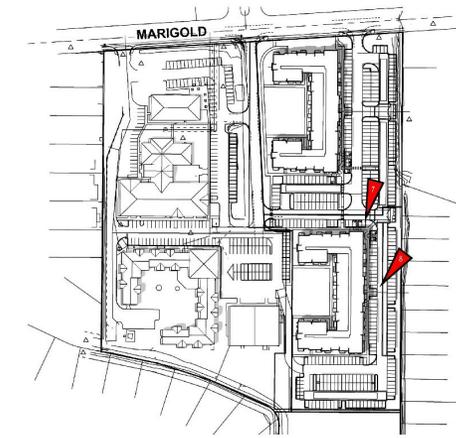
Perspective Views – Bldg 2 Entry



7. MAIN BUILDING ENTRY AT BUILDING 2



8. MAIN RESIDENT ENTRY AT BUILDING 2



KEYPLAN ↑

Material Board



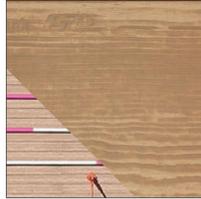
1. EXTERIOR PLASTER, SAND FINISH



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



3. METAL CANOPY



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



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



TRASH ENCLOSURES - BASIS OF DESIGN



6. PAINTED TUBE STEEL BALCONY RAILING



7. PLASTER AWNING



8. ALUMINUM STOREFRONT
COLOR: STANDARD DARK BRONZE



9. PLASTER OVER EIFS TRIM



VIEW 1. LOOKING SW TO BUILDING 1



VIEW 2. LOOKING SW TO BUILDING 2



A. PUSSYWILLOW
SHERWIN WILLIAMS SW7643



B. URBANE BRONZE
SHERWIN WILLIAMS SW7048



C. DOVETAIL
SHERWIN WILLIAMS SW7018

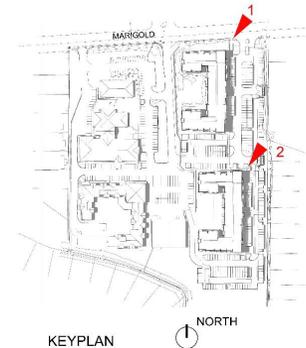


D. IRON ORE
SHERWIN WILLIAMS SW7069



E. COPPER POT
SHERWIN WILLIAMS SW7709

NOTE: NUMBERS DENOTE MATERIAL, LETTERS DENOTE COLOR.
ALL MATERIALS AS NOTED OR OWNER APPROVED EQUAL



KEYPLAN



Elevations- Bldg 1 (East and North)



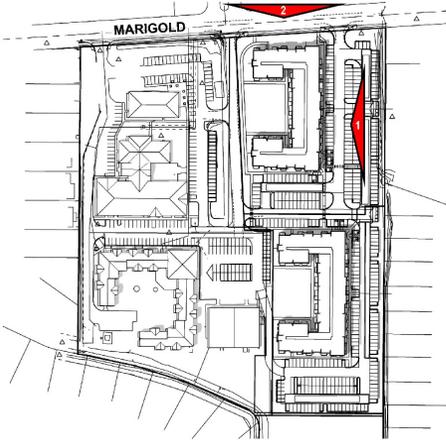
1. EAST ELEVATION

- EXTERIOR PLASTER OR EIFS, SAND FINISH
- PLASTER AWNING
- CEMENTITIOUS WOOD GRAIN LAP SIDING
- PAINTED TUBE STEEL BALCONY RAILING
- VINYL OR COMPOSITE WINDOW
- PLASTER OVER EIFS TRIM
- ALUMINUM STOREFRONT
- DECORATIVE BRICK PATTERN
- METAL CANOPY
- EXTERIOR PLASTER OR EIFS, SAND FINISH
- RUNNING BOND BRICK W/ SOLDIER COURSE WAINSCOT
- PROPOSED 4-STORY BUILDING
- MAIN RESIDENT ENTRY



2. NORTH (MARIGOLD) ELEVATION

- EXTERIOR PLASTER OR EIFS, SAND FINISH
- RUNNING BOND BRICK W/ SOLDIER COURSE WAINSCOT
- VINYL OR COMPOSITE WINDOW
- PAINTED TUBE STEEL BALCONY RAILING
- PLASTER OVER EIFS TRIM



KEYPLAN ↑

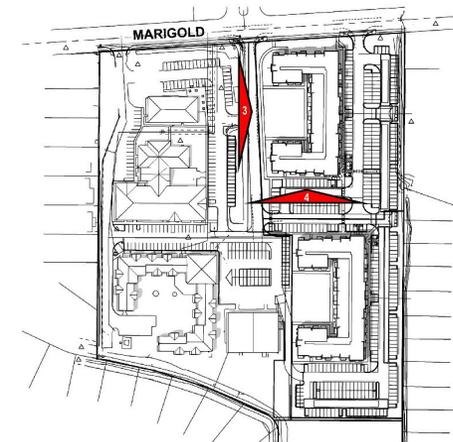
Elevations – Bldg 1 (West and South)



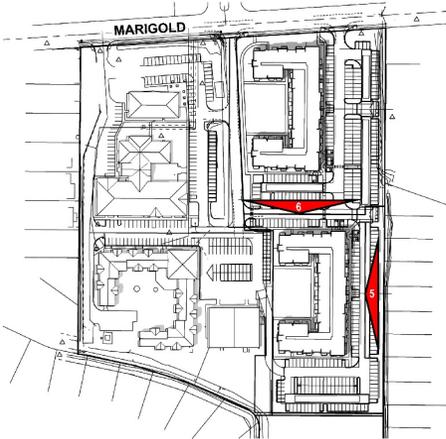
3. WEST (INTERIOR DRIVE) ELEVATION



4. SOUTH ELEVATION



Elevations – Bldg 2 (East and North)



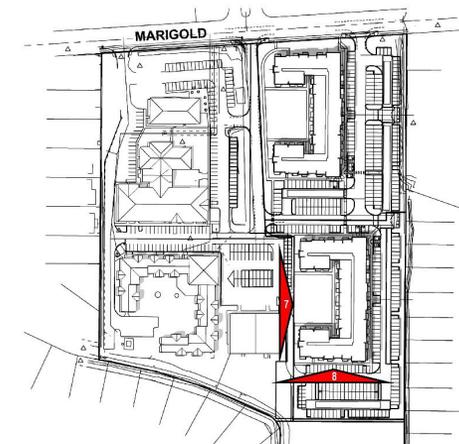
Elevations - Bldg 2 (West and South)



7. WEST ELEVATION



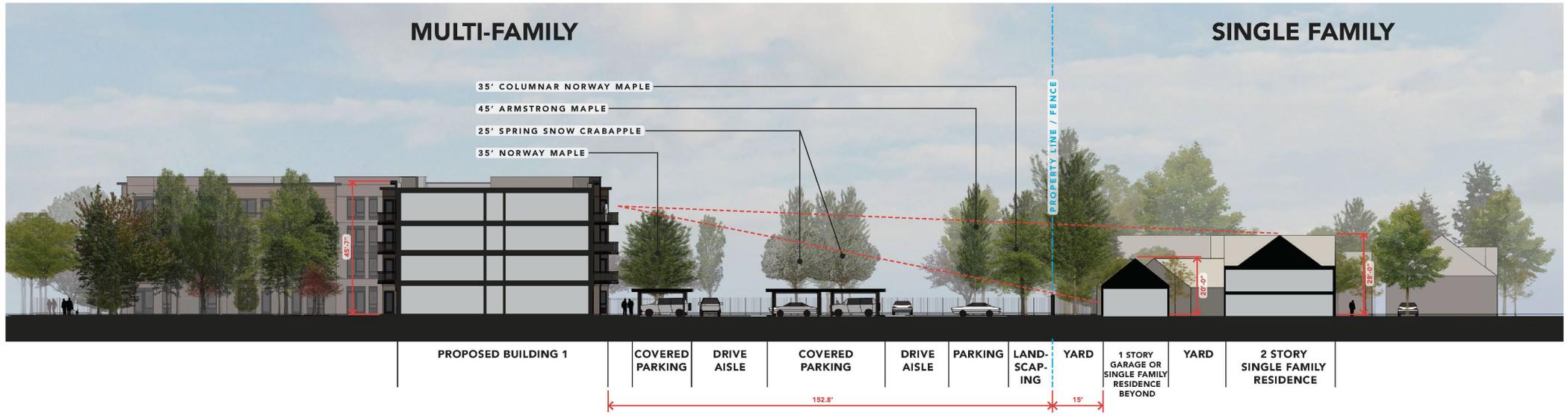
8. SOUTH ELEVATION



KEYPLAN ↑

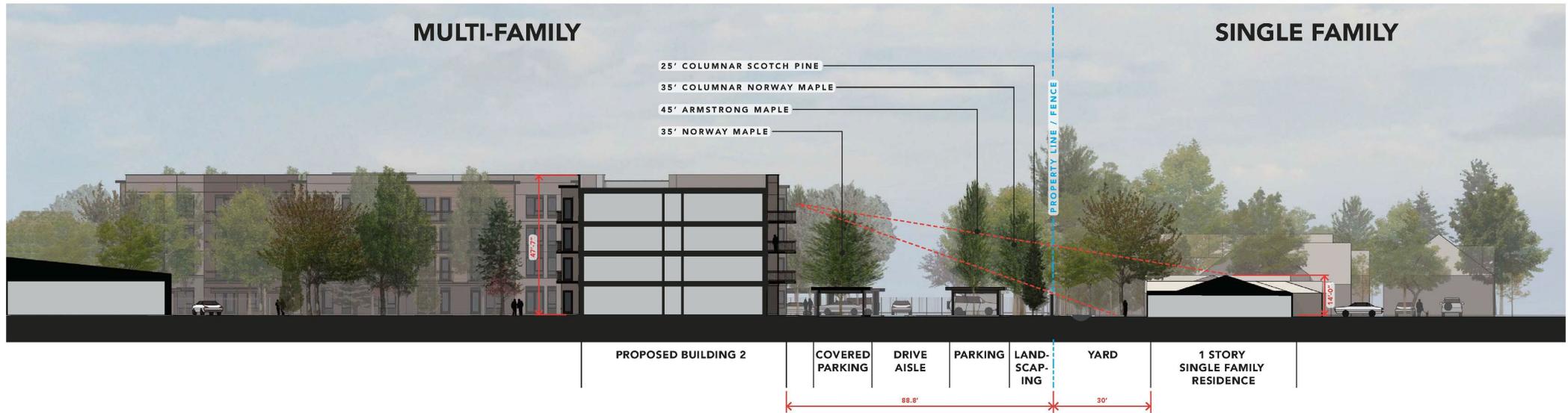
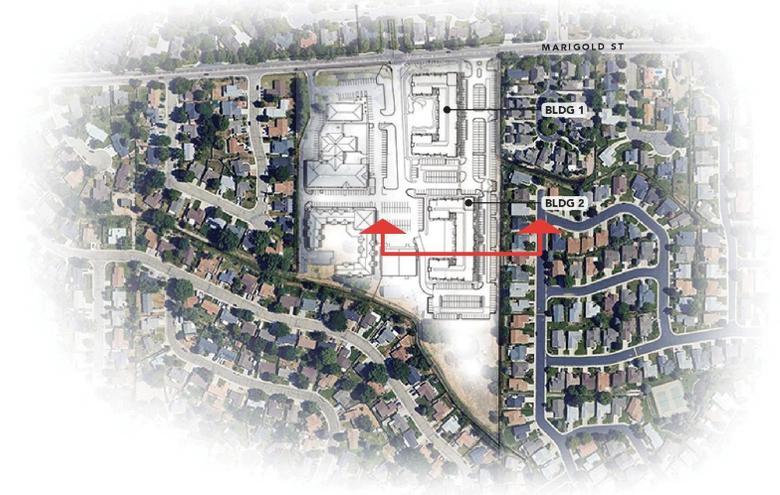
Building 1 Buffer to Adjacent Uses

KEY PLAN 



Building 2 Buffer to Adjacent Uses

KEY PLAN 



Parking

Table 2. Anticipated Parking Generation

Land Use	LU Code	Building	#	Units	ITE Peak Period Demand (# of spaces)	Provided On-site Parking	City Required Parking
Low / Mid-Rise Apartments	221	1	118	dwelling units	149	164	241*
			189	bedrooms	135		
		2	118	dwelling units	149	164	241*
			189	bedrooms	135		
Total per Dwelling Unit					298	328	482
Total per Bedroom					270		

*City required parking includes 59 guest spaces (0.5 per dwelling unit)

Parking Demand
Per Kittelson Parking Study

Parking Summary:

Parking Required:

	#	ratio	total
Studio:	55	1	55
1-bed:	56	1	56
2-bed:	113	2	226
3-bed:	12	2	24
Guest (units 1-10):	10	0.5	5
Guest (units >10):	226	0.1	23
Subtotal Required:			389 1.65
Covered Required:			236

Parking Proposed:

		total
Carport:	10x20	236
Standard:	9x18	156
Subtotal Provided:		392
Covered (Carport):		236

Bike Parking Summary:

Bike Parking Required:

	#	ratio	total
Covered:	236	1:1	236
Guest (units 1-10):	10	0.5	5
Guest (units >10):	226	0.1	23
Total Required:			264

Bike Parking Proposed:

	total
Covered:	236
Guest:	28
Total Proposed:	264

Parking Required
Per City Code

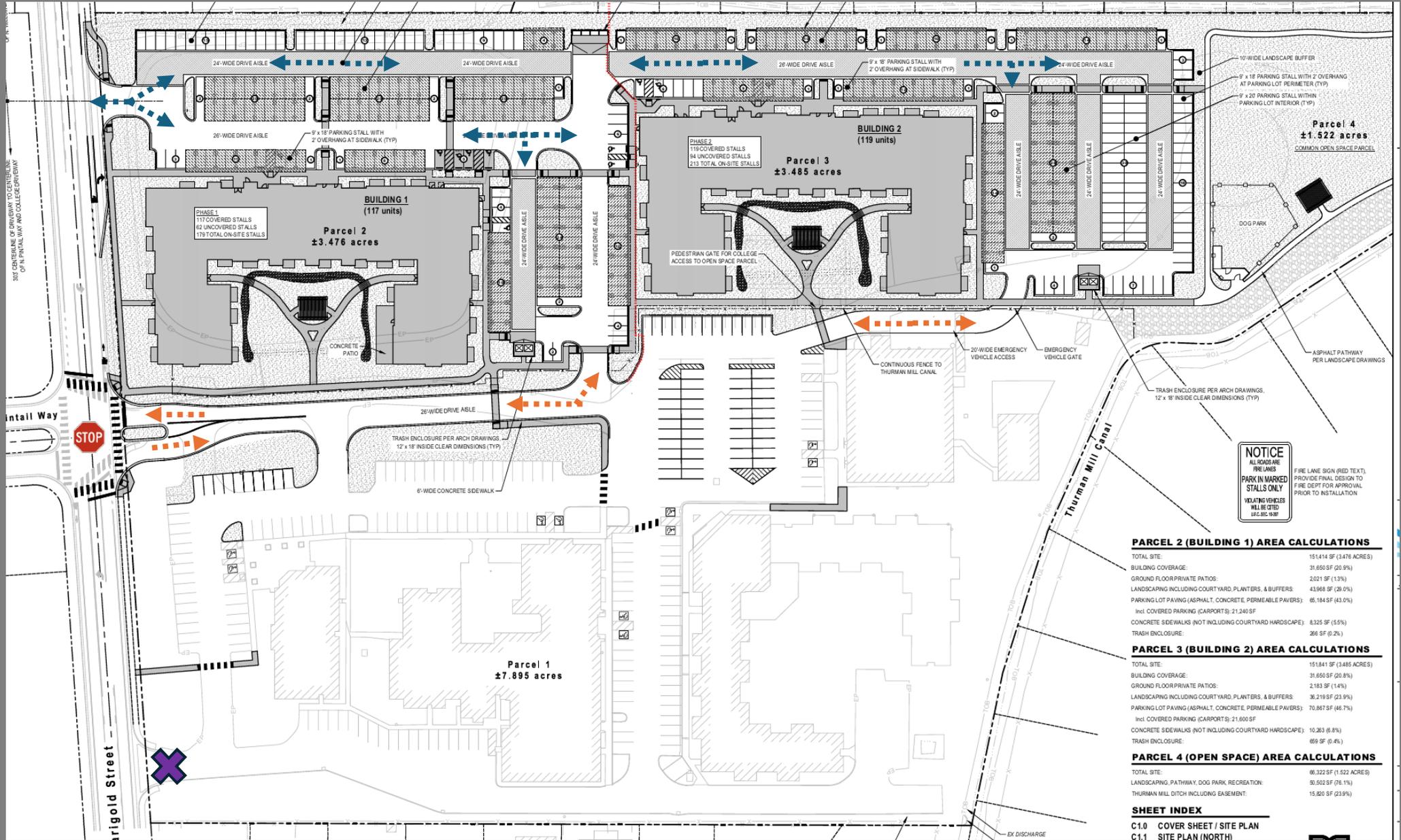
Parking
Provided

Street Connections, Circulation

Primary Access

Secondary Access

BBC Access Removed



PARCEL 2 (BUILDING 1) AREA CALCULATIONS

TOTAL SITE:	151414 SF (3.476 ACRES)
BUILDING COVERAGE:	31,650 SF (20.9%)
GROUND FLOOR PRIVATE PATIOS:	2,021 SF (1.3%)
LANDSCAPING INCLUDING COURTYARD, PLANTERS, & BUFFERS:	43,968 SF (29.0%)
PARKING LOT PAVING (ASPHALT, CONCRETE, PERMEABLE PAVERS):	65,184 SF (43.0%)
Incl. COVERED PARKING (CARPORTS):	21,240 SF
CONCRETE SIDEWALKS (NOT INCLUDING COURTYARD HARDSCAPE):	8,325 SF (5.5%)
TRASH ENCLOSURE:	266 SF (0.2%)

PARCEL 3 (BUILDING 2) AREA CALCULATIONS

TOTAL SITE:	151841 SF (3.485 ACRES)
BUILDING COVERAGE:	31,650 SF (20.8%)
GROUND FLOOR PRIVATE PATIOS:	2,183 SF (1.4%)
LANDSCAPING INCLUDING COURTYARD, PLANTERS, & BUFFERS:	36,219 SF (23.9%)
PARKING LOT PAVING (ASPHALT, CONCRETE, PERMEABLE PAVERS):	70,867 SF (46.7%)
Incl. COVERED PARKING (CARPORTS):	21,600 SF
CONCRETE SIDEWALKS (NOT INCLUDING COURTYARD HARDSCAPE):	10,263 (6.8%)
TRASH ENCLOSURE:	659 SF (0.4%)

PARCEL 4 (OPEN SPACE) AREA CALCULATIONS

TOTAL SITE:	66,322 SF (1.522 ACRES)
LANDSCAPING, PATHWAY, DOG PARK, RECREATION:	36,503 SF (76.1%)
THURMAN MILL DITCH INCLUDING EASEMENT:	15,920 SF (23.9%)

SHEET INDEX

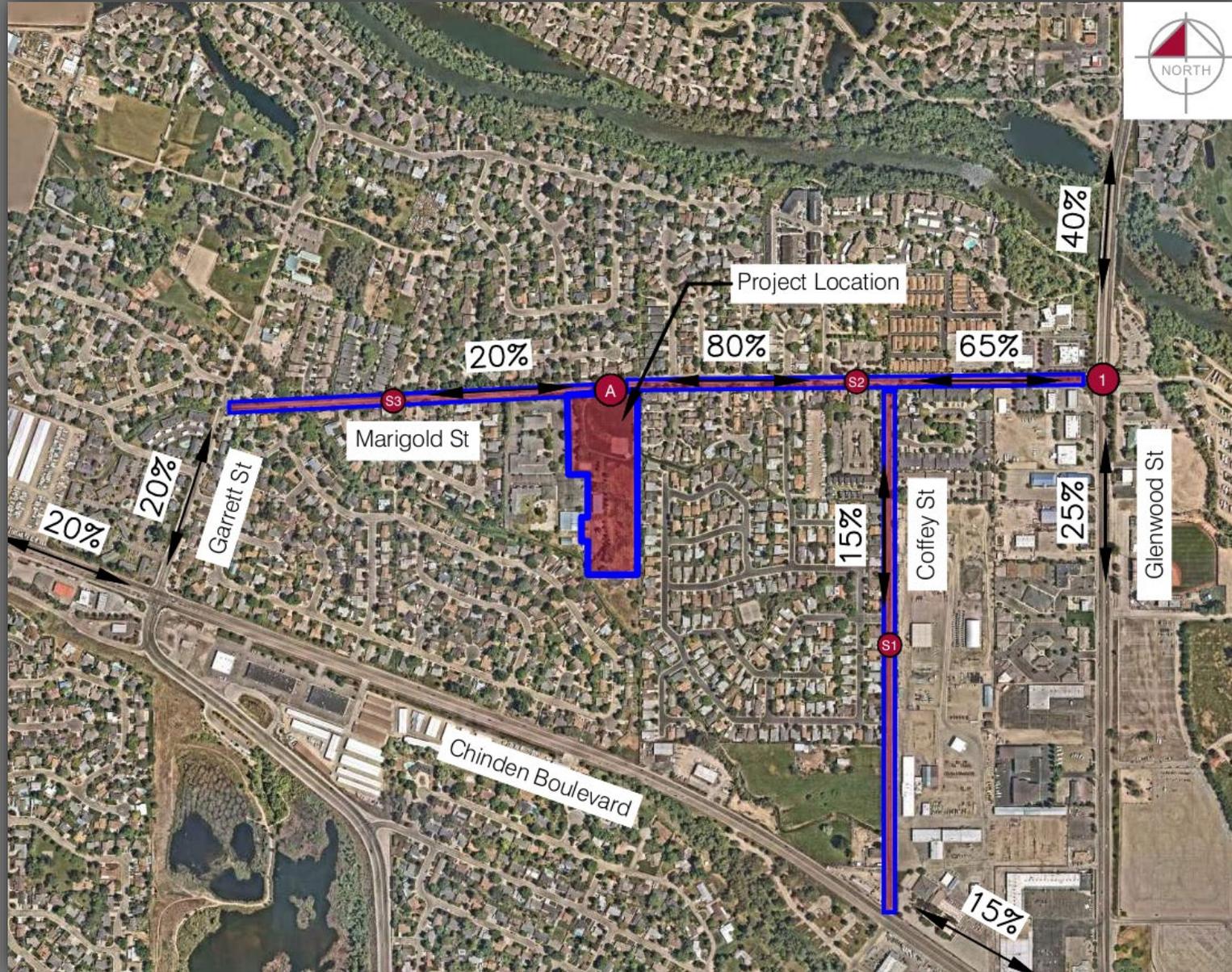
C1.0 COVER SHEET / SITE PLAN
C1.1 SITE PLAN (NORTH)

Trip Generation

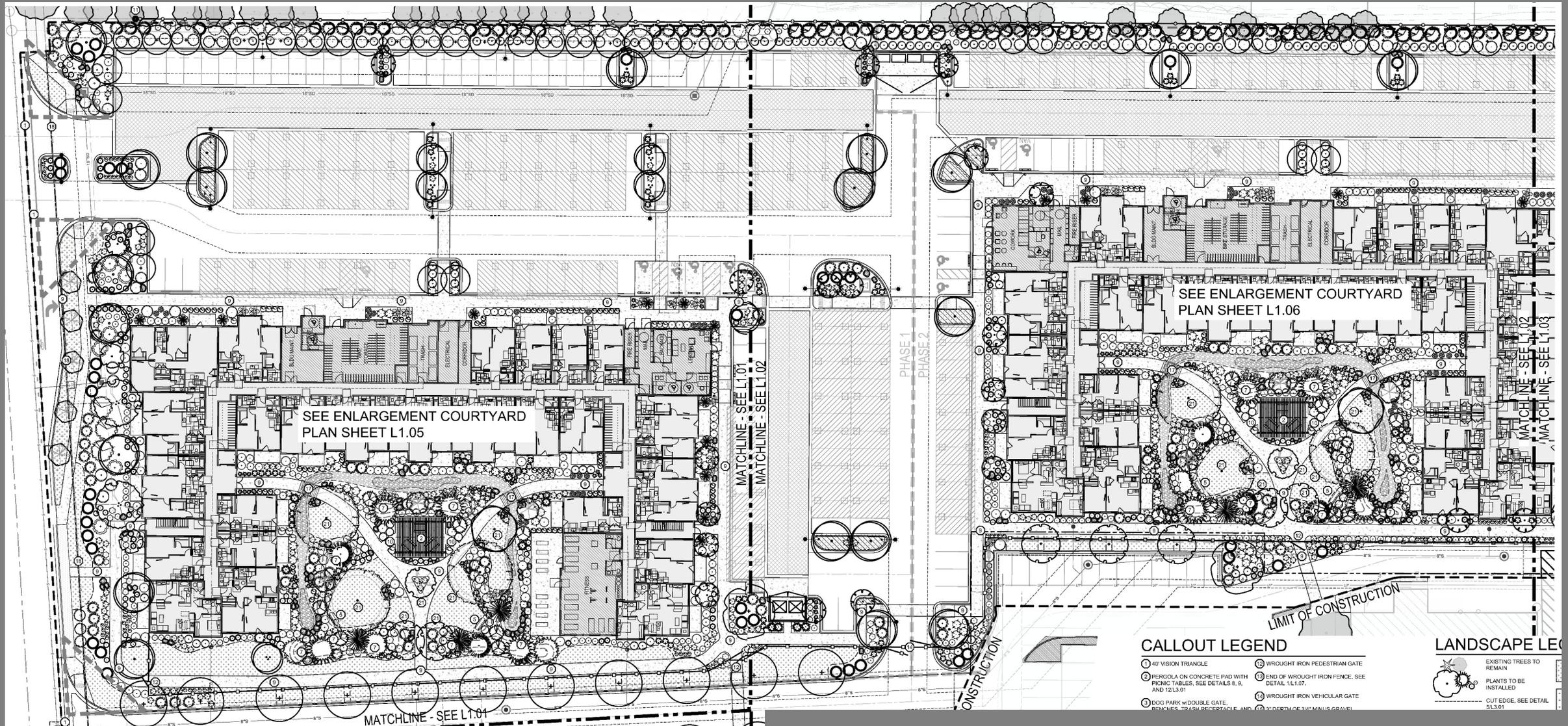
Table 1 – Project Trip Generation

Land Use Type	ITE Land Use Code	Quantity	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	221	236	Dwelling Units	1,071	21	71	92	56	36	92

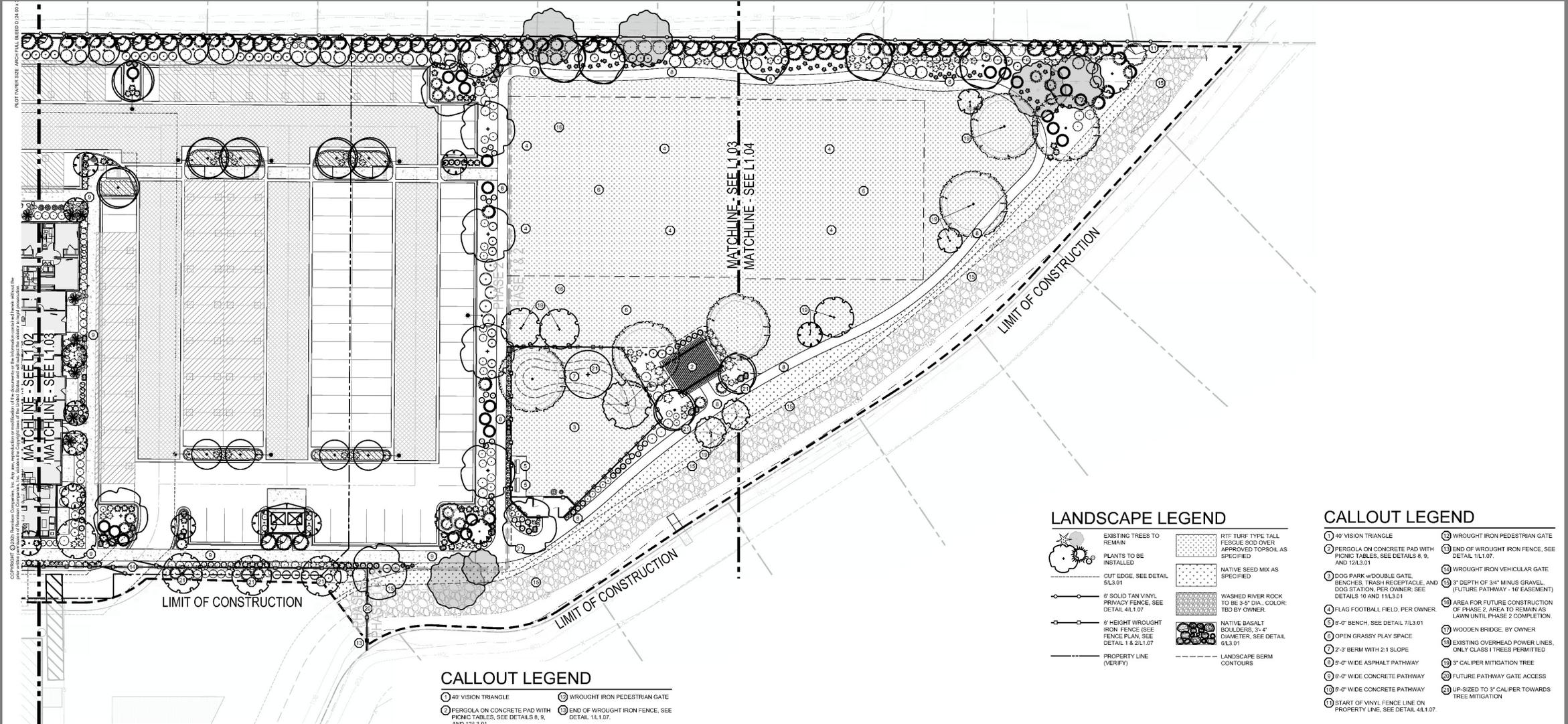
Trip Distribution



Landscaping, Open Space



Open Space, Pathways



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LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5L3.01
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4L1.07
- 6" HEIGHT WROUGHT IRON FENCE, SEE FENCE PLAN, SEE DETAIL 1 & 2L1.07
- PROPERTY LINE (VERIFY)
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE SEED MIX AS SPECIFIED
- WASHED RIVER ROCK TO BE 3-5" DIA. COLOR: TBD BY OWNER.
- NATIVE BASALT BOLLIDERS, 3-4" DIAMETER, SEE DETAIL 6L3.01
- LANDSCAPE BERM CONTOURS

CALLOUT LEGEND

- ① 40" VISION TRIANGLE
- ② PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12L3.01
- ③ DOG PARK W/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER, SEE DETAILS 10 AND 11L3.01
- ④ FLAG FOOTBALL FIELD, PER OWNER.
- ⑤ 8'-0" BENCH, SEE DETAIL 7L3.01
- ⑥ OPEN GRASSY PLAY SPACE
- ⑦ 2'-3" BERM WITH 2:1 SLOPE
- ⑧ 8'-0" WIDE ASPHALT PATHWAY
- ⑨ 8'-0" WIDE CONCRETE PATHWAY
- ⑩ 5'-0" WIDE CONCRETE PATHWAY
- ⑪ START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4L1.07.
- ⑫ WROUGHT IRON PEDESTRIAN GATE
- ⑬ END OF WROUGHT IRON FENCE, SEE DETAIL 1L1.07.
- ⑭ WROUGHT IRON VEHICULAR GATE
- ⑮ 3" DEPTH OF 3/4" MINUS GRAVEL (FUTURE PATHWAY - 16' EASEMENT)
- ⑯ AREA FOR FUTURE CONSTRUCTION OF PHASE 2, AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION.
- ⑰ WOODEN BRIDGE, BY OWNER.
- ⑱ EXISTING OVERHEAD POWER LINES, ONLY CLASS 1 TREES PERMITTED.
- ⑲ 3" CALIPER MITIGATION TREE
- ⑳ FUTURE PATHWAY GATE ACCESS
- ㉑ UP-SIZED TO 3" CALIPER TOWARDS TREE MITIGATION

CALLOUT LEGEND

- ① 40" VISION TRIANGLE
- ② PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12L3.01
- ③ WROUGHT IRON PEDESTRIAN GATE
- ④ END OF WROUGHT IRON FENCE, SEE DETAIL 1L1.07.

Comprehensive Plan Alignment

Goal/Objective	Alignment
<p>Goal 2: Improve the City Image</p> <p>Objective 2.3: Promote quality design and architecturally interesting buildings.</p>	<p>The project’s design includes materials, elements and open spaces that promote visual interest, complementing the look and feel of the area and promoting a sense of community.</p>
<p>Goal 4: Emphasize the “Garden” in Garden City</p> <p>Objective 4.1: Beautify and landscape</p> <p>Objective 4.3: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.</p>	<p>The development’s enhanced landscaping and open space provides screening to neighboring properties and offers passive and active recreational opportunities for residents.</p>

Comprehensive Plan Alignment

Goal/Objective	Alignment
<p>Goal 6: Diversity in Housing</p> <p>Objective 6.2 Continue to be a leader and set an example for the region in creating a diversity of housing</p>	<p>Multi-family development expands housing options in response to regional and local demand.</p> <p>The development provides a housing option for individuals, couples, families, and seniors who may prefer or require rental housing, smaller units, or lower maintenance living.</p>
<p>Goal 7: Connect the City</p> <p>Objective 7.1 Create pedestrian and bicycle friendly connections</p> <p>Objective 7.2: Promote public transportation along major corridors with pedestrian connections</p>	<p>With onsite pathway development and proximity to the City’s greenbelt system, the project supports policies encouraging development that connects to sidewalks, trails, and pedestrian corridors.</p> <p>The project places a significant residential population within walking distance of existing public transit, reducing dependence on cars and increasing land use and services efficiency.</p>

Antioch Apartments



THANK YOU

SUPPLEMENTAL MATERIALS



CIVIL ENGINEER
 RENNISSON DESIGN
 CONTACT: BRYAN APPLEBY, PE
 2025 E RIVERSIDE DRIVE, SUITE 200
 EAGLE, IDAHO 83616
 (208) 464-8317
 bryan@rennisoncompanies.com

OWNER'S REPRESENTATIVE
 RENNISSON COMPANIES
 CONTACT: ZACH TURNER
 2025 E RIVERSIDE DRIVE, SUITE 200
 EAGLE, IDAHO 83616
 (208) 464-8314
 zach@rennisoncompanies.com

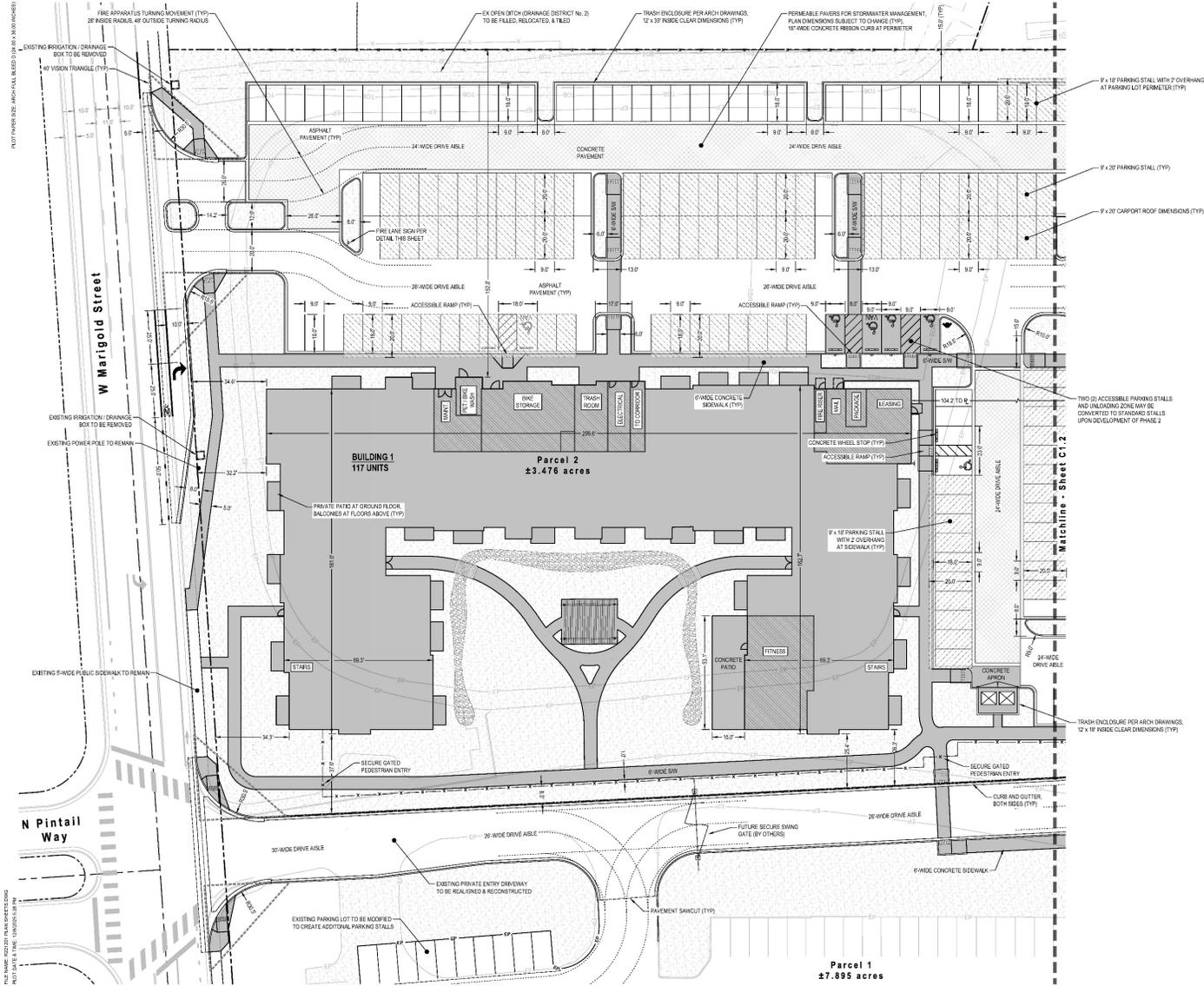


SURVEYOR
 IDAHO SURVEY GROUP
 CONTACT: CODY MCCAMMON, PLS
 9605 W EMERALD STREET
 BOISE, IDAHO 83748
 (208) 846-8870
 codym@idahosurvey.com



- NOTES**
- REFER TO ALTA-NSPS LAND TITLE SURVEY FOR 8695 W MARIGOLD STREET, PREPARED BY IDAHO SURVEY GROUP, DATED APRIL 23, 2022, FOR THE FOLLOWING INFORMATION NOT SHOWN THIS SHEET:
 - EASEMENTS
 - ABOVE- AND BELOW-GROUND UTILITIES.
 - PROPERTY BOUNDARY, DIMENSIONS, SETBACKS, AND PARCEL SIZE.
 - LABELLED BUILDING DIMENSIONS
 - BUILDING SQUARE FOOTAGES.
 - FENCE LOCATIONS.
 - PARKING STALL COUNTS.
 - REFER TO RECORD OF SURVEY PREPARED BY IDAHO SURVEY GROUP, DATED APRIL 2024, FOR DIMENSIONS OF PROPOSED PARCELS.
 - REFER TO SITE LIGHTING PLAN PREPARED BY OTHERS FOR EXISTING SITE EXTERIOR LIGHTING.
 - THURMAN MILL CANAL (aka THURMAN DRAIN) IS UNDER THE JURISDICTION OF THURMAN MILL DITCH COMPANY, LTD. THE DRAINAGE DITCH IN THE NORTHEAST CORNER OF THE PROPERTY IS UNDER THE JURISDICTION OF DRAINAGE DISTRICT No. 2.
 - A LICENSE AGREEMENT BY AND BETWEEN DRAINAGE DISTRICT No. 4 AND BOISE BIBLE COLLEGE, INC., RECORDED SEPTEMBER 13, 2006, INSTRUMENT No. 108146014. ALL ONS FOR SOME PRE-TREATED STORMWATER DISCHARGE TO THE THURMAN MILL CANAL. NO CHANGES ARE PROPOSED TO THE EXISTING.

Building 1 (Parcel 2)



NOTICE
ALL SHOWN ARE THE LINES PARK MARKINGS STALLS ONLY. VIOLATING THESE REGULATIONS MAY BE PENALIZED.
FIRE LANE SIGN (RED TEXT) PROVIDE FINAL DESIGN TO FIRE DEPT FOR APPROVAL PRIOR TO INSTALLATION.



Design Review Drawings for:
Antioch Apartments
8695 W Martgold Street, Garden City, Idaho



△ Description	Date

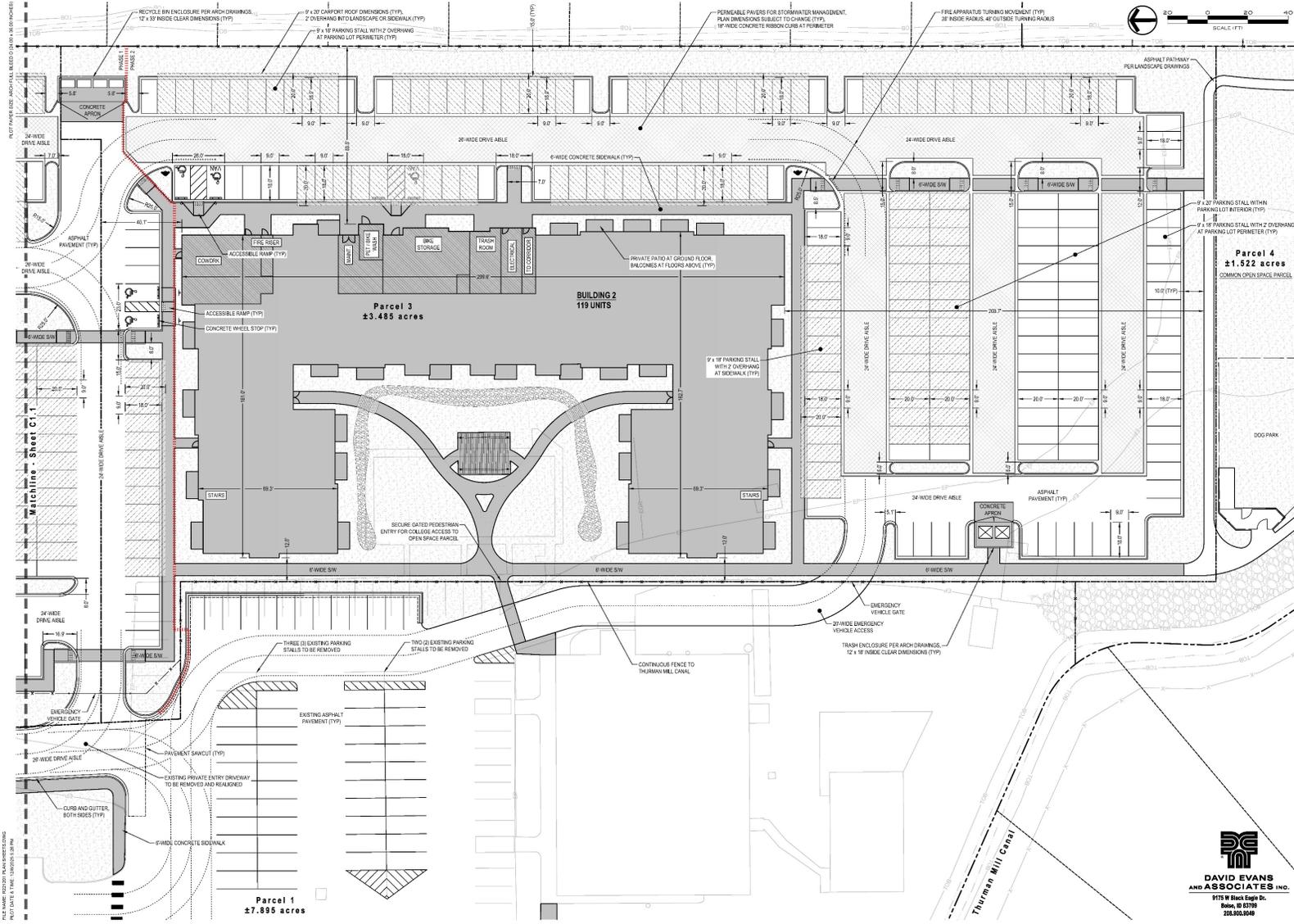
Drawing Set Issued by:
DESIGN REVIEW
Project No. 1221071
Issued Date 04 DEC 2025
Drawn by BEA
Sheet Title

Site Plan
Sheet Number
C1.1



Parcel 1
27.895 acres

Building 2 (Parcel 3)



Design Review Drawings for:
Antioch Apartments
8695 W Marigold Street, Garden City, Idaho



Description	Date

Drawing Set Issued for:
DESIGN REVIEW

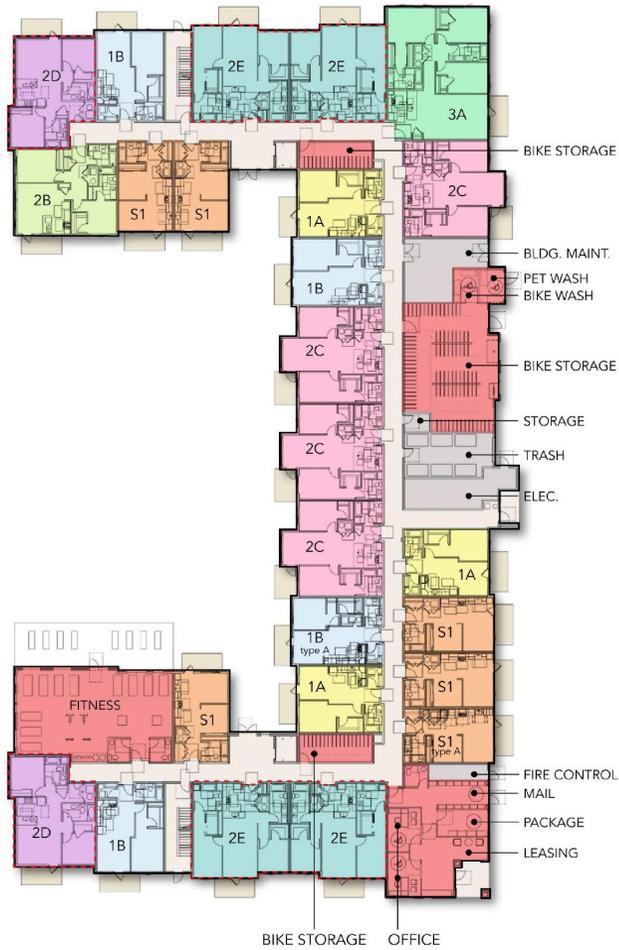
Project No. R221201
Issued Date 04 DEC 2022
Drawn by BEA
Sheet Title



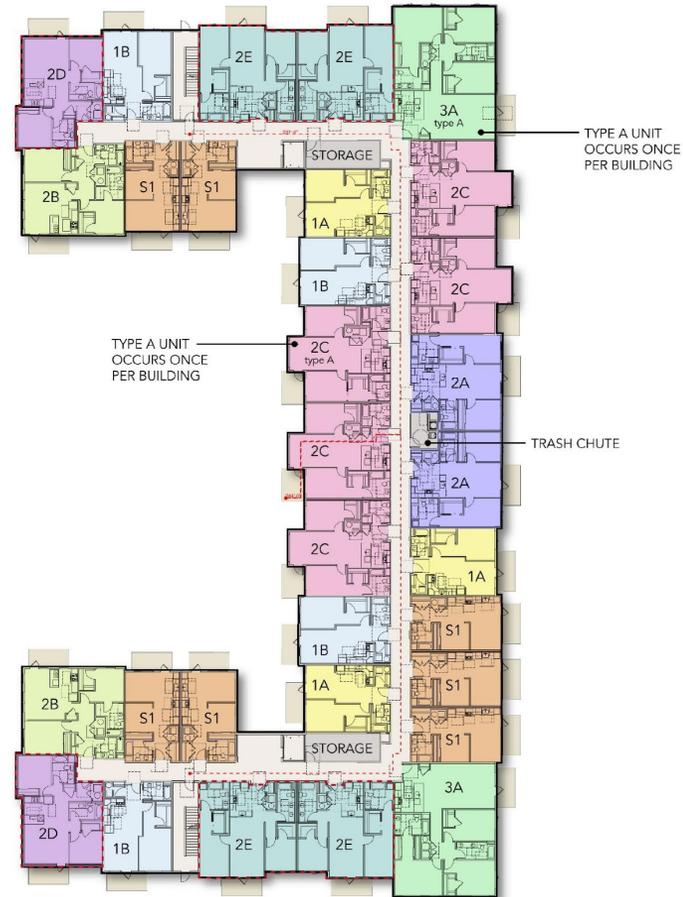
DAVID EVANS AND ASSOCIATES INC.
9775 N. Blue Eagle Dr.
Boise, ID 83709
208.300.3048

Site Plan
Sheet Number
C1.2

Floor Plan – Bldg 1 (Levels 1 and 2)



BUILDING 1
LEVEL 1

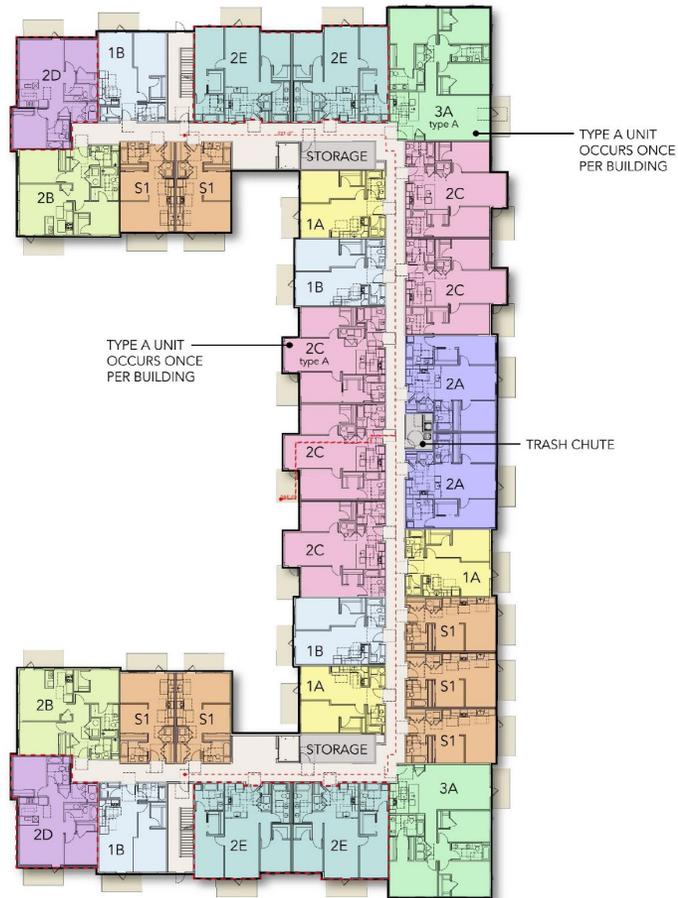


BUILDING 1
LEVEL 2

LEGEND

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

Floor Plan – Bldg 1 (Levels 3 and 4)



BUILDING 1
LEVEL 3



BUILDING 1
LEVEL 4

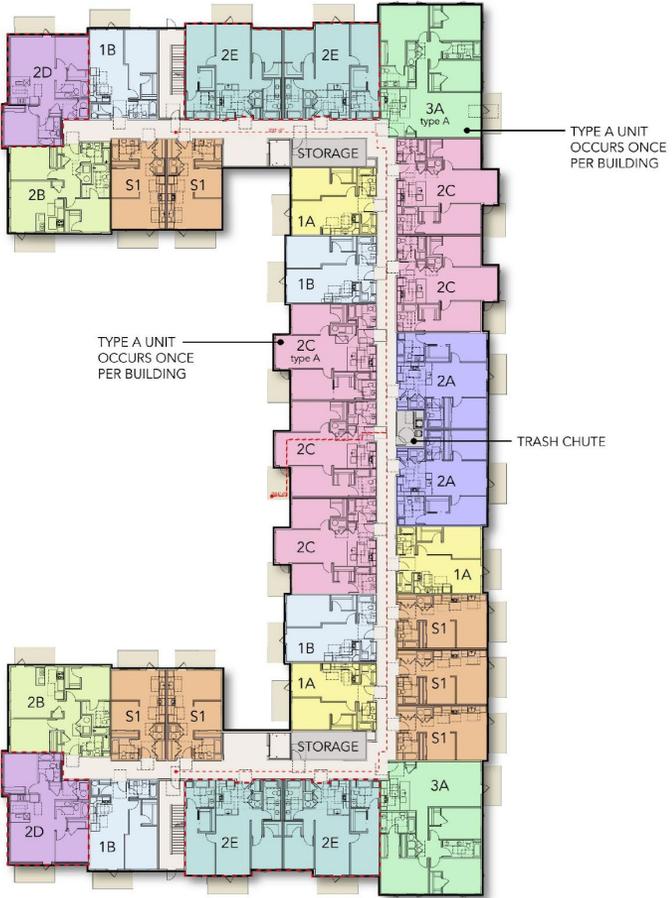
LEGEND

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

Floor Plan – Bldg 2 (Levels 1 and 2)



BUILDING 2
LEVEL 1



BUILDING 2
LEVEL 2

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

Floor Plan – Bldg 2 (Levels 3 and 4)



Project Specifications

Antioch Apartments

11/11/2025

Building 1 Summary

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

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

Parking Summary:

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

Bike Parking Summary:

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

Antioch Apartments

11/11/2025

Building 2 Summary

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

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

Parking Summary:

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

Bike Parking Summary:

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

Antioch Apartments

11/11/2025

Project Total

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

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

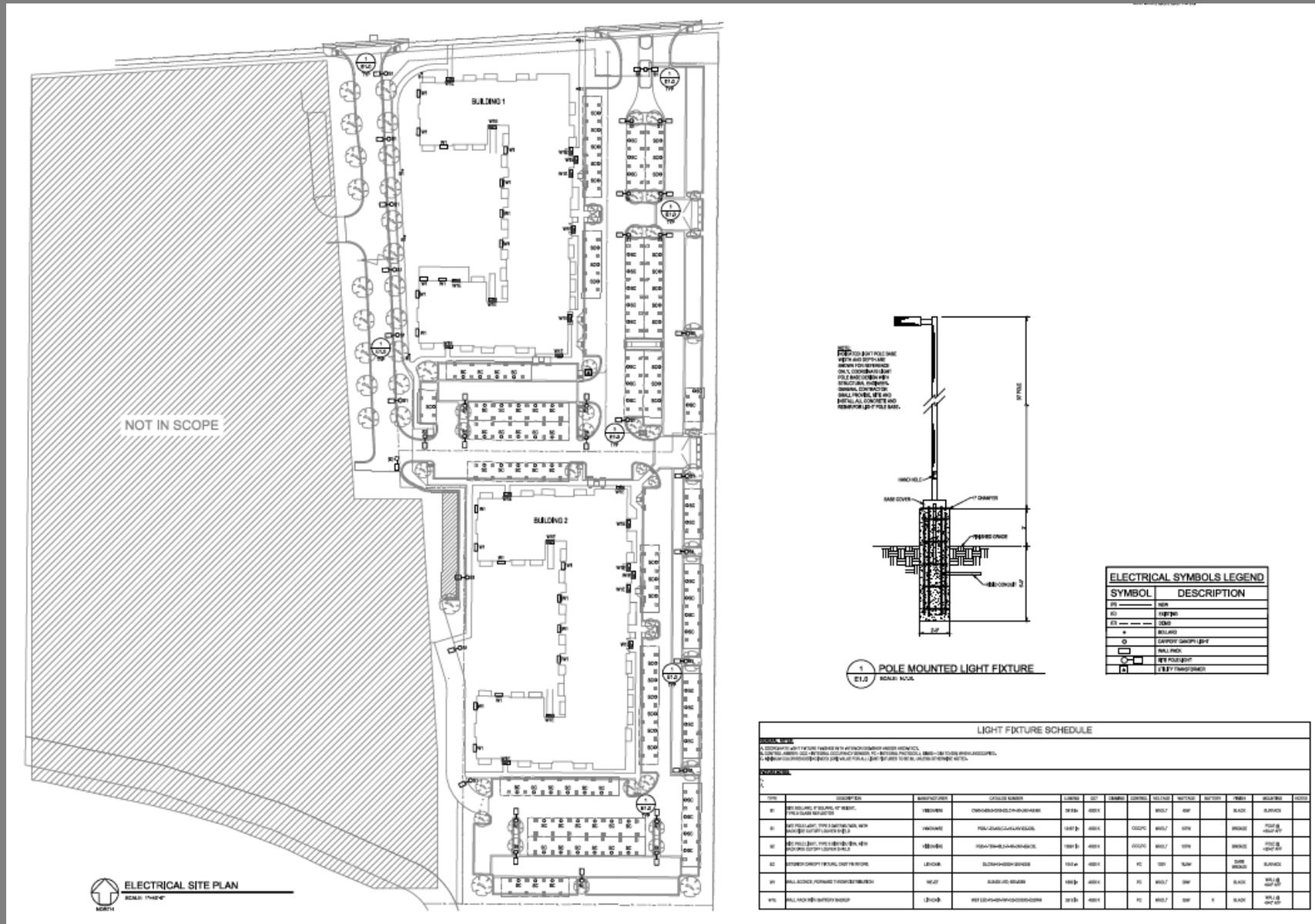
Parking Summary:

Parking Required:				Parking Proposed:			
	#	ratio	total				total
Studio:	55	1	55	Carport:	10x20		236
1-bed:	56	1	56	Standard:	9x18		156
2-bed:	113	2	226				
3-bed:	12	2	24				
Guest (units 1-10):	10	0.5	5				
Guest (units >10):	226	0.1	23				
Subtotal Required:			389	Subtotal Provided:			392
Covered Required:			236	Covered (Carport):			236

Bike Parking Summary:

Bike Parking Required:				Bike Parking Proposed:			
	#	ratio	total				total
Covered:	236	1:1	236	Covered:			236
Guest (units 1-10):	10	0.5	5	Guest:			28
Guest (units >10):	226	0.1	23				
Total Required:			264	Total Proposed:			264

Lighting





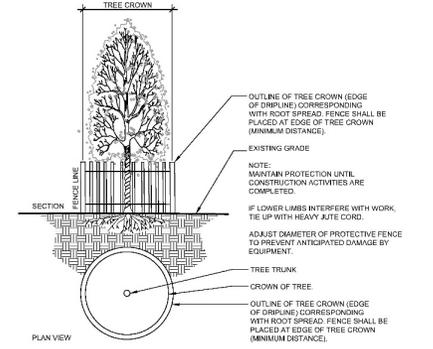
TREE NO.	TREE TYPE	SIZE (CAL")	CONDITION	STATUS (R, K, P, C, A)	MITIGATION (INCH/FT)
1	PINE	24	DYING/TOPPED	R	0.0
2	PINE	24	DYING/TOPPED	R	0.0
3	PINE	24	DYING/TOPPED	R	0.0
4	PINE	24	DYING/TOPPED	R	0.0
5	PINE	24	DYING/TOPPED	R	0.0
6	PINE	24	GOOD	M	-24.0
7	PINE	24	DYING/TOPPED	R	0.0
8	HONEY LOCUST	18	GOOD	M	-18.0
9	HONEY LOCUST	18	GOOD	M	-18.0
10	HONEY LOCUST	18	GOOD	M	-18.0
11	PINE	24	GOOD	P	0.0
12	HONEY LOCUST	18	GOOD	M	-18.0
13	MAPLE	24	GOOD	M	-24.0
14	HONEY LOCUST	15	GOOD	M	-15.0
15	MAPLE	18	GOOD	M	-18.0
16	CRABAPPLE	18	FAIR	M	-18.0
17	CRABAPPLE	18	FAIR	M	-18.0
18	CRABAPPLE	18	FAIR	M	-18.0
19	SPRUCE	18	GOOD	M	-18.0
20	CRABAPPLE	18	FAIR	M	-18.0
21	PINE	18	GOOD	M	-18.0
22	PINE	18	GOOD	M	-18.0
23	PINE	18	GOOD	M	-18.0
24	PINE	18	GOOD	M	-18.0
25	MAPLE	18	FAIR	M	-18.0
26	OAK	18	FAIR	M	-18.0
27	HONEY LOCUST	18	FAIR	M	-18.0
28	HONEY LOCUST	18	FAIR	M	-18.0
29	HONEY LOCUST	18	FAIR	M	-18.0
30	COTTONWOOD	42	DYING	R	0.0
31	COTTONWOOD	8	FAIR	M	-8.0
32	COTTONWOOD	4	DEAD	R	0.0
33	PALM	20	FAIR	M	-20.0
34	PALM	20	FAIR	M	-20.0
35	CRABAPPLE	8	FAIR	M	-8.0
36	CRABAPPLE	8	FAIR	M	-8.0
37	MAPLE	18	DYING	M	-18.0
38	MAPLE	12	GOOD	M	-12.0
39	LINDEN	12	GOOD	M	-12.0
40	CRABAPPLE	8	GOOD	M	-8.0
41	PINE	10	GOOD	M	-10.0
42	PEAR	8	GOOD	M	-8.0
43	PEAR	8	GOOD	M	-8.0
44	PINE	10	GOOD	M	-10.0
45	ELM	36	INVASIVE	R	0.0
46	ELM	36	INVASIVE	R	0.0
47	ELM	36	INVASIVE	R	0.0
48	SPRUCE	15	GOOD	M	-15.0
49	ELM	36	INVASIVE	R	0.0
50	ELM	36	INVASIVE	R	0.0
51	PINE	20	DYING	R	0.0
52	PINE	20	DYING	R	0.0
53	PINE	20	DEAD	R	0.0
54	PINE	20	GOOD	M	-20.0
55	ELM	22	INVASIVE	R	0.0
56	PINE	24	GOOD	P.C.	0.0
57	ELM	22	INVASIVE	R	0.0
58	ELM	22	INVASIVE	R	0.0
59	PINE	30	GOOD	M	-30.0
60	PINE	12	GOOD	P.C.	0.0
61	ELM	22	INVASIVE	R	0.0
62	ELM	32	INVASIVE	R	0.0
63	ELM	32	INVASIVE	R	0.0
64	PINE	32	DEAD	R	0.0
65	PINE	24	GOOD	P.C.	0.0
66	PINE	24	GOOD	P.C.	0.0
67	HAWTHORNE	8	GOOD	M	-8.0
68	CRABAPPLE	8	GOOD	M	-8.0

TREE PROTECTION NOTES:

- PROTECT THE CRITICAL ROOT ZONE (THE AREA DIRECTLY BELOW THE DRIPLINE OF THE TREE) OF THE TREES TO REMAIN ON SITE BY:
 - CONSTRUCTING A TEMPORARY CHAINLINK FENCE AROUND THE CRITICAL ROOT ZONE OF THE TREE TO BE PROTECTED PRIOR TO DEMOLITION, CONSTRUCTION, OR ANY SITE WORK
 - NOT ALLOWING COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION
 - NOT ALLOWING CONCRETE TRUCKS TO RISE WITHIN THE PROTECTION AREA, OR ANYWHERE NEAR EXISTING TREE ROOTS OR IN PLANNED PLANTING BEDS AREAS. SEE EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED CONCRETE WASHOUT AREAS. NOT STOCKPILING MATERIALS, DEBRIS, OR DIRT WITHIN THE TREE PROTECTION AREA.
 - WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
 - NOT TRENCHING, EXCAVATING, FILLING, OR OTHERWISE DISTURBING THE SOIL WITHIN THE CRITICAL ROOT ZONE.
 - ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED BY:
 - OPERATING EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
 - HAVING TREES PRUNED BY A LICENSED ARBORIST.
- ALL TREES THAT ARE DAMAGED, DESTROYED OR REMOVED DURING CONSTRUCTION SHALL BE MITIGATED USING THE MITIGATION STANDARDS AS SET FORTH IN THE CURRENT CITY CODE.

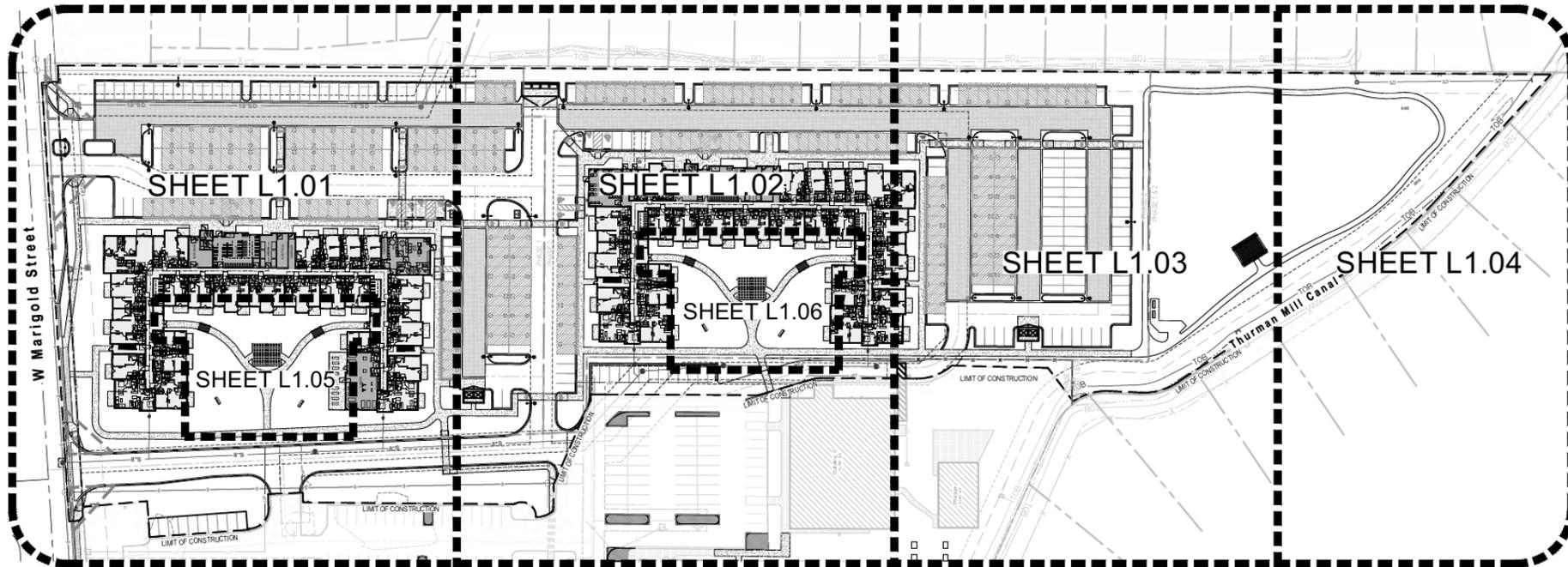
TREE MITIGATION LEGEND:

- 1. -R- "REMOVED" TREES THAT DO NOT REQUIRE MITIGATION AS THEY ARE AN INVASIVE, HAZARDOUS, TOPPED, DEAD OR DYING.
 - 2. -M- "MITIGATION" EXISTING DESIRABLE IN FAIR OR GOOD HEALTH TREES TO BE REMOVED THAT REQUIRE MITIGATION FROM THE INTERIOR OF THE SITE.
 - 3. -P- "PRESERVED" EXISTING TREES TO BE SAVED ON SITE THAT WILL NOT COUNT TOWARDS ANY MITIGATION.
 - 4. -C- "COMMON LOT" EXISTING TREES TO BE SAVED ON SITE LOCATED ON AND COUNTING TOWARDS COMMON AREA REQUIREMENTS. EXISTING CALIPER INCHES TO BE USED FOR STANDARD LANDSCAPING REQUIREMENTS.
 - 5. -A- ADDITIONAL EXISTING TREES THAT ARE LOCATED ON THE PROPERTY BOUNDARY OR JUST OFF-SITE. SHOWN FOR CONTEXT ONLY.
- THE METHOD OF MITIGATION WILL BE TO PLANT ADDITIONAL TREES / CALIPER INCHES BEYOND CITY REQUIREMENTS TO MITIGATE FOR THE NECESSARY REMOVAL OF DESIRABLE TREES. ANY REMAINING INCHES NOT ABLE TO BE SATISFIED THROUGH ON-SITE PLANTINGS SHALL BE MITIGATED VIA FEE-IN-LIEU PER CALIPER INCH PER CITY FORESTER.
 - SEE EXISTING TREE INVENTORY TABLE FOR ADDITIONAL INFORMATION.
 - PER GARDEN CITY CODE ALL REQUIRED LANDSCAPE TREES TO BE 2" CALIPER OR 6' HEIGHT EVERGREEN (EQUIVALENT TO 2" CALIPER), ANY SIZING OVER AND BEYOND THESE REQUIREMENTS ARE TO BE USED FOR MITIGATION.

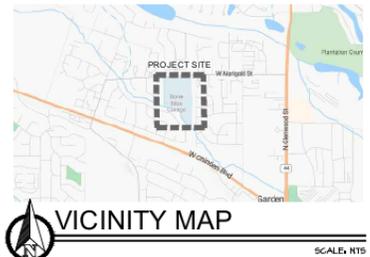


1 TREE PROTECTION DETAIL NOT TO SCALE

DECIDUOUS TREES		
INCHES	REMOVED	634.0
	MITIGATED	486.0
	PRESERVED	84.0
	COMMON	84.0



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SITE DEVELOPMENT FEATURES

OVERALL SITE AREA	369,384 SF (8.48 ACRES)
MULTI-FAMILY AREA (PARCEL 1 & 2)	303,177 SF (6.96 ACRES)
ZONING	R-3
TOTAL MULTI-FAMILY UNITS	236
TOTAL QUALIFIED OPEN SPACE	117,173 SF (2.69 ACRES)
TOTAL PERCENT OPEN SPACE	31.7%

LANDSCAPING INFORMATION

- * ROADWAY LANDSCAPE BUFFERS:
 - W MARIGOLD STREET:
 - 20' STREET BUFFER
 - 375' FEET OF STREET BUFFER
 - STREET TREES @ 150' = 9 REQUIRED, 17 PROPOSED
- * TOTAL SITE LANDSCAPE AREA: (5% MIN. REQUIRED)
 - LANDSCAPE AREA PROVIDED = 113,901 SF, 30% (excludes parcel one, setbacks, perimeter, and hardscape areas)
 - (1 TREE/1,000 SF. LANDSCAPE AREA) = 114 REQUIRED, 4 EXISTING, 122 PROPOSED
 - (1 SHRUB/150 SF. LANDSCAPE AREA) = 759 REQUIRED, 2,324 PROPOSED
 - TOTAL QUALIFIED OPEN SPACE AREA PROVIDED = 117,173 SF, 31.7% (includes hardscape areas and parcels 2 - 4; refer to sheet L1.06)
- * PERMETER LANDSCAPE AREA: (10' WIDE MIN. AND 6' HIGH)
 - TOTAL LINEAR FEET = 1,377 LF
 - (1 TREE/35 LF) = 39 REQUIRED, 46 CLASS II PROPOSED
 - 82 CONIFERS PROPOSED
- * PARKING LANDSCAPE REQUIREMENTS:
 - PERMETER LANDSCAPE/SCREENING PROVIDED = TREES AT 35' O.C. PER PERMETER LANDSCAPE TREES AS SHOWN ABOVE, 6' HIGH SOLID FENCE, AND SHRUB PLANTINGS
 - INTERNAL PARKING TREES @ 1/5 STALLS
 - TOTAL PARKING STALLS 392/5 = 78 TREES REQUIRED
 - = 78 TREES PROVIDED
- * OVERALL LANDSCAPE PLANTINGS:
 - TREES PROVIDED = 330 (including (5) Class I trees within marigold setback)
 - SHRUBS PROVIDED = 2,514
- * MITIGATION FOR REMOVAL OF EXISTING TREES:
 - TOTAL INCHES NOT REQUIRING MITIGATION = 614" INCHES
- TOTAL INCHES REQUIRING MITIGATION = 630"
- * INCHES FROM 21 UP-SIZED TREES = 21" (SEE LANDSCAPE PLAN CALLOUT Z1 AND TREE MITIGATION LEGEND #4)
- * INCHES PLANTED IN ADDITION TO MINIMUM LANDSCAPE REQUIREMENTS 28 TREES @ 2" CALIPER = 56"

- * INCHES PLANTED @ 3" TOWARDS MITIGATION = 93" (SEE PLANT SCHEDULE FOR 2" CALIPER AND CALLOUT #19)
- * EVERGREENS PLANTED TOWARDS MITIGATION = 154" (62 ADDITIONAL PERMETER EVERGREENS PLANTED)

TOTAL MITIGATION INCHES PROVIDED = 294" INCHES
 TOTAL MITIGATION INCHES REMAINING = 342" INCHES
 (to be evaluated by city forester in lieu of replacement trees)

SEE SHEET ATTACHED ARBORIST REPORT AND SEE MITIGATION PLAN L2.00 FOR ADDITIONAL DETAILS AND INFORMATION.

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

DISCLAIMER:

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LANDSCAPE SHEET INDEX

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

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PLOT DATE & TIME: 10/16/2025 12:30 PM

