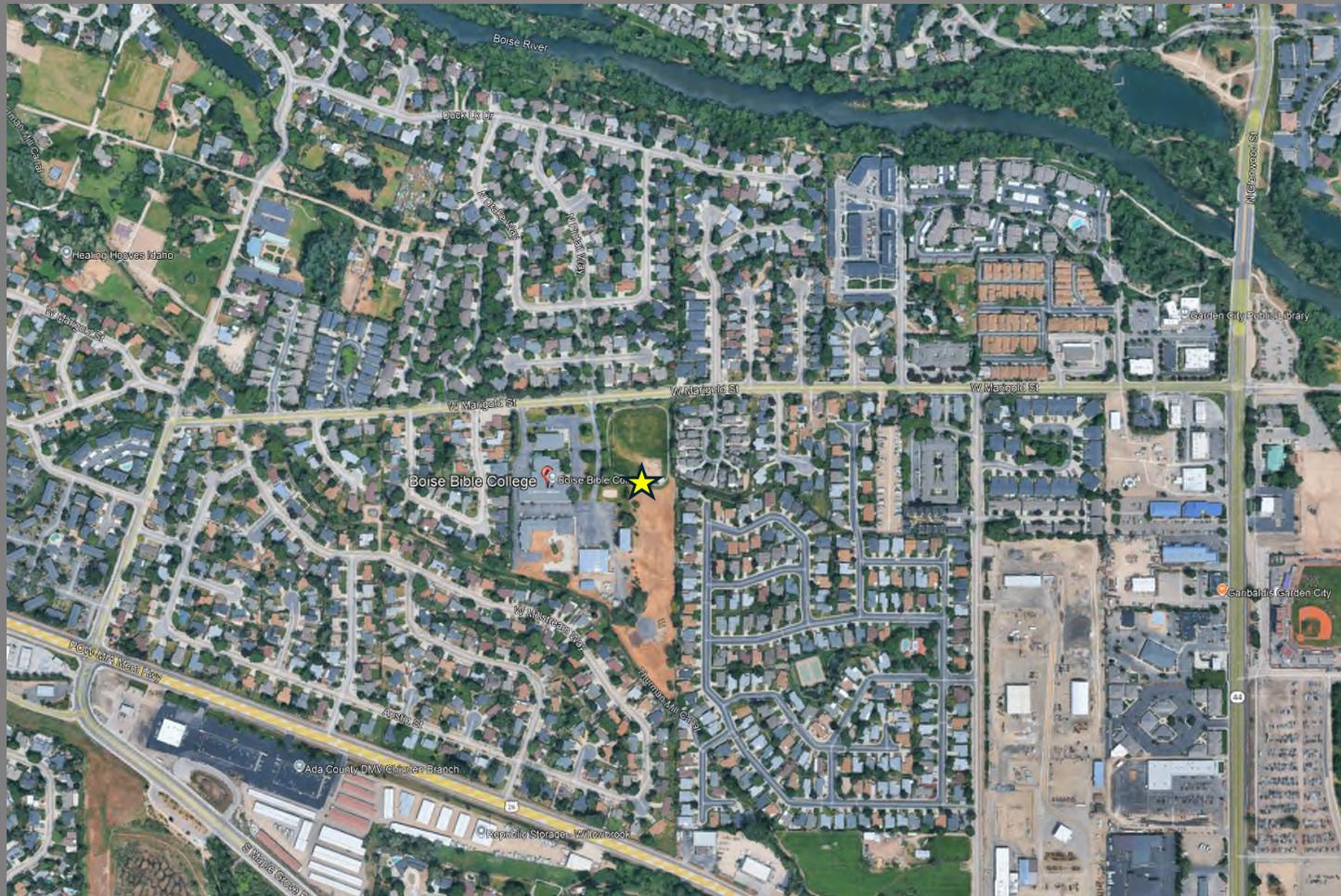


# Antioch Apartments

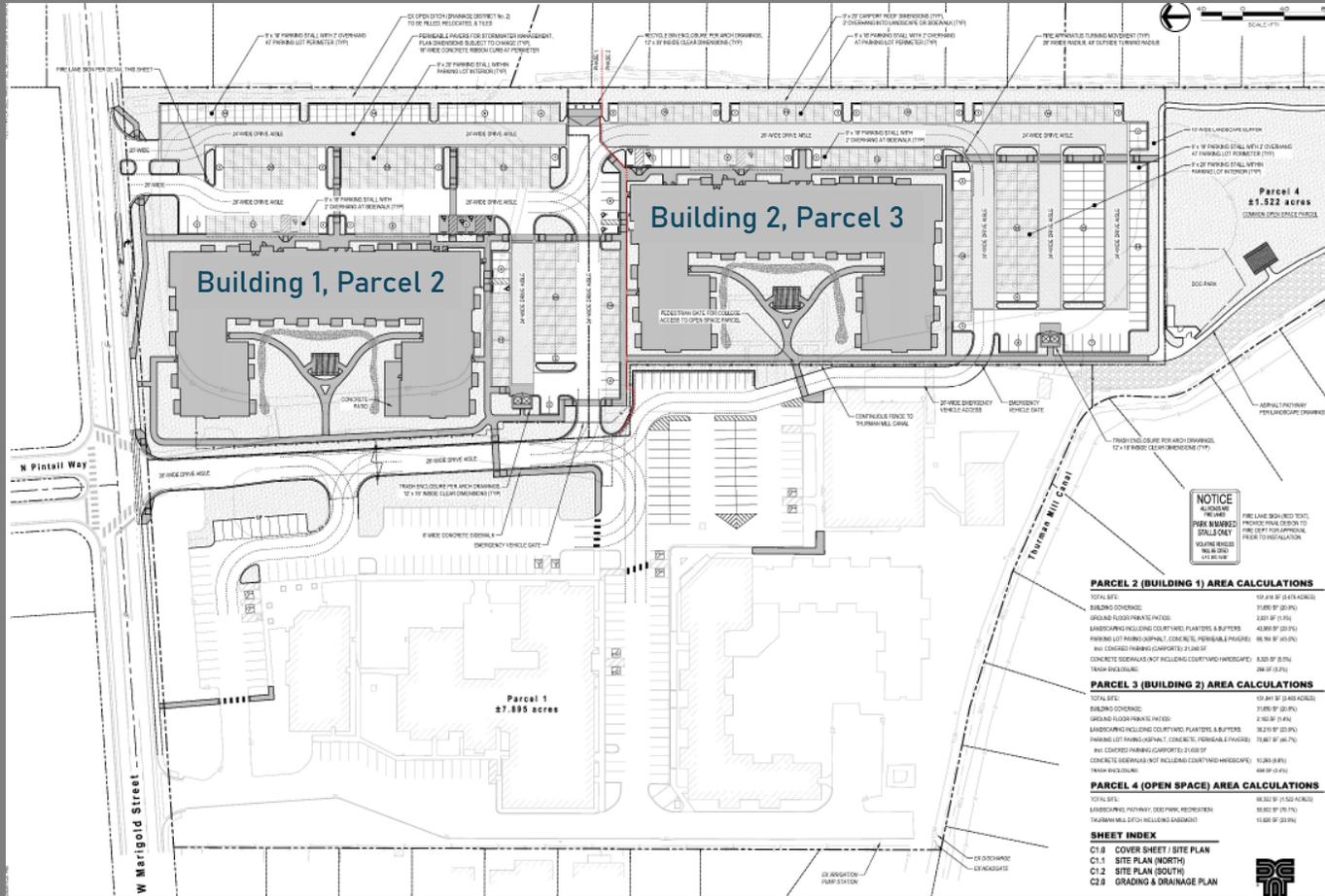


City Council Design Review Hearing  
December 30, 2025

# Project Location



# Site Plan



**PARCEL 2 (BUILDING 1) AREA CALCULATIONS**

TOTAL SITE	10.44 AC (247,470 SQ FT)
BUILDING COVERAGE	31,000 SQ FT (28.7%)
GRASS BUFFER/PRIVATE PATIO	2,000 SQ FT (1.9%)
LANDSCAPING/PAVING/COURTYARD/PLANTERS & BUFFERS	42,000 SQ FT (39.9%)
PARKING LOT (PAVING) (CONCRETE, PERMEABLE PAVEMENT)	46,700 SQ FT (44.5%)
NET COVERED PARKING (CAPACITY) (21,200 SF)	
CONCRETE SIDEWALKS (NOT INCLUDING COURT/YARD WALKWAYS)	13,200 SQ FT (12.7%)
TERRAZZO	204 SQ FT (0.2%)

**PARCEL 3 (BUILDING 2) AREA CALCULATIONS**

TOTAL SITE	10.44 AC (247,470 SQ FT)
BUILDING COVERAGE	31,000 SQ FT (28.7%)
GRASS BUFFER/PRIVATE PATIO	2,000 SQ FT (1.9%)
LANDSCAPING/PAVING/COURTYARD/PLANTERS & BUFFERS	42,000 SQ FT (39.9%)
PARKING LOT (PAVING) (CONCRETE, PERMEABLE PAVEMENT)	38,200 SQ FT (36.5%)
NET COVERED PARKING (CAPACITY) (21,200 SF)	
CONCRETE SIDEWALKS (NOT INCLUDING COURT/YARD WALKWAYS)	13,200 SQ FT (12.7%)
TERRAZZO	204 SQ FT (0.2%)

**PARCEL 4 (OPEN SPACE) AREA CALCULATIONS**

TOTAL SITE	10.44 AC (247,470 SQ FT)
LANDSCAPING, PATHWAY, DOG PARK, RECREATION	38,200 SQ FT (36.5%)
THURMAN MILL DETOUR INCLUDING BASEMENT	13,200 SQ FT (12.7%)

**SHEET INDEX**

C1.0	COVER SHEET / SITE PLAN
C1.1	SITE PLAN (NORTH)
C1.2	SITE PLAN (SOUTH)
C1.3	GRADING & DRAINAGE PLAN

# Building Perspectives



Building 1



Building 2

# Project Meets R3 Zone Standards

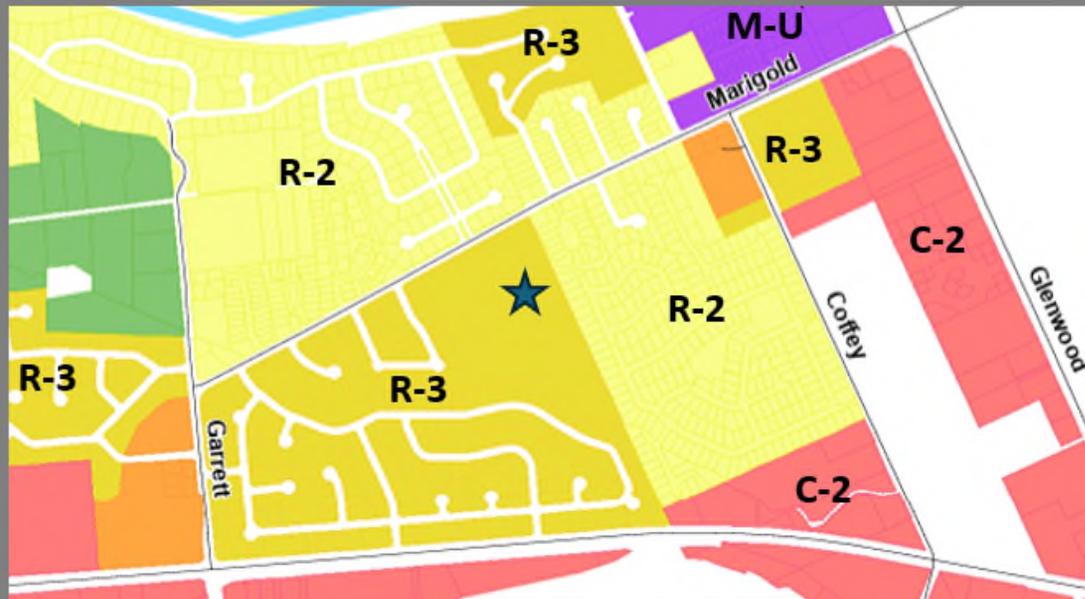


TABLE 8-2B-1

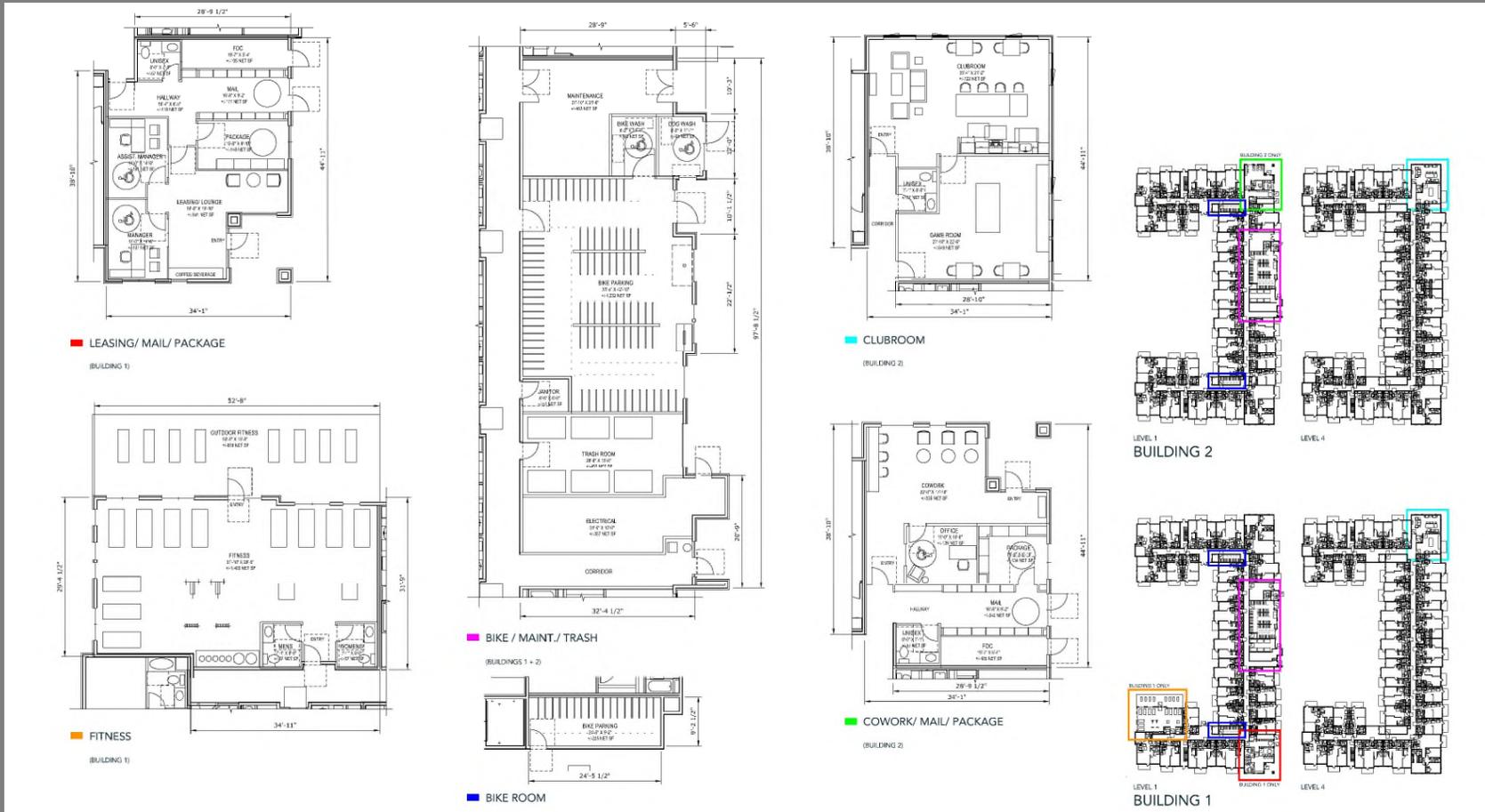
ALLOWED USES IN ALL BASE ZONING DISTRICTS

\* \*\*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
<b>Building 1</b>	0'/5'	152.8'
<b>Building 2</b>	0'/5'	88.8'

# Project Meets Multi-Family Requirements



# 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

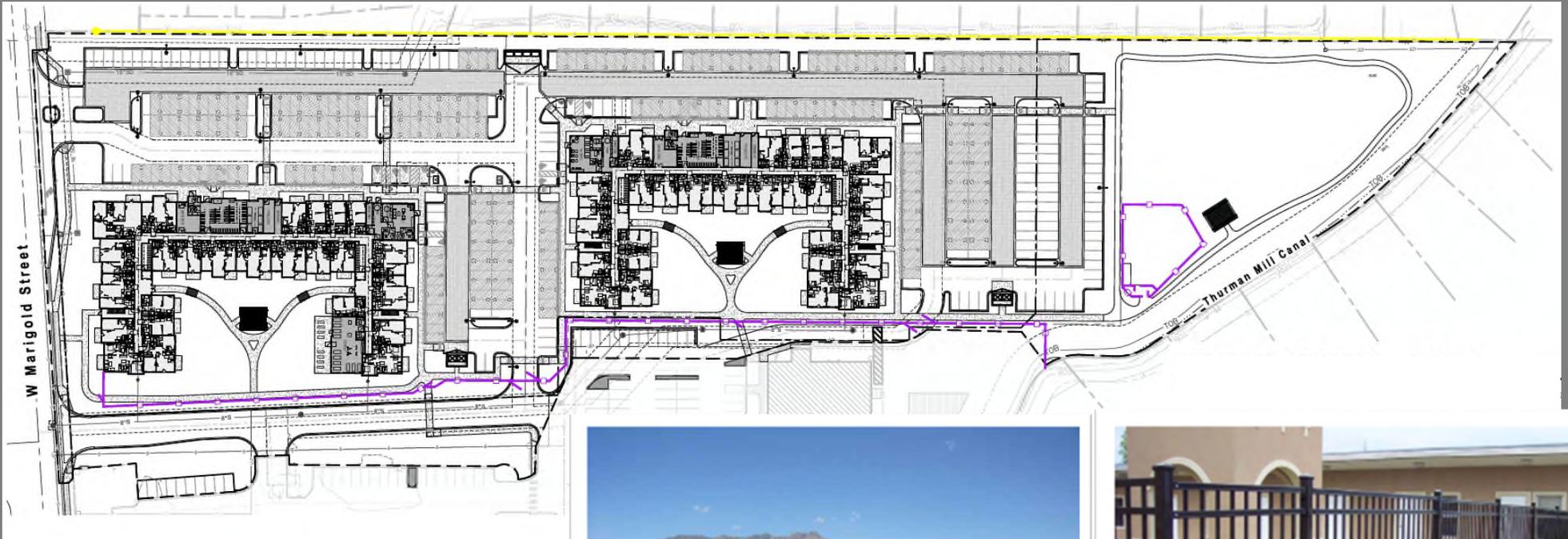
G - Sustainability

H - Flood Hazards

I - Landscaping/Tree Mitigation

L - Open Space

# Fencing



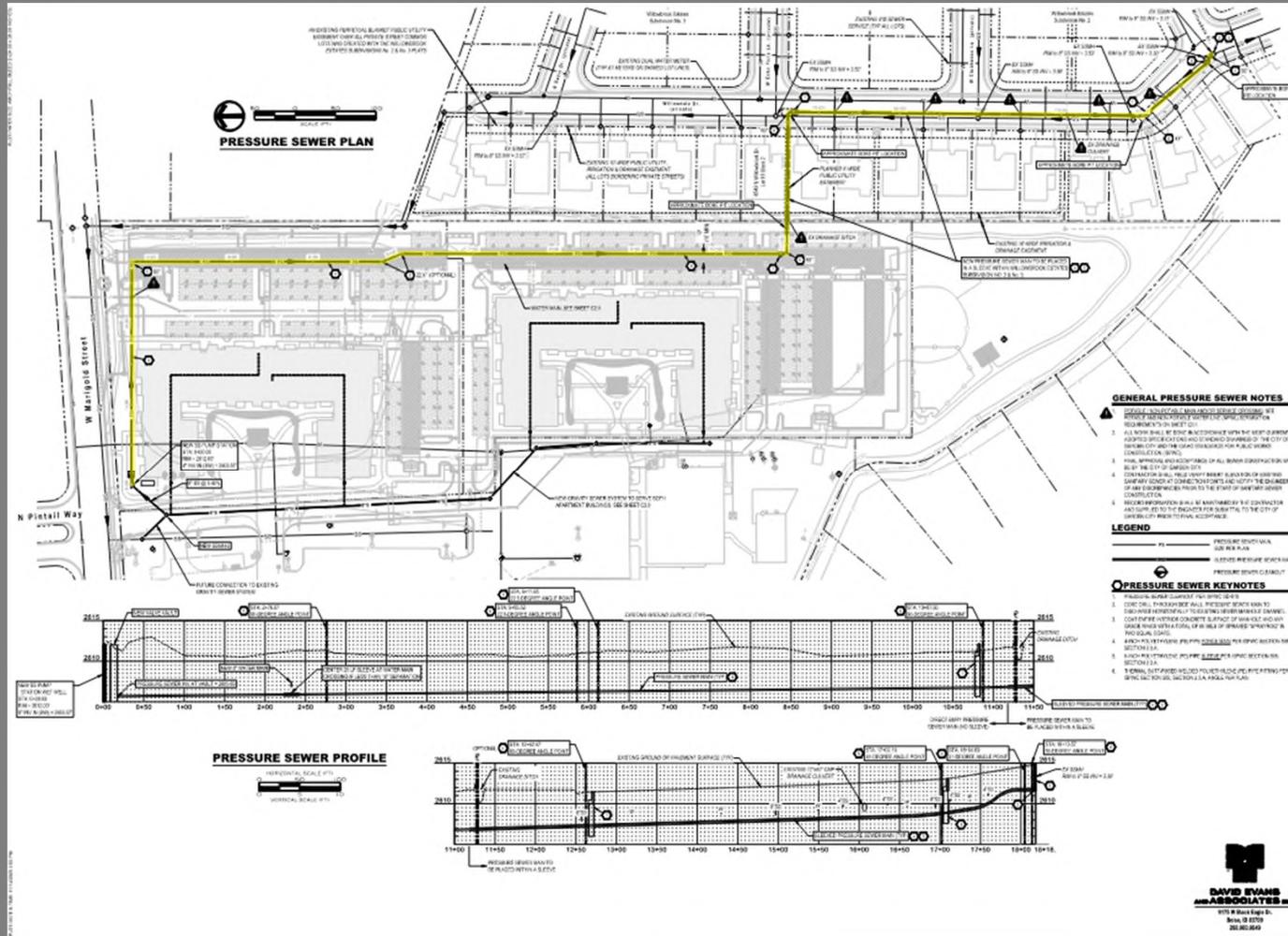
6' SOLID TAN VINYL  
PRIVACY FENCE, SEE  
DETAIL 4/L1.07



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

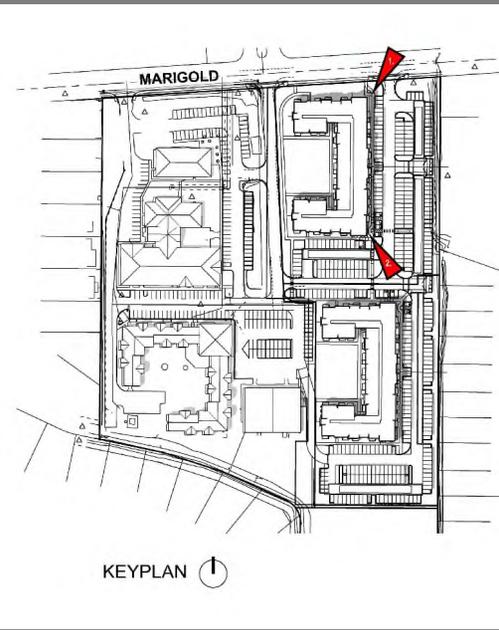


# Sewer





# Perspective Views Building 1



1. VIEW LOOKING SOUTH-WEST TO BUILDING 1



2. VIEW LOOKING NORTH-WEST TO BUILDING 1

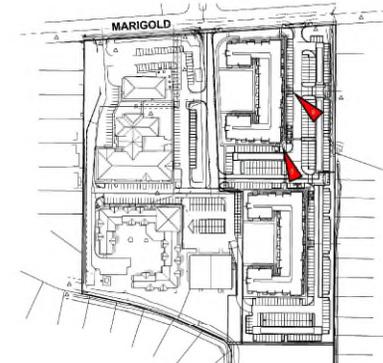
# Perspective Views – Bldg 1 Entry



5. MAIN BUILDING ENTRY AT BUILDING 1

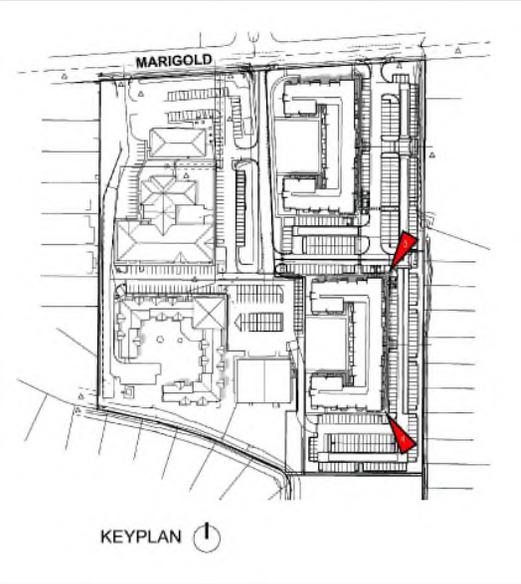


6. MAIN RESIDENT ENTRY AT BUILDING 1



KEYPLAN ↑

# Perspective Views Building 2



3. VIEW LOOKING NORTH-WEST TO BUILDING 2



4. VIEW LOOKING SOUTH-EAST TO BUILDING 2

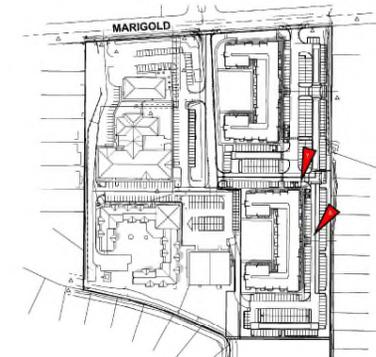
# Perspective Views – Bldg 2 Entry



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 WAINGSCOT 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 OVE 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



Sheet A-3

# Elevations– Bldg 1 (East and North)



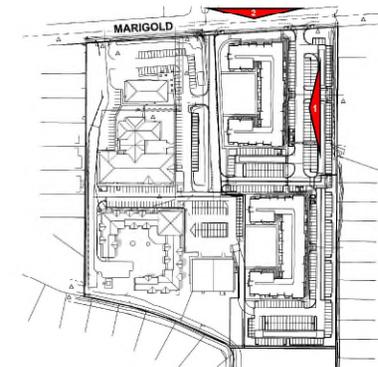
1. EAST ELEVATION

- ALUMINUM STOREFRONT
- DECORATIVE BRICK PATTERN
- METAL CANOPY
- EXTERIOR PLASTER OR EIFS, SAND FINISH
- RUNNING BOND BRICK W/ SOLDIER COURSE WAINSCOT
- MAIN RESIDENT ENTRY



2. NORTH (MARIGOLD) ELEVATION

- EXTERIOR PLASTER OR EIFS, SAND FINISH
- RUNNING BOND BRICK W/ SOLDIER COURSE WAINSCOT



KEYPLAN

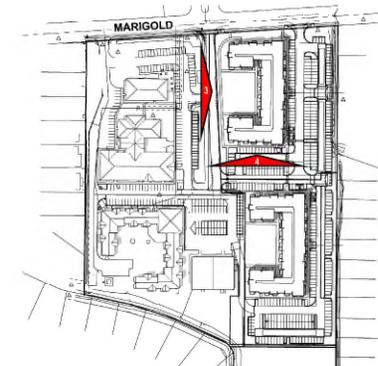
# Elevations – Bldg 1 (West and South)



3. WEST (INTERIOR DRIVE) ELEVATION



4. SOUTH ELEVATION



KEYPLAN ↑

# Elevations – Bldg 2 (East and North)



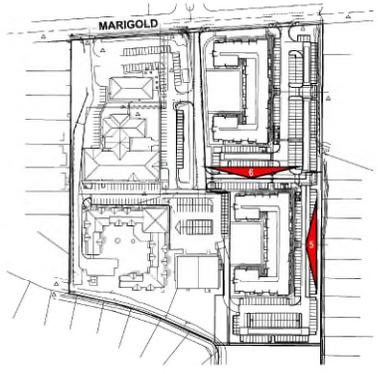
5. EAST ELEVATION

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  
 DECORATIVE BRICK PATTERN  
 METAL CANOPY  
 PROPOSED 4-STORY BUILDING  
 MAIN RESIDENT ENTRY



6. NORTH ELEVATION

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



KEYPLAN

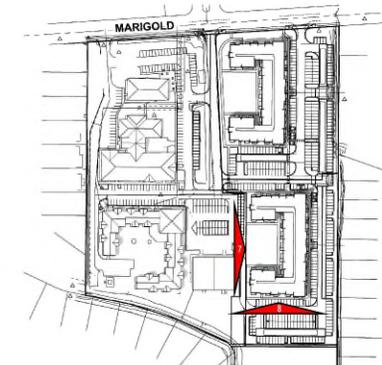
# Elevations – Bldg 2 (West and South)



7. WEST ELEVATION

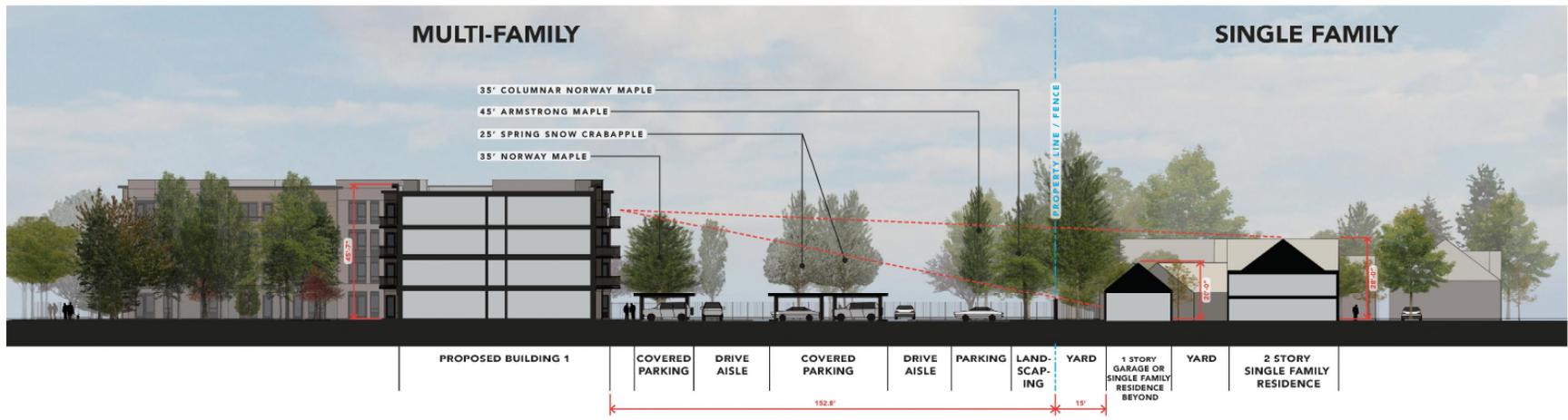


8. SOUTH ELEVATION



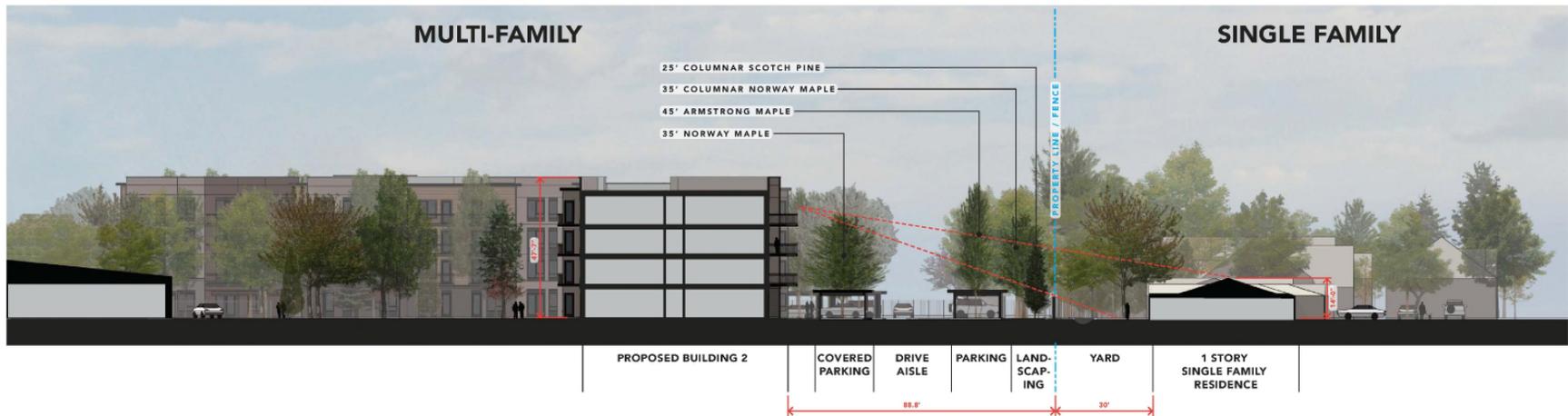
# Building 1 Buffer to Adjacent Uses

KEY PLAN ①



# 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		
			<b>Total per Dwelling Unit</b>		<b>298</b>	<b>328</b>	<b>482</b>
			<b>Total per Bedroom</b>		<b>270</b>		

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

Parking Demand  
Per Kittelson Parking Study

Parking Summary:					
Parking Required:			Parking Proposed:		
	#	ratio	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		
<b>Subtotal Required:</b>			<b>389</b>	<b>Subtotal Provided:</b>	<b>392</b>
Covered Required:			236	Covered (Carport):	236
			1.65		

Bike Parking Summary:					
Bike Parking Required:			Bike Parking Proposed:		
	#	ratio	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		
<b>Total Required:</b>			<b>264</b>	<b>Total Proposed:</b>	<b>264</b>

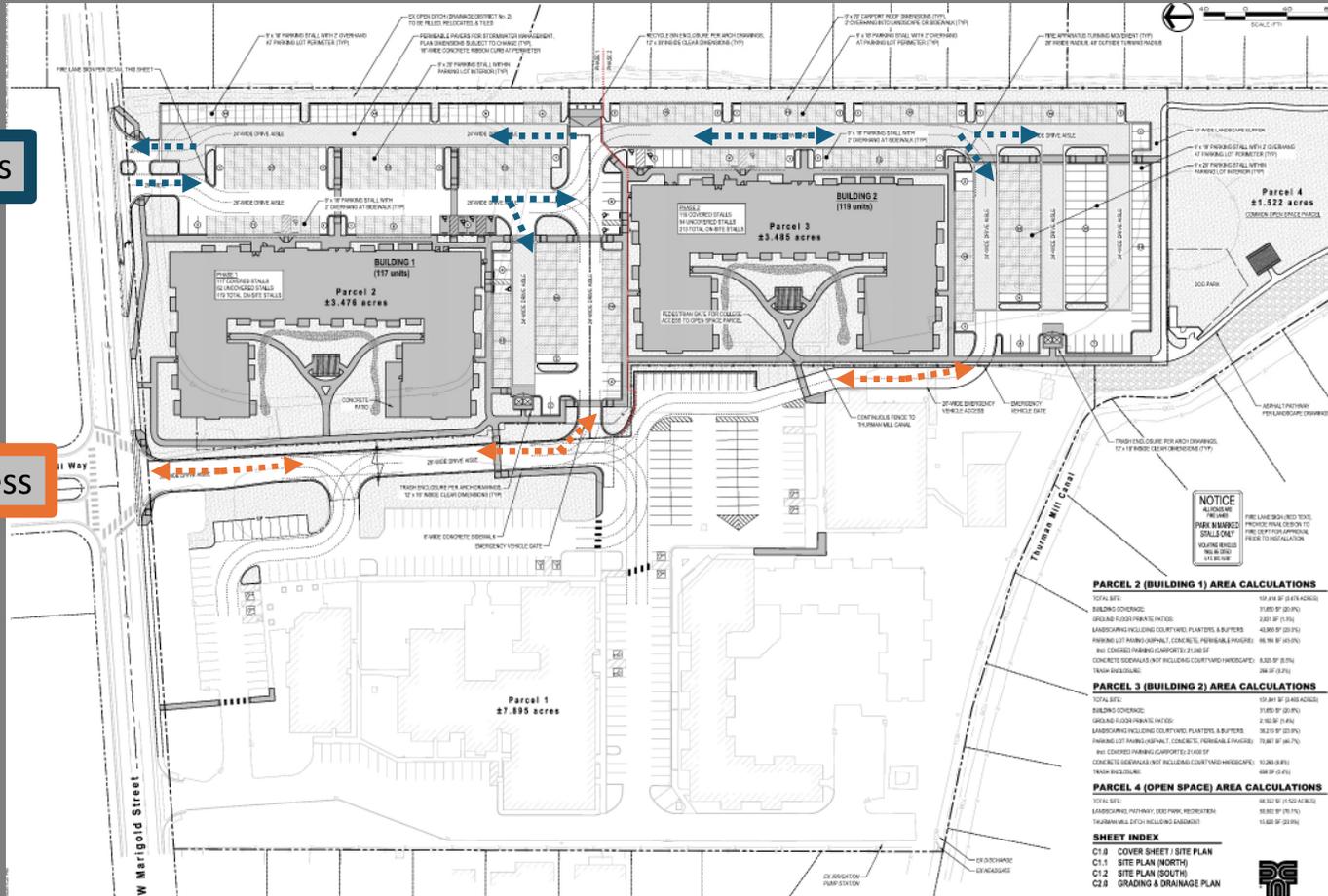
Parking Required  
Per City Code

Parking  
Provided

# Street Connections, Circulation

Primary M-F Access

Secondary M-F Access

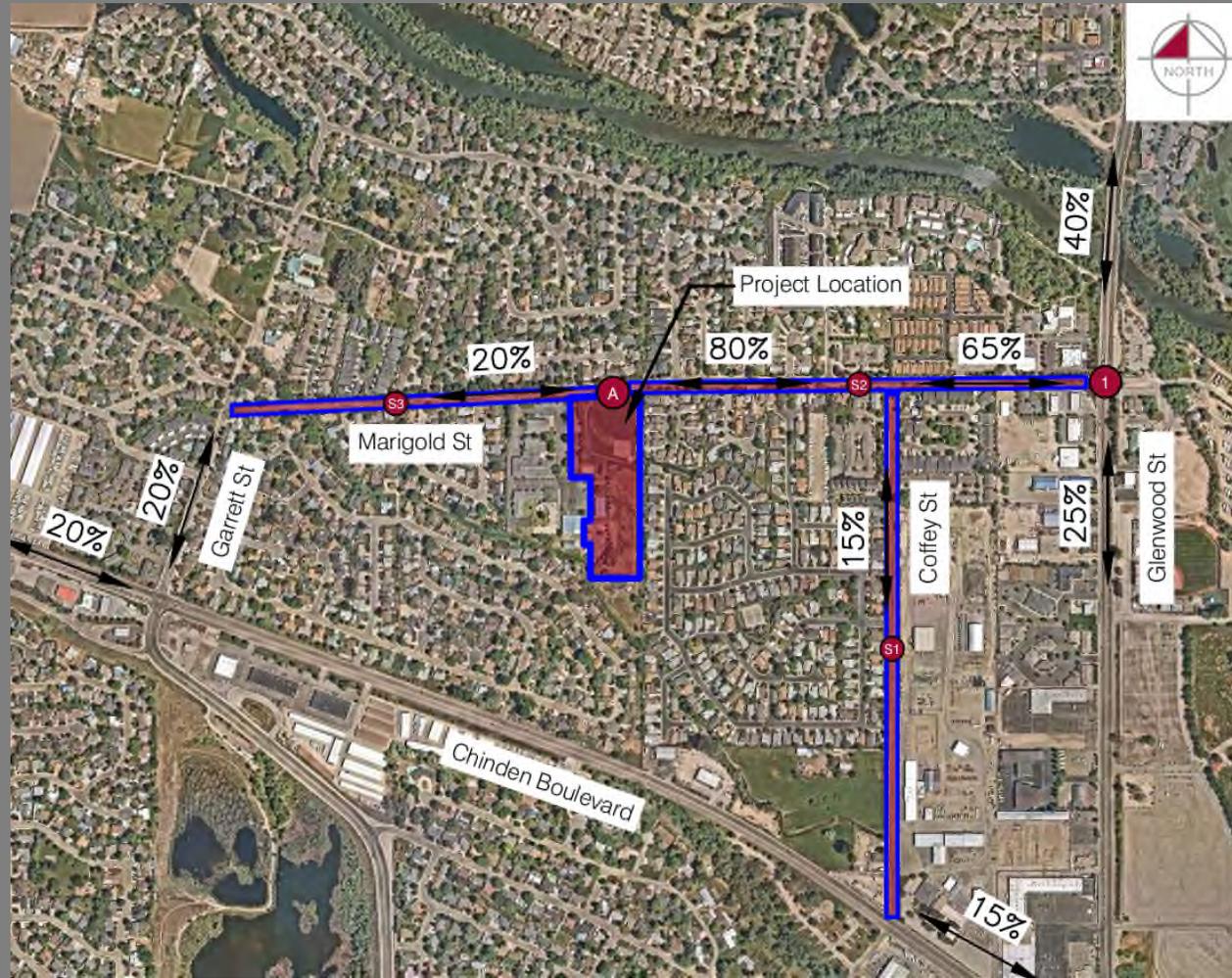


# Trip Generation

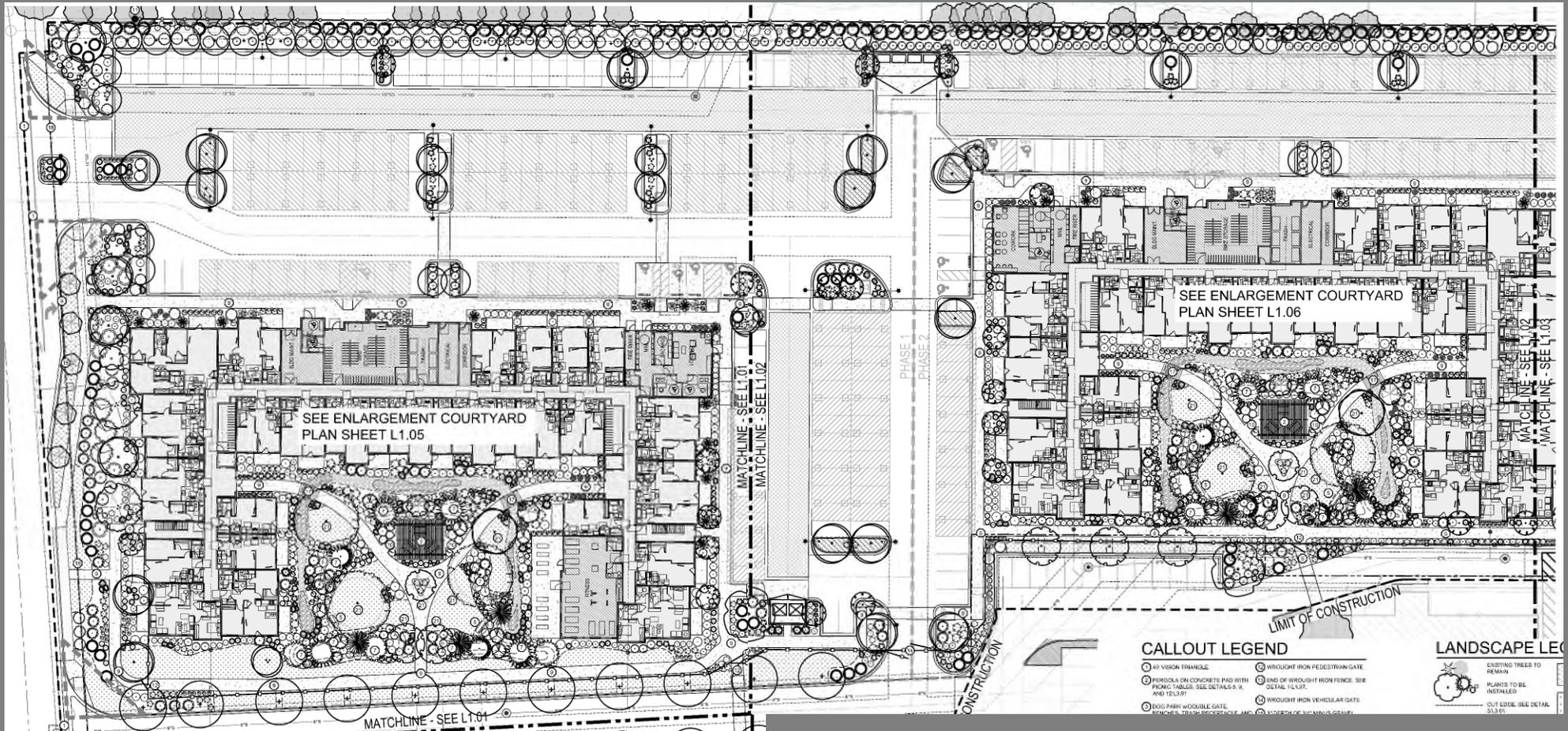
**Table 1 – Project Trip Generation**

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

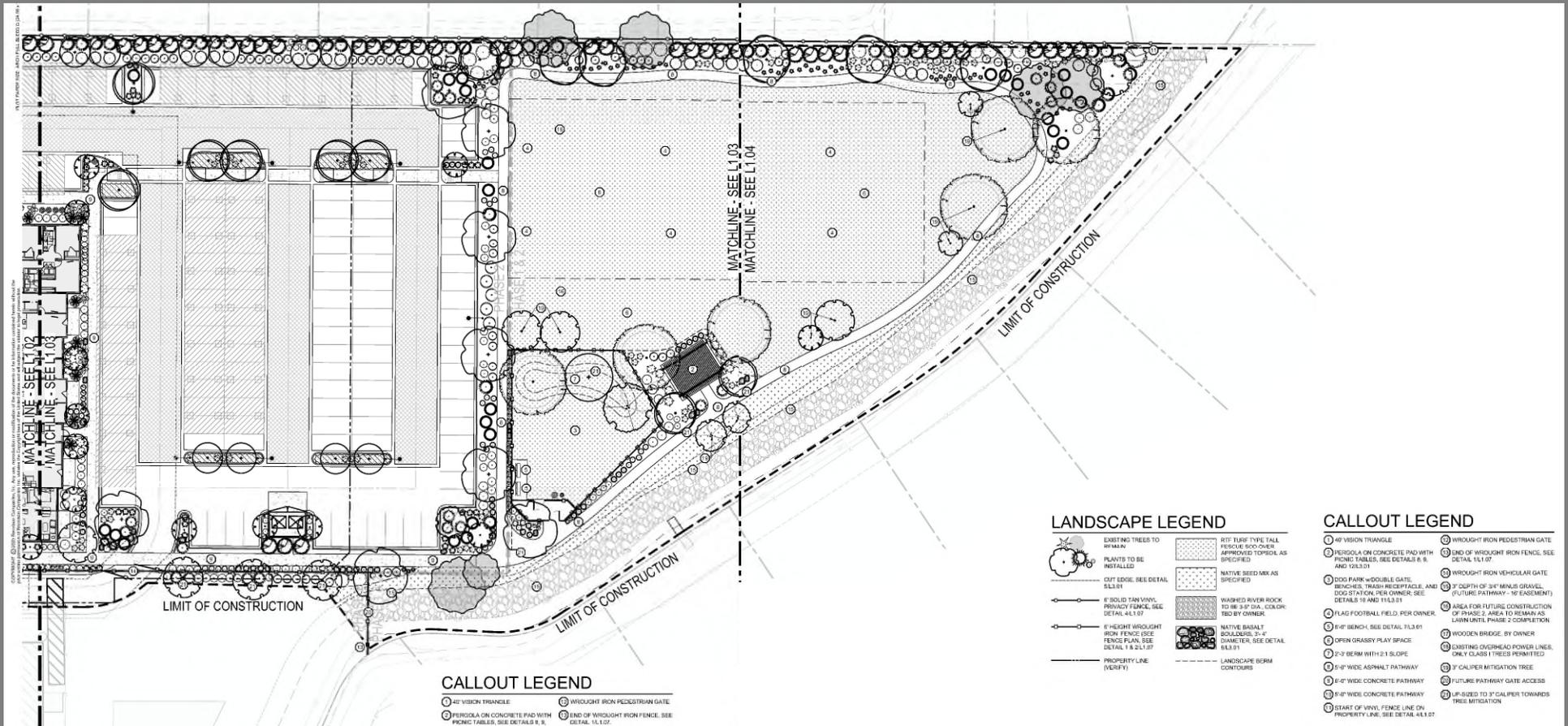
# Trip Distribution



# Landscaping, Open Space



# Open Space, Pathways



# Comprehensive Plan Alignment

Goal/Objective	Alignment
<b>Goal 2: Improve the City Image</b>  Objective 2.3: Promote quality design and architecturally interesting buildings.	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.
<b>Goal 4: Emphasize the "Garden" in Garden City</b>  Objective 4.1: Beautify and landscape  Objective 4.3: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.	The development's enhanced landscaping and open space provides screening to neighboring properties and offers passive and active recreational opportunities for residents.

# Comprehensive Plan Alignment

Goal/Objective	Alignment
<p><b>Goal 6: Diversity in Housing</b></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><b>Goal 7: Connect the City</b></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



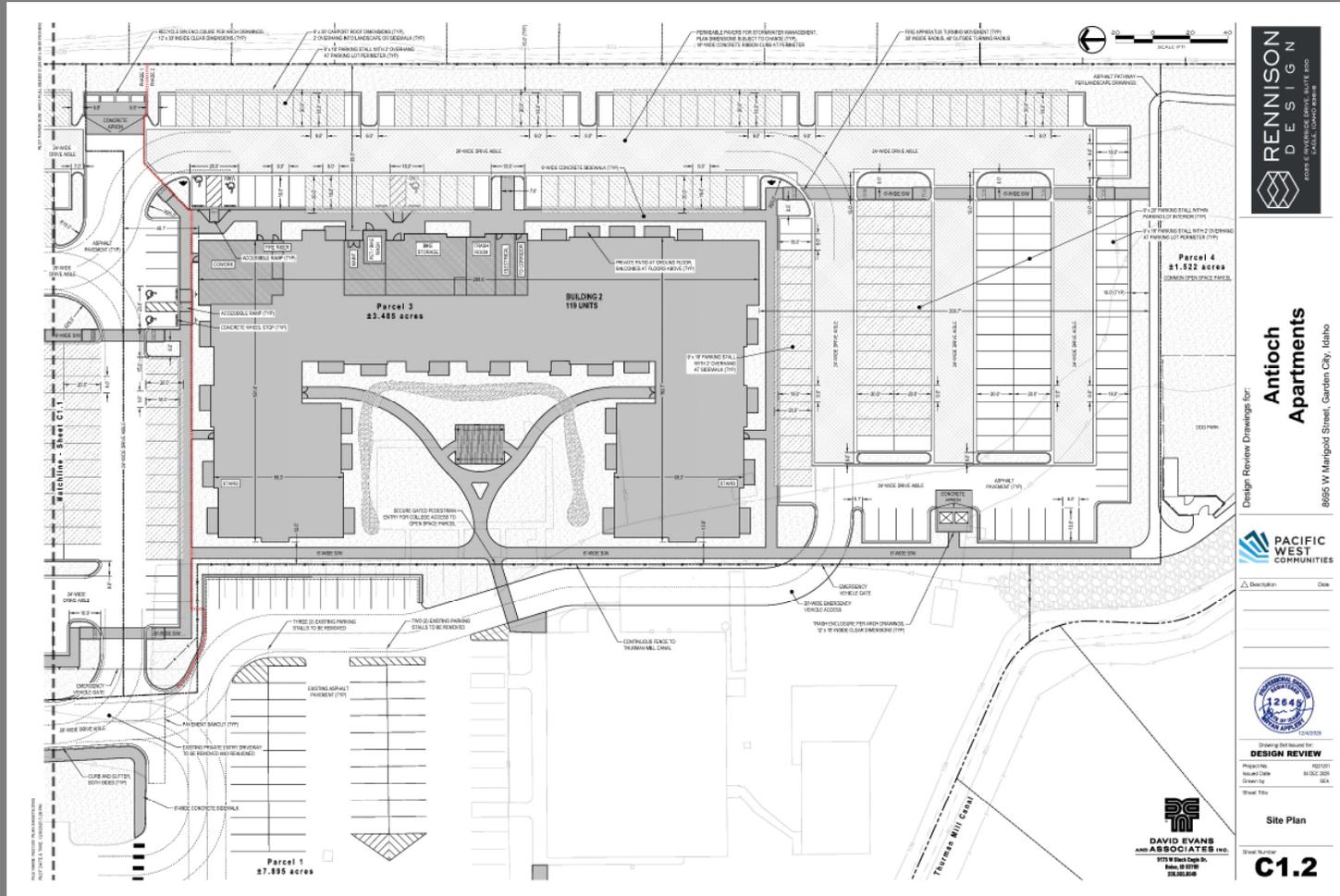
Boise Bible College  
 8695 W Marigold Street  
 Parcel No. 50525123602  
 16.35 acres  
 Zone: R-3

<b>CIVIL ENGINEER</b>	<b>OWNER'S REPRESENTATIVE</b>
REGISTERED DESIGNER CONTACT: BRYAN APPLEBY, PE 2025 S BRIDGECREEK DRIVE, SUITE 200 EAST, IDAHO 83818 (208) 462-8117 bryan@rennisondesign.com	REGISTERED CONTRACTOR CONTACT: ZACH TURNER 2025 S BRIDGECREEK DRIVE, SUITE 200 EAST, IDAHO 83818 (208) 462-8117 zach@rennisondesign.com
<b>RENNISON DESIGN</b>	<b>RENNISON CONTRACTORS</b>
<b>SURVEYOR</b>	
IDAHO SURVEY GROUP CONTACT: COOBY MC-CAMMILL, PLS 8055 W EMERALD STREET BOISE, IDAHO 83725 (208) 846-8275 cooby@idahosurvey.com	
<b>ISG</b>	

- NOTES**
- REFER TO ALTA HIRSH'S LAND TITLE SURVEY FOR 8695 W MARI GOLD 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 NORTH-EAST 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. 100146814, ALLOWS FOR SOME PRE-TREATED STORMWATER DISCHARGE TO THE THURMAN MILL CANAL. NO CLAIMS ARE SUBMITTED TO THIS EFFECT.



# Building 2 (Parcel 3)



Design Review Drawings for:  
**Antioch Apartments**  
 6695 W Marijoad Street, Garden City, Idaho

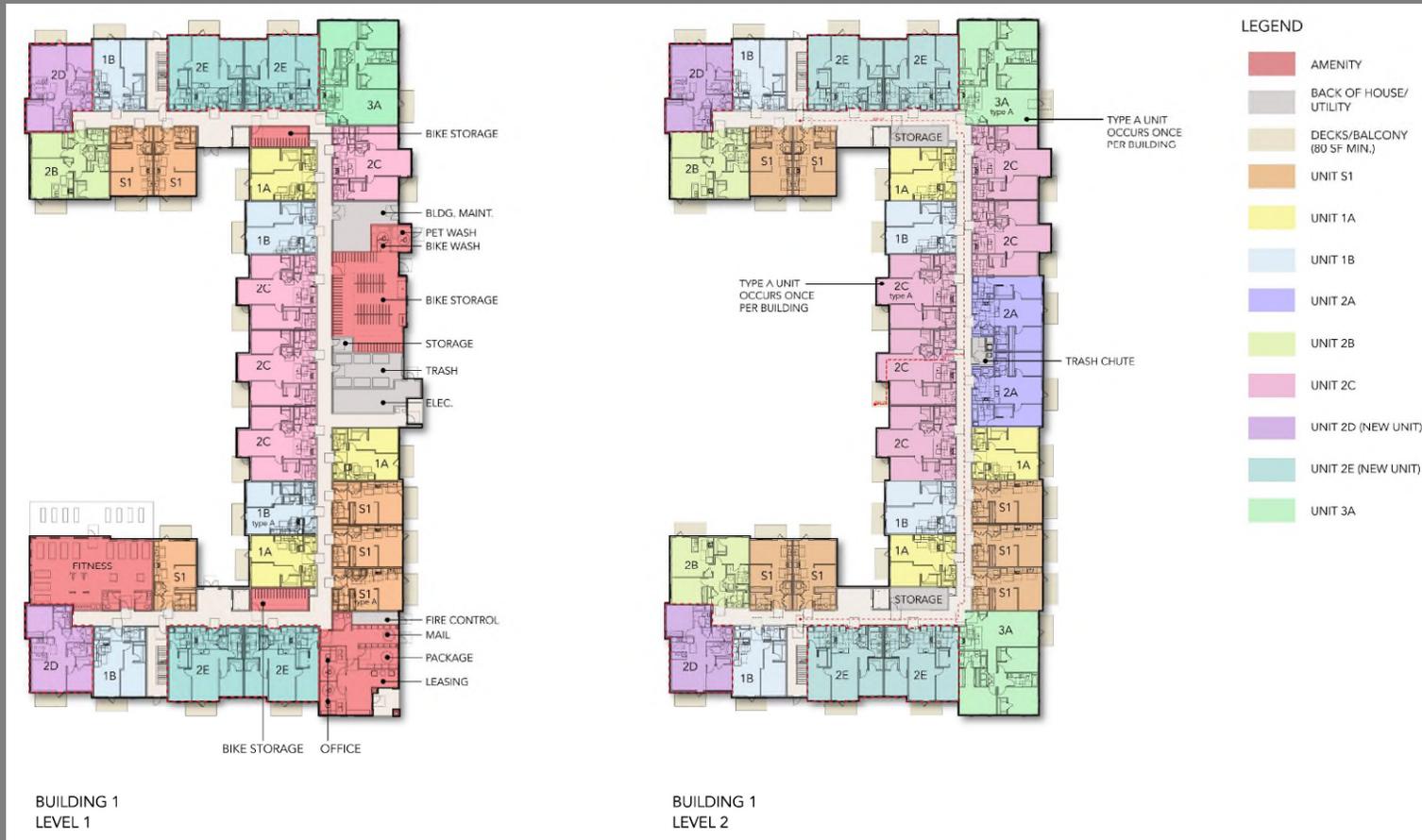


DAVID EVANS AND ASSOCIATES INC.  
 122701  
 81002-2888  
 USA

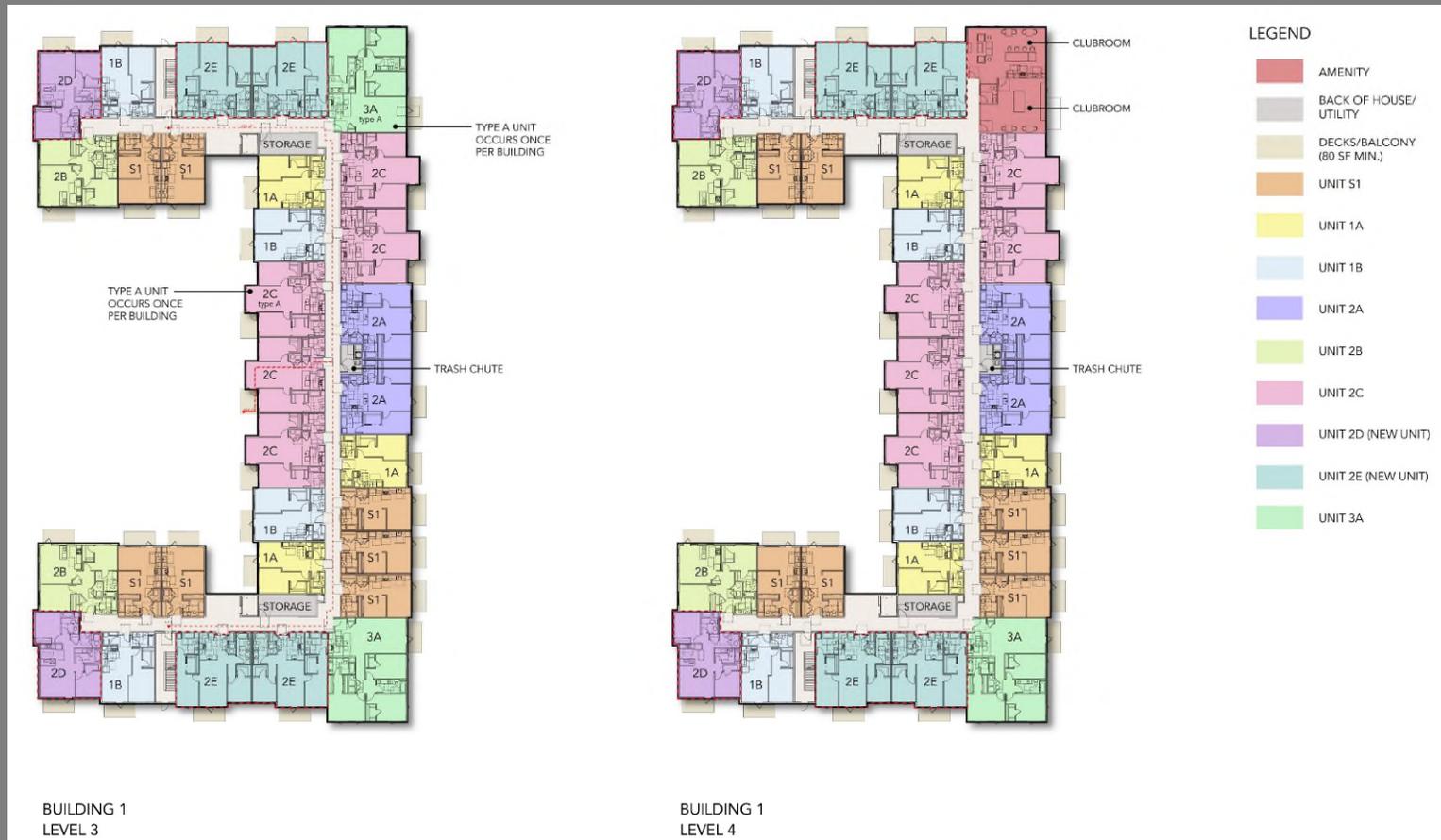
Site Plan  
 Sheet Number  
**C1.2**



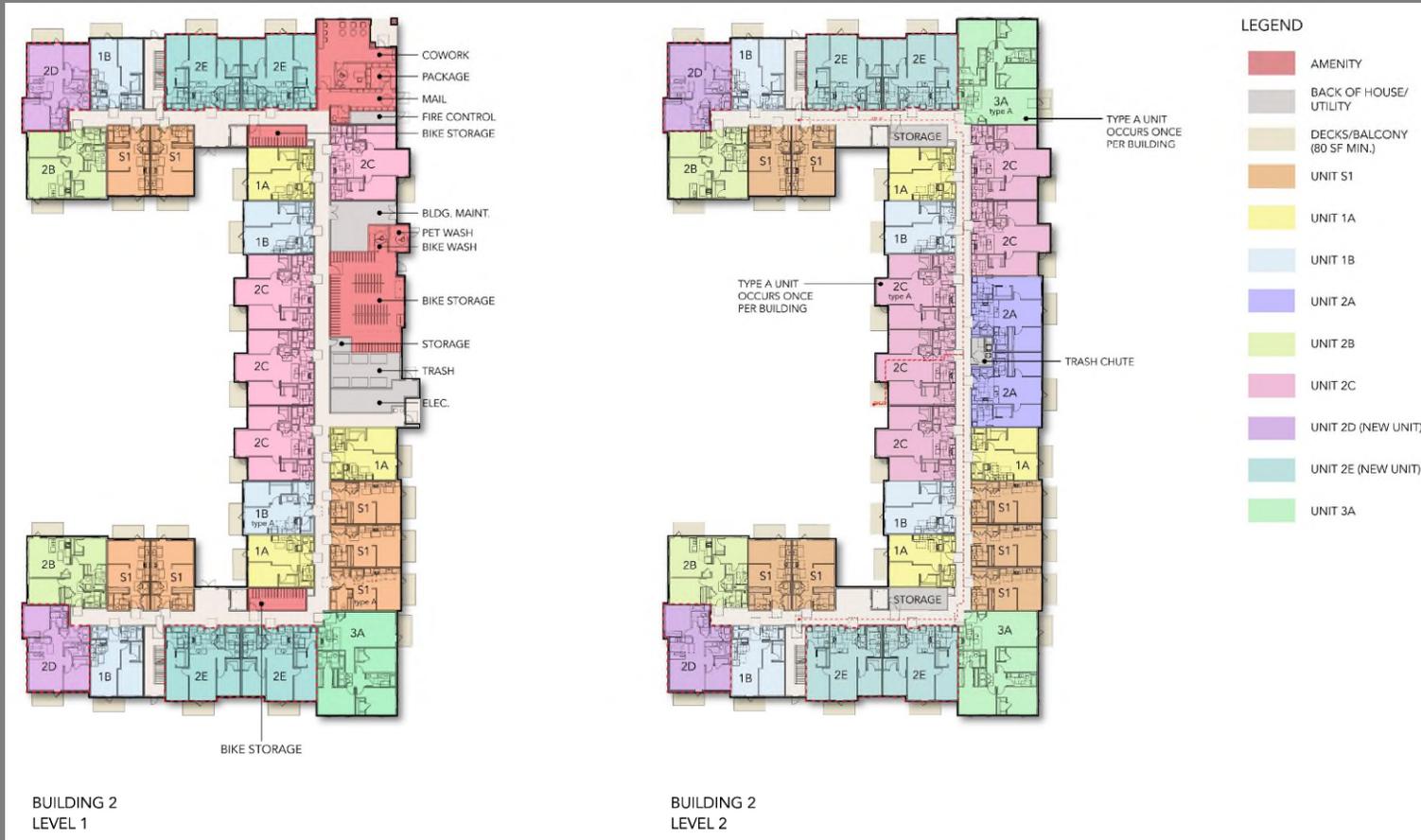
# Floor Plan – Bldg 1 (Levels 1 and 2)



# Floor Plan – Bldg 1 (Levels 3 and 4)



# Floor Plan – Bldg 2 (Levels 1 and 2)



# 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%
<b>TOTAL:</b>	<b>117</b>	<b>823 ave.</b>			<b>96,238</b> 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	Carpport:	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		
<b>Subtotal Required:</b>			<b>194</b>	<b>Subtotal Provided:</b>	<b>179</b>
Covered Required:			117	Covered (Carpport):	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		
<b>Total Required:</b>			<b>133</b>	<b>Total Proposed:</b>	<b>145</b>

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%
<b>TOTAL:</b>	<b>119</b>	<b>822 ave.</b>			<b>97,764</b> 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	Carpport:	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		
<b>Subtotal Required:</b>			<b>197</b>	<b>Subtotal Provided:</b>	<b>213</b>
Covered Required:			119	Covered (Carpport):	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		
<b>Total Required:</b>			<b>135</b>	<b>Total Proposed:</b>	<b>147</b>

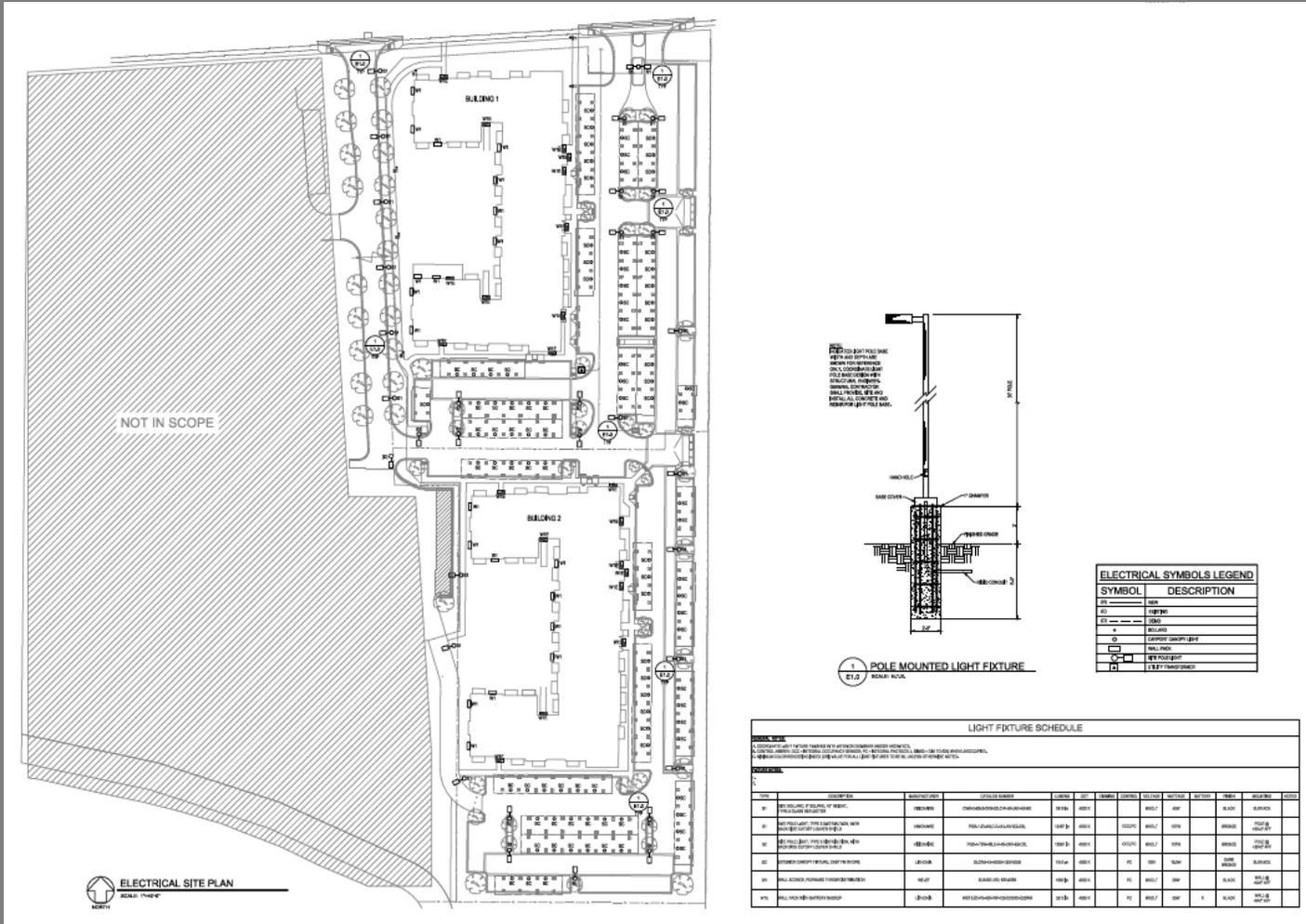
Antioch Apartments						11/11/2025
Project Total						
Unit Summary:						
	COUNT	UNIT NET SF*	DECK	NSF + DECK	SUBTOTAL	%
1-open	55	560	80	640		
Subtotal Studio	55	560			30,800	23.3%
1A	24	644	80	724		
1B	32	686	80	766		
Subtotal 1- bedroom	56	668			37,408	23.7%
2A	12	960	80	1,040		
2B	15	966	80	1,046		
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%
<b>TOTAL:</b>	<b>236</b>	<b>822 ave.</b>			<b>194,002</b> 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	Carpport:	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		
<b>Subtotal Required:</b>			<b>389</b>	<b>Subtotal Provided:</b>	<b>392</b>
Covered Required:			236	Covered (Carpport):	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		
<b>Total Required:</b>			<b>264</b>	<b>Total Proposed:</b>	<b>264</b>

# Lighting





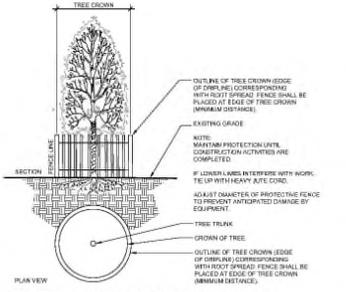
TREE ID	TREE SPECIES	DBH (IN)	CONDITION	STATUS (A-E)	MITIGATION
1	PINE	24	DINGLOPPED	R	0.0
2	PINE	24	DINGLOPPED	R	0.0
3	PINE	24	DINGLOPPED	R	0.0
4	PINE	24	DINGLOPPED	R	0.0
5	PINE	24	DINGLOPPED	R	0.0
6	PINE	24	GOOD	M	24.0
7	PINE	24	DINGLOPPED	R	0.0
8	HONEY LOCUST	18	GOOD	M	18.0
9	HONEY LOCUST	18	GOOD	M	18.0
10	HONEY LOCUST	18	GOOD	M	18.0
11	PINE	24	GOOD	P	24.0
12	HONEY LOCUST	18	GOOD	M	18.0
13	MAPLE	30	GOOD	M	24.0
14	HONEY LOCUST	18	GOOD	M	18.0
15	MAPLE	30	GOOD	M	18.0
16	CHAMPAPE	18	FAIR	M	18.0
17	CHAMPAPE	18	FAIR	M	18.0
18	CHAMPAPE	18	FAIR	M	18.0
19	SPRUCE	18	GOOD	M	18.0
20	CHAMPAPE	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	DRING	R	0.0
31	COTTONWOOD	8	FAIR	M	8.8
32	COTTONWOOD	4	FAIR	M	2.0
33	PUM	20	FAIR	M	20.0
34	PUM	20	FAIR	M	20.0
35	CHAMPAPE	8	FAIR	M	8.8
36	CHAMPAPE	8	FAIR	M	8.8
37	MAPLE	18	DRING	M	18.0
38	MAPLE	12	GOOD	M	12.0
39	LORDB	12	GOOD	M	12.0
40	CHAMPAPE	8	GOOD	M	8.8
41	PINE	10	GOOD	M	10.0
42	PEAR	8	GOOD	M	8.8
43	PEAR	8	GOOD	M	8.8
44	PINE	10	GOOD	M	10.0
45	SLM	25	INVASIVE	R	0.0
46	SLM	36	INVASIVE	R	0.0
47	SLM	36	INVASIVE	R	0.0
48	SPRUCE	15	GOOD	M	15.0
49	SLM	36	INVASIVE	R	0.0
50	SLM	36	INVASIVE	R	0.0
51	PINE	30	DRING	R	0.0
52	PINE	30	DRING	R	0.0
53	SLM	36	INVASIVE	R	0.0
54	PINE	30	GOOD	M	30.0
55	SLM	22	INVASIVE	R	0.0
56	PINE	24	GOOD	F,C	0.0
57	SLM	32	INVASIVE	R	0.0
58	SLM	32	INVASIVE	R	0.0
59	PINE	30	GOOD	M	30.0
60	PINE	32	GOOD	F,C	0.0
61	SLM	32	INVASIVE	R	0.0
62	SLM	32	INVASIVE	R	0.0
63	SLM	32	INVASIVE	R	0.0
64	PINE	32	DEAD	R	0.0
65	PINE	24	GOOD	F,C	0.0
66	PINE	24	GOOD	F,C	0.0
67	HAWTHORNE	8	GOOD	M	8.8
68	CHAMPAPE	8	GOOD	M	8.8

**TREE PROTECTION NOTES:**

- PROTECT THE CRITICAL ROOT ZONE (THE AREA DIRECTLY BELOW THE DRIPLINE OF THE TREES TO REMAIN ON SITE BY:
  - CONSTRUCTING A TEMPORARY CHAIN-LINK 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 STORING OR PLACING 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 MANNER 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 LEGEND AS SET FORTH IN THE CURRENT CITY CODE.

**TREE MITIGATION LEGEND:**

- REMOVED TREES THAT DO NOT REQUIRE MITIGATION AS THEY ARE AN INVASIVE, HAZARDOUS, TOPPED, DEAD OR DYING.
- MITIGATION OF EXISTING DESIRABLE IN FAIR OR GOOD HEALTH TREES TO BE REMOVED THAT REQUIRE MITIGATION FROM THE INTERIOR OF THE SITE.
  - PRESEVED EXISTING TREES TO BE SAVED ON SITE THAT WILL NOT COUNT TOWARDS ANY MITIGATION.
  - COMMON CITY-DESIRABLE TREES TO BE SAVED ON SITE LOCATED ON AND COUNTING TOWARDS COMMON AREA REQUIREMENTS. EXISTING CALIPER INCHES TO BE USED FOR STANDARD LANDSCAPE REQUIREMENTS.
  - ADDITIONAL EXISTING TREES THAT ARE LOCATED ON THE PROPERTY BOUNDARY OR JUST OFF-SITE. **SEE PLAN FOR CONTEXT ONLY.**
- SEE EXISTING TREE INVENTORY TABLE FOR ADDITIONAL INFORMATION.
- PER GARDEN CITY CODE ALL REQUIRED LANDSCAPE TREES TO BE 2" CALIPER OR IF HEIGHT EQUIVALENT EQUIVALENT TO 2" CALIPER, ANY SAVING OVER AND BEYOND THESE REQUIREMENTS ARE TO BE USED FOR MITIGATION.



**1 TREE PROTECTION DETAIL**  
NOT TO SCALE

TREES TO BE	REMOVED	SLM
MITIGATED	SLM	8
REMOVED	SLM	8
COMMON	SLM	8



