



Additional/Revised Material Submittal Form

Submittal Date: 12/11/2025

Rec'd by: _____

6015 Glenwood Street ☐ Garden City, Idaho 83714 ☐ Phone 208/472-2921 ☐ Fax 208/472-2926 ☐
 building@gardencityidaho.org ☐ Inspection Hotline Phone 208/472-2920 ☐ www.gardencityidaho.org

PROJECT INFORMATION

Permit (File) Number: DSRFY2025-0008 **Design Professional in Charge:** Pivot North c/o Gary Sorensen and Chad Gierhart

Project Name: Antioch Apartments
 Current: 8695 W Marigold St

Project Address: Future: 8647 & 8687 W Marigold St Garden City, Idaho, 83714
 chad@pivotnorthdesign.com Chad: 208.690.3108 x712

Contact email: zach@rennisoncompanies.com **Contact Phone:** Zach: 208.938.2440

*****Applicant is responsible for notifying ACHD for any changes that affect design*****

Required number of additional or revised plans submitted (1 electronic copy is required as well):

- Please only submit new or revised materials. Re-submitting materials that have not been revised will incur additional review fees.
- Electronic copy - Grading or Civil Sheets(no building) Electronic copy - *only sheets with changes*
- Electronic Copies Only - Residential Building/Nonresidential Building - *individual sheets pdf and labeled*
- Electronic Copies - Design Review, Planning and Zoning, or City Council review documents

*****Provide the page/sheet number and description of what changes are made*****

****Additional sheet can be submitted also****

1. Please refer to the City Staff Report and Findings of Fact response prepared by Pivot North
2. Please refer to the Landscape Arborist Report dated 12/2/25
3. Please refer to the Landscape Siberian Elm Memo
4. Please refer to the updated Civil, Landscape and Architectural drawings and narrative response by Pivot North
5. _____
6. _____

Who requested Change:

- Building Reviewer - Idaho Division of Building Safety
- Engineer Reviewer
- Environmental Reviewer (erosion sediment/pretreatment)
- Fire Reviewer
- Planning Reviewer
- Sewer Reviewer
- Water Reviewer
- Other: _____

December 9, 2025

City of Garden City
Development Services Department
6015 Glenwood Street
Garden City, ID 83714

RE: Design Review Decision Report Response:
File Number DSRFY2025-0008

To Whom it May Concern,

Thank you for the opportunity to respond to the comments outlined in the Design Review Staff Report for the above-referenced project. In addition to the updated drawings, we are providing written responses addressing each of the comments included in the report.

Our detailed written responses to the staff report comments are provided below for your review and consideration.

Finding of Fact

Comment:

20. The Design Review Consultants provided written comment in response to the November 13th, 2025, resubmittals, the following comments and requests were made: - page 6

a. The façade updates do not clearly identify the building’s primary residential entry. Improvements to the leasing office and lounge façades do not resolve this issue. Primary building entrances should be clearly identifiable for both visitors and residents, and should be expressed through façade articulation that defines the main entry points. The main entrance serving the 300–400 daily users appears tucked near the 1A units and is not visually defined from key approaches.

Response:

- *Redesigned the building entrance to provide stronger visual prominence and articulation by introducing the following distinctive architectural treatments:*
 - *Extended the brick volume outward toward the sidewalk to create a projecting entry element. Decorative brick pattern was added at the pedestrian level – recalling brick pattern above the Leasing and Lounge entrances.*
 - *Raised the height of the brick base to capture the balcony above. Further articulation is done by adding a decorative guardrail to the new 2nd floor balcony.*
 - *Added copper-colored wall panel and recessed exterior lighting in the recessed entry for wayfinding and nighttime visibility.*
 - *Wall panels on level 2 & 3 directly above the entry have been changed to copper.*
 - *Copper color is used throughout the project as a mechanism to identify building entry points.*
 - *The above revision creates a small residential lobby which could be used for ridesharing*

waiting.

- *Electrical room door was moved to the side of the new entry element which eliminates any confusion about which door is the primary residential entrance. The overhead door color was changed to blend with building façade better.*

These modifications clearly define the primary residential entry for residents and visitors, improving both visibility and user experience.

b. Additional façade refinement is needed, including breaking up the cornice line on Building 1’s northeast corner, similar to the treatment on Building 2.

Response: The cornice line on Building 1’s northeast corner has been refined using the following techniques:

- *Raised the parapet height and added an overhang mirroring the treatment at the leasing office corner for visual continuity.*
- *Additionally, we shifted the exterior wall outward to create a plane change which reinforces the corner’s prominence.*

These enhancements provide depth and articulation, directly addressing staff’s comments and improving the building’s street presence.

c. The proposed gated development configuration does not satisfy requirements for a direct, convenient, and attractive pedestrian pathway. The project shall be revised to comply with connectivity standards and Comprehensive Plan direction discouraging gated developments.

Response: To address staff’s concerns regarding connectivity and compliance with Comprehensive Plan guidance discouraging gated developments, we have removed the fence and gates at the project entrance off Marigold Street.

d. Fencing along the front of the building shall comply with visibility and engagement objectives. A 3.5-foot fence provides minimal security benefit and reduces street interaction; therefore, any fencing in this location shall not be solid or constructed as privacy fencing.

Response: We have removed the fence and gates at the project entrance off Marigold.

Per Design Review Report and Decision dated 12/08/2025, comment page #18.

Title 8-4A-3: Fences and Walls (Per Design Review Report and Decision dated 11/03/2025, comment page #13.)

Comment:

Fences within the front yard setback must be set flush with the building façade if they are greater than 3.5’ tall. As such, the 6’ tall wrought iron fence along Marigold is not compliant with code standards. Additionally, the perimeter vinyl fence is also not compliant with this code.

Response: Wrought iron fence has been adjusted to building façade. Wrought iron fencing between eastern side of building 1 and eastern property line is now 3.5’ max. Vinyl fence along eastern property line has been adjusted south to be in line with building 1 façade to retain 6’ height. See sheet L1.07

- **Updated as of 12/09/2025;** All 3.5’ tall wrought iron fencing has been removed.

Per Design Review Report and Decision dated 11/03/2025, comment page #21, 22.

Title 8-4I-4: Landscaping Provisions for Specific Uses

Comment:

While landscape is provided, it is not clear if it meets this standard of code, since the calculations included buffers. Additional information required.

Response: Updated gross site landscape areas to ensure they do not include setback or perimeter landscaping. See sheet L1.08

Comment:

Staff recommends requiring Class II street trees (or larger where planting strip width allows) along public frontages to maximize cooling, public health, habitat, stormwater, and long-term canopy outcomes; Class I trees should only be permitted where overhead utilities or substandard planter widths preclude larger forms. This is consistent with regional practices and local streetscape precedents of new developments in Garden City. Conditions have been drafted to require Class II or III trees in lieu of the Class I trees.

Response: Street trees along Marigold St. have been update with class II trees except where overhead power exists. Class I trees are used where overhead power lines exist. See sheet L1.01

- **Updated as of 12/09/2025;** (10) Ten Class II trees have been provided within the frontage along Marigold.

Comment:

Include landscape islands with at least one tree at the beginning and end of each parking row and to break up longer rows or highlight special features.

Response: All parking lot landscape islands have been updated to provide a tree.

Per Findings of fact dated 12/08/2025, comment # 20-e.

Title 8-4I-6.E.3.a: Parking Lot Landscaping Provisions

Comment:

Landscaping plans shall verify and comply with GCC 8-4I-6.E.3.a regarding internal tree counts in the south lot, and shall incorporate required landscaped medians pursuant to GCC 8-4I-5.

Response: Parking lot landscape tree requirement has been updated within the 'Landscape Information' on Sheet L1.00 as well as throughout the landscape sheets to provide a (1) one tree per (5) five parking spaces provided.

Per Design Review Report and Decision dated 11/03/2025, comment page # 22.

Title 8-4L-5: Open Space Standards for Multi-family Developments

Comment:

Not enough information provided, dimensions of each patio/deck are not provided.

Response: All open space calculations have been updated and do not include setbacks or perimeter landscape. See sheet L1.08

Per email from Garden City staff (Hanna Veal) dated 12/01/2025.

Title 8-4I-7: Tree Preservation Provisions:

Comment:

I am concerned that not all the trees that are being removed are being mitigated for. For example:

- Evergreen trees #19, 21, 22, 23, 24, 41, 44, 48
- Cottonwood tree #31
- Elm trees #45, 46, 47, 50, 55, 57 58
- Maple tree #38
- Linden tree #39
- Crabapple tree #40, 68

Trees deemed to be a nuisance still require mitigation based on our code. With these calculations it appears that: a total of 828 caliper inches require mitigation due to the removal of "R" and "M" trees.

Response: Overall Landscape Plan sheet L1.00, Mitigation sheet L2.0, and associated landscape sheets have been updated to reflect adjusted mitigation calculations, tree table, and plantings towards mitigation.



NOT TO SCALE

NOTE: LANDSCAPE SHOWN AS ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.

ANTIOCH APARTMENTS

BUILDING 1 NORTH EAST CORNER



12.11.2025

8695 W. Marigold St., Garden City ID 83714

PNA JOB 2022-017



NOT TO SCALE

NOTE: LANDSCAPE SHOWN AS ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.

ANTIOCH APARTMENTS

12.11.2025

8695 W. Marigold St., Garden City ID 83714

PNA JOB 2022-017

BUILDING 2 NORTH EAST CORNER





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. DOVETAILE
SHERWIN WILLIAMS SW7018



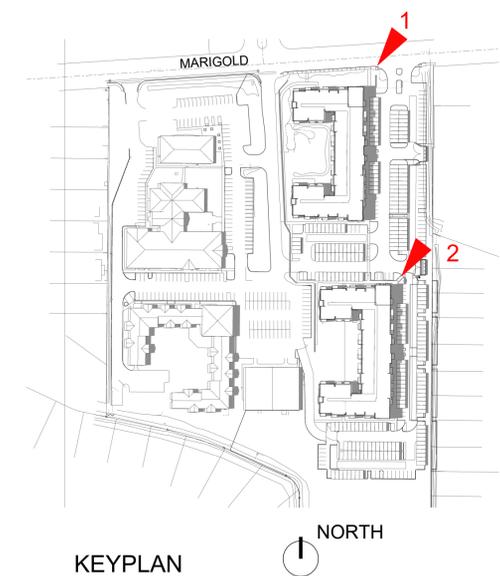
D. IRON ORE
SHERWIN WILLIAMS SW7069



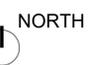
E. COPPER POT
SHERWIN WILLIAMS SW7709

NOTE: NUMBERS DENOTE MATERIAL,
LETTERS DENOTE COLOR.

ALL MATERIALS AS NOTED OR OWNER
APPROVED EQUAL



KEYPLAN



DETAIL AND MATERIAL BOARD NOT TO SCALE

NOTE: LANDSCAPE SHOWN AS ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.

Sheet A-3

ANTIOCH APARTMENTS

12.11.2025

8695 W. Marigold St., Garden City ID 83714

PNA JOB 2022-017

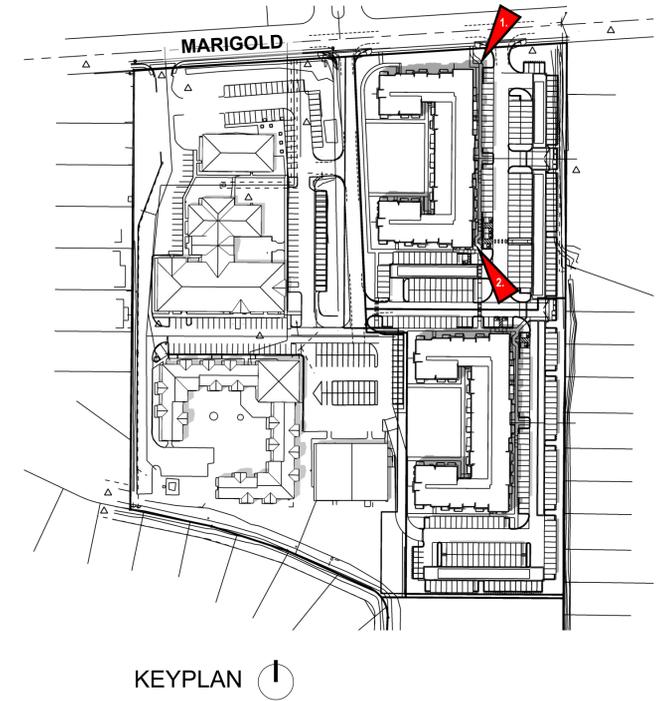
pivot north



1. VIEW LOOKING SOUTH-WEST TO BUILDING 1



2. VIEW LOOKING NORTH-WEST TO BUILDING 1



KEYPLAN ↑

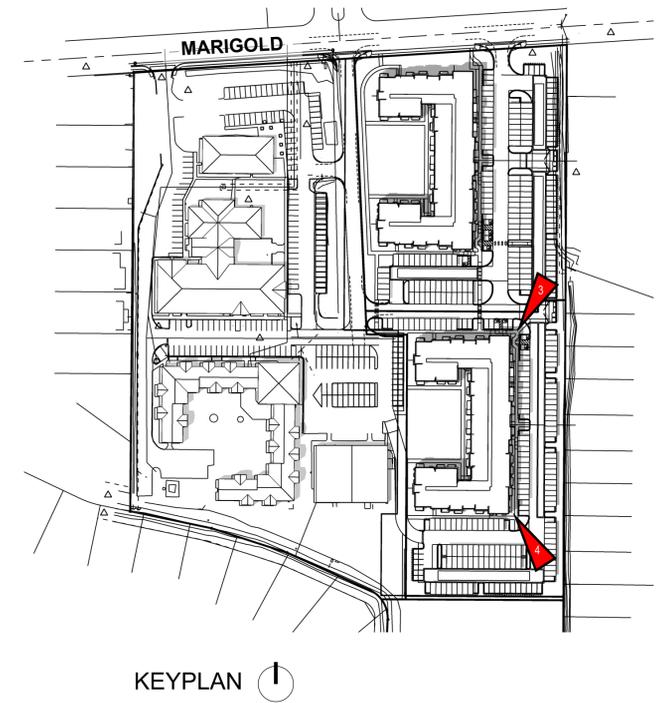
NOTE: LANDSCAPE SHOWN AS ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.



3. VIEW LOOKING NORTH-WEST TO BUILDING 2



4. VIEW LOOKING SOUTH-EAST TO BUILDING 2





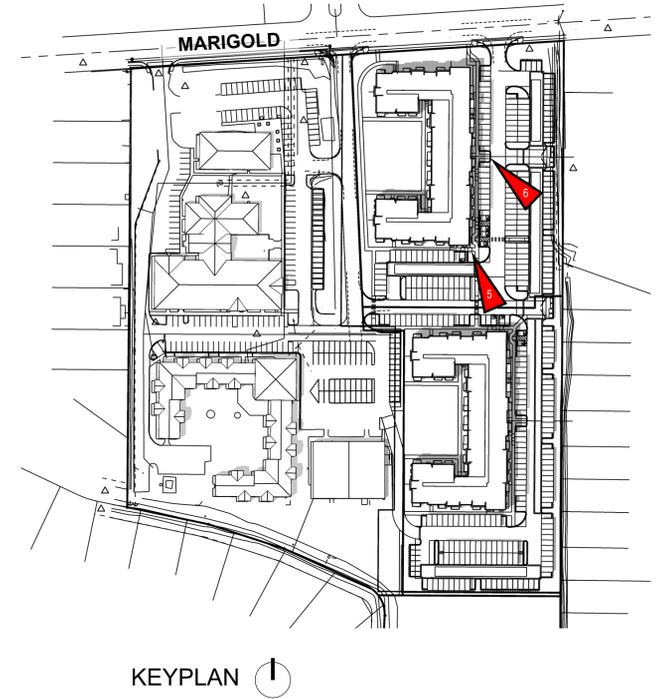
5. MAIN BUILDING ENTRY AT BUILDING 1

BUILDING ENTRIES ARE ACCENTED USING CONSISTENT COLOR AND HIGH QUALITY MATERIALS AT A PEDESTRIAN SCALE PROVIDING HIERARCHY AND A VISUAL INDICATION FOR RESIDENCE AND GUESTS.

SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES. SIGNAGE PACKAGE WILL BE SUBMITTED FOR REVIEW UNDER A SEPARATE APPLICATION AND WILL COMPLY WITH THE CITY CODE.



6. MAIN RESIDENT ENTRY AT BUILDING 1



KEYPLAN



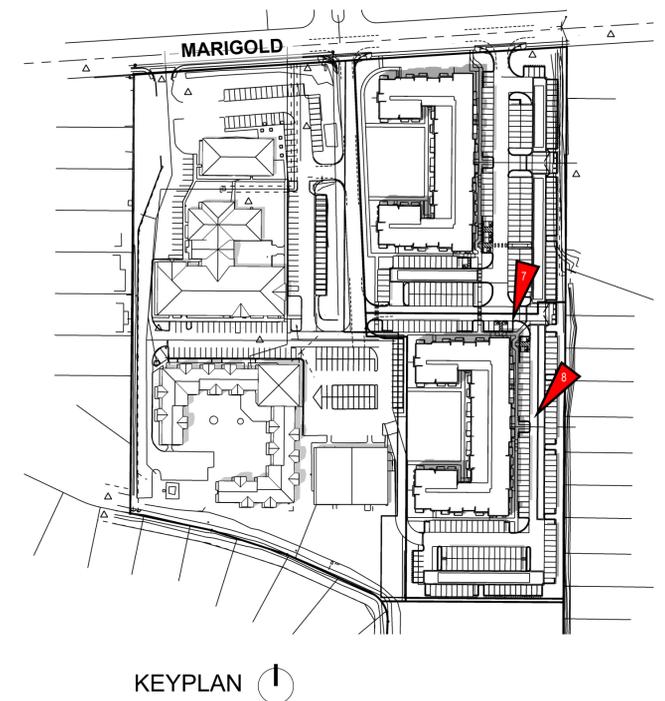
7. MAIN BUILDING ENTRY AT BUILDING 2

BUILDING ENTRIES ARE ACCENTED USING CONSISTENT COLOR AND HIGH QUALITY MATERIALS AT A PEDESTRIAN SCALE PROVIDING HIERARCHY AND A VISUAL INDICATION FOR RESIDENCE AND GUESTS.

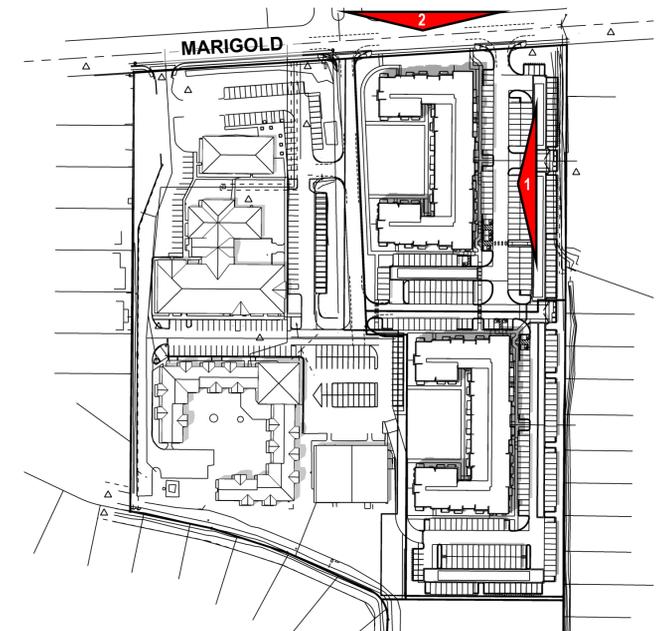
SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES. SIGNAGE PACKAGE WILL BE SUBMITTED FOR REVIEW UNDER A SEPARATE APPLICATION AND WILL COMPLY WITH THE CITY CODE.



8. MAIN RESIDENT ENTRY AT BUILDING 2



KEYPLAN





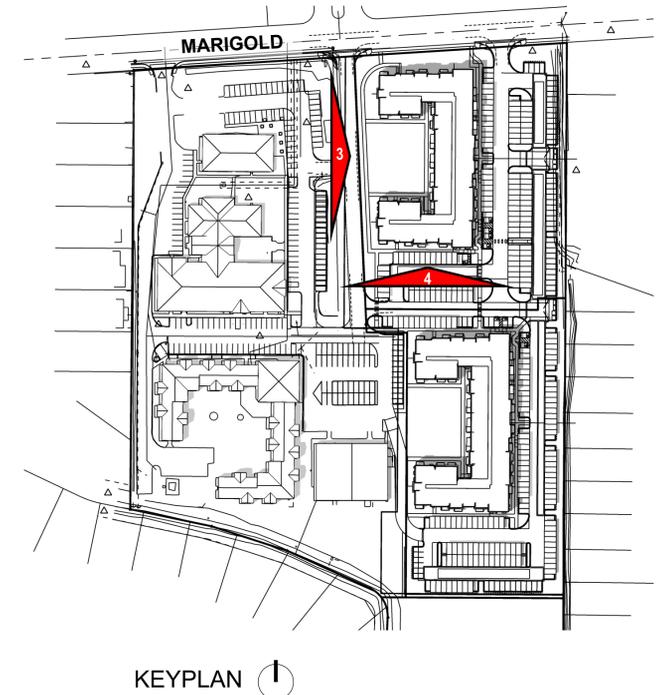
3. WEST (INTERIOR DRIVE) ELEVATION

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

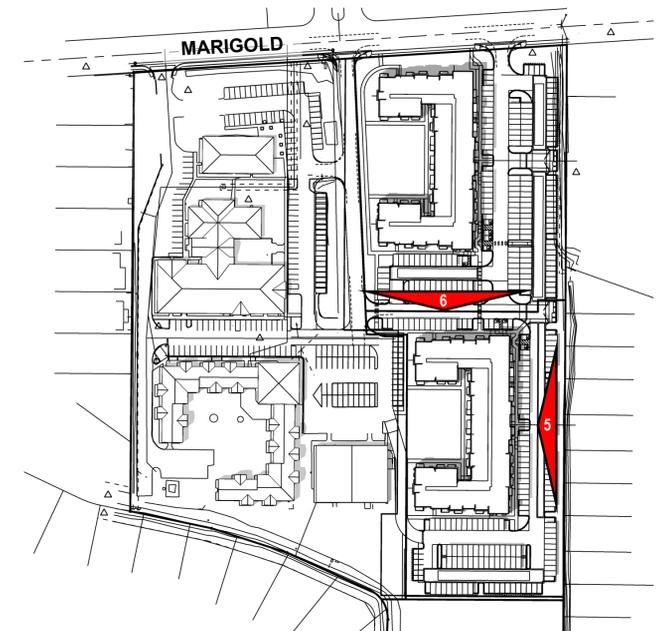


4. SOUTH ELEVATION

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



KEYPLAN

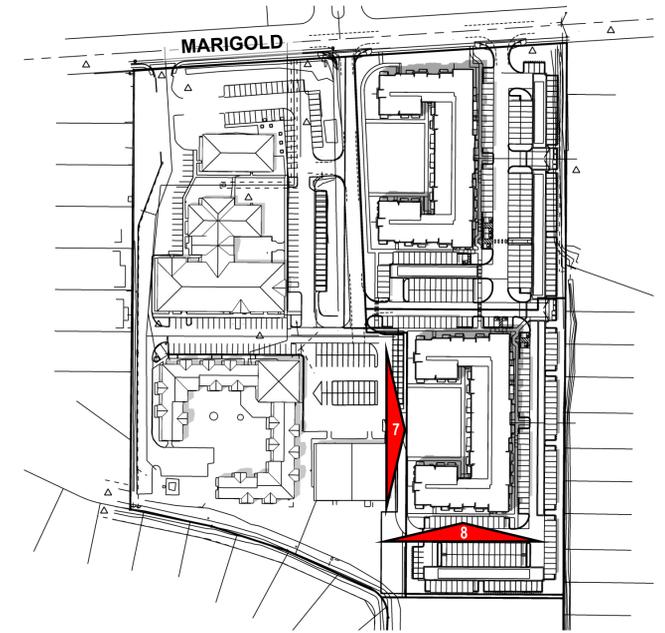




7. WEST ELEVATION



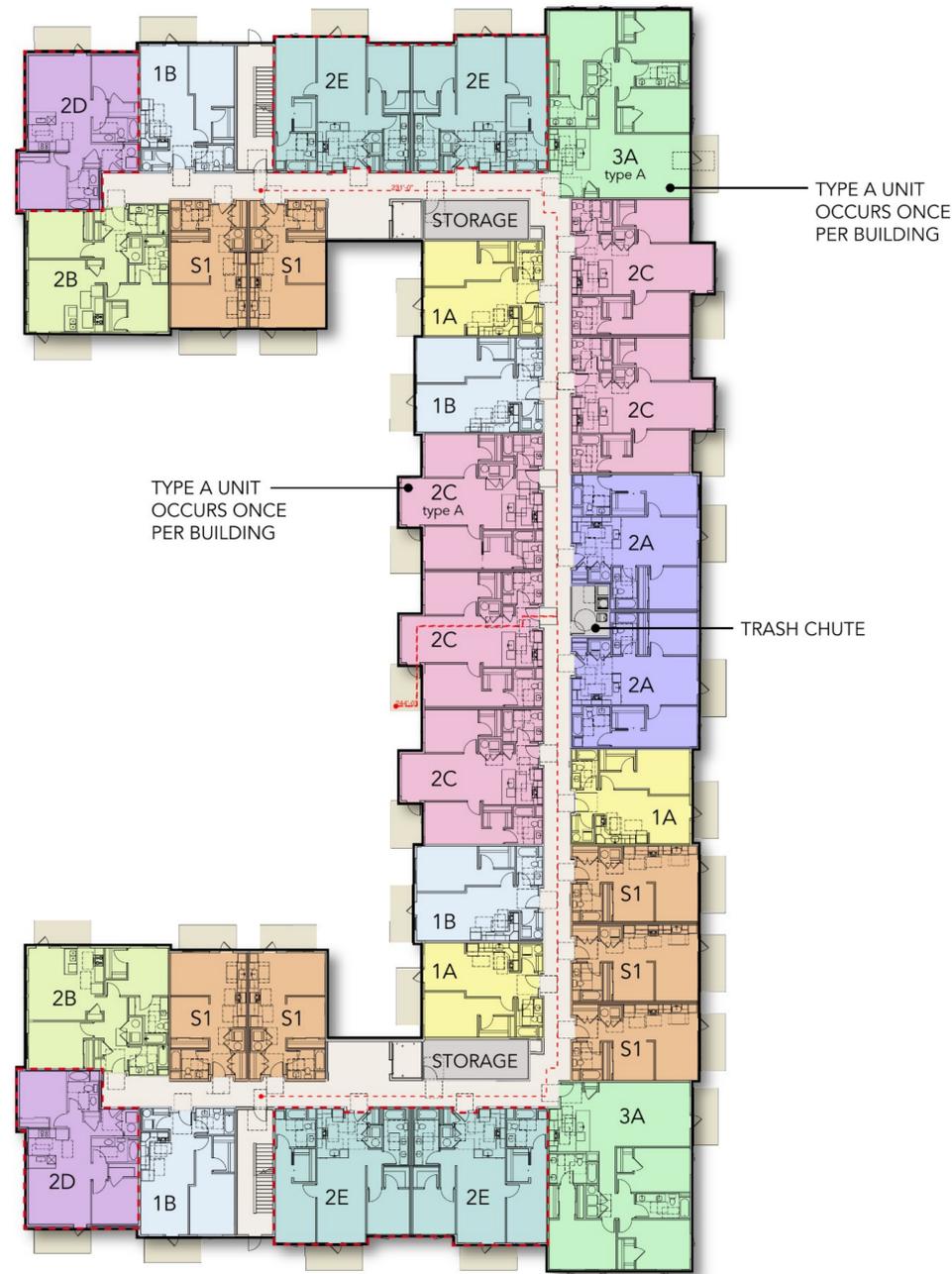
8. SOUTH ELEVATION



KEYPLAN



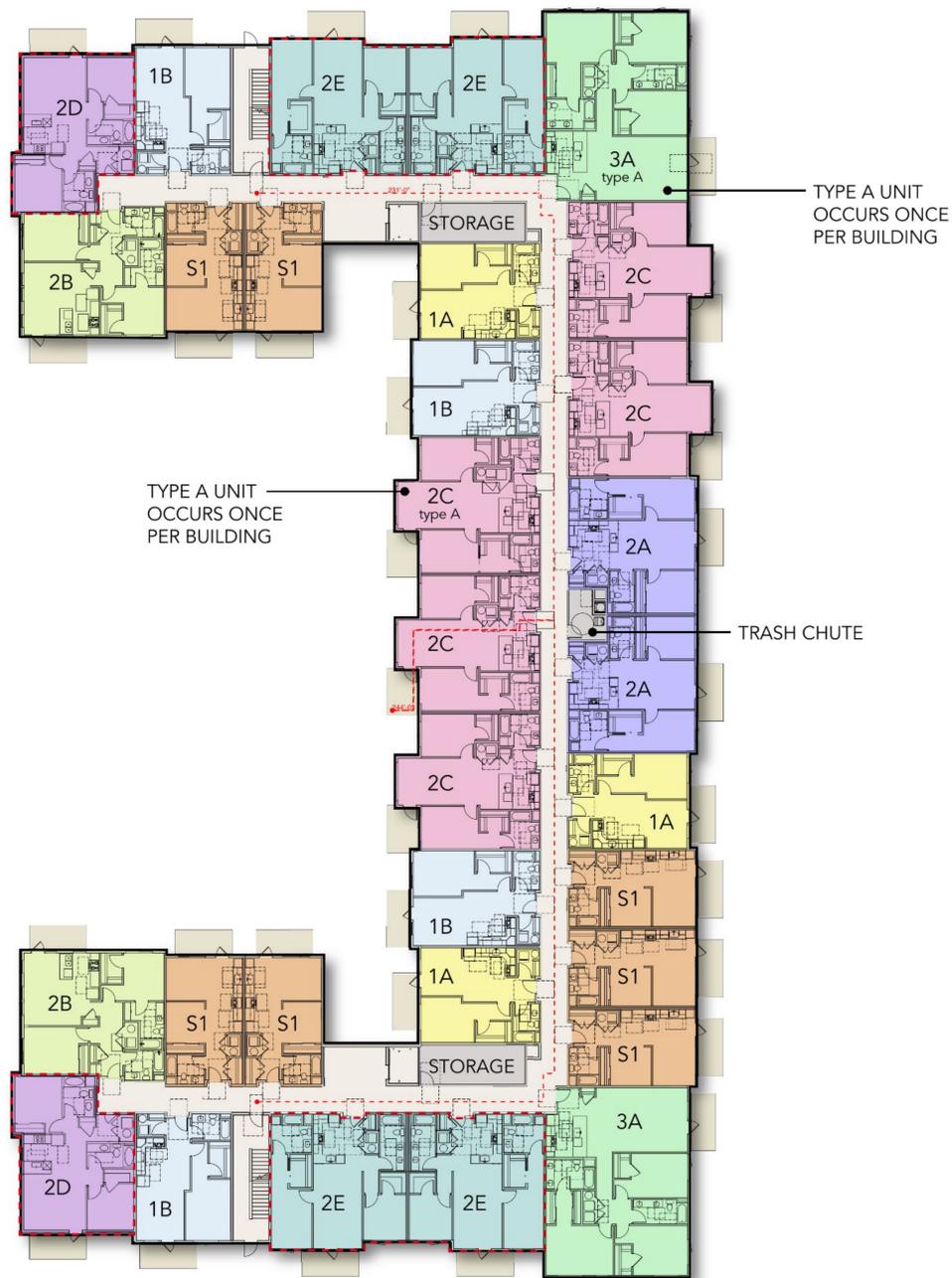
BUILDING 1
LEVEL 1



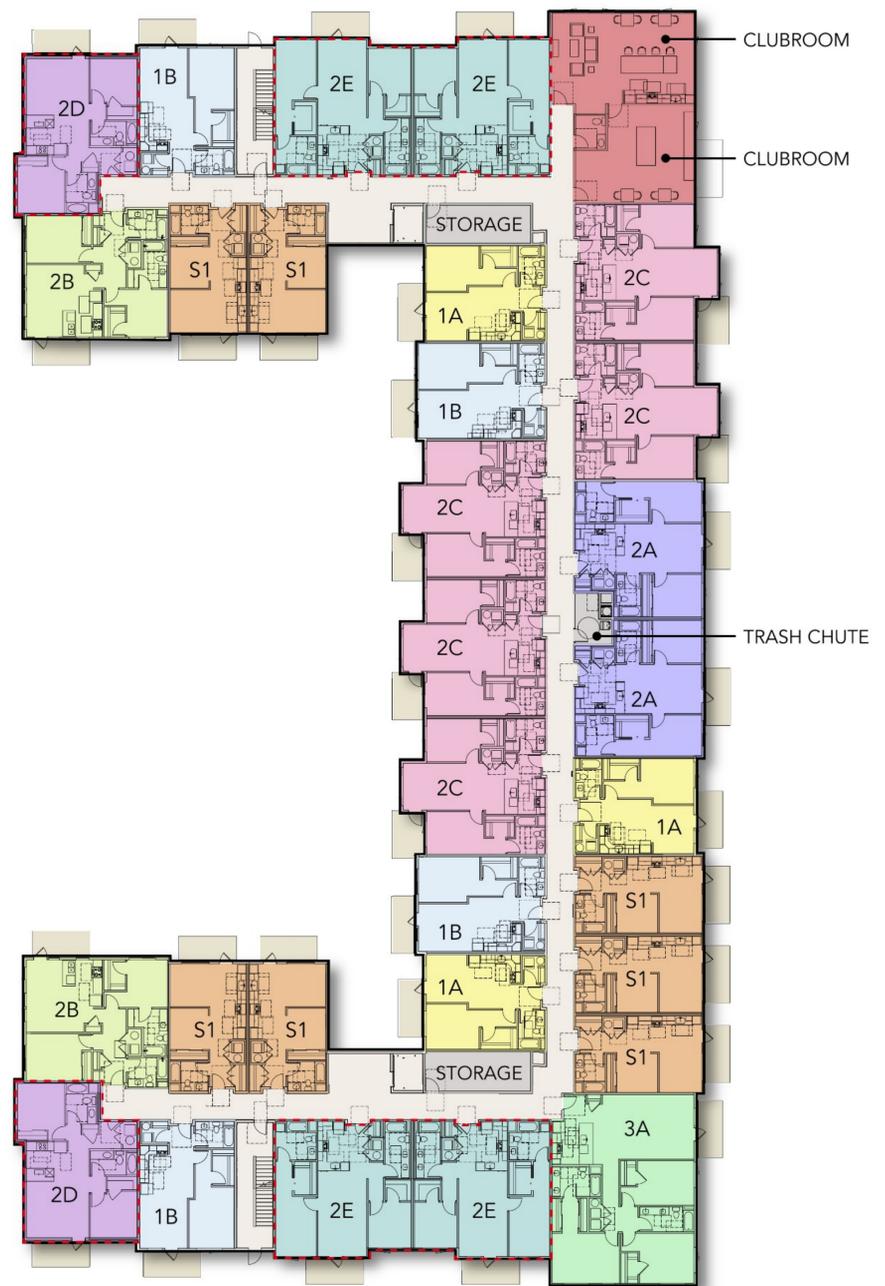
BUILDING 1
LEVEL 2

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



BUILDING 1
LEVEL 3



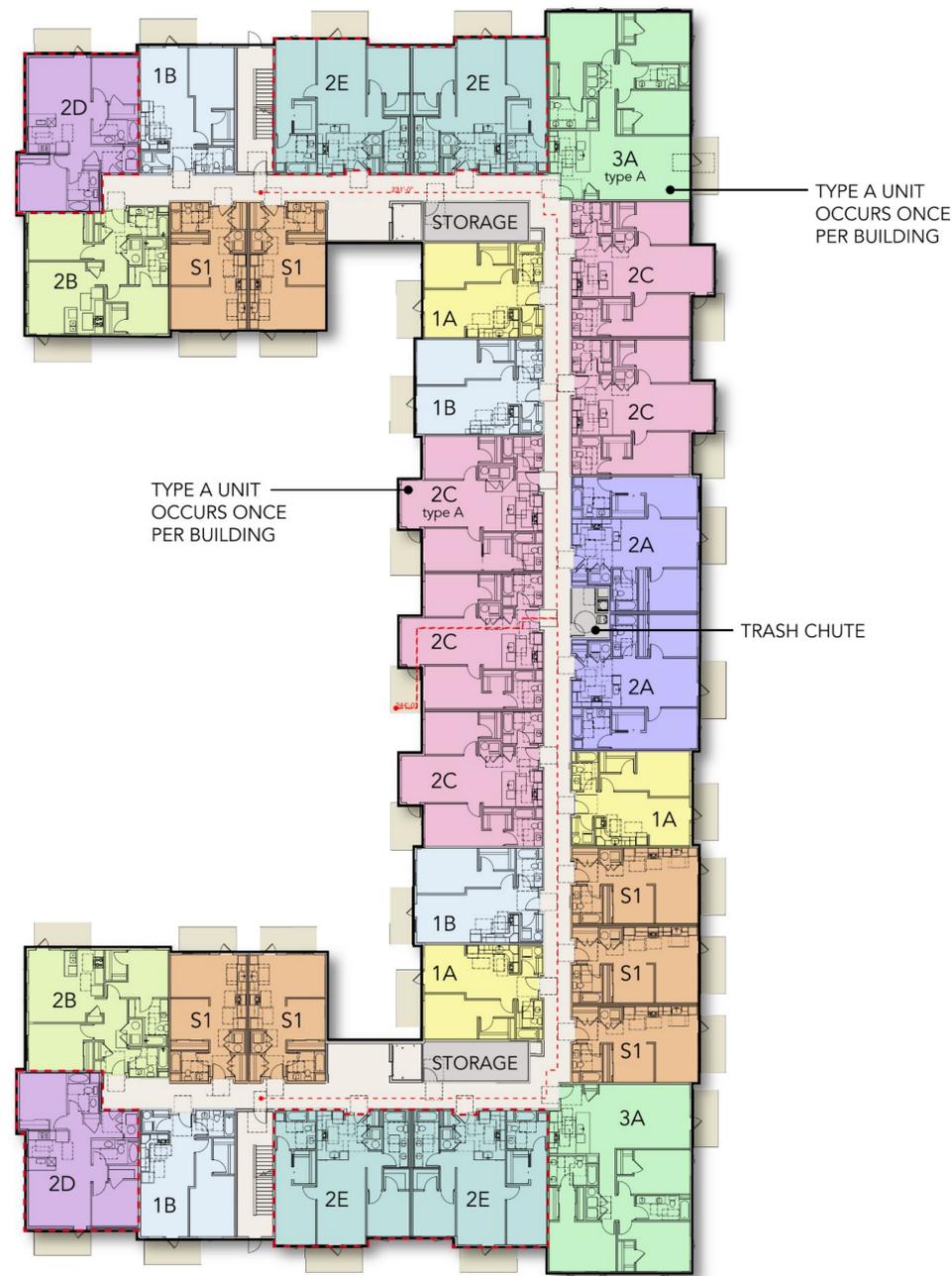
BUILDING 1
LEVEL 4

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



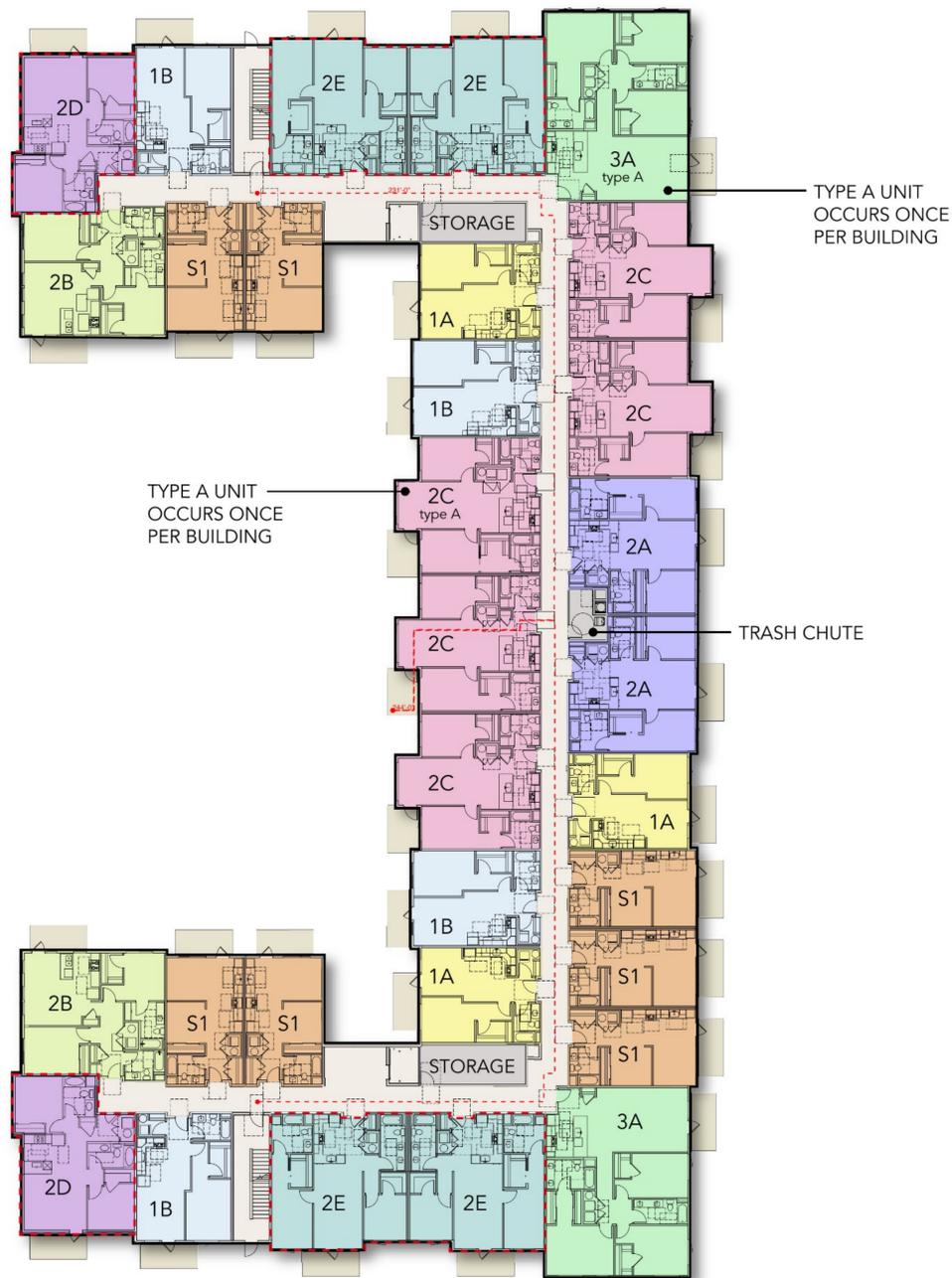
BUILDING 2
LEVEL 1



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



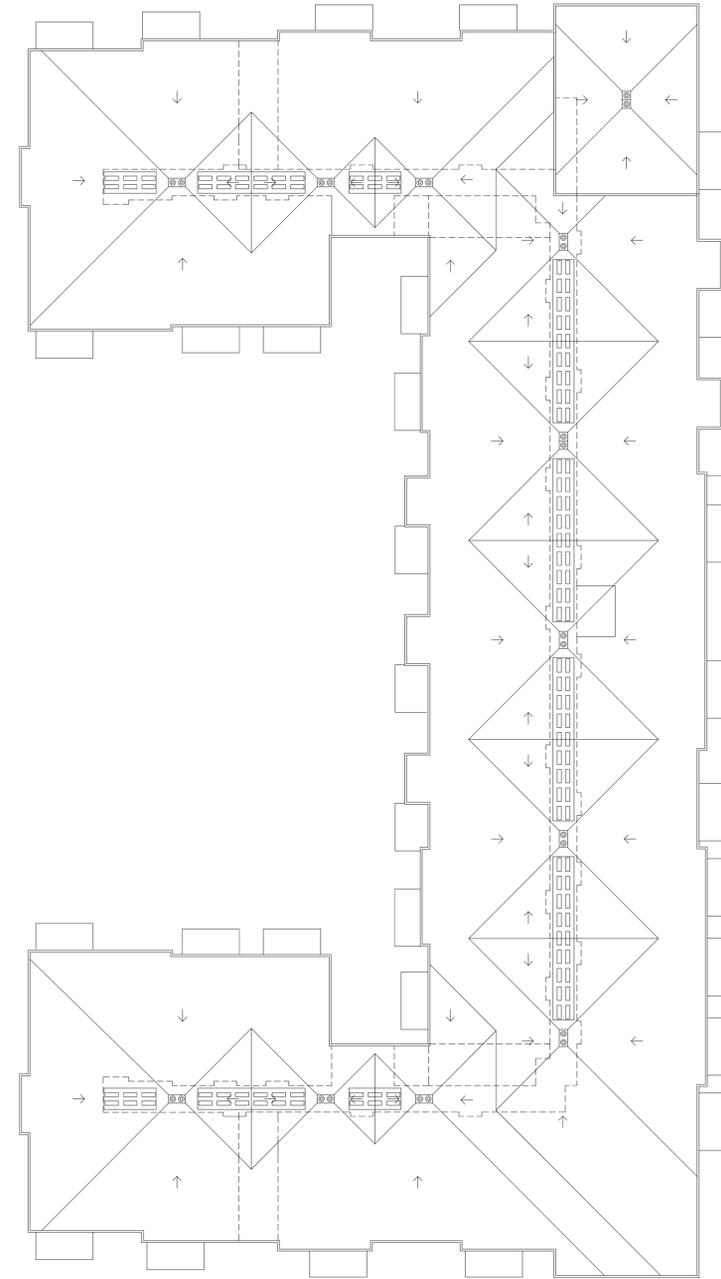
BUILDING 2
LEVEL 3



BUILDING 2
LEVEL 4

LEGEND

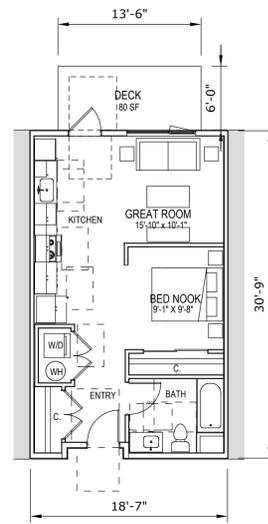
- AMENITY
- BACK OF HOUSE/
UTILITY
- DECKS/BALCONY
(80 SF MIN.)
- UNIT S1
- UNIT 1A
- UNIT 1B
- UNIT 2A
- UNIT 2B
- UNIT 2C
- UNIT 2D (NEW UNIT)
- UNIT 2E (NEW UNIT)
- UNIT 3A



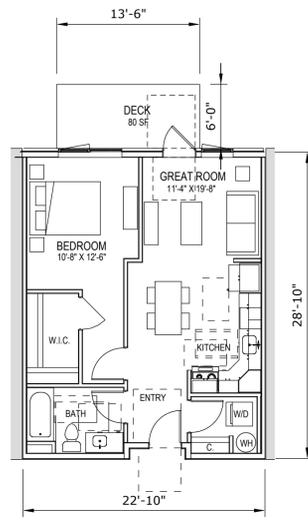
BUILDINGS 1 & 2
ROOF



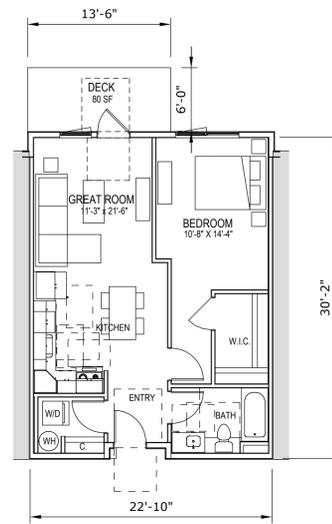
UNIT S1
 +/- 560 SF NET
 53 OCCURENCES
 (FROM MERITAGE WEST)
 (FROM MERITAGE WEST)



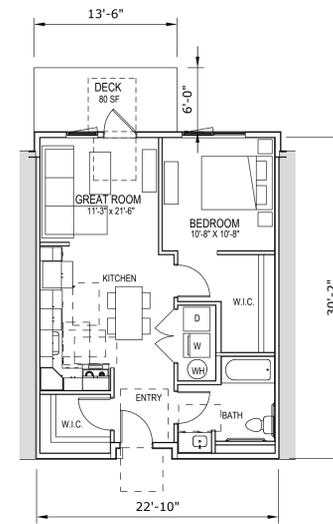
UNIT S1 type A
 +/- 560 SF NET
 2 OCCURENCES
 (FROM MERITAGE WEST)



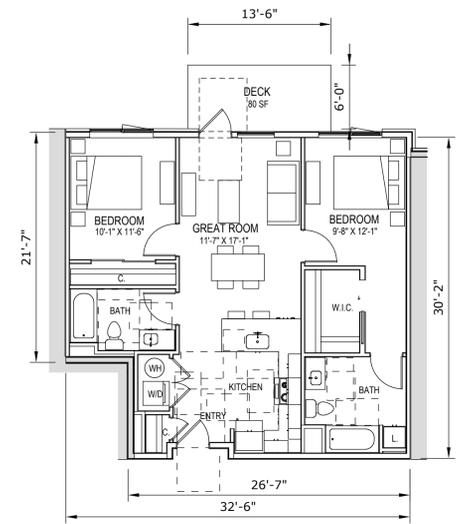
UNIT 1A
 +/- 644 SF NET
 24 OCCURENCES
 (FROM MERITAGE WEST)



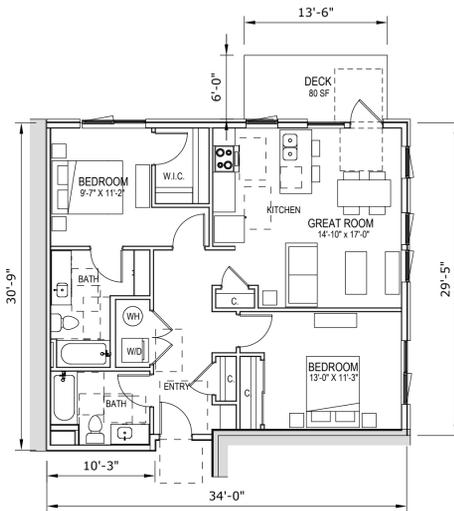
UNIT 1B
 +/- 686 SF NET
 30 OCCURENCES
 (FROM MERITAGE WEST)



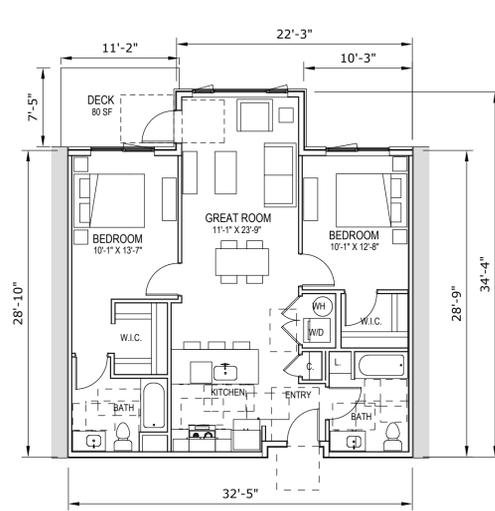
UNIT 1B type A
 +/- 686 SF NET
 2 OCCURENCES
 (FROM MERITAGE WEST)



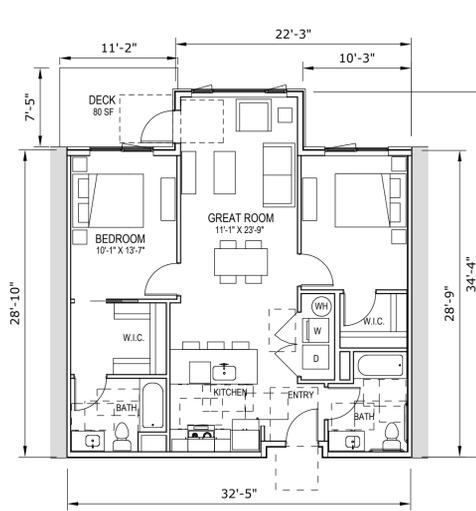
UNIT 2A
 +/- 960 SF NET
 12 OCCURENCES
 (FROM MERITAGE WEST)



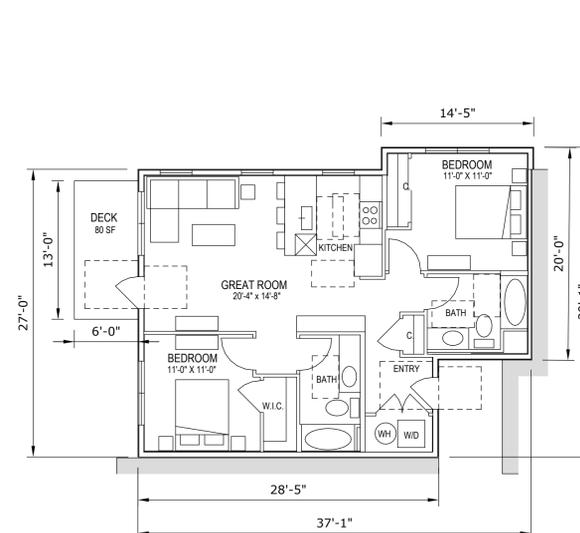
UNIT 2B
 +/- 966 SF NET
 15 OCCURENCES
 (FROM MERITAGE WEST)



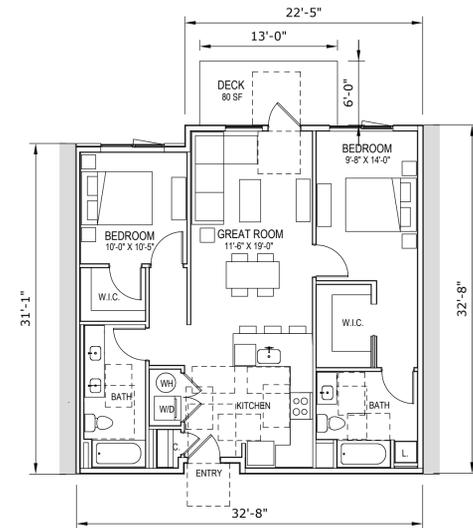
UNIT 2C
 +/- 978 SF NET
 36 OCCURENCES
 (FROM MERITAGE WEST)



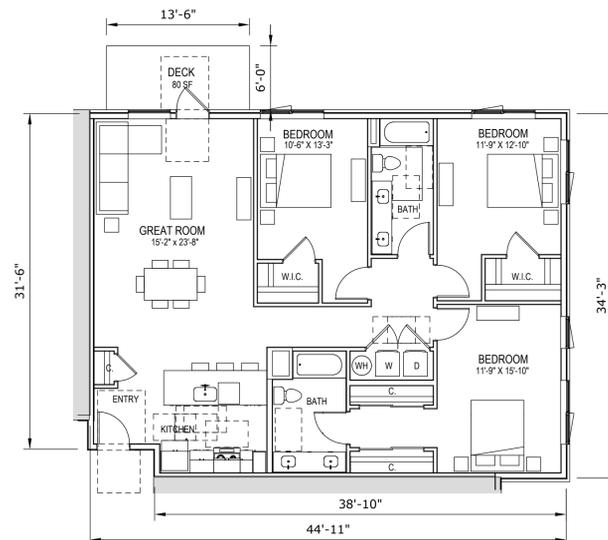
UNIT 2C type A
 +/- 978 SF NET
 2 OCCURENCES
 (FROM MERITAGE WEST)



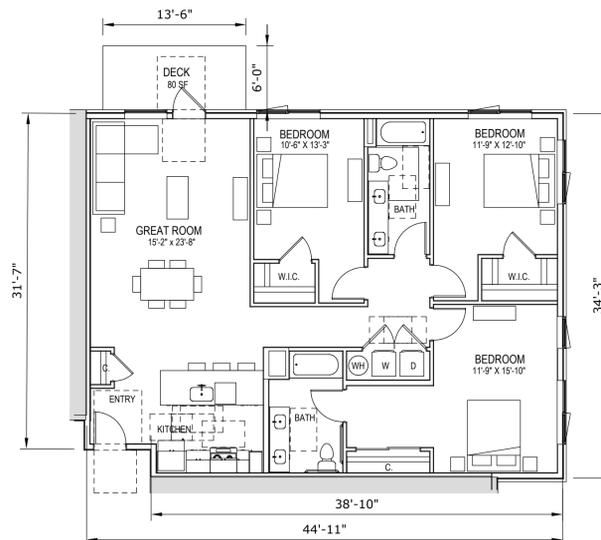
UNIT 2D
 +/- 860 SF NET
 16 OCCURENCES
 (NEW UNIT)



UNIT 2E
 +/- 970 SF NET
 32 OCCURENCES
 (NEW UNIT)



UNIT 3A
 +/- 1,485 SF NET
 10 OCCURENCES
 (FROM MERITAGE WEST)



UNIT 3A type A
 +/- 1,485 SF NET
 2 OCCURENCES
 (FROM MERITAGE WEST)

SCALE: 1/8" = 1'-0" @ 24x36

UNIT PLANS

ANTIOCH APARTMENTS

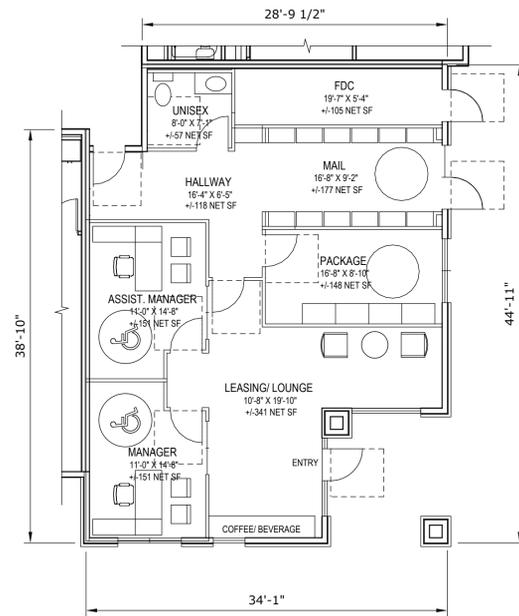
12.11.2025

8695 W. Marigold St., Garden City ID 83714

PNA JOB 2022-017

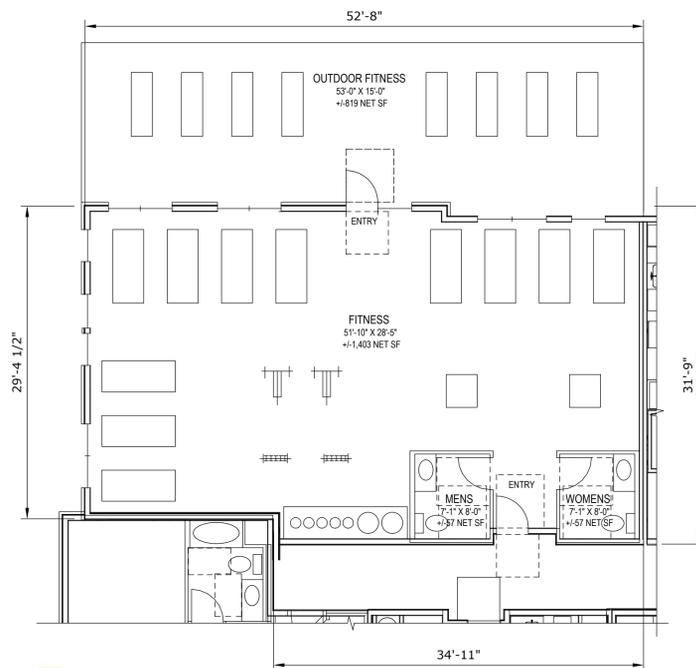
Sheet A-17

pivot north



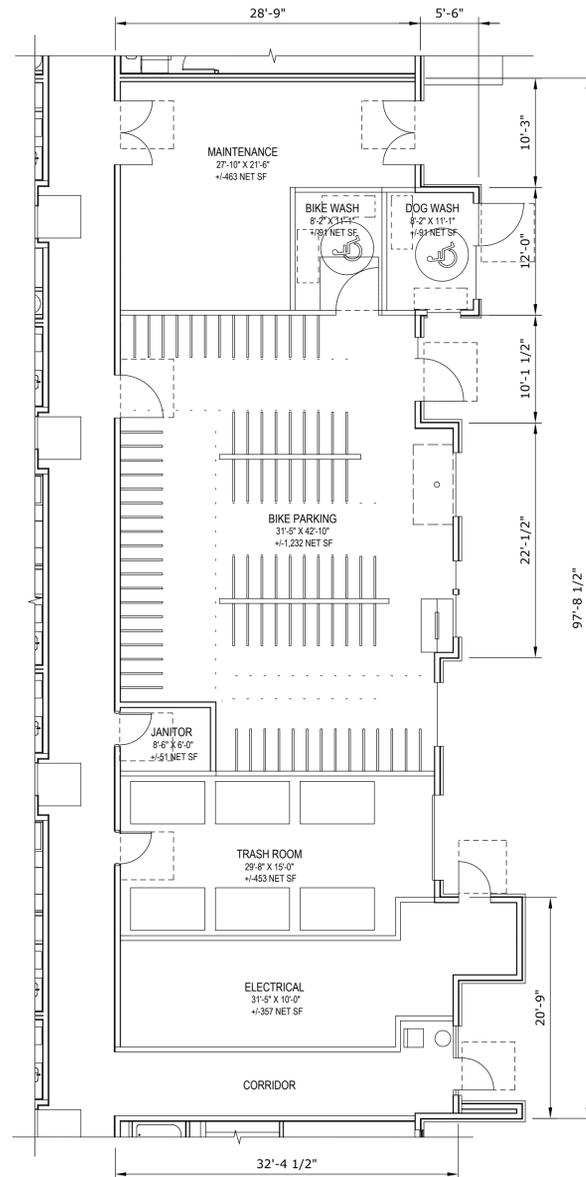
LEASING/ MAIL/ PACKAGE

(BUILDING 1)



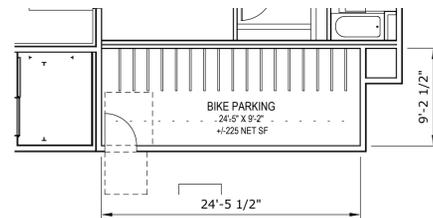
FITNESS

(BUILDING 1)



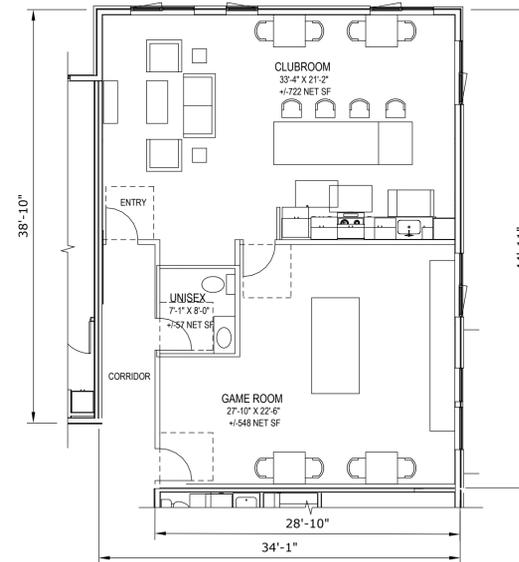
BIKE / MAINT./ TRASH

(BUILDINGS 1 + 2)



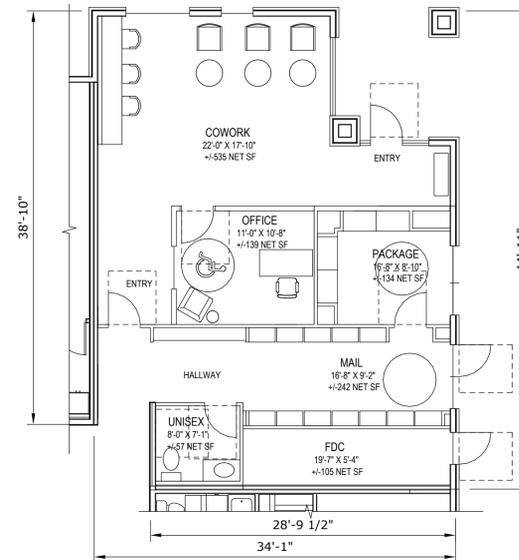
BIKE ROOM

(BUILDINGS 1 + 2)



CLUBROOM

(BUILDING 2)



COWORK/ MAIL/ PACKAGE

(BUILDING 2)



LEVEL 1
BUILDING 2

LEVEL 4



LEVEL 1
BUILDING 1

LEVEL 4

Antioch Apartments

11/11/2025

Buiding 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

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

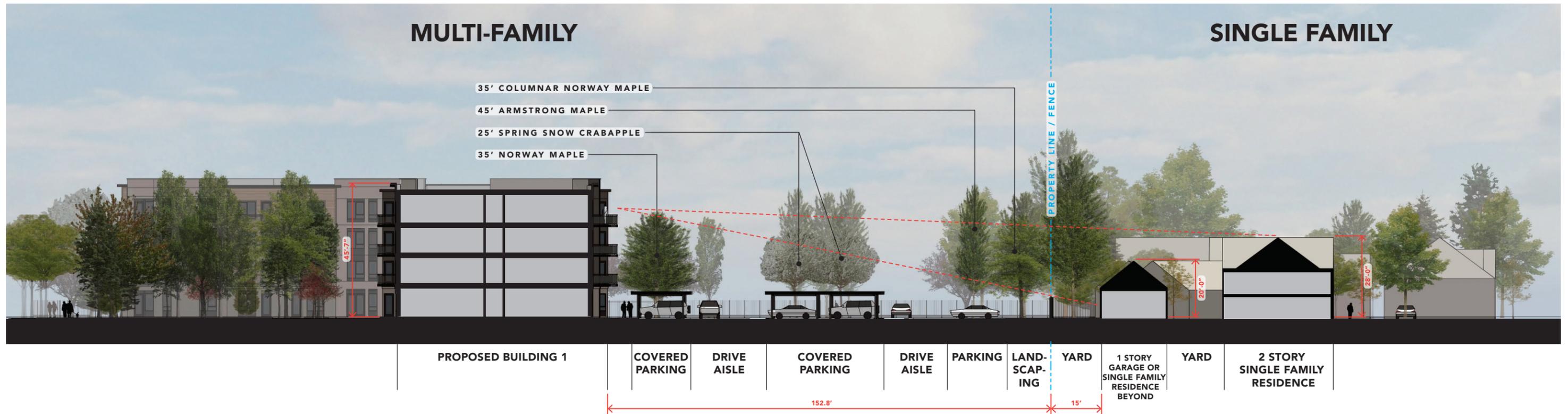
Parking Summary:

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

KEY PLAN 



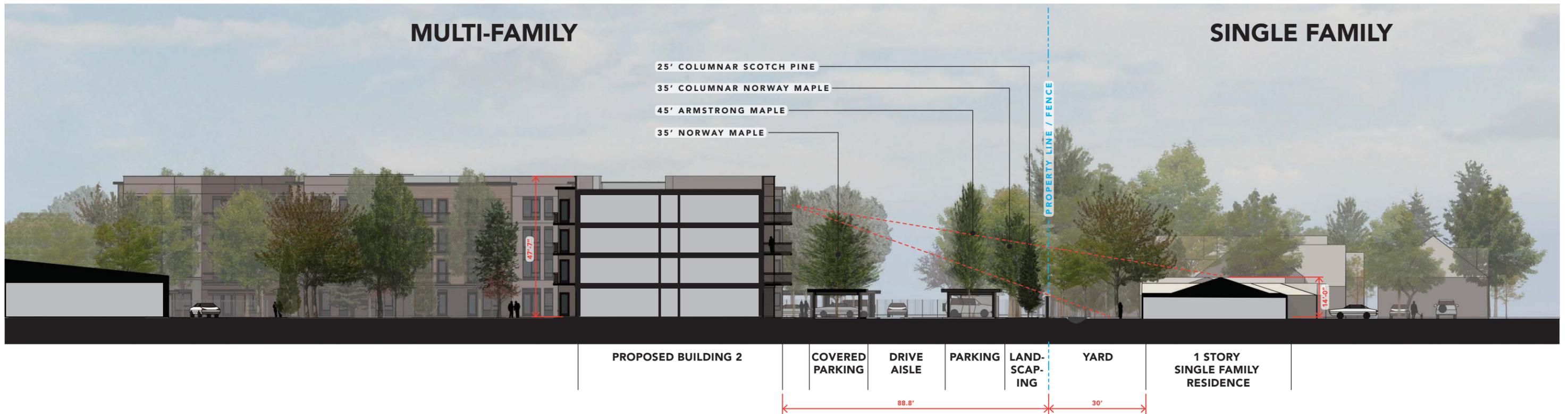
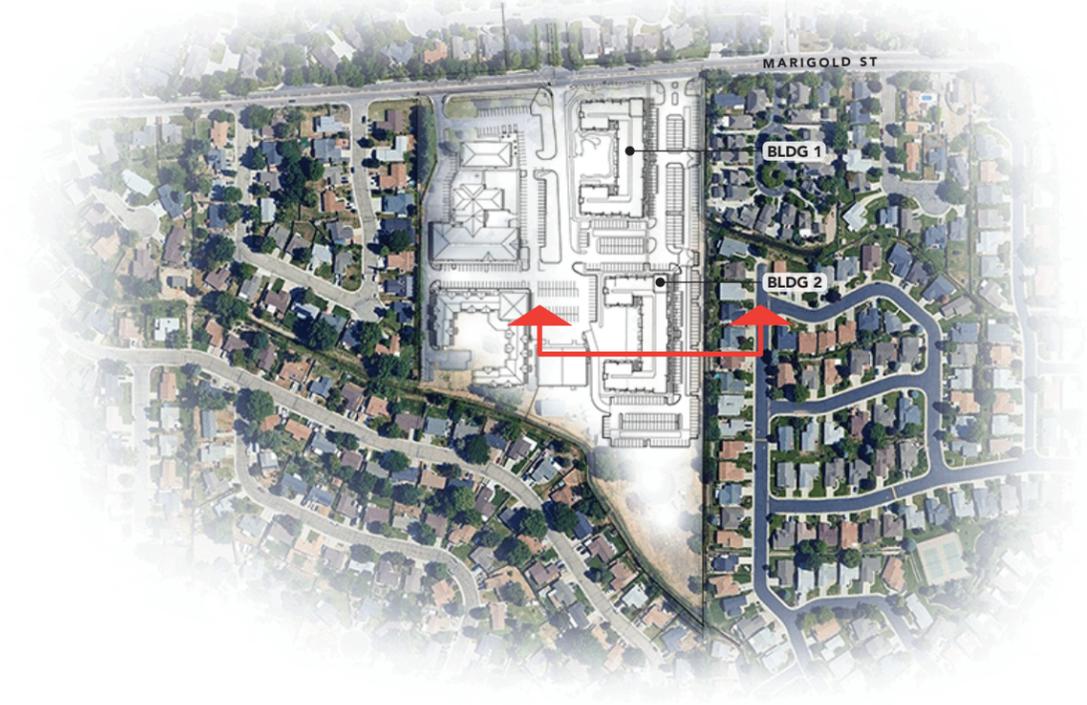
SITE SECTION - BUILDING 1
ANTIOCH APARTMENTS

12.11.2025 8695 W Marigold St., Garden City, ID 83714

Sheet A-20

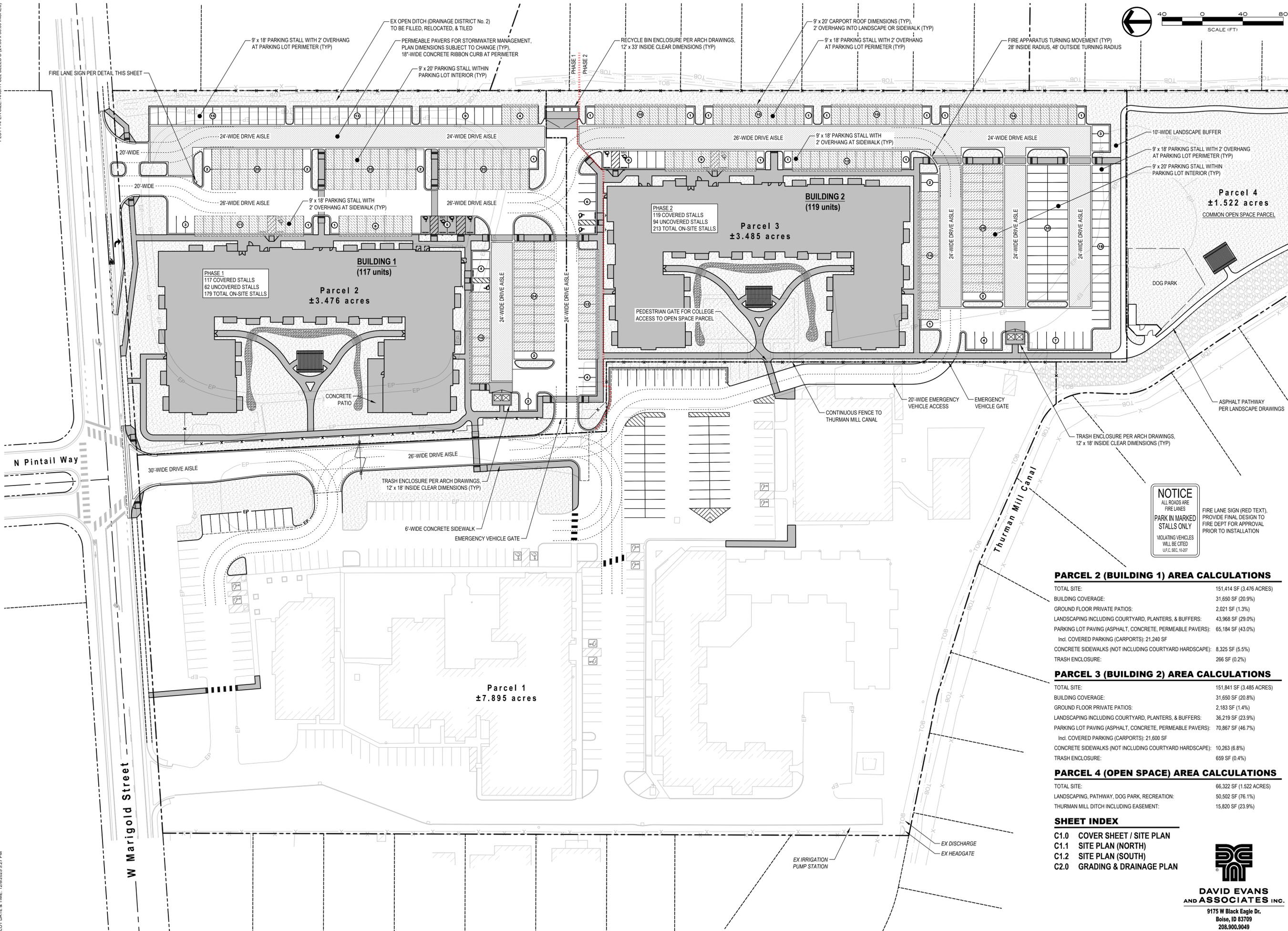


KEY PLAN 



PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)

FILE NAME: R221201 PLAN SHEETS.DWG
PLOT DATE & TIME: 12/8/2025 5:27 PM



PARCEL 2 (BUILDING 1) AREA CALCULATIONS

TOTAL SITE:	151,414 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:	151,841 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:	50,502 SF (76.1%)
THURMAN MILL DITCH INCLUDING EASEMENT:	15,820 SF (23.9%)

SHEET INDEX

- C1.0 COVER SHEET / SITE PLAN
- C1.1 SITE PLAN (NORTH)
- C1.2 SITE PLAN (SOUTH)
- C2.0 GRADING & DRAINAGE PLAN

DAVID EVANS AND ASSOCIATES INC.
 9175 W Black Eagle Dr.
 Boise, ID 83709
 208.900.9049

RENNISON DESIGN
 2025 E RIVERSIDE DRIVE, SUITE 200
 EAGLE, IDAHO 83616

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

PACIFIC WEST COMMUNITIES

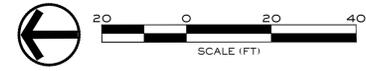
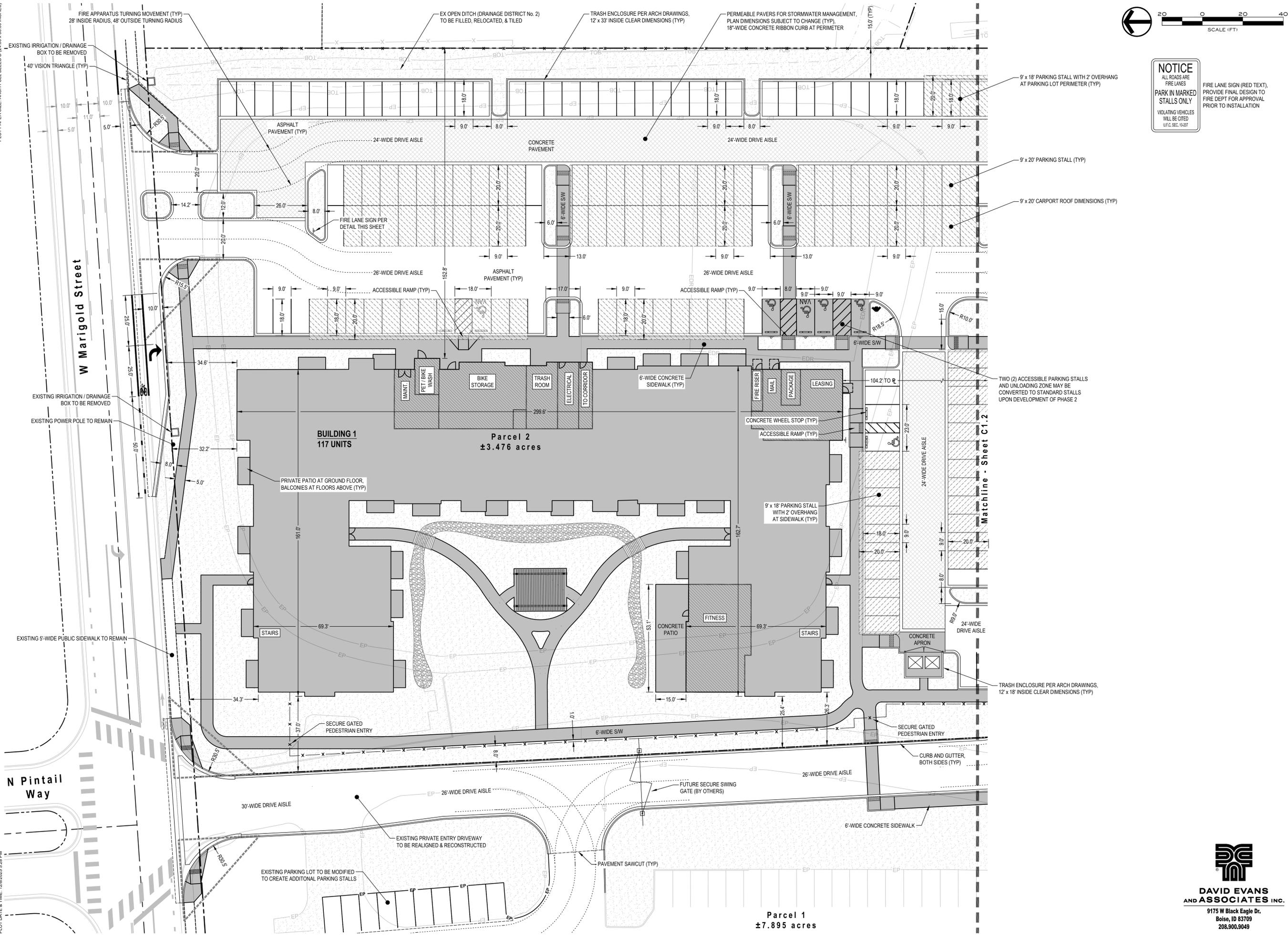
Description	Date

PROFESSIONAL ENGINEER REGISTERED 12645
 STATE OF IDAHO
 SEAN APPELBY
 12/4/2025

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DESIGN REVIEW
 Project No. R221201
 Issued Date 04 DEC 2025
 Drawn by BEA
 Sheet Title

Cover Sheet / Site Plan
 Sheet Number
C1.0

PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)
FILE NAME: R221201 PLAN SHEET S.DWG
PLOT DATE & TIME: 12/28/2025 5:28 PM



NOTICE
ALL ROADS ARE FIRE LANES
PARK IN MARKED STALLS ONLY
VIOLATING VEHICLES WILL BE CITED U.F.C. SEC. 16-607

FIRE LANE SIGN (RED TEXT), PROVIDE FINAL DESIGN TO FIRE DEPT FOR APPROVAL PRIOR TO INSTALLATION

RENNISON DESIGN
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616

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



△ Description	Date

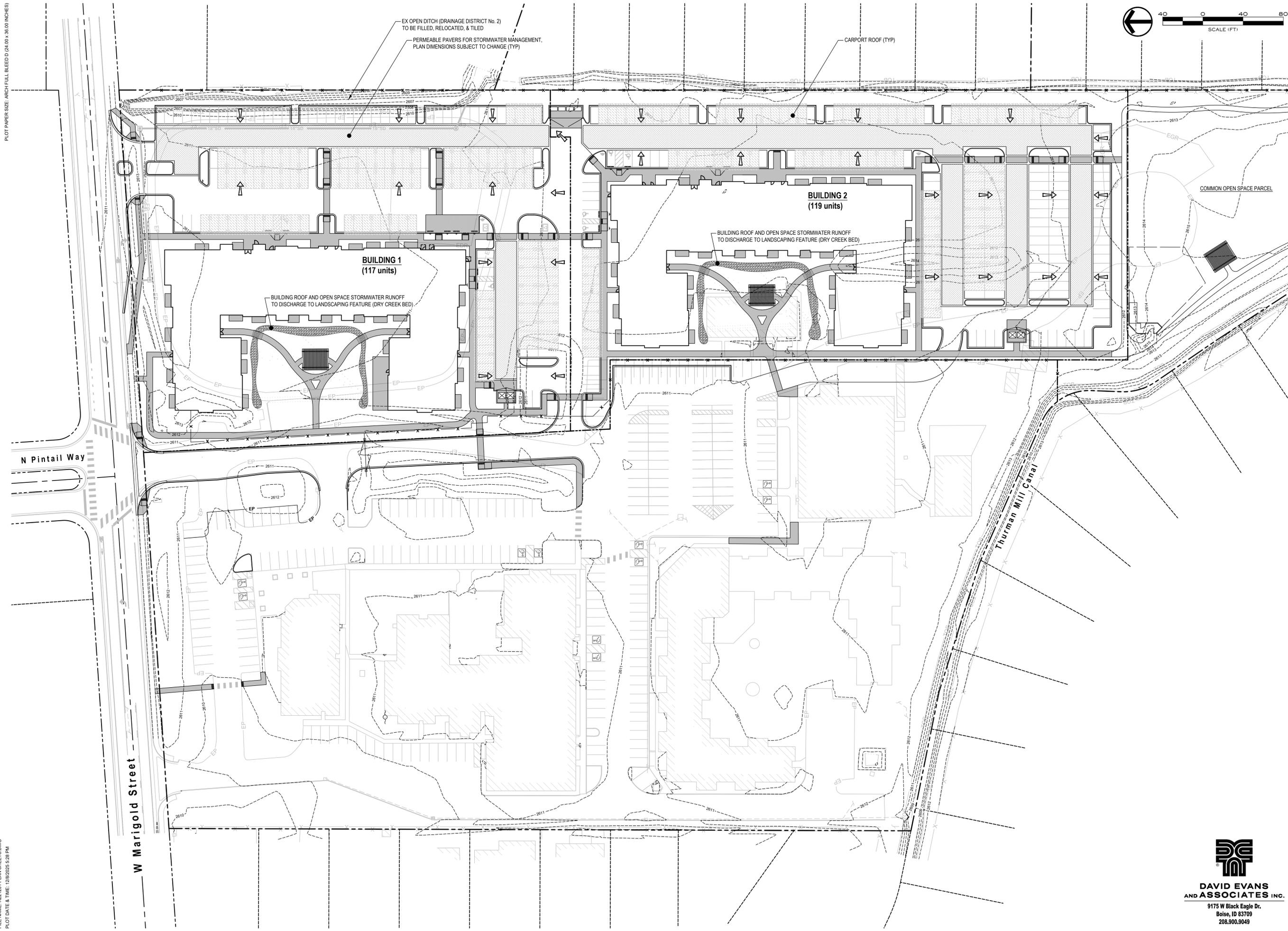


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DESIGN REVIEW
Project No. R221201
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Sheet Title

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Boise, ID 83709
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Site Plan
Sheet Number
C1.1

PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)



FILE NAME: R221201 PLAN SHEET S.DWG
PLOT DATE & TIME: 12/8/2025 5:28 PM



Design Review Drawings for:

Antioch Apartments

8695 W Marigold Street, Garden City, Idaho



△ Description	Date



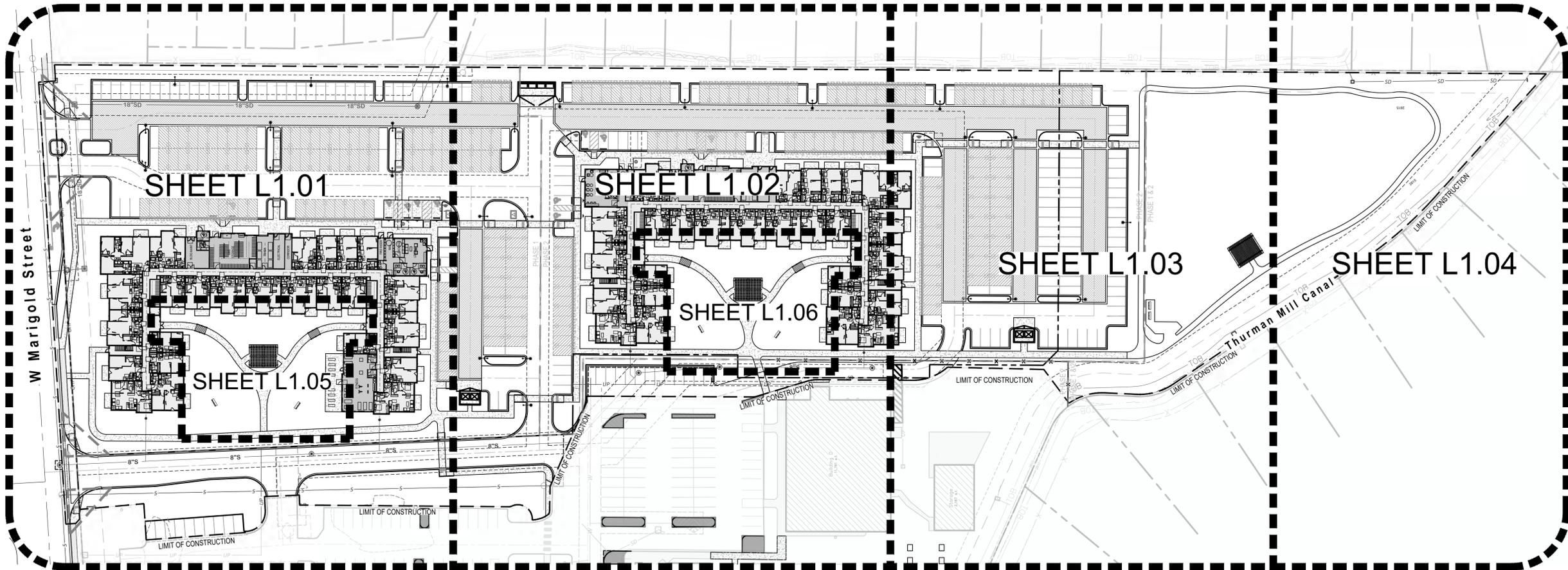
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DESIGN REVIEW

Project No. R221201
Issued Date 04 DEC 2025
Drawn by BEA

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9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

Sheet Title
Grading & Drainage Plan

Sheet Number
C2.0



VICINITY MAP
SCALE: NTS

SITE DEVELOPMENT FEATURES

MULTIFAMILY AREA	6.51 ACRES TOTAL
ZONING	R-3
TOTAL MULTI FAMILY UNITS	236
TOTAL OPEN/COMMON AREA	94 ACRES
PERCENT OPEN AREA	15.5%

LANDSCAPING INFORMATION

- ROADWAY LANDSCAPE BUFFERS:**
W MARIGOLD STREET:
20' STREET BUFFER
375' FEET OF STREET BUFFER
STREET TREES @ 1/50' = 9 REQUIRED; 17 PROPOSED
- TOTAL SITE LANDSCAPE AREA: (5% MIN. REQUIRED)**
TOTAL LANDSCAPE AREA PROVIDED = 39,973 SF, 14% (minus setbacks and perimeter areas)
(1 TREE/1,000 SF. LANDSCAPE AREA) = 40 REQUIRED, 141 PROPOSED
(1 SHRUB/150 SF. LANDSCAPE AREA) = 266 REQUIRED, 2,295 PROPOSED
TOTAL OPEN SPACE/COMMON AREA PROVIDED = 123,195 SF, 43%
(1 TREE/1,000 SF. LANDSCAPE AREA) = 184 REQUIRED, 4 EXISTING, 206 PROPOSED
(1 SHRUB/150 SF. LANDSCAPE AREA) = 1,230 REQUIRED, 2,604 PROPOSED
- PERIMETER LANDSCAPE AREA: (10' WIDE MIN. AND 6' HIGH)**
TOTAL LINEAR FEET = 1,377 L.F.
(1 TREE/35 L.F.) = 39 REQUIRED; 46 CLASS II PROPOSED
62 CONIFERS PROPOSED
- PARKING LANDSCAPE REQUIREMENTS:**
PERIMETER LANDSCAPE/SCREENING PROVIDED = TREES AT 35' O.C., 6' HIGH SOLID FENCE, AND SHRUB PLANTINGS
INTERNAL PARKING TREES @ 1/5 STALLS:
TOTAL PARKING STALLS 392/5 = 78 TREES REQUIRED
78 TREES PROVIDED
- MITIGATION FOR REMOVAL OF EXISTING TREES:**
TOTAL INCHES NOT REQUIRING MITIGATION = 614" INCHES
TOTAL INCHES REQUIRING MITIGATION = 636"
INCHES FROM 21 UP-SIZED TREES = 21"
(SEE LANDSCAPE PLAN CALLOUT 21 AND TREE MITIGATION LEGEND #4)
INCHES PLANTED IN ADDITION TO MINIMUM LANDSCAPE REQUIREMENTS 53 TREES @ 2" CALIPER = 106"
INCHES PLANTED @ 3" TOWARDS MITIGATION = 93"
(SEE PLANT SCHEDULE FOR 3" CALIPER AND CALLOUT #19)

DISCLAIMER:

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- EVERGREENS PLANTED TOWARDS MITIGATION = 124"
(62 ADDITIONAL PERIMETER EVERGREENS PLANTED)
- TOTAL MITIGATION INCHES PROVIDED = 344" INCHES
TOTAL MITIGATION INCHES REMAINING = 292" INCHES
(fee 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

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.

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com

811
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Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES 1174 1714



Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25



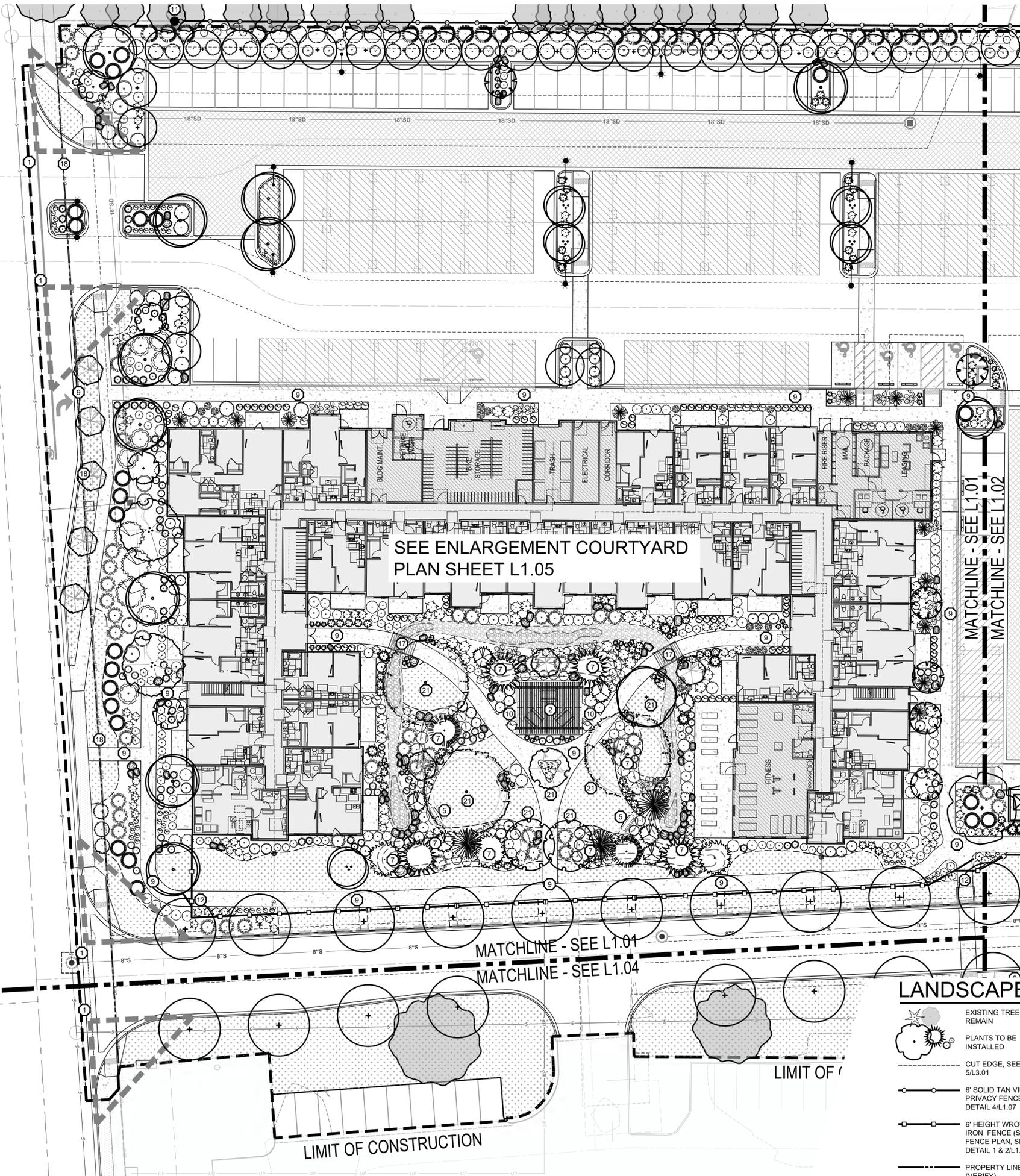
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Project No. R221201 / 24-123
Issued Date 09 DEC 2025
Drawn by SCM
Sheet Title

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FILE NAME: 241123 LANDSCAPE PLAN.DWG
PLOT DATE & TIME: 12/30/2025 1:28 PM

W. MARIGOLD ST



SEE ENLARGEMENT COURTYARD
PLAN SHEET L1.05

MATCHLINE - SEE L1.01
MATCHLINE - SEE L1.04

MATCHLINE - SEE L1.01
MATCHLINE - SEE L1.02

LIMIT OF CONSTRUCTION

LIMIT OF

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

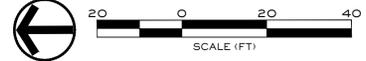
KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES SEE DETAIL 1/L3.01				
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat. 'Keithsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
TS	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
CONIFEROUS TREES SEE DETAIL 2/L3.01				
	Pinus strobus 'Fastigiata' Fastigate White Pine	6" B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce	6" B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6" B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6" B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6" B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Dorota' Black Hills Spruce	6" B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6" B&B	35' hgt. 15' w	CONIF.
SHRUBS SEE DETAIL 3/L3.01				
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
	Cornus alba 'Baillhali' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cornus alba 'Elegantissima' Vasegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymus alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12" hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noon splash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
	Ilex x meserveae 'Blue Prince' Blue Prince Holly	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS SEE DETAIL 4/L3.01				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	

CALLOUT LEGEND

- ① 40° VISION TRIANGLE
- ② PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01
- ③ DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER, SEE DETAILS 10 AND 11/L3.01
- ④ FLAG FOOTBALL FIELD, PER OWNER
- ⑤ 6'-0" BENCH, SEE DETAIL 7/L3.01
- ⑥ OPEN GRASSY PLAY SPACE
- ⑦ 2'-3" BERM WITH 2:1 SLOPE
- ⑧ 5'-0" WIDE ASPHALT PATHWAY
- ⑨ 6'-0" WIDE CONCRETE PATHWAY
- ⑩ 5'-0" WIDE CONCRETE PATHWAY
- ⑪ START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
- ⑫ TRANSITION TO WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- ⑬ END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- ⑭ WROUGHT IRON FENCE 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 I TREES PERMITTED
- ⑲ 3" CALIPER MITIGATION TREE
- ⑳ FUTURE PATHWAY GATE ACCESS
- ㉑ UP-SIZED TO 3" CALIPER TOWARDS TREE MITIGATION
- ㉒ WROUGHT IRON PEDESTRIAN GATE

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L3.01
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4/L1.07
- 6" HEIGHT WROUGHT IRON FENCE (SEE FENCE PLAN, SEE DETAIL 1 & 2/L1.07)
- 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 BOULDERS, 3'-4' DIAMETER, SEE DETAIL 6/L3.01
- LANDSCAPE BERM CONTOURS



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



Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25



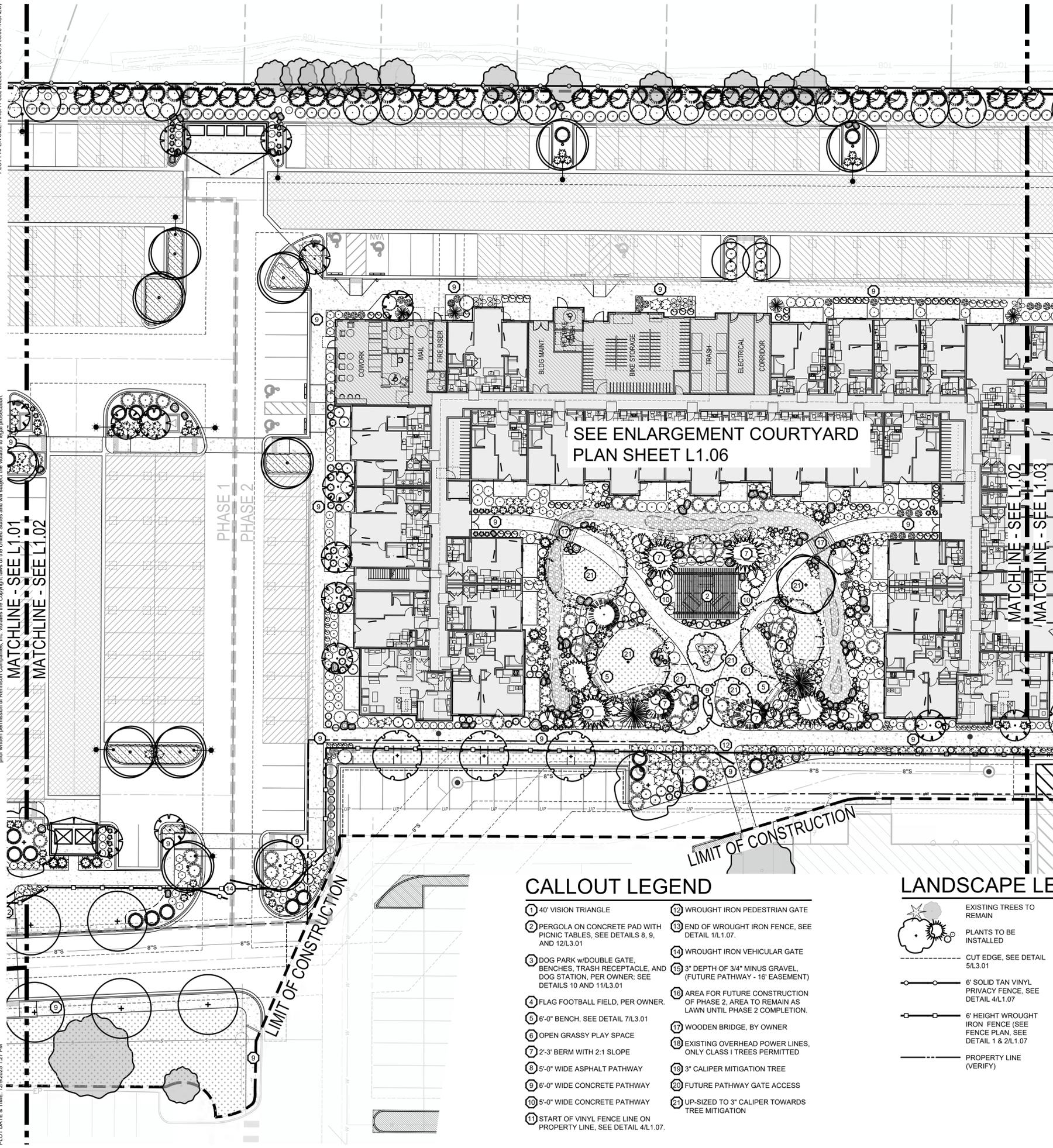
Drawing Set Issued for:
DESIGN REVIEW
Project No. R221201 / 24-123
Issued Date 09 DEC 2025
Drawn by SCM
Sheet Title

Landscape Plan
Sheet Number
L1.01

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com



FILE NAME: 24123 LANDSCAPE PLAN.DWG
 PLOT DATE & TIME: 12/30/2025 1:27 PM
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 PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)



CALLOUT LEGEND

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

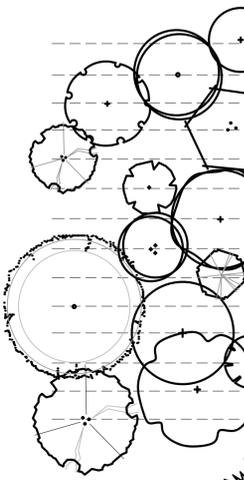
LANDSCAPE LEGEND

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

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES SEE DETAIL 1/L3.01				
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat. 'Keitsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos 'inermis' 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
TS	Quercus robur x alba 'JFS-KW2QX' Skippy Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS I
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
CONIFEROUS TREES SEE DETAIL 2/L3.01				
	Pinus strobus 'Fastigiata' Fastigiata White Pine	6" B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce	6" B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6" B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6" B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6" B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6" B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6" B&B	35' hgt. 15' w	CONIF.
SHRUBS SEE DETAIL 3/L3.01				
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
	Cornus alba 'Bailioli' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cornus alba 'Elegantissima' Variegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymus alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12" hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
	Blue Prince Holly Ilex x meserveae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS SEE DETAIL 4/L3.01				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	



2025 E RIVERSIDE DRIVE, SUITE 200
 EAGLE, IDAHO 83616

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

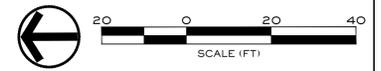


Description	Date
1 Project name change	02/21/25
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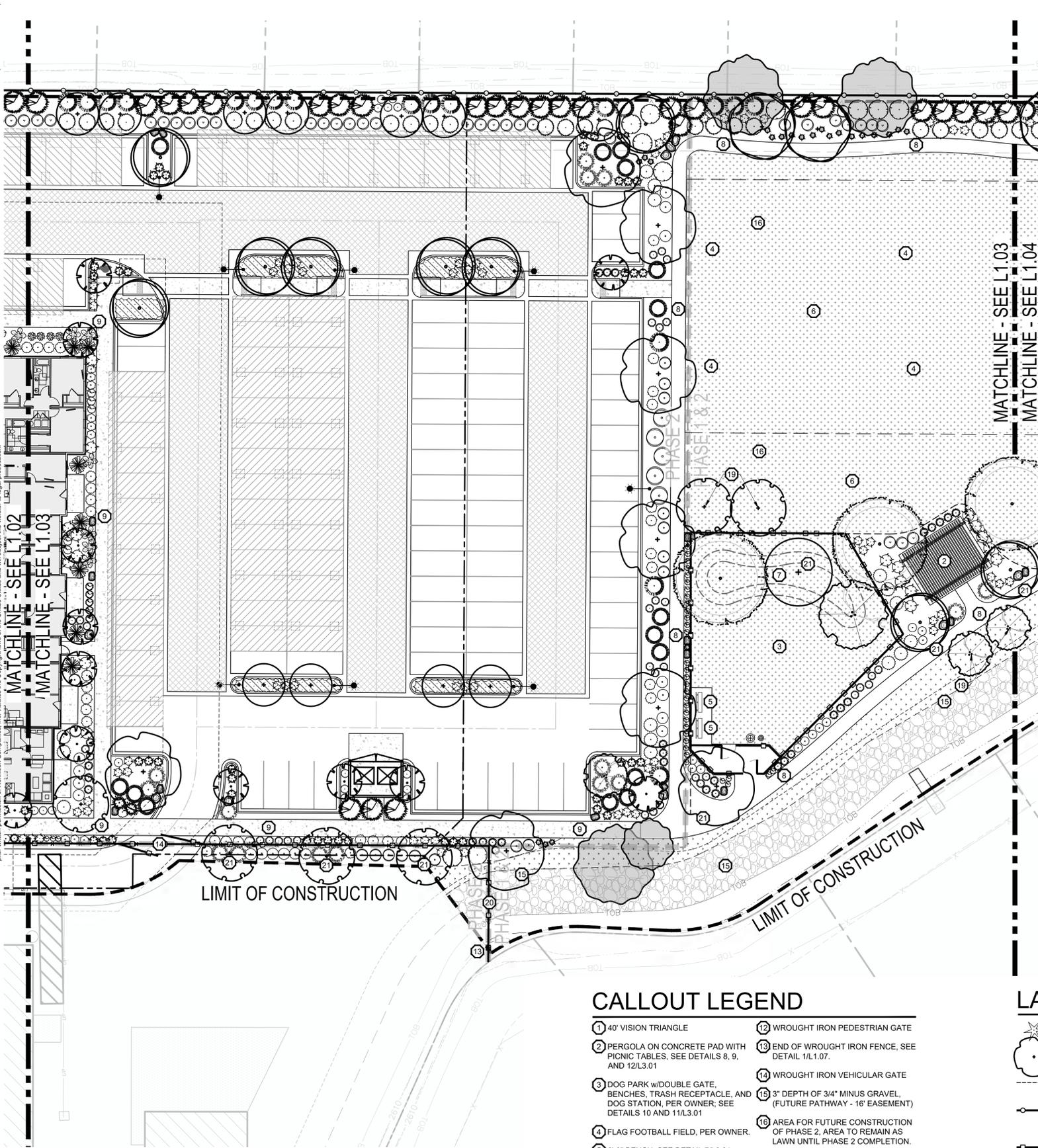


Drawing Set Issued for:
DESIGN REVIEW
 Project No. R221201 / 24-123
 Issued Date 09 DEC 2025
 Drawn by SCM
 Sheet Title

SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
 Dba South Beck & Baird Landscape Architecture P.C.
 2002 S. Vista Ave
 Boise, ID 83705
 208.342.2999 Office
 info@sbbgo.com
 www.sbbgo.com
 811 Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES 1175.1715



Landscape Plan
 Sheet Number
L1.02



CALLOUT LEGEND

- 1 40' VISION TRIANGLE
- 2 PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01
- 3 DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER, SEE DETAILS 10 AND 11/L3.01
- 4 FLAG FOOTBALL FIELD, PER OWNER.
- 5 6'-0" BENCH, SEE DETAIL 7/L3.01
- 6 OPEN GRASSY PLAY SPACE
- 7 2'-3" BERM WITH 2:1 SLOPE
- 8 5'-0" WIDE ASPHALT PATHWAY
- 9 6'-0" WIDE CONCRETE PATHWAY
- 10 5'-0" WIDE CONCRETE PATHWAY
- 11 START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
- 12 WROUGHT IRON PEDESTRIAN GATE
- 13 END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- 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 I TREES PERMITTED
- 19 3" CALIPER MITIGATION TREE
- 20 FUTURE PATHWAY GATE ACCESS
- 21 UP-SIZED TO 3" CALIPER TOWARDS TREE MITIGATION

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L3.01
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4/L1.07
- 6' HEIGHT WROUGHT IRON FENCE (SEE FENCE PLAN, SEE DETAIL 1 & 2/L1.07)
- 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 BOULDERS, 3'-4" DIAMETER, SEE DETAIL 6/L3.01
- LANDSCAPE BERM CONTOURS

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES SEE DETAIL 1/L3.01				
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat. 'Keithsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Urbriidge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
QS	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
CONIFEROUS TREES SEE DETAIL 2/L3.01				
	Pinus strobus 'Fastigiata' Fastigate White Pine	6' B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce	6' B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6' B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6' B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
SHRUBS SEE DETAIL 3/L3.01				
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
	Cornus alba 'Bailhala' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cornus alba 'Elegantissima' Variegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymus alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12" hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
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	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
	Blue Prince Holly Ilex x meserveae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS SEE DETAIL 4/L3.01				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
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Antioch Apartments
 8695 W Marigold Street, Garden City, Idaho



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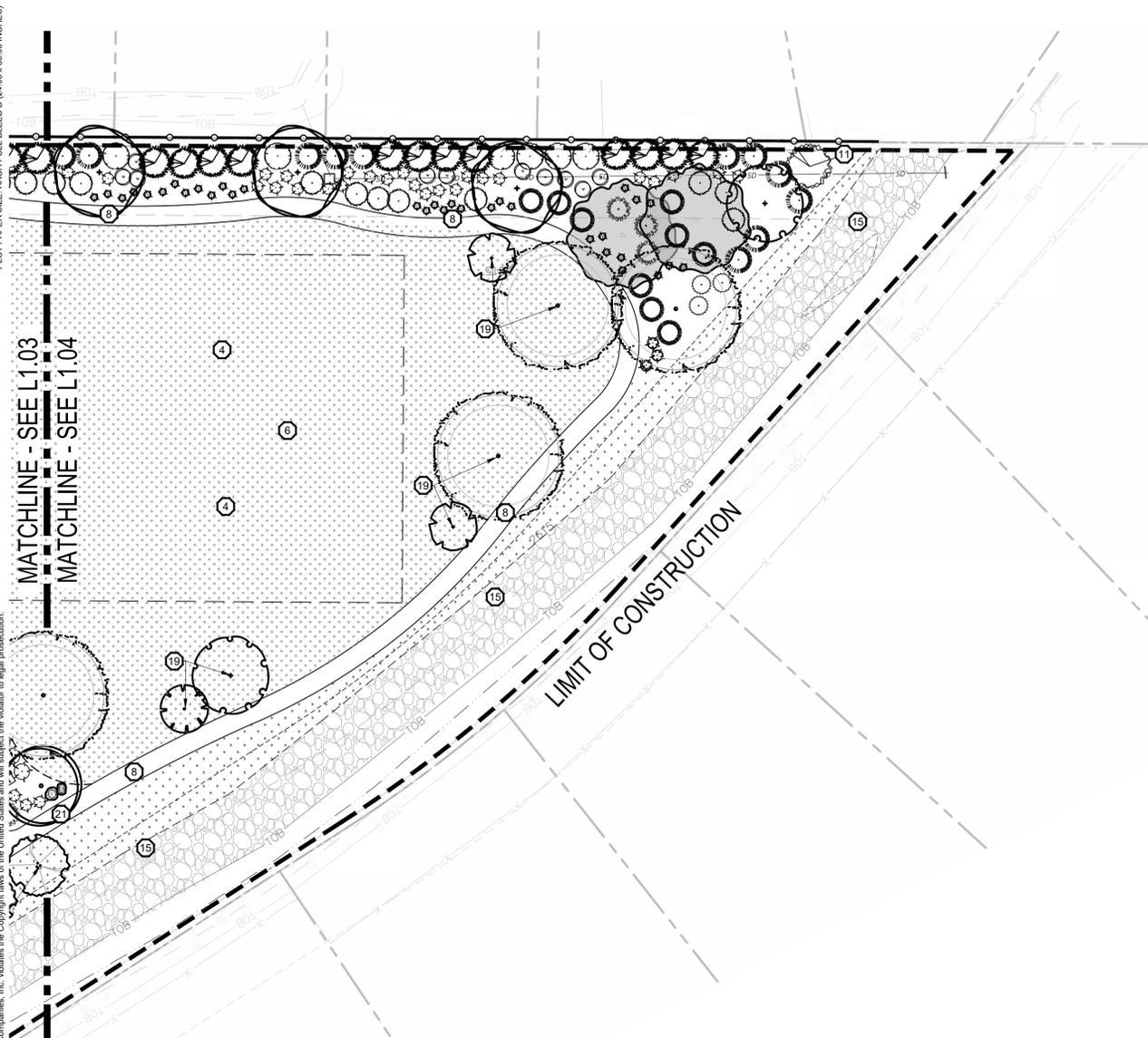


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 Issued Date 09 DEC 2025
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 Sheet Title

SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
 Dba South Beck & Baird Landscape Architecture P.C.
 2002 S. Vista Ave
 Boise, ID 83705
 208.342.2999 Office
 info@sbbgo.com
 www.sbbgo.com
 811 Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES 1174.1714C

Landscape Plan
 Sheet Number
L1.03

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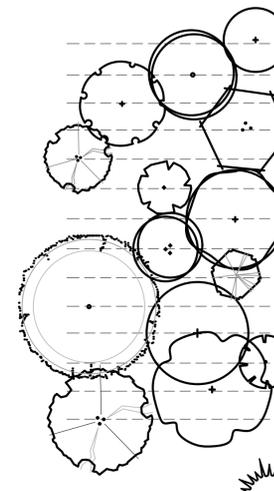
LANDSCAPE LEGEND	
	EXISTING TREES TO REMAIN
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	CUT EDGE, SEE DETAIL 5/L3.01
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	LANDSCAPE BERM CONTOURS

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3	DOG PARK W/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER; SEE DETAILS 10 AND 11/L3.01
4	FLAG FOOTBALL FIELD, PER OWNER.
5	6'-0" BENCH, SEE DETAIL 7/L3.01
6	OPEN GRASSY PLAY SPACE
7	2'-3' BERM WITH 2:1 SLOPE
8	5'-0" WIDE ASPHALT PATHWAY
9	6'-0" WIDE CONCRETE PATHWAY
10	5'-0" WIDE CONCRETE PATHWAY
11	START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
12	WROUGHT IRON PEDESTRIAN GATE
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14	WROUGHT IRON VEHICULAR GATE
15	3" DEPTH OF 3/4" MINUS GRAVEL (FUTURE PATHWAY - 16' EASEMENT)
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18	EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED
19	3" CALIPER MITIGATION TREE
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PLANT SCHEDULE

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AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat. 'Keithsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos 'inermis' 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
TS	Quercus robur x alba 'JFS-KW2QX' Skinny Green Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
CONIFEROUS TREES SEE DETAIL 2/L3.01				
	Pinus strobus 'Fastigiata' Fastigate White Pine	6" B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce	6" B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6" B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6" B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6" B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6" B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6" B&B	35' hgt. 15' w	CONIF.
SHRUBS SEE DETAIL 3/L3.01				
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
	Cornus alba 'Baillialo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cornus alba 'Elegantissima' Variegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymus alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12" hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
	Blue Prince Holly Ilex x meserveyae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS SEE DETAIL 4/L3.01				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	



Design Review Drawings for:

Antioch Apartments

8695 W Marigold Street, Garden City, Idaho



Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25



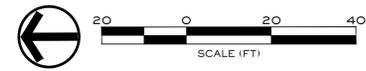
Drawing Set Issued for:
DESIGN REVIEW

Project No. R221201 / 24-123
 Issued Date 09 DEC 2025
 Drawn by SCM

SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
 Dba South Beck & Baird Landscape Architecture P.C.

2002 S. Vista Ave
 Boise, ID 83705
 208.342.2999 Office
 info@sbbgo.com
 www.sbbgo.com

811
 Know what's below.
 Call before you dig.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.



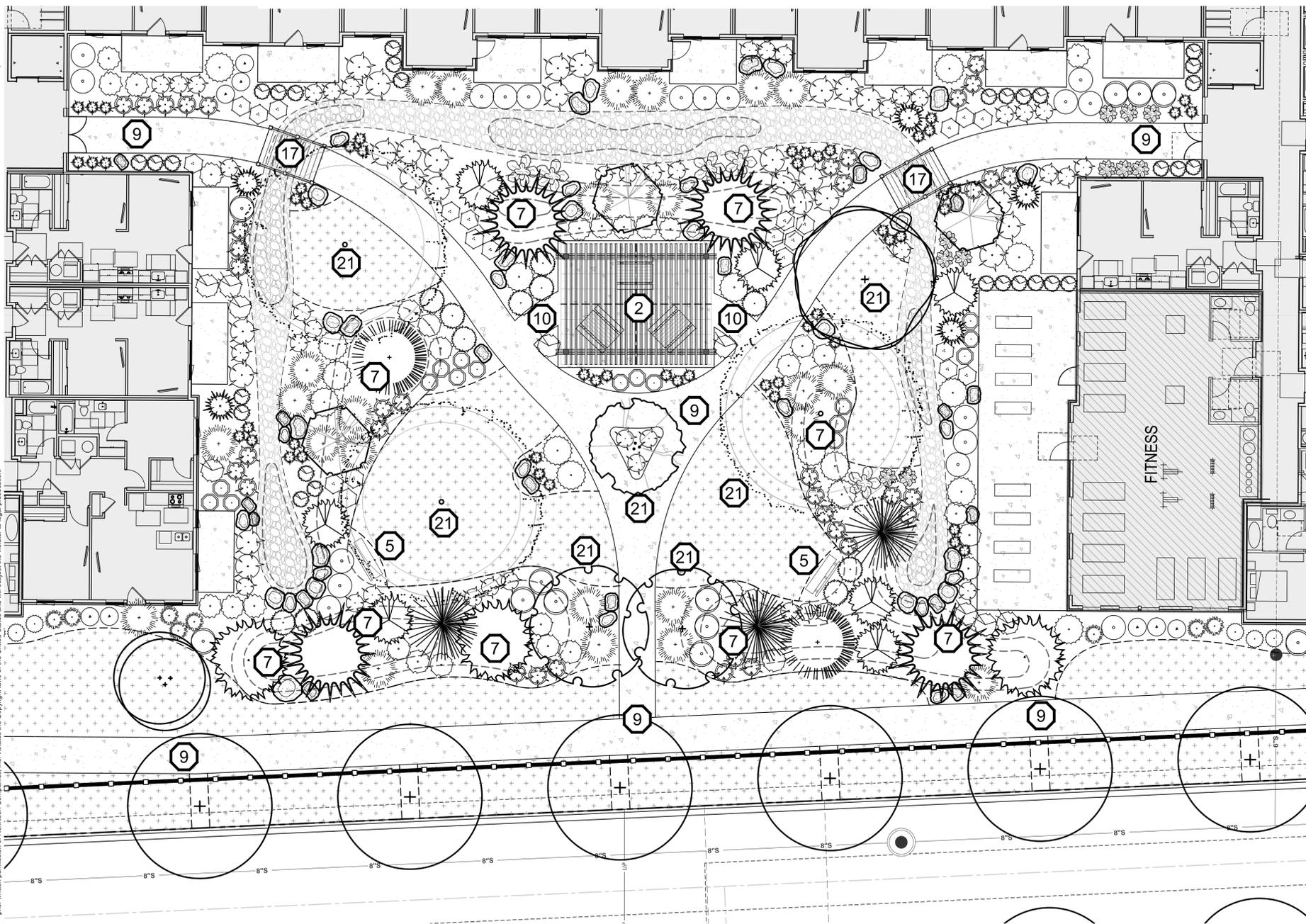
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L1.04

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FILE NAME: 24-123 LANDSCAPE PLAN DWG
 PLOT DATE & TIME: 12/30/2025 1:27 PM



NOTE:

DRAINAGE FROM ROOF DRAINS TO BE CONNECTED TO STORM DRAIN/DRY RIVERBED. COORDINATE WITH CIVIL AND ARCHITECT FOR EXACT LOCATIONS. PIPE IF NECESSARY OR PROVIDE 2'-4" DIA. RIVER ROCK FROM DOWN SPOUT TO DRAINAGE SWALE. (COORDINATE IN FIELD)

CALLOUT LEGEND

- 1 40' VISION TRIANGLE
- 2 PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01
- 3 DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER; SEE DETAILS 10 AND 11/L3.01
- 4 FLAG FOOTBALL FIELD, PER OWNER.
- 5 6'-0" BENCH, SEE DETAIL 7/L3.01
- 6 OPEN GRASSY PLAY SPACE
- 7 2'-3" BERM WITH 2:1 SLOPE
- 8 5'-0" WIDE ASPHALT PATHWAY
- 9 6'-0" WIDE CONCRETE PATHWAY
- 10 5'-0" WIDE CONCRETE PATHWAY
- 11 START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
- 12 WROUGHT IRON PEDESTRIAN GATE
- 13 END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- 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 I TREES PERMITTED
- 19 3" CALIPER MITIGATION TREE
- 20 FUTURE PATHWAY GATE ACCESS
- 21 UP-SIZED TO 3" CALIPER TOWARDS TREE MITIGATION

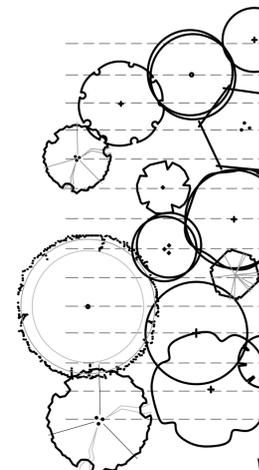
LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L3.01
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4/L1.07
- 6" HEIGHT WROUGHT IRON FENCE (SEE FENCE PLAN, SEE DETAIL 1 & 2/L1.07)
- 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 BOULDERS, 3'-4" DIAMETER, SEE DETAIL 6/L3.01
- LANDSCAPE BERM CONTOURS

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES SEE DETAIL 1/L3.01				
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AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat. 'Keithsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
QS	Quercus robur x alba 'JFS-KW2GX' Sterling Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
CONIFEROUS TREES SEE DETAIL 2/L3.01				
	Pinus strobus 'Fastigiata' Fastigate White Pine	6" B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce	6" B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6" B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6" B&B	18' hgt. 15' w	CONIF.
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	Picea pungens 'glauca' Colorado Blue Spruce	6" B&B	35' hgt. 15' w	CONIF.
SHRUBS SEE DETAIL 3/L3.01				
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
	Cornus alba 'Ballisto' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cornus alba 'Elegantissima' Variegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymus alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12" hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
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	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
	Blue Prince Holly Ilex x meserveae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS SEE DETAIL 4/L3.01				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	



2025 E RIVERSIDE DRIVE, SUITE 200
 EAGLE, IDAHO 83616

Antioch Apartments
 8695 W Marigold Street, Garden City, Idaho



Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25



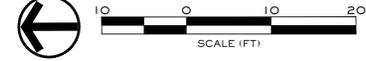
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Project No. R221201 / 24-123
 Issued Date 09 DEC 2025
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 Sheet Title

SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
 Dba South Beck & Baird Landscape Architecture P.C.

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 info@sbbgo.com
 www.sbbgo.com

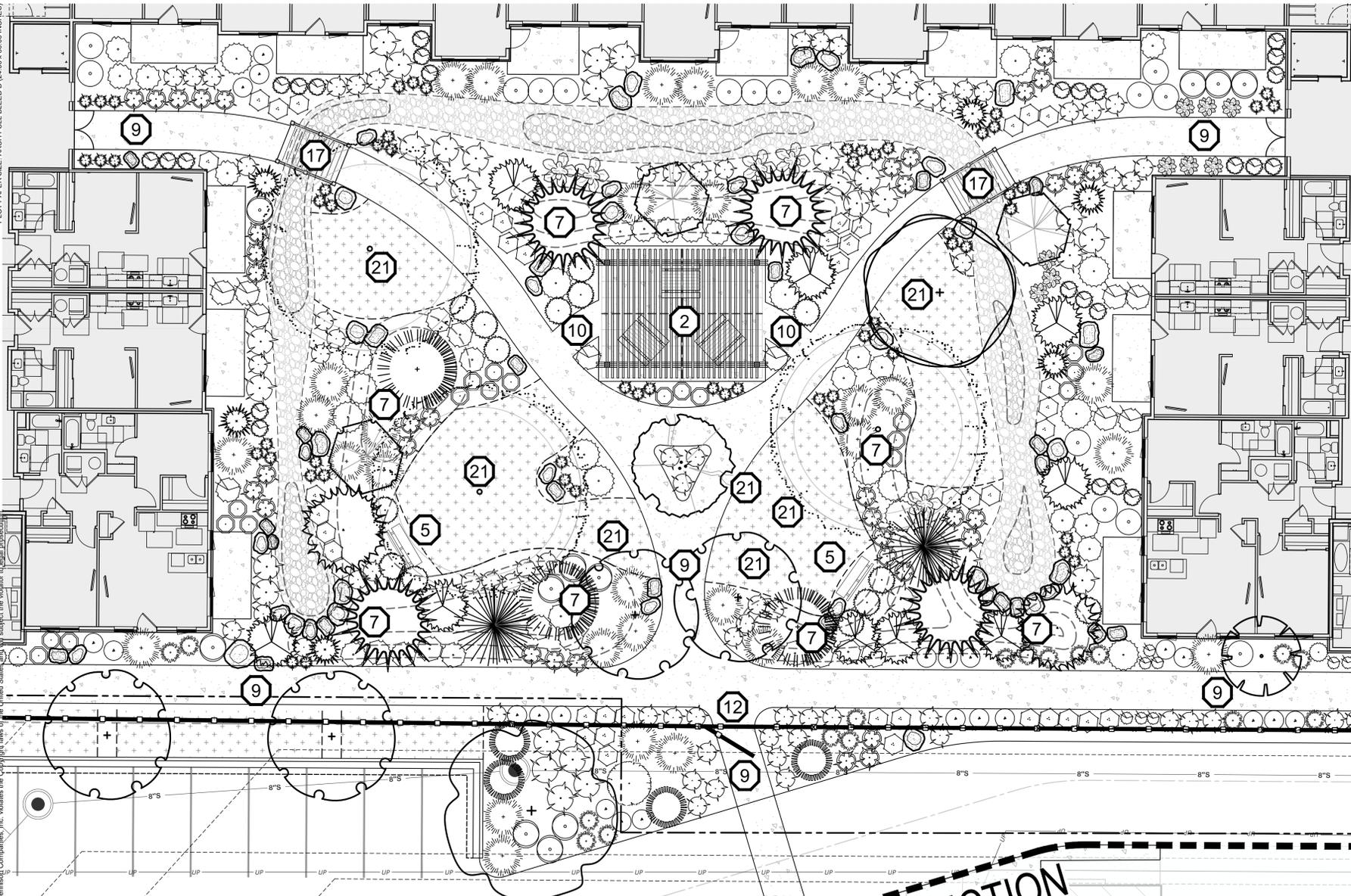
811
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Landscape Plan
 North Courtyard

Sheet Number
L1.05

FILE NAME: 24-123 LANDSCAPE PLAN.DWG
 PLOT DATE & TIME: 12/30/2025 1:27 PM



NOTE:

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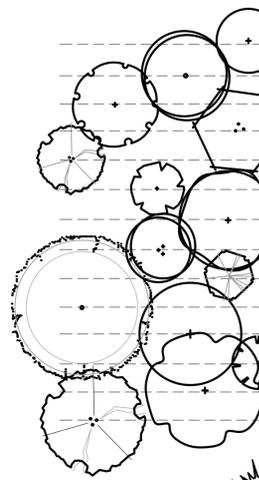
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	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12" hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	4' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spiraea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spiraea	2 Gal.	3' hgt. x 3' wide	
	Blue Prince Holly Ilex x meserveae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS SEE DETAIL 4/L3.01				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	



2025 E RIVERSIDE DRIVE, SUITE 200
 EAGLE, IDAHO 83616

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



Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25

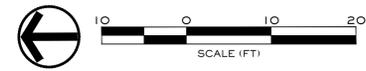


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DESIGN REVIEW
 Project No. R221201 / 24-123
 Issued Date 09 DEC 2025
 Drawn by SCM
 Sheet Title

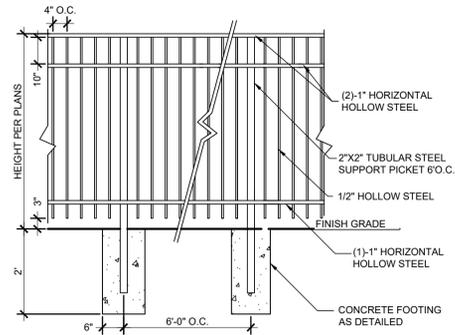
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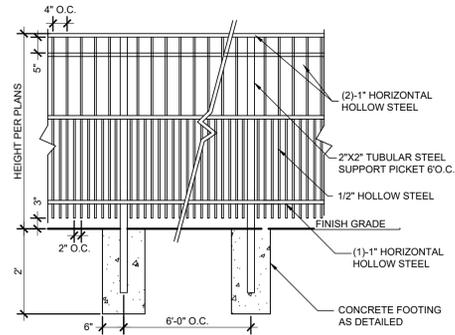
Sheet Number
L1.06



- NOTES:**
1. REFER TO PLANS FOR FENCE LOCATIONS.
 2. CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. WROUGHT IRON TO BE PAINTED WITH ELECTRO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

1 WROUGHT IRON FENCE

Scale: 1/2" = 1'-0"



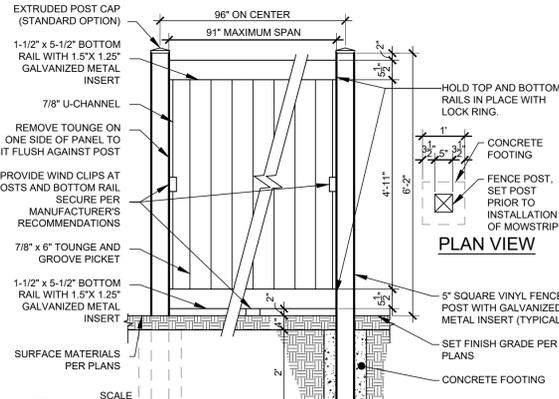
- NOTES:**
1. Installation to be completed in accordance with manuf. specifications.
 2. Allow 6060-T5 on pickets 6063-T6 on posts and rails or approved equal.
 3. Maximum spacing between pickets to be 2" maximum - Contractor shall provide a sample to the owner for approval.

2 DOG WROUGHT IRON FENCE

Scale: 1/2" = 1'-0"



6' WROUGHT IRON FENCE (TYP.)



- NOTES:**
1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
 2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3 VINYL FENCE PANEL

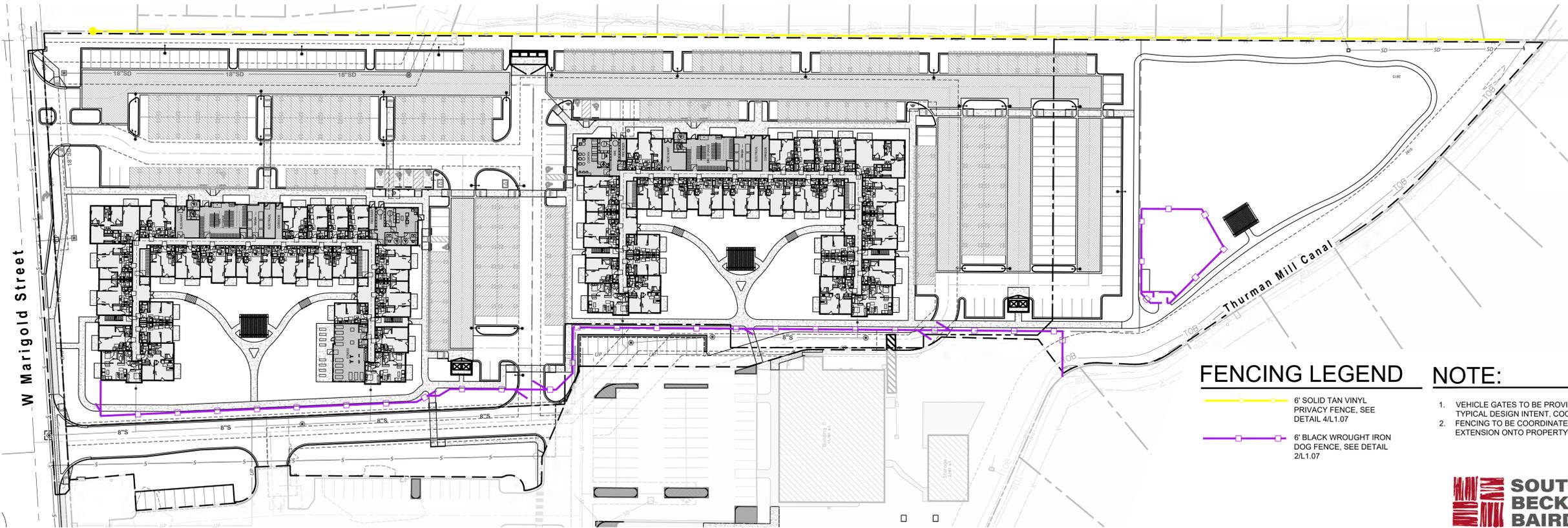
SCALE: 1/2" = 1'-0"



WROUGHT IRON VEHICLE GATE (TYP.), BY OWNER



6' TAN VINYL FENCE (TYP.)



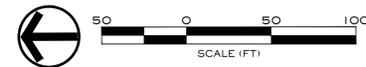
FENCING LEGEND

- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4/L.1.07
- 6' BLACK WROUGHT IRON DOG FENCE, SEE DETAIL 2/L.1.07

NOTE:

1. VEHICLE GATES TO BE PROVIDED BY OWNER. SEE PHOTO FOR TYPICAL DESIGN INTENT. COORDINATE WITH CIVIL.
2. FENCING TO BE COORDINATED WITH ADJACENT LAND OWNER FOR EXTENSION ONTO PROPERTY.

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Design Review Drawings for:
Antioch Apartments
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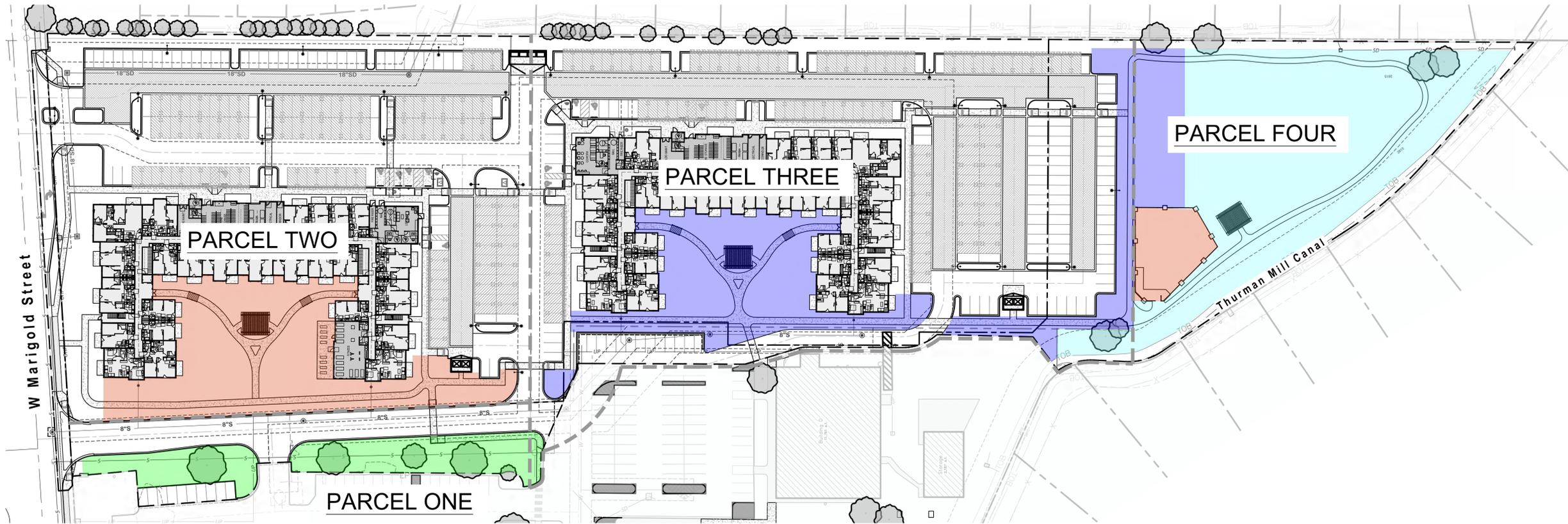


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 Sheet Title

Overall Fence Plan
 Sheet Number
L1.07



PARCEL ONE COMMON/OPEN SPACE

PARCEL ONE - 0 TOTAL UNITS
 TOTAL COMMON OPEN SPACE REQUIRED = 0 SF
 TOTAL COMMON OPEN SPACE PROVIDED = 12,250 SF

PARCEL TWO COMMON/OPEN SPACE

BUILDING 1 (PARCEL TWO) - 117 TOTAL UNITS
 UNITS 500>1200 SF: 111 UNITS x 250 SF/UNIT = 27,750 SF OF COMMON OPEN SPACE REQUIRED
 UNITS >1200: 6 UNITS x 350 SF/UNITS = 2,100 SF OF COMMON OPEN SPACE REQUIRED
 TOTAL COMMON OPEN SPACE REQUIRED = 28,850 SF
 TOTAL COMMON OPEN SPACE PROVIDED = 31,152 SF

PARCEL THREE COMMON/OPEN SPACE

BUILDING 2 (PARCEL THREE) - 119 TOTAL UNITS
 UNITS 500>1200 SF: 113 UNITS x 250 SF/UNIT = 28,750 SF OF COMMON OPEN SPACE REQUIRED
 UNITS >1200: 6 UNITS x 350 SF/UNITS = 2,100 SF OF COMMON OPEN SPACE REQUIRED
 TOTAL COMMON OPEN SPACE REQUIRED = 29,850 SF
 TOTAL COMMON OPEN SPACE PROVIDED = 35,346 SF

PARCEL FOUR COMMON/OPEN SPACE

PARCEL FOUR - 0 TOTAL UNITS
 TOTAL COMMON OPEN SPACE REQUIRED = 0 SF
 TOTAL COMMON OPEN SPACE PROVIDED = 50,794 SF

TOTAL PROPERTY COMMON/OPEN SPACE (ALL PARCELS)

TOTAL COMMON OPEN SPACE REQUIRED = 58,700 SF
 TOTAL COMMON OPEN SPACE PROVIDED = 129,423 SF

- NOTES:
 1. DOES NOT INCLUDE SETBACKS AND/OR BUFFERS.
 2. AREA INCLUDE IN THE RECIPROCAL MAINTENANCE USE AGREEMENT AND APPLIES TO ALL PARCELS SHOWN.

OPEN SPACE LEGEND

 PARCEL ONE COMMON OPEN SPACE = 12,250 SF	 PARCEL THREE COMMON OPEN SPACE = 35,519 SF
 PARCEL TWO COMMON OPEN SPACE = 31,152 SF	 PARCEL FOUR COMMON OPEN SPACE = 50,502 SF

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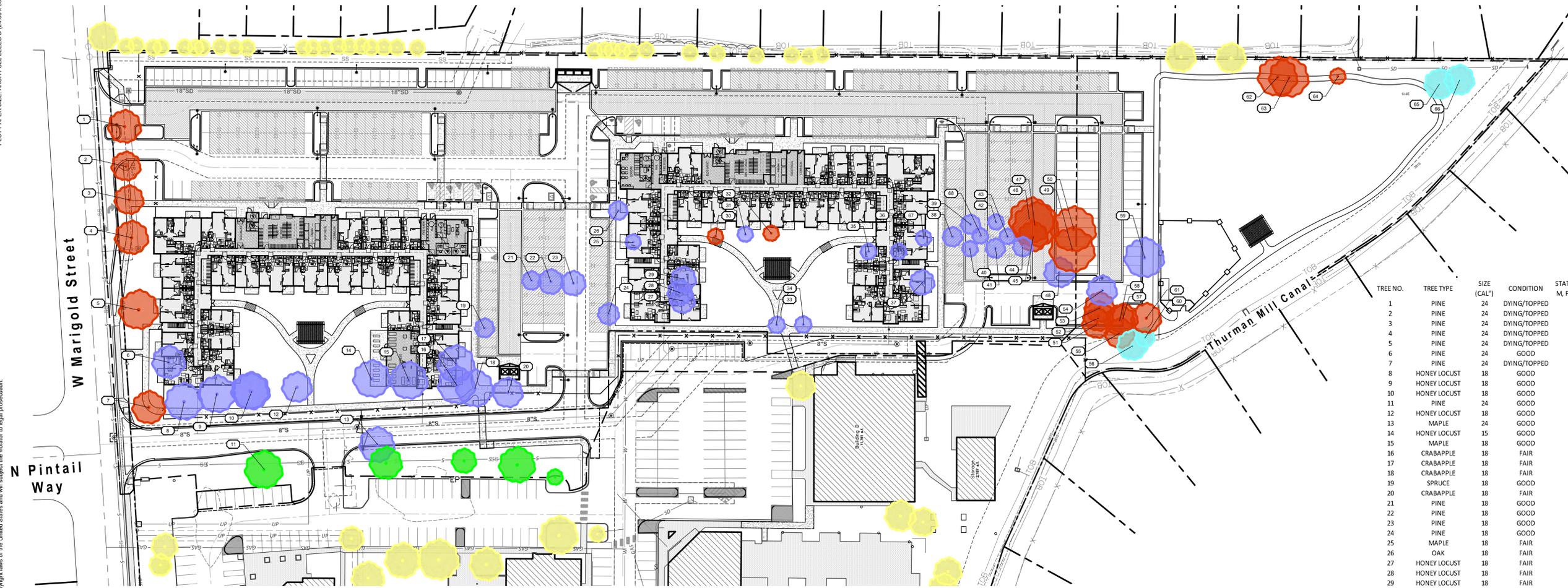


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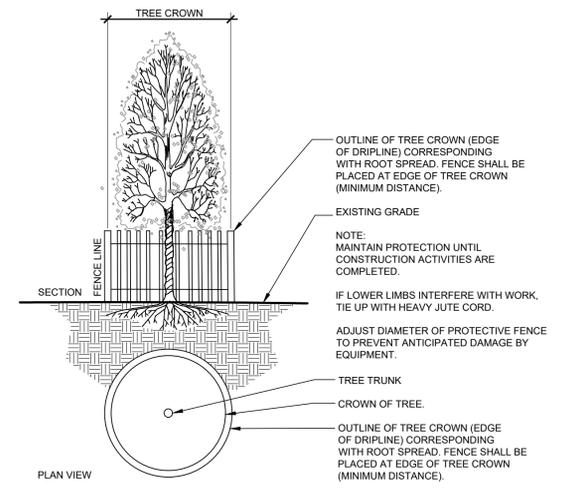


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 Sheet Title

Overall Common / Open Space
 Sheet Number
L1.08



TREE NO.	TREE TYPE	SIZE (CAL")	CONDITION	STATUS (R, M, 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	PLUM	20	FAIR	M	-20.0
34	PLUM	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



1 TREE PROTECTION DETAIL
NOT TO SCALE

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 RINSE 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:

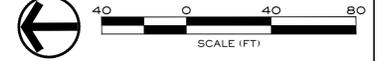
- R- "REMOVED" TREES THAT DO NOT REQUIRE MITIGATION AS THEY ARE AN INVASIVE, HAZARDOUS, TOPPED, DEAD OR DYING.
 - M- "MITIGATION" EXISTING DESIRABLE IN FAIR OR GOOD HEALTH TREES TO BE REMOVED THAT REQUIRE MITIGATION FROM THE INTERIOR OF THE SITE.
 - P- "PRESERVED" EXISTING TREES TO BE SAVED ON SITE THAT WILL NOT COUNT TOWARDS ANY MITIGATION.
 - 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.
 - 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.

DECIDUOUS TREES		
INCHES:	REMOVED	614.0
	MITIGATED	-636.0
	PRESERVED	84.0
	COMMON	84.0

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Design Review Drawings for:

Antioch Apartments

8695 W Marigold Street, Garden City, Idaho

PACIFIC WEST COMMUNITIES

Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
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Drawing Set Issued for:
DESIGN REVIEW

Project No. R221201 / 24-123
Issued Date 09 DEC 2025
Drawn by SCM
Sheet Title

Mitigation Plan
Sheet Number
L2.00

DRYLAND TURF SEEDING REQUIREMENTS

GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING. THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

SEED MIXTURE:	PURE LIVE SEED % MIX
HARD FESCUE	25
CANADA BLUE FESCUE	25
SHEEP FESCUE	25
WINGLEY CHEWINGS FESCUE	25
TOTAL SEED	40 LBS PURE LIVE SEED INSTALL @ 25 LBS / ACRE

FIBER MULCH MATERIAL

GROW NUTRIBASE FROM "QUATTRO ENVIRONMENTAL", A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT

GROW NUTRIBOOST FROM "QUATTRO ENVIRONMENTAL" (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER

MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.
GRANITE SEED
1697 WEST 2100 NORTH
P.O. BOX 177
LEHI, UTAH 84043
1-800-768-4433
(OR APPROVED EQUAL)

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WANING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER

THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.

LANDSCAPE NOTES:

- 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 GRADE #1 OR BETTER.
- ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER AND CONIFER TREES WELLS TO BE 6' IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF BLACK SOIL AID MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
- ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. 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.
- PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
- ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
- PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
- SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
- IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
- ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
- COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
- ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
- NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS.
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMED 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% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
- POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.



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



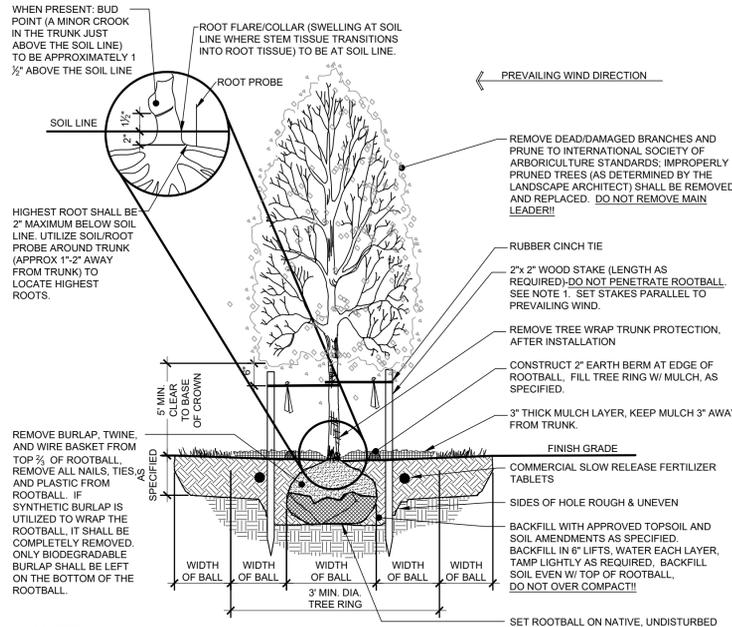
△ Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25



Drawing Set Issued for:
DESIGN REVIEW
Project No. R221201 / 24-123
Issued Date 09 DEC 2025
Drawn by SCM
Sheet Title

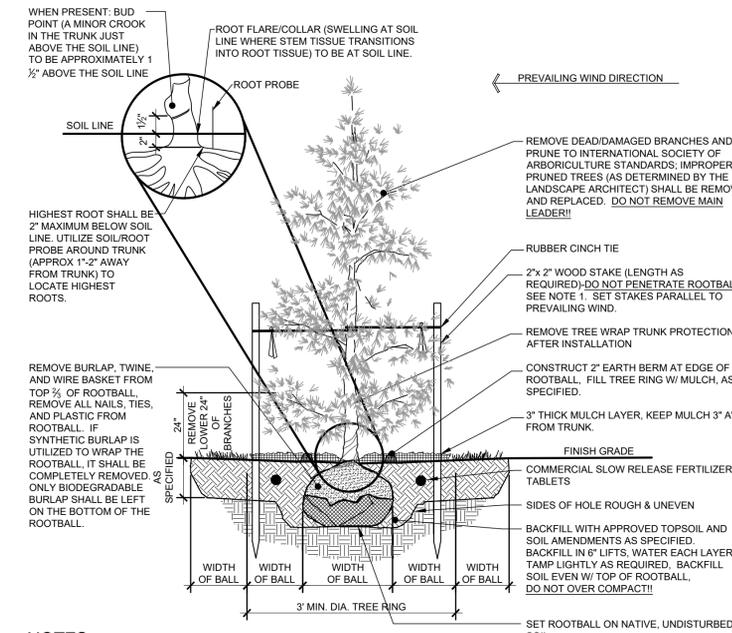
Landscape Notes

Sheet Number
L3.00



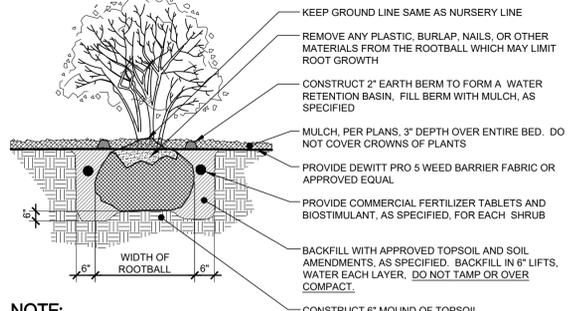
- NOTES:**
1. THE STAKING OF TREES IS TO BE REQUIRED, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
 2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY IN THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 4. 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.
 5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
 7. FOR TREES LOCATED WITHIN 5'-0" OF A CONCRETE CURB OR WALKWAY, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. EXTEND ROOT BARRIER TO 80% OF MATURE TREE CANOPY. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 DECIDUOUS TREE PLANTING NOT TO SCALE



- NOTES:**
1. THE STAKING OF TREES IS TO BE REQUIRED, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
 2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY IN THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 4. 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.
 5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

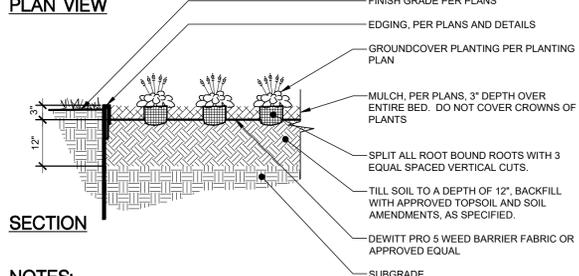
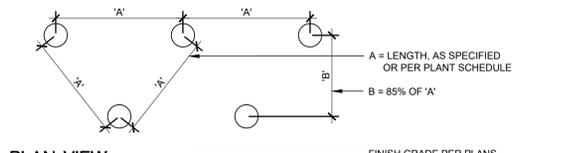
2 CONIFEROUS TREE PLANTING NOT TO SCALE



- NOTE:**
1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

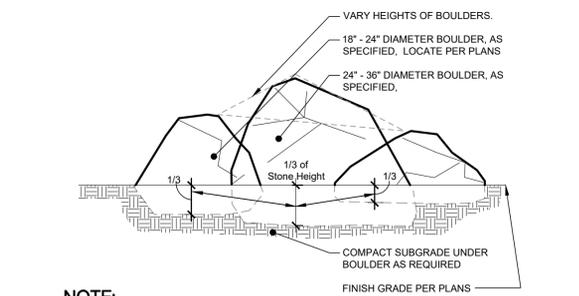
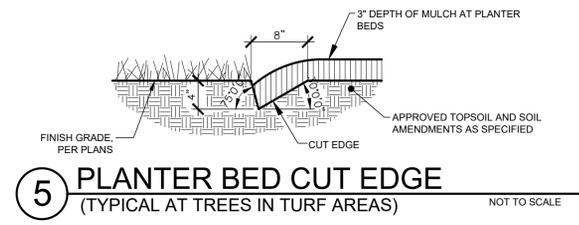
3 SHRUB PLANTING NOT TO SCALE

SPACING "D"	ROW "A"	NO. OF PLANTS	AREA UNIT
6" O.C.	5.2"	.2150	1 SQ. FT.
8" O.C.	6.93"	.3886	1 SQ. FT.
10" O.C.	8.66"	.5976	1 SQ. FT.
12" O.C.	10.4"	.87	1 SQ. FT.
15" O.C.	13.0"	1.35	1 SQ. FT.
18" O.C.	15.6"	1.95	1 SQ. FT.
24" O.C.	20.8"	3.46	1 SQ. FT.
30" O.C.	26.0"	5.425	1 SQ. FT.
36" O.C.	31.2"	7.80	1 SQ. FT.



- NOTES:**
1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

4 PERENNIAL & GROUNDCOVER PLANTING NOT TO SCALE

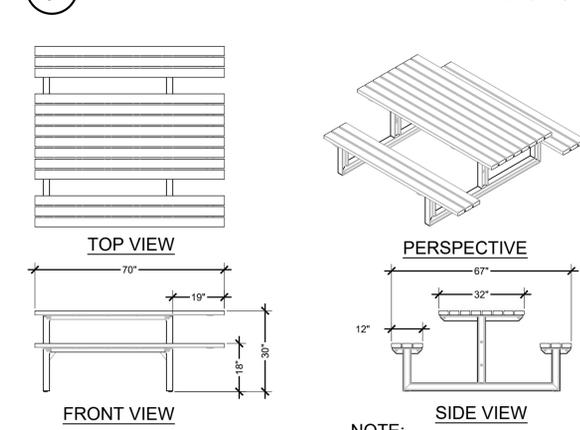


- NOTE:**
1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
 2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION.
 3. CLEAN BOULDERS OF SOIL AND LOOSE DEBRIS.
 4. WHEN PLACING BOULDERS, BURY 1/3 OF BOULDER BELOW FINISH GRADE.
 5. DO NOT SCAR OR DAMAGE BOULDERS.
 6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF (6), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).

6 BOULDER INSTALLATION NOT TO SCALE

MAGLIN MAGLIN SITE FURNITURE INC. WWW.MAGLIN.COM TEL: 800-716-5506 FAX: 877-260-9393

7 6 FOOT BENCH Scale: 1/2" = 1'-0"



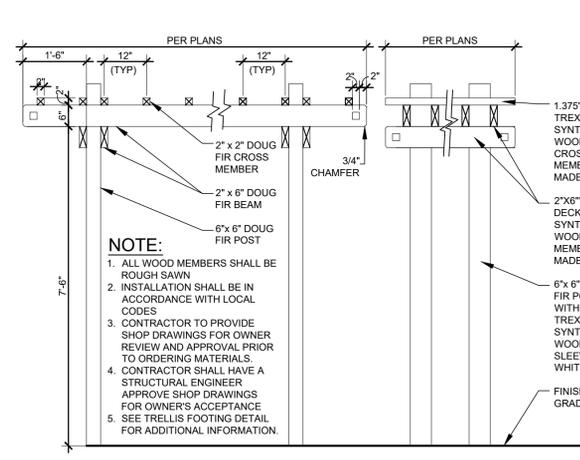
MAGLIN MAGLIN SITE FURNITURE INC. WWW.MAGLIN.COM TEL: 800-716-5506 FAX: 877-260-9393

8 PICNIC TABLE Scale: 1/2" = 1'-0"



SITE FURNISHING NOTES

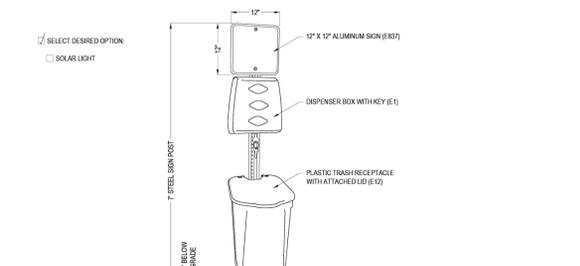
1. ALL 6 FOOT BENCHES TO BE SURFACE MOUNTED ON A MINIMUM 4" CONCRETE PAD. BENCH TO BE A MAGLIN MLB1200 SERIES BENCH, SURFACE MOUNT WITH A POWDER COAT "EVGREEN" COLOR, SLATS TO BE RECYCLED PLASTIC COLOR - CEDAR. CONTACT MAGLIN 1-800-716-5506 X 521 TO ORDER. ORDER SHALL BE PLACED A MINIMUM OF 8 WEEKS TO INSURE DELIVERY.
2. THE CONTRACTOR SHALL MEET AND/OR EXCEED ALL LOCAL, STATE, AND FEDERAL GOVERNMENT ACCESSIBILITY STANDARDS.
3. THE LANDSCAPE PLANS ARE FOR LANDSCAPE CONSTRUCTION PURPOSES ONLY, NO GRADING OR DRAINAGE, CONCRETE WALKS OR PEDESTRIAN RAMPS, SITE UTILITIES, AND/OR STRUCTURES SHALL BE DESIGNED OR BUILT FROM THE LANDSCAPE DRAWINGS.
4. ALL ONSITE AMENITIES STRUCTURES ARE TO BE CONSTRUCTED WITH REDWOOD, CEDAR, OR DOUG FIR AS DETERMINED BY THE OWNER. COORDINATE AS REQUIRED.



9 OVER HEAD TRELLIS Scale: 1/2" = 1'-0"

- NOTE:**
1. ALL WOOD MEMBERS SHALL BE ROUGH SAWN
 2. INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES
 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
 4. CONTRACTOR SHALL HAVE A STRUCTURAL ENGINEER APPROVE SHOP DRAWINGS FOR OWNER'S ACCEPTANCE
 5. SEE TRELIS FOOTING DETAIL FOR ADDITIONAL INFORMATION.

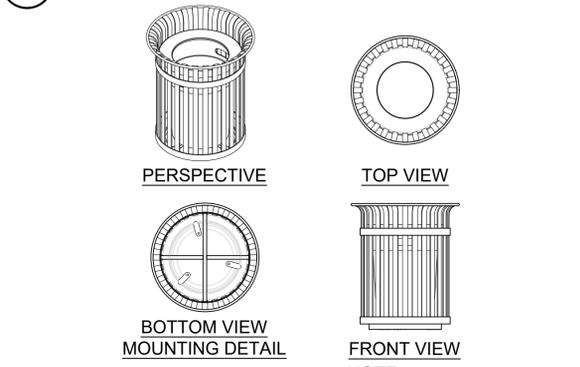
Pet Waste ELIMINATOR Commercial Pet Waste Disposal System



- SELECT DESIRED OPTION:**
- SOLAR LIGHT

- SPECIFICATIONS:**
1. 12" X 12" ALUMINUM SIGN
 2. DISPENSER BOX WITH KEY
 3. STEEL SUBFRONT
 4. MOUNTING HARDWARE SETS (EACH SET INCLUDES 2 NUTS, BOLTS AND WASHERS)
 5. 200 PET WASTE BAGS
 6. 20 WASTE RECEPTACLE LINERS
 7. PLASTIC TRASH RECEPTACLE (MOUNTED TO LID)
- MANUFACTURER'S NOTES:**
1. EXCLUSIVE OFFER: TO TAKE 20% OFF YOUR ORDER USE CODE: CAD023
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT: www.CADetails.com/66 AND ENTER REFERENCE NUMBER 5203.002

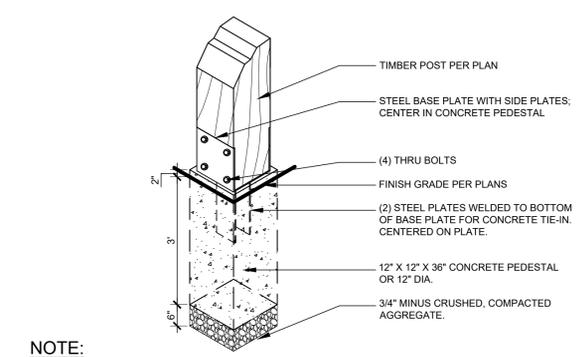
10 DOG WASTE STATION Scale: 1/2" = 1'-0"



MAGLIN MAGLIN SITE FURNITURE INC. WWW.MAGLIN.COM TEL: 800-716-5506 FAX: 877-260-9393

11 TRASH RECEPTACLE Scale: 1/2" = 1'-0"

- NOTE:**
1. REFER TO PLAN FOR LOCATION OF POSTS.
 2. ELECTRICAL, MECHANICAL AND ALL OTHER UTILITIES BY OTHERS.
 3. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING PERMITS AND TO ENSURE THE CONSTRUCTION OF OUTDOOR STRUCTURES MEET/EXCEED ALL LOCAL/STATE/FEDERAL CODES.



- NOTE:**
1. REFER TO PLAN FOR LOCATION OF POSTS.
 2. ELECTRICAL, MECHANICAL AND ALL OTHER UTILITIES BY OTHERS.
 3. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING PERMITS AND TO ENSURE THE CONSTRUCTION OF OUTDOOR STRUCTURES MEET/EXCEED ALL LOCAL/STATE/FEDERAL CODES.

12 CONCRETE TRELIS FOOTING Scale: 1/2" = 1'-0"

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com

811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

RENNISON DESIGN
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616

Design Review Drawings for:
Antioch Apartments
8095 W Matigold Street, Garden City, Idaho

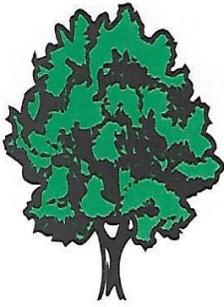
PACIFIC WEST COMMUNITIES

Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25



Drawing Set Issued for:
DESIGN REVIEW
Project No. R221201 / 24-123
Issued Date 09 DEC 2025
Drawn by SCM
Sheet Title

LANDSCAPE DETAILS
Sheet Number
L3.01



FOREST MANAGEMENT INC.

P.O. BOX 190510 BOISE, IDAHO 83719 • PHONE: (208) 466-7992 • FAX: (208) 466-7998

LOCATION:

8695 W Marigold St, Garden City, ID 83714

OWNER / OWNERS REPRESENTATIVE:

Zach Turner @ Rennison Design
Pacific Companies
430 E. State Street, Suite 100
Eagle, ID 83616

SUMMARY:

The site is characterized by an institutional lot with existing field grass, walking path, multi-sport ball diamond, and native vegetation to the south. Natural growing and planted trees throughout.

Improvements to the site include housing, parking, gathering spaces, and pedestrian circulation throughout.

Existing trees include Pine, Honeylocust, Maple, Crabapple, Spruce, Oak, Cottonwood, Elm, Plum, Pear, Linden, and Hawthorne. These trees are planted in various locations, adjacent roads and drives, parking islands or established landscape areas. A good portion of the cottonwood, elm, and pine trees are in poor health or dead and shall not be used towards tree mitigation.

The other remaining trees are to be preserved and or removed and mitigated for. See Tree Mitigation Plan provided by South Beck and Baird.

SCOPE OF WORK:

Caliper inches preserved on site – 84”

Caliper Inches requiring mitigation – 636”

Caliper inches removed without mitigation – 578”

TREE CONDITION:

Good – well shaped and maintained, proper location, adequate access to water, little to no dead growth.

Fair – somewhat well shaped and maintained, decent location, some dead growth.

Poor/Dead – invasive or undesirable species, weak wood, shallow roots, volunteer growth, poor shape, significant lean, damage, no maintenance, improper/dangerous location, lack of irrigation for proper growth, dead

STATUS:

P – Preserve on site

M – Mitigation required

R – Remove without mitigation

REASONS FOR REMOVAL:

Poor Health

RECOMMENDATION:

Protect trees to remain during construction. Remove unhealthy tree. Refer to the landscape plan for tree locations and images of the Ash to be removed.

Prepared by:



Pat Atkins, President
Forest Management Inc.
ISA Certified Arborist # PN-1954



Siberian elm

Ulmus pumila L.

USDA PLANTS Symbol: ULPU
U.S. Nativity: Exotic
Habit: Hardwood Trees Shrub or Subshrub

Jump to: [Resources](#) | [Images](#) | [Distribution Maps](#) | [Sources](#)

Taxonomic Rank: Magnoliopsida: Urticales: Ulmaceae

Native Range: E. Siberia, N. China, Turkestan (REHD); Temp. Asia (GRIN);

Appearance

Ulmus pumila is a deciduous tree up to 70 ft. (21.3 m) in height. The crown is open and rounded with slender, spreading branches. The bark is light-gray with irregular furrows.

Foliage

The leaves are less than 3 in. (7.6 cm) long, alternate, simple, singly-serrate, and dark-green in color. Unlike most elms the leaf base is usually symmetrical.

Flowers

Green, inconspicuous, apetalous (without petals) flowers develop, in drooping clusters, in the spring.

Fruit

Fruits are flat, circular and 0.5 in. (1.3 cm) wide and each contains a single seed.

Ecological Threat

Ulmus pumila invades pastures, road-sides and prairies throughout the Midwest and Great Plains regions of the United States. The trees are very drought and cold resistant allowing it to grow in areas where other trees cannot. The abundant, wind-dispersed seeds allow this plant to spread rapidly. It forms dense thickets that close open areas and displace native vegetation, thereby reducing forage for wild animals and livestock. *Ulmus pumila* is native to northern Asia and was first introduced into North America in the 1860s. It has been planted throughout the Midwest and Great Plains for windbreaks and lumber.

Identification, Biology, Control and Management Resources

Plant Guide - USDA NRCS National Plant Data Center

Weeds Gone Wild: Alien Plant Invaders of Natural Areas - Plant Conservation Alliance

Weed of the Week - USDA Forest Service

Weed Field Guide - USDA Forest Service

Selected Images from Invasive.org

[View All Images at Invasive.org](#)



Foliage;

Steve Dewey, Utah State University, Bugwood.org
[Additional Resolutions & Image Usage](#)



Infestation; In undeveloped land near house

Steve Dewey, Utah State University, Bugwood.org
[Additional Resolutions & Image Usage](#)



Foliage;

Patrick Breen, Oregon State University, Bugwood.org

[Additional Resolutions & Image Usage](#)



Tree(s);

Patrick Breen, Oregon State University, Bugwood.org
[Additional Resolutions & Image Usage](#)



Seed(s);

Steve Hurst, USDA NRCS PLANTS Database, Bugwood.org

[Additional Resolutions & Image Usage](#)



Bark;

John M. Randall, The Nature Conservancy, Bugwood.org

[Additional Resolutions & Image Usage](#)



Tree(s);

John M. Randall, The Nature Conservancy, Bugwood.org

[Additional Resolutions & Image Usage](#)

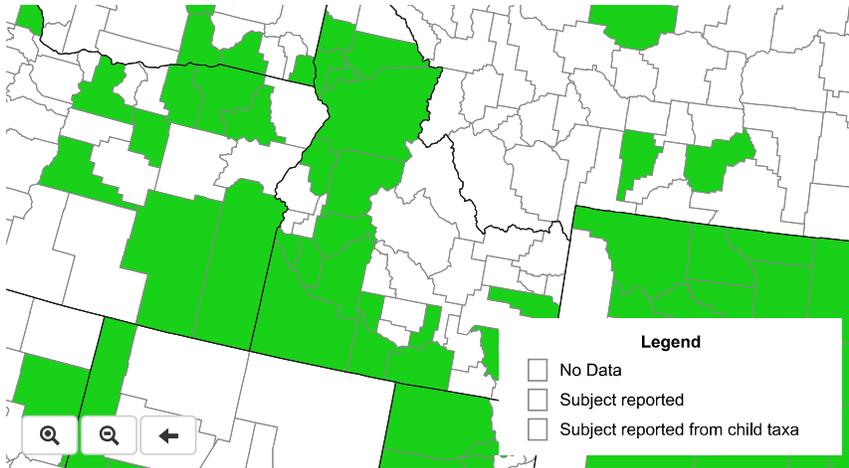
EDDMapS Distribution:

This map is incomplete and is based only on current site and county level reports made by experts and records obtained from USDA Plants Database. For more information, visit www.eddmaps.org



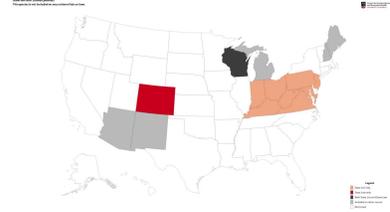
Siberian elm (*Ulmus pumila*) including child taxa

Share Download Flag FullScreen



State List

This map identifies those states that list this species on their invasive species list or law.



U.S. National Parks where reported invasive:

Glen Canyon National Recreation Area (Utah)
Grand Canyon National Park (Arizona)

Invasive Listing Sources:

City of Ann Arbor Michigan Parks and Recreation

Commonwealth of Pennsylvania, Department of Conservation and Natural Resources, 1994.

Hoffman, R. & K. Kearns, Eds. 1997. Wisconsin manual of control recommendations for ecologically invasive plants. Wisconsin Dept. Natural Resources, Bureau of Endangered Resources. Madison, Wisconsin. 102pp.

Jil M. Swearingen, Survey of invasive plants occurring on National Park Service lands, 2000-2007

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Kentucky Exotic Pest Plant Council

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Website developed by [The University of Georgia - Center for Invasive Species and Ecosystem Health](http://www.ces.edu) and the [National Park Service](http://www.nps.gov) in cooperation with the [Invasive Plant Atlas of New England](http://www.invasive.org), [Invasive Plant Control, Inc.](http://www.invasive.org), [USDA Forest Service](http://www.usda.gov), [USDA NRCS PLANTS Database](http://www.plants.usda.gov), [Lady Bird Johnson Wildflower Center](http://www.wildflower.org), [National Association of Exotic Pest Plant Councils](http://www.naeppcs.org), [Plant Conservation Alliance](http://www.pca.org), and [Biota of North America Program](http://www.biota.org).

Questions and/or comments to the [Bugwood Webmaster](mailto:bugwood@uga.edu)
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