DESIGN REVIEW

Permit info: DSRFY2019-10

Application Date: 4/25/19 Rec'd by: MK

FOR OFFICE USE ONLY

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

APPLICANT		PROPERTY OWNER	
Name:	James T. Thomas	Name:	Dr. Jeff Brourman
Company:	HC Company Inc.	Company:	West Vet
Address:	12650 W. Bridger Street Suite 100	Address:	5024 W Chinden Blvd
City:	Boise	City:	Garden City
State:	Idaho Zip: 83713	State:	Idaho Zip: 83714
Tel.:	(208) 631-5442	Tel.:	(208) 375-1600
E-mail:	jthomas@hcco-inc.com	E-mail:	jbrourman@westvet.net

PROPERTY AND DESIGN INFORMATION

This application is a request to: ☐ Construct New ☒ Addition ☐ Subdivision

Site Address:	5024 W Chinden Blvd Garden City, ID 83714		
Subdivision Name:	Easton Sub	Lot: 1 & POR LOT 2	Block: BLK 1
Tax Parcel Number:	R2039130012	Zoning: C-2	Total Acres: 2.251
Proposed Use:	MRI for patients	Floodplain:	Yes (No)

OBJECTIVES 8-4C

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

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

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

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

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

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

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

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

James T. Thomas 04/25/2018 Dr. Jeff D. Brourman 04/25/2018

Signature of the Applicant (date) **Signature of the Owner (date)**

APPLICATION INFORMATION REQUIRED

Note:
AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

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

- [X] **Compliance Statement and Statement of Intent**
- [X] **Neighborhood Map**
- [X] **Site Plan**
- [X] **Landscape Plan**
- [X] **Schematic Drawing**
- [X] **Lighting Plan**
- [ ] **Topographic Survey** N/A
- [ ] **Grading Plan** N/A
- [ ] **Will Serve Letter **If required, must submit a Fire Flow Request** Existing Fire Sprinkler System
- [X] **Ada County Approved Addresses**
- [ ] **Waiver Request of Application Materials** Match Existing Exterior Finishes
- [X] **Affidavit of Legal Interest**
- [ ] **Sustainability Checklist** ***if applicable*** N/A

☑ PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

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

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- ☒ **8 ½" x 11" size minimum**
- ☒ **Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')**
- ☒ **Impact of the proposed siting on existing buildings, structures, and/or building envelopes**

INFORMATION REQUIRED ON SITE PLAN:

- ☒ **Scale not less than 1" = 20', legend, and north arrow.**
- ☒ **Property boundary, dimensions, setbacks and parcel size.**
- ☒ **Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone**
- ☒ **Building envelope dimensions with the center of the envelope location established in relation to the property lines**
- ☒ **Adjacent public and private street right of way lines**
- ☒ **Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations**
- ☒ **For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.**
- ☒ **The site plan shall demonstrate safe vehicular access as required in 8-4E-4**
- ☒ **Driveways, access to public streets, parking with stalls, loading areas.**
- ☒ **Sidewalks, bike and pedestrian paths.**
- ☒ **Berms, walls, screens, hedges and fencing.**
- ☒ **Location and width of easements, canals, ditches, drainage areas.**
- ☒ **Location, dimensions and type of signs.**
- ☒ **Trash storage and mechanical equipment and screening.**
- ☒ **Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan**
- ☒ **Log depicting square footage of impervious surface, building and landscaping**
- ☒ **Location and height of fences and exterior walls**
- ☒ **Location and dimensions of outdoor storage areas**
- ☒ **Location of utilities and outdoor serviced equipment and areas**
- ☒ **Location of any proposed public art, exterior site furniture, exterior lighting, signage**

INFORMATION REQUIRED ON LANDSCAPE PLAN:

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

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):

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

INFORMATION REQUIRED ON LIGHTING PLAN:

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

INFORMATION FOR TOPOGRAPHIC SURVEY:

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

INFORMATION REQUIRED ON GRADING PLAN:

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

INFORMATION REQUIRED MASTER SIGN PLAN:

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

- ☐ **Location, elevations, and materials of proposed signage**

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

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

- ☐ **Letter from company indicating approval**

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

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

  Match Existing Exterior Finishes

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

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, Dr. Jeff Brourman, 5024 W Chinden Blvd
Name Address

Garden City, Idaho 83714
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission

   to James T. Thomas HC Company Inc., 12650 W. Bridger Street Suite 100 Boise, ID 83713
   Name Address
   to submit the accompanying application pertaining to that property.

2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

Dated this 25th day of April, 2019

_____
Signature

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

_____
Notary Public for Idaho

Residing at:_____

My Commission expires_____

Property Details for Parcel R2039130012 and Year 2018

Back to Parcel Search

Parcel: R2039130012
Year: 2018
Primary Owner:
BROURMAN PROPERTIES LLC
Zone Code: C-2
Total Acres: 2.251
Tax Code Area: 06-1
Instrument Number:
2015077224
Property Description:
LOT 1 & POR LOT 2 BLK 1 EASTON SUB & POR NW4 SEC 31 4N 2E PARCEL 2 R/S 10197 #0010C #0020S #244330B

Address: 5024 W CHINDEN BLVD GARDEN CITY , ID 83714
Subdivision: EASTON SUB
Land Group Type: SUB
Township/Range/Section: 4N2E31

Valuation Details

Role	SCC	Acreage	Assessed Value	Valuation Method	Code Area
Property	420 COM IMPROVEMENT	0.0	$4,806,500	INCOME	06-1
Property	210 COM LOT OR TRACT	2.251	$539,300	MARKET	06-1

Valuation History

Year	Value
2018	$5,345,800
2017	$5,219,700
2016	$1,047,500

Tax Districts

Tax District	Levy	Description	Phone
1	0.002755643	ADA COUNTY	208-287-7000
3	0.000136265	EMERGENCY MEDICAL	208-287-2962
6	0.000861981	ADA COUNTY HIGHWAY DIST	208-387-6123
7	0.004658773	SCHOOL DISTRICT NO. 1	208-854-4029
16	0.003272859	GARDEN CITY	208-472-2907
26	0.002394867	N ADA CO FIRE & RESCUE	208-375-0906
43	0.000026	MOSQUITO ABATEMENT	208-577-4646
45	0.000117789	FLOOD CONTROL DIST. #10	208-861-2766
100	0.000143147	COLLEGE OF WESTERN IDAHO	208-562-3295

Total Levy: 0.014367323999999999

Taxes, Certifications, and Fees

Year	Total Taxes	Taxes Paid	Taxes Due	Delinquent	Tax Data Current as of
2018	$76,811.36	$38,405.18	$38,406.18	No	04/23/2019
2017	$77,516.38	$77,516.38	$0.00	No	04/23/2019
2016	$5,368.78	$5,368.78	$0.00	No	04/23/2019

Westvet 24/7 Animal Emergency & Specialty Center

MRI Cassette Addition

West Vet Animal Emergency & Specialty Center is investing into a Siemens Avanto MRI unit to bring advanced medical technology to the Treasure Valley and increase patient diagnostic services.

The Cassette (Modular Structure) will be installed on the west elevation of the existing two-story hospital located at 5024 W. Chinden Blvd in Garden City, Idaho (Please see the attached Site Map). The Cassette will be constructed by Medical Structures in Indianapolis, IN, and inspected by authorized Idaho State Building officials in their plant during construction. The exterior of the Cassette will be finished with a stone veneer and EFIS to match the existing building (Please see the attached cut sheets from Medical Structures). The interior of the Cassette will be finished and contain HVAC split systems for cooling/heating. The Cassette does not produce any noise or vibrations.

Scope of Work to include:

- Removal of existing asphalt parking & landscaping on west & north elevation of the existing building
- Add new parking on the north elevation of the existing building
- Install concrete footings, anchors & slab on grade for Cassette
- Install 2-Hour fire separation wall between Cassette and existing building
- Install sidewalk around Cassette after installation by Medical Structures
- Install utilities for Cassette (Electrical, fire sprinkler, oxygen, medical suction, telecommunications/data & water for chiller unit)
- Landscape modifications on the north elevation of the existing hospital to match existing (Sidewalk, mow strip, grass, plants/trees, bark & fencing)
- Idaho Power to install a 480V transformer on north elevation next to existing transformer & generator

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04/25/2019

West Vet Cassette MRI (Modular Building)

Project Team Members

HC Company:
James Thomas - Project Manager

West Vet:
Dr. Jeff Brourman - Chief Growth Officer and Regional Medical Director
Ann Selander - Vice President, Clinical Services
Dr. Daniel Hume - Medical Director
Brad Walker - Regional Operations Manager

Med Vet:
Jennifer R. Reeves - Real Estate Project Manager
Lynn Wackerly - Director of Real Estate
Grace Sanchez - Construction Project Manager

Larson Architects:
Brad Marczuk
Cornel Larson

DC Engineering (Electrical Engineer):
Dennis Paul
Gina Spirnock

Tealey's Land Survey (Civil Engineer):
David Marks
Pat Tealey

Tikker Engineering (Mechanical Engineer):
Otto Gabiola

Treasure Valley Fire Protection (Fire Sprinkler):
Greg Patrick
Jeff Packham

EEG (Electrician):
Brad Hoots

04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)

OWNER DATA

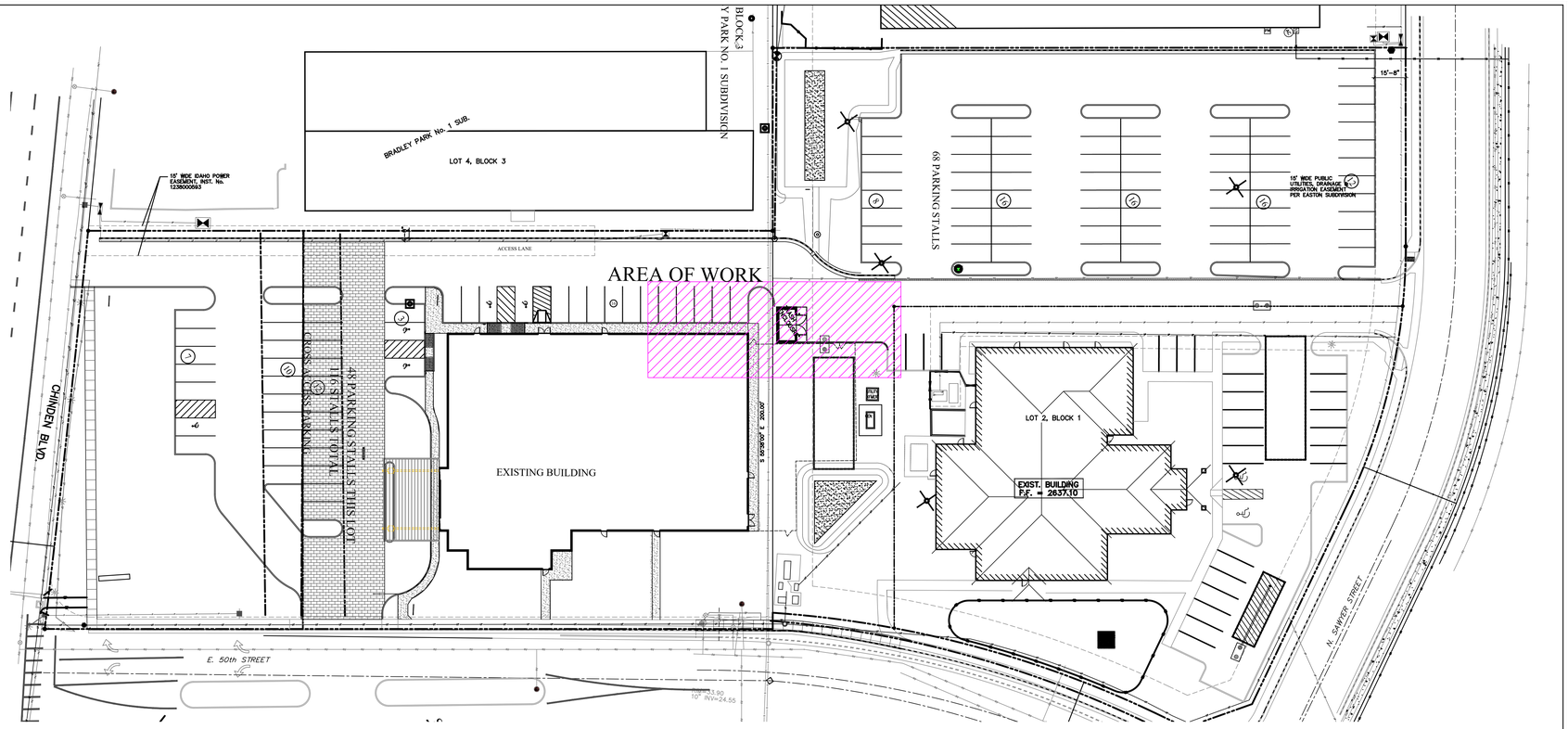
OWNER: BROURMAN PROPERTIES, LLC
5024 W. CHINDEN BLVD.
GARDEN CITY, IDAHO 83714

ARCHITECT: LARSON ARCHITECTS
210 MURRAY STREET
BOISE, IDAHO 83714

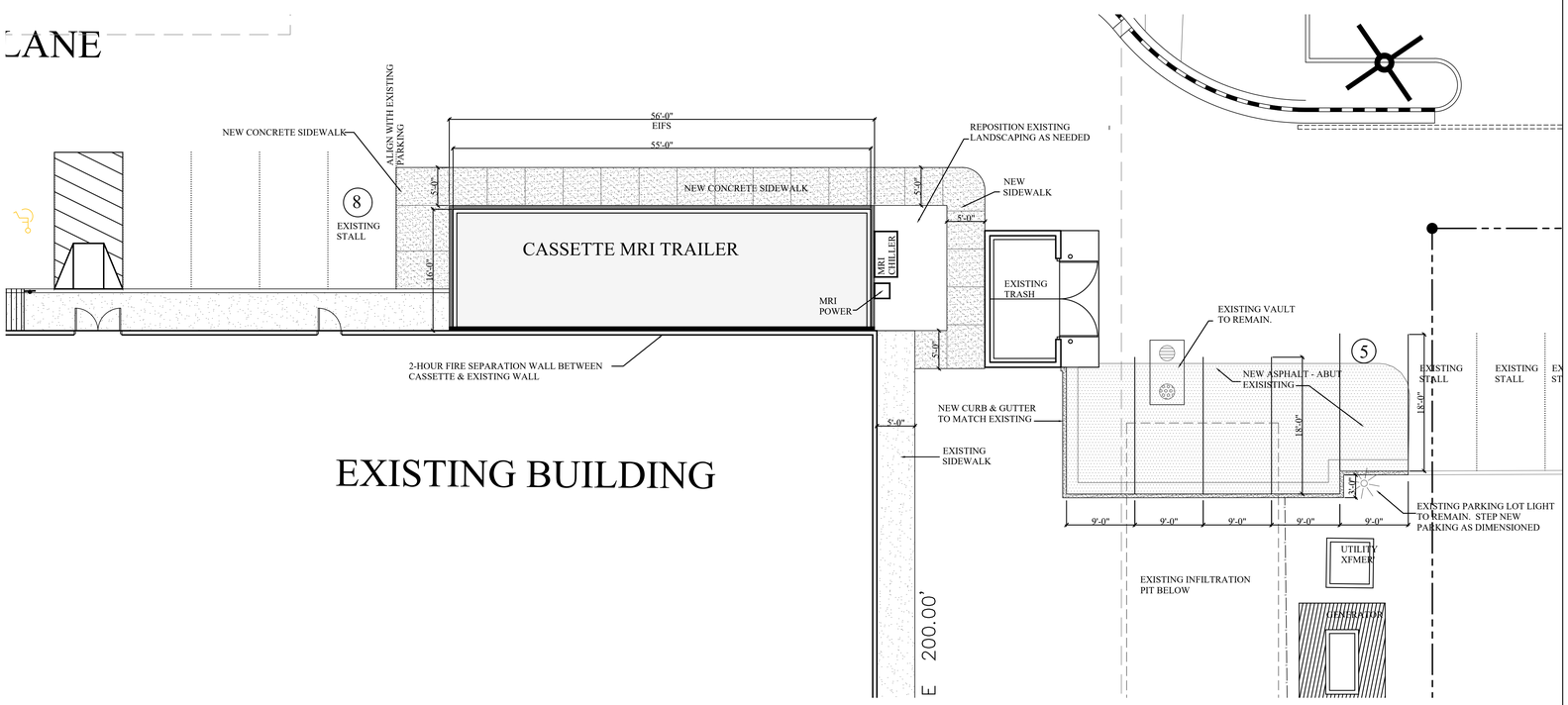
PROPERTY DESCRIPTION:
PARCEL NO. ; R2039130020 & S0631244330
UNPLATTED
LOT 02 BLK 01 EASTON SUBDIVISION
AND A PORTION OF NW 1/4
SECTION 31, T 4 N R. 2E BM
ADA COUNTY, BOISE, IDAHO

SITE DATA

ZONING	C-2
PARKING SHOWN	116 STALLS W/ 5 HANDICAP STALLS
EXISTING BUILDING AREA - GROUND FLOOR	16,186 S.F.
EXISTING BUILDING AREA - SECOND FLOOR	15,984 S.F.
EXISTING BUILDING AREA TOTAL	32,170 S.F.
SITE AREA TOTAL	98,555.88 S.F. 2.26 ACRES
SITE COVERAGE	16.42%
EXISTING LANDSCAPE AREA	25,780 S.F. 26.16%
EXISTING PAVED AREA	54,531.88 S.F. OR 55.33%
EXISTING SIDEWALK AREA	2,061 S.F. 2.09%



OVERALL EXISTING SITE PLAN
NO SCALE



EXISTING BUILDING

ENLARGED SITE PLAN
1/8" = 1' - 0"

LICENSED ARCHITECT AR-958
J. CORNEL LARSON STATE OF IDAHO
6.29.15

Larson Architects, P.A.
Architecture and Real Estate Planning
210 Murray Street
Boise, Idaho 83714
(208) 376-7502

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PROJECT NAME
WESTVET EMERGENCY AND SPECIALTY CENTER
5024 W. CHINDEN BLVD.
GARDEN CITY, IDAHO

REVISIONS

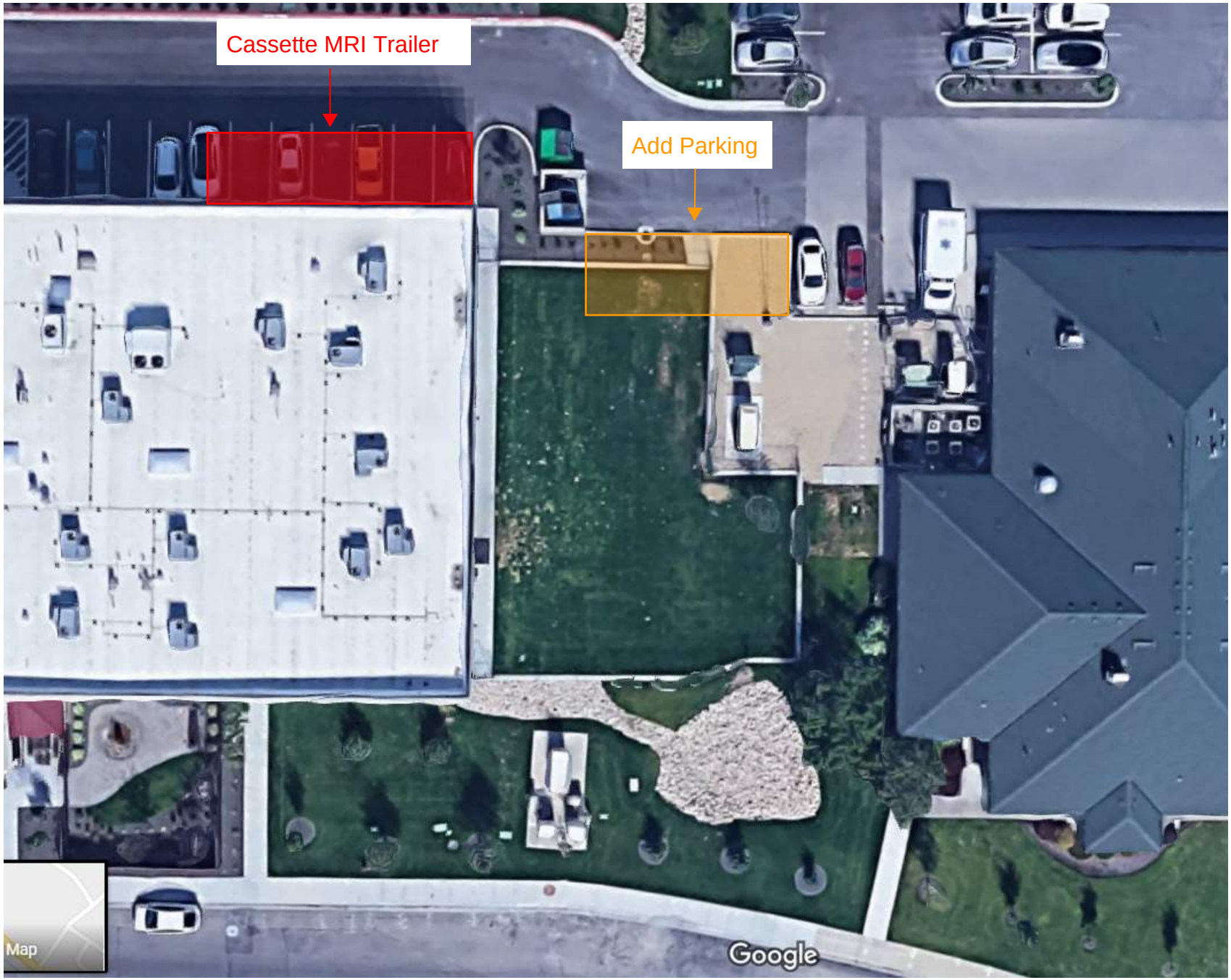
DRAWN BY
BJM

DATE
4-23-19

SHEET NUMBER
SP-1

04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)

West Elevation



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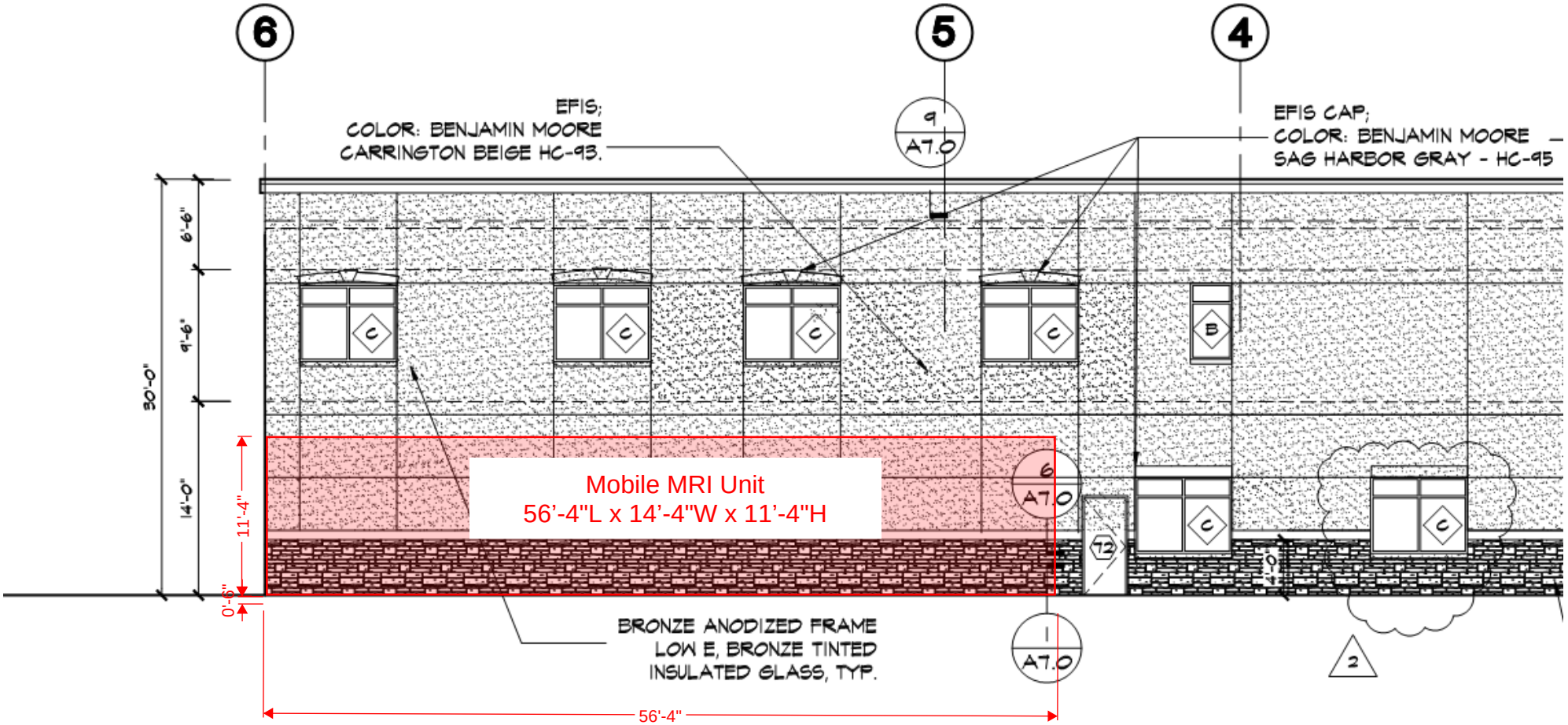

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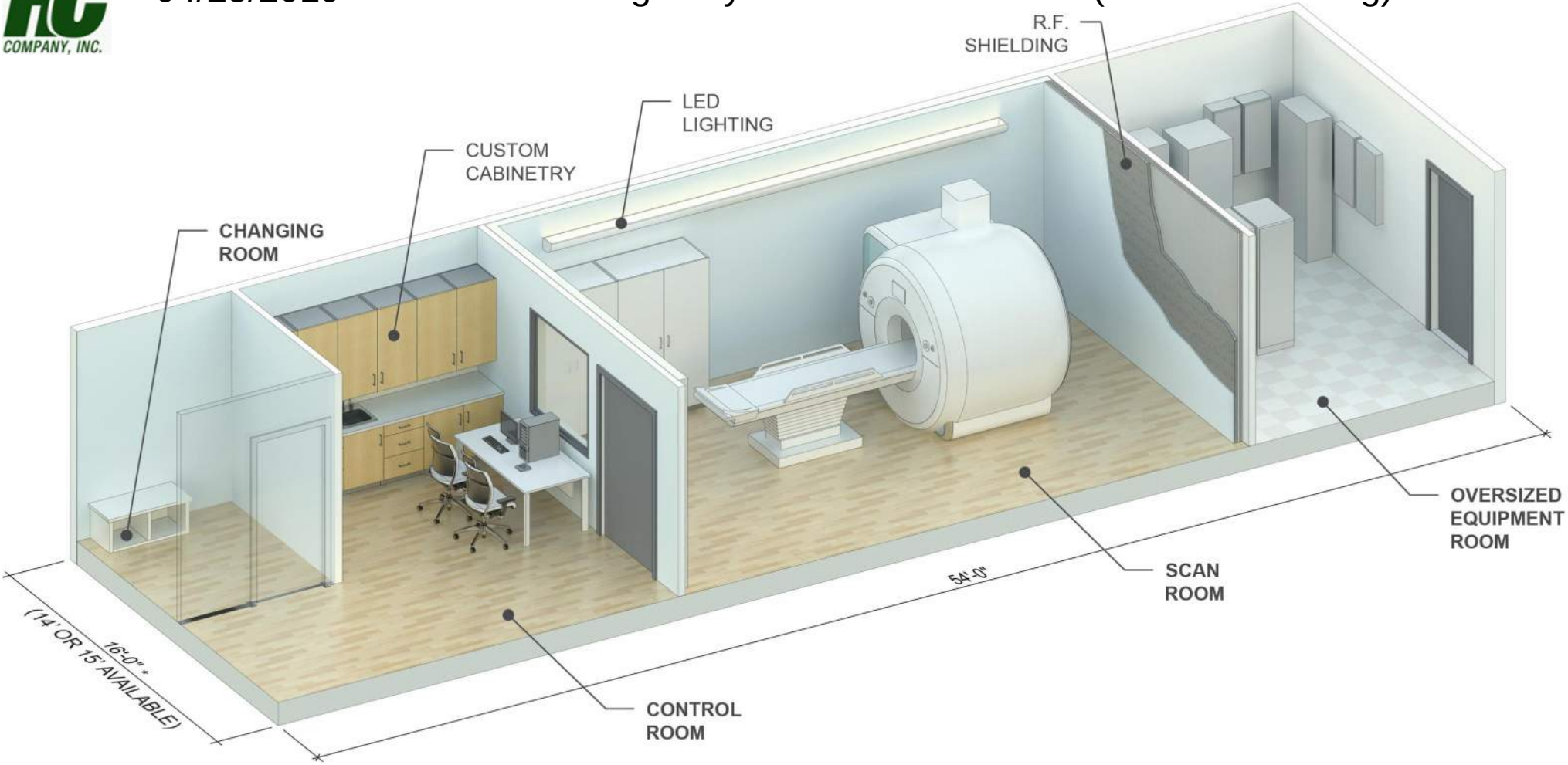
A3.0

WEST ELEVATION

SCALE: 1/8"=1'-0"

04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)



EXTERIOR OPTIONS

+ MASONRY CLADDING
+ EIFS CLADDING
+ CUSTOM CLADDING
+ STOREFRONT WINDOWS
+ CUSTOM RF WINDOWS

EQUIPMENT OPTIONS

+ ROOF OR SIDEWALL MAGNET ACCESS
+ FLEXIBLE ACCOMMODATIONS TO ADAPT TO SPECIFIC VENDOR NEEDS
+ CUSTOM COIL RACKS

INTERIOR OPTIONS

+ CUSTOM FINISH SELECTIONS
+ CUSTOM CASEWORK OPTIONS
+ CUSTOM LIGHTING OPTIONS
+ SKYVIEW CEILINGS
+ COLOR CHANGE LED AMBIANCE LIGHTING
+ WET, PREACTION OR HALO CARBON FLEX SUPPRESSION SYSTEMS.

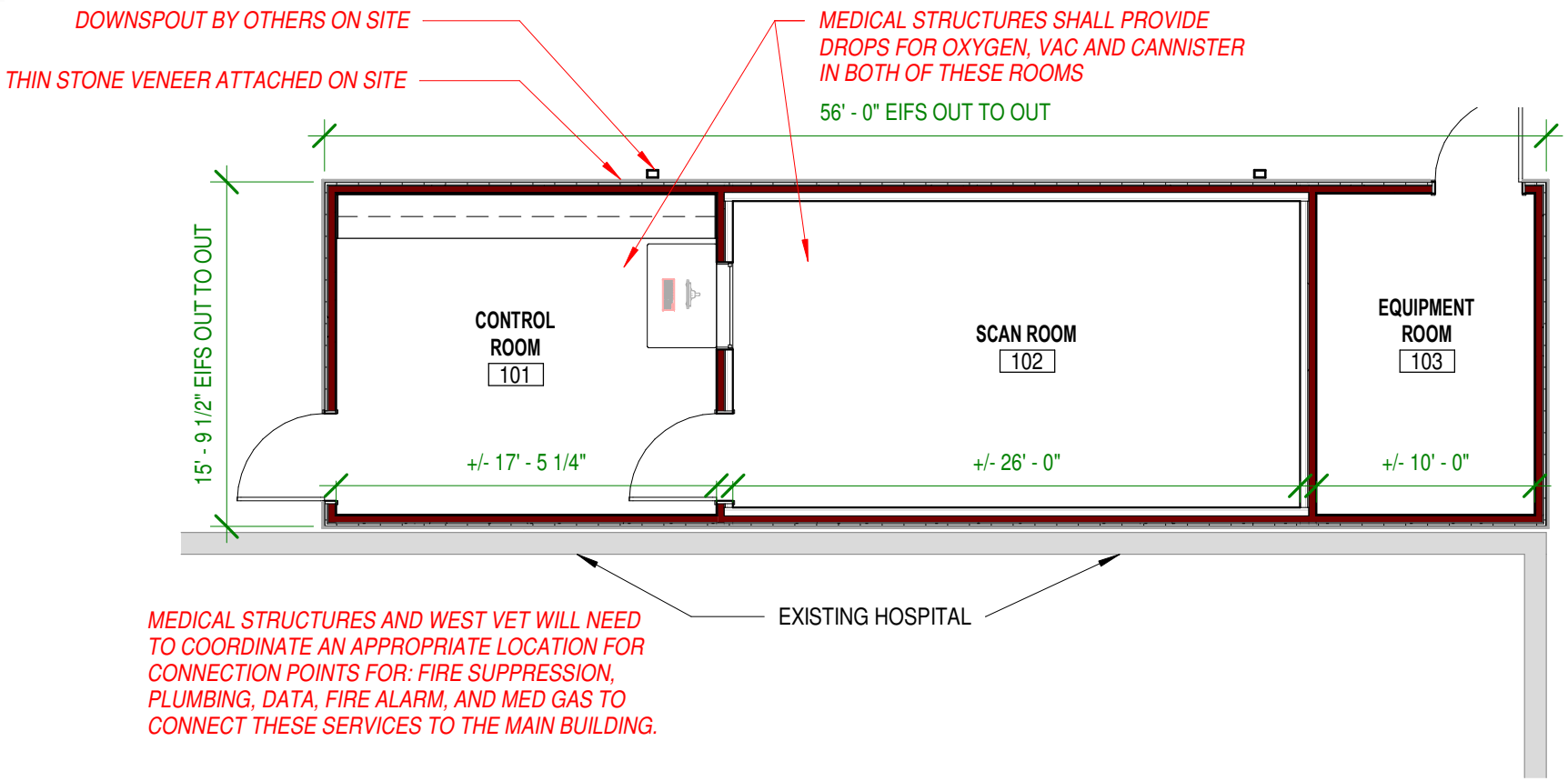
MEDICAL STRUCTURES

CSO Architects

1-888-710-3179

MAGNUM 54

04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)



MEDICAL STRUCTURES

WESTVET

3/18/2019

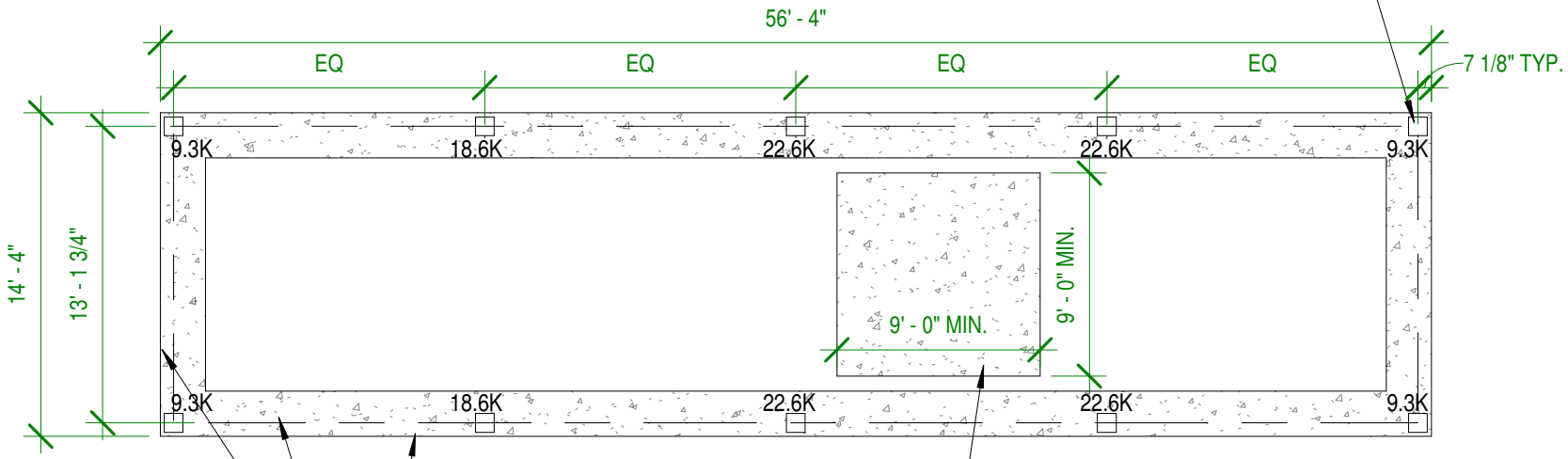
SCHEMATIC FLOOR PLAN

1/8" = 1'-0"

M.D. ARCHITECTS
9084 TECHNOLOGY DRIVE
FISHERS, INDIANA 46038
TEL: 317.558.2822
FAX: 317.558.2827
www.mdarchitects.com

04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)

CUSTOMER SHALL PROVIDE 10" X 10" X 1/2" ANCHOR PLATES EMBEDDED IN FOUNDATION. PLATES MUST BE LEVEL TO WITHIN 1/8".
BOTTOM OF PLATE TO BE FLUSH W/ T. O. FOUNDATION.



CENTERLINE OF MAIN FRAME I-BEAMS

EDGE OF FOUNDATION

CUSTOMER TO PROVIDE CONCRETE FOUNDATION. STRUCTURAL DESIGN BY OTHERS. FOUNDATION MUST EXTEND BELOW FROST LINE.

CONCRETE FOUNDATION PAD CENTERED UNDER MRI MAGNET; COORDINATE SIZE AND LOAD DISTRIBUTION WITH MRI MANUFACTURER; STRUCTURAL DESIGN BY OTHERS

***NOTE: FERROUS REBAR CANNOT BE USED UNDERNEATH MRI MAGNET**.

MEDICAL STRUCTURES

WESTVET

3/18/2019

SCHEMATIC FOUNDATION PLAN

1/8" = 1'-0"

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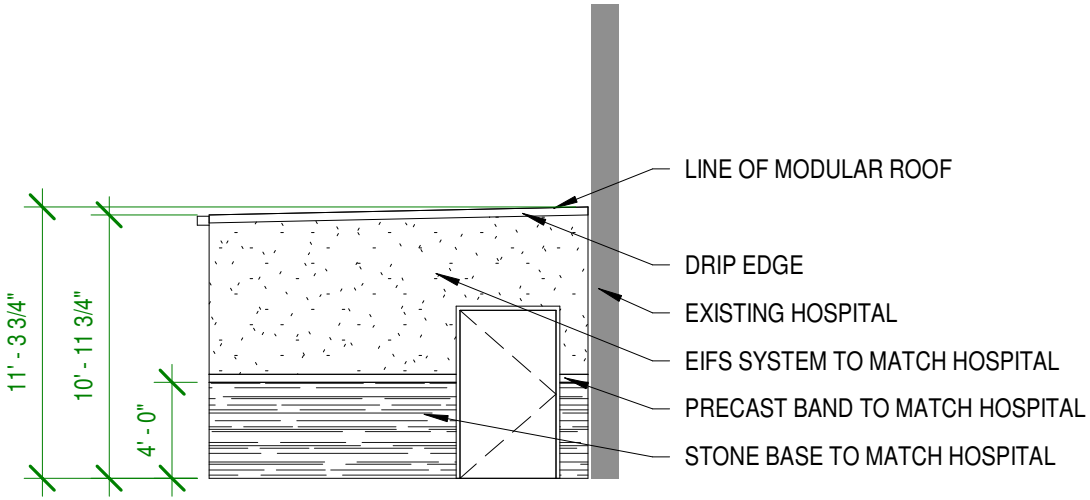
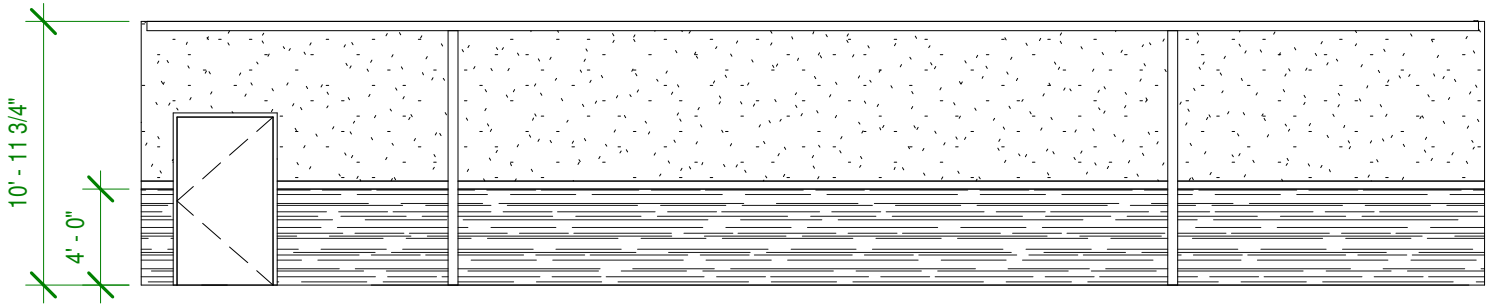


2 / X3 **SHORT ELEVATION**

1/8" = 1'-0"



1 / X3 **LONG ELEVATION**

1/8" = 1'-0"

MEDICAL STRUCTURES

WESTVET

CONCEPTUAL ELEVATIONS

M.D. ARCHITECTS
9084 TECHNOLOGY DRIVE
FISHERS, INDIANA 46038
TEL: 317.558.2822
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04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)

Sample of a Finished Cassette MRI

04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)

SOUTH SIDE DRAINAGE, GRADING & UTILITY WESTVET EMERGENCY AND SPECIALTY CENTER 5024 W. CHINDEN BLVD.

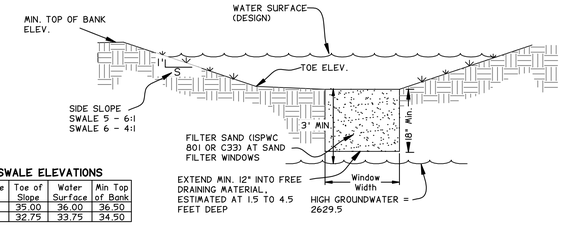
LOTS 1 & 2, BLOCK 1, EASTON SUB
AND A PORTION OF THE NW 1/4, SECTION 31,
T.4N., R.2E., B.M.,
GARDEN CITY, ADA COUNTY, IDAHO

SWALE NOTES:

1. BOTTOM OF SWALE OUTSIDE OF INFILTRATION WINDOWS ARE TO BE VEGETATED PER LANDSCAPE PLANS. GRASS AREAS SHALL BE HYDROSEEDED, NO SOD IS ALLOWED IN BOTTOM OF SWALE. MIN. 12" OF SANDY LOAM IN HYDROSEEDED AREAS.
2. SANDY LOAM AS SPECIFIED FOR DRAINAGE FACILITIES SHALL HAVE A MINIMUM PERCOLATION RATE OF 8" PER HOUR AND SHALL CONTAIN NO CLAY.

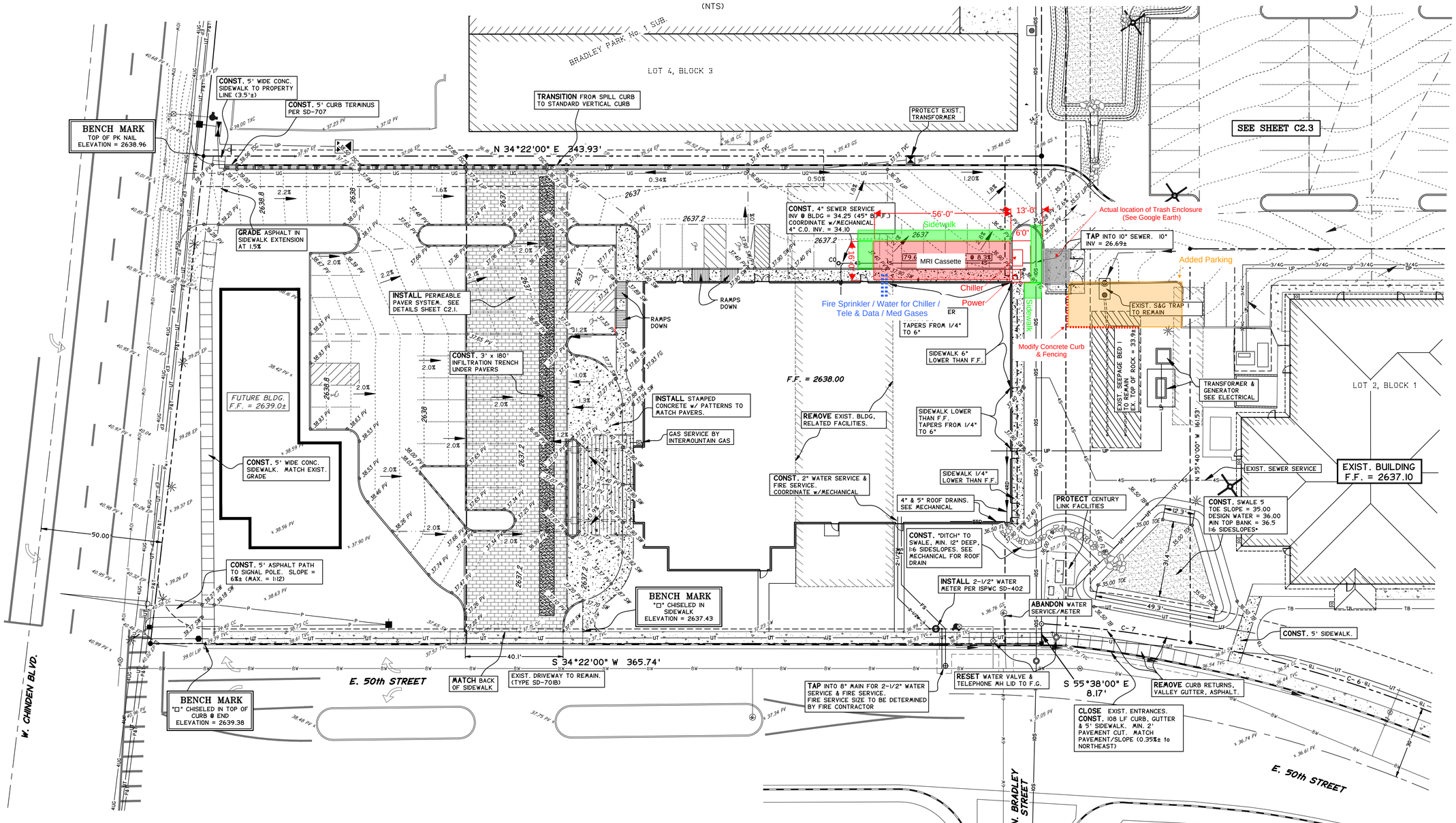
SWALE ELEVATIONS

Swale	Toe of Slope	Water Surface	Min Top of Bank
5	35.00	36.00	36.50
6	32.75	33.75	34.50



SECTION VIEW
INFILTRATION SWALE
(NTS)

20 10 0 20 40 60
SCALE IN FEET
1" = 20'



PROFESSIONAL ENGINEER REGISTERED 5630 STATE OF IDAHO DAVID N. MARKS

TEALEY'S LAND SURVEYING
12994 W. EXPLORER DRIVE, SUITE 150 BOISE, ID 83713
208-385-0636 e-mail address: dmarks@tealeys.com

PROJECT NO.: 3894
DATE: MAY, 2015

SOUTH SIDE DRAINAGE, GRADING & UTILITY PLAN
WESTVET EMERGENCY & SPECIALTY CENTER
LOTS 1 & 2, BLOCK 1, EASTON SUB
AND A PORTION OF THE NW 1/4, SECTION 31, T.4N., R.2E., B.M., GARDEN CITY, ADA COUNTY, IDAHO

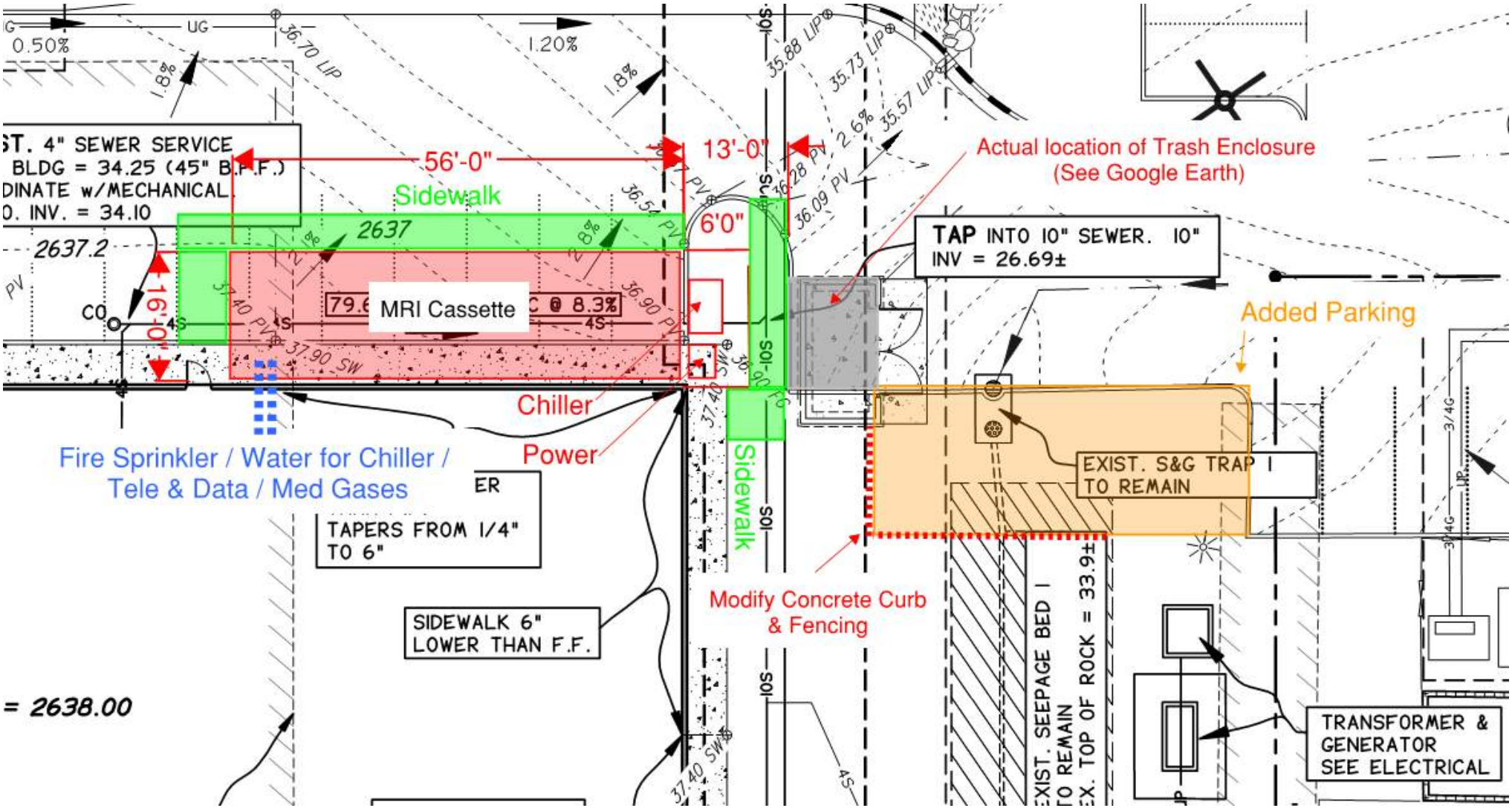
SCALE: 1" = 20'
CHECK:
DRAFT: dnm
DESIGN: dnm

REV: 7/8/15 Title, Added Swale Detail, Roof Drain Location
7/30/15 - Borders
9/2/15 - City Comments, Sewer Location, Water Size, Gas Service, New Pave Shading
5/20/16 - Re-locate Swale #5, New Sidewalk to Exist. Bldg

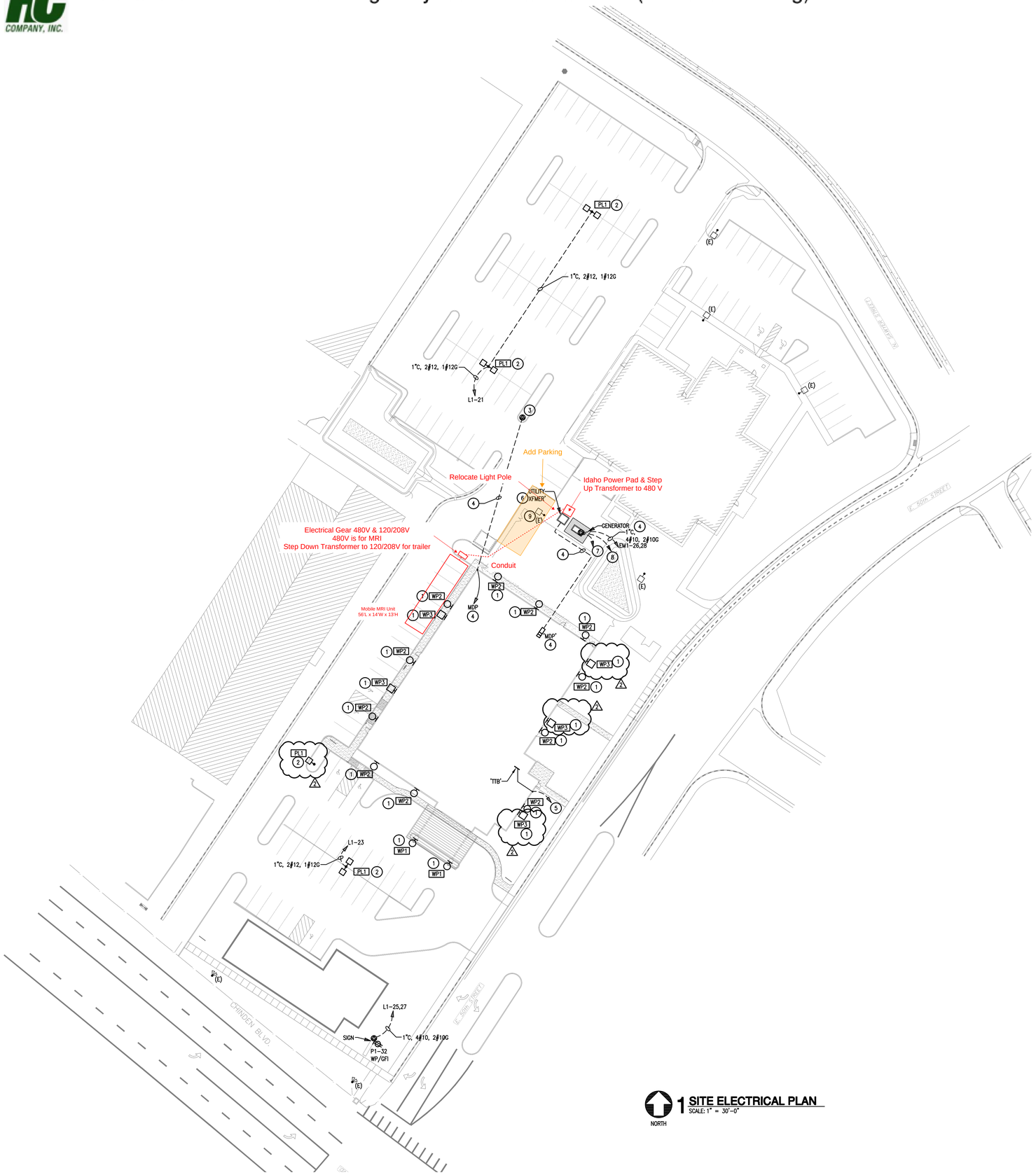
C2.2
DWG\3894-Civil

3894-Civil-Post-Approval.dwg 05-20-16 10:53:49 dmarks

04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)



04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)



GENERAL NOTES:

1. NUMBER ADJACENT TO DEVICE OR HOME RUN INDICATES POLE POSITION WITHIN PANEL TO WHICH DEVICES SHALL BE CIRCUITED.
2. CONTRACTOR SHALL PROVIDE #10 AWG CONDUCTORS FOR ALL CIRCUITS OF 100' OR MORE UNLESS SHOWN LARGER.
3. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DISCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS.
5. ELECTRICAL CONTRACTOR SHALL COORDINATE UTILITY WORK REQUIRED BY IPCO AND SHALL FORWARD IPCO WORK ORDER INVOICE TO OWNER FOR PAYMENT BY OWNER.

SITE KEY NOTES: (#)

1. EXTERIOR BUILDING WALL MOUNTED LIGHTS ARE SHOWN FOR INTENT ONLY. SEE SHEET E2.0 FOR DETAILS.
2. SEE POLE BASE DETAILED ON SHEET E4.0.
3. PROVIDE AND INSTALL MIDWEST PEDESTAL #4075CP6010 WITH A 14-50R, R32U AND 5-20R2GFI CONFIGURATION AND A 9" WIDE PAD MOUNT POST FOR MOUNTING. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER.
4. SEE ONE-LIINE DIAGRAM ON SHEET E3.0.
5. TO TELEPHONE PEDESTAL. COORDINATE EXACT LOCATION WITH UTILITY COMPANY. SEE DETAIL ON SHEET E4.0.
6. COORDINATE ALL REQUIREMENTS WITH IDAHO POWER COMPANY.
7. TO AUTOMATIC TRANSFER SWITCH IN MAIN ELECTRICAL ROOM. SEE ONE-LINE DIAGRAM ON SHEET E3.0.
8. FURNISH AND INSTALL 1"C WITH PULL CORD TO ACCESSIBLE CEILING SPACE ABOVE MAIN ELECTRICAL ROOM FOR GENERATOR CONTROLS.
9. ROTATE EXISTING LIGHT FIXTURE HEAD.

NORTH

1 SITE ELECTRICAL PLAN
SCALE: 1" = 30'-0"

PE ENGINEERING
440 East Corporate Dr., Ste. 103
Meridian ID 83642
ph 208-288-2181
fax 208-288-2182
project 15E13G04

PROFESSIONAL ENGINEER LICENSED 9554 STATE OF IDAHO JONATHAN A. GORANSON 4/01/16

EEG
ELECTRICAL CONTRACTORS
208.322.2334
"MAKING THE DIFFERENCE"

Larson Architects, P.A.
Architecture and Real Estate Planning
210 Murray Street
Boise, Idaho 83714
(208) 376-7502

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PROJECT NAME
WESTVET EMERGENCY AND SPECIALTY CENTER
5024 W. CHINDEN BLVD.
GARDEN CITY, IDAHO

REVISIONS
1 ADDENDUM NO. 1
2 ASI #1 / 4-1-2016

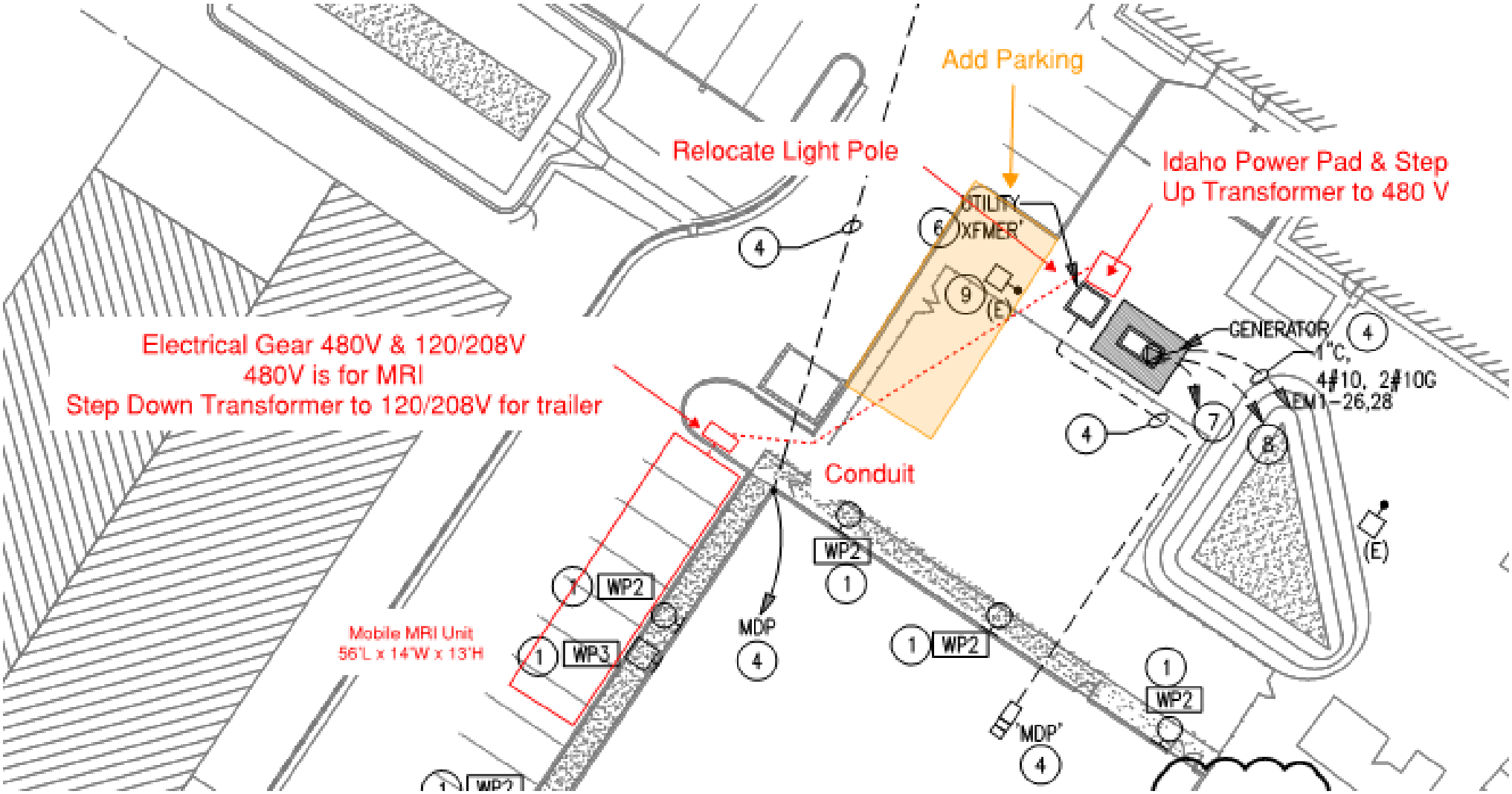
DRAWN BY
SH, JF

DATE
9.04.15

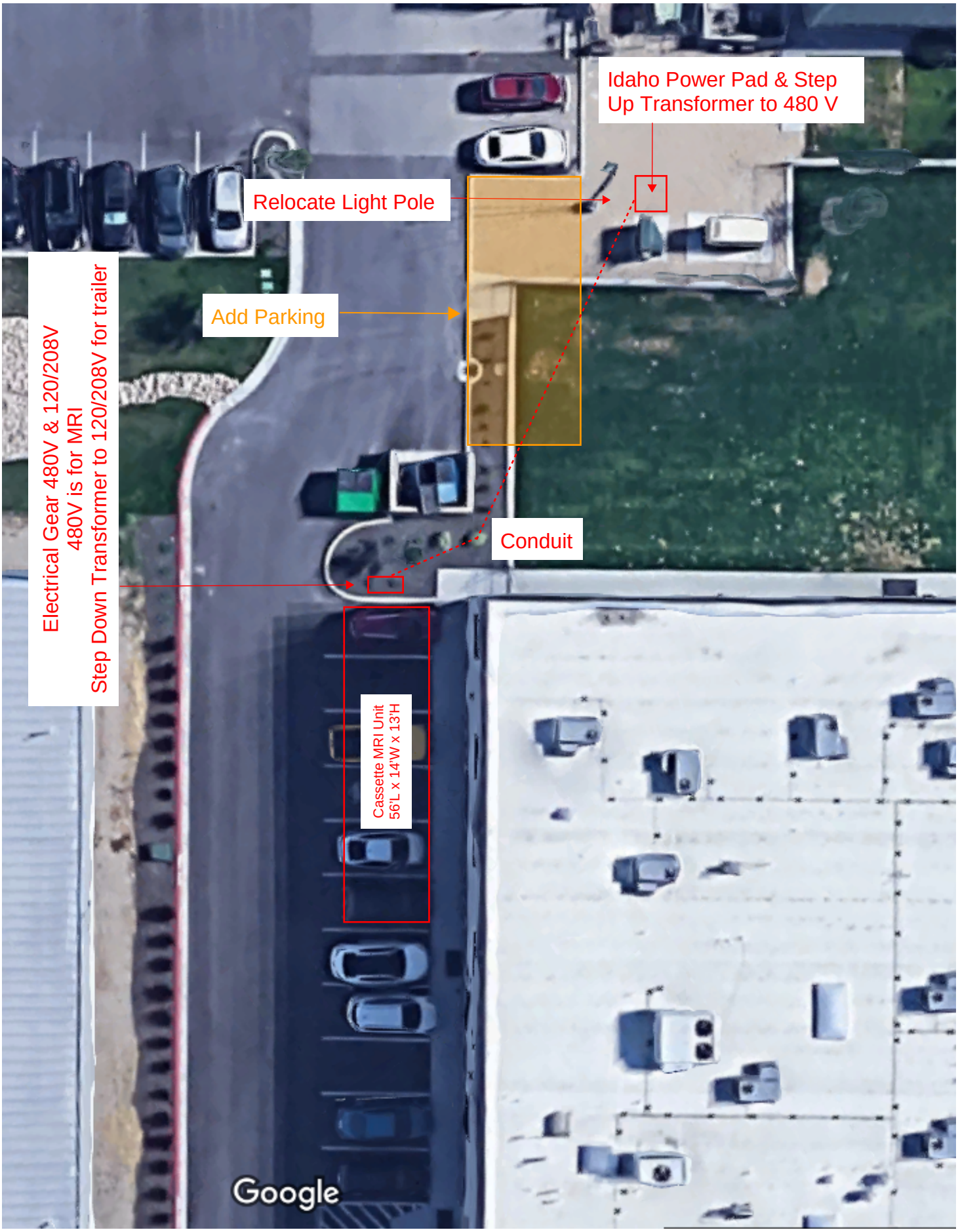
SHEET NUMBER
E1.0

Click here to return to Sheet Index

04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)



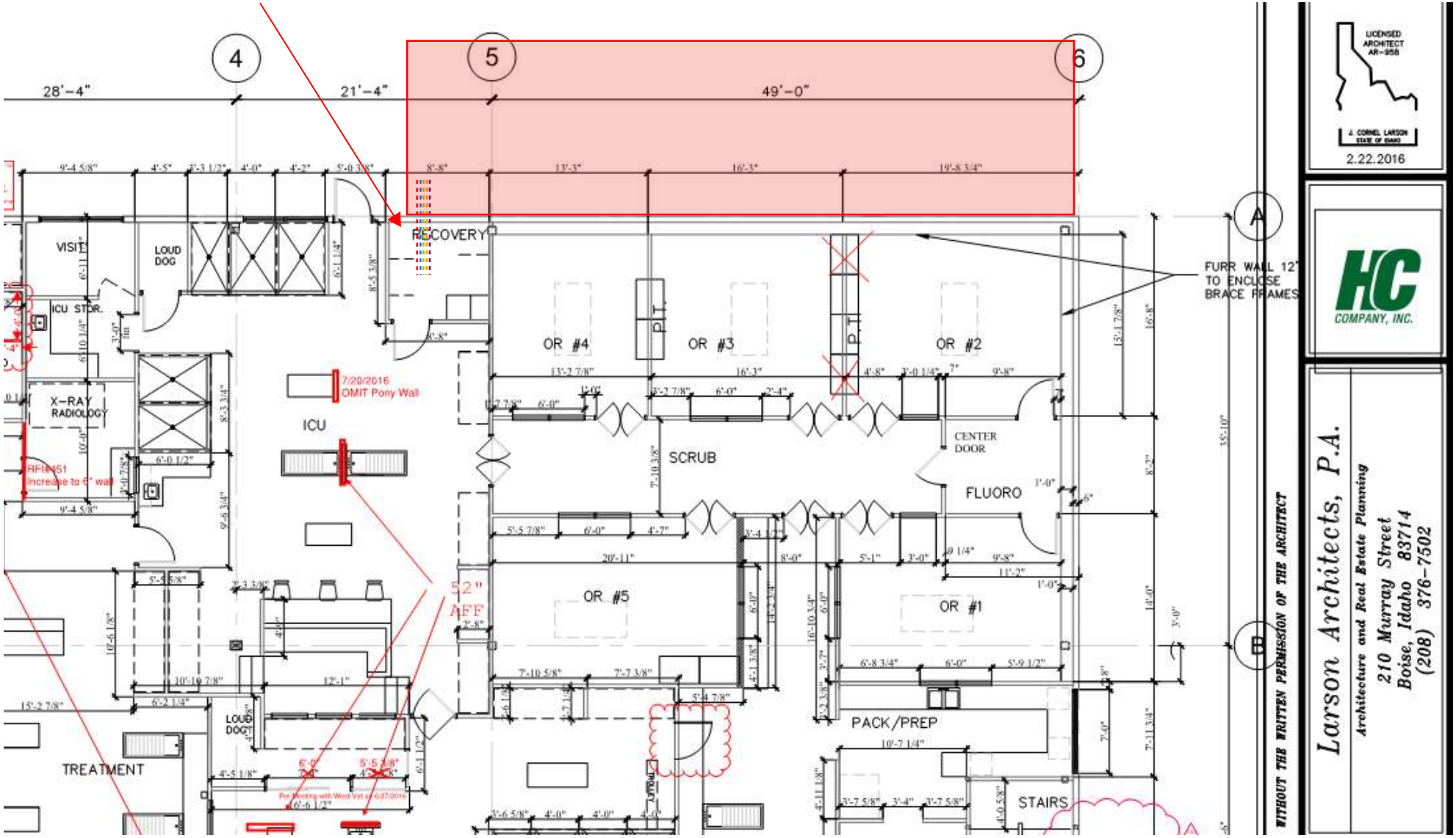
04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)



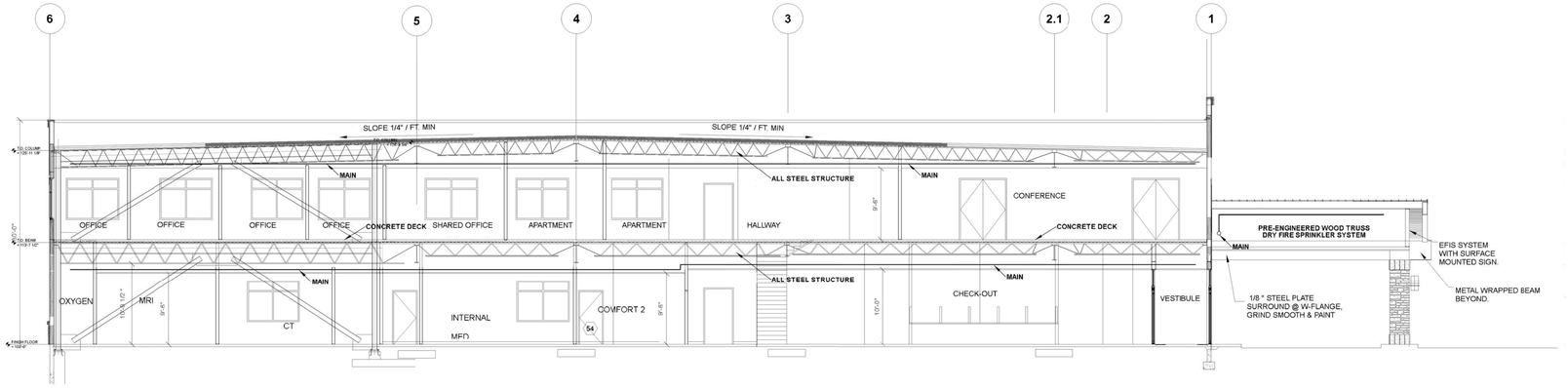
04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)

Penetration between Main Building & Cassette (Modular Building)

- Fire Sprinkler
- Scavenger (Med Suction)
- Oxygen
- Water for chiller
- Tele/Communication



04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)

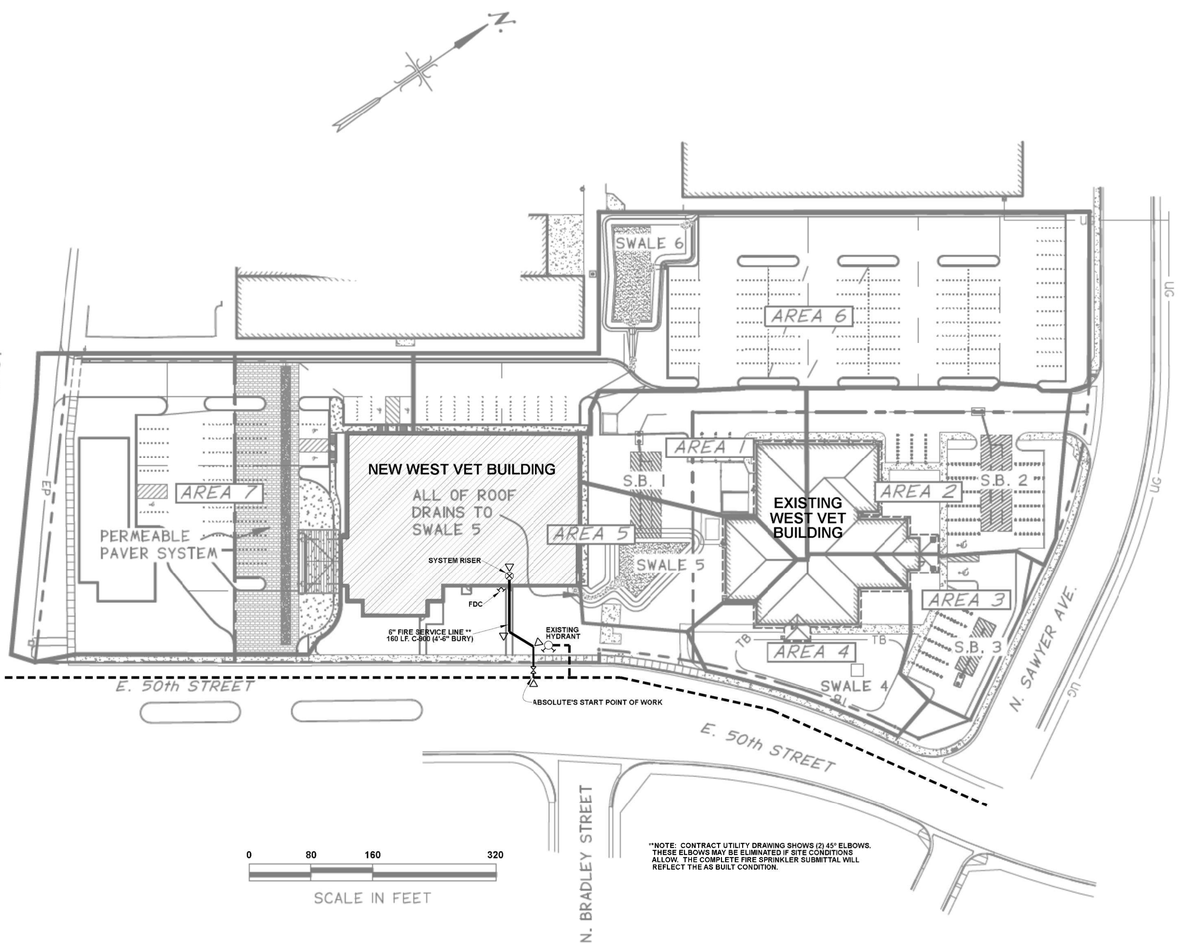


6 FP-1 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"

WATER FLOW INFORMATION:

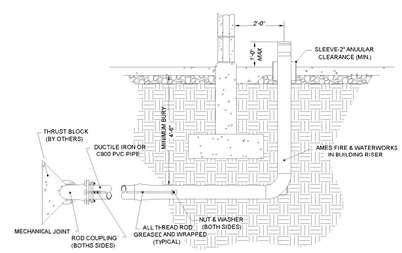
GARDEN CITY PUBLIC WORKS WATER DIVISION
DECEMBER 5TH 2014

STATIC PRESSURE:	60 PSI
RESIDUAL PRESSURE:	20 PSI
FLOW:	2,000 GPM

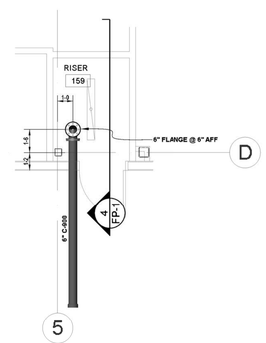


NOTE: CONTRACT UTILITY DRAWING SHOWS (2) 45° ELBOWS. THESE ELBOWS MAY BE ELIMINATED IF SITE CONDITIONS ALLOW. THE COMPLETE FIRE SPRINKLER SUBMITTAL WILL REFLECT THE AS BUILT CONDITION.

3 FP-1 **SITE PLAN**
SCALE: 1" = 80'-0"



4 FP-1 **LEAD-IN DETAIL**
SCALE: N.T.S.



2 FP-1 **RISER LOCATION DETAIL**
SCALE: ¼" = 1'-0"

GENERAL NOTES:

1) THE SPRINKLER SYSTEM DESIGN AS SHOWN ON THESE DRAWINGS SHALL CONFORM TO NFPA 13 2013, AND ALL STATE AND LOCAL CODES.
2) A FIRE ALARM SYSTEM IS PART OF THIS PROJECT (BY OTHERS), AND WILL REQUIRE A SEPARATE PERMIT TO BE TAKEN OUT BY THE ALARM CONTRACTOR.
3) PIPING AND FITTINGS:
ALL PIPE 1" TO 1-1/2" SHALL BE SCH. 40, 2" AND LARGER SHALL BE SCH. 10.
1" TO 1-1/2" FITTINGS WILL BE THREADED U.N.O., 2" AND LARGER WILL BE GROOVED U.N.O.
4) WATER FLOW INFORMATION OBTAINED FROM GARDEN CITY ON DEC. 8TH 2014. WATER FLOW WAS TAKEN FROM HYDRANT 3178 AT 5019 SAWYER, GARDEN CITY, ID.
RESULT: STATIC 60 PSI / RESIDUAL 20 PSI @ 2000 GPM.
5) ITEMS EXCLUDED FROM OUR SCOPE OF WORK INCLUDE BUT ARE NOT LIMITED TO:
ALL ELECTRICAL WIRING (ALARM DEVICES, AIR COMPRESSORS ECT.)
FIRE EXTINGUISHERS

GENERAL DESIGN APPROACH:

1) OCCUPANCY HAZARD CLASSIFICATIONS ARE DETERMINED IN ACCORDANCE WITH NFPA 13. ALL AREAS WILL BE DESIGNED TO ACCOMMODATE LIGHT HAZARD EXCEPT ELECTRICAL ROOMS STORAGE ROOMS AND ELEVATOR MACHINE ROOMS. THESE ROOMS WILL BE ORDINARY HAZARD GROUP 1.
2) OCCUPANCY USE FOR THIS BUILDING IS ANIMAL HOSPITAL. BUILDING CODE OCCUPANCY TYPE B.
3) BUILDING CONSTRUCTION TYPE IS II-B
4) THIS BUILDING WILL BE SERVED BY A 8" UNDERGROUND CIRCULATING CITY SUPPLY.
5) THIS BUILDING WILL BE PROTECTED BY A SINGLE ZONE WET SPRINKLER SYSTEM ON EACH FLOOR.
6) THE LIGHT HAZARD SYSTEM AREAS HYDRAULICALLY CALCULATED TO PROVIDE .10 GPM OVER 1500 S.F. THE QR AREA REDUCTION WILL BE APPLIED WHERE APPLICABLE.
7) THE ORDINARY HAZARD SYSTEM AREAS HYDRAULICALLY CALCULATED TO PROVIDE .15 GPM OVER 1500 S.F. THE QR AREA REDUCTION WILL BE APPLIED WHERE APPLICABLE.
8) SEE HYDRAULIC DATA INFORMATION BLOCKS ON SHEET FP-2 AND FP-3 FOR HAZARD AND SPRINKLER MAXIMUM AREAS OF COVERAGE IN EACH AREA TYPE AND SPECIFIC DESIGN APPROACH DETAILS.

SCOPE OF WORK:

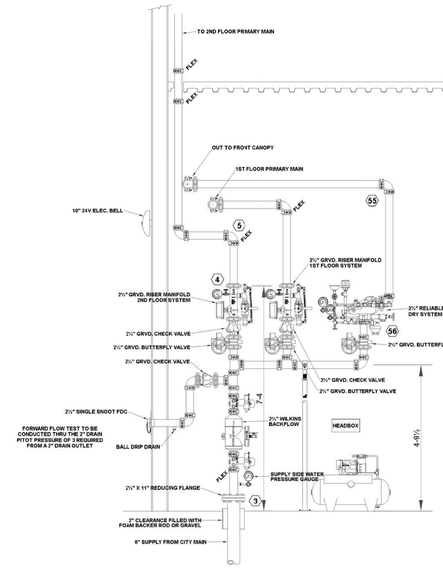
1) THIS IS A NEW SPRINKLER SYSTEM IN A NEW TWO LEVEL BUILDING.
2) THE BUILDING WILL HAVE FULL FIRE SPRINKLER COVERAGE.
3) ABSOLUTE'S WORK WILL START AT THE CITY MAIN AND INCLUDE UNDERGROUND SUPPLY PIPING.

SHEET INDEX

FP-1	SITE PLAN / BUILDING SECTION / AND PROJECT NOTES
FP-2	1ST FLOOR FIRE SPRINKLER PLAN / BUILDING SECTION
FP-3	2ND FLOOR FIRE SPRINKLER PLAN

UNDERGROUND NOTES

1. SYSTEM TO BE INSTALLED, TESTED, AND FLUSHED PER NFPA 13 STANDARDS AND LOCAL REQUIREMENTS.
2. UNDERGROUND PIPING TO BE HYDROSTATICALLY TESTED AT 200 PSI FOR 2 HOURS.
3. NUTS, BOLTS, RODS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES ON ALL UNDERGROUND PIPING ARE TO BE COATED WITH BITUMINOUS OR OTHER APPROVED CORROSION RETARDING MATERIAL.
4. BEFORE BACKFILLING, A COVER INSPECTION IS REQUIRED ON ALL UNDERGROUND PIPING AS PER LOCAL AHJ REQUIREMENTS.
5. UNDERGROUND PIPING TO HAVE A MINIMUM OF 4'-6" GROUND COVER.
6. THRUST BLOCKS TO BE INSTALLED PER NFPA 13. RETAINING GLANDS IN PLACE OF THRUST BLOCKS MAY BE USED IF APPROVED BY THE CITY OF MERIDIAN.
7.#10 FINDER WIRE TO BE INSTALLED ON UNDERGROUND PIPING.



5 FP-1 **RISER DETAIL**
SCALE: ½" = 1'-0"

1 FP-1 **VICINITY MAP**
SCALE: N.T.S.

NOTICE

IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN ADEQUATE HEAT FOR THE PROTECTION OF FREEZING THROUGHOUT WET FIRE SPRINKLER SYSTEMS. REFER TO NFPA STANDARDS FOR DRY PIPE, DELUGE AND OTHER VALVES AND OTHER WATER SUPPLIES TO AUTOMATIC SPRINKLER SYSTEMS.

SYMBOL LEGEND

MAIN IPIPE IDENTIFIER	Main 7
BRANCHLINE NUMBER	20
HYDRAULIC CALCULATION REFERENCE POINT NUMBER	56
PIPE ELEV. BELOW DECK ABOVE FLOOR	0.00 / 5.00
CEILING ELEVATION	0-0
ELEVATION DATUM	
WET PIPE RISER	
DRY PIPE RISER	
RISER SYMBOL	
DELUGE VALVE RISER	
FIRE DEPARTMENT CONNECTION	FDC
FIRE HYDRANT	
WATER MOTOR ALARM	
ELECTRIC ALARM BELL	
FLEXIBLE GROOVED COUPLING	
RIGID GROOVED COUPLING	
THREADED PIPE COUPLING	
CONTROL VALVE	
CHECK VALVE	
PIPE "RISE" / "DROP"	
DROP WITH FLEXIBLE COUPLING AND HANGER	
HANGER, LENGTH ADJUSTABLE TYPE PIPE HANGER	
SWAY BRACING	

HYDRAULIC SUPPLY INFORMATION

HYDRAULICALLY DESIGNED	✓
HYDRAULICALLY METERED	☐
FLOW	65
RESIDUAL	20
PIPE SIZE	3000
TEST DATE	01-20-2016
RESIDUAL PSI	GRAPH FLOWING
TEST LOCATION	515 W. IDAHO ST.
BY	SUEZ
REDUCED BY:	
FROM AVAILABLE	
FIRE PUMP - SEE PUMP DATA	

SPRINKLER LEGEND

Symbol	Manufacturer	SIN	Model	Quantity	K-Factor	Type	Size	Response	Finish	Temperature	Note
●	Globe Fire Sprinkler Corp	GL5006	GL	273	5.6	Pendent	½	Quick	Brass	155° F	WHITE CONCEALED
○	Globe Fire Sprinkler Corp	GL5615	GL	40	5.6	Upright	½	Quick	Brass	200° F	
▽	Globe Fire Sprinkler Corp	GL5606	GL	5	5.6	Sidewall	½	Quick	Brass	155° F	ELEV. PIT
				Total = 314							

CENTER OF TILE: ☐ YES ✓ NO

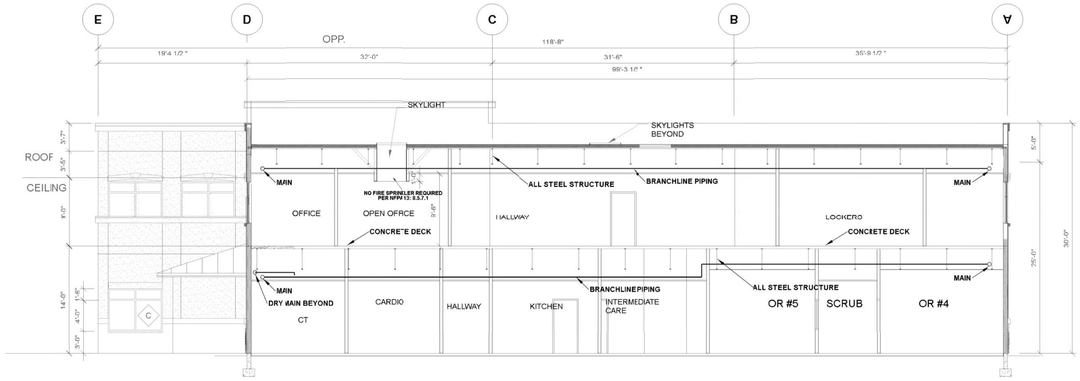
ABSOLUTE FIRE PROTECTION, LLC
7544 FAIRVIEW AVE.
BOISE, IDAHO 83709
Phone: (208) 631-9934
ID. Con. Lic. # FPSC-1406
www.abfirepro.net.com

JOB NAME **WEST VET**
JOB ADDRESS **5024 W. CHINDEN BLVD. GARDEN CITY, ID.**
SHEET DESCRIPTION **PERMIT DRAWING**

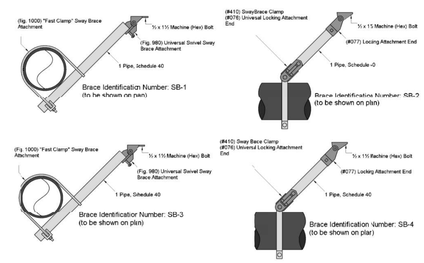
ISSUE
REVIEWED BY: Sam Ball
DRAWN BY: Tom Easton
NICET # 91644
DATE 03/07/16
SCALE As Noted
SHEET **FP-1** of 3
JOB NUMBER

Graphic Scale 1/4" = 1'-0" (U.N.O)

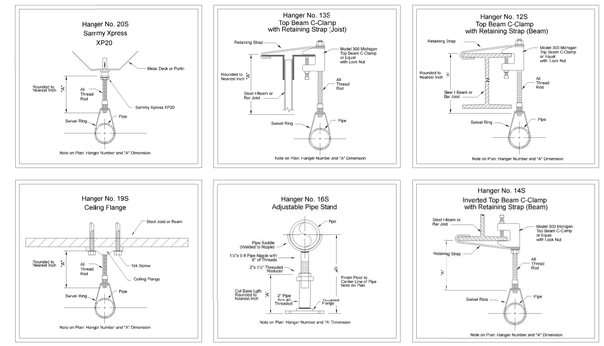
04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)



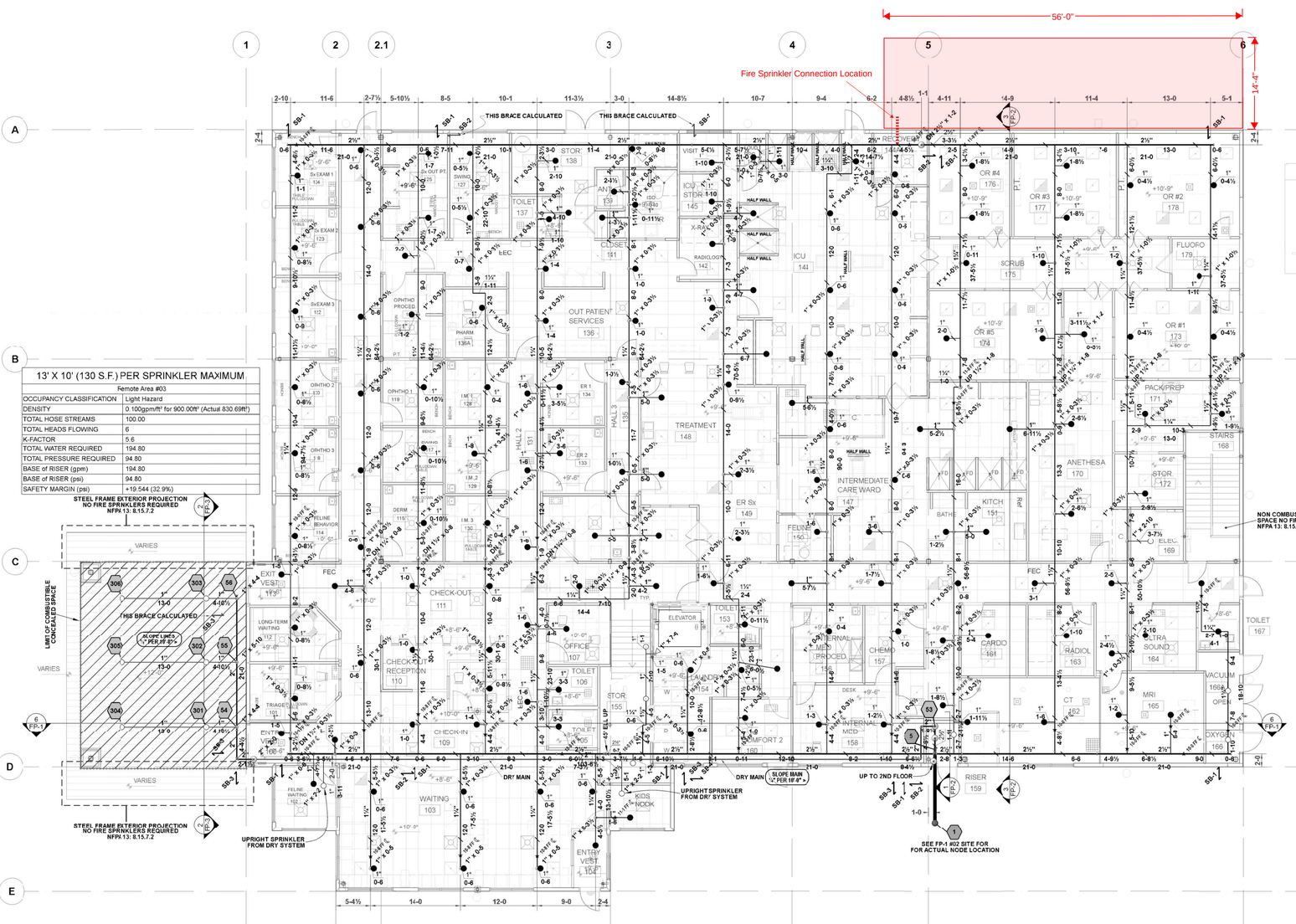
3 FP-2 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"



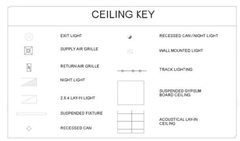
6 FP-2 **BRACING DETAILS**
SCALE: NTS

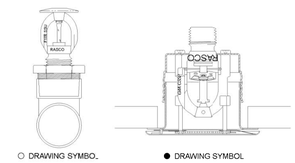


5 FP-2 **HANGER DETAILS**
SCALE: NTS

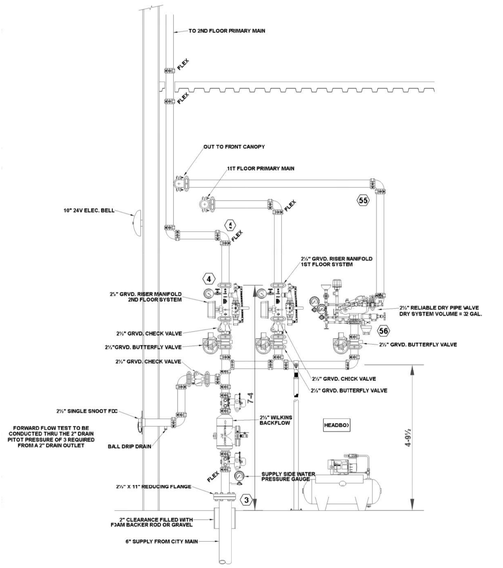


2 FP-2 **1ST FLOOR FIRE SPRINKLER PLAN**
SCALE: 1/8" = 1'-0"





4 FP-2 **SPRINKLER DETAILS**
SCALE: NTS



1 FP-2 **RISER DETAIL**
SCALE: 1/2" = 1'-0"

NOTICE

IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN ADEQUATE HEAT FOR THE PROTECTION OF FREEZING THROUGHOUT WET PIPE SPRINKLER SYSTEMS AND DRAINS FOR DRY PIPE, DELUGE AND OTHER VALVES AND OTHER WATER SUPPLIES TO AUTOMATIC SPRINKLER SYSTEMS.

SYMBOL LEGEND

MAIN PIPE IDENTIFIER — Main 7
BRANCHLINE NUMBER
HYDRAULIC CALCULATION REFERENCE POSTED POINT
PIPE ELEV. BELOW DECK ABOVE FLOOR
CEILING ELEVATION
ELEVATION DATUM
WET PIPE RISER
DRY PIPE RISER
RISER SYMBOL
DELUGE VALVE RISER
FIRE EXTINGUISHER FOR DEPARTMENT USE ONLY
FIRE HYDRANT
WATER MOTOR ALARM
ELECTRIC ALARM BELL
FLEXIBLE GROOVED COUPLING
RIGID GROOVED COUPLING
THREADED PIPE COUPLING
CONTROL VALVE
CHECK VALVE
PIPE "RISE" / "DROP"
DROP WITH FLEXIBLE COUPLINGS, HANGER, LENGTH OF PIPE
PIPE HANGER
SWAY BRACING

HYDRAULIC SUPPLY INFORMATION

CENTER OF TILE: YES / NO
SYSTEM HYDRAULICALLY DESIGNED: YES / NO
65 — 20 — 3000
TEST DATE: 01-20-2016
TEST LOCATION: 515 W. IDAHO ST.
BY: SUEZ
REGIONAL/PRI
CAP FLOWING
FROM HIGHLINE
REDUCED BY: ____
FIRE PUMP - SEE PUMP DATA

SPRINKLER LEGEND

Symbol	Manufacturer	SIN	Model	Quantity	K-Factor	Type	Size	Response	Finish	Temperature	Note
●	Globe Fire Sprinkler Corp	GL5606	GL	273	5.6	Pendent	½	Quick	Brass	155° F	WHITE CONCEALED
○	Globe Fire Sprinkler Corp	GL5615	GL	40	5.6	Uprright	½	Quick	Brass	200° F	
▽	Globe Fire Sprinkler Corp	GL5626	GL	1	5.6	Sidewall	½	Quick	Brass	155° F	ELEV. PIT
				Total = 314							

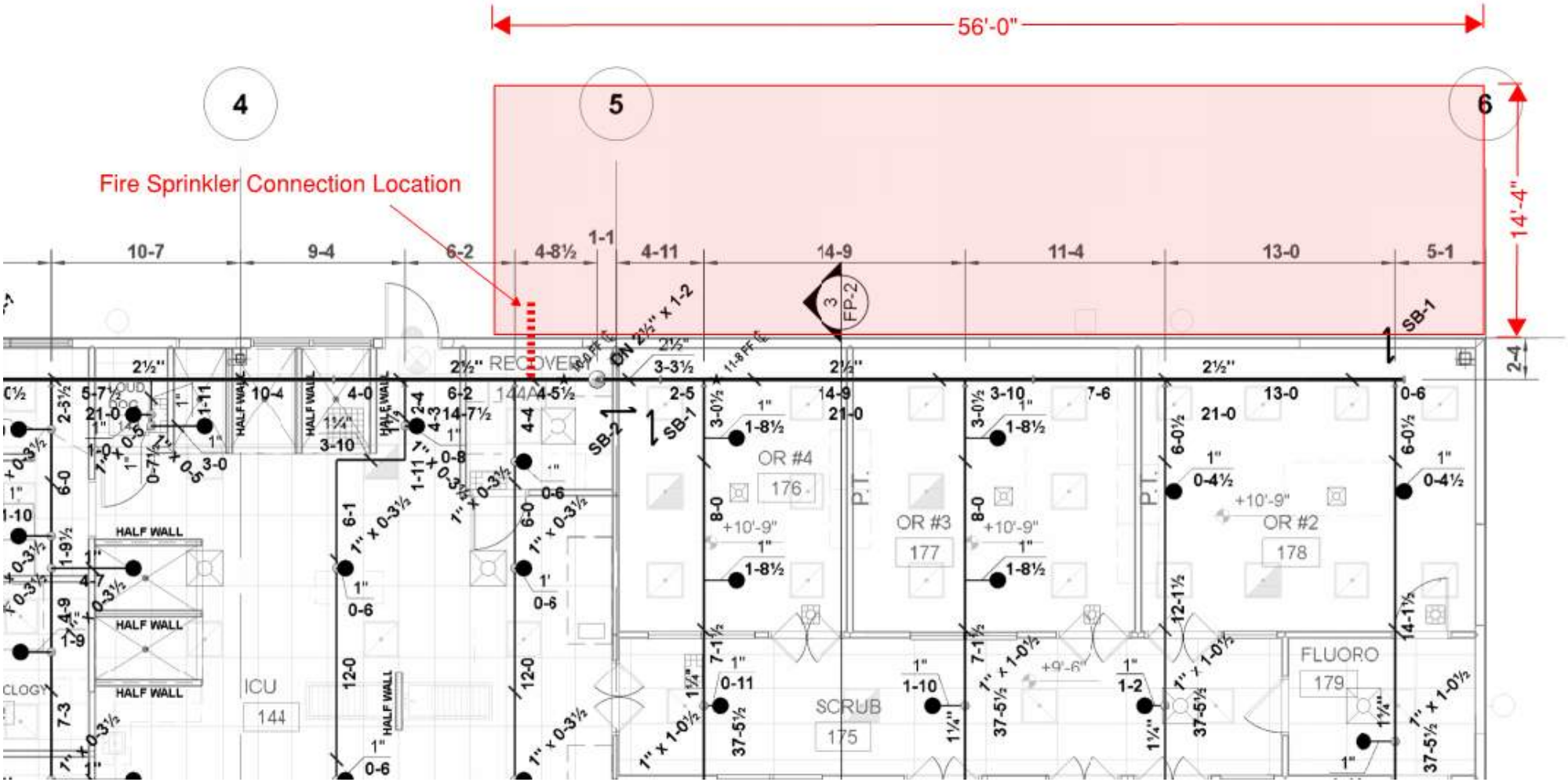
ABSOLUTE FIRE PROTECTION, LLC
7154 FAIRVIEW STREET
BOISE, IDAHO 83709
Phone: (208) 631-9934
ID. Con. Lic. # FPSC-406
www.abfirepro.net

PROJECT: WestVet
JOB ADDRESS: 5024 W. Chinden Blvd. Garden City, ID.
SHEET DESCRIPTION: PERMIT DRAWING

ISSUE	
REVIEWED BY	Sam Ball
DRAWN BY	Tom Easton
NICET #	91644
DATE	03/08/16
SCALE	As Noted
SHEET	FP-2 of 3
JOB NUMBER	2

Graphic Scale 1/4"=1'-0"(U.N.O)

04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)



04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)

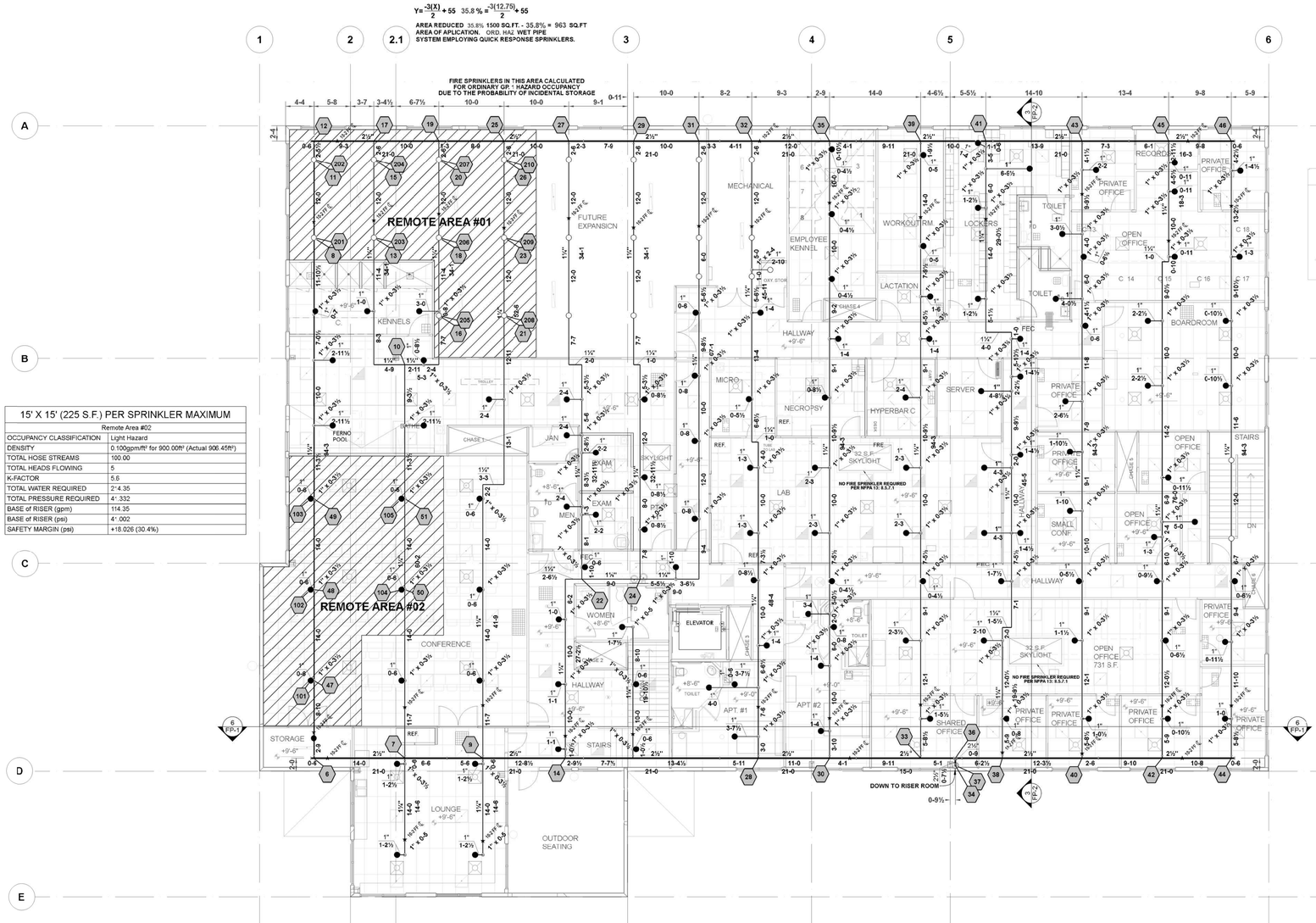
13' X 10' (130 S.F.) PER SPRINKLER MAXIMUM	
Remote Area #01	
OCCUPANCY CLASSIFICATION	Ordinary Group I
DENSITY	0.150gpm/ft² for 963.00ft² (Actual 998.39ft²)
TOTAL HOSE STREAMS	250.00
TOTAL HEADS FLOWING	10
K-FACTOR	5.6
TOTAL WATER REQUIRED	449.06
TOTAL PRESSURE REQUIRED	44.482
BASE of RISER (gpm)	199.06
BASE of RISER (psi)	43.950
SAFETY MARGIN (psi)	+12.995 (22.6%)

CALCULATION AREA MODIFIER
NFPA 13 2013 11.2.3.2.3
WHERE Y= ½ REDUCTION AND X = CEILING HEIGHT
ACTUAL CEILING HEIGHT 12-9 AFF

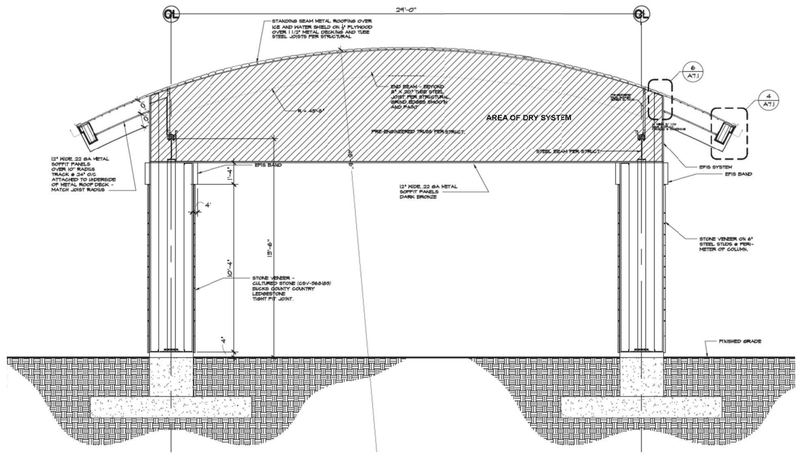
$$Y = \frac{-3(x)}{2} + 55 \quad 35.8\% = \frac{-3(12.75)}{2} + 55$$

AREA REDUCED 35.8% **1500 SQ.FT.** - 35.8% = **963 SQ.FT**
AREA OF APLICATION. ORD. HAZ **WET PIPE**
SYSTEM EMPLOYING QUICK RESPONSE SPRINKLERS.

15' X 15' (225 S.F.) PER SPRINKLER MAXIMUM	
Remote Area #02	
OCCUPANCY CLASSIFICATION	Light Hazard
DENSITY	0.100gpm/ft² for 900.00ft² (Actual 906.45ft²)
TOTAL HOSE STREAMS	100.00
TOTAL HEADS FLOWING	5
K-FACTOR	5.6
TOTAL WATER REQUIRED	2'-4.35
TOTAL PRESSURE REQUIRED	4'-.332
BASE of RISER (gpm)	114.35
BASE of RISER (psi)	4'-.002
SAFETY MARGIN (psi)	+18.026 (30.4%)



2 FP-3 **2ND FLOOR FIRE SPRINKLER PLAN**
SCALE: 1/8" = 1'-0"



2 FP-3 **ENTRY SECTION**
SCALE: NTS

CEILING KEY

EXIT LIGHT
SUPPLY AIR GRILLE
RETURN AIR GRILLE
NIGHT LIGHT
2 X 4 LAY-IN LIGHT
SUSPENDED FIXTURE
RECESSED CAN
RECESSED CAN NIGHT LIGHT
WALL MOUNTED LIGHT
TRACK LIGHTING
SUSPENDED GYPSUM BOARD CEILING
ACOUSTICAL LAY-IN CEILING

NOTICE

IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN ADEQUATE HEAT FOR THE PROTECTION OF FREEZING THROUGHOUT WET PIPE SPRINKLER SYSTEMS. DO NOT USE ANTIFREEZE FOR DRY PIPE, DELUGE AND OTHER VALVES AND OTHER WATER SUPPLIES TO AUTOMATIC SPRINKLER SYSTEMS.

SYMBOL LEGEND

Symbol	Description
Main ?	MAIN PIPE IDENTIFIER
00	BRANCHLINE NUMBER
0.00 / 5.00	HYDRAULIC CALCULATION REFERENCE POINT / PIPE ELEV. BELOW DECK / ABOVE FLOOR
0-0	CEILING ELEVATION
	ELEVATION DATUM
	FLEXIBLE GROOVED COUPLING
	RIGID GROOVED COUPLING
	THREADED PIPE COUPLING
	CONTROL VALVE
	CHECK VALVE
	PIPE "RISE" / "DROP"
	DROP WITH FLEXIBLE COUPLING AND DROPPER
	HANGER, LENGTH AND TYPE
	PIPE HANGER
	WET PIPE RISER
	DRY PIPE RISER
	RISER SYMBOL
	DELUGE VALVE RISER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	WATER MOTOR ALARM
	ELECTRIC ALARM BELL
	SWAY BRACING

HYDRAULIC SUPPLY INFORMATION

TEST WITNESSED BY: HYDRAULICALLY DESIGNED ☑ / OTHER ☐
FLOW (GPM) 64 — PRESSURE (PSI) 20 — RESIDUAL (PSI) 3000
TEST DATE 01-20-2016 — TEST LOCATION 515 W. IDAHO ST. — CAP FLOWING
BY SUEZ — REDUCED BY: ____ FROM AVAILABLE ____
FIRE PUMP - SEE PUMP DATA ☐

SPRINKLER LEGEND

CENTER OF TILE: YES ☐ NO ☑

Symbol	Manufacturer	SIN	Model	Quantity	K-Factor	Type	Size	Response	Finish	Temperature	Note
●	Globe Fire Sprinkler Corp	GL5606	GL	273	5.6	Pendent	½	Quick	Brass	155° F	WHITE CONCEALED
○	Globe Fire Sprinkler Corp	GL5615	GL	40	5.6	Upright	½	Quick	Brass	200° F	
▽	Globe Fire Sprinkler Corp	GL5636	GL	1	5.6	Sidewall	½	Quick	Brass	155° F	ELEV. PIT
				Total = 314							

ABSOLUTE FIRE PROTECTION, LLC
7254 ALLEY STREET
BOISE, IDAHO 83709
Phone: (208) 631-9934
ID. Con. Lic. # FPSC-1406
www.abfirepro.net.com

PROJECT: **WestVet**
JOB ADDRESS: 5024 W. Chinden Blvd. Garden City, ID.
SHEET DESCRIPTION: PERMIT DRAWING

ISSUE
REVIEWED BY: Sam Ball
DRAWN BY: Tom Easton
HVCT. ITM: 91644
DATE: 03/07/16
SCALE: As Noted
SHEET: FP-3 of 3
JOB NUMBER: 2

Graphic Scale 1/4"=1'-0"(U.N.O)

OWNER DATA

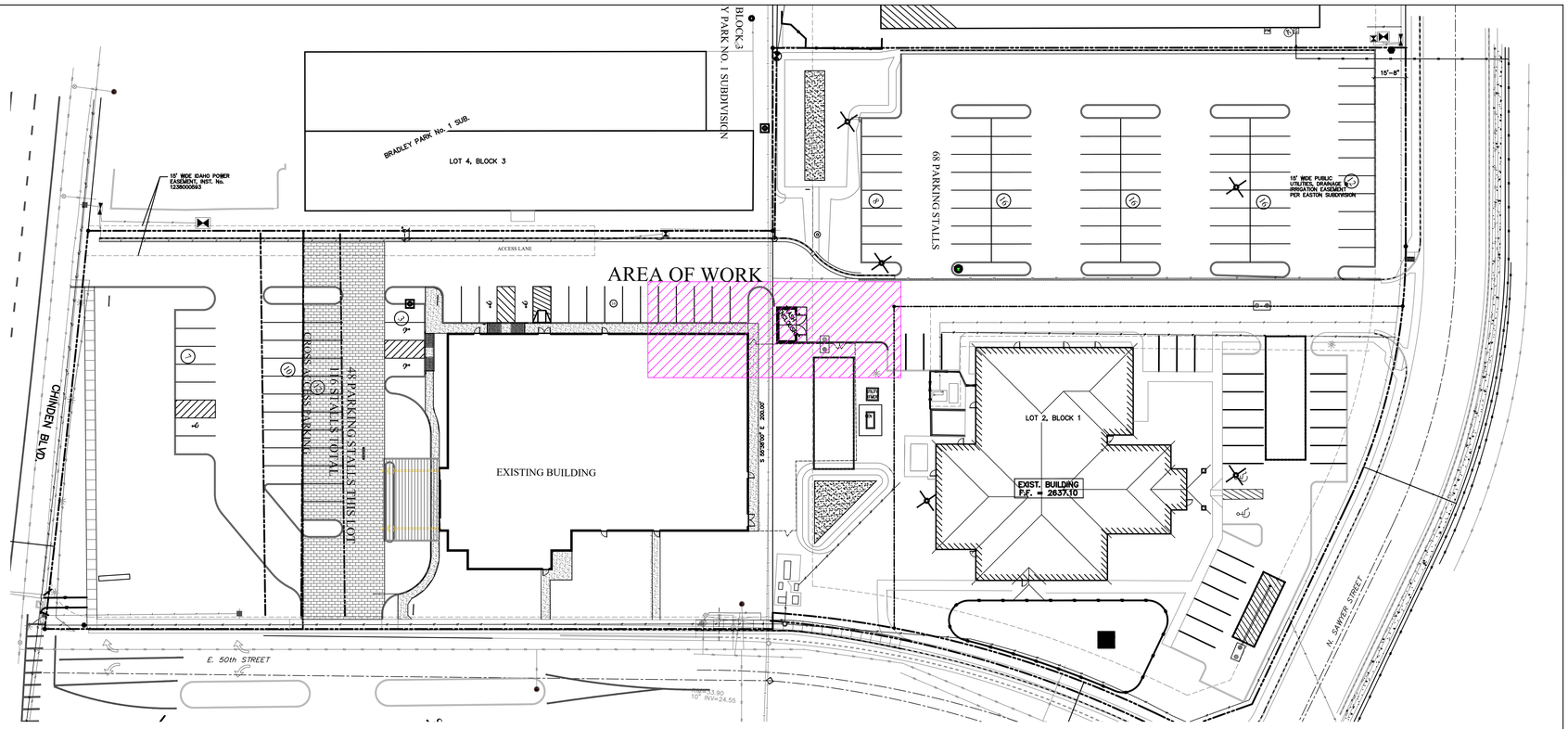
OWNER: BROURMAN PROPERTIES, LLC
5024 W. CHINDEN BLVD.
GARDEN CITY, IDAHO 83714

ARCHITECT: LARSON ARCHITECTS
210 MURRAY STREET
BOISE, IDAHO 83714

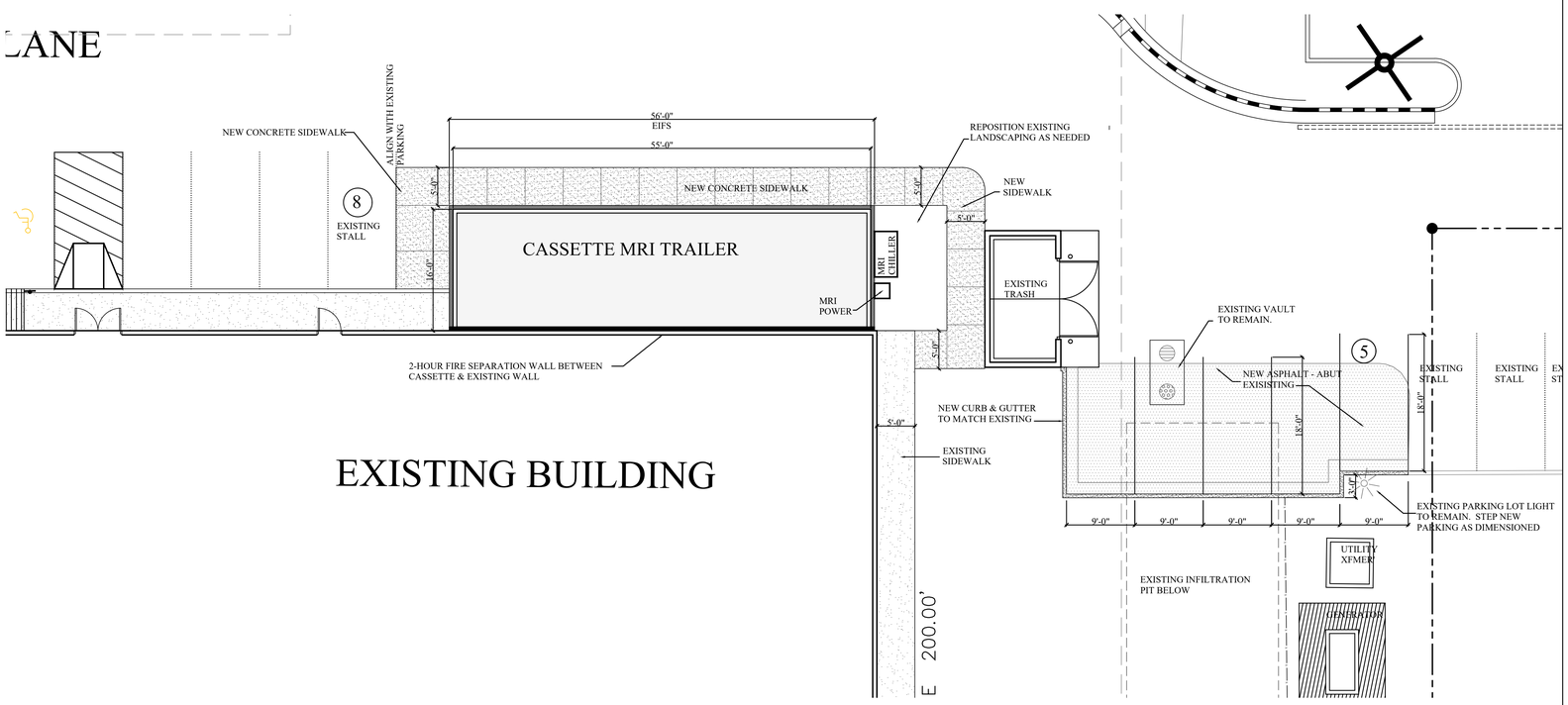
PROPERTY DESCRIPTION:
PARCEL NO. ; R2039130020 & S0631244330
UNPLATTED
LOT 02 BLK 01 EASTON SUBDIVISION
AND A PORTION OF NW 1/4
SECTION 31, T 4 N R. 2E BM
ADA COUNTY, BOISE, IDAHO

SITE DATA

ZONING	C-2
PARKING SHOWN	116 STALLS W/ 5 HANDICAP STALLS
EXISTING BUILDING AREA - GROUND FLOOR	16,186 S.F.
EXISTING BUILDING AREA - SECOND FLOOR	15,984 S.F.
EXISTING BUILDING AREA TOTAL	32,170 S.F.
SITE AREA TOTAL	98,555.88 S.F. 2.26 ACRES
SITE COVERAGE	16.42%
EXISTING LANDSCAPE AREA	25,780 S.F. 26.16%
EXISTING PAVED AREA	54,531.88 S.F. OR 55.33%
EXISTING SIDEWALK AREA	2,061 S.F. 2.09%



OVERALL EXISTING SITE PLAN
NO SCALE



EXISTING BUILDING

ENLARGED SITE PLAN
1/8" = 1' - 0"

LICENSED ARCHITECT AR-958
J. CORNEL LARSON STATE OF IDAHO
6.29.15

Larson Architects, P.A.
Architecture and Real Estate Planning
210 Murray Street
Boise, Idaho 83714
(208) 376-7502

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PROJECT NAME
WESTVET EMERGENCY AND SPECIALTY CENTER
5024 W. CHINDEN BLVD.
GARDEN CITY, IDAHO

REVISIONS

DRAWN BY
BJM

DATE
4-23-19

SHEET NUMBER
SP-1

04/25/2019 - West Vet Design Layout for Cassette MRI (Modular Building)