



<b>DESIGN REVIEW</b>		
Permit info: DSRFY2019-23		
Application Date: 10/25/2019		Rec'd by: CS/ES
FOR OFFICE USE ONLY		

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921  
 ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
<b>Name:</b> Dave Eadie	<b>Name:</b> Same as Applicant
<b>Company:</b> Kennedy Wilson	<b>Company:</b>
<b>Address:</b> 151 S. El Camino Dr.	<b>Address:</b>
<b>City:</b> Beverly Hills	<b>City:</b>
<b>State:</b> CA <b>Zip:</b> 90212	<b>State:</b> <b>Zip:</b>
<b>Tel.:</b> 714-619-7877	<b>Tel.:</b>
<b>E-mail:</b> deadie@kennedywilson.com	<b>E-mail:</b>

**PROPERTY AND DESIGN INFORMATION**

**This application is a request to:**     **Construct New**     **Addition**     **Subdivision**

<b>Site Address:</b> 6265 Strawberry Glenn		
<b>Subdivision Name:</b> Strawberry Glenn Sub	<b>Lot:</b> 21	<b>Block:</b> Parcel #5420
<b>Tax Parcel Number:</b> R8191505455	<b>Zoning:</b> R-3	<b>Total Acres:</b> 5 Acres
<b>Proposed Use:</b> Multi-family Apartments	<b>Floodplain:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	

**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?

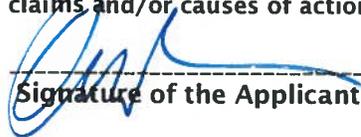
**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

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.


 Signature of the Applicant
 10/22/19
 (date)
 Same as Applicant
 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:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Compliance Statement and Statement of Intent                            | <input checked="" type="checkbox"/> Affidavit of Legal Interest         |
| <input checked="" type="checkbox"/> Neighborhood Map  | <input type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input checked="" type="checkbox"/> Site Plan   |   |
| <input checked="" type="checkbox"/> Landscape Plan  |   |
| <input checked="" type="checkbox"/> Schematic Drawing   |   |
| <input checked="" type="checkbox"/> Lighting Plan   |   |
| <input checked="" type="checkbox"/> Topographic Survey  |   |
| <input checked="" type="checkbox"/> Grading Plan  |   |
| <input checked="" type="checkbox"/> Will Serve Letter <b>**If required, must submit a Fire Flow Request</b> |   |
| <input type="checkbox"/> Ada County Approved Addresses  |   |
| <input type="checkbox"/> Waiver Request of Application Materials  |   |



## **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.



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

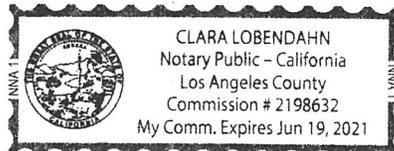
State of California            )  
  )  
County of Los Angeles        )

On October 21st, 2019, before me, Clara Lobendahn, Notary Public, personally appeared In Ku Lee, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Clara Lobendahn



October 23, 2019

Jenah Thornborrow  
City of Garden City  
6015 Glenwood Street  
Garden City, ID 83714

RE: River Pointe Apartments, Phase II  
6265 N. Strawberry Glen  
Design Review Application | PN 118079

Dear Ms. Thornborrow and the Design Review Committee,

We are pleased to submit the design review application associated with phase II (two) of the River Pointe Apartments (the “Project”). The 5-acre Project site is located west of the existing River Pointe Apartments, at the northern terminus of N. Strawberry Glenn Road and the Boise River (see blue area below). The property is situated south of the Boise River, and bounded by N. Strawberry Glen Road to the east, and existing single-family residences to the south and west.



*Figure 1, Vicinity Map & Project*

Boundary

Project Summary

The project is zoned R-3. The R-3 zoning designation is a medium density residential designation with an

allowed density range between 14 to 35 dwelling units per acre. The Project density is 18 units per acre, within the lower range of the density allowed. Typical housing types include single family, two-family and multiple-family dwelling units. The Project plans detail a two- and three-story multi-family Project. The Project includes 90 units in six apartment buildings, a bike repair/storage area, a mailroom and a centralized community building with an outdoor covered seating area with a fireplace. Open space and walking trails with a connection to the greenbelt has also been provided.

A total of 189 parking spaces are required by Code. Parking provided includes 39 freestanding garage spaces, 69 tuck under garage spaces, 6 accessible spaces, and 36 open stalls for a total of 189 vehicle parking spaces for a parking ratio of 2.1 parking spaces/unit. Additionally, 152 indoor secure bicycle parking spaces are proposed.

The development will be professionally managed together with the existing River Pointe apartment community (Phase I). A shared amenity agreement will be executed to ensure Phase II residents will enjoy access to all of the Phase I amenities. Overall the amenities for the community include:

- Existing Phase I Shared Community Amenities
  - Leasing Office
  - Clubhouse/community building with lounge
  - Pool and spa
  - Fitness facility
  - Dog Park
- New Phase II Amenities
  - Enclosed bike storage and repair shop
  - Outdoor Plaza and covered seating area with fireplace
  - Enclosed mail area with parcel pending service.
  - Large consolidated lawn areas and open space
  - Concrete walkways providing direct access to the greenbelt.

The existing wetland areas along the Boise River within the Project site will be kept in its natural state and will continue to provide habitat for indigenous birds and animals. The Warm Springs Canal operated by Drainage District No. 2 bisects the southern portion of the Project site. This Canal is proposed to be rerouted and placed in an underground pipe. The proposed underground piping is not only supported, but is preferred by the Drainage District No. 2, which has jurisdiction over the Canal. Wetlands associated with the Canal will be relocated to the northwest corner of the property adjacent to the existing wetlands in order to function as an integrated and cohesive wetland resource.

The project has been designed to comply with the landscape buffers and open space as required by City Code. Utility services are available to serve the Project. Construction of the project is intended to be accomplished in one phase to minimize the duration of the development, thus minimizing construction-related inconveniences to neighbors.

Architectural design concepts are included with this design review application. The building elevations are generally representative of the Craftsman style and are designed to complement the existing apartment buildings. The main entrances and stairways are fully enclosed. The apartment building facades consist of open metal balconies, shingled roofs, horizontal lap siding, and vertical board and batten siding with variation in color, texture and pattern. The color schemes are gray and blue to complement Phase I. Vehicular access is programmed from two points from N. Strawberry Glenn Road. Sidewalk and landscaping frontage improvements are proposed along N. Strawberry Glenn Road frontage.

Thirty-seven percent (81,051 square feet) of the Project site will include landscaping located around the perimeter of the Project Site, between the buildings, and within the parking areas. The total landscaping includes approximately one-half-acre of open land with turf sod. There are existing trees on the site. Select trees will be planted as part of the landscape plan serving as mitigation via replacement for certain existing trees that are in poor health, as per City Code requirements.

Compliance Summary: The following summary highlights compliance with the City's Comprehensive Plan and Garden City Code. A more detailed analysis of compliance is provided in two matrices included with this filing.

Garden City Comprehensive Plan objectives furthered by this Project:

1.4: Create a premier destination place to live, work and recreate

4.3: Beautify sidewalks and gateway with landscaping and trees

5.4: Develop a river walk

6.3: Maintain the diversity of housing

7.1: Create pedestrian and bicycle friendly connections

This Project complies with the purpose and intent of the Garden City Code, notably:

1. The proposed design is in conformance with the purpose of the zoning district and dimensional standards;
2. The proposed design adheres to the standards for the protection of health, safety, and general welfare;
3. The proposed design improves the accessibility of development to non-motorized and public modes of transportation;
4. The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;
5. The proposed design supports a compact development pattern that enables intensification of development and changes over time; and
6. The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions that encourage pedestrian activity.

Public Outreach:

Earlier this year, a project for this site was reviewed by the City. In general, the previous project raised issues with code compliance, as well as the appropriate transitional characteristics as it pertained to its surroundings. Proposed massing elements of four- and three-stories in relation to the existing developed properties in the area contributed to this viewpoint.

In response to these fundamental concerns, the project was redesigned. The new Project features compatible massing and transitional features, including a three-story design that largely transitions to two-stories where the apartment units face existing single-family homes.

We have engaged with owner of neighboring properties on a number of occasions in an effort to share information and exchange viewpoints concerning the Projects design. Over the past several months, we met several times with homeowners, including once where meeting invitations were mailed to owners within a 300-

foot radius of the property and which the meeting was conducted at the River Pointe clubhouse on August 21.

As a result of this interaction with neighbors, a number of significant improvement and enhancements to our plans have been made which as resulted in an improved project. Listed below are several of the more notable design refinements that positively affect the Project and its neighboring properties.

- Substantial setbacks of apartment buildings from existing single-family residences
- Increased landscape buffers
- Minimization of window and patio orientations facing existing single-family residences
- Positioning of detached garages to serve as buffers from the apartments and its neighbors
- Provision for solid masonry wall along the south and west property lines
- Provision for security fencing to limit the access into the landscaped buffer areas at the south and west property lines
- Ensuring that stormwater runoff does not affect adjacent properties
- Commitment to place larger specimen trees in key areas to increase privacy of neighboring properties

We stand ready to share the details of this proposal with the Design Review Committee at their Hearing on November 18, 2019. Of course, if you have any questions or require further information please contact us.

Sincerely,



Dave Eadie  
Kennedy Wilson

River Pointe Phase 2 Apartment Homes  
 Compliance with Garden City Comprehensive Plan – Amended July 22, 2019  
 October 23, 2019

<b>COMPREHENSIVE PLAN OBJECTIVE</b>	<b>PROJECT COMPLIANCE</b>
<u>Objective 1.4:</u> Create a premier destination place to live, work and recreate.	<u>COMPLIES:</u> Project expands and enhances an existing successful community upon 5 acres of vacant and underutilized land.
<u>Objective 2.1:</u> Encourage new and distinctive neighborhoods.	<u>COMPLIES:</u> Project complies by creating a modern, updated expansion to an existing successful apartment community along the banks of the Boise River. Project provides opens space and outdoor amenities with a sense of place, with pedestrian connections interior to the site and to the greenbelt.
<u>Objective 2.3:</u> Promote quality design and architecturally interesting buildings.	<u>COMPLIES:</u> Project provides architectural design, both in the apartment buildings and in the community building, of the highest quality for this type of community. The proposed architectural style is comprised of a mixture of traditional features/materials commingled with a series of contemporary forms that generate an interesting transitional style. This style allows for the promotion of the desired high-quality design and architecturally interesting buildings as stated in Objective 2.3 of the Garden City Comprehensive Plan.
<u>Objective 4.1:</u> Beautify and landscape.	<u>COMPLIES:</u> Project replaces an underutilized piece of land along the Boise River with a vibrant apartment community. A key component of the new development is the expansion and rehabilitation of the wetland area in the northwest corner of the site near the Boise River. The modified existing wetland area will be expanded to accept new wetland habitat being transferred from the drainage channel which will provide an overall higher quality wetland habitat.
<u>Objective 4.3:</u> Beautify sidewalks and gateway with landscaping and trees.	<u>COMPLIES:</u> Project improves the quality of the existing major community access point to the greenbelt at the confluence of Strawberry Glenn Road, and provides for an additional access point to the greenbelt directly from the new community.

River Pointe Phase 2 Apartment Homes  
Compliance with Garden City Comprehensive Plan – Amended July 22, 2019  
October 23, 2019

<b>COMPREHENSIVE PLAN OBJECTIVE</b>	<b>PROJECT COMPLIANCE</b>
<u>Objective 5.4:</u> Develop a river walk.	<u>COMPLIES:</u> Project complies by providing a community of moderate density development, near employment and services, with direct access to the river walk.
<u>Objective 7.1:</u> Create pedestrian and bicycle friendly connections.	<u>COMPLIES:</u> Project provides new connections to the Boise River Greenbelt and creates a new bicycle centered development with ample enclosed secure storage and a bike repair facility to encourage bicycle use.

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions  
 October 23, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p><u>(Section 8-1C-1, Purpose)</u></p> <p>The provisions of this article set forth minimum level of property maintenance standards to advance the goal of the comprehensive plan to "improve the image of the city" and the following purposes:</p> <p>A. To promote the life, health, safety, aesthetic, economic, and general welfare of the citizens of Garden City.</p> <p>B. To protect individuals from health and safety hazards and the impairments of property values that result from the neglect and deterioration of property.</p> <p>C. To protect neighborhoods against nuisances, blight, and deterioration.</p> <p>D. To protect the livability and economic stability of the entire city.</p>	<p><u>COMPLIES:</u> Project complies because it promotes the life, health, safety, aesthetic, economic, and general welfare of the citizens of Garden City. The project protects individuals from health and safety hazards and the impairments of property values that result from the neglect and deterioration of property, because the property will be professionally managed. It protects neighborhoods against nuisances, blight, and deterioration by converting a deteriorating neglected area into a new high-quality place to live. The project will protect the livability and economic stability of the entire city by providing a high-quality place to live within close proximity of existing transportation facilities, workplaces, and within walking distance of the area's most highly regarded natural amenity, the Boise River.</p>
<p><u>(Section 8-2B-2, Allowed Uses).</u></p>	<p><u>COMPLIES:</u> Project is a "Dwelling Unit, Multiple-family" use and is designated in Table 8-2B-1 as a permitted use in the R-3 District.</p>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
 October 23, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p>Comply with uses that are identified on Table 8-2B-1, Allowable Uses in All Base Zoning Districts”</p>	
<p>(Section 8-2B-3, Form Standards).             Comply with Form Standards for determining maximum building height, required setbacks, maximum lot coverage and minimum lot size standards.</p>	<p><u>COMPLIES:</u> Project complies with maximum building height, required setbacks, maximum lot coverage and minimum lot size standards for the R-3 Zone.</p> <p>Density: Maximum allowed density, 35 du/acre; 18 du/acre proposed.</p> <p>Setbacks: (per Section F.7, “Multi-family dwellings shall be considered as one (1) building for the purpose of determining front, side and rear yard setbacks. The entire group as a unit shall require one front, one rear and two (2) side yards as specified for dwellings in the appropriate district.</p> <p>Front: 5 feet required; 6’-10” provided.            Side: 5 feet required; 15 feet provided.            Rear: 15 feet required; 15 feet provided.</p> <p>Building Heights:</p> <p>No maximum building height is required; 35 feet maximum provided.            (Structures within 50 feet of adjacent residential properties are a maximum of 16 feet high.</p>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
 October 23, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p><u>(Section 8-2C-15-A, Setbacks)</u></p> <p>Within the site, provide setbacks of a minimum of ten feet between buildings.</p>	<p><u>COMPLIES:</u> Project provides interior building setbacks of at least 10 feet for all buildings.</p>
<p><u>(Section 8-2C-15-B, Site Layout, Amenities)</u></p> <p>(4) amenities are required for a project with 75 units or more, with at least one from each category:</p> <p>1. Quality of life amenities: a) clubhouse; b) fitness facilities; c) enclosed bike storage; or d) public art.</p> <p>2. Open space: a) open grassy area of at least fifty feet by one hundred feet (50' x 100') in size; b) community garden; c) ponds or water features; or d) plaza.</p>	<p><u>COMPLIES:</u> Project provides more than the minimum number of required amenities, with at least one from each category. This phase will provide (89) new units to an existing community with (204) existing units, for a total of (293) units overall.</p> <p>The existing community will share amenities with the expansion. A legal shared amenity agreement will be provided prior to occupancy.</p> <p>Proposed amenities:        Quality of Life: 1. Existing Clubhouse. 2. Existing Fitness facility. 3. New Bike storage. 4. New Bike Repair Shop. 5. Existing clubhouse/leasing office.</p> <p>Open Space: 1. Existing Dog Park. 2. Two new outdoor open spaces. 3. New outdoor plaza with covered pergola.</p> <p>Recreation: 1. Existing pool.</p>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
 October 23, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p>3. Recreation amenities: a) pool; b) walking trails; c) children’s play structures; or d) sports courts.</p>	
<p><u>(Section 8-2C-15-B-2, Site Layout, Open Space)</u></p> <p>Available open space amenities are: a) open grassy area of at least fifty feet by one hundred feet (50’ x 100’) in size; b) community garden; c) ponds or water features; or d) plaza</p>	<p><u>COMPLIES:</u> Project is providing turf or pollinator meadow grass open areas totaling 22,675 square feet throughout the site. Project is providing a 5,340-square-foot area of wetland mitigation area. Project is also providing a new outdoor plaza with two large seating areas and an outdoor fireplace east of the new community building with enclosed bike storage facility, bike repair shop and mail room. The phase 2 project also is providing an outdoor seating plaza with fireplace and furniture, and two large open spaces as depicted on the site plans.</p>
<p><u>(Section 8-2C-15-B-3, Site Layout, Recreational Amenities).</u></p> <p>Available recreational amenities include: a) pool; b) walking trails; c) children’s play structures; or d) sports courts</p>	<p><u>COMPLIES:</u> Project provides a pool in the existing Phase 1. Project also provides new walking trails throughout Phase 2 that connect all the buildings directly to the street and to the Boise River Greenbelt.</p>
<p><u>(Section 8-2C-15-B-4, Number of Required Amenities).</u></p>	<p><u>COMPLIES:</u> Project development size (89 total units), is such that it is required to provide (4) amenities, with one from each category. The project exceeds this requirement by more than double, as follows: providing a total</p>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
 October 23, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p>c. For multi-family developments with seventy five (75) units or more, provide four (4) amenities, with at least one from each category above.</p>	<p>of (9) amenities with (4) from the Quality of Life category, (3) from the Open Space category, and (2) from the Recreation category.</p>
<p><u>(Section 8-2C-15-C, Site Maintenance.)</u></p> <p>All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features.</p>	<p><u>COMPLIES:</u> The management and maintenance of the project will be included within the responsibilities of the existing community management agreement. The owner will provide a copy of this agreement prior to construction.</p>
<p><u>(Section 8-2C-15-D, Additional standards).</u></p> <p>Provide the following (for developments with twenty or more units): 1) property management office; 2) maintenance storage area; 3) central mailbox location, including provisions for parcel mail that provide safe pedestrian and/or vehicular access; and 4) a directory and map of</p>	<p><u>COMPLIES:</u> Project provides an existing property management office in Phase 1. Phase 2 will provide an additional enclosed central mailbox area, parcel mail pick-up, a directory/map, and another maintenance storage area.</p>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
 October 23, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
the development at an entrance or convenient location for those entering the development.	
<u>(Section 8-3A-3, Allowed Uses in Overlay Zone Flood Hazard, FH).</u>  Comply with uses that are identified on Table 8-3A-3, Allowable Uses in All Base Zoning Districts”	<b>COMPLIES:</b> Project is a “Dwelling Unit, Multiple-family” use and is designated in Table 8-3A-3 as a permitted use in the FH overlay zoning district.
<u>(Section 8-3B-5-2-A-1, Provision for Flood Hazard Reduction, Specific Standards, Residential Construction).</u>  Have the lowest floor, including basement, elevated at or above the base flood elevation.	<b>COMPLIES:</b> Project is being designed, and will be certified by a licensed professional engineer, with an elevation certificate, with the lowest level at least one foot above the base flood elevation.
<u>(Section 8-3B-5-4, Floodways)</u>  Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional civil engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering	<b>COMPLIES:</b> No part of the project is located within a Floodway zone.

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
 October 23, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
practice that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.	
<u>(Section 8-3B-5-6, Critical Facility)</u>  Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA) (100-year floodplain)	<u>COMPLIES:</u> Project is not defined as a Critical Facility per city code definitions.
<u>(Section 8-3B-5-7, Riparian Zone)</u>  The riparian zone is to be left natural.	<u>COMPLIES:</u> Project is adjacent to a Riparian Zone, but no construction is planned in the Riparian Zone. Project's new wetland area will improve the adjacent Riparian Zone by providing native plant species and increased natural habitat.
<u>(Section 8-4A-3, Fences and Walls).</u>  Provide fencing of the appropriate locations, materials and heights.	<u>COMPLIES:</u> Project fences and walls will comply with code standards set forth in section 8-6B-3. Prohibited fence materials will not be used, and all fence and wall heights will comply with maximum height requirements.  The South and West property lines will be defined by a masonry wall and there will also be a metal fence along these property lines to limit access to these landscape areas behind the garages only to maintenance personnel. The fencing adjacent to neighbors has been specified to meet specific requests of the various neighbors.

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
 October 23, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p><u>(Section 8-4A-4, Outdoor Lighting)</u></p> <p>Provide outdoor lighting that has the electrical service feeds buried underground. Street lighting shall be consistent with an adopted fixture design plan.</p>	<p><u>COMPLIES:</u> Project electrical services will be buried underground. Street lighting is consistent with an adopted fixture design plan. A photometric lighting plan has been provided.</p>
<p><u>(Section 8-4A-5, Outdoor Service and Equipment Areas)</u></p> <p>A. All on site service areas for waste, recycling, or trash; and equipment areas for transformer and utility vaults shall be located in an area not visible from a public street or adjoining property, or shall be screened from view from a public street and adjoining property with a privacy fence.</p> <p>B. Unless fully enclosed and baffled so that no noise is detected on any adjoining property, the location of outdoor mechanical equipment shall meet the following setback requirements: Within the residential</p>	<p><u>COMPLIES:</u> Project trash areas are located near the center of the site, screened from view of the streets and adjacent residential properties by the apartment buildings. In addition, the trash enclosures will further screen the dumpsters.</p> <p>Building HVAC mechanical equipment is located at least 100 feet from adjacent residential properties and are screened from view by a solid three-foot-tall wooden fence and landscaping.</p> <p>HVAC units for the buildings along Strawberry Glenn will have their hvac units located in a roof well on top of the buildings, and not visible from the street.</p>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
 October 23, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p>districts: Twenty five feet (25') from the property line.</p> <p>C. HVAC equipment, trash dumpsters, recycling, trash compaction, and other service functions shall be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.</p>	
<p><u>(Section 8-4A-7, Stormwater Systems)</u></p> <p>Provide stormwater systems to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales into required landscape areas, where topography and hydrologic features allow.</p>	<p><u>COMPLIES:</u> All stormwater drainage systems are designed to capture and retain water from the design storm in accordance with code requirements.</p>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
 October 23, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p><u>(Section 8-4A-7, Utilities)</u></p> <p>Provide underground utilities for new structures which are connected to the Garden City water and sewer systems.</p>	<p><u>COMPLIES:</u> Project underground utilities comply with code requirements. Sanitary sewer and water service utilities connect to utility mainlines located in North Strawberry Glenn Road.</p>
<p><u>(Section 8-4A-9, Waterways)</u></p> <p>Irrigation Ditches, Laterals, Canals and Drains shall be left open and used as a water amenity or linear open space.</p> <p>No structures shall be built over irrigation ditches, laterals, canals or drains or within their dedicated easements.</p>	<p><u>COMPLIES:</u> Right to pipe or relocate irrigation ditch is granted by Idaho Code 18-4308.</p> <p>The ditch is enclosed for most of its path through the city as shown in the attached exhibit. The proposed piping of the ditch complies with Section B.2.c because:</p> <ol style="list-style-type: none"> <li>1. The facility is currently enclosed on both ends adjacent to the site.</li> <li>2. Adjacent properties are fully developed, and the manner of their development prevents opening the enclosed ditch in compliance with current Drainage District standards which would require a 50-ft wide easement if the facility were opened.</li> </ol>
<p><u>(Section 8-4B-4-A, Multi-Family Residential Dwelling Units, Building Setbacks).</u></p> <p>Have building setbacks take into account windows, entrances, porches and patios and how they impact adjacent properties</p>	<p><u>COMPLIES:</u></p> <p>The proposed buildings were strategically positioned on site to mitigate the impact to the adjacent properties. The single-story garage buildings were situated on the west side and south side of the site which are closest to the existing single-family homes.</p>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
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PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p><u>(Section 8-4B-4-B, Multi-Family Residential Dwelling Units, Building Design).</u></p> <p>Consider the following in Building Design:</p> <ol style="list-style-type: none"> <li>1. All building elevations shall have a minimum portion of the elevation devoted to architectural features designed to provide articulation and variety. These features shall include, but are not limited to, windows, bays and offsetting walls that extend at least two feet (2'); recessed entrances; and changes in material types. Changes in material types shall have a minimum dimension of two feet (2') and minimum area of twenty-five (25) square feet.</li> <li>2. Main entrances, which are the primary point(s) of entry where the majority of building users will enter and leave, shall be designed as an obvious entrance and focal point of the building through architectural treatment, lighting, and address identification.</li> </ol>	<p><u>COMPLIES:</u></p> <ol style="list-style-type: none"> <li>1. The proposed architecture is comprised by a mixture of traditional materials and features that commingle with a series of contemporary elements. This transitional style allows the opportunity to incorporate the architectural features and articulation required by Section 8-4B-4-B.</li> </ol> <p>The proposed buildings display a healthy balance of materials, such as lap siding (traditional), board and batten (traditional) and smooth siding panels (contemporary) in areas exceeding (25) square feet, and two feet minimum dimension. A mixture of window sizes and configurations are incorporated with the mindset of continuing to add a good variety of architectural components.</p> <ol style="list-style-type: none"> <li>2. The proposed main entrances to the buildings are easily identifiable to anyone visiting the complex. Depending on the building type, the entrance/staircase element either protrudes past the main roof line or recedes below the main roof line to create a visual break that denotes the location of the entry. Building Identification signage will also be provided at these entry elements.</li> <li>3. The proposed entrances are fully covered and enclosed from the exterior. This will provide inhabitants adequate weather protection and the desired comfort. The entrance element will display a continuous and projecting architectural band that will be framed around the perimeter of this element.</li> </ol>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
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PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p>3. Entrances shall be adequately covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.</p> <p>4. Roof forms shall be distinctive and include variety and detail when viewed from the street. Sloped roofs shall have a significant pitch. Flat roofs should include distinctive cornice treatments.</p> <p>5. Exterior building materials and finishes shall convey an impression of permanence and durability. Materials such as masonry, stone, stucco, wood, terra cotta, and tile are encouraged.</p> <p>6. Windows are required to allow views to exterior activity areas or vistas. Windows shall be provided on any building facing any common area used for children’s recreation.</p> <p>7. All roof and wall mounted mechanical, electrical,</p>	<p>4. The roofs of the buildings are intermittently broking up by either a break in the building massing or by a gable roof component. This helps give the roofs a distinctive look and maintains visual interest and a more pedestrian scale.</p> <p>5. Proposed materials will be of a fiber cement cladding type and are inherently durable and long-lasting in nature, not susceptible to pests or water intrusion when properly installed and painted.</p> <p>6. Windows are positioned on buildings to take advantage of views out to the green belt and Boise River. Windows are also positioned on buildings to have clear unobstructed views of the various green open spaces throughout the site. The presence of windows in these locations will help provide ‘eyes on the open spaces’ and will help to promote a safe site.</p> <p>7. This project does propose roof wells for the hvac units for the units along Strawberry Glenn Road. These units will be fully screened from view in the roof wells.</p>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
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PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
communications, and service equipment should be screened from public view from the adjacent public streets and properties by the use of parapets, walls, fences, enclosures, or by other suitable means.	
<u>(Section 8-4C-4B, "Multiple Nonresidential Structures On One Development Site)</u>	<u>COMPLIES:</u> Wherever possible, terminal view are provided throughout the project. In addition, architectural features and enhanced landscaping are being provided.
<u>(Section 8-4D-3, Parking Design and Improvement Standards)</u>  The size of the parking space for a residential unit shall be at least ten feet by twenty feet (10' x 20'). Garage spaces shall be measured from the exterior dimensions.	<u>COMPLIES:</u> Project parking spaces for residential uses are 10' x 20', and garage spaces are measured from the exterior dimensions.
<u>(Section 8-4D-5 Required Number of Off Street Parking Spaces)</u> Provide number of off-street spaces, and garage spaces required by Table 8-4D-2.	<u>COMPLIES:</u> Project complies with required number of parking spaces per section 8-4D-5. Parking count is as follows:  Open Spaces: 81 (includes 4 ADA stalls) Attached Garage Spaces: 69 (includes 1 ADA accessible garage) Detached Garage Spaces: 39 (includes 1 ADA accessible garage)  Total parking spaces: 189

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
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PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
Paragraph D lists requirements for bicycle parking at 1 space per every 6 dwelling units.	
<u>(Section 8-4D-5-D, Bicycle Parking Standards)</u>  Provide (1) bicycle parking space for every (6) dwelling unit for multi-family developments with more than (3) units.	<u>COMPLIES:</u>  Project exceeds the required bicycle parking requirements.  Required spaces = 15 spaces Provided spaces = 92 spaces within the community building <u>60</u> spaces within two residential buildings 152 total spaces provided
<u>(Section 8-4E-2, Public Street Connections)</u>  Provide clear vision triangles, at all streets and driveways. Provide street access to public streets.	<u>COMPLIES:</u> Project complies with code requirements for a clear vision triangle. See site landscape plan graphics.
<u>(Section 8-4E-4, Internal Circulation Standards)</u>  Provide driveways, aisles, and turnaround spaces when required for fire and refuse vehicle access.	<u>COMPLIES:</u> Project provides driveways, aisles, and turnaround spaces with a minimum vertical clearance of 13'-6", and a minimum width of 20'-0". Project provides minimum turning radius of 28'-0" for fire vehicle access throughout the site. Internal circulation has been designed to be integrated with the overall site design and with adjacent properties.

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
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PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p><u>(Section 8-4E-6, Sidewalk Standards)</u></p> <p>Provide minimum 5 feet wide sidewalks along public rights-of-way intended for vehicle travel.</p>	<p><u>COMPLIES:</u> Project provides new attached sidewalks along Strawberry Glenn Road, matching existing attached sidewalks adjacent to the property.</p>
<p><u>Section 8-4E-7, Pedestrian and Bicycle Accessibility Standards)</u></p> <p>Provide for pedestrian accessibility. Accessibility shall be from a direct, convenient and attractive pathway system.</p> <p>All new residential and nonresidential development shall provide for bicycle accessibility when the property is adjacent to the Boise River Greenbelt, and/or where a bicycle route is identified in the city and/or the transportation authorities bicycle master plans.</p>	<p><u>COMPLIES:</u> Project provides pedestrian accessibility throughout the development with connections to the public right-of-way via concrete sidewalks. The project also provides bicycle accessibility with connections directly to the Boise River Greenbelt. The new Community Building provides enclosed secure bicycle storage for the residents.</p>
<p><u>Section 8-4G-2, Sustainable Development Provisions, Applicability)</u></p>	<p><u>COMPLIES:</u> Project is exempt from the provisions of this article because it is built on a site that was previously developed, and located within one-quarter mile walking distance of at least two of the basic services listed in paragraph D. These basic services are 1) United State Post Office, health</p>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
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PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
All new residential developments over (4) dwelling units shall provide six (6) points.	or social services (Garden City Hall & Library) and professional services (Credit Union, Mortgage Company).
<p><u>Section 8-41-3, General Landscaping Standards and Irrigation Provisions)</u></p> <p>Provide landscape improvements that are an integral part of the overall site design for each property. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan.</p>	<p><b>COMPLIES:</b> Project landscape design complies with Section 8-41-3, General Landscaping Standards and Irrigation Provisions. Upon request for the “Garden City Design and Construction Guide” on July 12, 2019, Landscape Architect was informed the document was not yet drafted by City Staff. Landscape design has been developed to comply with the intent of the code in the sections that reference this document. Existing wetland and riparian plant material along the Boise River is to be retained, and the wetland plantings expanded for mitigation purposes and to tie the development into the existing Boise River landscape.</p> <p>A three-foot clearance zone will be provided around all fire hydrants.</p>
<p><u>Section 8-41-4-B, Landscaping Provisions for Specific Uses, Multi-Family Dwelling Units)</u></p> <p>Provide appropriate landscaping for Multi-Family Dwelling Units.</p> <p>1. A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter</p>	<p><b>COMPLIES:</b></p> <ol style="list-style-type: none"> <li>1. Gross landscape area of project exceeds five percent area required by code with a project landscape area of 46,067 square feet or 21% of project site (excluding setbacks, parking lots planting or perimeter landscape).</li> <li>2. Per code 1 Class II or III trees are required along street frontages. Additionally, 11 class I trees are required. To satisfy this requirement 14 Class II trees are specified in lieu of the combination of Class II and Class I trees. Class II trees are selected because they are a more appropriate street tree to be used along North Strawberry Glenn Road.</li> </ol>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
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PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p>landscaping. (Ord. 898-08, 9-8-2008)</p> <p>2. A minimum of one class III or class II tree shall be planted in the frontage and every adjacent street side. An additional class I tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage. (Ord. 944-12, 5-14-2012)</p> <p>3. A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted.</p> <p style="padding-left: 40px;">a. Trees shall be selected from the city's approved list of appropriate tree species contained in the "Garden City Design And Construction Guide".</p>	<p>3. Code requires 1 tree per 1,000 square feet of landscape area and 1 shrub per 150 square feet landscape area. At a required 10,875 square feet of landscape area (5% of project site), 11 trees and 75 shrubs are required. 11 trees and over 500 shrubs and perennials will be provided (excludes parking lot and perimeter planting).</p> <p>Plant and tree selection will conform to industry standards and use Boise's tree selection guide since "Garden City Design and Construction Guide" has not yet been drafted.</p>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
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PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p>b. Trees shall be distributed throughout the site.</p> <p>c. Shrubs shall be grouped and distributed throughout the site.</p>	
<p><u>(Section 8-41-5, Perimeter Landscaping Provisions)</u></p> <p>Provide perimeter landscaping which provides the following benefits:</p> <ol style="list-style-type: none"> <li>1. To provide a visual barrier between different land uses;</li> <li>2. To enhance the streetscape;</li> <li>3. To provide privacy; and</li> <li>4. To protect uses from wind, dust, noise, traffic, glare, visual disorder, and harmful or noxious effects. (Ord. 898-08, 9-8-2008)</li> </ol>	<p><u>COMPLIES:</u> An approximately 15-foot-wide landscape buffer has been provided at property boundaries with adjacent residential uses; exceeding the 10' requirement. Per code, 59 trees are required for perimeter landscaping when utility easements are factored into calculations. 33 appropriately selected tree have been specified to effectively form the desired canopy screening quickly, without compromising the long-term viability of the trees and the effectiveness of the screening as the plant material matures.</p> <p>Please see attached arborist report.</p>
<p><u>Section 8-41-6, Parking Lot Landscaping Provisions)</u></p>	<p><u>COMPLIES:</u> Project complies with code requirements for internal and perimeter parking lot landscaping. Code requires 1 tree per 5 parking spaces. With 80 parking stalls, the required tree quantity is 16 trees; 22 high</p>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
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PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
Provide landscape areas distributed throughout a parking lot to soften and screen parking lot edges, reinforce circulation routes, create pleasant pedestrian conditions and maximize shade and stormwater benefits.	branching deciduous trees have been provided and will be accompanied by appropriate shrub and groundcover material.
<u>Section 8-4I-7, Tree Preservation Provisions)</u>  Preserve existing trees of four inch (4") caliper or greater from destruction before and during the development process.	While over 100 caliper inches of trees are to be retained on-site in the wetland and riparian zone along the green belt, approx. 250 caliper inches of existing trees will require mitigation due to constructability impacts and code requirements. Quantity of required caliper mitigation to be confirmed by certified arborist. To meet this requirement, 126 additional 2"-caliper trees to be installed (excludes parking, perimeter, and open space requirements). Due to spatial limitation of developed site and viability of installed trees, 80 2"-caliper trees are proposed for mitigation offset; or 160 caliper inches total. Including all new trees proposed, 296 total caliper inches of trees are to be installed on-site.
<u>Section 8-4I-9, Tree Preservation Provisions)</u>  Ensure that all required landscaping is maintained in a healthy, growing condition at all times.	<u>COMPLIES:</u>  Project will comply with all City landscape maintenance requirements.
<u>(Section 8-4L-5, Open Space Standards for Multi-Family Developments)</u>	<u>COMPLIES:</u> (Refer to drawing sheet A0.1.) All units comply with the 80 sf of private open space requirement.  The project complies with the common open space requirements.

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
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PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p>Provide (80) square feet of private open space for each unit.</p> <p>Provide common open space as follows:</p> <p>One hundred and fifty (150) square feet for each unit containing five hundred (500) or less square feet of living area.</p> <p>Two hundred and fifty (250) square feet for each unit containing more than five hundred (500) square feet and up to (1200) twelve hundred square feet of living area.</p> <p>Three hundred and fifty (350) square feet for each unit containing more than twelve hundred (1200) square feet of living area.</p>	<p>(84) units x 250 SF of open space req. = 21,000 SF            (5) units x 350 SF of open space req. = 2,100 SF</p> <p>Total common open space required = 22,750 SF</p> <p>Total common open space provided = 44,382 SF</p>
<p><u>(Section 8-6B-3, Design Review Committee)</u></p> <p>The Design Review Committee may grant approval if the applicant meets the required findings of this section.</p>	<p><u>COMPLIES:</u> All findings have been satisfied.</p> <p><u>Finding 1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district.</u> Complies. The</p>

River Pointe Phase 2 Apartment Homes  
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
 October 23, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
	<p>proposed design is in conformance with the purpose of the zoning district and all the dimensional regulations of that district.</p> <p><u>Finding 2. The proposed design adheres to standards for the protection of health, safety, and general welfare.</u> Complies. The project adheres to the standards for the protection of health, safety, and general welfare.</p> <p><u>Finding 3. The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods within the city.</u> Complies. The project creates a sense of place and contributes to the uniqueness of the different neighborhoods within the city.</p> <p><u>Finding 4. The proposed design improves the accessibility of development to nonmotorized and public modes of transportation.</u> Complies. The project improves the accessibility to nonmotorized and public modes of transportation.</p> <p><u>Finding 5. The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors.</u> Complies. The project supports a development pattern in nodes rather than strip commercial along arterial corridors.</p>

River Pointe Phase 2 Apartment Homes  
Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.  
October 23, 2019

<b>PROVISION (MUNICIPAL CODE SECTION)</b>	<b>PROJECT COMPLIANCE</b>
	<p><u>Finding 6. The proposed design supports a compact development pattern that enables intensification of development and changes over time.</u> Complies. The project supports a compact development pattern that enables intensification of development and changes over time.</p> <p><u>Finding 7. The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.</u> Complies. The project provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.</p>

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\* Also licensed in Washington  
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Thursday, December 13, 2018

KW River Pointe Premiere LLC  
151 S. El Camino Dr.  
Beverly Hills, CA 90212-0000

Re: Drainage District No. 2 approval River Pointe Apartments Expansion project

Dear Sir or Madam:

On December 5, 2018, Mr. Jason Densmer and Mrs. Tamara Thompson, with The Land Group, attended the monthly board meeting of the Drainage District No. 2 to request permission to make improvements to the District's drain located at 6265 N. Strawberry Glenn Road in Garden City, Idaho. The proposed improvements included tiling/piping the District's drain from N. Strawberry Glenn road to the west across the new development. This letter is to confirm that Drainage District No. 2 approved the proposed River Pointe Apartments concept plan dated October 26, 2018 (attached). Specifically, the District approved the proposal to pipe the drain through the property with 24" concrete pipe. A license agreement with the Drainage District No. 2 will be required. Once piped, the easement can be reduced to 50' (25' each side of the pipe).

Feel free to contact me with any questions or concerns.

Yours very truly,

S. Bryce Farris

Enclosure

cc: City of Garden City w/ encl.  
The Land Group w/ encl.

# RIVER POINTE - PHASE 2

GARDEN CITY, IDAHO



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**River Pointe Phase 2**  
Garden City, Idaho # 2019-0040

CONCEPTUAL DESIGN  
OCTOBER 22ND, 2019

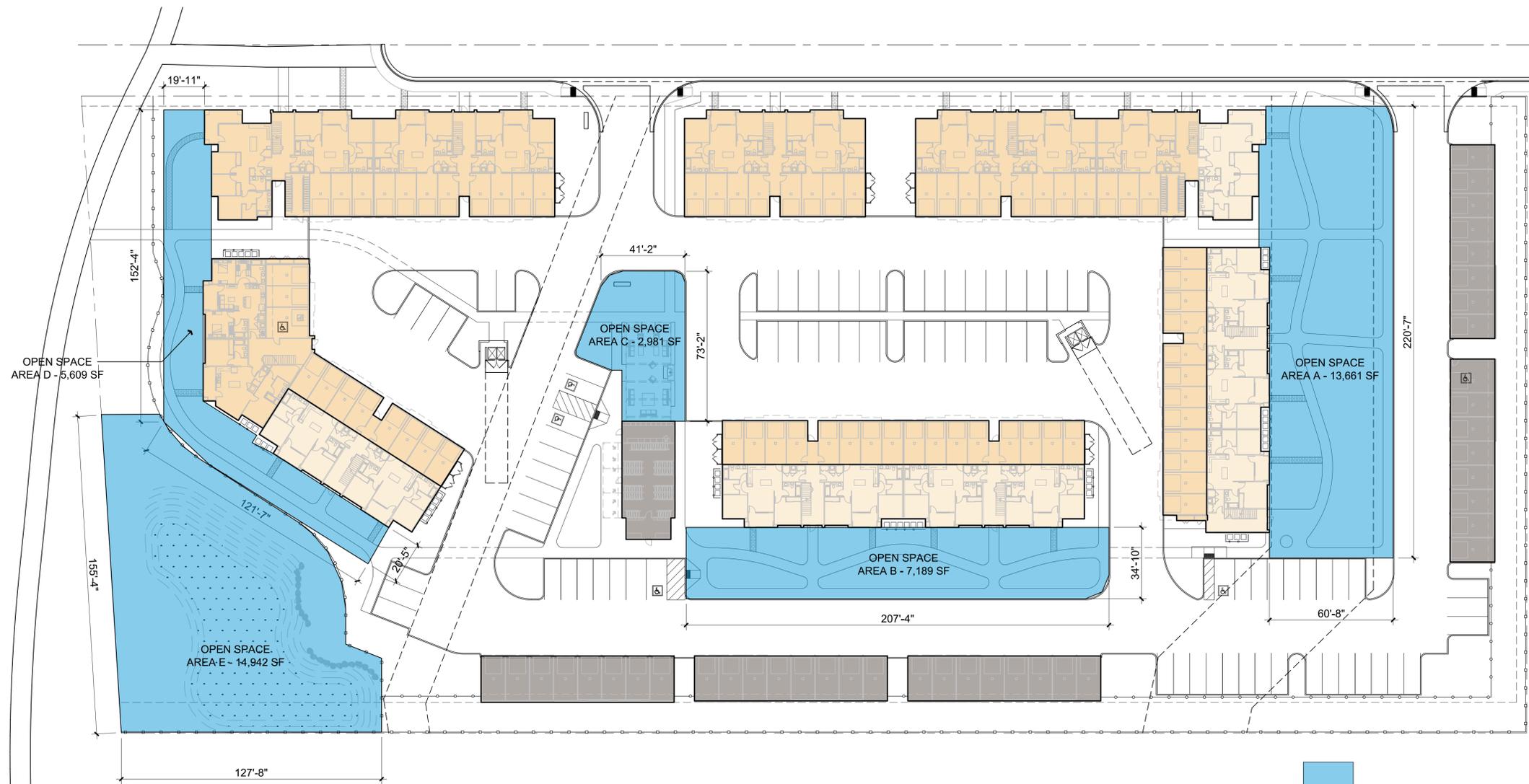
COVER SHEET  
CONCEPTUAL DESIGN PACKAGE

T1.0

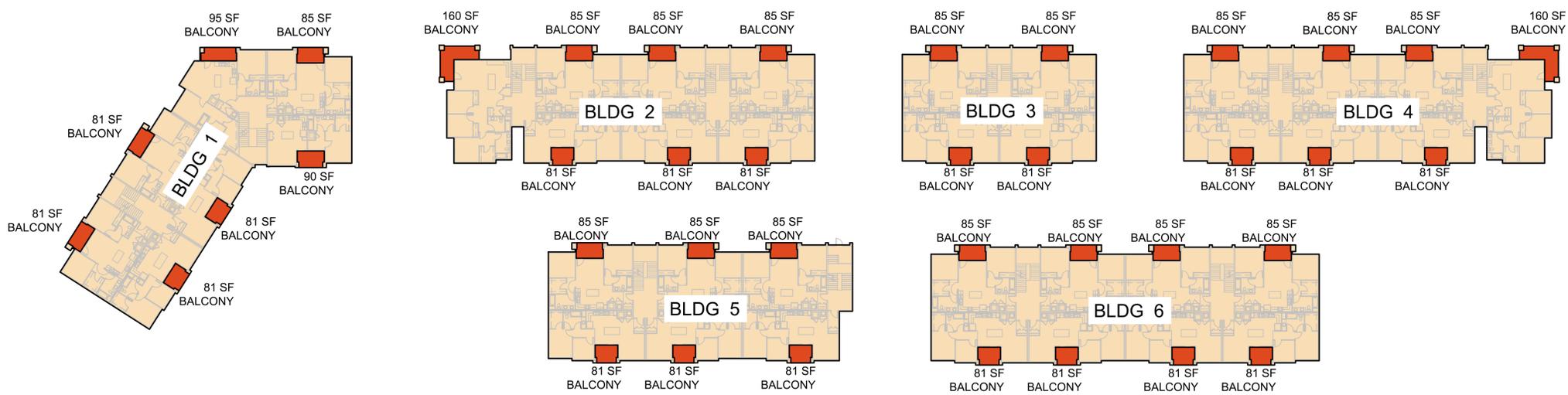
## SHEET INDEX

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A3.8	BUILDING 5 - ELEVATIONS	T1.0	COVER SHEET
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A3.11	BUILDING 7 - ELEVATIONS	A1.0	SITE PLAN
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A4.0	PERSPECTIVE	A1.2	SITE SECTION
A4.1	PERSPECTIVE	A1.3	SITE SECTION
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A4.4	PERSPECTIVE	A2.0	BUILDING 1 PLANS
A4.5	PERSPECTIVE	A2.1	BUILDING 1 PLANS
A4.6	PERSPECTIVE	A2.2	BUILDING 2 & 3 PLANS
A4.7	PERSPECTIVE	A2.3	BUILDING 2 & 3 PLANS
A4.8	PERSPECTIVE	A2.4	BUILDING 4 PLANS
A4.9	PERSPECTIVE	A2.5	BUILDING 4 PLANS
A4.11	PERSPECTIVE	A2.6	BUILDING 5 PLANS
A4.12	PERSPECTIVE	A2.7	BUILDING 5 PLANS
A4.13	PERSPECTIVE EXHIBITS	A2.8	BUILDING 6 PLANS
A4.14	PERSPECTIVE	A2.9	BUILDING 6 PLANS
A5.1	MATERIAL BOARD	A3.0	BUILDING 1 - ELEVATIONS
C100	DESIGN REVIEW SITE PLAN	A3.1	BUILDING 1 - ELEVATIONS
L000	DESIGN REVIEW TREE VALUATION PLAN	A3.2	BUILDING 2 - ELEVATIONS
L100	DESIGN REVIEW LANDSCAPE PLAN	A3.3	BUILDING 2 - ELEVATIONS
L150	DESIGN REVIEW LANDSCAPE DETAILS	A3.4	BUILDING 3 - ELEVATIONS
CL1.0	CONCEPTUAL LIGHTING	A3.5	BUILDING 4 - ELEVATIONS
E1.0	SITE PHOTOMETRIC PLAN	A3.6	BUILDING 4 - ELEVATIONS





 COMMON OPEN SPACE



**OPEN SPACE CALCULATION**

PER (SECTION 8-4L-5) OPEN SPACE STANDARDS FOR MULTI-FAMILY DEVELOPMENTS.

PROVIDE COMMON OPEN SPACE AS FOLLOWS:

TWO HUNDRED AND FIFTY (250) SQUARE FEET FOR EACH UNIT CONTAINING MORE THAN FIVE HUNDRED (500) SQUARE FEET AND UP TO (1200) TWELVE HUNDRED SQUARE FEET OF LIVING AREA.

THREE HUNDRED AND FIFTY (350) SQUARE FEET FOR EACH UNIT CONTAINING MORE THAN TWELVE HUNDRED (1200) SQUARE FEET OF LIVING AREA.

PROJECT COMPLIES WITH THE REQUIREMENTS STATED ABOVE, SEE CALCULATION BELOW.

UNIT TYPE	AREA	COUNT
UNIT 1B	(809 SF) -	2
UNIT 1D	(916 SF) -	34
UNIT 2A	(1,040 SF) -	28
UNIT 2A-ALT	(1,057 SF) -	17
UNIT 2B	(1,173 SF) -	3
UNIT 3A	(1,304 SF) -	5
<b>TOTAL UNITS</b>		<b>89</b>

(84) UNITS x 250 SF OPEN SPACE	= 21,000 SF
(5) UNITS x 350 SF OPEN SPACE	= 1,750 SF
<b>TOTAL REQ'D COMMON OPEN SPACE</b>	<b>= 22,750 SF</b>

OPEN AREA A	= 13,661 SF
OPEN AREA B	= 7,189 SF
OPEN AREA C	= 2,981 SF
OPEN AREA D	= 5,609 SF
OPEN AREA E	= 14,942 SF
<b>TOTAL PROVIDED COMMON OPEN SPACE</b>	<b>= 44,382 SF</b>

**PRIVATE OPEN SPACE**  
REQUIRES A MINIMUM OF 80 SF OF PRIVATE OPEN SPACE FOR EACH DWELLING UNIT.



**PROJECT SUMMARY**

Project Area	4.99 AC (217,504 sf)
Total Units	89 units
Density	17.84 DU/AC
Setbacks	5' front 5' side 15' rear
Building Heights	2 and 3 stories
Drive Aisle Widths	26' @ Fire access

**UNIT BREAKDOWN**

Unit	BLDG 1	BLDG2	BLDG3	BLDG4	BLDG5	BLDG6
1B	2	0	0	0	0	0
1D	4	6	4	6	6	8
2A	5	6	4	6	3	4
2A-alt	2	3	2	3	3	4
2B	3	0	0	0	0	0
3A	0	3	0	2	0	0
<b>Total</b>	<b>16</b>	<b>18</b>	<b>10</b>	<b>17</b>	<b>12</b>	<b>16</b>

**UNIT MIX**

1 Bedroom Units	2
1 Bedroom & Den Units	34
2 Bedrooms Units	48
3 Bedrooms Units	5
<b>Total Units</b>	<b>89</b>

**PARKING REQUIRED**

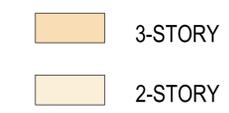
**RESIDENT PARKING**  
 1Bd @ 1 space - 2x1= 2 (2 spaces in enclosed garages)  
 1Bd/Den @ 1 space - 34x1= 34 (34 spaces in enclosed garages)  
 2Bd @ 2 spaces - 48x2= 96 (48 spaces in enclosed garages)  
 3Bd @ 2 spaces - 5x2= 10 (5 spaces in enclosed garages)  
*subtotal resident parking 142 spaces*  
*(89 spaces in enclosed garages)*  
**GUEST PARKING**  
 89 units x 0.5 = 44.5 ~ 45 Spaces  
*subtotal guest parking 45 spaces*  
**Total Required Parking 187 spaces**

**PARKING PROVIDED**

Under-Tuck Parking:	69 spaces
Garage Parking	39 spaces
Open Parking	36 spaces
Open Guest Parking	45 spaces
<b>Total Provided</b>	<b>189 spaces</b>

**ACCESSIBLE PARKING (Included in Total Above)**  
 Open Space Parking - 4 Spaces  
 Enclosed Garages / attached and detached - 2 Spaces  
**Total Accessible Parking - 6 Spaces**

**BIKE PARKING REQUIRED**  
 90 DU x 1.5= 135 spaces  
**BIKE PARKING PROVIDED**  
 152 spaces



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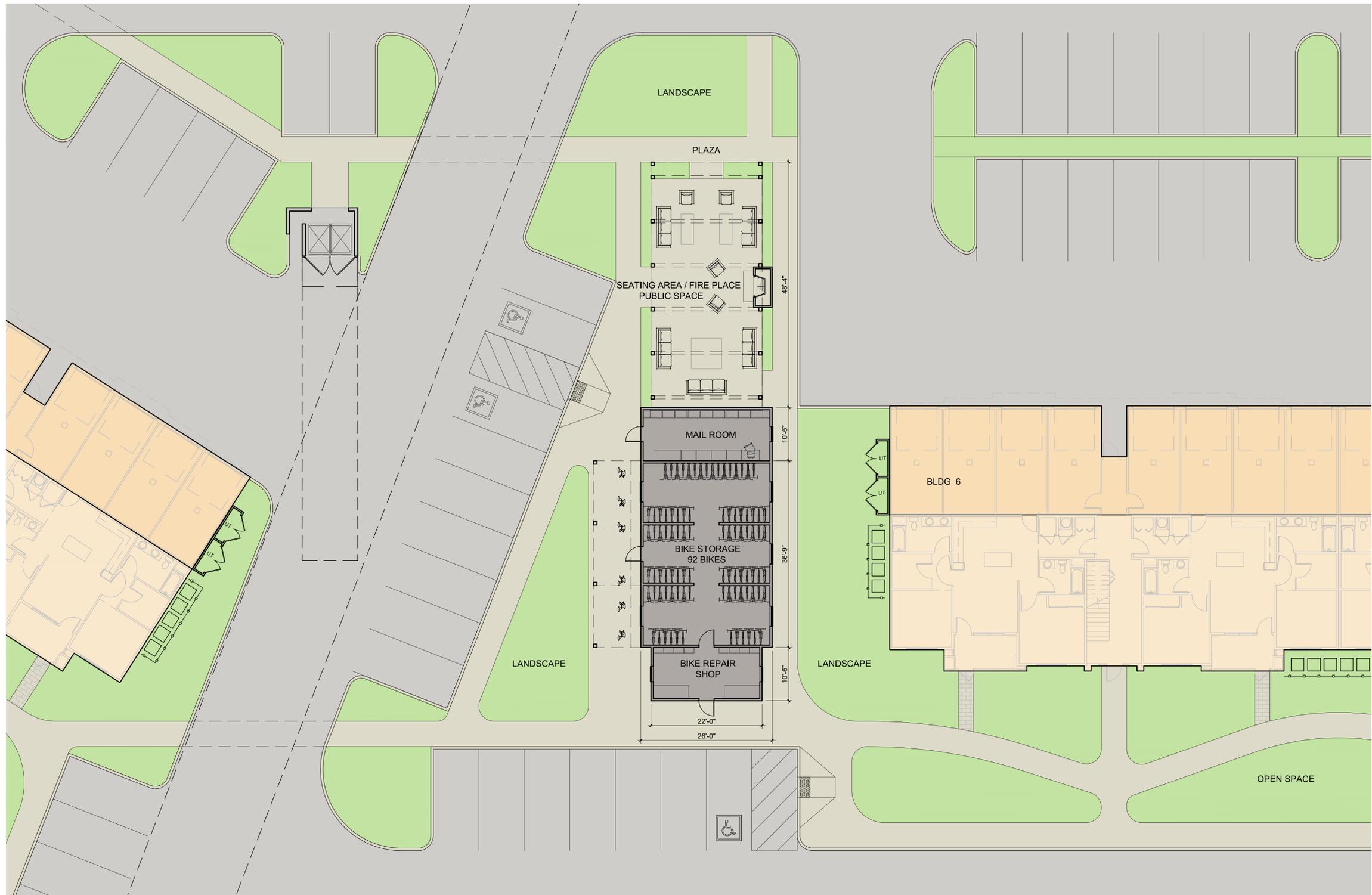
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 OCTOBER 22ND, 2019



**CONCEPTUAL SITE PLAN**  
 OVERALL MASTERPLAN

**A1.0**



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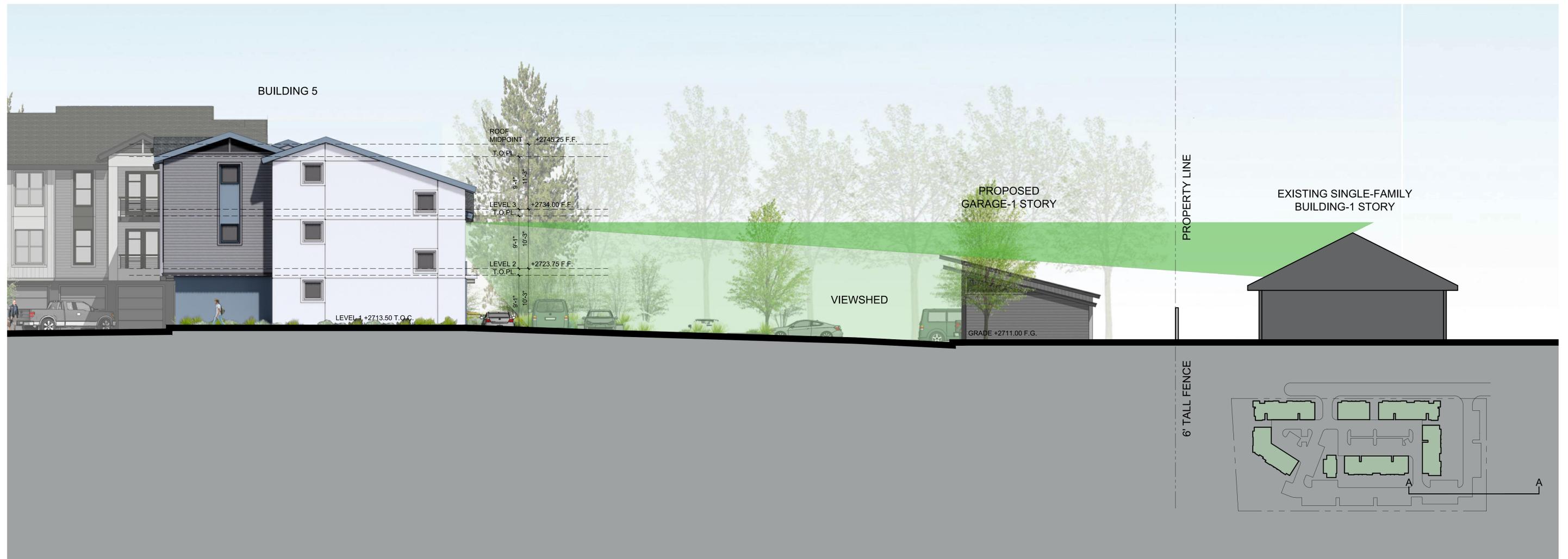
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COMMUNITY BUILDING

A1.1



**SITE SECTION A**



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SITE SECTION  
OVERALL MASTERPLAN

**A1.2**



**SITE SECTION B**



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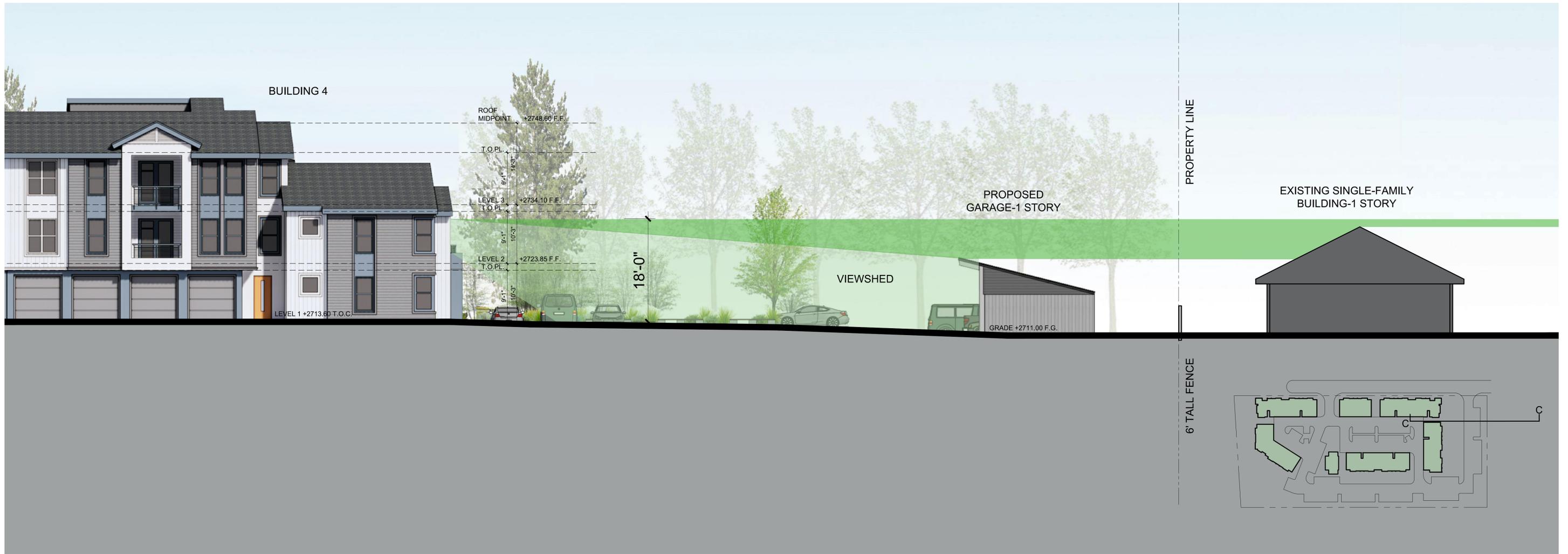
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SITE SECTION  
OVERALL MASTERPLAN

A1.3



SITE SECTION C



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SITE SECTION  
OVERALL MASTERPLAN

A1.4



**SITE SECTION D**



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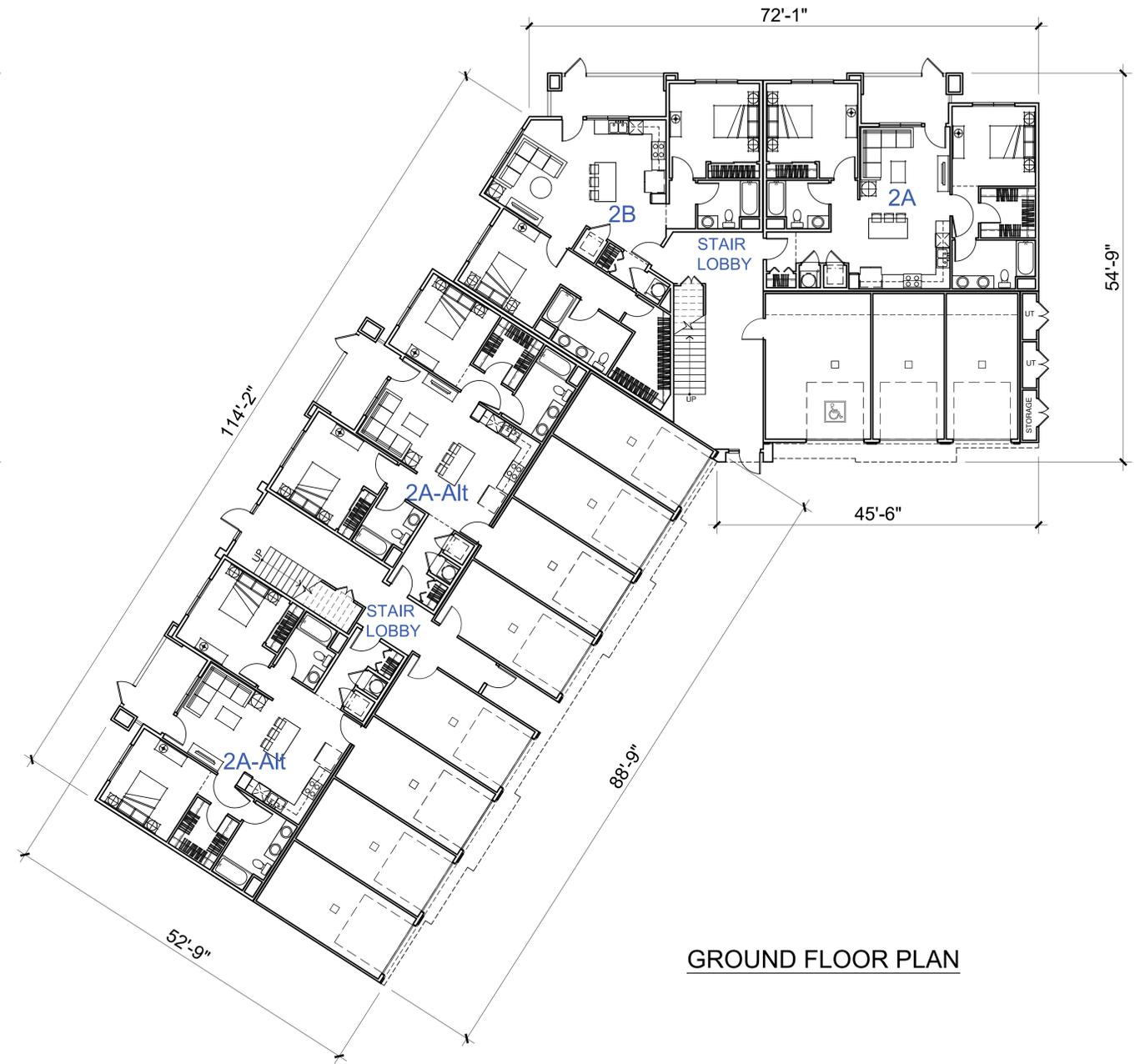


SITE SECTION  
OVERALL MASTERPLAN

A1.5



**2ND FLOOR PLAN**



**GROUND FLOOR PLAN**

**BUILDING 1 (16DU)**

Plan 1D-B	1 Bd+Den/1Ba	4DU	916 SF	(Balcony 81 SF)
Plan 1B	1 Bd/1Ba	2DU	809 SF	(Balcony 90 SF)
Plan 2A	2 Bd/2Ba	5DU	1040 SF	(Balcony 86 SF)
Plan 2A-Alt	2 Bd/2Ba	2DU	1057 SF	(Balcony 86 SF)
Plan 2B	2 Bd/2Ba	3DU	1173 SF	(Balcony 97 SF)

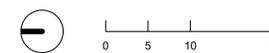


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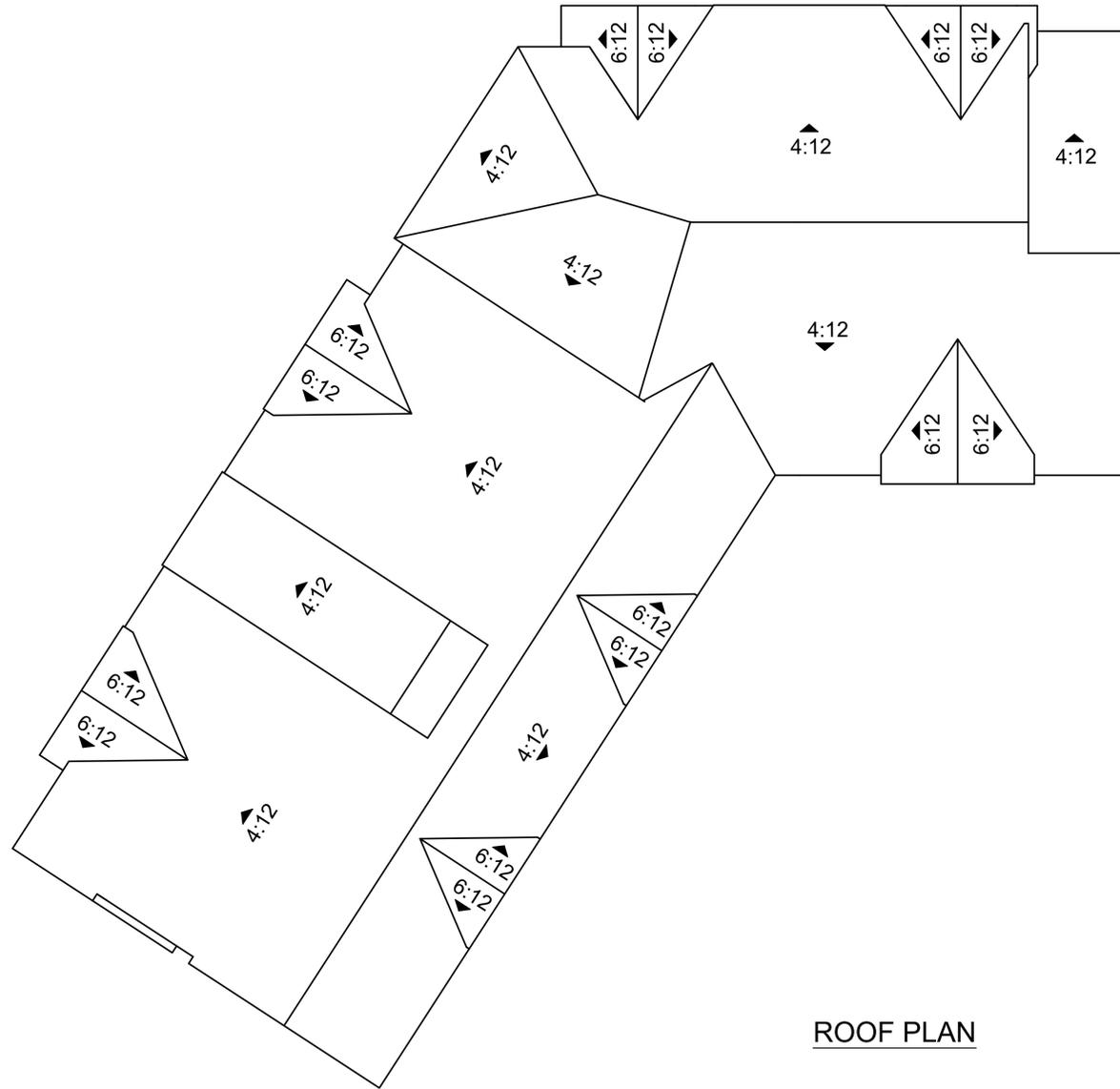
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BUILDING 1 PLANS

A2.0



ROOF PLAN



3RD FLOOR PLAN

BUILDING 1 (16DU)



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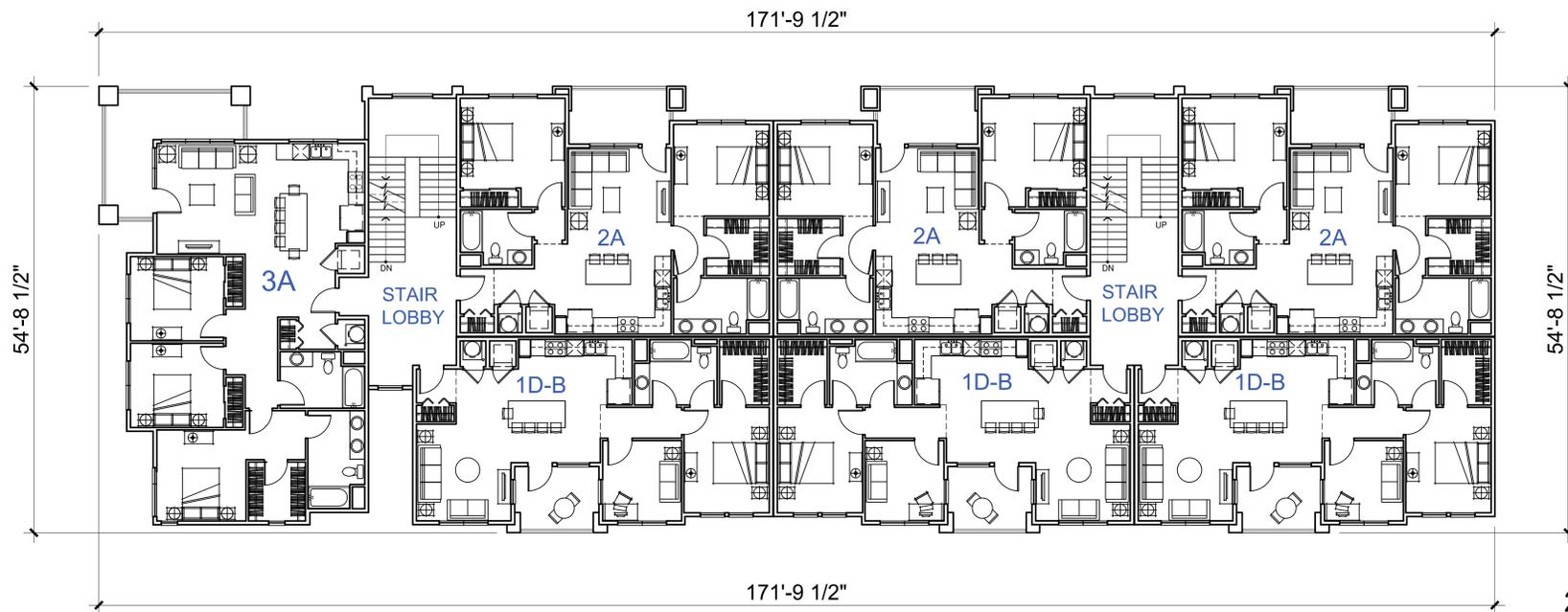
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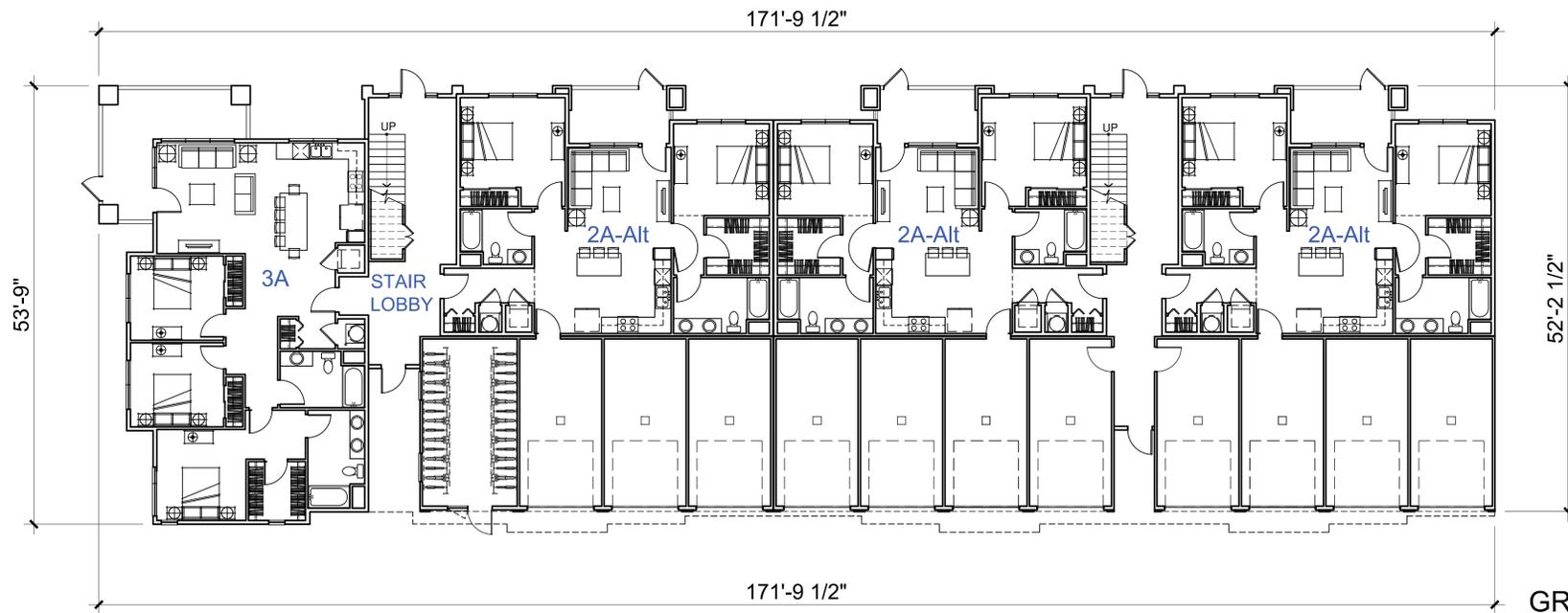
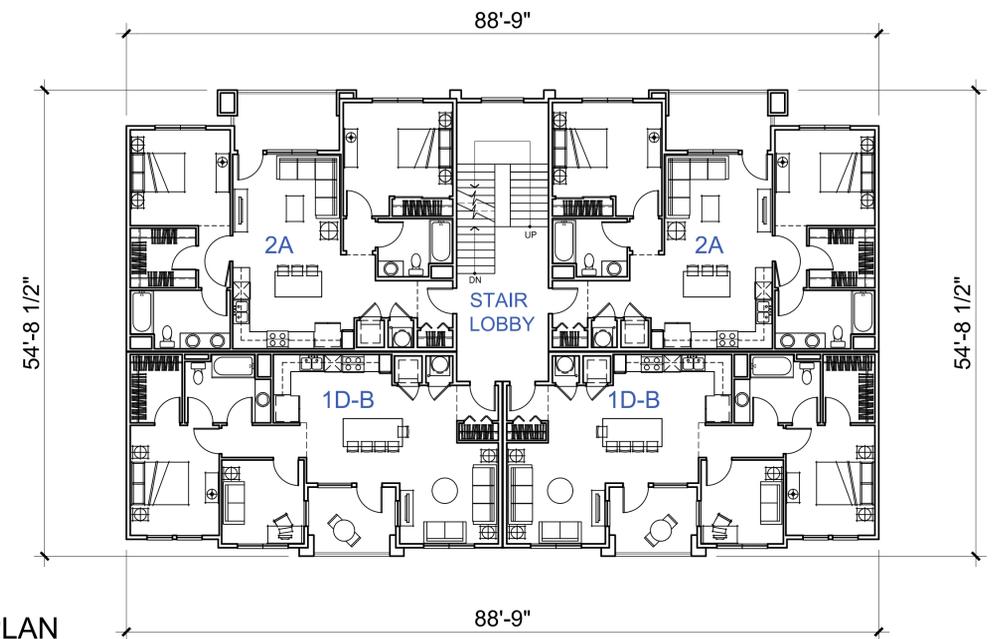


BUILDING 1 PLANS

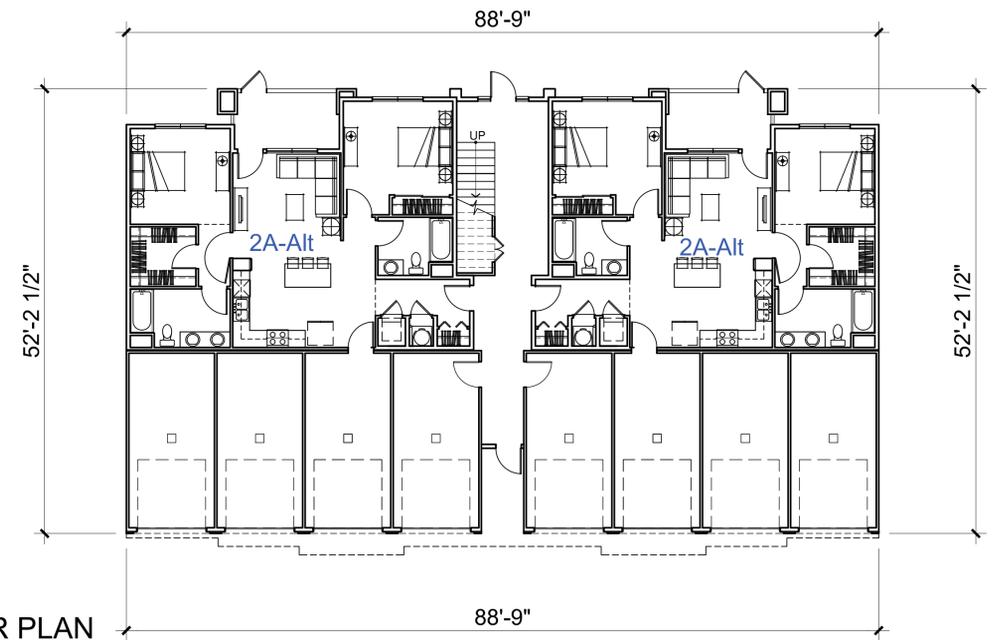
A2.1



2ND FLOOR PLAN



GROUND FLOOR PLAN



**BUILDING 2 (18DU)**

Plan 1D-B	1 Bd+Den/1Ba	6DU	916 SF	(Balcony 81 SF)
Plan 2A	2 Bd/2Ba	6DU	1040 SF	(Balcony 86 SF)
Plan 2A-Alt	2 Bd/2Ba	3DU	1057 SF	(Balcony 86 SF)
Plan 3B	3 Bd/2Ba	3DU	1304 SF	(Balcony 160 SF)

**BUILDING 3 (10DU)**

Plan 1D-B	1 Bd+Den/1Ba	4DU	916 SF	(Balcony 81 SF)
Plan 2A	2 Bd/2Ba	4DU	1040 SF	(Balcony 86 SF)
Plan 2A-Alt	2 Bd/2Ba	2DU	1057 SF	(Balcony 86 SF)



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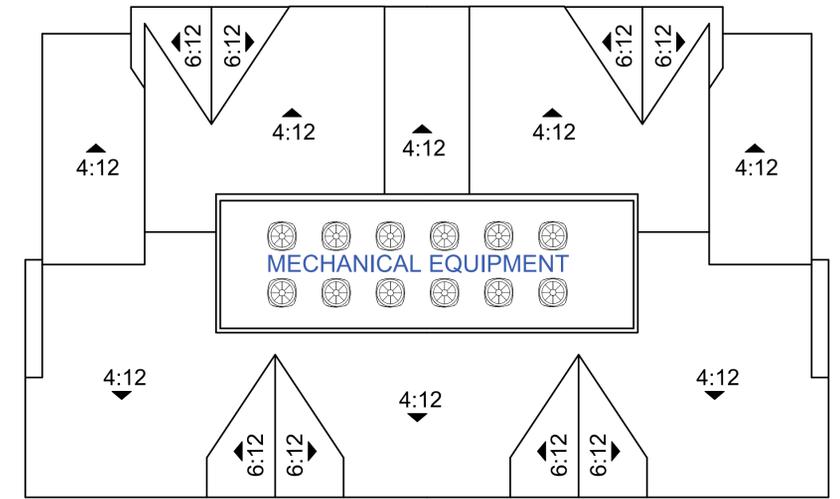
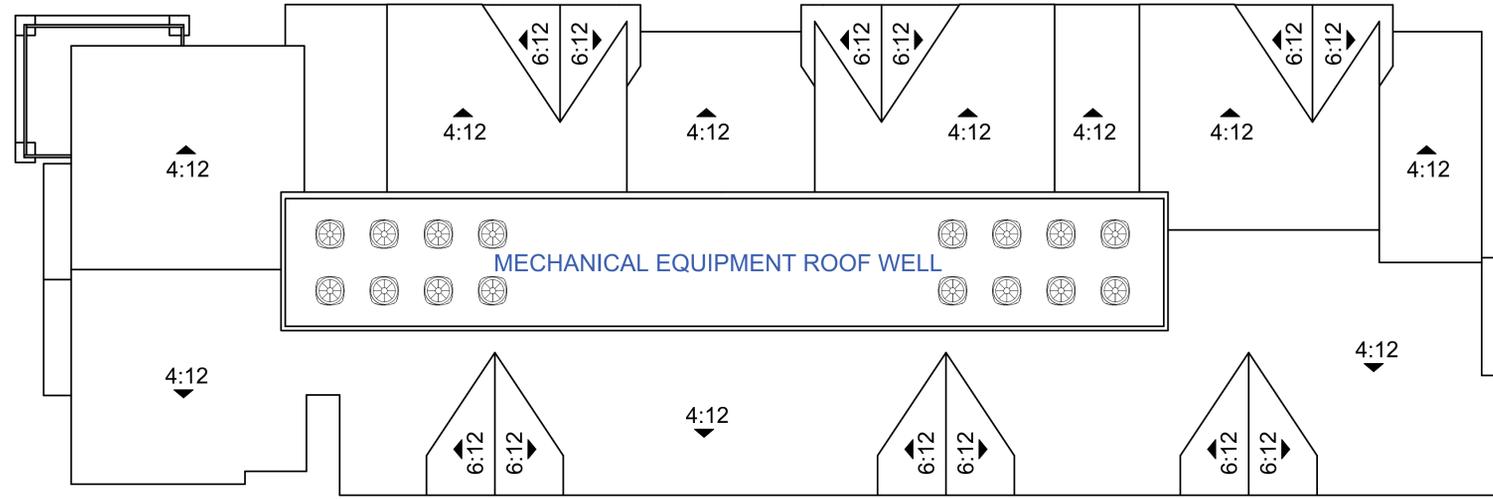
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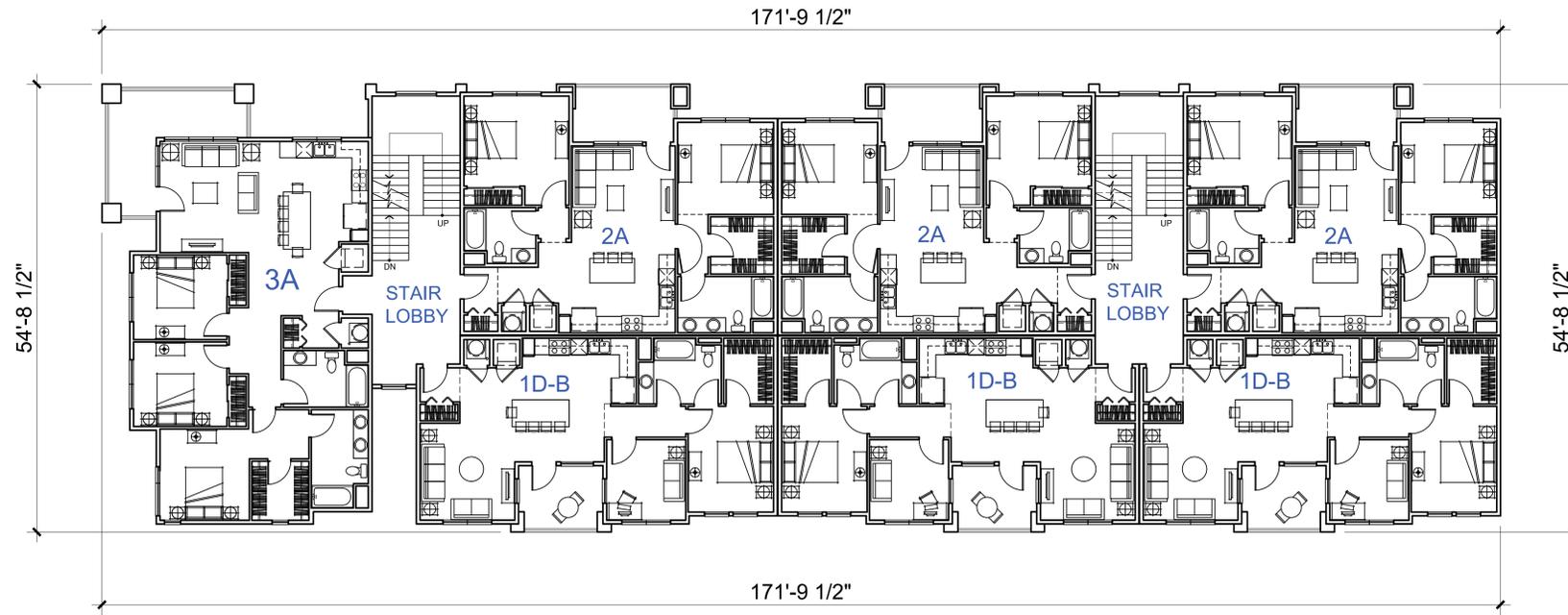


BUILDING 2 | 3 PLANS

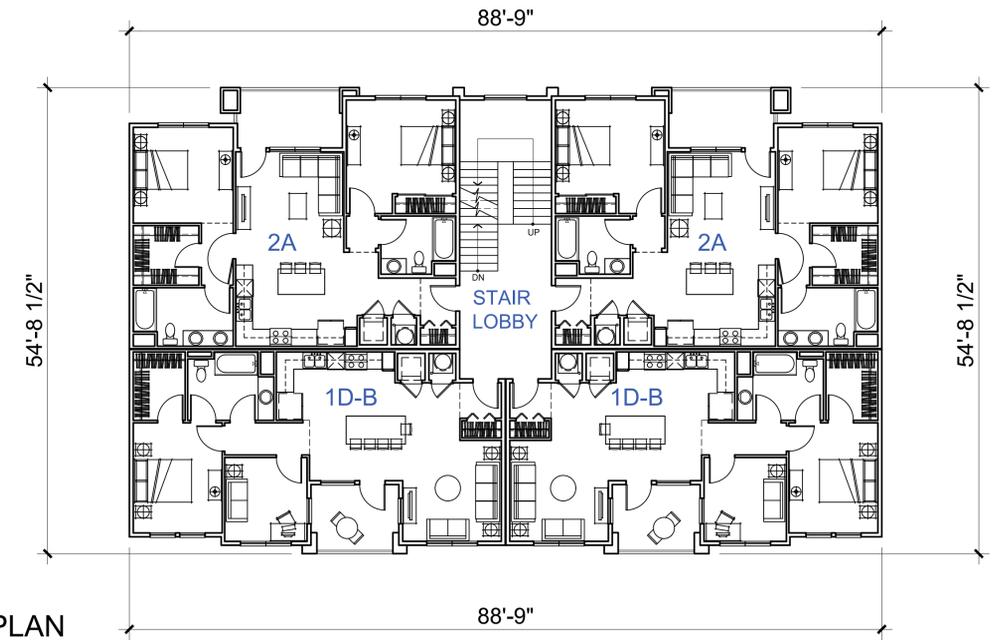
A2.2



ROOF PLAN

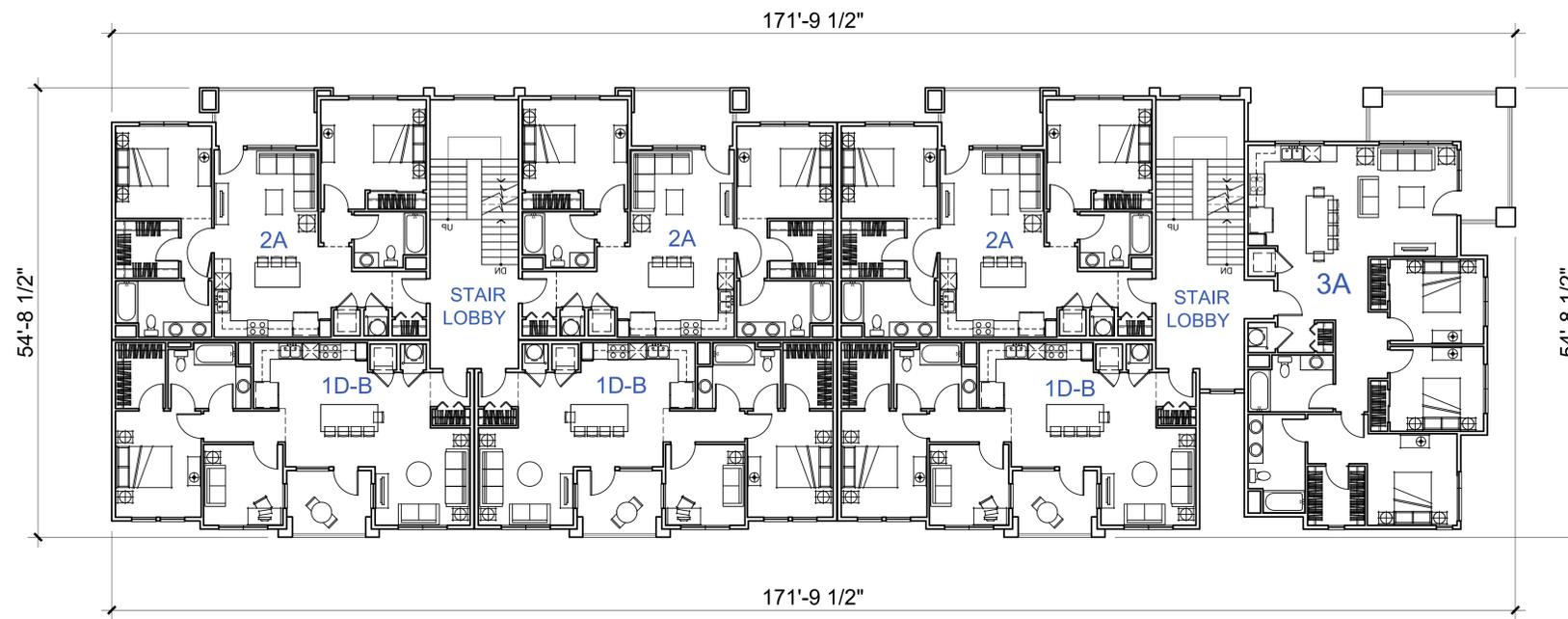


BUILDING 2 (18DU)

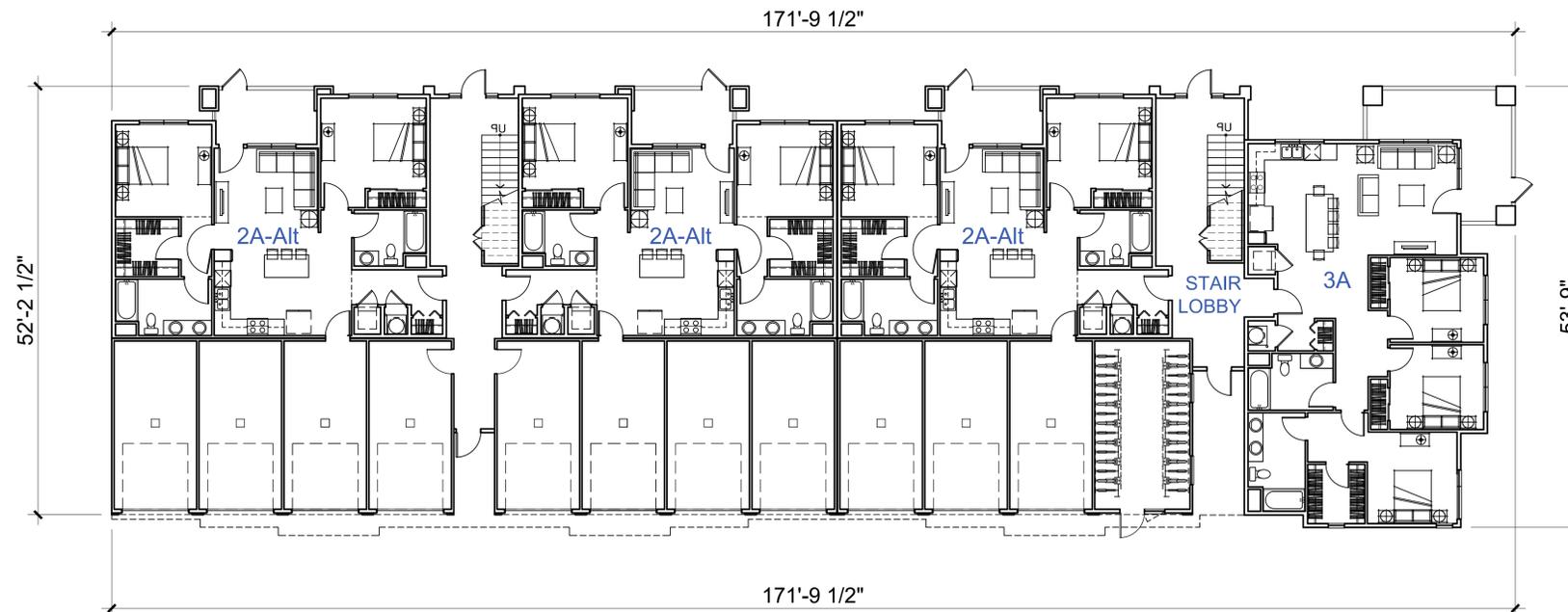


BUILDING 3 (10DU)

3RD FLOOR PLAN



2ND FLOOR PLAN



GROUND FLOOR PLAN

**BUILDING 4 (17 DU)**

Plan 1D-B	1 Bd+Den/1Ba	6DU	916 SF (Balcony 81 SF)
Plan 2A	2 Bd/2Ba	6DU	1040 SF (Balcony 86 SF)
Plan 2A-Alt	2 Bd/2Ba	3DU	1057 SF (Balcony 86 SF)
Plan 3B	3 Bd/2Ba	2DU	1304 SF (Balcony 160 SF)



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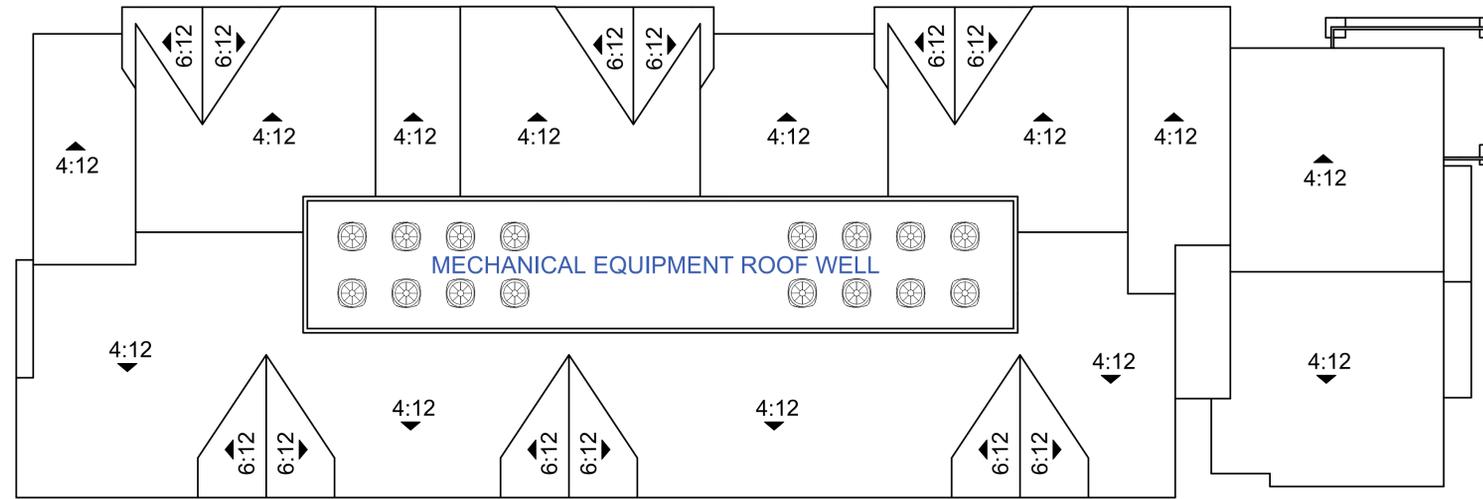
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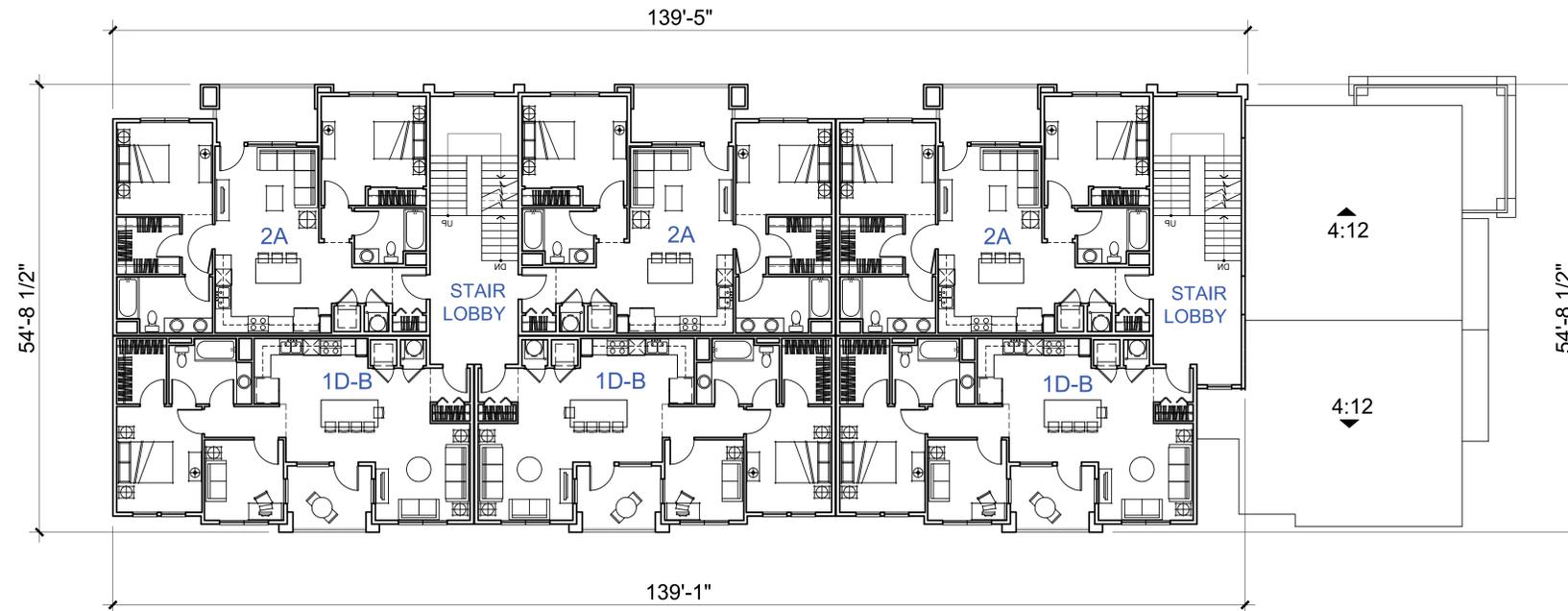


BUILDING 4 PLANS

A2.4



ROOF PLAN



3RD FLOOR PLAN

BUILDING 4 (17 DU)



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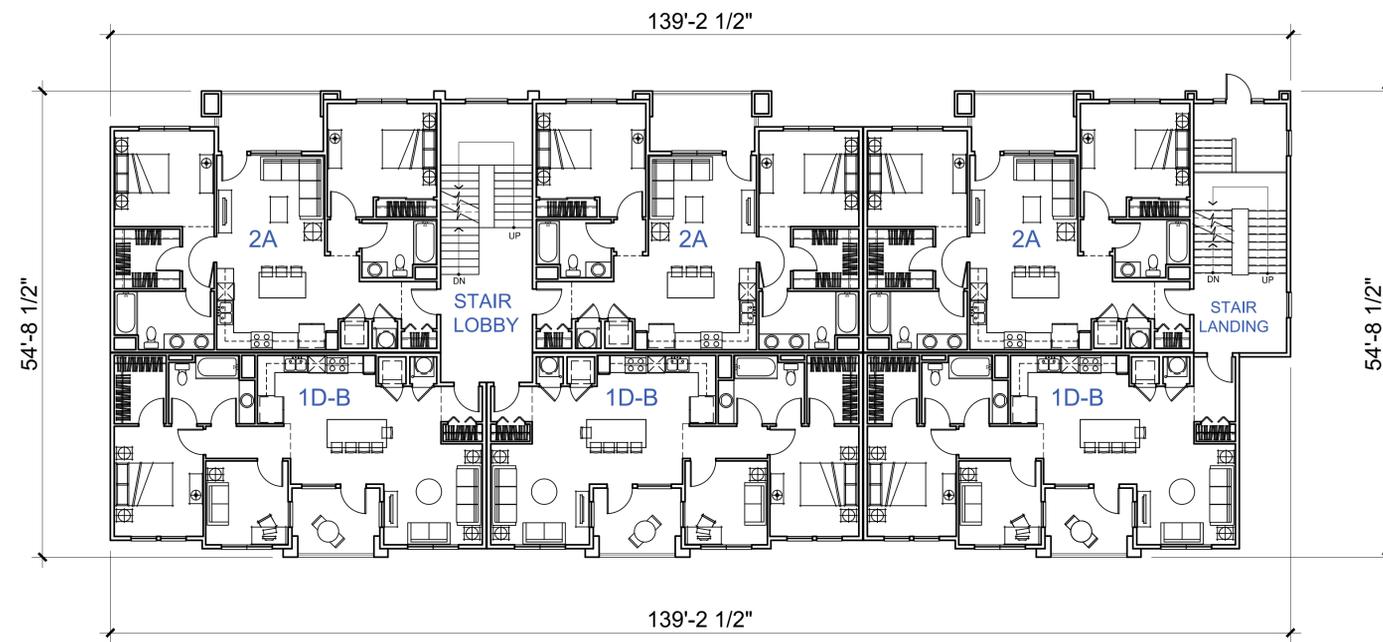
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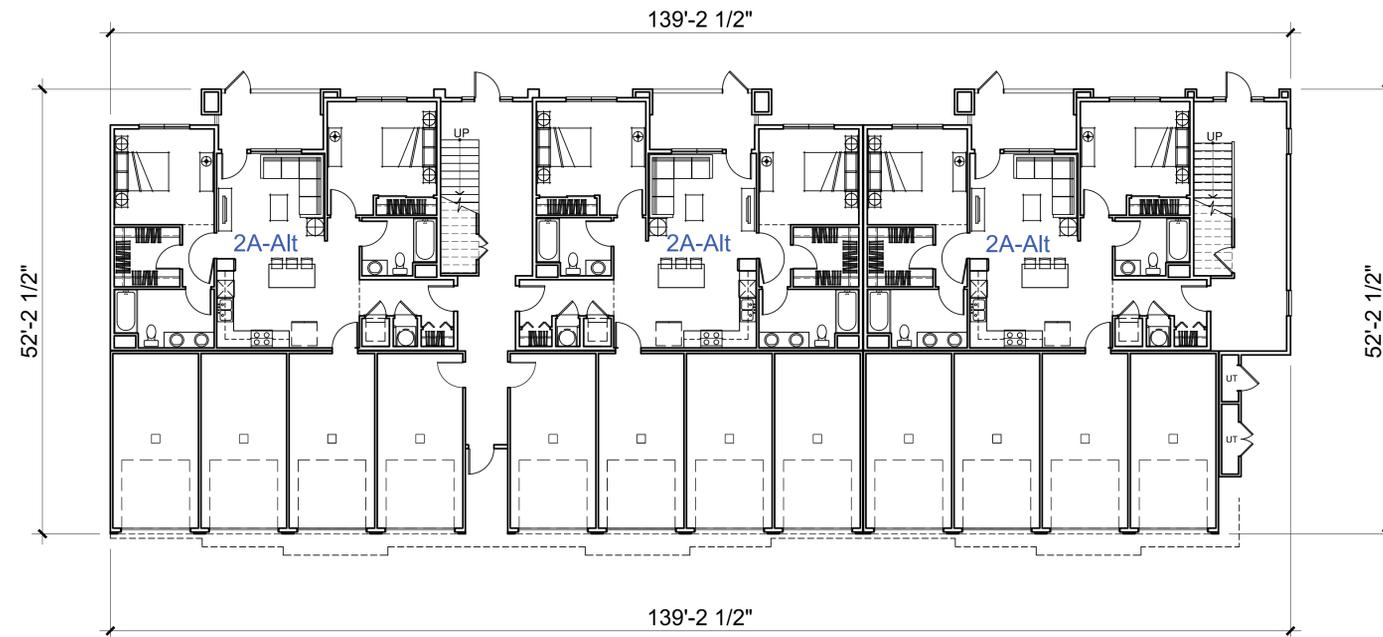


BUILDING 4 PLANS

A2.5



**2ND FLOOR PLAN**



**GROUND FLOOR PLAN**

**BUILDING 5 (12DU)**

Plan 1D-B	1 Bd+Den/1Ba	6DU	916 SF	(Balcony 81 SF)
Plan 2A	2 Bd/2Ba	3DU	1040 SF	(Balcony 86 SF)
Plan 2A-Alt	2 Bd/2Ba	3DU	1057 SF	(Balcony 86 SF)



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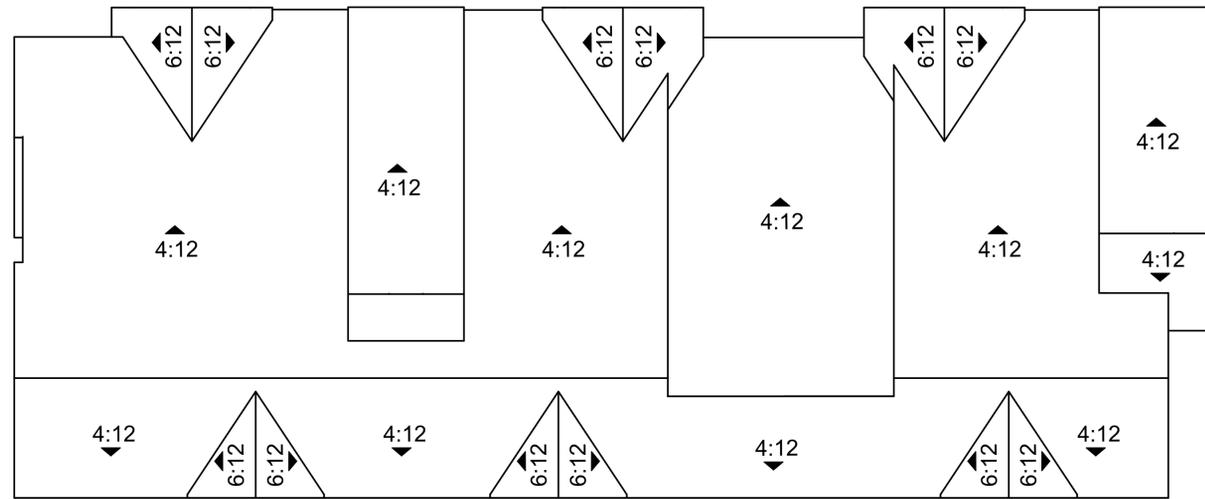
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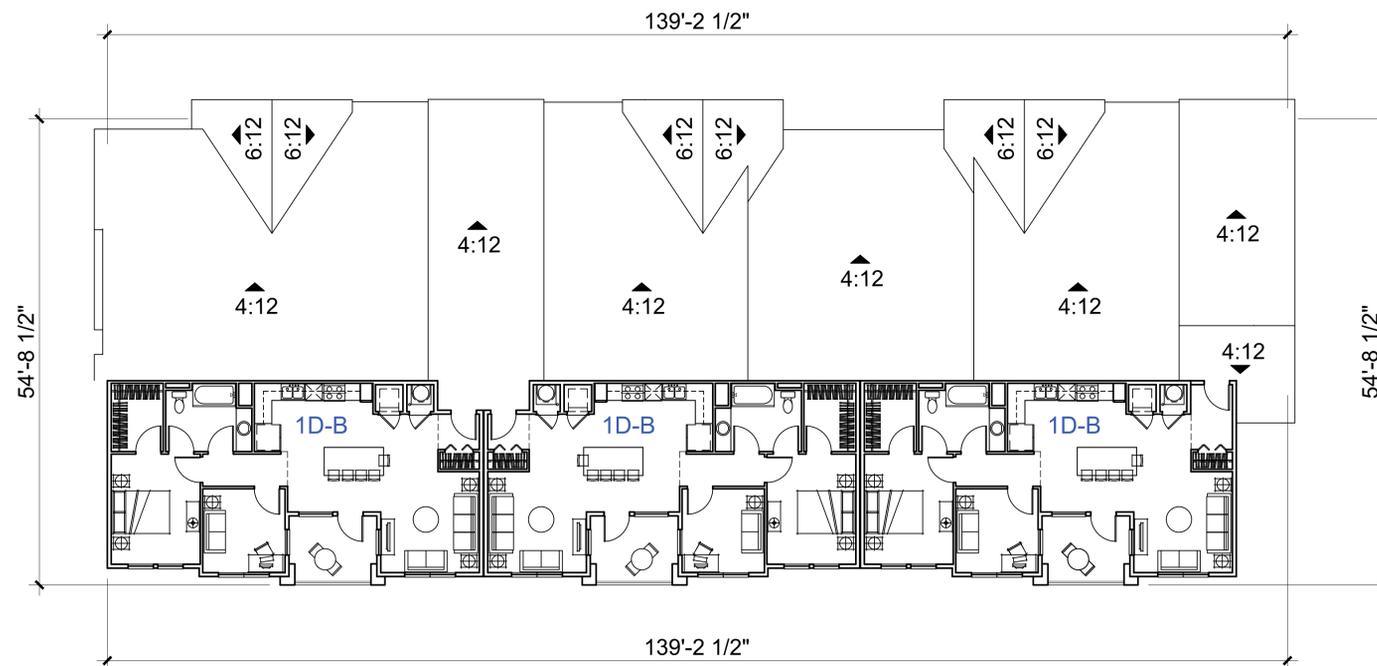


BUILDING 5 PLANS

A2.6



ROOF PLAN



3RD FLOOR PLAN

BUILDING 5 (12DU)

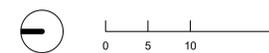


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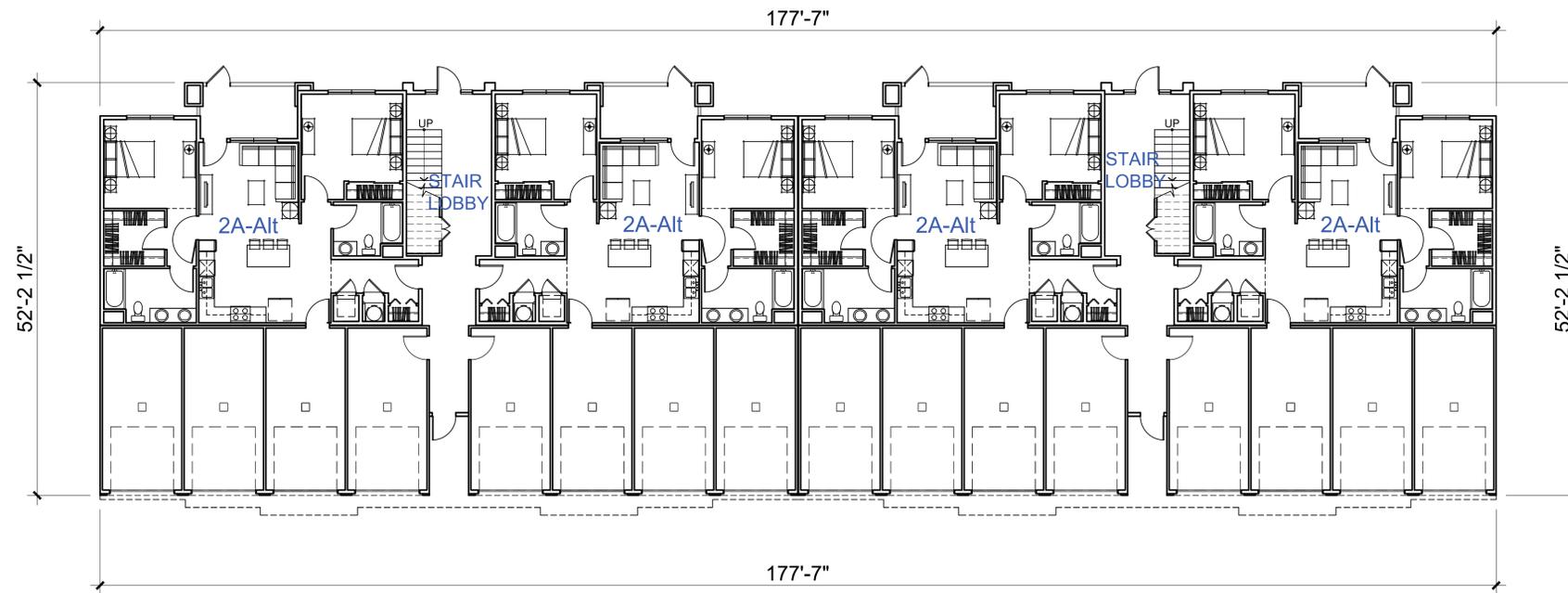
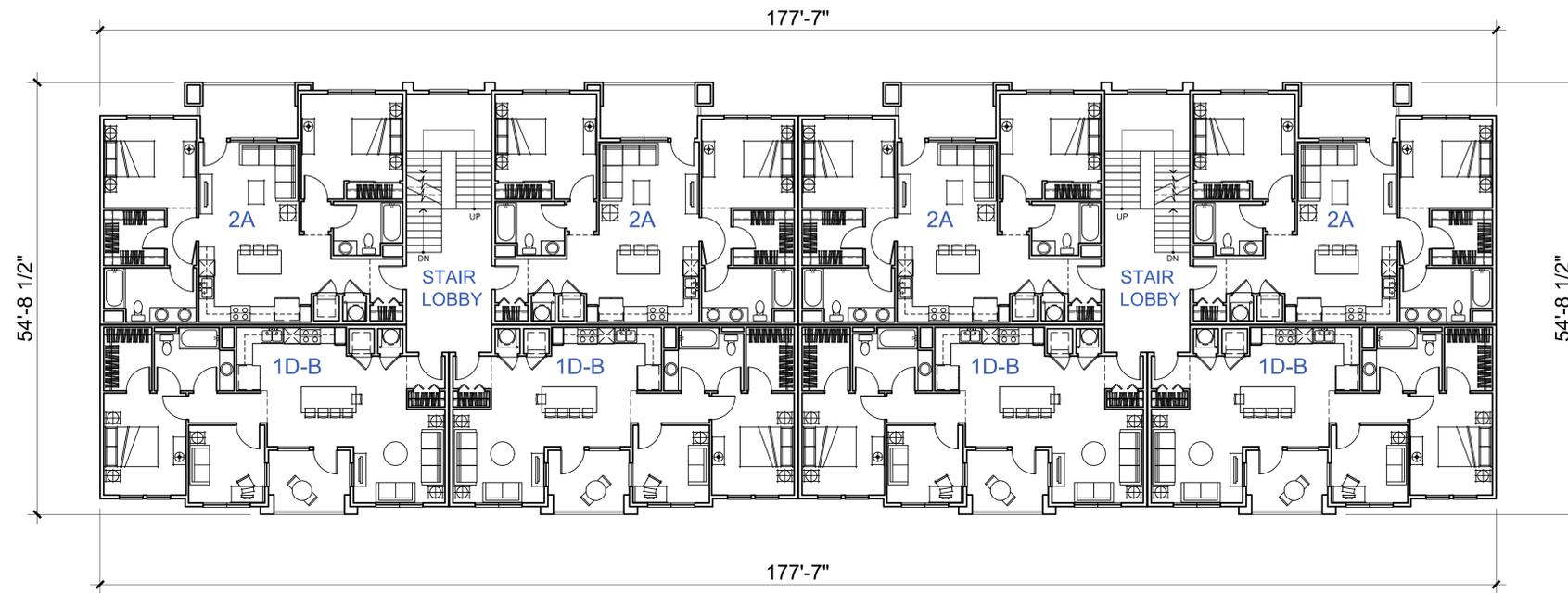
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BUILDING 5 PLANS

A2.7



**BUILDING 6 (16 DU)**

Plan 1D-B	1 Bd+Den/1Ba	8DU	916 SF	(Balcony 81 SF)
Plan 2A	2 Bd/2Ba	4DU	1040 SF	(Balcony 86 SF)
Plan 2A-Alt	2 Bd/2Ba	4DU	1057 SF	(Balcony 86 SF)



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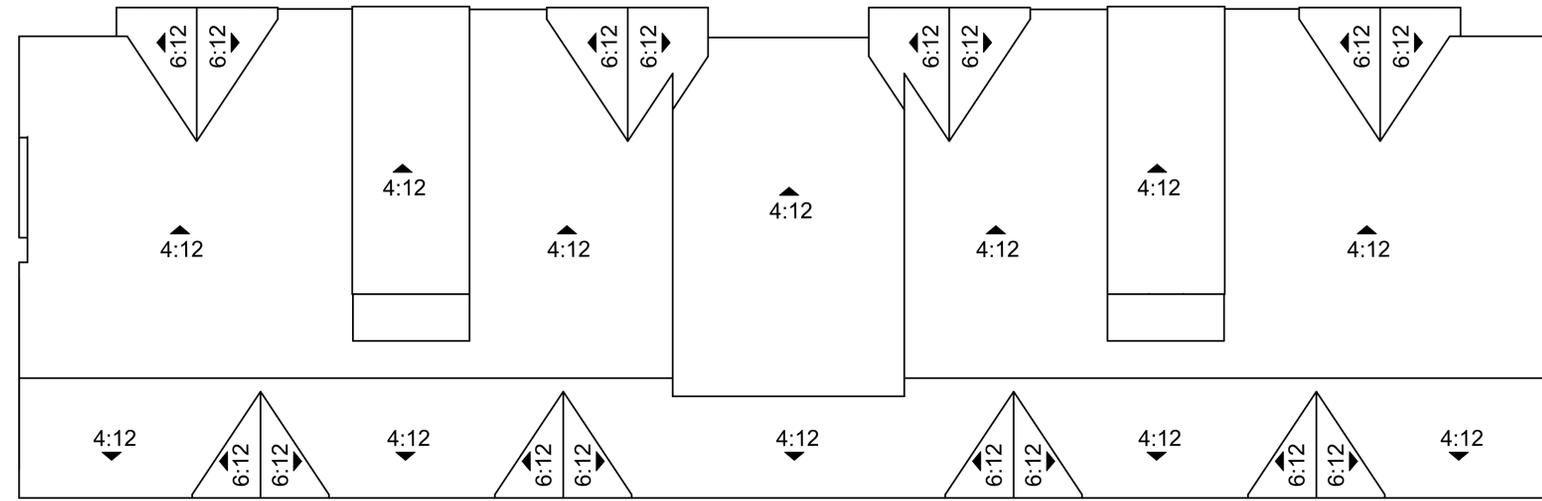
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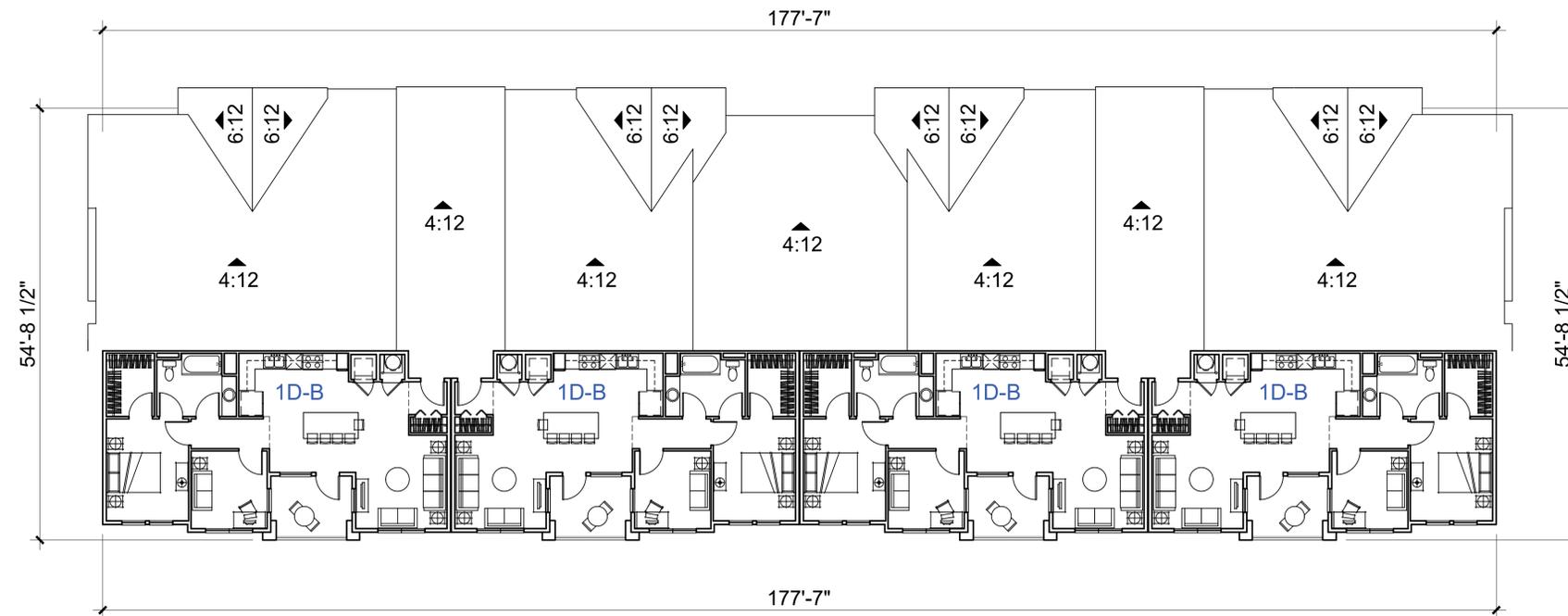


BUILDING 6 PLANS

A2.8



ROOF PLAN



3RD FLOOR PLAN

BUILDING 6 (16 DU)



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BUILDING 6 PLANS

A2.9



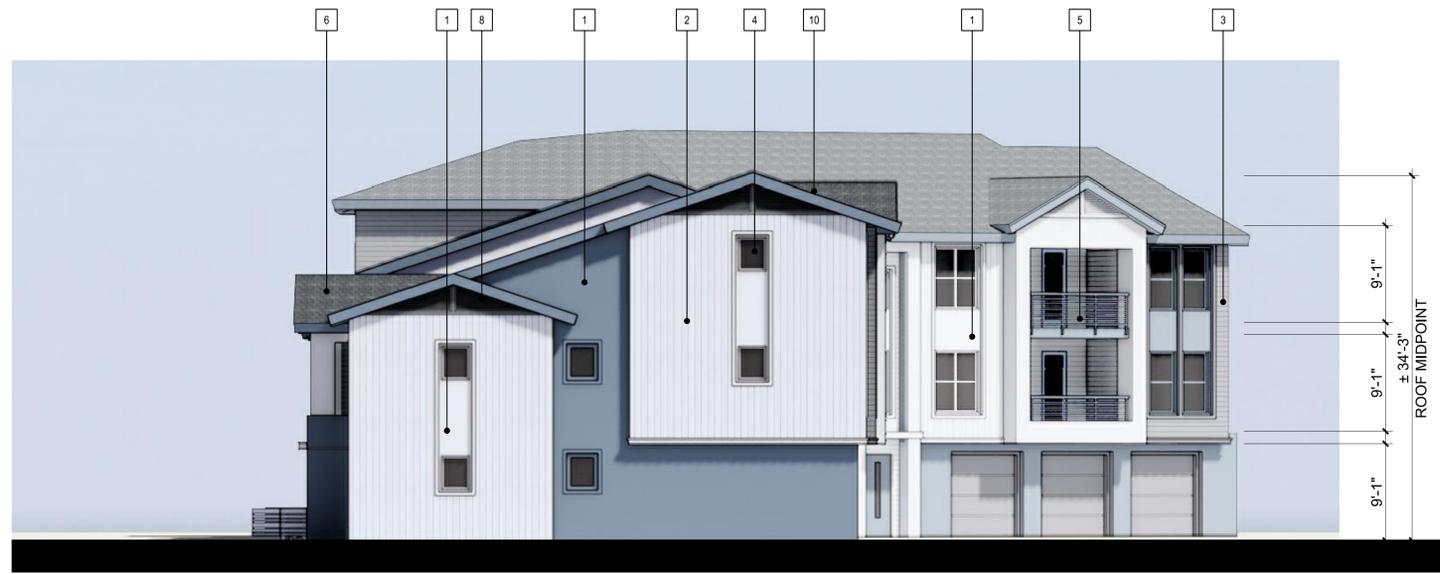
1. FRONT ELEVATION

**MATERIAL LEGEND**

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Fence - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



2. REAR ELEVATION



3. RIGHT ELEVATION

**MATERIAL LEGEND**

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Fence - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



4. LEFT ELEVATION



1. FRONT ELEVATION

**MATERIAL LEGEND**

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
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2. REAR ELEVATION



3. RIGHT ELEVATION

**MATERIAL LEGEND**

- 1. Fiber Cement Panel "Smooth Panel"
- 2. Fiber Cement Siding "Board & Batten"
- 3. Fiber Cement Siding "Lap-Siding"
- 4. Vinyl Window
- 5. Metal Railing
- 6. Asphalt Shingles
- 7. Fence - Composite Slats
- 8. Louver Grille Vent
- 9. Metal Awning
- 10. Fiber Cement Facia Board



4. LEFT ELEVATION



3. RIGHT ELEVATION



1. FRONT ELEVATION

**MATERIAL LEGEND**

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
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6. Asphalt Shingles
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8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



4. LEFT ELEVATION



2. REAR ELEVATION



1. FRONT ELEVATION

**MATERIAL LEGEND**

1. Fiber Cement Panel "Smooth Panel"
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10. Fiber Cement Facia Board



2. REAR ELEVATION



3. RIGHT ELEVATION

**MATERIAL LEGEND**

- 1. Fiber Cement Panel "Smooth Panel"
- 2. Fiber Cement Siding "Board & Batten"
- 3. Fiber Cement Siding "Lap-Siding"
- 4. Vinyl Window
- 5. Metal Railing
- 6. Asphalt Shingles
- 7. Fence - Composite Slats
- 8. Louver Grille Vent
- 9. Metal Awning
- 10. Fiber Cement Facia Board



4. LEFT ELEVATION



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BLDG 4 - ELEVATIONS

A3.6



1. FRONT ELEVATION

**MATERIAL LEGEND**

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
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6. Asphalt Shingles
7. Fence - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



2. REAR ELEVATION



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BLDG 5 - ELEVATIONS

A3.7



3. RIGHT ELEVATION

**MATERIAL LEGEND**

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Fence - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



4. LEFT ELEVATION



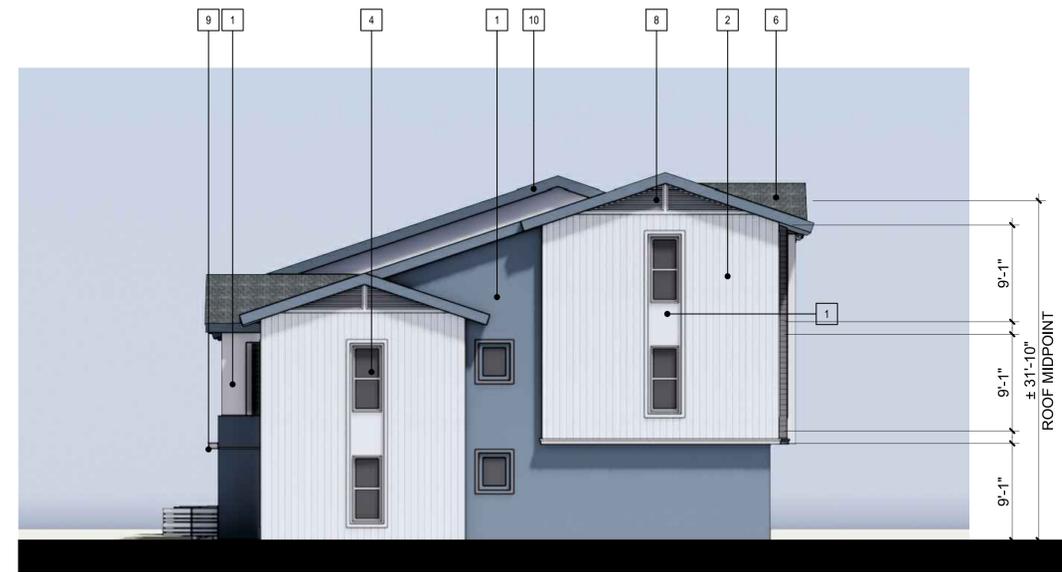
1. FRONT ELEVATION

**MATERIAL LEGEND**

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Fence - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



2. REAR ELEVATION



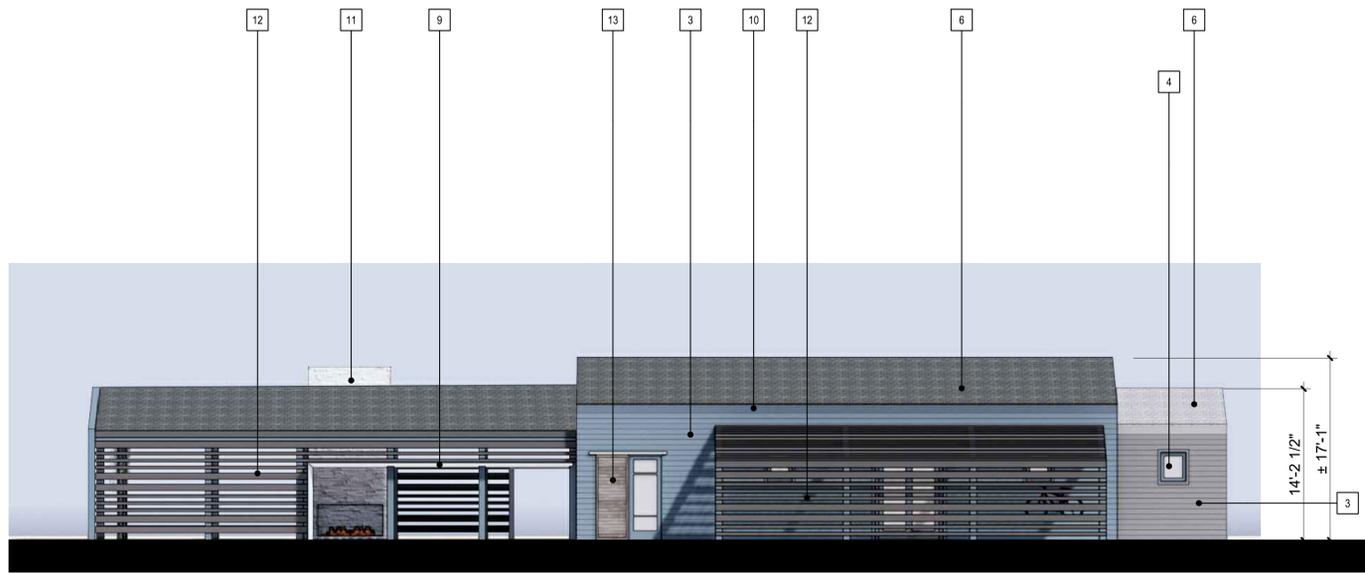
3. RIGHT ELEVATION

**MATERIAL LEGEND**

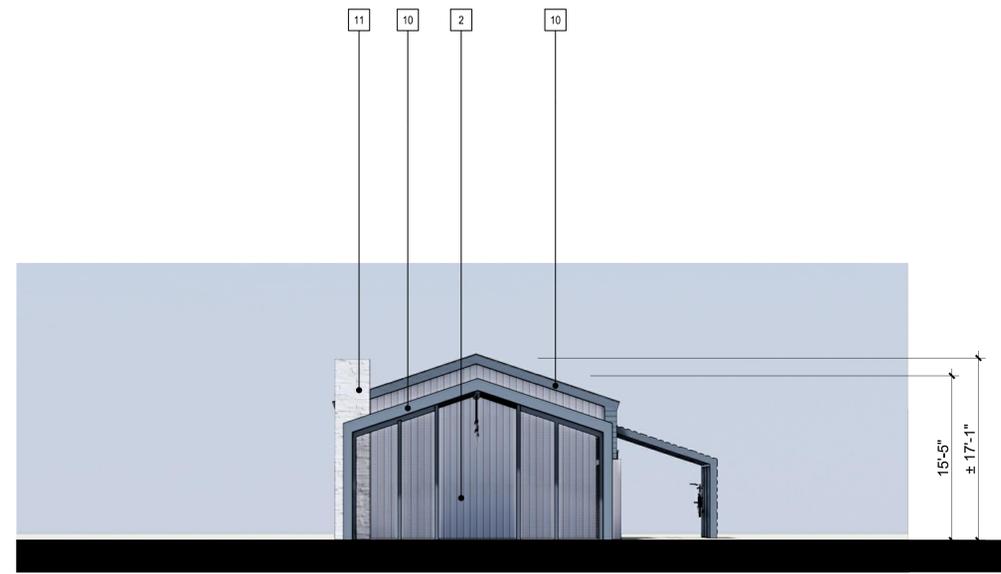
1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
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6. Asphalt Shingles
7. Fence - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



4. LEFT ELEVATION



1. RIGHT ELEVATION



1. FRONT ELEVATION

**MATERIAL LEGEND**

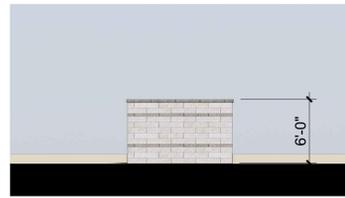
1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Gate - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board
11. Stone Veneer Cladding
12. Painted Composite Slats
13. Wood "Barn Style" Door



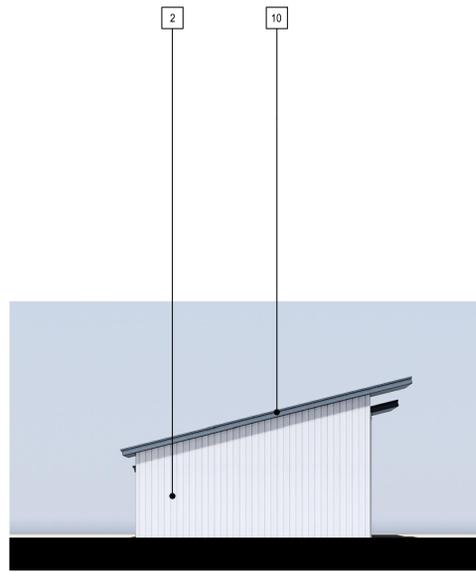
2. LEFT ELEVATION



2. REAR ELEVATION



3. SIDE ELEVATION



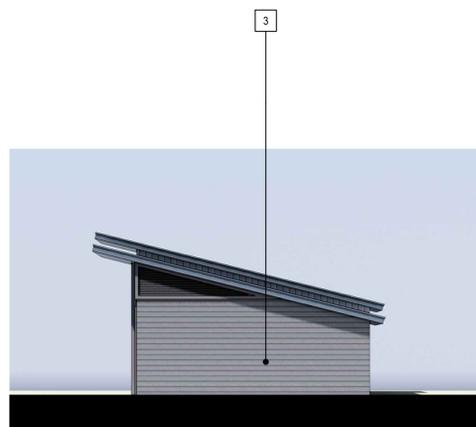
3. LEFT ELEVATION



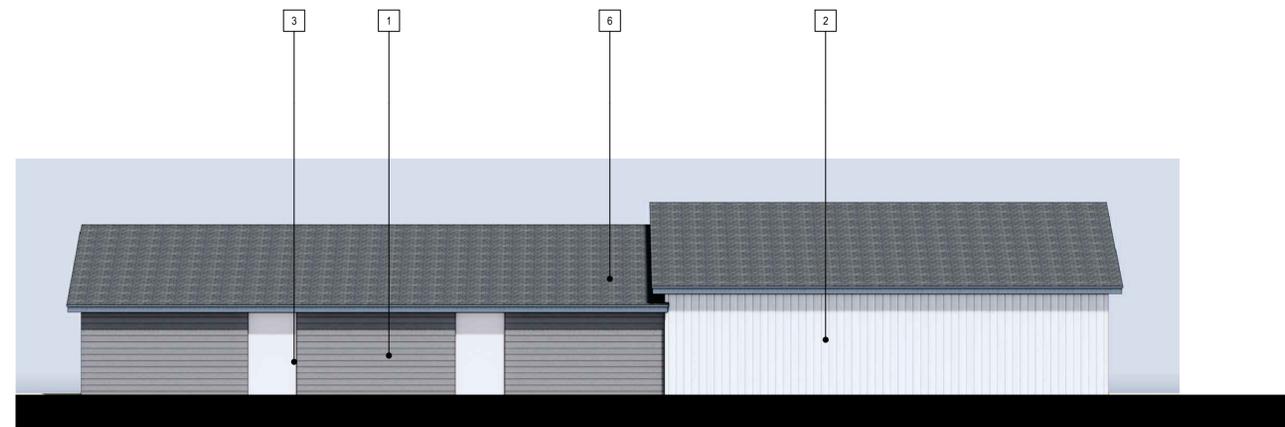
1. FRONT ELEVATION



2. REAR ELEVATION



4. RIGHT ELEVATION



2. REAR ELEVATION



TRASH ENCLOSURE  
1. FRONT ELEVATION

**MATERIAL LEGEND**

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Gate - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



BUILDING 1



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Garden City, Idaho # 2019-0040

CONCEPTUAL DESIGN  
OCTOBER 22ND, 2019



PERSPECTIVE

A4.0



BUILDING 2

BUILDING 1



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PERSPECTIVE

A4.1



BUILDING 3

BUILDING 2



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PERSPECTIVE

A4.2



BUILDING 5

BUILDING 4



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PERSPECTIVE

A4.3



BUILDING 5



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PERSPECTIVE

A4.4



BUILDING 6



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PERSPECTIVE

A4.5



COMMUNITY BUILDING

BUILDING 6



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PERSPECTIVE

A4.6

BUILDING 6



COMMUNITY BUILDING



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0 5 10 20

PERSPECTIVE

A4.7



BUILDING 3

BUILDING 6

COMMUNITY BUILDING



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PERSPECTIVE

A4.8



COMMUNITY BUILDING



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Garden City, Idaho # 2019-0040

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PERSPECTIVE

A4.9



COMMUNITY BUILDING

BUILDING 8

BUILDING 8



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Garden City, Idaho # 2019-0040

CONCEPTUAL DESIGN  
OCTOBER 22ND, 2019



0 5 10 20

PERSPECTIVE

A4.11



BUILDING 8

BUILDING 6



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Garden City, Idaho # 2019-0040

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0 5 10 20

PERSPECTIVE

A4.12



TYPICAL AC CONDENSING UNIT CONFIGURATION



TYPICAL CLOSE UP OF BUILDING ENTRY



BUILDING 8

BUILDING 8

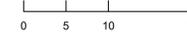


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Garden City, Idaho # 2019-0040

CONCEPTUAL DESIGN  
OCTOBER 22ND, 2019



PERSPECTIVE

A4.14



## SECUR DOUBLE WIRE

### A SECURITY SOLUTION

Realizing security issues, facility administrators naturally understand the need to be protected without the feeling of being imprisoned. By combining features such as non-obstructive see-through panels and our strongest welded wire **SECUR**, is made to resist the onslaught of even the most motivated trespassers.

- Urban modern look
- Double wires resist vandalism
- See-through panels
- Difficult to cut and climb
- Versatile post and flange system
- Brackets and tamper proof hardware for all installation

#### Q QUICK VIEW

HEIGHT	4', 6', 8' (stackable) (1230, 1830, 2430 mm)
LENGTH	8'-3" (2511 mm)
FINISH	Pre-galvanized + polyester powder coated

Vertical wire	1 x 4 GA (5.72 mm)
Horizontal wires	2 x 0 GA (7.70 mm)
Mesh opening	1 3/32" x 7 7/8" (50 mm x 200 mm)





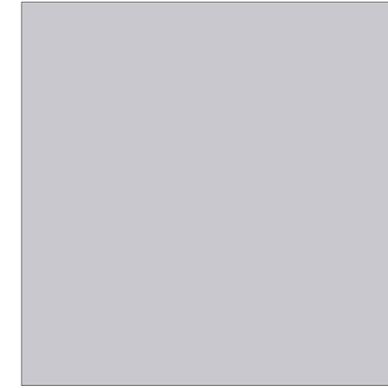
7 FIBER CEMENT PANEL - SMOOTH  
PAINT: BLUSTERY SKY #SW-9140



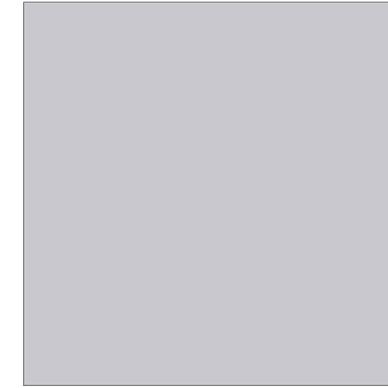
5 METAL GUARDRAIL  
PAINT: BLUSTERY SKY #SW-9140



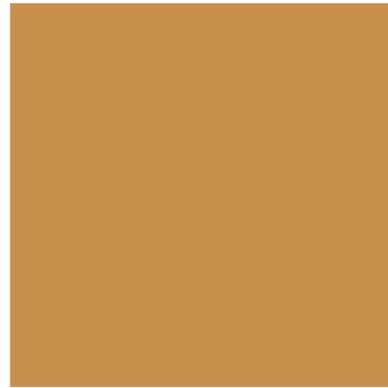
3 BOARD & BATTEN - FIBER CEMENT  
PAINT: RESERVED WHITE #SW-7056



2 METAL GABLE VENT  
PAINT: RESERVED WHITE #SW-7056



1 FIBER CEMENT PANEL - SMOOTH  
PAINT: RESERVED WHITE #SW-7056

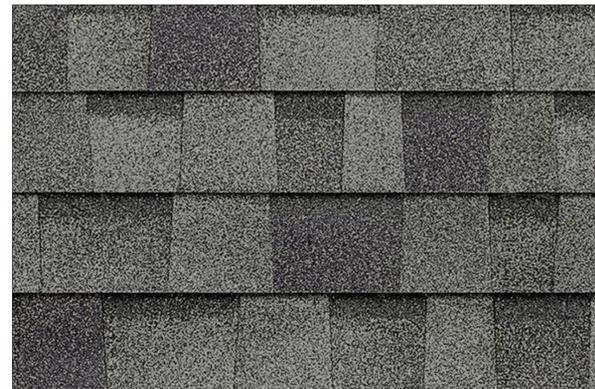


8 FIBER CEMENT PANEL - SMOOTH  
PAINT: GOLD COAST #SW-6376

4 METAL ENTRY AWNING  
PAINT: RESERVED WHITE #SW-7056



9 FIBER CEMENT LAP-SIDING  
PAINT: ARGOS #SW-7065



6 ASPHALT COMP SHINGLES  
COLOR: VARIETY OF DARK GRAYS



REFERENCED RENDERING



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River Pointe Phase 2  
Garden City, Idaho # 2019-0040

CONCEPTUAL DESIGN  
OCTOBER 22ND, 2019



MATERIAL BOARD  
OPTION 2

A5.1



Keynote #	Scientific Name	Common Name	Diameter	Height	Condition	Removed
1	<i>Pinus ponderosa</i>	Ponderosa Pine	37"	23'	FAIR	Y*
2	Unidentified	Spruce?	17"	18'	DEAD	Y
3	<i>Juglans nigra</i>	Black Walnut	10"	38'	GOOD	Y
4	<i>Juglans nigra</i>	Black Walnut	15"	50'	GOOD	N
5	<i>Populus trichocarpa</i>	Western Balsam Poplar	Clump - 3'-6" & 9"	45'	GOOD	N
6	<i>Populus trichocarpa</i>	Western Balsam Poplar	8"	47'	GOOD	Y
7	<i>Populus trichocarpa</i>	Western Balsam Poplar	9"	47'	POOR	Y
8	<i>Acer glaberrimus 'Crimson King'</i>	Crimson King Norway Maple	23"	45'	POOR	N
9	<i>Populus trichocarpa</i>	Western Balsam Poplar	7"	20'	POOR	Y
10	<i>Populus trichocarpa</i>	Western Balsam Poplar	12"	46'	FAIR	N
11	<i>Populus trichocarpa</i>	Western Balsam Poplar	Clump - 3'-8" & DEAD 4"	N/A	DYING	Y
12	<i>Picea</i>	Spruce	10"	20'	DEAD	N
13	<i>Populus trichocarpa</i>	Western Balsam Poplar	7"	42'	POOR	N
14	<i>Juniperus chinensis</i>	Male Juniper	16"	43'	GOOD	N
15	<i>Populus trichocarpa</i>	Western Balsam Poplar	28"	40'	DEAD	Y
16	<i>Ulmus pumila</i>	Siberian Elm	Cluster - 3'x3.5"	18'	POOR	Y
17	<i>Populus trichocarpa</i>	Western Balsam Poplar	11"	40'	FAIR	N
18	<i>Populus trichocarpa</i>	Western Balsam Poplar	Clump - 3'x1.5"	20'	FAIR	N
19	<i>Juglans nigra</i>	Black Walnut	13"	42'	FAIR	N
20	<i>Populus trichocarpa</i>	Western Balsam Poplar	Clump - 2'x1' 1.5" 9'x11"	40-47'	FAIR	N
21	<i>Prunus ssp.</i>	Plum	Cluster - 10'5" @ base	20'	FAIR	N
22	<i>Prunus ssp.</i>	Plum	13"	23'	POOR	N
23	<i>Juniperus occidentalis</i>	Western Juniper	18"	47'	FAIR	Y
24	<i>Acer saccharinum</i>	Silver Maple	42"	50'	POOR	Y
25	<i>Catalpa speciosa</i>	Western Catalpa	27"	57'	FAIR	Y
26	<i>Catalpa speciosa</i>	Western Catalpa	30"	50'	FAIR	Y
27	<i>Ulmus pumila</i>	Siberian Elm	Cluster (25 Stems) - 2' to 8"	48'	FAIR	Y*
28	<i>Stybus aucuparia</i>	Mountain Ash	Clump (9 Stems) - 1.5" to 6"	27'	POOR	Y
29	<i>Ulmus pumila</i>	Siberian Elm	Clump (3 Stems) - 3'x3.5'x6"	30'	FAIR	Y*
30	<i>Prunus cerasifera</i>	Flowering Plum	3.5"	20'	FAIR	Y
31	<i>Pinus mugo</i>	Mugo Pine	Clump (6 Stems) - 7"	21'	POOR	Y
32	<i>Picea pungens glauca</i>	Colorado Blue Spruce	17"	46'	FAIR	Y
33	<i>Picea pungens</i>	Colorado Spruce	27"	41'	F-POOR	Y
34	<i>Ulmus pumila</i>	Siberian Elm	Cluster (5 Stems) - 3'-9"	25'	FAIR	Y*
35	<i>Acer saccharinum</i>	Silver Maple	49"	60'	GOOD	Y
36	<i>Ulmus pumila</i>	Siberian Elm	Cluster (10 Stems) - 1.5'-4"	N/A	FAIR	Y*
37	<i>Tilia americana</i>	Linden	4"	14'	GOOD	Y*
38	<i>Ulmus pumila</i>	Siberian Elm	44"	70'	POOR	Y
39	<i>Ulmus pumila</i>	Siberian Elm	Cluster (8 Stems) 1.5'-4"	17'	FAIR	Y*
40	<i>Acer saccharinum</i>	Silver Maple	54"	70'	GOOD	Y
41	<i>Prunus cerasifera</i>	Flowering Plum	4-5"	13'	GOOD	Y
42	<i>Prunus virginiana</i>	Choke Cherry	Clump - (10 Stems) 1-4"	N/A	EXCELLENT	Y
43	<i>Ulmus pumila</i>	Siberian Elm	35"	52'	HAZARD	Y
44	<i>Prunus avium</i>	Sweet Cherry	12"	37'	GOOD	Y
45	<i>Prunus americana</i>	Wild Plum	Cluster - 1'-3"	15'	GOOD	Y
46	<i>Elaeagnus angustifolia</i>	Russian Olive	29"	40'	FAIR	Y*
47	<i>Prunus cerasifera</i>	Flowering Plum	8"	21'	GOOD	Y
48	<i>Prunus cerasifera</i>	Flowering Plum	12"	20'	FAIR	Y
49	<i>Ulmus pumila</i>	Siberian Elm	35" (2 Trunks)	40'	POOR	Y

\* NOT CALCULATED IN MITIGATION REQUIREMENTS. SEE KEYNOTE 50 OR 51.  
 \* NOT CALCULATED IN MITIGATION REQUIREMENTS. SEE KEYNOTE 52.

**TREE MITIGATION CALCULATION CHART**

	TREE QUANTITY	CALIPER INCH SIZE	TOTAL CALIPER INCHES
<b>TREES PROVIDED</b> (SEE NOTE 1 BELOW)	94	3	282
	85	2	170
		<b>TOTAL =</b>	<b>452</b>
<b>CODE REQUIRED TREES</b> (SEE NOTE 2 BELOW)			
STREET FRONTAGE	11	2	22
OPEN SPACE	11	2	22
PERIMETER LANDSCAPE	54	2	108
PARKING LOT	16	2	32
		<b>TOTAL =</b>	<b>184</b>
<b>TREE MITIGATION QUANTITIES</b>			
CALIPER INCHES REQUIRED	N/A	N/A	265.500000
CALIPER INCHES PROVIDED (SEE NOTE 3 BELOW)	N/A	NA	268

TREE MITIGATION CALCULATION CHART NOTES:  
 1. TREES PROVIDED CALCULATIONS BASED ON PLANT SCHEDULE QUANTITIES AND SPECIFICATIONS, SHEET L150. ALL TREES SHALL BE PLANTED ON PROJECT SITE.  
 2. FOR CODE REQUIRED TREE CALCULATIONS SEE PROJECT CALCULATIONS SHEET L100, STREET FRONTAGE - A.B.A., OPEN SPACE - A.C.A., A.D.A., PERIMETER - B.A., AND PARKING LOT LANDSCAPING - C.A.  
 3. CALIPER INCHES PROVIDED IS TOTAL TREE CALIPER INCHES PROVIDED MINUS CODE REQUIRED TREE CALIPER INCHES.

**River Pointe Apartments (Existing)**

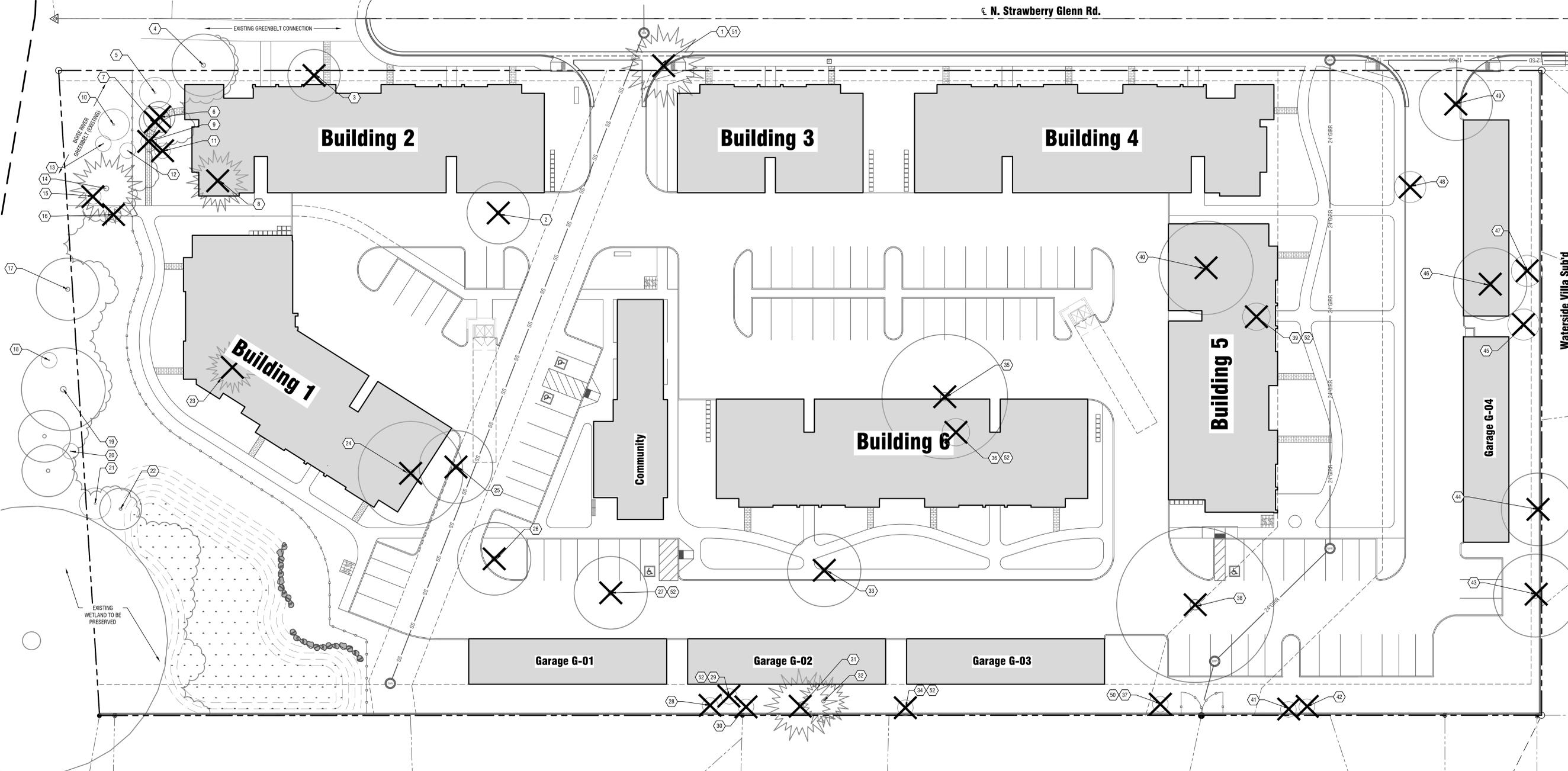
**Keynotes:**

- 1 - 49 REFER TO TABLE FOR MORE INFORMATION.  
 50. ACCEPTABLE TREE CONDITIONS, TREE IN CONFLICT WITH EXISTING OR PROPOSED UTILITY EASEMENT.  
 51. ACCEPTABLE TREE CONDITION, TREE PROHIBITED STREET TREE SPECIES.  
 52. ACCEPTABLE TREE CONDITION, UNDESIRABLE TREE SPECIES.

CALLOUT NUMBERS COORDINATE TO NUMBERED NOTES BELOW.

**Tree Protection Notes:**

- A. TREE PROTECTION SHALL COMPLY WITH GARDEN CITY CODE 8-41-7.  
 B. AN EXPERIENCED TREE SERVICE FIRM THAT HAS SUCCESSFULLY COMPLETED TREE PROTECTION AND TRIMMING WORK SIMILAR TO THAT REQUIRED FOR THIS PROJECT AND THAT WILL ASSIGN AN EXPERIENCED CERTIFIED ARBORIST TO THE PROJECT SITE ON A FULL-TIME BASIS DURING EXECUTION OF THE WORK.  
 C. PRE-INSTALLATION CONFERENCE: BEFORE STARTING TREE PROTECTION AND TRIMMING, MEET WITH REPRESENTATIVES OF AUTHORITIES HAVING JURISDICTION, OWNER, ARCHITECT, AND BOISE PARKS AND RECREATION DEPARTMENT TO REVIEW TREE PROTECTION AND TRIMMING PROCEDURES AND RESPONSIBILITIES. DURING THE ENTIRE CONSTRUCTION PERIOD, ALL REASONABLE EFFORTS SHALL BE MADE TO PROTECT FROM DAMAGING THE TREES AND THEIR ROOT SYSTEM DESIGNATED TO REMAIN.  
 D. TREE TRUNK PROTECTION: THE CONTRACTOR SHALL PROVIDE 2-INCH BY 8-INCH BY 8-FOOT BOARDS, BANNED CONTINUOUSLY AROUND EACH TRUNK TO PREVENT SCARRING OF TREES SHOWN ON THE PLANS OR DESIGNATED BY THE CERTIFIED ARBORIST. FOR MULTI-STEM TREES, SAPLINGS, AND SHRUBS TO BE PROTECTED WITHIN THE AREA OF CONSTRUCTION, TEMPORARY FENCING MAY BE USED FOR TRUNK PROTECTION.  
 E. INSTALL PROTECTIVE ORANGE CONSTRUCTION FENCING AT LOCATION SHOWN PRIOR TO DEMOLITION OR CONSTRUCTION.  
 F. PROTECT TREE ROOT SYSTEMS FROM DAMAGE CAUSED BY RUNOFF OR SPILLAGE OF NOXIOUS MATERIALS WHILE MIXING, PLACING, OR STORING CONSTRUCTION MATERIALS. PROTECT ROOT SYSTEMS FROM PONDING, EROSION, OR EXCESSIVE WETTING.  
 G. DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL INSIDE TREE PROTECTION ZONES. DO NOT PERMIT VEHICLES OR FOOT TRAFFIC WITHIN TREE PROTECTION ZONES; PREVENT SOIL COMPACTION OVER ROOT SYSTEMS.  
 H. DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES, UNLESS OTHERWISE INDICATED.  
 I. DO NOT CUT MAIN LATERAL ROOTS THAT INTERFERE WITH INSTALLATION OF UTILITIES OR CONSTRUCTION. CUT ROOTS WITH SHARP PRUNING INSTRUMENTS. DO NOT BREAK OR CHOP.  
 J. FERTILIZE DAMAGED TREES WITH FERTILIZER THAT PROMOTES ROOT GROWTH. FERTILIZER NUTRIENTS SHALL BE APPLIED WITHIN 48 HOURS AFTER ROOT DAMAGE OCCURS. A FERTILIZER WITH A 1:1:1 RATIO SHALL BE APPLIED AT THE RATE OF 5 LBS OF NUTRIENTS PER 1000 SQ FT.  
 K. APPLICATION SHALL BE ACCOMPLISHED BY PLACING DRY FERTILIZER IN HOLES OF SOIL. THE HOLES SHALL BE 8-INCHES TO 12-INCHES DEEP AND SPACED 24-INCHES APART IN AN AREA BEGINNING 30-INCHES FROM THE BASE OF THE PLANT. HOLES CAN BE PUNCHED WITH A PLUNCH BAR, DUG WITH A SPADE, DRILLED WITH AN AUGER OR ANY OTHER METHOD APPROVED BY THE CERTIFIED ARBORIST.  
 L. APPROXIMATELY .02 LBS (10 GRAMS) OF FERTILIZER NUTRIENTS SHALL BE PLACED IN EACH HOLE. 250 HOLES PER 1000 SQ FT. FERTILIZER NUTRIENTS SHALL NOT BE MEASURED FOR PAYMENT BUT CONSIDERED INCIDENTAL TO ROOT PRUNING. IF THE CERTIFIED ARBORIST DETERMINES THAT THE WHOLE METHOD OF FERTILIZER PLACEMENT IS NOT PRACTICAL OR DESIRABLE, AN APPROVED METHOD OF UNIFORM SURFACE APPLICATION WILL BE ALLOWED. NEITHER SEPARATE MEASUREMENT NOR PAYMENT WILL BE MADE FOR FERTILIZATION, BUT WILL BE CONSIDERED INCIDENTAL TO THE COST OF TREE PROTECTION.  
 M. SUPPLEMENTAL WATER SHALL BE APPLIED WITHIN 48 HOURS OF ANY ROOT DAMAGE. THE WATER SHALL BE APPLIED AT THE RATE OF 7 QUARTS PER SQ YD. OF SURFACE AREA WITHIN THE ROOT ZONE OF THE PLANT MATERIAL HAVING SUFFERED DAMAGE TO THE ROOT ZONE. ROOT ZONE SHALL BE CALCULATED AS THE AREA WHICH EXTENDS 3 METERS BEYOND THE LIMITS OF THE CROWNS BRANCHES. SUBSEQUENT WATERING SHALL BE APPLIED IF DEEMED NECESSARY BY THE CERTIFIED ARBORIST. NEITHER SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR SUPPLEMENTAL WATERING, BUT WILL BE CONSIDERED INCIDENTAL OF THE COST OF TREE PROTECTION.  
 N. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL DAMAGE DETERMINED BY THE CERTIFIED ARBORIST TO ANY EXISTING OR NEWLY INSTALLED PLANT MATERIAL AT ITS OWN EXPENSE. UNNECESSARY DAMAGE TO GROUND COVER OR TURF SHALL BE REPAIRED OR REPLACED AS SPECIFIED FOR RESTORATION OF SIMILAR AREAS WITHIN THE PLANS, OR AS DIRECTED BY THE CERTIFIED ARBORIST, AND SHALL BE AT THE CONTRACTOR'S EXPENSE.  
 O. MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH SPECIFICATIONS.



**River Pointe Apartments Expansion  
 KW River Pointe Premiere, LLC**

Waterside Villa Sub'd  
 6265 N. Strawberry Glenn Rd.  
 Garden City, Idaho 83714

Project No. 116107  
 Date of Issuance: 10.22.19  
 Project Milestone: Design Review

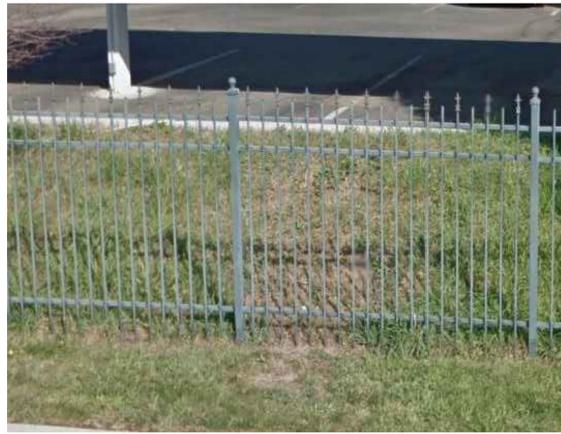
Design Review  
 Tree Valuation





PLANT SCHEDULE					
TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	ACER X FREEMANII 'JEFFREY' AUTUMN BLAZE MAPLE	3" CAL.	B&B	27	50 HT. X 30' W
	ACER GINNALA AMUR MAPLE	2" CAL.	B&B	17	20 HT. X 15' W
	BETULA NIGRA 'CULLY' TM HERITAGE BIRCH	3" CAL.	B&B	17	50 HT. X 30' W
	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	3" CAL.	B&B	12	25 HT. X 25' W
	CELTIS RETICULATA NETLEAF HACKBERRY	2" CAL.	B&B	3	25 HT. X 25' W
	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	3" CAL.	B&B	30	52 HT. X 42' W
	PRUNUS VIRGINIANA CHOKECHERRY	2" CAL.	B&B	16	20 HT. X 20' W
	PINUS PARVIFLORA 'GLAUCA' JAPANESE WHITE PINE	7' HT.	B&B	51	30 HT. X 15' W
	POPULUS TRICHOCARPA BLACK COTTONWOOD	2" CAL.	B&B	6	75 HT. X 32' W
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	ARTEMISIA CANA SILVER SAGE	1 GAL.		76	4 HT. X 4' W
	ACHILLEA MILLEFOLIUM 'SUMMER BERRIS' SUMMER BERRIES YARROW	1 GAL.		123	2 HT. X 2' W
	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD (WOODY)	5 GAL.		7	6 HT. X 6' W
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.		115	2 HT. X 2' W
	CORNUS SERICEA RED TWIG DOGWOOD (WOODY)	5 GAL.		6	6 HT. X 6' W
	ELYMUS CINEREUS GREAT BASIN RYEGRASS	1 GAL.		107	2 HT. X 2' W
	ERIOGONUM UMBELLATUM 'KANNAH CREEK' KANNAH CREEK SULPHUR FLOWER	1 GAL.		174	2 HT. X 2' W
	FESTUCA IDAHOENSIS IDAHO FESCUE	1 GAL.		73	18" HT. X 18" W
	MAHONIA REPENS CREEPING MAHONIA (WOODY)	3 GAL.		159	3 HT. X 4' W
	PINUS MUGO PUMILIO DWARF MUGO PINE (WOODY)	3 GAL.		144	3 HT. X 5' W
	PENSTEMON STRICTUS ROCKY MOUNTAIN PENSTEMON	1 GAL.		154	2 HT. X 2' W
	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCKTHORN (WOODY)	5 GAL.		12	6 HT. X 2' W
	RHUS TRILOBATA OAK LEAF SUMAC (WOODY)	5 GAL.		118	3 HT. X 6' W
	ROSA WOODSII ULTRAMONTANA WOODS' ROSE (WOODY)	5 GAL.		66	5 HT. X 5' W
	SPIRAEA BETULIFOLIA BIRCH LEAF SPIREA (WOODY)	3 GAL.		85	3 HT. X 4' W

\* (8) OF THESE SHALL BE 3" CALIPER TO SATISFY TREE MITIGATION REQUIREMENTS.

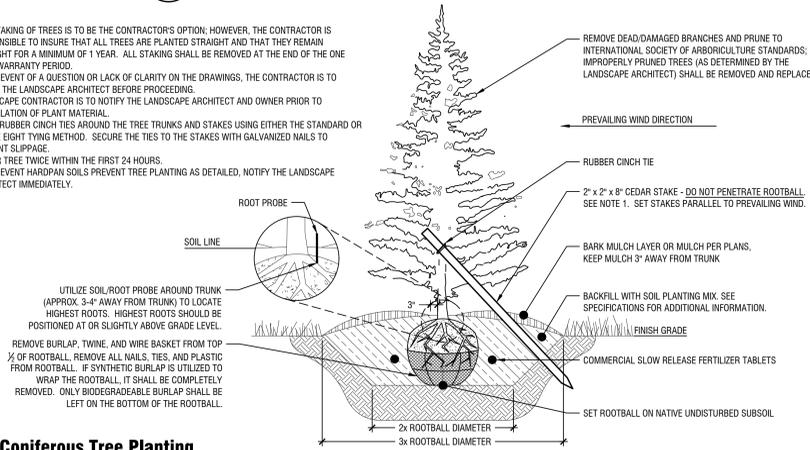


### 1 4' Decorative Metal Fence

Scale: NTS

#### NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



### 4 Coniferous Tree Planting

Scale: NTS

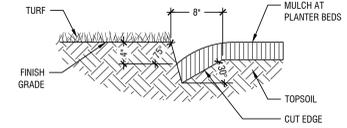


### 2 6' Solid Masonry Fence

Scale: NTS

#### NOTES:

- HEIGHT: 6' SOLID WOOD
- COLOR: BLUFF/TAN TO MATCH ARCHITECTURAL.
- STEP WITH SLOPES.

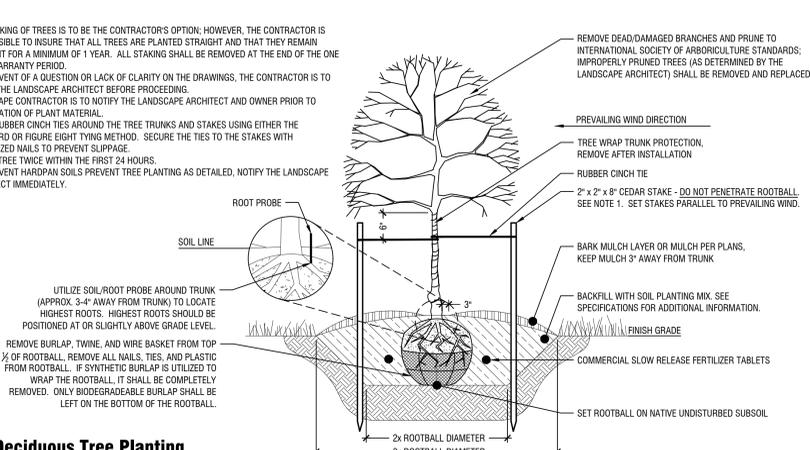


### 3 Planter Edge Cut Edge

Scale: NTS

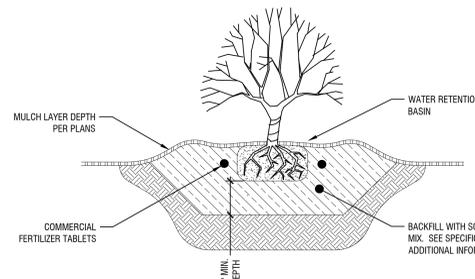
#### NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



### 5 Deciduous Tree Planting

Scale: NTS



### 6 Shrub Planting

Scale: NTS

**From:** [David Ruby](#)  
**To:** [Christian Samples](#); [Dave Eadie](#)  
**Cc:** [Keith Herren](#)  
**Subject:** RE: River Pointe, Phase 2 updated landscape plans  
**Date:** Tuesday, November 12, 2019 3:37:07 PM

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Thank you Chris. Our goal is to comply with code. It sounds like it's a typo. We fully intend to meet or exceed the code requirements.

**David Ruby, AIA**  
TAO  
208-639-6406

---

**From:** Christian Samples <[csamples@GARDENCITYIDAHO.ORG](mailto:csamples@GARDENCITYIDAHO.ORG)>  
**Sent:** Tuesday, November 12, 2019 3:31 PM  
**To:** David Ruby <[david@taoidaho.com](mailto:david@taoidaho.com)>; Dave Eadie <[deadie@kennedywilson.com](mailto:deadie@kennedywilson.com)>  
**Cc:** Keith Herren <[kherren@kennedywilson.com](mailto:kherren@kennedywilson.com)>  
**Subject:** RE: River Pointe, Phase 2 updated landscape plans

Sort of. Part of my role is to verify calculations for the Design Committee. There appears to be a discrepancy between the total number of 2" caliper trees for the entire project (85) and the total number of city code required trees (92 proposed at 2"). The 2" caliper city code required trees should be less than the total number of 2" caliper trees for the entire project, but the city code trees exceed the total number of 2" caliper trees for the entire project by 7.

The Committee will ask me about the discrepancy at the hearing so I try to have an answer in the staff report. You are also free to address this at the hearing instead. If so, I'll note the discrepancy in the report and your right to address the Committee next week.

I'm trying to get the packet out a week a head of time to give the Committee time to review your materials.

Thanks,

Chris

---

**From:** David Ruby <[david@taoidaho.com](mailto:david@taoidaho.com)>  
**Sent:** Tuesday, November 12, 2019 3:21 PM  
**To:** Christian Samples <[csamples@GARDENCITYIDAHO.ORG](mailto:csamples@GARDENCITYIDAHO.ORG)>; Dave Eadie <[deadie@kennedywilson.com](mailto:deadie@kennedywilson.com)>  
**Cc:** Keith Herren <[kherren@kennedywilson.com](mailto:kherren@kennedywilson.com)>  
**Subject:** RE: River Pointe, Phase 2 updated landscape plans

Hi Chris. I can't reach the landscape architect, but he did say that you were correct, in your initial observation. Before you clarified, he said "Chris' observations are correct. We increased the caliper size on some of the Code Required Trees (delta between 93 and 85) from 2"-caliper to 3"-caliper to

achieve the required Tree Mitigation Calculations. “

Does this answer your question?

**David Ruby, AIA**  
TAO  
208-639-6406

---

**From:** Christian Samples <[csamples@GARDENCITYIDAHO.ORG](mailto:csamples@GARDENCITYIDAHO.ORG)>  
**Sent:** Tuesday, November 12, 2019 3:15 PM  
**To:** David Ruby <[david@taoidaho.com](mailto:david@taoidaho.com)>; Dave Eadie <[deadie@kennedywilson.com](mailto:deadie@kennedywilson.com)>  
**Cc:** Keith Herren <[kherren@kennedywilson.com](mailto:kherren@kennedywilson.com)>  
**Subject:** RE: River Pointe, Phase 2 updated landscape plans  
**Importance:** High

I'll be posting the final staff report at 4 pm mountain time. Please have any revisions in by then. Otherwise, you may address this issue at next week's hearing.

Thanks,

Chris

---

**From:** David Ruby <[david@taoidaho.com](mailto:david@taoidaho.com)>  
**Sent:** Tuesday, November 12, 2019 1:20 PM  
**To:** Christian Samples <[csamples@GARDENCITYIDAHO.ORG](mailto:csamples@GARDENCITYIDAHO.ORG)>; Dave Eadie <[deadie@kennedywilson.com](mailto:deadie@kennedywilson.com)>  
**Cc:** Keith Herren <[kherren@kennedywilson.com](mailto:kherren@kennedywilson.com)>  
**Subject:** RE: River Pointe, Phase 2 updated landscape plans

I'll get right back to you Chris.

**David Ruby, AIA**  
TAO  
208-639-6406

---

**From:** Christian Samples <[csamples@GARDENCITYIDAHO.ORG](mailto:csamples@GARDENCITYIDAHO.ORG)>  
**Sent:** Tuesday, November 12, 2019 1:19 PM  
**To:** David Ruby <[david@taoidaho.com](mailto:david@taoidaho.com)>; Dave Eadie <[deadie@kennedywilson.com](mailto:deadie@kennedywilson.com)>  
**Cc:** Keith Herren <[kherren@kennedywilson.com](mailto:kherren@kennedywilson.com)>  
**Subject:** RE: River Pointe, Phase 2 updated landscape plans

To clarify, I meant 92 code required trees instead of 93. There appears to be a discrepancy of 7 caliper inches in the calculations.

Thanks,

Chris

---

**From:** Christian Samples  
**Sent:** Tuesday, November 12, 2019 1:16 PM  
**To:** David Ruby <[david@taoidaho.com](mailto:david@taoidaho.com)>; Dave Eadie <[deadie@kennedywilson.com](mailto:deadie@kennedywilson.com)>  
**Cc:** Keith Herren <[kherren@kennedywilson.com](mailto:kherren@kennedywilson.com)>  
**Subject:** RE: River Pointe, Phase 2 updated landscape plans

I have one last clarification request. According to the tree mitigation calculation chart on sheet L000:

- A grand total of 179 trees are being provided (94 at 3 inch caliper and 85 at 2 inch caliper).
- The code required trees total 93 trees (at 2 inch caliper).

There appears to be a discrepancy between the grand total number of 2 inch caliper trees (85) vs the number of 2 inch caliper code required trees (93). Please advise.

Thanks,

Chris

---

**From:** David Ruby <[david@taoidaho.com](mailto:david@taoidaho.com)>  
**Sent:** Tuesday, November 12, 2019 11:39 AM  
**To:** Christian Samples <[csamples@GARDENCITYIDAHO.ORG](mailto:csamples@GARDENCITYIDAHO.ORG)>; Dave Eadie <[deadie@kennedywilson.com](mailto:deadie@kennedywilson.com)>  
**Cc:** Keith Herren <[kherren@kennedywilson.com](mailto:kherren@kennedywilson.com)>  
**Subject:** RE: River Pointe, Phase 2 updated landscape plans

Good morning Chris. See below for answers to your questions. Let me know if you have any further questions or concerns. Thank you.

**David Ruby, AIA**  
TAO  
208-639-6406

---

**From:** Christian Samples <[csamples@GARDENCITYIDAHO.ORG](mailto:csamples@GARDENCITYIDAHO.ORG)>  
**Sent:** Tuesday, November 12, 2019 9:20 AM  
**To:** Dave Eadie <[deadie@kennedywilson.com](mailto:deadie@kennedywilson.com)>  
**Cc:** David Ruby <[david@taoidaho.com](mailto:david@taoidaho.com)>; Keith Herren <[kherren@kennedywilson.com](mailto:kherren@kennedywilson.com)>  
**Subject:** RE: River Pointe, Phase 2 updated landscape plans

I have reviewed the revised landscape sheets provided on 11/8/2019. I have a few questions:

1. The project calculations regarding the number of trees on sheet L000 and sheet L100 do not

match. Specifically the tree quantities. Please review and correct the sheet or provide a statement with the correct quantities: See revised sheet L000 provided with additional notes to clarify. Chart references Trees required from Project Calculations L100. I think they may be confusing that with trees provided, The delta between trees provided and trees required are used in the tree mitigation calculations – i.e., 16 parking lot trees are required by 22 are provided, 6 of those are used toward tree mitigation calculations since they are in excess of what is required by code. There was an error, it previously stated 12 Street Frontage trees were required on the Tree Mitigation Calculation Chart, L000. Only 11 are required per L100. That was revised on the attached.

L000:

<b>TREE MITIGATION CALCULATION CHART</b>			
	<b>TREE QUANTITY</b>	<b>CALIPER INCH SIZE</b>	<b>TOTAL CALIPER INCHES</b>
<b>TREES PROVIDED</b>			
	94	3	282
	85	2	170
		<b>TOTAL =</b>	<b>452</b>
<b>CODE REQUIRED TREES</b>			
STREET FRONTAGE	12	2	24
OPEN SPACE	11	2	22
PERIMETER LANDSCAPE	54	2	108
PARKING LOT	18	2	32
		<b>TOTAL =</b>	<b>186</b>
<b>TREE MITIGATION QUANTITIES</b>			
CALIPER INCHES REQUIRED	N/A	N/A	265.500000
CALIPER INCHES PROVIDED (SEE NOTE BELOW)	N/A	NA	266

NOTE: CALIPER INCHES PROVIDE IS TOTAL TREE CALIPER INCHES PROVIDED MINUS CODE REQUIRED TREE CALIPER INCHES.

L100:

## Project Calculations:

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- A. LANDSCAPING FOR SPECIFIC USES
  - A.A. GROSS LANDSCAPE AREA EXCEEDS 5% REQUIRED BY CODE WITH PROPOSED 46,067 SF OR APPROX. **21% OF PROJECT SITE**. (EXCLUDES SETBACKS, PARKING LOT PLANTING, AND PERIMETER PLANTING)
  - A.B. STREET FRONTAGE TREES
    - A.B.A. TREES REQUIRED: 1 CLASS II/III REQUIRED AND 11 CLASS I TREES.
    - A.B.B. TREES PROVIDED: **14 CLASS II TREES** FOR ACHD STREET TREE SPECIES REQUIREMENTS.
  - A.C. OPEN SPACE TREES & SHRUBS
    - A.C.A. TREES REQUIRED: 10,875 SF (5% SITE) @ 1TREE/1,000 SF = 11
    - A.C.B. TREES PROVIDED: **11 TREES**, ADDITIONAL TREES PROPOSED FOR TREE MITIGATION PER SHEET L000.
    - A.C.C. SHRUBS REQUIRED: 10,875 SF (5% SITE) @ 1 SHRUB/150 SF = 75
    - A.C.D. SHRUBS PROVIDED: **OVER 500 SHRUBS & PERENNIALS** (EXCLUDES PERIMETER PLANTING, STREET FRONTAGE, AND PARKING PLANTING)
- B. PERIMETER LANDSCAPING
  - B.A. TREES REQUIRED: 54 FOR LINEAR FEET OF FRONTAGE (EXCLUDES EASEMENTS & EXISTING VEGETATION)
  - B.B. TREES PROVIDED: **57 TREES**. 54 PROPOSED, PREDOMINANTLY CONIFERS TO CREATE YEAR-AROUND SCREENING. 3 EXISTING TREES.
- C. PARKING LOT LANDSCAPING
  - C.A. TREES REQUIRED : 80 PARKING STALLS @ 1TREE/PARKING STALL = 16
  - C.B. TREES PROVIDED: **22 HIGH BRANCHING DECIDUOUS TREES**.
  - C.C. SHRUBS AND GROUNDCOVER PER CODE WITH 1' SETBACK FROM CURBS & SIDEWALKS

2. Please let me know how you got to 452 caliper inches. Are you planting trees adjacent or off site and if so, where? **See revised L000. This is based on the quantity of trees and caliper inches specified on the Plant Schedule on sheet L150. Tree caliper inches were increased from 2" to 3" for the onsite tree plantings to achieve the required tree mitigation. Additionally, (3) 3"-caliper trees were added to the site along the north edge of the southern drive aisle between the sidewalk and irrigation easement.**
3. Please provide an elevation or photo of the "Omega Secur" fence adjacent to the perimeter. Please include manufacturer specifications about material, color, and the like. **See attached pdf for information on the Omega Secur fencing.**

Thanks,

Chris

---

**From:** David Ruby <[david@taoidaho.com](mailto:david@taoidaho.com)>

**Sent:** Monday, November 11, 2019 2:26 PM

**To:** Christian Samples <[csamples@GARDENCITYIDAHO.ORG](mailto:csamples@GARDENCITYIDAHO.ORG)>

**Cc:** Keith Herren <[kherren@kennedywilson.com](mailto:kherren@kennedywilson.com)>; Dave Eadie <[deadie@kennedywilson.com](mailto:deadie@kennedywilson.com)>

**Subject:** River Pointe, Phase 2 updated landscape plans

Good afternoon Chris. In light of the arborists report, we have updated our landscape plan to show full compliance with city ordinance. Please utilize these updated plans for the application, and let me know if you have any questions or concerns. Thank you.

**David Ruby, AIA**

LEED AP

499 Main St.

Boise, Idaho 83702

**direct: 208-639-6406**

v: (208) 343-2931 Ext. 6

f: (208) 343-1306

e: [david@taoidaho.com](mailto:david@taoidaho.com)



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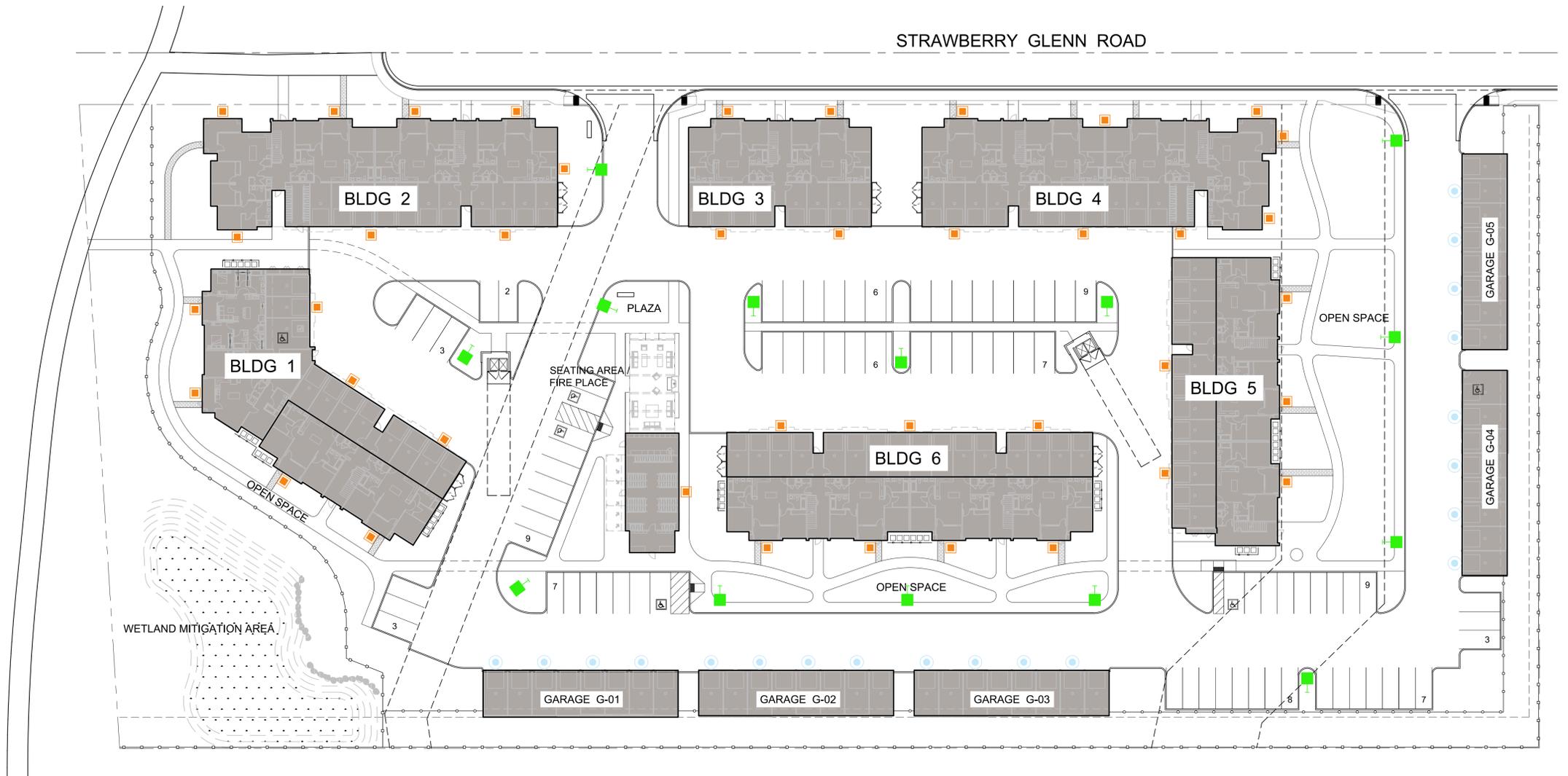
Total Control Panel

[Login](#)

To: [Remove](#) this sender from my allow list  
[csamples@gardencityidaho.org](mailto:csamples@gardencityidaho.org)

From: david@taoidaho.com

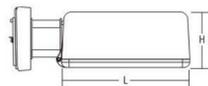
*You received this message because the sender is on your allow list.*



**KAD LED**  
LED Area Luminaire



**Specifications**  
 EPA: 1.2 ft<sup>2</sup> (0.11 m<sup>2</sup>)  
 Length: 17-1/2" (44.5 cm)  
 Width: 17-1/2" (44.5 cm)  
 Height: 7-1/8" (18.1 cm)  
 Weight (max): 36 lbs. (16.4 kg)



Catalog Number	
Notes	
Type	

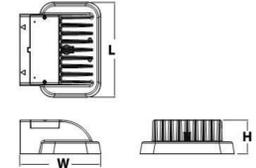
**Introduction**  
 The Contour® Series luminaires offer traditional square daylights with softened edges for a versatile look that complements many applications. The KAD LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in area lighting applications with typical energy savings of 70% and expected service life of over 100,000 hours.



**KAXW**  
LED Wall Luminaire



**Specifications**  
 Length: 14" (35.5 cm)  
 Width: 12" (30.5 cm)  
 Height: 5" (12.7 cm)  
 Weight (max): 19.7 lbs (8.9 kg)



Catalog Number	
Notes	
Type	

**Capable Luminaire**  
 This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.  
 • All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency  
 • This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL, DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!  
 • This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit [www.acuitybrands.com/acplus](http://www.acuitybrands.com/acplus).  
 1. See ordering tree for details.

Series	Performance package	Color temperature	Distribution	Voltage	Mounting	Shipped included	Shipped installed	Control options	Other options	Finish (required)
KAXW LED	P1	30K 3000 K	R3 Type 3	MVOLT 120V	120"	PER NEMA twist-lock receptacle only (controls ordered separately) <sup>1</sup>	SF Single face (120, 277 or 347V) <sup>2</sup>	None	DOBKD Dark bronze	Dark bronze
	P2	40K 4000 K	R4 Type 4	208"	DLBKD Black	PER7 Seven wire receptacle only (controls ordered separately) <sup>2</sup>	DF Double face (208, 240 or 480V) <sup>2</sup>	None	DLBKD Natural aluminum	Black
	P3	50K 5000 K	R5 Type 5	240"	DLNAD Natural aluminum	PER8 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	HS House-side shade <sup>1</sup>	None	DLNAD White	Natural aluminum
				277"	DWNKD White	PER9 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	LCE Left Conduit Entry <sup>1</sup>	None	DWNKD White	White
				347"	DWNKD White	PER10 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	RCE Right Conduit Entry <sup>1</sup>	None	DWNKD White	White
				480"	DWNKD White	PER11 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNBKD Natural aluminum	None	DWNKD White	White
						PER12 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER13 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER14 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER15 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER16 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER17 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER18 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER19 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER20 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER21 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER22 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER23 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER24 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER25 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER26 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER27 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER28 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER29 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER30 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER31 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER32 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER33 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER34 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER35 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER36 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER37 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER38 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER39 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER40 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER41 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER42 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER43 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER44 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER45 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER46 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER47 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER48 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER49 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White
						PER50 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DNATKD Natural aluminum	None	DWNKD White	White

**Ordering Information** EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT PUMBAK04 DDBXD

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting	Shipped included	Shipped separately
KAD LED	20C 20 LEDs	530 mA	30K 3000 K	R2 Type II	MVOLT 277	277"	PUMBAK Universal mounting adapter <sup>1</sup>	04 4" arm DAD1ZP Degree arm (pole)
	30C 30 LEDs	700 mA	40K 4000 K	R3 Type III	120"	347"	SPO Square pole	06 6" arm DAD1ZWB Degree arm (wall)
	40C 40 LEDs	1000 mA	50K 5000 K	R4 Type IV	208"	480"	RFD Round pole	09 9" arm
	60C 60 LEDs			R5 Type V	240"		WBD Wall bracket	12 12" arm
							WWD Wood pole or wall	

Options	Shipped installed	Shipped separately <sup>1</sup>	Finish (required)
PER7 NEMA twist-lock receptacle only (no controls)	PER8 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DOBKD Dark bronze	Dark bronze
SF Single face (120, 277, 347V) <sup>1</sup>	PER9 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DLBKD Black	Black
DF Double face (208, 240, 480V) <sup>1</sup>	PER10 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DLNAD Natural aluminum	Natural aluminum
HS House-side shade <sup>1</sup>	PER11 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DWNKD White	White
LCE Left Conduit Entry <sup>1</sup>	PER12 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
RCE Right Conduit Entry <sup>1</sup>	PER13 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
DNBKD Natural aluminum	PER14 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
DNATKD Natural aluminum	PER15 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
DWNKD White	PER16 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER17 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER18 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER19 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER20 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER21 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER22 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER23 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER24 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER25 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER26 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER27 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER28 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER29 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER30 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER31 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER32 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER33 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER34 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER35 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER36 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER37 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER38 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER39 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER40 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER41 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER42 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER43 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER44 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER45 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER46 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER47 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER48 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER49 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER50 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		



**LIL LED**  
LED Wall Luminaire



**Specifications**  
 Standard: 5"  
 With Battery Pack(EL): 5-7/8"  
 Height: 5-1/8"  
 Depth: 2-3/4"  
 Weight: 1.5 lbs



Catalog Number	
Notes	
Type	

**Introduction**  
 LIL LED is a compact and energy efficient wall luminaire ideal for replacing small incandescent and CFL luminaires. Photocell and battery pack options make LIL LED great for installations above doors, balconies, garage or warehouse entrances, and security applications. Whether directly mounting to a recessed junction box, or using the back box accessory for conduit entry/through wiring, LIL LED has you covered!

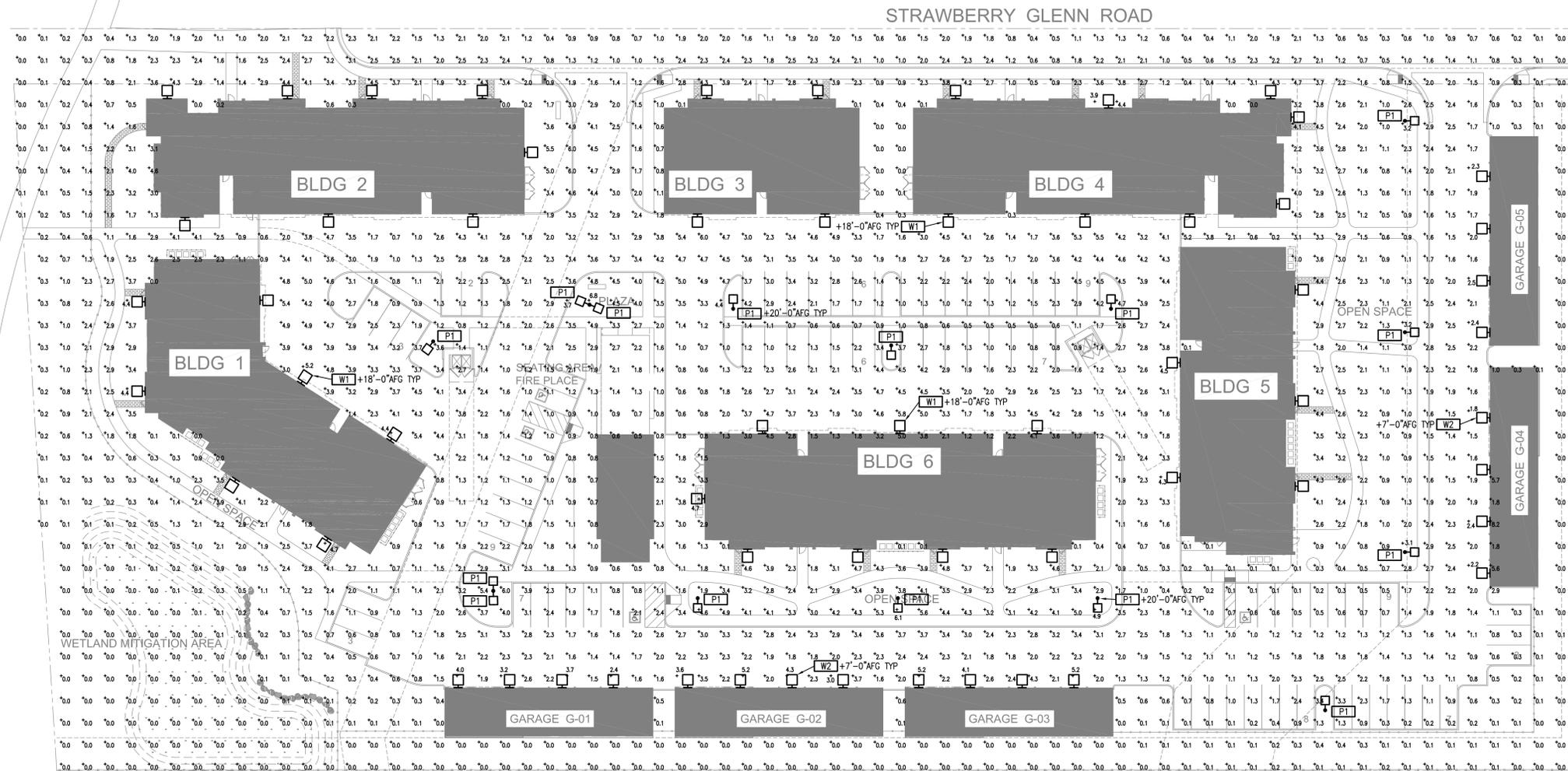
**Ordering Information** EXAMPLE: LIL LED 40K MVOLT WH

Series	Color Temperature	Voltage	Controls	Mounting	Finish
LIL LED	30K 3000 K	MVOLT	MVOLT <sup>1</sup>	(blank) None	Dark bronze
	40K 4000 K			PE None EL MVOLT button photocell <sup>1</sup> Battery pack	WH White

Options	Shipped installed	Shipped separately <sup>1</sup>	Finish (required)
PER7 NEMA twist-lock receptacle only (no controls)	PER8 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DOBKD Dark bronze	Dark bronze
SF Single face (120, 277, 347V) <sup>1</sup>	PER9 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DLBKD Black	Black
DF Double face (208, 240, 480V) <sup>1</sup>	PER10 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DLNAD Natural aluminum	Natural aluminum
HS House-side shade <sup>1</sup>	PER11 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	DWNKD White	White
LCE Left Conduit Entry <sup>1</sup>	PER12 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
RCE Right Conduit Entry <sup>1</sup>	PER13 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
DNBKD Natural aluminum	PER14 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
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	PER18 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER19 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER20 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
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	PER26 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER27 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER28 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER29 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER30 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>		
	PER31 180° motion/ambient light sensor, < 15 mg/ft <sup>2</sup>	</	

**GENERAL NOTES:**

- VALUES SHOWN INDICATE ESTIMATED ILLUMINATION LEVEL AT GRADE IN FOOT-CANDELES.
- LUMINAIRE SCHEDULE PROVIDED ON THIS SHEET IS FOR REFERENCE PURPOSES ONLY. FOR DETAILED INFORMATION SUCH AS MANUFACTURER AND PART NUMBER, REFER TO THE LUMINAIRE CUTSHEETS ON SHEET CL1.0



**1 SITE PHOTOMETRIC PLAN**

SCALE: 1" = 30'-0"



NORTH

Schedule (For Reference Only)

Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	Lithonia Lighting	KAD LED 30C 1000 30K R3 MVOLT HS	KAD LED, 30 LED, 1 AMP MVOLT DRIVER, 3000K, TYPE 3 OPTICS WITH HOUSE SIDE SHIELDS	LED	KAD_LED_30C_1000_30K_R3_MVOLT_HS.lis	8524	1	108
	W1	Lithonia Lighting	KAWW LED P2 30K R4 MVOLT	KAWW LED, PERFORMANCE PACKAGE 2, 3000K, TYPE 4, 120-277V	LED	KAWW_LED_P2_30K_R4_MVOLT.lis	5690	1	49
	W2	Lithonia Lighting	LIL LED 30K MVOLT	LIL Wallpack (Standard)	LED	LIL_LED_30K_MVOLT.lis	633	1	8.36

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Zone #1	+	1.7 fc	8.2 fc	0.0 fc	N/A	N/A

