



03.28.19

CTA Architects Engineers
800 W. Main St. Suite 800
Boise, ID 83702

Response to City of Garden City Design Review Committee Comments:

- A.** DSRFY2019-7 - JOSHUA HERSEL WITH CTA ARCHITECTS ENGINEERS IS REQUESTING DESIGN REVIEW APPROVAL OF A NEW INDOOR POOL FACILITY AND RELOCATING AN EXISTING FITNESS AREA AND GUEST LAUNDRY AT THE RIVERSIDE HOTEL. THE 13.52 ACRE SITE IS LOCATED AT 2900 W. CHINDEN BLVD., GARDEN CITY, ID 83714; ADA COUNTY PARCEL R2734541990.

i. Bryan Hallowell and Amy Probert presented the pre-application.

ii. The Committee provided the following comments:

1. The 15% glazing requirement will need to be addressed. Alternatives to the 15% requirement can be considered.

Response: We calculated the proposed glazing and made adjustments to the building envelope to obtain the 15% glazing requirement. Re: updated elevations.

2. A Master Site Plan is required.

Response: We have included a Master Site Plan showing all planned improvements and site access.

3. Consider the placement of the walls around the loading area and the effect of their presence.

Response: The height of the screen walls has been taken into consideration. The height has been lowered from 10'-0" to 8'-0" to still provide desired screening of back of house utilities. An image of the existing facade is included on the DR201 to illustrate why a screened wall would improve the appearance of this area.

4. Height of wall is needed.

Response: The screen wall height was called out on sheet DR201. This sheet has been updated with the new height of

8'-0" at the delivery zone and 6'-0" at the transformer/
generator location.

5. Canopy coverage square footage is needed.

Response: Re: updated landscape drawings and attached
letter of explanation.

6. Bicycle parking for guests needs to be addressed.

Response: Re: updated landscape drawings with bicycle
parking included.

7. Outside screening needs to be addressed.

Response: The CMU screen walls are intended to have a
variegated texture which captures light and shadow. See
example images of this texture on DR201. Tall grasses/
plantings will be incorporated with the CMU walls for an
aesthetically pleasing appearance.

8. Connectivity needs to be addressed.

Response: Re: attached Master Plan.

9. Raft put ins and Greenbelt access points do not need to be
considered due to the existing improvements completed
along the Greenbelt.

Response: Agreed! The Riverside Hotel has already made
this wonderful improvement.

10. Materials that soften the façade should be considered.

Response: We are including a wood look lap siding which
adds softness and warmth to the facade. See updated
elevations and renderings.

Thank you for your consideration.

Sincerely,

Bryan Hallowell

CTA ARCHITECTS ENGINEERS

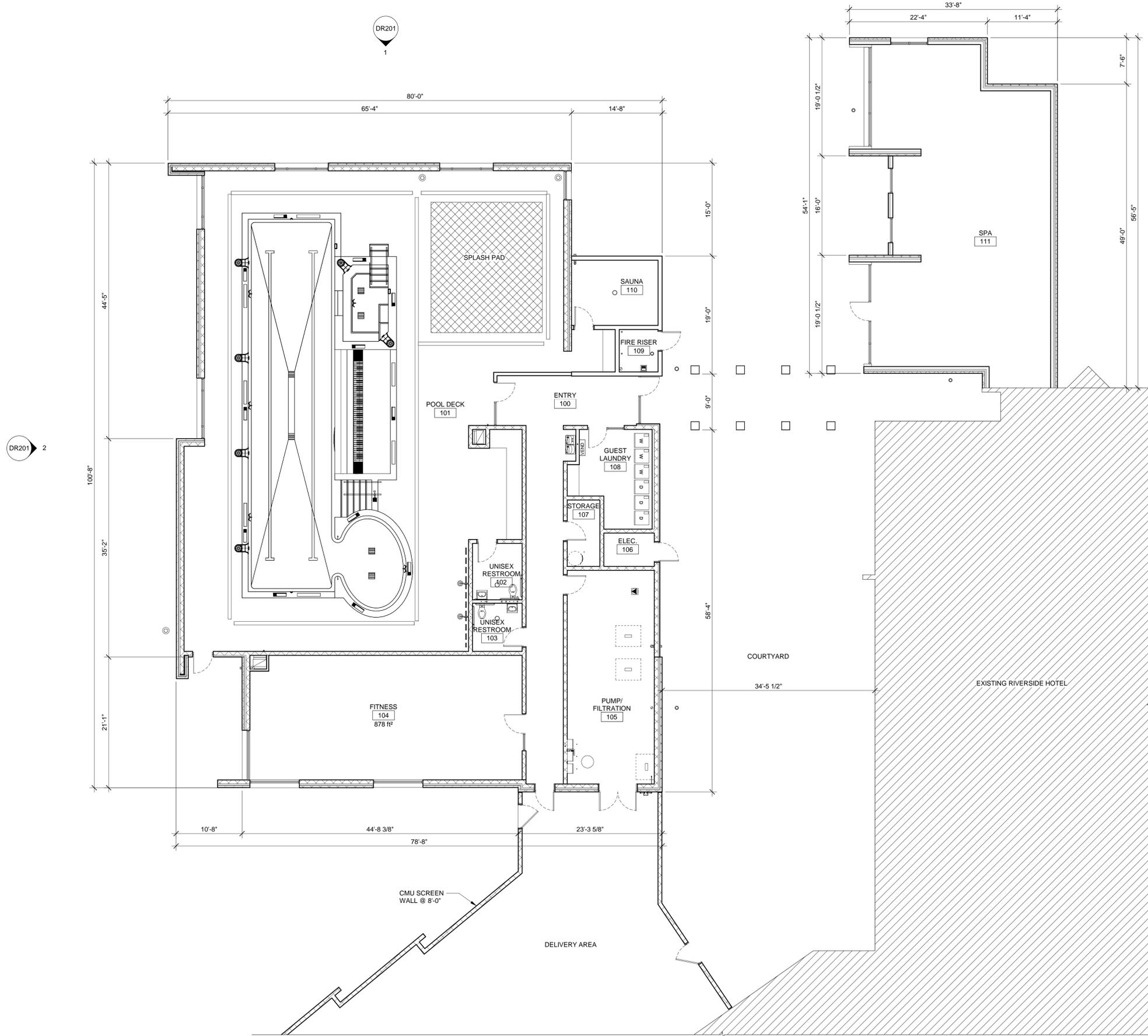


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PLAN LEGEND

- WALL TYPE (SEE SHEET A101)
- WALL TYPE NOTE
- ROOM NUMBER
- WINDOW TYPE (SEE SHEET A601)
- PLAN NOTE
- 1
A101
DETAIL OR SECTION NUMBER
SHEET WHERE DRAWN
- DOOR NUMBER (SEE SHEET A601)
- DIMENSION TO FACE OF STUD
- DIMENSION TO GRID LINE
- SLOPE X:X
INDICATES ROOF SLOPE
- IF NO SLOPE IS LISTED ASSUME 1/4" PER 12" MIN -
SLOPE ALL CRICKETS TO DRAIN - ROOF DRAIN SUMPS
SLOPE 1/2" PER 12"

NEW ADDITION TOTAL: 9,261 S.F.



1
A101
FIRST FLOOR
1/8" = 1'-0"
NORTH REF

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

2900 CHINDEN BLVD.
GARDEN CITY, ID 83714

RIVERSIDE HOTEL POOL/FITNESS

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DESIGN REVIEW
DRAWINGS

03.28.19
DRAWN BY | LAST NAME
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REVISIONS

FLOOR PLAN

A101



1 NORTHWEST ELEVATION
DR201 1/8" = 1'-0"



2 SOUTHWEST ELEVATION
DR201 1/8" = 1'-0"

MATERIALS LEGEND

-  EXISTING BRICK
-  CHARCOAL NORMAN SIZE BRICK
-  SMOOTH FACED CONCRETE MASONRY, SANDSTONE COLOR
BASIS OF DESIGN: BASALITE COLOR "625"
-  PREFINISHED METAL/ALUMINUM STOREFRONT FRAMING, COLOR: DARK BRONZE
-  SEMI-REFLECTIVE LOW-E GLAZING COLOR: "AZURA"
-  NATURAL SANDSTONE SOLID BLOCK
-  WOOD LOOK LAP SIDING CLADDING

- MAX. HEIGHT 122'-0"
- PARAPET 120'-0"
- SCREEN WALL 106'-0"
- FINISH FLOOR 100'-0"
- MAX. HEIGHT 122'-0"
- SCREEN WALL 108'-0"
- SCREEN WALL 106'-0"
- FINISH FLOOR 100'-0"



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DESIGN REVIEW DRAWINGS

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ELEVATIONS

DR201



EXISTING RIVERSIDE HOTEL UTILITY AREA



EXAMPLE OF PROPOSED LIGHT CMU WALL TEXTURE





1 SOUTH PERSPECTIVE
DR202 NOT TO SCALE



2 WEST PERSPECTIVE
DR202 NOT TO SCALE

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PERSPECTIVES

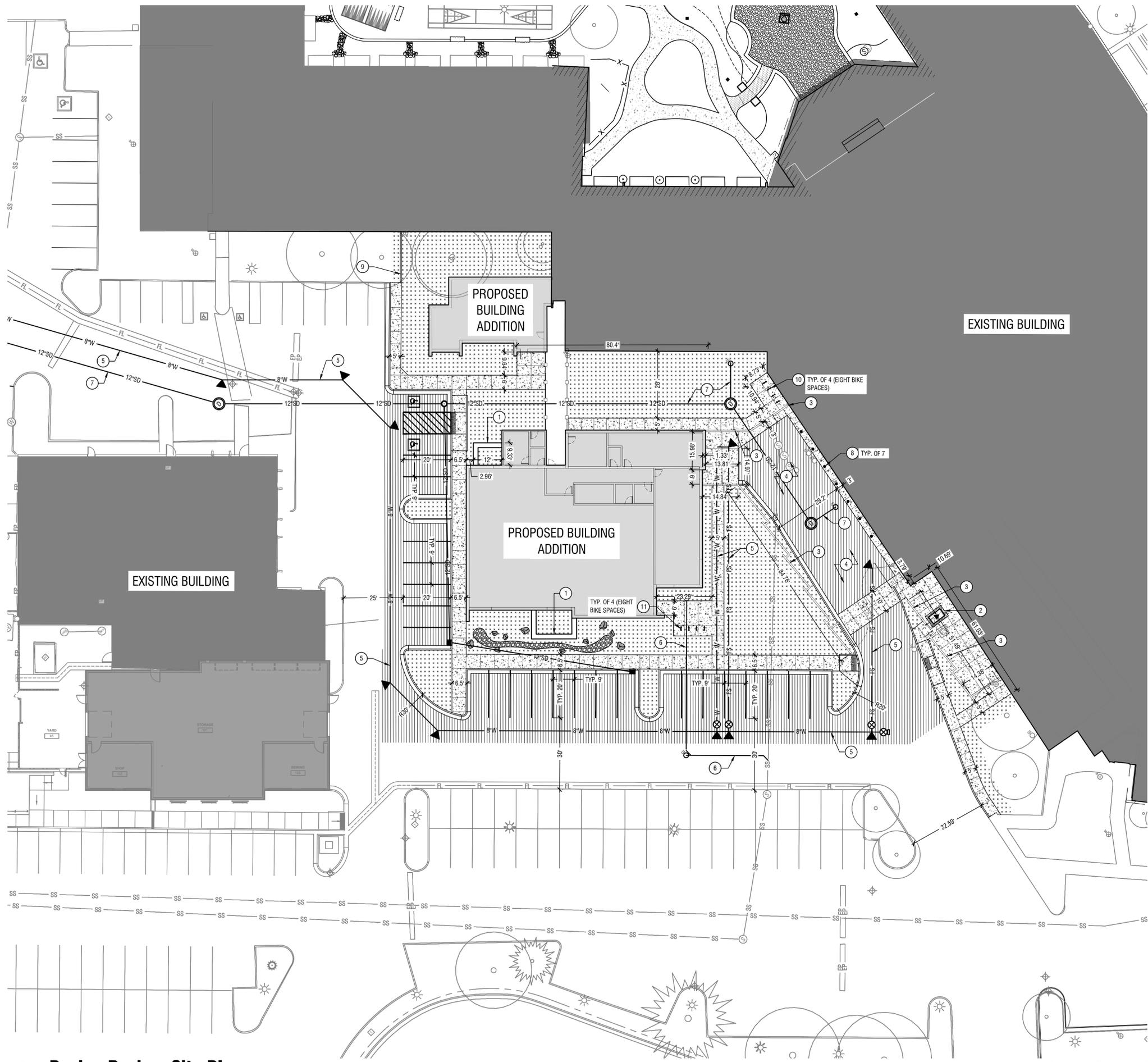
DR202



1 ENTRY PERSPECTIVE
DR203 NOT TO SCALE



2 BIRDSEYE VIEW
DR203 NOT TO SCALE



Site Calculations:

| PROPERTY | |
|---------------------------|-------------|
| ASSESSOR'S PARCEL NUMBER: | R2734541990 |
| TOTAL SITE (ACRES): | 13.52 |
| PROJECT AREA: | 36,421 SF |
| ZONING: | C-1 |

| REQ'D SETBACKS | |
|----------------|----|
| FRONT | 5' |
| SIDE | 5' |
| REAR | 5' |

| SITE DESIGN | |
|-----------------------------------|-----------------|
| PROPOSED BUILDING COVERAGE | 23.45% 8516 SF |
| EXISTING BUILDING COVERAGE | 0.00% 0' |
| LANDSCAPING | 29.89% 10966 SF |
| DRIVEWAYS & PARKING LOT | 30.22% 10971 SF |
| PEDESTRIAN & PLAYGROUND HARDSCAPE | 16.44% 5968 SF |
| PLAYGROUND SAFETY SURFACING | N/A N/A |

| PARKING | | |
|-----------------------------------|----------|----------|
| | REQUIRED | PROPOSED |
| ENTIRE PROPERTY AREA | 447 | 527 |
| ACCESSIBLE SPACES IN PROJECT AREA | 0 | 2 |
| BICYCLE SPACES IN PROJECT AREA | N/A | 8 |
| SCOOTER/SKATEBOARD SPACES | N/A | 0 |

Material Legend:

| | | | |
|--|---|--|---|
| | LIGHT DUTY ASPHALT PAVING - SEE DETAIL 1/C1.50. | | DRY STREAM BED, LANDSCAPE FEATURE. REFER TO LANDSCAPE SHEET L1.00 FOR MORE INFORMATION. |
| | STANDARD CONCRETE FLATWORK - SEE DETAIL 2/C1.50. | | |
| | LANDSCAPE AREAS. REFER TO LANDSCAPE SHEET L1.00 FOR MORE INFORMATION. | | |

Curb and Gutter Legend:

CATCH CURB AND GUTTER, SEE DETAIL 3/C1.50.

- Keynotes:**
- CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.
- SANDSTONE PLANTER WALL - SEE LANDSCAPE.
 - EXISTING TRANSFORMER.
 - SCREEN WALL - SEE ARCHITECTURAL.
 - TRUCK LOADING/UNLOADING AREA.
 - PROPOSED WATER UTILITIES - SEE CIVIL.
 - PROPOSED SANITARY SEWER UTILITIES - SEE CIVIL.
 - PROPOSED STORM DRAIN UTILITIES - SEE CIVIL.
 - BOLLARD - SEE DETAIL 4/C1.50.
 - MOW CURB - SEE LANDSCAPE.
 - BIKE RACK - SEE DETAIL 5/C1.50.
 - MUSIC KEY BIKE RACK - SEE DETAIL 5/C1.60.



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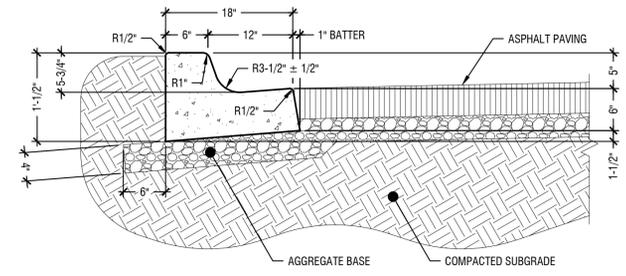
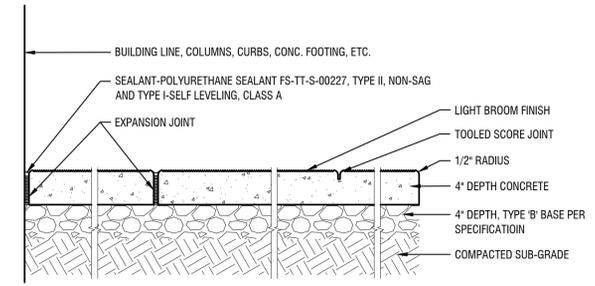
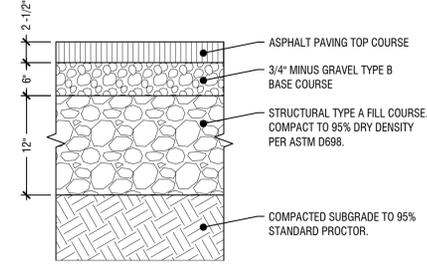
DESIGN REVIEW DRAWINGS
02.21.19
DRAWN BY | CONNER | RANGEL
CHECKED BY | HULL | GUTE
REVISIONS

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SITE PLAN
C1.00

Design Review-Site Plan
Horizontal Scale: 1" = 20'

THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT IN CONFIDENCE AND NOT REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



NOTE:
1. RELIANCE FOUNDRY BOLLARD POST MODEL R-7912
2. EMBEDDED MOUNTING
3. POWDERCOAT BLACK COLOR

1 Light Duty Asphalt Section
Scale: NTS

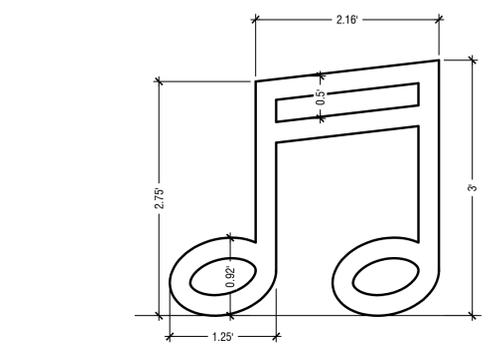
2 Standard Concrete Flatwork
Scale: NTS

3 6-IN Curb/12-IN Catch Plate Gutter
Scale: NTS

4 Bollard
Scale: NTS



NOTE:
1. DERO SWERVE RACK
2. SURFACE MOUNTING
3. GALVANIZED FINISH



NOTES:
1. ALL STEEL SHALL BE SCH. 40. GRIND ALL WELDS TO BE SMOOTH.
2. POWDER COAT ENTIRE UNIT, SUBMIT FULL COLOR RANGE TO ARCHITECT FOR APPROVAL.
3. SURFACE MOUNT RACK TO CONCRETE FLAT WORK.

5 Bike Rack
Scale: NTS

6 Music Bike Rack
Scale: 1" = 1'

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03/28/2019

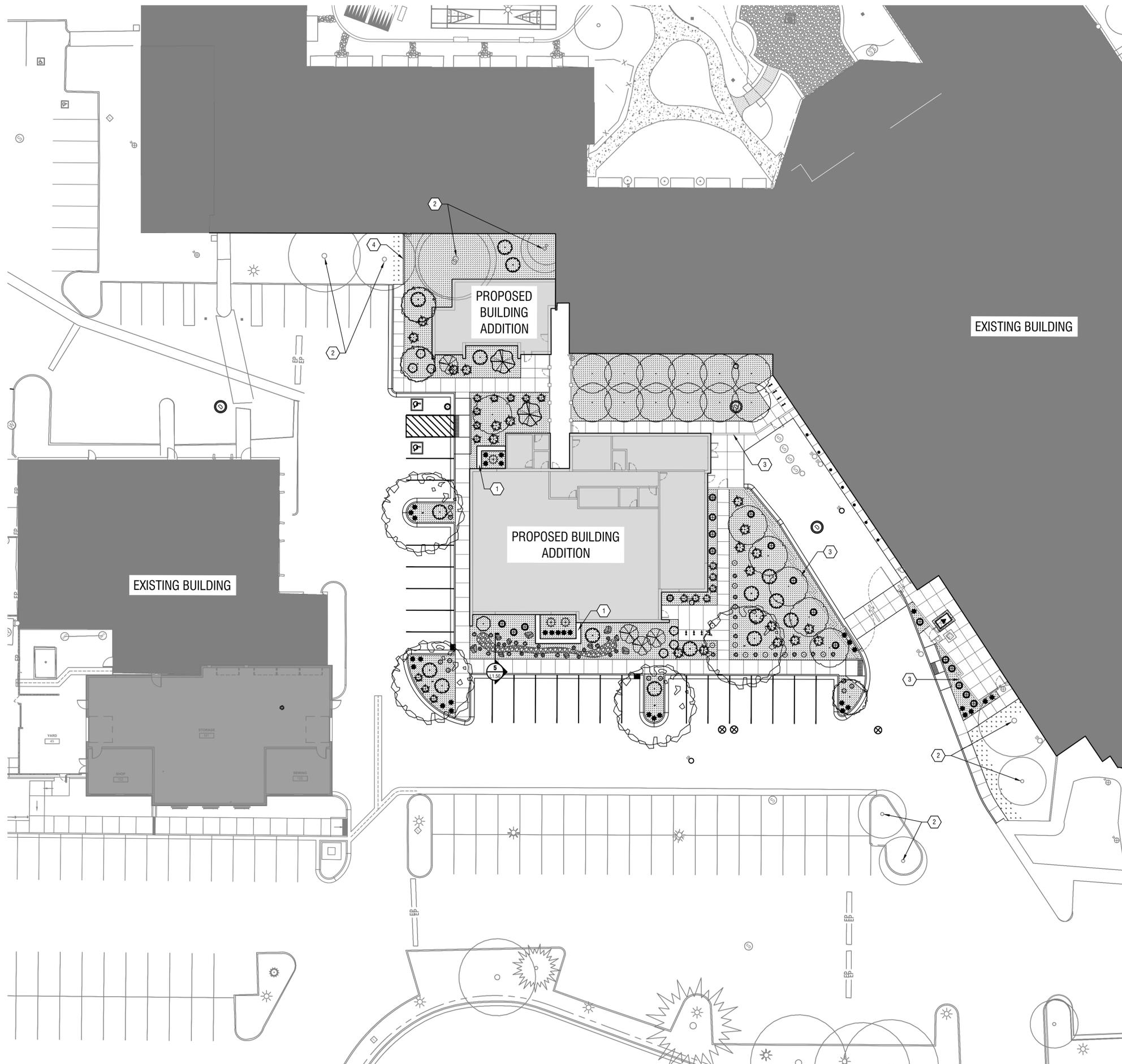
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SITE DETAILS

C1.50



Landscape Plan Notes:

- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
- ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S NATIONAL STANDARD SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS L1.50 AND CONTRACT SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL NON-TURF PLANTERS SHALL RECEIVE 3" LAYER OF DECORATIVE ROCK MULCH, UNLESS OTHERWISE NOTED.
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
- EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- TREES IN PARKING LOTS AND ALONG DRIVEWAYS SHALL BE PRUNED TO MAINTAIN 13'-6" VERTICAL CLEARANCE (MIN).

Tree Canopy Cover Notes:

- REQUIRED TREE CANOPY COVER (50% SITE, 36,420 SF) = 18,210 SF
- TREE CANOPY COVER CALCULATIONS
 - EXISTING TREE COVER AREA TO REMAIN = APPROX. 1,784 SF
 - CONIFER TREE COVERAGE = 0 SF
 - DECIDUOUS TREE COVERAGE = APPROX. 16,426 SF (10 TREES)
 - TOTAL TREE COVERAGE = 18,196 SF (31 PROPOSED + 3 EXISTING TREES)
 - TREE COVERAGE AS PERCENTAGE OF SITE = 49.96%

Material Legend:

- TURF SOD REPAIR, MATCH EXISTING SEED BLEND.
- 3" DEPTH ROCK MULCH, MATCH EXISTING COLOR AND SIZE.
- 6" RIVER COBBLE, SEE DETAIL 5/L1.50.
- SANDSTONE BOULDERS, 2'-4" DIA. TYP. SEE DETAIL 3/L1.50.

Keynotes:

- RAISED SANDSTONE PLANTER BED - SEE DETAIL 2/L1.50.
- RETAIN AND PROTECT EXISTING TREE.
- SCREEN WALL BY ARCHITECT.
- 6" MOW CURB - SEE DETAIL 7/L1.50.

Landscape Material Log:

- PLANTER BED (DECORATIVE ROCK MULCH) AREA - APPROX. 10,966 SF (0.25 ACRES)

PLANT SCHEDULE

| TREES | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY | REMARKS |
|--------|--|---------|-----------|-----|--|
| | ACER PLATANOIDES 'COLUMNARE' COLUMNAR NORWAY MAPLE | 2" CAL. | B&B | 3 | 40' HT X 30' W CLASS I |
| | AMELANCHIER CANADENSIS 'GLENNFORM' TM ^ RAINBOW PILLAR SERVICEBERRY | 2" CAL. | B&B | 4 | 25' HT X 8' W SINGLE TRUNK CLASS I |
| | AMELANCHIER UTAHENSIS * UTAH SERVICEBERRY MULTI-TRUNK | 5' HT. | B&B | 2 | 15' HT X 12' W CLASS II |
| | CRATAEGUS DOUGLASHI * RIVER HAWTHORN | 2" CAL. | B&B | 18 | 25' H X 25' W CLASS I |
| | TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN | 2" CAL. | B&B | 4 | 50' H X 40' W CLASS II |
| SHRUBS | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY | REMARKS |
| | CORNUS SERICEA 'ISANTI' ^ ISANTI REDOSIER DOGWOOD | 5 GAL | | 12 | 2' HT. X 2' W |
| | CORNUS SERICEA * RED TWIG DOGWOOD | 5 GAL | | 1 | 6' HT. X 6' W |
| | ERIOGONUM UMBELLATUM 'KANNAH CREEK' * KANNAH CREEK SULPHUR FLOWER | 1 GAL | | 20 | 2' HT X 2' W |
| | FESTUCA IDAHOENSIS * IDAHO FESCUE | 1 GAL | | 13 | 18" HT. X 18" W |
| | MUHLENBERGIA CAPILLARIS 'IRVINE' ^ PLUMETASTIC PINK MUHLY | 5 GAL | | 17 | 4' HT X 4' W |
| | MAHONIA REPENS * CREEPING MAHONIA | 5 GAL | | 3 | 3' HT X 4' W |
| | PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE | 3 GAL | | 10 | 3' HT X 3' W |
| | PENSTEMON STRICTUS * ROCKY MOUNTAIN PENSTEMON | 5 GAL | | 33 | 2' HT X 2' W |
| | RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCKTHORN | 5 GAL | | 19 | 6' HT. X 2' W |
| | RHUS TRILOBATA * OAK LEAF SUMAC | 5 GAL | | 15 | 3' HT. X 6' W |
| | ROSA WOODSII ULTRAMONTANA * WOODS' ROSE | 5 GAL | | 19 | 5' HT X 5' W |
| | THUJA PLICATA 'WHIPCORD' WHIPCORD WESTERN RED CEDAR | 2 GAL | | 6 | 4' H X 4' W |

- * INDICATES NATIVE PLANT AS DEFINED BY "NATIVE PLANTS OF THE BOISE RIVER" AND "NATIVE PLANTS OF THE BOISE AREA" DOCUMENTS PROVIDED BY GARDEN CITY STAFF.
- ^ INDICATES REGIONALLY APPROPRIATE PLANT MATERIAL WITH ATTRIBUTES COMPARABLE TO NATIVE PLANTS.

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DESIGN REVIEW
DRAWINGS

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LANDSCAPE PLAN

L1.00

FUTURE IMPROVEMENTS

(updated March 2019)

■ Ongoing

■ Scheduled

Guest Rooms & Suites Remodel/ Guest Corridors

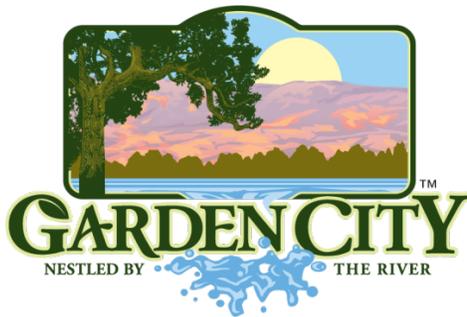
1. Maintenance Building Addition
 2. Wayfinding/Signage (Interior Decor)
 3. Pool and Fitness Addition
 4. Employee Entrance
 5. Landscape Feature
 6. Building Addition Shell Space
 7. Renovation / Expansion
 8. Outdoor Pool Work
 9. Venue Hardcover
 10. Entrance 11 Improvements/
Enhanced Stairwell
 11. Focal Point/Fire Pit -Pedestrian Connection
 12. Slow Bike Zone Pathway Enhancements
 13. Enhanced Trash Area
 14. Gem Entrance
- Final: Exterior Trim and Windows



RESORT MASTER PLAN

MEET • FEAST • PLAY • DREAM





CITY OF GARDEN CITY

6015 Glenwood Street □ Garden City, Idaho 83714
Phone (208)472-2921 □ Fax (208)472-2926

File Number: DSRFY2019 - 7
For: Riverside Hotel Pool/Fitness Facility
Location: 2900 W. Chinden Blvd. Garden City, Idaho
Applicant: Joshua Hersel, CTA Architects
Design Review Meeting Date: March 18, 2019



Garden City Design Review Committee
Staff Contact: Chris Samples

STAFF REPORT: DSRFY2019-7

City of Garden City
Design Review Staff Report

Background: Joshua Hersel with CTA Architects Engineers is requesting Design Review approval of a new indoor pool facility and relocating an existing fitness area and guest laundry at the Riverside Hotel. The 13.52 acre site is located at 2900 W. Chinden Blvd., Garden City, ID 83714; Ada County Parcel R2734541990.

Attachments:

1. Statement of Intent;
2. Elevations.
3. Site/Civil Plan
4. Landscape Plan
5. Vicinity Map
6. Neighborhood map
7. Lighting Plan
8. Lighting Fixture Cut Sheets
9. Application Materials

Purpose: The design review process is intended to involve the city at the earliest possible time in the development and design of a project and to work with the applicant in an iterative process of review and design. The review process is intended to be flexible and tailored to the needs of the project and the applicant.

Analysis: Staff has conducted a preliminary analysis on behalf of the Design Review Committee. Because the Committee ultimately interprets Development Code and determines whether a proposal is compliant, the following comments by staff are intended solely to assist the Committee in reviewing the application. Staff's interpretation of Development Code and whether an application is compliant is *not* binding on the Committee.

| STANDARDS FOR REVIEW | |
|--|--|
| City Code | City Standards/<i>Staff Comments</i> |
| <u>GCC 8-1B Existing Nonconforming Properties, Structures, and Uses</u> | |
| GCC 8-1B-2 Nonconforming Structures | The proposed design is an expansion of a nonconforming structure, subject to the provisions of this subsection. The expansion is not extending a nonconforming setback, which does not trigger an additional design review. The expansion is allowed, provided the |

| | |
|---|--|
| | expansion meets the provisions of this Title. |
| GCC 8-1B-3 Nonconforming Uses | The proposed design is not an expansion of a nonconforming use. The use “Lodging” is not being expanded through additional rooms or additional guest capacity. A conditional use permit is not triggered by the proposed design. |
| <u>GCC 8-3E Boise River and Greenbelt Overlay District</u> | |
| GCC 8-3E-2 Applicability | The property is located within the Boise River and Greenbelt Overlay District (BRG) and subject to the provisions of the district. The provisions of the BRG supersede the provisions of the C-1 Highway Commercial Base Zoning district. |
| <u>GCC 8-3E-4 General Provisions</u> | |
| GCC 8-3E-4A Dimensional Standards | The proposed design appears to be outside of the minimum setbacks of this section. |
| GCC 8-3E-4B Master Site Plan | This subsection requires a master site plan for all development on properties one acre or larger, but does not address the scope and scale of a development. The proposed design does not appear to be a substantial square footage addition to the structure, but has a prominent, visible façade from W. Chinden Blvd. |
| GCC 8-3E-4C Site Layout Standards | This subsection requires the addition of public corridors to the greenbelt and locations for greenbelt and river user parking and raft put in and take out points every 300 feet. However, the scope and scale of the addition raises a question of whether the proportionality of the addition should be considered when requiring these improvements. GCC 8-3E does not address proportionality. |

| | |
|--|--|
| <p>GCC 8-3E-4D Building Design Standards</p> | <p>This subsection requires scale, arrangement and texture of buildings to vary to reflect function, interest, and significance. The proposed design appears to integrate into the overall design by sharing similar design features and materials to the existing structure.</p> <p>This subsection discourages standalone buildings. The proposed design appears to be an addition, as it is connected by a covered breezeway. However, a breezeway could be interpreted as not creating a single building, but only providing coverage between a building addition and a new structure.</p> <p>The subsection encourages building design to include spaces that support bicycle uses. Eight bicycle parking is proposed northeast of the proposed addition.</p> |
| <p>GCC 8-3E-4E Landscaping Standards</p> | <p>The applicant has proposed native plantings as the predominant landscaping, as required by this subsection.</p> <p>The subsection requires a 50% tree canopy coverage achieved over the site within 10 years. The applicant has proposed a 65% canopy coverage, proportional to the landscape area shown.</p> <p>Compliance with GCC 8-4I (Landscaping and Tree Protection Provisions) is required. An analysis of that section is detailed below.</p> |
| <p>GCC 8-3E-4F Natural Resources Protection</p> | <p>Drainage retention is required by this subsection. Drainage is usually reviewed administratively during a public works or building permit.</p> <p>The proposed design does not appear to impact wetlands, critical habitat area,</p> |

| | |
|--|--|
| | riparian zones or require streambank stabilization. |
| GCC 8-3E-4G Greenbelt Improvements | Improvements to the Greenbelt are required in areas where the greenbelt has not been improved. The Greenbelt along the property is substantially improved already and does not appear to necessitate additional improvements. |
| GCC 8-3E-4H Screening, Fencing, and Walls | Non-river activated structures are required to be screened from view from the Greenbelt. The existing building screens the addition from view. Architectural screen walls and a sandstone planter wall have been proposed along the south and east elevations. |
| GCC 8-3E-4I Exterior Lighting | The applicant has proposed exterior lighting consisting of freestanding pole lighting, façade lighting along the west elevation and multi-colored floodlighting along the W. Chinden Elevation and along the existing building façade facing southwest toward the proposed design. |
| GCC 8-3E-4J Parking | This subsection requires compliance with GCC 8-4D (Parking and Off Street Loading Provisions). Parking requirements will be analyzed below. |
| GCC 8-3E-4K Prohibitions | The proposal does not appear to contain any listed prohibitions noted in the subsection. |
| <u>GCC 8-4A Design and Development Regulations – General Provisions</u> | |
| GCC 8-4A-3 Fences and Walls | Architectural screen walls and a sandstone planter wall have been proposed along the south and east elevations. The proposed walls are not located along property lines. |
| GCC 8-4A-4 Outdoor Lighting | The applicant has submitted an outdoor lighting plan in accordance with this subsection. Freestanding light fixture height is not known. |

| | |
|---|---|
| GCC 8-4A-7 Stormwater Systems | Drainage systems are usually reviewed administratively through a public works or building permit. |
| GCC 8-4A-8 Utilities | Utilities are usually reviewed administratively through a public works or building permit. |
| <u>GCC 8-4C Design Provisions for Non-Residential Structures</u> | |
| GCC 8-4C-3(A) | <p>Objective 1: The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian and adjacent properties.</p> <p>The proposed design is located away from W. Chinden Blvd. While the façade is varied, the amount of glazing visible from the public street is not known.</p> |
| GCC 8-4C-3(B) | <p>Objective 2: The design layout of all sites shall maximize opportunities for safe and comfortable pedestrian accessibility and minimize the obtrusive effects of parking and vehicular circulation.</p> <p>The applicant has proposed pedestrian connectivity to the proposed design consisting of a sidewalk network.</p> |
| GCC 8-4C-3(C) | <p>Objective 3: Buildings shall be designed and constructed of quality materials.</p> <p>The applicant has not provided a material list.</p> |
| GCC 8-4C-3(D) | <p>Objective 4: The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.</p> <p>The proposed design appears to respect existing features by sharing similar design features with existing structures.</p> |
| GCC 8-4C-3(E) | Objective 5: The design of all buildings shall provide visual interest, support the vision for the area as articulated in the comprehensive plan and positively contribute to the overall urban fabric of the community. |

| | |
|--|---|
| | Visual interest appears to be provided through a varied façade, distinctive light features, and not using design elements that overemphasize corporate themes, logos or colors. |
| GCC 8-4C-3(F) | Objective 6: The site development should support and be consistent with the adopted streetscape. Street improvements have not been proposed with this application. |
| <u>GCC 8-4C-4 Special Provisions for Specific Non-residential Development</u> | |
| GCC 8-4C-4(A) Large Scale Non-Residential Structures | Façade relief and roofline variation have been proposed in the design. |
| GCC 8-4C-4(B) Multiple Non-Residential Structures on One Development Site | Not applicable. However, if the Committee interprets the proposal to be an addition and a separate new structure, this provision could apply. |
| GCC 8-4C-4(D) Awning, Marquee, and Arcade Requirements | Varied rooflines have been proposed, which appear to serve as awnings over entryways. More detail on the rooflines will be needed to determine compliance. |
| GCC 8-4C-4(F) Outdoor Service and Equipment Areas | Outdoor equipment has not been proposed. |
| GCC 8-4C-5 Prohibitions | All new businesses, corporate and franchise designs will be reviewed on a case-by-case basis by the Design Review Committee to assure compliance with Garden City Code, Comprehensive Plan and Goals. |
| <u>GCC 8-4D Parking and Off Street Loading Provisions</u> | |
| GCC 8-4D-5 Required Number of Parking Spaces | The applicant has proposed reducing parking for the development to accommodate the proposed design. A parking analysis is necessary to determine whether the reduction impacts the use. |
| GCC 8-4D-7 Off Street Loading Standards | The applicant has proposed a loading zone along the northeast portion of the |

| | |
|--|--|
| | proposed design. The loading zone is screened by architectural walls from view of the proposed design. |
| <u>GCC 8-4E Transportation and Connectivity Provisions</u> | |
| GCC 8-4E-3 Public Street Connections | The existing access points are not proposed to be modified with this proposal. |
| GCC 8-4E-4 Internal Circulation Standards | The proposed reconfigured driveway appears to meet the requirements of this section. |
| GCC 8-4E-6 Sidewalk Standards and The Garden City Sidewalk Policy | <p>In the case of a building expansion, sidewalk installation is triggered by a more intense use of property. This has been measured by either 1) the triggering of a conditional use permit or 2)ACHD impact fees.</p> <p>The proposed design does not trigger a conditional use permit. GCC 8-1B-3 (Nonconforming Uses) requires a conditional use permit if the proposed expansion is a use expansion. With the use “Lodging”, a use expansion is triggered when the proposed design adds more rooms to the hotel. A pool and spa facility does not create generate additional guests, thus not adding to the use.</p> <p>It is unclear whether ACHD impact fees would be required for this addition. If additional impact fees are required, additional sidewalk improvements are required. However, these improvements should be considered proportional to the expanded use.</p> |
| GCC 8-4E-7 Pedestrian and Bicycle Accessibility Standards | The proposed design contains pedestrian connectivity and bicycle parking. |
| <u>GCC 8-4I Landscaping and Tree Protection Provisions</u> | |
| GCC 8-4I-3 General Landscaping Standards and Irrigation Provisions | The landscape plan does not provide specific calculations on whether the 70% living material will be met or the impact of rock mulch on this |

| | |
|--|--|
| | requirement. However, the plan appears to comply visually. |
| GCC 8-4I-4(B) Landscaping Provisions for Non-Residential Uses | The landscape plan appears to meet the 5% landscaping requirement, proportional to the proposed design. |
| GCC 8-4I-5 Perimeter Landscaping Provisions | Perimeter landscaping requirements are not triggered by the proposed design. |
| GCC 8-4I-6 Parking Lot Landscaping Provisions | Distances from trees to parking spaces are not shown. This information is needed to determine compliance with the 100' maximum distance from trees to parking spaces. |
| GCC 8-4I-7 Tree Preservation Provisions | The applicant did not provide information on whether any trees would be removed in association with the proposed design. |
| GCC 8-6A-4(B) Waiver of Required Application Information | The applicant has requested waiver of (LIST WAIVER REQUESTS) OR Not applicable. |
| | Not applicable. The applicant has not requested a waiver of application requirements. |

Pre-Application Meeting Actions

The Design Committee may take one or more of the following actions:

1. Determine the application is ready for formal application;
2. Provide guidance to the applicant regarding code requirements and standards and request additional materials;
3. Request the applicant return for an additional pre-application meeting



Design Review | Statement of Intent
RE: Riverside Hotel Guest pool and fitness center

Purpose, scope and intent:

The purpose of the planned addition is to provide a versatile resort experience for the guests of the Riverside Hotel. The addition will provide an indoor pool area that will give guests an all season recreation option, as well as provide an enclosed alternative to the outdoor pool area during the summer. An existing fitness area and guest laundry will also be relocated to the addition making those functions more accessible for guests.

The addition's footprint increases the overall size of the building by 2.6%. The addition reduces the net impervious area of the site as it will replace existing parking lot surface and drive aisle. Existing lawn will be replaced with sandstone planters, low water/native xeriscaping, trees, and a safer sidewalk access from the far western parking areas beyond, leading to the main entrances to the east of the site. The addition does not alter site access nor decrease fire access. The space is gained by removing some parking and a large drive aisle that far exceeds the necessary width. Parking counts remain above what is required for the overall facility.

The design of the building is an evolution of the function as well as the direction the Riverside is taking in its material palette. High windows allow natural daylight while, low sandstone landscaping and walls block views to the parking and loading area. Large overhangs shade in the summer and allow in warming sun in the winter. The material palette is an extension of the sandstone and dark brick materials found in recent projects on site.

The primary goals of the indoor pool addition's site placement and features of the design elements are to dramatically improve the Chinden Blvd. façade and street presence. The basic design idea is to create an elegant façade of masonry planes and large windows of varying height. These planes will be textured and subtly up-lit with soft dramatic lighting, enhancing the resort like effect. Additionally a decorative screen wall uses the same design scheme. The screen wall will surround and block views of the existing hotel's truck delivery and loading areas along Chinden Blvd.

The design provides visual interest, windows and a pedestrian safe area within the parking area of the Riverside. The landscaping is an extension of the ambitious projects already undertaken by the Riverside to provide a beautiful campus for both guests and visitors.

Impact to adjacent properties:

The function of the building does not impose any noise, vibration or any other impact to surrounding properties. Mechanical systems are located on the roof within a well that will be unseen or screened from view. The pool will be heated with residual heat from the new CHP system already in place, making its function both environmentally sound and limited mechanically.

The pool and fitness area is purely for the enjoyment of guests, so no additional traffic will be generated.

The Riverside enjoys a large site, so this amenity is located far from surrounding properties. While it is relatively isolated from an urban standpoint, the Riverside strives to be a good community partner and is investing in making its facility a beautiful oasis for all that enjoy their grounds. This investment can be seen in its landscaping, quality materials, pedestrian paths, and hotel provided bicycles. The hotel has invested in providing a safe take out for kayaks and paddle boards and in enhancing the landscaping and quality of the river banks along its property. This 'above and beyond' approach can be seen clearly in this most current project.

End of statement

The pool and fitness area is purely for the enjoyment of guests, so no additional traffic will be generated.

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End of statement

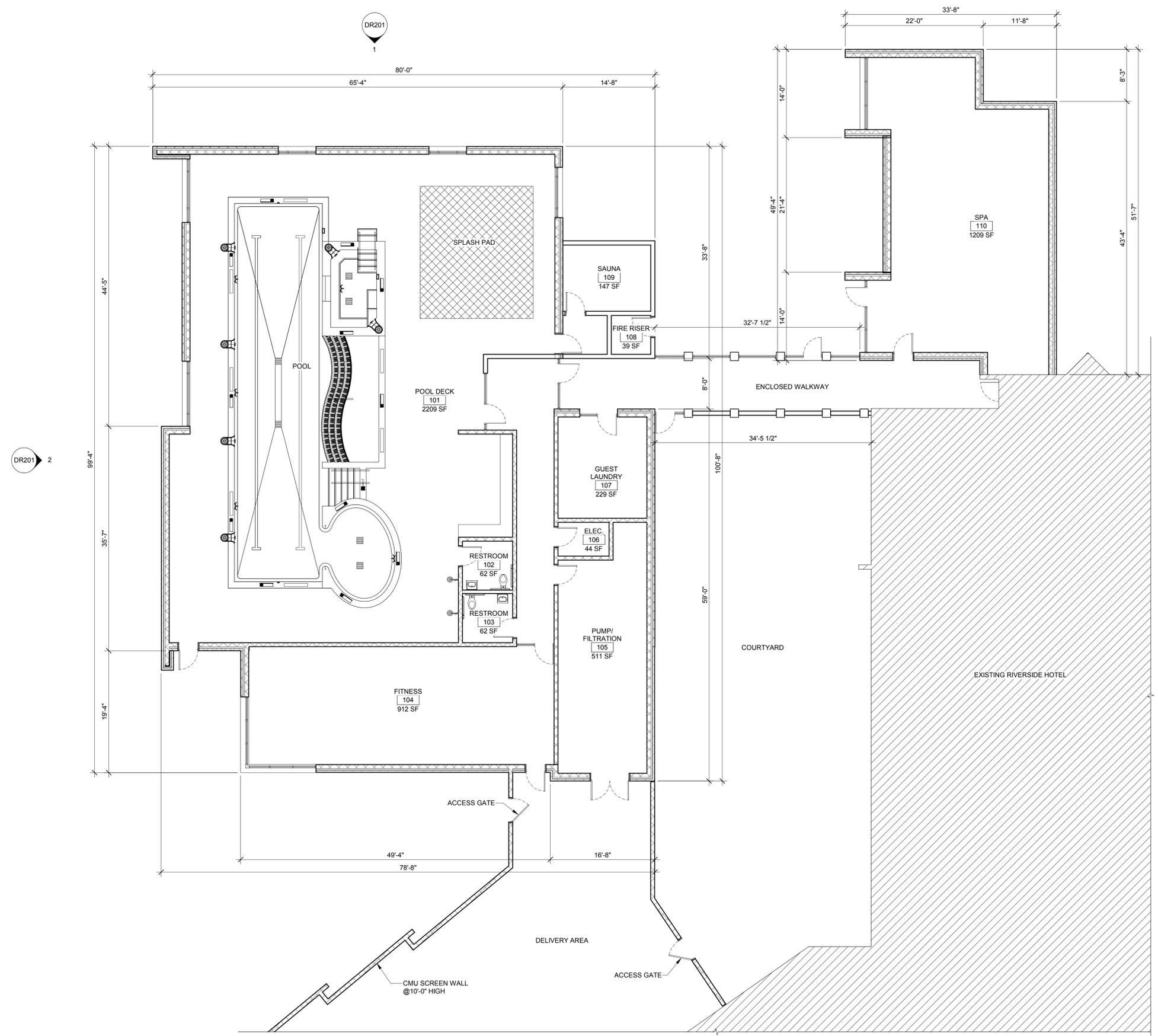


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PLAN LEGEND

- WALL TYPE (SEE SHEET A101)
- WALL TYPE NOTE
- ROOM NUMBER
- WINDOW TYPE (SEE SHEET A601)
- PLAN NOTE
- 1
A101
DETAIL OR SECTION NUMBER
SHEET WHERE DRAWN
- DOOR NUMBER (SEE SHEET A601)
- DIMENSION TO FACE OF STUD
- DIMENSION TO GRID LINE
- SLOPE X:X
INDICATES ROOF SLOPE
- IF NO SLOPE IS LISTED ASSUME 1/4" PER 12" MIN. SLOPE
ALL CRICKETS TO DRAIN - ROOF DRAIN SUMPS SLOPE 1/2" PER 12"

NEW ADDITION TOTAL: 9,065 S.F.



1
A101
FIRST FLOOR
1/8" = 1'-0"
NORTH REF

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2900 CHINDEN BLVD.
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RIVERSIDE HOTEL POOL/ FITNESS

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DESIGN REVIEW
DRAWINGS

02.21.19
DRAWN BY | LAST NAME
CHECKED BY | LAST NAME
REVISIONS

FLOOR PLAN

A101

MATERIALS LEGEND



-  EXISTING BRICK
-  CHARCOAL NORMAN SIZE BRICK
-  SMOOTH FACED CONCRETE MASONRY, SANDSTONE COLOR
BASIS OF DESIGN: BASALITE COLOR "625"
-  PREFINISHED METAL/ALUMINUM STOREFRONT FRAMING, COLOR: DARK BRONZE
-  SEMI-REFLECTIVE LOW-E GLAZING
COLOR: "BLUE "AZURA"
-  NATURAL SANDSTONE SOLID BLOCK

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- MAX. HEIGHT 122'-0"
- PARAPET 120'-0"
- SCREEN WALL 110'-0"
- FINISH FLOOR 100'-0"

3 NORTHWEST ELEVATION
DR201 1/8" = 1'-0"



- MAX. HEIGHT 122'-0"
- SCREEN WALL 110'-0"
- FINISH FLOOR 100'-0"

2 SOUTHWEST ELEVATION
DR201 1/8" = 1'-0"

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 CHECKED BY | Checker
 REVISIONS
 ELEVATIONS
DR201



1 SOUTH PERSPECTIVE
DR202 NOT TO SCALE



2 WEST PERSPECTIVE
DR202 NOT TO SCALE

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PERSPECTIVES

DR202



1 ENTRY PERSPECTIVE
 DR203 1/8" = 1'-0"



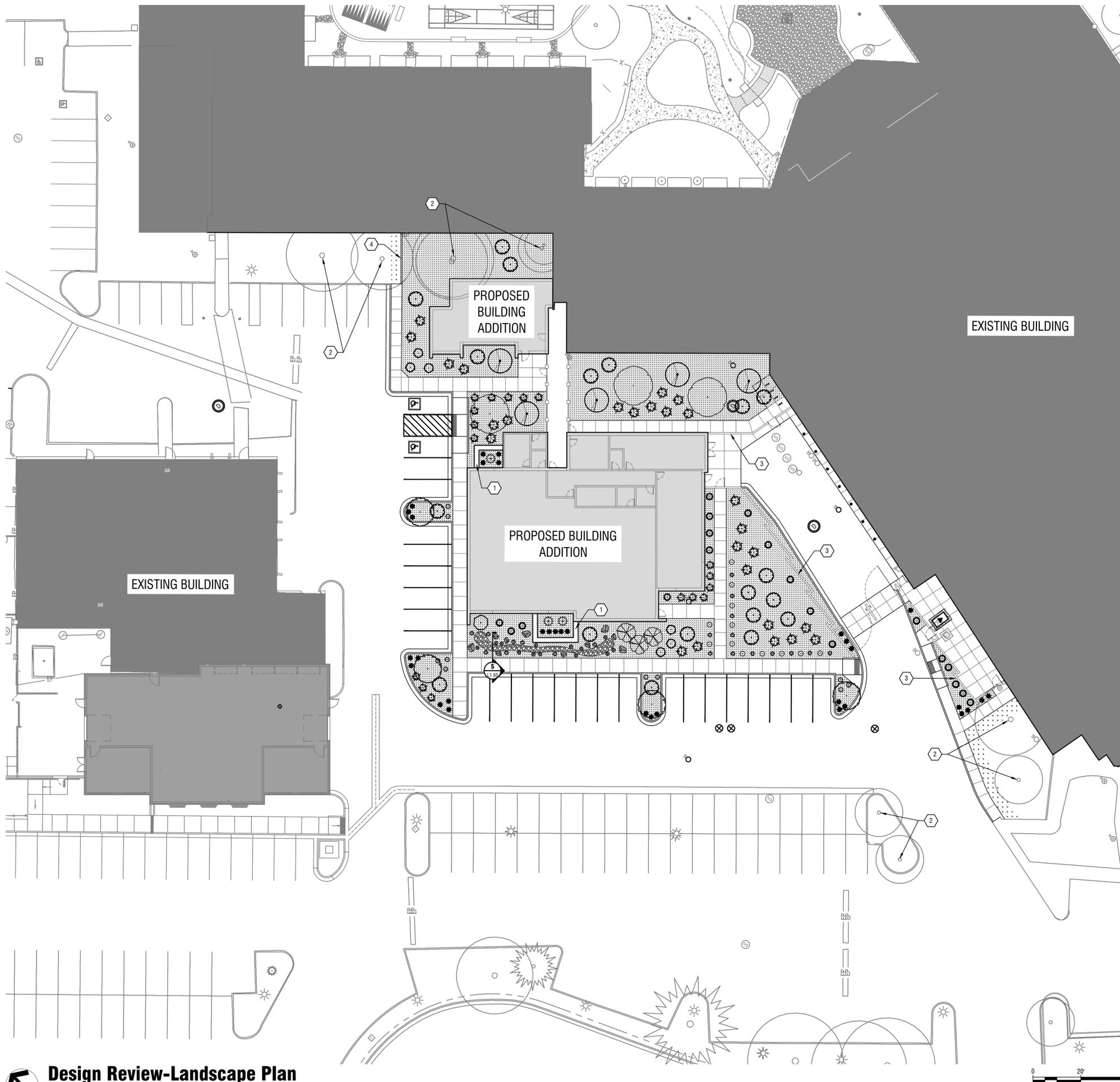
2 BIRDSEYE VIEW
 DR203 1/8" = 1'-0"

2/21/2019 2:44:20 PM | CTA # RS_POOLSPA | L:RS_POOLSPA(BIM/CAD)Rev1



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 CHECKED BY | Checker
 REVISIONS
 PERSPECTIVES
DR203



Landscape Plan Notes:

- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
- ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMENS NATIONAL STANDARD SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS L1.50 AND CONTRACT SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL NON-TURF PLANTERS SHALL RECEIVE 3" LAYER OF DECORATIVE ROCK MULCH, UNLESS OTHERWISE NOTED.
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
- EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- TREES IN PARKING LOTS AND ALONG DRIVEWAYS SHALL BE PRUNED TO MAINTAIN 13'-6" VERTICAL CLEARANCE (MIN).

Tree Canopy Cover Notes:

- REQUIRED TREE CANOPY COVER (60% SITE) = 18,210 SF
- TO REPLICATE 10 YEAR GROWTH CANOPY, 65% AVERAGE MATURE TREE CANOPY USED AND SHOWN ON DRAWINGS.
- TREE CANOPY COVER CALCULATIONS
 - C.A. EXISTING TREE COVER AREA TO REMAIN = APPROX. 1,784 SF
 - C.B. CONIFER TREE COVERAGE = 0 SF
 - C.C. DECIDUOUS TREE COVERAGE = APPROX. 1,570 SF (10 TREES)
 - C.D. **TOTAL TREE COVERAGE = 3,354 SF (10 PROPOSED + 3 EXISTING TREES)**
 - C.E. **TREE COVERAGE AS PERCENTAGE OF SITE = 9.2%**
 - C.F. TREE COVERAGE AS PERCENTAGE OF LANDSCAPE AREA = (3,354 SF / 10,966 SF) OR 30.6%

Material Legend:

- TURF SOD REPAIR, MATCH EXISTING SEED BLEND.
- 3" DEPTH ROCK MULCH, MATCH EXISTING COLOR AND SIZE.
- 6" RIVER COBBLE, SEE DETAIL 5/L1.50.
- SANDSTONE BOULDERS, 2'-4" DIA. TYP. SEE DETAIL 3/L1.50.

Keynotes:

- RAISED SANDSTONE PLANTER BED - SEE DETAIL 2/L1.50.
- RETAIN AND PROTECT EXISTING TREE.
- SCREEN WALL BY ARCHITECT.
- 6" MOW CURB - SEE DETAIL 7/L1.50.

Landscape Material Log:

- PLANTER BED (DECORATIVE ROCK MULCH) AREA - APPROX. 10,966 SF (0.25 ACRES)

PLANT SCHEDULE

| TREES | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY | REMARKS |
|--------|---|---------|-----------|-----|----------------------------|
| | ACER PLATANOIDES 'COLUMNARE' COLUMNAR NORWAY MAPLE CLASS I | 2" CAL. | | 4 | |
| | AMELANCHIER CANADENSIS 'GLENNFORM'™ RAINBOW PILLAR SERVICEBERRY CLASS I | 2" CAL. | B&B | 3 | 25' HT X 8' W SINGLE TRUNK |
| | CRATAEGUS DOUGLASHI * RIVER HAWTHORN CLASS I | 2" CAL. | B&B | 3 | 25' H X 25' W |
| SHRUBS | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY | REMARKS |
| | AMELANCHIER UTAHENSIS * UTAH SERVICEBERRY MULTI-TRUNK | 5' HT. | B&B | 5 | 15' HT X 12' W |
| | CORNUS SERICEA 'ISANTI' ^ ISANTI REDOSIER DOGWOOD | 5 GAL | | 13 | 2' HT. X 2' W |
| | CORNUS SERICEA * RED TWIG DOGWOOD | 5 GAL | | 1 | 6' HT. X 6' W |
| | ERIOGONUM UMBELLATUM 'KANNAH CREEK' * KANNAH CREEK SULPHUR FLOWER | 1 GAL | | 21 | 2' HT X 2' W |
| | FESTUCA IDAHOENSIS * IDAHO FESCUE | 1 GAL | | 13 | 18" HT. X 18" W |
| | MUHLBERGIA CAPILLARIS 'IRVINE' ^ PLUMETASTIC PINK MUHLY | 5 GAL | | 17 | 4' HT X 4' W |
| | MAHONIA REPENS * CREEPING MAHONIA | 5 GAL | | 3 | 3' HT X 4' W |
| | PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE | 3 GAL | | 10 | 3' HT X 3' W |
| | PENSTEMON STRICTUS * ROCKY MOUNTAIN PENSTEMON | 5 GAL | | 33 | 2' HT X 2' W |
| | RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCKTHORN | 5 GAL | | 19 | 6' HT. X 2' W |
| | RHUS TRILOBATA * OAK LEAF SUMAC | 5 GAL | | 20 | 3' HT. X 6' W |
| | ROSA WOODSII ULTRAMONTANA * WOODS' ROSE | 5 GAL | | 27 | 5' HT X 5' W |
| | THUJA PLICATA 'WHIPCORD' WHIPCORD WESTERN RED CEDAR | 2 GAL | | 6 | 4' H X 4' W |

- * INDICATES NATIVE PLANT AS DEFINED BY 'NATIVE PLANTS OF THE BOISE RIVER' AND 'NATIVE PLANTS OF THE BOISE AREA' DOCUMENTS PROVIDED BY GARDEN CITY STAFF.
- ^ INDICATES REGIONALLY APPROPRIATE PLANT MATERIAL WITH ATTRIBUTES COMPARABLE TO NATIVE PLANTS.

2900 CHINDEN BLVD.
GARDEN CITY, ID 83714
RIVERSIDE HOTEL POOL/ FITNESS



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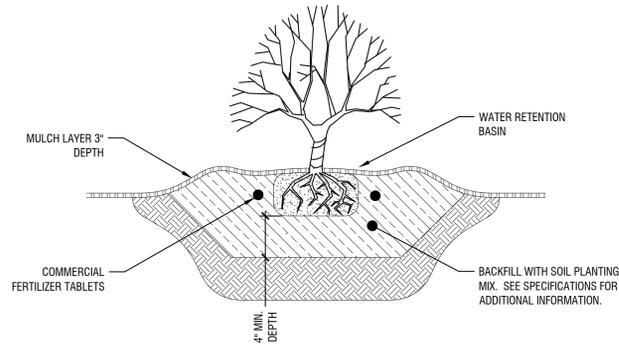
DESIGN REVIEW
DRAWINGS

02.21.19
DRAWN BY | CONNER | RANGEL
CHECKED BY | HULL | GUTE
REVISIONS

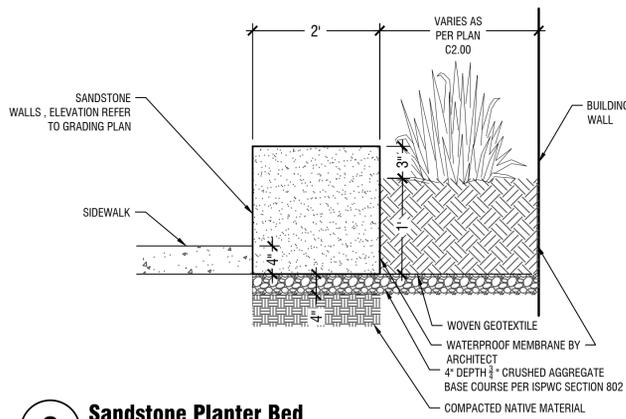
LANDSCAPE PLAN

L1.00

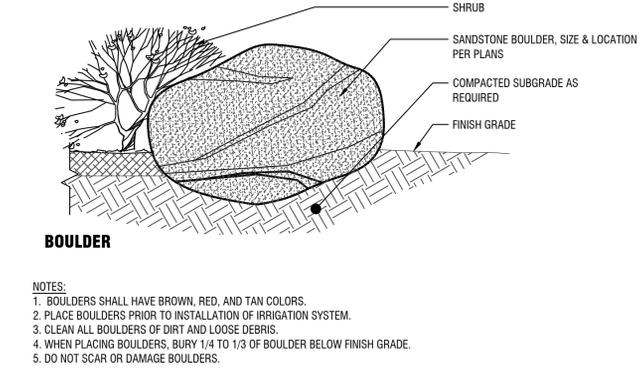
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1 Shrub Planting
Scale: NTS



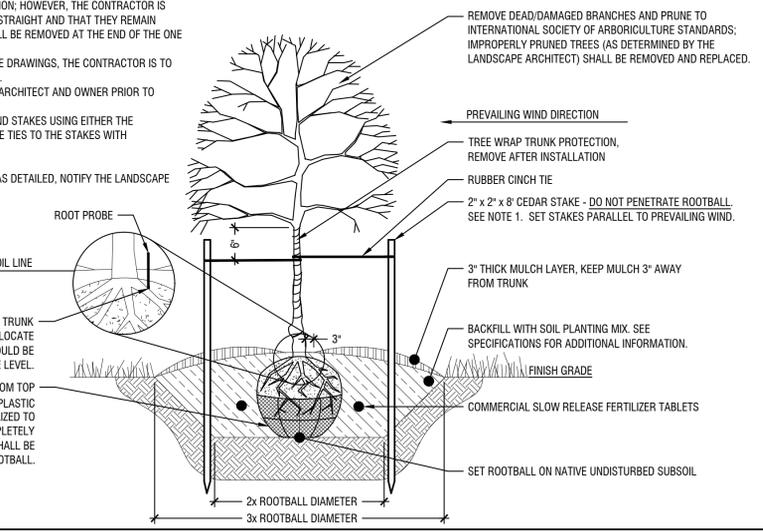
2 Sandstone Planter Bed
Scale: NTS



3 Boulder Installation
Scale: NTS

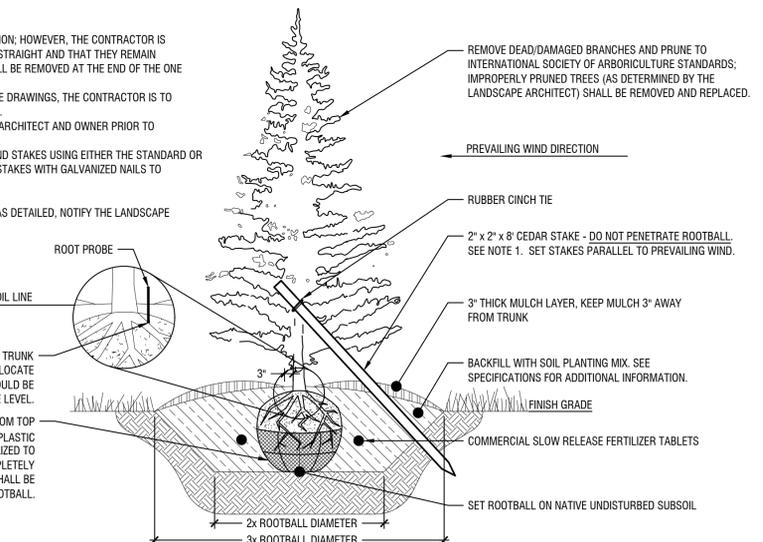
- NOTES:**
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
 2. IN THE EVENT OF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

4 Deciduous Tree Planting
Scale: NTS

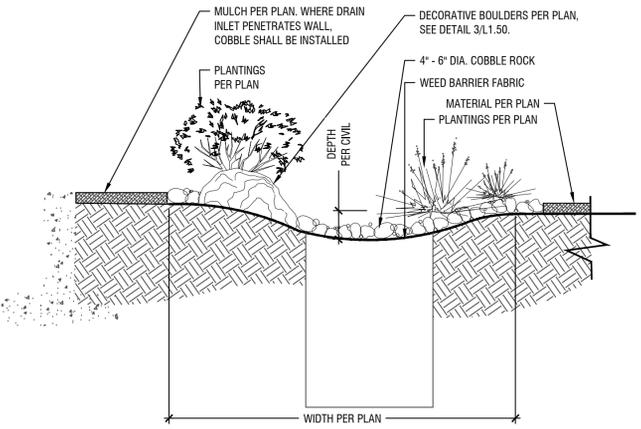


- NOTES:**
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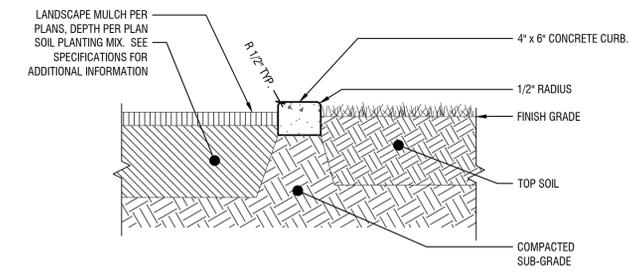
6 Coniferous Tree Planting
Scale: NTS



5 Dry Creek Bed
Scale: NTS



7 6\"/>



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RIVERSIDE HOTEL POOL/ FITNESS



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DESIGN REVIEW DRAWINGS
 02.21.19
 DRAWN BY | CONNER | RANGEL
 CHECKED BY | HULL | GUTE
 REVISIONS

LANDSCAPE DETAILS
L1.50



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DESIGN REVIEW
DRAWINGS

02.21.19
DRAWN BY | BURFEIND
CHECKED BY | VICTORINO
REVISIONS

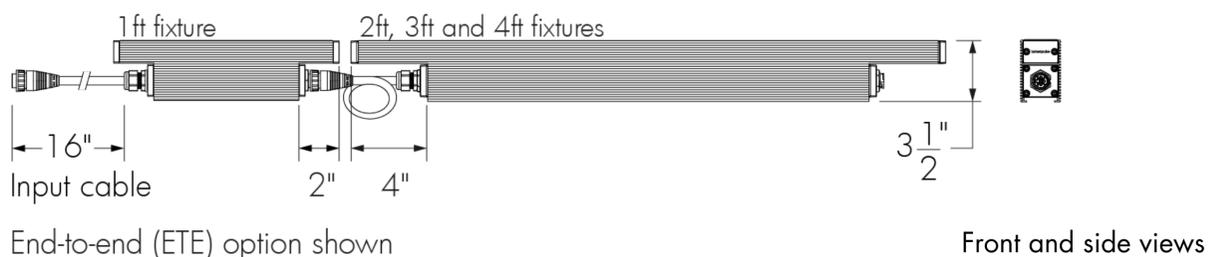
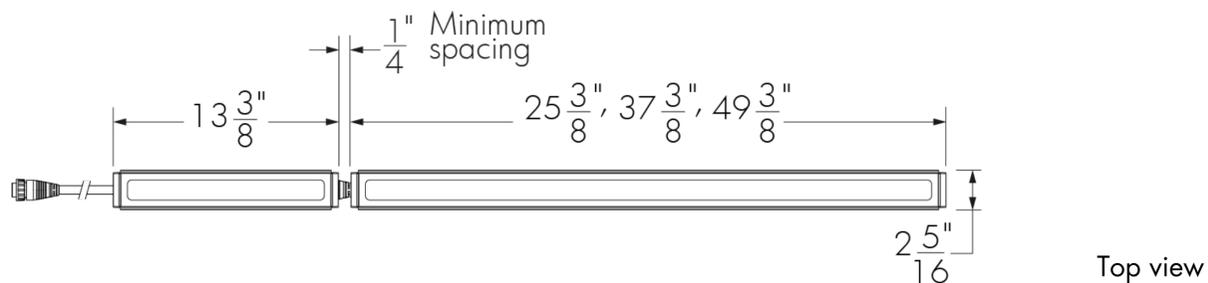
1 SITE PHOTOMETRICS PLAN
E101 1"=20'-0"

SITE PHOTOMETRICS
PLAN

E101

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



Photometric Summary

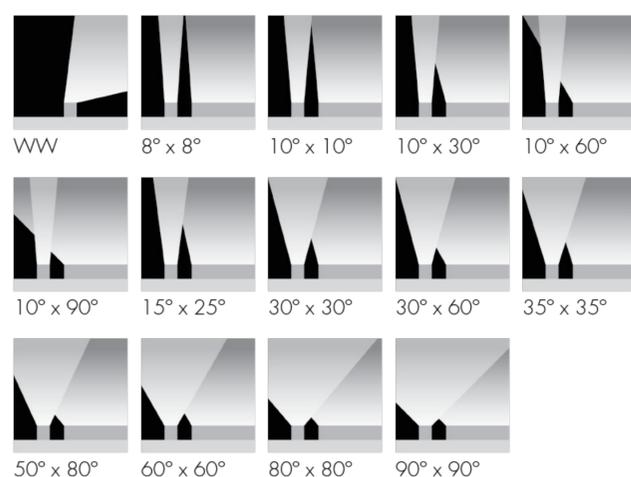
| | Delivered output (lm) | Intensity (peak cd) |
|------------|-----------------------|---------------------|
| WW | 1,565 | 2,464 |
| S1 8°x8° | 1,901* | 36,611* |
| 10°x10° | 1,771* | 18,023* |
| S2 10°x30° | 1,800* | 14,126* |
| 10°x60° | 1,898 | 8,350 |
| 10°x90° | 1,681* | 3,712* |
| 30°x30° | 1,770* | 6,921* |
| 30°x60° | 1,815* | 2,406* |
| 60°x60° | 1,620* | 1,417* |
| 90°x90° | 1,688* | 886* |

Based on RGB full output, 4ft [1219mm], DMX/RDM configuration.

Photometric performance is measured in compliance with IESNA LM-79-08.

*Estimated. Consult website for the latest photometric files.

Optics



Colors and Color Temperatures



Description

The Lumenfacade Color Changing is a high performance linear LED luminaire designed for grazing or floodlighting exterior facades with color. Featuring second generation LED technology, the luminaire is available in 12 in, 24 in, 36 in or 48 in sections, and offers a wide number of options, including: a choice of optics for grazing or floodlighting; RGB, RGBW or RGBA color mixing; various mounting options, finishes, accessories and controls. The Lumenfacade Color Changing is also available with a unique asymmetric wallwash distribution, providing exceptional uniformity and brightness for walls and signage.

Features

Color and Color Temperature

Additive RGB, Additive RGB + white 4000K, Additive RGB + amber

Length (nominal)

12 in, 24 in, 36 in, 48 in

Optics

Asymmetric Wallwash, 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 15° x 25°, 30° x 30°, 30° x 60°, 35° x 35°, 50° x 80°, 60° x 60°, 80° x 80°, 90° x 90°

Options

End-to-end configuration (factory installed 16 in black input cable included), Corrosion-resistant coating for hostile environments, 3G ANSI C136.31 Vibration Rating for bridge applications, CE (certification covers European Economic Area)

Power Consumption

17.25 W/ft, Typically 20% higher for 12 in fixture lengths

Warranty

5-year limited warranty

Controls

lumen **talk**™ 

Ratings

IP66 IK07*

*asymmetric wallwash lens is IK06 rated

Certifications



Performance

Delivered Output 1,898 lm (48 in fixture, RGB full output, 10° x 60°, DMX/RDM), 2,215 lm (48 in fixture, RGBW full output, 10° x 60°, DMX/RDM), 1,442 lm (48 in fixture, RGBA full output, 10° x 60°, DMX/RDM)

Delivered Intensity 8,350 cd at nadir (48 in fixture, RGB full output, 10° x 60°, DMX/RDM), 7,300 cd at nadir (48 in fixture, RGBW full output, 10° x 60°, DMX/RDM), 4,730 cd at nadir (48 in fixture, RGBA full output, 10° x 60°, DMX/RDM)

Lumen Maintenance L70 280,000 hrs, L95 35,000 hrs

Physical

Housing Material Low copper content extruded aluminum

Lens Material Clear tempered glass

Hardware Material Stainless steel

End Cap Material Machined aluminum

Gasket Material Silicone

Surface Finish Electrostatically applied polyester powder coat

Weight 12 in: 4.5 lbs, 24 in: 7 lbs, 36 in: 10.5 lbs, 48 in: 14 lbs

Electrical and control

Voltage 100 to 277 volts

Fixture Cable Power and data in one cable, End-to-end option (ETE): 16 in black input cable (no jumper cable needed for minimum spacing between two fixtures)

Leader Cable Conductors 5C #16-5

Control Lumentalk, DMX/RDM enabled

Resolution (DMX/RDM) Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit, 3 channels (RGB) or 4 channels (RGBW, RGBA)

RGB Color Mixing 12 LEDs per 12 in (4x Red, 4x Green, 4x Blue)

RGBW Color Mixing 12 LEDs per 12 in (3x Red, 3x Green, 3x Blue, 3x White)

RGBA Color Mixing 12 LEDs per 12 in (3x Red, 3x Green, 3x Blue, 3x Amber)

Environmental

Storage Temperature -40 °F to 185 °F (device must reach start-up temperature value before operating)

Start-up Temperature -13 °F to 122 °F

Operating Temperature -40 °F to 122 °F

Ingress Protection Rating IP66

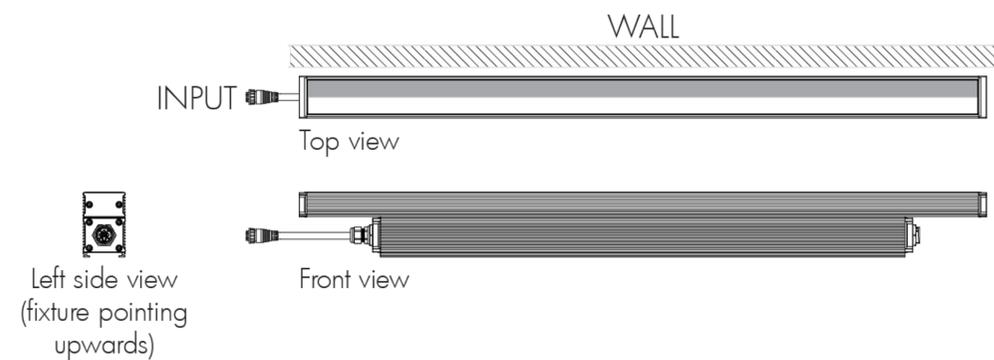
Impact Resistance Rating IK07 (asymmetric wallwash lens is IK06 rated)

Accessories (order separately)

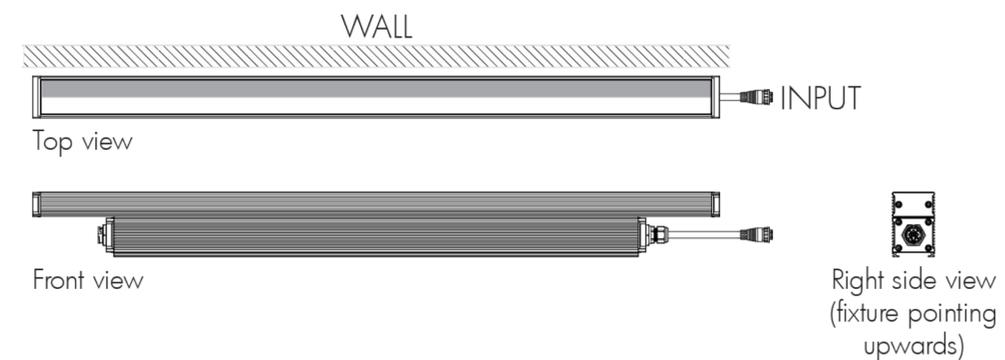
| | |
|--|--|
| Cables | Leader cable (standard), Jumper cable (standard), Leader cable (ETE), Jumper cable (ETE) |
| Control Boxes | DMX/RDM enabled (daisy chain or star configuration), Ethernet enabled (daisy chain or star configuration), Lumentalk Data Bridge |
| Control Systems | Lumentone™ 2, Pharos® kit |
| Diagnostic and Addressing Tools | LumenID, LumentalkID |

Asymmetric wallwash optic details

WWLF - Asymmetric wallwash optic, left feed



WWRF - Asymmetric wallwash optic, right feed

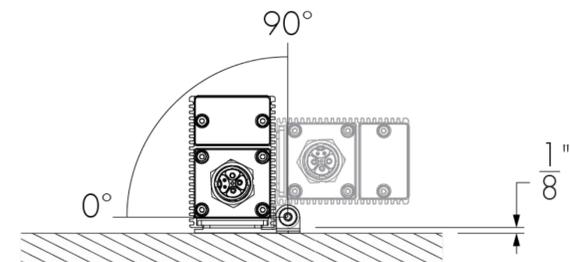


- Always position frosted side toward the wall.
- Fixture's feeding side is based on upright installations. Feeding sides are reversed when fixture is used in a downlight application.
- Recommended setback from wall is 1/10 of the wall height. Example: 2 ft setback for a 20 ft wall.

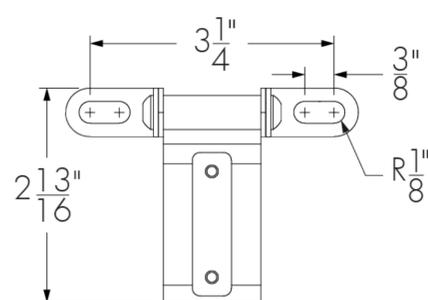
Mounting options

Surface Mount

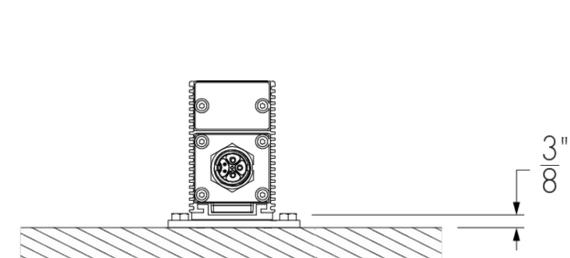
SAM - Slim Adjustable Mounting



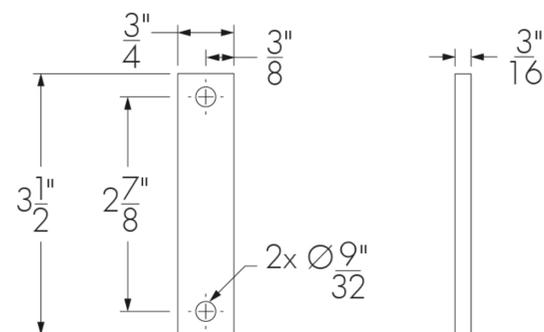
SAM - Mounting hole pattern



UMP - Fixed Mounting

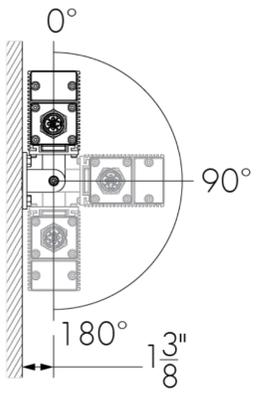


UMP - Mounting hole pattern

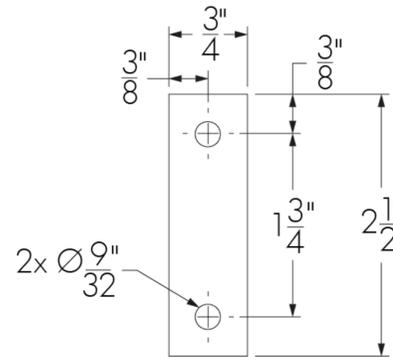


Wall Mount

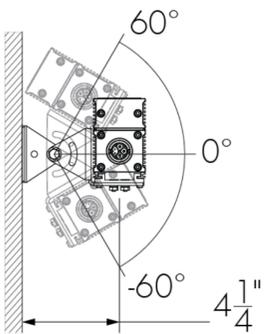
UMAS - Universal Adjustable Mounting



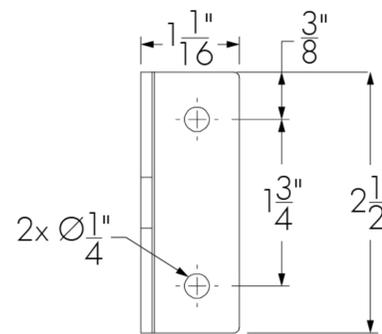
UMAS - Mounting hole pattern



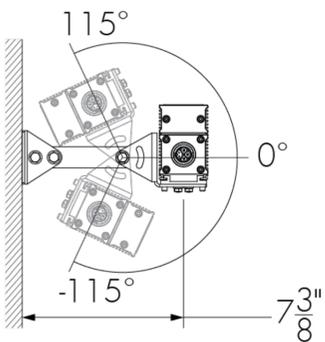
WAM2 - Adjustable Wall Mounting 2 in



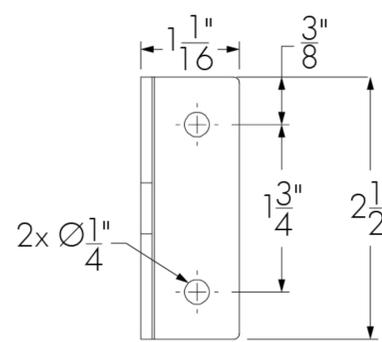
WAM2 - Mounting hole pattern



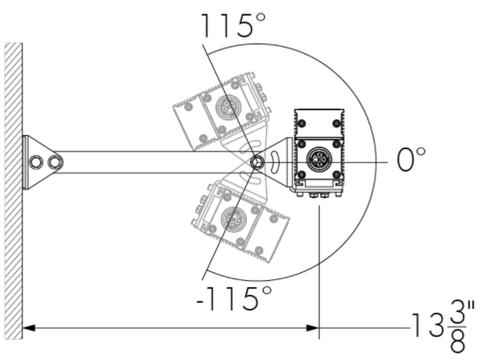
WAM6 - Adjustable Extended Arm Mounting 6 in



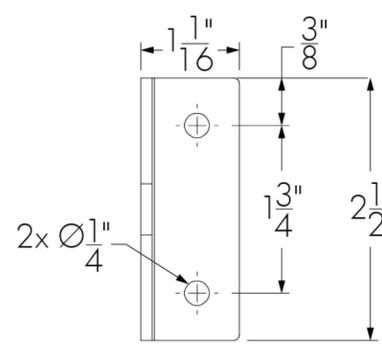
WAM6 - Mounting hole pattern



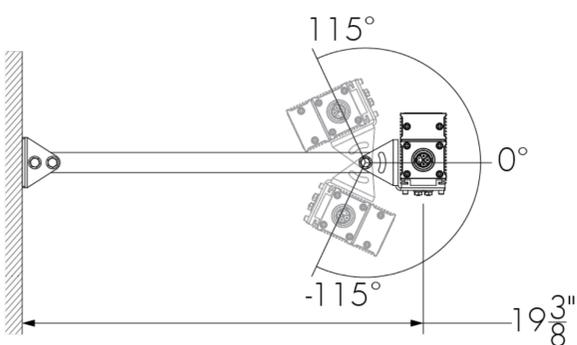
WAM12 - Adjustable Extended Arm Mounting 12 in



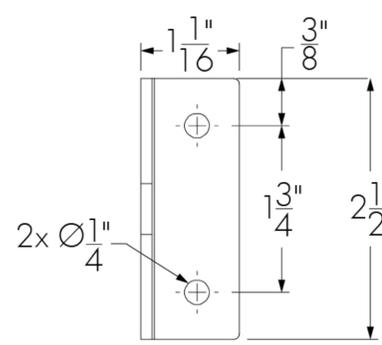
WAM12 - Mounting hole pattern



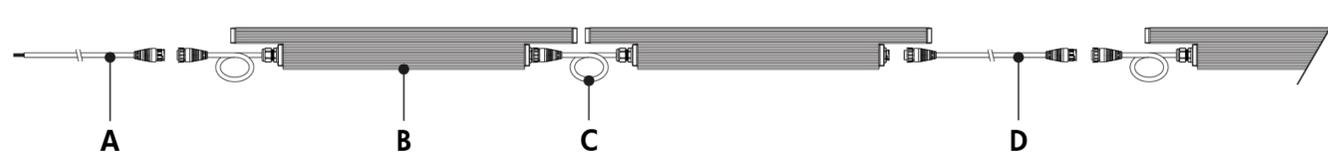
WAM18 - Adjustable Extended Arm Mounting 18 in



WAM18 - Mounting hole pattern



End-to-end configuration option (ETE)



- A** - ETE leader cable (order separately)
- B** - Lumenfacade with ETE option
- C** - ETE 16 in black input cable
- D** - ETE jumper cable (order separately)

Includes a factory installed 16 in black input cable. A jumper cable is not required for minimum spacing between two end-to-end (ETE) fixtures. An ETE jumper cable is required only if a longer distance between two adjacent ETE fixtures is needed, or to connect two continuous runs of ETE fixtures together.

Cables (order separately)

LOGLC - Leader cable for Lumenfacade



Standard construction

LOGLC-CERTIFICATION-STD-LENGTH-CABLE COLOR



End-to-end (ETE) option

LOGLC-CERTIFICATION-ETE-LENGTH-CABLE COLOR

Please specify:

CERTIFICATION: UL or CE; **LENGTH:** 10 ft, 25 ft, 50 ft, 100 ft, 150 ft or 200 ft; **CABLE COLOR:** black or white (connectors are black as standard; ETE fixture input cables are black as standard)

- Suitable for dimming/data and non-dimming applications.
- Sealing end cap is mandatory for any unused connector. One (1) included with every leader cable.
- Consult Lumenfacade leader cable specification sheet for details.

LOGJC - Jumper cable for Lumenfacade



Standard construction

LOGJC-CERTIFICATION-STD-LENGTH-CABLE COLOR



End-to-end (ETE) option

LOGJC-CERTIFICATION-ETE-LENGTH-CABLE COLOR

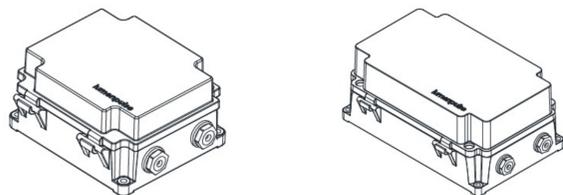
Please specify:

CERTIFICATION: UL or CE; **LENGTH:** 1 ft (available for ETE option only), 2 ft to 30 ft (available in 1 ft increments) or 50 ft; **CABLE COLOR:** black or white (connectors are black as standard; ETE fixture input cables are black as standard)

- Suitable for dimming/data and non-dimming applications.
- Consult Lumenfacade jumper cable specification sheet for details.

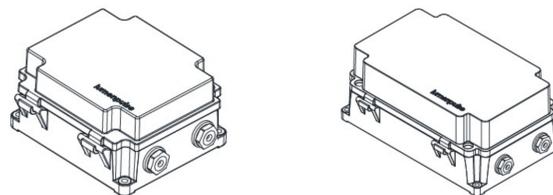
Control boxes (order separately)

CBX-DMX/RDM - DMX/RDM enabled (daisy chain or star configuration)



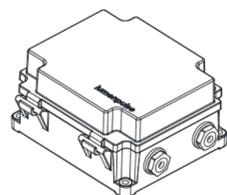
DMX/RDM control box. Up to six power and data outputs to fixtures or fixture runs. Consult CBX specification sheet and installation instructions for details. Lumenterminators provided with CBX (2x for daisy chain configuration, 6x for star configuration), consult factory to order spares.

CBX-ENET - Ethernet enabled (daisy chain or star configuration)



Ethernet control box. Up to four power and data outputs to fixture or fixture runs. Consult Ethernet CBX specification sheet and installation instructions for details.

LDB - Lumentalk Data Bridge



Lumentalk Data Bridge, 0-10V or DMX output. Consult LDB specification sheet for details.

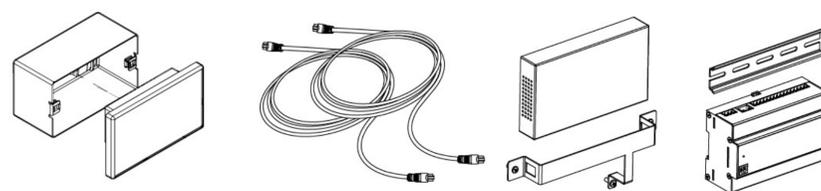
Control systems (order separately)

LTN2 - Lumentone™ 2



Lumentone 2 is a simple pre-programmed DMX 512 controller with a push button rotary dial and live feedback.

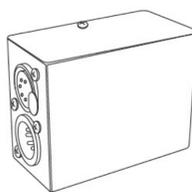
PHAROS - Pharos® kit



The Pharos kit, available for 1 or 2 DMX universes, allows for complete control of large lighting installations. 2 DMX universes kit shown.

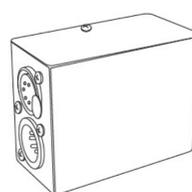
Diagnostic and addressing tools (order separately)

LID - LumenID



LumenID is a diagnostic and addressing DMX/RDM tool. It must be specified on all DMX applications. Consult LID specification sheet for details.

LID-LT - LumentalkID

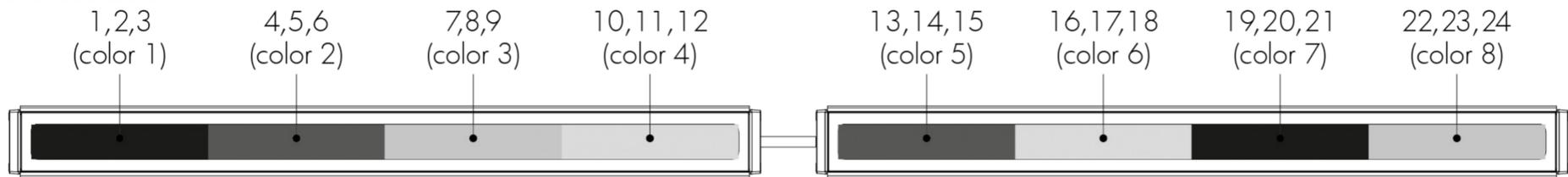


LumentalkID is a diagnostic and addressing tool. It must be specified for all Lumentalk (LT) applications. Consult LID-LT specification sheet for details.

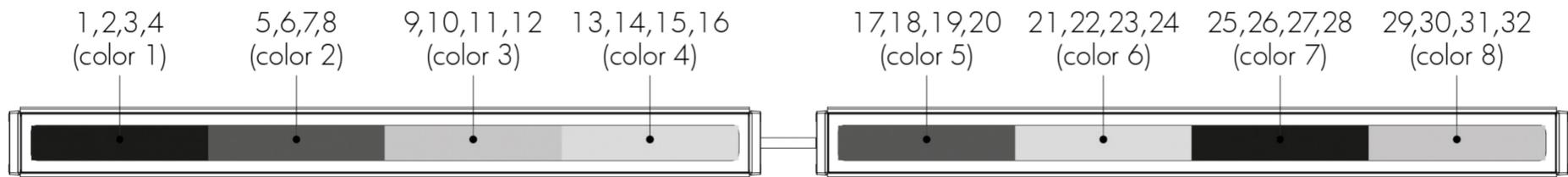
Resolution details

Resolution per foot: each 12 in section is addressed independently

DMX addresses:



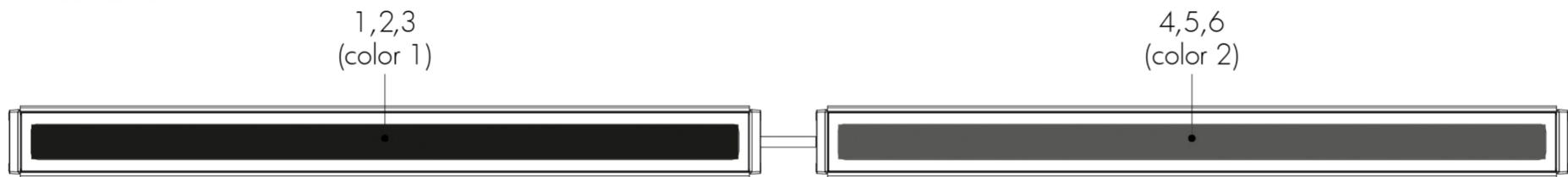
RGB color mixing option



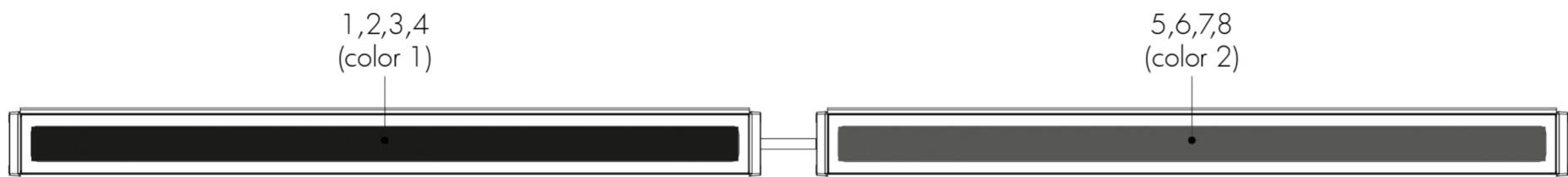
RGBW, RGBA color mixing options

Resolution per fixture: each fixture is addressed independently

DMX addresses:



RGB color mixing option



RGBW, RGBA color mixing options

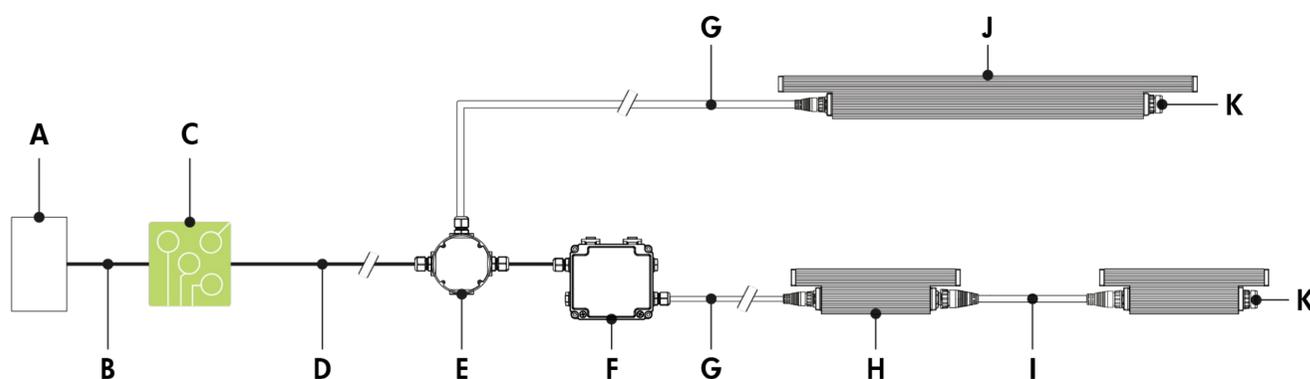
- 48 in fixtures shown.
- Applicable for DMX/RDM control option only. Fixture resolution can be configured on-site within the LumenID V3 software. A DMX/RDM enabled CBX is required.

Typical wiring diagrams

Wiring color code

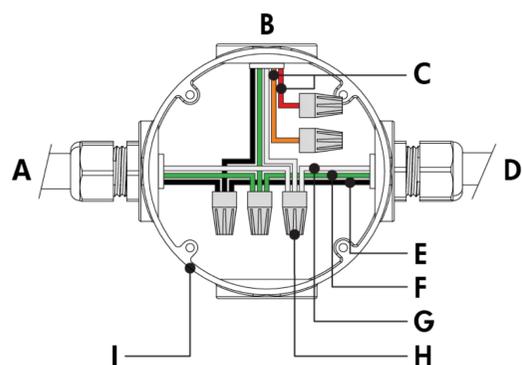
| UL Color Code | USE |
|---------------|----------------|
| Green | Ground |
| Black | Line |
| White | Line/Neutral |
| Red or Purple | 0-10V / Data + |
| Orange | 0-10V / Data - |

Lumentalk (LT)



- A** - DMX/RDM controller (order separately from Lumenpulse, or by others)
- B** - Data wiring (by others)
- C** - Lumentranslator (LTL-DMX)
- D** - Power line (120-277V AC, wiring by others)
- E** - Junction box (by others)
- F** - Lumentalk Data Bridge (LDB-DMX)
- G** - Leader cable (LOGLC)
- H** - Lumenfacade 12 in
- I** - Jumper cable (LOGJC)
- J** - Lumenfacade (24 in, 36 in or 48 in fixture lengths)
- K** - Sealing end cap

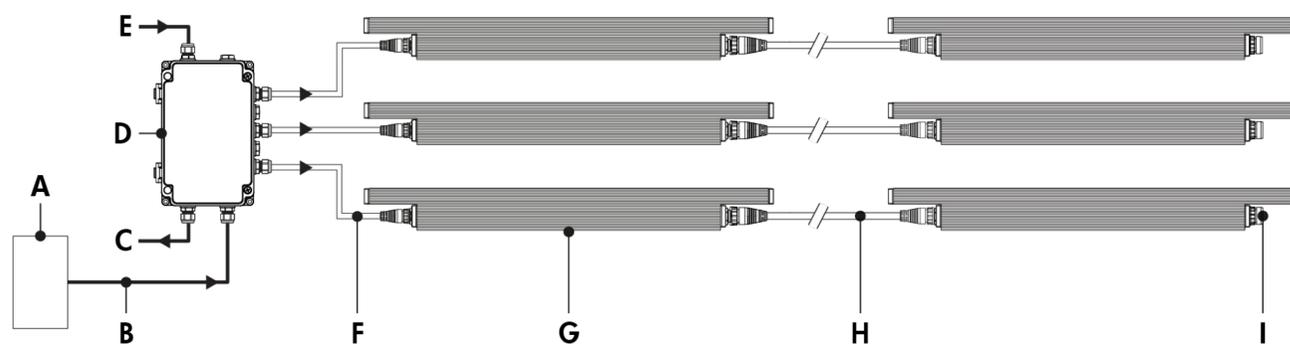
Lumentalk (LT) - wiring detail



- A** - Power input (control over power line via Lumentalk system)
- B** - To fixture
- C** - Not required
- D** - To Lumentalk Data Bridge (for run lengths with 12 in fixtures)
- E** - Line
- F** - Ground
- G** - Line/Neutral
- H** - Wire-nuts (by others)
- I** - Junction box (by others)

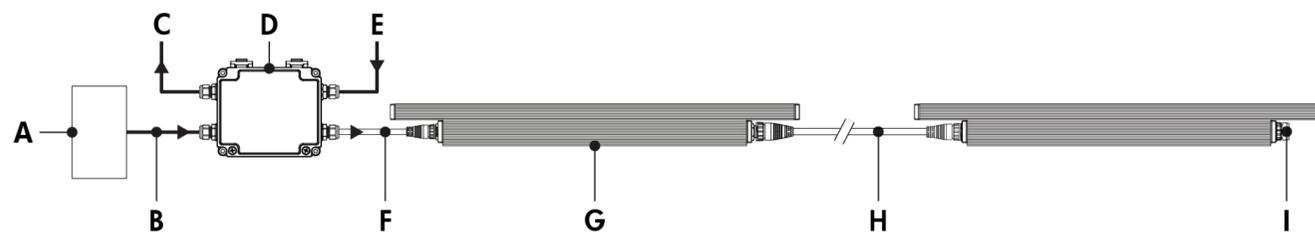
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Lumentalk Data Bridge required for 12 in fixture lengths, see LDB installation instructions for details. Fixtures must be specified as DMX/RDM and the Lumentalk Data Bridge must be specified as DMX. 2-step commissioning process: 1 - DMX/RDM system using LumenID software and a LID, 2 - Lumentalk system using LumentalkID software and a LID-LT. Consult factory for details.
- Maximum of 32 fixtures per LDB-DMX. Consult factory for details.
- 1 DMX controller per Lumentalk network, maximum of 48 DMX channels per Lumentalk network (minimum step transition update rate is 1 second, minimum fade time between two colors is 1 minute). Consult factory for applications that require additional capabilities.
- Maximum of 1 transmitter (Lumentranslator or Lumenlink) per system.
- No third party fixtures allowed on the same circuit.
- 17.25 W/ft.

Star Layout (DMX/RDM)



- A** - DMX/RDM controller (order separately from Lumenpulse, or by others)
- B** - Data input (Belden 9841 or equivalent, by others)
- C** - Data output to next CBX (optional, not isolated/not boosted)
- D** - CBX-ST
- E** - Power input (100-277V, wiring by others)
- F** - Leader cable (LOGLC)
- G** - Lumenfacade
- H** - Jumper cable (LOGJC)
- I** - Sealing end cap

Daisy Chain Layout (DMX/RDM)



- A** - DMX/RDM controller (order separately from Lumenpulse, or by others)
- B** - Data input (Belden 9841 or equivalent, by others)
- C** - Data output to next CBX (optional, not isolated/not boosted)
- D** - CBX-DS
- E** - Power input (100-277V, wiring by others)
- F** - Leader cable (LOGLC)
- G** - Lumenfacade
- H** - Jumper cable (LOGJC)
- I** - Sealing end cap

Maximum run length

| Configuration/Voltage | 120V | 240V | 277V |
|-----------------------|------|------|------|
| LOG | 68ft | 80ft | 88ft |

Based on 15A maximum, 50 ft leader cable.

- Consult CBX installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations. Maximum run length calculations are typically based on 48 in fixtures.
- The DMX/RDM protocol states a maximum of 32 DMX/RDM enabled fixtures on any single run.
- Maximum of 4 DMX/RDM repeaters/CBX cascading in line.
- Maximum of 6 outputs per CBX-ST; maximum of 1 output per CBX-DS.
- RGB color mixture option requires 3 DMX addresses. RGBW color mixture option requires 4 DMX addresses. RGBA color mixture option requires 4 DMX addresses.
- 17.25 W/ft.

How to order

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| | | | | | | | |
| 9 | | | | | | | |
| | | | | | | | |

1 . Housing ⁽¹⁾

LOG

Lumenfacade™

⁽¹⁾ Power consumption is typically 20% higher for 12 in fixture lengths.

2 . Voltage

| | |
|------------|-----------|
| 100 | 100 volts |
| 120 | 120 volts |
| 208 | 208 volts |
| 220 | 220 volts |
| 240 | 240 volts |
| 277 | 277 volts |

3 . Length

| | |
|-----------|---|
| 12 | 13 3/8 in (4.5 lbs) ⁽¹⁾ ⁽²⁾ |
| 24 | 25 3/8 in (7 lbs) |
| 36 | 37 3/8 in (10.5 lbs) |
| 48 | 49 3/8 in (14 lbs) |

⁽¹⁾ Power consumption is typically 20% higher for 12 in fixture lengths.

⁽²⁾ To connect 12 in fixture lengths to the Lumentalk system, DMX/RDM must be specified as the control option, and a Lumentalk Data Bridge (LDB-DMX) is required. See the typical wiring diagrams in the specification sheet for details.

4 . Color and Color Temperature

| | |
|-------------|--|
| RGB | Additive RGB |
| RGBW | Additive RGB + white 4000K standard. 2700K, 3000K and 3500K available, consult factory. ⁽¹⁾ |
| RGBA | Additive RGB + amber |

⁽¹⁾ Longer lead times apply for Royal Blue, 2700K, 3000K and 3500K white color temperature mixes.

5 . Optics

| | | |
|----|--------------|---------------------------------|
| | WWLF | Asymmetric Wallwash, left feed |
| | WWRF | Asymmetric Wallwash, right feed |
| S1 | 8x8 | 8° x 8° ⁽¹⁾ |
| | 10x10 | 10° x 10° ⁽¹⁾ |
| S2 | 10x30 | 10° x 30° |
| | 10x60 | 10° x 60° |
| | 10x90 | 10° x 90° |
| | 15x25 | 15° x 25° |
| | 30x30 | 30° x 30° |
| | 30x60 | 30° x 60° |
| | 35x35 | 35° x 35° |
| | 50x80 | 50° x 80° |
| | 60x60 | 60° x 60° |
| | 80x80 | 80° x 80° |
| | 90x90 | 90° x 90° |

⁽¹⁾ For best results, we recommend a 6 in setback from surface. Contact factory for application support.

6 . Mounting Options

| | |
|--------------|--|
| SAM | Slim Adjustable Mounting |
| UMP | Fixed Mounting ⁽¹⁾ |
| UMAS | Universal Adjustable Mounting ⁽¹⁾ |
| WAM2 | Adjustable Wall Mounting 2 in |
| WAM6 | Adjustable Extended Arm Mounting 6 in |
| WAM12 | Adjustable Extended Arm Mounting 12 in |
| WAM18 | Adjustable Extended Arm Mounting 18 in |

⁽¹⁾ Suitable to use when 3GV option is specified.

7 . Finish

| | |
|------------|---|
| BK | Black Sandtex® |
| BRZ | Bronze Sandtex® |
| SI | Silver Sandtex® |
| WH | Smooth white |
| CC | Custom color and finish (please specify RAL color) ⁽¹⁾ |

⁽¹⁾ Lumenpulse offers a wide selection of RAL CLASSIC (K7) colors with a smooth texture and high-gloss finish. Please consult factory for a list of available K7 colors, other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.

8 . Control

| | |
|----------------|---|
| LT | Lumentalk ⁽¹⁾ ⁽²⁾ |
| DMX/RDM | DMX/RDM enabled ⁽³⁾ |

⁽¹⁾ To connect 12 in fixture lengths to the Lumentalk system, DMX/RDM must be specified as the control option, and a Lumentalk Data Bridge (LDB-DMX) is required. See the typical wiring diagrams in the specification sheet for details.

⁽²⁾ A Lumentranslator and LumentalkID (LIDLIT) must be specified for Lumentalk applications. Consult Lumentranslator and Lumentalk pages and specification sheets for details.

⁽³⁾ A control box (CBX) and LumenID (LID) must be specified.

9 . Options

| | |
|------------|---|
| ETE | End-to-end configuration (factory installed 16 in black input cable included) |
| CRC | Corrosion-resistant coating for hostile environments ⁽¹⁾ |
| 3GV | 3G ANSI C136.31 Vibration Rating for bridge applications ⁽²⁾ |
| CE | CE (certification covers European Economic Area) ⁽³⁾ |

⁽¹⁾ Use only when exposed to salt spray and harsh chemicals. This option is not required for normal outdoor exposure.

⁽²⁾ Available with UMP and UMAS mounting options only.

⁽³⁾ Consult European specification sheet and installation instructions for CE wiring information.

| |
|----------------|
| Catalog Number |
| Notes |
| Type |

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

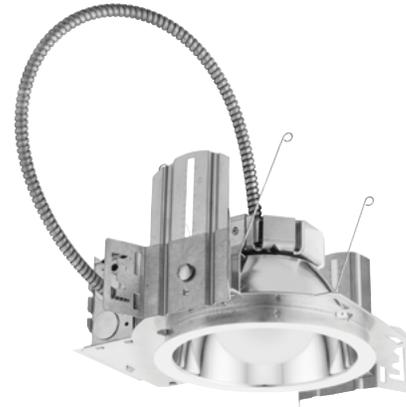
WARRANTY — 5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



LDN6

**6" OPEN and WALLWASH LED
Non-IC
New Construction Downlight**



A+ Capable options indicated by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 L06AR LSS MVOLT EZ10

| Series | Color temperature | Lumens ¹ | Aperture/Trim Color | Finish | Voltage | |
|----------------------|--|--|--------------------------------------|---|---|--|
| LDN6 6" round | 27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K | 05 500 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens 50 5000 lumens | L06 Downlight LW6 Wallwash | AR Clear WR ² White BR ² Black | LSS Semi-specular LD Matte diffuse LS Specular | MVOLT Multi-volt 120 120V 277 277V 347 ³ 347V |

| Driver | Options |
|--|--|
| GZ10 0-10V driver dims to 10% | SF ⁴ Single fuse |
| GZ1 0-10V driver dims to 1% | TRW ⁵ White painted flange |
| EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10% | TRBL ⁵ Black painted flange |
| | EL Emergency battery pack with integral test switch. Not Certified in CA Title 20 MAEDBS |
| | ELR Emergency battery pack with remote test switch. Not Certified in CA Title 20 MAEDBS |
| | ELSD Emergency battery pack with self-diagnostics, integral test switch. Not Certified in CA Title 20 MAEDBS |
| EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1% | ELRSD Emergency battery pack with self-diagnostics, remote test switch. Not Certified in CA Title 20 MAEDBS |
| | E10WCP Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB |
| | E10WCPR Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB |
| | NPP16D ⁶ nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). |
| | NPP16DER ⁶ nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit. |
| | N80 ⁷ nLight™ Lumen Compensation |
| | NPS80EZ ⁶ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). |
| | NPS80EZER ⁶ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit. |
| | HAO ¹⁰ High ambient option |
| | CP ¹¹ Chicago Plenum |
| | WL Wet Location, specify for exterior use applications |
| | RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S. |
| | NLTAIR2 ^{8,9} nLight® Air enabled |
| | NLTAIRER2 ^{8,9} nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit |
| | USPOM US point of manufacture |

| Accessories: Order as separate catalog number. | |
|--|---|
| EAC ISSM 375 | Compact interruptible emergency AC power system |
| EAC ISSM 125 | Compact interruptible emergency AC power system |
| GRA68 JZ | Oversized trim ring with 8" outside diameter ¹ |
| SCA6 | Sloped ceiling adapter. Refer to TECH-SCA for more options. |

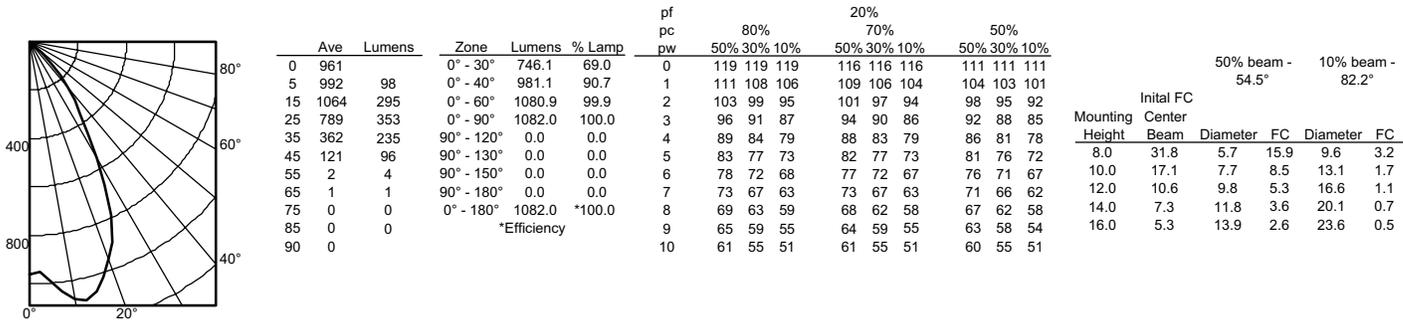
- Notes**
- Overall height varies based on lumen package; refer to dimensional chart on page 3.
 - Not available with finishes.
 - Not available with emergency options.
 - Must specify voltage 120V or 277V.
 - Available with clear (AR) reflector only.
 - Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
 - Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
 - Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
 - NLTAIR2 and NLTAIRER2 not recommended for metal ceiling installations.
 - Fixture height is 6.5" for all lumen packages with HAO.
 - Must specify voltage for 3000lm. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.

LDN6

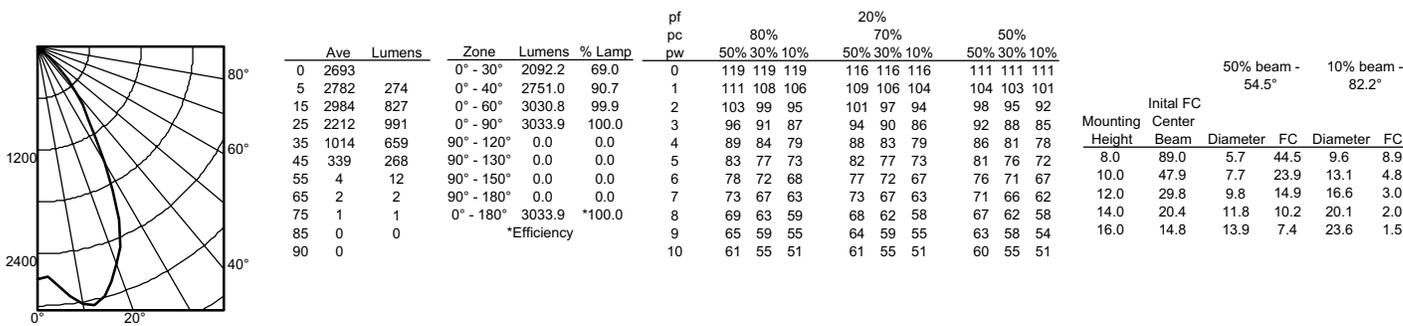
PHOTOMETRY

Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance Data at 30" Above Floor for a Single Luminaire

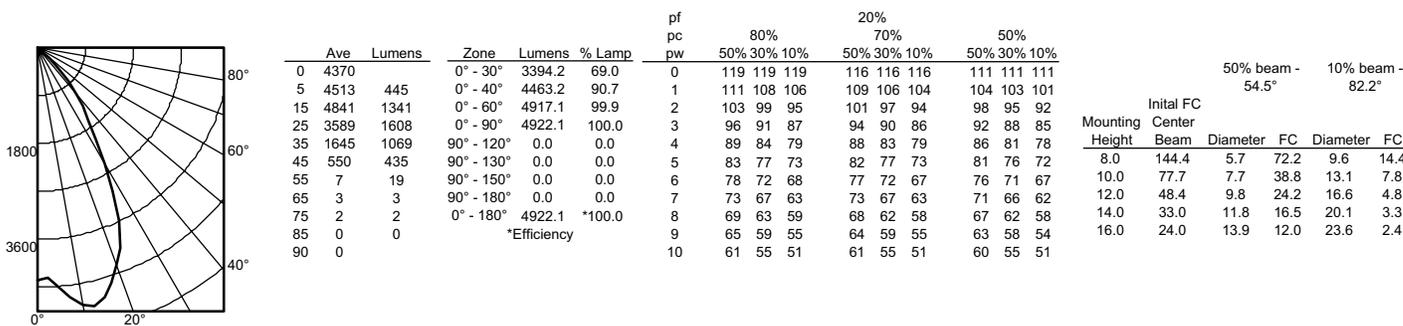
LDN6 35/10 L06AR, input watts: 12.75, delivered lumens: 1082, LM/W = 84.86, spacing criterion at 0= 1.02, test no. ISF 30716P31.



LDN6 35/30 L06AR, input watts: 34.69, delivered lumens: 3033.9, LM/W = 87.45, spacing criterion at 0= 1.02, test no. ISF 30716P22.



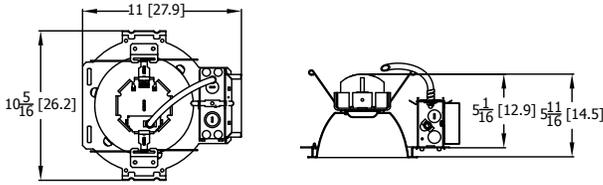
LDN6 35/50 L06AR, input watts: 55.56, delivered lumens: 4922.1, LM/W = 88.59, spacing criterion at 0= 1.02, test no. ISF 30716P40.



LDN6

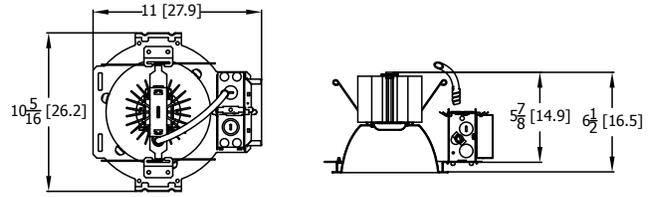
* All dimensions are inches (centimeters) unless otherwise noted.

LDN6 500-1500 LUMEN



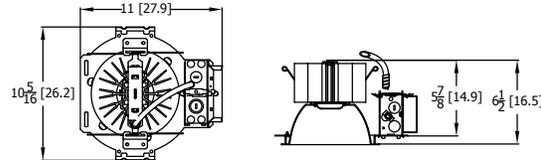
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 2000-3000 LUMEN



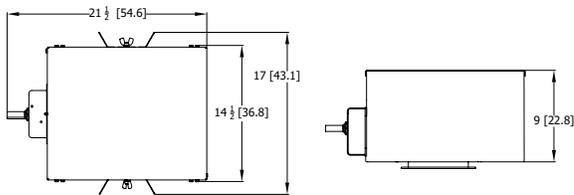
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 4000-5000 LUMEN



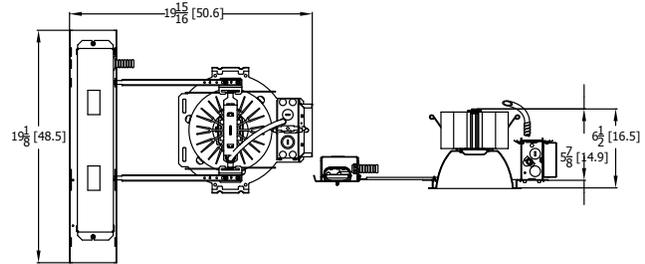
Marked Spacing: 24 x 24 x 10
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 CP



Aperture: 6-1/4" (15.9)
Ceiling Opening: 7-1/8" (18.1)
Overlap trim: 7-1/2" (19.1)

LDN6 EL-ELR



Marked Spacing above 3000 lumen: 24 x 24 x 10
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

| LDN6 | | | |
|--------------|----------------|---------|------|
| Target Lumen | Lumens @ 3500K | Wattage | LPW |
| 500 | 662.2 | 7.6 | 87.1 |
| 1000 | 1082.0 | 12.8 | 84.5 |
| 1500 | 1606.0 | 20.5 | 78.3 |
| 2000 | 2023.0 | 22.6 | 89.5 |
| 2500 | 2529.5 | 27.1 | 93.3 |
| 3000 | 3034.0 | 34.7 | 87.4 |
| 4000 | 3977.5 | 44.1 | 90.2 |
| 5000 | 4922.2 | 55.5 | 88.7 |

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

$$\text{Delivered Lumens} = 1.25 \times P \times \text{LPW}$$

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

| | LUMEN OUTPUT MULTIPLIERS - FINISH | | |
|---------------------|-----------------------------------|------------|------------|
| | Clear (AR) | White (WR) | Black (BR) |
| Specular (LS) | 1.0 | N/A | N/A |
| Semi-specular (LSS) | 0.950 | N/A | N/A |
| Matte diffuse (LD) | 0.85 | N/A | N/A |
| Painted | N/A | 0.87 | 0.73 |

| | LUMEN OUTPUT MULTIPLIERS - CCT | | | | |
|-------|--------------------------------|-------|-------|-------|-------|
| | 2700K | 3000K | 3500K | 4000K | 5000K |
| 80CRI | 0.950 | 0.966 | 1.000 | 1.025 | 1.101 |

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

ADDITIONAL DATA

| COMPATIBLE 0-10V WALL-MOUNT DIMMERS | | |
|-------------------------------------|---|-------------------------|
| MANUFACTURER | PART NO. | POWER BOOSTER AVAILABLE |
| Lutron® | Diva® DDTV | |
| | Diva® DVSTV | |
| | Nova T® NTFTV | |
| | Nova® NFTV | |
| Leviton® | AWSMT-7DW | CN100 |
| | AWSMG-7DW | PE300 |
| | AMRMG-7DW | |
| | Leviton Centura Fluorescent Control System | |
| | IllumaTech® IP7 Series | |
| Synergy® | ISD BC | RDMFC |
| | SLD LPCS | |
| | Digital Equinox (DEQ BC) | |
| Douglas Lighting Controls | WPC-5721 | |
| Entertainment Technology | Tap Glide TG600FAM120 (120V) | |
| | Tap Glide Heatsink TGH1500FAM120 (120V) | |
| | Oasis OA2000FAMU | |
| Honeywell | EL7315A1019 | EL7305A1010 (optional) |
| | EL7315A1009 | |
| HUNT Dimming | Preset slide: PS-010-IV and PS-010-WH | |
| | Preset slide: PS-010-3W-IV and PS-010-3W-WH | |
| | Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V | |
| | Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V | |
| | Remote mounted unit: FD-010 | |
| Lehigh Electronic Products | Solitaire | PBX |
| PDM Electrical Products | WPC-5721 | |
| Starfield Controls | TR61 with DALI interface port | RT03 DALInet Router |
| WattStopper® | LS-4 used with LCD-101 and LCD-103 | |

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

LDN6

EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

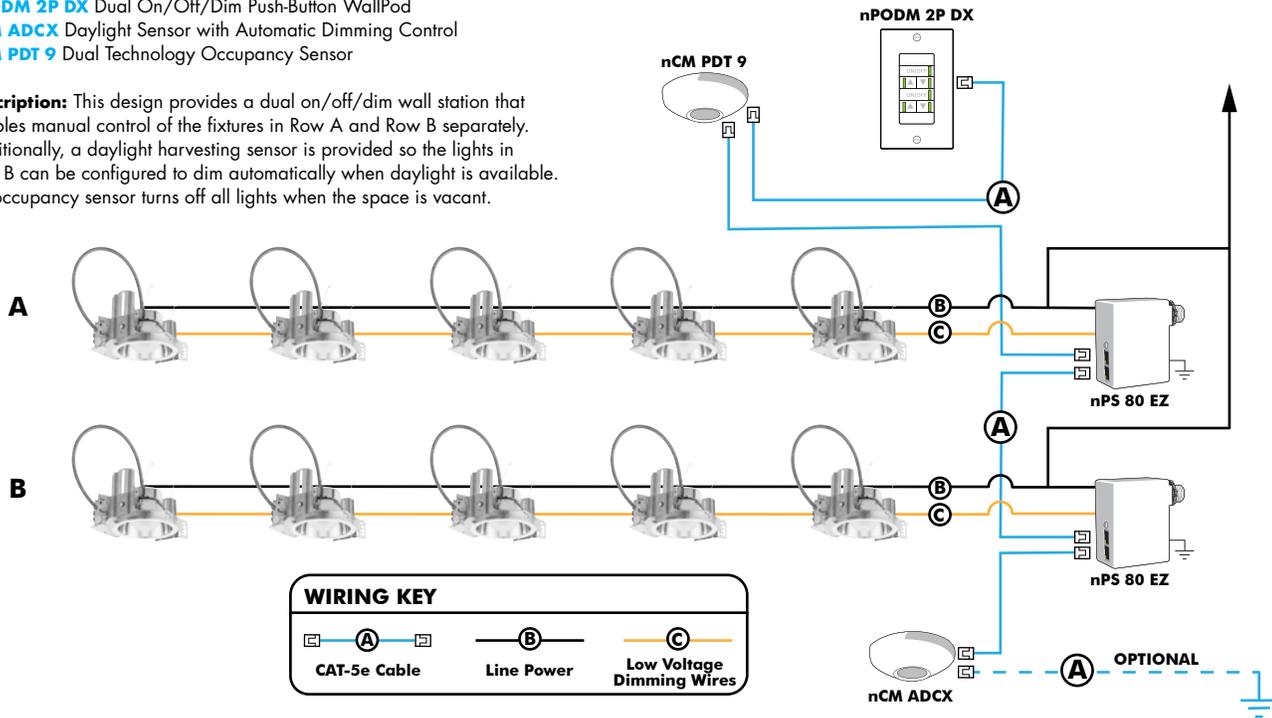
nPS 80 EZ Dimming/Control Pack (qty: 2 required)

nPODM 2P DX Dual On/Off/Dim Push-Button WallPod

nCM ADCX Daylight Sensor with Automatic Dimming Control

nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod
Traditional tactile buttons and LED user feedback



Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:

Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.

| WallPod Stations | Model number | Occupancy sensors | Model Number |
|---------------------------|---------------------|--|-----------------------------|
| On/Off | nPODM (Color) | Small motion 360°, ceiling (PIR/dual Tech) | nCM 9 / nCM PDT 9 |
| On/Off & Raise/Lower | nPOD DX (Color) | Large motion 360°, ceiling (PIR/dual tech) | nCM 10 / nCM PDT 10 |
| Graphic Touchscreen | nPOD GFX (Color) | Wide View (PIR/dual tech) | nWV 16 / nWV PDT 16 |
| Photocell controls | Model Number | Wall Switch w/ Raise/Lower (PIR/dual tech) | nWSX LV DX / nWSX PDT LV DX |
| Dimming | nCM ADCX | Cat-5 cables (plenum rated) | Model Number |
| | | 10', CAT5 10FT | CATS 10FT J1 |
| | | 15, CAT5 15FT | CATS 15FT J1 |

nLight® AIR Control Accessories:

Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.

Wall switches

| | Model number |
|----------------------------------|---------------------------|
| On/Off single pole | rPODB [color] |
| On/Off two pole | rPODB 2P [color] |
| On/Off & raise/lower single pole | rPODB DX [color] |
| On/Off & raise/lower two pole | rPODB 2P DX [color] |
| On/Off & raise/lower single pole | rPODBZ DX WH ¹ |

Notes

¹ Can only be ordered with the RES7Z zone control sensor version.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome





DESIGN REVIEW

Permit info: _____
 Application Date: _____ Rec'd by: _____
 FOR OFFICE USE ONLY

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

| APPLICANT | PROPERTY OWNER |
|--|--|
| Name: Joshua Hersel | Name: Riverside Hospitality LLC |
| Company: CTA Architects Engineers | Company: |
| Address: 800 W. Main Street Suite 800 | Address: 2900 Chinden Blvd. |
| City: Boise | City: Garden City |
| State: ID Zip: 83702 | State: ID Zip: 83714 |
| Tel.: 208-336-4900 | Tel.: 208-371-9107 |
| E-mail: joshuah@ctagroup.com | E-mail: david@davidjohnson.net |

PROPERTY AND DESIGN INFORMATION

This application is a request to: Construct New Addition Subdivision

Site Address: 2900 Chinden Blvd.

| | | |
|---|------------------------|---|
| Subdivision Name: Fairview Acres Sub No 05 | Lot: 1983 | Block: 36-38-41 INC |
| Tax Parcel Number: R2734571990 | Zoning: C-1 | Total Acres: 13.52 |
| Proposed Use: Pool/ Fitness Facility | Floodplain: Yes | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

OBJECTIVES 8-4C

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

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

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

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

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

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

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

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

 2/12/19
 Signature of the Applicant (date)

 2/13/2019
 Signature of the Owner (date)
 BRUCE L. JOHNSON

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

NA 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:***

NA Letter from company indicating approval

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

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

