DSRFY2020-14 The River at Parkway Apartments

Design Modifications Narrative

We have made modifications to the design of The River at Parkway Apartments that we are hereby submitting for Administrative Approval or for Design Review Committee approval if that is deemed to be required. We have attached Plans, Elevations and Renderings illustrating the proposed changes. The changes are summarized below and are followed by a detailed explanation of each item.

1. The number of parking spaces has been revised to 136 spaces in the parking garage and 9 spaces on 43rd Street for a total of 145 spaces.
2. The exterior apartment balconies have been revised to make all the balconies the same depth, eliminate the angled columns and projecting roofs above.
3. The apartment windows have been changed from aluminum to vinyl.
4. The horizontal siding has been changed from metal to fiber cement.

1. Parking Spaces: During the design development process the design was submitted to the Owner's institutional investors for review. The investor's analysis concluded that the project as originally submitted was overparked which made it non-viable as an investment. Their analysis was based upon national vehicle ownership and parking trends for the target market for this type of apartment project and parking provided at local comparable properties. As documented in the attached Parking Trends Study, 64% of households in this type of housing own only one vehicle or no vehicle at all. The average number of parking spaces provided for new apartment construction nationally is less than 1.5 spaces per unit. For mid-rise apartment such as this the national average number of parking spaces provided is 1.25/unit.

This is not only a national trend but applies to the local Garden City Market area. Below is a recap of the amount of parking provided by comparable projects in our market. The average number of parking spaces provided at these apartments is 1.44 spaces per unit. In order to be viable and competitive in the marketplace, our project needs to strike a balance between satisfying tenant parking needs and providing comparable rental rates. We believe that the proposed 145 parking spaces (2.07 spaces per unit) will provide more than adequate parking for tenants and guests and the commercial tenant spaces, and will still be more spaces per unit than any other comparable new property in the area.

PARKING PROVIDED AT AREA APARTMENTS	
Apartment Name	**Parking Spaces / Unit**
Parkway Apartments	1.10
Legacy at 50th St	1.86
Arbor Crossing	1.51
Watercooler	0.78
Ash+River	1.00
The Fowler	1.19
Gibson	0.94
Retreat at Silvercloud	1.75
Arrive at Skyline	1.88
Arboretum at Barber Station	1.46
High Point on Overland	1.68
Fields at Gramercy	1.72
Regency at River Valley	1.50
Prelude at Paramount	1.80
AVERAGE	**1.44**

The partial third floor parking deck and ramp was eliminated to reduce the number of parking spaces. Some storage units were removed on lower levels to gain back spaces. This also reduced the height of the west elevation of the parking garage by one story. Because of the reduction in parking garage levels we were able to add windows to the 3rd floor corridor of the apartments above. We believe this is an improvement to both the interior and exterior of the building.

2. Balconies: After design review approval we discovered that some of the stepped balconies and balcony roofs were projecting into the setbacks further than is allowed by the zoning ordinance. To make these balconies compliant with have reduced the projection of the upper balconies to match the depth of the first floor balconies. Since the balconies are now all the same depth the angled columns and sloped projecting roofs were no longer appropriate and have been eliminated. To maintain the consistency of the design this change has been made around the entire building. We believe the overall design of the building and façade is not adversely affected by this change and that the integrity of the massing and articulation remains intact as is illustrated by the attached renderings.

3. Windows: The original proposed aluminum windows have proven to be outside of the owner's budget and may not be available to meet the project timeframe. The windows have been changed to a more standard vinyl window that are typical for this type of project. We do not believe the change will have an impact on the general appearance of the exterior design.

4. Horizontal Siding: We are proposing that the horizontal metal siding originally contemplated for portions of the exterior apartment cladding be replaced with horizontal fiber cement siding. The vertical panels of the original design are fiber cement and having both products by the same manufacturer will make detailing, waterproofing and obtaining a manufacturer's warranty much simpler and more practical. There was also a concern with potential damage to the metal siding in the balcony alcove areas where it would be susceptible to denting and scratching by tenants. The fiber cement siding is durable and relatively easy to repair or replace. We believe we can achieve a look very similar to the approved design with the horizontal fiber cement lap siding.

Bob Smith, LEED AP

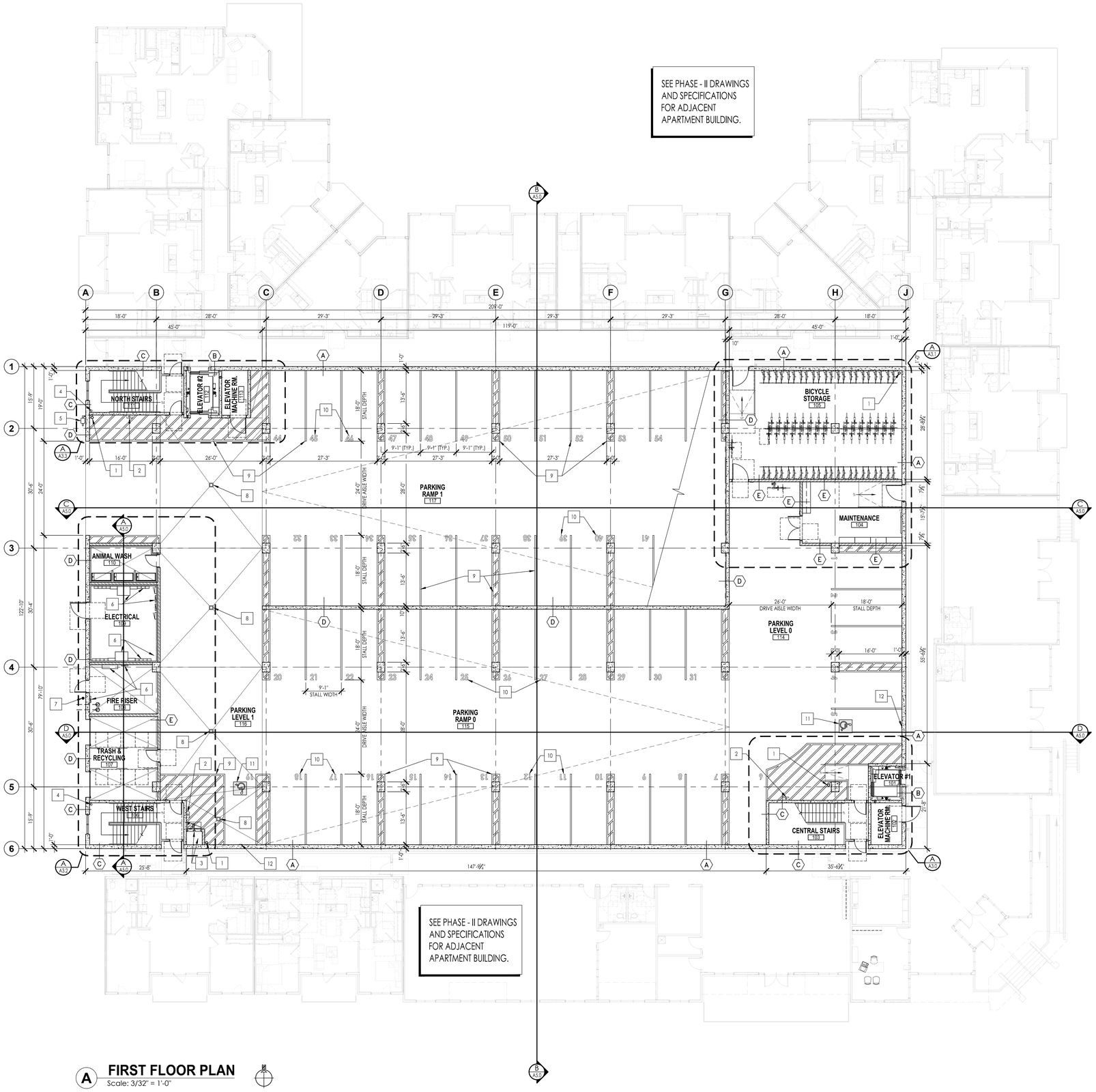
Vice President

HUTCHISON SMITH ARCHITECTS

270 N. 27th St. Suite 200

Boise, Idaho 83702

Tel 208.338.1212



A FIRST FLOOR PLAN

Scale: 3/32" = 1'-0"

KEYNOTES

1. INSULATED DRAIN LEADER. SEE ROOF PLAN, STRUCTURAL AND PLUMBING DRAWINGS. TIGHT LINE DRAIN LEADERS. COORDINATE WITH CIVIL DRAWINGS.
2. FIRE EXTINGUISHER IN FIRE RATED CABINET. MOUNT WITH HANDLE OF FIRE EXTINGUISHER AND CABINET NO HIGHER THAN 48" A.F.F.
3. MECHANICAL VENT CHASE. SEE MECHANICAL DRAWINGS.
4. CLASS 1 STANDPIPE.
5. GAS METERS. SEE CIVIL AND PLUMBING DRAWINGS. PAINT ALL GAS PIPING TO MATCH GAS METER COLOR.
6. ELECTRICAL GEAR. SEE CIVIL AND ELECTRICAL DRAWINGS.
7. FIRE SPRINKLER INDICATOR VALVE - VERIFY EXACT LOCATION WITH FIRE DEPARTMENT.
8. DRAIN BASIN IN CONCRETE SLAB. SEE STRUCTURAL AND PLUMBING DRAWINGS.
9. 4" WIDE PARKING STALL AND SAFETY ZONE STRIPING. TYPICAL. DIAGONAL STRIPING AT 24" O.C.
10. 18" TALL PARKING STALL NUMBERING. TYPICAL.
11. ACCESSIBLE STALL STRIPING. PAINT STALL LINES AND LOADING ZONE BLUE COLOR. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY PER ADA AND UFAS STANDARDS.
12. POST MOUNTED OR WALL MOUNTED ACCESSIBLE PARKING SIGN. VAN ACCESSIBLE AT SIM. CONDITION. SEE DETAIL A/217.
13. POLE LIGHT ON CONCRETE BASE. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

GENERAL NOTES

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2. SEE SHEETS A3.0 THROUGH A3.4 FOR ENLARGED FLOOR PLANS.
3. FOR GENERAL STRUCTURAL NOTES (G.S.N.). SEE STRUCTURAL DRAWINGS.
4. SEE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. SEE FIRE STOP DETAILS A/733 AND A/734 FOR FIRE STOPPING AT PIPE AND CABLE PENETRATIONS THROUGH RATED WALLS.

WALL TYPE LEGEND

- (A) OCCUPANCY SEPARATION FIRE BARRIER WALL: MINIMUM 1-HR FIRE RATED RE-ENFORCED CONCRETE WALL PER 2015 IBC TABLE 721.1(2) ITEM #4-1.1.
- (B) FIRE BARRIER / ELEVATOR HOISTWAY/MACHINE ROOM: MINIMUM 2-HR FIRE RATED RE-ENFORCED CONCRETE WALL PER 2015 IBC TABLE 721.1(2) ITEM #4.1.1.
- (C) FIRE BARRIER / INTERIOR EXIT STAIRWAY: MINIMUM 2-HR FIRE RATED RE-ENFORCED CONCRETE WALL PER 2015 IBC TABLE 721.1(2) ITEM #4.1.1.
- (D) CONCRETE GARAGE WALL: NON-RATED RE-ENFORCED CONCRETE WALL.
- (E) CMU GARAGE WALL: NON-RATED 8" CMU WALL.
- (F) PARTIAL HEIGHT CRASH BARRIER WALL: NON-RATED RE-ENFORCED CONCRETE WALL
- (G) INTERIOR WALL: NON-RATED: $\frac{5}{8}$" GYP.BD., 2x6 STUDS, $\frac{5}{8}$" GYP.BD. SEE STRUCTURAL DRAWINGS FOR STUD SPACING.
- (H) INTERIOR WALL - 2-HR RATED FIRE BARRIER: CONFORM TO G.A. FILE NO. 4135 FOR 2-HR FIRE RATED CONSTRUCTION: (2) LAYERS 5/8" TYPE 'X' GYP. BRD., 2x6 STUDS, R-21 INSULATION, (2) LAYERS 5/8" TYPE 'X' GYP. BRD.
- (J) OCCUPANCY SEPARATION FIRE BARRIER WALL - MINIMUM 1-HR FIRE RATED: CMU WALL PER IBC TABLE 721.1 ITEM # 3.1..4.

PRELIMINARY

NOT FOR CONSTRUCTION

HUTCHISON SMITH ARCHITECTS
270 North 27th Street Boise, ID. 83702 (208) 338-1212 FAX (208) 338-0011 hsarchitects.com

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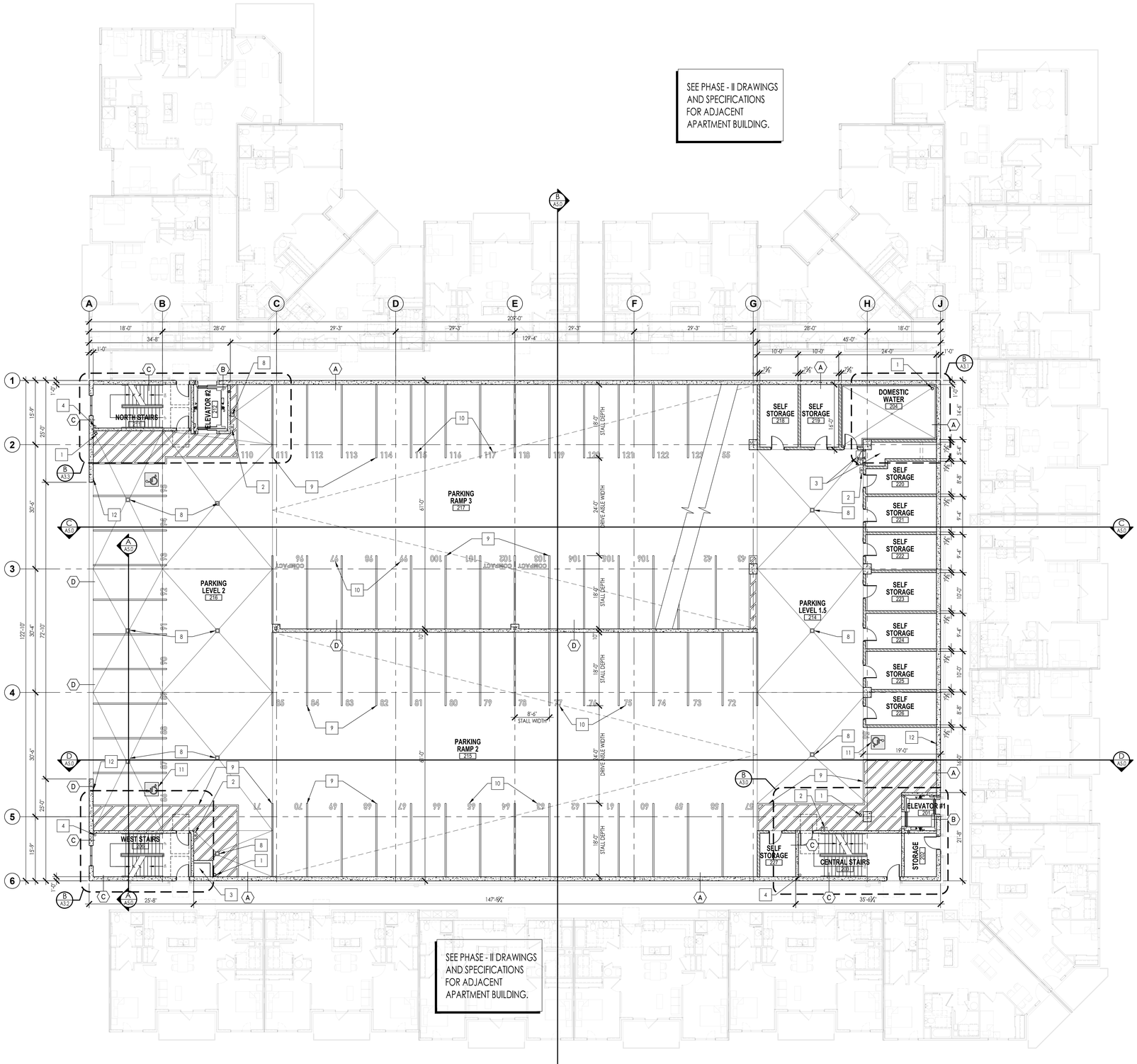
PROJECT: 19-136
FILE: 19136 A2.0-DR Plan w Storag
DATE: AUGUST, 2020
DRAWN: PH
REVISIONS:

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY - PHASE I - PARKING GARAGE
43rd STREET & ADAMS — GARDEN CITY, IDAHO

PARKING - FIRST FLOOR PLAN

SHEET NO.
A2.0



A SECOND FLOOR PLAN

Scale: 3/32" = 1'-0"

KEYNOTES

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2. FIRE EXTINGUISHER IN FIRE RATED CABINET. MOUNT WITH HANDLE OF FIRE EXTINGUISHER AND CABINET NO HIGHER THAN 48" A.F.F.
3. MECHANICAL VENT CHASE. SEE MECHANICAL DRAWINGS.
4. CLASS 1 STANDPIPE.
5. GAS METERS. SEE CIVIL AND PLUMBING DRAWINGS. PAINT ALL GAS PIPING TO MATCH GAS METER COLOR.
6. ELECTRICAL GEAR. SEE CIVIL AND ELECTRICAL DRAWINGS.
7. FIRE SPRINKLER INDICATOR VALVE - VERIFY EXACT LOCATION WITH FIRE DEPARTMENT.
8. DRAIN BASIN IN CONCRETE SLAB. SEE STRUCTURAL AND PLUMBING DRAWINGS.
9. 4" WIDE PARKING STALL AND SAFETY ZONE STRIPING. TYPICAL. DIAGONAL STRIPING AT 24" O.C.
10. 18" TALL PARKING STALL NUMBERING. TYPICAL.
11. ACCESSIBLE STALL STRIPING. PAINT STALL LINES AND LOADING ZONE BLUE COLOR. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY PER ADA AND UFAS STANDARDS.
12. POST MOUNTED OR WALL MOUNTED ACCESSIBLE PARKING SIGN. VAN ACCESSIBLE AT SIM. CONDITION. SEE DETAIL A/217.
13. POLE LIGHT ON CONCRETE BASE. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

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5. SEE FIRE STOP DETAILS A/733 AND A/734 FOR FIRE STOPPING AT PIPE AND CABLE PENETRATIONS THROUGH RATED WALLS.

WALL TYPE LEGEND

- (A) OCCUPANCY SEPARATION FIRE BARRIER WALL: MINIMUM 1-HR FIRE RATED RE-ENFORCED CONCRETE WALL PER 2015 IBC TABLE 721.1(2) ITEM #4-1.1.
- (B) FIRE BARRIER / ELEVATOR HOISTWAY/MACHINE ROOM: MINIMUM 2-HR FIRE RATED RE-ENFORCED CONCRETE WALL PER 2015 IBC TABLE 721.1(2) ITEM #4.1.1.
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- (G) INTERIOR WALL: NON-RATED: $\frac{5}{8}$" GYP.BD., 2x6 STUDS, $\frac{5}{8}$" GYP.BD. SEE STRUCTURAL DRAWINGS FOR STUD SPACING.
- (H) INTERIOR WALL - 2-HR RATED FIRE BARRIER: CONFORM TO G.A. FILE NO. 4135 FOR 2-HR FIRE RATED CONSTRUCTION: (2) LAYERS 5/8" TYPE 'X' GYP. BRD., 2x6 STUDS, R-21 INSULATION, (2) LAYERS 5/8" TYPE 'X' GYP. BRD.
- (J) OCCUPANCY SEPARATION FIRE BARRIER WALL - MINIMUM 1-HR FIRE RATED: CMU WALL PER IBC TABLE 721.1 ITEM # 3.1..4.

PRELIMINARY

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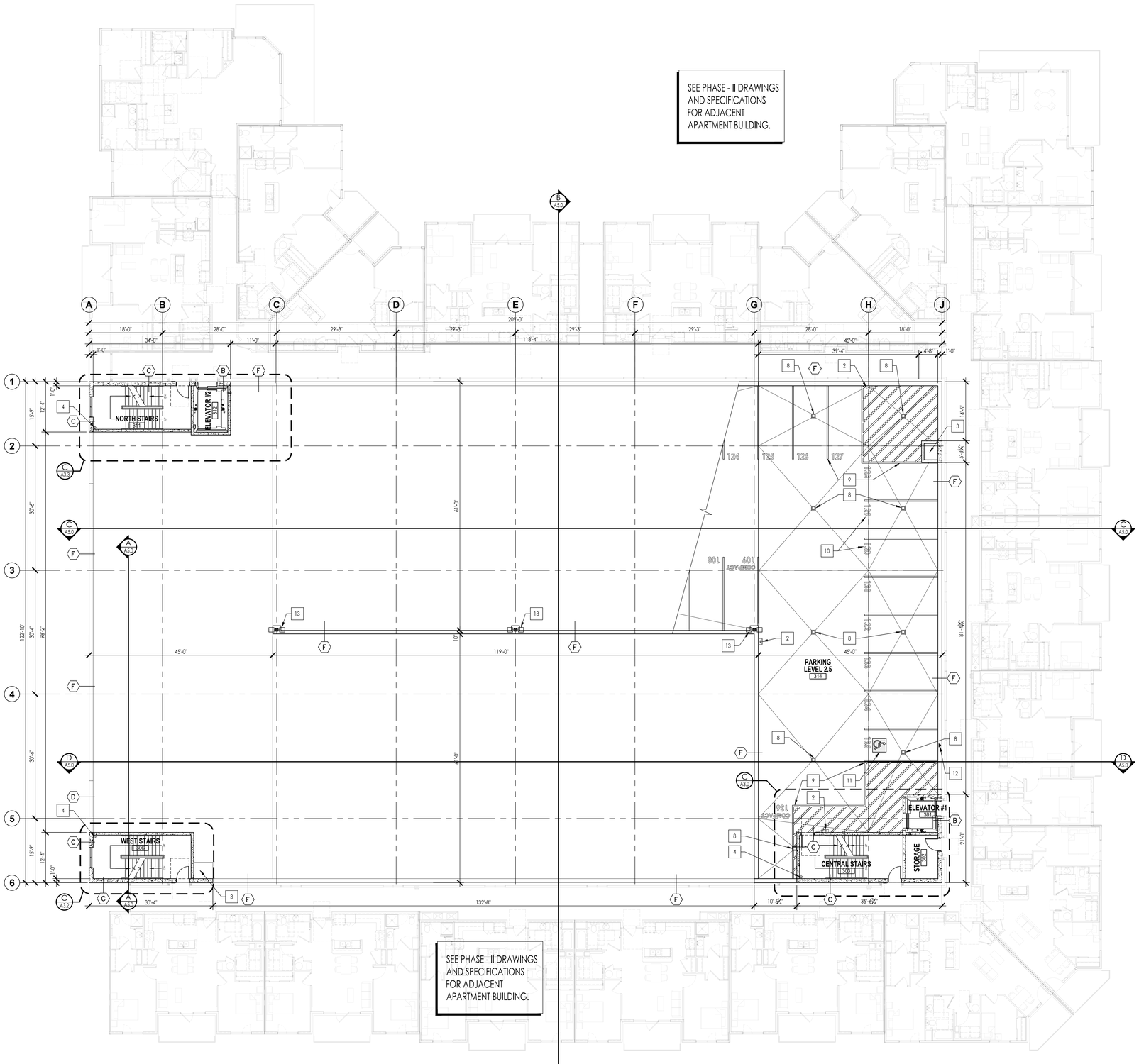
THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY - PHASE I - PARKING GARAGE
43rd STREET & ADAMS
GARDEN CITY, IDAHO

SECOND FLOOR PLAN

SHEET NO.
A2.1



A THIRD FLOOR PLAN

Scale: 3/32" = 1'-0"

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8. DRAIN BASIN IN CONCRETE SLAB. SEE STRUCTURAL AND PLUMBING DRAWINGS.
9. 4" WIDE PARKING STALL AND SAFETY ZONE STRIPING. TYPICAL. DIAGONAL STRIPING AT 24" O.C.
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- (H) INTERIOR WALL - 2-HR RATED FIRE BARRIER: CONFORM TO G.A. FILE NO. 4135 FOR 2-HR FIRE RATED CONSTRUCTION: (2) LAYERS 5/8" TYPE 'X' GYP. BRD., 2x6 STUDS, R-21 INSULATION, (2) LAYERS 5/8" TYPE 'X' GYP. BRD.
- (J) OCCUPANCY SEPARATION FIRE BARRIER WALL - MINIMUM 1-HR FIRE RATED: CMU WALL PER IBC TABLE 721.1 ITEM # 3.1..4.

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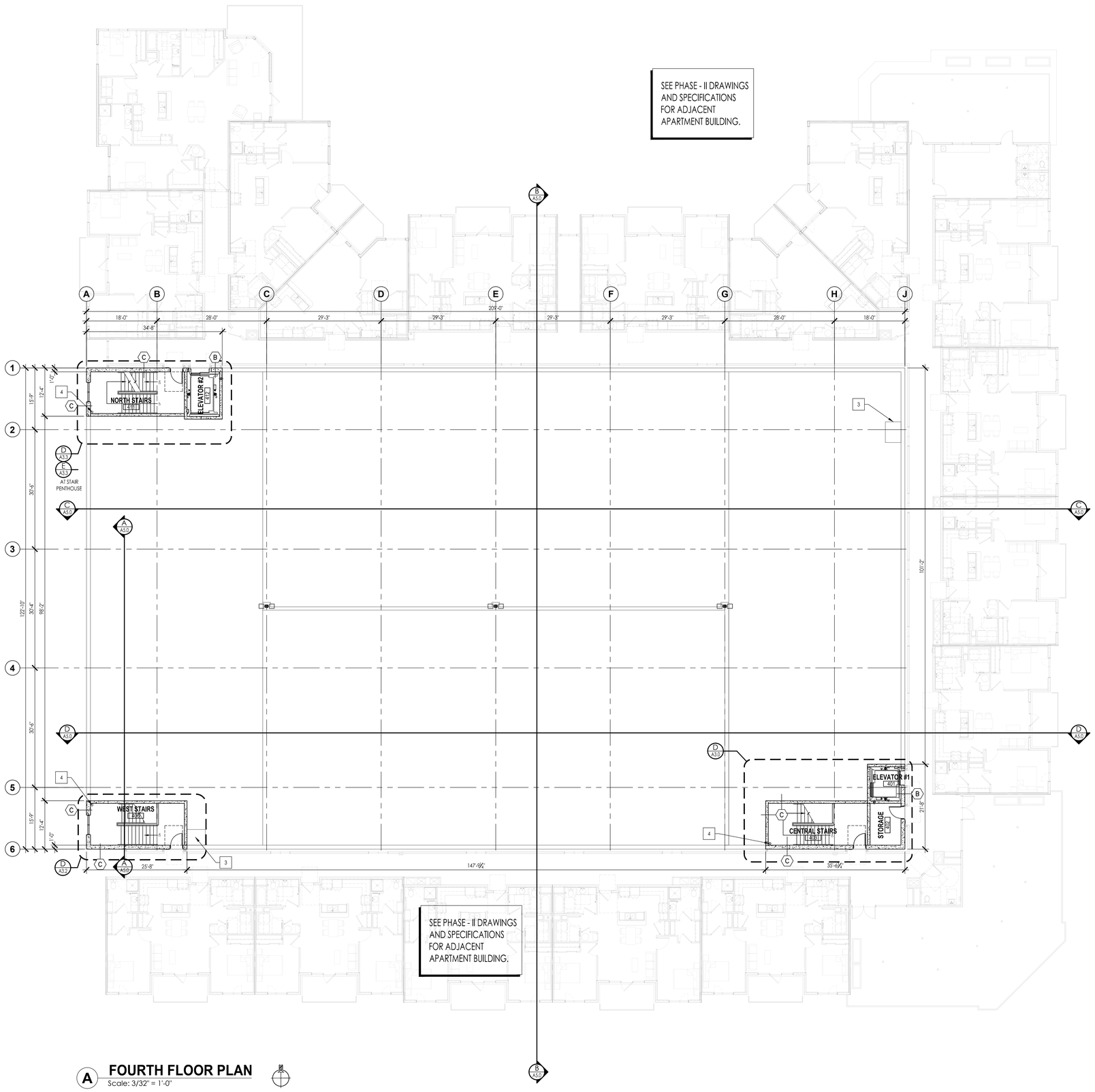
REVISIONS:

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY - PHASE I - PARKING GARAGE
43rd STREET & ADAMS — GARDEN CITY, IDAHO

THIRD FLOOR PLAN

SHEET NO.
A2.2



A FOURTH FLOOR PLAN

Scale: 3/32" = 1'-0"

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WALL TYPE LEGEND

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- (H) INTERIOR WALL - 2-HR RATED FIRE BARRIER: CONFORM TO G.A. FILE NO. 4135 FOR 2-HR FIRE RATED CONSTRUCTION: (2) LAYERS 5/8" TYPE 'X' GYP. BRD., 2x6 STUDS, R-21 INSULATION, (2) LAYERS 5/8" TYPE 'X' GYP. BRD.
- (J) OCCUPANCY SEPARATION FIRE BARRIER WALL - MINIMUM 1-HR FIRE RATED: CMU WALL PER IBC TABLE 721.1 ITEM # 3.1..4.

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DATE:	APRIL 28, 2020
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REVISIONS:	

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP

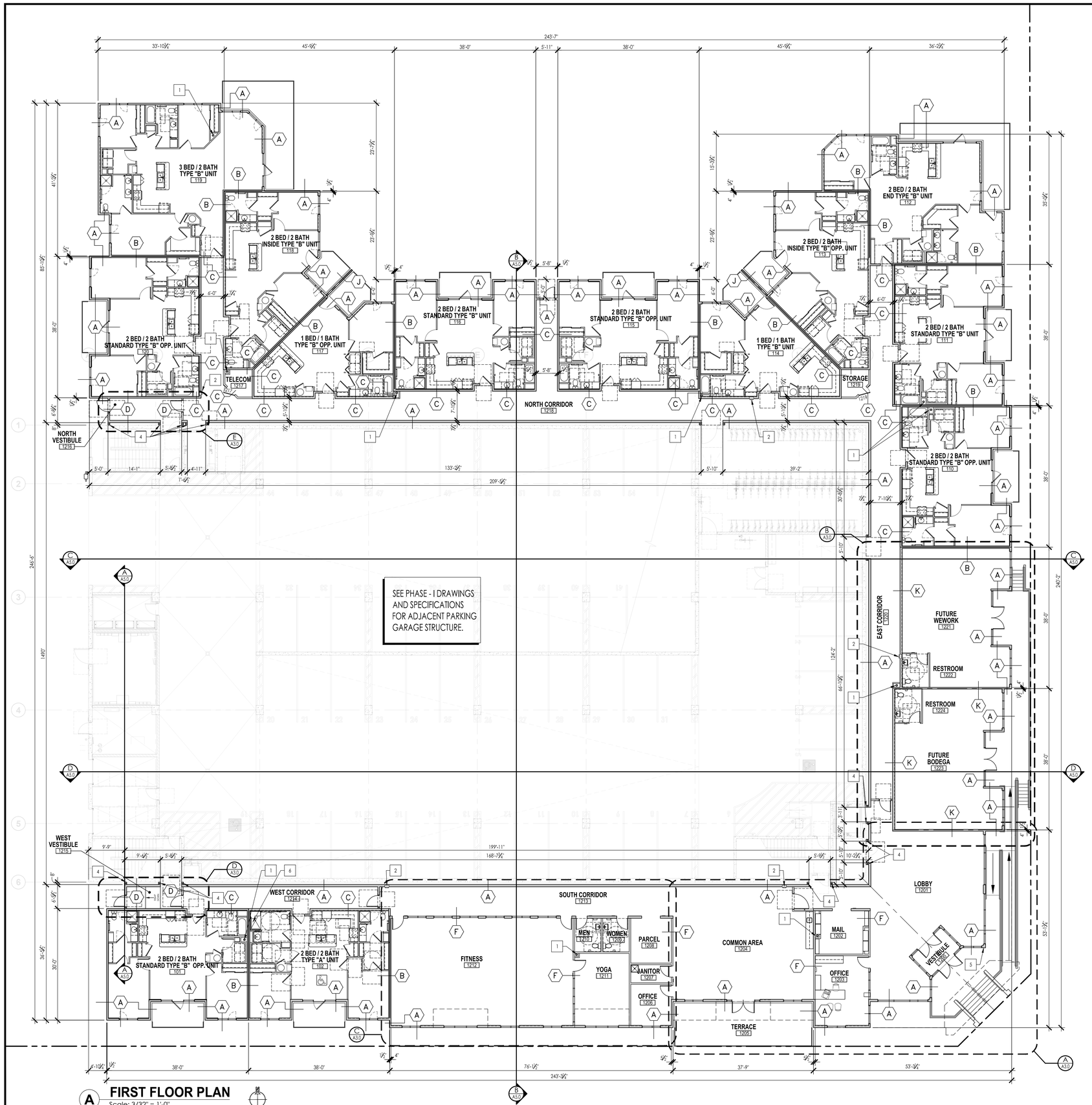
THE RIVER AT PARKWAY - PHASE I - PARKING GARAGE

43rd STREET & ADAMS — GARDEN CITY, IDAHO

FOURTH FLOOR PLAN

SHEET NO.

A2.3



A FIRST FLOOR PLAN

Scale: 3/32" = 1'-0"

WALL TYPE LEGEND

(X)

- (A) RATED EXTERIOR WALL - CONFORM TO UL-DESIGN U344 FOR 1-HR FIRE RESISTIVE CONSTRUCTION: EXTERIOR WALL FINISH (WHERE OCCURS, SEE EXTERIOR ELEVATIONS), SEALED BUILDING WRAP, R-5 CONTINUOUS RIGID INSULATION, ½" EXTERIOR GRADE FIRE RATED GYPSUM BOARD, STRUCTURAL SHEATHING, 2x6 OR 2x8 WOOD STUDS, R-21 OR R-30 INSULATION, VAPOR BARRIER, ½" FIRE RATED GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING.
- (B) FIRE PARTITION / UNIT SEPARATION WALL - CONFORM TO GA FILE NO. WP3370 FOR 1-HR FIRE RESISTIVE CONSTRUCTION W/ STC 50-54 RATING: ½" FIRE RATED GYPSUM BOARD, 2x4 STUDS @ 16" O.C., ⅝" SOUND ATTENUATION BATTS, 1" AIR GAP, 2x4 STUDS @ 16" O.C., ⅝" SOUND ATTENUATION BATTS, ½" FIRE RATED GYPSUM BOARD. STRUCTURAL SHEATHING WHERE OCCURS. SEE STRUCTURAL DRAWINGS.
- (C) FIRE PARTITION / CORRIDOR WALL: CONFORM TO UL-DESIGN U311 FOR 1-HR FIRE RESISTIVE CONSTRUCTION W/ STC 52 RATING: ½" FIRE RATED GYPSUM BOARD, 2x6 STUDS, ⅝" SOUND ATTENUATION BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ⅞" RESILIENT CHANNELS (ON CORRIDOR SIDE) AT 24" O.C., ½" FIRE RATED GYPSUM BOARD. SEE STRUCTURAL DRAWINGS FOR STUD SPACING.
- (D) FIRE PARTITION / INTERIOR RATED WALL: CONFORM TO G.A. FILE No. WP3825 FOR 2-HR FIRE RESISTIVE CONSTRUCTION: (2) LAYERS ½" FIRE RATED GYPSUM BOARD, 2x6 STUDS, ⅝" FIBERGLASS SOUND BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ⅞" RESILIENT CHANNELS (ON CORRIDOR SIDE) (2) LAYERS ½" FIRE RATED GYPSUM BOARD.
- (E) FIRE PARTITION / INTERIOR RATED WALL: CONFORM TO UL-DESIGN U305 FOR 1-HR FIRE RESISTIVE CONSTRUCTION: ½" FIRE RATED GYPSUM BOARD, WOOD STUDS, ½" FIRE RATED GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING.
- (F) INTERIOR WALL - NON RATED: ½" GYPSUM BOARD, 2x4 OR 2x6 STUDS, ½" GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING. 3⅝" OR 5⅝" FIBERGLASS SOUND BATTS WHERE OCCUR.
- (G) FIRE BARRIER : CONFORM TO G.A. FILE No. WP3825 FOR 2-HR FIRE RESISTIVE CONSTRUCTION: (2) LAYERS ½" FIRE RATED GYPSUM BOARD, 2x6 STUDS, ⅝" FIBERGLASS SOUND BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ⅞" RESILIENT CHANNELS (ON CORRIDOR SIDE) (2) LAYERS ½" FIRE RATED GYPSUM BOARD.
- (H) CHASE WALL: CONFORM TO UL DESIGN NO. U415-5-SYSTEM 'A' FOR -HR FIRE RESISTIVE CONSTRUCTION: ½" FIRE RATED GYPSUM BOARD, 2½" "C-H" SHAPED STUDS AT 24" O.C. 1" FIRE RATED GYPSUM LINER PANELS, WITH 2½" "J" SHAPED RUNNERS (1" & 2" UNEQUAL LEGS) AT FLOOR, CEILING AND SIDES.
- (J) RATED EXTERIOR WALL - WING WALL: CONFORM TO UL-DESIGN U344 FOR 1-HR FIRE RESISTIVE CONSTRUCTION: EXTERIOR WALL FINISH , SEALED BUILDING WRAP, ½" EXTERIOR GRADE FIRE RATED GYPSUM BOARD, STRUCTURAL SHEATHING, 2x6 WOOD STUDS, STRUCTURAL SHEATHING, ½" FIRE RATED GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING.
- (K) FIRE PARTITION / OCCUPANCY SEPARATION WALL: CONFORM TO UL-DESIGN U311 FOR 1-HR FIRE RESISTIVE CONSTRUCTION W/ STC 52 RATING: ½" FIRE RATED GYPSUM BOARD, 2x6 STUDS, ⅝" SOUND ATTENUATION BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ⅞" RESILIENT CHANNELS AT 24" O.C., ½" FIRE RATED GYPSUM BOARD. SEE STRUCTURAL DRAWINGS FOR STUD SPACING.

KEYNOTES

1. INSULATED ROOF DRAIN LEADER. SEE ROOF PLAN AND PLUMBING DRAWINGS. TIGHT LINE DRAIN LEADERS. COORDINATE WITH CIVIL DRAWINGS. ENCLOSE DRAINPIPE WITH 2X4 FRAMING AND ⅝" GYP.BD. WHERE OCCURS.
2. FIRE EXTINGUISHER IN FIRE RATED CABINET. MOUNT WITH HANDLE OF FIRE EXTINGUISHER AND CABINET NO HIGHER THAN 48" A.F.F.
3. 2-HR FIRE RATED MECHANICAL CHASE. SEE DETAIL A/??? & MECHANICAL DRAWINGS.
4. SEISMIC SEPARATION JOINT.
5. SEMI-RECESSED KNOX BOX. COORDINATE WITH ELECTRICAL AND VERIFY EXACT LOCATION AND COUNT WITH AUTHORITY HAVING JURISDICTION.
6. AT TYPE "A" UNITS PROVIDE RECESS IN FLOOR SHEATHING FOR ACCESSIBLE SHOWER. SEE DETAILS Y & Z/A3.9.

GENERAL NOTES

1. THIS PROJECT IS REQUIRED TO MEET ALL ACCESSIBILITY CODES, STANDARDS AND GUIDELINES LISTED ON SHEET A0.0 - COVER SHEET. IT IS THE CONTRACTORS RESPONSIBILITY TO KNOW AND UNDERSTAND ALL APPLICABLE ACCESSIBILITY AND FAIR HOUSING REQUIREMENTS AND CONSTRUCT THE BUILDING AND ALL ASSOCIATED SITEWORK TO MEET THESE REQUIREMENTS. CONTACT THE ARCHITECT WHEN CONFLICTS ARE FOUND.
2. SEE SHEETS A3.4 THROUGH A3.9 FOR ENLARGED UNIT PLANS.
3. FOR GENERAL STRUCTURAL NOTES (G.S.N.), SEE STRUCTURAL DRAWING, SHEET S0.2.
4. SEE STRUCTURAL DRAWINGS FOR SHEAR WALL AND HOLD DOWN LOCATIONS.
5. INTERIOR WALLS: INTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C. WITH (1) LAYER ½" GYPSUM BOARD EACH SIDE UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR WALLS, CORRIDOR WALLS AND PARTY WALLS SHALL HAVE A MINIMUM STC RATING OF 50.
7. SEE EXTERIOR ELEVATIONS FOR OPERABLE WINDOW DIRECTION AT UNITS AND EXTERIOR FINISH MATERIALS.
8. SEE FIRE STOP DETAILS A/733 AND A734 FOR FIRE STOPPING AT PIPE AND CABLE PENETRATIONS THROUGH RATED WALLS.
9. PER NFPA 13, SECTION 8.15.1.2.7.1. CONCEALED SPACES FILLED WITH NONCOMBUSTIBLE INSULATION SHALL NOT REQUIRE SPRINKLER PROTECTION.

FRAMING NOTES

1. ALL FIRST FLOOR BEARING WALLS TO BE 2X8 STUDS AT 16" O.C. U.N.O. SECOND THROUGH FOURTH FLOOR BEARING WALLS TO BE 2x6 STUDS AT 16" O.C. U.N.O. REFER TO STRUCTURAL.
2. ALL EXTERIOR OPENINGS USE (1) 2x KING STUDS U.N.O. PER STRUCTURAL.
3. NAILING TO BE PER 2015 IBC, U.N.O. PER STRUCTURAL.
4. SEE STRUCTURAL DRAWINGS FOR TYPICAL TOP PLATE SPLICE.

FIRE BLOCKING

- FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
  - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACE, AT CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.
  - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFIT, DROP CEILINGS AND COVED CEILINGS.
  - C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
  - D. IN OPENINGS AROUND VENTS, PIPES, DUCTS AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
- FIRE BLOCKING MAY CONSIST OF 2x LUMBER OR GYPSUM BOARD.

PRELIMINARY

NOT FOR CONSTRUCTION

HUTCHISON SMITH ARCHITECTS
270 North 27th Street Boise, ID. 83702 (208) 338-1212 FAX (208) 338-0011 hsarchitects.com

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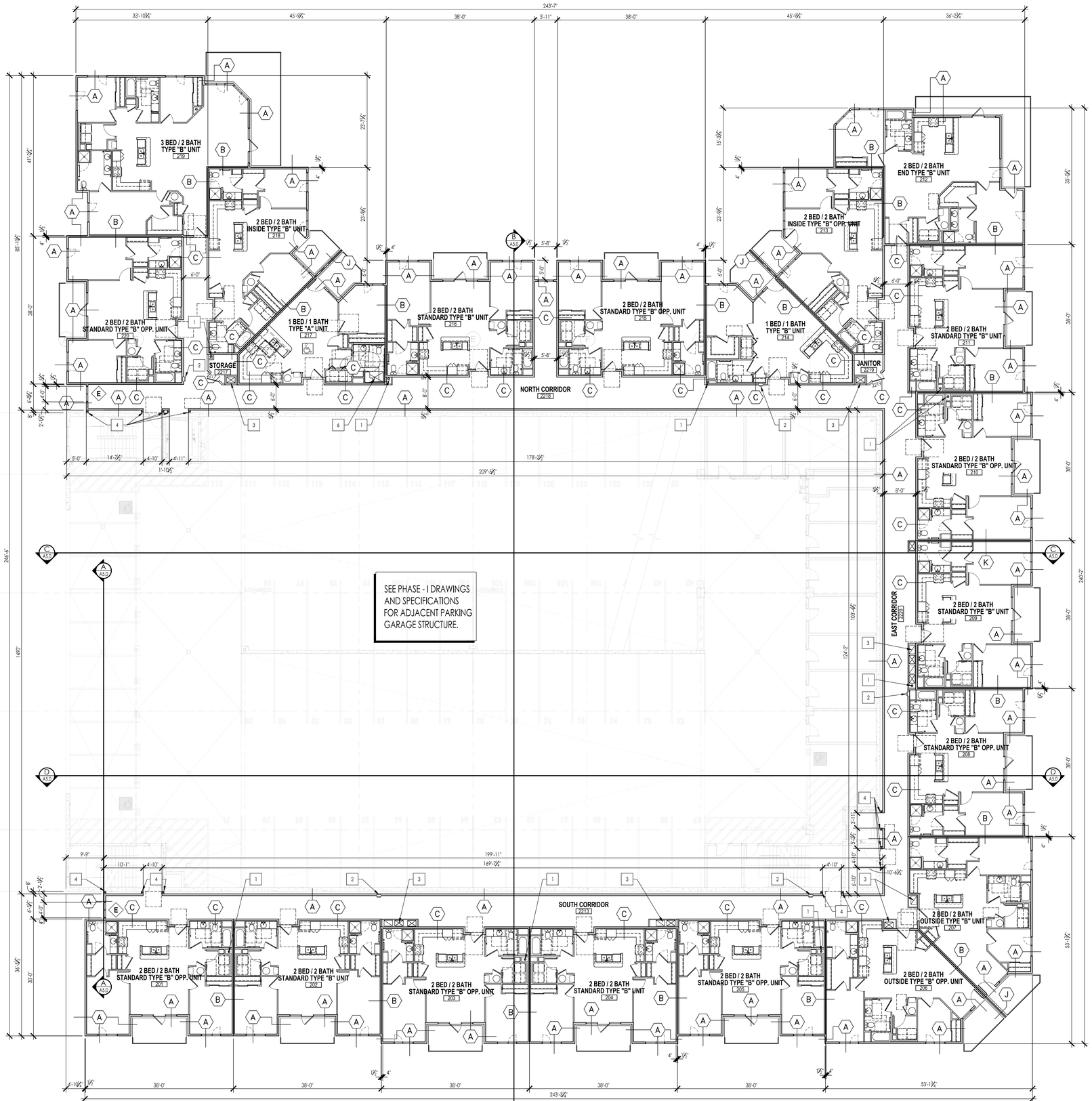
PROJECT: 19136
FILE: 19136 A2.0-DR Plan w Storage
DATE: AUGUST, 2020
DRAWN: PH
REVISIONS:

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY - PHASE II - APARTMENTS
43rd STREET & ADAMS
GARDEN CITY, IDAHO

FIRST FLOOR PLAN

SHEET NO.
A2.0



A SECOND FLOOR PLAN

Scale: 3/32" = 1'-0"

WALL TYPE LEGEND

(X)

- (A) RATED EXTERIOR WALL - CONFORM TO UL-DESIGN U344 FOR 1-HR FIRE RESISTIVE CONSTRUCTION: EXTERIOR WALL FINISH (WHERE OCCURS, SEE EXTERIOR ELEVATIONS), SEALED BUILDING WRAP, R-5 CONTINUOUS RIGID INSULATION, ½" EXTERIOR GRADE FIRE RATED GYPSUM BOARD, STRUCTURAL SHEATHING, 2x6 OR 2x8 WOOD STUDS, R-21 OR R-30 INSULATION, VAPOR BARRIER, ½" FIRE RATED GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING.
- (B) FIRE PARTITION / UNIT SEPARATION WALL - CONFORM TO GA FILE NO. WP3370 FOR 1-HR FIRE RESISTIVE CONSTRUCTION W/ STC 50-54 RATING: ½" FIRE RATED GYPSUM BOARD, 2x4 STUDS @ 16" O.C., ⅜" SOUND ATTENUATION BATTS. 1" AIR GAP, 2x4 STUDS @ 16" O.C., ⅜" SOUND ATTENUATION BATTS, ½" FIRE RATED GYPSUM BOARD. STRUCTURAL SHEATHING WHERE OCCURS. SEE STRUCTURAL DRAWINGS.
- (C) FIRE PARTITION / CORRIDOR WALL: CONFORM TO UL-DESIGN U311 FOR 1-HR FIRE RESISTIVE CONSTRUCTION W/ STC 52 RATING: ½" FIRE RATED GYPSUM BOARD, 2x6 STUDS, ⅝" SOUND ATTENUATION BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ½" RESILIENT CHANNELS (ON CORRIDOR SIDE) AT 24" O.C., ½" FIRE RATED GYPSUM BOARD. SEE STRUCTURAL DRAWINGS FOR STUD SPACING.
- (D) FIRE PARTITION / INTERIOR RATED WALL: CONFORM TO G.A. FILE No. WP3825 FOR 2-HR FIRE RESISTIVE CONSTRUCTION: (2) LAYERS ½" FIRE RATED GYPSUM BOARD, 2x6 STUDS, ⅝" FIBERGLASS SOUND BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ½" RESILIENT CHANNELS (ON CORRIDOR SIDE) (2) LAYERS ½" FIRE RATED GYPSUM BOARD.
- (E) FIRE PARTITION / INTERIOR RATED WALL: CONFORM TO UL-DESIGN U305 FOR 1-HR FIRE RESISTIVE CONSTRUCTION: ½" FIRE RATED GYPSUM BOARD, WOOD STUDS, ½" FIRE RATED GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING.
- (F) INTERIOR WALL - NON RATED: ½" GYPSUM BOARD, 2x4 OR 2x6 STUDS, ½" GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING. ⅜" OR ⅝" FIBERGLASS SOUND BATTS WHERE OCCUR.
- (G) FIRE BARRIER : CONFORM TO G.A. FILE No. WP3825 FOR 2-HR FIRE RESISTIVE CONSTRUCTION: (2) LAYERS ½" FIRE RATED GYPSUM BOARD, 2x6 STUDS, ⅝" FIBERGLASS SOUND BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ½" RESILIENT CHANNELS (ON CORRIDOR SIDE) (2) LAYERS ½" FIRE RATED GYPSUM BOARD.
- (H) CHASE WALL: CONFORM TO UL DESIGN NO. U415-5-SYSTEM 'A' FOR -HR FIRE RESISTIVE CONSTRUCTION: ½" FIRE RATED GYPSUM BOARD, 2½" "C-H" SHAPED STUDS AT 24" O.C. 1" FIRE RATED GYPSUM LINER PANELS, WITH 2½" "J" SHAPED RUNNERS (1" & 2" UNEQUAL LEGS) AT FLOOR, CEILING AND SIDES.
- (J) RATED EXTERIOR WALL - WING WALL: CONFORM TO UL-DESIGN U344 FOR 1-HR FIRE RESISTIVE CONSTRUCTION: EXTERIOR WALL FINISH , SEALED BUILDING WRAP, ½" EXTERIOR GRADE FIRE RATED GYPSUM BOARD, STRUCTURAL SHEATHING, 2x6 WOOD STUDS, STRUCTURAL SHEATHING, ½" FIRE RATED GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING.
- (K) FIRE PARTITION / OCCUPANCY SEPARATION WALL: CONFORM TO UL-DESIGN U311 FOR 1-HR FIRE RESISTIVE CONSTRUCTION W/ STC 52 RATING: ½" FIRE RATED GYPSUM BOARD, 2x6 STUDS, ⅝" SOUND ATTENUATION BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ½" RESILIENT CHANNELS AT 24" O.C., ½" FIRE RATED GYPSUM BOARD. SEE STRUCTURAL DRAWINGS FOR STUD SPACING.

KEYNOTES

1. INSULATED ROOF DRAIN LEADER. SEE ROOF PLAN AND PLUMBING DRAWINGS. TIGHT LINE DRAIN LEADERS. COORDINATE WITH CIVIL DRAWINGS. ENCLOSE DRAINPIPE WITH 2X4 FRAMING AND ⅝" GYP.BD. WHERE OCCURS.
2. FIRE EXTINGUISHER IN FIRE RATED CABINET. MOUNT WITH HANDLE OF FIRE EXTINGUISHER AND CABINET NO HIGHER THAN 48" A.F.F.
3. 2-HR FIRE RATED MECHANICAL CHASE. SEE DETAIL A/??? & MECHANICAL DRAWINGS.
4. SEISMIC SEPARATION JOINT.
5. SEMI-RECESSED KNOX BOX. COORDINATE WITH ELECTRICAL AND VERIFY EXACT LOCATION AND COUNT WITH AUTHORITY HAVING JURISDICTION.
6. AT TYPE "A" UNITS PROVIDE RECESS IN FLOOR SHEATHING FOR ACCESSIBLE SHOWER. SEE DETAILS Y & Z/A3.9.

GENERAL NOTES

1. THIS PROJECT IS REQUIRED TO MEET ALL ACCESSIBILITY CODES, STANDARDS AND GUIDELINES LISTED ON SHEET A0.0 - COVER SHEET. IT IS THE CONTRACTORS RESPONSIBILITY TO KNOW AND UNDERSTAND ALL APPLICABLE ACCESSIBILITY AND FAIR HOUSING REQUIREMENTS AND CONSTRUCT THE BUILDING AND ALL ASSOCIATED SITEWORK TO MEET THESE REQUIREMENTS. CONTACT THE ARCHITECT WHEN CONFLICTS ARE FOUND.
2. SEE SHEETS A3.4 THROUGH A3.9 FOR ENLARGED UNIT PLANS.
3. FOR GENERAL STRUCTURAL NOTES (G.S.N.), SEE STRUCTURAL DRAWING, SHEET S0.2.
4. SEE STRUCTURAL DRAWINGS FOR SHEAR WALL AND HOLD DOWN LOCATIONS.
5. INTERIOR WALLS: INTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C. WITH (1) LAYER ½" GYPSUM BOARD EACH SIDE UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR WALLS, CORRIDOR WALLS AND PARTY WALLS SHALL HAVE A MINIMUM STC RATING OF 50.
7. SEE EXTERIOR ELEVATIONS FOR OPERABLE WINDOW DIRECTION AT UNITS AND EXTERIOR FINISH MATERIALS.
8. SEE FIRE STOP DETAILS A/733 AND A734 FOR FIRE STOPPING AT PIPE AND CABLE PENETRATIONS THROUGH RATED WALLS.
9. PER NFPA 13, SECTION 8.15.1.2.7.1. CONCEALED SPACES FILLED WITH NONCOMBUSTIBLE INSULATION SHALL NOT REQUIRE SPRINKLER PROTECTION.

FRAMING NOTES

1. ALL FIRST FLOOR BEARING WALLS TO BE 2X8 STUDS AT 16" O.C. U.N.O. SECOND THROUGH FOURTH FLOOR BEARING WALLS TO BE 2x6 STUDS AT 16" O.C. U.N.O. REFER TO STRUCTURAL.
2. ALL EXTERIOR OPENINGS USE (1) 2x KING STUDS U.N.O. PER STRUCTURAL.
3. NAILING TO BE PER 2015 IBC. U.N.O. PER STRUCTURAL.
4. SEE STRUCTURAL DRAWINGS FOR TYPICAL TOP PLATE SPLICE.

FIRE BLOCKING

- FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
  - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACE, AT CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.
  - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFIT, DROP CEILINGS AND COVED CEILINGS.
  - C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
  - D. IN OPENINGS AROUND VENTS, PIPES, DUCTS AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
- FIRE BLOCKING MAY CONSIST OF 2x LUMBER OR GYPSUM BOARD.

PRELIMINARY

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270 North 27th Street Boise, ID. 83702 (208) 338-1212 FAX (208) 338-0011 hsarchitects.com

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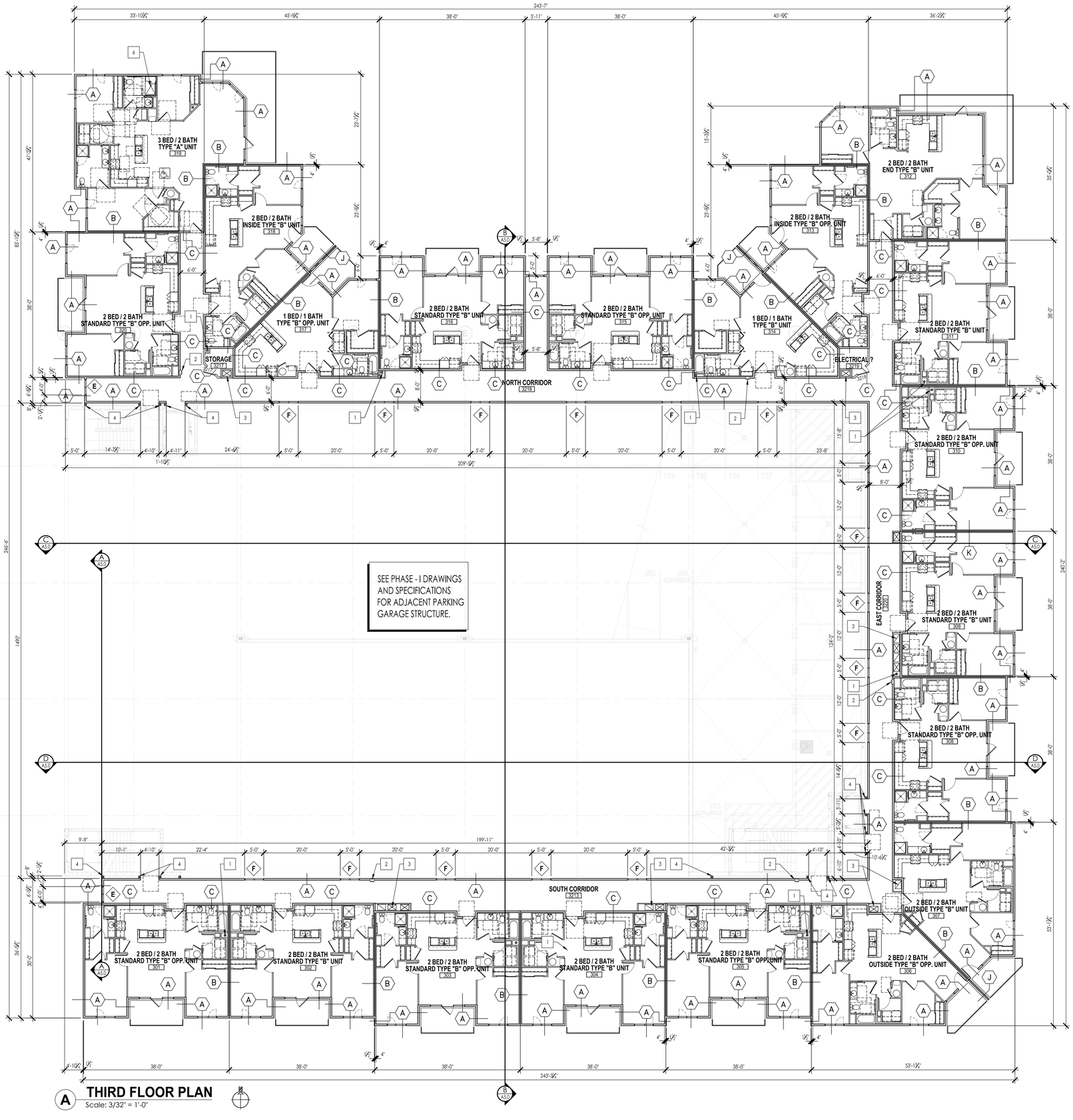
PROJECT: 19136
FILE: 19136 A2.0-DR Plan w Storag
DATE: AUGUST, 2020
DRAWN: KRT
REVISIONS:

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY - PHASE II - APARTMENTS
43rd STREET & ADAMS
GARDEN CITY, IDAHO

SECOND FLOOR PLAN

SHEET NO.
A2.1



A THIRD FLOOR PLAN

Scale: 3/32" = 1'-0"

WALL TYPE LEGEND

(X)

- (A) RATED EXTERIOR WALL - CONFORM TO UL-DESIGN U344 FOR 1-HR FIRE RESISTIVE CONSTRUCTION: EXTERIOR WALL FINISH (WHERE OCCURS, SEE EXTERIOR ELEVATIONS), SEALED BUILDING WRAP, R-5 CONTINUOUS RIGID INSULATION, ½" EXTERIOR GRADE FIRE RATED GYPSUM BOARD, STRUCTURAL SHEATHING, 2x6 OR 2x8 WOOD STUDS, R-21 OR R-30 INSULATION, VAPOR BARRIER, ½" FIRE RATED GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING.
- (B) FIRE PARTITION / UNIT SEPARATION WALL - CONFORM TO GA FILE NO. WP3370 FOR 1-HR FIRE RESISTIVE CONSTRUCTION W/ STC 50-54 RATING: ½" FIRE RATED GYPSUM BOARD, 2x4 STUDS @ 16" O.C., ⅜" SOUND ATTENUATION BATTS. 1" AIR GAP, 2x4 STUDS @ 16" O.C., ⅜" SOUND ATTENUATION BATTS, ½" FIRE RATED GYPSUM BOARD. STRUCTURAL SHEATHING WHERE OCCURS. SEE STRUCTURAL DRAWINGS.
- (C) FIRE PARTITION / CORRIDOR WALL: CONFORM TO UL-DESIGN U311 FOR 1-HR FIRE RESISTIVE CONSTRUCTION W/ STC 52 RATING: ½" FIRE RATED GYPSUM BOARD, 2x6 STUDS, ⅝" SOUND ATTENUATION BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ½" RESILIENT CHANNELS (ON CORRIDOR SIDE) AT 24" O.C., ½" FIRE RATED GYPSUM BOARD. SEE STRUCTURAL DRAWINGS FOR STUD SPACING.
- (D) FIRE PARTITION / INTERIOR RATED WALL: CONFORM TO G.A. FILE No. WP3825 FOR 2-HR FIRE RESISTIVE CONSTRUCTION: (2) LAYERS ½" FIRE RATED GYPSUM BOARD, 2x4 STUDS, ⅝" FIBERGLASS SOUND BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ½" RESILIENT CHANNELS (ON CORRIDOR SIDE) (2) LAYERS ½" FIRE RATED GYPSUM BOARD.
- (E) FIRE PARTITION / INTERIOR RATED WALL: CONFORM TO UL-DESIGN U305 FOR 1-HR FIRE RESISTIVE CONSTRUCTION: ½" FIRE RATED GYPSUM BOARD, WOOD STUDS, ½" FIRE RATED GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING.
- (F) INTERIOR WALL - NON RATED: ½" GYPSUM BOARD, 2x4 OR 2x6 STUDS, ½" GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING. ⅜" OR ⅝" FIBERGLASS SOUND BATTS WHERE OCCUR.
- (G) FIRE BARRIER : CONFORM TO G.A. FILE No. WP3825 FOR 2-HR FIRE RESISTIVE CONSTRUCTION: (2) LAYERS ½" FIRE RATED GYPSUM BOARD, 2x6 STUDS, ⅝" FIBERGLASS SOUND BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ½" RESILIENT CHANNELS (ON CORRIDOR SIDE) (2) LAYERS ½" FIRE RATED GYPSUM BOARD.
- (H) CHASE WALL: CONFORM TO UL DESIGN NO. U415-5-SYSTEM 'A' FOR -HR FIRE RESISTIVE CONSTRUCTION: ½" FIRE RATED GYPSUM BOARD, 2½" "C-H" SHAPED STUDS AT 24" O.C. 1" FIRE RATED GYPSUM LINER PANELS, WITH 2½" "J" SHAPED RUNNERS (1" & 2" UNEQUAL LEGS) AT FLOOR, CEILING AND SIDES.
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KEYNOTES

1. INSULATED ROOF DRAIN LEADER. SEE ROOF PLAN AND PLUMBING DRAWINGS. TIGHT LINE DRAIN LEADERS. COORDINATE WITH CIVIL DRAWINGS. ENCLOSE DRAINPIPE WITH 2X4 FRAMING AND ⅝" GYP.BD. WHERE OCCURS.
2. FIRE EXTINGUISHER IN FIRE RATED CABINET. MOUNT WITH HANDLE OF FIRE EXTINGUISHER AND CABINET NO HIGHER THAN 48" A.F.F.
3. 2-HR FIRE RATED MECHANICAL CHASE. SEE DETAIL A/??? & MECHANICAL DRAWINGS.
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7. SEE EXTERIOR ELEVATIONS FOR OPERABLE WINDOW DIRECTION AT UNITS AND EXTERIOR FINISH MATERIALS.
8. SEE FIRE STOP DETAILS A/733 AND A734 FOR FIRE STOPPING AT PIPE AND CABLE PENETRATIONS THROUGH RATED WALLS.
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- FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
  - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACE, AT CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.
  - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFIT, DROP CEILINGS AND COVED CEILINGS.
  - C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
  - D. IN OPENINGS AROUND VENTS, PIPES, DUCTS AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
- FIRE BLOCKING MAY CONSIST OF 2x LUMBER OR GYPSUM BOARD.

PRELIMINARY

NOT FOR CONSTRUCTION

HUTCHISON SMITH ARCHITECTS
270 North 27th Street Boise, ID. 83702 (208) 338-1212 FAX (208) 338-0011 hsarchitects.com

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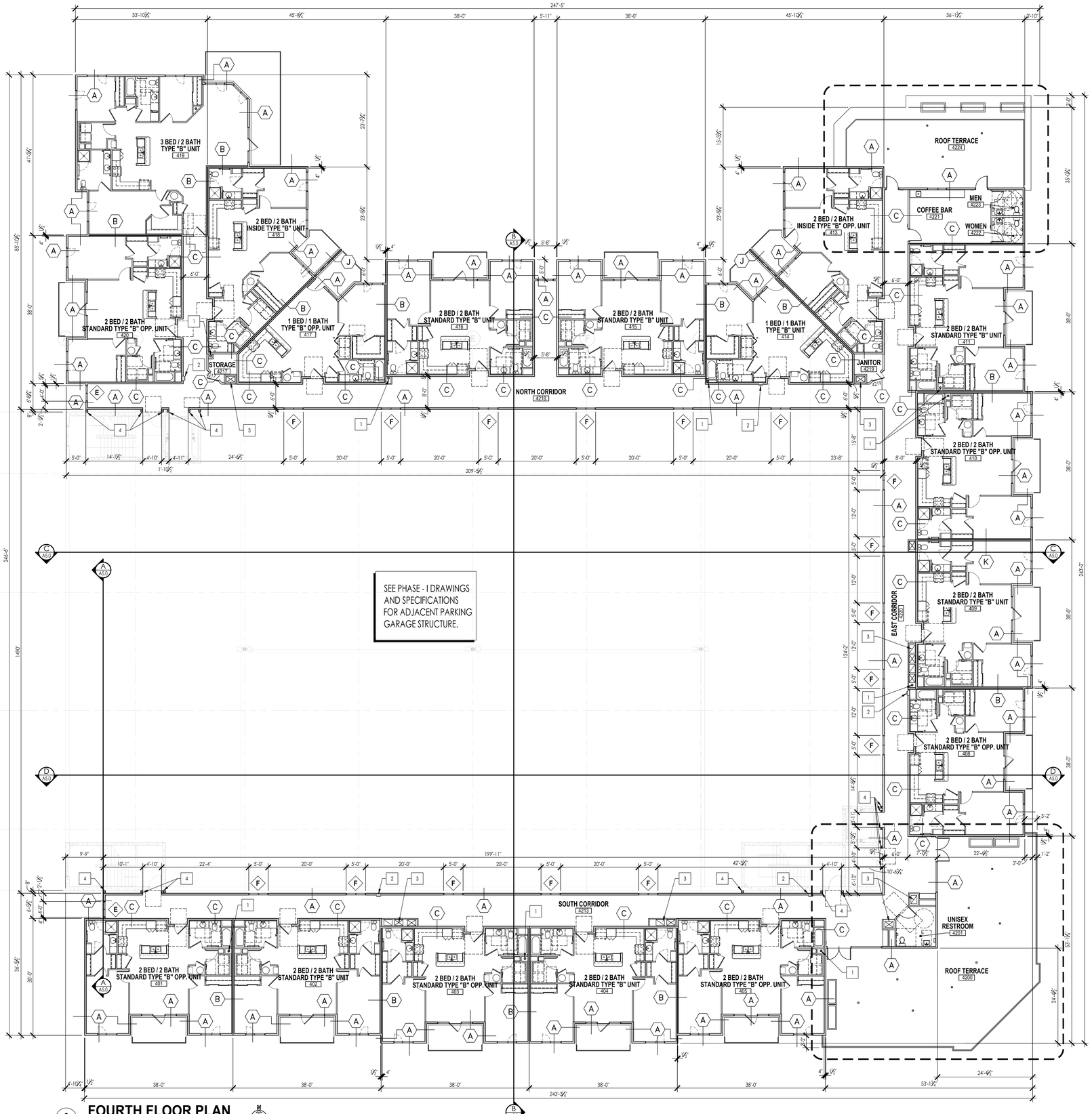
DRAWN:
REVISIONS:

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY - PHASE II - APARTMENTS
43rd STREET & ADAMS — GARDEN CITY, IDAHO

THIRD FLOOR PLAN

SHEET NO.
A2.2



A FOURTH FLOOR PLAN

Scale: 3/32" = 1'-0"

WALL TYPE LEGEND

(X)

- (A) RATED EXTERIOR WALL - CONFORM TO UL-DESIGN U344 FOR 1-HR FIRE RESISTIVE CONSTRUCTION: EXTERIOR WALL FINISH (WHERE OCCURS, SEE EXTERIOR ELEVATIONS), SEALED BUILDING WRAP, R-5 CONTINUOUS RIGID INSULATION, ½" EXTERIOR GRADE FIRE RATED GYPSUM BOARD, STRUCTURAL SHEATHING, 2x6 OR 2x8 WOOD STUDS, R-21 OR R-30 INSULATION, VAPOR BARRIER, ½" FIRE RATED GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING.
- (B) FIRE PARTITION / UNIT SEPARATION WALL - CONFORM TO GA FILE NO. WP3370 FOR 1-HR FIRE RESISTIVE CONSTRUCTION W/ STC 50-54 RATING: ½" FIRE RATED GYPSUM BOARD, 2x4 STUDS @ 16" O.C., ⅜" SOUND ATTENUATION BATTS, 1" AIR GAP, 2x4 STUDS @ 16" O.C., ⅜" SOUND ATTENUATION BATTS, ½" FIRE RATED GYPSUM BOARD. STRUCTURAL SHEATHING WHERE OCCURS. SEE STRUCTURAL DRAWINGS.
- (C) FIRE PARTITION / CORRIDOR WALL: CONFORM TO UL-DESIGN U311 FOR 1-HR FIRE RESISTIVE CONSTRUCTION W/ STC 52 RATING: ½" FIRE RATED GYPSUM BOARD, 2x6 STUDS, ⅝" SOUND ATTENUATION BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ⅞" RESILIENT CHANNELS (ON CORRIDOR SIDE) AT 24" O.C., ½" FIRE RATED GYPSUM BOARD. SEE STRUCTURAL DRAWINGS FOR STUD SPACING.
- (D) FIRE PARTITION / INTERIOR RATED WALL: CONFORM TO G.A. FILE No. WP3825 FOR 2-HR FIRE RESISTIVE CONSTRUCTION: (2) LAYERS ½" FIRE RATED GYPSUM BOARD, 2x4 STUDS, ⅝" FIBERGLASS SOUND BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ⅞" RESILIENT CHANNELS (ON CORRIDOR SIDE) (2) LAYERS ½" FIRE RATED GYPSUM BOARD.
- (E) FIRE PARTITION / INTERIOR RATED WALL: CONFORM TO UL-DESIGN U305 FOR 1-HR FIRE RESISTIVE CONSTRUCTION: ½" FIRE RATED GYPSUM BOARD, WOOD STUDS, ½" FIRE RATED GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING.
- (F) INTERIOR WALL - NON RATED: ½" GYPSUM BOARD, 2x4 OR 2x6 STUDS, ½" GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING. ⅜" OR ⅝" FIBERGLASS SOUND BATTS WHERE OCCUR.
- (G) FIRE BARRIER : CONFORM TO G.A. FILE No. WP3825 FOR 2-HR FIRE RESISTIVE CONSTRUCTION: (2) LAYERS ½" FIRE RATED GYPSUM BOARD, 2x6 STUDS, ⅝" FIBERGLASS SOUND BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ⅞" RESILIENT CHANNELS (ON CORRIDOR SIDE) (2) LAYERS ½" FIRE RATED GYPSUM BOARD.
- (H) CHASE WALL: CONFORM TO UL DESIGN NO. U415-5-SYSTEM 'A' FOR -HR FIRE RESISTIVE CONSTRUCTION: ½" FIRE RATED GYPSUM BOARD, 2⅝" "C-H" SHAPED STUDS AT 24" O.C. 1" FIRE RATED GYPSUM LINER PANELS, WITH 2⅝" "J" SHAPED RUNNERS (1" & 2" UNEQUAL LEGS) AT FLOOR, CEILING AND SIDES.
- (J) RATED EXTERIOR WALL - WING WALL: CONFORM TO UL-DESIGN U344 FOR 1-HR FIRE RESISTIVE CONSTRUCTION: EXTERIOR WALL FINISH , SEALED BUILDING WRAP, ½" EXTERIOR GRADE FIRE RATED GYPSUM BOARD, STRUCTURAL SHEATHING, 2x6 WOOD STUDS, STRUCTURAL SHEATHING, ½" FIRE RATED GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING.
- (K) FIRE PARTITION / OCCUPANCY SEPARATION WALL: CONFORM TO UL-DESIGN U311 FOR 1-HR FIRE RESISTIVE CONSTRUCTION W/ STC 52 RATING: ½" FIRE RATED GYPSUM BOARD, 2x6 STUDS, ⅝" SOUND ATTENUATION BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ⅞" RESILIENT CHANNELS AT 24" O.C., ½" FIRE RATED GYPSUM BOARD. SEE STRUCTURAL DRAWINGS FOR STUD SPACING.

KEYNOTES

1. INSULATED ROOF DRAIN LEADER. SEE ROOF PLAN AND PLUMBING DRAWINGS. TIGHT LINE DRAIN LEADERS. COORDINATE WITH CIVIL DRAWINGS. ENCLOSE DRAINPIPE WITH 2X4 FRAMING AND ⅝" GYP.BD. WHERE OCCURS.
2. FIRE EXTINGUISHER IN FIRE RATED CABINET. MOUNT WITH HANDLE OF FIRE EXTINGUISHER AND CABINET NO HIGHER THAN 48" A.F.F.
3. 2-HR FIRE RATED MECHANICAL CHASE. SEE DETAIL A/??? & MECHANICAL DRAWINGS.
4. SEISMIC SEPARATION JOINT.
5. SEMI-RECESSED KNOX BOX. COORDINATE WITH ELECTRICAL AND VERIFY EXACT LOCATION AND COUNT WITH AUTHORITY HAVING JURISDICTION.
6. AT TYPE "A" UNITS PROVIDE RECESS IN FLOOR SHEATHING FOR ACCESSIBLE SHOWER. SEE DETAILS Y & Z/A3.9.

GENERAL NOTES

1. THIS PROJECT IS REQUIRED TO MEET ALL ACCESSIBILITY CODES, STANDARDS AND GUIDELINES LISTED ON SHEET A0.0 - COVER SHEET. IT IS THE CONTRACTORS RESPONSIBILITY TO KNOW AND UNDERSTAND ALL APPLICABLE ACCESSIBILITY AND FAIR HOUSING REQUIREMENTS AND CONSTRUCT THE BUILDING AND ALL ASSOCIATED SITEWORK TO MEET THESE REQUIREMENTS. CONTACT THE ARCHITECT WHEN CONFLICTS ARE FOUND.
2. SEE SHEETS A3.4 THROUGH A3.9 FOR ENLARGED UNIT PLANS.
3. FOR GENERAL STRUCTURAL NOTES (G.S.N.), SEE STRUCTURAL DRAWING, SHEET S0.2.
4. SEE STRUCTURAL DRAWINGS FOR SHEAR WALL AND HOLD DOWN LOCATIONS.
5. INTERIOR WALLS: INTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C. WITH (1) LAYER ½" GYPSUM BOARD EACH SIDE UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR WALLS, CORRIDOR WALLS AND PARTY WALLS SHALL HAVE A MINIMUM STC RATING OF 50.
7. SEE EXTERIOR ELEVATIONS FOR OPERABLE WINDOW DIRECTION AT UNITS AND EXTERIOR FINISH MATERIALS.
8. SEE FIRE STOP DETAILS A/733 AND A734 FOR FIRE STOPPING AT PIPE AND CABLE PENETRATIONS THROUGH RATED WALLS.
9. PER NFPA 13, SECTION 8.15.1.2.7.1. CONCEALED SPACES FILLED WITH NONCOMBUSTIBLE INSULATION SHALL NOT REQUIRE SPRINKLER PROTECTION.

FRAMING NOTES

1. ALL FIRST FLOOR BEARING WALLS TO BE 2X8 STUDS AT 16" O.C. U.N.O. SECOND THROUGH FOURTH FLOOR BEARING WALLS TO BE 2x6 STUDS AT 16" O.C. U.N.O. REFER TO STRUCTURAL.
2. ALL EXTERIOR OPENINGS USE (1) 2x KING STUDS U.N.O. PER STRUCTURAL.
3. NAILING TO BE PER 2015 IBC. U.N.O. PER STRUCTURAL.
4. SEE STRUCTURAL DRAWINGS FOR TYPICAL TOP PLATE SPLICE.

FIRE BLOCKING

- FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
  - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACE, AT CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.
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DATE: AUGUST, 2020
DRAWN: KRT
REVISIONS:

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY - PHASE II - APARTMENTS
43rd STREET & ADAMS — GARDEN CITY, IDAHO

FOURTH FLOOR PLAN

SHEET NO.
A2.3

A SOUTH ELEVATION - ADAMS STREET

Scale: 3/32" = 1'-0"

B NORTH ELEVATION

Scale: 3/32" = 1'-0"

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PROJECT: 19136
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REVISIONS:

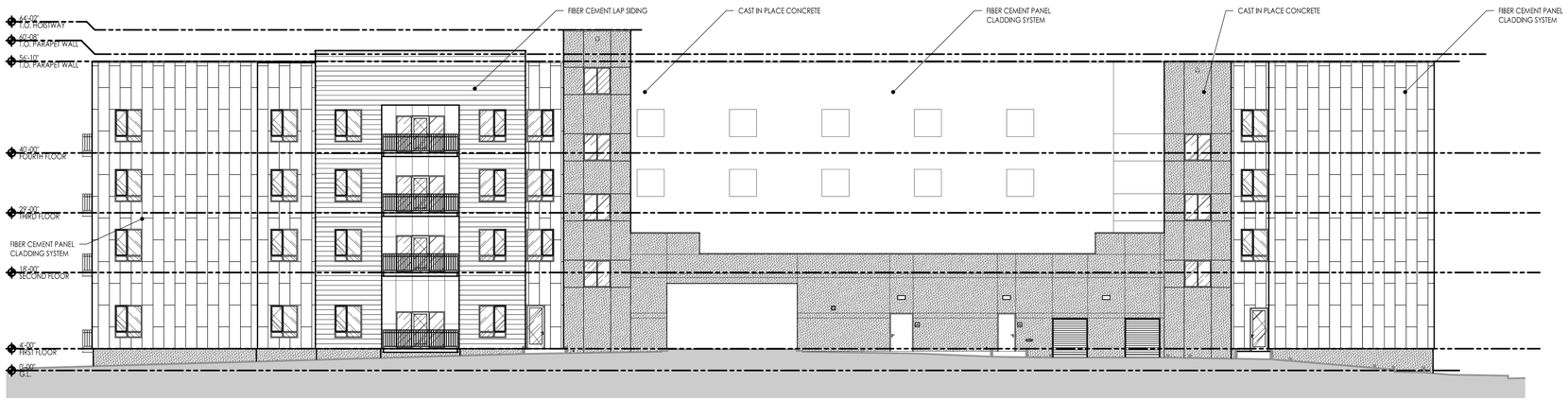
THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY - PHASE II - APARTMENTS
43rd STREET & ADAMS
GARDEN CITY, IDAHO

EXTERIOR ELEVATIONS

SHEET NO.
A4.0

C EAST ELEVATION - 43rd STREET

Scale: 3/32" = 1'-0"



D WEST ELEVATION

Scale: 3/32" = 1'-0"

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THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP

THE RIVER AT PARKWAY - PHASE II - APARTMENTS

43rd STREET & ADAMS — GARDEN CITY, IDAHO

EXTERIOR ELEVATIONS

SHEET NO.

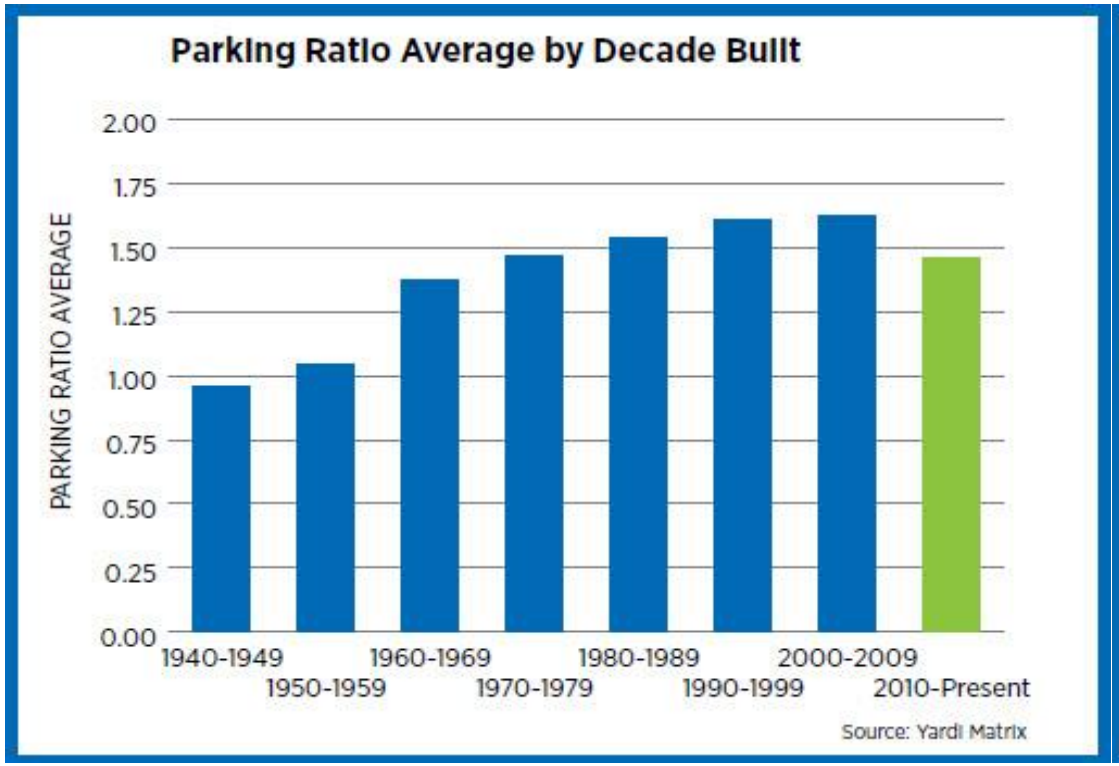
A4.1

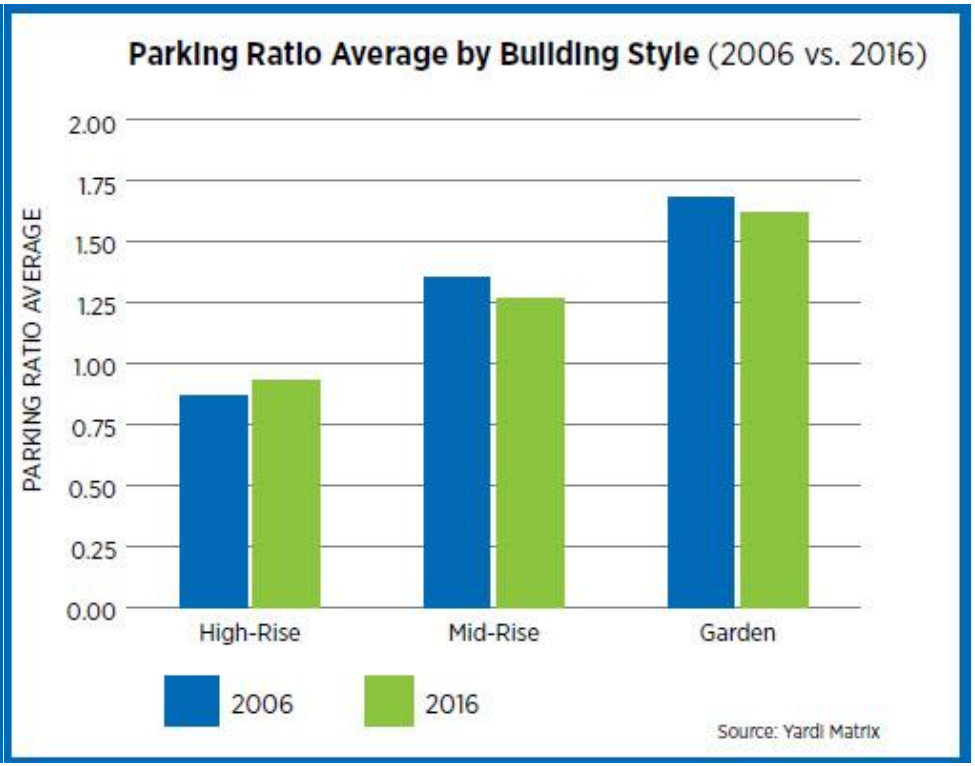
PARKING TRENDS (NATIONAL)

MF Parking Trends – Parking Ratios

Following decades of increasing parking ratios in new multi-family developments, the ratio of parking spaces per unit has declined so far in the 2010s to about 1.46 spaces per unit. The decline has been in mid-rise buildings (Subject category) and garden style apartments. In 2016, mid-rise rental buildings offered an average of 1.26 parking spaces per unit, while garden-style apartments offered about 1.60 parking spaces per unit.

If this trend is applicable to Meridian, the implication is that the Subject could offer a lower parking ratio than garden-style communities in the same market area.





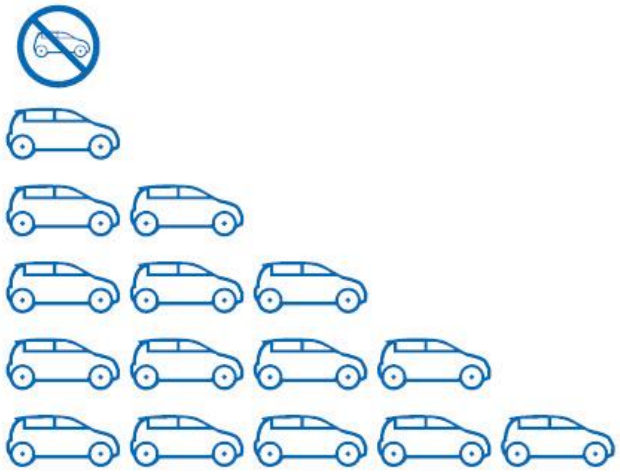
Source: National Apartment Association, JBREC

MF Parking Trends – National

Somewhat surprisingly, the proportion of renter HHs with no private vehicle declined slightly from 2006 to 2016 to 18.3%. Likewise, the proportion of renters with one vehicle also declined, to 45.5%. Still, combined almost 64% of all renters either have no car or just one vehicle. The average number of vehicles for renter households is 1.3 (based on the percentages in the table to the left below). Renters age 15 to 34 years old with a vehicle has declined from over 33% ten years ago to under 31% in 2016.

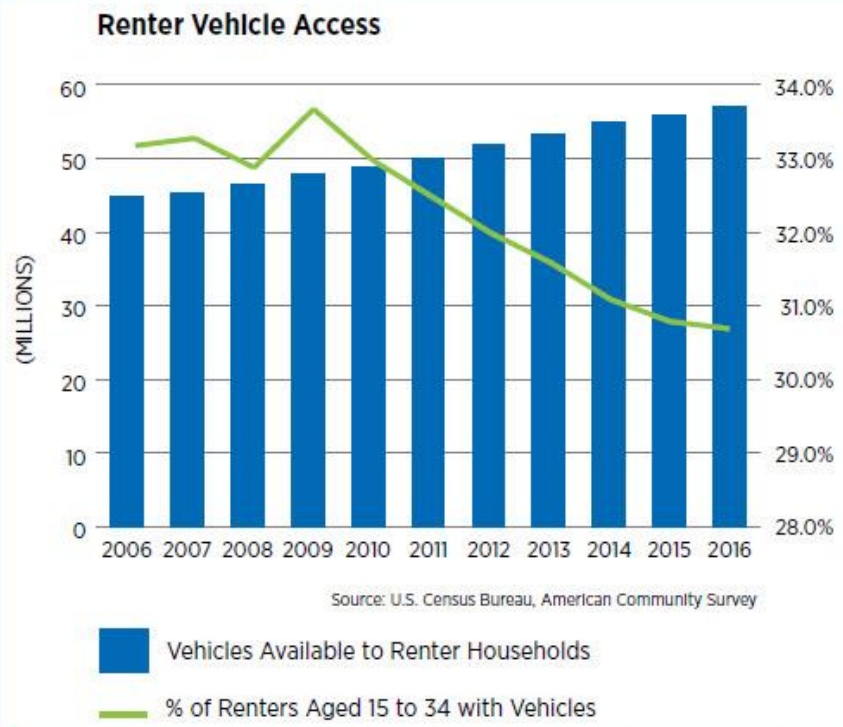
If applicable to the Meridian market, this could imply that existing apartment communities in the local market area might be over-parked and the Subject could support lower parking ratios.

Vehicles In Renter-Occupied Households



	2006	2016
	19.9%	18.3%
	47.4%	45.5%
	25.3%	27.3%
	5.5%	6.6%
	1.3%	1.7%
	0.6%	0.6%
	100%	100%

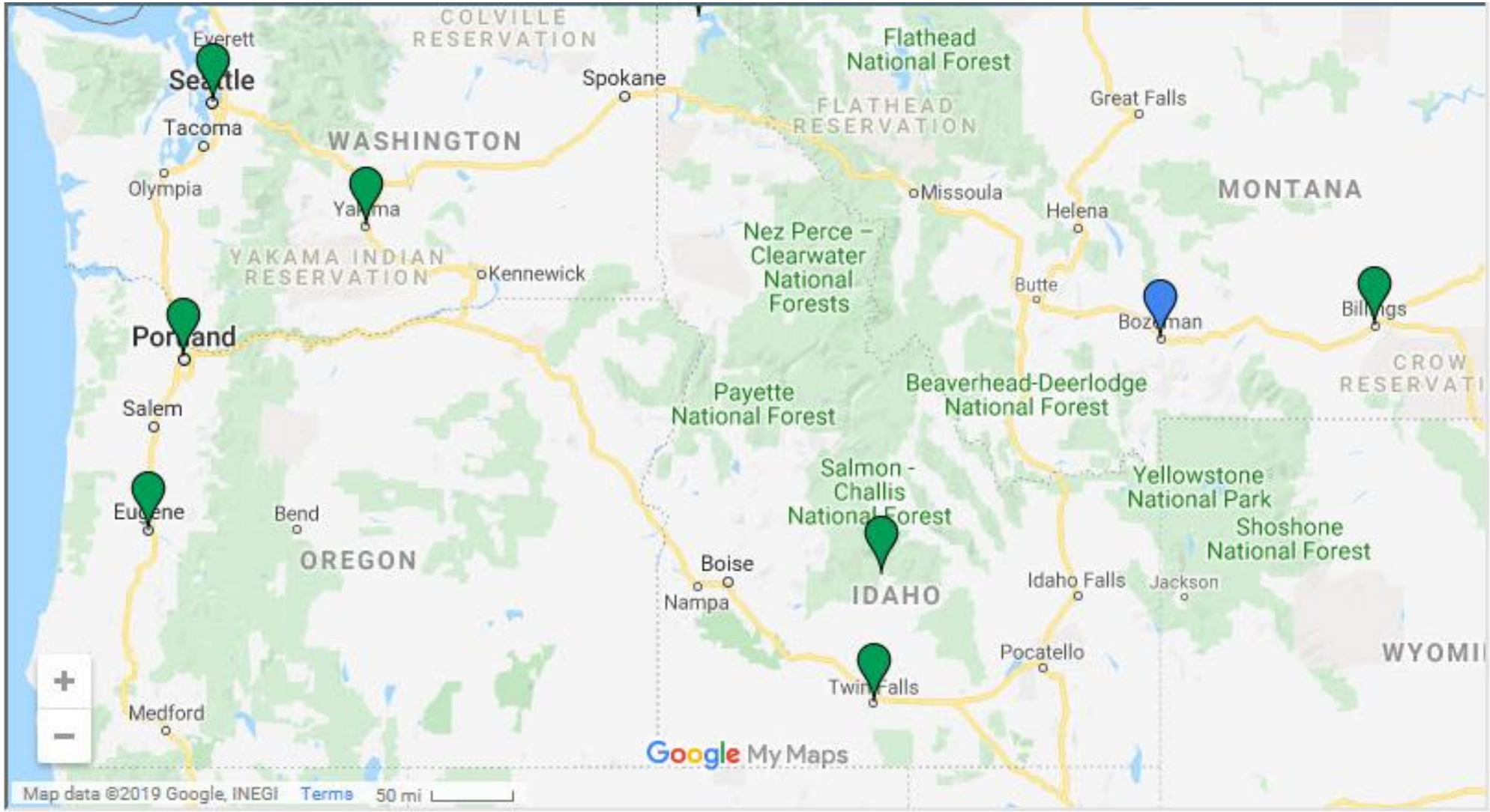
Source: U.S. Census Bureau, American Community Survey



Source: National Apartment Association, JBREC

MF Parking Trends – Cities with Relaxed Parking Requirements

"Strong Towns" (www.strongtowns.org) has put together a list of municipalities that have relaxed or eliminated parking requirements for new developments. The map below shows towns in the Pacific Northwest that have lowered parking requirements. See the following page for parking information.



Source: Strong Towns, JBREC

MF Parking Trends – Cities with Relaxed Parking Requirements

Ketchum

name
Ketchum

description
We eliminated parking minimums in the community core and for housing units under 700 square feet in tourist zone (residential and commercial zone).

Billings

name
Billings

description
There are no minimum parking requirements in the Central Business District or the East Billings Parking Overlay within city limits (Code Sec. 6-1203(g)). Parking minimums do exist within city limits outside of these areas (Code Sec. 6-1203) as well as in unincorporated jurisdictional areas outside of city limits (Code Sec. 27-1216). Code of Ordinances found on www.municode.com. -Randy Vinson

Bozeman

name
Bozeman

description
Bozeman has some relaxed parking requirements on the books. In commercial areas, there is a maximum parking limit. Affordable housing also qualifies for relaxed requirements. More to the point, the City is now rewriting its development code, moving toward a form-based code. -Randy Carpenter

Seattle

name
Seattle

description
Parking minimum rules have been largely eliminated downtown and in Urban Centers, and reduced in Urban Villages and other areas with frequent transit service. -Chad Newton

Twin Falls

name
Twin Falls

description
The City of Twin Falls has 3 parking overlays within our Original Town Site. One overlay completely eliminates off-street parking for the majority of the downtown core (12 blocks along Main Ave). Another overlay reduces the amount by 30%, and the last one allows a case by case study of the parking requirements to allow leased, variance and remote/shared parking.

Eugene

name
Eugene

description
Eugene does not have parking minimums in downtown. - Will Dowdy

Portland

name
Portland

description
Portland has parking maximums and no minimums for downtown. -Tony Jordan

Source: Strong Towns, JBREC

THE
RIVER
4300
4300
BODEGA
UWork