

PARKWAY STATION

– GARDEN CITY –

HS HUTCHISON
SMITH
ARCHITECTS

[Applicant's Attachment to the Garden City Design Review Application](#)

The River at Parkway Apartments – Adams and East 43rd Streets (various addresses)

Letter of Intent

The development team's intention is to create an urban apartment community at 43rd and Adams that is a natural extension of the redevelopment that has taken place around the Adams and Veterans Parkway node. That redevelopment began with the Trailwinds Apartments that our team designed and built starting in 2014. That original project has led to redevelopment along 42nd and 43rd Streets by this developer including Parkway Station Townhomes, Parkway 405 Apartments, the Future Public School and Parkway 43 townhomes.

The proposed development consists of a 70-unit, four story apartment building surrounding an internal three level, 158 stall parking structure. The site is currently occupied by an aging trailer park. The apartment building will be located closest to the Adams and East 43rd Street frontages with the main entrance on the corner creating an urban feel to the street scape. The main building entrance is prominently placed at the corner of Adams and East 43rd Street. The first floor of the building is to be four feet above the existing grade in order to be above the anticipated future flood elevation. To eliminate the potential negative impact of a tall exposed foundation we have left room between the sidewalk and building to provide two feet high raised concrete planters that will allow attractive landscaping including trees to be planted to soften the edge and provide seating and pedestrian scale along the building. Partially recessed and extended patios and balconies will overlook the street and will modulate the building façade. Vehicle access will be via a driveway along the west and north sides of the property with access from both Adams and East 43rd Streets a safe distance away from the intersection. Access to the parking garage will be from the driveway on the west side of the building. There will be a large common outdoor space on the north side of the building with views of the foothills from terraced patios with sitting and eating areas under pergolas, an outdoor kitchen, gas fire pit and a bocce ball court.

The apartment building will consist of (8) one bedroom, (58) two bedroom and (4) three-bedroom apartments for a total of 70 units. All the units will face towards the outside of the building with private outdoor patios or balconies either overlooking the street or facing the mountains. The apartments will be accessed by a corridor adjacent to the parking garage. Amenities and common areas will include a meeting room, managers office, mail and parcel rooms, bike storage, fitness room, yoga room, animal wash area and rentable storage units. Although there is not any commercial component to this project, we have designed the ground floor common areas along Adams Street with a more commercial feel so

the building has more of a mixed-use projected image. For example, the lobby, meeting room and fitness room all have large sections of storefront windows overlooking the street.

We believe that The River at Parkway Apartments will promote many of Garden City's comprehensive goals and objectives. The project will help **Nurture the City** and provide **Diversity in Housing** by providing for the housing needs of middle-income individuals and families. The project will help Improve the **City's Branding** by redeveloping a declining area with an architecturally interesting building and a pedestrian oriented streetscape. The project will help **Create a Heart** for the City by expanding the connection between the river and Adams Street and the node at Adams and Veterans Parkway, and connections to housing and the Boys and Girls Club, and Riverfront Park. The project will **Beautify the Sidewalk and Streetscape** along Adams and E. 43rd Streets with tree planting and provide substantial landscaping around the building. The project will help provide **Focus on the River** by providing high density residential close to the river and by enhancing pedestrian access along E. 43rd Street leading toward the river. The project will help **Connect the City** by providing high density development along the **Adams "Main Street"** near existing public transportation and provide an enhanced pedestrian streetscape.

Responses to Garden City Design Review Application Questions

1. Bike and Pedestrian:

Pedestrian access is provided via public sidewalks along the Adams Street and East 43rd Street Frontages as well as along the new driveway along the west and north sides of the property. This arrangement allows pedestrian circulation around the entire site and connection to the streets, crosswalks, building entrances and outdoor common areas with minimal conflict with vehicle crossings. Pedestrian crossings of vehicle paths have been kept to only three locations – the two curb cuts and the parking garage entrance. Bicycle riders can easily and safely reach many parts of the city simply by traveling a short distance up East 43rd Street to get on the Boise River Greenbelt path. Valley Regional Transit bus route number 11 runs along Adams Street so residents will have virtually immediate proximity to public transportation. The building is also within approximately ¼ mile of the number 8 bus route on Chinden Blvd and ½ mile from the number 9 bus route on State St.

2. Parking:

Parking is to be provided in an internal parking garage structure which is screened from view by the surrounding apartment building on three sides and by wall panels on the west elevation. There are three levels of parking with 158 total spaces which along with 9 on-street parking spaces on East 43rd Street will provide the required number of parking spaces. We anticipate that many if not most of the residents will use bicycles for commuting or recreation. Therefore, we are providing a 600 square foot secure bike storage room on the ground floor of the building as well as exterior bike racks.

3. Community Interaction:

This project builds upon the redevelopment that has already occurred on East 42nd and East 43rd Streets. This apartment community will enhance the development of the node that is growing around Adams Street and Veterans Parkway. It will provide much needed dense housing with ample non-surface parking to help create a walkable urban neighborhood consistent with the City's Comprehensive Plan objectives and the City's Future Land Use Map. It will also help reduce traffic by providing dense housing near public transit and the greenbelt for bike commuters. It will also provide more customers within walking distance for current and future local businesses.

Development Code 8-4G Sustainable Development Provisions:

The River at Parkway Apartments is exempt from the sustainability requirements of 8-4G based upon the following development characteristics:

- a. The project has a density of 34.15 units per acre (70 units on 2.05 acres) which is approximately the maximum density allowed in the R-3 zone of 35 units per acre. The building also has a Floor Area Ratio of 1.91 which exceeds the minimum of 1.0.
- b. The project is located on a site that was previously developed as a trailer park and single-family dwellings covering 100% of the site.
- c. The project is within ¼ mile of numerous existing apartment buildings and trailer parks and most of which exceed 10 units/acre in density.
- d. The project is located within ¼ mile walking distance of several basic services including:
 1. School: Anser Charter School & Future Public School
 2. Bank: Bank of the Cascades
 3. The Boys and Girls Club
 4. City Park: Riverfront Park

Even though the project is exempt from the requirements of 8-4G it still incorporates many sustainable design features that we believe make it a sustainable development. The River at Parkway Apartments incorporates the following sustainable features:

- a. High density: 35 units/acre
- b. High density covered parking
- c. High SRI roof membrane and top parking deck.
- d. Drip Irrigation System
- e. Infiltration system retains storm water on-site
- f. No added urea formaldehyde in materials
- g. Low or no VOC paints and sealants
- h. SCS Floor Score and Green Label Plus flooring,
- i. Low water flow plumbing fixtures
- j. Dual flush toilets,
- k. Use of non HCFC refrigerants,
- l. Passive radon mitigation system.

4. Landscaping

The site design provides 15.7% of the site area as landscaping. There are also generous common outdoor terraces for use by residents as well as private outdoor patios and balconies. The landscape design includes (2) class I tree for every 50 feet of street frontage. The existing trees on the site have been inspected by Greg Baer our team's Landscape Architect. In Mr. Baer's professional opinion, the existing trees unfortunately are old, diseased and are dying or dead and are a hazard and should not be retained. A full recap of his tree survey can be found on the Landscape plan along with his selection of appropriate drought resistant plantings that are compatible with our local climate.

5. Building Design:

The exterior building façade and roofline relief will establish an urban contemporary feel and are complementary to the evolving pattern of development envisioned in the City's Comprehensive Plan. The mass of the building is broken up by stepping of the wall planes, recesses at patio and projecting balconies, along with various heights at the roofline. The combination of horizontal and vertical metal cladding panels provide additional visual interest through pattern, texture and color.

The building height will only be 58'-2" to the top of the parapet. While there is no height limit in R-3 zoning, we have provided a contextual map depicting the surrounding building heights, please see Attachment 1. The proposed building height is appropriate based on the following criteria: (i) the height complies with standards in the R-3 zone; (ii) the building is in an activity node where higher density and multi-story development is encouraged; (iii) property surrounding the Project is zoned R-3 and C-2, which has no height restrictions and the property to the south, east and west is expected to redevelop; and (iv) the height is in conformity with recent development in the immediate area (see Attachment 1), including the recent Boardwalk project that will bring a 121' high hotel and a 72' high apartment building.

The Floor Area Ratio of the apartments and parking structure is 1.91. The building is set back 5'-0" from the Adams Street and 43rd Street property lines and 45'9" from the north, rear property line and 47'-0" from the west side property line. Mechanical units will be screened in two ways. Some units will be located on the roof and will be screened by the building parapet. Other units will be mounted high on the inside walls of the parking garage and will be screened by the building.

ATTACHMENT 1

Surrounding Building Height



1. GCC 8-2C-15 requires multi-family dwelling units to have four amenities, and other items. Please demonstrate how you comply with this section.

1. Quality of life **amenities**: a) clubhouse; b) fitness facilities; c) enclosed bike storage; or d) public art.

Fitness facilities See Sheet A1.0.

Enclosed Bike Storage See Sheet A1.0.

2. Open space: a) open grassy area of at least fifty feet by one hundred feet (50' x 100') in size; b) community garden; c) ponds or water features; or d) plaza.

PLAZA area with substantial resident use amenity fixtures North side of the property. See Sheet L1.0.

3. Recreation **amenities**: a) pool; b) walking trails; c) children's play structures; or d) sports courts.

BOCCCE COURT on the North side of the property in the PLAZA space. See Sheet L1.0.

4. The number of **amenities** shall depend on the size of multi-family development as follows:

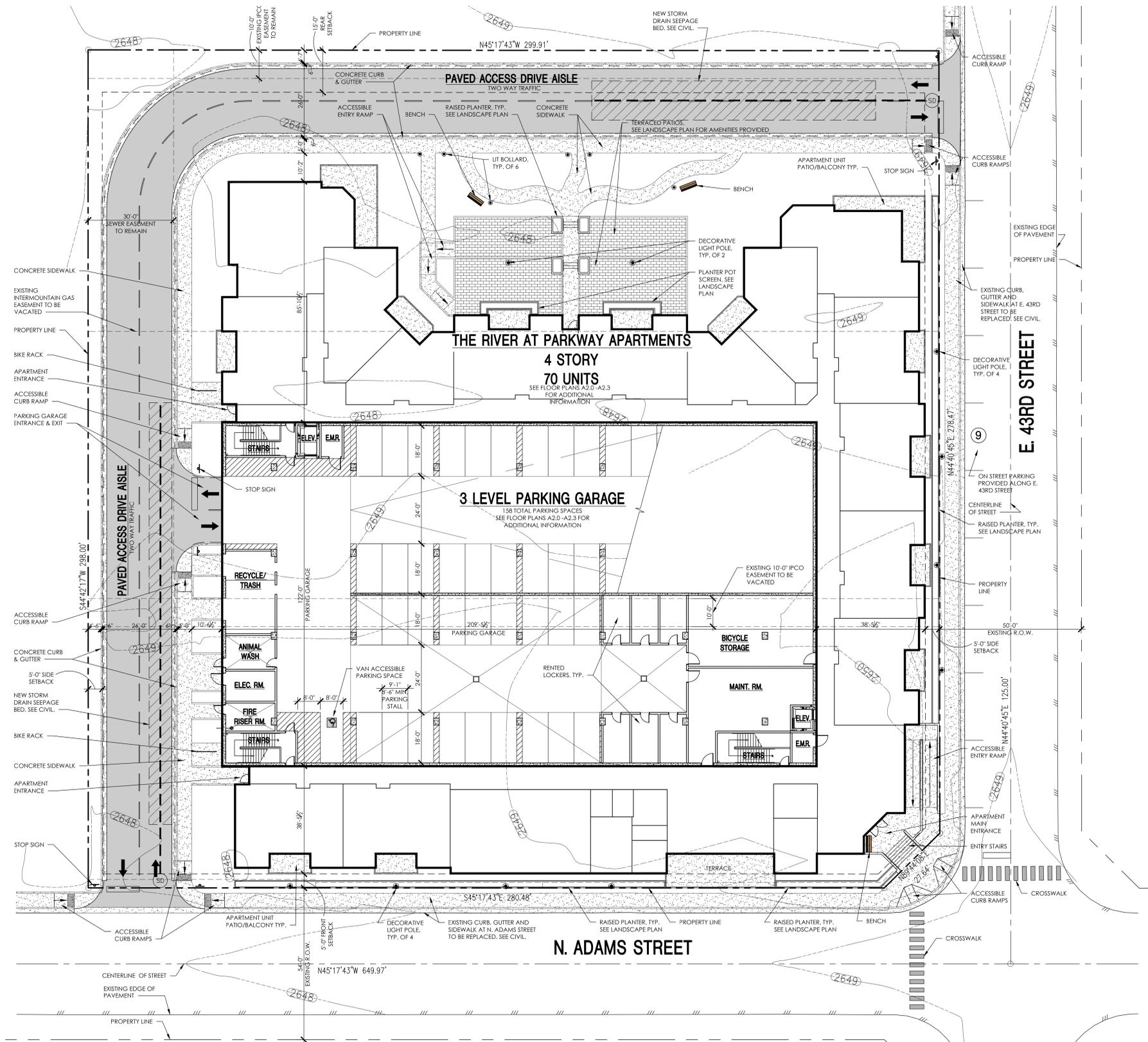
- b. For multi-family developments between twenty (20) and seventy five (75) units, three (3) **amenities** shall be provided, with one from each category.

2. GCC 8-4B-4 requires the structure to take windows, entrances, porches and patios into account with regard to how they impact adjacent properties. The Committee has interpreted this to include privacy. Please address this code section.

The fenestration on the west side of the building is minimized with the building's orientation and careful location of units. Only 2 units per floor face the adjacent property to the West, and they are across the private drive from the property line. Most of the units have significant distance buffers to other properties.

3. GCC 8-4C-3 requires specific objectives to be met. Objective 1 requires the scale of buildings to have a relationship to the street, pedestrian, and adjacent properties. The design committee requested buildings adjacent to residential properties to be setback. This is also noted under the objective as a method of compliance.

The building height will only be 58'-2" to the top of the parapet. While there is no height limit in R-3 zoning, we have provided a contextual Please see Attachment 1 depicting the revised height. This height is proper because: (i) the height complies with standards in the R-3 zone; (ii) the building is in an activity node where higher density and multi-story development is encouraged; (iii) property surrounding the Project is zoned R-3 and C-2, which has no height restrictions and the property to the south, east and west is expected to redevelop; and (iv) the height is in conformity with recent development in the immediate area (see Attachment 1 of the Attachment to the Application), including the recent Boardwalk project that will bring a 121' hotel and a 72' apartment building.



A ARCHITECTURAL SITE PLAN
Scale: 1/16" = 1'-0"

ACCESSIBILITY RECAP		
(3) TYPE "A" ACCESSIBLE UNITS		
(1) SENSOARY IMPAIRED ACCESSIBLE UNIT		
(66) TYPE "B" ADAPTABLE UNITS		
SITE: ENTIRE SITE CONNECTED BY ACCESSIBLE ROUTE.		
PARKING: (1) VAN ACCESSIBLE SPACE, (5) ACCESSIBLE SPACES.		
SITE RECAP		
TOTAL AREA	=	89,202 SF (2.05 ACRES)
NUMBER OF BUILDINGS:	1	
NUMBER OF UNITS:	70	
DENSITY:		34.15 UNITS / ACRE
BUILDING AREA	=	51,287 SF 57.5%
IMPERVIOUS SURFACE AREA	=	23,929 SF 26.8%
LANDSCAPE AREA	=	13,985 SF 15.7%
		89,202 SF 100%
APARTMENT UNIT RECAP:		
(8)	ONE BEDROOM APARTMENTS	
(58)	TWO BEDROOM APARTMENTS	
(4)	THREE BEDROOM APARTMENTS	
(70)	APARTMENT UNITS TOTAL	
PARKING SPACES REQUIRED (MULTI-FAMILY):		
1	PARKING SPACE REQUIRED PER EACH ONE BEDROOM UNIT	= 8
2	PARKING SPACE REQUIRED PER EACH TWO BEDROOM UNIT	= 116
2	PARKING SPACE REQUIRED PER EACH THREE BEDROOM UNIT	= 8
5	PARKING SPACE REQUIRED PER DWELLING UNIT - GUEST PARKING	= 35
	PARKING SPACES REQUIRED	= 167
ACCESSIBLE PARKING SPACES REQUIRED: 6		
PARKING SPACES PROVIDED:		
152	STANDARD OFF STREET PARKING SPACES (PARKING GARAGE)	
1	OFF STREET VAN ACCESSIBLE PARKING SPACE (PARKING GARAGE)	
5	OFF STREET ACCESSIBLE PARKING SPACES (PARKING GARAGE)	
9	STANDARD ON STREET PARKING SPACES	
	167 PARKING SPACES TOTAL PROVIDED	
LEGEND		
	NEW CONCRETE CURB U.N.O. SEE CIVIL.	
	4" THICK CONCRETE SIDEWALK OVER COMPACTED DRAINAGE COURSE. PROVIDE CONTROL JOINTS @ MAX. 5'-0" O.C., SEE CIVIL.	
	ASPHALT PAVING. SEE CIVIL.	
	SD STORM DRAIN INLET. SEE CIVIL.	
	DECORATIVE LIGHT POLE. SEE ELECTRICAL.	
	LIT BOLLARD. SEE ELECTRICAL.	

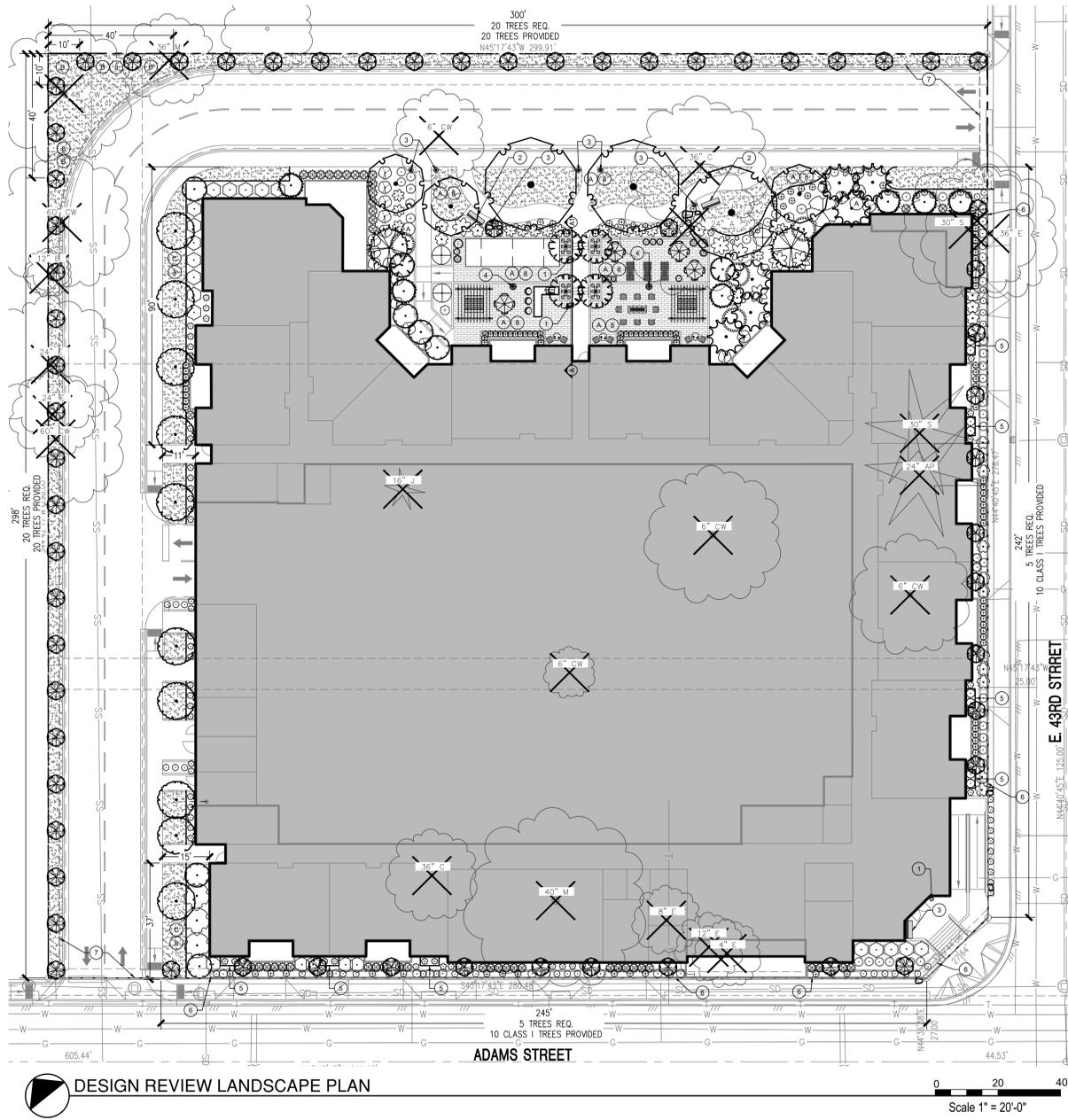
PRELIMINARY
NOT FOR CONSTRUCTION

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PROJECT: 19-136
FILE: 19136 A1.0
DATE: APRIL 2020
DRAWN: TM
REVISIONS:

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY APARTMENTS
ADAMS STREET
ARCHITECTURAL SITE PLAN
GARDEN CITY, IDAHO

SHEET NO.
A1.0



- TREE MITIGATION NOTES**
1. THE EXISTING TREES TO BE REMOVED ARE AS FOLLOWS FROM THE SITE. (AS NOTED ON PLAN):
- (1) 4" CAL. SIBERIAN ELM (DYING/HAZARD-NO MITIGATION REQUIRED)
 - (1) 6" CAL. COTTONWOOD (DEAD/DYING/HAZARD-NO MITIGATION REQUIRED)
 - (1) 8" CAL. SIBERIAN ELM (DYING/HAZARD-NO MITIGATION REQUIRED)
 - (1) 12" CAL. SIBERIAN ELM (DYING/HAZARD-NO MITIGATION REQUIRED)
 - (1) 12" CAL. BLACK LOCUST (DEAD-NO MITIGATION REQUIRED)
 - (1) 16" CAL. JUNIPER SHRUB (LARGE SHRUB-NO MITIGATION REQUIRED)
 - (1) 20" CAL. HAWTHORN (DAMAGED/DYING-NO MITIGATION REQUIRED)
 - (3) 24" CAL. SIBERIAN ELM (DEAD/DYING/HAZARD-NO MITIGATION REQUIRED)
 - (1) 24" CAL. ASH (DEAD/DYING-NO MITIGATION REQUIRED)
 - (1) 24" CAL. AUSTRIAN PINE (LEANING/HAZARD-NO MITIGATION REQUIRED)
 - (2) 30" CAL. SCOTCH PINE (DAMAGED/CO-DOMINANT HAZARD-NO MITIGATION REQUIRED)
 - (2) 36" CAL. CATALPA (CO-DOMINANT/HAZARD-NO MITIGATION REQUIRED)
 - (1) 36" CAL. SIBERIAN ELM (IN R.O.W./HAZARD-NO MITIGATION REQUIRED)
 - (1) 36" CAL. SILVER MAPLE (DEAD/DYING/HAZARD-NO MITIGATION REQUIRED)
 - (1) 36" CAL. TREE OF HEAVEN (DEAD/DYING/HAZARD-NO MITIGATION REQUIRED)
 - (1) 40" CAL. SILVER MAPLE (DYING/HAZARD-NO MITIGATION REQUIRED)
 - (1) 48" CAL. COTTONWOOD (HAZARD-NO MITIGATION REQUIRED)
 - (2) 60" CAL. COTTONWOOD (DYING/HAZARD-NO MITIGATION REQUIRED)
- TOTAL CALIPER INCHES REQUIRED FOR MITIGATION = 9 CALIPER INCHES

LANDSCAPE CALCULATIONS TABLE

STREET	L.F. FRONTAGE	BUFFER WIDTH	#OF TREES REQ.
ADAMS ST.	245'	5.5'	5
E. 49RD ST.	242'	5'	5

LANDSCAPE REQUIREMENTS

Per Garden City Code, Section 8-41.

AREA	REQUIREMENT	PROVIDED
STREET TREES		
-ADAMS ST.	1 TREE PER 50 LF (245/50=5)	10 (CLASS I)
-E. 49RD ST.	1 TREE PER 50 LF (242/50=5)	10 (CLASS I)
NORTH PERIMETER	1 TREE PER 15 LF (300/15=20)	20
WEST PERIMETER	1 TREE PER 15 LF (298/15=20)	20
TOTAL SITE	5% OF SITE (89,202/5=4,460)	7,320 SF
	EXCLUDING: SETBACK/PERIMETER AREAS	
-2,586 SF (ST. SETBACK)	1 TREE PER 1000 SF OF LANDSCAPE AREA	
-3,272 SF (PERIMETER)	(13,178/1000=13)	45
13,178 SF	1 SHRUB PER 150 SF OF LANDSCAPE AREA	285
	(13,178/150=88)	
COMMON OPEN SPACE	150 SF/UNIT 500 SF OR LESS (9*150=1350 SF)	
	250 SF/UNIT 500 SF OR MORE UP TO 1200 SF	
	(4*250=10,250 SF)	
-AREA 'A': 9,763 SF		
-AREA 'B': 700 SF		
-AREA 'C': 1,891 SF		
	TOTAL REQUIRED SF: 11,600 SF OPEN SPACE	12,354 SF

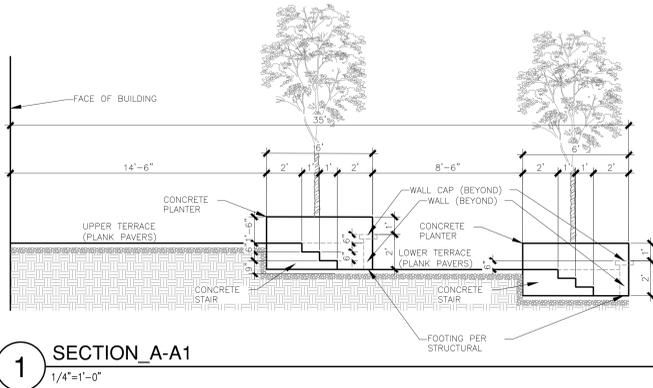
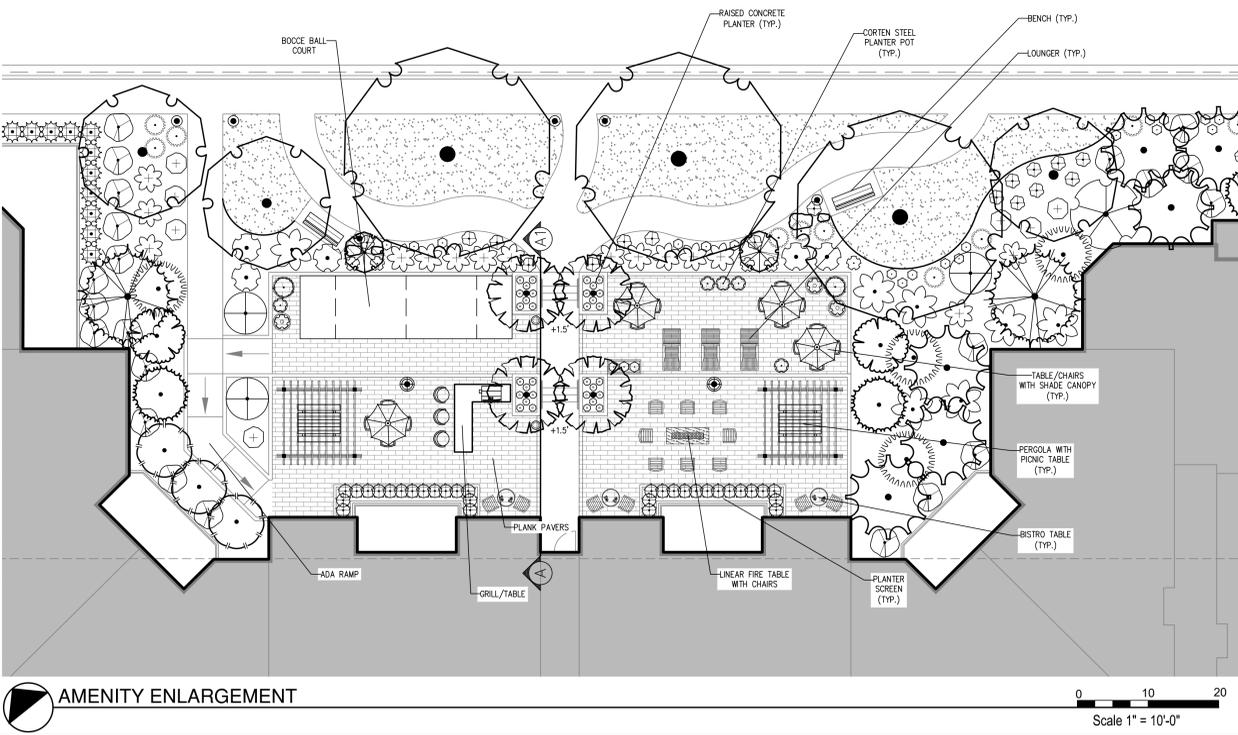
- LANDSCAPE LEGEND**
- EXISTING PLANTS TO BE REMOVED
- EXISTING TREE KEY: A=ASH, AP=AUSTRIAN PINE, B=BLACK LOCUST, C=CATALPA, CW=COTTONWOOD, E=SIBERIAN ELM, H=HAWTHORN, M=SILVER MAPLE, S=SCOTCH PINE
- EXISTING SHRUB KEY: J=JUNIPER

- IRRIGATION LEGEND**
- 2" SCH. 40 PVC SOLVENT WELD MAINLINE (SCHEMATIC)
- LANDSCAPE MATERIALS**
- LANDSCAPE BOULDER (2'-4"), SEE DETAIL 7/L1.1

- KEYNOTES**
- TRASH RECEPTACLE - SEE DETAIL 4/L1.1
 - BENCH - SEE DETAIL 3/L1.1
 - LIT BOLLARD - SEE ELECTRICAL
 - DECORATIVE LIGHT POLE - SEE ELECTRICAL
 - 3"Wx14"H HIGH CORTEN STEEL PLANTER
 - 2"Wx2"H HIGH CONCRETE PLANTER
 - IRRIGATION MAINLINE
 - OPEN SPACE AREA - SEE LANDSCAPE REQUIREMENTS, COMMON OPEN SPACE AREAS A, B, AND C

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	CLASS
	4	Acer palmatum 'Sango Kaku' Coral Bark Maple	1.5" CAL. B&B	20'X15'	Class I
	3	Acer truncatum 'Warren Red' Pacific Sunset Maple	2" CAL. B&B	30'X25'	Class I
	3	Fraxinus americana 'Autumn Purple' Autumn Purple Ash	2" CAL. B&B	50'X40'	Class II
	10	Tilia cordata 'Corzam' TM Corinthian Linden	2" CAL. B&B	40'X15'	Class II
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	CLASS
	6	Chamaecyparis nootkatensis 'Pendula' Weeping Alaskan Cedar	6"-8" B&B	30'X10'	
	6	Picea glauca 'Densata' Black Hills Spruce	6"-8" B&B	35'X15'	
	2	Picea pungens 'Glauca' Colorado Blue Spruce	7"-8" B&B	35'X15'	
	6	x Cupressocyparis leylandii Leylandi Cypress	10"-12" B&B	35'X10'	
FLOWERING TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	CLASS
	2	Magnolia stellata 'Royal Star' Royal Star Magnolia	2" CAL. B&B	15'X10'	Class I
	62	Prunus x cerasifera 'Crispizam' Crimson Pointe Flowering Plum	2" CAL. B&B	20'x6'	Class I
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	
	80	Buxus sempervirens 'Monrue' TM Green Tower Boxwood	5 GAL.	9'X2'	
	7	Hosta x 'Blue Angel' Plantain Lily	2 GAL.	3'X6'	
	19	Hydrangea arborescens 'Abetwo' Incredible Hydrangea	5 GAL.	4'X4'	
	13	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	2 GAL.	6'X2'	
	46	Juniperus scopulorum 'Skyrocket' Skyrocket Juniper	5 GAL.	15'X3'	
	7	Ligularia dentata 'Othello' Othello Ligularia	1 GAL.	3'X3'	
	22	Mahonia aquifolium Oregon Grape	5 GAL.	5'X5'	
	22	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 GAL.	5'X5'	
	3	Physocarpus opulifolius 'Diablo' Diablo Ninebark	5 GAL.	8'X8'	
	12	Rhamnus frangula 'Ron Williams' Fine Line Fern Leaf Buckthorn	5 GAL.	6'X3'	
	15	Rhododendron x 'P.J.M. Compacta' P.J.M. Compact Rhododendron	2 GAL.	4'X4'	
	4	Taxus cuspidata 'Monloo' Emerald Spreader Japanese Yew	5 GAL.	2'X8'	
	1	Viburnum opulus 'Roseum' Common Snowball Viburnum	5 GAL.	12'X10'	
	3	Viburnum x bodnantense 'Pink Down' Pink Down Viburnum	5 GAL.	8'X6'	
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	
	22	Coreopsis verticillata 'Zagreb' Zagreb Thread Leaf Coreopsis	1 GAL.	1'X1'	
	41	Hemerocallis x 'Strawberry Candy' TM Strawberry Candy Daylily	1 GAL.	1.5'X1.5'	
	36	Salvia nemorosa 'May Night' May Night Sage	1 GAL.	2'X2'	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	
	57	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 GAL.	3'X3'	
	64	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 GAL.	4'X2'	
	32	Pennisetum alopecuroides 'Burgundy Bunny' Burgundy Bunny Dwarf Fountain Grass	1 GAL.	1'X1'	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME			
	6,274 sf	Turf Sod Rhizomatous Rhizomatous Tall Fescue			

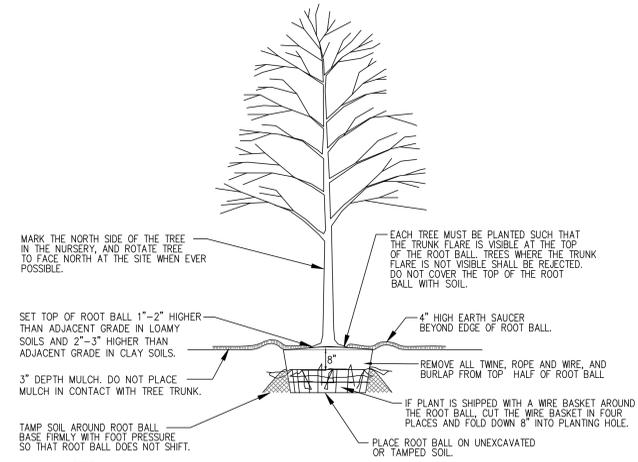


GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVER-HEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC MATER INTO THE TOP 6 INCHES OF TOPSOIL.
- ALL SHRUB BEDS SHALL HAVE A MIN 12 INCHES OF TOPSOIL. ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.
- FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
- TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, ROOTS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.
- WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
- IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH OF 1" MINUS SMALL BARK MULCH TO MATCH EXISTING. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10' MAX.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

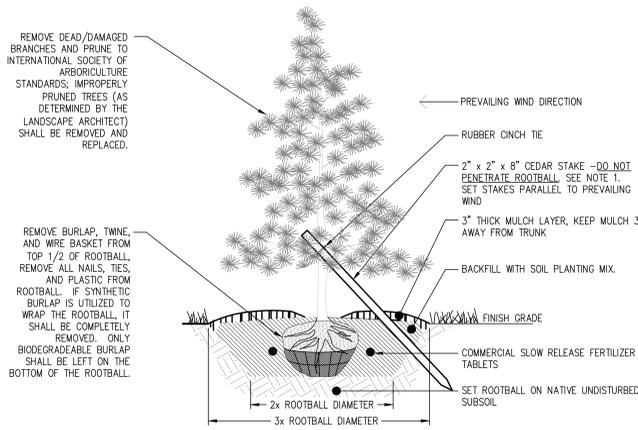
GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL

- ALL PLANT MATERIALS TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.



- NOTES:**
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN AND DEAD BRANCHES. DO NOT PRUNE TERMINAL BUDS OF BRANCHES EXTENDING TO THE CROWN.
 - WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
 - STAKE TREES AS NECESSARY. STAKES MUST BE REMOVED WITHIN 12 MONTHS OF PLANTING.

1 TREE PLANTING DETAIL
 NTS



- NOTES:**
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
 - WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

2 CONIFER TREE DETAIL
 NTS



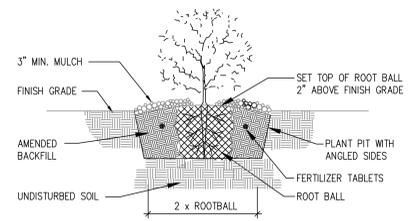
3 6' BENCH
 NTS

- NOTES:**
- PREMIER SITE FURNITURE - ARCHED MAPLE 6' BENCH.
 - INSTALL 6" OFF BUILDING OR VERTICAL ELEMENT.
 - FINISH IN RAVEN TEXTURED BLACK COLOR.
 - INSTALL BY ANCHOR BOLT IN CONCRETE SURFACE AS PER MANUFACTURERS RECOMMENDATIONS.

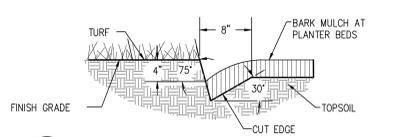


4 TRASH RECEPTACLE (WITH SIDE MOUNT ASH URN)
 NTS

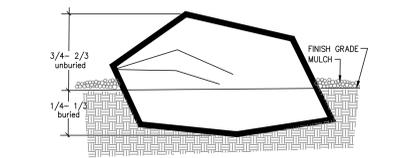
- NOTES:**
- PREMIER SITE FURNITURE - OAK RECEPTACLE, 32 GAL. SIZE, LINER INCLUDED.
 - WITH SIDE MOUNT ASH URN.
 - FINISH IN RAVEN TEXTURED BLACK COLOR.
 - INSTALLATION IN CONCRETE SURFACE AS PER MANUFACTURERS RECOMMENDATIONS.



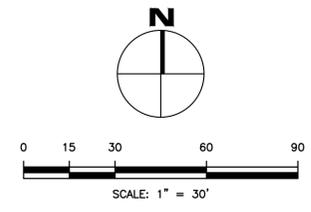
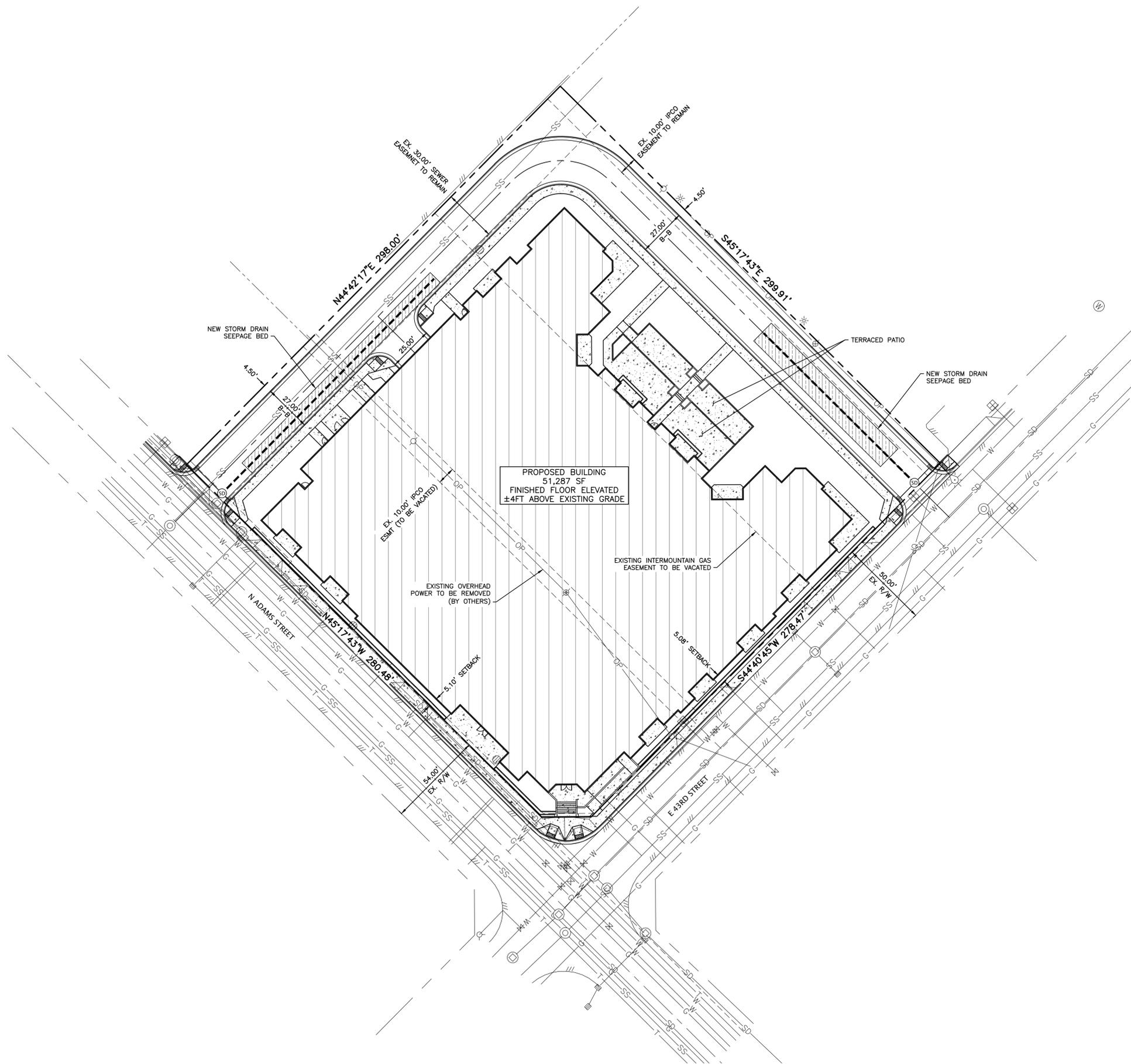
5 SHRUB PLANTING DETAIL
 NTS



6 EDGING DETAIL
 NTS



7 BOULDER PLACEMENT DETAIL
 NTS



SITE DATA

ADA COUNTY PARCEL #R2734521583 & #R8315000015/25/35/45
 SITE AREA = ±2.05 ACRES

LAND USE ZONE

EXISTING ZONE: R-3 (MEDIUM DENSITY RESIDENTIAL)

BUILDING AREA	51,287 SF	57.5%
IMPERVIOUS AREA	23,929 SF	26.8%
LANDSCAPE AREA	13,985 SF	15.7%

BUILDING SETBACKS (R-3 ZONE)

FRONT SETBACK	5 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	15 FEET

NOTES

1. THE EXISTING CURB, GUTTER, AND SIDEWALK ON N. ADAMS STREET AND E. 43RD STREET WILL BE REPLACED AS PART OF THIS PROJECT.
2. THE BUILDING FINISHED FLOOR WILL BE ELEVATED ±4 FEET ABOVE EXISTING GRADE OUT OF THE PROPOSED FLOODPLAIN.



REV. NO.	DESCRIPTION	DATE
DESIGNED:	C. GRAHAM	
DRAWN:	C. GRAHAM	
CHECKED:	C. GRAHAM	
APPROVED:	C. GRAHAM	

FILE NAME: 20011-C-SITE PLAN-DR.DWG

PREPARED FOR:
 PARKWAY HOLDING LLC
 999 W MAIN ST
 BOISE, ID 83702

THE RIVER AT PARKWAY
 410 E 43RD STREET, GARDEN CITY, ID
 DESIGN REVIEW SITE PLAN

CSW PROJECT NO. 20011
 DRAWING DATE 04/13/2020

SP100



A SOUTH ELEVATION - ADAMS STREET
Scale: 3/32" = 1'-0"



B NORTH ELEVATION
Scale: 3/32" = 1'-0"

PRELIMINARY



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

PROJECT: 19-136
FILE: 19136 A4.0
DATE: APRIL 2020
DRAWN: TM

REVISIONS:

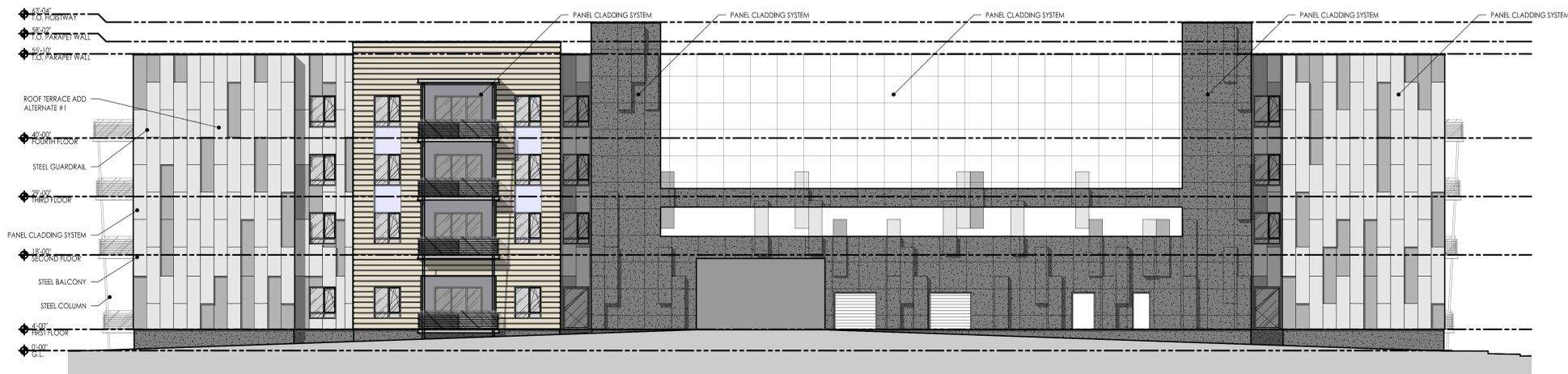
THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY APARTMENTS
ADAMS STREET
GARDEN CITY, IDAHO
EXTERIOR ELEVATIONS

SHEET NO.
A4.0

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C EAST ELEVATION - 43rd STREET
Scale: 3/32" = 1'-0"



D WEST ELEVATION
Scale: 3/32" = 1'-0"

PRELIMINARY



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PROJECT: 19-136

FILE: 19136 A4.0

DATE: APRIL 2020

DRAWN: TM

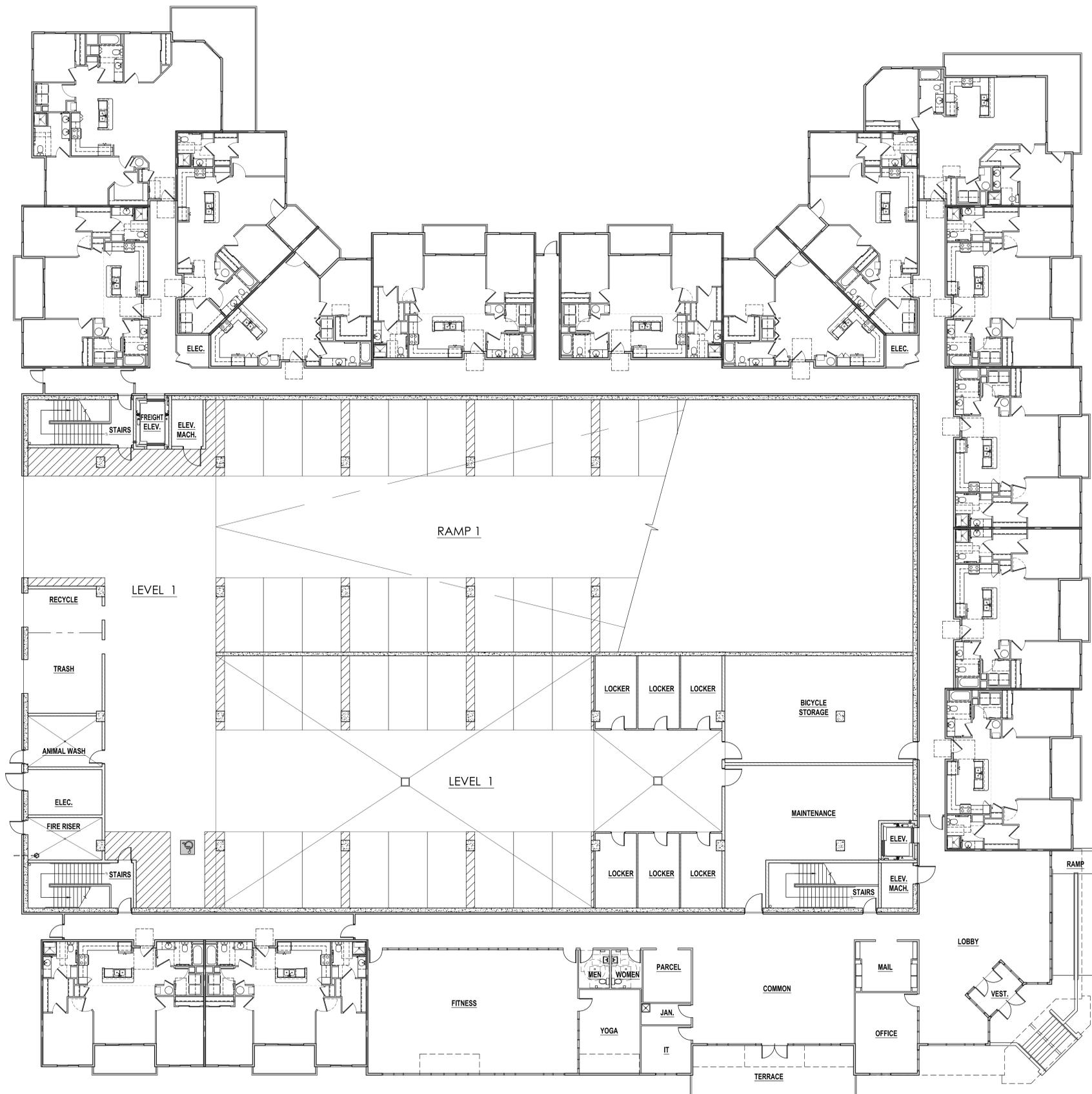
REVISIONS:

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY APARTMENTS
ADAMS STREET
GARDEN CITY, IDAHO
EXTERIOR ELEVATIONS

SHEET NO.

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A FIRST FLOOR PLAN
Scale: 3/32" = 1'-0"

BUILDING AREA RECAP (APARTMENT BUILDING)

FLOOR	UNIT SF	COMMON AREA SF	ROOF TERRACE SF	TOTAL SF
FIRST FLOOR	16,064 SF	9,725 SF	0 SF	25,789 SF
SECOND FLOOR	21,357 SF	4,922 SF	0 SF	26,279 SF
THIRD FLOOR	21,357 SF	4,922 SF	0 SF	26,279 SF
FOURTH FLOOR	15,926 SF	7,142 SF	3,274 SF	26,342 SF
TOTAL	74,704 SF	26,711 SF	3,274 SF	104,689 SF

BUILDING AREA RECAP (PARKING GARAGE)

FLOOR	GARAGE PRKG & CIRC SF	GARAGE COMMON SF	TOTAL SF
FIRST FLOOR	18,233 SF	7,265 SF	25,498 SF
SECOND FLOOR	22,238 SF	3,260 SF	25,498 SF
THIRD FLOOR	14,337 SF	1,276 SF	15,613 SF
FOURTH FLOOR	0 SF	1,276 SF	1,276 SF
TOTAL	54,808 SF	13,077 SF	67,885 SF

UNIT RECAP

8	1 Bdrm/1 Bath	803 SF	=6,424 SF
43	2 Bdrm/2 Bath (STD. UNIT)	1,063 SF	=45,709 SF
8	2 Bdrm/2 Bath (INSIDE CORNER)	1,057 SF	=8,456 SF
4	2 Bdrm/2 Bath (OUTSIDE CORNER)	1,052 SF	=4,208 SF
3	2 Bdrm/2 Bath (END UNIT)	1,201 SF	=3,603 SF
4	3 Bdrm/2 Bath	1,576 SF	=6,304 SF
70	UNITS TOTAL		=74,704 SF

FIRST FLOOR RECAP (APARTMENT BUILDING)

2	1 Bdrm/1 Bath	803 SF	=1,606 SF
9	2 Bdrm/2 Bath (STD. UNIT)	1,063 SF	=9,567 SF
2	2 Bdrm/2 Bath (INSIDE CORNER)	1,057 SF	=2,114 SF
1	2 Bdrm/2 Bath (END UNIT)	1,201 SF	=1,201 SF
1	3 Bdrm/2 Bath	1,576 SF	=1,576 SF
15	UNITS		=16,064 SF
	COMMON AREA		=9,725 SF
	TOTAL SF FIRST FLOOR		=25,789 SF

FIRST FLOOR RECAP (PARKING GARAGE)

	PARKING & TRAFFIC CIRCULATION	=18,233 SF
	COMMON AREA	=7,265 SF
	TOTAL SF FIRST FLOOR	=25,498 SF

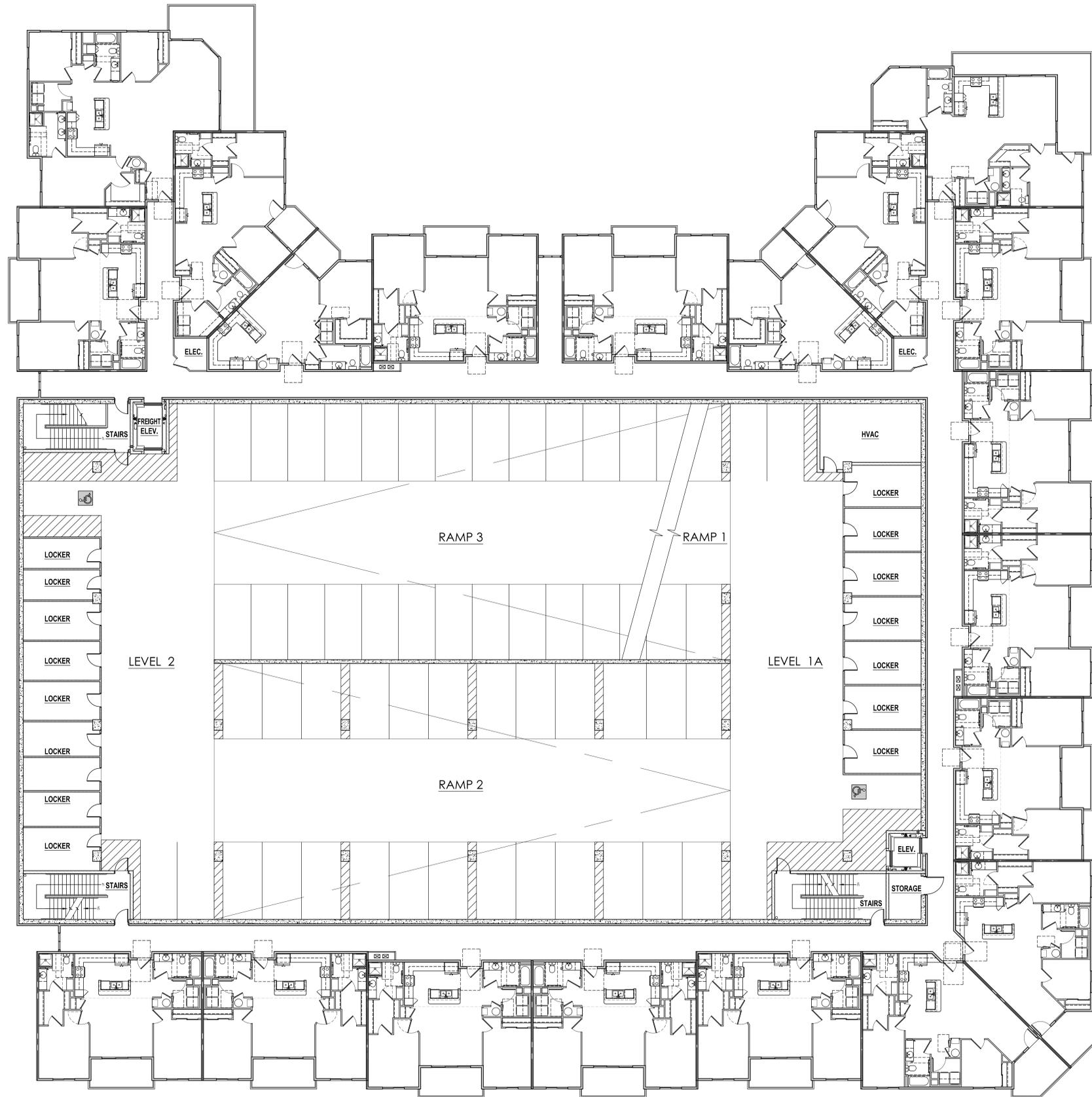
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NOT FOR CONSTRUCTION

HUTCHISON SMITH ARCHITECTS
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PROJECT: 19-136
FILE: 19136 A2.0
DATE: APRIL 2020
DRAWN: KRT
REVISIONS:

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY APARTMENTS
ADAMS STREET
GARDEN CITY, IDAHO
FIRST FLOOR PLAN

SHEET NO.
A2.0



A SECOND FLOOR PLAN
Scale: 3/32" = 1'-0"

SECOND FLOOR RECAP (APARTMENT BUILDING)			
2	1 Bdrm/1 Bath	803 SF	=1,606 SF
12	2 Bdrm/2 Bath (STD. UNIT)	1,063 SF	=12,756 SF
2	2 Bdrm/2 Bath (INSIDE CORNER)	1,057 SF	=2,114 SF
2	2 Bdrm/2 Bath (OUTSIDE CORNER)	1,052 SF	=2,104 SF
1	2 Bdrm/2 Bath (END UNIT)	1,201 SF	=1,201 SF
1	3 Bdrm/2 Bath	1,576 SF	=1,576 SF
20	UNITS		=21,357 SF
	COMMON AREA		=4,922 SF
	TOTAL SF SECOND FLOOR		=26,279 SF

SECOND FLOOR RECAP (PARKING GARAGE)	
PARKING & TRAFFIC CIRCULATION	=22,238 SF
COMMON AREA	=3,260 SF
TOTAL SF SECOND FLOOR	=25,498 SF

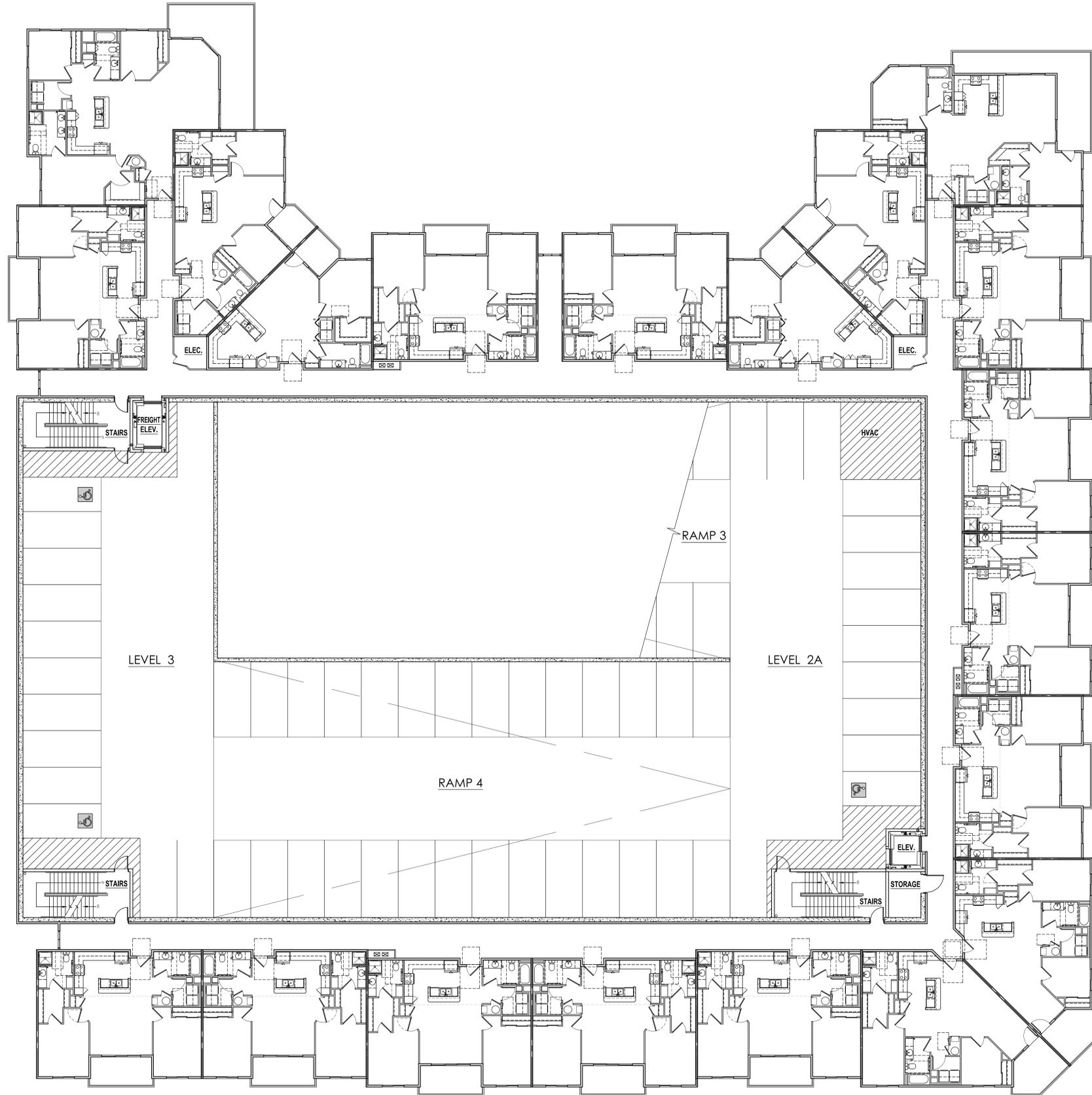
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PROJECT: 19-136
FILE: 19136 A2.0
DATE: APRIL 2020
DRAWN:
REVISIONS:

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY APARTMENTS
ADAMS STREET GARDEN CITY, IDAHO
SECOND FLOOR PLAN

SHEET NO.
A2.1



A THIRD FLOOR PLAN
Scale: 3/32" = 1'-0"

THIRD FLOOR RECAP (APARTMENT BUILDING)			
2	1 Bdrm/1 Bath	803 SF	=1,606 SF
12	2 Bdrm/2 Bath (STD. UNIT)	1,063 SF	=12,756 SF
2	2 Bdrm/2 Bath (INSIDE CORNER)	1,057 SF	=2,114 SF
2	2 Bdrm/2 Bath (OUTSIDE CORNER)	1,052 SF	=2,104 SF
1	2 Bdrm/2 Bath (END UNIT)	1,201 SF	=1,201 SF
1	3 Bdrm/2 Bath	1,576 SF	=1,576 SF
20	UNITS		=21,357 SF
	COMMON AREA		=4,922 SF
	TOTAL SF THIRD FLOOR		=26,279 SF

THIRD FLOOR RECAP (PARKING GARAGE)	
PARKING & TRAFFIC CIRCULATION	=14,337 SF
COMMON AREA	=1,276 SF
TOTAL SF THIRD FLOOR	=15,613 SF

PRELIMINARY



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

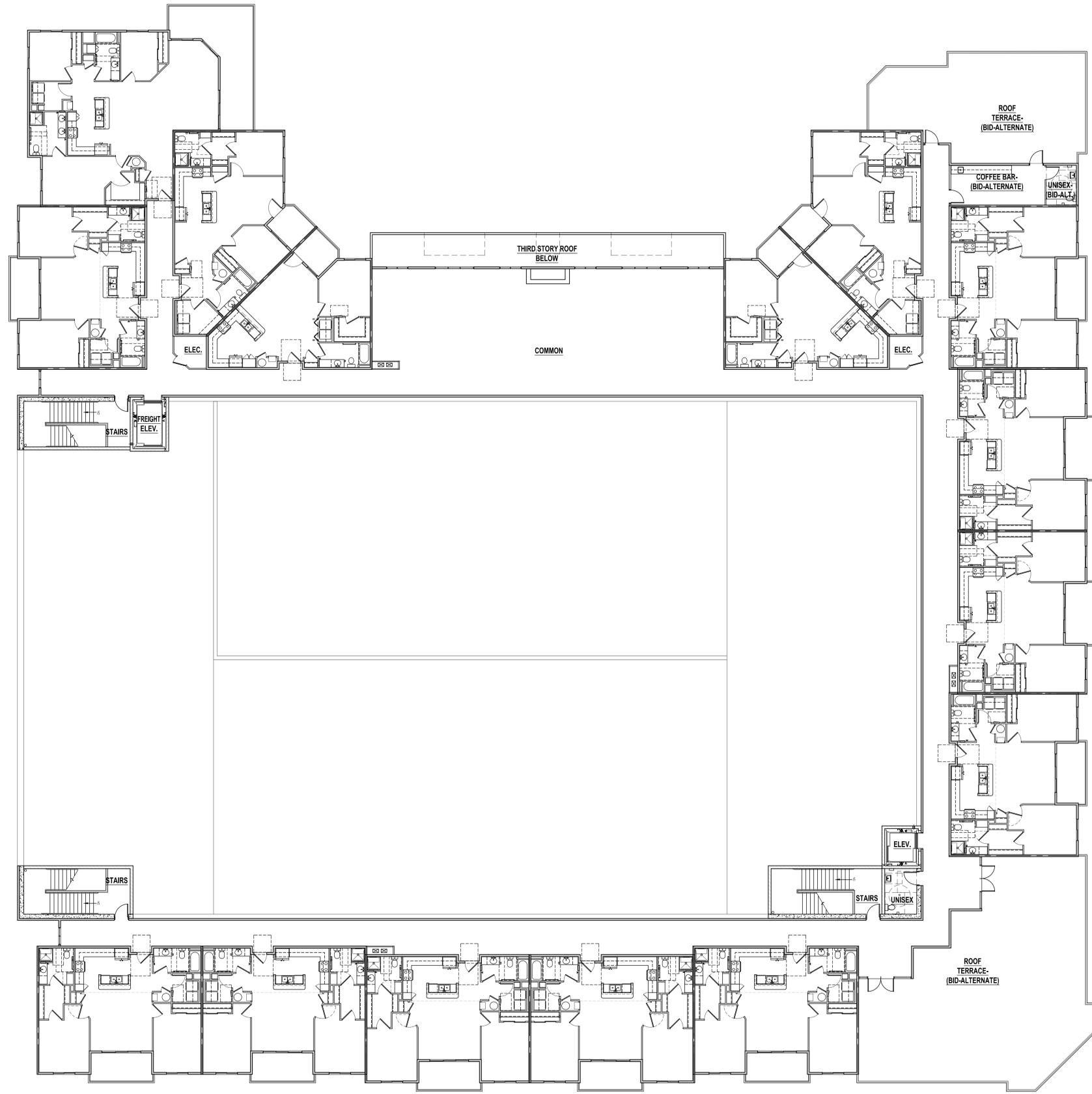
PROJECT: 19-136
 FILE: 19136 A2.0
 DATE: APRIL 2020
 DRAWN: KRT
 REVISIONS:

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
 THE RIVER AT PARKWAY APARTMENTS
 ADAMS STREET GARDEN CITY, IDAHO
 THIRD FLOOR PLAN

SHEET NO.

A2.2

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A FOURTH FLOOR PLAN
Scale: 3/32" = 1'-0"

FOURTH FLOOR RECAP (APARTMENT BUILDING)			
2	1 Bdrm/1 Bath	803 SF	=1,606 SF
10	2 Bdrm/2 Bath (STD. UNIT)	1,063 SF	=10,630 SF
2	2 Bdrm/2 Bath (INSIDE CORNER)	1,057 SF	=2,114 SF
1	3 Bdrm/2 Bath	1,576 SF	=1,576 SF
1	ROOF TERRACE (BID ALTERNATE)	2,146 SF	=2,146 SF
1	ROOF TERRACE (BID ALTERNATE)	1,128 SF	=1,128 SF
15	UNITS		=15,926 SF
	COMMON AREA		=7,142 SF
	ROOF TERRACES (COMMON AREA) (BID ALTERNATE)		=3,274 SF
	TOTAL SF FOURTH FLOOR (WITHOUT ROOF TERRACES)		=23,068 SF
	TOTAL SF FOURTH FLOOR (WITH ROOF TERRACES)		=26,342 SF

FOURTH FLOOR RECAP (PARKING GARAGE)	
PARKING & TRAFFIC CIRCULATION	=0 SF
COMMON AREA	=1,276 SF
TOTAL SF FOURTH FLOOR	=1,276 SF

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PROJECT: 19-136
FILE: 19136 A2.0
DATE: APRIL 2020
DRAWN: KRT
REVISIONS:

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY APARTMENTS
ADAMS STREET
GARDEN CITY, IDAHO
FOURTH FLOOR PLAN

SHEET NO.
A2.3

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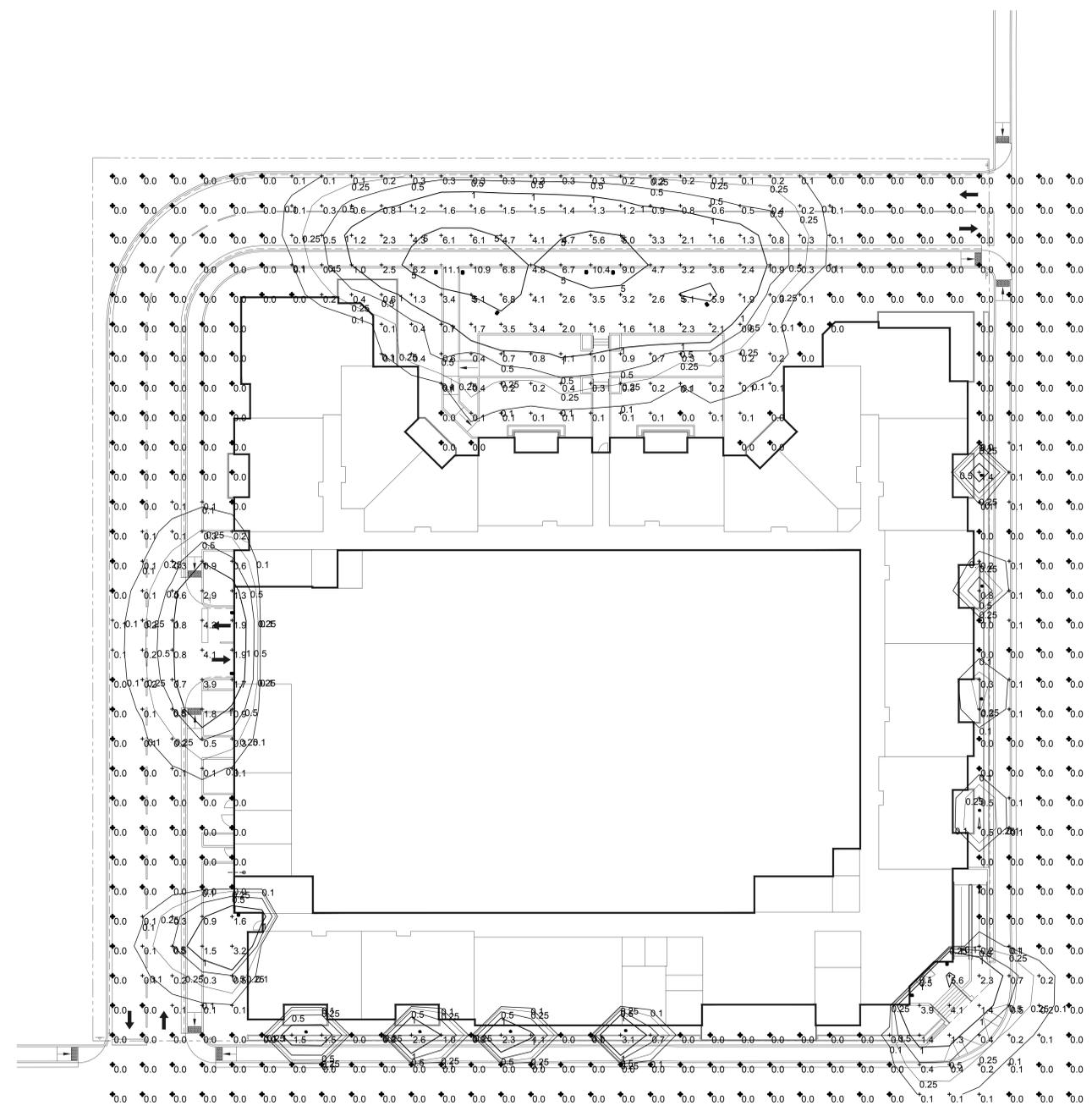


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PROJECT: 19-136
FILE: 20156_E1.0
DATE: APRIL 2020
DRAWN: RM/TM
REVISIONS:

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY APARTMENTS
ADAMS STREET
GARDEN CITY, IDAHO
ELECTRICAL SITE PLAN

SHEET NO.
E1.0



ELECTRICAL SITE PLAN

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A	6	AH236-T3-HO-CLA	Aluminum housing, clear optics, clear lens enclosure	36 White LEDs	1	4055	1	38	
	B	8	AH-0013-050F-UW1	Gray formed steel and aluminum housing, clear plastic opti, ss, clear formed plastic lens enclosure	One white LED	1	195	1	4.1	 Max: 218cd
	C	5	AH-0043-100F-UW1-MW1	Gray formed aluminum housing, frosted plastic lens enclosure, re	Four white LEDs	1	2005	1	27.9	 Max: 115cd

TOPOGRAPHIC SURVEY

FOR
 PARKWAY HOLDINGS, LLC
 LOTS 1-4, TAMERIS SUBDIVISION, AND
 LOTS 2 & 3, BLOCK 18, FAIRVIEW ACRES SUBDIVISION NO.3,
 LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 32,
 TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN,
 GARDEN CITY, ADA COUNTY, IDAHO
 2020



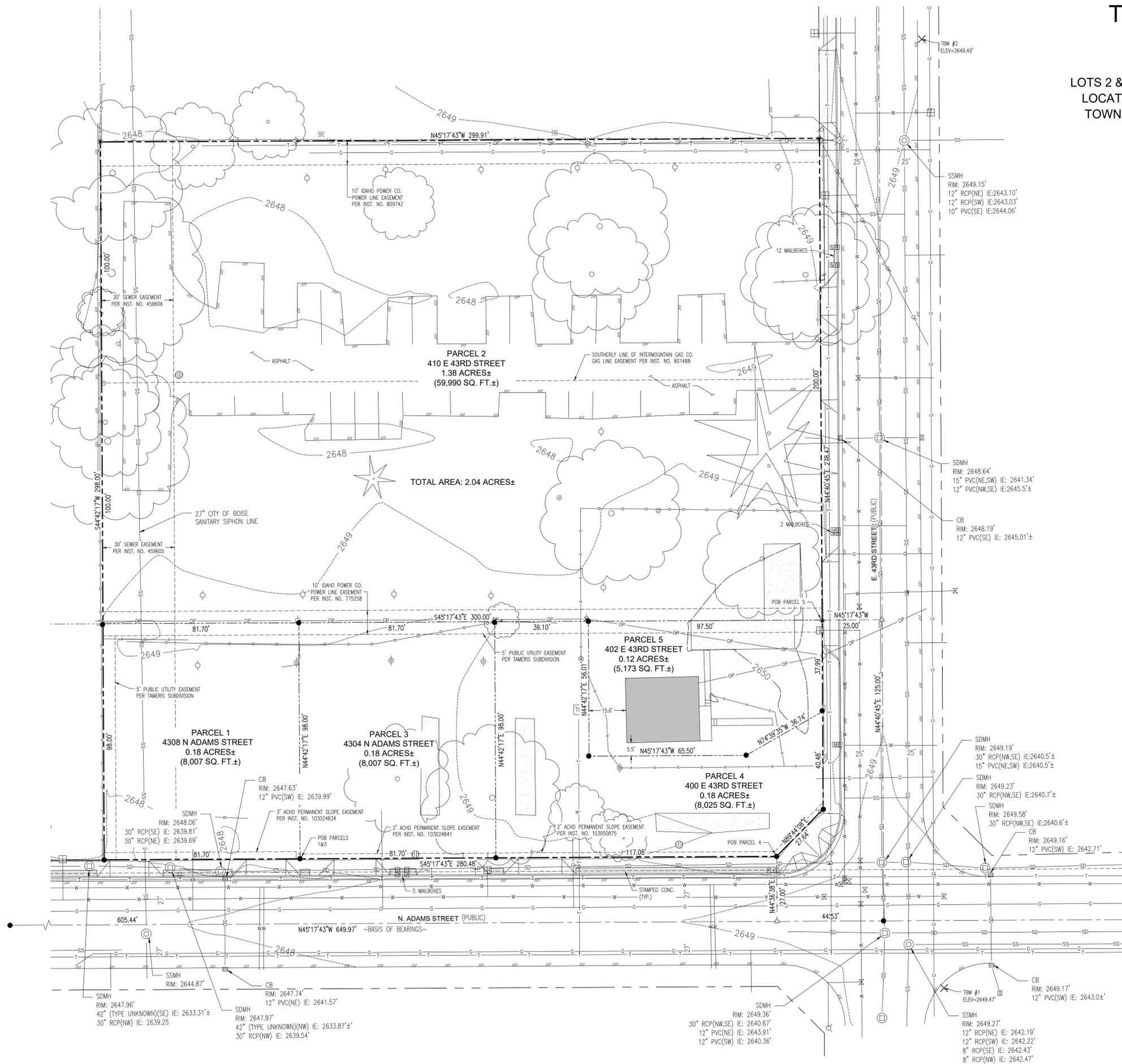
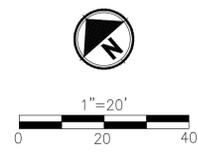
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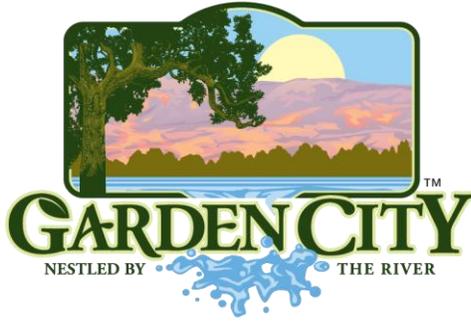
	SET SCRIBER "X"
	CALCULATE POINT
	FOUND 1/2" REBAR
	FOUND 5/8" REBAR
	MAIL BOX/MAIL KIOSK
	BOLARD
	GAS METER
	GAS VALVE
	CATCH BASIN
	MANHOLE STORM
	MANHOLE SEWER
	CLEANOUT
	TELEPHONE RISER
	FIRE HYDRANT
	WATER METER ASSEMBLY
	WATER VALVE
	POWER JUNCTION BOX
	LIGHT POLE
	POWER POLE
	POWER POLE WITH UTILITY DROP
	POWER POLE WITH TRANSFORMER
	POWER POLE WITH LIGHT/UTILITY DROP
	TEST BORE LOCATION
	BOUNDARY LINE
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	PARCEL LINE
	ADJACENT PARCEL LINE
	EASEMENT LINE
	WATER LINE
	SEWER LINE
	STORM DRAIN LINE
	OVERHEAD POWER LINE
	UNDERGROUND COMMUNICATION LINE
	UNDERGROUND GAS LINE
	GRAVITY IRRIGATION LINE
	WOOD OR VINYL PRIVACY FENCE
	CHAIN LINK FENCE
	WIRE LINK FENCE
	CONCRETE AREA
	EDGE OF PAVEMENT
	CONCRETE CURB AND GUTTER
	BUILDING FOOTPRINT
	CONTOUR LINE (NAVD 88)

SURVEY NOTES:

- THIS MAP CORRECTLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY PERFORMED ON THE GROUND IN OCTOBER, 2019.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON A COMBINATION OF ASBUILT PLANS, VISIBLE SURFACE FEATURES, UNDERGROUND UTILITY MARKINGS AND UTILITY PLANS PROVIDED BY THE CLIENT. THE SURVEYOR DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, HOWEVER, THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- THERE IS CURRENTLY 1 PERMANENT BUILDING LOCATED ON PARCEL 5, AND SHOWN HEREON. PARCELS 1, 2, 3 & 4 ARE CURRENTLY USED AS A MOBILE HOME FACILITIES AND THERE ARE SEVERAL MOBILE HOMES, SHEDS, CONCRETE PADS AND OTHER MINOR BUILDING IMPROVEMENTS LOCATED ON THESE PROPERTIES, NOT NECESSARILY SHOWN HEREON.

BENCHMARK INFORMATION:
 CONTOUR DATA AND ELEVATION DATUM ARE BASED ON NAVD 88 AND REFERENCED TO USGS BOISE RIVER STUDY (BRS) BENCHMARK REFERENCE MARK BRS 0069.
 BRS 0069 ELEV = 2646.39'





CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2900 ■ Fax 208/472-2996

Chief Romeo Gervais
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

January 29, 2020

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 410 E 43d St.

Fire hydrant serving this address: #3022

Fire flow Garden City is able to provide is 1750 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 1750 gpm

For questions please contact the Garden City permitting desk at 472-2921.

Sincerely,

Garden City Public Works Water Division

cc:
Applicant
File



CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714
Phone 208/472-2900 • Fax 208/472-2996

1 February 2020

Building Department
City of Garden City
6015 North Glenwood Street
Garden City, Idaho 83714

Subject: **410 East 43rd Street**
Water and Sanitary Sewer Ability to Serve
ATSFY2020-10 / FF2020-11

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

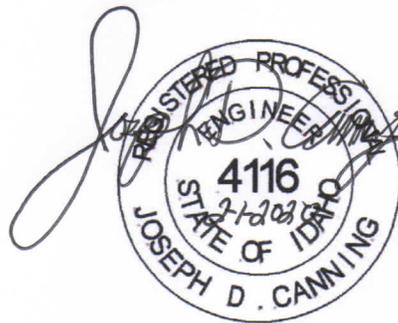
The city water system in the area provided a minimum fire flow of 1,750 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 29 January 2020 (fire hydrant 3022) from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. New sewer mainline extensions, service connections or change of connection to the sewer system must verify location and available grade to the city sewer system. The applicant is responsible for such verification. New sewer connections, changes to connections and discharges to Garden City sewer lines to serve the facility must be coordinated with Garden City Public Works. Design and installation is the responsibility of the applicant.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,



J. D. Canning, PE/PLS
B & A Engineers, Inc.
Garden City Engineer

ec. Mr. Colin Schmidt
Public Works Director
City of Garden City

Mr. Chad Vaughn
Garden City Water Manager
City of Garden City

Mr. Troy Vaughn
Garden City Collections/Construction Manager
City of Garden City





A ARCHITECTURAL NEIGHBORHOOD PLAN
 Scale: 1" = 50'-0"



PRELIMINARY
 NOT FOR CONSTRUCTION

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

PROJECT: 19-136
 FILE: 19136 Neighborhood Map
 DATE: APRIL 2020
 DRAWN: KT
 REVISIONS:

THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
 THE RIVER AT PARKWAY APARTMENTS
 ADAMS STREET
 GARDEN CITY, IDAHO
 NEIGHBORHOOD MAP

SHEET NO.
A1.2

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