HUTCHISON
SMITH
ARCHITECTS

5-22-20

RE: DSRFY 2020-14 The River at Parkway Apartments:

Attention: Chris Samples, Garden City Planning and Zoning

We are resubmitting our design for the River at Parkway Apartments with revisions based upon comments that we received from the Design Review Committee at the public hearing on May 18, 2020. Please find attached the following revised documents:

- Site Plan
- First Floor Plan
- Landscape Plan
- Exterior Elevations
- Exterior Preliminary Massing Model Drawing
- Exterior finish material information

Below is a discussion of the design issues that were raised and subsequent changes.

Landscaping Tree Compliance

Each frontage along Adams and E. 43rd Streets is 300 feet. The required minimum number of trees for each frontage is one Class II or III tree and six Class I trees (one class I tree per each 50 feet). The zoning ordinance allows substitution of two Class I trees for one Class II or III tree. Due to the limited planter width we are requesting approval of this substitution, making the total number of required trees to be eight Class I trees along each frontage. We are providing ten Class I trees along Adams Street and ten along E. 43rd Street to comply with this requirement.

Commercial Area landscaping, bike and pedestrian access

The ramp providing access to the main apartment entrance and the commercial entrances has been redesigned so that bicycle parking is now provided near the stairs and ramp and a wider landscaping planter is provided along the side of the ramp. There is also a two-foot-wide landscape planter between the commercial entrance terrace and the sidewalk where ornamental grasses are proposed. Please see the enlarged plan depicting this area in more detail. We believe this has improved the pedestrian and bicycle connection to the commercial spaces and improved the overall street scape.

Parapet Variation

There are some sections of the building parapet that are a continuous height for more than 50 feet. We have looked at breaking these sections up but, in our opinion, it doesn't make sense from an architectural design standpoint. The proposed changes in parapet height correspond to functional elements of the building. For example, we are using a raised parapet to help accentuate an offset in the façade and corresponding change in siding material. We believe that the articulation that we are already providing achieves the intent of breaking up the longer facades and adding arbitrary steps in parapet height will not improve the design. Please see the enclosed massing model for a better representation of the articulation of the roof line and façade as viewed from street level. We are requesting that the parapet line be approved as proposed.

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West Elevation

We appreciate the comments by the Committee regarding the west elevation. We have taken this opportunity to re-examine how the west elevation and the inner walls above the parking structure fit in with the overall design of the building. We have added windows to the corridor walls above the parking structure as suggested. We have also added windows to the west wall of both stairs to provide more variation to the façade. We have re assessed the vertical metal panels that were previously proposed, and we are now proposing to use fiber cement panels that have a similar appearance and will be painted to provide the same alternating color pattern. We are also proposing to use these panels on the inner walls above the parking structure as well. We have eliminated the metal panels on the parking structure itself and we are proposing to leave those walls as concrete with the architectural joint pattern shown on the new elevation. There was also a concern regarding whether cars in the parking structure would be visible from the neighboring property. We have included a section which illustrates the relationship of the parking structure to the adjacent property line. The solid low wall guardrails of the garage will effectively block the view of the vehicles. As was also discussed in the hearing the setback of the building, the fence at the property line and the landscaping will all work together to minimize the impact on the neighbors to the west.

Adams Street Elevation

Before we introduced the mixed-use commercial spaces into the building it was our intent to provide a design for the ground floor elevation along Adams with a more commercial feel. We believe we have accomplished this by through a number of means including the prominent main stair at the corner with a large entry terrace with seating, commercial style aluminum storefront fenestration for the ground floor common areas facing Adams, a large raised terrace off the common area meeting room and floor to ceiling windows in the fitness room facing Adams. The low planter we are providing all along the sidewalk provides a pedestrian friendly scale to the street scape.

We also looked at the location of the commercial spaces and we still firmly believe that the proposed location near the corner on 43rd Street is where they need to be. The proposed store will be very visible from Adams Street. The improvements to the ramp, bike parking and landscaping make the access much improved. Having all the common areas along Adams designed in a commercial style will actually provide a greater commercial look and feel along more of the Adams frontage.

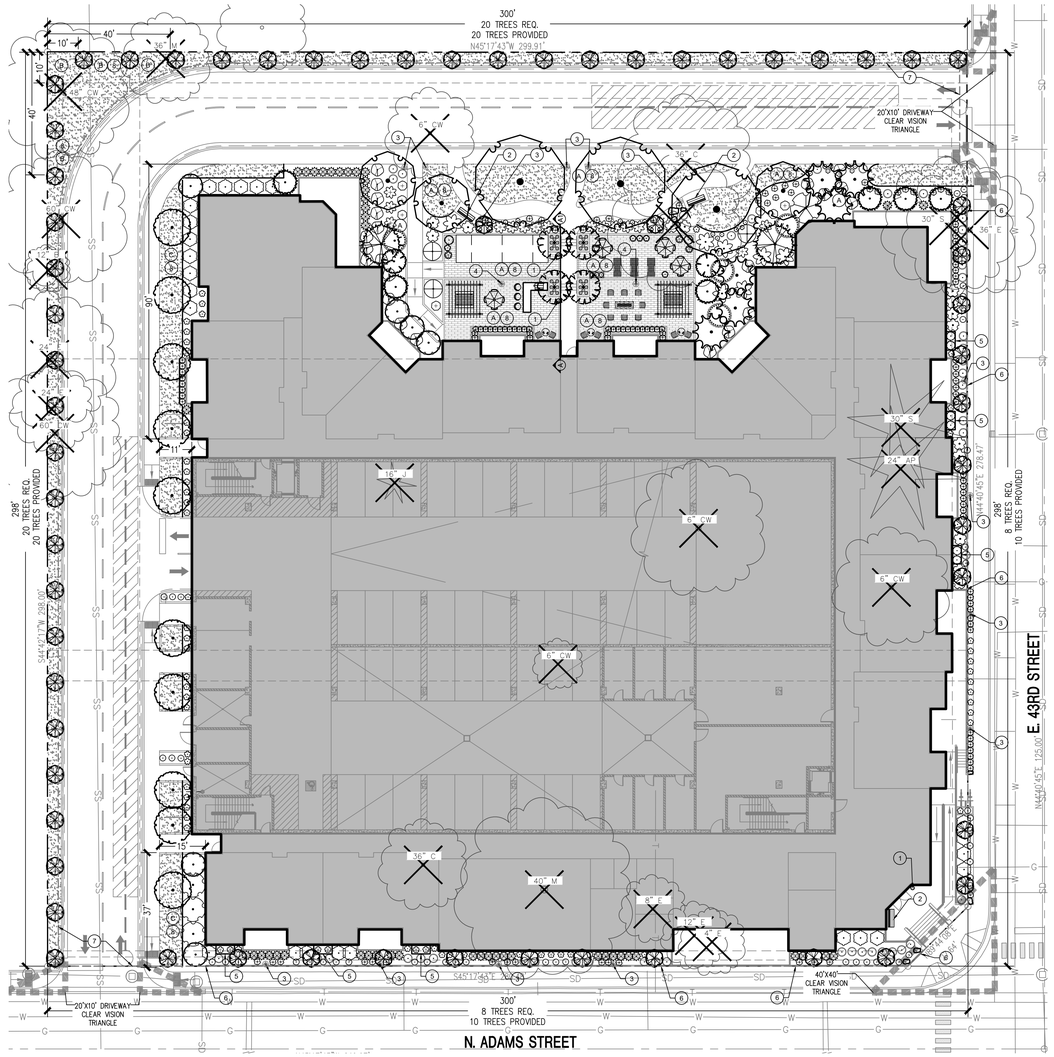
Siding Materials

The Design Review Committee requested information on the exterior siding materials. As mentioned earlier we have revised the proposed vertical panels to a fiber cement panel system with aluminum joints. The horizontal panels will be architectural steel panels. Attached are information sheets for each system. The final manufacturer may vary since we will be bidding similar systems, but they represent the general characteristics of the type of product we indent to use.

Conclusion

Overall, we believe that the committee's comments allowed us to take a fresh look at certain areas of the design and the result is a better overall design of the building. We hope that staff and the committee agree, and we respectfully request approval.

Bob Smith, Vice President



DESIGN REVIEW LANDSCAPE PLAN

0 20 40
Scale 1" = 20'-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 = 0 CALIPER INCHES

LANDSCAPE CALCULATIONS TABLE:

STREET:	L.F. FRONTAGE:	BUFFER WIDTH:	#OF TREES REQ.:
ADAMS ST.	300'	5.5'	6
E. 43RD ST.	300'	5'	6

LANDSCAPE REQUIREMENTS:

Per Garden City Code; Section 8–4I.

AREA	REQUIREMENT	PROVIDED
STREET TREES		
–ADAMS ST.	1 TREE PER 50 LF (300/50=6)	10 (CLASS I)
–E. 43RD ST.	1 TREE PER 50 LF (300/50=6)	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 –7,320 SF	5% OF SITE (89,202*.05=4,460) EXCLUDING: SETBACK/PERIMETER AREAS	7,320 SF
–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 (13,178/150=88)	285
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 (41*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
TREE MITIGATION	SEE MITIGATION NOTES	

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

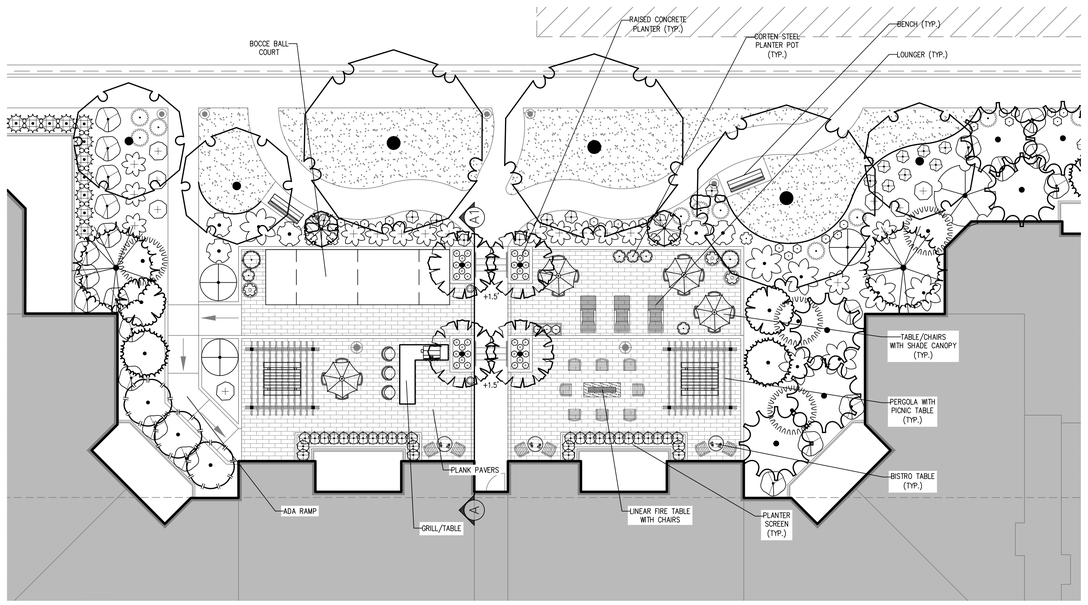
LANDSCAPE BOULDER (2'–4'), SEE DETAIL 7/L1.1

KEYNOTES

1. TRASH RECEPTACLE – SEE DETAIL 4/L1.1
2. BENCH – SEE DETAIL 3/L1.1
3. LIT BOLLARD – SEE ELECTRICAL
4. DECORATIVE LIGHT POLE – SEE ELECTRICAL
5. 3'WX6'LX4'HIGH CORTEN STEEL PLANTER
6. 2'HIGH CONCRETE CURB
7. IRRIGATION MAINLINE
8. 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'	Class I
	6	Picea glauca 'Densata' Black Hills Spruce	6'–8' B&B	35'X15'	Class II
	2	Picea pungens 'Glauca' Colorado Blue Spruce	7'–8' B&B	35'X15'	Class II
	6	x Cupressocyparis leylandii Leylandi Cypress	10'–12' B&B	35'x10'	Class II
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 'Cripoizam' Crimson Pointe Flowering Plum	2" CAL. B&B	20'x6'	Class I
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**MATURE SIZE HXW**	
	83	Buxus sempervirens 'Monrue' TM Green Tower Boxwood	5 GAL.	9'X2'	
	7	Hosta x 'Blue Angel' Plantain Lily	2 GAL.	3'X6'	
	14	Hydrangea arborescens 'Abetwo' Incrediball 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'	
	24	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 GAL.	5'X5'	
	3	Physocarpus opulifolius 'Diablo' Diablo Ninebark	5 GAL.	8'X8'	
	8	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 Dawn' Pink Dawn 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'	
	47	Salvia nemorosa 'May Night' May Night Sage	1 GAL.	2'X2'	
GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**MATURE SIZE HXW**	
	55	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 GAL.	3'X3'	
	61	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			



AMENITY ENLARGEMENT

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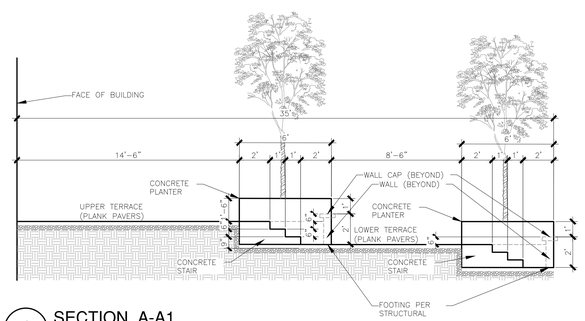

1 SECTION_A-A1
1/4"=1'-0"

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STATE OF IDAHO
JOSHUA R. HUNTER
5.22.2020
LA-16848
LICENSED LANDSCAPE ARCHITECT

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DATE: APR. 2020
DRAWN: JR
REVISIONS:

PRELIMINARY - NOT FOR CONSTRUCTION

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

DESIGN REVIEW LANDSCAPE PLAN

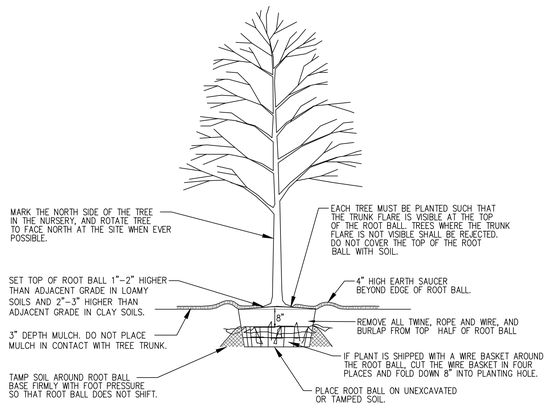
SHEET NO.
L1.0

GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD 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.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. 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.
4. 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.
5. FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
6. 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.
7. 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.
8. 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.
9. 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.
10. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
11. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
12. CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
13. 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.
14. FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

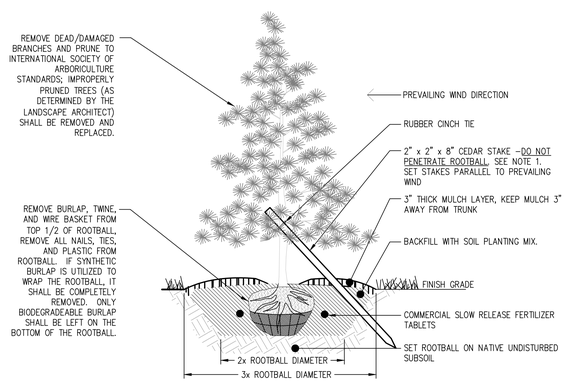
GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL

1. ALL PLANT MATERIALS TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. 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.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.



NOTES:
1. 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.
2. WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
3. STAKE TREES AS NECESSARY. STAKES MUST BE REMOVED WITHIN 12 MONTHS OF PLANTING.

1 TREE PLANTING DETAIL
NTS



NOTES:
1. 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.
2. 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.
3. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

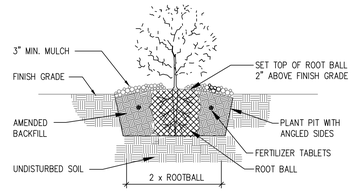
2 CONIFER TREE DETAIL
NTS

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

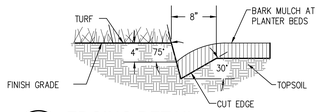
3 6' BENCH
NTS

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

4 TRASH RECEPTACLE (WITH SIDE MOUNT ASH URN)
NTS



5 SHRUB PLANTING DETAIL
NTS



6 EDGING DETAIL
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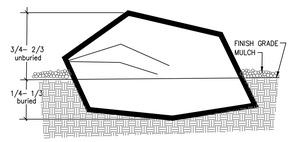

7 BOULDER PLACEMENT DETAIL
NTS

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STATE OF IDAHO
MARK R. HUNSAKER
5.22.2020
LA-16848
LICENSED LANDSCAPE ARCHITECT

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DESIGN REVIEW LANDSCAPE DETAILS

SHEET NO.
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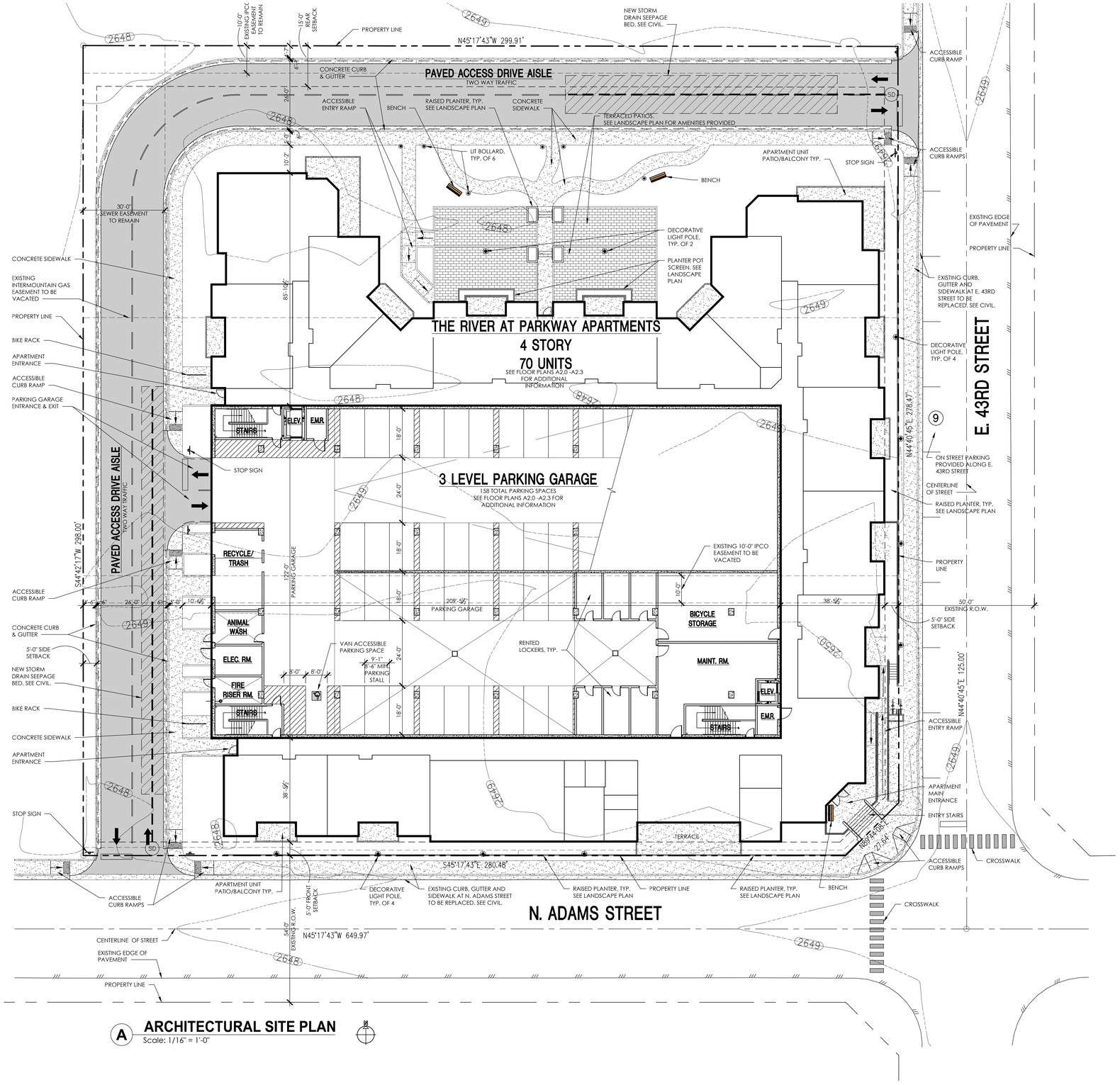

A ARCHITECTURAL SITE PLAN

Scale: 1/16" = 1'-0"

ACCESSIBILITY RECAP

(3) TYPE "A" ACCESSIBLE UNITS
(1) SENSORY 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.

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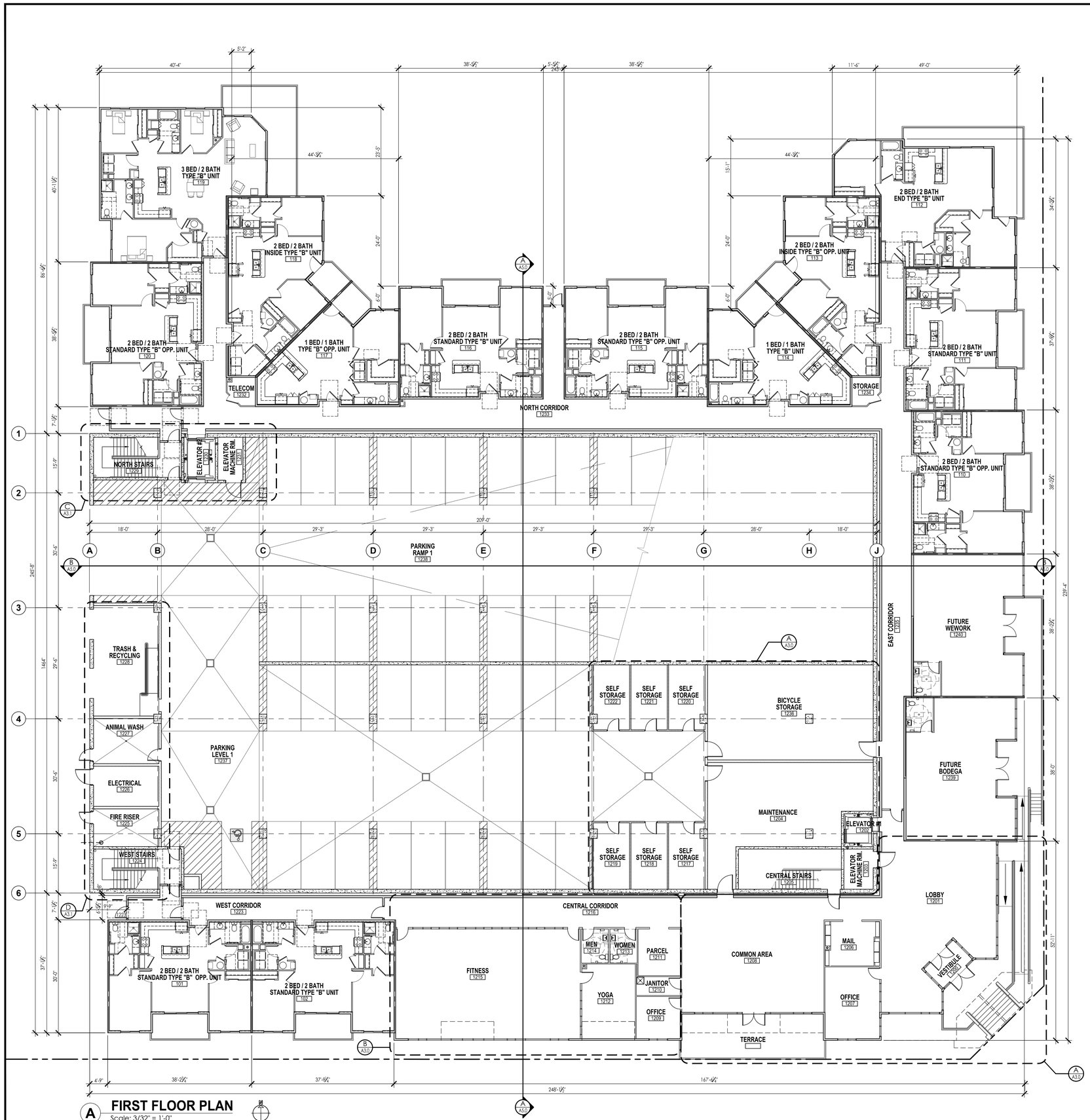
PROJECT:	19-136
FILE:	19136 A1.0
DATE:	APRIL 28, 2020
DRAWN:	TM
REVISIONS:	

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

ARCHITECTURAL SITE PLAN

SHEET NO.
A1.0



A FIRST FLOOR PLAN

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

WALL TYPE LEGEND

- A — RATED EXTERIOR WALL - CONFORM TO UL-DESIGN U344 FOR 1-HR FIRE RESISTIVE CONSTRUCTION: EXTERIOR WALL FINISH (SEE EXTERIOR ELEVATIONS), SEALED BUILDING WRAP, R-5 CONTINUOUS RIGID INSULATION, ⅝" EXTERIOR GRADE FIRE RATED GYPSUM BOARD, STRUCTURAL SHEATHING, 2x6 OR 2x8 WOOD STUDS, R-21 INSULATION, VAPOR BARRIER, ⅝" FIRE RATED GYPSUM BOARD. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING. SEE ALTERNATE No. ONE FOR PROVIDING FULL DEPTH BATT INSULATION.
- B — FIRE PARTITION / PARTY WALL - CONFORM TO UL-DESIGN U311 FOR 1-HR FIRE RESISTIVE CONSTRUCTION W/ STC 52 RATING: ⅝" FIRE RATED GYPSUM BOARD, 2x6 STUDS @ 24" O.C., 5⅝" SOUND ATTENUATION BATTS, ⅞" RESILIENT CHANNELS (ON ONE SIDE ONLY) AT 24" O.C., ⅝" FIRE RATED GYPSUM BOARD.
- C — FIRE BARRIER/ ELEVATOR HOISTWAY OR STAIR ENCLOSURE: CONFORM TO 2015 IBC TABLE 721.1(2) ITEM 3-1 FOR 2-HOUR FIRE RESISTIVE CONSTRUCTION: 8" NOMINAL CONCRETE MASONRY UNITS. PROVIDE UL-DESIGN U305 FOR 1-HOUR FIRE RESISTIVE CONSTRUCTION WITH ⅝" GYPSUM BOARD, ⅝" SHEATHING, 2x4 OR 2x6 STUD FURRING, FIBERGLASS SOUND BATTS, ⅝" GYPSUM BOARD. AT SIM. CONDITION REMOVE SHEATHING AND GYPSUM BOARD AT CMU SIDE OF WALL.
- D — FIRE PARTITION / CORRIDOR WALL: CONFORM TO UL-DESIGN U311 FOR 1-HR FIRE RESISTIVE CONSTRUCTION W/ STC 52 RATING: ⅝" FIRE RATED GYPSUM BOARD, 2x6 STUDS, 5⅝" SOUND ATTENUATION BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ⅞" RESILIENT CHANNELS (ON CORRIDOR SIDE) AT 24" O.C., ⅝" FIRE RATED GYPSUM BOARD. SEE STRUCTURAL DRAWINGS FOR STUD SPACING.
- E — FIRE PARTITION / INTERIOR RATED WALL: CONFORM TO UL-DESIGN U305 FOR 1-HR FIRE RESISTIVE CONSTRUCTION: ⅝" FIRE RATED GYPSUM BOARD, WOOD STUDS, ⅝" FIRE RATED GYPSUM BOARD. SEE ALTERNATE No. TWO FOR PROVIDING FULL DEPTH BATT INSULATION.
- F — INTERIOR WALL - NON RATED: ⅝" GYPSUM BOARD, 2x4 OR 2x6 STUDS, ⅝" GYPSUM BOARD. SEE STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING. 3½" OR 5½" FIBERGLASS SOUND BATTS WHERE OCCURS.
- G — FIRE BARRIER / OCCUPANCY SEPARATION: CONFORM TO G.A. FILE No. WP3825 FOR 2-HR FIRE RESISTIVE CONSTRUCTION: (2) LAYERS ⅝" FIRE RATED GYPSUM BOARD, 2x6 STUDS, 5⅝" FIBERGLASS SOUND BATTS, STRUCTURAL SHEATHING WHERE OCCURS, ⅞" RESILIENT CHANNELS (ON CORRIDOR SIDE) (2) LAYERS ⅝" FIRE RATED GYPSUM BOARD.
- H — 1-HR FIRE RATED CHASE WALL PER UL DESIGN NO. U415-SYSTEM 'A': ⅝" FIRE RATED GYPSUM BOARD, 3⅝" "C-H" SHAPED STUDS AT 24" O.C., 1" FIRE RATED GYPSUM LINER PANELS, WITH 3⅝" "J" SHAPED RUNNERS (1" & 2" UNEQUAL LEGS) AT FLOOR, CEILING AND SIDES.
- J — EXTERIOR ELEVATOR HOISTWAY OR STAIR ENCLOSURE: CONFORM TO 2015 IBC TABLE 721.1(2) ITEM 3-1 FOR 2-HOUR FIRE RESISTIVE CONSTRUCTION: EXTERIOR WALL FINISH (SEE EXTERIOR ELEVATIONS), SEALED BUILDING WRAP, R-5 CONTINUOUS RIGID INSULATION, ⅝" EXTERIOR GRADE FIRE RATED GYPSUM BOARD, STRUCTURAL SHEATHING, 2x4 OR 2x6 STUD FURRING, 8" NOMINAL CONCRETE MASONRY UNITS.

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 A3.3 - A3.6 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 ⅝" 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 EXTERIOR 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.
- WALLS HAVING STAGGERED STUDS FOR SOUND TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF BATT INSULATION.

KEYNOTES

1. INSULATED ROOF DRAIN LEADER, SEE ROOF PLAN 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 CHASE. SEE DETAIL A/621 & MECHANICAL DRAWINGS.
4. 30" x 36" INSULATED LOCKABLE ROOF ACCESS HATCH AND STEEL ROOF ACCESS LADDER. SEE DETAIL A/501 AND A/503.
5. 3' x 7' DOOR AND FRAME BY OTHERS. PROVIDE ROUGH FRAMED OPENING.
6. SEMI-RECESSED KNOX BOX. COORDINATE WITH ELECTRICAL AND VERIFY EXACT LOCATION AND COUNT WITH AUTHORITY HAVING JURISDICTION.
7. CLASS 1 STANDPIPE.
8. STRUCTURAL HEADER OR BEAM. SEE REFLECTED CEILING PLAN FOR HEIGHT A.F.F.
9. AWNING. SEE ROOF PLAN.
10. STRUCTURAL POST WITH 1-HR FIRE RATED WRAP PER DETAIL A/505. SEE STRUCTURAL DRAWINGS FOR SIZE.
11. AT TYPE "A" UNITS PROVIDE RECESS IN FLOOR SHEATHING FOR ACCESSIBLE SHOWER. SEE DETAILS W/A3.6.
12. GAS METERS. SEE CIVIL AND PLUMBING DRAWINGS. PAINT ALL GAS PIPING TO MATCH GAS METER COLOR.
13. ELECTRICAL GEAR. SEE CIVIL AND ELECTRICAL DRAWINGS.
14. 5⅛" FURRED WALL FOR ELECTRICAL. FINISH WITH ⅝" FIRE RATED GYP BOARD.
15. HANDRAIL. MOUNT WITH TOP OF GRIPPING SURFACE AT 34" A.F.F. INSTALL MOUNTING BRACKETS SECURELY INTO WALL FRAMING OR SOLID BLOCKING. PROVIDE CONTINUOUS HANDRAIL CORNERS AT ALL OUTSIDE AND INSIDE CORNERS. AT TERMINATIONS RETURN HANDRAIL TO WALL.
16. PROVIDE ROUGH FRAMED OPENING & HEADER FOR WINDOW BY OTHERS.
17. FIRE SPRINKLER INDICATOR VALVE - VERIFY LOCATION WITH FIRE DEPARTMENT.

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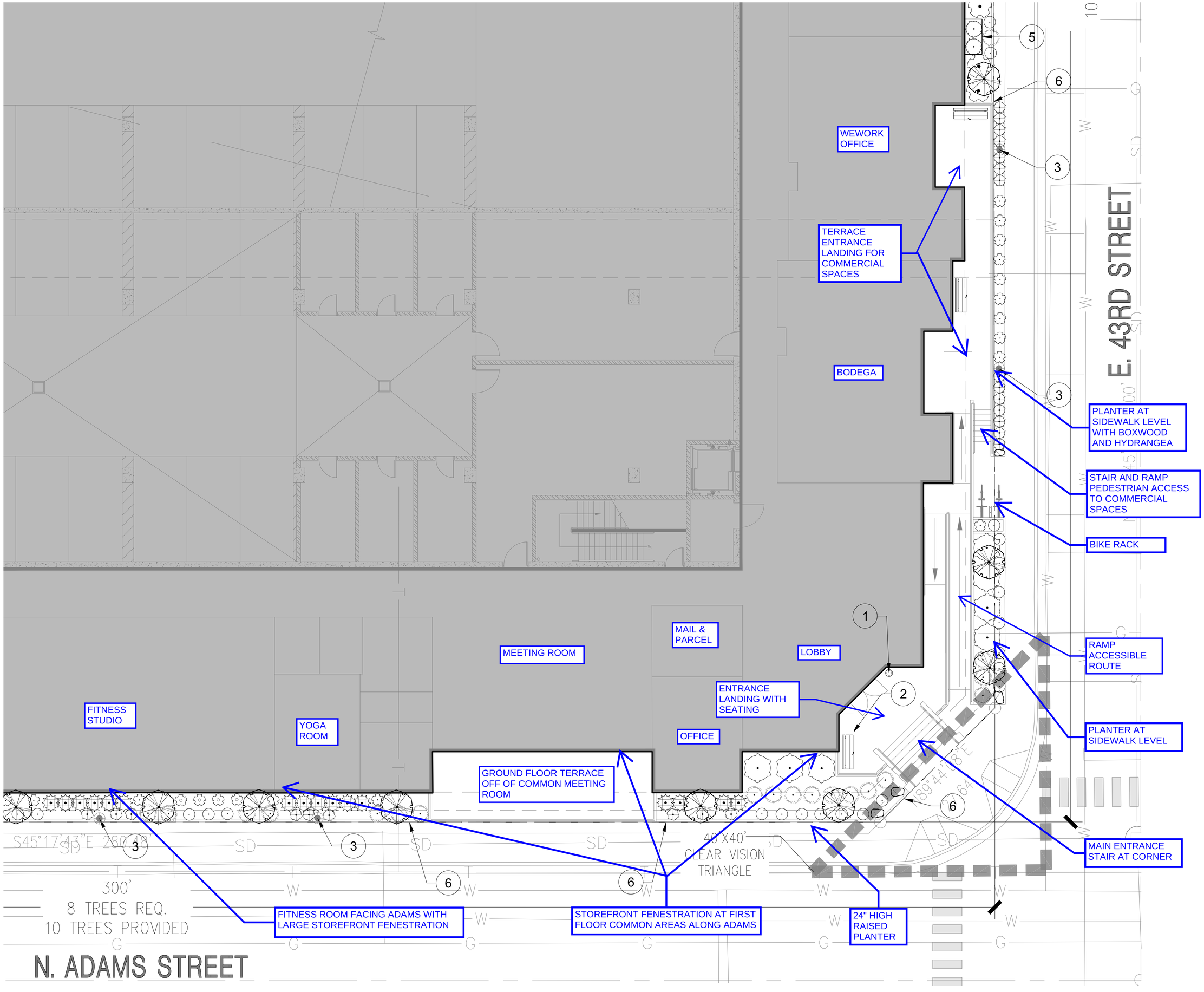
PROJECT: 19-136
FILE: 19136 A2.0
DATE: APRIL 28, 2020
DRAWN: KRT
REVISIONS:

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

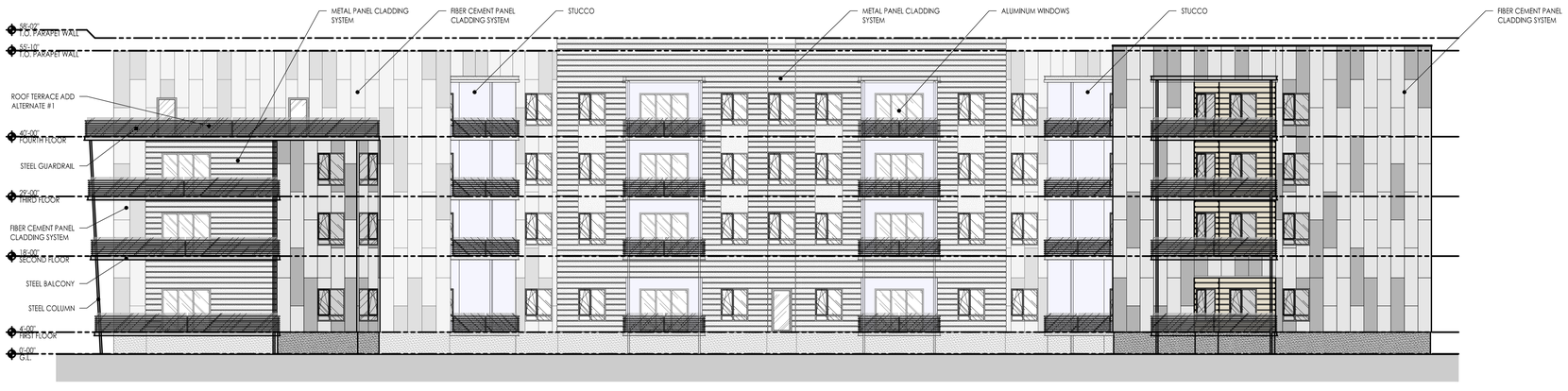
FIRST FLOOR PLAN

SHEET NO.
A2.0


WEWORK OFFICE
TERRACE ENTRANCE LANDING FOR COMMERCIAL SPACES
BODEGA
MAIL & PARCEL
MEETING ROOM
LOBBY
ENTRANCE LANDING WITH SEATING
OFFICE
FITNESS STUDIO
YOGA ROOM
GROUND FLOOR TERRACE OFF OF COMMON MEETING ROOM
PLANTER AT SIDEWALK LEVEL WITH BOXWOOD AND HYDRANGEA
STAIR AND RAMP PEDESTRIAN ACCESS TO COMMERCIAL SPACES
BIKE RACK
RAMP ACCESSIBLE ROUTE
PLANTER AT SIDEWALK LEVEL
MAIN ENTRANCE STAIR AT CORNER
FITNESS ROOM FACING ADAMS WITH LARGE STOREFRONT FENESTRATION
STOREFRONT FENESTRATION AT FIRST FLOOR COMMON AREAS ALONG ADAMS
24" HIGH RAISED PLANTER
40'X40' CLEAR VISION TRIANGLE
S45°17'43"E 280.48'
300'
8 TREES REQ.
10 TREES PROVIDED
N. ADAMS STREET
E. 43RD STREET
1
2
3
5
6

A SOUTH ELEVATION - ADAMS STREET

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



B NORTH ELEVATION

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

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PROJECT: 19-136
FILE: 19136 A4.0
DATE: APRIL 28, 2020
DRAWN: TM
REVISIONS:

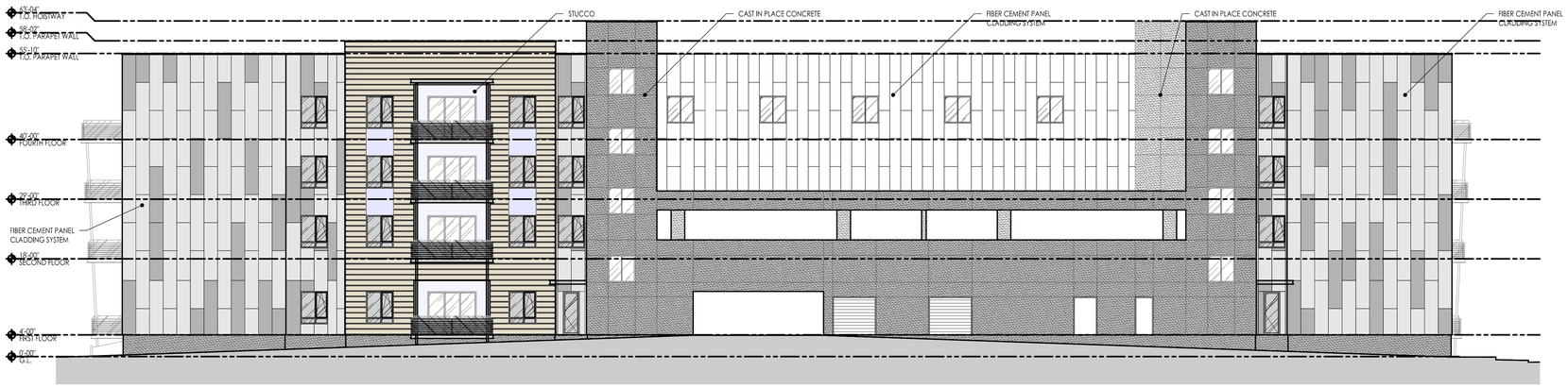
THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY APARTMENTS
ADAMS STREET
GARDEN CITY, IDAHO

EXTERIOR ELEVATIONS

SHEET NO.
A4.0

C EAST ELEVATION - 43rd STREET

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



D WEST ELEVATION

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

PRELIMINARY

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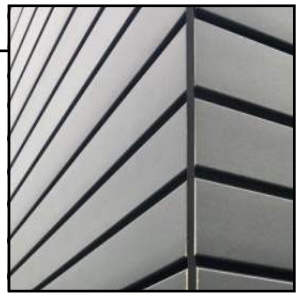
THE RIVER AT PARKWAY APARTMENTS LIMITED PARTNERSHIP
THE RIVER AT PARKWAY APARTMENTS
ADAMS STREET
GARDEN CITY, IDAHO

EXTERIOR ELEVATIONS

SHEET NO.
A4.1

THE RIVER AT PARKWAY APARTMENTS
PRELIMINARY MASSING MODEL
VIEW FROM ADAMS STREET LOOKING WEST

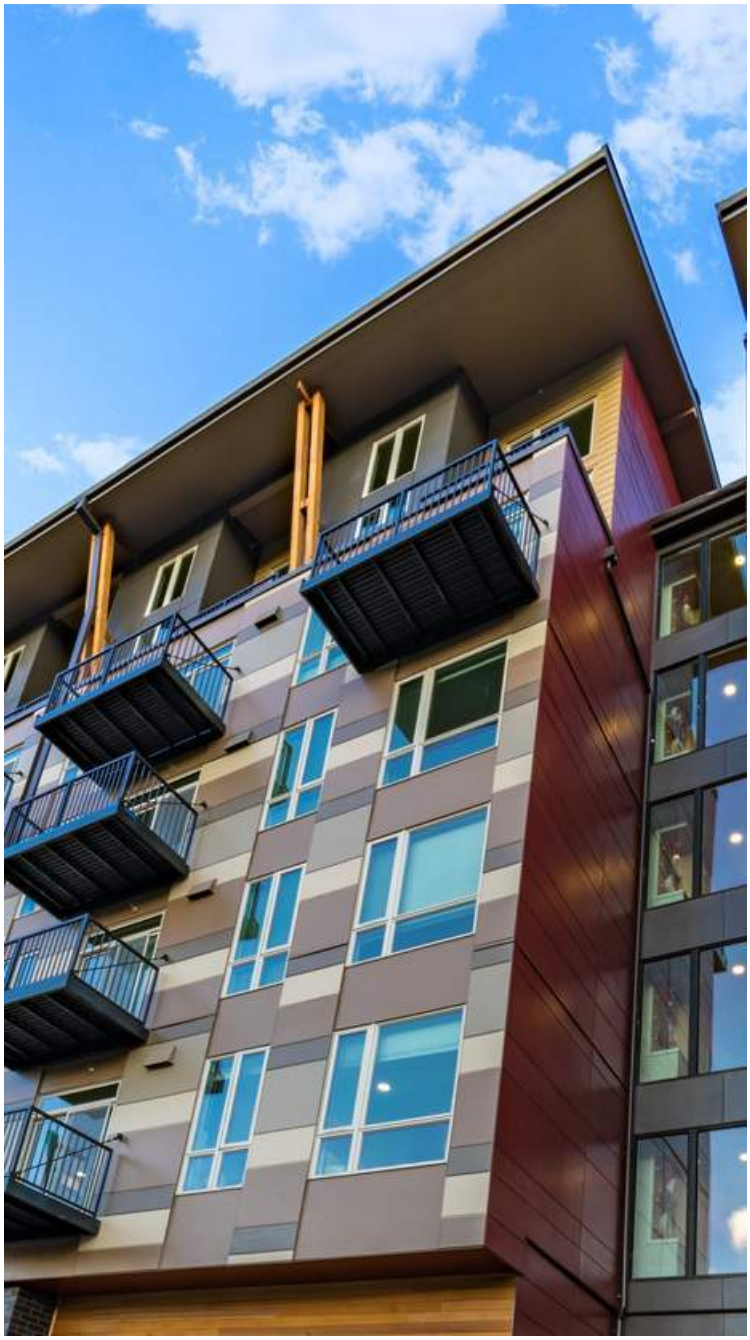
Fiber Cement Panel



Metal Panel

Aluminum window

Powder Coated Metal



HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.

HardiePanel®

Thickness 5/16 in

SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus Pcs/Pallet	50	–	50
Pcs/Sq	3.2	2.8	2.5

SELECT CEDARMILL®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SMOOTH

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

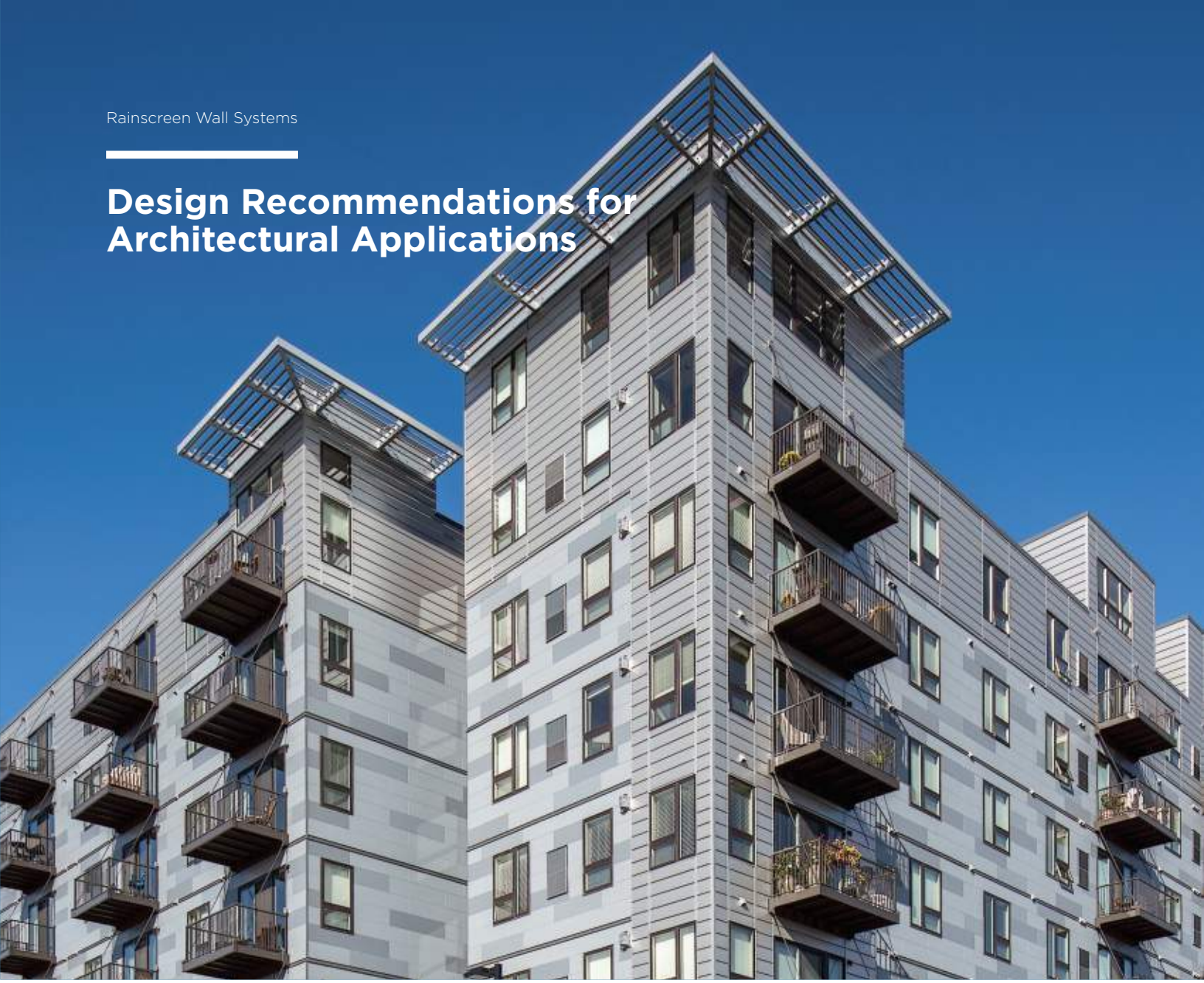
STUCCO

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SIERRA 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™			
PRIME	✓	✓	✓

Design Recommendations for Architectural Applications



Traditionally, single-skin metal panels were ribbed and were used more frequently in vertical, industrial applications. The vast CENTRIA single-skin offering has evolved into more varied architectural market segments. In these types of projects, single-skin products are used significantly in horizontal applications. Consequently, it is important to select the proper material, profile, gauge, and finish to maximize the aesthetic design intended for the architectural building type. This is especially critical in horizontal installations where the profiles being specified have large, flat surface areas.

Thermal Movement

Surface temperature can exceed air temperature by more than 100 degrees throughout the day. It is recommended that panel profiles, as well as fastener clips and connections, are considered and designed to anticipate thermal movement of panels. To minimize thermal movement for profiles with large, flat areas, it is recommended to utilize a fin joint detail, reveal flashing, or MicroLine™ Extrusions at end joints. However, when panels are end-lapped and riveted together, the amount of thermal movement for the total length of the panel run must be taken into account. For these details, the maximum cumulative length of lapped panels is 60'-0 for steel and 30'-0 for aluminum panels.

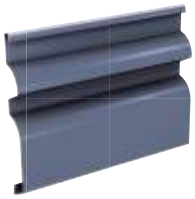
Cascade®
Metal Panel Systems

Bring more life to designs with panels inspired by nature. With their signature flowing curve and range of profile options, Cascade rainscreen panels give your project a bold, unique aesthetic. Serving both form and function, the panels offer exceptional thermal and moisture control.

- The 12 patented profiles have asymmetrical ribs, concealed fasteners and a common-lock joint.
- Panels can be installed vertically or horizontally and are available in a palette of colors.
- Air flows freely and moisture drains easily, thanks to the clip design.
- Panels are interchangeable with Concept Series Concealed Fastener Panels.
- Panel widths of 12 inches and 16 inches, and lengths up to 30 feet are available.

CC-200

CC-210



CC-220

CC-260*

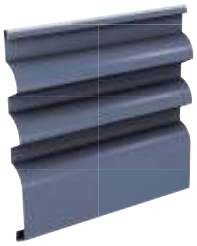
CC-262

CC-610

CC-612*

CC-613*

CC-620



CC-623*

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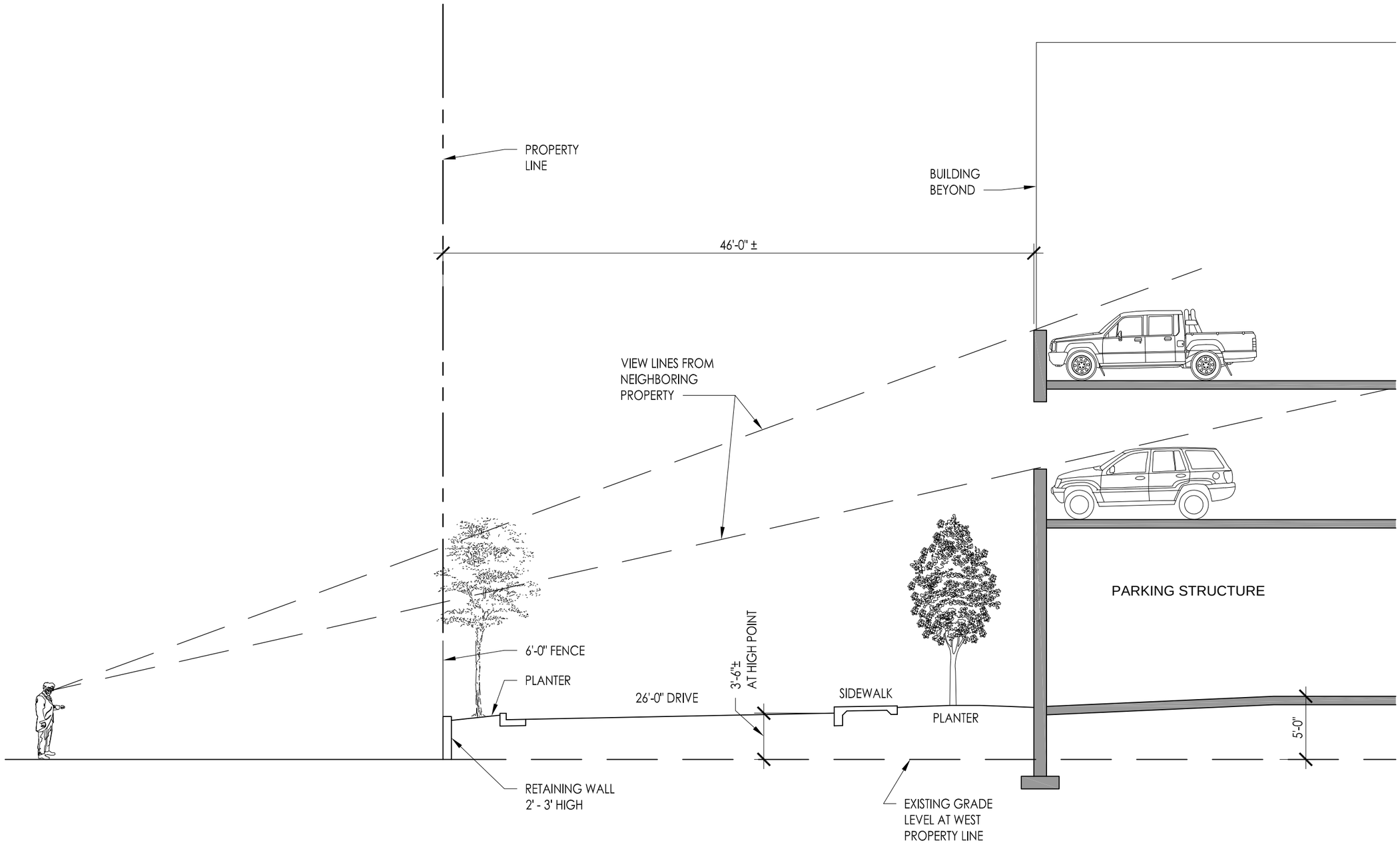
*** Patented by CENTRIA**

For information about all of CENTRIA's cladding options visit **CENTRIA.com/products/rainscreens.**



SECTION AT WEST DRIVEWAY