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Project
1010 W. Jefferson St.
Commercial Space & Public
Parking Facility

Project Address
1010 W. Jefferson St. Boise
ID, 83702

Prepared For
Capital City Development Corp

CAPITAL CITY DEVELOPMENT CORP

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Key Plan

Professional Seals

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No.	Description	Date

Project No: 25-004
KPFF Project No:
Drawn By:
Checked By:
Date: 07.23.2025
Phase: 50% SCHEMATIC DESIGN

Sheet Title

COVER PAGE

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

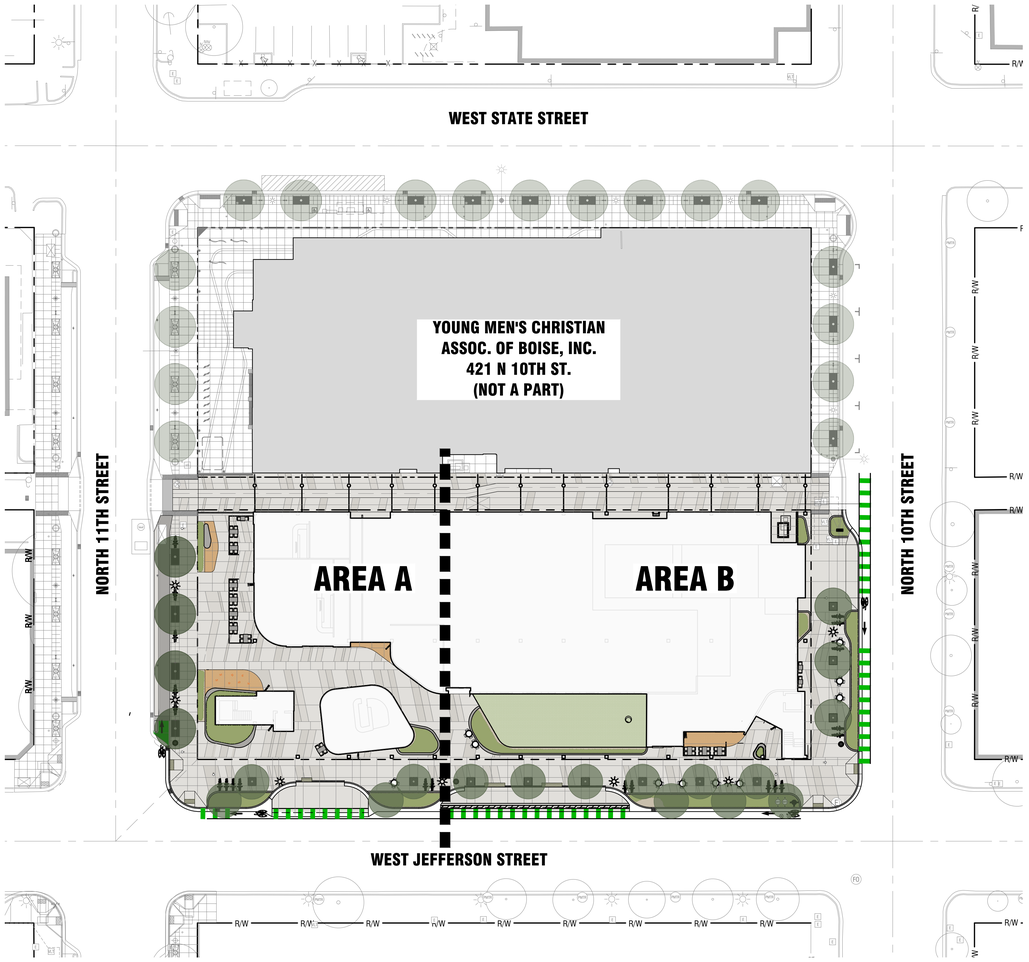
CAPITAL CITY DEVELOPMENT CORPORATION
1010 W JEFFERSON COMMERCIAL SPACE AND PARKING FACILITY
1010 W JEFFERSON ST, BOISE, ID 83702

Property Owner:

CAPITAL CITY DEVELOPMENT CORPORATION
121 N 9TH STREET, STE 501
BOISE, ID 83702

Engineer, Landscape Architect, Surveyor:

THE LAND GROUP, INC.
CONTACT: BOB SCHAFER (LANDSCAPE ARCHITECT)
CONTACT: JASON DENSMER (CIVIL ENGINEER)
CONTACT: MICHAEL FEMENIA (SURVEYOR)
462 E. SHORE DR., SUITE 100
EAGLE, ID 83616
PH: 208.939.4041



Overall Plan

Horizontal Scale: 1" = 30'

0 30' 60'

Vicinity Map:

Project Details:

ASSESSOR'S PARCEL:	R1013004558
ZONING	MX-5
ADDRESS:	1010 W. JEFFERSON STREET, BOISE

Sheet Index

Sheet Number	Sheet Title
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS PLAN - AREA A
C1.01	EXISTING CONDITIONS PLAN - AREA B
C2.00	SITE PLAN - AREA A
C2.01	SITE PLAN - AREA B
C2.50	SITE DETAILS
C5.00	DRAINAGE AND UTILITY PLAN - AREA A
C5.01	DRAINAGE AND UTILITY PLAN - AREA B
L1.00	LANDSCPE PLAN - AREA A
L1.01	LANDSCPE PLAN - AREA B

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No.	Description	Date

Project No:	25-004
KPFF Project No:	10212400187
Drawn By:	DRW
Checked By:	CHK
Date:	07/02/2025
Phase:	DESIGN REVIEW

Sheet Title

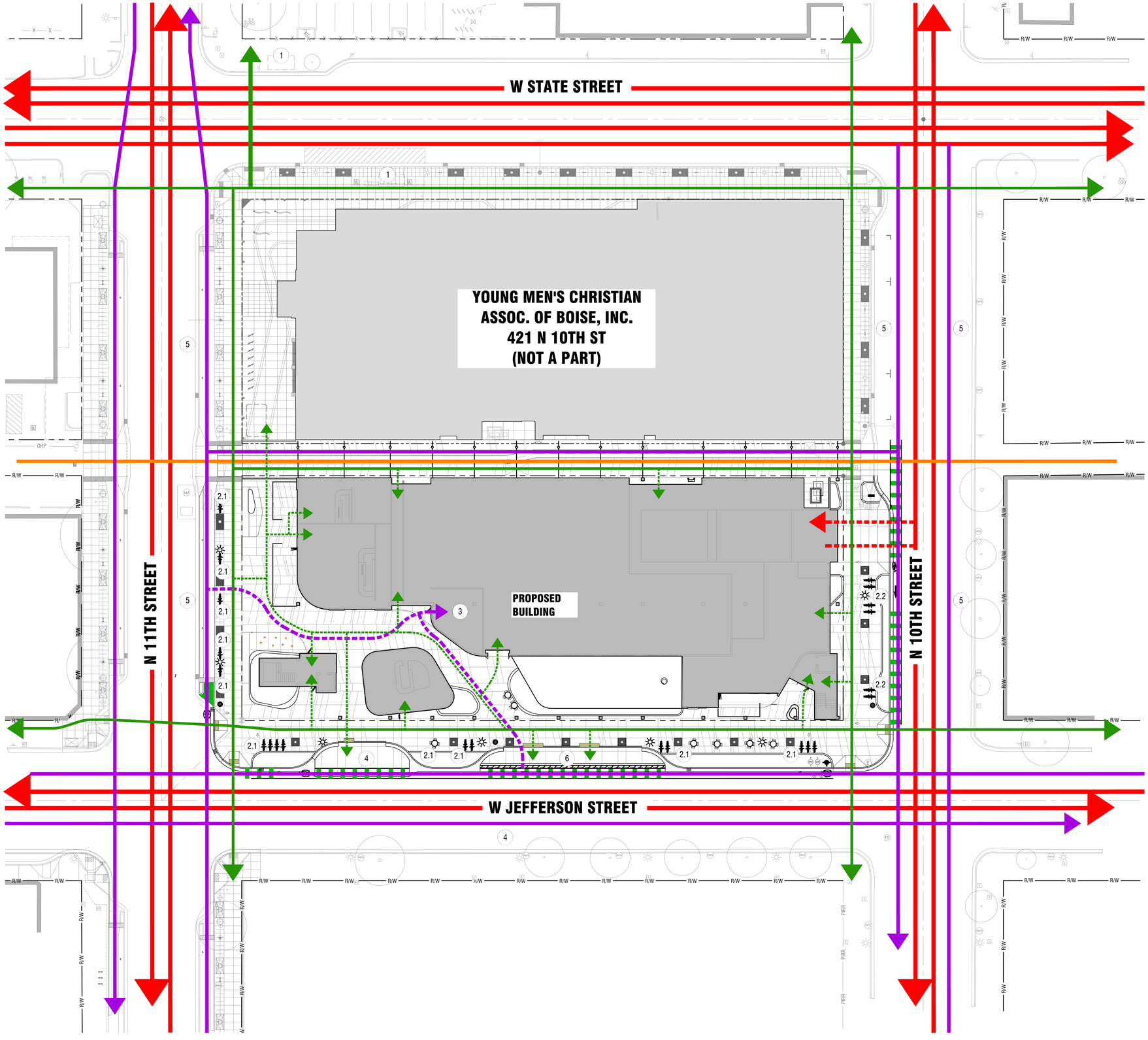
Cover Sheet

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

C0.00

File Location: G:\2025\25004\Land_p\C0000-0100-cover sheet.dwg
Plot Date: Friday, July 18, 2025 4:11 AM
User Name: DRW



Overall Plan

Horizontal Scale: 1" = 20'

0 20' 40'

Mobility Legend

- VEHICULAR CIRCULATION - PUBLIC | MIN. 11' WIDE
- VEHICULAR CIRCULATION - ONSITE | ~13' WIDE
- VEHICULAR CIRCULATION - LIMITED ALLEY SERVICES AND EMERGENCY VEHICLES | MIN. 16' WIDE
- BIKE CIRCULATION - DEDICATED PUBLIC BIKE LANE | MIN. 5' WIDE
- BIKE CIRCULATION - ONSITE, "WALK YOUR WHEELS ZONE" | MIN. 7.5' WIDE
- PEDESTRIAN CIRCULATION - PUBLIC | MIN. 8.5' WIDE
- PEDESTRIAN CIRCULATION - ONSITE | MIN. 7.5' WIDE

Keynotes:

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

1. EXISTING OR FUTURE BUS STOP.
2. BIKE PARKING - SHORT TERM. BIKE RACK PER DOWNTOWN BOISE STREETSCAPE STANDARD. FOR MORE INFORMATION SEE SITE PLAN AND DETAILS C2.00-C2.50.
   - 2.1. STANDARD BIKE PARKING. IN MOST INSTANCES, THE END SPACE ON MOST BIKE RACK GROUPS MEET THE DIMENSIONAL STANDARDS FOR CARGO BIKE PARKING.
   - 2.2. CARGO BIKE PARKING.
3. BIKE PARKING - LONG TERM. REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
4. ADA PARKING SPACE PER PROWAG STANDARDS.
5. ON-STREET PARKING.
6. LOADING ZONE.

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Key Plan

Professional Seals

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No.	Description	Date

Project No:	25-004
KPFF Project No:	10212400187
Drawn By:	DRW
Checked By:	CHK
Date:	07/02/2025
Phase:	DESIGN REVIEW

Sheet Title

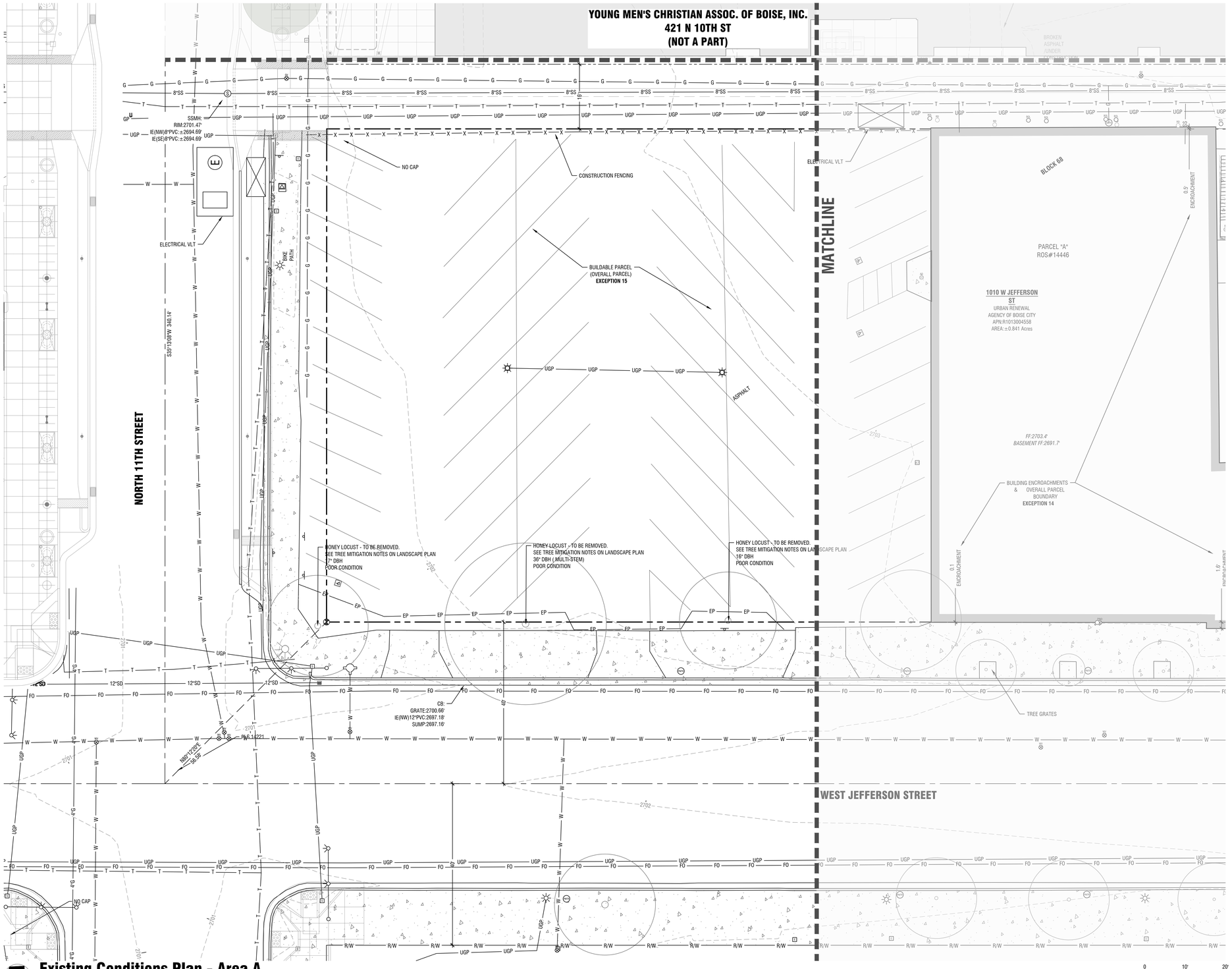
Mobility Plan

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

C0.50

File Name: g:\25\25-004\cad_pr\C0000-C0.50-mobility-plan.dwg
Plot Date: 7/2/2025
Date/Time: Sunday, July 13, 2025 at 11:14 AM



Existing Conditions Plan - Area A

Horizontal Scale: 1" = 10'

Legend:

	FOUND ALUMINUM CAP MONUMENT, STAMPED "PLS 4487", OR AS SHOWN
	FOUND 5/8" REBAR, STAMPED "PLS 11574", OR AS SHOWN
	FOUND 1/2" REBAR, STAMPED "PLS 7015", OR AS SHOWN
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	POST INDICATOR VALVE
	STORM DRAIN MANHOLE
	MONITORING WELL
	SQUARE INLET
	RECTANGULAR INLET WITH CURB
	ROUND INLET
	AREA DRAIN
	ROOF DRAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
	PRESSURE IRRIGATION VALVE
	GAS METER
	GAS VALVE
	GAS SIGN
	POWER POLE
	GUY WIRE
	STREET LIGHT
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC VAULT
	ELECTRICAL JUNCTION BOX
	ELECTRICAL TRANSFORMER
	ELECTRIC MANHOLE
	TELEPHONE RISER
	TELEPHONE MANHOLE
	ADA SYMBOL
	SIGNAL MAST
	SIGNAL BOX
	AIR CONDITIONING UNIT
	BOLLARD
	FLAG POLE
	PARKING METER
	SIGN
LSCP	LANDSCAPING
	DECIDUOUS TREE
	SUBJECT PARCEL BOUNDARY LINES
	ORIGINAL LOT LINE BOISE CITY ORIGINAL TOWNSITE
	ROADWAY CENTERLINE
	EASEMENT LINE
EP EP	EDGE OF PAVEMENT
X X X X X	FENCE LINE
SS SS	SANITARY SEWER LINE
SD SD	STORM DRAIN LINE
W W	WATER LINE
OHP	OVERHEAD POWER LINE
UGP	UNDERGROUND POWER LINE
T T	UNDERGROUND TELEPHONE LINE
G G	NATURAL GAS LINE
FO FO	FIBER OPTICS LINE
	CONCRETE AREA
	CURB AND GUTTER
	EXISTING BUILDING
2704	EXISTING GROUND CONTOUR

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Project No:	25-004
KPFF Project No:	10212400187
Drawn By:	DRW
Checked By:	CHK
Date:	07/02/2025
Phase:	DESIGN REVIEW

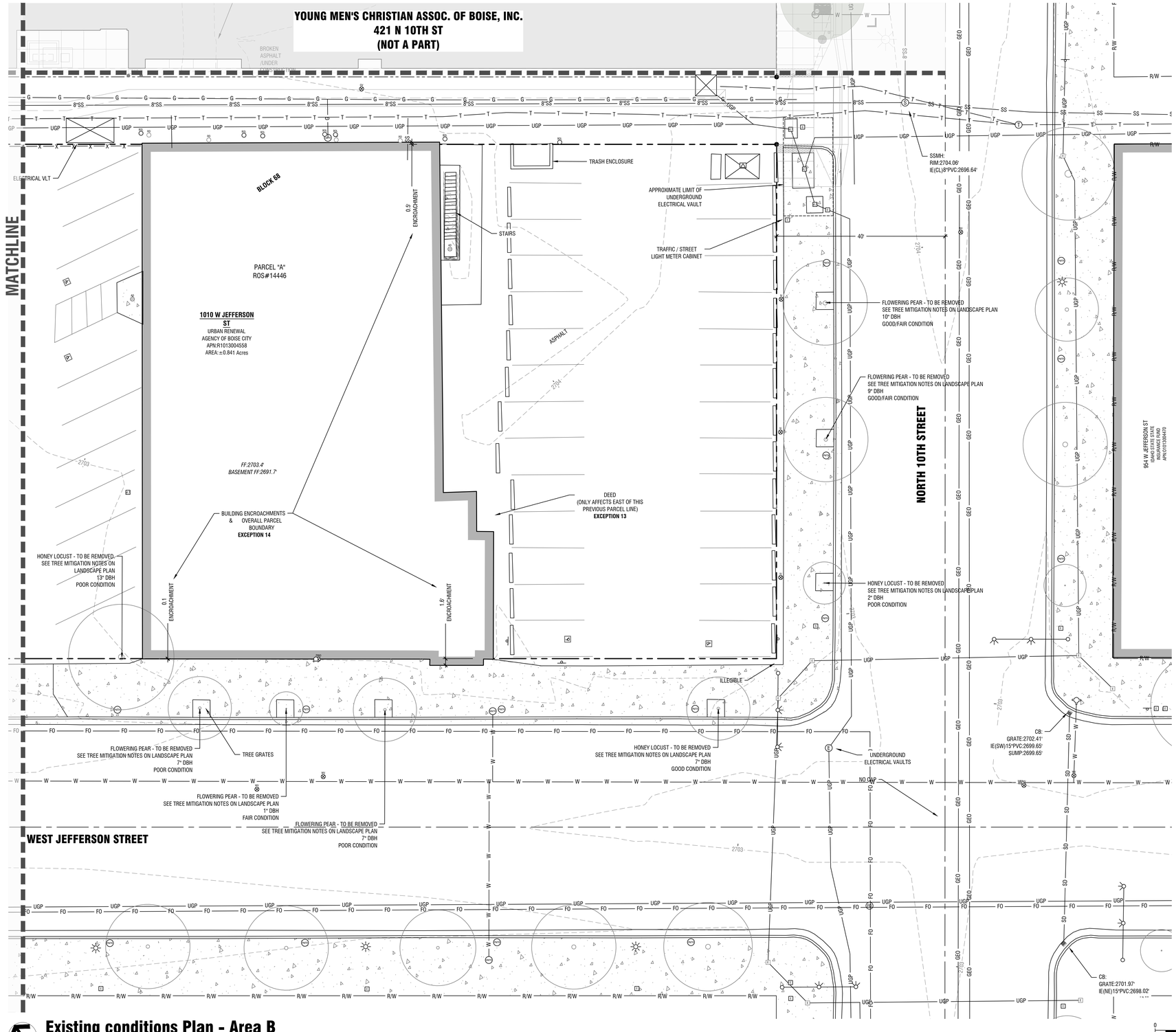
Sheet Title

Existing Conditions Plan - Area A

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

C1.00



Existing conditions Plan - Area B

Horizontal Scale: 1" = 10'

Legend:

	FOUND ALUMINUM CAP MONUMENT, STAMPED "PLS 4487", OR AS SHOWN
	FOUND 5/8" REBAR, STAMPED "PLS 11574", OR AS SHOWN
	FOUND 1/2" REBAR, STAMPED "PLS 7015", OR AS SHOWN
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	POST INDICATOR VALVE
	STORM DRAIN MANHOLE
	MONITORING WELL
	SQUARE INLET
	RECTANGULAR INLET WITH CURB
	ROUND INLET
	AREA DRAIN
	ROOF DRAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
	PRESSURE IRRIGATION VALVE
	GAS METER
	GAS VALVE
	GAS SIGN
	POWER POLE
	GUY WIRE
	STREET LIGHT
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC VAULT
	ELECTRICAL JUNCTION BOX
	ELECTRICAL TRANSFORMER
	ELECTRIC MANHOLE
	TELEPHONE RISER
	TELEPHONE MANHOLE
	ADA SYMBOL
	SIGNAL MAST
	SIGNAL BOX
	AIR CONDITIONING UNIT
	BOLLARD
	FLAG POLE
	PARKING METER
	SIGN
LSCP	LANDSCAPING
	DECIDUOUS TREE
	SUBJECT PARCEL BOUNDARY LINES
	ORIGINAL LOT LINE BOISE CITY ORIGINAL TOWNSITE
	ROADWAY CENTERLINE
	EASEMENT LINE
EP	EDGE OF PAVEMENT
X	FENCE LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE
OHP	OVERHEAD POWER LINE
UGP	UNDERGROUND POWER LINE
T	UNDERGROUND TELEPHONE LINE
G	NATURAL GAS LINE
FO	FIBER OPTICS LINE
	CONCRETE AREA
	CURB AND GUTTER
	EXISTING BUILDING
2704	EXISTING GROUND CONTOUR

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Project No:	25-004
KPFF Project No:	10212400187
Drawn By:	DRW
Checked By:	CHK
Date:	07/02/2025
Phase:	DESIGN REVIEW

Sheet Title

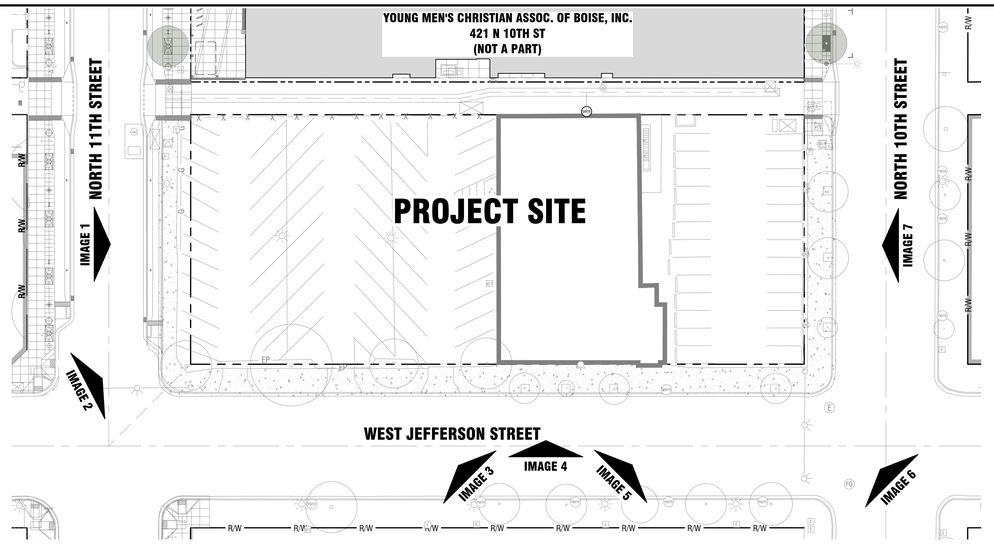
Existing conditions Plan - Area B

Original is 42 x 30. Do not scale contents of this drawing.

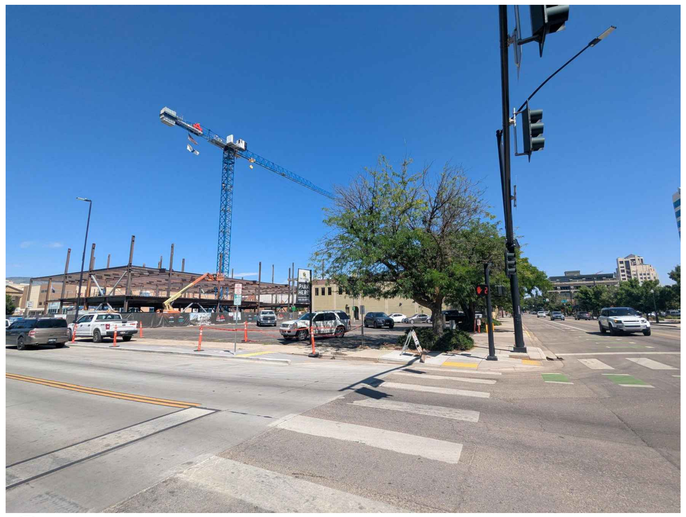
Sheet Number

C1.01

1 **Image 1**
Scale: NTS



Key Map
Horizontal Scale: 1" = 30'



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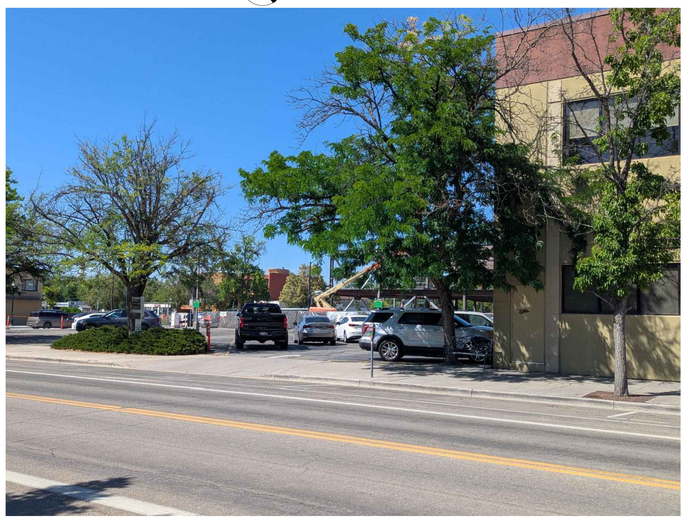

3 **Image 3**
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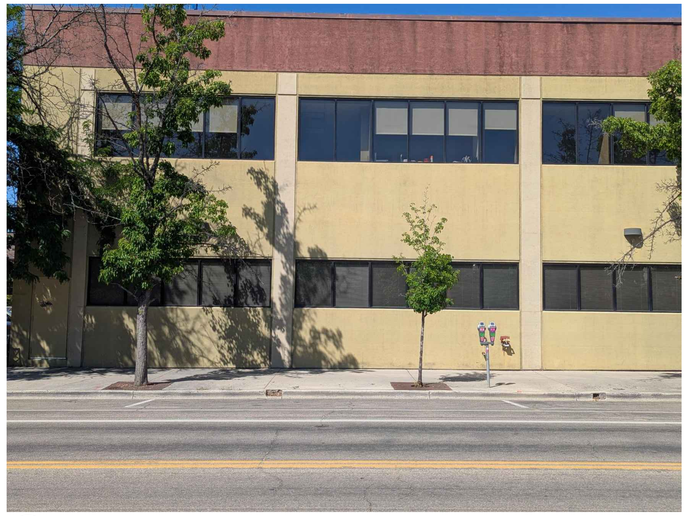

4 **Image 4**
Scale: NTS

5 **Image 5**
Scale: NTS

6 **Image 6**
Scale: NTS

7 **Image 7**
Scale: NTS

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No.	Description	Date

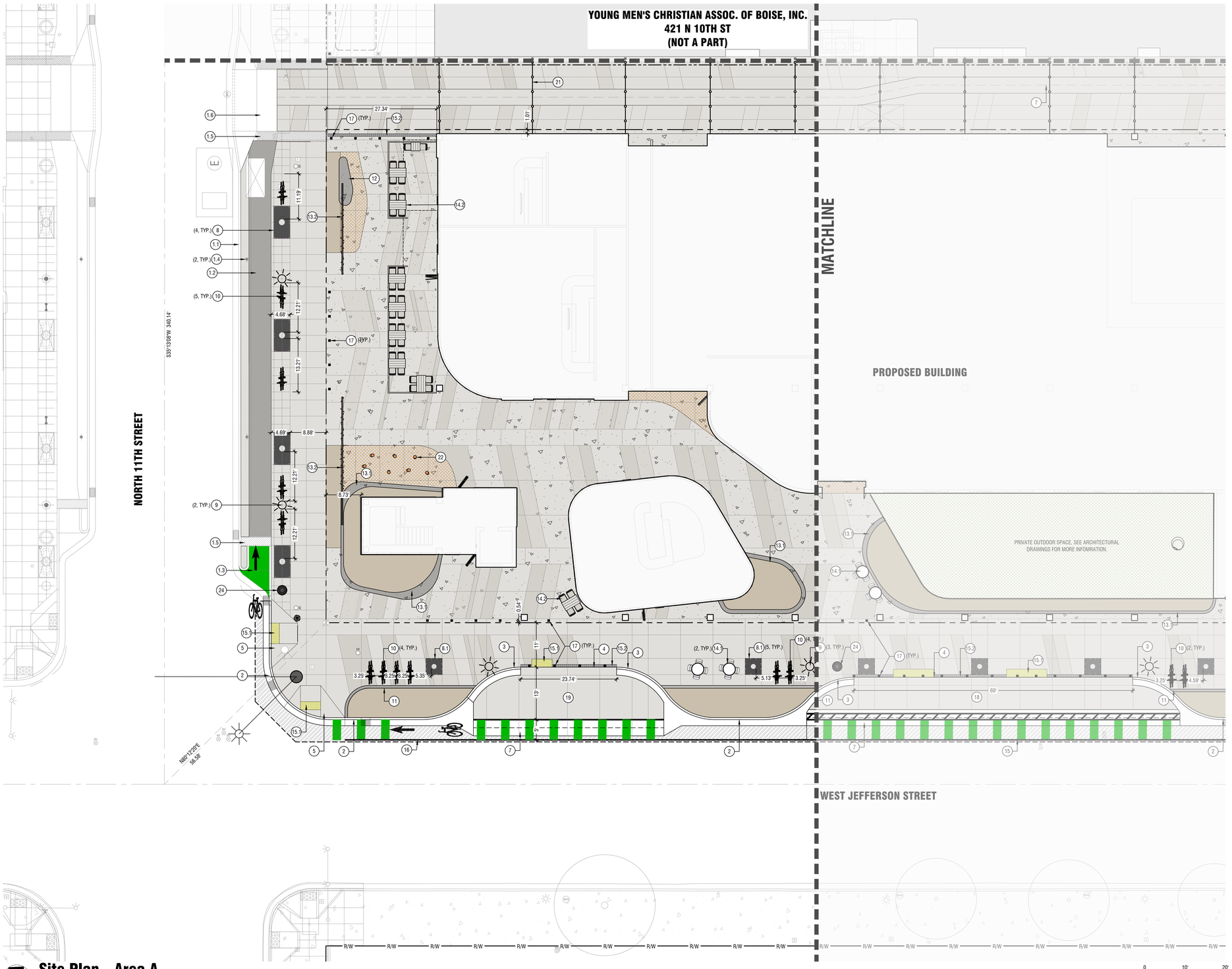
Project No:	25-004
KPFF Project No:	10212400187
Drawn By:	DRW
Checked By:	CHK
Date:	07/02/2025
Phase:	DESIGN REVIEW

Sheet Title
Existing Conditions Site Photos

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C1.50

File Location: J:\2025\25-004\Cad_4\7-CIVIL\1-C1.50 existing conditions site photos.dwg
Last Saved: Wed, Jul 02, 2025 - 2:12 PM
Date Plotted: Wed, Jul 02, 2025 - 2:12 PM



Site Plan - Area A

Horizontal Scale: 1" = 10'

Sheet Notes:

A. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE AND UTILITY COMPANY FACILITY MAPS.

B. REFER CLOSELY TO BUILDING LAYOUT DRAWINGS IN RELATION TO SITE LAYOUT ITEMS.

C. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF WALK, EDGE OF PAVEMENT, EDGE OF FOUNDATION, EDGE OF WALLS OR CENTER OF POST.

D. PROVIDE JOINTS AS SHOWN ON PLANS. JOINTS ARE AN INTEGRAL PART OF THE DESIGN AND SHALL NOT VARY FROM PATTERNS AND LOCATIONS SHOWN. CONTRACTOR SHALL REMOVE ANY FLATWORK THAT DOES NOT CONFORM TO THE DESIGN.

E. FIRE ACCESS PROVIDED VIA ADJACENT STREETS AND ALLEYS.

F. TRASH STORAGE LOCATED IN BUILDING STRUCTURE.

Keynotes:

1. EXISTING 11TH ST BIKEWAY IMPROVEMENTS.
   - 1.1. CURB AND GUTTER.
   - 1.2. RAISED BIKE LANE, CONCRETE TO BE REPLACED. INTEGRAL COLOR TO MATCH 11TH ST STANDARD.
   - 1.3. RAISED BIKE LANE RAMP.
   - 1.4. PARKING METERS.
   - 1.5. TACTILE WARNING TILES.
   - 1.6. DRIVE APPROACH.
2. PROPOSED CURB AND GUTTER PER ACHD STANDARDS.
3. PROPOSED CURB TRANSITION.
4. PROPOSED FLUSH CURB AT ADA AND LOADING.
5. PROPOSED PEDESTRIAN RAMP PER ACHD STANDARDS.
6. PROPOSED DRIVE APPROACH.
7. PROPOSED VALLEY GUTTER PER ACHD STANDARDS.
8. PROPOSED TREE GRATE PER CITY OF BOISE STANDARD. TYPE "KIVA" CAST IRON WITH NATURAL RAW FINISH BY URBAN ACCESSORIES. SIZE: 4' X 8'; ADA COMPLIANT, SEE DETAIL 2/C2.50
   - 8.1. SIMILAR, SIZE: 4' X4', SIMILAR DETAIL 2/C2.50.
9. PROPOSED CITY OF BOISE STANDARD HISTORIC STREET LIGHT PER, SEE DETAIL 3/C2.50.
10. PROPOSED BIKE RACK, SEE DETAIL 4/C2.50.
11. PROPOSED 10" X 8" VERTICAL CONCRETE CURB.
12. PROPOSED CAST-IN-PLACE CONCRETE SEAT.
13. PROPOSED SITE WALLS, WIDTH VARIES.
   - 13.1. 18" TALL SEATWALL, WIDTH VARIES
   - 13.2. 48" TALL SCREEN WALL. PERMEABLE METAL PANELS TO MATCH GARAGE CLADDING.
14. TABLE AND CHAIRS.
   - 14.1. PUBLIC.
   - 14.2. PATIO FOR COMMERCIAL SPACE, SHOWN FOR REFERENCE ONLY.
15. DETECTABLE WARNING TILES.
   - 15.1. DOMES.
   - 15.2. DIRECTIONAL.
16. BIKE LANE STRIPING.
17. BOLLARD TO MATCH STANDARD ALONG 11TH ST BIKEWAY, SEE DETAIL 1/C2.50.
18. ON-STREET LOADING ZONE.
19. ON-STREET ADA PARKING SPACE.
20. PARKING GARAGE SIGN.
21. FESTOON LIGHTING AT ALLEY. HEIGHT COMPLIANT WITH ACHD STANDARDS.
22. INTERACTIVE SITE FURNITURE.
23. PROPOSED FIRE HYDRANT.
24. TRASH RECEPTACLE PER DOWNTOWN BOISE STREETSCAPE STANDARDS.

Material Legend:

- ONSITE CONCRETE PAVING STANDARD
- ONSITE DECORATIVE CONCRETE PAVING TYPE 1 - MEDIUM GRAY
- ONSITE DECORATIVE CONCRETE PAVING TYPE 2 - DARK GRAY
- ONSITE DECORATIVE CONCRETE PAVING TYPE 3 - COLORED WITH EXPOSED AGGREGATE.
- OFFSITE CONCRETE PAVING STANDARD PER ACHD SUPPLEMENTAL STANDARDS.
- OFFSITE DECORATIVE CONCRETE PAVING TYPE 1 - MEDIUM GRAY PER ACHD SUPPLEMENTAL STANDARDS.
- OFFSITE DECORATIVE CONCRETE PAVING TYPE 2 - DARK GRAY PER ACHD SUPPLEMENTAL STANDARDS.
- ASPHALT PATCH PER ACHD STANDARDS.
- LANDSCAPE MULCH - 4" DEPTH BARK.

Bike Parking Calculations:

PROPOSED RETAIL & BUSINESS SPACE = 17,042 SF
CODE REQUIRED SHORT TERM PARKING = 2 PLUS 1 ADDITIONAL SPACE PER 1,000 SF
REQUIRED SHORT TERM BIKE SPACES = 2 + 18 = **20 SPACES**

	RACKS	SPACES	NOTES
PUBLIC ROW (SHORT TERM)			
11TH STREET	5	10	SITE FURNISHING ZONE
10TH STREET	6	12	SITE FURNISHING ZONE
JEFFERSON STREET	11	22	SITE FURNISHING ZONE
SUBTOTAL (SHORT TERM)	**22**	**44**	
ON-SITE (LONG TERM)	N/A	N/A	BUILDING INTERIOR. SEE ARCHITECTURAL FOR MORE INFORMATION

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No.	Description	Date

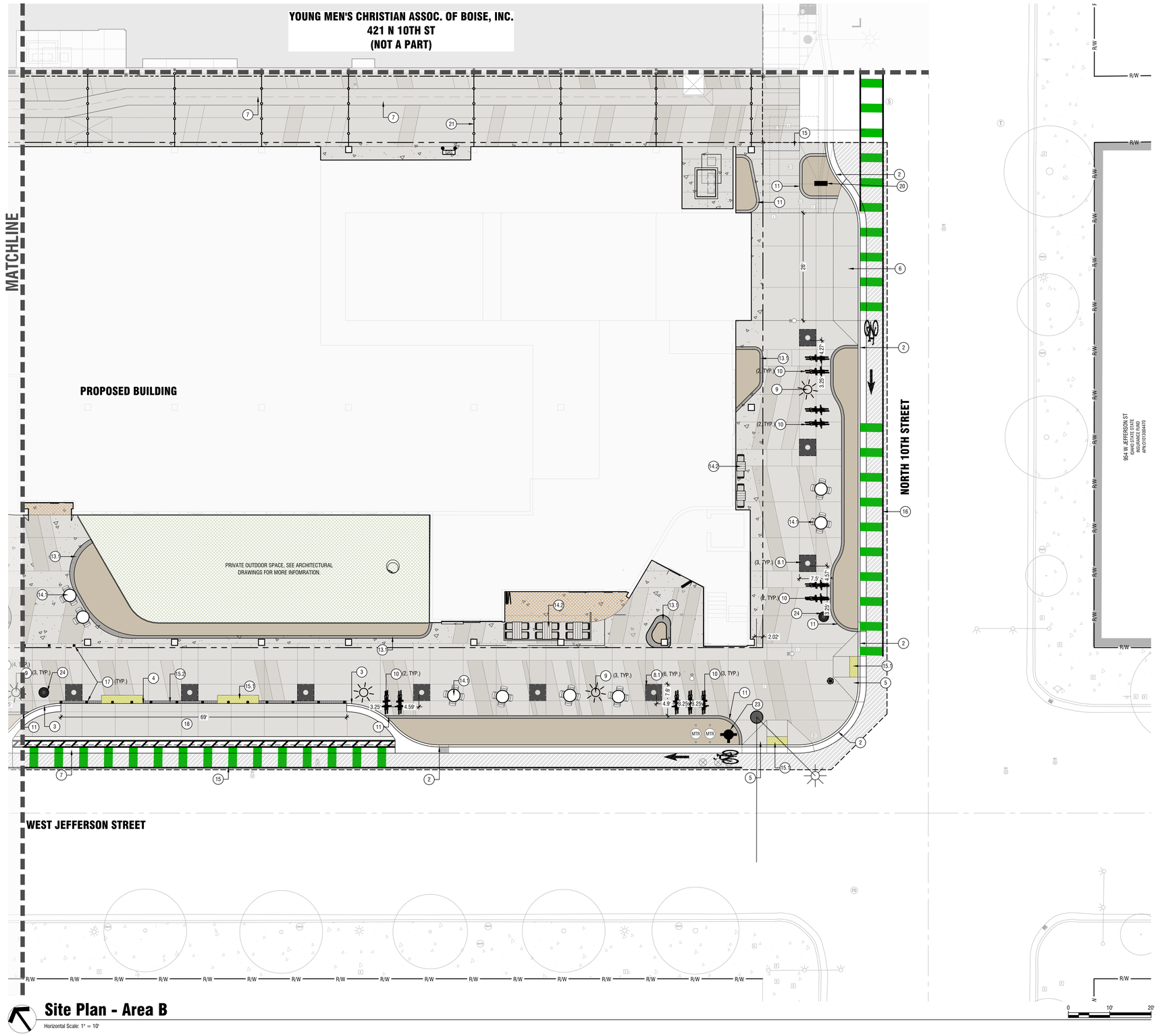
Project No: 25-004
KPFF Project No: 10212400187
Drawn By: DRW
Checked By: CHK
Date: 07/02/2025
Phase: DESIGN REVIEW

Sheet Title
Site Plan - Area A

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C2.00

File name: 25-004 CDRSet_v7.1TOSCM C2.00-Area A.dwg
Plot Date: 7/2/2025
Site Plan - Area A - Plot Date: 7/2/2025



Site Plan - Area B

Horizontal Scale: 1" = 10'

Sheet Notes:

A. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE AND UTILITY COMPANY FACILITY MAPS.

B. REFER CLOSELY TO BUILDING LAYOUT DRAWINGS IN RELATION TO SITE LAYOUT ITEMS.

C. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF WALK, EDGE OF PAVEMENT, EDGE OF FOUNDATION, EDGE OF WALLS OR CENTER OF POST.

D. PROVIDE JOINTS AS SHOWN ON PLANS. JOINTS ARE AN INTEGRAL PART OF THE DESIGN AND SHALL NOT VARY FROM PATTERNS AND LOCATIONS SHOWN. CONTRACTOR SHALL REMOVE ANY FLATWORK THAT DOES NOT CONFORM TO THE DESIGN.

E. FIRE ACCESS PROVIDED VIA ADJACENT STREETS AND ALLEYS.

F. TRASH STORAGE LOCATED IN BUILDING STRUCTURE.

Keynotes:

1. EXISTING 11TH ST BIKEWAY IMPROVEMENTS.
   - 1.1. CURB AND GUTTER.
   - 1.2. RAISED BIKE LANE, CONCRETE TO BE REPLACED. INTEGRAL COLOR TO MATCH 11TH ST STANDARD.
   - 1.3. RAISED BIKE LANE RAMP.
   - 1.4. PARKING METERS.
   - 1.5. TACTILE WARNING TILES.
   - 1.6. DRIVE APPROACH.
2. PROPOSED CURB AND GUTTER PER ACHD STANDARDS.
3. PROPOSED CURB TRANSITION.
4. PROPOSED FLUSH CURB AT ADA AND LOADING.
5. PROPOSED PEDESTRIAN RAMP PER ACHD STANDARDS.
6. PROPOSED DRIVE APPROACH.
7. PROPOSED VALLEY GUTTER PER ACHD STANDARDS.
8. PROPOSED TREE GRATE PER CITY OF BOISE STANDARD. TYPE "KIVA" CAST IRON WITH NATURAL RAW FINISH BY URBAN ACCESSORIES. SIZE: 4' X 8'; ADA COMPLIANT, SEE DETAIL 2/C2.50
   - 8.1. SIMILAR, SIZE: 4' X4', SIMILAR DETAIL 2/C2.50.
9. PROPOSED CITY OF BOISE STANDARD HISTORIC STREET LIGHT PER, SEE DETAIL 3/C2.50.
10. PROPOSED BIKE RACK, SEE DETAIL 4/C2.50.
11. PROPOSED 10' X 8' VERTICAL CONCRETE CURB.
12. PROPOSED CAST-IN-PLACE CONCRETE SEAT.
13. PROPOSED SITE WALLS, WIDTH VARIES.
   - 13.1. 18" TALL SEATWALL, WIDTH VARIES
   - 13.2. 48" TALL SCREEN WALL. PERMEABLE METAL PANELS TO MATCH GARAGE CLADDING.
14. TABLE AND CHAIRS.
   - 14.1. PUBLIC.
   - 14.2. PATIO FOR COMMERCIAL SPACE, SHOWN FOR REFERENCE ONLY.
15. DETECTABLE WARNING TILES.
   - 15.1. DOMES.
   - 15.2. DIRECTIONAL.
16. BIKE LANE STRIPING.
17. BOLLARD TO MATCH STANDARD ALONG 11TH ST BIKEWAY, SEE DETAIL 1/C2.50.
18. ON-STREET LOADING ZONE.
19. ON-STREET ADA PARKING SPACE.
20. PARKING GARAGE SIGN.
21. FESTOON LIGHTING AT ALLEY. HEIGHT COMPLIANT WITH ACHD STANDARDS.
22. INTERACTIVE SITE FURNITURE.
23. PROPOSED FIRE HYDRANT.
24. TRASH RECEPTACLE PER DOWNTOWN BOISE STREETSCAPE STANDARDS.

Material Legend:

- ONSITE CONCRETE PAVING STANDARD
- ONSITE DECORATIVE CONCRETE PAVING TYPE 1 - MEDIUM GRAY
- ONSITE DECORATIVE CONCRETE PAVING TYPE 2 - DARK GRAY
- ONSITE DECORATIVE CONCRETE PAVING TYPE 3 - COLORED WITH EXPOSED AGGREGATE.
- OFFSITE CONCRETE PAVING STANDARD PER ACHD SUPPLEMENTAL STANDARDS.
- OFFSITE DECORATIVE CONCRETE PAVING TYPE 1 - MEDIUM GRAY PER ACHD SUPPLEMENTAL STANDARDS.
- OFFSITE DECORATIVE CONCRETE PAVING TYPE 2 - DARK GRAY PER ACHD SUPPLEMENTAL STANDARDS.
- ASPHALT PATCH PER ACHD STANDARDS.
- LANDSCAPE MULCH - 4" DEPTH BARK.

Bike Parking Calculations:

PROPOSED RETAIL & BUSINESS SPACE = 17,042 SF
CODE REQUIRED SHORT TERM PARKING = 2 PLUS 1 ADDITIONAL SPACE PER 1,000 SF
REQUIRED SHORT TERM BIKE SPACES = 2 + 18 = **20 SPACES**

	RACKS	SPACES	NOTES
PUBLIC ROW (SHORT TERM)			
11TH STREET	5	10	SITE FURNISHING ZONE
10TH STREET	6	12	SITE FURNISHING ZONE
JEFFERSON STREET	11	22	SITE FURNISHING ZONE
SUBTOTAL (SHORT TERM)	**22**	**44**	
ON-SITE (LONG TERM)	N/A	N/A	BUILDING INTERIOR. SEE ARCHITECTURAL FOR MORE INFORMATION

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Project
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Key Plan

Professional Seals

NOT FOR CONSTRUCTION

No.	Description	Date

Project No:	25-004
KPFF Project No:	10212400187
Drawn By:	DRW
Checked By:	CHK
Date:	07/02/2025
Phase:	DESIGN REVIEW

Sheet Title

Site Plan - Area B

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

C2.01

File name: S:\2025\10004-wf_1010W LCB\Arch\C2.01-Site Plan Area B.dwg
Plot Date: Wed, Jul 02, 2025
User Name: Dylan.Wade@kpff.com

NOTES:
1. REFER TO SITE PLANS FOR LOCATIONS.
2. INSTALL TO MATCH STANDARDS FROM 11TH ST BIKEWAY AND CHERIE BUCKNER-WEBB PARK.

1 Bollard

Scale: NTS

NOTES:
1. REFER TO SITE PLANS FOR LOCATIONS.
2. INSTALL PER CITY OF BOISE DOWNTOWN STREETSCAPE STANDARDS.

2 Tree Grate

Scale: NTS

NOTES:
1. REFER TO SITE PLANS FOR LOCATIONS.
2. INSTALL PER CITY OF BOISE DOWNTOWN STREETSCAPE STANDARDS.

3 Historic Street Light

Scale: NTS

NOTES:
1. REFER TO SITE PLANS FOR LOCATIONS.
2. INSTALL PER CITY OF BOISE DOWNTOWN STREETSCAPE STANDARDS.

4 Bike Rack

Scale: NTS

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Key Plan

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No.	Description	Date

Project No:	25-004
KPFF Project No:	10212400187
Drawn By:	DRW
Checked By:	CHK
Date:	07/02/2025
Phase:	DESIGN REVIEW

Sheet Title

Site Details

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

C2.50

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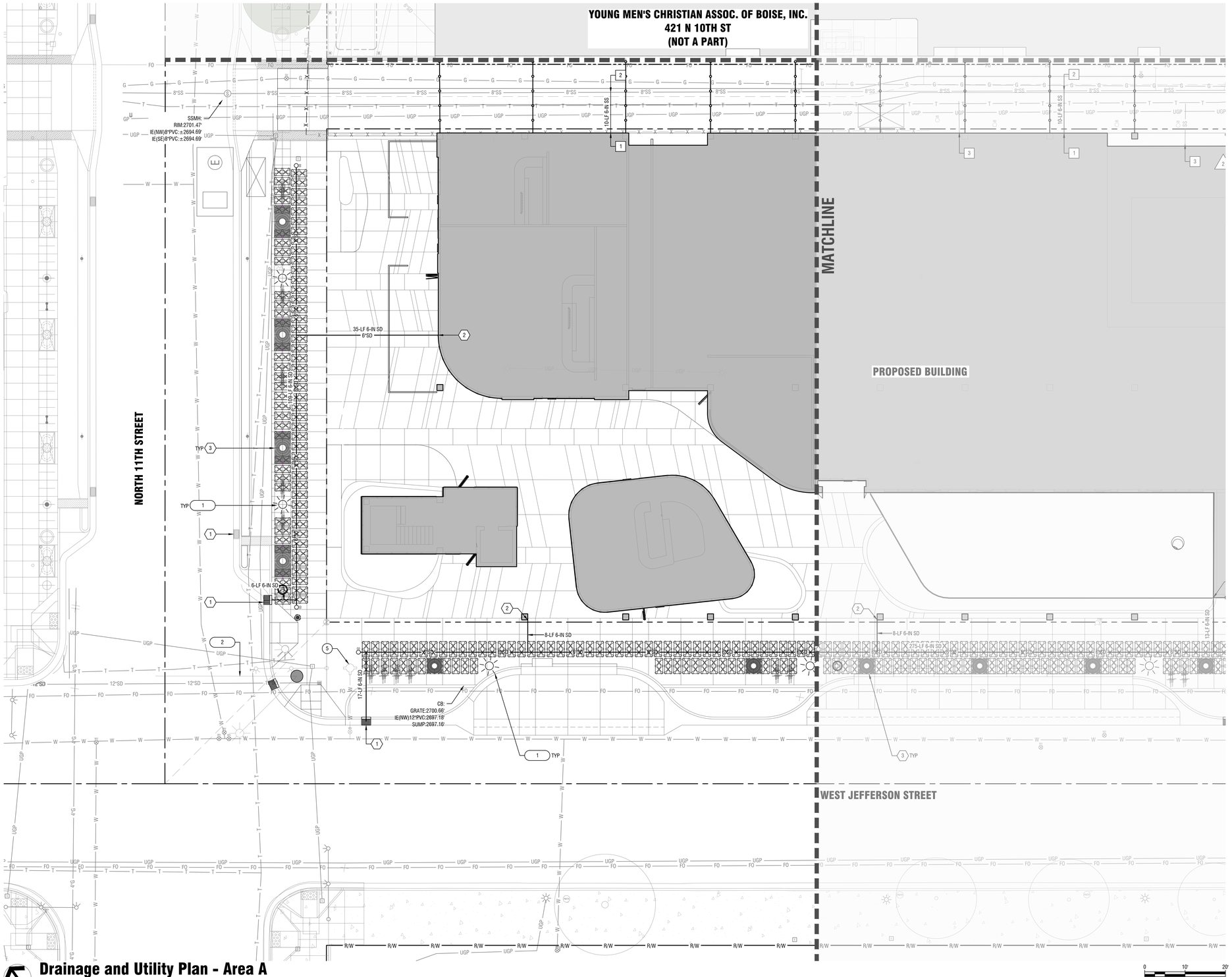

Drainage and Utility Plan - Area A

Horizontal Scale: 1" = 10'

0 10' 20'

Sewer Keynotes:

1. STUB 6" SEWER SERVICE PER ISPWC SD-511. COORDINATE WITH BUILDING MECHANICAL PLAN FOR CONTINUATION.
2. TIE-IN TO EXISTING 8-IN SEWER MAIN PER ISPWC SD-511 VIA 6-IN x 8-IN ELECTROFUSION TEE. CONTACT CITY OF BOISE PUBLIC WORKS 48 HOURS PRIOR TO OBTAIN A SEWER TAP PERMIT AND SCHEDULE INSPECTION.
3. REMOVE EXISTING SEWER STUB AND CLEAN OUT.

Water Keynotes:

1. 4-IN WATER SERVICE CONNECTION BY VEOLIA. CONTRACTOR SHALL COORDINATE METER INSTALLATION WITH VEOLIA. COORDINATE WITH MECHANICAL FOR BUILDING CONTINUATION.
2. 6-IN FIRE SERVICE BY VEOLIA. CONTRACTOR SHALL COORDINATE INSTALLATION. COORDINATE WITH MECHANICAL FOR BUILDING CONTINUATION.
3. COORDINATE WITH VEOLIA TO INSTALL NEW FIRE HYDRANT.
4. COORDINATE WITH VEOLIA TO ABANDON EXISTING WATER SERVICE AND ASSOCIATED METER AT MAIN USING FULL SEAL CLAMP.
5. COORDINATE WITH VEOLIA TO REMOVE EXISTING FIRE HYDRANT AND ABANDON SERVICE AT MAIN. REMOVE VALVE AND INSTALL BLIND FLANGE.

Storm Keynotes:

1. INSTALL CATCH BASIN TYPE 1 PER ACHD SUP SD-601 & SD-715A.
2. ROOF DRAIN CONNECTION. COORDINATE CONTINUATION WITH BUILDING PLUMBING PLAN. PROVIDE FITTINGS AS REQUIRED TO CONVERT PIPE SIZES.
3. 4X8' TREE GRATE WITH SILVA CELL UNIT DRAINAGE SYSTEM.

Dry Utility Keynotes:

1. PROPOSED IDAHO POWER TRANSFORMER. COORDINATE WITH SITE ELECTRICAL AND IDAHO POWER.
2. GAS LINE CONNECTION. COORDINATE WITH BUILDING GAS METER LOCATION PER MECHANICAL PLAN AND INTERMOUNTAIN GAS COMPANY.

Street Light Keynotes:

1. CITY OF BOISE STANDARD HISTORIC STREET LIGHT.
2. RELOCATE TRAFFIC SIGNAL POLE AND CORRESPONDING JUNCTION BOX.

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Key Plan

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No.	Description	Date

Project No:	25-004
KPFF Project No:	102124001187
Drawn By:	DRW
Checked By:	CHK
Date:	07/02/2025
Phase:	DESIGN REVIEW

Sheet Title
Drainage and Utility Plan - Area A

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C5.00

File Location: J:\2025\1125004\Civil\Sheet Set\1-CD\06-Grading and Utility Layout.dwg
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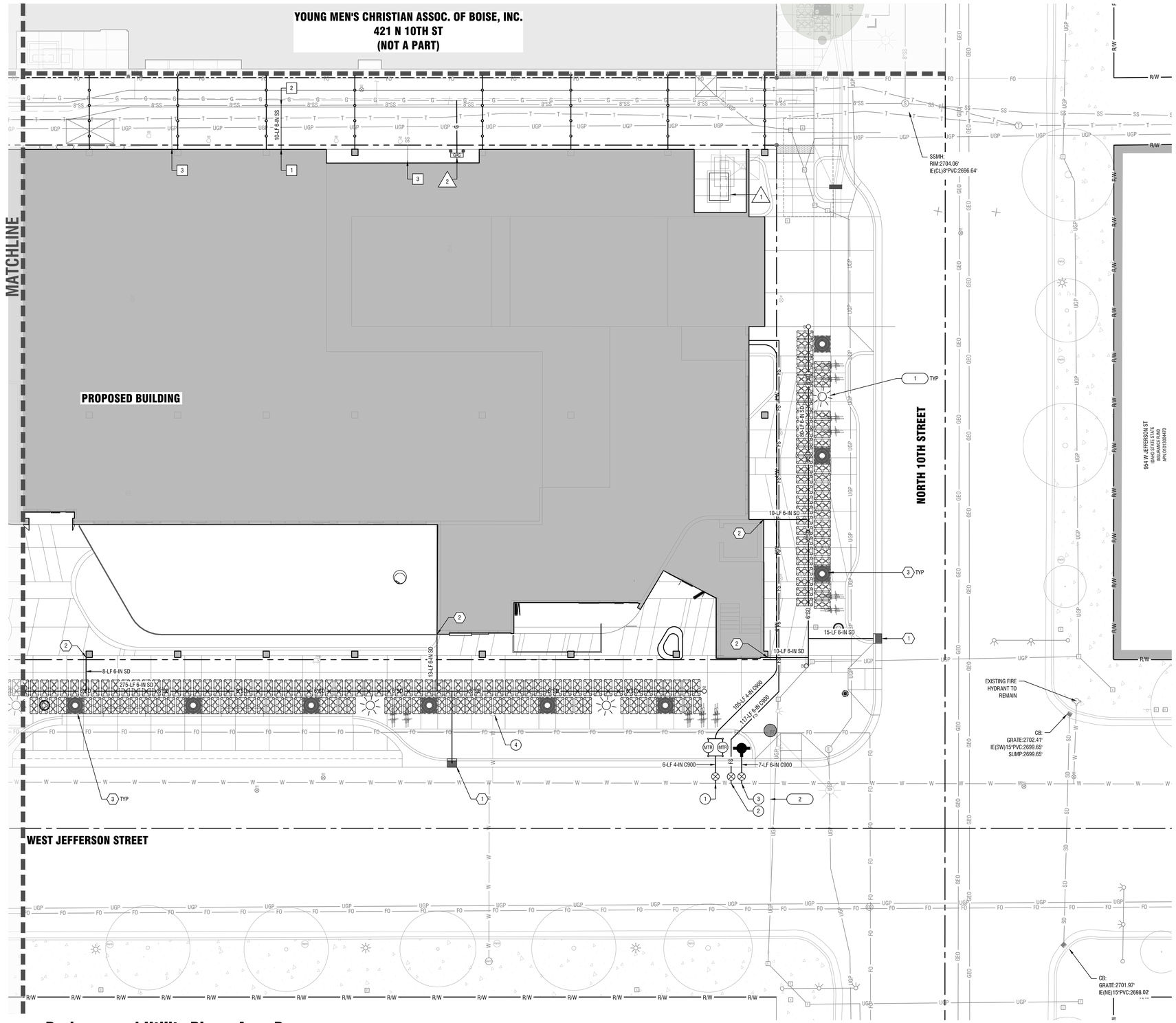
Date/Time: Wed, Jul 02, 2025 - 8:16 AM



Drainage and Utility Plan - Area B

Horizontal Scale: 1" = 10'

Sewer Keynotes:

1. STUB 6" SEWER SERVICE PER ISPWC SD-511. COORDINATE WITH BUILDING MECHANICAL PLAN FOR CONTINUATION.
2. TIE-IN TO EXISTING 8-IN SEWER MAIN PER ISPWC SD-511 VIA 6-IN x 8-IN ELECTROFUSION TEE. CONTACT CITY OF BOISE PUBLIC WORKS 48 HOURS PRIOR TO OBTAIN A SEWER TAP PERMIT AND SCHEDULE INSPECTION.
3. REMOVE EXISTING SEWER STUB AND CLEAN OUT.

Water Keynotes:

1. 4-IN WATER SERVICE CONNECTION BY VEOLIA. CONTRACTOR SHALL COORDINATE METER INSTALLATION WITH VEOLIA. COORDINATE WITH MECHANICAL FOR BUILDING CONTINUATION.
2. 6-IN FIRE SERVICE BY VEOLIA. CONTRACTOR SHALL COORDINATE INSTALLATION. COORDINATE WITH MECHANICAL FOR BUILDING CONTINUATION.
3. COORDINATE WITH VEOLIA TO INSTALL NEW FIRE HYDRANT.
4. COORDINATE WITH VEOLIA TO ABANDON EXISTING WATER SERVICE AND ASSOCIATED METER AT MAIN USING FULL SEAL CLAMP.
5. COORDINATE WITH VEOLIA TO REMOVE EXISTING FIRE HYDRANT AND ABANDON SERVICE AT MAIN. REMOVE VALVE AND INSTALL BLIND FLANGE.

Storm Keynotes:

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2. ROOF DRAIN CONNECTION. COORDINATE CONTINUATION WITH BUILDING PLUMBING PLAN. PROVIDE FITTINGS AS REQUIRED TO CONVERT PIPE SIZES.
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Street Light Keynotes:

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2. RELOCATE TRAFFIC SIGNAL POLE AND CORRESPONDING JUNCTION BOX.

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Key Plan

Professional Seals

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No.	Description	Date

Project No:	25-004
KPFF Project No:	10212400187
Drawn By:	DRW
Checked By:	CHK
Date:	07/02/2025
Phase:	DESIGN REVIEW

Sheet Title

Drainage and Utility Plan - Area B

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

C5.01

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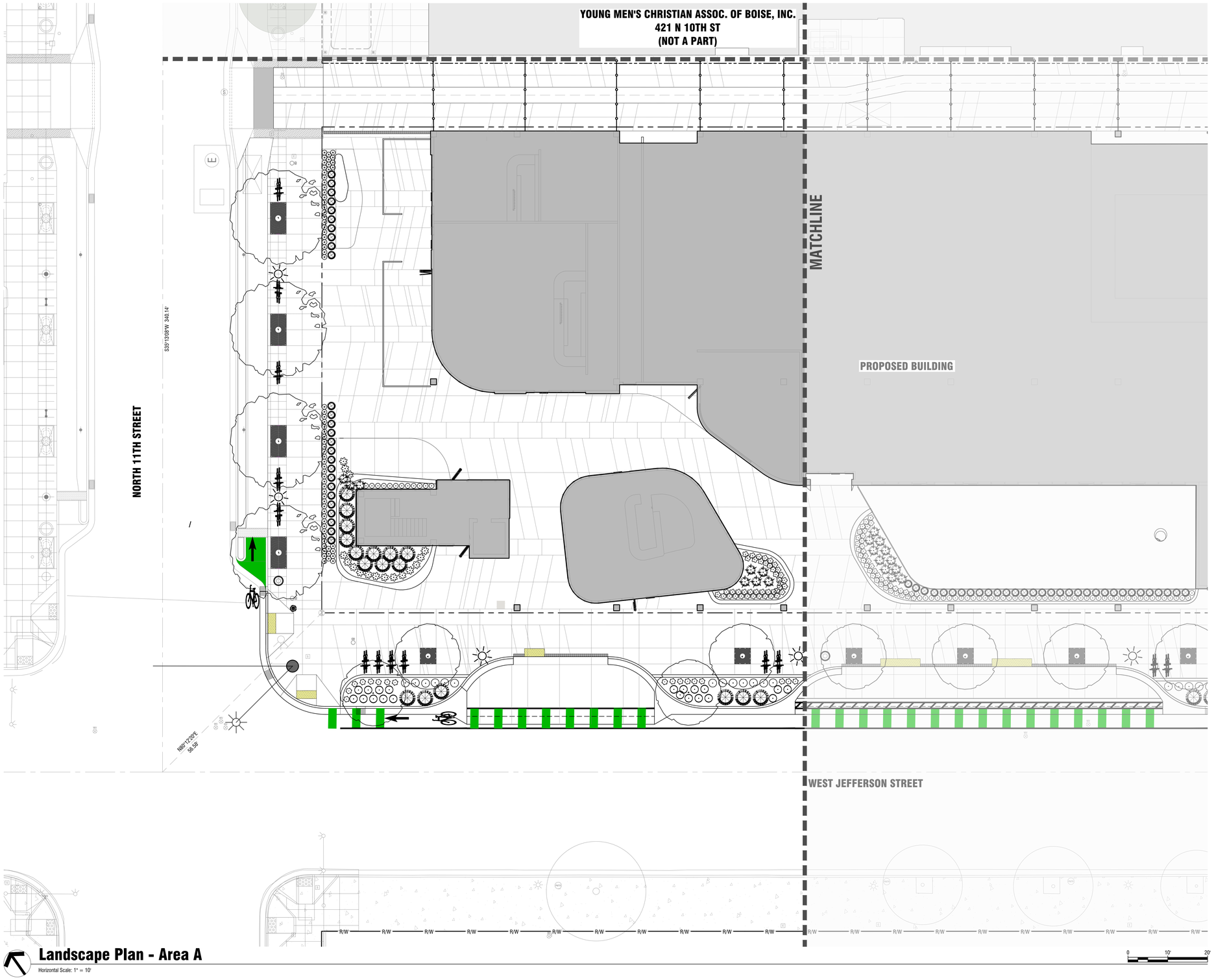

Landscape Plan - Area A

Horizontal Scale: 1" = 10'

0 10' 20'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
CLASS II TREES				
	AX	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE SIZE: 30'H X 25'	2.5" CAL.	B&B
	GP	GINKGO BILOBA `PRINCETON SENTRY' PRINCETON SENTRY MAIDENHAIR TREE SIZE: 50' H X 25' W	2.5" CAL.	B&B
	GS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEY LOCUST SIZE: 40'H X 30'W	2.5" CAL.	B&B
	LA	LIRIODENDRON TULIPIFERA 'ARNOLD' ARNOLD TULIP POPLAR SIZE: 50'H X 18' W	2.5" CAL.	B&B
SHRUBS				
	AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA 1.5'X3' WATER USE: LOW	2 GAL.	POT
	HP	HESPERALOE PARVIFLORA RED YUCCA 4'X3' WATER USE: LOW	1 GAL.	POT
	MR	MAHONIA REPENS CREEPING MAHONIA 1.5'H X 3'W WATER USE: LOW	3 GAL.	POT
ANNUALS/PERENNIALS				
	AC	ACHILLEA X 'CORONATION GOLD' CORONATION GOLD YARROW 3'H X 2'W WATER USE: LOW	1 GAL.	POT
	EC	ERIOGONUM UMBELLATUM 'PONCHA PASS RED' PONCHA PASS RED SULFUR BUCKWHEAT 12"X18" WATER USE: LOW	1 GAL.	POT
	HM	HEUCHERA X 'MARMALADE' MARMALADE CORAL BELLS 18"X18" WATER USE: LOW	1 GAL.	POT
	IE	IBERIS SEMPERVIRENS 'SNOWSATION' SNOWSATION EVERGREEN CANDYTUFT 18"X24" WATER USE: MODERATE-LOW	1 GAL.	POT
	PX	PULMONARIA X 'P9IK-A-BLUE' PINK-A-BLUE LUNGWORT 18"X18" WATER USE: MODERATE-LOW	1 GAL.	POT
	SC	SANTOLINA CHAMAECYPARISSUS LAVENDER COTTON 10"X18" WATER USE: LOW	1 GAL.	POT
GRASSES				
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA 3.5'X3.5' WATER USE: MODERATE-LOW	1 GAL.	POT
	SP	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE MUNCHKIN' PRAIRIE MUNCHKIN LITTLE BLUESTEM 3'H X 2'W WATER USE: LOW	1 GAL.	POT

Automatic Underground Irrigation Notes:

A. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
B. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
C. ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
   C.A. PRECISE INDIVIDUAL STATION TIMING
   C.B. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
   C.C. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
   C.D. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF.
   C.E. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
D. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
E. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX LARGE ENOUGH TO ALLOW FOR MAINTENANCE AND REMOVAL. ONLY ONE VALVE PER BOX.

Water Conservation and Xeriscape Notes:

A. PLANTS PROPOSED ARE REGIONALLY APPROPRIATE DROUGHT OR SEMI-DROUGHT TOLERANT AND ARE OF LOW TO MEDIUM WATER NEEDS. SEE PLANT SCHEDULE THIS SHEET FOR PROPOSED PLANT SPECIES. EXCEPTIONS FOR MEDIUM WATER USE PLANTS INCLUDE APPROVED CITY OF BOISE STREET TREES AND SHADED PLANTING LOCATIONS WHERE DROUGHT AND SHADE TOLERANT PLANT SPECIES ARE LIMITED.
B. PLANTS WITH SIMILAR WATER NEEDS TO BE PLANTED AND IRRIGATED ON THE SAME ZONES. SEE AUTOMATIC UNDERGROUND IRRIGATION NOTES FOR MORE INFORMATION..

TREE MITIGATION CALCULATIONS

EXISTING TREES	TOTAL *	MITIGATION*
GOOD CONDITION	6	6
GOOD/FAIR CONDITION	19	19
FAIR CONDITION	1	1
POOR CONDITION	98	0
TOTAL	124	26
CALIPERS PROPOSED		47.50

TREE MITIGATION ASSUMPTIONS TO BE VERIFIED BY COMMUNITY FORESTRY.

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Key Plan

Professional Seals

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No.	Description	Date

Project No:	25-004
KPFF Project No:	10212400187
Drawn By:	DRW
Checked By:	CHK
Date:	07/02/2025
Phase:	DESIGN REVIEW

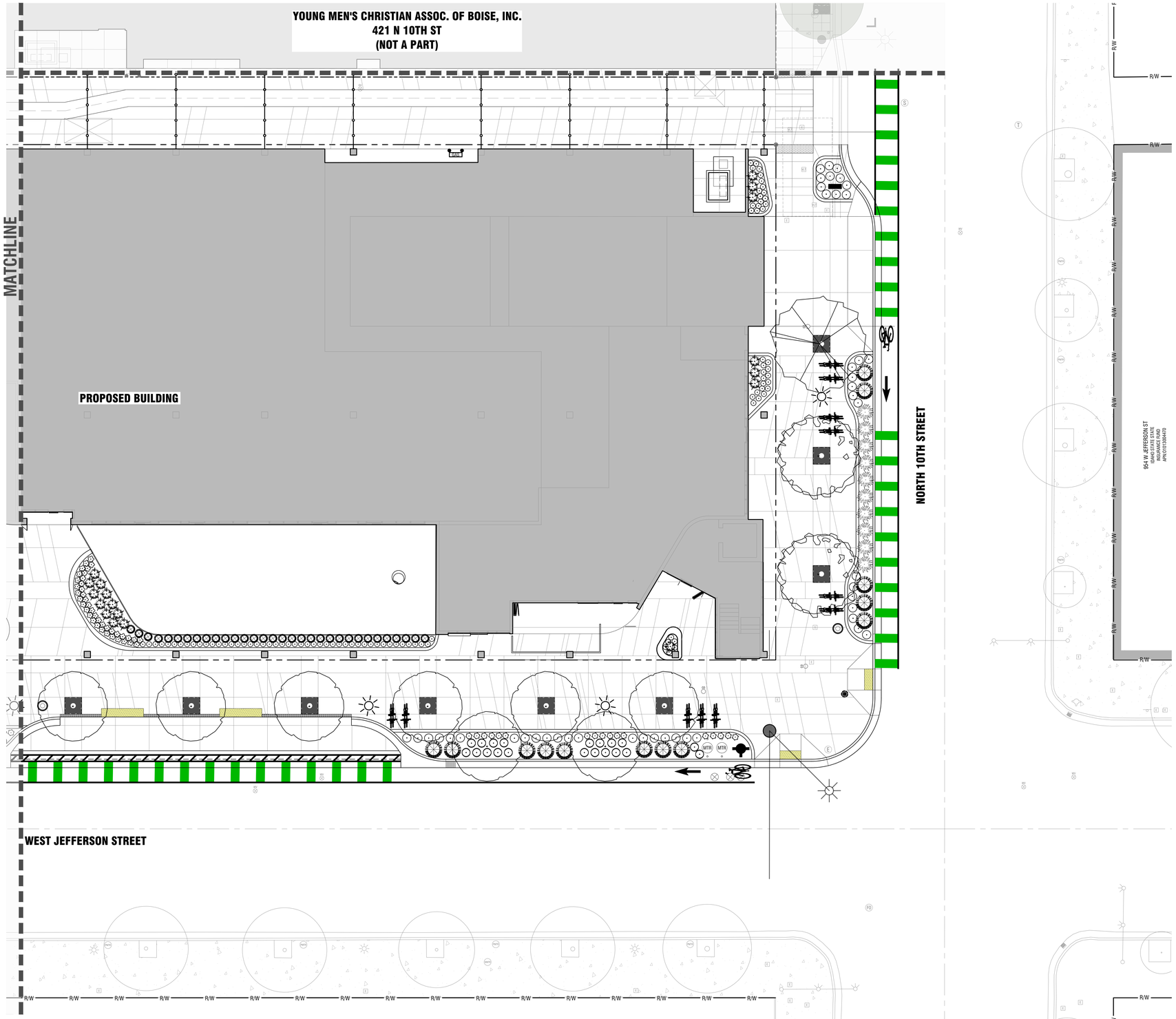
Sheet Title

Landscape Plan - Area A

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

L1.00



Landscape Plan - Area B

Horizontal Scale: 1" = 10'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
CLASS II TREES				
	AX	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE SIZE: 30'H X 25'	2.5" CAL.	B&B
	GP	GINKGO BILOBA `PRINCETON SENTRY' PRINCETON SENTRY MAIDENHAIR TREE SIZE: 50' H X 25' W	2.5" CAL.	B&B
	GS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEY LOCUST SIZE: 40'H X 30'W	2.5" CAL.	B&B
	LA	LIRIODENDRON TULIPIFERA 'ARNOLD' ARNOLD TULIP POPLAR SIZE: 50'H X 18' W	2.5" CAL.	B&B
SHRUBS				
	AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA 1.5'X3' WATER USE: LOW	2 GAL.	POT
	HP	HESPERALOE PARVIFLORA RED YUCCA 4'X3' WATER USE: LOW	1 GAL.	POT
	MR	MAHONIA REPENS CREEPING MAHONIA 1.5'H X 3'W WATER USE: LOW	3 GAL.	POT
ANNUALS/PERENNIALS				
	AC	ACHILLEA X 'CORONATION GOLD' CORONATION GOLD YARROW 3'H X 2'W WATER USE: LOW	1 GAL.	POT
	EC	ERIOGONUM UMBELLATUM 'PONCHA PASS RED' PONCHA PASS RED SULFUR BUCKWHEAT 12"X18" WATER USE: LOW	1 GAL.	POT
	HM	HEUCHERA X 'MARMALADE' MARMALADE CORAL BELLS 18"X18" WATER USE: LOW	1 GAL.	POT
	IE	IBERIS SEMPERVIRENS 'SNOWSATION' SNOWSATION EVERGREEN CANDYTUFT 18"X24" WATER USE: MODERATE-LOW	1 GAL.	POT
	PX	PULMONARIA X 'PINK-A-BLUE' PINK-A-BLUE LUNGWORT 18"X18" WATER USE: MODERATE-LOW	1 GAL.	POT
	SC	SANTOLINA CHAMAECYPARISSUS LAVENDER COTTON 10"X18" WATER USE: LOW	1 GAL.	POT
GRASSES				
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA 3.5'X3.5' WATER USE: MODERATE-LOW	1 GAL.	POT
	SP	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE MUNCHKIN' PRAIRIE MUNCHKIN LITTLE BLUESTEM 3'H X 2'W WATER USE: LOW	1 GAL.	POT

Landscape Notes:

A. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.

B. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE MULCH PER TYPE AND LOCATION PER PLANS, OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:

B.A. 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.

B.B. 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.

C. ALL PLANTING BEDS SHALL HAVE A MIMIMUM OF 18" OF TOPSOIL, SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.

D. RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B.) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

E. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

F. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.

G. ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION.REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.

H. NEW TREE PLANTING, SEE DETAIL 1 & 2/L2.50. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E..... FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.

I. NEW SHRUB PLANTING. SEE DETAIL 3/L2.50.

J. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.

K. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.

L. TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5x5'x1.5' (37.5 CF/ 1.5 CY).

L.A. APPLICATION RATES:

L.A.A. HUMIC ACID: 25 LBS PER TREE PIT

L.A.B. COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT

L.A.C. PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT

L.A.D. CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT

M. SHRUB PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS WITH THOROUGHLY WITH SOIL BACKFILL. SHRUB PITS SHALL BE 2.5x2.5x1' (6.25 CF/ 0.25 CY).

M.A. APPLICATION RATES:

M.A.A. HUMIC ACID: 2 LBS PER SHRUB PIT

M.A.B. COMMERCIAL GRADE COMPOST - 2 CUBIC FEET PER SHRUB PIT

M.A.C. PLANTING TABLET FERTILIZER - 2 TABLETS PER SHRUB PIT

M.A.D. CALCIFIED DIATOMACEOUS EARTH - 15 LBS PER SHRUB PIT

N. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.

O. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

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Key Plan

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No.	Description	Date

Project No:	25-004
KPFF Project No:	10212400187
Drawn By:	DRW
Checked By:	CHK
Date:	07/02/2025
Phase:	DESIGN REVIEW

Sheet Title

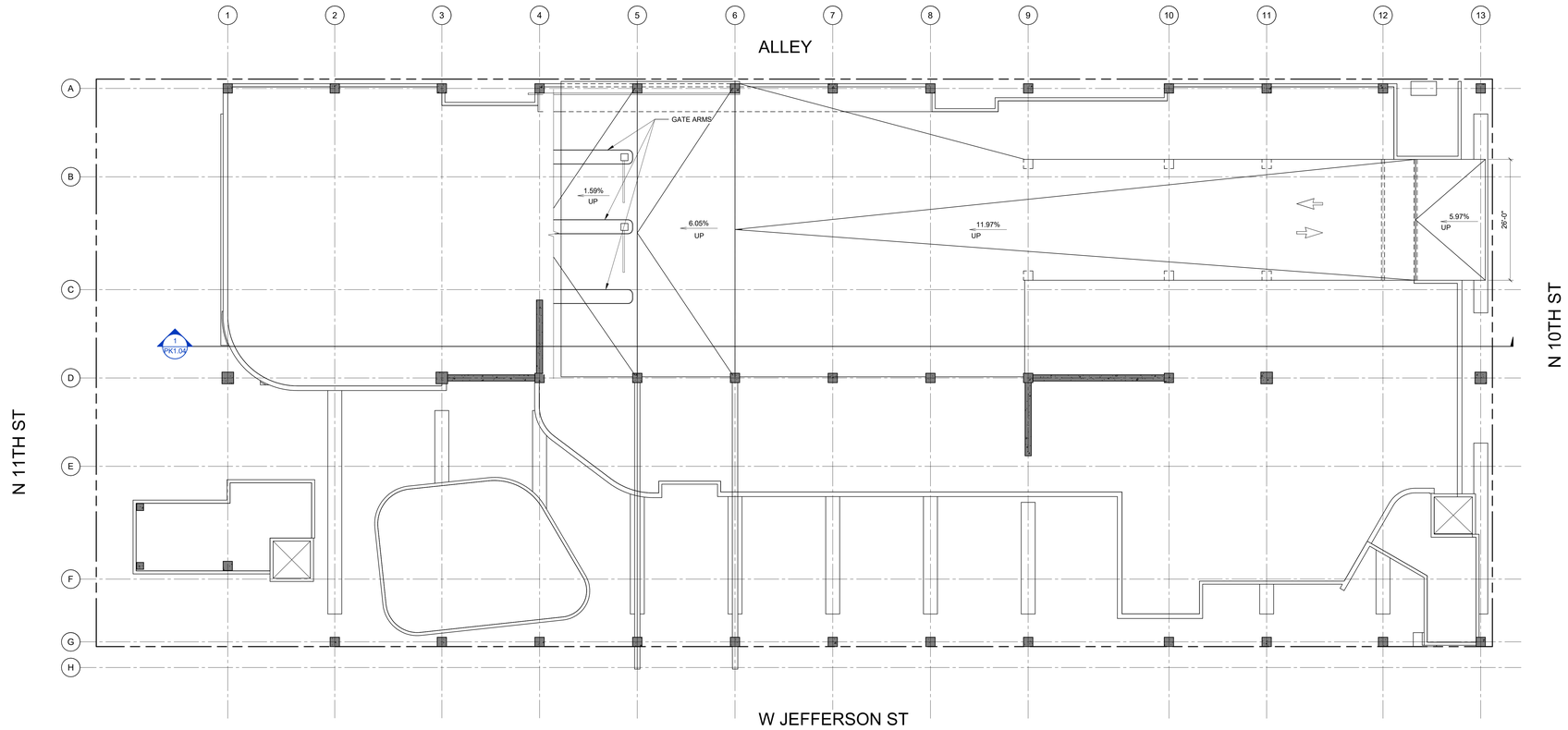
Landscape Plan - Area B

Original is 42 x 30. Do not scale contents of this drawing.

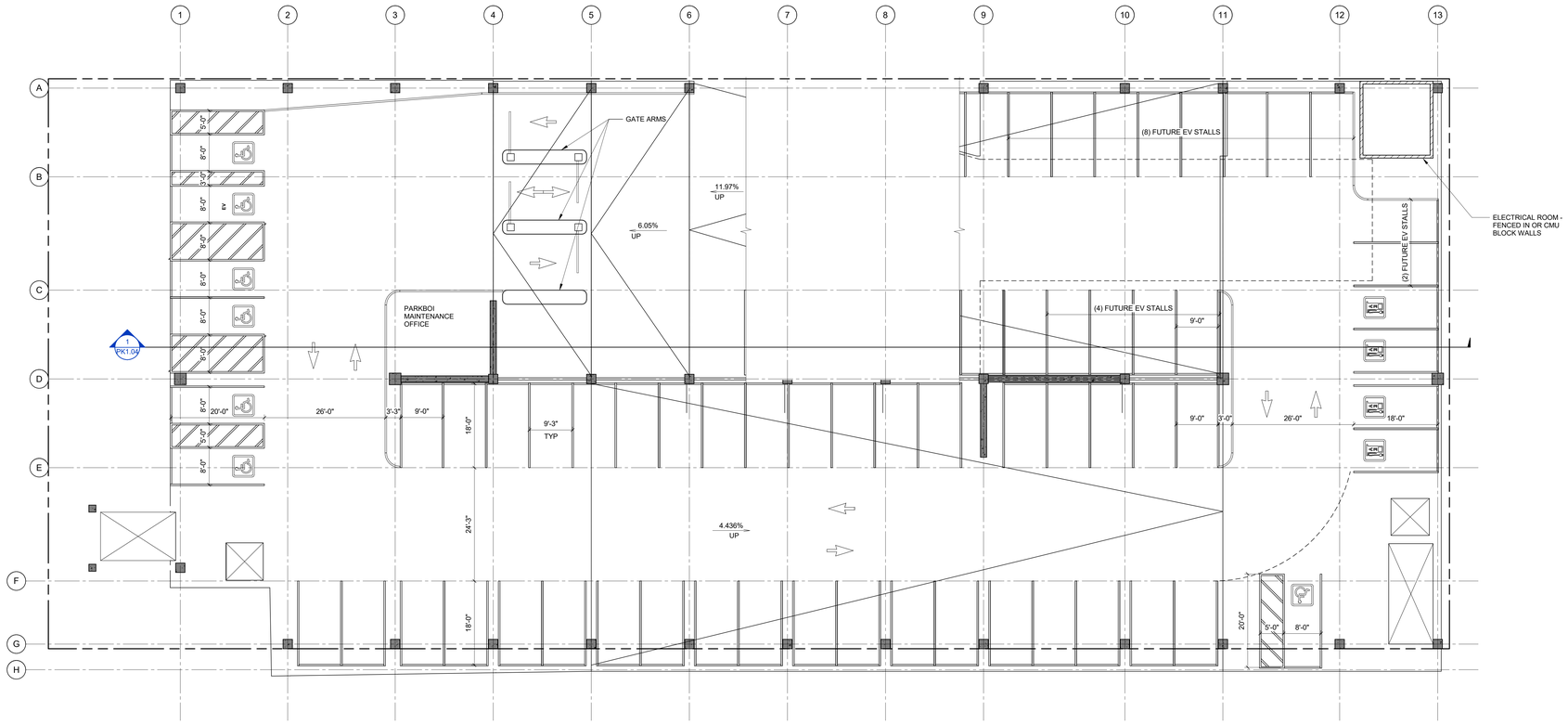
Sheet Number

L1.01

File Name: 1212400187_CHK_L01.DWG
Plot Date: Tuesday, July 01, 2025 at 11:14 AM
Site Plan: Tuesday, July 01, 2025 at 11:14 AM



1 FOUNDATION PARKING PLAN
3/32" = 1'-0"



2 LEVEL 2 PARKING PLAN
3/32" = 1'-0"

STALL SUMMARY TABLES

TOTAL STALL COUNTS

LEVEL	COUNT
LEVEL 2	17
LEVEL 2.5	36
LEVEL 3	57
LEVEL 3.5	36
LEVEL 4	59
LEVEL 4.5	36
LEVEL 5	59
LEVEL 5.5	37
LEVEL 6	59
LEVEL 6.5	43
TOTAL:	439

NOTE: INCLUSIVE OF SPECIALTY STALLS DESCRIBED BELOW

TOTAL ADA STALL COUNTS

Level	Type	COUNT
LEVEL 2	ADA - 8'x20'	3
LEVEL 2.5	ADA - 8'x20'	1
LEVEL 3	ADA - 8'x20'	1
LEVEL 3.5	ADA - 8'x20'	1
LEVEL 4.5	ADA - 8'x20'	1
LEVEL 3	ADA EV - 8'x20'	1
LEVEL 2	ADA EV Van - 8'x20'	1
LEVEL 3	ADA FUTURE EV - 8'x20'	3
LEVEL 2	ADA Van - 8'x20'	2
TOTAL:		14

NOTE: (9) ADA STALLS REQUIRED, (2) OF WHICH NEED TO BE ADA VAN STALLS.
(1) ADDITIONAL EV ADA STALL AND (1) ADDITIONAL EV ADA VAN STALL PROVIDED.
(3) FUTURE EV ADA STALLS ALSO PROVIDED

EV STALL COUNTS

Level	COUNT
LEVEL 2	1
LEVEL 2.5	4
LEVEL 3	1
TOTAL:	6

NOTE: 6/426 = 1% DESIGNATED EV STALLS DAY OF OPENING

FUTURE EV STALL COUNTS

Level	COUNT
LEVEL 2.5	5
LEVEL 3	9
LEVEL 3.5	9
LEVEL 4	10
LEVEL 4.5	9
LEVEL 5	10
LEVEL 5.5	9
LEVEL 6	10
LEVEL 6.5	14
TOTAL:	85

NOTE: 88/426 = 20% DESIGNATED FUTURE EV STALLS

OVERALL PARKING SUMMARY

PARKING EFFICIENCY SQUARE FOOTAGE

MATERIAL CATEGORY	Material: Area
	168,572 SF
Grand total: 23	168,572 SF

NOTE: NUMBER NOTED ABOVE IS THE APPROXIMATE OVERALL FLOOR PLATE SQUARE FOOTAGE RELATED SPECIFICALLY TO PARKING FOR PURPOSES OF ESTIMATING PARKING EFFECIENCY. IT INCLUDES THE EXPRESS RAMP TO MOVE VEHICLES FROM THE 10TH STREET GRADE UP TO THE FIRST ELEVATED LEVEL OF PARKING. IT DOES NOT INCLUDE THE GROUND LEVEL FLOOR SLAB FOR COMMERCIAL SPACE. IT ALSO DOES NOT CURRENTLY CONSIDER FLOOR SPACE LOST TO ANCILLARY SPACE AND VERTICAL TRANSPORTATION.

PARKING STALL SUMMARY

TOTAL STALL COUNT: 439
* LESS 3% ALLOWANCE: 426 (MINIMUM STALLS TO BE PROVIDED)

TOTAL SF OF PARKING: 168,572 SF
PARKING EFFICIENCY: 168,572 SF / 426 = 396

5 LEVELS OF ELEVATED PARKING: 72'-9"

* NOTE: PARKING SUMMARY CONSIDERS THAT APPROXIMATELY 3% OF STALLS WILL BE LOST WITH THE INCORPORATION OF FURTHER ANCILLARY SPACES, ACCESS TO ANCILLARY SPACES AND VERTICAL TRANSPORTATION, AND ADDITIONAL STRUCTURAL/ARCHITECTURAL/MEP ELEMENTS.

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Key Plan

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No.	Description	Date

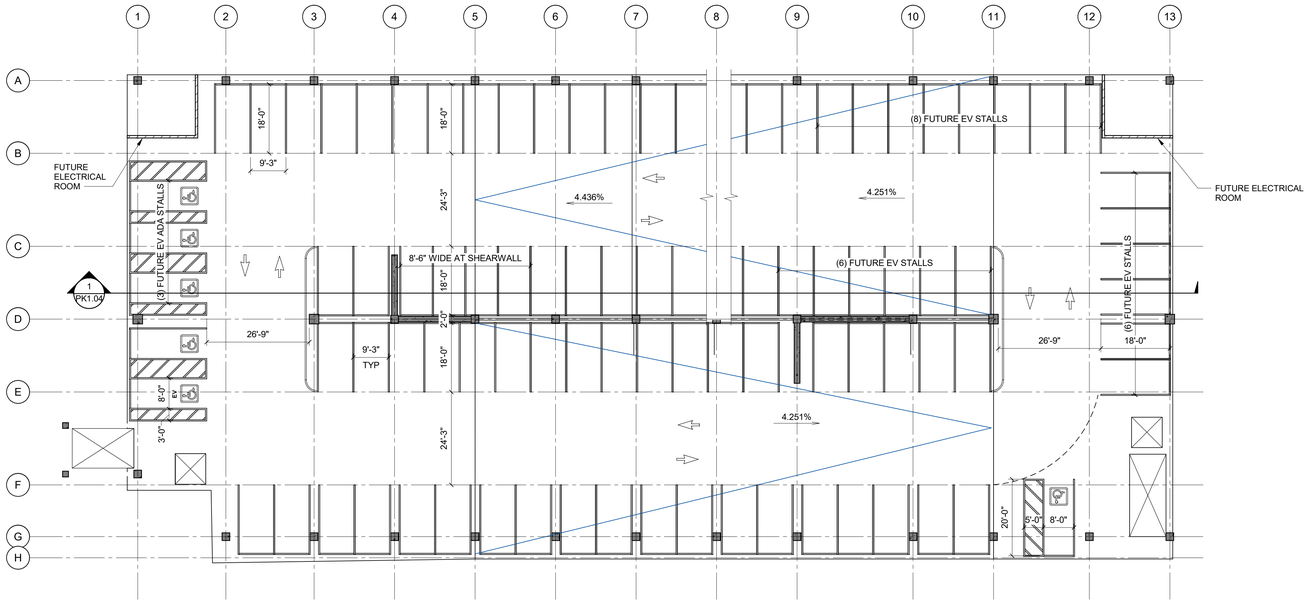
Project No: 25-004
KPFF Project No: 10212400187
Drawn By: Author
Checked By: Checker
Date: 07/31/2025
Phase: 100% SCHEMATIC DESIGN

Sheet Title
STALL SUMMARIES AND PARKING PLANS - GROUND AND SECOND LEVELS

Original is 48 x 36. Do not scale contents of this drawing.

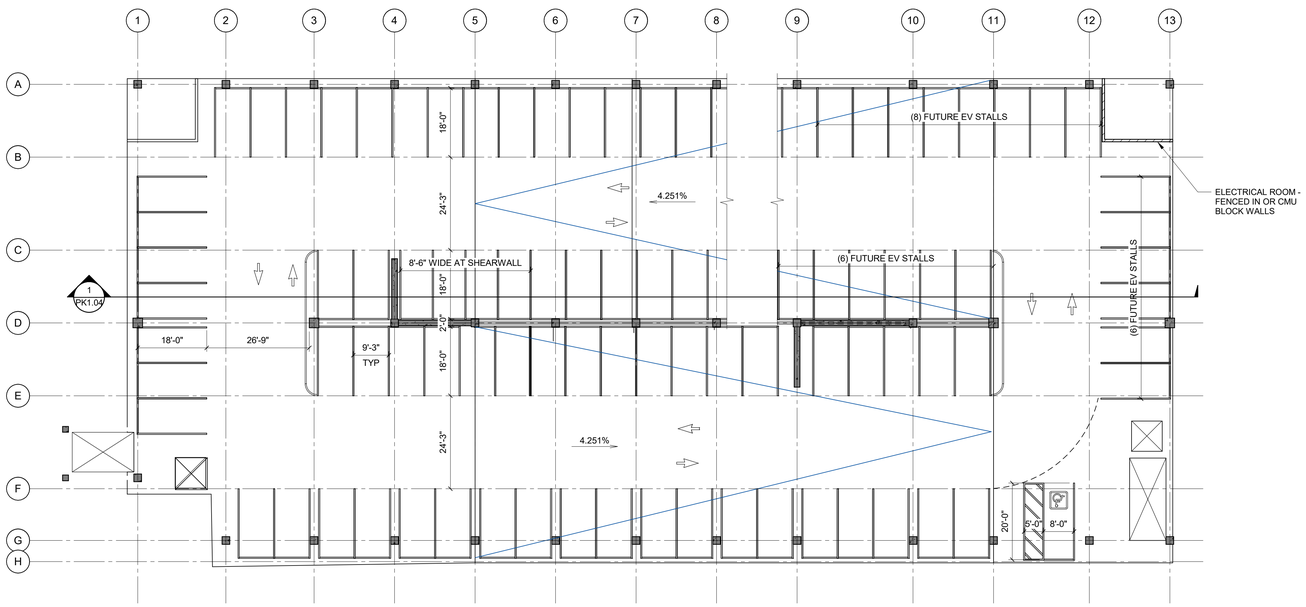
Sheet Number
PK1.01

8/1/2025 9:18:35 AM



1 LEVEL 3 PARKING PLAN

1/16" = 1'-0"



2 LEVEL 4 AND LEVEL 5 PARKING PLAN

1/16" = 1'-0"

7/15/2025 11:37:27 AM

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No.	Description	Date

Project No:	25-004
KPFF Project No:	10212400187
Drawn By:	Author
Checked By:	Checker
Date:	07/15/2025
Phase:	50% SCHEMATIC DESIGN

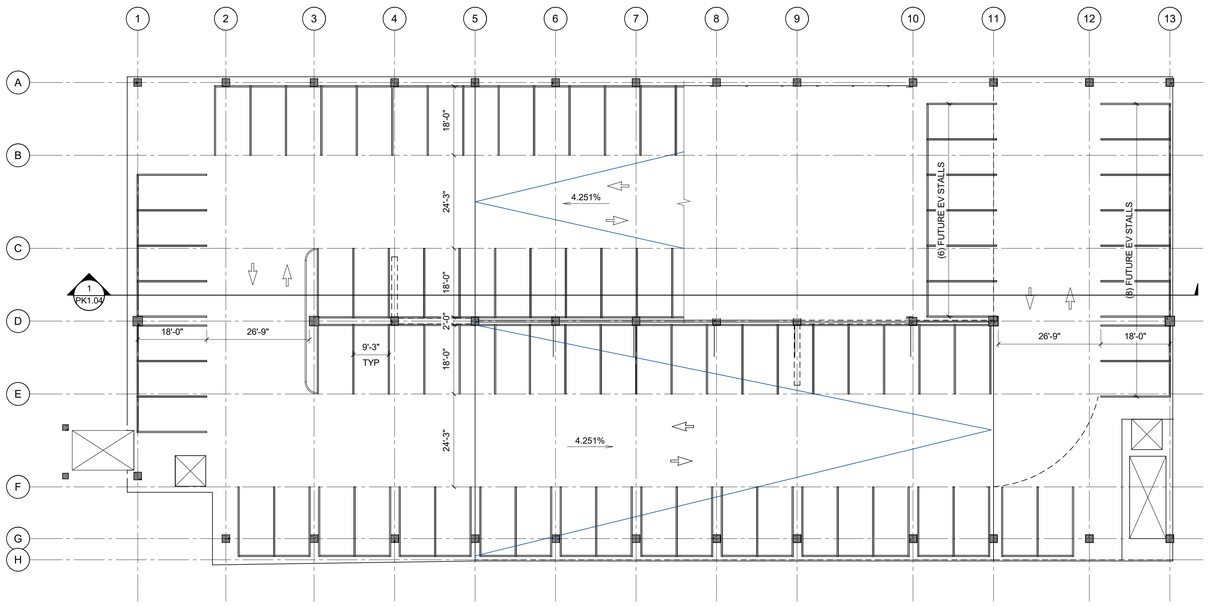
Sheet Title

PARKING PLANS - THIRD-FIFTH LEVELS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

PK1.02



1 LEVEL 6 PARKING PLAN

1/16" = 1'-0"

7/15/2025 11:37:29 AM

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Project No:	25-004
KPFF Project No:	10212400187
Drawn By:	Author
Checked By:	Checker
Date:	07/15/2025
Phase:	50% SCHEMATIC DESIGN

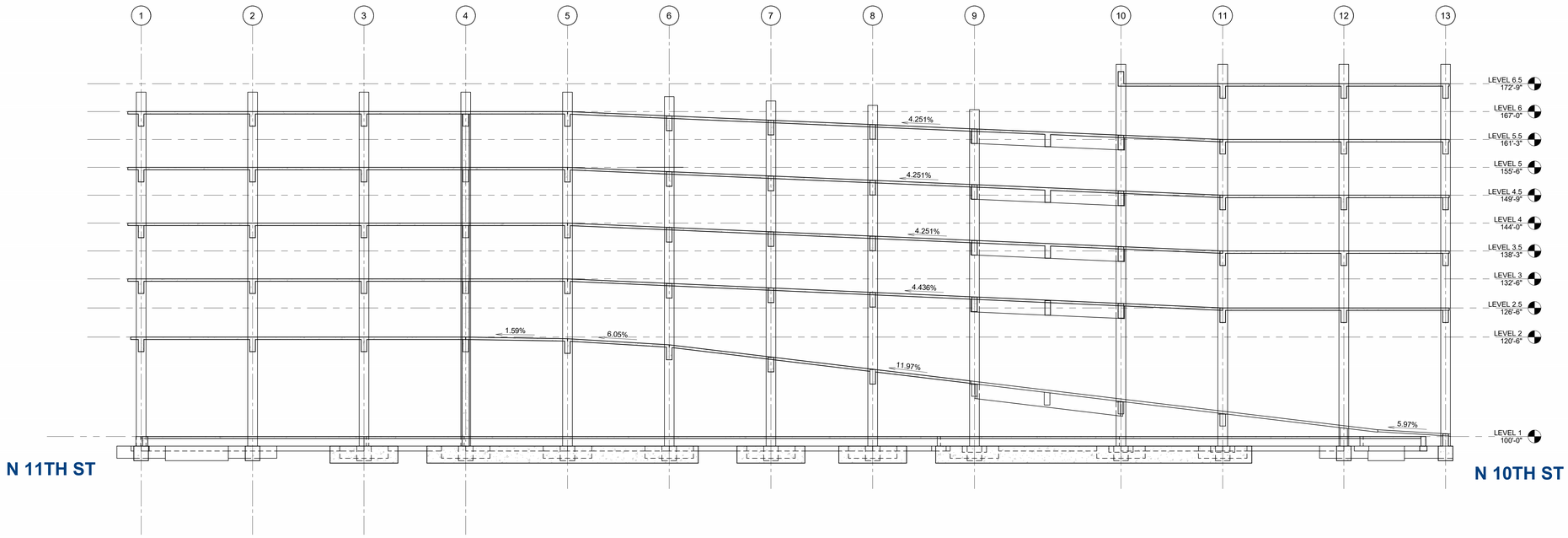
Sheet Title

PARKING PLANS - TOP LEVEL PLAN

Original is 42 x 30. Do not scale contents of this drawing.

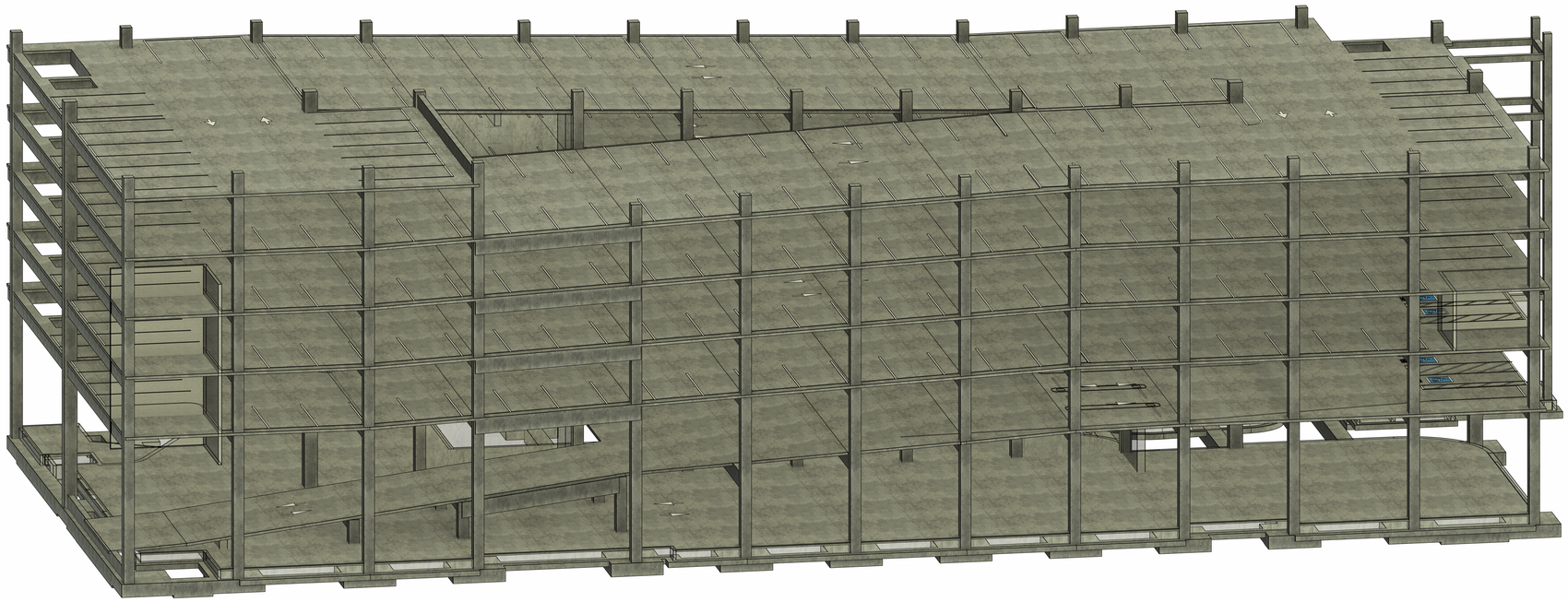
Sheet Number

PK1.03



1 LONGITUDINAL BUILDING SECTION (LOOKING PLAN NORTH - ON ALLEY SIDE)

3/32" = 1'-0"



2 ISOMETRIC VIEW - PARKING LAYOUT

7/15/2025 11:38:43 AM

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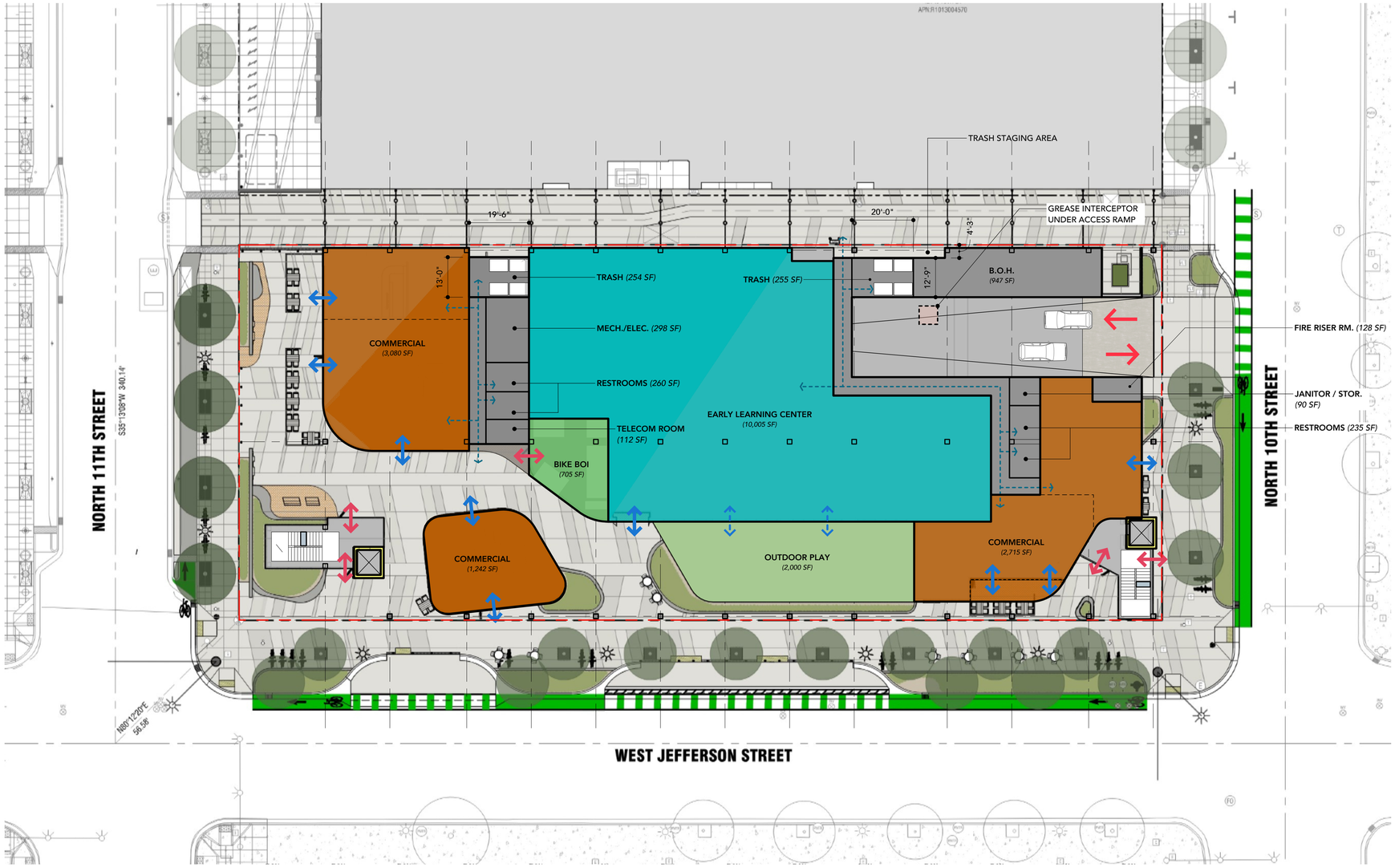
Sheet Title

LONGITUNDINAL BUILDING SECTION AND ISOMETRIC VIEW OF PARKING LAYOUT

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

PK1.04



GROUND FLOOR PLAN

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

Table 2. Minimum Solid Waste Room Design Specifications

Non-Residential Development Area*	Minimum Area of Solid Waste Room Including Recycling Space	Roll up Door Opening Dimension
0—5,000 square feet	192 square feet (16' X 12')	8ft wide door
5,001—20,000 square feet	256 square feet	10ft wide door
20,001—50,000 square feet	320 square feet	10ft wide door
50,001—100,000 square feet	480 square feet	12ft wide door
100,001—200,000 square feet	575 square feet	12ft wide door
200,001+	Every additional 25,000 square feet shall require an additional 72 square feet of storage space	16ft wide door

BASED ON TOTAL GROSS SQ FT (22,531 SF), **320 SF** IS REQURIED FOR SOLID WASTE ROOM. PROJECT IS PROVIDING **489 SF**

TOTAL GROUND FLOOR COMMERCIAL:	**7,037 SF**
BIKE BOI	**705 SF**
EARLY LEARNING CENTER	**10,005 SF** *(ADDITIONAL 2000 SF OUTDOOR PLAY)*
BACK OF HOUSE (MECH./ELEC./RESTROOMS)	**3,667 SF**
STAIR / ELEVATOR LOBBIES	**1,117 SF**
TOTAL GROUND FLOOR AREA:	**22,531 SF**

LONG TERM BIKE PARKING REQUIREMENT:

(2 SPACES PER USE PLUS 1 ADDITIONAL SPACE FOR EVERY 2000 S.F.)

TOTAL COMMERCIAL / LEARNING CENTER AREA	17,042 SF (17,042 / 2,000 = 8.521)
LONG TERM BIKE PARKING REQUIRED	2 + 9 = **11 SPACES**
LONG TERM PARKING SPACES PROVIDED	**42 SPACE** *(IN BIKE BOI)*

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Key Plan

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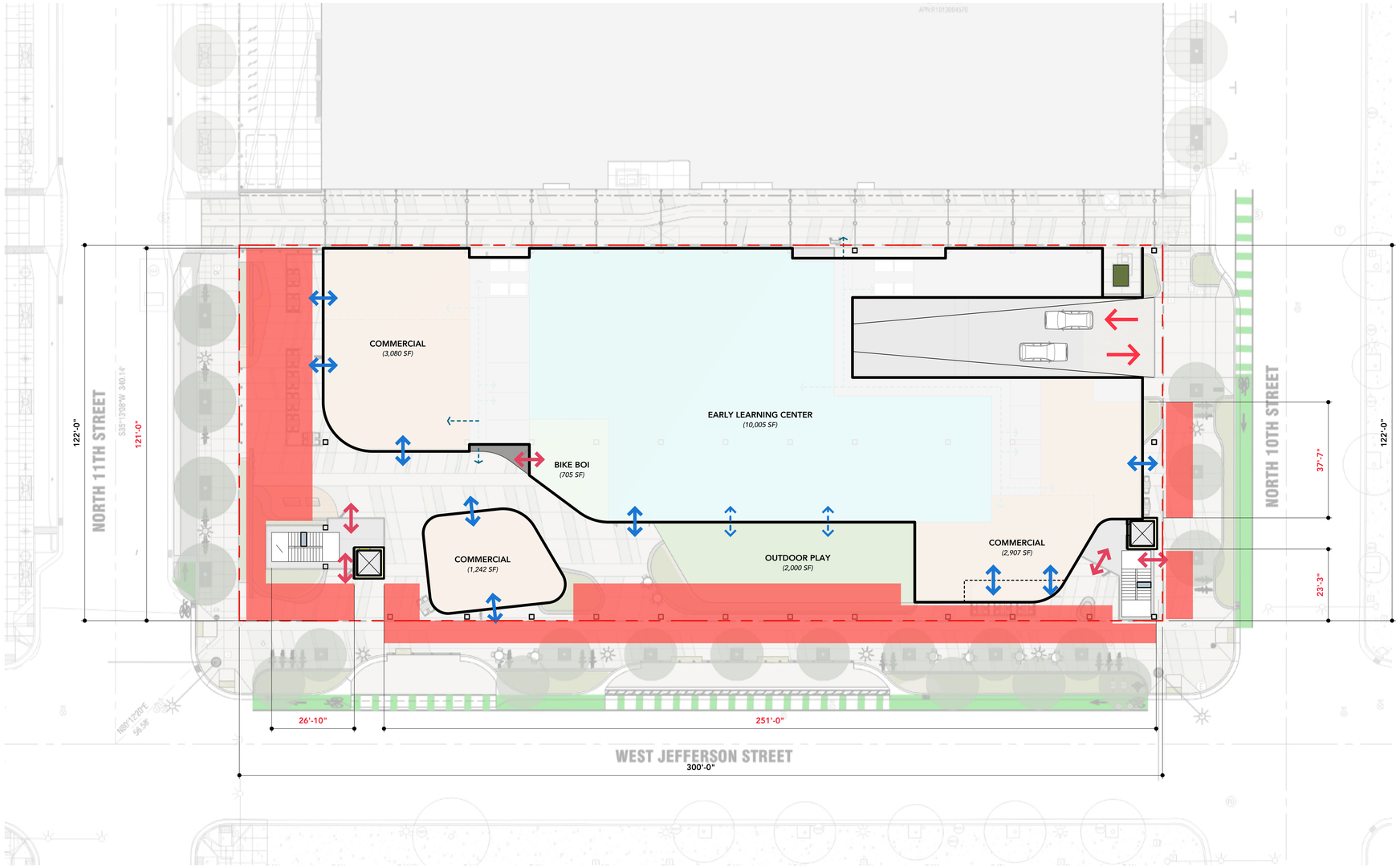
No.	Description	Date

Project No: 25-004
KPFF Project No:
Drawn By:
Checked By:
Date: 07.23.2025
Phase: 50% SCHEMATIC DESIGN

Sheet Title
GROUND FLOOR PLAN

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
A 01



GROUND FLOOR ACTIVATION PLAN

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

TOTAL LINEAL FOOTAGE OF GROUND FLOOR (ALONG 11TH/JEFFERSON/10TH)	**544 LF**
TOTAL LINEAL FOOTAGE REQUIRED TO BE ACTIVATED (80%)	**435 LF**
TOTAL LINEAL FOOTAGE OF ACTIVATED GROUND FLOOR PROVIDED (84.7%)	**461 LF**

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No.	Description	Date

Project No: 25-004
KPFF Project No:
Drawn By:
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Date: 07.23.2025
Phase: 50% SCHEMATIC DESIGN

Sheet Title

GROUND FLOOR ACTIVATION PLAN

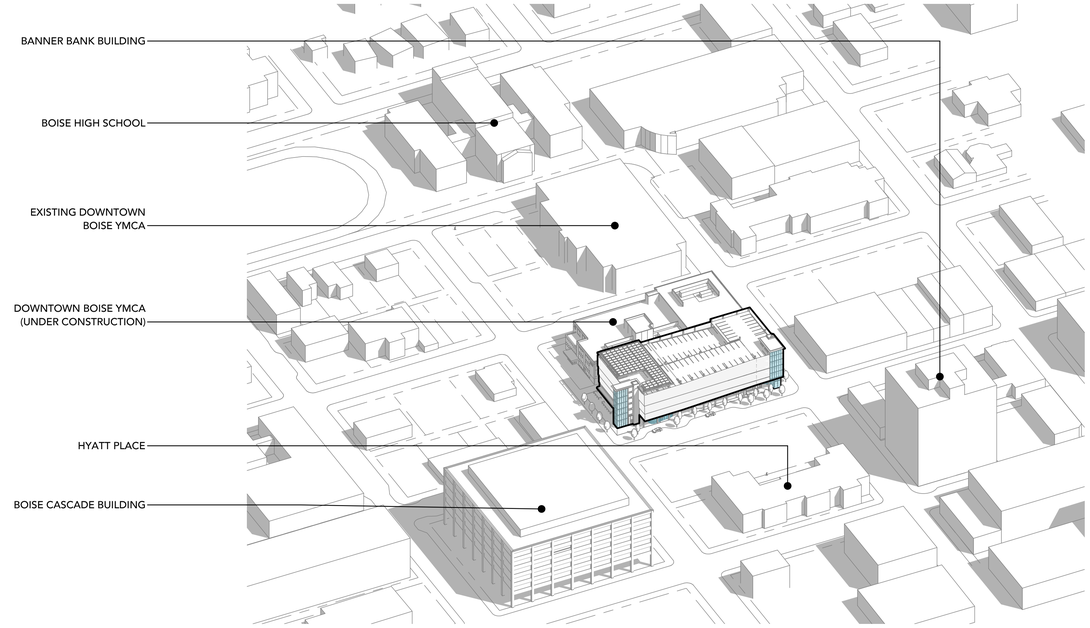
Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

A 02

VIEW LOOKING NORTH UP 11TH STREET

VIEW LOOKING EAST DOWN JEFFERSON ST.



AXONOMETRIC

SCALE: N.T.S.

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Sheet Title

SITE CONTEXT/ AXONOMETRIC

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Sheet Number

A 03

Bone White
SR:0.69 E:0.84 SRI:83

BUILDING MATERIAL PERCENTAGES:

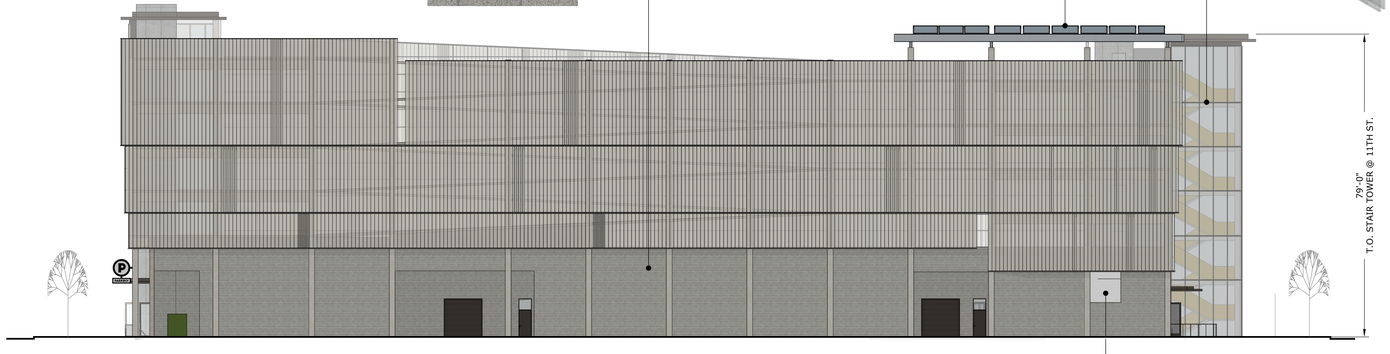
METAL PANEL	62%
CURTAIN WALL	19%
BRICK	8%
CMU	8%
C.I.P. CONCRETE	2%
WOOD CLADDING	1%

NOTE:
ALL METAL PANELS TO BE THE ABOVE COLOR

CMU RUNNING BOND (NATURAL)

SOLAR PANEL CANOPY AND STEEL STRUCTURE

STRUCTURAL BUTT-GLAZED CURTAIN WALL WINDOW SYSTEM (FRAME TYPE AT STAIR TOWERS STILL TO BE DETERMINED)

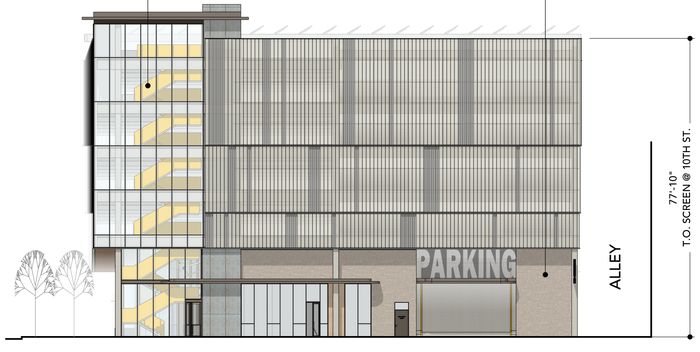


WINDOWS AND LOUVERS IN ALLEY STILL TO BE DETERMINED

NORTH ELEVATION

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

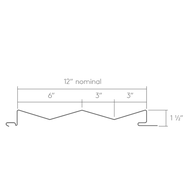
PRIMARY GROUND FLOOR CLADDING, RUNNING BOND FACE BRICK (INTERSTATE BRICK, MODULAR, ARCTIC WHITE)



EAST ELEVATION

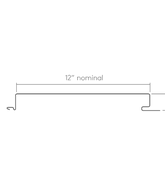
SCALE: 1/16" = 1'-0"

CONSEALED FASTENER ALUMINUM PANEL, PERFORATED (MORIN "CLASSIC Z-12")



IN-SITU CONCRETE ELEVATOR CORES

CONSEALED FASTENER ALUMINUM PANEL, PERFORATED (MORIN "CLASSIC F-12-0")

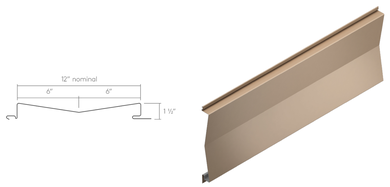


SOUTH ELEVATION

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

SECONDARY GROUND FLOOR CLADDING, VERTICAL T&G WOOD CLADDING (ACCOYA NATURAL SATIN CLEAR FINISH)

CONSEALED FASTENER ALUMINUM PANEL, PERFORATED (MORIN "CLASSIC W-12")



WEST ELEVATION

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

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Sheet Title

BUILDING ELEVATIONS

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Sheet Number

A 04

VIEW LOOKING WEST DOWN JEFFERSON ST.

VIEW LOOKING EAST DOWN JEFFERSON ST.

VIEW LOOKING NORTH UP 10TH ST.

VIEW LOOKING SOUTH FROM STATE ST. ALONG 11TH ST.

VIEW LOOKING NORTH FROM CHERIE BUCKNER-WEBB PARK

VIEW LOOKING SOUTH DOWN 10TH ST.

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Sheet Title

PERSPECTIVE DRAWINGS

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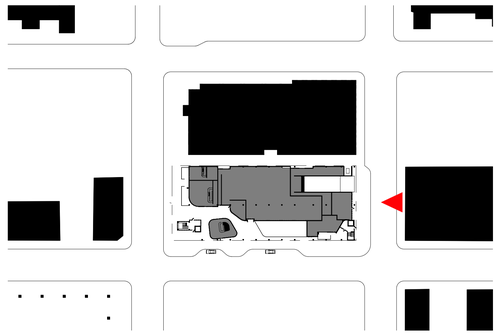
Sheet Number

A 05

VIEW LOOKING ACROSS 10TH STREET



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RENDERINGS

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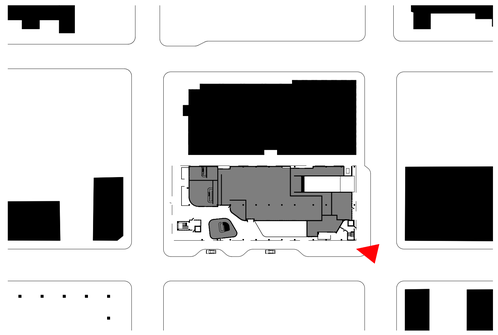
Sheet Number
A 06

VIEW LOOKING WEST ALONG JEFFERSON STREET @ 10TH STREET CORNER



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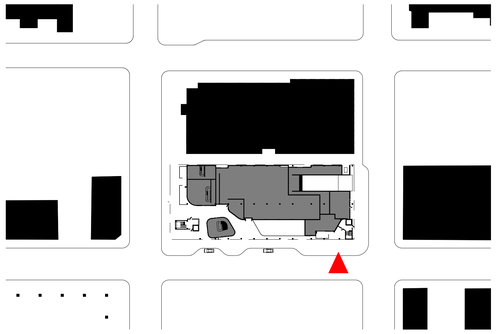
Sheet Number
A 07

EVENING VIEW LOOKING AT 10TH AND JEFFERSON STREET ACTIVATION



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RENDERINGS

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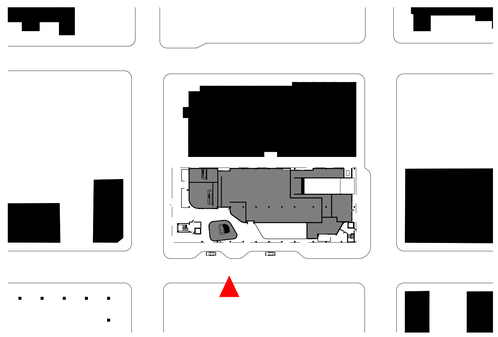
Sheet Number

A 08

VIEW LOOKING ACROSS JEFFERSON STREET (@ 11TH ST. CORNER)



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Sheet Title
RENDERINGS

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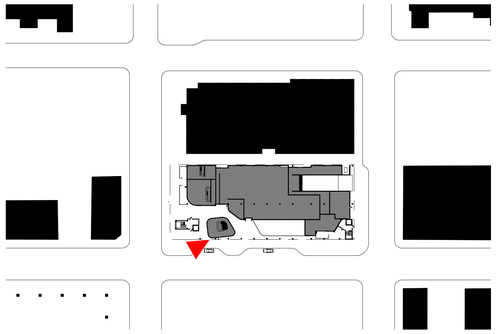
Sheet Number
A 09

VIEW LOOKING AT THE "JELLY BEAN" SMALL COMMERCIAL SPACE ALONG JEFFERSON STREET



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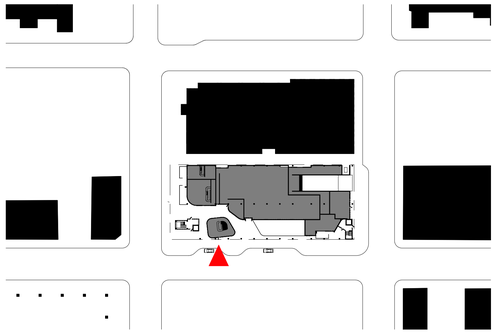
A 10

GARAGE CLADDING/SCREENING DETAIL VIEW



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RENDERINGS

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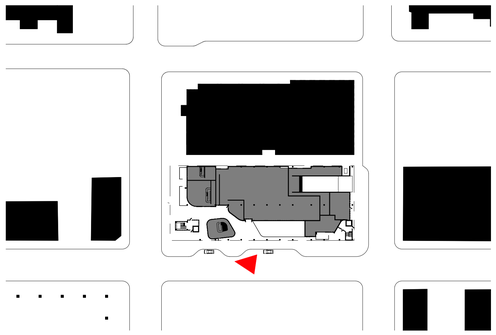
A 11

VIEW SHOWING BIKE LANE TRANSITION ACROSS 11TH STREET



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RENDERINGS

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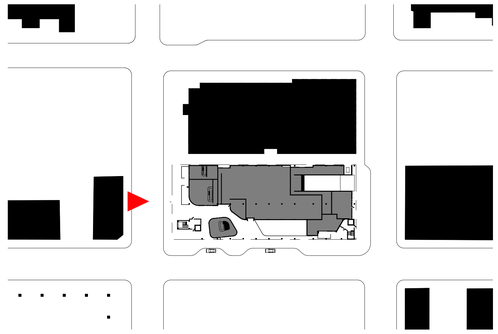
A 12

VIEW LOOKING ACROSS 11TH STREET



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Sheet Title
RENDERINGS

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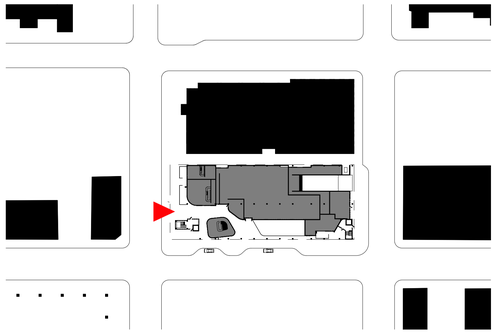
Sheet Number
A 13

VIEW AT 11TH STREET LOOKING ACROSS PLAZA TO BREEZEWAY



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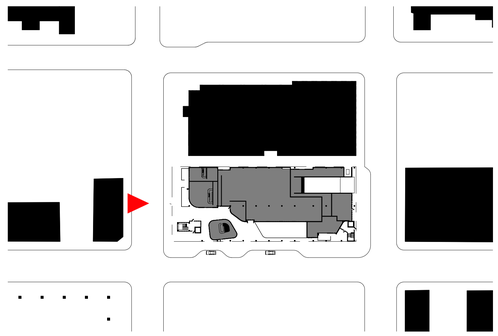
A 14

EVENING VIEW LOOKING EAST ACROSS 11TH STREET



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A 15