



12 E. Parkcenter Blvd.
Suite 200
Boise, ID 83706
800.336.6985
www.kpff.com

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

Project Address
1010 W. Jefferson St. Boise
D, 83709

Prepared For
Capital City Development Corp



Association with



6 S 6th St,
Meridian, ID 83702
(208) 690-3108



10 S Orchard St, #1238
 Boise, ID 83705
 (208)343-3663



2 E. SHORE DR. SUITE 100
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(8) 939-4041



1 S Capitol BLVD Suite 504
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Key Plan

Professional Seals

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[illegible]

Project No: 25-004

PFF Project No: 10212400187

Drawn By: _____

Checked By:

06.27.2025

base:

COVER PAGE

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Sheet Number

1010 W JEFFERSON ST, BOISE, ID 83714

C0.00



C0.50

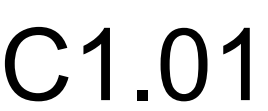


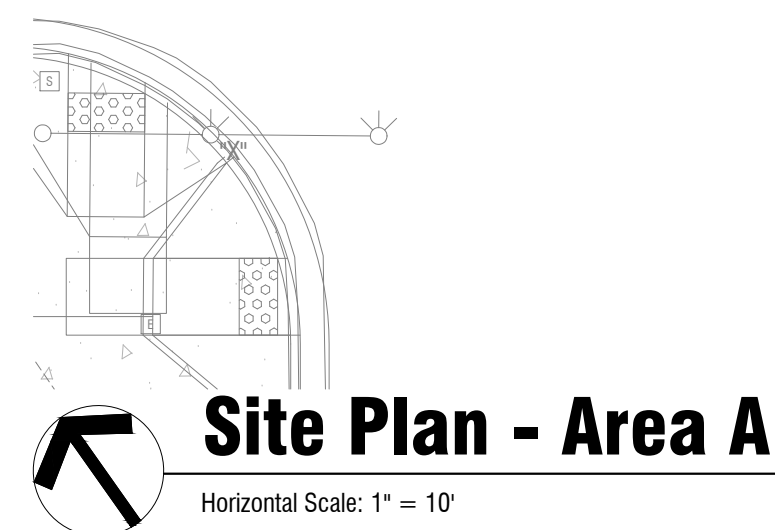
FOUND ALUMINUM CAP MONUMENT, STAMPED
 "PLS 4487", OR AS SHOWN
 FOUND 5/8" REBAR, STAMPED "PLS 11574",
 OR AS SHOWN
 FOUND 1/2" REBAR, STAMPED "PLS 7015", OR AS SHOWN
 WATER VALVE
 WATER METER
 FIRE HYDRANT
 FIRE DEPARTMENT CONNECTION
 WATER MANHOLE
 POST INDICATOR VALVE
 STORM DRAIN MANHOLE
 MONITORING 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
 LANDSCAPING
 DECIDUOUS TREE

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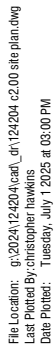
Sheet Number

C1.00

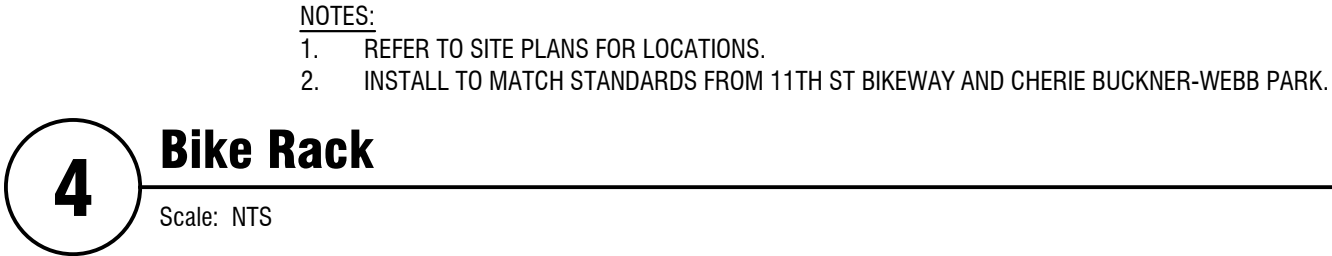
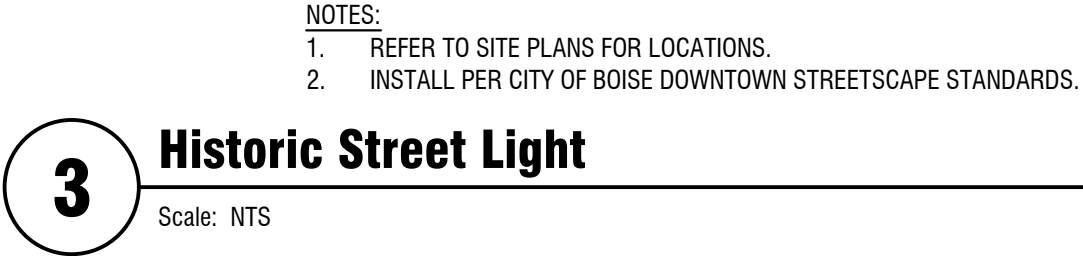
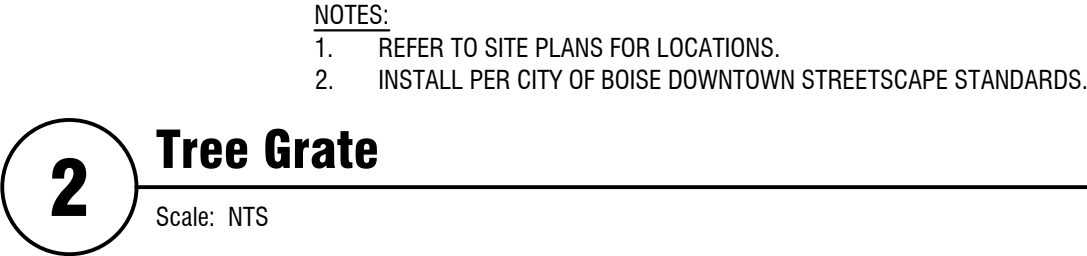
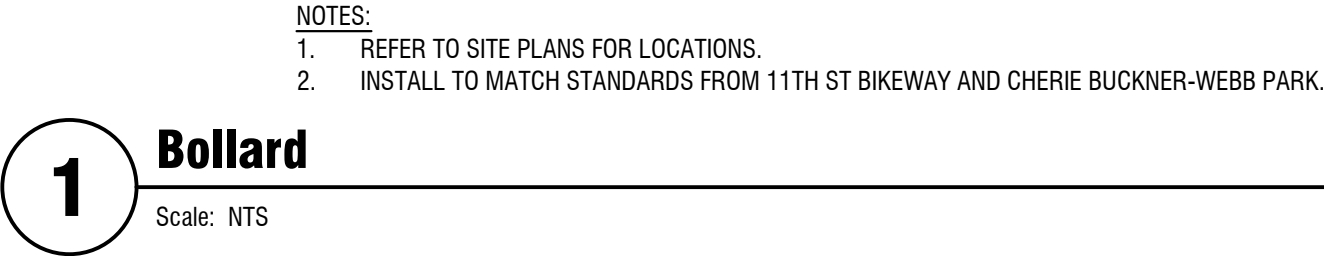




C2.00



C2.01



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Key Plan

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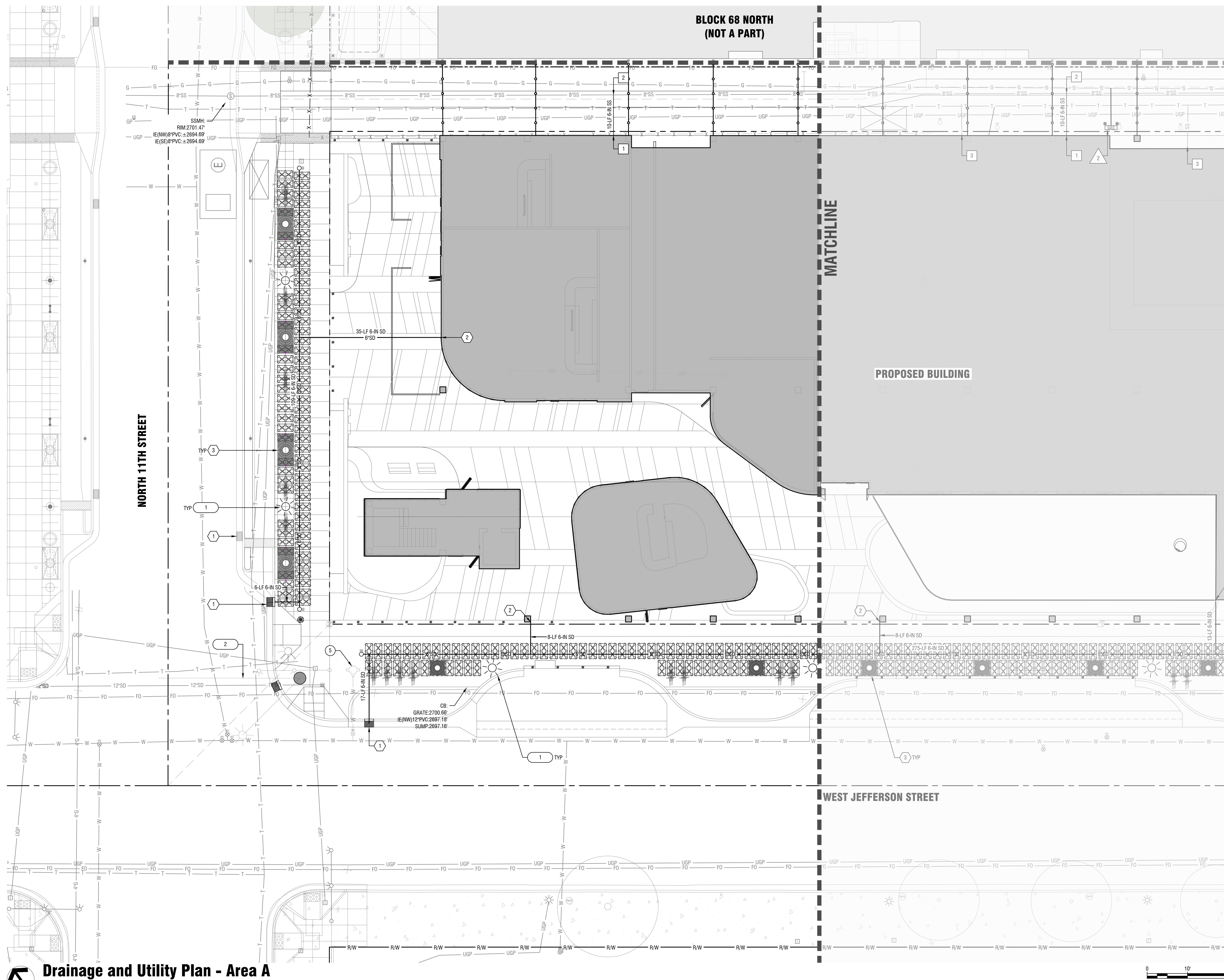
Project No: 25-004
KPPF Project No: 10212400187
Drawn By: DRW
Checked By: CHK
Date: 07/02/2025
Phase: DESIGN REVIEW

Site Details

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Sheet Number

C2.50



 **Drainage and Utility Plan - Area A**
Horizontal Scale: 1" = 10'

Sewer Keynotes:

1. STUB 6" SEWER SERVICE PER ISPPWC SD-511. COORDINATE WITH BUILDING MECHANICAL PLAN FOR CONTINUATION.
2. TIE-IN TO EXISTING 8-IN SEWER MAIN PER ISPPWC 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

Professional Seals

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Project No:	25-004
KPFF Project No:	10212400187
Drawn By:	DRW
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Date:	07/02/2025
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Sheet Title

Drainage and Utility Plan -
Area A

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

Sheet Number

C5.00



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Key Plan

Professional Seats

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KPFF Project No:	10212400187
Drawn By:	DRW
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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



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 TYPES.
- B. EACH HYDRONIZONE 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 HYDRONIZONE
 - C.D. SUFFICIENT MULTIPLE BACKUP TO AVOID WATER SHUT-OFF
 - C.E. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRONIZONES
- D. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRONIZONES.
- 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 Xeriscap Notes:

- A. PLANTS PROPOSED ARE REGIONALLY APPROPRIATE DROUGHT OR SEMI-DROUGHT TOLERANT AND ARE OF LOW TO MEDIUM WATER NEEDS. SEE SCHEDULE 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 SMALL AIR 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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Landscape Plan - Area A

Original is 42 x 50. Do not scale contents of this drawing.

Sheet Number

L1.00



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.

F. FILL TO BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, IN ACCORDANCE WITH SITE GRADING PLAN, REMOVE RIDGES AND LIFT 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 ELEVATIONS 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 MINIMUM OF 18" OF TOPSOIL, SOO 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. VERTICALLY STABILIZED IF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY.

E. 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) IMPORT TOPSOIL FROM OFF-SITE SOURCE. TOPSOIL MUST BE LANDSCAPE ARCHITECT SUPPLEMENT WITH IMPORTED TOPSOIL, WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, PLANT CLUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

F. IMPORTED TOPSOIL FROM OFF-SITE SOURCE IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, FINE LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, PLANT CLUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES, LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.

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

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

I. NEW PLANTING, SEE DETAIL 1 & 212.50. CONTRACTOR SHALL STAKE ALL TREES DEMED NECESSARY, I.E.,...FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC., CONTRACTORS OPTION.

J. NEW SHRUB PLANTING, SEE DETAIL 3.212.50.

K. 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.

L. 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.

M. TREE BACKFILL PLANTING MIX BULK TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES: BULK AMENDMENTS THOROUGHLY WITH TOPSOIL, TREE PIT SHALL BE 5x5x15" (37.5 CF) 1.5 CY.

N. 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. CALCIED OMNIBACIOUS EARTH - 75 LBS PER TREE PIT

M. SHRUB PIT BACKFILL PLANTING MIX BULK TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE FOLLOWING RATES: BULK AMENDMENTS THOROUGHLY WITH TOPSOIL, SHRUB PIT SHALL BE 2.5x2.5x15" (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

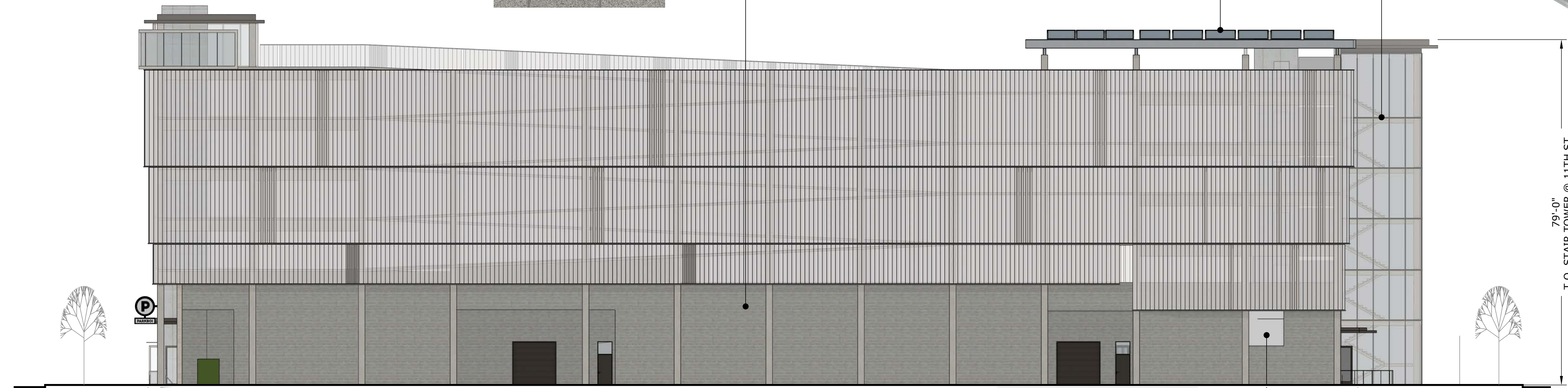
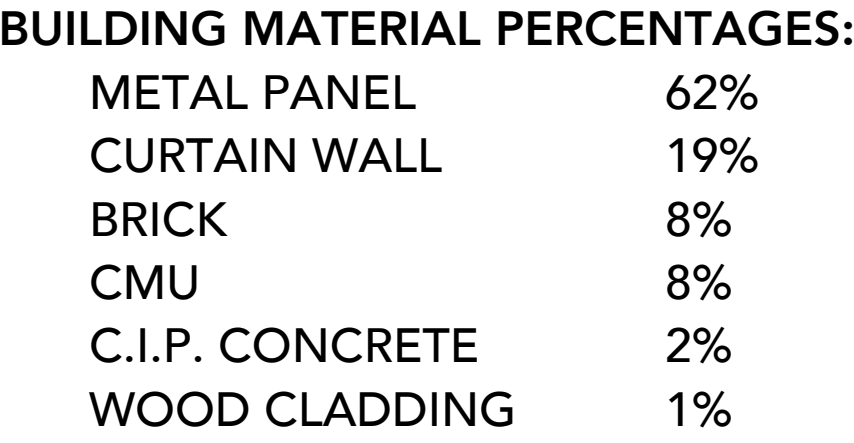
M.A.D. CALCIED OMNIBACIOUS EARTH - 15 LBS PER SHRUB PIT

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

O. ALL MULCH SHALL SUBMIT 100% SAMPLES FOR LANDSCAPE MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL. PRIOR TO PURCHASE, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

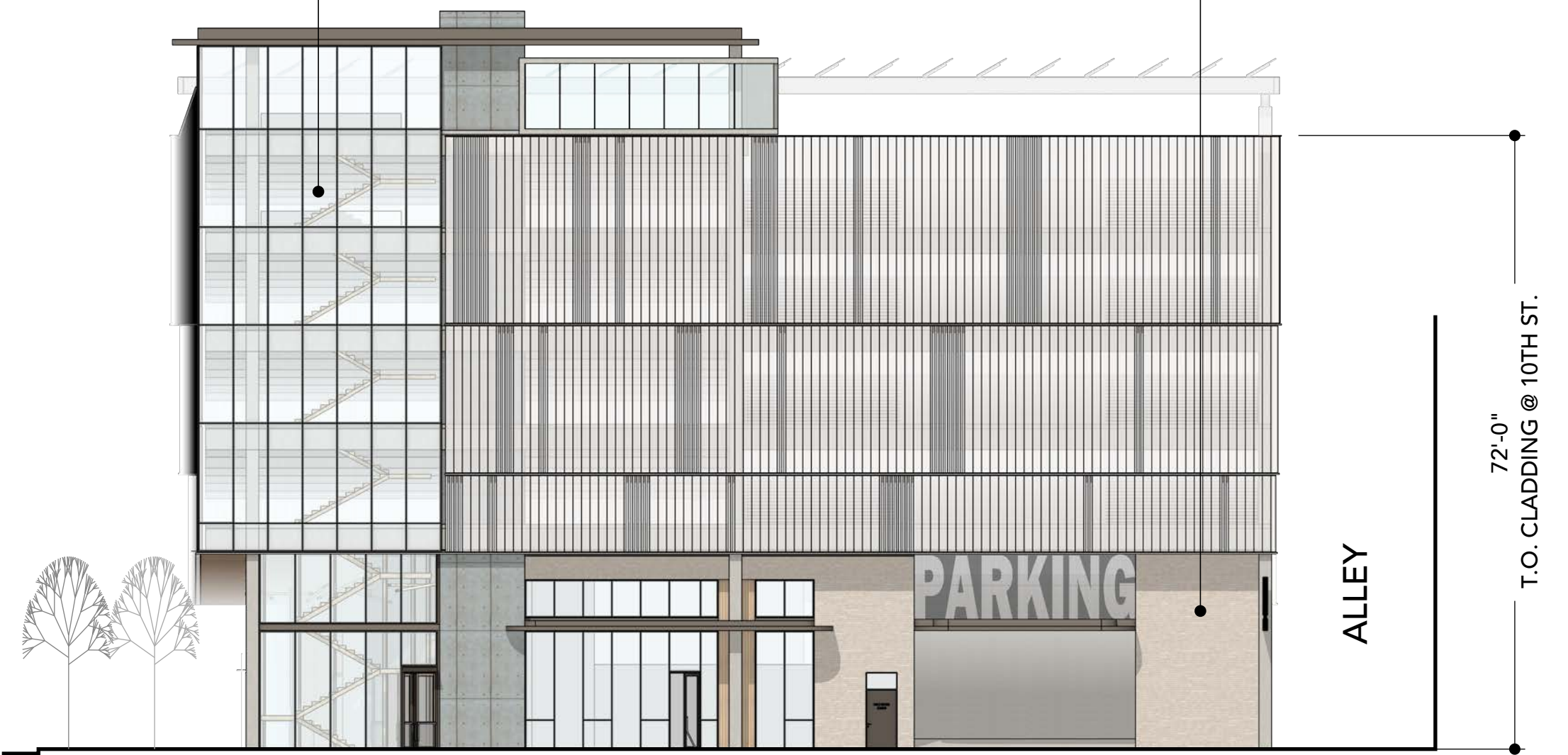
The image displays four logos arranged vertically. At the top is the 'pivot north' logo, featuring the text 'pivot north' in a sans-serif font with a stylized blue and green leaf-like graphic to the right. Below it is the 'CATOR RUMA ASSOCIATES' logo, which includes a large orange square with a white abstract line design, followed by the text 'CATOR RUMA ASSOCIATES, CO.' in a bold, black, sans-serif font. The third logo is for 'THE LAND GROUP', consisting of a black square with a white stylized leaf or tree icon on the left, and the text 'THE LAND GROUP' in a bold, black, sans-serif font to its right. At the bottom is the 'OKLAND' logo, featuring a large yellow stylized 'O' with a green leaf-like shape inside it, followed by the text 'OKLAND' in a bold, black, sans-serif font.

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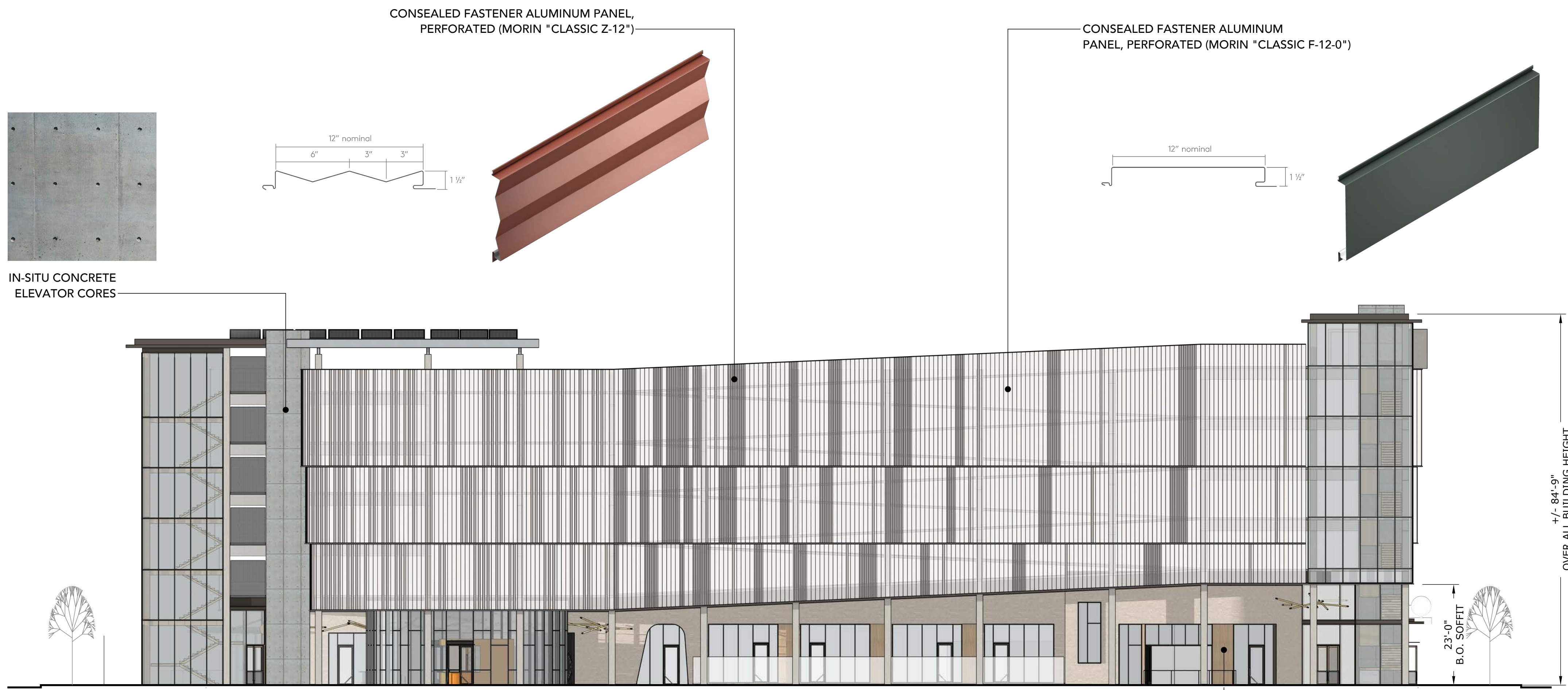
NORTH ELEVATION

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



EAST ELEVATION

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

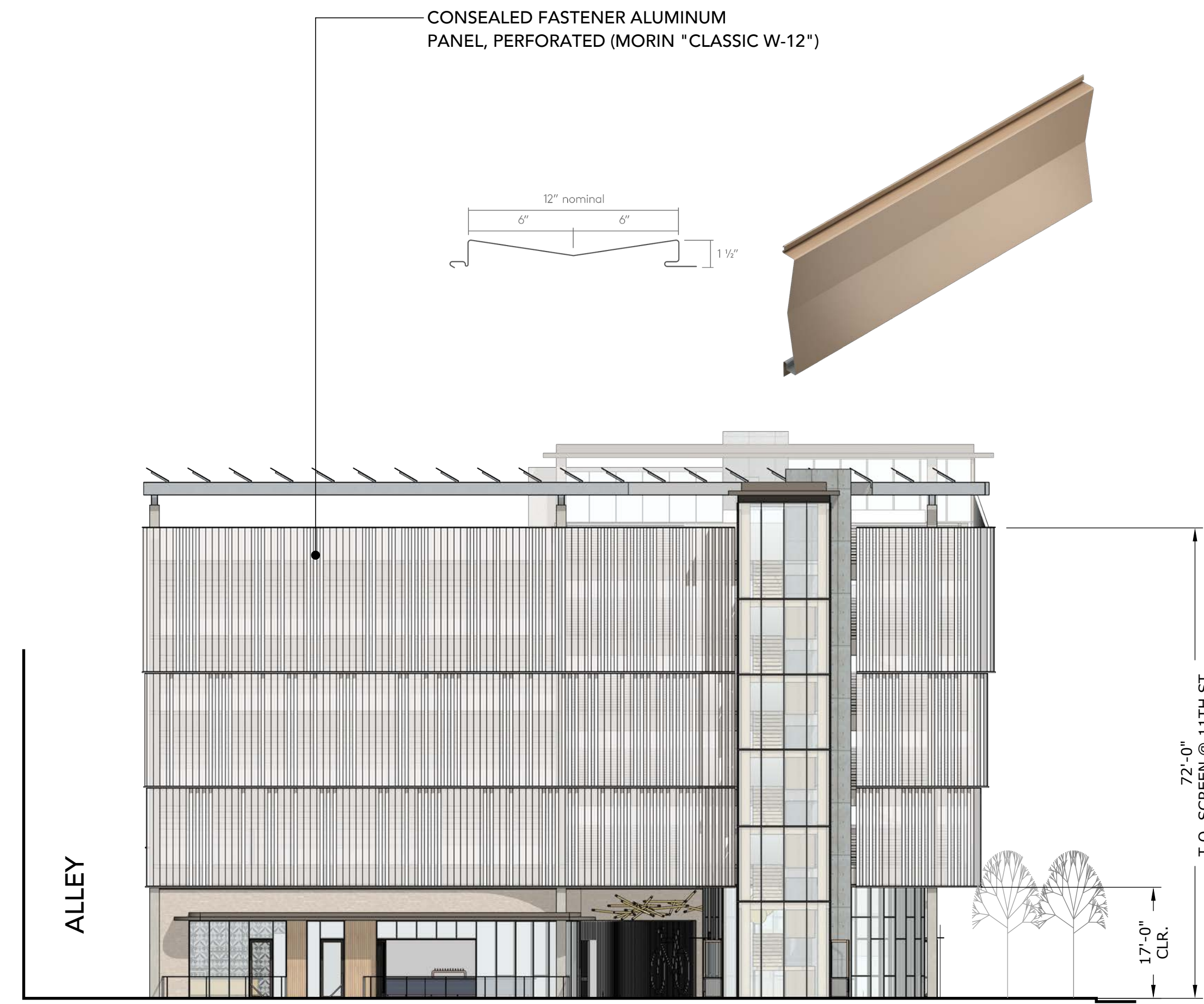


SOUTH ELEVATION

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



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



WEST ELEVATION

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

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BUILDING ELEVATIONS

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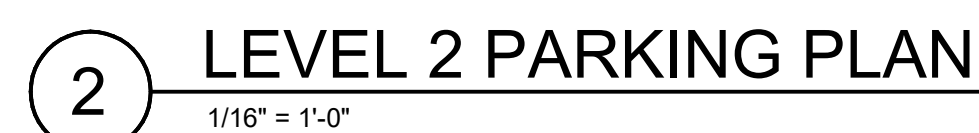
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PERSPECTIVE DRAWINGS

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NOTE: 88/427 = 20% DESIGNATED FUTURE EV STALLS

<u>PARKING SUMMARY - 9'-3" STALLS</u>	
TOTAL STALL COUNT:	441
LESS 3% ALLOWANCE:	427
TOTAL SF OF PARKING:	167,662 SF
PARKING EFFICIENCY:	167,662 SF / 427 = 393
5 LEVELS OF ELEVATED PARKING 72'-9"	

