

STAIR TOWER ENCLOSURE

9TH AND FRONT PARKBOI PARKING GARAGE
CAPITAL CITY DEVELOPMENT CORP (CCDC)
DESIGN REVIEW DRAWINGS
02.13.2026

CONTACTS

OWNER
Capital City Development Corp (CCDC)
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208.391.7289
Contact: Kassi Brown
Project Manager

OPERATOR
Park Boi
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Boise, ID 83702
208.368.7944
Contact: Erik Selekof
General Manager

ARCHITECT/ENGINEER
Cushing Terrell
800 Main Street, Suite 800
Boise, ID 83702
208.577.5674
Contact: Joshua Gregoire
Project Manager

SITE DATA

- A. ZONING : MX-5 (NO PROPOSED CHANGE)
- B. SETBACKS: 0'-0" MIN, 20'-0" MAX FRONT AND SIDE. NO CONSTRUCTION AT REAR SETBACKS
- C. USE: PARKING GARAGE (NO PROPOSED CHANGE)
- D. EXISTING PARCEL NUMBER: R2940670090
- E. EXISTING ADDRESS: 312 S. 9 STREET, BOISE ID 83702

GENERAL NOTES

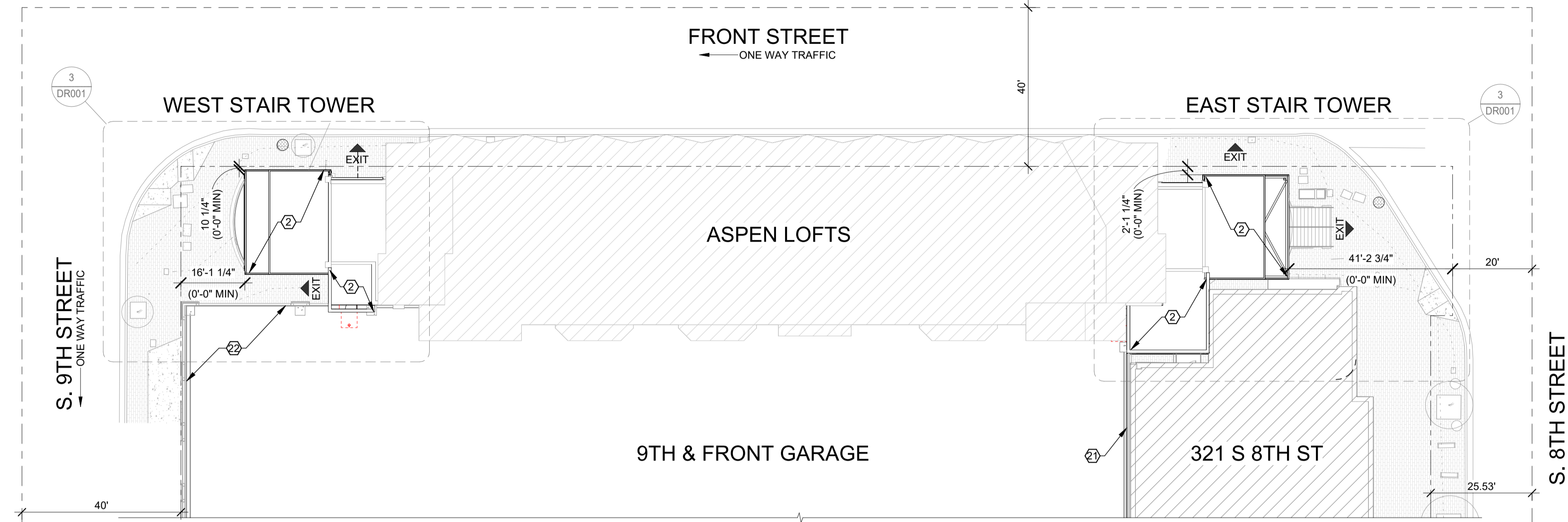
- A. EXISTING LANDSCAPING IS EXISTING TO REMAIN WITH NO PROPOSED CHANGES
- B. EXISTING OCCUPANT LOADING IS EXISTING AND NOT PROPOSED TO BE CHANGED BY THIS PROJECT

SITE PLAN LEGEND

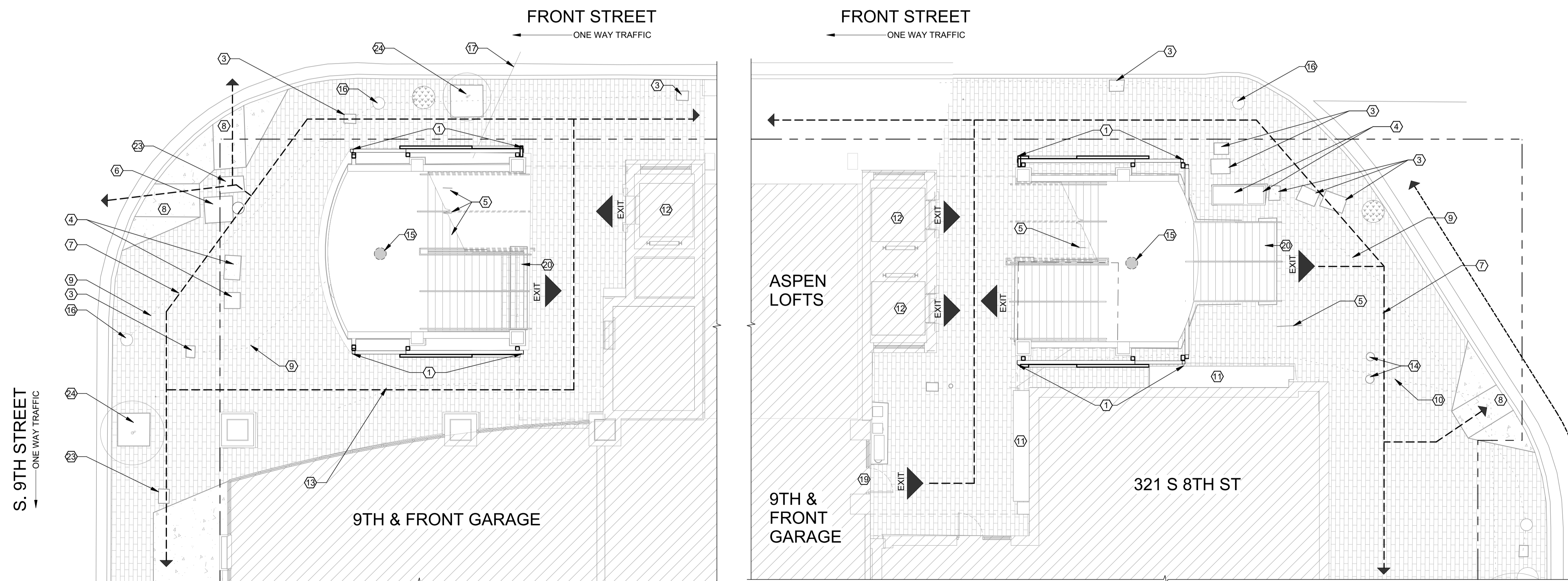
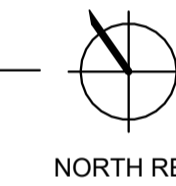
- PROPERTY LINE
- ROAD CENTER LINE
- NEW CONSTRUCTION
- HALF-TONE = EXISTING CONDITIONS
- ▨ EXISTING BRICK PAVERS
- ▨ EXISTING BUILDING NOT IN SCOPE
- ▨ EXISTING PLANTER
- EXISTING SIDEWALK CIRCULATION
- EXISTING BIKE CIRCULATION

KEYNOTES

- 1 NEW PERRFORATED PANEL FACADE AND SUPPORTING STRUCTURE
- 2 NEW STAIR TOWER ROOF
- 3 EXISTING ELECTRICAL BOX
- 4 EXISTING SIGNAL BOX
- 5 EXISTING BIKE RACK
- 6 EXISTING ELECTRICAL VAULT
- 7 EXISTING PEDESTRIAN ACCESS PATH
- 8 EXISTING ACCESSIBLE RAMPS AT CROSS WALK
- 9 EXISTING UNDERGROUND POWER LINE
- 10 EXISTING NATURAL GAS LINE
- 11 EXISTING GAS METERS
- 12 EXISTING PUBLIC ELEVATORS
- 13 EXISTING PLASTIC CONDUIT 8" DEEP
- 14 EXISTING WATER METER
- 15 AREA DRAIN BELOW
- 16 EXISTING STREET LAMP
- 17 EXISTING BURRIED UTILITY AT 6' DEEP
- 18 EXISTING ENTRANCE FROM PARKING GARAGE
- 19 EXISTING STAIR ENTRANCE/EXIT
- 20 EXISTING STAIR ENTRANCE/EXIT
- 21 NEW FALL PROTECTION RAILING TO MATCH EXISTING FALL PROTECTION RAILING
- 22 EXISTING FALL PROTECTION RAILING
- 23 EXISTING TELEPHONE BOX
- 24 EXISTING TREE



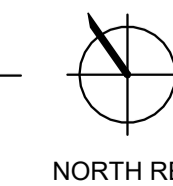
1 DESIGN REVIEW SITE PLAN
DR001 1" = 20'-0"



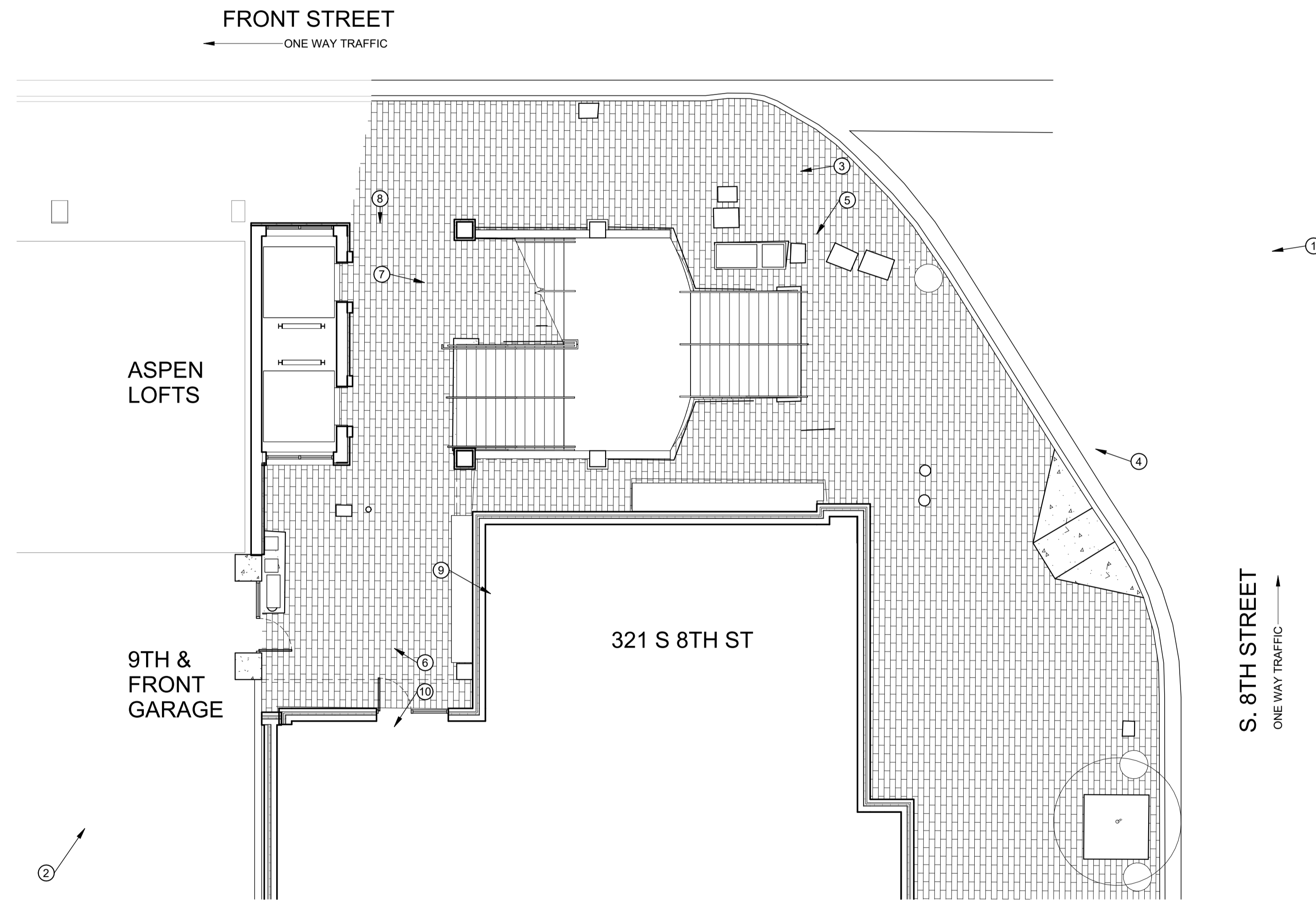
2 WEST TOWER - ENLARGED SITE PLAN
DR001 1/8" = 1'-0"



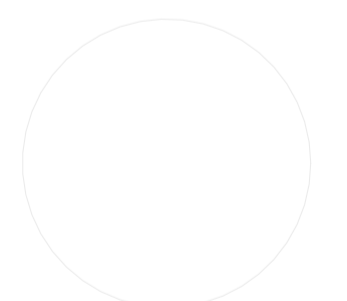
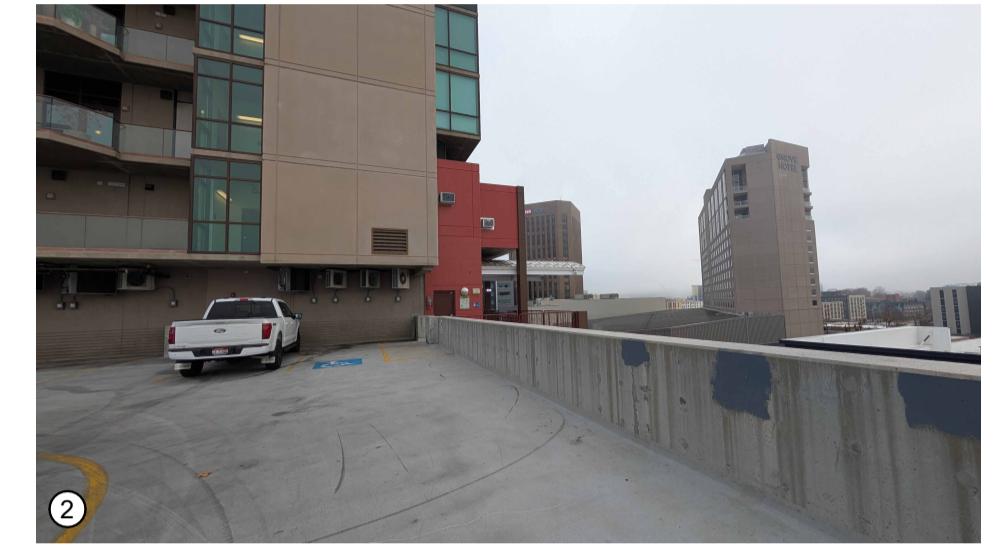
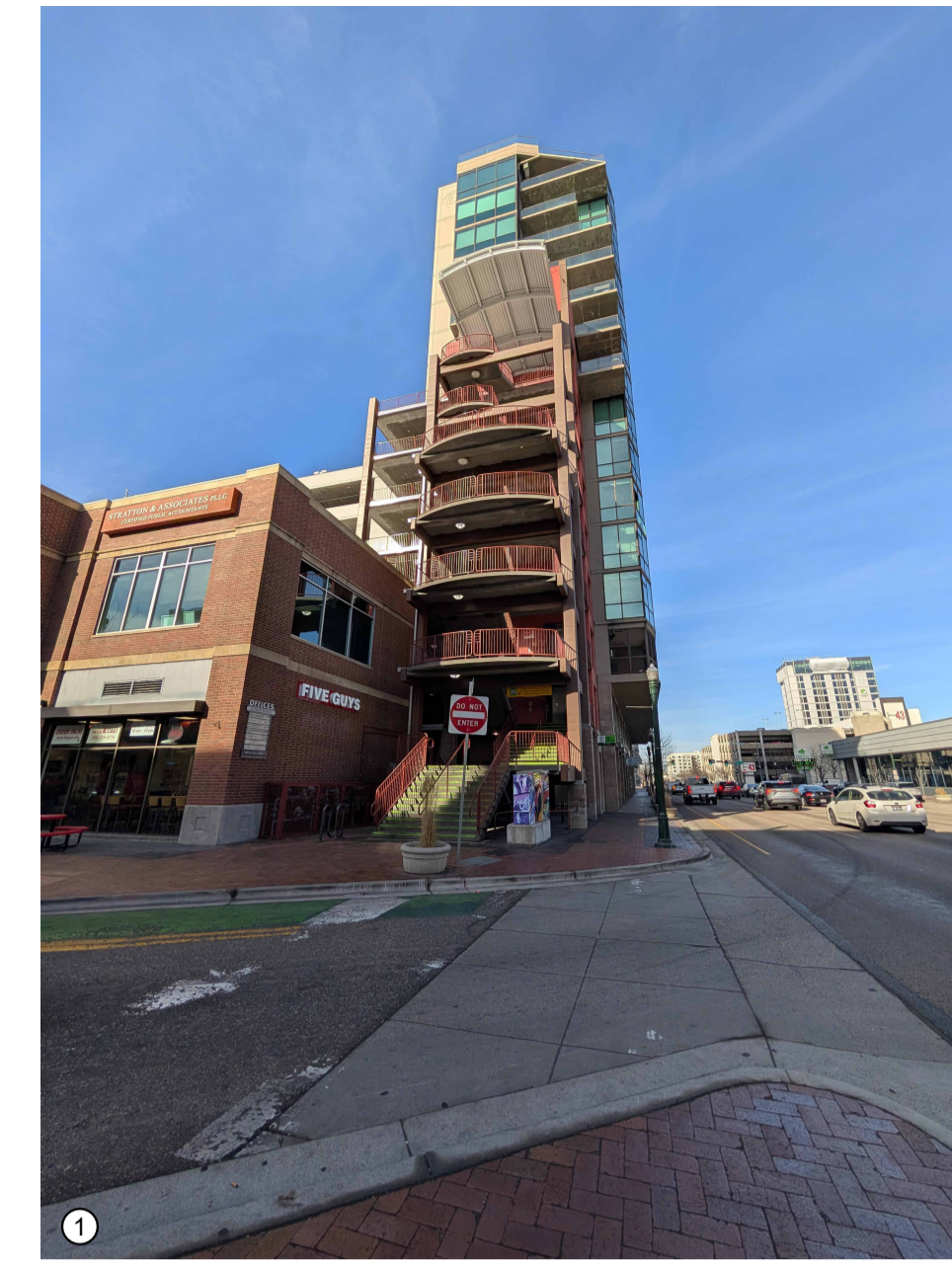
3 EAST TOWER - ENLARGED SITE PLAN
DR001 1/8" = 1'-0"

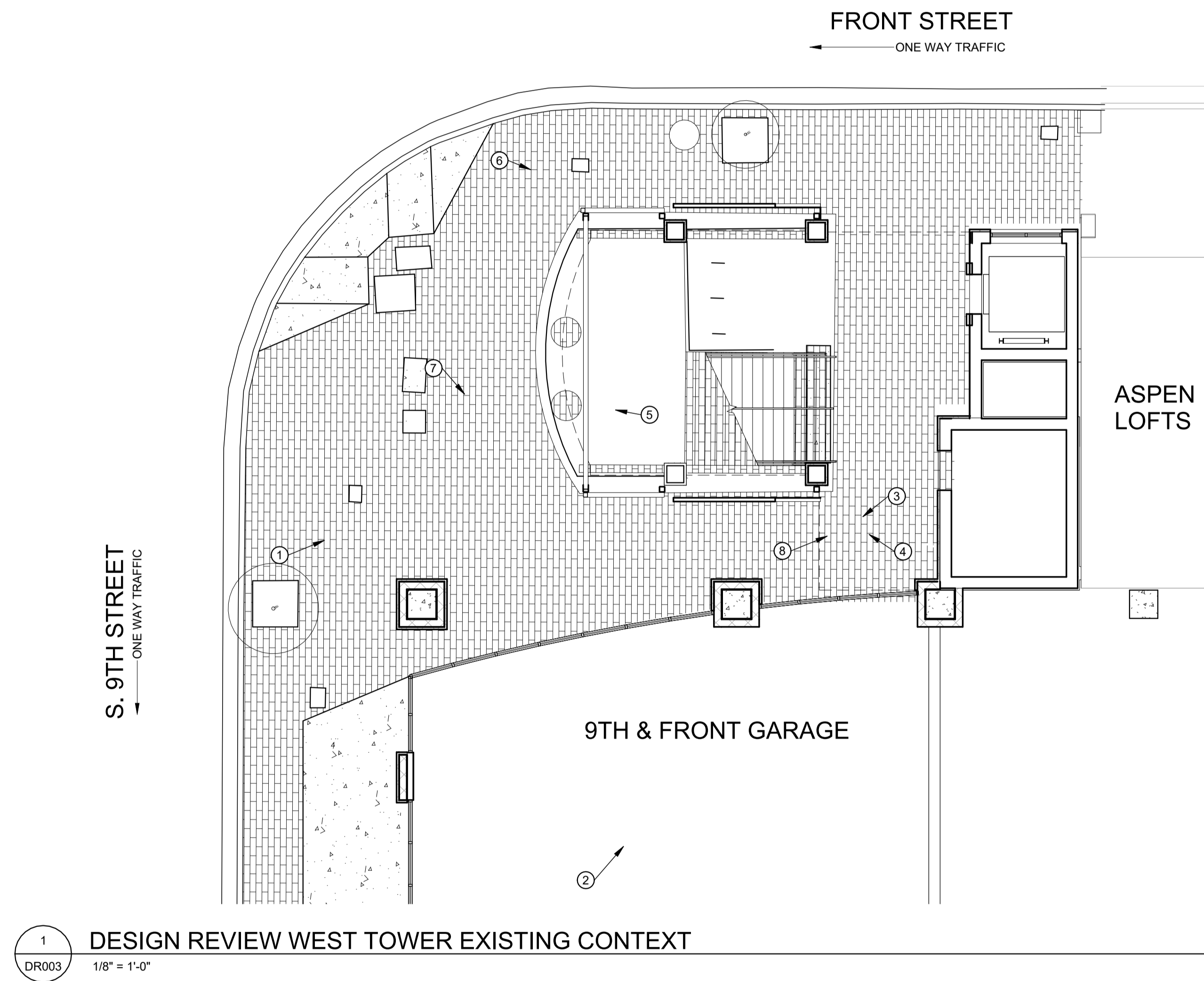


CAPITAL CITY DEVELOPMENT CORP (CCDC)
9TH AND FRONT PARKBOI PARKING GARAGE
STAIR TOWER ENCLOSURE



1 DESIGN REVIEW EAST TOWER EXISTING CONTEXT
 DR002 1/8" = 1'-0"





CAPITAL CITY DEVELOPMENT CORP (CCDC)
9TH AND FRONT PARKBOI PARKING GARAGE
STAIR TOWER ENCLOSURE

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DESIGN REVIEW DOCUMENTS

02.13.2026
PROJ# | GV_CCDC_STAIR
DESIGNED BY | HOFF
DRAWN BY | HOFF
REVIEWED BY | GREGOIRE
REVISIONS

SITE PHOTOS - WEST TOWER

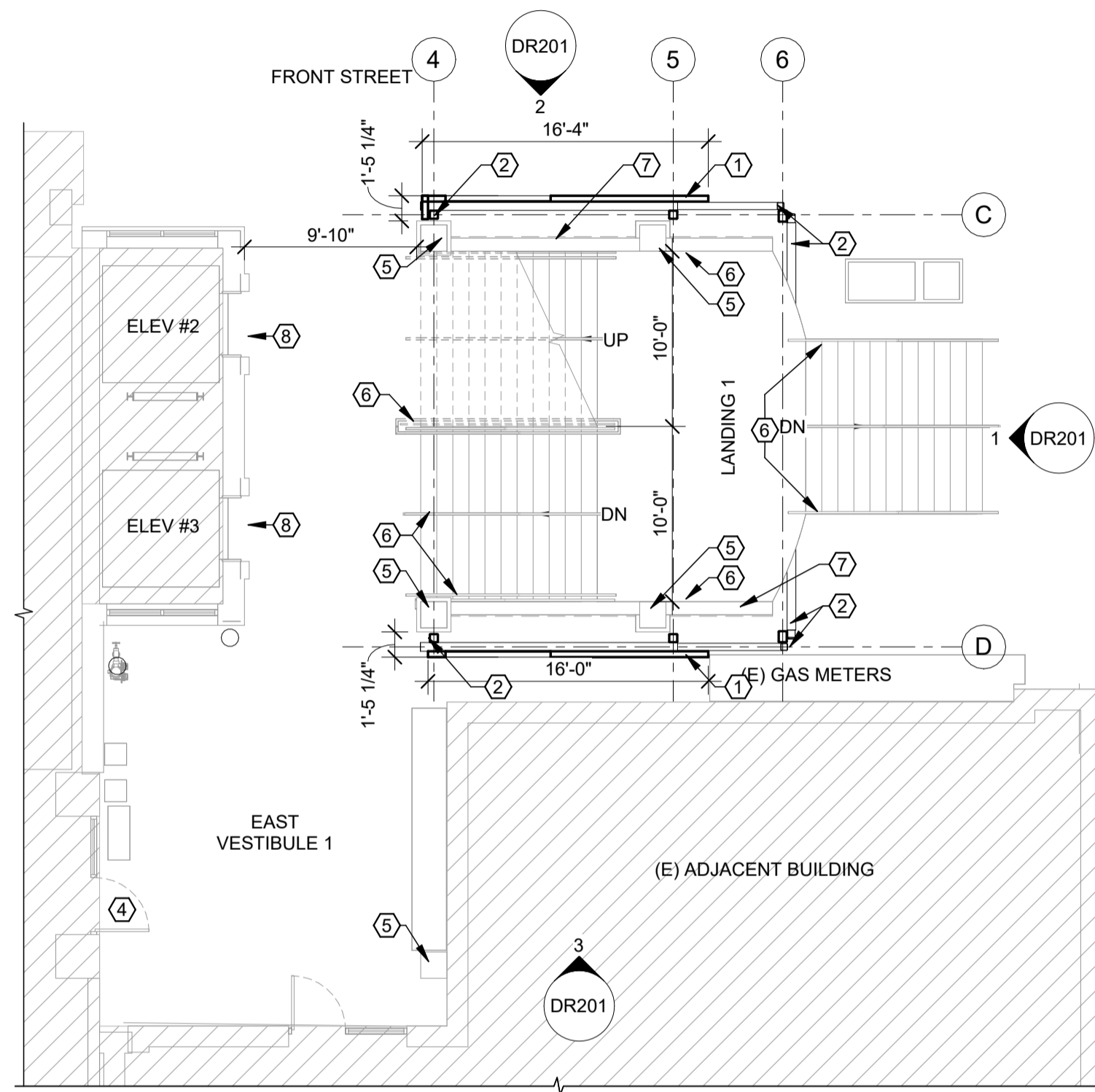
DR003

PLAN LEGEND

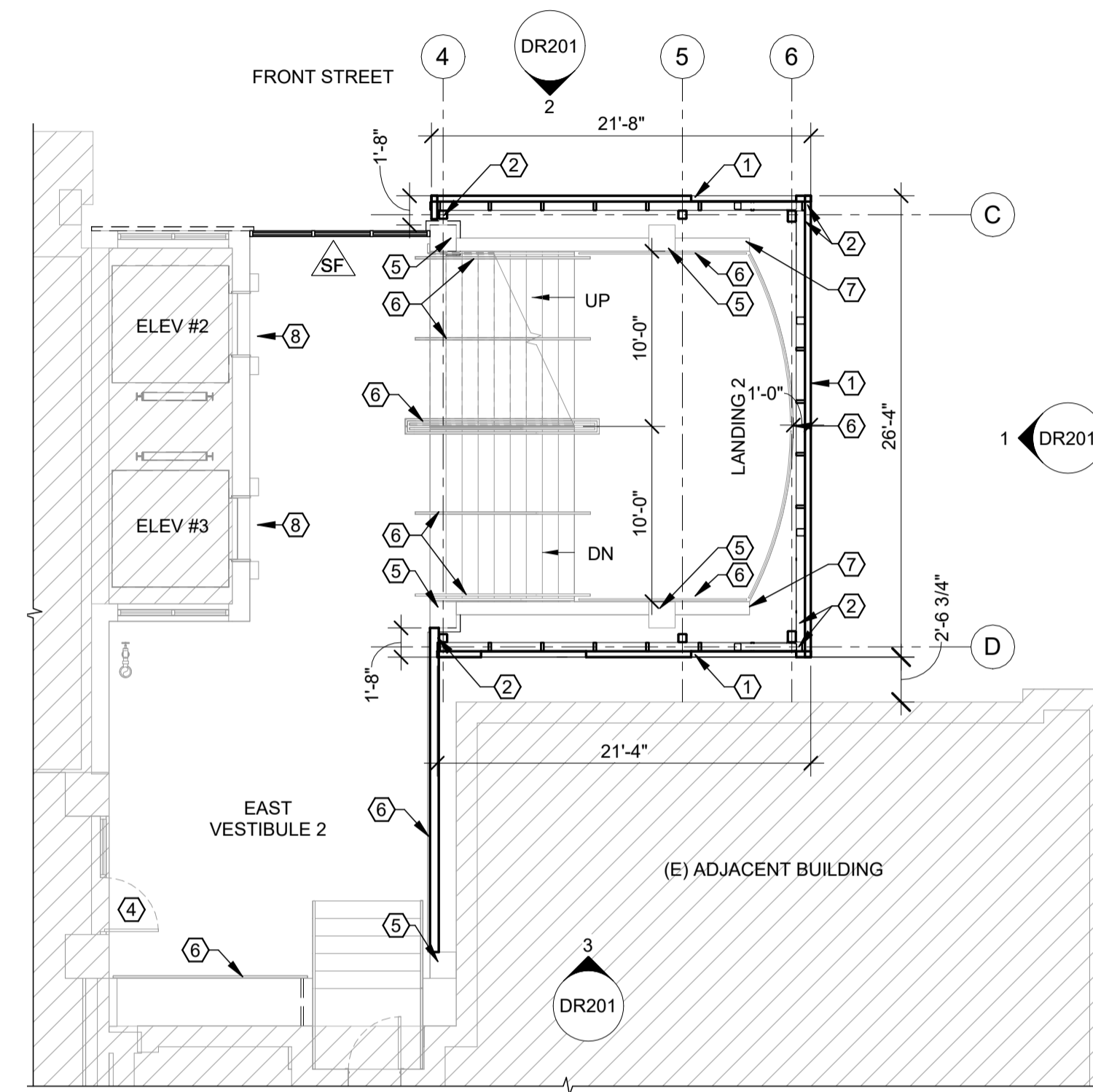
- NAME ROOM NAME AND NUMBER
- SF NEW STOREFRONT WINDOWS SEE ELEVATIONS
- X KEYNOTE
- DIRECTION OF VIEW, IF APPLICABLE
- SIM DRAWING NUMBER
- X000 SHEET WHERE DRAWN
- DIMENSION TO FACE OF FRAMING
- NEW CONSTRUCTION
- HALF-TONE = EXISTING CONDITIONS
- NOT IN SCOPE

KEYNOTES

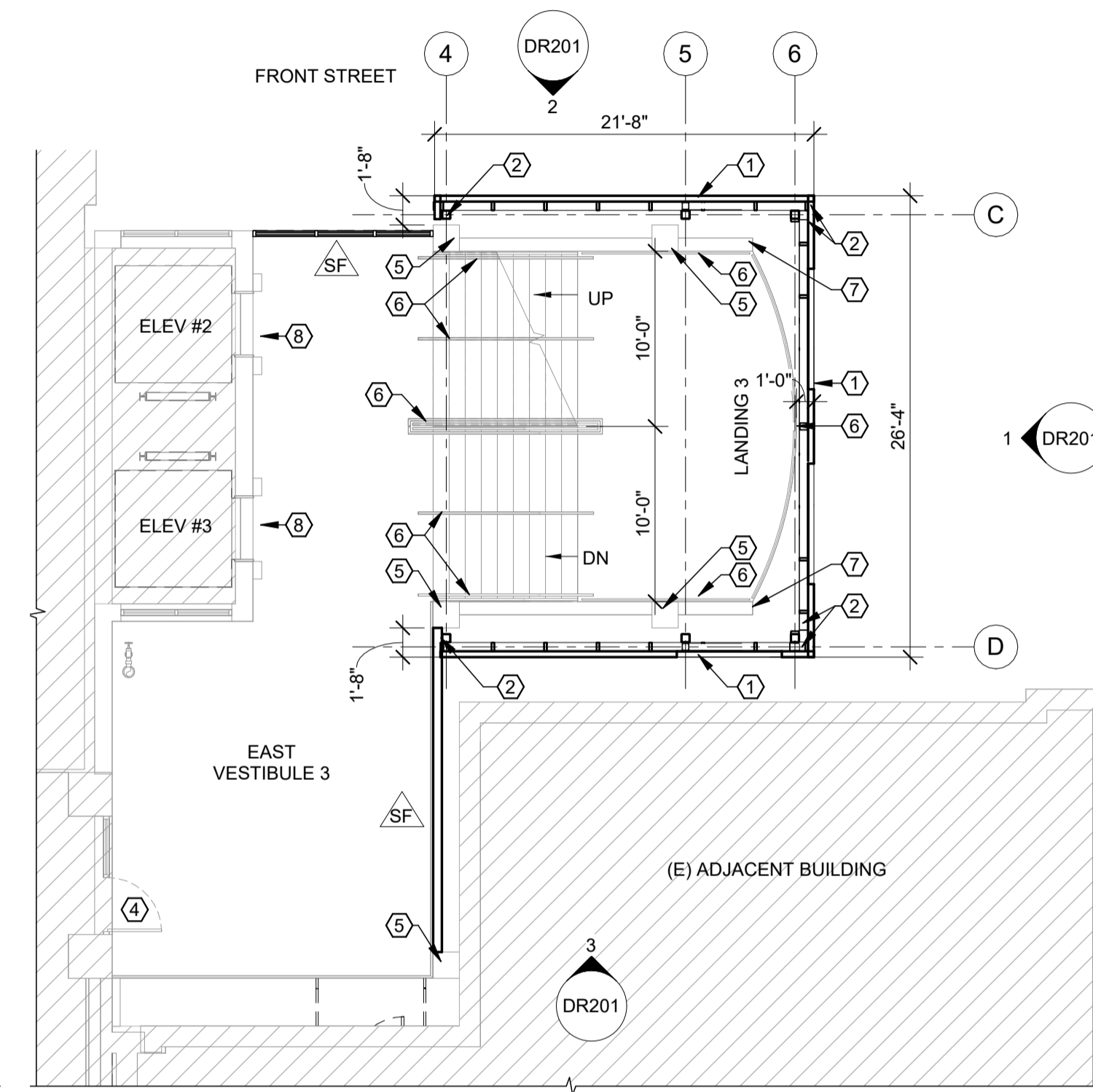
- 1 PROPOSED PERFORATED METAL PANEL FACADE
- 2 PROPOSED OUTBOARD STRUCTURAL FRAME
- 3 PROPOSED DOOR TO EIGHTH FLOOR OF PARKING GARAGE
- 4 EXISTING ENTRANCE FROM PARKING GARAGE
- 5 EXISTING CONCRETE COLUMN, TYP. ALL FLOORS
- 6 EXISTING RAILING, TYPICAL FOR ALL STAIRS AND LANDINGS, EXISTING COLOR TO REMAIN
- 7 EXISTING CONCRETE BEAM, TYP ALL FLOORS
- 8 EXISTING ELEVATORS



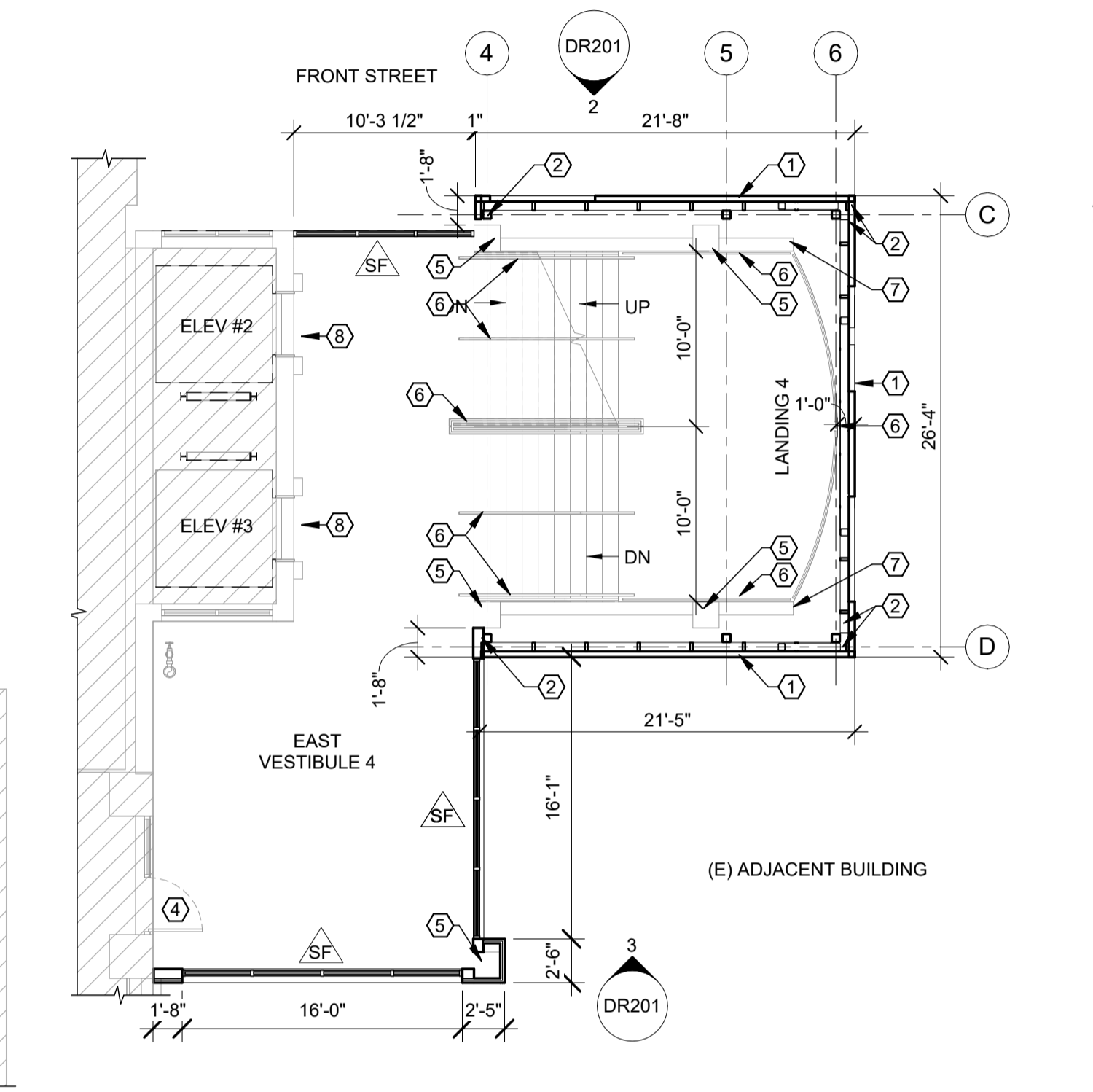
1 EAST TOWER - 1ST FLOOR PLAN DESIGN REVIEW
DR101 1/8" = 1'-0"



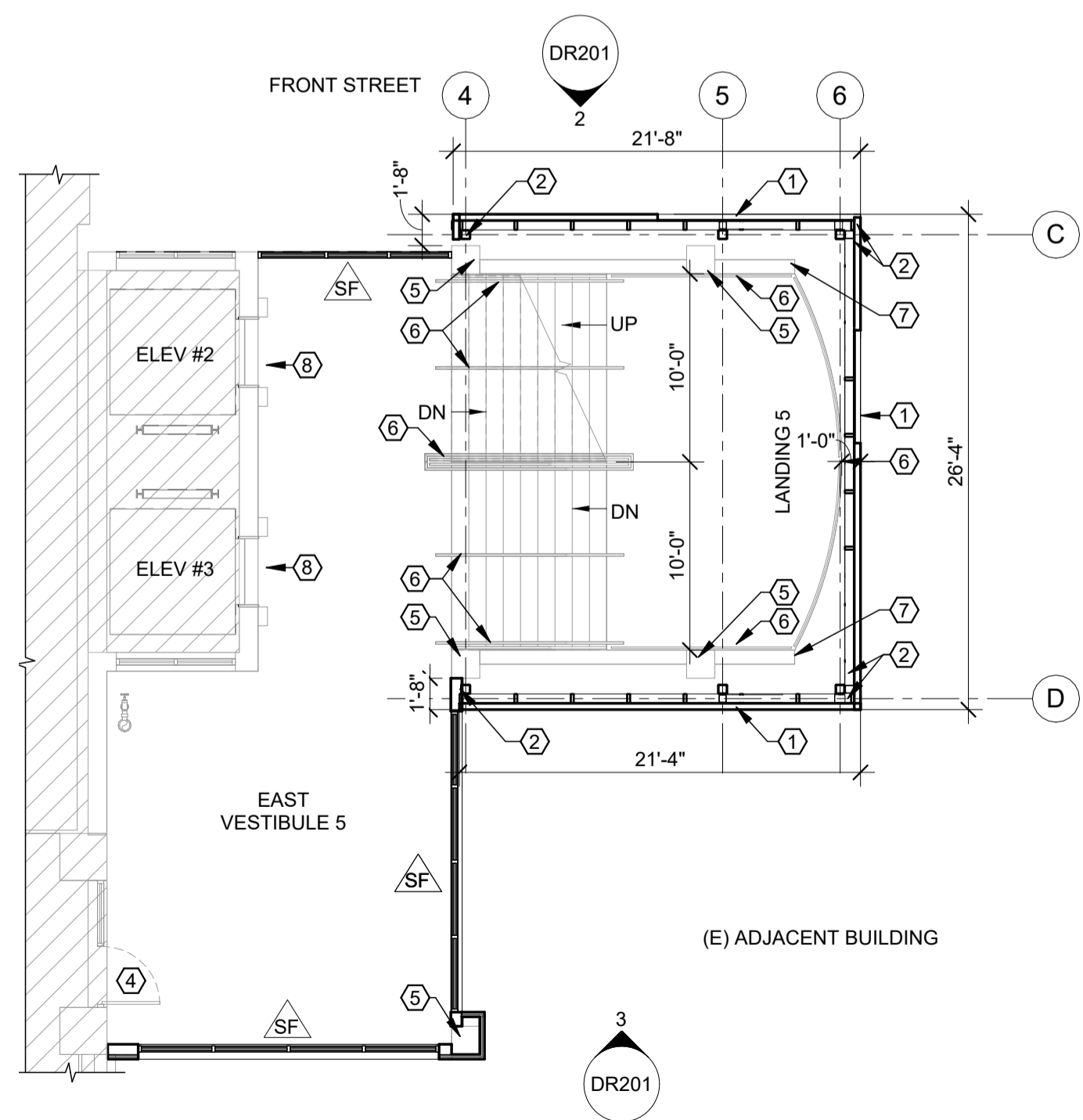
2 EAST TOWER - 2ND FLOOR PLAN DESIGN REVIEW
DR101 1/8" = 1'-0"



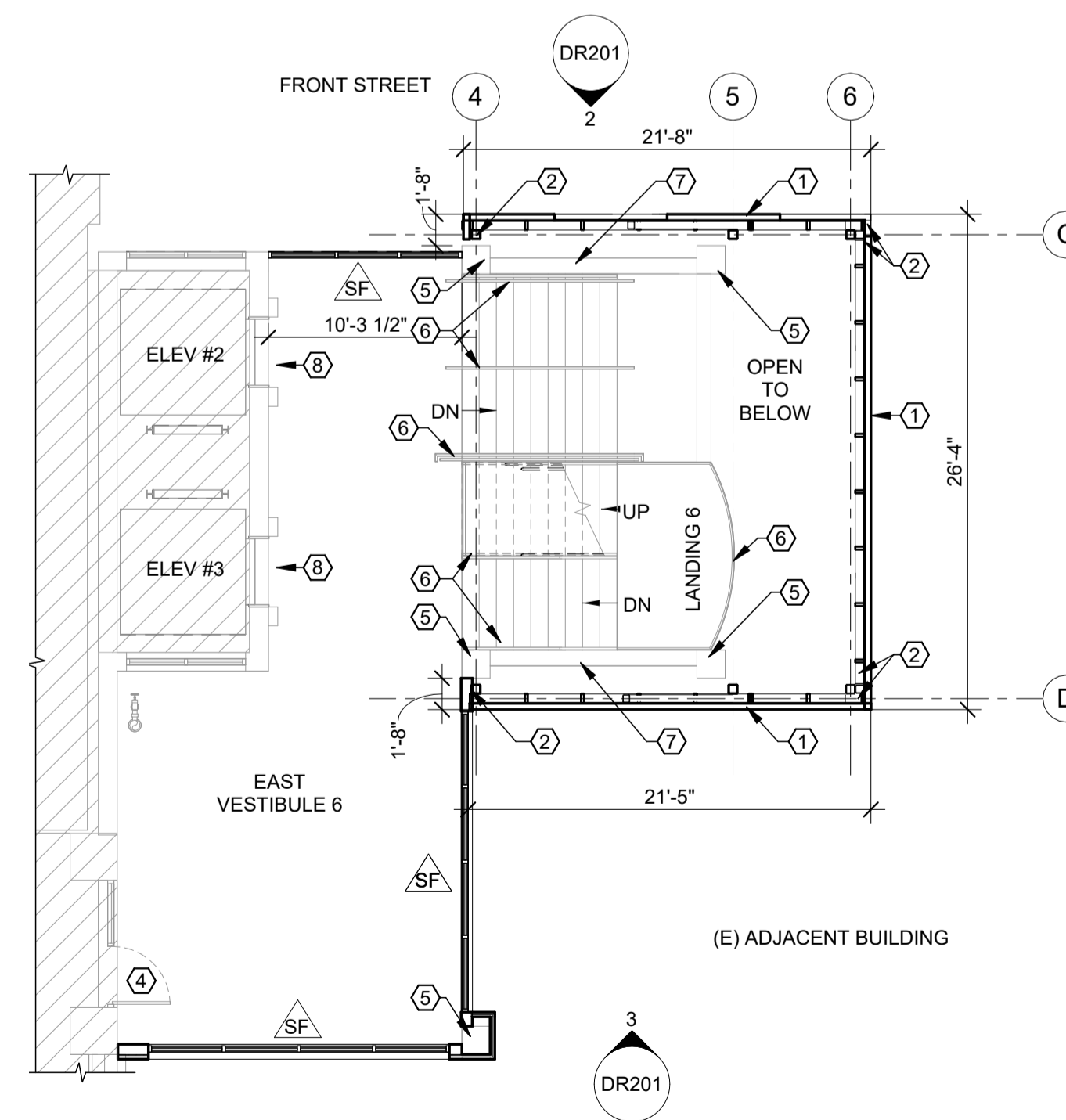
3 EAST TOWER - 3RD FLOOR PLAN DESIGN REVIEW
DR101 1/8" = 1'-0"



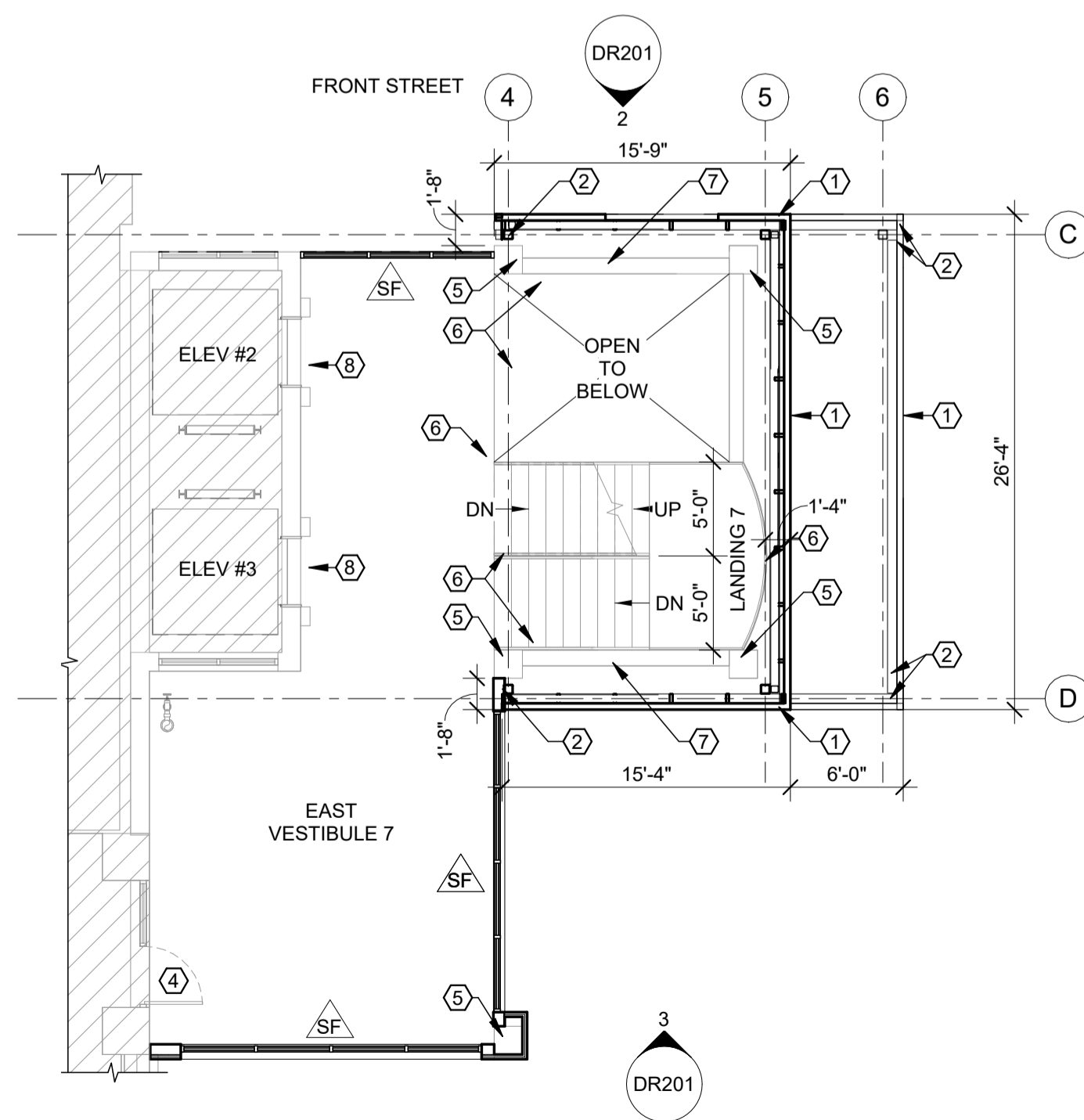
4 EAST TOWER - 4TH FLOOR PLAN DESIGN REVIEW
DR101 1/8" = 1'-0"



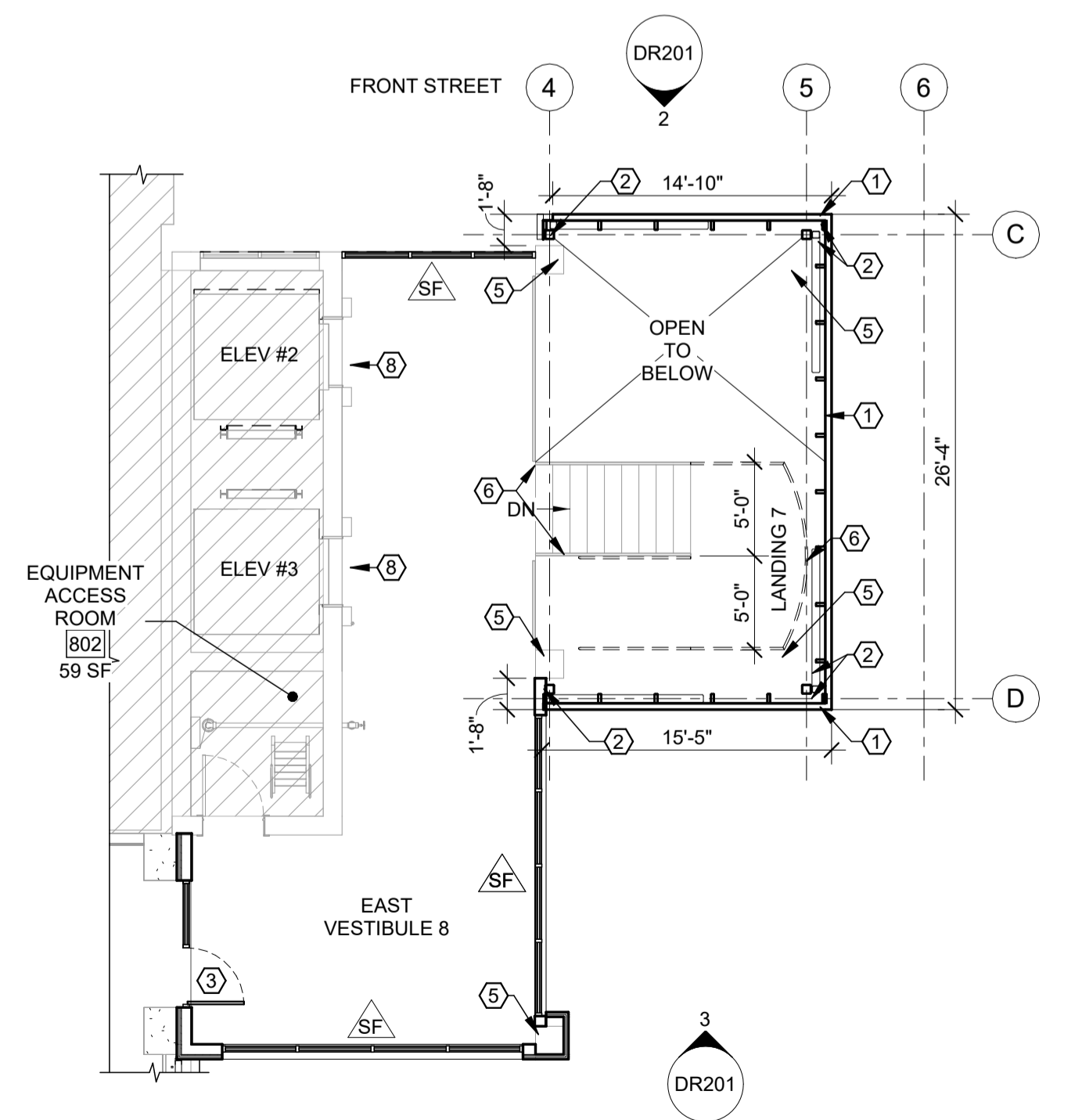
5 EAST TOWER - 5TH FLOOR PLAN DESIGN REVIEW
DR101 1/8" = 1'-0"



6 EAST TOWER - 6TH FLOOR PLAN DESIGN REVIEW
DR101 1/8" = 1'-0"



7 EAST TOWER - 7TH FLOOR PLAN DESIGN REVIEW
DR101 1/8" = 1'-0"



8 EAST TOWER - 8TH FLOOR PLAN DESIGN REVIEW
DR101 1/8" = 1'-0"

CAPITAL CITY DEVELOPMENT CORP (CCDC)
9TH AND FRONT PARKBOI PARKING GARAGE
STAIR TOWER ENCLOSURE

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DESIGN REVIEW DOCUMENTS

02.13.2026
PROJ# | GV_CCDC_STAIR
DESIGNED BY | HOFF
DRAWN BY | HOFF
REVIEWED BY | GREGOIRE
REVISIONS

DESIGN REVIEW FLOOR PLANS - EAST TOWER

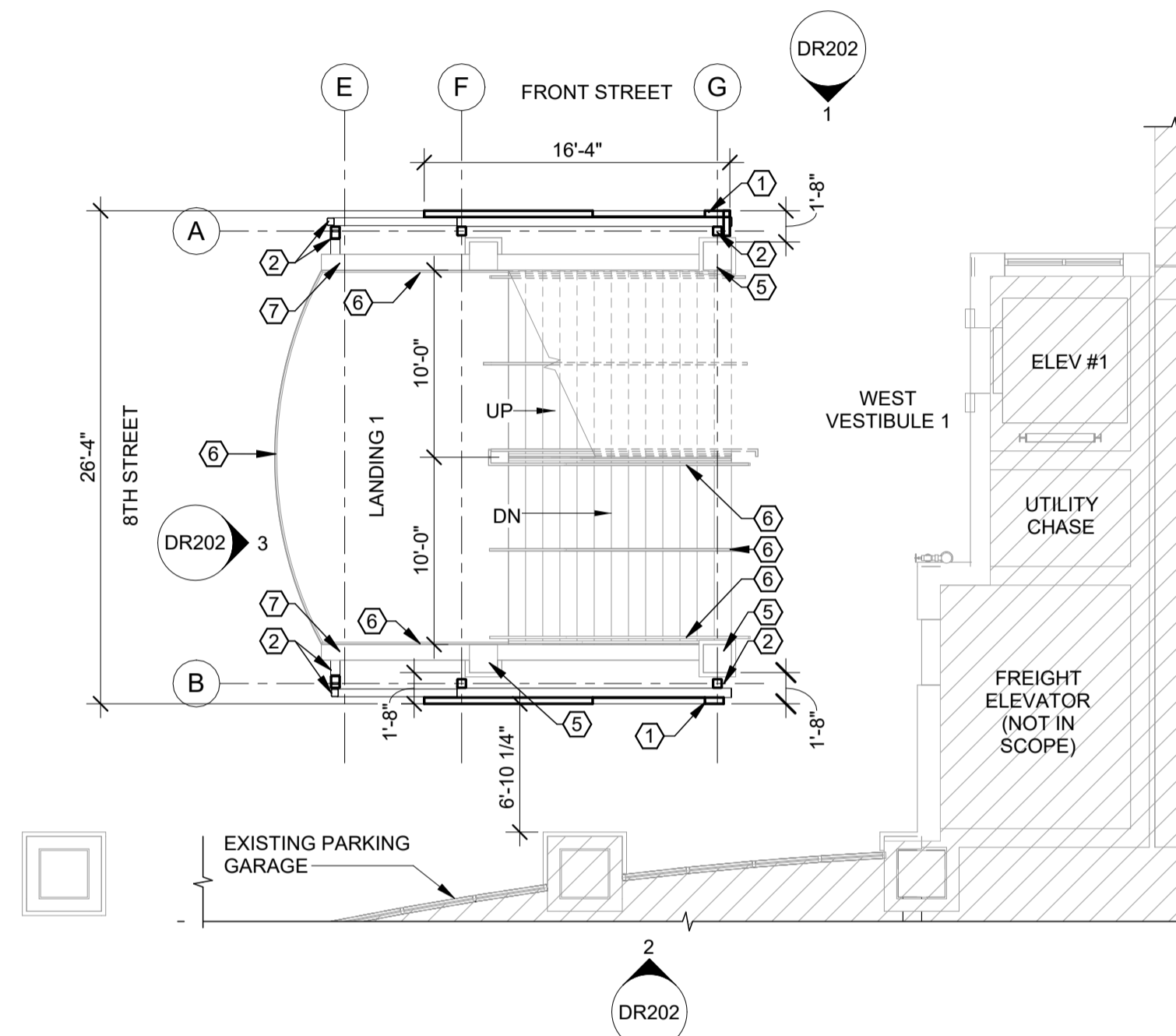
DR101

PLAN LEGEND

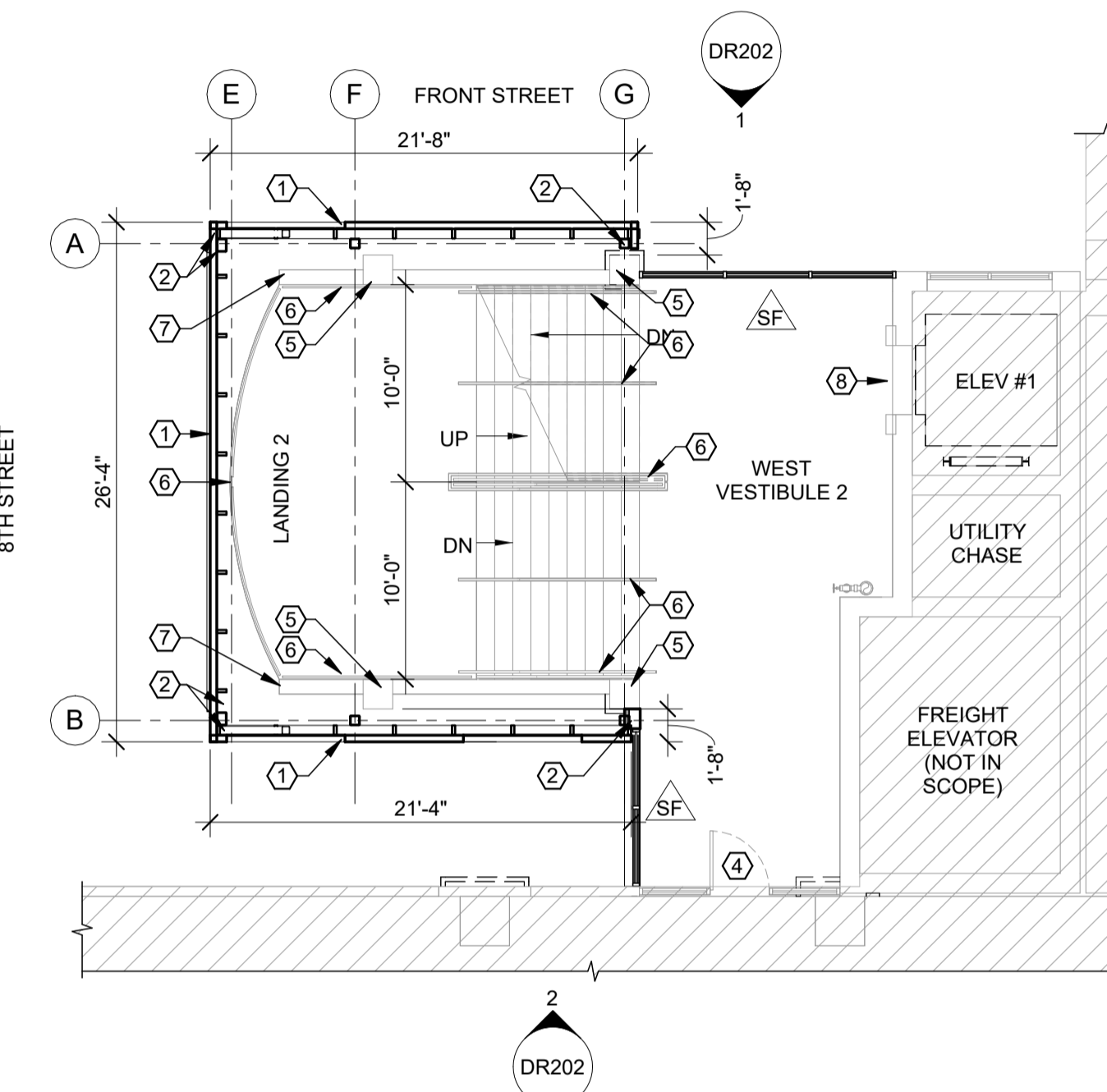
- NAME 101 ← ROOM NAME AND NUMBER
- SF ← NEW STOREFRONT WINDOWS SEE ELEVATIONS
- X ← KEYNOTE
- SIM ← DIRECTION OF VIEW, IF APPLICABLE
- 1 ← DRAWING NUMBER
- X000 ← SHEET WHERE DRAWN
- ← DIMENSION TO FACE OF FRAMING
- ← NEW CONSTRUCTION
- ← HALF-TONE = EXISTING CONDITIONS
- ← NOT IN SCOPE

KEYNOTES

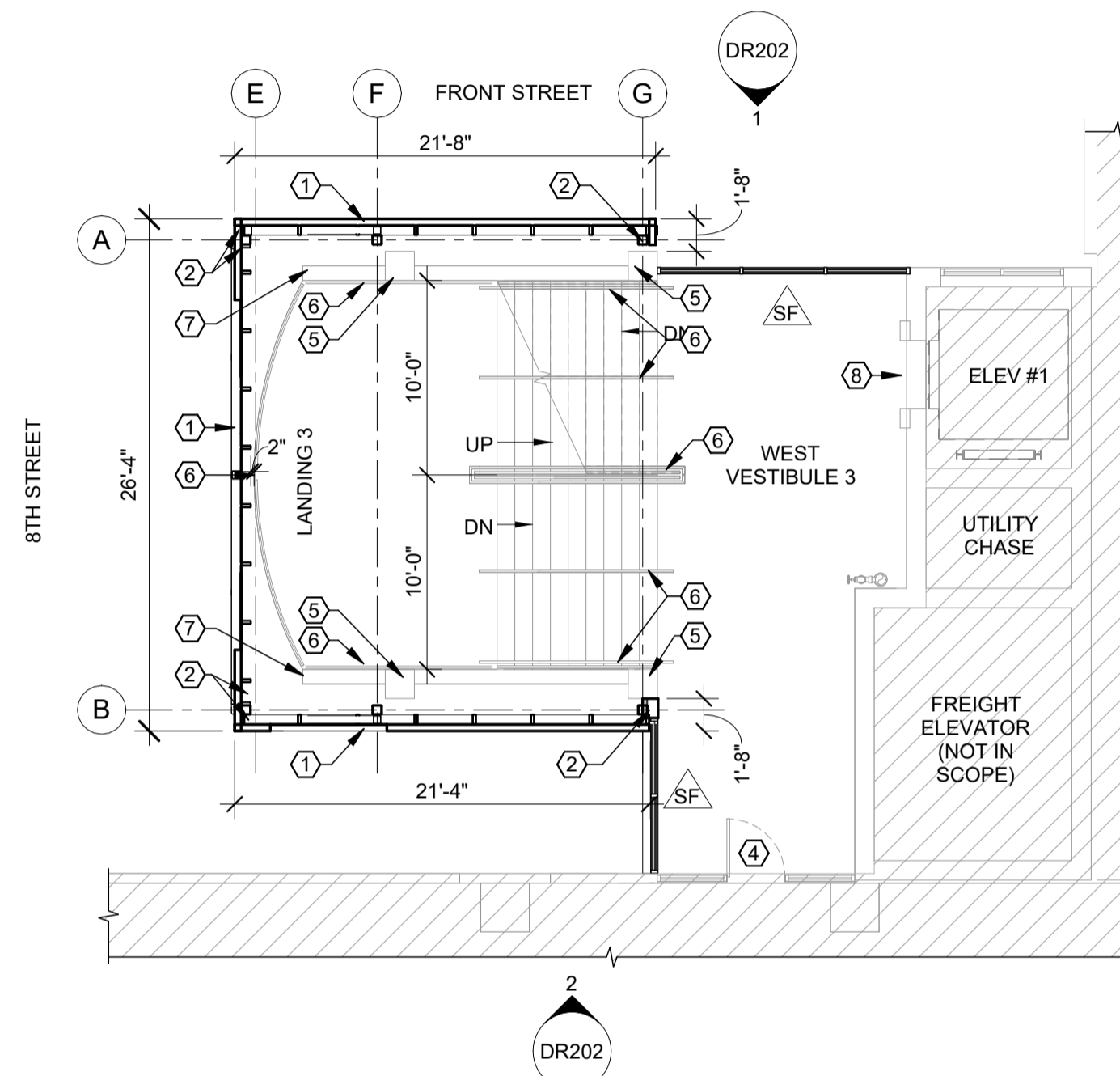
- 1 PROPOSED PERFORATED METAL PANEL FACADE
- 2 PROPOSED OUTBOARD STRUCTURAL FRAME
- 3 PROPOSED DOOR TO EIGHTH FLOOR OF PARKING GARAGE
- 4 EXISTING ENTRANCE FROM PARKING GARAGE
- 5 EXISTING CONCRETE COLUMN, TYP. ALL FLOORS
- 6 EXISTING RAILING, TYPICAL FOR ALL STAIRS AND LANDINGS. EXISTING COLOR TO REMAIN.
- 7 EXISTING CONCRETE BEAM, TYP ALL FLOORS
- 8 EXISTING ELEVATORS



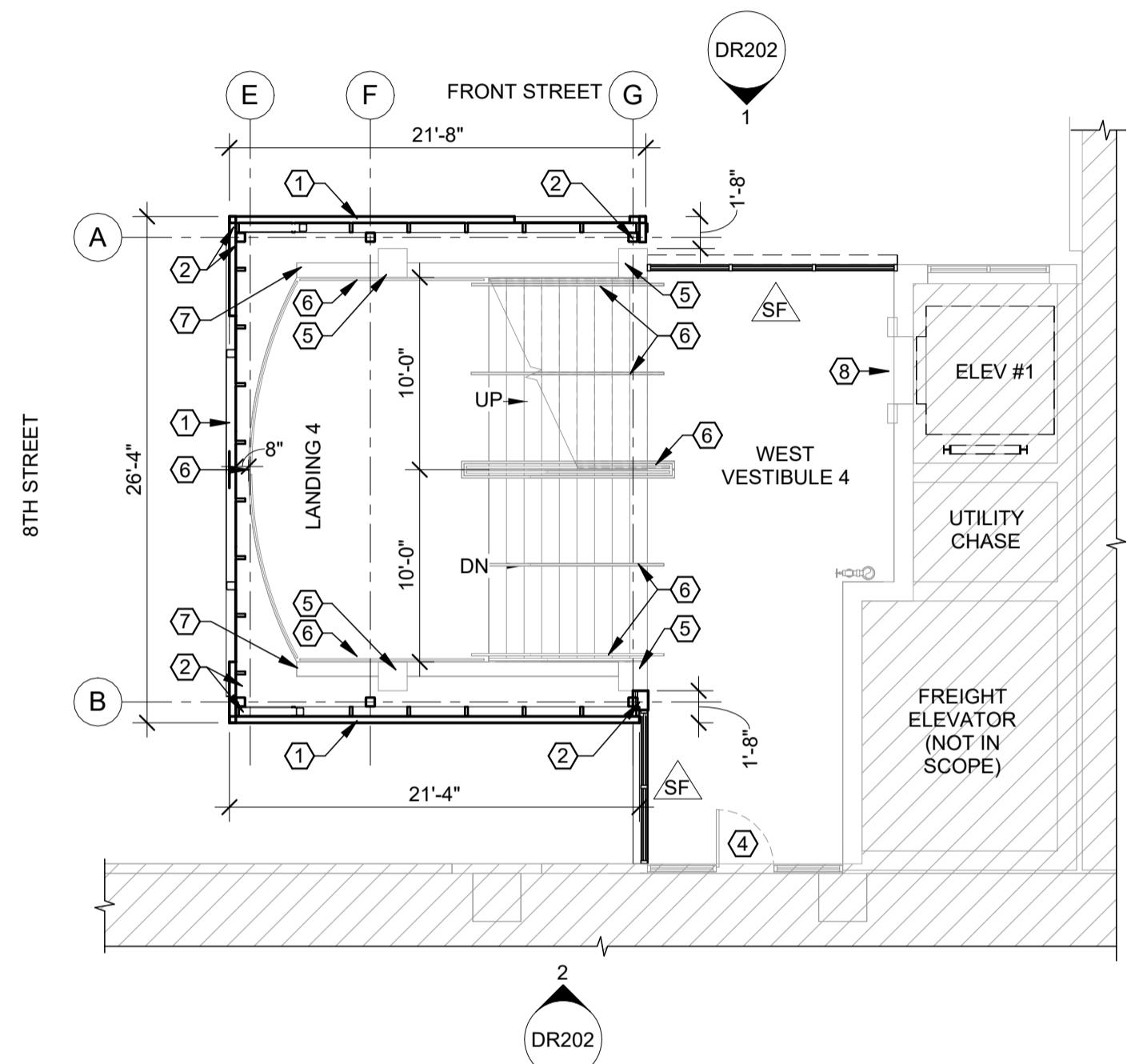
1 WEST TOWER - 1ST FLOOR PLAN DESIGN REVIEW
DR102 1/8" = 1'-0"



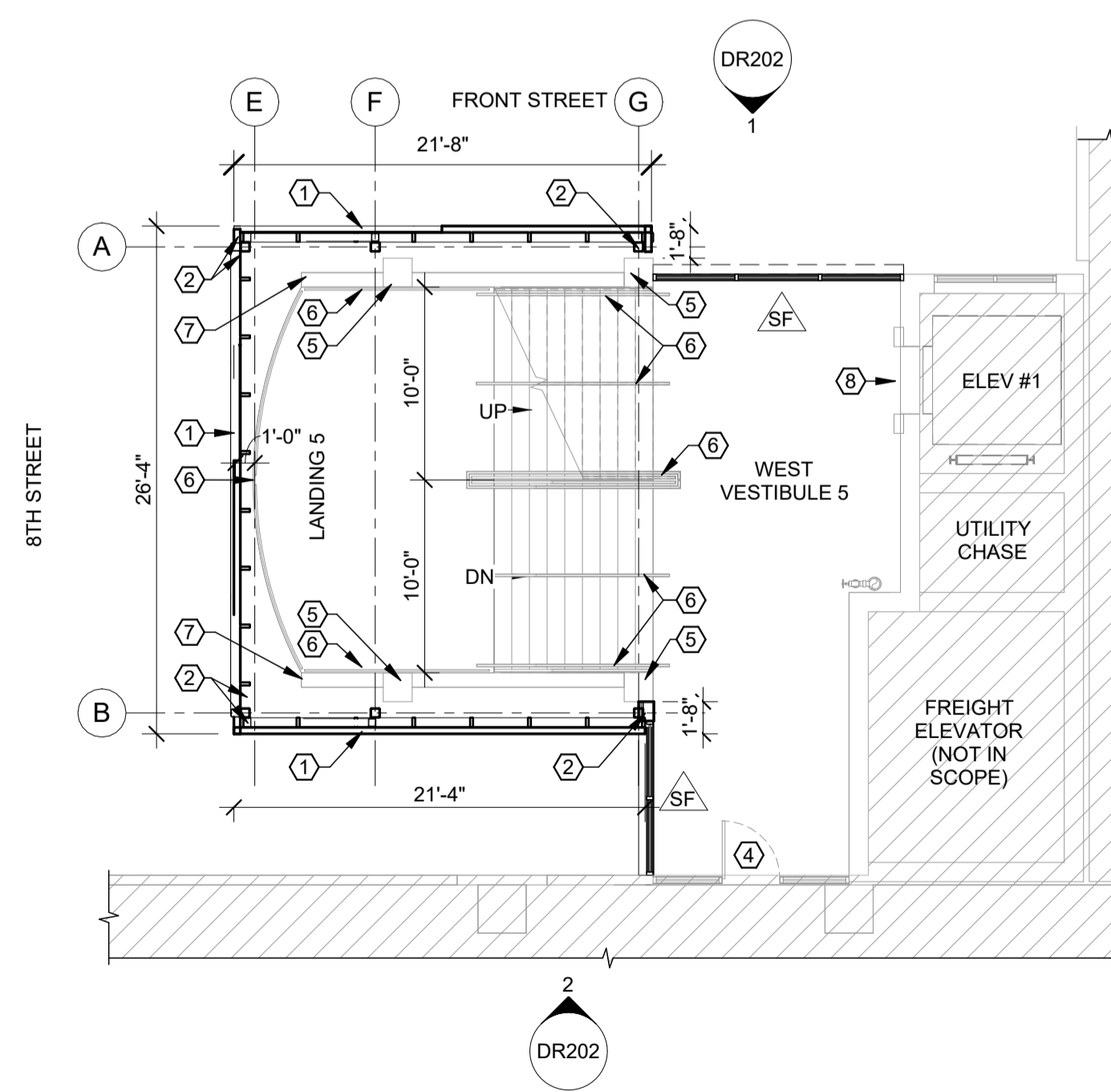
2 WEST TOWER - 2ND FLOOR PLAN DESIGN REVIEW
DR102 1/8" = 1'-0"



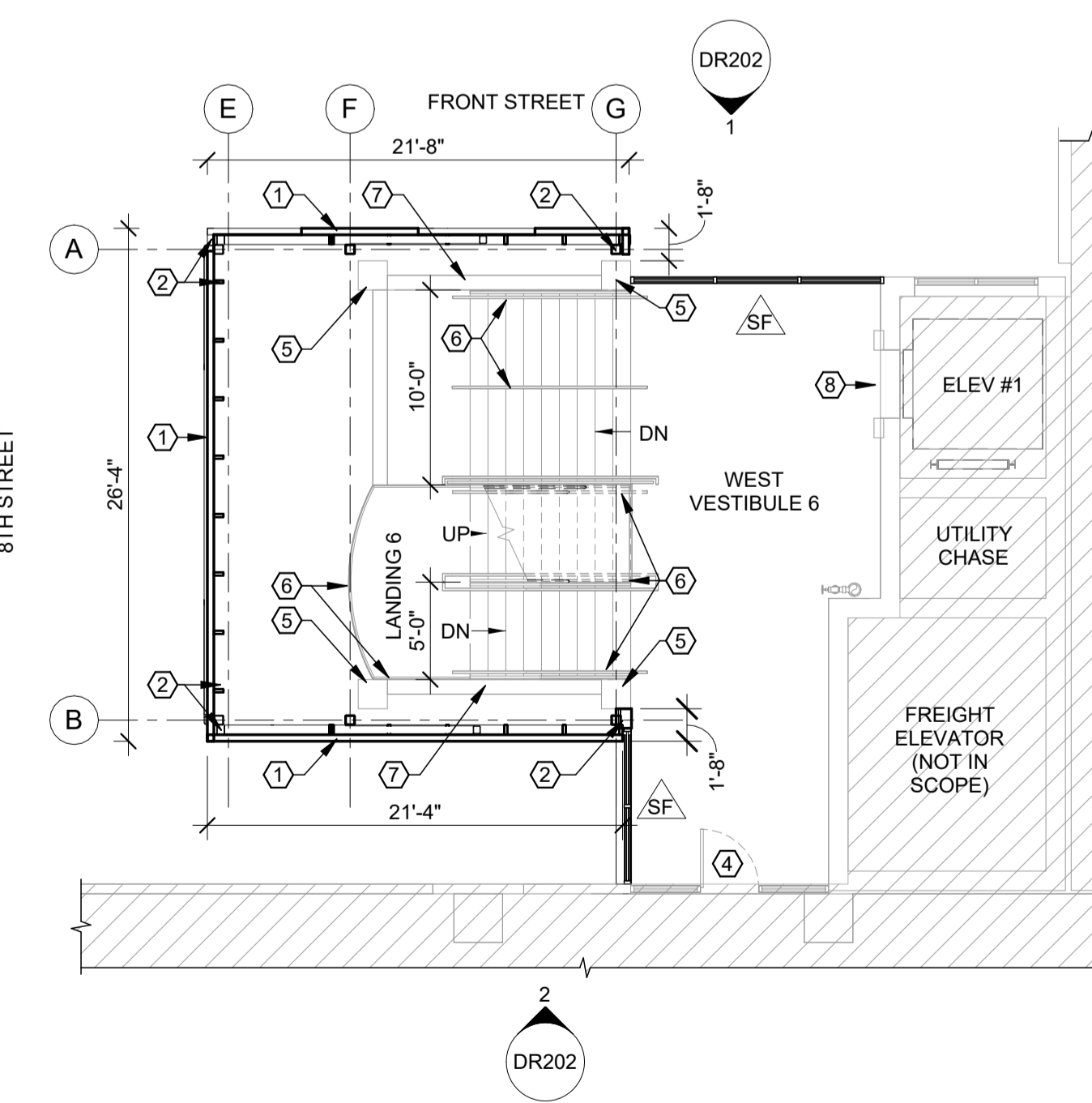
3 WEST TOWER - 3RD FLOOR PLAN DESIGN REVIEW
DR102 1/8" = 1'-0"



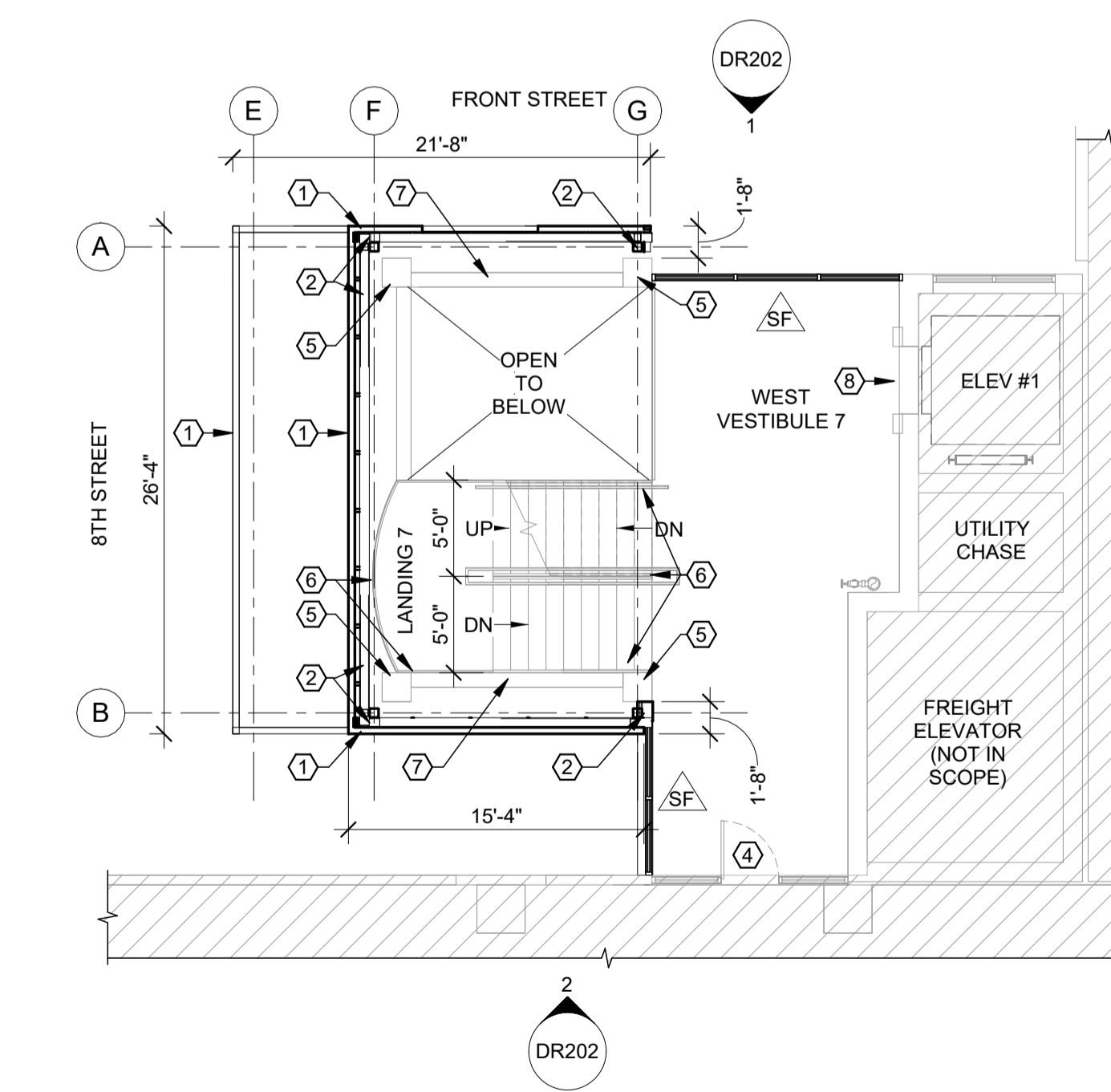
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DR102 1/8" = 1'-0"



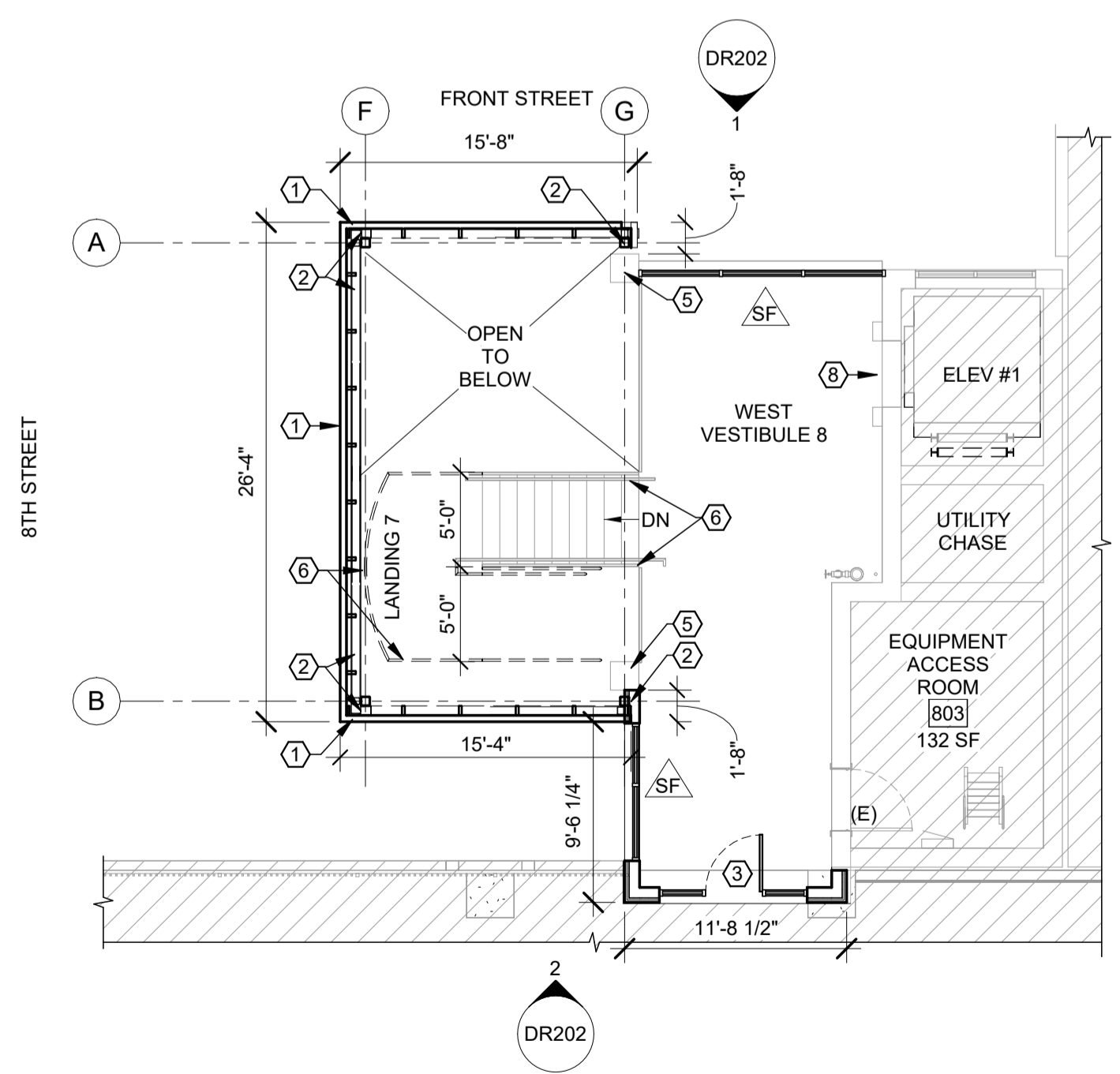
5 WEST TOWER - 5TH FLOOR PLAN DESIGN REVIEW
DR102 1/8" = 1'-0"



6 WEST TOWER - 6TH FLOOR PLAN DESIGN REVIEW
DR102 1/8" = 1'-0"



7 WEST TOWER - 7TH FLOOR PLAN DESIGN REVIEW
DR102 1/8" = 1'-0"

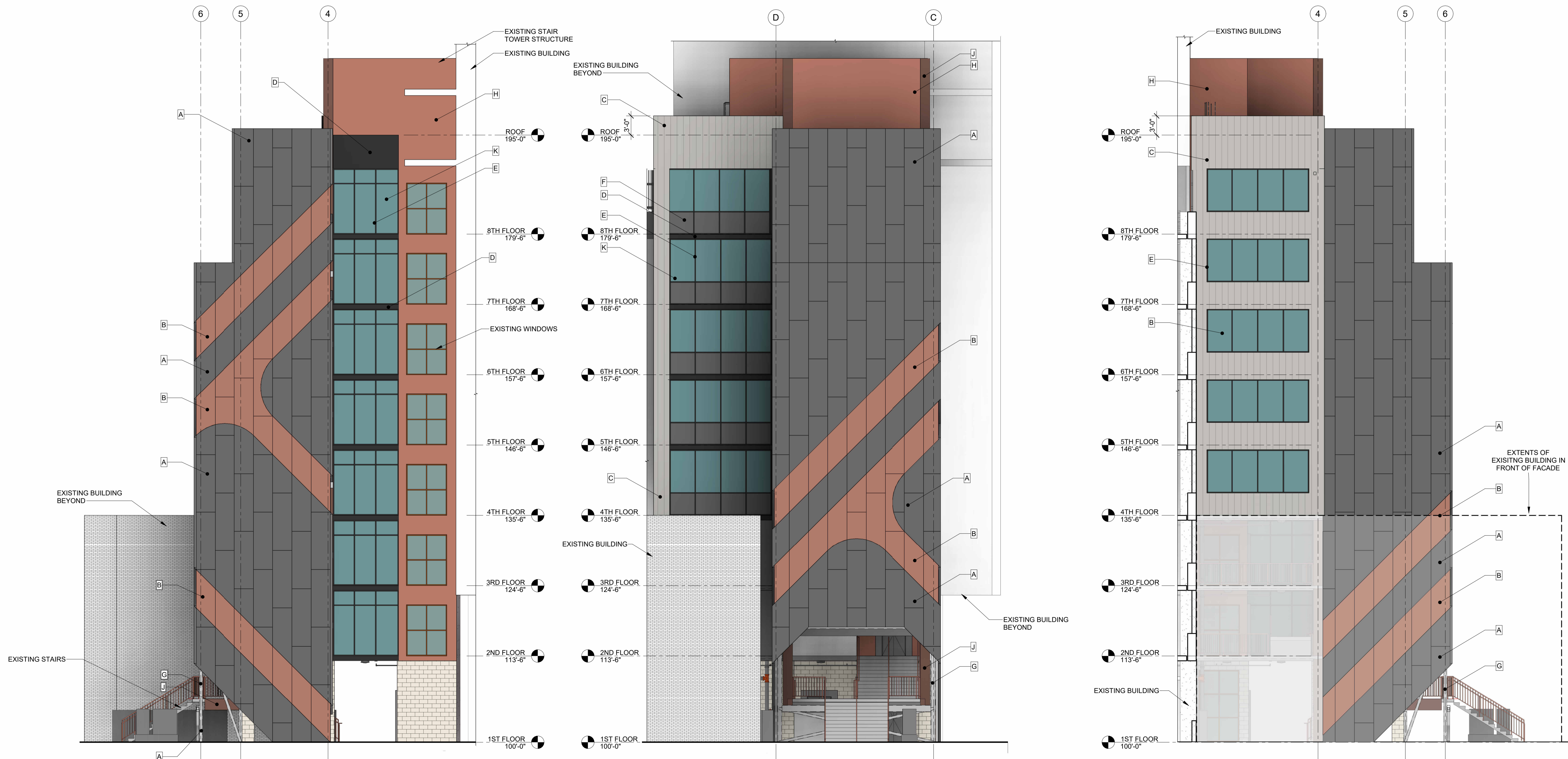


8 WEST TOWER - 8TH FLOOR PLAN DESIGN REVIEW
DR102 1/8" = 1'-0"

CAPITAL CITY DEVELOPMENT CORP (CCDC)
9TH AND FRONT PARKBOI PARKING GARAGE
STAIR TOWER ENCLOSURE

MATERIALS LEGEND

A PERFORATED METAL PANEL 01	B PERFORATED METAL PANEL 02	C METAL PANEL SIDING	D METAL FLASHING AT STOREFRONT FACADE	E STORE FRONT WINDOW MULLIONS	F STORE FRONT WINDOW INFILL PANELS	G PAINTED STEEL STRUCTURE	H EXISTING CONCRETE PAINTED	J EXISTING CONCRETE PAINTED	K BIRD SAFE GLAZING
BASIS OF DESIGN: DRI-DESIGN METAL PANEL MATERIAL: ALUMINUM FINISH: MANUFACTURER PAINTED COLOR: MUSKET GREY THICKNESS: 125 GAUGE SIZE: 3'-0" X 9'-0" (VARIES BASED ON PANEL LOCATION). PATTERN: STAGGARD - 1" HOLES X 1.5" CENTERS	BASIS OF DESIGN: DRI-DESIGN METAL PANEL MATERIAL: ALUMINUM FINISH: MANUFACTURER ANODIZED COLOR: ANODIZED COPPER THICKNESS: 125 GAUGE SIZE: 3'-0" X 9'-0" (VARIES BASED ON PANEL LOCATION). PATTERN: STAGGARD - 0.25" HOLES X 0.5" CENTERS	BASIS OF DESIGN: MORIN 12" F-12-0 METAL PANEL FINISH: MANUFACTURER PAINTED COLOR: DOVE GREY	FINISH: PER MANUFACTURER COLOR: BLACK	FINISH: BLACK ANODIZED	MATERIAL: ALUMINUM FINISH: MANUFACTURER PAINTED COLOR: MATCH METAL PANEL 01	COLOR: MATCH METAL PANEL 01	COLOR: MATCH COLOR OF EXISTING STAIR TOWER	COLOR: MATCH COLOR OF EXISTING STAIR TOWER COLUMNS	BASIS OF DESIGN: WALKER GLASS - AviProtek® Pattern 216 COLOR: HARMONIZE WITH EXISTING CONTEXT BASIS OF DESIGN: VITRO ARCHITECTURAL GLASS - Solarban® 90 (2) Pacifica® + Clear



2 EAST STAIR - NORTH ELEVATION - DESIGN REVIEW
DR201 1/8" = 1'-0"

1 EAST STAIR - EAST ELEVATION - DESIGN REVIEW
DR201 1/8" = 1'-0"

3 EAST STAIR - SOUTH ELEVATION - DESIGN REVIEW
DR201 1/8" = 1'-0"

CAPITAL CITY DEVELOPMENT CORP (CCDC)
9TH AND FRONT PARKBOI PARKING GARAGE
STAIR TOWER ENCLOSURE

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DESIGN REVIEW DOCUMENTS

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PROJ | GV_CCDC_STAIR
DESIGNED BY | HOFF
DRAWN BY | HOFF
REVIEWED BY | GREIGORE
REVISIONS

ELEVATIONS - EAST TOWER

DR201

MATERIALS LEGEND

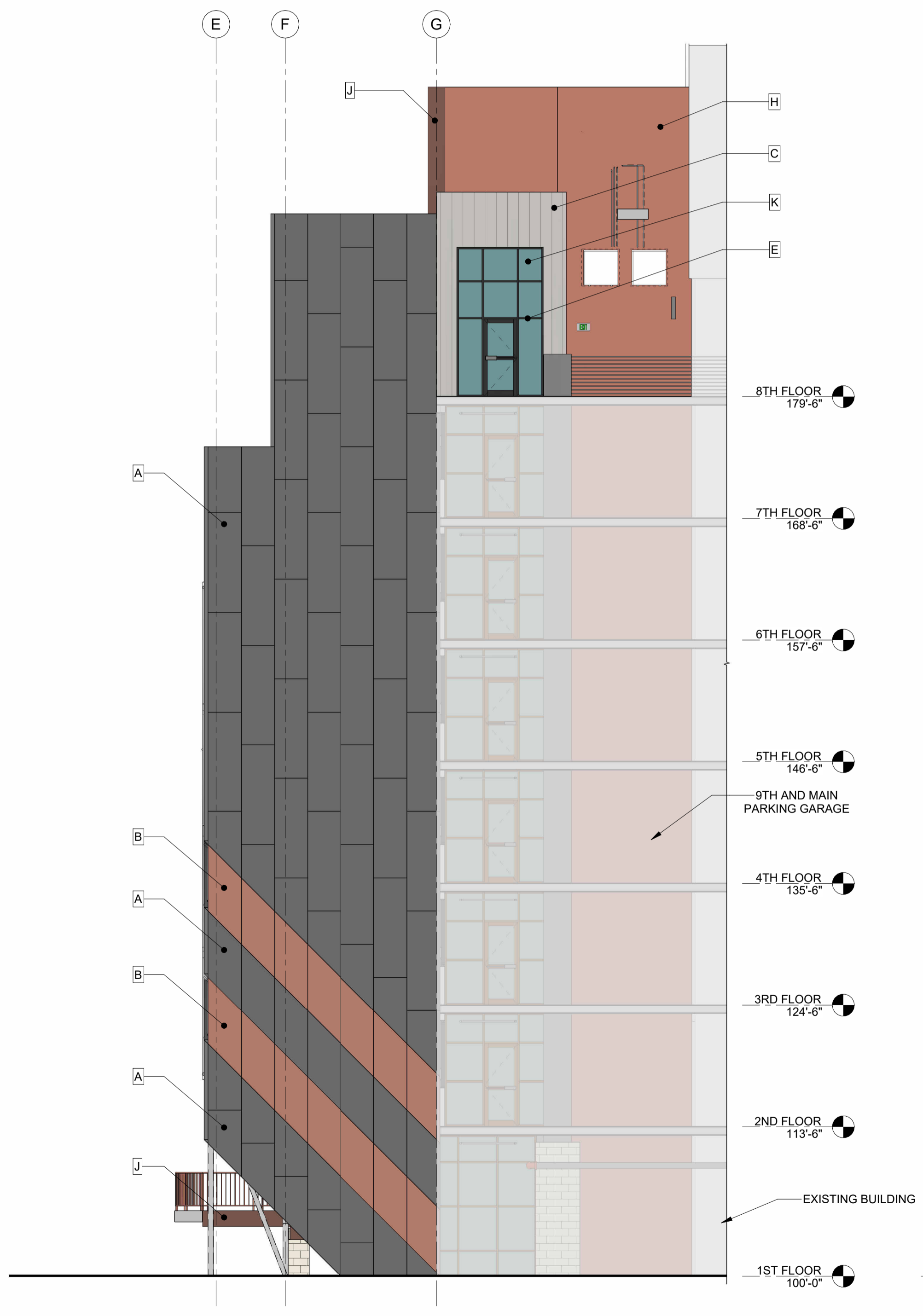
A PERFORATED METAL PANEL 01	B PERFORATED METAL PANEL 02	C METAL PANEL SIDING	D METAL FLASHING AT STOREFRONT FACADE	E STORE FRONT WINDOW MULLIONS	F STORE FRONT WINDOW INFILL PANELS	G PAINTED STEEL STRUCTURE	H EXISTING CONCRETE PAINTED	J EXISTING CONCRETE PAINTED	K BIRD SAFE GLAZING
<p>BASIS OF DESIGN: DRI-DESIGN METAL PANEL MATERIAL: ALUMINUM FINISH: MANUFACTURER PAINTED COLOR: MUSKET GREY THICKNESS: .125" GAUGE SIZE: 3'-0" X 9'-0" (VARIES BASED ON PANEL LOCATION). PATTERN: STAGGARD - 1" HOLES X 1.5" CENTERS</p>	<p>BASIS OF DESIGN: DRI-DESIGN METAL PANEL MATERIAL: ALUMINUM FINISH: MANUFACTURER ANODIZED COLOR: ANODIZED COPPER THICKNESS: .125" GAUGE SIZE: 3'-0" X 9'-0" (VARIES BASED ON PANEL LOCATION). PATTERN: STAGGARD - 0.25" HOLES X 0.5" CENTERS</p>	<p>BASIS OF DESIGN: MORIN 12" F-12-0 METAL PANEL FINISH: MANUFACTURER PAINTED COLOR: DOVE GREY</p>	<p>FINISH: PER MANUFACTURER COLOR: BLACK</p>	<p>FINISH: BLACK ANODIZED</p>	<p>MATERIAL: ALUMINUM FINISH: MANUFACTURER PAINTED COLOR: MATCH METAL PANEL 01</p>	<p>COLOR: MATCH METAL PANEL 01</p>	<p>COLOR: MATCH COLOR OF EXISTING STAIR TOWER</p>	<p>COLOR: MATCH COLOR OF EXISTING STAIR TOWER COLUMNS</p>	<p>BASIS OF DESIGN: WALKER GLASS - AviProtek® Pattern 216</p> <p>COLOR: HARMONIZE WITH EXISTING CONTEXT BASIS OF DESIGN: VITRO ARCHITECTURAL GLASS - Solarban® 90 (2) Pacifica® + Clear</p>

Cushing Terrell
 cushingterrell.com
 800.757.9522

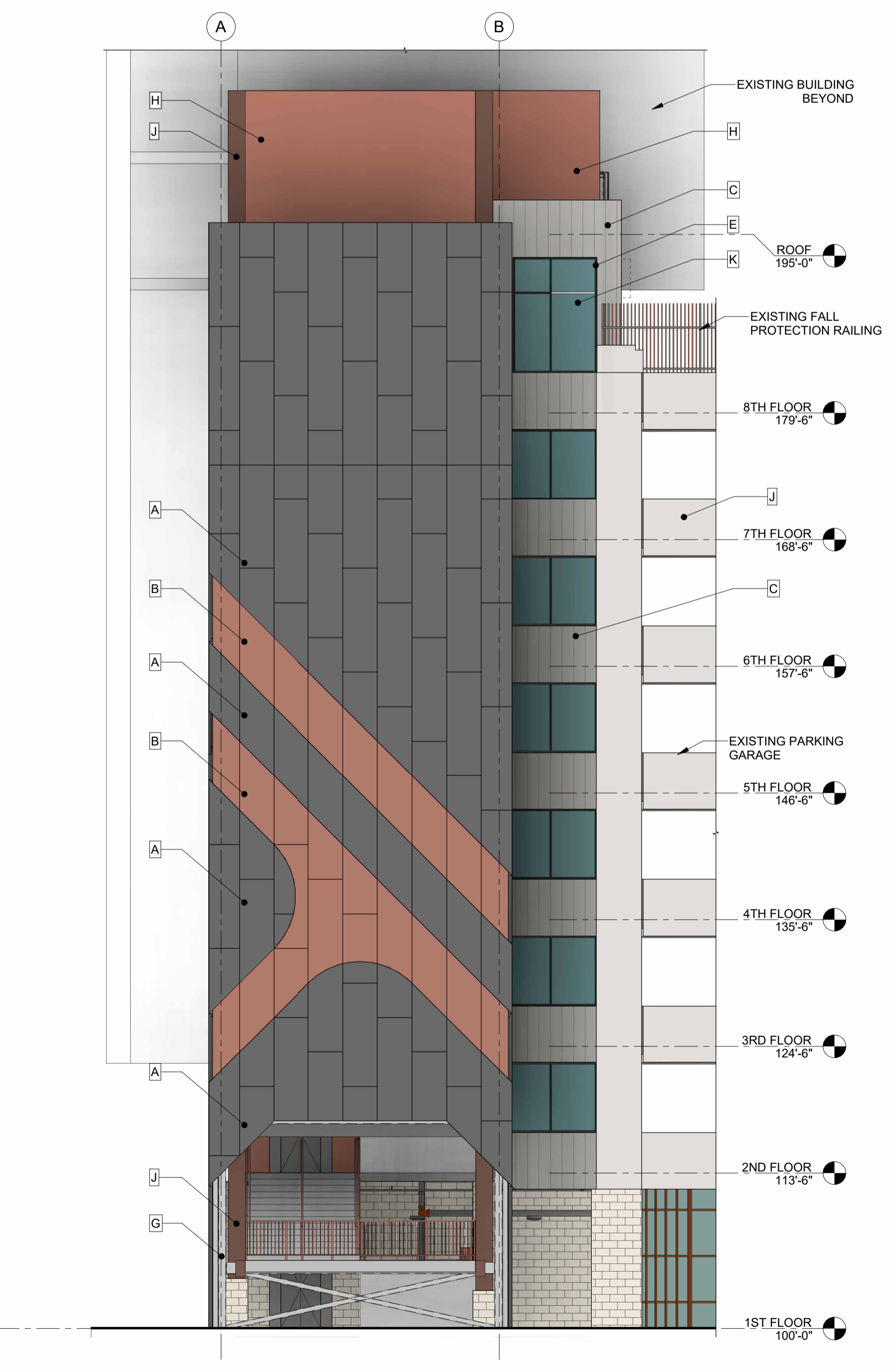
CCDC CAPITAL CITY DEVELOPMENT CORP

P PARKBOI

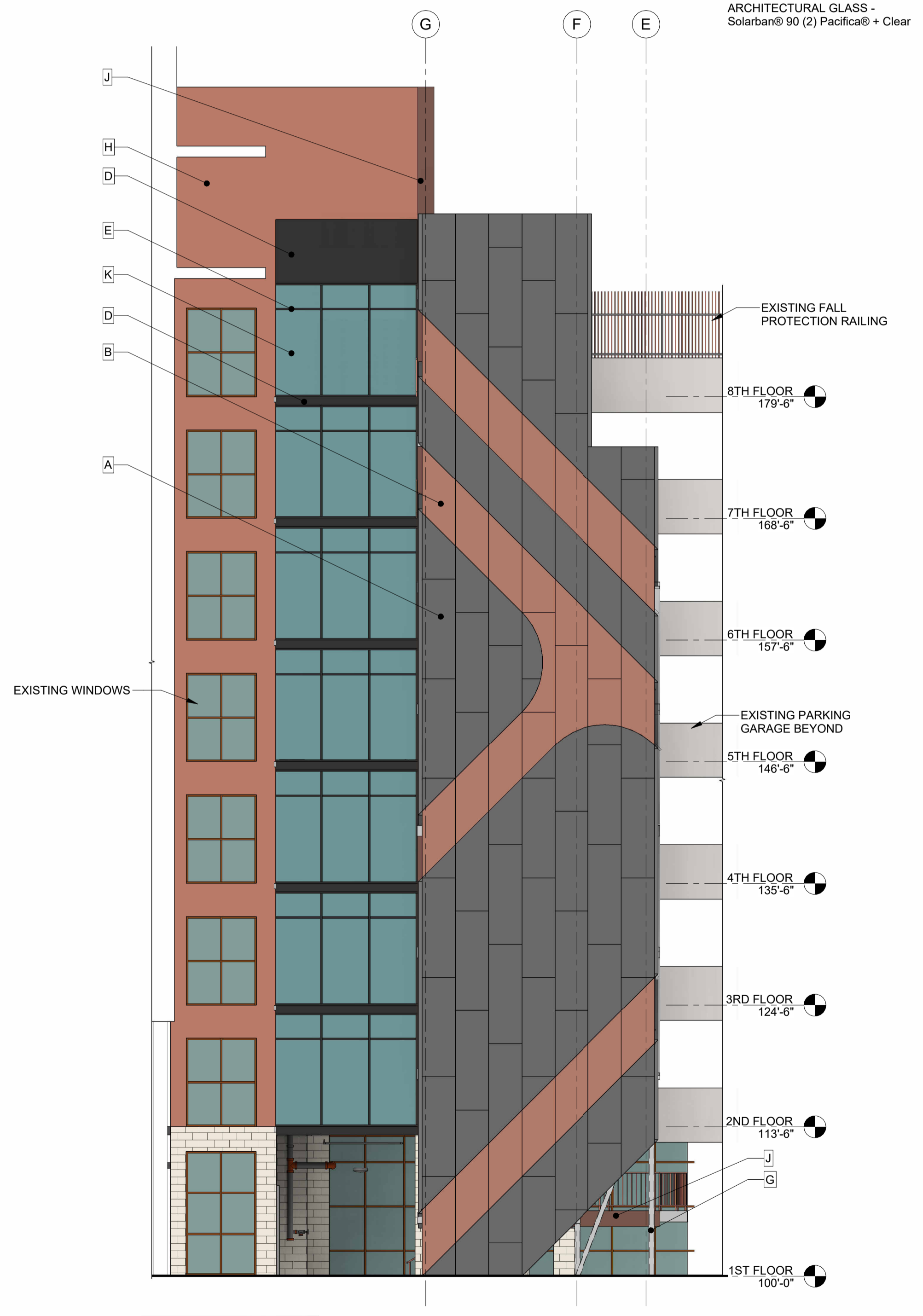
ANDERSEN CONSTRUCTION



2 WEST STAIR - SOUTH ELEVATION DESIGN REVIEW
 DR202 1/8" = 1'-0"



3 WEST STAIR - WEST ELEVATION DESIGN REVIEW
 DR202 1/8" = 1'-0"



1 WEST STAIR - NORTH ELEVATION DESIGN REVIEW
 DR202 1/8" = 1'-0"

CAPITAL CITY DEVELOPMENT CORP (CCDC)
 9TH AND FRONT PARKBOI PARKING GARAGE
 STAIR TOWER ENCLOSURE

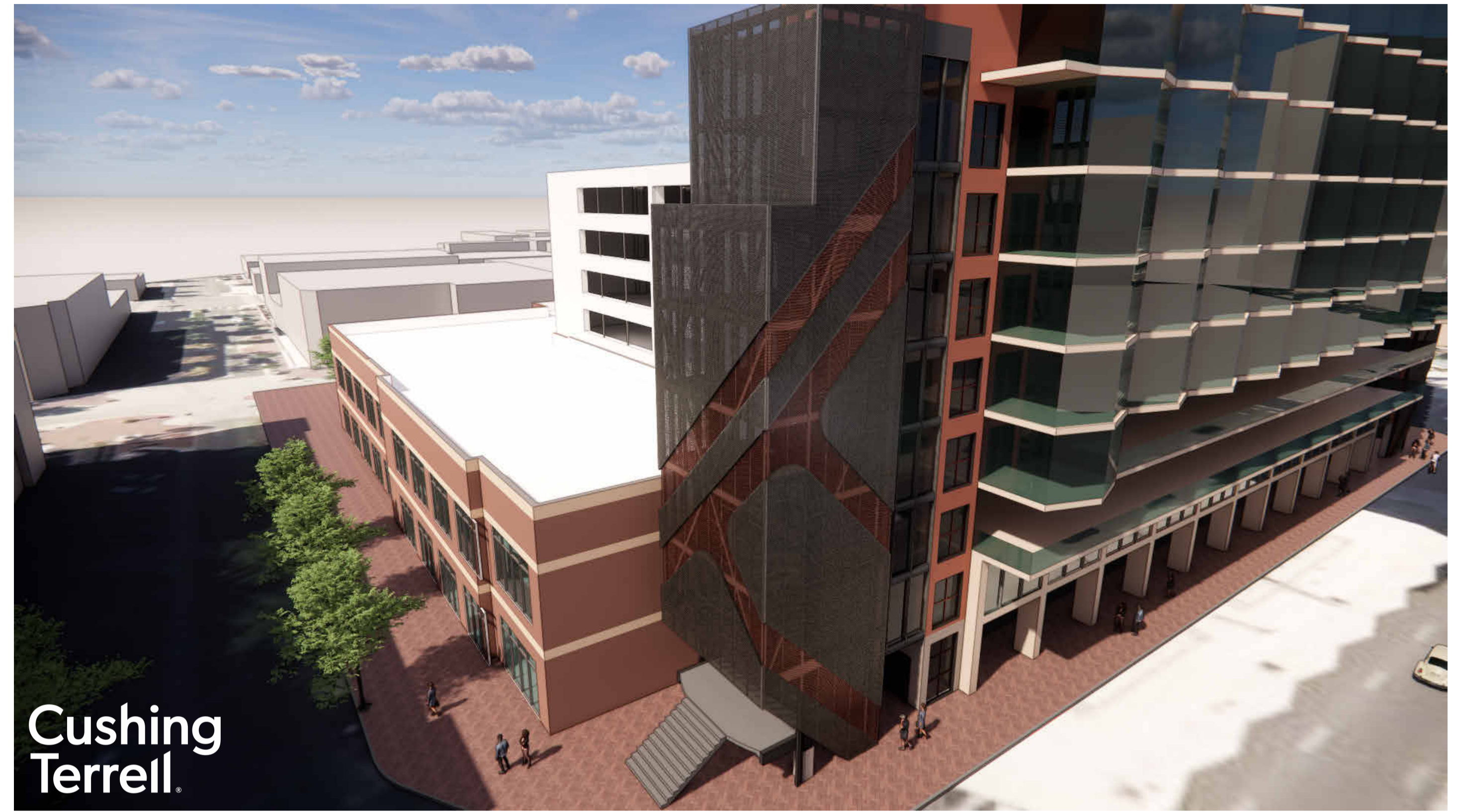
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 DESIGN REVIEW DOCUMENTS
 02.13.2026
 PROJ# | GV_CCDC_STAIR
 DESIGNED BY | HOFF
 DRAWN BY | HOFF
 REVIEWED BY | GREGOIRE
 REVISIONS

ELEVATIONS - WEST TOWER

DR202



EAST TOWER GROUND FLOOR LOOKING SOUTHWEST



EAST TOWER ARIAL LOOKING SOUTHWEST



EAST TOWER GROUND FLOOR LOOKING SOUTHWEST



EAST TOWER GROUND FLOOR LOOKING NORTHWEST



WEST TOWER GROUND FLOOR LOOKING SOUTHEAST



EAST TOWER ARIAL LOOKING SOUTHEAST



WEST TOWER GROUND FLOOR LOOKING SOUTHEAST



WEST TOWER GROUND FLOOR LOOKING EAST