

PROJECT

**RIVER 8
LOFTS**620 S. 9TH STREET
BOISE, IDAHO

SEAL

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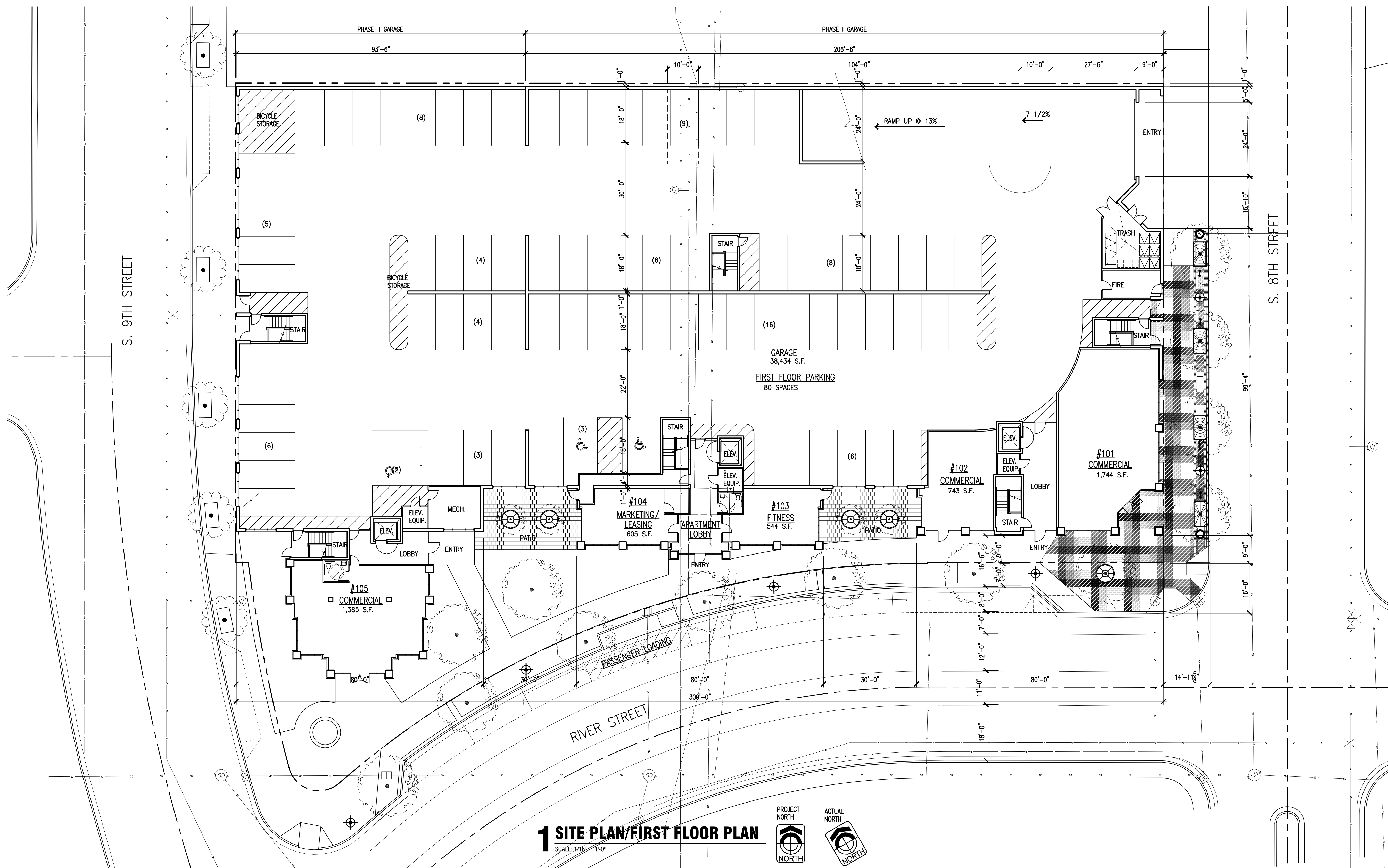
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REVISIONS

SHEET

A2.1

SITE PLAN/FIRST FLOOR PLAN

**1 SITE PLAN/FIRST FLOOR PLAN**
SCALE: 1/16" = 1'-0"**BUILDING DATA:**

SITE SIZE: 52,531 S.F.

FIRST FLOOR:

PHASE I - PARKING GARAGE (48 SPACES):	24,747 S.F.
PHASE I - COMMERCIAL:	2,487 NET S.F.
PHASE I - APARTMENT COMMON AREAS:	1,532 S.F.
PHASE I FIRST FLOOR AREA:	29,016 GROSS S.F.
PHASE II - PARKING GARAGE (32 SPACES):	13,687 S.F.
PHASE II - COMMERCIAL:	1,385 NET S.F.
PHASE II - FIRST FLOOR AREA:	15,155 GROSS S.F.
TOTAL PARKING GARAGE (80 SPACES):	38,434 S.F.
TOTAL COMMERCIAL:	3,872 NET S.F.
TOTAL APARTMENT COMMON AREAS:	1,532 S.F.
FIRST FLOOR TOTAL AREA:	43,995 GROSS S.F.

SECOND FLOOR:

PHASE I - PARKING GARAGE (47 SPACES):	25,650 S.F.
PHASE I - COMMERCIAL:	3,383 NET S.F.
SECOND FLOOR TOTAL AREA:	29,033 GROSS S.F.
PHASE II - PARKING GARAGE (33 SPACES):	13,692 S.F.
PHASE II - COMMERCIAL:	1,388 NET S.F.
SECOND FLOOR TOTAL AREA:	15,090 GROSS S.F.
TOTAL PARKING GARAGE (80 SPACES):	39,343 S.F.
TOTAL COMMERCIAL:	4,781 NET S.F.
SECOND FLOOR TOTAL AREA:	44,619 GROSS S.F.

THIRD THRU SEVENTH FLOOR:

TOWER "A":	TOWER "B":	TOWER "C":
(1) STUDIO	(2) STUDIO	(0) STUDIO
(14) 1.5-BD, 1-BA	(14) 1-BD, 1-BA	(7) 1.5-BD, 1-BA
(5) 2-BD, 1-BA	(14) 1.5-BD, 1-BA	(13) 2-BD, 1-BA
(20) 2-BD, 2-BA	(15) 2-BD, 2-BA	(25) 2-BD, 2-BA
UNITS PER FLR.: 8	UNITS PER FLR.: 9	UNITS PER FLR.: 9
TOTAL UNITS: 40	TOTAL UNITS: 45	TOTAL UNITS: 45
THIRD THRU SEVENTH UNITS PER FLOOR:	26	130
THIRD THRU SEVENTH TOTAL UNITS:	130	

GROSS BUILDING AREAS PER FLOOR:

FIRST FLOOR TOTAL AREA:	43,995 GROSS S.F.
SECOND FLOOR TOTAL AREA:	44,619 GROSS S.F.
THIRD FLOOR TOTAL AREA:	35,292 GROSS S.F.
FOURTH FLOOR TOTAL AREA:	35,415 GROSS S.F.
FIFTH FLOOR TOTAL AREA:	35,415 GROSS S.F.
SIXTH FLOOR TOTAL AREA:	35,415 GROSS S.F.
SEVENTH FLOOR TOTAL AREA:	35,554 GROSS S.F.
TOTAL	265,705 GROSS S.F.

GROSS BUILDING AREAS BY USE:

PARKING GARAGE TOTAL AREA	77,777 S.F.
RESIDENTIAL TOTAL AREA:	179,275 S.F.
COMMERCIAL TOTAL AREA:	8,653 NET S.F.
TOTAL	265,705 GROSS S.F.

RIVER 8 CONDOMINIUMS620 S. 9TH STREET
BOISE, IDAHO

GENERAL SITE NOTES

SCALE: 1/16" = 1'-0"
ZONING: C-5DD
TOTAL SITE AREA: 52,531 S.F. (1.21 Acres)
MAXIMUM BUILDING HEIGHT PROPOSED +83 FT.
MAXIMUM BUILDING HEIGHT ALLOWED UNLIMITED
TOTAL PROJECT DENSITY: 130 DU/1.21 Acres = 107 DU/ACRE

APARTMENTS:NUMBER OF DWELLING UNITS PROPOSED: 130 UNITS
APPROXIMATE UNIT MIX:

STUDIO (2%) 3
1 BEDROOM-1 BATH UNITS (11%) 14
1.5 BEDROOM-1 BATH UNITS (27%) 35
2 BEDROOM-1 BATH UNITS (14%) 18
2 BEDROOM-2 BATH UNITS (46%) 60
PARKING SPACES PROVIDED 146 GARAGE
(1.12 SPACES/UNIT)

COMMERCIAL:

TOTAL LEASABLE AREA 8,653 S.F.
COMMERCIAL PARKING PROVIDED 14 GARAGE
(2 SPACES/1,000 S.F.)
TOTAL BUILDING AREA 265,705 S.F.
NUMBER OF STORIES 7