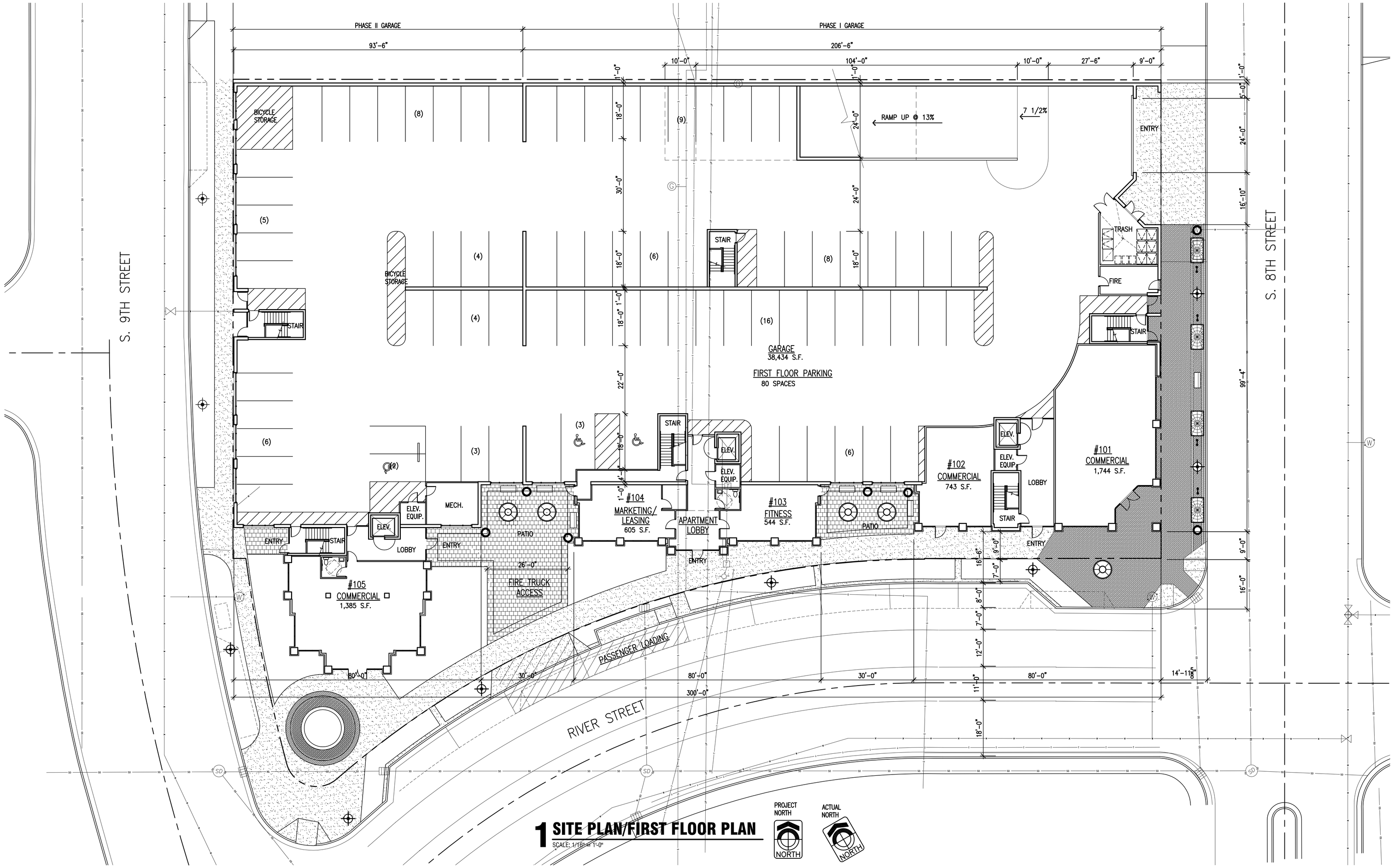

1 SITE PLAN/FIRST FLOOR PLAN

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

PROJECT NORTH — ACTUAL NORTH

RIVER 8 CONDOMINIUMS

620 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 Acress =107 DU/ACRE

APARTMENTS:

NUMBER OF DWELLING UNITS PROPOSED: . . . . . .130 UNITS
APROXIMATE 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

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:	1,537 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:	1,398 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
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.

DEVELOPER: THE HOSAC COMPANY
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PROJECT

RIVER 8 LOFTS

620 S. 9TH STREET
BOISE, IDAHO

SEAL

PRELIMINARY

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FEBRUARY 24, 2012

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REVISIONS

SHEET

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SITE PLAN/FIRST FLOOR PLAN