

PROJECT

RIVER 8
LOFTS

620 S. 9TH STREET
BOISE, IDAHO

SEAL

PRELIMINARY

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FILE

DATE FEBRUARY 28, 2012

REVISION
10-22-14.2.1

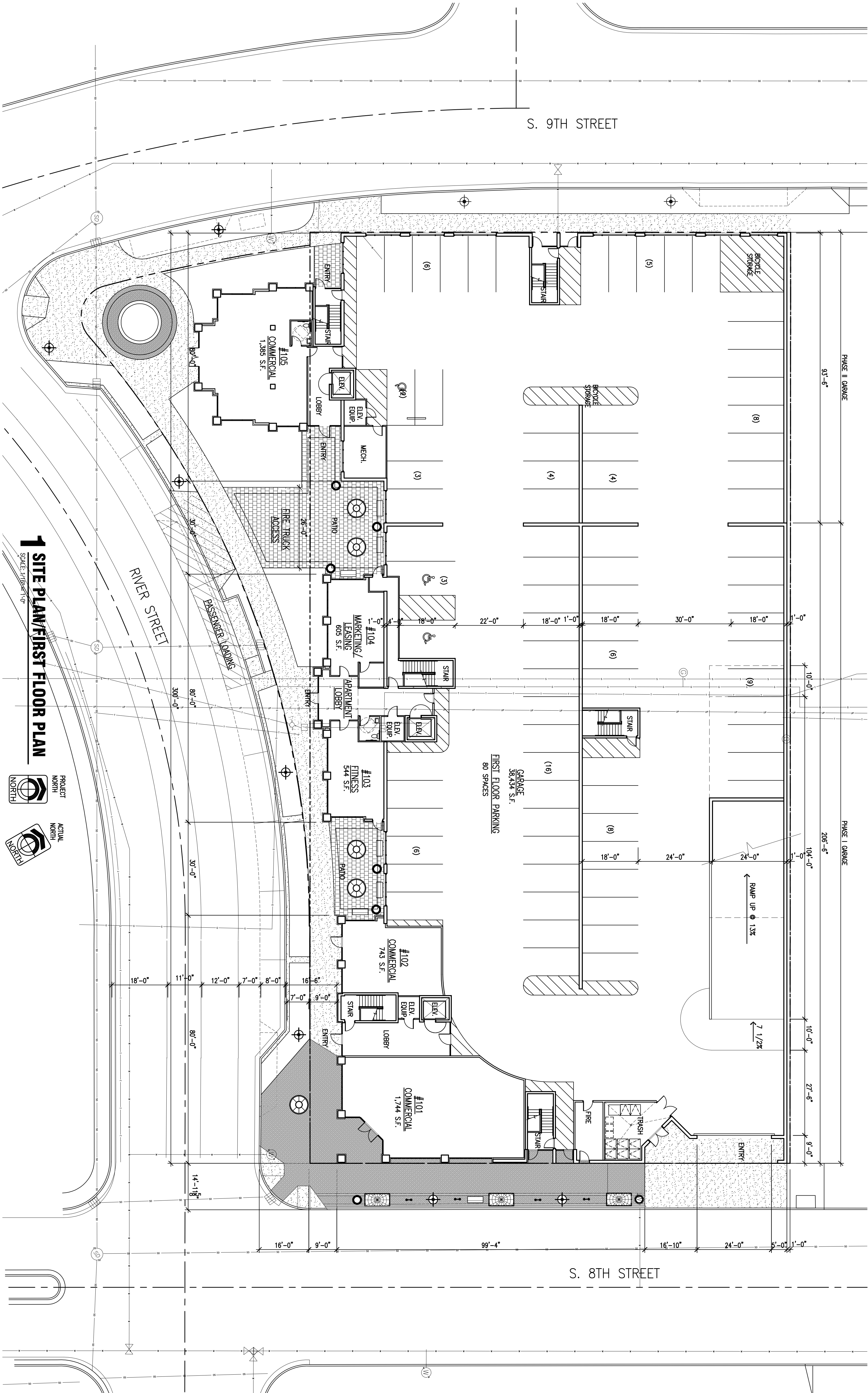
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REVISIONS

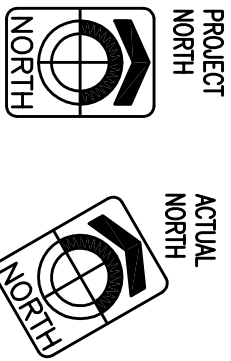
DEVELOPER: THE HOSAC COMPANY
406 S. 13TH ST. #102
BOISE, IDAHO 83702

SHEET

A2.1
SITE PLAN/FIRST FLOOR
PLAN



1 SITE PLAN/FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING DATA:

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

SITE SIZE: 52,531 S.F.

FIRST FLOOR:

PHASE I - PARKING GARAGE (46 SPACES): 24,747 S.F.
PHASE I - APARTMENT COMMON AREAS: 2,432 S.F.
PHASE I FIRST FLOOR AREA: 29,016 GROSS S.F.
PHASE II - PARKING GARAGE (32 SPACES): 13,689 S.F.
PHASE II - APARTMENT COMMON AREAS: 1,593 S.F.
PHASE II FIRST FLOOR AREA: 15,193 GROSS S.F.
TOTAL PARKING GARAGE (80 SPACES): 38,434 S.F.
TOTAL APARTMENT COMMON AREAS: 3,872 NET S.F. (4,035 GROSS)
TOTAL APARTMENT COMMON AREAS: 1,597 S.F.

SECOND FLOOR:

PHASE I - PARKING GARAGE (47 SPACES): 25,650 S.F.
PHASE I - COMMERCIAL: 3,363 NET S.F.
SECOND FLOOR TOTAL AREA: 29,013 GROSS S.F.
PHASE II - PARKING GARAGE (32 SPACES): 13,692 S.F.
PHASE II - COMMERCIAL: 1,598 NET S.F.
SECOND FLOOR TOTAL AREA: 15,090 GROSS S.F.
TOTAL PARKING GARAGE (80 SPACES): 38,343 S.F.
TOTAL COMMERCIAL: 4,761 NET S.F. (5,170 GROSS)
SECOND FLOOR TOTAL AREA: 44,619 GROSS S.F.

THIRD THRU SEVENTH FLOOR:

TOWER "A":
(1) STUDIO
(14) 1.5-BD, 1-BA
(9) 2-BD, 1-BA
(20) 2-BD, 2-BA
UNITS PER FLR.: 8
TOTAL UNITS: 40
TOWER "B":
(2) STUDIO
(14) 1-BD, 1-BA
(14) 1.5-BD, 1-BA
(15) 2-BD, 2-BA
UNITS PER FLR.: 9
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: 43,995 GROSS S.F.
THIRD FLOOR TOTAL AREA: 43,995 GROSS S.F.
FOURTH FLOOR TOTAL AREA: 43,995 GROSS S.F.
FIFTH FLOOR TOTAL AREA: 43,995 GROSS S.F.
SIXTH FLOOR TOTAL AREA: 43,995 GROSS S.F.
SEVENTH FLOOR TOTAL AREA: 43,995 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: 8,653 NET S.F.
COMMERCIAL TOTAL AREA: 265,705 GROSS S.F.