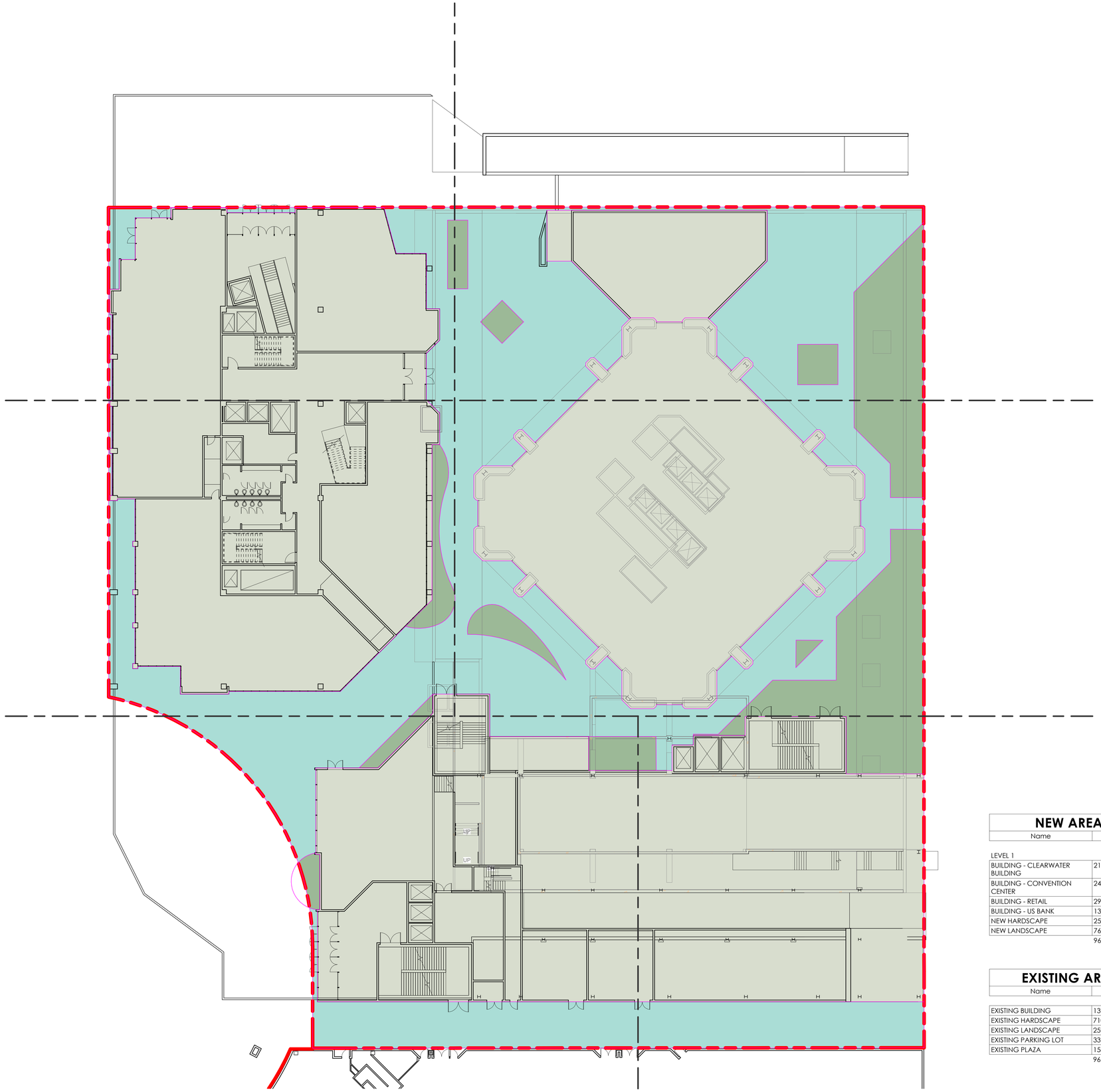

1 NEW SITE ANALYSIS
1/16" = 1'-0"

SITE ANALYSIS

APN :	R10130000655
JURISDICTION :	CITY OF BOISE
ZONE :	C-5DDC (CENTRAL BUSINESS DISTRICT)

SITE AREA :

SQUARE FOOTAGE (ALLOWABLE)	= N/A, PER TABLE 11-04.8
SQUARE FOOTAGE (ACTUAL)	= 96,632 SF
ACERAGE	= 2.218 ACRES (2.14 ASSESSORS)

BUILDING AREA :

EXISTING

US BANK	= 304,610 SF

PROPOSED

OFFICE BUILDING	= 253, 805 SF (INCLUDING TRANSIT BELOW GRADE)
CONVENTION CENTER	= 126,366 SF (INCLUDING PARKING STRUCTURE)
RETAIL BUILDING	= 4,000 SF (APPROXIMATE)

TOTAL BUILDING AREA	= 688,781 SF

LOT COVERAGE :

BUILDING COVERAGE (ALLOWABLE)	= N/A, PER TABLE 11-04.8
BUILDING COVERAGE (PROVIDED)	= 63,004 SF (65.2%)

LANDSCAPE COVERAGE (PROVIDED) :

LANDSCAPE COVERAGE (SF) -SOFT	= 7,630 SF; (7.9%)
LANDSCAPE COVERAGE (SF) -HARD	= 25,998 SF; (26.9%)

BUILDING HEIGHT :

HEIGHT (ALLOWABLE)	= N/A, PER TABLE 11-04.8
HEIGHT (ACTUAL)	= VARIES, (267'-0" EXISTING, MAXIMUM)

BUILDING SETBACKS :

FRONT YARD (REQUIRED)	= 0'-0"
SIDE YARD, STREET (REQUIRED)	= 0'-0"
REAR YARD (REQUIRED)	= 0'-0"
INTERIOR YARD (REQUIRED)	= 0'-0"

FLOOR AREA RATIO (F.A.R.) :

F.A.R. MAXIMUM (ALLOWABLE)	= 4 : 1 ; 386,528 SF
F.A.R. (PROPOSED)	= 7.2 : 1 ; 695,750 SF, PER SECTION 11-07-06.3D

FLOOR AREA RATIO BONUS - (F.A.R.)

AMENITIES :

PLAZA

HARDSCAPE & LANDSCAPE	= 33,628 SF

F.A.R. BONUS - PLAZA, PER SECTION (11-07-06.3D(2)b = 12:1

THEREFORE; 33,628 SF x 12	= 403,536 SQUARE FEET

PARKING STRUCTURE

EXISTING STRUCTURE (US BANK)	= 84,962 SF
PROPOSED STRUCTURE (CONVENTION CENTER)	= 30,776 SF
TOTAL PARKING STRUCTURE	= 115,738 SF

F.A.R. BONUS - PARKING STRUCTURE, PER SECTION (11-07-06.3D(2)d = 4:1

THEREFORE; 115,738 SF x 4	= 462,952 SQUARE FEET

ALLOWABLE F.A.R. BONUS

PLAZA	= 403,536 SQUARE FEET
PARKING STRUCTURE	= 462,952 SQUARE FEET
TOTAL ALLOWABLE F.A.R. BONUS	= 866,488 SQUARE FEET

NEW AREA SCHEDULE

Name	Area
LEVEL 1	
BUILDING - CLEARWATER BUILDING	21788 SF
BUILDING - CONVENTION CENTER	24263 SF
BUILDING - RETAIL	2959 SF
BUILDING - US BANK	13994 SF
NEW HARDSCAPE	25998 SF
NEW LANDSCAPE	7630 SF
	96632 SF

EXISTING AREA SCHEDULE

Name	Area
EXISTING BUILDING	13994 SF
EXISTING HARDSCAPE	7102 SF
EXISTING LANDSCAPE	25979 SF
EXISTING PARKING LOT	33740 SF
EXISTING PLAZA	15816 SF
	96632 SF

revisions: num.	description	date

date: 2013063
project number:
project status:
current date: 4/16/2014 8:32:43 AM
original drawing is 30" x 42"

The drawing, specifications, designs, and models contained in these documents, have the copyright protection of the Babcock Design Group, P.A. Reproduction, publication, or use of the drawings, designs, and models, and of the proprietary information and ideas contained in these documents, without the express written consent of the Babcock Design Group, P.A. is prohibited. Reproduction of these documents, or any part thereof, without the express written consent of the Babcock Design Group, P.A. is prohibited.
COPYRIGHT © 2013 BABCOCK DESIGN GROUP

stamp:

CITY CENTER PLAZA
for:
GARDNER COMPANY
101 SOUTH CAPITOL BOULEVARD, BOISE, IDAHO 83702

babcock design group
52 exchange place salt lake city, ut 84111 t 801.531.1144
817 west idaho street boise, id 83702 t 208.424.7695
www.babcockdesign.com

NOT FOR CONSTRUCTION

sheet title: NEW SITE ANALYSIS

sheet number: AX1.1.1