



SKYLINE APARTMENTS

2105 S. FEDERAL WAY
BOISE, IDAHO

LICENSED
ARCHITECT
AR-1375
1-1-2015
JOHN P. PRICE
STATE OF IDAHO

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JOHN PRICE

REVISIONS

A1.0

ARCHITECTURAL SITE PLAN

UNIT TYPE TOTALS		
UNIT TYPE	# OF UNITS	% OF PROJECT
UNIT A	4	2.04%
UNIT B	84	42.86%
UNIT C	72	36.73%
UNIT D	12	6.12%
UNIT E	24	12.24%
TOTAL	196	100.00%

* NET UNIT AREA IS MEASURED TO THE OUTSIDE FACE OF PERIMETER WALLS NOT INCLUDING DECK AND STORAGE ROOM.
** GROSS UNIT AREA IS MEASURED TO THE OUTSIDE FACE OF PERIMETER WALLS INCLUDING DECK AND STORAGE ROOM.

(2) "C" TYPE UNITS TO BE C-HC UNITS. SEE SITE PLANS AND BUILDING PLANS FOR LOCATIONS.

BUILDING TYPE 1 (2-BUILDINGS)	
FIRST FLOOR	2,798 S.F.
SECOND FLOOR	<u>1,190 S.F.</u>
TOTAL BUILDING TYPE 1	3,988 S.F.
BUILDING TYPE 2 (2-BUILDINGS)	
FIRST FLOOR	8,353 S.F.
SECOND FLOOR	8,016 S.F.
THIRD FLOOR	<u>8,016 S.F.</u>
TOTAL BUILDING TYPE 2	24,385 S.F.
BUILDING TYPE 3 (2-BUILDINGS)	
FIRST FLOOR	5,045 S.F.
SECOND FLOOR	4,933 S.F.
THIRD FLOOR	<u>4,933 S.F.</u>
TOTAL BUILDING TYPE 3	14,911 S.F.
BUILDING TYPE 4 (5-BUILDINGS)	
FIRST FLOOR	8,233 S.F.
SECOND FLOOR	7,896 S.F.
THIRD FLOOR	<u>7,896 S.F.</u>
TOTAL BUILDING TYPE 4	24,025 S.F.
TOTAL BUILDINGS (11-BUILDINGS)	
	<u>206,693 S.F.</u>

SCALE: 1"=50'-0"
ZONING: LOD
TOTAL AREA: ±7.89 ACRES
PARCEL No.:
CONSTRUCTION TYPE/OCCUPANCY:
 APARTMENTS: V-B/R
 CLUB HOUSE: V-B/A
BUILDING AREAS:
 CLUBHOUSE: 3,959 S.F.
 APARTMENT BUILDINGS: 206,639 S.F.
 GARAGES: 4,840 S.F.

SETBACKS:	<u>Building</u> Proposed	Required	<u>Parking</u> Proposed	Required
Front (Federal Way)	40'	20'	40'	20'
Front (S. Hudson)	84'	20'	10'	10'
Front (W. Targee)	27'	20'	10'	10'
Rear	15'	15'	10'	10'
Side (north)	15'	15'	10'	10'
Side (south)	15'	15'	5'	5'

BUILDING COVERAGE:	24.15%	83,074 S.F.
LANDSCAPING:	37.55%	129,177 S.F.
PAVING:	38.30%	131,756 S.F.
TOTAL:	100%	344,007 S.F.

OPEN AREA AMENITY: 92,142 S.F., 26.78% OF SITE (NOT INCLUDING SETBACKS)

1-Bedroom	1x88 = 88
2-Bedroom	1.25x108 = 135
Guest	196/10 = 20
TOTAL	= 243 SPACES REQUIRED

ACCESSIBLE SPACES REQUIRED: 7 SPACES, 8 SPACES PROVIDED

BICYCLE PARKING REQUIRED: 25 SPACES, 60 SPACES PROVIDED

TOTAL PARKING PROPOSED:	303	(1.52/UNIT)
GARAGE SPACES PROPOSED:	26	
(1-ACCESSIBLE SPACE)		
CARPORT SPACES PROPOSED:	177	
(3-ACCESSIBLE SPACES)		
STANDARD OPEN SPACES PROPOSED:	71	
(4-ACCESSIBLE SPACES)		
COMPACT OPEN SPACES PROPOSED:	29	

FIRE SPRINKLERS: APT'S YES (NFPA 13R), CLUBHOUSE NO
FIRE FLOW REQUIRED: 1,750 GPM (CLUBHOUSE IS MOST RESTRICTIVE)
FIRE FLOW AVAILABLE: 2,500 GPM
FIRE HYDRANTS: 4-EXISTING, 2-ADDITIONAL PROPOSED
FIRE ALARMS: APT'S YES, CLUBHOUSE NO

MAX. BLD HT PROPOSED (MID-ROOF) SLOPE. . . . 35 FT. (MID POINT OF ROOF

