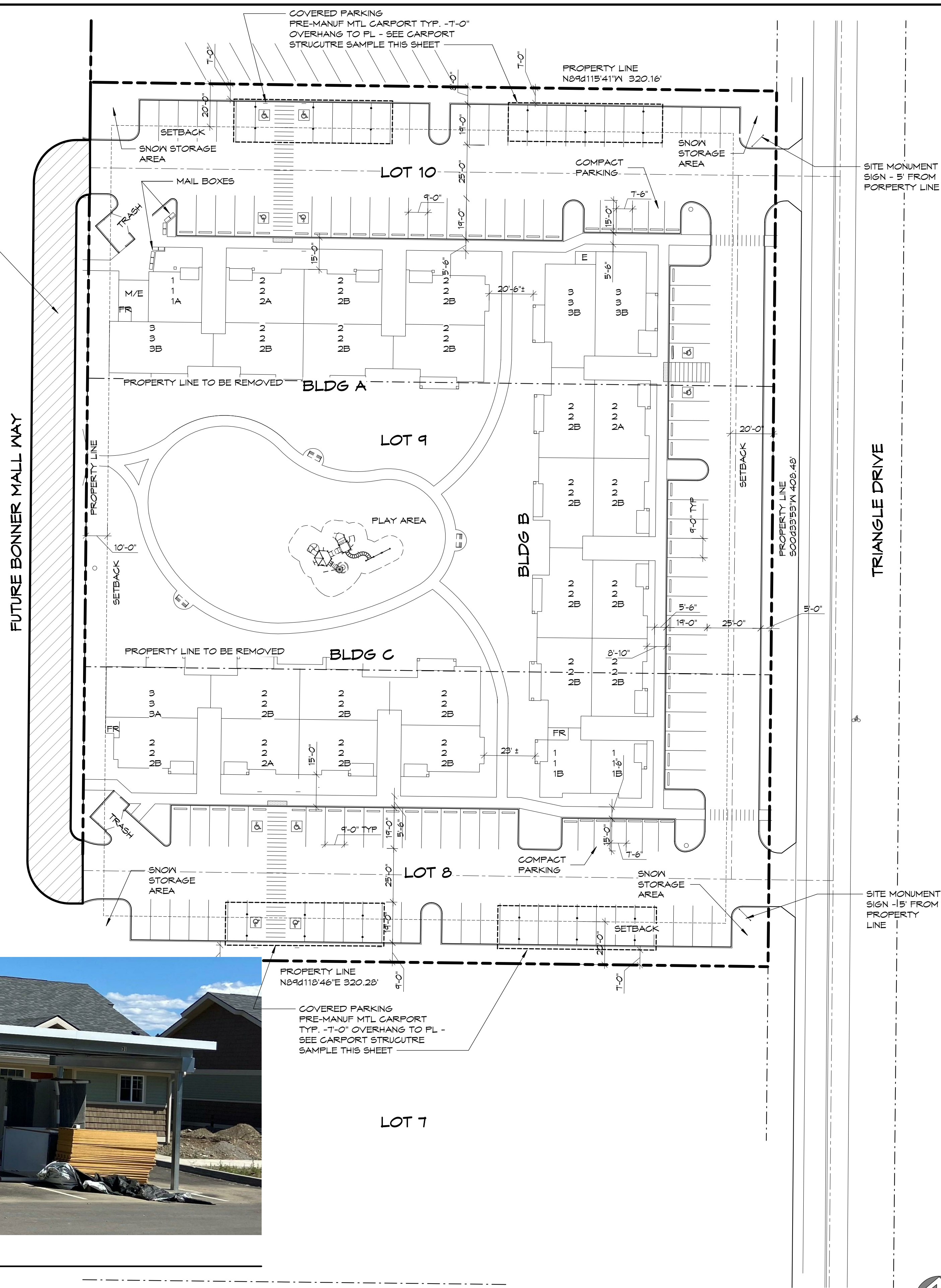


EMERGENCY VEHICLE ACCESS ROAD (20' WIDE GRAVEL)
 Fire/Emergency Vehicle Turnaround- Prior to receipt of Certificate of Occupancy, this crosshatched area to be Dedicated Right of Way or Emergency Vehicle Easement/Dedication.



SITE NOTES

- SEE CIVIL DRAWINGS FOR UTILITIES, DRAINAGE, GRADING AND EROSION CONTROL.
- SEE LANDSCAPE DRAWINGS FOR PLANTINGS AND IRRIGATION.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING, POWER AND COMMUNICATION UTILITIES.

SITE INFORMATION

PROPERTY INFORMATION
 SITE ADDRESS: TBD

PARCELS: LOTS 8, 9 & 10

LOT AREAS:
 LOT 8 = 1.06 ACRES
 LOT 9 = 1.00 ACRES
 LOT 10 = 1.00 ACRES
 TOTAL AREA = 3.06 ACRES

ZONING CLASSIFICATION: COMMERCIAL
 SPECIAL USES WITH SPECIAL USE PERMIT
 -MULTIPLE-FAMILY DWELLINGS HAVING 6 OR MORE TOTAL RESIDENTIAL UNITS.

PARKING STANDARDS:
 STALL SIZE: 9'X19'
 DRIVE ISLE: 25'
 1 SPACE PER 600SF (DWELLING UNITS SMALLER THAN 600SF SHALL BE CONSIDERED 600SF)

REQUIRED PARKING
 BUILDING AREAS:
 BLDG A: 21,031 SF
 BLDG B: 31,346 SF
 BLDG C: 21,628 SF
 TOTAL AREA: 74,005 SF

PARKING REQUIRED = 74,005 / 600 = 123 SPACES

PARKING PROVIDED = 132 SPACES
 (119 9'X19' STALLS)
 (13 7.5'X15' COMPACT)
 (10 ACCESSIBLE)
 (30 COVERED)

BUILDING LOT COVERAGE
 BUILDING FOOT PRINTS
 BLDG A = 1,188 SF
 BLDG B = 10,490 SF
 BLDG C = 7,262 SF
 TOTAL = 24,940 SF

CARPORFT FOOT PRINTS
 CARPORT = 1,480 SF ea
 TOTAL = 1,480 X 4 = 5,920 SF

BLDG FOOT PRINTS / LOT AREA
 = 30,865 / 133,293.0 = 0.231 OR 23%

BUILDING KEY

1 = 1 BEDROOM UNIT, 3RD FLOOR
 1 = 1 BEDROOM UNIT, 2ND FLOOR
 1 = 1 BEDROOM UNIT, 1ST FLOOR

2 = 2 BEDROOM UNIT, 3RD FLOOR
 2 = 2 BEDROOM UNIT, 2ND FLOOR
 2 = 2 BEDROOM UNIT, 1ST FLOOR

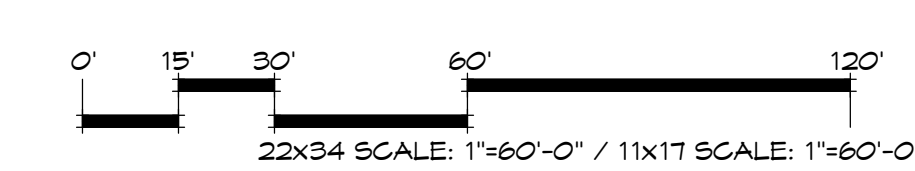
3 = 3 BEDROOM UNIT, 3RD FLOOR
 3 = 3 BEDROOM UNIT, 2ND FLOOR
 3 = 3 BEDROOM UNIT, 1ST FLOOR

A = ACCESSIBLE TYPE 'A' UNIT
 B = TYPE 'B' UNIT (GROUND FLOOR)
 FR = FIRE RISER
 M/E = MAINTENANCE/ELECTRICAL
 E = ELECTRICAL

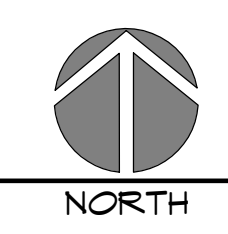


COVERED PARKING
 PRE-MANUF MTL CARPORT TYP. -7'-0" OVERHANG TO PL - SEE CARPORT STRUCTRE SAMPLE THIS SHEET

1 CARPORT STRUCTURE SAMPLE
 1" = 60'-0"



ARCHITECTURAL SITE PLAN
 SCHWEITZER PLAZA DRIVE



NO.	DATE	BY

NO.	DATE	BY

ARCHITECTURAL SITE PLAN
 PONDERAY PLAZA APARTMENTS
 PHASE ONE
 PONDERAY, IDAHO
 EASTMARK CAPITAL GROUP

PROJECT NO.	2134
DRAWN:	MSK
CHECKED:	MSK
DATE:	02/21/2022
DRAWING NO.	

AC101