

DESIGN STANDARDS STAFF REPORT

Public Meeting No. 1

Meeting Date: November 14, 2016

Board: Building and Site Design Committee

Analyst: Robert Hobbs

Applicant(s)/Representative(s):

BRS Architects for, and in behalf of, Jacksons Food Stores, Cindy Huebert representing

File No(s): BSD 022-16

Requested Action Approval(s) [Decisions] and Project Location(s):

1. **Building and Site Design Approval** for architectural plans related to construction of a new 6,988 sq. ft. convenience store [Jacksons] per application and plans...(hereinafter the alternatively the "Building", "Structure", or "Convenience Store", etc.)

Location:

Property addressed as 612 Northside Boulevard hereinafter located at the northeast corner of the intersection of Northside Boulevard and 6th Street North; Canyon County Parcel/Account no. R 3127300000 – hereinafter "the Property" (see attached Vicinity Map)...

GENERAL INFORMATION

Correspondence:

Any correspondence from agencies or from the general public regarding this application is hereafter attached. Any agency comments typically provide recommendations, and may provide suggested Conditions of Approval for the Project should it be approved.

Surrounding Zoning:

North – BC

South – BC

East – IL/RS

West – BC

Relevant Comprehensive Plan Designation(s):
An excerpt from the City of Nampa's Comprehensive Goals and Directive (Section 10 Community Design and Special Areas) of the adopted comprehensive plan: Goal 10.4:

- *Enhance and expand Nampa's attractive city center identity and urban character, using design elements, features, and themes identified in the downtown.*

- *Promote, encourage, and enhance an aesthetically pleasing community that is reflective of its cultural diversity and is conducive to a high quality of life.*
- *Objective: Establish a consistent standard of landscaping and exterior appeal that is reflective of specific needs and desires of each specific area in the community.*
- *Action: Prepare specific plans (to support the comprehensive plan) and develop design standards and requirements.*

Intent:

The general form and appearance of structures in the district is encouraged to exhibit prominence and stature in the community. Pride in the community is promoted by creating a minimum standard of aesthetic criteria for new and remodeled commercial projects. The general form and appearance of structures serves to enhance community image, thereby providing aesthetic value which encourages investment in, and the promotion of quality development. The objective being the location of structures shall enhance the overall appearance of the property while being mindful of the developments' effect on adjoining properties.

APPLICABLE ZONING BASED REGULATIONS

Chapter 16 outlines the requirements for construction in the BC (Community Business District) zone. They are, in a sense, standards akin to "Conclusions of Law" and include the following considerations:

Structure Placement:

In keeping with Nampa's expressed desire to maintain and encourage economic viability within our local businesses, we encourage designs that locate the building toward the street with parking behind, limit vehicular access points and share vehicular and pedestrian circulation routes with adjacent parcels. Detached sidewalks should be included, because they encourage pedestrian use.

Building Exteriors:

Facades shall be reviewed for the inclusion of architectural characteristics which shall be consistent on each building face that is exposed to view from the public right of way, pedestrian areas including parking areas, and/or adjacent to residential use or zone.

a. Buildings shall include facade changes such as cornices, bases, fenestration, corbelled masonry, for at least forty percent (40%) of the exterior wall area.

b. Building frontages greater than one hundred feet (100') in length shall have offsets, jogs, changes in roof height, or have other distinctive changes in the building facade.

c. Public entrances shall be easily identified and distinct from the remainder of the building, either through architectural form or use of color, material, and texture of the facade.

d. Primary facades shall contain a minimum of twenty five percent (25%) glazing.

Exterior finish materials shall be non-reflective and shall include at least three (3) colors, textures and/or materials.

a. External building materials shall be comprised of either masonry (e.g., brick, stone, concrete with paint or texture-coat finish, concrete masonry units, etc.) or exterior stucco products with allowances for accents utilizing alternative materials. Use of alternate materials other than as accents may be submitted for approval on a case by case basis. Glazing and areas of pitched roof (3/12 pitch or steeper) may also be considered as a solution to this requirement.

b. Repainting of facades of existing structures shall be submitted for review and approval of color choice(s) by the city of Nampa's design standards staff by submitting a colored elevation and paint choices.

c. Black and/or bright colors are discouraged and are allowed to only cover twenty five percent (25%) of the overall wall square footage.

Mechanical Units:

Utility units such as air conditioners, electrical boxes and trash receptacles can have a negative impact on the surrounding area. The location of trash, mechanical and utility units is required to be well thought out and screened to minimize their impact. This is obtained by painting pipes and vents to match the surrounding wall or roof color, and by screening roof top mechanical units. Ground level mechanical units are required to be screened with increased landscaping and screen walls.

Overhead Doors and Loading Areas:

Protection of residential areas from loading areas and overhead doors by landscaping, berming and or a screen wall is required.

Lighting:

The review of a lighting plan is requested to promote well thought out plans that are considerate of those in the neighborhood and don't present any safety hazards.

Landscaping:

Requirements include landscaping around the building perimeter and other non-setback areas; stormwater retention and drainage can be integrated into these areas of landscaping.

Fencing/Screening:

Only fencing or screening for utilities, or stored inventory, is allowed.

Pedestrian Pathways:

Pedestrian Pathways: Pedestrian paths shall be established to enhance a site's character and connections. Developments of one acre or more shall provide a pedestrian and bicycle circulation plan for the site.

1. All on site circulation systems shall incorporate a streetscape which includes sidewalks, pedestrian scale light standards and street trees.

2. Pedestrian amenities shall include: detached sidewalks; connectivity of buildings and parking areas to public spaces and rights of way; the inclusion of public spaces for projects over twenty five thousand (25,000) square feet in gross floor space is required. These spaces are calculated at a formula of ten (10) square feet of public space per ten thousand (10,000) square feet of gross floor space. These public spaces must include landscaping, seating, and connectivity to pedestrian routing.

Signage:

Signage is required to be designed so that it is easily viewed by the pedestrian and not only the vehicle. Signs are required to be constructed with sensitivity to scale, height and impact of adjoining properties and pedestrians. Separate permitting is required for signage and regulations governing height, number allowed, and the size permitted for such is listed in chapters 23 and 15 of the zoning ordinance –

though only chapter 23 pertains to this application.

**PLAN/DESIGN REVIEW [RELATED] STAFF
FINDINGS/COMMENTS**

Structure Placement:

This application is associated with a proposal for construction of a new Jacksons convenience store post demolition of the facility currently on the Property. The primary entrance of/to the Building will face west towards Northside Boulevard. One side will face 6th Street North. According to recently approved code changes that affect design review standards, the BSDS Committee may designate (an) alternative side(s) of a building as the "front".

"Wall(s)/elevation(s) of a building that most directly adjoin(s) and face the street from which the property the building sets upon derives access. This connotes that, generally, a building's front wall will run laterally parallel to the frontage street serving the property. In cases where more than one street abuts a property, than [sic] each frontage may be considered a front or street side by the Planning and Zoning Department, P&Z Commission or Building and Site Design Committee as a case warrants." (N.C.C. § 10-1-2)

Landscaping:

- **Greenery:**

Landscaping contemplated for the use and the arrangement/location thereof will be, at a minimum, in accordance with requirements and allowances of Chapters 22 and 33 of the zoning ordinance as required of this Project save as allowed otherwise by Council variance/reduction of the 20' setback required along both street frontages. Again, concept site and landscape plans are hereto attached for perusal.

- **Fencing (perimeter, parcel separation or screening):**
N/A

Building Exterior(s):

- **Appearance:**

Please refer to the submitted, colored elevations for finishes, colors, and materials proposed by the Applicant to be used in conjunction with build out of the proposed Convenience Store. The Structure is to be rectangular in shape with a flat roof system that uses parapet screening. The architectural treatment is commensurate with Jacksons current modern design motif and will harmonize with recently built commercial buildings that populate the City.

Plans for the Project depict EIFS over stucco, cultured stone, an aluminum store front door and window system plus an awning assembly for exterior materials siding/treatment. Colors proposed feature earth tones – see attached elevations.

- **Wall Area(s) etc.:**

Simplified two-dimensional wall areas (from perspective of finished grade to top of wall (not parapet) for each of the elevations (calculated and rounded in their approximate maximal amount) are approximately as follows:

- South Wall: ~1,296 sq. ft.
- East Wall: ~1,764 sq. ft.
- West Wall: ~1,764 sq. ft.
- North Wall: ~1,296 sq. ft.

Architectural Treatment(s):

- a. **Buildings shall include façade changes such as cornices, bases, fenestration, corbelled masonry, for at least forty percent (40%) of the exterior wall area."**

- **South Wall:**

As a modern or contemporary building style, the traditional architectural features proposed by the Building are typical of that kind of motif. Forty percent of the approximated wall area is 518.40 sq. ft. The percentage of compliance is found to exceed 40% by consideration of the fenestration, cornice work, cultured stone veneer wainscot, accent awning and, possibly the over-built, popped out store storefront parapet assembly.

- **East Wall:**

As a modern or contemporary building style, the traditional architectural features proposed by the Building are typical of that kind of motif. Forty percent of the approximated wall area is 518.40 sq. ft. The percentage of compliance is found to exceed 40% by consideration of the fenestration, cornice work, cultured stone veneer wainscot, accent awning and, possibly the over-built, popped out store storefront parapet assembly.

- **West Wall:**

As a modern or contemporary building style, the traditional architectural features proposed by the Building are typical of that kind of motif. Forty percent of the approximated wall area is 518.40 sq. ft. The percentage of compliance is found to exceed 40% by consideration of the fenestration, cornice work, cultured stone veneer wainscot, accent awning and, possibly the over-built, popped out store storefront parapet assembly.

- **North Wall:**

As a modern or contemporary building style, the traditional architectural features proposed by the Building are typical of that kind of motif. The north wall is the least embellished façade of the Building. Forty percent of the approximated wall area is 518.40 sq. ft. There is some 531 (wainscot, cornice cap and decorative wall light packs) sq. ft. of architectural elements on the wall. Thus, the north side has ~41% percent compliance and is therefore deemed to be code compliant.

- b. **“Building frontages greater than one hundred feet (100’) in length shall have offsets, jogs, changes in roof height, or have other distinctive changes in the building façade.”**

- **South Wall:**

As this wall is under 100’ long, this [the above] standard is deemed non-applicable; and,

- **East Wall:**

As this wall is under 100’ long, this [the above] standard is deemed non-applicable...

- **West Wall:**

As this wall is under 100’ long, this [the above] standard is deemed non-applicable...

- **North Wall:**

As this wall is under 100’ long, this [the above] standard is deemed non-applicable...

- c. **“Public entrance(s) shall be easily identified and distinct from the remainder of the building, either through architectural form or use of color, material, and texture of the façade.”**

The floor plan notes that a lobby and retail area will be provided (along with public restrooms) off the west side of the Structure, accessible by man doors from the east, west and south of the Building. Given the raised parapet and eyebrow awning section, as well as signage display, it is obvious that the west side of the building will contain the main entrance.

- d. **“Primary facades shall contain a minimum of twenty five percent (25%) glazing [window treatments etc.]”**

The intended primary façade(s) [front and/or a side or rear wall(s) that faces a street] for the Building under review is the west side, with the south side also having street frontage view. Both sides have

over 25% glazing as part of their wall area composition. The south side which has less still has almost 50% of its wall surface (not roof system) given over to fenestration.

e. Materials and colors:

See comments under the "Building Appearance" section.

Mechanical Unit(s):

By virtue of pre-established BSDS Committee policy, rooftop screening of mechanical units may be accomplished provided that any screening is in harmony with the color and stylizing of the Convenience Store, and, provided that such screening is as high/tall as the mechanical equipment/unit that it is intending to screen. While callouts for the same were not noted on the submitted plans, it is presumed that they will be rooftop mounted and parapet screened.

Trash Receptacle(s):

Pre-existing -- shown at the north/northeast far side of the Property in an enclosed area. Details regarding the proposed enclosure were not provided.

Overhead Doors:

None proposed...

Lighting:

Any pole fixtures will be required (via plan review permit conditions) to be down directed, box shielded, and no higher than 25' tall. Any building lighting (save emergency lighting) will be limited to accent type fixtures, shielded and down directed. No foot-candle controls are code mandated for the Car Wash.

Pedestrian Pathways and Amenities:

A pedestrian plaza over 40 sq. ft. in size is not required for this Project as the proposed Building is under 25,000 sq. ft. in area (6,988). Notwithstanding, plans call for an outside sidewalk system

around the entire Building, with a sit down patio area at the southeast corner of the Structure – see attached site and/or landscape plan(s).

Parking & Signage:

Parking space provision, dimensioning and service drive layout will be reviewed once, and if, a Building Permit is "pulled" for this Project those kinds of site improvements are not (save as it may pertain to pedestrian amenities) by code part of the Design Review analysis conducted in Nampa).

Signage, if any is proposed, will be reviewed under a separate application and permitting process and is not a part of the Design Review process.

STAFF COMMENTARY

Comparable in style and color to many modern commercial buildings, and, in care and keeping with Jacksons branding, the proposed Convenience Store appears to meet all relevant BC design review based codes. Staff recommends approval of the design as proposed given that conclusion.

RECOMMENDED CONDITION(S) OF APPROVAL

Should the Committee vote to approve or approve with conditions this Design standards request, then the following draft Condition(s) of Approval is/are proposed for consideration and imposition against such design review entitlement:

Generally:

1. The Applicant shall comply with Nampa City codes relative to development of the project (including all City based zoning codes) as BSDS Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning ordinance and other adopted laws; and,

Specifically:

2. The Jacksons Convenience Store building, and site improvements associated therewith, shall match those architectural plans submitted and received by the City of Nampa and approved by the Building and Site Design Committee on November 14, 2016, (optional: "excepting as follows")...

Note: Please note that Condition 2 addresses (a) design review related issue(s) only (i.e., chiefly the Building's architectural and materials/colors treatment), and does not abrogate the requirement to obtain any needed building permits [and sub-permits associated with the same], sign permits for the project, or, to emplace any requisite site improvements (e.g., parking and landscaping) compliant in nature, extent and location with City code requirements in conjunction with project development and site build-out, or, to adjust the approved plan to meet City Engineering standards.

3. [Any other conditions/exceptions as imposed or allowed by the BSDS Committee]...

ATTACHMENTS

- Pages/Exhibits 7+ BSDS Application materials & plans

BSD-00022-16

7

FOR OFFICE USE ONLY

CITY OF NAMPA
BUILDING AND SITE
DESIGN STANDARDS
PERMIT APPLICATION

411 3RD STREET SOUTH, NAMPA, ID 83651
PH - (208) 468-5484, FAX - (208) 465-2261

DESIGN STANDARDS PLAN REVIEW FEE

< 5,000 sq ft = \$210 > 5,000 sq ft = \$835

Date: 10/21/16

Rec'd By: SM

Amt \$: 835.00

Check # 2684

Cash Cr Card

Permit Application Number: DFS#

BSD-00022-2016

PROJECT INFORMATION

Project/Business Name: JACKSONS Food Stores

Project Address: 612 Northside Blvd.

Legal Description: Lot _____ Block _____ Subdivision _____

Long legal attached

15-3N-2W NWTX 60'x61' VAC BARBARA ST S 1/2
VAC ALLEY ON E IN SWNW

OWNER

Name: JACKSONS Food Stores

Address: 3450 Commercial City Meridian State ID Zip: 83642

Phone: 888-6061 Fax: Ct. Mobile: E-Mail: scott.stone@jacksons.com

APPLICANT

Name: BRS Architects Contact Name: Cindy Huebert

Address: 1010 S. Allant Pl #102 City Boise State ID Zip: 83709

Phone: 336-8370 Fax: 336-8380 Mobile: E-Mail: cind@brsarchitects.com

TYPE / SCOPE OF PROJECT

- New
- Remodel
- Addition
- Miscellaneous, describe: _____
- Tenant Improvement

Scope of Project: Demo existing facility and construct new

- Roof
- Exterior Finishes
- Exterior Paint
- Entire Building
- Partial Building
- Facades
- Landscaping
- Parking Lot
- Fences

SUBMITTAL CHECKLIST

A Complete Application shall include the following:

- Proof of Ownership
- Vicinity Map
- Site Plan
- Landscaping Plan (may be combined with site plan)
- Building Elevations
- Number of Stories
- Building Height
- Building Finishes
- Building Material Samples (optional)
- Color rendering or elevations (correctly depicting colors)

RECEIVED

OCT 21 2016

**CITY OF NAMPA
BUILDING AND SITE
DESIGN STANDARDS
PERMIT APPLICATION**

411 3RD STREET SOUTH, NAMPA, ID 83651
PH - (208) 465-5484, FAX - (208) 465-2261

**Approval Required
OFFICE USE ONLY**

- Administrative Staff Level
- Design Review Committee Review
- Historic Downtown Nampa Committee

PROJECT SPECIFICS

Zoning District:

- BC-Community Business
- DB- Downtown Business
- DH- Downtown Historic
- DV- Downtown Village
- GB1- Gateway Business 1
- GB2- Gateway Business 2

BUILDING SPECIFICS

Building Square Footage: 6,982 sq.ft Building Height: 23'-8" Number of Stories: 0W

Type of Building Finishes:

- Stucco;
- Concrete Masonry Units (CMU)
- Split-Faced Masonry
- Concrete Tilt-Panels
- Siding, Indicate Type: _____

DECLARATION

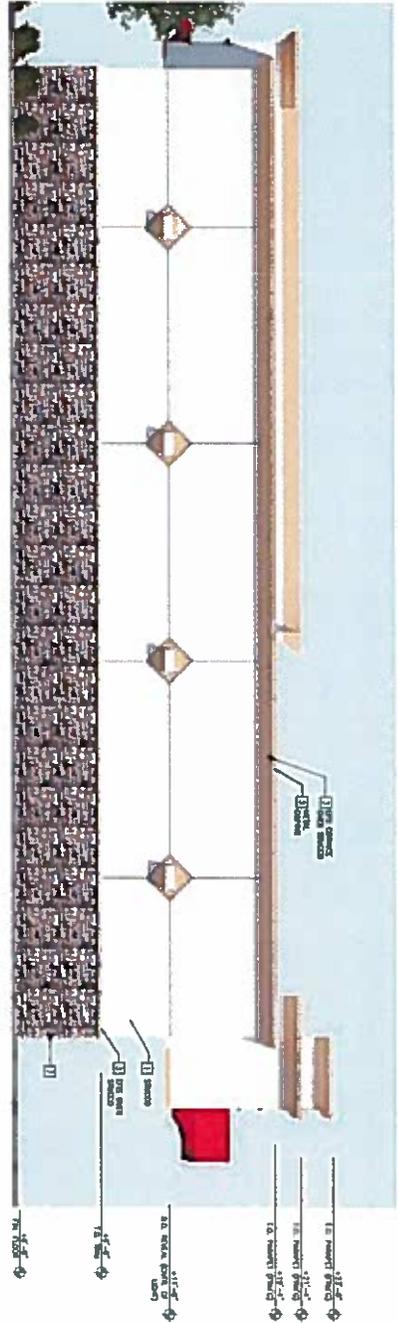
I hereby certify that I have read and examined the attached checklist. All provisions of laws and ordinances governing this work will be complied with, whether specified herein or not.

Name (Please Print): Cynthia Hebert

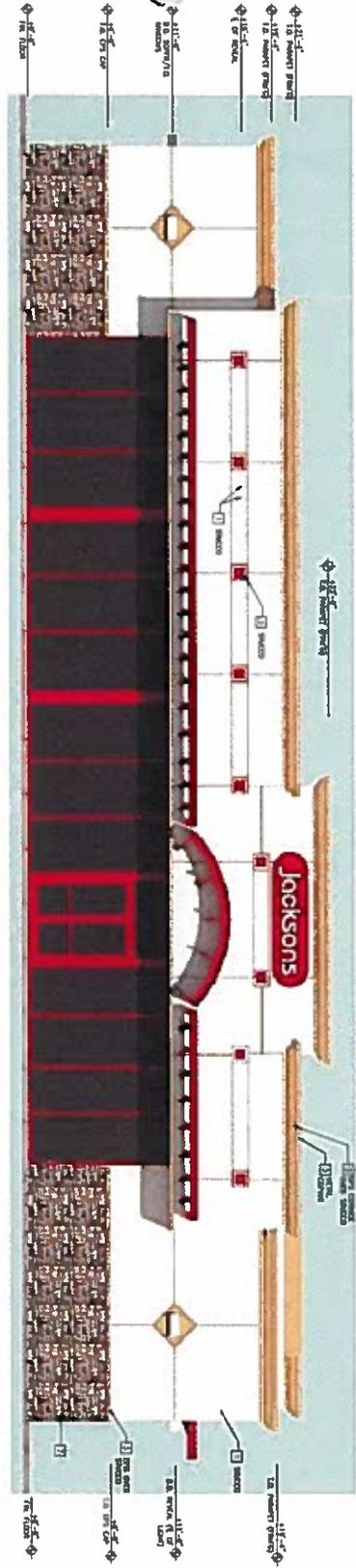
Signature: [Signature] Date: 10-17-16

NOTICE

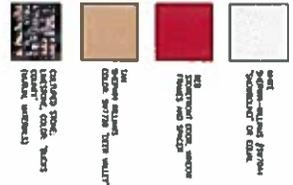
All permits expire 180 days from the date of their issuance. Expired permits will require reactivation at such time that the responsible party decides to complete the project. Reactivation fees will be required on all permits.



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



- COLOR KEY**
- 1. BRICK
 - 2. STONE
 - 3. WOOD
 - 4. METAL
 - 5. GLASS
 - 6. PAINT
 - 7. SIGNAGE
 - 8. LIGHTING
 - 9. FURNITURE
 - 10. LANDSCAPE
 - 11. DRIVEWAY
 - 12. SIDEWALK
 - 13. PARKING
 - 14. SIGNAGE
 - 15. LIGHTING
 - 16. FURNITURE
 - 17. LANDSCAPE
 - 18. DRIVEWAY
 - 19. SIDEWALK
 - 20. PARKING

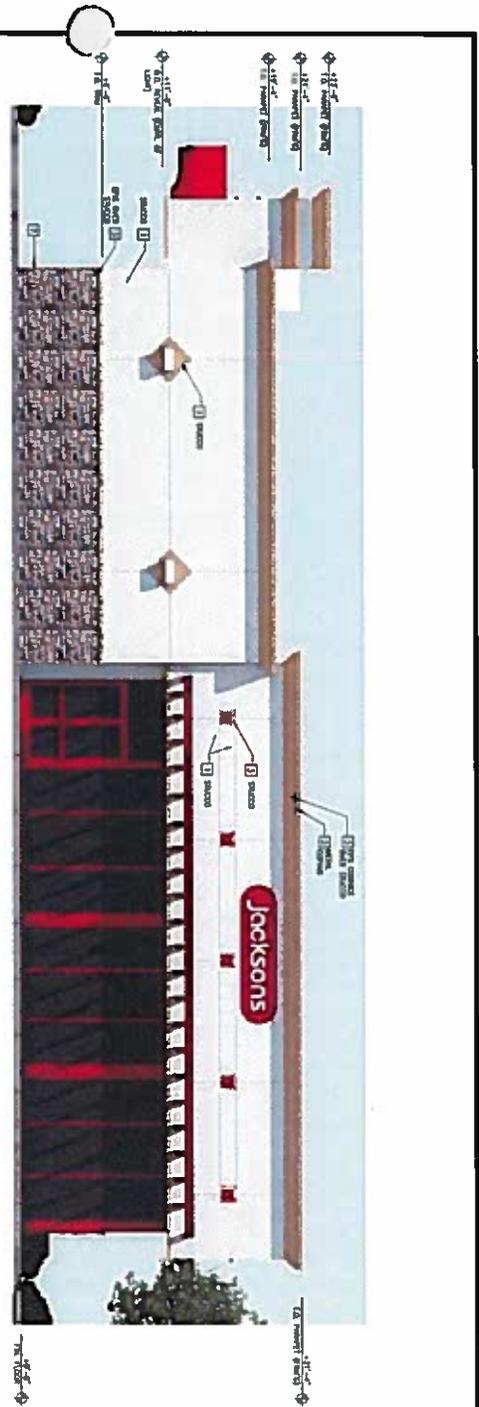
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DESIGNED	AKR
TITLE	15002
SHEET	A2.3

PROPOSED DEVELOPMENT FOR:
Jackson's
JACKSON'S FOOD STORES, INC.
STORE #85 NAMPA
 812 NORTHSIDE BLVD, NAMPA, ID 83667

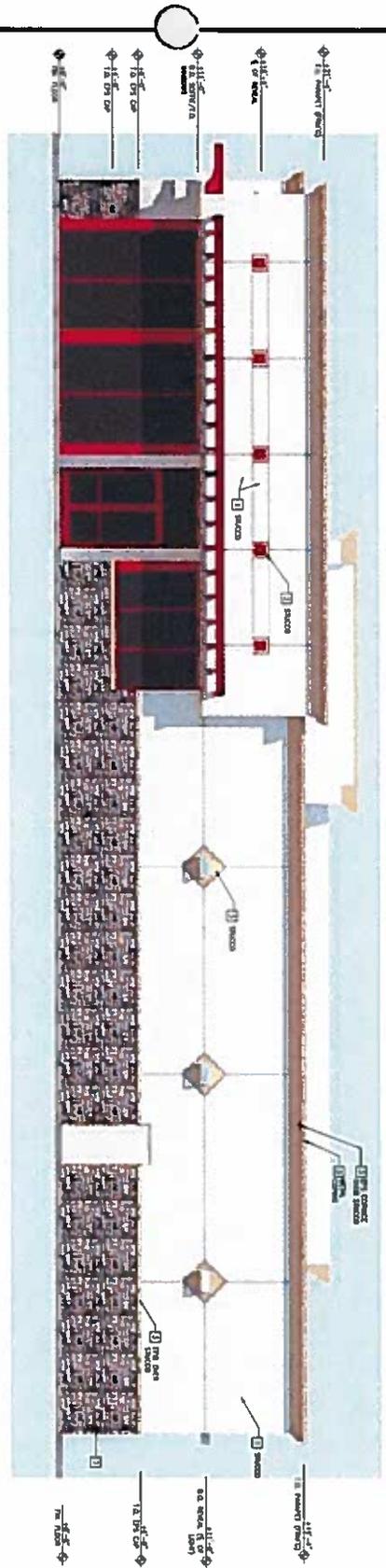
BRS ARCHITECTS
 1010 S. ALLANTE PL.
 SUITE 100
 BOISE, ID 83709
 (208) 336-8370
 FAX (208) 336-8380

NO.	REVISIONS	DATE

6



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



- COLOR KEY**
- 1 WHITE
SYSTEM-MOUNTED PERFORM
SPANDOLUX OR LORAN
 - 2 RED
EXTERIOR COLOR, WINDOW
FRAMES AND SPICES
 - 3 TAN
SYSTEM MOUNTED PERFORM
SPANDOLUX OR LORAN
 - 4 BROWN
SYSTEM MOUNTED PERFORM
SPANDOLUX OR LORAN
 - 5 DARK BROWN
SYSTEM MOUNTED PERFORM
SPANDOLUX OR LORAN
 - 6 DARK BROWN
SYSTEM MOUNTED PERFORM
SPANDOLUX OR LORAN
 - 7 DARK BROWN
SYSTEM MOUNTED PERFORM
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 - 8 DARK BROWN
SYSTEM MOUNTED PERFORM
SPANDOLUX OR LORAN
 - 9 DARK BROWN
SYSTEM MOUNTED PERFORM
SPANDOLUX OR LORAN

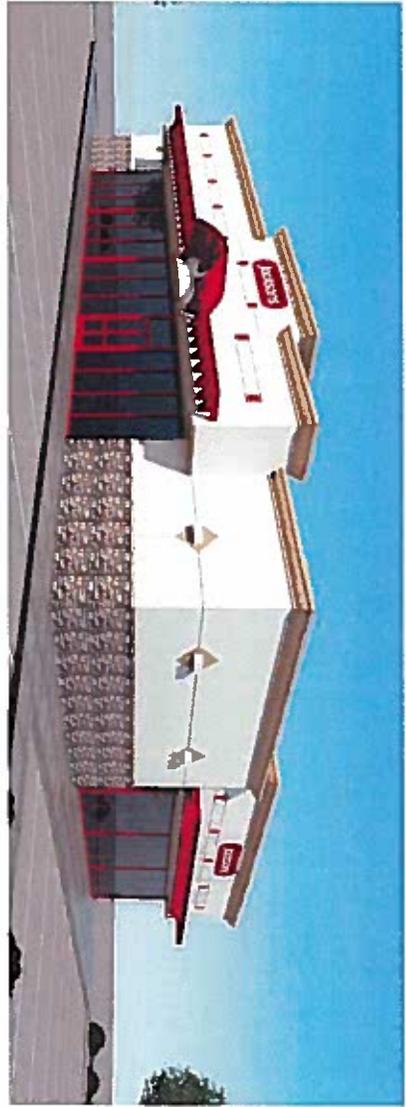
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PROPOSED DEVELOPMENT FOR:
Jacksons
JACKSONS FOOD STORES, INC.
 STORE #85 NAMPA
 612 NORTHSIDE BLVD, NAMPA, ID 83647

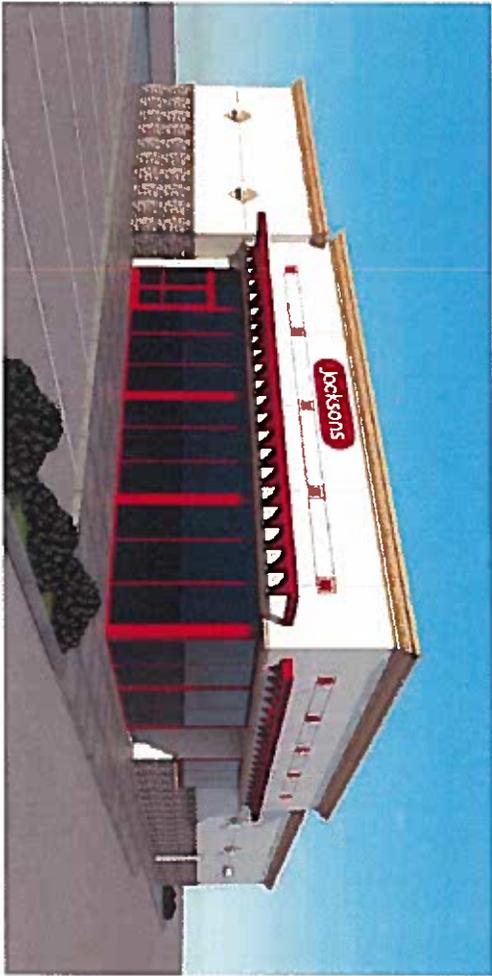
BRS ARCHITECTS
 1010 S. ALLANTE PL.
 SUITE 100
 BOISE, IDAHO 83709
 (208) 336-8370
 FAX (208) 336-8380

NO.	REVISIONS	DATE

RENDERING
ELEVATION 1'



RENDERING
ELEVATION 1'



EXISTING SITE SCEN



DATE PLOTTED: 11/12/15
SCALE: 1/8" = 1'-0"

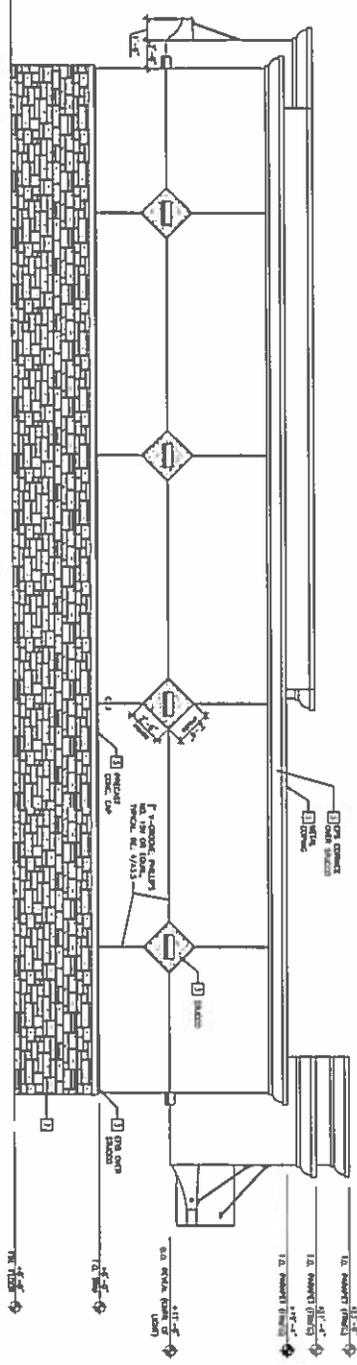
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PROPOSED DEVELOPMENT FOR:
Jackson's
JACKSONS FOOD STORES, INC.
STORE #85 NAMPA
 612 NORTHSIDE BLVD. NAMPA ID 83857 NAMPA, ID

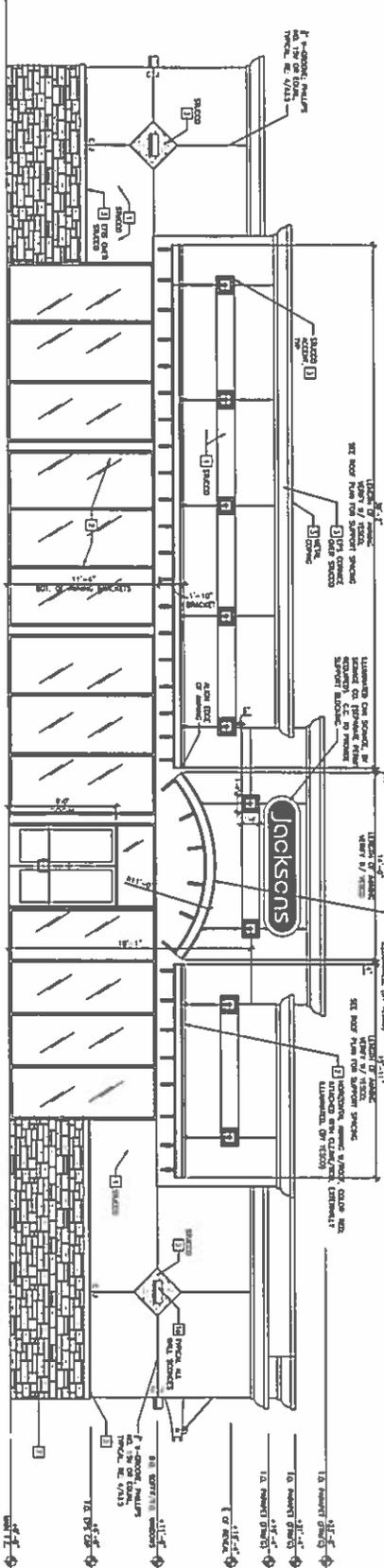
BRS
ARCHITECTS
 1010 S. ALLANTE PL.
 SUITE 100
 BOISE, IDAHO 83709
 (208) 336-8370
 FAX (208) 336-8380

NO.	REVISIONS	DATE

A2.5



NORTH ELEVATION



WEST ELEVATION

PAINTSCHEDULE / FINISHESCHEDULE

- Exterior-Shop/Store**
1. Masonry: Brick, 8" x 8" x 16" (Standard)
 2. Masonry: Concrete Block, 16" x 16" x 8" (Standard)
 3. Masonry: Concrete Block, 16" x 16" x 8" (Standard)
 4. Masonry: Concrete Block, 16" x 16" x 8" (Standard)
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EXTERIOR FINISHESCHEDULE

- Exterior-Shop/Store**
1. Masonry: Brick, 8" x 8" x 16" (Standard)
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COLOR KEY

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20. 1/2" x 1/2" x 1/2" (Standard)

PROPOSED DEVELOPMENT FOR:

Jacksons

JACKSONS FOOD STORES, INC.

STORE #85 NAMPA

612 NORTHSIDE BLVD. NAMPA, ID 83887

NAMPA, ID

Checked: AJR
 DATE: 10/17/16
 DESIGNED: AJR
 DRAWING NO.: 1602

A2.1

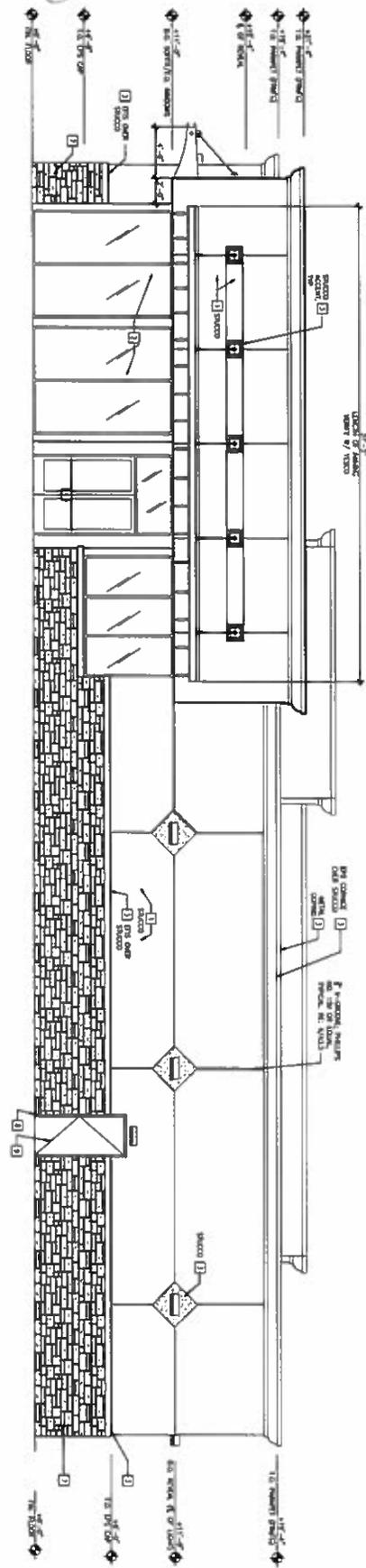
BRS

ARCHITECTS

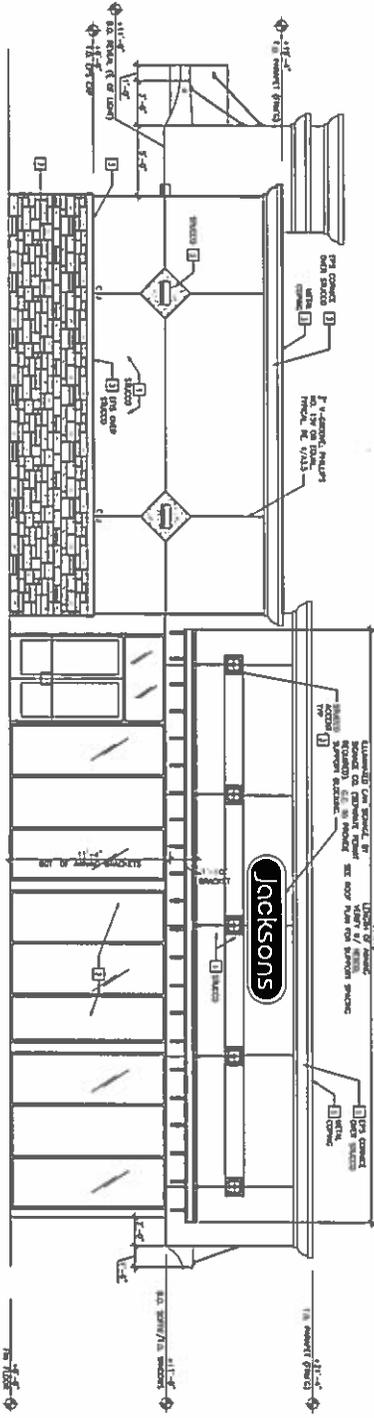
1010 S. ALLANTE PL.
 SUITE 100
 BOISE, ID 83709
 (208) 336-8370
 FAX (208) 336-8380

NO.	REVISIONS	DATE

12



EAST ELEVATION



SOUTH ELEVATION

COLOR KEY

- 1 1/2\"/>

DESIGNED FOR: **Jacksons**
JACKSONS FOOD STORES, INC.
 STORE #85 NAMPA
 612 NORTH 23RD BLVD. NAMPA ID 83607

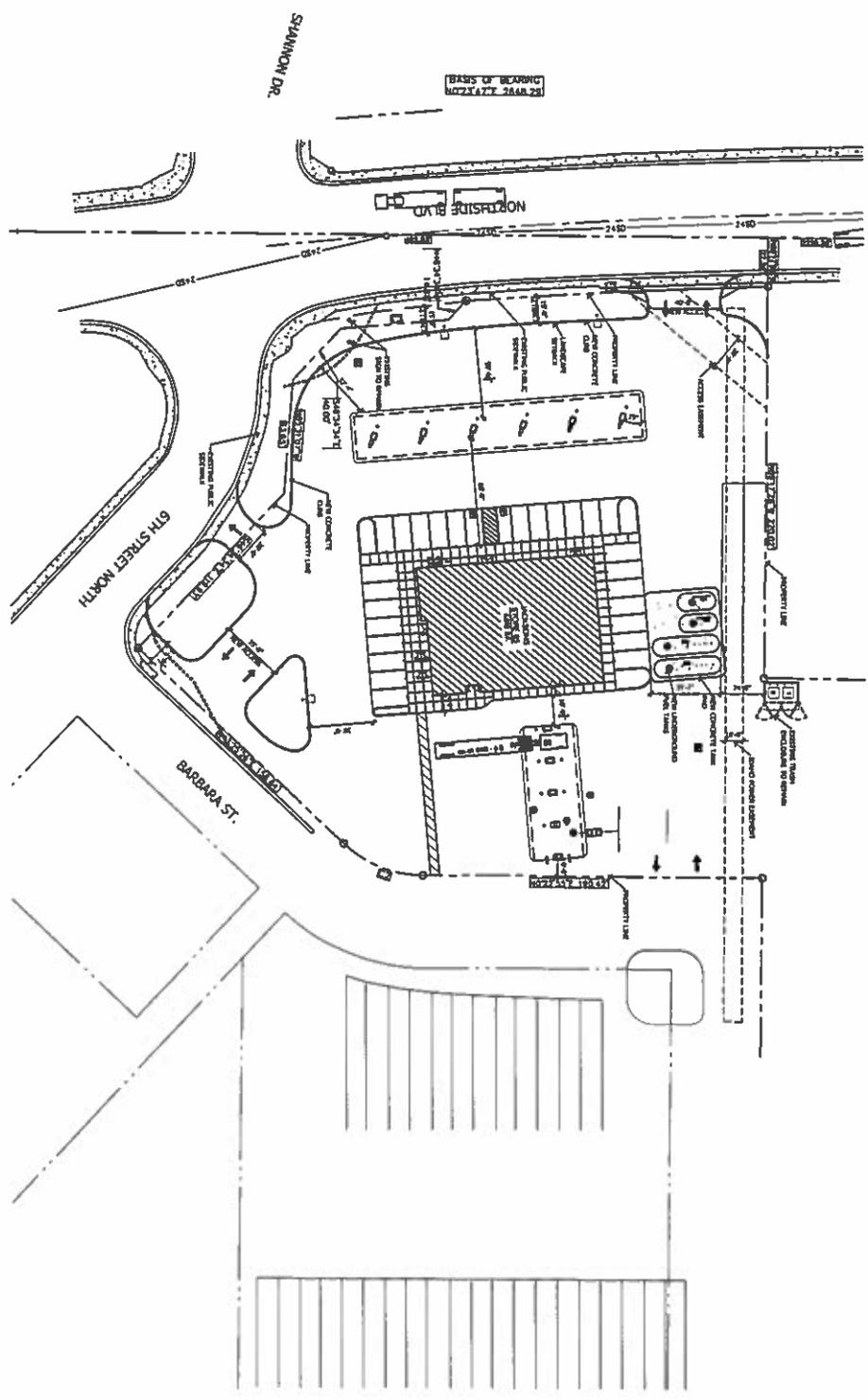
DATE: 10/17/16
 DRAWN: AJR
 CHECKED: LSK
 SHEET: A2.2

BRS ARCHITECTS
 2010 S. ALLAMITE PL.
 BOISE, IDAHO 83709
 (208) 993-9333
 FAX (208) 993-9333

NO.	REVISIONS	DATE

13

SITE PLAN
SCALE: 1" = 30'-0"



AS1.0

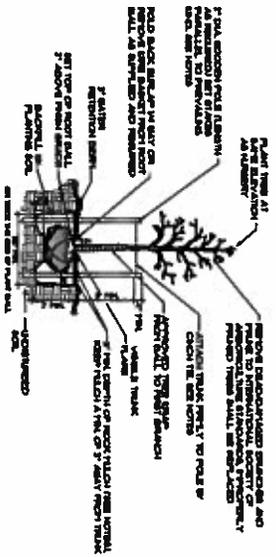
SHEET	DATE	DESIGNED	DRAWN
AS1.0	10/1/11	ALM	ALM
JOB NO.	10482		

PROPOSED DEVELOPMENT FOR:
Jacksons
JACKSONS FOOD STORES, INC.
STORE #85 NAMPA
 612 NORTHSIDE BLVD, NAMPA, ID 83687

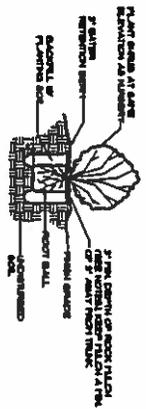
BRS
ARCHITECTS
 1010 S. ALLANTE PL.
 BOISE, IDAHO 83709
 (208) 336-8370
 FAX (208) 336-8380

NO.	REVISIONS	DATE

51



2 DECIDUOUS TREE PLANTING DETAIL



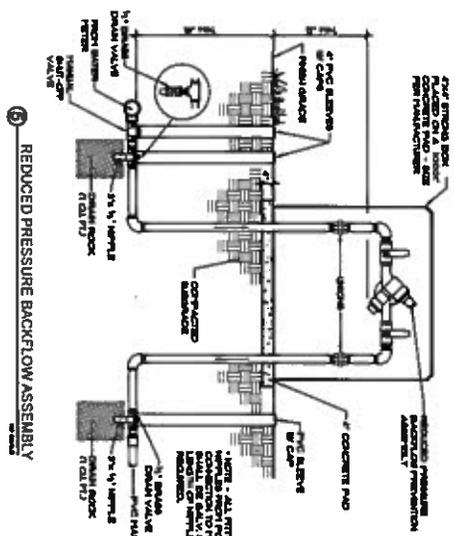
3 SHRUB PLANTING DETAIL



4 BOULDER PLACEMENT DETAIL



1 CONIFEROUS TREE PLANTING DETAIL



5 REDUCED PRESSURE BACKFLOW ASSEMBLY

STANDARD
 11.1

DATE	12/10/11
BY	JDR
PROJECT	JACKSONS FOOD STORES, INC. STORE #85 NAMPA
NO. NO.	11.1
REVISED	N/A
DATE	12/10/11

PROPOSED DEVELOPMENT FOR:

Jacksons

JACKSONS FOOD STORES, INC.

STORE #85 NAMPA

812 NORTHSIDE BLVD, NAMPA, ID 83647

BRS

ARCHITECTS

1010 S. ALLANTE PL.
 SUITE 100
 BOISE, IDAHO 83709
 (208) 336-8370
 FAX (208) 336-8380

NO.	REVISIONS	DATE

