



office of architecture and design

210 N. 6th St., Boise, Idaho 83702 • phone 208-949-7850 • email: jason@oaandd.com

August 6, 2019

Garden City  
Chris Samples  
Planning and Zoning  
6015 N. Glenwood Street  
Garden City, ID 83714

Re: Conditional Use Permit  
Giraffe Laugh – Day Care Facility

Dear Planning Staff;

OA+D is pleased to submit the attached Conditional Use Permit and supporting materials for a Giraffe Laugh Day Care Facility located at 3203 Chinden Blvd. in a C-1 zone. The proposed 6,551 square foot building will have classrooms and admin on the 5,282 square foot 1<sup>st</sup> floor, with supporting administration on the 1,269 second floor of the structure.

The property is located in 0 block of the Fairview Acres, Subdivision #4. The building will be located at the corner of 32<sup>nd</sup> and Chinden, with parking tucked to the rear.

We had an official neighborhood meeting on Monday, July 29<sup>th</sup> with one attendee, who was in support of the project.

We have meet the provisions for daycare facility listed in 8-2C-11 of the Garden City Municipal Code, which lists "Daycare" as an approved use in a C-1 district, with a Conditional Use Permit.

The facility will max. out at approximately 72 children, from 0 to 5 years of age, with approximately 17 support staff.

We are providing a safe and secure vehicle pick up and parking, located around the building and accessed off of 32<sup>nd</sup>, circling around and exiting on to the rear alley (Stockton Street).

This is not a residential district.

The outdoor play areas are located outside of setbacks. The general play area will have a 6' fence surrounding it, and the infant play area will have a 4' fence adjacent to the drop off area.

We appreciate your consideration of this application and look forward to working with the City of Eagle as the project moves through the development approval process. Please do not hesitate to contact me with any questions you may have or if additional materials are required.

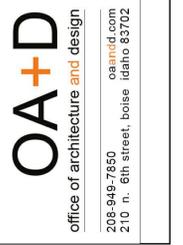
Sincerely,

A handwritten signature in black ink, appearing to read 'B. Garrett'.

Brian Garrett  
OA+D

# giraffe laugh

3203 + 3231 Chinden Blvd.  
Garden City, ID 83714



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giraffe laugh  
3203 + 3231 Chinden Blvd.  
Garden City, ID 83714

revisions:		
△	date	description

project: 190404  
date: 08/06/19

conditional  
use  
permit

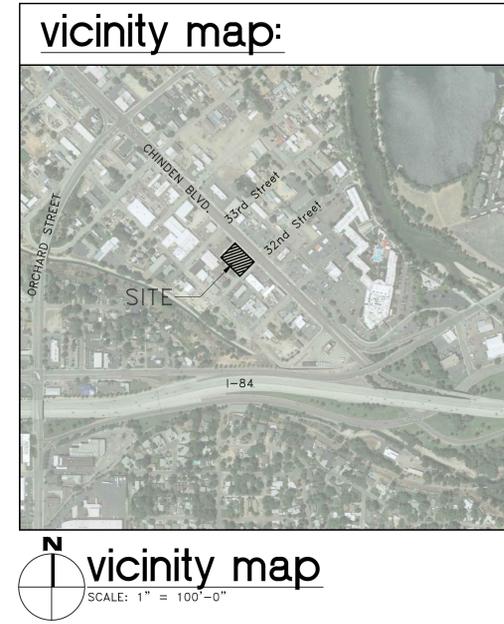
cover sheet

a0.01

**oa+d**  
architect  
OA+D  
Office of Architecture and Design  
jason smith  
210 N. 6th street  
boise, id 83702  
brian garrett - project manager  
ph. (208) 830-7030  
brian@oaandd.com

## general notes

- CONTRACTORS SHALL CONSULT WITH OWNER AND ARCHITECT TO RESOLVE ANY CHANGES, OMISSIONS OR PLAN DISCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION.
- PRIME CONTRACTORS SHALL COORDINATE AND MANAGE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND CONSTRUCTION CONTRACT.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.
- CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- CONTRACTORS TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- PRIME CONTRACTORS SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET SHALL BE A PART OF THE GENERAL CONTRACTORS CLOSE-OUT PACKAGE.
- PREMISE TO BE 'BROOM CLEAN' AND EMPTY OF ALL LOOSE ITEMS AND DEBRIS AT ALL TIMES.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING A BID TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND THE EXTENT OF WORK REQUIRED TO COMPLETE THE PROJECT.



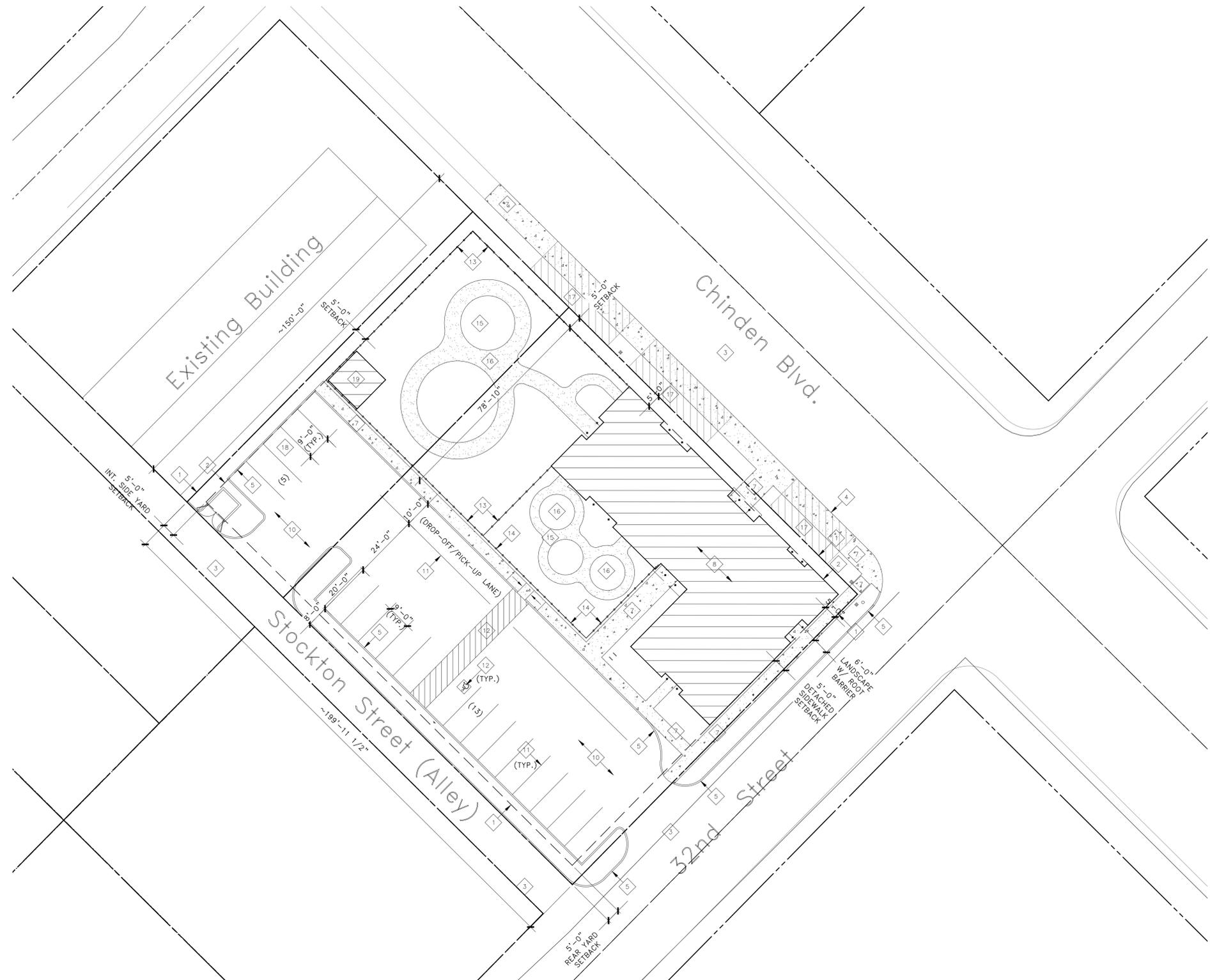
## symbols

- SECTION LETTER → BUILDING SECTION
- SHEET NO. → WALL SECTION
- ELEVATION LETTER → ELEVATION REFERENCE
- SHEET NO. → DETAIL REFERENCE
- ROOM NO. → ROOM REFERENCE
- WALL TYPE NO. → WALL TYPE REFERENCE
- WALL HEIGHT (IF NOT FULL HEIGHT) → WALL TYPE REFERENCE
- DOOR NO. → DOOR REFERENCE
- GRID NO. OR LETTER → GRID LINE
- KEYNOTE NO. → KEYNOTE REFERENCE
- WINDOW NO. → WINDOW REFERENCE
- PLAN OR DETAIL NO. → ENLARGED PLAN OR DETAIL
- SHEET NO. → ENLARGED PLAN OR DETAIL

## abbreviations

#	NUMBER OR POUND	LAB	LABORATORY
∅	DIAMETER	LAV	LAVATORY
∠	ANGLE	LVT	LUXURY VINYL TILE
∩	AT		
⊕	AND		
⊖	CENTERLINE	MAT	MATERIAL
⊗		MAX	MAXIMUM
⊙		MECH	MECHANICAL
⊚		MET	METAL
⊛		MFR	MANUFACTURER
⊜		MIN	MINIMUM
⊝		MISC	MISCELLANEOUS
⊞		MO	MASONRY OPENING
AB	ANCHOR BOLT	NA	NOT APPLICABLE
ACT	ADJUSTABLE CEILING TILE	NIC	NOT IN CONTRACT
ADJ	ADJUSTABLE	NO	NUMBER
ALUM	ALUMINUM	NOM	NOMINAL
ANOD	ANODIZED	NTS	NOT TO SCALE
APPROX	APPROXIMATE	OC	ON CENTER
ASSOC	ASSOCIATED	OD	OUTSIDE DIAMETER
BD	BOARD	OFF	OFFICE
BLDG	BUILDING	OPNG	OPENING
BLKG	BLOCKING	OTS	OPEN TO STRUCTURE
BM	BEAM	P	PAINT
BOT	BOTTOM	PL	PLASTIC LAMINATE
BRS	BEARING	PLYWD	PLYWOOD
BSMT	BASEMENT	PR	PAIR
BTWN	BETWEEN	R	THERMAL RESISTANCE
CAB	CABINET	RB	RUBBER BASE
CJ	CONTROL JOINT	RD	ROOF DRAIN
CLG	CEILING	RDL	ROOF DRAIN LEADER
CMU	CONCRETE MASONRY UNIT	RE	REFERENCE
CO	CLEAN OUT	REFRIG	REFRIGERATOR
COL	COLUMN	REINF	REINFORCING
CONC	CONCRETE	REQ	REQUIRED
CONT	CONTINUOUS	RM	ROOM
CPT	CARPET	RO	ROUGH OPENING
CT	CERAMIC TILE	SC	SEALED CONCRETE
DBL	DOUBLE	SCHED	SCHEDULE
DEPT	DEPARTMENT	SC	SOLID CORE WOOD
DF	DRINKING FOUNTAIN	SHT	SHEET
DIA	DIAMETER	SHTG	SHEATHING
DIM	DIMENSION	SIM	SIMILAR
DISP	DISPENSER	SPECS	SPECIFICATIONS
DN	DOWN	SQ	SQUARE
DS	DOWNSPOUT	SS	STAINLESS STEEL
E	EXISTING MATERIAL	STD	STANDARD
EA	EACH	STL	STEEL
EJ	EXPANSION JOINT	STOR	STORAGE
ELEC	ELECTRICAL	STRUCT	STRUCTURAL
ELEV	ELEVATION	SUSP	SUSPENDED
EQ	EQUAL	SV	SHEET VINYL
EQUIP	EQUIPMENT	T&G	TONGUE & GROOVE
EPIS	EXTERIOR FINISH & INSULATION SYSTEM	TEMP	TEMPORARY
EXIST	EXISTING	TS	TUBE STEEL
EXP	EXPANSION	TYP	TYPICAL
EXT	EXTERIOR	UNO	UNLESS NOTED OTHERWISE
FD	FLOOR DRAIN	VAR	VARIABLE
FEC	FIRE EXTINGUISHER CABINET	VCT	VINYL COMPOSITION TILE
FF	FACTORY FINISH	VERT	VERTICAL
FFE	FURNITURE, FIXTURES & EQUIP	VEST	VESTIBULE
FIN	FINISH	VWC	VINYL WALL COVERING
FLR	FLOOR	W	WASHER
FND	FOUNDATION	W/	WITH
FOF	FACE OF FINISH	WC	WATER CLOSET
FOS	FACE OF STUDS	WD	WOOD
FT	FEET	WH	WATER HEATER
FTG	FOOTING	W/O	WITHOUT
GA	GAUGE	WP	WATERPROOF
GALV	GALVANIZED	WS	WAINSCOT
GWB	GYPSPUM WALL BOARD	WT	WEIGHT
HC	HOLLOW CORE WOOD	WWF	WELDED WIRE FABRIC
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
HT	HEIGHT		
HDWD	HARDWOOD		
ID	INSIDE DIAMETER		
INSUL	INSULATION		
INT	INTERIOR		
INV	INVERT		
JAN	JANITOR		
JT	JOINT		

SCOPE OF WORK	
A NEW DAYCARE FACILITY.	
CODE INFORMATION	
BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE
ELECTRICAL CODE:	2014 NATIONAL ELECTRIC CODE
MECHANICAL CODE:	2012 INTERNATIONAL MECHANICAL CODE
PLUMBING CODE:	2017 IDAHO STATE PLUMBING CODE
FIRE CODE:	2014 INTERNATIONAL FIRE CODE
ENERGY CODE:	2015 INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBILITY CODE:	2009 ICC/ANSI A117.1 ACCESSIBLE BUILDING
OCCUPANCY TYPE:	GROUP E
CONSTRUCTION TYPE:	V-B
LOCATION	3203 & 3231 W. CHINDEN BLVD.
SITE AREA	0.51 ACRES
ZONING DISTRICT	C-1 (HIGHWAY COMMERCIAL)
PARCEL NUMBER	R2734530430 & R2734530540
LEGAL DESCRIPTION	LOTS 1 TO 3 INC BLK 0 FAIRVIEW ACRES SUB NO 4 LOT 32 BLK 0 FAIRVIEW ACRES SUB NO 4 #95036995
BUILDING AREA ALLOWABLE	3 - 9,500 SQUARE FEET
ACTUAL AREA	TOTAL BUILDING: 6,551 SQ.FT.
OCCUPANT LOAD	20 - SEE 00.02
ONSITE PARKING REQ'D	TBD
ONSITE PARKING PROVIDED	24 SPACES TOTAL
FIRE SPRINKLER	NO
FIRE ALARM	NO
CUP:	XXXXXXX
DESIGN REVIEW:	XXXXXXX
*SEE 00.02 FOR ADDITIONAL CODE INFORMATION.	



**site plan**  
 SCALE: 1" = 20'-0"

NOT FOR  
CONSTRUCTION

**OA+D**  
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 208-949-7850  
 210 n. 6th street, boise idaho 83702

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**giraffe laugh**  
 3203 + 3231 Chinden Blvd.  
 Garden City, ID 83714

- keynotes:**
1. PROPERTY LINE
  2. SETBACK
  3. EXISTING ASPHALT PAVEMENT
  4. EXISTING CURB
  5. NEW CURB
  6. NOT USED
  7. NEW SIDEWALK, SEE CIVIL
  8. BUILDING
  9. NOT USED
  10. ASPHALT PARKING AREA. SEE CIVIL
  11. PARKING STRIPING. SEE CIVIL
  12. HANDICAP PARKING STALL AND LOADING AREA. SEE CIVIL
  13. 6' FENCE
  14. 4' FENCE
  15. PLAYGROUND AREA
  16. CUSTOM "SCOOTER PATHS"
  17. ABANDONED CURB CUTS
  18. TRASH DUMPSTER
  19. EXTERIOR STORAGE - TBD

revisions:

△	date	description

project: 190404  
 date: 08/06/19

**conditional  
use  
permit**

- general notes:**
- A. THIS SITE PLAN IS PROVIDED FOR GENERAL COORDINATION PURPOSES. REFER TO AND COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL SPECIFIC INFORMATION.
  - B. CONTRACTOR TO VERIFY ALL LOCATIONS AND DIMENSIONS IN THE FIELD.

**site plan**  
  
**a1.11**



west corner of property  
looking south east down stockton



west corner of property  
looking north east toward chinden



south corner of property  
looking north east up 32nd toward chinden



on stockton across chinden  
looking back down stockton



east corner of property  
looking south west down 32nd



north corner of property  
looking south west toward stockton



north corner of property  
looking south east down chinden



north corner of property  
looking north west down chinden (away from property)



north corner of property  
looking north (away from property)



north corner of property  
looking north east (away from property)

**Giraffe Laugh - Garden City**

3203 + 3231 Chinden Blvd.

Neighborhood Meeting

**Purpose:** To provide an opportunity for neighbors to review and discuss a Conditional Use Permit Application for a Day Care in a C-1 zone.

**When:** July 29, 2019 at 5:30

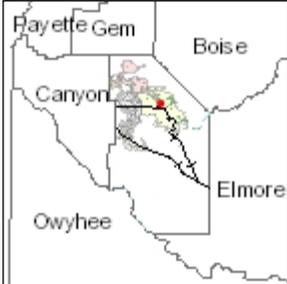
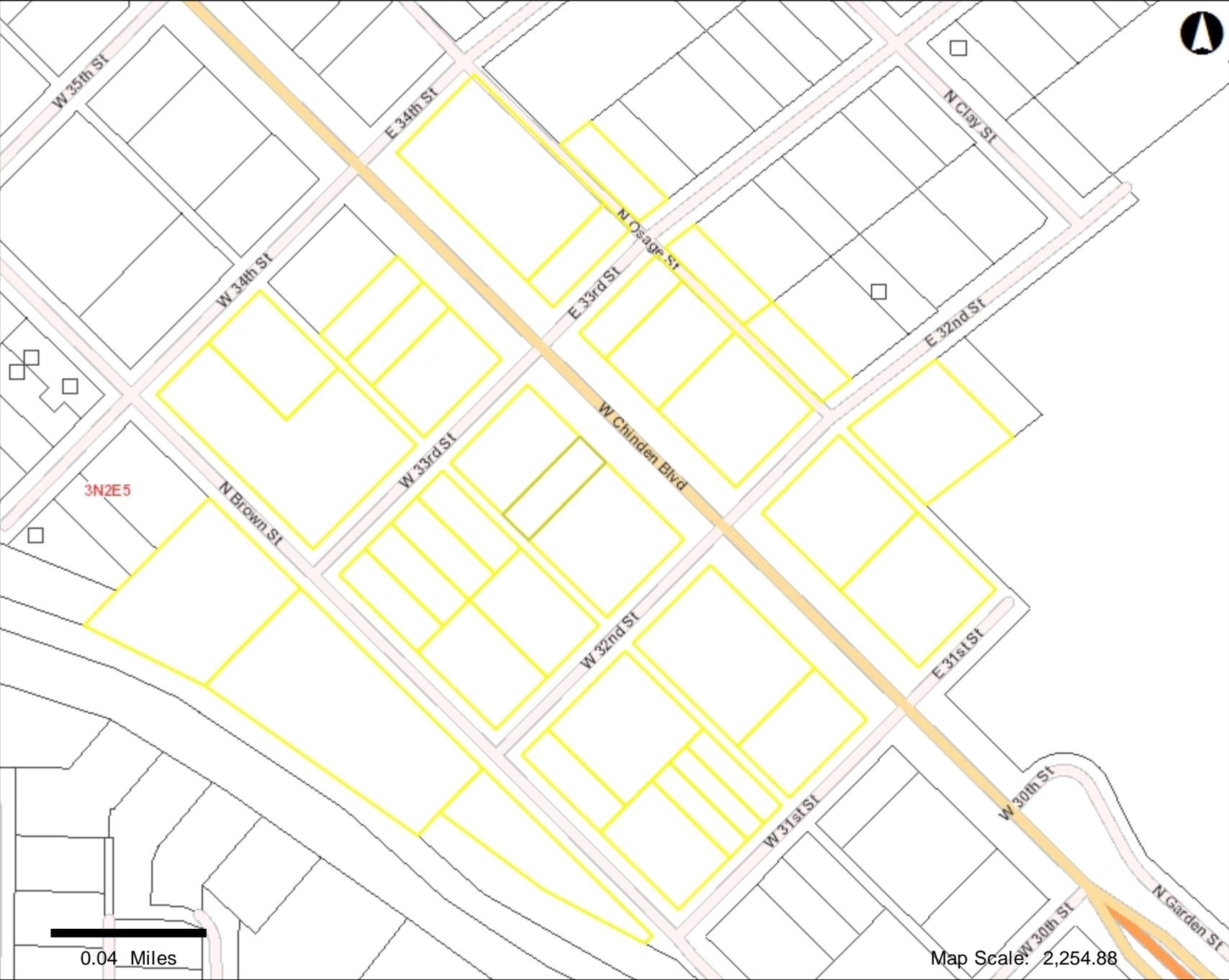
**Where:** Giraffe Laugh Early Learning Centers Main Office  
4094 W Chinden Blvd., Suite 100  
Garden City, ID 83714

Printed Name:	Address:	Email and/or Phone Number:
1 Nick Regsdale	107 W. 32 <sup>nd</sup>	nick@evergreensprinklerSupply.com 208-342-1771
2		
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PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734530640	RANCO LLC	PO BOX 4067	BOISE, ID 83711-0000
R2734530660	SELLERS WILLIAM	8053 HILL RD	BOISE, ID 83714-0000
R2734530610	BEQUETTE JOHN C	105 LAZY J RD	GARDEN VALLEY, ID 83622-0000
R2734530597	104-108 W 31ST ST LLC	PO BOX 1031	DILLON, MT 59725-0000
R2734530592	104-108 W 31ST ST LLC	PO BOX 1031	DILLON, MT 59725-0000
R2734530587	104-108 W 31ST ST LLC	PO BOX 1031	DILLON, MT 59725-0000
R2734530571	VANDERFORD ABBY J TRUST	538 NW 19TH ST	ONTARIO, OR 97194-0000
R2734530550	JAMES A KISSLER LLC	1591 E SENDERO DR	BOISE, ID 83712-0000
R2734530540	JAMES A KISSLER LLC	1591 E SENDERO DR	BOISE, ID 83712-0000
R2734530530	C SQUARED ENTERPRISES LLC	106 W 32ND ST	GARDEN CITY, ID 83714-0000
R2734530520	C SQUARED ENTERPRISES LLC	106 W 32ND ST	GARDEN CITY, ID 83714-0000
R2734530510	DOGWOOD DEW LLC	PO BOX 1525	BOISE, ID 83701-0000
R2734530500	DOGWOOD DEW LLC	PO BOX 1525	BOISE, ID 83701-0000
R2734530480	CHITWOOD VERNON D TRUST	3707 S CAYUGA PL	BOISE, ID 83709-0000
R2734530460	C SQUARED ENTERPRISES LLC	106 W 32ND ST	GARDEN CITY, ID 83714-0000
R2734530430	JAMES A KISSLER LLC	1591 E SENDERO DR	BOISE, ID 83712-0000
R2734530420	ARTIS METALS CO	3323 CHINDEN BLVD	GARDEN CITY, ID 83714-6638
R2734530380	ARTIS METALS CO	3323 CHINDEN BLVD	GARDEN CITY, ID 83714-6638
R2734530320	SUNRISE ASSET MANAGEMENT LLC	PO BOX 140272	GARDEN CITY, ID 83714-0000
R2734530310	ARTIS METALS CO	3323 CHINDEN BLVD	GARDEN CITY, ID 83714-6638
R2734530300	FIRST SECURITY BANK OF IDAHO	PO BOX 2609	CARLSBAD, CA 92018-0000
R2734530680	RAGSDALE RANDALL RICHARD	107 W 32ND ST	GARDEN CITY, ID 83714-0000
R2734541880	LORANCE STEVE F	7533 W TOBI ST	GARDEN CITY, ID 83714-0000
R2734541891	MPG LLC	PO BOX 45180	BOISE, ID 83711-0000
R2734541080	DIXON CONTAINER CO	2255 E BRANIFF	BOISE, ID 83716-0000
R2734541080	DIXON CONTAINER CO	2255 E BRANIFF	BOISE, ID 83716-0000
R2734541125	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541685	DURHAM J DALE	3200 W CHINDEN BLVD	GARDEN CITY, ID 83714-6635
R2734541710	TOMPKINS RICHARD A &	107 E 33RD ST	BOISE, ID 83714-6614
R2734541862	TOMPKINS RICHARD A	107 E 33RD ST	GARDEN CITY, ID 83714-6614
R2734541900	KNAPP DONALD R	PO BOX 2608	EAGLE, ID 83616-0000
R2734542060	RIVER CITY ANNEX LLC	2120 E LANARK ST	MERIDIAN, ID 83642-0000
R2734542100	RIVER CITY ANNEX LLC	2120 E LANARK ST	MERIDIAN, ID 83642-0000
R2734531011	JAMESON 2009 REVOCABLE TRUST	3733 W QUAIL HOLLOW CT	BOISE, ID 83703-0000
R2734531045	FUTURE INVESTMENTS LLC	PO BOX 9408	BOISE, ID 83707-0000
R2734531083	RALSTIN PAUL A MARITAL TRUST	602 E 52ND ST	GARDEN CITY, ID 83714-1449

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



### Legend

- + Railroad
- Roads (2,000 - 4,000 s)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
- Parks
- Water
- Sections
- condos
- Parcels
- CountyBoundary

0.04 Miles

Map Scale: 2,254.88

7/12/2019