



Main Menu

- [Home](#)
- [Assessor Main Page](#)
- [Help Index](#)
- [FAQ](#)
- [About Us](#)
- [Contact Us](#)
- [Disclaimer](#)

Property Search

- [Search by Parcel](#)
- [Search by Address](#)
- [Search by Subdivision](#)
- [Online Documents](#)

[Interactive Map](#)

2017 Property Details for Parcel S0526417340

2017 ▾

[Change Year](#)

[Need Help? Email the Appraiser Assigned to this Parcel](#)

[Print View](#)

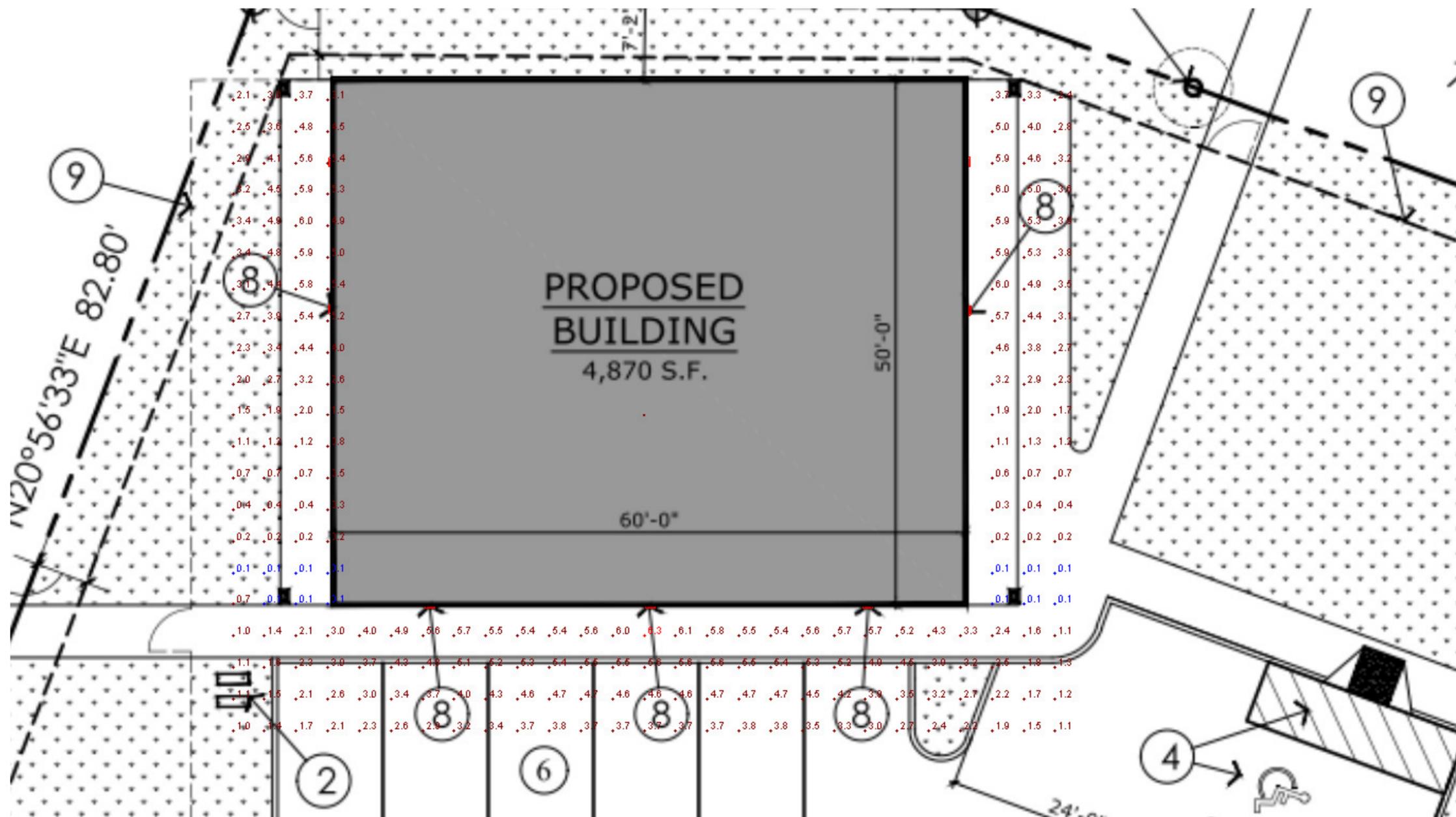
[Details](#)
 [Valuation](#)
 [Tax Districts](#)
 [Taxes](#)
 [Characteristics](#)
 [Sketch](#)

Parcel: S0526417340
Year: 2017
Parcel Status: Active in 2017
Primary Owner:
 CAPITAL IDEAS LLC
Zone Code: C-2
Total Acres: 0.491
Tax Code Area: 06-12
Instrument Number:
 2015061901
Property Description:
 PAR #7340 OF NE4NSE4
 SEC 26 4N 1E
 RS 6806



[View Interactive Map of this Parcel](#)

Address: W CHINDEN BLVD GARDEN CITY , ID 83714
Subdivision: 4N 1E 26
Land Group Type: SECT
Township/Range/Section: 4N1E26

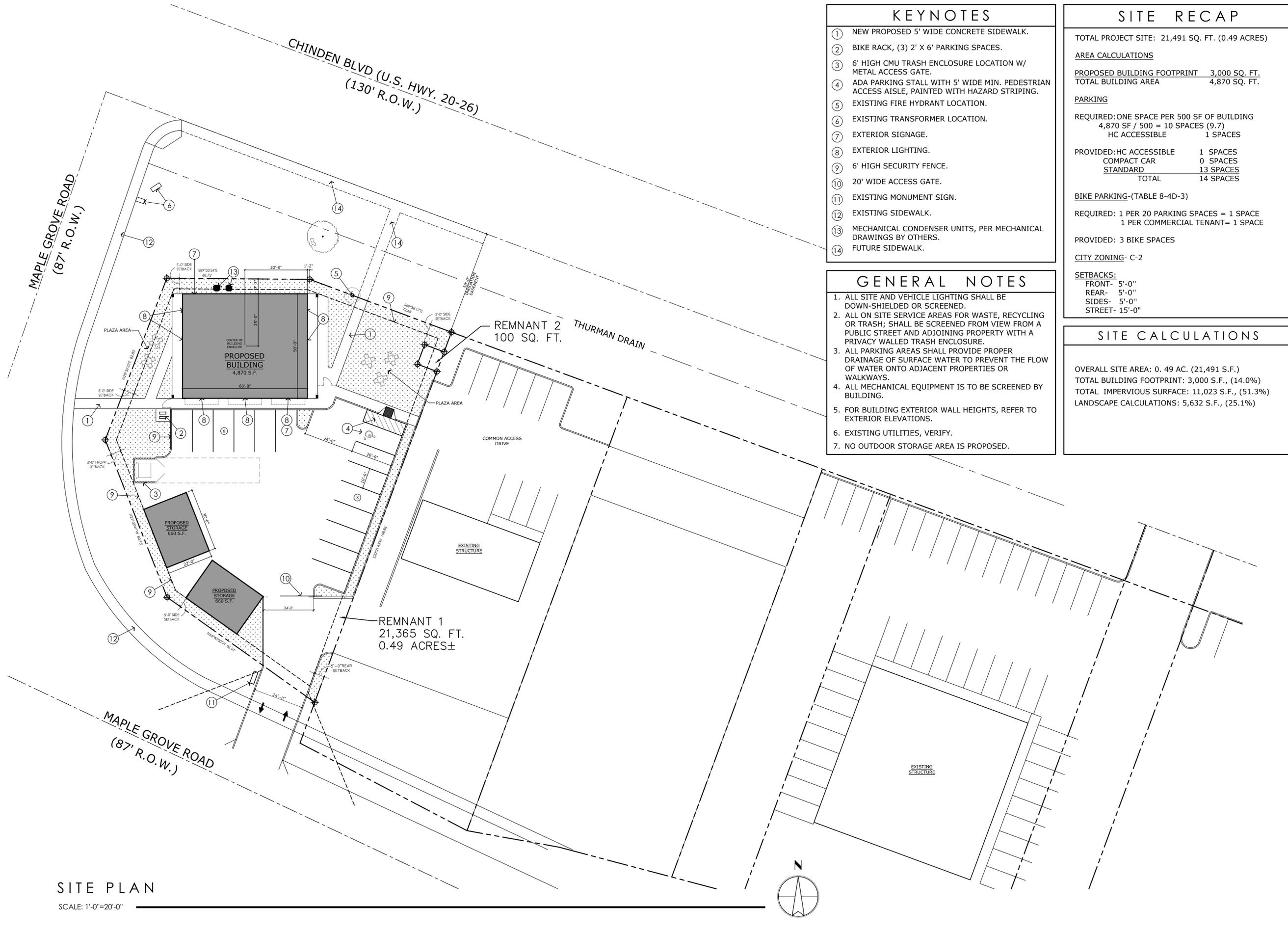


View #2

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	WP2		3	Lithonia Lighting	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts		1	WPX1_LED_P2_40K_Mvolt.ies	2913	1	1	24.42	100%	TYPE III, SHORT, BUG RATING: B1 - U0 - G1		
	WP1		4	Lithonia Lighting	WPX1 LED P1 40K Mvolt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts		1	WPX1_LED_P1_40K_Mvolt.ies	1568	1	1	11.47	100%	TYPE III, SHORT, BUG RATING: B1 - U0 - G1		

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3		3.2 fc	6.3 fc	0.1 fc	63.0:1	32.0:1

Luminaire Locations										
Location								Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	WP1	-106.87	74.38	9.00	9.00	270.00	0.00	-106.87	74.38	0.00
2	WP1	-46.22	74.28	9.00	9.00	90.00	0.00	-46.22	74.28	0.00
3	WP1	-46.24	88.40	9.00	9.00	90.00	0.00	-46.24	88.40	0.00
4	WP1	-106.87	88.39	9.00	9.00	270.00	0.00	-106.87	88.39	0.00
2	WP2	-97.38	46.03	12.50	12.50	180.00	0.00	-97.38	46.03	0.00
3	WP2	-76.46	46.03	12.50	12.50	180.00	0.00	-76.46	46.03	0.00
4	WP2	-55.86	46.04	12.50	12.50	180.00	0.00	-55.86	46.04	0.00



KEYNOTES

- ① NEW PROPOSED 5' WIDE CONCRETE SIDEWALK.
- ② BIKE RACK, (3) 2' X 6' PARKING SPACES.
- ③ 6' HIGH CMU TRASH ENCLOSURE LOCATION W/ METAL ACCESS GATE.
- ④ ADA PARKING STALL WITH 5' WIDE MIN. PEDESTRIAN ACCESS AISLE, PAINTED WITH HAZARD STRIPING.
- ⑤ EXISTING FIRE HYDRANT LOCATION.
- ⑥ EXISTING TRANSFORMER LOCATION.
- ⑦ EXTERIOR SIGNAGE.
- ⑧ EXTERIOR LIGHTING.
- ⑨ 6' HIGH SECURITY FENCE.
- ⑩ 20' WIDE ACCESS GATE.
- ⑪ EXISTING MONUMENT SIGN.
- ⑫ EXISTING SIDEWALK.
- ⑬ MECHANICAL CONDENSER UNITS, PER MECHANICAL DRAWINGS BY OTHERS.
- ⑭ FUTURE SIDEWALK.

GENERAL NOTES

1. ALL SITE AND VEHICLE LIGHTING SHALL BE DOWN-SHIELDED OR SCREENED.
2. ALL ON SITE SERVICE AREAS FOR WASTE, RECYCLING OR TRASH; SHALL BE SCREENED FROM VIEW FROM A PUBLIC STREET AND ADJOINING PROPERTY WITH A PRIVACY WALLED TRASH ENCLOSURE.
3. ALL PARKING AREAS SHALL PROVIDE PROPER DRAINAGE OF SURFACE WATER TO PREVENT THE FLOW OF WATER ONTO ADJACENT PROPERTIES OR WALKWAYS.
4. ALL MECHANICAL EQUIPMENT IS TO BE SCREENED BY BUILDING.
5. FOR BUILDING EXTERIOR WALL HEIGHTS, REFER TO EXTERIOR ELEVATIONS.
6. EXISTING UTILITIES, VERIFY.
7. NO OUTDOOR STORAGE AREA IS PROPOSED.

SITE RECAP

TOTAL PROJECT SITE: 21,491 SQ. FT. (0.49 ACRES)

AREA CALCULATIONS

PROPOSED BUILDING FOOTPRINT 3,000 SQ. FT.
 TOTAL BUILDING AREA 4,870 SQ. FT.

PARKING

REQUIRED: ONE SPACE PER 500 SF OF BUILDING
 4,870 SF / 500 = 10 SPACES (9.7)
 HC ACCESSIBLE 1 SPACES

PROVIDED: HC ACCESSIBLE 1 SPACES
 COMPACT CAR 0 SPACES
 STANDARD 13 SPACES
 TOTAL 14 SPACES

BIKE PARKING-(TABLE 8-4D-3)

REQUIRED: 1 PER 20 PARKING SPACES = 1 SPACE
 1 PER COMMERCIAL TENANT = 1 SPACE

PROVIDED: 3 BIKE SPACES

CITY ZONING- C-2

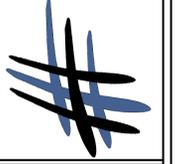
SETBACKS:
 FRONT- 5'-0"
 REAR- 5'-0"
 SIDES- 5'-0"
 STREET- 15'-0"

SITE CALCULATIONS

OVERALL SITE AREA: 0.49 AC. (21,491 S.F.)
 TOTAL BUILDING FOOTPRINT: 3,000 S.F., (14.0%)
 TOTAL IMPERVIOUS SURFACE: 11,023 S.F., (51.3%)
 LANDSCAPE CALCULATIONS: 5,632 S.F., (25.1%)

SITE PLAN
 SCALE: 1"=20'-0"

HATCH DESIGN ARCHITECTURE
 6126 W. STATE ST.
 DUBLINO, IN 46034
 PHONE: (219) 935-3204
 FAX: (219) 935-3205
 COPY RIGHT 2020
 HATCH DESIGN ARCHITECTURE



THIS DOCUMENT IS THE PROPERTY OF HATCH DESIGN ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF HATCH DESIGN ARCHITECTURE. THE USE OF THE PLANS SHALL BE RESTRICTED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF HATCH DESIGN ARCHITECTURE. HATCH DESIGN ARCHITECTURE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NEW COMMERCIAL DEVELOPMENT:
CANTU AT MAPLE GROVE
 CHINDEN BLVD. AND MAPLE GROVE ROAD
 GARDEN CITY, ID 83714

DATE	DESCRIPTION/ COMMENTS

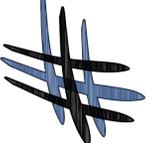
DATE:	SEPT 2020
DRAWN BY:	MAD
CHECKED BY:	JLH
JOB NUMBER:	TKMS 101

SITE PLAN

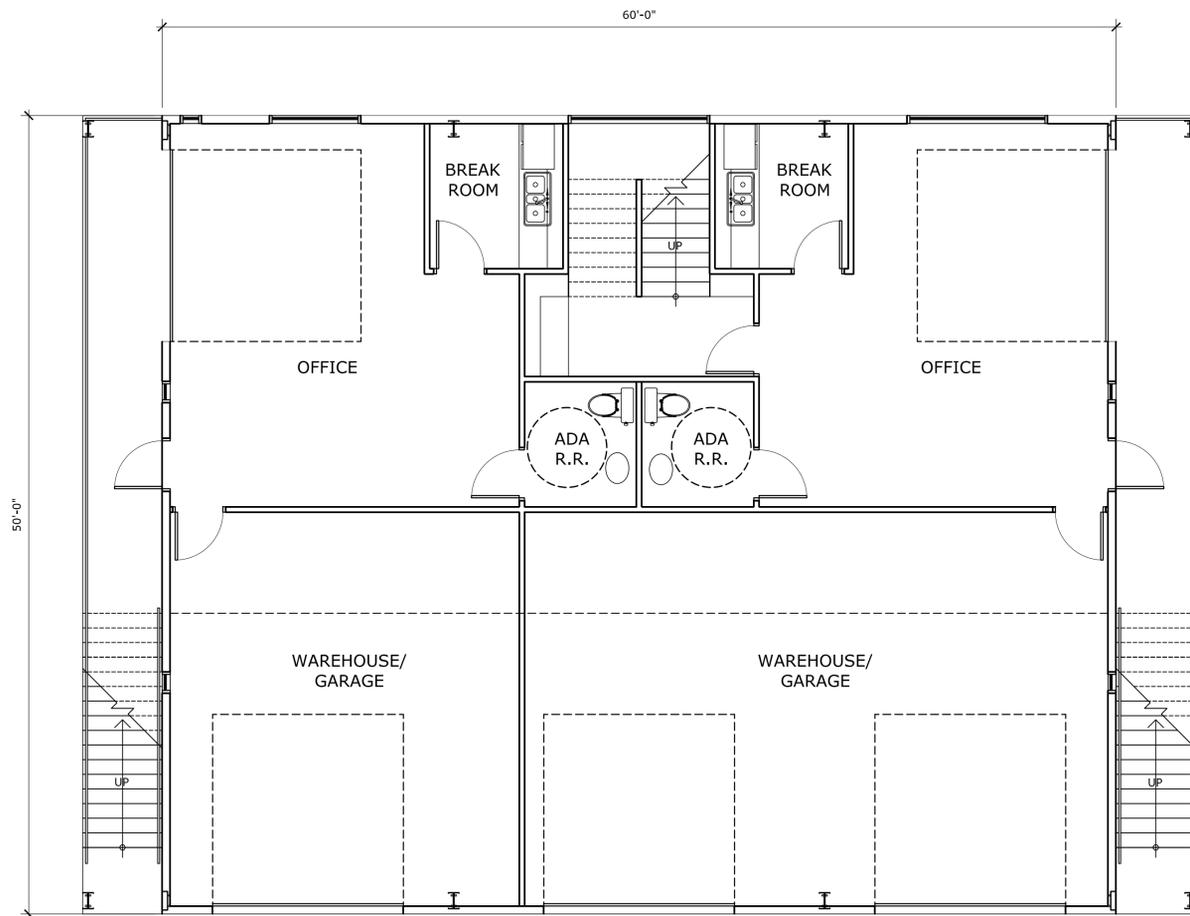
SHEET NUMBER
A-1.0
 SHEET

BUILDING AREA		
MAIN LEVEL	3000	SF
UPPERLEVEL	1870	SF
TOTAL AREA	4870	SF

HATCH DESIGN ARCHITECTURE
 673 N. STATE ST.
 BOISE, IDAHO 83703
 OFFICE: (208) 475-3204
 FAX: (208) 475-3205
 COPYRIGHT 2020
 HATCH DESIGN ARCHITECTURE

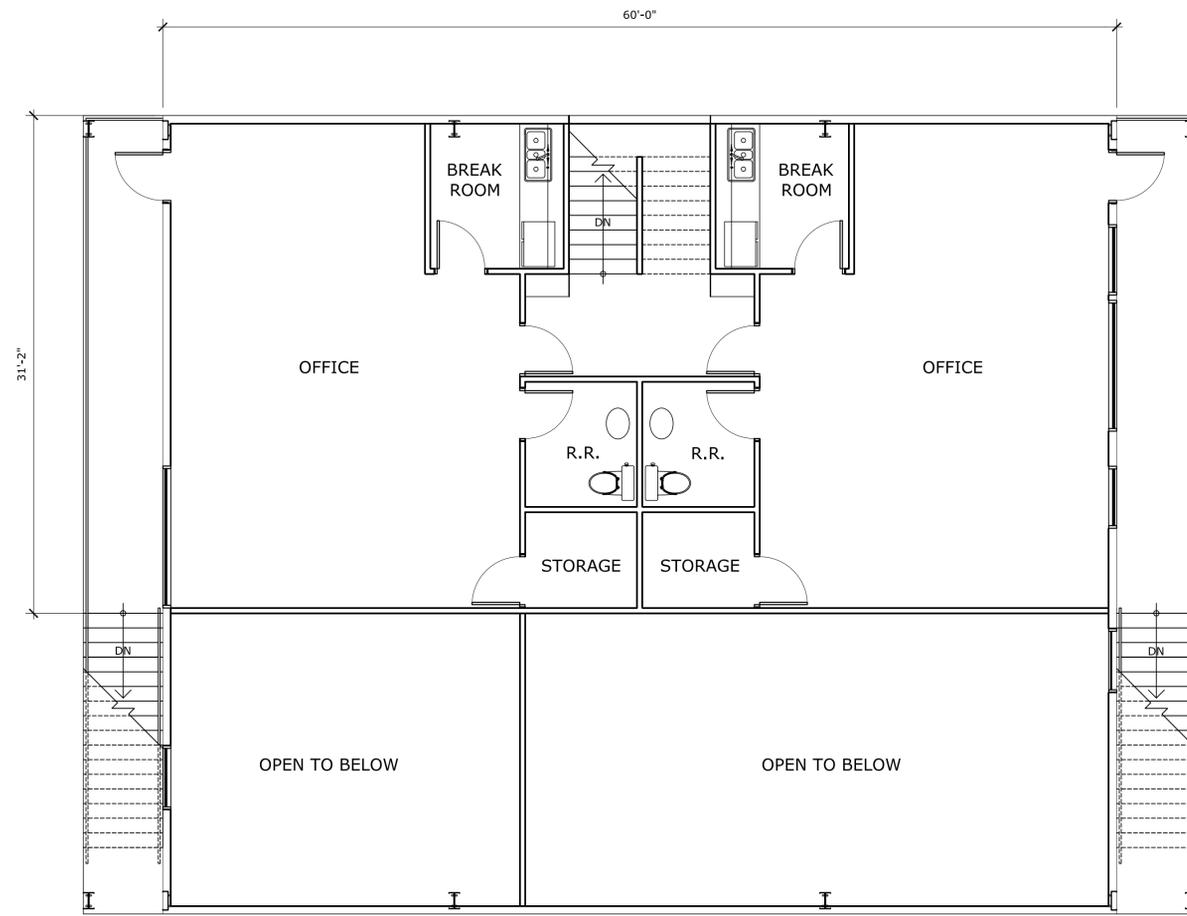


THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR COPIED IN ANY FORM, NOR ARE THE DOCUMENTS TO BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HATCH DESIGN ARCHITECTURE. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS. THE DESIGNER AND THE DESIGNER CONSULTANTS ARE NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE TO THIS PROJECT. THE DESIGNER AND THE DESIGNER OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.



MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"



UPPER FLOOR PLAN

SCALE: 3/16" = 1'-0"



NEW COMMERCIAL DEVELOPMENT:

CANTU AT MAPLE GROVE

CHINDEN BLVD. AND MAPLE GROVE ROAD
 GARDEN CITY, ID 83714

DESCRIPTION: COMMENTS

DATE: SEPT 2020
 DRAWN BY: MAD
 CHECKED BY: JLH
 JOB NUMBER: TKMS 101

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A-2.0

SHEET 4 - 12

PLANTING SCHEDULE

QTY.	SYMBOL	TREE CLASS/ DESCRIPTION	STANDARD NAME	BOTANICAL NAME	PLANT SIZE	MATURITY H X W
12	A	CLASS I TREE	JAPANESE LILAC	SYROMGA RETICULATA	2" CAL.	25' x 20'
10	B	CLASS II TREE	TURKISH FILBERT	CORYLUS COLURNA	2" CAL.	40'x20'
3	C	CLASS I TREE	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2" CAL.	20'x25'
20	CA	SHRUB	KARL FOERSTER	CALAMAGROSTIS ACUTIFLORA	1 GAL.	5' X 2'
7	BW	SHRUB	BUXUS X 'GREEN MOUNTAIN'	GROUND MOUNTAIN BOXWOOD	5 GAL.	5' X 3'
18	BJ	SHRUB	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	2 GAL.	1' X 6'
22	LA	SHRUB	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	1 GAL.	1.5' X 1.5'
13	EA	SHRUB	EUONYMUS ALATUS 'COMPACTUS'	DWARF WINGED BURNING BUSH	2 GAL.	5' X 5'
10	PL	HEDGE SHRUB	PRUNUS LAUROCERASUS	ENGLISH LAUREL	5 GAL.	8' X 12'
	GR	ROCK MULCH	PERMA BARK	NA		

LANDSCAPE CALCULATIONS

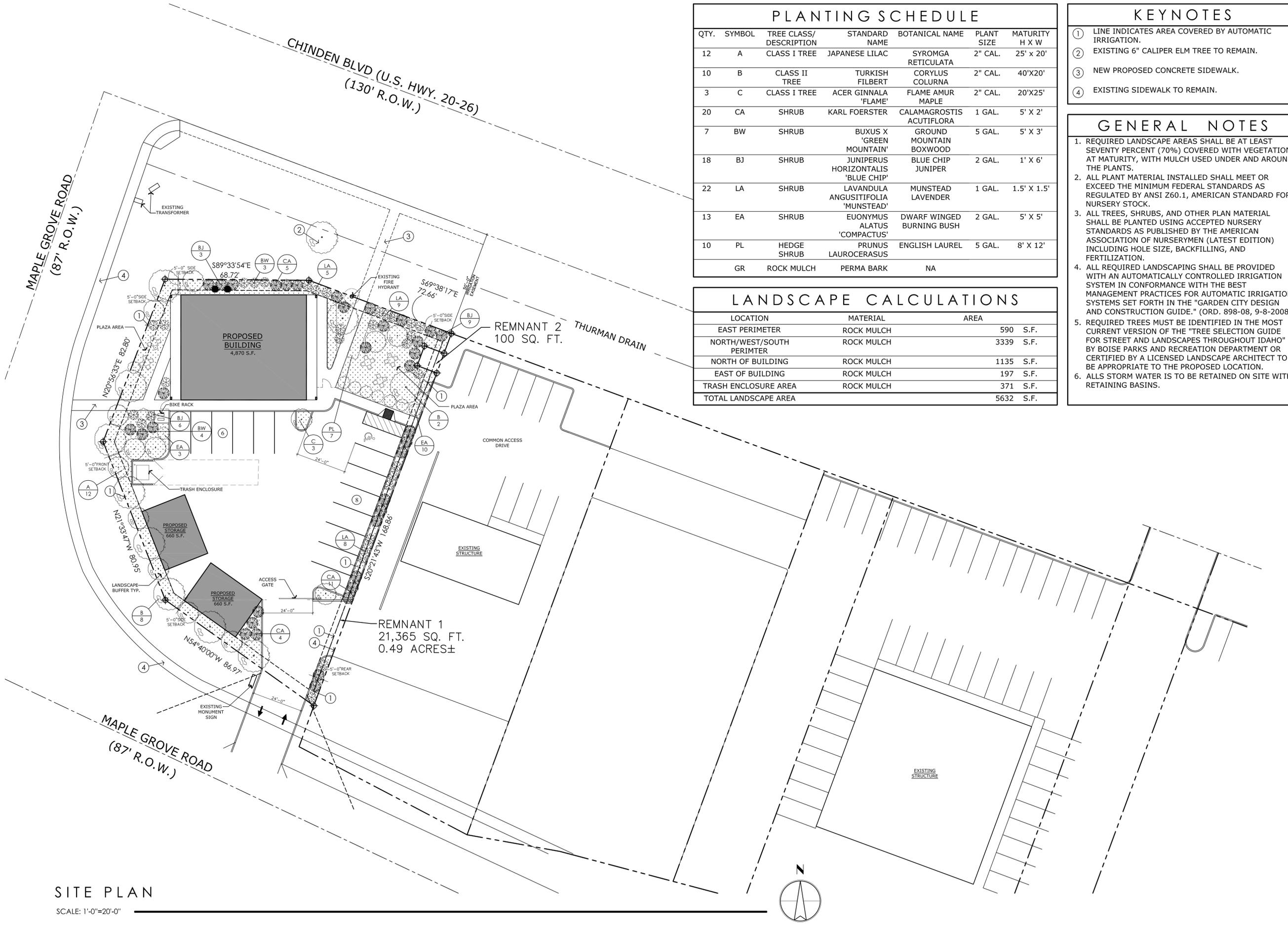
LOCATION	MATERIAL	AREA
EAST PERIMETER	ROCK MULCH	590 S.F.
NORTH/WEST/SOUTH PERIMETER	ROCK MULCH	3339 S.F.
NORTH OF BUILDING	ROCK MULCH	1135 S.F.
EAST OF BUILDING	ROCK MULCH	197 S.F.
TRASH ENCLOSURE AREA	ROCK MULCH	371 S.F.
TOTAL LANDSCAPE AREA		5632 S.F.

KEYNOTES

- ① LINE INDICATES AREA COVERED BY AUTOMATIC IRRIGATION.
- ② EXISTING 6" CALIPER ELM TREE TO REMAIN.
- ③ NEW PROPOSED CONCRETE SIDEWALK.
- ④ EXISTING SIDEWALK TO REMAIN.

GENERAL NOTES

1. REQUIRED LANDSCAPE AREAS SHALL BE AT LEAST SEVENTY PERCENT (70%) COVERED WITH VEGETATION AT MATURITY, WITH MULCH USED UNDER AND AROUND THE PLANTS.
2. ALL PLANT MATERIAL INSTALLED SHALL MEET OR EXCEED THE MINIMUM FEDERAL STANDARDS AS REGULATED BY ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK.
3. ALL TREES, SHRUBS, AND OTHER PLANT MATERIAL SHALL BE PLANTED USING ACCEPTED NURSERY STANDARDS AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION) INCLUDING HOLE SIZE, BACKFILLING, AND FERTILIZATION.
4. ALL REQUIRED LANDSCAPING SHALL BE PROVIDED WITH AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM IN CONFORMANCE WITH THE BEST MANAGEMENT PRACTICES FOR AUTOMATIC IRRIGATION SYSTEMS SET FORTH IN THE "GARDEN CITY DESIGN AND CONSTRUCTION GUIDE." (ORD. 898-08, 9-8-2008)
5. REQUIRED TREES MUST BE IDENTIFIED IN THE MOST CURRENT VERSION OF THE "TREE SELECTION GUIDE FOR STREET AND LANDSCAPES THROUGHOUT IDAHO" BY BOISE PARKS AND RECREATION DEPARTMENT OR CERTIFIED BY A LICENSED LANDSCAPE ARCHITECT TO BE APPROPRIATE TO THE PROPOSED LOCATION.
6. ALLS STORM WATER IS TO BE RETAINED ON SITE WITH RETAINING BASINS.



SITE PLAN
SCALE: 1"=20'-0"

HATCH DESIGN ARCHITECTURE
632 W. STATE ST.
BOISE, IDAHO 83703
OFFICE: (208) 475-3204
FAX: (208) 475-3205
COPYRIGHT 2020
HATCH DESIGN ARCHITECTURE

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR COPIED IN ANY FORM, NOR ARE THE DOCUMENTS TO BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HATCH DESIGN ARCHITECTURE. THE DESIGNER AND THE DESIGNER CONSULTANTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PROJECT. THE DESIGNER AND THE DESIGNER CONSULTANTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PROJECT. THE DESIGNER AND THE DESIGNER CONSULTANTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PROJECT.

NEW COMMERCIAL DEVELOPMENT:
CANTU AT MAPLE GROVE
CHINDEN BLVD. AND MAPLE GROVE ROAD
GARDEN CITY, ID 83714

DATE	DESCRIPTION/COMMENTS

DATE: SEPT 2020
DRAWN BY: MAD
CHECKED BY: JLH
JOB NUMBER: TKMS 101

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1.0



DESIGN REVIEW

Permit info: _____
 Application Date: _____ Rec'd by: _____
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Jeff Hatch	Name: Carlo Cantu
Company: Hatch Design Architecture	Company: CRC Design-Build Systems, LLC
Address: 200 W. 36th St.	Address: 9348 W. Whitecrest St.
City: Boise	City: Star
State: ID Zip: 83714	State: ID Zip: 83669
Tel.: 208-475-3204	Tel.: 208-972-1192
E-mail: jeff@hatchda.com	E-mail: carlo@crcdesign-build.com

PROPERTY AND DESIGN INFORMATION

This application is a request to: **Construct New** **Addition** **Subdivision**

Site Address: TBD W. Chinden Blvd. Garden City, ID 83714

Subdivision Name: 4N 1E 26	Lot:	Block:
Tax Parcel Number: S0526417340	Zoning: C-2	Total Acres: 0.491
Proposed Use: New multi-tenant commercial building	Floodplain: Yes No	

OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties? See Compliance Letter
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation? See Compliance Letter
3. What are the building materials? See Compliance Letter
4. What are the existing notable site features and how does the design respect them? See Compliance Letter
5. Is the building consistent with the adopted streetscape? See Compliance Letter

Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities? See Compliance Letter

Parking and parking lot standards: Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree? See Compliance Letter

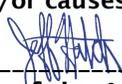
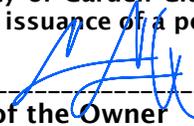
Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist? [See Compliance Letter](#)

Landscaping: Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions? [See Compliance Letter](#)

Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project? [See Compliance Letter](#)

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

	9/17/20		9-19-20
-----	-----	-----	-----
Signature of the Applicant	(date)	Signature of the Owner	(date)

APPLICATION INFORMATION REQUIRED

Note:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Compliance Statement and Statement of Intent | <input checked="" type="checkbox"/> Affidavit of Legal Interest |
| <input checked="" type="checkbox"/> Neighborhood Map | NA <input type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input checked="" type="checkbox"/> Site Plan | |
| <input checked="" type="checkbox"/> Landscape Plan | |
| <input checked="" type="checkbox"/> Schematic Drawing | |
| <input checked="" type="checkbox"/> Lighting Plan | |
| <input type="checkbox"/> Topographic Survey | |
| <input type="checkbox"/> Grading Plan | |
| <input checked="" type="checkbox"/> Will Serve Letter **If required, must submit a Fire Flow Request | |
| <input checked="" type="checkbox"/> Ada County Approved Addresses | |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials | |

Waived
 Waived



PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- Purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- NA For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art, exterior site furniture, exterior lighting, signage

INFORMATION REQUIRED ON LANDSCAPE PLAN:

- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Locations and dimensions of open space and proposed storm water systems

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):

- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN:

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY:

Waived

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

INFORMATION REQUIRED ON GRADING PLAN:

Waived

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION REQUIRED MASTER SIGN PLAN:

****Required for developments of two or more buildings:***

NA Location, elevations, and materials of proposed signage

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

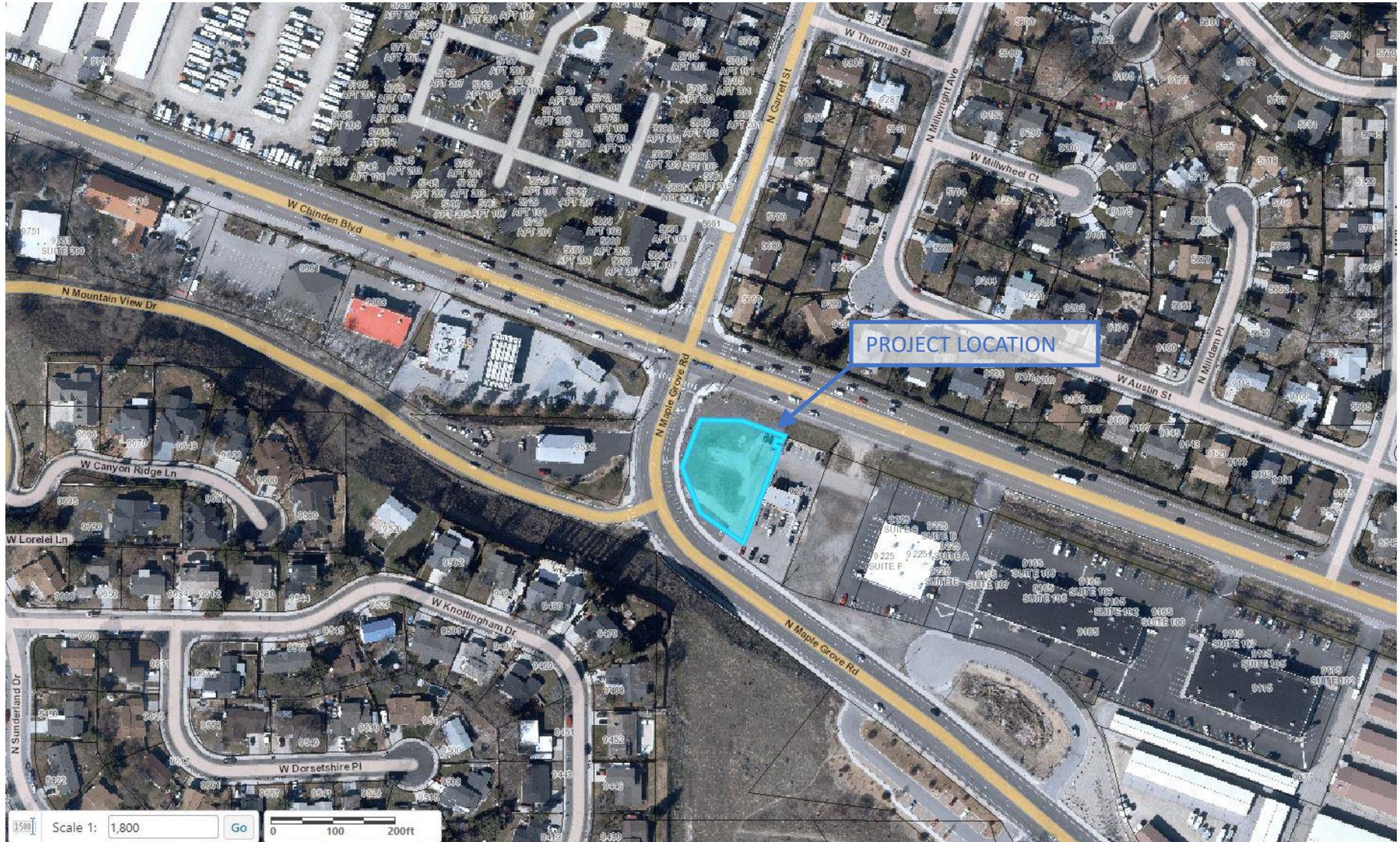
****Required if irrigation canal/irrigation ditch runs through property or along property lines:***

Letter from company indicating approval

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

Statement must include a list of the application materials to be waived and an explanation for the request.

NEIGHBORHOOD MAP





**HATCH
DESIGN
ARCHITECTURE**

6126 w. state st., boise, idaho 83703 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

September 16, 2020

Waiver Request

Development Services, Planning Services
City of Garden City
6015 N Glenwood St.
Garden City, Idaho 83714

Re: **Design Review for Cantu Commercial Building
W Chinden Blvd., Garden City, ID 83714**

Dear Planning Staff,

The owner for the property located at the Southwest corner of Maple Grove St. and Chinden Blvd., Garden City, ID 83714 is proposing the new construction of a Contractor's office and multitenant building of approximately 4,870 S.F.

We would like to request a waiver of the Topographical Survey, Grading Plan, Will Serve Letter and Ada County Approved Addresses be waived until the conditional use application has been processed.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE



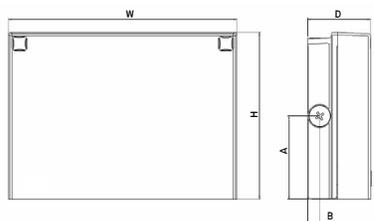
WPX LED Wall Packs



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	1,550 Lumens, 11W ¹ 30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX1 LED P2	2,900 Lumens, 24W 40K 4000K	347 347V ³	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ²	DWHXD White
WPX2 LED	6,000 Lumens, 47W 50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ²	DBLBXD Black
WPX3 LED	9,200 Lumens, 69W		PE Photocell ³	Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).

All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

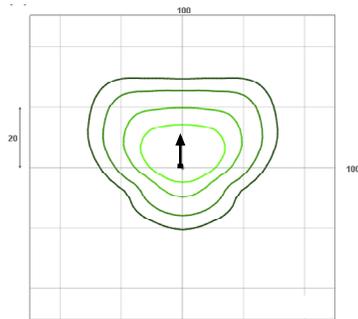
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

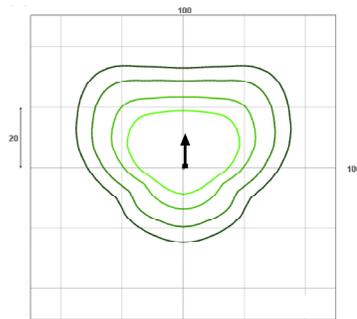
LEGEND

	0.1 fc
	0.2 fc
	0.5 fc
	1.0 fc

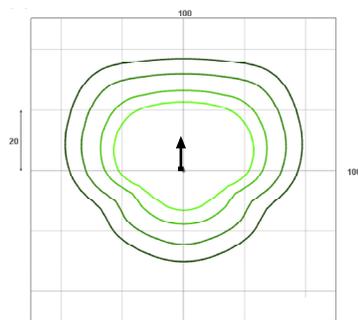
WPX1 LED P1



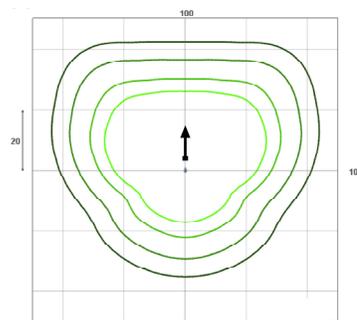
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.



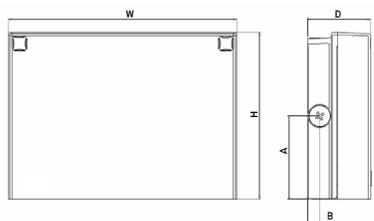
WPX LED Wall Packs



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX1 LED P2	40K 4000K	347 347V ³	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ²	DWHXD White
WPX2 LED	50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ²	DBLBXD Black
WPX3 LED			PE Photocell ³	Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).

All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

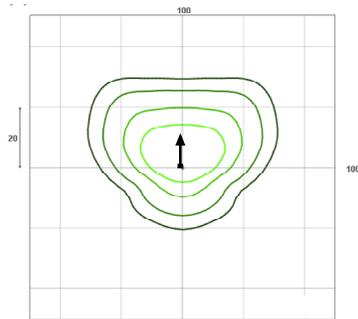
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

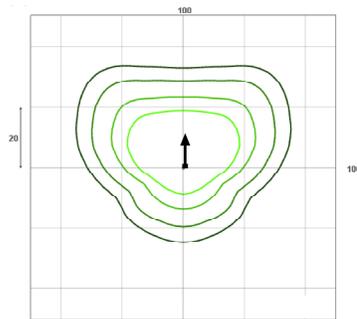
LEGEND

	0.1 fc
	0.2 fc
	0.5 fc
	1.0 fc

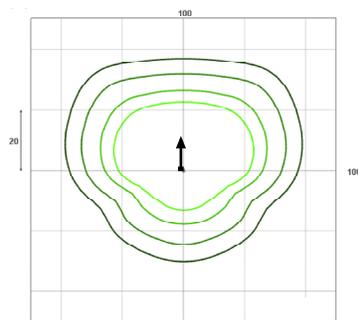
WPX1 LED P1



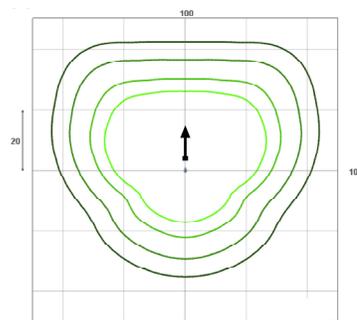
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.