

BEFORE THE DESIGN REVIEW COMMITTEE
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of:)	DSRFY2017-22
)	
Viewpoint Windows)	FINDINGS OF FACT,
6715 W. State St.)	CONCLUSIONS OF LAW
Garden City, Ada County, Idaho)	AND DECISION
_____)	

THIS MATTER, came before the Garden City Design Review Committee for consideration on June 19th, 2017, July 3rd, 2017, and July 17th, 2017 for formal application meetings. The Design Review Committee reviewed the application and materials submitted. Based on the evidence presented, pursuant to Garden City Code Table 8-6A-1, the Design Review Committee makes the following Findings of Fact, Conclusions of Law and Decision:

FINDINGS OF FACT

1. The applicant is Richard George.
2. The property owner is Mathew Barrow.
3. The location of the project is 6715 W. State St., Parcel S0619336316, W. Side Gov Lot 4 Por In 06-02 Sec 19 4N 2 E.
4. The application is for a shell retail building.
5. The project is located in the Garden City C-2 Zoning District.
6. The project is located in the Residential Low Density and Green Boulevard designations of the Comprehensive Plan.
7. The project is not located in the flood plain.
8. The record contains:
 - a. Application Materials submitted on May 26, 2017;
 - b. Application Materials resubmitted on June 22nd and July 7th;
 - c. Staff Memo;
 - d. Design Review Findings of Fact, Conclusions of Law and Decision;
 - e. Design Review Committee Minutes.
9. A pre-application was received on November 1, 2016. Materials submitted were reviewed by the Design Review Committee on November 7, 2017.

10. The applicant returned to Design Review on June 19th, 2017 with a revised building design/site plan.
 - a. Applicant, Richard George was present to discuss his request.
 - b. Adjacent neighbors, Mr. Pierce (President of the HOA) and Allen Wolfe were also present to discuss concerns associated with the proposed changes.
 - c. The Design Review Committee continued the application due to non-compliance.
11. The applicant met again with the Design Review Committee on July 3rd, 2017.
 - a. Applicants, Richard George, Darren Blaser, and Bill Caferelli were present to represent their request.
 - b. There were no members of the public in attendance.
 - c. The Design Review Committee continued the application due to non-compliance and made the following requests:
 - i. Modulate the sides with modulation that is at least 2' in change;
 - ii. Wrap front facade to the side of the building;
 - iii. Break up the rear of the building with paint;
 - iv. Provide variety of trees to meet Garden City Code 8-4I-3 G; if class I trees are utilized there must be two trees per each street tree required (8-4I-4 B.2).
12. The applicant met again with the Design Review Committee on July 17th, 2017.
 - a. Applicants Richard George and Darren Blaser were present to represent their request.
 - b. There were no members of the public in attendance.
 - c. The Committee unanimously approved the application provided the following:
 - i. The Landscaping Plan layout as submitted July 17th, 2017 is approved provided that:
 1. The layout including location of landscaping buffer between the sidewalk and street pertains to the entire site, with the required number of street trees being required for the entire site;
 2. Ornamental grasses are planted along with the roses in the interior planting beds;
 3. A mixture of tree species shall be provided. Noted at the meeting the Little Leaf Linden and Maple would be acceptable.
 - ii. The elevations provided on July 7th, 2017 and reviewed on July 17th, 2017 are approved provided that the side parapets cross the entire side elevation from the secondary cornice.

13. The following section of the Garden City Development Code apply to this proposal:
- a. Title 8-Chapter 4, Article A: "General Provisions;"
 - b. Title 8-Chapter 4, Article C: "Design Provisions for Nonresidential Structures;"
 - c. Title 8-Chapter 4, Article D: "Parking and Off Street Loading Provisions;"
 - d. Title 8-Chapter 4 Article E: "Transportation and Connectivity Provisions;"
 - e. Title 8-Chapter 4, Article I: "Landscaping and Tree Protection Provisions."

14. In order to approve a design review application and based on the standards set forth in chapter 4, article C of this title, the Design Review Committee shall make the following findings:

GCC 8-6B-3 DESIGN REVIEW COMMITTEE: REQUIRED FINDINGS			
Compliant			City Standards and Conclusion
Yes	No	N/A	
X			The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district.
			The proposal is in conformance with the design standards. The project is in the C-2 zoning district. The use is determined to be Retail. Retail is a permitted use in the C-2 zoning district. The dimensional regulations are met with setbacks and building heights.
X			The proposed design adheres to standards for the protection of health, safety, and general welfare.
			The proposal does not unduly diminish the health, safety and general welfare.
X			The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods within the city.
			The proposed design contributes to an existing sense of place and contributes to neighborhood amenities.
X			The proposed design improves the accessibility of development to nonmotorized and public modes of transportation.
			There is an existing detached sidewalk on State Street. Bike parking will be provided on site. Pedestrian walkways are also designed to provide efficient access to building entries and exits.
X			The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors.
			The proposed design is an addition to an existing development.
X			The proposed design supports a compact development pattern that enables intensification of development and changes over time.
			The proposed design includes windows providing alternative uses for the retail space in the future.

X			The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and encourages pedestrian activity.
			The existing landscape will remain. However, landscaping will be added to the entire site. Street trees will be planted along state tree. Additionally, a landscape buffer will be planted in the rear of the lot to shield it from existing residential uses.

15. On July 17th, 2017 the Design Review Committee moved to approve the application in accordance with Garden City Code 8-6A-5 Administrative Process with Notice.
- a. Notice of the Design Review Committee’s intent to approve the application was mailed to all property owners within 300’ radius of the property on July 18th, 2017 in compliance with the public notice requirements under GCC 8-6A-5.
 - b. A public hearing was set with the Garden City Council for August 14th, 2017.
 - c. Objections were received on July 24th and 25th, 2017, necessitating a public hearing with the Garden City Council.

CONCLUSIONS OF LAW

The Design Review Committee reviewed the application with regard to Garden City Code, Title 8, Chapter 4, and based on the conditions required herein, concludes the application meets the standards of approval under GCC 8-2C, 8-4 Design and Development Regulations and the required findings under 8-6B-3D.

DECISION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the Design Review Committee hereby **RECOMMENDS APPROVAL** of the application, subject to the following conditions:

Site Specific Requirements:

1. The Landscaping Plan layout as submitted July 17th, 2017 is approved provided that:
 - a. The layout including location of landscaping buffer between the sidewalk and street pertains to the entire site, with the required number of street trees being required for the entire site;
 - b. Ornamental grasses are planted along with the roses in the interior planting beds;
 - c. A mixture of tree species shall be provided. Noted at the meeting the Little Leaf Linden and Maple would be acceptable.

2. The elevations provided on July 7th, 2017 and reviewed on July 17th, 2017 are approved provided that the side parapet cross the entire side elevation from the secondary cornice

General Requirements:

1. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
2. Final approval is subject to the approval of other reviewing agencies. Any more restrictive standards adopted and made applicable by any Transportation Authority, Fire Authority or other Federal, State or Local regulatory agencies shall prevail. This approval shall not annul any portion of Garden City Code or other applicable regulation unless specifically noted.
3. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not. This shall include but not be limited to 8-4A General Provisions of Design and Development Regulations; 8-4I-3 and Landscape Maintenance Provisions 8-4I-9; and Standards for Transportation and Connectivity Provisions identified in 8-4E.
4. All utilities on the site, including telephone, cable television, and electrical systems shall be underground and in compliance with Garden City Code 8-4A-8.
5. Driveway openings in curbs shall comply with the requirements of the Transportation Authority. The driveway shall be straight or provide a 28-foot inside and 48-foot outside turning radius.
6. Plant materials which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced.
7. Where landscaping might impact motorist or pedestrian sight distance, shrubs shall be maintained below three feet (3') in height and trees shall be pruned so that the lowest branches will be at least seven feet (7') above the ground level.
8. A three foot (3') clearance zone shall be maintained around the circumference of fire hydrants.
9. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan.
10. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock as the only ground cover in required planting areas is prohibited.
11. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.
12. All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices.

13. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils, or planted with sufficient space to provide for the full maturity of the particular tree species.
14. All other plant material, except sod or ground cover, shall be set back a minimum of one foot (1') from any curb edge to protect from vehicle overhang and mechanical damage.
15. The landscape installation shall stabilize all soil and slopes.
16. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.
17. Demonstrate compliance with 8-4G-1 prior to certificate of occupancies.
18. This approval is for this application only. Additional permits, licenses and approvals may be necessary. All other applicable permits must be obtained prior to a Certificate of Occupancy.
19. Property Maintenance Standards shall be maintained as required by Garden City Code 8-4K.
20. The property owner is responsible for the maintenance of all landscaping and screening devices required.
21. System Installation Required: Each and every lot within the subdivision shall have underground pressurized irrigation water. The pressurized irrigation system shall be constructed and installed at the same time as the domestic water lines, but shall not necessarily be in the same trenches.
22. Materials submitted after the decision shall not be considered part of the record for this decision. If additional materials or information is submitted after the decision the application may be remanded to the decision making body during which time the decision shall be stayed provided that there is no immediate threat to life or safety.
23. Occupying the site prior to Certificate of Occupancy is a criminal offense.
24. Any changes in the design, construction, operation or use shall be brought to the immediate attention of the Planning Official for determination if the changes are in substantial conformance with the City's action. Any modification to approved plans shall require submittal and approval of these modifications prior to construction. Final approval is based on substantial conformance with the plans reviewed and approved.
25. Any substantial changes to the design shall be reviewed by the Design Review Committee for compliance with Garden City Code 8-4. Any other changes that are not in substantial conformance with the approval shall be remanded to the decision-making body.
26. Final decisions are subject to a 28-day right to judicial review. A takings analysis pursuant to Idaho Code may be requested on final decisions.

Verification of Design/Review Committee Approval of this Document

8-7-17

Date

BEFORE THE CITY COUNCIL
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of:)	DSRFY2017-22
)	
Viewpoint Windows)	FINDINGS OF FACT,
6715 W. State St.)	CONCLUSIONS OF LAW
Garden City, Ada County, Idaho)	AND DECISION
_____)	

THIS MATTER, came before the Garden City Council for consideration on August 14, 2017. The City Council reviewed the Design Review Committee record materials. Based on the evidence presented, pursuant to Garden City Code Table 8-6A-1, the City Council makes the following Findings of Fact, Conclusions of Law and Decision:

FINDINGS OF FACT

1. The applicant is Richard George.
2. The property owner is Mathew Barrow.
3. The location of the project is 6715 W. State St., Parcel S0619336316, W. Side Gov Lot 4 Por In 06-02 Sec 19 4N 2 E.
4. The application is for a shell retail building.
5. The project is located in the Garden City C-2 Zoning District.
6. The project is located in the Residential Low Density and Green Boulevard designations of the Comprehensive Plan.
7. The project is not located in the flood plain.
8. The record contains:
 - a. Application Materials submitted on May 26, 2017;
 - b. Application Materials resubmitted on June 22nd and July 7th;
 - c. Staff Memorandums/ reports for Design Review Committee;
 - d. Design Review Findings of Fact, Conclusions of Law and Decision;

- e. Design Review Committee Minutes;
 - f. Staff Memorandum for City Council for August 14th hearing;
 - g. City Council Minutes for August 14th hearing.
9. A pre-application was received on November 1, 2016. Materials submitted were reviewed by the Design Review Committee on November 7, 2017.
10. The applicant returned to Design Review on June 19th, 2017 with a revised building design/site plan.
- a. Applicant, Richard George was present to discuss his request.
 - b. Adjacent neighbors, Mr. Pierce (President of the HOA) and Allen Wolfe were also present to discuss concerns associated with the proposed changes.
 - c. The Design Review Committee continued the application due to non-compliance.
11. The applicant met again with the Design Review Committee on July 3rd, 2017.
- a. Applicants Richard George, Darren Blaser, and Bill Caferelli were present to represent the request.
 - b. There was no member of the public in attendance.
 - c. The committee made the following requests:
 - i. Modulate the sides with modulation that is at least 2' in change
 - ii. Wrap front façade to the side of the building
 - iii. Break up the rear of the building with paint
 - iv. Provide variety of trees to meet Garden City Code 8-4I-3 G; if class I trees are utilized there must be two trees per each street tree required (8-4I-4 B.2)
12. The applicant met again with the Design Review Committee on July 17th, 2017.
- a. Applicants Richard George and Darren Blaser were present to represent the request.
 - b. There was no member of the public in attendance.
 - c. The committee unanimously approved the application provided the following:
 - a. The Landscaping Plan layout as submitted July 17th, 2017 is approved provided that:

- i. The layout including location of landscaping buffer between the sidewalk and street pertains to the entire site, with the required number of street trees being required for the entire site.
 - ii. Ornamental grasses are planted along with the roses in the interior planting beds
 - iii. A mixture of tree species shall be provided. Noted at the meeting the Little Leaf Linden and Maple would be acceptable.
 - b. The elevations provided on July 7th, 2017 and reviewed on July 17th, 2017 are approved provided that the side parapet cross the entire side elevation from the secondary cornice.
13. The following section of the Garden City Development Code apply to this proposal:
- a. Title 8-Chapter 4, Article A: "General Provisions;"
 - b. Title 8-Chapter 4, Article C: "Design Provisions for Nonresidential Structures;"
 - c. Title 8-Chapter 4, Article D: "Parking and Off Street Loading Provisions;"
 - d. Title 8-Chapter 4 Article E: "Transportation and Connectivity Provisions;"
 - e. Title 8-Chapter 4, Article I: "Landscaping and Tree Protection Provisions."
14. In order to approve a design review application and based on the standards set forth in chapter 4, article C of this title, the design review committee shall make the following findings:

GCC 8-6B-3 REQUIRED FINDINGS			
Compliant			
Yes	No	N/A	City Standards and Conclusion
X			The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district.
X			The proposed design adheres to standards for the protection of health, safety, and general welfare.

X			The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods within the city.
X			The proposed design improves the accessibility of development to non-motorized and public modes of transportation. Bike parking and access to public sidewalk is proposed.
		X	The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors. At this location development in a strip format is unavoidable. The property is one lot deep between State Street and a lake. This leaves only a strip in which to develop.
X			The proposed design supports a compact development pattern that enables intensification of development and changes over time. The applicant has sited the proposed project so that there can be future development
X			The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and encourages pedestrian activity. The proposal meets landscaping provisions set forth by code.

15. On July 17th, 2017 the Design Review Committee moved to approve the application in accordance with Garden City Code 8-6A-5 Administrative Process with Notice.
- a. Notice of the Design Review Committee’s intent to approve the application was mailed to all property owners within 300’ radius of the property on July 18th, 2017 in compliance with the public notice requirements under GCC 8-6A-5.
 - b. A public hearing was set with the Garden City Council for August 14th, 2017.

- c. Objections were received on July 24th, 25th, & 28th 2017 from Alan Wolfe, Craig Anderson, Dana and Shelley Gordon, necessitating a public hearing.
16. On August 14th, 2017 the City Council held a public hearing in accordance with Garden City Code 8-6A-7 Public Hearing Process.
 - a. The applicant, Richard George was notified on July 25th. 2017 that the hearing set for August 14th, 2017 would not be canceled.
 - b. The Radius Notice of the Design Review Committee's intent to approve the application included notice of a hearing date of August 14th, 2017. This notice was mailed to all property owners within 300' radius of the property on July 18th, 2017.
 - c. Interested parties: Alan Wolfe, Craig Anderson, Dana and Shelley Gordon, and the Lake Plantation Subdivision Home Owners Association were notified on July 31st, 2017 confirming that the public hearing would be held August 14th, 2017.
 - d. At the hearing:
 - i. Staff, Jenah Thornborrow presented the application;
 - ii. Richard George represented the application;
 - iii. Testimony was received by Alan Wolfe, Pierce Roan, Dana Gordon, Mike Dingle, Craig Anderson, Peter Vanerie, and Robert Hensel with concerns related to sound and sight buffers, lake access, security lighting, and truck traffic;
 - iv. City Council approved the application as approved by Design Review Committee with additional conditions limiting outdoor storage, specifying fencing, and requiring additional evergreens adjacent to the lake on a 4/0 vote.

CONCLUSIONS OF LAW

The City Council reviewed the application with regard to Garden City Code, Title 8, Chapter 4, and based on the conditions required herein, concludes the application

meets the standards of approval under GCC 8-2C, 8-4 Design and Development Regulations and the required findings under 8-6B-3D.

DECISION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the City Council hereby approves the application, subject to the following conditions:

Site Specific Requirements:

1. No outdoor storage, which is not fully screened from view, is permitted.
2. A new solid vinyl fence shall be installed generally where the existing wood fence is located adjacent to Lake Elmore. The fence is not required adjacent to the lake on the westerly portion of the property that has been reserved for future development. The top of the fence shall be 8' from existing grade. This condition does not require that the fence itself be 8' in height; berming or other similar treatment may be utilized to achieve the required height.
3. The Landscaping Plan layout as submitted July 17th, 2017 is approved provided that:
 - a. The layout including location of landscaping buffer between the sidewalk and street pertains to the entire site, with the required number of street trees being required for the entire site.
 - b. Ornamental grasses are planted along with the roses in the interior planting beds
 - c. A mixture of tree species shall be provided. Noted at the meeting the Little Leaf Linden and Maple would be acceptable.
 - d. Where the landscaping for the entire site is not shown on the approved plan, the required landscaping will default to the plan dated June 22nd, 2017.
 - e. In addition to the landscaping detailed on the approved plans, six evergreen trees roughly 2" in caliper at the time of planting shall be installed adjacent to Lake Elmore.

4. The elevations provided on July 7th, 2017 and reviewed on July 17th, 2017 are approved provided that the side parapet cross the entire side elevation from the secondary cornice

General Requirements:

1. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
2. Final approval is subject to the approval of other reviewing agencies. Any more restrictive standards adopted and made applicable by any Transportation Authority, Fire Authority or other Federal, State or Local regulatory agencies shall prevail. This approval shall not annul any portion of Garden City Code or other applicable regulation unless specifically noted.
3. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not. This shall include but not be limited to 8-4A General Provisions of Design and Development Regulations; 8-4I-3 and Landscape Maintenance Provisions 8-4I-9; and Standards for Transportation and Connectivity Provisions identified in 8-4E.
4. All utilities on the site, including telephone, cable television, and electrical systems shall be underground and in compliance with Garden City Code 8-4A-8.
5. Driveway openings in curbs shall comply with the requirements of the Transportation Authority. The driveway shall be straight or provide a 28-foot inside and 48-foot outside turning radius.
6. Plant materials which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced.
7. Where landscaping might impact motorist or pedestrian sight distance, shrubs shall be maintained below three feet (3') in height and trees shall be pruned so that the lowest branches will be at least seven feet (7') above the ground level.

8. A three foot (3') clearance zone shall be maintained around the circumference of fire hydrants.
9. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan.
10. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock as the only ground cover in required planting areas is prohibited.
11. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.
12. All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices.
13. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils, or planted with sufficient space to provide for the full maturity of the particular tree species.
14. All other plant material, except sod or ground cover, shall be set back a minimum of one foot (1') from any curb edge to protect from vehicle overhang and mechanical damage.
15. The landscape installation shall stabilize all soil and slopes.
16. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.
17. Demonstrate compliance with 8-4G-1 prior to certificate of occupancies.
18. This approval is for this application only. Additional permits, licenses and approvals may be necessary. All other applicable permits must be obtained prior to a Certificate of Occupancy.
19. Property Maintenance Standards shall be maintained as required by Garden City Code 8-4K.
20. The property owner is responsible for the maintenance of all landscaping and screening devices required.

21. System Installation Required: Each and every lot within the subdivision shall have underground pressurized irrigation water. The pressurized irrigation system shall be constructed and installed at the same time as the domestic water lines, but shall not necessarily be in the same trenches.
22. Materials submitted after the decision shall not be considered part of the record for this decision. If additional materials or information is submitted after the decision the application may be remanded to the decision making body during which time the decision shall be stayed provided that there is no immediate threat to life or safety.
23. Occupying the site prior to Certificate of Occupancy is a criminal offense.
24. Any changes in the design, construction, operation or use shall be brought to the immediate attention of the Planning Official for determination if the changes are in substantial conformance with the City's action. Any modification to approved plans shall require submittal and approval of these modifications prior to construction. Final approval is based on substantial conformance with the plans reviewed and approved.
25. Any substantial changes to the design shall be reviewed by the Design Review Committee for compliance with Garden City Code 8-4. Any other changes that are not in substantial conformance with the approval shall be remanded to the decision-making body.
26. Final decisions are subject to a 28-day right to judicial review. A takings analysis pursuant to Idaho Code may be requested on final decisions.

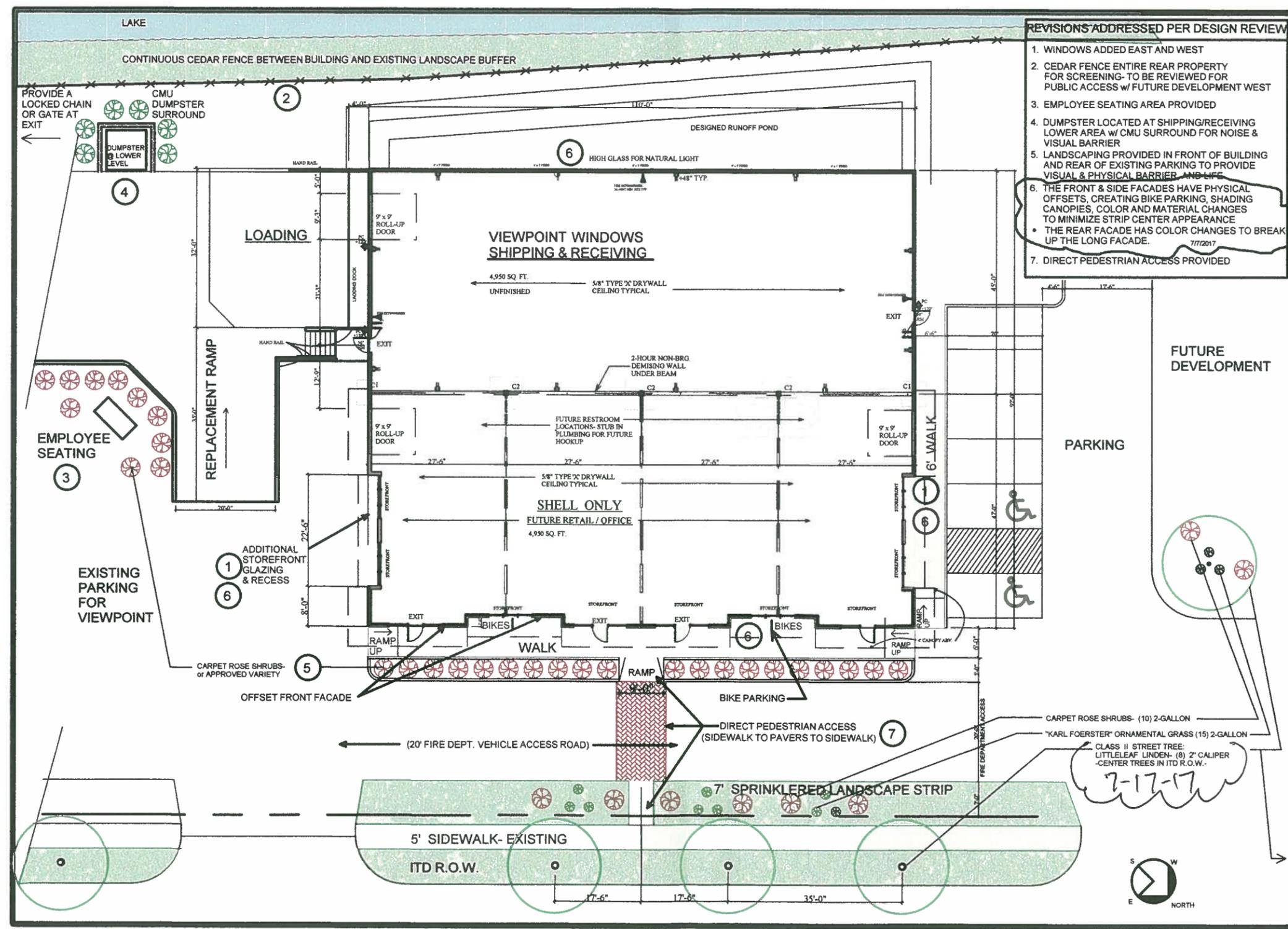


Mayor, John G. Evans

8-17-17

Date

DRP4 2017-22
Submitted
7.17.17



- REVISIONS ADDRESSED PER DESIGN REVIEW**
1. WINDOWS ADDED EAST AND WEST
 2. CEDAR FENCE ENTIRE REAR PROPERTY FOR SCREENING- TO BE REVIEWED FOR PUBLIC ACCESS w/ FUTURE DEVELOPMENT WEST
 3. EMPLOYEE SEATING AREA PROVIDED
 4. DUMPSTER LOCATED AT SHIPPING/RECEIVING LOWER AREA w/ CMU SURROUND FOR NOISE & VISUAL BARRIER
 5. LANDSCAPING PROVIDED IN FRONT OF BUILDING AND REAR OF EXISTING PARKING TO PROVIDE VISUAL & PHYSICAL BARRIER AND LIFE
 6. THE FRONT & SIDE FACADES HAVE PHYSICAL OFFSETS, CREATING BIKE PARKING, SHADING CANOPIES, COLOR AND MATERIAL CHANGES TO MINIMIZE STRIP CENTER APPEARANCE
• THE REAR FACADE HAS COLOR CHANGES TO BREAK UP THE LONG FACADE. 7/17/2017
 7. DIRECT PEDESTRIAN ACCESS PROVIDED

RICHARD L. GEORGE
ARCHITECT
1610 N. 10th STREET BOISE, IDAHO 83702
PHONE: (208) 363-9973 EMAIL: richardg@rge.com

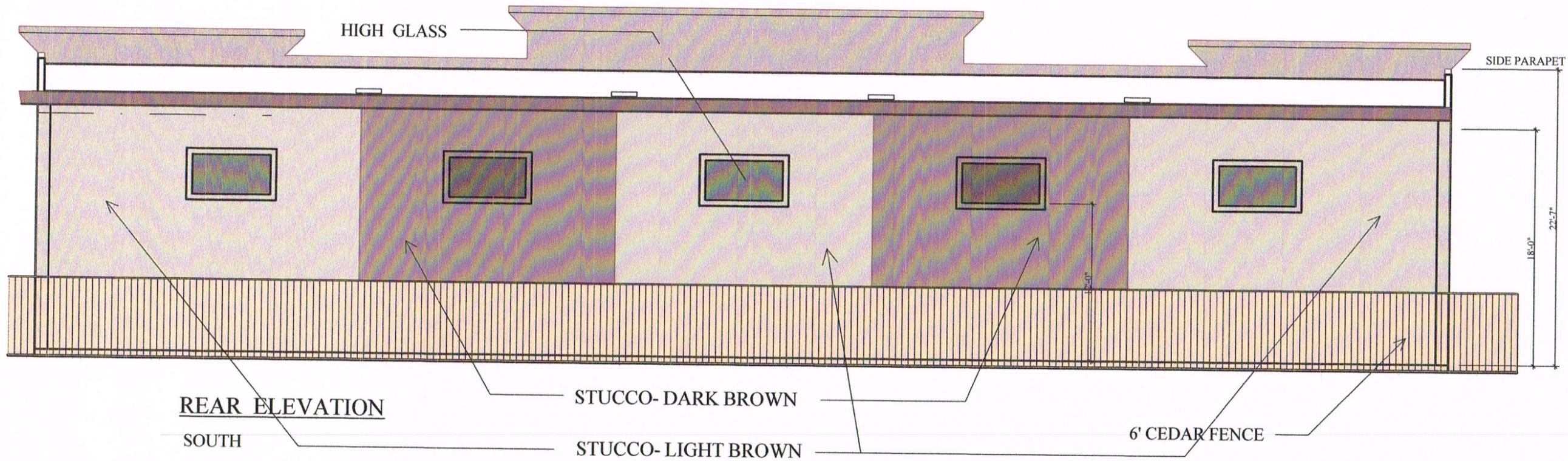
VIEW POINT WINDOWS
6715 W. STATE STREET
GARDEN CITY, ADA COUNTY, IDAHO

SCHEMATIC FLOOR PLAN & IMMEDIATE SITE

Disc: 7/17/2017
Scale: 1/8"=1'-0"
Drawn: RG
Job: 1624
Sheet: SC-1

2-17-17





REAR ELEVATION

SOUTH

STUCCO- DARK BROWN

STUCCO- LIGHT BROWN

6' CEDAR FENCE

SIDE PARAPET

18'-0"

22'-7"

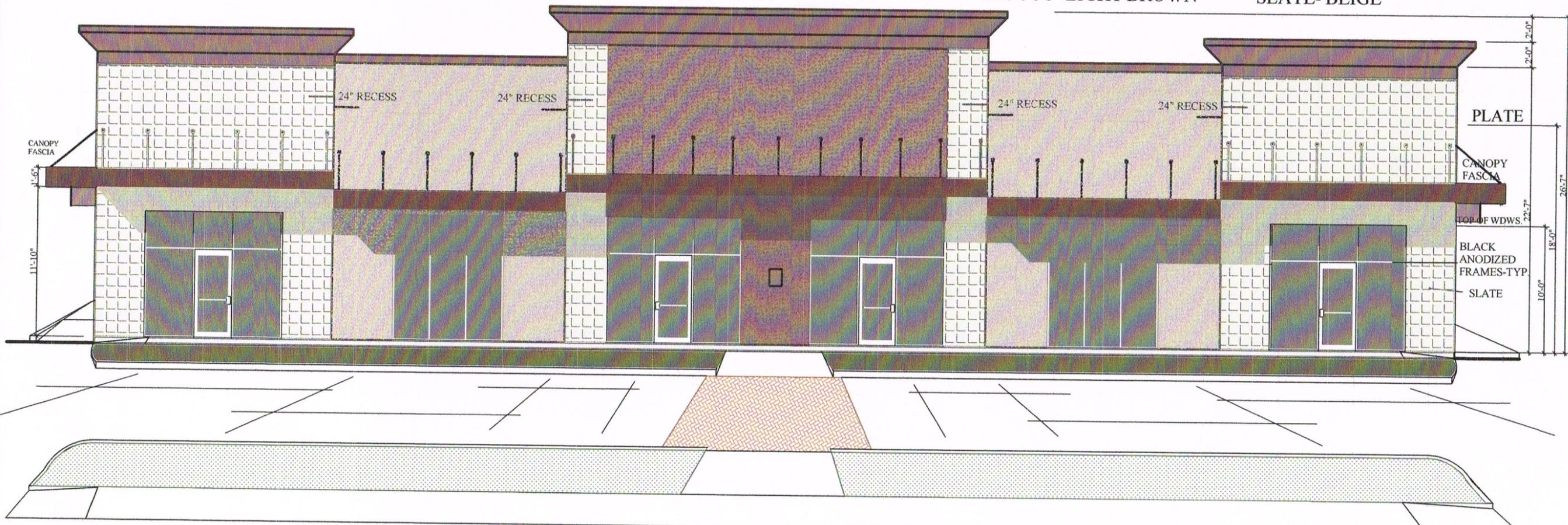
SLATE- BEIGE

STUCCO- LIGHT BROWN

STUCCO- DARK BROWN

STUCCO- LIGHT BROWN

SLATE- BEIGE



CANOPY FASCIA

24" RECESS

24" RECESS

24" RECESS

24" RECESS

PLATE

CANOPY FASCIA

TOP OF WDWS.

BLACK ANODIZED FRAMES-TYP.

SLATE

11'-10"

1'-6"

2'-0"

2'-0"

22'-7"

18'-0"

10'-0"

26'-7"



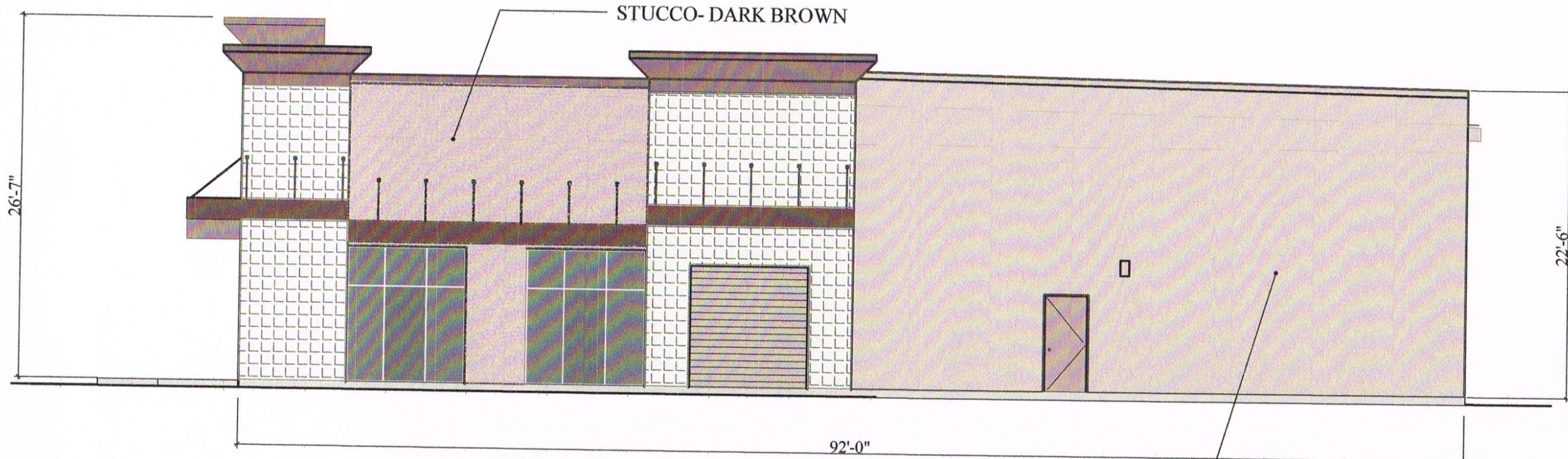
Revisions: 3/23/17

RICHARD L. GEORGE
ARCHITECT
1610 N. 18th STREET
BOISE, IDAHO 83702
PHONE: (208) 363-0973 EMAIL: richardlgeorge@gmail.com

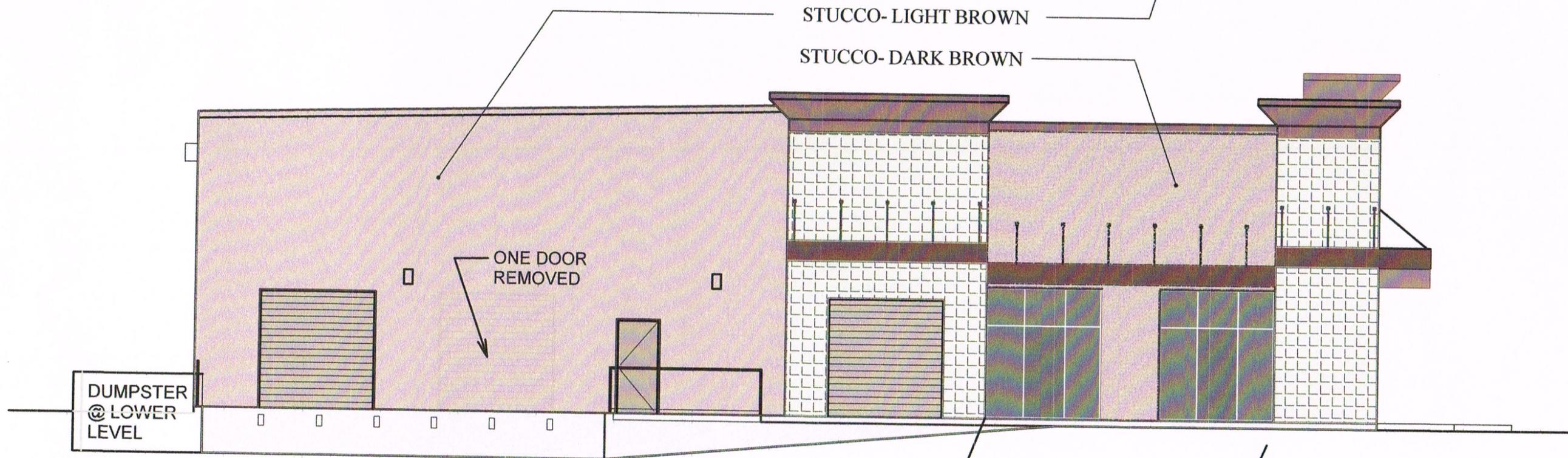
VIEW POINT WINDOWS
6715 W. STATE STREET
GARDEN CITY, ADA COUNTY, IDAHO

SCHEMATIC
EXTERIOR ELEVATIONS

Date: 7/7/2017
Scale: 1/4"=1'-0"
Drawn: RG
Job: 1624
Sheet: SC-2

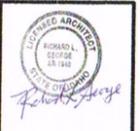


RIGHT SIDE ELEVATION
WEST



LEFT SIDE ELEVATION
EAST

RECESSED STOREFRONT
-EAST & WEST-



Revisions: 3/23/17

RICHARD L. GEORGE
ARCHITECT
1610 N. 18th STREET BOISE, IDAHO 83702
PHONE: (208) 363-0973 EMAIL: richardlgeorge@gmail.com

VIEW POINT WINDOWS
6715 W. STATE STREET
GARDEN CITY, ADA COUNTY, IDAHO

SCHEMATIC
EXTERIOR ELEVATIONS

Date: 7/7/2017
Scale: 1/4"=1'-0"
Drawn: RG
Job: 1624
Sheet: