



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: PAM GAINES	Name: JOHN HOOK
Company: NEUDESIGN ARCHITECTURE	Company: SUNWEST PROPERTIES
Address: 725 E 2ND STREET	Address: 105 S EL CAMINO REAL
City: MERIDIAN	City: SAN CLEMENTE
State: IDAHO Zip: 83642	State: CALIFORNIA Zip: 92672
Tel.: 208.884.2824	Tel.: 949.492.0500
E-mail: PGAINES@NEUDESIGNARCH.COM	E-mail: JOHN@SUNWESTPROPERTIES.COM

PROPERTY AND DESIGN INFORMATION

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

Site Address: 404 E 49TH STREET GARDEN CITY, ID 83714

Subdivision Name: RANDALL ACRES SUB NO 05	Lot: 10	Block: 03
Tax Parcel Number: R7334160441	Zoning: R-3	Total Acres: 0.690
Proposed Use: R-3	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?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

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?

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?

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?

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?

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?

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.

Sam Gaines 7-24-19 [Signature] 7-29-19
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 | <input checked="" 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 checked="" 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 | |



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
- 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:

- 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:

- 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:***

- 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.

07.18.19



Attn: Garden City Planning Department
Garden City City Hall
6015 N Glenwood St, Garden City, ID 83714

Re: 404 E. 49th Street Townhomes
Garden City, 83714

Design Review Letter:

Near the corner of 49th St. and Alworth St. is a vacant lot zoned R-3. The lot to the south is a single family residential and the lot to the north is an apartment complex. The intended development for this property is two-story attached single family residential units with the idea of creating diversity as well as aiding in the transition from individual single story single family homes to the three story apartments along the greenbelt.

The buildings themselves will add to the visual interest and connectivity, both from vehicular and pedestrian viewpoints – eliminating an idle overgrown parcel of land that is highly visible from the street and from the buildings abutting it. The two-story 4-plex structures will include 3 bedroom dwelling units with 2 car ground floor garages. The facades will be undulating – composed of materials such as batten board, cultured stone, cementitious siding, etc. – with projections and recesses.

An internal driveway, guest parking, greenscapes, and walking/biking paths will be developed, – connecting the site to 49th street and to the Greenbelt. The development will provide diverse housing, minimize sprawl, and bind the community together. We believe the greenscape along the south façade poses an amicable relationship to the single family home and any future developments to the south. The interconnection to the apartments is formed by the additional “living quarters” story, narrowed drive and path connection to the Greenbelt.

It is our intent to vary building features in addition to establishing the site as a destination with its green corridor to ensure the character of the entire community is linked together. We have addressed all four sides of the building to have similar design quality including wall façade modulations, stone accents, various fenestration assemblies, etc. We feel the beauty of the buildings are well within the guidelines criteria of the Garden City's Plan. However, we will address each item below as it might relate to this building:

1. Architectural Character:

- a. Facades - there are enhancements such as changes in plane with recessed entries, popouts, etc. We have varied the color and materials as well.
- b. Primary Public Entrances - allowing the pronounced portions of the building to be the main entrances creates visual understanding as soon as one looks at the building as to where the entrances can be found on each side of the building. It enhances importance and creates a building language.

- c. Roof Lines - wall undulations accomplishes, in an aesthetic way, variation that allows the buildings to show different forms as one travels by, particularly at the entrance of the building.
 - d. Pattern Variations - the differences in wall undulations, materials and colors creates a cohesive tapestry of natural elements.
 - e. Fenestration - natural light is important to us, thus we have located numerous windows around the perimeter of the building and on the roof of interior units. They also serve as a connection to the outside.
 - f. Mechanical – the mechanical equipment will be located on the ground, but screened from the street and neighboring building views opaque fencing.
2. Color and Materials – Uses a color palette that has cool neutral colors that come together to compliment the surrounding area. The well composed mixture of cultured stone to batten board, combined with a complimentary colored asphalt shingle creates an attractive building with variations in textures, colors and materials - similar (and even improved) to other attractive buildings in the Garden City area.
 3. Site Plan and Building Layout:
 - a. Building Location – as it pertains to the nearby streets and neighboring homes
 - b. Parking areas - same note as above
 - c. Access – to the east of the property for main site access.
 - d. Street Layout and Internal Circulation – as pertains to the dwelling units and neighboring streets
 - e. Pedestrian Walkways and Facilities – a concrete sidewalk will be added along the south of the building to allow entrances to the units from the street, guest parking, and will continue into a path that connects to the greenbelt through the adjacent property to the north.

Cohesive Design –

This building is similar in style to other newer buildings in the neighborhood. Connectivity is present through a unified drive and walkways through the area. Our project relates well to the overall character and intent of Garden City's design objectives and shall have a positive impact on the area by fulfilling needs. It is our goal to make this one of the premier places for people to live, as our great city continues to expand in all directions.

07.24.19



Attn: Garden City Planning Department
Garden City City Hall
6015 N Glenwood St, Garden City, ID 83714

Re: Waiver

Waiver Request:

The items we're requesting a waiver for are as follows –

- 1) Grading Plan
- 2) Information for Will Serve Letter
- 3) Sustainability Checklist

Item number one – we have a survey and geotechnical report for the site but have just begun site investigation with the civil engineer. We will have required information prior to submitting for Minor PUD/Subdivision

Item number two – we have reached out to ACHD with our plan but have not yet received an official document from the City's Engineer verifying access.

Item number three – as mentioned previously we do not have full civil design at this point and are unable to complete this checklist without that information.

Please let me know if you have any questions or concerns.

Sincerely,

Pam Gaines

SITE PLAN NOTES

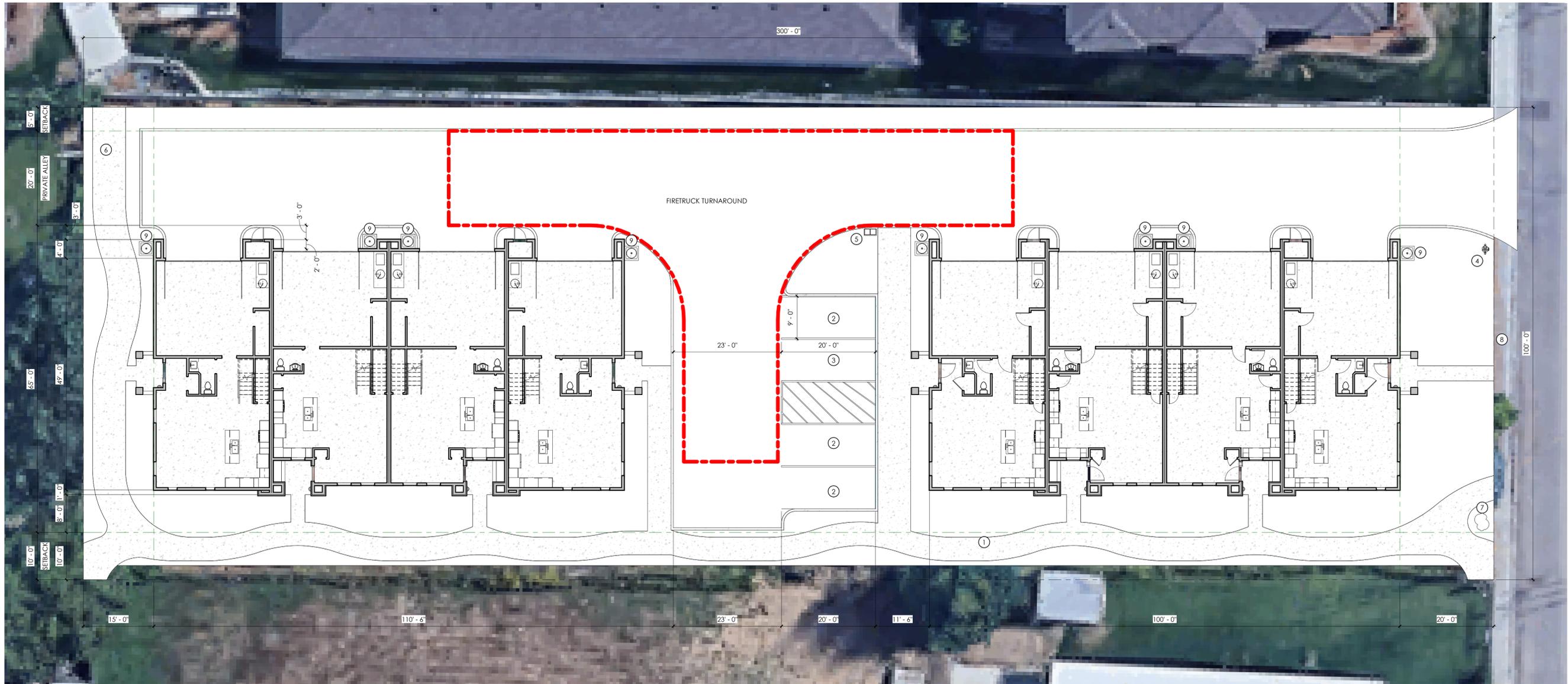
#	Note
1	DRIVEABLE SIDEWALK AND LANDSCAPING
2	STANDARD 9'x20' PARKING SPOT
3	ADA PARKING STALL
4	FIRE HYDRANT
5	8 CLUSTER MAILBOX WITH OUTGOING SLOT AND (2) PACKAGE SLOTS
6	CONNECTION TO GREENBELT ACCESS PATH THROUGH NORTH PROPERTY
7	ENTRY PLAZA WITH ROCK SIGN
8	ATTACHED PUBLIC SIDEWALK
9	AC UNIT (28'x28'x30')



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

THIS DOCUMENT IS THE PROPERTY OF NEUDESIGN ARCHITECTURE, LLC AND IS NOT TO BE DUPLICATED WITHOUT WRITTEN AUTHORIZATION.
© NEUDESIGN ARCHITECTURE LLC



1 SITE PLAN - NEW
3/32" = 1'-0"

CLIENT:
JOHN HOOK
49TH STREET MULTIFAMILY
404 E. 44TH STREET GARDEN CITY ID. 83714

PROFESSIONAL SEAL

NOT FOR PERMIT

NO.	DESCRIPTION	DATE

SITE PLAN

A-101



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

THIS DOCUMENT IS THE PROPERTY OF NEUDESIGN ARCHITECTURE, LLC AND IS NOT TO BE DUPLICATED WITHOUT WRITTEN AUTHORIZATION.

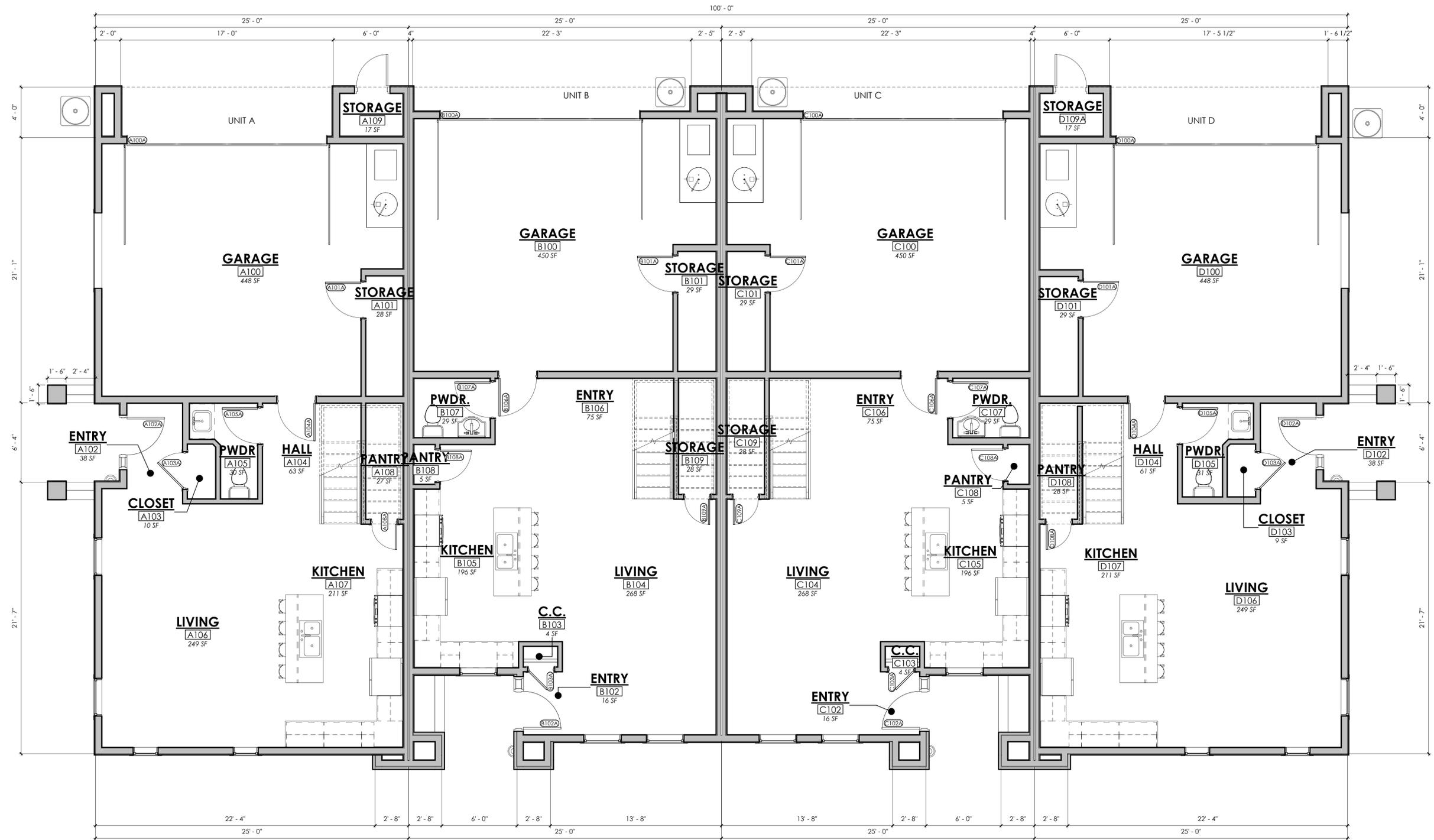
© NEUDESIGN ARCHITECTURE LLC

CLIENT: JOHN HOOK
49TH STREET MULTIFAMILY
404 E. 44TH STREET GARDEN CITY ID. 83714

PROFESSIONAL SEAL

NOT FOR PERMIT

NO. DESCRIPTION DATE



1 FIRST FLOOR PLAN - NEW
1/4" = 1'-0"



FIRST FLOOR
PLAN

A-111



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

THIS DOCUMENT IS THE PROPERTY OF NEUDESIGN ARCHITECTURE, LLC AND IS NOT TO BE DUPLICATED WITHOUT WRITTEN AUTHORIZATION.

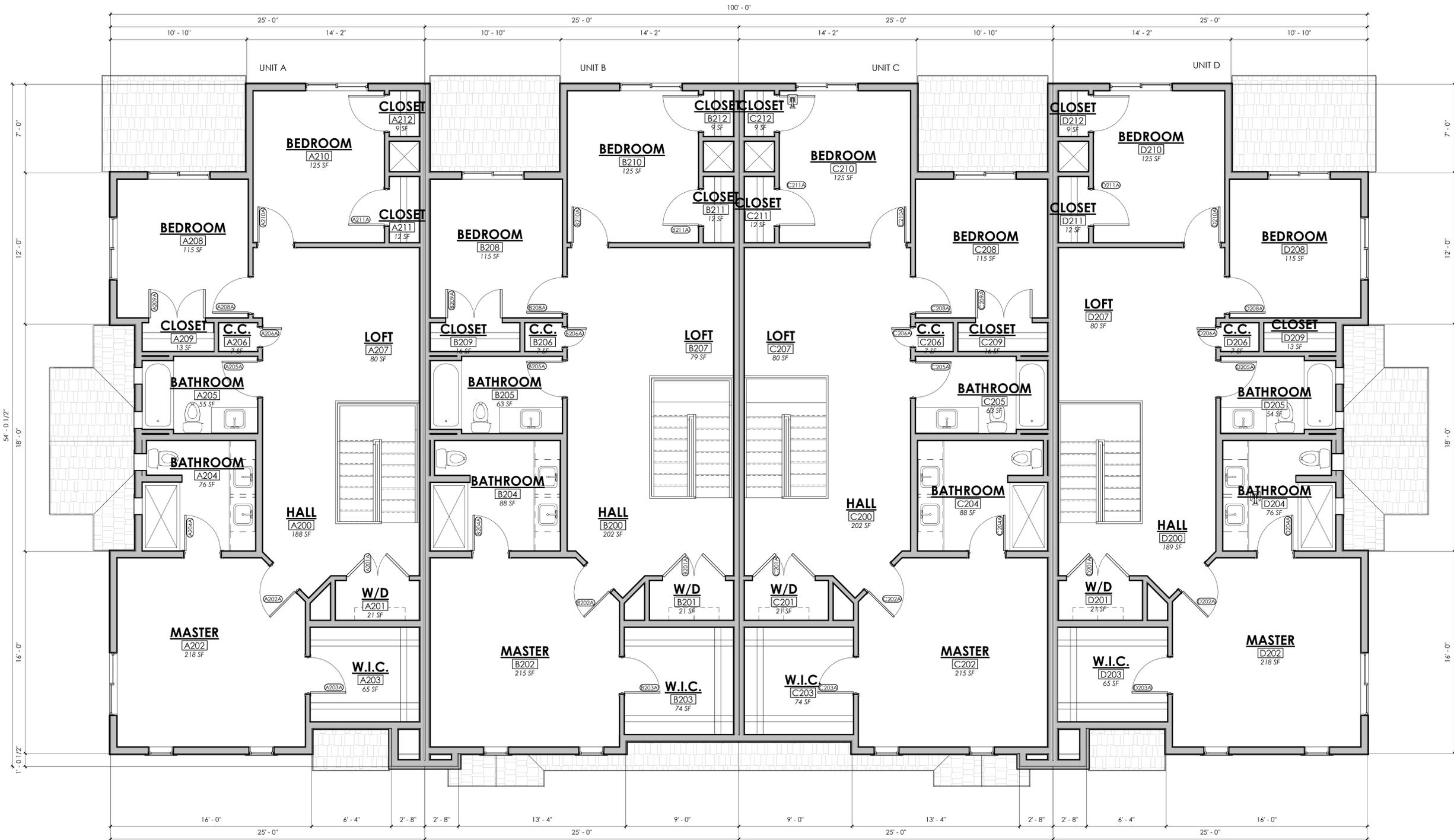
© NEUDESIGN ARCHITECTURE LLC

CLIENT: JOHN HOOK
49TH STREET MULTIFAMILY
404 E. 44TH STREET GARDEN CITY ID. 83714

PROFESSIONAL SEAL

NOT FOR PERMIT

NO.	DESCRIPTION	DATE



1 SECOND FLOOR PLAN - NEW
1/4" = 1'-0"



SECOND FLOOR PLAN

A-112



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

THIS DOCUMENT IS THE PROPERTY OF
NEUDESIGN ARCHITECTURE, LLC AND
IS NOT TO BE DUPLICATED WITHOUT
WRITTEN AUTHORIZATION.

© NEUDESIGN ARCHITECTURE LLC

CLIENT:
JOHN HOOK
49TH STREET MULTIFAMILY
404 E. 44TH STREET GARDEN CITY ID. 83714

PROFESSIONAL SEAL

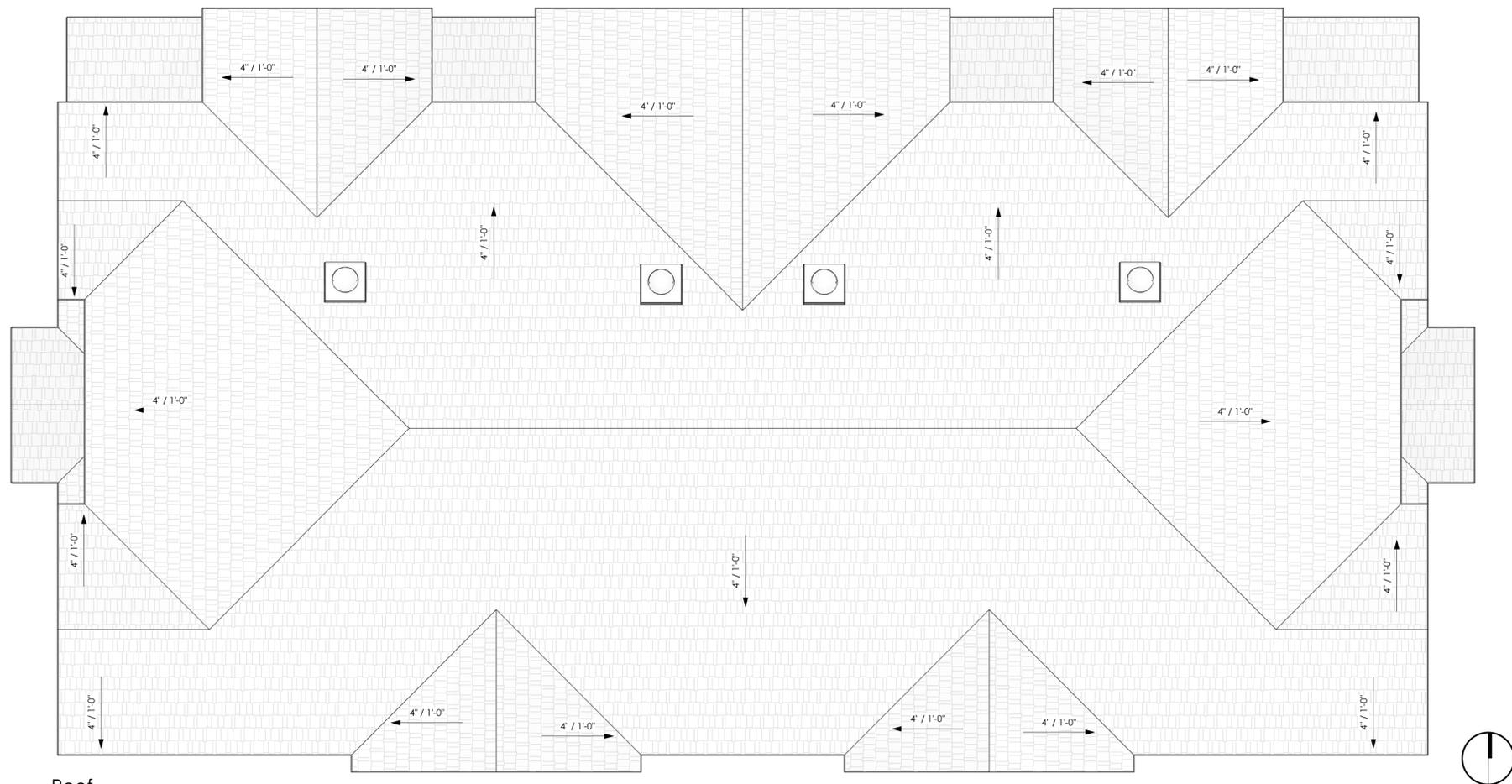
NOT FOR PERMIT

NO.	DESCRIPTION	DATE

ROOF PLAN

A-131

JOB NUMBER 19109
DRAWN BY PKC



1 Roof
3/16" = 1'-0"



2 Lower Roof
3/16" = 1'-0"



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

THIS DOCUMENT IS THE PROPERTY OF NEUDESIGN ARCHITECTURE, LLC AND IS NOT TO BE DUPLICATED WITHOUT WRITTEN AUTHORIZATION.

© NEUDESIGN ARCHITECTURE LLC

CLIENT:
JOHN HOOK
49TH STREET MULTIFAMILY
404 E. 44TH STREET GARDEN CITY ID. 83714

PROFESSIONAL SEAL

NOT FOR PERMIT

NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

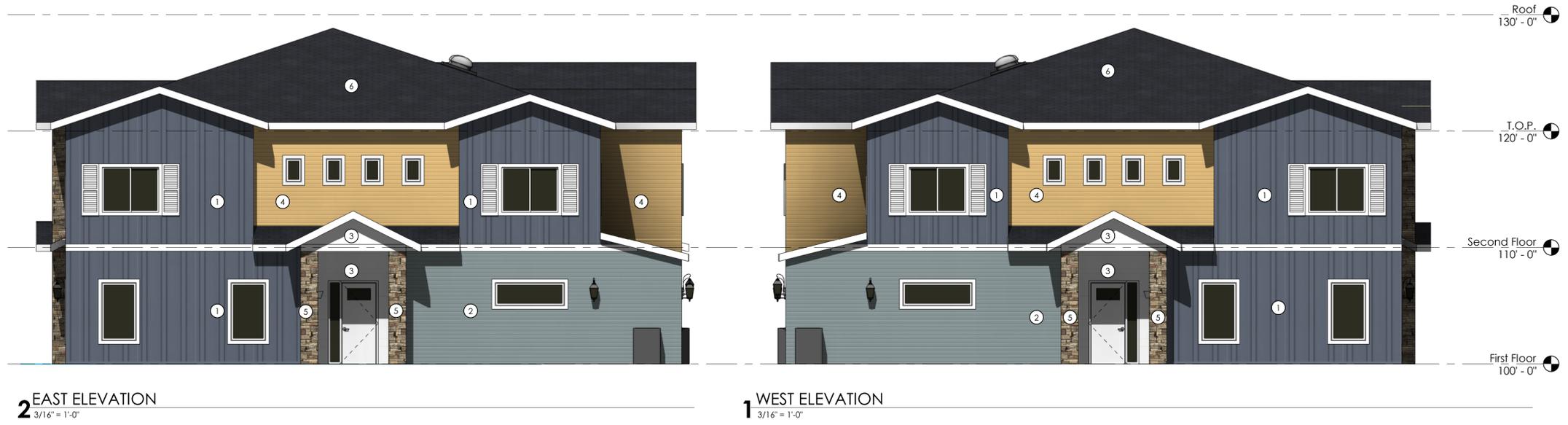
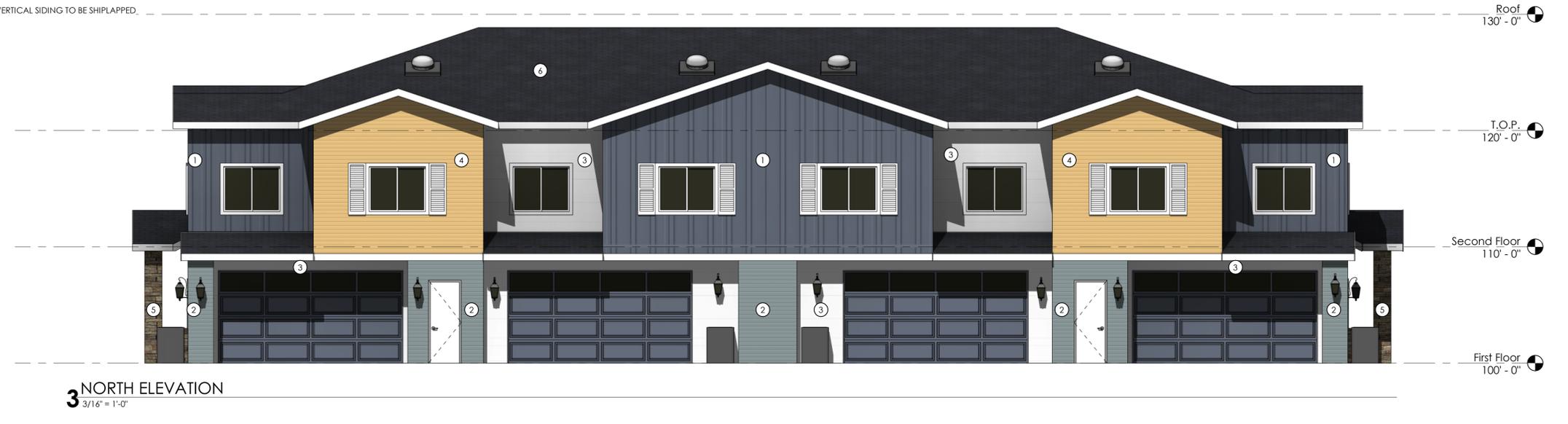
A-211

JOB NUMBER 19109
DRAWN BY PKC

EXTERIOR FINISH LEGEND

*NOTE 1: PANEL SEAMS OF VERTICAL SIDING TO BE SHIPLAPPED.

- 1 HARDPLANK BOARD AND BATTEN - 1 X 2 VERTICAL BATTENS 2'-0" O.C.
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: MINERAL GRAY
COLOR NO: SW2740
- 2 HARDPLANK CEMENT LAP SIDING - 6" LAP HORIZONTAL; 1X4 TRIM
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: UNCERTAIN GRAY
COLOR NO: SW6234
- 3 HARDPLANK CEMENT LAP SIDING - 6" LAP HORIZONTAL; 1X4 TRIM
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW7004
- 4 HARDPLANK CEMENT LAP SIDING - 6" LAP HORIZONTAL; 1X4 TRIM
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: PERISTYLE BRASS
COLOR NO: SW0043
- 5 CULTURED STONE VENEER - BORAL - SKYLINE COUNTRY LEDGESTONE (ESR-1364 INSTALLED PER MFR.'S INSTALLATION INSTRUCTIONS)
- 6 30 YEAR ARCHITECTURAL ROOFING SHINGLE
- 7 TRIM: HARDI FASCIA 1X8; DOORS/WINDOWS 1X4; ACCENT BAND 1X8
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW7004





neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

THIS DOCUMENT IS THE PROPERTY OF NEUDESIGN ARCHITECTURE, LLC AND IS NOT TO BE DUPLICATED WITHOUT WRITTEN AUTHORIZATION.

© NEUDESIGN ARCHITECTURE LLC

CLIENT: JOHN HOOK
49TH STREET MULTIFAMILY
404 E. 44TH STREET GARDEN CITY ID. 83714

PROFESSIONAL SEAL

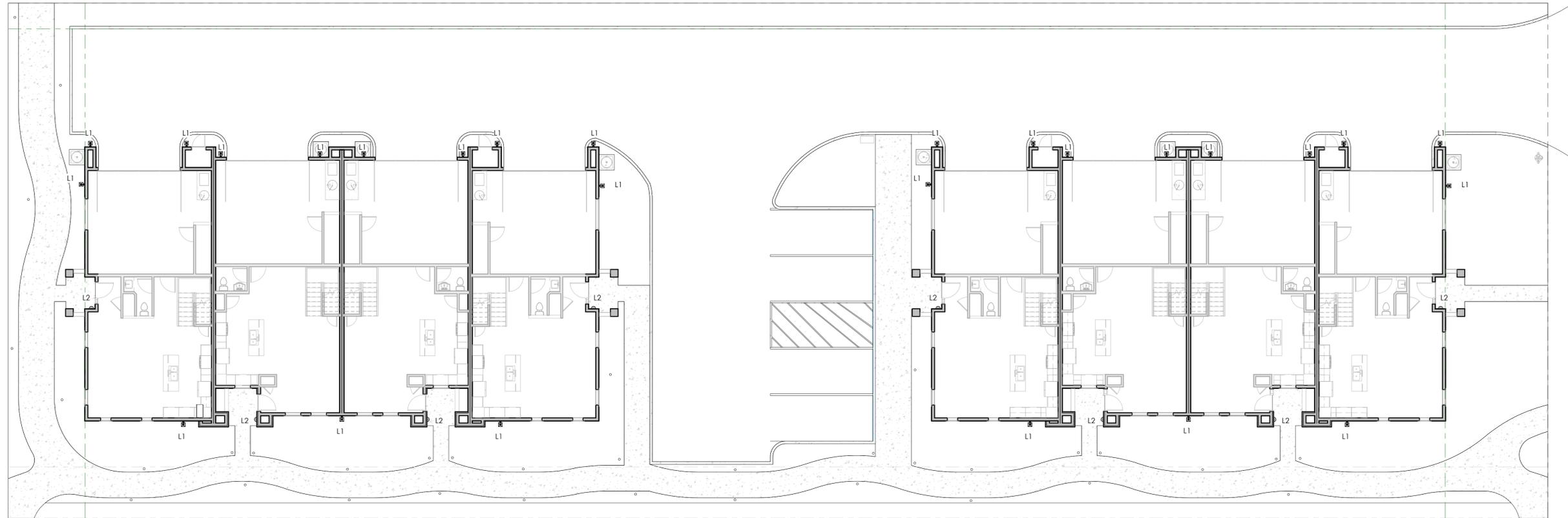
NOT FOR PERMIT

NO. DESCRIPTION DATE

SITE LIGHTING PLAN

E.100

JOB NUMBER 19109
DRAWN BY Author



1 SITE LIGHTING
3/32" = 1'-0"

L1

Catalog No.	Finish		Lamping	Dimensions (Inches)			
	Brushed Brass	Antique Nickel		A	B	C	D
P5628	-46	1 (in) 150w	6-3/4	10-5/8	7-1/2	2-3/4	
P5629	-46	1 (in) 150w	10	15-1/8	10-3/4	10	

Specifications:

- General:** Honey Art glass panels; Lead painted brushed bronze (L6) finish; One-year aluminum construction; Companion Bath and Vanity, Chain hung lantern, Chandelier, Close-to-ceiling, Hall and Foyer, Landscape, Pendant, Post top lantern, Wall bracket, Wall lantern, fixtures are available.
- Electrical:** Medium base porcelain socket with nickel-plated brass screw shell; Pre-wired; CCSAus Wet location listed.
- Mounting:** Wall mount; Mounting strap for outlet box included; Back plate covers a standard 4" hexagonal recessed outlet box (P5428 4-1/2" sq.; P5429 5-1/2" sq.).

L2

Catalog No.	Finish		Lamping	Dimensions (Inches)			
	Brushed Nickel	Antique Bronze		A	B	C	D
P5990	-09	-20	1 (m) 100w	7-3/4	14	5-5/8	7

Specifications:

- General:** Opal etched glass shade; 6" w., 9-9/16" ht., 4" deep; Brushed Nickel -09 plated finish; Antique Bronze -20 painted finish; Steel construction; Companion Bath and Vanity, Chain hung lantern, Close-to-ceiling, Hall and Foyer, Pendant, Post top lantern, Sconce, Wall bracket, Wall lantern, fixtures are available.
- Mounting:** Wall mount; Back plate covers a standard 4" hexagonal recessed outlet box; Mounting bracket for outlet box included.
- Electrical:** Medium base ceramic sockets; Pre-wired.
- Labeling:** CCSAus Wet location listed.

L3

*LIGHTING SCATTERED THROUGHOUT THE PATHWAY



Specifications			
Collection Name	N/A	Run Time (Fully Charged) (hours)	0
Power Source	Batteries	Lumens	10
Voltage Type	N/A (DC/AC)	Batteries Included	✓
Adjustable Lamp Head	X	Number of Batteries Required	1
Voltage	0	Number of Light Fixtures	4
Bulbs Included	✓	Light Brightness	6x brighter (3.0 lumens)
Number of Bulbs Required	0	Bulb(s)	X
Fixture Length (inches)	0.04	Light Spread Range	2.4
Fixture Height (inches)	13.75	Package Quantity	4
Fixture Width (inches)	0.04	Wire Length (inches)	0
Voltage	0	Number of Plug Lights	0
Battery Type	Lithium ION (rechargeable) (Li-ION)	Number of Spot Lights	0
IPX Rating	2 (spraying water)	Type	Path Light Kit
Fixture Material	Steel	Transformer Required	X
Light Bulb Base Type	LED	UNSPSC	39111000
Recommended Light Bulb Shape	LED	Fixture Color Family	Black
Weight Equipment	0	Glass Lens Type	Clear
Manufacturer Color/Finish	Black	Bulb Type	RGBW LED
Warranty	1 year limited	Fixture Finish	N/A
Weight (lbs.)	0.02	Motion Sensor	X
UL Safety Listing	X	Quartz Glass Lens	✓
CSA Safety Listing	X	Lens's Eccentricity	✓
ETL Safety Listing	X		
Color Temperature (kelvin)	3000		

JOB NUMBER 19109
DRAWN BY Author

SITE PLAN NOTES

- Note
- 1 DRIVEABLE SIDEWALK AND LANDSCAPING
 - 2 STANDARD 9'X18' PARKING SPOT
 - 3 ADA PARKING STALL
 - 4 CONNECTS TO ADJACENT LOTS PATH TO THE GREENBELT
 - 5 PUBLIC SIDEWALK

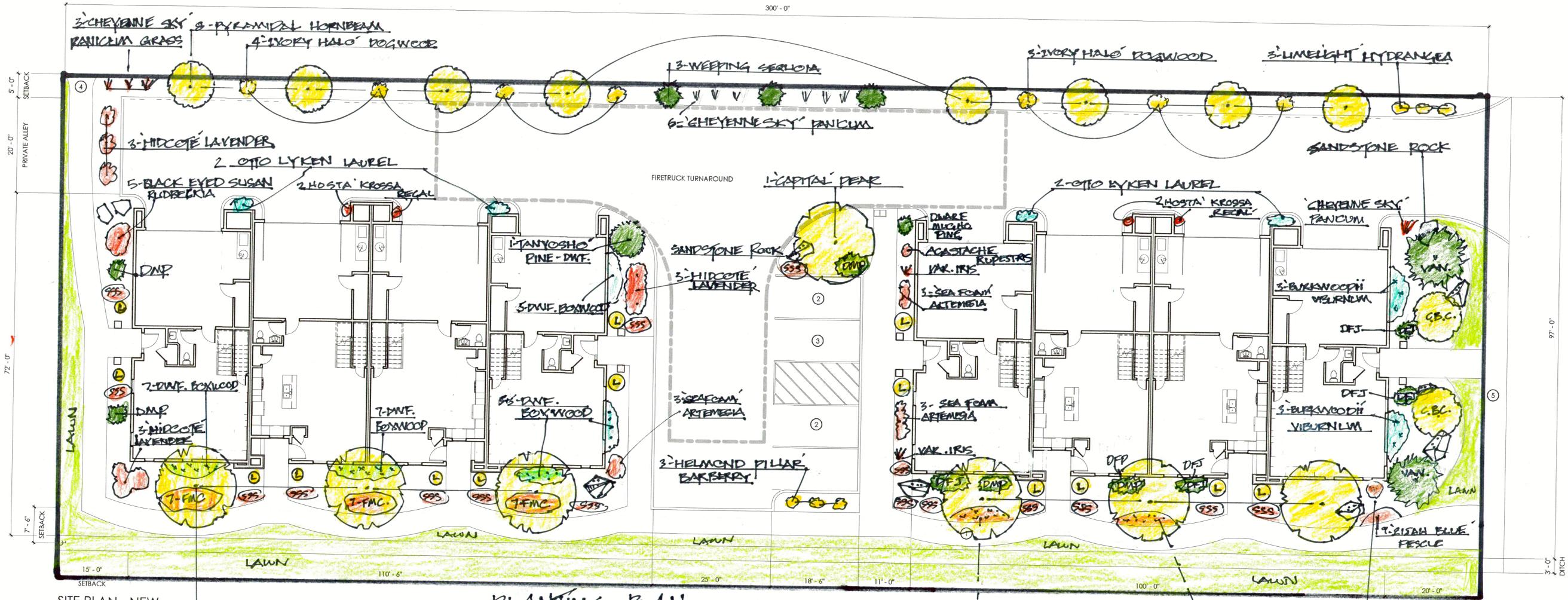


ne design
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

THIS DOCUMENT IS THE PROPERTY OF
NEUDSIGN ARCHITECTURE, LLC AND
IS NOT TO BE DUPLICATED WITHOUT
WRITTEN AUTHORIZATION.
© NEUDSIGN ARCHITECTURE LLC

CLIENT: JOHN HOOK
49TH STREET MULTIFAMILY
404 E. 44TH STREET GARDEN CITY, ID. 83714



1 SITE PLAN - NEW
3/32" = 1'-0"

PLANTING PLAN

DESIGNED BY: STEVEN GROSSETT A.S.L.A.

JULY 2019

John P. Smith

6 CAPITAL ORNAMENTAL PEAR + 1 = 7 TOTAL
2 CBC = CORAL BURST CRABAPPLE
2 VAN = YANPERWOLF WHITE PINE

14 (L) = LIMELIGHT HYDRANGEA ON STANDARD
SSS = SEDUM SUNSPARKLER - 3-10' GALLON
DFJ. = DAUBS FROSTED JUNIPER
DMP = DWARF MUGHO PINE
7-7-7 = COREOPSIS FULL MOON (FMC)

9-9-9 ELIZABETH BLUE FESCUE

AGASTACHE RUPESTRIS

NO.	DESCRIPTION	DATE
1		7/23/19

JPG

Gossett Landscape & Design

DESIGN - BUILD SPECIALISTS

PLANTING LIST 404 E. 44TH GARDEN CITY, IDAHO JULY 23, 2019

TREES

- 8- Pyramidal European Hornbeam, *Carpinus*
bet. 'Fastigiata', 2" Caliper
- 7-'Capital' Ornamental Pear call., *Pyrus* 2" Cal.
- 2- 'Vanderwolf' Pyrimidal Pine , *Pinus flexilis* 6-8'
- 2-'Coral Burst' Dwarf Crabapple, *Malus* x 'Coralcole'
2 " Cal.
- 1- 'Tanyosho' Dwarf Globe Red Pine, *Pinus dens.*
2 " cal. or B & B
- 3- Weeping Sequoia, *Sequoiadendron gig.* 'Pendulum'
6-8'

SHRUBS

- 14- 'Limelight' Hydrangea' on standard 10 Gallon
- 4-'Daubs Frosted' Juniper, *Jun. Chin.* 3 or 5 Gallon
- 6- Dwarf Mugo Pine, *Pinus mugo* 'pumilio'
- 24- Dwarf Boxwood, *Buxus Semper.Suff.* 2 or 5 Gallon
- 6- 'Burkwoodii' *Viburnum* B & B or 7- 10 Gallon
- 4-'Otto Luyken' Laurel, *Prunus lauro.* 5 gallon or B & B
- 3-'Helmond Pillar' Pyramidal Barberry, *Berberis* 5 Gal.
- 3-'Limelight' Hydrangea 3-5 Gallon
- 7-'Ivory Halo' Dogwood *Cornus alba* 3-5 Gal.

PERENNIALS

- 9-'Hidcote' Lavender' 1 Gallon
- 27-'Elijah Blue' Fescue 1- Gal.
- 10-'Cheyenne Sky' *Panicum vir.* Ornamental Grass
1- gallon
- 5-'Black-Eyed Susan' *Rudbeckia hirta* 1-Gal.
- 48-Sedum Sun Sparkler 'Firecracker' 1 Gal.
- 21- *Coreopsis* 'Full Moon' 1 Gallon
- 4- 'Krossa Regal' *Hosta* 2 Gallon
- 9-'Sea Foam' *Artemisia* 1 Gallon
- 2- *Agastache Rupestris* 1 Gallon
- 2- Vareagated Iris, *Iris pallida* 1 Gallon

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R5953730010	MATEER AMY	401 E 49TH ST	GARDEN CITY, ID 83714-1427
R5953730020	TANIMOTO GLENN	285 STANDISH LN	GRIDLEY, CA 95948-0000
R5953730030	HORN DEANNA R	407 E 49TH ST	GARDEN CITY, ID 83714-0000
R5953730040	HETTINGER LISA A	4650 N GINZEL ST	BOISE, ID 83703-0000
R5953730050	SHAFFER ROBERT E	4887 MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
R5953730060	BARKER JAMES H & ELIZABETH B TRUST 11/29/17	307 12TH AVE N	BUHL, ID 83316-0000
R5953730070	GUTIERREZ PABLO R	4883 MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
R5953730080	GERONO CHRISTOPHER RONALD	4687 W JEWELL ST	BOISE, ID 83706-0000
R5953730090	SHERWIN CANDACE L	4879 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
R5953730100	MEEKS STEPHANIE M	4875 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
R5953730110	GIDDINGS PRISCILLA	13705 TWIN EAGLES LN	WHITE BIRD, ID 83554-0000
R5953730120	WILLIAMSON SHELLINE ELAINE	4869 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
R5953730680	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
R7334160007	MCMILLEN SHOP LLC	1401 SHORELINE DR	BOISE, ID 83702-0000
R7334160011	MCMILLEN SHOP LLC	1401 SHORELINE DR	BOISE, ID 83702-0000
R7334160034	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
R7334160041	PINEDA GUADALUPE	4866 N ALWORTH ST	GARDEN CITY, ID 83714-1427
R7334160091	BOYD MICHAEL	776 N MCDERMOTT RD	NAMPA, ID 83687-0000
R7334160103	BOYD MICHAEL A	776 N MCDERMOTT RD	NAMPA, ID 83687-0000
R7334160110	BIAIN AITOR	PO BOX 8025	BOISE, ID 83707-0000
R7334160121	OMEE LLC	11926 W CHINDEN RIDGE DR	GARDEN CITY, ID 83714-0000
R7334160141	MCGUIRE FAMILY TRUST	PO BOX 13519	ARLINGTON, TX 76094-0000
R7334160303	JAMES PATRICIA ANN	403 E 50TH ST	GARDEN CITY, ID 83714-0000
R7334160314	ANDERSON KENNETH	405 E 50TH ST	GARDEN CITY, ID 83714-1433
R7334160322	LEGACY AT 50TH STREET LLC	5987 W STATE ST	BOISE, ID 83703-0000
R7334160327	LEGACY AT 50TH STREET LLC	5987 W STATE ST	BOISE, ID 83703-0000
R7334160412	LEGACY AT 50TH STREET LLC	5987 W STATE ST	BOISE, ID 83703-0000
R7334160433	LEGACY AT 50TH STREET LLC	5987 W STATE ST	BOISE, ID 83703-0000
R7334160441	MESA CONSTRUCTION INC	1001 S LEADVILLE AVE	BOISE, ID 83706-0000
R7334160451	PAGE FRANK D	4900 N ALWORTH ST	GARDEN CITY, ID 83714-0000
R7334160612	LEGACY AT 50TH STREET LLC	5987 W STATE ST	BOISE, ID 83703-0000
R7334160618	LEGACY AT 50TH STREET LLC	5987 W STATE ST	BOISE, ID 83703-0000
S0631120776	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
MCHAM931452	BROWN MAX ALLEN	403 E 49TH ST	GARDEN CITY, ID 83714-1429
MVAND721450	MOSS RUSSELL WILLIAM	4920 N ALWORTH ST	BOISE, ID 83714-0000
R7334160303	JAMES PATRICIA ANN	403 E 50TH ST	GARDEN CITY, ID 83714-0000
R7334160314	ANDERSON KENNETH	405 E 50TH ST	GARDEN CITY, ID 83714-1433
R7334160121	OMEE LLC	11926 W CHINDEN RIDGE DR	GARDEN CITY, ID 83714-0000
MTAMA731452	BIAIN AITOR	PO BOX 8025	BOISE, ID 83707-0000

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.

