

DESIGN REVIEW	
Permit info: <u>DSRF42019-4</u>	
Application Date: <u>9/13/19</u>	Rec'd by: <u>ES</u>
FOR OFFICE USE ONLY	

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

APPLICANT	PROPERTY OWNER
Name: Derek Hurd	Name: Kristen Jones
Company: Gravitass, Inc.	Company: Wee Boise, Inc.
Address: 112 E. 33rd	Address: 921 S. Orchard St.
City: Garden City	City: Boise
State: ID Zip: 83714	State: ID Zip: 83705
Tel.: 208.841.4112	Tel.: 225.284.9102
E-mail: dhurd@gravitass.com	E-mail: weeboise@gmail.com

PROPERTY AND DESIGN INFORMATION

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

Site Address: 208 & 210 E. 33rd Street Garden City, ID 83714

Subdivision Name: Fairview Acres Sub NO 5	Lot: 5 & 6	Block: 34
Tax Parcel Number: R2734541374 & R2734541360	Zoning: M	Total Acres: .35
Proposed Use: Mixed	Floodplain: Yes No Proposed	

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.


9-12-19

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 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 type="checkbox"/> Lighting Plan Wavier Requested | |
| <input type="checkbox"/> Topographic Survey Wavier Requested | |
| <input type="checkbox"/> Grading Plan Wavier Requested | |
| <input type="checkbox"/> Will Serve Letter **If required, must submit a Fire Flow Request Wavier Requested | |
| <input type="checkbox"/> Ada County Approved Addresses Wavier Requested | |
| <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.



September 11, 2019

Christian Samples & Design Review Committee.

RE: Park 33 at 208 E. 33rd. Street

Gravitas has been working with the property owners of 208 E. 33rd in Garden City to transform the dirt lot and double wide to a vibrant community of makers, creatives, retail, and flex space. We are excited to be using the Surel Mitchell Work-Live-Create (WLC) zoning overlay and the flexibility and incentives provided to turn this underused property into a wonderful destination for working and playing.

The project is located in an M zoning and we are choosing the WLC overlay to govern. It will consist of small units of 300 SF for working, and creating along with two living spaces averaging 750 SF. The proposed uses discussed are retail, services, small food and craft beverage makers, and artists. Spaces will have shell and infrastructure and will be built out to suit the individual users.

This project provides a location within the city for new, startup businesses, and provides for smaller, more affordable living units, and builds on the mixed use and small scale development character of the neighborhood.

We have used a variety of materials, colors, and configuration of those materials on the architectural design of this project. The WLC district overlay encourages durable and long lasting materials and encourages the use of materials that are of an industrial nature. This project incorporates wood, steel, and glass in an inviting way that creates a new destination for makers in one of the most vibrant neighborhoods in our valley.

Given the small size of the individual work and retails suites, and the limited footprint of the residential components we have determined that one parking space for each residential unit is required.

The units will be circled around a common gathering area for shop owners and visitors to gather and mingle in a landscaped, park like environment. The total landscaped area accounts for over 30% of the site area; this is not including patio spaces on the upper levels, or pollinator gardens on the roof tops.

Considering the vibrant and varied uses that this project will attract, and the sculptural, industrial design that is encouraged in this district, we are excited to submit this application and move the project through the process of bringing small, affordable spaces to the neighborhood. These are the types of spaces and creative places that we trust Surel Mitchell would have been proud to live next to and engage with. It's an honor to use her namesake overlay district for the first time since its inception.

Please let me know if there are any questions or concerns that we might address during your initial review.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek Hurd".

Derek Hurd
Principal
Gravitas, Inc.

112 E. 33rd
Garden City, Idaho 83714
208.367.1184
dhurd@gravitaslc.com
www.gravitas.us



September 11, 2019

Christian Samples & Design Review Committee.

RE: Park 33 at 208 E. 33rd. Street

OBJECTIVES 8-4C

While many items in the general objectives of the development code are provided flexibility and incentives in the Work-Live-Create (WLC) overlay, the following responses will help explain the project.

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?

The structure is fully street facing and to a pedestrian scale with urban store and studio fronts engaging the street. Three entrances will directly link the sidewalk to the site allowing the movement of pedestrian & bicycle traffic into the outdoor gathering space. With a proposed loading zone out front for ride hailing/drop off and two proposed ADA parallel parking spaces, customers that have to arrive by automobile will be immediately connected to one of the front three entrances.

2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?

The project is street facing and looking forward to the urban style development that has and will be proposed around it. The site design draws pedestrians into interior gathering spaces, off the street. We have no on site vehicular circulation that will conflict with the pedestrian, bicycle, and scooter traffic.

3. What are the building materials?

We have designed for an industrial style that will include a fusion of metal, concrete, wood and glass. These materials speak to the nature and history of garden city, this neighborhood, and are encouraged in the WLC overlay. We are speaking also to recent development proposals in the vicinity that speak more to an urban palette with more durable and lasting materials than a traditional application.

4. What are the existing notable site features and how does the design respect them?

The site is a flat empty barren lot with a double wide trailer and one 4" maple. Our design proposes to start fresh, and better utilize the potential of this site in this energetic mixed use neighborhood

5. Is the building consistent with the adopted streetscape?

As of this application, there is no adopted streetscape. This proposal will have the required detached sidewalk shown in the landscape plan.

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6. 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?

Currently all bike and pedestrian traffic simply uses the street as there are no bike lanes, and there are no sidewalks on this block of the street. We would like to coordinate with ACHD to stripe a sidewalk from our site to the Greenbelt access that is a short 120 feet from our property line. Additionally we would discuss sharrows for this street considering the traffic existing and entering the Greenbelt to neighborhood destinations.

7. How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

There is a bus stop 1000 ft (3 minute walk) from our site. Currently most of this walk must be done in the street as sidewalks exist in only a few places.

8. Parking and parking lot standards: Is there a tree provided for every 5 parking stalls?

NA, however, we are providing many trees.

9. Is there bike parking provided?

We are proposing numerous bike parking spaces on the site.

10. Is the parking adequately screened from adjacent uses and the street?

All proposed parking is alley loaded and not visible from the street.

11. Is there any stall that is located more than 100' from a shade tree? No

12. Community Interaction: How does the development incorporate into the envisioned neighborhood?

The purpose of the Surel Mitchell work-live-create (WLC) neighborhood overlay district is to create a neighborhood that allows commercial or small scale manufacturing activity with dwelling units located within, near, or nearby the working spaces. Specifically, these provisions are intended to: Allow for property development that incorporates both living and working spaces, including, but not limited to, craftsman and artisans retail and work spaces, workshops, and art studios. We consider this application wholly rooted in the vision of the neighborhood, and created in part because of that vision. This proposal would create a number of micro-spaces that could be used for all the intended purposes that the WLC was created to promote.

13. How does the proposed project support a compact development pattern that enables intensification of development and changes over time?

The overall proposal for this project is modular, this would allow the project to grow over time should development intensify in the future.

14. How does the proposed design support a development pattern in nodes rather than strip commercial along arterial corridors?

A large goal in this development is to create a place where the customer can complete a number of tasks in smaller spaces without the need for an automobile to get there. The site is off the typical arterial corridor of Chinden Boulevard, and would not be classified as strip commercial.

15. How does the project promote a place where people want to be?

People have connected with the idea of smaller more efficient spaces and are drawn to areas of activity, especially areas with creative content. Paired with an outdoor courtyard our project will be a vibrant space that will draw in guests who are already in the area exploring all of the other businesses and natural amenities that make this area great.

16. If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist? This project is exempt due it being previously developed, the proximity to residential, and it's proximity to services.

Landscaping:

17. Is there more than 5% of the site dedicated to landscaping?

We have over 30% of the site dedicated to landscaped areas, not including outdoor pedestrian pathways, pollinator gardens and rooftop balconies which will have planter boxes and other softscape features.

18. Is there one class II or III tree provided for every 50' of street frontage?

Yes, the site has 100' of street frontage, and there are 2 trees that will be planted in front of the structure that meet this requirement

19. Will any trees be removed from the site?

One 4" maple for the sidewalk. This will be mitigated through the addition of trees per the landscape plan.

20. What kind of irrigation will be provided?

Pressurized irrigation will be provided to the landscaped areas.

21. Is the landscaping compatible with local climatic conditions?

Yes, All trees have been selected from the *Tree Selection Guide for street and landscapes throughout Idaho*.

Building Design:

22. How does the building provide visual interest and positively contribute to the overall urban fabric of the community?

The sculptural layout and articulating façades of the micro units provides interest and continues the industrial feel of neighboring properties on 33rd street, as well as the rusty corrugated metal motif of the home across the street.

23. What is the Floor to Area ratio?

The site is 15,000 sq ft. The floor area is approximately 5000 SF Which provides a 1:3 ratio.

24. Is there relief incorporated into facades and or rooflines greater than 50'?

There are no rooflines greater than 50 ft.

25. What are the setbacks? 5' & 0'

26. How are the outdoor service and equipment areas screened?

Service areas and equipment are screened or enclosed.

27. If there are multiple structures, are the setbacks consistent? Setbacks are consistent to property edges.

28. Are there any "green building" concepts are incorporated into the project?

Much of the building component siding and roofing is recycled material. Units will be heated and cooled with high efficiency heat pumps and a solar array is proposed.

Compliance Statement

29. Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application

The project is compliant with the WLC district zoning requirements.

30. Purpose, scope, and intent of project

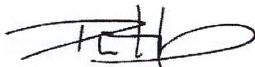
See attached letter describing intent.

31. Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

There are no noxious uses, nuisances, or vibration proposed with this application. The impact to the community would be an added vibrancy, exciting neighbors, and the realization of the vision of the neighborhood of a Work-Live-Create destination that is being promoted and encouraged by the city.

Please let me know if there are any questions or concerns that we might address during your initial review.

Sincerely,



Derek Hurd
Principal
Gravitas, Inc.



Christian Samples.

RE: Park 33 at 208 E. 33rd. Street

We are requesting a waiver of the following requirements at this time.

1. Lighting Plan: Standard lighting will be provided at entries and pathways. Complete lighting plan will be provided and approved through the construction documents.
2. Topographic survey: The site is a flat lot. The landscape plan shows proposed grade changes.
3. Grading Plan: The site is a flat lot. The proposed grading is shown on the landscape plan. Civil engineering will be provided through the construction documents.
4. Ada County Approved Address: The current address is 208 E. 33rd street and will not change.
5. Irrigation/Ditch Information form: The irrigation company has reviewed a proposed plan for development of the alley over the piped ditch at the rear of the lot. We will propose tying into this system once those plans are approved.

Please let me know if there are any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek Hurd".

Derek Hurd
Principal
Gravitas, Inc.



Google Earth

Imagery Date: 7/18/2018 43°37'27.23" N 116°14'10.61" W elev. 2669 ft eye alt. 5814 ft

1992



June 27, 2019

Mayor John Evans
Council President Pam Beaumont
City Hall
6015 N Glenwood
Garden City, ID 83714

Dear Mr. Evans and Ms. Beaumont (Hi Pam!),

Though I've stepped back from Surel's Place, I'm not gone entirely, still volunteering and mentoring our new, fantastic director. As Surel's daughter, the founding executive director of Surel's Place, a property owner, and citizen who cares deeply about our neighborhood, I wanted to first thank you for all of the work you've done—from the macro to the micro, all of the big changes and all of the little details that have helped turn the Surel Mitchell Live-Work-Crete District into a place that continues to inspire and welcome people.

Secondly, after having had numerous conversations with both Jason Jones and Wee Boise and Hannah Ball of Urban Land Development, I can ascribe any reservations I had about their projects to my own anxiety about any change at all and not anything inherent in these projects. Both of these projects seem fitting, given the values of The District, each with their eye on supporting makers and incorporating art in interesting ways. And, indeed, both Jason and Hannah are highly collaborative, each offering Surel's Place support in terms of administrative space, which we have always needed. I realize, that these gestures are a way to garner our support, but even without it, their plans, which I've seen in detail, are the opposite of ordinary, and I believe both would help make The District even more of a destination than it has already become.

To me, for The District to remain unique and exciting, it has to take some creative risks, or it could turn into just another place, like most others, fine, but not interesting, acceptable, but not necessarily creative. I hope very much that The City works with Urban Land and Wee Boise to find ways for their projects to move forward.

Either way, of course, I am grateful for all of your work for our city. Thank you for your time, and if you'd like to chat further, please do contact me.

Sincerely,

Rebecca Kelada
Founder

SURELSPPLACE.ORG
(206) 407-7529 | REBECCA@SURELSPPLACE.ORG

BOARD OF DIRECTORS
Tim Fearnside, President
Gregg Mizuta, Vice President
Julie Chigbrow, Secretary
David Eberle, Treasurer
Michael Baltzell
Karen Bubb
Christine Dwello
Gillian Donahey
Dick Sevier

TAX ID: 45-5319151



October 10, 2019

Christian Samples & Design Review Committee.

RE: Park 33 at 208 E. 33rd. Street

The following is in response to the Staff Report prepared October 1st, 2019.

Narrative on Prohibitions: The code allows for Pre-Fabricated structures such as shipping containers if they contain architectural features and a variety of materials so they lose their appearance of being pre-fabricated. This project through the use of full glass façades, large doorways, open galley pedestrian walkways, overhangs, trellis work, various heights of structures, and stepped balconies certainly has a significant number of architectural features. Through the layout of the units on the main floor, second floor, and the use of sculptural features throughout the project we have transformed a modular building material into a comprehensive building project and more importantly into a destination and hub of community. We have incorporated a variety of materials to this project such as corten steel, wood, glass,, powder coated steel, and greenscape green walls. Through the architectural design transforming containers into a cohesive whole, the modification of the containers, and use of various materials the prohibition would not apply.

Other items that have been addressed can be part of the DRC dialogue at the meeting.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek Hurd", written over a horizontal line.

Derek Hurd
Principal
Gravitas, Inc.

Abbreviations:

AB Anchor Bolt
ASTM American Society for Testing & Materials
EW Each Way
DF Douglas Fir
EOR Engineer of Record
LRFD Load Resistance Factor Design
Mfr. Manufacturer
OC On Center
SF Square Footage
TJI Truss Joist International
Typ. Typical
UNO Unless Noted Otherwise
WIC Walk in Closet
WWW Western White Woods

Park 33

208 E. 33rd Street
Garden City

Design Data:

Code Basis Used: 2015 IRC
Snow Load: 25 PSF
Frost depth: 24"
Allowable Soil Bearing: 1500 PSF
Seismic Design Category: B
Wind speed: 90mph

Energy Efficiency:
Ceilings: R-49
Walls: R-21
Floors: R-30
Windows: U factor < or = .30

Building Areas:

Main Level: 15 x 300 SF = 4,500 SF
Upper Level: 5 x 300 SF = 1,500 SF
Total Livable: 6,000 SF

Uses:

Residential Units: 1500 SF
Work-Live-Create Encouraged Uses: 4500 SF

Site Size: 15,000 SF
Outdoor Plaza: 6750 SF
Vertical Circulation 176 SF

Street Elevation area to 18' = 1,371 SF
Required 20% Glazing = 274 SF
Provided Glazing = 320 SF

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Design Phase		
Date	Issue	Drawn by
8-23-19	Preliminary D1	DNH
8-23-19	D2	DNH
8-30-19	D3 & 1st Stack Rock	DNH
9-10-19	D4 review	DNH
9-23-19	D5	DNH
10-9-19	DRC Review	DNH

Construction Document Phase

Phase	Date	Issue	Drawn by

Designer:

Gravitas, Inc.
Derek Hurd - Designer
112 E. 33rd St. Garden City, ID 83714
p. 208.367.1184
e. dhurd@gravitasinc.com

Owner:

Park 33
Jason & Kristen Jones
208 E. 33rd St. Garden City, ID
p. 255.284.9102
e. weeboise@gmail.com

Building Dept.:

Garden City Development Services
Jenah Thornborrow
p. 208.472.2921
e.planning@gardencityidaho.org
w. www.gardencityidaho.org

Landscape Architect:

Stack Rock Group
Will Howard PLA, ASLA
Emily Voges - Landscape Designer
p. 208.345.0500
e.emily@stackrockgroup.com
w. www.stackrockgroup.com



Engineer:

TBD

Surveyor:

TBD

Builder:

TBD

Geotechnical Engineer:

TBD

Civil Engineer:

TBD



Use:
These drawings are for the Design Phase review only and are not for construction or estimating purposes. These drawings are for the specific Client and specific site indicated above. All other use by any individual is prohibited. US copyright law protects these plans from being copied, emulated, or referenced, in part, or in whole, with fines up to \$100,000 per infringement.

Site Info:

Parcel #: R2734541364

Building Materials:

Main Level:
Cor-Ten metal shell construction
w/ framed interior & R-21 closed cell foam insulation
Channel groove wood siding per elevations

Upper Level:
Cor-Ten metal shell construction
w/ framed interior & R-21 closed cell foam insulation
Channel groove wood siding per elevations

Roof System:

Cor-Ten metal roof
Decking per elevations

Misc.:

Steel railing at stairs & balcony edges

All drawings on 11"x17" media are at 1/2 of the indicated scale

Park 33
208 E. 33rd Street
Garden City

Review Set Not For Construct

Architect/Engineer Stamp

Contents:

- G1 Cover Sheet
- A1 Main Level Plan
- A2 Upper Level Plan
- L1 Landscape Concept Plan
- L2 Site Plan
- L3 Design Imagery
- E1 Elevations
- E2 Elevations
- E3 Perspectives
- E4 Perspectives
- E5 Perspectives
- E6 Perspectives
- E7 Perspectives



Cover Sheet
Scale:

G1

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9-23-19	D5	DNH
10-9-19	DRC Review	DNH
Construction Document Phase		

Park 33
208 E. 33rd Street
Garden City

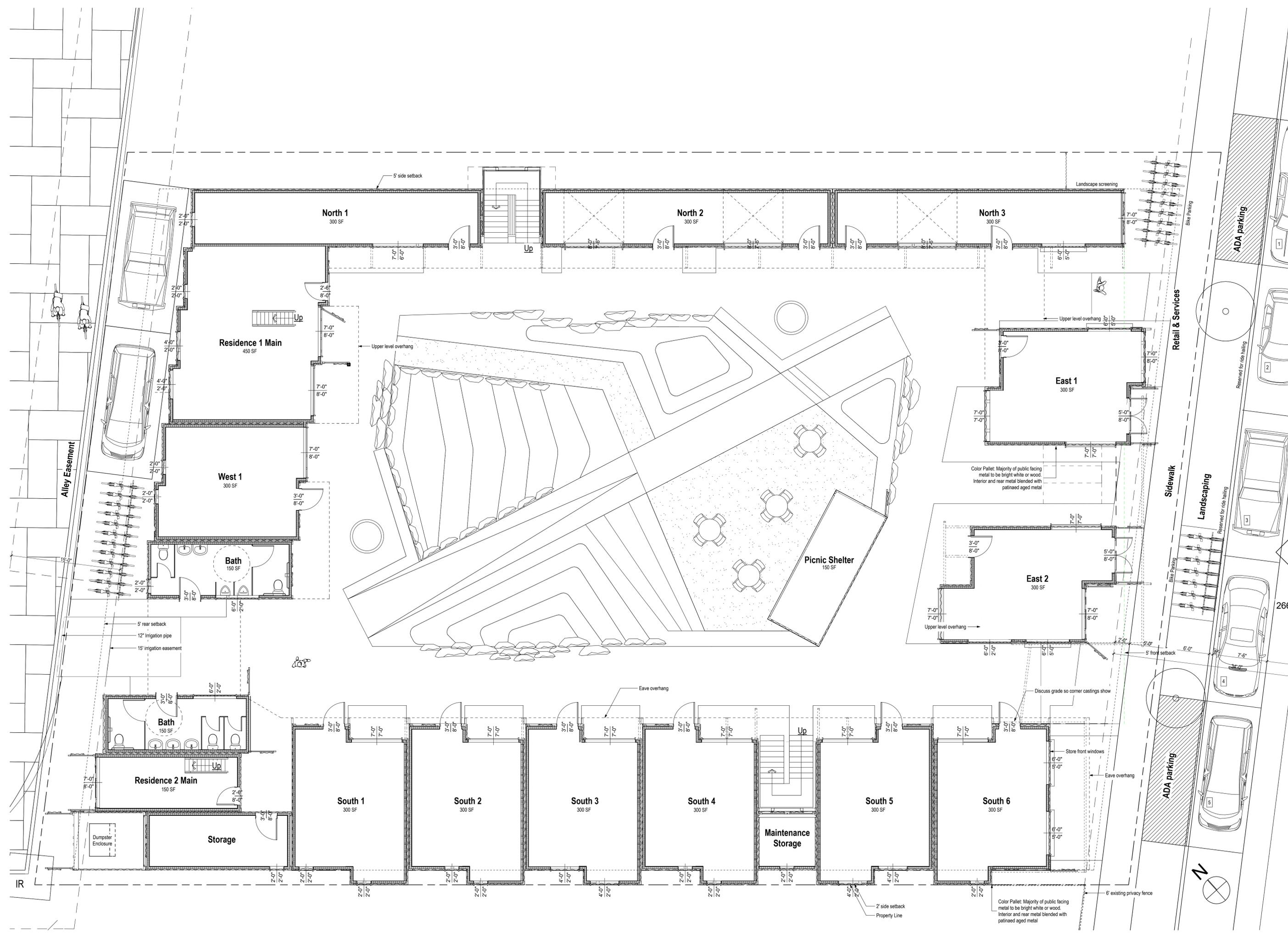
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Main Floor Plan
Scale: 3/16" = 1'-0"

A1

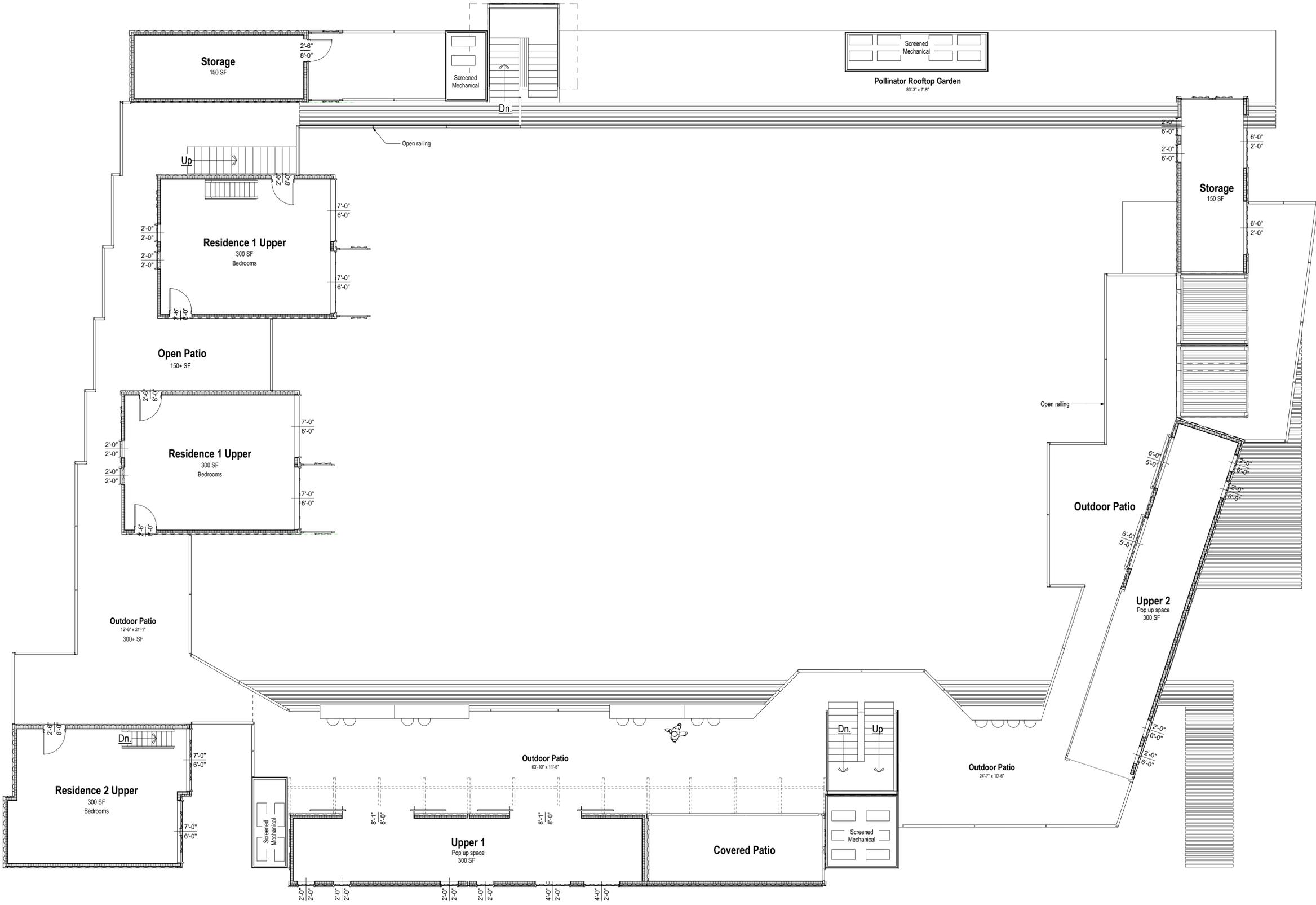


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9-23-19	D5	DNH
10-9-19	DRC Review	DNH
Construction Document Phase		



Park 33
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 Garden City

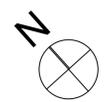
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Upper Level Plan
 Scale: 3/16" = 1'-0"

A2



LANDSCAPE NOTES:

- REGULATIONS & STANDARDS**
 - All contractor work shall be conducted in accordance with ISPCW (Idaho Standard Public Works Construction), 2019; and City of Garden City, ID codes, standards and state and local regulations.
- EXISTING CONDITIONS**
 - All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - See Engineer's plans for information about existing features.
- GRADING & SITE PREPARATION**
 - Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - All gravel overprep to be removed and disposed of off site.
 - Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
 - Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - No pooling or standing water will be accepted per industry standards.
- SOILS**
 - All planter beds to receive a minimum of 18" depth of screened topsoil. Spread, compact, and fine grade to smooth and uniform grade 2" below adjacent surfaces.
 - All lawn areas to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade 1" below adjacent surfaces.
 - Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
 - Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - Topsoil should have a pH of 6.5 to 8.0.
 - If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the Landscape Architect.
- MEADOW LAWN AREAS**
 - Keep all lawn areas 1' minimum off of fencing, building foundations, and additional structures. Install 1" border of 3/4" chips @ 4" depth between lawn and respective structures. Install over commercial grade weed barrier fabric.
 - Lawn tall turf type fescue, locally grown and harvested.
- PLANTS**
 - All plant material shall be installed per industry standards.
 - All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
 - All Ball and Burlap trees to be installed per Balled and Burlapped planting detail.
 - All shrubs to be installed per detail.
 - Trees and shrubs over 36" shall not be planted within clear vision triangles per city code.
 - Fertilize all trees and shrubs with 'Agriform' manufacturers recommendations. Apply per manufacturers recommendations.
- IRRIGATION (POC)**
 - Irrigation system shall be built to the following specifications:
 - Adhere to city codes when connecting to city water.
 - All irrigation material to be new with manufacturers' warranty fully intact.
 - Install indoor rated controller in mechanical room or riser room, provide 1-1/2" sweep all or approved other, coordinate with Electrical engineer. Coordinate with General on exact controller location.
- CONTRACTOR RESPONSIBILITIES**
 - Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - Refer to note 2.1 regarding damages to existing utilities & permitting note in irrigation section.
 - All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 11"x20" scale are turned in and approved by owner's representative.
 - In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

PER GARDEN CITY MUNICIPAL CODE
TITLE 8 DEVELOPMENT
ARTICLE C. SUREL MITCHELL WORK-LIVE-CREATE

GENERAL REQUIREMENTS:

*AT (0') SETBACK PROPERTY LINE IS OCCUPIED BY BUILDING INSTEAD OF FENCE
*AT (5') SETBACK, AREA LANDSCAPED WITH MIX OF VEGETATION

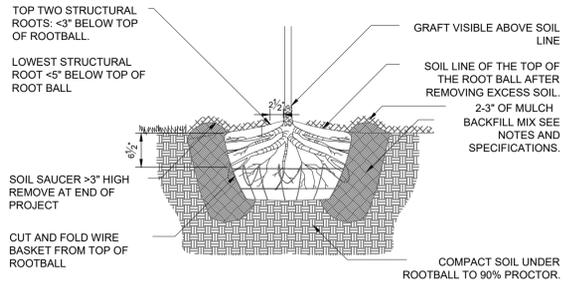
TREES:
1 TREE PER 2500 SF OF SITE WITH ONE TREE LOCATED AT FRONTAGE
15,000 SF TOTAL DEVELOPMENT - (7) TREES REQUIRED, (9) TREES PROVIDED

CANOPY TREES:	MIN 2" CAL. B&B	(2)
STREET TREES:	MIN 2" CAL. B&B	(2)
ORNAMENTAL TREES:	MIN 2" CAL. B&B	(5)
CONIFER TREES:	6-7' HT	(5)

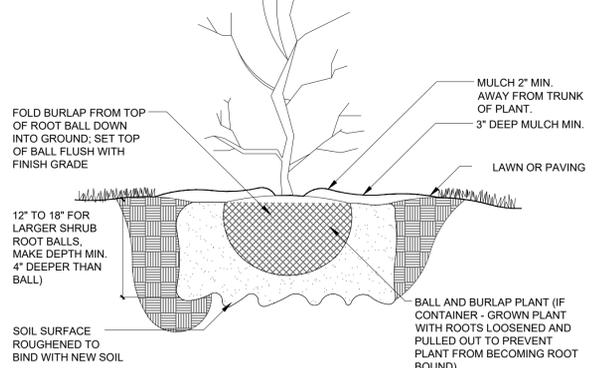
- NOTES:**
- DO NOT DAMAGE OR CUT LEADER
 - DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
 - TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
 - WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
 - REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/3 OF THE ROOTBALL.
 - 5" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

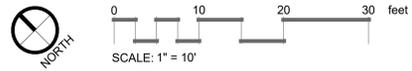
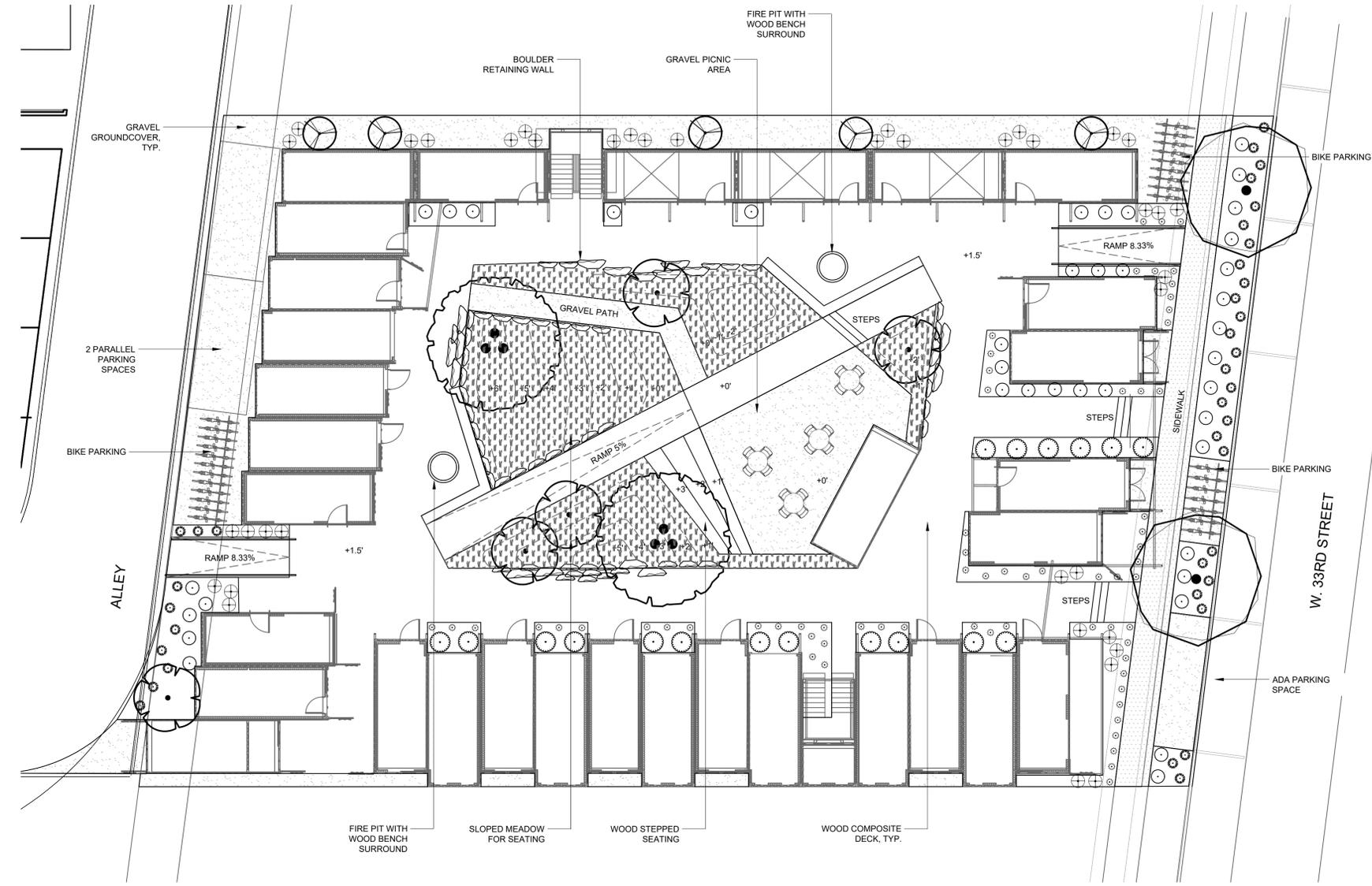
BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 1/2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0"



2 SHRUB PLANTING
1" = 1'-0"



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"	2	Class II
	Betula nigra 'Cully' TM / Heritage Birch	B&B	2"	2	Class II
	Cornus mas / Cornelian Cherry Dogwood	B&B	2"	5	Class I
	Picea abies 'Cupressina' / Norway Spruce	6-7'		5	
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	7 gal		39	
	Cornus sericea 'Kelsey' / Kelsey Dogwood	7 gal		39	
	Festuca idahoensis 'Siskiyou Blue' / Siskiyou Blue Fescue	1 gal		67	
	Mahonia repens / Creeping Mahonia	3 gal		18	
	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	2 gal		37	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT		QTY	REMARKS
	Meadow Grass Native Seed Blend	hydroseed		1,332 sf	Apply at standard rates



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NOT FOR CONSTRUCTION

PARK 33

210 E. 33RD STREET
GARDEN CITY, ID 83714

REVISIONS

MRK	DATE	Description
▲	**	**

JOB NO: 19-1397
DATE: 09.12.2019
DRAWN BY: EV
CHECKED BY: WH

DRAWING TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.00

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*PA - PLANTING AREA

ADA PARKING SPACE

BIKE PARKING

W. 33RD STREET

STREETScape PER 34TH STREET MASTER PLAN





SLOPED LAWN



SHADE STRUCTURE CONCEPT



WOOD AMPHITHEATER



BIKE RACKS



COMMUNAL FIRE PIT



BOARDWALKS OVER RAIN GARDENS



ART



CONTAINER CONCEPT

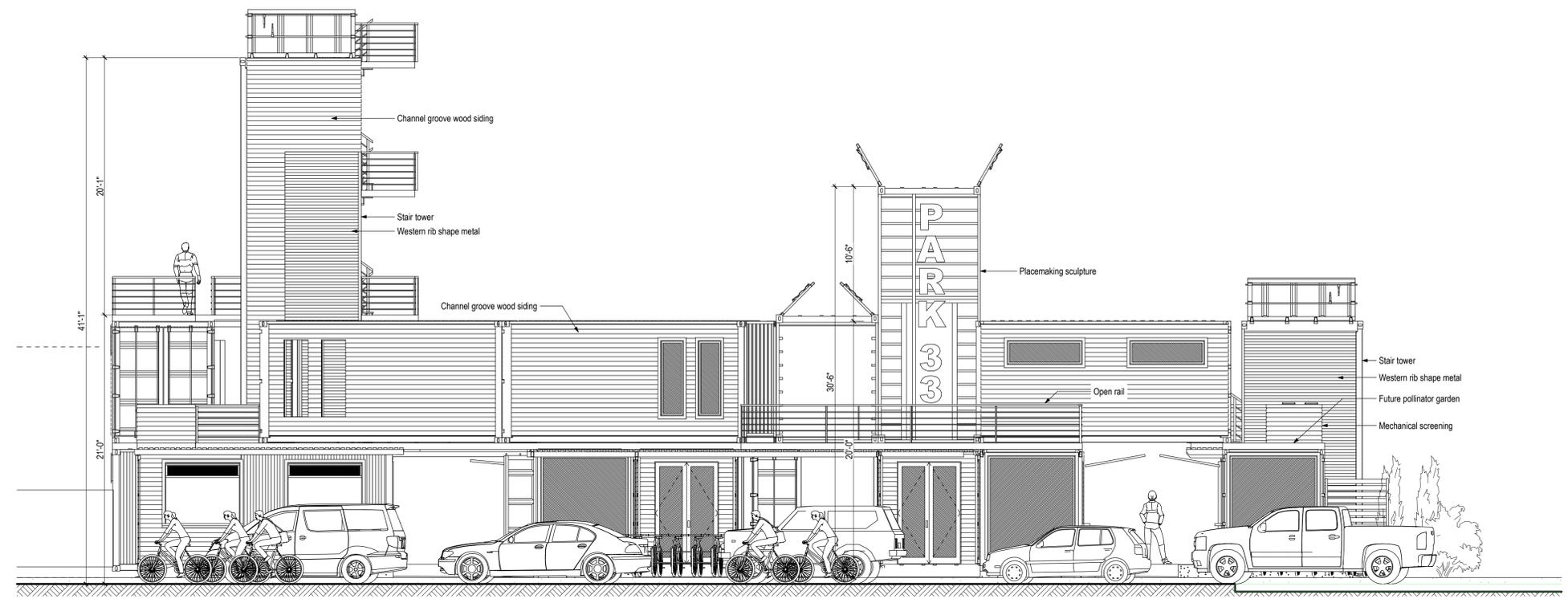
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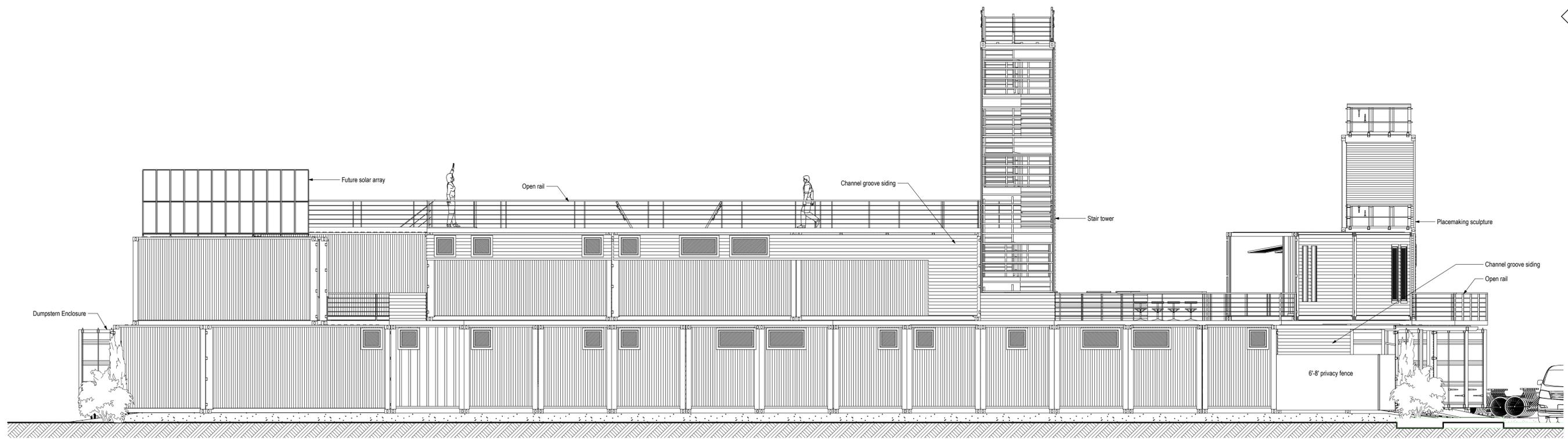
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9-23-19	D5	DNH
10-9-19	DRC Review	DNH
Construction Document Phase		



East Elevation



South Elevation

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Elevations
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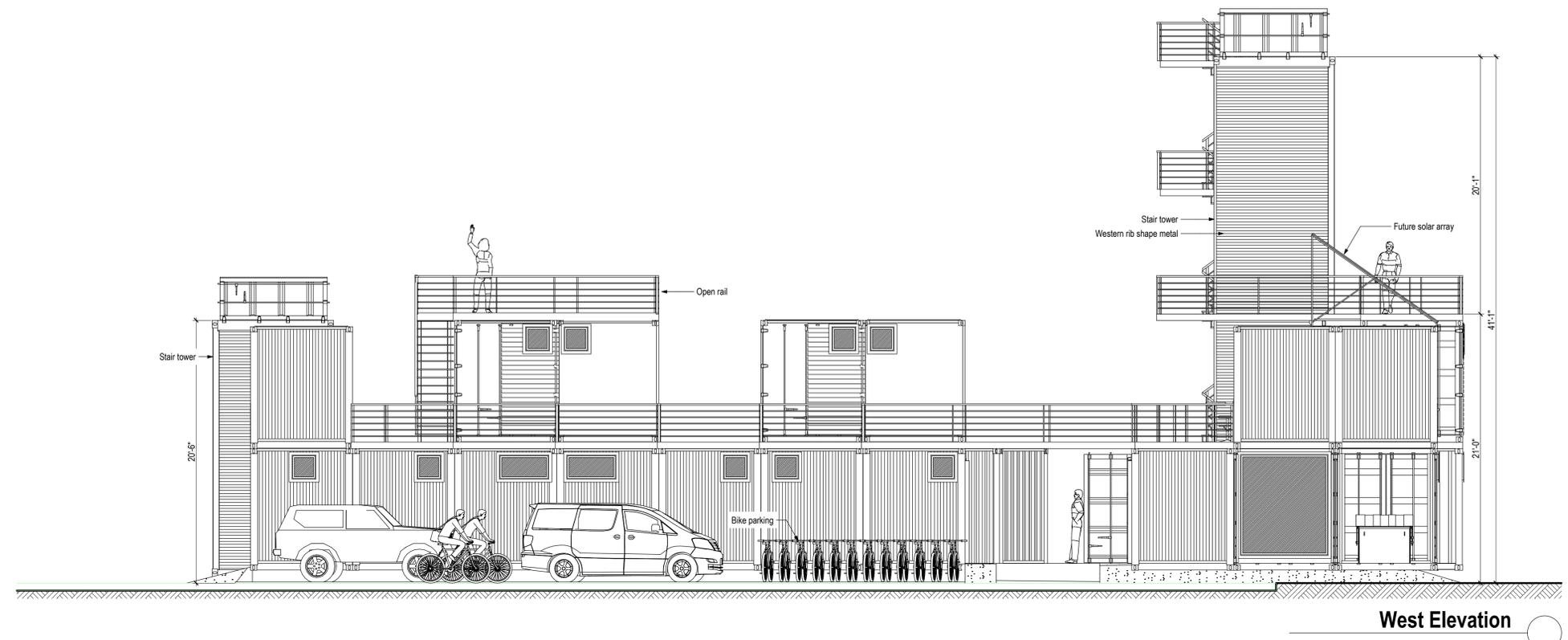
E1

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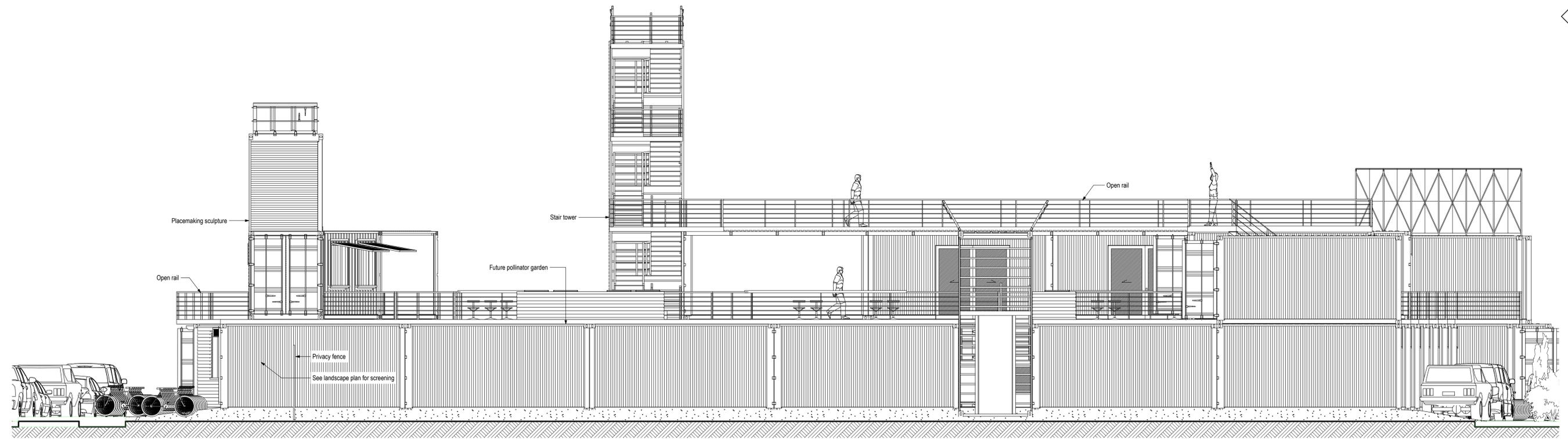
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Construction Document Phase		



West Elevation



North Elevation

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E2

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Construction Document Phase		
Date	Issue	Drawn by



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Perspective
 Scale: 1:138.89

E3





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Perspective
Scale:

E4



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Perspective
 Scale:

E5



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Perspective
 Scale:

E6



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Scale:

E7