



January 10, 2020

Garden City Planning & Zoning

RE: 35<sup>th</sup> & Clay Mixed-Use Building  
DSRFY2019-5

**Design Review Modification Request**

Please accept this letter as formal request to modify the Approved DSRFY2019-5 Application. This letter and the accompanying drawings identify the items we are proposing to modify from the original approved documents.

**Intent of proposed Modifications:**

The modifications proposed reflect a change in the direction of the project from a 2-story commercial component to single story with a rooftop patio. The site design remains unchanged with exception to the elimination of the exit access walkway on the east side of the building.

The proposed modification reduces the overall massing and scale of the project while maintaining the previously approved aesthetic with respect to exterior finish materials and façade articulation. The resulting design continues to effectively address and create strong pedestrian linkages to both street frontages.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett G. Labrie", written over a horizontal line.

Brett G. Labrie, Principal



LINDGREN:LABRIE  
ARCHITECTURE

www.ll-arch.com

**35TH & CLAY**  
**MIXED-USE BLDG**  
175 E. 35th Street  
Garden City, Idaho 83714

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DRAWING SET ISSUED FOR  
**PERMIT & BID**

**SITE PLAN**

DRAWING SHEET REVISIONS		
NO.	DATE	REMARKS
1	1.10.20	DELETE 2ND FLR

DRAWN BY: STAFF  
CHECKED BY: BGL  
DATE: APRIL 16, 2019  
SCALE: AS NOTED  
JOB NO. 18160

**A1.1**

**GENERAL NOTES**

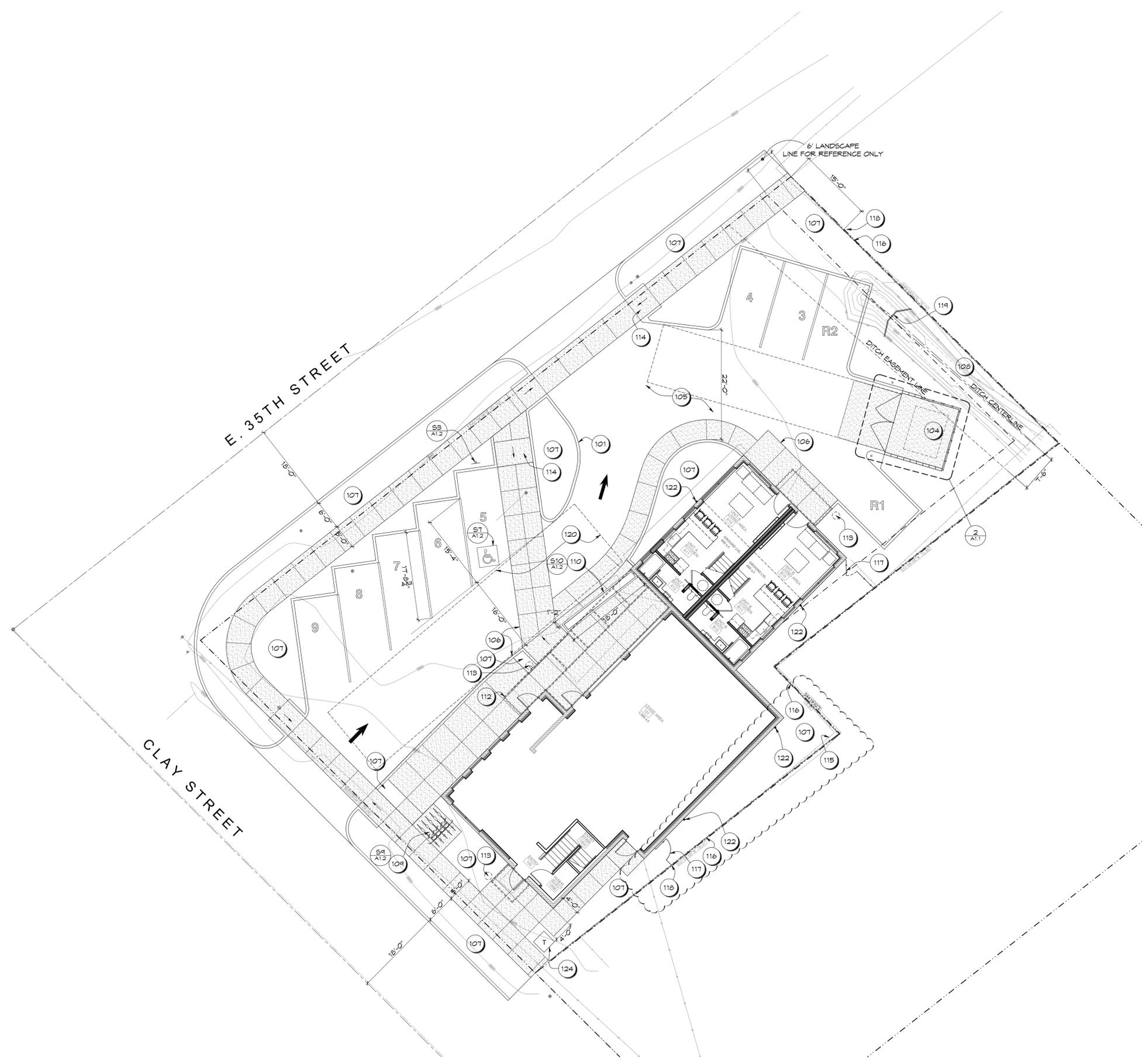
A. COORDINATE ALL SITE WORK WITH CIVIL, LANDSCAPE, AND SITE ELECTRICAL PLANS

**## SHEET NOTES**

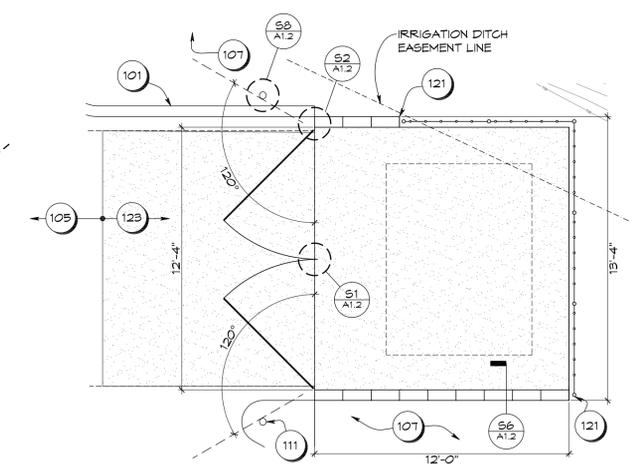
- 101. CONC. CURB PER CIVIL
- 102. LIGHT POLE LOCATION TYPICAL. CIV ELECTRICAL
- 103. TRANSFORMER LOCATION TYPICAL. CIV ELECTRICAL
- 104. TRASH ENCLOSURE AS DETAILED
- 105. ASPHALT PAVING. CIV CIVIL
- 106. CONCRETE WALK/PATIO SHOWN HATCHED CIV CIVIL
- 107. LANDSCAPE AREA TYP. CIV LANDSCAPE PLANS
- 108. (E) DRAINAGE DITCH. CIV CIVIL FOR MODIFICATIONS UNDER THIS CONTRACT
- 109. 5-BIKE PARKING RACK
- 110. RAISED PLANTER AS DETAILED
- 111. PROTECTIVE BOLLARD TO STOP GATE AT 120" OPEN POSITION. INSTALL HOLD-OPEN CHAIN AS REQUIRED
- 112. DASHED LINE OF CANOPY ABOVE. TYP.
- 113. CANOPY DRAIN INLET AND SPLASH CONTAINMENT AS DETAILED. CIV CIVIL FOR CONNECTION TO SUB SURFACE COLLECTION SYSTEM.
- 114. ACCESSIBLE RAMP. CIV CIVIL TYP.
- 115. (E) CHAINLINK FENCING SHOWN SCREENED TO BE COMPLETELY REMOVED
- 116. INSTALL 6'-0" HIGH WOOD PRIVACY FENCE ALONG PROPERTY LINE AS INDICATED
- 117. WROUGHT IRON FENCE & GATE. LOCK PER OWNER. STEP FENCE DOWN TO 3'-0" HIGH AT THIS POINT TO STREET SIDEWALK.
- 119. EXTEND (E) PIPE AND CONSTRUCT NEW BULK-HEAD AS REQUIRED FOR CONSTRUCTION OF PARKING. CIV CIVIL
- 120. 15' X 65' OFF STREET PARKING SHARED DRIVE AISLE
- 121. TRANSITION FROM CMU ENCLOSURE SCREEN TO WOOD FENCE ENCLOSURE SCREEN FROM THIS POINT AS GRAPHICALLY SHOWN. MATCH HEIGHT OF ENCLOSURE. CMU SCREEN WALL CONSTRUCTION IS NOT TO EXTEND INTO IRRIGATION DITCH EASEMENT
- 122. DOWNSPOUT LOCATION. CIV CIVIL FOR CONNECTION TO SUB SURFACE DRAINAGE COLLECTION SYSTEM
- 123. TRASH ENCLOSURE APRON PER CIVIL
- 124. TRANSFORMER LOCATION. CIV ELECT.

SITE CALCULATIONS:

PROPERTY AREA:	12,882 SF	
IMPERVIOUS SURFACE:	6,996 SF	54.3%
BUILDING FOOTPRINT:	2,920 SF	22.6%
LANDSCAPING:	2,966 SF	23.1%



**1 SITE PLAN**  
SCALE 1" = 10'-0"



**2 DETAILED ENCLOSURE PLAN**  
SCALE 1/4" = 1'-0"

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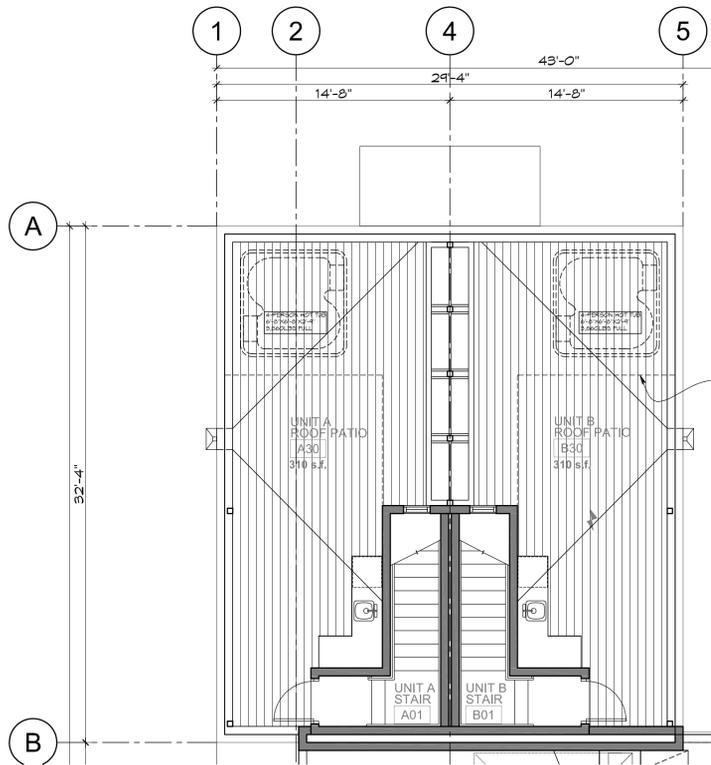
DRAWING SET ISSUED FOR  
**PERMIT & BID**

**FLOOR PLANS**

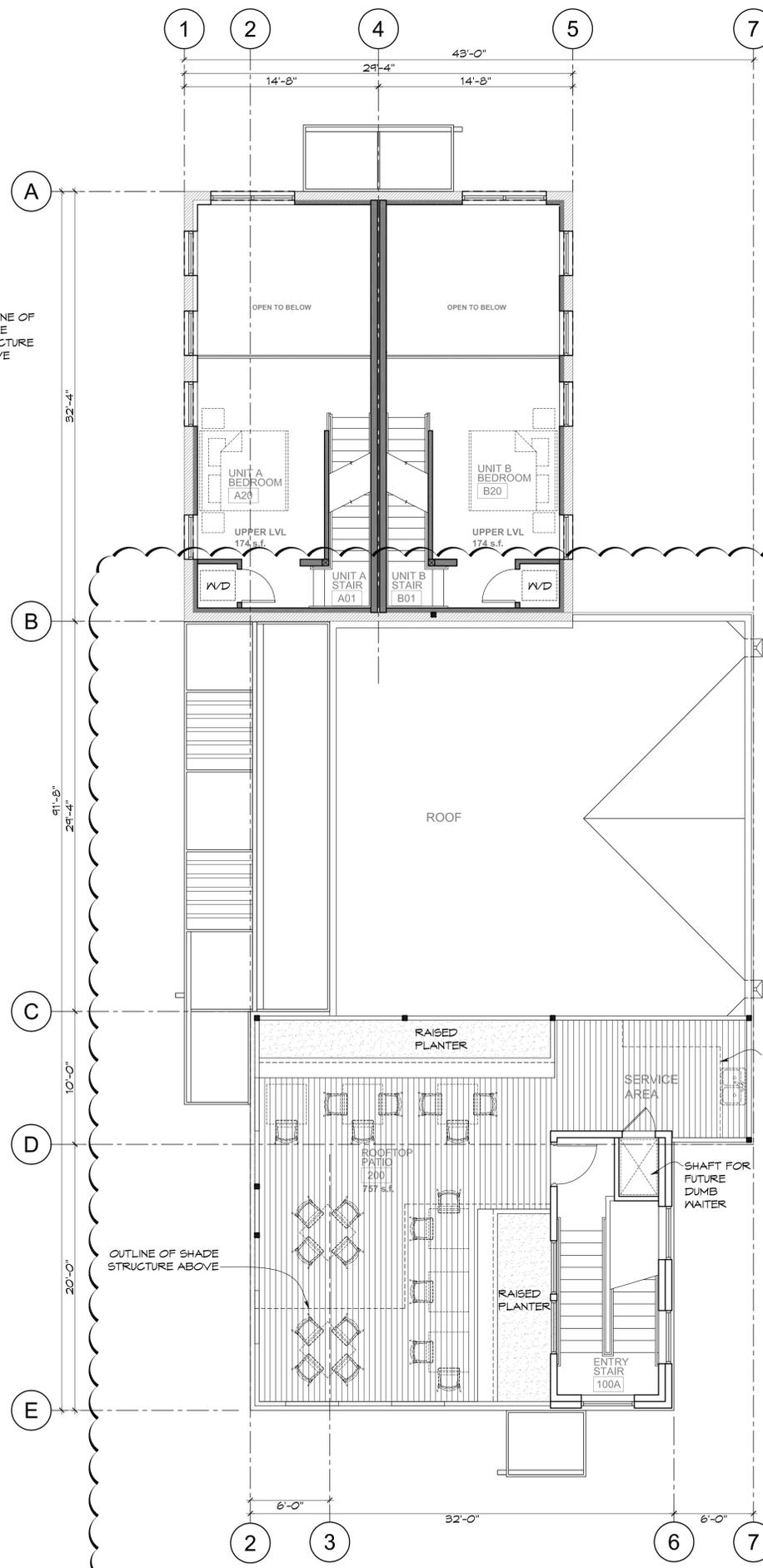
DRAWING SHEET REVISIONS		
NO.	DATE	REMARKS
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DRAWN BY: STAFF  
CHECKED BY: BGL  
DATE: JAN 9, 2020  
SCALE: AS NOTED  
JOB NO. 18160

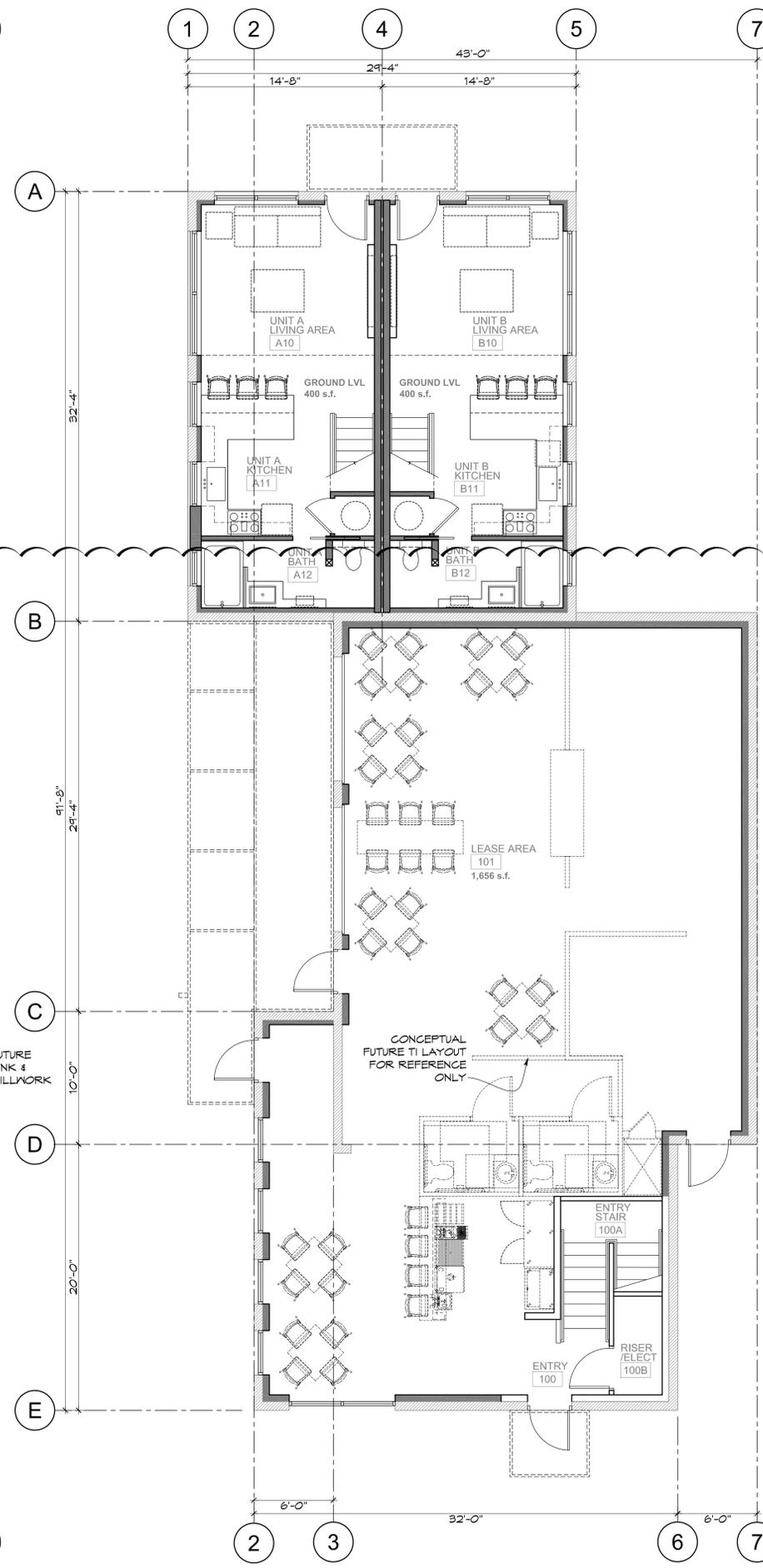
**A2**



**3 RESIDENCE ROOFTOP PATIO**  
SCALE 3/16" = 1'-0"



**2 2ND LEVEL FLOOR PLAN / COMMERCIAL ROOFTOP PATIO**  
SCALE 3/16" = 1'-0"



**1 GROUND LEVEL FLOOR PLAN**  
SCALE 3/16" = 1'-0"







