

| DESIGN REVIEW | | |
|---------------------|---------------|--------------|
| Permit info: | DSRFY2019 - 6 | |
| Application Date: | 3/29/19 | Rec'd by: MK |
| FOR OFFICE USE ONLY | | |

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

| APPLICANT | PROPERTY OWNER |
|---|---------------------------------------|
| Name: Jeff Hatch | Name: Dave Schenker |
| Company: Hatch Design Architecture | Company: PJD Holdings LLC |
| Address: 6126 E. State St. | Address: 212 E. 34th St. |
| City: Boise | City: Garden City |
| State: ID Zip: 83703 | State: ID Zip: 83714 |
| Tel.: 208-475-3204 | Tel.: 208-890-0380 |
| E-mail: jeff@hatchda.com | E-mail: Daveschenker@gmail.com |

PROPERTY AND DESIGN INFORMATION

This application is a request to: Construct New Addition Subdivision

Site Address: 503 E. 47th St., Garden City, ID 83714

| | | |
|---|--|---------------------------|
| Subdivision Name: Fairview Acres Sub#3 | Lot: 29 | Block: 21 |
| Tax Parcel Number: R2734522838 | Zoning: c-2 | Total Acres: 0.689 |
| Proposed Use: Mixed Commercial | Floodplain: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?

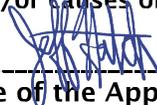
Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

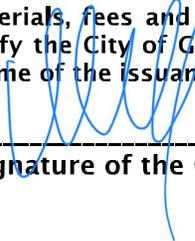
pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

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.


 _____ 01-29-19
 Signature of the Applicant (date)


 _____ 01-29-19
 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 type="checkbox"/> Lighting Plan | |
| <input type="checkbox"/> Topographic Survey | |
| <input type="checkbox"/> Grading Plan | |
| <input checked="" type="checkbox"/> Will Serve Letter **If required, must submit a Fire Flow Request | |
| <input checked="" type="checkbox"/> Ada County Approved Addresses | |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials | |



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.



**HATCH
DESIGN
ARCHITECTURE**

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

Mar 28, 2019

Waiver Request

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

Re: **Design Review for PJD Holdings, LLC
503 E. 47th St., Garden City, ID 83714**

Dear Planning Staff,

The owner for the property located at 503 E. 47th St., Garden City, ID 83714 is proposing the new construction of a single building for multiple tenants for approximately 6,750 s.f. for the proposed new construction.

We would like to request the requirements of the lighting plan, grading plan, and topographical survey be waived until the conditional use application has been processed.

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

Sincerely,

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE



SUSTAINABILITY CHECKLIST

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

Compliance with 8-4G is required for all new non-residential structures, new additions over 5,001 sq. ft. to existing non-residential structures, and all new residential developments over 4 units. This is accomplished through a point system. For more details, consult 8-4G of the Garden City Code.

The following projects are exempt from the requirements of 8-4G:

1. A project that can be certified by a nationally or regionally recognized program for green building construction and/or development.
2. A residential or non-residential development that will be:
 - a. Built to the maximum density or a floor area ratio of 1.0;
 - b. Located on a site that was previously developed with at least 50% site coverage;
 - c. Located within ¼ mile of a residential zone with an average density of (10) unites per acres net;
 - d. Located within ¼ mile walking distance of at least two of the following basic services:
 - i. Restaurant
 - ii. Church or Place of Religious Worship
 - iii. Food Store
 - iv. Day Care
 - v. Dry Cleaning Establishment
 - vi. Personal or Professional Services
 - vii. Health Care and Social Services
 - viii. Post Office
 - ix. School
 - x. Health Club
3. A mixed use project in compliance with the requirements as set forth in Article 8-3G of this title.

Place a "x" next to the development that applies to your project.

| X | Type of Development | Points required |
|----------|--|------------------------|
| | New residential development over 4 units | 6 pts. per unit |
| | New Non-residential development: 5,000 sq. ft. or less | 12 pts. |
| X | New Non-residential development: 5,001 – 15,000 sq. ft. | 18 pts. |
| | New Non-residential development: 15,001 – 30,000 sq. ft. | 24 pts. |
| | New Non-residential development: Over 30,000 sq. ft. | 32 pts. |
| | Non-residential additions: 5,001 – 15,000 sq. ft. | 12 |
| | Non-residential additions: 15,001 – 30,000 sq. ft. | 18 |
| | Non-residential additions: Over 30,000 sq. ft. | 24 pts |

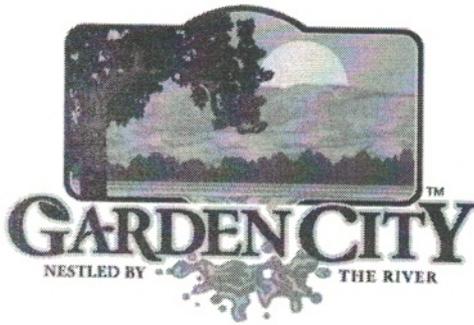
Using the checklist below, place an "x" next to the sustainable criteria utilized in the project. Usage of each criteria will need to be shown on the site plan and/or landscaping plan or other appropriate plan. Failure to meet the requirements of 8-4G may result in the denial of the project.

| X | Sustainable Criteria | Development Type | Points |
|----------|--|---|------------------------|
| X | Project located within ¼ walking distance of one or more stops of a TOD or established public transit line usable by building occupants | ALL | 4 |
| | Shower and changing facilities for employees who may walk or bike to work are provided | Non-residential | 2 |
| X | A board or computer is located in a public space that provides the following information for both employees and customers A. Information on carpooling programs B. Transit trip planning assistance C. Transit Maps D. Maps of preferred bike routes and the location(s) of secure bicycle parking, lockers and showers, if provided | Non-residential | 1 |
| | Employees are provided at no cost membership in a car-share or van-pool program in which (1) the contract is for at least 2 years, and (2) preferred parking is provided for shared parking, and (3) it is demonstrated that these cars are capable of servicing 5% of the employees | Non-residential | 1 |
| X | Incentives are provided for employees who carpool or use alternative transportation to get to work. Potential incentives may include guaranteed ride home programs, preferred parking, or transit pass subsidies. | Non-residential | 1 |
| X | Bike parking is provided that exceeds the standard set forth in Section XX of this code | Non-residential | 2 |
| | Pedestrian pathway or bike trails are dedicated for public use | | 4 |
| X | An easily accessible area is provided that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals | ALL | 1 |
| | In re-construction of existing sites, at least fifty (50) percent of non-hazardous construction and demolition debris is recycled and/or salvaged | ALL | 3 |
| | At least fifty (50) percent (based on surface area) of the existing building structure is incorporated or reused in the new structure. | ALL | 2 |
| | A minimum of fifty (50) percent of the parking spaces is provided under cover, including under deck or under roof. | Non-residential | 3 |
| | Parking is provided underground or below, habitable space. | Non-residential; multi-family residential | 1 per two spaces |

| | | | |
|---|--|---|---|
| X | Any combination of the following for fifty (50) percent of the side hardscape including roads, sidewalks, courtyards, and parking lots is provided: A. Shade (within 5 years of occupancy) B. Paving materials with a Solar Reflectance Index (SRI) of at least 29 C. Open grid pavement system | Non-residential; multi-family residential | 3 |
| | A vegetated roof for at least fifty (50) percent of the roof area is provided | ALL | 3 |
| | Use of alternate sources of energy | | |
| | Solar collectors are an allowed structure in the CC&R's | Residential | 2 |
| | Only captured rain water, recycled wastewater, recycled gray water, or water treated is used for non-potable uses for irrigation | ALL | 4 |
| | Landscaping is provided that does not require permanent irrigation systems. Temporary irrigation systems used for plan establishment are allowed only if removed within one year of installation | ALL | 3 |
| | If irrigation is provided, a drip irrigation system is used. | ALL | 2 |
| X | Alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) are used to reduce imperviousness and promote infiltration thereby reducing pollutant loadings | ALL | 3 |
| | Storm water volumes generated from the site are reused for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses. | ALL | 3 |
| | A storm water infiltration and retention system is provided on the site. | ALL | 1 |
| | Vegetated open space areas are provided adjacent to the building that is equal to the building footprint | Non-residential | 2 |
| | The project design restores surface water systems, including streams and wetlands. | ALL | 4 |
| X | The project design retains all trees on the site that are four (4) inch caliper or greater in size. | ALL | 3 |
| | The development footprint is located in the footprint of a previous building or impervious surface area. | ALL | 2 |
| | Land is dedicated for conservation of habitat or wetlands | ALL | 4 |
| | An area of ten (10) percent of the project site is dedicated for community gardens. | ALL | 3 |
| | A minimum of one acres of land is dedicated for permanent agriculture use. | ALL | 4 |

Total Points Required for Project: 18

Total Points From Checklist 18



6015 Glenwood Street • Garden City, Idaho 83714
Phone 208 - 472-2921 • Fax 208 - 472-2926 •
www.gardencityidaho.org

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, Dave Schenker, 212 E 34th St
Name Address
Garden City ID 83714
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission
to Hatch Design Architecture, 6126 W. State St. Boise, ID 83703
Name Address
to submit the accompanying application pertaining to that property.
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

Dated this 24 day of January, 2019

[Signature]
Signature

Subscribed and sworn to before me the day and year first above written

[Signature]

Notary Public for Idaho

Residing at: Ada County

My Commission expires July 27, 2021

ALLEN D BEVERLY
COMMISSION NUMBER 66003
NOTARY PUBLIC
State of Idaho
My Commission Expires July 27, 2021



**HATCH
DESIGN
ARCHITECTURE**

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

Mar 28, 2019

Statement of Objectives

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

Re: **Design Review for PJD Holdings LLC,
503 E. 47th St., Garden City, ID 83714**

Dear Planning Staff,

The owner for the property located at 503 E. 47th St. is proposing the new construction of an approximately 6,750 s.f. multi tenant flex building. The primary access for the property is on 503 E. 47th St. The proposed project will include such site improvements as landscaping and public sidewalks.

Per Garden City Code 8-4C:

- How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
 - The proposed design of the structure helps to enhance the street by creating an engaging building with complimentary landscaping. The design strengthens the existing North/South pedestrian access by connecting the existing sidewalk to the North to the future development to the South of the proposed property.
- How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
 - The design caters to the pedestrian by creating convenient access from the public sidewalk through the property. The landscaping will be informed by the City of Boise Tree Selection Guide and compatible with southwest Idaho climatic conditions.
- What are the building materials?
 - The proposed building materials will be a combination of cement fiber board with reglets, stucco and standing seam metal, which compliments the windows.
- What are the existing notable site features and how does the design respect them?
 - The site has existing single family residence which will remain. The parking and public access was designed to keep the existing structure and create a convenient residence for the owners while smoothly integrating site elements such as landscape improvements and fire engine access for the proposed addition.
- Is the building consistent with the adopted streetscape?
 - The project incorporates a landscape buffer with street trees for the street frontage and perimeter setback requirements and pedestrian friendly hardscaping to create a distinctive texture and pattern for the streetscape and pedestrians.

- Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts?
 - The site has been laid out to promote access to the pedestrian and cyclist. Primary access to the new addition will be from the sidewalk on the Western side of the property to optimize visibility for pedestrian safety from vehicular circulation. Bicycle parking has a dedicated pad and clear, safe access.

- Is there sidewalk?
 - The proposed development will have a detached sidewalk with landscape buffer on the Western side of the property to create an inviting streetscape. In addition there will be sidewalk on the Southern side of the building for access.

- How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?
 - The nearest transit facilities are 0.2 miles away to the Southeast at the corner of W. Adams and E. 46th. The proposed sidewalk and landscape improvements as well as the pedestrian sidewalk along Adams create safe and comfortable access.

- Parking and parking lot standards: Is there a tree provided for every 5 parking stalls?
 - Yes, the proposed landscape plan incorporates the required trees.

- Is there bike parking provided?
 - Yes, bike parking is provided on the West side of the building under a covered patio space.

- Is the parking adequately screened from adjacent uses and the street?
 - Yes, the parking and access lane is proposed to be screened by landscaping and plantings.

- Is there any stall that is located more than 100' from a shade tree?
 - No, the intent is to minimize the urban heat island effect for the development.

- Community Interaction: How does the development incorporate into the envisioned neighborhood?
 - The proposed project will be complimentary to the surrounding uses and enhance the standard of quality of the neighborhood.

- How does the proposed project support a compact development pattern that enables intensification of development and changes over time?
 - The project is an infill design which increases the density of development and the proposed building lends itself to a range of future uses.

- How does the proposed design support a development pattern in nodes rather than strip commercial along arterial corridors?
 - The project is a destination, intensifying the commercial uses that are adjacent while connecting pedestrian activity and helping to create safe and convenient circulation.

- How does the project promote a place where people want to be?
 - The project will help promote a sense of place, incorporating landscaping, as well as convenient proximity to nearby transit and the Greenbelt.

- If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?
 - The project is infill development under 5000 s.f., and as such, assumed exempt.
- Landscaping: Is there more than 5% of the site dedicated to landscaping?
 - Yes, the landscaping is approx. 40% of the overall site.
- Is there one class II or III tree provided for every 50' of street frontage?
 - Yes, the landscape buffer at the street provides three class II Silver Lindens in 100' of frontage.
- Will any trees be removed from the site?
 - One existing Elm will be removed from the site.
- What kind of irrigation will be provided?
 - Pressurized irrigation will be provided for the site.
- Is the landscaping compatible with local climatic conditions?
 - The landscaping is compatible with southwest Idaho climatic conditions.
- Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community?
 - The proposed design of the structure helps to create a sense of place and contributes to the uniqueness of the different districts and neighborhoods within the city by creating a complimentary structure to the surrounding auto wrecker yard, storage buildings and small shop facilities.
- What is the Floor to Area ratio?
 - Less than 1.0, we are utilizing the existing residence on the site and pedestrian access to provide scale, mass and urban form.
- Is there relief incorporated into facades and or rooflines greater than 50'?
 - Yes, there is a bump out and change in elevation to help break up the roof and wall planes.
- What are the setbacks?
 - The required setbacks are 5 feet from any property line. An eight foot landscape buffer along E. 47th and 15 foot rear setback have also been provided.
- How are the outdoor service and equipment areas screened?
 - An outdoor trash enclosure will screen the trash dumpster with a masonry wall and metal access gate, mechanical equipment will be screen with a hedge and privacy fence at the existing residence.
- If there are multiple structures, are the setbacks consistent?
 - The proposed project does have multiple structures and the setbacks are consistent.

- Are there any “green building” concepts are incorporated into the project?
 - Yes, incorporating native compatible landscaping into the project.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Hatch". The signature is stylized and somewhat cursive.

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE



CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2900 ■ Fax 208/472-2996

Chief Romeo Gervais
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

February 5, 2019

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 503 East 47th Street

Fire hydrant serving this address: #3088 at 503 E 47th St.

Fire flow Garden City is able to provide is 1500 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 60 psi

Residual pressure: 20 psi

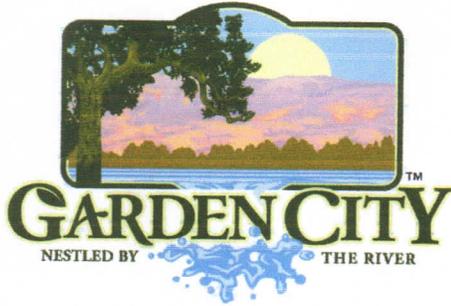
Minimum flow at residual pressure: 1500 gpm

For questions please contact the Garden City permitting desk at 472-2921.

Sincerely,

Garden City Public Works Water Division

cc:
Applicant
File



CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714

Phone 208/472-2900 • Fax 208/472-2996

8 February 2019

Building Department
City of Garden City
6015 North Glenwood Street
Garden City, Idaho 83714

Subject: **503 East 47th Street**
Water and Sanitary Sewer Ability to Serve
ATS2019-8

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

The city water system in the area provided a minimum fire flow of 1,500 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 5 February 2019 (fire hydrant 3088) from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

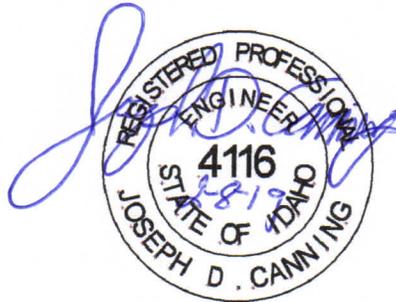
The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. Connection to the city's system will require either extension of new individual services from existing main lines or extension of new main lines with new services by the applicant. The applicant is responsible to verify that the proposed land use is capable of being served by existing city sanitary sewer mains. Should depths not be adequate to serve the site, the applicant may have to provide and pay for facilities to reasonably discharge to

the city system or to alter a preferred site design to be able to discharge to the city system. The applicant is advised to perform topographic surveys to be sure a project may be served.

Any new water and sanitary sewer connections must be coordinated, reviewed and approved by the city prior to installation.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,



J. D. Canning, PE/PLS
B & A Engineers, Inc.
Garden City Engineer

ec. Mr. Colin Schmidt
Public Works Director
City of Garden City

Mr. Troy Vaughn
Garden City Collections/Construction Manager
City of Garden City

Mr. Chad Vaughn
Garden City Public Works Water Division
City of Garden City

PLANT SCHEDULE

| DECIDUOUS TREES | CODE | QTY | COMMON NAME / BOTANICAL NAME | SIZE | MATURE SIZE | EXPOSURE | CLASS |
|-----------------|------|-----|---|---------|-----------------------------|---------------------------|-------|
| | GB | 4 | Autumn Gold Maidenhair / Ginkgo biloba 'Autumn Gold' | 2' cal. | 40'-50' tall x 25'-30' wide | Full Sun | II |
| | GT1 | 3 | Sunburst Honeylocust / Gleditsia triacanthos inermis 'Sunburst' | 3' cal. | 60' tall x 40' wide | Full Sun | II |
| | GT2 | 3 | Sunburst Honeylocust / Gleditsia triacanthos inermis 'Sunburst' | 2' cal. | 60' tall x 40' wide | Full Sun | II |
| SHRUBS | CODE | QTY | COMMON NAME / BOTANICAL NAME | SIZE | MATURE SIZE | EXPOSURE | |
| | BO | 15 | Orange Rocket Barberry / Berberis thunbergii 'Orange Rocket' | 5 gal. | 3'-4' tall x 2'-3' wide | Full Sun to Partial Shade | |
| PERENNIALS | CODE | QTY | COMMON NAME / BOTANICAL NAME | SIZE | MATURE SIZE | EXPOSURE | |
| | CL | 13 | Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster' | 1 gal. | 5'-6' tall x 1.5'-2' wide | Full Sun | |
| | PLB | 16 | Little Bunny Fountain Grass / Pennisetum alopecuroides 'Little Bunny' | 1 gal | 10'-12' tall and wide | Full Sun | |

LANDSCAPE & PLANTING NOTES:

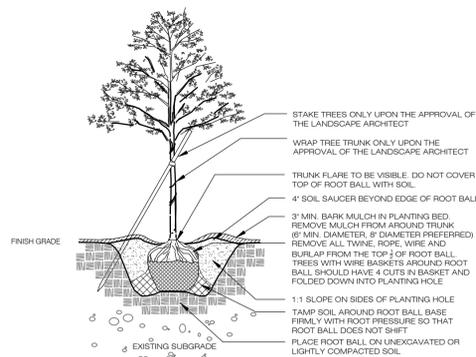
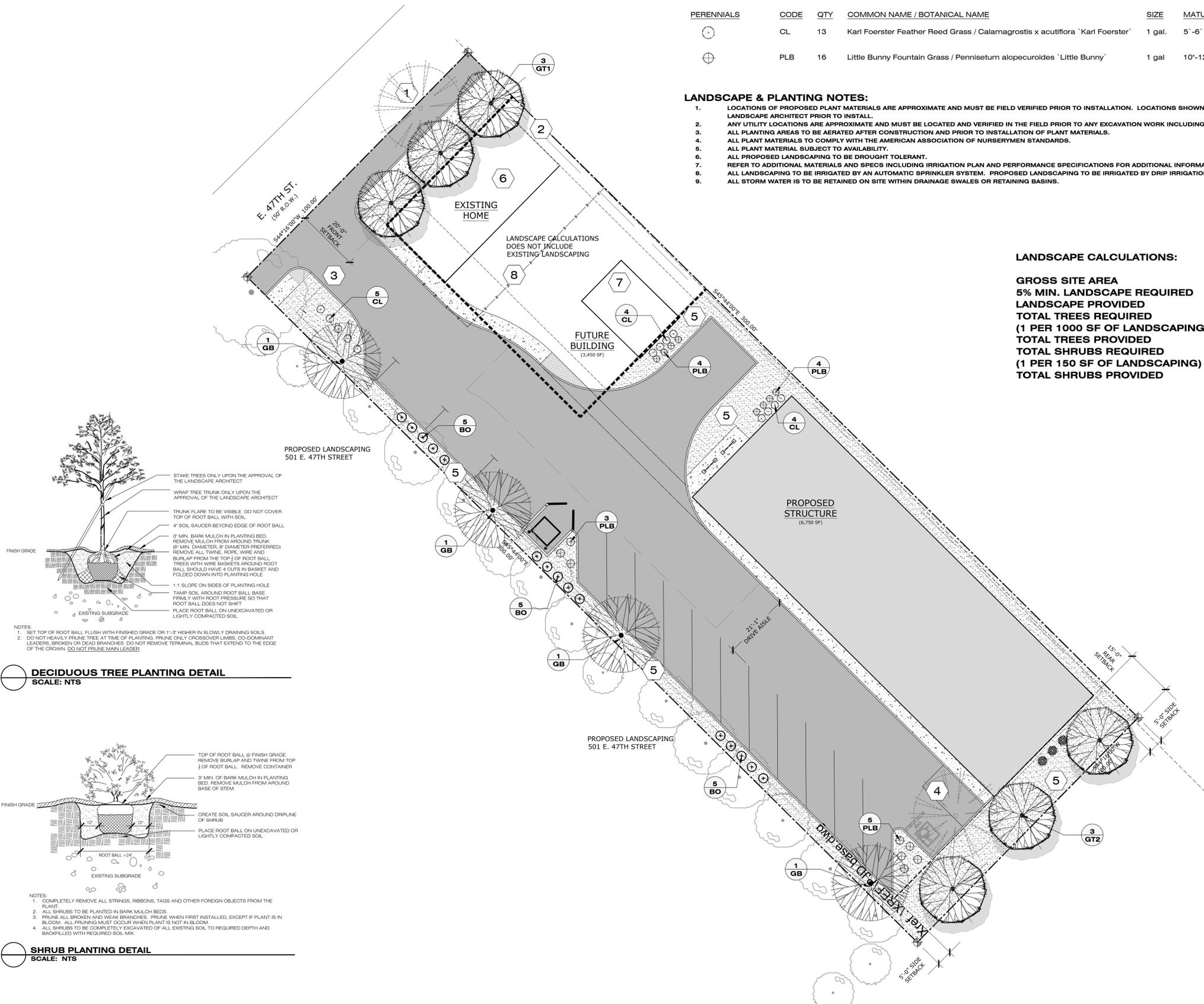
- LOCATIONS OF PROPOSED PLANT MATERIALS ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO INSTALLATION. LOCATIONS SHOWN ON THE PLAN MAY VARY BASED ON EXISTING FIELD CONDITIONS, CONSULT LANDSCAPE ARCHITECT PRIOR TO INSTALL.
- ANY UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK INCLUDING INSTALLATION OF PLANT MATERIALS.
- ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
- ALL PLANT MATERIALS TO COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- ALL PLANT MATERIAL SUBJECT TO AVAILABILITY.
- ALL PROPOSED LANDSCAPING TO BE DROUGHT TOLERANT.
- REFER TO ADDITIONAL MATERIALS AND SPECS INCLUDING IRRIGATION PLAN AND PERFORMANCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- ALL LANDSCAPING TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. PROPOSED LANDSCAPING TO BE IRRIGATED BY DRIP IRRIGATION ONLY TO COMPLY WITH THE XERISCAPE LANDSCAPE DESIGN.
- ALL STORM WATER IS TO BE RETAINED ON SITE WITHIN DRAINAGE SWALES OR RETAINING BASINS.

LANDSCAPE CALCULATIONS:

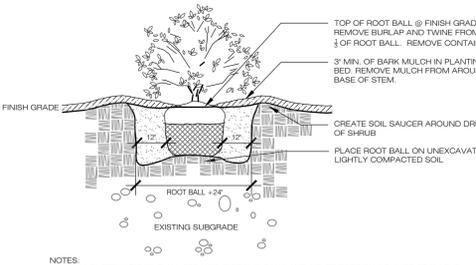
| | |
|--|----------|
| GROSS SITE AREA | 23826 SF |
| 5% MIN. LANDSCAPE REQUIRED | 1192 SF |
| LANDSCAPE PROVIDED | 5286 SF |
| TOTAL TREES REQUIRED (1 PER 1000 SF OF LANDSCAPING) | 5 |
| TOTAL TREES PROVIDED | 7 |
| TOTAL SHRUBS REQUIRED (1 PER 150 SF OF LANDSCAPING) | 33 |
| TOTAL SHRUBS PROVIDED | 44 |

SITE CALL OUT LEGEND

- 1 EXISTING TREE TO BE REMOVED
- 2 EXISTING POWER POLE
- 3 ROCK MULCH BED WITH INDUSTRIAL GRADE WEED FABRIC
- 4 EXISTING TREE TO BE REMOVED
- 5 ROCK MULCH BED WITH INDUSTRIAL GRADE WEED FABRIC
- 6 EXISTING RESIDENCE
- 7 EXISTING SHED
- 8 EXISTING LANDSCAPING



- NOTES:
- SET TOP OF ROOT BALL FLUSH WITH FINISHED GRADE OR 1"-3" HIGHER IN SLOWLY DRAINING SOILS.
 - DO NOT HEAVILY PRUNE TREE AT TIME OF PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, BROKEN OR DEAD BRANCHES. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO THE EDGE OF THE CROWN. DO NOT PRUNE MAIN LEADER.



- NOTES:
- COMPLETELY REMOVE ALL STRINGS, RIBBONS, TAGS AND OTHER FOREIGN OBJECTS FROM THE PLANT
 - ALL SHRUBS TO BE PLANTED IN BARK MULCH BEDS.
 - PRUNE ALL BROKEN AND WEAK BRANCHES. PRUNE WHEN FIRST INSTALLED, EXCEPT IF PLANT IS IN BLOOM. ALL PRUNING MUST OCCUR WHEN PLANT IS NOT IN BLOOM.
 - ALL SHRUBS TO BE COMPLETELY EXCAVATED OF ALL EXISTING SOIL TO REQUIRED DEPTH AND BACKFILLED WITH REQUIRED SOIL MIX.

TTKLA
Terry T. King
Landscape Architecture
3023 E. Copper Point Dr.
Suite #208
Meridian, ID 83642
(208) 861-4612 (Boise)
www.ttkla.com

HATCH DESIGN ARCHITECTURE
ARCHITECT
240 W. BOISE
BOISE, IDAHO 83703
OFFICE: (208) 475-3204
FAX: (208) 475-3205
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NEW CONSTRUCTION FOR:
PJD HOLDINGS, LLC
503 EAST 47TH STREET, GARDEN CITY, ID, 83714

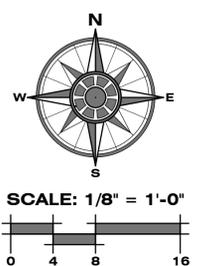
| DATE | DESCRIPTION/COMMENTS |
|------|----------------------|
| | |

DATE: MAR 2019
DRAWN BY: MO & TK
CHECKED BY: JLH
JOB NUMBER: 18126

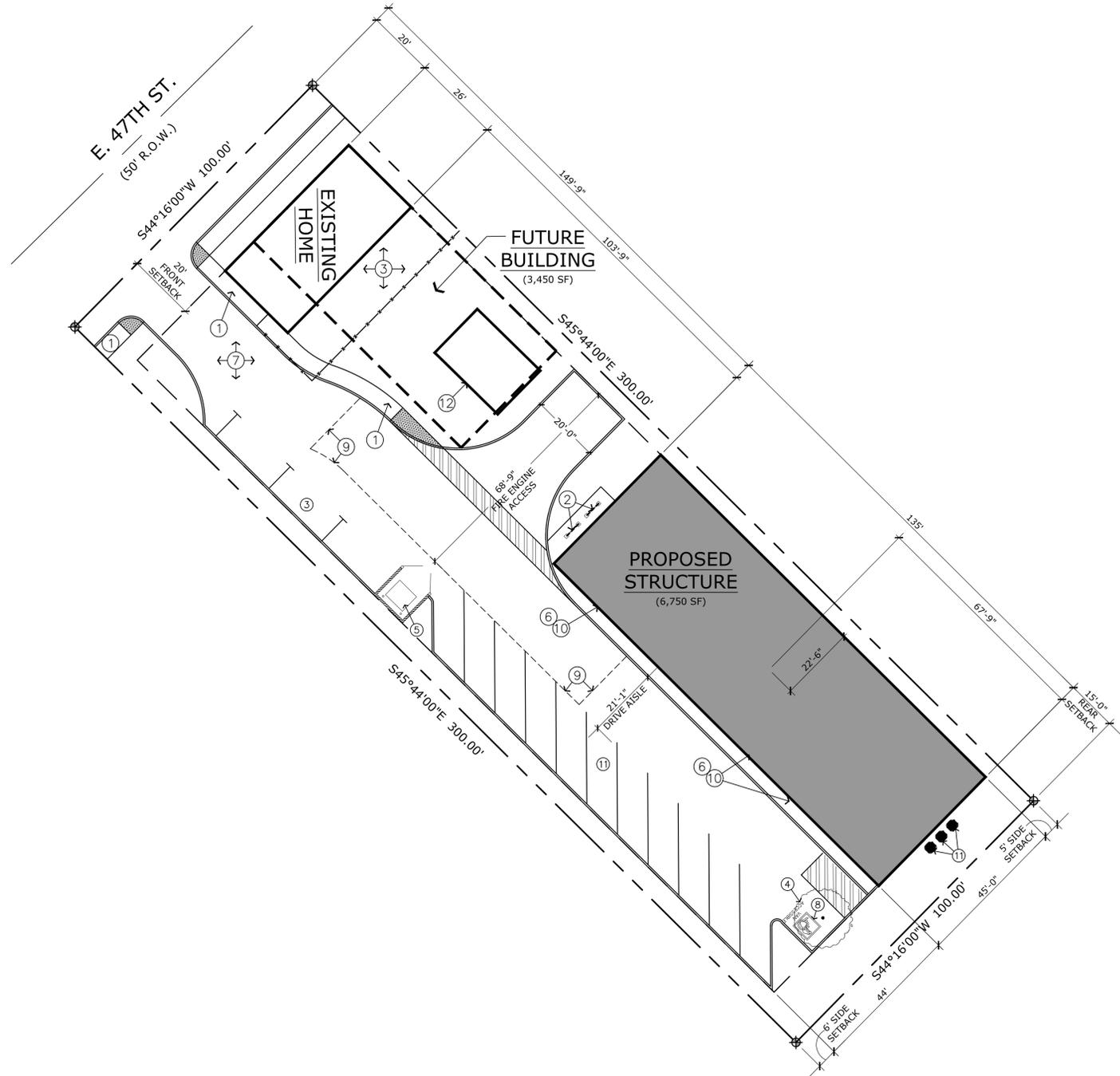
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1

SHEET



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



SITE CALCS

| | | | |
|------------------------|-------|--------------|-----------|
| IMPERVIOUS SURFACES | 44% | 13770 | SF |
| EX. BUILDING FOOTPRINT | 4.5% | 1352 | SF |
| NEW BUILDING FOOTPRINT | 14.5% | 6750 | SF |
| LANDSCAPING | 37% | 8101 | SF |
| OVERALL SITE | | 29973 | SF |

KEYNOTES

- ① NEW 5' WIDE CONCRETE SIDEWALK.
- ② BIKE RACK, 10 PARKING SPACES.
- ③ EXISTING LAWN TO REMAIN.
- ④ EXISTING TREE TO BE REMOVED.
- ⑤ PROPOSED 12' X 12' TRASH ENCLOSURE.
- ⑥ PROPOSED FACADE-MOUNTED SIGNAGE.
- ⑦ PROPOSED ASPHALT DRIVEWAY.
- ⑧ ADA PARKING STALL.
- ⑨ LINE INDICATES FIRE ENGINE ACCESS.
- ⑩ PROPOSED EXTERIOR EGRESS LIGHT.
- ⑪ MECHANICAL CONDENSER UNITS.
- ⑫ EXISTING SHED TO BE RELOCATED.

SITE RECAP

TOTAL PROJECT SITE: 29,973 SQ. FT. (0.688 ACRES)

AREA CALCULATIONS

PROPOSED BUILDING FOOTPRINT 6,750 SQ. FT.
TOTAL BUILDING AREA 6,750 SQ. FT.

PARKING

REQUIRED: ONE SPACE PER 500 SF OF BUILDING
6,750 SF / 500 = 14 SPACES (13.5)
HC ACCESSIBLE 1 SPACES

PROVIDED: HC ACCESSIBLE 1 SPACES
STANDARD 14 SPACES
TOTAL 15 SPACES

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

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

PROVIDED: 10 BIKE SPACES

CITY ZONING- C-2

SETBACKS:
FRONT- 20'-0"
REAR- 15'-0"
SIDES- 5'-0"

GENERAL NOTES

1. ALL SITE AND VEHICLE LIGHTING SHALL BE DOWN-SHIELDED OR SCREENED.
2. ALL ON SITE SERVICE AREAS FOR WASTE, RECYCLING OR TRASH SHALL BE SCREENED FROM VIEW FROM A PUBLIC STREET AND ADJOINING PROPERTY WITH A PRIVACY WALLED TRASH ENCLOSURE.
3. ALL PARKING AREAS SHALL PROVIDE PROPER DRAINAGE OF SURFACE WATER TO PREVENT THE FLOW OF WATER ONTO ADJACENT PROPERTIES OR WALKWAYS.
4. FOR BUILDING EXTERIOR WALL HEIGHTS, REFER TO EXTERIOR ELEVATIONS.
5. NO OUTDOOR STORAGE AREA IS PROPOSED.
6. ELECTRICAL SERVICE IS AVAILABLE ALONG E. 47TH STREET.
7. WATER & SEWER SERVICES ARE PROPOSED FROM E. 47TH STREET.

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NEW CONSTRUCTION FOR:
PJD HOLDINGS, LLC
503 EAST 47TH STREET, GARDEN CITY, ID, 83714

| | |
|-------------|----------|
| DATE: | JAN 2019 |
| DRAWN BY: | NJM & JM |
| CHECKED BY: | JLH |
| JOB NUMBER: | 18126 |

| | |
|-------------|----------|
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SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.0
SHEET 2 - 15



VICINITY MAP
SCALE: NTS

Ada County Assessor
Land Records/GIS

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- [Interactive Map](#)

2018 Property Details for Parcel R2734522838

2018
Need Help? Email the Appraiser Assigned to this Parcel

[\(Back to Parcel Search\)](#) [\(Print View\)](#)

Details
Valuation
Tax Districts
Taxes
Characteristics
Sketch

Parcel: [R2734522838](#)

Year: 2018

Parcel Status: Active in 2018

Primary Owner:
BOREN CALVIN D

Zone Code: C-2

Total Acres: 0.689

Tax Code Area: 06

Instrument Number:
2017040556

Property Description:
LOT 29 BLK 21
FAIRVIEW ACRES SUB NO 03
#2841-S

Ada County Assessor

[View Interactive Map of this Parcel](#)

[View 2018 Assessment Notice](#)

Address: 503 E 47TH ST GARDEN CITY , ID 83714

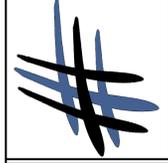
Subdivision: FAIRVIEW ACRES SUB NO 03

Land Group Type: SUB

Township/Range/Section: 3N2E05

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DATE: JAN 2019
 DRAWN BY: NJM & JM
 CHECKED BY: JLH
 JOB NUMBER: 18126

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.1

SHEET 2 -- 15

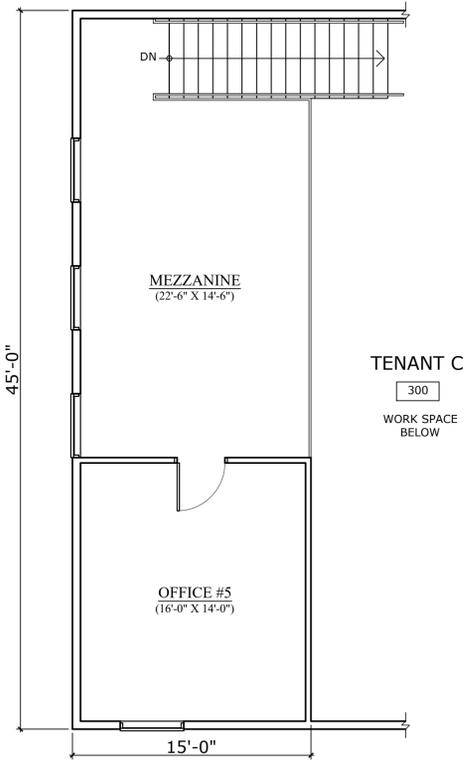
| BUILDING AREA RECAP | |
|----------------------------|----------------|
| TENANT A | 1834 SF |
| TENANT B | 1372 SF |
| TENANT C | 2869 SF |
| TENANT C UPPER MEZZANINE | 675 SF |
| TOTAL BUILDING AREA | 6750 SF |



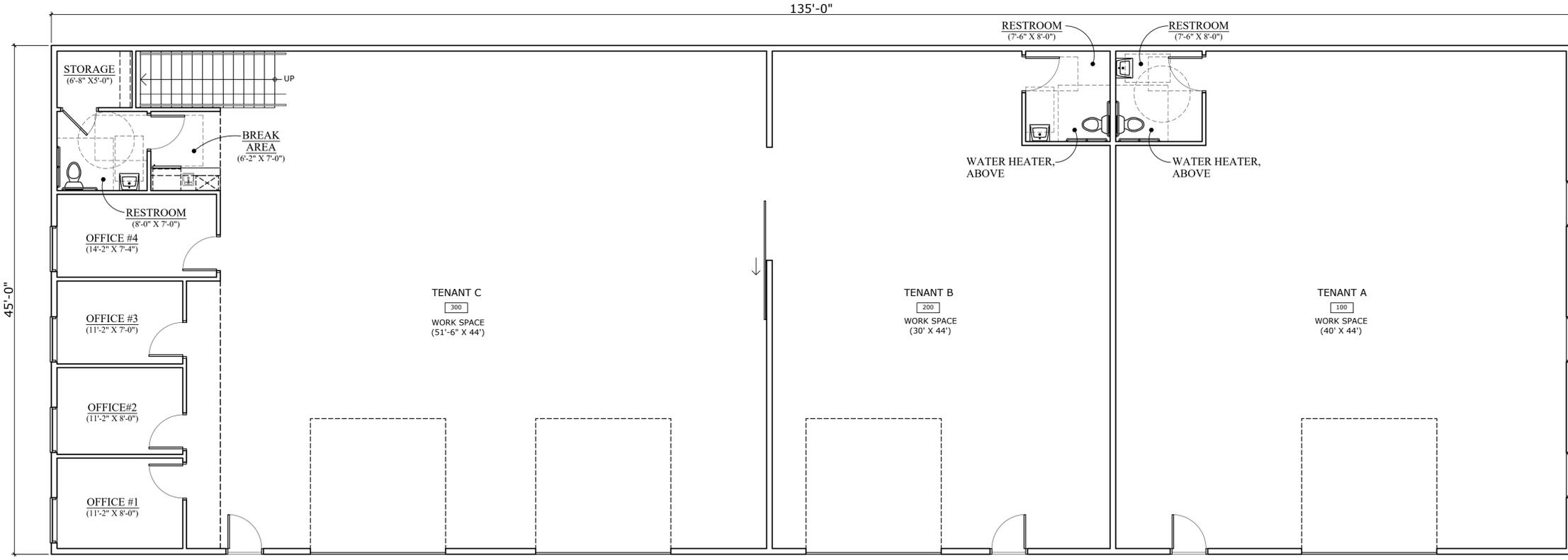
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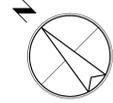
NEW CONSTRUCTION FOR:
PJD HOLDINGS, LLC
 503 EAST 47TH STREET, GARDEN CITY, ID, 83714



PROPOSED FLOOR PLAN - UPPER LEVEL
 SCALE: 3/16" = 1'-0"



PROPOSED FLOOR PLAN - MAIN LEVEL
 SCALE: 3/16" = 1'-0"

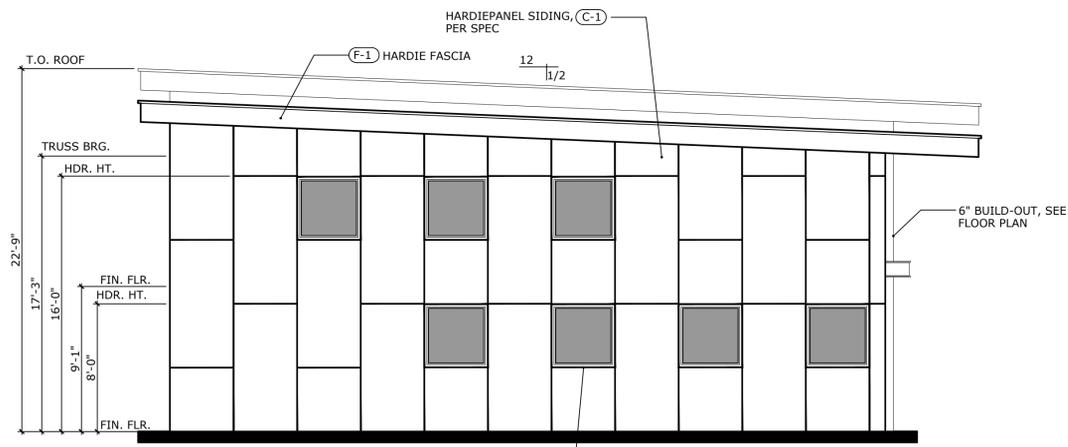


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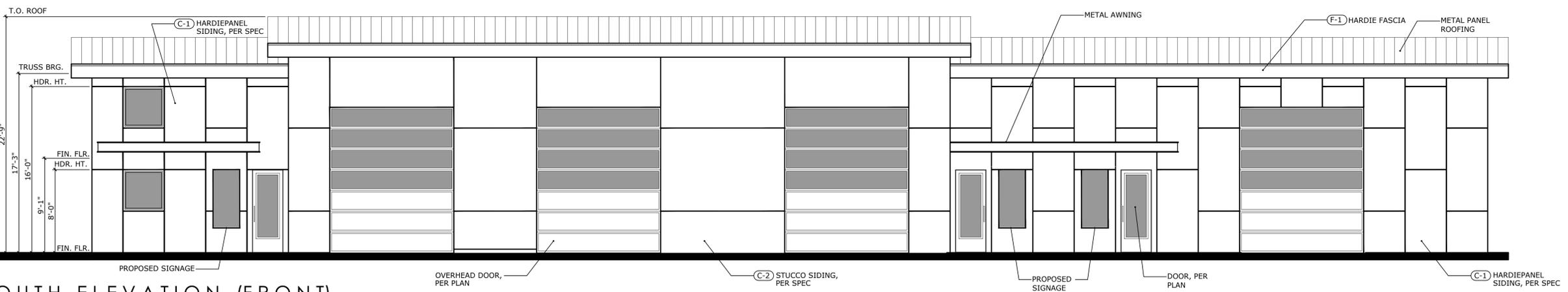
DATE: JAN 2019
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SHEET TITLE
FLOOR PLANS

SHEET NUMBER
A-2.0
 SHEET 7 - 15



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



SOUTH ELEVATION (FRONT)
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SPECIFICATIONS

METAL ROOFING PANELS
BATTENLOK HS ROOF PANEL, OR SIM. 12" WIDE, 24 GAUGE MECHANICALLY FIELD-SEALED, HIGH STRENGTH STANDING SEAM ROOF SYSTEM. INSTALL PER MANUF. RECOMM.
COLOR: "POLAR WHITE".

C-1 :CLADDING - HARDIEPANEL
HARDIEPANEL NON ASBESTOS FIBER-CEMENT VERTICAL SIDING AS MANUF. BY JAMES HARDIE CORP.
FINISH: "SMOOTH"
COLOR: "COUNTRYLANE RED"

C-2 :CLADDING - STUCCO
PRODUCT: 'PAREX' ARMOURWALL 300, CONSISTS OF FIBER-47 2-COAT SYSTEM. ELESTOMERIC BASED FINISH COAT OVER PAREX PRIMER, FINISH COLOR AS SELECTED BY OWNER/ARCHITECT. REFER TO MFR. INSTALLATION MANUAL FOR ALL INSTALLATION REQUIREMENTS. FOR AREAS WITH FOAM BUILDOUTS (AS INDICATED ON DRAWINGS) APPLY 'PAREX' BASE COAT w/EMBEDDED FIBERGLASS MESH REINFORCEMENT AND ADHESIVE 121 TO POLYSTYRENE AND ONTO STUCCO BROUWNCOAT. AT LOCATIONS 3'-0" ABOVE GRADE SURFACE, APPLY HIGH-IMPACT MESH FINISH WITH TEXTURE AND COLOR TO MATCH 2-COAT STUCCO FINISH, AS DESCRIBED ABOVE. REFER TO MFR. INSTALLATION MANUAL FOR ALL INSTALLATION REQUIREMENTS.
COLOR: PEARL GREY

ICE DAM PROTECTION (ROOF)
GRACE ICE & WATER SHIELD SELF-ADHERED ROOFING UNDERLAYMENT, 36 HIGH WIDTH, 40 MIL THICK MEMBRANE.

FASCIA
HARDIETRIM NON ASBESTOS FIBER-CEMENT FASCIA AS MANUF. BY JAMES HARDIE CORP.
FINISH: "SMOOTH"
COLOR: "ARCTIC WHITE"

HARDIE BOARD SOFFIT
HARDIEPANEL NON ASBESTOS FIBER-CEMENT FASCIA AS MANUF. BY JAMES HARDIE CORP.
FINISH: "VENTED SMOOTH"
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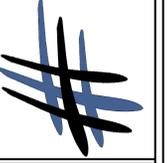
SIDEWALL FLASHING
22 GA. SIDEWALL METAL FLASHING WITH GALVALUME PLUS FINISH AS MANUFACTURED BY "MBCI".

DOOR AND WINDOW FLASHING
GRACE VYCOR PLUS SELF-ADHERED FLASHING INSTALLED OVER "TYVEK" BUILDING WRAP. PRODUCT THICKNESS 25 MIL., MIN. 9 INCH WIDTH. INSTALL PER MFR. REQUIREMENTS.

BUILDING WRAP WEATHER BARRIER
DUPONT TYVEK COMMERCIAL WRAP WEATHER BARRIER ASSEMBLY FOR VERTICAL BUILDING ENVELOPE PROTECTION FOR ENTIRE FRAMED PORTION OF BUILDING. ASSEMBLY TO INCLUDE WEATHER BARRIER MEMBRANE, SEAM TAPE, FLASHING (SEE DOOR & WINDOW FLASHING ABOVE) AND FASTENERS. INSTALL PER MFR. REQUIREMENTS.

NOTE: ALL EXTERIOR FRAME WALLS TO RECEIVE TYVEK BUILDING WRAP OVER EXTERIOR SHEATHING (UNDER FINISH SIDING MATERIAL).
NOTE: INSTALL WATER SHIELD PROTECTION AT ALL DOOR AND WINDOW OPENINGS. WRAP OVER TYVEK AND RETURN INTO OPENINGS IN WALL.

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DRAWN BY: NJM & JM
CHECKED BY: JLH
JOB NUMBER: 18126

| DATE | DESCRIPTION/COMMENTS |
|------|----------------------|
| | |
| | |

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-4.0

SHEET 7 - 15

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 COLOR: PEARL GREY

C-3 :BOARD & BATTON SIDING

TRU-WOOD NON ASBESTOS COMPOSITE BOARD @ BATTEN SIDING AS MANUF. BY COLLINS PRODUCTS, LLC. OR APPROVED SIMILAR.
 COLOR: PEARL GREY

ICE DAM PROTECTION (ROOF)

GRACE ICE & WATER SHIELD SELF-ADHERED ROOFING UNDERLAYMENT, 36 HIGH WIDTH, 40 MIL THICK MEMBRANE.

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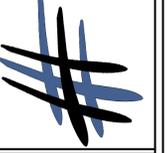
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 BOISE, IDAHO 83703
 OFFICE: (208) 475-3204
 FAX: (208) 475-3205
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 HATCH DESIGN ARCHITECTURE



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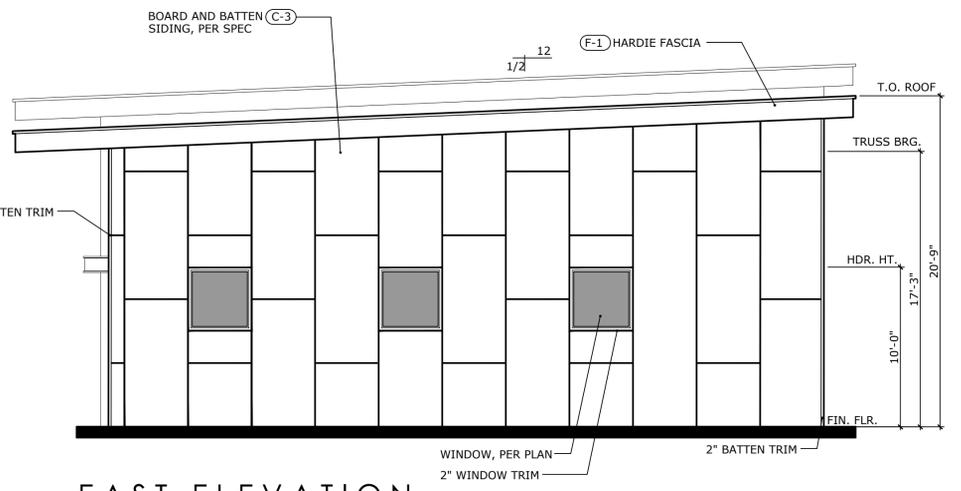
NEW CONSTRUCTION FOR:
PJD HOLDINGS, LLC
 503 EAST 47TH STREET, GARDEN CITY, ID, 83714

DATE: JAN 2019
 DRAWN BY: NJM & JM
 CHECKED BY: JLH
 JOB NUMBER: 18126

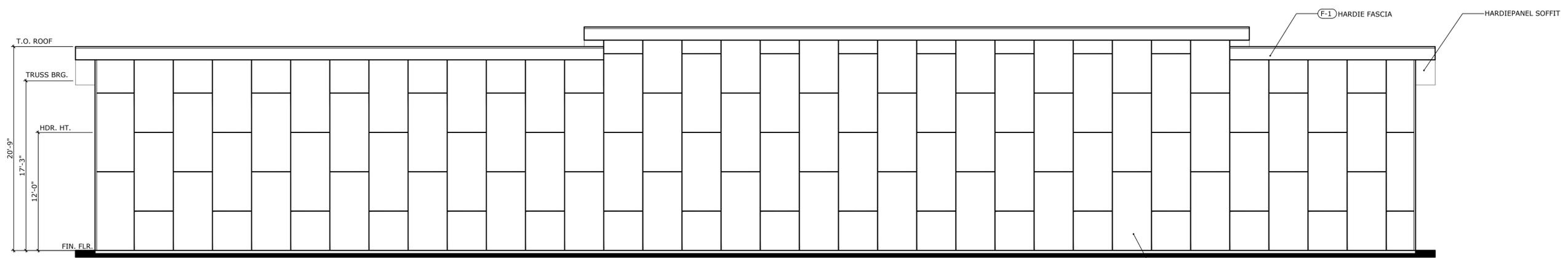
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-4.1

SHEET 7 - 15



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



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