



# DESIGN REVIEW

Permit info: \_\_\_\_\_  
 Application Date: \_\_\_\_\_ Rec'd by: \_\_\_\_\_  
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921  
 ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
<b>Name:</b> JEFF LIKES	<b>Name:</b>
<b>Company:</b> ALC ARCHITECTURE	<b>Company:</b> RFR PROPERTIES
<b>Address:</b> 1119 E STATE #120	<b>Address:</b> PO Box 2579
<b>City:</b> EAGLE	<b>City:</b> EAGLE
<b>State:</b> IDAHO <b>Zip:</b> 83616	<b>State:</b> IDAHO <b>Zip:</b> 83616
<b>Tel.:</b> 208.514.2713	<b>Tel.:</b> 208.863.8209
<b>E-mail:</b> JEFF@ALCARCHITECTURE.COM	<b>E-mail:</b> BR@RFRPROPERTIES.COM

**PROPERTY AND DESIGN INFORMATION**

This application is a request to:       Construct New     Addition     Subdivision  
FACADE REMODEL

**Site Address:** 3840 CHINDEN

<b>Subdivision Name:</b>	<b>Lot:</b>	<b>Block:</b>
<b>Tax Parcel Number:</b> R2734502515	<b>Zoning:</b> C-1	<b>Total Acres:</b> C-1
<b>Proposed Use:</b> RETAIL, RESTAURANT	<b>Floodplain:</b> <b>Yes</b> <b>No</b>	

**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?

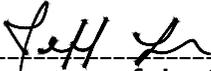
**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

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.


9.5.2019
-----

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   |   |
| <input type="checkbox"/> Topographic Survey  |   |
| <input type="checkbox"/> Grading Plan  |   |
| <input type="checkbox"/> Will Serve Letter <b>**If required, must submit a Fire Flow Request</b> |   |
| <input type="checkbox"/> Ada County Approved Addresses   |   |
| <input 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 5, 2019

City of Garden City  
Community Development | Planning Division  
6015 N Glenwood  
Garden City, Idaho 83714  
208.472.2900

**RE: 3840 Chinden | Design Review Application**

To whom this may concern:

ALC Architecture is pleased to represent RFR Properties in the requested Design Review Application for a remodel of an existing building located at 3840 Chinden, Garden City, Idaho, Parcels #R2734502515 and zoned C-1.

The intent of this Design Review Application is to remodel the existing building with a new façade and storefront, and enlarge the landscaping along Chinden to allow the addition of (3) new street trees and a zeroscape landscape concept.

The retail building will include light gray and dark gray metal panel along with painting the existing cmu white.

The contractors will be allowed to work Monday through Saturday from 8:00 a.m. to 6:00 p.m. and will maintain noise control as regulated by the City Ordinances. The site will be well maintained, and great care will be given to alleviate any impact on the surrounding neighbors. This project will meet and/or exceed all current codes and regulations.

We kindly request your consideration for approval of this project as submitted. If you have any questions or require additional information, please do not hesitate to contact our office at 208.514.2713.

Thank you so much for your time,  
Have a great day!

A handwritten signature in black ink that reads "Jeff Likes". The signature is written in a cursive, flowing style.

Jeff Likes  
ALC Architecture

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



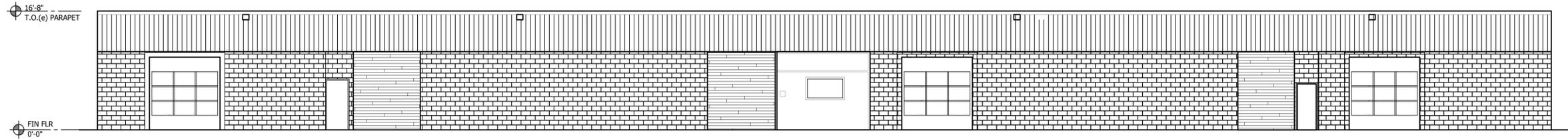
### Legend

- + Railroad
- Roads (2,000 - 4,000 s)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Water
- Condos
- Parcels
- AdaOrthos2016
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

0.05 Miles

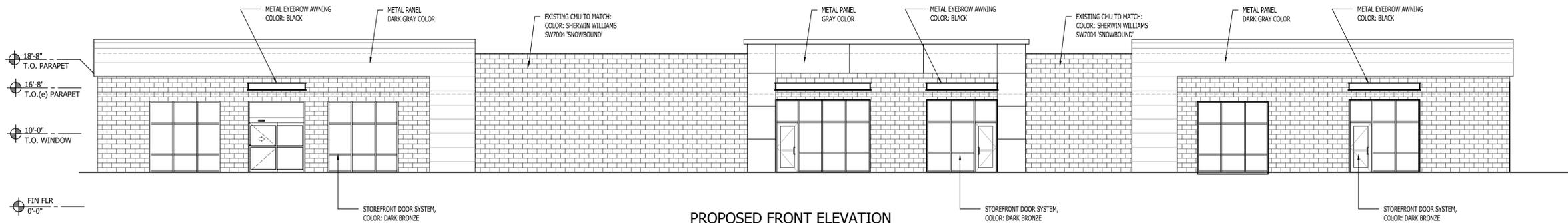
Map Scale: 2,761.64

9/5/2019



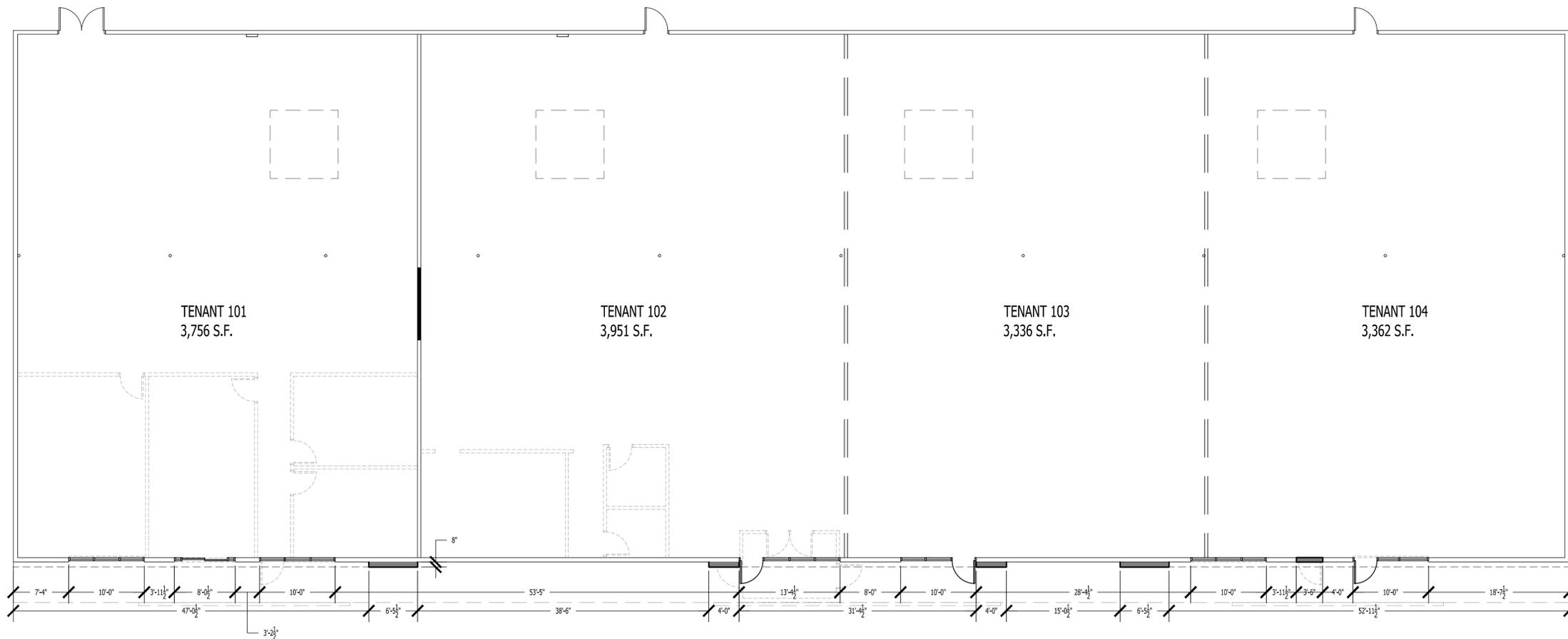
**EXISTING FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**PROPOSED FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



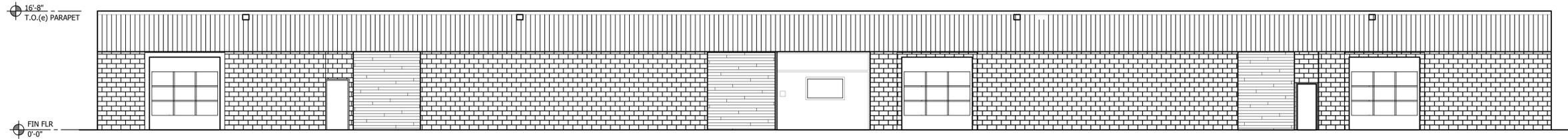
**PROPOSED FLOOR PLAN**

SCALE: 1/8" = 1'-0"



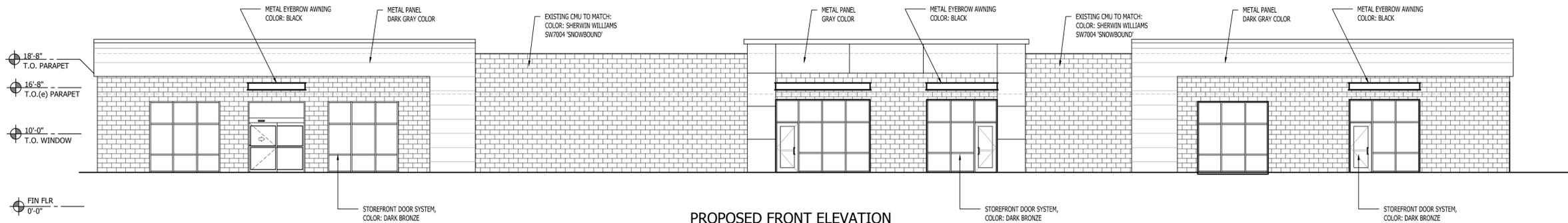
RENDERING

SCALE: N.T.S.



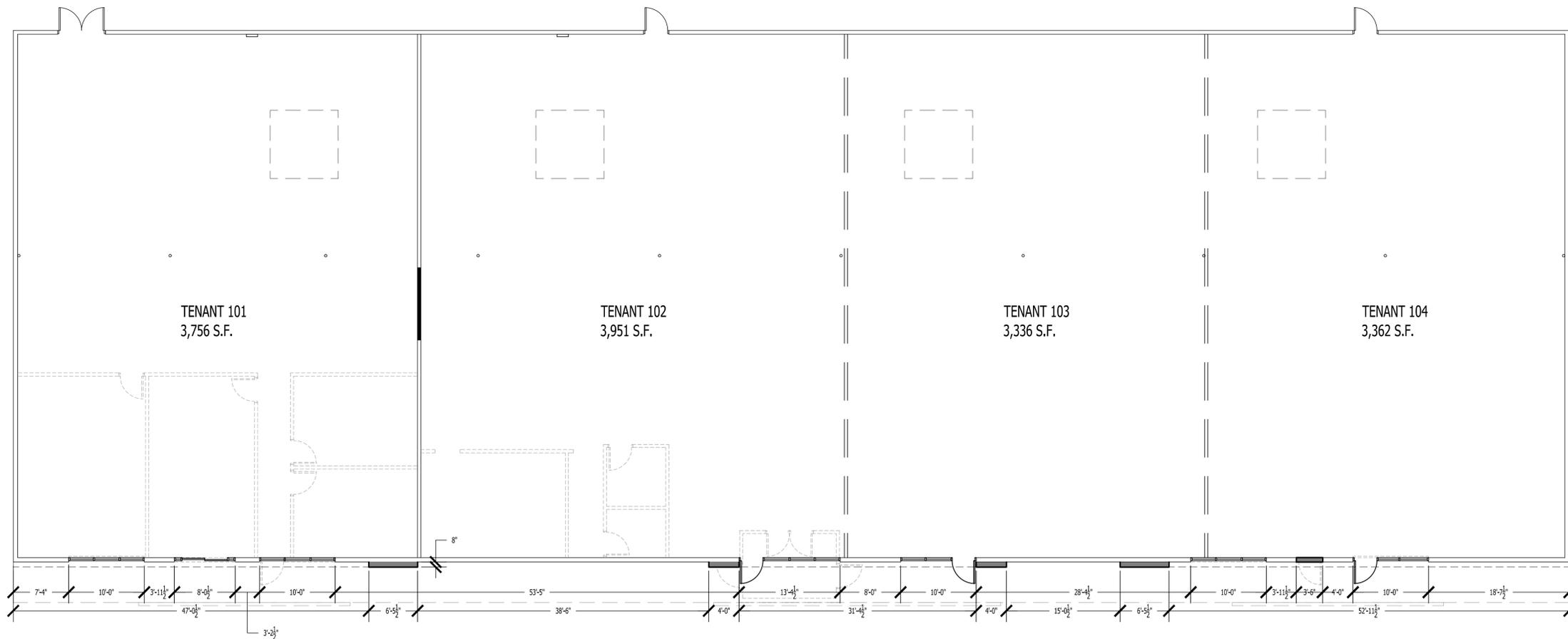
**EXISTING FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**PROPOSED FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**PROPOSED FLOOR PLAN**

SCALE: 1/8" = 1'-0"

**LANDSCAPE NOTES:**

1. REGULATIONS & STANDARDS
  - 1.1. All contractor work shall be conducted in accordance with ISPPWC (Idaho Standard Public Works Construction), 2019; and City of Garden City, ID codes, standards and state and local regulations.
  - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
  - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
  - 2.3. See Engineer's plans for information about existing features.
  3. GRADING & SITE PREPARATION
    - 3.1. 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".
    - 3.2. All gravel overprep to be removed and disposed of off site.
    - 3.3. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
    - 3.4. No pooling or standing water will be accepted per industry standards.
    4. SOILS
      - 4.1. 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.
      - 4.2. Reuse of existing topsoil that has been stockpiled on site is permitted if:
        - 4.2.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
        - 4.2.2. 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.
        - 4.2.3. Topsoil should have a pH of 6.5 to 8.0.
        - 4.2.4. 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.
      - 4.3. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.
      - 4.4. Prepare finish grade of topsoil to elevations set by Engineer's plans with positive drainage away from structures. Refer to Civil Engineer's plans for grading information.
      - 4.5. Amend all new plantings with 2 parts topsoil and 1 part compost.
    5. PLANTER BED MULCH
      - 5.1. All planter beds to receive 3" depth of black and tan mini rock mulch.
      - 5.1.1. Place over commercial grade weed barrier fabric. Install fabric per manufacturers recommendations.
    6. PLANTS
      - 6.1. All plant material shall be installed per industry standards.
      - 6.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery

- 6.3. All Ball and Burlap trees to be installed per detail.
- 6.4. All shrubs to be installed per detail.
- 6.5. Trees and shrubs over 36" at maturity shall not be planted within clear vision triangles per city code.
- 6.6. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
7. IRRIGATION (POC)
  - 7.1. Irrigation system shall be built to Garden City standards.
  - 7.2. Adhere to city codes when connecting to city water.
  - 7.3. Retrofit existing irrigation. If existing irrigation is damaged and a new system is to be installed, adhere to the following:
    - 7.1.1. All irrigation material to be new with manufacturers' warranty fully intact.
    - 7.1.2. Install indoor rated controller in mechanical room or riser room, provide 1-1.5" sweep ell or approved other, coordinate with Electrical engineer. Coordinate with General on exact controller location. Provide 2 keys and locate controller in lock-box.
    - 7.1.3. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
    - 7.1.4. Use common trenching where possible.
    - 7.1.5. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.

- 7.1.6. All wires to be 14 gauge direct, bury wire at a minimum of 12" below finished grade. Size wire for correct voltage loss.
- 7.1.7. Supply a minimum of (2) spare wires to furthest valves from controller in all directions.
- 7.1.8. Connect mainline to point of connection in approximate location determined by contractor upon construction.
- 7.1.9. Provide 1/2" winterization port in location near POC. Winterization port to be located inside of its own standard valve box.
- 7.1.10. Contractor is responsible complying with all codes and paying all permits necessary.
- 7.1.11. Sprinkler heads shall have matched precipitation within each control circuit.
8. CONTRACTOR RESPONSIBILITIES
  - 8.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
  - 8.2. Refer to note 2.1 regarding damages to existing utilities & permitting note in Irrigation section.
  - 8.3. 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.
  - 8.4. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20" scale are turned in and approved by owner's representative.
  9. In the event of a discrepancy, notify the Landscape Architect immediately.

**LANDSCAPE REQUIREMENTS PER GARDEN CITY:**

**SCREENING & BUFFERING:**

- STREETS & PROPERTY PERIMETER:**
- STREET TREE SPACING: 1 TREE PER 50 LINEAR FEET

PERIMETER	LENGTH	TREES REQUIRED	TREES PROVIDED
CHINDEN BLVD	18'	4	4

TERMINAL PLANTERS / ISLANDS	TREES REQUIRED	TREES PROVIDED
4	4	2 (EXISTING TO REMAIN)

\*REDUCED TREE COUNT DUE TO LIMITED PLANTER SPACE DUE TO EXISTING SIGN IN PLANTER & NEIGHBORING BUILDING

**GENERAL REQUIREMENTS:**

\*REVIEW GARDEN CITY CODE REGARDING PROVISIONS TO PRESERVING EXISTING TREES (8-41-7)

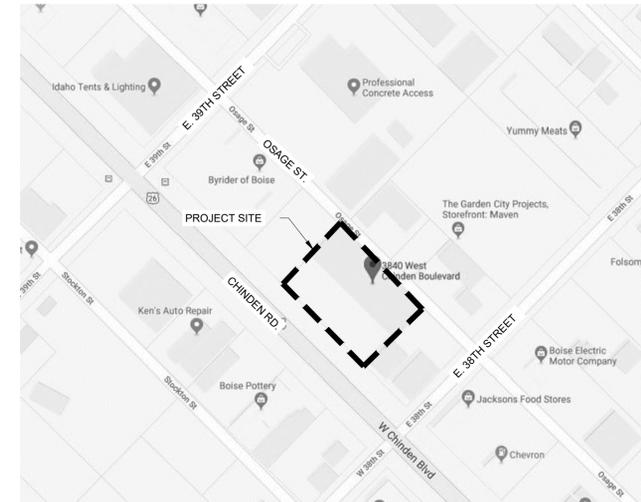
**TREE SIZING:**

SHADE TREES:	MIN 2" CAL, B&B
ORNAMENTAL TREES:	MIN 2" CAL, B&B
CONIFER TREES:	MIN 6" H, B&B

**SHRUB SIZING:**

WOODY SHRUBS	2 GAL
--------------	-------

**VICINITY MAP:**



(208) 345-0500  
404 S 8th St, #154  
Boise, ID 83702  
StackRockGroup.com

WILLET C HOWARD, PLA  
OFFICE: (208) 345.0500 EMAIL:  
WILL@STACKROCKGROUP.COM  
WWW.STACKROCKGROUP.COM

THE GRAPHICS AND DESIGNS ON THIS SHEET ARE DELIVERABLES THAT REMAIN AT ALL TIMES PROPERTY OF STACK ROCK GROUP, INC.

REPRODUCTION OR REUSE OF THIS PRODUCT CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF STACK ROCK GROUP, INC.

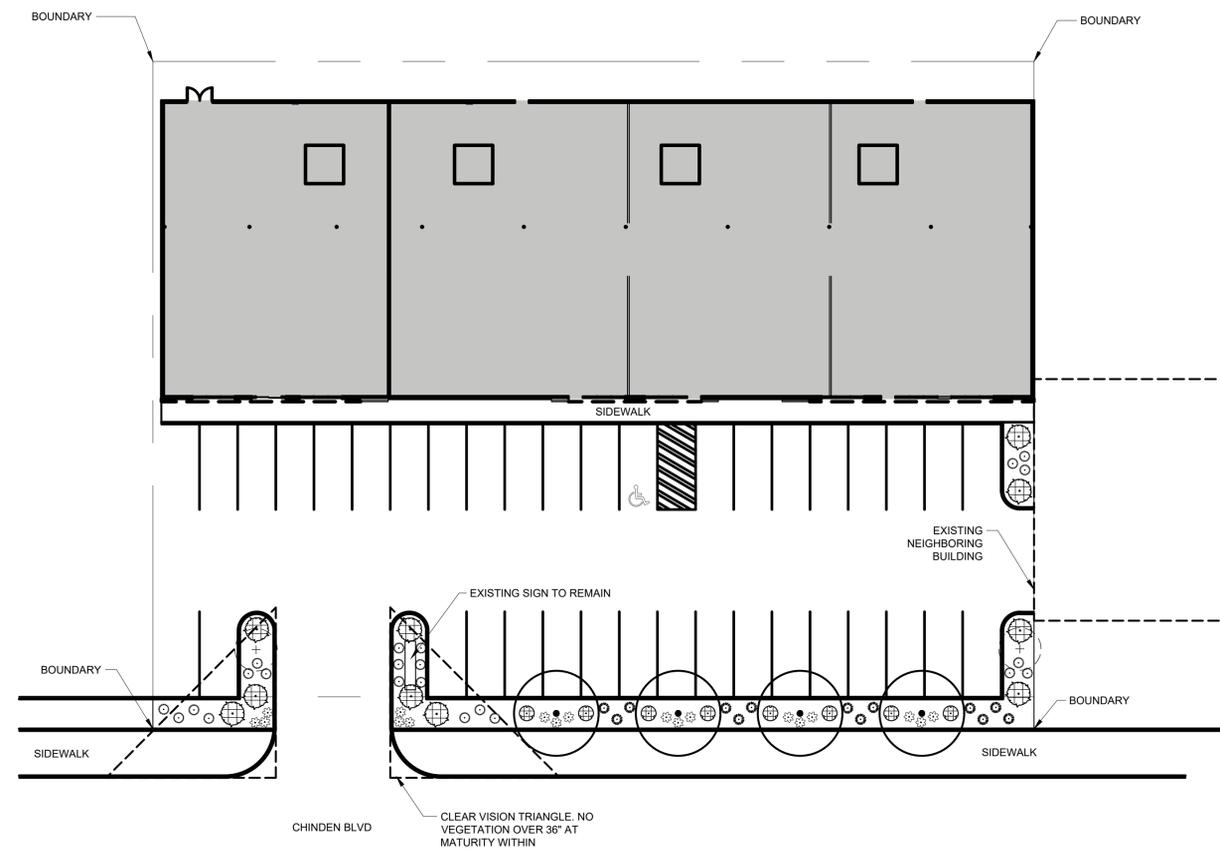
©2019 STACK ROCK GROUP, INC.



NOT FOR CONSTRUCTION

PLANT SCHEDULE					
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
(+)	EXISTING TREE / TO REMAIN	EXISTING		2	PRESERVE & PROTECT
(●)	Liriodendron tulipifera 'Emerald City' TM / Emerald City Tulip Tree	B&B	2"	4	55' TALL & 25' WIDE CLASS II
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY	REMARKS
(*)	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		13	4'-6" TALL & 2'-3" WIDE
(*)	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	2 gal		10	6" TALL & 6'-8" WIDE
(*)	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal		18	2'-3" TALL & WIDE
(*)	Pennisetum alopecuroides 'Hamelin' / Hamelin Fountain Grass	2 gal		22	2'-3" TALL & WIDE
(*)	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae	2 gal		8	3'-4" TALL & WIDE

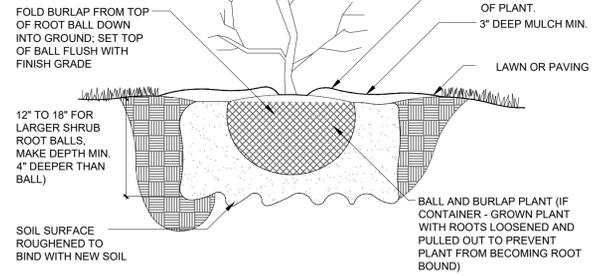
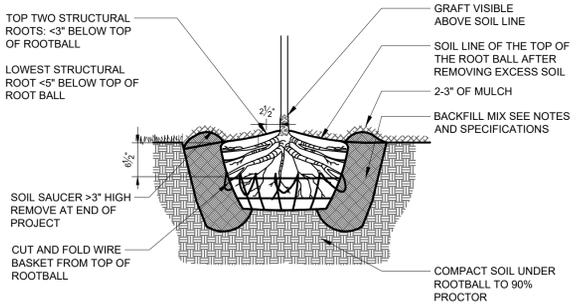
**LANDSCAPE PLAN:**



- NOTES:**
1. DO NOT DAMAGE OR CUT LEADER
  2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
  3. 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.
  4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
  5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/3 OF THE ROOTBALL.
  6. 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.
  7. ALL LARGE AND ORNAMENTAL TREES TO RECEIVING STAKING PER DETAIL 1/L1.10

**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" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.**



**1 BALL AND BURLAP TREE PLANTING**  
3/4" = 1'-0" 329343-13-01

**2 SHRUB PLANTING**  
1" = 1'-0" 329333-01

