



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
Name: <span style="color: blue;">Chad Weltzin, Erstad Architects</span>	Name:
Company: <span style="color: blue;">Vida Properties, an Idaho LP (c/o Erstad Architects)</span>	Company: <span style="color: blue;">Vida Properties, an Idaho LP</span>
Address: <span style="color: blue;">310 N. 5th Street</span>	Address: <span style="color: blue;">3527 S. Federal Way, Suite 103-443</span>
City: <span style="color: blue;">Boise</span>	City: <span style="color: blue;">Boise</span>
State: <span style="color: blue;">ID</span> Zip: <span style="color: blue;">83702</span>	State: <span style="color: blue;">ID</span> Zip: <span style="color: blue;">83705</span>
Tel.: <span style="color: blue;">208-331-9031</span>	Tel.:
E-mail: <span style="color: blue;">cweltzin@erstadarchitects.com</span>	E-mail: <span style="color: blue;">mike@vidaprop.com</span>

**PROPERTY AND DESIGN INFORMATION**

This application is a request to:       Construct New     Addition     Subdivision

Site Address: <span style="color: blue;">507 E. 41st Street, 510 E. 41st Street, and 406 E. 40th Street</span>		
Subdivision Name: <span style="color: blue;">Fairview Acres Sub #3</span>	Lot: <span style="color: blue;">Multiple</span>	Block: <span style="color: blue;">Multiple</span>
Tax Parcel Number: <span style="color: blue;">Multiple, see attached exhibit</span>	Zoning: <span style="color: blue;">R-3 and C-2</span>	Total Acres: <span style="color: blue;">7.109</span>
Proposed Use: <span style="color: blue;">Mixed Use (Apartments, Commercial, Hotel)</span>	Floodplain:      Yes <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">No</span>	

**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.

 2019-10-09       October 9, 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 type="checkbox"/> Compliance Statement and Statement of Intent                            | <input type="checkbox"/> Affidavit of Legal Interest                               |
| <input type="checkbox"/> Neighborhood Map  | <input checked="" type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input type="checkbox"/> Site Plan   |  |
| <input type="checkbox"/> Landscape Plan  |  |
| <input 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> | <b>- REQUEST HAS BEEN SUBMITTED TO GARDEN CITY</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. -waiver requested
- 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. -waiver requested as site plan is 1"=30', landscape plans are 1"=20'
- 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') -waiver requested
- 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'). -waiver requested. Topo survey is included but at smaller scale to show entire site.
- 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:** -waiver requested

**\*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.





310 no. 5<sup>th</sup> street • boise, idaho 83702 • phone 208.331.9031 • email: info@erstadarchitects.com

## *The Boardwalk* *Mixed Use Development*

### **STATEMENT OF INTENT**

We are pleased to submit this Design Review Application for our mixed-use development, between 40<sup>th</sup> Street, 41<sup>st</sup> Street, and Veterans Memorial Parkway adjacent to the Boise River Greenbelt. The intent of the project is to create a dynamic apartment community, balanced with retail, commercial, and hotel uses, making it an active, desirable hub not just for its residents, but for guests and those passing by on the greenbelt.

The design draws inspiration from the natural effects of the flow of the Boise River. The curved and terraced façades step away from the greenbelt mimicking the striations as the river carves away its banks. As the buildings recess back at each floor level from the river, the modulation becomes more vertical, transitioning to a more urban profile.

We are proposing three structures. The centerpiece will be the five-story Boardwalk apartment building. It will contain 237 apartments (a mix of studios, one-bedroom units, and two-bedroom units) with associated amenities, eight retail spaces, and a 5<sup>th</sup> floor restaurant, open to the general public. The building is set significantly back from the greenbelt to create a large open space (part landscaping / part raised boardwalk) along the retail storefronts.

Across 41<sup>st</sup> Street, also fronting the greenbelt, will be a nine-story, 148-room boutique hotel, with pub/restaurant, rooftop bar, and two retail spaces. A similar raised boardwalk on the greenbelt side of the building will create a continuation of the retail storefronts across 41<sup>st</sup> Street.

Further inland, near 40<sup>th</sup> Street, will be a three-story parking garage with two and three stories of apartments on top of the garage (38 units arranged around a central courtyard). The garage will not only provide parking for the tenants, but will also contain extra parking for overflow and public use. This part of the site is currently zoned R-3. In order to provide a comprehensive mixed-use project with public parking, we will be concurrently requesting that this small portion of the overall project site (1.8 acres) be re-zoned to C-2, consistent with the remainder of the site. We will also be concurrently applying for internal property line vacations and a Conditional Use Permit for the parking structure.

The hotel and central Boardwalk building will be built over underground parking garages (approximately 200 spaces total), to maximize parking while minimizing vehicle impact on the site.

At the end of 41<sup>st</sup> Street, we are proposing a vacation of the street right-of-way. This will allow for development of a pedestrian connection to the greenbelt, and to create continuity in the full boardwalk experience. Fire access will be maintained.

We are working with the various agencies in identifying and creating a plan to clean up all non-indigenous and dangerous vegetation along the river, coupled with the removal of trash and debris that has accumulated through the years.

Because of the magnitude of the project, it will be built in phases:

- Phase 1 will include all offsite infrastructure improvements.
- Phase 2 will include the Boardwalk building, plus a temporary surface parking lot at the site of the future hotel.
- Phase 3 will include the 406 Place building (parking garage with apartments above).
- Phase 4 will include the hotel.

It will not be possible or practical to attain a building permit for all structures within one year of application approval. We request a three-year approval or a development agreement to address a more appropriate timeframe.



310 no. 5<sup>th</sup> street • boise, idaho 83702 • phone 208.331.9031 • email: info@erstadarchitects.com

## *The Boardwalk* *Mixed Use Development*

### **COMPLIANCE STATEMENT**

We will be concurrently requesting a re-zone of the southeast 1.8 acres of the site from R-3 to C-2 (consistent with the rest of the development), and a Conditional Use Permit for the parking garage. Pending these two items, all structures have been designed in accordance with the Garden City Municipal Code and Comprehensive Plan. No variances are being requested at this time.

In preparation for this application we have had numerous productive meetings with Planning and Zoning, Public Works, Division of Building Safety, Ada County Highway District, Idaho Department of Water Resources, Boise Fire Department, Fairview Acres Lateral Irrigation District (whose water flows across the property), and your Design Review Committee. We also held a neighborhood meeting on October 21, 2019.

We are providing two pedestrian connections through the site to the greenbelt - one along 41<sup>st</sup> Street, and another along our east property line.

Specific applicable provisions of 8-2C-15 "Dwelling Unit, Multi-Family" include:

- A. Setbacks: All setbacks between buildings are greater than 10 feet.
- B. Site Layout: The following amenities are provided (4 are required):
  - a. Quality of Life Amenities: fitness center and enclosed bike storage
  - b. Open Space Amenities: The boardwalk and adjacent open space fronting the greenbelt, plus a large tenant-only roof deck
  - c. Recreation Amenities: children's play structure
- C. Site Maintenance: We take no exception to such an agreement.
- D. Additional Standards: We are providing the following:
  - a. Property management offices
  - b. Multiple maintenance spaces and storage areas
  - c. Central mail and parcel rooms
  - d. Directories and maps at both entrances

All structures have been designed with existing adjacent structures and uses in mind. All buildings are set back in excess of the zoning requirements, and well beyond the 70-foot setback from the 6500cfs high-water mark (typically there will be between 50 to 100 feet of open spaces between buildings and the greenbelt). The greenbelt-facing elevations are significantly terraced to enhance the sense of openness and setback from the river.

At the east end of the main Boardwalk building we anticipate that the adjacent properties will be redeveloped to higher densities in the coming years. Even so, we have directed our dwelling

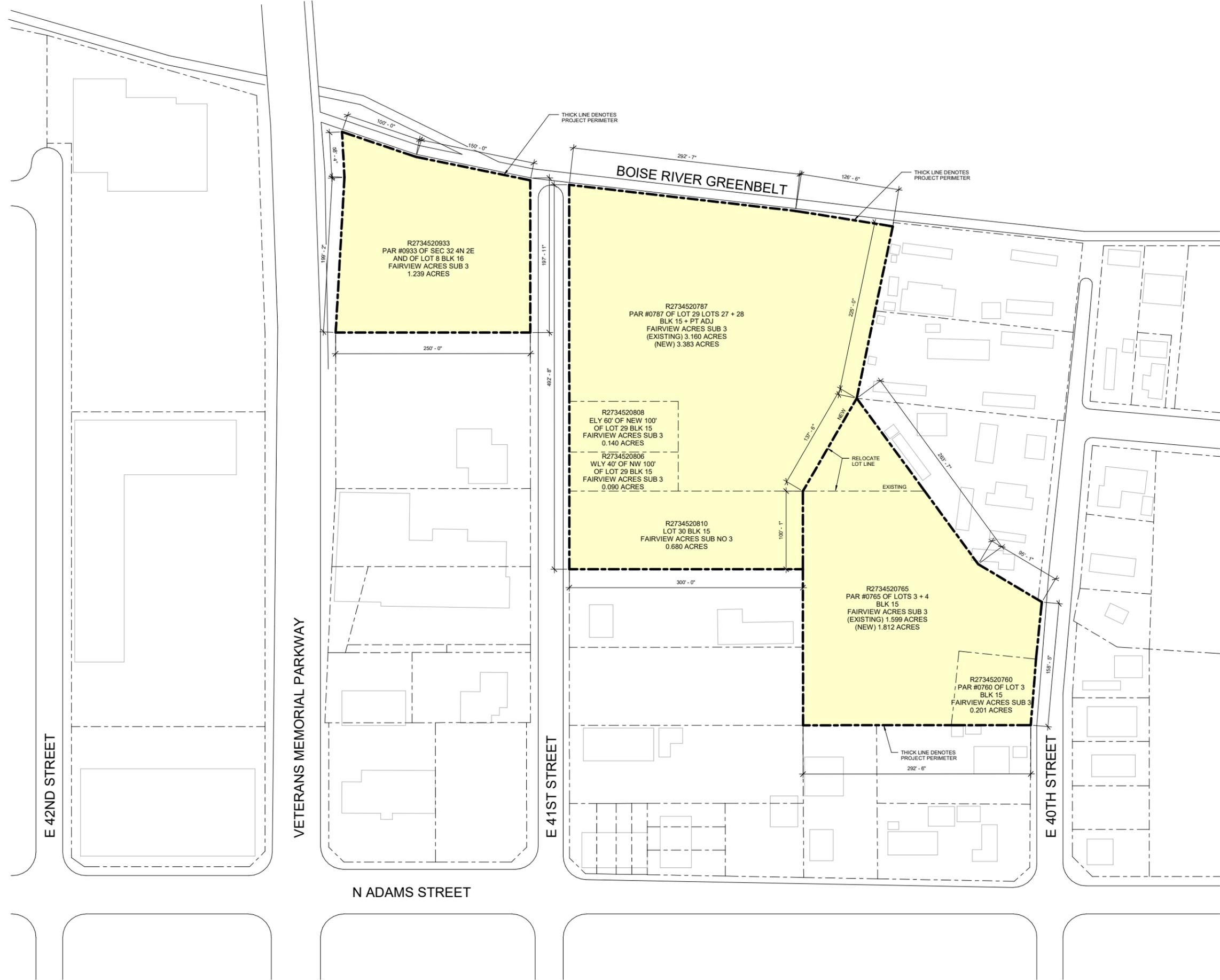
units away from these neighbors to reduce perceived privacy issues. We have also used only clerestory (non-view height) windows at that elevation. Trees will be planted along the property line, and a 6-foot tall decorative CMU privacy wall will be built along the east and south property lines.

At 406 Place, we have stepped the massing down from six stories to five at the south property line. Where our north-facing units look across our drive aisle toward the nearest residence, the distance is 60-feet, and a landscape/tree buffer will be planted, along with the 6-foot tall decorative CMU privacy wall. Similarly, landscaping and a privacy wall will be used along the south lot line.

Each of the structures displays considerable variation in massing and articulation, avoiding long flat planes and intimidating vertical faces. To provide a cohesive architectural theme, there will be some commonality along with some variation in the materials used between all three buildings. Primary materials include composite woodgrain panels, composite fiber-cement panels, and prefinished metal. Please see the elevations for identification of the various materials and colors.

Although this mixed-use project is not subject to any tabular parking requirements set forth in the Garden City Municipal Code, we have incorporated a combination of underground parking garages, surface parking, and a structured parking garage to maximize parking and minimize vehicle impact on the site. Our parking counts (both garage and surface spaces) can be found on the cover sheet of the application drawings. For the multi-family portion, every dwelling unit will have at least one garaged space. There will also be surface spaces for guests, and retail and restaurant patrons. By incorporating the parking garage along 40<sup>th</sup> Street, we are able to get our overall parking count high enough to provide overflow and public parking.

We are placing additional emphasis on alternatives to private automobile transportation, including bicycle parking (both surface and secured garage storage) well in excess of the standards, a ride-hailing station, hotel shuttle usage, etc. in an effort to reduce traditional vehicle dependency. The project is also located within a quarter mile of two existing transit stops. Landscaping relative to our internal parking lots provides more than one tree for every 5 parking spaces, and every space is located within 100' of a shade tree.





310 no. 5<sup>th</sup> street • boise, idaho 83702 • phone 208.331.9031 • email: info@erstadarchitects.com

*The Boardwalk*  
*Mixed Use Development*

**WAIVER REQUEST**

We request a waiver from the following Design Review application requirements:

1. Scale of Site Plan

Standard requirement is for scale not less than 1"=20'. We have used a scale of 1"=30" in order to fit the entire site on one comprehensive site plan sheet. We are happy to accommodate a larger scale if required, but it would require splitting the site plan across multiple sheets.

2. Scale of Schematic Drawings

Standard requirement is for scale not less than 1"=8'. We have used a scale of 1"=16' in order for floor plans and elevations to fit on sheets. We are happy to accommodate a larger scale if required, but it will require splitting the plans and elevations across multiple sheets.

3. Scale of Landscape Plans

Standard requirement is for scale of the landscape plan to be the same scale as the site plan. Per waiver request item 1 above, scale of site plan is 1"=30', whereas scale of landscape plans is 1"=20'.

4. Scale of Topographic Survey

Standard requirement is for scale not less than 1"=20'. The topographic survey is included, but the scale is 1"=50' in order to show the entire site comprehensively.

5. Master Signage Plan

Site plan indicates the location of a property map and directory at both entrances. We request a waiver from the requirement to show locations, elevations, and materials of all project signage at this time. Retail tenants are not known, a hotel operator has not been identified, etc. all of which will affect final signage. We understand that a signage design will need to be reviewed and permitted prior to construction.



NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA  
 310 N. 5th Street, Boise, Idaho 83702  
 phone: (208) 331-9031 fax: 331-9033 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

## 406 PLACE

use: apartments, parking garage  
 classification: R-2, S-2  
 site zoning: currently R-3, requesting rezone to C-2  
 site size: 1.35 acres, after proposed lot line adjustments and consolidation

description: 38 apartments around a shared courtyard, over an above-ground parking garage.

construction: type V over type I  
 stories: 3 over 3 story podium  
 max. height: approximately 70 feet from existing grade  
 area: 36,768 sf + 77,973 sf garage  
 FAR: 1.948  
 parking: 184 garage + 16 surface = 200 total

## THE BOARDWALK

use: apartments, commercial, restaurant, underground parking garage  
 classification: R-2, M, B, A-2, S-2  
 site zoning: C-2  
 site size: 4.52 acres, after proposed lot line adjustment and consolidation

description: 237 apartments, plus 8 commercial tenant spaces and a 5th floor restaurant, over an underground parking garage.

construction: type III over type I  
 stories: 5 over basement, plus partial occupied roof  
 max. height: approximately 88 feet from existing grade  
 area: 266,005 sf + 57,171 sf garage  
 FAR: 1.351 (excludes underground garage)  
 parking: 111 garage + 52 surface = 163 total

## THE BOARDWALK HOTEL

use: hotel, commercial, underground parking garage  
 classification: R-1, B, A-2, S-2  
 site zoning: C-2  
 site size: 1.24 acres

description: 148-room hotel with pub/restaurant, rooftop bar, plus 2 commercial tenant spaces, over an underground parking garage.

construction: type I  
 stories: 9 over basement  
 max. height: approximately 121 feet from existing grade  
 area: 143,587 sf + 38,530 sf garage  
 FAR: 2.658 (excludes underground garage)  
 parking: 89 garage + 9 surface = 98 total

the boardwalk  
 garden city, ID

## PROJECT TEAM

**DEVELOPER**  
 Vida Properties  
 3527 S. Federal Way  
 Suite 103-443  
 Boise, ID 83705

**ARCHITECT**  
 erstad ARCHITECTS  
 Chad Weltzin  
 310 N. 5th Street  
 Boise, ID 83702  
 208-331-9031

**CIVIL+LANDSCAPE**  
 The Land Group  
 Doug Russell  
 462 E. Shore Drive, Suite 100  
 Eagle, ID 83616  
 208-939-4041

## APARTMENT UNIT MIX

	406 PLACE	THE BOARDWALK	TOTAL
STUDIO	0	72	72
1-BEDROOM	20	149	169
2-BEDROOM	18	16	34
<b>TOTAL:</b>	<b>38</b>	<b>237</b>	<b>275</b>

## PARKING STATISTICS by PHASE

**PHASE 1: OFFSITE IMPROVEMENTS**  
 no parking

**AT COMPLETION OF PHASE 2 (BOARDWALK APARTMENTS + TEMPORARY LOT)**  
 Need: 237 apartments + guests + retail & restaurant patrons  
 Provided: 280 (111 in underground garage + 52 surface + 117 in temp lot)  
 bicycle spaces: 60 on site plus 198 in garage

**AT COMPLETION OF PHASE 3 (406 PLACE APARTMENTS + PARKING GARAGE)**  
 Total Need: 275 apartments + guests + retail & restaurant patrons  
 Provided: 363 (111 in underground garage + 68 surface + 184 in parking garage)  
 bicycle spaces: 70 on site plus 230 in garages

**AT COMPLETION OF PHASE 4 (HOTEL)**  
 Total Need: 275 apartments + guests + retail & restaurant patrons + 148 hotel rms.  
 Provided: 461 (200 in underground garages + 77 surface + 184 in parking garage)  
 bicycle spaces: 81 on site plus 230 in garages

## SHEET LIST

- A0.0 cover sheet
- A0.1 neighborhood map
- A0.2 parcel map
- C0.00 general cover
- C0.50 general topographic survey
- C1.00 general site plan - overall
- C2.01 materials + keynotes area 1
- C2.02 materials + keynotes area 2
- C2.03 materials + keynotes area 3
- C2.50 site details
- C4.01 grading plan area 1
- C4.02 grading plan area 2
- C4.03 grading plan area 3
- L1.01 landscape plan area 1
- L1.02 landscape plan area 2
- L1.03 landscape plan area 3
- L1.10 existing tree inventory plan
- L1.50 landscape details
- A1.0 topo survey
- A1.1 site plan
- A1.2 fire access
- A1.3 site lighting plan
- A1.4 open space diagrams
- A2.0 boardwalk underground plan
- A2.1 boardwalk first floor plan
- A2.2 boardwalk second floor plan
- A2.3 boardwalk third floor plan
- A2.4 boardwalk fourth floor plan
- A2.5 boardwalk fifth floor plan
- A2.6 boardwalk roof plan
- A3.0 406 place floor plans
- A3.1 406 place floor plans
- A4.0 hotel floor plans
- A4.1 hotel floor plans
- A4.2 hotel floor plans
- A4.3 hotel floor plans
- A4.4 hotel floor plans
- A4.5 hotel floor plans
- A5.1 boardwalk unit plans
- A5.2 boardwalk unit plans
- A5.3 406 place unit plans
- A6.1 boardwalk elevations
- A6.2 boardwalk elevations + sections
- A6.3 boardwalk perspectives
- A6.4 406 place elevations + sections
- A6.5 406 place perspectives
- A6.6 hotel elevations + sections
- A6.7 hotel perspectives
- A7.0 renderings
- A7.1 renderings

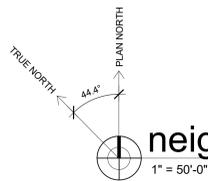
## VICINITY MAP



revision:  
 no. desc. date

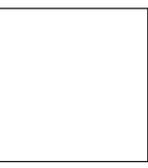
project: 190503  
 date: 11.07.19  
**design review application**

cover sheet  
**A0.0**



NOT FOR  
CONSTRUCTION

erstad ARCHITECTS, PA  
301 N. Shattuck, Boise, Idaho 83702  
phone: (208) 333-1801 fax: 331-5535 www.erstadarchitects.com



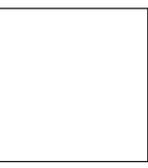
This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
garden city, ID

revision:		
no.	desc.	date

project: 190503  
date: 11.07.19  
**design review application**

neighborhood map  
**A0.1**



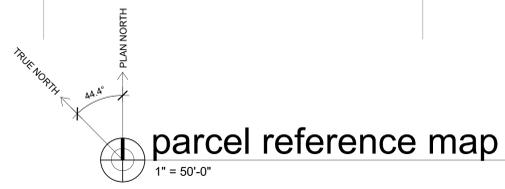
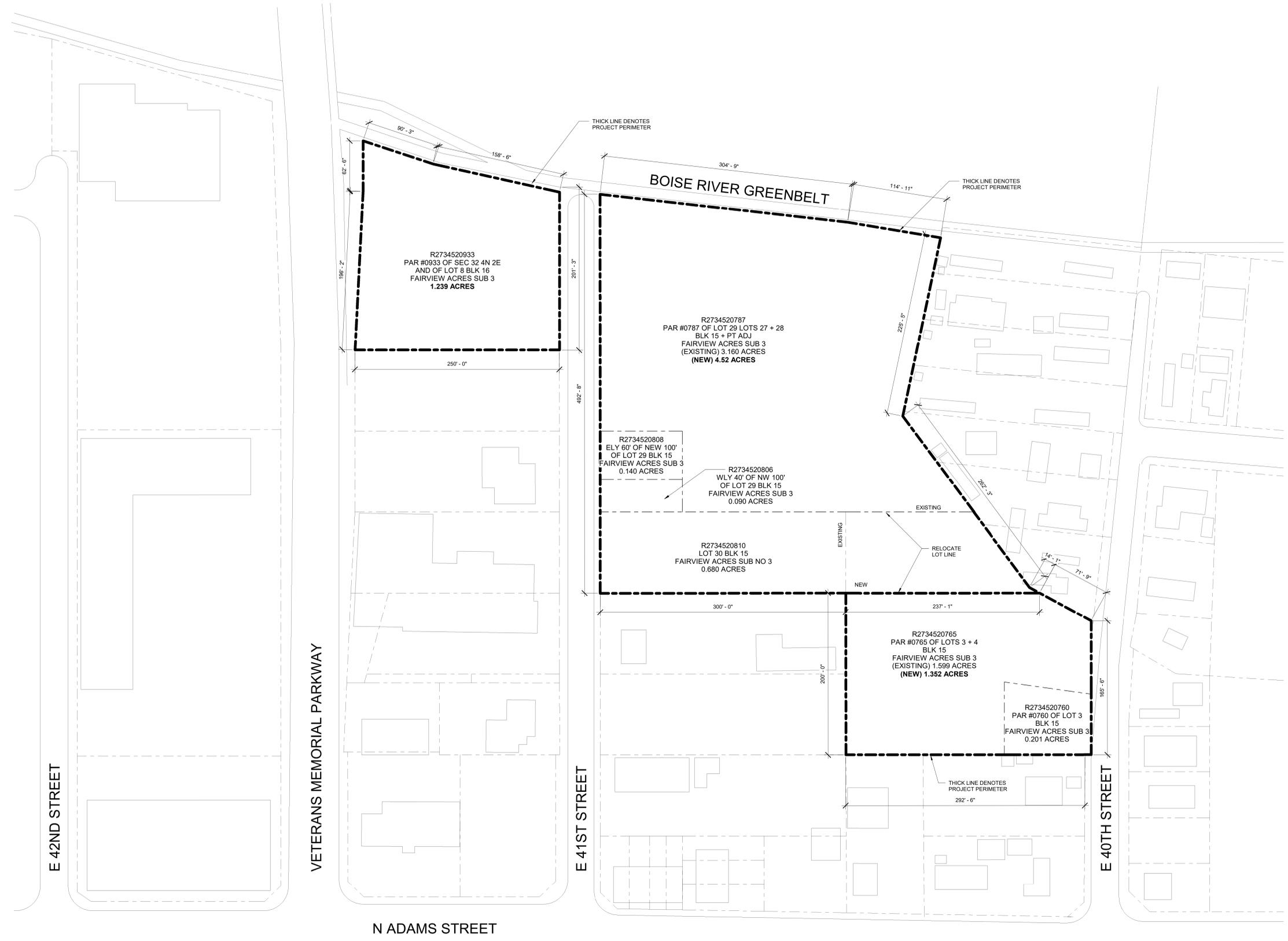
This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
garden city, ID

no.	desc.	date

project: 190503  
date: 11.07.19  
**design review application**

**parcel map**  
**A0.2**





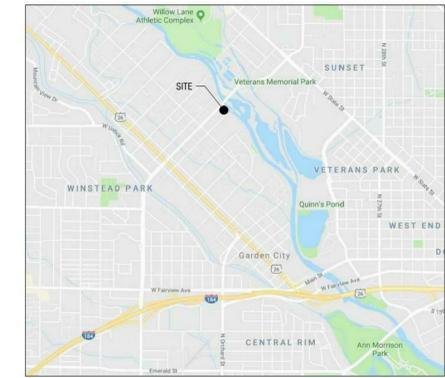
erstad ARCHITECTS, PA  
 301 N. Shoshone, Boise, Idaho 83702  
 phone: (208) 333-1861 fax: 331-5533 www.erstadarchitects.com



# Topographic Survey for Vida Properties

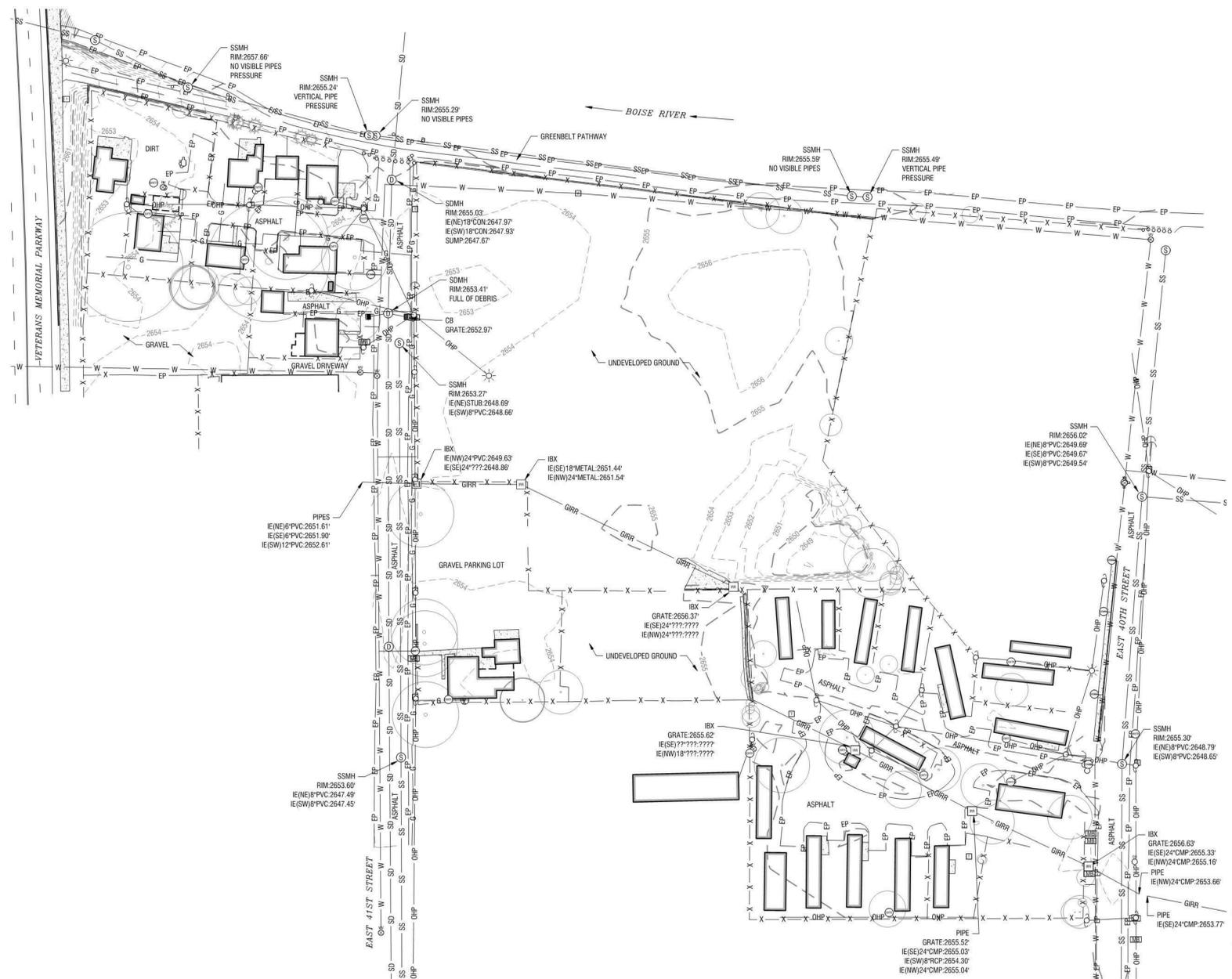
Located in a portion of Block 15 and Block 16  
 Fairview Acres Subdivision No. 3  
 Situate in a Portion of the North 1/2 of Section 5  
 Township 3 North, Range 2 East, AND  
 a Portion of the South 1/2 of Section 32  
 Township 4 North, Range 2 East, Boise Meridian  
 Garden City, Ada County, Idaho  
 2019

Vicinity Map:



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk  
garden city, ID



Legend:

FOUND BRASS CAP MONUMENT	BOUNDARY LINE
FOUND 5/8" MONUMENT	ADJACENT PROPERTY LINE
FOUND 1/2" MONUMENT	THE LINE
TEMPORARY BENCHMARK	SECTION LINE
CALCULATED POINT, NOTHING FOUND OR SET	ROADWAY CENTERLINE
WATER VALVE	EASEMENT LINE
WATER METER	EDGE OF GRAVEL
FIRE HYDRANT	EDGE OF PAVEMENT
FROST FREE HYDRANT	FENCE LINE
STORM DRAIN MANHOLE	RIGHT-OF-WAY LINE
RECTANGULAR INLET	SANITARY SEWER LINE
SANITARY SEWER MANHOLE	STORM DRAIN LINE
CLEAN OUT	WATER LINE
PRESSURE IRRIGATION VALVE	GRAVITY IRRIGATION LINE
IRRIGATION BOX	OVERHEAD POWER LINE
GAS METER	GAS LINE
POWER POLE	CONCRETE AREA
GUY WIRE	CURB AND GUTTER
STREET LIGHT	EXISTING BUILDING
ELECTRIC BOX	EXISTING GROUND CONTOUR
ELECTRIC METER	
TELEPHONE RISER	
BOLLARD	
MAIL BOX	
SIGN	
DECIDUOUS TREE	
CONIFEROUS TREE	

## Topographic Survey Vida Properties

Garden City, Idaho, 83714

Revisions

1.	
----	--



Project No.: 190503  
 Date of Issuance: 08/14/2019  
 Project Location:

Referenced Survey Table:

R1.	FAIRVIEW ACRES SUBDIVISION No. 3, BOOK 1 OF PLATS AT PAGE 617, ADA COUNTY RECORDS.
R2.	FAIRVIEW ACRES SUBDIVISION No. 7, BOOK 1 OF PLATS AT PAGE 686, ADA COUNTY RECORDS.
R3.	RECORD OF SURVEY No. 8235, INSTRUMENT #108025409, RECORDS OF ADA COUNTY.
R4.	RECORD OF SURVEY No. 7221, INSTRUMENT #106811872, RECORDS OF ADA COUNTY.
R5.	RECORD OF SURVEY No. 11229, INSTRUMENT #2018-011065, RECORDS OF ADA COUNTY.
R6.	RECORD OF SURVEY No. 7814, INSTRUMENT #107027377, RECORDS OF ADA COUNTY.

- Keynotes:
- UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE AND UTILITY COMPANY FACILITY MAPS. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF LOCATION OF UNDERGROUND UTILITIES.
  - THE BASIS OF BEARING OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATES SYSTEM (NAD 83), WEST ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEMS METHODS. ANY DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

### Topographic Survey

Horizontal Scale: 1" = 50'



1 of 1

revision:  
no. desc. date

project: 190503  
date: 11.07.19

design  
review  
application

topo survey

A1.0

**SITE COVERAGE AREAS**

note: areas limited to within property lines  
 LANDSCAPED AREA: 92,471 SF  
 BOARDWALK DECKING + PAVERS: 25,647 SF  
 ASPHALT: 61,684 SF  
 GREENBELT HARDSCAPE: 1,961 SF  
 CONCRETE FLATWORK: 29,424 SF



**PARKING COUNTS**

- DIMENSIONAL STANDARDS:**
- STANDARD PARKING STALL: 9' x 20'
  - TYP. UNDERGROUND PARKING STALL: 10' x 20'
  - STANDARD DRIVE AISLE: 24' WIDE
  - FIRE PARKING AISLE: 26' WIDE
  - STANDARD BIKE PARKING: 2' x 6'

**THE BOARDWALK:**

- 111 PARKING SPACES IN UNDERGROUND GARAGE
  - (1) VAN ACCESSIBLE SPACES
  - (4) STANDARD ACCESSIBLE SPACES
- 27 SURFACE SPACES ON SITE
  - (1) VAN ACCESSIBLE SPACE
  - (1) STANDARD ACCESSIBLE SPACE
- 25 COVERED SURFACE SPACES ON SITE
  - (1) VAN ACCESSIBLE SPACE
- 60 SURFACE BIKE PARKING SPACES PLUS 198 ENCLOSED GARAGE SPACES

**406 PLACE APARTMENTS:**

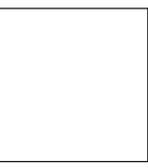
- 184 SPACES IN PARKING GARAGE
  - (1) VAN ACCESSIBLE SPACE
  - (5) STANDARD ACCESSIBLE SPACES
- 16 SURFACE SPACES ON SITE
  - (1) VAN ACCESSIBLE SPACE
- 10 SURFACE BIKE PARKING SPACES
- 32 GARAGE BIKE PARKING SPACES

**THE BOARDWALK HOTEL:**

- 89 SPACES IN UNDERGROUND GARAGE
  - (1) VAN ACCESSIBLE SPACE
  - (3) STANDARD ACCESSIBLE SPACES
- 9 COVERED SURFACE SPACES ON SITE
  - (1) VAN ACCESSIBLE SPACE
- 21 SURFACE BIKE PARKING SPACES

NOTE: ON-STREET PARKING IS NOT INCLUDED IN TOTAL PROJECT PARKING COUNTS.

**erstad ARCHITECTS, PA**  
 301 N. 39th Street, Suite 33702  
 Phone: (424) 331-1861 | Fax: 331-5535 | www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
 garden city, ID

revision:  
 no. desc. date

project: 190503  
 date: 11.07.19

**design review application**

site plan

**A1.1**

**BUILDING AREAS:**

**THE BOARDWALK:**

UNDERGROUND GARAGE:	57,171
FIRST FLOOR:	46,781
SECOND FLOOR:	62,295
THIRD FLOOR:	60,270
FOURTH FLOOR:	58,245
FIFTH FLOOR:	38,414
<b>TOTAL:</b>	<b>323,176</b>

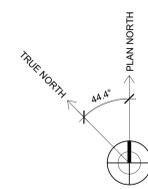
**406 PLACE APARTMENTS:**

FIRST FLOOR GARAGE:	27,466
SECOND FLOOR GARAGE:	29,546
THIRD FLOOR GARAGE:	20,961
FOURTH FLOOR:	15,137
FIFTH FLOOR:	14,729
SIXTH FLOOR:	6,902
<b>TOTAL:</b>	<b>114,741</b>

**THE BOARDWALK HOTEL:**

UNDERGROUND GARAGE:	38,530
FIRST FLOOR:	17,793
SECOND FLOOR:	24,971
THIRD FLOOR:	23,978
FOURTH FLOOR:	22,978
FIFTH FLOOR:	18,133
SIXTH FLOOR:	11,680
SEVENTH FLOOR:	11,042
EIGHTH FLOOR:	10,642
NINTH FLOOR:	2,310
<b>TOTAL:</b>	<b>182,117</b>

VETERANS MEMORIAL PARKWAY



**overall site plan**  
 1" = 30'-0"  
 FOR PROPERTY LEGAL DESCRIPTIONS AND DIMENSIONS SEE PARCEL MAP ON A0.2

NOT FOR CONSTRUCTION

**erstad ARCHITECTS, PA**  
301 N. Shoreline, Leesport, PA 17032  
phone: (717) 331-1801 fax: (717) 331-1803 www.erstadarchitects.com



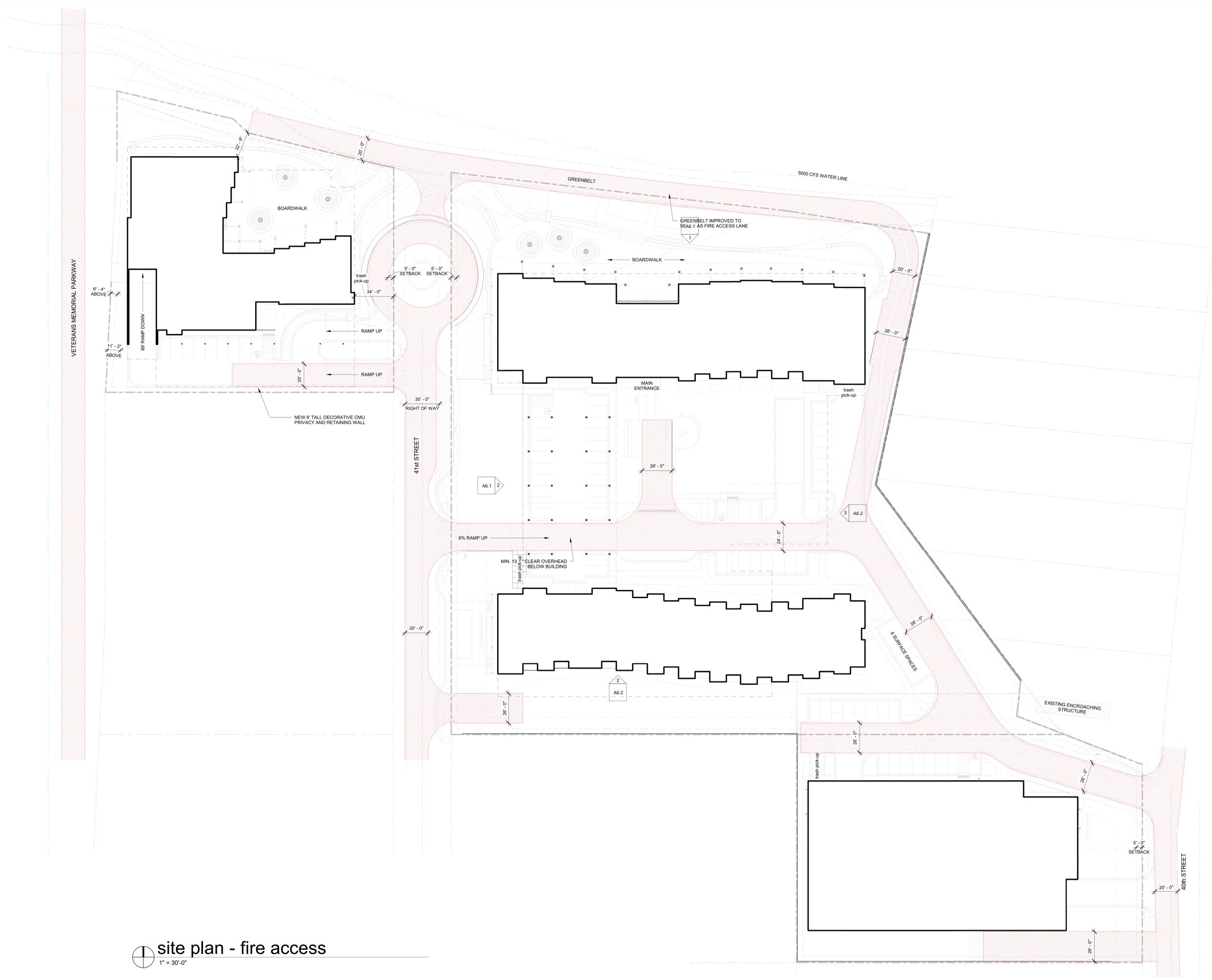
This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
garden city, ID

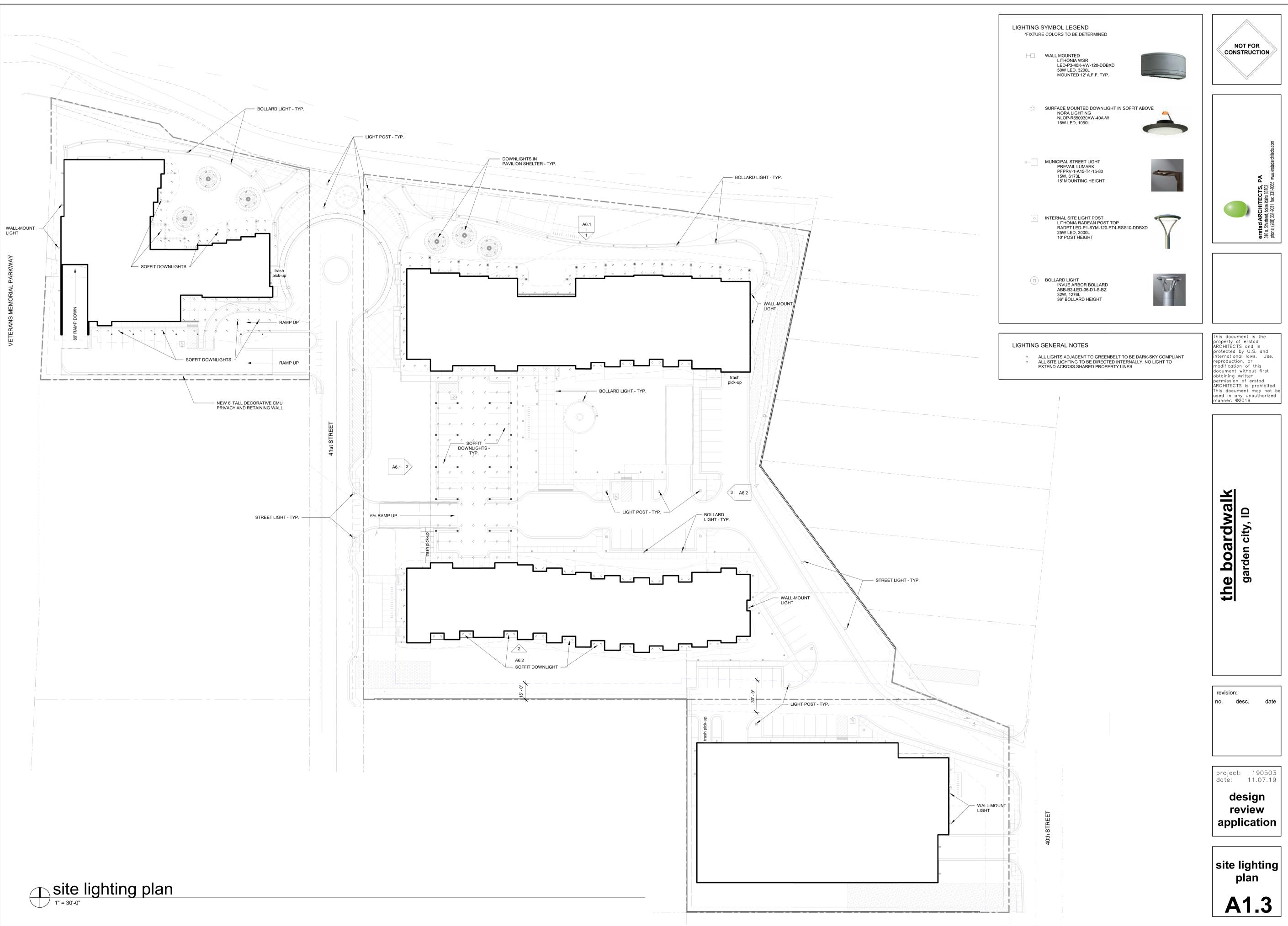
revision:	no.	desc.	date

project: 190503  
date: 11.07.19  
**design review application**

**fire access**  
**A1.2**



site plan - fire access  
1" = 30'-0"



**LIGHTING SYMBOL LEGEND**  
 \*FIXTURE COLORS TO BE DETERMINED

- 
 WALL MOUNTED  
 LITHONIA WSR  
 LED-P3-40K-VW-120-DOBXD  
 50W LED, 3200L  
 MOUNTED 12" A.F.F. TYP.
 
- 
 SURFACE MOUNTED DOWNLIGHT IN SOFFIT ABOVE  
 NORA LIGHTING  
 NLOP-R650930AW-40A-W  
 15W LED, 1050L
 
- 
 MUNICIPAL STREET LIGHT  
 PREVAIL LUMARK  
 PFPV-1-A15-T4-15-80  
 15W, 6173L  
 15' MOUNTING HEIGHT
 
- 
 INTERNAL SITE LIGHT POST  
 LITHONIA RADEAN POST TOP  
 RADPT LED-P1-SYM-120-PT4-RSS10-DOBXD  
 25W LED, 3000L  
 10' POST HEIGHT
 
- 
 BOLLARD LIGHT  
 INVUE ARBOR BOLLARD  
 ABB-82-LED-36-D1-S-BZ  
 32W, 1276L  
 36" BOLLARD HEIGHT
 

**LIGHTING GENERAL NOTES**

- ALL LIGHTS ADJACENT TO GREENBELT TO BE DARK-SKY COMPLIANT
- ALL SITE LIGHTING TO BE DIRECTED INTERNALLY. NO LIGHT TO EXTEND ACROSS SHARED PROPERTY LINES

**NOT FOR  
CONSTRUCTION**

  
**Erstad ARCHITECTS, PA**  
 301 N. Shoreline, Suite 33702  
 Philadelphia, PA 19104  
 phone: (215) 381-1801 fax: 315-553 www.ersadarchitects.com

This document is the property of Erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of Erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk  
 garden city, ID

revision:		
no.	desc.	date

project: 190503  
 date: 11.07.19  
**design review application**

**site lighting plan**  
A1.3


**site lighting plan**  
 1" = 30'-0"



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
garden city, ID

revision:		
no.	desc.	date

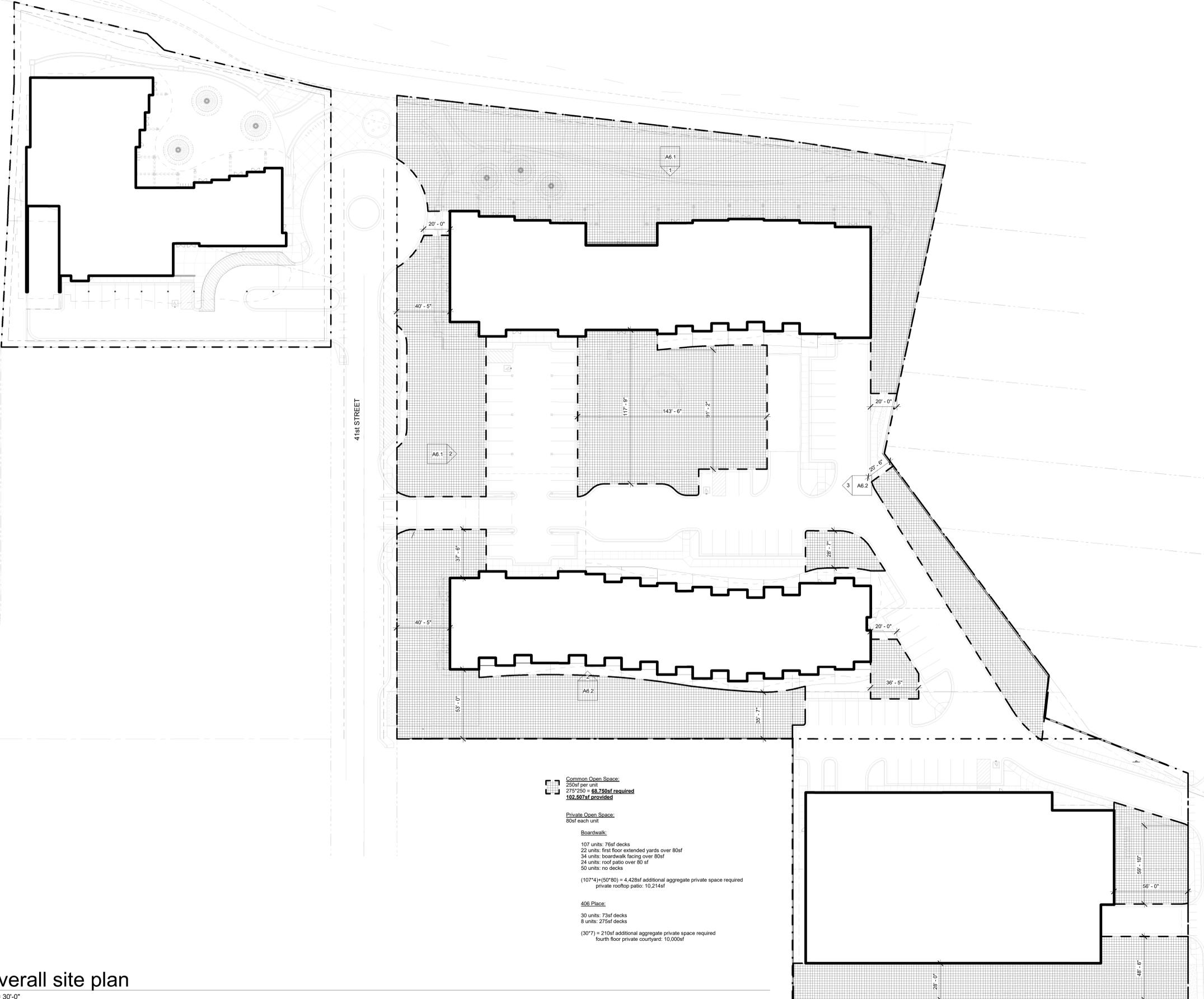
project: 190503  
date: 11.07.19  
**design review application**

**open space diagrams**  
**A1.4**

VETERANS MEMORIAL PARKWAY

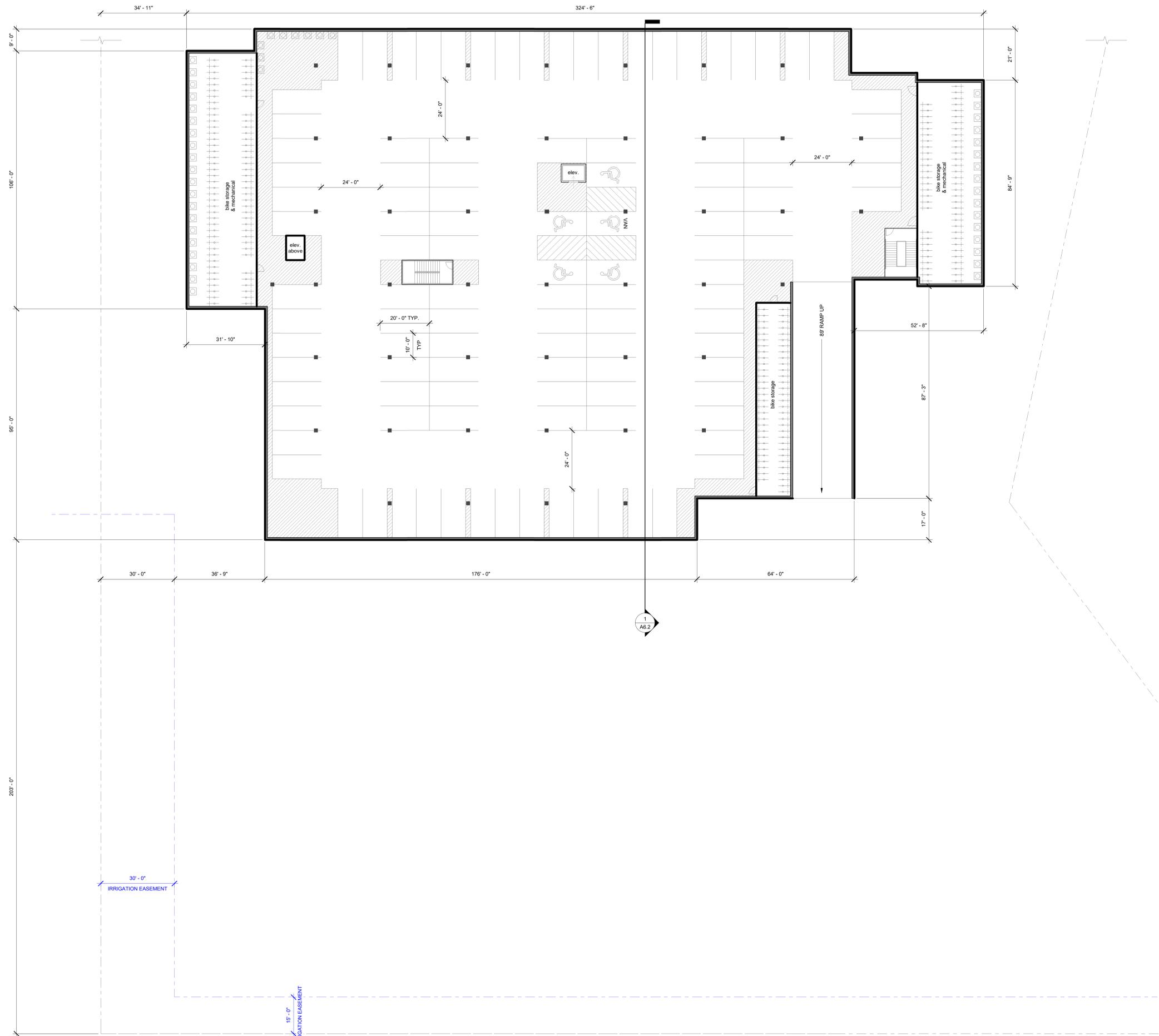
41st STREET

40th STREET



- Common Open Space:**  
250sf per unit  
270\*250 = 68,250sf required  
**102,507sf provided**
- Private Open Space:**  
80sf each unit
- Boardwalk:**  
107 units: 76sf decks  
22 units: first floor extended yards over 80sf  
34 units: boardwalk facing over 80sf  
24 units: roof patio over 80 sf  
50 units: no decks  
(107\*4)+(50\*80) = 4,428sf additional aggregate private space required  
private rooftop patio: 10,214sf
- 406 Place:**  
30 units: 73sf decks  
8 units: 275sf decks  
(30\*7) = 210sf additional aggregate private space required  
fourth floor private courtyard: 10,000sf

overall site plan  
1" = 30'-0"



underground garage plan  
1/16" = 1'-0"

111 PARKING SPACES

NOT FOR CONSTRUCTION

  
**erstad ARCHITECTS, PA**  
 301 N. Shoreline, Leesport, PA 17339  
 phone: (717) 331-1501 fax: 331-1503 www.erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
 garden city, ID

no.	desc.	date

project: 190503  
 date: 11.07.19  
**design review application**

**boardwalk underground garage plan**  
**A2.0**

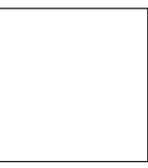


first floor plan  
1/16" = 1'-0"

1 BEDROOM:	20
2 BEDROOM:	2
<b>TOTAL # OF UNITS:</b>	<b>22</b>

NOT FOR CONSTRUCTION

**erstad ARCHITECTS, PA**  
301 N. Shoreline, Boise, Idaho 83702  
phone: (208) 333-1801 fax: 331-5535 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
garden city, ID

revision:	no.	desc.	date

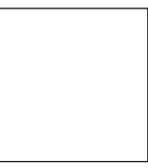
project: 190503  
date: 11.07.19  
**design review application**

**boardwalk**  
first floor plan  
**A2.1**



NOT FOR  
CONSTRUCTION

**erstad ARCHITECTS, PA**  
 301 N. Shoreline, Suite 33702  
 Palm Beach, FL 33480  
 phone: (561) 850-1801 fax: 335-1535 www.erstadarchitects.com



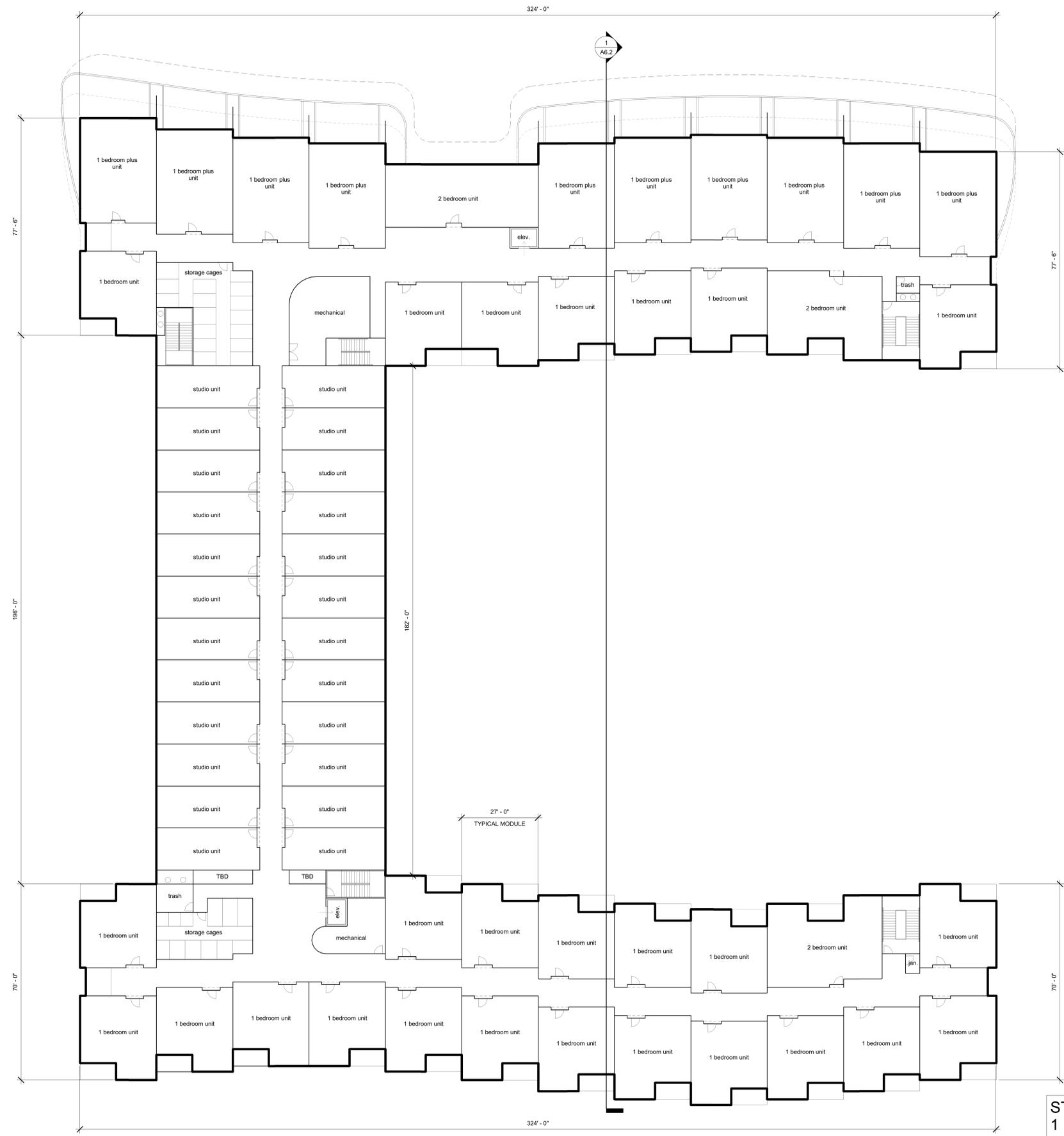
This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
 garden city, ID

revision:		
no.	desc.	date

project: 190503  
 date: 11.07.19  
**design review application**

**boardwalk**  
 third floor plan  
**A2.3**

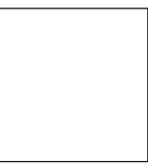


**third floor plan**  
 1/16" = 1'-0"

STUDIO:	24
1 BEDROOM:	36
2 BEDROOM:	3
<b>TOTAL # OF UNITS:</b>	<b>63</b>

NOT FOR  
CONSTRUCTION

**erstad ARCHITECTS, PA**  
30th Street, 10th Floor, 33202  
phone: (202) 451-1501 fax: 331-5535 www.erstadarchitects.com



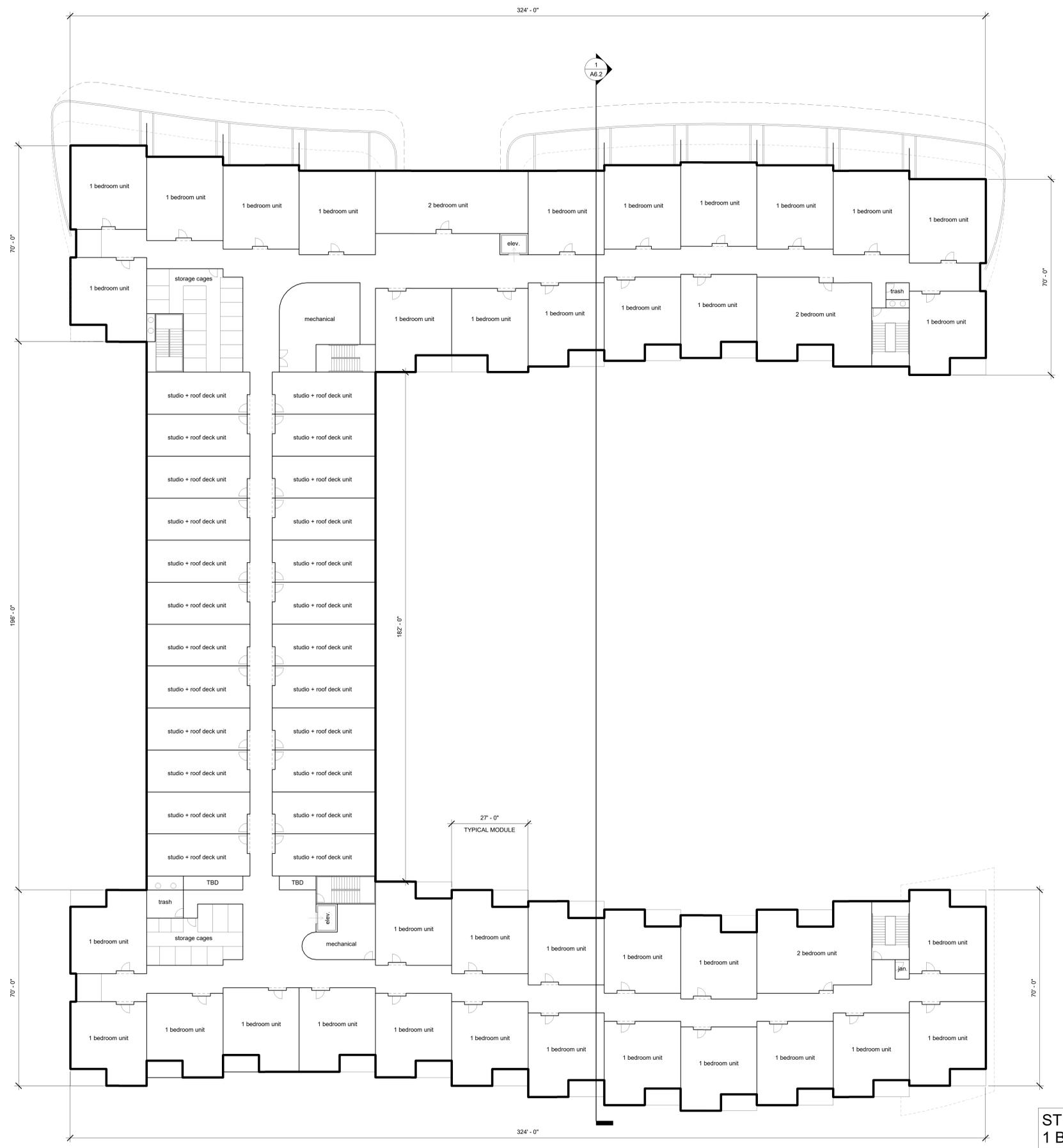
This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
garden city, ID

revision:		
no.	desc.	date

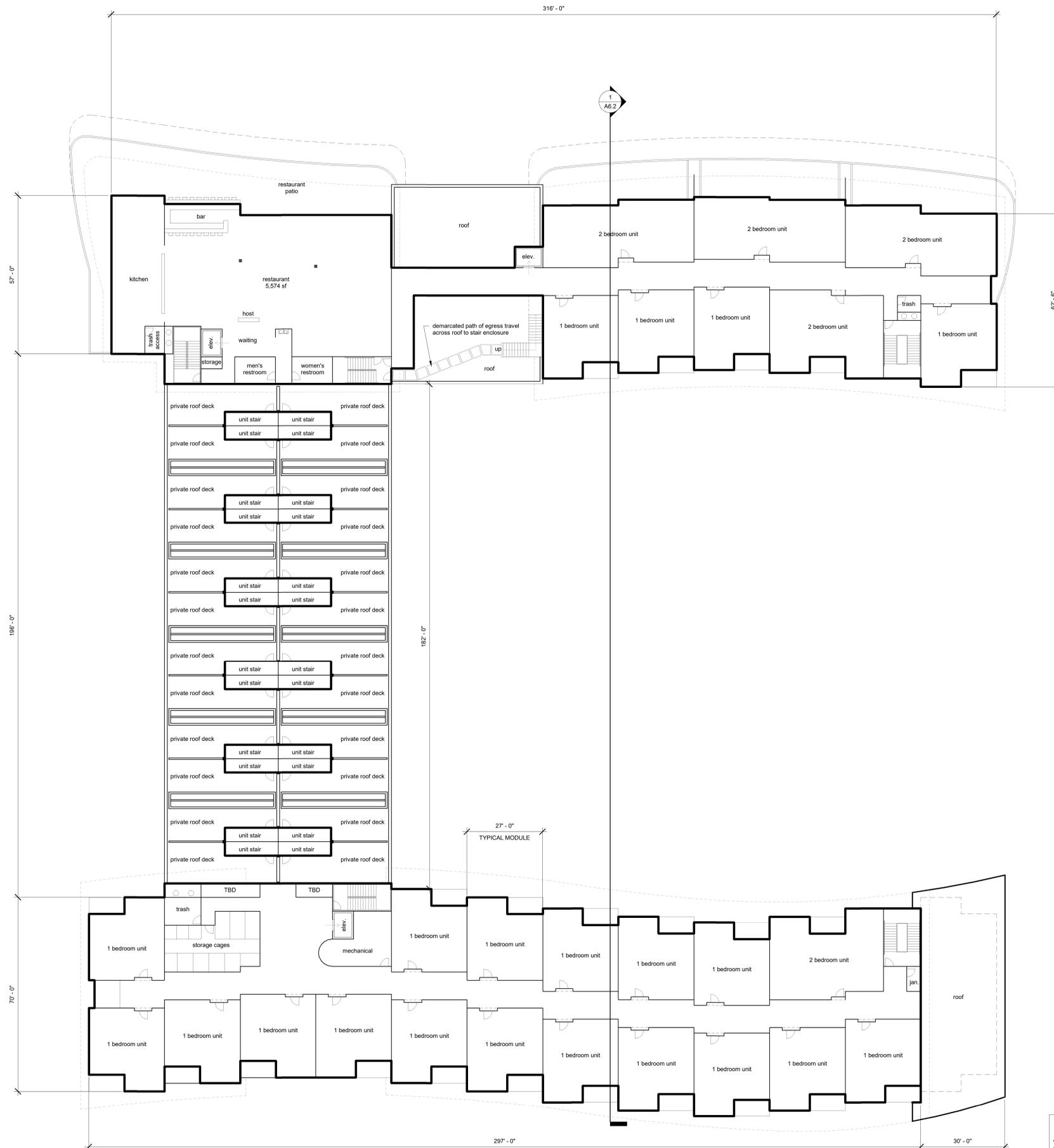
project: 190503  
date: 11.07.19  
**design review application**

**boardwalk**  
fourth floor  
plan  
**A2.4**



**fourth floor plan**  
1/16" = 1'-0"

STUDIO:	24
1 BEDROOM:	36
2 BEDROOM:	3
<b>TOTAL # OF UNITS:</b>	<b>63</b>

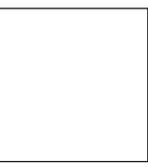


**fifth floor plan**  
1/16" = 1'-0"

1 BEDROOM:	21
2 BEDROOM:	5
TOTAL # OF UNITS:	26

NOT FOR CONSTRUCTION

**erstad ARCHITECTS, PA**  
301 N. Shoreline, Suite 33702  
Philadelphia, PA 19104  
phone: (215) 381-1801 fax: 315-5535 www.erstadarchitects.com



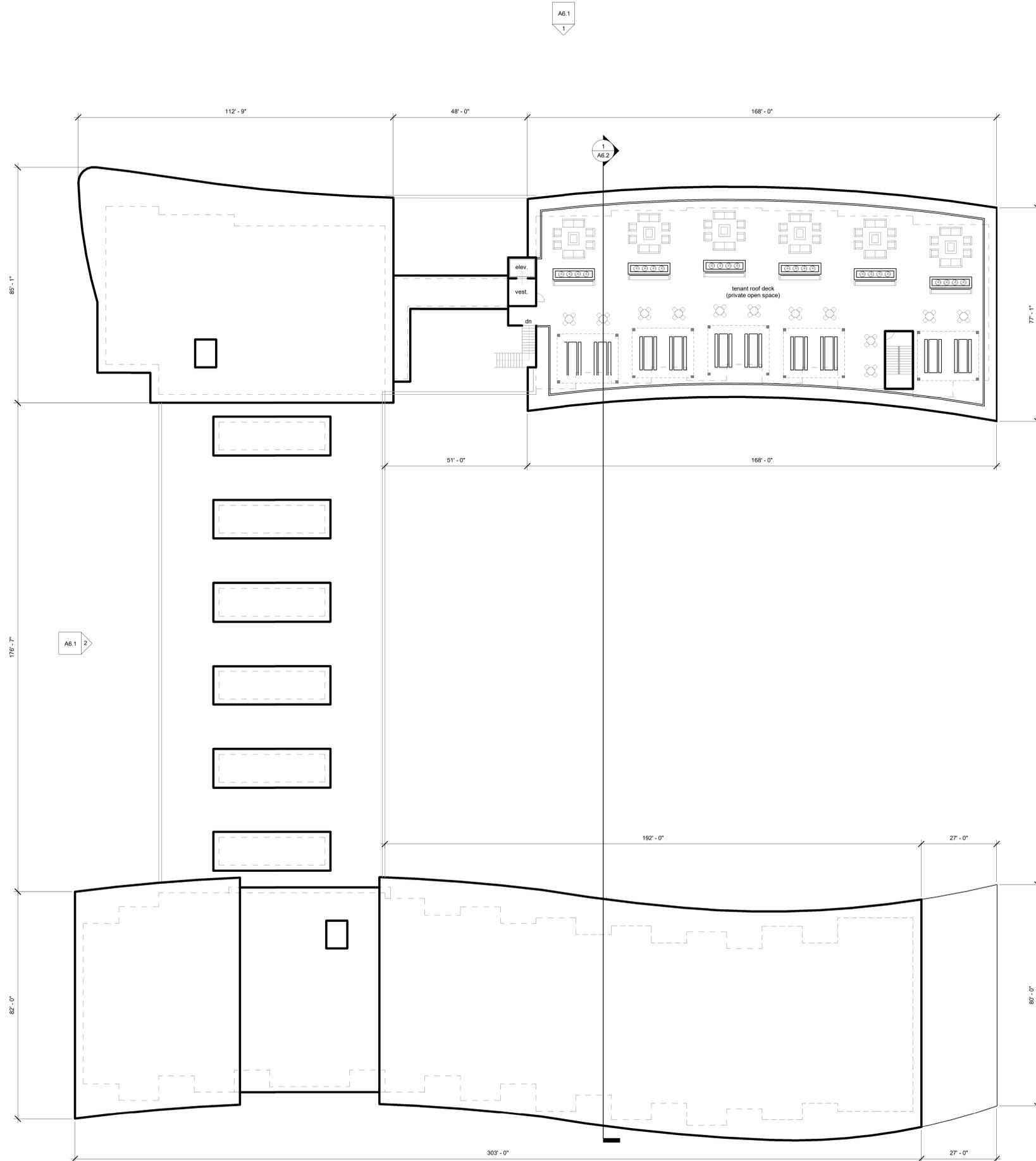
This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
garden city, ID

revision:	no.	desc.	date

project: 190503  
date: 11.07.19  
**design review application**

**boardwalk fifth floor plan A2.5**



roof plan  
1/16" = 1'-0"

NOT FOR CONSTRUCTION


**erstad ARCHITECTS, PA**  
 30th Street, 10th Floor, Suite 1010  
 Philadelphia, PA 19106  
 phone: (215) 581-1801 fax: 315-5533 www.erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
 garden city, ID

no.	desc.	date

project: 190503  
 date: 11.07.19  
**design review application**

**boardwalk**  
**roof plan**  
**A2.6**

NOT FOR CONSTRUCTION


**erstad ARCHITECTS, PA**  
 300 N. Shoreline, Suite 300  
 Philadelphia, PA 19106  
 phone: (215) 381-1800 fax: (215) 381-1805 www.erstadarchitects.com

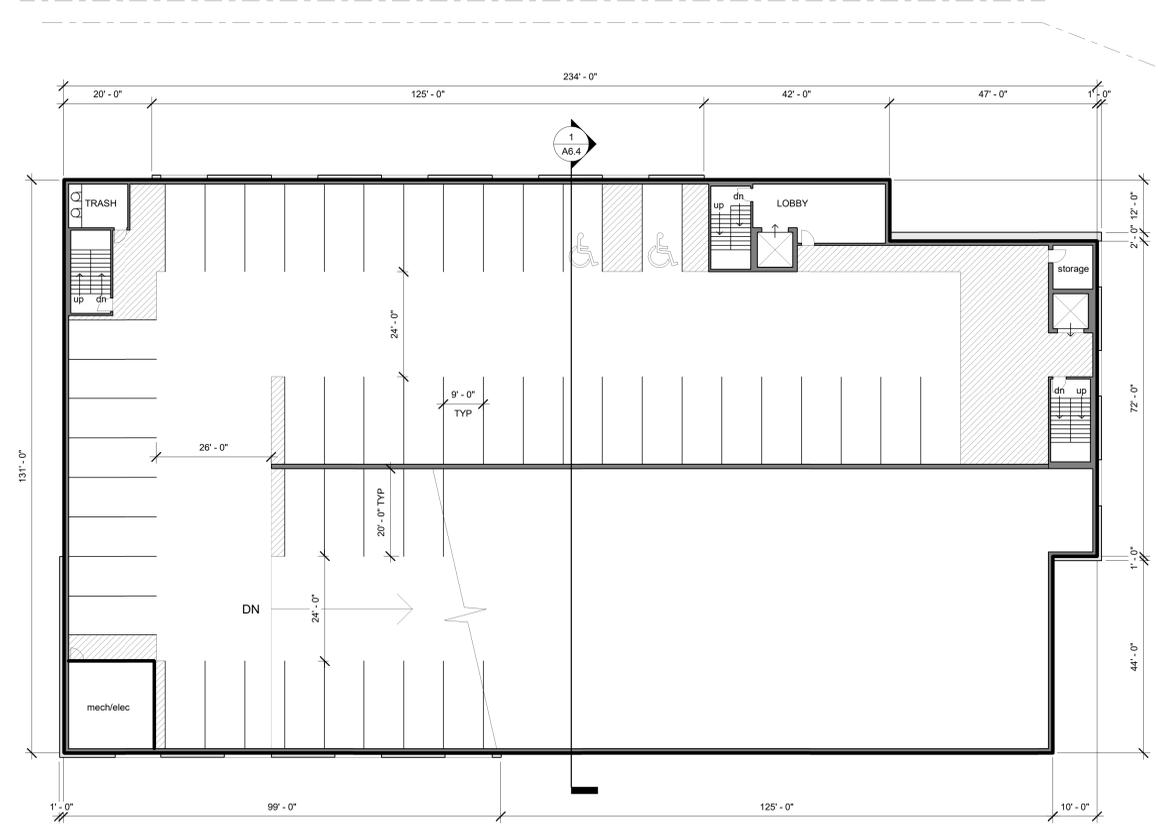
This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
 garden city, ID

revision:	no.	desc.	date

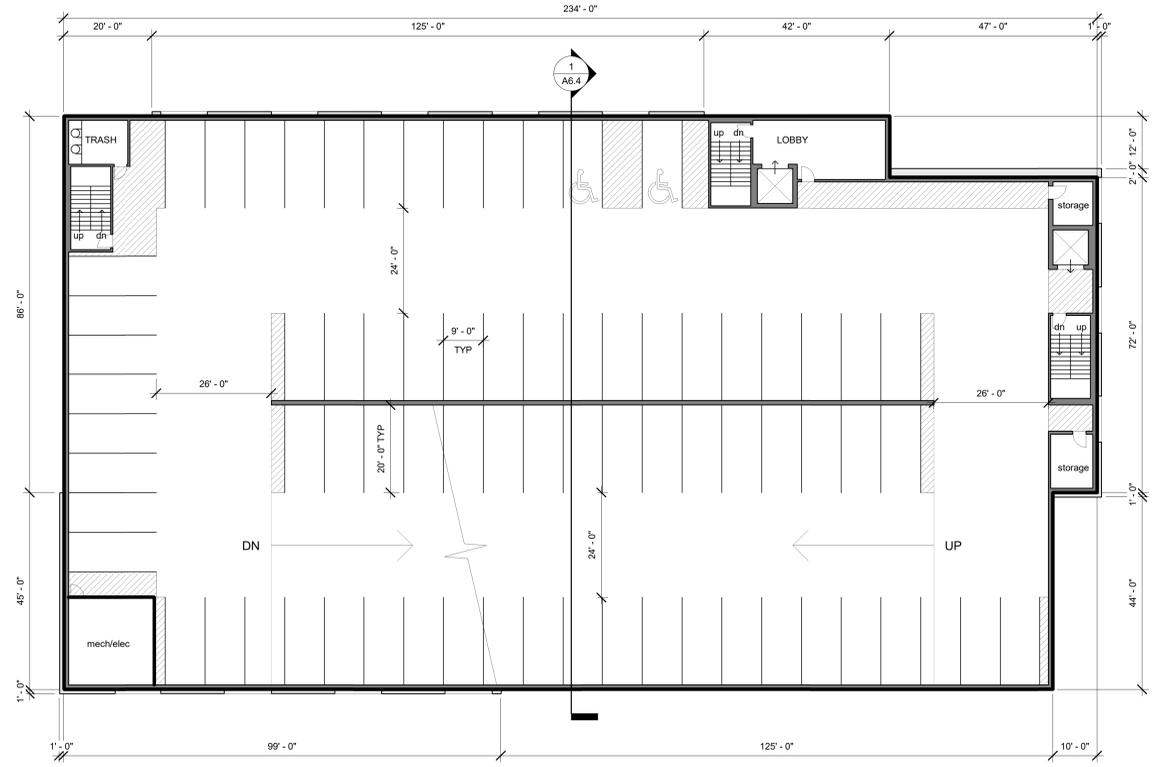
project: 190503  
 date: 11.07.19  
**design review application**

406 place  
 floor plans  
**A3.0**



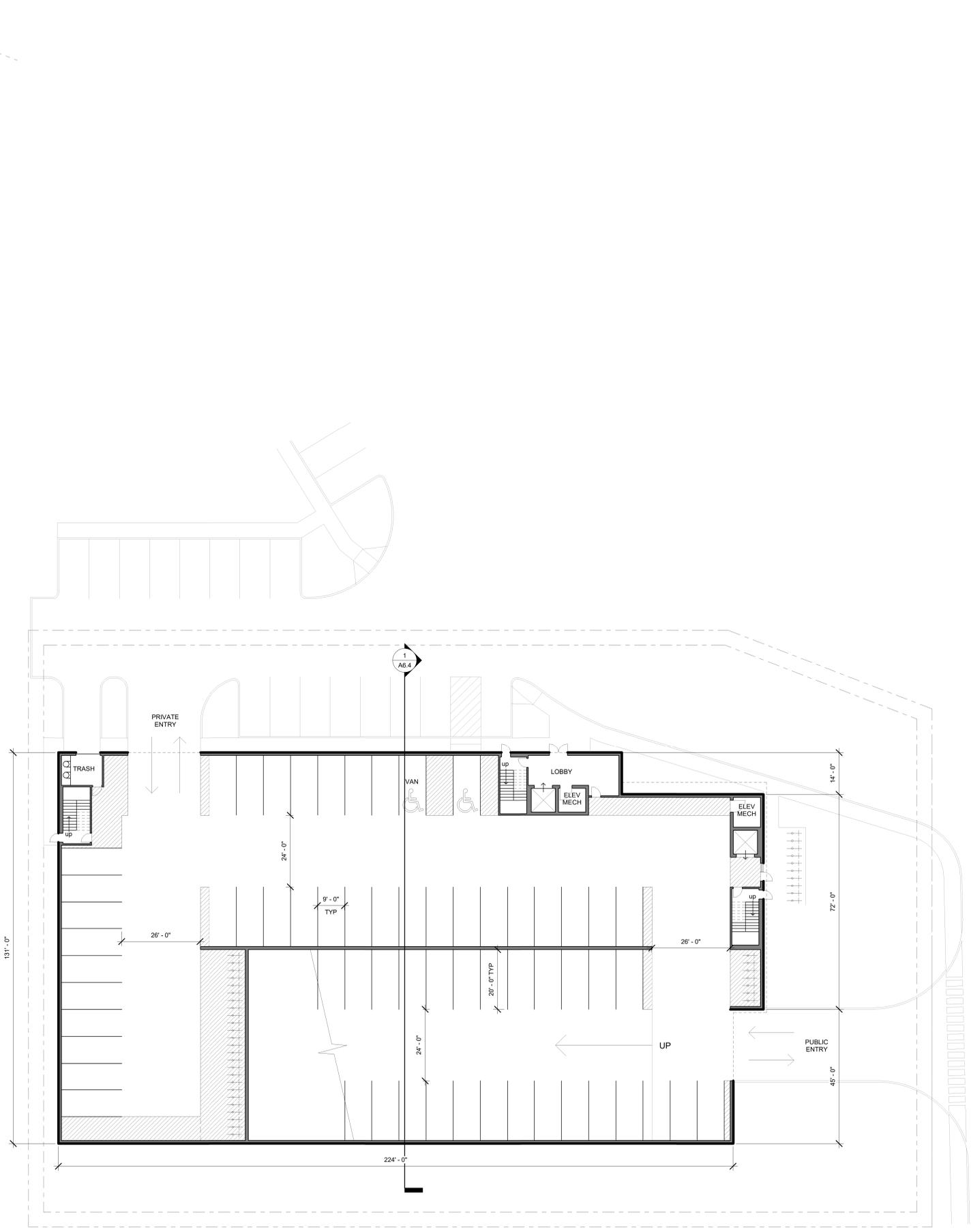
third floor plan  
 1/16" = 1'-0"

49 GARAGE PARKING SPACES



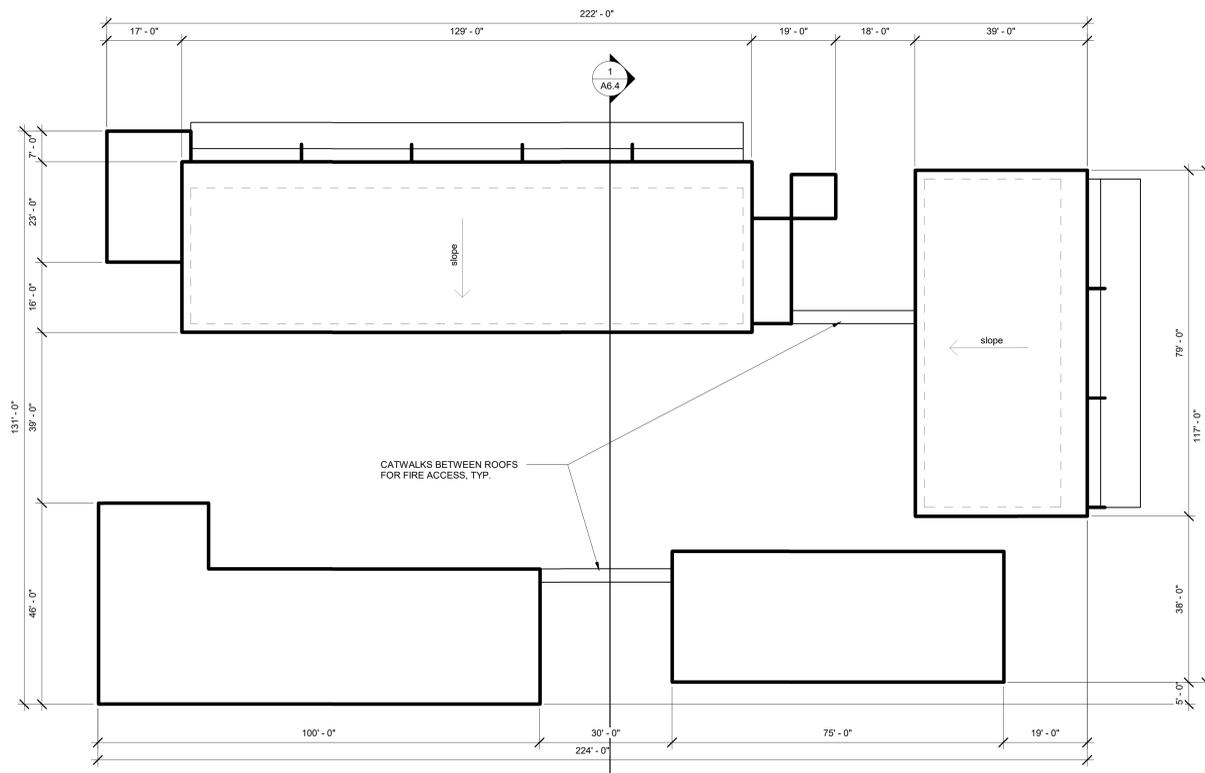
second floor plan  
 1/16" = 1'-0"

74 GARAGE PARKING SPACES

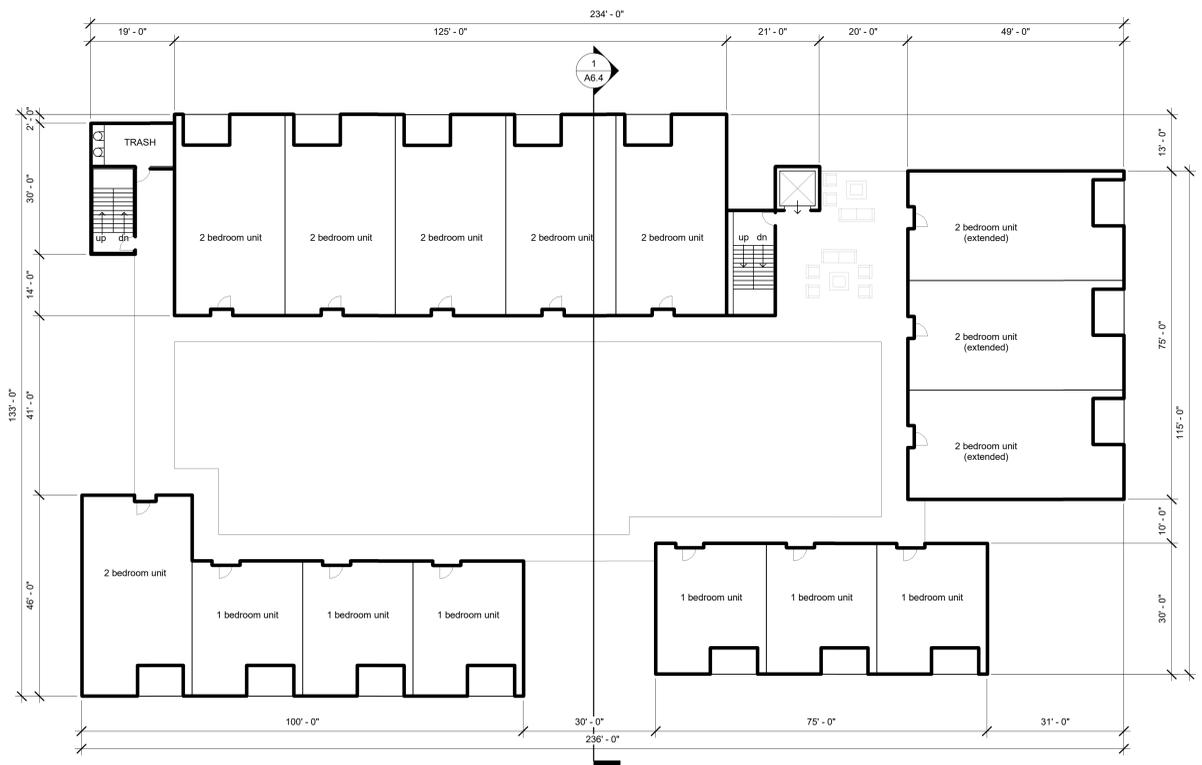


first floor plan  
 1/16" = 1'-0"

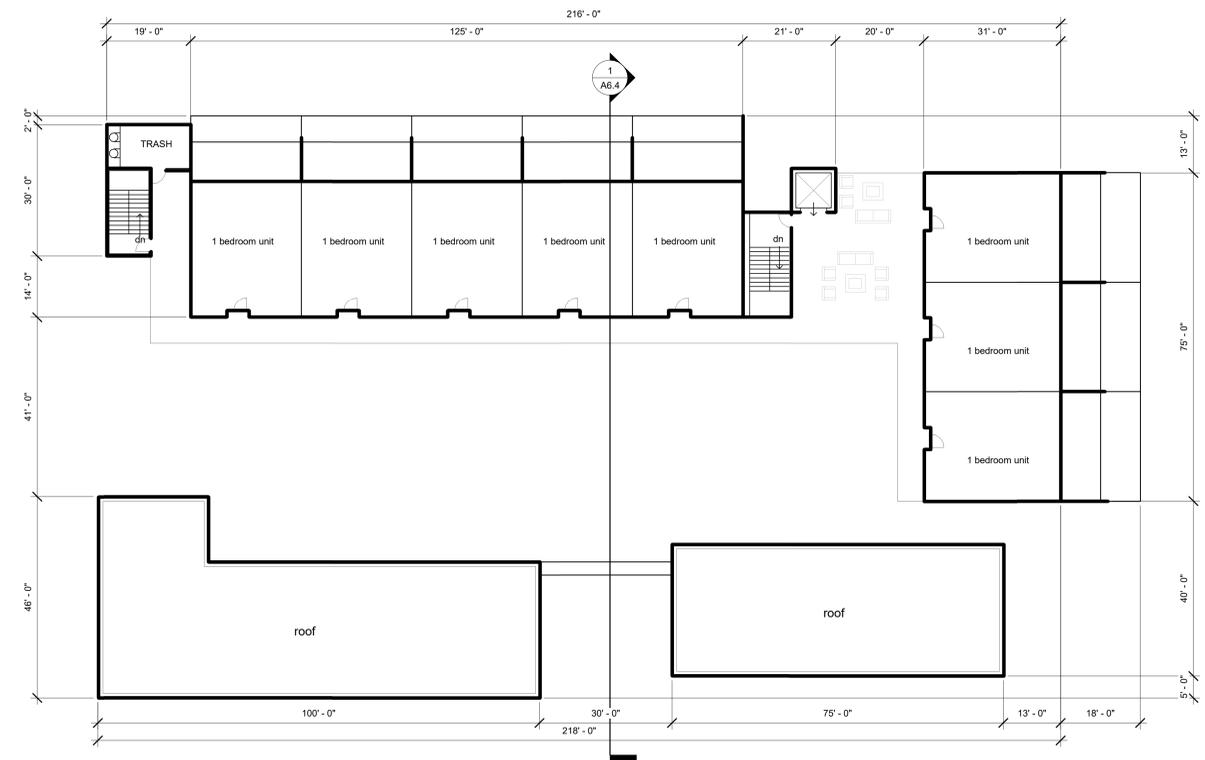
61 GARAGE PARKING SPACES  
 16 SURFACE PARKING SPACES



roof plan  
1/16" = 1'-0"

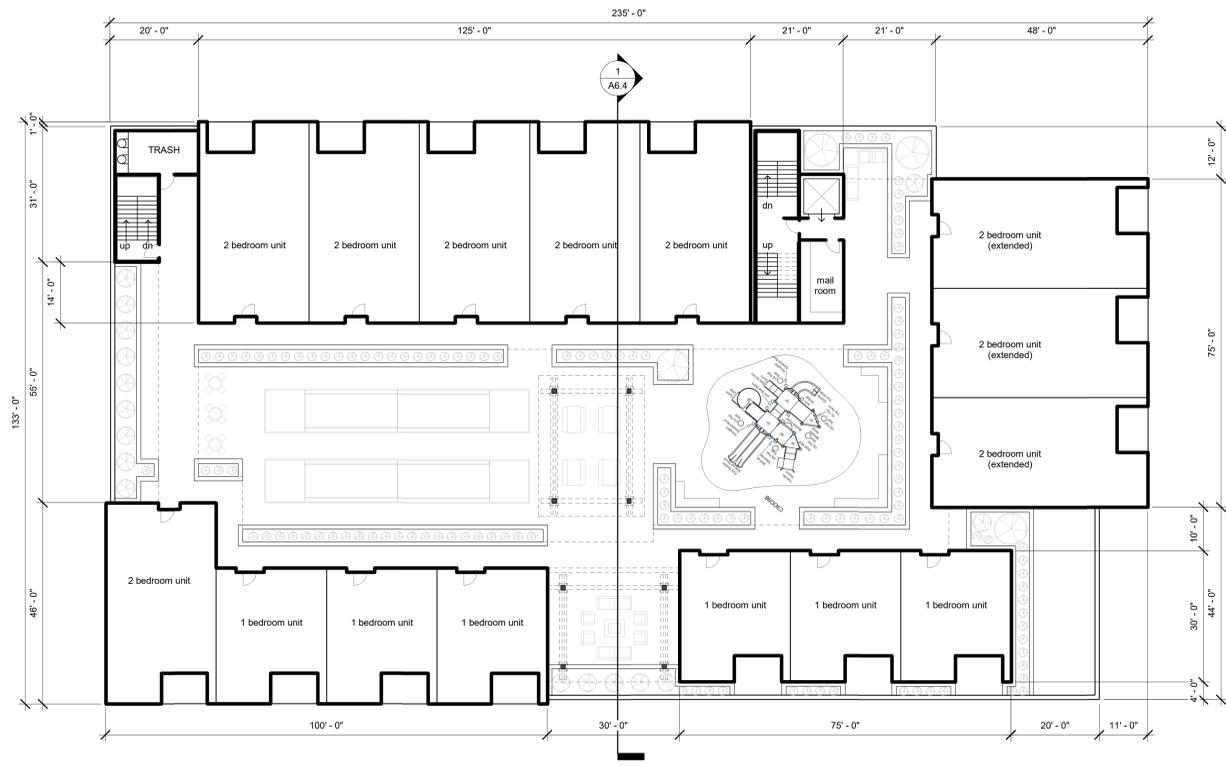


fifth floor plan  
1/16" = 1'-0"



sixth floor plan  
1/16" = 1'-0"

1 BEDROOM:	8
TOTAL # OF UNITS:	8



fourth floor plan  
1/16" = 1'-0"

1 BEDROOM:	6
2 BEDROOM:	9
TOTAL # OF UNITS:	15

NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA  
301 N. Shoreline, Boise, Idaho 83702  
phone: (208) 333-1881 fax: 331-5535 www.erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

1 BEDROOM:	6
2 BEDROOM:	9
TOTAL # OF UNITS:	15

the boardwalk  
garden city, ID

revision:  
no. desc. date

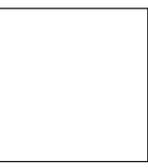
project: 190503  
date: 11.07.19

design review application

406 place floor plans  
**A3.1**

NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA  
300 N. Shoreline, Leesport, PA 17032  
phone: (717) 331-1501 fax: (717) 331-1503 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

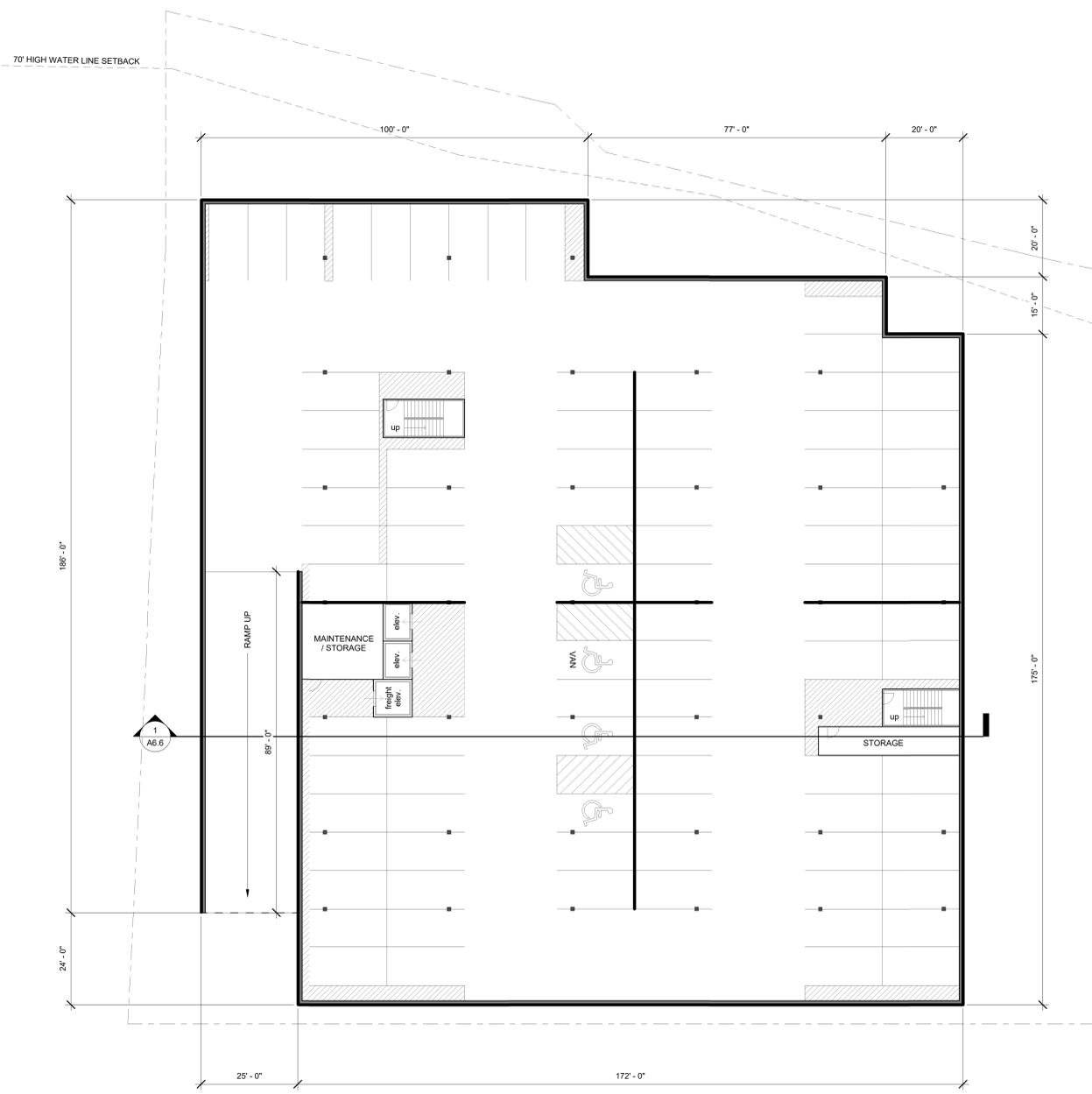
**the boardwalk**  
garden city, ID

revision:		
no.	desc.	date

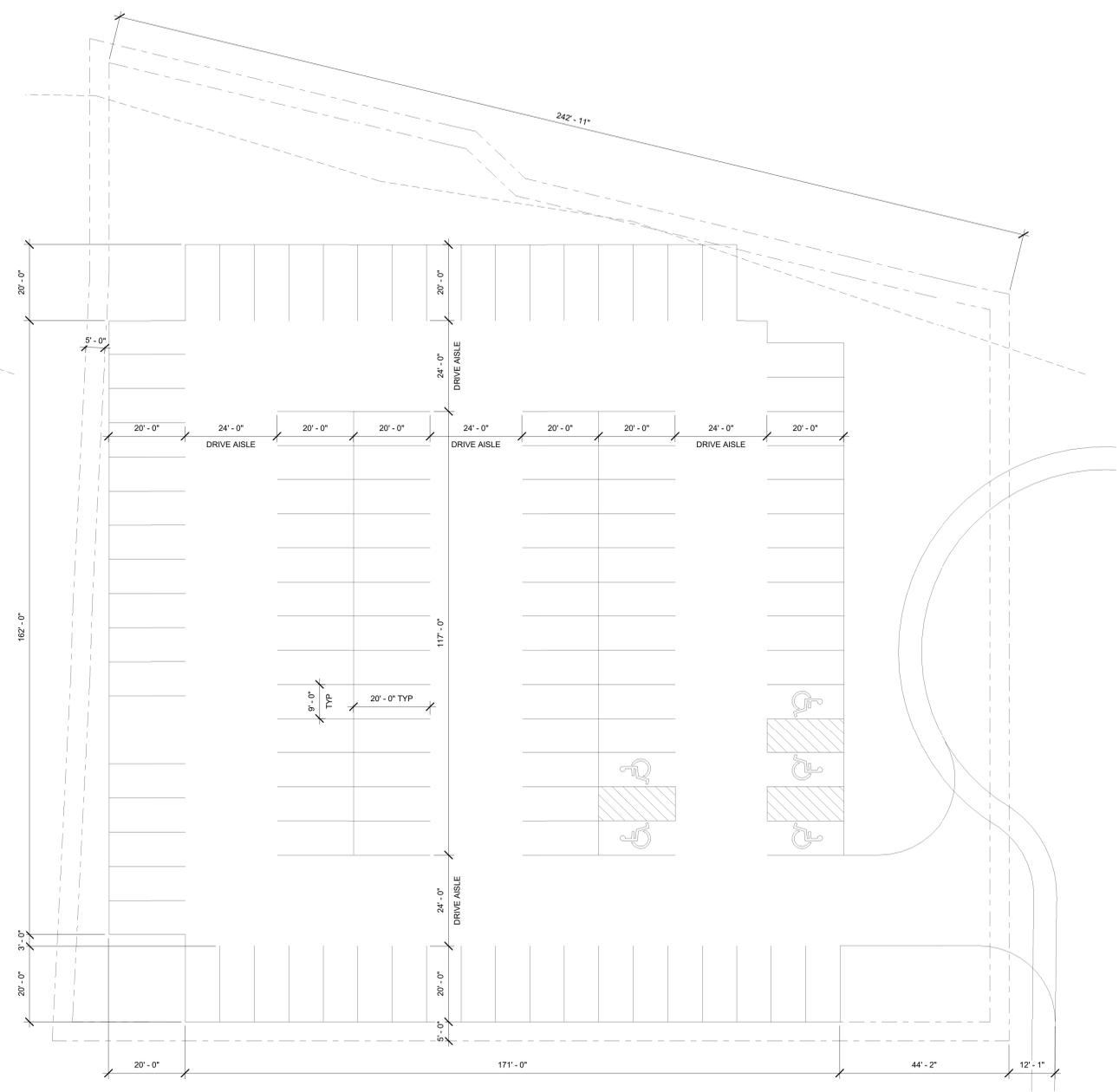
project: 190503  
date: 11.07.19

**design review application**

hotel floor plans  
**A4.0**



**underground garage plan**  
1/16" = 1'-0"  
89 PARKING SPACES



**phase 2 temporary surface lot**  
1/16" = 1'-0"  
117 PARKING SPACES

A6.1 2

NOT FOR CONSTRUCTION


**erstad ARCHITECTS, PA**  
 301 N. Shoreline, Suite 33702  
 Philadelphia, PA 19104  
 phone: (215) 381-1801 fax: 31-5533 www.erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
 garden city, ID

revision:  
 no. desc. date

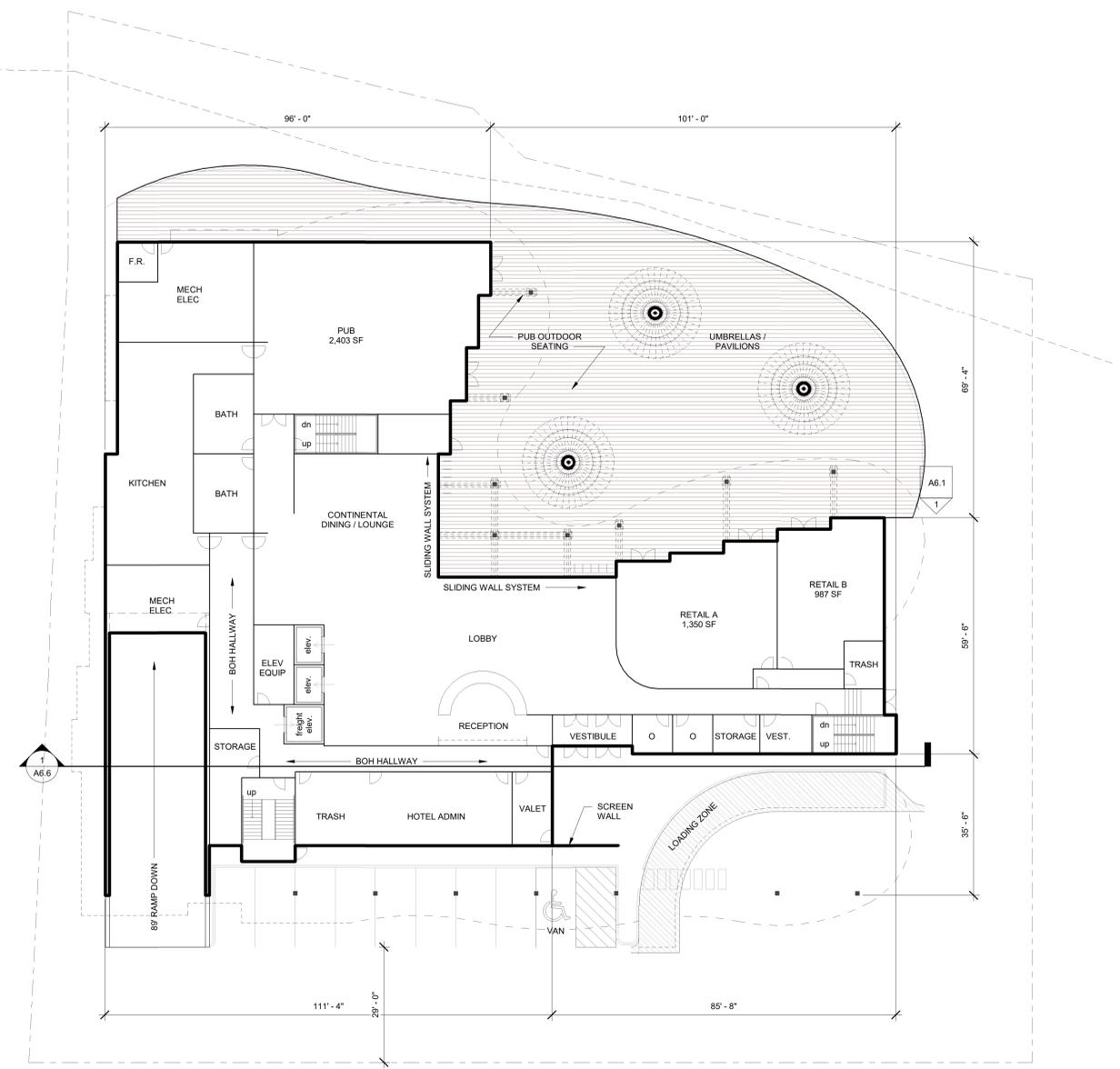
project: 190503  
 date: 11.07.19  
**design review application**

**hotel floor plans**  
**A4.1**




**second floor plan**  
 1/16" = 1'-0"

KING:	12 UNITS
QUEEN:	12 UNITS
1 BEDROOM SUITE:	3 UNITS
2 BEDROOM SUITE:	2 UNITS
<b>TOTAL # OF UNITS:</b>	<b>29</b>




**first floor plan**  
 1/16" = 1'-0"

<b>PUBLIC SPACES:</b>	
• PUB / BAR	+/- 2,400 SF
• (2) RETAIL SPACES	+/- 2,300 SF
• HOTEL DINING / LOUNGE	+/- 1,300 SF
<b>HOTEL PROGRAM SF:</b>	<b>+/- 3,620 SF</b>
<b>PARKING SPACES:</b>	<b>9 SPACES</b>

NOT FOR CONSTRUCTION

**erstad ARCHITECTS, PA**  
 300 N. Shoreline, Suite 33702  
 Philadelphia, PA 19104  
 phone: (215) 381-1801 fax: 315-553- www.erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
 garden city, ID

revision:  
 no. desc. date

project: 190503  
 date: 11.07.19

**design review application**

**hotel floor plans**  
**A4.2**



**fourth floor plan**  
 1/16" = 1'-0"

KING:	13 UNITS
QUEEN:	12 UNITS
1 BEDROOM SUITE:	3 UNITS
2 BEDROOM SUITE:	2 UNITS
<b>TOTAL # OF UNITS:</b>	<b>30</b>

**HOTEL PROGRAM:**  
 • BUSINESS CENTER +/- 250 SF



**third floor plan**  
 1/16" = 1'-0"

KING:	13 UNITS
QUEEN:	12 UNITS
1 BEDROOM SUITE:	3 UNITS
2 BEDROOM SUITE:	2 UNITS
<b>TOTAL # OF UNITS:</b>	<b>30</b>

**HOTEL PROGRAM:**  
 • LAUNDRY +/- 700 SF  
 • SELF-SERVE LAUNDRY +/- 100 SF



**erstad ARCHITECTS, PA**  
 300 N. Shoreline, Suite 33702  
 Philadelphia, PA 19104  
 phone: (215) 381-1801 fax: 315-553 www.erstadarchitects.com



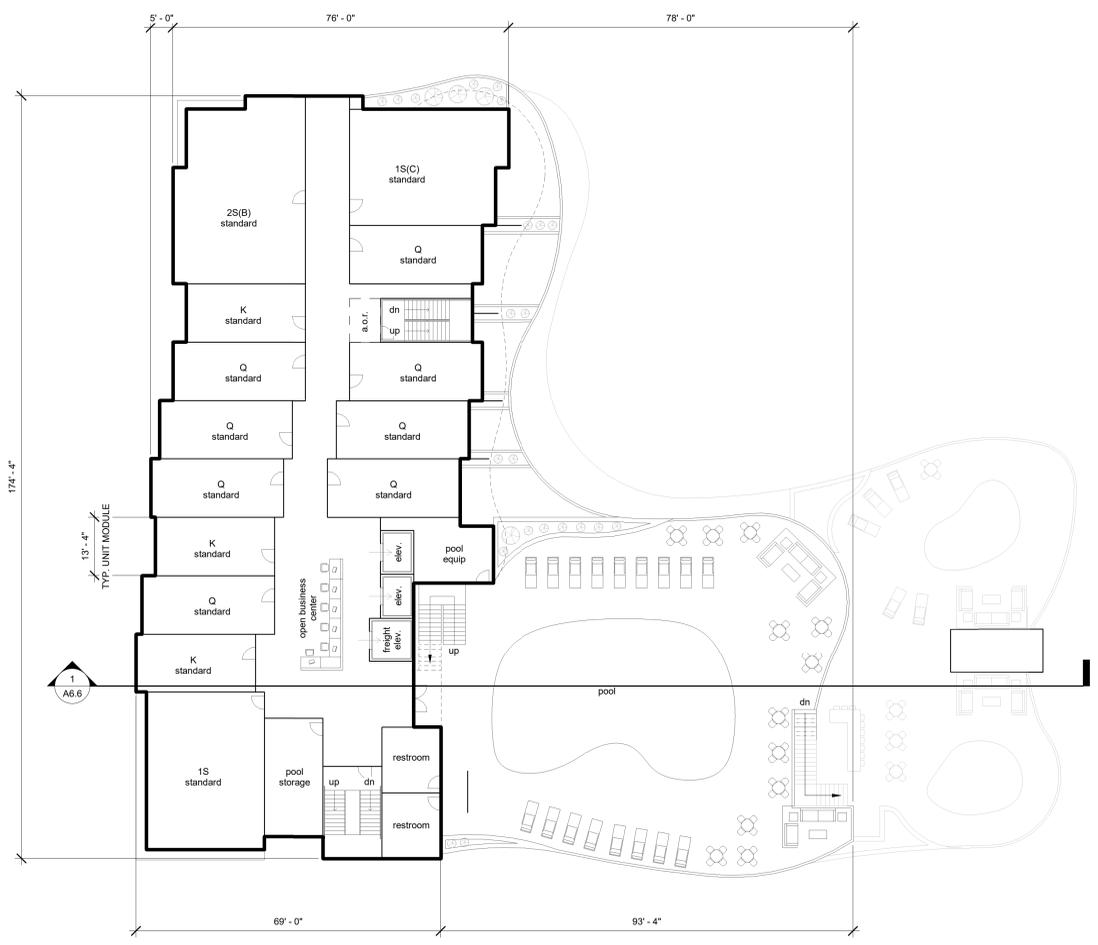
This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
 garden city, ID

revision:  
 no. desc. date

project: 190503  
 date: 11.07.19  
**design review application**

**hotel floor plans**  
**A4.3**



**sixth floor plan**  
 1/16" = 1'-0"

KING:	4 UNITS
QUEEN:	7 UNITS
1 BEDROOM SUITE:	2 UNITS
2 BEDROOM SUITE:	1 UNIT
<b>TOTAL # OF UNITS:</b>	<b>14</b>

<b>HOTEL PROGRAM:</b>	
• BUSINESS CENTER	+/- 450 SF
• POOL	+/- 1,677 SF
• POOL DECK	+/- 4,368 SF



**fifth floor plan**  
 1/16" = 1'-0"

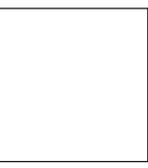
KING:	11 UNITS
QUEEN:	3 UNITS
1 BEDROOM SUITE:	1 UNIT
<b>TOTAL # OF UNITS:</b>	<b>15</b>

<b>HOTEL PROGRAM:</b>	
• BANQUET HALL	+/- 3,090 SF
• CONFERENCE A	+/- 730 SF
• CONFERENCE B	+/- 1,080 SF
• WARMING KITCHEN	+/- 520 SF
• POOL BAR	+/- 502 SF
• POOL DECK	+/- 3,335 SF
• (2) JACUZZIS	+/- 556 SF



NOT FOR CONSTRUCTION

**erstad ARCHITECTS, PA**  
 30th Street, 3rd Floor, Suite 3002  
 Philadelphia, PA 19106  
 phone: (215) 561-1801 fax: 315-563-1503 www.erstadarchitects.com



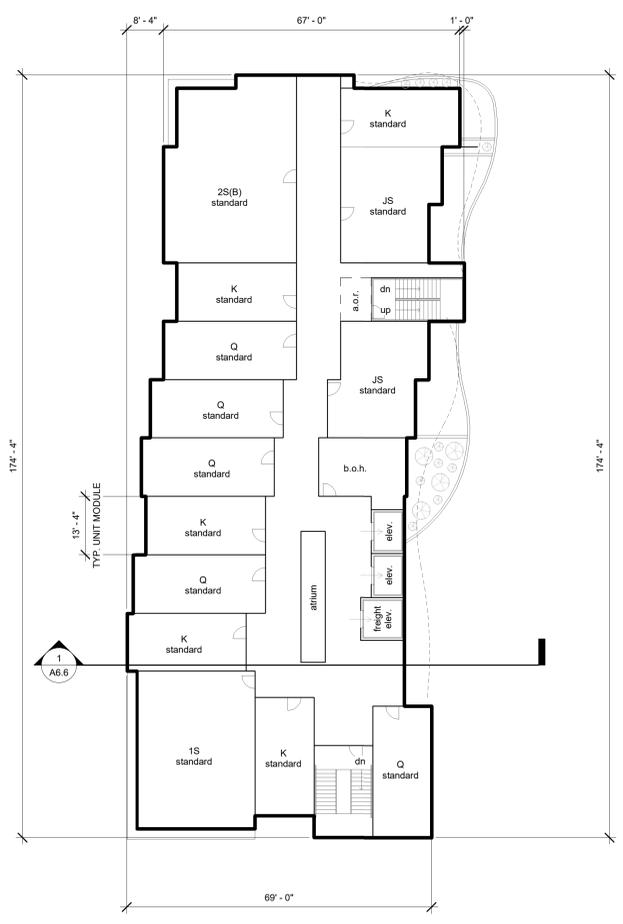
This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
 garden city, ID

revision:	no.	desc.	date

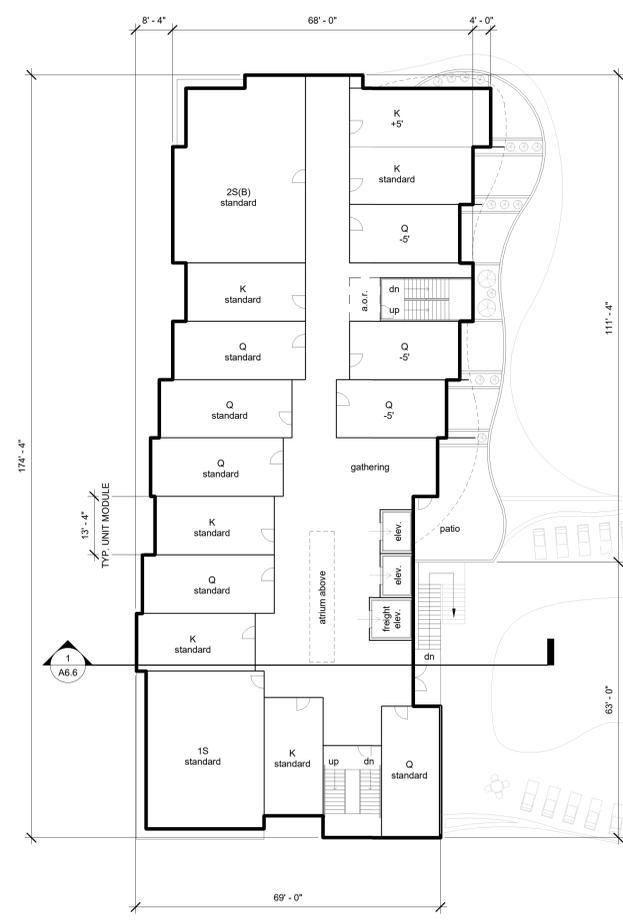
project: 190503  
 date: 11.07.19  
**design review application**

hotel floor plans  
**A4.4**



**eighth floor plan**  
 1/16" = 1'-0"

KING:	5 UNITS
QUEEN:	5 UNITS
JUNIOR SUITE:	2 UNITS
1 BEDROOM SUITE:	1 UNIT
2 BEDROOM SUITE:	1 UNIT
<b>TOTAL # OF UNITS:</b>	<b>14</b>

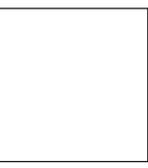


**seventh floor plan**  
 1/16" = 1'-0"

KING:	6 UNITS
QUEEN:	8 UNITS
1 BEDROOM SUITE:	1 UNIT
2 BEDROOM SUITE:	1 UNIT
<b>TOTAL # OF UNITS:</b>	<b>16</b>

NOT FOR CONSTRUCTION

**erstad ARCHITECTS, PA**  
30th Street, Suite 3302  
Philadelphia, PA 19104  
phone: (215) 591-1801 fax: 315-553 www.erstadarchitects.com



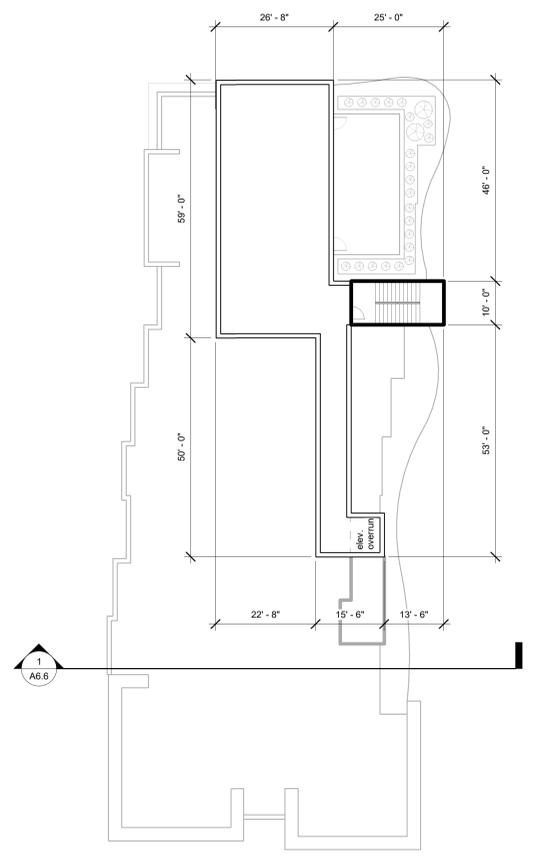
This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
garden city, ID

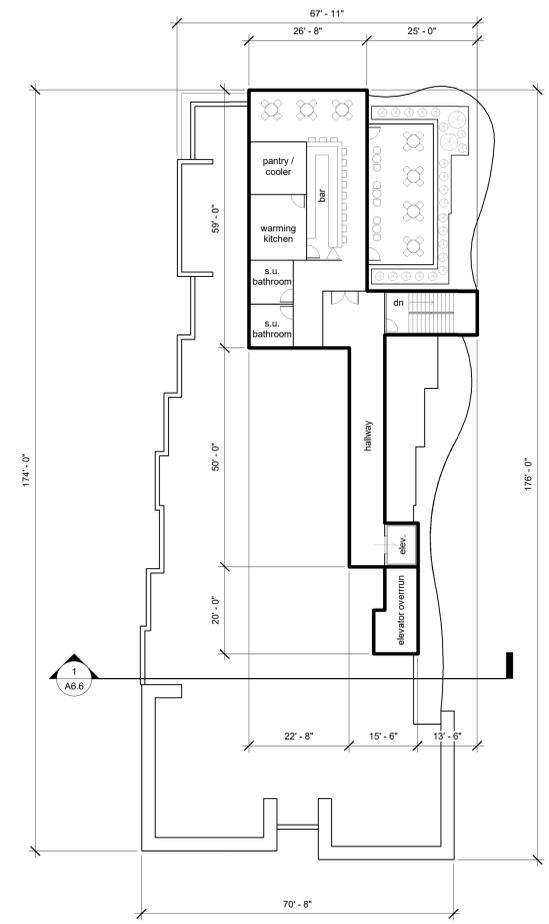
revision:		
no.	desc.	date

project: 190503  
date: 11.07.19  
**design review application**

hotel floor plans  
**A4.5**

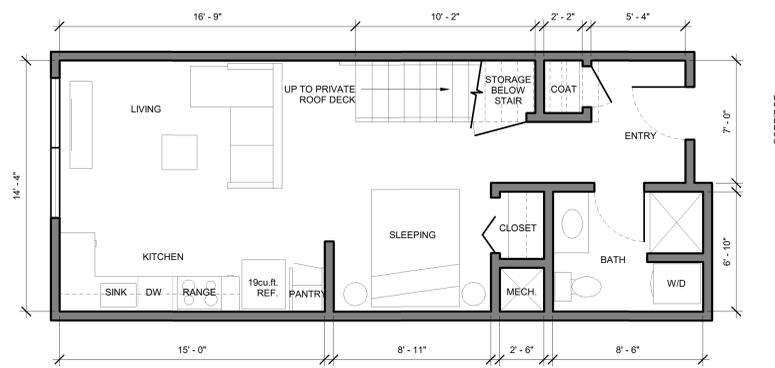
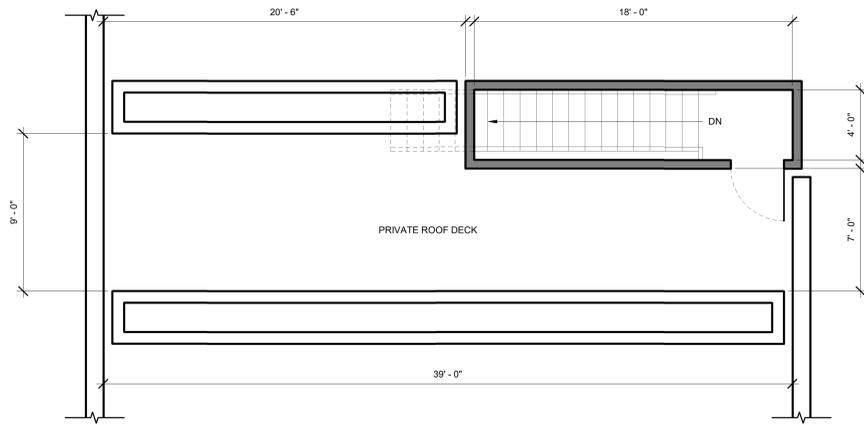


**roof plan**  
1/16" = 1'-0"



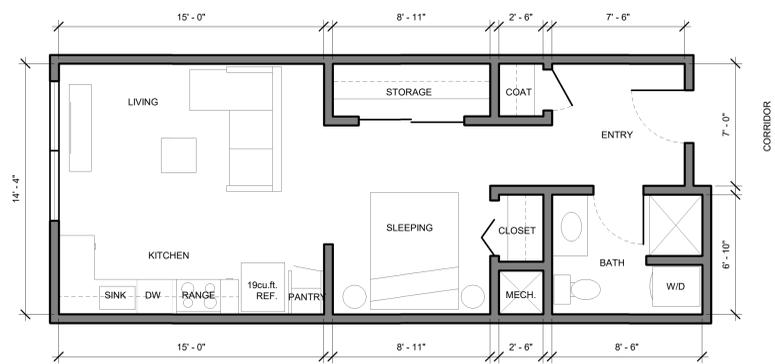
**ninth floor plan**  
1/16" = 1'-0"

**49 OCCUPANTS MAX:  
47 GUEST SEATS  
2 BARTENDERS**



studio unit w/ rooftop patio

1/4" = 1'-0"



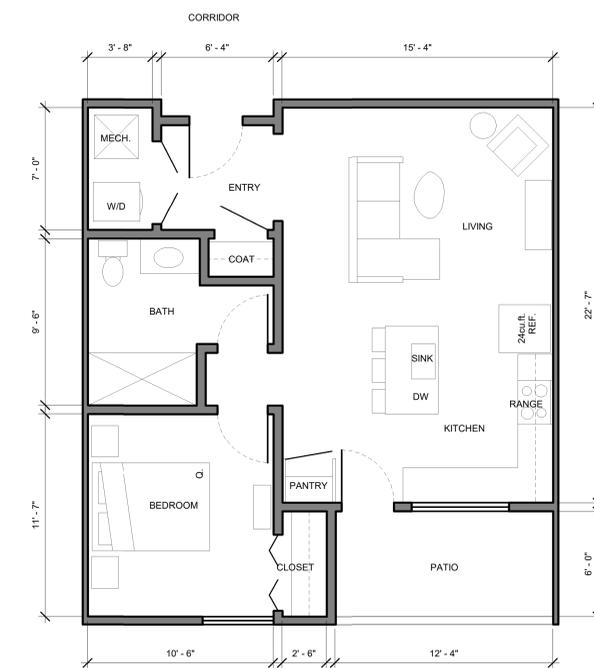
typical studio unit

1/4" = 1'-0"



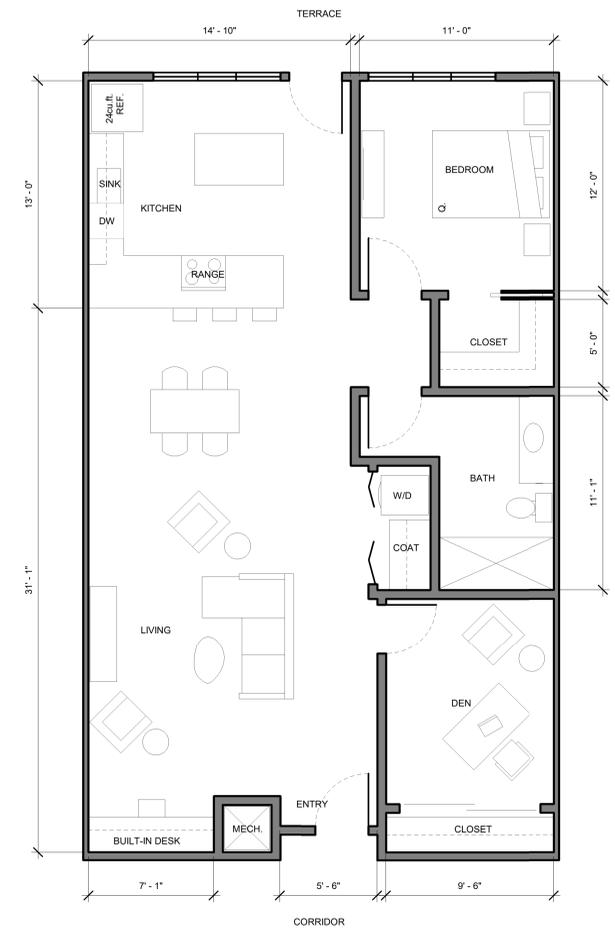
typical 1 bedroom unit @ boardwalk terrace

1/4" = 1'-0"



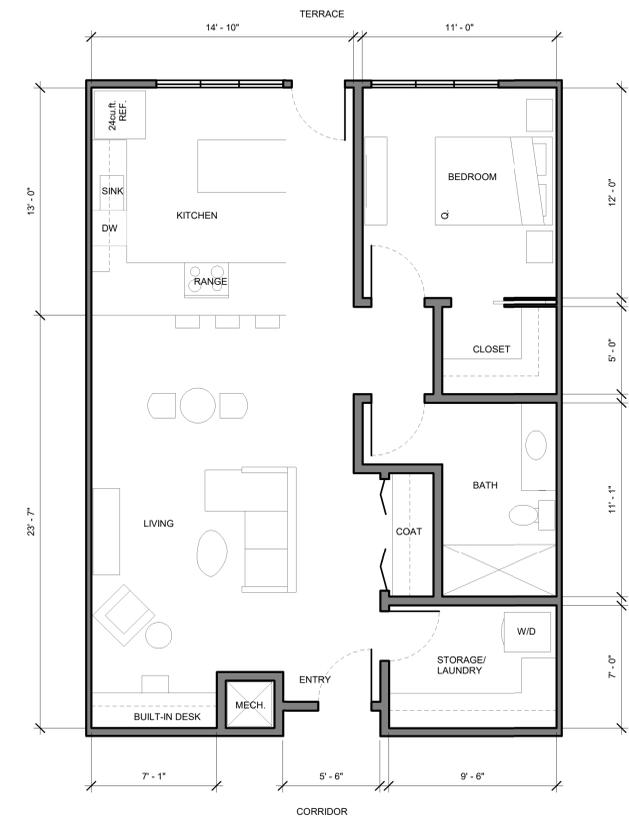
typical 1 bedroom unit

1/4" = 1'-0"



1 bedroom + den @ boardwalk terrace

1/4" = 1'-0"



1 bedroom plus @ boardwalk terrace

1/4" = 1'-0"

NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA  
 301 N. Shoreline, Suite 33702  
 Philadelphia, PA 19104  
 phone: (215) 381-1801 fax: 315-5535 www.erasdarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
 garden city, ID

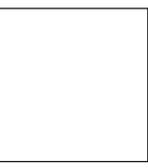
no.	desc.	date

project: 190503  
 date: 11.07.19  
**design review application**

**boardwalk unit plans**  
**A5.1**

NOT FOR CONSTRUCTION


**erstad ARCHITECTS, PA**  
 300 N. Shoreline, Leesport, PA 19359  
 phone: (610) 331-1801 fax: (317) 553-1533 www.erstadarchitects.com



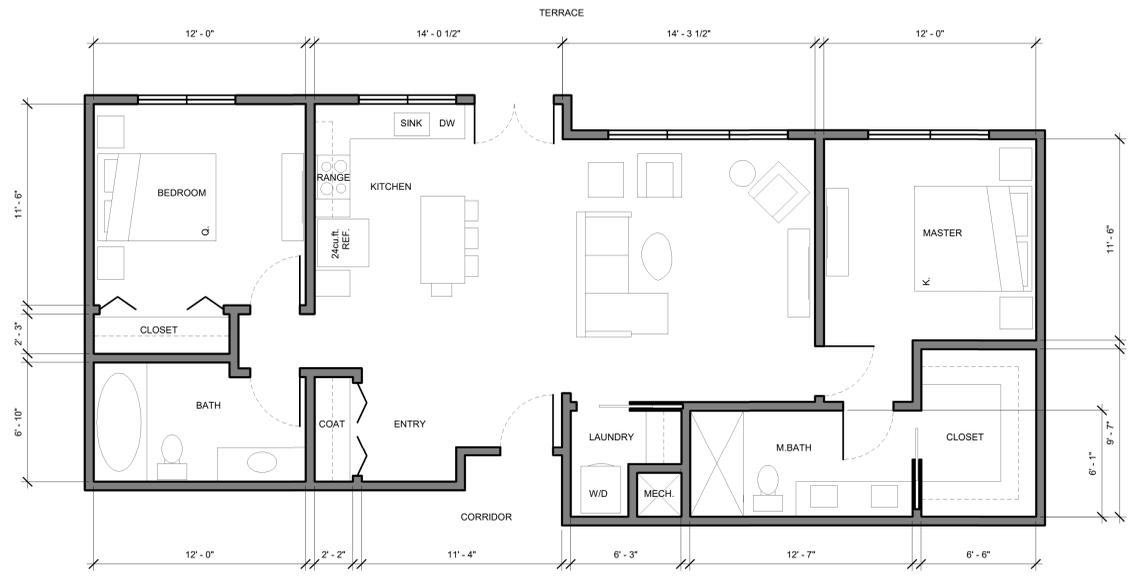
This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
 garden city, ID

revision:		
no.	desc.	date

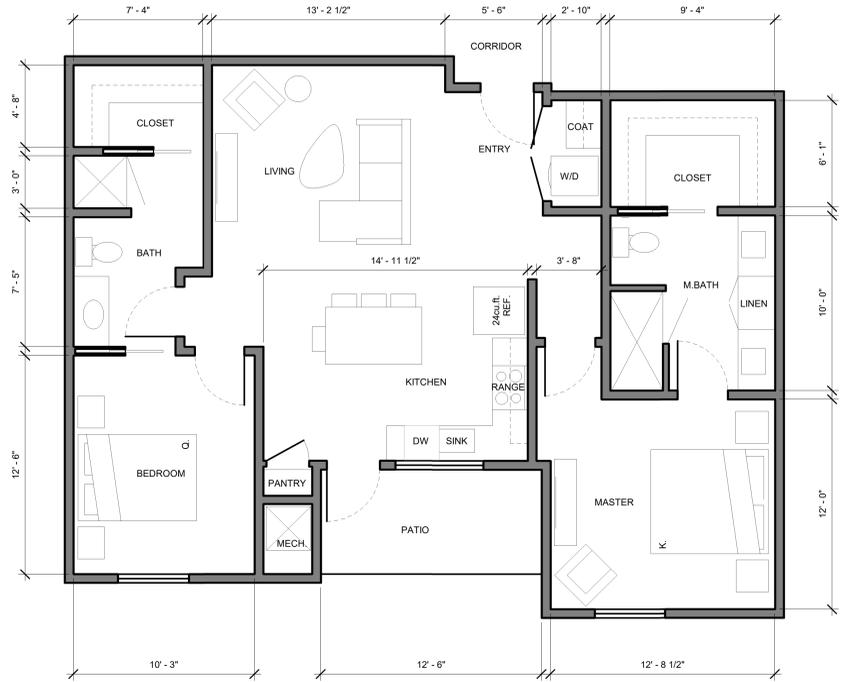
project: 190503  
 date: 11.07.19  
**design review application**

**boardwalk unit plans**  
**A5.2**



2 bedroom unit @ terrace

1/4" = 1'-0"



typical 2 bedroom unit

1/4" = 1'-0"

NOT FOR CONSTRUCTION

**erstad ARCHITECTS, PA**  
 301 N. Shoreline, Leesport, PA 17032  
 phone: (717) 331-1801 fax: (717) 331-1803 www.erstadarchitects.com

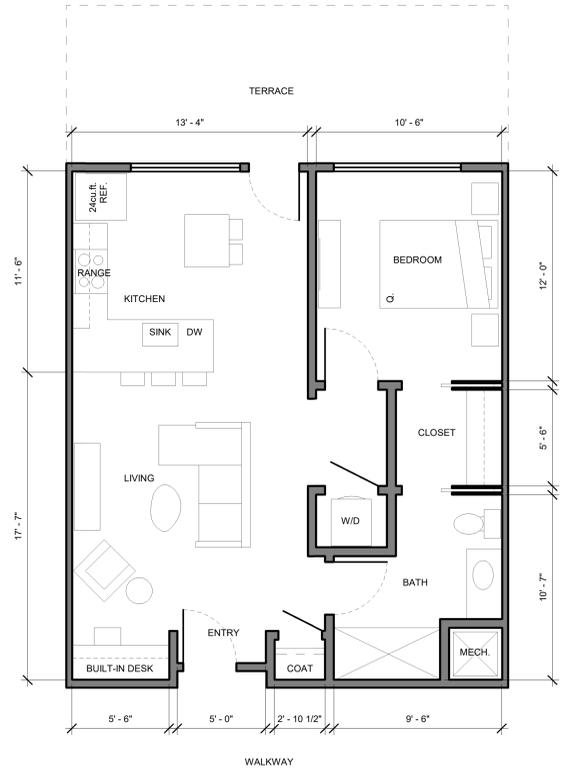
This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
 garden city, ID

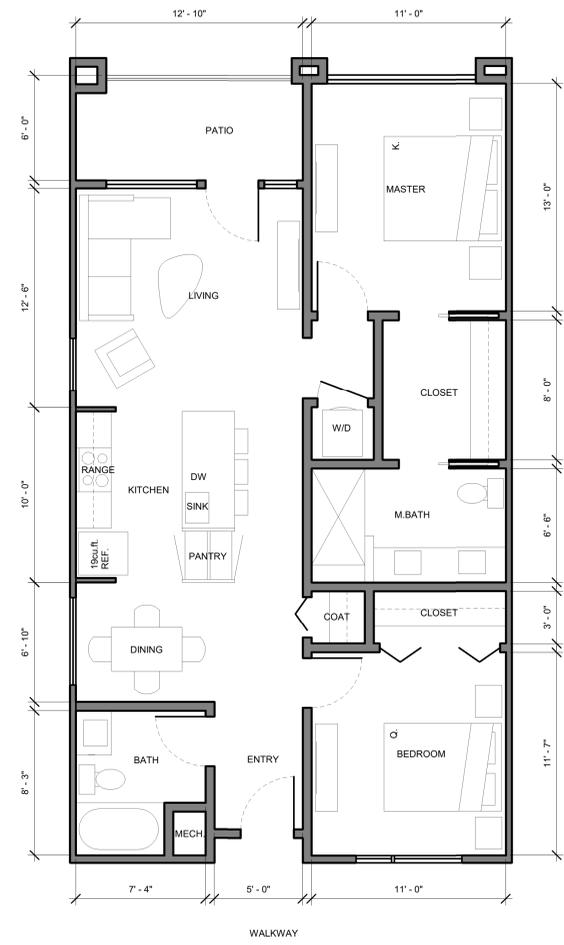
revision:  
 no. desc. date

project: 190503  
 date: 11.07.19  
**design review application**

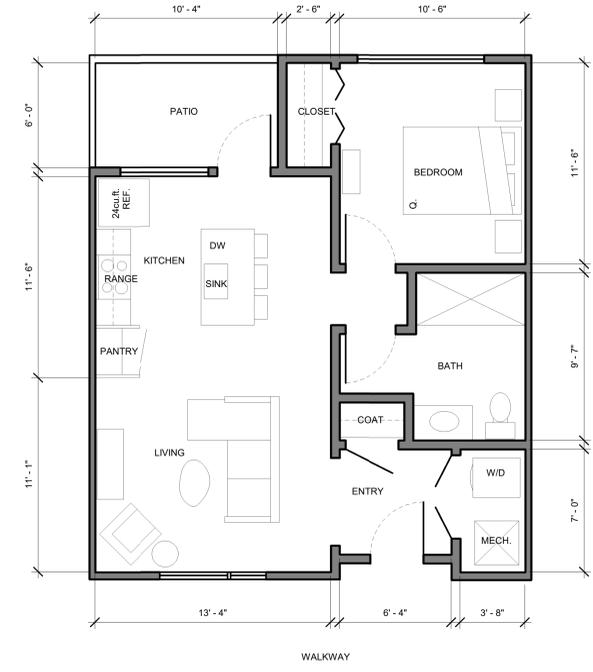
406 place unit plans  
**A5.3**



1 bedroom plus unit  
 1/4" = 1'-0"



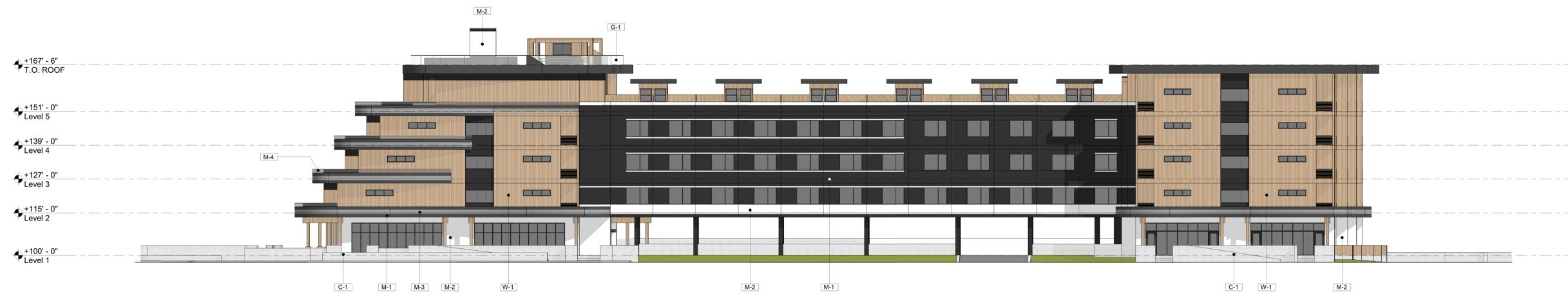
2 bedroom unit  
 1/4" = 1'-0"



1 bedroom unit  
 1/4" = 1'-0"

NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA  
 301 N. Shoreline, Leesport, PA 19526  
 phone: (610) 331-5501 fax: 331-5505 www.erstadarchitects.com



2 west elevation

1/16" = 1'-0"



1 north elevation

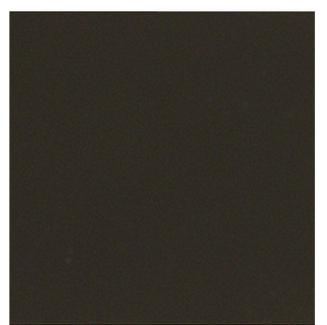
1/16" = 1'-0"

MATERIALS LEGEND



W-1

VERTICAL NONCOMBUSTIBLE WOOD TONE COMPOSITE PANELS - LIGHT BLONDE



M-1

DARK BRONZE METAL PANEL



M-2

WHITE METAL PANEL SYSTEM



M-3

GREY METAL RAILING PANELS

M-4

WHITE METAL RAILINGS

C-1

CONCRETE PLANTERS

G-1

GLASS RAILING

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk  
 garden city, ID

revision:		
no.	desc.	date

project: 190503  
 date: 11.07.19

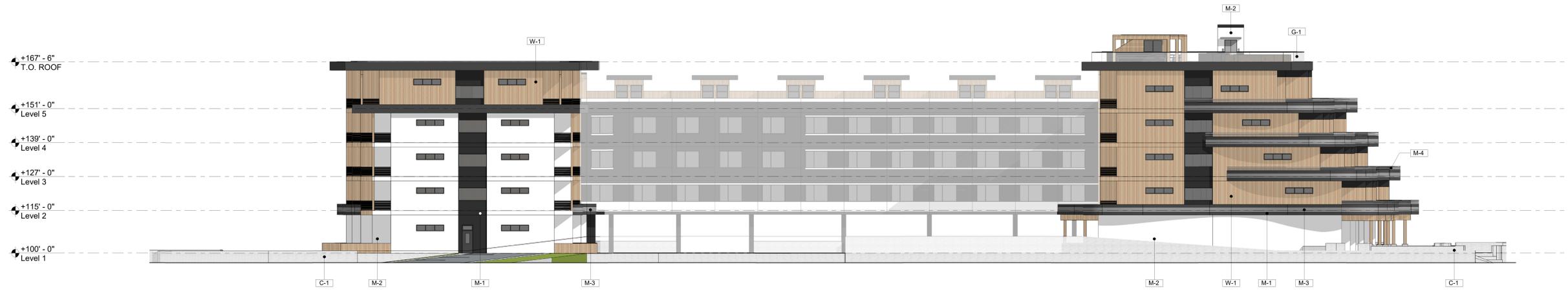
design review application

boardwalk elevations

A6.1

NOT FOR CONSTRUCTION

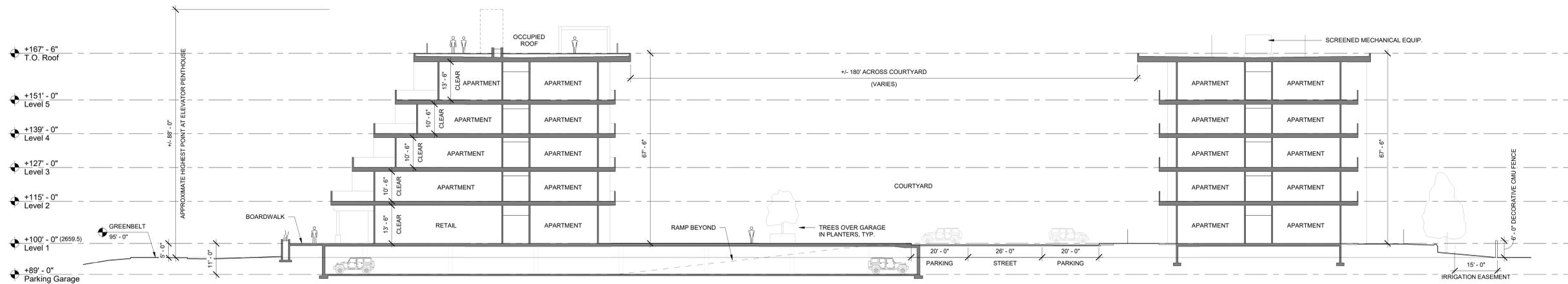
erstad ARCHITECTS, PA  
 301 N. Shoreline, Suite 33702  
 Philadelphia, PA 19104  
 phone: (215) 381-1801 fax: 315-553 www.erstadarchitects.com



3 east elevation  
 1/16" = 1'-0"



2 south elevation  
 1/16" = 1'-0"



boardwalk building N-S section  
 1/16" = 1'-0"

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk  
 garden city, ID

no.	desc.	date

project: 190503  
 date: 11.07.19  
 design review application

boardwalk elevations + sections  
**A6.2**



private roof decks



north / greenbelt elevation



aerial view from northeast



view from northwest showing boardwalk activity



street view at 41st street



aerial view from southeast

NOT FOR CONSTRUCTION


**erstad ARCHITECTS, PA**  
 301 N. Shoreline, Suite 33702  
 Philadelphia, PA 19104  
 phone: (215) 381-1801 fax: 315-5533 www.erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
 garden city, ID

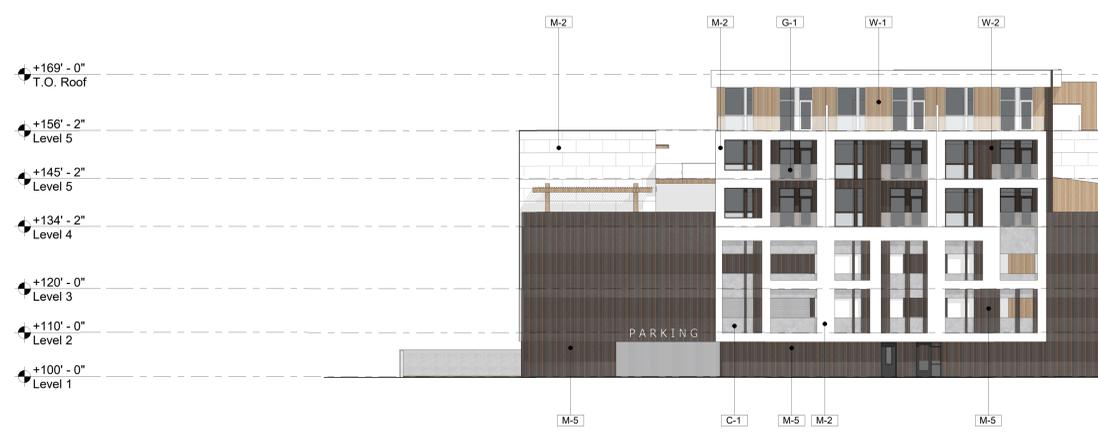
revision:		
no.	desc.	date

project: 190503  
 date: 11.07.19  
**design review application**

**boardwalk perspectives**  
**A6.3**

NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA  
 301 N. Shoreline, Suite 33702  
 Philadelphia, PA 19104  
 phone: (215) 381-1501 fax: 315-553 www.erstadarchitects.com



406 place east elevation  
 1/16" = 1'-0"



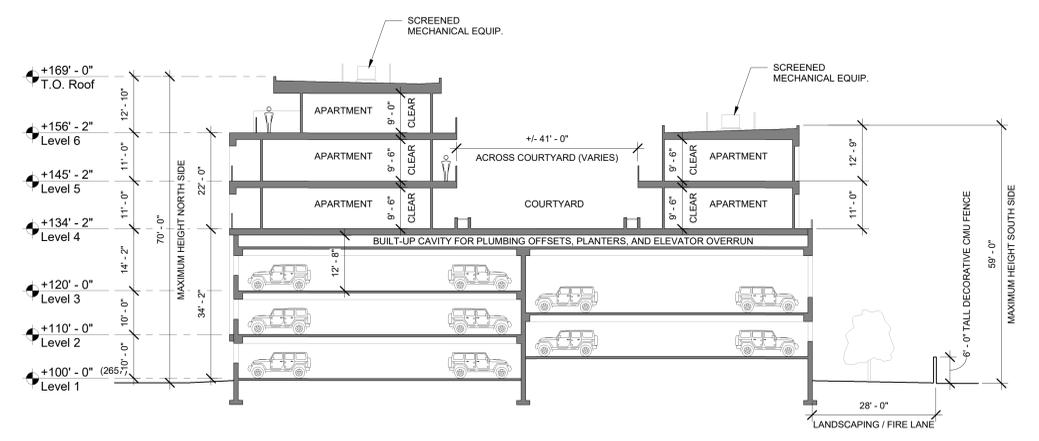
406 place south elevation  
 1/16" = 1'-0"



406 place west elevation  
 1/16" = 1'-0"

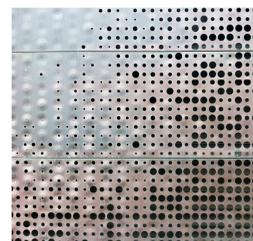
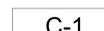


406 place north elevation  
 1/16" = 1'-0"



406 place N-S section  
 1/16" = 1'-0"

### MATERIALS LEGEND

			
<b>W-1</b>	<b>W-2</b>	<b>M-2</b>	<b>M-5</b>
VERTICAL NONCOMBUSTIBLE WOOD TONE COMPOSITE PANELS - LIGHT BLONDE	VERTICAL NONCOMBUSTIBLE WOOD TONE FIBER CEMENT PANELS - ROASTED WALNUT	WHITE METAL PANEL SYSTEM	PERFORATED METAL PANEL SYSTEM PATTERNED, VARIABLE PERFORATIONS
			
<b>G-1</b>	<b>C-1</b>	<b>M-4</b>	
GLASS RAILING	CONCRETE	WHITE METAL RAILINGS	

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk  
 garden city, ID

revision:		
no.	desc.	date

project: 190503  
 date: 11.07.19  
**design review application**

**406 place elevations + sections**  
**A6.4**



north elevation



aerial view from northwest



aerial view from northeast



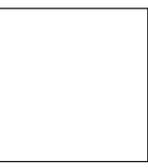
pedestrian view from 40th street



interior courtyard

NOT FOR  
CONSTRUCTION

**erstad ARCHITECTS, PA**  
301 N. Shoreline, Leesport, PA 19359  
phone: (610) 331-1801 fax: 331-1803 www.erstadarchitects.com



This document is the property of Erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of Erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
garden city, ID

revision:	no.	desc.	date

project: 190503  
date: 11.07.19  
**design review application**

**406 place perspectives**  
**A6.5**



hotel east elevation

1/16" = 1'-0"



hotel west elevation

1/16" = 1'-0"



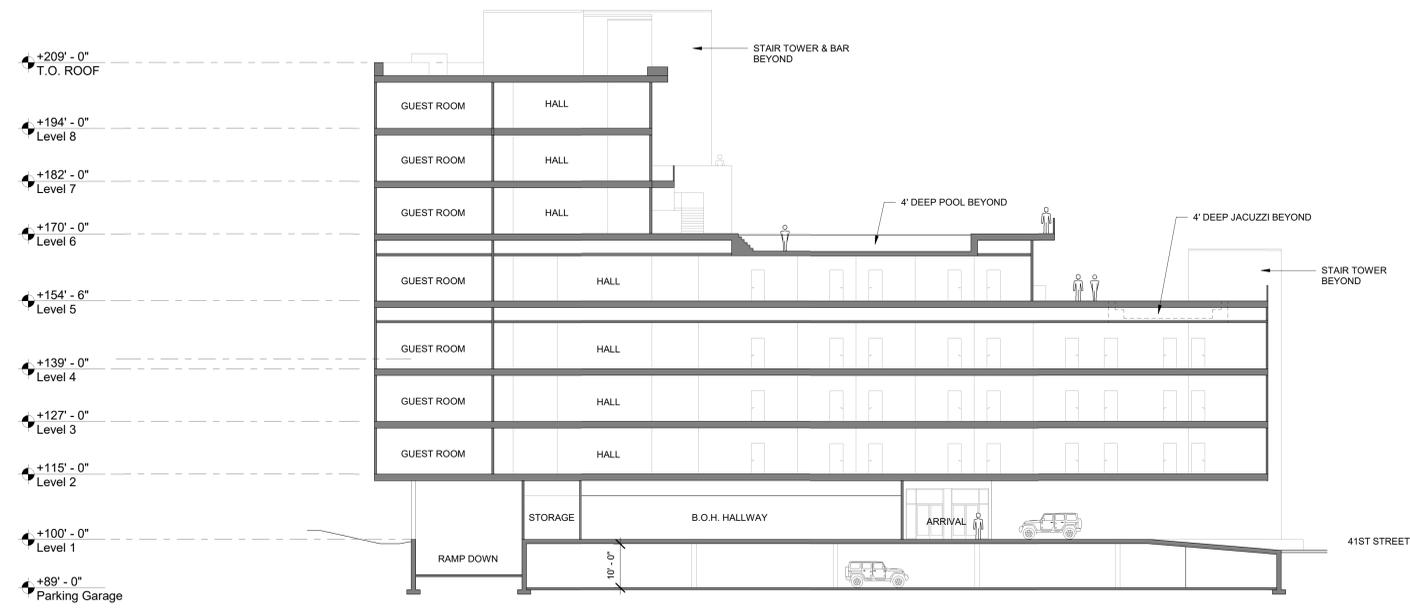
hotel south elevation

1/16" = 1'-0"



hotel north elevation

1/16" = 1'-0"



hotel E-W section

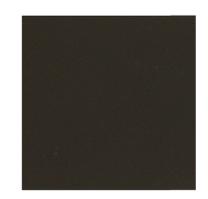
1/16" = 1'-0"

MATERIALS LEGEND



W-1

VERTICAL NONCOMBUSTIBLE WOOD TONE COMPOSITE PANELS - LIGHT BLONDE



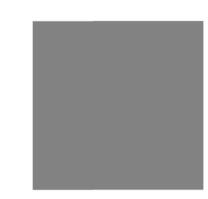
M-1

DARK BRONZE METAL PANEL



M-2

WHITE METAL PANEL SYSTEM



M-3

GREY METAL RAILING PANELS

C-1

CONCRETE PLANTERS

M-4

WHITE METAL RAILINGS

NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA  
301 N. 3rd Street, Suite 3302  
Philadelphia, PA 19106  
phone: (215) 381-1801 fax: 315-553 www.erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk  
garden city, ID

revision:  
no. desc. date

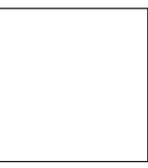
project: 190503  
date: 11.07.19

design review application

hotel elevations + sections  
**A6.6**

NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA  
301 N. Shoreline, Leesville, SC 29556  
phone: (252) 331-1801 fax: 331-1803 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
garden city, ID

revision:		
no.	desc.	date

project: 190503  
date: 11.07.19  
**design review application**

**hotel perspectives**  
**A6.7**



north / greenbelt elevation



street view at 41st street



view from northwest



street view from veterans memorial parkway



aerial from northeast

NOT FOR  
CONSTRUCTION

 **erstad ARCHITECTS, PA**  
301 N. Shoreline, Boise, Idaho 83702  
phone: (208) 333-1881 fax: 331-5633 www.erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
garden city, ID

revision:		
no.	desc.	date

project: 190503  
date: 11.07.19  
**design review application**

**renderings**  
**A7.0**



the boardwalk from 41st street and the greenbelt

NOT FOR  
CONSTRUCTION

**erstad ARCHITECTS, PA**  
301 N. Shoreline, Boise, Idaho 83702  
phone: (208) 333-1801 fax: 331-5533 www.erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

**the boardwalk**  
garden city, ID

revision:	no.	desc.	date

project: 190503  
date: 11.07.19

**design  
review  
application**

**renderings**  
**A7.1**



view of the boardwalk and greenbelt from the 9th floor of the boardwalk hotel