



DESIGN REVIEW		
Permit info: DSRFY2020-17		
Application Date: 05/21/2020	Rec'd by: ES	
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> Chad Weltzin	<b>Name:</b>
<b>Company:</b> Erstad Architects	<b>Company:</b> Vida Properties, an Idaho LP
<b>Address:</b> 310 N. 5th Street	<b>Address:</b> 750 W. Bannock Street #1743
<b>City:</b> Boise	<b>City:</b> Boise
<b>State:</b> ID <b>Zip:</b> 83702	<b>State:</b> ID <b>Zip:</b> 83702
<b>Tel.:</b> 208-331-9031	<b>Tel.:</b>
<b>E-mail:</b> cweltzin@erstadarchitects.com	<b>E-mail:</b> mike@vidaprop.com

**PROPERTY AND DESIGN INFORMATION**

This application is a request to:       Construct New     Addition     Subdivision

<b>Site Address:</b> 411 E. 43rd Street		
<b>Subdivision Name:</b> Fairview Acres Sub #3	<b>Lot:</b> Multiple	<b>Block:</b> 17
<b>Tax Parcel Number:</b> R2734521516	<b>Zoning:</b> R-3 and C-2	<b>Total Acres:</b> 2.04
<b>Proposed Use:</b> Multi-Family Housing (apartments)	<b>Floodplain:</b> Yes	<b>No</b> (circled)

**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?

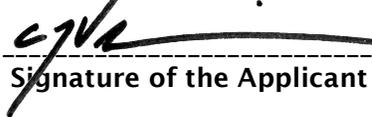
**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

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.

 2020-05-21  
Signature of the Applicant (date)

 2020-05-20  
Signature of the Owner (date) **May 20 2020**

**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 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> |   |
| <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
- N/A  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.
- N/A  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
- N/A  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:***

N/A  Location, elevations, and materials of proposed signage

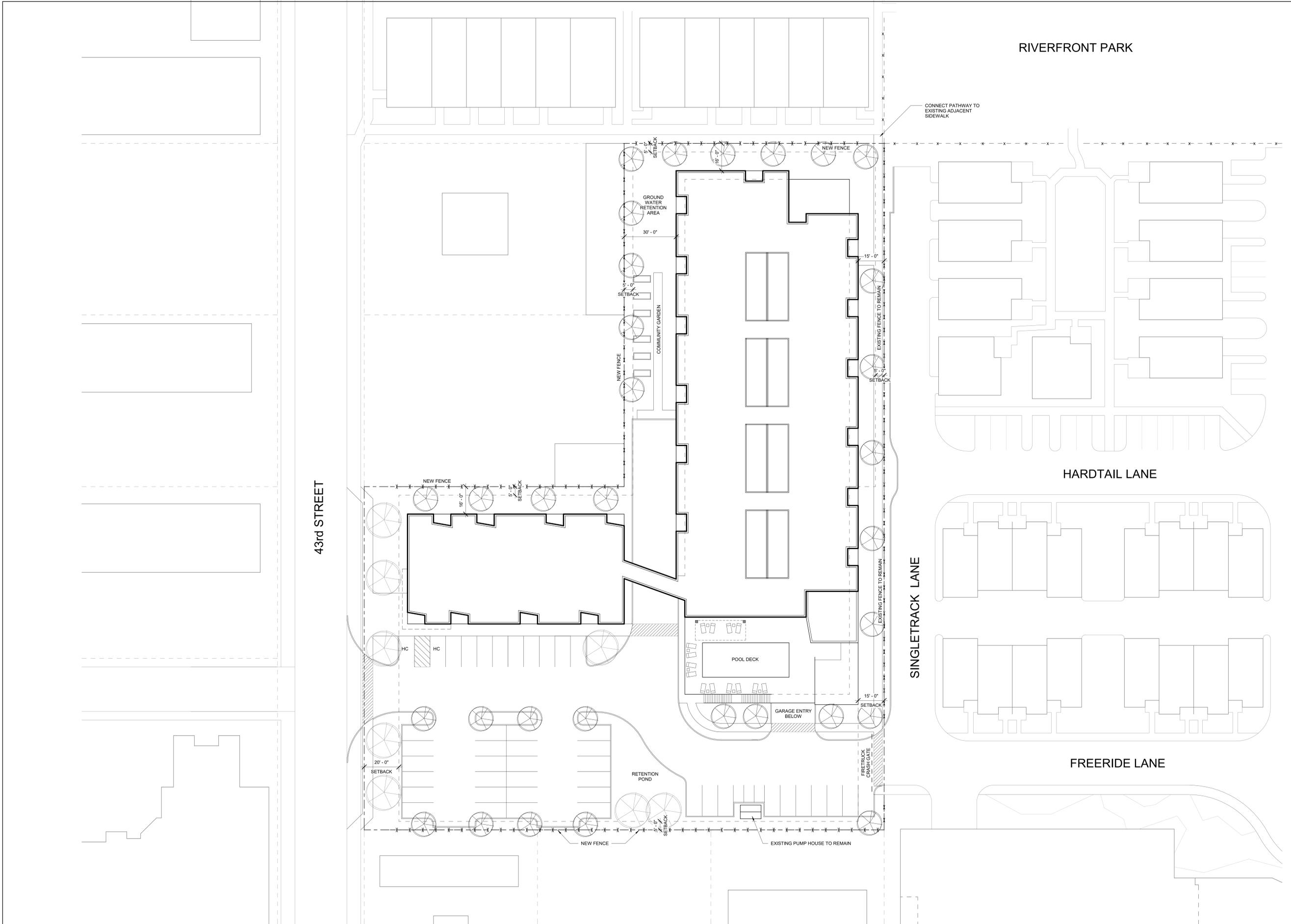
**INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:**

***\*Required if irrigation canal/irrigation ditch runs through property or along property lines:***

N/A  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.



NOT FOR CONSTRUCTION


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

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**dee mar apartments**  
 411 e 43rd street, garden city

revision:		
no.	desc.	date

project: 200204  
 date: 05.21.2020  
 drawn: cm  
 checked: cw

**design review**

**architectural site plan**  
**a1.11**

TRUE NORTH PROJECT NORTH  

**Site & Landscape Plan**  
 1" = 20'-0"



# ABILITY TO SERVE REQUEST

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

6015 Glenwood Street ■ Garden City, Idaho 83714 ■ Phone 208/472-2921 ■ Fax 208/472-2996

**CONTACT INFORMATION:**  
 Company: erstad Architects Name: Chad Weltzin E-mail: cweltzin@erstadarchitects.com  
 Address: 310 n 5th street City: Boise State: ID Zip: 83702  
 Office Phone: 208.331.9031 Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

**SITE INFORMATION** Dee Mar Apartments: a multi-family housing project location at 43rd street. Composed of  
**Project Description** 91 units with a leasing office, fitness center, and community lounge.  
 Project Street # 411 Street Name: E 43rd Street  
 Subdivision: Fairview Acres Sub 3 Lot: 31-32 Block: 17 Parcel # R2734521516

Number of Units 91  
 Water Service Connection: 5/8"  1"  1.5"  2"  3"  4"  6"  N/A  TBD  
 Sewer Connection Y  N   
 Fire Suppression Service Connection to City Main: 4" Sprinkler 6" Sprinkler 8" Sprinkler  
Hydrant TBD

FOR NEW COMMERCIAL / TI COMMERCIAL PROJECTS ONLY						
Fixtures:	Number of Existing	Number of New	Fixtures:	Number of Existing	Number of New	Restaurants
Bathtub or Combination Bath/Shower			Sinks/Bar			<i>Please provide square footage area for all seating:</i>
3/4" Bathtub Fill Valve			Sinks/Clinic Faucet			
Bidet			Sinks/Clinic Flushometer Valve with or without faucet			Indoor
Clothes washer			Sinks/Special Purpose 1-1/2"			Outdoor
Dental Unit, cuspidor			Sinks/Special Purpose 2"			Bar
Dishwasher, domestic			Sinks/Special Purpose 3"			Banquet
Drinking Fountain or Watercooler			Sinks/Kitchen, domestic			Other
Food-Waste-Grinder, commercial			Sinks/Laundry			
Floor Drain			Sinks/Service or Mop Basin			
Hose Bibb			Sinks/Washup, each set of faucets			
Hose Bibb, each additional			Sinks/Service, flushing rim 3"			
Shower, single-head trap			Washfountain			
Multi-head, each additional			Urinal, 1.0 GPF or greater than 1.0 GPF			
Lavatory			Washfountain, circular spray			
Lavatory, in sets of two or three			Water Closet, 1.6 GPF Gravity Tank/Flushometer Tank/Flushometer Valve			
Lawn Sprinkler, each head			Water Closet, greater than 1.6 GPF Gravity Tank/Flushometer Valve			

The applicant is responsible to **submit 2 copies and a digital copy** of the following information for Ability To Serve Letter:

1. Fire system description & copy of approval from fire department.
2. Site plan
3. Sewer line connection or addition description-detail.
4. Fire Flow Letter

The submittal of the above information does not guarantee that an "Ability to Serve" letter will be issued. Public Works shall conduct a review of the submitted information. There may be a request for additional information as necessary. Please contact Garden City Public Works with further questions.

Applicants Signature:  DATE: 05-19-2020



# ABILITY TO SERVE REQUEST

Permit info: ATSFY2020-18  
 Application Date: 5/21/2020 Rec'd by: ES  
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, Idaho 83714 ▪ Phone 208/472-2921 ▪ Fax 208/472-2996

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 Company: erstad Architects Name: Chad Weltzin E-mail: cweltzin@erstadarchitects.com  
 Address: 310 n 5th street City: Boise State: ID Zip: 83702  
 Office Phone: 208.331.9031 Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

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Bidet			Sinks/Clinic Flushometer Valve with or without faucet			Indoor
Clothes washer			Sinks/Special Purpose 1-1/2"			Outdoor
Dental Unit, cuspidor			Sinks/Special Purpose 2"			Bar
Dishwasher, domestic			Sinks/Special Purpose 3"			Banquet
Drinking Fountain or Watercooler			Sinks/Kitchen, domestic			Other
Food-Waste-Grinder, commercial			Sinks/Laundry			
Floor Drain			Sinks/Service or Mop Basin			
Hose Bibb			Sinks/Washup, each set of faucets			
Hose Bibb, each additional			Sinks/Service, flushing rim 3"			
Shower, single-head trap			Washfountain			
Multi-head, each additional			Urinal, 1.0 GPF or greater than 1.0 GPF			
Lavatory			Washfountain, circular spray			
Lavatory, in sets of two or three			Water Closet, 1.6 GPF Gravity Tank/Flushometer Tank/Flushometer Valve			
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Applicants Signature:  DATE: 05-19-2020

## Chad Weltzin

---

**From:** Courtney Matranga  
**Sent:** Tuesday, May 19, 2020 11:32 AM  
**To:** building  
**Cc:** Chad Weltzin  
**Subject:** 411 e 43rd Street - Dee Mar Apartments - Ability to Serve Request + Fire Flow Request  
**Attachments:** Ability\_to\_Serve\_Request.pdf; Form Request to Obtain Fire Flow Test.pdf; Ability to Serve Site Plan.pdf; Neighborhood + Parcel Map.pdf

Good morning Elizabeth,

Attached are our Ability to Serve Request and Fire Flow Test forms for the Dee Mar Apartment project at 411 E 43<sup>rd</sup> Street. For the Ability to Serve I have also included a site plan and parcel map for reference. Please let me know if you need anything else in order to process these submittals!

Thank you and have a great day,

Courtney Matranga

**erstad ARCHITECTS**

310 N 5<sup>th</sup> Street

Boise, ID 83702

208.639.5813 direct / 208.331.9031 office

[courtney@erstadarchitects.com](mailto:courtney@erstadarchitects.com)

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Applicants Signature:  DATE: 05-19-2020



# Form Request to Obtain Fire Flow Test

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

6015 Glenwood Street ■ Garden City, Idaho 83714 ■ Phone 208/472-2900 ■ Fax 208/472-2996 ■  
 ■ Inspection Hotline Phone 208/472-2920 ■ WWW.Gardencityidaho.org ■

**Property Information:**

(Circle One): RESIDENTIAL / COMMERCIAL

Project Name Dee Mar Apartments Project Address: 411 e 43rd street, garden city

Parcel # R2734521516 Lot: 31-32 Block: 17 Subdivision: Fairview Acres Subdivision #3

**APPLICANT:**

Name: Chad Weltzin, erstad Architects

E-mail: cweltzin@erstadarchitects.com

Phone: 208.331.9031

Contact Cell: \_\_\_\_\_

Fax: \_\_\_\_\_

Address: 310 north 5th street

City, State, Zip: boise, id 83702

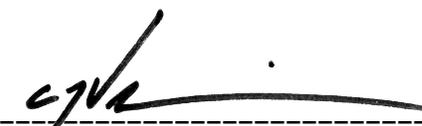
**Additional Information (CUP, DSR, SUB Tracking numbers, names etc.)**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

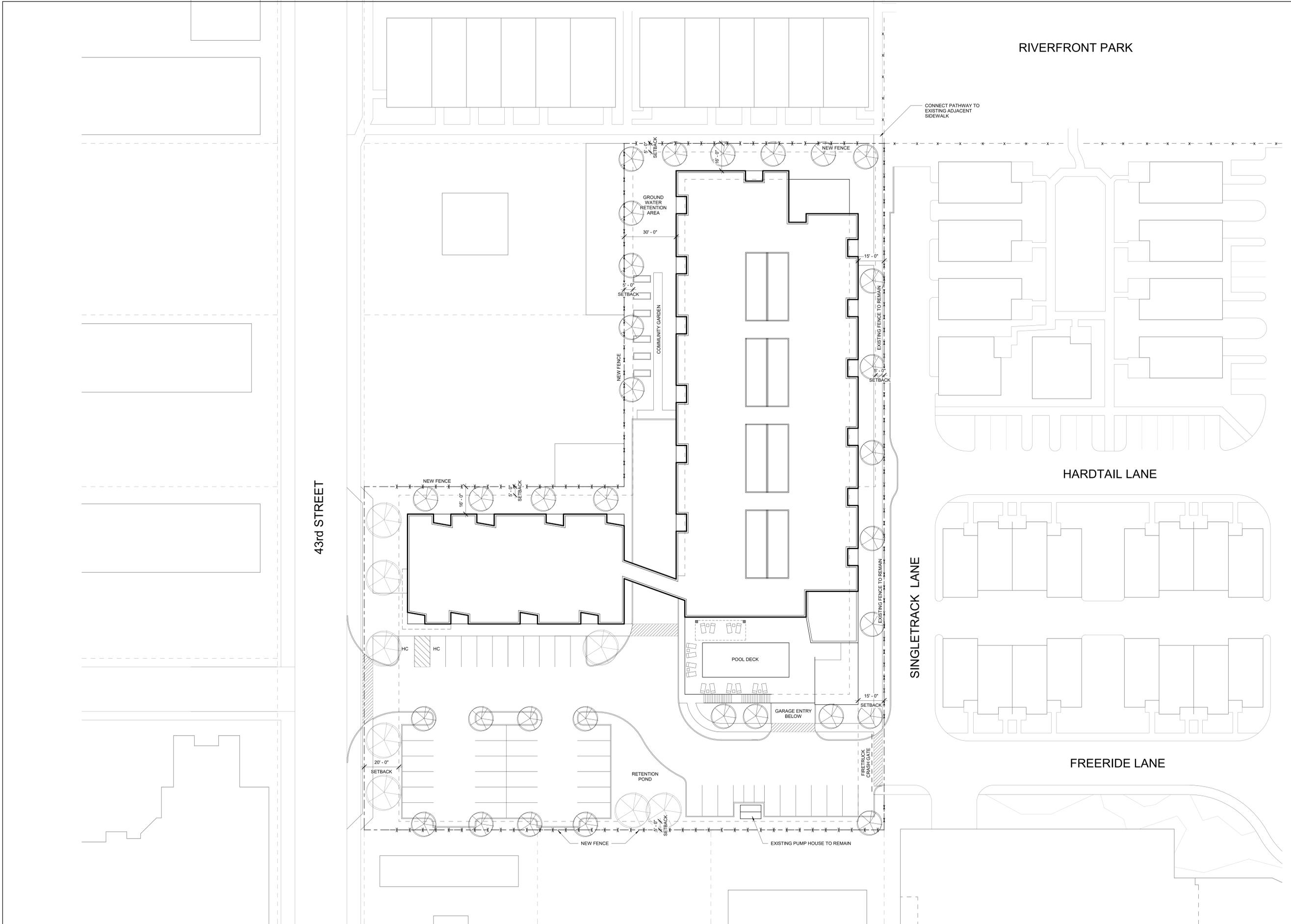
**Fees to Obtain Fire Flow:**

Water Observation

(See Fee Schedule)

APPLICANT'S SIGNATURE:  DATE: 05.19.2019

Note: per Public Works Water Division Policy and Procedure Fire Flow 12.15 - all fire flow requests will be processed within 14 business days.



NOT FOR CONSTRUCTION


**erstad ARCHITECTS, PA**  
 301 N. Shoreline, Leesport, PA 19524  
 phone: (610) 331-1801 fax: 331-1803 www.erstadarchitects.com

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**dee mar apartments**  
 411 e 43rd street, garden city

revision:	no.	desc.	date

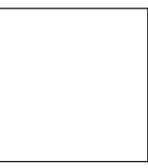
project: 200204  
 date: 05.21.2020  
 drawn: cm  
 checked: cw  
**design review**

**architectural site plan**  
**a1.11**

TRUE NORTH PROJECT NORTH  
**Site & Landscape Plan**  
 1" = 20'-0"



**erstad ARCHITECTS, PA**  
 3011 Sharnett Lane, Suite 33702  
 Philadelphia, PA 19154  
 phone: (215) 381-1801 fax: 315-553 www.erstadarchitects.com



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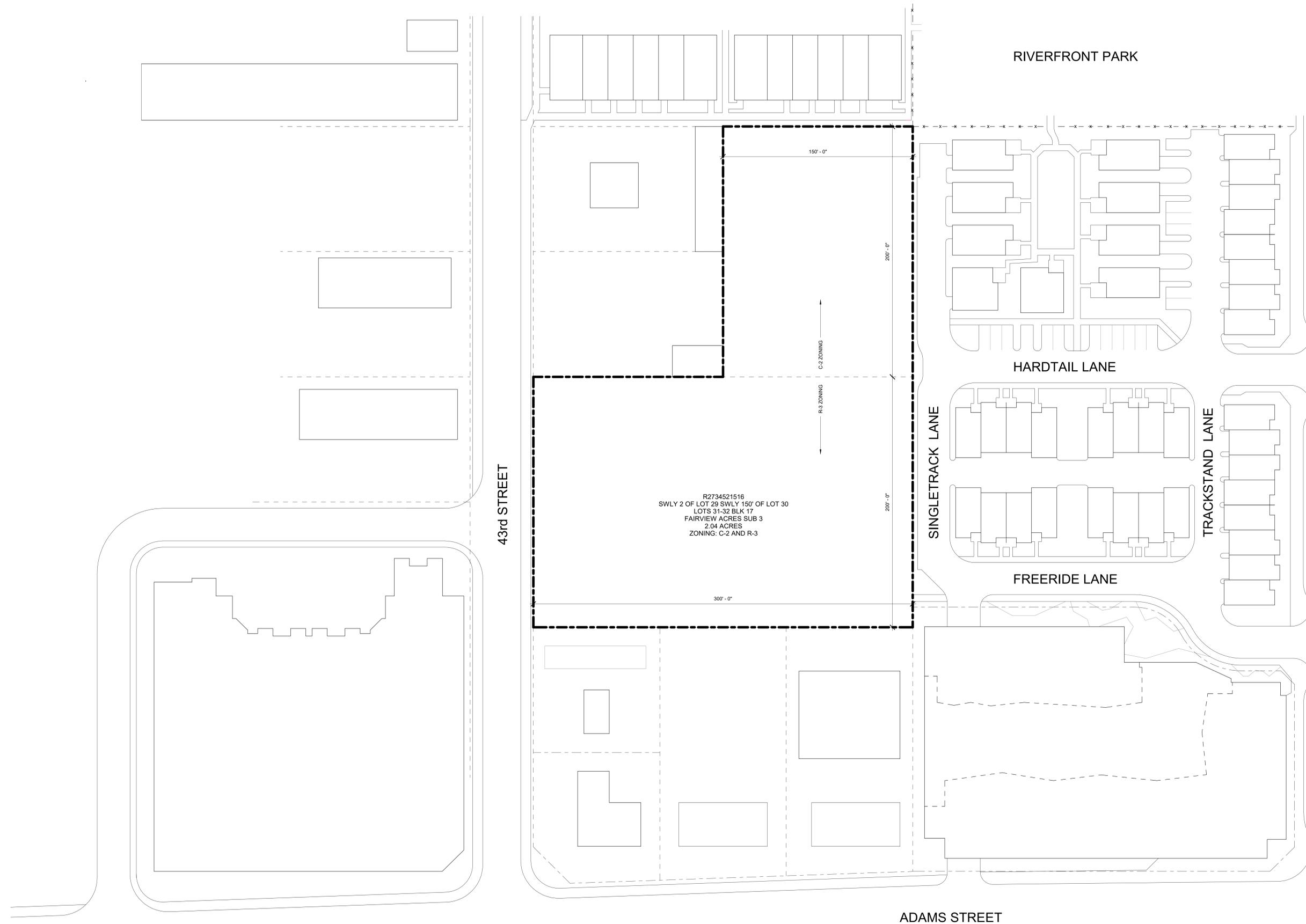
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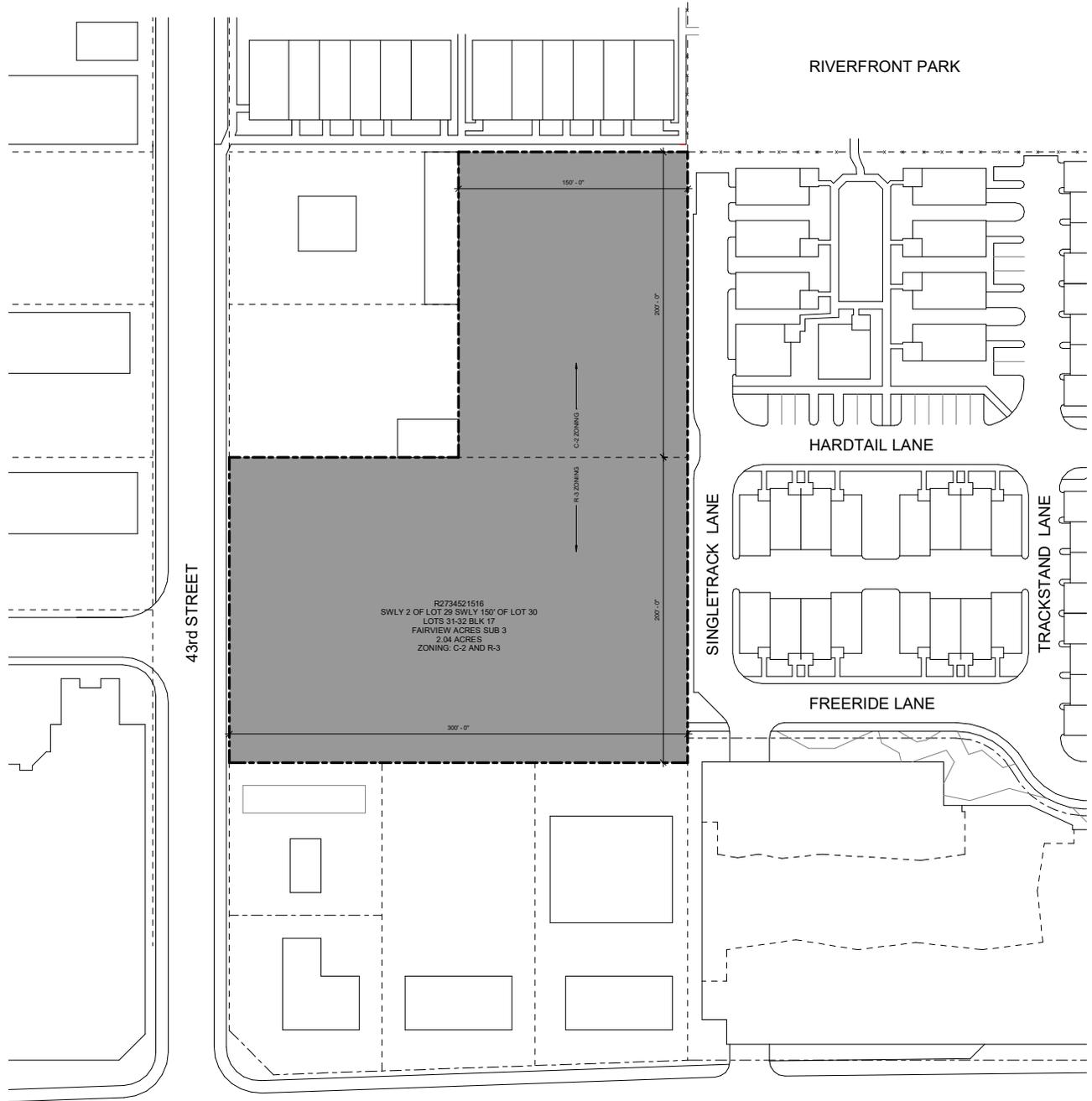
project: 200204  
 date: 05.21.2020  
 drawn: Author  
 checked: Checker

**design review**

**neighborhood + parcel map**  
**a0.02**







43rd STREET

RIVERFRONT PARK

HARDTAIL LANE

SINGLETRACK LANE

TRACKSTAND LANE

FREERIDE LANE

R2734521516  
SWLY 2 OF LOT 29 SWLY 150' OF LOT 30  
LOTS 31-32 BLK 17  
FAIRVIEW ACRES SUB 3  
2.04 ACRES  
ZONING: C-2 AND R-3

150'-0"

200'-0"

200'-0"

300'-0"

300'-0"

C-2 ZONING

R-3 ZONING

ADAMS STREET





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

*Dee Mar Apartments*  
*Multi-Family Housing Development*

**COMPLIANCE STATEMENT & STATEMENT OF INTENT**

2020-05-21

The proposed design for a five-story, ninety-unit apartment development complies with all aspects of the Garden City Municipal Code and Comprehensive Plan. In preparation for this application we have gotten productive feedback from Planning and Zoning, Fire, and other departments. We attended a staff pre-application meeting on May 6, and a Design Review Committee pre-application meeting on May 18, and have made modifications to accommodate the feedback we received during those meetings.

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, 5 provided):
  - a. Quality of Life Amenities: clubhouse space, fitness center, and enclosed bike storage
  - b. Open Space Amenities: Community garden / planting beds
  - c. Recreation Amenities: Swimming pool (hours will be limited to ensure noise impacts are avoided)
- 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. Directory/map: because this is really a singular building and not a complex of smaller buildings, we propose to provide a directory/map on the wall adjacent to the main arrival lobby. The lobby will be a welcoming focal point on the building corner and the first thing that will be visible upon entering the property, whether by car or on foot. Any first-time guests will need to enter at that location anyway to be permitted access into the building.

The structure is designed to appear as two buildings connected by a 3-level sky bridge. Both buildings have been designed with significant massing articulation and changes in materials, to compliment this eclectic neighborhood. The primary materials will be stucco, corrugated metal, and woodgrain fiber-cement panels (see elevations for further information).

The buildings have been designed with existing adjacent structures and uses in mind. Along every side, the buildings have been set back in excess of the requirements, and landscape screening will be provided. A 6-foot tall privacy fence will also be installed along all property lines (except 43<sup>rd</sup> Street) to help maintain privacy and prevent headlights from affecting

neighboring residences. Although the parking structure occupies the first and second stories of the larger building, the second story will have 42" tall solid guards to shield headlights at that level. At the north end of the building, where we come closest to pre-existing development, we have deliberately turned the apartment units so that none face to the north.

We intend to continue Freeride Lane through this site for fire access, providing gates at the property line between our property and that to the east. We are also providing multiple pedestrian paths through our site.

We are providing 100% of tenant parking inside the building (120 spaces for 90 apartments). The 45 guest parking spaces are provided on-site at the south end of the buildings. The project is also located within a quarter mile of 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.

All trash and recycling has been incorporated inside the buildings. We anticipate a split HVAC system, with screened condensing units on the roof. The location of some other HVAC and electrical equipment remains to be determined, but our intent is to provide screening per Garden City requirements.

We request a 5-year approval period instead of the usual 1-year, given the current economic uncertainties related to the Caronavirus pandemic.

Thank you for your consideration,



Chad Weltzin, AIA  
Erstad Architects



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</span>	Name:
Company: <span style="color: blue;">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;">750 W. Bannock Street #1743</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;">83702</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;">411 E. 43rd 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;">17</span>
Tax Parcel Number: <span style="color: blue;">R2734521516</span>	Zoning: <span style="color: blue;">R-3 and C-2</span>	Total Acres: <span style="color: blue;">2.04</span>
Proposed Use: <span style="color: blue;">Multi-Family Housing (apartments)</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?

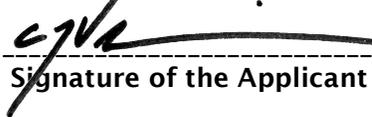
**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

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.

 2020-05-21  
Signature of the Applicant (date)

 2020-05-20  
Signature of the Owner (date) **May 20 2020**

**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 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> |   |
| <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
- N/A  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.
- N/A  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
- N/A  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:***

N/A  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:***

N/A  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.



# SUSTAINABILITY CHECKLIST

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

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

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

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

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

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

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

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

120/2=60

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

**Total Points Required for Project:** 6

**Total Points From Checklist** 69



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

*Dee Mar Apartments*  
*Multi-Family Housing Development*

**WAIVER REQUEST**

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

1. 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.

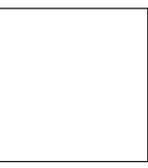
2. Scale of Topographic Survey

Standard requirement is for scale not less than 1"=20'. The topographic survey is included, but the scale is 1"=30' in order to show the entire site comprehensively.





**erstad ARCHITECTS, PA**  
 3011 Sharnett Lane, Suite 33702  
 Philadelphia, PA 19154  
 phone: (215) 381-1801 fax: 315-553 www.erstadarchitects.com



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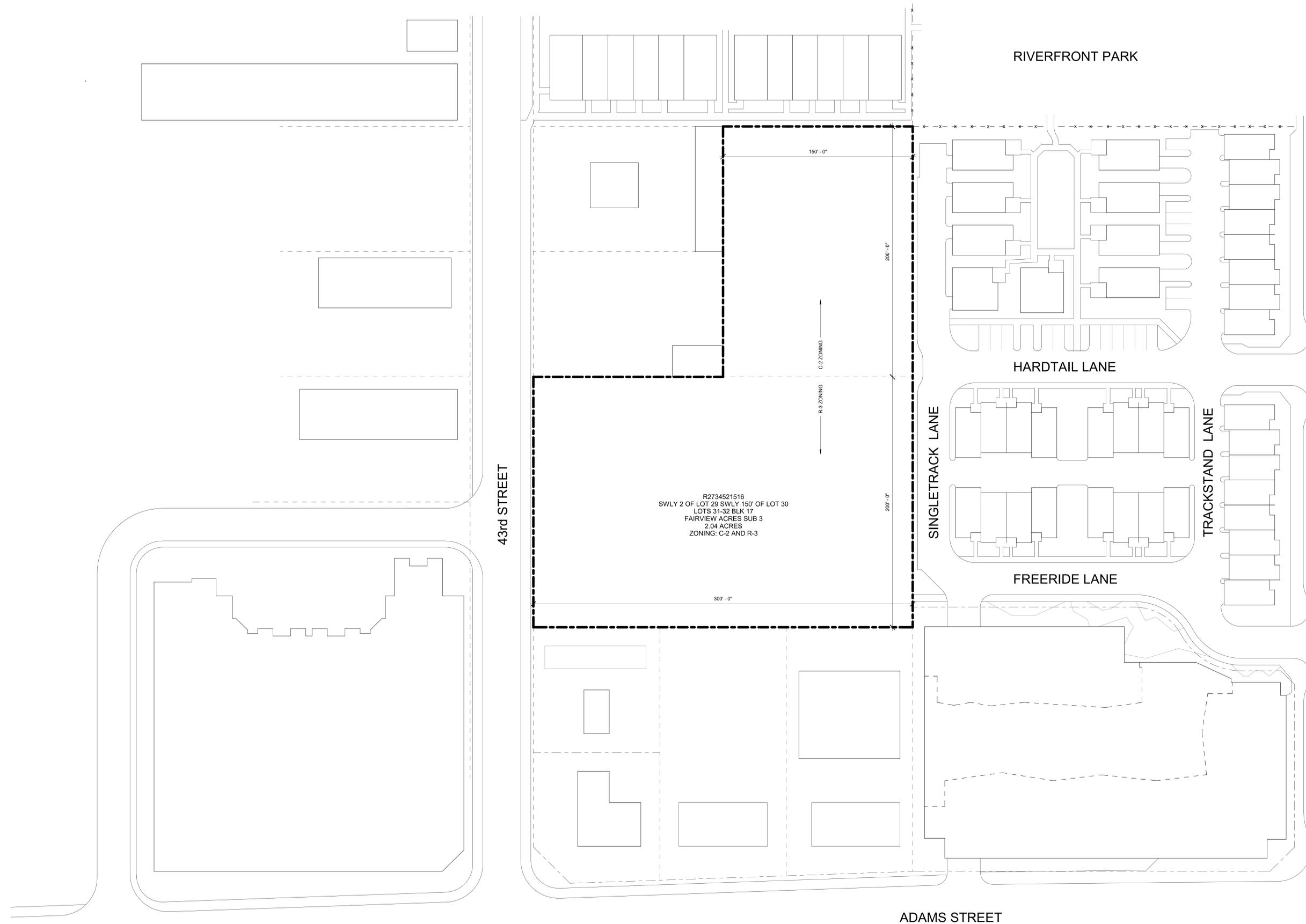
**dee mar apartments**  
 411 e 43rd street, garden city

revision:	no.	desc.	date

project: 200204  
 date: 05.21.2020  
 drawn: cm  
 checked: cw

**design review**

**neighborhood + parcel map**  
**a0.02**





erstad ARCHITECTS, PA  
 301 N. Shoshone, Boise, Idaho 83702  
 phone: (208) 333-1860 fax: 331-5533 www.erstadarchitects.com



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**dee mar apartments**  
 411 e 43rd street, garden city

revision:  
 no. desc. date

project: 200204  
 date: 05.21.2020  
 drawn:  
 checked:

design review

site survey

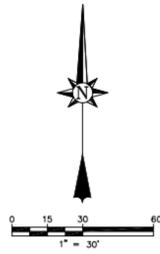
a0.03

**TOPOGRAPHIC MAP**

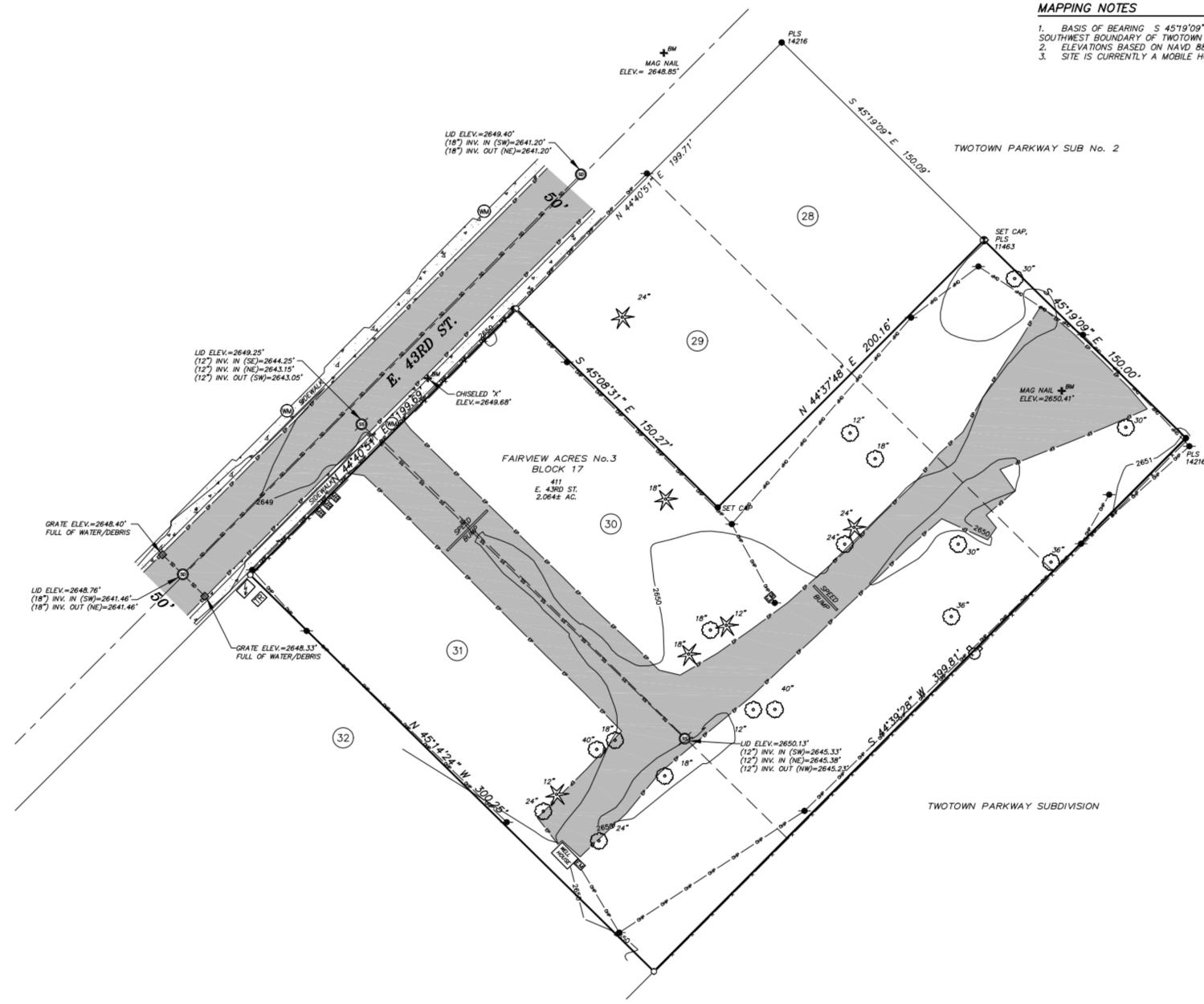
TOPOGRAPHIC MAP FOR VDA PROPERTIES  
 PORTIONS OF LOTS 29 & 30, AND ALL OF LOTS 31 & 32, OF FAIRVIEW ACRES No.3,  
 BOOK 11 OF PLATS, PAGE 617, ADA COUNTY RECORDS.  
 LYING WITHIN GOVERNMENT LOT B IN THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T.4N., R.2E., B.M.

**MAPPING NOTES**

1. BASIS OF BEARING S 45°19'09" E BETWEEN FOUND MONUMENTS ALONG THE SOUTHWEST BOUNDARY OF TWOTOWN PARKWAY SUB No. 2.
2. ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM.
3. SITE IS CURRENTLY A MOBILE HOME PARK. TRAILERS NOT SHOWN.



- LEGEND**
- BOUNDARY LINE
  - PARCEL LINE
  - CENTERLINE
  - - - FENCE
  - - - EDGE OF PAVEMENT
  - - - SANITARY SEWER
  - - - STORM DRAIN
  - - - OVERHEAD UTILITY
  - ▒ ASPHALT
  - ▒ CONCRETE
  - FOUND 5/8" IRON PIN, WITH PLASTIC CAP, AS NOTED
  - FOUND 1/2" IRON PIN, WITH PLASTIC CAP, AS NOTED
  - FOUND OR SET CONCRETE MAGNETIC COPPER CAP, AS NOTED
  - SET 5/8" IRON PIN, WITH ALUM. CAP, PLS 11463
  - ⊕ BENCH MARK
  - ⊕ ELECTRIC METER
  - ⊕ TELEPHONE RISER
  - ⊕ ELECTRICAL CABINET AND UTILITY VAULT
  - ⊕ MAIL BOX
  - ⊕ FIRE HYDRANT
  - ⊕ CATCH BASIN
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ STORM DRAIN MANHOLE
  - ⊕ WATER METER
  - ⊕ UTILITY POLE
  - ⊕ CONIFEROUS TREE
  - ⊕ DECIDUOUS TREE

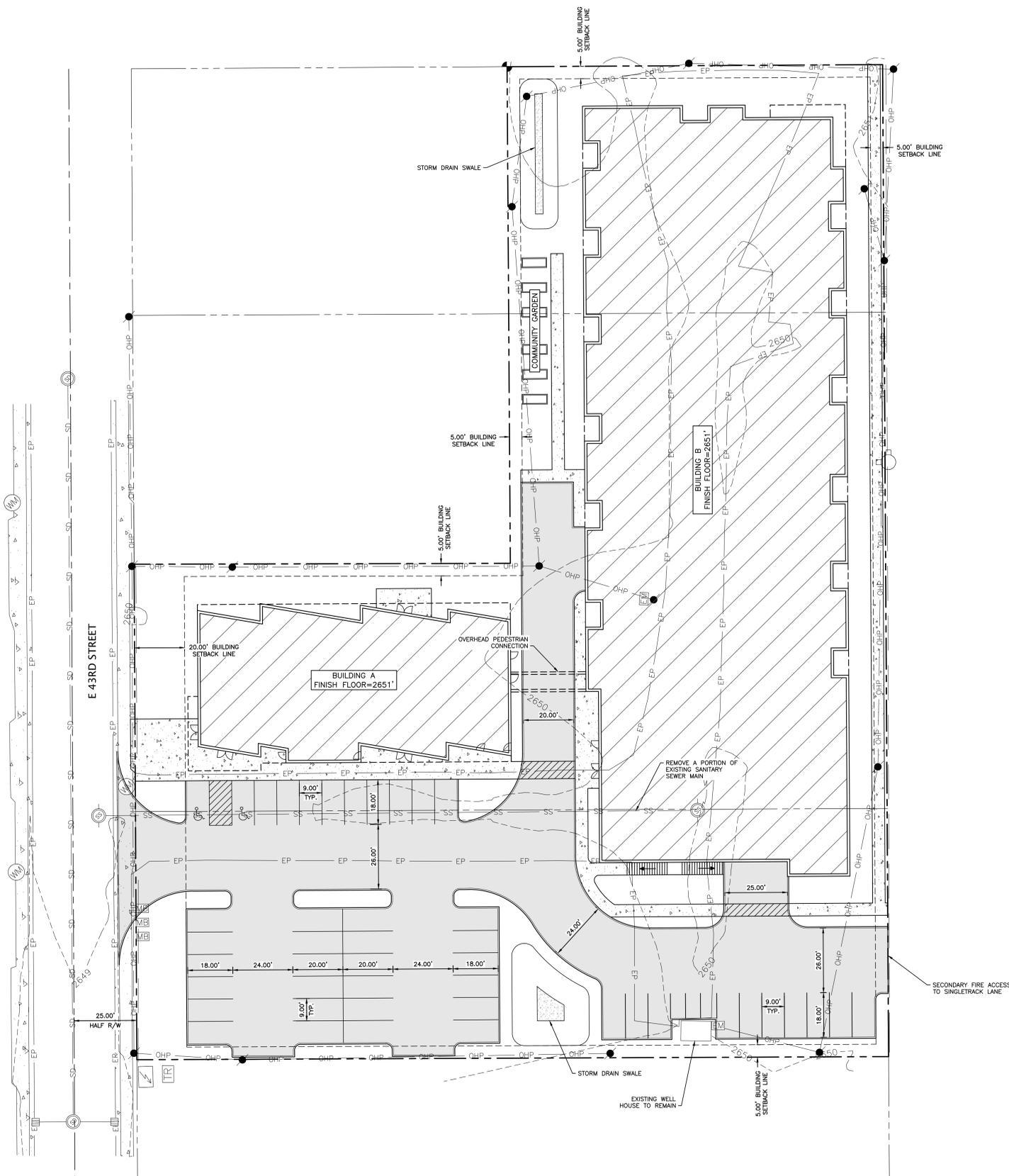


Nathan J. Dang  
 Nathan J. Dang,  
 P.L.S. 11463

**Accurate**  
*Surveying & Mapping*

1602 W. Hays St., Suite 306  
 Boise, Idaho 83702  
 (208) 488-4227  
 www accuratesurveyors.com

JOB NO. 20-159
DRAWN BY: PGL2
SHEET: 1 OF 1



**SITE DATA**

ADA COUNTY PARCEL #R2734521516  
 SITE AREA = ±2.04 ACRES

**NOTES**

1. THE EXISTING SIDEWALK ON E. 43RD STREET WILL BE REPLACED AS PART OF THIS PROJECT.
2. EXISTING SITE FEATURES WILL BE DEMOLISHED PRIOR TO BUILDING CONSTRUCTION.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB.



**erstad ARCHITECTS, PA**  
 311 N. 56th Street, Suite 3030  
 Phone: (208) 331-1501 Fax: (208) 331-5800 www.erstadarch.com

**CSW CIVIL SITE**  
 804 W. RICHMOND STREET  
 BOISE, ID 83706  
 PH: (208) 946-3874  
 cgraham@csweengineering.com

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**dee mar apartments**  
 411 e 43rd street, garden city

revision:	no.	desc.	date

project: 200204  
 date: 05.21.2020  
 drawn: cg  
 checked: cg

**design review**

dr site plan

**sp100**

# LANDSCAPE REQUIREMENTS

GARDEN CITY CODE: 8-41

## STREET BUFFER:

\*1 TREE PER FRONTAGE ADJACENT TO EACH STREET, AND ONE ADDITIONAL CLASS I TREE PER 50 LF

STREET NAME	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
43rd STREET	169	3 CLASS II / 2 CLASS I	4 CLASS II / 3 CLASS I

\*EXCLUDES CURB CUT & DRIVEWAY / NON-PLANTABLE SPACE

## PERIMETER BUFFER:

\*PERIMETER REQUIREMENTS ALONG PL BETWEEN CONFLICTING USES

10' WIDE BUFFER, 6'Hx6'W VEGETATIVE SCREEN  
\*1 TREE PER 15 LF, OR APPROPRIATE TO SPECIES

BUFFER LOCATION/LENGTH	ADJACENCY	TREES REQUIRED	TREES PROVIDED
NORTH A / 150 LF	COMMERCIAL	5 25'W	5
WEST / 77 LF (PLANTABLE)	COMMERCIAL	4 20'W	4*
NORTH B / 150 LF	RESIDENTIAL	5 25'W	5
EAST / 338 LF	RESIDENTIAL	22 15'W	19*
SOUTH / 300	RESIDENTIAL	8 40'W	8

\*WEST LENGTH REDUCED TO KEEP GARDEN VIABLE AND REDUCED PER CONCRETE  
\*EAST REDUCED PER PAVING, NO SHRUB HEDGE PER SIDEWALK LOCATION  
\*SOUTH PERIMETER MERGED WITH PARKING ISLAND PLANTERS DUE TO VIABLE PLANTING SPACE

## PARKING LOT:

\*1 TREE PER PARKING ISLAND/TERMINAL PLANTER

PLANTERS	TREES REQUIRED	TREES PROVIDED
12	12	12

## LANDSCAPE COVERAGE:

\*1 TREE PER 1000 SF OF REQUIRED LANDSCAPE AREA / 1 SHRUB PER 150 SF OF REQUIRED LANDSCAPE AREA  
\*90,000 SF AREA TOTAL / 5%: 4500 SF

\*LANDSCAPE AREAS SHALL BE 70% MINIMUM VEGETATIVE SHRUB COVERAGE AT MATURITY

AREA DESIGNATION	AREA	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
INTERNAL LANDSCAPING	4500	5 / 30	5/30+
SETBACK LANDSCAPING	3892	SEE ABOVE + FULL SHRUBS	***
FRONTAGE LANDSCAPING	2959	SEE ABOVE	***
PARKING LOT LANDSCAPING	2779	SEE ABOVE	***
DRAINAGE SWALE	1852	SEE ABOVE	***

## TREE MITIGATION:

\*NOTE MITIGATION SHALL BE EVALUATED BY CERTIFIED ARBORIST TO ENSURE THE ACCURATE MITIGATION  
\*\*THE PROVIDED NUMBERS BELOW & ON SHEET L101 ARE SUBJECT TO CHANGE BASED ON EVALUATION

MITIGATION REQUIRED	MITIGATION PROVIDED
102	72

\*1 ADDITIONAL INCH TO 56 REQUIRED TREES + 3 EXTRA INCHES FOR 6 EXTRA TREES  
\*REMAINING MITIGATION SHALL BE PAID INTO TREE FUND AS NEEDED

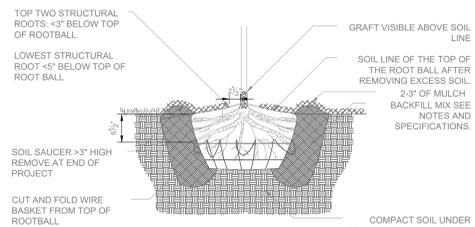
## MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.

# LANDSCAPE NOTES:

- REGULATIONS & STANDARDS
  - All contractor work shall be conducted in accordance with ISPPWC (Idaho Standard Public Works Construction), 2017 (or most recent published), and City of Garden City, ID codes, standards and state and local regulations.
- EXISTING CONDITIONS
  - All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
  - The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
  - See Engineer's plans for information about existing features.
  - Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
- GRADING & SITE PREPARATION
  - Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
  - All gravel overprep to be removed and disposed of off site.
  - Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
  - Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
  - Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
  - No pooling or standing water will be accepted per industry standards.
- SOILS
  - Lawn areas shall receive 12" min depth of screened topsoil.
  - All planter beds shall receive 18" min depth of screened topsoil.
  - Reuse of existing topsoil that has been stockpiled on site is permitted if:
    - Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
    - Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
    - Topsoil shall have a pH of 6.5 to 8.0.
    - If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
  - 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 and has a pH of 6.5-8.0.
  - Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade, 5" below adjacent surfaces.
  - Amend all new plantings with 2 parts topsoil, 1 part compost.
- LAWN AREAS
  - Sodded lawn to be tall turf-type fescue, or approved other.
  - Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
  - Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
  - Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
  - All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
  - Lawn adjacent to buildings structure shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
    - Install 3/8" chips or other approved gravel mulch type in row strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
  - Provide tree rings with a minimum 3" diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
- PLANTER BED MULCH
  - All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
- PLANTS
  - All plant material shall be installed per industry standards.
  - All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
  - All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
  - Trees and shrubs over 30" shall not be planted within clear vision triangles.
  - Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
- IRRIGATION
  - Irrigation system shall be built to the following specifications:
    - Adhere to city codes when connecting to city water.
    - All irrigation material to be new with manufacturers' warranty fully intact.
  - Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
    - Controller to have On/Off rain switch or rain shut off device that does not alter program.
    - 2-wire system to be installed per manufacturers recommendations, follow all manufacturer grounding and wire splice recommendations.
  - All remote control valves (including master control valve) to have flow control device.
    - 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.
      - All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
    - Use common trenching where possible.
    - All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
    - All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
    - Connect mainline to point of connection in approximate location shown on plan.
    - Contractor is responsible complying with all codes and paying all permits necessary.
    - Sprinkler heads shall have matched precipitation within each control circuit.
    - Velocities shall not exceed 5 feet per second.
    - All drip irrigation to be buried 2" below finished grade.
    - Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
    - Install all irrigation per irrigation drawings, utilize material specified or approved equal.
  - Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
  - If any discrepancies are found, then local codes shall prevail.
- CONTRACTOR RESPONSIBILITIES
  - Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
  - All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
  - Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20" scale are turned in and approved by owner's representative.
  - In the event of a discrepancy, notify the Landscape Architect immediately.

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

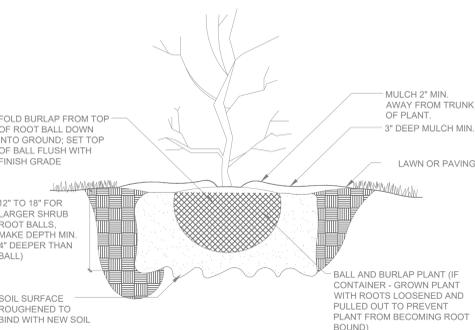


## 1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0"

3293-01

- 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 3" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

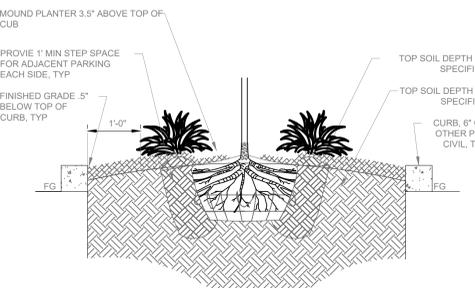


## 2 SHRUB PLANTING

1" = 1'-0"

329333-03

- NOTE: \*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS  
\*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS  
\*PLANTS & MULCH PER PLAN



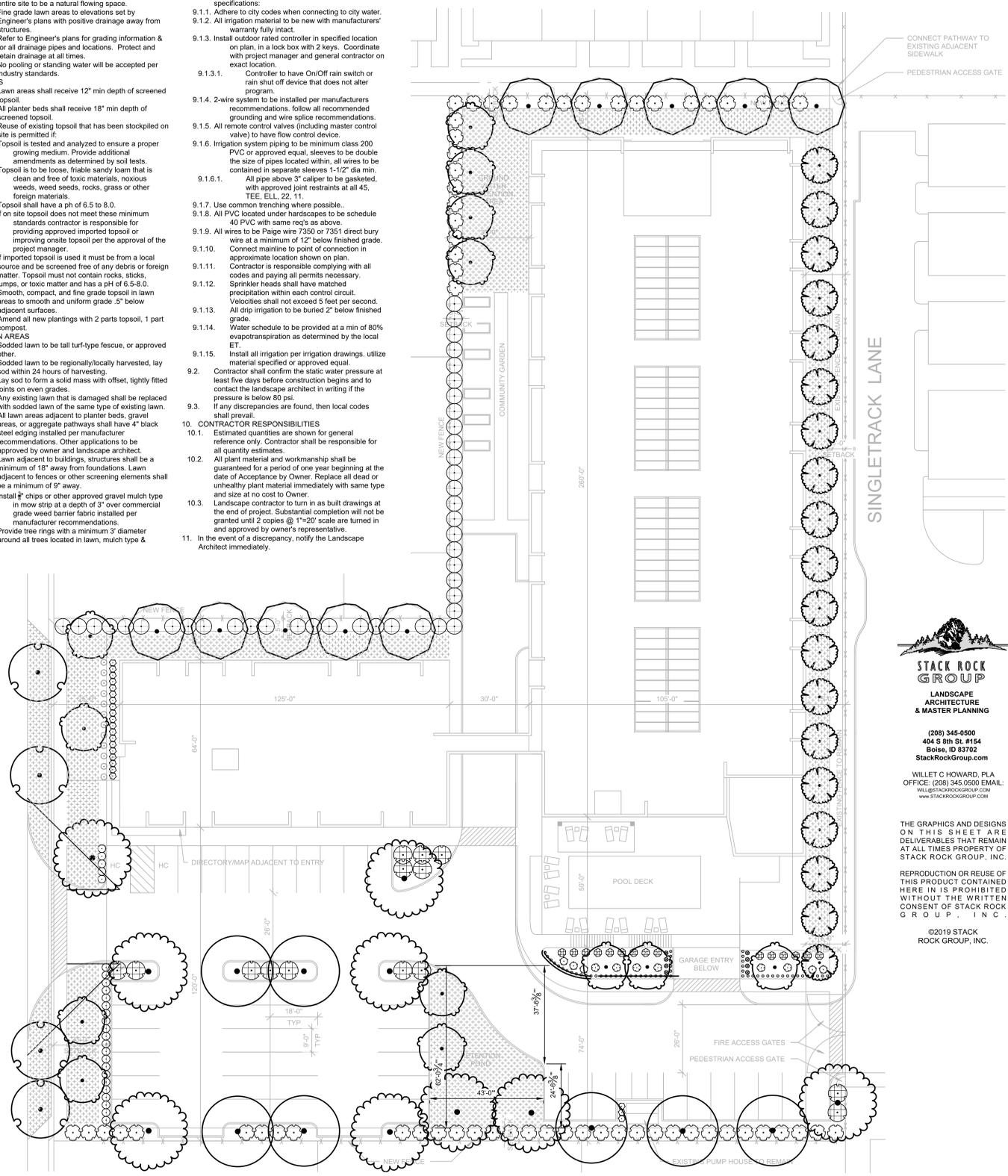
## 3 PLANTER ISLAND DETAIL

3/4" = 1'-0"

P-CO-01

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	Acer ginnata 'Flame' / Flame Amur Maple	B&B	3"	13	20'H x 20' W, CLASS I
	Acer platanoides 'Parkway' / Norway Maple	B&B	3"	10	25'H x 25' W, Class II
	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B&B	3"	19	15'W X 35'H, Class II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	3"	9	35'H x 35' W, CLASS II
	Tilia americana 'Sentry' / American Linden	B&B	3"	7	45' H x 30' W, Class II,
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	3"	4	35'H & 25' W Class II
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY	REMARKS
	Buddleja davidii 'Blue Chip' / Dwarf Butterfly Bush	5 gal		8	2'H x 2'W
	Caryopteris x clandonensis 'Worcester Gold' / Worcester Gold Bluebeard	5 gal		6	4'H x 4'W
	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	2 gal		26	4'H x 4'W
	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	5 gal		5	2.5'H x 4'W
	Euonymus fortunei 'Emerald n' Gold' TM / Wintercreeper	2 gal		15	2'H x 4'W
	Euonymus kiautschowicus 'Manhattan' / Manhattan Euonymus	2 gal		42	8'H x 6'W, TRIM TO 6' H
	Festuca glauca 'Elijah Blue' / Blue Fescue	1 gal		56	
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	1 gal		12	2.5'H x 3'W
	Ligustrum x vicaryi 'NCLX1' TM / Golden Ticket Privet	2 gal		61	8'H x 8'W, TRIM TO 6'H x 6'W
	Rhamnus frangula 'Fine Line' / Fine Line Buchthorn	2 gal		22	7'H x 3'W
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal		14	2.5'H x 6'W+
	LAWN - TALL TURF TYPE FESCUE (RTF IN BIOSWALE)				

43rd STREET



preliminary

Stack Rock Group, Inc.  
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**dee mar apartments**  
411 e 43rd street, garden city

STACK ROCK GROUP  
LANDSCAPE ARCHITECTURE & MASTER PLANNING

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StackRockGroup.com

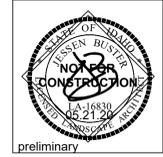
WILLET C HOWARD, PLA  
OFFICE: (208) 345.0500 EMAIL: [will@stackrockgroup.com](mailto:will@stackrockgroup.com)  
[www.stackrockgroup.com](http://www.stackrockgroup.com)

revision:  
no. desc. date

project: 200204  
date: 05.21.20  
drawn: jb  
checked: jb

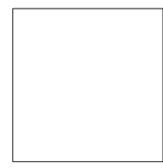
agency review

landscape plan  
**11.00**



preliminary

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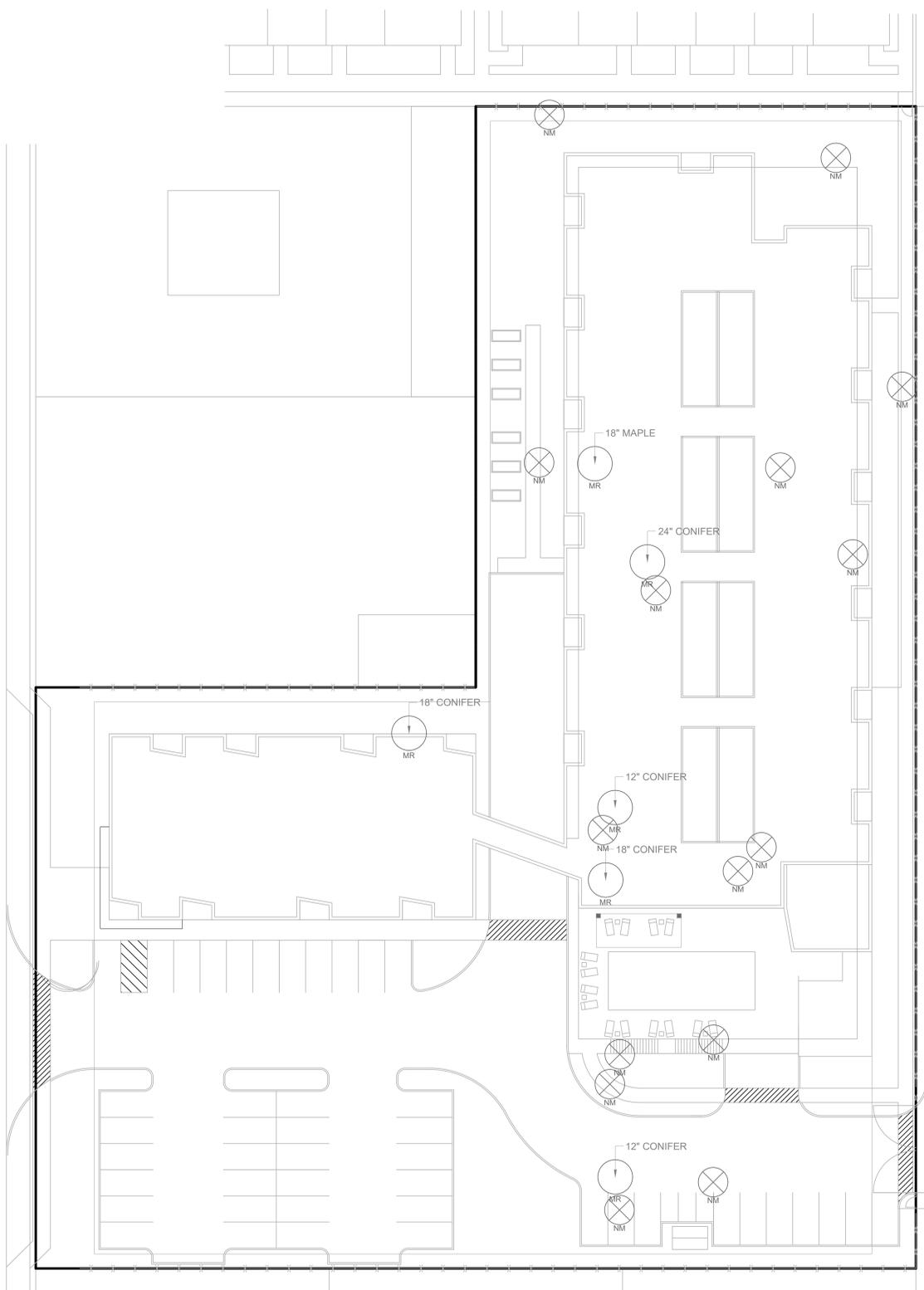
**Stack Rock Group**  
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no.	desc.	date

agency review

tree inventory & mitigation  
**11.01**



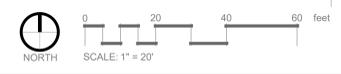
**TREE INVENTORY & MITIGATION**

GARDEN CITY CODE: 8-41  
NOTE TREES SHALL BE EVALUATED BY CERTIFIED ARBORIST TO ENSURE ACCURATE MITIGATION  
\*NUMBERS BELOW SUBJECT TO CHANGE BASED ON EVALUATION

EXISTING TREES TO BE MITIGATED:  
\*HEALTHY TREES WHICH ARE NOT WEED TREES OR  
\*DEAD-DYING-DISEASED-HAZARDOUS SHALL BE MITIGATED

TREE	SIZE (CAL IN)
• MAPLE	18
• CONIFER	24
• CONIFER	18
• CONIFER	12
• CONIFER	18
• CONIFER	12
• TOTAL:	102

- EXISTING DECIDUOUS TREE & CALIPER (IE 18" CALIPER)
- EXISTING CONIFER TREE & CALIPER (IE 18" CALIPER)
- MITIGATION REQUIRED
- MITIGATION NOT REQUIRED
- IE: EXISTING 18" CONIFER TO BE MITIGATED
- IE: EXISTING 18" DECIDUOUS, NO MITIGATION



**SITE AREAS:**

BUILDING FOOTPRINT: 39,850 SF  
 LANDSCAPING: 20,745 SF  
 ASPHALT: 24,020 SF  
 SIDEWALK: 5,385 SF

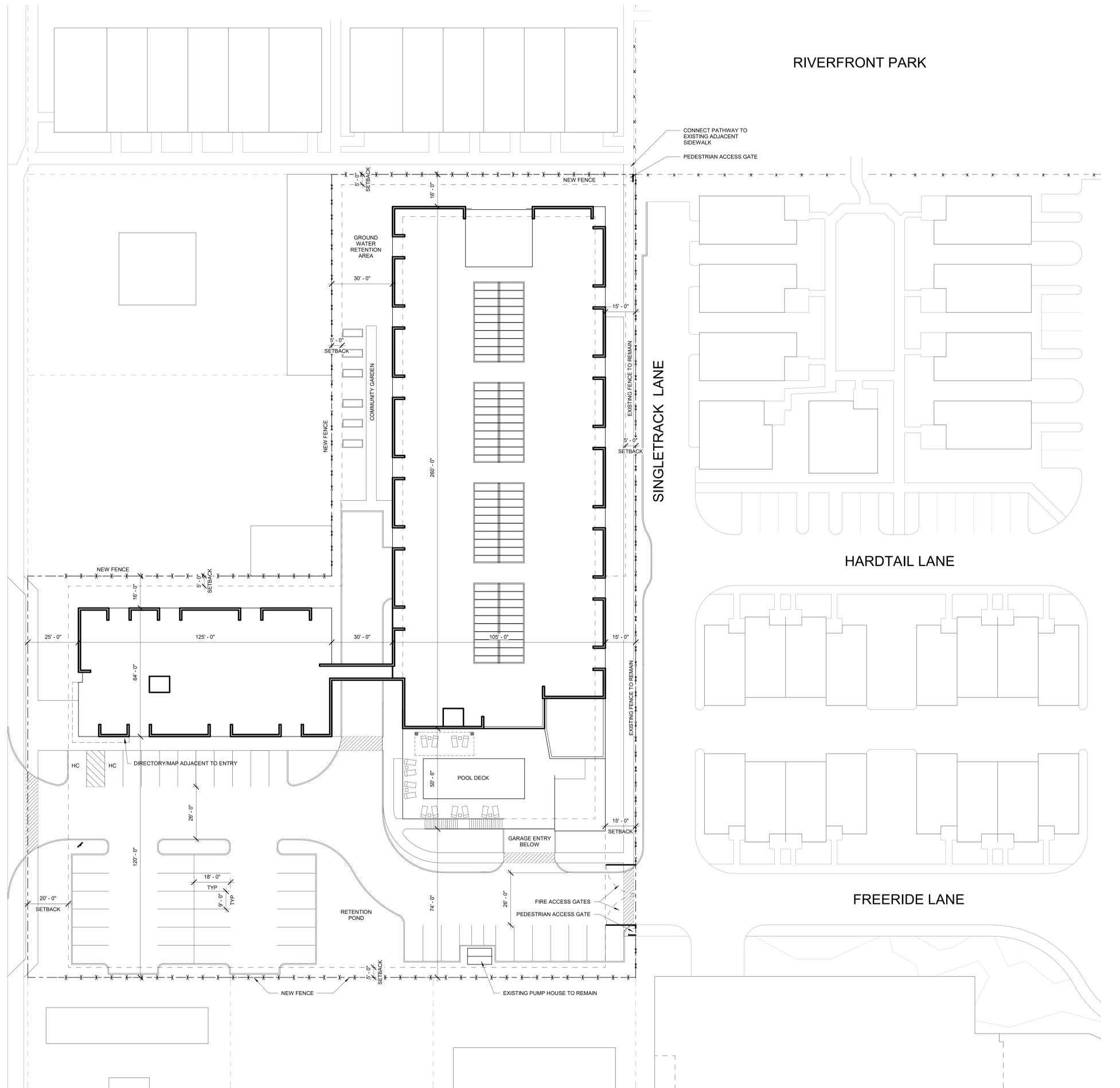
**BUILDING AREAS:**

FIRST FLOOR: 7,098sf  
 PARKING: 28,950sf  
 SECOND FLOOR: 7,530sf  
 PARKING: 28,950sf  
 THIRD FLOOR: 33,390sf  
 FOURTH FLOOR: 26,920sf  
 FIFTH FLOOR: 26,920sf  
 TOTAL: 159,758sf  
 (including parking garage)

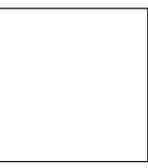
**PARKING:**

UNIT PARKING: 120 COVERED GARAGE SPACES @ 10' X 20' TYP.  
 GUEST PARKING: 45 ON-SITE UNCOVERED SPACES @ 9' X 18' TYP PLUS 3 MOTORCYCLE SPACES AT 6' X 10' TYP  
 BIKE PARKING: 22 ENCLOSED SPACES IN GARAGE @ 2' X 6' TYP

43rd STREET



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**dee mar apartments**  
 411 e 43rd street, garden city

revision:	no.	desc.	date

project: 200204  
 date: 05.21.2020  
 drawn: cm  
 checked: cw

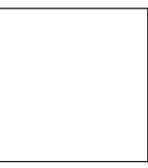
**design review**

**architectural site plan**  
**a1.11**

RIVERFRONT PARK



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checked: cw

**design review**

**fire access plan**

**a1.12**

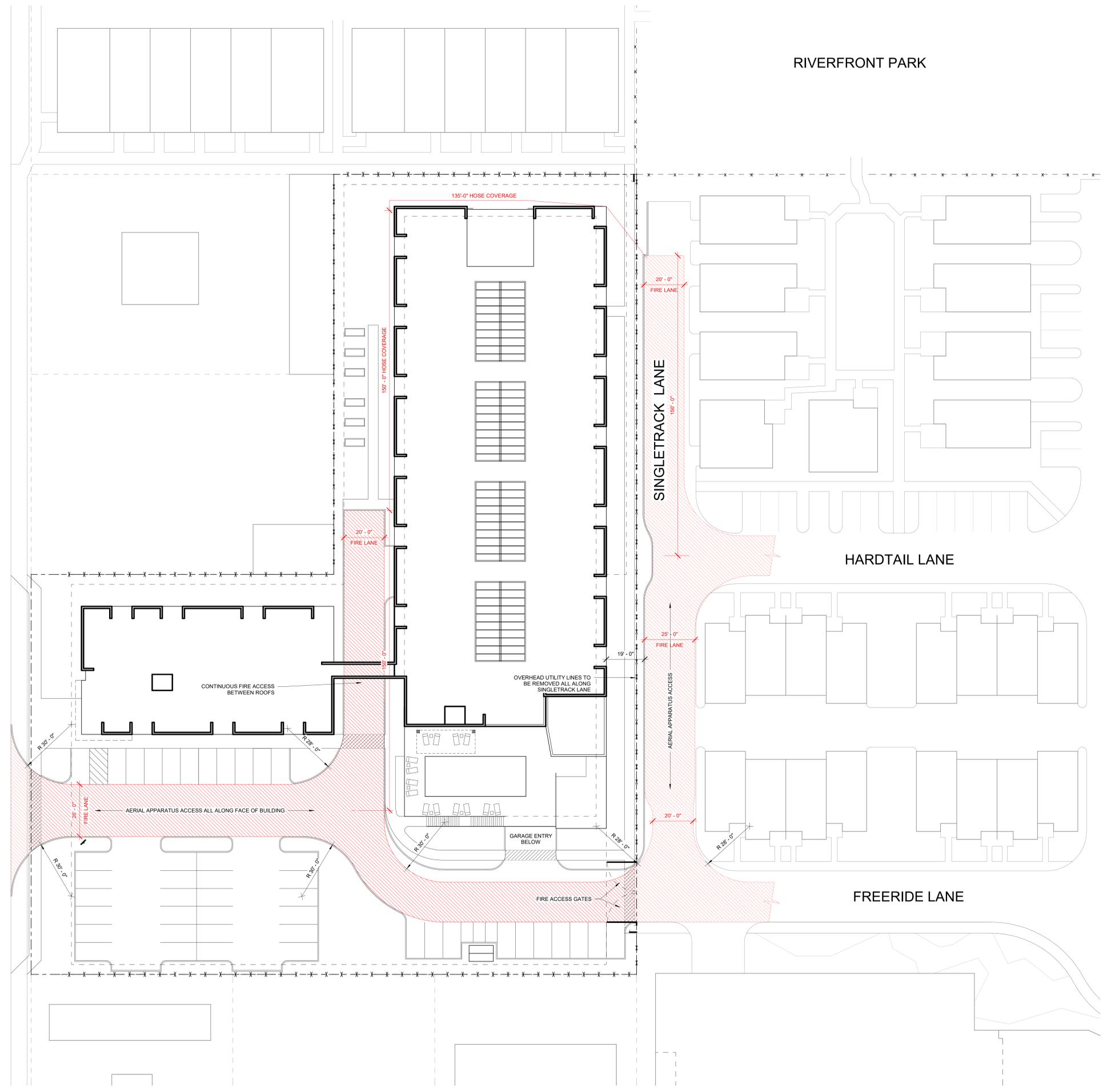
43rd STREET

SINGLETRACK LANE

HARDTAIL LANE

FREERIDE LANE

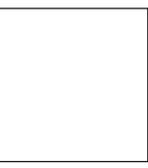
TRUE NORTH PROJECT NORTH  
**Fire Access Plan**  
1" = 20'-0"



RIVERFRONT PARK



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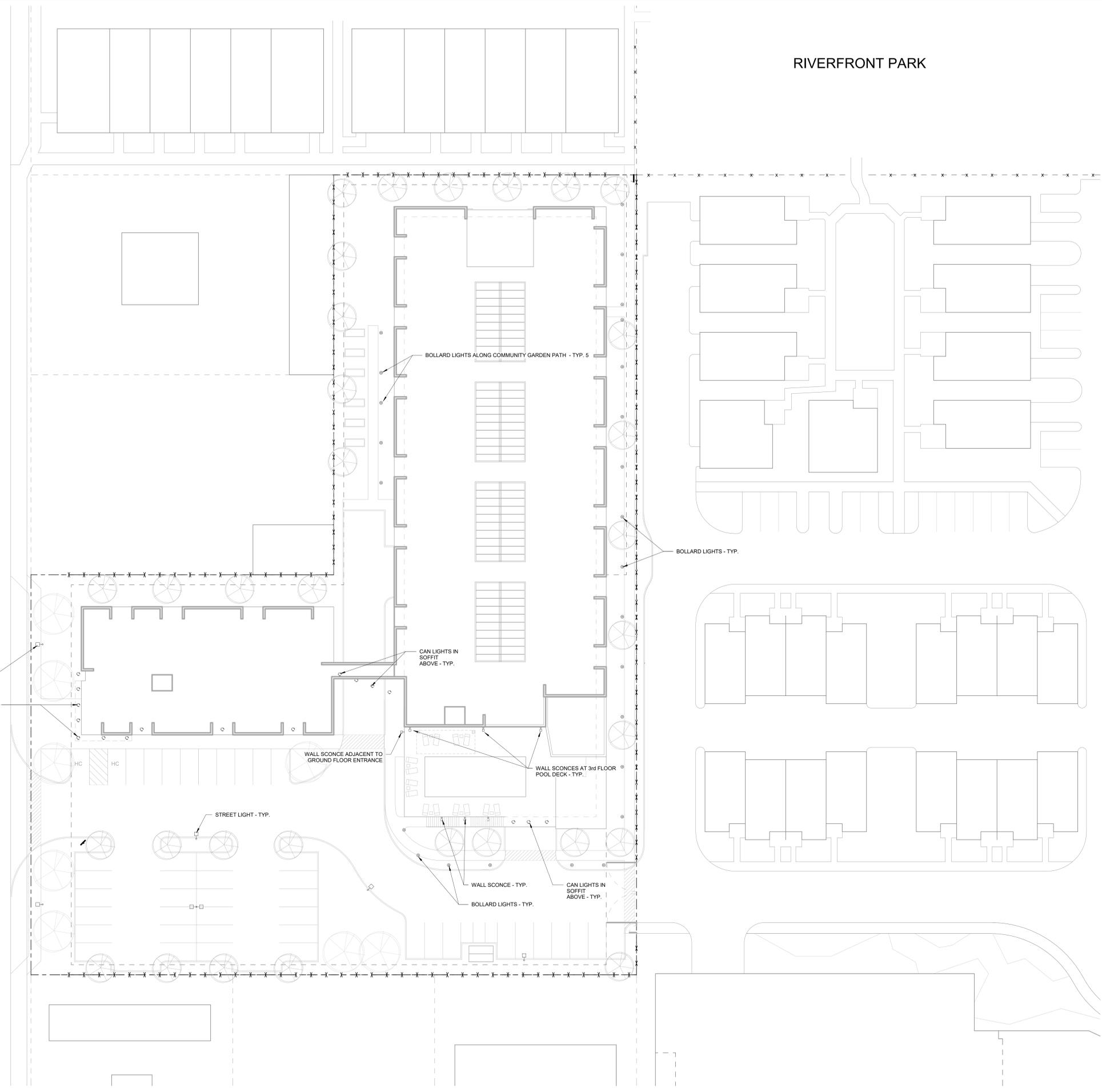
**site lighting plan**  
**a1.13**

**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-R65030AW-40A-W  
 15W LED, 1050L
- MUNICIPAL STREET LIGHT  
 PREVAIL LUMARK  
 PPRV-1-A15-T4-15-80  
 15W, 6173L  
 15' MOUNTING HEIGHT
- INTERNAL SITE LIGHT POST  
 LITHONIA RADEAN POST TOP  
 RADPT LED-P1-SYM-120-P14-RSS10-DOBXD  
 25W LED, 3000L  
 10' POST HEIGHT
- BOLLARD LIGHT  
 NAVJE ARBOR BOLLARD  
 AB8-B2-LED-36-D1-S-BZ  
 32W, 1276L  
 36" BOLLARD HEIGHT

**LIGHTING GENERAL NOTES**

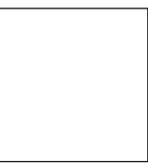
- ALL SITE LIGHTING TO BE DIRECTED INTERNALLY. NO LIGHT TO EXTEND ACROSS SHARED PROPERTY LINES



TRUE NORTH PROJECT NORTH  
**Site Lighting Plan**  
 1" = 20'-0"

NOT FOR CONSTRUCTION

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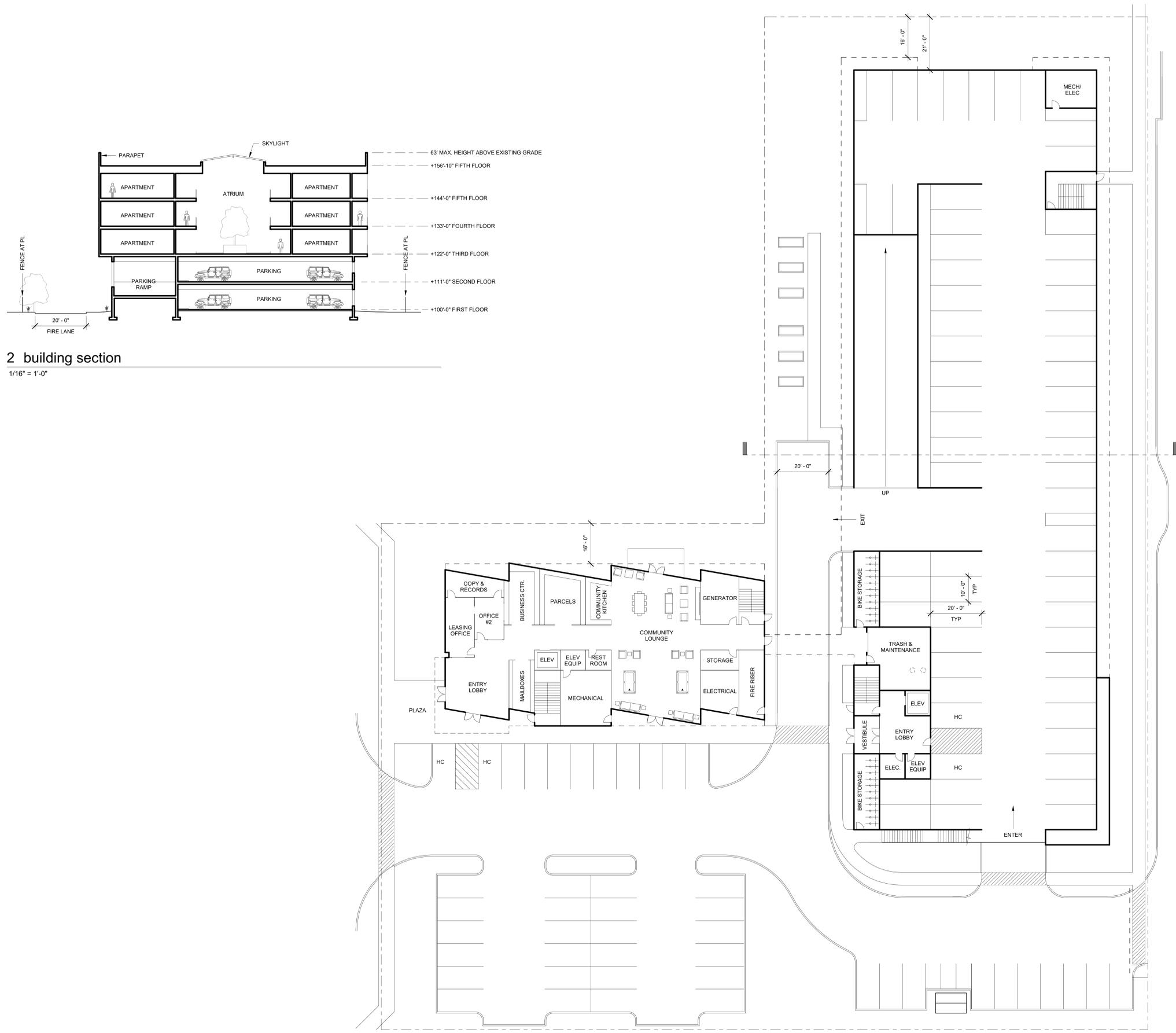
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 411 e 43rd street, garden city

no.	desc.	date

project: 200204  
 date: 05.21.2020  
 drawn: cm  
 checked: cw

**design review**

**first floor plan**  
**a2.11**



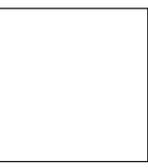
**2 building section**  
 1/16" = 1'-0"

TRUE NORTH PROJECT NORTH  
**first floor**  
 1/16" = 1'-0"

NOT FOR  
CONSTRUCTION



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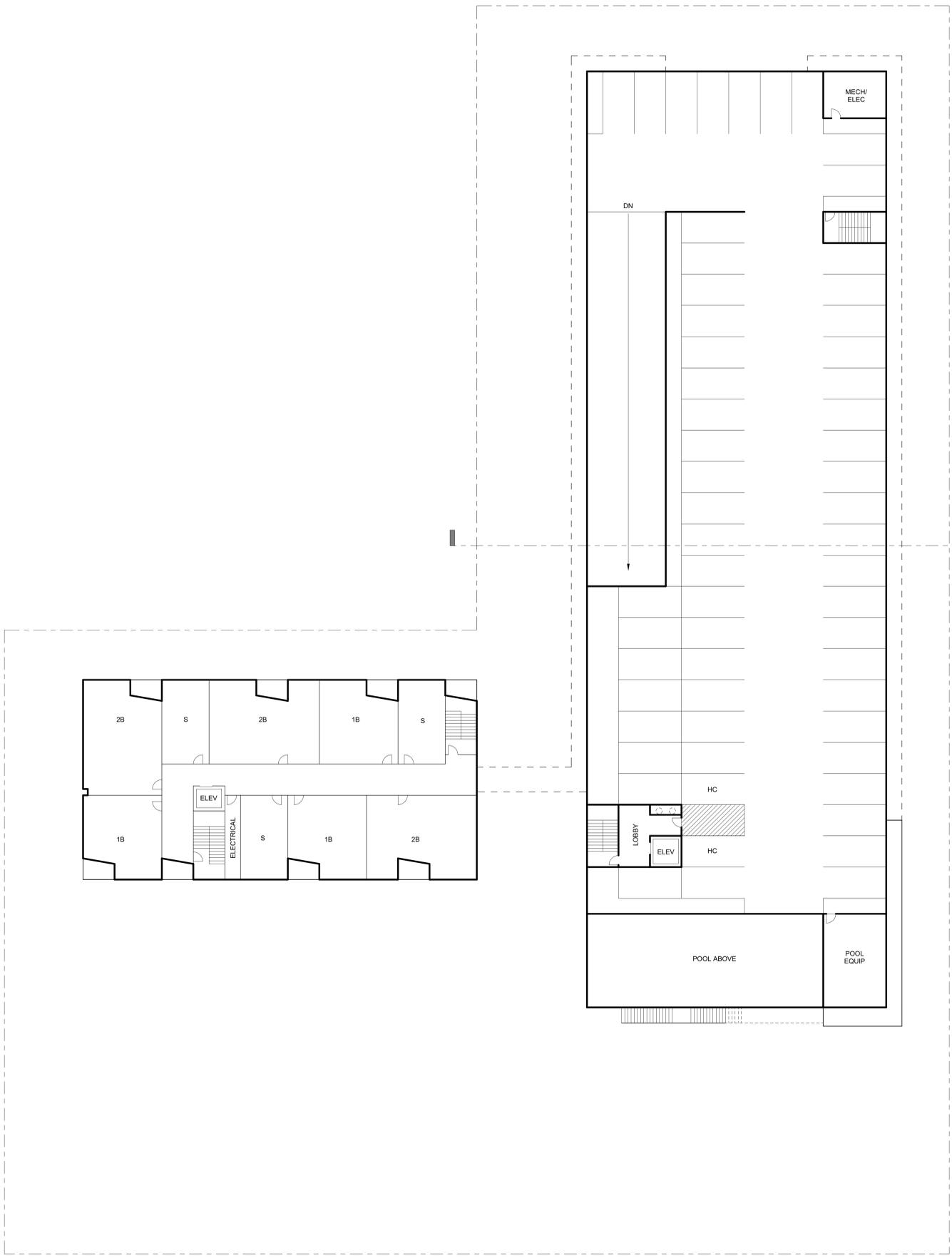
**dee mar apartments**  
411 e 43rd street, garden city

revision:		
no.	desc.	date

project: 200204  
date: 05.21.2020  
drawn: cm  
checked: cw

**design review**

**second floor plan**  
**a2.12**



TRUE NORTH PROJECT NORTH  
**second floor**  
1/16" = 1'-0"

NOT FOR  
CONSTRUCTION

  
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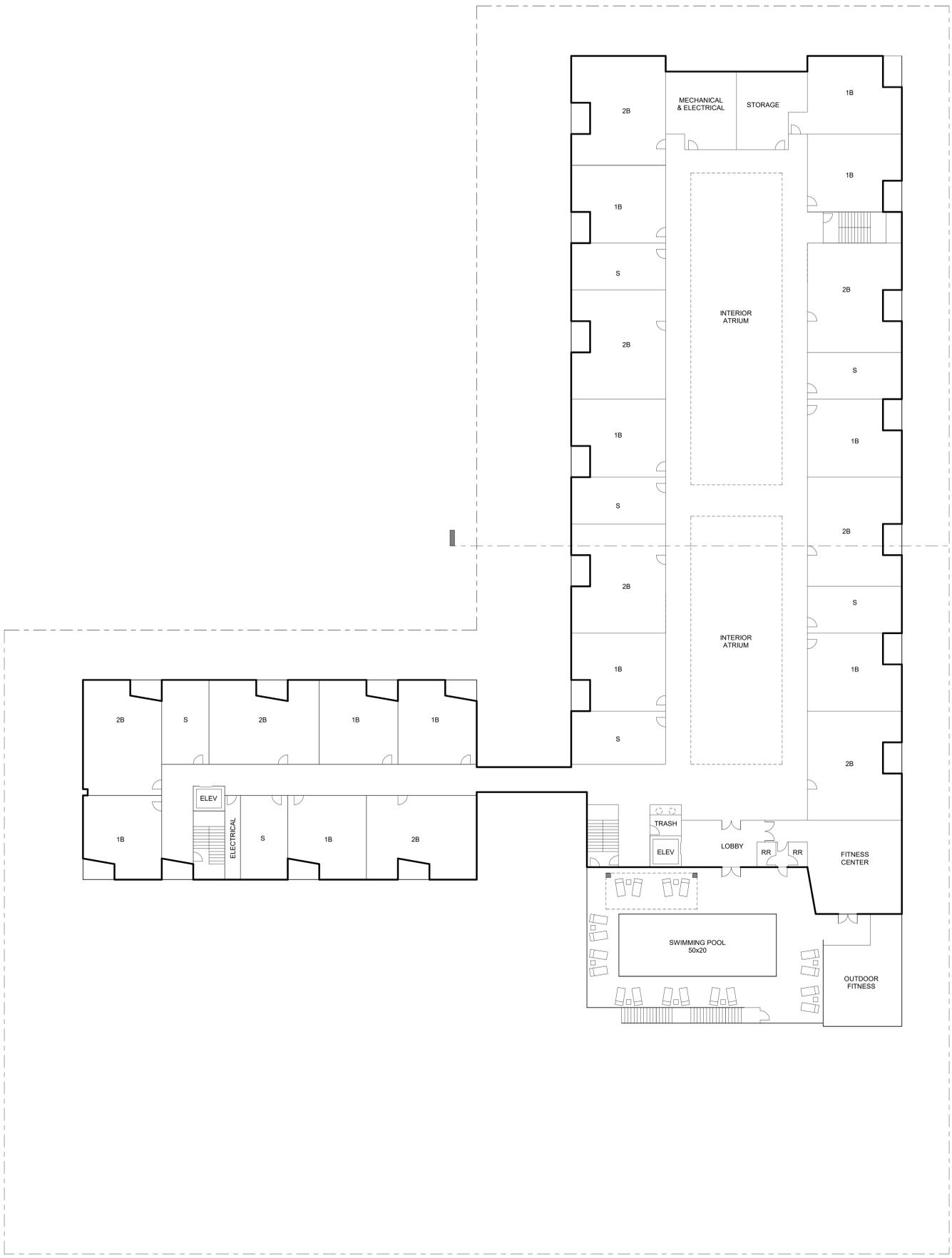
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411 e 43rd street, garden city

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project: 200204  
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checked: cw  
**design review**

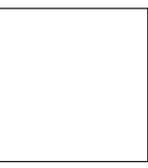
**third floor plan**  
**a2.13**



TRUE NORTH PROJECT NORTH  
 **third floor**  
1/16" = 1'-0"

NOT FOR CONSTRUCTION

**erstad ARCHITECTS, PA**  
30th Street, 1000 33rd St  
Philadelphia, PA 19104  
phone: (215) 581-1301 fax: (215) 581-1303 www.erstadarchitects.com



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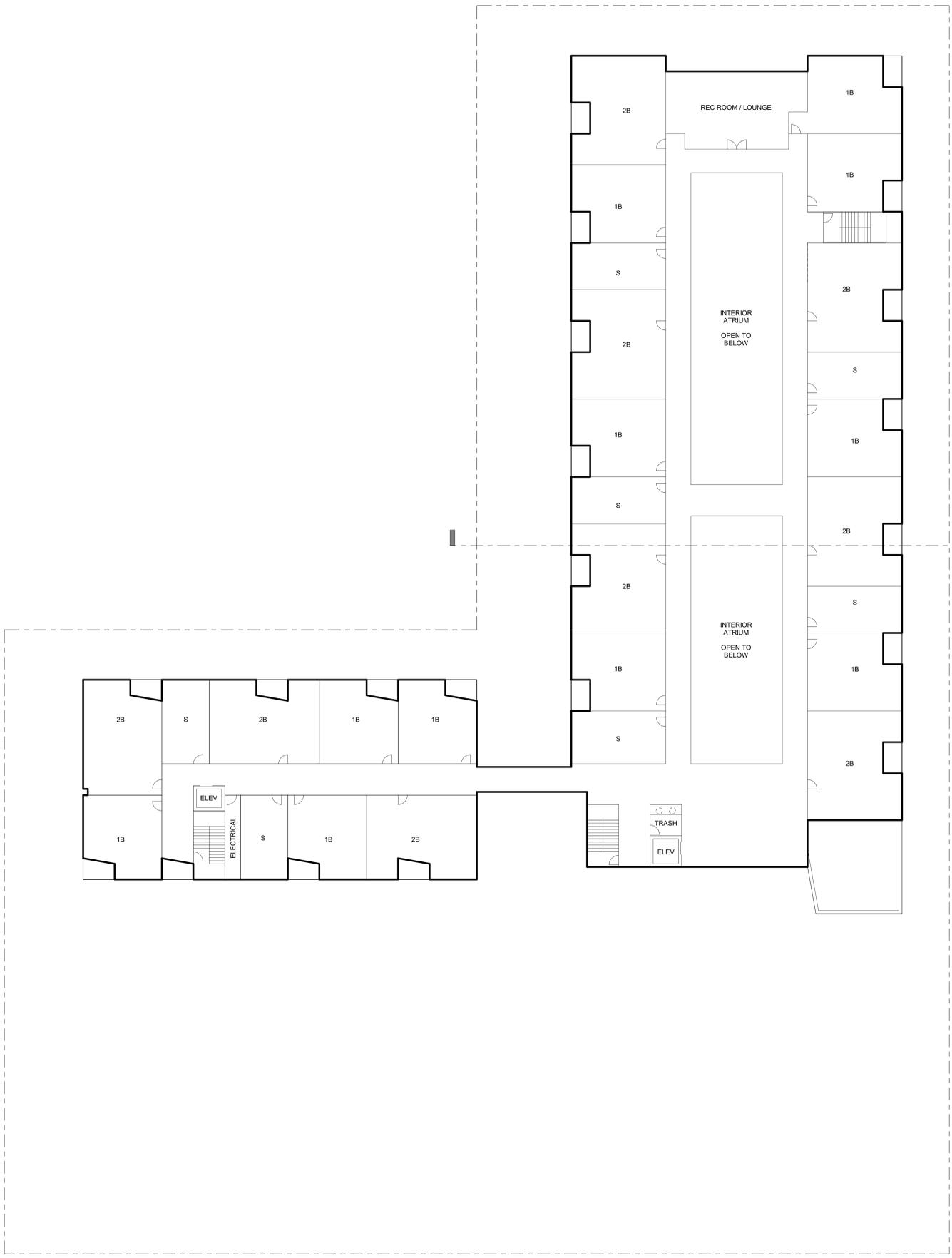
**dee mar apartments**  
411 e 43rd street, garden city

no.	desc.	date

project: 200204  
date: 05.21.2020  
drawn: cm  
checked: cw

**design review**

**fourth floor plan**  
**a2.14**



TRUE NORTH PROJECT NORTH  
**fourth floor**  
1/16" = 1'-0"

NOT FOR  
CONSTRUCTION

 **erstad ARCHITECTS, PA**  
30th Street, 1000 33rd St  
Philadelphia, PA 19106  
phone: (215) 581-1300 fax: (215) 581-1303 www.erstadarchitects.com

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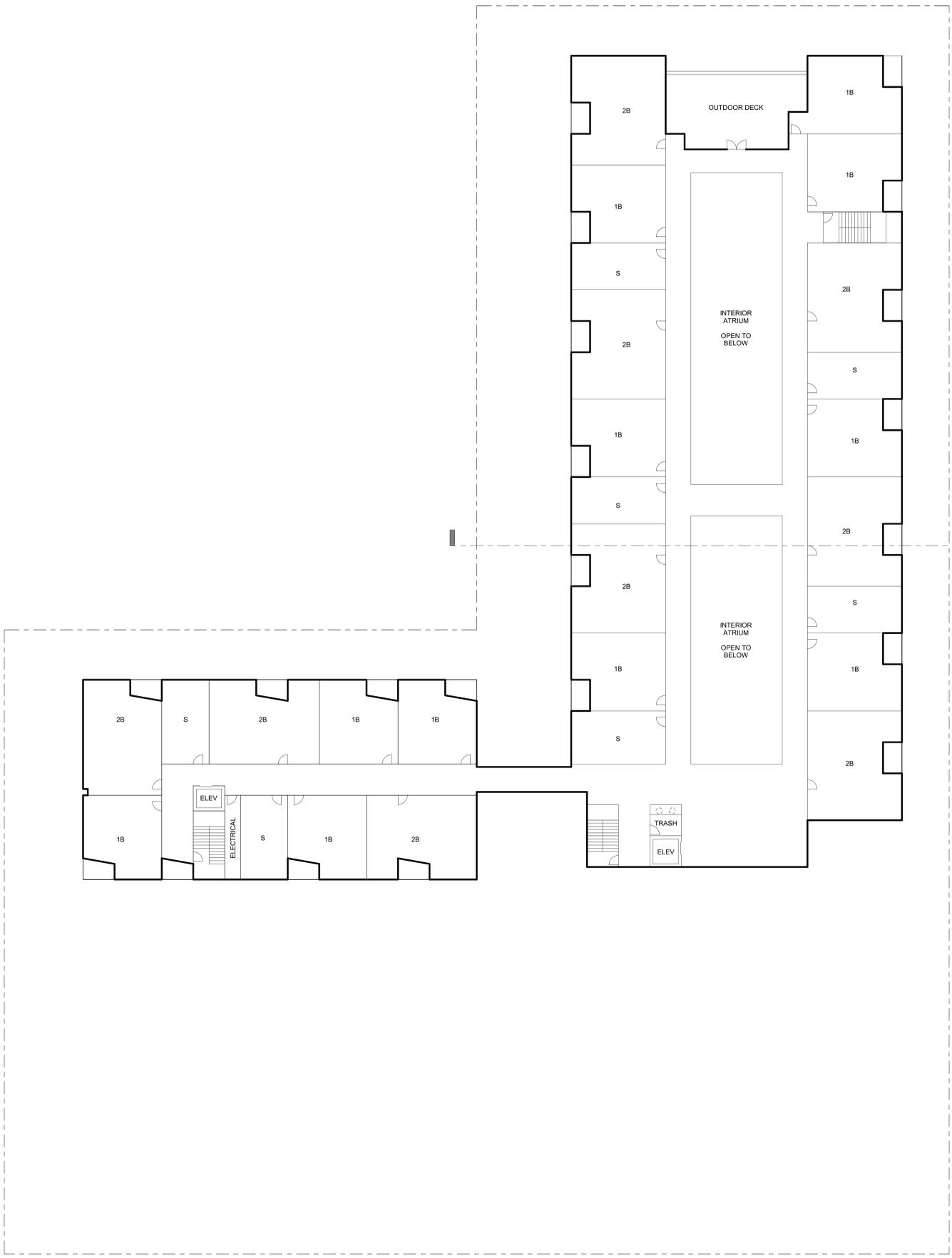
**dee mar apartments**  
411 e 43rd street, garden city

no.	desc.	date

project: 200204  
date: 05.21.2020  
drawn: cm  
checked: cw

**design review**

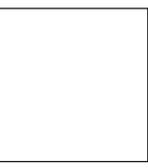
**fifth floor plan**  
**a2.15**



TRUE NORTH PROJECT NORTH  
 **fifth floor**  
1/16" = 1'-0"

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301 N. 3rd Street, Lancaster, PA 17602  
phone: (717) 331-1801 fax: (717) 331-1803 www.erstadarchitects.com



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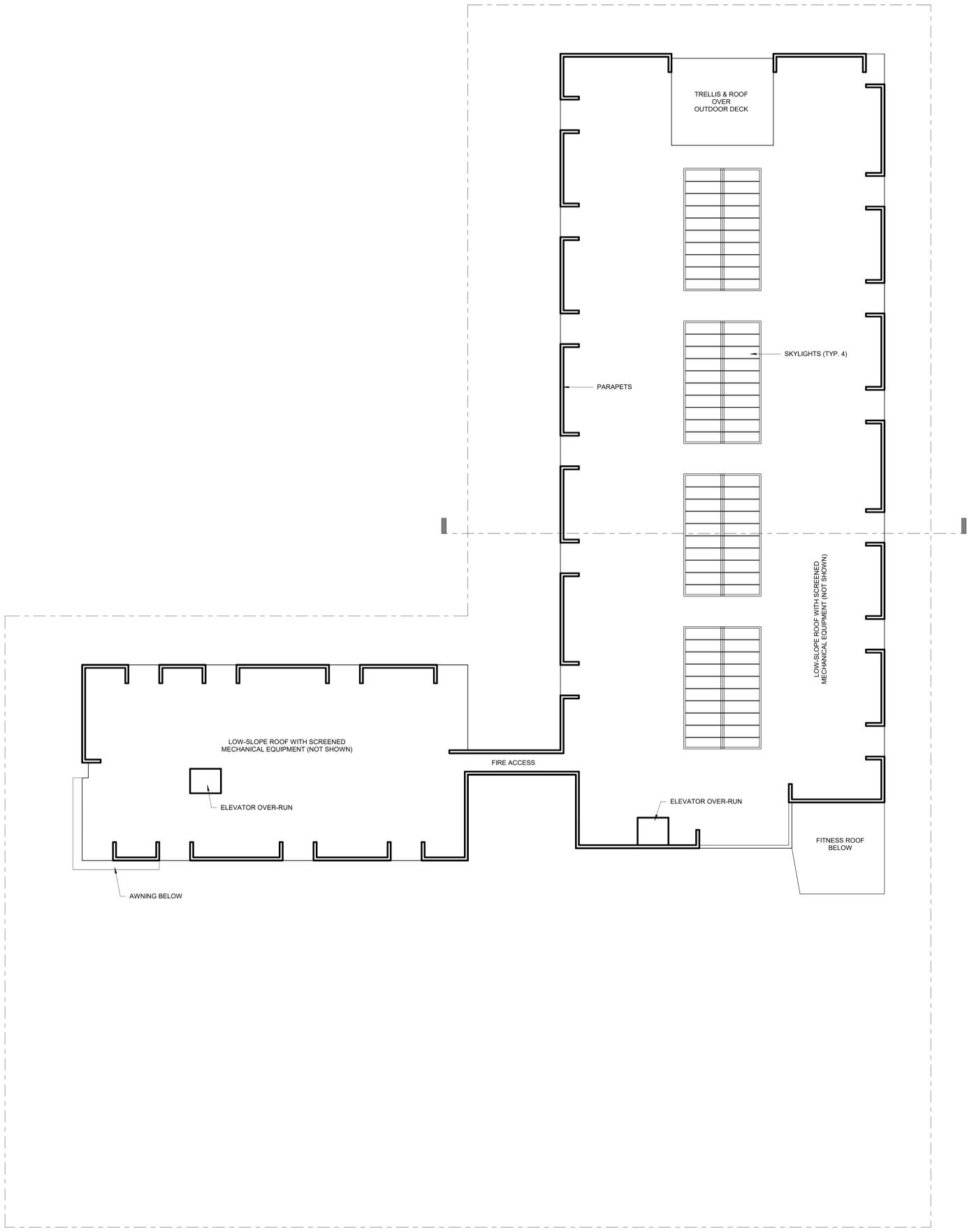
**dee mar apartments**  
411 e 43rd street, garden city

no.	desc.	date

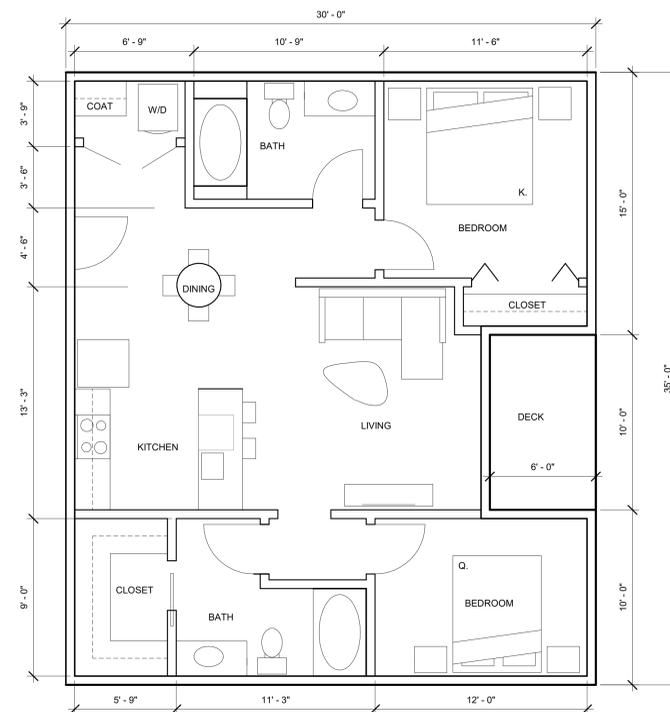
project: 200204  
date: 05.21.2020  
drawn: Author  
checked: Checker

**design review**

**roof plan**  
**a2.41**



TRUE NORTH PROJECT NORTH  
**roof plan**  
1/16" = 1'-0"



**3 2-Bedroom Unit Plan**

966 sf

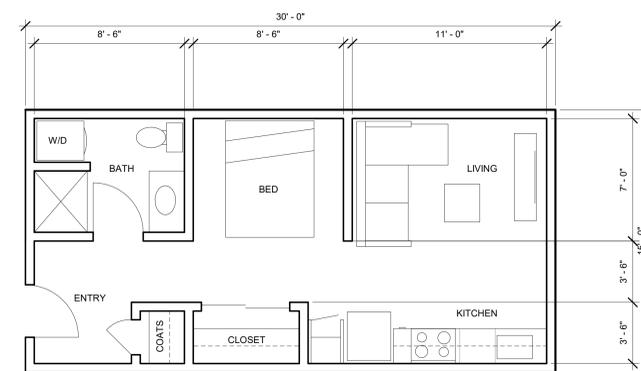
1/4" = 1'-0"



**2 1-Bedroom Unit Plan**

633 sf

1/4" = 1'-0"



**1 studio unit layout**

406 sf

1/4" = 1'-0"

**NOT FOR CONSTRUCTION**

**erstad ARCHITECTS, PA**  
 301 N. 3rd Street, Suite 33702  
 Philadelphia, PA 19106  
 phone: (215) 528-1301 fax: 315-553 www.erstadarchitects.com

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**dee mar apartments**  
 411 e 43rd street, garden city

revision:		
no.	desc.	date

project: 200204  
 date: 05.21.2020  
 drawn: sb,cm  
 checked: cw

**design review**

**unit plans**  
**a2.51**



west elevation



south elevation



east elevation



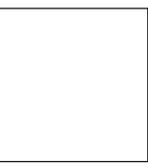
north elevation

**MATERIALS LEGEND**

-  WHITE STUCCO SIDING
-  HORIZONTAL BLUE CORRUGATED METAL SIDING
-  BLACK METAL
-  VERTICAL WOOD TONE PANEL SIDING
-  PERFORATED BLACK METAL PANEL

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erstad ARCHITECTS, PA  
 301 N. Shamrock, Suite 33702  
 Philadelphia, PA 19104  
 phone: (215) 381-1801 fax: 331-5535 www.erstadarchitects.com



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no.	desc.	date

project: 200204  
 date: 05.21.2020  
 drawn: cm  
 checked: cw

**design review**

**elevations**

**a3.11**



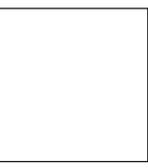
SOUTHWEST CORNER AERIAL



SOUTHEAST CORNER AERIAL

NOT FOR  
CONSTRUCTION

**ersad ARCHITECTS, PA**  
301 N. 5th Street, Suite 3030  
Philadelphia, PA 19106  
Phone: (215) 591-1801 Fax: 315-5533 www.ersadarchitects.com



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411 e 43rd street, garden city

revision:	no.	desc.	date

project: 200204  
date: 05.21.2020  
drawn: cm  
checked: cw

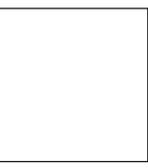
**design review**

**perspectives**

**a3.12**

NOT FOR  
CONSTRUCTION

**erstad ARCHITECTS, PA**  
301 N. Shoreline, Leesport, PA 19524  
phone: (610) 331-6501 fax: 331-6505 www.erstadarchitects.com



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**dee mar apartments**  
411 e 43rd street, garden city

revision:		
no.	desc.	date

project: 200204  
date: 05.21.2020  
drawn: cm  
checked: cw

**design review**

**perspectives**

**a3.13**



**NORTHWEST CORNER PERSPECTIVE**



**SOUTHWEST CORNER ENTRY PERSPECTIVE**



# Form Request to Obtain Fire Flow Test

Permit info: FF2020-25  
Application Date: 05/21/2020 Rec'd by: ES  
FOR OFFICE USE ONLY

6015 Glenwood Street ■ Garden City, Idaho 83714 ■ Phone 208/472-2900 ■ Fax 208/472-2996 ■  
■ Inspection Hotline Phone 208/472-2920 ■ WWW.Gardencityidaho.org ■

**Property Information:**

(Circle One): **RESIDENTIAL / COMMERCIAL**

Project Name Dee Mar Apartments Project Address: 411 e 43rd street, garden city

Parcel # R2734521516 Lot: 31-32 Block: 17 Subdivision: Fairview Acres Subdivision #3

**APPLICANT:**

Name: Chad Weltzin, erstad Architects

E-mail: cweltzin@erstadarchitects.com

Phone: 208.331.9031

Contact Cell: \_\_\_\_\_

Fax: \_\_\_\_\_

Address: 310 north 5th street

City, State, Zip: boise, id 83702

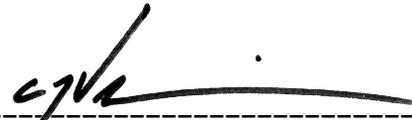
**Additional Information (CUP, DSR, SUB Tracking numbers, names etc.)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Fees to Obtain Fire Flow:**

Water Observation

(See Fee Schedule)

APPLICANT'S SIGNATURE:  DATE: 05.19.2019

Note: per Public Works Water Division Policy and Procedure Fire Flow 12.15 - all fire flow requests will be processed within 14 business days.



# Form Request to Obtain Fire Flow Test

Permit info: \_\_\_\_\_  
 Application Date: \_\_\_\_\_ Rec'd by: \_\_\_\_\_  
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6015 Glenwood Street ■ Garden City, Idaho 83714 ■ Phone 208/472-2900 ■ Fax 208/472-2996 ■  
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(Circle One): RESIDENTIAL / COMMERCIAL

Project Name Dee Mar Apartments Project Address: 411 e 43rd street, garden city

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E-mail: cweltzin@erstadarchitects.com

Phone: 208.331.9031

Contact Cell: \_\_\_\_\_

Fax: \_\_\_\_\_

Address: 310 north 5th street

City, State, Zip: boise, id 83702

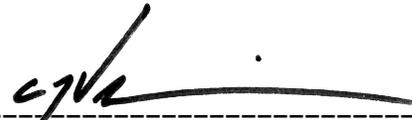
**Additional Information (CUP, DSR, SUB Tracking numbers, names etc.)**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Fees to Obtain Fire Flow:**

Water Observation

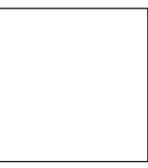
(See Fee Schedule)

APPLICANT'S SIGNATURE:  DATE: 05.19.2019

Note: per Public Works Water Division Policy and Procedure Fire Flow 12.15 - all fire flow requests will be processed within 14 business days.



**erstad ARCHITECTS, PA**  
 3011 Sharnett Lane, Suite 33702  
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**dee mar apartments**  
 411 e 43rd street, garden city

revision:	no.	desc.	date

project: 200204  
 date: 05.21.2020  
 drawn: Author  
 checked: Checker

**design review**

**neighborhood + parcel map**  
**a0.02**

