



# DESIGN REVIEW

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

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

APPLICANT	PROPERTY OWNER
<b>Name:</b> Ian McLaughlin	<b>Name:</b> Jed Glavin
<b>Company:</b> Pivot North Architecture	<b>Company:</b> Split Rail Winery
<b>Address:</b> 1101 W. Grove St.	<b>Address:</b> 4338 W Chinden Blvd.
<b>City:</b> Boise	<b>City:</b> Garden City
<b>State:</b> ID <b>Zip:</b> 83706	<b>State:</b> ID <b>Zip:</b> 83714
<b>Tel.:</b> 208.690.3108 x717	<b>Tel.:</b> 208.490.0681
<b>E-mail:</b> ian@pivotnorthdesign.com	<b>E-mail:</b> splitrailwinery@gmail.com

**PROPERTY AND DESIGN INFORMATION**

This application is a request to:       **Construct New**     **Addition**     **Subdivision**

**Site Address:** 3200 W Chinden Blvd., Garden City, Idaho 83714

<b>Subdivision Name:</b> Fairview Acres	<b>Lot:</b> 1, 2, & 3 <small>Lot Line Adjustment Pending</small>	<b>Block:</b> 37
<b>Tax Parcel Number:</b> R2734541685	<b>Zoning:</b> C-1	<b>Total Acres:</b> 0.51
<b>Proposed Use:</b> Food products small scale processing / Drinking establishment limited service	<b>Floodplain:</b> Yes <span style="border: 1px solid black; 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?

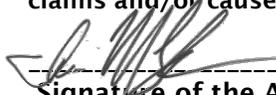
**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

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.


 \_\_\_\_\_ 06/25/20 \_\_\_\_\_  
 Signature of the Applicant (date) Signature of the Owner (date)

**APPLICATION INFORMATION REQUIRED**

**Note:**

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**  
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

**ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Compliance Statement and Statement of Intent                 | <input type="checkbox"/> Affidavit of Legal Interest                               |
| <input checked="" type="checkbox"/> Neighborhood Map   | <input checked="" type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input checked="" type="checkbox"/> Site Plan  |  |
| <input checked="" type="checkbox"/> Landscape Plan   |  |
| <input checked="" type="checkbox"/> Schematic Drawing  | * Waiver Requested for noted item  |
| <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 checked="" type="checkbox"/> Ada County Approved Addresses                                |  |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials                      |  |



## **PLEASE CHECK THE FOLLOWING:**

### **INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:**

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- Purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

### **INFORMATION REQUIRED ON NEIGHBORHOOD MAP:**

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

### **INFORMATION REQUIRED ON SITE PLAN:**

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art, exterior site furniture, exterior lighting, signage

**INFORMATION REQUIRED ON LANDSCAPE PLAN:**

- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Locations and dimensions of open space and proposed storm water systems

**INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):**

- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

**INFORMATION REQUIRED ON LIGHTING PLAN:**

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

**INFORMATION FOR TOPOGRAPHIC SURVEY:**

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

**INFORMATION REQUIRED ON GRADING PLAN:**

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

**INFORMATION REQUIRED MASTER SIGN PLAN:**

***\*Required for developments of two or more buildings:***

- Location, elevations, and materials of proposed signage

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

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

- Letter from company indicating approval

**INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:**

- Statement must include a list of the application materials to be waived and an explanation for the request.



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ENTRY OFF CHINDEN

# SPLIT RAIL WINERY

DESIGN REVIEW SUBMITTAL

06.25. 2020

**PIVOT  
NORTH**  
architecture



June 25, 2020

Design Review Committee  
6015 N. Glenwood Street  
Garden City, ID 83714

Re: DSRFY2020-19  
3200 W. Chinden Blvd. – Split Rail Winery

Dear Design Review Committee,

We are requesting a Waiver of Application Materials for the following items:

- Lighting Plan
  - Lighting design has yet to be determined. An electrical engineer is under contract and a complete exterior lighting plan will be included as part of the construction documents.
- Topographic Survey
  - The lot is generally flat. A civil engineer is under contract and a complete full survey will be included as part of the construction documents.
- Grading Plan
  - The lot is generally flat. A civil engineer is under contract and a complete full survey will be included as part of the construction documents.
- Affidavit of Legal Interest
  - Client is under contract for the property but is not legally listed as the current owner.

Sincerely,

A handwritten signature in black ink, appearing to read "Ian McLaughlin", with a long horizontal flourish extending to the right.

Ian McLaughlin  
Pivot North Architecture



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

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

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

X	Any combination of the following for fifty (50) percent of the side hardscape including roads, sidewalks, courtyards, and parking lots is provided: A. Shade (within 5 years of occupancy) B. Paving materials with a Solar Reflectance Index (SRI) of at least 29 C. Open grid pavement system	Non-residential; multi-family residential	3
	A vegetated roof for at least fifty (50) percent of the roof area is provided	ALL	3
	Use of alternate sources of energy		
	Solar collectors are an allowed structure in the CC&R's	Residential	2
	Only captured rain water, recycled wastewater, recycled gray water, or water treated is used for non-potable uses for irrigation	ALL	4
X	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
	Alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) are used to reduce imperviousness and promote infiltration thereby reducing pollutant loadings	ALL	3
	Storm water volumes generated from the site are reused for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses.	ALL	3
	A storm water infiltration and retention system is provided on the site.	ALL	1
	Vegetated open space areas are provided adjacent to the building that is equal to the building footprint	Non-residential	2
	The project design restores surface water systems, including streams and wetlands.	ALL	4
	The project design retains all trees on the site that are four (4) inch caliper or greater in size.	ALL	3
X	The development footprint is located in the footprint of a previous building or impervious surface area.	ALL	2
	Land is dedicated for conservation of habitat or wetlands	ALL	4
	An area of ten (10) percent of the project site is dedicated for community gardens.	ALL	3
	A minimum of one acres of land is dedicated for permanent agriculture use.	ALL	4

**Total Points Required for Project:** 18

**Total Points From Checklist** 18



VICINITY MAP N.T.S.



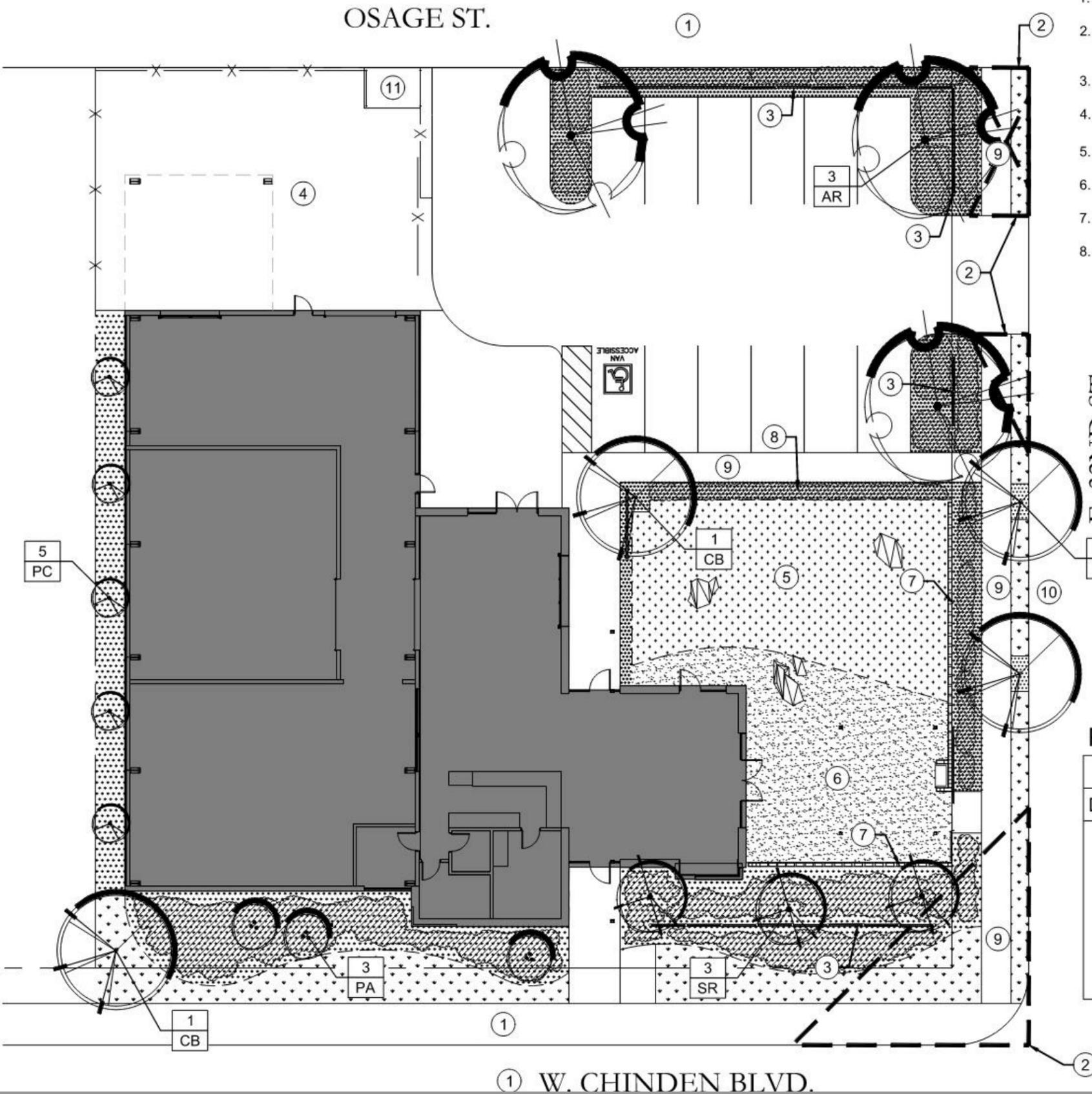
SITE PLAN 1" = 30'-0"

# SPLIT RAIL WINERY

DESIGN REVIEW SUBMITTAL

06.25. 2020

**PIVOT  
NORTH**  
architecture



## LANDSCAPE NOTES:

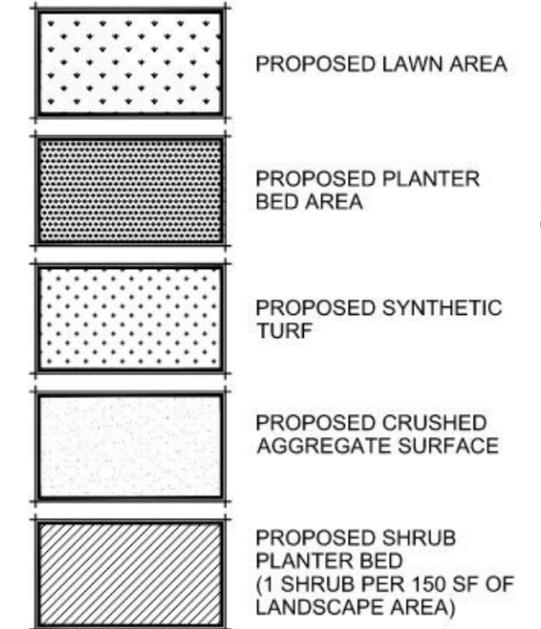
1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
5. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF SMALL (1/2" MINUS) ROCK MULCH. SUBMIT SAMPLE FOR APPROVAL.
6. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN A.C.H.D. SIDEWALK.
7. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
8. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

## CALLOUT NOTES

# CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

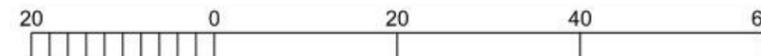
1. RETAIN AND PROTECT EXISTING ROAD IMPROVEMENTS AND SIDEWALK
2. CLEAR VISION TRIANGLE (10X20 AT ALLEY AND PARKING LOT, 40X40 AT CHINDEN/32ND)
3. PROPOSED SPLIT-RAIL FENCE
4. PROPOSED OUTDOOR STORAGE AREA WITH SECURITY FENCE/GATE
5. PROPOSE SYNTHETIC TURF AREA
6. PROPOSED PATIO WITH CRUSHED AGGREGATE SURFACE
7. PROPOSED SCREEN WALL, SEE ARCHITECTURAL
8. PROPOSED 6-8' HIGH PLANTING SCREEN
9. PROPOSED 5' WIDE SIDEWALK
10. PROPOSED ROAD IMPROVEMENTS TO 32ND ST. INCLUDING CURB, GUTTER, PLANTER STRIP, AND SIDEWALK
11. PROPOSED TRASH ENCLOSURE

## MATERIAL LEGEND



## PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS SHADE TREES</b>					
3	AR	<i>Acer rubrum</i> 'October Glory'	October Glory Maple	2" CAL. B&B	Class II - 50' H x 35' W
4	CB	<i>Carpinus betulus</i> 'Fastigiata'	Pyramidal European Hornbeam	2" CAL. B&B	Class II - 45' H x 30' W
3	SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" CAL. B&B	Class I - 25' H x 15' W
5	PC	<i>Prunus x cerasifera</i> 'Cripoizam'	Crimson Pointe Flowering Plum	2" CAL. B&B	Class I - 20' H x 6' W
3	PA	<i>Prunus serrulata</i> 'Amanogawa'	Amanogawa Flowering Cherry	2" CAL. B&B	Class I - 25' H x 10' W



LANDSCAPE PLAN 1" = 20'-0"

# SPLIT RAIL WINERY

DESIGN REVIEW SUBMITTAL

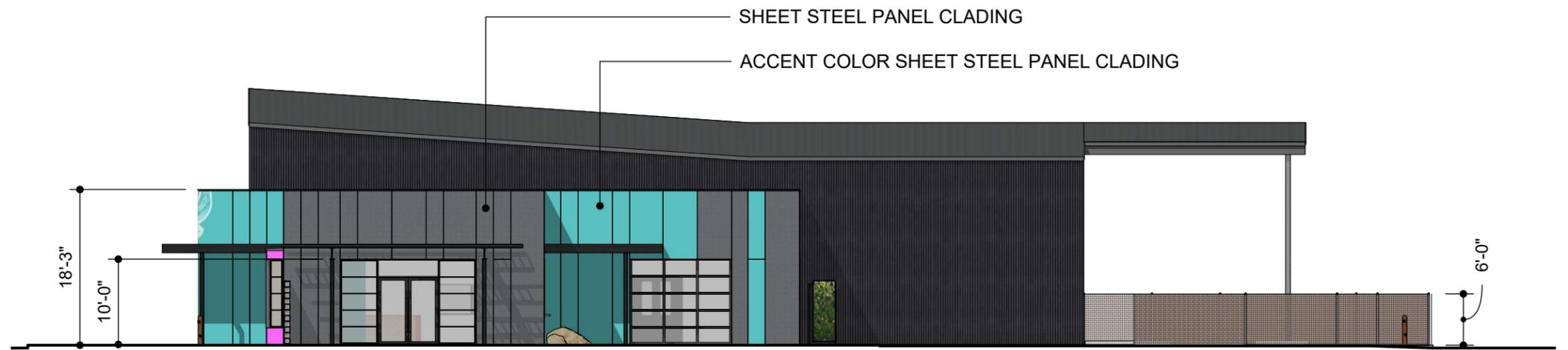
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**WEST ELEVATION**



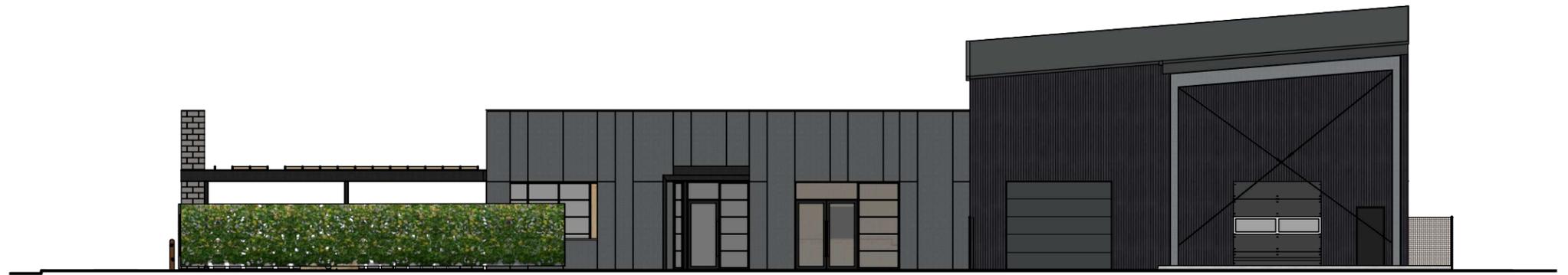
**EAST ELEVATION - BUILDING**



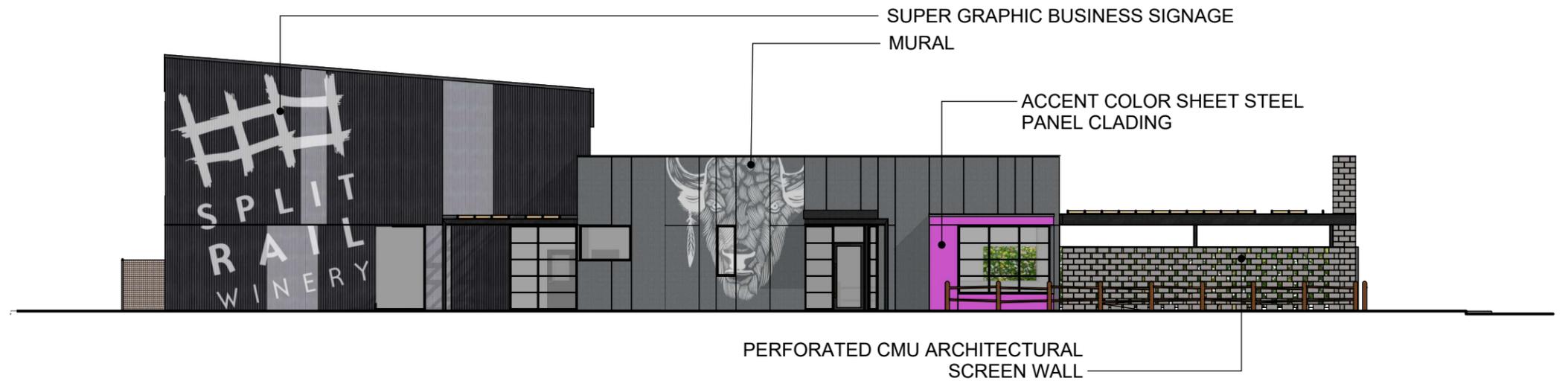
**EAST ELEVATION - PERFORATED CMU SCREEN WALL**

ELEVATIONS 1/16" = 1'-0"

**SPLIT RAIL WINERY** DESIGN REVIEW SUBMITTAL



**NORTH ELEVATION**



**SOUTH ELEVATION**

TOTAL SOUTH ELEVATION AREA: **2,360 S.F.**

15% (WINDOW, SHOWCASES, DISPLAYS OR PEDESTRIAN ACCESS ELEMENTS) REQUIRED FOR FIRST FLOOR FACADES FACING PUBLIC STREETS

PROVIDED AREA: **358 S.F.**



**VIEW FROM CHINDEN LOOKING NORTH**  
FOR CONTEXT AND SCALE ONLY, DOESN'T REPRESENT  
LANDSCAPE DESIGN

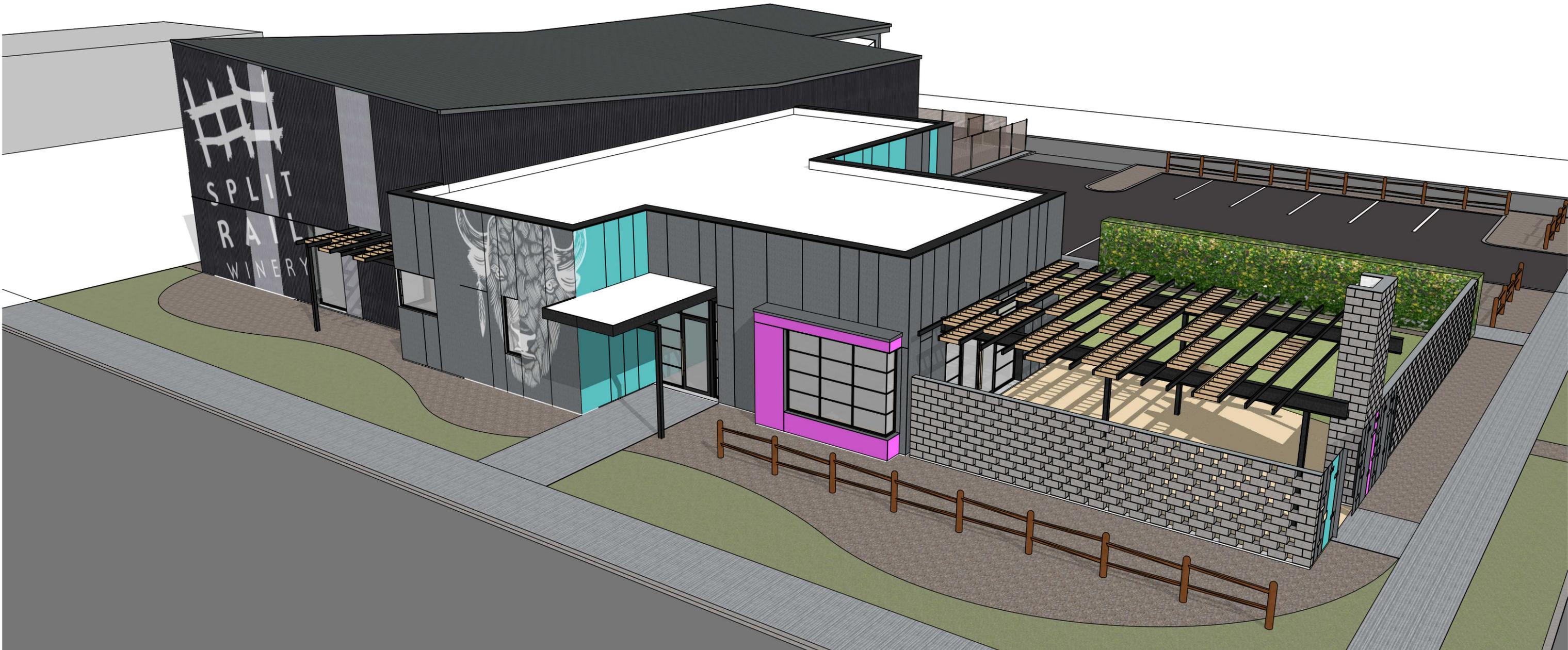
PERSPECTIVE VIEWS *N.T.S.*

# SPLIT RAIL WINERY

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06.25. 2020



BIRDSEYE VIEW FROM CHINDEN LOOKING NORTH

PERSPECTIVE VIEWS *N.T.S.*

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06.25. 2020



BIRDSEYE VIEW FROM 32nd LOOKING WEST

PERSPECTIVE VIEWS *N.T.S.*

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PRODUCTION BUILDING ELEVATION / VIEW FROM CHINDEN

PERSPECTIVE VIEWS *N.T.S.*

# SPLIT RAIL WINERY

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06.25. 2020



ARCHITECTURAL SCREEN WALL / VIEW FROM CHINDEN

PERSPECTIVE VIEWS *N.T.S.*

# SPLIT RAIL WINERY

DESIGN REVIEW SUBMITTAL

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06.25. 2020



ARCHITECTURAL SCREEN WALL / VIEW FROM 32ND

PERSPECTIVE VIEWS *N.T.S.*

# SPLIT RAIL WINERY

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**PIVOT  
NORTH**  
architecture



5

COURTYARD VIEW

PERSPECTIVE VIEWS *N.T.S.*

# SPLIT RAIL WINERY

DESIGN REVIEW SUBMITTAL

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06.25. 2020



1

ENTRY OFF CHINDEN

**SPLIT RAIL WINERY** DESIGN REVIEW SUBMITTAL

**PIVOT  
NORTH**  
architecture

06.25. 2020



VICINITY MAP N.T.S.



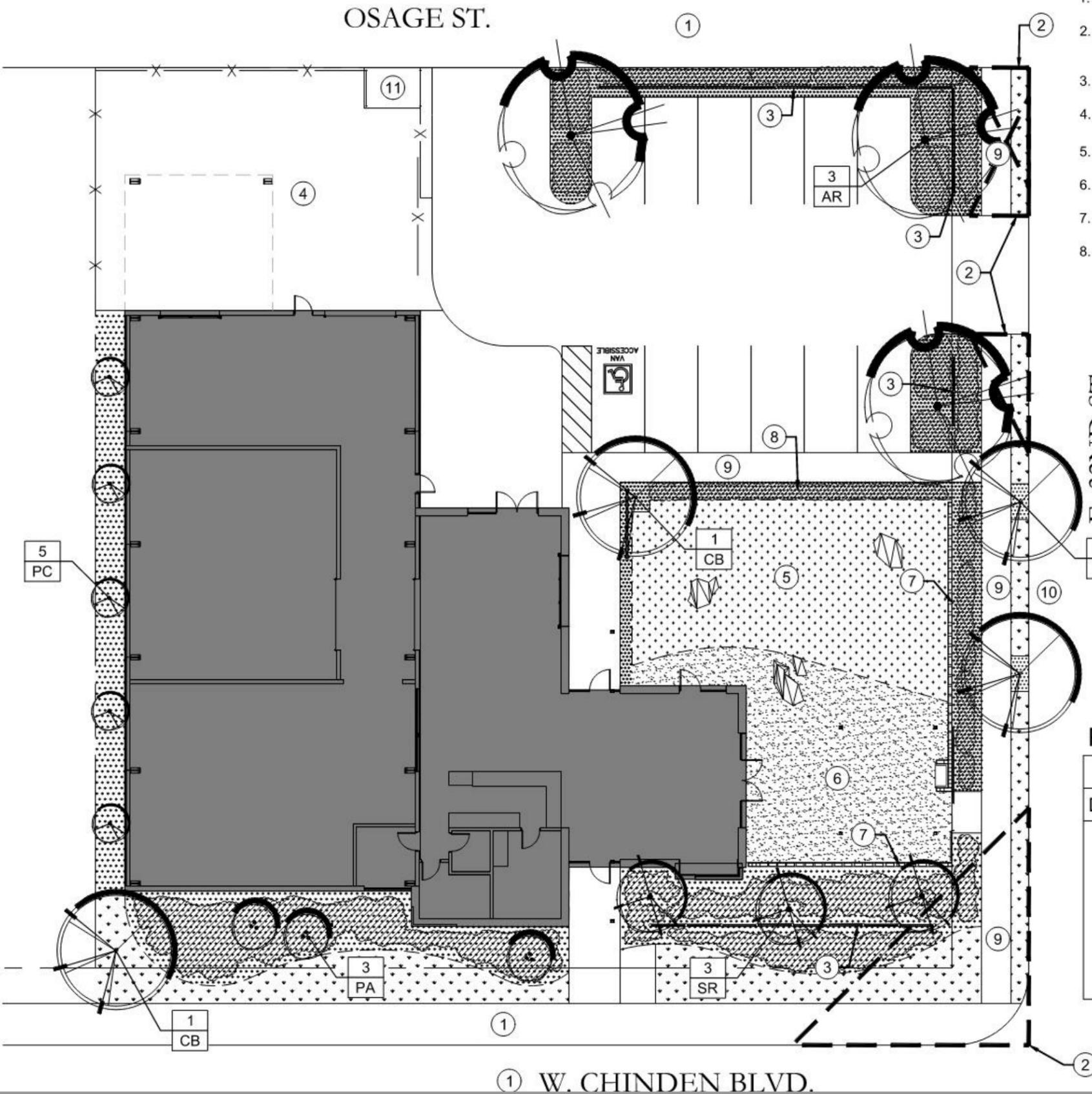
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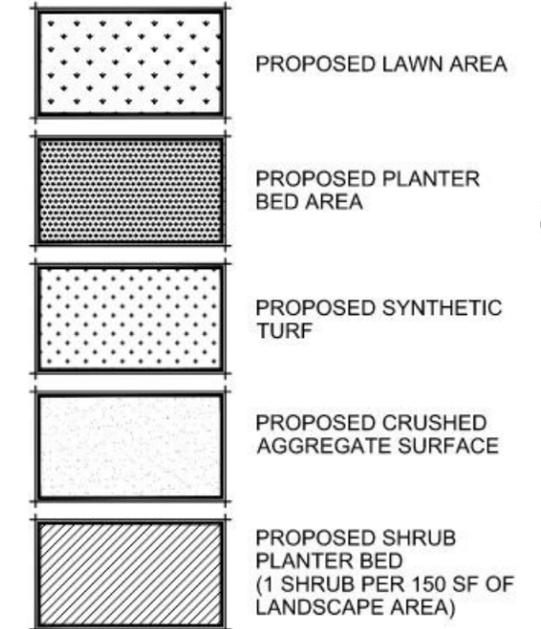
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2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
5. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF SMALL (1/2" MINUS) ROCK MULCH. SUBMIT SAMPLE FOR APPROVAL.
6. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN A.C.H.D. SIDEWALK.
7. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
8. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

## CALLOUT NOTES

# CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

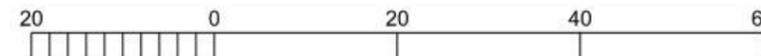
1. RETAIN AND PROTECT EXISTING ROAD IMPROVEMENTS AND SIDEWALK
2. CLEAR VISION TRIANGLE (10X20 AT ALLEY AND PARKING LOT, 40X40 AT CHINDEN/32ND)
3. PROPOSED SPLIT-RAIL FENCE
4. PROPOSED OUTDOOR STORAGE AREA WITH SECURITY FENCE/GATE
5. PROPOSE SYNTHETIC TURF AREA
6. PROPOSED PATIO WITH CRUSHED AGGREGATE SURFACE
7. PROPOSED SCREEN WALL, SEE ARCHITECTURAL
8. PROPOSED 6-8' HIGH PLANTING SCREEN
9. PROPOSED 5' WIDE SIDEWALK
10. PROPOSED ROAD IMPROVEMENTS TO 32ND ST. INCLUDING CURB, GUTTER, PLANTER STRIP, AND SIDEWALK
11. PROPOSED TRASH ENCLOSURE

## MATERIAL LEGEND



## PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS SHADE TREES</b>					
3	AR	<i>Acer rubrum</i> 'October Glory'	October Glory Maple	2" CAL. B&B	Class II - 50' H x 35' W
4	CB	<i>Carpinus betulus</i> 'Fastigiata'	Pyramidal European Hornbeam	2" CAL. B&B	Class II - 45' H x 30' W
3	SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" CAL. B&B	Class I - 25' H x 15' W
5	PC	<i>Prunus x cerasifera</i> 'Cripoizam'	Crimson Pointe Flowering Plum	2" CAL. B&B	Class I - 20' H x 6' W
3	PA	<i>Prunus serrulata</i> 'Amanogawa'	Amanogawa Flowering Cherry	2" CAL. B&B	Class I - 25' H x 10' W



LANDSCAPE PLAN 1" = 20'-0"

# SPLIT RAIL WINERY

DESIGN REVIEW SUBMITTAL

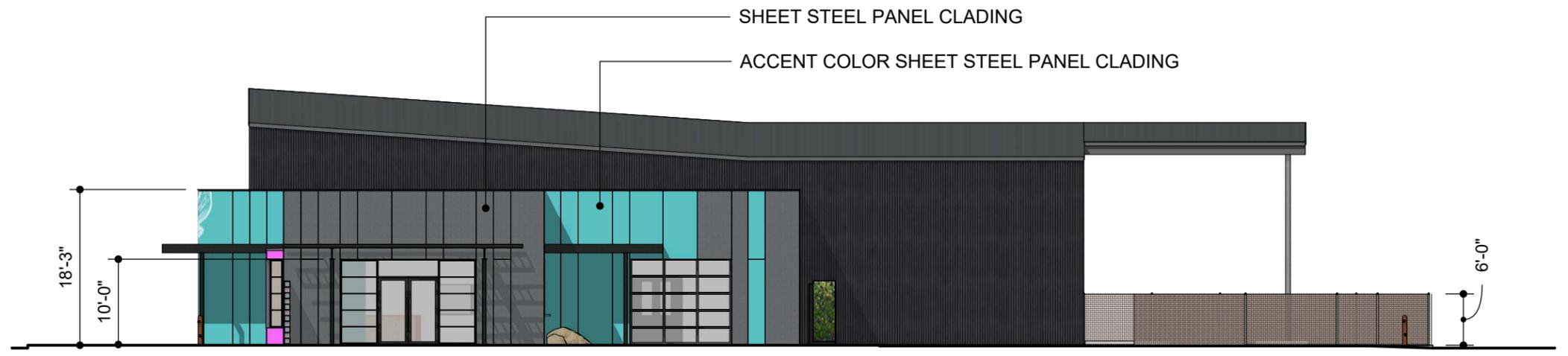
**PIVOT NORTH**  
architecture

06.25.2020





**WEST ELEVATION**



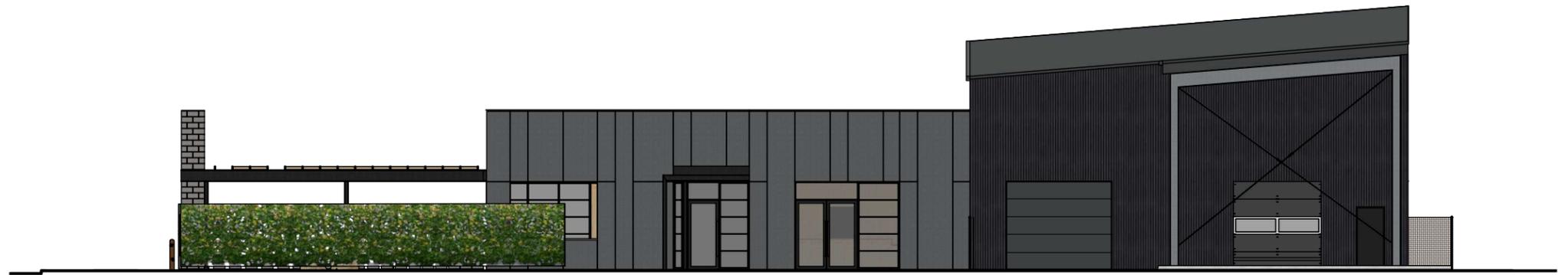
**EAST ELEVATION - BUILDING**



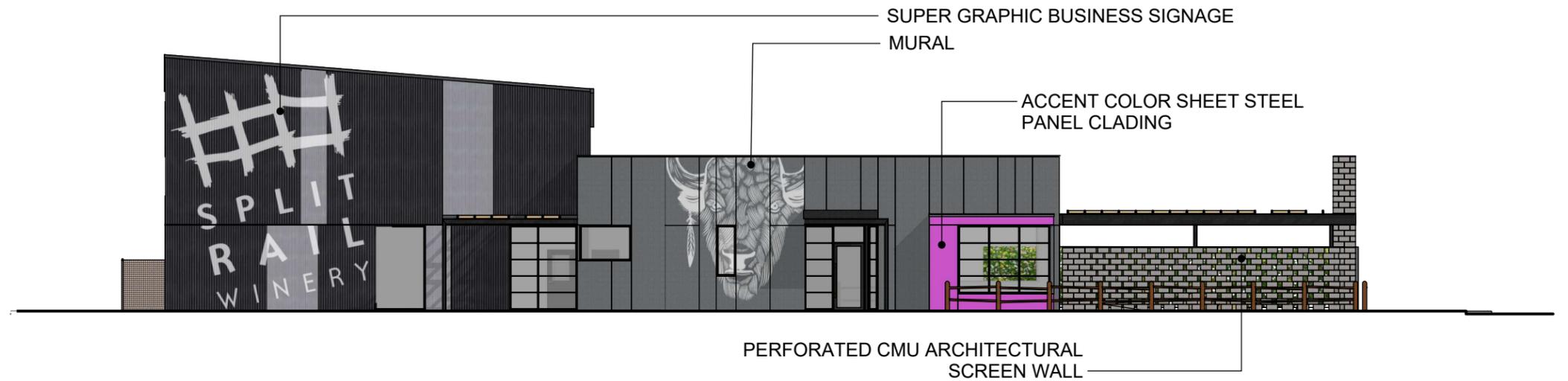
**EAST ELEVATION - PERFORATED CMU SCREEN WALL**

ELEVATIONS 1/16" = 1'-0"

**SPLIT RAIL WINERY** DESIGN REVIEW SUBMITTAL



**NORTH ELEVATION**



**SOUTH ELEVATION**

TOTAL SOUTH ELEVATION AREA: **2,360 S.F.**

15% (WINDOW, SHOWCASES, DISPLAYS OR PEDESTRIAN ACCESS ELEMENTS) REQUIRED FOR FIRST FLOOR FACADES FACING PUBLIC STREETS

PROVIDED AREA: **358 S.F.**



**VIEW FROM CHINDEN LOOKING NORTH**  
FOR CONTEXT AND SCALE ONLY, DOESN'T REPRESENT  
LANDSCAPE DESIGN

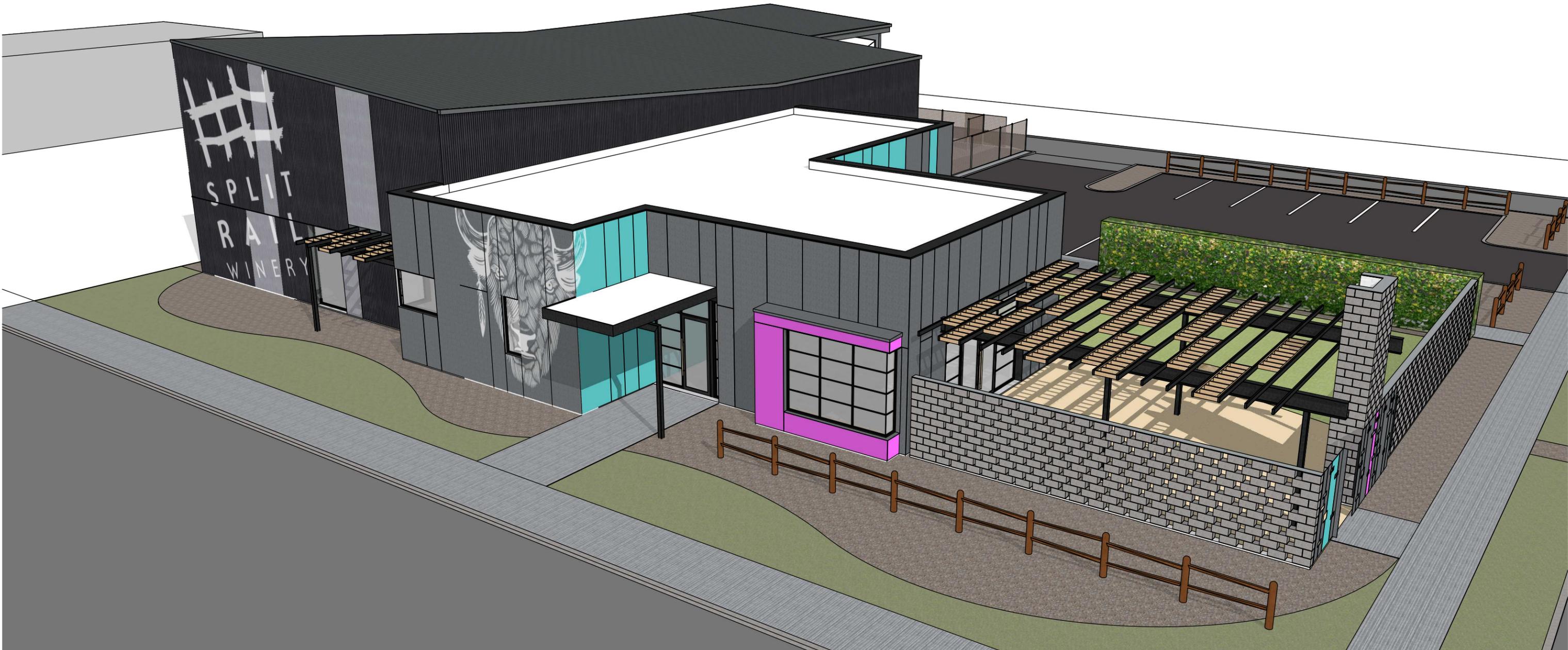
PERSPECTIVE VIEWS *N.T.S.*

# SPLIT RAIL WINERY

DESIGN REVIEW SUBMITTAL

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BIRDSEYE VIEW FROM CHINDEN LOOKING NORTH

PERSPECTIVE VIEWS *N.T.S.*

**SPLIT RAIL WINERY** DESIGN REVIEW SUBMITTAL

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BIRDSEYE VIEW FROM 32nd LOOKING WEST

PERSPECTIVE VIEWS *N.T.S.*

# SPLIT RAIL WINERY

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PRODUCTION BUILDING ELEVATION / VIEW FROM CHINDEN

PERSPECTIVE VIEWS *N.T.S.*

# SPLIT RAIL WINERY

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ARCHITECTURAL SCREEN WALL / VIEW FROM CHINDEN

PERSPECTIVE VIEWS N.T.S.

# SPLIT RAIL WINERY

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ARCHITECTURAL SCREEN WALL / VIEW FROM 32ND

PERSPECTIVE VIEWS N.T.S.

# SPLIT RAIL WINERY

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COURTYARD VIEW

PERSPECTIVE VIEWS *N.T.S.*

# SPLIT RAIL WINERY

DESIGN REVIEW SUBMITTAL

06.25. 2020

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June 25, 2020

Design Review Committee  
6015 N. Glenwood Street  
Garden City, ID 83714

Re: DSRFY2020-19  
3200 W. Chinden Blvd. – Split Rail Winery

Dear Design Review Committee,

Pivot North Architecture is pleased to submit the following Design Review Application for Split Rail Winery located at 3200 W. Chinden Boulevard. The 0.51 acre site is zoned C-1. The proposed building consists of a 4,900 square foot production building and a 2,726 square foot tasting room for the winery, totaling 7,626 square feet.

The intent of the project is to provide new facilities for Split Rail Winery to expand their production and tasting room facilities. An established fixture in Garden City currently located at 43<sup>rd</sup> St. and Chinden, Split Rail is planning on relocating to the new building.

The structure directly addresses the street frontage by placing the corner of the tasting room and exterior patio along the Chinden and 32<sup>nd</sup> St. corner. This provides glimpses of activity within the tasting room through windows on the corner of the building and views through openings in the screen wall into the yard. A recessed entry and projecting awning invites pedestrians off Chinden and provides a connection to the rear entry of the building. The production volume of the building is rotated perpendicular to the street and located adjacent the interior property line to decrease its visible mass from passing vehicles and pedestrians. Its mass is also articulated by varying the siding profile and color patterning as well as canting the roof line along the west elevation.

The building provides safe pedestrian and vehicular circulation by locating the vehicular circulation and parking towards the rear of the property. Access from 32<sup>nd</sup> St. reduces travel speed entering the parking while providing wayfinding. Parking access off Osage St. provides for two-way circulation.

Access from the 36<sup>th</sup> and Chinden bust stop is less than a ¼ mile away as well as access from the Greenbelt. While no bicycle parking is required, parking spaces are being provided adjacent the front entry to accommodate cyclists coming from the Greenbelt on 32<sup>nd</sup> street.

Safe pedestrian access is accommodated by highly visible entries with ample glazing and view site lines within the building. Additionally, the curb cut on 32<sup>nd</sup> St. is being moved towards the back of the site, away from the corner to reduce vehicle entry speed into the site.

Proposed building materials consist of corrugated metal panel, flat metal panels with accents of color, and CMU to playfully reference the areas industrial past. Murals will add additional visual interest as well as represent the Split Rail brand.

The proposed building is pulled back from Chinden to provide modulation in the façade and a landscaped buffer between the sidewalk and street. Landscaping adjacent 32<sup>nd</sup> street follows the proposed planning streetscape improvements and provides street trees. Along the 32<sup>nd</sup> street sidewalk openings in the screen wall provide glimpses to the internal patio and yard which help soften the edge of the screen. Ample trees are provided buffering either ends of the parking.

The site's current use as a used car lot does not provide significant site features to maintain. However, the proposed building and outdoor space we believe will provide a node of activity to an otherwise inactivate street corner. By providing inviting and usable outdoor space adjacent to the tasting room, the project will draw people from the Greenbelt and surrounding neighborhood.

The project is targeting 18 sustainability points utilizing green design techniques and measures which encourage employees to commute to work via alternate methods. Exact sustainability points being achieved will be finalized with the permit submission. While the project does not meet the FAR requirements, the programmatic functions of exterior production area and exterior patio makes full use of the site.

The building has been designed to be a playful, well designed, activity center for the community while meeting the client's programmatic needs and remaining a functioning production facility for the winery. Rich but cost-effective materials were selected which reflect the industrial past of the surrounding area. We feel the project provides a vibrant addition to the live work create district and will attract more people to the area.

Thank you for your time and consideration while reviewing this application and we look forward to working with Garden City on this exciting project. Please feel free to contact me with any questions or requests for additional materials.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian McLaughlin', with a stylized flourish at the end.

Ian McLaughlin  
Pivot North Architecture