



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: <u>GLENN WALKER</u>	Name: <u>DENNIS SAND</u>
Company: <u>ADP ARCHITECTS P.A.</u>	Company: <u>PEEB INVESTMENTS</u>
Address: <u>1891 N. WILDWOOD ST.</u>	Address: <u>9179 W. STATE ST.</u>
City: <u>BOISE</u>	City: <u>BOISE</u>
State: <u>ID</u> Zip: <u>83713</u>	State: <u>ID.</u> Zip: <u>83714</u>
Tel.: <u>208.353.0734</u>	Tel.: <u>208.886.29.5222</u>
E-mail: <u>gwalker@adpbase.com</u>	E-mail: <u>dennis@bluewolfinc.com</u>

**PROPERTY AND DESIGN INFORMATION**

This application is a request to:  Construct New     Addition     Subdivision

Site Address: <u>41844 N. FENTON ST. GARDENCITY ID. 83714</u>		
Subdivision Name: <u>RAWDALL ACRES SUB.#4</u>	Lot: <u>3</u>	Block: <u>3</u>
Tax Parcel Number: <u>R7334150644</u>	Zoning: <u>C-2</u>	Total Acres: <u>.343</u>
Proposed Use: <u>MULTI-FLEX, OFFICE, MANUF.</u>	Floodplain:    Yes <input checked="" type="radio"/> No	

**OBJECTIVES 8-4C**

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

**Bike and Pedestrian:** How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

**Parking and parking lot standards:** Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

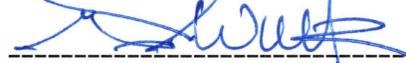
**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

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

**Landscaping:** Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

**Building Design:** How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

 8/26/20  
-----  
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 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                                 |   |

**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:** *N/A*

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

- Location, elevations, and materials of proposed signage

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

**\*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:** *N/A*

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



# DESIGN REVIEW PRE-APPLICATION MEETING REQUEST

Permit info: \_\_\_\_\_  
 Application Date: \_\_\_\_\_  
 FOR OFFICE USE ONLY

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 ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

The objectives of the design review process is to involve the City in the earliest possible time in the development and design of a project and to work with the applicant in an iterative process of review and design. The review process is intended to be flexible and tailored to the needs of the project and the applicant.

The checklist and required materials are due fifteen (15) business days prior to the Design Committee meeting. Late submissions will not be accepted under any circumstances.

### APPLICANT INFORMATION

Name: GLENN WALKER Phone: 208.353.0734  
 Email: gwalker@cidpboise.com Firm: ADP ARCHITECTS P.A.  
 Proposed Site Address: 4841 N. FENTON ST.  
GARDEN CITY ID. 83714  
 Date of Requested Meeting: JULY 2<sup>ND</sup> IF OPEN ON THE 3<sup>RD</sup>

### DESIGN INFORMATION

Proposed Use: OFFICE SPACE, W/ TWO FLEX SPACES FOR FUTURE TENANTS  
 Surrounding Uses: COMMERCIAL, CHURCH TO THE NORTH  
 Zoning: C-2 Comprehensive Plan Designation

Is the property located in the 100 year flood plain?

YES  NO  ?

List the locations of any potential wildlife habitat areas on the property:

NONE

List the locations of bus stops and pedestrian pathways within 1/4 mile of the property:

?

List any easements and locations of water, sewer and irrigation:

DON'T HAVE A SURVEY YET

### APPLICATION INFORMATION REQUIRED

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

Site Plan Including Surrounding Development  
 Elevations

Landscaping Plan  
 Vicinity Map



# PLANNING SUBMITTAL FORM

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

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)  
 208.472.2926 (FAX) ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
Name: <u>GLENN WALKER</u>	Name: <u>DENNIS SAND</u>
Company: <u>ADP ARCHITECTS, P.A.</u>	Company: <u>REEB INVESTMENTS</u>
Address: <u>1891 N. WILDWOOD ST.</u>	Address: <u>9179 W. STATE ST.</u>
City: <u>BOISE</u>	City: <u>BOISE</u>
State: <u>ID</u> Zip: <u>83713</u>	State: <u>ID</u> Zip: <u>83714</u>
Tel.: <u>208.353.0734</u>	Tel.: <u>208.629.5222</u>
FAX: _____	FAX: _____
E-mail: <u>gwalker@adpboise.com</u>	E-mail: <u>dennis@bluewolfinc.com</u>

**ACTION REQUESTED (check all that apply)**

ALL BLUEPRINTS MUST BE FOLDED INTO 8 1/2" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP  
 SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Appeal<br><input type="checkbox"/> Lot Line Adjustment<br><input type="checkbox"/> City Code Text Amendment<br><input type="checkbox"/> Sign Permit<br><input type="checkbox"/> Specific Area Plan<br><input type="checkbox"/> Conditional (special) Use Permit<br><input type="checkbox"/> Temporary Use Permit<br><input type="checkbox"/> Easement/Vacation of Easement | <input checked="" type="checkbox"/> Design Review<br><input type="checkbox"/> Final Plat<br><input type="checkbox"/> Flood Plain Dev<br><input type="checkbox"/> Variance<br><input type="checkbox"/> MFH Installation<br><input type="checkbox"/> Minor PUD<br><input type="checkbox"/> Minor Land Division<br><input type="checkbox"/> Ability to Serve-CUP, DSR or SUB if applicable | <input type="checkbox"/> Preliminary Plat<br><input type="checkbox"/> Preliminary PUD<br><input type="checkbox"/> Re-zone<br><input type="checkbox"/> Zoning Certificate<br><input type="checkbox"/> MFH Removal |
|---|---|--|

**PROPERTY INFORMATION**

Site address: 4844 N. FEWTON ST. GARDEN CITY

Subdivision Name: <u>RAWDALL ACRES SUB #4</u>	Lot: <u>3</u>	Block: <u>3</u>
Tax Parcel Number: <u>R7334150644</u>	Zoning: <u>C-2</u>	Total Acres: <u>3</u>
Proposed Use: <u>MULTI-FLEX, OFFICE MANUF.</u>	Floodplain: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	

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 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.

\_\_\_\_\_  
 signature of the applicant (date)

\_\_\_\_\_  
 signature of the owner (date)



GLENN WALKER, AIA  
1891 N. Wildwood St.  
Ph (208) 353-0734

ARCHITECT & PLANNER  
Boise, Idaho 83713

Date: September 14, 2020

Re: reeB Investments – 4844 Fenton St. Garden City Idaho 83714

Dear Planning Department, please see attached narrative letter regarding a proposed 6,026 sq. ft. office and lease space building with a 2,025 sq. ft. 2<sup>nd</sup> level office area.

This project advances the urban form through its relationship to the street by having inviting entryway facing the street, sidewalk out front and an entrance off the street. This design maximizes the opportunities for safe and comfortable pedestrian accessibility by providing a sidewalk out front along the face of the building and providing a bike rack to invite or promote bicycle traffic. This site layout also minimizes the effect of parking and vehicular circulation by providing a single row of parking with the required amount of parking stalls along with the required amount of ADA parking stalls.

Building materials include stone veneer, batt & board siding along with high quality or high-grade metal siding. This metal siding will not be your typical PBR low grade metal sheeting, it will be of a high-grade metal sheeting. This building is consistent with the adopted streetscape.

Bike and pedestrian circulation have been arranged by providing a bike rack up front along with a textured concrete sidewalk out front of the building. The vehicles are on the opposite side of the drive aisle this helps with vehicular conflicts. The furthest transit station is only 576 ft. away as a bird fly's, locate at the corner of Murray St. & W. Chinden Blvd.

There are trees provided for every 5 parking stalls, and there is a bike parking rack provided. The parking is adequately screened from adjacent uses and the street by landscaping, refer to landscape plan. There is no stall that is located more than 100 ft. from a shade tree.

We feel this facility will be one of the more attractive buildings in the area. This proposed project will support a compact development pattern which will enable intensification of development and changes over time. This proposed project will support a development pattern in nodes rather than strip commercial along the street due to the design being a single

1891 N. Wildwood St. Boise Idaho 83713. 208-353-0734 / gwalker@adpboise.com

building and not able to expand along the street frontage. This project will promote a place people would like to be at due to the design and landscaping.

Please refer to the landscape plan, which will show a variety of trees and shrubs and will enhance the building design which will be consistent with good practices and will have a variety of plant materials. The landscape plan will have similar soft and hard surfaces as the existing surrounding buildings.

The site lighting will be done with lights from the building along with one parking lot light pole. All wall mounted exterior light fixtures will transmit the light downward towards the parking only.

The building will provide visual interest and positively contribute to the overall urban fabric of the community. The building has several different building materials for the exterior elevations and fits in nicely with surrounding buildings. The Floor Area Ratio is .32. There is relief incorporated into the facades and rooflines which provided variation in height and variation in the wall plane. Outdoor equipment will be screened by the landscaping.

We hope this project will be acceptable to the planning department. We feel that this new building will add to the quality of architecture and distinctiveness of the area, also fit the needs of the owners.

Please call if you have any questions or comments, Sincerely,

Sincerely,

Glenn Walker, AIA,  
ADP Architects, PA

DATE	
REVISIONS	
NO.	

PROFESSIONAL SEAL

LICENSED ARCHITECT  
AR-818618



GLENN WALKER  
STATE OF IDAHO

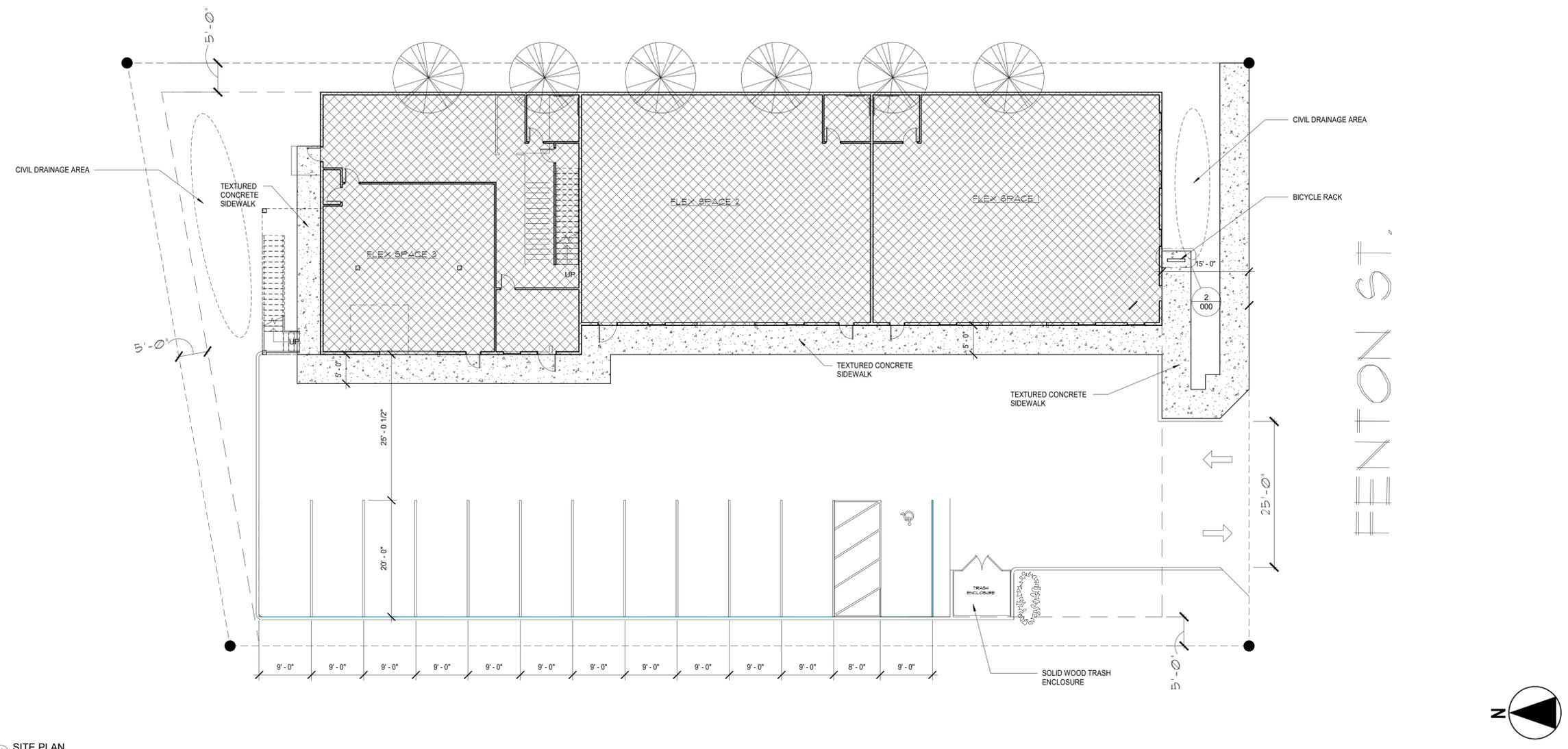
**ADP ARCHITECTS**  
ARCHITECTURE & REAL ESTATE PLANNING  
GLENN WALKER, AIA  
1891 N. WILLOW ST.  
BOISE, IDAHO 83713  
OFFICE: 208-353-0734  
gwalker@adpboise.com

PROJECT NAME:  
reeB INVESTMENTS

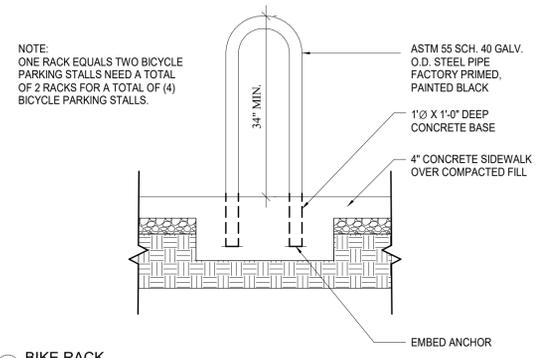
**L 3, B 3 - RANDALL ACRES SUB #4**  
GARDEN CITY, IDAHO  
**PRELIMINARY SITE**

JOB NO:	001
DATE:	12/26/19
DRAWN BY:	Author

SHEET NUMBER:	<b>000</b>
PLOT DATE:	9/3/2020 8:20:09 AM



1 SITE PLAN  
1" = 10'-0"



NOTE:  
ONE RACK EQUALS TWO BICYCLE  
PARKING STALLS NEED A TOTAL  
OF 2 RACKS FOR A TOTAL OF (4)  
BICYCLE PARKING STALLS.

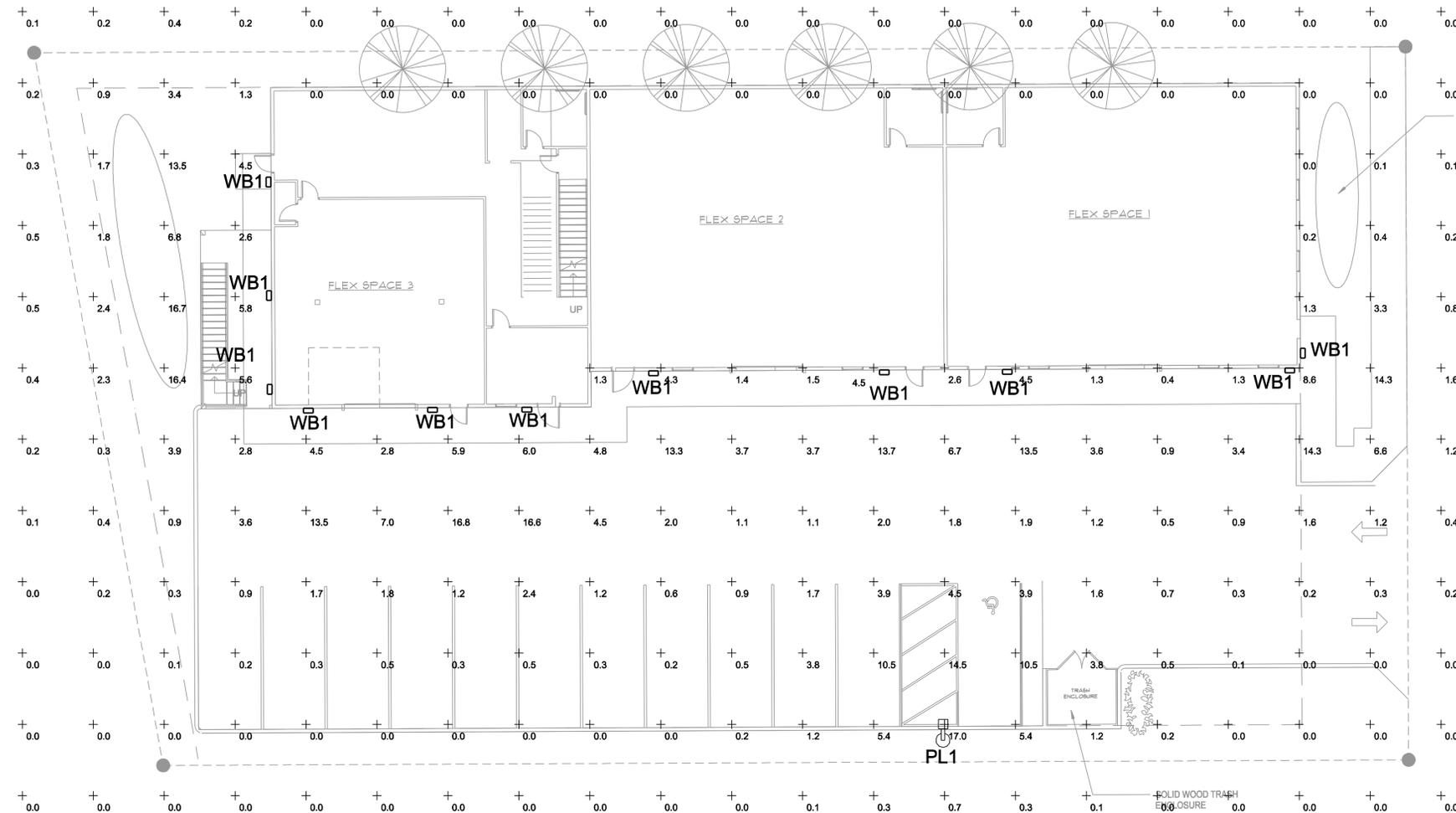
2 BIKE RACK  
3/4" = 1'-0"





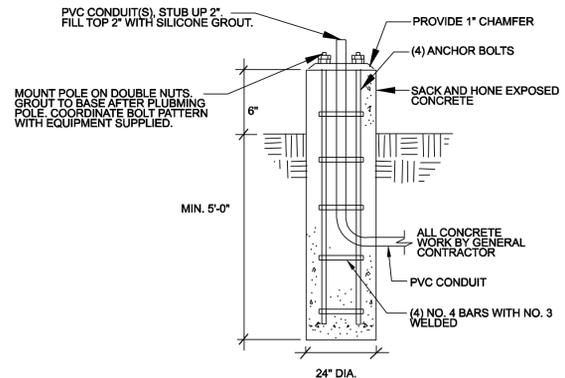
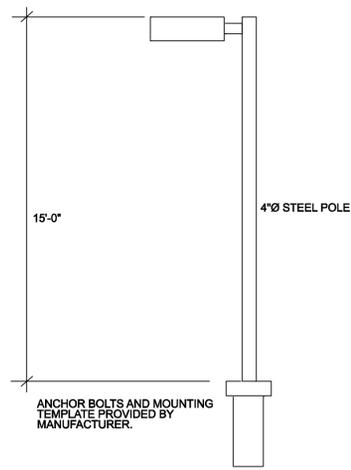
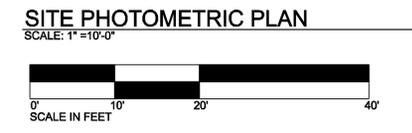






LUMINAIRE SCHEDULE				
LABEL	QTY.	DESCRIPTION	LUMENS	TOTAL WATTS
WB1	11	ARC2 LED P3 50K MVOLT PE DDBXD	3410	23.7
PL1	1	KAD LED 60C 530 30K R4 MVOLT HS	9361	103

CALCULATION SUMMARY					
LABEL	CALC. TYPE	UNITS	AVG	MAX	MIN
PARKING LOT	ILLUMINANCE	FC	1.3	17.0	0.1



**KAD LED LED Area Luminaire**

**Specifications**  
 EFL: 1.2 ft (0.37 m)  
 Length: 17.512" (443 mm)  
 Width: 17.512" (443 mm)  
 Height: 7.188" (183 mm)  
 Weight: 36 lbs (16.3 kg)

**Capable Luminaire**  
 This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL\* controls marked by a shaded background. DTL\* controls marked by a shaded background. DTL\* controls marked by a shaded background. DTL\* controls marked by a shaded background.
- This luminaire is part of an A+ Certified solution for iCAMP2 or iCAMP3™ wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+ visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

- See ordering tree for details.
- A+ Certified Solutions for iCAMP require the order of one iCAMP node per luminaire. Sold Separately. [Link to iCAMP](#) [Link to DTL DLU](#)

**ARC2 LED Architectural Wall Luminaire**

**Specifications**  
 Depth (D1): 9.25"  
 Depth (D2): 7.5"  
 Height: 5"  
 Width: 14"  
 Weight: 11 lbs (without options)

**Introduction**  
 The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback. ARC2 delivers up to 6,500 lumens with a soft, non-polluted light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an BW cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview						
Luminaire	Standard DR, FC	Cold DR, 20°C	Approximate Lumens (6000h)			
			P1	P2	P3	P4
ARC110	4W	—	1,500	2,000	3,000	—
ARC120	4W	—	1,500	2,000	3,000	4,000

Ordering Information						
Series	Package	Color Temperature	Package	Options	Finish	Notes
ARC2 LED	P1	3000K	4000K	—	—	1. Not available with iCAMP.
	P2	3000K	4000K	—	—	2. Not available with iCAMP.
	P3	3000K	4000K	—	—	3. Not available with iCAMP.
	P4	3000K	4000K	—	—	4. Not available with iCAMP.

Ordering Information						
Series	LEDs	Driver	Watt	Beam Angle	Mounting	Shipped separately
KAD LED	3000K	3000K	100W	120°	—	—
	3000K	3000K	100W	120°	—	—
	3000K	3000K	100W	120°	—	—
	3000K	3000K	100W	120°	—	—

DATE



**ADP ARCHITECTS**  
 ARCHITECTURE & REAL ESTATE PLANNING  
 GLENN WALKER, AIA  
 1891 N. WILDWOOD ST.  
 BOISE, IDAHO 83713  
 OFFICE: 208-353-0734  
 gwalker@adpboise.com

PROJECT NAME: **reeB INVESTMENTS**  
**L 3, B 3 - RANDALL ACRES SUB #4**  
**GARDEN CITY, IDAHO**  
 SITE PHOTOMETRIC PLAN

JOB NO: 20-83  
 DATE: 9/15/20  
 DRAWN BY: AJ

SHEET NUMBER  
**SE-1**

### LANDSCAPE NOTES

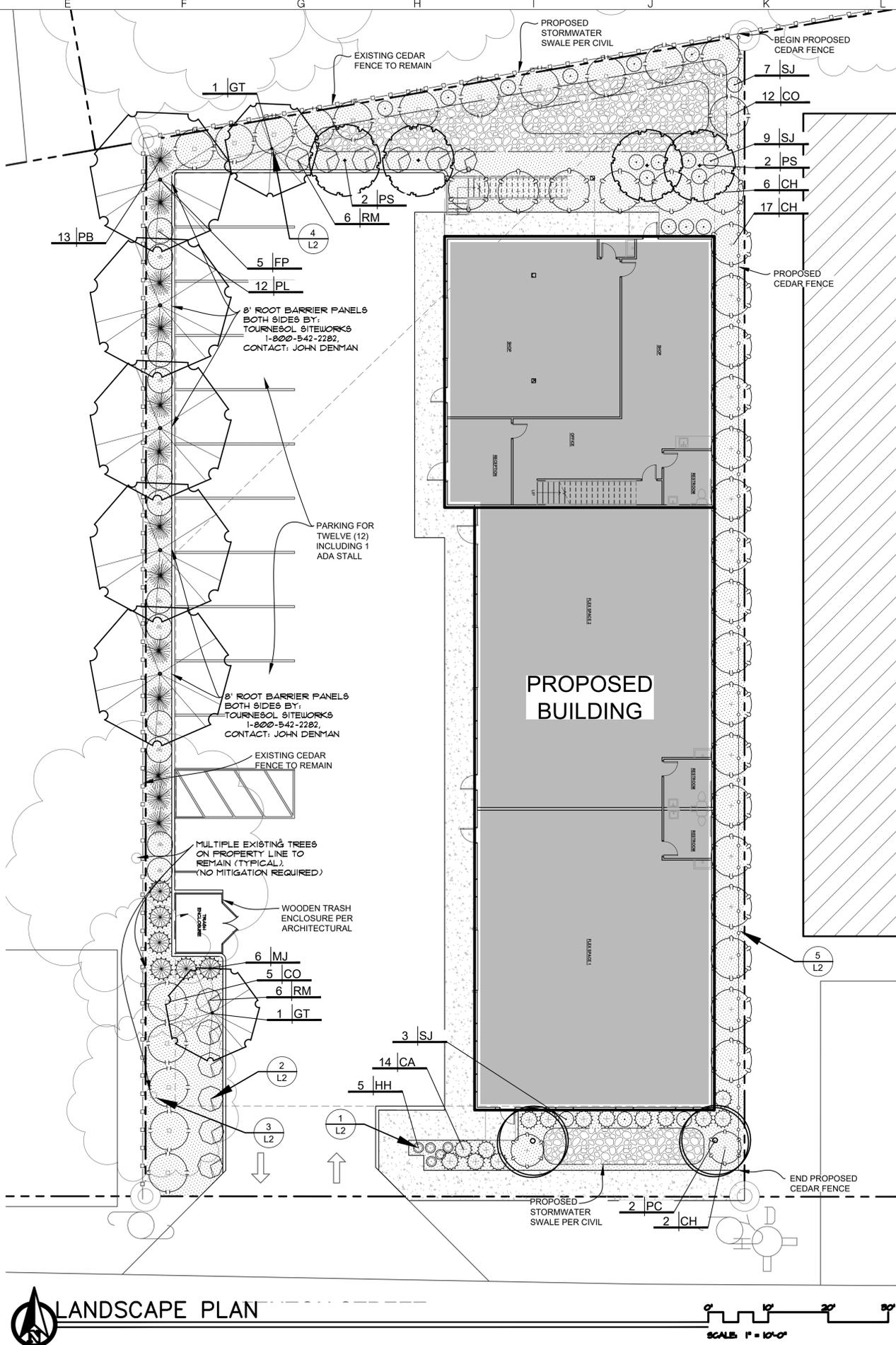
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REEVALUATED FOR TYPE AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
- ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" BARK MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
- ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIFICATIONS TO THE OWNER'S REMAIN IN THE ADJACENT DEVELOPMENT.
- PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
- ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE FRIABLE LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
- PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
- SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
- IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
- ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
- COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
- ALL EXISTING TREES TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
- NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

### IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEMS COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
  - PRECISE INDIVIDUAL STATION TIMING
  - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
  - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
  - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
  - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVSERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE G.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.

### TREE PROTECTION NOTES:

- PROTECT THE CRITICAL ROOT ZONE (THE AREA DIRECTLY BELOW THE PRUNE LINE OF THE TREES) OF THE TREES TO REMAIN ON SITE BY:
  - CONSTRUCTING A TEMPORARY CHAINLINK FENCE AROUND THE CRITICAL ROOT ZONE OF THE TREE TO BE PROTECTED PRIOR TO DEMOLITION, CONSTRUCTION, OR ANY SITE WORK.
  - NOT ALLOWING COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
  - NOT ALLOWING CONCRETE TRUCKS TO RINSE WITHIN THE PROTECTION AREA, OR ANYWHERE NEAR EXISTING TREE ROOTS OR IN PLANNED PLANTING BEDS AREAS. SEE EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED CONCRETE WASHOUT AREAS.
  - NOT STOCKPILING MATERIALS, DEBRIS, OR DIRT WITHIN THE TREE PROTECTION AREA.
  - WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
  - NOT TRENCHING, EXCAVATING, FILLING, OR OTHERWISE DISTURBING THE SOIL WITHIN THE CRITICAL ROOT ZONE.
  - ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED BY:
  - OPERATING EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
  - HAVING TREES PRUNED BY A LICENSED ARBORIST.
- ALL TREES THAT ARE DAMAGED, DESTROYED OR REMOVED DURING CONSTRUCTION SHALL BE MITIGATED USING THE MITIGATION STANDARDS AS SET FORTH IN THE CURRENT CITY CODE.



### PLANT SCHEDULE

(NOTE: ALL TREES TO BE GRADE #1)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
<b>TREES</b>				
FP	Fraxinus pennsylvanica 'Urbanite' Urbanite Ash	2" B4B	45' hgt. 35' wide	II
GT	Gleditsia triacanthos 'Draves' Street Keeper Honeylocust	2" B4B	45' hgt. 20' wide	II
PC	Fyrus calleryana 'Glen's Form' Chanticleer Pear	2" B4B	35' hgt. 15' wide	II
PS	Prunus sargentii 'Columaria' Columar Sargent Cherry	2" B4B	35' hgt. 15' wide	II
<b>SHRUBS</b>				
CO	Cornus alba 'Ballhalo' Ivory Halo Dogwood	5 Gal.	4' hgt. x 4' wide	
CH	Cotoneaster horizontalis 'Feruillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
MJ	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
FB	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	5 Gal.	4' hgt. x 4' wide	
PL	Prunus laurocerasus 'Otto Luyken' Otto Luyken Laurel	5 Gal.	4' hgt. x 4' wide	
RM	Rosa x Flower Carpet' Merlot Flower Carpet Rose	2 Gal.	3' hgt. x 4' wide	
SJ	Spiraea japonica 'Walburna' Magic Carpet Spiraea	2 Gal.	3' hgt. x 3' wide	
<b>GROUND COVERS/ GRASSES/ PERENNIALS</b>				
CA	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal.	3' hgt. x 2' wide	
HH	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	

### LANDSCAPE REQUIREMENTS

<b>SITE LANDSCAPE REQUIREMENTS:</b>		
MIN. 5% OF GROSS SITE AREA:	22.0% PROVIDED	
MIN. ONE CLASS I TREE / 50' OF FRONTAGE:	2 REQUIRED / 2 PROVIDED	
MIN. 1 TREE / 1,000 S.F. OF LANDSCAPE AREA:	4 REQUIRED / 4 PROVIDED	
MIN. 1 SHRUB / 150 S.F. OF LANDSCAPE AREA:	27 REQUIRED / 53 PROVIDED (10% COVERAGE)	
<b>PARKING LOT LANDSCAPE REQUIREMENTS:</b>		
INTERIOR: 1 TREE / 5 STALLS	2 REQUIRED / 2 PROVIDED	
<b>PERIMETER LANDSCAPE REQUIREMENTS (FOR PARKING AND DRIVE ISLE):</b>		
PERIMETER: 220 L.F. - 75' OF EXISTING TREE CANOPY IS 145 L.F. @ 1 TREE / 20' T REQUIRED / 5 CLASS II & 40 SHRUBS		
18 TOTAL TREES REQUIRED - 4 SPECIES PROVIDED		
SUBSTITUTIONS ARE CALCULATED AS FOLLOWS: ONE CLASS II OR III TREE EQUALS TWO CLASS I TREES. ONE CLASS I TREE EQUALS 10 SHRUBS.		

### OWNER DATA

OWNER: DENNIS SAND AND TY FLOWMAN  
4114 W. STATE ST.  
BOISE, IDAHO 83714

ARCHITECT: ADP ARCHITECTS  
1841 N. WILDWOOD ST.  
BOISE, IDAHO 83713

LANDSCAPE ARCHITECT: SOUTH BECK AND BAIRD  
2002 S. VISTA AVE.  
BOISE, IDAHO 83705

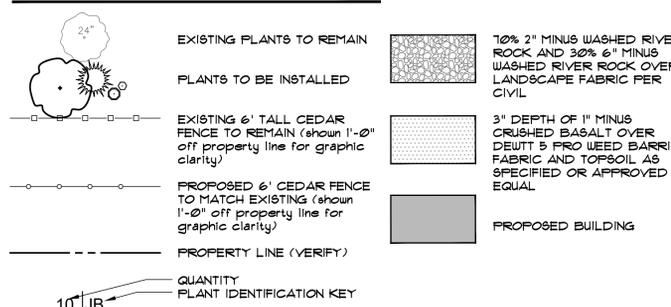
### SITE DATA

SITE ZONING: C-2

BUILDING AREA CALCULATIONS:  
EXISTING BUILDING GROUND LEVEL AREA: 6,025 SF  
ADDED 2ND LEVEL AREA: 2,025 SF

SITE CALCULATIONS:  
PROPERTY AREA: 10,365 SF  
IMPERVIOUS SURFACE: 8,550 SF 45.4%  
BUILDING FOOTPRINT: 6,025 SF 32.8%  
LANDSCAPING: 4,002 SF 21.8%

### LANDSCAPE LEGEND



STAMP: STATE OF IDAHO  
**PRELIMINARY**  
NOT FOR CONSTRUCTION  
8/19/2020  
LANDSCAPE

DATE: 8/19/2020

2022 S. Vista Ave  
Boise, ID 83705  
Office: 208-342-2959  
CALL 2 BUSINESS DAYS BEFORE THE PROJECT START DATE FOR SCHEDULED MEETINGS.  
www.southbeckandbaird.com

**SOUTH BECK & BAIRD**  
South Landscape Architecture P.C.  
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:		
No.	Date	Description

**LANDSCAPE PLAN**  
reeB Investments  
4844 N. Fenton St. Garden City, Idaho 83714

DRAWN BY: AJ  
CHECKED BY: JR  
PROJECT NUMBER: 20-046  
SHEET: L1

DESIGN REVIEW





**PRE-APPLICATION MEETING / DISCUSSION**

Development Services- Planning 6015 Glenwood Street Garden City, Idaho  
 83714 Phone 208/472-2921 [building@gardencityidaho.org](mailto:building@gardencityidaho.org)  
[WWW.Gardencityidaho.org](http://WWW.Gardencityidaho.org)

This form contains information specifically related to discussions of the zoning of the property. There may be other applicable codes that must be met. **Pre app meetings must be held within three (3) months of application to be valid. Please contact Development Services with any questions at 208-472-2921.**

**PROJECT INFORMATION**

To be filled out by applicant:  
 Name GLENN WALKER Email gwalker@adpboise.com Phone 208.353.0734  
 Project Address 4844 N. FENTON ST. GARDEN CITY Parcel R7334150644  
 Project Description DESIGN A NEW OFFICE & FLEX BUILDING  
GROUND FLOOR = 6,025 SQ. FT. 2<sup>ND</sup> LEVEL = 2,025 SQ. FT.  
 Existing Conditions \_\_\_\_\_

Date and time of meeting:

Meeting Attendees:

1. <u>GLENN WALKER</u>	5. <u>Jenah Thornborrow</u>
2. <u>DENNIS SAND</u>	6. <u>Betty Gumm</u>
3. <u>TY ROWMAN</u>	7. <u>Kevin Wallace</u>
4. <u>Hanna Veal</u>	8. <u>Erika Akin</u> <u>Griff Williams</u>

Comp. Plan	Zoning District	Overlay	Bld	Bld Occupancy(s)	Foundation
<input type="checkbox"/> MU Res	<input type="checkbox"/> LI	<input type="checkbox"/> NCN	<input checked="" type="checkbox"/> New	<u>B</u>	<input checked="" type="checkbox"/> Slab
<input type="checkbox"/> MU Com	<input type="checkbox"/> C1	<input type="checkbox"/> GBC	<input type="checkbox"/> TI/ Interior remodel	<u>F-1</u>	<input type="checkbox"/> Crawl
<input type="checkbox"/> Light Industrial	<input checked="" type="checkbox"/> C2	<input type="checkbox"/> LWC	<input type="checkbox"/> Exterior addition	<u>S-1</u>	
<input type="checkbox"/> SAP	<input type="checkbox"/> MU				
<input type="checkbox"/> Res Low	<input type="checkbox"/> R20				
<input type="checkbox"/> Res Med	<input type="checkbox"/> R3				
<input type="checkbox"/> TOD	<input type="checkbox"/> R2				
<input type="checkbox"/> LWC	<input type="checkbox"/> R1/A				
<input type="checkbox"/> GBC					

?

CONNECTIONS TO CITY Sewer Connection to City Main: Y/N Fire Connection to City Main: Y/N  
Water Service Connection to City Main: Y/ N ¾" OR  
1" 1.5" 2"

Application type (Check all that apply)

<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Annexation or Rezone
<input checked="" type="checkbox"/> Design Review	<input type="checkbox"/> Appeal
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Building Permit
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Business Compliance
<input type="checkbox"/> Minor PUD	<input type="checkbox"/> Lot line adjustment/reduction
<input type="checkbox"/> Variance	<input type="checkbox"/> Other (Specify) _____

Applicable Title 8 Code Section

- 8-1B Non Conforming Property, Structures and Uses
- 8-2A, 8-2B Zoning Provisions
- 8-2C Land Use Provisions
- 8-3A Overlay District
- 8-4B Design Provisions for Residential Structures
- 8-4C Design Review Provisions for Non Residential Structures/Sites
- 8-4D Parking and Off Street Loading
- 8-4E Transportation and Connectivity
- 8-4I Landscaping and Tree Provisions
- 8-4J Manufactured Home Provisions
- 8-4L Open Space Provisions
- 8-5A, 5B, 5C Subdivision Regulations
- Other \_\_\_\_\_
- Other \_\_\_\_\_

Lot

- Verified as legal lot of record
- Verified no non-conforming uses or structures on site
- Desired use prohibited

Flood Plain

- ?  Floodway (Flood zone A)
- 100 Year Floodplain (Flood zone AE)
- Outside Floodplain
- Within 70' of River or Riparian

List any unique constraints or conditions on the property, including any easements, utility issues, fire safety concerns:

~~None~~ Understand what kind of use you are wanting.  
 C-2 zoning does not allow for storage  
 C-2 zoning allows self service with a conditional use permit (cup)  
 multi tenant building requires master sign design

Notes:

I encourage you to consider higher occupancy and multi-tenant flexibility. Think ADA requirements + Fire Sprinkler/Wall requirements to increase sustainability of project.  
 Street trees required Class II or III  
 Pedestrian sidewalk needs to connect East to West sides of property.

Copy given to applicant?  Yes  No

If Conditional Use \_\_\_\_\_ (initials): A Conditional Use in a zoning designation does not mean that the use is a permitted use nor does it mean that it is a prohibited use. If criteria are set forth specific to a use that requires a conditional use, this will be the minimum criteria if approved; additional criteria may be required; or even if the minimum criteria can be met it does not mean that the use will be permitted. A conditional use may be found to be appropriate or inappropriate by a quasi judicial body based on a site specific analysis. For approval adequate evidence shall be provided to demonstrate that the use is appropriate to the specific location, including but not limited to zoning, comprehensive plan designation, and neighborhood where proposed.

Applicant signature: \_\_\_\_\_

Date: 7/7/20

By signing this I acknowledge that pre-application meetings/ discussions without a formal permit are an informal discussion of the project. The staff may not have all information to give a complete and accurate review. A review and analysis of a project is not formally done until after an application has been submitted to the City. Applications must be in compliance with all applicable code for approval. It is my responsibility to review applicable codes, and to verify there have been no changes in code prior to submittal for formal review. I further understand that it is unlawful to occupy a property without a certificate of occupancy or upon false information.