



DESIGN REVIEW	
Permit info:	DSRFY2020-25
Application Date:	08/26/2020
Rec'd by:	ES
FOR OFFICE USE ONLY	

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Jason Jones	Name:
Company: Wee Boise	Company: Wee Boise, Inc.
Address: 208 E 33rd St	Address: 208 E 33rd St
City: Garden City	City: Garden City
State: ID Zip: 83714	State: ID Zip: 83714
Tel.: (225)284-9102	Tel.: 225.284.9102
E-mail: weeboise@gmail.com	E-mail: weeboise@gmail.com

PROPERTY AND DESIGN INFORMATION

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

Site Address: 208 & 210 E. 33rd Street Garden City, ID 83714		
Subdivision Name: Fairview Acres Sub NO 5	Lot: 5 & 6	Block: 34
Tax Parcel Number: R2734541374 & R2734541360	Zoning: M	Total Acres: .35
Proposed Use: Mixed	Floodplain: Yes No Proposed	

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?

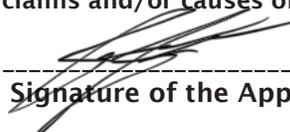
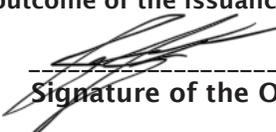
Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

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.

	8-21-20		8-21-20
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Signature of the Applicant	(date)	Signature of the Owner	(date)

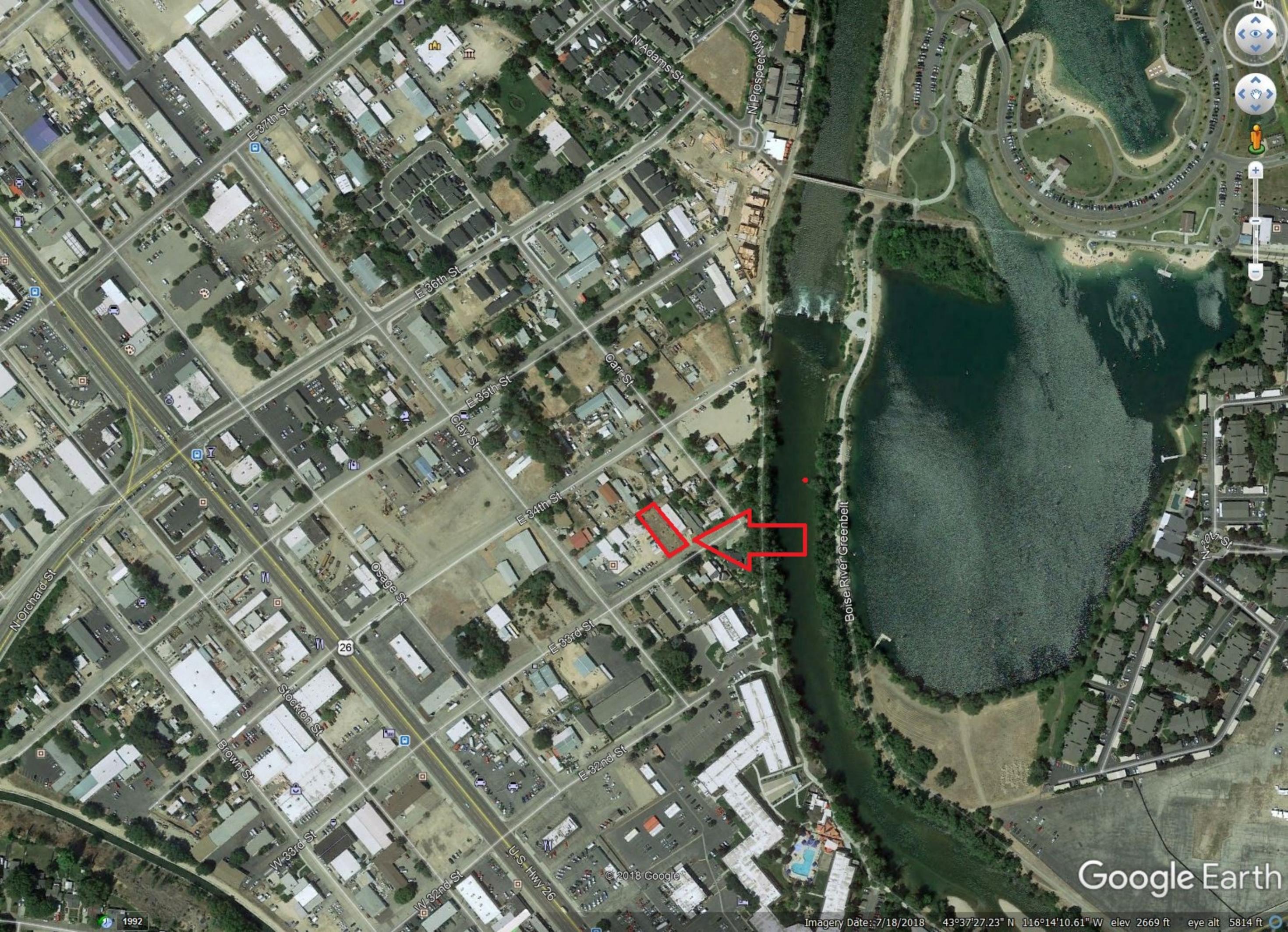
APPLICATION INFORMATION REQUIRED

Note:

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

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Compliance Statement and Statement of Intent | <input checked="" type="checkbox"/> Affidavit of Legal Interest |
| <input checked="" type="checkbox"/> Neighborhood Map | <input type="checkbox"/> NA Sustainability Checklist <i>*if applicable</i> |
| <input checked="" type="checkbox"/> Site Plan | |
| <input checked="" type="checkbox"/> Landscape Plan | |
| <input checked="" type="checkbox"/> Schematic Drawing | |
| <input type="checkbox"/> W Lighting Plan Wavier Requested | |
| <input type="checkbox"/> W Topographic Survey Wavier Requested | |
| <input type="checkbox"/> W Grading Plan Wavier Requested | |
| <input type="checkbox"/> W Will Serve Letter **If required, must submit a Fire Flow Request Wavier Requested | |
| <input type="checkbox"/> W Ada County Approved Addresses Wavier Requested | |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials | |



Google Earth

© 2018 Google

Imagery Date: 7/18/2018 43°37'27.23" N 116°14'10.61" W elev 2669 ft eye alt 5814 ft

1992

E 37th St

E 36th St

E 35th St

E 34th St

E 33rd St

E 32nd St

N Adams St

N Prosser St

Carr St

Clay St

Osage St

Stockton St

Brown St

W 33rd St

W 32nd St

U.S. Hwy 26

Boise River Greenbelt

N Orchard St



August 25, 2020

Hannah Veal, Jenah Thornborrow, & Design Review Committee.

RE: Park 33 at 208 E. 33rd. Street

Gravitas has been working with Wee Boise on the site of 208 E. 33rd in Garden City to transform the dirt lot and double wide trailer to a vibrant community of residential units with workspaces. We are excited to be using the Surel Mitchell Work-Live-Create (WLC) zoning overlay and the flexibility and incentives it provided to turn this underused property into a wonderful destination for living and working.

The project is located in an M zoning surrounded on three sides with C-2 Zoning We are choosing the WLC overlay to govern. Park 33 will consist of small units for living, working, and creating. Spaces will have shell and infrastructure and will be built out to suit the individual users.

This project provides a location within the city for new, startup businesses, provides for smaller, more affordable living units, and builds on the mixed use and small scale development character of the neighborhood.

We have used a variety of materials, colors, and configuration of those materials on the architectural design of this project. The WLC district overlay encourages durable and long lasting materials and encourages the use of materials that are of an industrial nature. This project incorporates wood, steel, and glass in an inviting way that creates a new destination for living, working, and creating in one of the most vibrant neighborhoods in our valley.

Code requires one parking space for each residential unit. We have provided more off street parking than code requires.

The units will be circled around a common landscape area creating a park like environment. The total landscaped area accounts for over 30% of the site area; this is not including patio spaces, or pollinator gardens on the roof tops.

Considering the vibrant and varied uses that this project will attract, and the sculptural, industrial design that is encouraged in this district, we are excited to submit this application and move the project through the process of bringing small, affordable spaces to the neighborhood. These are the types of spaces and creative places that we trust Surel Mitchell would have been proud to live next to and engage with. It will be an honor to use her namesake overlay district successfully for the first time since its inception.

Please let me know if there are any questions or concerns that we might address during your initial review.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek Hurd", written over a horizontal line.

Derek Hurd
Principal
Gravitas, Inc.

112 E. 33rd
Garden City, Idaho 83714
208.367.1184
dhurd@gravitaslc.com
www.gravitas.us



August 25, 2020

Hannah Veal, Jenah Thornborrow & Design Review Committee.

RE: Park 33 at 208 E. 33rd. Street

OBJECTIVES 8-4C

While many items in the general objectives of the development code provide flexibility and incentives in the Work-Live-Create (WLC) overlay, the following responses will help explain the project.

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?

The structure is fully street facing and to a pedestrian scale with urban workspaces facing and engaging the street. Three entrances will directly link the sidewalk to the site allowing the movement of pedestrian & bicycle traffic into the outdoor gathering space. This project is urban in the context of the mixed use neighborhood and will bring a blend of living spaces and working spaces to a neighborhood that encourages that through its zoning.

2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?

The project is street facing and looking forward to the urban style development that has and will be proposed around it. The site design draws pedestrians into interior gathering spaces, off the street. Parking for autos is provided off the street to the rear of the project through a private alley. Public transportation is located on Chinden and 33rd two blocks to the south and a connection to the green belt for non motorized transportation is a few yards to the north east.

3. What are the building materials?

We have designed for an industrial style that will include a fusion of metal, concrete, wood and glass. These materials speak to the nature and history of garden city, this neighborhood. We are speaking also to recent development proposals in the vicinity that language is an urban palette with more durable and lasting materials than a traditional application.

4. What are the existing notable site features and how does the design respect them?

The site is a flat empty barren lot with a double wide trailer and one 4" maple in the location of the required sidewalk. Our design proposes to start fresh, and better utilize the potential of this site in this energetic mixed use neighborhood.

5. Is the building consistent with the adopted streetscape?

The Park 33 proposal will have the required detached sidewalk shown in the landscape plan and be consistent with the adopted plans.

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dhurd@gravitaslc.com
www.gravitas.us

6. 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?

Garden City's Master Cycling and Pedestrian Plan and ACHD have highlighted this street and the neighborhood at large for future sidewalks and low stress bikeways. Park 33 will develop it's street frontage to achieve those goals.

7. How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

There is a bus stop 1000 ft (3 minute walk) from our site on a low use street.

8. Parking and parking lot standards: Is there a tree provided for every 5 parking stalls?

Yes.

9. Is there bike parking provided?

We are proposing two bike parking spaces per live/work unit on the site.

10. Is the parking adequately screened from adjacent uses and the street?

All proposed parking is alley loaded and not visible from the street.

11. Is there any stall that is located more than 100' from a shade tree?

No

12. Community Interaction: How does the development incorporate into the envisioned neighborhood?

The purpose of the Surel Mitchell work-live-create (WLC) neighborhood overlay district is to create a neighborhood that allows commercial or small scale manufacturing activity with dwelling units located within, near, or nearby the working spaces. Specifically, these provisions are intended to: Allow for property development that incorporates both living and working spaces, including, but not limited to, craftsman and artisans retail and workspaces, workshops, and art studios. We consider this application wholly rooted in the vision of the neighborhood, and created in part because of that vision.

13. How does the proposed project support a compact development pattern that enables intensification of development and changes over time?

The overall proposal allows the project to grow over time should development intensify in the future.

14. How does the proposed design support a development pattern in nodes rather than strip commercial along arterial corridors?

The site is off the typical arterial corridor of Chinden Boulevard, and would not be classified as strip commercial.

15. How does the project promote a place where people want to be?

Park 33 will be a vibrant space for workers and residents through it's architecture and outdoor spaces.

16. If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist? This project is exempt due it being previously developed, the proximity to residential, and it's proximity to services.

Landscaping:

17. Is there more than 5% of the site dedicated to landscaping?

We have over 30% of the site dedicated to landscaped areas, not including outdoor pedestrian pathways, pollinator gardens and rooftop balconies which will have planter boxes and other softscape features.

18. Is there one class II or III tree provided for every 50' of street frontage?

Yes, the site has 100' of street frontage, and there are 2 trees that will be planted in front of the structure that meet this requirement

19. Will any trees be removed from the site?

One 4" maple for the sidewalk. This will be mitigated through the addition of trees per the landscape plan.

20. What kind of irrigation will be provided?

Pressurized irrigation will be provided to the landscaped areas.

21. Is the landscaping compatible with local climatic conditions?

Yes, All trees have been selected from the *Tree Selection Guide for street and landscapes throughout Idaho*.

Building Design:

22. How does the building provide visual interest and positively contribute to the overall urban fabric of the community?

The sculptural layout and articulating façades of the units provides interest and continues the industrial feel of neighboring properties on 33rd street, as well as the rusty corrugated metal motif of the home across the street.

23. What is the Floor to Area ratio?

Floor Area Objective would not apply as it's a provision for Nonresidential Development, but the objective would be met because the project is a minimum of two stories.

24. Is there relief incorporated into facades and or rooflines greater than 50'?

There are no rooflines greater than 50 ft.

25. What are the setbacks? 5'

26. How are the outdoor service and equipment areas screened?

Service areas and equipment are screened or enclosed.

27. If there are multiple structures, are the setbacks consistent? Setbacks are consistent to property edges.

28. Are there any "green building" concepts are incorporated into the project?

Much of the building component siding and roofing is recycled material. Units will be heated and cooled with high efficiency heat pumps and a solar array is proposed as well as a green roof.

Compliance Statement

29. Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application

The project is compliant with the Mixed Use Zoning District and the WLC zoning overlay requirements.

30. Purpose, scope, and intent of project

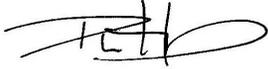
See attached letter describing intent.

31. Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

There are no noxious uses, nuisances, or vibration proposed with this application. The impact to the community would be an added vibrancy, exciting neighbors, and the realization of the vision of the neighborhood of a Work -Live-Create destination that is being promoted and encouraged by the city.

Please let me know if there are any questions or concerns that we might address during your initial review.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Hurd', with a stylized flourish extending to the right.

Derek Hurd
Principal
Gravitas, Inc.



Hannah Veal & Jenah Thornborrow,

RE: Park 33 at 208 E. 33rd. Street

We are requesting a waiver of the following requirements at this time.

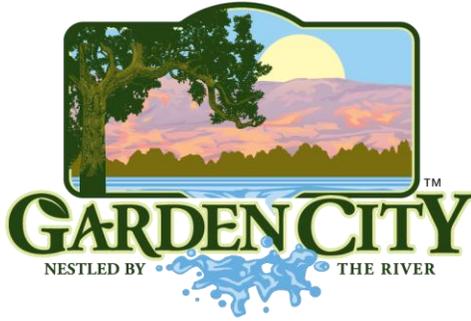
1. Lighting Plan: Standard lighting will be provided at entries and pathways. Complete lighting plan will be provided and approved through the construction documents.
2. Topographic survey: The site is a flat lot. The landscape plan shows proposed grade changes.
3. Grading Plan: The site is a flat lot. The proposed grading is shown on the landscape plan. Civil engineering will be provided through the construction documents.
4. Ada County Approved Address: The current address is 208 E. 33rd street and will not change.
5. Irrigation/Ditch Information form: The irrigation company has reviewed a proposed plan for development of the alley over the piped ditch at the rear of the lot. We will propose tying into this system once those plans are approved.

Please let me know if there are any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek Hurd", written over a horizontal line.

Derek Hurd
Principal
Gravitas, Inc.



CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2900 ■ Fax 208/472-2996

Chief Romeo Gervais
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

December 27, 2018

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: E 34th

Fire hydrant serving this address: hydrant # 2025 at E 34th and Clay

Fire flow Garden City is able to provide is 1000 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 60

Residual pressure: 20 psi

Minimum flow at residual pressure: 1000 gpm

For questions please contact the Garden City permitting desk at 472-2921.

Sincerely,

Garden City Public Works Water Division

cc:
Applicant
File



DESIGN REVIEW PRE-APPLICATION MEETING REQUEST

Permit info: DSRFY2020-25
 Application Date: 08/26/2020 ES
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ 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: Jason Jones, Wee Boise Phone: 225-284-9102
 Email: weeboise@gmail.com Firm: Wee Boise
 Proposed Site Address:
 208 E. 33rd St. Garden City, ID 83714
 Date of Requested Meeting:
 9-21-2020

DESIGN INFORMATION

Proposed Use: Mixed
 Surrounding Uses: Commercial, Residential, Multi-Family, Mixed Use.
 Zoning: M Comprehensive Plan Designation WLC
 Is the property located in the 100 year flood plain?
 YES NO
 Proposed
 List the locations of any potential wildlife habitat areas on the property:
 NA
 List the locations of bus stops and pedestrian pathways within ¼ mile of the property:
 Green belt to the north, bus stop on Chinden to the south
 List any easements and locations of water, sewer and irrigation:
 On site

APPLICATION INFORMATION REQUIRED

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ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED

<input type="checkbox"/> Site Plan Including Surrounding Development	<input type="checkbox"/> Landscaping Plan
<input type="checkbox"/> Elevations	<input type="checkbox"/> Vicinity Map

Abbreviations:

AB	Anchor Bolt
ASTM	American Society for Testing & Materials
EW	Each Way
DF	Douglas Fir
EOR	Engineer of Record
LRFD	Load Resistance Factor Design
Mfr.	Manufacturer
OC	On Center
SF	Square Footage
TJI	Truss Joist International
Typ.	Typical
UNO	Unless Noted Otherwise
WIC	Walk in Closet
WWW	Western White Woods

Park 33

208 E. 33rd Street

Garden City

Design Data:

Code Basis Used: 2015 IRC	Energy Efficiency:
Snow Load: 25 PSF	Ceilings: R-49
Frost depth: 24"	Walls: R-21
Allowable Soil Bearing: 1500 PSF	Floors: R-30
Seismic Design Category: B	Windows: U factor < or = .30
Wind speed: 90mph	

Building Areas:

Main Level: 30 x 150 SF = 4,500 SF	Live Units: 3300 SF
Upper Level: 12 x 150 SF = 1,800 SF	Work Units: 3300 SF
Loft Level: 2 x 150 SF = 300 SF	
Total: 6,600 SF	

Uses:

Site Size: 15,000 SF
 Outdoor Plaza: 5800 SF
 Vertical Circulation: 175 SF

Parking:

On Site Parking: 8
 Street Parking: 5
 Bicycle Parking: 14+

Street Elevation Facade to 18' = 1,106 SF
 Provided Glazing = 355 SF = 32% (Required 20%)

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Design Phase

Date	Issue	Drawn by
8-12-20	Preliminary D1 Review	DNH
8-13-20	D2	DNH
8-18-20	D3	DNH
9-25-20	Garden City DR Submit	DNH

Construction Document Phase

Date	Issue	Drawn by

Owner:
 Park 33
 Wee Boise, Inc.
 208 E. 33rd St. Garden City, ID
 p. 255.284.9102
 e. weeboise@gmail.com

Designer:
 Gravitas, Inc.
 Derek Hurd - Designer
 112 E. 33rd St. Garden City, ID 83714
 p. 208.367.1184
 e. dhurd@gravitasinc.com

Building Dept.:
 Garden City Development Services
 Jenah Thornborrow
 p. 208.472.2921
 e. planning@gardencityidaho.org
 w. www.gardencityidaho.org

Landscape Architect:
 Stack Rock Group
 Will Howard PLA, ASLA
 Emily Voges - Landscape Designer
 p. 208.345.0500
 e. emily@stackrockgroup.com
 w. www.stackrockgroup.com



Engineer:
 TBD

Surveyor:
 TBD

Builder:
 TBD

Geotechnical Engineer:
 TBD

Civil Engineer:
 TBD



Use:
 These drawings are for the Design Phase review only and are not for construction or estimating purposes. These drawings are for the specific Client and specific site indicated above. All other use by any individual is prohibited. US copyright law protects these plans from being copied, emulated, or referenced, in part, or in whole, with fines up to \$100,000 per infringement.

Site Info:

Parcel #: R2734541364

Building Materials:

Main Level:
 Cor-Ten metal shell construction
 w/ framed interior & R-21 closed cell foam insulation
 Channel groove wood siding per elevations

Upper Level:
 Cor-Ten metal shell construction
 w/ framed interior & R-21 closed cell foam insulation
 Channel groove wood siding per elevations

Roof System:
 Cor-Ten metal roof
 Decking per elevations

Misc.:
 Steel railing at stairs & balcony edges

All drawings on 11"x17" media are at 1/2 of the indicated scale

Park 33
 208 E. 33rd Street
 Garden City
 Review Set Not For Construction

Architect/Engineer Stamp

Contents:

G1	Cover Sheet
A1	Main Level Plan
A2	Upper Level Plan
A2	Loft Plan
L1.01	Concept Site Plan
L1.00	Landscape Plan
E1	Elevations
E2	Elevations
E3	Perspectives
E4	Perspectives
E5	Perspectives
E6	Perspectives



Cover Sheet

Scale:

G1

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Construction Document Phase		

Park 33
208 E. 33rd Street
Garden City

Review Set Not For Construction

Architect/Engineer Stamp

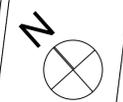
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112 E. 33rd St.
Garden City, ID 83714
p. 208.367.1184 www.Gravitas.us

Main Floor
Scale: 3/16" = 1'-0"

A1



266



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Construction Document Phase		



Park 33
 208 E. 33rd Street
 Garden City

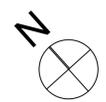
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Architect/Engineer Stamp

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Upper Level
 Scale: 3/16" = 1'-0"

A2



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Park 33
 208 E. 33rd Street
 Garden City

Review Set Not For Construction

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Loft Plan
 Scale: 3/16" = 1'-0"

A3



FIRE PIT WITH BUILT IN SEATING



RIVER ART



WOOD BOARDWALK / DECK



BIKE PARKING



SUNKEN GARDEN



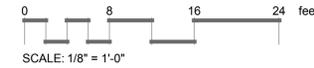
SLOPED LAWN / MEADOW



WOOD STEPPED SEATING



CONTAINER CONCEPT



STACK ROCK GROUP
 LANDSCAPE ARCHITECTURE & MASTER PLANNING

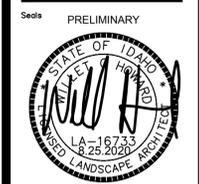
(208) 345-0500
 404 S 8th St, #154
 Boise, ID 83702
 StackRockGroup.com

WILLET C HOWARD, PLA
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NOT FOR CONSTRUCTION

PARK 33
 210 E 33RD STREET
 GARDEN CITY, ID 83714

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 19-1397
 DATE: 08.25.2020
 DRAWN BY: EV
 CHECKED BY: WH

DRAWING TITLE
LANDSCAPE COLOR PLAN

SHEET NUMBER
L1.01

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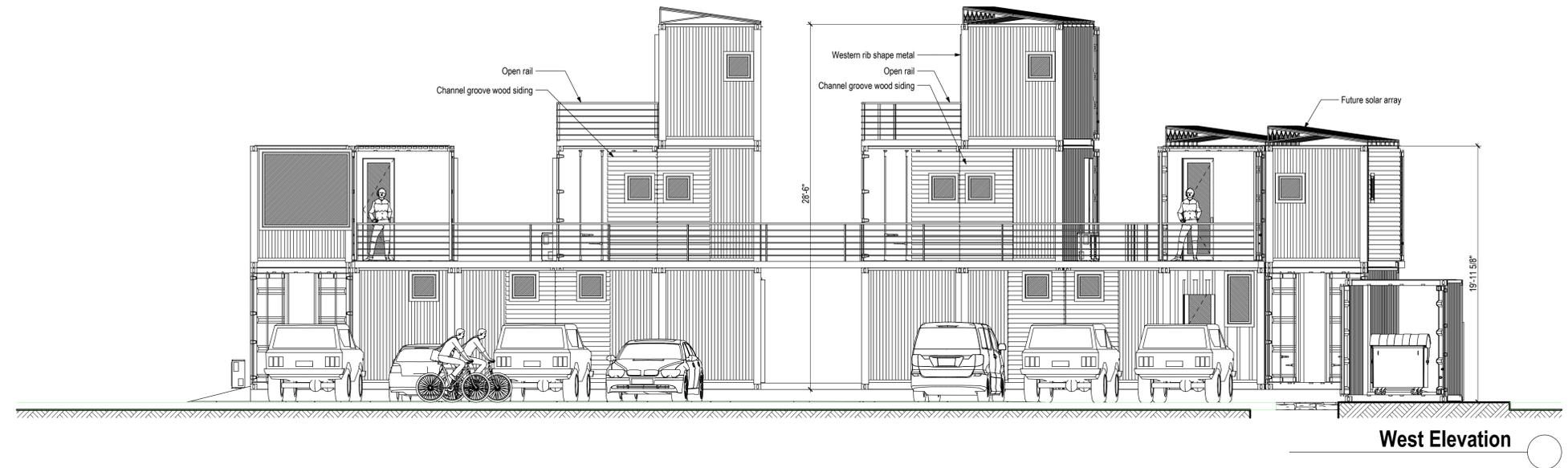
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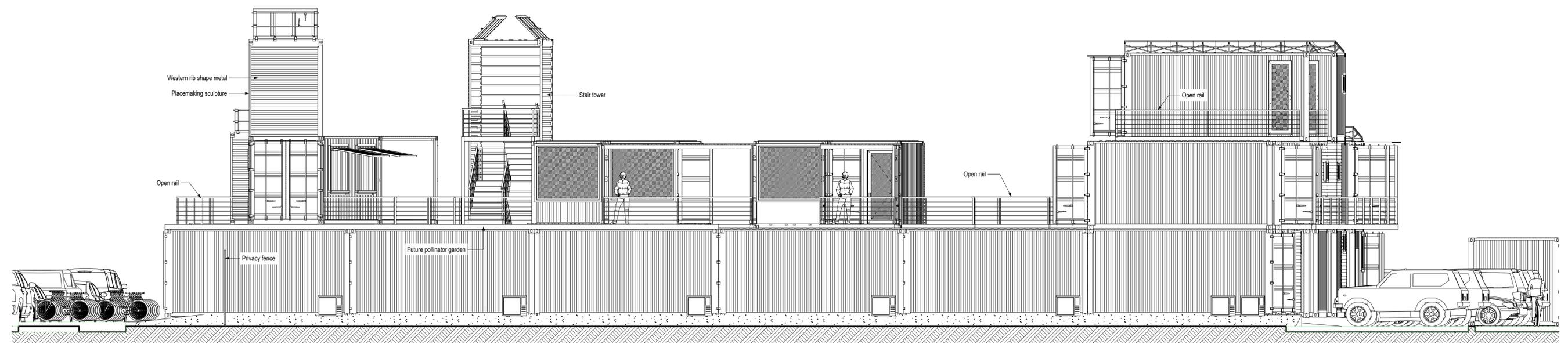
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Design Phase		
Date	Issue	Drawn by
8-12-20	Preliminary D1 Review	DNH
8-13-20	D2	DNH
8-18-20	D3	DNH
8-25-20	Garden City DR Submit	DNH

Construction Document Phase		
Date	Issue	Drawn by



West Elevation



North Elevation

Park 33
 208 E. 33rd Street
 Garden City

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Architect/Engineer Stamp

GRAVITAS
 112 E. 33rd St.
 Garden City, ID 83714
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Elevations
 Scale: 3/16" = 1'-0"

E2



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GRAVITAS

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Construction Document Phase		

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Perspective

E3

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Perspective

E4

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Perspective

E5

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Perspective

E6