



# 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: Victor Ferral	Name: Michael J. Braught
Company: BRS Architects	Company:
Address: 1010 S. Allante Pl. #100	Address: PO BOX #3
City: Boise	City: Laytonville
State: ID Zip: 83709	State: CA Zip: 95454
Tel.: (208) 336-8370	Tel.: (707) 489-6504
E-mail: victor@brsarchitects.com	E-mail: mjb@longvalleymarket.com

**PROPERTY AND DESIGN INFORMATION**

This application is a request to:  Construct New  Addition  Subdivision

Site Address: 5320 N. Sawyer Ave.

Subdivision Name: Bradley Park Sub	Lot: 01	Block:
Tax Parcel Number: R1055420071	Zoning: LI	Total Acres: 1.978
Proposed Use: Warehouses	Floodplain: Yes	No <input checked="" type="checkbox"/>

**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?

> Please see attached letter at the end of this application.

**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?

> Please see attached letter at the end of this application.

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.

*Christa Fernal*

05/07/2020

*Michael Brangert* 05-06-2020

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"/> 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"/> Lighting Plan  |   |
| <input type="checkbox"/> Topographic Survey   |   |
| <input type="checkbox"/> Grading Plan   |   |
| <input checked="" 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.



1010 S. Allante Place, Suite 100  
Boise, Idaho 83709  
Telephone 208 336-8370  
Fax 208 336-8380  
www.brsarchitects.com

May 7<sup>th</sup>, 2020

Attn: Garden City Development Services  
6015 Glenwood Street  
Garden City, ID 83714

RE: Design Review Application - *Compliance Statement & Statement of Intent*  
5320 N. Sawyer Ave. | Garden City, ID. 83714 | Parcel #R1055420071  
BRS Job No.: 19038

To whom it may concern,

This letter is to provide complete responses to the questions posed on the first two pages of the **Garden City Design Review Application**. Please review the following:

#### 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?*

The two proposed structures on this site will improve the current street frontage conditions, transform the site to be pedestrian friendly, and complement its surrounding urban fabric. The new structures will have outdoor spaces that will be easily accessible, aesthetically pleasing, and provide a transition as you approach the structure entries off the public sidewalks. The site will include new streetscape features, parking areas buffered by landscape features, and a new sidewalk network that focuses pedestrian and bicycle to and around the new structures. The mass and height of the new structures will not only be similar to the existing structure on site, but also align with the existing industrially focused development that surrounds it. The surrounding buildings are of metal or concrete construction, single user tenants, and are typically one-story.

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

The parking lot will comply with Garden City Municipal Code *Title 8 Development Code Article D Parking and Off Street Loading Provisions* to ensure parking locations, access, and design meet the standards set forth in this section. The site design and building orientations will provide multiple opportunities for easy pedestrian access from the existing sidewalk, provide multiple entry points onto the site that focus visitor and delivery traffic to certain areas only on the site to minimize congestion, and places parking areas towards the interior of the site.

### *3. What are the building materials?*

The proposed building materials will compliment its surrounding neighbors through the use of glass, stone, wood, concrete, and metal. There will be storefront assemblies to emphasize building entries along with the use of aluminum glass overhead doors that will provide the future tenants flexibility on provided indoor/outdoor spaces. The proposed structures will be pre-engineered metal building that will incorporate the glass systems mentioned, the use of a concrete or stone wainscot, and metal seam roofs. The metal panels be oriented in a horizontal or vertical fashion with highlighted transitions frames to break up the facade fenestration for visual appeal and intrigue. There will be additional architectural elements like building bump outs, metal awnings, and metal forms to provide aesthetic interest to the buildings elevations.

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

The notable site feature is the existing warehouse structure that sits on the northeast corner of the parcel. The new structures will not be larger than the existing warehouse and will be similar to its height. The rest of the site is a bare, weed field that will be developed into new landscape areas, new hardscape features, and the two new metal structures.

### *5. Is the building consistent with the adopted streetscape?*

The proposed two new metal structures will be placed on the most appropriate location on the site that fulfill the requirements by the Municipal Code and the client's requirements. The streetscape at this time is of minimal design and offers no aesthetic elements to highlight. This new development will improve site access, the streetscape, and complement the urban fabric.

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### *Bike and Pedestrian*

The two proposed structures have been placed on the site to complement each other and the adjacent existing building by ensuring there is proper pedestrian and bicycle site circulation and parking. The main entries for both structures are connected through concrete sidewalks to the existing sidewalk along Alworth St. and Sawyer Ave. There are proposed outdoor spaces that are open and easily accessible from the existing sidewalk through multiple paths as well. Valley Regional Transit Route 11 runs along Alworth St. and has a bus stop located 0.3 miles West of the site on the corner of Alworth St. and Kent Lane that is in close proximity to this site. There is safe and comfortable access to the new proposed buildings through the use of the existing sidewalk and clearly marked crosswalk areas for pedestrians and visitors alike.

### *Parking and Parking Lot Standards*

The parking lot will comply with *Title 8 Development Code Article D Parking and Off Street Loading Provisions* to ensure parking locations, access, and design meet the standards set forth in this section. The parking area will be a the appropriate distance from the corner of Alworth & Sawyer, be in close proximity to all building entrances, and have landscape areas to buffer visibility and impact on the street frontage. The areas with the majority of the parking spaces are on the north end off of Alworth and on the southeast area off of Sawyer provide plenty of area to turn around within site boundaries. Furthermore, the two new structure's overhead doors are opposite of each other and adjacent to the existing loading dock were strategically laid out to focus delivery traffic at the existing site access point

on Sawyer that will minimize other vehicular traffic in that area of the site and reduce pedestrian circulation interruption.

### Community Interaction

In the Garden City *Municipal Code Title 8 Development Code, Article 2B-1 Purpose*, it is clearly stated that a light-industrial district will "encourage the development of industrial uses which are clean, quiet and free of hazardous or objectionable elements." This development will attempt to bring in businesses that will complement the existing uses around the parcel (e.g. Mesa Stone & Tile, ACCO, Cutting Edge Landscaping) that are not disruptive nor pose a health hazard to its neighbors and promote positive growth in that area in support of the *Garden City Comprehensive Plan*.

### Landscaping

The landscape design will follow the landscape standards and irrigation provisions set in *Title 8 Development Code Article I Landscaping and Tree Protection Provisions*. The layout accommodates for new landscape along the perimeter of the site and internal landscaped areas that will create breaks from the hardscape, visual buffers, and planting beds where needed.

### Building Design

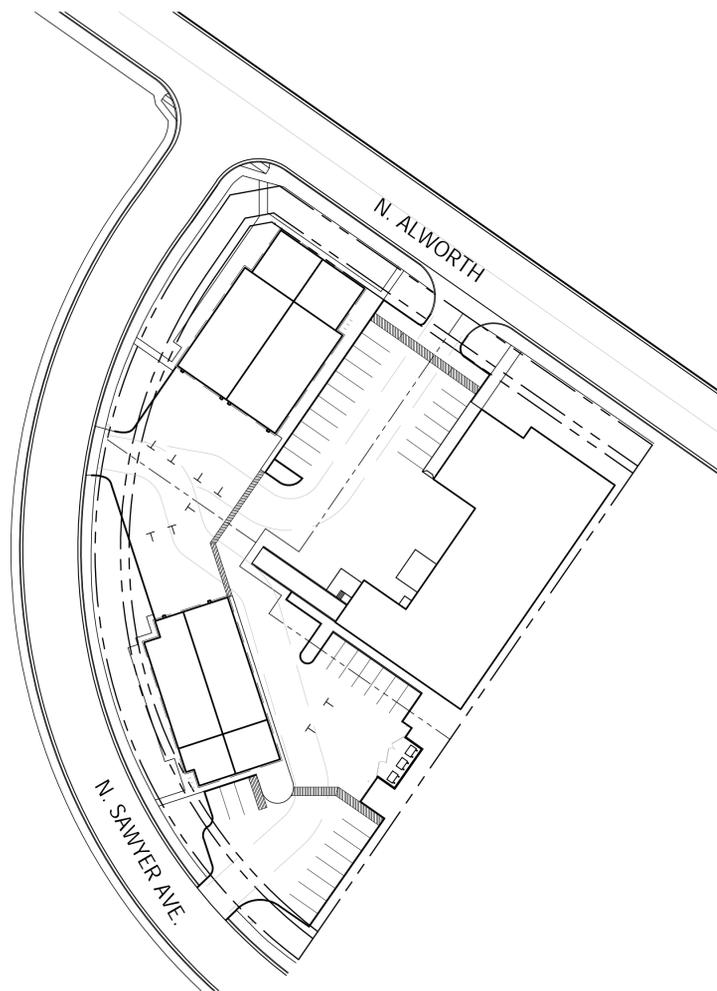
The area contains infrastructure and uses that compliment and follow the provisions found in the *Municipal Code 8-2B Land Use Provisions* that delineate maximum building height, required setbacks, maximum lot coverage, and minimum lot size standards. The design team is committed to comply with such provisions set forth by Garden City to ensure the city a successful project and prosperous business venture for the property owner.

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The property owner, Mr. Michael J. Braught, is very excited about developing this site in Garden City and hopes that this application is met with the approval of the City. We look forward to your positive response to the attached applications, letters, and documentation. If there are any questions or concerns, do not hesitate to contact us.

Sincerely,

Victor Ferral  
BRS Architects | victor@brsarchitects.com



**SITE PLAN**  
SCALE: 1" = 50'-0"

**PROJECT CONTACTS**

**OWNER**

MICHAEL J. BRAUGHT  
10370 DRY CREEK RD.  
BELGRADE, MT 59714  
P: 707.489.6504  
E: mjb@longvalleymarket.com

**CIVIL**

**LANDSCAPE**

STACK ROCK GROUP  
404 S. 8TH ST. #154  
BOISE, ID 83702  
CONTACT: JESSE BUSTER  
P: 208.345.5000  
E: jesse@stackrockgroup.com

**STRUCTURAL**

**ARCHITECT**

BRS ARCHITECTS  
1010 S. ALLANTE PLACE #100  
BOISE, ID 83709  
PROJECT ARCHITECT: TRENT KOCI  
CONTACT: VICTOR FERRAL  
P: 208.336.8370  
E: victor@brsarchitects.com

**MECH/PLUMBING**

**ELECTRICAL**

**GENERAL CONTRACTOR**

SAUCERMAN CONSTRUCTION  
1233 N. MAIN ST.  
MERIDIAN, ID 83642  
CONTACT: PAUL SAUCERMAN  
P: 208.846.7808  
E: paul@saucermani.com

**SHEET INDEX**

- CIVIL
- LANDSCAPE
- ARCHITECTURAL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL

**BUILDING / TENANT INFORMATION**

**SITE DATA:**  
ADDRESS: 5320 NORTH SAWYER AVE. | GARDEN CITY, ID. 83714  
PARCEL NUMBER: R1055420071  
LAND USE ZONE: C-2  
PARCEL SIZE: 1.978 ACRES

**BUILDING INFORMATION (EXISTING):**  
BUILDING ADDRESS: 5320 N. SAWYER AVE.  
TENANT NAME: COUNTRY LINEN SERVICE  
TENANT SIZE: 12,000 SF  
CONSTRUCTION TYPE: TYPE I-A  
FIRE SPRINKLERS: YES  
FIRE ALARM: YES  
OCCUPANCY GROUP: F-1 (FACTORY INDUSTRIAL)

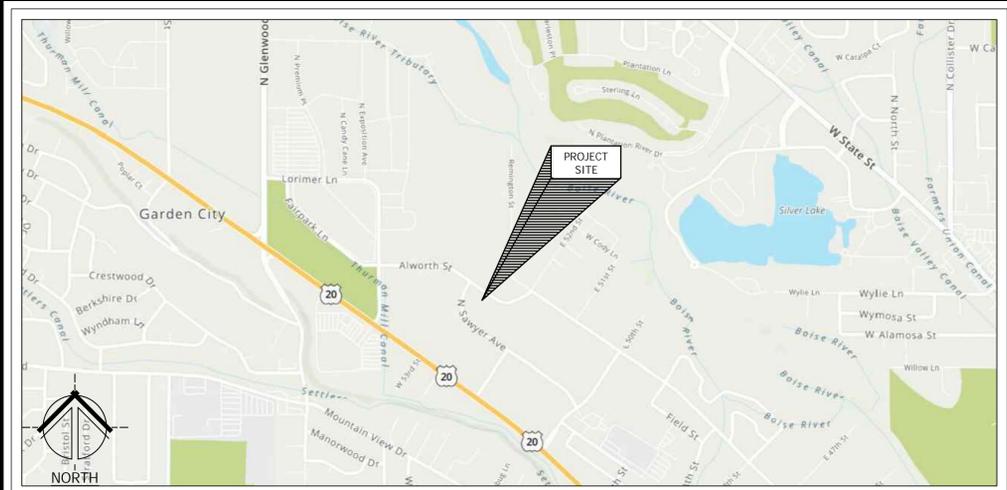
**WAREHOUSE 01 INFORMATION:**  
TENANT ADDRESS: - - -  
TENANT NAME: TBD  
TENANT SIZE: 6,530 SF  
OCCUPANCY GROUP: -

**WAREHOUSE 02 INFORMATION:**  
TENANT ADDRESS: - - -  
TENANT NAME: TBD  
TENANT SIZE: 5,200 SF  
OCCUPANCY GROUP: -  
OCCUPANT LOAD: - - - OCCUPANTS

NO.	REVISIONS	DATE

1010 S. ALLANTE PL.  
SUITE 100  
BOISE, IDAHO 83709  
(208) 336-8370  
FAX (208) 336-8380

**VICINITY MAP**



**GENERAL NOTES**

**BUILDING CODES**

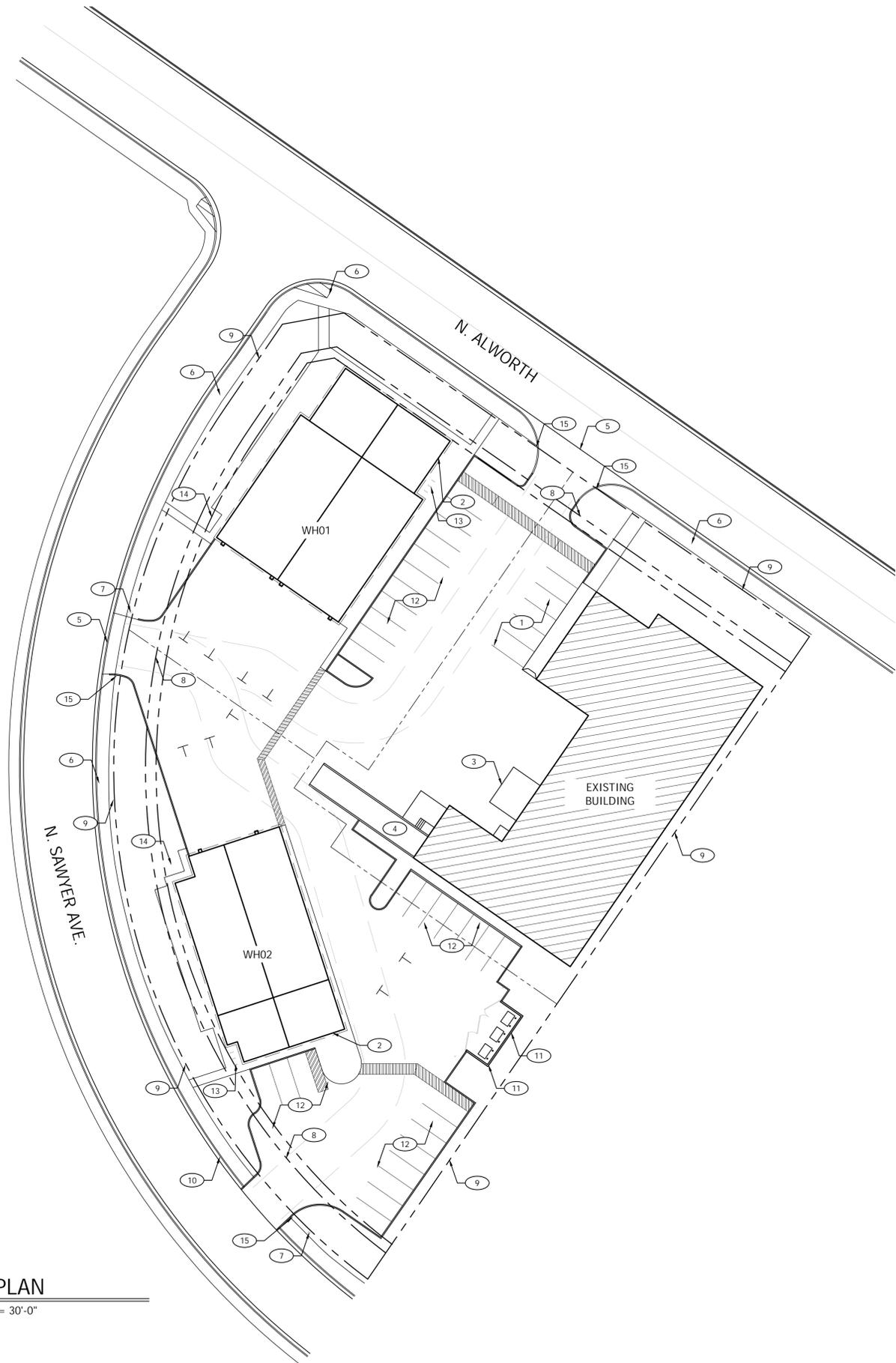
PERTINENT CODES:  
2012 INTERNATIONAL MECHANICAL CODE  
2012 INTERNATIONAL FUEL GAS CODE  
2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL ENERGY CONSERVATION CODE  
2015 INTERNATIONAL FIRE CODE  
2017 NATIONAL ELECTRICAL CODE  
2017 IDAHO STATE PLUMBING CODE

**CITY APPROVAL STAMP**

PROPOSED DESIGN FOR:  
**N. SAWYER AVE. DEVELOPMENT**  
**ALWORTH & NORTH SAWYER**  
GARDEN CITY, ID 83714  
5320 N. SAWYER AVE.

DRAWN	VF
DATE	05/07/2020
CHECKED	TJK
JOB NO.	19038

COVER SHEET  
**G001**



**SITE PLAN**  
SCALE: 1" = 30'-0"

GENERAL NOTES

KEYNOTES

1. EXISTING PARKING LOT AREA
2. BUILDING MAIN ENTRY
3. EXISTING TRASH ENCLOSURE
4. EXISTING LOADING RAMP
5. EXISTING SITE ACCESS
6. EXISTING SIDEWALK
7. FIRE HYDRANT LOCATION
8. EXISTING UTILITY EASEMENT (15'-0" SETBACK)
9. PROPERTY LINE
10. PROPOSED NEW SITE ACCESS
11. PROPOSED NEW TRASH ENCLOSURE
12. PROPOSED PARKING LOT AREA
13. PROPOSED BICYCLE RACKS
14. PROPOSED HVAC UNITS + SCREENING
15. PROPOSED BOLLARD LIGHT

CITY APPROVAL STAMP

NO.	REVISIONS	DATE

1010 S. ALLANTE PL.  
SUITE 100  
BOISE, IDAHO 83709  
(208) 336-8370  
FAX (208) 336-8380



PROPOSED DESIGN FOR:  
**N. SAWYER AVE. DEVELOPMENT**  
**ALWORTH & NORTH SAWYER**  
GARDEN CITY, ID 83714  
6320 N. SAWYER AVE.

DRAWN	VF
DATE	05/07/2020
CHECKED	TJK
JOB NO.	19038

SITE PLAN

AS101

**LANDSCAPE NOTES:**

1. REGULATIONS & STANDARDS
  - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020; and City of Garden City, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
  - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
  - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
  - 2.3. See Engineer's plans for information about existing features.
  - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
  - 3.1. Prepare finish grades for plantings by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
  - 3.2. All gravel overprep to be removed and disposed of off site.
  - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
  - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
  - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
  - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
  - 4.2. Lawn areas shall receive 12" min depth of screened topsoil.
  - 4.3. All planter beds shall receive 18" min depth of screened topsoil.
  - 4.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
    - 4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
    - 4.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
    - 4.4.3. Topsoil shall have a pH of 6.5 to 8.0.
    - 4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
- 4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
- 4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade 5" below adjacent surfaces.
- 4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.

- 4.7. LAWN AREAS
  - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
  - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
  - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
  - 5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
  - 5.6. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
  - 5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
  - 5.7.1. Install 3/4" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
  - 5.8. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
7. PLANTER BED MULCH
  - 7.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal. submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
8. PLANTS
  - 8.1. All plant material shall be installed per industry standards.
  - 8.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
  - 8.7. Trees and shrubs over 30" shall not be planted within clear vision triangles.
  - 8.8. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
9. IRRIGATION
  - 9.1. Irrigation system shall be built to the following specifications:
    - 9.2. Adhere to city codes when connecting to city water.
    - 9.3. All irrigation material to be new with manufacturers' warranty fully intact.
    - 9.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
    - 9.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
    - 9.5. All remote control valves (including master control valve) to have flow control device.
    - 9.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
    - 9.7. All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
    - 9.8. Use common trenching where possible.
    - 9.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
    - 9.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
    - 9.11. Connect mainline to point of connection in approximate location shown on plan.
    - 9.12. Contractor is responsible complying with all codes and paying all permits necessary.
    - 9.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
    - 9.14. All drip irrigation to be buried 2" below finished grade.
    - 9.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
    - 9.16. Install all irrigation per irrigation drawings, utilize material specified or approved equal.
    - 9.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 65 psi.
    - 9.18. If any discrepancies are found, then local codes shall prevail.
10. CONTRACTOR RESPONSIBILITIES
  - 10.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
  - 10.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
  - 10.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
11. In the event of a discrepancy, notify the Landscape Architect immediately.

**VICINITY MAP:**



**STACK ROCK GROUP**  
LANDSCAPE ARCHITECTURE & MASTER PLANNING  
LA-16830 03-12-2020  
NOT FOR CONSTRUCTION

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NO.	REVISIONS	DATE

PRELIMINARY  
STATE OF IDAHO  
JESSEN BUSTER  
LICENSED LANDSCAPE ARCHITECT  
NOT FOR CONSTRUCTION

1010 S. ALLANTIE PL.  
SUITE 100  
BOISE, IDAHO 83709  
(208) 336-8370  
FAX (208) 336-6380

**BRS ARCHITECTS**

PROPOSED DESIGN FOR:  
**N. SAWYER AVE. DEVELOPMENT**  
ALWORTH & NORTH SAWYER  
GARDEN CITY, ID 83714  
5320 N. SAWYER AVE.

DRAWN **MW**  
DATE **03.12.2020**  
CHECKED **JB**  
JOB NO. **19038**

**LANDSCAPE OVERVIEW**  
**L1.0**

**LANDSCAPE REQUIREMENTS:**

(PER GARDEN CITY CODE)

**SCREENING & BUFFERING:**

**STREETS & PROPERTY PERIMETER:**  
\*STREET TREE SPACING: 1 TREE PER 50LF PER STREET FRONTAGE  
\*TREE REQUIREMENTS:

STREET	LF	TREES REQUIRED	TREES PROVIDED
NORTH ALWORTH STREET (NE SIDE)	288	6	6
NORTH SAWYER STREET (SW SIDE)	535	11	7 (DUE TO UTILITY EASEMENT)

**PARKING LOT:**

*1 TREE PER 5 PARKING SPACES	PARKING SPACES	TREES REQUIRED	TREES PROVIDED
	37	7	9

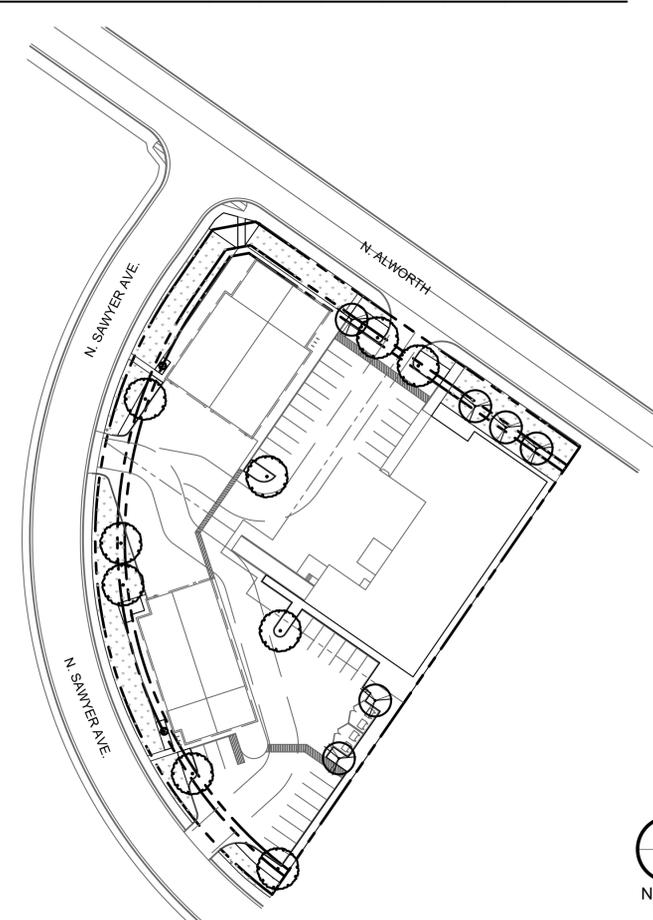
**GENERAL REQUIREMENTS:**

**TREE SIZING:**  
SHADE TREES: MIN 2" CAL. B&B  
ORNAMENTAL TREES: MIN 2" CAL. B&B  
CONIFER TREES: MIN 6" H. B&B

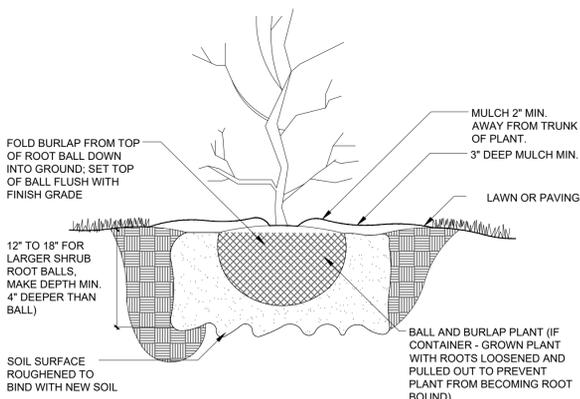
**SHRUB SIZING:**  
WOODY SHRUBS: 2 GAL  
TREE BIODIVERSITY: PROVIDE (3) SPECIES

**LAWN SQ FT:** 12,573sq ft  
**LANDSCAPE BED SQ FT:** 6,277sq ft

**LANDSCAPE OVERVIEW:**

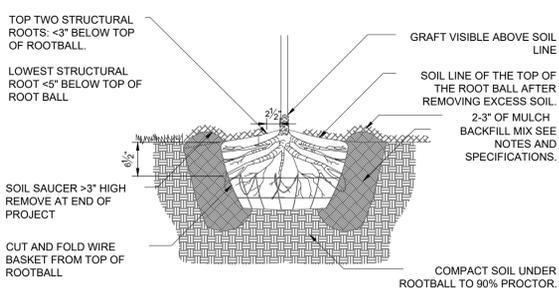


NOTE: REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.  
BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 1/2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



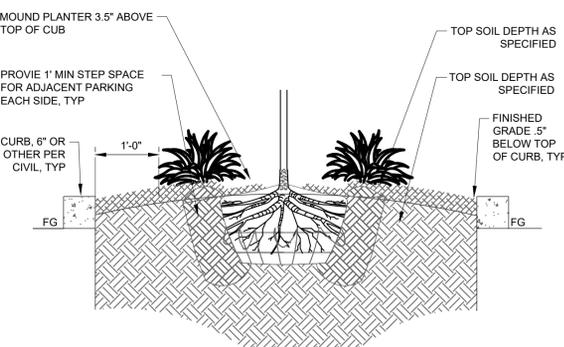
**1 SHRUB PLANTING**  
1" = 1'-0"  
329333-03

NOTES:  
1. DO NOT DAMAGE OR CUT LEADER  
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.  
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.  
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.  
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/3 OF THE ROOTBALL.  
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



**2 BALL & BURLAP TREE PLANTING**  
3/4" = 1'-0"  
329333-02

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



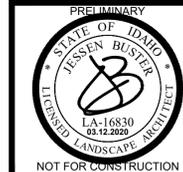
**3 PLANTER ISLAND DETAIL**  
3/4" = 1'-0"  
32 9343 01-01



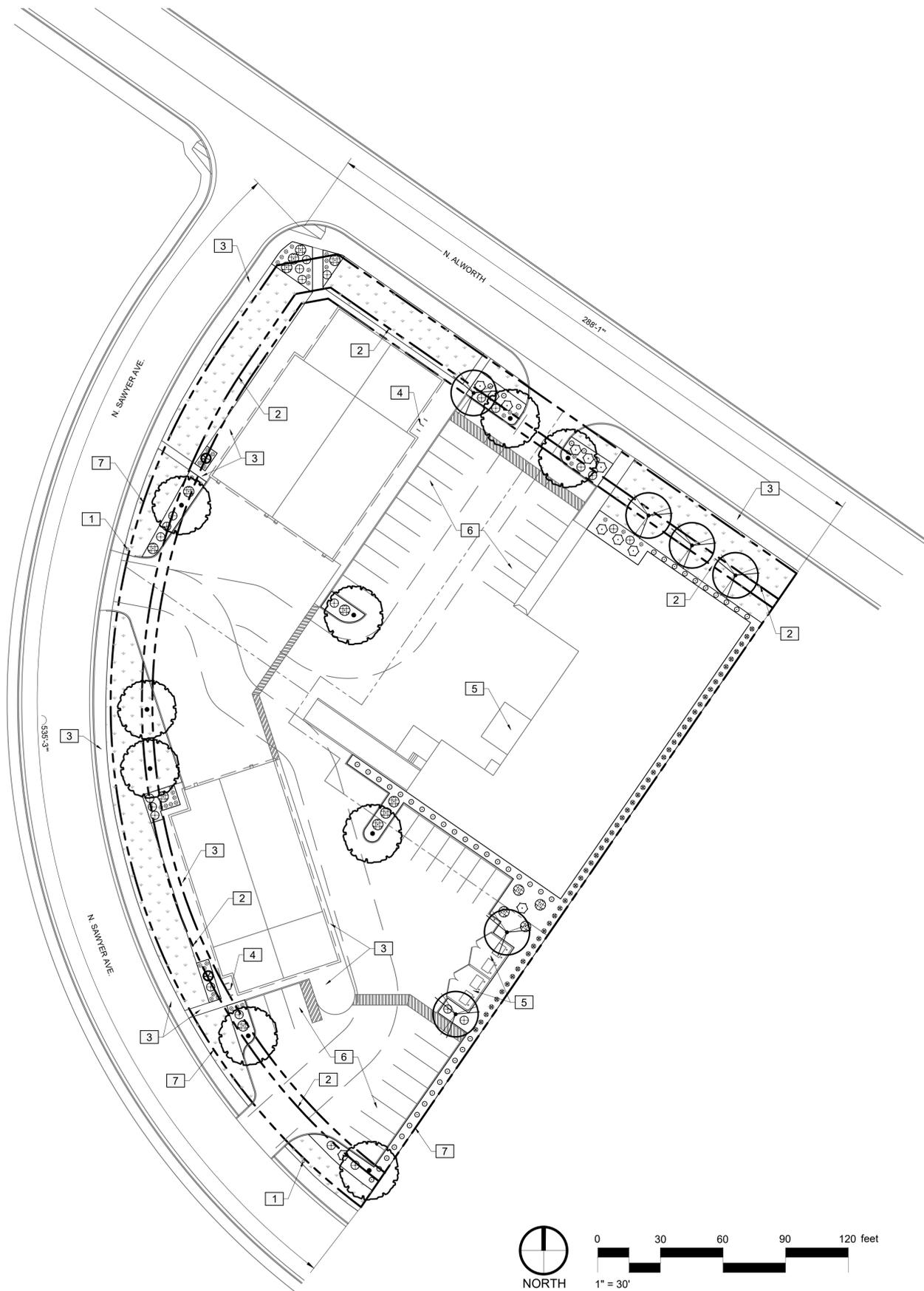
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NO.	REVISIONS	DATE



**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	GLE IN2	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust 40' TALL & 35' WIDE CLASS II	B & B	2"		9
	PIC CUP	Picea abies 'Cupressina' / Norway Spruce	B & B		8'H	2
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 35' TALL & 25' WIDE CLASS II	B & B	2"		6
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			49
	JUN B15	Juniperus Scopulorum 'Blue Arrow' / Blue Arrow Juniper 12'-15' TALL & 2' WIDE	2 gal			54
	LAV HI2	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	2 gal			42
	PRU OTT	Prunus laurocerasus 'Otto Luyken' / Otto Luyken Laurel	2 gal			23
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal			16
	VIB BUR	Viburnum x burkwoodii / Burkwood Viburnum	2 gal			11

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION
[1]	FIRE HYDRANT. NO TREES WITHIN 10' TYP. REFERENCE CIVIL
[2]	UTILITY EASEMENT, REFERENCE CIVIL
[3]	SIDEWALK, TYP.
[4]	BIKE RACKS REFERENCE ARCH.
[5]	TRASH ENCLOSURE TYP.
[6]	PARKING TYP.
[7]	PROPERTY LINE

**LEGEND:**

LAWN, TALL TURF-TYPE FESCUE SODDED, OR APPROVED OTHER BY OWNER

**LANDSCAPE REQUIREMENTS:**  
(PER GARDEN CITY CODE)

**SCREENING & BUFFERING:**

STREETS & PROPERTY PERIMETER:

\*STREET TREE SPACING: 1 TREE PER 50LF PER STREET FRONTAGE

\*TREE REQUIREMENTS:

STREET	LF	TREES REQUIRED	TREES PROVIDED
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	37	7	9

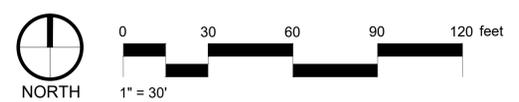
**GENERAL REQUIREMENTS:**

**TREE SIZING:**

SHADE TREES: MIN 2" CAL, B&B  
ORNAMENTAL TREES: MIN 2" CAL, B&B  
CONIFER TREES: MIN 6' H, B&B

**SHRUB SIZING:**

WOODY SHRUBS: 2 GAL  
TREE BIODIVERSITY: PROVIDE (3) SPECIES  
LAWN SQ. FT.: 12,973sq ft  
LANDSCAPE BED SQ. FT.: 6,277sq ft



1010 S. ALLANTE PL.  
SUITE 100  
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(208) 336-8370  
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PROPOSED DESIGN FOR:  
**N. SAWYER AVE. DEVELOPMENT**  
**ALWORTH & NORTH SAWYER**  
GARDEN CITY, ID 83714  
5520 N. SAWYER AVE.

DRAWN	MW
DATE	03.12.2020
CHECKED	JB
JOB NO.	19038

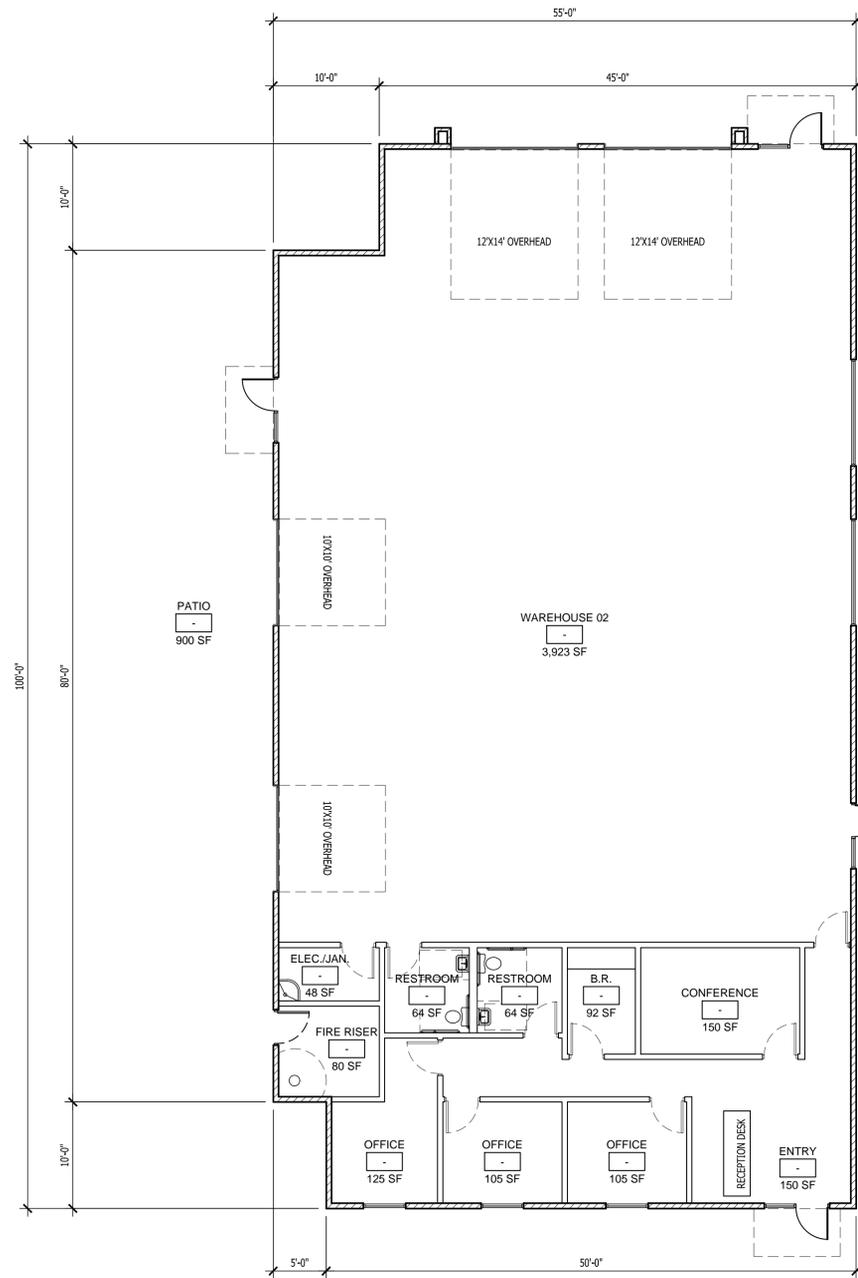
**LANDSCAPE PLAN**

**L1.1**



FLOOR PLAN WAREHOUSE 01 - WH01 (PROPOSED)

SCALE: 1/8" = 1'-0"



FLOOR PLAN WAREHOUSE 02 - WH02 (PROPOSED)

SCALE: 1/8" = 1'-0"

NO.	REVISIONS	DATE

1010 S. ALLANTE PL.  
SUITE 100  
BOISE, IDAHO 83709  
(208) 336-8370  
FAX (208) 336-6380

PROPOSED DESIGN FOR:

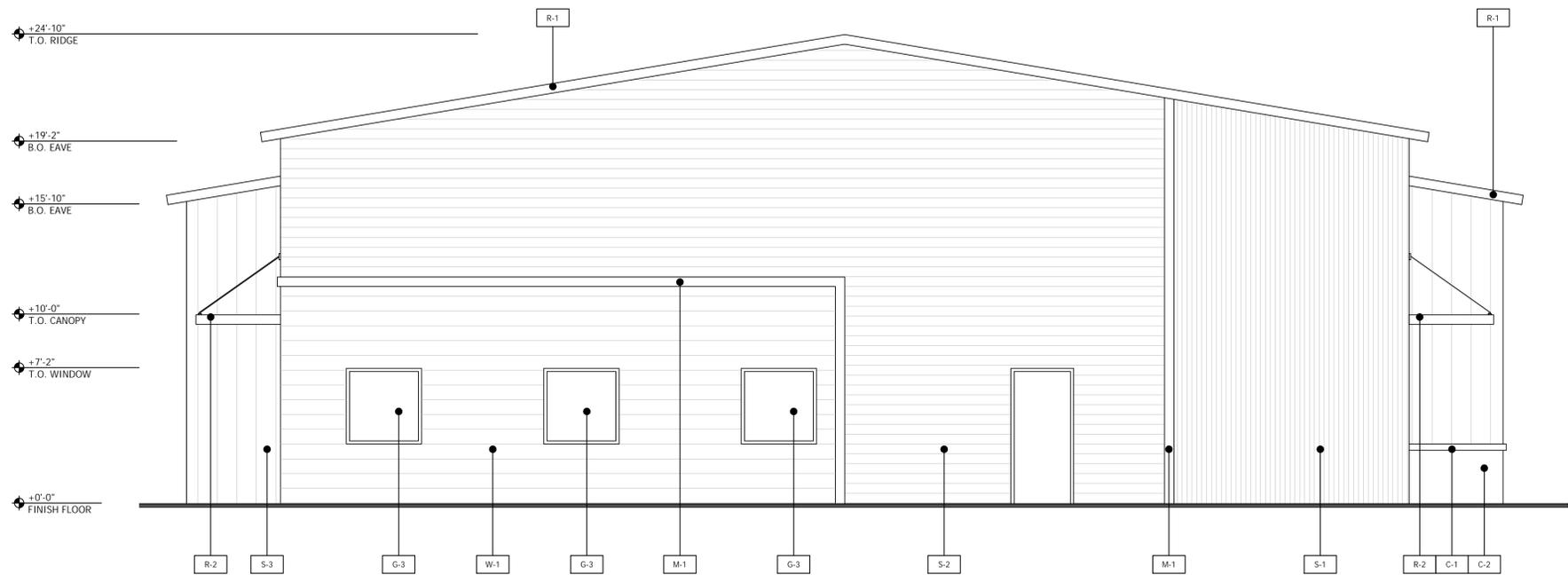
**N. SAWYER AVE. DEVELOPMENT**  
**ALWORTH & NORTH SAWYER**

GARDEN CITY, ID 83714  
6320 N. SAWYER AVE.

DRAWN	VF
DATE	05/07/2020
CHECKED	TJK
JOB NO.	19038

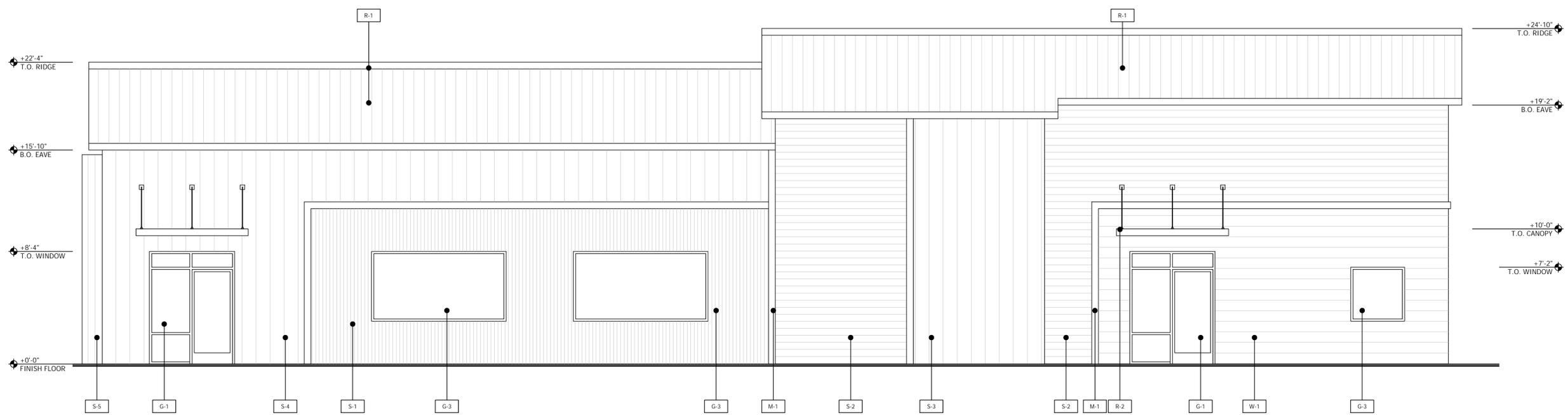
FLOOR PLAN

**A101**



01 NORTH ELEVATION (WH 01)  
A205 SCALE: 1/4" = 1'-0"

- C-1 PRE-CAST CONCRETE SILL. STANDARD GRAY CONCRETE.
- C-2 CULTURED STONE WAINSCOT.
- C-3
- M-1 METAL TRIM/TRANSITION. PAINT WHITE. FINISH BY METAL FABRICATOR.
- M-2 METAL TRELLIS. SQUARE TUBING. PAINT GREY/SATIN. FINISH BY METAL FABRICATOR.
- M-3
- S-1 CORRUGATED VERTICAL METAL SIDING. METALLIC.
- S-2 HORIZONTAL METAL SIDING. PAINT: WHITE.
- S-3 VERTICAL METAL SIDING. PAINT: DARK GREY.
- S-4 VERTICAL METAL SIDING. PAINT: LIGHT GREY.
- S-5 VERTICAL METAL SIDING. PAINT: WHITE.
- S-6 HORIZONTAL METAL SIDING. PAINT: DARK GREY.
- R-1 METAL STANDING SEAM ROOF.
- R-2 METAL AWNING. SHOP FABRICATED STEEL AWNING.
- R-3
- G-1 WINDOW GLAZING SYSTEM. 4 1/2" ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM. KAWNEER TRIFAB 451, WITH CLEAR ANODIZED ALUMINUM FINISH (SILVER). PROVIDE 1" INSULATED, LOW-E, CLEAR GLASS UNITS.
- G-2 WINDOW SYSTEM. CLEAR ANODIZED ALUMINUM FINISH (SILVER). PROVIDE 1" INSULATED, LOW-E, CLEAR GLASS UNITS.
- G-3 WINDOW FIXED GLAZING SYSTEM. CLEAR ANODIZED ALUMINUM FINISH (SILVER). PROVIDE 1" INSULATED, LOW-E, CLEAR GLASS UNITS.
- W-1 HORIZONTAL WOOD VENEER FINISH.
- W-2



02 EAST ELEVATION (WH 01)  
A205 SCALE: 1/4" = 1'-0"

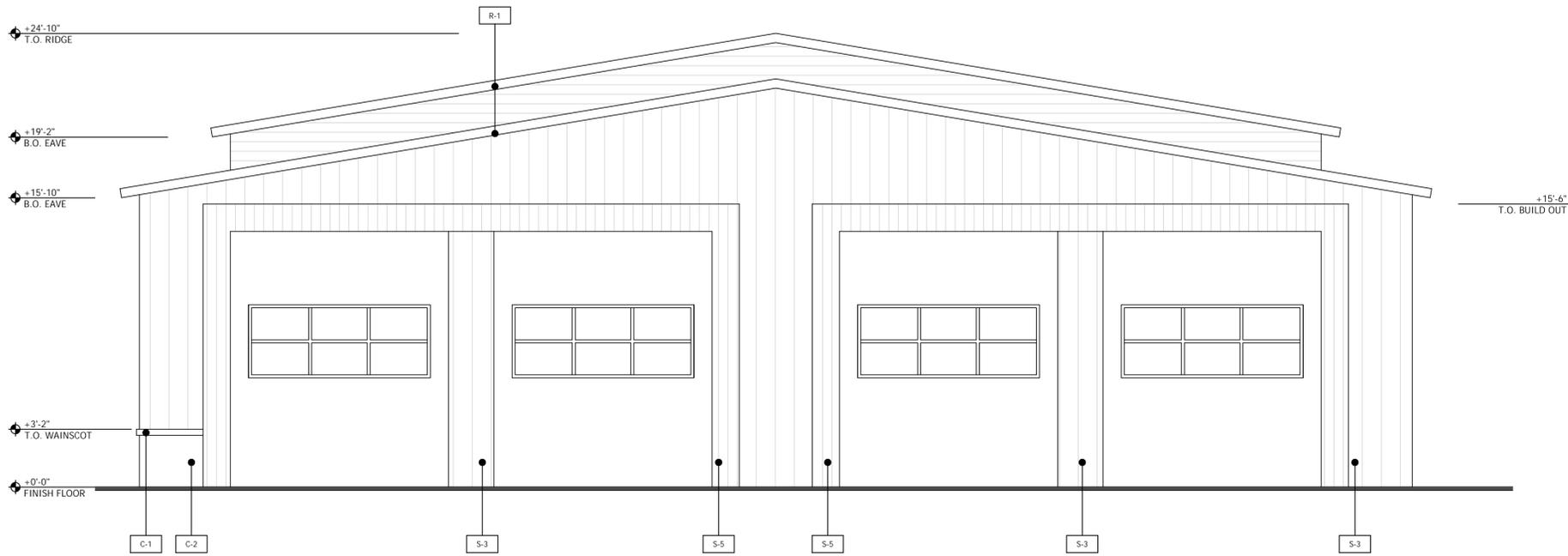
NO.	REVISIONS	DATE

1010 S. ALLANTE PL.  
SUITE 100  
BOISE, IDAHO 83709  
(208) 336-8370  
FAX (208) 336-8380

PROPOSED DESIGN FOR:  
**N. SAWYER AVE. DEVELOPMENT**  
**ALWORTH & NORTH SAWYER**  
5320 N. SAWYER AVE.  
GARDEN CITY, ID 83714

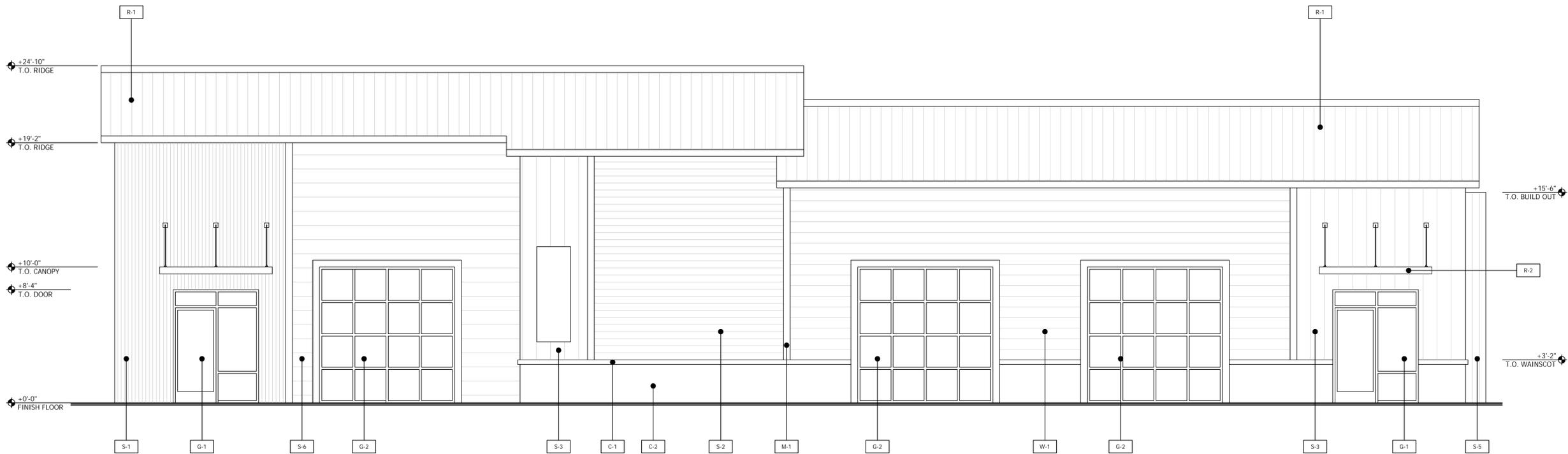
DRAWN	VF
DATE	05/07/2020
CHECKED	TJK
JOB NO.	19038

ELEVATIONS  
**A102**



01 SOUTH ELEVATION (WH 01)  
A206 SCALE: 1/4" = 1'-0"

- C-1 PRE-CAST CONCRETE SILL. STANDARD GRAY CONCRETE.
- C-2 CULTURED STONE WAINSCOT.
- C-3
- M-1 METAL TRIM/TRANSITION. PAINT WHITE. FINISH BY METAL FABRICATOR.
- M-2 METAL TRELLIS. SQUARE TUBING. PAINT GREY/SATIN. FINISH BY METAL FABRICATOR.
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- S-6 HORIZONTAL METAL SIDING. PAINT: DARK GREY.
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- R-2 METAL AWNING. SHOP FABRICATED STEEL AWNING.
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- G-2 WINDOW SYSTEM. CLEAR ANODIZED ALUMINUM FINISH (SILVER). PROVIDE 1" INSULATED, LOW-E, CLEAR GLASS UNITS.
- G-3 WINDOW FIXED GLAZING SYSTEM. CLEAR ANODIZED ALUMINUM FINISH (SILVER). PROVIDE 1" INSULATED, LOW-E, CLEAR GLASS UNITS.
- W-1 HORIZONTAL WOOD VENEER FINISH.
- W-2



02 WEST ELEVATION (WH 01)  
A206 SCALE: 1/4" = 1'-0"

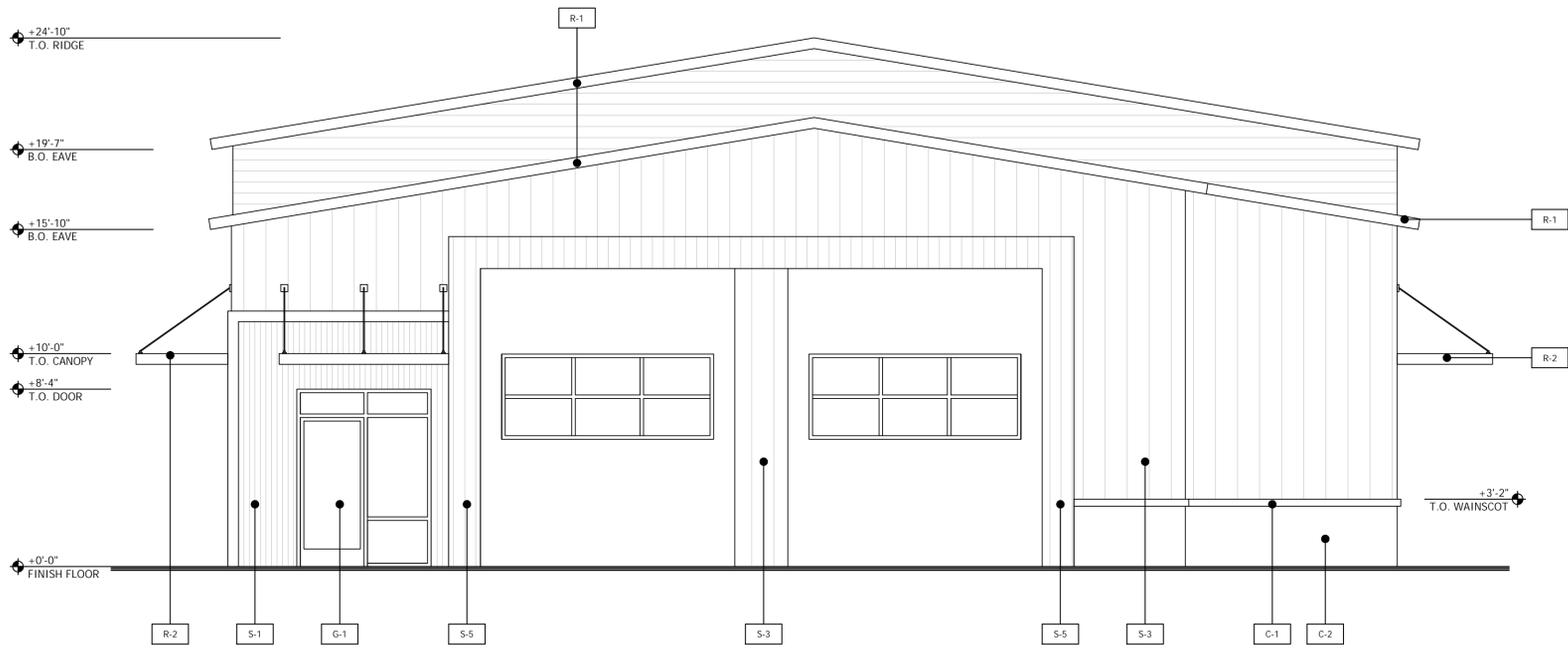
NO.	REVISIONS	DATE

1010 S. ALLANTE PL.  
SUITE 100  
BOISE, IDAHO 83709  
(208) 336-8370  
FAX (208) 336-6380

PROPOSED DESIGN FOR:  
**N. SAWYER AVE. DEVELOPMENT**  
**ALWORTH & NORTH SAWYER**  
GARDEN CITY, ID 83714  
5320 N. SAWYER AVE.

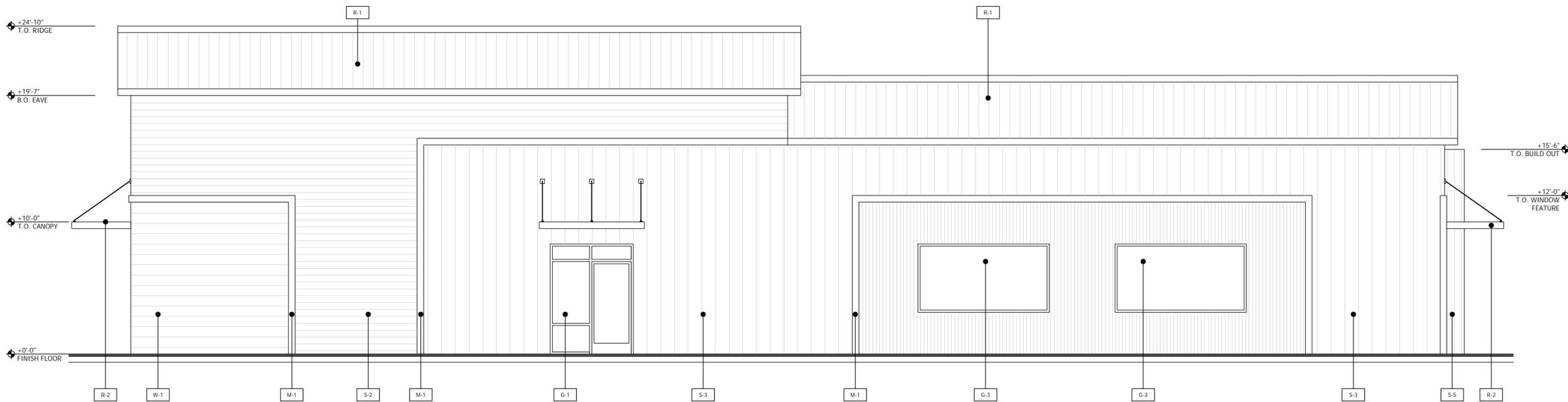
DRAWN	VF
DATE	05/07/2020
CHECKED	TJK
JOB NO.	19038

ELEVATIONS  
**A103**



01 NORTH ELEVATION (WH 02)  
A207 SCALE: 1/4" = 1'-0"

- C-1 PRE-CAST CONCRETE SILL. STANDARD GRAY CONCRETE.
- C-2 CULTURED STONE WAINSCOT.
- C-3
- M-1 METAL TRIM/TRANSITION. PAINT WHITE. FINISH BY METAL FABRICATOR.
- M-2 METAL TRELLIS. SQUARE TUBING. PAINT GREY/SATIN. FINISH BY METAL FABRICATOR.
- M-3
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- S-2 HORIZONTAL METAL SIDING. PAINT: WHITE.
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- S-5 VERTICAL METAL SIDING. PAINT: WHITE.
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- R-2 METAL AWNING. SHOP FABRICATED STEEL AWNING.
- R-3
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- W-1 HORIZONTAL WOOD VENEER FINISH.
- W-2



02 EAST ELEVATION (WH 02)  
A207 SCALE: 1/4" = 1'-0"

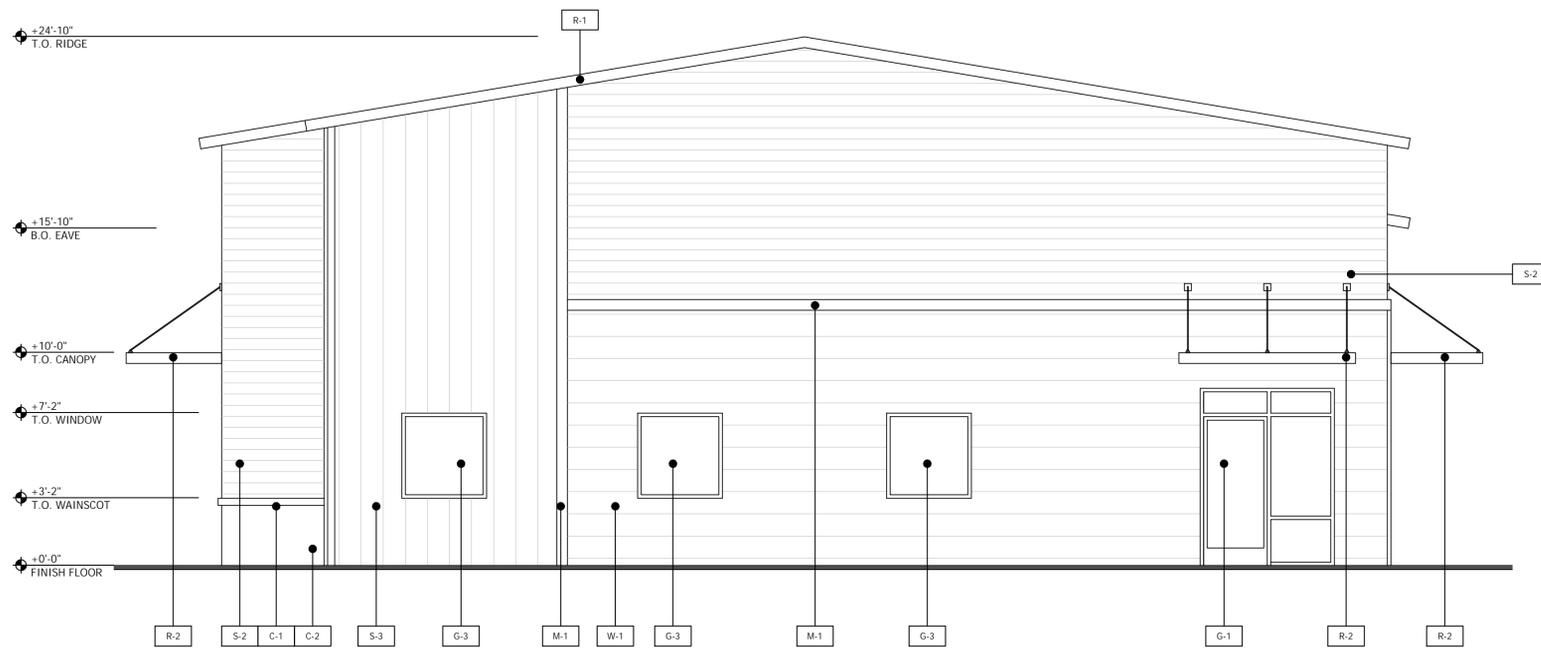
NO.	REVISIONS	DATE

1010 S. ALLANTE PL.  
SUITE 100  
BOISE, IDAHO 83709  
(208) 336-8370  
FAX (208) 336-8380

PROPOSED DESIGN FOR:  
**N. SAWYER AVE. DEVELOPMENT**  
**ALWORTH & NORTH SAWYER**  
GARDEN CITY, ID 83714  
6520 N. SAWYER AVE.

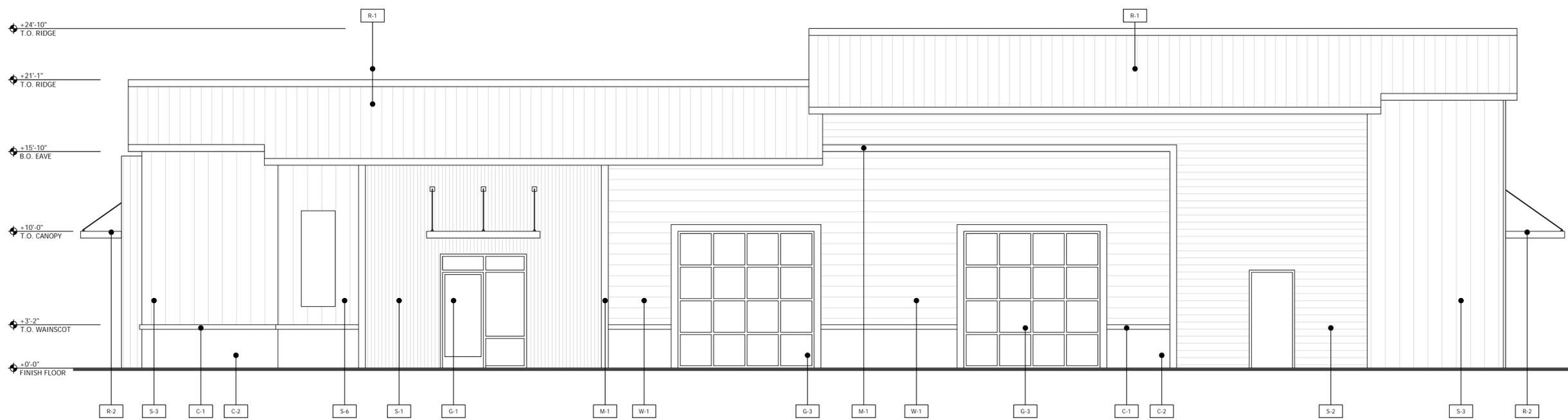
DRAWN	VF
DATE	05/07/2020
CHECKED	TJK
JOB NO.	19038

ELEVATIONS  
**A104**



01 SOUTH ELEVATION (WH 02)  
 A208 SCALE: 1/4" = 1'-0"

- C-1 PRE-CAST CONCRETE SILL. STANDARD GRAY CONCRETE.
- C-2 CULTURED STONE WAINSCOT.
- C-3
- M-1 METAL TRIM/TRANSITION. PAINT WHITE. FINISH BY METAL FABRICATOR.
- M-2 METAL TRELLIS. SQUARE TUBING. PAINT GREY/SATIN. FINISH BY METAL FABRICATOR.
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- W-1 HORIZONTAL WOOD VENEER FINISH.
- W-2



02 WEST ELEVATION (WH 02)  
 A208 SCALE: 1/4" = 1'-0"

NO.	REVISIONS	DATE

1010 S. ALLANTE PL.  
 SUITE 100  
 BOISE, IDAHO 83709  
 (208) 336-8370  
 FAX (208) 336-8380

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 GARDEN CITY, ID 83714  
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DRAWN	VF
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JOB NO.	19038

ELEVATIONS  
**A105**



OVERALL AERIAL PERSPECTIVE

SCALE: NTS



WH01 AERIAL PERSPECTIVE

SCALE: NTS



WH02 AERIAL PERSPECTIVE

SCALE: NTS

NO.	REVISIONS	DATE

1010 S. ALLANTE PL.  
 SUITE 100  
 BOISE, IDAHO 83709  
 (208) 336-8370  
 FAX (208) 336-8380

**BRS**  
ARCHITECTS

PROPOSED DESIGN FOR:  
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**ALWORTH & NORTH SAWYER**

GARDEN CITY, ID 83714  
 6320 N. SAWYER AVE.

DRAWN	VF
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PERSPECTIVES

**A901**



WH01 EYE LEVEL PERSPECTIVE (S)

SCALE: NTS



WH01 EYE LEVEL PERSPECTIVE (N)

SCALE: NTS



WH02 EYE LEVEL PERSPECTIVE (N)

SCALE: NTS



WH02 EYE LEVEL PERSPECTIVE (S)

SCALE: NTS

NO.	REVISIONS	DATE

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PERSPECTIVES

**A902**

PRELIMINARY



WH01 EYE LEVEL PERSPECTIVE (E)

SCALE: NTS



EXISTING WH EYE LEVEL PERSPECTIVE (N)

SCALE: NTS



EXISTING WH EYE LEVEL PERSPECTIVE (W)

SCALE: NTS



WH02 EYE LEVEL PERSPECTIVE (E)

SCALE: NTS

NO.	REVISIONS	DATE

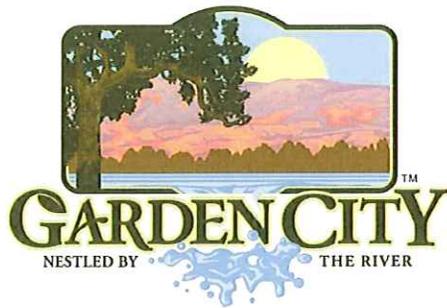
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PERSPECTIVES

**A903**



## 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

April 11, 2019

Subject: Ability to Provide Fire Flows

### **Fire Flow Information:**

Address fire flow requested for: 5320 N Sawyer

Fire hydrant serving this address: hydrant #3190 Near N Sawyer and Alworth St.  
intersection

Fire flow Garden City is able to provide is 2000 gpm at 20 psi residual for 2 hours.

### **Sprinkler System Design Information:**

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 2000 gpm

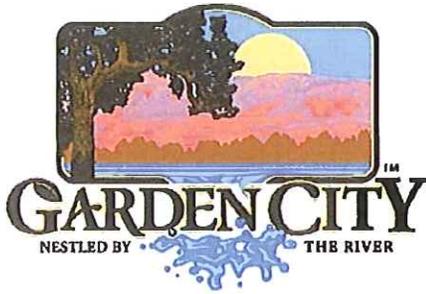
For questions please contact the Garden City permitting desk at 472-2921.

Sincerely, **Chad  
Vaughn**

Digitally signed by Chad Vaughn  
DN: cn=Chad Vaughn, o=Garden  
City Public Works, ou=Water  
Department,  
email=cvaughn@gardencityidah  
o.org, c=US  
Date: 2019.04.11 15:40:41 -06'00'

Garden City Public Works Water Division

cc:  
Applicant  
File



## CITY OF GARDEN CITY

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

15 April 2019

Building Department  
City of Garden City  
6015 North Glenwood Street  
Garden City, Idaho 83714

Subject: **5320 North Sawyer Avenue  
Water and Sanitary Sewer Ability to Serve  
ATS2019-11**

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

The city water system in the area provided a minimum fire flow of 2,000 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 11 April 2019 (fire hydrant 3190) from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation are the responsibility of the applicant.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. Connection to the city's system will require either extension of new individual services from existing main lines or extension of new main lines with new services by the applicant. The applicant is responsible to verify that the proposed land use is capable of being served by existing city sanitary sewer mains. Should depths not be adequate to serve the site, the applicant may have to provide and pay for facilities to reasonably discharge to the city system or to alter a preferred site design to be able to discharge to the

city system. The applicant is advised to perform topographic surveys to be sure a project may be served.

Any new water and sanitary sewer connections must be coordinated, reviewed and approved by the city prior to installation.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,



J. D. Canning, PE/PLS  
B & A Engineers, Inc.  
Garden City Engineer

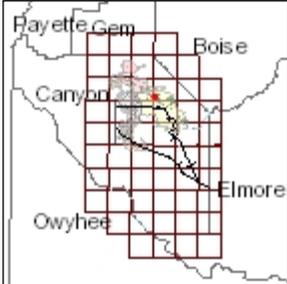
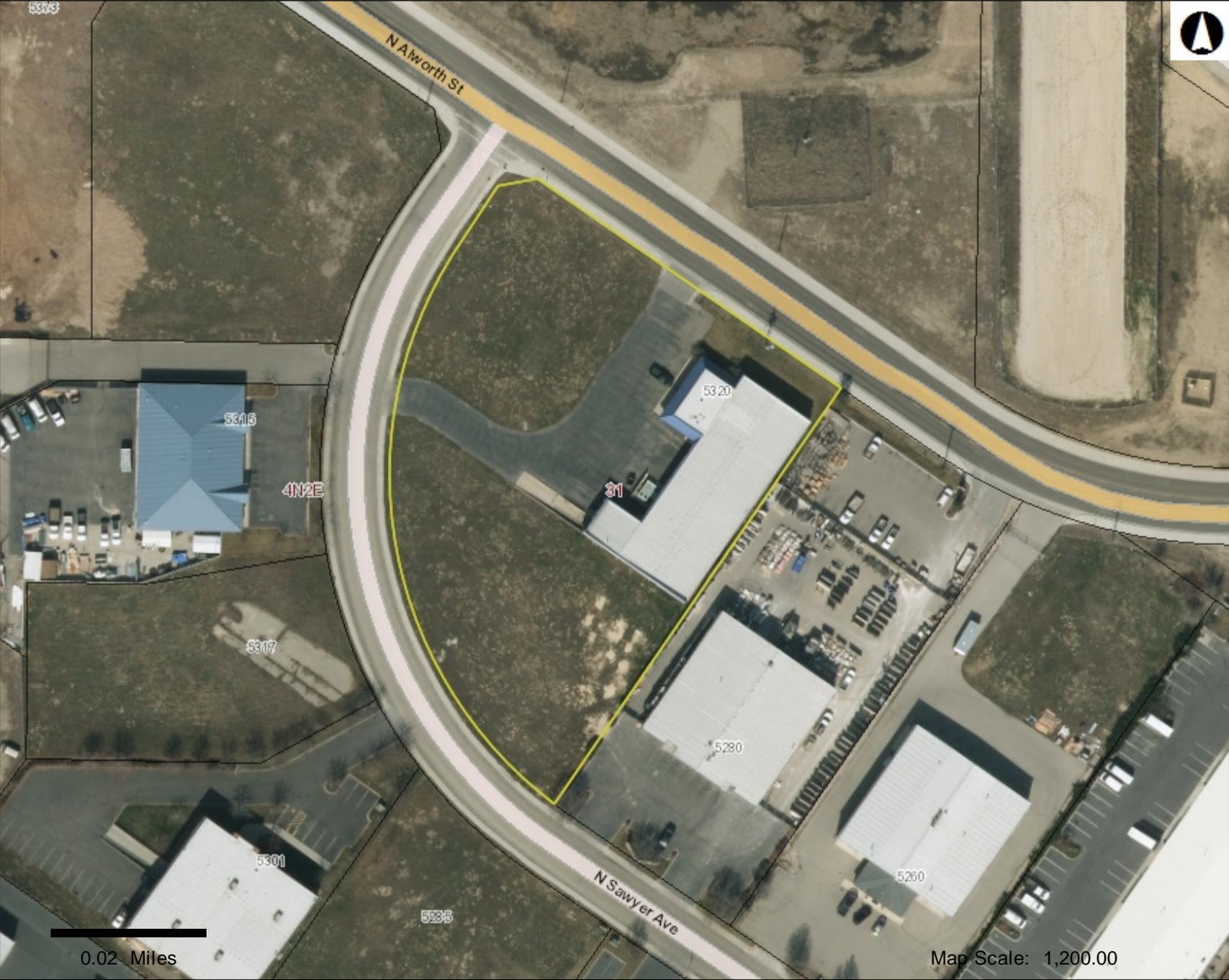
ec. Mr. Colin Schmidt  
Public Works Director  
City of Garden City

Mr. Troy Vaughn  
Garden City Collections/Construction Manager  
City of Garden City

Mr. Chad Vaughn  
Garden City Public Works Water Division  
City of Garden City

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



### Legend

- + Railroad
- Roads (<2,000 scale)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Address
- Townships
- Sections
- Condos
- Parcels

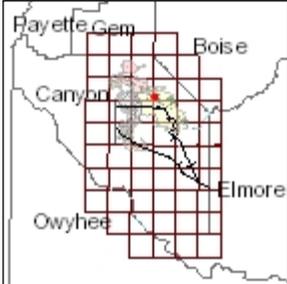
0.02 Miles

Map Scale: 1,200.00

5/7/2019

# Ada County Assessor

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### Legend

- Railroad
- Roads (2,000 - 4,000 s)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Address
- Townships
- Sections
- Condos
- Parcels



1010 S. Allante Place, Suite 100  
Boise, Idaho 83709  
Telephone 208 336-8370  
Fax 208 336-8380  
www.brsarchitects.com

May 07, 2020

Attn: Garden City Development Services  
6015 Glenwood Street  
Garden City, ID 83714

RE: Design Review Application - *Waiver Request of Application Materials*  
5320 N. Sawyer Ave. | Garden City, ID. 83714 | Parcel #R1055420071  
BRS Job No.: 19038

To whom it may concern,

This letter is our request to waive items listed on the **Garden City Design Review Application** that we as the design team along with the client, Mr. Michael J. Braught, believe to be unnecessary or inapplicable to this design review submittal.

**Please review our request to waive the following items:**

> Information Required on Lighting Plan

A *lighting plan* has not been submitted for this Design Review submittal. The project is in the schematic phase and are still working through the site and building development with the feedback from Garden City Planning & Zoning personnel along with the clients'. At this time, there is no street lighting on the property. However, there is some street lighting on the North side of Alworth St. immediately across from this property. The lighting plan for this development will on safe vehicular circulation, properly lighting the structures for security, and more importantly, the design will propose pedestrian scale lighting (e.g., bollard lighting) for the safety of users and visitors alike at key crosswalk locations on the perimeter of the site. A lighting plan will be completed and submitted for review before any future work or construction on site.

> Information for Topographic Survey

A *topographical survey* is not necessary for a Design Review. One will be completed and submitted for review before any future work or construction on-site.

> Information Required for Grading Plan

A *grading plan* has not been submitted for Design Review. The site is relatively flat and the focus of this submittal is to receive design review approval from the committee in order to move forward with

additional work from the design team. We want to be as effective with our client's and consultant's time. A geo-technical report and environment assessment report have already been completed in preparation for civil drawings. A grading plan will be completed and submitted for review before any future work or construction on site.

> Information Required on Master Plan

The information requested is suited for a large scale subdivision development that would include design guidelines, land uses, and phasing for development. This application is for a design review approval of this proposed development. The site is 1.978 acres with an existing one-story 12,000 square foot structure that will remain. The information requested for this Master Plan will be shown on the submitted *Site Plan & Landscape Plan* such as square footage, density, site coverage, circulation plans, site amenities, and general building description (mass, scale, character).

> Information Required For Waiver Irrigation/Ditch Information Form:

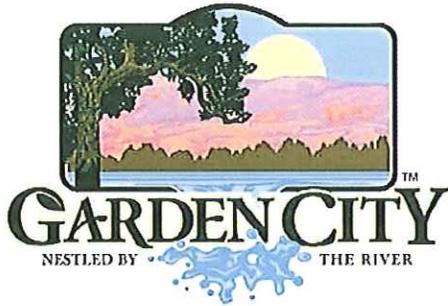
The parcel does not and will not have irrigation/ditch dedicated to the site. Therefore, it is requested that this item be waived from being a part of the Design Review application submittal.

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The new property owner, Mr. Michael J. Braught, is very excited about developing this site in Garden City and hopes that this application is met with the approval of the City. We look forward to your positive response to the attached applications, letters, and documentation. If there are any questions or concerns, do not hesitate to contact us.

Sincerely,

Victor Ferral  
BRS Architects | [victor@brsarchitects.com](mailto:victor@brsarchitects.com)



6015 Glenwood Street Garden City, Idaho 83714  
Phone 208 - 472-2921 Fax 208 - 472-2926  
www.gardencityidaho.org

### Affidavit of Legal Interest

State of Idaho )  
                          )SS  
County of Ada )

I, Michael J. Braught, PO Box #3  
Name Address  
Laytonville CA 95454  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission  
to Trent Koci (BRS Architects) 1010 S. Allante Pl. #100 | Boise, ID 83709  
Name Address  
to submit the accompanying application pertaining to that property.
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

Dated this 29<sup>TH</sup> day of APRIL, 2019

Michael J. Braught  
Signature

Subscribed and sworn to before me the day and year first above written

\_\_\_\_\_  
Notary Public for Idaho  
Residing at: \_\_\_\_\_  
My Commission expires \_\_\_\_\_

**JURAT FORM**

**A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.**

STATE OF CALIFORNIA )

COUNTY OF Mendocino )

Subscribed and sworn to (or affirmed) before me on this 29 day of

April, 2019 by Michael Braught,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Erin S. Sullivan (NOTARY SEAL)  
NOTARY PUBLIC SIGNATURE



**OPTIONAL INFORMATION**

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT Affidavit of Legal Interest

DATE OF DOCUMENT 4-29-19

When executing a jurat, a notary shall administer an oath of affirmation to the affiant and shall determine, from satisfactory evidence, that the affiant is the person executing the document. The affiant shall sign the document in the presence of the notary.