

**From:** [bbeier9013@aol.com](mailto:bbeier9013@aol.com)  
**To:** [DSDIntern](#); [Ben Semple](#); [Omar](#); [Hanna Veal](#)  
**Subject:** Re: Questions about the resubmittals from 06/05/2024 REPLY  
**Date:** Thursday, July 25, 2024 5:10:00 PM  
**Attachments:** [Side Elevations.pdf](#)  
[34TH ST. TOWNHOUSES L1.0 Landscape Plan \(12\).pdf](#)  
[image006.png](#)  
[image005.png](#)  
[image008.png](#)  
[image007.png](#)  
[image002.png](#)  
[image001.png](#)  
[image004.png](#)  
[image009.png](#)

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On Tuesday, July 23, 2024 at 03:44:24 PM MDT, DSDIntern <[dsdintern@gardencityidaho.org](mailto:dsdintern@gardencityidaho.org)> wrote:

Good afternoon, Barbara,

A few questions about the resubmittals from 06/05/2024:

1. Have you discussed the relocation of the trash enclosure with the Republic Services? Did they approve the configuration and the new location? **YES**
2. Do the notes below from previous plans still apply?

Notes:

Trash Enclosure: 1) 4" thick reinforced concrete w/w/ Apron sized to fit enclosure; 2) 25' Min. overhead clearance at trash enclosure; 3) (2) 3 yd. dumpsters - (1) for trash and (1) for recycling **YES**

3. Please provide side elevation (east/west). The side elevation document that we received is a duplicate of the front/back elevations. **SEE ATTACHED SIDE ELEVATION PLAN below.**

4. The site configuration has been changed and the landscape has been reduced. Provide calculations for 8-4L-5 Open Space Standards for multi-family development.

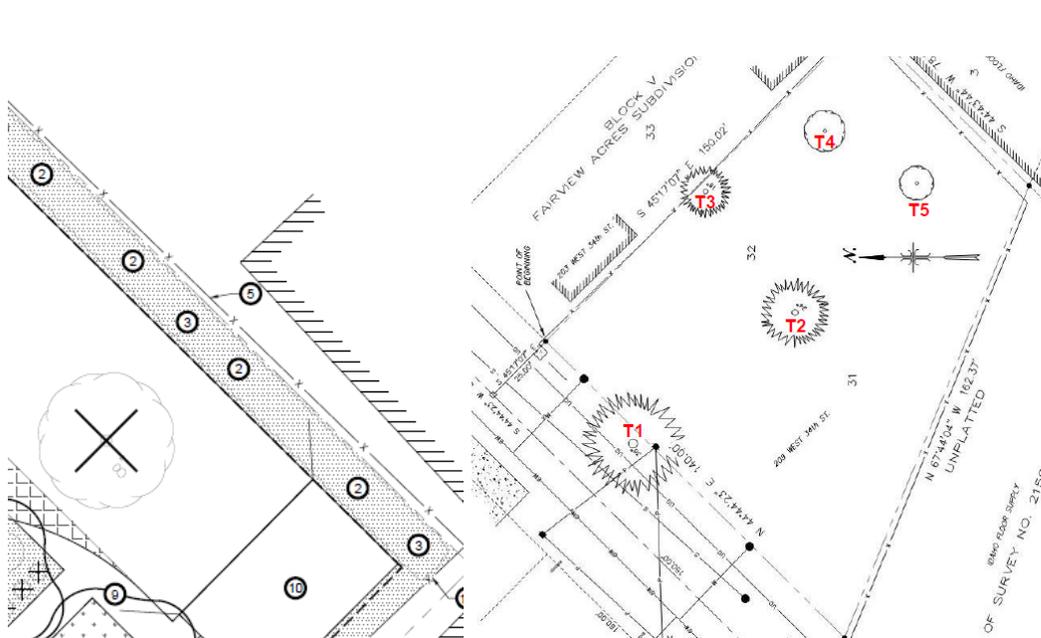
5. Number 2 in the plans means "RETAIN AND PROTECT EXISTING TREE". The first screenshot points to the northeastern part of the site. These trees are not in the arborist's report (arborist's report on the second screenshot). Please clarify.

**Response from Landscape Architect to Items 4 and 5.**

4. Open space calculations added to landscape requirement notes and callouts 16 and 17

added to indicate areas of open space complying with the code section for size and dimension.

5. Callout #3 in those locations was placed incorrectly. Vegetation to remain (callout #2) along the NE property line shown in the screenshot from the City are large shrubs, not trees, therefore were not included in the arborist evaluation or report. Those large shrubs are to remain, along with other trees on the site that are indicated with callout #3. SEE ATTACHED REVISED LANDSCAPE PLAN below.



Thank you!



**Mariia Antonova**

*DSD Intern*

Development Services Department, **City of Garden City**

p: 208-472-2913

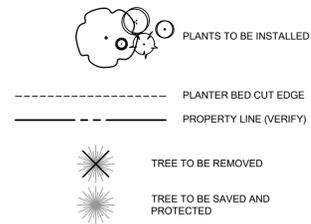
a: 6015 Glenwood Street, Garden City, ID 83714

w: [www.gardencityidaho.org](http://www.gardencityidaho.org)





**LANDSCAPE LEGEND**



**CALLOUT NOTES**

- RETAIN AND PROTECT EXISTING POWER POLE
- RETAIN AND PROTECT EXISTING TREE
- RETAIN AND PROTECT EXISTING LANDSCAPE
- CLEAR VISION TRIANGLE (10x20')
- EXISTING FENCING TO REMAIN ALONG NORTH (SIDE) PROPERTY LINE. FIRST 50' IS EXISTING WOOD FENCING. REMAINDER OF FENCE IS CHAINLINK.
- PROPOSED PLAYGROUND AREA
- PROPOSED SCREEN WALL / FENCE. SEE ARCHITECTURAL PLANS
- PROPOSED 5' WIDE SIDEWALK
- PROPOSED 4' WIDE WALKWAY
- PROPOSED TRASH ENCLOSURE
- PROPOSED COVERED BIKE STORAGE AREA FOR 4 BIKE SPACES AT 2' x 6' EA. SEE ARCHITECTURAL PLANS
- PROPOSED PRIVATE PATIO SPACE
- PROPOSED 3' 6" HIGH WOOD FENCE AT EAST (REAR) PROPERTY LINE
- PROPOSED 6' HIGH WOOD FENCE AT SOUTH (SIDE) PROPERTY LINE
- PROPOSED BIKE RACK FOR GUESTS (2 BIKE STALLS)
- OPEN SPACE AREA OF 1,165 SF
- OPEN SPACE AREA OF 415 SF

**LANDSCAPE REQUIREMENTS**

TOTAL PROPERTY SIZE= 16,353 S.F. - 0.375 ACRES  
 ZONING DISTRICT= C-2  
 LOT IMPROVEMENTS AREA= 16,353 S.F.  
 BUILDING COVERAGE= 2,185 S.F.  
 HARDSCAPE COVERAGE= 7,851 S.F.  
 LANDSCAPE COVERAGE= 38.9% (6,317 S.F.)  
 NUMBER OF PARKING STALLS PROVIDED: 10  
 7 STANDARD STALLS  
 2 COMPACT STALLS  
 1 ADA STALLS  
 1 STALLS  
 TOTAL: 10 STALLS  
 NUMBER OF BICYCLE PARKING SPACES REQUIRED: 4  
 NUMBER OF BICYCLE PARKING SPACES PROVIDED: 4

TOTAL NUMBER OF TREES: 25 (5 EXISTING)  
 TOTAL NUMBER OF TREE SPECIES: 6 / 4 SPECIES REQUIRED  
 PROVIDED PARKING LOT TREES - 4

LANDSCAPE BUFFER REQUIREMENTS:  
 WEST LANDSCAPE BUFFER (W 34TH ST.):  
 140 LINEAR FT.  
 18 FT. WIDE LANDSCAPE BUFFER PROVIDED (12 FT. WIDE LANDSCAPE BUFFER REQUIRED)  
 REQUIRED TREES - 6  
 PROVIDED TREES - 7 (1 EXISTING)  
 SOUTH LANDSCAPE BUFFER (C-2):  
 182 LINEAR FT.  
 5 FT. WIDE LANDSCAPE BUFFER PROVIDED (5 FT. WIDE LANDSCAPE BUFFER REQUIRED)  
 REQUIRED TREES - 10  
 PROVIDED TREES - 10  
 NORTH LANDSCAPE BUFFER (C-2):  
 150 LINEAR FT.  
 5 FT. WIDE LANDSCAPE BUFFER PROVIDED (5 FT. WIDE LANDSCAPE BUFFER REQUIRED)  
 REQUIRED TREES - 10  
 PROVIDED TREES - 10 (5 EXISTING)  
 EAST LANDSCAPE BUFFER (C-2):  
 78 LINEAR FT.  
 5 FT. WIDE LANDSCAPE BUFFER PROVIDED (40 FT. WIDE LANDSCAPE BUFFER REQUIRED)  
 REQUIRED TREES - 5  
 PROVIDED TREES - 5

**OPEN SPACE**  
 OPEN SPACE STANDARDS FOR MULTI-FAMILY DEVELOPMENTS - 8-4L-5  
 PRIVATE OPEN SPACE REQUIRED: 320 SF (80 SF PER UNIT)  
 PRIVATE OPEN SPACE PROVIDED: 320 SF (80 SF PRIVATE PATIOS PER UNIT)  
 COMMON OPEN SPACE REQUIRED: 1,000 SF (250SF PER 1,011 SF UNIT x 4 UNITS)  
 COMMON OPEN SPACE PROVIDED: 1,580 SF

**PLANT SCHEDULE**

SYMBOL	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
<b>CONIFEROUS TREES</b>					
	1	Hoop's Colorado Spruce <i>Picea pungens 'Hoopsii'</i>	6' Ht.	40' H x 15' W	
	5	Columnar Eastern White Pine <i>Pinus strobus 'Fastigiata'</i>	6' Ht.	40' H x 10' W	
<b>DECIDUOUS TREES</b>					
	6	Pacific Sunset Maple <i>Acer truncatum x platanoides 'Warrenred' TM</i>	2' Cal. B&B	30' H x 25' W	Class II
	3	Worplesdon Sweetgum <i>Liquidambar styraciflua 'Worplesdon'</i>	2' Cal. B&B	40' H x 25' W	Class II
	4	Crimson Spire Oak <i>Quercus robur x alba 'Crimschmidt' TM</i>	2' Cal. B&B	45' H x 15' W	Class II
	8	Kindred Spirit® Oak <i>Quercus x warei 'Nadler'</i>	2' Cal.	35' H x 6' W	Class I
<b>SHRUBS</b>					
	10	Compact Oregon Grape <i>Mahonia aquifolium 'Compacta'</i>	2 gal.	3' H x 4' W	
	5	Dwarf Snowflake Mockorange <i>Philadelphus x virginialis 'Dwarf Snowflake'</i>	5 gal.	4' H x 4' W	
	2	Dwarf Globe Blue Spruce <i>Picea pungens 'Globosa'</i>	5 gal.	4' H x 5' W	
	5	Blue Shag White Pine <i>Pinus strobus 'Blue Shag'</i>	2 gal.	3' H x 3' W	
	33	Magic Carpet Spirea <i>Spiraea japonica 'Walburna'</i>	1 gal.	2' H x 2' W	
	3	North Pole Arborvitae <i>Thuja occidentalis 'North Pole'</i>	5 gal.	10' H x 4' W	
	8	Rumba Weigela <i>Weigela floribunda 'Rumba'</i>	2 gal.	3' H x 4' W	
<b>PERENNIALS</b>					
	12	Kim's Knee High Coneflower <i>Echinacea purpurea 'Kim's Knee High'</i>	1 gal.	2' H x 2' W	
	39	Happy Returns Daylily <i>Hemerocallis x 'Happy Returns'</i>	1 gal.	1.5' H x 1.5' W	
	5	Primo® Wild Rose Coral Bells <i>Heuchera x 'Wild Rose'</i>	1 gal.	1.5' H x 1.5' W	
	12	Goldsturm Black-Eyed Susan <i>Rudbeckia fulgida sultivantii 'Goldsturm'</i>	1 gal.	2' H x 2' W	
	14	May Night Sage <i>Salvia x sylvestris 'May Night'</i>	1 gal.	2' H x 2' W	
<b>GROUND COVERS</b>					
	3,005 sf	RTF Sod			
		Rhizomatous Tall Fescue			
<b>MULCH</b>					
	3,236 sf	1" minus Small Bark Mulch			
		Bark Mulch - 3" Depth			

**TREE MITIGATION NOTES:**

- THE EXISTING TREES TO BE REMOVED FROM THE INTERIOR OF THE SITE ARE AS FOLLOWS (AS NOTED ON PLAN):  
 - (1) 24" CAL. JUNIPER - NO MITIGATION REQUIRED  
 - (1) 8" CAL. SIBERIAN ELM - NO MITIGATION REQUIRED  
 - (1) 20" CAL. (CLUMP) SIBERIAN ELM - NO MITIGATION REQUIRED  
 TOTAL CALIPER INCHES REQUIRED FOR MITIGATION = 0 INCHES  
 TOTAL HEIGHT REQUIRED FOR MITIGATION = 0 FEET
- PLEASE REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION REGARDING EXISTING ON-SITE TREES

**IRRIGATION NOTES:**

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES 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.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:  
 a. PRECISE INDIVIDUAL STATION TIMING  
 b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES  
 c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE  
 d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF  
 e. POWER FAILURE BACKUP FOR ALL PROGRAMED 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 OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).

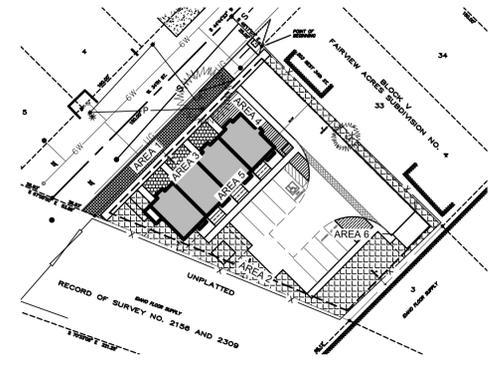
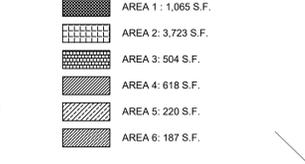
NO.	REVISION/ISSUE	DATE



34TH STREET TOWNHOUSES  
 211, 219, 227, AND 235 W. 34TH ST.  
 GARDEN CITY, IDAHO 83714

LANDSCAPE PLAN	
PROJECT	24004
DATE	5/23/24
DRAWN BY	BSS
CHECKED BY	BSS
SHEET	L1.0

**LOG OF LANDSCAPE AREA**



**LANDSCAPE NOTES:**

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



z:\\_RGP Projects\2024\24004 34th St. Townhomes\CAD\Sheets\landscape Plan2.dwg plotted by: user on Wed, July 24, 2024 at 04:03 PM

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Revisions

- ▲ Bumpout at Side Elevation
- ▲ Privacy Fence @ Patio
- ▲ Lighting above Translucent Bicycle Cover
- ▲ Lighting at East Elevation

June 2024

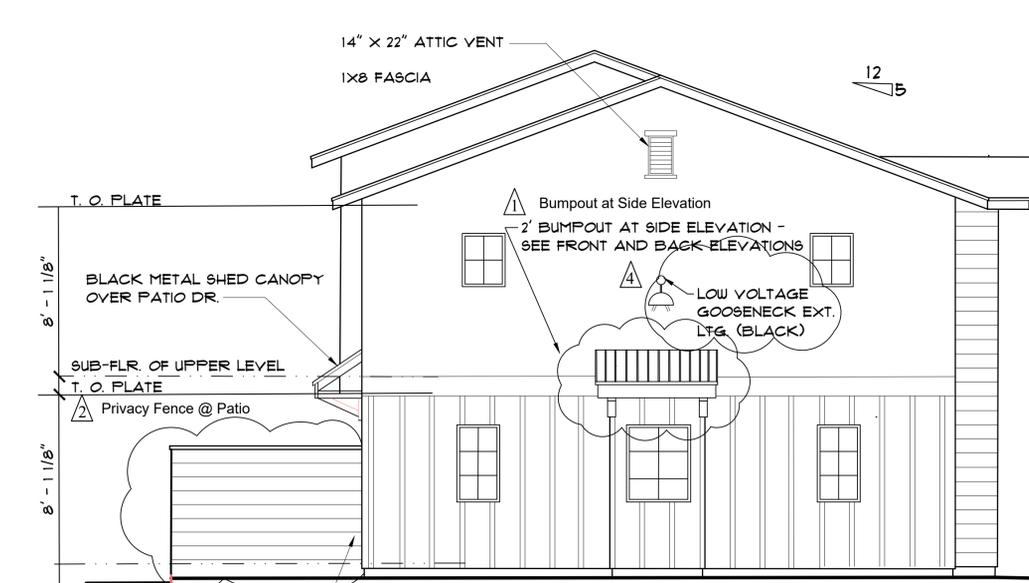
Side Elevations

1/4" = 1' - 0"

Preparer:

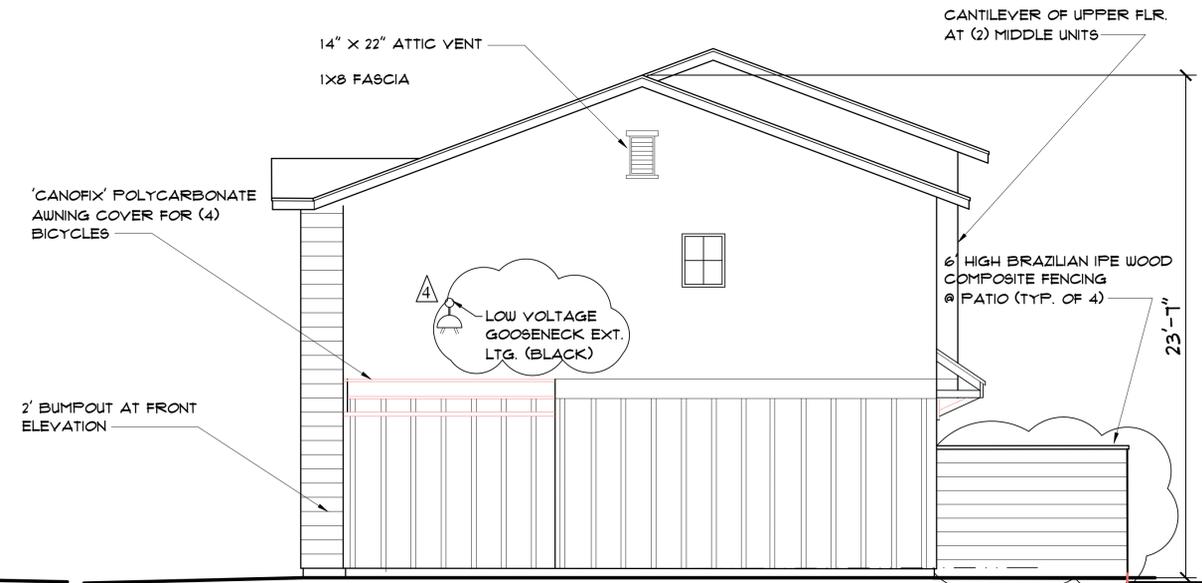
B. A. Beier Architect  
 Boise, Idaho  
 (208) 724-1970

SHEET  
 A6.0



**SIDE ELEVATION - EAST**

SCALE 1/4" = 1' - 0"



**SIDE ELEVATION - WEST**

SCALE 1/4" = 1' - 0"

**GENERAL NOTES**

1. 30 YR. ARCHITECTURAL COMPOSITE SHINGLES @ 30# FELT ROOFING PAPER. COLOR AND STYLE PER BUILDER. STANDING SEAM METAL ROOF @ BUMPOUTS.
2. ENGINEERED WOOD MONO TRUSSES @ 24" O.C. W/ 7/16" THICK APA RATED SHEATHING OVER. NAIL W/ 8D COMMON NAILS @ 6" AT EDGES AND 12" O.C. AT FIELD W/ METAL CLIPS. PROVIDED BLOCKING AND BEARING POINTS TO PREVENT ROTATION AND LATERAL DISPLACEMENT.
3. PROVIDE 1/2" GYPSUM WALL BD. AT ALL INTERIOR WALLS AND CEILING.
4. UTILITY SERVICE, PANELS, METERS, ETC. TO BE PROVIDED AND LOCATED AS REQUIRED BY SITE, CODE, AND UTILITY COMPANIES. VERIFY LOCATION AND REQUIREMENTS PRIOR TO CONSTRUCTION.
5. VAPOR BARRIER @ ALL SHOWER AND TUB AREAS BEHIND THE EXTERIOR WALL FINISH. PROVIDE 60" X 32" FIBERGLASS TUB W/ SHOWER OVER - WAINSCOT TO +12" HT., FINISH PER BUILDER. MUDSET TILE SHOWER MASTER BATH - PER BUILDER.
6. 2 X 6 EXTERIOR WALL FRAMING @ 24" O.C. W/ DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE. NOTE - ANY BEARING WALL OVER 10' HIGH TO BE 2 X 6 CONSTRUCTION. 2 X 4 WALL CONSTRUCTION AT INTERIOR WALLS.
7. 1/8" T&G APA RATED FLOOR SHTG. - GLUE & NAIL W/ 10D COMMON NAILS @ 6" O.C. AT EDGES AND 12" O.C. AT FIELD.
8. MINIMUM GRADE WITHIN 10' OF BUILDING IS 5% SLOPE AND THEN 2% THEREAFTER TO THE PROPERTY LINE.
9. 11 1/8" BCI 6000 MAIN FLOOR JOISTS - SEE FOUNDATION PLAN FOR SPACING.
10. 1/8" T&G APA RATED FLOOR SHTG. - GLUE & NAIL W/ 6D SHANK NAILS @ 6" O.C. AT EDGES AND 12" O.C. AT FIELD.
11. TRIMMERS TO BE D.F. STUD GRADE OR BETTER.
12. SEE KING STUD SCHEDULE FOR FRAMING AT OPENINGS ON WHT. 2 OF 2.
13. TYPICAL HEADER ABOVE DOORS AND WINDOWS TO BE #2 D.F. 4 X 8'S UNLESS NOTED OTHERWISE.
14. PROVIDE ATTIC VENTILATION PER SECT. R806 2012 IRC.
15. WINDER STAIR TREADS TO HAVE A MINIMUM WIDTH OF 6" AND AT 1' FROM THE NARROWEST DIMENSION OF THE TREAD IT MUST BE 12" WIDE. REGULAR TREAD (NOT WINDER) TO BE 11" WIDE.