

May 21, 2019 - amended and resubmitted 5/31/19

Chris Samples

Garden City Building Department

RE: MPUDFY2019-1

Sent by email to building@gardencityidaho.org and csamples@gardencityidaho.org

Chris:

As we work through the process of designing this fourplex, there are changes that we need in the approved plan. I have listed the changes below.

1. **RISER ROOM ADDED** -The plans reviewer with the state of Idaho has indicated that we may need to provide a fire sprinkler system for the fourplex. This requires the addition of a riser room. We have added a 4 x 4 riser room on the west side of the building and a required stoop outside the door to that room. At this point, we are not certain that sprinkler will be required. We are requesting that this be approved as an option because the answers that we get when this question is asked vary.
2. **GARAGES SLIGHTLY ENLARGED**- The garages in the 2 bedroom units have been lengthened by 2' each using some of the extra driveway space in front of the garages. This caused 6 square feet of landscape and 42 sq ft of hardscape to be used for garage. The change in landscape square footage is slight, so we will just adjust the location of the plants slightly. The garages in the 3 bedroom units were also lengthened by 1' each. This space was taken from the rear of the 3 bedroom units and in the process 24' sq ft of landscape was converted to the interior of the building. The plants for that location will still be planted, just slightly adjusting their location. In addition, we have added several landscape plants (see 10 below) to compensate.
3. **OMIT WINDOWS ON SOUTH FACE OF SHED** -The shed on the property has decorative windows on the north face (looking towards the driveway) and on the south face (looking towards the picnic area). We would like to omit the windows that face the picnic area.
4. **TRADE LOCATIONS OF SOME WINDOWS ON UNIT D**-There is an egress window shown on the north face of the east unit and 2 of the decorative windows on the east face of the same unit (bordering 44th street). They both serve the same bedroom in that first unit. We would like to switch them around. That would mean the egress window would be on the east face (inside the yard, facing 44th street) and the 2 decorative windows (plus one additional window added for symmetry), would be on the north face (looking out on the driveway).
5. **FENCE MOVED** -The metal fence along the ACHD right of way and the sidewalk has been moved to 1 ½ feet from the sidewalk, providing adequate space for passersby to use the sidewalk (shy space) but including more of the front yard inside of the fence. The north-south length of fence leading to the public art display was shortened by around 1-1/2 feet and the location of the gate to the front yard was adjusted. This created additional space inside the yard for landscaping, so two additional plants (lavender lady lilac) were added between the egress window and the sidewalk for privacy and aesthetics.
6. **CURB REDUCED/ENTRY ENHANCED** -The curbing near the front doors of the apartments has been moved back a little to provide easier access to the front door, a more clearly defined entrance, and less of a trip hazard near the door. This change slightly reduced the size of the planter bed by the front door. The plants removed (2 bowles golden sedge) were moved to the south side of the building.

7. **PLANT TYPES/LOCATIONS CHANGED** -Certain areas of the yard need hedging to screen the building from neighboring properties. The plants on the south side of the building were changed from Hicks Yew to Thuja because the newer choice was more suitable for creating a tall hedge. Also, two of those plants were moved to the west edge of the property to help screen the fourplex from the neighbor to the west. We are requesting flexibility in the placement/variety of these plants so that the contractor can provide the most effective screening possible.
8. **CHANGE TYPE OF PATIO COVER** -The three patio covers and the picnic area will be solid (providing weather protection) rather than lattice that was on the original plan.
9. **EXTEND PATIO COVERS** -The roofs of the three patio covers and the picnic area will need to extend 1-2 feet past the posts (the way the pieces fit together, there needs to be an overhang). For the 2 bedroom apartments this will cause the roof to extend toward the shrub space. The posts will not move. The posts will still be at the approved spot from the original approved MPUD application. It is only the overhead covers themselves that will need to extend past the posts. This will not affect the landscaping underneath the covers and no space on the ground will be changed. We believe this is not a significant change but we did add some additional landscape plantings on the west side of the property to make sure landscaping remained adequate (see 10 below).
10. **LANDSCAPE PLANTS ADDED** - There were some plants added on the west side of the property to provide additional screening from the neighboring property. We added 6 Thuja plants of 2 different kinds in areas of the landscape that did not already provide screening. We are requesting flexibility in the placement/variety of these plants so that the contractor can provide the most effective screening possible.

Please let me know what you think once you have reviewed these changes.

Susan Samson



SITE ANALYSIS:
 SITE CHARACTERISTICS
 ZONING DISTRICT: R-3
 LOT AREA: 17,000 SF
 BUILDING AREA: 4,922 SF
 HARDSCAPE: 6,851 SF
 LANDSCAPE: 5,227 SF

PARKING STALLS
 (8-68-8-D-3 TABLE H)
 CALCULATION: 700-1000 SF 1.5/2 = 3 STALLS
 1000+ SF 2/2 = 4 STALLS

REQUIRED STANDARD STALLS: 7
 REQUIRED ADA STALLS: 1

PROVIDED STANDARD STALLS: 9
 PROVIDED ADA STALLS: 1

NO.	REVISIONS	DATE

PROFESSIONAL SEAL

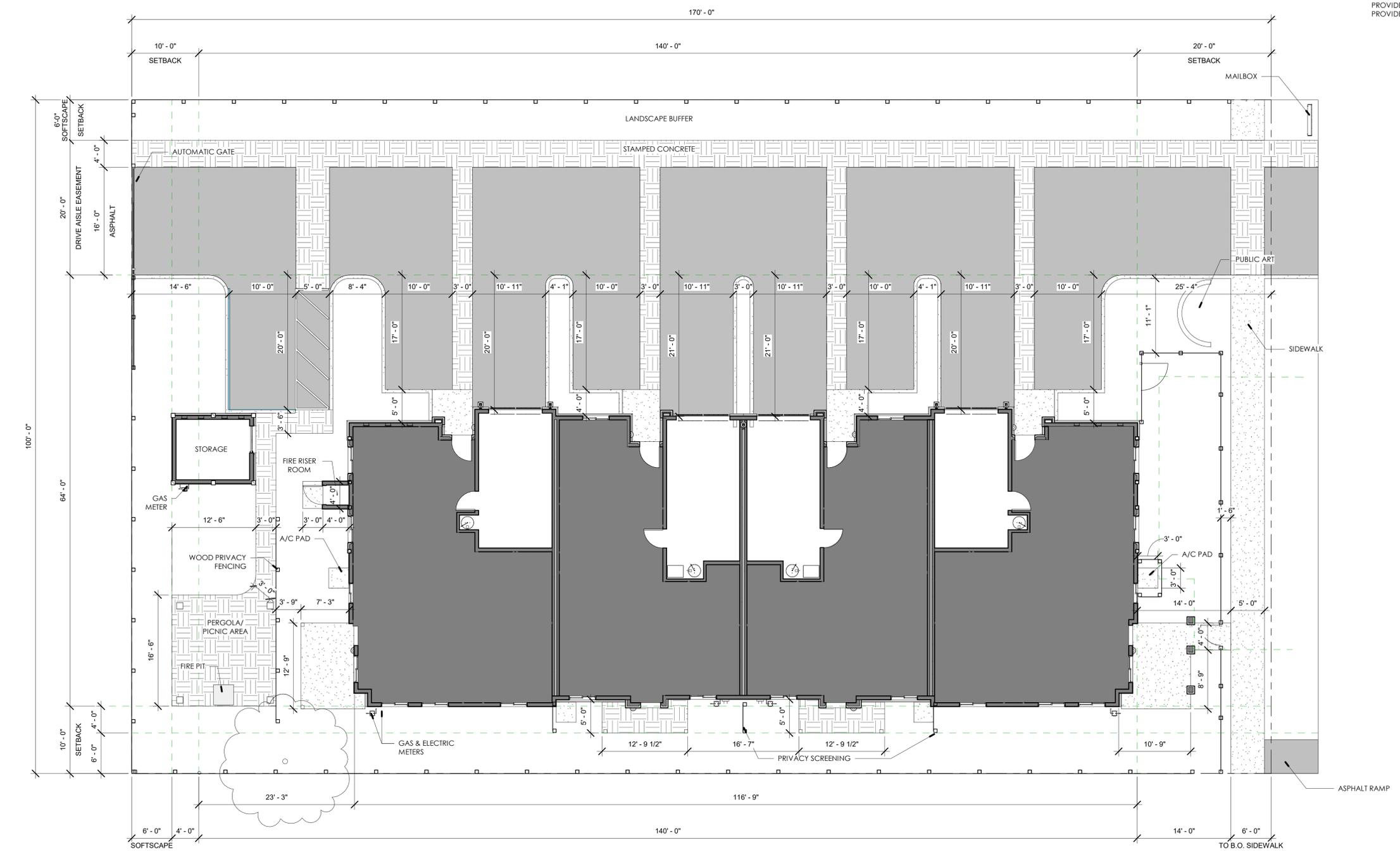
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PROJECT NAME:
 S & S Townhomes
 Sue Samson
 322 E. 44th St. Garden City, ID 83714

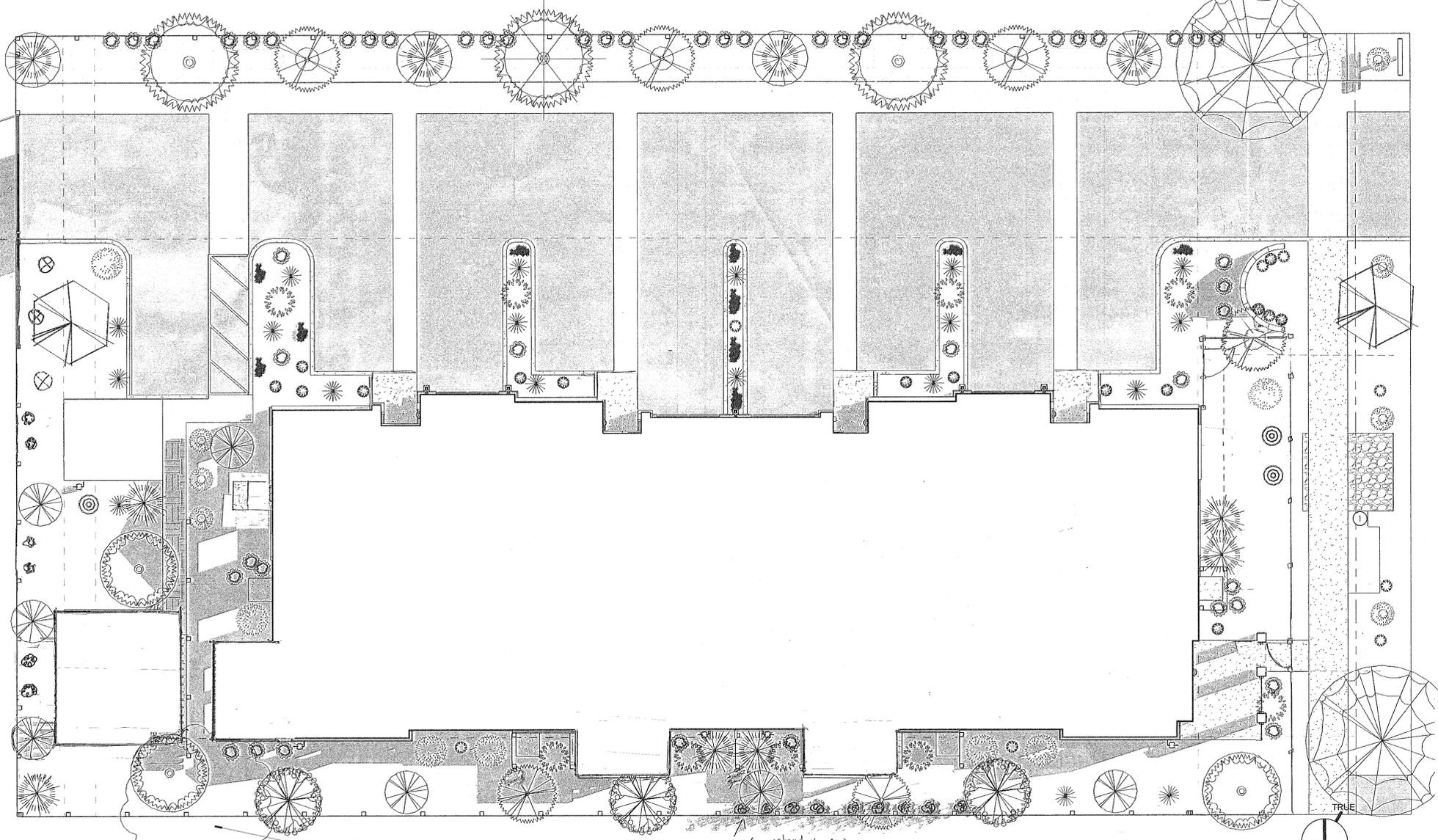
SITE PLAN

JOB NO: 18090
 DATE: 05/03/19
 DRAWN BY: Author

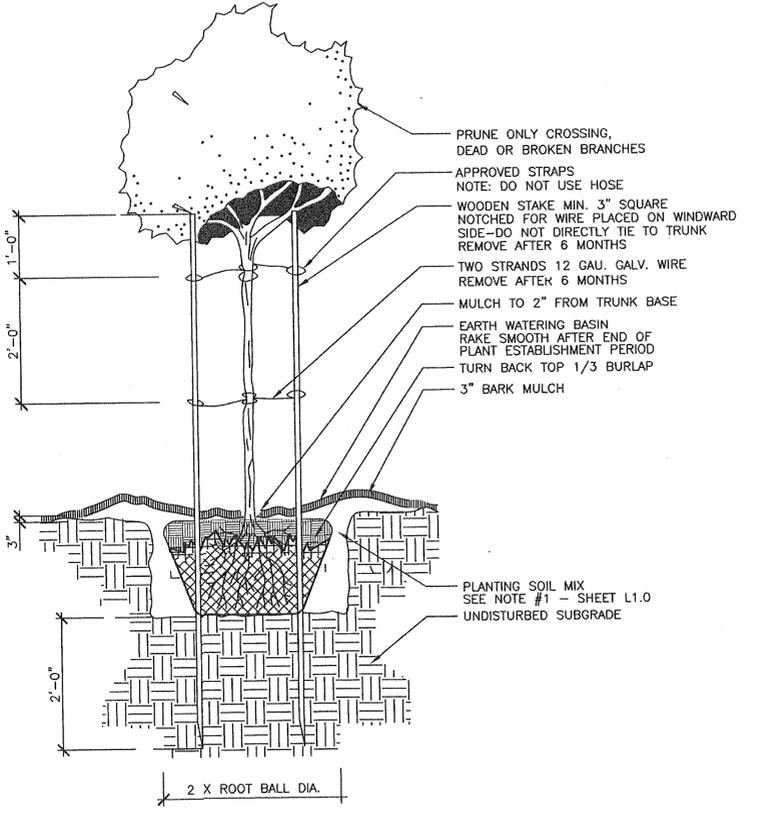
SHEET NUMBER:
A.101
 PLOT DATE:
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1 Site NEW
 1/8" = 1'-0"

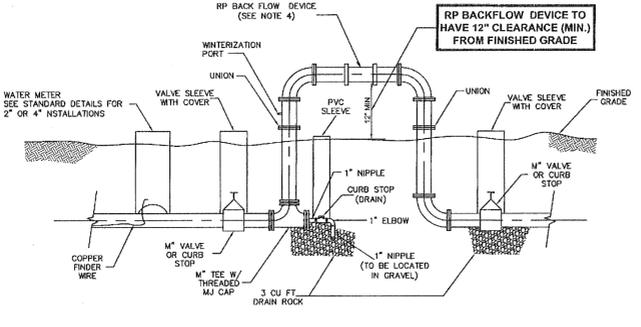


5 Landscape Plan
1/8" = 1'-0"



1 Tree Planting Detail
1: 1440

1 AREA AROUND ACHD SAND AND GREASE / DRAINAGE IS BELOW GRADE



NOTES
 1. THIS DETAIL IS GENERIC AND SHOULD BE USED FOR ALL PRESSURE IRRIGATION SINGLE POINT CONNECTIONS TO THE CITY WATER SYSTEM. THE LINE, VALVE, TEE AND OTHER APPURTENANCE SIZES WILL BE DETERMINED BY THE SIZING REQUIREMENTS OF THE PROJECT TO BE FED.
 2. TYPE OF BACKFLOW PREVENTION DEVICE REQUIRED FOR A PARTICULAR SITUATION SHALL BE COMMENSURATE WITH THE DEGREE OF HAZARD PRESENTED.
 3. THE RPBA SHALL ONLY BE INSTALLED IN THE ORIENTATION FOR WHICH THEY ARE APPROVED.
 4. ALL BACKFLOW DEVICES SHALL BE APPROVED BY THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY.

4 Backflow Preventer
1" = 50'-0"

TREE SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE		SPACING	CHARACTERISTICS
				WIDTH	HEIGHT		
	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	3/4" CAL. CLASS I	15' - 20'	15' - 25'	AS SHOWN ON PLAN	VIBRANT RED BARK WITH PALE GREEN OR YELLOW LEAVES
	FAGUS SYLVATICA 'ROSEO-MARGINATA'	TRI COLOR BEECH	2" - 2 1/2" CAL. CLASS I	35' - 50'	50' - 70'	AS SHOWN ON PLAN	DARK GREEN & PURPLE LEAVES IN SPRING, GOLDEN IN FALL
	HIBISCUS SYRIACUS 'APHRODITE'	ROSE OF SHARON	5 GAL.	4' - 6'	6' - 10'	AS SHOWN ON PLAN	LONG-BLOOMING DENSELY FLOWERED SHRUB
	SYRINGA VULGARIS 'LAVENDER LADY'	LAVENDER LADY LILAC	5 GAL.	5' - 6'	10' - 12'	AS SHOWN ON PLAN	FRAGRANT EARLY BLOOMING SHRUB
	RHODODENDRON 'CHIONOIDES'	CHIONOIDES RHODODENDRON	5 GAL.	4' - 6'	4'	AS SHOWN ON PLAN	LATE-BLOOMING WHITE BELL SHAPED FLOWERING SHRUB
	ROSA X 'CHEWMAYTIME' PLANT	OSO EASY PAPRIKA ROSE	2 GAL.	3'	1' - 2'	AS SHOWN ON PLAN	LONG BLOOMING ORANGE TO GOLD FLOWERING SHRUB
	BUXUS MICROPHYLLA VAR. JAPONICA 'MORRIS MIDGET'	MORRIS MIDGET BOXWOOD	1 GAL.	18"	12"	AS SHOWN ON PLAN	EVERGREEN SHRUB
	HOSTA 'DIAMOND TIARA'	DIAMOND TIARA PLANTAIN LILY	1/2 GAL.	12" - 16"	8" - 12"	AS SHOWN ON PLAN	GREEN LEAVES EDGED IN WHITE, PURPLE FLOWERS
	CAREX ELATA 'AUREA'	BOWLES GOLDEN SEDGE	1 GAL.	2' - 3'	1' - 2'	AS SHOWN ON PLAN	BRIGHT YELLOW BURSTS OF COLOR
	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL.	2' - 3'	2' - 3'	AS SHOWN ON PLAN	GRASS WITH FUZZY FLOWER SPIKES
	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	1 GAL.	18" - 24"	18" - 24"	AS SHOWN ON PLAN	SPIKES OF INDIGO FLOWERS W/ MOUNDS OF GREEN FOLIAGE
	DELOSPERMA COOPERI 'WOWDORY' PLANT	WHEELS OF WONDER HOT PINK WONDER ICE PLANT	1/2 GAL.	18" - 24"	4' - 6"	AS SHOWN ON PLAN	VIBRANT PINK BLOOMS, SUCCULENT FOLIAGE

TREE SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE		SPACING	CHARACTERISTICS
				WIDTH	HEIGHT		
	CORYLUS COLURNA	TURKISH FILBERT	2" - 2 1/2" CAL. CLASS II	20' - 30'	40' - 50'	AS SHOWN ON PLAN	THICK, DARK GREEN LEAVES, FLAKING BROWN/ORANGE BARK
	TILIA CORDATA	GREENSPIRE LINDEN	2" - 2 1/2" CAL. CLASS II	30' - 40'	40' - 60'	AS SHOWN ON PLAN	DARK GREEN HEART SHAPED LEAVES
	Thuja occidentalis 'EMERALD GREEN' THUJA	EMERALD GREEN THUJA	3' - 4'	10' - 15'	10' - 12'	AS SHOWN ON PLAN	DENSE GLOSSY DARK GREEN FOLIAGE
	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" - 2 1/2" CAL. CLASS I	15' - 25'	20' - 30'	AS SHOWN ON PLAN	DARK GREEN OVAL LEAF IN SUMMER, ATTRACTIVE CHERRY BARK
	ACER PALMATUM 'WOLFF'	EMPEROR JAPANESE MAPLE	9 GAL. CLASS I	15'	15'	AS SHOWN ON PLAN	BLACK RED BARK VEILED IN DARK RED FOLIAGE
	ACER PALMATUM 'FIREGLOW'	FIREGLOW JAPANESE MAPLE	2 GAL. CLASS I	15' - 20'	15'	AS SHOWN ON PLAN	PURPLE-SCARLETT TO CRIMSON FALL COLORS
	PRUNUS VIRGINIANA	CANADA RED CHOKECHERRY	2" CAL. CLASS I	25' - 30'	15' - 20'	AS SHOWN ON PLAN	WHITE FLOWER BLOOM W/ EDIBLE RED FRUIT
	CERCIS CANADENSIS 'COVEY'	EASTERN REDBUD LAVENDER	3.6 GAL. CLASS I	5' - 6'	6' - 8'	AS SHOWN ON PLAN	ROSY LAVENDER PINK FLOWERS
	CERCIS CANADENSIS	RIISING SUN EASTERN REDBUD	3.6 GAL. CLASS I	8' - 12'	8'	AS SHOWN ON PLAN	HEART SHAPED DEEP APRICOT LEAVES

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT AND DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT PRIOR TO THE BEGINNING OF CONSTRUCTION. GRADES ARE APPROXIMATE. VERIFY IN FIELD.
2. REMOVE TOP SOIL AND ORGANIC MATERIAL FROM THE BUILDING SITE. STOCK PILE IT IF POSSIBLE FOR USE IN FINAL GRADING.
3. ALL PLANTS, TREES AND HARDSCAPING TO REMAIN UNLESS OTHERWISE NOTED. PROTECT FROM DAMAGE DURING CONSTRUCTION. REPLACE AS REQUIRED.
4. ANY FILL UNDER GRADE SUPPORTED CONCRETE SLABS TO BE 4" MIN. GRAVEL, COMPACTED TO 95%.
5. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL, STEPPED AS TO MAINTAIN THE REQUIRED DEPTH BELOW FINISH GRADE.
6. CONCRETE SLABS TO BE 4", 3,000 P.S.I., AT 28 DAYS WITH CONTROL JOINTS AT 10' O.C. (MAX.) EA WAY. PROVIDE 3/4" TOOLED JOINTS AT 5' O.C. IN CONCRETE SIDEWALKS.
7. FINISH GRADES ARE TO REMAIN AT LEAST 8" BELOW EXTERIOR FINISHES.
8. PRIOR TO CERTIFICATE OF OCCUPANCY, REPLACE ANY DAMAGED EXISTING HARDSCAPING (ASPHALT, CONCRETE, CURBS, ETC.) AS REQUIRED.

2 Edging Detail
1" = 100'-0"

3 Planting Detail
1" = 40'-0"

CLIENT: Sue Samson
S & S Townhomes
322 E. 44th St. Garden City, ID 83714

Landscape Plan

SHEET
L.100

DATE 08.02.18
JOB NUMBER 18090
DRAWN BY
AUTHOR

DATE	
REVISIONS	
NO.	

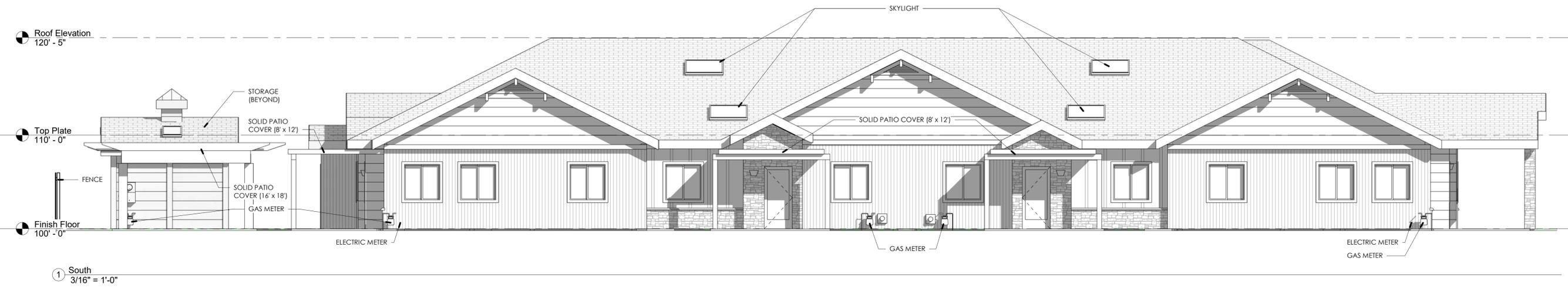
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JOB NO: 18090
 DATE: 05/03/19
 DRAWN BY: Author

SHEET NUMBER:
A.211
 PLOT DATE: 5/31/2019 2:25:19 PM



1 South
3/16" = 1'-0"



2 East
3/16" = 1'-0"



3 West
3/16" = 1'-0"



4 North
3/16" = 1'-0"