



Additional/Revised Material Submittal Form

Submittal Date: 2/21/2024

Rec'd by: CW

6015 Glenwood Street ☐ Garden City, Idaho 83714 ☐ Phone 208/472-2921 ☐ Fax 208/472-2926 ☐
building@gardencityidaho.org ☐ Inspection Hotline Phone 208/472-2920 ☐ www.gardencityidaho.org

PROJECT INFORMATION

Permit (File) Number: DSRFY 2024-002 Design Professional in Charge: Barbara A. Beier
Project Name: 34th St. Townhouses New Addressing: 211, 219, 227, and 235 w. 34th St.
Project Address: 205 and 209 W. 34th St. Garden City, Idaho, 83714
Contact email: bbeier9013@aol.com Contact Phone: (208) 724-1970

*****Applicant is responsible for notifying ACHD for any changes that affect design*****

Required number of additional or revised plans submitted (1 electronic copy is required as well):

☒ Please only submit new or revised materials. Re-submitting materials that have not been revised will incur additional review fees.

☐ Electronic copy - Grading or Civil Sheets(no building) Electronic copy - *only sheets with changes*

☒ Electronic Copies Only - Residential Building/Nonresidential Building - *individual sheets pdf and labeled*

☐ Electronic Copies - Design Review, Planning and Zoning, or City Council review documents

*****Provide the page/sheet number and description of what changes are made*****

****Additional sheet can be submitted also****

1. A-2 Site Plan - See noted Revisions in the Title Block
2. L1.0 Landscape Plan per RE + P Landscape Firm
3. A-7 elevations - See noted Revisions in the Title Block
4. Vicinity Map
5. Photos of rendering of front Elevation, Canopy above the Front Dr., Shed Canopy above Back Door, 34th St. Photo
6. Arborist Report
7. Schematic of 34th St.

Who requested Change:

- ☐ Building Reviewer - Idaho Division of Building Safety
☐ Engineer Reviewer
☐ Environmental Reviewer (erosion sediment/pretreatment)
☐ Fire Reviewer
☒ Planning Reviewer
☐ Sewer Reviewer
☐ Water Reviewer
☐ Other: _____





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Landscape Architecture + Urban Design + Land Use and Site Planning + Entitlements + Graphic Communications + Project Management

February 6, 2024

Barbara Beier
Boise, Idaho

Re: 209 W. 34th St., Garden City, Idaho – Arborist Report

To Barbara Beier,

I have completed the assessment of the trees at the address above. Each tree is identified by the number on the map shown in Figure 2 and each number corresponds to the Tree # column in the table in Figure 1, which also includes Garden City tree mitigation recommendations based on the tree specific notes.

There are a total of 5 trees distributed around the site that are 4" or greater, as depicted on the map. The fir tree is in the public R.O.W. The trees are generally in poor to fair condition. It is possible that the two elm trees are volunteers. There are two medium sized junipers on-site and these are included in my evaluation but typically they are considered shrubs.

See pages 3-5 of this report for site photos.

Figure 1:

TREE #	SPECIES	DIAMETER	CONDITION	MITIGATION
1	Fir	36	Poor	No
2	Juniper	24	Fair	No
3	Juniper	18	Fair	No
4	Siberian Elm	8	Poor	No
5	Siberian Elm clump	20	Poor	No
	TOTAL INCHES:	106		
	TOTAL MITIGATION IN.:	0		
	TOTAL MITIGATION IN. PER TREES BEING REMOVED ON PLAN:	0		

TREE SPECIFIC NOTES**TREE# FIELD OBSERVATIONS**

1. In three separate utility lines, numerous broken branches in canopy, close proximity to power pole, main leader has been topped in the past, poor structure, poor line clearance pruning.
2. Poor past pruning for limbing up at lower branches, minor dead in canopy.
3. Poor past pruning for limbing up at lower branches, minor broken limbs, in utility line at adjacent property line side.
4. Topped, half dead/in decline, severe borer holes present, conk present on trunk indicates decay.
5. Volunteer clump of seven (7) stems, bark inclusions at base.

Site Photos:

Tree #1



Tree #1



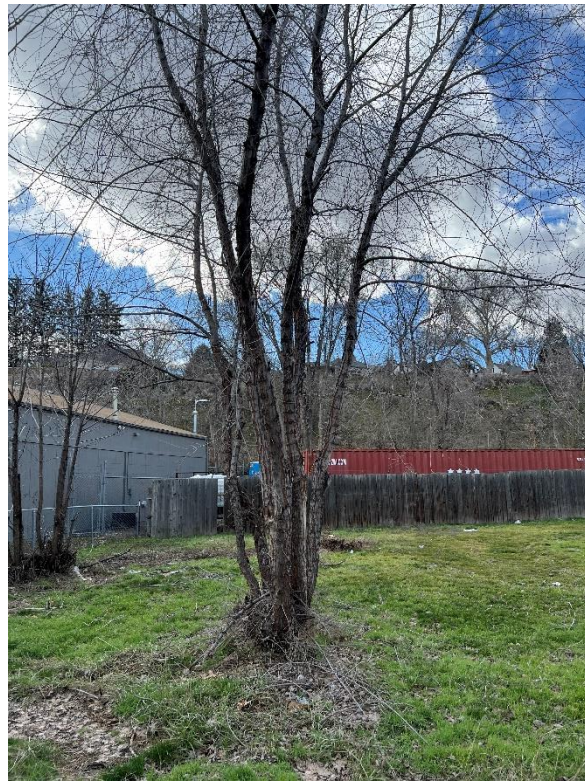
Tree #3



Tree #4



Tree #4



Tree #5



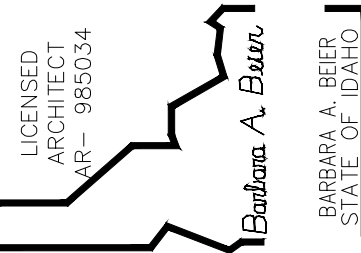
Tree #5

Please contact me directly with any questions regarding this report at 208-514-3300 or josh@reandpartners.com

Sincerely,

A handwritten signature in blue ink that reads "Josh Rennaker". The signature is fluid and cursive.

Joshua Rennaker
ISA Certified Arborist #PN-7086A



34th St. Townhouses
205 and 209 W. 34th St.
Garden City, Idaho 83714

Revisions

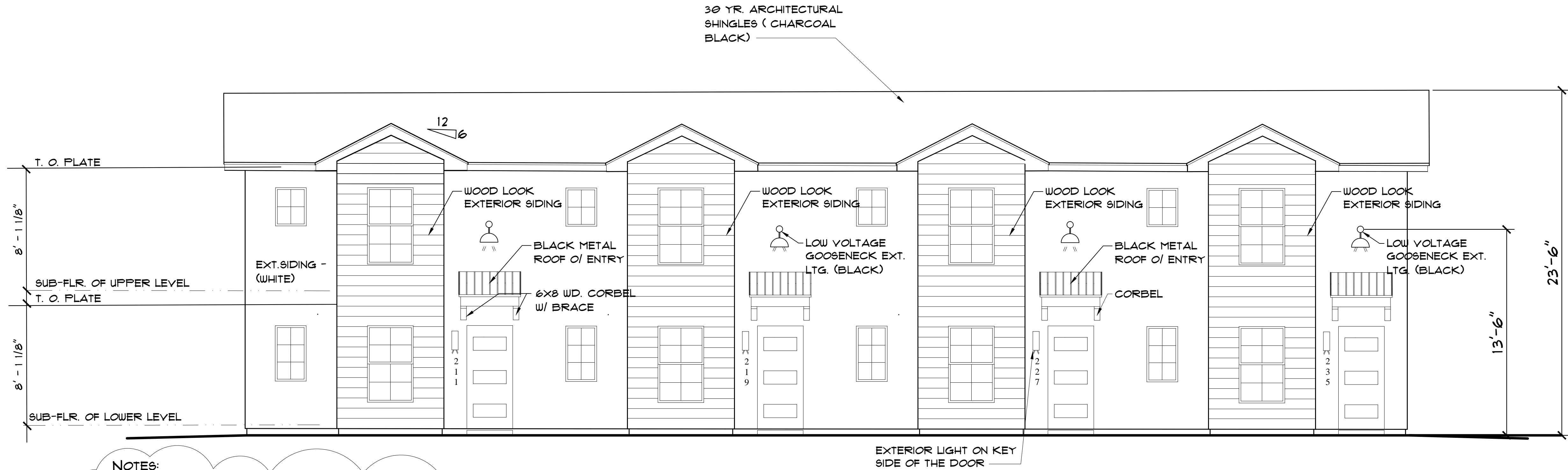
- 1 Exterior Materials Colors
- 2 Shed Canopy above Door

Jan. 2024

Elevations
1/4" = 1' - 0"

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

SHEET
7



NOTES:

1. ADDRESS NUMBERS TO BE POSTED IN 6" NUMBERS - ALIGNED VERTICALLY BY MAIN ENTRANCE OF EACH UNIT.
2. MINIMUM GRADE FROM BUILDING 5% FOR FIRST 10' THEN MINIMUM GRADE THEREAFTER MINIMUM 2%.
3. THE EXTERIOR OF THE BUILDING IS CLAD IN HARDBOARD SIDING PAINTED WHITE WITH BLACK TRIM. ALONG THE BOTTOM PORTION OF THE SIDE AND BACK ELEVATIONS THE SIDING IS BOARD AND BATTEN PAINTED WHITE. THE BUMPOUTS AT THE FRONT OF THE BUILDING ARE TO BE CLAD WITH WOOD-LOOK SIDING.

FRONT ELEVATION - NORTH

SCALE 1/4" = 1' - 0"



BACK ELEVATION - SOUTH

SCALE 1/4" = 1' - 0"

Z:_REP Projects\2024\24004 34th St. Townhomes\CAD\Sheets\Landscape Planning plotted by: user on Mon, February 5 2024 at 09:48 AM

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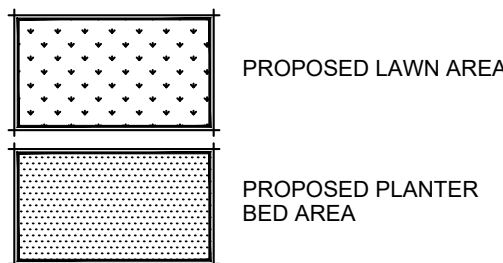
LANDSCAPE NOTES:

- 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.

CALLOUT NOTES

- CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW
- RETAIN AND PROTECT EXISTING POWER POLE
 - RETAIN AND PROTECT EXISTING TREE
 - CLEAR VISION TRIANGLE (10X20 AT PARKING LOT)
 - PROPOSED OR EXISTING FENCING
 - PROPOSE SYNTHETIC TURF / PLAYGROUND AREA
 - PROPOSED SCREEN WALL / FENCE, SEE ARCHITECTURAL
 - PROPOSED 5' WIDE SIDEWALK
 - PROPOSED 4' WIDE WALKWAY
 - PROPOSED TRASH ENCLOSURE

MATERIAL LEGEND



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= 2,176 S.F.
HARDSCAPE COVERAGE= 6,976 S.F.
LANDSCAPE COVERAGE= 44% (7,201 S.F.)
NUMBER OF PARKING STALLS PROVIDED: 10
8 STANDARD STALLS
1 COMPACT STALLS
1 ADA STALLS
TOTAL: 10 STALLS
NUMBER OF BICYCLE PARKING SPACES REQUIRED: ?
NUMBER OF BICYCLE PARKING SPACES PROVIDED: 7

TOTAL NUMBER OF TREES: 34 (5 EXISTING)
TOTAL NUMBER OF TREE SPECIES: 6 ; 4 SPECIES REQUIRED
PROVIDED PARKING LOT TREES - 2

LANDSCAPE BUFFER REQUIREMENTS:
WEST LANDSCAPE BUFFER (W/ 34TH ST.):
140 LINEAR FT.
4 FT. WIDE LANDSCAPE BUFFER PROVIDED
(0 FT. WIDE LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 3
PROVIDED TREES - 4 (1 EXISTING)
SOUTH LANDSCAPE BUFFER (C-2):
162 LINEAR FT.
5 FT. WIDE LANDSCAPE BUFFER PROVIDED
(0 FT. WIDE LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 15
PROVIDED TREES - 15
NORTH LANDSCAPE BUFFER (C-2):
150 LINEAR FT.
0 FT. WIDE LANDSCAPE BUFFER PROVIDED
(0 FT. WIDE LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 15
PROVIDED TREES - 15 (1 EXISTING)
EAST LANDSCAPE BUFFER (C-2):
76 LINEAR FT.
0 FT. WIDE LANDSCAPE BUFFER PROVIDED
(0 FT. WIDE LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 5
PROVIDED TREES - 5

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
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CONIFEROUS TREES

	3	Hoop's Colorado Spruce <i>Picea pungens 'Hoopsii'</i>	6' Ht.	40' H x 15' W	
	2	Columnar Eastern White Pine <i>Pinus strobus 'Fastigiata'</i>	6' Ht.	40' H x 10' W	

DECIDUOUS TREES

	5	Pacific Sunset Maple <i>Acer truncatum x platanoide 'Warrenred' TM</i>	2" Cal. B&B	30' H x 25' W	Class I
	4	Worplesdon Sweetgum <i>Liquidambar styraciflua 'Worplesdon'</i>	2" Cal. B&B	40' H x 25' W	Class II
	2	Crimson Spire Oak <i>Quercus robur x alba 'Crimschmidt' TM</i>	2" Cal. B&B	45' H x 15' W	Class II
	13	Kindred Spirit® Oak <i>Quercus x warei 'Nadler'</i>	2" Cal.	35' H x 6' W	Class I

SYMBOL	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	NOTES
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SHRUBS

	3	Compact Oregon Grape <i>Mahonia aquifolium 'Compacta'</i>	2 gal.	3' H x 4' W	
	8	Dwarf Snowflake Mockorange <i>Philadelphus x virginialis 'Dwarf Snowflake'</i>	5 gal.	4' H x 4' W	
	10	Blue Shag White Pine <i>Pinus strobus 'Blue Shag'</i>	2 gal.	3' H x 3' W	
	16	Magic Carpet Spirea <i>Spiraea japonica 'Walburna'</i>	1 gal.	2' H x 2' W	

ORNAMENTAL GRASSES

	24	Karl Foerster Feather Reed Grass <i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1 gal.	6' H x 2' W	
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PERENNIALS

	6	Kim's Knee High Coneflower <i>Echinacea purpurea 'Kim's Knee High'</i>	1 gal.	2' H x 2' W	
	16	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 sullivantii 'Goldsturm'</i>	1 gal.	2' H x 2' W	
	11	May Night Sage <i>Salvia x sylvestris 'May Night'</i>	1 gal.	2' H x 2' W	

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	NOTES
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GROUND COVERS

	5,043 sf	RTF Sod	---	
		Rhizomatous Tall Fescue	---	

MULCH

	2,490 sf	1" minus Small Bark Mulch	---	
		Bark Mulch - 3" Depth	---	

TREE MITIGATION NOTES:

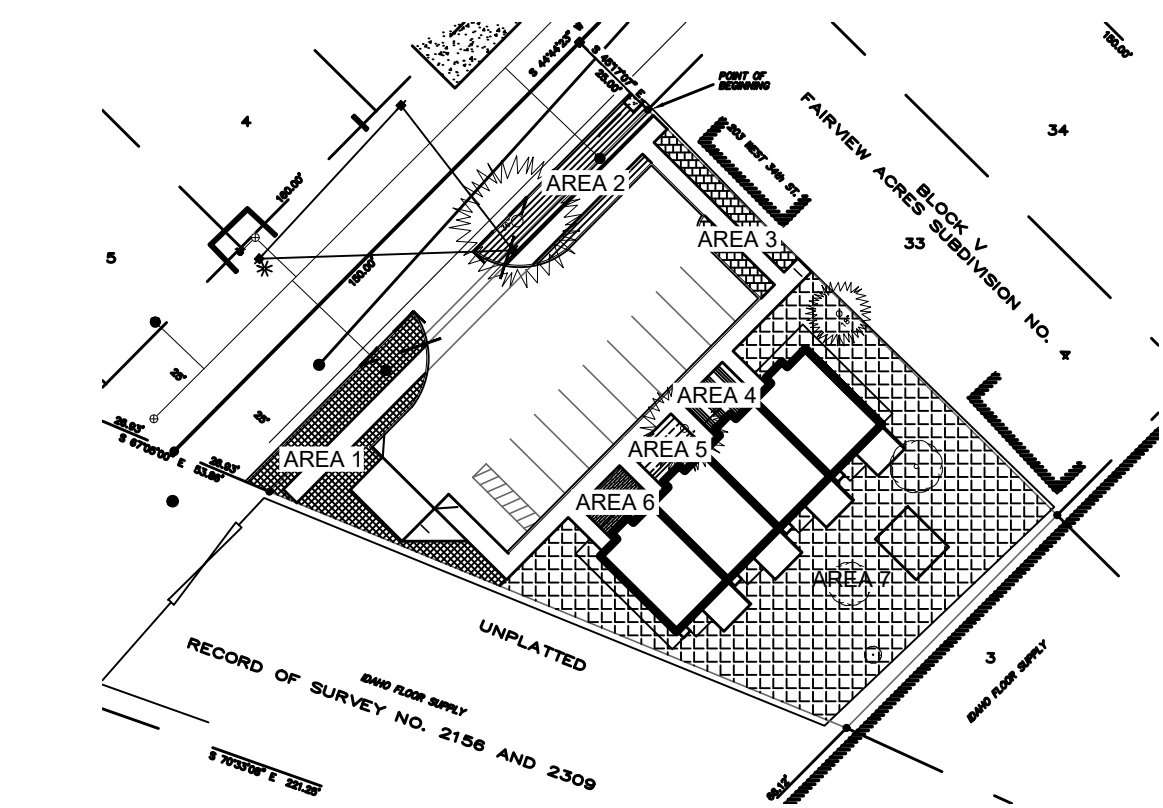
- THE EXISTING TREES TO BE REMOVED ARE AS FOLLOWS FROM THE INTERIOR OF THE SITE (AS NOTED ON PLAN):
- (1) 10" CAL. ???? - MITIGATION/NO MITIGATION REQUIRED
TOTAL CALIPER INCHES REQUIRED FOR MITIGATION = 2 INCHES
TOTAL HEIGHT REQUIRED FOR MITIGATION = 2 FEET
- PLEASE REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION REGARDING EXISTING ON-SITE TREES

IRRIGATION NOTES:

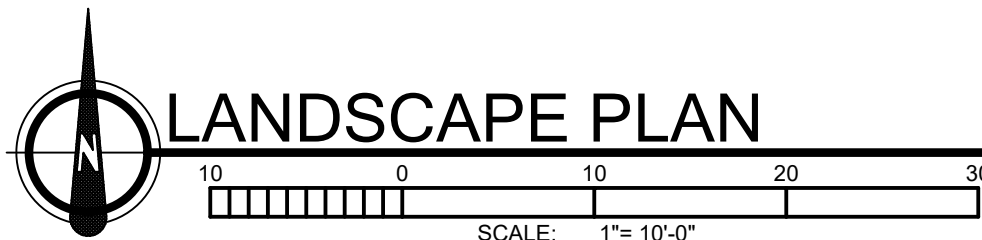
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER 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:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL 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).

LOG OF LANDSCAPE AREA

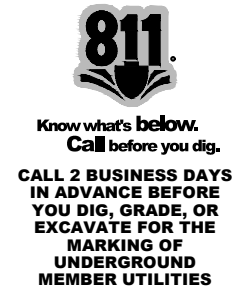
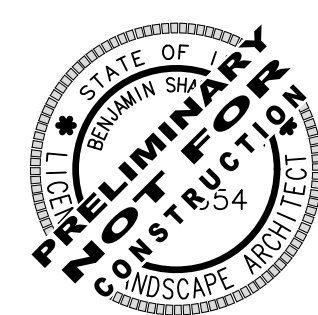
AREA 1 : 934 S.F.
AREA 2 : 557 S.F.
AREA 3 : 362 S.F.
AREA 4 : 182 S.F.
AREA 5 : 182 S.F.
AREA 6 : 182 S.F.
AREA 7 : 5,148 S.F.



LANDSCAPE PLAN



NO.	REVISION/ISSUE	DATE



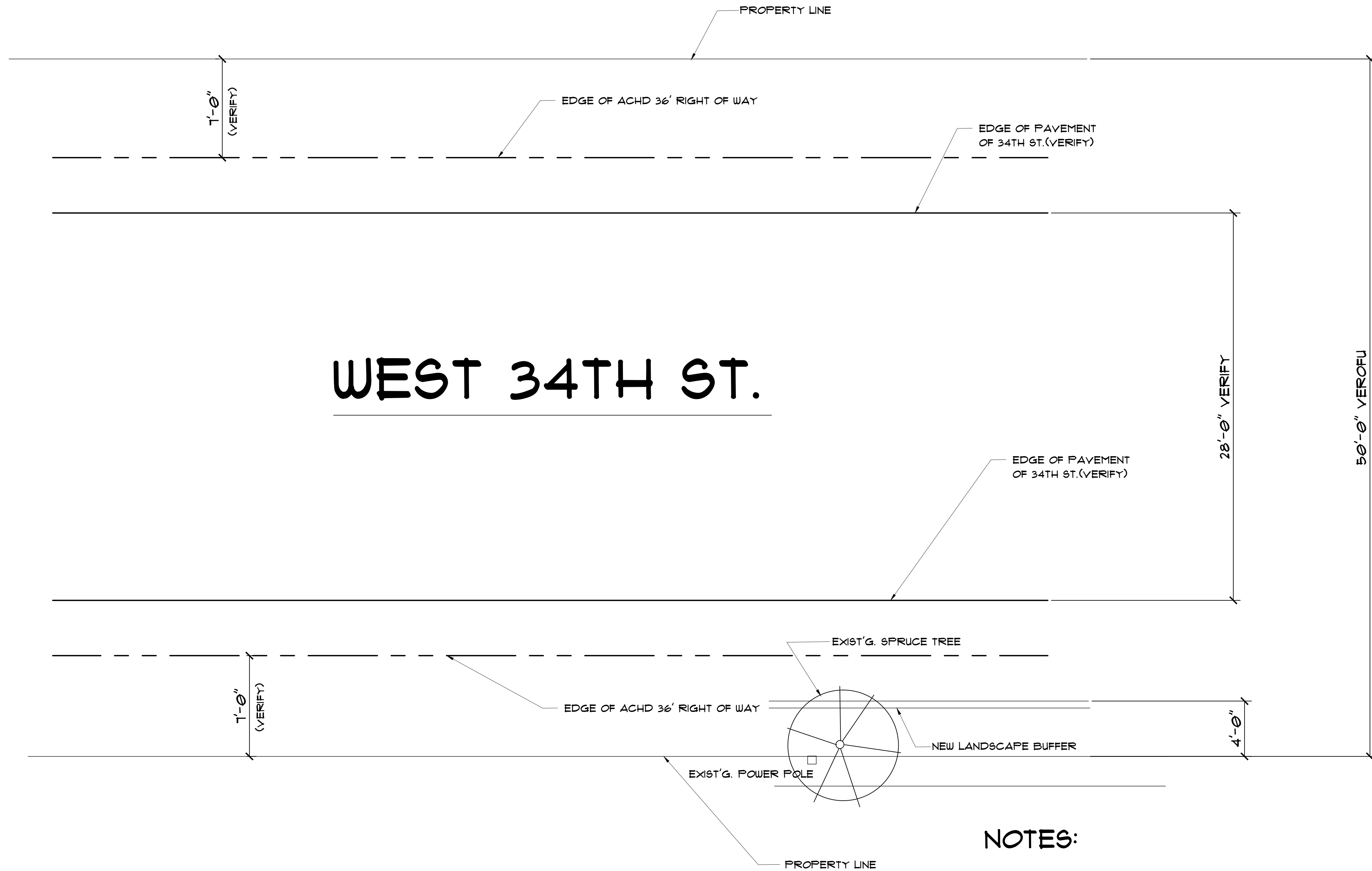
rodneyevans.com • 208-514-3300 • 1450 W. Bannock Street, Boise, Idaho 83702

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

LANDSCAPE PLAN

PROJECT	24004	SHEET	
DATE	2/5/24		L1.0
DRAWN BY	BSS	CHECKED BY	BSS

AGENCY REVIEW



NOTES:

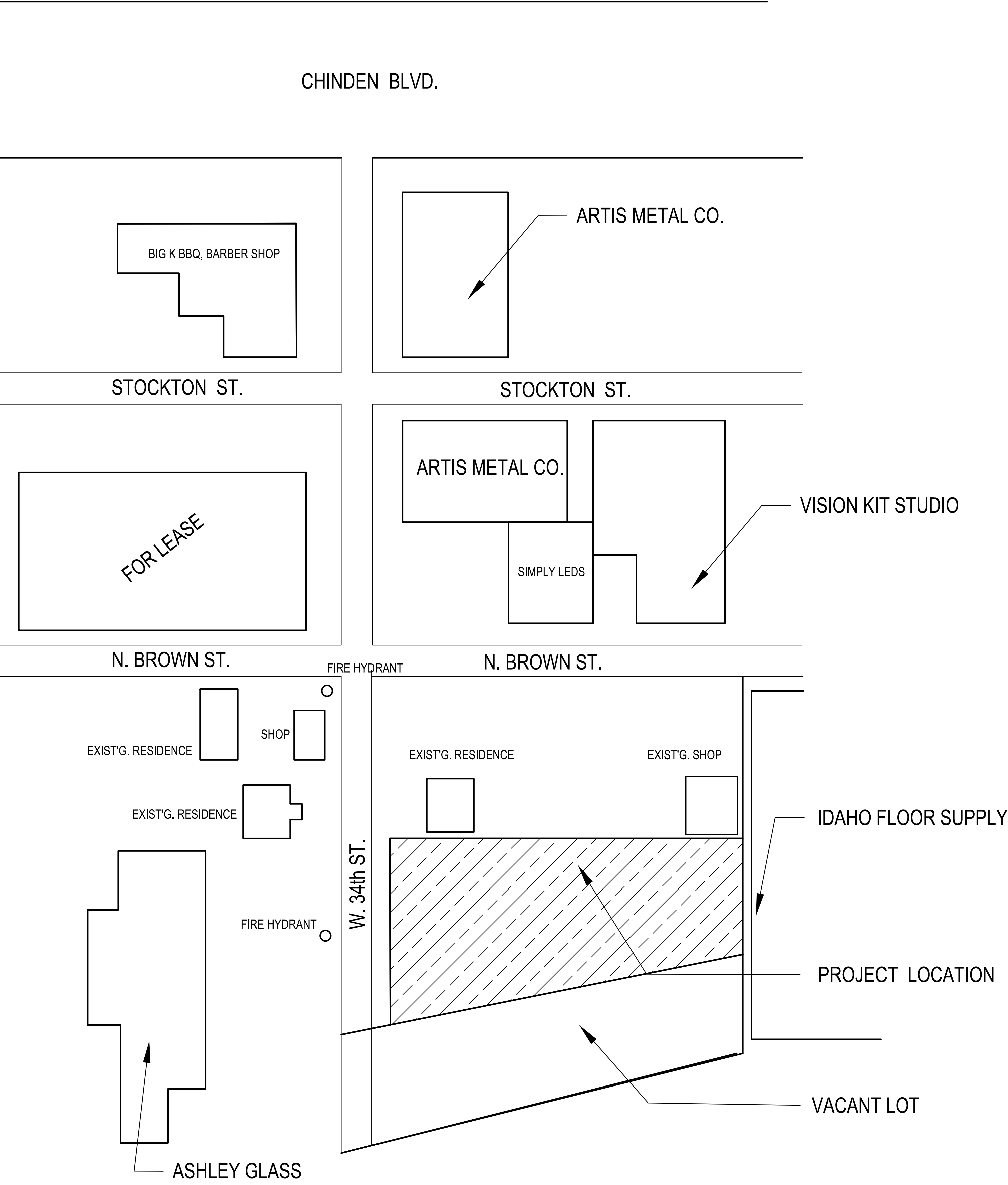
- 1.VERIFY ALL DIMENSIONS AT SITE AND VERIFY ALL LOCATIONS AND DIMENSIONS WITH ACHD.
- 2.NOTE LOCATION OF THE EXISTING SPRUCE TREE AND THE EXISTING POWER POLE THAT IS TO REMAIN.
- 3.THE SITE PLAN INDICATES THAT THE EXISTING SPRUCE TREE AND POWER POLE WILL BE LOCATED IN THE CENTER OF THE NEW LANDSCAPE BUFFER THAT WILL BE LOCATED ADJACENT TO 34TH ST.

Preparer:

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

SCHEMATIC PLAN

1/4" = 1' - 0"



VICINITY MAP