



DESIGN REVIEW	
Permit info: _____	
Application Date: _____	Rec'd by: _____
FOR OFFICE USE ONLY	

6015 Glenwood Street • Garden City, ID 83714 • 208.472.2921

APPLICANT	PROPERTY OWNER
Name: <u>Don Stine</u>	Name: <u>Adam Reno</u>
Company: <u>Stine Construction</u>	Company: _____
Address: <u>2818 S Pond St.</u>	Address: <u>9371 Chelan Ave.</u>
City: <u>Boise</u>	City: <u>Garden City</u>
State: <u>ID.</u> Zip: <u>83705</u>	State: <u>ID.</u> Zip: <u>83714</u>
Tel.: <u>208-941-2362</u>	Tel.: <u>208-899-2778</u>
E-mail: <u>donstine57@upho.com</u>	E-mail: <u>fzadso@gmail.com</u>

PROPERTY AND DESIGN INFORMATION

This application is a request to: Construct New Addition Subdivision

Site Address: <u>9371 W Chelan Ave. Garden City</u>		
Subdivision Name: <u>Hamish</u>	Lot: <u>1+2</u>	Block: <u>1</u>
Tax Parcel Number: <u>R3411730205</u>	Zoning: _____	Total Acres: <u>2</u>
Proposed Use: <u>Storage Building</u>	Floodplain: <input checked="" type="radio"/> Yes <input type="radio"/> No	

OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

Parking and parking lot standards: Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

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

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

Landscaping: Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

Paul S. [Signature] 4-20-24 [Signature] 4/20/24
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

- | | | | |
|-------------------------------------|---|-------------------------------------|--|
| <input type="checkbox"/> | Compliance Statement and Statement of Intent | <input checked="" type="checkbox"/> | Affidavit of Legal Interest |
| <input type="checkbox"/> | Neighborhood Map | <input type="checkbox"/> | Sustainability Checklist <i>*if applicable</i> |
| <input checked="" type="checkbox"/> | Site Plan | | |
| <input 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 type="checkbox"/> | Will Serve Letter **If required, must submit a Fire Flow Request | | |
| <input type="checkbox"/> | Ada County Approved Addresses | | |
| <input 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.

GENERAL CONDITIONS

1. ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED ISSUE OF THE UNIFORM BUILDING CODE AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PREEDENCE OVER SCALED DIMENSIONS.

SITE WORK

1. REMOVE TOP SOIL AND ORGANIC MATERIAL FROM THE BUILDING SITE, STOCK PILE IT IF POSSIBLE FOR USE IN FINAL GRADING.
2. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL, STEPPED AS TO MAINTAIN THE REQUIRED DEPTH BELOW FINISHED GRADE.
3. ANY FILL UNDER GRADE SUPPORTED CONCRETE SLABS TO BE 4" (MIN.) GRAVEL COMPACTED TO 95%.
4. CONCRETE SLABS TO BE 4", 3500 P.S.I. AT 28 DAYS WITH CONTROL JOINTS AT 15' O.C. (MAX.) EA. WAY. PROVIDE 3/4" TOOLED JOINTS AT 5' O.C. IN SIDEWALKS.
5. FINISH GRADES ARE TO REMAIN AT LEAST 8" BELOW WOOD SIDING.

FOUNDATIONS

1. ALL CONCRETE TO HAVE A MIN. COMPRESSIVE STRENGTH OF 3500 P.S.I. AFTER 28 DAYS WITH A MIN. OF 5 SACKS OF CEMENT PER YARD AND A MAX. SLUMP OF 4".
2. ALL REINFORCING STEEL TO BE A-615 GRADE 60. WELDED WIRE MESH TO BE A-185.
3. PLACE ALL REINFORCING AS PER A.C.I. CODES AND STANDARDS.
4. LAP ALL CONTINUOUS BARS 40 X DIA. MIN.
5. PROVIDE MIN 18" CLEARANCE UNDER GIRDERS.
6. COVER ENTIRE CRAWLSPACE WITH 4 MIL. BARRIER.
7. PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWLSPACE AREA. VENTS TO BE CLOSEABLE AND HAVE 1/4" OPENINGS IN CORROSIVE RESISTANT SCREEN.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED WOOD, REDWOOD, OR PROTECTED WITH 55# FELT.
9. MUDSILLS TO BE 2 X PRESSURE TREATED WOOD OR REDWOOD WITH 1/2" X 10" ANCHOR BOLTS AT 4'-0" O.C. WITHIN 12" OF CORNERS.
10. WATERPROOF BASEMENT WALLS BEFORE BACKFILLING. PROVIDE 4" PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING WHEN REQUIRED PER CODE.

CARPENTRY

1. WOOD FRAMING MEMBER GRADES ARE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:

A. POSTS, BEAMS, HEADERS	NO. 2 & BETTER KD DOUGLAS FIR-LARCH
B. JOISTS AND RAFTERS	NO. 3 & BETTER KD DOUGLAS FIR-LARCH
C. PLATES, BLOCKING AND BRIDGING, ECT.	NO. 2 & BETTER KD DOUGLAS FIR-LARCH
D. STUDS	NO. 2 & BETTER KD DOUGLAS FIR-LARCH
E. POST & BEAM DECKING	UTILITY GRADE DOUGLAS FIR
F. PLY SHEATHING	CD DOUGLAS FIR PLY 32/16 WAFERWOOD
2. UNLESS OTHERWISE NOTED ON PLANS ALL EXTERIOR WINDOW AND DOOR HEADERS ARE TO BE SIZED PER HEADER SCHEDULE.
3. DESIGN LOADS:

LIVE LOAD	DEAD LOAD
ROOF	25 P.S.F.
FLOOR	40 P.S.F.
STAIRS	100 POINT LOAD
GARAGE FLOOR	50 P.S.F.
DECK	40 P.S.F.
4. SOIL BEARING PRESSURE IS ASSUMED TO BE 2500 P.S.F. (PER GEOTECH B13181g FROM MTI)
5. NAILING SCHEDULE AS PER TABLE 25-0 U.B.C. TYP. PLYWOOD NAILING WITH 8D NAILS AT 6" O.C. AT EDGES AND 12" O.C. ON INTERIOR.
6. DECK AND BALCONY GUARDRAILS TO BE 36" HIGH WITH MAXIMUM OPENING SPACES SO THAT A 4" SPHERE CAN NOT PASS THROUGH.

INSULATION

1. EXCEPT WHERE NOTED ON PLANS PROVIDE A MINIMUM INSULATION OF:

EXTERIOR WALLS	R-19
FLAT CEILING	R-38
VAULTED CEILING	R-30
FLOORS (OVER UNHEATED AREA)	R-30
FOUNDATION WALLS	R-16 (RIGID)
2. ALL EXPOSED INSULATION TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY OF LESS THAN 450.
3. PROVIDE A TOTAL OF 1/300 OF ATTIC AREA VENTILATION WITH 50% AT CORNICE AND 50% AT THE RIDGE OR GABLE VENTS.
4. ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED.
5. ALL EXTERIOR DOORS TO BE SOLID CORE WITH WEATHERSTRIPPING.

MISCELLANEOUS

1. ALL WINDOWS TO HAVE .35 U-FACTOR AND WITHIN 18" OF FLOOR OR WITHIN 24" OF DOORS ARE TO BE TEMPERED.
2. ALL SHOWER OR TUB ENCLOSURES ARE TO HAVE SAFETY GLAZING.
3. PROVIDE 1/2" MOISTURE PROOF GYPSUM BOARD AROUND TUB AND SHOWER ENCLOSURES, WITH A HARD MOISTURE RESISTANT SURFACE UP 6'-0"
4. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20" AND HEIGHT OF 24". THE SILL IS TO BE NO MORE THAN 44" ABOVE FINISHED FLOOR.
5. ALL SKYLIGHTS TO BE MADE WITH EITHER TEMPERED GLASS OR WIRED GLASS. PROVIDE COMBUSTION AIR VENTS TO ALL FIREPLACES, WOODSTOVES AND ANY HEATING APPLIANCES USING OPEN FLAME. (.50 U-FACTOR)
6. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED WITH A 90 CFM FAN EXHAUSTED TO THE OUTSIDE.
7. THE LIGHTING SHOWN ON THE PLANS IS MEANT TO BE A GUIDE ONLY. ELECTRICAL SWITCHES AND OUTLETS ARE TO BE INSTALLED AS PER LOCAL CODES AND THE OWNERS REQUIREMENTS.
8. CABINET ELEVATIONS ARE NOT GENERALLY SHOWN ON THE PLANS HOWEVER THEY CAN BE FURNISHED UPON REQUEST.



SITE PLAN
1"=20'-0"
MIN. FINISH GRADE SLOPE SHALL BE: 5% FIRST 10'-0" 2% THEREAFTER



9371 W CHELAN AVE
MERIDIAN, ID

FIRST FLOOR:	NA
LOFT:	NA
BASEMENT:	NA
UNFINISHED BASEMENT:	NA
GARAGE-STORAGE:	1,600 SQ. FT.
TOTAL LIVING SPACE:	NA

INCLUDES ONLY FINISHED SPACE

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY S.O.P.R.H. DRAFTING & DESIGN OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

DATE	8.13.22
ISSUED FOR CONSTRUCTION	
REVISIONS	
NO.	1

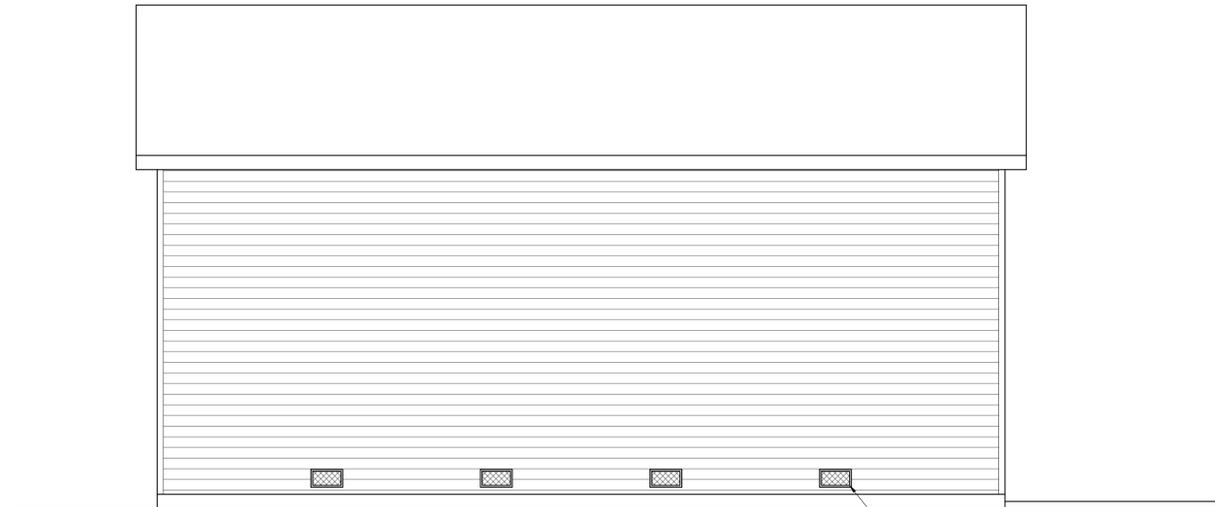
CONTRACTOR:

CLIENT:

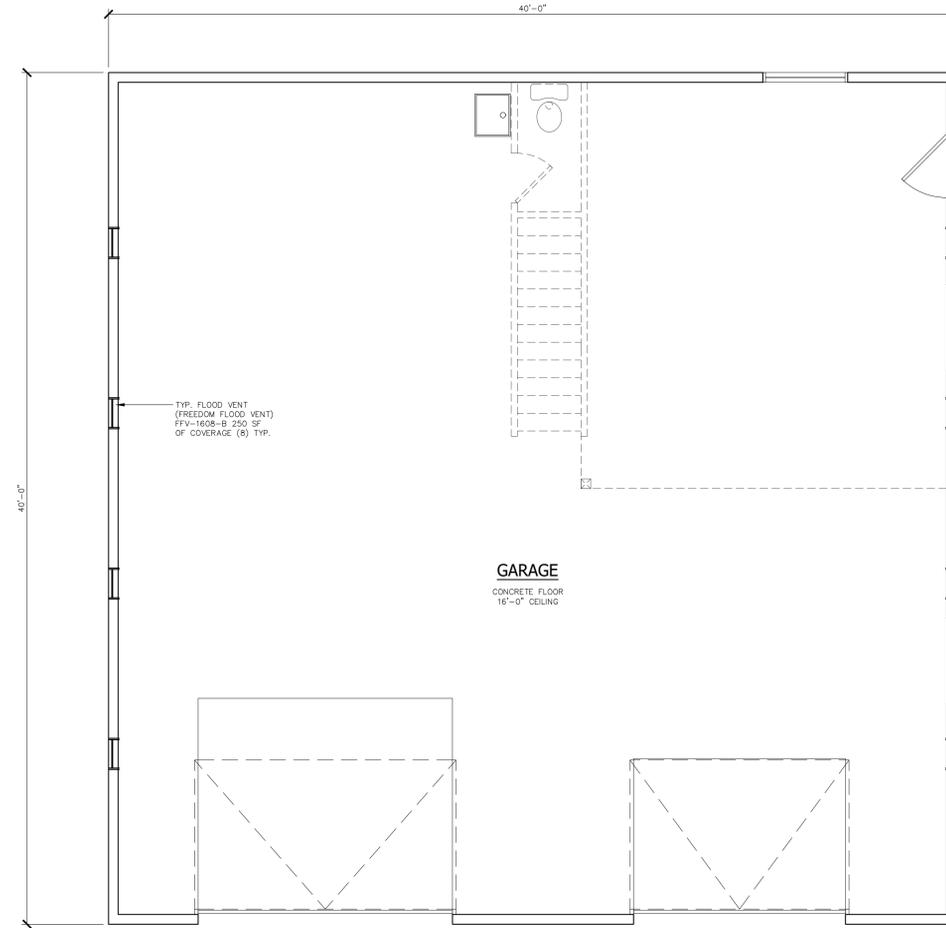
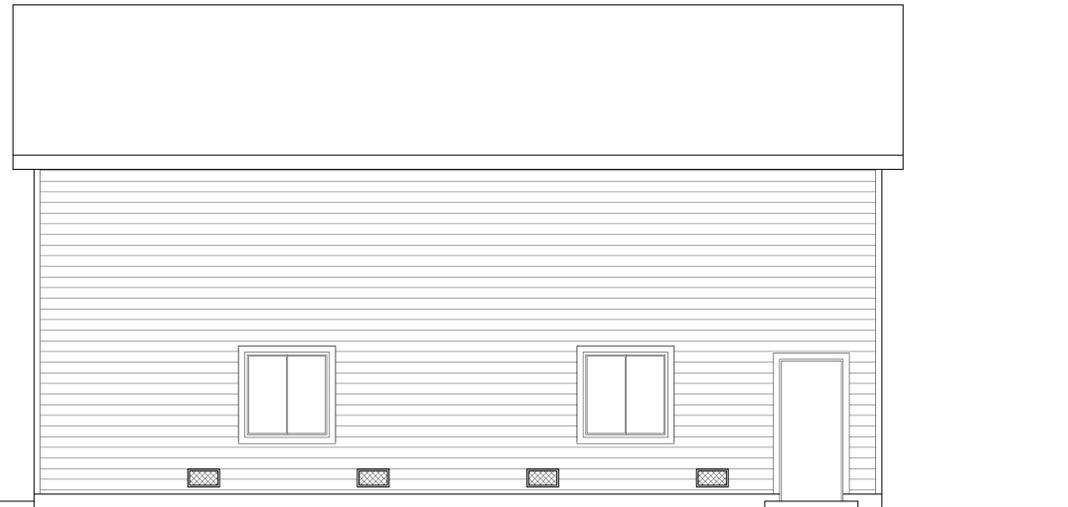
CHELAN AVE SHOP

9371 W CHELAN AVE
GARDEN CITY, ID
1600 SQ. FT.

Square Peg Round Hole
Drafting & Design
S.O.P.R.H.
2325 S. Fairview Rd.
Boise, ID 83709
(208) 284-8880
rpr_hartley@msn.com



TYP. FLOOD VENT
(FREEDOM FLOOD VENT)
FFV-1608-B 250 SF
OF COVERAGE (8) TYP.



FIRST FLOOR PLAN
1/4"=1'-0"

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NO.	REVISIONS	DATE
1	ISSUED FOR CONSTRUCTION	8.13.22

CONTRACTOR:
STINE CONSTRUCTION

CLIENT:
CHELAN AVE SHOP

9371 W CHELAN AVE
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1600 SQ. FT.

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SHEET #
4
JOB # 202404