



DESIGN REVIEW

Permit info: DSRFY2024-0016

Application Date: 8/16/24

Rec'd by: CW

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921

▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Andrew Sirokman	Name: William Truax
Company: Golden West Advertising INC.	Company: Parkway Holding LLC
Address: 114 East 37th Street	Address: PO Box 1158
City: Garden City	City: Boise
State: ID Zip: 83714	State: ID Zip: 83701
Tel.: 208-345-4343	Tel.: (208) 447-9114
E-mail: andrew@goldenwestsigns.com	E-mail: bill@galenafund.com

PROPERTY AND DESIGN INFORMATION

☒ Master Sign Plan

This application is a request to:

☐ Construct New

☐ Addition

☐ Subdivision

Site Address:	408 E. 43rd St. Garden City, Idaho		
Subdivision Name:	FAIRVIEW ACRES SUB NO 03	Lot:	2-3
		Block:	18
Tax Parcel Number:	R2734521585	Zoning:	R-3
		Total Acres:	2.048
Proposed Use:	Mixed - Residential & Retail	Floodplain:	<input checked="" type="checkbox"/> Yes 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.



Signature of the Applicant (date) 7/3/2024



Signature of the Owner (date) 7-3-2024

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 type="checkbox"/> Compliance Statement and Statement of Intent | <input type="checkbox"/> Affidavit of Legal Interest |
| <input type="checkbox"/> Neighborhood Map | <input type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input type="checkbox"/> Site Plan | |
| <input type="checkbox"/> Landscape Plan | |
| <input 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.



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, William Truax, MGR of PARKWAY HOLDING LLC PO Box 1158

Name Address
Boise ID 83701

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 Golden West Advertising INC. 114 East 37th Street Garden City, Idaho

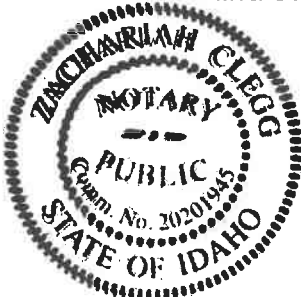
Name Address
to submit the accompanying application pertaining to that property.
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property 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 3rd day of July, 2024

Parkway Holding, LLC
[Signature] MANAGER

Signature

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



[Signature]

Notary Public for Idaho
Residing at: 615 E 43rd St, Garden City, ID 83714

My Commission expires 06/02/2026



golden west
ELECTRICAL SIGN COMPANY
"Industry leader since 1946"

www.goldenwestsigns.com

ph: 208.345.4343
fax: 208.336.5768
114 East 37th Street, Boise, ID 83714

We are representing William Truax of Parkway Holding LLC for his property at 408 E. 43rd St, Garden City, Idaho. He would like to have the attached Master Sign Plan submitted to the City of Garden City. This plan includes the locations, elevations, materials and attachment detail for; one set of non-illuminated "COPESTONE" hanging letters, two non-illuminated hanging cabinets and the previously approved "PARKING" letters. We have also included COPESTONE Landlord's Sign Criteria which explains the type of signage and cabinet faces allowed for each tenant.

With any questions you can contact Andrew Sirokman at (208) 345-4343.

Thank You

Andrew Sirokman

Golden West Advertising Inc.

114 East 37th Street, Boise, ID 83714



Copestone Landlord's Sign Criteria

408 E. 43rd St. Garden City, Idaho

These criteria have been established for the purpose of maintaining a high standard for a professional building. Conformance to the sign criteria will be strictly enforced. Any nonconforming or unapproved signs installed must be brought into conformance at the expense of the tenant pursuant to the tenant's lease. All signage shall adhere to the specifications, locations, and details provided in this Sign Criteria and in compliance with all governmental requirements.

A. General Requirements

1. All signs will be designed and constructed in compliance with all local Sign and Building Codes and ordinances at time of the permit application, and in accordance with the sign criteria. Should Landlord's criteria be more restrictive than acceptable codes and ordinances, Landlord's criteria shall prevail. Nothing in this criterion shall imply, a waiver of requirements by the local authorities.
2. Each tenant shall submit or cause to be submitted to the Landlord for approval before fabrication color copies of scale drawings, indicating the placement size, layout design, and color of any proposed signs, including all storefront, lettering and/or graphics.
3. The landlord shall approve or disapprove, in writing, all signed submittals prior to installation. Said approval shall not be unreasonably withheld. Landlord will endeavor to communicate and approval, or disapproval, as the case may be, within ten (10) working days of receipt of submittals.
4. Tenant shall be responsible for obtaining sign permits and for all expenses associated with construction, installation and maintenance of tenant's building signage, tenant's pylon/monument signage, and/or tenant sign copy on any pylon/monument signs, if any.
5. Tenant shall be responsible for all maintenance, repair, replacement, and monthly operating cost of any common sign structure of which the tenant's sign copy is affixed, pursuant to Tenant's lease.
6. At the end of Tenant's lease term, or at the time Tenant vacates the lease premises, whichever first occurs, Tenant will remove its sign copy from any pylon/monument signs, if applicable, and extruded cabinet sign, or any part thereof, and will patch and repair any damage to the building or pylon/monument sign structure to Landlord satisfaction.

B. General Specifications

1. All power supplies, transformers, wiring, and other equipment shall be concealed behind the exposed fascia.
2. Sign content shall be limited to Tenant's trade name and/or logo identifying the business or service located or provided herein, subject to approval under A.3.
3. Upon approval by Landlord, Tenant will contract with a reputable sign company to install any applicable signs.

4. Tenant shall be responsible for any damage caused by Tenant's sign contractor, or by its agents or employees.

C. Design Specifications

1. Each Retail Tenant is allowed one 2' x 6' x 6" non-illuminated, single face, black, hanging cabinet sign that meets design specifications set forth and approved by Landlord.

2. Tenant logo and copy to be 3M 3630 series vinyl on .177 thick white acrylic background. Design to be submitted and approved by Landlord.

4. All signs shall bear the U. L. label and be connected and installed in compliance with all local sign and building Codes and Ordinances.

5. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition. If at any time during Tenant's occupancy of the leased premises, water is found leaking into the building via penetrations from tenants sign, then Tenant, at Tenant's sole expense, shall make the necessary repairs in a timely manner to stop water leakage.

6. The allowable sign area is dictated by the Garden City sign code and at the discretion of the Landlord.

D. Miscellaneous Requirements

1. No installation will be permitted until Tenant has received written approval from Landlord, along with a copy of Tenant's detailed signed drawing with Landlord's approval affixed hereto.

2. Applicant must secure approval of Landlord prior to submitting a request for a sign permit from the City of Garden City, ID.

E. Prohibited Signage

1. Any building signage that does not comply under C.1&2.

2. Advertising placards, banners, pennants, names insignia, trademarks, or other descriptive material, affixed or mounted upon the glass panes and supports of show windows and doors, or upon the exterior walls of buildings without first obtaining approval from Landlord.

3. Temporary free-standing signage such as sandwich boards, metal lawn signs and vehicle mounted signage displayed in the parking lot or landscaped common areas without prior approval of Landlord. Temporary professionally-produced grand opening signs or banners shall be permitted to be displayed for periods not to exceed thirty (30) consecutive days, or as provided for under the tenant lease, after first obtaining approval from Landlord.

From: Brandon Elizondo <belizondo@ahjengineers.com>
Sent: Tuesday, August 6, 2024 4:53 PM
To: Adriana Zamorano-Gonzalez <azamorano@hsaarchitects.com>
Cc: Keith Tasker <ktasker@hsaarchitects.com>; Dave Haugland <dhaugland@ahjengineers.com>
Subject: RE: Copestone - Master Signage Plan

Adriana,

I have a couple of comments.

For the 'Copestone' sign at the front: Please position the attachment so the bolts straddle the web.

For the "Tenant" signs: Please add stiffener plates between the bolts at each leg.

See attached mark-ups.

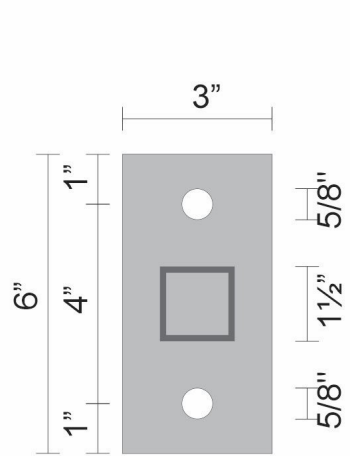
Please let me know if you have any questions or concerns.

Brandon Elizondo, P.E.

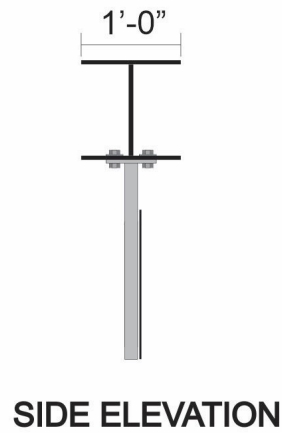
 **AHJ ENGINEERS, PC**
STRUCTURAL CONSULTANTS

PHONE: (208) 323-0199, x205 | ahjengineers.com

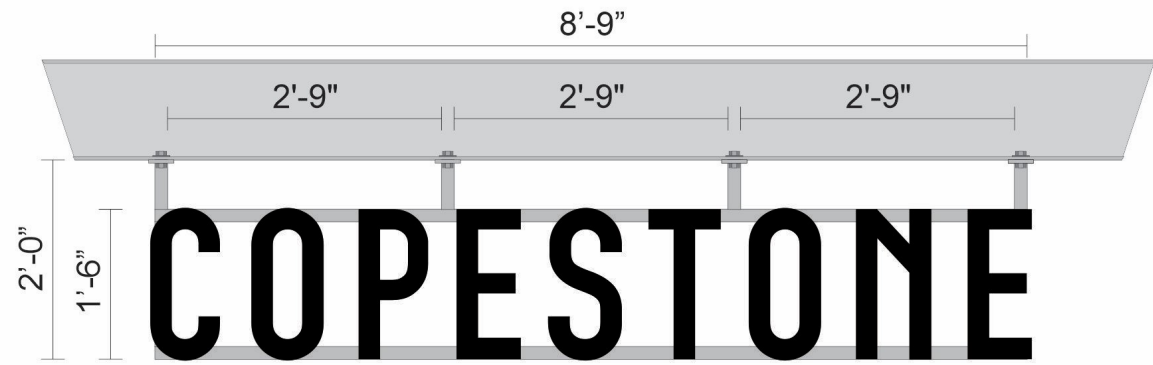




MOUNTING PLATE DETAIL
SCALE: 3" = 1'- 0"



SIDE ELEVATION



A

FRONT ELEVATION @ INDIVIDUAL (NON-ILLUMINATED) ALUMINUM LETTERS
SCALE: 1/2" = 1'- 0"

APPROX. SIGN WEIGHT = 50 Lbs. SIGN AREA = 13.125 Sq. Ft.

(1 SET) NEW 18" INDIVIDUAL (NON-ILLUMINATED) 1/4" ALUMINUM "COPESTONE" LETTERS PAINTED SEMI-GLOSS BLACK
ALL LETTERS HAVE CONCEALED STUD MOUNTING FLUSH TO FRAMEWORK
1 1/2" ALUMINUM SQ. TUBE FRAME & SUPPORTS PAINTED TO MATCH BUILDING COLOR
SIGNAGE TO BE INSTALLED ONTO EXISTING "1" BEAM USING (8) 1/2" BOLTS WITH LOCK WASHERS

21'-0"±

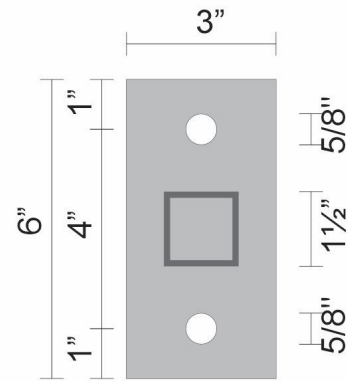
36'-0" TO TOP OF ELEVATION

APPROX. 12'- 0" TO BOTTOM OF SIGNAGE

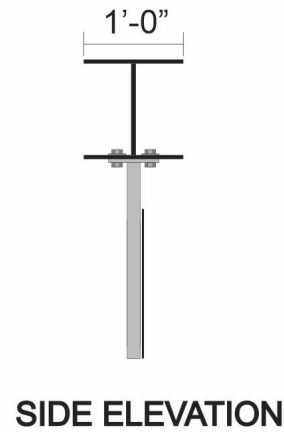


all photos are to approximate scale.

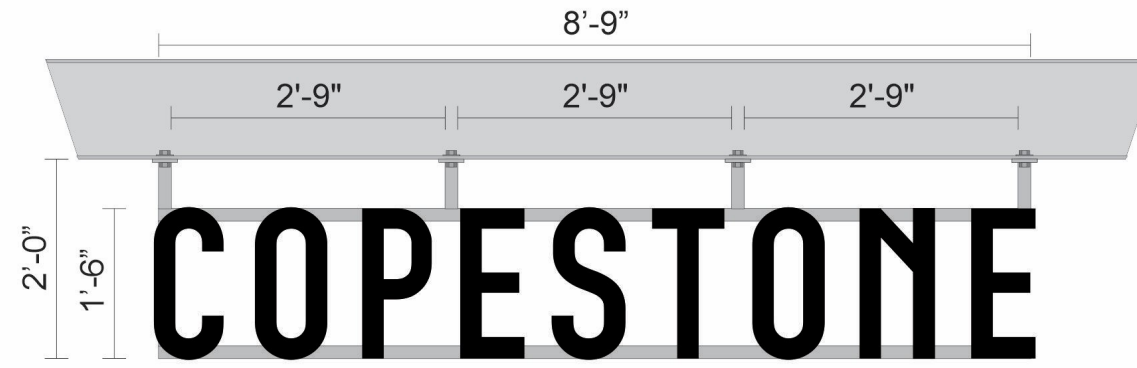
FRONTAGE AREA = 756 Sq. Ft.



MOUNTING PLATE DETAIL
SCALE: 3" = 1'-0"



SIDE ELEVATION



(A) FRONT ELEVATION @ INDIVIDUAL (NON-ILLUMINATED) ALUMINUM LETTERS
SCALE: 1/2" = 1'-0"

APPROX. SIGN WEIGHT = 50 Lbs. SIGN AREA = 13.125 Sq. Ft.

(1 SET) NEW 18" INDIVIDUAL (NON-ILLUMINATED) 1/4" ALUMINUM "COPESTONE" LETTERS PAINTED FRONT & BACK SEMI-GLOSS BLACK
ALL LETTERS HAVE CONCEALED STUD MOUNTING FLUSH TO FRAMEWORK
1 1/2" ALUMINUM SQ. TUBE FRAME & SUPPORTS PAINTED TO MATCH BUILDING COLOR
SIGNAGE TO BE INSTALLED ONTO EXISTING "I" BEAM USING (8) 1/2" BOLTS WITH LOCK WASHERS

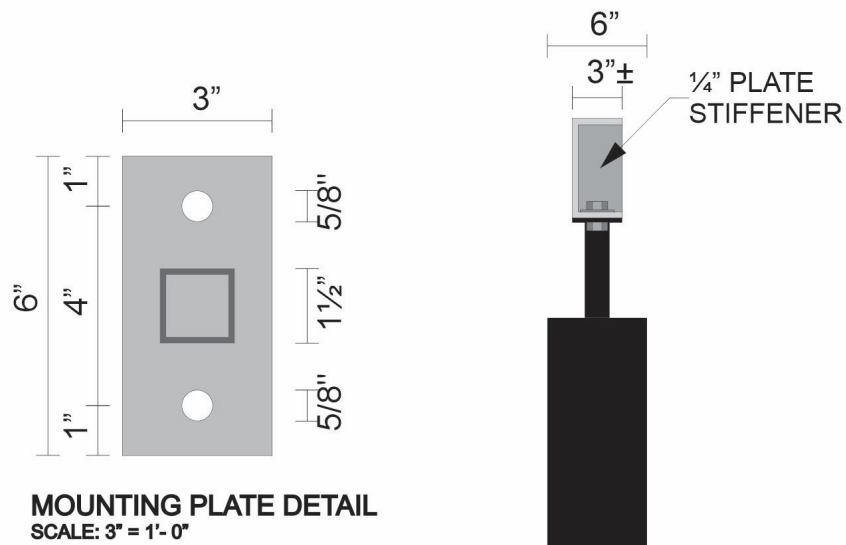


PARTIAL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

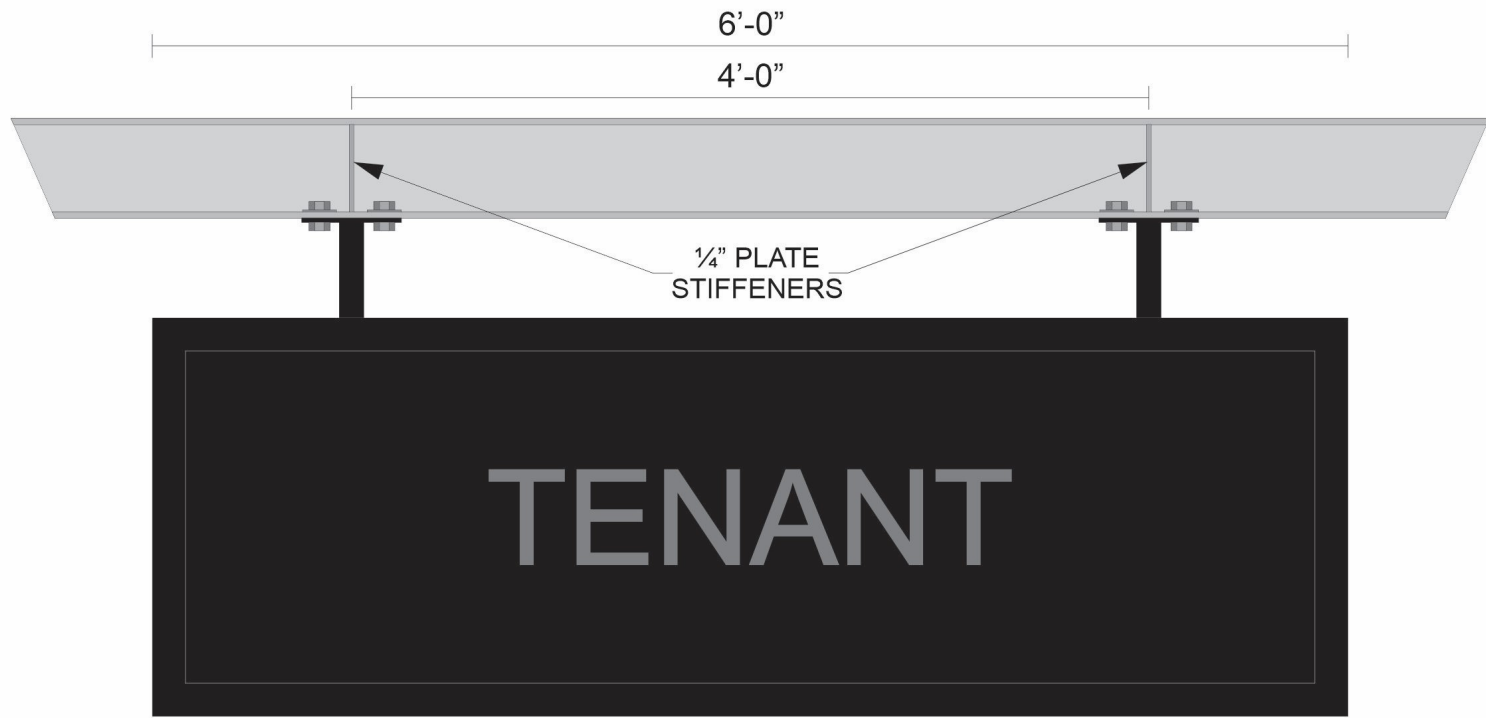


PARTIAL EAST ELEVATION
SCALE: 1/16" = 1'-0"

45° FRONTAGE AREA = 756 Sq. Ft.



SIDE ELEVATION



APPROX. SIGN WEIGHT = 220 Lbs.

SIGN AREA = 12 Sq. Ft.

(B) FRONT ELEVATION @ TYPICAL SINGLE FACE (NON-ILLUMINATED) HANGING SIGN
SCALE: 1" = 1'-0"

(2) NEW SINGLE FACE (NON-ILLUMINATED) HANGING CABINET SIGN WITH 6" RETURN
2" MOLDINGS, RETURN, BACK & SUPPORTS PAINTED SEMI-GLOSS BLACK
1 1/2" SQ. TUBE SUPPORTS PLATE MOUNTED TO EXISTING "C" CHANNEL USING (4) 1/2" BOLTS WITH WASHERS
FACE TO BE ACM PANEL WITH VINYL OVERLAYS (ARTWORK UNKNOWN)

220'-0"

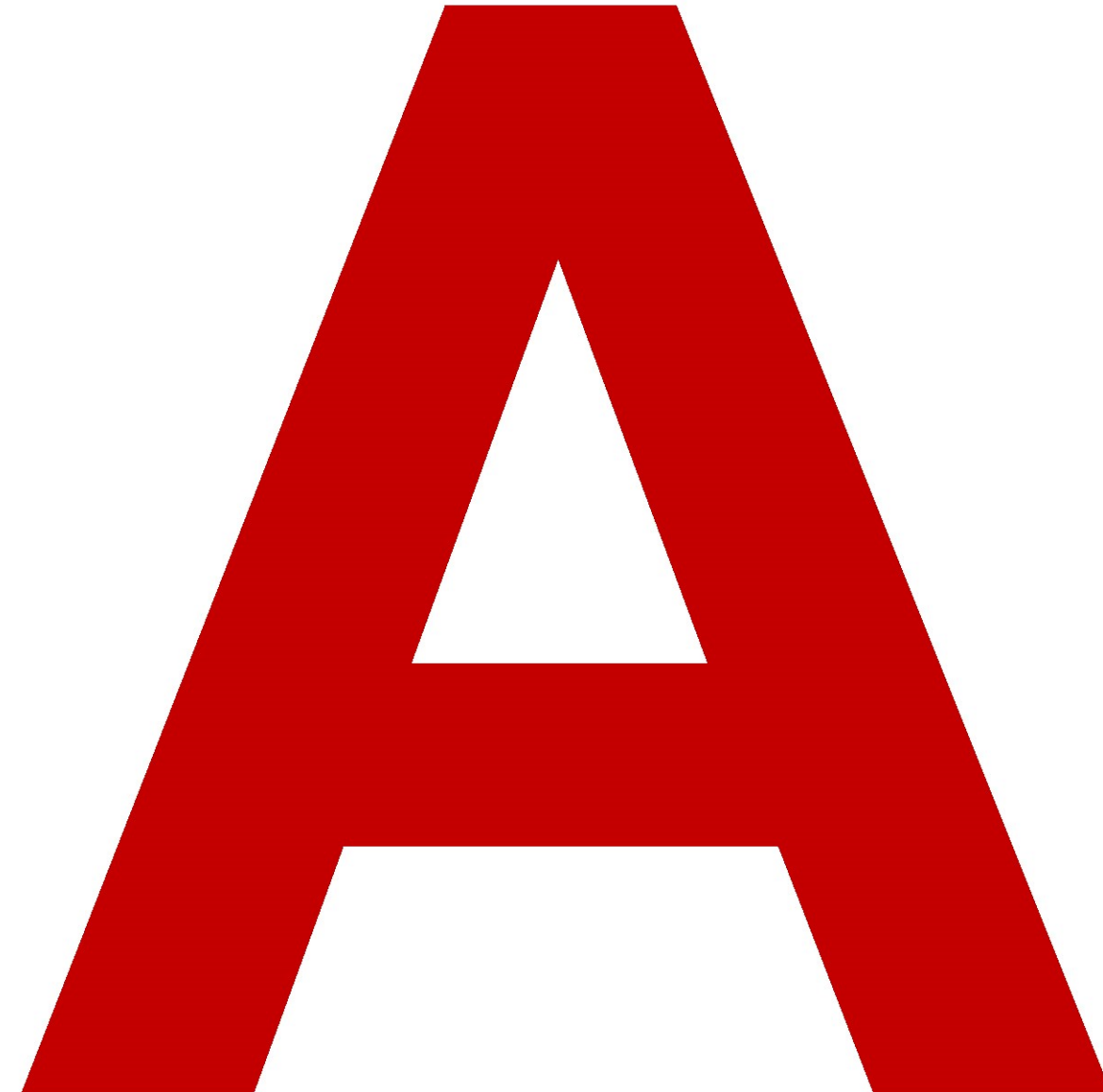
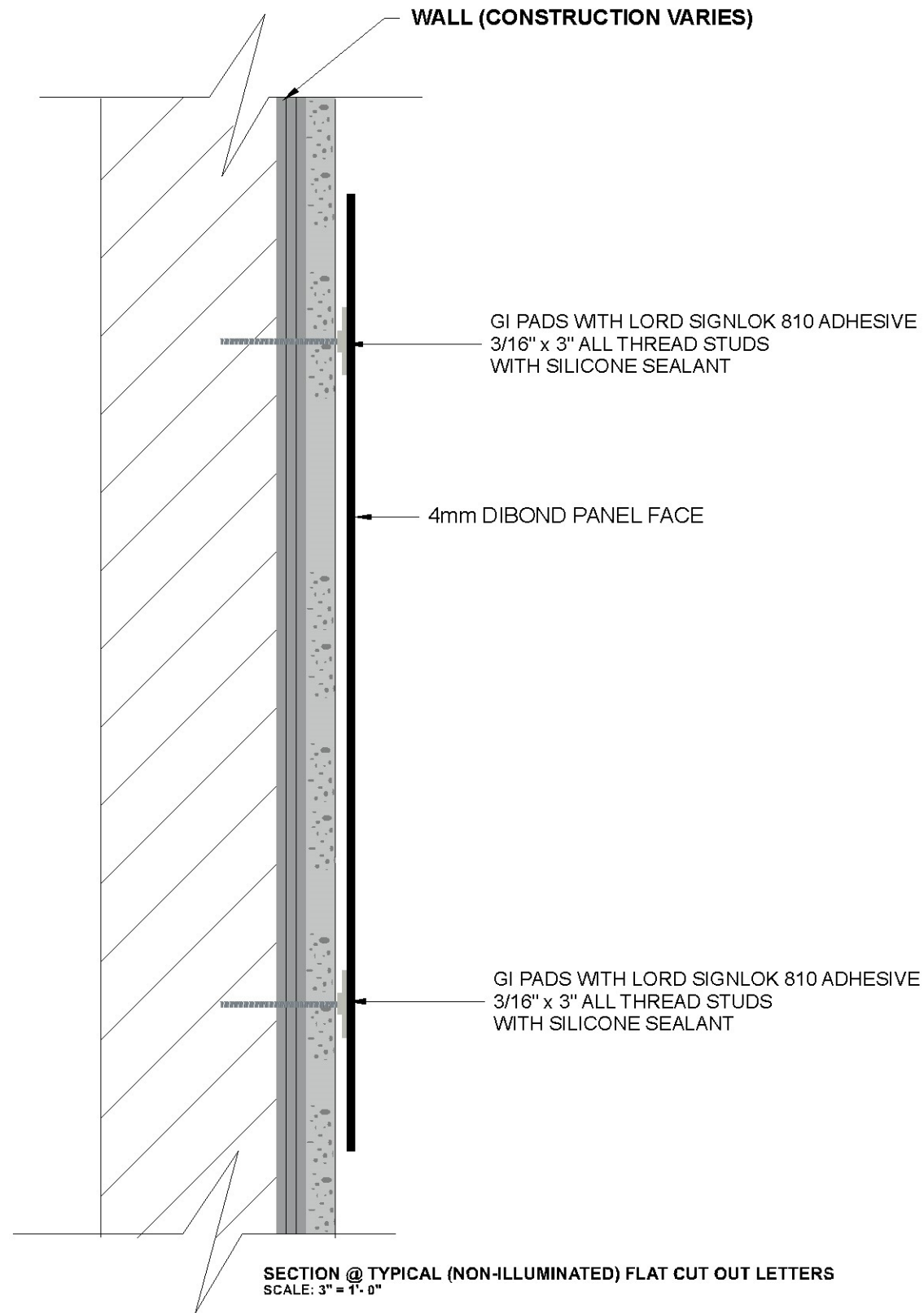
10'-3"±
FROM GRADE TO BOTTOM OF SIGN



EAST ELEVATION - 43rd STREET
SCALE: 1/16" = 1'-0"

FRONTAGE AREA = 11,623 Sq. Ft.







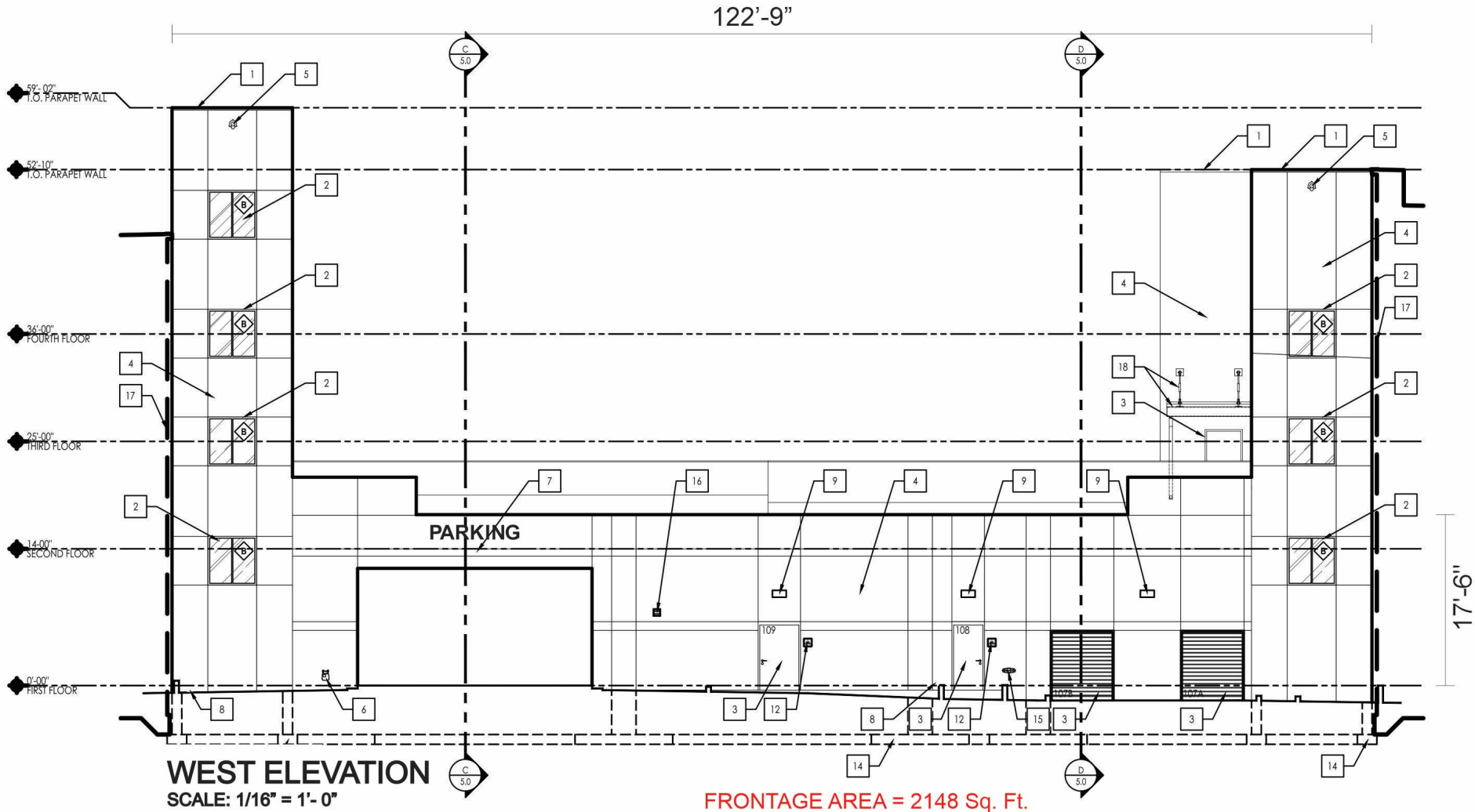
SIDE ELEVATION



SIGN AREA = 13.65 Sq. Ft.

© FRONT ELEVATION @ INDIVIDUAL (NON-ILLUMINATED) LETTERS
SCALE: 1" = 1'- 0"

(1SET REQ'D) NEW INDIVIDUAL (NON-ILLUMINATED) WALL LETTERS
LETTERS ARE ROUTED BLACK ACM PANEL
ALL LETTERS TO HAVE CONCEALED PAD & STUD MOUNTING

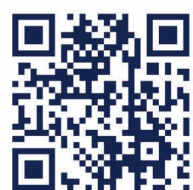


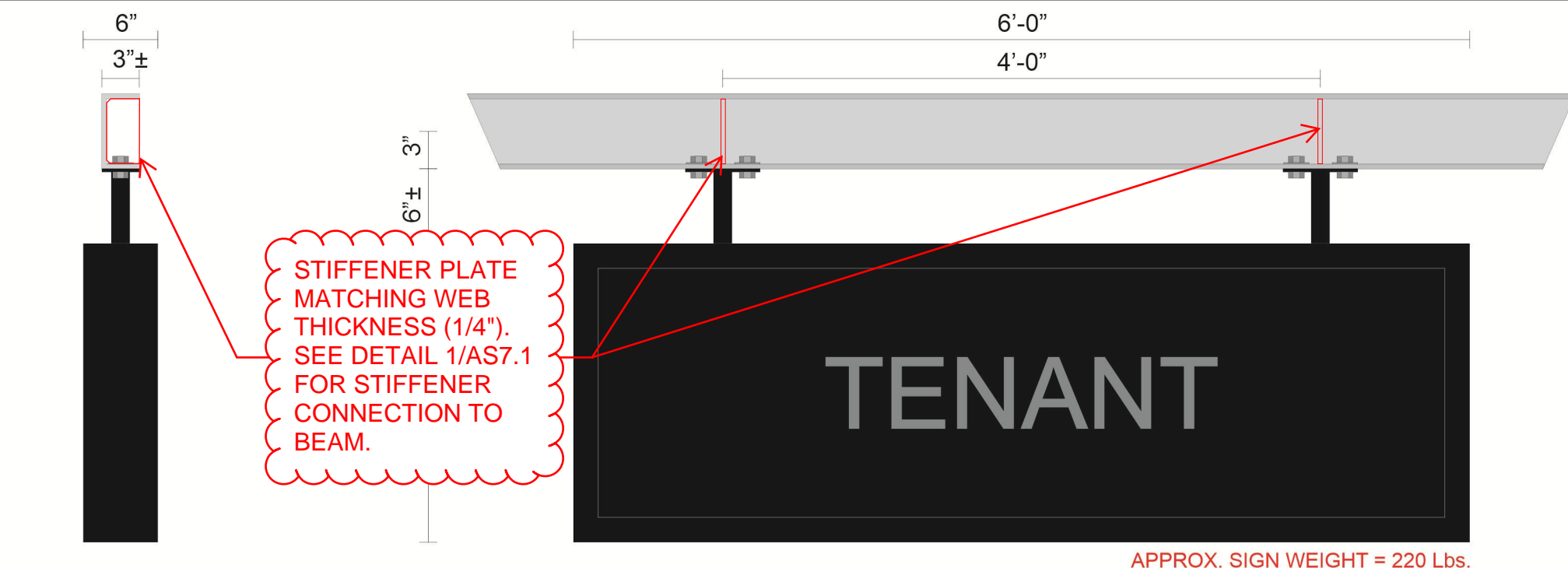
WEST ELEVATION
SCALE: 1/16" = 1'- 0"

FRONTAGE AREA = 2148 Sq. Ft.



all photos are to approximate scale.





SIDE ELEVATION

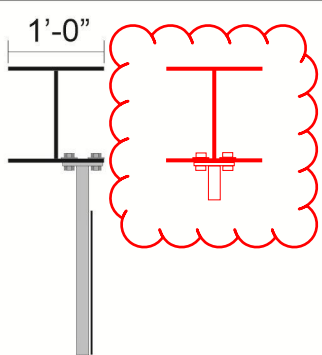
APPROX. SIGN WEIGHT = 220 Lbs.

(B3) FRONT ELEVATION @ TYPICAL SINGLE FACE (NON-ILLUMINATED) HANGING SIGN
SCALE: 1" = 1'- 0" (2 REQ'D)

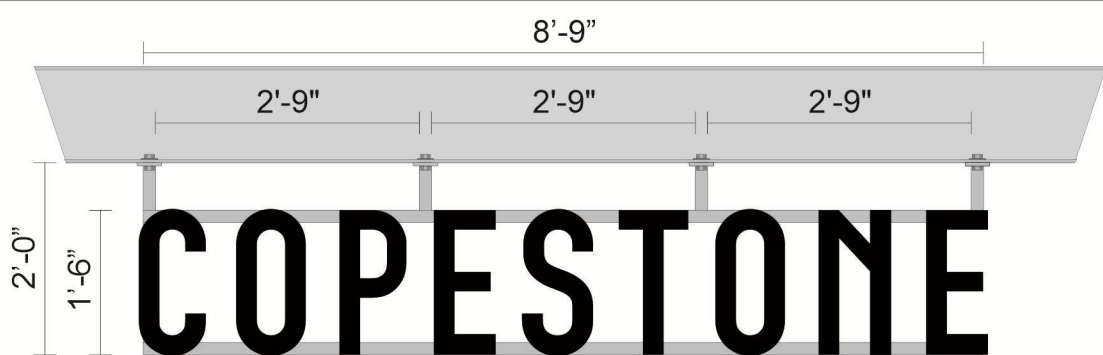
(2) NEW SINGLE FACE (NON-ILLUMINATED) HANGING CABINET SIGN WITH 6" RETURN
2" MOLDINGS, RETURN, BACK & SUPPORTS PAINTED SEMI-GLOSS BLACK
1½" SQ. TUBE SUPPORTS PLATE MOUNTED TO EXISTING "C" CHANNEL USING (4) 3/8" BOLTS WITH WASHERS
FACE TO BE ACM PANEL WITH VINYL OVERLAYS (ARTWORK UNKNOWN)



EAST ELEVATION - 43rd STREET
SCALE: 1/16" = 1'- 0"



SIDE ELEVATION



(E2)

FRONT ELEVATION @ INDIVIDUAL (NON-ILLUMINATED) ALUMINUM LETTERS
SCALE: 1/2" = 1'- 0"

APPROX. SIGN WEIGHT = 50 Lbs.

(1 SET) NEW 18" INDIVIDUAL (NON-ILLUMINATED) 1/4" ALUMINUM "COPESTONE" LETTERS PAINTED SEMI-GLOSS BLACK
ALL LETTERS HAVE CONCEALED STUD MOUNTING FLUSH TO FRAMEWORK
1½" ALUMINUM SQ. TUBE FRAME & SUPPORTS PAINTED TO MATCH BUILDING COLOR
SIGNAGE TO BE INSTALLED ONTO EXISTING "I" BEAM USING (8) 1/2" BOLTS WITH LOCK WASHERS



all photos are to approximate scale.

