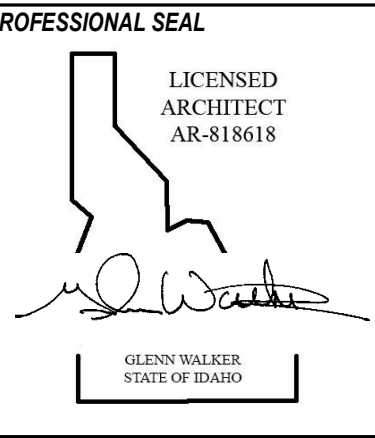


NO.	REVISIONS	DATE
A	DESIGN REVIEW	06.16.25
B	P&Z REVISIONS	10.06.25

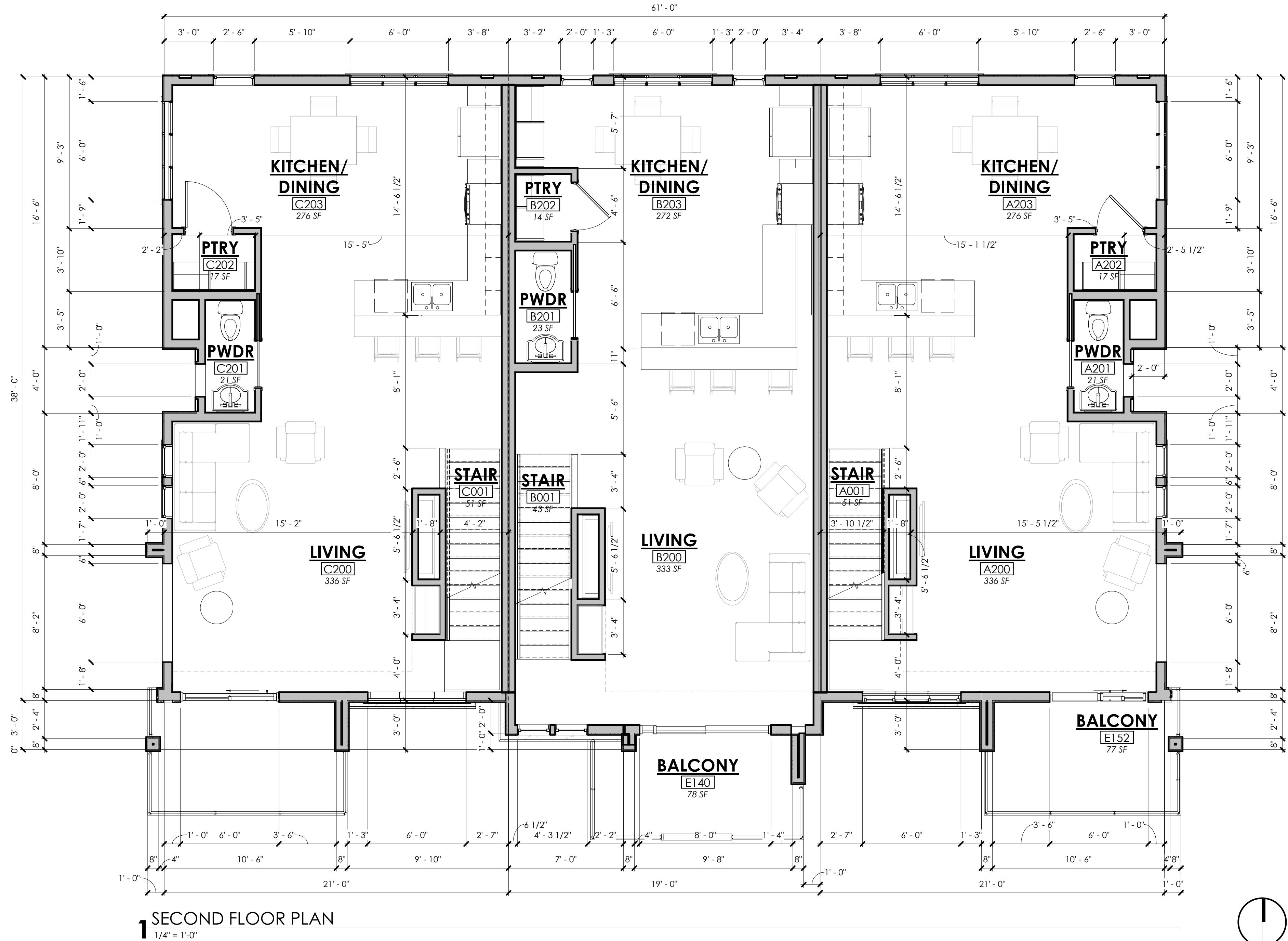


ADP ARCHITECTS
ARCHITECTURE & REAL ESTATE PLANNING
GLENN WALKER, AIA
1891 N. WILDWOOD ST.
BOISE, IDAHO 83713
OFFICE: 208-353-0734
gwalker@adpboise.com

PROJECT NAME:
AMIGOS SUBDIVISION
TOWNHOME TRIPLEX
ADAMS ST. GARDEN CITY, ID
FIRST FLOOR PLAN

JOB NO.:
DATE: 02.12.25
DRAWN BY: PMG

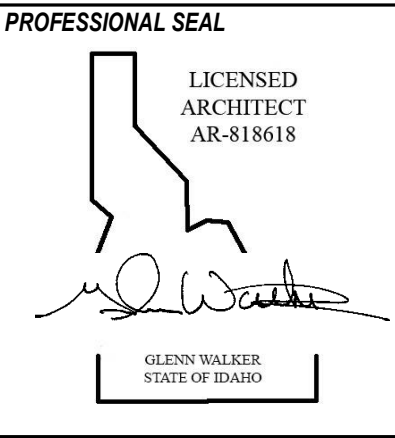
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A-2.0
PLOT DATE:
10/8/2025 1:03:00 PM



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



NO.	REVISIONS	DATE
A	DESIGN REVIEW	06.16.25
B	P&Z REVISIONS	10.06.25



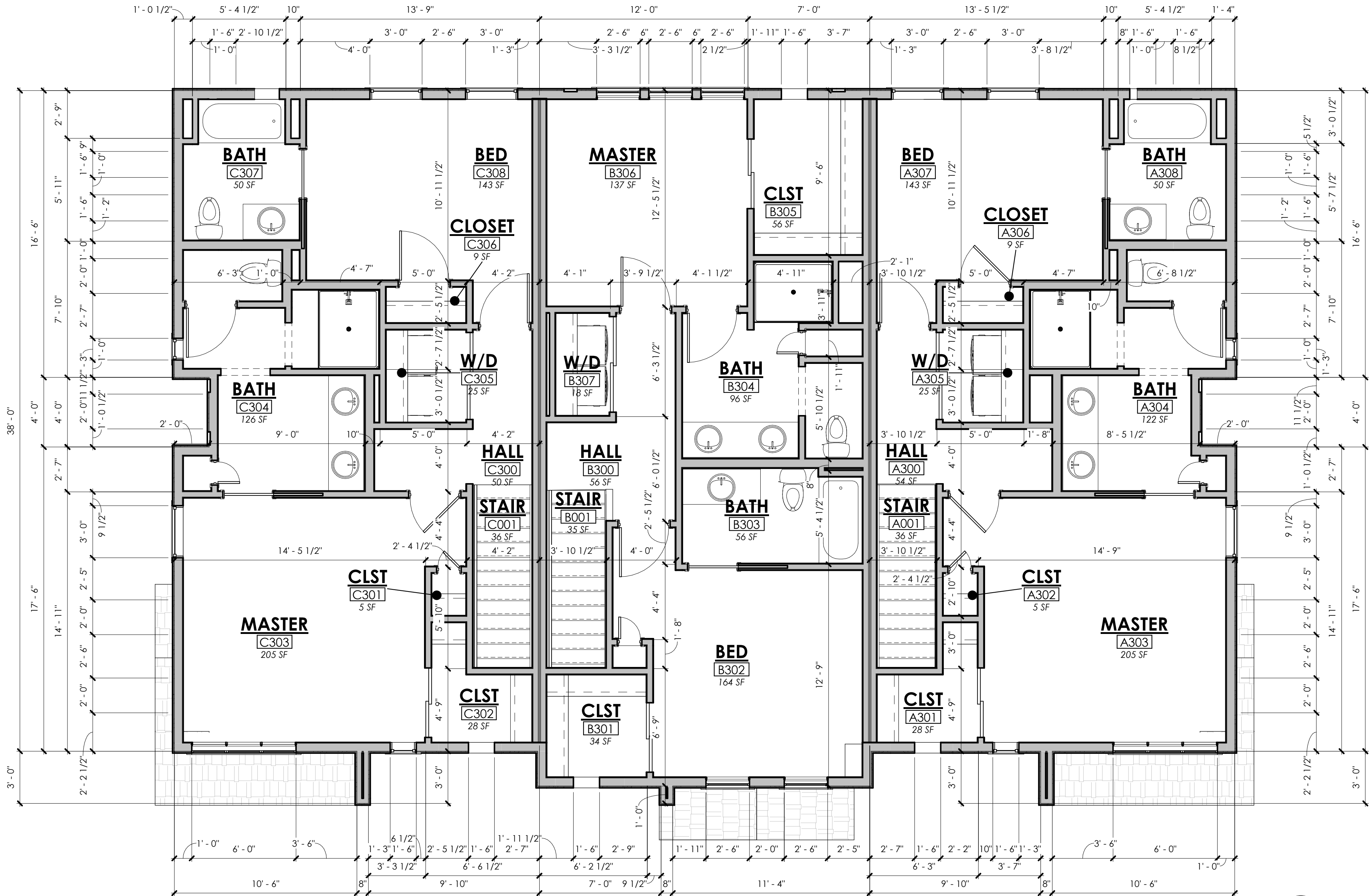
ADP ARCHITECTS
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BOISE, IDAHO 83713
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gwalker@adpboise.com

PROJECT NAME
AMIGOS SUBDIVISION
TOWNHOME TRIPLEX
ADAMS ST. GARDEN CITY, ID

SECOND FLOOR PLAN

JOB NO:
DATE: 03/06/25
DRAWN BY: PMG

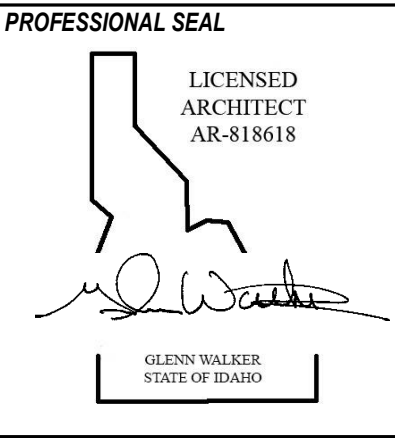
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PLOT DATE:
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1 THIRD FLOOR
1/4" = 1'-0"



NO.	REVISIONS	DATE
A	DESIGN REVIEW	06.16.25
B	P&Z REVISIONS	10.06.25

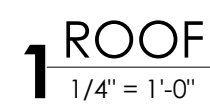
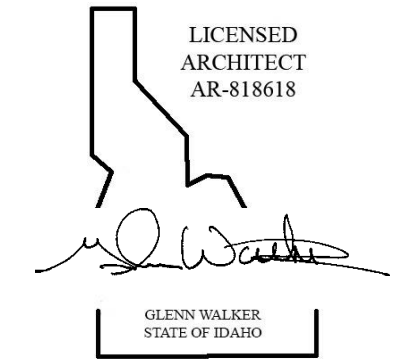


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gwalker@adpboise.com

PROJECT NAME:
AMIGOS SUBDIVISION
TOWNHOME TRIPLEX
ADAMS ST. GARDEN CITY, ID

JOB NO.:
DATE: 03/06/25
DRAWN BY: PMG

SHEET NUMBER:
A-2.2
PLOT DATE:
10/8/2025 1:03:03 PM

[illegible]**PROFESSIONAL SEAL**

ADP ARCHITECTS

ARCHITECTURE & REAL ESTATE PLANNING

GLENN WALKER, AIA

1891 N. WILDWOOD ST.
OFFICE: 208-353-0734

BOISE, IDAHO 83713
gwalker@adpboise.com

PROJECT / NAME:

PROJECT NAME: AMIGOS SUBDIVISION
TOWNHOME TRIPLEX
ADAMS ST. GARDEN CITY, ID

ROOF PLAN

JOB NO:

DATE:	03/06/25
DRAWN BY:	PMG

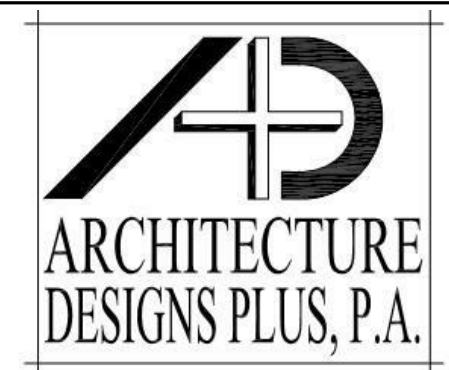
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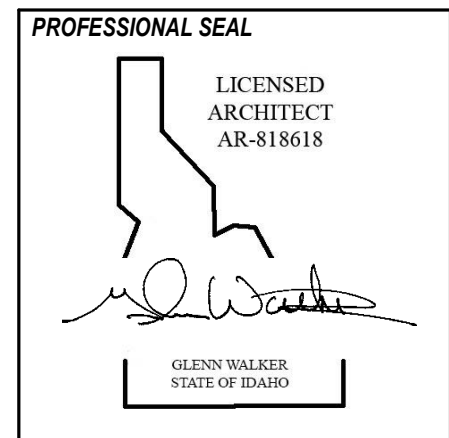
PLOT DATE:
10/8/2025 1:03:03 PM



- 1 LAMINATED ARCHITECTURAL ROOF SHINGLES - OWENS CORNING; ONYX BLACK
- 2 STEEL CANOPY (MIDNIGHT BLACK)
- 3 FASCIA, TRIM / STUCCO ACCENT BAND - SHERWIN WILLIAMS 7069: IRON ORE
- 4 3-COAT STUCCO SYSTEM - MERLOX P-100 GLACIER WHITE; ACCENT: P-18 FRENCH TOAST
- 5 UPF EDGE MODIFIED WOOD SIDING - PONDEROSA PINE; NATURAL
- 6 HARDIE BOARD CEMENTITIOUS SMOOTH BATTEN BOARD (PANEL & TRIM) - FARMHOUSE WHITE
- 7 CRAFT SPLIT MODULAR STONE - CREATIVE MINES: SHADOWPLAY
- 8 ANODIZED ALUMINUM STOREFRONT KAWNEER (BLACK)
- 9 JELD-WEN VINYL (BLACK)



NO.	DESIGN REVIEW	REVISIONS	DATE
A			06.16.25
B			10.06.25

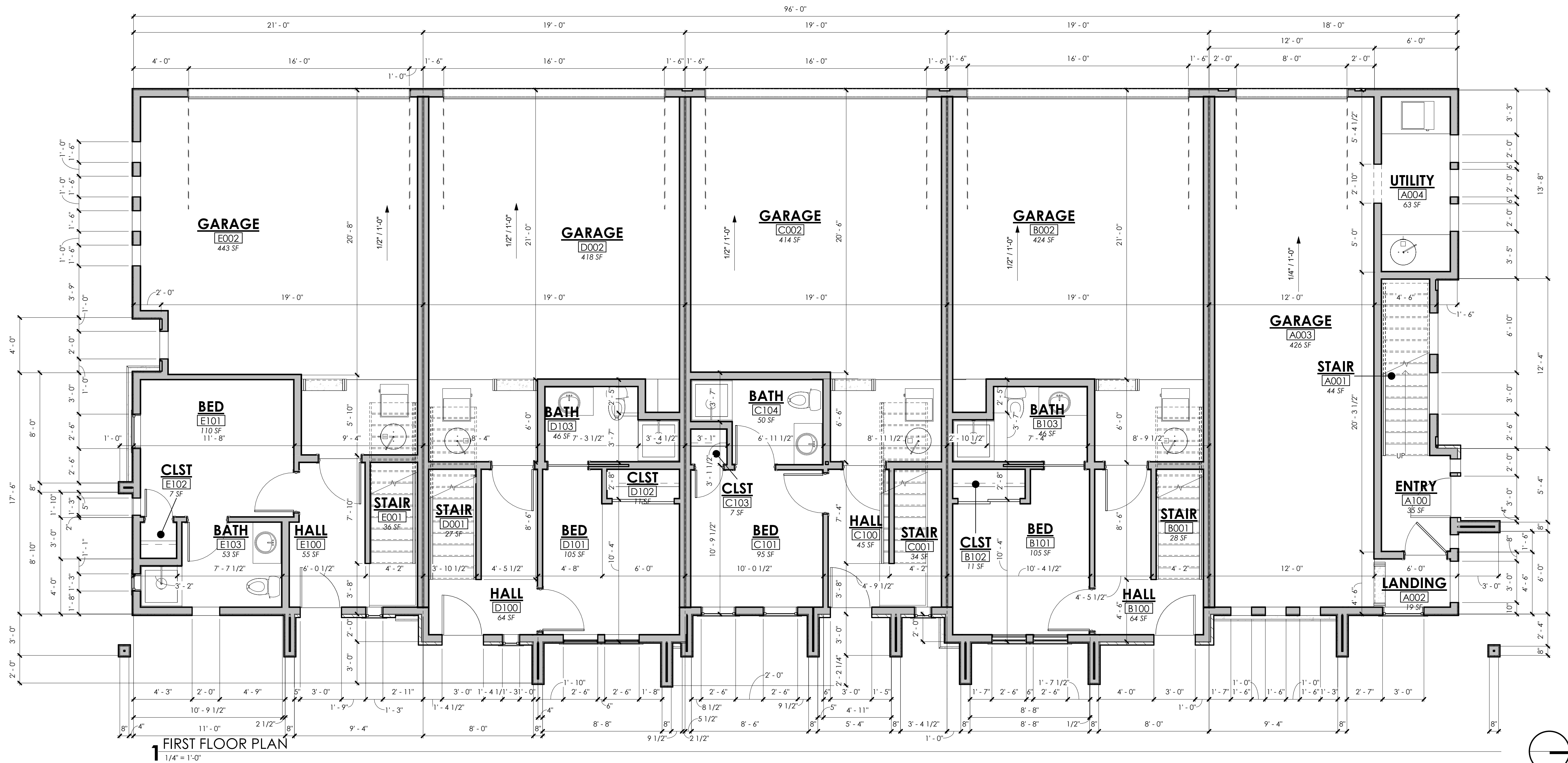


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OFFICE: 208-353-0734
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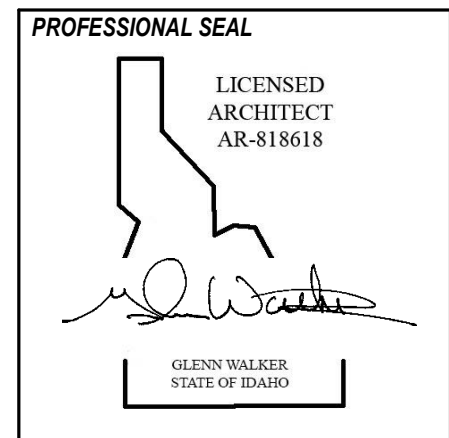
PROJECT NAME
AMIGOS SUBDIVISION
TOWNHOME TRIPLEX
ADAMS ST. GARDEN CITY, ID
EXTERIOR ELEVATIONS

JOB NO:
DATE: 02.12.25
DRAWN BY: PMG

SHEET NUMBER:
A-4.0
PLOT DATE:
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NO.	REVISIONS	DATE
A	DESIGN REVIEW	06/16/25
B	PKZ COMMENTS	10/06/25

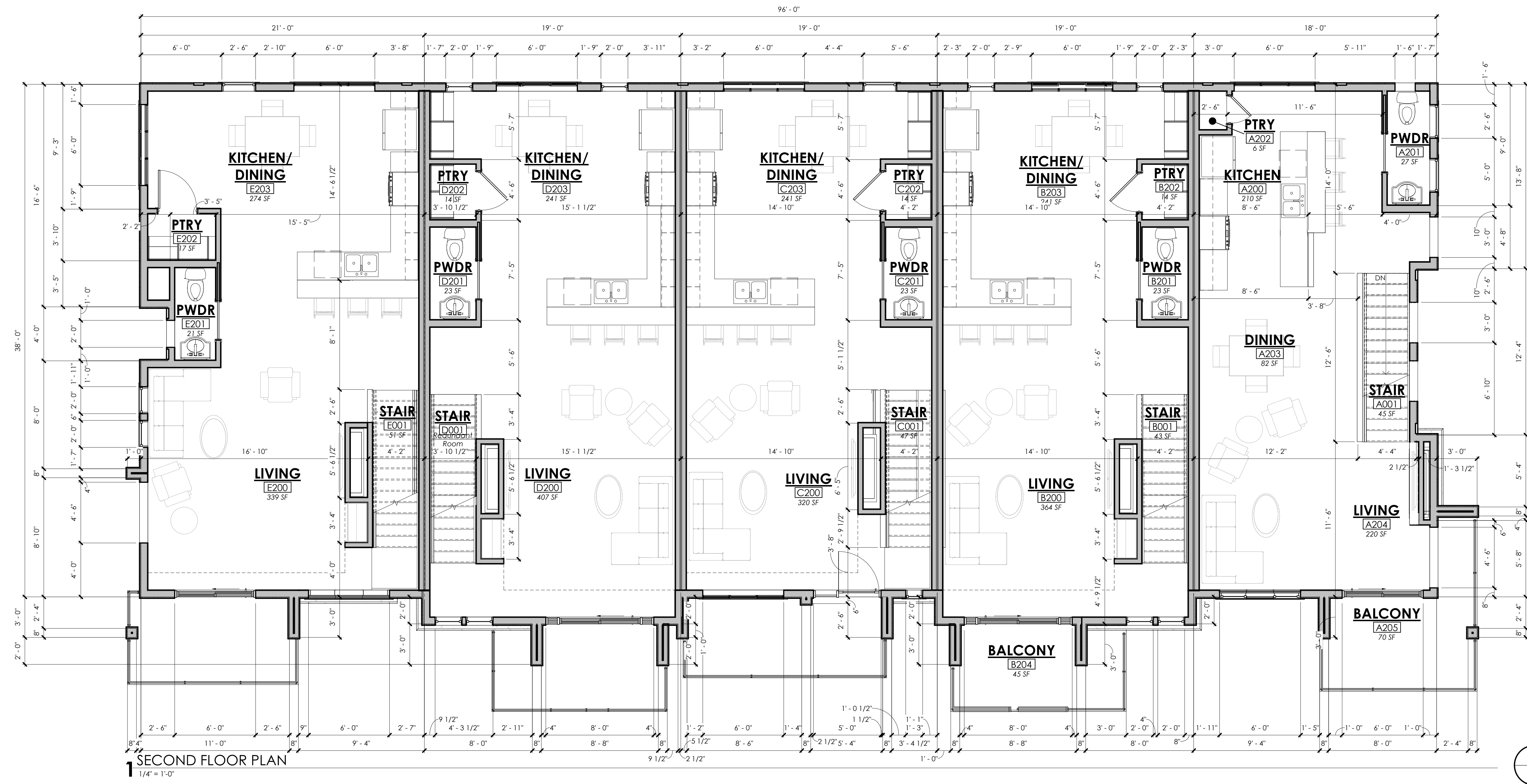


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GLENN WALKER, AIA
1891 N. WILLOW ST.
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gwalker@adp Boise.com

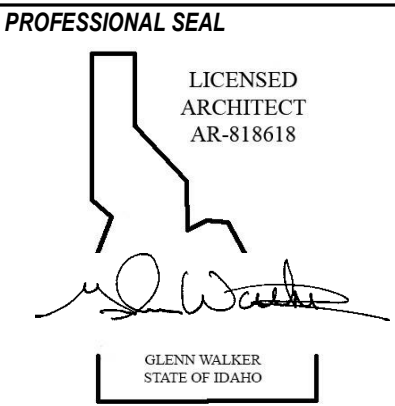
PROJECT NAME
AMIGOS SUBDIVISION
TOWNHOME 5-PLEX
ADAMS ST. GARDEN CITY, ID

JOB NO:
DATE: 03/06/25
DRAWN BY: PMG

SHEET NUMBER:
A-2.1
PLOT DATE:
10/8/2025 12:31:01 PM



REVISIONS		DATE
A	DESIGN REVIEW	06.16.25
B	P&Z COMMENTS	10.06.25

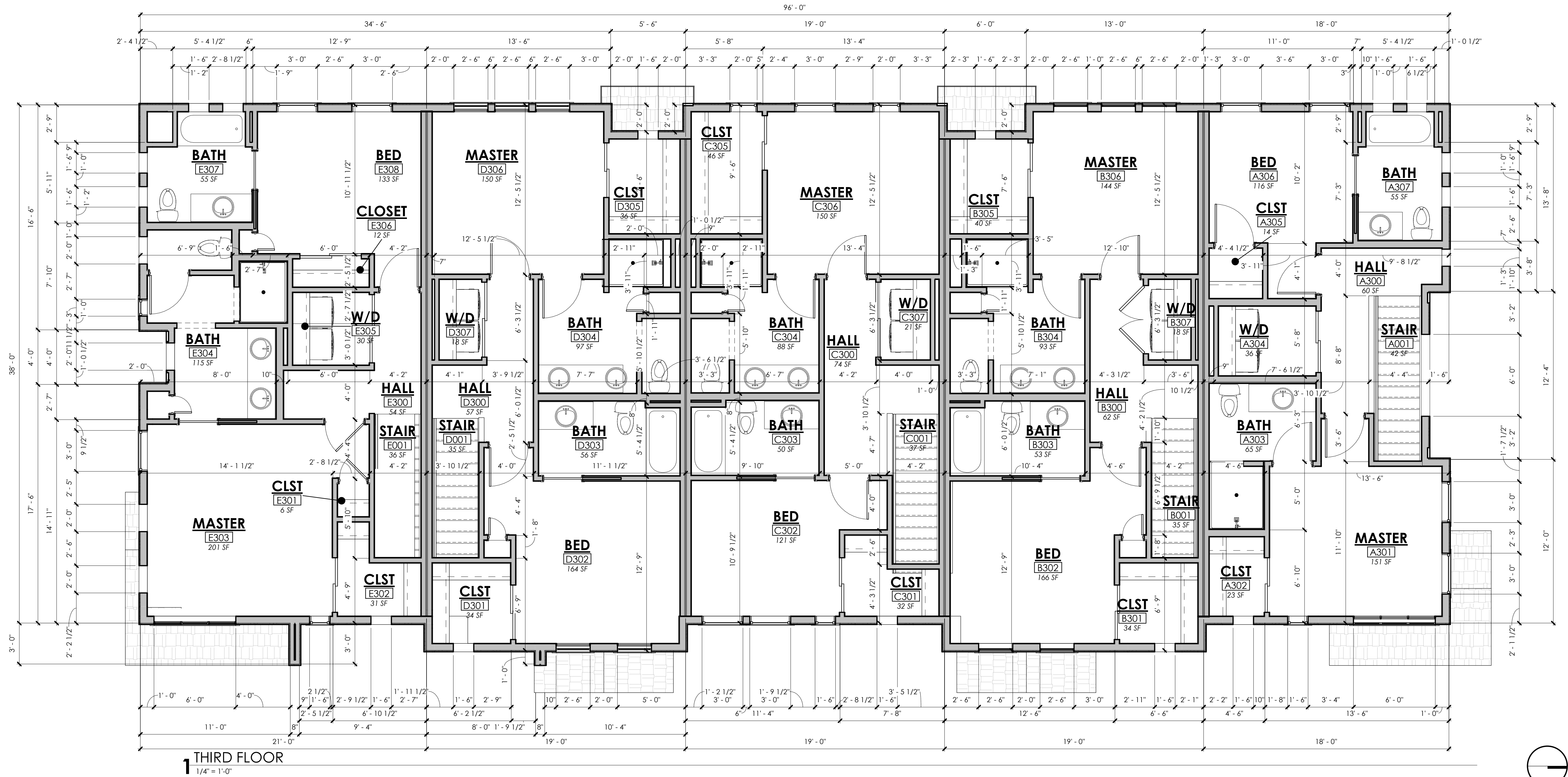


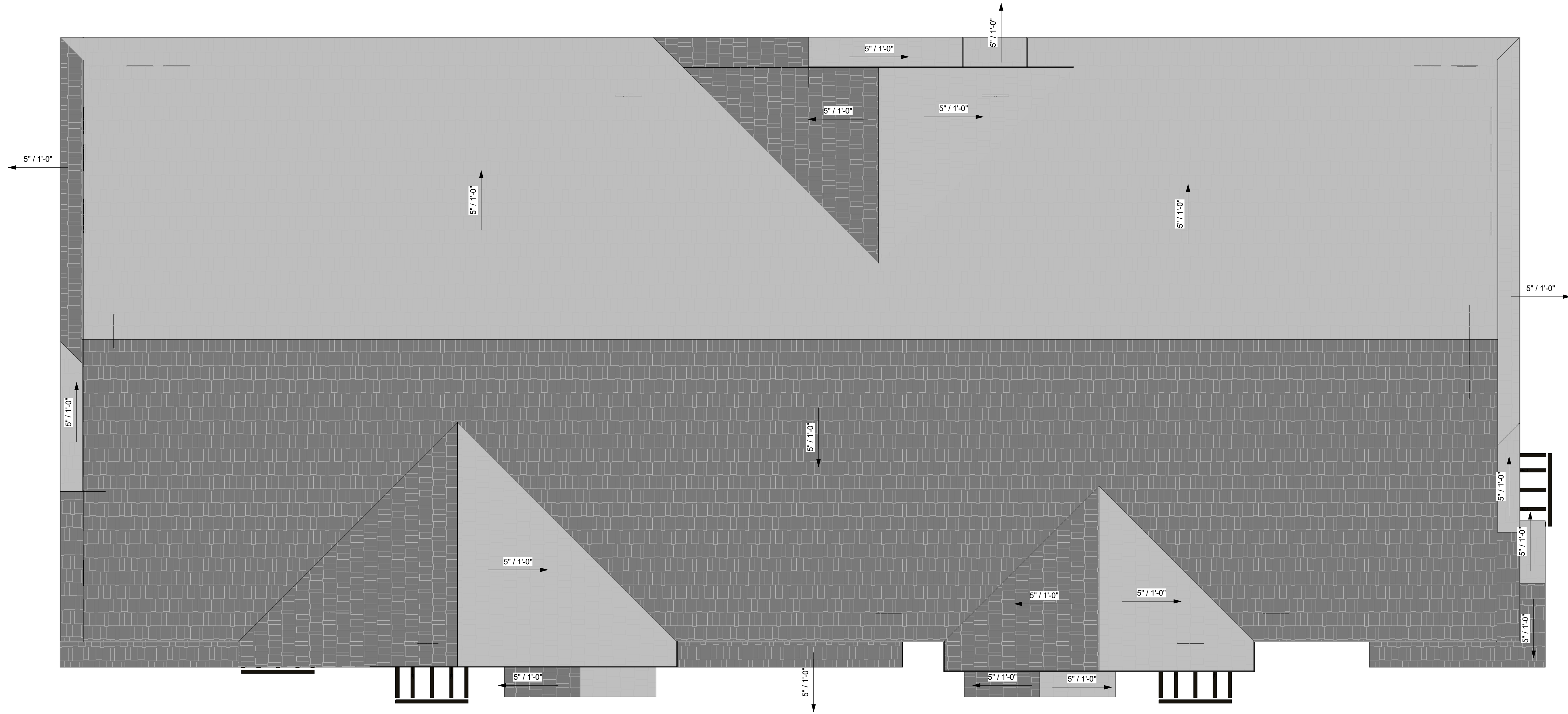
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GLENN WALKER, AIA
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gwalker@adp Boise.com

PROJECT NAME
AMIGOS SUBDIVISION
TOWNHOME 5-PLEX
ADAMS ST. GARDEN CITY, ID

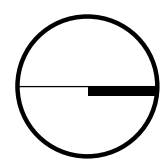
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PLOT DATE:
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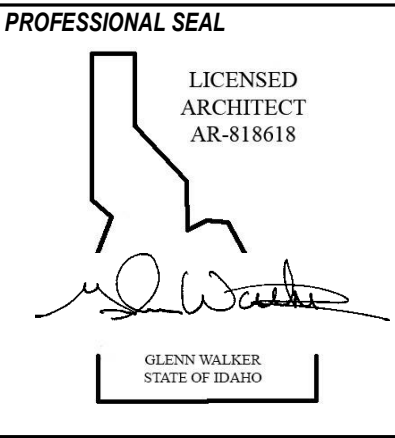




1 ROOF
1/4" = 1'-0"



NO.	REVISIONS	DESIGN REVIEW	DATE
A	DESIGN REVIEW		06.16.25
B	P&Z COMMENTS		10.06.25

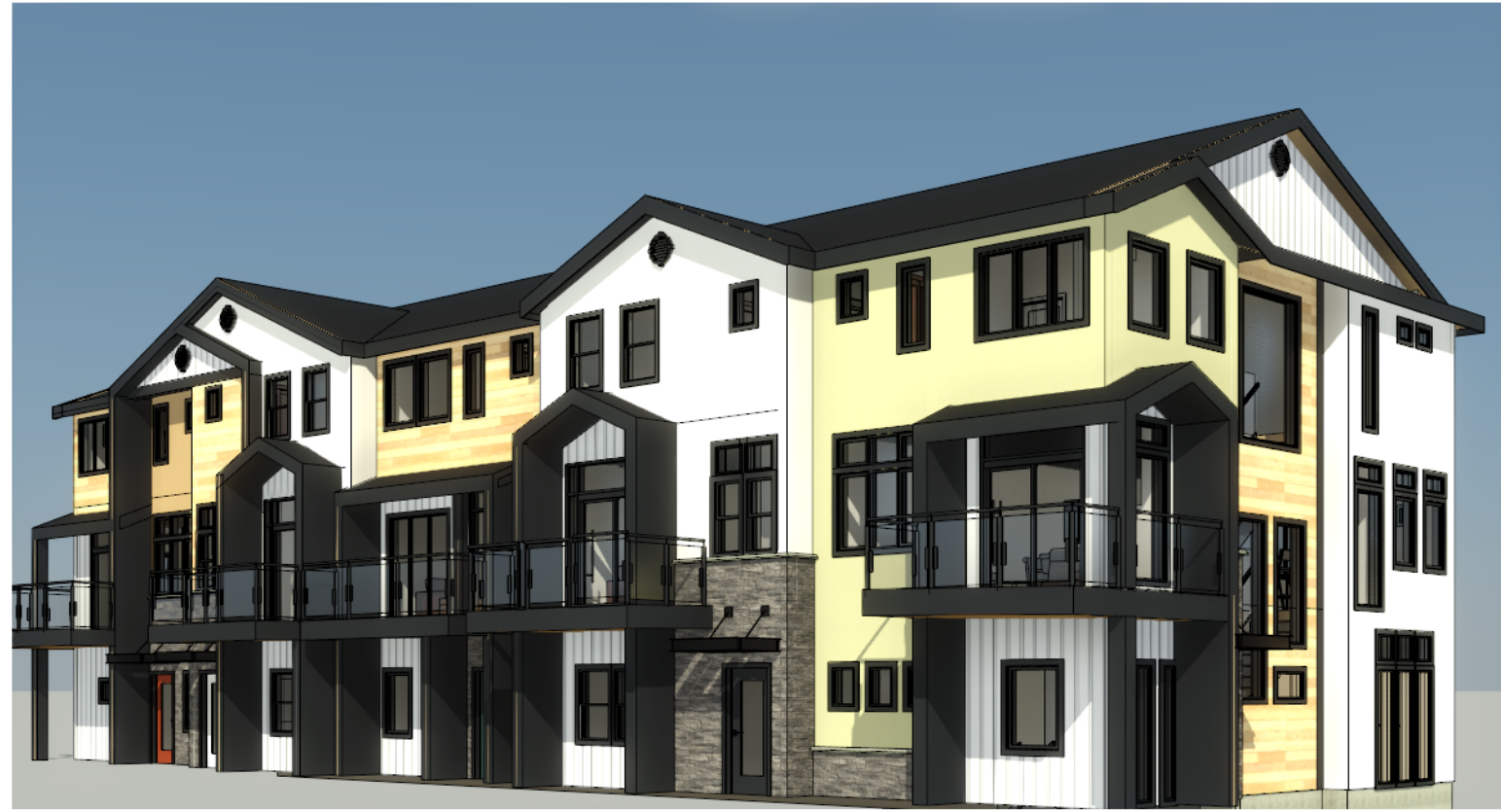


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BOISE, IDAHO 83713
OFFICE: 208-353-0734
gwalker@adpboise.com

PROJECT NAME
AMIGOS SUBDIVISION
TOWNHOME 5-PLEX
ADAMS ST. GARDEN CITY, ID
ROOF PLAN

JOB NO: .
DATE: 03/06/25
DRAWN BY: PMG

SHEET NUMBER:
A-3.0
PLOT DATE:
10/8/2025 12:31:03 PM



- P-18

P-560

1

2

3

4

5

6

7

8

9

LAMINATED ARCHITECTURAL
ROOF SHINGLES - OWENS
CORNING; ONYX BLACK

STEEL CANOPY
(MIDNIGHT BLACK)

FASCIA, TRIM / STUCCO
ACCENT BAND - SHERWIN
WILLIAMS 7069; IRON ORE

3-COAT STUCCO SYSTEM - MERLOX P-100
GLACIER WHITE; ACCENTS: P-18 FRENCH
TOAST; P-560 CARGO

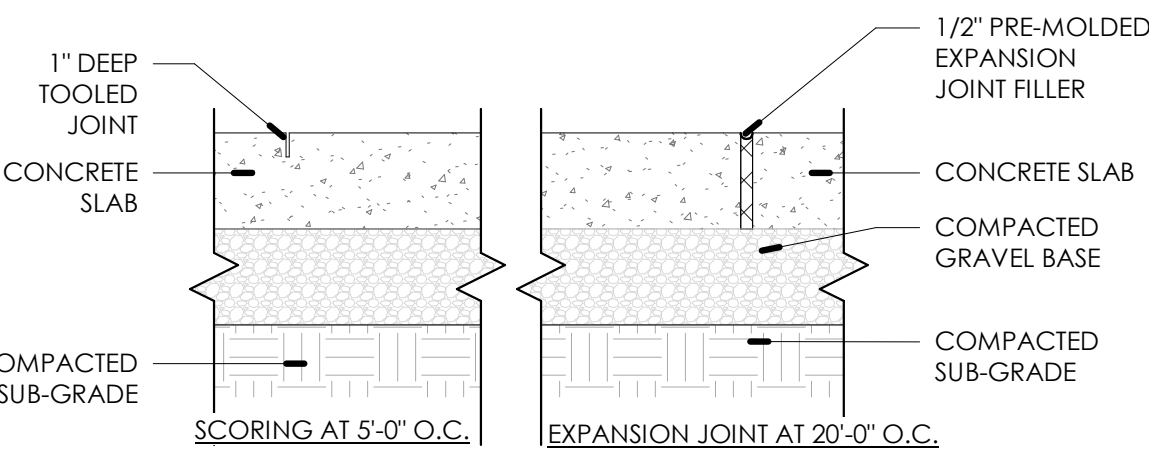
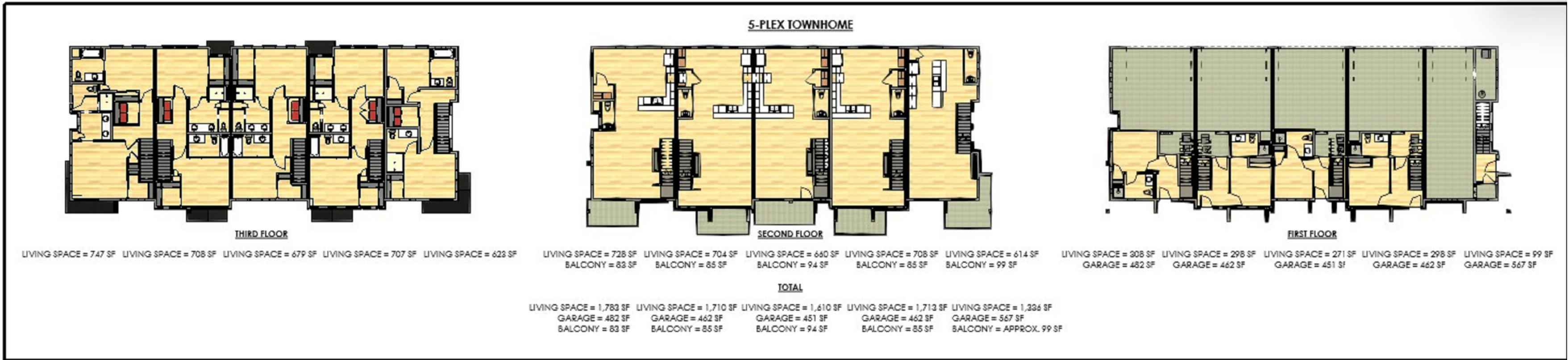
UPF EDGE MODIFIED WOOD
SIDING - PONDEROSA PINE:
NATURAL

HARDIE BOARD CEMENTITIOUS
SMOOTH BATTEN BOARD
(PANEL & TRIM) - FARMHOUSE
WHITE

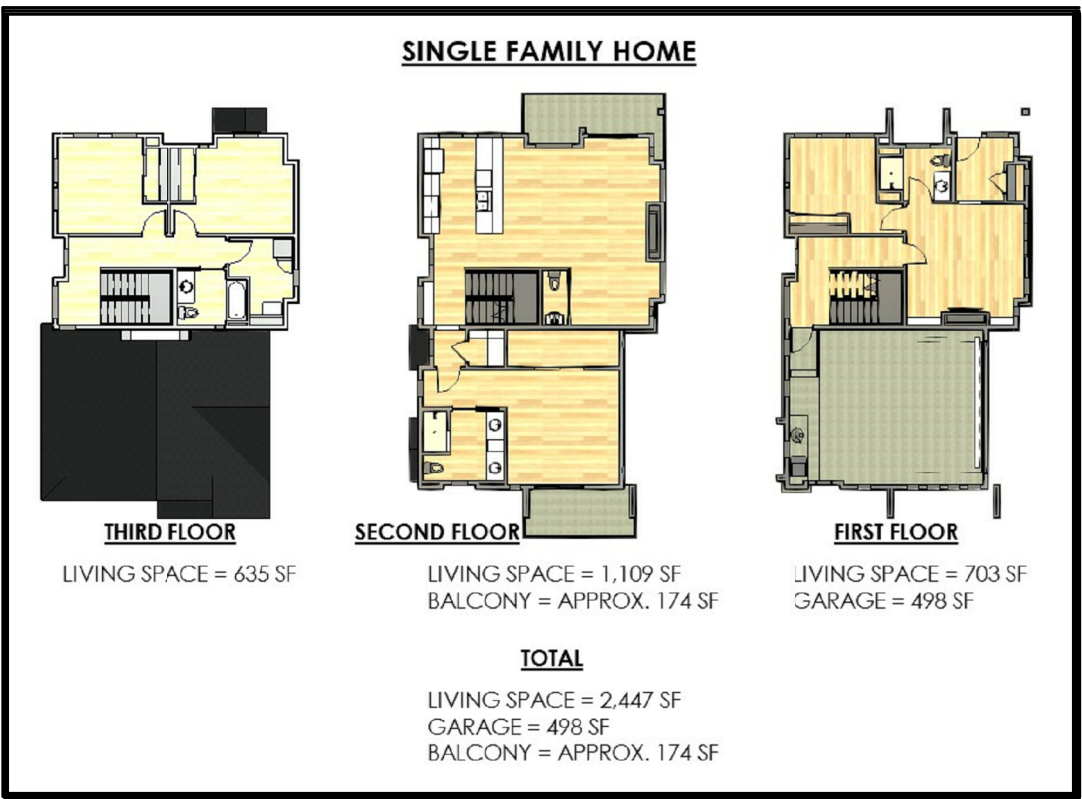
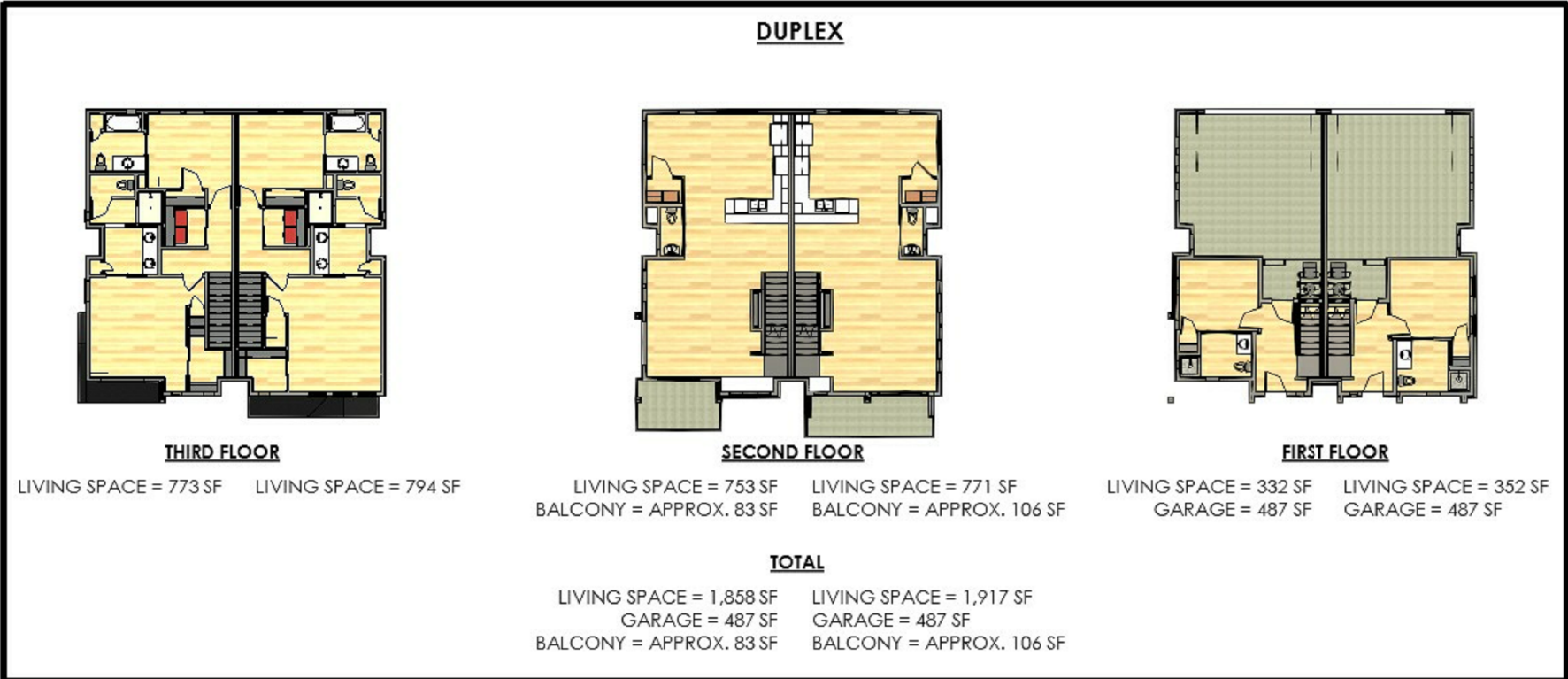
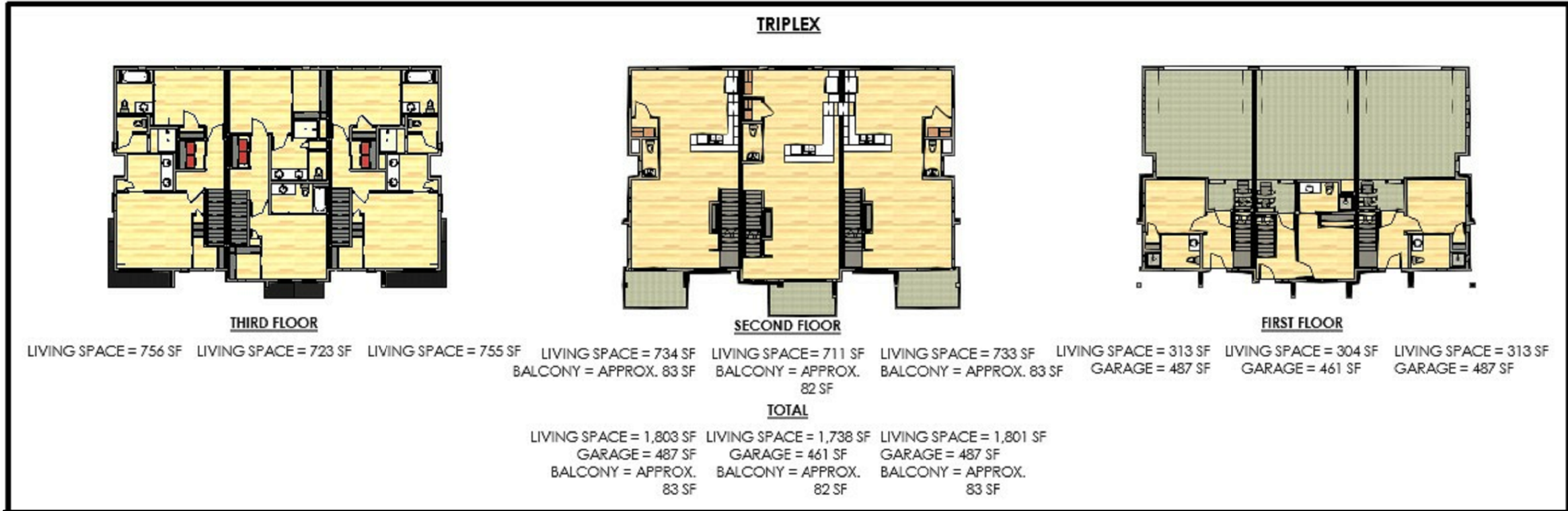
CRAFT SPLIT MODULAR STONE -
CREATIVE MINES: SHADOWPLAY

ANODIZED ALUMINUM
STOREFRONT KAWNEER
(BLACK)

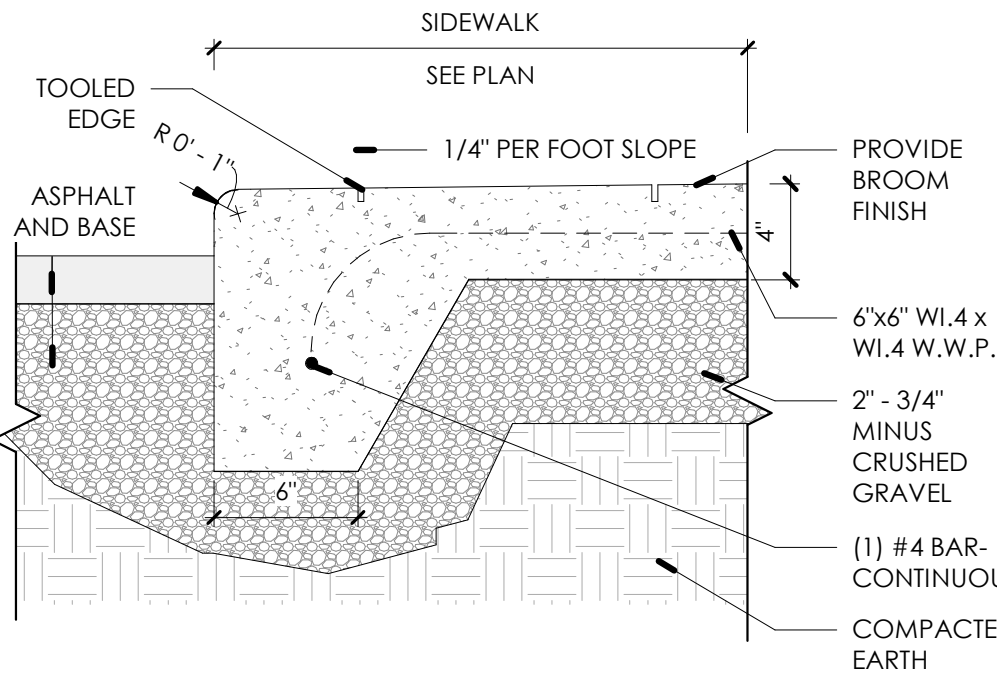
JELD-WEN VINYL
(BLACK)
-
-
-
-
- | NO. | DESIGN REVIEW | REVISIONS | DATE |
|-----|---------------|-----------|----------|
| | | | |
| A | | | 06.16.25 |
| B | | | 10.06.25 |
-
- ADP ARCHITECTS**
ARCHITECTURE & REAL ESTATE PLANNING
GLENN WALKER, AIA
1891 N. WILLOW ST.
BOISE, IDAHO 83713
OFFICE: 208-353-0734
gwalker@adpboise.com
- PROJECT NAME:
AMIGOS SUBDIVISION
TOWNHOME 5-PLEX
ADAMS ST. GARDEN CITY, ID
EXTERIOR ELEVATIONS
- JOB NO:
DATE: 02.12.25
DRAWN BY: PMG
- SHEET NUMBER:
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PLOT DATE:
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2 CONCRETE JOINTS
1 1/2" = 1'-0"



ENCLO Charleston Wood Slat Privacy Screen Kit (2 Panels)



ARCHITECTURE DESIGNS PLUS, P.A.

NO.	REVISIONS	DATE
2	FOR SUBMITTAL	08.01.25

PROFESSIONAL SEAL
LICENSED ARCHITECT
AR-818618
08.02.25
GLENN WALKER
STATE OF IDAHO

ADP ARCHITECTS
ARCHITECTURE & REAL ESTATE PLANNING
GLENN WALKER, AIA
OFFICE: 208-353-0734
guatleradp@idaho.com
BOISE, IDAHO 83713

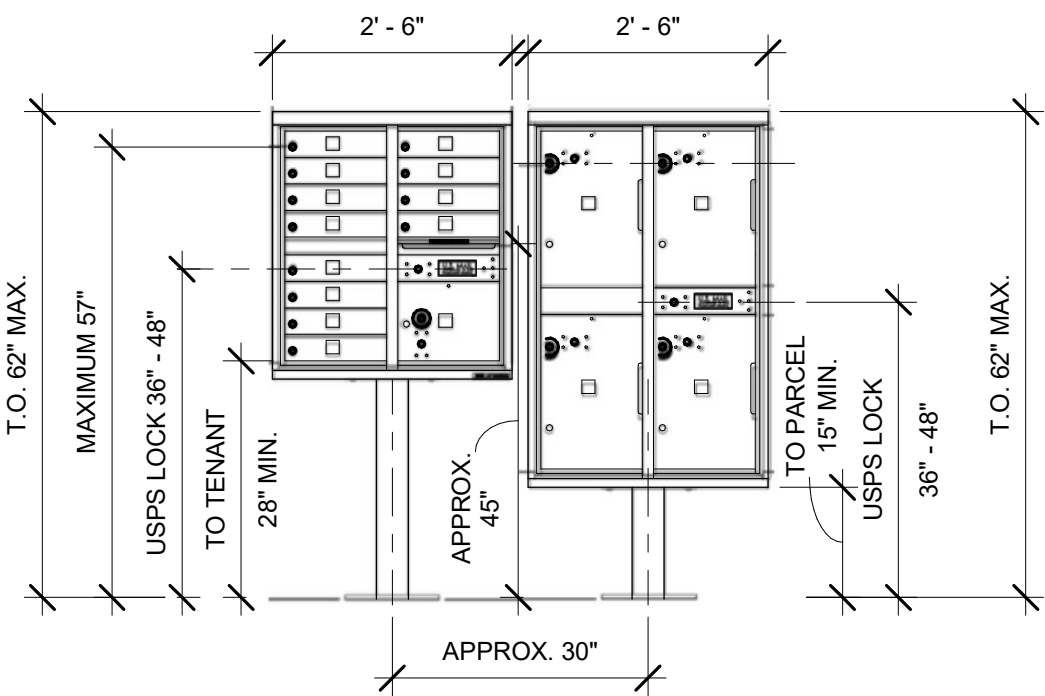
PROJECT NAME
AMIGOS SUBDIVISION
SITE DEVELOPMENT
3921 & 3933 ADAMS ST.
SITE PLAN

JOB NO: 24147
DATE: 05/17/24
DRAWN BY: PMG

SHEET NUMBER:
A_1.0
PLOT DATE:
10/8/2025 4:36:00 PM



④ RAISED PLANTER
3/4" = 1'-0"



② MAILBOX DETAIL
1/2" = 1'-0"


⑤ SITE PLAN / AMENITIES
1/16" = 1'-0"

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COMMON OPEN / AMENITIES

8-4L-4: OPEN SPACE STANDARDS FOR RESIDENTIAL DEVELOPMENTS: A MINIMUM OF TWO HUNDRED FIFTY (250) SQUARE FEET OF COMMON OPEN SPACE SHALL BE PROVIDED FOR EACH UNIT. 11 X 250 = **2,750 SF**

QUALIFIED OPEN SPACE:

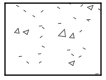
3,200 SF  "1. Any open space, that is active or passive in its intended use, that is not less than four hundred (400) square feet in area, length and width dimension of twenty feet (20')." 3,200 sf/250 = **12.8 UNITS ALLOWED**

8-4B-3: DWELLING UNIT GENERAL PROVISIONS: C. AMENITIES: ALL RESIDENTIAL DEVELOPMENTS OF THREE (3) OR MORE UNITS SHALL PROVIDE AMENITIES.
1. The number of required amenities depends on the size of development as follows:
a. Developments with three (3) to fifteen (15) dwelling units shall provide at least four class A amenities, two class B amenities, **two class A and one class B amenities**, or one class C amenity

TABLE 8-4D-1 RESIDENTIAL AMENITY CATEGORIES AND AMENITIES		
	CLASS A	CLASS B
QUALITY OF LIFE	<ul style="list-style-type: none">smart locks and smart thermostats for all unitssecure package lockers	
OPEN SPACE	<ul style="list-style-type: none">open grassy area of @ least forty feet by ten feet (40' x 10') in area - 400 SF	<ul style="list-style-type: none">community garden - 340 SF

PRIVATE OPEN SPACE

8-4L-5: OPEN SPACE STANDARDS FOR MULTI-FAMILY DEVELOPMENTS: PRIVATE OPEN SPACE REQUIREMENTS: FOR ANY NEW MULTI-FAMILY DEVELOPMENT: A MINIMUM OF EIGHTY (80) SQUARE FEET OF PRIVATE, USABLE OPEN SPACE SHALL BE PROVIDED FOR EACH UNIT.



SECOND LEVEL OF ALL UNITS

SINGLE FAMILY UNIT:

174 SF SECOND LEVEL

DUPLEX ~

UNIT A:

83 SF SECOND LEVEL

UNIT B:

106 SF SECOND LEVEL

TRIPLEX ~

UNIT A:

83 SF SECOND LEVEL

UNIT B:

82 SF SECOND LEVEL

UNIT C:

83 SF SECOND LEVEL

FIVEPLEX ~

UNIT A:

83 SF SECOND LEVEL

UNIT B:

85 SF SECOND LEVEL

UNIT C:

94 SF SECOND LEVEL

UNIT D:

85 SF SECOND LEVEL

UNIT E:

99 SF SECOND LEVEL

TOTAL

= **1,057 SF**



NO.	DATE	REVISIONS
1	08.01.25	FOR SUBMITTAL
2	09.29.25	PKZ COMMENTS
3		

PROFESSIONAL SEAL

09.29.25

ADP ARCHITECTS

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PROJECT NAME
AMIGOS SUBDIVISION
SITE DEVELOPMENT
3921 & 3933 ADAMS ST.
OPEN SPACE / AMENITIES PLAN

JOB NO: 24147
DATE: 10/15/24
DRAWN BY: PMG

SHEET NUMBER:

A_1.1

PLOT DATE:
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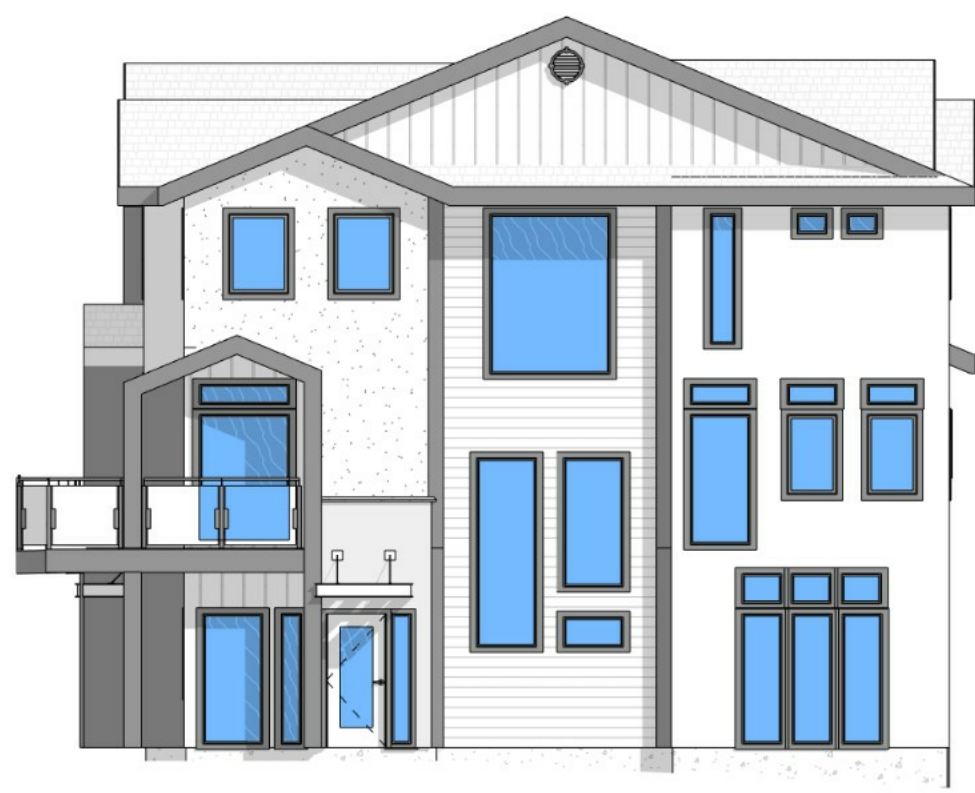
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WINDOW SURFACE AREA = 365.94
WINDOW PERCENTAGE = 13%



WALL SURFACE AREA = 1,165.03
WINDOW SURFACE AREA = 137.78
WINDOW PERCENTAGE = 12%



WALL SURFACE AREA = 2,766.22
WINDOW SURFACE AREA = 693.88
WINDOW PERCENTAGE = 25%



FACING ADAMS ST.
1st FLR WALL AREA = 381.04
1st FLR WINDOW AREA = 114.43
WINDOWS = 30%
2nd FLR WALL AREA = 380.02
2nd FLR WINDOW AREA = 113.81
WINDOWS = 30%
3rd FLR WALL AREA = 403.63
3rd FLR WINDOW AREA = 74.85

5-PLEX



WALL SURFACE AREA = 1,272.48
WINDOW SURFACE AREA = 153.63
WINDOW PERCENTAGE = 12%



WALL SURFACE AREA = 1,701.29
WINDOW SURFACE AREA = 226.08
WINDOW PERCENTAGE = 13%



WALL SURFACE AREA = 1,272.29
WINDOW SURFACE AREA = 153.63
WINDOW PERCENTAGE = 12%



WALL SURFACE AREA = 1,782.06
WINDOW SURFACE AREA = 403.51
WINDOW PERCENTAGE = 23%

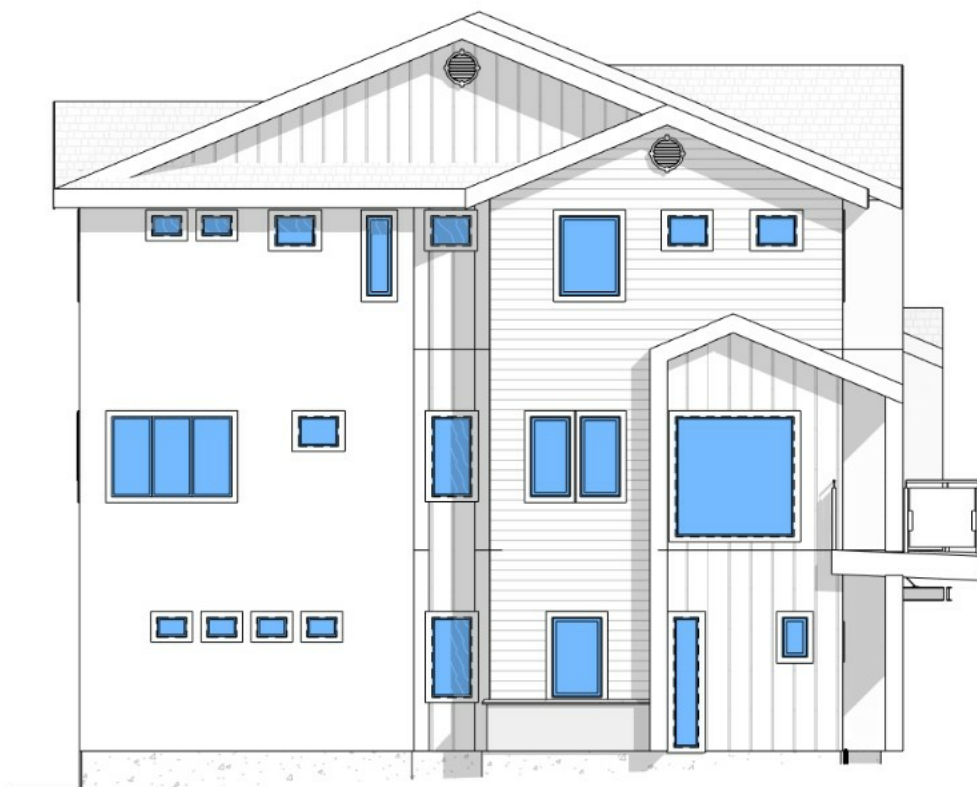
TRIPLEX



WALL SURFACE AREA = 1,272.48
WINDOW AREA = 122.79
WINDOW PERCENTAGE = 10%



WALL SURFACE AREA = 1,280.02
WINDOW AREA = 143.29
WINDOW PERCENTAGE = 11%



WALL SURFACE AREA = 1,257.21
WINDOW SURFACE AREA = 153.63
WINDOW PERCENTAGE = 12%



WALL SURFACE AREA = 1,229.86
WINDOW AREA = 258.02
WINDOW PERCENTAGE = 21%

DUPLEX



WALL SURFACE AREA = 1,037.70
WINDOW SURFACE AREA = 159.12
WINDOW PERCENTAGE = 15%



WALL SURFACE AREA = 928.97
WINDOW SURFACE AREA = 98.63
WINDOW PERCENTAGE = 10%



WALL SURFACE AREA = 1,100.83
WINDOW SURFACE AREA = 142.88
WINDOW PERCENTAGE = 13%



FACING ADAMS ST.
1st FLR WALL AREA = 278.41
1st FLR WINDOW AREA = 88.99
WINDOWS = 32%
2nd FLR WALL AREA = 278.42
2nd FLR WINDOW AREA = 99.00
WINDOWS = 36%
3rd FLR WALL AREA = 294.65
3rd FLR WINDOW AREA = 53.00
WINDOWS = 18%

SINGLE FAMILY

DATE	09/29/25
REVISIONS	
NO.	3
PAZ COMMENTS	

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LICENSED
ARCHITECT
AR-818618
09/29/25
GLENN WALKER
STATE OF IDAHO

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GLENN WALKER, AIA
1891 N. WILDWOOD ST.
BOISE, IDAHO 83713
OFFICE: 208-353-0734
gwalker@adpboise.com

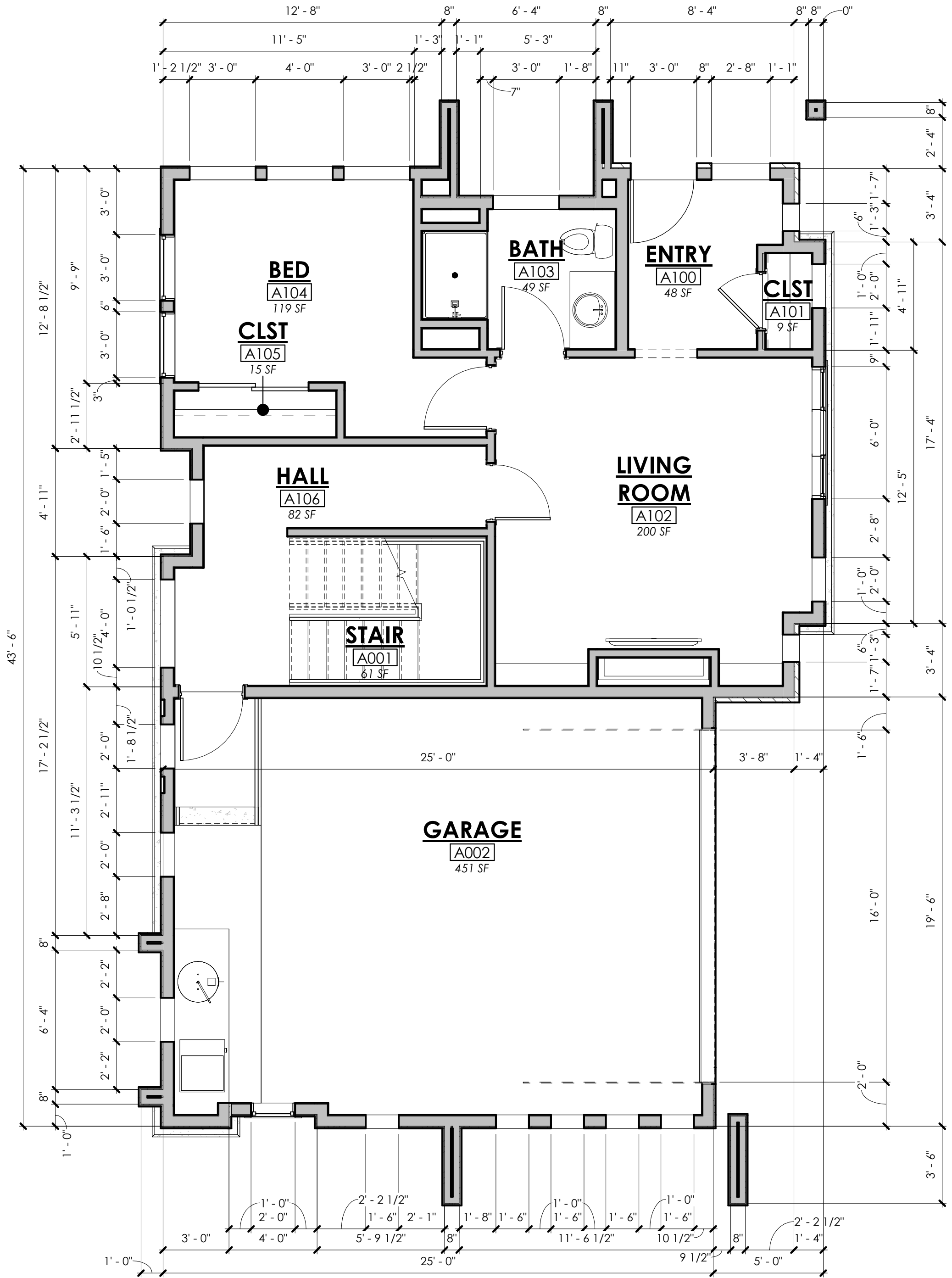
PROJECT NAME
AMIGOS SUBDIVISION
SITE DEVELOPMENT
3921 & 3933 ADAMS ST.
Unnamed

JOB NO: 24147
DATE: 10/08/25
DRAWN BY: Author

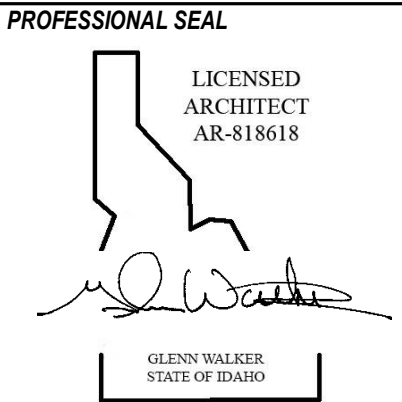
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A-1.4
PLOT DATE:
10/8/2025 6:39:55 PM

1 FIRST FLOOR PLAN

1/4" = 1'-0"



NO.	REVISIONS	DATE
A	DESIGN REVIEW	06.16.25
B	PAZ COMMENTS	10.06.25



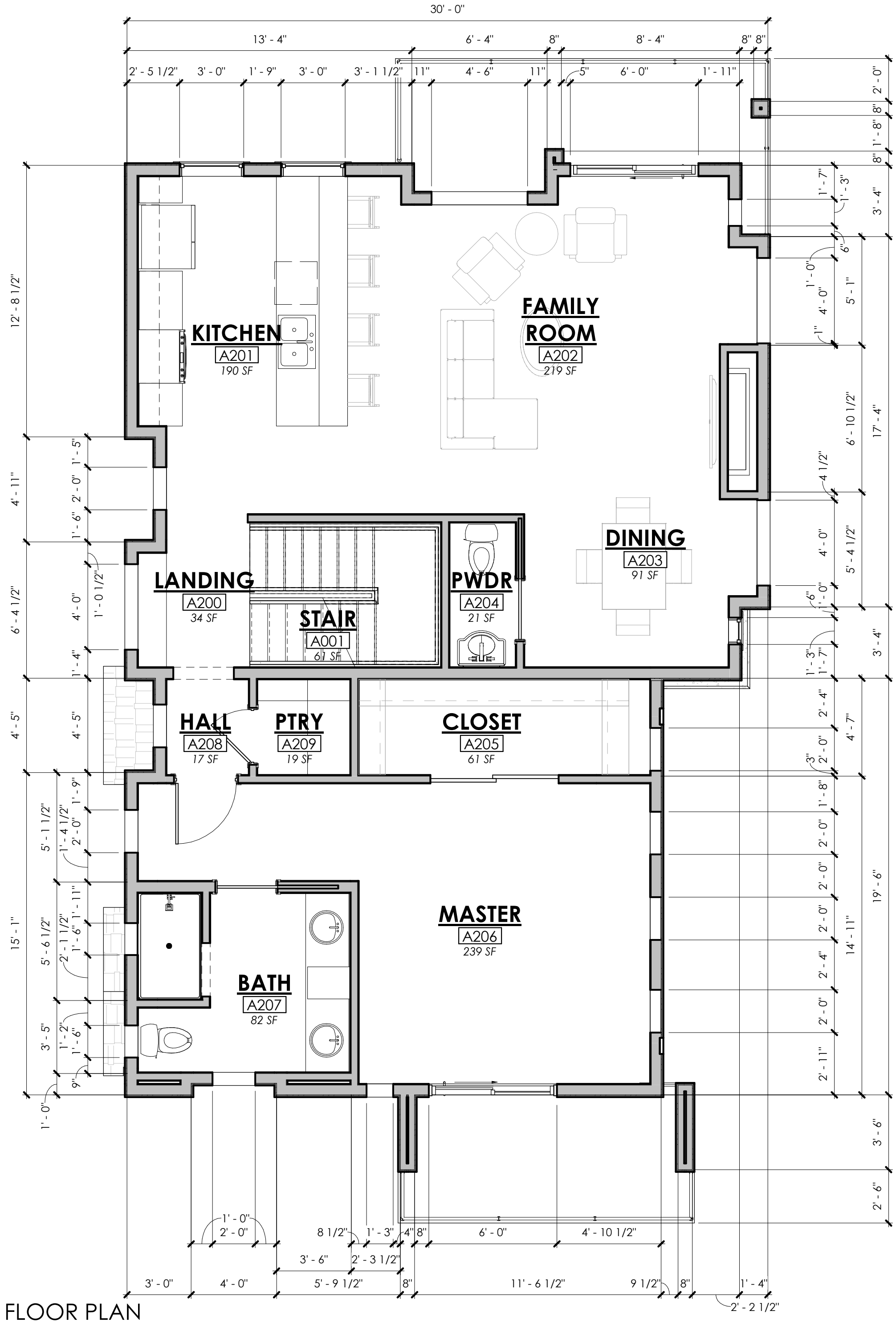
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OFFICE: 208-353-0734
gwalker@adp Boise.com

PROJECT NAME:
AMIGOS SUBDIVISION
SINGLE FAMILY HOME
ADAMS ST. GARDEN CITY, ID
FIRST FLOOR PLAN

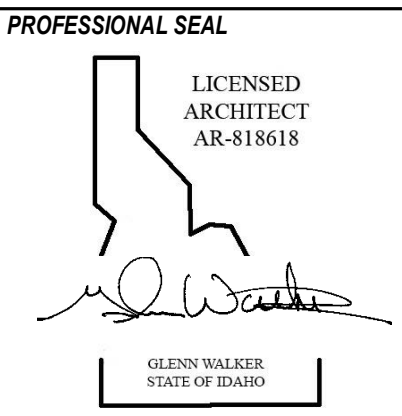
JOB NO.:
DATE: 02.12.25
DRAWN BY: PMG

SHEET NUMBER:
A-2.0
PLOT DATE:
10/8/2025 12:48:03 PM

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



NO.	REVISIONS	DATE
A	DESIGN REVIEW	06.16.25
B	PAZ COMMENTS	10.06.25

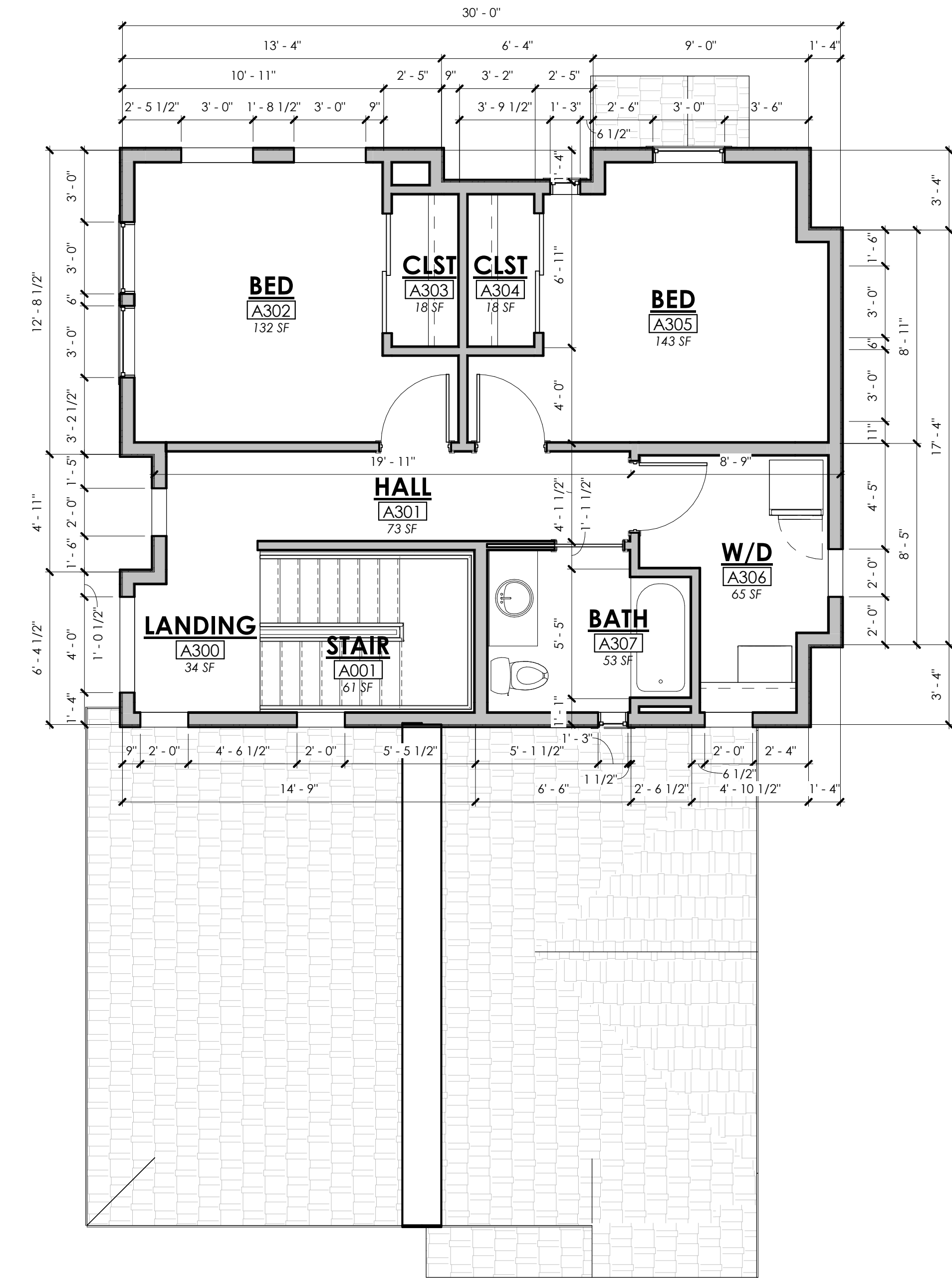


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gwalker@adpnotes.com

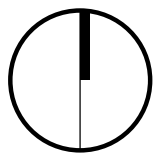
PROJECT NAME:
AMIGOS SUBDIVISION
SINGLE FAMILY HOME
ADAMS ST. GARDEN CITY, ID
SECOND FLOOR PLAN

JOB NO:	
DATE:	03/06/25
DRAWN BY:	PMG

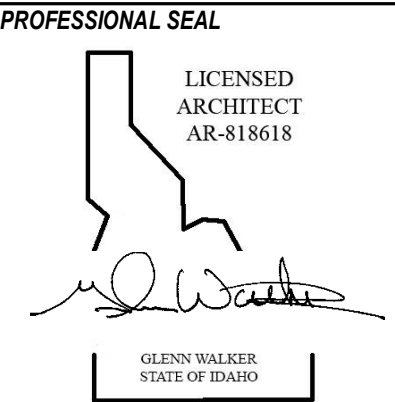
SHEET NUMBER:
A-2.1
PLOT DATE:
10/8/2025 12:48:04 PM



1 THIRD FLOOR
1/4" = 1'-0"



NO.	REVISIONS	DATE
A	DESIGN REVIEW	06.16.25
B	PAZ COMMENTS	10.06.25



ADP ARCHITECTS
ARCHITECTURE & REAL ESTATE PLANNING
GLENN WALKER, AIA
1891 N. WILLOW ST.
BOISE, IDAHO 83713
OFFICE: 208-353-0734
gwalker@adp Boise.com

PROJECT NAME:
AMIGOS SUBDIVISION
SINGLE FAMILY HOME
ADAMS ST. GARDEN CITY, ID
THIRD FLOOR PLAN

JOB NO:	
DATE:	03/06/25
DRAWN BY:	PMG

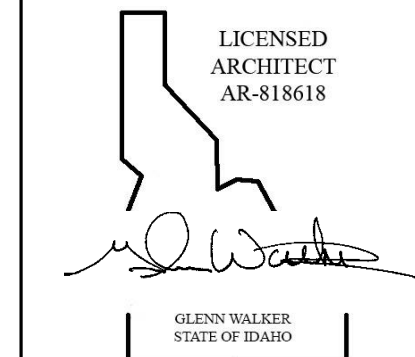
SHEET NUMBER:
A-2.2
PLOT DATE:
10/8/2025 12:48:04 PM



1 ROOF

[illegible]

PROFESSIONAL SEAL



ADP ARCHITECTS
ARCHITECTURE & REAL ESTATE PLANNING

GLENN WALKER, AIA
1891 N. WILLOW ST.
BOISE, IDAHO 83713

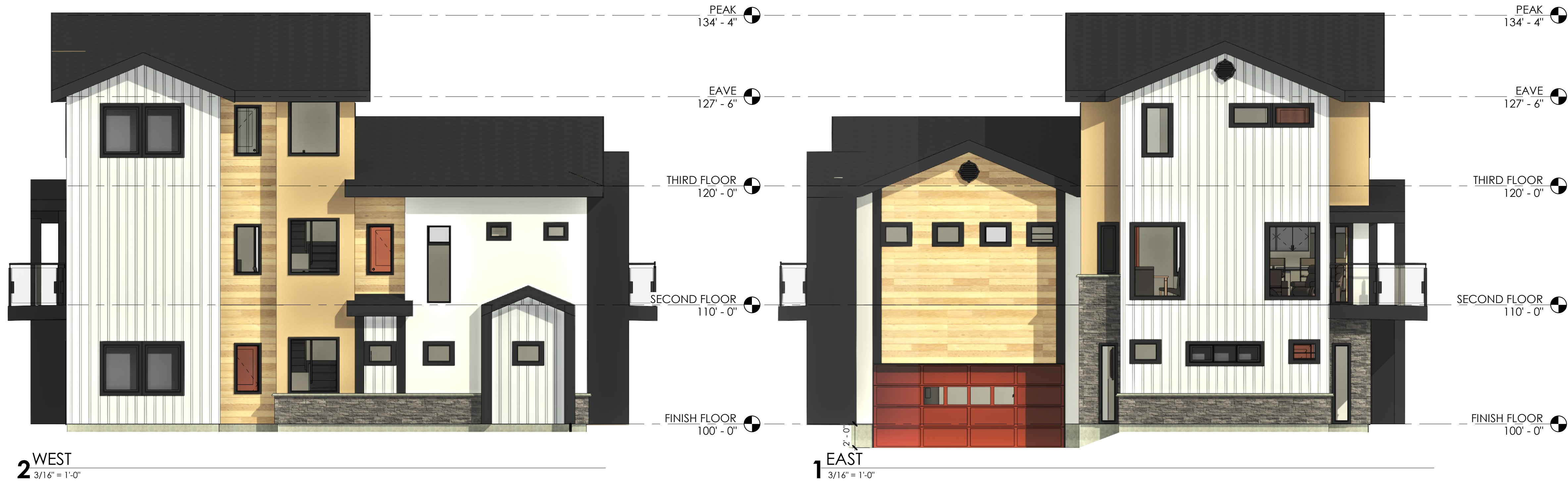
OFFICE: 208-353-0734
gwalker@adpinfo.com

PROJECT NAME:

PROJECT NAME: AMIGOS SUBDIVISION
SINGLE FAMILY HOME
ADAMS ST. GARDEN CITY, ID
ROOF PLAN

JOB NO:	
DATE:	03/06/25
DRAWN BY:	PMG

SHEET NUMBER:
A-3.0
PLOT DATE:
10/8/2025 12:48:05 PM



- P-18

1

LAMINATED ARCHITECTURAL
ROOF SHINGLES - OWENS
CORNING; ONYX BLACK

2

STEEL CANOPY
(MIDNIGHT BLACK)

3

FASCIA, TRIM / STUCCO
ACCENT BAND - SHERWIN
WILLIAMS 7069; IRON ORE

4

3-COAT STUCCO SYSTEM - MERLOX P-100
GLACIER WHITE; ACCENT: P-18 FRENCH TOAST

5

UPF EDGE MODIFIED WOOD
SIDING - PONDEROSA PINE;
NATURAL

6

HARDIE BOARD CEMENTITIOUS
SMOOTH BATTEN BOARD
(PANEL & TRIM) - FARMHOUSE
WHITE

7

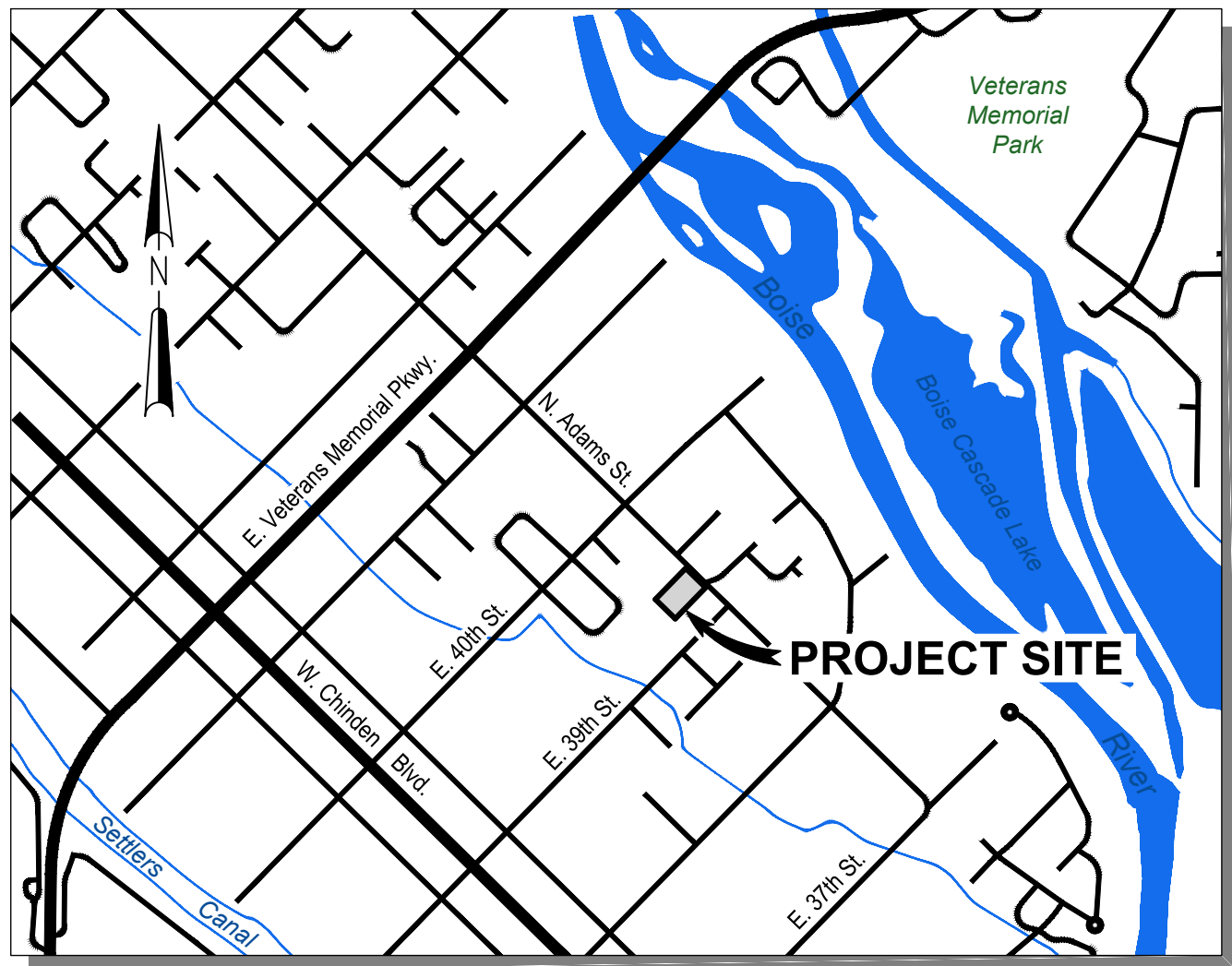
CRAFT SPLIT MODULAR STONE -
CREATIVE MINES; SHADOWPLAY

8

ANODIZED ALUMINUM
STOREFRONT KAWNEER
(BLACK)

9

JELD-WEN VINYL
(BLACK)
-
-
-
- | NO. | REVISIONS | DATE |
|-----|-----------|---------------|
| | | DESIGN REVIEW |
| 1 | | |
-
- ADP ARCHITECTS**
ARCHITECTURE & REAL ESTATE PLANNING
GLENN WALKER, AIA
1891 N. WILLOW ST.
BOISE, IDAHO 83713
OFFICE: 208-353-0734
gwalker@adpboise.com
- PROJECT NAME
AMIGOS SUBDIVISION
SINGLE FAMILY HOME
ADAMS ST. GARDEN CITY, ID
EXTERIOR ELEVATIONS
- JOB NO:
DATE: 02.12.25
DRAWN BY: PMG
- SHEET NUMBER:
A-4.0
PLOT DATE:
10/8/2025 4:55:39 PM
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PRELIMINARY PLAT FOR:
AMIGOS SUBDIVISION
A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1
AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO
2025

EXISTING		PROPOSED	
—	CENTERLINE	— P/L	LOT LINE
— R/W	RIGHT OF WAY LINE	—	PUBLIC UTILITY EASEMENT
— P/L	DEED OR LOT LINE	①	LOT NUMBER
—	PROPERTY BOUNDARY	BLOCK 1	
⊙	5/8" REBAR	—	BLOCK NUMBER
⊙	TEMPORARY BENCHMARK	—	VERTICAL CURB AND GUTTER
—	VERTICAL CURB & GUTTER AND SIDEWALK	—	VERTICAL CURB NO GUTTER
		—	SIDEWALK
		—	VALLEY GUTTER
		—	PAVEMENT
		—	PAVEMENT STRIPING

DEVELOPER

NICK LOUIE
URBAN DESIGN + BUILD
128 S. EAGLE RD., STE. 200
EAGLE, ID 83616
208.949.1471
Nick@buildwithurban.com

SURVEYOR

COLLEEN MARKS, L.S.
MARKS LAND SURVEYING, INC.
5300 W. HILL RD.
BOISE, ID 83703
208.378.7703

ARCHITECT

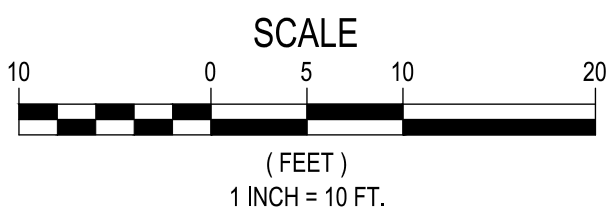
GLENN WALKER
ADP ARCHITECTS P.A.
1831 E. OVERLAND RD.
MERIDIAN, ID. 83642
208.353.0734
gwalker@adpboise.com

CIVIL ENGINEER

DERRITT KERNER, P.E.
DAVID EVANS AND ASSOCIATES, INC.
9175 W. BLACK EAGLE DR.
BOISE, ID 83709
208.900.9049
Derritt.Kerner@deainc.com

VICINITY MAP

1" = 800'±



NOTICE
ALL ROADS ARE
FIRE LINES
PARK IN MARKED
STALLS ONLY
VIOLATING VEHICLES
WILL BE CITED
I.U.C. SEC. 10-207

FIRE LANE SIGN (RED TEXT),
PROVIDE FINAL DESIGN TO
FIRE DEPT FOR APPROVAL
PRIOR TO INSTALLATION

DEVELOPMENT FEATURES:

TOTAL ACRES 0.56 ACRES
TOTAL LOTS 12
TOTAL PARKING SPACES (COMPACT 7.5' x 15') 5
BUILDABLE LOTS/ACREAGE 117/0.51 ACRES
MINIMUM LOT SIZE 1350 sf
AVERAGE LOT SIZE 2030 sf
COMMON LOTS/ACREAGE 1/0.051 ACRES
EXISTING ZONING R-3
(CITY OF GARDEN CITY)
PROPOSED ZONING R-3/P.U.D.
INTENDED USE SINGLE-FAMILY RESIDENTIAL
(DETACHED AND TOWNHOMES)

PROPOSED SETBACKS:

FRONT 20'
REAR 15'
SIDE 0' / 5'

FEMA NOTE:

FEMA ZONE X (AREA OF MINIMAL FLOOD HAZARD)
(EXCEPT WHERE SHOWN ON SHEET 3)
FIRM NO 16001C0188J
EFFECTIVE DATE JUNE 19, 2020

NOTES:

- ALL LOTS TO BE SERVED BY THE MUNICIPAL WATER AND SANITARY SEWER SYSTEMS.
- WATER MAINS SHALL BE 8" IN DIAMETER UNLESS OTHERWISE SHOWN.
- SANITARY SEWER MAINS SHALL BE 8" IN DIAMETER UNLESS OTHERWISE SHOWN.
- SURFACE STORM WATER DRAINAGE SHALL BE DIRECTED TO PROPOSED STORM WATER MANAGEMENT FACILITIES AS SHOWN.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- LOT 1, BLOCK 1 TO BE DESIGNATED AS A COMMON LOT WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	208.377.6839
ELECTRICITY	IDAHO POWER	208.388.6320
TELEPHONE	CENTURYLINK	208.385.2440
CABLE TV	SPARKLIGHT	208.375.8288
SEWER	GARDEN CITY	208.472.2900
WATER	GARDEN CITY	208.472.2900
ROADS	ADA COUNTY HIGHWAY DISTRICT	208.387.6170
IRRIGATION	n/a	n/a
FIRE	BOISE FIRE	208.570.6555

R2734502282

GREENBELT HOMES LLC
1441 WOODMONT LN NW # 1425
ATLANTA, GA 30318

R2734502287

39TH ST DEVELOPMENT LLC
8506 VISTA VIEW DR
DALLAS, TX 75243

AMIGOS SUBDIVISION
PRELIMINARY PLAT

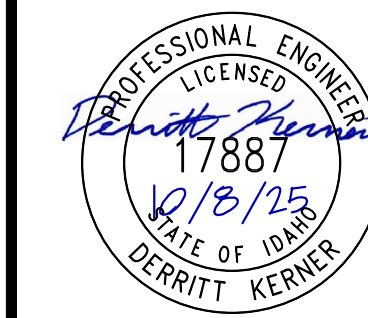
URBAN, LLC

PLAT LAYOUT

GARDEN CITY

DATE: BY: OK

REVIEWED BY: NO DATE REVISION



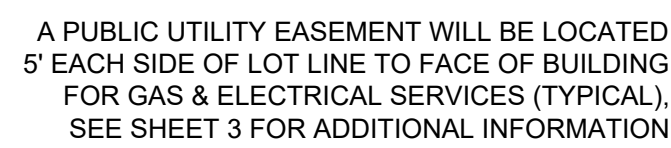
CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: October 8, 2025

PROJECT NO.
URBA00002250

SHEET NO. **1** OF **3**

EXISTING		LEGEND		PROPOSED	
	CENTERLINE		LOT LINE		PUBLIC UTILITY EASEMENT
	RIGHT OF WAY LINE		LOT NUMBER		BLOCK NUMBER
	DEED OR LOT LINE		VERTICAL CURB AND GUTTER		VERTICAL CURB <u>NO</u> GUTTER
	PROPERTY BOUNDARY		5/8" REBAR		SIDEWALK
	TEMPORARY BENCHMARK		VERTICAL CURB & GUTTER AND SIDEWALK		VALLEY GUTTER
					PAVEMENT
					PAVEMENT STRIPING



— 6'-HIGH SOLID FENCE ALONG PROPERTY BOUNDARY
(EXCEPT ALONG ADAMS STREET FRONTAGE)

EXISTING
RESIDENCE

— SHORT OPEN FENCES WILL BE ALLOWED
24 INCHES BEHIND SIDEWALK (TYPICAL)

— SHORT OPEN FENCE
WILL BE ALLOWED

ADAMS STREET

**AMIGOS SUBDIVISION
PRELIMINARY PLAT**
URBAN, LLC
EASEMENT PLAN

GARDEN CITY

IDAHO



**DAVID EVANS
AND ASSOCIATES INC.**

9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

△	REVIEWED BY:		DATE:
	NO.	DATE	REVISION
			BY CK

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: October 8, 2025

PROJECT NO.
URBA00002250

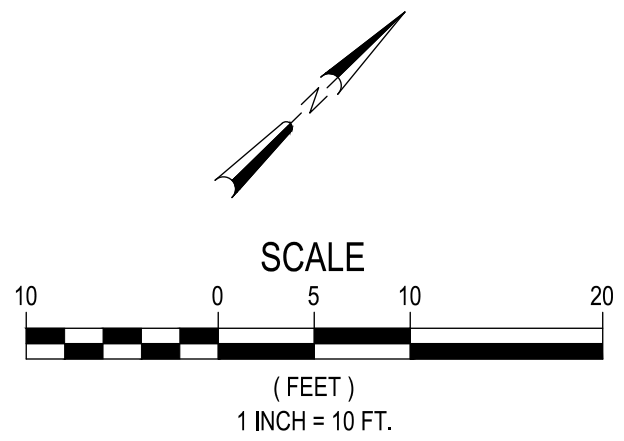
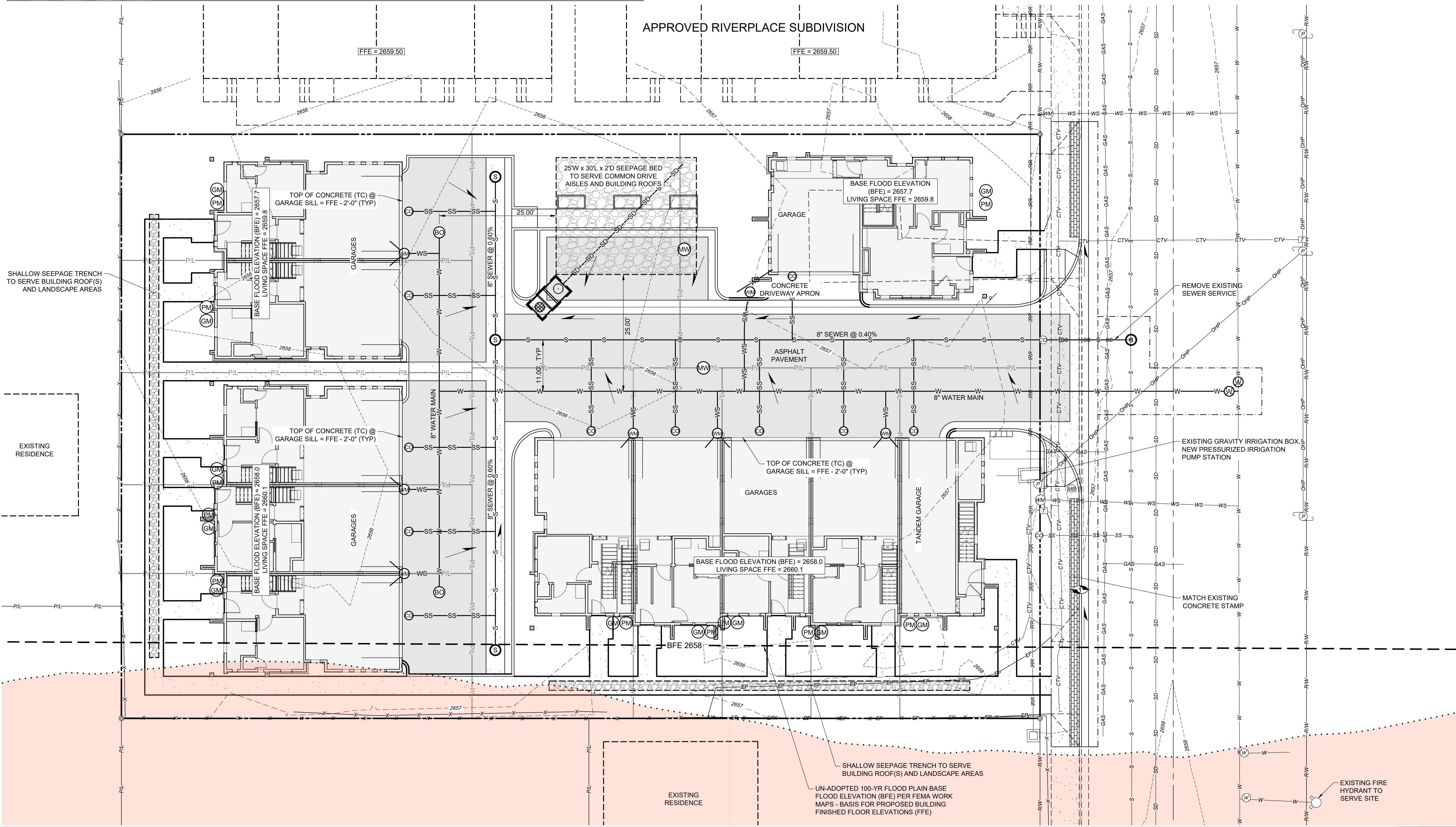
SHEET NO. **2 OF 3**

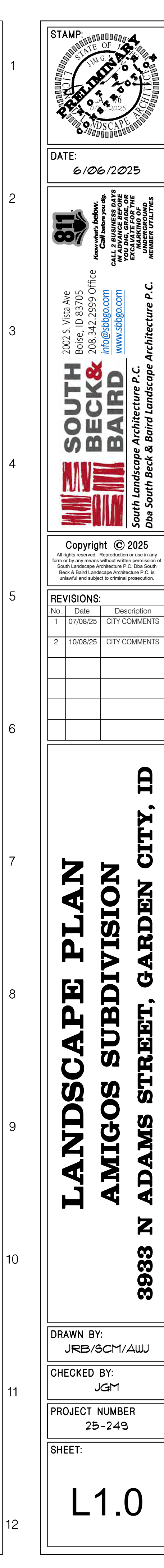
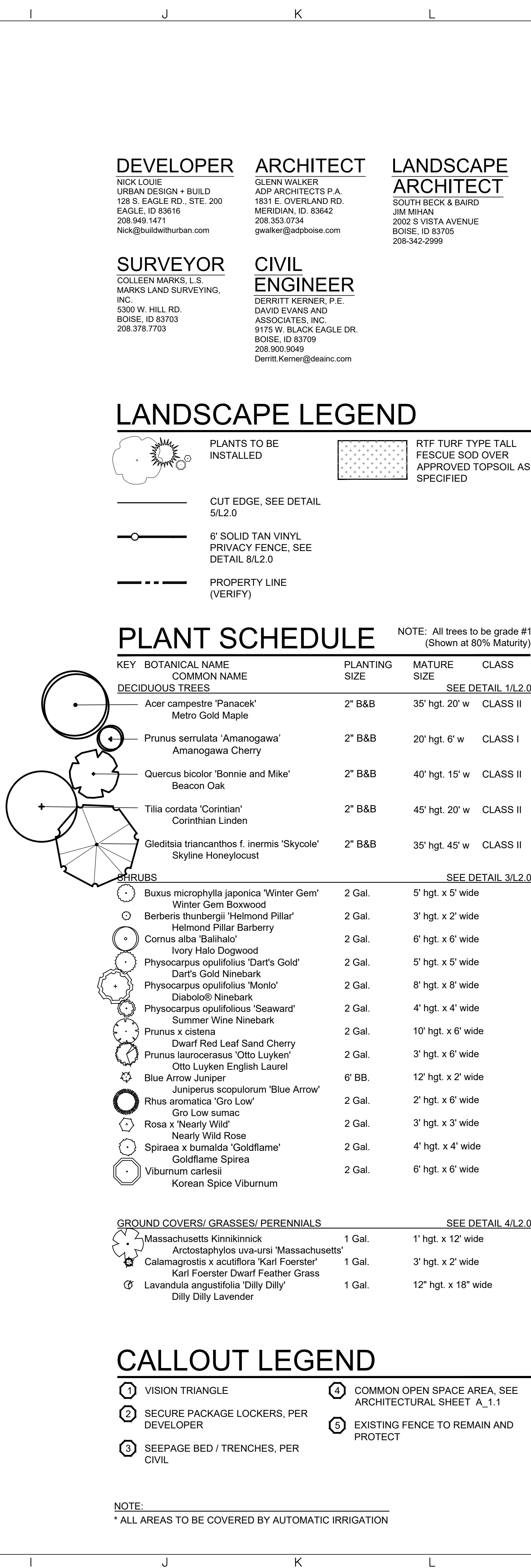
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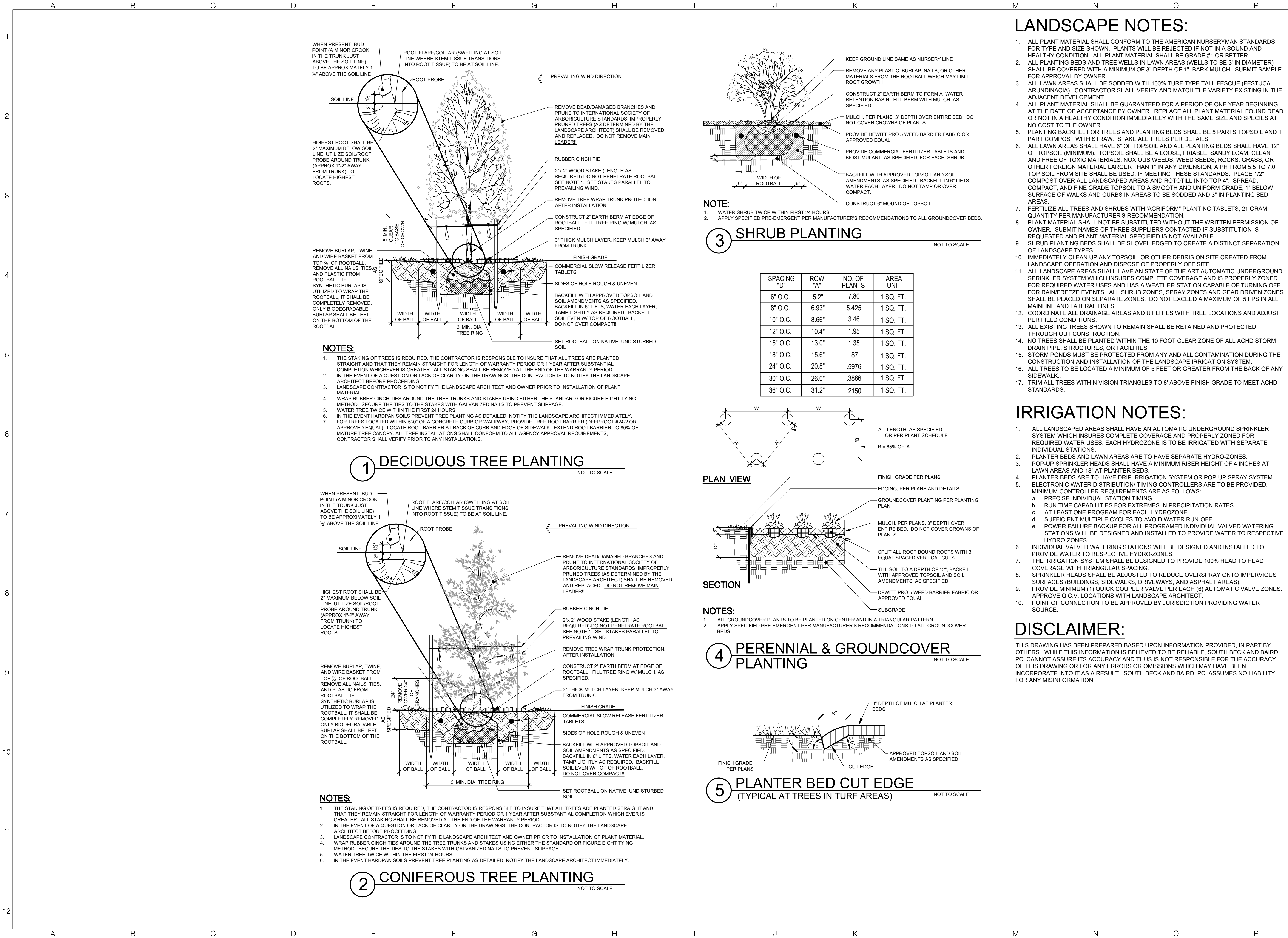
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Save Date: 10/8/2025 3:35 PM
By: Jon Cox
By: Joco File: P:\URBA\0000225\0\0400CAD\SHEETS\EC\EC-PP-URBA\00002250.dwg

LEGEND

EXISTING	EXISTING	PROPOSED	PROPOSED
— CENTERLINE	WM WATER METER	— P/L LOT LINE	WS WS WATER SERVICE
— RW RIGHT OF WAY LINE	SD STORM DRAIN LINE	① PUBLIC UTILITY EASEMENT	WM WATER METER
— PL DEED OR LOT LINE	SM STORM DRAIN MANHOLE	LOT NUMBER	WV WATER VALVE
— PROPERTY BOUNDARY	SCB STORM DRAIN CATCH BASIN	BLOCK 1 BLOCK NUMBER	BA BLOWOFF ASSEMBLY
— 5/8" REBAR	OHP OVERHEAD POWER LINE	VERTICAL CURB AND GUTTER	SD STORM DRAIN LINE
— TEMPORARY BENCHMARK	P POWER POLE	VERTICAL CURB NO GUTTER	SD STORM DRAIN PERF PIPE
— EP EDGE OF PAVEMENT	TR TELEPHONE RISER	SIDEWALK	SM STORM DRAIN MANHOLE
— VERTICAL CURB & GUTTER AND SIDEWALK	CTV CABLE TV LINE	VALLEY GUTTER	SCB STORM DRAIN CATCH BASIN
CONCRETE	GAS UNDERGROUND GAS LINE	PAVEMENT	SAND & GREASE TRAP
SS SS SANITARY SEWER MAIN	X FENCE	PAVEMENT STRIPING	GWO GROUND WATER OBSERVATION WELL
SS SS SANITARY SEWER SERVICE	0.5' CONTOUR	SANITARY SEWER MAIN	SB SEEPAGE BED
S SANITARY SEWER MANHOLE	1' CONTOUR	SANITARY SEWER SERVICE	DRD DRAINAGE DIRECTION
W WATER LINE	DT DECIDUOUS TREE	S SANITARY SEWER MANHOLE	PM POWER METER
WS WS WATER SERVICE	TP TEST PIT	S SANITARY SEWER CLEANOUT	GM GAS METER
W WATER VALVE	MB MAILBOX	W WATER LINE	
FD FIRE HYDRANT	100-YR FLOODPLAIN (ZONE AE) PER FEMA 16001C0188J BFE = 2657.00		







LANDSCAPE NOTES:

- 1. 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 PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
- 2. ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" BARK MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
- 3. ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
- 4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- 5. PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
- 6. ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE. 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
- 7. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
- 8. PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
- 9. SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
- 10. IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
- 11. ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAINFREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
- 12. COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
- 13. ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
- 14. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- 15. STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- 16. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- 17. TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

IRRIGATION NOTES:

- 1. 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.
- 2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- 3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- 4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
- 5. 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.
- 6. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- 7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- 8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- 9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
- 10. POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

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STAMP:

DATE: 6/06/2025

811

South Beck & Baird

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Boise, ID 83705
208.342.2995 Office
208.342.2999 Cell
info@sbcba.com
www.sbcba.com

CALL 2 BUSINESS DAYS BEFORE ANY EXCAVATION TO AVOID THE PENALTY OF A FINE

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REVISIONS:

No.	Date	Description
1	07/08/25	CITY COMMENTS
2	10/08/25	CITY COMMENTS

LANDSCAPE NOTES/DETAILS

AMIGOS SUBDIVISION

3933 N ADAMS STREET, GARDEN CITY, ID

DRAWN BY: JRB/SCM/AWJ

CHECKED BY: JGM

PROJECT NUMBER 25-249

SHEET: L2.0