



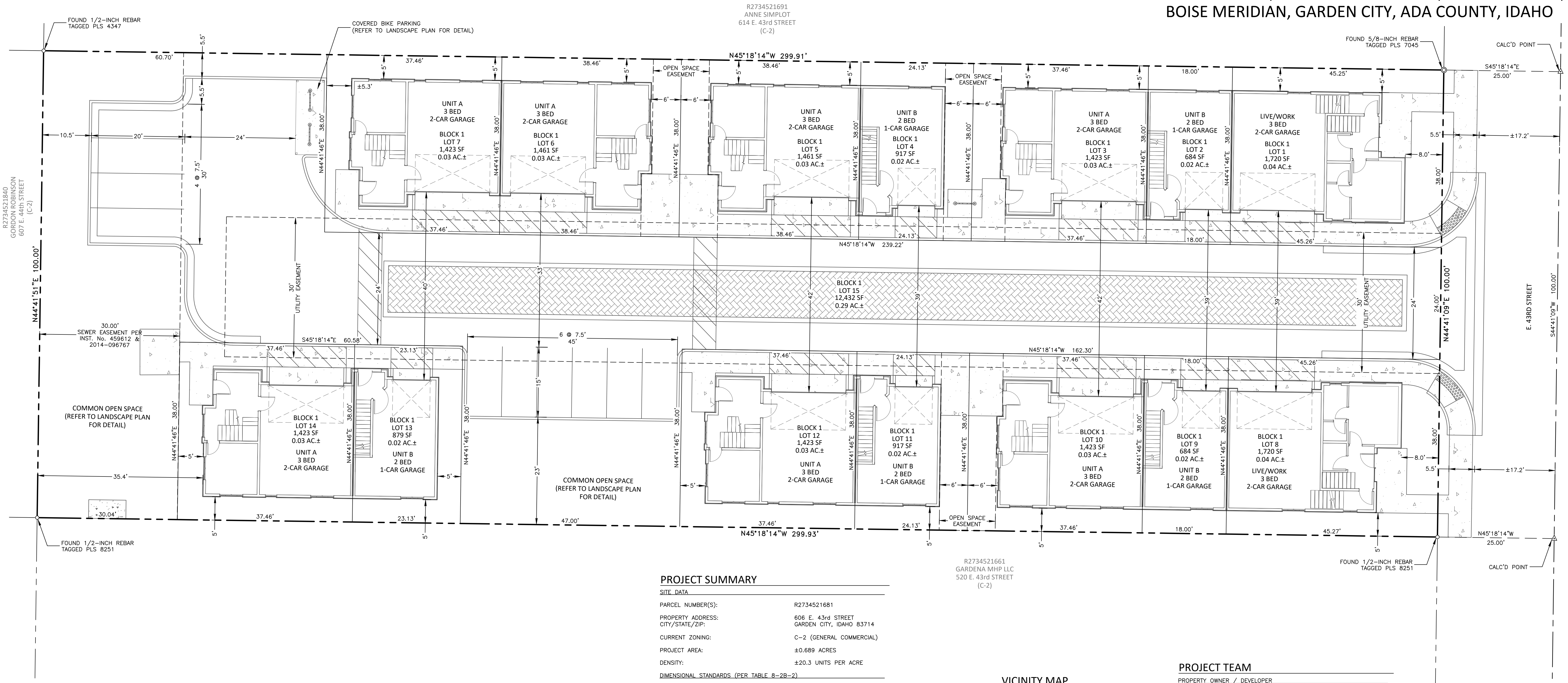
DESIGN REVIEW
APPROVED PLANS

Date: 04/15/2025

These plans have been reviewed for compliance with Garden City Code 8-4 and approved by the Garden City Design Review Committee. This review does not relieve the Owner, Design Professional, or the Contractor of the responsibility to design or construct these facilities in compliance with all current applicable federal, state and local laws, rules, regulations, or ordinance. Applicable permits to proceed with construction are required.

PRELIMINARY PLAT SHOWING RIVERVILLAS SUBDIVISION

A RE-PLAT OF LOT 11, BLOCK 18 OF FAIRVIEW ACRES
SUBDIVISION NO. 3 SITUATED IN THE SOUTHWEST 1/4
OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO



PROJECT SUMMARY

SITE DATA

PARCEL NUMBER(S):	R2734521681
PROPERTY ADDRESS:	606 E. 43rd STREET
CITY/STATE/ZIP:	GARDEN CITY, IDAHO 83714
CURRENT ZONING:	C-2 (GENERAL COMMERCIAL)
PROJECT AREA:	±0.689 ACRES
DENSITY:	±20.3 UNITS PER ACRE

DIMENSIONAL STANDARDS (PER TABLE 8-2B-2)

FRONT SETBACK:	5'
REAR SETBACK:	5'
INTERIOR SIDE SETBACK:	5'
STREET SIDE SETBACK:	5'
MAXIMUM LOT COVERAGE:	N/A
MINIMUM LOT AREA / DU:	N/A
MAXIMUM HEIGHT:	~
LIVE / WORK UNITS (2 UNITS)	
FLOOR 1:	343 SF DWELLING
FLOOR 2:	947 SF DWELLING
FLOOR 3:	770 SF DWELLING
TOTAL:	2,060 SF DWELLING
UNIT A (7 UNITS)	
FLOOR 1:	292 SF DWELLING
FLOOR 2:	798 SF DWELLING
FLOOR 3:	677 SF DWELLING
TOTAL:	1,767 SF DWELLING
UNIT B (5 UNITS)	
FLOOR 1:	93 SF DWELLING
FLOOR 2:	480 SF DWELLING
FLOOR 3:	498 SF DWELLING
TOTAL:	1,069 SF DWELLING
TOTAL UNITS:	14 UNITS

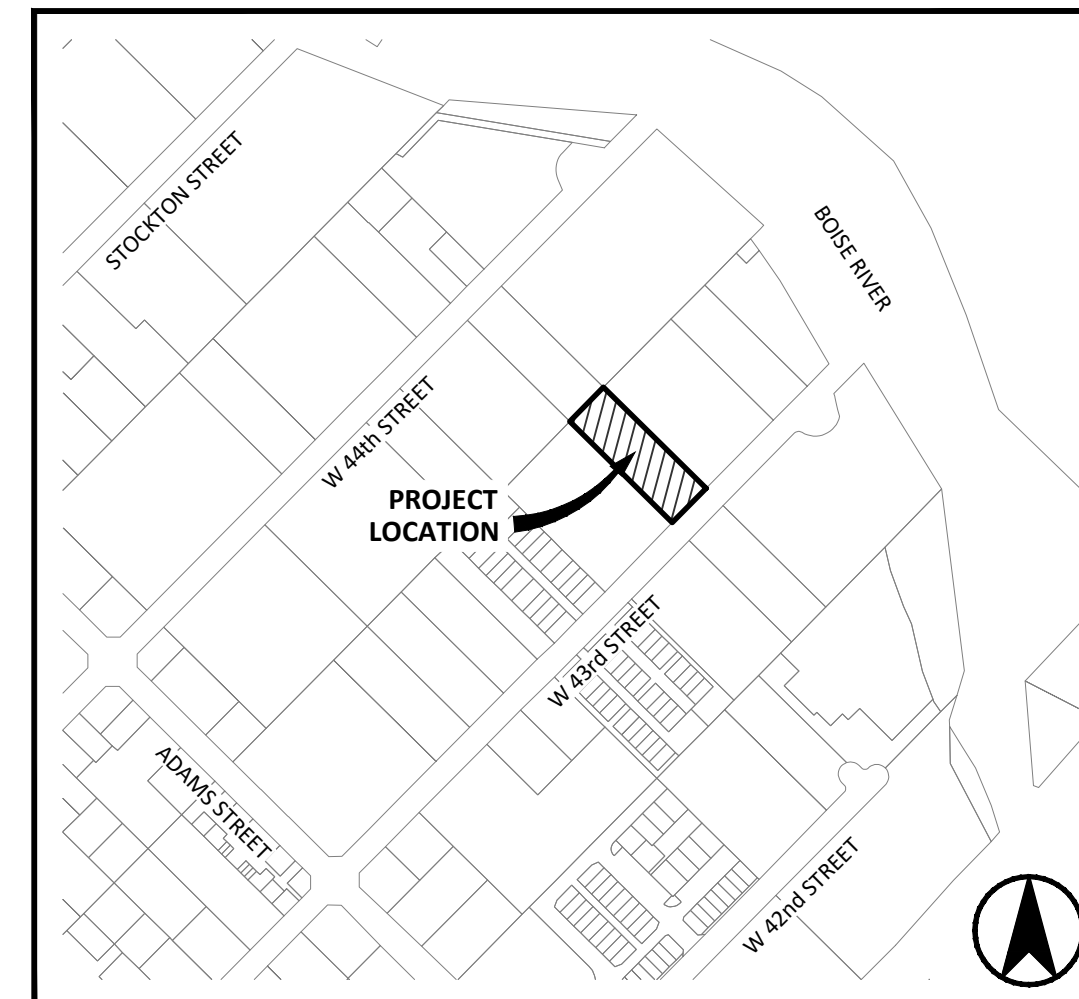
PARKING REQUIREMENTS

2 SPACES / UNIT:	28 STALLS
0.5 SPACES / UNIT (>10):	5 STALLS
0.1 SPACES / UNIT (<10):	5 STALLS
TOTAL SPACES REQUIRED:	33 STALLS

PARKING PROVIDED	
STANDARD (9'x15'):	5 STALLS
COMPACT (7.5'x20'):	5 STALLS
GARAGE (10'x20'):	23 STALLS
TOTAL STALLS PROVIDED:	33 STALLS

VICINITY MAP

NOT TO SCALE



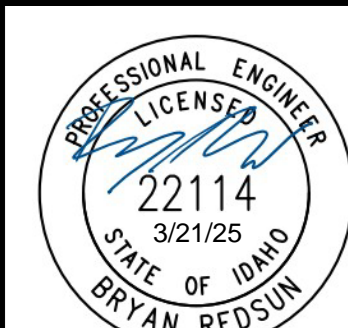
PROJECT TEAM

PROPERTY OWNER / DEVELOPER	
NAME:	BRUNDAGE BUNGALOWS LLC
ADDRESS:	6568 S. FEDERAL WAY, SUITE 168
CITY/STATE/ZIP:	BOISE, IDAHO 83716
ARCHITECT	
NAME:	GLANCEY ROCKWELL & ASSOCIATES
CONTACT:	DAVID GLANCEY, AIA
ADDRESS:	1257 W. RIVER STREET, SUITE 110
CITY/STATE/ZIP:	BOISE, IDAHO 83702
PHONE:	208.345.0566
EMAIL:	dglancey@grboise.com
ENGINEERING	
NAME:	KM ENGINEERING, LLP
CONTACT:	BRYAN REDSUN, P.E.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	bredsun@kmenllp.com

RIVERVILLAS SUBDIVISION GARDEN CITY, IDAHO PRELIMINARY PLAT - COVER

REVISIONS

NO.	ITEM	DATE
1	SUBDIVISION NAME CHANGE	1/24/25
2	SITE CHANGES PER CITY COMMENTS	3/11/25



DATE:	3/11/25
PROJECT:	24-122
SHEET NO.	PP1.0

PRELIMINARY PLAT NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
- LOT 15, BLOCK 1 IS A COMMON LOT WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

SURVEY CONTROL NOTES

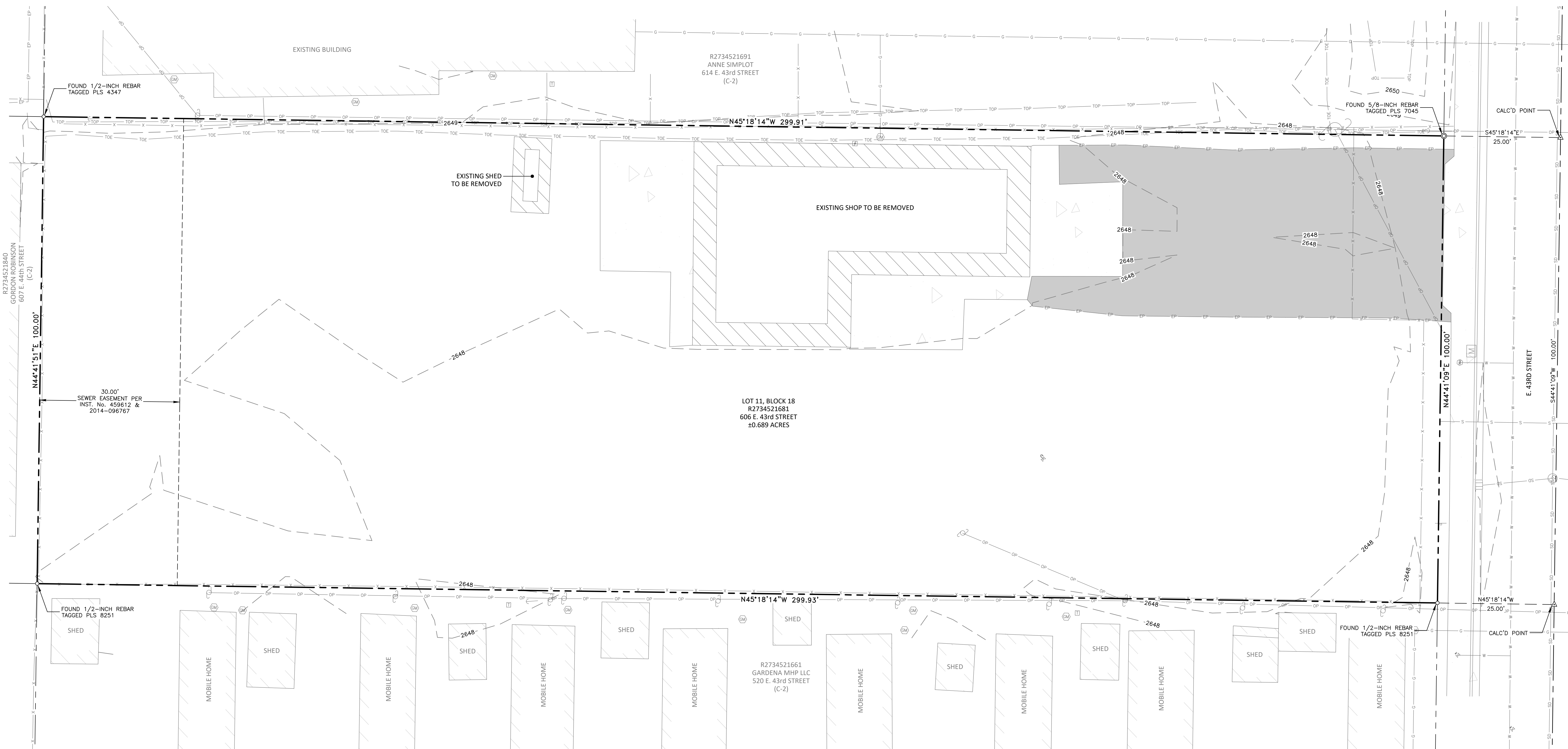
- THIS SURVEY WAS ADJUSTED TO THE NAD83 (2011) IDAHO WEST STATE PLANE COORDINATE SYSTEM AND SCALED TO GROUND. ELEVATIONS SHOWN HEREON ARE PER NAVD88 VERTICAL DATUM.

UTILITIES

UTILITIES	
WATER:	CITY OF GARDEN CITY
SEWER:	CITY OF GARDEN CITY
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
IRRIGATION:	THURMAN MILL DITCH COMPANY

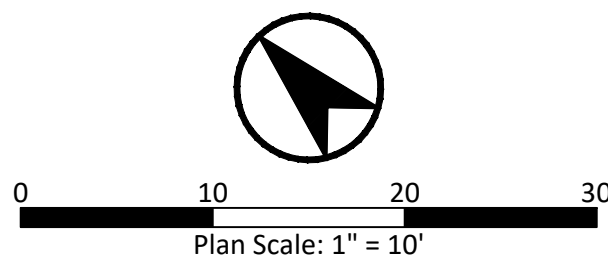
LEGEND

--- BOUNDARY LINE	
--- ADJACENT BOUNDARY LINE	
--- ROADWAY CENTERLINE	
--- LOT LINE	
--- EASEMENT LINE (AS NOTED)	
--- PROPOSED CONCRETE	
--- PROPOSED CONCRETE PAVERS	

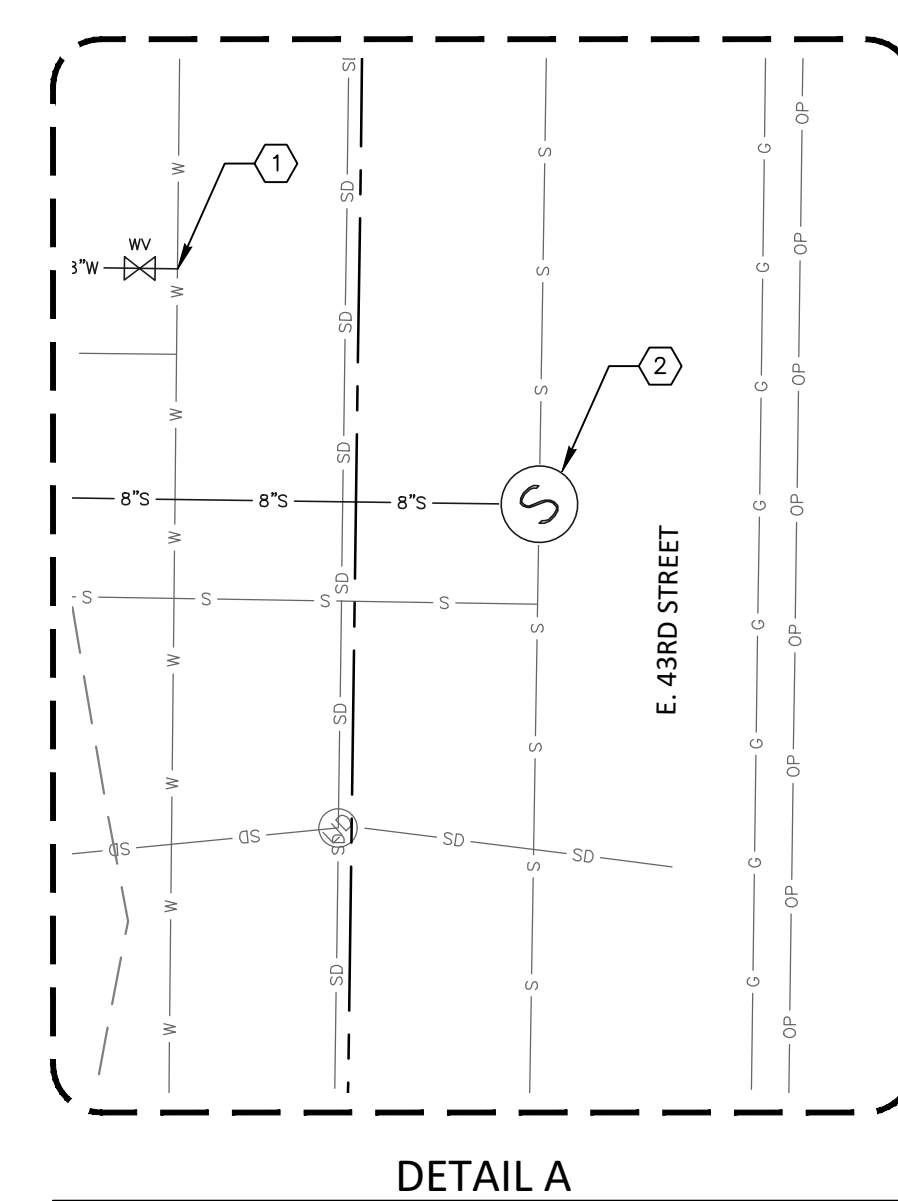
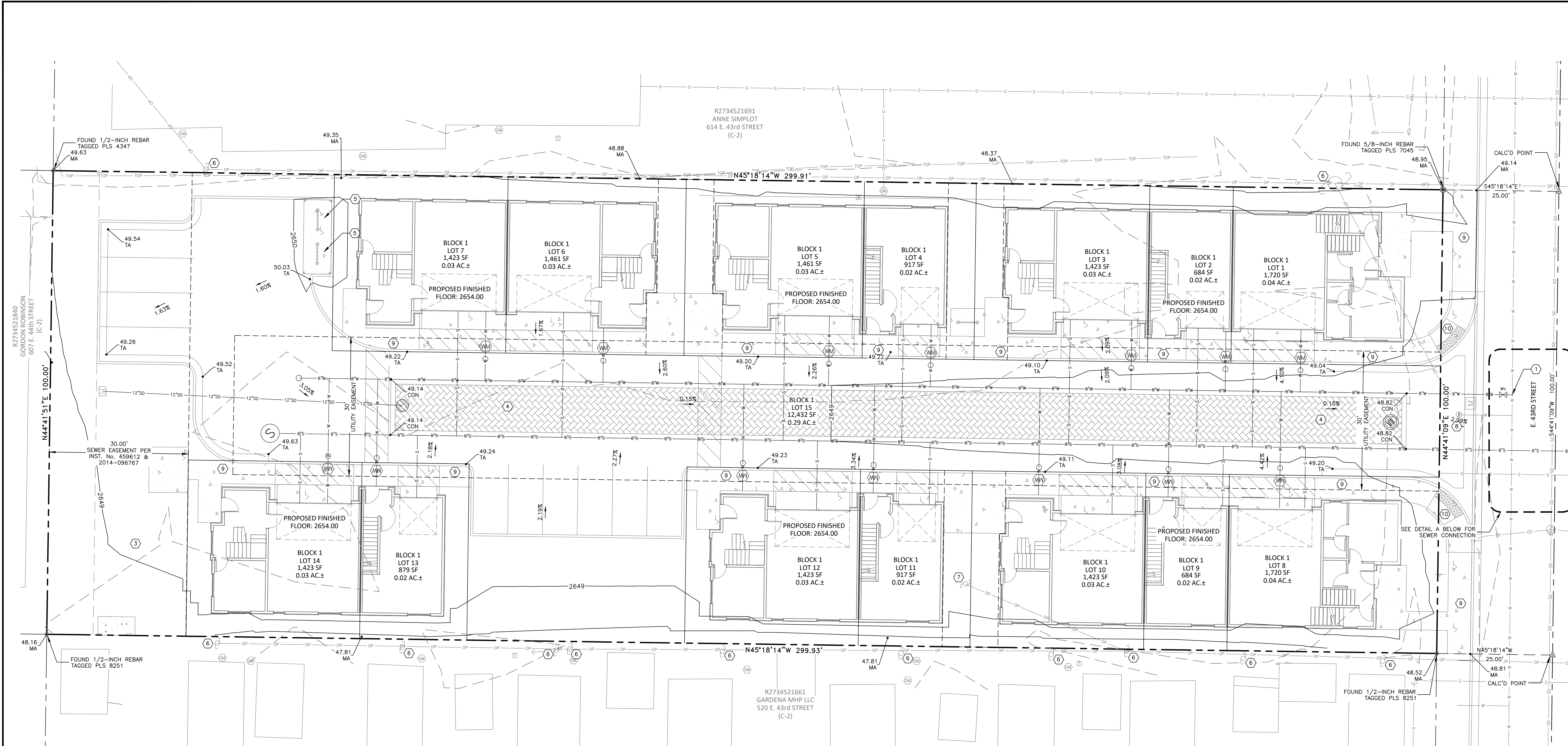


LEGEND

- | | |
|--|--------------------------|
| | BOUNDARY LINE |
| | ADJACENT BOUNDARY LINE |
| | ROADWAY CENTERLINE |
| | EASEMENT LINE (AS NOTED) |
| | WATER LINE |
| | SEWER LINE |
| | STORM DRAIN LINE |
| | GAS LINE |
| | FENCE LINE |
| | EDGE OF PAVEMENT |
| | OVERHEAD POWER LINE |
| | GAS METER |
| | UTILITY POLE |
| | STORM DRAIN MANHOLE |
| | DRAIN INLET |
| | WATER METER |

[illegible]

The logo for K&M Engineering features a large, bold, black 'k' and 'm' with a small 'E' in between. Below this, the word 'ENGINEERING' is written in a smaller, bold, black, sans-serif font. Underneath the company name, the address '5725 NORTH DISCOVERY WAY', 'BOISE, IDAHO 83713', and the phone number 'PHONE (208) 639-6939' are listed. The website 'kmengllp.com' is also provided. At the bottom of the logo section, there is a table with two rows: 'DATE:' and 'PROJECT:', each followed by a blank space and a date '3/11/25'. Below the table, the text 'SHEET NO.' is followed by 'PP1.1' in a large, bold, black font.



PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF GARDEN CITY. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN E. 43rd STREET. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF GARDEN CITY. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN E. 43rd STREET. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN AND WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY & CITY OF GARDEN CITY REQUIREMENTS.
- ANY PEDESTRIAN RAMPS, CROSSINGS AND PATHWAYS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
- SANITARY SEWER, WATER, STORM DRAINAGE, AND GRAVITY IRRIGATION FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED A PERMANENT PUBLIC UTILITY EASEMENT.
- THE PROPOSED PROJECT IS IN THE GARDEN CITY MAPPED FLOODPLAIN PER RESOLUTION NO. 1083-20.

LEGEND

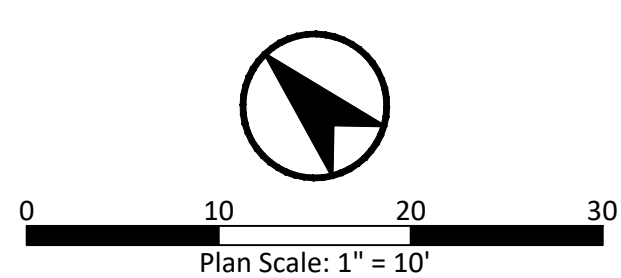
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT LINE (AS NOTED)
- WATER LINE
- SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- FENCE LINE
- EDGE OF PAVEMENT
- OVERHEAD POWER LINE
- GAS METER
- UTILITY POLE
- STORM DRAIN MANHOLE
- DRAIN INLET
- WATER METER

KEYNOTES (TYPICAL)

- CONNECT TO EXISTING WATER
- CONNECT TO EXISTING SEWER
- PROPOSED DOG PARK (REFER TO LANDSCAPE PLAN FOR DETAIL)
- PROPOSED STORM DRAIN PERMEABLE PAVERS
- PROPOSED BIKE RACKS (REFER TO LANDSCAPE PLAN FOR DETAIL)
- EXISTING POWER POLE TO REMAIN
- EXISTING POWER POLE TO BE REMOVED
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED CURB AND RAMP

SHEET NOTES

- ALL SPOT ELEVATIONS ARE TO THE TOP OF ASPHALT UNLESS NOTED AS FOLLOWS:
 - RIM
 - TA
 - CON
 - MA
 - FL
 - GB
 - SW
 - FG
 - TW
 - TBC
 - LP
 - HP
 - FF



RIVERVILLAS SUBDIVISION GARDEN CITY, IDAHO PRELIMINARY PLAT - UTILITY & GRADING PLAN		
REVISIONS		
NO.	ITEM	DATE
1	SUBDIVISION NAME CHANGE	1/24/25
2	SITE CHANGES PER CITY COMMENTS	3/11/25

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 3/11/25
PROJECT: 24-122
SHEET NO.
PP2.0

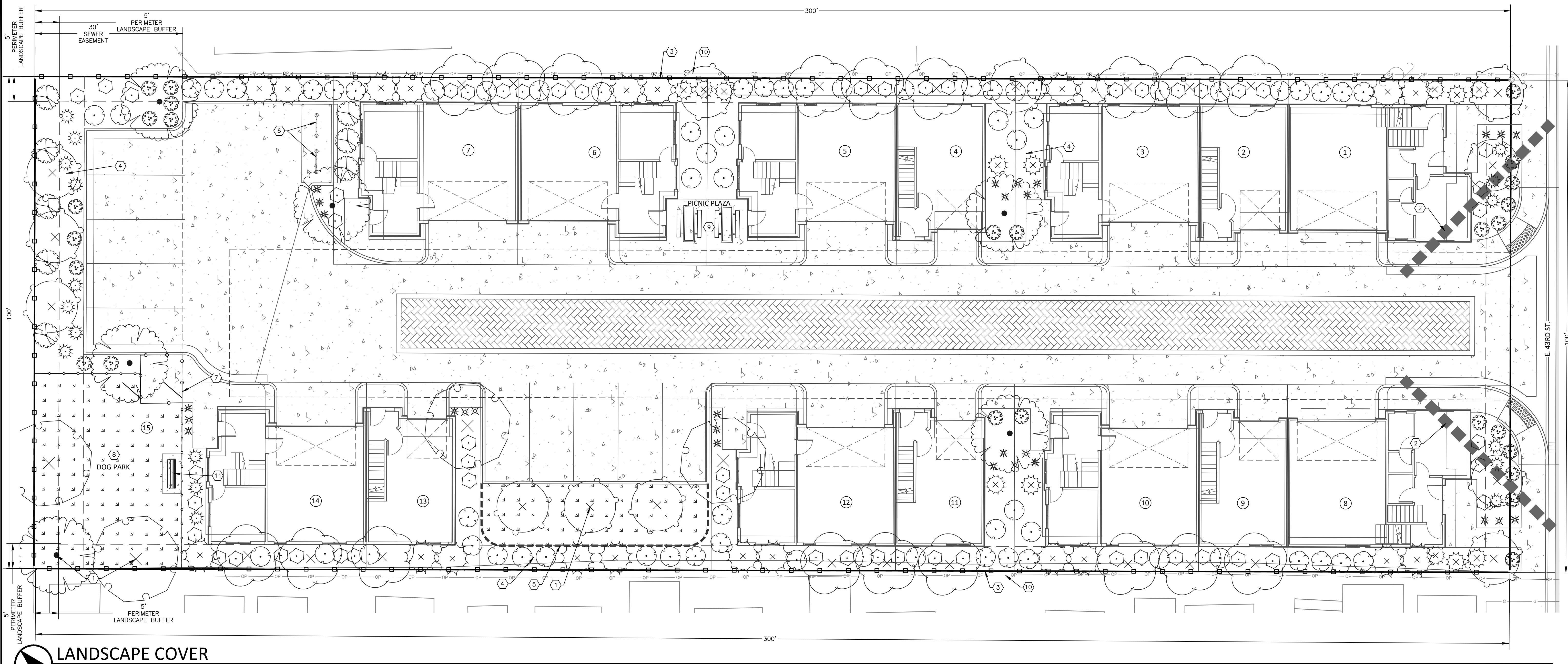


REVISIONS		DATE
NO.	ITEM	

43RD STREET TOWNHOMES GARDEN CITY, ID	
LANDSCAPE COVER	

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	MPH
DRAWN BY:	MPH
CHECKED BY:	AY
DATE:	OCT 24
PROJECT:	24-122
SHEET NO.	L1.0



LANDSCAPE COVER

0102030

Plan Scale: 1" = 10'

STREET TREE CALCULATIONS (1 TREE / 50 LF)				
STREET NAME	LF	CALCULATIONS	REQ	PRVD
E 43RD ST.	100	100 LF / 50	2	2
TOTAL STREET TREES				
2	2			
PERIMETER BUFFER TREE CALCULATIONS (1 TREE / 15 LF)				
LF	CALCULATIONS	REQ	PRVD	
700	700 LF / 15	47	47	
47				
TOTAL PERIMETER BUFFER TREES				
47				
TOTAL PARKING ISLAND TREES				
2				
INTERIOR LANDSCAPE CALCULATIONS				
MINIMUM 5% OF SITE AREA MUST BE LANDSCAPED AREAS. EXCLUDING BUFFERS AND PERIMETER LANDSCAPE BUFFERS				
AREA	CALCULATIONS	REQ (SF)	PRVD (SF)	
25,635 SF	25,635 * 5%	1,282	3,120	
LANDSCAPE AREA CALCULATIONS				
(1) TREE PER 1,000 SF AND (1) SHRUB PER 150 SF OF LANDSCAPE AREA				
AREA	CALCULATIONS	REQ	PRVD	
LANDSCAPE AREA 7,440 SF	TREES: 7,440 / 1,000	8	8	
	SHRUBS: 7,440 / 150	50	279	
		REQ	PRVD	
		59	61	
		REQ	PRVD	
		5	5	
TOTAL SITE TREES				
TREE SPECIES MIX				
MITIGATION REQUIREMENTS				
THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL				
BICYCLE PARKING CALCULATIONS (1 RACK = 5 STALLS)				
(.5) BIKE PARKING SPACE / FIRST 10 DWELLING UNITS				
(.1) BIKE PARKING SPACE / REMAINING DWELLING UNITS				
CALCULATIONS	REQ	PRVD		
10 UNITS (.5) + 4 UNITS (.1)	5	10		
BICYCLE PARKING SPACE TOTAL				
5	10			
NOTE: SEE OPEN SPACE EXHIBIT FOR OPEN SPACE CALCULATIONS.				

GROUND COVER CALCULATIONS				
NAME	MATURE WIDTH	QUANTITY	COVERAGE EACH (SF)	TOTAL COVERAGE (SF)
COLUMNAR BLUE ATLAS CEDAR, NOOTKA CYPRESS	8'	21	50.27	1055.67
TATARIAN DOGWOOD, LIMELIGHT HYDRANGEA	6'	38	28.3	1075.4
DOUBLE KNOCKOUT ROASE, EULALIA GRASS	4'	48	12.6	604.8
BIRCHLEAF SPIREA, LITTLE BLUE STEM, CREEPING PHLOX	3'	96	7.1	681.6
SALVIA	2'	28	3.1	86.8
TOTAL SODDED AREAS				1681
TOTAL GROUND COVERAGE				5185.27
TOTAL LANDSCAPE				7238
PERCENT GROUND COVERAGE				71.64%

- GENERAL LANDSCAPE NOTES
1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.

2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ACHD LANDSCAPE NOTES
1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.

2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

3. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL ACHD CURBS AND/OR ATTACHED SIDEWALK, UNLESS PLANTED WITHIN THE PARKSTRIP. ALL TREES PLANTED IN PARKSTRIP SHALL BE CENTERED.

- KEY NOTES (TYPICAL) (#)
1. INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.

2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.

3. PRIVACY FENCE. OWNER TO SELECT COLOR. SEE REFERENCE PHOTO L2.0-04

4. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.

5. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L2.0-01.

6. BIKE RACK. SEE CALCULATION TABLE AND L2.0-03

7. 4' OPEN VISION METAL FENCE AND GATE. SEE KEYNOTE #8 AND L2.0-07

8. DOG PARK.

9. PICNIC PLAZA WITH TABLE. SEE L2.0-06. MODEL AND COLOR SUBJECT TO CHANGE.

10. OVERHEAD POWER LINE. DO NOT PLANT CLASS II TREE WITHIN 25' OF THE LINE.

11. BENCH. MODEL AND COLOR SUBJECT TO CHANGE. SEE L2.0-05

- GENERAL IRRIGATION NOTES
1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM.

2. COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.

3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.

4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.

5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

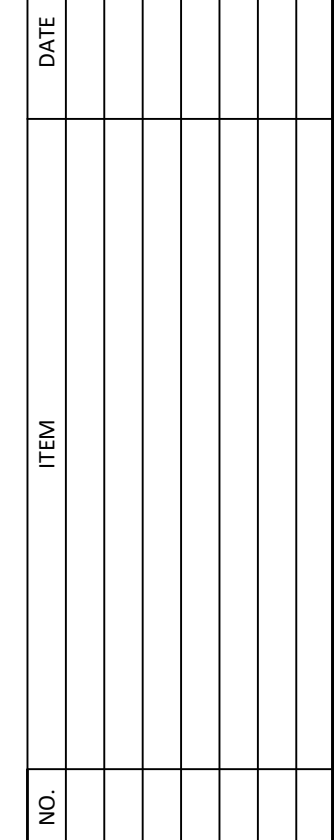
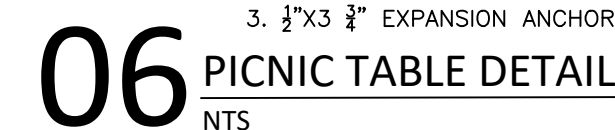
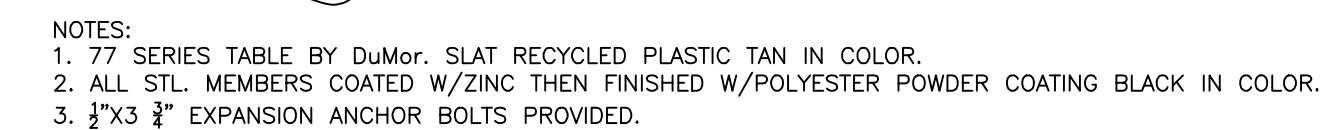
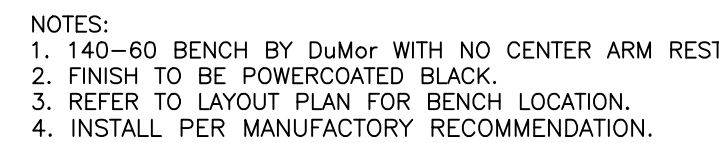
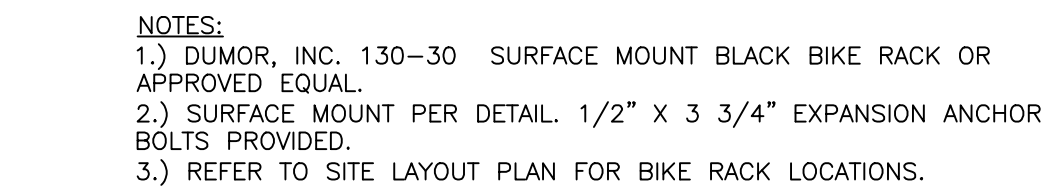
PLANT SCHEDULE				
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW CLASS
DECIDUOUS TREES				
	4	ACER TRUNCATUM X PLATANOIDES 'JFS--KW187' URBAN SUNSET® MAPLE	3" CAL. B&B	35'X20' CLASS II
	12	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' COLUMNAR SWEET GUM	2" CAL. B&B	25'X15' CLASS II
	18	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	2" CAL. B&B	15'X15' CLASS I
	6	ZELKOVA SERRATA 'JFS--KW1' CITY SPRITE® JAPANESE ZELKOVA	2" CAL. B&B	25'X20' CLASS II
EVERGREEN TREES				
	21	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR	6"-8" B&B	15'X8' EVERGREEN
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
SHRUBS				
	8	CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD	2 GAL.	6'X6'
	30	HYDRANGEA PANICULATA 'LIMELIGHT' TM LIMELIGHT HYDRANGEA	2 GAL.	6'X6'
	35	ROSA X 'DOUBLE KNOCKOUT' (RED) RED DOUBLE KNOCKOUT ROSE	2 GAL.	4'X4'
	53	SPIRAEA BETULIFOLIA 'TOR' WHITE FROST™ BIRCHLEAF SPIREA	2 GAL.	3'X3'
PERENNIALS				
	26	PHLOX SUBULATA 'EMERALD BLUE' EMERALD BLUE CREEPING PHLOX	1 GAL.	.5'X3'
	28	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	2'X2'
GRASSES				
	13	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL.	5'X4'
	17	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM	1 GAL.	3'X3'
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	
SOD/SEED				
	1,681 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD	

DESIGN REVIEW
APPROVED PLANS
04/14/2025

Please note that plans have been prepared for compliance with Idaho Title 24 and approved by the Garden City Design Review Committee. The review does not ensure the design, design implementation, or the construction of the project complies with all applicable laws, codes and rules and the City, its agencies or contractors are not responsible for compliance with all applicable laws, codes and rules.

LANDSCAPE CONSULTANT

KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengllp.com



43RD STREET | TOWNHOMES

GARDEN CITY, ID

LANDSCAPE DETAILS

m
ER IN G
COVERY WAY
D 83713
639-6939
com

	MPH
	MPH
	AY
OCT 24	
24-122	

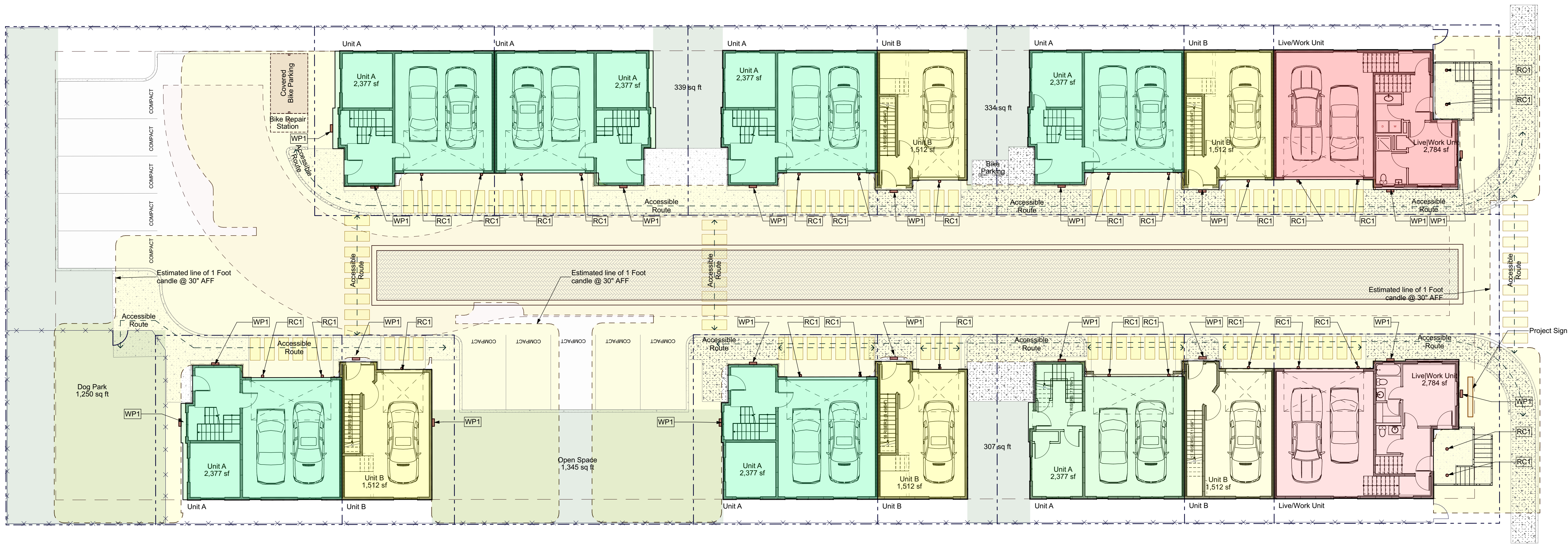
FOR ENTITLEMENT APPROVAL ONLY



K&M
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

SIGN BY:	MPH
DRAWN BY:	MPH
CHECKED BY:	AY
DATE:	OCT 24
PROJECT:	24-122
SHEET NO.	

2.0



Site Plan
SCALE: 3/32" = 1'-0"

Exterior Illumination

RC-1 - Recessed Downlight

Lithonia Lighting WF6
6" Wafer LED Recessed Downlight
10'-0" Mounting Height
Illuminated area: 15.3' diameter .9 foot candles

WP-1 - Surface Mounted Wall Pack

Lithonia Lighting ARC2 LED
14" x 5" Wall mounted architectural wall luminaire
12'-0" Mounting Height
Illuminated area: 26' x 40' 1.0 average foot candles

Live/Work Unit
2,250 sf

Unit A
1,800 sf

Unit B
1,400 sf

Code Study

Site Data

Address: 606 East 43rd Street
Garden City, ID 83714
Parcel: R2734521681
Area: .69 Acres (29,999 sq ft)
Use: Existing
Proposed: Commercial, Repair Shop
Townhomes

Building Data

Area: 29,767 sq ft
Units:
Unit A (7) 2,377 sq ft 16,639 sq ft
Unit B (5) 1,512 sq ft 7,560 sq ft
Live/Work Unit (2) 2,784 sq ft 5,568 sq ft
Total 14 Units 29,767 sq ft

Automobile Parking

Required:
2 spaces/unit x14 28.0
.5 spaces/unit (first 10) x10 5.0
.1 space/unit (remaining) x5 .4
Total 33.4 Spaces

Provided:
Compact (7.5' x 20') 5
Compact (9' x 15') 5
Garage (10' x 20') 23
Total 33 Spaces

Bicycle Parking

Required: 14 covered + 5
Provided:
Standard Covered (2' x 6') 14 Unit Garage
Standard Covered (2' x 6') 5 On Site
Standard (2' x 6') 5
Total 24 Spaces



DESIGN REVIEW
APPROVED PLANS
Date: 04/14/2025

Please print these plans as required by the provisions of the Idaho State Code and approved by the Garden City Planning Commission. This review does not release the design engineer, architect, or the contractor of the responsibility to design or construct these facilities in compliance with all current applicable laws, rules and local laws, rules, regulations or ordinances. Applicability permits to proceed with construction are required.

MARK	DATE	DESCRIPTION

Glancey ♦ Rockwell & Associates

Architecture • Planning

1257 West River Street, suite 110 | Boise, Idaho 83702
p. 208.345.0566 208.345.1718 | e. office@grboise.com

Riverview Villas

Townhome Development
606 East 43rd Street
Garden City, Idaho 83714

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CHECKED BY: DG

SCALE: AS NOTED

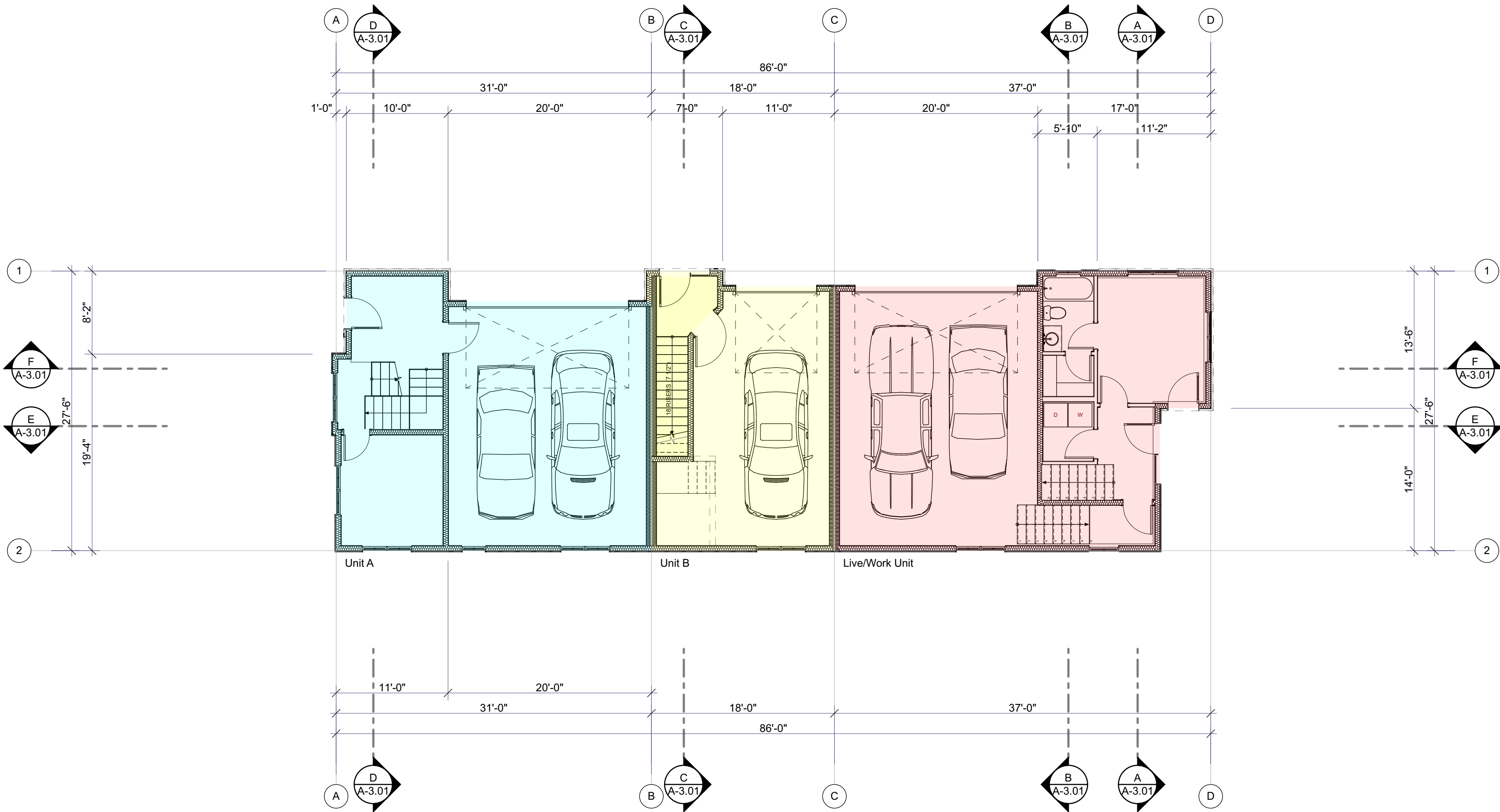
DATE: 12/22/2024

PROJECT NO: 24-009

SHEET TITLE

Site Plan

A-0.01



1st Floor Plan
SCALE: 1/8" = 1'-0"



2nd Floor Plan
SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION

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Architecture • Planning

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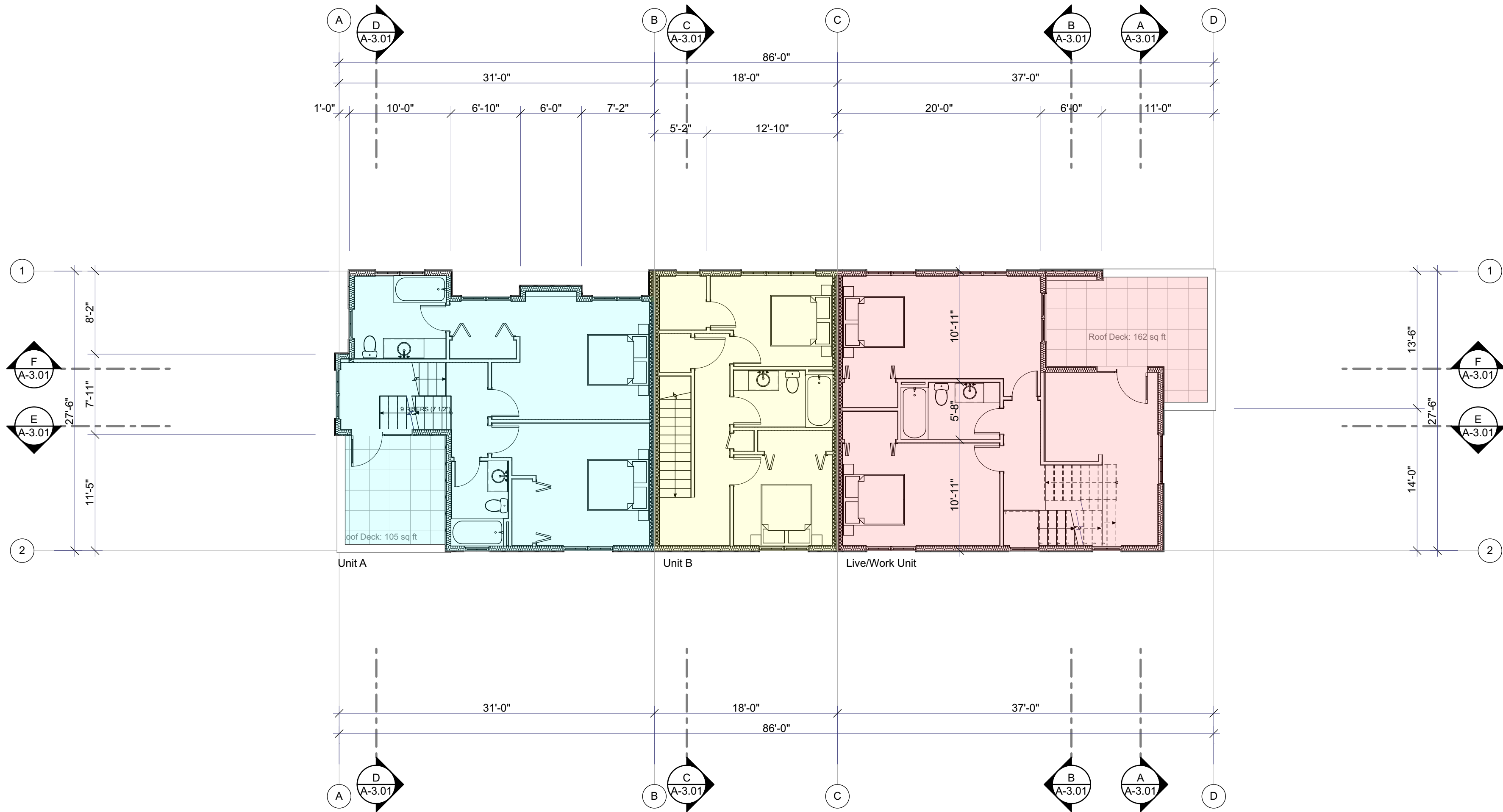
SHEET TITLE

1st & 2nd Floor Plan

Building Type 1

A-1.01

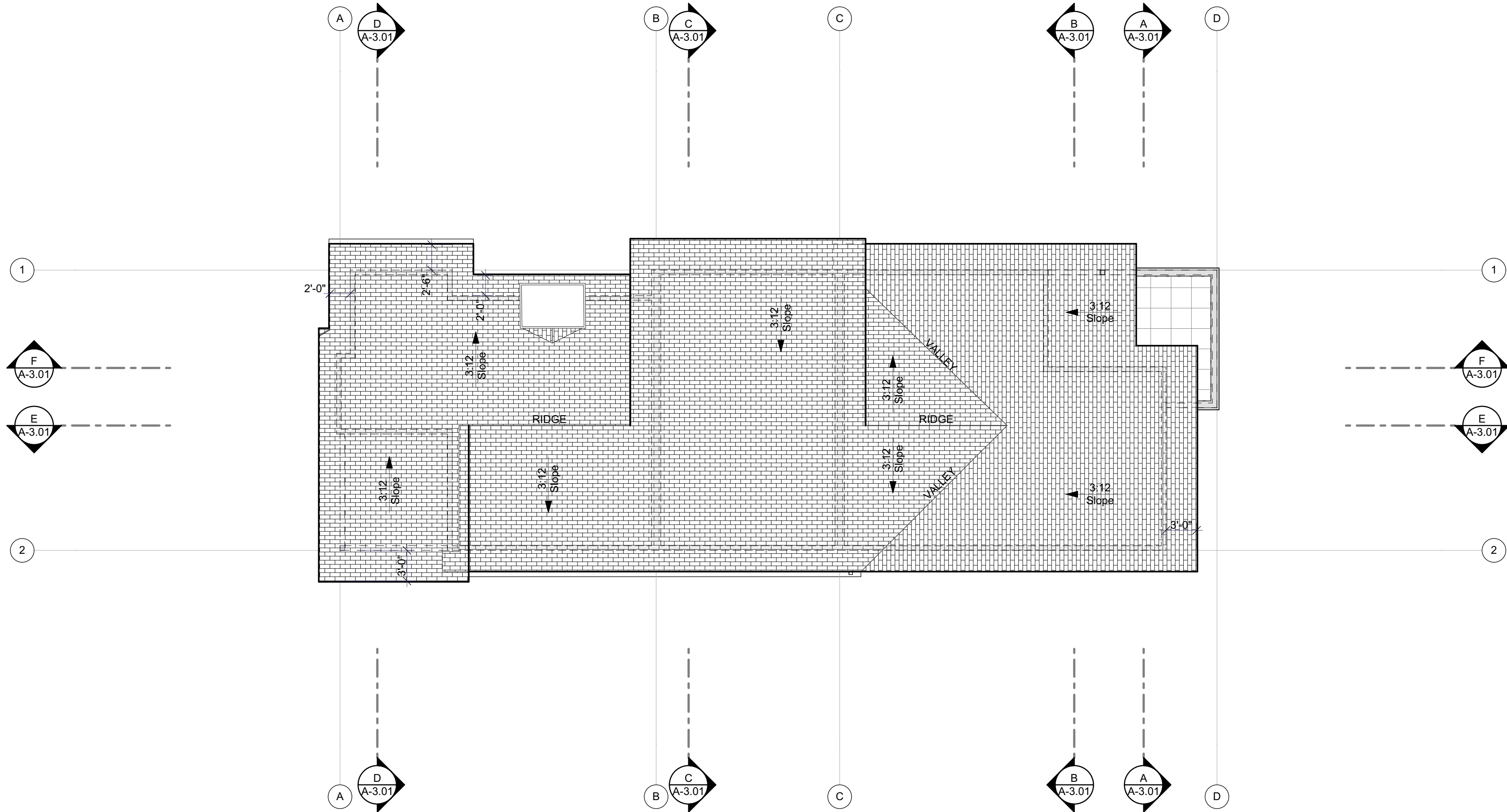




Building Type 1

3rd Floor Plan

SCALE: 1/8" = 1'-0"



Building Type 1

Roof Plan

SCALE: 1/8" = 1'-0"

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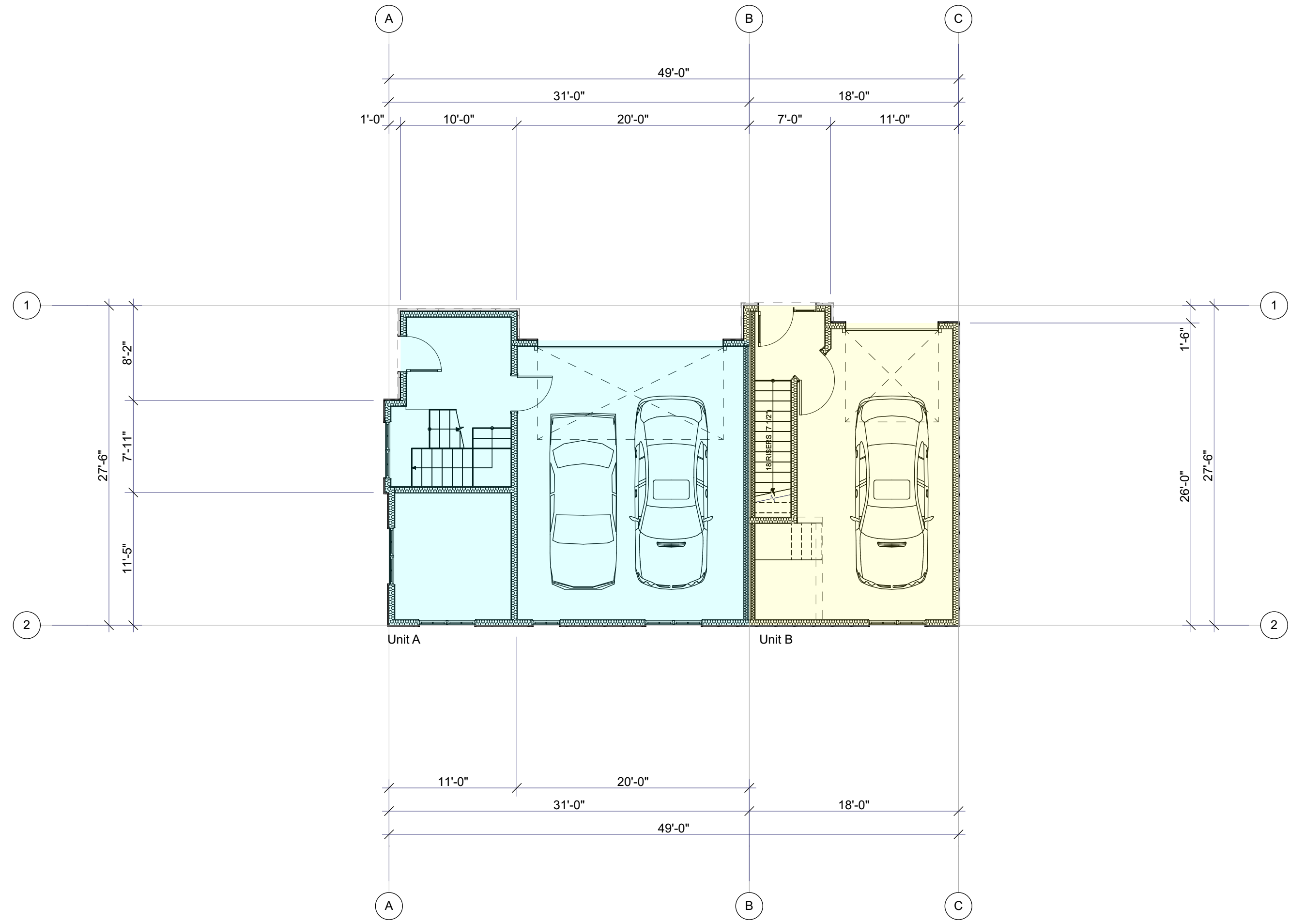
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PROJECT NO:	24-009
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3rd Floor & Roof Plan
Building Type 1

A-1.02



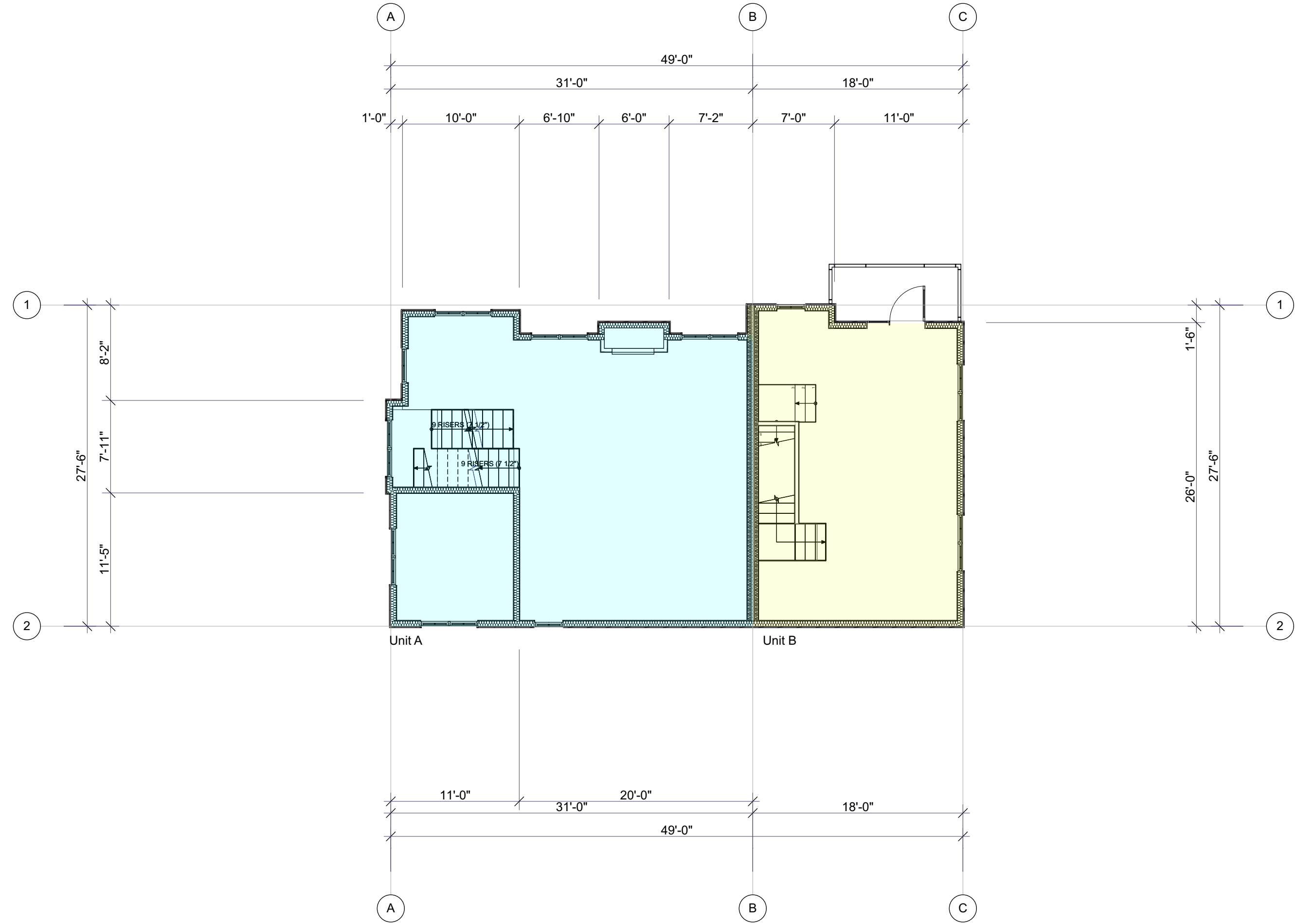
These plans have been reviewed for compliance with Garden City Code 8 and approved by the Garden City Design Review Committee. This review does not release the design engineer from liability for the completion of all the requirements in the code or otherwise. These plans are intended to be used for construction only and are not to be used for any other purpose. The design engineer is responsible for the design and construction of the project and for the completion of all the requirements in the code or otherwise. The design engineer is responsible for the design and construction of the project and for the completion of all the requirements in the code or otherwise.



1st Floor Plan

SCALE: 1/8" = 1'-0"

Building Type 2



2nd Floor Plan

SCALE: 1/8" = 1'-0"

Building Type 2



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Townhome Development

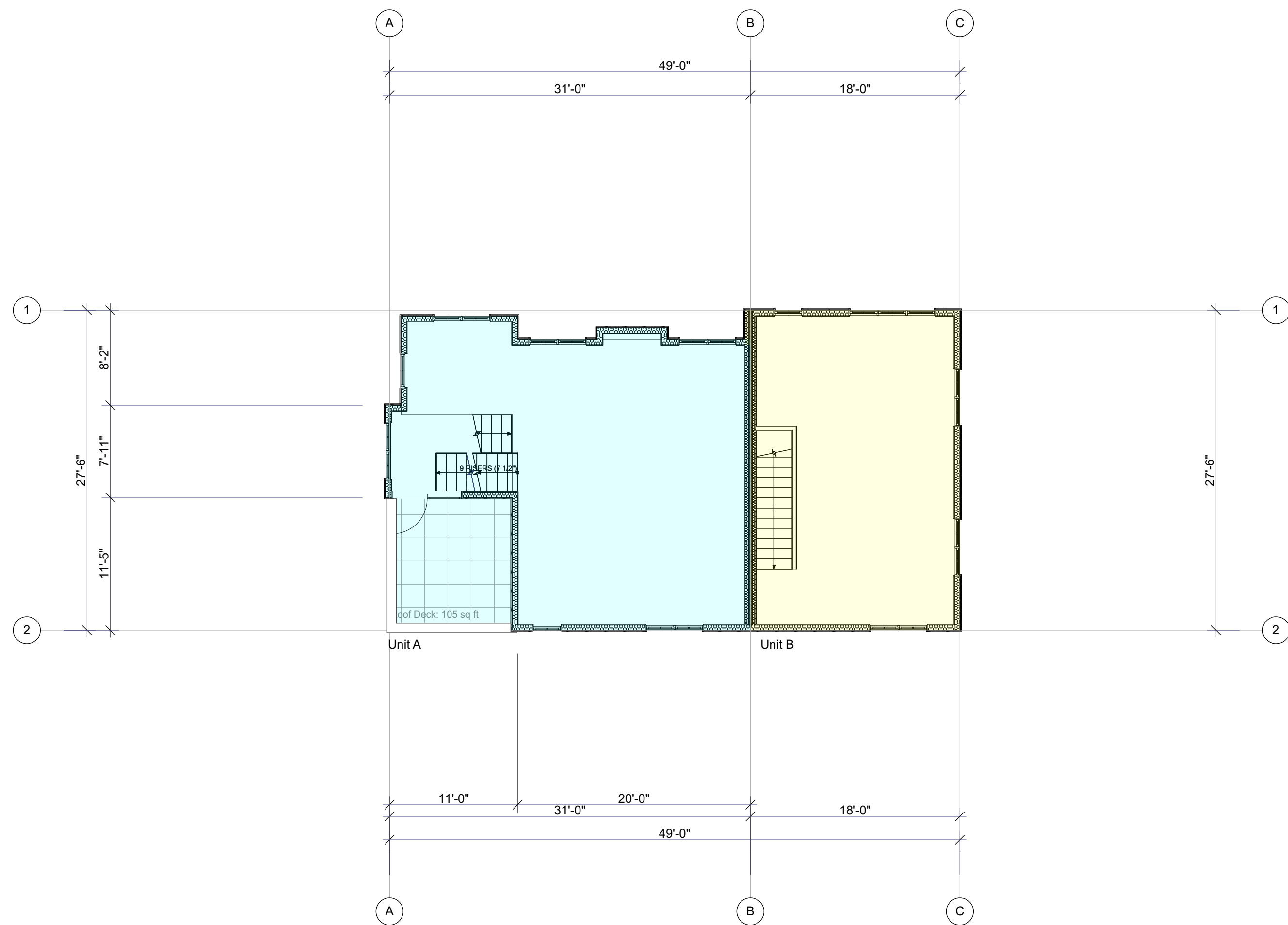
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SHEET TITLE	

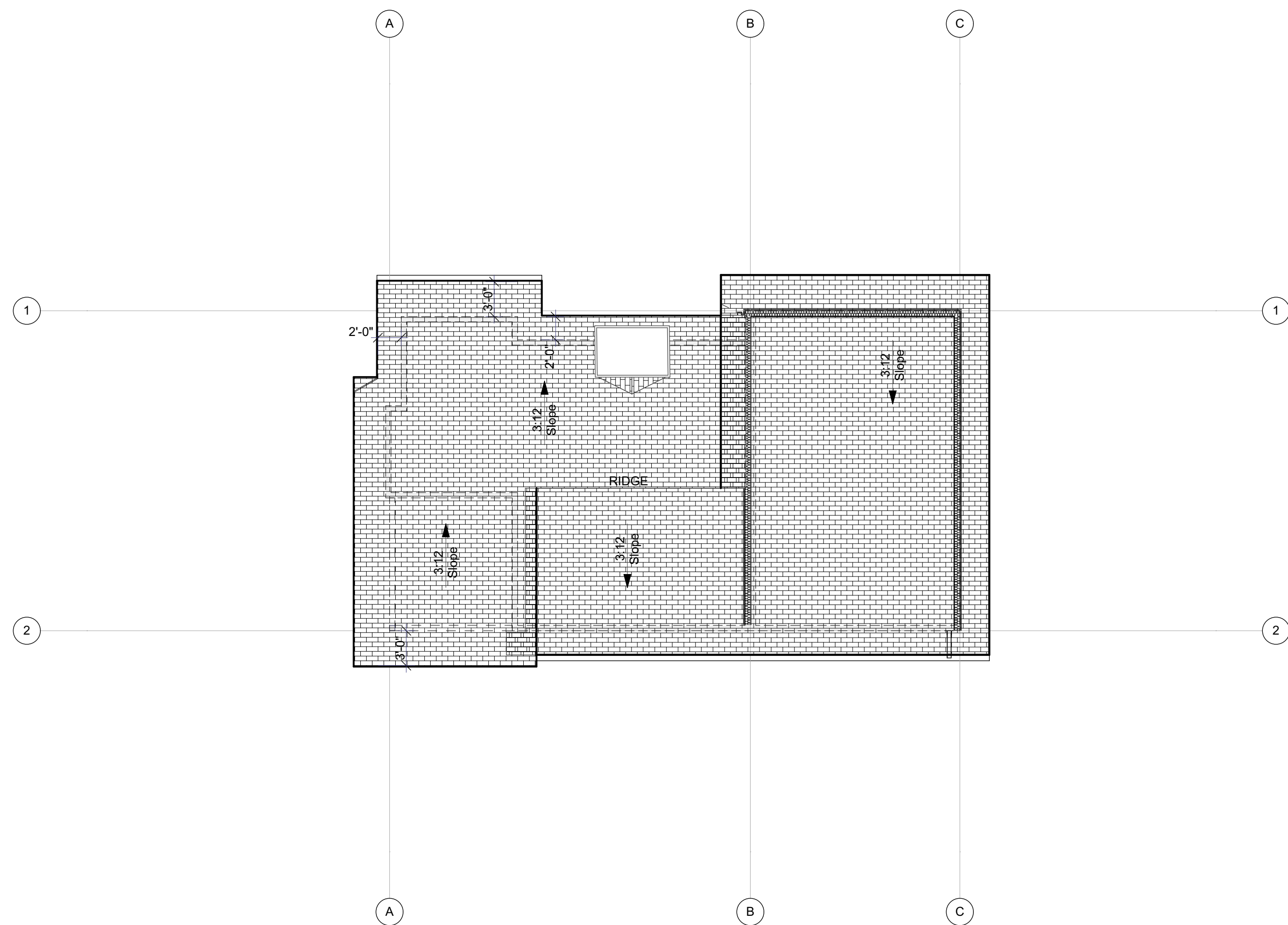
1st & 2nd Floor Plan
Building Type 2

A-1.03



3rd Floor Plan

SCALE: 1/8" = 1'-0"



Roof Plan

SCALE: 1/8" = 1'-0"

[illegible]

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PROJECT NO:	24-009
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SHEET TITLE

3rd Floor & Roof Plan

Building Type 2

A-1.04



DESIGN REVIEW
APPROVED PLANS
04/14/2025

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A T B T C T D T E T F

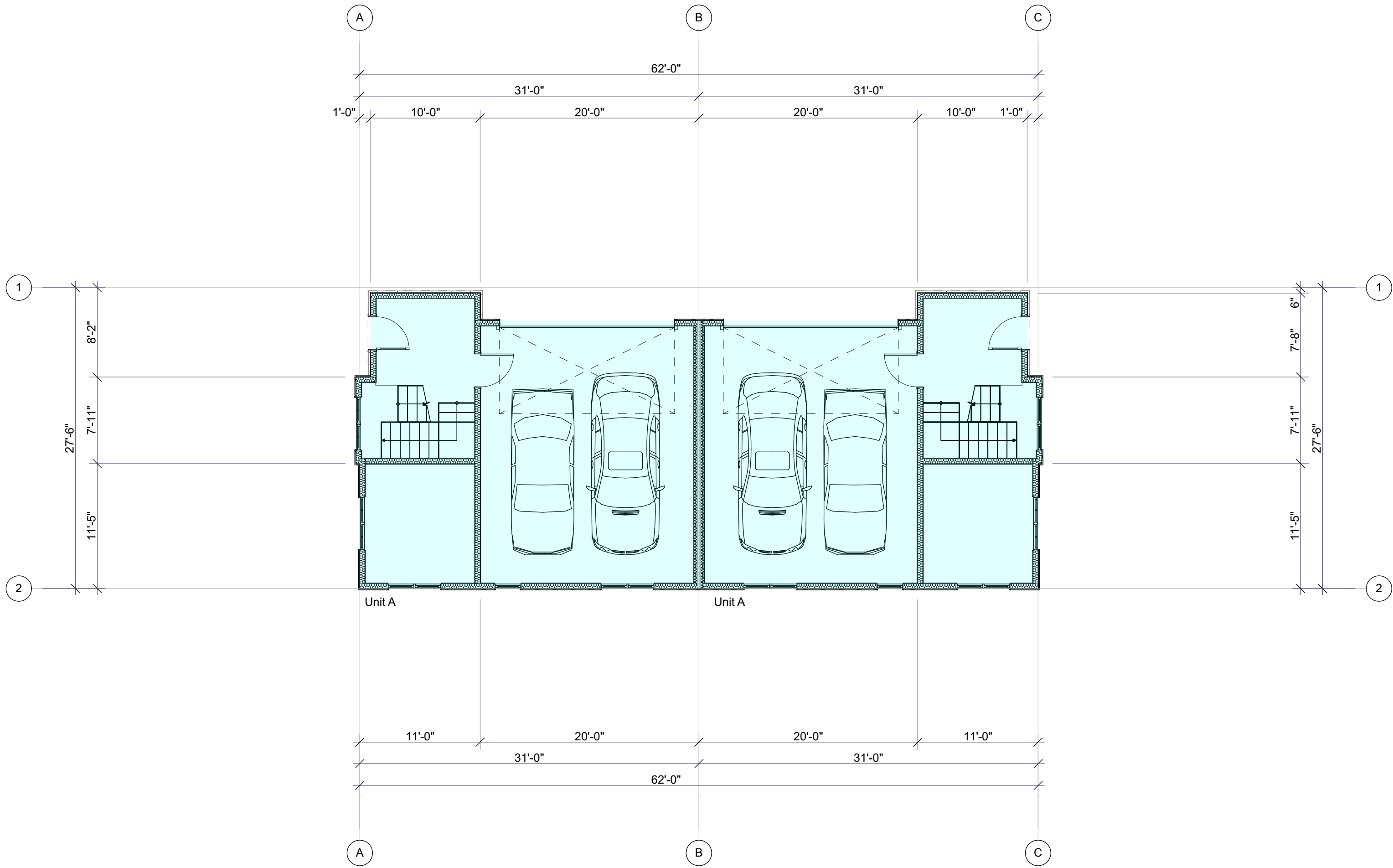
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2

3

4

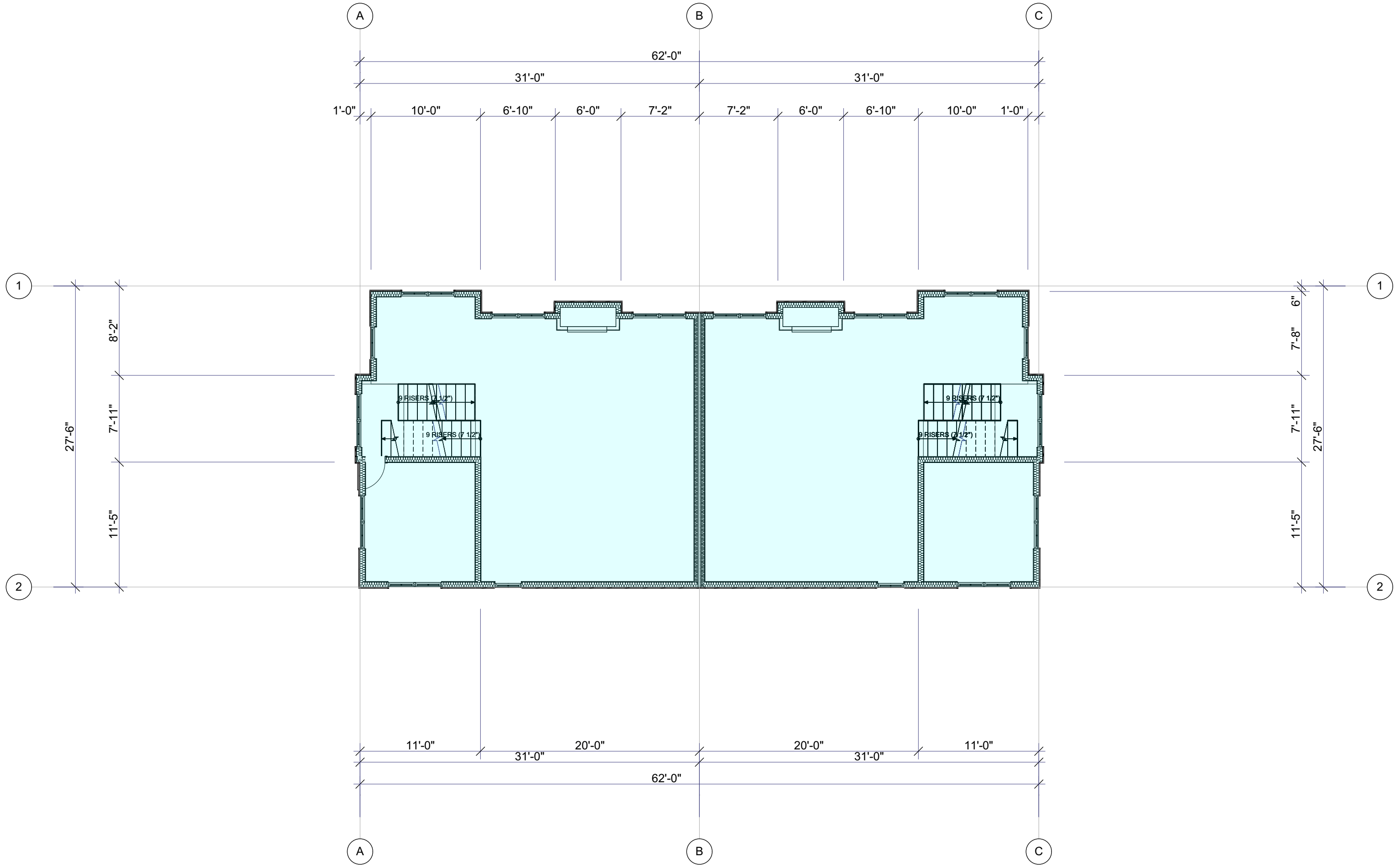
5



Building Type 3

1st Floor Plan

SCALE: 1/8" = 1'-0"



Building Type 3

2nd Floor Plan

SCALE: 1/8" = 1'-0"

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SHEET TITLE

1st & 2nd Floor Plan
Building Type 3

A-1.05

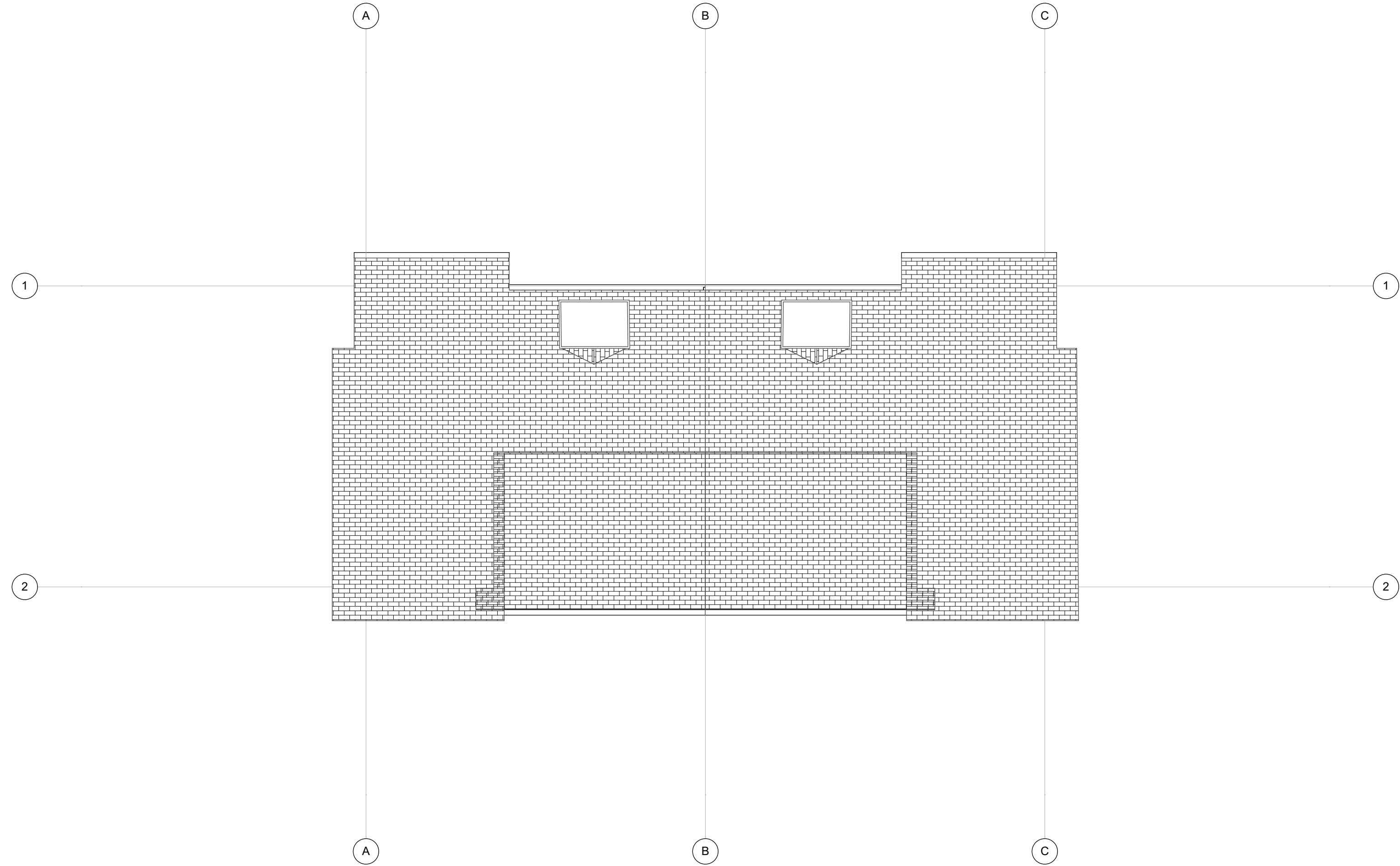




Building Type 3

3rd Floor Plan

SCALE: 1/8" = 1'-0"



Building Type 3

Roof Plan

SCALE: 1/8" = 1'-0"



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PROJECT NO:	24-009

SHEET TITLE

1st & 2nd Floor Plan
Building Type 3

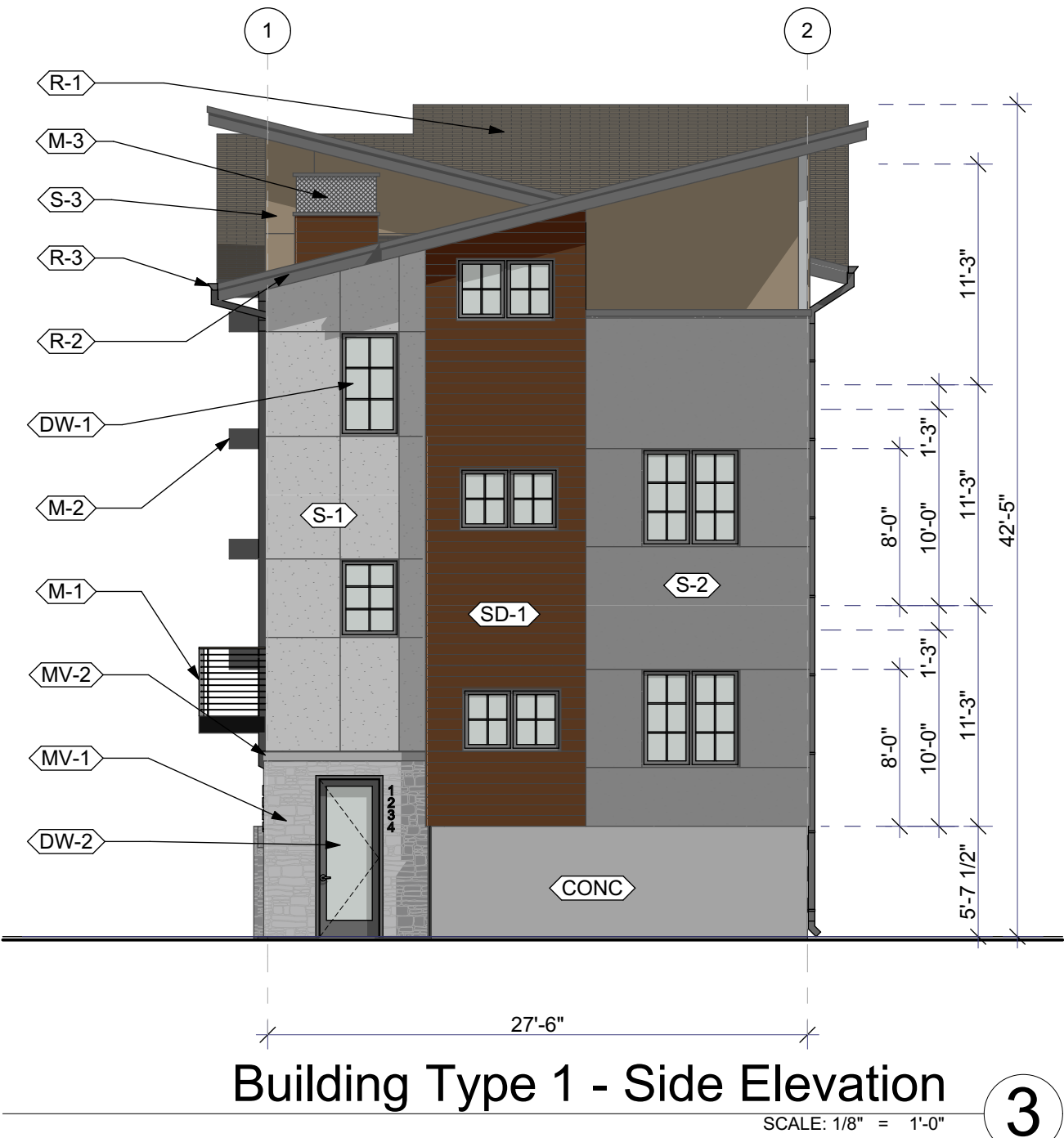
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Building Type 1 - Front Elevation

SCALE: 1/8" = 1'-0"

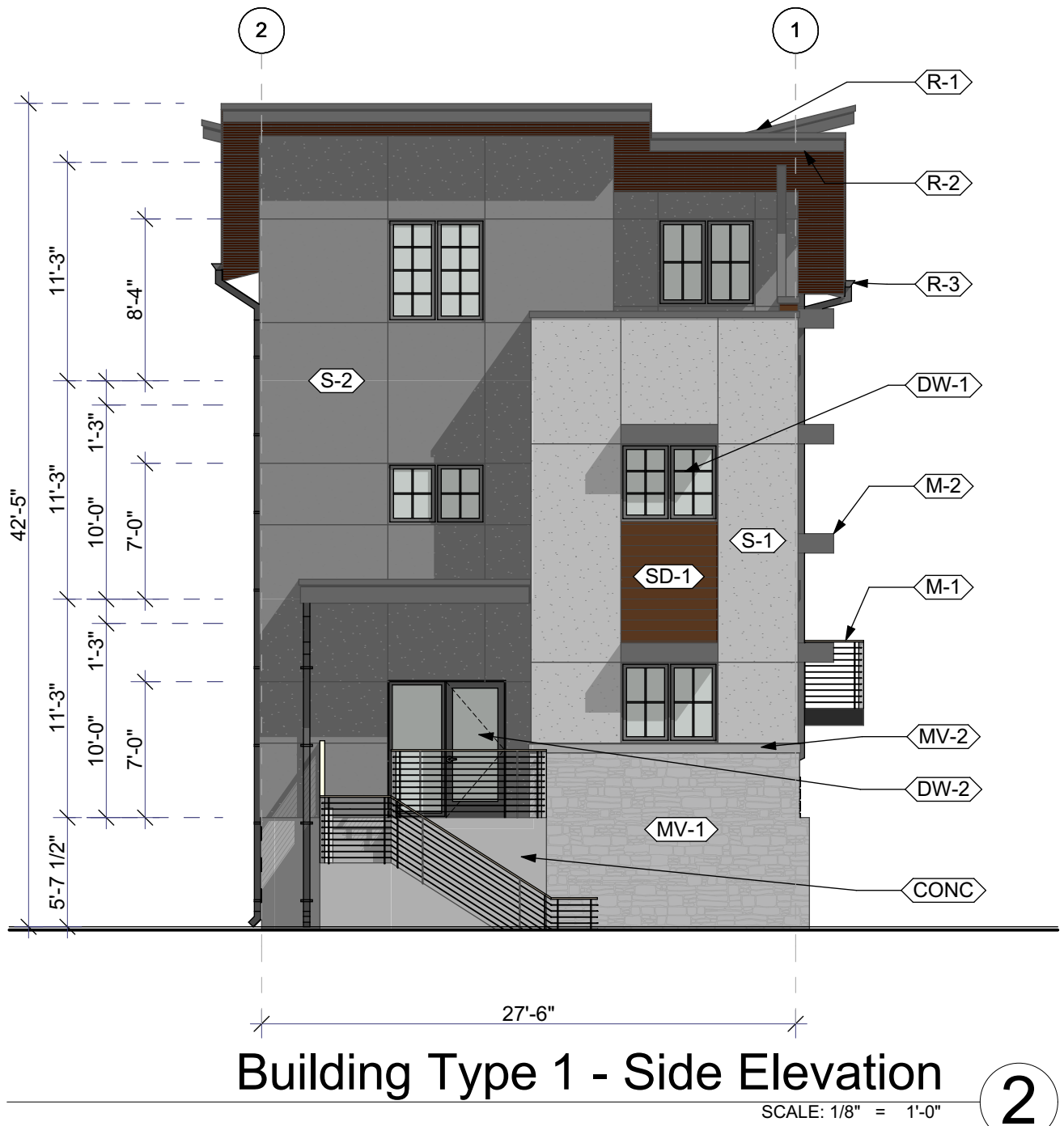
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Building Type 1 - Side Elevation

SCALE: 1/8" = 1'-0"

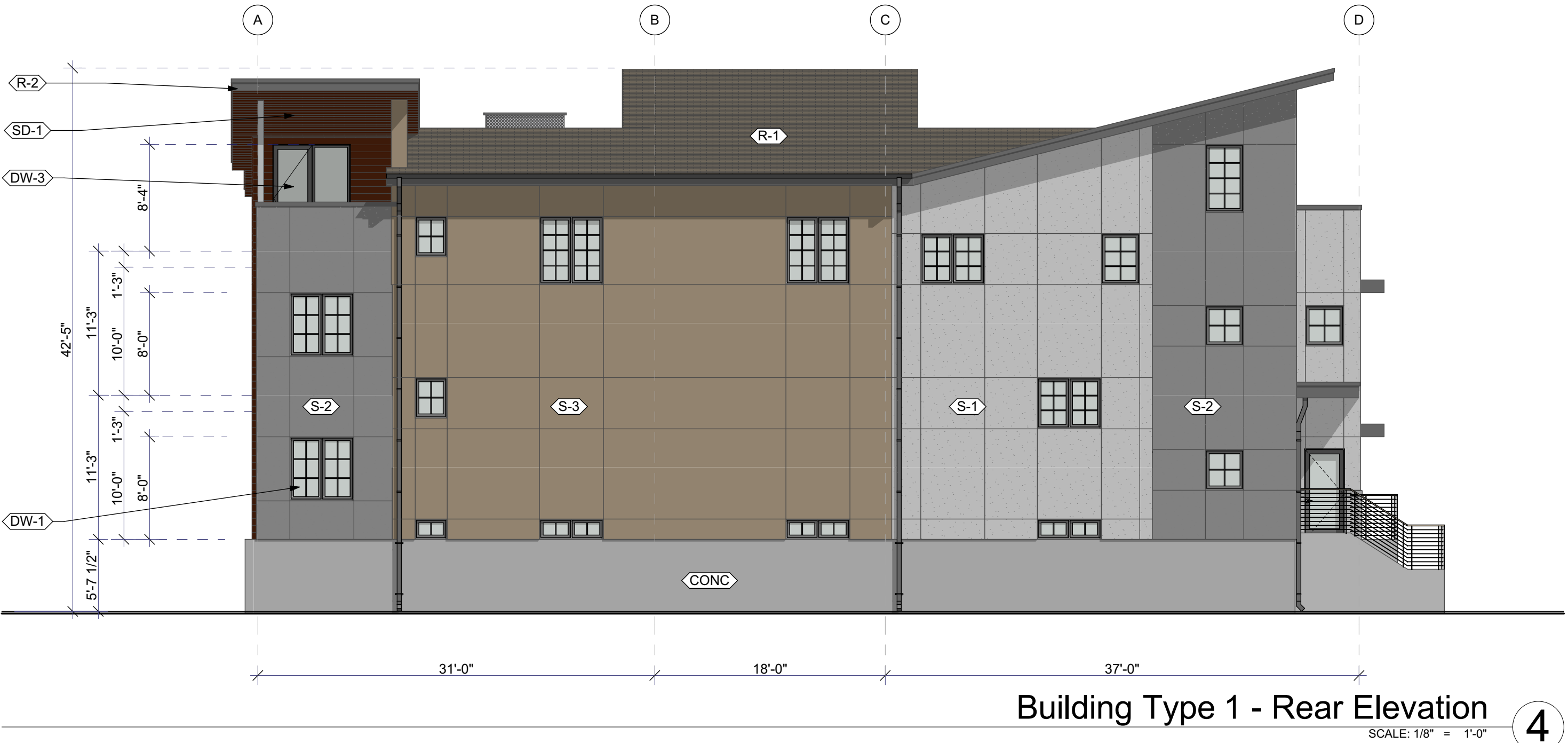
3



Building Type 1 - Side Elevation

SCALE: 1/8" = 1'-0"

2



Building Type 1 - Rear Elevation

SCALE: 1/8" = 1'-0"

4

- Exterior Finishes**
- Wall Finishes:**
- SD-1 Siding. Cementitious siding with 6" exposure, Prime & Paint, color to match Sherwin Williams "Java SW6090"
 - S-1 Stucco, field color. Exterior 3 part stucco wall finish with integral color to match Sherwin Williams "Lazy Gray SW 6254"
 - S-2 Stucco, field color. Exterior 3 part stucco wall finish with integral color to match Sherwin Williams "Dovetail SW 7018"
 - S-3 Stucco, field color. Exterior 3 part stucco wall finish with integral color to match Sherwin Williams "Serengeti Grass SW 9116"
 - MV-1 Masonry Veneer. Fully adhered manufactured masonry veneer. Basis of Design: Eldorado Stone, Roughcut "Falling Spring"
 - MV-2 Masonry Wainscot Sill. Manufactured stone masonry accessories. Basis of Design: Eldorado Stone, Split-Edge Wainscot Sill "Grey Sky"
 - CONC Concrete Wall. Exposed footing natural concrete with sack smooth finish.
- Roofing:**
- R-1 Architectural Shingles. CertainTeed Landmark, Color: "Moire Black"
 - R-2 Fascia. Prime trim 5/4 fascia o/ structural subfascia, Prime & Paint, color to match Sherwin Williams "Peppercorn SW7674"
 - R-3 Gutters. K-style seamless gutter & box downspouts, integrated color selected from manufacturer's full line to match Sherwin Williams "Peppercorn SW7674"
- Metals:**
- M-1 Metal/Wire Railing System. Galvanized steel aircraft cables @ 3" o.c. with powder paint posts & top rail, color to match Sherwin Williams "Peppercorn SW7674"
 - M-2 Metal Awnings. Prefabricated metal awnings, basis of design: Sharcs Aluminum Fabricated Awnings, color to match Sherwin Williams "Peppercorn SW7674"
 - M-3 Chimney Enhancer. Prefabricated metal chimney enhancer with powder paint finish. Color to match Sherwin Williams "Peppercorn SW7674"
- Doors/Windows:**
- DW-1 Windows. Vinyl windows, basis of design: Alside "Fairfield 80 Series" Color "Black"
 - DW-2 Entry Door. Fiberglass exterior entry door with sidelight where shown on elevations, basis of design: Masonite "Performance Door System"
 - DW-3 Sliding Door. Vinyl sliding patio door, basis of design: Alside "Promenade Sliding Door Series" Color "Black"
 - DW-4 Overhead Door. Flush finish residential garage door w/ narrow glazed panels in vertical window column placement. Basis of design: Overhead Door Company, "Thermacore Model 5740" color "Black"

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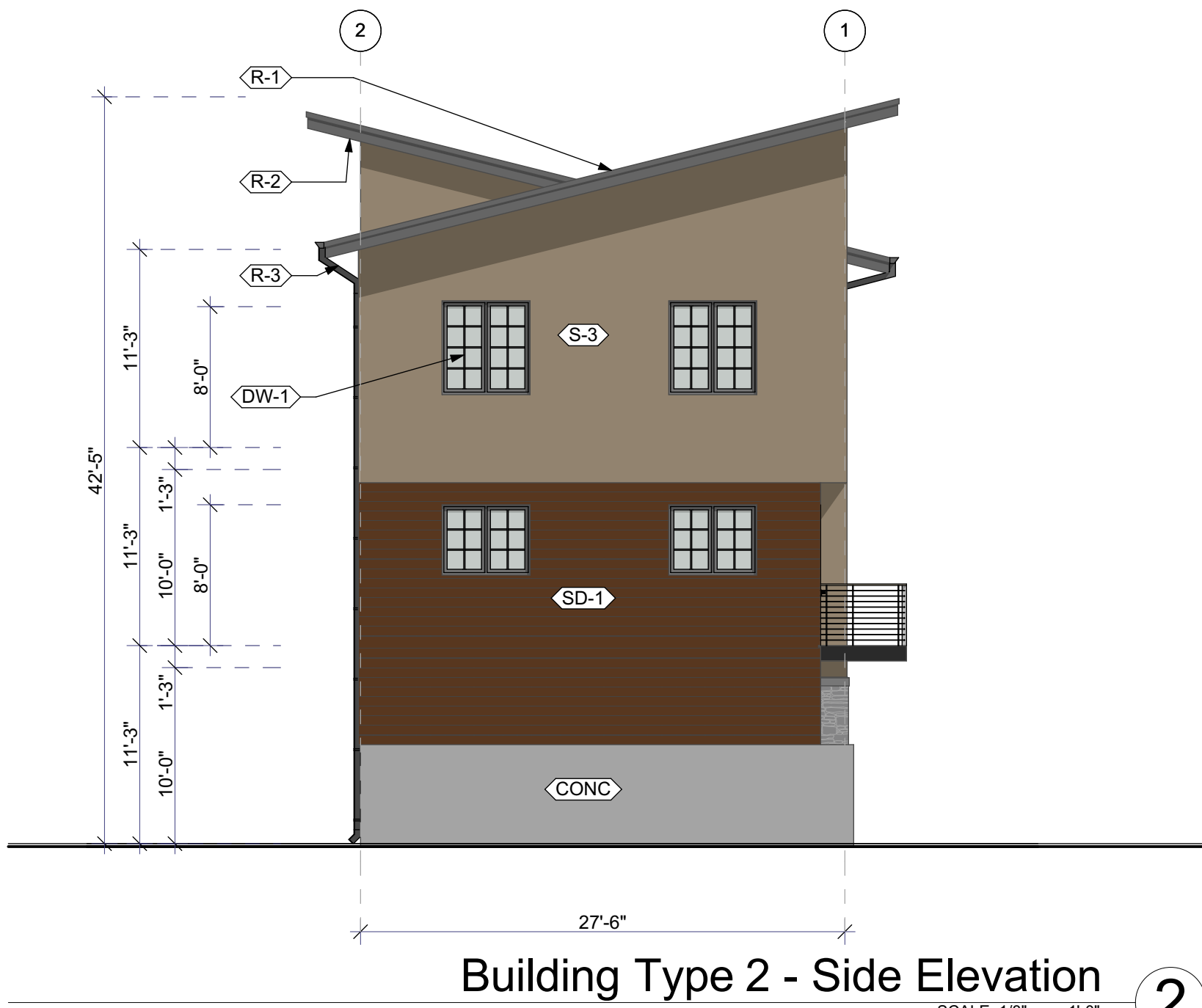
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DATE:	12/22/2024
PROJECT NO:	24-009

SHEET TITLE

Elevations
Building Type 1

A-2.01

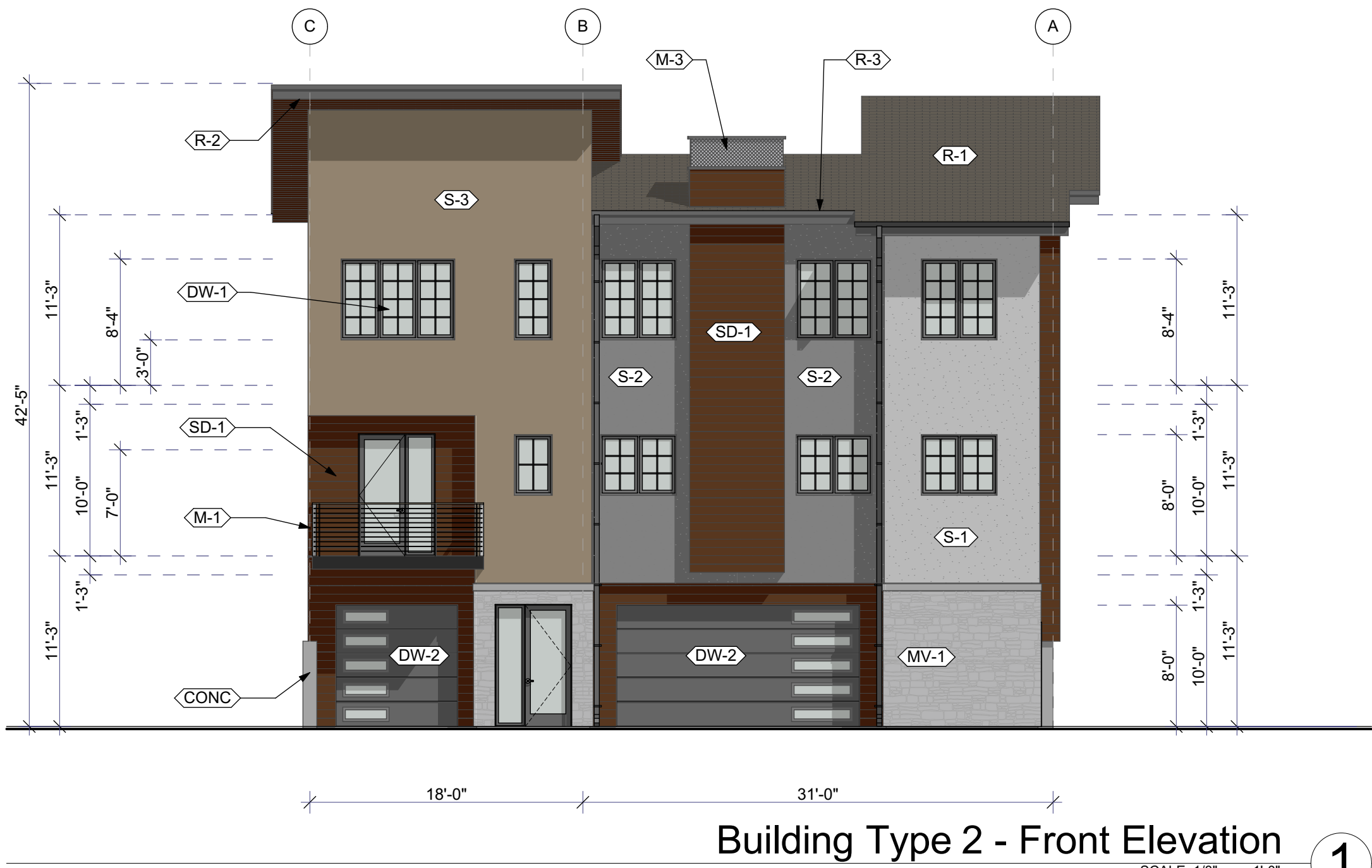




Building Type 2 - Side Elevation

SCALE: 1/8" = 1'-0"

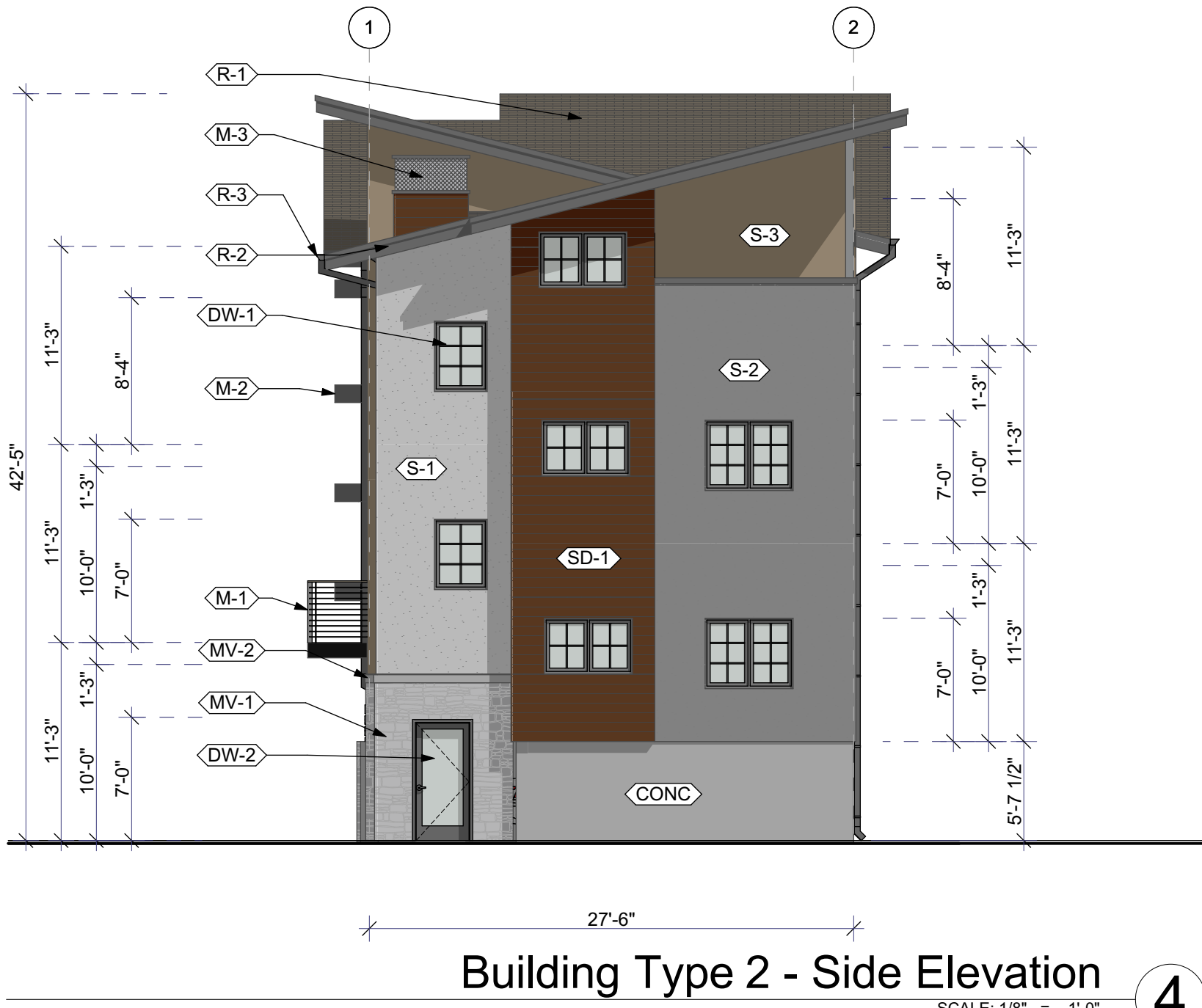
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Building Type 2 - Front Elevation

SCALE: 1/8" = 1'-0"

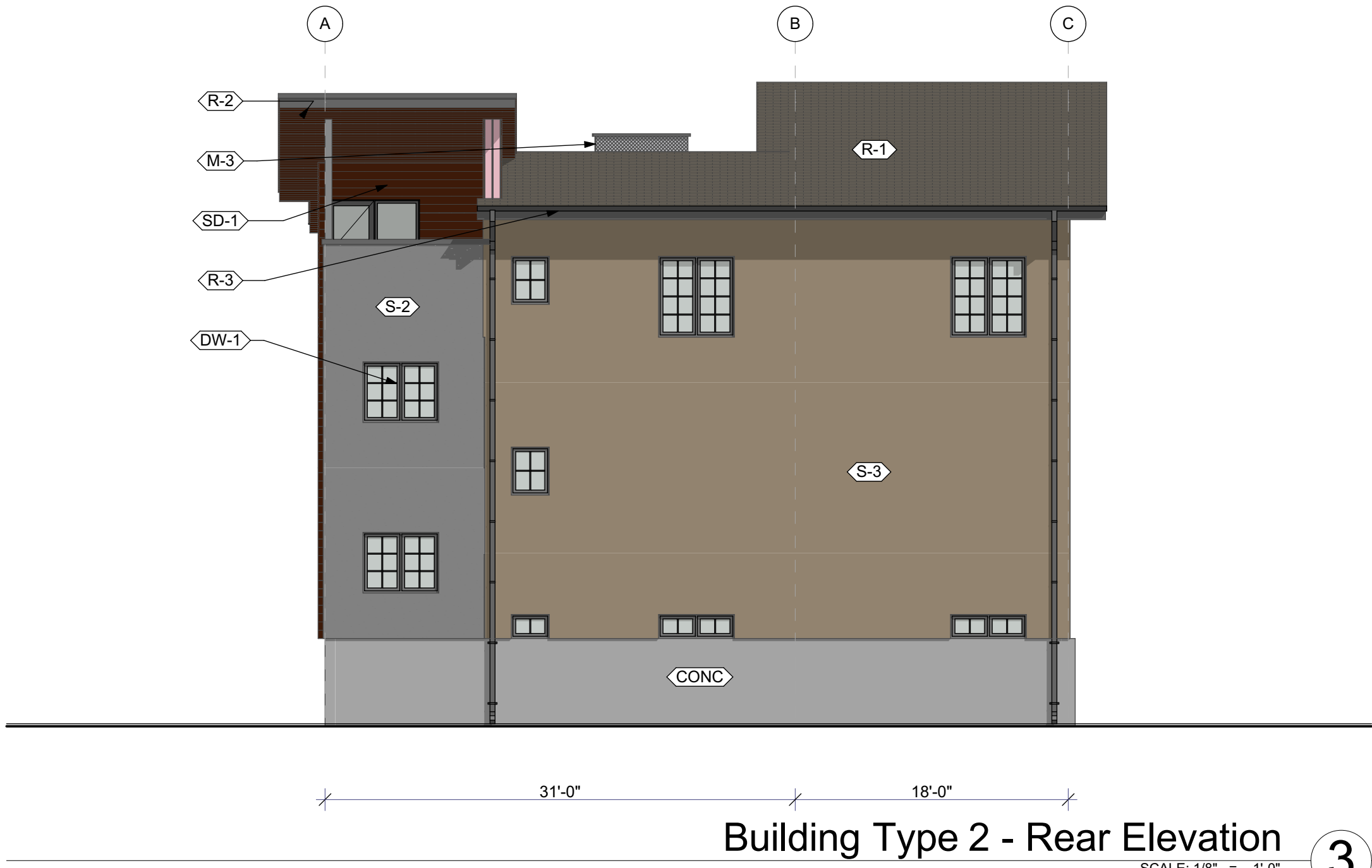
1



Building Type 2 - Side Elevation

SCALE: 1/8" = 1'-0"

4



Building Type 2 - Rear Elevation

SCALE: 1/8" = 1'-0"

3

- Exterior Finishes:**
- Wall Finishes:**
- SD-1 Siding. Cementitious siding with 6" exposure, Prime & Paint, color to match Sherwin Williams "Java SW6090"
 - S-1 Stucco, field color. Exterior 3 part stucco wall finish with integral color to match Sherwin Williams "Lazy Gray SW 6254"
 - S-2 Stucco, field color. Exterior 3 part stucco wall finish with integral color to match Sherwin Williams "Dovetail SW 7018"
 - S-3 Stucco, field color. Exterior 3 part stucco wall finish with integral color to match Sherwin Williams "Serengeti Grass SW 9116"
 - MV-1 Masonry Veneer. Fully adhered manufactured masonry veneer. Basis of Design: Eldorado Stone, Roughcut "Falling Spring"
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Elevations
Building Type 2

A-2.02





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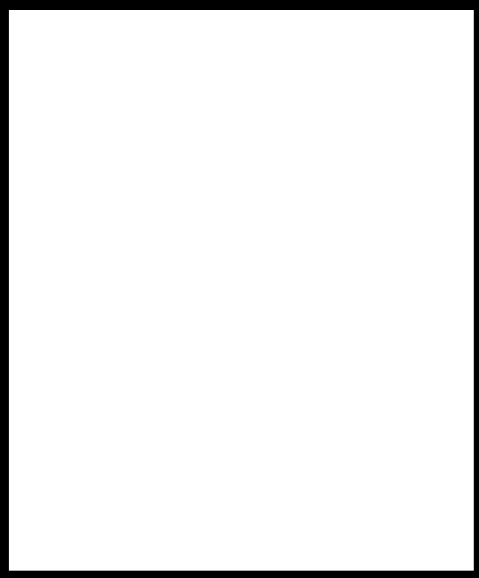
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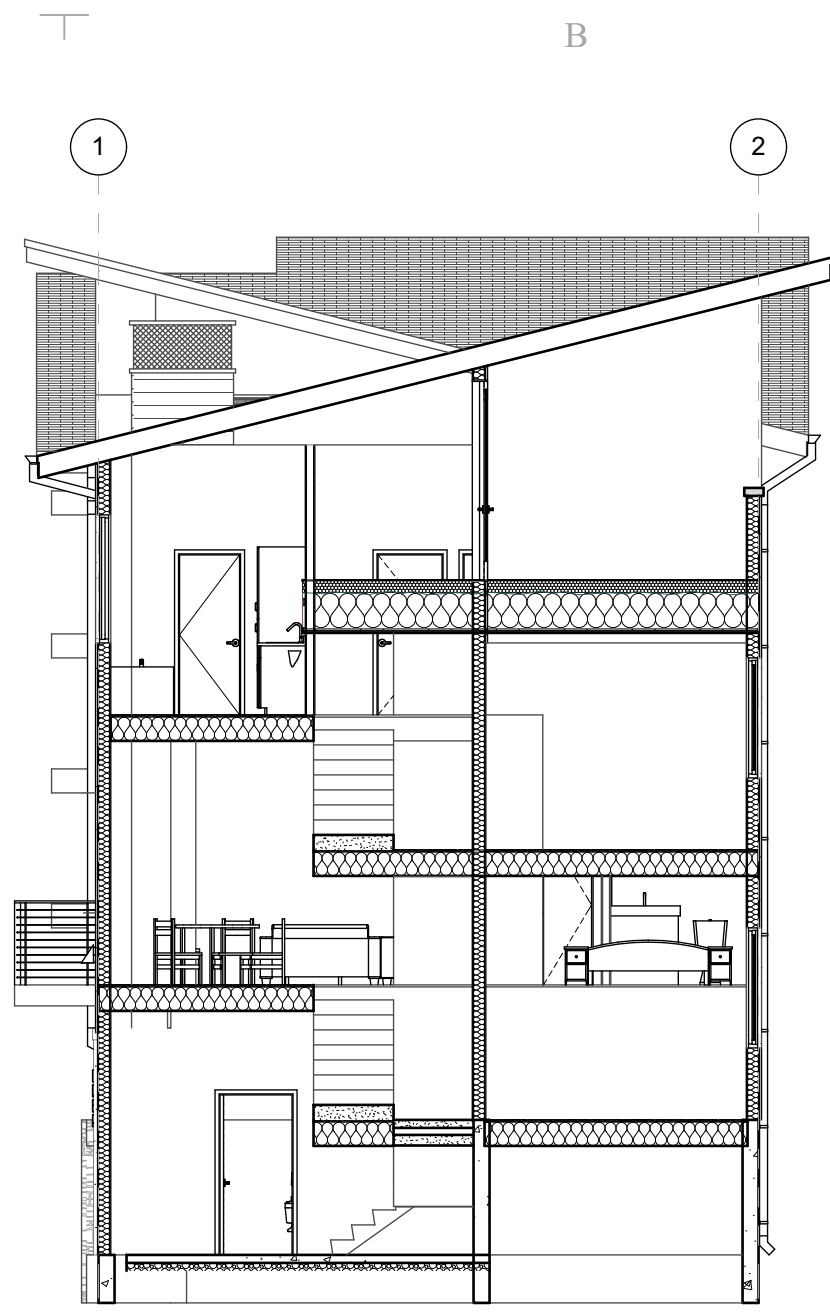
Elevations

Building Type 3

A-2.03

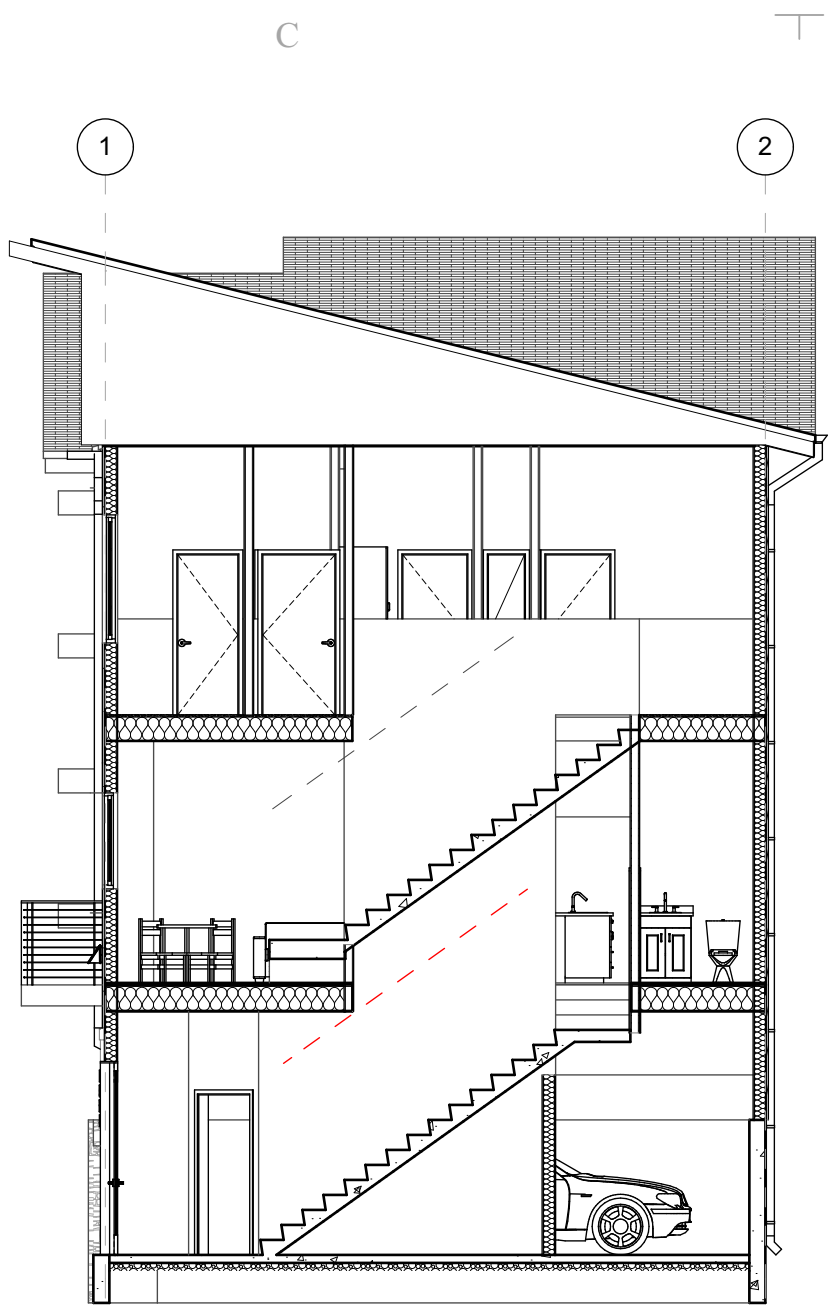


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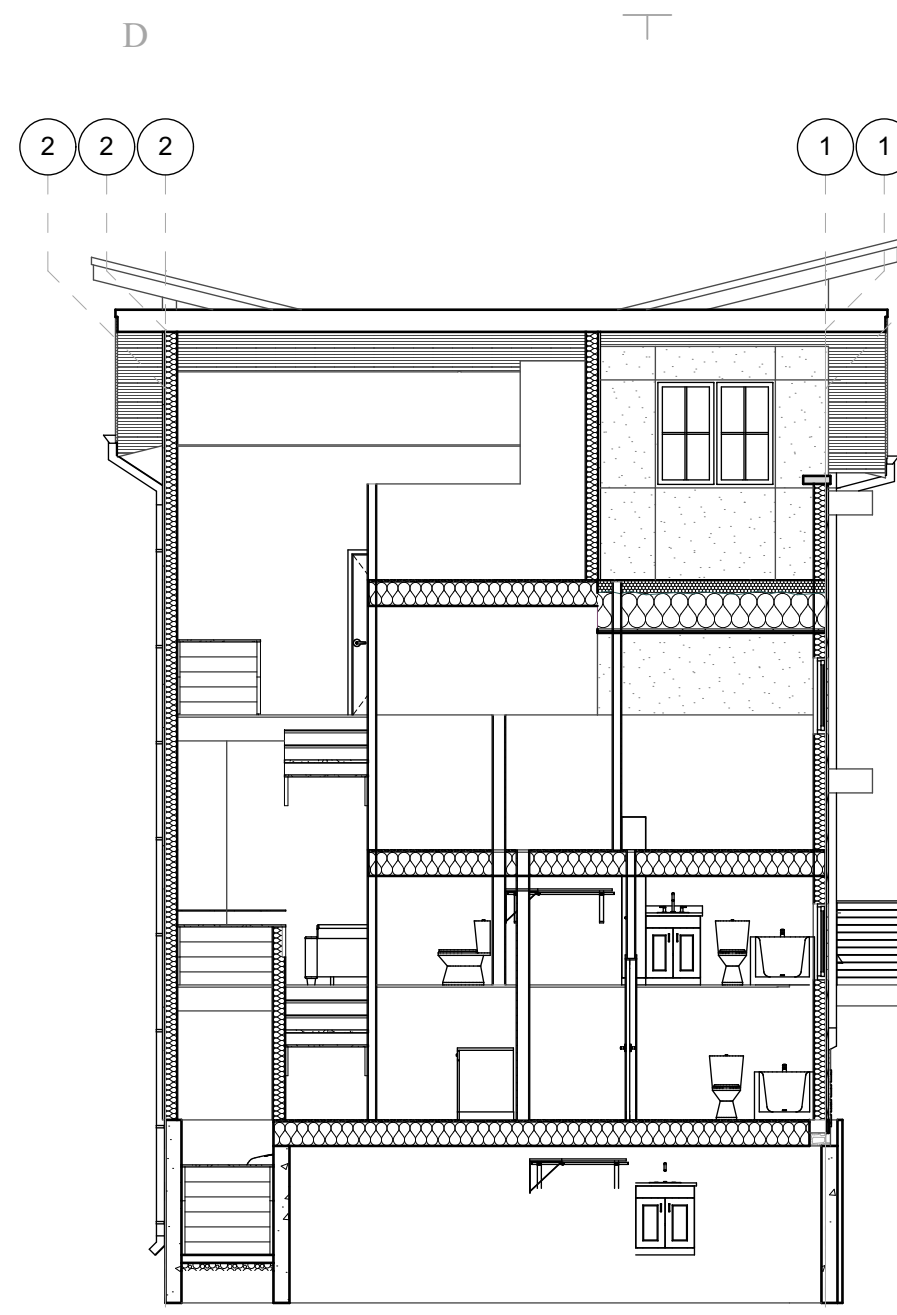
Building Section
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D



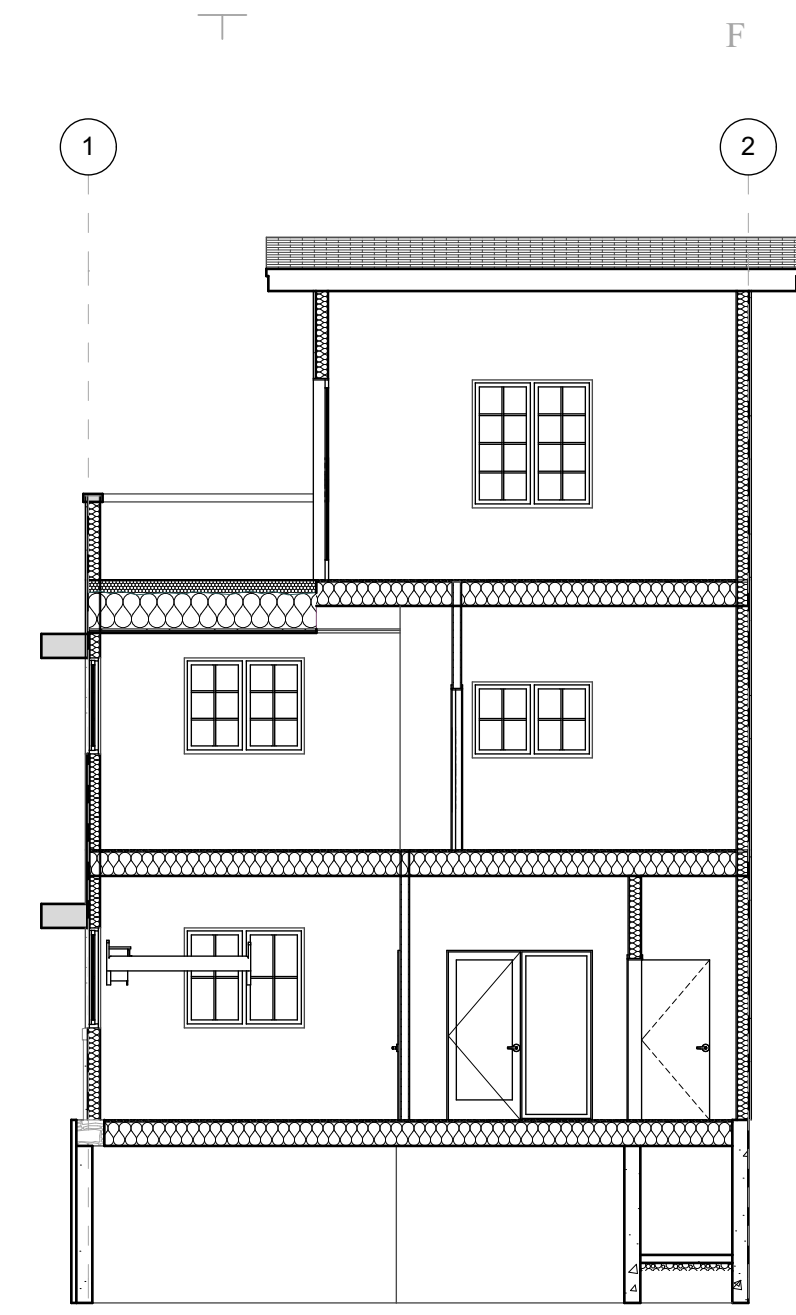
Building Section
SCALE: 1/8" = 1'-0"

C



Building Section
SCALE: 1/8" = 1'-0"

B



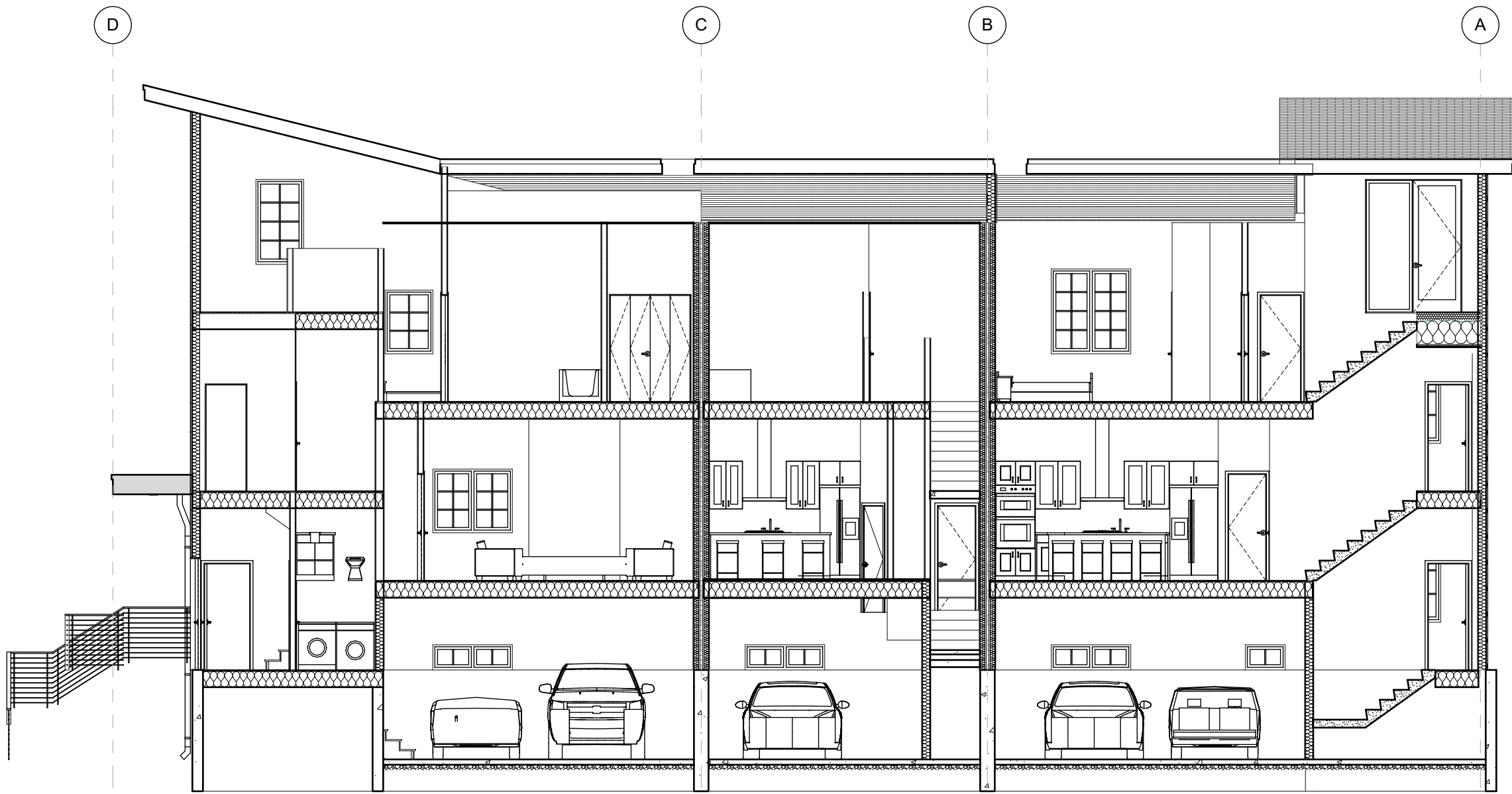
Building Section
SCALE: 1/8" = 1'-0"

A



Building Section
SCALE: 1/8" = 1'-0"

F



Building Section
SCALE: 1/8" = 1'-0"

E



DESIGN REVIEW
APPROVED PLANS
DATE: 04/14/2025

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SHEET TITLE	

Schematic Sections

A-3.01



Southwest Perspective
SCALE: 1:92.31 3



South Perspective
SCALE: 1:92.31 2



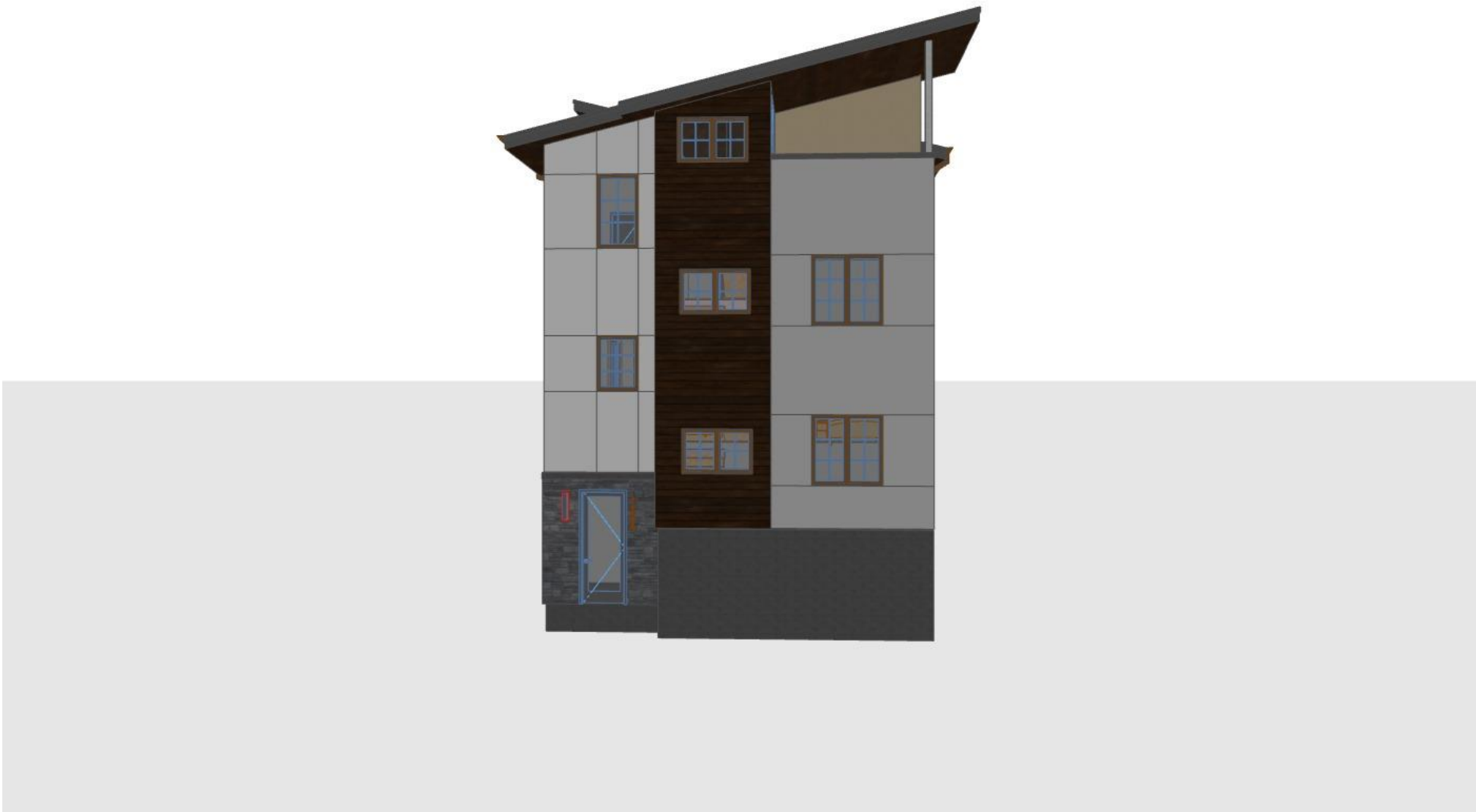
Southeast Perspective
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North Perspective
SCALE: 1:92.31 6



Northwest Perspective
SCALE: 1:92.31 5



West Perspective
SCALE: 1:92.31 4



East Perspective
SCALE: 1:92.31 8



Northeast Perspective
SCALE: 1:92.31 7



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3D Views

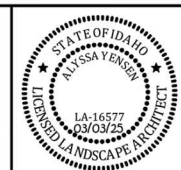
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DESIGN REVIEW
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REVISIONS		DATE
NO.	ITEM	

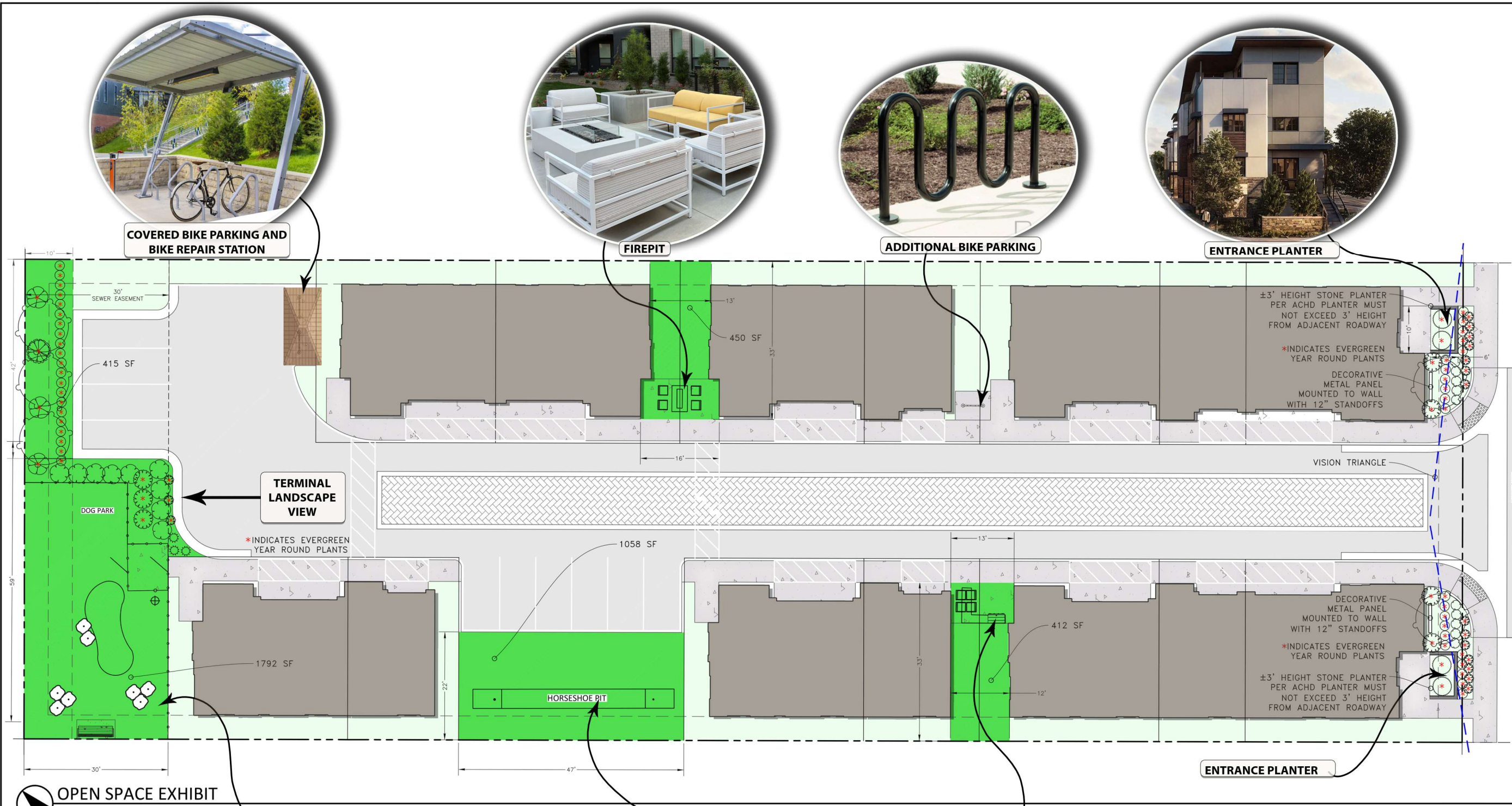
RIVERVILLAS SUBDIVISION
GARDEN CITY, ID

OPEN SPACE AND AMENITIES EXHIBIT

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenrllp.com

DESIGN BY:	MPH
DRAWN BY:	MPH
CHECKED BY:	AY
DATE:	OCTOBER 2024
PROJECT:	24-122

SHEET NO. EX1.0



OPEN SPACE DATA - 10% REQUIRED	
OVERALL SITE DATA	
TOTAL PLAT SITE DATA	
TOTAL SITE AREA	29991 SF/0.69 ACRES
TOTAL OPEN SPACE AREA DATA	
QUALIFIED OPEN SPACE	4127 SF/0.095 ACRES
PERCENT QUALIFIED OPEN SPACE	13.7% PROVIDED
LEGEND	
	QUALIFIED OPEN SPACE
	NON QUALIFIED OPEN SPACE
GENERAL OPEN SPACE NOTES	
1. QUALIFIED OPENS SPACES SHALL NOT BE LESS THAN 10' IN WIDTH.	
2. ALL OPEN SPACE WILL BE LOCATED WITHIN EASEMENTS AND MAINTAINED VIA A COMMON MAINTENANCE AGREEMENT. ALL OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS ASSOCIATION FOR THE PURPOSE OF MAINTAINING THE COMMON AREA AND IMPROVEMENTS.	

