DESIGN REVIEW

Permit info: DSRFY2023-0010

Application Date: 9/14/2023 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:	Jorre Delgado	Name:	N/A
Company:	JD Planning and Consulting	Company:	Glenwood Properties LLC
Address:	1111 E Bannock St	Address:	5855 N Glenwood St
City:	Boise	City:	Boise
State:	ID Zip: 83712	State:	ID Zip: 83714
Tel.:	661-742-4967	Tel.:	
E-mail:	jorre@jdplanningandconsulting.com	E-mail:	

PROPERTY AND DESIGN INFORMATION

This application is a request to: ☒ Construct New ☐ Addition ☐ Subdivision

Site Address:	5855 N GLENWOOD ST, Garden City, ID 83714 7979 W MARIGOLD ST, Garden City, ID 83714		
Subdivision Name:	Strawberry Glen Sub	Lot: 29 & 30	Block: N/A
Tax Parcel Number:	R8191507450 R8191507460	Zoning: C2	Total Acres: 3.49
Proposed Use:	Multifamily development	Floodplain: Yes	No (circled)

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) 8/24/23 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

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- [X] Compliance Statement and Statement of Intent
- [X] Neighborhood Map
- [X] Site Plan
- [X] Landscape Plan
- [X] Schematic Drawing
- [ ] Lighting Plan See waiver
- [X] Topographic Survey
- [X] Grading Plan
- [ ] Will Serve Letter **If required, must submit a Fire Flow Request See waiver
- [ ] Ada County Approved Addresses See waiver
- [X] Waiver Request of Application Materials
- [X] Affidavit of Legal Interest
- [ ] Sustainability Checklist *if applicable* See waiver

☑ 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, Glenwood Property L.L.C., 5855 N. Glenwood St. Garden City, 83714
Name (must be primary owner as noted in Ada County Assessor's records. If the primary owner is a business write the business name) Address of Owner

Garden City, Id. 83714
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 Jorre Delgado, Name of Applicant
to submit the accompanying application pertaining to 5855 N GLENWOOD ST, Garden City, ID 83714 7979 W MARIGOLD ST, Garden City, ID 83714 Address of Property Subject to this Affidavit
Garden City Idaho, 837 14 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.

4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 24th day of August, 20 23

Brent J. Curry
Signature Printed Name
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

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

Notary Public for Idaho

Residing at: Garden City, ID 83714

My Commission expires Oct 16th, 2026

JORRE DELGADO
Notary Public - State of Idaho
Commission Number 20204006
My Commission Expires Oct 16, 2026

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:
*1 CLASS II TREE PER STREET FRONTAGE + 1 CLASS II PER 50 LF

STREET NAME	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
MARIGOLD	90	3	3
GLENWOOD	132	4	4

PERIMETER BUFFER:
*TREE CANOPIES TOUCHING, SHRUBS 6'Hx6'W

EXISTING TREES:
*ANY EXISTING TREES SHALL BE MITIGATED PER ARBORIST REPORT, PLAN AMENDED OR AGREEMENT WITH CITY SHALL FACILITATE MITIGATION

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.

PLANT SCHEDULE

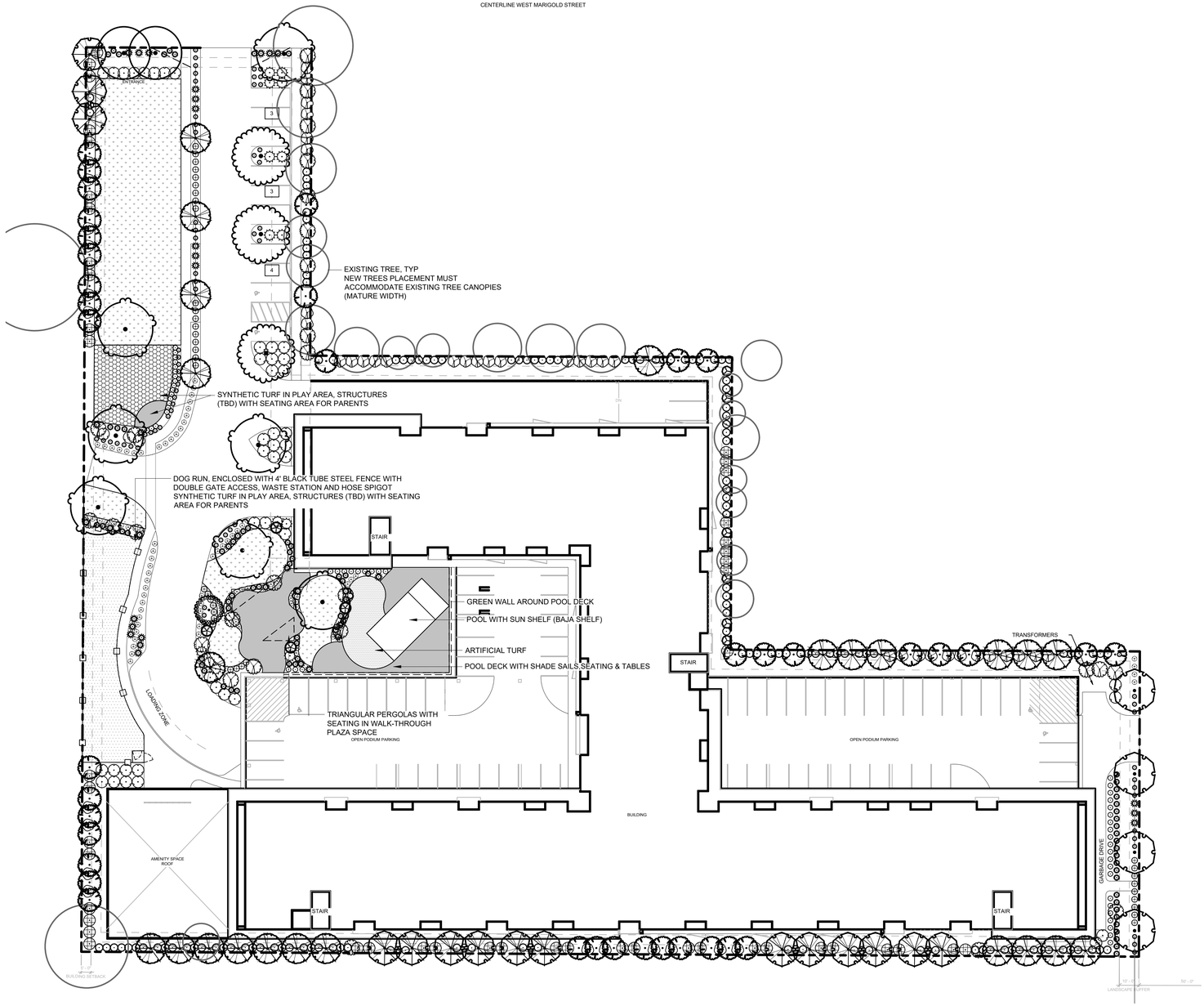
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer ginnala `Flame` / Flame Amur Maple	B&B	2"		15	20'H x 20' W, CLASS I
	Betula nigra `BNMTF` TM / Dura Heat River Birch	B&B	2"		7	35'h x 30'w
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	3"		38	35'H x 15'W
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B&B	2"		3	35'H x 35'W, CLASS II
	Malus x `Spring Snow` / Spring Snow Crabapple	B&B	2.5"		23	20'H x 20'W
	Picea omorika `Bruns` / Bruns Spruce	B&B		7`-8'	4	30`H x 8`W
	Prunus x cerasifera `Cripoizam` / Crimson Pointe Flowering Plum	2"	B&B		6	20` TALL X 5` WIDE, CLASS I
	Tilia americana `Sentry` / American Linden	B&B	2"		2	Class II, 45`H x 30`W
	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	B & B	2"		4	35`H x 25`W, Class II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B&B		8` H MIN	1	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Artemisia frigida / Fringed Sage	2 gal			80	30"h X 30"W
	Calamagrostis x acutiflora `Overdam` / Overdam Feather Reed Grass	1 gal			68	6`h x 2`w
	Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood	3 gal			41	4`H x 4`W
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			69	30"H x 30"W
	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper	5 gal			15	8"H x 8`W
	Ligustrum x vicaryi `NCLX1` TM / Golden Ticket Privet	5 gal			143	8`H x 8`W, Regular Pruning to 4`H & 5`W
	Physocarpus opulifolius `Diablo` / Diablo Ninebark	5 gal			51	6`H x 8`W
	Rhamnus frangula `Fine Line` / Fine Line Buchthorn	5 gal			51	7`H x 3`W
	Rhus trilobata `Gro Low` / Skunkbush Sumac	5 gal			50	30"H x 8`W
	Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac	5 gal			27	8'H x 8'W
	Sambucus nigra `Black Lace` / Black Lace Elderberry	5 gal			48	6`H x 8`W
	Yucca filamentosa `Color Guard` / Adam`s Needle	5 gal			42	3`h x 4`w

SYNTHETIC TURF IN PLAY AREA WITH SOFTFALL MATERIAL BELOW

SYNTHETIC TURF IN GATHERING AREA

DOG RUN, SURFACING MEDIUM GRIND BARK MULCH OR APPROVED OTHER

EXISTING TREE



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
www.STACKROCKGROUP.COM

THE GRAPHICS AND DESIGNS ON THIS SHEET ARE DELIVERABLES THAT REMAIN AT ALL TIMES PROPERTY OF STACK ROCK GROUP, INC.

REPRODUCTION OR REUSE OF THIS PRODUCT CONTAINED HERE IN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF STACK ROCK GROUP, INC.

©2023 STACK ROCK GROUP, INC.

Seals

PRELIMINARY

STATE OF IDAHO WILLET C. HOWARD LA-16733 09.08.23 LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PASTRY

GARDEN CITY, ID

REVISIONS

MRK	DATE	Description
1	••	••

JOB NO:	23-xxxx
DATE:	09.08.2023
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

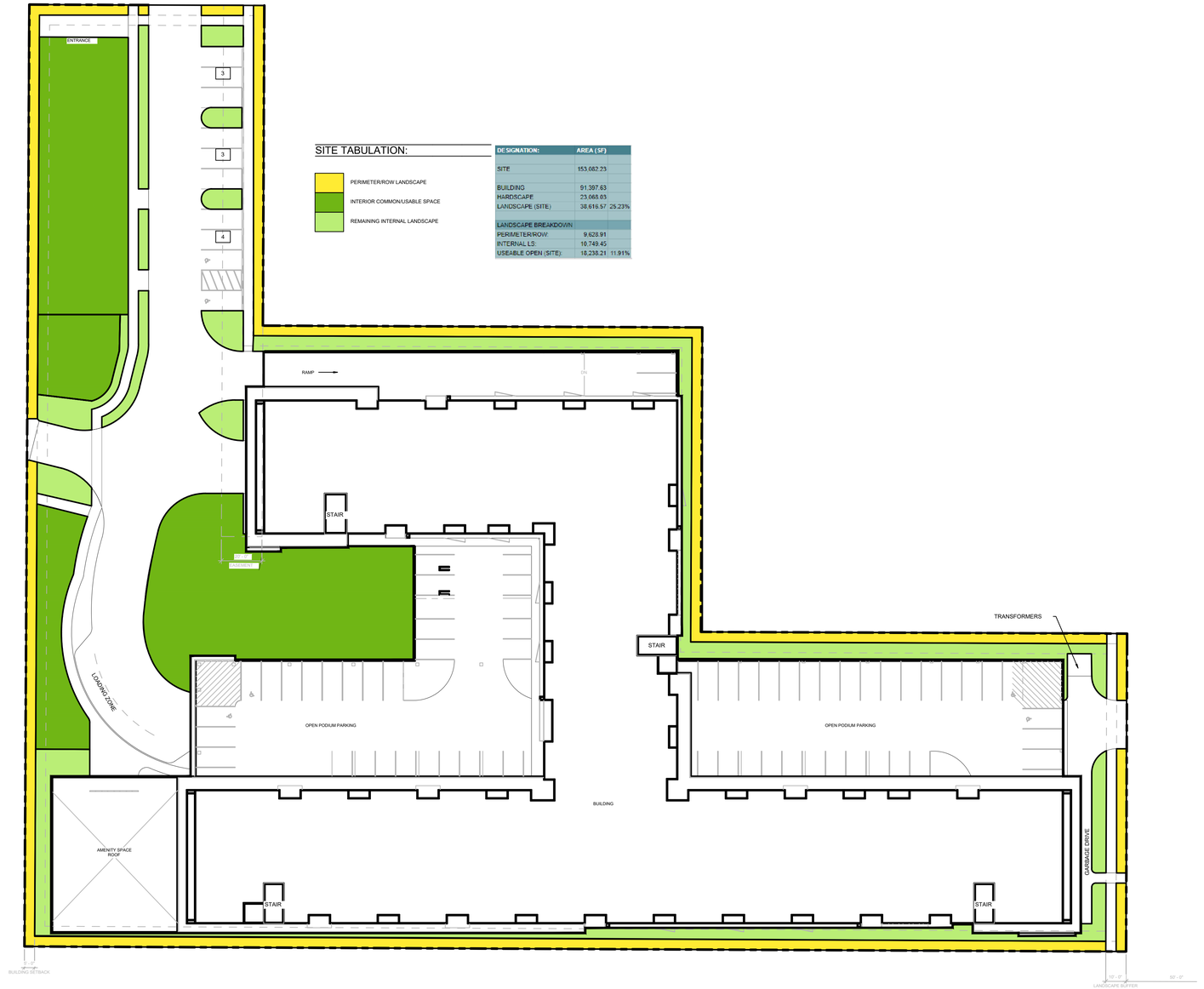
LANDSCAPE PLAN

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

CENTERLINE WEST MARIGOLD STREET



SITE TABULATION:

PERIMETER/ROW LANDSCAPE

INTERIOR COMMON/USABLE SPACE

REMAINING INTERNAL LANDSCAPE

DESIGNATION:	AREA (SF)	
SITE	153,082.23	
BUILDING	91,397.63	
HARDSCAPE	23,068.63	
LANDSCAPE (SITE)	38,616.57	25.23%
LANDSCAPE BREAKDOWN		
PERIMETER/ROW:	9,628.91	
INTERNAL LS:	10,749.45	
USEABLE OPEN (SITE):	18,238.21	11.91%

NORTH

0 30 60 90 feet

SCALE: 1" = 30'

STACK ROCK GROUP

LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
www.STACKROCKGROUP.COM

THE GRAPHICS AND DESIGNS ON THIS SHEET ARE DELIVERABLES THAT REMAIN AT ALL TIMES PROPERTY OF STACK ROCK GROUP, INC.

REPRODUCTION OR REUSE OF THIS PRODUCT CONTAINED HERE IN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF STACK ROCK GROUP, INC.

©2023 STACK ROCK GROUP, INC.

Seals

PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 09.08.23 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PASTRY

GARDEN CITY, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	23-xxxx
DATE:	09.08.2023
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

OPEN SPACE EXHIBIT

SHEET NUMBER

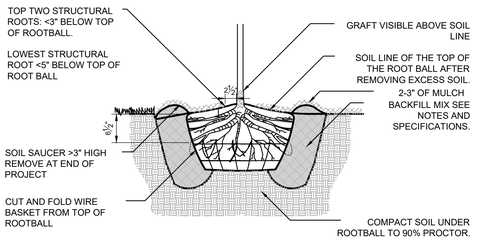
L101

STACK ROCK GROUP - CITY REVIEW SET

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of GARDEN CITY, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.6.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

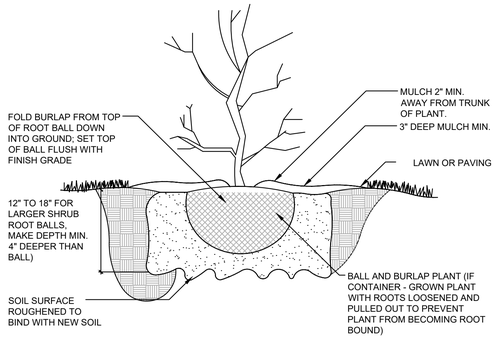
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP ⅓ OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01

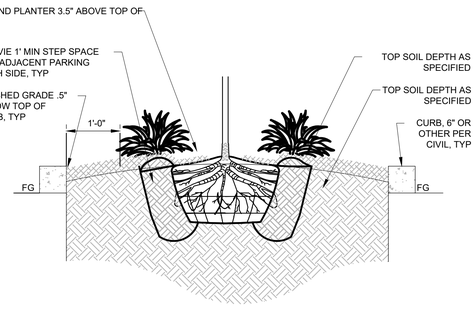
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL
MAINTAINS ½" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



2 SHRUB PLANTING
1" = 1'-0" 329333-03

NOTE:
*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL
3/4" = 1'-0" P-CO-01

STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
www.STACKROCKGROUP.COM

THE GRAPHICS AND DESIGNS ON THIS SHEET ARE DELIVERABLES THAT REMAIN AT ALL TIMES PROPERTY OF STACK ROCK GROUP, INC.

REPRODUCTION OR REUSE OF THIS PRODUCT CONTAINED HERE IN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF STACK ROCK GROUP, INC.

©2023 STACK ROCK GROUP, INC.

Seals

PRELIMINARY

STATE OF IDAHO · WILLET C HOWARD · LA-16733 · 09.08.23 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PASTRY
GARDEN CITY, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	23-xxxx
DATE:	09.08.2023
DRAWN BY:	JB
CHECKED BY:	JB

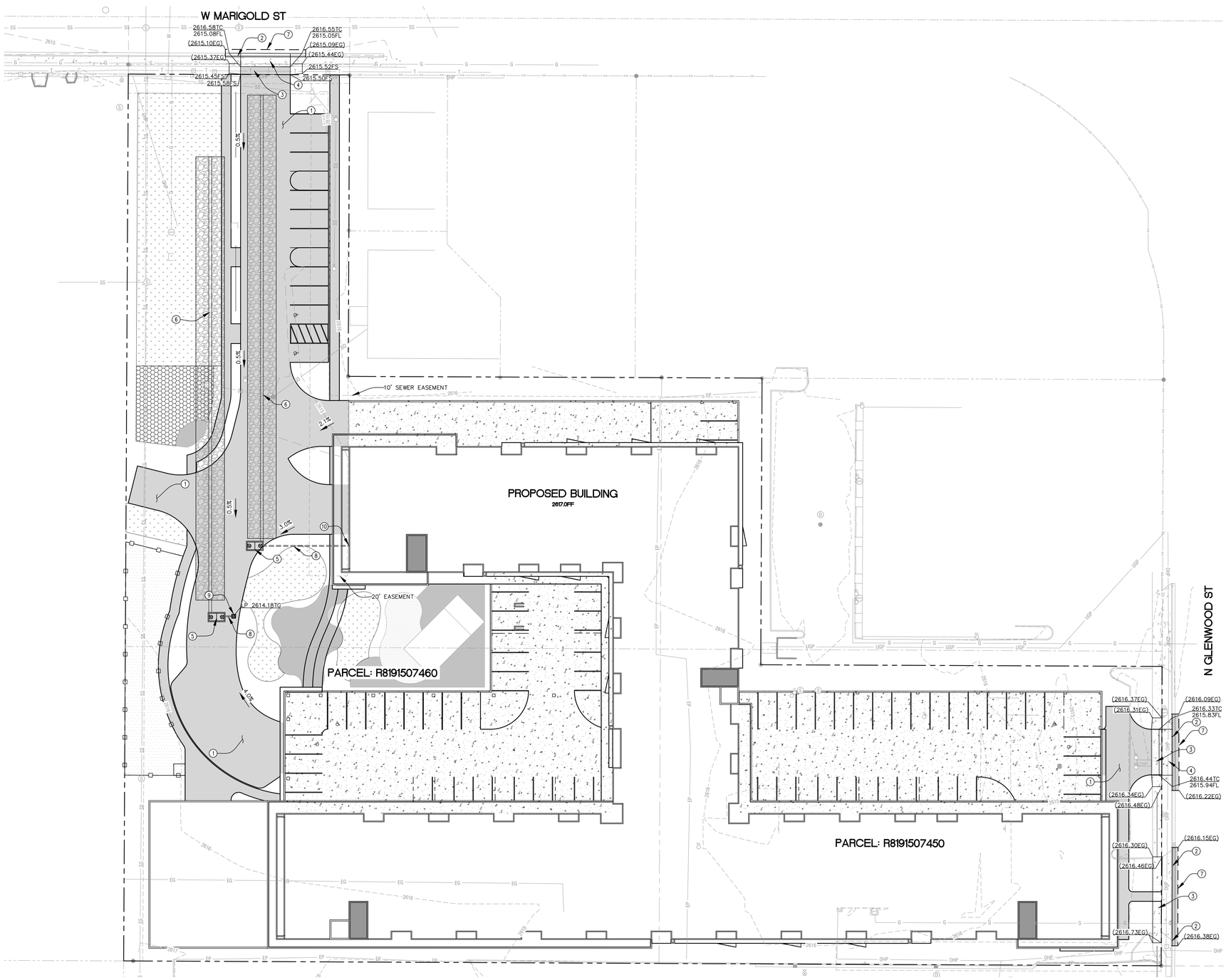
DRAWING TITLE

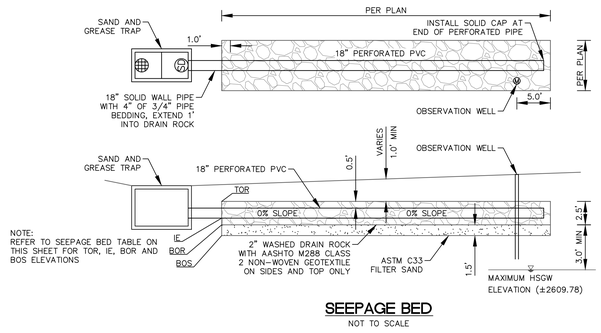
NOTES & DETAILS

SHEET NUMBER

L150

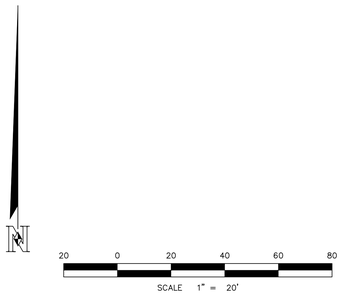
STACK ROCK GROUP - CITY REVIEW SET





NOTE:
REFER TO SEEPAGE BED TABLE ON THIS SHEET FOR TOR, IE, BOR AND BOS ELEVATIONS

SEEPAGE BED
NOT TO SCALE



CONSTRUCTION NOTES

1. INSTALL NEW VEHICULAR PAVEMENT. THICKNESS PER GEOTECHNICAL RECOMMENDATION.
2. INSTALL 6' VERTICAL CURB AND GUTTER PER ISPWC SD-701.
3. INSTALL CONCRETE SIDEWALK PER ISPWC SD-709, SD-714 AND SD-714B.
4. INSTALL CONCRETE DRIVEWAY WITH SIDEWALK AROUND APPROACH PER ISPWC SD-712.
5. INSTALL 1500 GALLON SAND AND GREASE TRAP PER THE DETAIL ON SHEET C0.1. DRAINAGE FROM BUILDING TO BE ROUTED TO THIS LOCATION VIA BUILDING DRAINAGE SYSTEM AND ROOF DRAINS.
6. INSTALL 15X145X2.5 FOOT SEEPAGE BED PER ACHD BMP 20 ON THIS PAGE WITH A 3619 CUBIC FOOT DISPOSAL VOLUME.
7. SAWCUT, REMOVE AND REPLACE EXISTING AC PAVEMENT SECTION. NEW AC PAVEMENT AND BASE TO MATCH EXISTING CONDITIONS PER ISPWC SD-301, SD-303, AND SD-806.
8. INSTALL STORM DRAIN SYSTEM PER ISPWC SD-301. REFER TO STORM DRAIN DATA TABLE THIS SHEET FOR ADDITIONAL INFORMATION.
9. INSTALL NDS 18" CATCH BASIN OR APPROVED EQUAL.
10. CONNECT TO EXISTING ROOF DRAINAGE SYSTEM.

Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

Main Office: 303.670.7242

inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:

Nasland
910 Main Street, Ste. 314 T (208) 918-4859
Boise, ID 83702 nasland.com
Civil Engineering Consulting Land Planning

TNT - PASTRY
5855 N. GLENWOOD ST
GARDEN CITY, ID 83714
AG23013

COPYRIGHT 2021
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

Project Status
DATE: 09/07/2023
DRAWN BY: W.S.
CHECKED BY: C.S.

CONCEPT GRADING PLAN

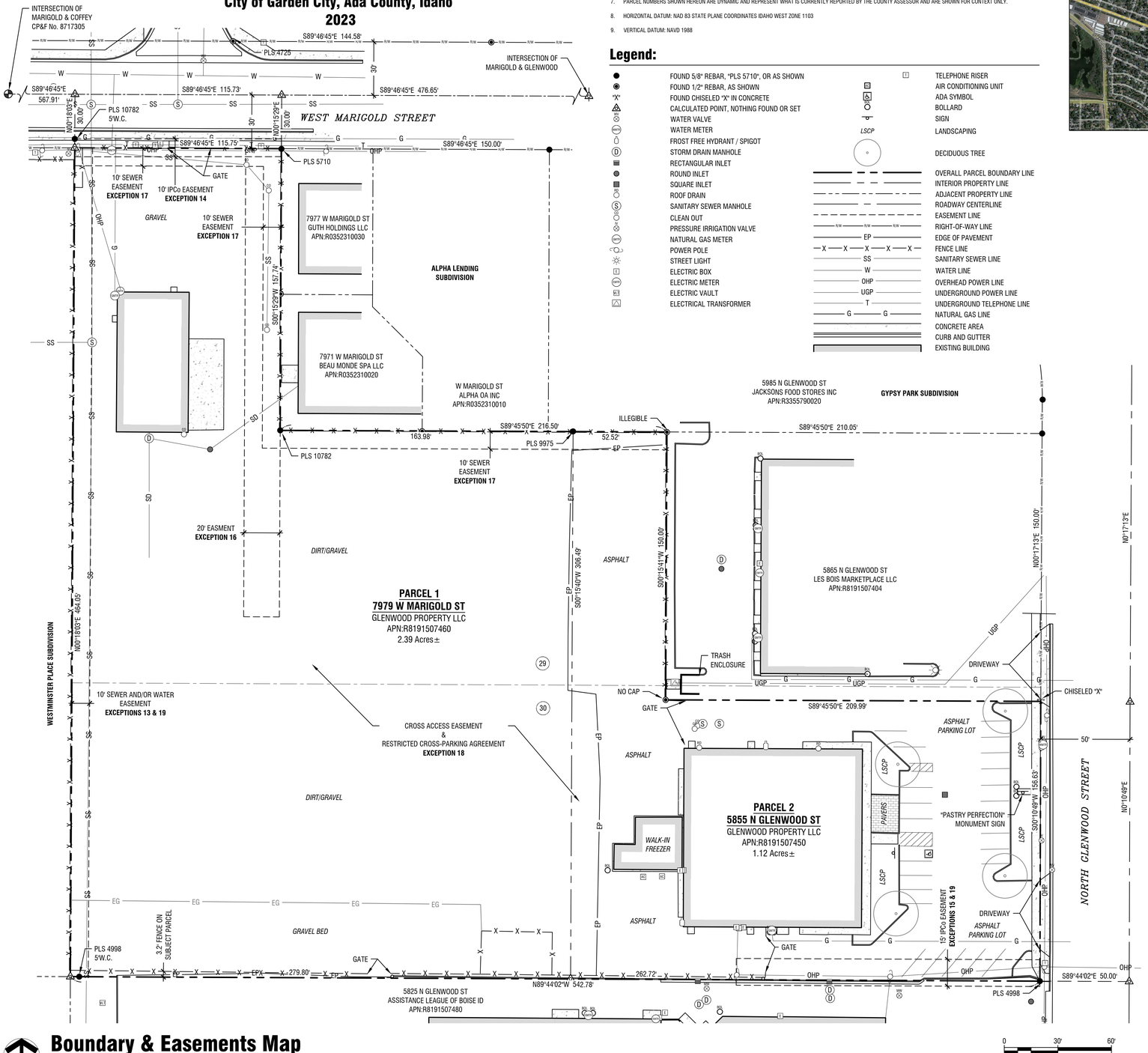
C1.0

ALTA/NSPS Land Title Survey

for

TNT Enterprise, LLC

Being in Lot 29 & 30 of Strawberry Glenn Subdivision
Situate in the SW1/4 of the NE1/4 of Section 25
Township 4 North, Range 1 East, Boise Meridian
City of Garden City, Ada County, Idaho
2023



Boundary & Easements Map

Horizontal Scale: 1" = 30'

0 30' 60'

Notes:

1. AT THE TIME OF THIS SURVEY, THE CURRENT ZONING CLASSIFICATION IS C-2, GENERAL COMMERCIAL. CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS HAVE NOT BEEN PROVIDED BY THE CLIENT.
2. THE PROPERTY DELINEATED HEREON IS LOCATED IN FLOOD ZONE X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD, AS SPECIFIED ON FEMA FLOOD INSURANCE RATE MAP 16001C0166 J WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
3. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE, DIGLINE MARKS AND UTILITY COMPANY FACILITY MAPS. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF LOCATION OF UNDERGROUND UTILITIES.
4. THE TOTAL COMBINED LAND AREA OF THE SUBJECT PARCELS IS 3.51 ACRES±.
5. THERE ARE 22 MARKED PARKING STALLS AND 1 HANDICAPPED PARKING STALL ON THE SUBJECT PROPERTY.
6. THERE HAS BEEN NO INFORMATION MADE AVAILABLE TO THIS SURVEYOR FOR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. PARCEL NUMBERS SHOWN HEREON ARE DYNAMIC AND REPRESENT WHAT IS CURRENTLY REPORTED BY THE COUNTY ASSESSOR AND ARE SHOWN FOR CONTEXT ONLY.
8. HORIZONTAL DATUM: NAD 83 STATE PLANE COORDINATES IDAHO WEST ZONE 1103
9. VERTICAL DATUM: NAVD 1988

Legend:

- FOUND 5/8" REBAR, "PLS 5710", OR AS SHOWN
- FOUND 1/2" REBAR, AS SHOWN
- "X" FOUND CHISELED "X" IN CONCRETE
- CALCULATED POINT, NOTHING FOUND OR SET
- WATER VALVE
- WATER METER
- FROST FREE HYDRANT / SPIGOT
- STORM DRAIN MANHOLE
- RECTANGULAR INLET
- ROUND INLET
- SQUARE INLET
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- CLEAN OUT
- PRESSURE IRRIGATION VALVE
- NATURAL GAS METER
- POWER POLE
- STREET LIGHT
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRICAL TRANSFORMER
- TELEPHONE RISER
- AIR CONDITIONING UNIT
- ADA SYMBOL
- BOLLARD
- SIGN
- LANDSCAPING
- DECIDUOUS TREE
- OVERALL PARCEL BOUNDARY LINE
- INTERIOR PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROADWAY CENTERLINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- EDGE OF PAVEMENT
- FENCE LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- NATURAL GAS LINE
- CONCRETE AREA
- CURB AND GUTTER
- EXISTING BUILDING

Vicinity Map:

Surveyor's Description

A PARCEL OF LAND BEING A PORTION OF LOTS 29 & 30 OF THE PLAT OF STRAWBERRY GLENN, AS SAME IS SHOWN ON THE OFFICIAL PLAT FILED IN BOOK 6 OF PLATS AT PAGE 255, RECORDS OF ADA COUNTY, LOCATED IN A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, (BEING WITNESSES BY A FOUND 5/8" REBAR WITH CAP, PLS 10782), ON THE SOUTHERN RIGHT OF WAY LINE OF WEST MARIGOLD STREET, SAID POINT BEING COMMON WITH THE NORTHEAST SUBDIVISION CORNER OF WESTMINSTER PLACE SUBDIVISION, AS SAME IS SHOWN ON THE OFFICIAL PLAT FILED IN BOOK 69 OF PLATS AT PAGE 7045, RECORDS OF ADA COUNTY, THENCE ON SAID SOUTHERN RIGHT OF WAY LINE, SOUTH 89° 46' 45" EAST, 115.75 FEET, TO THE NORTHWEST SUBDIVISION CORNER OF ALPHA LENDING SUBDIVISION, AS SAME IS SHOWN ON THE OFFICIAL PLAT FILED IN BOOK 100 OF PLATS AT PAGE 12988, RECORDS OF ADA COUNTY, MARKED BY A FOUND 5/8" REBAR WITH CAP, PLS 5710;
THENCE SOUTH 00° 15' 29" WEST, 157.74 FEET, TO THE SOUTHWEST CORNER OF SAID ALPHA LENDING SUBDIVISION, MARKED BY A FOUND 5/8" REBAR WITH CAP, PLS 10782;
THENCE ON THE SOUTH BOUNDARY LINE OF SAID ALPHA LENDING SUBDIVISION AND GYPSY PARK SUBDIVISION, AS SAME IS SHOWN ON THE OFFICIAL PLAT FILED IN BOOK 90 OF PLATS AT PAGE 10577, RECORDS OF ADA COUNTY, SOUTH 89° 45' 50" EAST, 216.50 FEET, TO A POINT ON SAID GYPSY PARK SUBDIVISION, MARKED BY A FOUND 1/2" REBAR WITH NO CAP;
THENCE LEAVING SAID SOUTH BOUNDARY LINE, SOUTH 00° 15' 41" WEST, 150.00 FEET, TO A POINT MARKED BY A FOUND 1/2" REBAR WITH NO CAP;
THENCE SOUTH 89° 45' 50" EAST, 209.99 FEET, TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF NORTH GLENWOOD STREET, MARKED BY A FOUND CHISELED X IN CONCRETE;
THENCE ON SAID RIGHT OF WAY LINE, SOUTH 00° 10' 49" WEST, 156.63 FEET, TO A POINT MARKED BY A FOUND 5/8" REBAR WITH CAP, PLS 4998;
THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 89° 44' 02" WEST, 542.78 FEET, TO A POINT COMMON WITH THE SOUTHEAST SUBDIVISION CORNER OF SAID WESTMINSTER PLACE SUBDIVISION AND THE NORTHEAST CORNER OF PENNY LANE SUBDIVISION, AS SAME IS SHOWN ON THE OFFICIAL PLAT FILED IN BOOK 83 OF PLATS AT PAGE 9201, RECORDS OF ADA COUNTY, (BEING WITNESSES BY A FOUND 5/8" REBAR WITH CAP, PLS 4998);
THENCE ON THE EAST BOUNDARY LINE OF SAID WESTMINSTER PLACE SUBDIVISION, NORTH 00° 18' 03" EAST, 464.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 3.51 ACRES MORE OR LESS.

Property Description File No.: V2311076

LEGAL DESCRIPTION FROM TITLE COMMITMENT

PARCEL 1
A PORTION OF LOTS 29 AND 30, STRAWBERRY GLEN SUBDIVISION (A SUBDIVISION RECORDED IN BOOK 6 OF PLATS AT PAGE 255, RECORDS OF ADA COUNTY, IDAHO), SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET 5/8 INCH IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF MARIGOLD STREET MONUMENTING THE POINT OF BEGINNING OF WESTMINSTER PLACE SUBDIVISION, (A SUBDIVISION RECORDED IN BOOK 69 OF PLATS AT PAGE 7045 AND 7046, RECORDS OF ADA COUNTY, IDAHO),
THENCE SOUTH 00°00'37" EAST ALONG THE EASTERLY LINE OF SAID WESTMINSTER PLACE SUBDIVISION A DISTANCE OF 463.85 FEET TO A FOUND 5/8 INCH IRON ROD;
THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°57'03" EAST A DISTANCE OF 280.00 FEET TO A SET 5/8 INCH IRON ROD;
THENCE NORTH 00°01'19" EAST A DISTANCE OF 306.34 FEET TO A SET 5/8 INCH IRON ROD;
THENCE SOUTH 89°58'54" WEST A DISTANCE OF 163.99 FEET TO A FOUND 1/2 INCH IRON ROD;
THENCE NORTH 00°01'03" WEST A DISTANCE OF 157.76 FEET TO A FOUND 5/8 INCH IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF SAID MARIGOLD STREET;
THENCE NORTH 89°58'54" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 116.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2
A PORTION OF LOTS 29 AND 30, STRAWBERRY GLEN SUBDIVISION (A SUBDIVISION RECORDED IN BOOK 6 OF PLATS AT PAGE 255, RECORDS OF ADA COUNTY, IDAHO), SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A SET 5/8 INCH IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF MARIGOLD STREET MONUMENTING THE POINT OF BEGINNING OF WESTMINSTER PLACE SUBDIVISION, (A SUBDIVISION RECORDED IN BOOK 69 OF PLATS AT PAGES 7045 AND 7046, RECORDS OF ADA COUNTY, IDAHO), THENCE SOUTH 00°00'37" EAST ALONG THE EASTERLY LINE OF SAID WESTMINSTER PLACE SUBDIVISION A DISTANCE OF 463.85 FEET TO A FOUND 5/8 INCH IRON ROD;THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°57'03" EAST A DISTANCE OF 280.00 FEET TO A SET 5/8 INCH IRON ROD AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°57'03" EAST A DISTANCE OF 262.53 FEET TO A SET 5/8 INCH IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF GLENWOOD STREET;
THENCE NORTH 00°01'19" EAST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 156.65 FEET TO A FOUND CHISELED "X" IN CONCRETE;
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY SOUTH 89°58'06" WEST A DISTANCE OF 209.96 FEET TO A FOUND 1/2 INCH IRON ROD;
THENCE NORTH 00°01'20" EAST A DISTANCE OF 150.05 FEET TO A FOUND 1/2 INCH IRON ROD;
THENCE SOUTH 89°58'54" WEST A DISTANCE OF 52.56 FEET TO A SET 5/8 INCH IRON ROD;
THENCE SOUTH 00°01'19" WEST A DISTANCE OF 306.34 FEET TO THE POINT OF BEGINNING.

Title Commitment File No.: V2311076

THE FOLLOWING EXCEPTIONS ARE AS REPORTED AND ARE IN ACCORDANCE WITH THE TITLE INSURANCE COMMITMENT FOR TITLE INSURANCE BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER V2311076, DATED MAY 17, 2023. EXCEPTIONS ARE NUMBERED AND THESE NUMBERS CORRESPOND WITH THE ABOVE-REFERENCED TITLE COMMITMENT, SCHEDULE B - PART II, EXCEPTIONS, NUMBERS 13-22. EXCEPTIONS ARE NOTED AS: "**AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON**" OR "**AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON**".

13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN AN EASEMENT.
GRANTED TO: CITY OF GARDEN CITY
PURPOSE: CONSTRUCTING, INSTALLING, MAINTAINING AND REPAIRING OR REPLACING UNDERGROUND WATER AND/OR SEWER PIPELINES
RECORDED: JULY 17, 1984
INSTRUMENT NO.: 8435460, RECORDS OF ADA COUNTY, IDAHO.
AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON (AFFECTS PARCEL 1)

14. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A POWER LINE EASEMENT.
GRANTED TO: IDAHO POWER COMPANY
PURPOSE: ERECTION AND CONTINUED OPERATION, MAINTENANCE, REPAIR, ALTERATION, INSPECTION AND REPLACEMENT OF ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE LINES AND CIRCUITS
RECORDED: MAY 1, 1992
INSTRUMENT NO.: 9227885, RECORDS OF ADA COUNTY, IDAHO.
AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON

15. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A POWER LINE EASEMENT.
GRANTED TO: IDAHO POWER COMPANY
PURPOSE: ERECTION AND CONTINUED OPERATION, MAINTENANCE, REPAIR, ALTERATION, INSPECTION AND REPLACEMENT OF ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE LINES AND CIRCUITS
RECORDED: JANUARY 20, 1994
INSTRUMENT NO.: 94005276, RECORDS OF ADA COUNTY, IDAHO.
AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON (AFFECTS PARCEL 2)

16. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY NO. 3856
RECORDED APRIL 29, 1997 AS INSTRUMENT NO. 97037666, RECORDS OF ADA COUNTY, IDAHO.
AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON (AFFECTS PARCELS 1 AND 2)

17. TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN A DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS.
RECORDED: MAY 2, 1997
INSTRUMENT NO.: 97034439, RECORDS OF ADA COUNTY, IDAHO.

ADDENDUM TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS.
RECORDED: SEPTEMBER 1, 1998
INSTRUMENT NO.: 98084235, RECORDS OF ADA COUNTY, IDAHO.
AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON (AFFECTS PARCELS 1 AND 2)

18. TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN A CROSS ACCESS EASEMENT AND RESTRICTED CROSS-PARKING AGREEMENT.
RECORDED: MAY 29, 1997
INSTRUMENT NO.: 97041623, RECORDS OF ADA COUNTY, IDAHO.
AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON (AFFECTS PARCELS 1 AND 2)

19. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY NO. 5694
RECORDED FEBRUARY 11, 2002 AS INSTRUMENT NO. 102016886, RECORDS OF ADA COUNTY, IDAHO.
AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON (AFFECTS PARCELS 1 AND 2)

20. TERMS AND CONDITIONS CONTAINED IN A BILL OF SALE.
RECORDED: SEPTEMBER 12, 2005
INSTRUMENT NO.: 105132315, RECORDS OF ADA COUNTY, IDAHO.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON

21. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW AND ANY OTHER OBLIGATIONS SECURED THEREBY:
AMOUNT: $558,000.00
TRUSTOR/GRANTOR: GLENWOOD PROPERTY LLC, AN IDAHO LIMITED LIABILITY COMPANY
TRUSTEE: TITLEONE CORPORATION
BENEFICIARY: MOUNTAIN WEST BANK, DIVISION OF GLACIER BANK
DATED: JANUARY 21, 2016
RECORDED: JANUARY 21, 2016
INSTRUMENT NO.: 2016-005423, RECORDS OF ADA COUNTY, IDAHO.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON (AFFECTS PARCELS 1 AND 2)

22. RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED LEASES.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON

Surveyor's Certification:

TO: TNT ENTERPRISES, LLC; GLENWOOD PROPERTY, LLC, an IDAHO LIMITED LIABILITY COMPANY and WESTCOR LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a,b), 8, 9, 10, 11(a), 13,17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 7, 2023.

Referenced Survey Table:

R1. RECORD OF SURVEY No. 533 INSTRUMENT #3635588, RECORDS OF ADA COUNTY.
R2. RECORD OF SURVEY No. 824, INSTRUMENT #8566057, RECORDS OF ADA COUNTY.
R3. RECORD OF SURVEY No. 5694, INSTRUMENT #102016886, RECORDS OF ADA COUNTY.
R4. RECORD OF SURVEY No. 3856, INSTRUMENT #97032666, RECORDS OF ADA COUNTY.
R5. RECORD OF SURVEY No. 8962, INSTRUMENT #111036628, RECORDS OF ADA COUNTY.
R6. PLAT of STRAWBERRY GLENN SUBDIVISION, BOOK 6, PAGE 255, RECORDS OF ADA COUNTY.
R7. PLAT of WESTMINSTER PLACE SUBDIVISION, BOOK 69, PAGE 7045, RECORDS OF ADA COUNTY.
R8. PLAT of GYPSY PARK SUBDIVISION, BOOK 90, PAGE 10577, RECORDS OF ADA COUNTY.
R9. PLAT of ALPHA LANDING SUBDIVISION, BOOK 100, PAGE 12988, RECORDS OF ADA COUNTY

PROFESSIONAL LAND SURVEYOR LICENSED 13550 STATE OF IDAHO MICHAEL SEPPENFIELD
06/23/2023

THE LAND GROUP

ALTA/NSPS Land Title Survey
TNT Enterprises, LLC

5855 North Glenwood Street & 7979 Wet Marigold Street
Garden City, ID 83714

Revisions
1.

Project No.: 123074
Date of Issuance: June 23, 2023
Project Milestone:

File path: ...\2023\123074\Land\dwg\Base & ALT\2023 Alta gypsy park\Alta.dwg
Last Modified by: Joe Hinton
Date Saved: Friday, June 23, 2023 9:47:30 PM

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=1 CHE FOWLER
THE LAND GROUP
2023-042563
07/25/2023 04:07 PM
AMOUNT $5.00

SURVEY RECORDING SHEET

Digital Image of Survey Available in Separate System

SURVEY NO. 14050

NAME OF SURVEY TNT ENTERPRISES LLC

SURVEYOR MICHAEL S FEMENIA

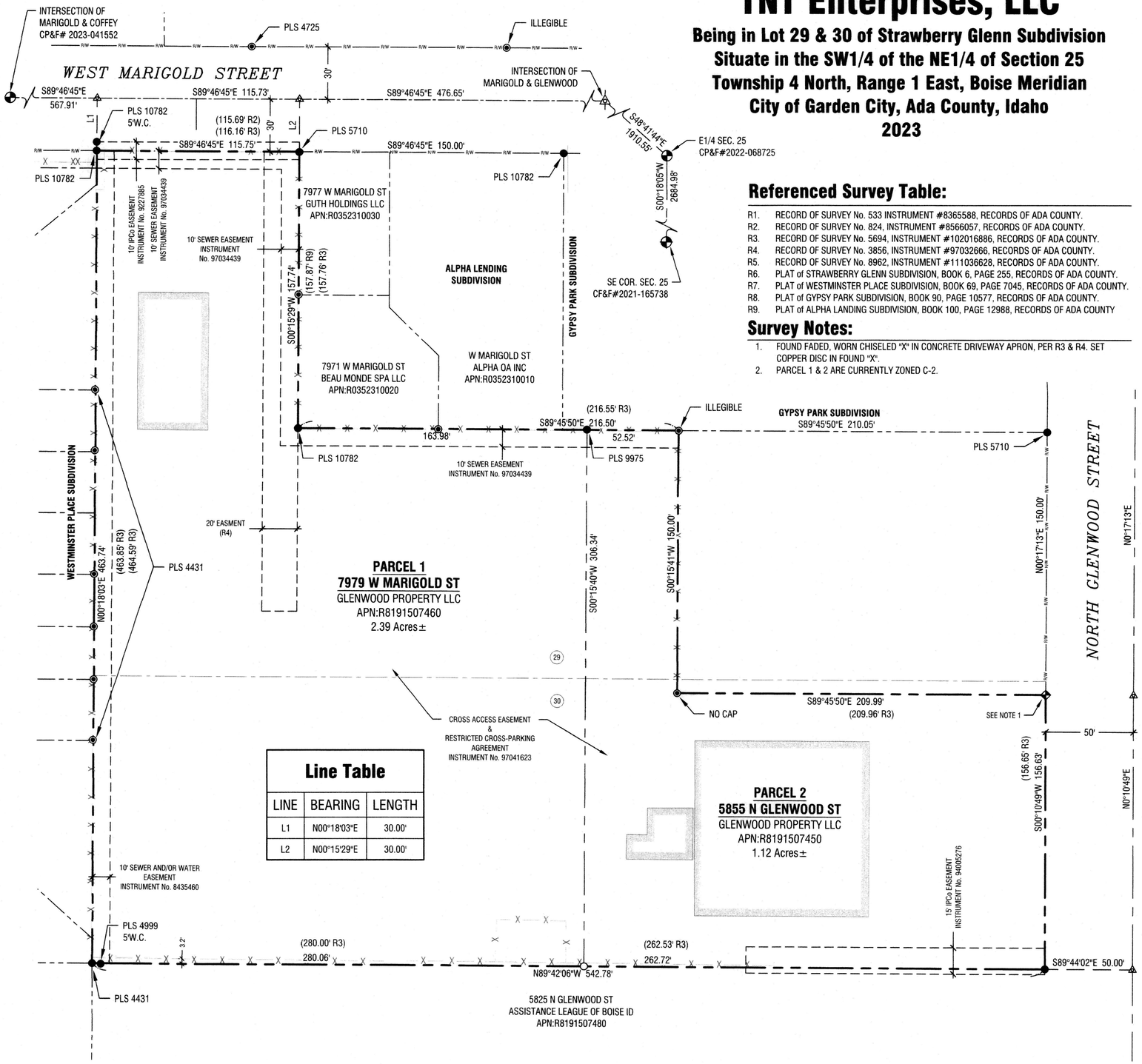
AT THE REQUEST OF THE LAND GROUP

COMMENTS SW ¼ NE ¼ SEC 25 T4N R1E

ROS 14050

Record of Survey for TNT Enterprises, LLC

Being in Lot 29 & 30 of Strawberry Glenn Subdivision Situate in the SW1/4 of the NE1/4 of Section 25 Township 4 North, Range 1 East, Boise Meridian City of Garden City, Ada County, Idaho 2023



Line Table

LINE	BEARING	LENGTH
L1	N00°18'03"E	30.00'
L2	N00°15'29"E	30.00'

Referenced Survey Table:

R1. RECORD OF SURVEY No. 533 INSTRUMENT #8365588, RECORDS OF ADA COUNTY.
R2. RECORD OF SURVEY No. 824, INSTRUMENT #8566057, RECORDS OF ADA COUNTY.
R3. RECORD OF SURVEY No. 5694, INSTRUMENT #102016886, RECORDS OF ADA COUNTY.
R4. RECORD OF SURVEY No. 3856, INSTRUMENT #97032666, RECORDS OF ADA COUNTY.
R5. RECORD OF SURVEY No. 8962, INSTRUMENT #111036628, RECORDS OF ADA COUNTY.
R6. PLAT of STRAWBERRY GLENN SUBDIVISION, BOOK 6, PAGE 255, RECORDS OF ADA COUNTY.
R7. PLAT of WESTMINSTER PLACE SUBDIVISION, BOOK 69, PAGE 7045, RECORDS OF ADA COUNTY.
R8. PLAT of GYPSY PARK SUBDIVISION, BOOK 90, PAGE 10577, RECORDS OF ADA COUNTY.
R9. PLAT of ALPHA LANDING SUBDIVISION, BOOK 100, PAGE 12988, RECORDS OF ADA COUNTY

Survey Notes:

1. FOUND FADED, WORN CHISELED "X" IN CONCRETE DRIVEWAY APRON, PER R3 & R4. SET COPPER DISC IN FOUND "X".
2. PARCEL 1 & 2 ARE CURRENTLY ZONED C-2.

Certificate of Ada County Recorder:

STATE OF IDAHO)
SS
COUNTY OF ADA)
INSTRUMENT NUMBER 2023-042563

I HEREBY CERTIFY THAT THIS PLAT WAS FILED AT THE REQUEST OF The Land Group
AT 07 MINUTES PAST 4 O'CLOCK P M.
THIS 25th DAY OF July, A.D. 2023, IN MY OFFICE AND WAS DULY RECORDED.

DEPUTY

Trent Tripple
EX-OFFICIO RECORDER

FEE: $5.00

Survey Narrative:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE EXISTING PARCELS OF RECORD PER RECORDED DEEDS AND FOUND MONUMENTS IN THE FIELD. THE RIGHT OF WAY FOR MARIGOLD WAS DETERMINED FROM THE FOUND MONUMENT ON THE NORTH AND SOUTH, AND THE INTERSECTION OF COFFEY (TO THE WEST). THE WESTERLY BOUNDARY WAS ESTABLISHED FROM FOUND MONUMENTS & WITNESS CORNERS AT THE NORTHWEST AND THE SOUTHWEST CORNERS, PER WESTMINSTER SUBDIVISION. THE ORIGINAL NORTHEAST CORNER (2"OIP WITH 5/8" REBAR, PLS 4431) OF THE WESTMINSTER SUBDIVISION WAS FOUND OUT OF THE GROUND LAYING ON ITS SIDE NEAR THE CORNER. ALSO FOUND WAS A 5/8" REBAR, PLS 10782, PER R8 & R9. THE SOUTH BOUNDARY WAS ESTABLISHED FROM HOLDING THE FOUND 5/8" REBAR (PLS 4431) & THE WITNESS CORNER AT THE SOUTHWEST AND THE FOUND MONUMENT AT THE SOUTHEAST CORNER. HOLDING THE SOUTHEAST CORNER AND THE FOUND "X" ON THE WESTERLY RIGHT OF WAY LINE OF GLENWOOD AN ANGLE POINT WAS ESTABLISHED AT THE FOUND "X" TO BEST FIT THE FOUND MONUMENTS ON GYPSY PARK SUBDIVISION. FROM THE FOUND "X", THE NORTHERN BOUNDARY LINE WAS ESTABLISHED FROM FOUND MONUMENT OF RECORD, AND THENCE HOLDING EITHER FOR LINE AND/OR DISTANCE, CONTINUING NORTH TO THE RIGHT OF WAY OF MARIGOLD. FOUND MONUMENTS SUBSTANTIALLY FIT RECORD DATA.

Certificate of Surveyor:

I, MICHAEL S. FEMENIA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

PROFESSIONAL LAND SURVEYOR LICENSED 13550 STATE OF IDAHO MICHAEL S. FEMENIA
07.25.23

Legend:

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR, "PLS 4998" OR AS SHOWN
- FOUND 1/2" REBAR, "PLS 10782" OR AS SHOWN
- "X" FOUND CHISELED "X"
- SET 5/8"x24" REBAR W/PLASTIC CAP,"MSF 13550"
- SET 1-1/4" COPPER DISC W/MAGNET "PLS 13550"
- CALCULATED POINT, NOTHING FOUND OR SET
- (29) LOT NUMBER - STRAWBERRY GLENN SUB.
- OVERALL PARCEL BOUNDARY LINE
- INTERIOR PARCEL LINE
- ADJACENT PROPERTY LINE
- ORIGINAL SUBDIVISION LOT LINE
- ROADWAY CENTERLINE
- EASEMENT LINE
- FENCE LINE
- EXISTING BUILDING
- (123.45') RECORD DATA

N

0 40' 80'
SCALE: 1" = 40'

THE LAND GROUP
462 EAST SHORE DRIVE, SUITE 100
EAGLE, ID 83616
(208) 939-4041

INDEX No.:412-25-3-1-0-6-255 PN 123074 SHEET 1 OF 1

Date: September 14th, 2023

To: Planning Staff & Design Review Committee
City of Garden City
6015 Glenwood Street
Garden City, Idaho 83714

RE: **5855 N GLENWOOD ST, Garden City, ID 83714**
7979 W MARIGOLD ST, Garden City, ID 83714
Design Review Narrative

Planning Staff & Design Review Committee,

We are pleased to submit an Application for a Conditional Use Permit for a multifamily residential community located at 3855 Glenwood Street (Parcel # R8191507450) and 7979 W. Marigold Street, Garden City (Parcel # R8191507460). The site consists of 3.49 acres. Both parcels are currently zoned C-2 under the Garden City Municipal Code.

Project Overview

The Project is contained within a single building, which effectively utilizes the buildable acreage of the parcels. The project includes 229 units broken up between 86 one-bedrooms and 143 two-bedroom. Also included in the Project are over 38,616 square feet of open space and amenities, including a pool, as well as various outdoor amenities that include a dog run area, playground, sitting areas and open space. In addition to the formal amenities, there are a number of gathering areas located within the building that include gathering and working areas that provide panoramic views of Garden City, the Boise River tree lines, Downtown Boise, and the foothills. The building was designed with an eye to the future of the surrounding neighborhood and to provide a feel of community both inside and outside.

Parking for the Project is within a covered 2 story podium garage on the interior of the Property. The Project provides a total of 321 parking spaces under Table 8-4D-2. Parking also includes 21 accessible stalls. The building is designed with panels located at the parking areas to minimize the impact of car lights on the surrounding neighbors. The Project also complies with the bicycle parking requirements, offering residents 41 bike spots as required in Table 8-4D-3. on the exterior of the building.

Jorre Delgado / 661.742.4967
jorre@jdplanningandconsulting.com

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?

- The Project was designed to minimize sprawl by efficiently using the lots and by maximizing pedestrian circulation by including an appropriate system of sidewalks to connect the community to adjacent properties, firmly embedding this project into the existing community.

2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?

- The site provides for pedestrian accessibility by providing upgraded sidewalks on Glenwood and Marigold. Access to Marigold and Glenwood provides pedestrian access along those corridors to the City Center, the Greenbelt, and to shopping centers to the North and South of the site. All parking is contained in covered parking and on-street parking will not be allowed, which will increase pedestrian visibility.

3. What are the building materials?

- Building materials consist of metal siding, wood, slate tile, various stucco, fiber cement panels and siding, brick, aluminum canopies and framed garage screens, and glass. The building will be constructed on a concrete superstructure.

4. What are the existing notable site features and how does the design respect them?

- The main feature of the site is its direct location on the Glenwood Street corridor. The project will create an architecturally interesting and distinctive building directly off one of the main thoroughfares in the City. The Project will provide stunning views of the Expo Idaho (currently being revitalized and upgraded), the Greenbelt, the Boise Hawks stadium and the Boise River, as well as the Boise foothills. The project will invite future development and growth in the surrounding area, while providing a stunning and distinct residential anchor directly on Glenwood Street.

5. Is the building consistent with the adopted streetscape?

- Currently the adopted streetscape for Glenwood Street consists primarily of dated commercial sites that borders residential developments to the west of the project site. The site layout was designed with an eye to the future, as Glenwood Street begins its transformation out of the 20th Century but also providing a transitional element from Glenwood to the residential developments to the west. The Project will begin to better define and improve the current streetscape, by an updated look and feel directly on Glenwood Street. Additionally, the building was designed with consideration for the elements and materials used on the outside of the building to be visually appealing from the street and from neighboring properties. As with other areas in Garden City, this Project will be the first new scaled development directly on Glenwood Street, but will set the feel and standard for future developments the Glenwood Street.

Bike and Pedestrian:

The site itself includes sidewalks on Glenwood and Marigold, which will be replaced with new sidewalks. Pedestrians and bikes can safely access and travel along both Glenwood Street and Marigold Street directly from the site. From the site, both pedestrians and bikes will have access to the Greenbelt, the City Center, the Hawks Stadium and Expo Idaho, as well as shopping and restaurants. The nearest Valley Regional Transit stops are located at the Northwest and Southeast Corner of the Glenwood and Marigold intersection, less than 500 feet from the entrances to the property.

Parking and parking lot standards:

Parking is within an enclosed garage in the structure of the building, as such there are no trees near parking stalls. 41 bike parking stalls are provided per Table 8-4G-D. The design incorporates aluminum panels at the parking levels to provide adequate screening so as to visually insulate the parking from the surrounding properties and to minimize the impact of car lights at night.

Community Interaction:

The goal of the project was to establish a signature property that represents the future of Garden City but also takes advantage of and compliments the surrounding features of Glenwood Street: primarily the Greenbelt, the Boise River, the Boise Hawks stadium, and Expo Idaho. Garden City is currently undergoing a revitalization, which has mainly been on the northside of Chinden Boulevard corridor to the Boise River. The project aims to bring much needed housing to Garden City and add to the evolving aesthetics to the Glenwood corridor. As additional properties along the corridor are updated and re-develop, this Project will set the standard as a new residential anchor for this section of Garden City. Great care was taken to design the project in a manner that incorporates elements to make the building and its amenities warm and inviting while enhancing the overall feel of the surrounding communities.

The project is exempt under 8-4G-D because it is within ¼ mile of several of the basic services enumerated in Section 8-4G-D.

Landscaping:

There is currently +-25.23% of the site devoted to landscaping. Code requirements (1 Class II Tree per street frontage plus 1 Class II per 50 feet) require 3 trees Marigold Street and 4 trees on Glenwood Street. The Landscape plan calls for 7 Class II trees and 21 Class III trees interspersed throughout the project. Any existing trees on site will be mitigated per arborist report or as otherwise required by the City. An automated underground irrigation system will be provided. The source of irrigation is to be determined pending surface water rights availability.

Landscaping was selected to be compatible with the local climatic conditions and is readily available at most local nurseries.

Building Design:

The mass of the building will be broken up using modulation via offsets and differing building materials. Additionally, earth colors will be used to complement the varying visual modulations on the building. Each unit will feature private balconies providing various views of the surrounding cities and foothills or views of the internal courtyard. The courtyard was designed to create a sense of community and neighborhood between the residents. Great care was taken to design the project in a manner that incorporates elements to make the building and its amenities warm and inviting, enhancing the overall feel of surrounding neighborhoods.

The overall project floor area ratio 4.46 (536,310sf of building/120,255.6sf of site). There is facade and roofline undulation incorporated into the areas that are longer than 50'. Setbacks are: Front 5'-0"; Rear 5'-0"; and Side 5'-0". Outdoor services and equipment will be screened with similar screening used on the facade of the building on the parking levels. Additionally, some of the screening uses green plants to provide a natural element to certain spaces. There will not be multiple structures on the site. During the construction drawing phase of the project, standard green building concepts will be incorporated into the design with enhanced envelope, higher efficiency HVAC, etc.

Site Access:

The City initially indicated that River Pointe Drive to the north of the property should be extended into the property along the western of the property and stubbing to the property that shares the southern property line. "The only public roads that ACHD does not oversee [in Garden City] are State Street west of Glenwood, Glenwood and Chinden Boulevard."[1] We have discussed the project site with ACHD, specifically the requirements for extending River Pointe Drive south into the project. ACHD is not supportive of any such road expansion of River Pointe Drive. Additionally, it bears mentioning that it does not appear that the City, nor ACHD, have acquired any ROW to expand River Pointe Drive beyond the subject properties if such road was extended.

Please contact the office with any questions you may have in reviewing these application materials. We look forward to working with you on this project.

Regards,
Wade Thomas - TNT
Jorre Delgado - JD Planning & Consulting

[1] https://gardencityidaho.org/index.asp?SEC=F46D4BEC-1901-42AD-BB57-1641C99F15FA

Date: August 24th, 2023

To: Planning Staff & Design Review Committee
City of Garden City
6015 Glenwood Street
Garden City, Idaho 83714

RE: **5855 N GLENWOOD ST, Garden City, ID 83714**
7979 W MARIGOLD ST, Garden City, ID 83714
Waiver Request of Application Materials

Planning Staff & Design Review Committee,

We are requesting a waiver for the following application items:

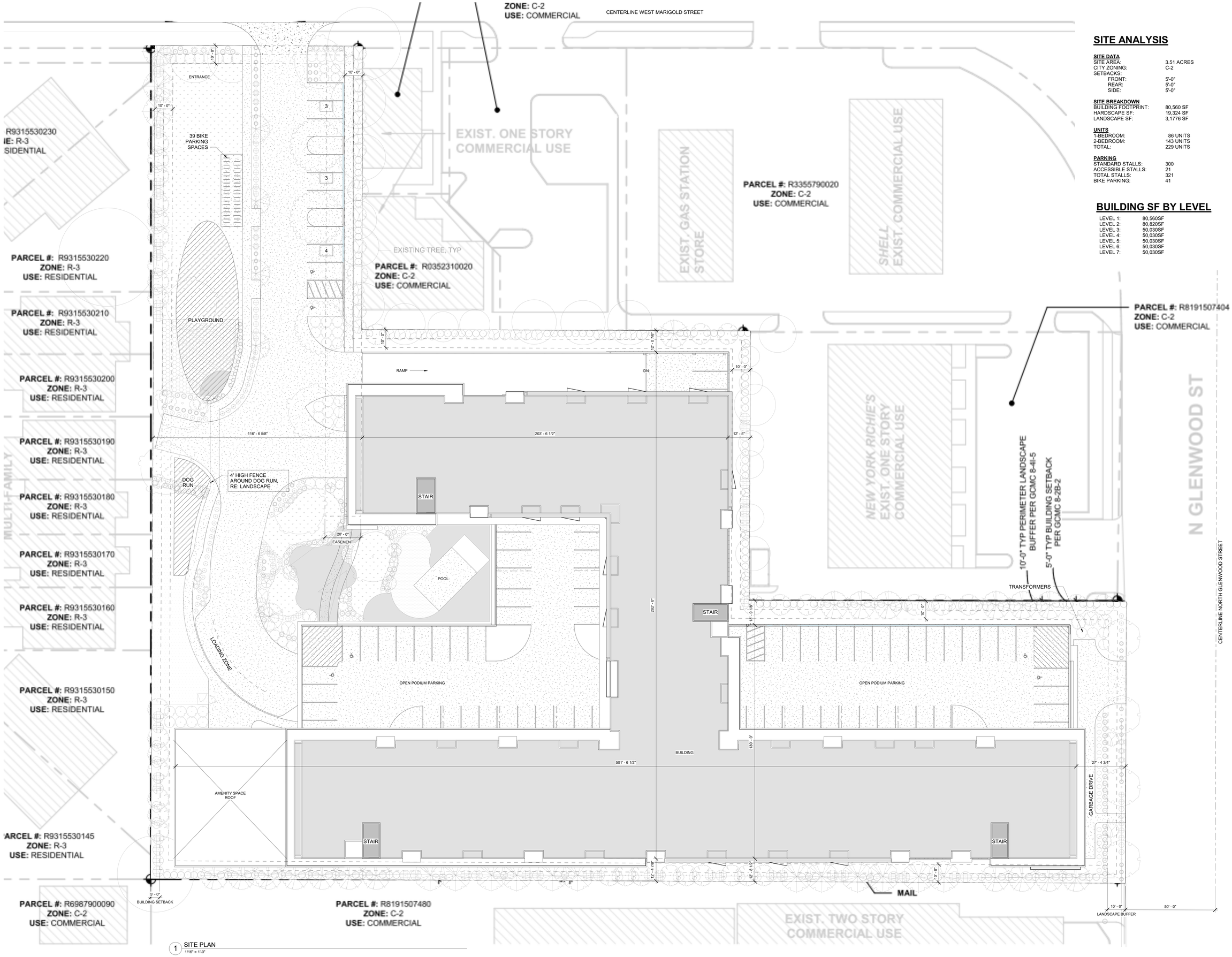
1. **Lighting Plan** - Lighting plan to be submitted as the development further develops to ensure the proper placement of lighting and proper electrical work.
2. **Will Serve Letter** - A fire flow request has been submitted, waiting on the will serve letter.
3. **Ada County Approved Addresses** - Ada county approved addresses will be assigned after the number of units are confirmed on final entitlement documents.
4. **Sustainability Checklist** - Exempt

Thank you,

Jorre Delgado

Jorre Delgado / 661.742.4967
jorre@jdplanningandconsulting.com

W Marigold St
W Marigold St
Diversified
Mortgage Group
Jacksons Food Stores
Convenience store
Shell
New York Richie's
Pizza and Sandwiches
$10 Off First
Order Use Give10
44
Pastry Perfection
N Glenwood St



1 SITE PLAN
1/16" = 1'-0"

SITE ANALYSIS

SITE DATA

SITE AREA:	3.51 ACRES
CITY ZONING:	C-2
SETBACKS:	
FRONT:	5'-0"
REAR:	5'-0"
SIDE:	5'-0"

SITE BREAKDOWN

BUILDING FOOTPRINT:	80,560 SF
HARDSCAPE SF:	19,324 SF
LANDSCAPE SF:	3,1776 SF

UNITS

1-BEDROOM:	86 UNITS
2-BEDROOM:	143 UNITS
TOTAL:	229 UNITS

PARKING

STANDARD STALLS:	300
ACCESSIBLE STALLS:	21
TOTAL STALLS:	321
BIKE PARKING:	41

BUILDING SF BY LEVEL

LEVEL 1:	80,560SF
LEVEL 2:	80,820SF
LEVEL 3:	50,030SF
LEVEL 4:	50,030SF
LEVEL 5:	50,030SF
LEVEL 6:	50,030SF
LEVEL 7:	50,030SF

EVstudio
Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

Main Office: 303.670.7242

inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:

TNT - PASTRY

GARDEN CITY, IDAHO

AG23013

LICENSED ARCHITECT
AIR 986979
9/12/23
AMANDA L. BOWEL
STATE OF IDAHO

COPYRIGHT 2023
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

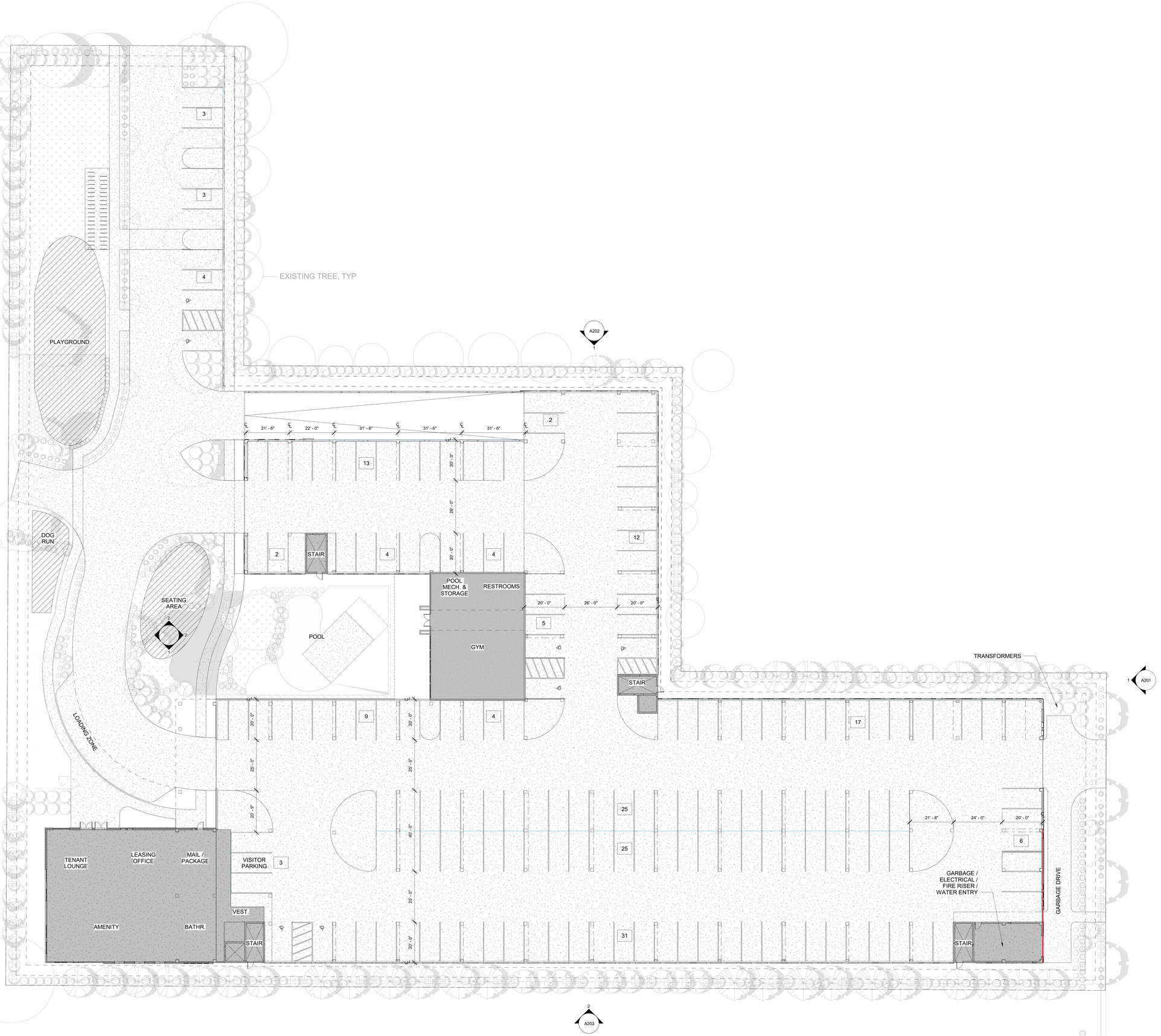
REVISION:

Project Status
DATE: 08/24/2023
DRAWN BY: Author
CHECKED BY: Checker

ARCHITECTURAL SITE PLAN

A100

9/12/2023 4:43:27 PM



1 FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

EVstudio
Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

Main Office: 303.670.7242

inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:

TNT - PASTRY

GARDEN CITY, IDAHO

AG23013

LICENSED ARCHITECT
AR 986979
9/6/23
AMANDA L. BIDWELL
STATE OF IDAHO

COPYRIGHT 2021
This document is an instrument of service, and as such remains the property of EVstudio, LLC. Unauthorized re-use of this document is strictly prohibited and can be released only by written agreement with EVstudio, LLC.

REVISION:

Project Status
DATE: 08/24/2023
DRAWN BY: Author
CHECKED BY: Checker

FLOOR PLAN - LEVEL 1

A101

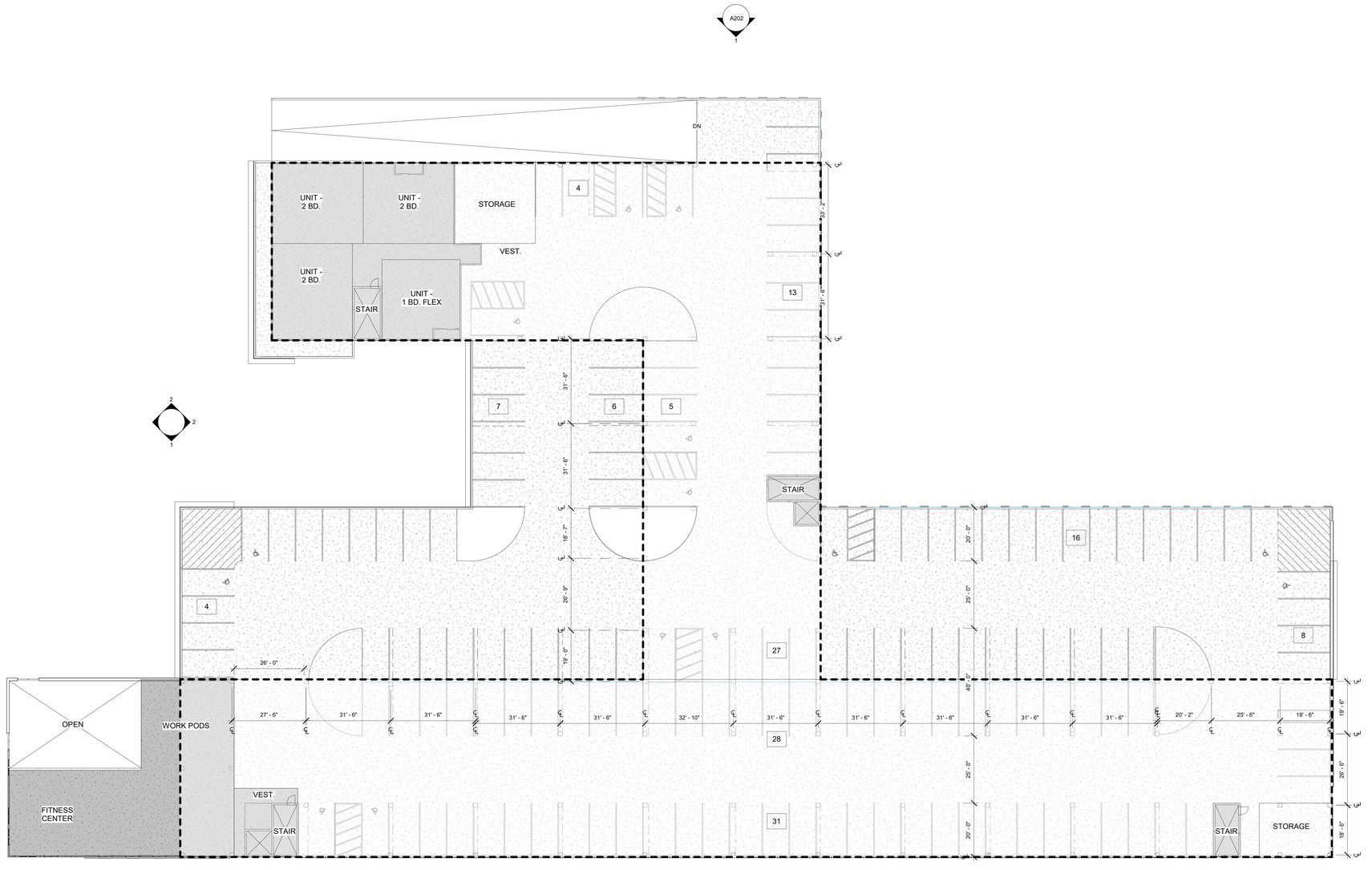
9/6/2023 4:48:10 PM

EVstudio
Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

Main Office: 303.670.7242

inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:



1 LEVEL 2
1/16" = 1'-0"

TNT - PASTRY

GARDEN CITY, IDAHO

AG23013

LICENSED ARCHITECT
AR 986979
9/6/23
AMANDA L. BOWEN
STATE OF IDAHO

COPYRIGHT 2021
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

Project Status
DATE: 08/24/2023
DRAWN BY: Author
CHECKED BY: Checker

FLOOR PLAN - LEVEL 2

A102

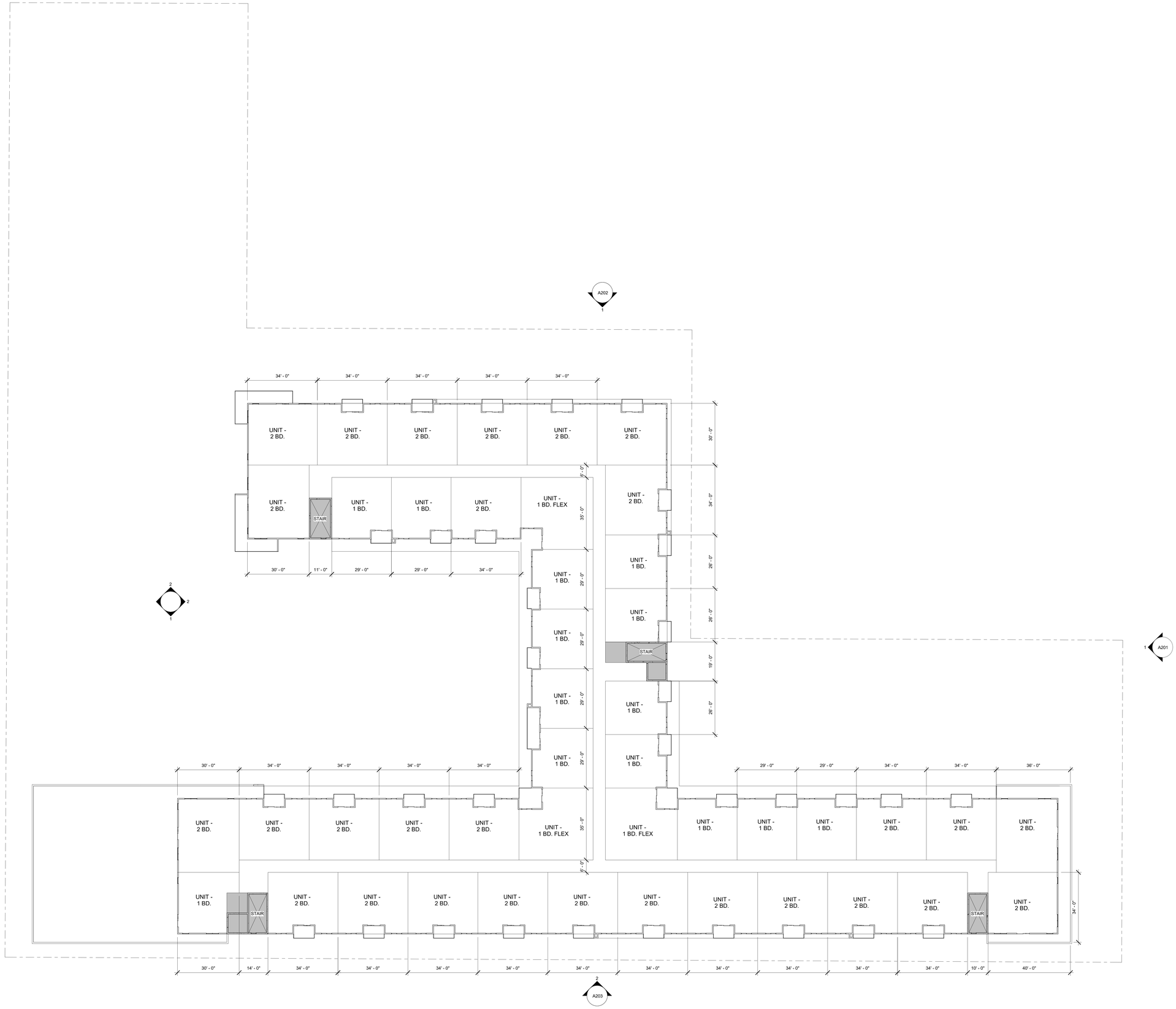
8/8/2023 2:48:11 PM

EVstudio
Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

Main Office: 303.670.7242

inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:



1 LEVEL 3
1/16" = 1'-0"

TNT - PASTRY

GARDEN CITY, IDAHO

AG23013

LICENSED ARCHITECT
AR 986979
9/6/23
AMANDA L. BOWEN
STATE OF IDAHO

COPYRIGHT 2021
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

Project Status
DATE: 08/24/2023
DRAWN BY: Author
CHECKED BY: Checker

FLOOR PLAN - LEVEL 3

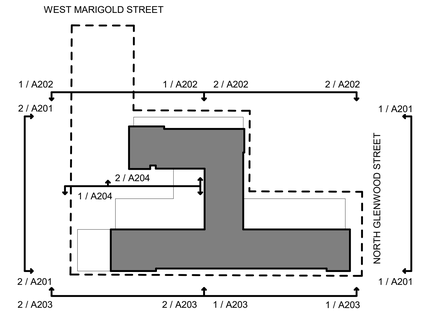
A103

9/6/2023 2:48:12 PM

MATERIALS LEGEND

1 VERTICAL METAL SIDING - KINGSPAN - ONYX	2 NICHIHA - VINTAGE WOOD - SPRUCE	3 LAP SIDING - SW7624 SLATE TILE	4 STUCCO - SW7014 EIDER WHITE	5 FIBER CEMENT PANEL - SW7016 MINDFUL GRAY	6 STUCCO - SW9560 NIGHT OUT
7 FIBER CEMENT SIDING - SW7585 SUN DRIED TOMATO	8 BRICK - INTERSTATE BRICK - TUMBLEWEED WITH WHITE GROUT	9 14 ALUMINUM - ANODIZED DARK BRONZE	10 ALUMINUM - ANODIZED LIGHT BRONZE	11 CONCRETE	12 13 PAINTED RAILING - SW9560 NIGHT OUT

EXTERIOR FINISH KEYNOTES	
Key Value	Keynote Text
1	VERTICAL METAL SIDING - 16" SPACING - KINGSPAN - ONYX COLOR
2	FIBER-CEMENT SIDING - NICHIHA VINTAGE WOOD - SPRUCE
3	FIBER-CEMENT SIDING - SW7624, SLATE TILE
4	STUCCO - SW7014, EIDER WHITE
5	FIBER-CEMENT PANELING - SW7016, MINDFUL GRAY
6	FIBER-CEMENT PANELING - SW9560, NIGHT OUT
7	FIBER-CEMENT PANELING - SW7585, SUN DRIED TOMATO
8	BRICK - INTERSTATE BRICK - TUMBLEWEED WITH WHITE GROUT
9	ALUMINUM CANOPY - ANODIZED DARK BRONZE
10	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED LIGHT BRONZE
11	CONCRETE SUPER-STRUCTURE
12	HSS RAILING - STEEL PT. SW9560, NIGHT OUT
13	GLASS-PANEL RAILING - STEEL PT. SW9560, NIGHT OUT
14	PRE-FORMED ALUMINUM CANOPY - PT. ANODIZED DARK BRONZE



EVstudio
Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

Main Office: 303.670.7242

inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:

2 BUILDING ELEVATION - WEST
1/8" = 1'-0"

1 BUILDING ELEVATION - EAST
1/8" = 1'-0"

TNT - PASTRY

GARDEN CITY, IDAHO

AG23013

LICENSED ARCHITECT AR 986979
9/6/23
AMANDA L. BIDWELL
STATE OF IDAHO

COPYRIGHT 2021
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

Project Status
DATE: 08/24/2023
DRAWN BY: Author
CHECKED BY: Checker

EXTERIOR ELEVATIONS - EAST & WEST

A201

9/6/2023 2:48:25 PM

MATERIALS LEGEND

1 VERTICAL METAL SIDING - KINGSPAN - ONYX

2 NICHIHA - VINTAGE WOOD - SPRUCE

3 LAP SIDING - SW7624 SLATE TILE

4 STUCCO - SW7014 EIDER WHITE

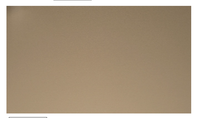
5 FIBER CEMENT PANEL - SW7016 MINDFUL GRAY

6 STUCCO - SW9560 NIGHT OUT

7 FIBER CEMENT SIDING - SW7585 SUN DRIED TOMATO

8 BRICK - INTERSTATE BRICK - TUMBLEWEED WITH WHITE GROUT

9 14 ALUMINUM - ANODIZED DARK BRONZE

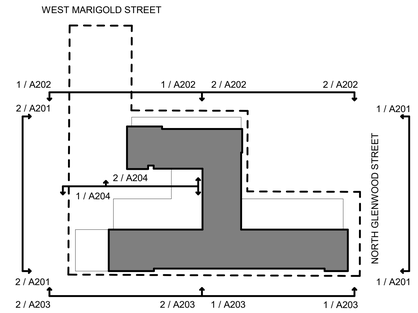


10 ALUMINUM - ANODIZED LIGHT BRONZE

11 CONCRETE

12 13 PAINTED RAILING - SW9560 NIGHT OUT

EXTERIOR FINISH KEYNOTES	
Key Value	Keynote Text
1	VERTICAL METAL SIDING - 16" SPACING - KINGSPAN - ONYX COLOR
2	FIBER-CEMENT SIDING - NICHIHA VINTAGE WOOD - SPRUCE
3	FIBER-CEMENT SIDING - SW7624, SLATE TILE
4	STUCCO - SW7014, EIDER WHITE
5	FIBER-CEMENT PANELING - SW7016, MINDFUL GRAY
6	FIBER-CEMENT PANELING - SW9560, NIGHT OUT
7	FIBER-CEMENT PANELING - SW7585, SUN DRIED TOMATO
8	BRICK - INTERSTATE BRICK - TUMBLEWEED WITH WHITE GROUT
9	ALUMINUM CANOPY - ANODIZED DARK BRONZE
10	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED LIGHT BRONZE
11	CONCRETE SUPER-STRUCTURE
12	HSS RAILING - STEEL PT. SW9560, NIGHT OUT
13	GLASS-PANEL RAILING - STEEL PT. SW9560, NIGHT OUT
14	PRE-FORMED ALUMINUM CANOPY - PT. ANODIZED DARK BRONZE

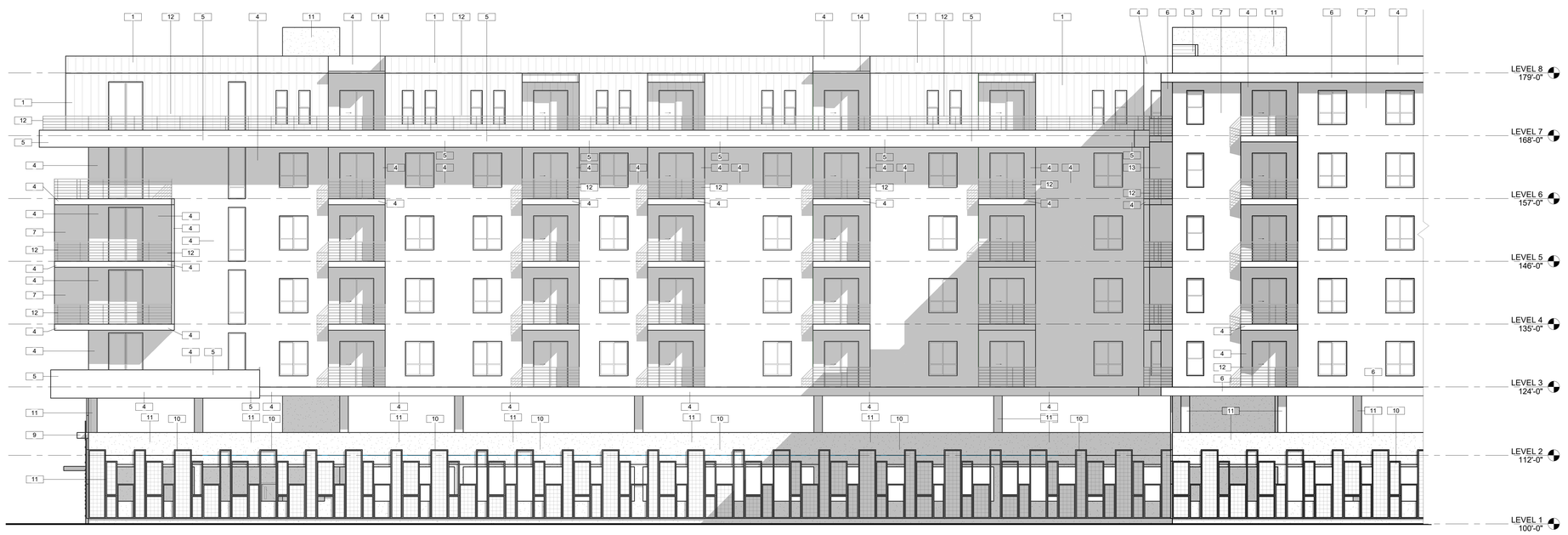


EVstudio
Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

Main Office: 303.670.7242

inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:



2 BUILDING ELEVATION - NORTH-EAST
1/8" = 1'-0"

1 BUILDING ELEVATION - NORTH-WEST
1/8" = 1'-0"

TNT - PASTRY

GARDEN CITY, IDAHO

AG23013

LICENSED ARCHITECT
AR 986979
9/6/23
AMANDA L. BIDWELL
STATE OF IDAHO

COPYRIGHT 2021
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

Project Status
DATE: 08/24/2023
DRAWN BY: Author
CHECKED BY: Checker

EXTERIOR ELEVATIONS - NORTH

A202

9/6/2023 8:48:38 AM

MATERIALS LEGEND

1 VERTICAL METAL SIDING - KINGSPAN - ONYX

2 NICHIHA - VINTAGE WOOD - SPRUCE

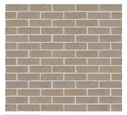
3 LAP SIDING - SW7624 SLATE TILE

4 STUCCO - SW7014 EIDER WHITE

5 FIBER CEMENT PANEL - SW7016 MINDFUL GRAY

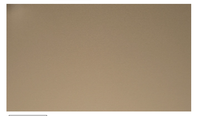
6 STUCCO - SW9560 NIGHT OUT

7 FIBER CEMENT SIDING - SW7585 SUN DRIED TOMATO



8 BRICK - INTERSTATE BRICK - TUMBLEWEED WITH WHITE GROUT

9 14 ALUMINUM - ANODIZED DARK BRONZE

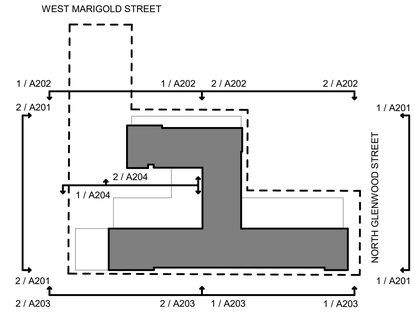


10 ALUMINUM - ANODIZED LIGHT BRONZE

11 CONCRETE

12 13 PAINTED RAILING - SW9560 NIGHT OUT

EXTERIOR FINISH KEYNOTES	
Key Value	Keynote Text
1	VERTICAL METAL SIDING - 16" SPACING - KINGSPAN - ONYX COLOR
2	FIBER-CEMENT SIDING - NICHIHA VINTAGE WOOD - SPRUCE
3	FIBER-CEMENT SIDING - SW7624, SLATE TILE
4	STUCCO - SW7014, EIDER WHITE
5	FIBER-CEMENT PANELING - SW7016, MINDFUL GRAY
6	FIBER-CEMENT PANELING - SW9560, NIGHT OUT
7	FIBER-CEMENT PANELING - SW7585, SUN DRIED TOMATO
8	BRICK - INTERSTATE BRICK - TUMBLEWEED WITH WHITE GROUT
9	ALUMINUM CANOPY - ANODIZED DARK BRONZE
10	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED LIGHT BRONZE
11	CONCRETE SUPER-STRUCTURE
12	HSS RAILING - STEEL PT. SW9560, NIGHT OUT
13	GLASS-PANEL RAILING - STEEL PT. SW9560, NIGHT OUT
14	PRE-FORMED ALUMINUM CANOPY - PT. ANODIZED DARK BRONZE



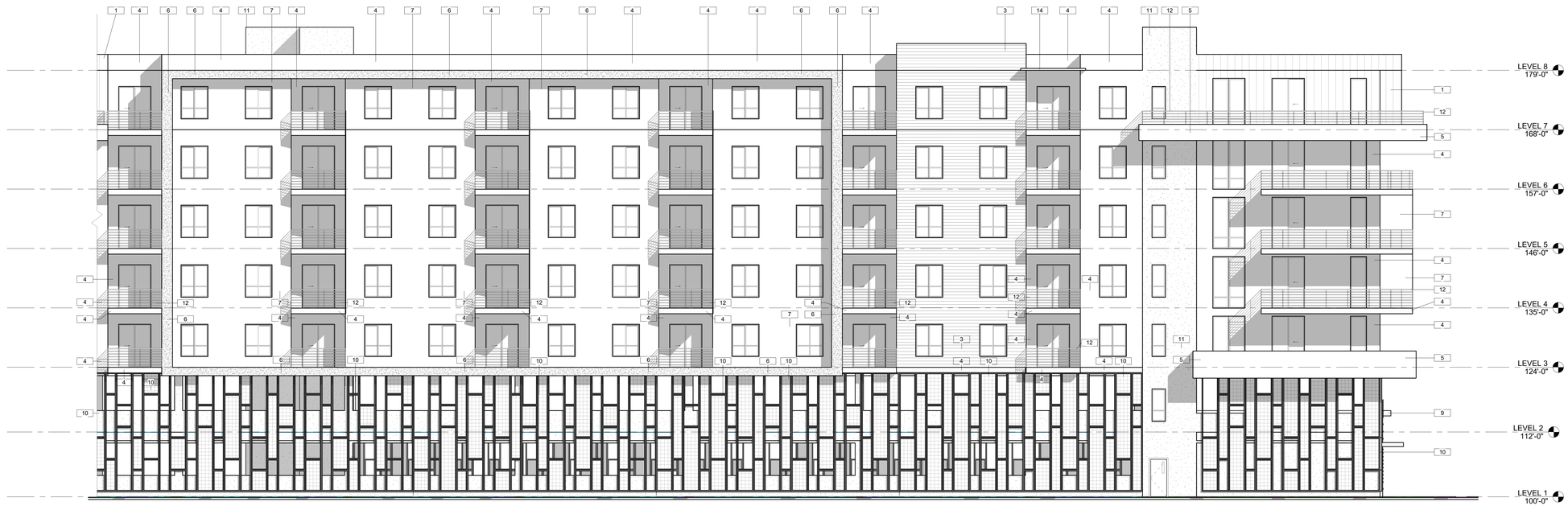
EVstudio
Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

Main Office: 303.670.7242

inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:

2 BUILDING ELEVATION - SOUTH-WEST
1/8" = 1'-0"

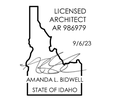


1 BUILDING ELEVATION - SOUTH-EAST
1/8" = 1'-0"

TNT - PASTRY

GARDEN CITY, IDAHO

AG23013



COPYRIGHT 2021
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

Project Status

DATE:	08/24/2023
DRAWN BY:	Author
CHECKED BY:	Checker

EXTERIOR ELEVATIONS - SOUTH

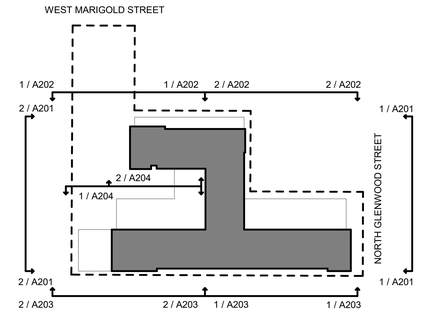
A203

9/6/2023 2:48:42 PM

MATERIALS LEGEND

1 VERTICAL METAL SIDING - KINGSPAN - ONYX	2 NICHIHA - VINTAGE WOOD - SPRUCE	3 LAP SIDING - SW7624 SLATE TILE	4 STUCCO - SW7014 EIDER WHITE	5 FIBER CEMENT PANEL - SW7016 MINDFUL GRAY	6 STUCCO - SW9560 NIGHT OUT
7 FIBER CEMENT SIDING - SW7585 SUN DRIED TOMATO	8 BRICK - INTERSTATE BRICK - TUMBLEWEED WITH WHITE GROUT	9 14 ALUMINUM - ANODIZED DARK BRONZE	10 ALUMINUM - ANODIZED LIGHT BRONZE	11 CONCRETE	12 13 PAINTED RAILING - SW9560 NIGHT OUT

EXTERIOR FINISH KEYNOTES	
Key Value	Keynote Text
1	VERTICAL METAL SIDING - 16" SPACING - KINGSPAN - ONYX COLOR
2	FIBER-CEMENT SIDING - NICHIHA VINTAGE WOOD - SPRUCE
3	FIBER-CEMENT SIDING - SW7624, SLATE TILE
4	STUCCO - SW7014, EIDER WHITE
5	FIBER-CEMENT PANELING - SW7016, MINDFUL GRAY
6	FIBER-CEMENT PANELING - SW9560, NIGHT OUT
7	FIBER-CEMENT PANELING - SW7585, SUN DRIED TOMATO
8	BRICK - INTERSTATE BRICK - TUMBLEWEED WITH WHITE GROUT
9	ALUMINUM CANOPY - ANODIZED DARK BRONZE
10	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED LIGHT BRONZE
11	CONCRETE SUPER-STRUCTURE
12	HSS RAILING - STEEL PT. SW9560, NIGHT OUT
13	GLASS-PANEL RAILING - STEEL PT. SW9560, NIGHT OUT
14	PRE-FORMED ALUMINUM CANOPY - PT. ANODIZED DARK BRONZE



2 BUILDING ELEVATION - COURTYARD - NORTH
1/8" = 1'-0"

1 BUILDING ELEVATION - COURTYARD - SOUTH
1/8" = 1'-0"

EVstudio
Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

Main Office: 303.670.7242

inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:

TNT - PASTRY
GARDEN CITY, IDAHO

AG23013

LICENSED ARCHITECT
AR 986979
9/6/23
AMANDA L. BIDWELL
STATE OF IDAHO

COPYRIGHT 2021
This document is an instrument of service, and as such remains the property of EVstudio, LLC. Reproduction or use of this document is limited and can be authorized only by written agreement with EVstudio, LLC.

REVISION:

Project Status
DATE: 08/24/2023
DRAWN BY: Author
CHECKED BY: Checker

EXTERIOR ELEVATIONS - COURTYARD

A204

9/6/2023 4:49:02 PM

EVstudio

EVstudio

EVstudio

EVstudio

EVstudio