

Comment Response Letter

To: Hanna Veal, City Reviewer

From: Amanda Bidwell, Architect, EVstudio
Wade Thomas, TNT
Jorre Delgado, JD Planning and Consulting

Date: 12/12/23

Project Name: Hendricks Commons

Project Address: 200 W 37th St., 201 and 205 38th St. Garden City, ID

Project Log Number: DSRFY2023-0009

City Comments:

Brett Labrie Comment Section:

1. Mechanical equipment location and screening has not been addressed.
Response: Mechanical equipment is intended to be on the roof and screened by the building parapets. Please see Mechanical Screening Exhibit Sheet A311.
2. Pedestrian connectivity to the street frontages has not been addressed. The drive appears to be a barrier to pedestrian access on the East and the West is also absent a connection.
Response: Please see revised site plan sheet A101 for added pedestrian access.
3. Construction materials and screening of the Trash/Recycle enclosure is unclear.
Response: The trash enclosure is intended to be a CMU enclosure, finished with stucco to match the main building color.
4. The location and construction of fencing at site perimeter and around amenities is unclear. Of special concern is fencing along street frontage.
Response: Please see the fencing exhibit with updated landscape plan Sheet L150 Fencing Exhibit
5. Clarify how the 2-story parking garage portion of this project complies with 8-4D-3A.3a with its distance of less than 20' to a neighboring

dwelling unit.

Response: The screening provided complies with 8-4D-3 and Chapter 4, Article 1. Please see landscape drawings Sheet L100

6. The 2-story parking garage portion of the project should comply with 8-4D-3A.9 Motor Vehicle Parking Structure Design.
 - a. Ground floor adjacent to the public right-of-way should be designed so the ground facades appear commercial in nature. Consider incorporating solid screen wall elements at the parking levels on the East and West street facing facades to lessen the visual impact of the parking garage.

Response: The parking levels fronting 37th and 38th streets were designed to appear commercial. Opaque parking screens are included to mimic a storefront system, brick columns and awnings highlight the garage entries. Brick walls, detailed with rowlock and soldier courses are provided at the pedestrian and amenity entries and storefront systems are provided with windows in these areas as well. See updated elevation exhibit Sheet A207.



37th Street



38th Street

7. Clarify where the exterior material #6 Nichiha – vintage wood – spruce occurs in the design.

Response: The Nichiha material is used on the 4 stair towers around the building. Refer to elevations keynote 6 on site plan Sheet A201-A206 and building renderings.

Derek Hurd Comment Section

1. Where do the tree mitigation trees go?

Response: An arborist report will be provided.

2. There is surface irrigation available on site that should be utilized per Idaho Statute 67-6537. Consider location and footprint on site, and easements.
Response: Surface irrigation will be utilized on site. Irrigation box is located on the west side of the site. See updated irrigation plan sheet L200 in landscape plan and sheet A100 of site plan. Necessary easement will be put in place prior to development of the site to accommodate surface irrigation.
3. Renderings show a lot of pull in parking on the east side of the building on the 37th street side which conflicts with the site plans.
Response: Please see revised rendering to match the site plan.
4. Discuss pedestrian access on north and south sides of the site and where they terminate.
Response: Please refer to the pedestrian connection exhibit sheet A100A for revised pedestrian access on the north and south sides of the site, as well as interior pedestrian connections inside the parking structure.
5. Extend the South East sidewalk to the south property line.
Response: Sidewalk on the southeast continues to the south property line. See updated site plan sheet A100 and Pedestrian Exhibit sheet A100A.
6. Are the dark bronze and light bronze depicted in the material legends what is being depicted for the windows in the renderings? It “conveys an impression of permanence and durability”.
Response: The dark bronze color is intended for the windows. The light bronze color is intended for the parking screens at the garage level.
7. “Metal art screens with various heights and patterns” Is this for privacy screening of dumpster enclosure visible from the street? Please design and render.
Response: Please refer to landscape drawings sheet L150 for metal art screens. The art screens are provided for screening of the trash enclosure and transformers
8. Dumpster between the street and the building is not ideal. Design a dumpster enclosure to look like the building (materials).
Response: The dumpster was relocated away from the pedestrian entry to the building on 38th street. The dumpster is intended to be a CMU enclosure with stucco finish to match the main body color of the building.
9. Design and render screening for transformers.
Response: The metal art screens are provided for screening of the

transformer, refer to landscape drawings Sheet L150

10. Pedestrian crossings of drives. Raised, textured, etc. At sidewalks and at Dog run/egress building corner.

Response: Please refer to the updated site plan sheet A100 for pedestrian crossing called out as stamped concrete.

11. Pedestrian entrance from 37th street not shown/developed.

Response: Please see updated site plan sheet A100 for pedestrian entrance on 37th street.

12. Pedestrian entrance from 38th street not shown/developed. Additionally, nothing looks like an entry.

Response: Please see updated site plan sheet A100 for pedestrian entrance added on 38th street.

13. Model rooftop mechanical and provide for screening from public view.

Response: Mechanical screening is intended to be screened by building parapets from the ground level, please refer to mechanical screening exhibit sheet A311. In addition to being screened from the ground level by parapets and view angles, mechanical screens will be added around mechanical gardens to screen them from the rooftop amenities, as well as surrounding buildings of similar height. Please see building renderings for elevated views.

14. Consider covered bike parking in the garage.

Response: Covered bike parking was added to some of the storage rooms within the parking garage. See updated floor plan sheets A101 and A102.

15. Consider E vehicle charging.

Response: E vehicle charging was considered for the project and was decided to be excluded at this time.

16. Show private & common open space calculations/dimensions.

Response: See updated open space analysis on A100 and L103.

Fire Department Comments:

1. Fire hydrants, capable of producing the required fire flow, shall be located so that no part of the structure is more than 600-feet from the hydrant. (IFC 507.3, IFC B104, IFC B105, IFC C105). Please submit a fire flow report from the applicable water purveyor.

Response: Fire flow report has been provided.

2. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105, IFC C105). Please submit a fire flow report from the applicable water purveyor.

Response: Fire flow report has been provided.

3. Buildings equipped with a standpipe system installed shall have a fire hydrant within 100 feet of the fire department connections. (IFC 507.5.1.1) An additional fire hydrant will be required to meet this requirement. The hydrant needs to be installed on the same side of the roadway as the building and shall not cut off any entrances/exits to the site nor any fire apparatus access roads.

Response: Please refer to site plan sheet A100 for proposed hydrant locations.

4. Structures greater than 30-feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26-feet in width and located at least 15-feet but no more than 30-feet from the building. (IFC D105) The plans show the building roof height to be exactly 85 feet. Aerial access is required. Aerial access is required by the AHJ to be along the long side of the building. Per the plans, the aerial access roadways would be the short sides of the building on both W 37th St and W 38th St. This does not meet the AHJ requirement. An approved code alternate would be considered in lieu of meeting the initial aerial access location requirement. This will need to be proposed by the applicant. Secondly, the distance from the street to the building envelope is over 30 feet per the plans. This needs to be reduced to between 15 and 30 feet.

Response: The design and development team met with Mike Bisagno to discuss possible solutions to this request. The building structure was clarified as having one contiguous roof over the whole structure, that fire fighters could get access to and reach the whole building. The fire apparatus access lane off of 37th street was adjusted to the appropriate dimensions and an emergency access was added on the north side of 37th for fire use only. Off of 38th street, it was discussed that the fire department could pull their truck into the garbage access aisle to serve on the south side. A similar nose-in drive was added on the north side for emergency access only to provide additional coverage to the building. See sheet A100 of site plan.

5. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Response: A dead-end fire apparatus access road exceeding 150 feet is

not included on site per our discussion with Mike Bisagno. This requirement was discussed with Mike Bisagno and addressed by the site plan revisions, as responded to in comment #4.

6. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1) This requirement will be extended to 200 feet with the installation of fire sprinklers throughout the buildings.

Response: This requirement was discussed with Mike Bisagno and addressed by the site plan revisions, as responded to in comment #4.

7. Signage for addressing will be required at the entrances of the project. (IFC 505.1).

Response: Signage for addressing will be provided at both entrances to the project. See front facade rendering for example.

8. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

Response: The apparatus access roads are designed at 24'-0" wide minimum and are open to above to meet these requirements.

9. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (BCC 5-12-19, IFC 503.2.4)

Response: The apparatus access roads are designed to accommodate these requirements.

10. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. Please provide documentation that the road surface meets this standard. (IFC D102.1)

Response: The apparatus access roads are designed to meet these requirements.

11. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat by the Boise City Engineer. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (BCC5-12-32, IFC 503.8) Parking will only be allowed in marked parking stalls. All roadways

within the project and adjacent to the project are considered fire apparatus access roads. “No Parking – Fire Lane” signage is required throughout the project. If W 37th St and W 38th St require “No Parking” signage to achieve aerial access distance requirements, then signage will also be required along these adjacent roadways in the immediate vicinity of the property.

Response: “No Parking” signage will be installed at appropriate locations.

Design Review Staff Report Comments:

1. 8-2C-15 Multifamily:
 - a. Quality of Life Amenities Provided:
 - i. Fitness Center – First floor Amenity Space
 - ii. Public Art – Ground Level on 38th St
 - iii. Enclosed Bike Storage – Located throughout Garage
 - b. Open space Amenities Provided:
 - i. Community Garden – On Roof
 - ii. Plaza – On Roof and in front of the building
 - c. Recreation Amenities Provided:
 - i. Pool – Located on the podium deck
 - ii. Children’s Play Structures – Ground Level
 - d. Additional Standards for Developments with Twenty Units of More
 - i. Property Management Office – First Floor Amenity Space
 - ii. Maintenance Storage Area – First Floor Garage
 - iii. Central Mailbox Location – First Floor Amenity Space
 - iv. Directory and Map – At Main Entrance to Site
2. 8-4A-3 Fences and Walls:
 - a. The dimension from the Dog Park to the back of sidewalk has been added to the site plan and exceeds 10’-0”.
3. 8-4B-4 Multi-family Residential Dwelling Units
 - a. The façade on 37th Street is different from the entrance on 38th Street. Please see added drawing A207 for a blown up view of the main entry and secondary entry. 37th street, which is designated as the main entrance to the building, features a two-story amenity space with traditional style brick and stucco work, large windows into the amenity spaces, and a rooftop patio with railings in portions to allow for a view to those open space areas from the ground level. There is also a plaza at the front of the entry to further highlight it as the main entry. The 38th street entrance is designated as the secondary entrance to the building. The 38th street entrance features similar brickwork to highlight the pedestrian entry, but is only a single story of brick, and does not project forward from the building.
4. 8-4D-3 Parking Design and Improvements
 - a. Please refer to revised drawings sheet A101 and A102 showing locations of bike parking and revised bike parking calculations. 247 spaces are

required with 33 exterior bike stalls in bike areas within 50' of building entrances, and the remaining 214 stalls provided as covered bike parking within the garage, or in enclosed bike storage rooms. Lighting design for the site is intended to provide levels of lighting to increase security and safety within the garage on open site areas. The lighting will be designed to avoid light pollution onto neighboring sites..

5. 8-4D-5 Required number of Off-Street Parking Spaces
 - a. Parking has been updated to include a total of 410 parking stalls; required is 406 stalls. See site plan sheet A100.
6. 8-4E-3 Public Street Connections
 - a. At maturity, the trees will be pruned to a minimum height of eight feet so as not to impede the clear vision triangle.
 - b. At maturity, the shrubs will be pruned to a maximum height of three feet so as not to impede the clear vision triangle.
7. 8-4E-6 Sidewalk Standards
 - a. All public rights-of-way are planned to have a minimum 5'-0" wide sidewalk.
 - b. The respective sidewalks (one detached and one attached) were aligned to match existing sidewalks of neighboring properties.
8. 8-4E-7 Pedestrian and Bicycle Accessibility Standards
 - a. Please refer to the latest Pedestrian Connection exhibit sheet A100A, there are two access points from the 37th sidewalk directly to the main plaza that connects to the main building entrance, as well as one access point from the 38th sidewalk directly to the parking structure where stairs and an elevator are located.
 - b. All pathways are shown at 4' along the side of the building, and 5' everywhere else. Refer to landscape drawings sheet L100 for more information on pathway surfaces.
9. 8-4G Sustainable Development Provisions
 - a. A waiver request was submitted.
10. 8-4I-5 Perimeter Landscaping Provisions
 - a. The perimeter landscaping area is shown at 10' wide, refer to landscape drawings sheet L100 for more information.
 - i. Sidewalks were reduced to pathways on the outside of the buildings. The pathways are 4' wide and consist of pavers. The combination of the pathways and the proposed landscaping is 10'. Additionally, the shrubs within the landscape perimeter are 6' wide and 6' tall meeting the screening requirements.
 - b. At least one tree shall be planted for every fifteen (15') of perimeter length to quickly establish continuous canopy coverage.
 - i. Please see landscape drawings L100 which shows continuous canopy coverage. Arnold tulip poplars are provided every 15' to meet this requirement.

11. 8-4I-6 Parking Lot Landscaping Provisions
 - a. Please see updated landscape plan L100.
12. 8-4I-7 Tree Preservation Provisions
 - a. An Arborist report will be provided.
13. 8-4L-3 General Open Space Standards
 - a. Please refer to revised plans sheet A100 and L103 for updated common open space design. Common open space areas are provided with connectivity with other open areas through the vertical circulation in the project, and proposed pathways at the ground level.
14. 8-4L-5 Open Space Standards for Multi-family Developments
 - a. Private Open Space
 - i. Each unit is provided with a private balcony with a minimum of 80 sf and a minimum dimension of 6'. Refer to floor plan sheets A103.
 - b. Common Open Space:
 - i. Please refer to the revised table on the site plan sheet A100, and revised open space exhibit sheet L103 for updated open space calculations. Required open space calculations are shown below.
 - ii. Additional open space has been added on the roof of the building. See revised roof plan sheet A105 and L102.

Required Open Space Calculations				
Type	#	SF	SF - Open Space per unit	Total Open SF required/unit
2 BED 2 BATH - OUTSIDE CORNER	20	1208	350	7,000.00
2 BED 2 BATH - INSIDE CORNER	10	1262	350	3,500.00
2 BED 2 BATH - NARROW	30	855	250	7,500.00
2 BED 2 BATH - SMALL	30	1000	250	7,500.00
2 BED 2 BATH - STANDARD	70	1195	250	17,500.00
1 BED 1 BATH	50	810	250	12,500.00
1 BED 1 BATH FLEX	10	895	250	2,500.00
	220			58,000.00
Required	58,000.00			
Current	58,466.00			



CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2900 ■ Fax 208/472-2996

Chief Romeo Gervais
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

October 31, 2023

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 200 W 37th St

Fire hydrant serving this address: #1022

Fire flow Garden City is able to provide is 1250 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 1250 gpm

For questions please contact the Garden City permitting desk at 472-2921.

Sincerely,

Chad Vaughn

Garden City Public Works Water Division

cc:
Applicant
File



CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2900 ■ Fax 208/472-2996

Chief Romeo Gervais
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

November 15, 2023

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 201 / 205 W 38th St

Fire hydrant serving this address: #1028

Fire flow Garden City is able to provide is 1250 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 1250 gpm

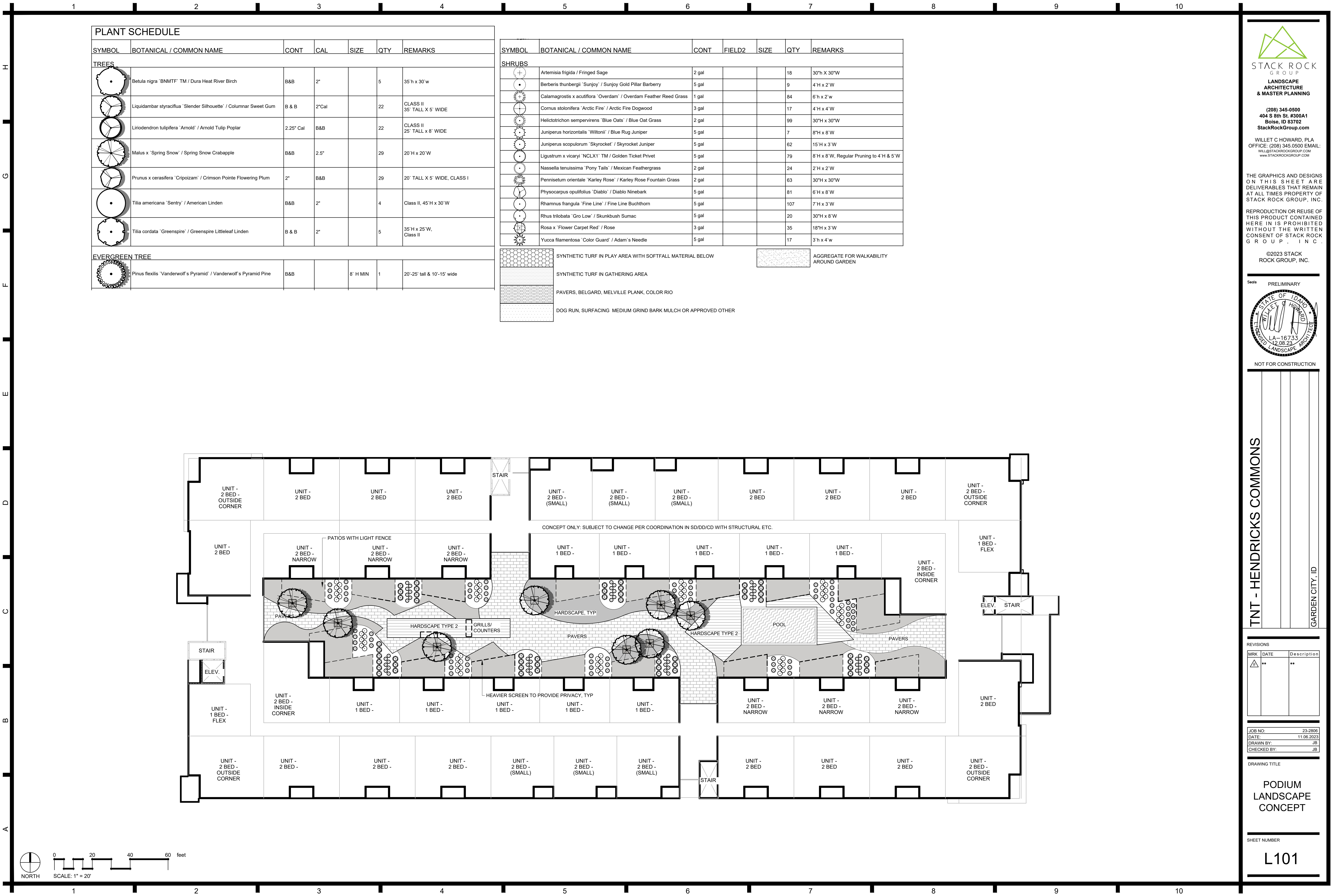
For questions please contact the Garden City permitting desk at 472-2921.

Sincerely,

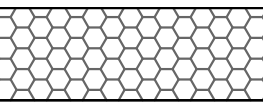
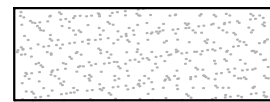
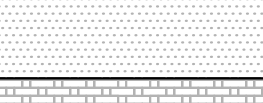
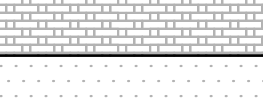
Chad Vaughn

Garden City Public Works Water Division

cc:
Applicant
File



PLANT SCHEDULE						
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
TREES						
	Betula nigra "BNMTF" TM / Dura Heat River Birch	B&B	2"		5	35'h x 30' w
	Liquidambar styraciflua "Slender Silhouette" / Columnar Sweet Gum	B & B	2"Cal		22	CLASS II 35' TALL X 5' WIDE
	Liriodendron tulipifera "Arnold" / Arnold Tulip Poplar	2.25" Cal	B&B		22	CLASS II 25' TALL x 8' WIDE
	Malus x "Spring Snow" / Spring Snow Crabapple	B&B	2.5"		29	20' H x 20' W
	Prunus x cerasifera "Cripolzam" / Crimson Pointe Flowering Plum	2"	B&B		29	20' TALL X 5' WIDE, CLASS I
	Tilia americana "Sentry" / American Linden	B&B	2"		4	Class II, 45' H x 30' W
	Tilia cordata "Greenspire" / Greenspire Littleleaf Linden	B & B	2"		5	35' H x 25' W, Class II
EVERGREEN TREE						
	Pinus flexilis "Vanderwolf's Pyramid" / Vanderwolf's Pyramid Pine	B&B		8' H MIN	1	20'-25' tall & 10'-15' wide

SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS		
SHRUBS								
	Artemisia frigida / Fringed Sage	2 gal			18	30"h X 30"W		
	Berberis thunbergii 'Sunjoy' / Sunjoy Gold Pillar Barberry	5 gal			9	4' H x 2' W		
	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal			84	6' h x 2' w		
	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	3 gal			17	4' H x 4' W		
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal			99	30"H x 30"W		
	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	5 gal			7	8"H x 8' W		
	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5 gal			62	15' H x 3' W		
	Ligustrum x vicaryi 'NCLX1' TM / Golden Ticket Privet	5 gal			79	8' H x 8' W, Regular Pruning to 4' H & 5' W		
	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	2 gal			24	2' H x 2' W		
	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	2 gal			63	30" H x 30" W		
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal			81	6' H x 8' W		
	Rhamnus frangula 'Fine Line' / Fine Line Buchthorn	5 gal			107	7' H x 3' W		
	Rhus trilobata 'Gro Low' / Skunkbush Sumac	5 gal			20	30"H x 8' W		
	Rosa x 'Flower Carpet Red' / Rose	3 gal			35	18"H x 3' W		
	Yucca filamentosa 'Color Guard' / Adam's Needle	5 gal			17	3' h x 4' w		
	SYNTHETIC TURF IN PLAY AREA WITH SOFTFALL MATERIAL BELOW				AGGREGATE FOR WALKABILITY AROUND GARDEN			
	SYNTHETIC TURF IN GATHERING AREA							
	PAVERS, BELGARD, MELVILLE PLANK, COLOR RIO							
	DOG RUN, SURFACING MEDIUM GRIND BARK MULCH OR APPROVED OTHER							

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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

WILLET C HOWARD, PLA
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Seals PRELIMINARY

NOT FOR CONSTRUCTION

TNT - HENDRICKS COMMONS

GARDEN CITY, ID

REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO: 23-2806

DATE: 11.06.2023

DRAWN BY: JB

CHECKED BY: JB

DRAWING TITLE

Podium LANDSCAPE CONCEPT

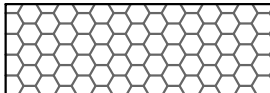
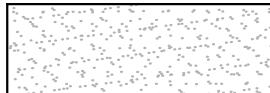
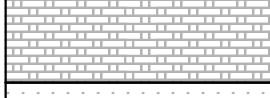
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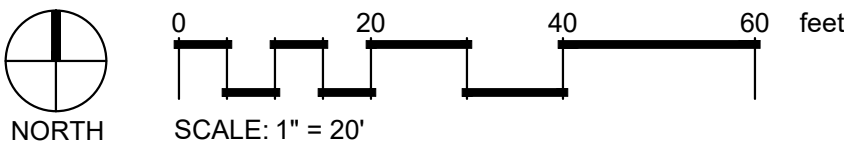
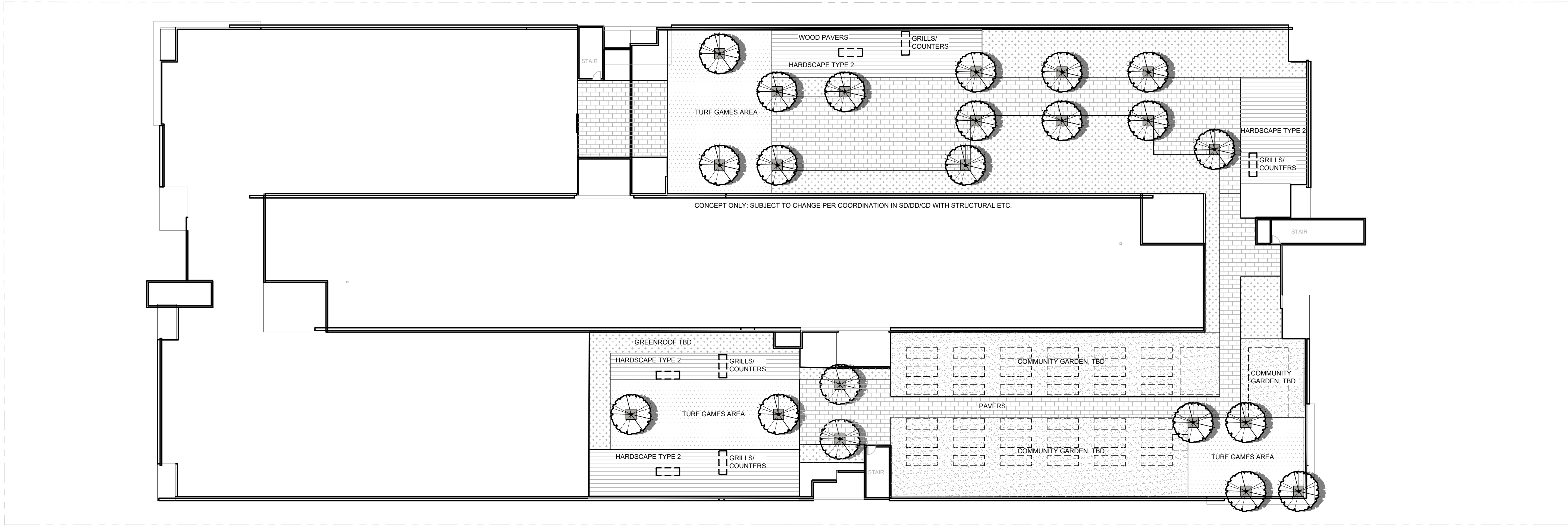
L101

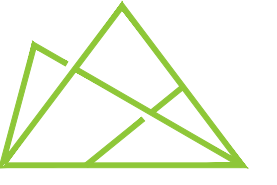
STACK ROCK GROUP - CITY REVIEW SET

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	Rhus trilobata 'Gro Low' / Skunkbush Sumac	5 gal			20	30"H x 8' W
	Rosa x 'Flower Carpet Red' / Rose	3 gal			35	18"H x 3' W
	Yucca filamentosa 'Color Guard' / Adam's Needle	5 gal			17	3' h x 4' w
	SYNTHETIC TURF IN PLAY AREA WITH SOFTFALL MATERIAL BELOW					AGGREGATE FOR WALKABILITY AROUND GARDEN
	SYNTHETIC TURF IN GATHERING AREA					
	PAVERS, BELGARD, MELVILLE PLANK, COLOR RIO					
	DOG RUN, SURFACING MEDIUM GRIND BARK MULCH OR APPROVED OTHER					





STACK ROCK
GROUP

LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

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

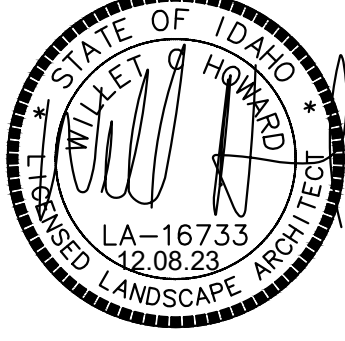
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
wllg@stackrockgroup.com
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GARDEN CITY, ID

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 23-2806

DATE: 11.06.2023

DRAWN BY: JB

CHECKED BY: JB

DRAWING TITLE

ROOFDECK
LANDSCAPE
CONCEPT

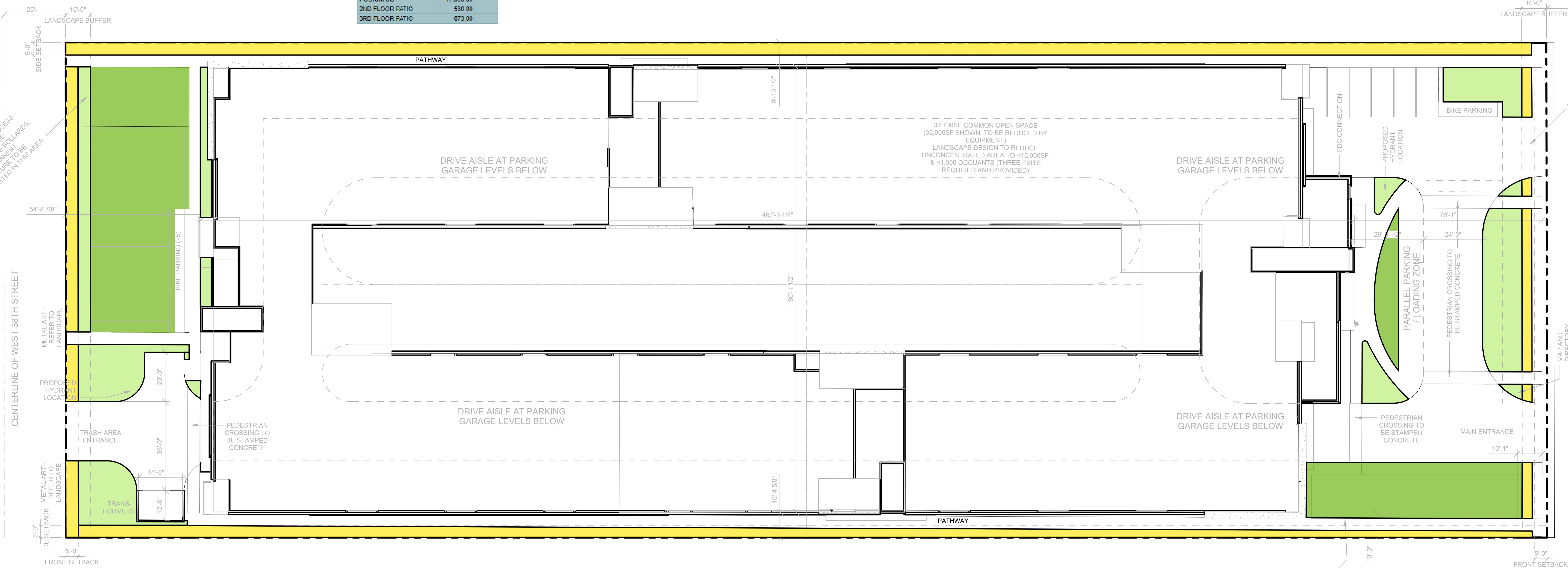
SHEET NUMBER

L102

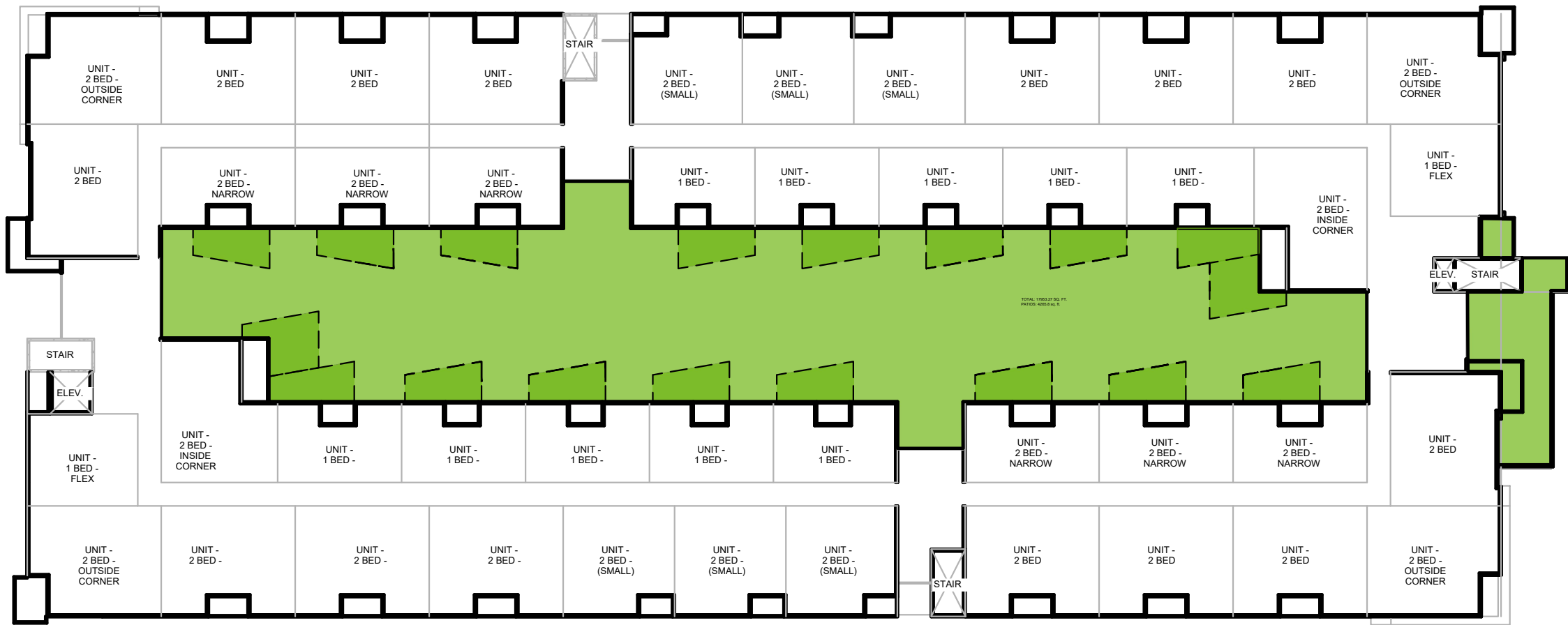
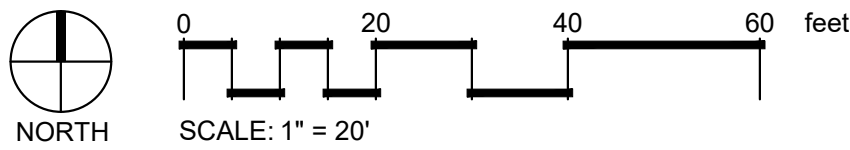
SITE TABULATION:

	PERIMETER/ROW LANDSCAPE
	INTERIOR COMMON/USABLE SPACE
	REMAINING INTERNAL LANDSCAPE

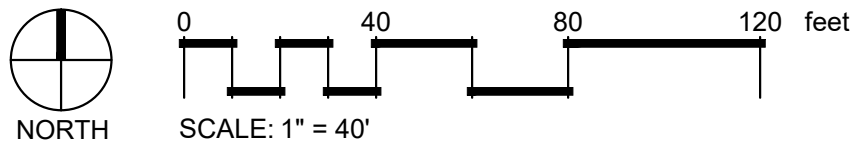
DESIGNATION:	AREA (SF)
SITE	120,000.00
BUILDING	82,275.18
HARDSCAPE	45,158.11
LANDSCAPE (SITE)	10,519.71 8.77%
USEABLE OPEN SPACE	58,466.00 48.72%
LANDSCAPE BREAKDOWN	
PERIMETER/ROW:	6,409.93
INTERNAL LS:	4,109.91
USEABLE OPEN (SITE):	6,410.00 5.34%
ROOFDECK OS	32,700.00
PODIUM OS	17,953.00
2ND FLOOR PATIO	530.00
3RD FLOOR PATIO	873.00



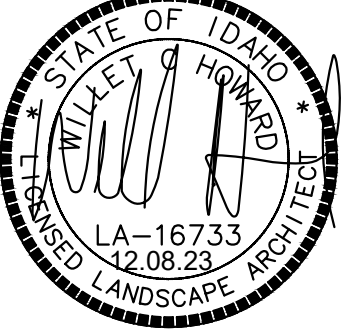
SITE LEVEL:



PODIUM LEVEL:



ROOFDECK LEVEL:



MRK	DATE	Description
△	**	**

JOB NO:	23-2806
DATE:	11.06.2023
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

OPEN SPACE
EXHIBIT

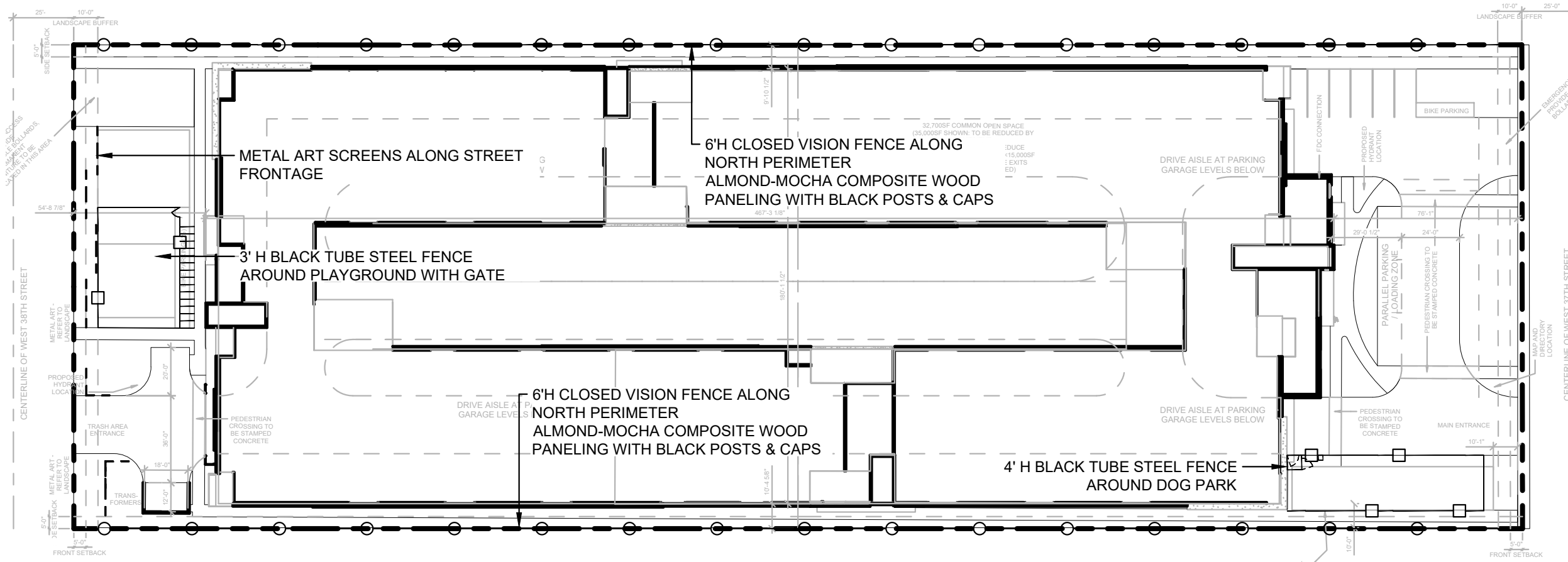
SHEET NUMBER

L103

LANDSCAPE NOTES:

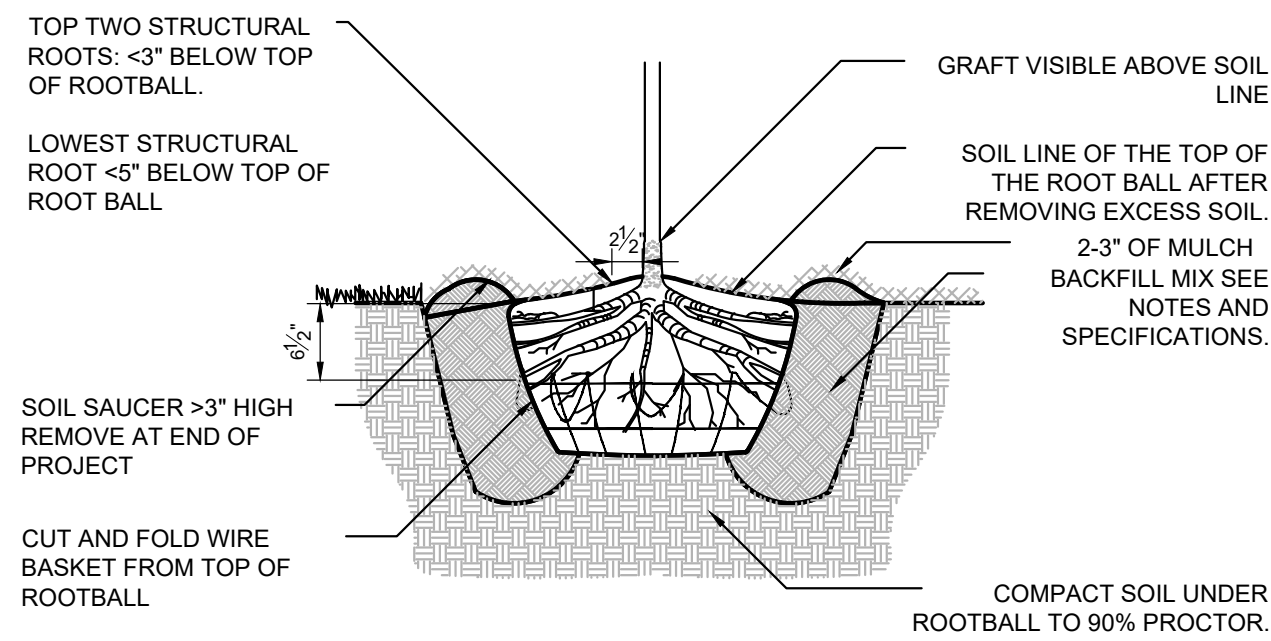
1. REGULATIONS & STANDARDS
- 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of GARDEN CITY, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
- 2.1. All utilities shall 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 $\frac{3}{8}$ " 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" caliber 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.

FENCING DIAGRAM:



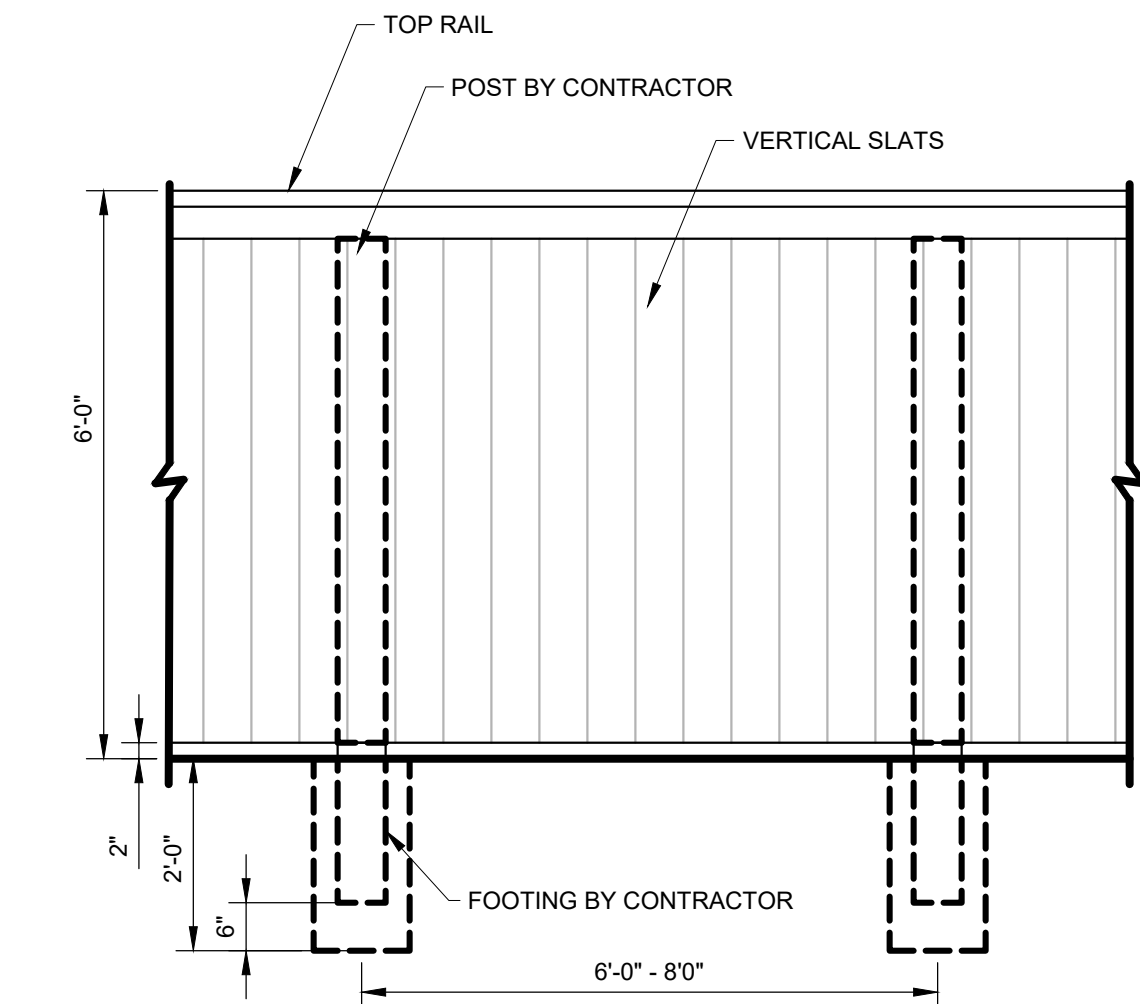
NOTES:

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 WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1' 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.



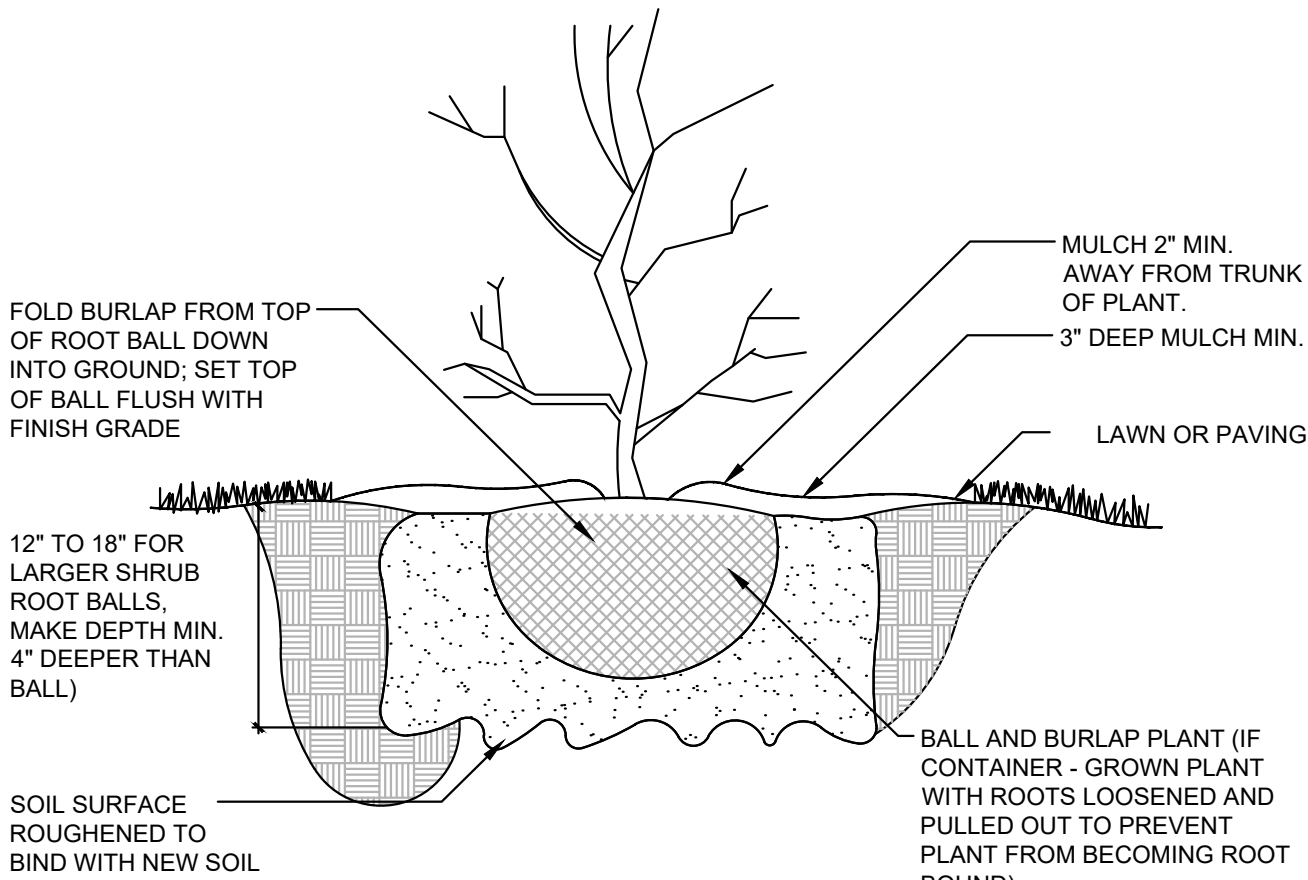
1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01

NOTE:
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



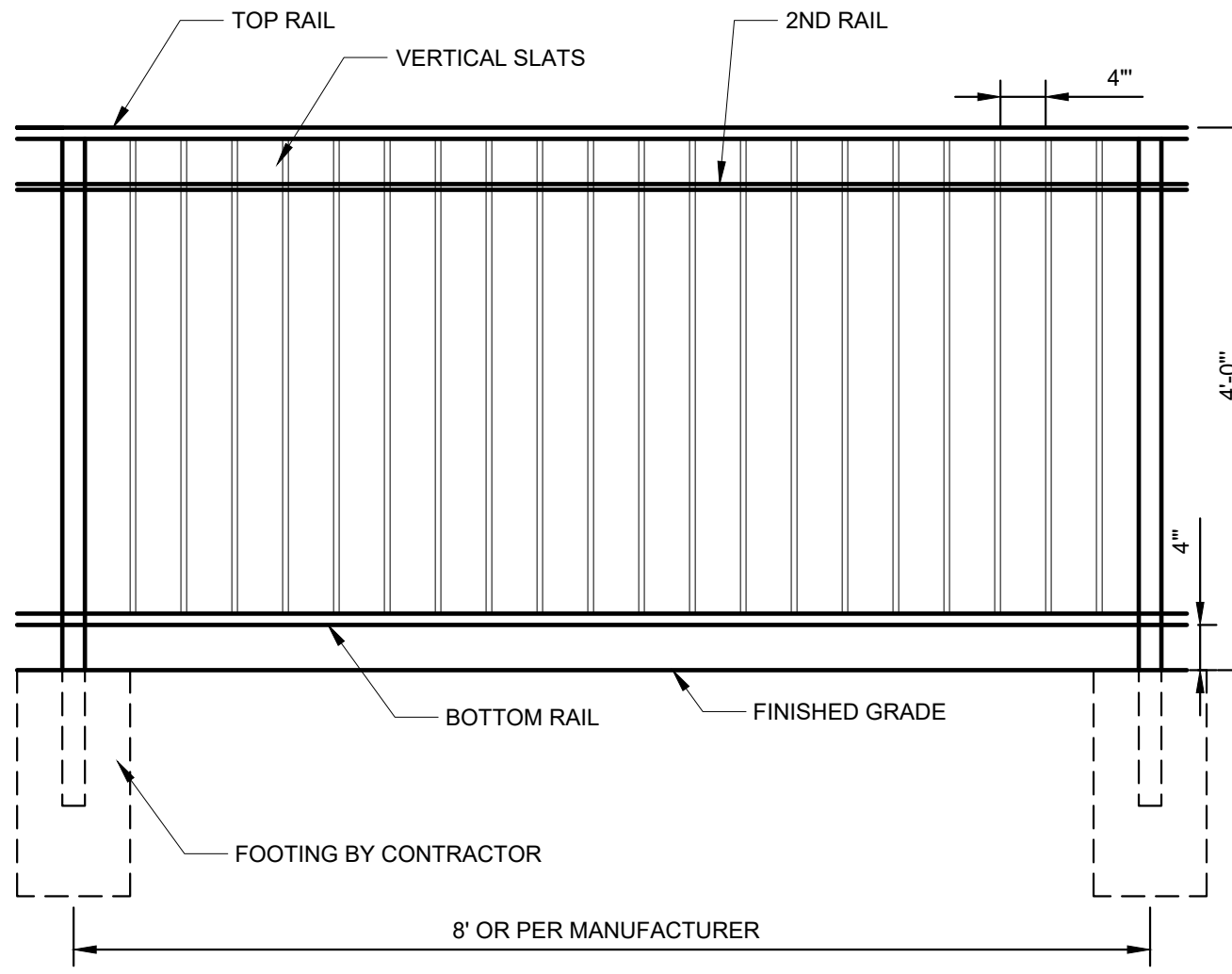
F 6' CLOSED VISION FENCE
1/2" = 1'-0" 323107-02

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



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

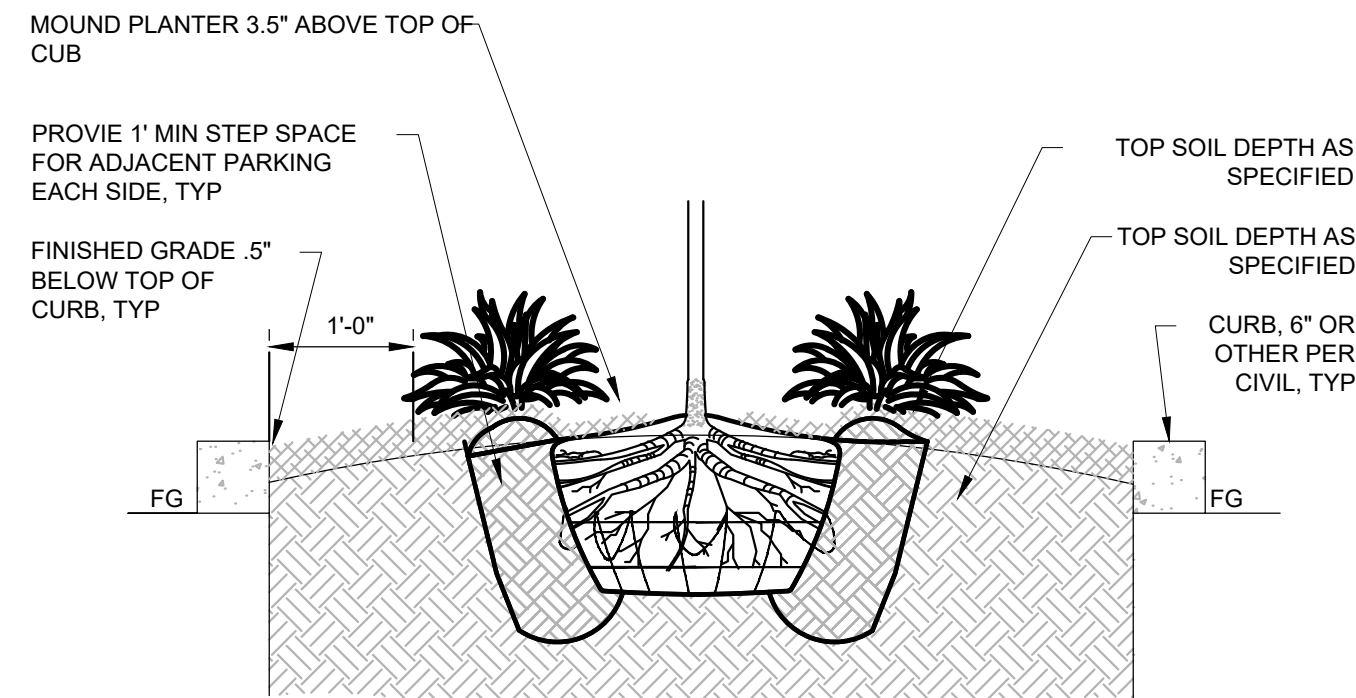
NOTES:
*INSTALL FENCE PER MANUFACTURER RECOMMENDATIONS
*CONTRACTOR RESPONSIBLE FOR FOOTINGS
*COLOR BLACK, OR APPROVED OTHER



FE 4' OPEN VISION FENCE
3/4" = 1'-0" 323106-02

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 3" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

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

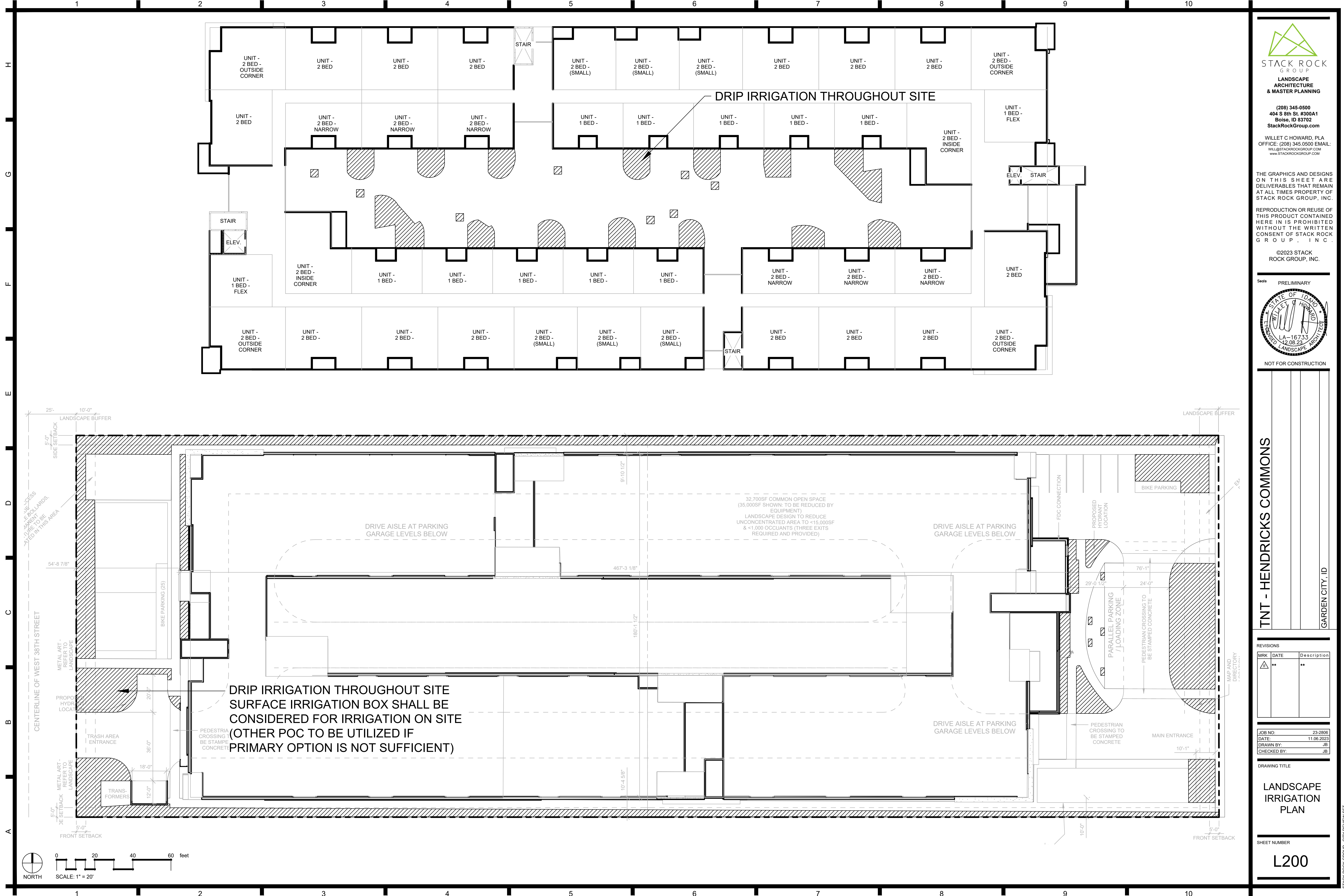


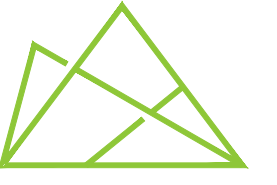
METAL ART SCREEN PANEL INSPIRATION
STEEL PANELS WITH DESIGN CUT OUT W/ CNC (DESIGN TBD)
PANELS TO BE BLACK (OR APPROVED OTHER)
PANEL FRAMING DETAILING SHALL BE BY STRUCTURAL ENGINEER
PANELS TO BE 6'x6', 3 PLACED TOGETHER OR MODIFIED TO FIT SPACE (IE CORNERS)



REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO:	23-2806
DATE:	11.06.2023
DRAWN BY:	JB
CHECKED BY:	JB





STACK ROCK
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Boise, ID 83702
StackRockGroup.com

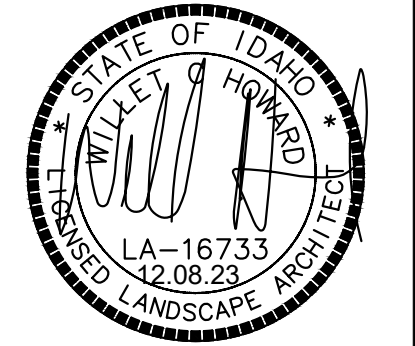
WILLET C HOWARD, PLA
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GARDEN CITY, ID

REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO: 23-2806
DATE: 11.06.2023
DRAWN BY: JB
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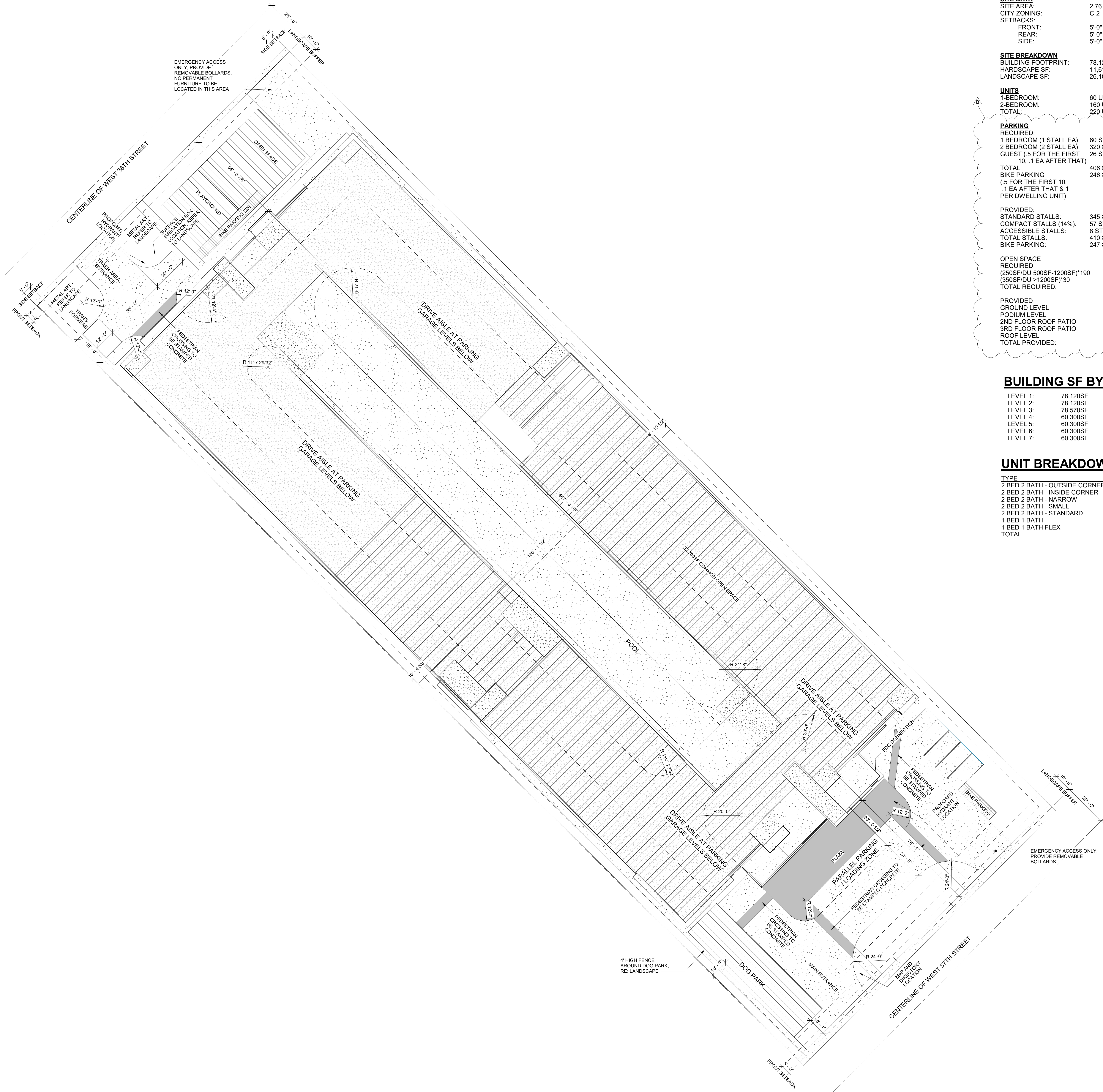
DRAWING TITLE

LANDSCAPE
IRRIGATION
PLAN

SHEET NUMBER

L200

STACK ROCK GROUP - CITY REVIEW SET



SITE ANALYSIS

SITE DATA	
SITE AREA:	2.76 ACRES
CITY ZONING:	C-2
SETBACKS:	
FRONT:	5'-0"
REAR:	5'-0"
SIDE:	5'-0"

SITE BREAKDOWN	
BUILDING FOOTPRINT:	78,120 SF
HARDSCAPE SF:	11,619 SF
LANDSCAPE SF:	26,189 SF

UNITS	
1-BEDROOM:	60 UNITS
2-BEDROOM:	160 UNITS
TOTAL:	220 UNITS

PARKING	
REQUIRED:	
1 BEDROOM (1 STALL EA)	60 STALLS
2 BEDROOM (2 STALL EA)	320 STALLS
GUEST (.5 FOR THE FIRST 10, .1 EA AFTER THAT)	26 STALLS
TOTAL	406 STALLS
BIKE PARKING	246 STALLS
(.5 FOR THE FIRST 10, .1 EA AFTER THAT & 1 PER DWELLING UNIT)	

PROVIDED:	
STANDARD STALLS:	345 STALLS
COMPACT STALLS (14%):	57 STALLS
ACCESSIBLE STALLS:	8 STALLS
TOTAL STALLS:	410 STALLS
BIKE PARKING:	247 STALLS

OPEN SPACE	
REQUIRED	
(250SF/DU 500SF-1200SF)*190	47,500 SF
(350SF/DU >1200SF)*30	10,500 SF
TOTAL REQUIRED:	58,000 SF

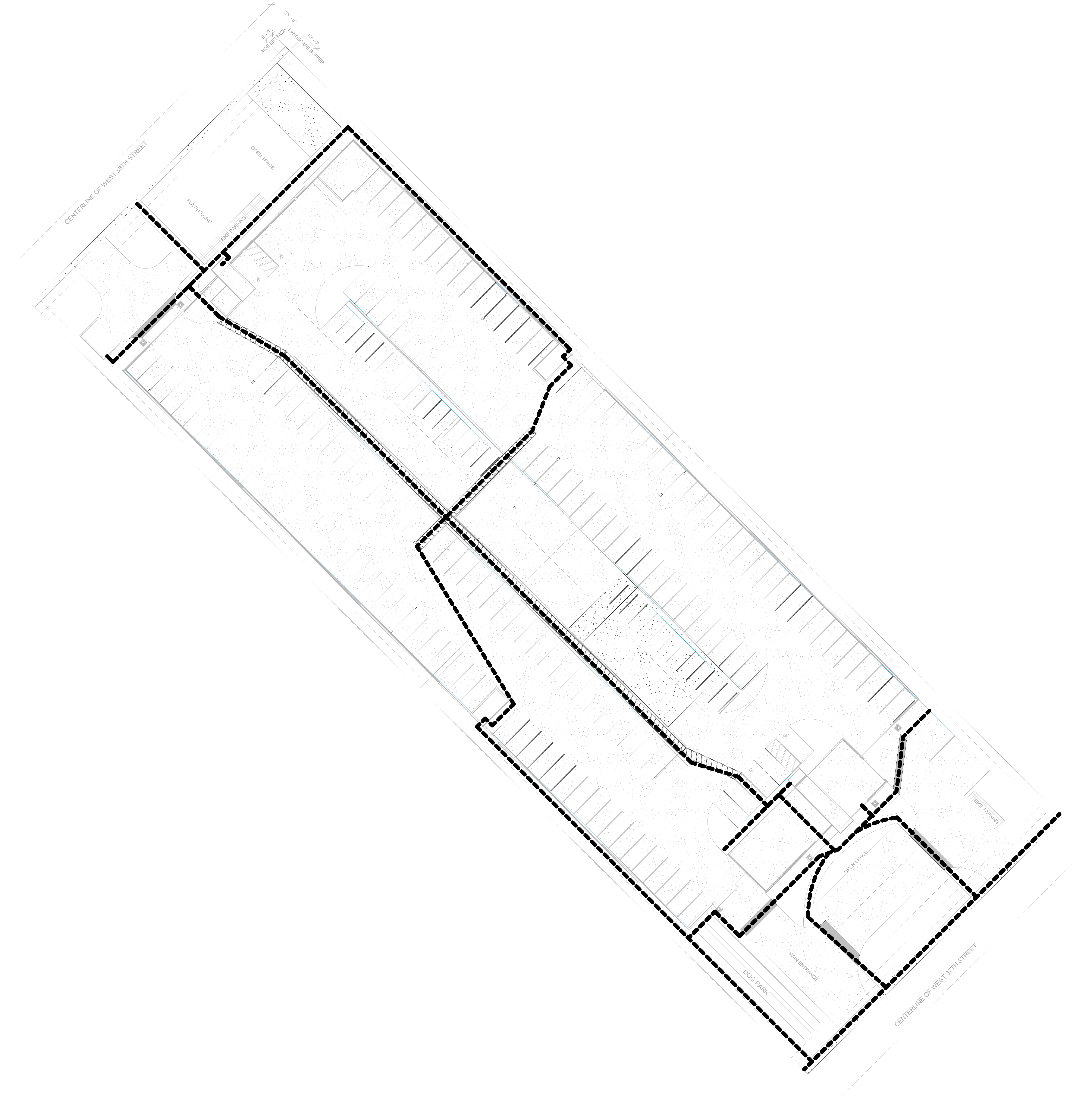
PROVIDED	
GROUND LEVEL	6,410 SF
PODIUM LEVEL	17,953 SF
2ND FLOOR ROOF PATIO	530 SF
3RD FLOOR ROOF PATIO	873 SF
ROOF LEVEL	32,700 SF
TOTAL PROVIDED:	58,466 SF

BUILDING SF BY LEVEL

LEVEL 1:	78,120SF
LEVEL 2:	78,120SF
LEVEL 3:	78,570SF
LEVEL 4:	60,300SF
LEVEL 5:	60,300SF
LEVEL 6:	60,300SF
LEVEL 7:	60,300SF

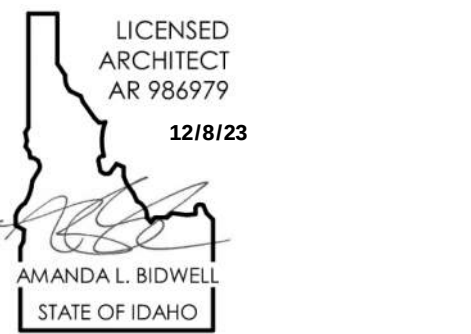
UNIT BREAKDOWN

TYPE	#	SF
2 BED 2 BATH - OUTSIDE CORNER	20	1,208 SF
2 BED 2 BATH - INSIDE CORNER	10	1,262 SF
2 BED 2 BATH - NARROW	30	855 SF
2 BED 2 BATH - SMALL	30	1,000 SF
2 BED 2 BATH - STANDARD	70	1,195 SF
1 BED 1 BATH	50	810 SF
1 BED 1 BATH FLEX	10	895 SF
TOTAL	220	



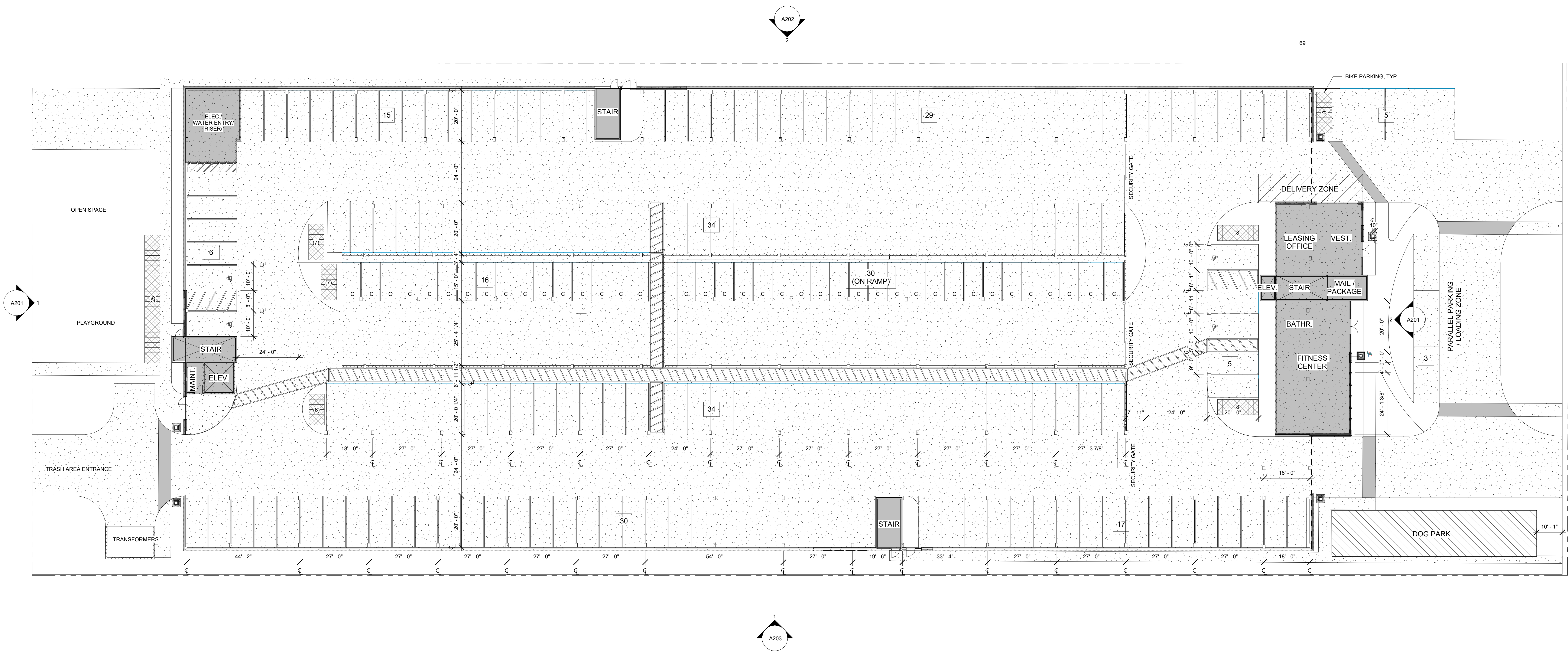
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COMMONS**
GARDEN CITY, ID

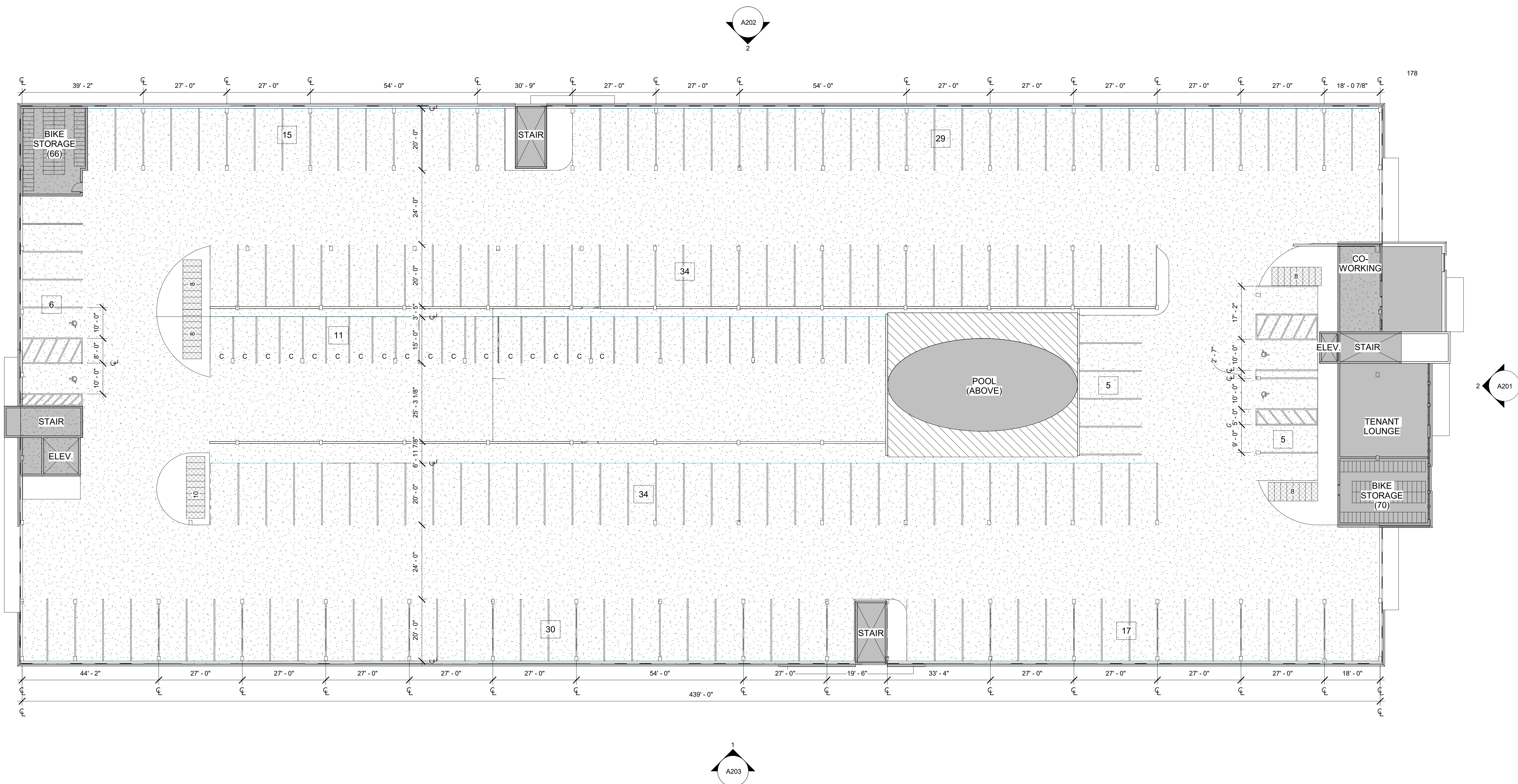
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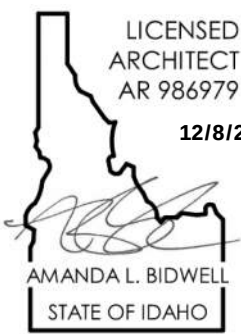
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DATE:	Issue Date
DRAWN BY:	Author
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REVISION:
B STAFF REPORT
COMMENTS

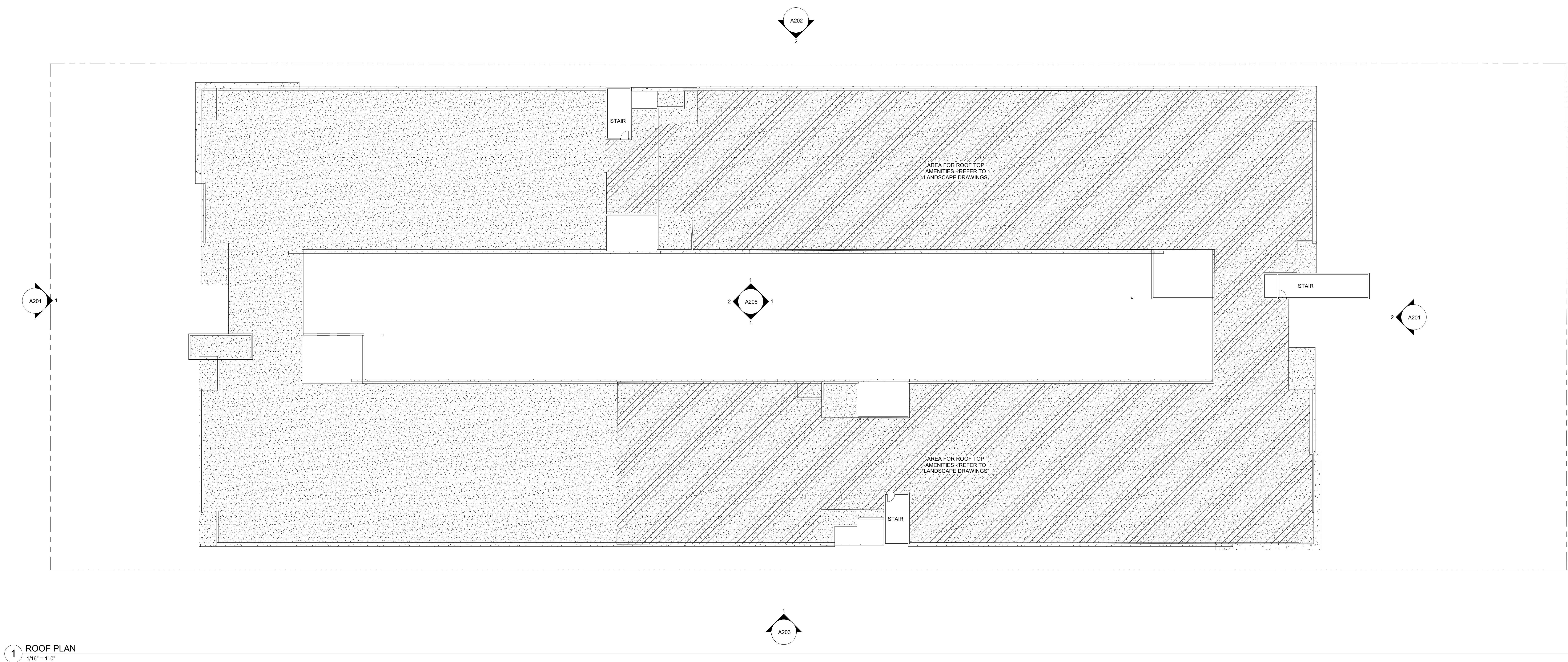
Project Status
DATE: Issue Date
DRAWN BY: Author
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FLOOR PLAN -
LEVEL 2

A102

11/6/23 2:44:14 PM

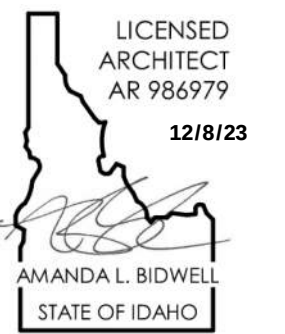




1 ROOF PLAN
1/16\" = 1'-0"

TNT - HENDRICKS
COMMONS
GARDEN CITY, ID

AG23014

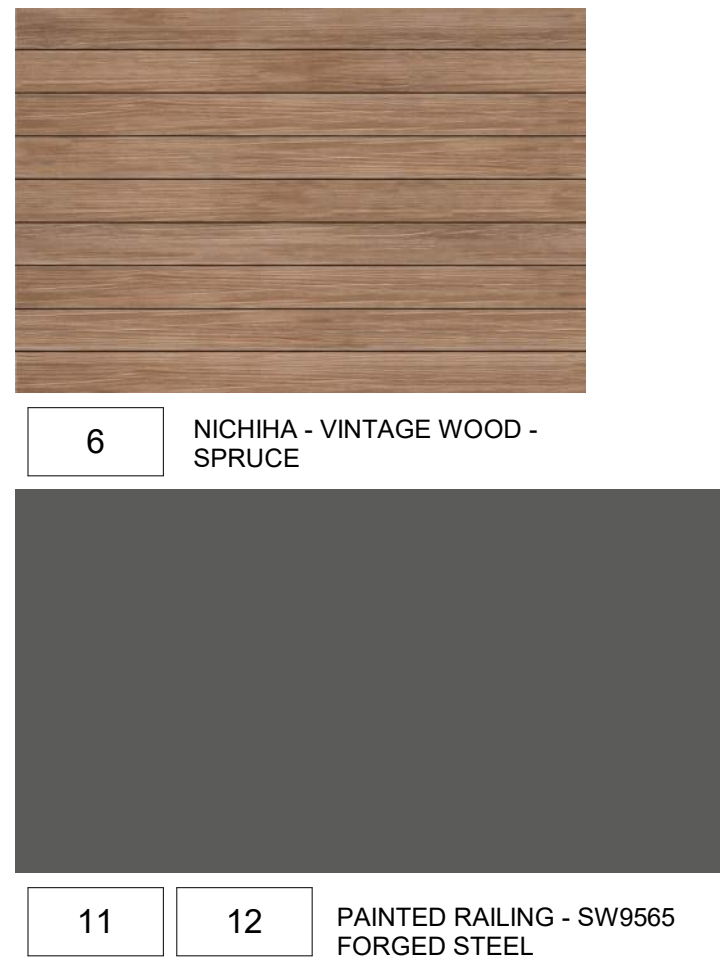
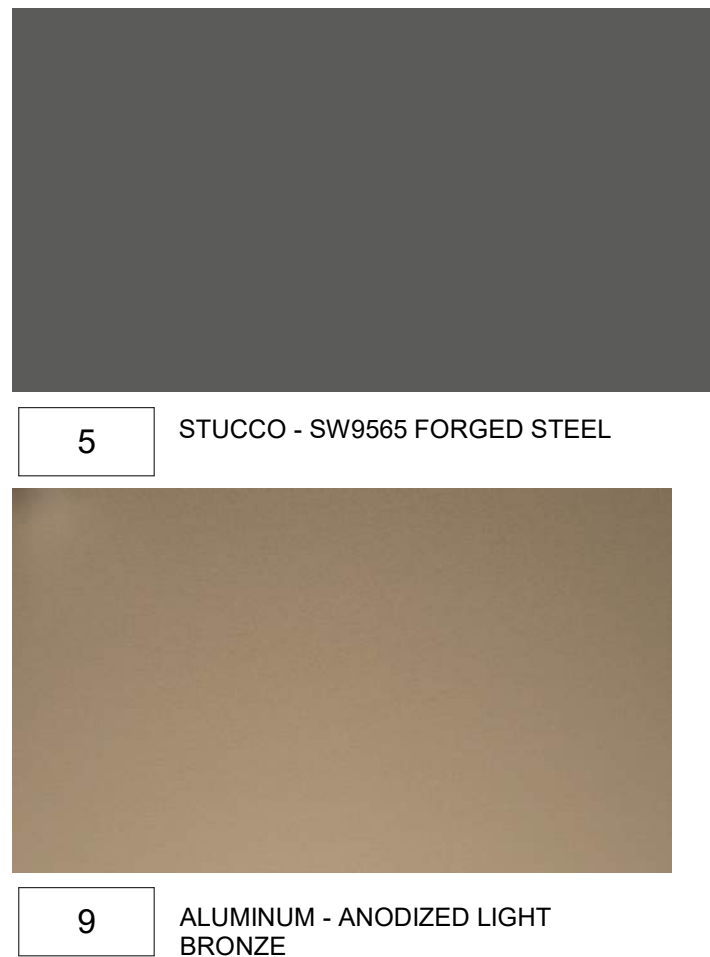
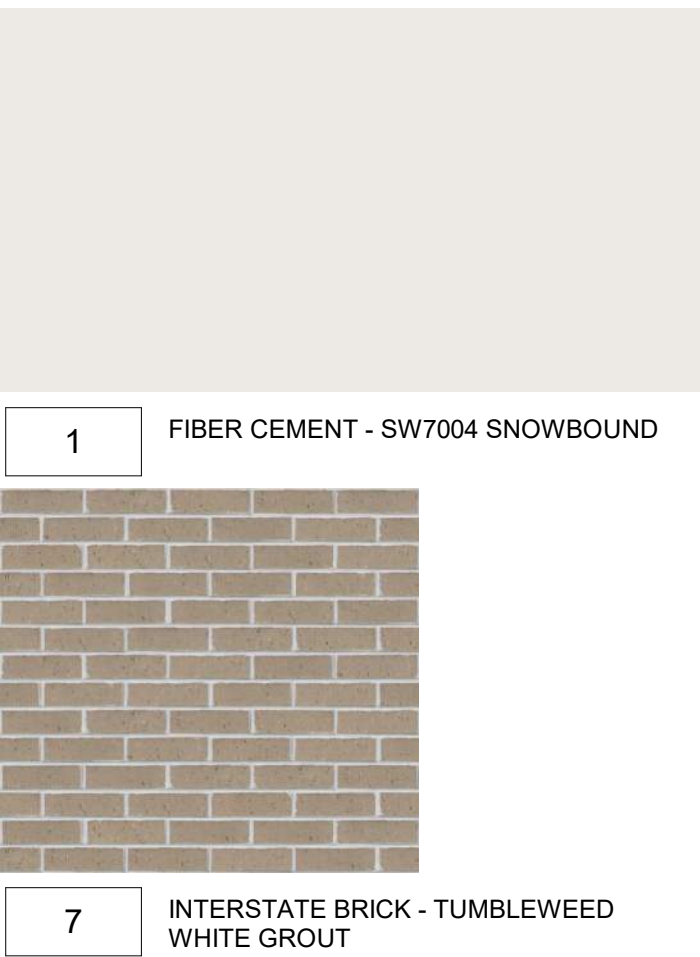


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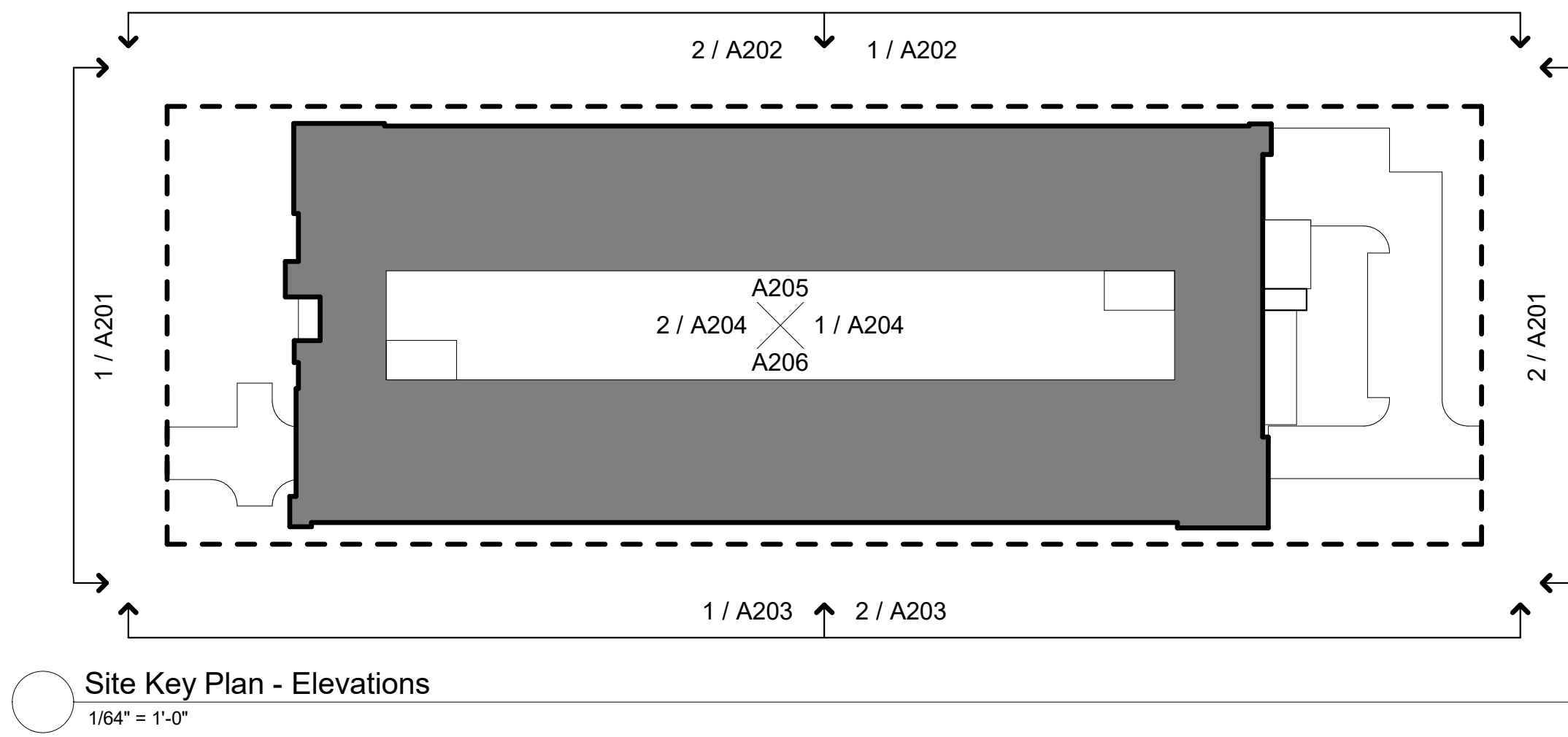
Project Status	
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

ROOF PLAN
A105

MATERIALS LEGEND



EXTERIOR FINISHED - KEYNOTES	
Key Value	Keynote Text
1	FIBER-CEMENT PANELING - SW7004 SNOWBOUND
3	FIBER-CEMENT PANELING - SW9503 ALLEGORY
4	FIBER-CEMENT TRIM - SW9503 ALLEGORY
04 22 00	
5	STUCCO - SW9565 FORGED STEEL
6	FIBER-CEMENT SIDING - NICHHA VINTAGE WOOD - SPRUCE
7	BRICK - INTERSTATE BRICK IN TUMBLEWEED WITH WHITE GROUT
8	ALUMINUM CANOPY - ANODIZED DARK BRONZE
9	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED LIGHT BRONZE
10	CONCRETE SUPER-STRUCTURE
11	HSS RAILING - PT. GRAY
12	GLASS-PANEL RAILING - PT. GRAY



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 - EAST

1/8" = 1'-0"

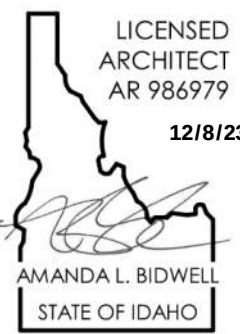


1 BUILDING ELEVATION - WEST

1/8" = 1'-0"

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COMMONS
GARDEN CITY, ID

AG23014



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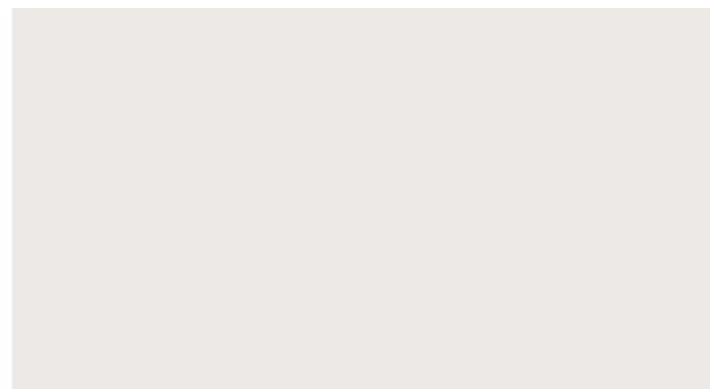
Issue Date
Author
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EXTERIOR
ELEVATIONS -
EAST & WEST

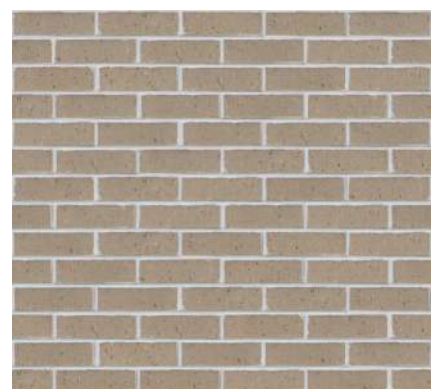
A201

1/8/2023 2:40:07 PM

MATERIALS LEGEND



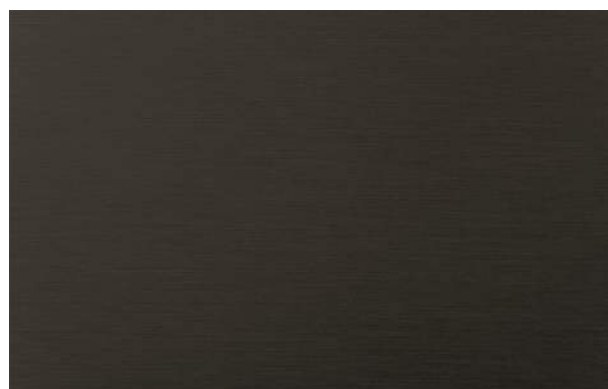
1 FIBER CEMENT - SW7004 SNOWBOUND



7 INTERSTATE BRICK - TUMBLEWEED WHITE GROUT



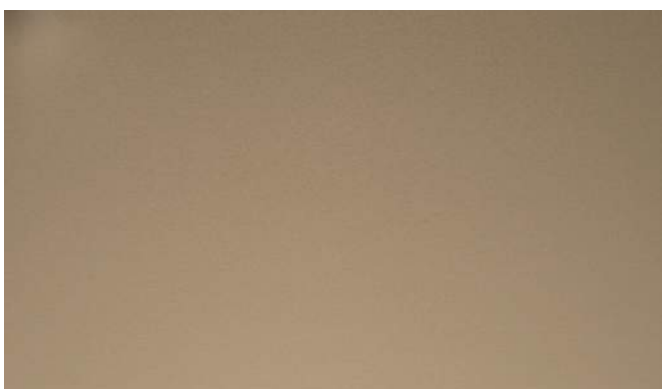
3 FIBER CEMENT - SW9553 ALLEGORY



8 ALUMINUM - ANODIZED DARK BRONZE



5 STUCCO - SW9565 FORGED STEEL



9 ALUMINUM - ANODIZED LIGHT BRONZE

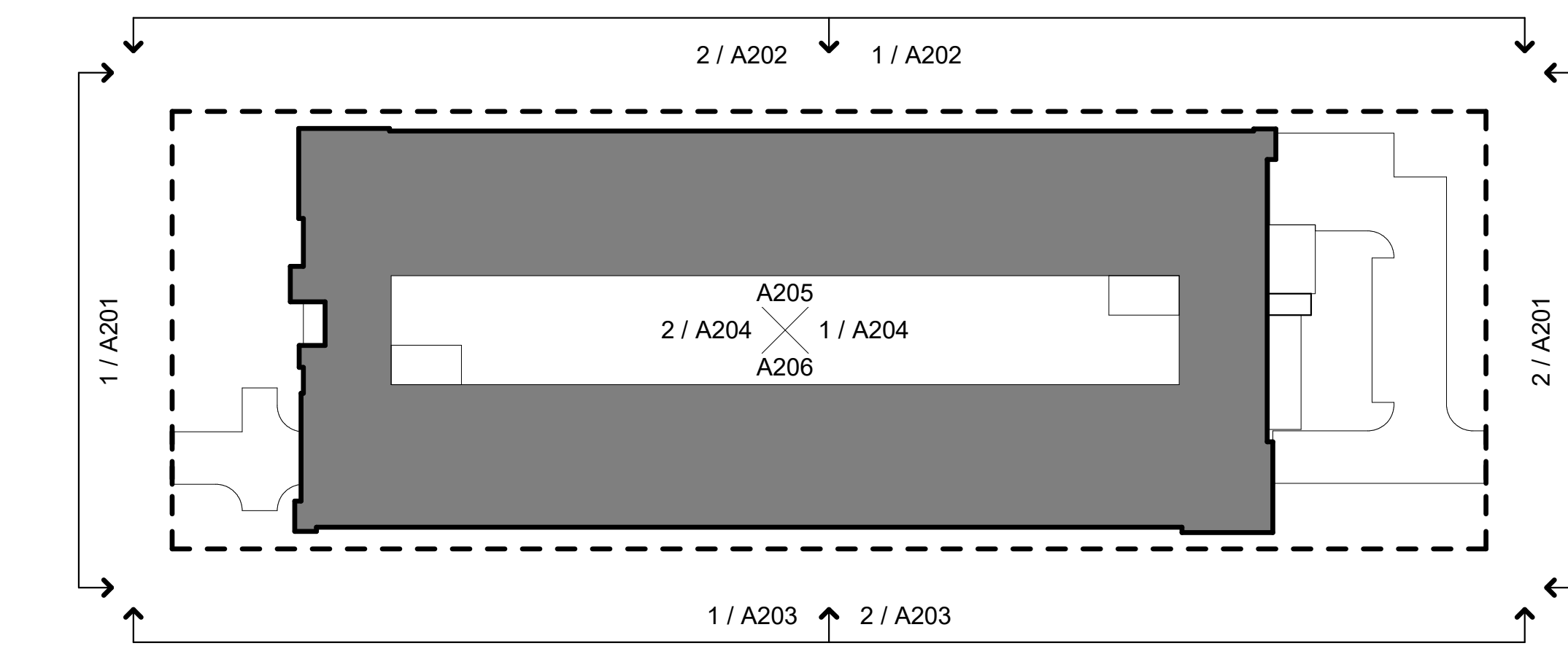


6 NICHHA - VINTAGE WOOD - SPRUCE



11 PAINTED RAILING - SW9565 FORGED STEEL

EXTERIOR FINISHED - KEYNOTES	
Key Value	Keynote Text
1	FIBER-CEMENT PANELING - SW7004 SNOWBOUND
3	FIBER-CEMENT PANELING - SW9553 ALLEGORY
4	FIBER-CEMENT TRIM - SW9553 ALLEGORY
04 22 00	
5	STUCCO - SW9565 FORGED STEEL
6	FIBER-CEMENT SIDING - NICHHA VINTAGE WOOD - SPRUCE
7	BRICK - INTERSTATE BRICK IN TUMBLEWEED WITH WHITE GROUT
8	ALUMINUM CANOPY - ANODIZED DARK BRONZE
9	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED LIGHT BRONZE
10	CONCRETE SUPER-STRUCTURE
11	HSS RAILING - PT. GRAY
12	GLASS-PANEL RAILING - PT. GRAY



Site Key Plan - Elevations
1/8" = 1'-0"

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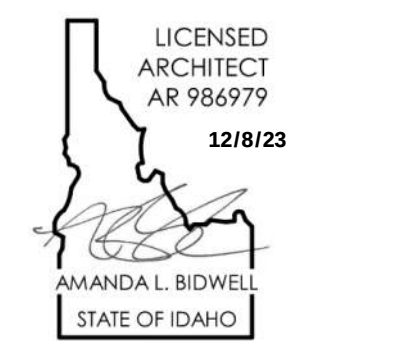
2 BUILDING ELEVATION - NORTH-WEST
1/8" = 1'-0"



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

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EXTERIOR
ELEVATIONS -
NORTH

A202

1/8/2023 2:45:15 PM

MATERIALS LEGEND

1

FIBER CEMENT - SW7004 SNOWBOUND

7

INTERSTATE BRICK - TUMBLEWEED WHITE GROUT

3

FIBER CEMENT - SW9553 ALLEGORY

8

ALUMINUM - ANODIZED DARK BRONZE

5

STUCCO - SW9565 FORGED STEEL

9

ALUMINUM - ANODIZED LIGHT BRONZE

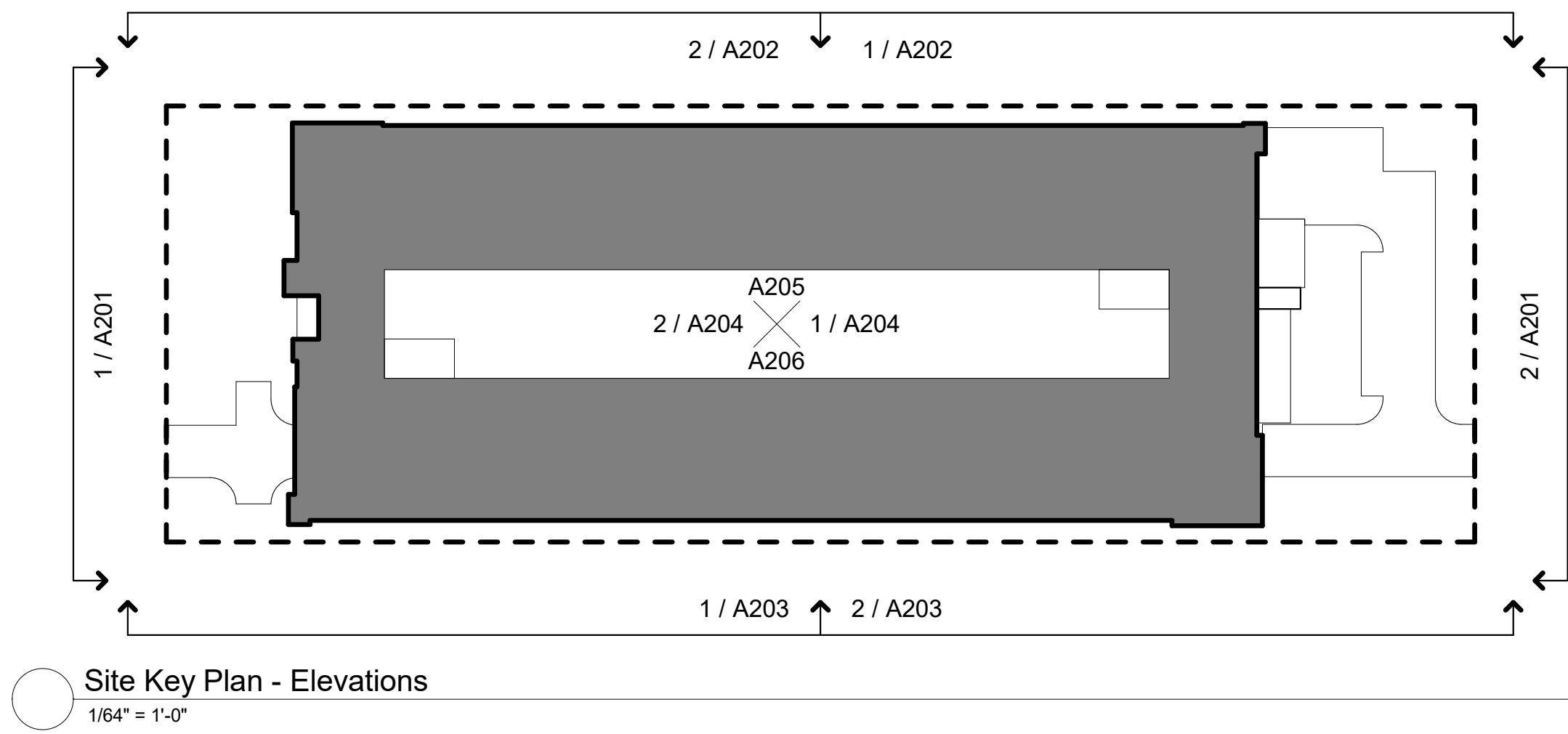
6

NICHIA - VINTAGE WOOD - SPRUCE

11

PAINTED RAILING - SW9565 FORGED STEEL

Key Value	Keynote Text
1	FIBER-CEMENT PANELING - SW7004 SNOWBOUND
3	FIBER-CEMENT PANELING - SW9553 ALLEGORY
4	FIBER-CEMENT TRIM - SW9553 ALLEGORY
04 22 00	
5	STUCCO - SW9565 FORGED STEEL
6	FIBER-CEMENT SIDING - NICHIA VINTAGE WOOD - SPRUCE
7	BRICK - INTERSTATE BRICK IN TUMBLEWEED WITH WHITE GROUT
8	ALUMINUM CANOPY - ANODIZED DARK BRONZE
9	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED LIGHT BRONZE
10	CONCRETE SUPER-STRUCTURE
11	HSS RAILING - PT. GRAY
12	GLASS-PANEL RAILING - PT. GRAY



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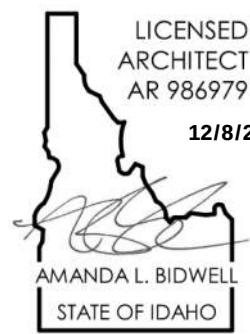


2 BUILDING ELEVATION - SOUTH-EAST
1/8" = 1'-0"



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

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EXTERIOR
ELEVATIONS -
SOUTH
A203

MATERIALS LEGEND

1

FIBER CEMENT - SW7004 SNOWBOUND

7

INTERSTATE BRICK - TUMBLEWEED WHITE GROUT

3

4

FIBER CEMENT - SW9553 ALLEGORY

8

ALUMINUM - ANODIZED DARK BRONZE

5

STUCCO - SW9565 FORGED STEEL

9

ALUMINUM - ANODIZED LIGHT BRONZE

6

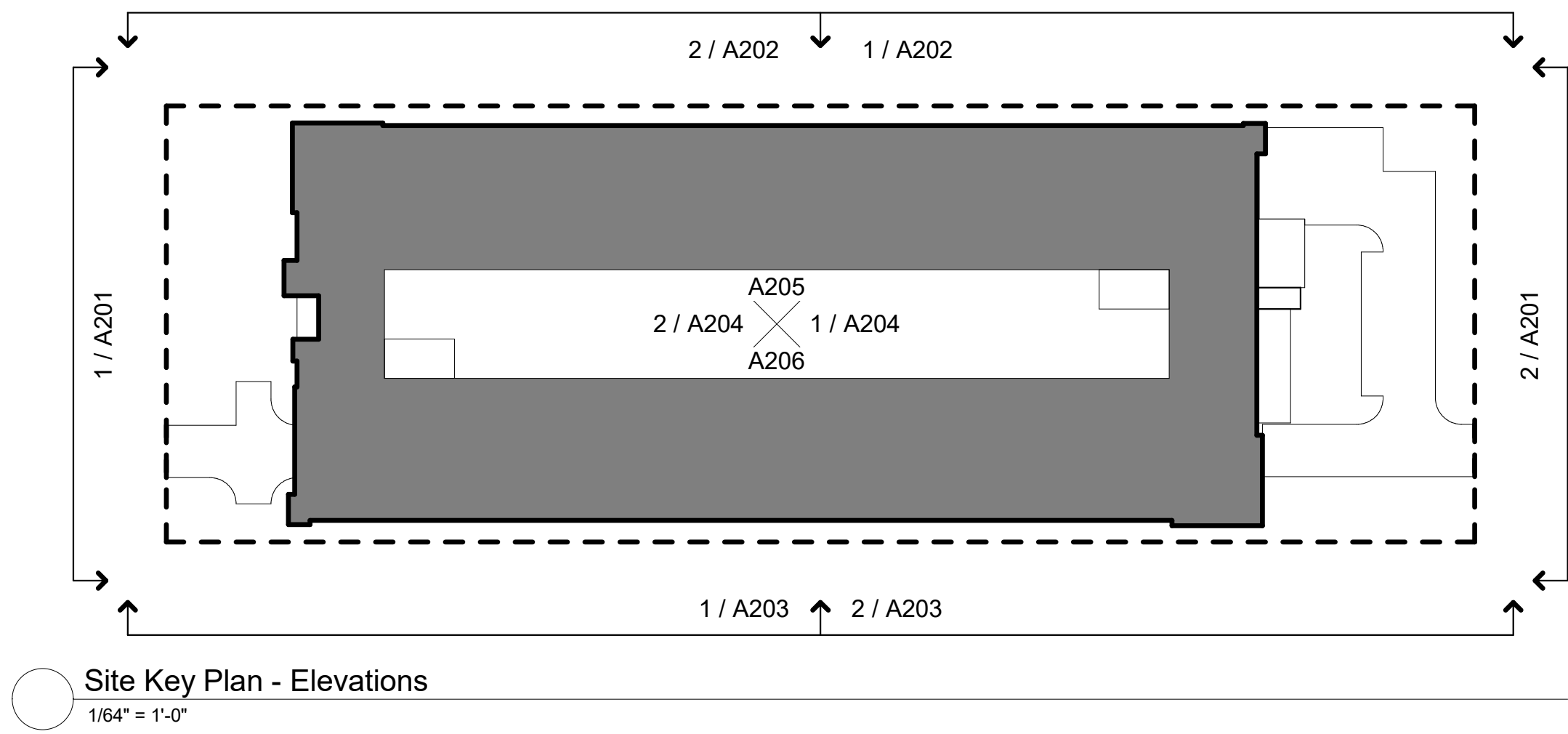
NICHHA - VINTAGE WOOD - SPRUCE

11

12

PAINTED RAILING - SW9565 FORGED STEEL

EXTERIOR FINISHED - KEYNOTES	
Key Value	Keynote Text
1	FIBER-CEMENT PANELING - SW7004, SNOWBOUND
3	FIBER-CEMENT PANELING - SW9553, ALLEGORY
4	FIBER-CEMENT TRIM - SW9553, ALLEGORY
04 22 00	
5	STUCCO - SW9565, FORGED STEEL
6	FIBER-CEMENT SIDING - NICHHA VINTAGE WOOD - SPRUCE
7	BRICK - INTERSTATE BRICK IN TUMBLEWEED WITH WHITE GROUT
8	ALUMINUM CANOPY - ANODIZED DARK BRONZE
9	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED LIGHT BRONZE
10	CONCRETE SUPER-STRUCTURE
11	HSS RAILING - PT. GRAY
12	GLASS-PANEL RAILING - PT. GRAY



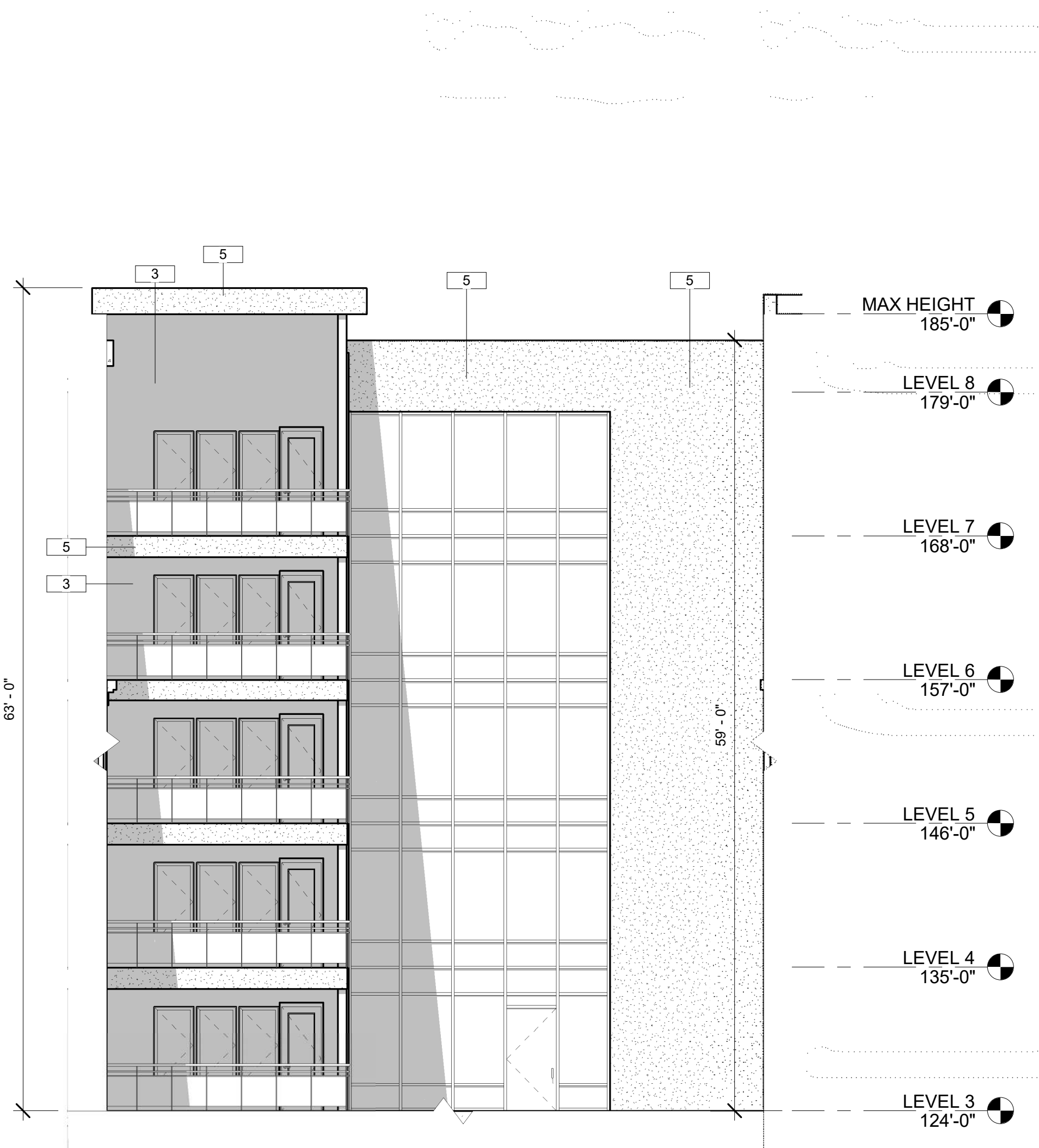
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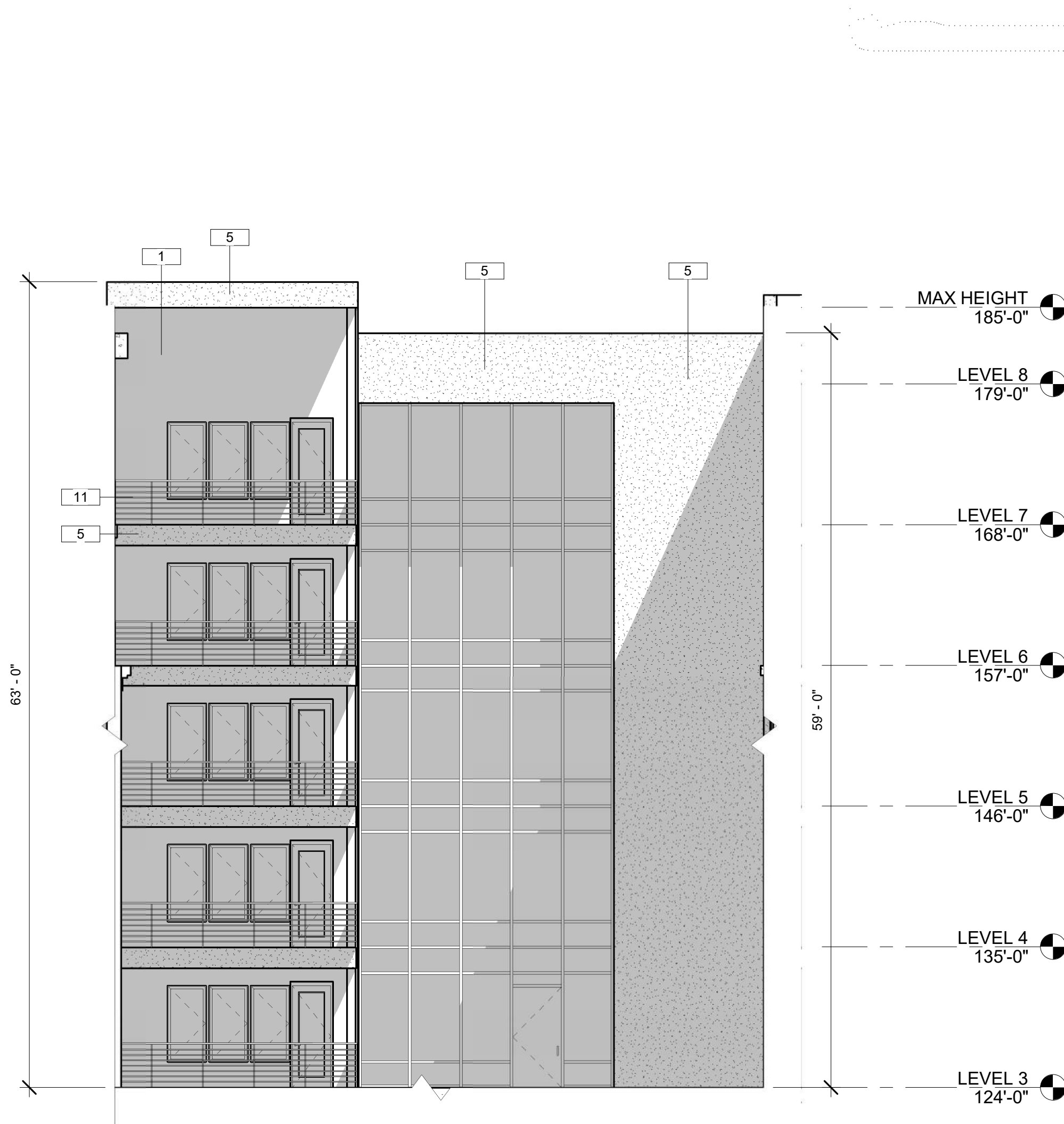
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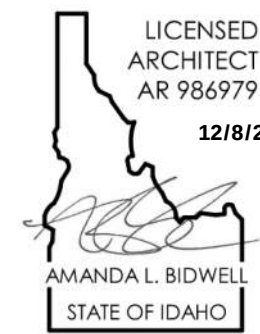
2 COURTYARD ELEVATION - WEST
1/8" = 1'-0"



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

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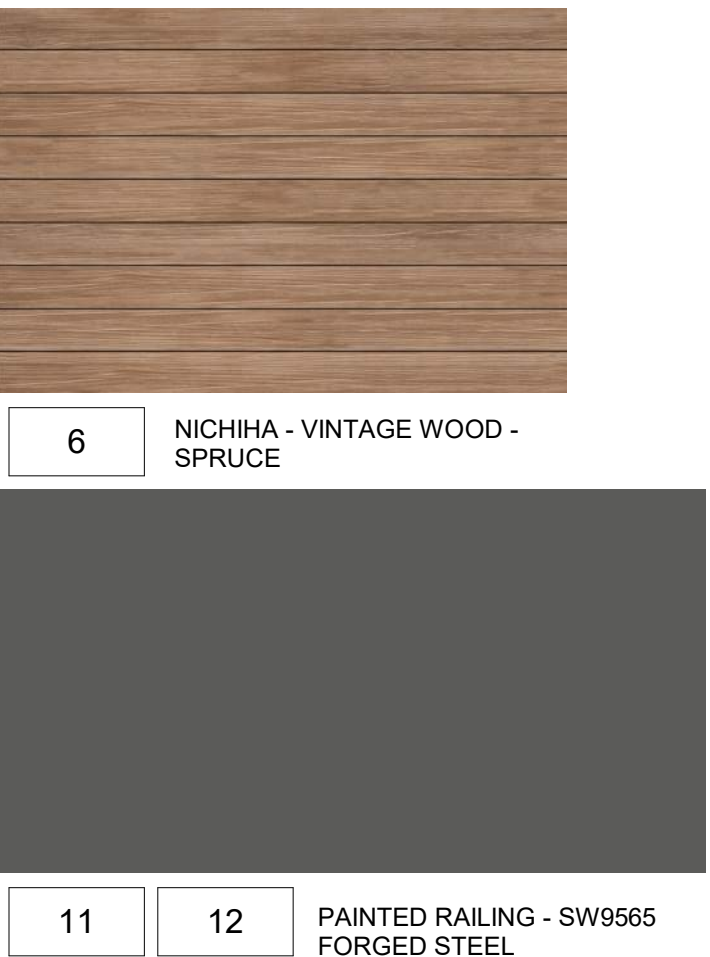
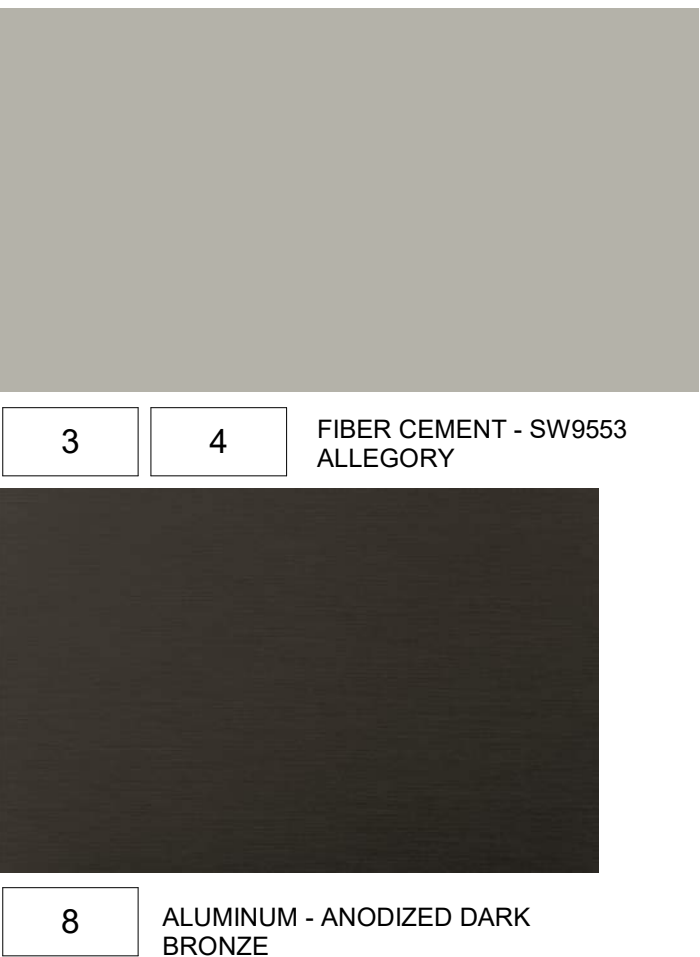
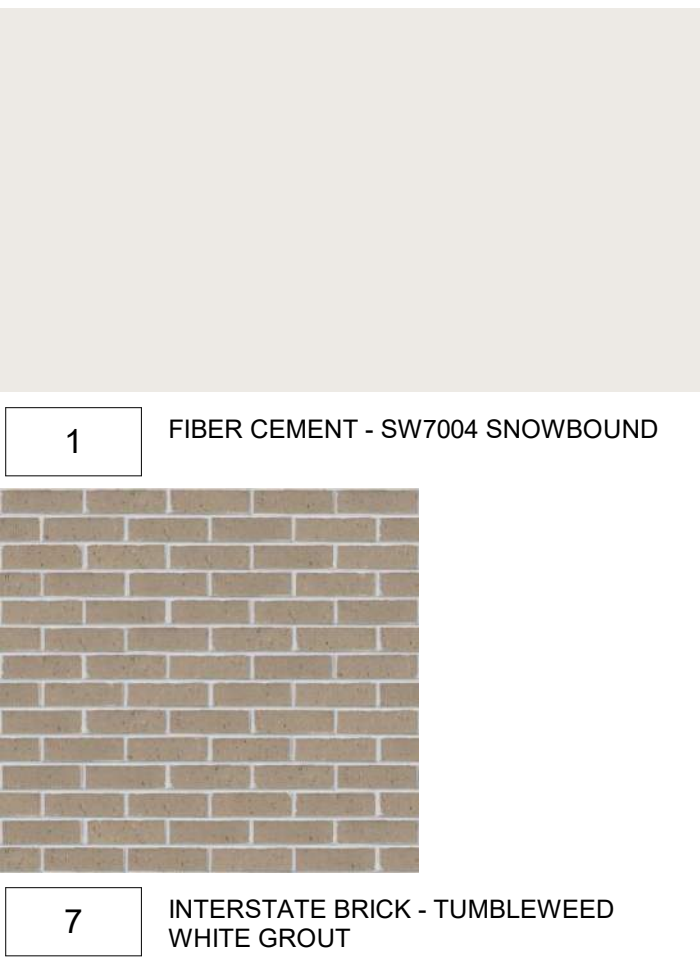
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DATE:	Issue Date
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EXTERIOR
ELEVATIONS -
COURTYARD -
EAST & WEST

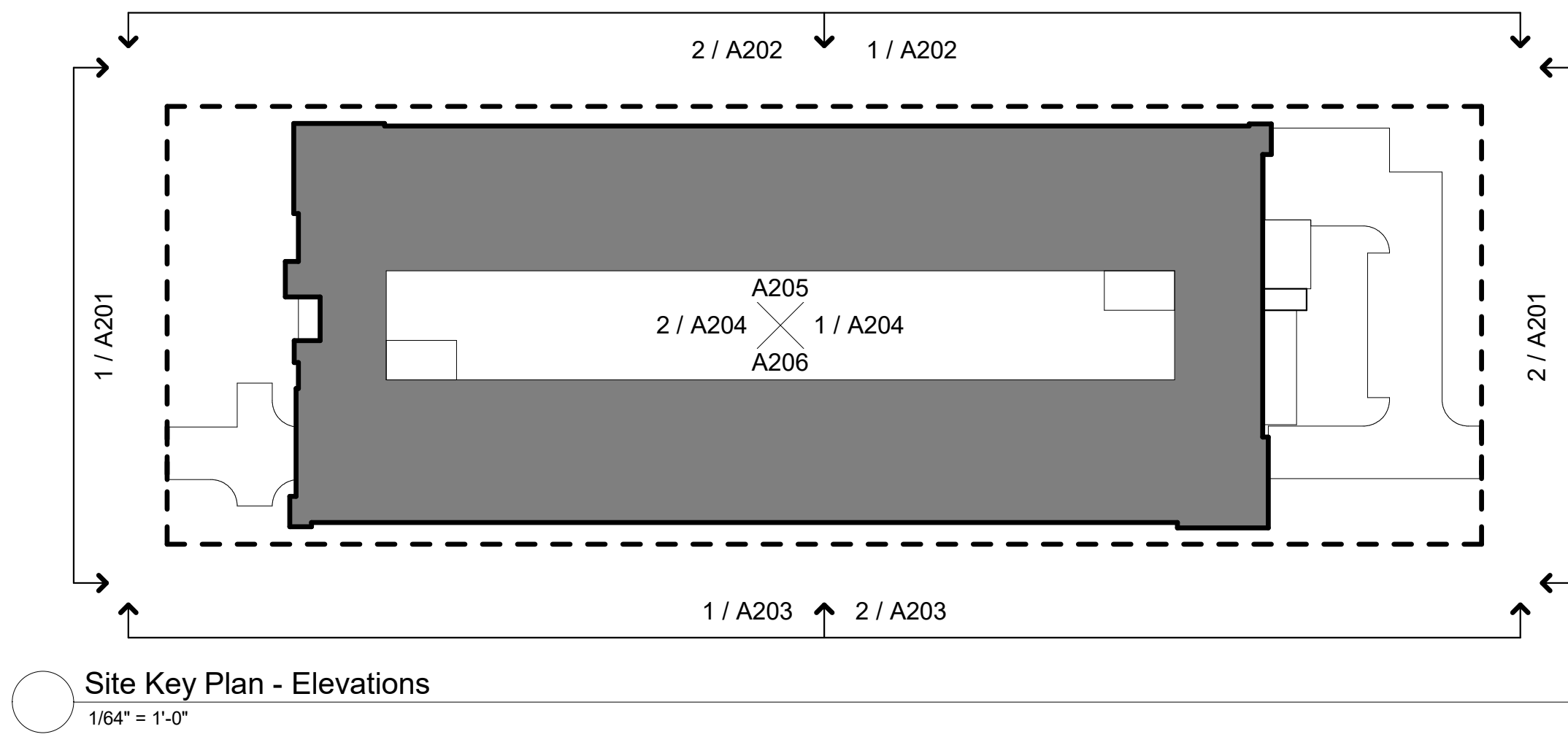
A204

1/10/2023 2:45:23 PM

MATERIALS LEGEND



EXTERIOR FINISHED - KEYNOTES	
Key Value	Keynote Text
1	FIBER-CEMENT PANELING - SW7004 SNOWBOUND
3	FIBER-CEMENT PANELING - SW9553 ALLEGORY
4	FIBER-CEMENT TRIM - SW9553 ALLEGORY
04.22.00	
5	STUCCO - SW9565 FORGED STEEL
6	FIBER-CEMENT SIDING - NICHHA VINTAGE WOOD - SPRUCE
7	BRICK - INTERSTATE BRICK IN TUMBLEWEED WITH WHITE GROUT
8	ALUMINUM CANOPY - ANODIZED DARK BRONZE
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10	CONCRETE SUPER-STRUCTURE
11	SSS RAILING - PT. GRAY
12	GLASS-PANEL RAILING - PT. GRAY



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2 COURTYARD ELEVATION - NORTH-EAST

1/8" = 1'-0"

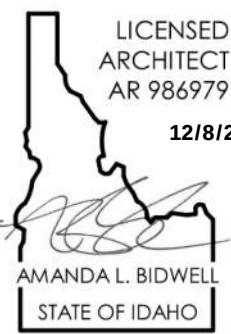


1 COURTYARD ELEVATION - NORTH-WEST

1/8" = 1'-0"

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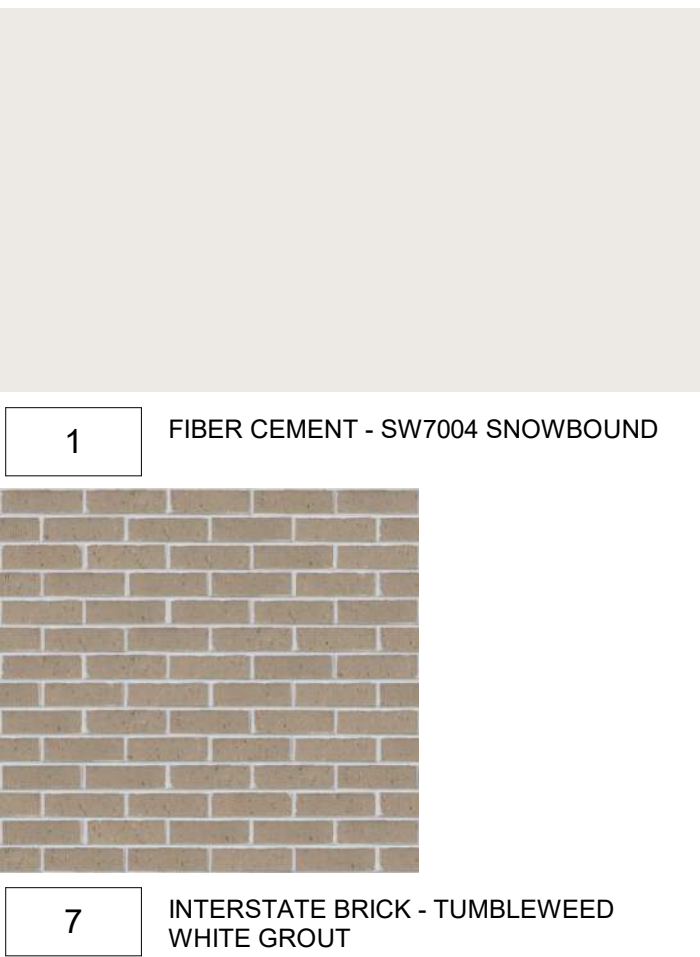
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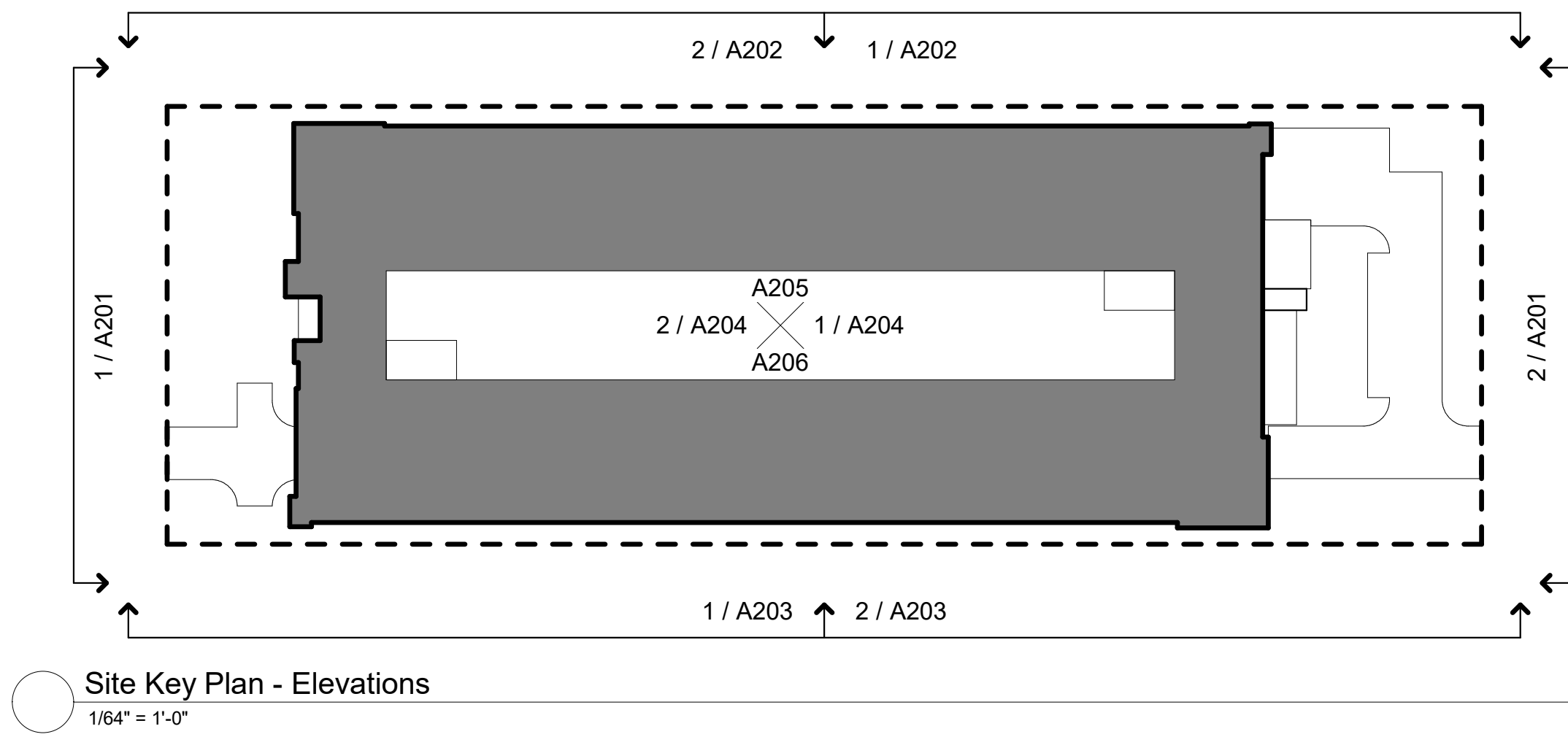
EXTERIOR
ELEVATIONS -
COURTYARD -
NORTH

A205

MATERIALS LEGEND



EXTERIOR FINISHED - KEYNOTES	
Key Value	Keynote Text
1	FIBER-CEMENT PANELING - SW7004 SNOWBOUND
3	FIBER-CEMENT PANELING - SW9553 ALLEGORY
4	FIBER-CEMENT TRIM - SW9553 ALLEGORY
04.22.00	
5	STUCCO - SW9565 FORGED STEEL
6	FIBER-CEMENT SIDING - NICHHA VINTAGE WOOD - SPRUCE
7	BRICK - INTERSTATE BRICK IN TUMBLEWEED WITH WHITE GROUT
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2 COURTYARD ELEVATION - SOUTH-WEST

1/8" = 1'-0"

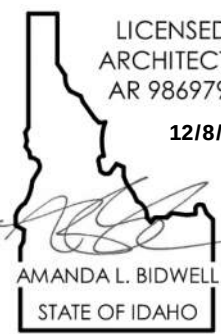


1 COURTYARD ELEVATION - SOUTH-EAST

1/8" = 1'-0"

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EXTERIOR
ELEVATIONS -
COURTYARD -
SOUTH

A206



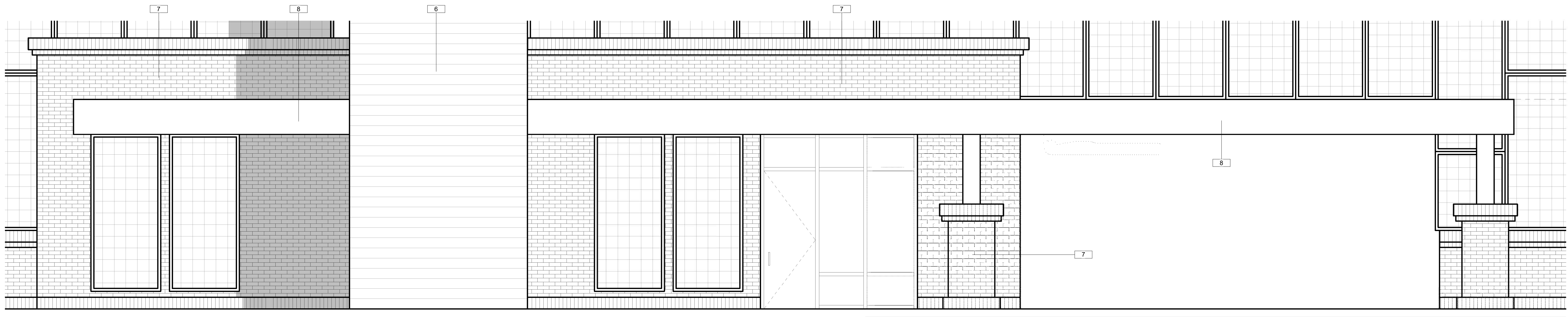
4 38th STREET



3 37th STREET



1 37TH STREET ENTRY
3/8" = 1'-0"



2 38TH STREET ENTRY
3/8" = 1'-0"

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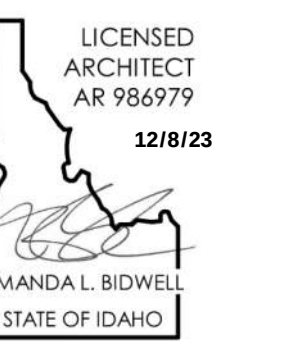
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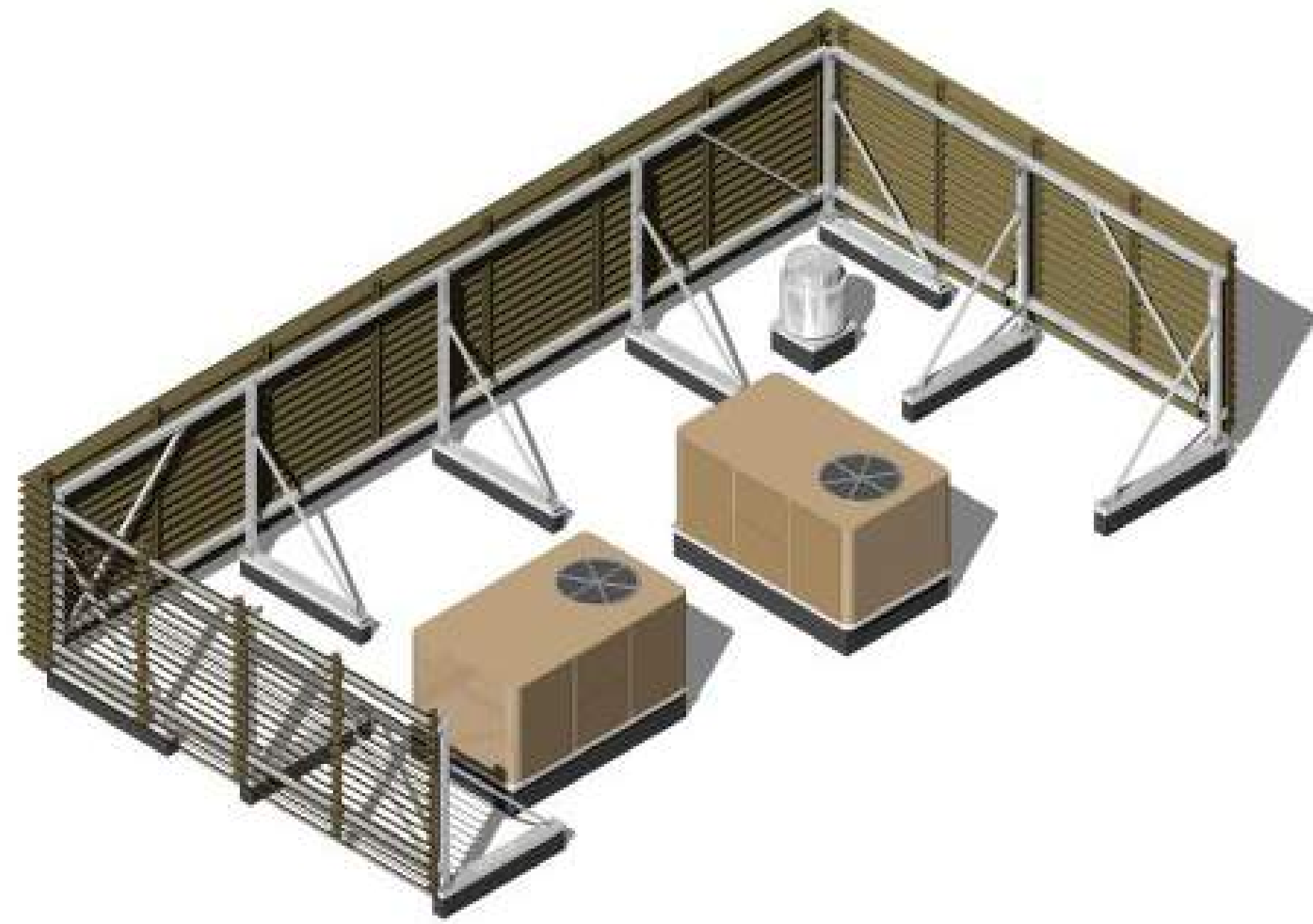
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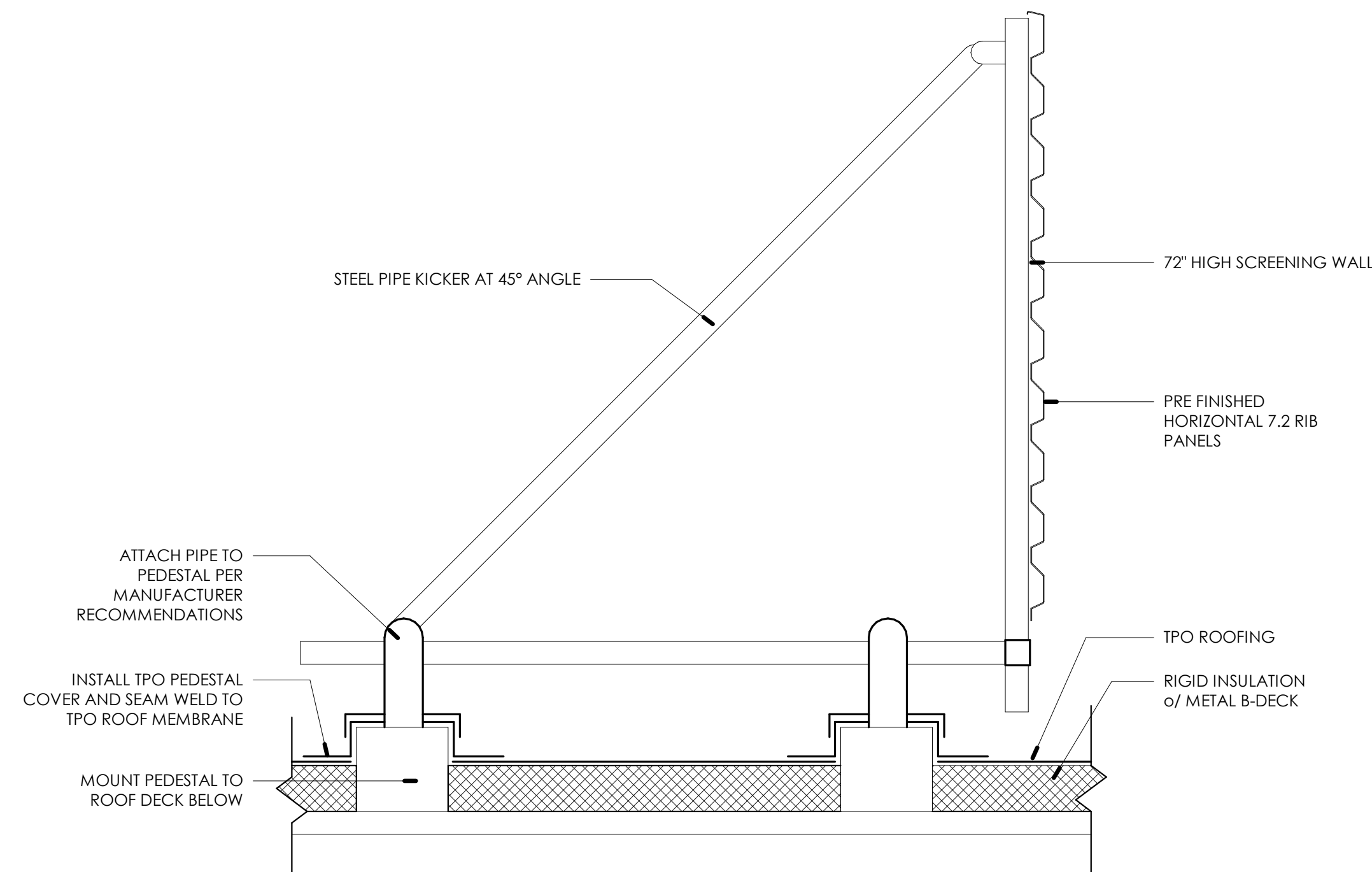
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DATE: Issue Date
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ENLARGED
ELEVATIONS
A207

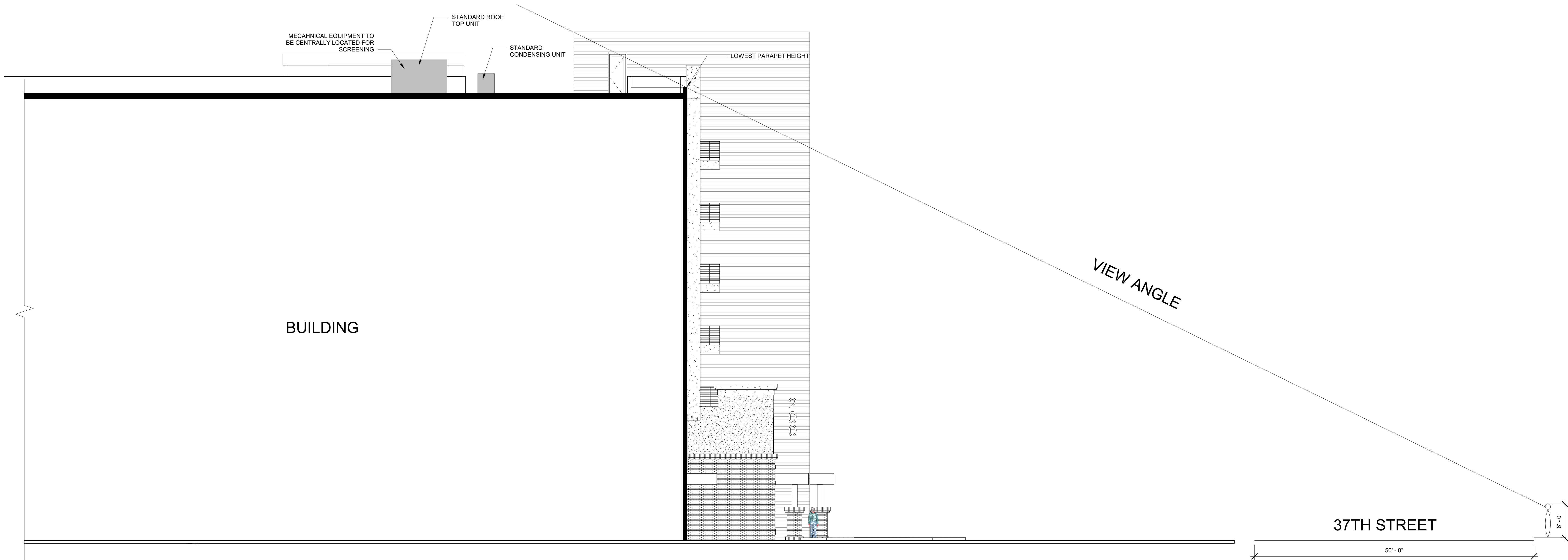
10/26/23 2:45:17 PM



MECHANICAL SCREENING EXAMPLES



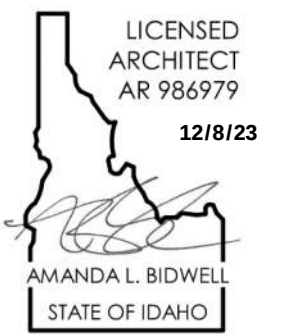
2 MECHANICAL SCREEN
1 1/2" = 1'-0"



1 MECHANICAL SCREENING EXHIBIT
1/8" = 1'-0"

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MECHANICAL
SCREENING
EXHIBIT

A311

11/06/2023 2:45:53 PM



