



CONDITIONAL USE PERMIT

Permit info: CUPFY2026-0005
 Application Date: 1/26/2026 Rec'd by: _____
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Jeff Hatch	Name: Chris Taylor
Company: Hatch Design Architecture	Company: TSJ LLC
Address: 200 W 36th Street	Address: 575 E. 42nd St
City: Garden City	City: Garden City
State: ID Zip: 83714	State: ID Zip: 83714
Tel.: 208-475-3204	Tel.: 208-484-5629
E-mail: Jeff@Hatchda.com	E-mail: Ctaylor@fisherstech.com

PROPERTY AND DESIGN INFORMATION: [VISIT ADA COUNTY ASSESSOR'S SITE](#)

Site Address: 575 E. 42nd St

Subdivision Name: Fairview Acres 03	Lot: 25	Block: 16
Tax Parcel Number: R2734520952	Zoning: C-2	Total Acres: 2.62
Proposed Use: Storage, Retail, Office	Floodplain: YES	NO (circled)

Describe the proposed use:

The owner for the property located at 575 E 42nd St. is proposing the new construction of an approximately 74,875 S.F. storage facility. Site amenities will include an office, retail space, and public restrooms.

Will you be making changes to the structure(s)? YES NO
If no, will you be changing the occupancies as defined by the IBC? YES NO

Check any that are applicable to this application: <i>*If any of the first three boxes are checked, a Design Review Application is required*</i>	X	I will build a new structure
		I will add 25% or more to the floor area of an existing building
		I will alter, replace rehabilitate or restore 25% or more of a store façade.

How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?

Conditional use compatible with multi-family zoning.

Is the use supported by adequate public facilities or services such as water/sewer, schools, roads, parks, transit, fire protection and police protection?

Yes, the proposed building will be supported by public water/sewer

How does the use affect the health, safety or welfare of the community?

The design of the proposed structure enhances the street by creating an engaging building. The architecture will feature glazing, awnings, and a variety of materials. The roofline and façade are designed with a generous number of reliefs to break up the mass of the building. It will also engage the public through the addition of public art on the façade.

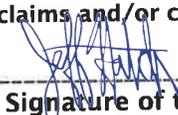
How does the use support the goals of the Comprehensive Plan?

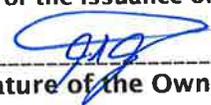
The site has been designed to prioritize the pedestrian and prevent congestion from vehicular circulation. The site has a goal of proving city image by encouraging high quality design and landscaping. Another goal to support a comprehensive plan is to emphasize "garden" city by beaulifing the streets, sidewalks, and gatways on the property.

How far is the proposed use from a pedestrian/bicycle pathway?

There is an existing to remain sidewalk along 42nd street. The site will feature walkway around the perimeter of the building. The pathways for cycling/pedestrians are approximately 50' from the proposed building.

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 1/23/2026
(date)


Signature of the Owner 12/2/25
(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:

- Compliance Statement and Statement of Intent
- Neighborhood Map
- Fire Flow / Ability to Serve
- 11"x17" Site Plan
- Irrigation/Ditch Company Authorization Letter
- Landscape Plan
- Photos of Site
- Neighborhood Meeting Verification
- Affidavit of Legal Interest
- N/A Waiver Request of Application Materials
- N/A Structural Documentation
(if previous Certificate of Occupancy has been issued and no change to IBC occupancy is anticipated)
**Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.*



PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with
- Should include 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.

INFORMATION REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:

- Required if irrigation canal/irrigation ditch runs through property or along property lines

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:

- ✓ Copy of notice sent to property owners within 300' of an applicable property
- ✓ List of notice recipients with names and addresses
- ✓ Sign-up sheet from meeting

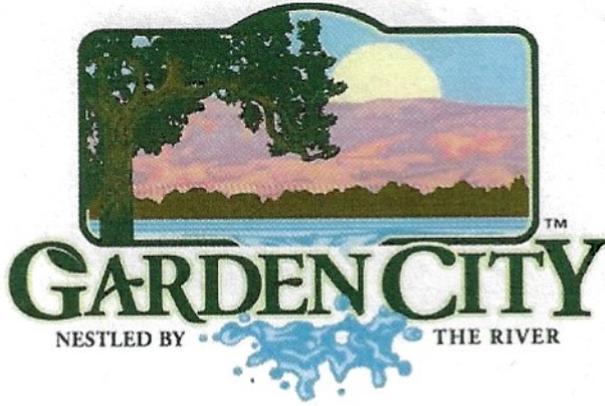
INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- Statement must include a list of the application materials to be waived and an explanation for the request

STRUCTURAL DOCUMENTATION (IF NO CHANGE TO STRUCTURE OR IBC OCCUPANCY):

- Industrial treatment compliance: a statement answering the following questions:**
 - Do you or will you discharge wastewater other than domestic water from bathrooms to the City Sewer System? If yes, please describe.
 - Are floor drains present in your facility? If yes, are any chemicals stored on site in containers exceeding 1 gallon?
 - Do you or will you use fats, oils or greases in your business? If yes, do you have a grease trap/interceptor present
- N/A **One set of detailed current floor plans legibly drawn on minimum 8 1/2 X 11 plan sheet drawn to 1/4"= 1' scale (with scale noted on plans) identifying:**
 - Use and square footage per room (i.e. office, storage, restroom, etc.)
 - Primary Occupancy Classification (2018 IBC sec 303-312)
 - Occupancy Load (2018 IBC Sec 1004, table 1004.5)
 - Interior and exterior wall and opening dimensions, windows, doors, roll-up doors
 - Electrical panels interior and exterior
 - Gas meter location
 - Fire extinguisher locations and size
 - Emergency lighting locations
 - Illuminated exit sign locations
 - Fire sprinkler riser location
 - Fire alarm panel location
 - Commercial cooking operation location, including size and type of hoods and grease traps
 - Spray finishing operation location
 - Flammable or combustible product locations
 - Welding operation locations
 - Rack storage locations

Disclaimer Clause: X Denotes application information that may be waived depending on the nature of the request" found under table 8-6a-2 "required application information."



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, Chris Taylor, 575 E 42nd Street
Name Address
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 Jeff Hatch - Hatch Design Architecture, 200 W. 36th Street, Garden City, ID 83714
Name Address

to submit the accompanying application pertaining to that property.

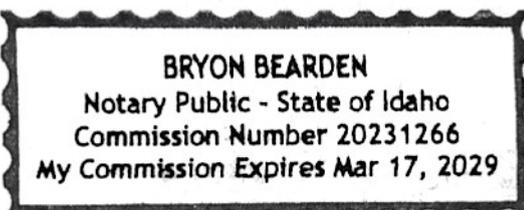
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

Dated this 11th day of June, 2024

[Signature]
Signature

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



[Signature]
Notary Public for Idaho

Residing at: Boise, ID

My Commission expires March 17, 2029



**HATCH
DESIGN
ARCHITECTURE**

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

Compliance Statement and Statement of Intent

October 27, 2025

Planning & Zoning
Garden City
6015 Glenwood St.
Garden City, Idaho 83714

Re: **CUP for Fischer's**
Located at: 575 E 42nd St., Garden City, ID 83714
Parcel Nos.: R2734520952

Dear Planning Staff,

The proposed project consists of one parcel, R2734520952. It is located at 575 E. 42nd St., approximately 720' Northwest of the intersection at E. 42nd St. and Adams St. The proposed development would create a building designed to be flexible on the interior to easily accommodate varying uses. Site amenities will include an office, bicycle racks, and storage space. The interior storage spaces are designed to maximize space, easy accessibility and use.

The proposed development would be complimentary to the surrounding commercial and residential uses by creating a self-storage and mixed-use facility that could be utilized by local businesses and residents. This project aims to serve surrounding communities.

The site has been designed to minimize sprawl and maximize access. A pathway is provided around the building with connections to E 42nd Street on the West and East side of the building. This pathway design will allow for safe pedestrian access and minimize interactions with vehicular traffic.

The landscaped areas provide a sense of place within the site and allows for both private and communal engagement within. It also connects the neighboring buildings and softens harsh surfaces with the incorporation of vegetation.

This project would infill a currently empty lot with a quality building for storage and other mixed uses that would benefit both local businesses and residents.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
Hatch Design Architecture



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ARCHITECTURE**

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

Industrial Treatment Compliance

October 27, 2025

Planning & Zoning
Garden City
6015 Glenwood St.
Garden City, Idaho 83714

RE: CUP for Fisher's

**Located at: 575 E 42nd St., Garden City, ID 83714
Parcel Nos.: R2734520952**

Dear Garden City Staff Planning & Zoning,

Below is a list of responses to CUP application questions for the above-mentioned project, each followed by relevant details:

1. Do you or will you discharge wastewater other than domestic water from bathrooms to city water sewer system? If yes, please describe.
1R. No
2. Are floor drains present in your facility? If yes, are any chemicals stores on site in containers exceeding 1 gallon?
2R. No
3. Do you or will you use fats, oils, or greases in your business? If yes, do you have a grease trap/interceptor present.
3R. No

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
Hatch Design Architecture



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

April 11, 2024

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 575 E 42nd St

Fire hydrant serving this address: #3012

Fire flow Garden City is able to provide is 1500 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: 1500 gpm

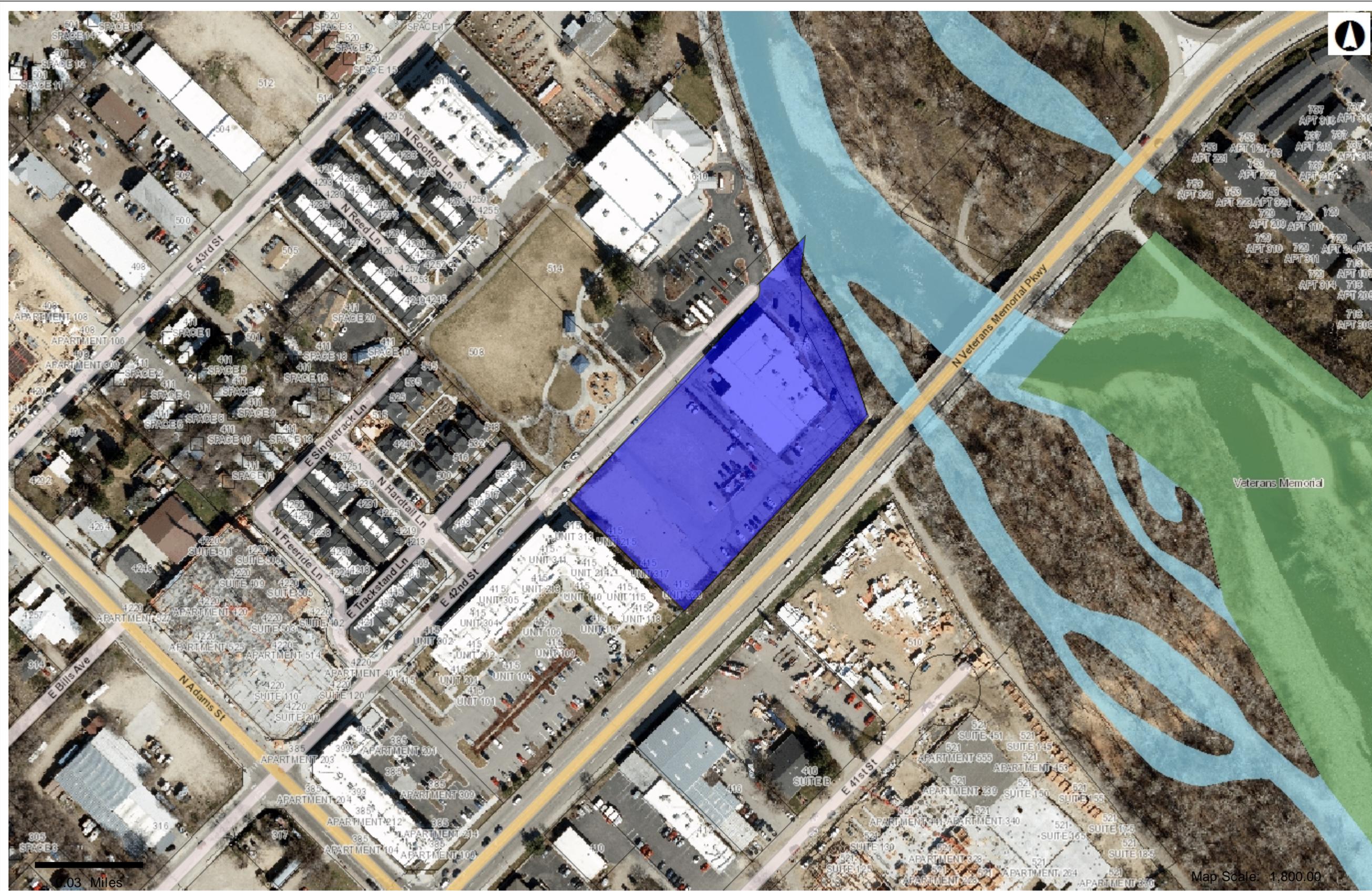
For questions please contact the Garden City permitting desk at 472-2921.

Sincerely,

Chad Vaughn

Garden City Public Works Water Division

cc:
Applicant
File

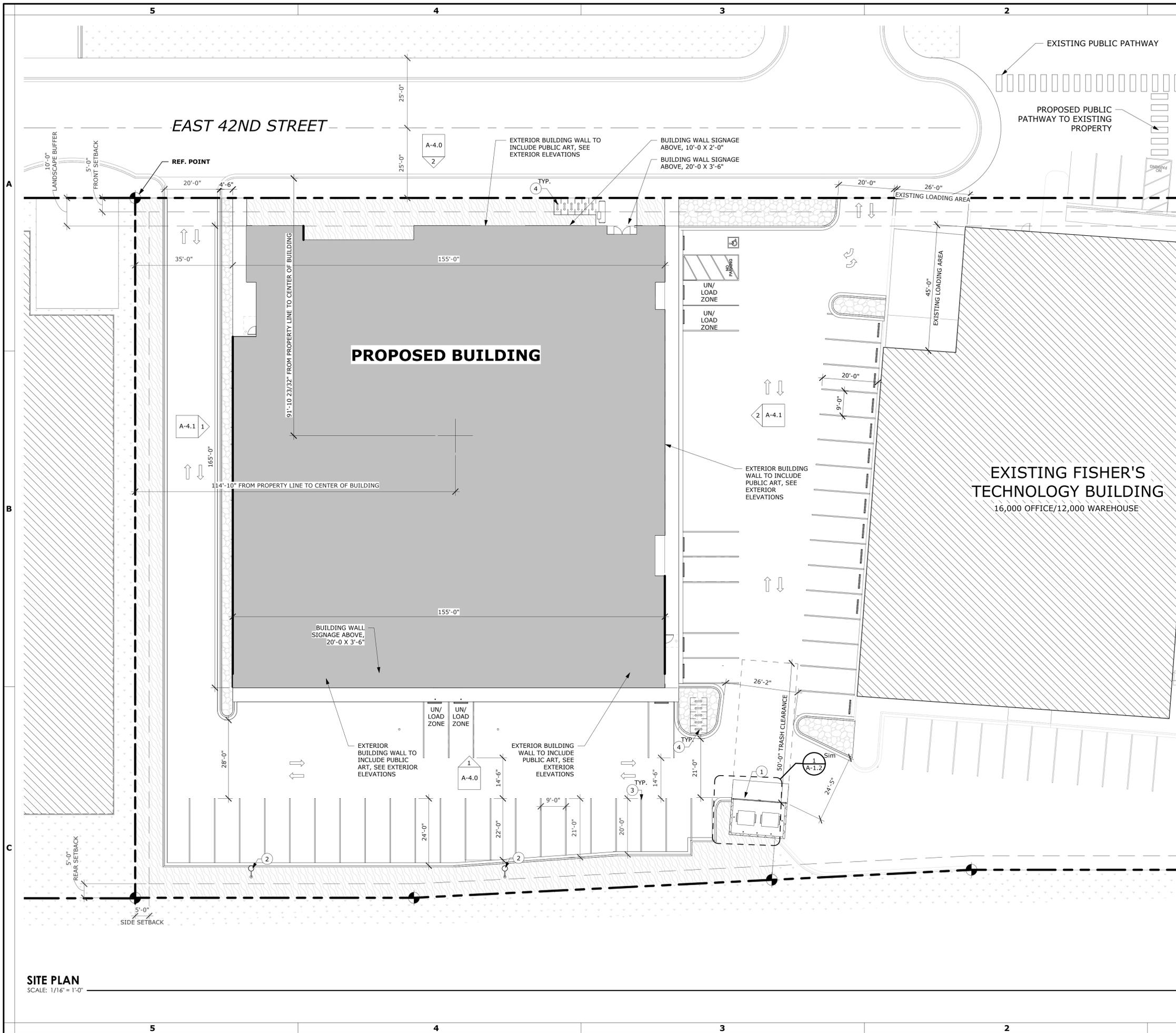


Legend

- + Railroad
- Roads (<2,000 scale)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
- Parks
- Water
- Alley
- Address
- Driveway
- Condos
- Parcels
- raster.DBO.AdaOrthos2022_3in

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Map Scale: 1,800.00



SITE RECAP

ZONING
CURRENT: C-2

PARCEL NUMBER
R2734520952

TOTAL PROPERTY SIZE
ACRES: 2.65 ACRES (115,560 SF)

SETBACKS
FRONT: 10'-0" MIN./35'-0" MAX.
REAR: 15'-0"
SIDES: 15'-0"

PROPOSED PARKING SPACES:
VEHICLE PARKING:

- STANDARD: 51 (9'X20' TYP.)
- ADA: 3 (9'X20')
- COMPACT: 14 (7'-6"X 20')

TOTAL PROPOSED: 68 VEHICLE PARKING SPACES

BIKE PARKING: 24 SPACES

OVERALL VEHICLE PARKING TOTAL: 107
OVERALL BICYCLE PARKING TOTAL: 32

SURFACE RECAP:
BUILDING: 24,625 SF
IMPERVIOUS: 28,500 SF
LANDSCAPE: 9,127 SF

GENERAL NOTE

A. MECHANICAL EQUIPMENT TO BE SCREENED BY BUILDING WALLS
B. PUBLIC ART/MURAL LOCATION SHOWN ON EXTERIOR ELEVATIONS

AREA RECAP

NAME	AREA
LEVEL 1	24,625 SF
LEVEL 2	25,125 SF
LEVEL 3	25,125 SF
TOTAL	74,875 SF

KEYNOTE

##	DESCRIPTION
1	TRASH ENCLOSURE, SEE TRASH ENCLOSURE DETAILS
2	EXTERIOR POLE LIGHT FIXTURE, SEE ELECTRICAL/LIGHTING DRAWINGS
3	STANDARD PARKING STALL, W/ 4" PAINTED WHITE STRIPES
4	BICYCLE RACKS, SEE SITE DETAILS

TRASH DISPOSAL PLAN

A. SEE SHEET A-1.2 FOR TRASH ENCLOSURE DIMENSIONS, TYPE AND NUMBER OF CONTAINERS

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NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:
FISHER'S GC
575 E 42ND ST., GARDEN CITY, ID 83714

DATE: NOV. 2025
DRAWN BY: KR
CHECKED BY: JH
JOB NUMBER: 23142
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1.1

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





VIEW FROM 42ND STREET LOOKING NORTH



VIEW FROM 42ND STREET LOOKING EAST



VIEW FROM 42ND STREET LOOKING SOUTH



VIEW FROM 42ND STREET LOOKING WEST

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NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:

FISCHER'S GC

575 E 42ND ST., GARDEN CITY, ID 83714

DATE	DESCRIPTION / COMMENTS
NOV. 2025	
RN	
JH	
23142	

DATE: NOV. 2025
DRAWN BY: RN
CHECKED BY: JH
JOB NUMBER: 23142

SHEET TITLE:
SITE PHOTOS

SHEET NUMBER:
A-1.3

AREA RECAP	
NAME	AREA
LEVEL 1	24,625 SF
LEVEL 2	25,125 SF
LEVEL 3	25,125 SF
TOTAL	74,875 SF

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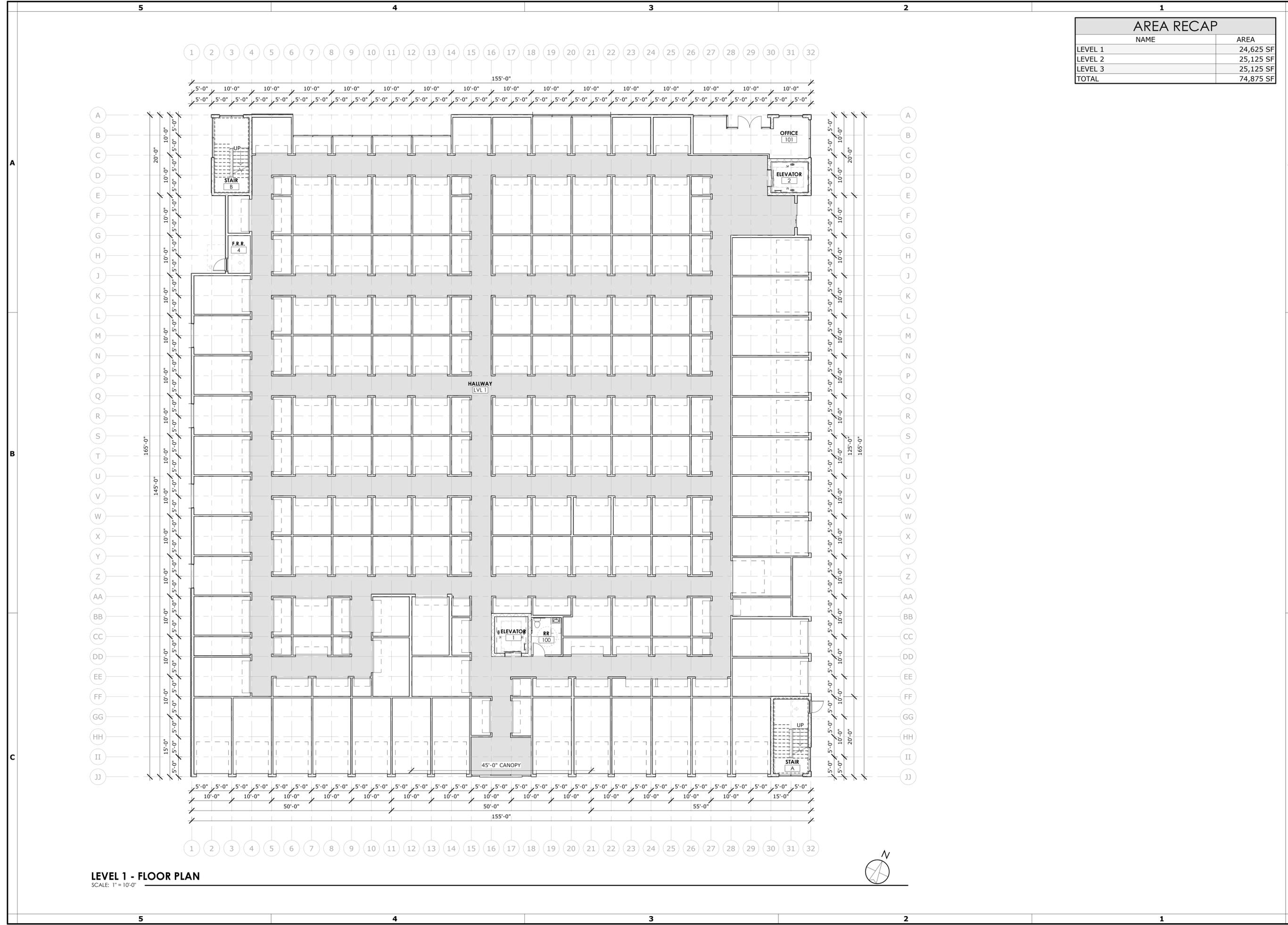
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NEW CONSTRUCTION FOR:
FISCHER'S GC
575 E 42ND ST., GARDEN CITY, ID 83714

DATE: NOV. 2025
DRAWN BY: RN, KR
CHECKED BY: JH
JOB NUMBER: 23142

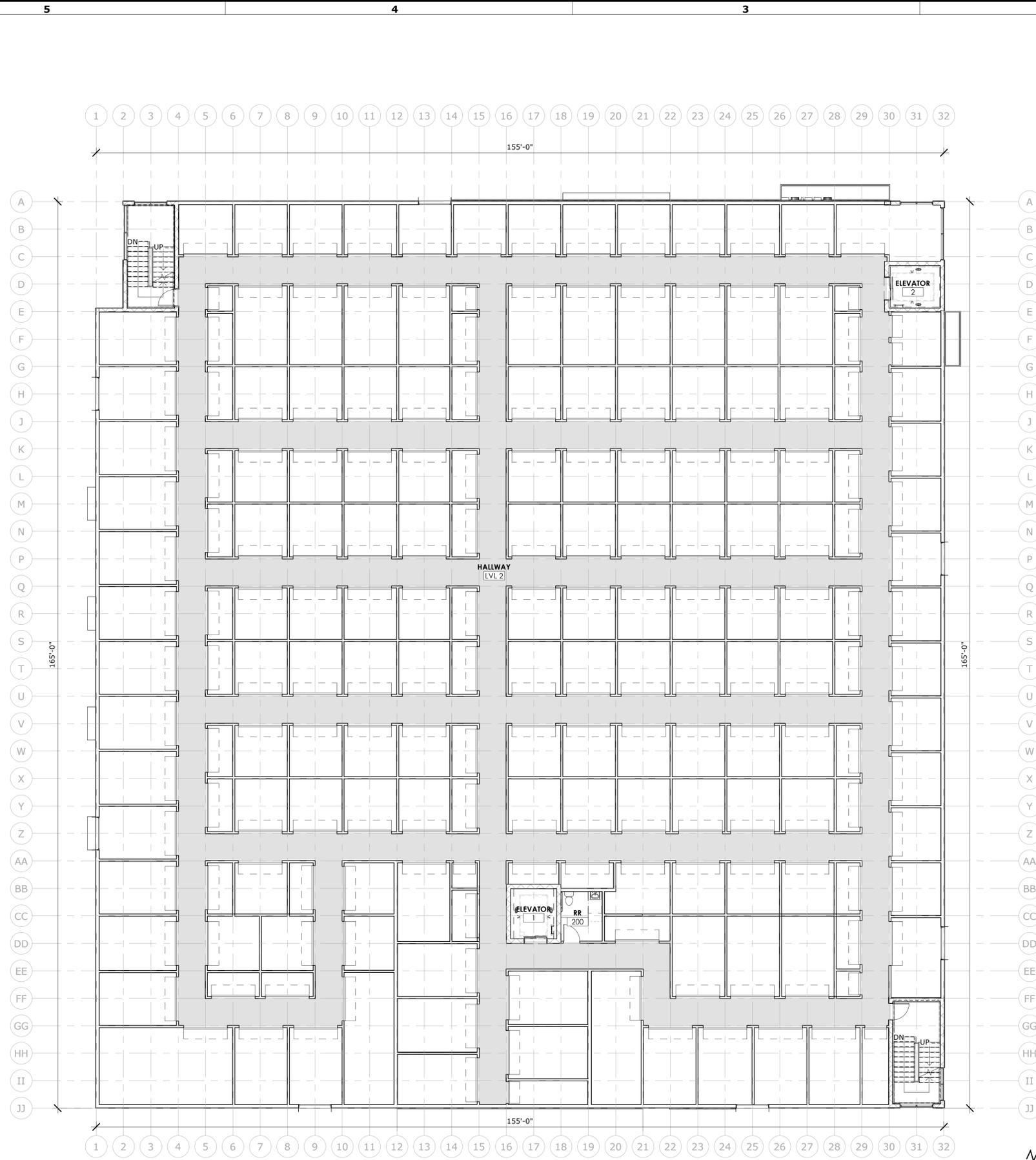
FLOOR PLAN
- LEVEL 1

SHEET NUMBER:
A-2.0



LEVEL 1 - FLOOR PLAN
SCALE: 1" = 10'-0"





LEVEL 2 - FLOOR PLAN
SCALE: 1" = 10'-0"

AREA RECAP	
NAME	AREA
LEVEL 1	24,625 SF
LEVEL 2	25,125 SF
LEVEL 3	25,125 SF
TOTAL	74,875 SF

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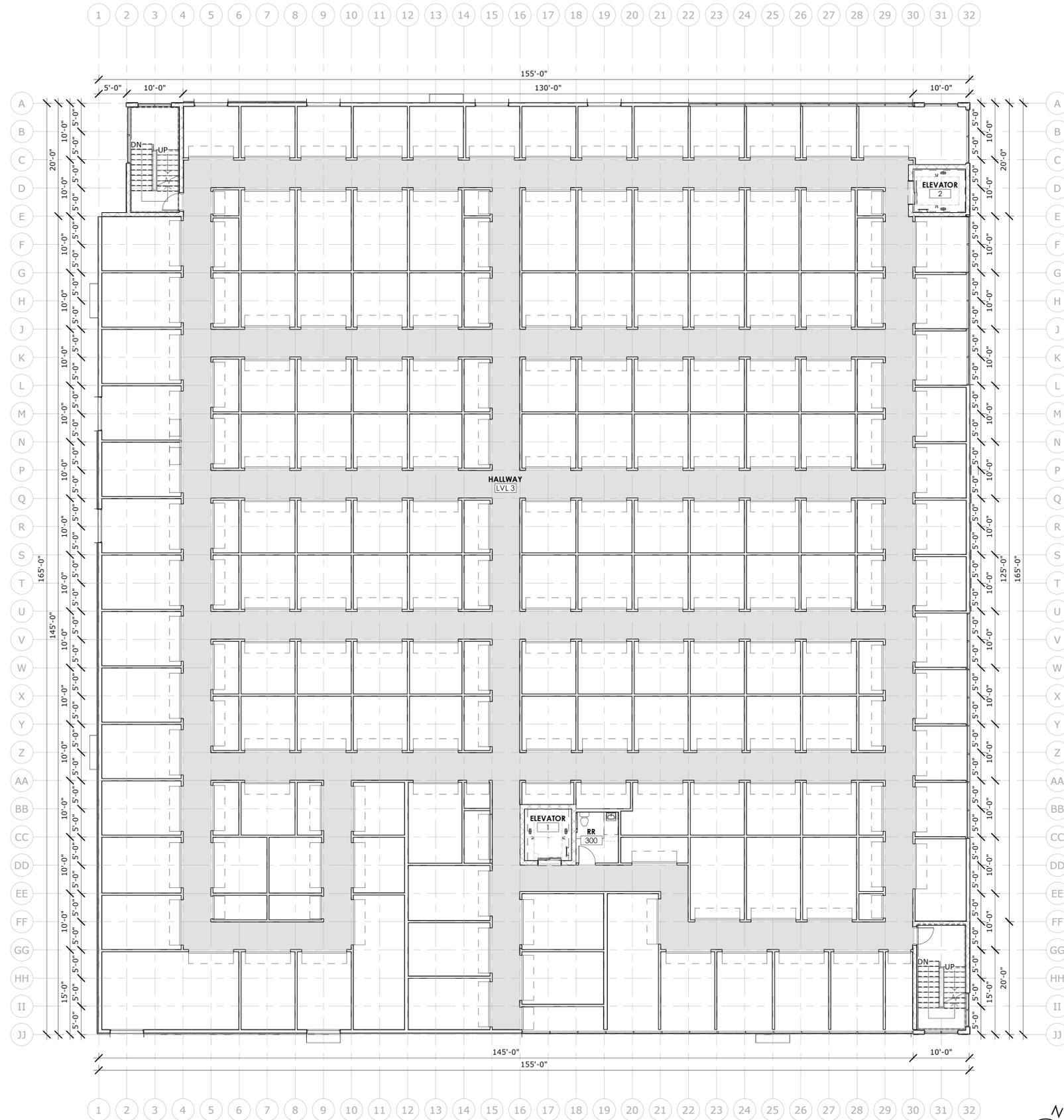
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NEW CONSTRUCTION FOR:
FISCHER'S GC
575 E 42ND ST., GARDEN CITY, ID 83714

DATE: NOV. 2025
DRAWN BY: WE, RN
CHECKED BY: JH
JOB NUMBER: 23142

FLOOR PLAN
- LEVEL 2

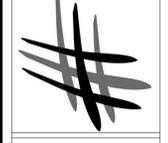
SHEET NUMBER:
A-2.1



LEVEL 3 - FLOOR PLAN
SCALE: 1" = 10'-0"

AREA RECAP	
NAME	AREA
LEVEL 1	24,625 SF
LEVEL 2	25,125 SF
LEVEL 3	25,125 SF
TOTAL	74,875 SF

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NEW CONSTRUCTION FOR:
FISCHER'S GC
575 E 42ND ST., GARDEN CITY, ID 83714

DATE: NOV. 2025
DRAWN BY: WE, RN
CHECKED BY: JH
JOB NUMBER: 23142
SHEET TITLE:

FLOOR PLAN - LEVEL 3

SHEET NUMBER:
A-2.2



5

4

3

2

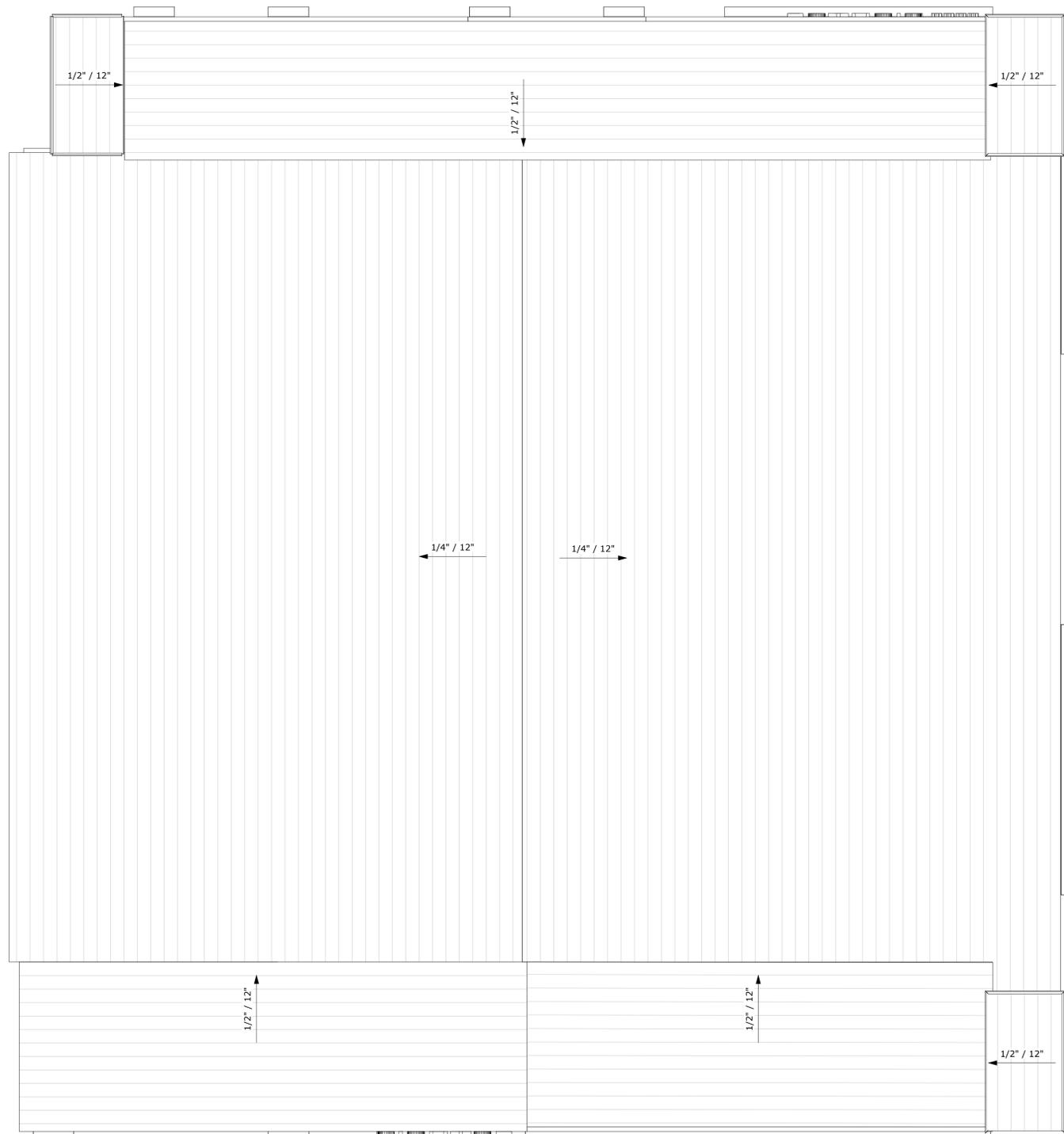
1

A

B

C

AREA RECAP	
NAME	AREA
LEVEL 1	24,625 SF
LEVEL 2	25,125 SF
LEVEL 3	25,125 SF
TOTAL	74,875 SF



ROOF PLAN

SCALE: 1" = 10'-0"

5

4

3

2

1

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NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:
FISCHER'S GC
 575 E 42ND ST., GARDEN CITY, ID 83714

DATE	DESCRIPTION - COMMENTS
NOV. 2025	

DATE: NOV. 2025
 DRAWN BY: WE, RN
 CHECKED BY: JH
 JOB NUMBER: 23142

ROOF PLAN

SHEET NUMBER:
A-3.0

5

4

3

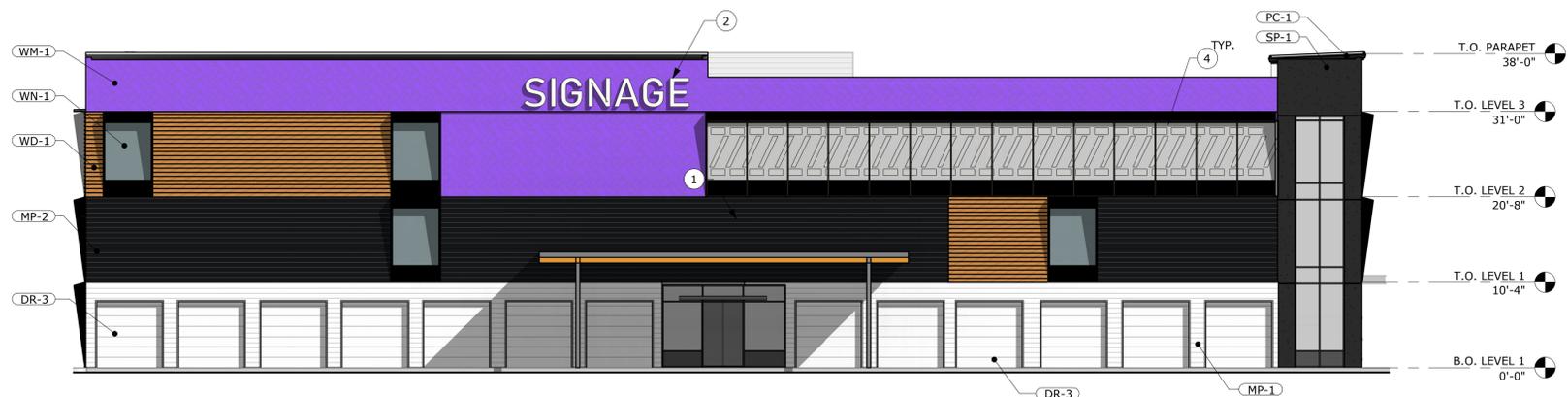
2

1

A

B

C



1 SOUTH EXTERIOR ELEVATION
SCALE: 1" = 10'-0"

- 32
- 31
- 30
- 29
- 28
- 27
- 26
- 25
- 24
- 23
- 22
- 21
- 20
- 19
- 18
- 17
- 16
- 15
- 14
- 13
- 12
- 11
- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1



2 NORTH EXTERIOR ELEVATION
SCALE: 1" = 10'-0"

MATERIAL PERCENTAGES

WEST ELEVATION (PRIVATE PROPERTY FACING):
GLAZING: 15%
STUCCO: 10%
BLACK METAL PANEL: 30%
WHITE METAL PANEL: 25%
WOOD TEXTURED CLADDING: 25%

EAST ELEVATION (PRIVATE PROPERTY FACING):
GLAZING: 15%
STUCCO: 30%
BLACK METAL PANEL: 10%
WHITE METAL PANEL: 5%
WOOD TEXTURED CLADDING: 15%
PUBLIC ART: 25%

NORTH ELEVATION (PUBLIC STREET FACING):
GLAZING: 25%
STUCCO: 15%
BLACK METAL PANEL: 15%
WHITE METAL PANEL: 5%
WOOD TEXTURED CLADDING: 10%
PUBLIC ART: 30%

SOUTH ELEVATION (PUBLIC STREET FACING):
GLAZING: 20%
STUCCO: 5%
BLACK METAL PANEL: 30%
WHITE METAL PANEL: 10%
WOOD TEXTURED CLADDING: 15%
PUBLIC ART: 20%

GLAZING SUMMARY

WEST ELEVATION (PRIVATE PROPERTY FACING):
GLAZING
REQUIRED: LEVEL 1 AREA 1550 SF X 15% = 233 SF
PROVIDED: 257 SF

EAST ELEVATION (PRIVATE PROPERTY FACING):
GLAZING
REQUIRED: LEVEL 1 AREA 1550 SF X 15% = 233 SF
PROVIDED: 242 SF

NORTH ELEVATION (PUBLIC STREET FACING):
GLAZING
REQUIRED: LEVEL 1 AREA 1550 SF X 50% = 775 SF
PROVIDED: 835 SF

SOUTH ELEVATION (PUBLIC STREET FACING):
GLAZING
REQUIRED: LEVEL 1 AREA 1550 SF X 50% = 775 SF
PROVIDED: 835 SF

EXT. FINISH SPECIFICATIONS

PC-1 - PARAPET CAP, GUTTER, DOWNSPOUT, SIDEWALL FLASHING:
COLOR: COAL BLACK
MANUFACTURER: MBCTI® OR APPROVED EQUAL

MP-1 - HORIZONTAL METAL PANELS:
COLOR: SOLAR WHITE
PROFILE: FW-120
MANUFACTURER: MBCTI®

MP-2 - HORIZONTAL METAL PANELS:
COLOR: COAL BLACK
PROFILE: FW-120
MANUFACTURER: MBCTI®

WD-1 - HORIZONTAL WOOD TEXTURED CLADDING:
COLOR: DARK CHERRY
PROFILE: TONGUE & GROOVE
MANUFACTURER: LONGBOARD COMPANY®

SP-1 - STUCCO PANEL:
COLOR: DARK GRAY
FINISH: PAREX ARMOURWALL 300 (3) COAT SYSTEM - ELASTOMERIC FINISH COAT OVER PAREX PRIMER.
MANUFACTURER: PAREX®

RP-1 - METAL ROOF PANELS
FINISH/COLOR: GALVALUME
PROFILE: ULTRA-DEK
MANUFACTURER: MBCTI®

SF-1 - METAL SOFFIT PANELS
COLOR: COAL BLACK
PROFILE: 7.2 PANELS
MANUFACTURER: MBCTI®

DR-1 - EXTERIOR MAN DOORS
COLOR: DARK GRAY
MANUFACTURER: CURRIES COMPANY OR APPROVED EQUAL

DR-2 - INTERIOR OVERHEAD DOORS
COLOR: GRAY
MANUFACTURER: C.H.I. OR APPROVED EQUAL

DR-3 - EXTERIOR OVERHEAD DOORS
COLOR: WHITE
MANUFACTURER:

DR-4 - INTERIOR MAN DOORS
COLOR: WHITE
MANUFACTURER: C.H.I. OR APPROVED EQUAL

WN-1 - STOREFRONT SYSTEM/WINDOWS
*NOTE: SEE WINDOW SCHEDULE

AW-1 - METAL AWNINGS
COLOR: BLACK

WM-1 - PUBLIC ART/WALL MURAL AREA

KEYNOTE

##	DESCRIPTION
1	LED EXTERIOR LIGHTING, SEE ELECTRICAL DRAWINGS.
2	BUILDING SIGNAGE, WALL MOUNTED, SEE EXTERIOR DETAILS
3	BUILDING ADDRESS SIGNAGE, WALL MOUNTED, SEE EXTERIOR DETAILS
4	STOREFRONT SYSTEM, SEE WINDOW SCHEDULE

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NEW CONSTRUCTION FOR:
FISCHER'S GC
575 E 42ND ST., GARDEN CITY, ID 83714

DATE: NOV. 2025
DRAWN BY: WE
CHECKED BY: JH
JOB NUMBER: 23142

DATE: NOV. 2025
DRAWN BY: WE
CHECKED BY: JH
JOB NUMBER: 23142

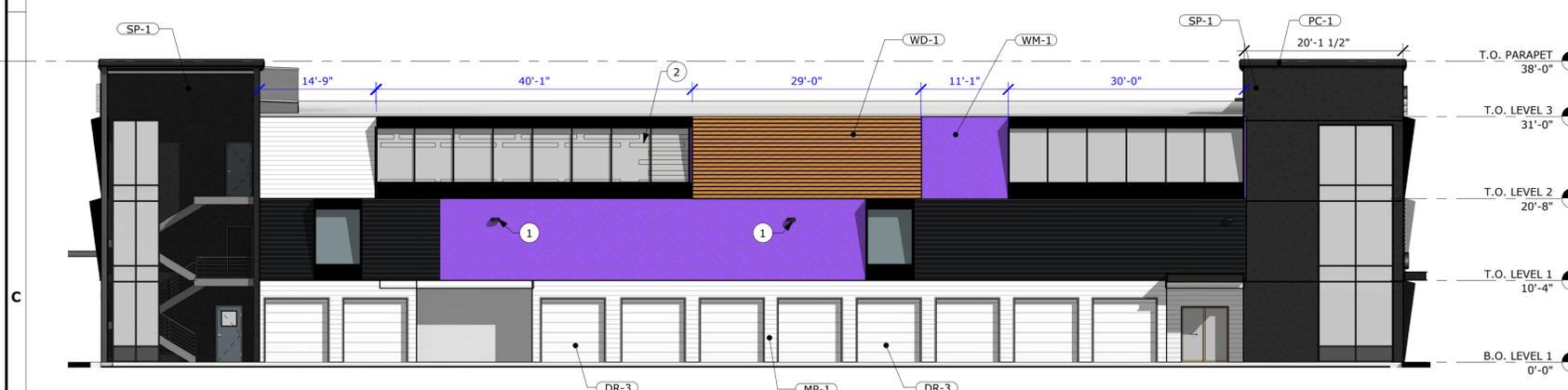
EXTERIOR ELEVATIONS

SHEET NUMBER:

A-4.0



1 WEST EXTERIOR ELEVATION
SCALE: 1" = 10'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1" = 10'-0"

MATERIAL PERCENTAGES

WEST ELEVATION (PRIVATE PROPERTY FACING):
GLAZING: 15%
STUCCO: 10%
BLACK METAL PANEL: 30%
WHITE METAL PANEL: 25%
WOOD TEXTURED CLADDING: 25%

EAST ELEVATION (PRIVATE PROPERTY FACING):
GLAZING: 15%
STUCCO: 30%
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COLOR: SOLAR WHITE
PROFILE: FW-120
MANUFACTURER: MBICI®

MP-2 - HORIZONTAL METAL PANELS:
COLOR: COAL BLACK
PROFILE: FW-120
MANUFACTURER: MBICI®

WD-1 - HORIZONTAL WOOD TEXTURED CLADDING:
COLOR: DARK CHERRY
PROFILE: TONGUE & GROOVE
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FINISH: PAREX ARMOURWALL 300 (3) COAT SYSTEM - ELASTOMERIC FINISH COAT OVER PAREX PRIMER.
MANUFACTURER: PAREX®

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FINISH/COLOR: GALVALUME
PROFILE: ULTRA-DEK
MANUFACTURER: MBICI®

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COLOR: COAL BLACK
PROFILE: 7.2 PANELS
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DR-2 - INTERIOR OVERHEAD DOORS
COLOR: GRAY
MANUFACTURER: C.H.I. OR APPROVED EQUAL

DR-3 - EXTERIOR OVERHEAD DOORS
COLOR: WHITE
MANUFACTURER:

DR-4 - INTERIOR MAN DOORS
COLOR: WHITE
MANUFACTURER: C.H.I. OR APPROVED EQUAL

WN-1 - STOREFRONT SYSTEM/WINDOWS
*NOTE: SEE WINDOW SCHEDULE

AW-1 - METAL AWNINGS
COLOR: BLACK

WM-1 - PUBLIC ART/WALL MURAL AREA

KEYNOTE

##	DESCRIPTION
1	LED EXTERIOR LIGHTING, SEE ELECTRICAL DRAWINGS.
2	WINDOW GRAPHIC, SEE WINDOW DETAILS

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NEW CONSTRUCTION FOR:
FISCHER'S GC
 575 E 42ND ST., GARDEN CITY, ID 83714

DATE: NOV. 2025
 DRAWN BY: RN
 CHECKED BY: JH
 JOB NUMBER: 23142
 SHEET TITLE:
 EXTERIOR ELEVATIONS
 SHEET NUMBER:
A-4.1

5

4

3

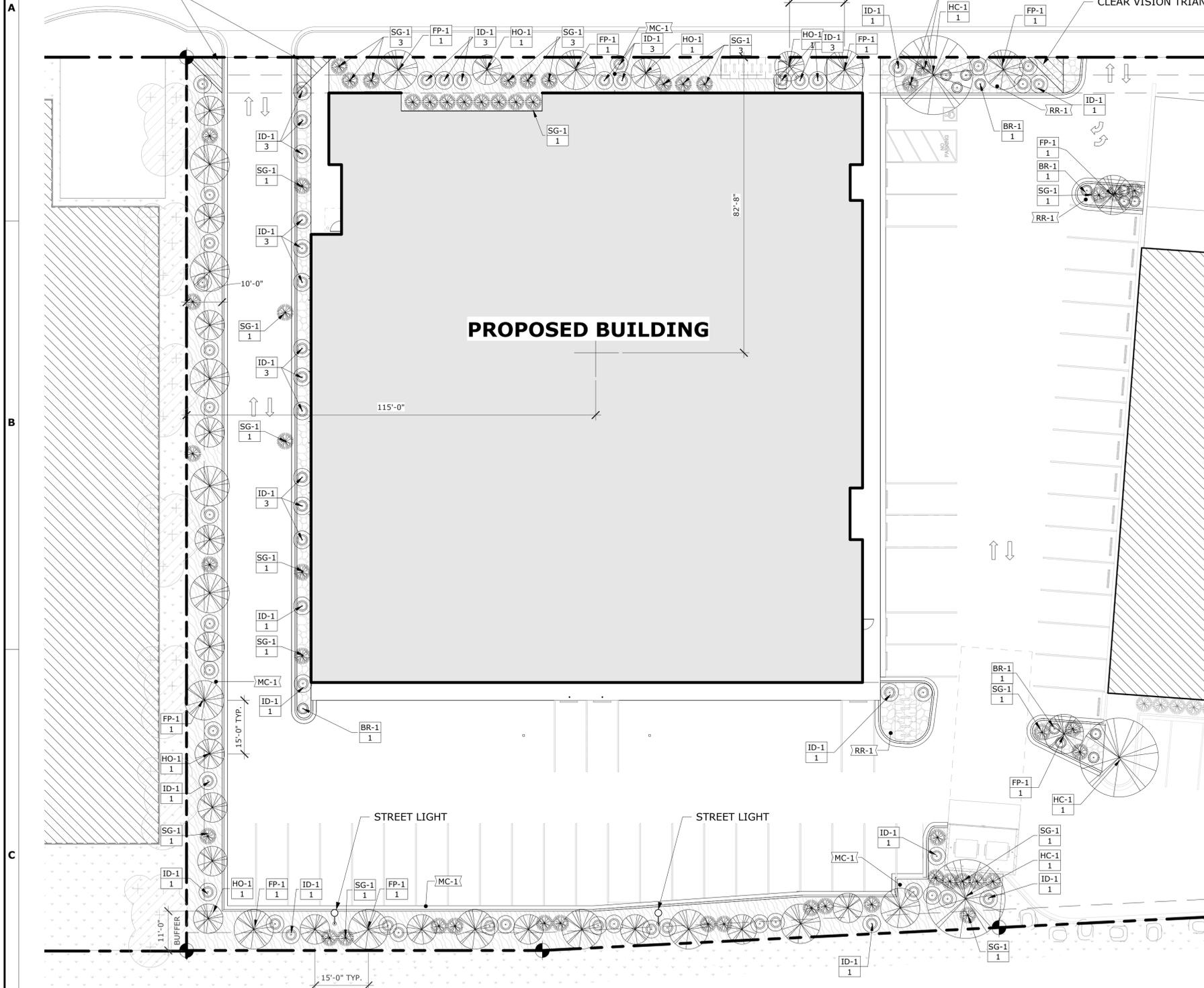
2

1

EAST 42ND STREET

CLEAR VISION TRIANGLE

CLEAR VISION TRIANGLE



LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

PLANTING SCHEDULE						
##	COUNT	STANDARD NAME	BOTANICAL NAME	MATURE H x W	CLASS	PLANTING SIZE
DECIDUOUS						
FP-1	19	Pear, Flowering	Pyrus calleryana	35'-45' H X 20'-30' W	II	N/A
HC-1	3	Hackberry, Common	Celtis occidentalis	40'-60' H X 40'-60' W	II	N/A
HO-1	19	Oak, Hybrids	Quercus robur x alba	35'-45' H X 12'-15' W	III	N/A
ORNAMENTAL GRASSES						
SG-1	53	Heavy Metal Switch Grass	Panicum virgatum	3' H X 3' W	N/A	1 gal.
SHRUBS						
BR-1	13	Blue Rug Juniper	Juniperus horizontalis 'Wiltonii'	.5' H X 3' W	N/A	2 gal.
ID-1	60	Ivory Halo Dogwood	Cornus alba 'Bailhalo'	5' H X 5' W	N/A	5 gal.
TOTAL: 167						

LANDSCAPE RECAP		
EXISTING LANDSCAPE NOT IN EASEMENTS/SETBACK:	2,300 SF	
PROPOSED LANDSCAPE NOT IN EASEMENTS/SETBACK:	4,419 SF	
TOTAL: 6,519 SF (OK)	REQUIRED: 5,706 SF	

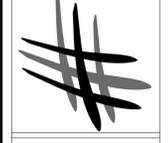
GROUND COVERAGE RECAP		
##	NAME	AREA
MC-1	SUNBURST RED MULCH	6546 SF
RR-1	3/4" ROUND ROCK	1805 SF

- GENERAL NOTE**
- A. TREES TO BE SPACED 15 LINEAR FEET, U.N.O.
 - B. PROJECT OWNER TO BE RESPONSIBLE FOR LANDSCAPE CARE & MAINTENANCE, OWNER WILL FOLLOW REQ'D MIN. OF LANDSCAPE CARE PER THE CITY'S REQUIREMENTS.
 - C. ALL LANDSCAPED AREAS SHALL HAVE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.

SYMBOL LEGEND	
FP #	PLANTING TAG, SEE PLANTING SCHEDULE
FP	FLOOR TAG, SEE GROUND COVERAGE RECAP

PLANTING LEGEND	
	ORNAMENTAL GRASS, SEE PLANTING SCHEDULE
	DECIDUOUS TREE, SEE PLANTING SCHEDULE
	SHRUB, SEE PLANTING SCHEDULE
	3/4" ROUND ROCK, SEE GROUND COVERAGE RECAP
	MULCH, SEE GROUND COVERAGE RECAP

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NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:
FISCHER'S GC
575 E 42ND ST., GARDEN CITY, ID 83714

DATE: NOV. 2025
DRAWN BY: RN
CHECKED BY: JLH
JOB NUMBER: 23142
SHEET TITLE: LANDSCAPE SITE PLAN

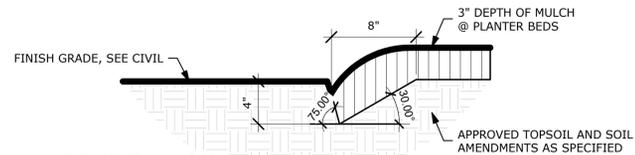
SHEET NUMBER:
L-1.0

LANDSCAPING NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.]
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 3" MINUS BARK MULCH. SUBMIT SAMPLING FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE CIVIL GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROOT-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL AND HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
A) PROVIDE APPROVED IMPORTED TOPSOIL, OR:
B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH:
A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES:
B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

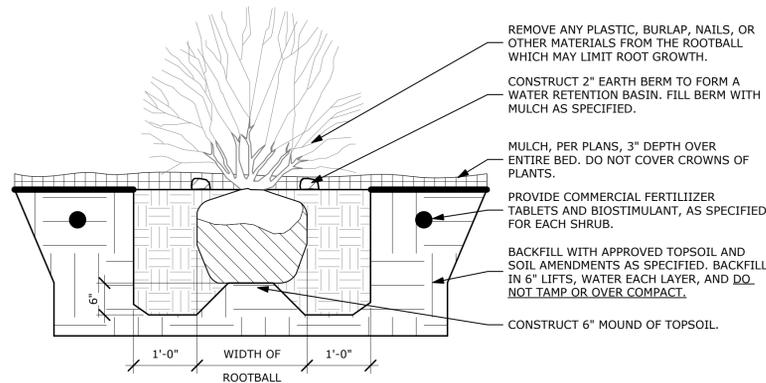
TOPSOIL NOTES:

- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
A) LAWN AREAS: 9 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
B) PLANTER BEDS: 18 INCHES MINIMUM
- FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.



1 PLANTER BED CUT EDGE

SCALE: 1 1/2" = 1'-0"

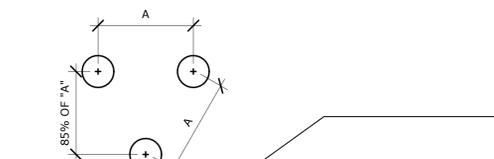


2 SHRUB PLANTING/ERECTICAL CUTS

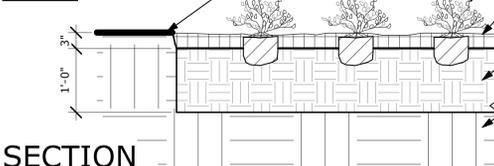
SCALE: 3/4" = 1'-0"

NOTES:

- SHRUB SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
- WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
- THIN BRANCHES AND FOLIAGE BY 1/3.
- DO NOT CUT LEADERS TO RETAIN NATURAL SHRUB SHAPE.
- FOR CONTAINER GROWN PLANTS THAT ARE ROOTBOUND SPLIT THE ROOTBALL WITH 3



PLAN



SECTION

NOTES:

- ALL GROUND COVER PLANTS TO BE PLANTED ON CENTER IN A TRIANGULAR PATTERN.
- APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S

3 GROUND COVER PLANTING IS TO ALL GROUND COVER BEDS.

SCALE: 3/4" = 1'-0"

IRRIGATION NOTES:

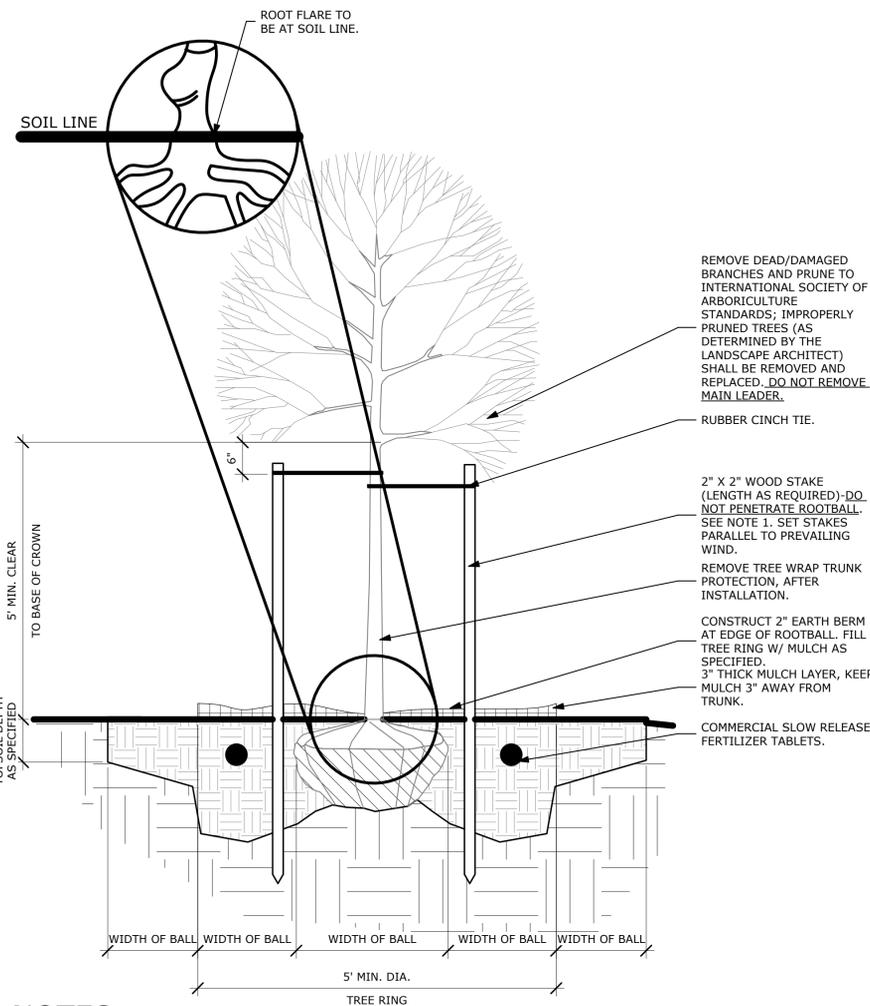
- GROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
A) PRECISE INDIVIDUAL STATION TIMING.
B) RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES.
C) AT LEAST ONE PROGRAM FOR EACH HYDROZONE.
D) SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF.
E) POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.

4 DECIDUOUS TREE PLANTING

SCALE: 3/4" = 1'-0"

WEED ABATEMENT NOTES:

- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH "ROUND-UP" (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF "ROUND-UP" TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.



NOTES:

- REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 2/3 OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR

HATCH DESIGN ARCHITECTURE
200 WEST 36TH ST.
BOISE, IDAHO 83714
OFFICE: (208) 475-3204
FAX: (208) 475-475-3205
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NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:

FISCHER'S GC
575 E 42ND ST., GARDEN CITY, ID 83714

DATE: OCTOBER 2025
DRAWN BY: RH
CHECKED BY: JH
JOB NUMBER: 23142

LANDSCAPE DETAILS

SHEET NUMBER:
L-1.2