



## DESIGN REVIEW

Permit info: DSRFY2026-0006

Application Date: 1/20/2026

Rec'd by: \_\_\_\_\_

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921

▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [building@gardencityidaho.org](mailto:building@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
Name: <u>JEFF HATCH</u>	Name: <u>KIWI ENTERPRISES LLC</u>
Company: <u>HATCH DESIGN ARCHITECTURE</u>	Company: _____
Address: <u>200 W 36TH ST.</u>	Address: <u>4708 N FENTON ST</u>
City: <u>BOISE</u>	City: <u>GARDEN CITY</u>
State: <u>ID</u> Zip: <u>83714</u>	State: <u>ID</u> Zip: <u>83714</u>
Tel.: <u>(208) 475-3204</u>	Tel.: _____
E-mail: <u>info@hatchda.com</u>	E-mail: _____

**PROPERTY AND DESIGN INFORMATION**

This application is a request to:  Construct New  Addition  Subdivision

Site Address: <u>4708 N FENTON ST GARDEN CITY, ID 83714</u>		
Subdivision Name: <u>RANDALL ACRES SUB. 04</u>	Lot: <u>06107</u>	Block: <u>04</u>
Tax Parcel Number: <u>R7334150751</u>	Zoning: <u>C-2</u>	Total Acres: <u>.538</u>
Proposed Use: <u>2 CAR GARAGE</u>	Floodplain: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

**OBJECTIVES 8-4C**

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

**Bike and Pedestrian:** How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

**Parking and parking lot standards:** Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

**Landscaping:** Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

**Building Design:** How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.


01/09/2026

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Signature of the Applicant (date)      Signature of the Owner (date)

**APPLICATION INFORMATION REQUIRED**

**Note:**

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**  
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Compliance Statement and Statement of Intent<br><input checked="" type="checkbox"/> Neighborhood Map<br><input checked="" type="checkbox"/> Site Plan<br><input checked="" type="checkbox"/> Landscape Plan<br><input checked="" type="checkbox"/> Schematic Drawing<br><input checked="" type="checkbox"/> Lighting Plan<br><input type="checkbox"/> Topographic Survey<br><input type="checkbox"/> Grading Plan<br><input checked="" type="checkbox"/> Will Serve Letter <b>**If required, must submit a Fire Flow Request</b><br><input checked="" type="checkbox"/> Ada County Approved Addresses<br><input checked="" type="checkbox"/> Waiver Request of Application Materials<br><input checked="" type="checkbox"/> Affidavit of Legal Interest | <input checked="" type="checkbox"/> Sustainability Checklist <i>*if applicable</i><br><input checked="" type="checkbox"/> Trash Disposal Plan<br><input checked="" type="checkbox"/> Colored renderings and/or elevations showing the exterior material composition |
|---|---|



## **PLEASE CHECK THE FOLLOWING:**

### **INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:**

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- Purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

### **INFORMATION REQUIRED ON NEIGHBORHOOD MAP:**

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

### **INFORMATION REQUIRED ON SITE PLAN:**

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art, exterior site furniture, exterior lighting, signage

**INFORMATION REQUIRED ON LANDSCAPE PLAN:**

- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Locations and dimensions of open space and proposed storm water systems

**INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):**

- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

**INFORMATION REQUIRED ON LIGHTING PLAN:**

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

**INFORMATION FOR TOPOGRAPHIC SURVEY:**

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

**INFORMATION REQUIRED ON GRADING PLAN:**

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas

- Proposed storm water systems

**INFORMATION REQUIRED MASTER SIGN PLAN:**

***\*Required for developments of two or more buildings:***

- Location, elevations, and materials of proposed signage

**INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:**

***\*Required if irrigation canal/irrigation ditch runs through property or along property lines:***

- Letter from company indicating approval

**INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:**

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

**INFORMATION REQUIRED FOR TRASH DISPOSAL PLAN:**

- Site photo
- Location, configuration, dimensions, type of containers, and number of containers
- Refer to Republic Services Solid Waste Design Standards.



6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208 - 472-2921 • Fax 208 - 472-2926  
www.gardencityidaho.org

### Property Owner Permission (Affidavit of Legal Interest)

State of Idaho )  
)SS  
County of Ada )

I, Hamish Bell, 2785 N BOGUS BASIN RD.  
Name Address of Owner  
(must be primary owner as noted in Ada County Assessor's records.  
If the primary owner is a business write the business name)  
BOISE, IDAHO 83702  
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 DALE STRUBLE,  
Name of Applicant  
to submit the accompanying application pertaining to 4708 FENTON ST.,  
Garden City Idaho, 83714 property. Address of Property Subject to this Affidavit
2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.
4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 29<sup>th</sup> day of OCTOBER, 2025.

Hamish Bell HAMISH BELL  
Signature Printed Name  
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

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



Tishka Myre  
Notary Public for Idaho  
Residing at: 2785 N Bogus Basin Rd, Boise, ID  
My Commission expires 03.16.28



**HATCH  
DESIGN  
ARCHITECTURE**

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

January 09, 2026

**Compliance Statement and Statement of Intent**

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

RE:           **Fenton Garage**  
**Located at: 4708 N Fenton St, Garden City, ID 83714**  
**Parcel Nos.: R7334150751**

Dear Planning Staff,

This proposed project consists of one parcel R7334150751. It is primarily located at 4708 N Fenton St and E 47<sup>th</sup> St. The proposed project consists of a new two car garage on the property. The scope of the project includes a new 2,000 sf two car garage and 6' privacy fence on the site's .54 acre lot. The existing single-family home located along Fenton and the fence is to remain. The project will be designed to meet the requirements set forth in section 8-4C of the Garden City Municipal Code.

The fence is proposed with a 10' setback from the new and proposed sidewalk to provide ample landscaping space and to ensure it does not impede on pedestrians. The proposed use of the property will not add significant noxious uses, noise or vibration to the surrounding area.

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

Jeff Hatch, AIA LEED AP  
**Hatch Design** Architecture



**HATCH  
DESIGN  
ARCHITECTURE**

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January 09, 2026

**Design Review Narrative**

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

RE:           **Fenton Garage**  
**Located at: 4708 N Fenton St, Garden City, ID 83714**  
**Parcel Nos.: R7334150751**

Dear Planning Staff,

**Overview:**

This proposed project consists of one parcel R7334150751. It is primarily located at 4708 N Fenton St and E 47<sup>th</sup> St. The scope of the project includes a new 2,000 sf two car garage and 6' privacy fence on the site's .54 acre lot. The existing single-family home located along Fenton and the fence is to remain. The project will be designed to meet the requirements set forth in section 8-4C of the Garden City Municipal Code.

**Objectives:**

- 1. How does the design of the structure advance an urban form through its relationship with the street, pedestrian and adjacent properties?**

The proposed plan creates a generous landscape buffer between the new proposed sidewalk and the privacy fence. The landscape buffer adds a fresh look to the area and maintains safety for the street and pedestrians.

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

The site is adjacent to some existing walking paths and the proposed plan helps to tie into those paths. It will not negatively impact the vehicular circulation.

- 3. What are the building materials?**

The building materials consist of standing seam metal roofing, vertical and horizontal metal wall panels. The fence will be metal panels.

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

There is existing landscaping and road access points that are to remain.



**HATCH  
DESIGN  
ARCHITECTURE**

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

**5. Is the building consistent with the adopted streetscape?**

The scope of work will meet or exceed the standards. The provided landscaping will provide visual appeal and shade along the streetscape.

**Bike and Pedestrian:**

The design proposes adding a new sidewalk along N Fenton St. The fence is set back 10' as to not encroach on pedestrians and at the corner is chaffered to allow for better visuals for all vehicular traffic. The pedestrians can access the greenbelt at the end of 47<sup>th</sup> St which is about .5 miles away.

**Parking and Lot Standards:**

No new parking will be added, but the new landscaping will shade the walkways and parking along the road's edge.

**Communication Interaction:**

The proposed project will not create any sprawl within the neighborhood and will complement the existing uses. The proposed meets the sustainability checklist and will provide 12 points.

**Landscaping:**

The proposed landscaping is roughly 7.5 percent of the site. No landscaping or trees will be removed for the proposed project. There are two class II trees on the site and all vegetation is compatible with the area. A pressured irrigation system will be used.

**Building Design:**

The proposed design adheres to all setback requirements and is located in the back corner of the lot. It will not negatively impact the views in the area.

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

Sincerely,

Jeff Hatch, AIA LEED AP  
**Hatch Design Architecture**



**HATCH  
DESIGN  
ARCHITECTURE**

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

**Design Review Waiver Request of Application Materials**

January 09, 2026  
Planning & Zoning  
Garden City  
6015 Glenwood St.  
Garden City, Idaho 83714

RE: **Conditional Use Permit – Fenton Garage**  
**Located at: 4708 N Fenton St, Garden City ID 83714**  
**Parcel Nos.: R7334150751**

Dear Garden City Staff Planning & Zoning,

Below is a list of the application materials we are requesting to be waived at the Design Review application, which will be provided in the Final Plat Application:

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1. Topographic Survey
2. Grading Plan

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

Jeff Hatch, AIA LEED AP  
**Hatch Design** Architecture

Parcel: **R7334150751**

Year: 2026 ▼

Parcel Status: **Active**

## Property Details

**Primary Owner:** KIWI ENTERPRISES LLC

**Address:** 4708 N FENTON ST GARDEN CITY, ID 837140000

**Instrument #:** 2021078443

**Subdivision:** RANDALL ACRES SUB NO 04

**Assessor ID:** LOTS 06/07 BLK 04 RANDALL ACRES SUB NO 04

**Township/Range/Section:** 4N2E31

**Land Group Type:** SUB

**Zone Code:** C-2

**Total Acres:** 0.538

**Tax Code Area:** 06

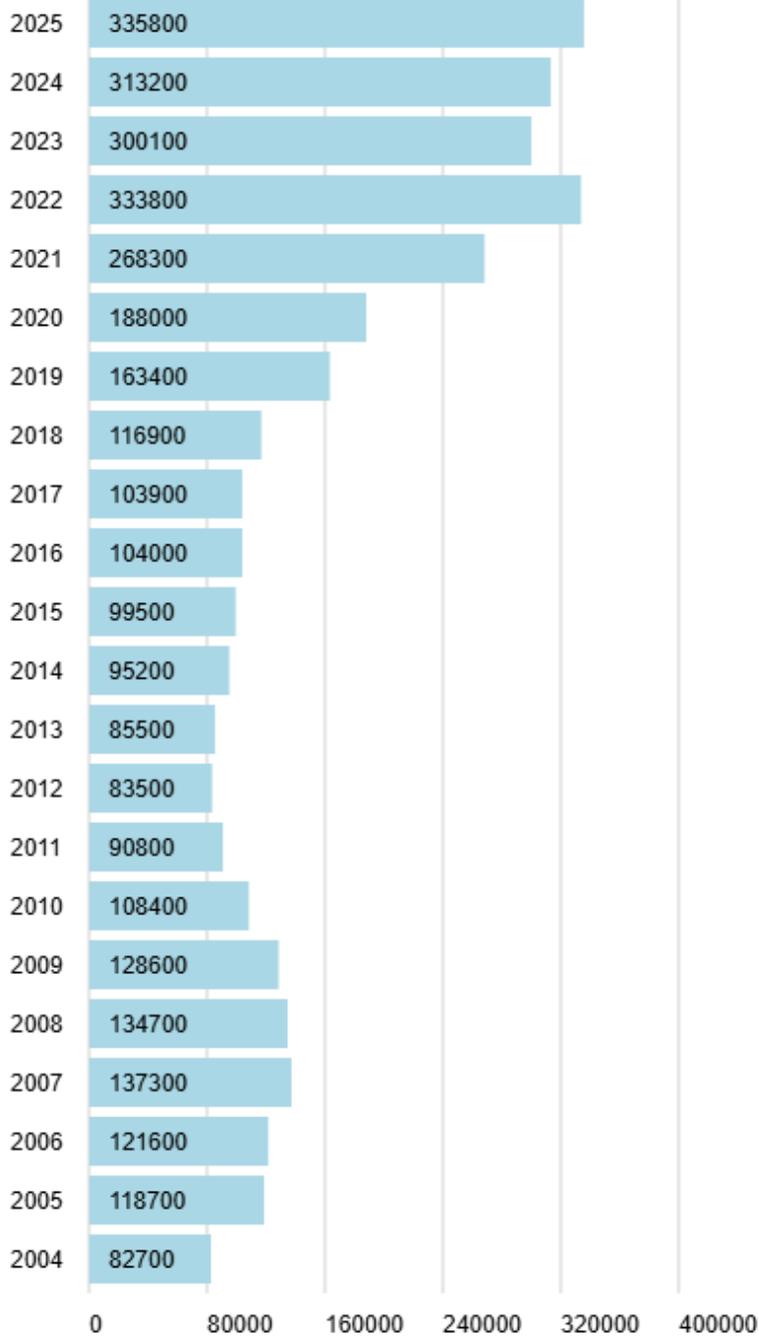


## Valuation

### Valuation Details

Roll	State Category Code	Acreage	Assessed Value	Valuation Method	Code Area
Property	200	0.538	190900	MARKET	06
Property	410	0.000	144900	COST	06

### Valuation History by Year



### Tax Districts

Tax District	Levy	Description	Phone
1	0.001544150	ADA COUNTY	2082877000
3	0.000084684	EMERGENCY MEDICAL	2082872975
6	0.000495404	ADA COUNTY HIGHWAY DIST	2083876100
7	0.002796979	SCHOOL DISTRICT NO. 1	2084722607
16	0.001948532	GARDEN CITY	2084722907
26	0.001607290	N ADA CO FIRE & RESCUE	2083750906
43	0.000015041	MOSQUITO ABATEMENT	2085774646
100	0.000085194	COLLEGE OF WESTERN IDAHO	2085623291

**Total Levy:** 0.008577274

**Note:** The current year levies are estimated using the previous year, they will be updated when the districts set them in October.

### Taxes

Year	Total Taxes	Taxes Paid	Taxes Due	Delinquent	Tax Data Current as of
2025	2932.44	-2932.44	0.00	No	1/8/2026
2024	2691.44	-2691.44	0.00	No	1/8/2026
2023	2724.64	-2724.64	0.00	No	1/8/2026
2022	2808.36	-2808.36	0.00	No	1/8/2026
2021	2879.86	-2879.86	0.00	No	1/8/2026
2020	2195.94	-2195.94	0.00	No	1/8/2026
2019	2184.56	-2184.56	0.00	No	1/8/2026
2018	837.40	-837.40	0.00	No	1/8/2026
2017	769.42	-769.42	0.00	No	1/8/2026
2016	795.66	-795.66	0.00	No	1/8/2026
2015	778.88	-778.88	0.00	No	1/8/2026

"Total Taxes" is the full annual property tax charge and may not reflect any certifications, special assessments, adjustments, or fees.

"Taxes Paid" includes payments made by the taxpayer or on their behalf, such as payments by mortgage servicers and the State of Idaho for the Property Tax Reduction Program (circuit breaker), Veteran's Property Tax Reduction Program, and the Homeowner's Tax Relief credit.

"Taxes Due" includes all taxes owing for the first and second half installments. If the first half is paid timely, the second half is due by June 20.

Please refer to your tax bill or contact the Treasurer's Office for information about taxes due and due dates. You can find your most recent tax bill and contact information for the Treasurer's Office at [adacounty.id.gov/treasurer](https://adacounty.id.gov/treasurer) (<https://adacounty.id.gov/treasurer/>).

\*Interest accrues daily on delinquencies. Please call the Ada County Treasurer's Office at [\(208\) 287-6800](tel:2082876800) (<tel:2082876800>) for the total amount due with interest calculated to date of payment.

For Tax inquires please contact the [Treasurer \(https://adacounty.id.gov/treasurer/\)](https://adacounty.id.gov/treasurer/) at [\(208\) 287-6800](tel:2082876800) (<tel:2082876800>).

## Characteristics

### Land

Characteristic	Value
<b>Residential Acres</b>	0.538
<b>Commercial Acres</b>	0.000
<b>Other Acres</b>	0.000
<b>Street</b>	Asphalt/Concrete
<b>Sidewalks</b>	No
<b>Curb-gutters</b>	No
<b>Corner</b>	No

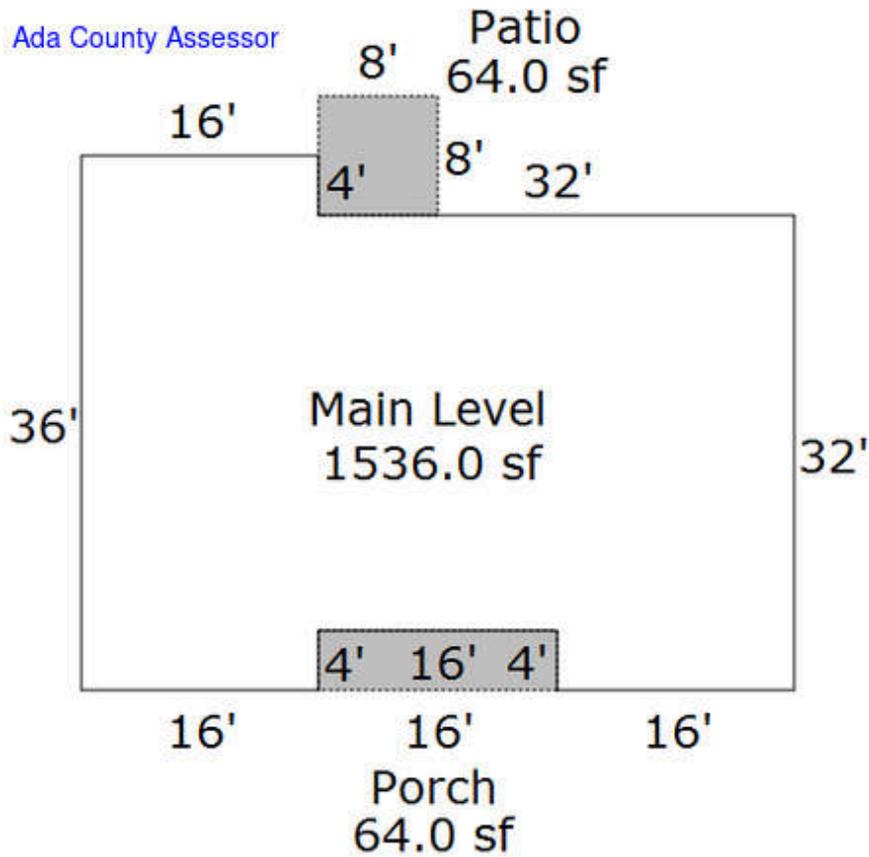
### Residential

Characteristic	Value
<b>Year Built</b>	1951
<b>Year Remodel</b>	N/A
<b>Dwelling Type</b>	Single Family
<b>Number of Bedrooms</b>	3
<b>Number of Bathrooms</b>	1.00
<b>Number of Fireplaces</b>	1

<b>Characteristic</b>	<b>Value</b>
<b>Air Conditioning</b>	No
<b>Car Storage Sq Ft #1</b>	132
<b>Car Storage Sq Ft #2</b>	0
<b>General Purpose Building Sq Ft</b>	1320
<b>Porch Sq Ft</b>	0
<b>Deck Sq Ft</b>	0
<b>Deck Covered</b>	No
<b>Patio Sq Ft</b>	64
<b>Patio Covered</b>	No
<b>Pool Sq Ft</b>	0
<b>Total Sq Ft</b>	1536
<b>Main Floor Sq Ft</b>	1536
<b>Upper Floor Sq Ft</b>	0
<b>Finished Lower Floor Sq Ft</b>	0
<b>Unfinished Lower Floor Sq Ft</b>	0
<b>Finished Basement Floor Sq Ft</b>	0
<b>Unfinished Basement Floor Sq Ft</b>	0
<b>Finished Attic Sq Ft</b>	0
<b>Unfinished Attic Sq Ft</b>	0

**Sketch**

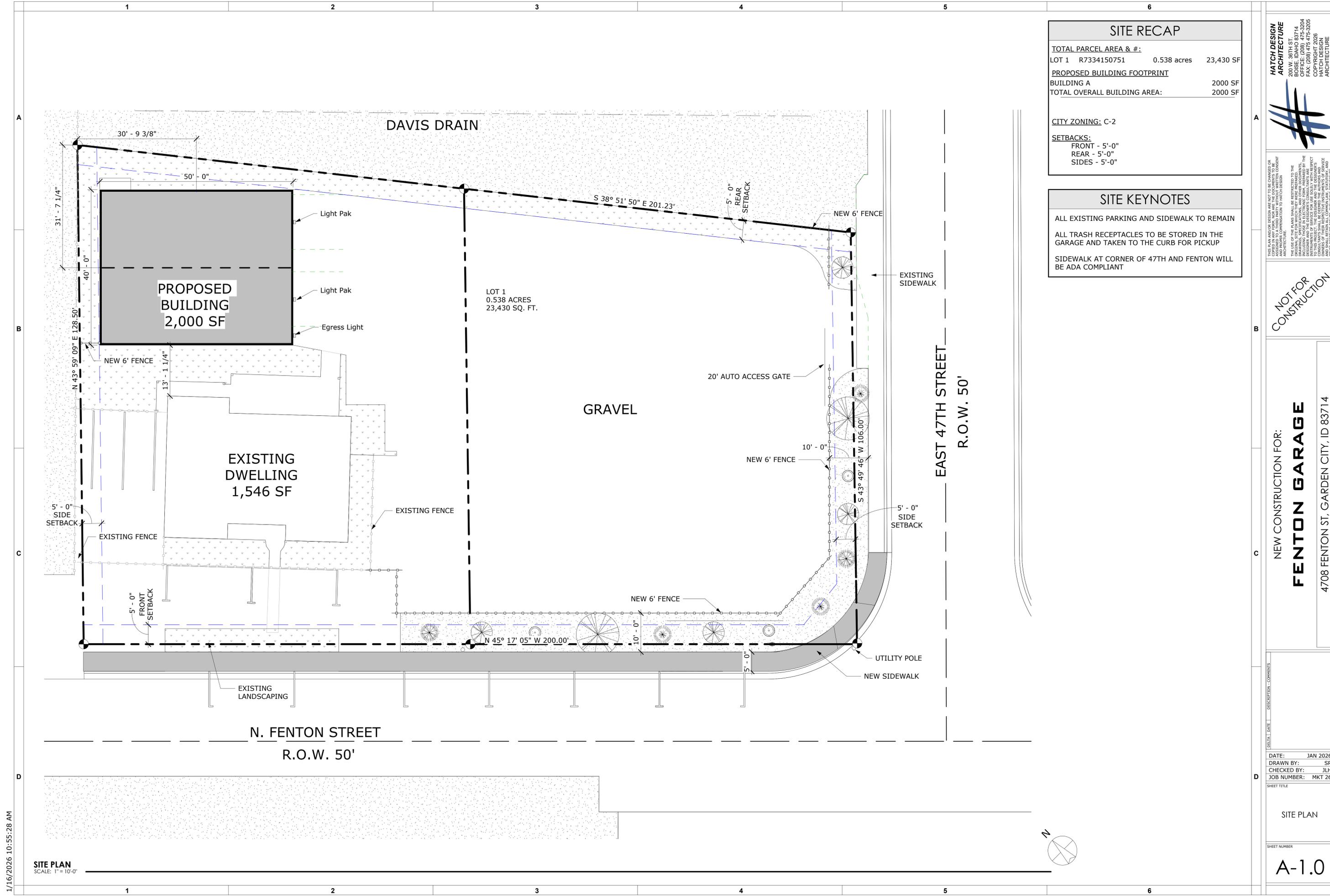
Ada County Assessor



**Drawn from Packet  
R7334150751**

Ada County appraisers follow American National Standards Institute (ANSI) building measurement standards for square footage calculations. This information is to be used ONLY for reference purposes and Ada County is not responsible for any inaccuracies. If you have questions concerning the accuracy, please use the Help option in the Menu at the top of this screen.





SITE RECAP		
TOTAL PARCEL AREA & #:		
LOT 1 R7334150751	0.538 acres	23,430 SF
PROPOSED BUILDING FOOTPRINT		
BUILDING A		2000 SF
TOTAL OVERALL BUILDING AREA:		2000 SF
CITY ZONING: C-2		
SETBACKS:		
FRONT	- 5'-0"	
REAR	- 5'-0"	
SIDES	- 5'-0"	

**SITE KEYNOTES**

ALL EXISTING PARKING AND SIDEWALK TO REMAIN

ALL TRASH RECEPTACLES TO BE STORED IN THE GARAGE AND TAKEN TO THE CURB FOR PICKUP

SIDEWALK AT CORNER OF 47TH AND FENTON WILL BE ADA COMPLIANT

**HATCH DESIGN ARCHITECTURE**  
 200 W. 36TH ST.  
 BOISE, IDAHO 83714  
 OFFICE: (208) 475-3204  
 FAX: (208) 475-3205  
 HATCHDESIGNARCHITECTURE.COM



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**NOT FOR CONSTRUCTION**

NEW CONSTRUCTION FOR:  
**FENTON GARAGE**  
 4708 FENTON ST. GARDEN CITY, ID 83714

DATE	DESCRIPTION	COMMENTS
DATE: JAN 2026		
DRAWN BY: SR		
CHECKED BY: JLH		
JOB NUMBER: MKT 26		

SITE PLAN

SHEET NUMBER

A-1.0

1/16/2026 10:55:28 AM

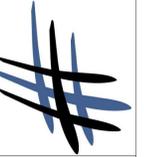
**SITE PLAN**  
 SCALE: 1" = 10'-0"

1/16/2026 10:55:31 AM



BUILDING AREA (BLDG A)	
UNIT 1	1000 SF
UNIT 2	1000 SF
TOTAL BUILDING AREA:	2000 SF

**HATCH DESIGN ARCHITECTURE**  
 200 W. 36TH ST.  
 BOISE, IDAHO 83714  
 OFFICE: (208) 475-3204  
 FAX: (208) 475-3205  
 CREDIT CARD # 026  
 HATCH DESIGN ARCHITECTURE



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 THE USE OF THIS PLAN SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY THE ARCHITECT OR ENGINEER, AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF HATCH DESIGN ARCHITECTURE. CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF ANY WORK PREPARED BY THEM AND SHALL RETAIN ALL COPYRIGHT, PATENT AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

**NOT FOR CONSTRUCTION**

NEW CONSTRUCTION FOR:  
**FENTON GARAGE**  
 4708 FENTON ST. GARDEN CITY, ID 83714

DATE	DESCRIPTION	COMMENTS
JAN 2026		

DATE: JAN 2026  
 DRAWN BY: NL  
 CHECKED BY: JLH  
 JOB NUMBER: MKT 26

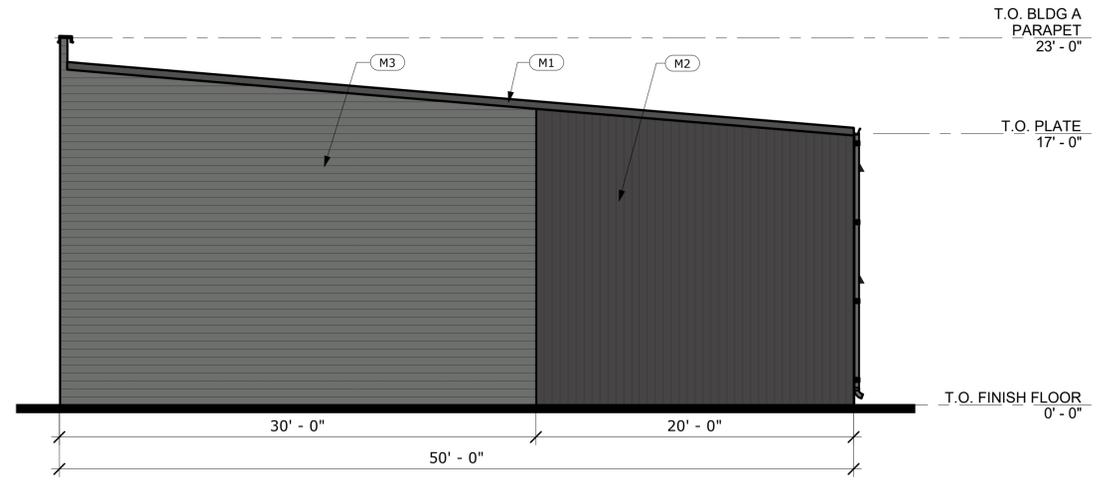
SHEET TITLE  
 BLDG A MAIN LEVEL FLOOR PLAN

SHEET NUMBER

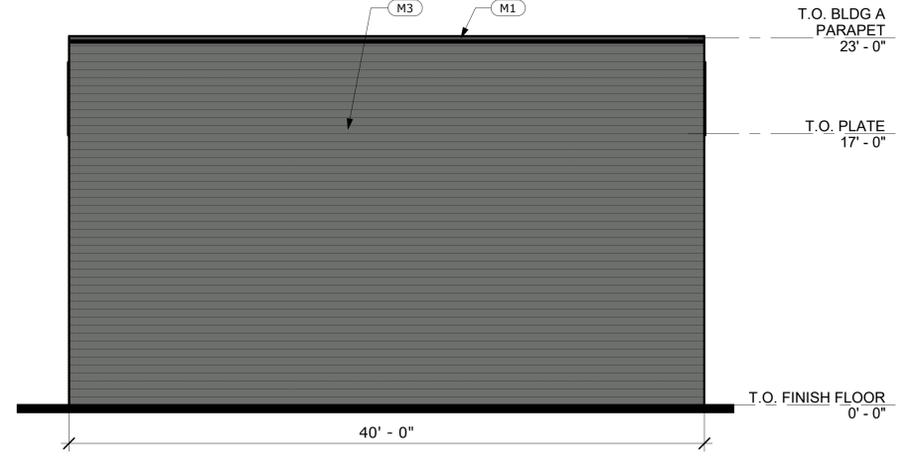
A-2.0

**BLDG A MAIN LEVEL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

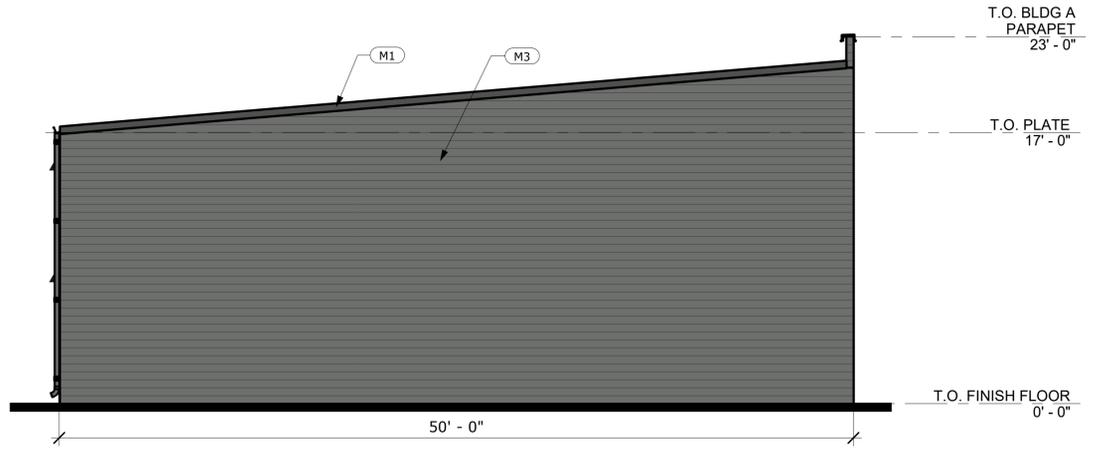
A  
B  
C  
D



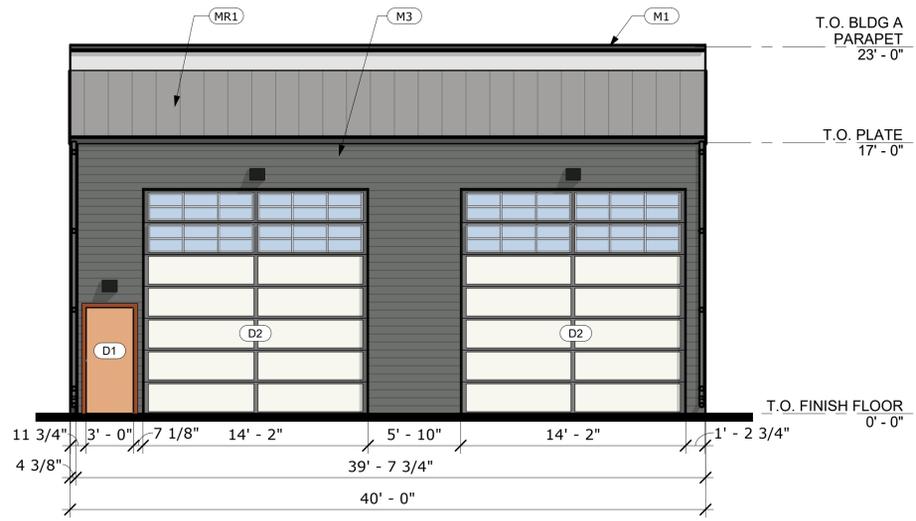
**BLDG A - SW ELEVATION**  
SCALE: 3/16" = 1'-0"



**BLDG A NW ELEVATION**  
SCALE: 3/16" = 1'-0"



**BLDG A - NE ELEVATION**  
SCALE: 3/16" = 1'-0"



**BLDG A SE ELEVATION**  
SCALE: 3/16" = 1'-0"

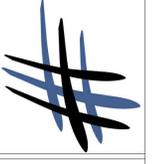
**EXTERIOR FINISH SPECS**

- D1: WOOD MAN DOOR**  
WOOD DOOR AND FRAMING WHERE INDICATED. INSTALL PER MANUF. SPECS.
- D2: ROLL UP GARAGE DOOR**  
ROLL UP OVERHEAD GARAGE DOOR WITH TEMPERED GLASS PANELING AND ALUMINUM FRAMING. INSTALL PER MANUF. SPECS.
- MR-1: STANDING SEAM METAL ROOFING**  
MBCI ULTRA-DEK OR APPROVED EQUAL. PRE-FINISHED STANDING SEAM PANELS. INSTALL PER MANUFACTURER SPEC. COLOR: GALVALUME
- M1: COPING CAP, FASCIA, TRIM & GUTTER**  
MBCI OR APPROVED EQUAL. PRE-FINISHED SHEET METAL COPING CAP & TRIM. INSTALL PER MANUFACTURER SPEC. COLOR: CHARCOAL GRAY
- M2: VERTICAL METAL WALL PANELS**  
PBU VERTICAL METAL WALL PANEL. INSTALL PER MANUFACTURER SPEC. COLOR: CHARCOAL GRAY
- M3: HORIZONTAL METAL WALL PANELS**  
PBU HORIZONTAL METAL WALL PANEL. INSTALL PER MANUFACTURER SPEC. COLOR: ASH GRAY
- SIDEWALL/HEAD FLASHING:**  
MBCI OR APPROVED EQUAL. 22 GA. SIDEWALL FLASHING. INSTALL PER MANUFACTURER SPEC. COLOR: MATCH METAL WALL PANELS
- PARAPET FLASHING:**  
22 GA. METAL SIDEWALL FLASHING. COLOR: CHARCOAL GRAY
- EXTERIOR SIGNAGE:**  
OWNER SELECTED. CONTRACTOR INSTALLED.
- NOTES:**
1. ALL EXTERIOR FRAME WALLS TO RECEIVE TYVEK BUILDING WRAP OVER EXTERIOR SHEATHING (UNDER FINISH SIDING MATERIAL).
  2. INSTALL WATER SHIELD PROTECTION AT ALL DOOR AND WINDOW OPENINGS. WRAP OVER TYVEK AND RETURN INTO OPENINGS IN WALL.

**GENERAL NOTES**

- A. ALL SIGNS FROM SIGN VENDOR TO BE COORDINATED WITH OWNER.

**HATCH DESIGN ARCHITECTURE**  
200 W. 36TH ST.  
BOISE, IDAHO 83714  
OFFICE: (208) 475-3204  
FAX: (208) 475-3205  
CELL: (208) 475-3206  
GARDEN CITY, IDAHO  
HATCH DESIGN ARCHITECTURE



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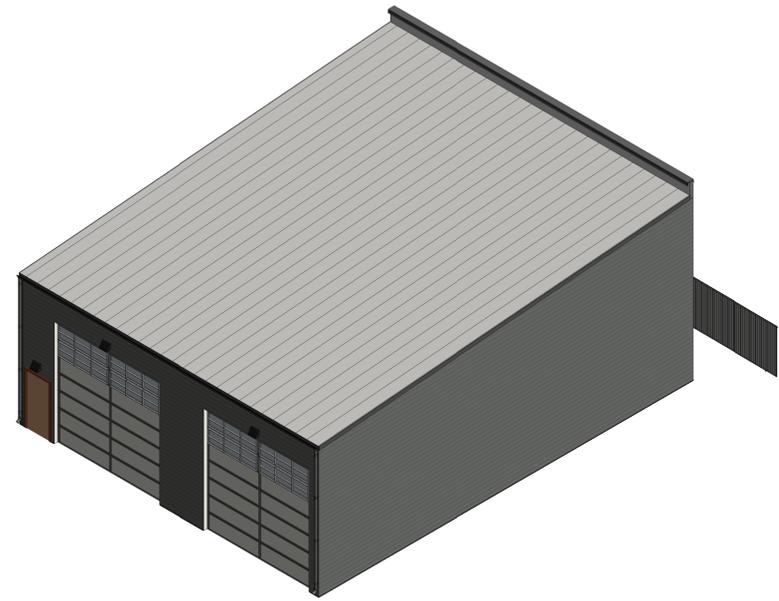
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EXTERIOR ELEVATIONS

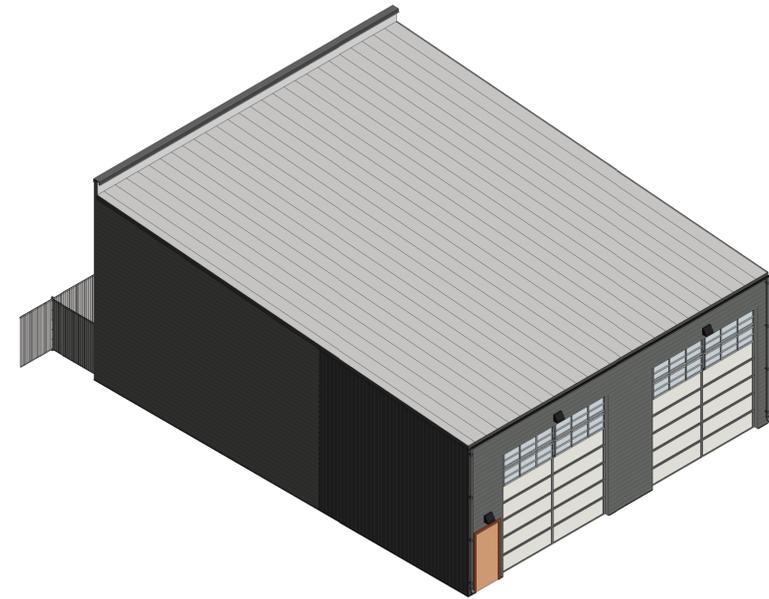
SHEET NUMBER

**A-4.2**

1/16/2026 10:55:43 AM

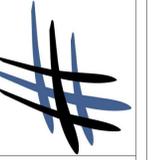


② NE 3D View



① SE 3D View

HATCH DESIGN  
ARCHITECTURE  
200 W. 36TH ST.  
BOISE, IDAHO 83714  
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NOT FOR  
CONSTRUCTION

NEW CONSTRUCTION FOR:  
**FENTON GARAGE**  
4708 FENTON ST, GARDEN CITY, ID 83714

DATE	DESCRIPTION	COMMENTS

DATE: JAN 2026  
DRAWN BY: Author  
CHECKED BY: Checker  
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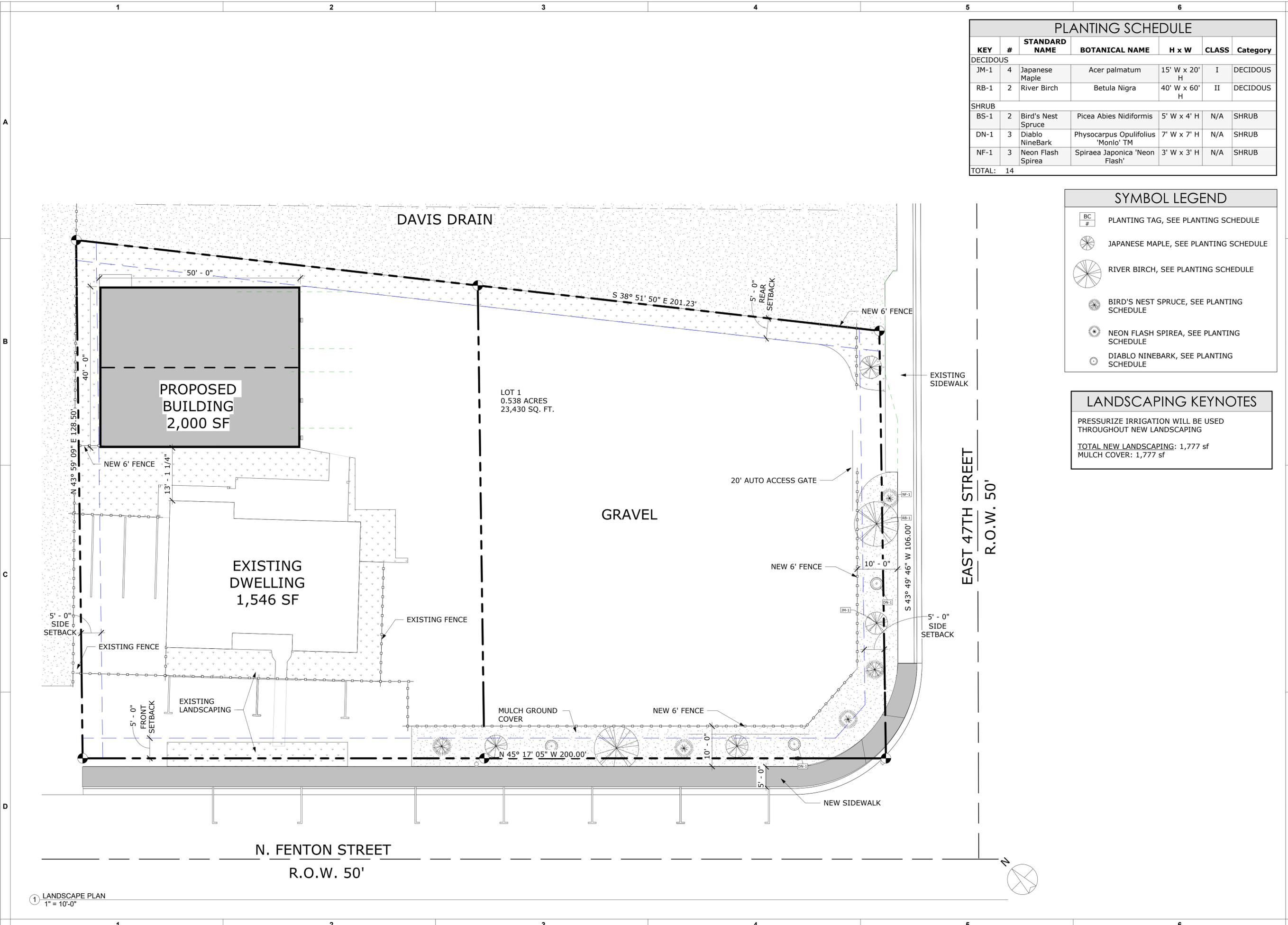
SHEET TITLE

3D Views

SHEET NUMBER

A-9.0

1/16/2026 10:55:47 AM



PLANTING SCHEDULE						
KEY	#	STANDARD NAME	BOTANICAL NAME	H x W	CLASS	Category
DECIDUOUS						
JM-1	4	Japanese Maple	Acer palmatum	15' W x 20' H	I	DECIDUOUS
RB-1	2	River Birch	Betula Nigra	40' W x 60' H	II	DECIDUOUS
SHRUB						
BS-1	2	Bird's Nest Spruce	Picea Abies Nidiformis	5' W x 4' H	N/A	SHRUB
DN-1	3	Diablo NineBark	Physocarpus Opulifolius 'Monlo' TM	7' W x 7' H	N/A	SHRUB
NF-1	3	Neon Flash Spirea	Spiraea Japonica 'Neon Flash'	3' W x 3' H	N/A	SHRUB
TOTAL: 14						

### SYMBOL LEGEND

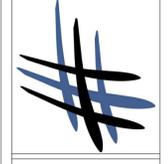
- PLANTING TAG, SEE PLANTING SCHEDULE
- JAPANESE MAPLE, SEE PLANTING SCHEDULE
- RIVER BIRCH, SEE PLANTING SCHEDULE
- BIRD'S NEST SPRUCE, SEE PLANTING SCHEDULE
- NEON FLASH SPIREA, SEE PLANTING SCHEDULE
- DIABLO NINEBARK, SEE PLANTING SCHEDULE

### LANDSCAPING KEYNOTES

PRESSURIZE IRRIGATION WILL BE USED THROUGHOUT NEW LANDSCAPING

TOTAL NEW LANDSCAPING: 1,777 sf  
MULCH COVER: 1,777 sf

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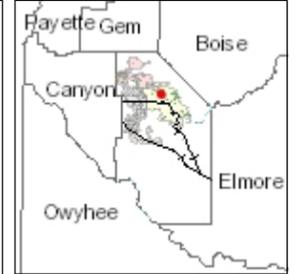
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DELTA DATE DESCRIPTION COMMENTS  
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CHECKED BY: Checker  
JOB NUMBER: MKT 26

LANDSCAPE PLAN

SHEET NUMBER  
**L-1.0**

1 LANDSCAPE PLAN  
1" = 10'-0"



**Legend**

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

Map Scale: 1,200.00



4715

4705

4700

50th Aly St

E 47th St

4709

Google Maps



