

New 1-Story Office Building

Ilir & Anile Nina

6655 N Glenwood St, Boise, ID 83714

Design Review Revisions

3/9/2026



Project Summary

New 5,400 SF, one-story office building on a developed lot in an existing commercial development.

Project Data

PROJECT ADDRESS: 6655 N Glenwood St, Garden City, ID 83714
 SITE AREA: 0.634 Acres (0.423 commercial, 0.211 shared amenity plaza)
 PARCEL ID: R3691210042
 PROPERTY OWNER: IDAHO TAX & BOOKKEEPING SERVICES LLC
 LEGAL DESCRIPTION: LOT 6 & W/LY POR LOT 5 BLK 1 HOKE SUB #2 PAR F R/S 8531 #0040-C #0030-B
 TOWNSHIP/RANGE/SECTION: 4N1E24
TOTAL BUILDING AREA: 5,400 GSF

Zoning Code Evaluation

Garden City Municipal Code - Title 8 Development Code
Zone: C-2 General Commercial
Allowed Use: Professional Services (Office)
Form Standards:
 Setbacks:
 5' min. Front, Rear, and Street Side
 0' Interior Side Yard
 15' maximum for 60% of Street Frontage. Building frontage 30' min.
 No Height Limitations.
 Floor Area Ratio (FAR): 0.8 or a min. of 2-stories
 Within the Comprehensive Plan's designated Activities Nodes.
 Excluding setbacks & req'd perimeter landscape.
PROJECT SITE IS JUST OUTSIDE OF ACTIVITY NODES (SEE AREA MAP)
 No maximum Lot Coverage
Parking Req'd: 1 automobile stall / 1,000 SF (Medium per Table 8-4D-3) = **6 AUTO REQUIRED**
 1 bicycle stall / 1,000 SF (Table 8-4D-4) = **6 BIKE REQUIRED**
Parking Prov'd: 6 automobile (including 1 Van Accessible) & 6 bicycle stalls
 Sign permit to be submitted separately.

Building Code Review

CURRENT ADOPTED BUILDING CODES:
 2018 International Building Code
 2009 ICC/ANSI A117.1
 2018 International Existing Building Code
 2018 Idaho Energy Conservation Code
 2018 International Mechanical Code
 2018 International Fuel Gas Code
 2017 Idaho State Plumbing Code
 2017 National Electrical Code
 2018 International Fire Code
 Current NFPA Standards

Construction Type: IV-B (steel frame, wood or metal studs, fiber cement, metal panels)
Occupancy Type: B Business Office

Total Allowable Area: 13,127 SF
 Allowable Area (IBC Table 506.2): 9,000 SF (Not Sprinklered)
 Allowable Area Increase (IBC 506.2.4): 45.86% increase in area allowed
 87% of the perimeter has yards >20'
 160 LF >50', 100 LF >30', Total Perimeter is 200 LF

Allowable Height (IBC Table 504.3): 40'
Allowable Stories (IBC Table 504.4): 2
Occupancy Loads (IBC Table 1004.1): 1 / 150 SF of area = 36 Total Occupants

Plumbing Requirements (IBC Table 2902.1):
 Waterclosets: 1/25 occupants (2 required)
 Lavatories: 1/40 occupants (1 required)
 Drinking Fountains: 1 hi-lo Accessible required
 Service Sinks: 1 required



erik@erikhagen.com 208.290.4954
 280 N 8th St #204, Boise, Idaho 83702

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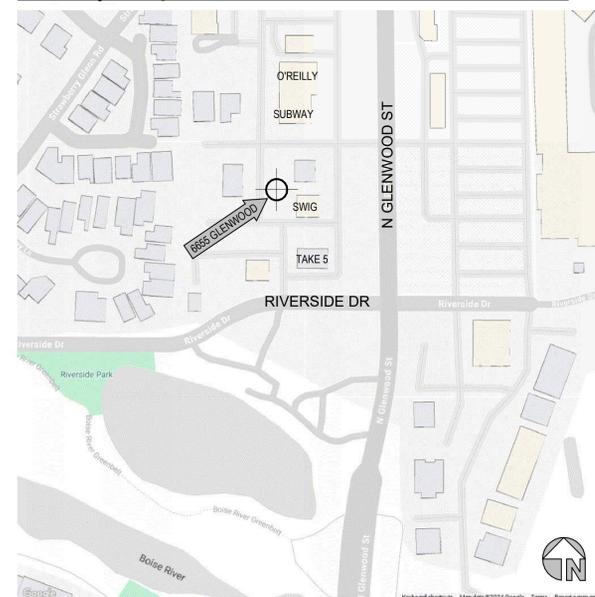
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Area Map



Vicinity Map



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		M1.2	HVAC Roof Plan
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Project Directory

Building Owner
 Ilir Nina (Idaho Tax & Bookkeeping Services LLC)
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 cpa@idahotaxservices.com, (208) 371-8692

Architect / Applicant
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 erik@erikhagen.com, (208) 290-4954

Civil Engineer
 Mike Liimukka, Alpha Omega Engineering LLC
 1014 S La Pointe St, Boise, ID 83706
 mike@aoengineering.com, (208) 322-5250

Structural Engineer
 Sarah McClendon, McClendon Engineering
 1412 W Idaho St #240, Boise, ID 83702, (208) 342-2919
 sarah@mcclendonengineering.com, (208) 761-5574

Mechanical/Plumbing Engineer
 Nicholas Blancett, TEC Engineers
 8597 E Pink Bud St, Nampa, ID 83687
 nickb@tec-engineers.com, (208) 957-8584

Electrical Engineer
 Kyle Redford, Empower Engineering
 11513 W Fairview Ave, Suite 101, Boise, ID 83713
 kredford@empowerengineering.com, (208) 870-4379

No.	Description	Date
1	Planning Application	12/1/25
	Project Status	Building Permit Review
	Project Number	2410
	Date	3/5/2026
	Drawn by	Erik
	Checked by	Ilir

G0.1
 Cover, Code,
 Data, Maps

Landscaping Requirements

8-41-3: General Landscaping Standards & Irrigation Provisions:
 D. All landscaping shall conform to the standards as set forth in the "Garden City Design And Construction Guide."
 F. 70% min. of required landscape area to be covered with vegetation at maturity
1,380 SF OF LANDSCAPE AREA IS REQUIRED (see 8-41-4.B.1 below)
966 SF OF LANDSCAPING IS REQUIRED TO BE COVERED AT MATURITY
 K. Planting areas bordering auto zones shall be protected by curbing.
 N. All required landscaping shall be provided with an automatically controlled irrigation system.
 O. Required trees must be identified in the most current version of "Tree Selection Guide For Street And Landscapes Throughout Idaho".

PER THE TREASURE VALLEY TREE SELECTION GUIDE:
CLASS I TREES: RED or WHITE FLOWERING CRABAPPLE, or RED CHOKECHERRY
 (~25' TALL, ~20 WIDE @ MATURITY)
CLASS II TREES: TULIP, HACKBERRY, or HOPHORNBEAM (~40' TALL, ~40 WIDE @ MATURITY)
CLASS III TREES: KENTUCKY COFFEETREE, HORSECHESTNUT, or RED OAK
 (~60' TALL, ~50 WIDE @ MATURITY)
CONIFER TREES: UPRIGHT JUNIPER, or LIMBER PINE (~25' TALL, ~20 WIDE @ MATURITY)

8-41-4 Landscaping Provisions
 B.1. 5% of site to be landscaped (excluding buffers)
TOTAL LOT AREA: 27,617 GSF. 1,380 SF REQUIRED LANDSCAPING
 B.2. One Class II tree per frontage, plus one Class I tree every 50 LF.
N GLENWOOD ST IS TO THE EAST, RIVERSIDE DRIVE IS TO THE SOUTH
NONE OF THE PROPERTY LINES ADJOIN ANY PUBLIC STREETS; THEREFOR REQUIREMENT IS NOT APPLICABLE.
 B.3. One tree per 1,000 SF and one shrub per 150 SF of required landscaped area.
2 LANDSCAPE AREA TREES & 10 LANDSCAPE AREA SHRUBS REQUIRED.
 B.4. Trees may be substituted for up to one-half (1/2) of the required shrubs at the rate of one tree for ten (10) shrubs and vice versa.
 B.5. Class II or class III trees can be substituted at the rate of two (2) class I trees for every one class II or class III trees

8-41-5 Perimeter Landscaping
 B.1. Type A Visual Separator Landscaping area shall be provided between a loading or utility service areas, and between parking lots or driveways and property lines. Plant variety shall be a mix of 50% evergreens, trees, and shrubs that would provide a 6' tall horizontal screen during winter months within 6 years of installation. Trees shall be 15' tall at installation, and 35' at maturity.
 B.2. Type B Filtered Screen Landscaping area shall be provided along surface parking areas adjacent to public streets. Plant variety shall be a mix of deciduous and evergreens.
 C.1. Perimeter Landscaping buffer area shall be at least five feet (5') wide measured from the property line to the interior of the lot.
 C.4. At least one Class III tree, two Class II trees, or three Class I trees shall be planted for every fifty (50) linear feet of perimeter length
NORTH 157 LF + WEST 228 LF + SOUTH 84 LF + 73 LF + EAST 111 LF + 117 LF
= 15 CLASS I TREES REQUIRED

8-41-6 Parking Lot Landscaping
 B. Applicability: The provisions of this section shall apply to all new or substantially altered parking lots of five (5) spaces or more. (Ord. 944-12, 5-14-2012).
 E.3.a. Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied.
ALL PARKING IS EXISTING, REQUIREMENTS PREVIOUSLY MET

Trees shall be 2" caliper minimum. Evergreens shall be 6' high minimum. Shrubs shall be 2 gallon pot minimum.

LANDSCAPING PROVIDED: 2,620 GSF
 9 CLASS II TREES, 3 VARIETIES (7 EXISTING) @ 90 SF EA.
 5 CONIFERS, 2 VARIETIES (ALL EXISTING) @ 50 SF EA
 6 CLASS I TREES (1 EXISTING) @ 60 SF EA
 144 SHRUBS & BUSHES, 5 VARIETIES @ 10 SF EA
 57 SHRUBS & BUSHES EXISTING AROUND THE PLAZA
 87 NEW SHRUBS & BUSHES PROPOSED



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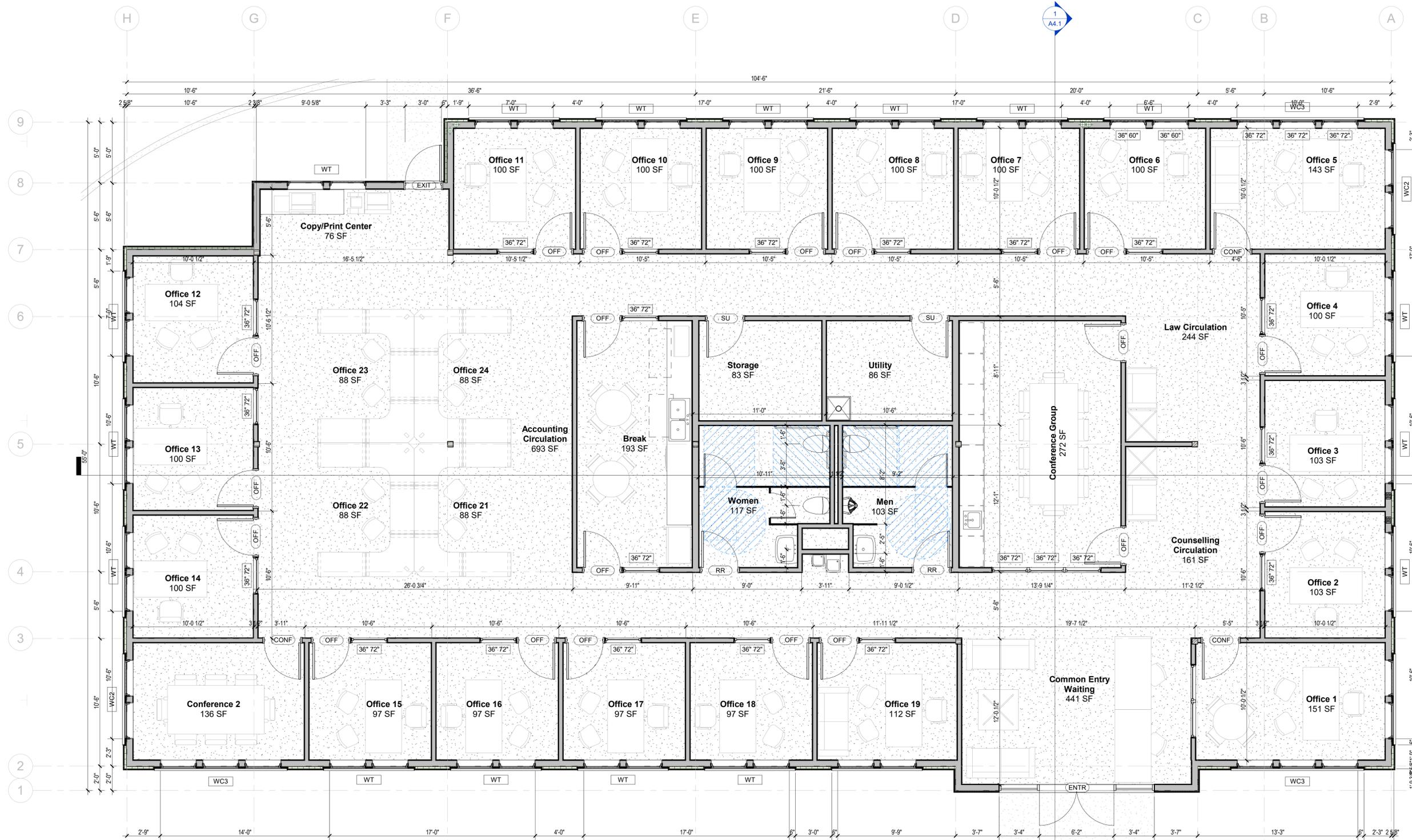
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	Checked by	Checker

G1.2 New Site Plan

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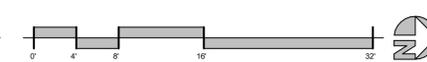


2
A4.1

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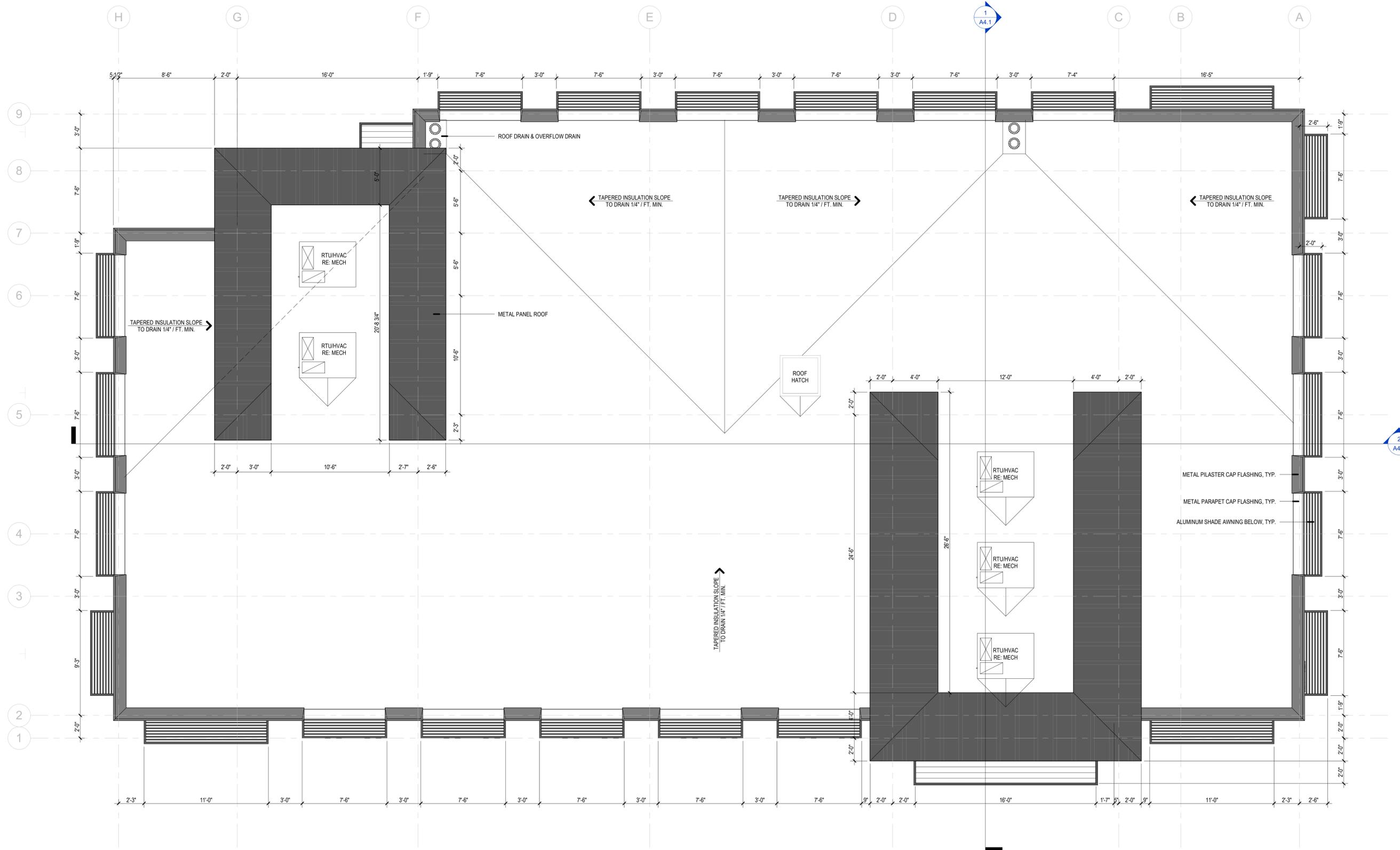
1 Main Floor
 1/4" = 1'-0"

A1.1
 Main Floor

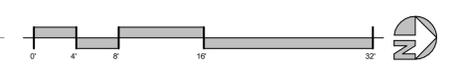


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1 Roof Plan
 1/4" = 1'-0"



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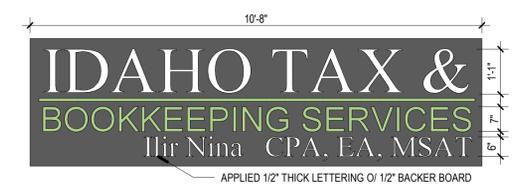
A1.2
Roof Plan

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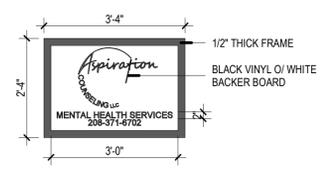


1 East
1/4" = 1'-0"

Facade Percentages:
Glass 32%
White Stucco 29%
Gray Stucco 31%
Cultured Stone 8%



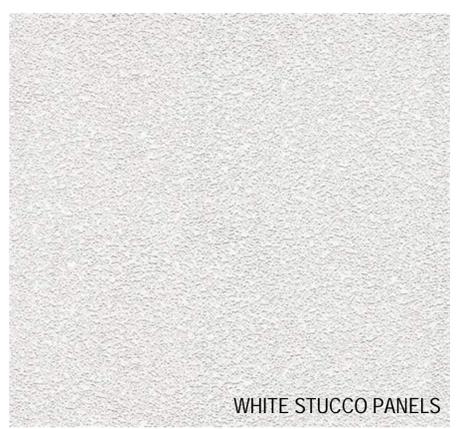
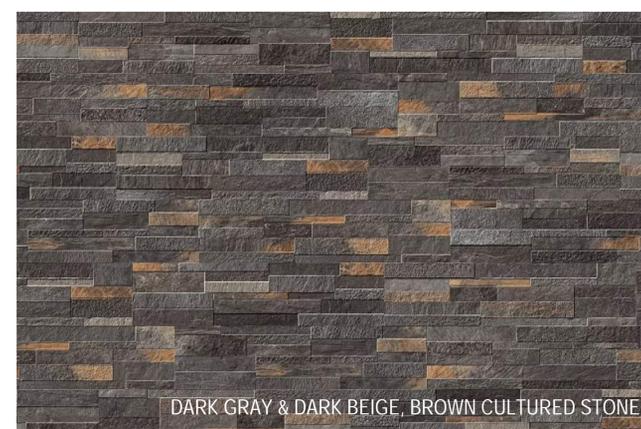
3 Main Tenant Signage
1/2" = 1'-0"



4 Second Tenant Signage
1/2" = 1'-0"

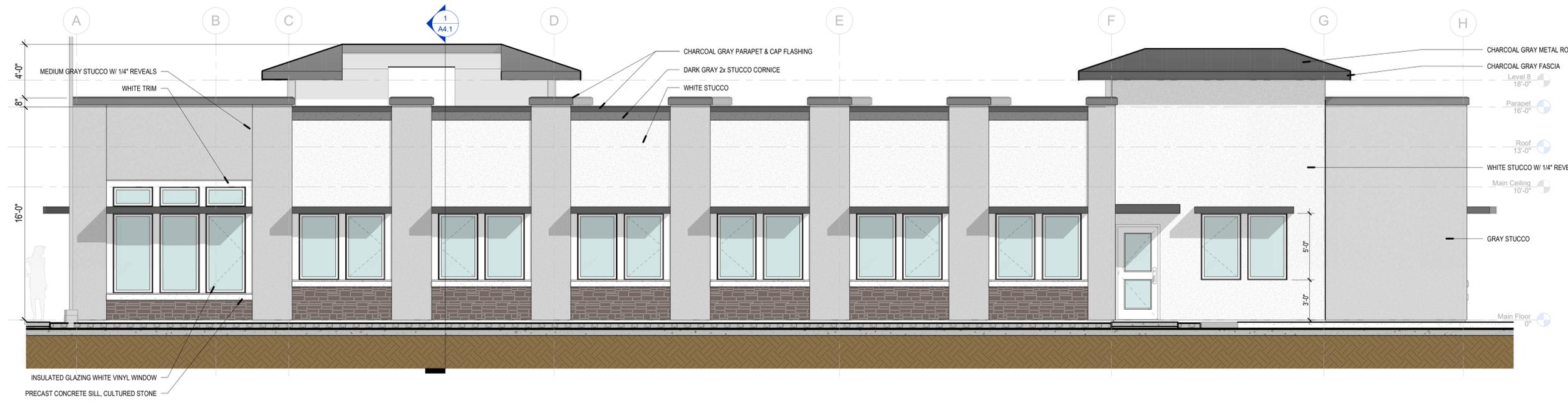


2 North
1/4" = 1'-0"

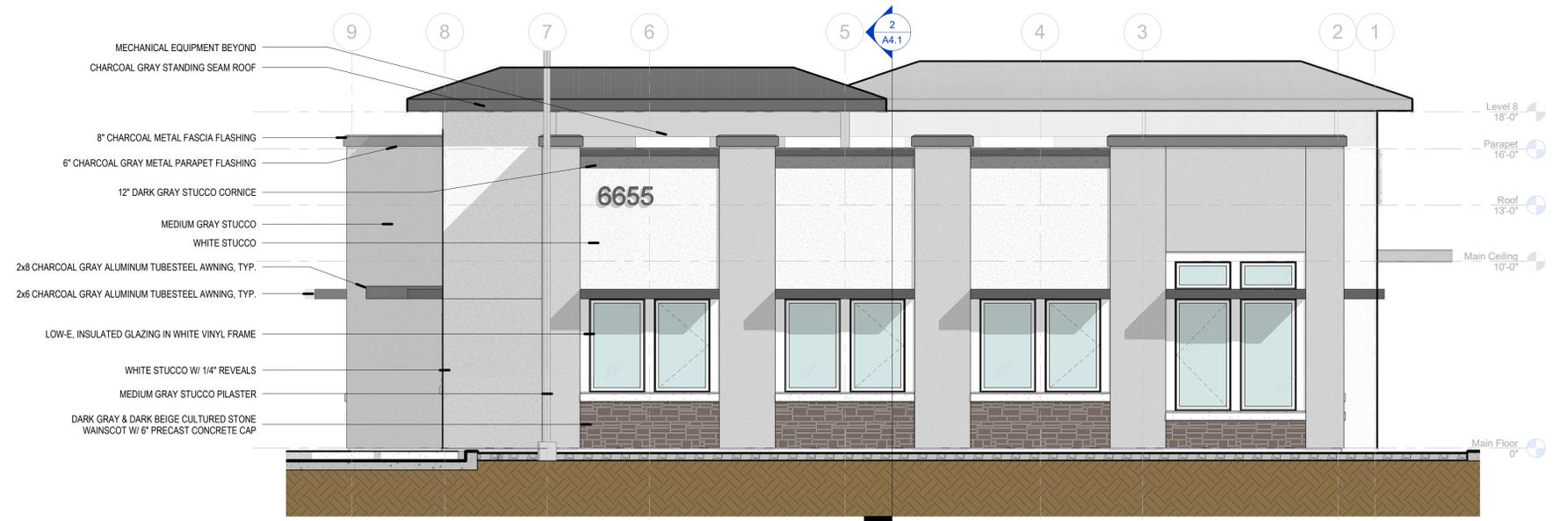
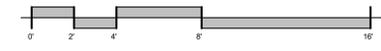


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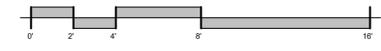
A3.1
Exterior Elevations
East & North



1 West
 1/4" = 1'-0"



2 South
 1/4" = 1'-0"

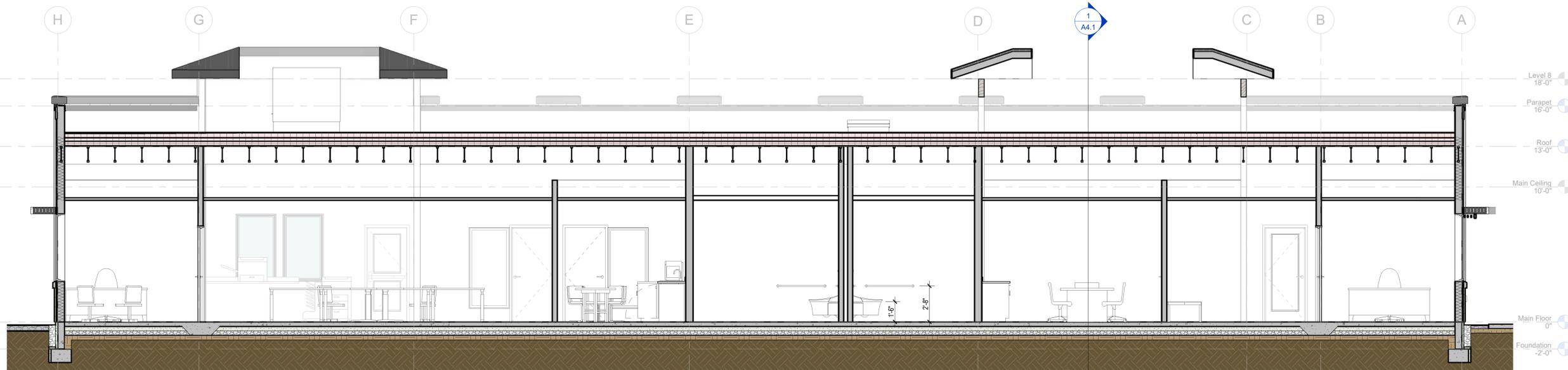


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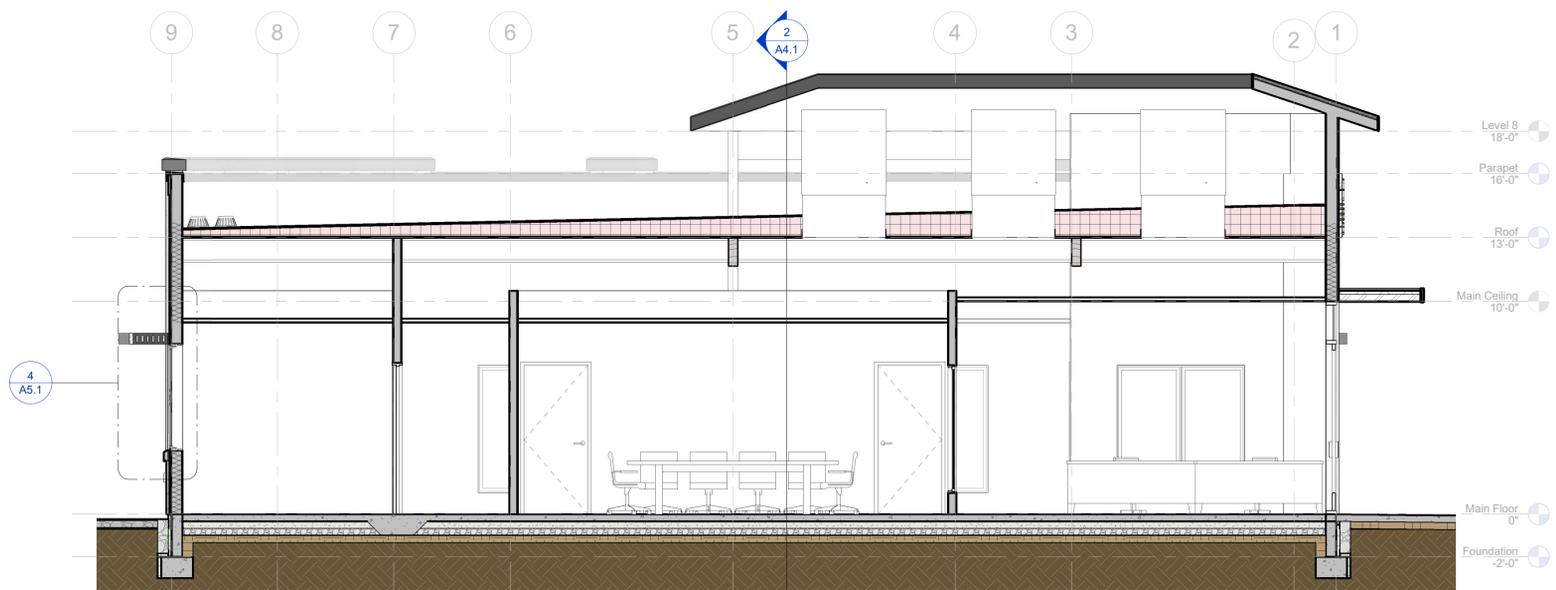
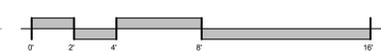
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2 Long Building Section
1/4" = 1'-0"



1 Building Cross Section
1/4" = 1'-0"



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A4.1
Building Sections

From: [Erik Hagen](#)
To: [Mariia Antonova](#)
Subject: Re: DSRFY2026-0004
Date: Tuesday, March 10, 2026 2:39:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[6655 Glenwood Design Review Drawing Set.pdf](#)

Good Morning, Mariia,

Please find attached our updated Design Review drawings for 6655 Glenwood (DSRFY2026-0004). To address the Agency Comments in the Staff Report:

1. Mr. Ilir Nina has provided a new Property Owner Permission Form as requested, in person @ City Hall on 1/28/2026.
2. The new dumpster enclosure at the south end of the property for Swig will be built to meet Republic Services 12'x10' min. for a 3-8 yd dumpster/ Providing at least 2' of clearance all around. The approach to remain as is existing.
3. We have added more bushes for screening around the electric transformers and telephone pedestals.
4. Facade Percentages of openings and materials have been added to the elevations. The percentages are relatively the same for each elevation.
5. A new pedestrian pathway will be constructed from the Glenwood public right of way sidewalk, across the parking lot. A new Accessible curb ramp will be installed along with a crosswalk striping. A new planter will be installed within the used parking stall to separate parking from walking.
6. The massing and facade of the building has been articulated into separate masses: pilasters between the windows, and a larger boxed out mass at the corners where we plan to have larger windows and a bigger awning. The pilasters are to extend above the main parapet to provide further articulation along the roof parapet. The size and stepping of the parapet and pilaster caps have been increased in size with an added cornice piece to provide a more ornate entablature.
Sticking with the same material palette as the rest of Rivers Edge, we have changed all the fiber cement planks and panels to stucco. And changed the metal wainscot base under the windows to cultured stone.
The colors are a contrast of warm white & medium gray stucco with charcoal gray metal coping, and aluminum awnings. The main accent color to be a bright white stucco. With secondary touches of orangey-beige brown in the dark gray cultured stone bases. The medium gray stucco is intended to be a warm gray. The earth tones are in line with the other buildings in the development.
7. Plaza Seating for 100 has been added to the plaza in an assortment of tables & chairs, planter walls, picnic tables.
8. There are 3 double-head site lighting standards existing for security lighting.
9. The plaza is 50'x50'=2,500 SF. The buildings around the plaza are about 16' to the main parapets, with some massing & roofing extending up towards 20'.
10. 4 trash cans have been spread throughout the plaza.
11. The existing parking may have stripes that are 18'-19'. But the drive aisle is well over 22', allowing the parking stalls to well exceed the 20' dimension. It is common for parking striping to be shorter than the space allotted for the parking stall. Plus, the side is 6'-6" wide, allowing for an overhang and still provide 4'-6"

- min. of passage clearance.
12. We are required to provide 6 bike parking stalls. Each inverted U bike rack has room for 2 bikes ea. We are providing 4 racks for a total of 8 bikes.
 13. The existing drives around our building lot are 30' on the west & south sides, 24' on the east side, and 32' on the north side.
 14. Pedestrian Accessibility exists around the development. We are proposing a direct Accessible Pedestrian path of travel from the right of way to the main entrance of our building.
 15. Master sign TBD. There is an existing monument sign located at the main entry drive from Glenwood. It is assumed that we will be able to add into that sign. Or otherwise modify it.

Please let me know if you have any questions, or would like to schedule a meeting to review, etc.

Thank you,



Erik Hagen *aia leed*

mb.208.290.4954



Erik Hagen *architecture*

280 N. 8th Street, Studio 204, Boise, ID 83702

off.208.290.4954

On Thu, Feb 26, 2026 at 9:20 AM Mariia Antonova <mantonova@gardencityidaho.org> wrote:

Good morning, Erik,

Thank you for the information!

Sincerely,

Mariia Antonova

Assistant Planner

Development Services Department, **City of Garden City**