



CITY OF GARDEN CITY

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

Chief Mike Bisagno
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

May 5, 2026

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 413 E 47th Street

Fire hydrant serving this address: #3088

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 208-472-2921.

Sincerely,

Chad Vaughn

Garden City Public Works Water Division

cc:
Applicant
File



ABILITY TO SERVE REQUEST

Permit info: _____
 Application Date: _____ Rec'd by: _____
 FOR OFFICE USE ONLY

6015 Glenwood Street ■ Garden City, Idaho 83714 ■ Phone 208/472-2921 ■ Fax 208/472-2996

CONTACT INFORMATION:

Company: Anchored Architects Name: Tony Thurber E-mail: Tonyt@anchoredarch.com
 Address: 4527 N Freeride Ln City: Garden City State: ID Zip: 83714
 Office Phone: 208-366-1231 Cell: NA Fax: NA

SITE INFORMATION

Project Description: Three story -16 Unit Multi-Family
 Project Street # 471 Street Name: E 47th St
 Subdivision: Fairview Acres No 3 Lot: 31 Block: 21 Parcel #: R2734522881

Number of Units: 16 + 1 Property Management Office
 Water Service Connection: 5/8" ☐ 1" ☐ 1.5" ☐ 2" ☐ 3" ☐ 4" ☐ 6" ☐ N/A ☐ TBD - Ideally we want separate meters for each unit.
 Sewer Connection: Y ☒ N ☐
 Fire Suppression Service Connection to City Main: 4" Sprinkler 6" Sprinkler 8" Sprinkler
Hydrant TBD - We will be using an R13. 4" will most likely be sufficient

FOR NEW COMMERCIAL / TI COMMERCIAL PROJECTS ONLY

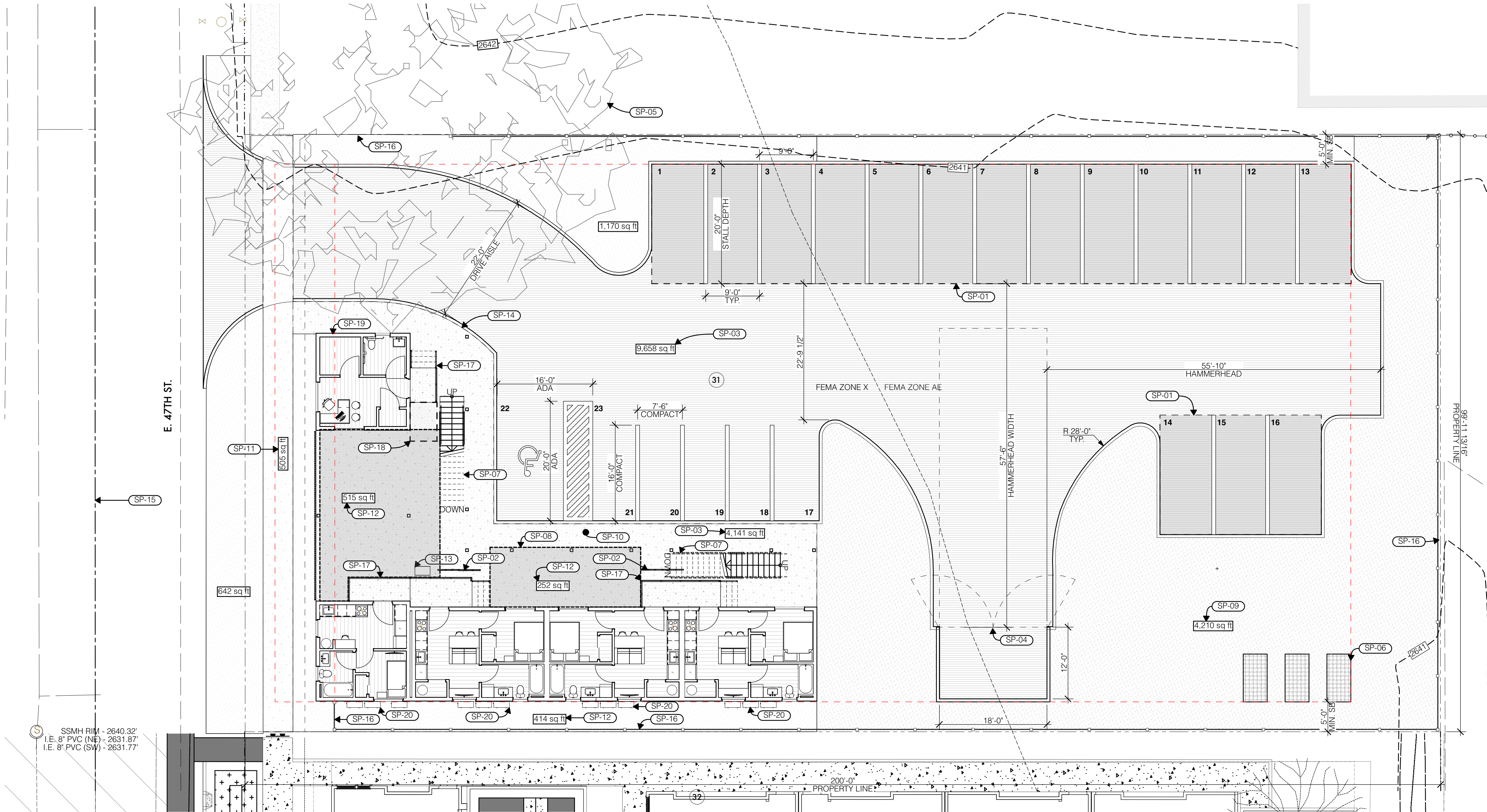
Fixtures:	Number of Existing	Number of New	Fixtures:	Number of Existing	Number of New	Restaurants
Bathtub or Combination Bath/Shower		16	Sinks/Bar			Please provide square footage area for all seating:
3/4" Bathtub Fill Valve			Sinks/Clinic Faucet			
Bidet			Sinks/Clinic Flushometer Valve with or without faucet			Indoor
Clothes washer		16	Sinks/Special Purpose 1-1/2"			Outdoor
Dental Unit, cuspidor			Sinks/Special Purpose 2"			Bar
Dishwasher, domestic		16	Sinks/Special Purpose 3"			Banquet
Drinking Fountain or Watercooler			Sinks/Kitchen, domestic		16	Other
Food-Waste-Grinder, commercial			Sinks/Laundry			
Floor Drain			Sinks/Service or Mop Basin			
Hose Bibb		1	Sinks/Washup, each set of faucets			
Hose Bibb, each additional			Sinks/Service, flushing rim 3"			
Shower, single-head trap			Washfountain			
Multi-head, each additional			Urinal, 1.0 GPF or greater than 1.0 GPF			
Lavatory		17	Washfountain, circular spray			
Lavatory, in sets of two or three			Water Closet, 1.6 GPF Gravity Tank/Flushometer Tank/Flushometer Valve		17	
Lawn Sprinkler, each head			Water Closet, greater than 1.6 GPF Gravity Tank/Flushometer Valve			

The applicant is responsible to **submit 2 copies and a digital copy** of the following information for Ability To Serve Letter:

1. Fire system description & copy of approval from fire department. We will utilize NFPA 13R design.
2. Site plan Attached
3. Sewer line connection or addition description-detail.
4. Fire Flow Letter Attached

The submittal of the above information does not guarantee that an "Ability to Serve" letter will be issued. Public Works shall conduct a review of the submitted information. There may be a request for additional information as necessary. Please contact Garden City Public Works with further questions.

Applicants Signature: Tony Thurber DATE: 07.01.26



SITE PLAN LEGEND

2D VIEW	DESCRIPTION
---	PROPERTY LINE
- - - - -	SETBACKS
-----	FLOODPLAIN TRANSITION

SITE INFORMATION AND ZONING CALCULATIONS

ZONING INFORMATION
ZONE = R-3
OVERLAY = N/A
DIMENSIONAL REQUIREMENTS
MAX HEIGHT = N/A
MINIMUM SETBACKS
FRONT = 5' (MAX 15' FOR NON-RESIDENTIAL)
REAR = 15'
SIDE = 5'
STREET = 5'
DENSITY = 35 DU/ACRE
LOT SIZE = 0.459 ACRES
MIN. DENSITY = N/A
PROPOSED USES
PERMITTED USE - DWELLING UNIT, MULTI-FAMILY
AMENITY REQUIREMENTS
MULTIFAMILY DEVELOPMENT 3-15 UNITS
TWO CLASS A
1. SMART LOCKS AND SMART THERMOSTATS FOR ALL UNITS
2. SECURE PACKAGE LOCKERS
ONE CLASS B
1. COMMUNITY GARDEN
PARKING REQUIREMENTS
ONE BEDROOM UNIT = 1 COVERED SPACE/UNIT = 14
GUEST PARKING = 0.5 SPACE/UNIT FOR FIRST 10 THEN 0.1 SPACE/UNIT = 5.6
TOTAL PARKING REQUIRED = 22
30% MAY BE COMPACT STALLS = 22X0.3 = 6.6
BICYCLE PARKING REQUIREMENTS
UNCOVERED = 0.5 SPACE/UNIT FOR FIRST 10 THEN 0.1 SPACE/UNIT = 5.6
COVERED = 1 PER UNIT = 16
OPEN SPACE
PRIVATE/SEMI-PRIVATE : 80 SF MIN. PER UNIT WITH MIN 6' IN ANY DIRECTION
COMMON: 250 SF PER UNIT REQUIRED, MIN 20' IN ANY DIRECTION
PROVIDED
ALLOWED UNITS PER ACRE (0.459x35 = 16.06) = 16
PROPOSED ONE BEDROOM = 13
PROPOSED STUDIO BEDROOM = 3
GROSS BUILDING AREA FIRST FLOOR = 1,589
GROSS BUILDING AREA SECOND FLOOR = 2,038
GROSS BUILDING AREA SECOND FLOOR = 2,038
GROSS BUILDING AREA TOTAL = 5,665
PARKING
REQUIRED PARKING = 22
COMPACT = 5
COVERED = 16
ACCESSIBLE = 1
PROVIDED
REQUIRED BIKE PARKING
UNCOVERED = 0
COVERED = 22
OPEN SPACE
REQUIRED = 250X16 = 4,000
PROVIDED = 4,852
PRIVATE SPACE
REQUIRED = 80X16 = 1,280
PROVIDED = 1,608
IMPERVIOUS SURFACE
PROVIDED = 15,583

ID SITE PLAN

SP-01	FABRICATED COVERED PARKING
SP-02	(11) COVERED BIKE PARKING, FLOOR MOUNTED
SP-03	IMPERVIOUS SURFACE AREA
SP-04	TRASH ENCLOSURE WITH 50' CLEAR SPACE IN FRONT OF ENCLOSURE
SP-05	EXISTING TREES TO REMAIN
SP-06	(3) 4X8 RAISED COMMUNITY GARDEN BED
SP-07	4' WIDE STAIRS WITH GUARDRAIL/HANDRAIL ON EACH SIDE.
SP-08	OUTLINE OF SEMI PRIVATE PATIO/DECK. REFER TO FLOOR PLANS
SP-09	OPEN SPACE, REFER TO GRADING AND LANDSCAPE PLAN
SP-10	CONCRETE PATHWAY ON LOWER FLOOR
SP-11	5' WIDE PUBLIC SIDEWALK
SP-12	SEMI PRIVATE OPEN SPACE, REFER TO FLOOR PLAN FOR ADDITIONAL SEMI-PRIVATE AREAS
SP-13	MAILBOX WITH PARCEL LOCKERS
SP-14	4' WIDE PRIVATE SIDEWALK
SP-15	CENTER LINE OF ROADWAY
SP-16	NEW 6' HIGH FENCE, REFER TO LANDSCAPE PLAN
SP-17	CONCRETE STEPS AND HANDRAILS TO FIRST FLOOR
SP-18	OUTLIN OF ELEVATOR LIFT TO PROPERTY MANAGEMENT OFFICE
SP-19	DIRECTORY OF MAP
SP-20	PROPOSED LOCATION OF MECHANICAL UNITS, TYP.

FLATS AT 47TH
471 E 47TH ST GARDEN CITY ID 83714 UNITED STATES



Contact: Tony Thurber
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SITE PLAN
5/11/26
26.03.01

SD1