DESIGN REVIEW

Permit info: DSRFY2026-0016

Application Date: 9-4-2026 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: Tony Thurber	**Name:** Aaron Josi
Company: Anchored Architects	**Company:** Chaps Development Group LLC
Address: 4527 N Freeride Ln	**Address:** 513 E 4380 N
City: Garden City	**City:** Provo
State: ID **Zip:** 83714	**State:** UT **Zip:** 84604
Tel.: 208-366-1231	**Tel.:** 503-812-0421
E-mail: tonyt@anchoredarch.com	**E-mail:** aaron@chapsdevelopment.com

PROPERTY AND DESIGN INFORMATION

This application is a request to: x **Construct New** ☐ **Addition** ☐ **Subdivision**

Site Address: 211 E 40th St (Formerly 213 E 40th St.)		
Subdivision Name: Fairview Acres Sub 1	**Lot:** 24	**Block:** 7
Tax Parcel Number: R2734502390	**Zoning:** R-3	**Total Acres:** 0.690
Proposed Use: Multi-Family	**Floodplain:** Yes	**No**

OBJECTIVES 8-4C Refer to Compliance Letter

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.

Tony Thurber 09.01.26
Signature of the Applicant (date)

Aaron Josi 9.2.26
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:

- [X] **Compliance Statement and Statement of Intent**
- [X] **Neighborhood Map**
- [X] **Site Plan**
- [X] **Landscape Plan**
- [X] **Schematic Drawing**
- [X] **Lighting Plan**
- [X] **Topographic Survey**
- [X] **Grading Plan**
- [X] **Will Serve Letter **If required, must submit a Fire Flow Request**
- [X] **Ada County Approved Addresses**
- NA **Waiver Request of Application Materials**
- [X] **Affidavit of Legal Interest**
- NA **Sustainability Checklist **if applicable***
- [X] **Trash Disposal Plan**
- [X] **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
- NA 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.
- NA 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
- NA Location and dimensions of outdoor storage areas
- TBD 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.
- NA 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 Refer to Material Palette Presentation
- ☐ 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').
- NA 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*:**

NA **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*:**

NA **Letter from company indicating approval**

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

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

INFORMATION REQUIRED FOR TRASH DISPOSAL PLAN:

NA **Site photo**

☑ **Location, configuration, dimensions, type of containers, and number of containers**

☑ **Refer to Republic Services Solid Waste Design Standards.**

Based on 24 units = 256 sq.ft. min dimension or 12'dx18'w (inside to inside)

SITE PLAN HAS BEEN SENT TWICE TO REPUBLIC SERVICES WITHOUT ANY RESPONSE.

Configuration will meet RS design standards.

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, CHAPS DEVELOPMENT GROUP, LLC, 513 E 4380 N
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)

PROVO, UT 84604
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 Tony Thurber - Anchored Architects,
Name of Applicant
to submit the accompanying application pertaining to 213 E 40th St.,
Garden City Idaho, 837 14 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 24TH day of AUGUST, 20 24

Signature AARON JOSE
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.

Notary Public for ~~Idaho~~ UTAH

TONI N NELSON
Notary Public - State of Utah
Comm. No. 739033
My Commission Expires on
Sep 5, 2028

Residing at: 3500 Wilkinson Student Center, BYU, Provo, UT, 84062

My Commission expires Sep. 5, 2028

CITY OF GARDEN CITY

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

5 September 2026

Building Department
City of Garden City
6015 North Glenwood Street
Garden City, Idaho 83714

Subject: **Anchored Architects**
213 East 40th Street
Lot 24, Block 7, Fairview Acres No. 1 Subdivision
Tax Parcel R2734502390
Water and Sanitary Sewer Ability to Serve
ATSFY2026-0023

I am a consultant (employed by Centurion Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

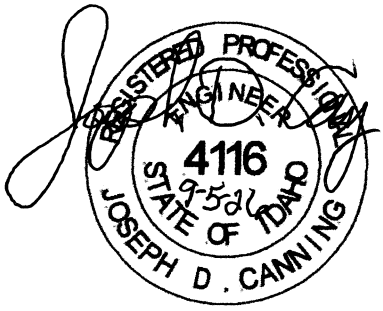
The city water system in the area provided *a* minimum fire flow of 2,000 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 28 August 2026 (fire hydrant 2110) from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. New sewer mainline extensions, service connections or change of connection to the sewer system must verify location and available grade to the city sewer system. The applicant is responsible for such verification. New sewer connections, changes to connections and discharges to Garden City sewer lines to serve the facility must be coordinated and approved by the Garden City Public Works Department. Design and installation is the responsibility of the applicant.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,



J. D. Canning, PE/PLS
Centurion Engineers, Inc.
Garden City Engineer

ec. Mr. Colin Schmidt
Public Works Director
City of Garden City

Mr. Chad Vaughn
Garden City Water Manager
City of Garden City

Mr. Troy Vaughn
Garden City Collections/Construction Manager
City of Garden City

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

August 28, 2026

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 213 E 40th street

Fire hydrant serving this address: #2110

Fire flow Garden City is able to provide is 2000 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: 2000 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

ANCHORED ARCHITECTS

Monday, August 31, 2026

Planning Department
6015 Glenwood St.
Garden City, ID 83714

Address: 213 E 49th St. Garden City ID 83714
Subdivision: Fairview Acres Sub 1. Lot 24, Block 7.
Parcel: R2734502390

Dear Planning Department and Consultants,

PROJECT OVERVIEW / STATEMENT OF INTENT
This project encompasses the construction of a three story, 24-plex multi-family building-story which will include a property management office on the lower level. Utility infrastructure to the site exists within 40th Street right-of-way which is currently being upgraded and will be utilized for this project. The Fairview Acres Subdivision No. 1 is an existing subdivision currently zoned as R-3 which will remain unchanged. The site is 0.690 acres which at a density of 35 units per acre, allows for a total of 24 units.

COMPLIANCE STATEMENT
This building project fits within the goals and objectives of the City. This project will improve the City image by improving the landscaping to meet current city streetscape, walkability by providing the needed buffering standards, providing building structures and development which will give adjacent existing businesses and residential housing a community rather then the currently abandoned lot.

The proposed uses for these buildings will be multi-family, and will not impact adjacent properties with additional noise, vibration, or noxious uses.

OBJECTIVES 8-4C

1. The design of the structures will advance the urban form of the adjacent area and Garden City with updated finishes, low slope metal roofs and above minimum landscape requirements. The current adjacent commercial buildings within the area have a combination of low sloped and gabbled roofs.
2. Site parking and pedestrian circulation will be fully developed, providing pedestrian and vehicular circulation within the site and adjacent public road.
3. The structures will contain the following materials:
    a. Roofing materials: Standing Seam Metal with concealed fasteners, complimentary to the existing adjacent structures.
    b. Siding: The exterior finishes will be a combination of painted wood composite smooth siding, smooth metal panel and dark painted architectural grade corrugate metal siding. Refer to the material board for more information.
    c. Windows and doors will utilize dark composite frames.
4. The existing site is currently vacant with existing previously used residential trailers.
5. The structures will be setback from the street, with landscaping exceeding the current streetscape requirements.

ANCHORED
ARCHITECTS

BIKE AND PEDESTRIAN
Bike and pedestrian flow will be developed on the site, with sidewalk connectivity from the secured bike parking area located at the main entrance. The nearest transit facility is located 0.4 miles on Chinden Blvd. The bike parking will be located within 50' of the main entryway.

PARKING STANDARDS
The proposed on-site parking will meet the current standards of Garden City per section 8-4D. Parking stall depths adjacent to the landscape areas are proposed to be 20' and 15' for compact stalls. The parking drive isle width is proposed to be a minimum of 22-feet per table 8-4D-1. The project will utilize a 30% ratio of compact stalls per section 8-4D-5-D.7.

COMMUNITY INTERACTION
This development incorporated into the neighborhood by staying within the zoned density and height limitations as well as providing adequate parking, using the canal as open space and providing the needed private/semi-private space that can be used by the residence.

LANDSCAPING
This development has greater than 5% of the site dedicated to landscaping with at least one class II or III tree provided for every 50-feet of street frontage per 8-4I-4. Perimeter landscaping will be per section 8-4I-5, providing a visual barrier and enhanced streetscape. Parking area landscaping will be per section 8-4I-6. An irrigation system will be constructed and fully operational.

BUILDING DESIGN
The building will utilize modular construction, which will use several encouraged materials per section 8-4B-6-B.6. The FAR does not apply as this development will have a two story structure. Relief in the structure will utilize changes in materials, roof pitch changes, decking and metal awnings over doorways, building offsets at 50' or less. Setbacks are 5' on the front, 5' on the sides and 15' at the rear per table 8-2B-2. Facade along 40th street will be within 15' of curb edge per 8-4C-3-A.2. Outdoor mechanical equipment will be screened with a 6' fence from the street or hiding along the exterior decking away from sight. By using modular construction, the project does provide a 'green building' concept specifically from the reduction in waste typically involved in traditional stick frame construction.

SUSTAINABILITY CHECKLIST
This development is exempt from section 8-4G of the zoning code as this lot meets all items listed exemption 2.

Respectfully,

Tony Thurber
Anchored Architects
208-366-1231
tonyt@anchoredarch.com



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New Address Effective: 8/24/2026

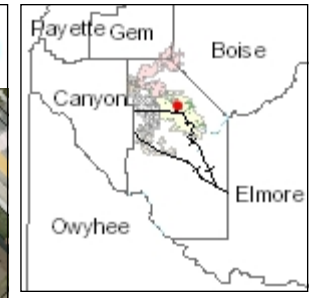
1 inch = 83 feet

ADA COUNTY ASSESSOR
Land Records Division
Geographic Information Systems
190 E. Front Street, Ste. 107
Boise, ID 83702

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.





Legend

- Railroad
- Roads (2,000 - 4,000 s
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Townships
- Sections
- Parcels
- raster.DBO.AdaOrthos2
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- raster.DBO.AdaOrthos2
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

8/21/2026

SavATree Consulting Group

550 Bedford Road, Bedford Hills NY
phone: (914) 241-4999 • fax: (914) 244-9375
email: consultinggroup@savatree.com

savatree.com/consulting

Arboricultural Consulting Report

For

Aaron Josi
Chaps Development Group

For Service At

213 East 40th Street
Garden City, Idaho



June 12th, 2026

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SAVATREE
Consulting Group

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email: consultinggroup@savatree.com

savatree.com/consulting

CONTENTS

Why did SavATree perform a Tree Inventory and Condition Assessment? 1

How did SavATree conduct the Inventory? 1

Diameter 1

Tree Condition 1

What did SavATree find? 2

Site Observations 2

Trees # 1, 2, 3, 4, 5 3

What does SavATree recommend based on our findings? 3

Contact Information 4

Appendix 5

Table 1 – Tree Inventory Data 6

SAVATREE Consulting Group

550 Bedford Road, Bedford Hills NY
phone: (914) 241-4999 • fax: (914) 244-9375
email: consultinggroup@savatree.com

savatree.com/consulting

WHY DID SAVATREE PERFORM A TREE INVENTORY AND CONDITION ASSESSMENT?

You are concerned with obtaining an approved development application with Garden City and asked SavATree to provide a tree inventory and condition assessment at 213 East 40th Street, Garden City, ID

SavATree agreed to deploy a Consulting Arborist to visit the site, perform a tree inventory and condition assessment, and write a written report documenting our findings and recommendations.

HOW DID SAVATREE CONDUCT THE INVENTORY?

We visited the site and the subject trees on June 12th, 2026.

We performed 360-degree visual observations of the crowns, trunks, and root flares of each of the trees. We measured tree diameters at the standard height of four-and-a-half feet above grade, known as DSH or DBH, with a standard diameter tape. We photographed the trees. There was no survey plan provided, just boundaries outlined per client conversation.

We consulted the ANSI A300 Tree Care Standards[1] We used Table 4.1 from the Guide for Plant Appraisal to inform our tree condition ratings[2]. The data collected consisted of:

- Species, common name.
- Trunk diameter.
- Condition – excellent, good, fair, poor, dead.
- Photos of trees using a cellular phone camera.
- Site and condition notes.

Tree Condition

Tree condition was recorded using the criteria below:

- Excellent – A vigorous tree in near perfect health, with little to no dieback. Tree structure is ideal and without defect. The form (shape) is true to species.
- Good – The vigor is normal for the tree species with minor twig dieback. Defects are minor and easily corrected. The canopy may have minor asymmetry which could be due to pruning for clearance.
- Fair – The vigor is normal or reduced. There is an accumulation of dead branches. Defects are present in the canopy that may or may not be correctable. There may be an active disease infestation. The canopy has been reduced or is asymmetrical.
- Poor – The tree is in decline and not likely recover. Foliage quality and color is poor. Dead or missing branches comprise over 50 percent of the tree canopy. There may be serious structural deficiencies in the tree.
- Dead – Little to no indication of life.

[1] Tree Care Industry Association, Inc. 2023. ANSI A300 Tree Care Standards for trees, shrubs, palms, and other woody landscape plants. Manchester, NH. 152 pp.
[2] Council of Tree & Landscape Appraisers. 2019. Guide for Plant Appraisal, 10th Edition, 2nd Printing. International Society of Arboriculture. Atlanta, GA. 181 pp.

SAVATREE Consulting Group

550 Bedford Road, Bedford Hills NY
phone: (914) 241-4999 • fax: (914) 244-9375
email: consultinggroup@savatree.com

savatree.com/consulting

WHAT DID SAVATREE FIND?

We collected data on 5 trees (Figure 1).



Figure 1. Subject property and trees with identifying tree numbers.

Tree #1 is a 26" Austrian pine (Pinus nigra) DBH in good condition.

Tree #2 is a 28” DBH Ponderosa pine (Pinus ponderosa), in good condition.

Tree #3 is a 30” DBH Ponderosa pine (Pinus ponderosa), in fair condition.

Tree #4 is a 11” DBH Ponderosa pine (Pinus ponderosa), in poor condition.

Tree #5 is a 27” DBH Ponderosa pine (Pinus ponderosa), in fair condition.

SAVATREE Consulting Group

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email: consultinggroup@savatree.com

savatree.com/consulting

WHAT DOES SAVATREE RECOMMEND BASED ON OUR FINDINGS?

Tree removal permits, if needed, should be pursued for Trees #1 through #10.

SAVATREE
Consulting Group

550 Bedford Road, Bedford Hills NY
phone: (914) 241-4999 • fax: (914) 244-9375
email: consultinggroup@savatree.com

savatree.com/consulting



Tyler Mathieson
ISA Certified Arborist UT4449A
Tree Risk Assessment Qualified

Email: tmathieson@savatree.com

SAVATREE
Consulting Group

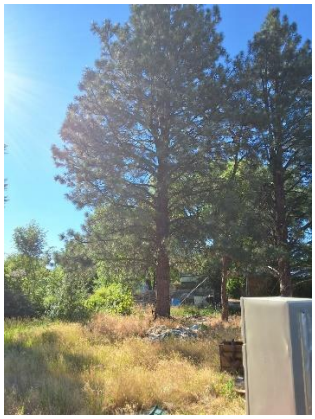
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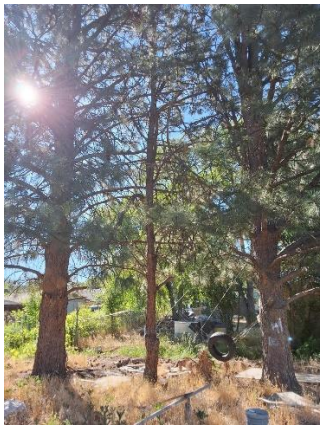
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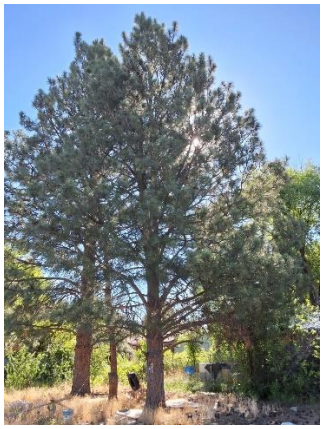
APPENDIX

#1 

#2 

#3 

#4 

#5 

SAVATREE Consulting Group

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phone: (914) 241-4999 • fax: (914) 244-9375
email: consultinggroup@savatree.com

savatree.com/consulting

Table 1 – Tree Inventory Data

Report #	DBH	Botanical Name	Common Name	Tree Grade (Good, Fair, Poor, Dead)	Arborist Notes
1	26”	Pinus nigra	Austrian pine	Good	The vigor is normal for the tree species with minor twig dieback.
2	28”	Pinus ponderosa	Ponderosa Pine	Good	The vigor is normal for the tree species with minor twig dieback.
3	30”	Pinus ponderosa	Ponderosa Pine	Fair	There is an accumulation of dead branches. The canopy has been reduced or is asymmetrical.
4	11”	Pinus ponderosa	Ponderosa Pine	Poor	Dead or missing branches comprise over 50 percent of the tree canopy.
5	23”	Pinus ponderosa	Ponderosa Pine	Fair	There is an accumulation of dead branches. The canopy has been reduced or is asymmetrical.

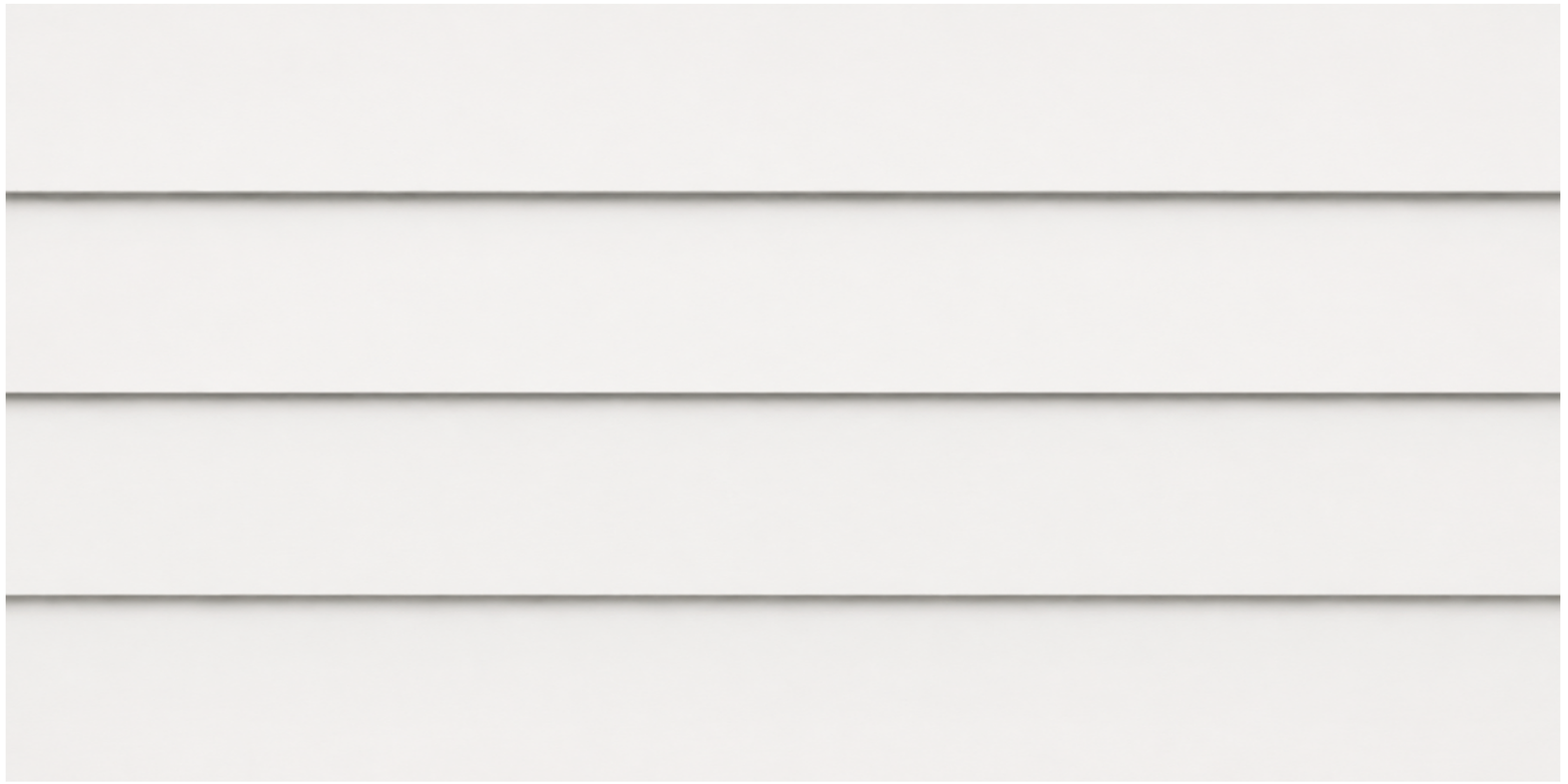


Exterior Elevation Material Palette

Flats at 40th

211 E 40TH
GARDEN CITY, ID 83714

ANCHORED
ARCHITECTS



LAP SIDING

LP SMARTSIDING OR EQUAL

LOCATION:	EXTERIOR AS SHOWN
SIZE:	7.25” EXPOSED LAP SIDING
MATERIAL:	WOOD COMPOSITE SMOOTH FINISH
FINISH:	PRIMED - COLORS PER ELEVATIONS

ANCHORED
ARCHITECTS



VERTICAL METAL PANELS

WESTERN STATES OR EQUAL

T GROOVE 2” REVEAL WITH CONCEALED FASTENERS

LOCATION:	**EXTERIOR AS SHOWN**
SIZE:	**16” PANELS**
MATERIAL:	**METAL**
FINISH:	**PRIMED - COLORS PER ELEVATIONS**

ANCHORED ARCHITECTS



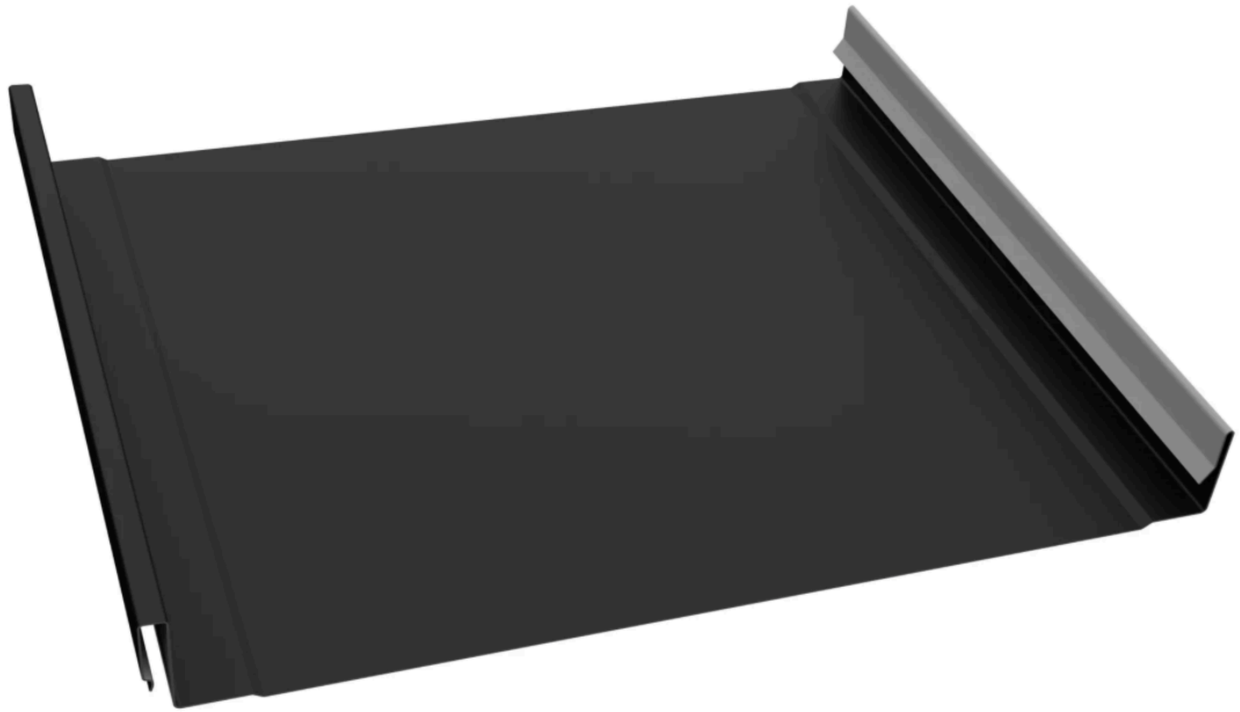
7/8” METAL CORRUGATED

WESTERN STATES OR EQUAL

STANDING SEAM WITH CONCEALED FASTENERS

LOCATION:	EXTERIOR AS SHOWN
SIZE:	VARIES
MATERIAL:	METAL
FINISH:	MATTE BLACK

ANCHORED ARCHITECTS



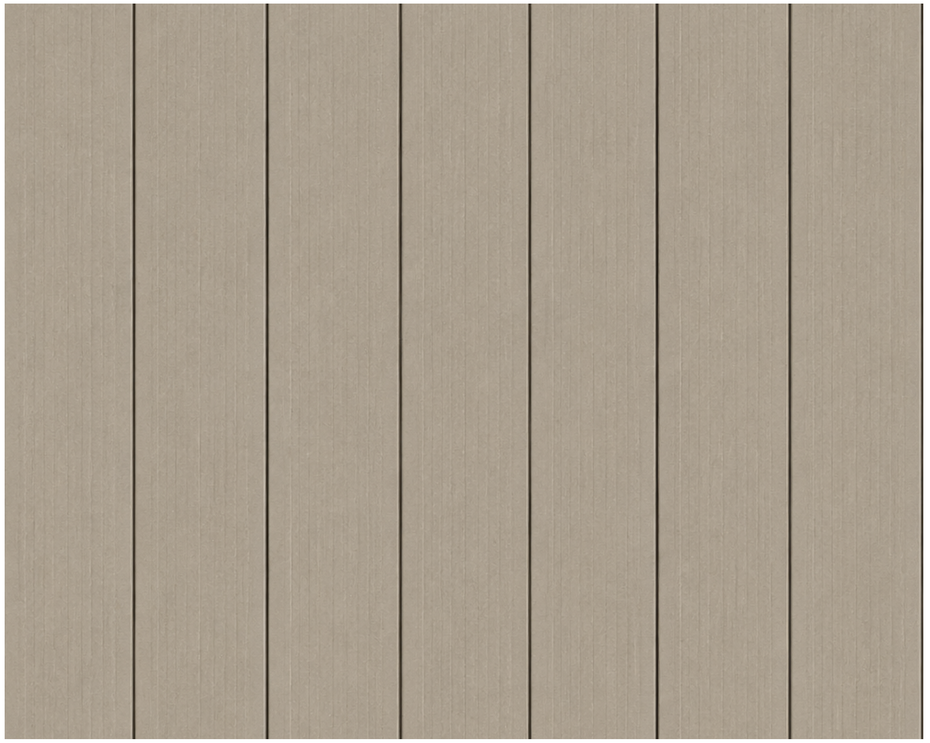
METAL ROOFING

WESTERN STATES OR EQUAL

STANDING SEAM WITH CONCEALED FASTENERS

LOCATION:	**ROOFING**
SIZE:	**12” WIDE**
MATERIAL:	**METAL**
FINISH:	**MATTE BLACK**

ANCHORED
ARCHITECTS



NO DRIP DECKING

DUXXBAK DEKK OR EQUAL

LOCATION:	SIDE AND TOP OF DECKING
SIZE:	6” WIDE
MATERIAL:	WOOD COMPOSITE TEXTURED
FINISH:	TEXTURED COOL SAND

ANCHORED ARCHITECTS

Expert Pick

SW 6258

Tricorn Black

FULL DETAILS

LRV: 3

RGB: 47 / 47 / 48

Hex Value: #2F2F30

Location Number: 251-C1

SW 6988

Bohemian Black

FULL DETAILS

LRV: 4

RGB: 59 / 55 / 60

Hex Value: #3B373C

Location Number: 252-C6

Available in: Interior/Exterior

Color Family(s): Neutral

This bohemian, soulful black is cool and deep, with an inky purple undertone. It evokes a dramatic and sophisticated mood.

SW 7011

Natural Choice

FULL DETAILS

LRV: 73

RGB: 227 / 222 / 208

Hex Value: #E3DED0

Location Number: 254-C6

Available in: Interior/Exterior

Color Collections: Top 50 Colors, Finest Whites & Neutrals (Finest Whites), Top Interior Colors, Top Exterior Colors

Color Family(s): White

Creamy yet cool, this white feels clean and welcoming. Great for making a friendly impression on exteriors.

SW 6335

Fired Brick

FULL DETAILS

LRV: 8

RGB: 131 / 56 / 42

Hex Value: #83382A

Location Number: 115-C7

Available in: Interior/Exterior

Color Family(s): Red

This deep, dark terracotta brings a solidity to your space, while its spicy undertone adds an inviting warmth. Makes a bold statement in any study or family room.

SW 6186

Dried Thyme

FULL DETAILS

LRV: 21

RGB: 123 / 128 / 112

Hex Value: #7B8070

Location Number: 215-C5

Available in: Interior/Exterior

Color Family(s): Green

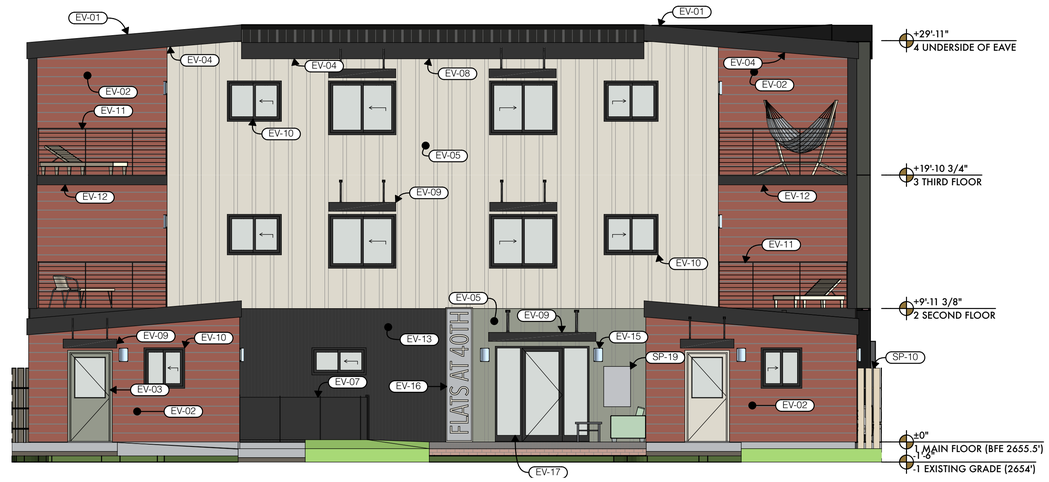
This organic, outdoorsy shade feels fresh and sophisticated - perfect for making a statement on kitchen cabinets. A hint of blue keeps it cool and calming.

Sample this color:

FREE Color Chip | Paint Sample

PAINTS

ANCHORED ARCHITECTS



1 STREET-FACING (NW) ELEVATIONS 3/16" = 1'-0"



2 REAR (SE) ELEVATION 3/16" = 1'-0"

ID	ELEVATIONS	REFERENCE
EV-01	STANDING-SEAM METAL ROOF WITH CONCEALED FASTENERS; 1:12 SLOPE.	MATERIAL PALETTE PRESENTATION
EV-02	HORIZONTAL ENGINEERED WOOD LAP SIDING WITH SMOOTH TEXTURE AND A 7.25" EXPOSURE. COLORS AS SHOWN: 1. NATURAL CHOICE (OFF-WHITE) 2. BOHEMIAN BLACK (OFF-BLACK) 3. DRIED THYME (MUTED GREEN) 4. FIRED BRICK (RED)	MATERIAL PALETTE PRESENTATION
EV-03	FIBERGLASS EXTERIOR DOOR COLORS AS SHOWN: 1. NATURAL CHOICE (OFF-WHITE) 2. BOHEMIAN BLACK (OFF-BLACK) 3. DRIED THYME (MUTED GREEN) 4. FIRED BRICK (RED) TRIM AS FOLLOWS: ENGINEERED WOOD SIZE - DEPTH 1.000" X WIDTH 3.500" (EXPOSURE 3.500") PAINTED TO MATCH DOOR COLOR	MATERIAL PALETTE PRESENTATION
EV-04	ENGINEERED WOOD FASCIA BOARD WITH SMOOTH FINISH PAINTED BLACK	
EV-05	VERTICAL METAL WALL PANELS, 16" PANEL WIDTH WITH 2" REVEAL. COLORS AS SHOWN: 1. NATURAL CHOICE (OFF-WHITE) 2. BOHEMIAN BLACK (OFF-BLACK) 3. DRIED THYME (MUTED GREEN) 4. FIRED BRICK (RED)	MATERIAL PALETTE PRESENTATION
EV-06	OFF-WHITE VENTED METAL PANELING TO UNDERSIDE OF DECK	MATERIAL PALETTE PRESENTATION
EV-07	3'-6" HIGH PRIVACY SCREEN - HEXX BY HIDEAWAY OR SIMILAR	
EV-08	SOFFIT ENGINEERED WOOD NON-VENTED SOFFIT PAINTED TO MATCH FASCIA. SIZE - DEPTH 0.250" X WIDTH 3.500" (EXPOSURE 3.500")	
EV-09	BLACK METAL AWNING WITH 2'-0" PROJECTION AND TURNBUCKLE SUPPORT RODS	
EV-10	BLACK COMPOSITE WINDOW TRIM AS FOLLOWS: ENGINEERED WOOD SIZE - DEPTH 1.000" X WIDTH 3.500" (EXPOSURE 3.500") PAINTED TO MATCH WINDOW FRAME COLOR	
EV-11	42" HIGH BLACK GUARDRAIL WITH 36" HANDRAIL AT STAIRWAYS	
EV-12	NO DRIP DECKING WITH TEXTURED FINISH AND WOOD TONE COLOR.	MATERIAL PALETTE PRESENTATION
EV-13	VERTICAL BLACK METAL CORRUGATED PANELS	MATERIAL PALETTE PRESENTATION
EV-15	EXTERIOR WALL SCONCE. REFER TO LIGHTING PLAN AND FIXTURE SCHEDULE FOR MOUNTING HEIGHT, OUTPUT, AND LIGHT DISTRIBUTION.	PHOTOMETRIC PLAN
EV-16	SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE DESIGNED AND PERMITTED UNDER SEPARATE PERMIT.	
EV-17	STOREFRONT GLAZING SYSTEM WITH BLACK ANODIZED FRAME AND CLEAR TEMPERED GLASS.	

ID	SITE PLAN
SP-10	6' HIGH FENCE - FENCING MATERIAL TO COMPLY WITH LOCAL ZONING REQUIREMENTS
SP-19	SITE DIRECTORY AND MAP AT MAIN ENTRY. REFER TO 1/SD5 STREET-FACING ELEVATION FOR LOCATION.
SP-20	PROPOSED LOCATION OF MECHANICAL UNITS, TYP. SCREENED BY 6' FENCE AT FRONT AND SIDE OF PROPERTY. MAINTAIN EQUIPMENT SERVICE AND AIRFLOW CLEARANCES.

ANCHORED ARCHITECTS
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Phone: 208.310.2860
Email: TonyT@anchoredarchitects.com
Website: https://anchoredarchitects.com

FLATS AT 40TH

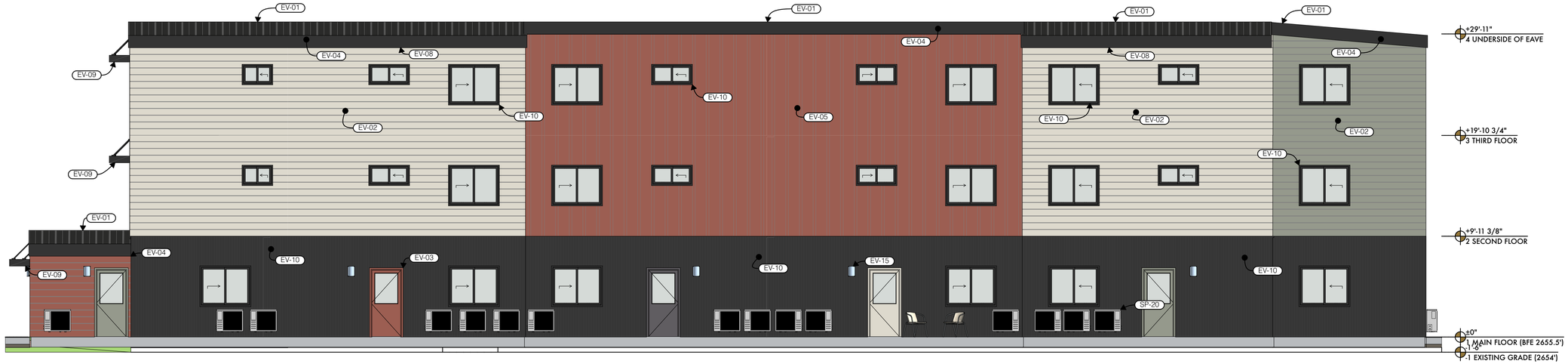
213 E 40TH GARDEN CITY ID 83714 UNITED STATES

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ELEVATIONS
9/2/26

26.06.01

SD6



1 SW ELEVATION 3/16" = 1'-0"



2 NE ELEVATION 3/16" = 1'-0"

ID	ELEVATIONS	REFERENCE
EV-01	STANDING-SEAM METAL ROOF WITH CONCEALED FASTENERS; 1:12 SLOPE.	MATERIAL PALETTE PRESENTATION
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EV-13	VERTICAL BLACK METAL CORRUGATED PANELS	MATERIAL PALETTE PRESENTATION
EV-15	EXTERIOR WALL SCONCE. REFER TO LIGHTING PLAN AND FIXTURE SCHEDULE FOR MOUNTING HEIGHT, OUTPUT, AND LIGHT DISTRIBUTION.	PHOTOMETRIC PLAN

ID	SITE PLAN
SP-02	SURFACE-MOUNTED DERO BIKE HITCH RACKS BENEATH COVERED DECK. PROVIDE THREE TOTAL UNITS (SIX STALLS) OF BICYCLE PARKING SPACES. REFER TO SD2 FOR RACK LOCATIONS AND CLEARANCES.
SP-13	MAILBOX WITH PARCEL LOCKERS
SP-20	PROPOSED LOCATION OF MECHANICAL UNITS, TYP. SCREENED BY 6' FENCE AT FRONT AND SIDE OF PROPERTY. MAINTAIN EQUIPMENT SERVICE AND AIRFLOW CLEARANCES.

ANCHORED ARCHITECTS
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FLATS AT 40TH

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ELEVATIONS CONTINUED
9/2/26

26.06.01

SD7



1 FACADE AT STREET



2 FACADE AT DRIVEWAY



3 BIRD'S-EYE VIEW

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PERSPECTIVES
9/2/26

26.06.01

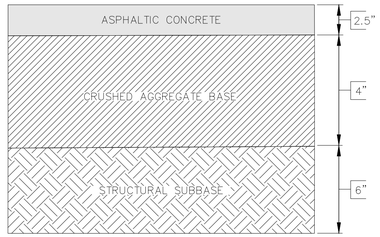
SD5

DRAINAGE NOTES

1. INSTALL GUTTER FOR ROOF DRAINAGE SO THAT ALL STORMWATER COLLECTED FROM THE ROOF IS DIRECTED TO THE PRIVATE DRIVE. A ROOF DRAIN SYSTEM SUCH AS THE NDS POP-UP EMITTER SHALL BE INSTALLED TO ENSURE THAT NO ON-SITE DRAINAGE IS DISPOSED OFF ON ADJACENT PROPERTIES.

NEW HOME CONSTRUCTION NOTES

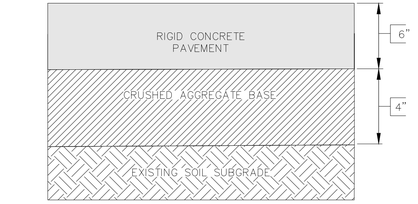
1. ALL ROOF DRAINAGE SHALL BE DIRECTED TO THE PRIVATE DRIVE.
2. FINISHED GRADE AT NEW HOMES SHALL SLOPE AWAY FROM THE BUILDING'S FOUNDATION.
3. NEW BUILDING HABITABLE SPACE FINISHED FLOOR ELEVATIONS SHALL BE CONSTRUCTED AT LEAST 1' ABOVE BASE FLOOD ELEVATION (BFE).
4. NEW BUILDINGS REQUIRE ELEVATION CERTIFICATE PRIOR TO CONSTRUCTION AND A FINAL ELEVATION CERTIFICATE PRIOR TO OCCUPANCY USING OFFICIAL FEMA FORMS SUBMITTED TO THE CITY.



NOTES:
1. REFER TO ISPWC SECTION-800
2. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR PAVEMENT THICKNESS IF MODERATE DUTY SECTION IS DESIRED. TO BE CONFIRMED BY OWNER PRIOR TO INSTALLATION.

FLEXIBLE PAVEMENT DETAIL

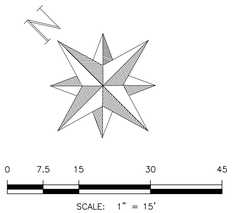
NOT TO SCALE

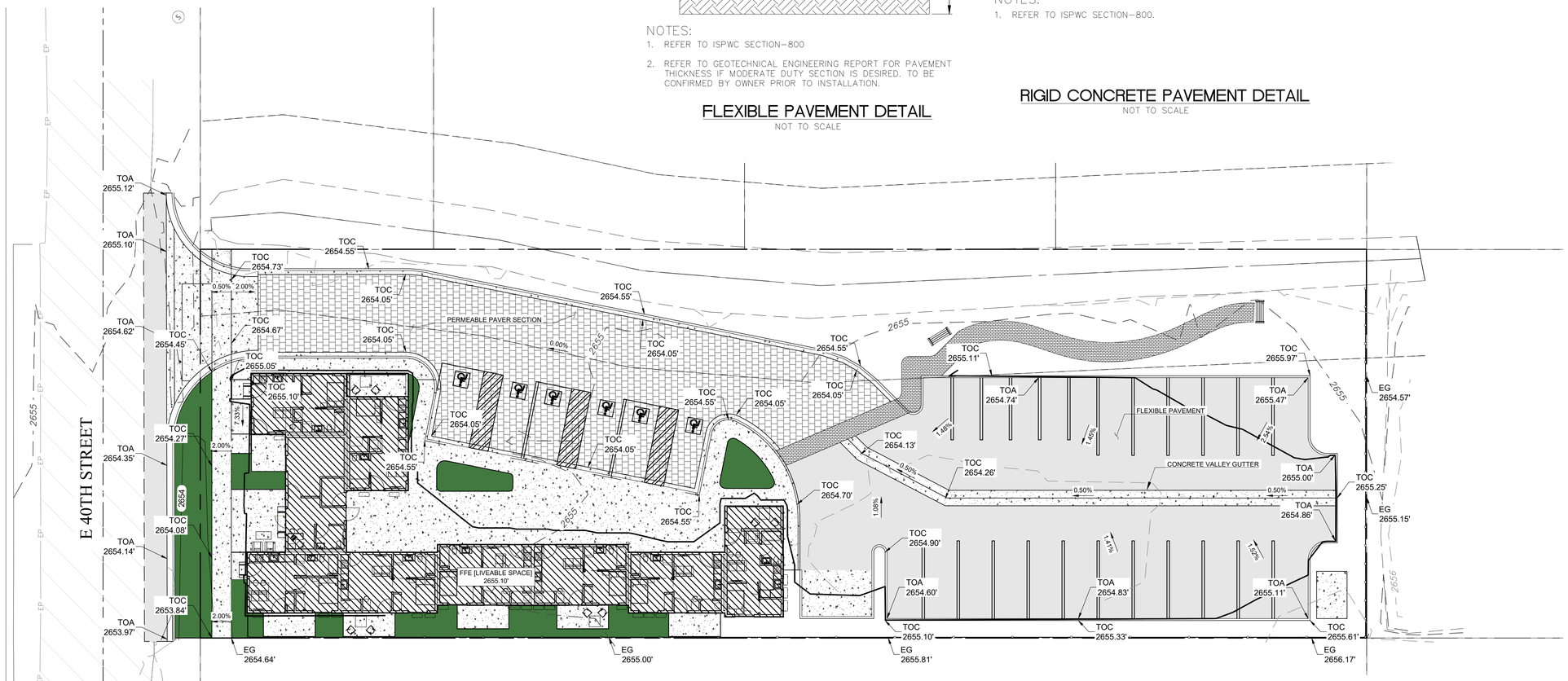


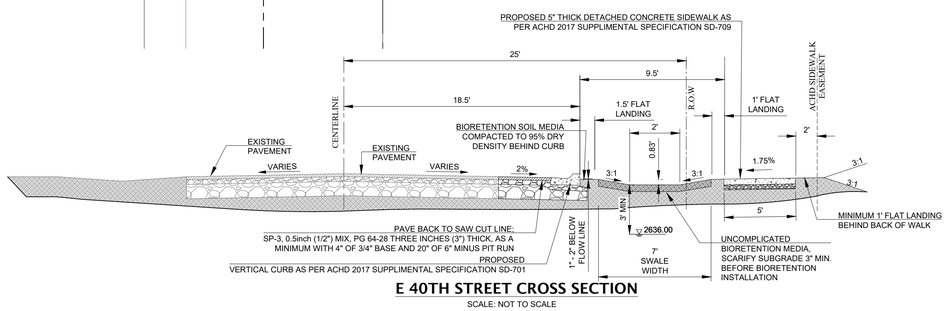
NOTES:
1. REFER TO ISPWC SECTION-800.

RIGID CONCRETE PAVEMENT DETAIL

NOT TO SCALE

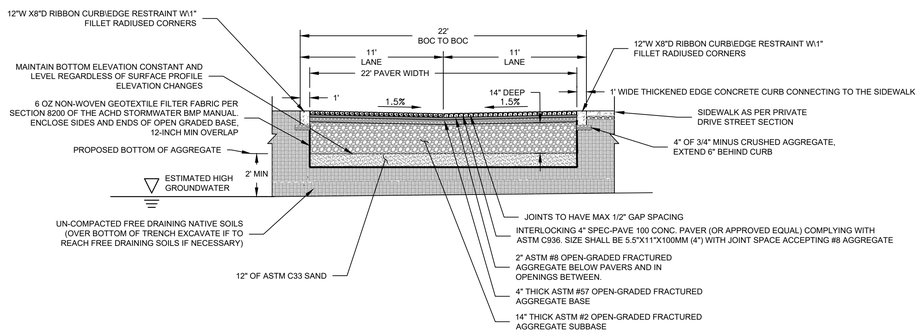






E 40TH STREET CROSS SECTION

SCALE: NOT TO SCALE



PERMEABLE PAVERS (PRIVATE DRIVE) CROSS SECTION

SCALE: NOT TO SCALE

BRONZE BOW
P.O. BOX 8525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

FLATS AT 40TH

PRELIMINARY GRADING PLAN

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS		
NO.	ITEM	DATE

E-FILE NAME: 26011 - PRELIMIN

PRELIMINARY DRAWING SET NOT FOR CONSTRUCTION

SHEET 1 OF 1

DATE: SEPTEMBER 2026

BRONZE BOW PROJECT NO: 26011

C:\USERS\JADON\BRONZE BOW DROPBOX\JADON SCHNEIDER\BRONZE BOW LAND\PROJECTS\26011 - 213 E 40TH STREET\AUTOCAD\SHEETS\PRE-PLAT\26011 - PRELIMINARY GRADING PLAN.DWG

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2026 (or most recent published); and City of Garden City, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
   - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. PLANTER BED MULCH
   - 5.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
6. PLANTS
   - 6.1. All plant material shall be installed per industry standards.
   - 6.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 6.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 6.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 6.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
7. IRRIGATION
   - 7.1. Irrigation system shall be built to the following specifications:
   - 7.2. Adhere to city codes when connecting to city water.
   - 7.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 7.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
   - 7.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 7.5. All remote control valves (including master control valve) to have flow control device.
   - 7.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 7.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 7.8. Use common trenching where possible..
   - 7.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 7.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 7.11. Connect mainline to point of connection in approximate location shown on plan.
   - 7.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 7.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 7.14. All drip irrigation to be buried 2" below finished grade.
   - 7.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 7.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 7.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 7.18. If any discrepancies are found, then local codes shall prevail.
8. CONTRACTOR RESPONSIBILITIES
   - 8.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 8.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 8.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=10' scale are turned in and approved by owner's representative.
9. In the event of a discrepancy, notify the Landscape Architect immediately.

ACHD NOTES:

1. CONTRACTOR SHALL CONTACT/COORDINATE WITH DIGLINE & ACHD PRIOR TO INSTALLING TREES TO ENSURE THERE ARE NO CONFLICTS WITH FIBER OPTIC CABLES, OR OTHER UTILITIES.
2. IN FIBER OPTIC CABLES MUST BE RELOCATED, THIS WILL BE AT THE OWNER'S EXPENSE PER ACHD.
3. "TREES SHALL NOT BE PLANTED WITHIN 10' OF ACHD STORM DRAIN PIPE, STRUCTURES OR FACILITIES", or 10' WITHIN A FIRE HYDRANT
4. "SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM
5. NO TREES OR SHRUBS OVER 36" HIGH SHALL BE PLANTED WITHIN THE 40'X40' CLEAR VISION TRIANGLES AT INTERSECTIONS
6. SOD SHALL BE WASHED SOD, PER ACHD REQUIREMENTS.

SHEET INDEX:

LANDSCAPE PLAN:
- L000 : LANDSCAPE NOTES & CITY CODE
- L010 : TREE MITIGATION PLAN
- L100 : OVERALL LANDSCAPE PLAN
- L101 : LANDSCAPE PLAN - AREA 1
- L102 : LANDSCAPE PLAN - AREA 2
- L150 : LANDSCAPE DETAILS

PROJECT SITE:



LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER GARDEN CITY, ID

GENERAL LANDSCAPE REQUIREMENTS:
- (1) TREE PER 1,000 SQ.FT. AND (1) SHRUB PER 150 SQ.FT.
- TREES MAY BE SUBSTITUTED FOR UP TO ½ OF THE REQUIRED SHRUBS AT THE RATE OF ONE TREE FOR EVERY 10 SHRUBS AND VICE VERSA.

CALCULATIONS SHOWN DO NOT INCLUDE BUFFER OR PARKING LOT AREAS.

TOTAL SITE AREA (SQ FT)	5% GROSS AREA TO BE LANDSCAPED	PROVIDED AREA MINUS SETBACK
30,011 (SQ FT)	1,500 (SQ FT)	25,277 (SQ FT)

TOTAL LANDSCAPE AREA (SQ.FT.)	TREES REQUIRED	TREES PROVIDED
5,811 SQ.FT.	6	3*

TOTAL LANDSCAPE AREA (SQ.FT.)	SHRUBS REQUIRED	SHRUBS PROVIDED
5,811 SQ.FT.	39	39+

* REMAINDER OF TREES SUBSTITUTED BY SHRUBS

STREET BUFFER:
- (1) CLASS III OR II TREE PER 50 LINEAL FEET, PLUS ONE ADDITIONAL TREE PER EVERY STREET SIDE.

STREET NAME - LENGTH (LF, MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
E 47TH STREET - 100'	2 + 1	3

PERIMETER LANDSCAPE REQUIREMENTS:
- (1) CLASS 3 TREE FOR EVERY 50 LF OF PERIMETER LENGTH.

TOTAL PERIMETER LENGTH (LF)	TREES REQUIRED (PER 50 LF)	TREES PROVIDED
800 (LF)	16	16

MITIGATION REQUIREMENTS
- MITIGATION SHALL BE REPLACEMENT OF THE TOTAL CALIPERS LOST ON SITE UP TO AN AMOUNT OF ONE HUNDRED PERCENT (100%) REPLACEMENT. MITIGATION SHALL BE REQUIRED FOR ALL EXISTING TREES IN GOOD OR FAIR CONDITION THAT ARE REMOVED OR DAMAGED FROM THE SITE. MITIGATION TREES ARE IN ADDITION TO ALL OTHER LANDSCAPING REQUIREMENTS.

CALIPER INCHES TO BE MITIGATED	CALIPER INCHES PROVIDED
53"	53"

BIODIVERSITY REQUIREMENTS:
- 5-10: 2 SPECIES REQ, 11-30: 3 SPECIES REQ, 31-50: 4 SPECIES REQ, 50+: 5 SPECIES REQ.

TOTAL TREES ON SITE	NUMBER OF SPECIES REQUIRED	NUMBER OF SPECIES PROVIDED
50+	5	5+

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6'-0" HT. MIN.
ORNAMENTAL TREES:	2" CALIPER MIN.
SHADE TREES:	2" CALIPER MIN.
WOODY SHRUBS:	2 GAL. MIN.

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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PRELIMINARY

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FLATS AT 40TH

213 EAST 40TH STREET
GARDEN CITY, IDAHO

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	26-3472
DATE:	09/04/2026
DRAWN BY:	TF
CHECKED BY:	WH

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LANDSCAPE NOTES AND CITY CODE

SHEET NUMBER

L000

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EXISTING TREE SCHEDULE NOTES:

- TREES IDENTIFIED AS TYPES TO EXHIBIT CHARACTERISTICS INCLUDING: EXTREME INSECTS OR DISEASE SUSCEPTIBILITY, SOFT OR BRITTLE WOOD, TOXIC TO OTHER PLANTS SHALL BE EXEMPT FROM MITIGATION REQUIREMENTS. SPECIES EXAMPLES: BLACK LOCUST, COTTONWOOD, ELM, BLACK WALNUT, ETC.
- LANDSCAPE ARCHITECT RECOMMENDATIONS ARE IN RESPONSE TO ARBORIST EVALUATION. TREES THE ARBORIST DEEMED OF LESSER VALUE DO NOT REQUIRE MITIGATION. THE CALIPER TO MITIGATE HAS BEEN DECREASED ACCORDINGLY.

EXISTING TREE SCHEDULE					
KEYNOTE #	**TREE TYPE**	**SIZE (DBH)**	**CONDITION**	**STATUS**	**CALIPER TO MITIGATE**
1	AUSTRIAN PINE	26"	GOOD CONDITION	REMOVE	26"
2	PONDEROSA PINE	28"	GOOD CONDITION	KEEP	0"
3	PONDEROSA PINE	30"	FAIR CONDITION	KEEP	0"
4	PONDEROSA PINE	11"	POOR CONDITION	REMOVE	0"
5	PONDEROSA PINE	27"	FAIR CONDITION	REMOVE	27"
TOTAL INCHES TO MITIGATE					**53"**

ARBORIST FINAL RECOMMENDATIONS:

- TREE REMOVALS: TREES IDENTIFIED ABOVE AS POOR OR VERY POOR CONDITION ARE RECOMMENDED FOR REMOVAL DUE TO ADVANCED DECLINE, STRUCTURAL INSTABILITY, OR INVASIVE NATURE. PRUNING & MAINTENANCE: NO PRUNING OR MAINTENANCE IS RECOMMENDED AT THIS TIME.

LANDSCAPE MATERIALS LEGEND:

EXISTING TREE TO BE REMOVED - REMOVE OR GRIND STUMPS BELOW A MINIMUM OF 12" BELOW GRADE. BACKFILL VOID WITH TOP SOIL. WHEN REMOVING TREES, CONTRACTOR SHALL BE CAUTIOUS TO POSSIBLE ROOT GROWTH AROUND EXISTING UTILITIES AND SHALL CAUTIOUSLY REMOVE OR BE RESPONSIBLE FOR REPAIRING ANY AFFECTED UTILITIES OR EXISTING STRUCTURES THAT ARE HARMED IN THE REMOVAL OF TREES.

EXISTING TREES TO BE PRESERVED AND PROTECTED



NORTH SCALE: 1" = 20'

0 20 40 60 feet

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TREE MITIGATION PLAN

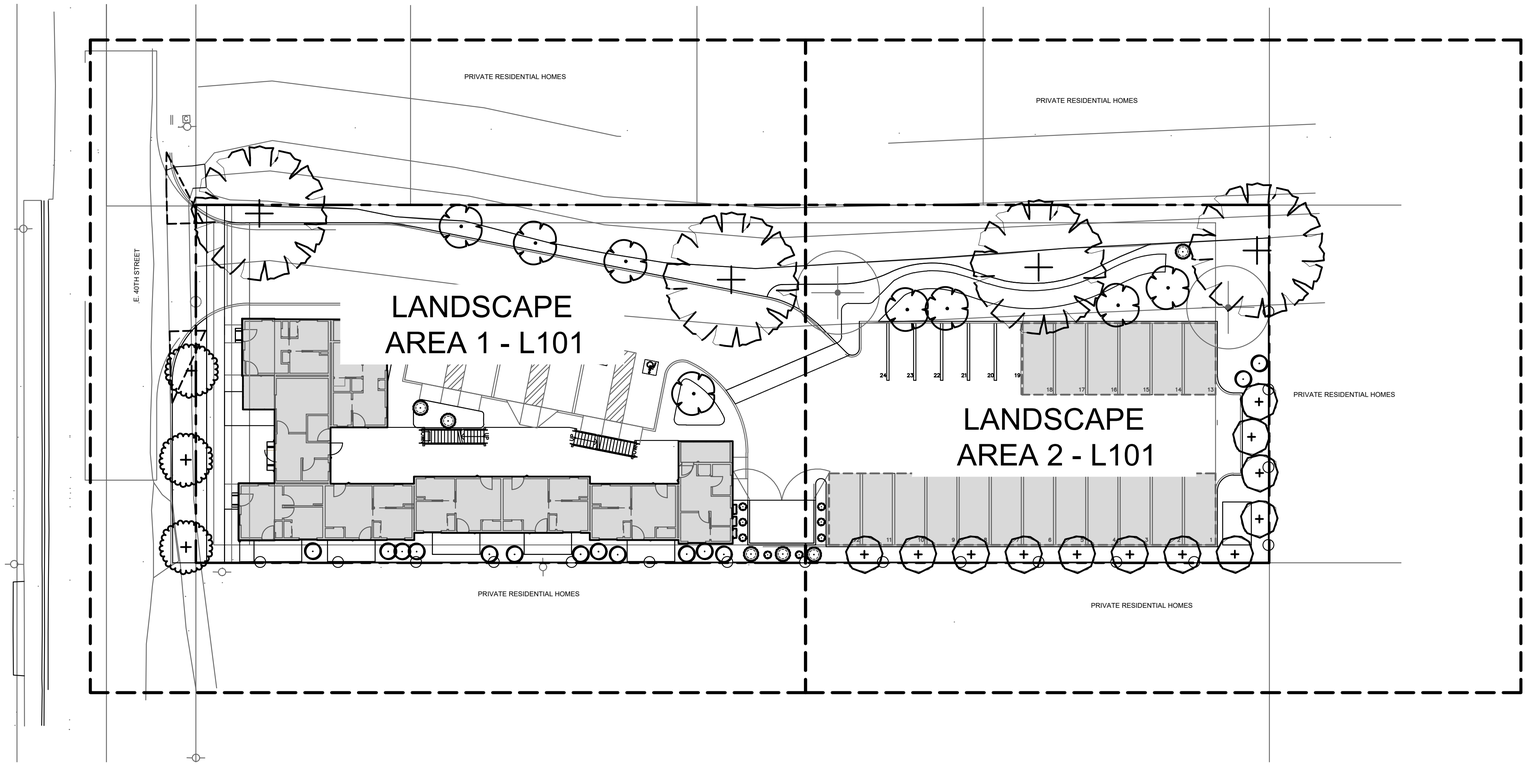
SHEET NUMBER

L010

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
DECIDUOUS TREE						
	GP	Ginkgo biloba 'PNI 2720' / Princeton Sentry® Maidenhair Tree 40-50' H x 20-30' W	B&B	3"	Class II	3
	LS	Liquidambar styraciflua `Slender Silhouette` / Columnar Sweet Gum 50` H x 4-6` W	B&B	3"	Class II	14
	MS	Malus x 'Snowdrift' / Snowdrift Crabapple 15-20' H & W	B&B	3"	Class I	8
	PAM	Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree 55-65' H x 40-50' W	B&B	2"	Class III	4
	QB	Quercus x bimundorum 'JFS-KW1QX' / Streetspire® Oak 45' H x 14' W	B&B	2" Cal	Class III	12
EVERGREEN TREE						
	CK	Cedrus deodara 'Karl Fuchs' / Karl Fuchs Deodar Cedar 12-15' H x 4' W	B&B		6`-8` H	6
	JB	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper 12-15' T x 2' W	B&B		6`-8` H	8



NORTH SCALE: 1" = 20'

0 20 40 60 feet

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OVERALL LANDSCAPE PLAN

SHEET NUMBER

L100

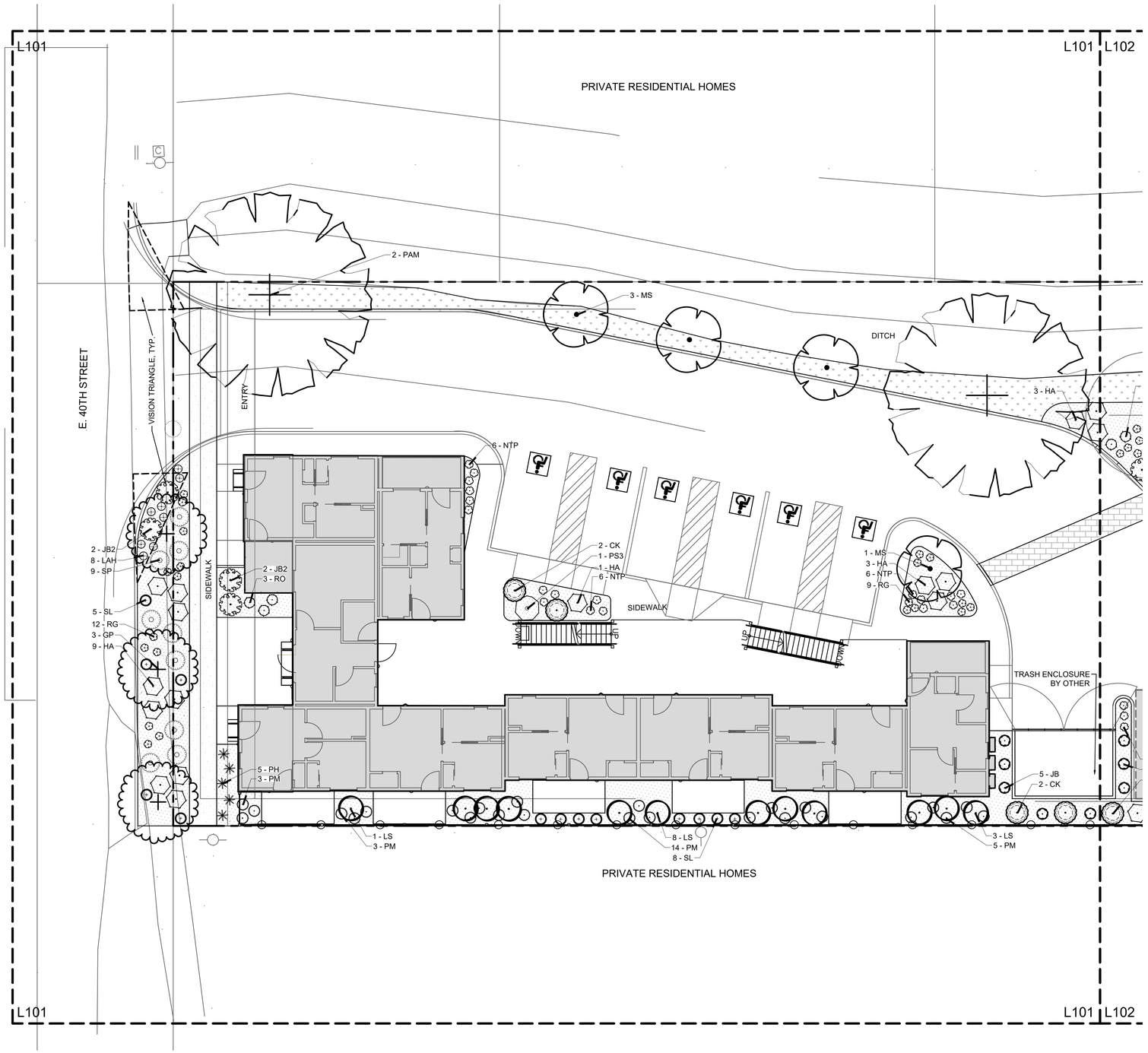
STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
DECIDUOUS TREE						
	GP	Ginkgo biloba 'PNI 2720' / Princeton Sentry® Maidenhair Tree 40-50' H x 20-30' W	B&B	3"	Class II	3
	LS	Liquidambar styraciflua `Slender Silhouette` / Columnar Sweet Gum 50` H x 4-6` W	B&B	3"	Class II	14
	MS	Malus x 'Snowdrift' / Snowdrift Crabapple 15-20' H & W	B&B	3"	Class I	8
	PAM	Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree 55-65' H x 40-50' W	B&B	2"	Class III	4
	QB	Quercus x bimundorum 'JFS-KW1QX' / Streetspire® Oak 45' H x 14' W	B&B	2" Cal	Class III	12
EVERGREEN TREE						
	CK	Cedrus deodara 'Karl Fuchs' / Karl Fuchs Deodar Cedar 12-15' H x 4' W	B&B		6`-8` H	6
	JB	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper 12-15' T x 2' W	B&B		6`-8` H	8
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
DECIDUOUS SHRUB						
	HA	Hydrangea arborescens 'Abetwo' / Incrediball® Hydrangea 5' H x 5' W	2 gal			34
	PM	Physocarpus malvaceus / Mallow Ninebark 6' H x 3' W	2 gal			25
	PG	Potentilla fruticosa 'Gold Star' / Gold Star Bush Cinquefoil 3' H x 3' W	2 gal			21
	RO	Rosa x 'BAInest' / First Editions® The Finest™ Rose 4' H x 3' W	2 gal			15
	SL	Spiraea x bumalda 'Little Princess' / Little Princess Spirea 2.5' H x 3' W	2 gal			32
	SP	Syringa x 'Penda' / Bloomerang® Purple Lilac 5' H x 5' W	2 gal			15
EVERGREEN SHRUB						
	JB2	Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper 1' H x 6' W	2 gal			10
	PS3	Pinus mugo 'Slowmound' / Slowmound Mugo Pine 4' H x 6' W	2 gal			19
PERENNIALS / GRASSES						
	LAH	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender 1-2' H & W	2 gal			41
	NTP	Nassella tenuissima `Pony Tails` / Mexican Feathergrass 1-2' H x 2'	2 gal			39
	PH	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass 3' H x 3' W	1 gal			35
	RG	Rudbeckia fulgida sullivantii `Goldsturm` / Black-eyed Susan 3` H x 2' W	1 gal			30

LANDSCAPE MATERIALS LEGEND:

- NATIVE SEED MIX
- LANDSCAPE ROCK MULCH - SEE NOTE 6/L150
- 6' CLOSE VISION FENCE
- EXISTING TREE TO REMAIN



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LANDSCAPE PLAN AREA 1

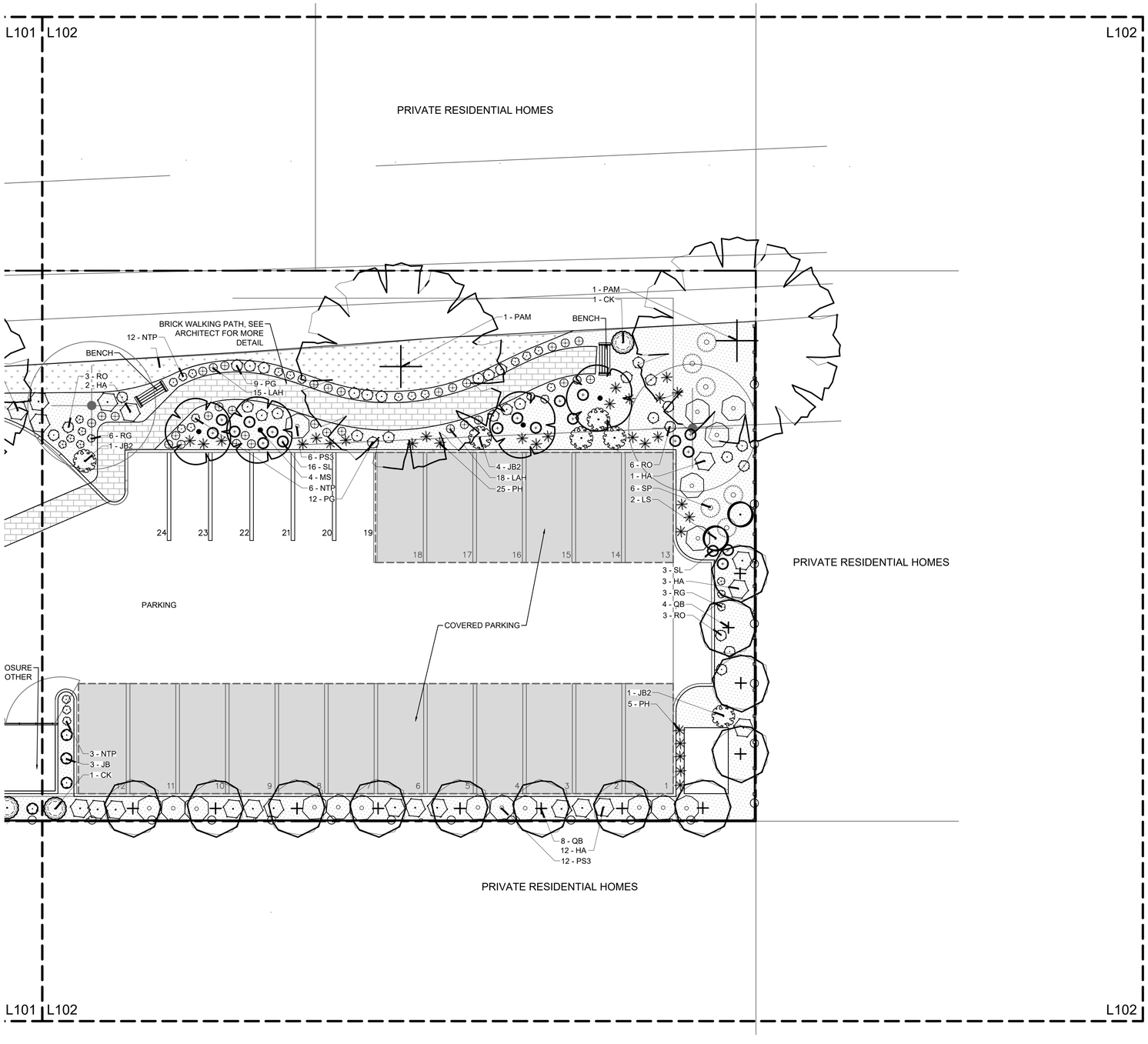
SHEET NUMBER

L101

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
DECIDUOUS TREE						
	GP	Ginkgo biloba 'PNI 2720' / Princeton Sentry® Maidenhair Tree 40-50' H x 20-30' W	B&B	3"	Class II	3
	LS	Liquidambar styraciflua `Slender Silhouette` / Columnar Sweet Gum 50` H x 4-6` W	B&B	3"	Class II	14
	MS	Malus x 'Snowdrift' / Snowdrift Crabapple 15-20' H & W	B&B	3"	Class I	8
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	QB	Quercus x bimundorum 'JFS-KW1QX' / Streetspire® Oak 45' H x 14' W	B&B	2" Cal	Class III	12
EVERGREEN TREE						
	CK	Cedrus deodara 'Karl Fuchs' / Karl Fuchs Deodar Cedar 12-15' H x 4' W	B&B		6`-8` H	6
	JB	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper 12-15' T x 2' W	B&B		6`-8` H	8
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
DECIDUOUS SHRUB						
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	PM	Physocarpus malvaceus / Mallow Ninebark 6' H x 3' W	2 gal			25
	PG	Potentilla fruticosa 'Gold Star' / Gold Star Bush Cinquefoil 3' H x 3' W	2 gal			21
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	PS3	Pinus mugo 'Slowmound' / Slowmound Mugo Pine 4' H x 6' W	2 gal			19
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	RG	Rudbeckia fulgida sullivantii `Goldsturm` / Black-eyed Susan 3` H x 2' W	1 gal			30



LANDSCAPE MATERIALS LEGEND:

NATIVE SEED MIX

LANDSCAPE ROCK MULCH - SEE NOTE 6/L150

6' CLOSE VISION FENCE

EXISTING TREE TO REMAIN

NORTH

SCALE: 1" = 10'

0 10 20 30 feet

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GARDEN CITY, IDAHO

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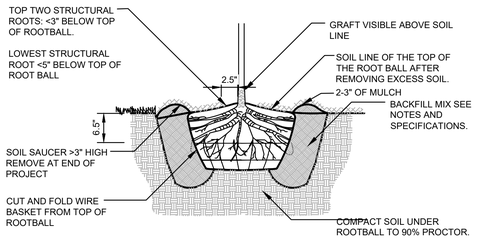
LANDSCAPE PLAN AREA 2

SHEET NUMBER

L102

STACK ROCK GROUP - CITY REVIEW SET

NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{3}{4}$ OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

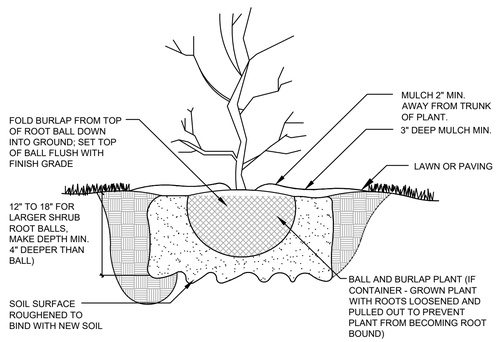


1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0" P-CO-CAS-04

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

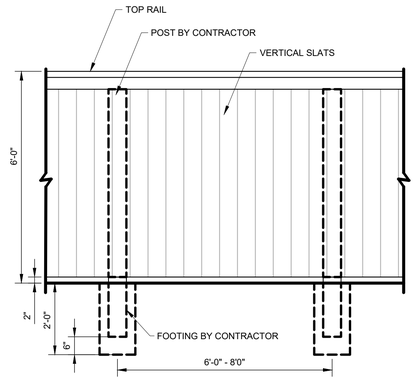
BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{1}{2}$" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



2 SHRUB PLANTING

1" = 1'-0" P-CO-CAS-02

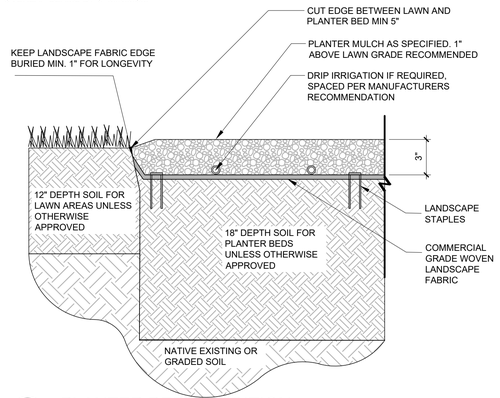
NOTE:
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



3 6` CLOSED VISION FENCE

1/2" = 1'-0" 323107-02

NOTES:
BLACK AND TAN MEDIUM ROCK MULCH, UNLESS OTHERWISE APPROVED
COMMERCIAL GRADE WOVEN WEED BARRIER FABRIC INSTALLED PER MANUFACTURERS RECOMMENDATION
LANDSCAPE STAPLES PER MANUFACTURER RECOMMENDATION
OVERLAP SEAMS BY 6" MINIMUM



4 PLANTER BED CONDITION

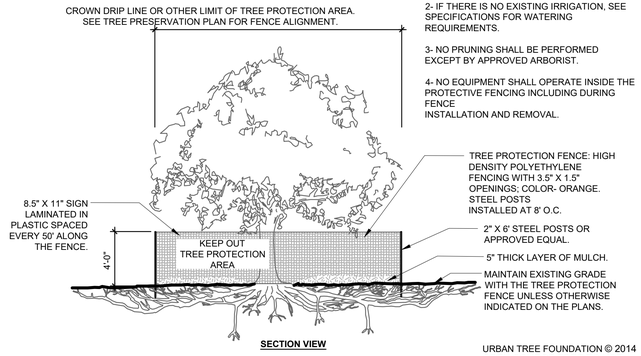
1 1/2" = 1'-0" 329413.23-04

NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



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5 TREE PROTECTION

3/16" = 1'-0" FX-PLNT-FX-PREP-TRMT-02

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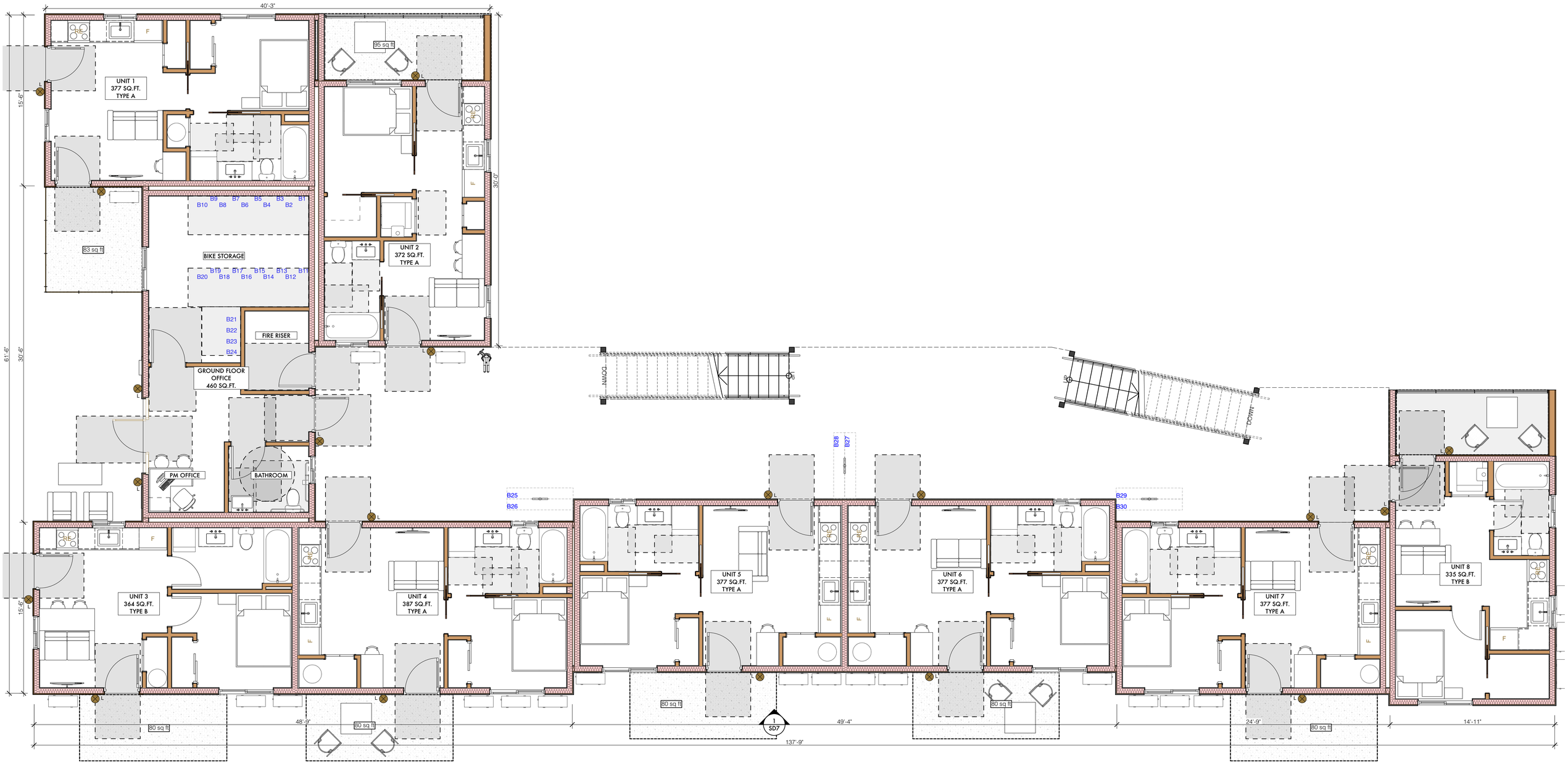
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LANDSCAPE DETAILS

SHEET NUMBER

L150

STACK ROCK GROUP - CITY REVIEW SET



1 FLOOR PLAN AT MAIN FLOOR 1/4" = 1'-0"

ANCHORED ARCHITECTS

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Email: TonyT@anchoredarchitects.com
Website: https://anchoredarchitects.com

FLATS AT 40TH

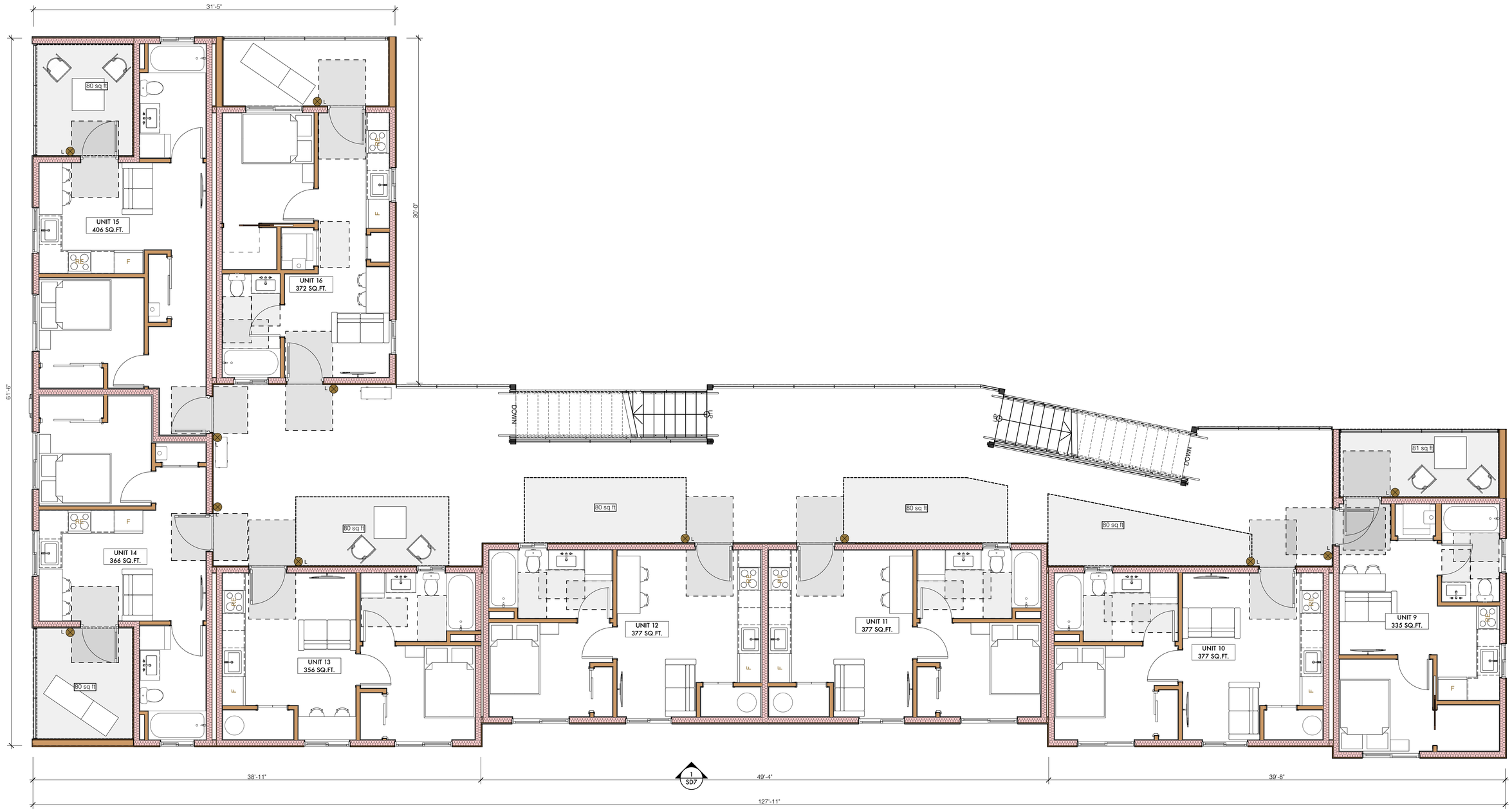
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FLOOR PLAN AT MAIN LEVEL
9/2/26

26.06.01

SD2



1 FLOOR PLAN AT SECOND FLOOR 1/4" = 1'-0"

ANCHORED ARCHITECTS
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Website: https://anchoredarchitects.com

FLATS AT 40TH

213 E 40TH GARDEN CITY ID 83714 UNITED STATES

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FLOOR PLAN AT SECOND FLOOR
9/2/26

26.06.01

SD3



1 FLOOR PLAN AT THIRD FLOOR 1/4" = 1'-0"

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FLATS AT 40TH

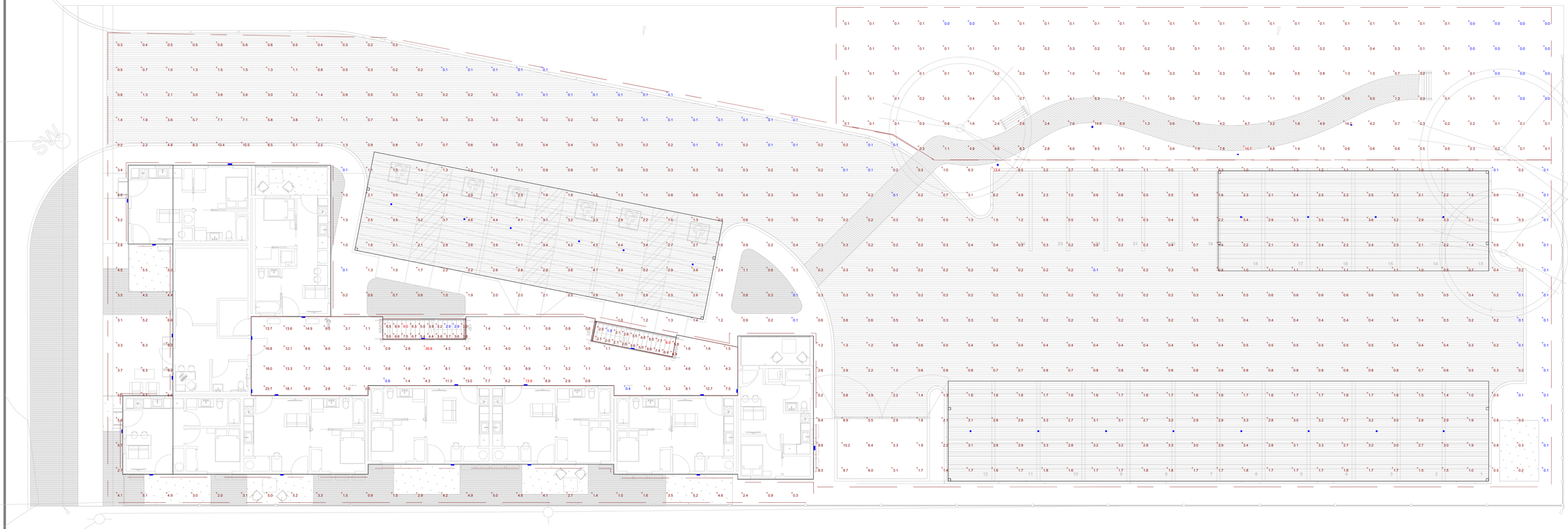
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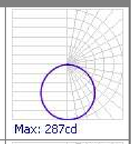
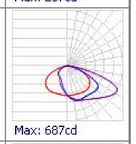
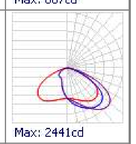
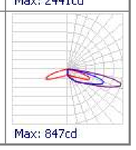
FLOOR PLAN AT THIRD LEVEL
9/2/26

26.06.01

SD4



Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	SF1		18	JSBC 6IN SWW2 @3000K 90CRI	JSBC Round, 6 Inch, Switchable 3CCT(3000K, 4000K, and 5000K), 90CRI, Wet Location, Matte White-30K		1	865	1	11.8	 Max: 287cd
	WP1		35	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts		1	1537	1	11.49	 Max: 687cd
	WP2		2	WPX2 LED 30K Mvolt	WPX2 LED wallpack 6000lm 3000K color temperature 120-277 Volt		1	5719	1	47.21	 Max: 2441cd
	BL1		6	WANDER3 PM1 P1 90CRI 35K MVOLT MW	Three Optic Pathway Light Pedestal Mount 1 Fixture Performance 1 90CRI 3500K Multi--Volt 120V-277V Medium Forward Throw, Wide Lateral Throw		1	1107	1	12.72	 Max: 847cd

FLATS AT 40TH

Designer

Date
09/01/2026
Scale
Not to Scale
Drawing No.

Summary

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 = 0.690 ACRES
  - MIN. DENSITY = N/A
- PROPOSED USES
  - PERMITTED USE - DWELLING UNIT, MULTI-FAMILY

8-4B-3 DWELLING UNITS, GENERAL PROVISIONS
- VARIETY OF HOUSING PER 8-4B-3 (B)
  - 25% OF UNITS TO BE ACCESSIBLE
- AMENITY REQUIREMENTS PER TABLE 8-4B-3 (C)
  - MULTIFAMILY DEVELOPMENT 3-15 UNITS
    - TWO CLASS A
      1. SMART LOCKS AND SMART THERMOSTATS FOR ALL UNITS
      2. SECURE BICYCLE STORAGE
    - ONE CLASS B
      1. OPEN LANDSCAPED WATERWAY ALONG CANAL (MIN. 50' IN LENGTH)

8-4B-6-B-16 MULTI FAMILY DWELLING UNITS
- DEVELOPMENTS WITH 15 OR MORE UNITS REQUIRE
  - PROPERTY MANAGEMENT OFFICE (SHOWN ON MAIN FLOOR AT MAIN ENTRY)
  - A MAINTENANCE STORAGE AREA (KEYNOTE SP-21)
  - A CENTRAL MAILBOX (UNDER STAIRS CLOSEST TO PROPERTY MANAGEMENT OFFICE)
  - A MAP DIRECTORY (RIGHT OF MAIN DOOR)

8-4D-5 OFF STREET PARKING REQUIREMENTS
- 24 ONE-BEDROOM DWELLING UNITS = 1 COVERED SPACE/UNIT = 24

Guest parking = (10 × 0.5) + (14 × 0.1) = 6.4 → 6 spaces; total = 24 + 6 = 30.
- GUEST PARKING = (10 X0.5) + (14X0.1) = 6.4 SPACES ROUNDED DOWN TO 6.

TOTAL PARKING REQUIRED = 30

30% COMPACT STALLS = 30X0.3 = 9 (MAXIMUM PERMITTED)
25% TO BE ACCESSIBLE PARKING = 24X0.25 = 6

PARKING PROVIDED
- COVERED = 24 (6 ACCESSIBLE STALLS (ONE FOR EACH TYPE A UNIT) + 18 STANDARD)
- UNCOVERED COMPACT = 6

BICYCLE PARKING REQUIREMENTS
- UNCOVERED = 0.5 SPACE/UNIT FOR FIRST 10 THEN 0.1 SPACE/UNIT = 6.4
- COVERED = 1 PER UNIT = 24

BICYCLE PARKING PROVIDED = 24 SECURE STORAGE ROOM + 6 EXTERIOR COVERED = 30

8-4L-4/5 COMMON AND PRIVATE OPEN SPACE REQUIREMENTS
- PRIVATE/SEMI-PRIVATE : 80 SF MIN. PER UNIT WITH MIN 6' IN ANY DIRECTION
- SEMI-PRIVATE SPACE PROVIDED = REFER TO GRAY HATCHED AREAS ON FLOOR PLANS FOR 80 SQ.FT. PATIOS AND DECK AREAS

COMMON: 250 SF PER UNIT REQUIRED, MIN 20' IN ANY DIRECTION = 24X250 = 6000

OPEN SPACE PROVIDED
- CANAL OPEN SPACE = 6,154 SQ.FT. (SHOWN AS DASHED - DOT HATCHING)

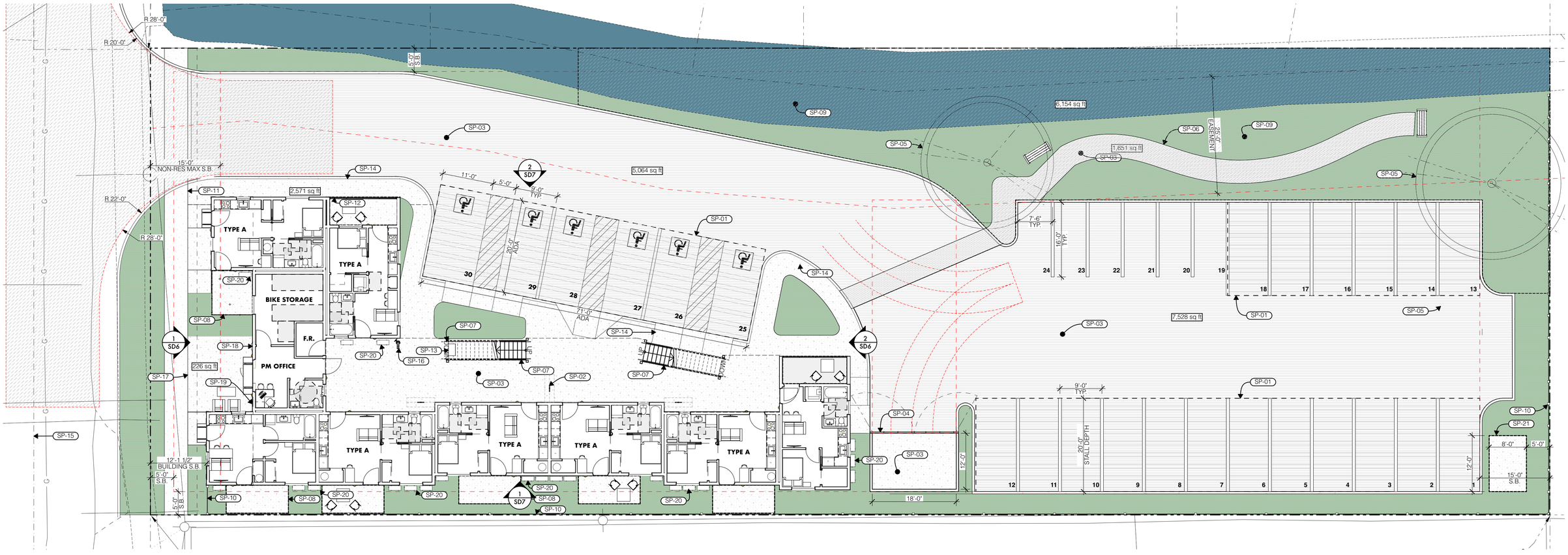
GROSS BUILDING AREA FIRST FLOOR = 3,471
GROSS BUILDING AREA SECOND FLOOR = 3,001
GROSS BUILDING AREA THIRD FLOOR = 3,001
GROSS BUILDING AREA TOTAL = 9,473

IMPERVIOUS SURFACE PROVIDED = 17,851 (59.5%)

ID	SITE PLAN
SP-01	PREFABRICATED CARPORT STRUCTURE WITH METAL ROOF AND METAL FRAME.
SP-02	SURFACE-MOUNTED DERO BIKE HITCH RACKS BENEATH COVERED DECK. PROVIDE THREE TOTAL UNITS (SIX STALLS) OF BICYCLE PARKING SPACES. REFER TO SD2 FOR RACK LOCATIONS AND CLEARANCES.
SP-03	IMPERVIOUS SURFACE AREA. REFER TO CIVIL.
SP-04	TRASH ENCLOSURE TO COMPLY WITH REPUBLIC SERVICES STANDARDS. MAINTAIN 50'-0" CLEAR COLLECTION APPROACH AS DIMENSIONED.
SP-05	EXISTING TREES TO REMAIN
SP-06	5'-0"-WIDE PEDESTRIAN PATH ALONG CANAL, WITH PAVERS. REFER TO LANDSCAPE AND GRADING PLANS. PATH TO BE 30' MINIMUM AWAY FROM CANAL BANK.
SP-07	4' WIDE STAIRS WITH GUARDRAIL/HANDRAIL ON EACH SIDE.
SP-08	OUTLINE OF PATIO/DECK, REFER TO FLOOR PLANS
SP-09	COMMON OPEN SPACE. REFER TO OPEN-SPACE CALCULATIONS ON SD1, AND LANDSCAPE PLAN FOR PLANTING AND SITE FURNISHINGS.
SP-10	6' HIGH FENCE - FENCING MATERIAL TO COMPLY WITH LOCAL ZONING REQUIREMENTS
SP-11	5' WIDE PUBLIC SIDEWALK
SP-12	DESIGNATED PRIVATE/SEMI-PRIVATE OUTDOOR SPACE. REFER TO SD2-SD4 FOR UNIT AREAS.
SP-13	MAILBOX WITH PARCEL LOCKERS
SP-14	4' WIDE PRIVATE SIDEWALK
SP-15	CENTER LINE OF ROADWAY
SP-16	SARIS DUPLEX BIKE MAINTENANCE STAND WITH PUMP
SP-17	CONCRETE RAMP TO MAIN ENTRY
SP-18	BUILDING SIGNAGE
SP-19	SITE DIRECTORY AND MAP AT MAIN ENTRY. REFER TO 1/SD5 STREET-FACING ELEVATION FOR LOCATION.
SP-20	PROPOSED LOCATION OF MECHANICAL UNITS, TYP. SCREENED BY 6' FENCE AT FRONT AND SIDE OF PROPERTY. MAINTAIN EQUIPMENT SERVICE AND AIRFLOW CLEARANCES.
SP-21	PREFABRICATED MAINTENANCE STORAGE SHED ON CONCRETE SLAB. SIZE, HEIGHT, ROOF, SIDING, AND COLORS TO BE DETERMINED.

SITE PLAN LEGEND

2D VIEW	DESCRIPTION
	PROPERTY LINE
	SETBACKS
	FLOODPLAIN TRANSITION



1 SITE PLAN 1" = 10'

ANCHORED ARCHITECTS

Contact: Tony Thurber
Phone: 208.310.2860
Email: TonyT@anchoredarchitects.com
Website: https://anchoredarchitects.com

FLATS AT 40TH

213 E 40TH GARDEN CITY ID 83714 UNITED STATES

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SITE PLAN
9/2/26

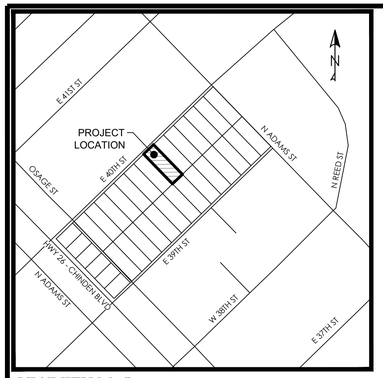
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SD1

TOPOGRAPHIC SURVEY

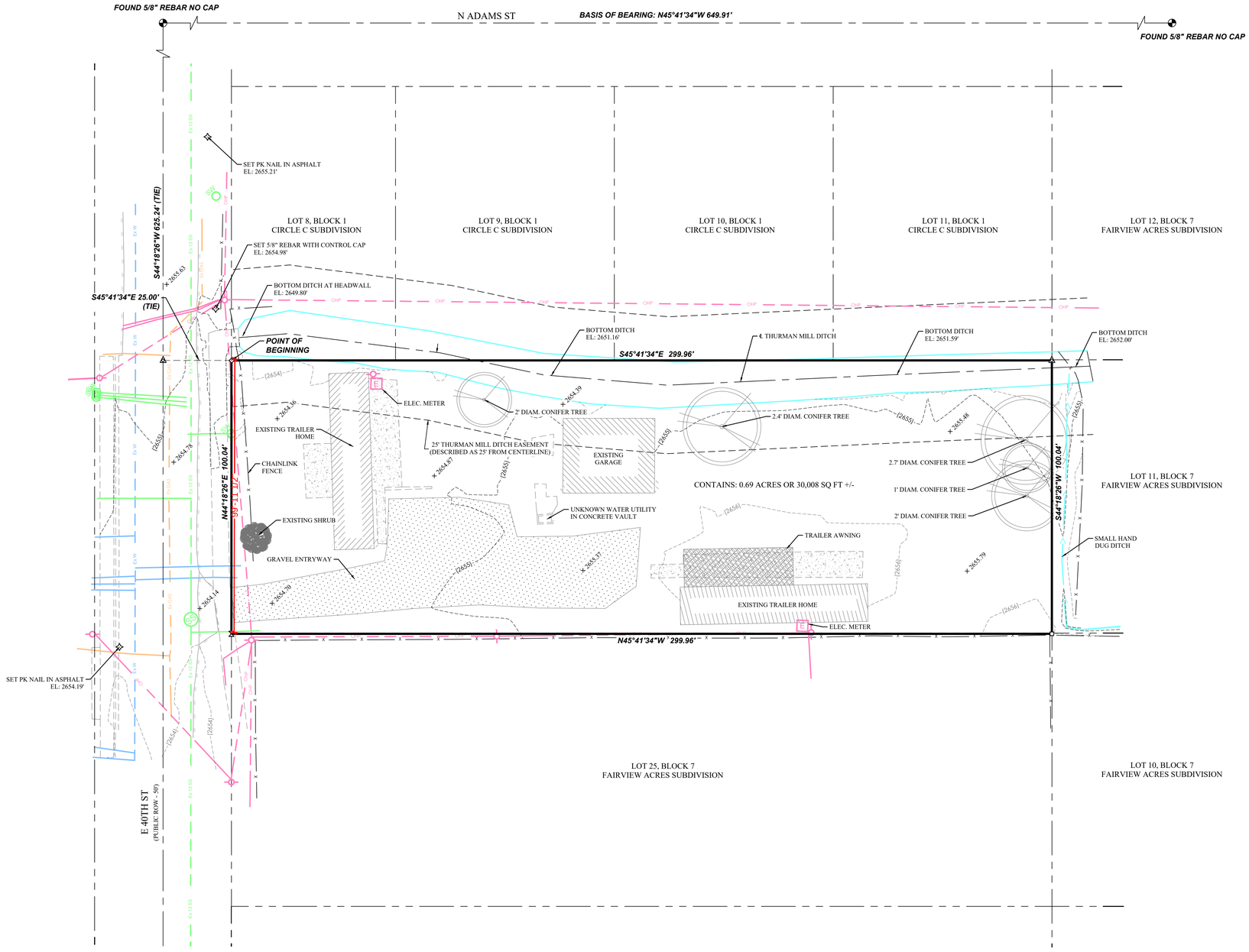
LOT 24 OF BLOCK 7 OF FAIRVIEW ACRES SUBDIVISION NO. 1

LOCATION: A PART OF THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN
GARDEN CITY, ADA COUNTY, IDAHO



VICINITY MAP
N.T.S





NOT FOR CONSTRUCTION

THIS TOPOGRAPHIC SURVEY IS INTENDED SOLELY FOR CLIENT USE AND IS NOT AN OFFICIAL DOCUMENT. THE INFORMATION CONTAINED HEREIN IS NOT TO BE RECORDED OR SUBMITTED TO ANY CITY, COUNTY, OR OTHER GOVERNMENT ENTITY. IT IS NOT INTENDED FOR USE IN ANY BUILDING OR CONSTRUCTION ACTIVITIES AND SHOULD NOT BE RELIED UPON FOR SUCH PURPOSES.

THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS THE BOUNDARY SHOWN HERREON IS THE BOUNDARY OF DEEDED RECORD.

NOTE CONCERNING UTILITIES:

WITH REGARD TO LOCATIONS OF UTILITIES ON OR SERVING THE SURVEYED PROPERTY, INFORMATION FROM SOURCES WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- Ex SS EXIST. SANITARY SEWER
- Ex W EXIST. CULINARY WATER
- EXIST. EDGE OF BANK
- Ex GAS EXIST. NATURAL GAS
- Ex COMM EXIST. COMMUNICATIONS
- OHP EXIST. OVERHEAD POWER
- UGP EXIST. UNDERGROUND POWER
- x x x EXIST. FENCE
- EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
- EXIST. EDGE OF ASPHALT
- SET PROJECT BENCHMARK (AS NOTED)
- FOUND 1/2" REBAR WITH CAP "PLS 19630"
- FOUND 5/8" REBAR WITH CAP "BRIGGS LS 3619"
- FOUND NAIL SET IN LEAD IN SIDEWALK
- CALCULATED POINT
- EXIST. SEWER MANHOLE & CLEAN OUT
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- + XXXX.X EXIST. SPOT ELEVATION

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STATE OF IDAHO
TRENTON SMITH

TOPOGRAPHIC SURVEY
LOT 24 OF BLOCK 7 OF FAIRVIEW ACRES SUBDIVISION NO. 1
LOCATION: A PART OF THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN
GARDEN CITY, ADA COUNTY, IDAHO
PREPARED FOR: CHAPS DEVELOPMENT GROUP, LLC

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

Drawn: MLW	Checked: JTS
Scale: 1"=20'	Job #: 56-5037
Date: 05/12/2026	
Sheet: 1 OF 1	

V:_2026\26-5037 213 40th Street\design 26-5037\dwg\sheet\\26-5037 TOPO SURVEY.dwg