

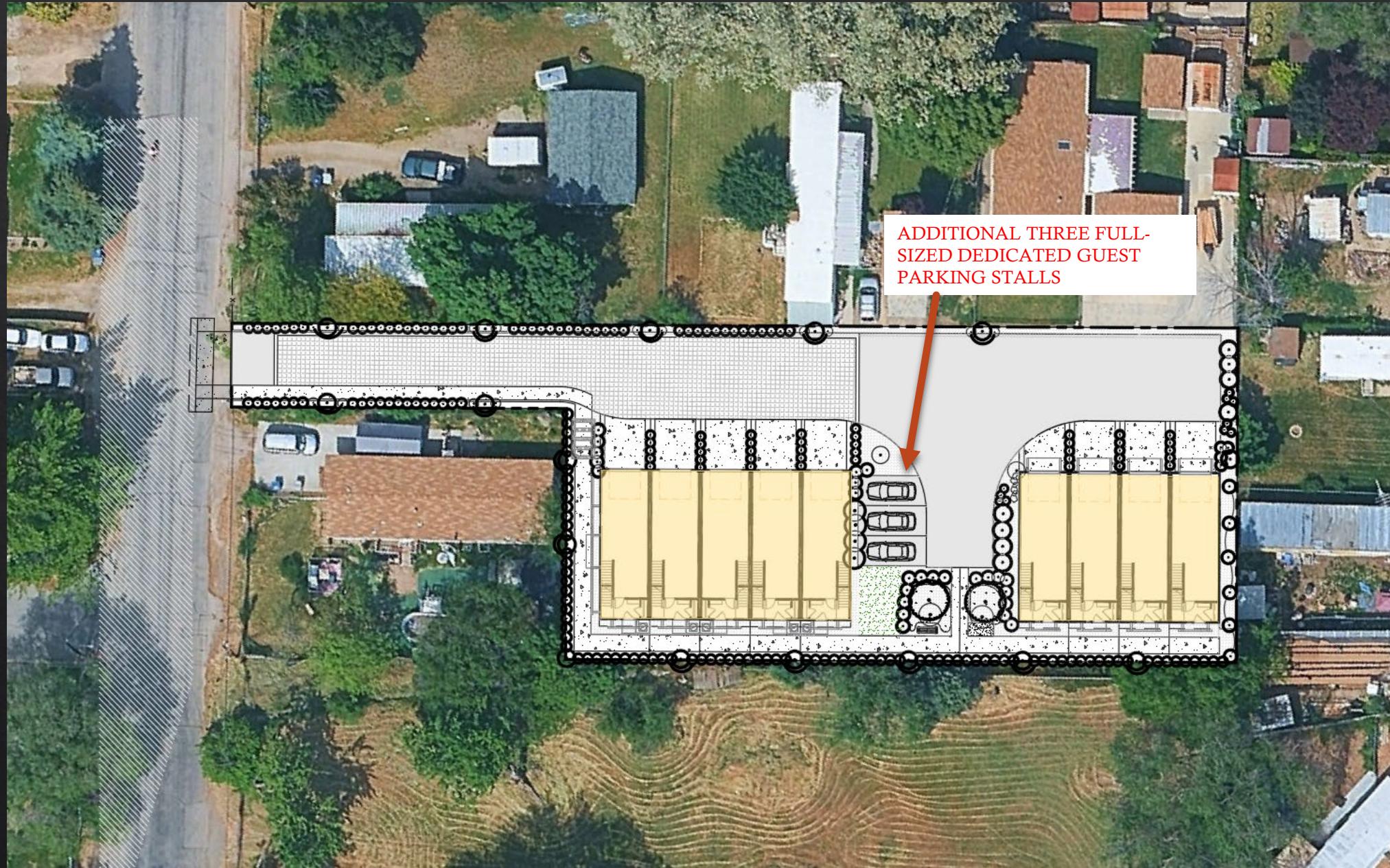
# EDGEMERE SUBDIVISION

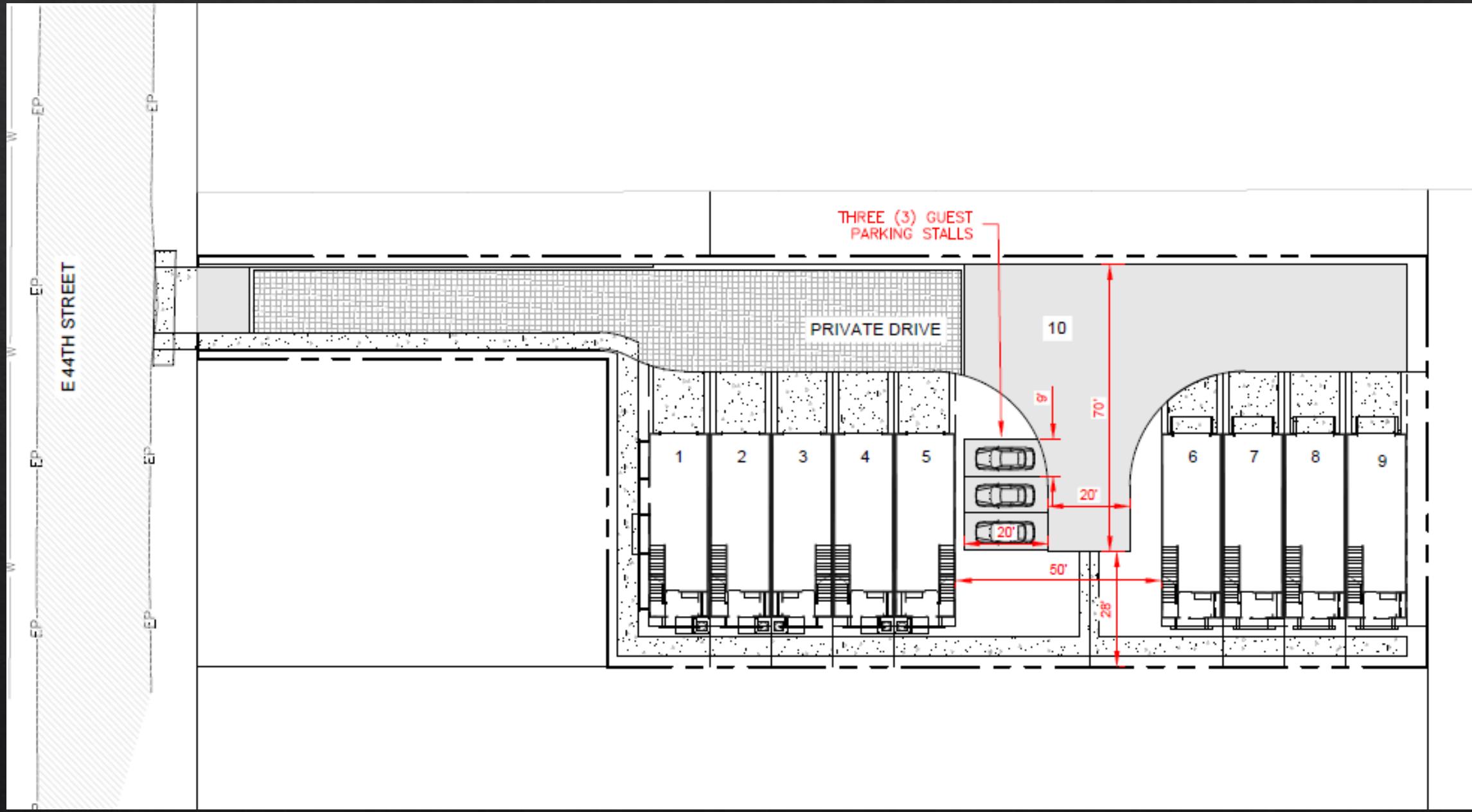
PRELIMINARY PLAT & PUD

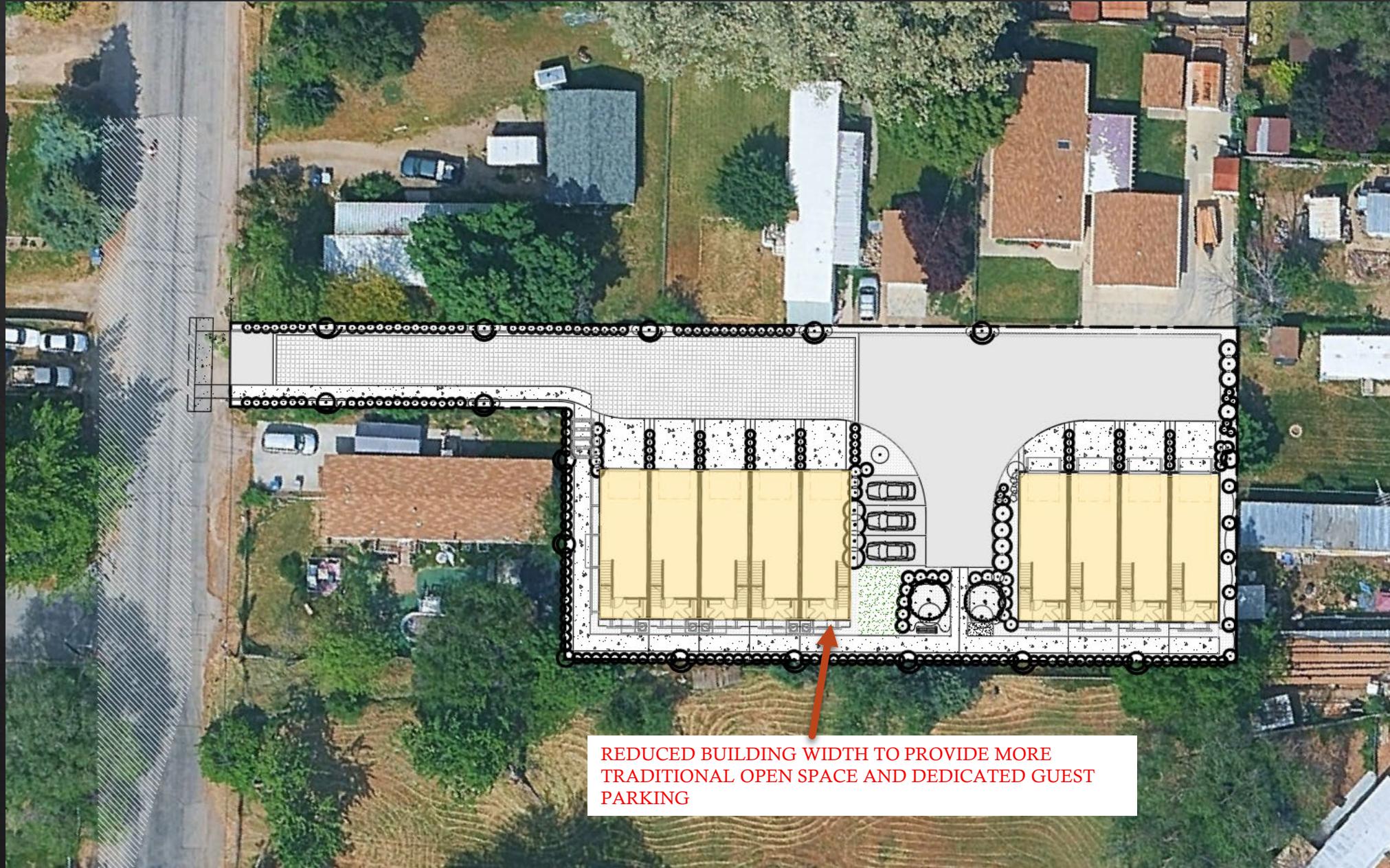
(SUBFY2024-0006)

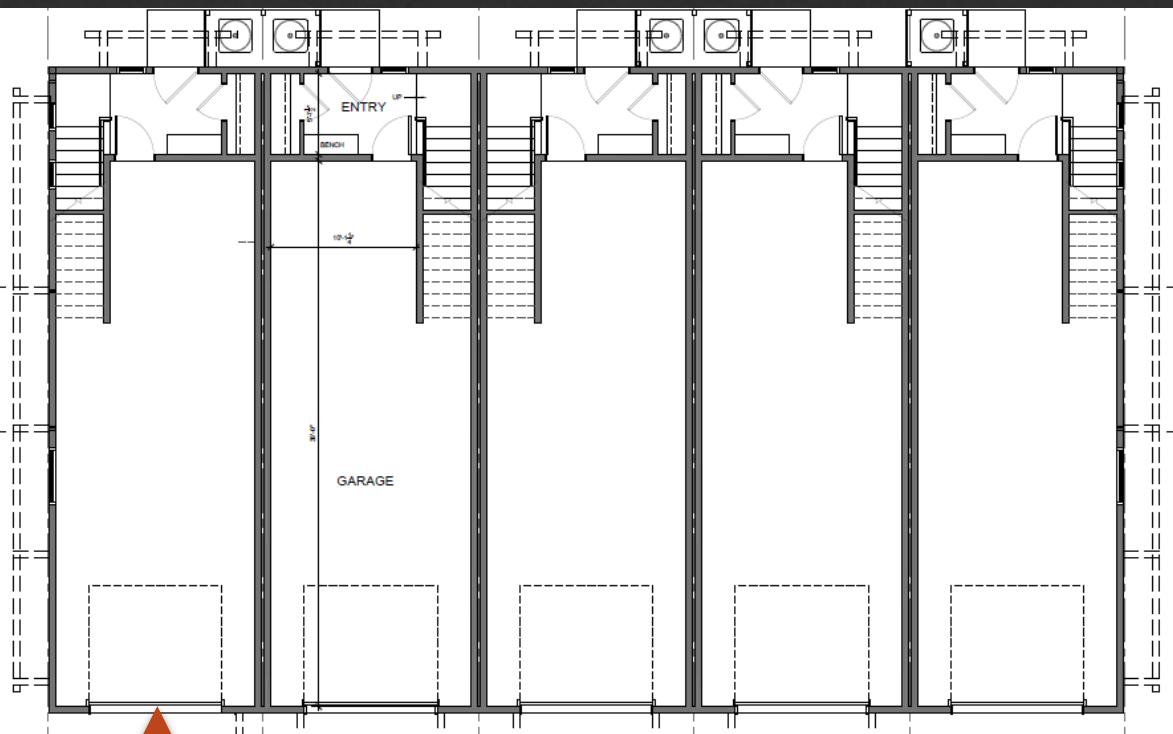


- 0.52-acres
- R-3 Medium density residential
- 9 attached townhome units and 1 common lot for a total of 10 parcels.
- Private driveway is proposed to be owned and maintained by the Edgemere Subdivision Home Owners Association









UNIT TYPE "B-2"  
2 BEDROOM, 2.5 BATH, 2 CAR GAR.  
SQUARE FOOTAGE SUMMARY  
GROUND LEVEL = 113 S.F.  
SECOND FLOOR = 630 S.F.  
THIRD FLOOR = 727 S.F.  
TOTAL LIVING = 1,470 S.F.  
GARAGE = 546 S.F.

UNIT TYPE "B-1"  
2 BEDROOM, 2.5 BATH, 2 CAR GAR.  
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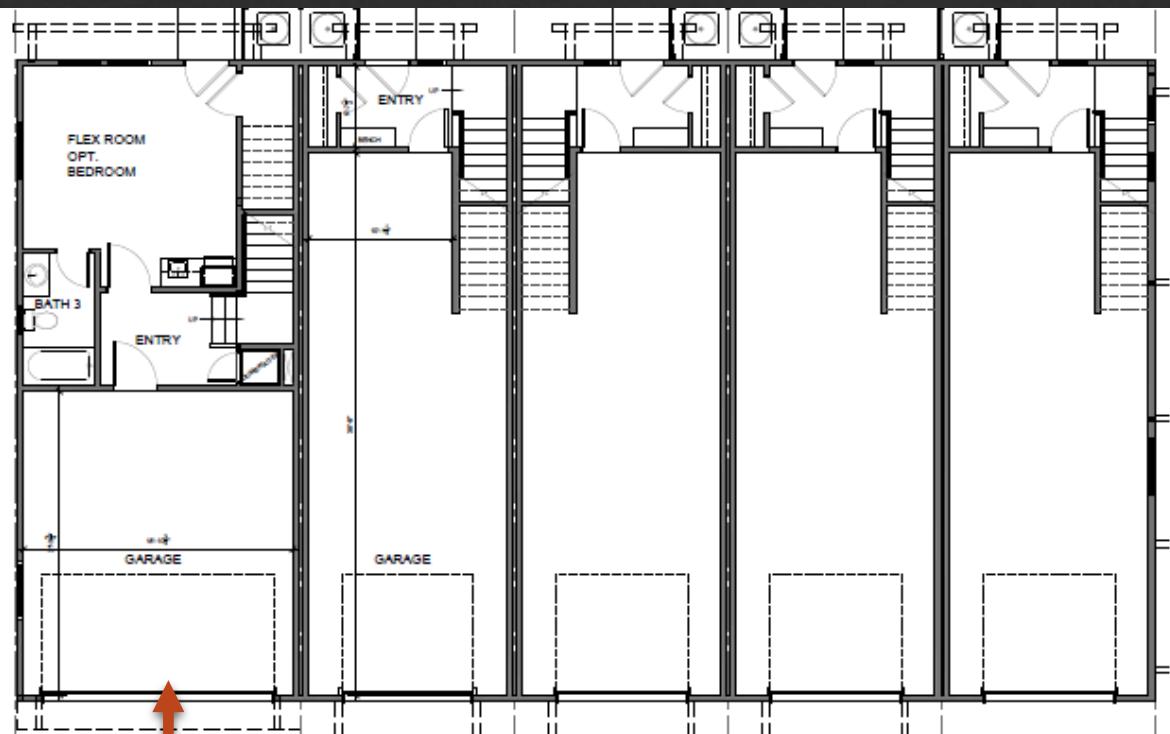
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FLOOR PLAN - GROUND LEVEL

(2) TYPE "B-1"  
(3) TYPE "B-2"

UPDATED BUILDING FOOTPRINT



UNIT TYPE "A"  
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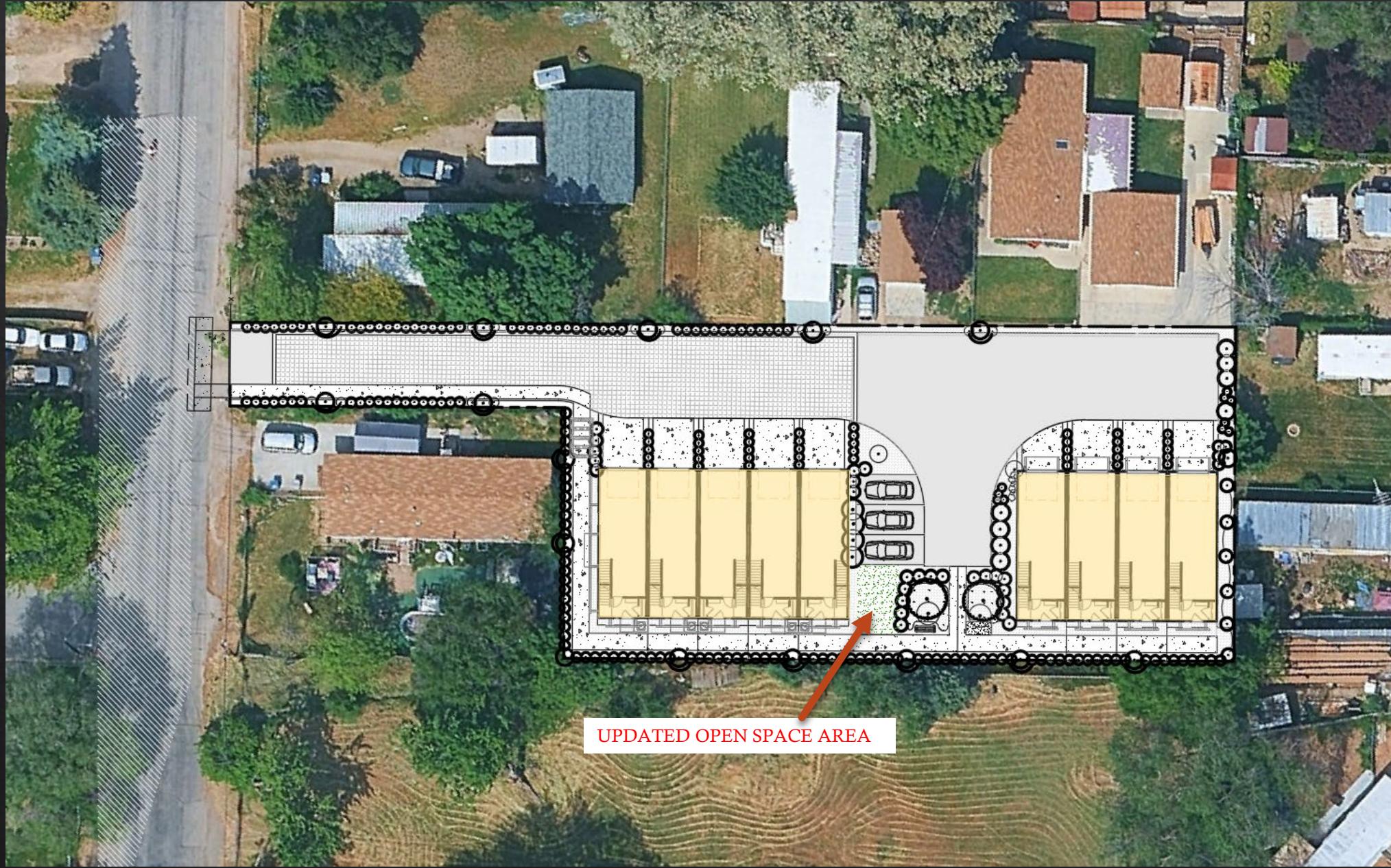
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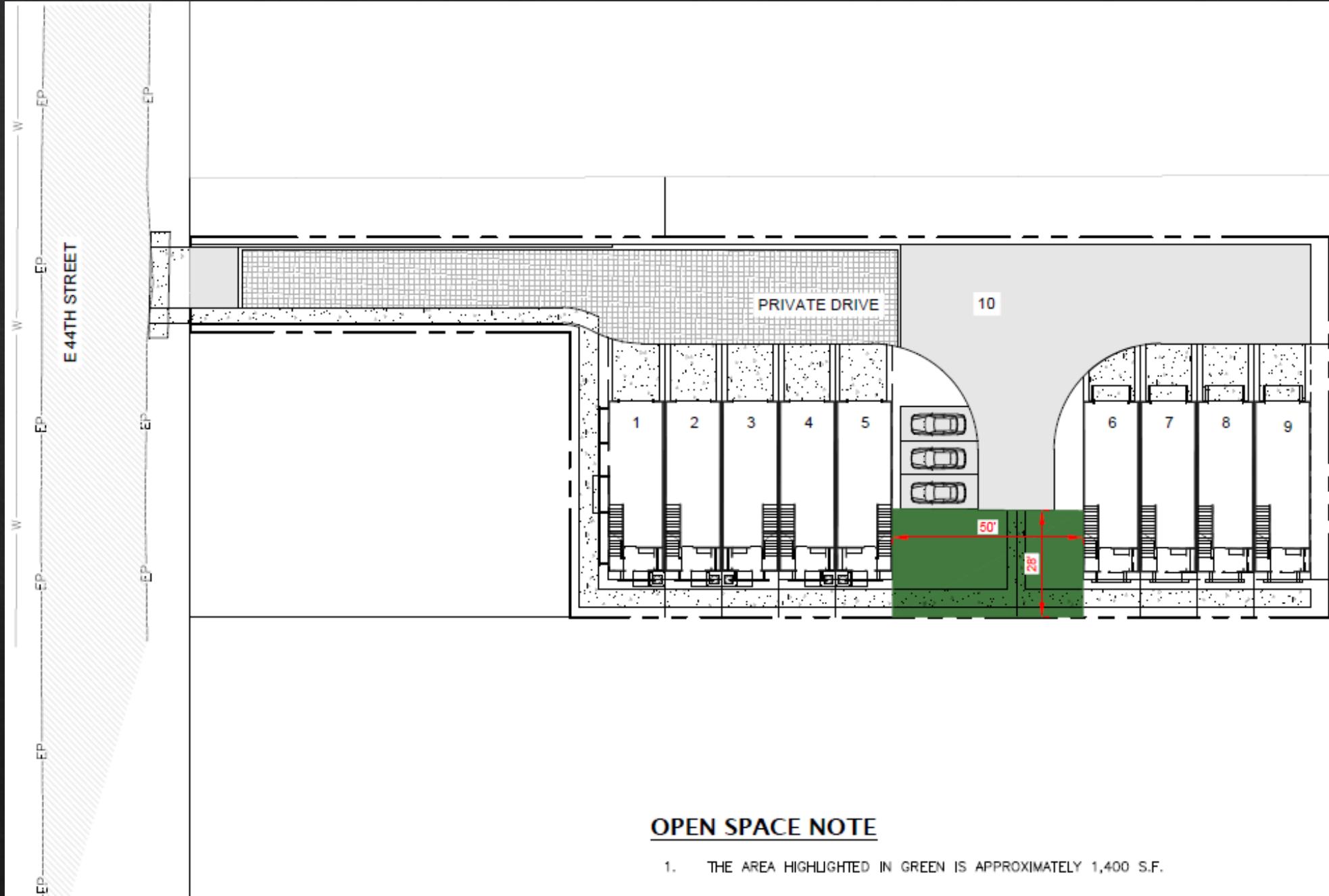
UNIT TYPE "B-2"  
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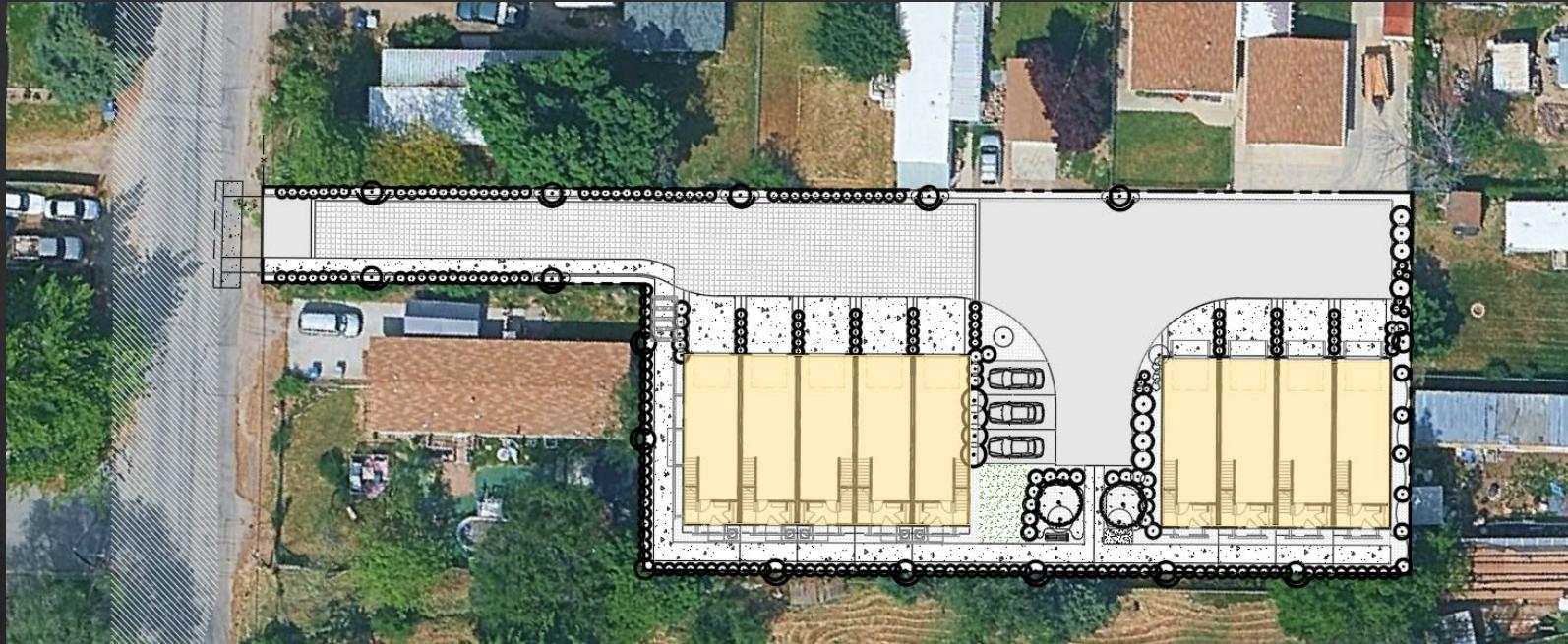
FLOOR PLAN - GROUND LEVEL

(1) TYPE "A"  
(2) TYPE "B-1"  
(2) TYPE "B-2"

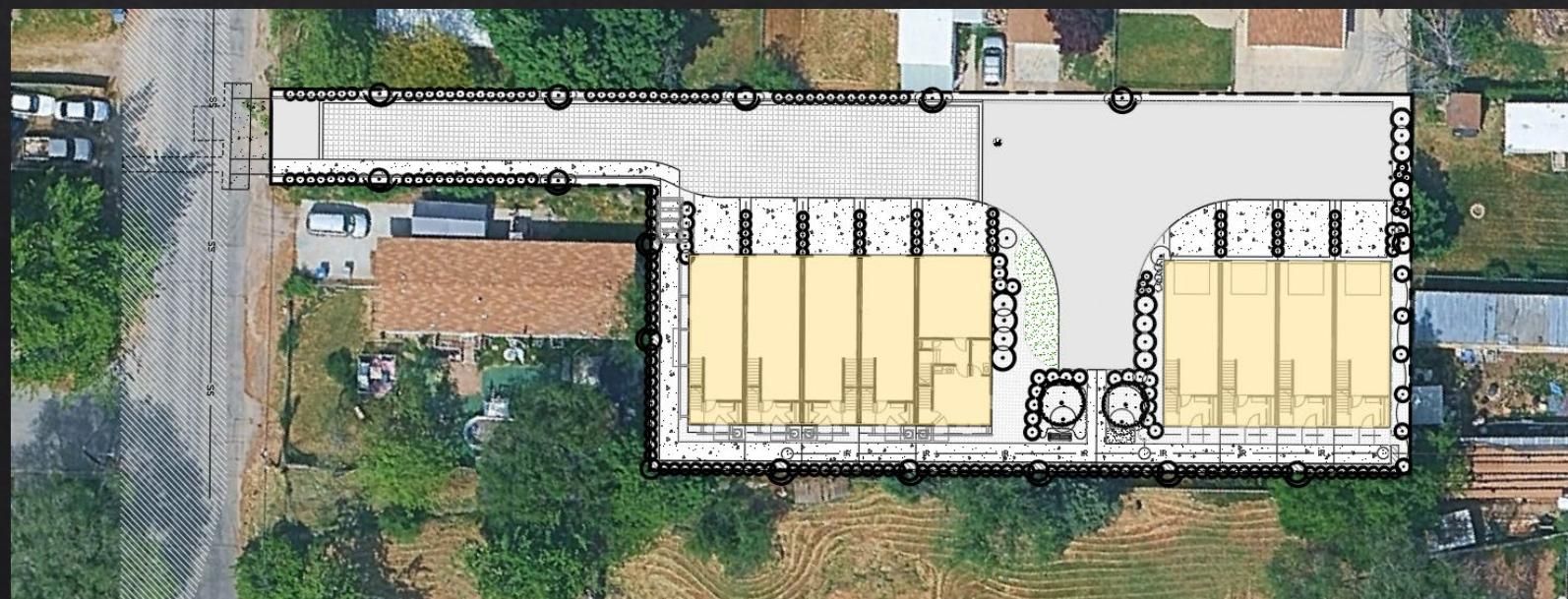
ORIGINAL BUILDING FOOTPRINT







Updated layout



Original layout

- REDUCTION IN BUILDING ENVELOPE OF LOT 5
- ADDITION OF THREE DEDICATED GUEST PARKING STALLS
- MORE TRADITIONAL OPEN SPACE/COMMONS



## EXISTING SITE MAP

- ❖ Existing Use – Residential.
- ❖ Existing cross-access easement for the parcels to the north. Cross access to remain with new proposed street.
- ❖ Surrounding uses within 600 feet;
  - a) Manufactured/mobile home park
  - b) Dwelling unit, single family detached
  - c) Dwelling unit, single family attached

## UNIT TYPE "B-2"

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### SQUARE FOOTAGE SUMMARY

GROUND LEVEL =	113 S.F.
SECOND FLOOR =	638 S.F.
THIRD FLOOR =	670 S.F.
<u>TOTAL LIVING =</u>	<u>1,421 S.F.</u>
 GARAGE =	 546 S.F.

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SOUTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

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NORTHEAST ELEVATION

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A D A M S   T O W N H O U S E S  
GARDEN CITY, IDAHO

PROPOSED COLOR/EXTERIOR ELEMENTS  
3 UNIT 8/3/22



PAINT & STONE SELECTIONS

TRIM, FACIA, FRONT DOOR & WINDOWS

SW 7069 IRON ORE

WINDOWS: BLACK ALUMINUM

VERTICAL SIDING

WOODTONE RUSTICA LAPSIDING: RIVERROCK

STUCCO

SW 7067: CITYSCAPE

SW 7064: PASSIVE

SW 7014: EIDER WHITE

GARAGE

SW 7006: GRAY MATTERS



SOUTHEAST ELEVATION

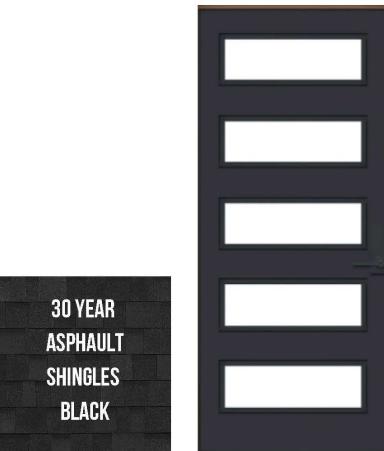


WOODTONE RUSTICA SERIES LAP  
RIVERROCK  
BLACK CORNERS



MERRILL STONE  
STORM MOUNTAIN

SHERWIN-WILLIAMS COLORSNAP | VISUALIZER





# ADAMS TOWNHOUSES

## GARDEN CITY, IDAHO

PROPOSED COLOR/EXTERIOR ELEMENTS  
4 UNIT 8/3/22



4



WOODTONE RUSTICA SERIES LAP  
RIVERROCK  
BLACK CORNERS

### PAINT & STONE SELECTIONS

#### TRIM, FACIA, FRONT DOOR & WINDOWS

SW 7069 IRON ORE

WINDOWS: BLACK ALUMINUM

#### VERTICAL SIDING

WOODTONE RUSTICA LAPSIDING: RIVERROCK

#### STUCCO

SW 6166: ECLIPSE

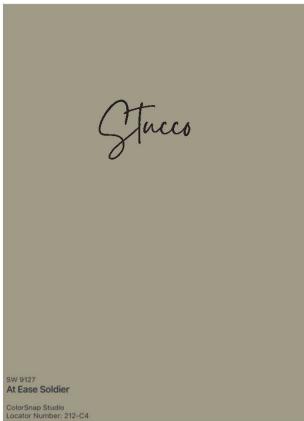
SW 6162: ANCIENT MARBLE

SW 9127: AT EASE SOLDIER

#### GARAGE

SW 6163: GRASSLAND

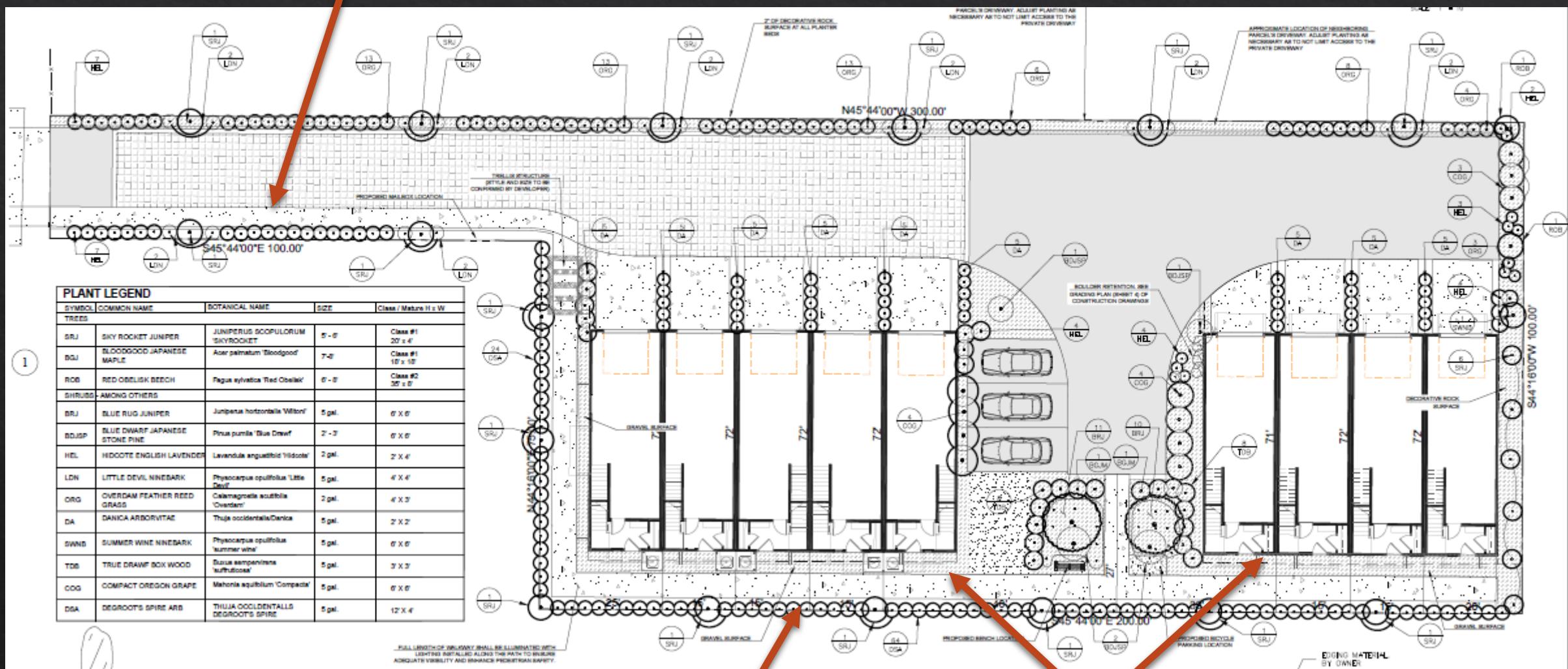
30 YEAR  
ASPHALT  
SHINGLES  
BLACK



MERRILL STONE  
STORM MOUNTAIN

SHERWIN-WILLIAMS  
COLORSNAP® VISUALIZER

## 4' WIDE CONCRETE PEDESTRIAN SECTION



## CROSS ACCESS EASEMENT AND PEDESTRIAN PATHWAY

## 10-FOOT FRONT YARD SETBACK