

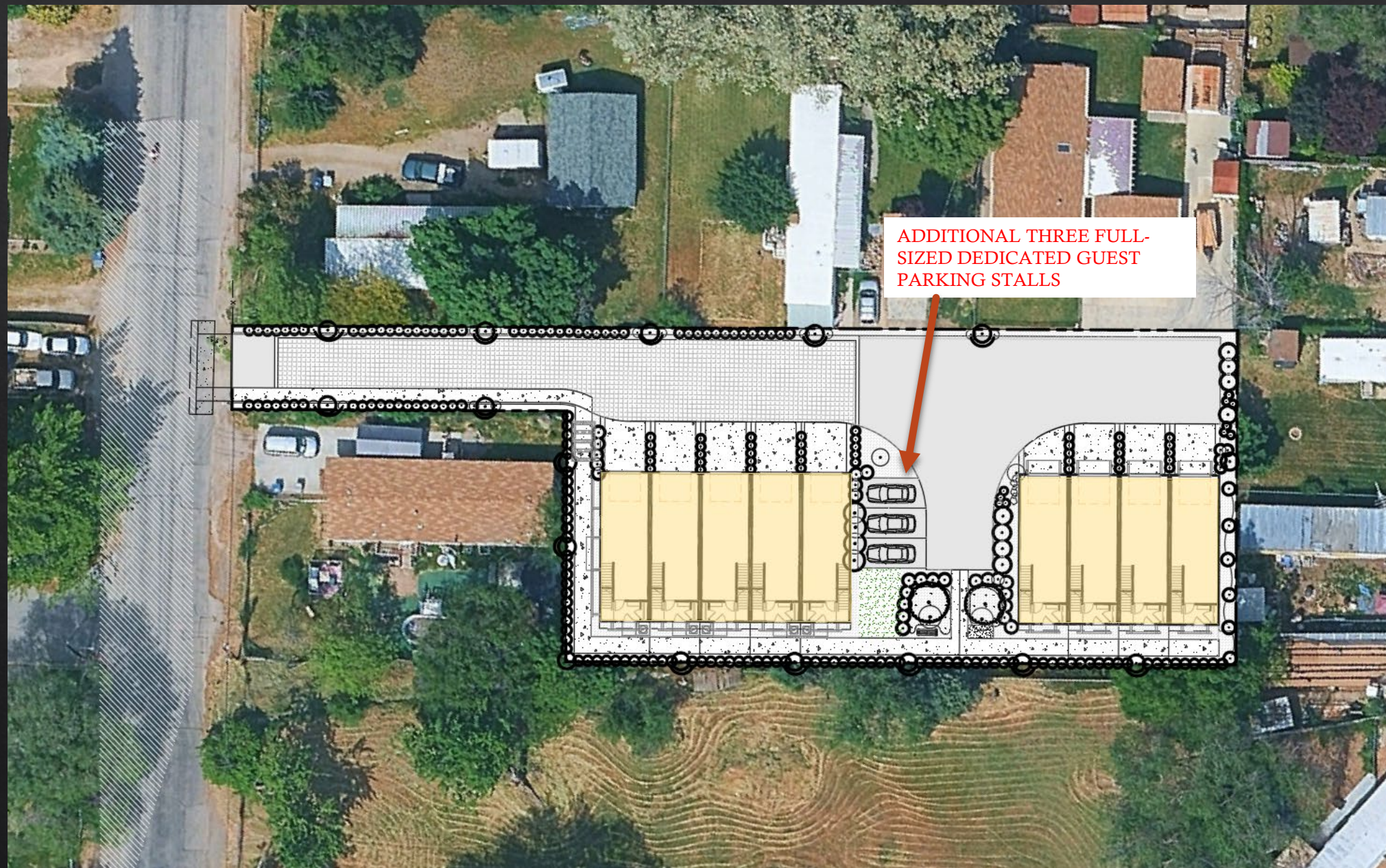
EDGEMERE SUBDIVISION

PRELIMINARY PLAT & PUD

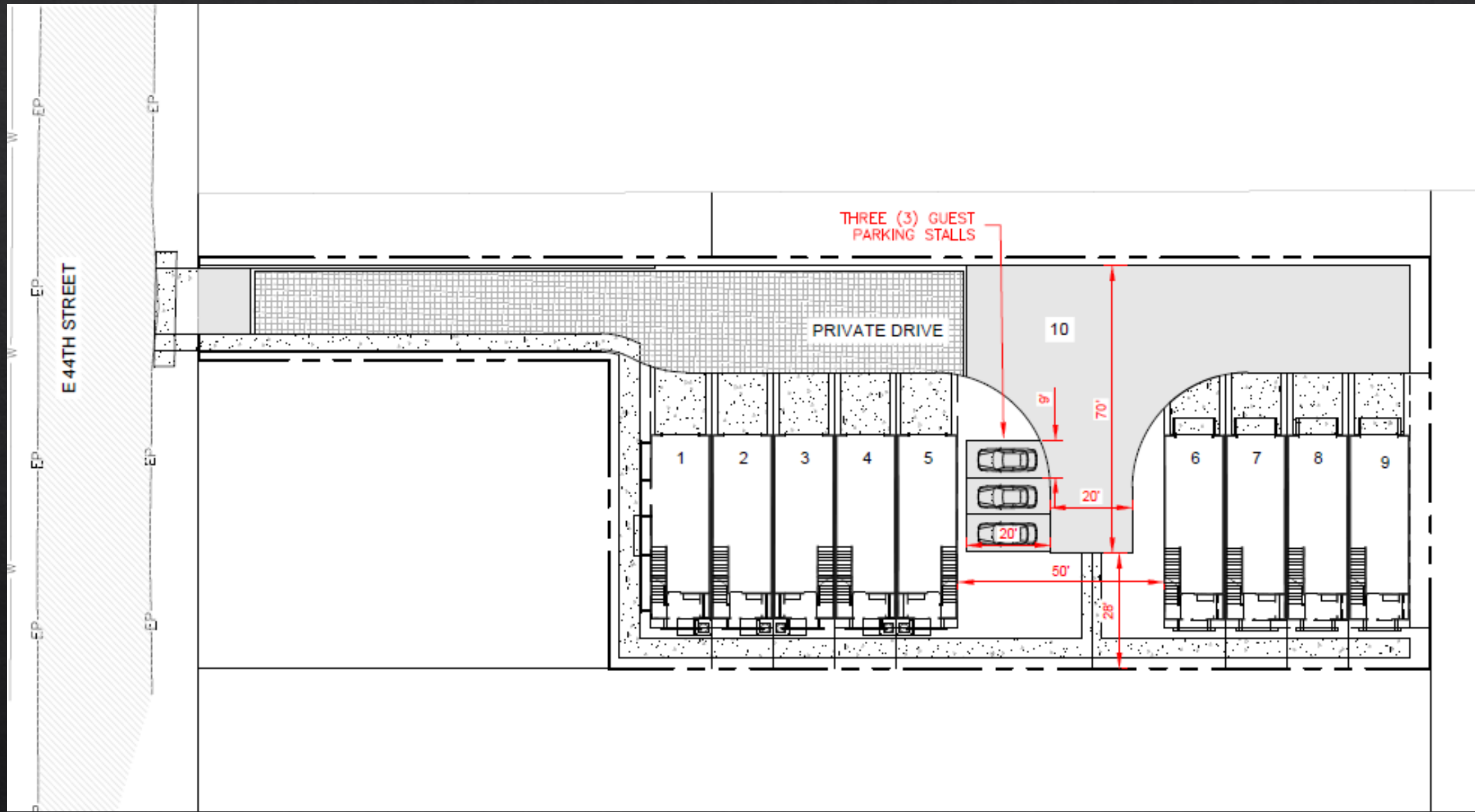
(SUBFY2024-0006)

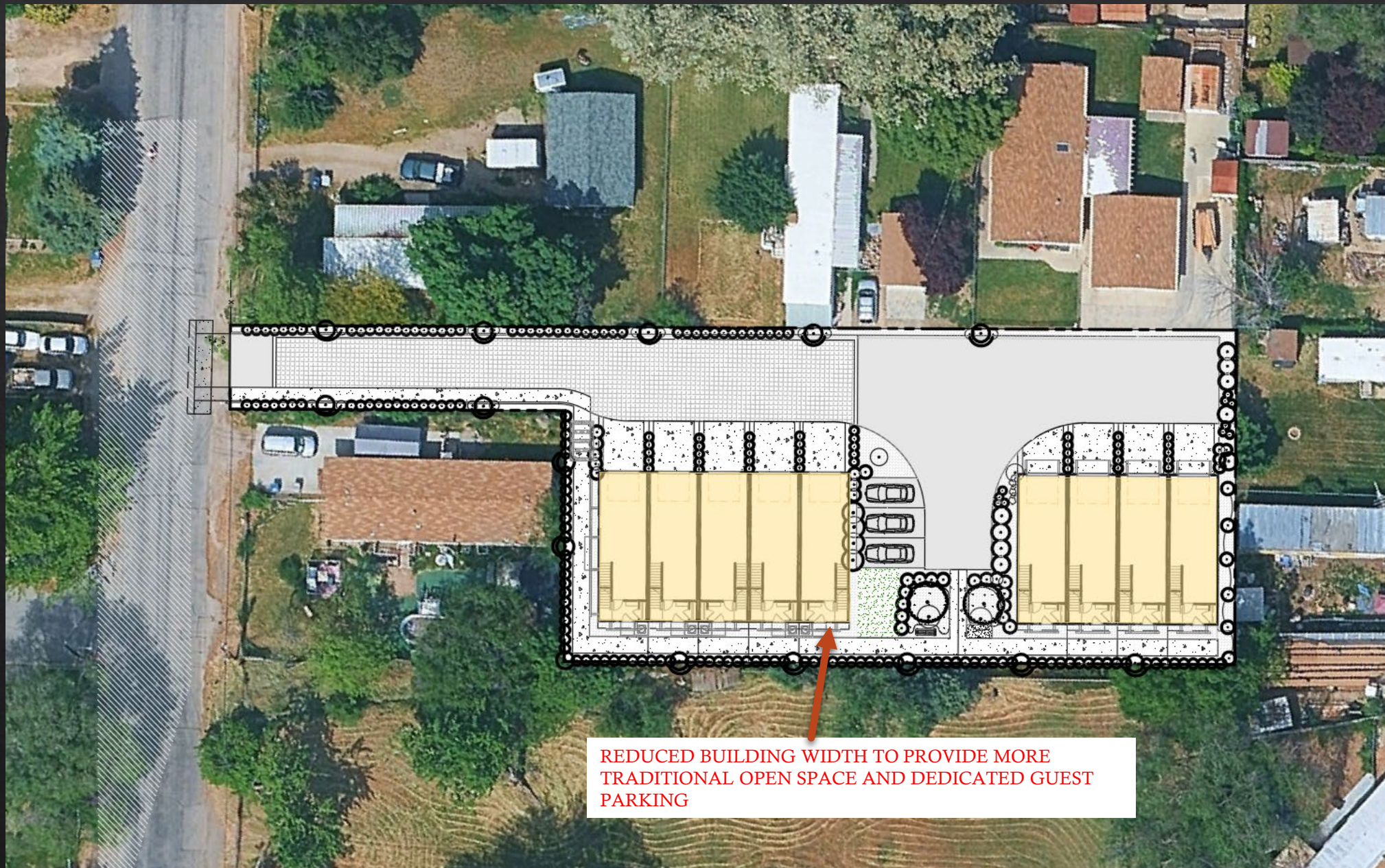


- 0.52-acres
- R-3 Medium density residential
- 9 attached townhome units and 1 common lot for a total of 10 parcels.
- Private driveway is proposed to be owned and maintained by the Edgemere Subdivision Home Owners Association

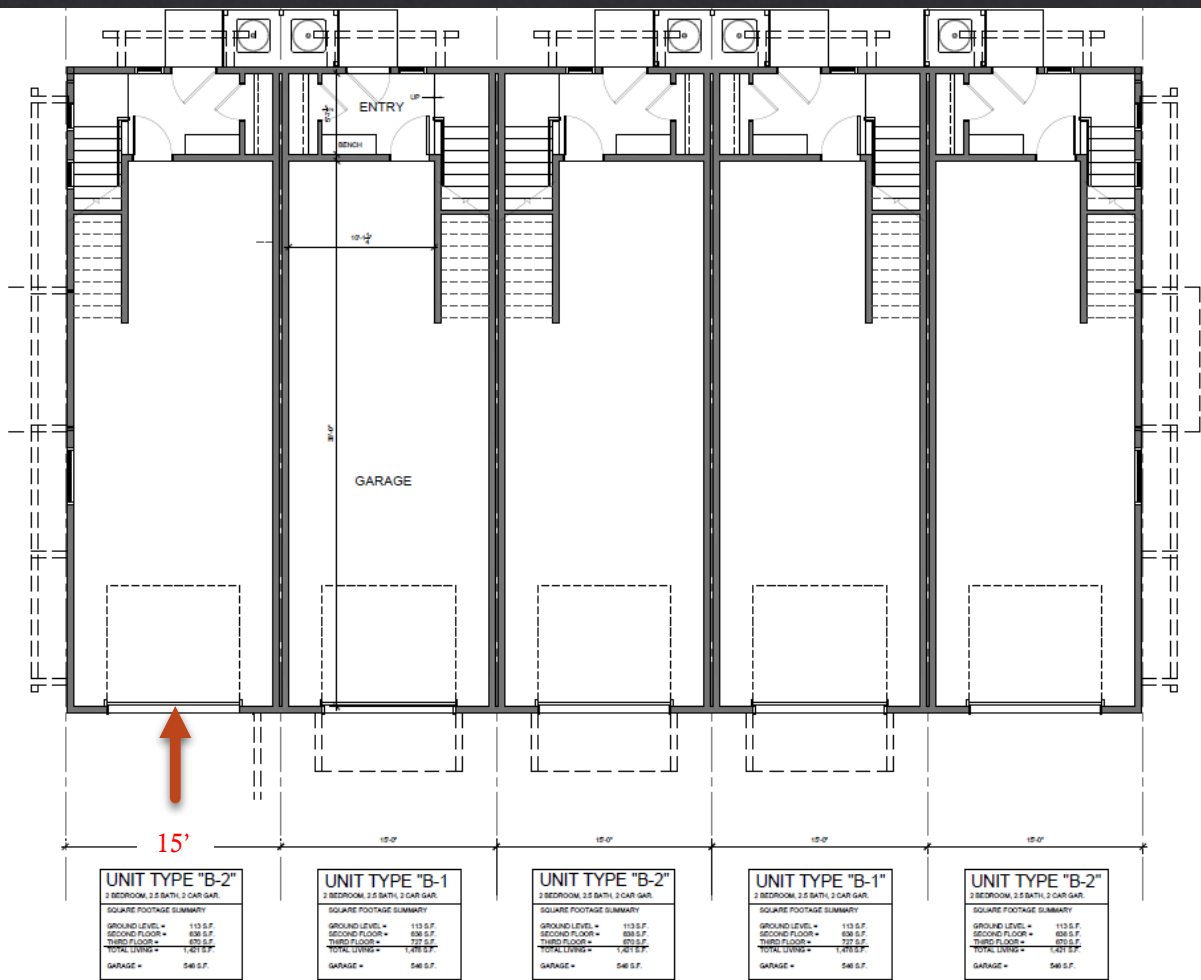


ADDITIONAL THREE FULL-SIZED DEDICATED GUEST PARKING STALLS





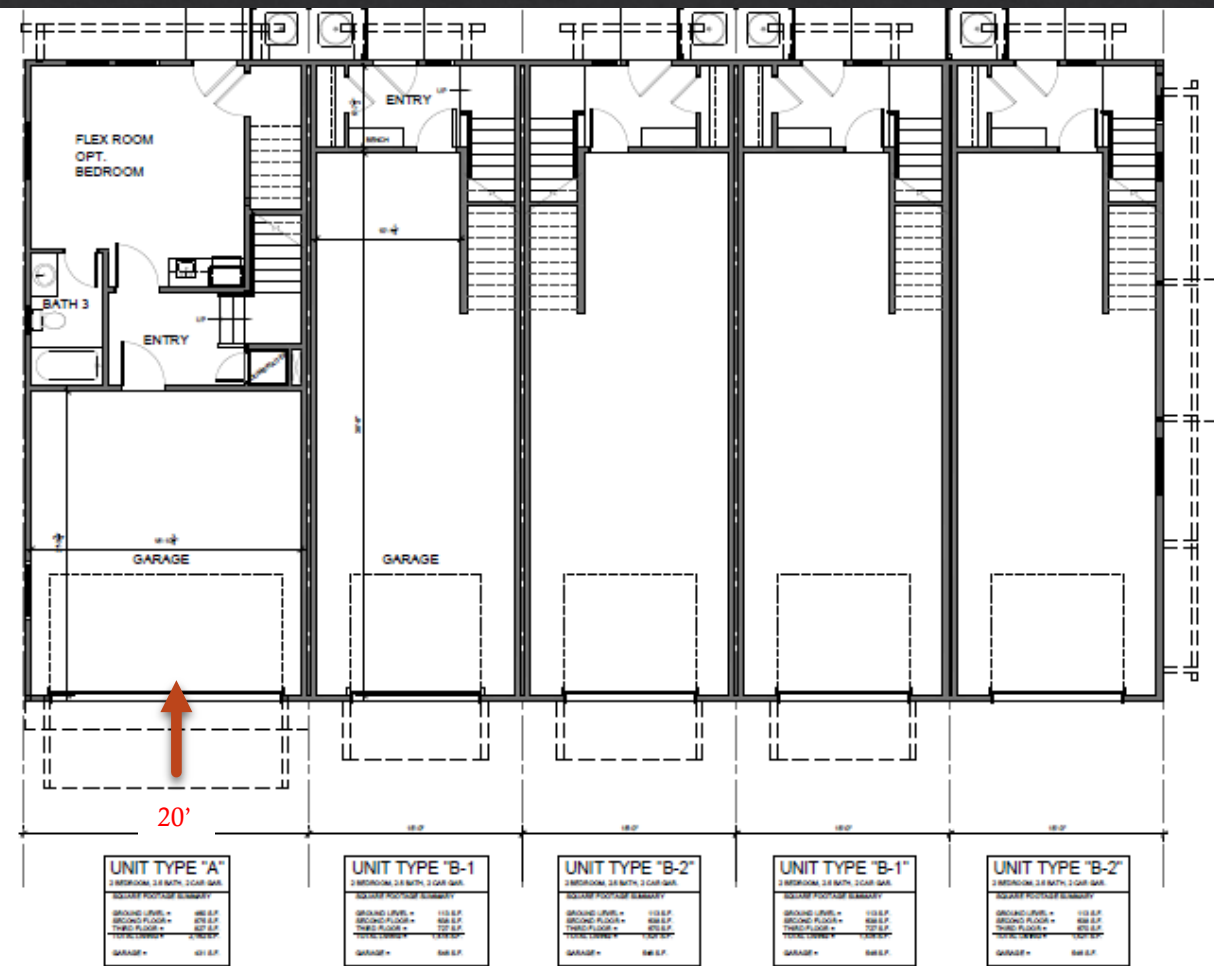
REDUCED BUILDING WIDTH TO PROVIDE MORE
TRADITIONAL OPEN SPACE AND DEDICATED GUEST
PARKING



FLOOR PLAN - GROUND LEVEL

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

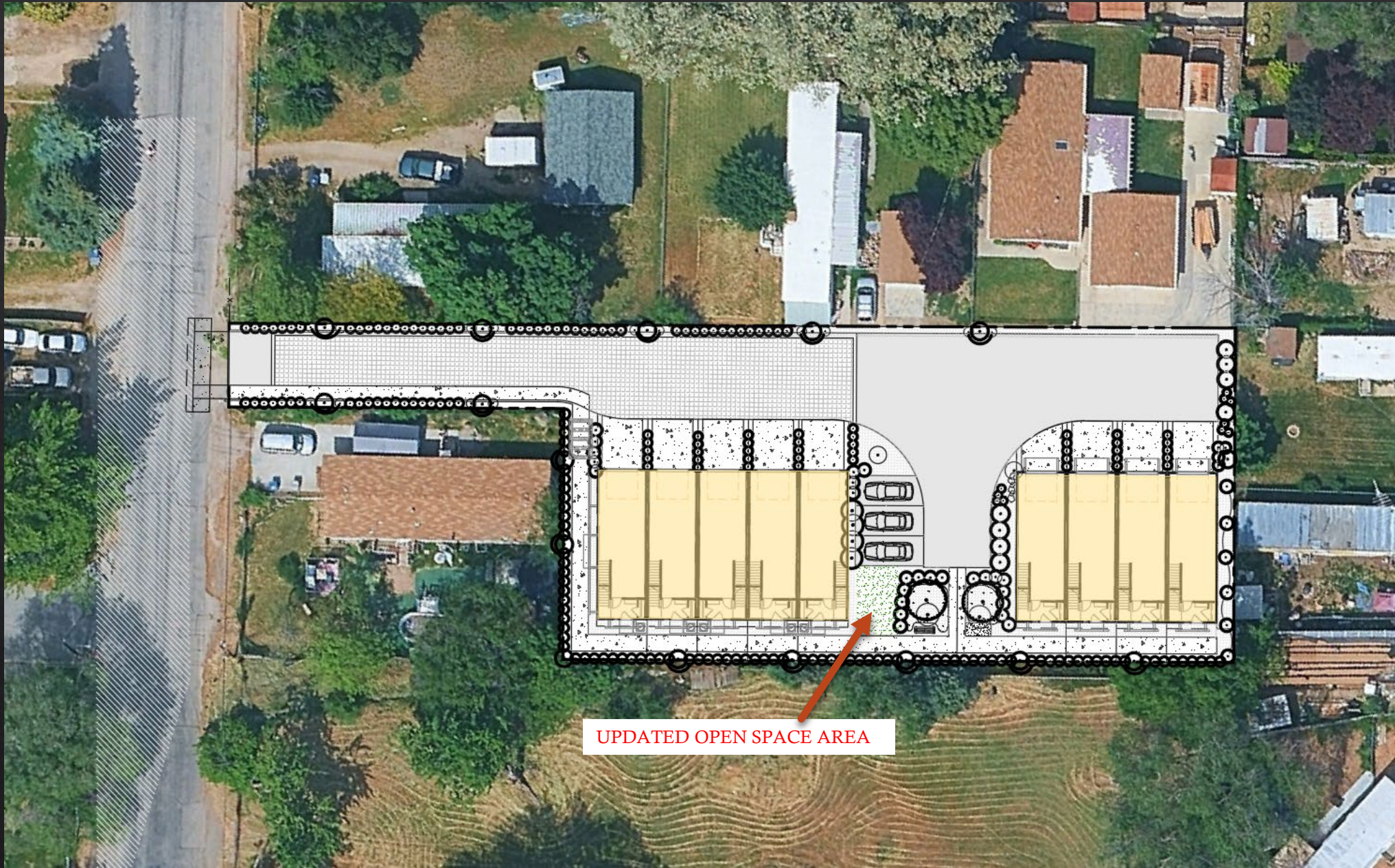
UPDATED BUILDING FOOTPRINT



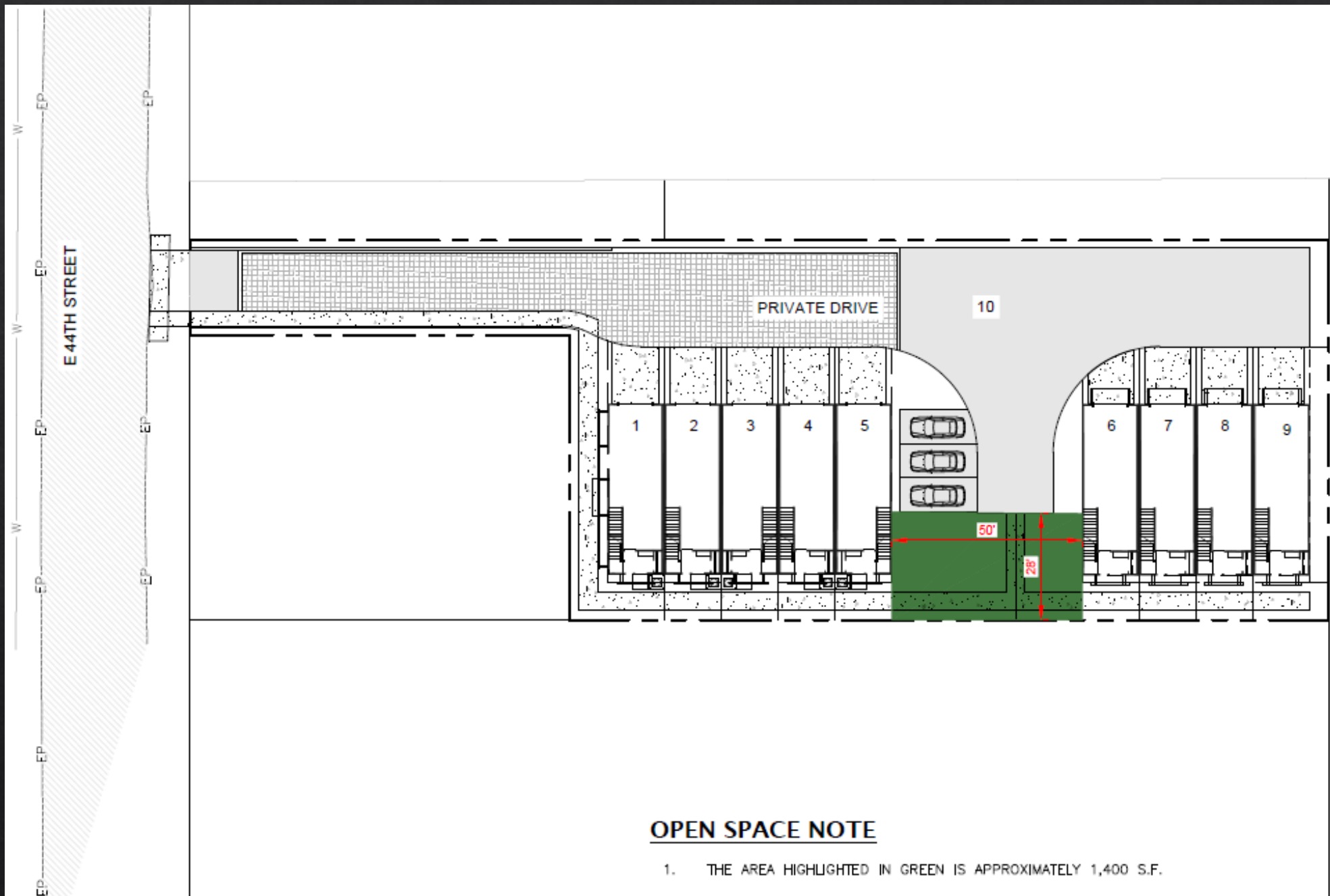
FLOOR PLAN - GROUND LEVEL

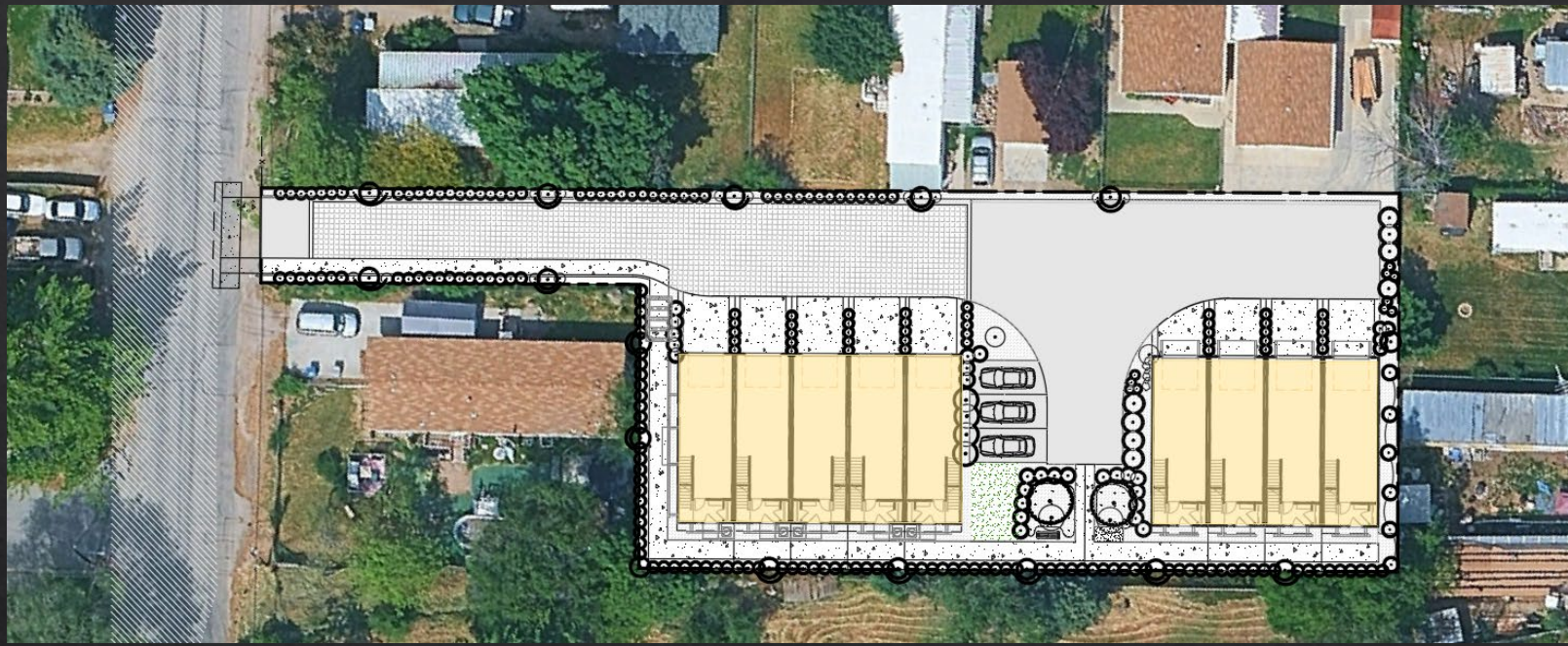
- (1) TYPE "A"
(2) TYPE "B-1"
(2) TYPE "B-2"

ORIGINAL BUILDING FOOTPRINT



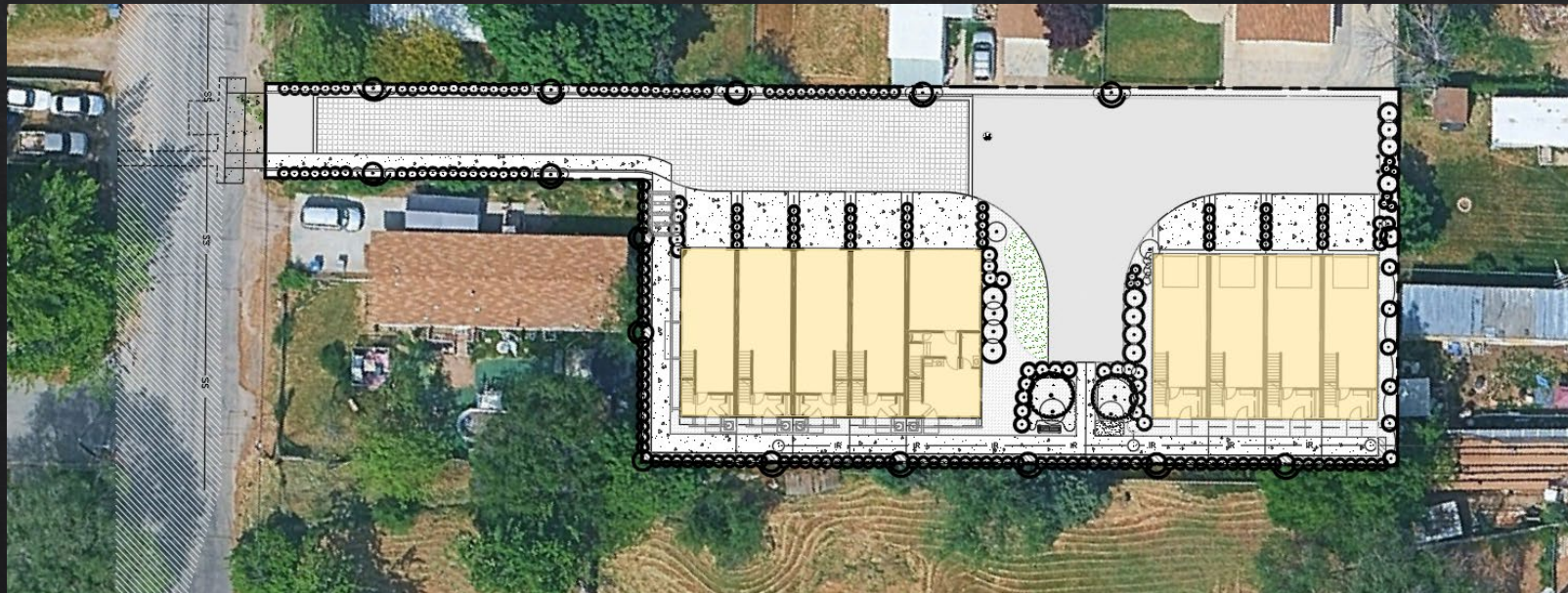
UPDATED OPEN SPACE AREA





Updated layout

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



Original layout



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"

2 BEDROOM, 2.5 BATH, 2 CAR GAR.

SQUARE FOOTAGE SUMMARY

GROUND LEVEL =	113 S.F.
SECOND FLOOR =	638 S.F.
THIRD FLOOR =	670 S.F.
TOTAL LIVING =	1,421 S.F.

GARAGE = 546 S.F.

UNIT TYPE "B-1"

2 BEDROOM, 2.5 BATH, 2 CAR GAR.

SQUARE FOOTAGE SUMMARY

GROUND LEVEL =	113 S.F.
SECOND FLOOR =	638 S.F.
THIRD FLOOR =	727 S.F.
TOTAL LIVING =	1,478 S.F.

GARAGE = 546 S.F.



SOUTHWEST ELEVATION



NORTHEAST ELEVATION



UNIT TYPE "B-1"

2 BEDROOM, 2.5 BATH, 2 CAR GAR.

SQUARE FOOTAGE SUMMARY

GROUND LEVEL =	113 S.F.
SECOND FLOOR =	638 S.F.
THIRD FLOOR =	727 S.F.
TOTAL LIVING =	1,478 S.F.

GARAGE = 546 S.F.



UNIT TYPE "B-2"

2 BEDROOM, 2.5 BATH, 2 CAR GAR.

SQUARE FOOTAGE SUMMARY

GROUND LEVEL =	113 S.F.
SECOND FLOOR =	638 S.F.
THIRD FLOOR =	670 S.F.
TOTAL LIVING =	1,421 S.F.

GARAGE = 546 S.F.

ADAMS TOWNHOUSES 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

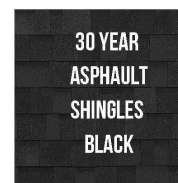
SW 7067: CITYSCAPE

SW 7064: PASSIVE

SW 7014: EIDER WHITE

GARAGE

SW 7006: GRAY MATTERS



SHERWIN-WILLIAMS
COLORSNAP | VISUALIZER



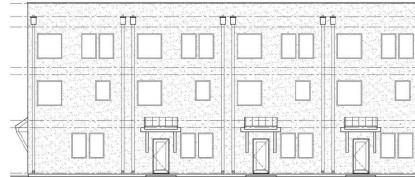
A D A M S T O W N H O U S E S

GARDEN CITY, IDAHO

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



NORTHWEST ELEVATION



SOUTHEAST ELEVATION

4

PAINT & STONE SELECTIONS

TRIM, FACIA, FRONT DOOR & WINDOWS

SW 7069 IRON ORE

WINDOWS: BLACK ALUMINUM

VERTICAL SIDING

WOODTONE RUSTICA LAPSIDING: RIVERROCK

STUCCO

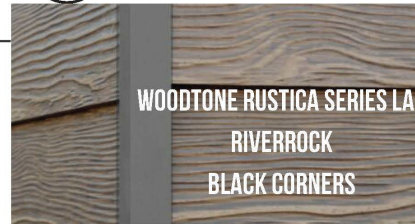
SW 6166: ECLIPSE

SW 6162: ANCIENT MARBLE

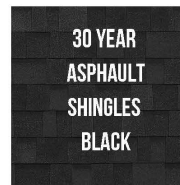
SW 9127: AT EASE SOLDIER

GARAGE

SW 6163: GRASSLAND



WOODTONE RUSTICA SERIES LAP
RIVERROCK
BLACK CORNERS



30 YEAR
ASPHALT
SHINGLES
BLACK



MERRILL STONE
STORM MOUNTAIN

SHERWIN-WILLIAMS
COLORSNAP | VISUALIZER



