

## SUSTAINABLE DEVELOPMENT

ALL NEW DEVELOPMENT AND ADDITIONS TO EXISTING DEVELOPMENT SHALL BE REQUIRED TO PROVIDE FOR SUSTAINABLE DEVELOPMENT PRACTICES BASED ON A POINT SYSTEM AS FOLLOWS:

**ALL NEW RESIDENTIAL DEVELOPMENTS OVER FOUR (4) DWELLING UNITS: SIX (6) POINTS/UNITS**

GCC 8-4G-2 (D)(2): THIS PROJECT IS EXEMPT FROM THIS ARTICLE AS IT WILL BE BUILT TO A MINIMUM FLOOR AREA RATIO (FAR) OF 1.0

G<sub>r</sub> = GROSS FLOOR AREA BUILDING  
B = BUILDABLE LAND AREA

**FAR = G<sub>r</sub> / B = 292,711 / 74,535 = 3.92**

## SITE ANALYSIS

**SITE DATA**  
SITE AREA: 2.00 ACRES (87,120 sf)  
CITY ZONING: C-2  
SETBACKS:  
FRONT: 5'-0"  
REAR: 5'-0"  
SIDE: 5'-0"

\*SETBACKS BETWEEN BUILDINGS SHALL BE 10'-0"

**SITE BREAKDOWN**  
BUILDING FOOTPRINT: 52,778SF  
HARDSCAPE SF: 10,213SF  
LANDSCAPE SF: 7,296SF

**UNITS**  
1-BEDROOM: 90 UNITS  
2-BEDROOM: 80 UNITS  
TOTAL: 170 UNITS

**PARKING**  
REQUIRED:  
1 BEDROOM (1 STALL EA) 90 STALLS  
2 BEDROOM (2 STALL EA) 160 STALLS  
GUEST (.5 FOR THE FIRST 10, .1 EA AFTER THAT)  
TOTAL 271 STALLS

PROVIDED:  
STANDARD STALLS: 266 STALLS  
ACCESSIBLE STALLS: 7 STALLS  
TOTAL STALLS: 273 STALLS  
BIKE PARKING: 191SPACES  
(.5 FOR THE FIRST 10, .1 EA AFTER THAT & 1 PER DWELLING UNIT)

**OPEN SPACE**  
REQUIRED:  
(250SF/DU 500SF-1200SF)\*170 42,500 SF  
TOTAL REQUIRED: 42,500 SF

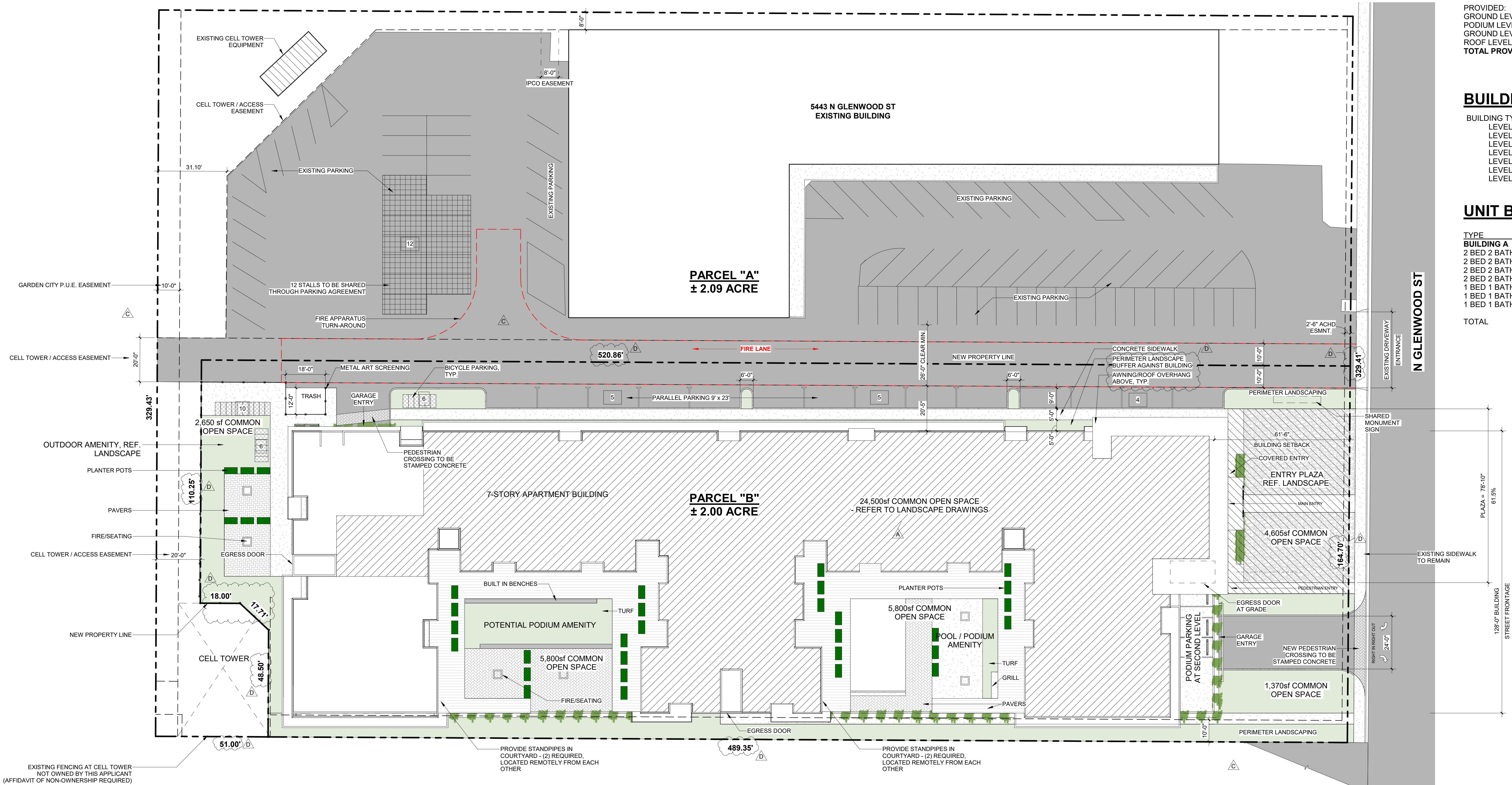
PROVIDED:  
GROUND LEVEL 2,650 SF  
PODIUM LEVEL 11,600 SF  
GROUND LEVEL PLAZA 4,605 SF  
ROOF LEVEL 24,500 SF  
**TOTAL PROVIDED: 43,355 SF**

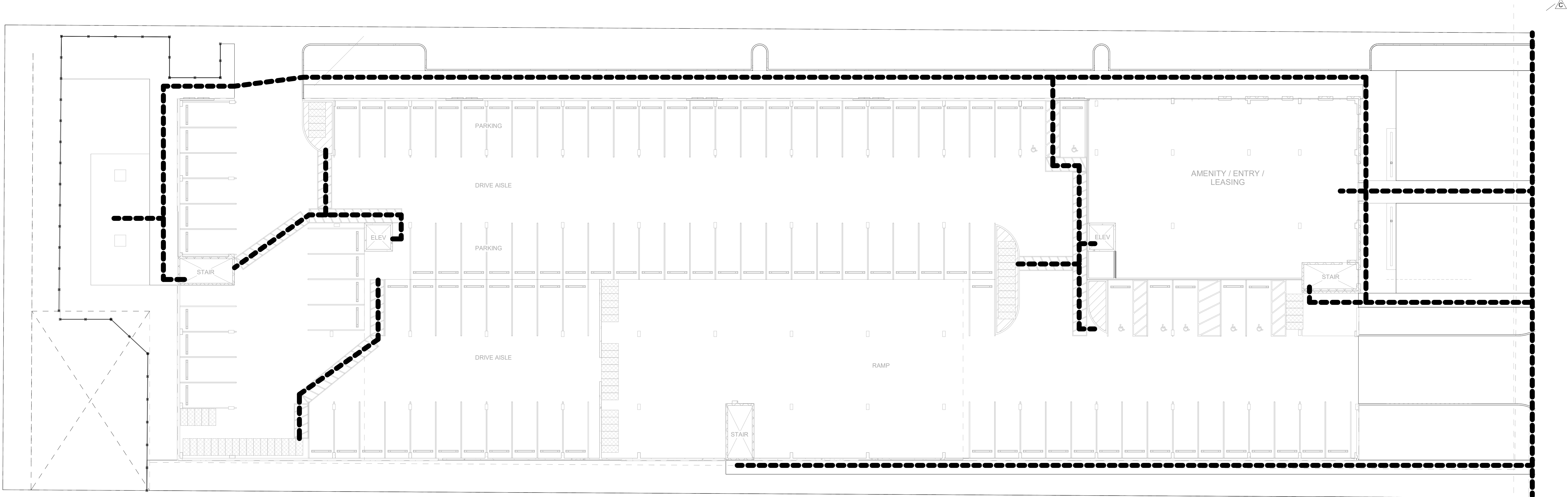
## BUILDING SF BY LEVEL

BUILDING TYPE A	
LEVEL 1	52,778SF
LEVEL 2	52,778SF
LEVEL 3	37,431SF
LEVEL 4	37,431SF
LEVEL 5	37,431SF
LEVEL 6	37,431SF
LEVEL 7	37,431SF

## UNIT BREAKDOWN

TYPE	#	SF
<b>BUILDING A</b>		
2 BED 2 BATH	40	1126SF
2 BED 2 BATH TYPE 2	20	1047SF
2 BED 2 BATH TYPE 3	10	1001SF
2 BED 2 BATH TYPE 4	10	987SF
1 BED 1 BATH	30	892SF
1 BED 1 BATH TYPE 2	50	805SF
1 BED 1 BATH TYPE 3	10	725SF
<b>TOTAL</b>	<b>170</b>	

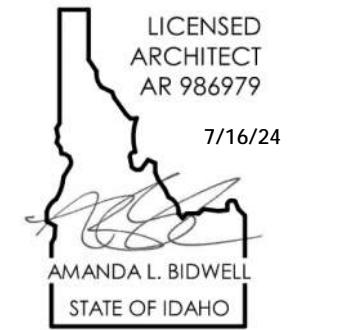




1 FLOOR PLAN - LEVEL 1  
1/16" = 1'-0"

TNT Enterprises, LLC  
Ironwood Apartments  
54XX N. Glenwood St.  
Garden City, ID 83709

AG23011



COPYRIGHT 2024  
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:  
C. CITY COMMENTS 4/19/2024

DATE: 4/5/2024  
DRAWN BY: Author  
CHECKED BY: Checker

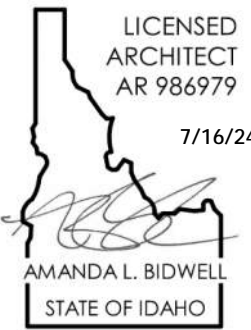
PEDESTRIAN  
CONNECTION  
EXHIBIT

A100A



TNT Enterprises, LLC  
Ironwood Apartments  
54XX N. Glenwood St.  
Garden City, ID 83709

AG23011



COPYRIGHT 2024

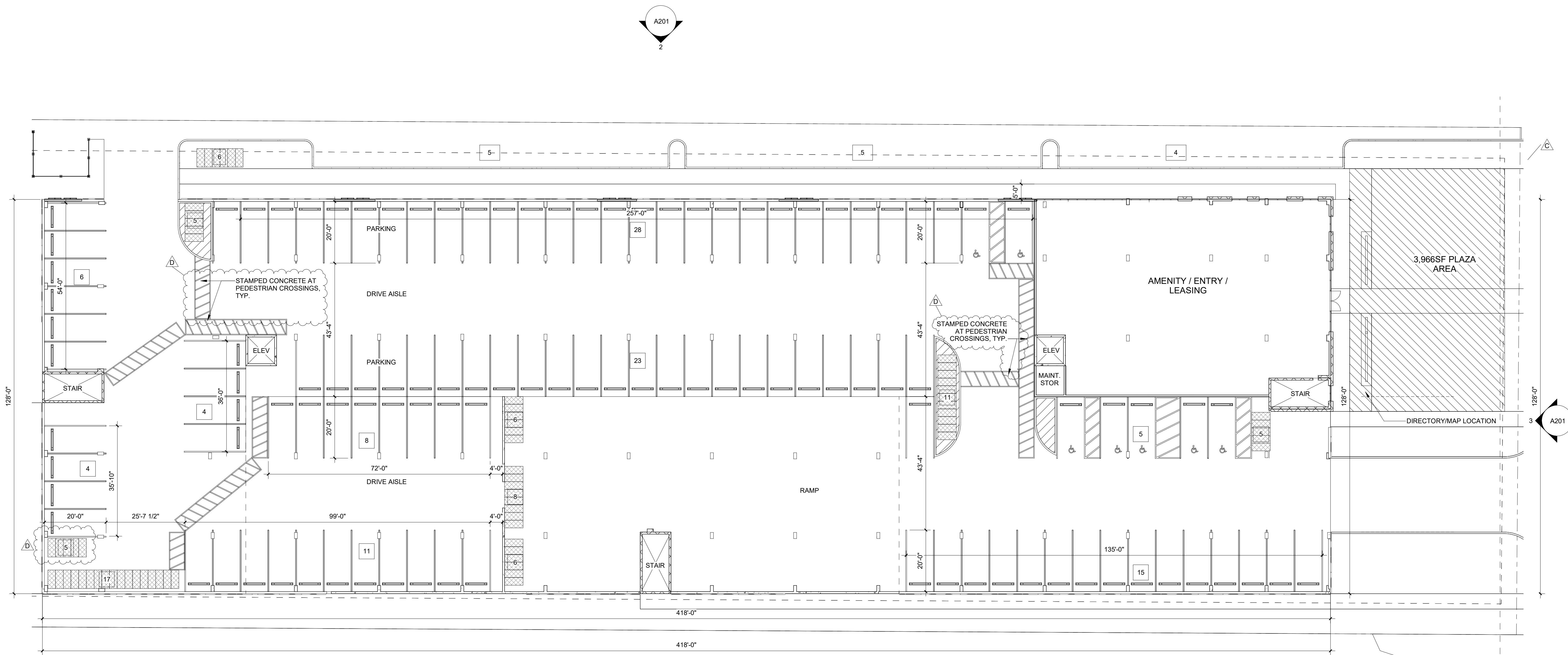
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:	
C. CITY COMMENTS	4/19/2024
D. CITY COMMENTS	6/17/2024

DATE:	4/5/2024
DRAWN BY:	Author
CHECKED BY:	Checker

FLOOR PLAN - LEVEL  
1

A101



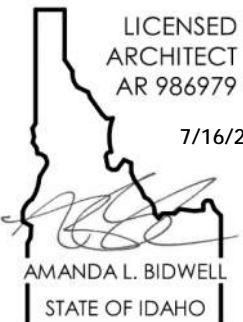
1 FLOOR PLAN - LEVEL 1  
1/16" = 1'-0"

Contact:

AMANDA BOWELL  
amanda.bowell@evstudio.com  
208.884.2824

TNT Enterprises, LLC  
Ironwood Apartments  
54XX N. Glenwood St.  
Garden City, ID 83709

AG23011



COPYRIGHT 2024

This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

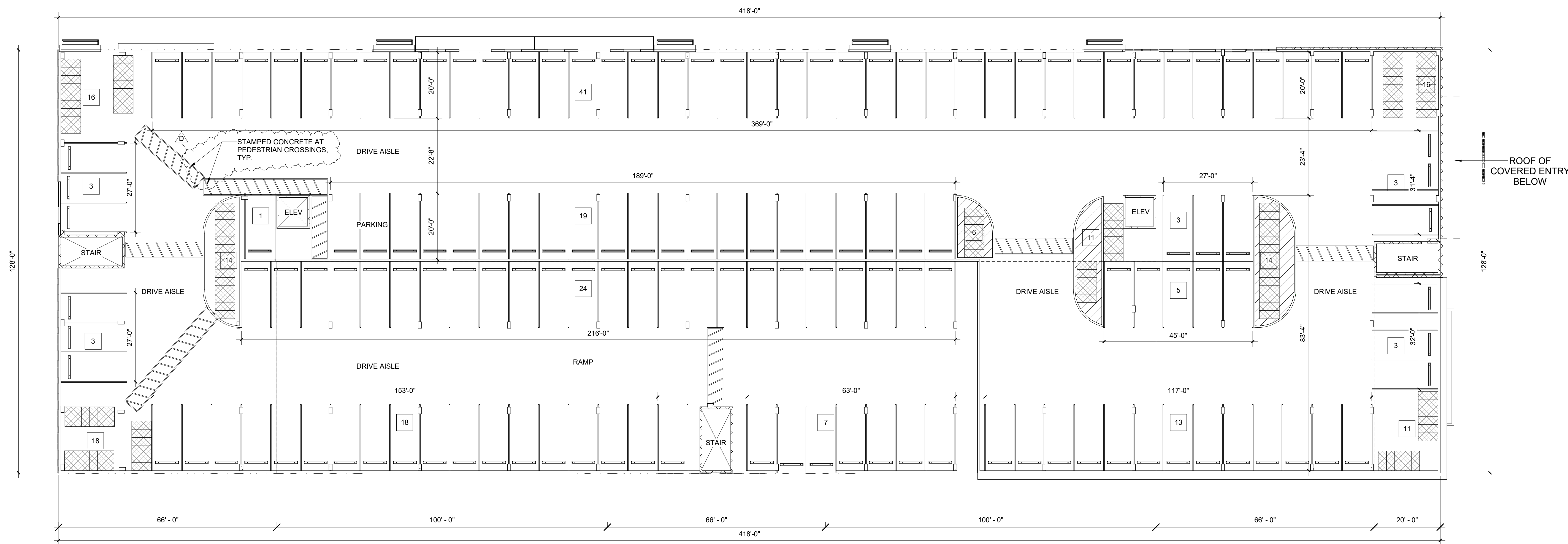
REVISION:

D CITY COMMENTS 6/17/2024

DATE: 4/5/2024  
DRAWN BY: Author  
CHECKED BY: Checker

FLOOR PLAN - LEVEL  
2

A102



1 LEVEL 2  
1/16" = 1'-0"

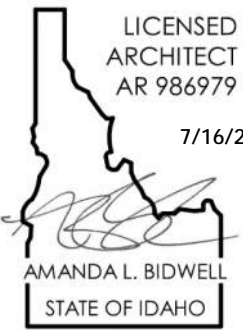


Contact:

AMANDA BOWELL  
amanda.bowell@evstudio.com  
208.884.2824

TNT Enterprises, LLC  
Ironwood Apartments  
54XX N. Glenwood St.  
Garden City, ID 83709

AG23011



COPYRIGHT 2024

This document is an instrument of service, and as such remains the property of the Architect. Permission to use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

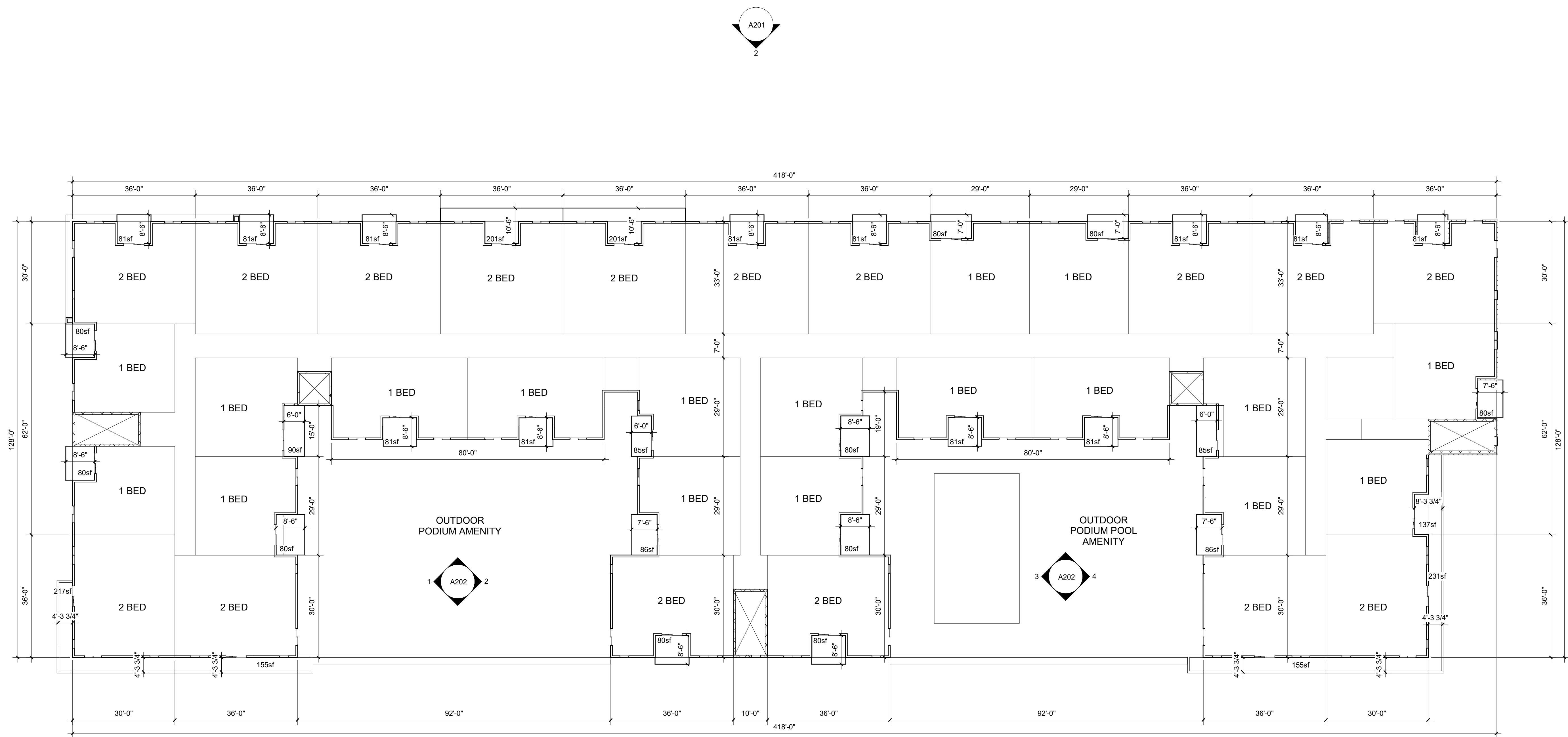
REVISION:

DATE: 4/5/2024  
DRAWN BY: Author  
CHECKED BY: Checker

FLOOR PLAN -  
LEVELS 3-7

A103

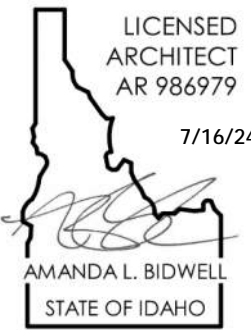
7/16/24 3:35 PM



1 LEVEL 3  
1/16" = 1'-0"

TNT Enterprises, LLC  
Ironwood Apartments  
54XX N. Glenwood St.  
Garden City, ID 83709

AG23011



**COPYRIGHT 2024**  
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

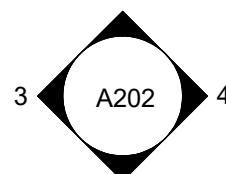
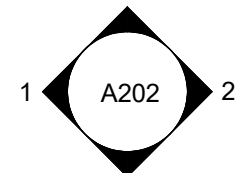
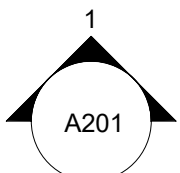
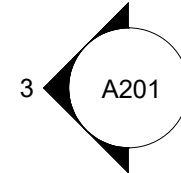
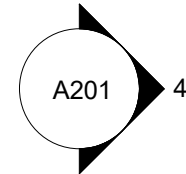
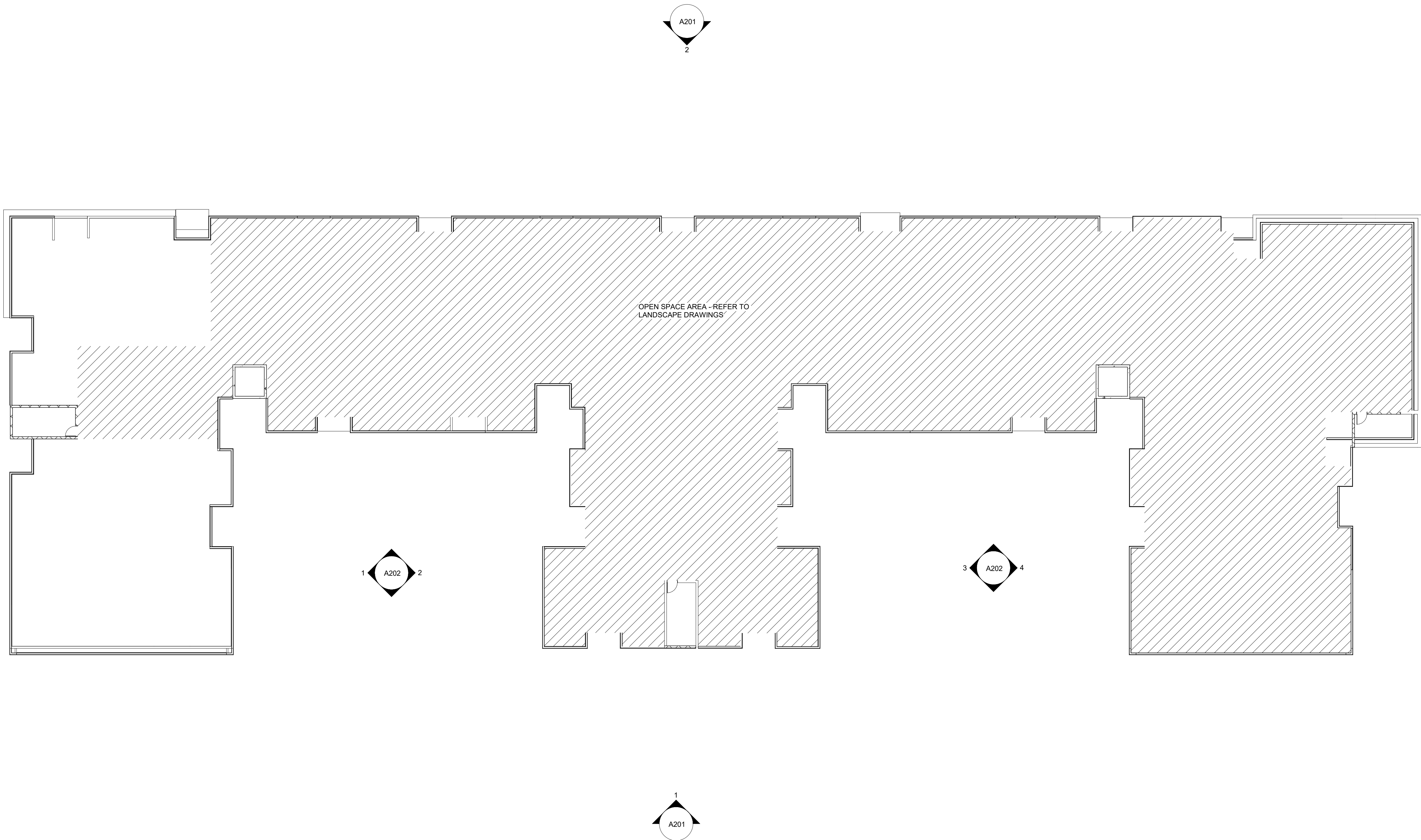
REVISION:

DATE: 4/5/2024  
DRAWN BY: Author  
CHECKED BY: Checker

ROOF PLAN

A105

7/16/2024 3:53:57 PM

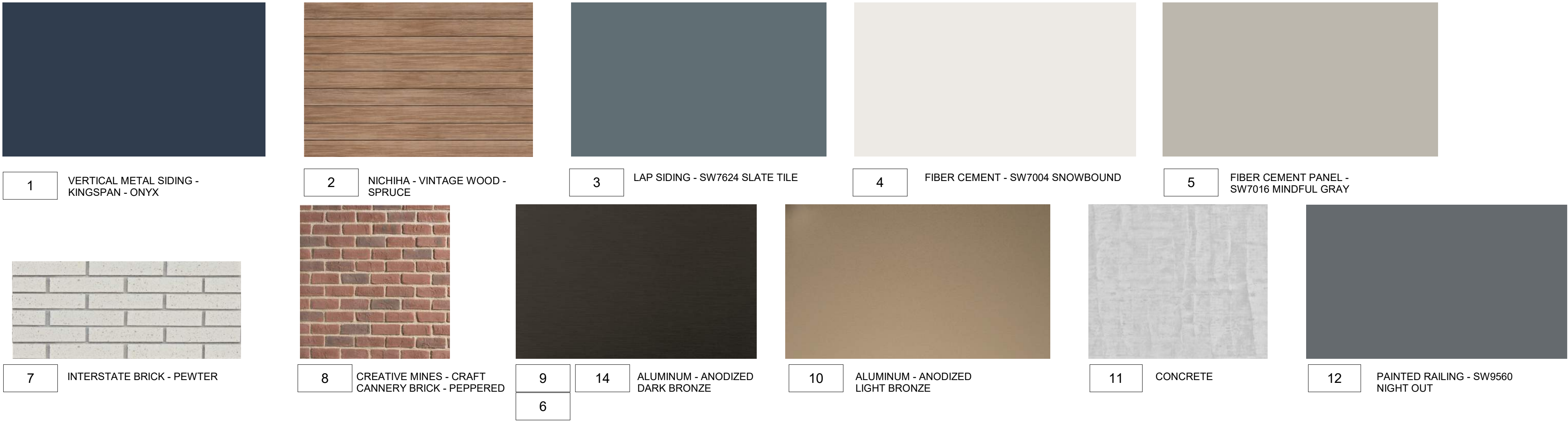


1 ROOF BEARING  
1/16" = 1'-0"



#	NOTE
1	VERTICAL METAL SIDING - 16" SPACING - KINGSPAN - ONYX COLOR
2	FIBER-CEMENT SIDING - NICHHA VINTAGE WOOD - SPRUCE
3	FIBER-CEMENT SIDING - SW7624, SLATE TILE
4	FIBER-CEMENT PANELING - SW7004 SNOWBOUND
5	FIBER-CEMENT PANELING - SW7016, MINDFUL GRAY
6	METAL FASCIA - ANODIZED DARK BRONZE
7	BRICK - INTERSTATE BRICK - PEWTER
8	BRICK - CREATIVE MINES - CRAFT CANNERY BRICK IN PEPPERED
9	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED DARK BRONZE
11	CONCRETE STRUCTURE
12	HSS RAILING - PT. GRAY
13	PLANTER SCREEN
14	PARAPET CAP - ALUMINUM - ANODIZED DARK BRONZE
15	STEEL ENTRY AWNING
16	SIGNAGE - BY OTHERS

MATERIALS LEGEND





EXTERIOR FINISHES - KEYNOTES	
#	NOTE
1	VERTICAL METAL SIDING - 16" SPACING - KINGSPAN - ONYX COLOR
2	FIBER-CEMENT SIDING - NICHIIHA VINTAGE WOOD - SPRUCE
3	FIBER-CEMENT SIDING - SW7624 SLATE TILE
4	FIBER-CEMENT PANELING - SW7004 SNOWBOUND
5	FIBER-CEMENT PANELING - SW7016 MINDFUL GRAY
6	METAL FASCIA - ANODIZED DARK BRONZE
7	BRICK - INTERSTATE BRICK - PEWTER
8	BRICK - CREATIVE MINES - CRAFT CANNERY BRICK IN PEPPERED
9	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED DARK BRONZE
11	CONCRETE STRUCTURE
12	HSS RAILING - PT. GRAY
13	PLANTER SCREEN
14	PARAPET CAP - ALUMINUM - ANODIZED DARK BRONZE
15	STEEL ENTRY AWNING
16	SIGNAGE - BY OTHERS

MATERIALS LEGEND

1

VERTICAL METAL SIDING - KINGSPAN - ONYX

2

NICHIIHA - VINTAGE WOOD - SPRUCE

3

LAP SIDING - SW7624 SLATE TILE

4

FIBER CEMENT - SW7004 SNOWBOUND

5

FIBER CEMENT PANEL - SW7016 MINDFUL GRAY

7

INTERSTATE BRICK - PEWTER

8

CREATIVE MINES - CRAFT CANNERY BRICK - PEPPERED

9

ALUMINUM - ANODIZED DARK BRONZE

14

ALUMINUM - ANODIZED LIGHT BRONZE

10

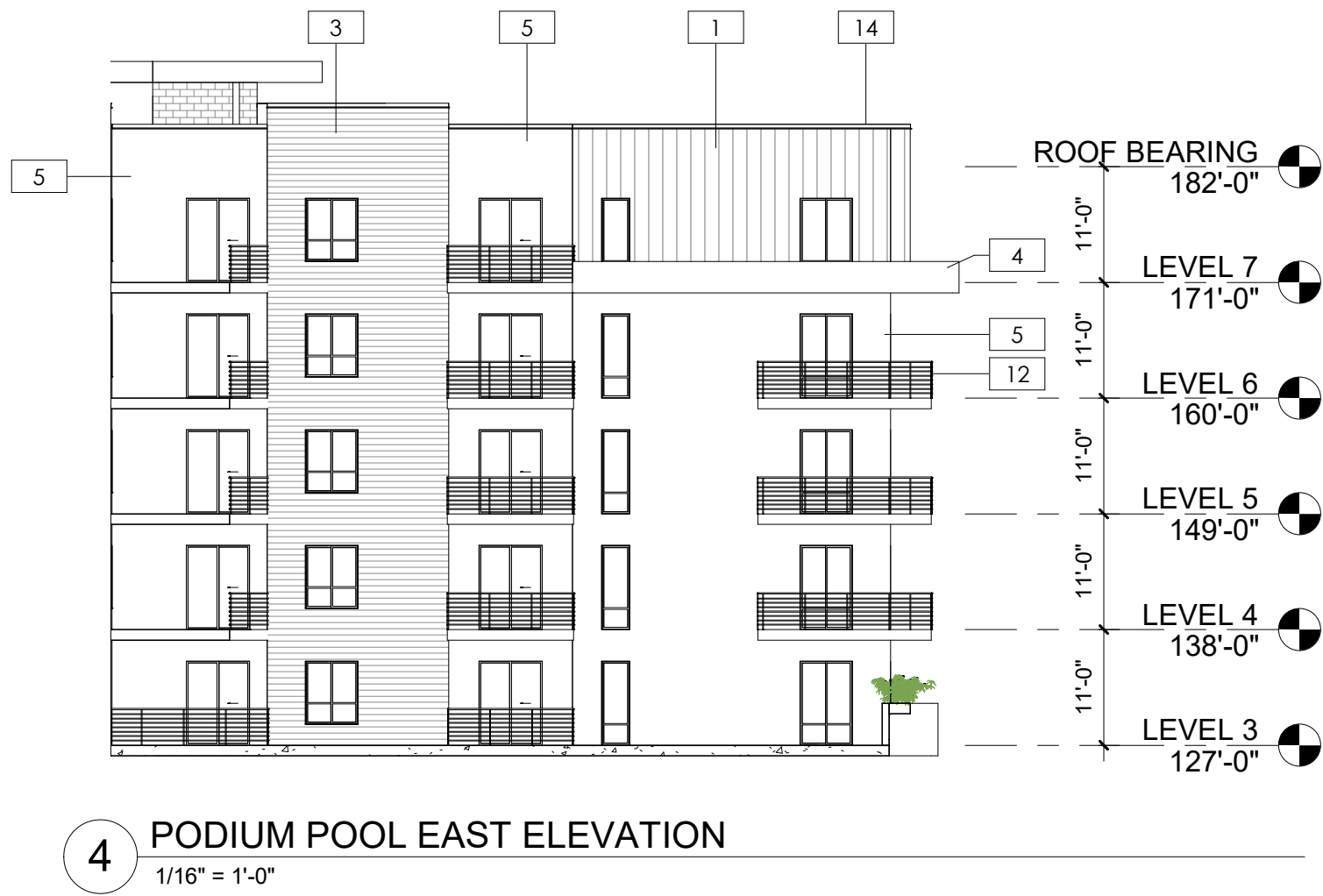
ALUMINUM - ANODIZED LIGHT BRONZE

11

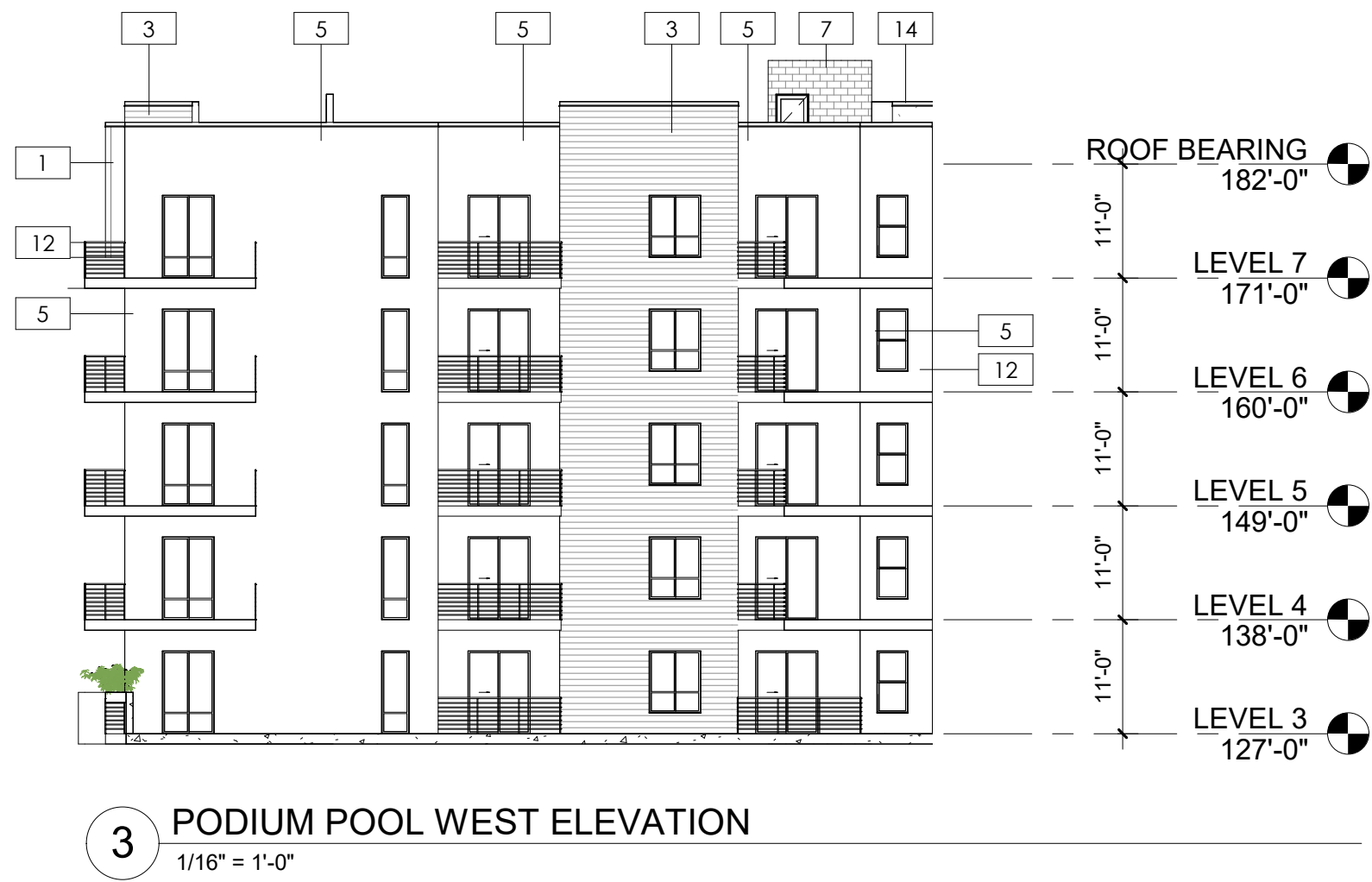
CONCRETE

12

PAINTED RAILING - SW9560 NIGHT OUT



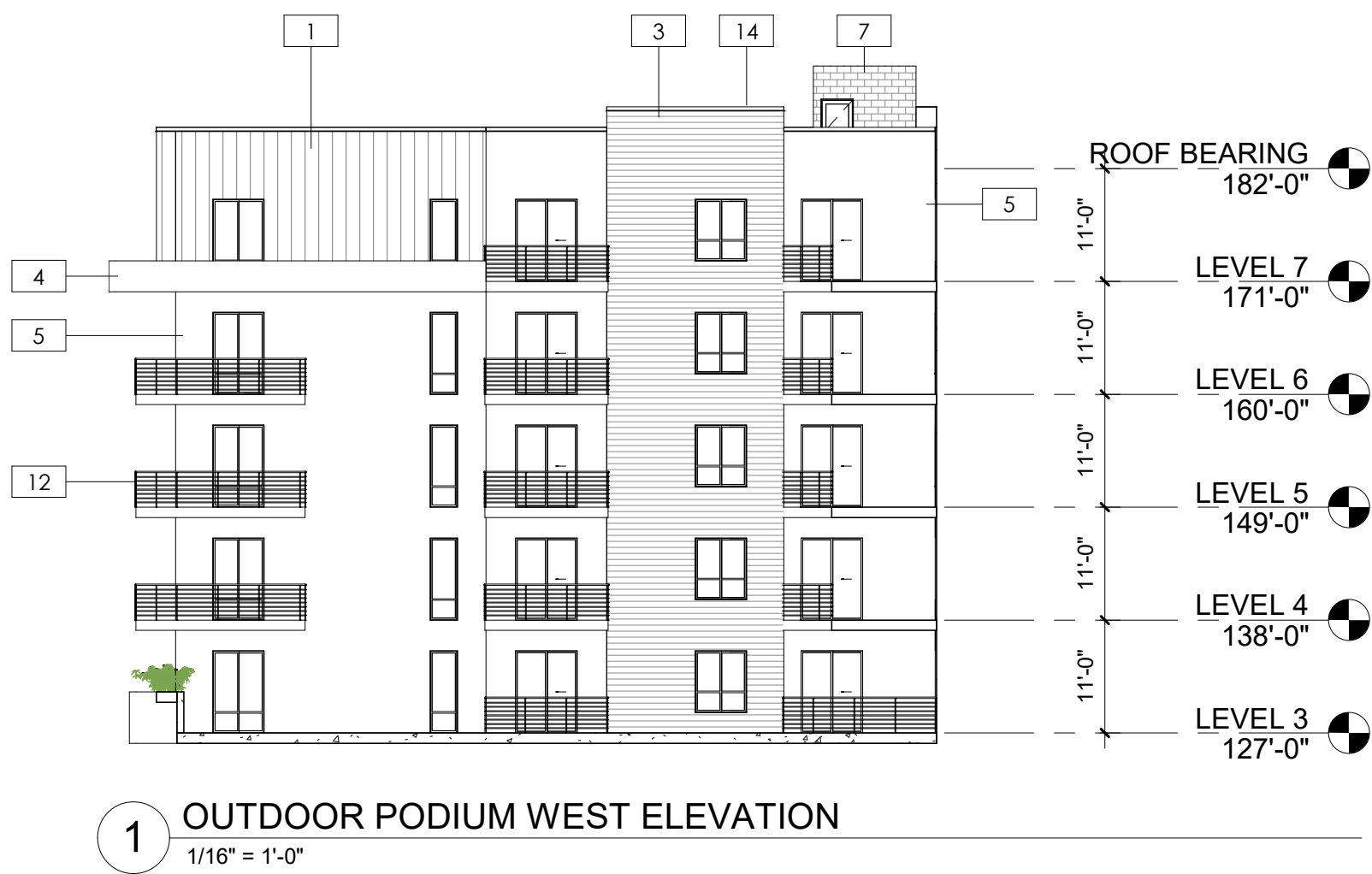
4 PODIUM POOL EAST ELEVATION  
1/16" = 1'-0"



3 PODIUM POOL WEST ELEVATION  
1/16" = 1'-0"



2 OUTDOOR PODIUM EAST ELEVATION  
1/16" = 1'-0"

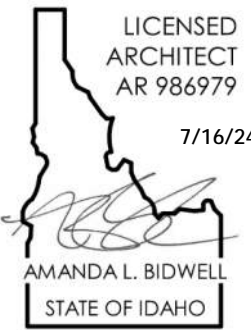


1 OUTDOOR PODIUM WEST ELEVATION  
1/16" = 1'-0"

Contact:

TNT Enterprises, LLC  
Ironwood Apartments  
54XX N. Glenwood St.  
Garden City, ID 83709

AG23011



COPYRIGHT 2024  
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

DATE: 4/5/2024  
DRAWN BY: Author  
CHECKED BY: Checker

EXTERIOR  
ELEVATIONS - SIDES

A202



Contact:

AMANDA BOWELL  
amanda.bowell@evstudio.com  
208.884.2824



1 Entry

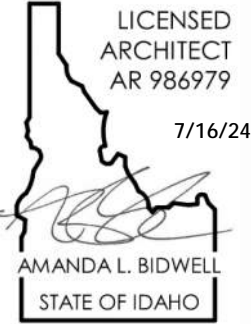
EXTERIOR FINISHES - KEYNOTES	
#	NOTE
1	VERTICAL METAL SIDING - 16" SPACING - KINGSPAN - ONYX COLOR
2	FIBER-CEMENT SIDING - NICHHA
3	VINTAGE WOOD - SPRUCE
4	FIBER-CEMENT SIDING - SW7624, SLATE TILE
5	FIBER-CEMENT SIDING - SW7004 SNOWBOUND
6	FIBER-CEMENT PANELING - SW7016, MINDFUL GRAY
7	METAL FASCIA - ANODIZED DARK BRONZE
8	BRICK - INTERSTATE BRICK - PEWTER
9	BRICK - CREATIVE MINES - CRAFT CANNERY BRICK IN PEPPERED
10	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED DARK BRONZE
11	CONCRETE STRUCTURE
12	HSS RAILING - PT. GRAY
13	PLANTER SCREEN
14	PARAPET CAP - ALUMINUM - ANODIZED DARK BRONZE
15	STEEL ENTRY AWNING
16	SIGNAGE - BY OTHERS



2 East  
3/16" = 1'-0"

TNT Enterprises, LLC  
Ironwood Apartments  
54XX N. Glenwood St.  
Garden City, ID 83709

AG23011



**COPYRIGHT 2024**  
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

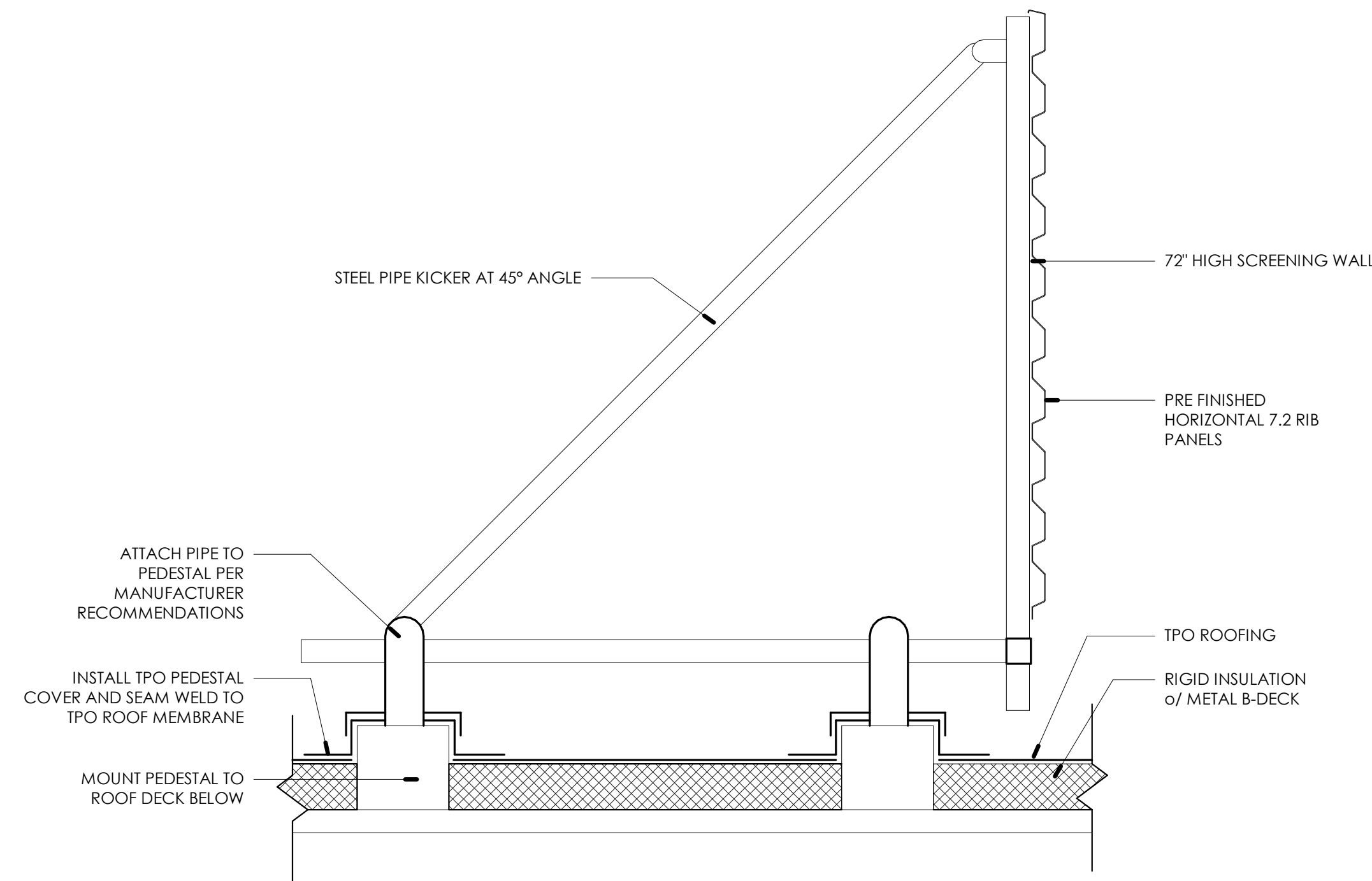
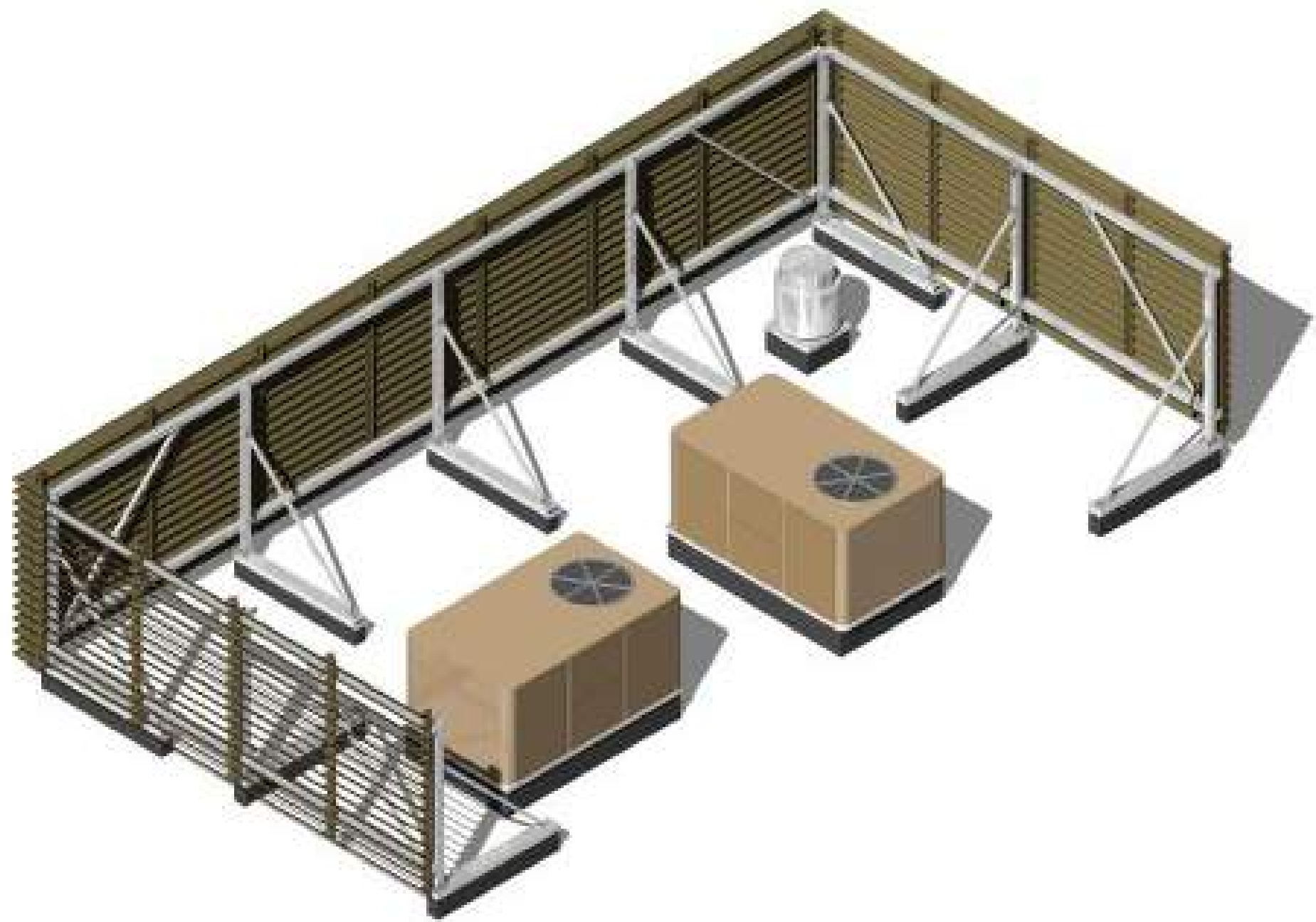
REVISION:	
C. CITY COMMENTS	4/19/2024
D. CITY COMMENTS	6/17/2024

DATE:	4/5/2024
DRAWN BY:	Author
CHECKED BY:	Checker

ENLARGED  
ELEVATIONS

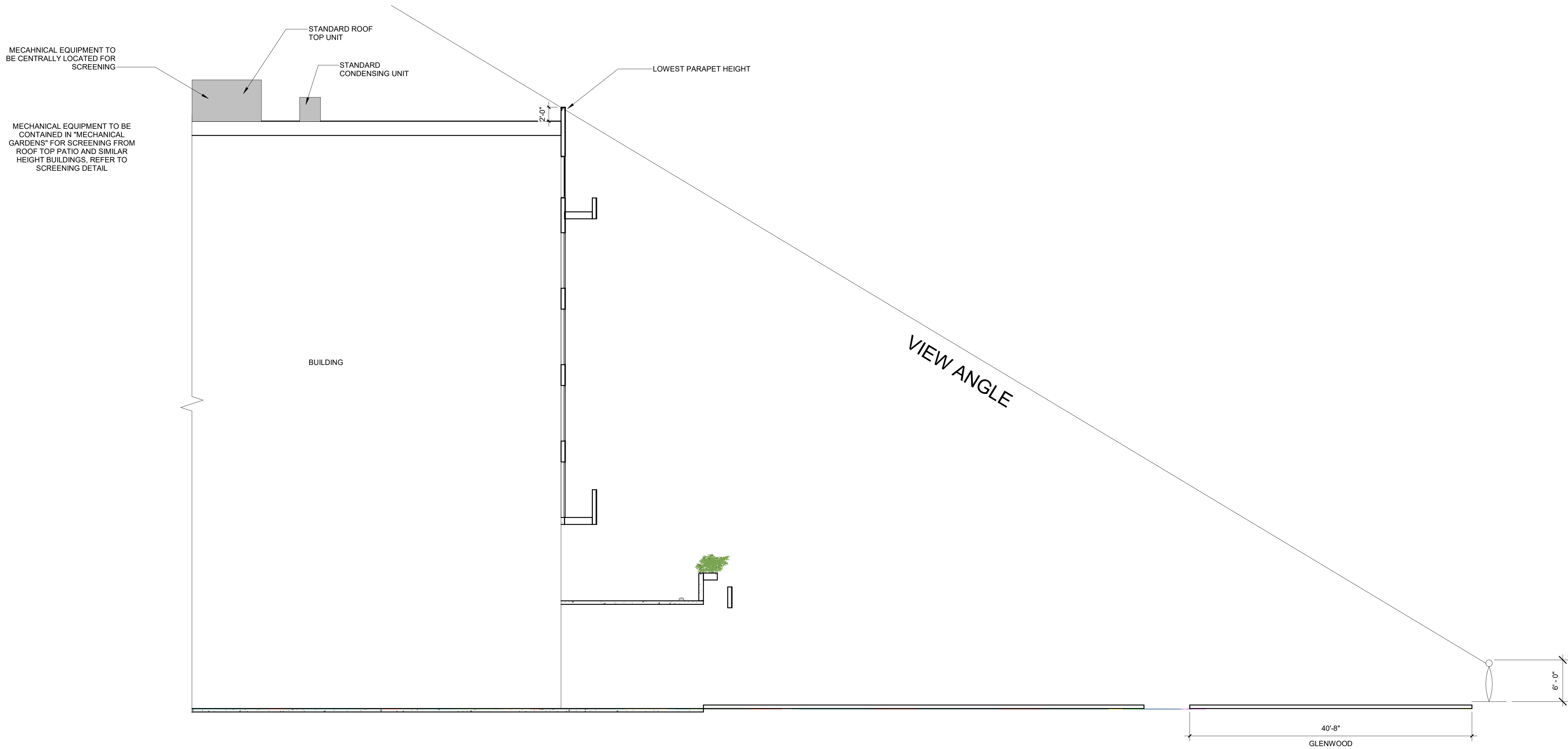
A203





MECHANICAL SCREENING EXAMPLES

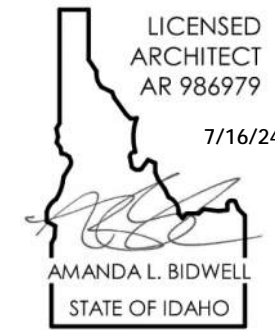
1 MECHANICAL SCREEN  
1 1/2" = 1'-0"



2 MECHANICAL SCREENING EXHIBIT  
1/8" = 1'-0"

TNT Enterprises, LLC  
Ironwood Apartments  
54XX N. Glenwood St.  
Garden City, ID 83709

AG23011



COPYRIGHT 2024  
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

DATE: 4/5/2024  
DRAWN BY: Author  
CHECKED BY: Checker

MECHANICAL  
SCREENING EXHIBIT

A311