



DESIGN REVIEW

Permit info: DSRFY2025-0011

Application Date: 8/4/2025

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: Jeff Hatch	Name: Tommy Johnson
Company: Hatch Design Architecture	Company: THS Custom Homes LLC
Address: 200 W 36th St.	Address: 1435 E Jade Creek St
City: Boise	City: Eagle
State: ID Zip: 83714	State: ID Zip: 83616
Tel.: (208)475-3204	Tel.: (208)608-1844
E-mail: Jeff@HatchDA.com	E-mail: THScustomhomes@gmail.com

PROPERTY AND DESIGN INFORMATION

This application is a request to: ☒ New Construction ☒ Addition ☐ Subdivision

Site Address: 5165 N Quinella ST, Garden City, ID 83714		
Subdivision Name: Quinella	Lot: 4	Block: 1
Tax Parcel Number: R7294240020	Zoning: R-3	Total Acres: .14 Acres
Proposed Use: Multi-Family Town Homes	Floodplain: Yes	No

OBJECTIVES 8-4C

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.

Wally L. Huth 8.4.25 T M 8-4-25
Signature of the Applicant (date) 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:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Compliance Statement and Statement of Intent | <input type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input checked="" type="checkbox"/> Neighborhood Map | <input checked="" type="checkbox"/> Trash Disposal Plan - <i>see site plan</i> |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Colored renderings and/or elevations showing the exterior material composition |
| <input checked="" type="checkbox"/> Landscape Plan - <i>see site plan</i> | |
| <input checked="" type="checkbox"/> Schematic Drawing | |
| <input checked="" type="checkbox"/> Lighting Plan - <i>see site plan</i> | |
| <input type="checkbox"/> Topographic Survey | |
| <input type="checkbox"/> Grading Plan | |
| <input type="checkbox"/> Will Serve Letter <i>**If required, must submit a Fire Flow Request</i> | |
| <input checked="" type="checkbox"/> Ada County Approved Addresses | |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials | |
| <input checked="" type="checkbox"/> Affidavit of Legal Interest | |



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
- ☒ 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.
- ☒ 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
- ☒ Location and dimensions of outdoor storage areas
- ☒ 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.
- ☒ 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
- ☒ 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').
- ☐ 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:***

- ☐ 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:***

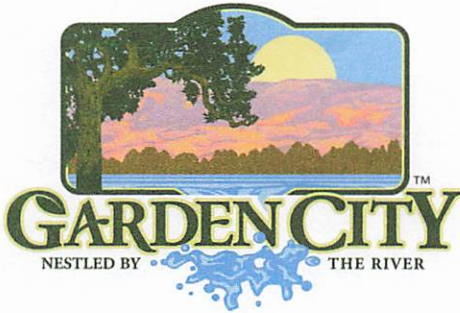
- ☒ Letter from company indicating approval

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

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

INFORMATION REQUIRED FOR TRASH DISPOSAL PLAN:

- ☒ Site photo
- ☒ Location, configuration, dimensions, type of containers, and number of containers
- ☒ Refer to Republic Services Solid Waste 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, THS Custom homes LLC Tommy Johnson, 5165 Quinella St
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)
Garden City ID 83714
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 Hatch Design Architecture,
Name of Applicant
to submit the accompanying application pertaining to 5165 N Quinella St,
Address of Property Subject to this Affidavit
Garden City Idaho, 83714 property.

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.

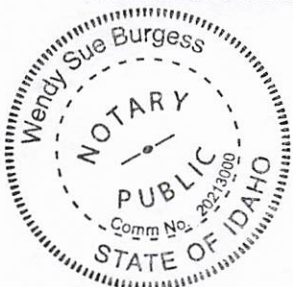
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 11 August 4th day of 11 August, 2025

[Signature] Tommy Johnson
Signature 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.



[Signature]
Notary Public for Idaho

Residing at: Ada County

My Commission expires June 14 2027



**HATCH
DESIGN
ARCHITECTURE**

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

Compliance Statement and Statement of Intent

August 1, 2025

Planning & Zoning
Garden City
6015 Glenwood St.
Garden City, Idaho 83714

Re: **Design Review for the Johnson Townhomes**
Located at: 5165 N Quinella St. Garden City ID 83714
Parcel No.: R7294240020

Dear Planning Staff,

The proposed project consists of one parcel R7294240020. It is located 5165 N Quinella St., approximately 10' from the west property line. The proposed project would create three townhomes on approximately 0.14 acres. The project will include the build of townhomes, a BBQ pavilion, parking, and landscaping onto the property.

The proposed town homes would be complimentary to the surrounding commercial and residential districts by creating an idealized transition zone – and noise buffer – between the single-family detached homes to the North and the bustling commercial properties off of Adams St. This project aims to bring much needed housing to Garden City and add to the evolving aesthetics of the Quinella neighborhood.

The site has been designed to minimize sprawl and maximize use of space by including appropriate parking, bike parking, and sidewalks, firmly embedding this proposed project into the existing neighborhood. The project is designed to add to the neighborhoods charm and vitality.

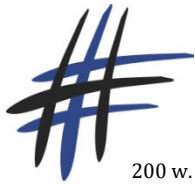
The landscaped areas provide a sense of place within the site and allows for both private and communal engagement within. It also connects the neighboring homes and softens harsh surfaces with the incorporation of vegetation.

The scope of this project is to build town homes on a current empty lot to add safe and quality homes that would complement the surrounding community.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
Hatch Design Architecture



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ARCHITECTURE**

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

Waiver Request of Application Materials

Aug 1, 2025
Planning & Zoning
Garden City
6015 Glenwood St.
Garden City, Idaho 83714

RE: **Design Review for Johnson Townhomes**
Located at: 5165 N Quinella St. Garden City ID 83714
Parcel No.: R7294240020

Dear Garden City Staff Planning & Zoning,

Below is a list of the application materials we are requesting to be waived at the Design Review application, which will be provided in the Final Plat Application:

1. Topographic survey
2. Grading Plan

Please contact our office with any questions you may have in reviewing the application materials.
Sincerely,

Jeff Hatch, AIA LEED AP
Hatch Design Architecture



REBECCA W. ARNOLD
Ada County Assessor
190 E. Front Street Suite 107
Boise, ID 83702-7300
www.adacounty.id.gov/assessor

2025
ASSESSMENT NOTICE
Property Roll

THIS IS NOT A BILL
DO NOT PAY

PARCEL DESCRIPTION:
LOT 4 BLK 1
QUINELLA SUB
#8406362

THS CUSTOM HOMES LLC
1435 E JADE CREEK ST
NAMPA ID 83686

For any questions, please notify the Assessor's Office immediately
Assessor's Telephone Number: (208) 287-7227
kcumming@adacounty.id.gov

Property Address: 5165 N QUINELLA ST
GARDEN CITY ID 83714

Appeals of your property value must be filed in writing, on a form provided by the County by:
June 23, 2025

Tax Code Area: 06-1

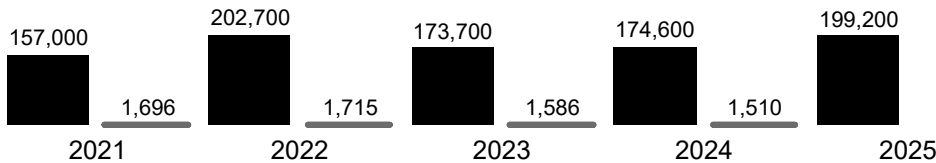
Parcel Number: R7294240020

ASSESSED VALUE OF YOUR PROPERTY		
CURRENT DESCRIPTION	LOTS/ACRES	CURRENT YEAR'S VALUE
RES LOT OR TRACT	0.140	159,900
RES IMPROVEMENT		39,300
TOTAL ASSESSED VALUE:		199,200
LESS EXEMPTION:	0.140	0
NET TAXABLE PROPERTY VALUE:		199,200

APPROVED EXEMPTIONS

Not all exemptions will be listed
as value deductions on this notice

Assessments reflect MARKET VALUE as of 1/1/25; tax amounts listed below do not include HTR/ATR state tax credits.



**HISTORICAL ASSESSED
VALUES & TAXES**

Property Roll

Black = Total Assessed Value

Gray = Taxes

Current Year Tax not yet available

TAXING DISTRICTS	TAXING DISTRICT INFORMATION				DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
	2023 Taxes	2024 Taxes	% Change	PHONE NUMBER		
ADA COUNTY	279.70	269.61	-4%	(208) 287-7000	7-22-2025	4%
EMERGENCY MEDICAL	15.16	14.79	-2%	(208) 287-2975	7-22-2025	5%
ADA COUNTY HIGHWAY DIST	85.27	86.50	1%	(208) 387-6100	8-27-2025	9%
SCHOOL DISTRICT NO. 1	553.77	488.35	-12%	(208) 472-2607	6-9-2025	-7%
GARDEN CITY	337.35	340.22	1%	(208) 472-2907	8-25-2025	5%
N ADA CO FIRE & RESCUE	285.00	280.63	-2%	(208) 375-0906	8-11-2025	4%
MOSQUITO ABATEMENT	2.70	2.63	-3%	(208) 577-4646	7-22-2025	5%
FLOOD CONTROL DIST. #10	12.25	11.92	-3%	(208) 861-2766	8-15-2025	5%
COLLEGE OF WESTERN IDAHO	15.20	14.87	-2%	(208) 562-3291	6-12-2025	5%

THIS IS NOT A BILL. DO NOT PAY.

Please note: The Assessor's office does not calculate or collect taxes, for questions on budget changes and their impact on your taxes please contact the districts listed above.

YOUR RIGHT TO APPEAL YOUR PROPERTY VALUE

To appeal your property value, you must file a written form with the county board of equalization (BOE). The form requires you to identify yourself, your property, and the reason for your appeal. You can get the form from your county assessor, clerk, or commissioners.

The form must be filed on or before the end of the county's business day on the 4th Monday of June. (For the subsequent property roll, the filing deadline is the 4th Monday of November. For the missed property roll, the filing deadline is the following year's January meeting date for the BOE.) See Idaho Code section 63-501A. In addition, you may wish

to discuss your property valuation with your county assessor's office to see if the matter can be resolved prior to hearing the appeal. **NOTE:** Contacting your county assessor does not meet the requirements for filing an appeal.

If you do not file by the above deadline, you will lose your right to appeal your property value for the current year.

Contact your county assessor to learn more about property tax exemptions or other tax benefit programs.

BOARD OF EQUALIZATION (BOE) RESPONSIBILITIES AND DATES

The responsibilities of the BOE are to decide eligibility for property tax exemptions, hear appeals, and to equalize the value of property.

The board of county commissioners must meet as the BOE on the 4th Monday of each month from January through May and each day from the 4th Monday of

June through the second Monday of July. For the subsequent property assessment roll, the BOE meets each day from the fourth Monday of November through the first Monday of December. For the missed property assessment roll, the BOE meets in January of the next year. See Idaho Code sections 63-501 and 63-502.

EXEMPTIONS

CASUALTY LOSS EXEMPTION

If all or a portion of this property has been damaged by an event causing casualty loss between January 1st and the fourth Monday of June of this year, the Board of Equalization may grant an exemption on a case-by-case basis under Idaho Code 63-602X. Please contact your County Assessor to obtain an application.

HOMEOWNER'S EXEMPTION

The homeowner's exemption reduces the taxable value for property owners who occupy their home as their primary residence under Idaho Code 63-602G. If this property is your primary residence and you haven't already completed an application, contact your County Assessor for more information.

TAXING DISTRICT BUDGET HEARINGS

Taxing districts are required to notify the county clerk of the date and location of their budget hearings by April 30th of each year. This information is intended to inform taxpayers when their taxing districts will hold budget meetings.

Remember to participate in setting district budgets, such as school, city, and county, by attending the budget hearings noted on the front of this notice. These budgets determine how much tax will be paid.

Re: Quinella irrigation/ditch information

From Jason Jones <jj@208dirt.com>
Date Thu 7/31/2025 3:56 PM
To Renna Nelson <renna@hatchda.com>
Cc Jeffery Hatch <jeff@hatchda.com>

This property is outside of the area we currently service. While it's possible we serviced the property in the past, we no longer provide water to the property on Quinella. Let me know if you have any questions.
Thanks
Jason Jones

On Jul 31, 2025, at 3:39 PM, Renna Nelson <renna@hatchda.com> wrote:

Good afternoon,

We are working on town-homes on the property 5165 N Quinella St Garden City, ID 83714. We are required for the design review to receive a letter from a company indicating if an irrigation canal/irrigation ditch runs through the property or along property lines. Is this site in your district? I have attached the site plan for review. Let me know if this is something you can help us out with.

Thank you,

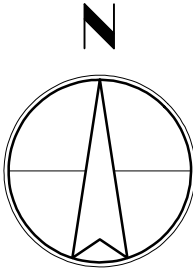
Renna Nelson, AIT
Architectural Intern

[Hatch Design Architecture](#)

200 W. 36th Street
Boise, ID 83714
O: 208-475-3204 Ext. #6
E: renna@hatchda.com

This communication may contain information that is privileged, confidential, legally privileged, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is strictly prohibited. If this communication was received in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. ©2025

<A-1.0 Site Plan_Johnson Townhomes.pdf>



SCALE: $1/8" = 1'$

KEYNOTES	
①	EXTERIOR PORCH LIGHTS

DELTA DATE	DESCRIPTION- COMMENTS

DATE:	AUG 2025
DRAWN BY:	RN
CHECKED BY:	JLH
JOB NUMBER:	MKT25

SITE PLAN

HEET NUMBER

A-1.0



**HATCH DESIGN
ARCHITECTURE**
200 W. 36TH ST.
GARDEN CITY, IDAHO 83703
OFFICE: (208) 475-3204
FAX: (208) 475-3205

**COPYRIGHT 2025
HATCH DESIGN
ARCHITECTURE**

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR
 REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT
 OF THE DESIGNER. THE DESIGNER'S OBLIGATION TO HATCH DESIGN
 AND PROPER COMPENSATION TO HATCH DESIGN
 ARCHITECTURE.

THE USE OF THE PLANS SHALL BE RESTRICTED TO THE
 ORIGINAL SITE FOR WHICH THEY WERE PREPARED.
 ANY REUSE OF THESE PLANS IN ANY MANNER, INCLUDING
 THOSE IN ELECTRONIC FORM, PREPARED BY
 THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE
 INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT
 TO THIS PROJECT. THE DESIGNER AND THE DESIGNER'S
 CONSULTANTS SHALL BE DEEMED THE AUTHORS AND
 OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND
 ALL RIGHTS RESERVED, INCLUDING COPYRIGHTS.



NOT FOR
CONSTRUCTION

NEW CONSTRUCTION:

**JOHNSON
TOWNHOMES**

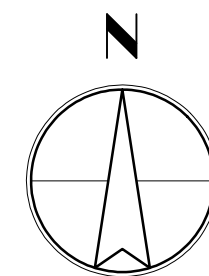
5165 N QUINELLA ST GARDEN CITY, ID 83714

LOT 4, BLK 1 QUINELLA SUB #8406362, QUINELLA SUBDIVISION , ADA
COUNTY RECORDS. ZONING DESCRIPTION: MULTI-FAMILY
RESIDENTIAL

 SUBDIVISION BOUNDARY LINE
 LOT LINE
 SETBACK LINE
 XXXX ADDRESS NUMBER

PROPOSED SITE

SCALE: 1" = 20'-0"



THE USE OF THE PLANS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE TO THIS PROJECT. THE DESIGNER AND THE DESIGNERS AND CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

CONZ

**JOHNSON
TOWNHOMES**

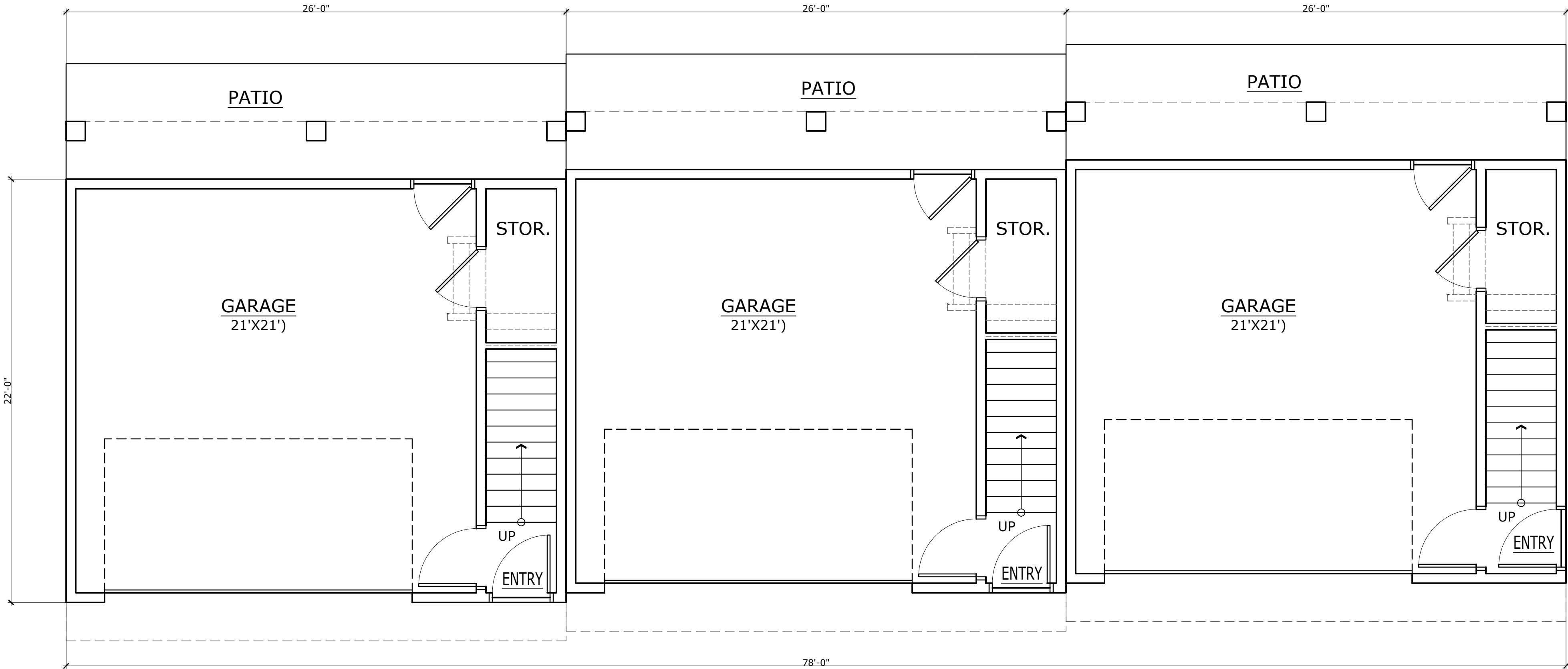
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DATE:	AUG 2025
DRAWN BY:	RN
CHECKED BY:	JLH
JOB NUMBER:	MKT25

NEIGHBORHOOD MAP

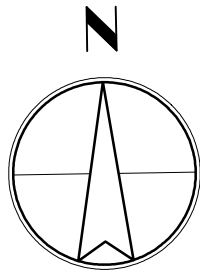
ET NUMBER

A-1.1



FLOOR PLAN - MAIN LEVEL

SCALE: 1/4"=1'-0"



BUILDING AREA PER UNIT		
MAIN LEVEL CONDITIONED	63	SF
SECOND LEVEL CONDITIONED	643	SF
THIRD LEVEL CONDITIONED	652	SF
GARAGE	509	SF
TOTAL CONDITIONED AREA	1358	SF

HATCH
ARCHITECTURE

5165 N QUINELLA ST
GARDEN CITY, IDAHO 83703
OFFICE: (208) 475-3204
FAX: (208) 475-3205
COPYRIGHT 2025
HATCH DESIGN
ARCHITECTURE

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR
COPIED IN ANY FORM, NOR ARE THE DOCUMENTS TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT
THE WRITTEN PERMISSION OF HATCH DESIGN
ARCHITECTURE.
ALL RIGHTS ARE RESERVED AND WILL BE EXTENDED TO THE
ORIGINAL CITY FOR WHICH THEY WERE PREPARED.
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS,
INCLUDING BUT NOT LIMITED TO, THE DESIGN AND
THE DESIGNER'S CONSULTANTS ARE
TO THIS PROJECT. THE DESIGNER AND THE DESIGNERS
OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE
AND SHALL BE RESPONSIBLE FOR ANY AND ALL
OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NOT FOR
CONSTRUCTION

NEW CONSTRUCTION:

JOHNSON
TOWNHOMES

5165 N QUINELLA ST GARDEN CITY, ID 83714

DATE	DESCRIPTION	COMMENTS

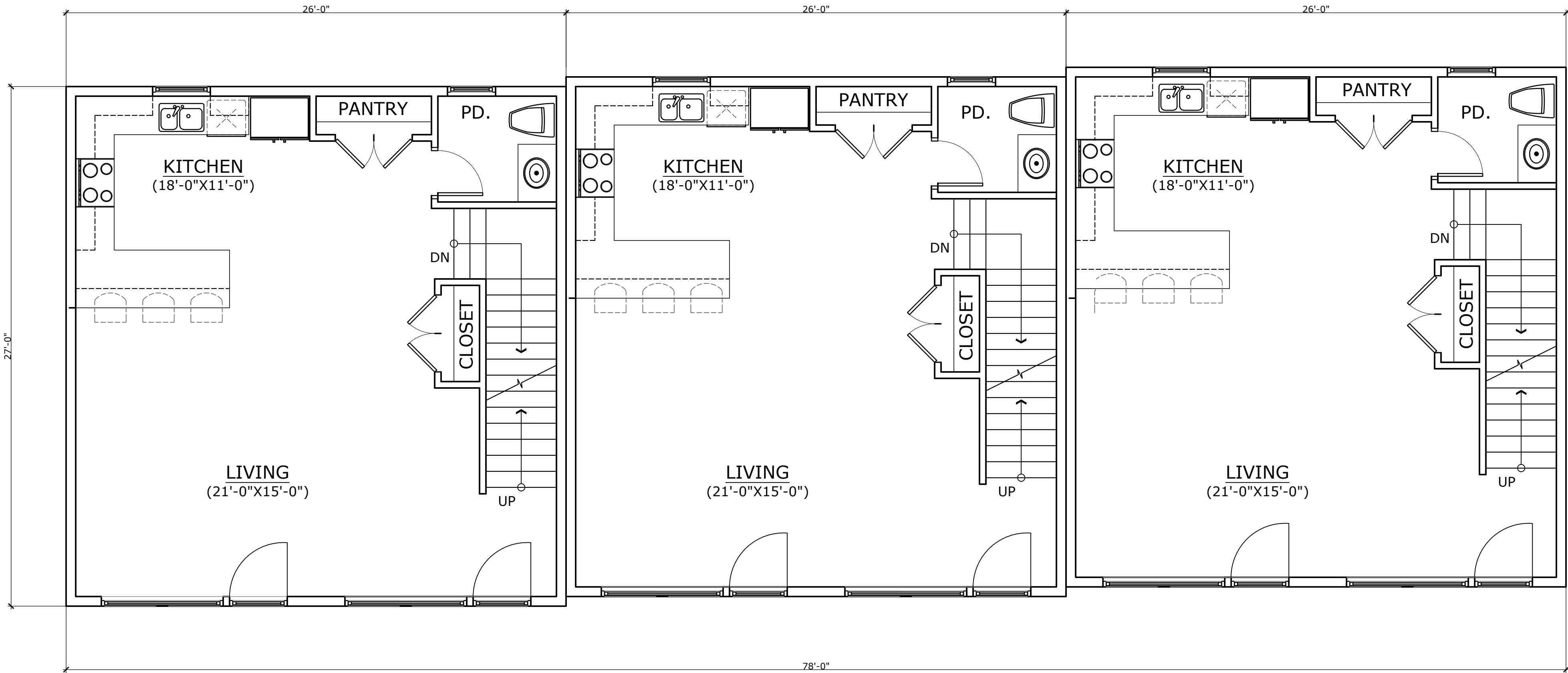
DATE:	JULY 2025
DRAWN BY:	RN
CHECKED BY:	JLH
JOB NUMBER:	MKT25

SHEET TITLE

FLOOR
PLANS

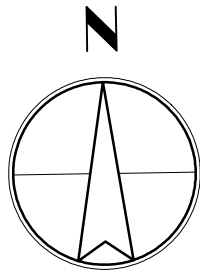
SHEET NUMBER

A-2.0



FLOOR PLAN - 2ND LEVEL

SCALE: 1/4"=1'-0" _____



BUILDING AREA PER UNIT		
MAIN LEVEL CONDITIONED	63	SF
SECOND LEVEL CONDITIONED	643	SF
THIRD LEVEL CONDITIONED	652	SF
GARAGE	509	SF
TOTAL CONDITIONED AREA	1358	SF

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NEW CONSTRUCTION:
JOHNSON TOWNHOMES
5165 N QUINELLA ST GARDEN CITY, ID 83714

DATE	DESCRIPTION/ COMMENTS

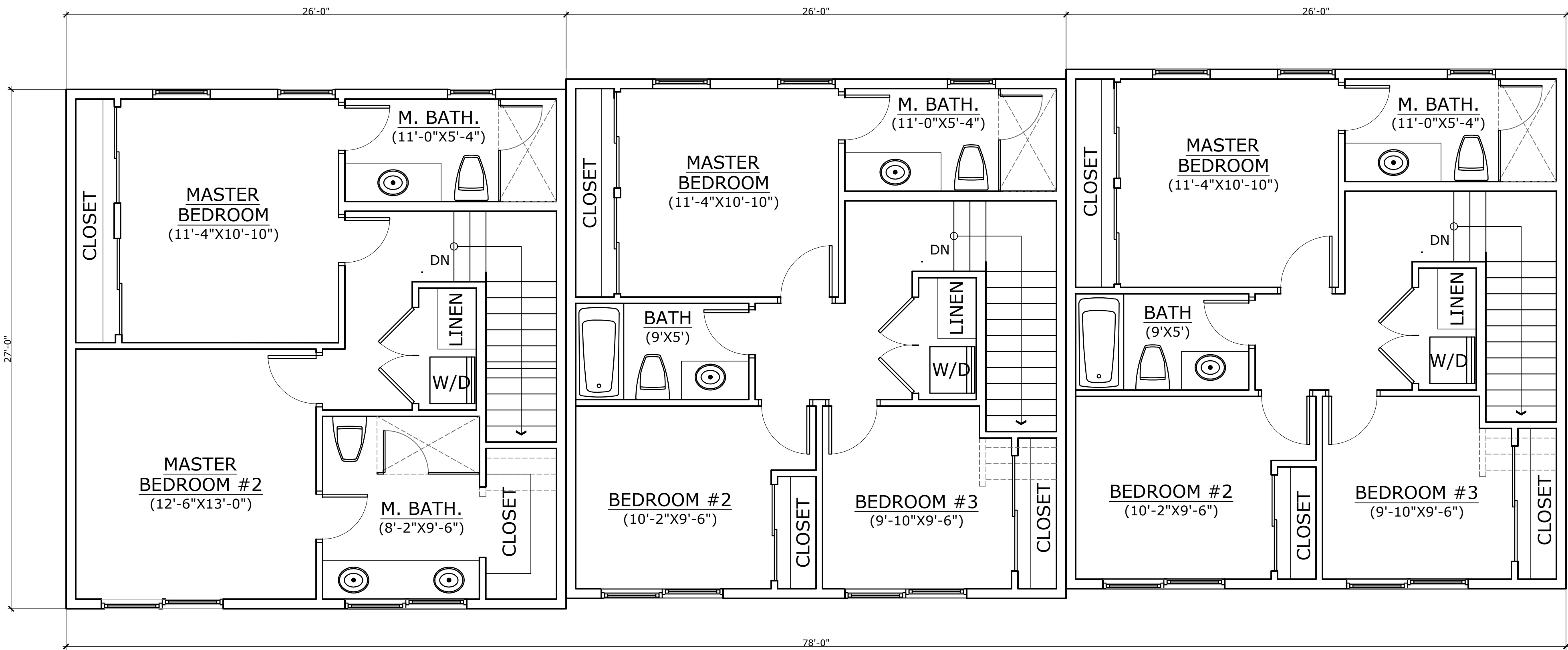
DATE:	JULY 2025
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JOB NUMBER:	MKT25

SHEET TITLE
FLOOR PLANS

SHEET NUMBER
A-2.1

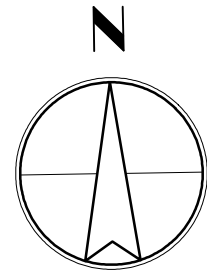
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FLOOR PLAN - THIRD LEVEL

SCALE: 1/4"=1'-0"



BUILDING AREA PER UNIT		
MAIN LEVEL CONDITIONED	63	SF
SECOND LEVEL CONDITIONED	643	SF
THIRD LEVEL CONDITIONED	652	SF
GARAGE	509	SF
TOTAL CONDITIONED AREA	1358	SF

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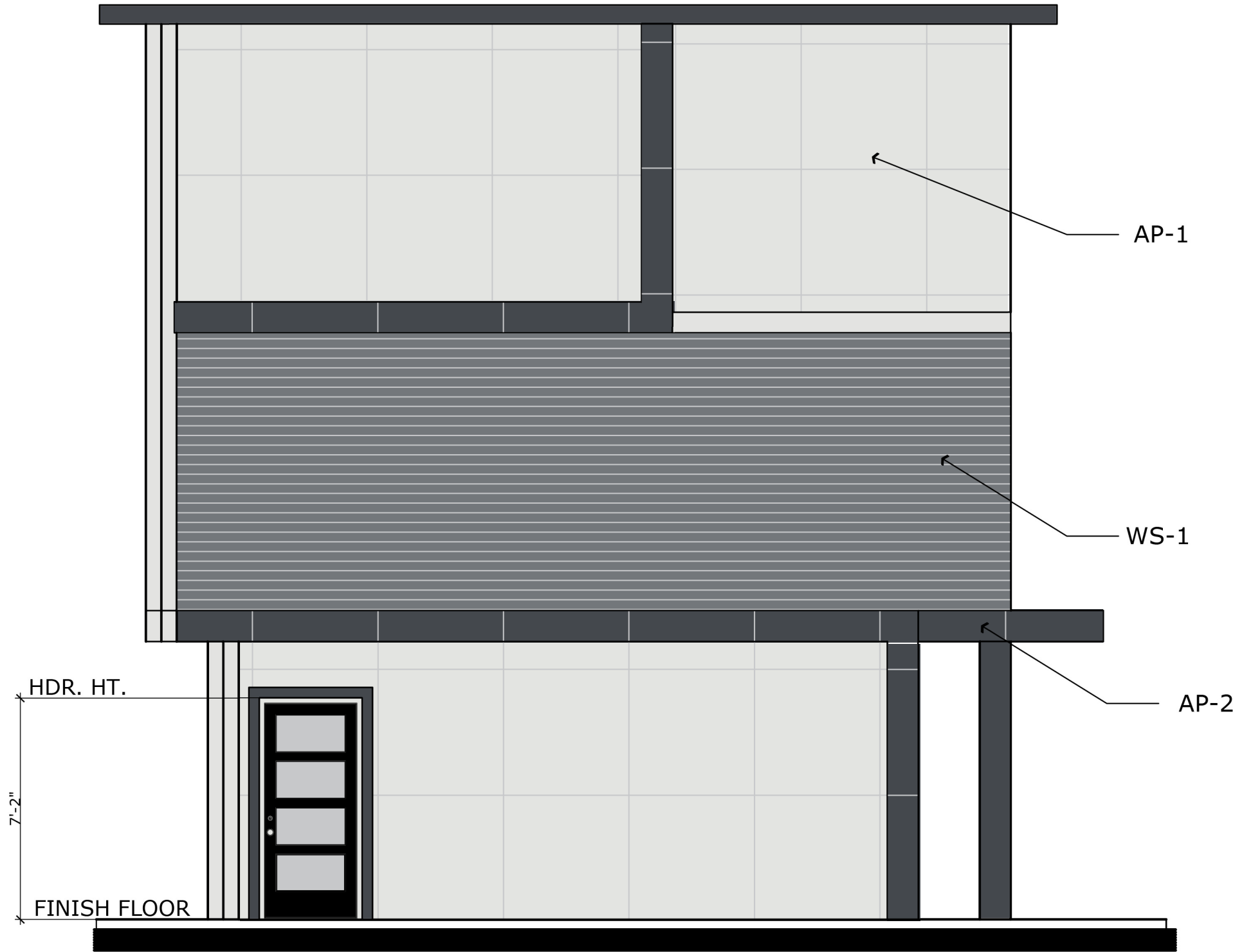
NEW CONSTRUCTION:
**JOHNSON
TOWNHOMES**
5165 N QUINELLA ST GARDEN CITY, ID 83714

DATE	DESCRIPTION	COMMENTS

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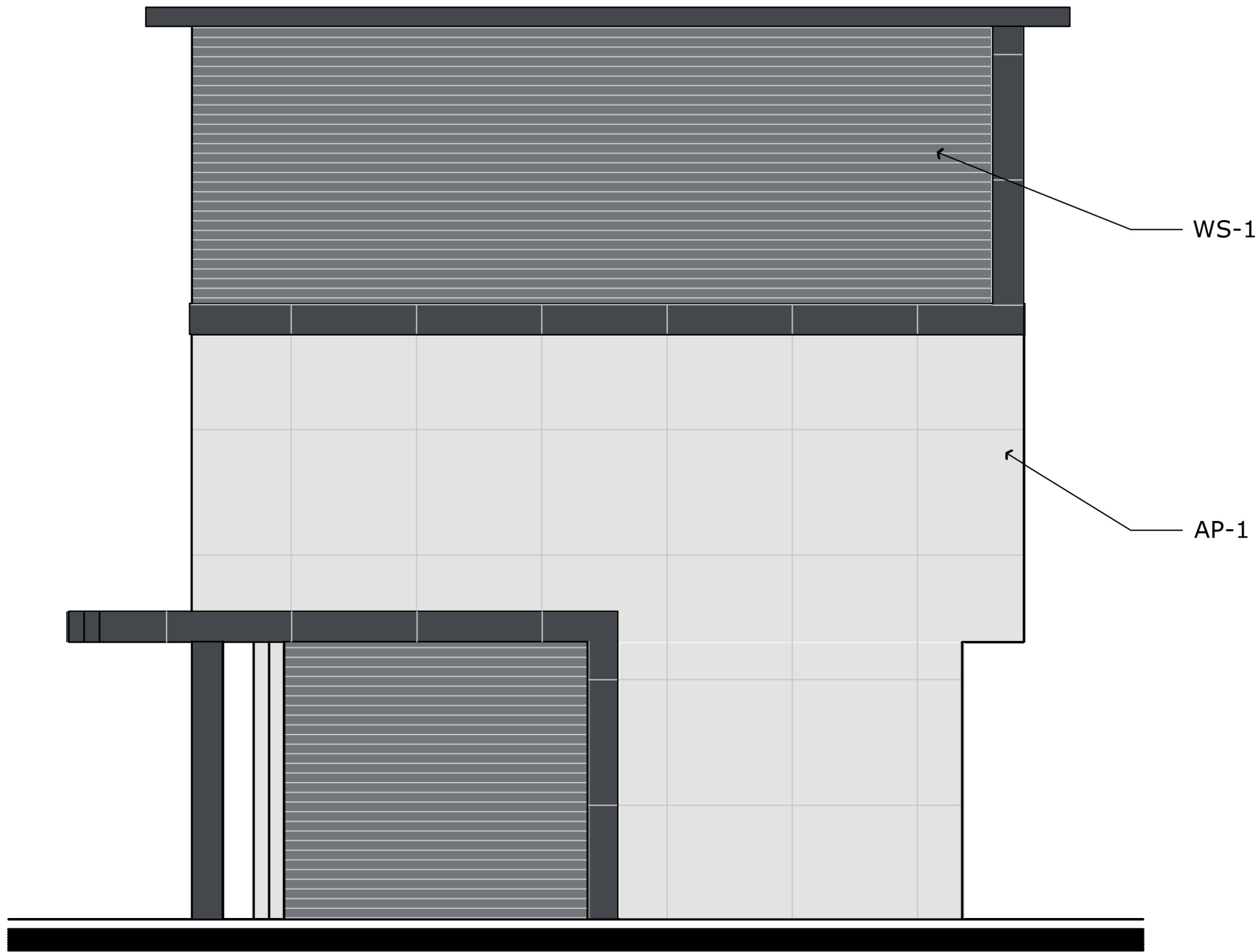
SHEET TITLE
**FLOOR
PLANS**

SHEET NUMBER
A-2.2



WEST ELEVATION

SCALE: 3/16"=1'-0"



EAST ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR FINISH
SPECIFICATIONS

ARCHITECTURAL PANEL

AP-1 HARDIE ARCHITECTURAL PANELS TEXTURE: FINE SAND
COLOR: SHERWIN WILLIAMS SW6252 ICE CUBE OR
APPROVED EQUAL

ARCHITECTURAL PANEL

AP-2 HARDIE ARCHITECTURAL PANELS TEXTURE: FINE SAND
COLOR: SHERWIN WILLIAMS SW7076 CYBERSPACE OR
APPROVED EQUAL

WOOD SIDING

WS-1 ACCOYA EXTERIOR WOOD SIDING HERITAGE COLLECTION
COLOR: TITANIUM VERTICAL BRUSHED OR APPROVED
EQUAL

METAL ROOFING

STANDING SEAM ARCHITECTURAL METAL MBCI BRAND
CRAFTSMAN SNAG-ON HIGH BATTEN ROOFING. OR
APPROVED EQUAL

ICE DAM PROTECTION (ROOF)

"GRACE" ICE & WATER SHIELD SELF-ADHERED ROOFING
UNDERLAYMENT, 36 HIGH WIDTH, 40 MIL THICK
MEMBRANE. OR APPROVED EQUAL

FASCIA & TRIM

HARDIE ARCHITECTURAL METAL TRIM OR APPROVED
EQUAL

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CONSTRUCTION

NEW CONSTRUCTION:
**JOHNSON
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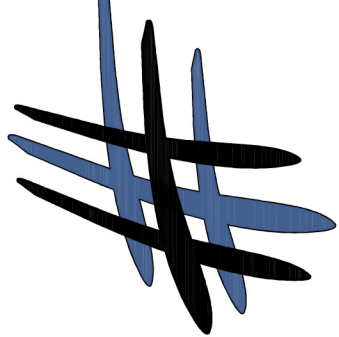
DATE	DESCRIPTION	COMMENTS

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SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER
A-3.0

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NORTH ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR FINISH SPECIFICATIONS

ARCHITECTURAL PANEL

AP-1 HARDIE ARCHITECTURAL PANELS TEXTURE: FINE SAND
COLOR: SHERWIN WILLIAMS SW6252 ICE CUBE OR
APPROVED EQUAL

ARCHITECTURAL PANEL

AP-2 HARDIE ARCHITECTURAL PANELS TEXTURE: FINE SAND
COLOR: SHERWIN WILLIAMS SW7076 CYBERSPACE OR
APPROVED EQUAL

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WS-1 ACCOYA EXTERIOR WOOD SIDING HERITAGE COLLECTION
COLOR: TITANIUM VERTICAL BRUSHED OR APPROVED
EQUAL

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STANDING SEAM ARCHITECTURAL METAL MBCI BRAND
CRAFTSMAN SNAG-ON HIGH BATTEN ROOFING. OR
APPROVED EQUAL

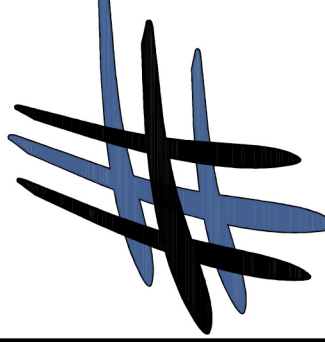
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UNDERLAYMENT, 36 HIGH WIDTH, 40 MIL THICK
MEMBRANE. OR APPROVED EQUAL

FASCIA & TRIM

HARDIE ARCHITECTURAL METAL TRIM OR APPROVED
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SHEET NUMBER

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