

From: [Andrew Wheeler](#)
To: [Hanna Veal](#)
Cc: [michaelbbaird@gmail.com](#); [Casey Ames](#); [Dodson, Joe](#); [OReilly, Gabriel](#); [Jay.Walker@kimley-horn.com](#)
Subject: RE: Mod Court Townhomes - drive aisle width
Date: Monday, May 15, 2023 6:06:12 PM
Attachments: [image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image016.png](#)

Hana,

Below are revised plans with two options to the site plan layout and parking count.

Option 1:

- This site plan meets the min. parking requirements and would not require a (1) parking stall waiver.

Option 2:

- Add (1) parking island center of courtyard to breakup parking and provide a terminus view North and South from the interior courtyards
- Increase landscape near the USPS mail to the West.
- Ask for a (1) parking stall reduction waiver to accommodate additional landscaping

Below is a download for revised elevations showing the wood outrigger, glazing at garage doors and metal screening at the mechanical units, in addition to the site plan changes and parking option.

Download:

https://www.dropbox.com/s/hxy5b5h7vs8rsc3/Building%20type%20-%20-%20DR%20revision%20package_05.15.23.pdf?dl=0

Thanks for your help on this.

Please confirm next steps in the re-review with the DR committee.

Thanks,
Andrew

Andrew Wheeler, Architect
The Land Architect
(208) 890-8669
andrew@thelandarchitect.com
www.TheLandArchitect.com



From: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>
Sent: Friday, May 12, 2023 9:27 AM
To: Andrew Wheeler <andrew@thelandarchitect.com>
Cc: michaelbbaird@gmail.com; Casey Ames <casey@taylorjenehomes.com>; Dodson, Joe <joe.dodson@kimley-horn.com>; OReilly, Gabriel <Gabriel.OReilly@kimley-horn.com>; Jay.Walker@kimley-horn.com
Subject: RE: Mod Court Townhomes - drive aisle width

Good morning Andrew,

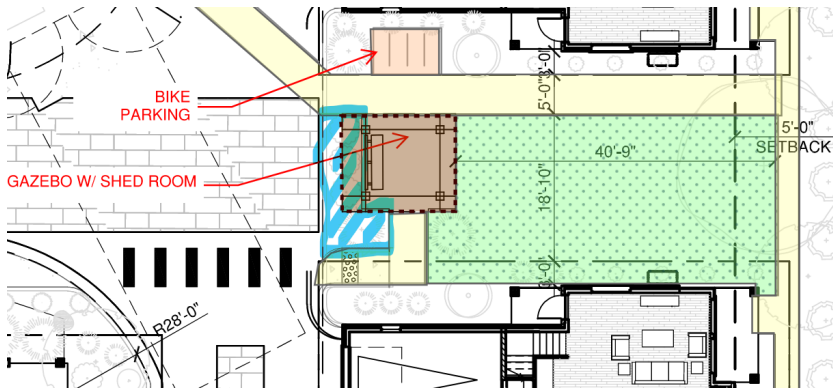
When are you planning on submitting the screening of mechanical units, and the wood outriggers in place of vinyl, and the renderings/schematics for the glass in garage doors? I would like to only send one email to the consultants for them to review.

Hanna Veal
Associate Planner

From: [Andrew Wheeler](#)
To: [Hanna Veal](#)
Cc: [michaelbbaird@gmail.com](#); [Casey Ames](#); [Dodson, Joe](#); [O'Reilly, Gabriel](#); [Jay.Walker@kimley-horn.com](#)
Subject: RE: Mod Court Townhomes - drive aisle width
Date: Thursday, May 11, 2023 5:35:04 PM
Attachments: [image001.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[A1.1 - G.C. Townhome 05.10.23 - V2.pdf](#)

Hanna,

Attached is a revised version omitting the built-in planters. The area in blue below would be at grade landscaping.



Thanks,
Andrew

Andrew Wheeler, Architect
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From: Andrew Wheeler
Sent: Thursday, May 11, 2023 11:50 AM
To: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>
Cc: [michaelbbaird@gmail.com](#); [Casey Ames](#) <casey@taylorjenehomes.com>; [Dodson, Joe](#) <joe.dodson@kimley-horn.com>; [O'Reilly, Gabriel](#) <Gabriel.O'Reilly@kimley-horn.com>; [Jay.Walker@kimley-horn.com](#)
Subject: RE: Mod Court Townhomes - drive aisle width

Hanna,

Attached is our revised schematic to address the DR Committee comments.

Please distribute to the DR Committee for review to confirm this meets the intent of the comments. Attached is the 4/27/23 version reviewed for cross reference.

Notes related to the comments:

- Parking
 - (1) additional parking stall was added to remove any parking waiver requirements. This is shown as an ADA parking stall in the new layout.
 - (3) stalls were moved from the East to the Center of the site for a better Terminus view
 - We are proposing a shed roof Gazebo, built in planting and seating opening onto an open lawn amenity

- Trash enclosure
 - Per republic services, a 12' x 12' enclosure is the minimum size, which does not work to place at the end of the private drives on the North and South due to proximity to residential garage entrances. We re-arranged the walk to have access to the Eastern portion of the site.
- Walks on Eastern side for unit entry
 - This was included.
- Garage doors with glazing
 - We plan to include glazing in the garage doors as top lites
- Screening of mech. Units
 - This will be provided in future updates
- Wood outriggers in place of vinyl
 - This will be included in future updates

Let us know your thoughts.

Thanks,
Andrew

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From: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>
Sent: Tuesday, May 9, 2023 5:11 PM
To: Andrew Wheeler <andrew@thelandarchitect.com>
Cc: michaelbbaird@gmail.com; Casey Ames <casey@taylorjenehomes.com>; Dodson, Joe <joe.dodson@kimley-horn.com>; O'Reilly, Gabriel <Gabriel.O'Reilly@kimley-horn.com>; Jay.Walker@kimley-horn.com
Subject: RE: Mod Court Townhomes - drive aisle width

Yes, this will work for the city so long as republic services and the fire department are okay with it.



Hanna Veal

Associate Planner
 Development Services Department, **City of Garden City**
 p: 208-472-2922
 a: 6015 Glenwood Street, Garden City, ID 83714
 w: www.gardencityidaho.org

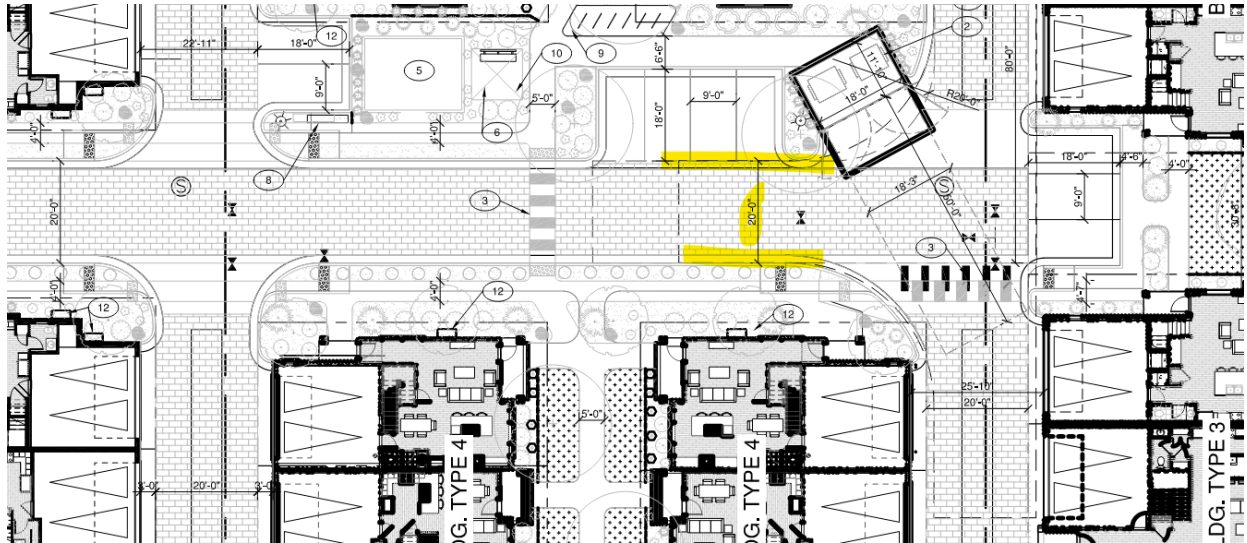


From: Andrew Wheeler <andrew@thelandarchitect.com>
Sent: Tuesday, May 9, 2023 3:34 PM
To: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>
Cc: michaelbbaird@gmail.com; Casey Ames <casey@taylorjenehomes.com>; Dodson, Joe <joe.dodson@kimley-horn.com>; O'Reilly, Gabriel <Gabriel.O'Reilly@kimley-horn.com>; Jay.Walker@kimley-horn.com
Subject: Mod Court Townhomes - drive aisle width

Hanna,

We are updating the site plan to adapt to requests of the DR Committee and wanted to verify the 20'-0" as shown for the drive aisles is sufficient. There have not been any comments regarding this, but did not want this to come up as a future item to revise.

Please confirm the private drive width of 20' is sufficient for this project as shown.

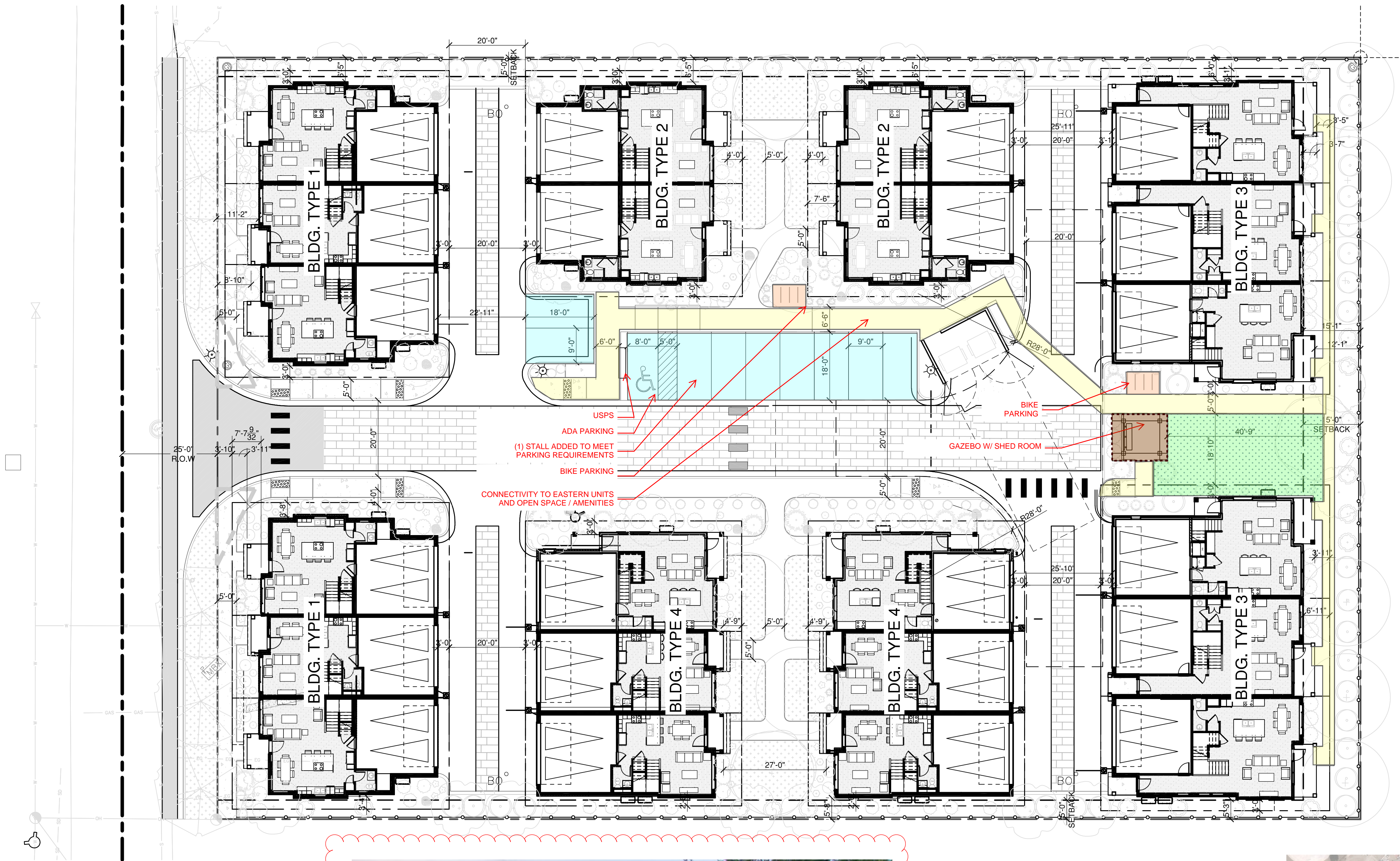


Thanks,
Andrew

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OPTION 1



SITE PLAN
SCALE: 1" = 20'-0"



EXAMPLE GAZEBO STRUCTURE

KEY NOTES

1. MONUMENT SIGN.
2. TRASH ENCLOSURE PER CITY STANDARDS
3. PAINTED CROSSWALK, TYP.
4. PROPERTY BOUNDARY
5. TOT LOT PLAY STRUCTURE.
6. COVERED GAZEBO.
7. 5'-0" WIDE SIDEWALK, W/ 2% MAX. CROSS SLOPE AT INTERIOR WALKS, TYP.
8. USPS MAIL STATION. RE: 6/A1.4A
9. BICYCLE RACK
10. BENCH, TYP.
11. 6'-0" VINYL FENCE.
12. MECH. UNIT, WALL MOUNTED



VICINITY MAP
SCALE: 1" = 100'

APPLICANT

TAYLOR JENE HOMES
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MERIDIAN, ID 83642
CASEY@TAYLORJENEHOMES.COM

PARCELS

R2734500592
R2734500593

PLAN PREPARED BY:

ANDREW WHEELER
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141 N. PALMETTO#1731
208-890-8669
ANDREW@THELANDARCHITECT.COM

PROJECT DESCRIPTION

NEW CONSTRUCTION OF (22) TWO STORY ATTACHED TOWNHOME UNITS ON A 1.38 ACRE SITE AS PART OF A P.U.D. IN AN R3 ZONE.

BICYCLE PARKING SUMMARY

REQUIRED:
1 SPACE PER (6) DWELLING UNITS = (4) BIKE STALLS
PROVIDED:
(8) BIKE STALLS

PARKING SUMMARY

REQUIRED:
(2) SPACES PER DWELLING UNIT
GUEST
(.5) STALLS PER UNIT

TOTAL REQUIRED:
PER UNIT:
(22) * (2) = (44)
GUEST
(.5) * (22) = (11)
TOTAL REQUIRED = (55) STALLS

PROVIDED:
(44) COVERED SPACES
(9) GUEST STALLS
(1) ADA STALL
(1) ON-STREET STALL
(3) ADDITIONAL ON-STREET STALLS

TOTAL PARKING SPACES PROVIDED
= (55) STANDARD STALLS
= (58) TOTAL STALLS W/ ADDITIONAL ON-STREET

SITE COVERAGE

	SQ. FEET	PERCENTAGE
BUILDING FOOTPRINT	24,400 S.F.	40.62%
ON-SITE A.C. PAVING	15,004 S.F.	24.98%
SITE AMENITIES	415 S.F.	.69%
CONC. WALKS	4,156 S.F.	6.92%
LANDSCAPE OPEN SPACE	14,726.5 S.F.	24.51%
TOTAL AREA	60,073.5 S.F.	100.00 %
	1.38 ACRES	

SITE DENSITY:

GROSS AREA: 60,073.50 S.F.± (1.38 AC±)
GROSS DENSITY: 22 UNITS / 1.38 AC = 15.95 UNITS PER ACRE
LOT COVERAGE = 58.38%

REVISIONS

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05/10/23

DRAWN BY

AW

PROJECT #

TLA22-09

THE LAND ARCHITECT
PROPERTY DEVELOPMENT



THE LAND ARCHITECT LLC

1120 S. RACKHAM WAY STE. 300
MERIDIAN, ID 83642
(208) 890-8669

PROJECT

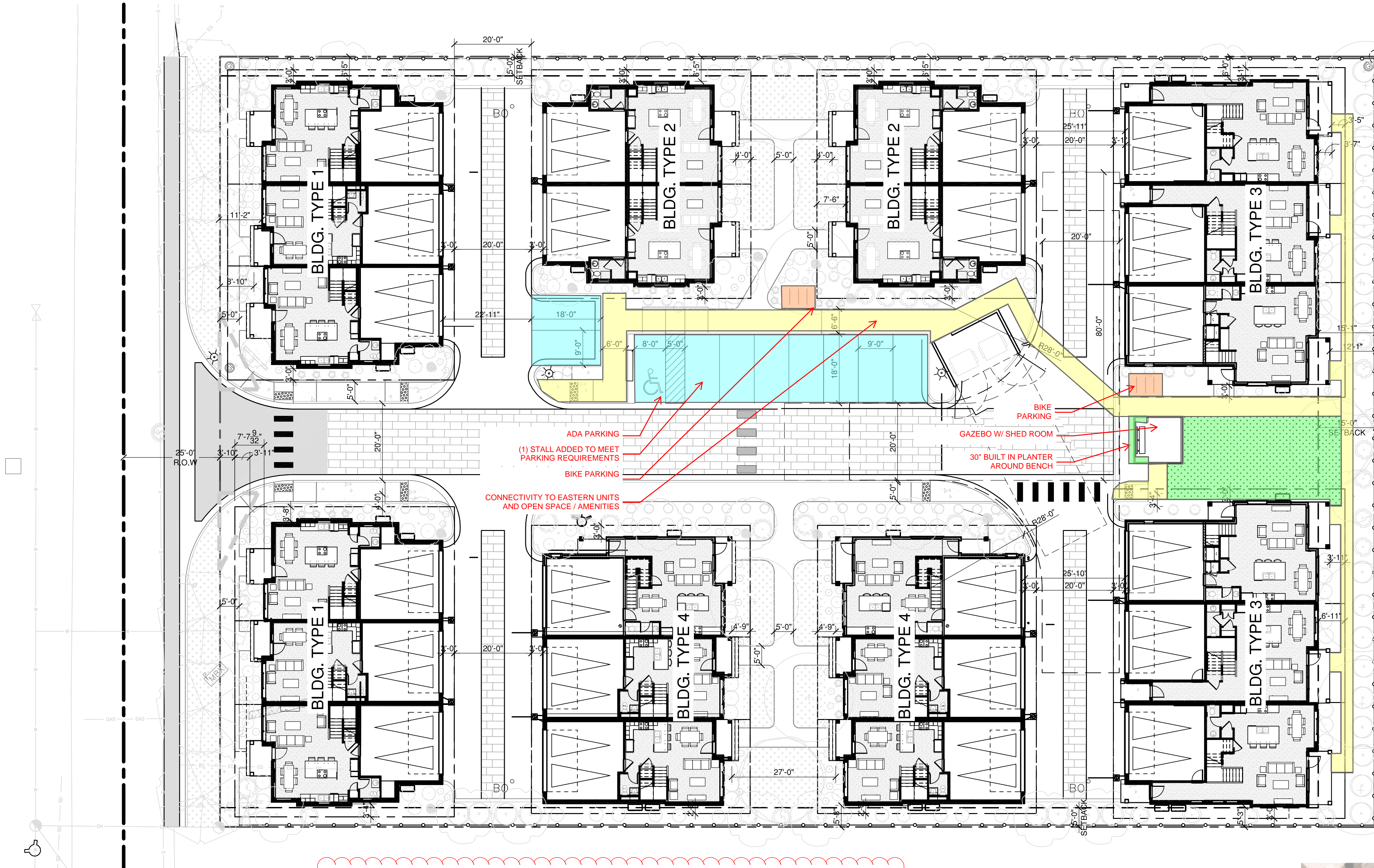
MOD COURT
TOWNHOME
SUBDIVISION

GARDEN CITY, ID

207 E. 45TH ST.

A1.1

ENTITLEMENT APPLICATION



SITE PLAN
SCALE: 1" = 20'-0"



EXAMPLE GAZEBO STRUCTURE

KEY NOTES

1. MONUMENT SIGN.
2. TRASH ENCLOSURE PER CITY STANDARDS
3. PAINTED CROSSWALK, TYP.
4. PROPERTY BOUNDARY
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10. BENCH, TYP.
11. 6'-0" VINYL FENCE.
12. MECH. UNIT, WALL MOUNTED



VICINITY MAP
SCALE: 1"=100'

APPLICANT

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PARCELS

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PER UNIT:
(22) * (2) = (44)
GUEST
(.5) * (22) = (11)
TOTAL REQUIRED = (55) STALLS

PROVIDED:
(44) COVERED SPACES
(9) GUEST STALLS
TOTAL PARKING SPACES PROVIDED
= (1) ADA STALL
= (52) STANDARD STALLS
(10) GUEST STALLS
+ (1) ON-STREET
(55) STALLS

SITE COVERAGE

	SQ. FEET	PERCENTAGE
BUILDING FOOTPRINT	24,400 S.F.	40.62%
ON-SITE A.C. PAVING	15,004 S.F.	24.98%
SITE AMENITIES	416 S.F.	.69%
CONC. WALKS	4,156 S.F.	6.92%
LANDSCAPE OPEN SPACE	14,726.5 S.F.	24.51%
TOTAL AREA	60,073.5 S.F. 1.38 ACRES	100.00 %

SITE DENSITY:

GROSS AREA: 60,073.50 S.F.± (1.38 AC±)
GROSS DENSITY: 22 UNITS / 1.38 AC = 15.95 UNITS PER ACRE
LOT COVERAGE = 59.38%

REVISIONS

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PROJECT #

TLA22-09

THE LAND ARCHITECT
PROPERTY DEVELOPMENT



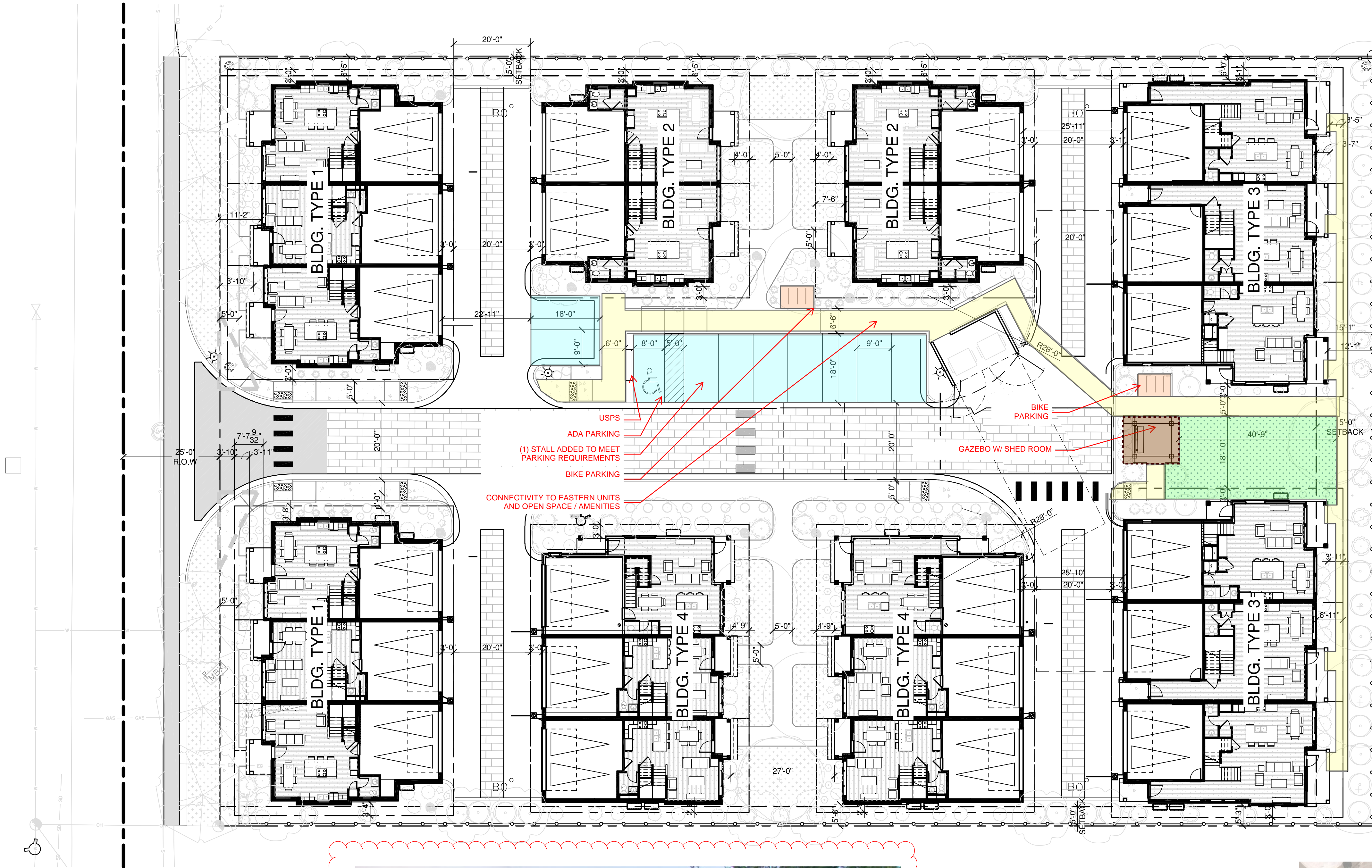
THE LAND ARCHITECT LLC
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MOD COURT TOWNHOME SUBDIVISION

PROJECT

A1.1

ENTITLEMENT APPLICATION



SITE PLAN
SCALE: 1" = 20'-0"



EXAMPLE GAZEBO STRUCTURE

KEY NOTES

1. MONUMENT SIGN.
2. TRASH ENCLOSURE PER CITY STANDARDS
3. PAINTED CROSSWALK, TYP.
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10. BENCH, TYP.
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12. MECH. UNIT, WALL MOUNTED



VICINITY MAP
SCALE: 1" = 100'

APPLICANT

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PARCELS

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PLAN PREPARED BY:

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PARKING SUMMARY

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(.5) STALLS PER UNIT

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GUEST
(.5) * (22) = (11)
TOTAL REQUIRED = (55) STALLS

PROVIDED:
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(9) GUEST STALLS
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(3) ADDITIONAL ON-STREET STALLS

TOTAL PARKING SPACES PROVIDED
= (55) STANDARD STALLS
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SITE DENSITY:

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GROSS DENSITY: 22 UNITS / 1.38 AC = 15.95 UNITS PER ACRE
LOT COVERAGE = 58.38%

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PROJECT #

TLA22-09

THE LAND
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PROPERTY DEVELOPMENT



THE LAND ARCHITECT LLC

1120 S. RACKHAM WAY STE. 300
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(208) 890-8669

PROJECT

MOD COURT
TOWNHOME
SUBDIVISION

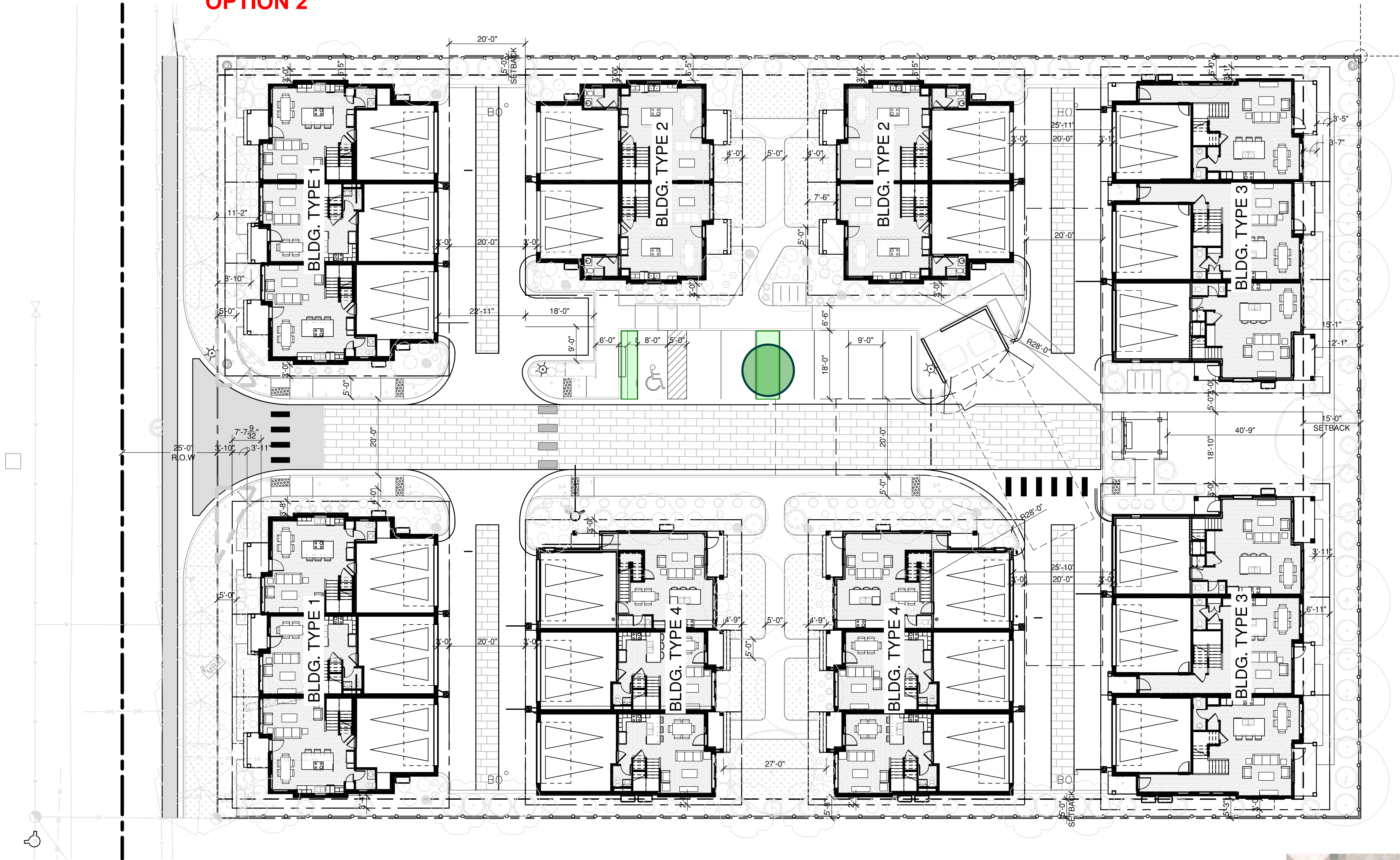
GARDEN CITY, ID

207 E. 45TH ST.

A1.1

ENTITLEMENT APPLICATION

OPTION 2



SITE PLAN
SCALE: 1" = 20'-0"

KEY NOTES

1. MONUMENT SIGN.
2. TRASH ENCLOSURE PER CITY STANDARDS
3. PAINTED CROSSWALK, TYP.
4. PROPERTY BOUNDARY
5. TOT LOT PLAY STRUCTURE.
6. COVERED GAZEBO.
7. 5'-0" WIDE SIDEWALK, W/ 2% MAX. CROSS SLOPE AT INTERIOR WALKS, TYP.
8. USPS MAIL STATION. RE: 6/A1.4A
9. BICYCLE RACK
10. BENCH, TYP.
11. 6'-0" VINYL FENCE.
12. MECH. UNIT, WALL MOUNTED



VICINITY MAP
SCALE: 1"=100'

APPLICANT

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MERIDIAN, ID 83642
CASEY@TAYLORJENEHOMES.COM

PARCELS

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PLAN PREPARED BY:

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GROSS AREA: 60,073.50 S.F.± (1.38 AC±)
GROSS DENSITY: 22 UNITS / 1.38 AC = 15.95 UNITS PER ACRE
LOT COVERAGE = 58.38%

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MOD COURT
TOWNHOME
SUBDIVISION

PROJECT

A1.1

ENTITLEMENT APPLICATION



LEVEL 1 - PRESENTATION
1/4" = 1'-0"

1
A3.3

BUILDING TYPE 2 - UNITS A-A		
	UNIT 2A	UNIT 2A
GARAGE	390	390
1ST FLOOR	601.00	601.00
2ND FLOOR	933.00	933.00

TOTALS		
780 sf	TOT. GARAGE SF	
1,202.00 sf	LEVEL 1 TOTAL	
1,866.00 sf	LEVEL 2 TOTAL	
	TOT. NET	
	CONDITIONED SF	3,068.00

REVISIONS

1 XX

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DATE

03/15/23

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TAYLOR JEAN HOMES

PROJECT #

TLA22-06

LICENSED ARCHITECT AR-985897

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THE LAND ARCHITECT

PROPERTY DEVELOPMENT

THE LAND ARCHITECT

1120 S. RACKHAM WAY SUITE 300

MERIDIAN, ID 83642

PROJECT

MOD COURT TOWNHOMES BLDG. TYPE 2

207 E. 45TH ST. GARDEN CITY, ID

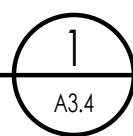
ENTITLEMENT APPLICATION

A3.3

BUILDING 2 - LEVEL 1



LEVEL 2 - PRESENTATION
1/4" = 1'-0"



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PROPERTY DEVELOPMENT

THE LAND ARCHITECT
1120 S. RACKHAM WAY SUITE 300
MERIDIAN, ID 83642

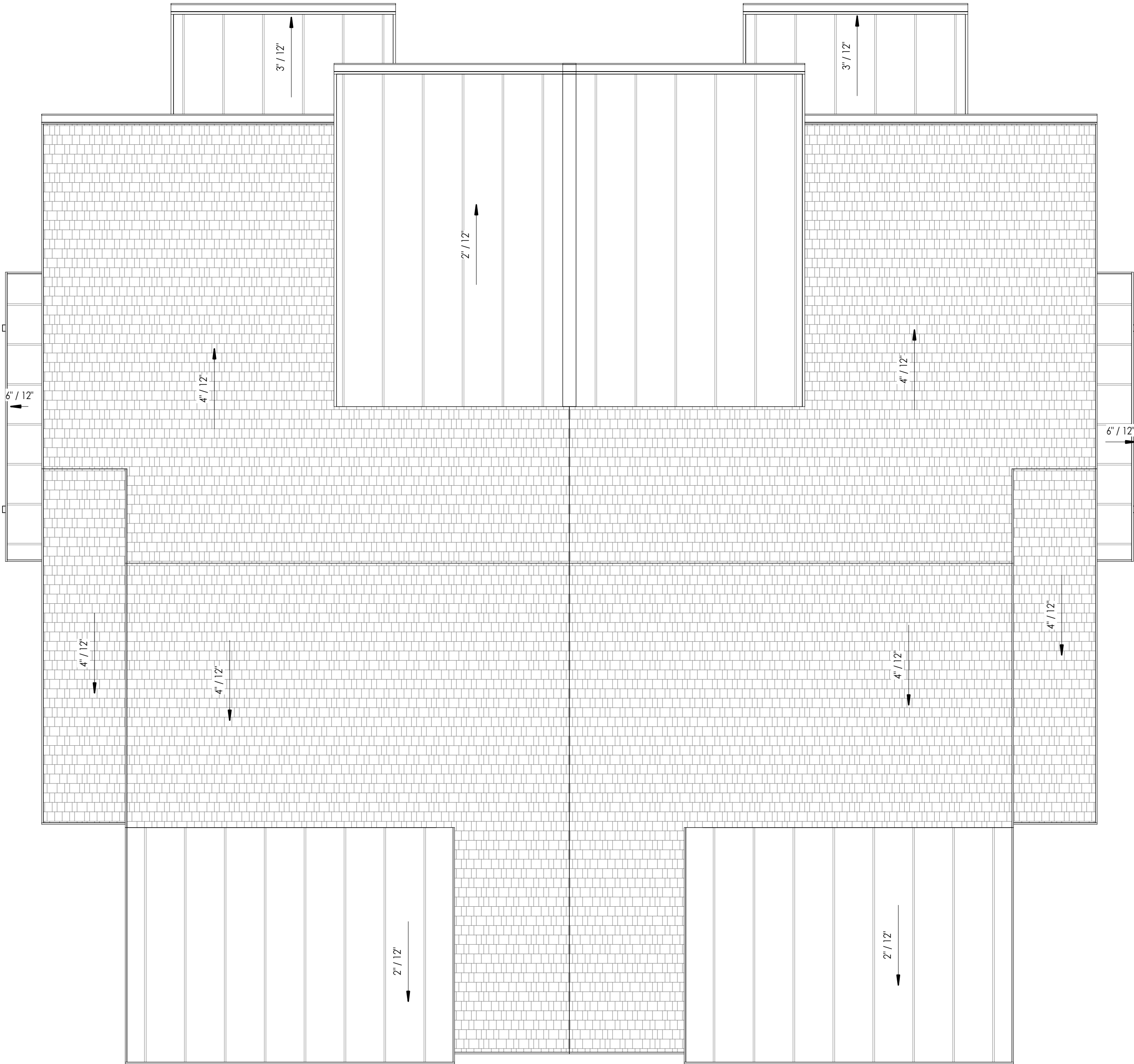
PROJECT
MOD COURT
TOWNHOMES
BLDG. TYPE 2

207 E. 45TH ST.
GARDEN CITY, ID

A3.4

BUILDING 2 - LEVEL 2

ENTITLEMENT APPLICATION



ROOF - PRESENTATION
1/4" = 1'-0"

1
A4.2

REVISIONS

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03/15/23

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PROJECT #

TLA22-06

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THE LAND
ARCHITECT
PROPERTY DEVELOPMENT



THE LAND ARCHITECT
1120 S. RACKHAM WAY SUITE 300
MERIDIAN, ID 83642

PROJECT
MOD COURT
TOWNHOMES
BLDG. TYPE 2

GARDEN CITY, ID

207 E. 45TH ST.

ENTITLEMENT APPLICATION

A4.2

BUILDING 2 - ROOF PLAN

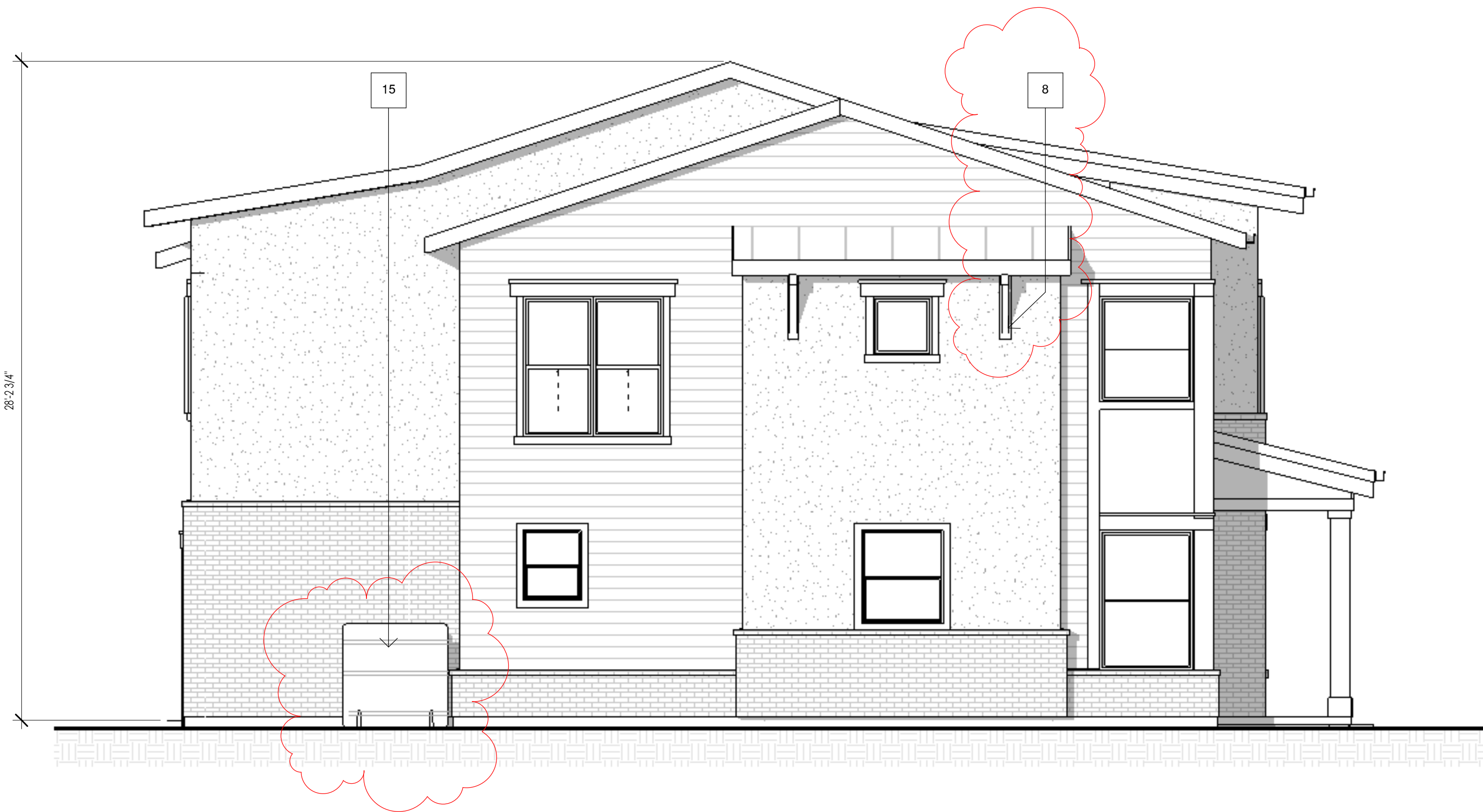


NORTH ELEVATION - PRESENTATION

1/4" = 1'-0"

2

A5.3



EAST ELEVATION - PRESENTATION

1/4" = 1'-0"

1

A5.3

KEY NOTES

1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAC-CLAD METAL ROOFING OR EQUAL
3. CEMENT STUCCO SYSTEM. TEXTURE HEAVY SAND.
4. AL SIDE PRODIGY VINYL SIDING OR APPROVED EQUAL.
5. HARDY PANEL SIDING OR APPROVED EQUAL
6. WHITE VINYL WINDOWS.
7. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. DOWNSPOUT TO MATCH COLOR.
8. PRE-MANUFACTURED WOOD OUTRIGGER.
9. TRIM BOARD, TYP.
10. 1x FINISH FASCIA.
11. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
12. THIN-SET BRICK VENEER, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED.
13. COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
14. POWDER COATED METAL RAILING.
15. EXTERIOR MEP EQUIPMENT AND SCREENING. SCREENING TO BE HORIZONTAL STANDING SEAM ROOF TO MATCH PRIMARY SHED ROOF ELEMENTS
16. GARAGE DOOR W/ UPPER GLAZING PANELS

REVISIONS

1 XX

DATE

03/15/23

DRAWN BY

TAYLOR JEAN HOMES

PROJECT #

TLA22-06

LICENSED
ARCHITECT
AR-985897

ANDREW R. WHEELER
STATE OF IDAHO

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THE LAND
ARCHITECT
PROPERTY DEVELOPMENT



THE LAND ARCHITECT
1120 S. RACKHAM WAY SUITE 300
MERIDIAN, ID 83642

PROJECT
MOD COURT
TOWNHOMES
BLDG. TYPE 2

GARDEN CITY, ID

207 E. 45TH ST.

ENTITLEMENT APPLICATION

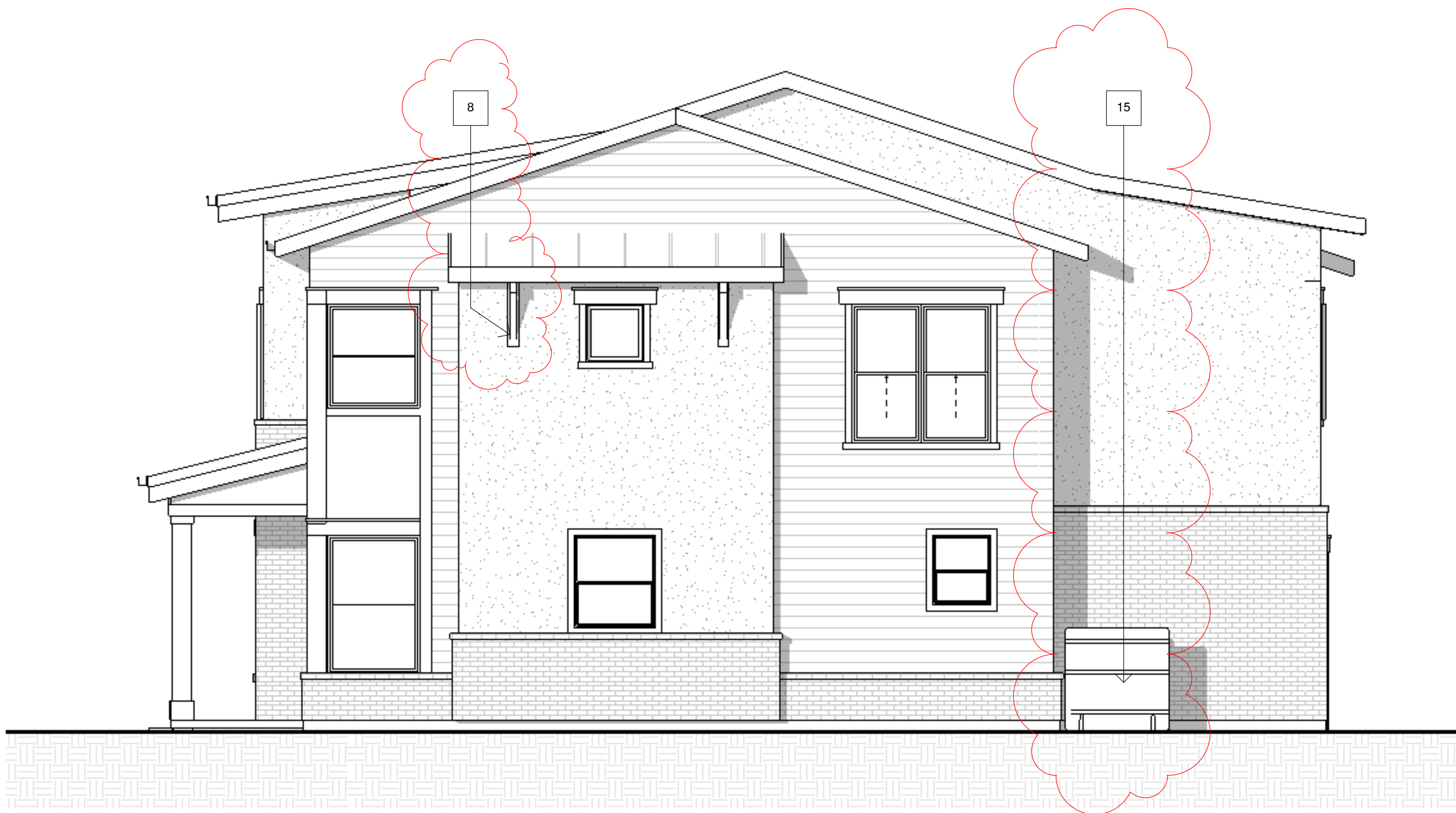
A5.3

BUILDING 2 - EXTERIOR ELEVATIONS



SOUTH ELEVATION - PRESENTATION
1/4" = 1'-0"

1
A5.4



WEST ELEVATION - PRESENTATION
1/4" = 1'-0"

2
A5.4

- KEY NOTES**
- 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
 - PAC-CLAD METAL ROOFING OR EQUAL
 - CEMENT STUCCO SYSTEM. TEXTURE HEAVY SAND.
 - AL SIDE PRODIGY VINYL SIDING OR APPROVED EQUAL.
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 - WHITE VINYL WINDOWS.
 - PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. DOWNSPOUT TO MATCH COLOR.
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 - GARAGE DOOR W/ UPPER GLAZING PANELS

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A5.4

BUILDING 2 - EXTERIOR ELEVATIONS

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A6.3

BUILDING 2 - AXONOMETRIC



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TOWNHOMES
BLDG. TYPE 2

GARDEN CITY, ID

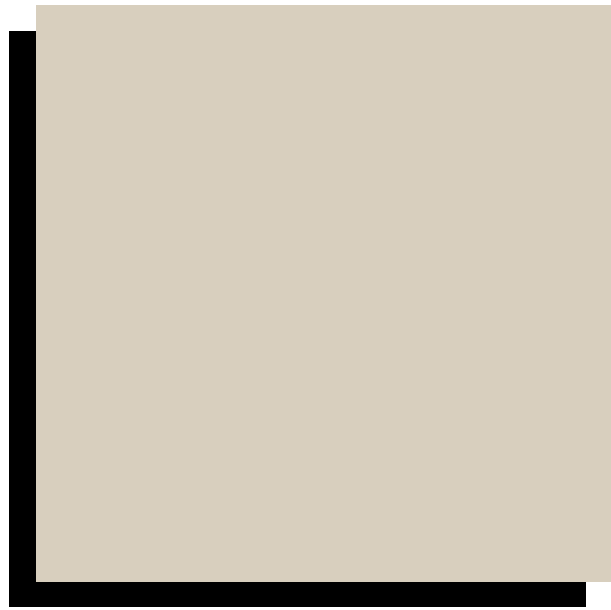
207 E. 45TH ST.
ENTITLEMENT APPLICATION

A6.4

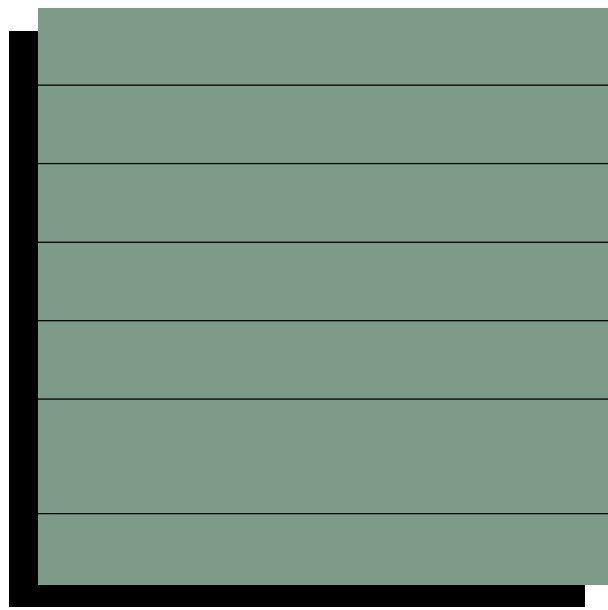
BUILDING 2 - AXONOMETRIC



A
TRIM
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 7000
"IBIS WHITE" OR EQUAL



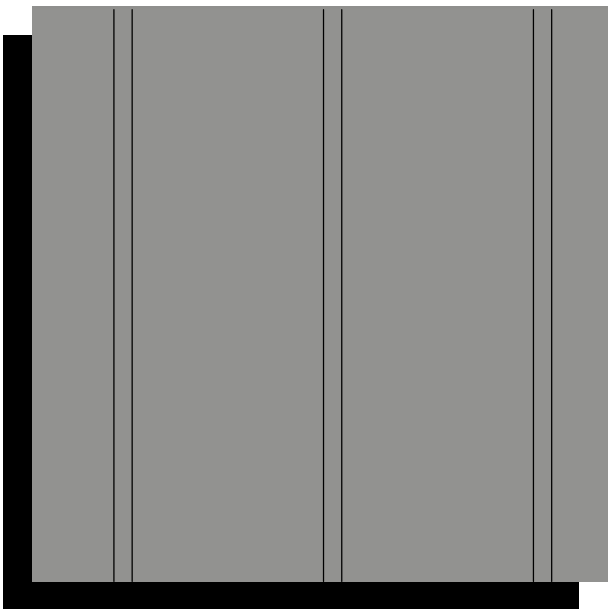
B
STUCCO
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 7541
"GRECIAN IVORY" OR EQUAL



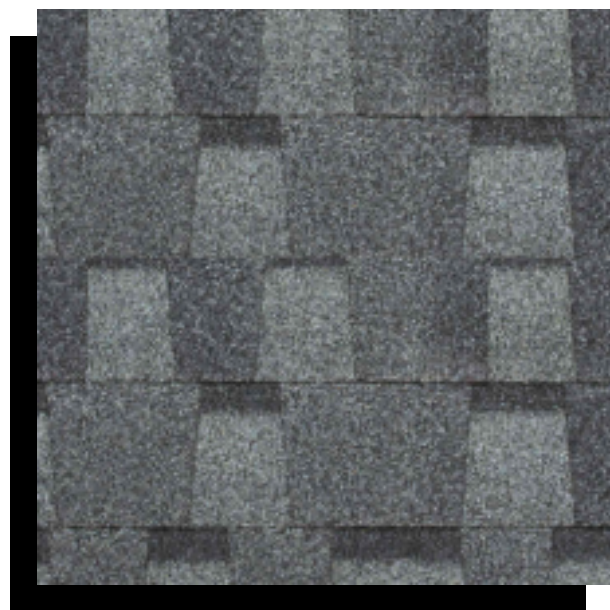
C
HORIZONTAL SIDING
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 9041
"PARISIAN PATINA" OR EQUAL



D
DOOR PANEL
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 9148
"SMOKY AZURITE" OR EQUAL



E
STANDING SEAM METAL ROOFING
COLOR TO MATCH:
PAC-CLAD
"SLATE GRAY" OR EQUAL



F
ASPHALT SHINGLE ROOFING
COLOR TO MATCH:
PABCO PREMIER
"PEWTER GRAY" OR EQUAL



G
BRICK VENEER
COLOR TO MATCH:
INTERSTATE BRICK
"PEWTER"

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A7.2

COLOR BOARD