

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%2020-%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.

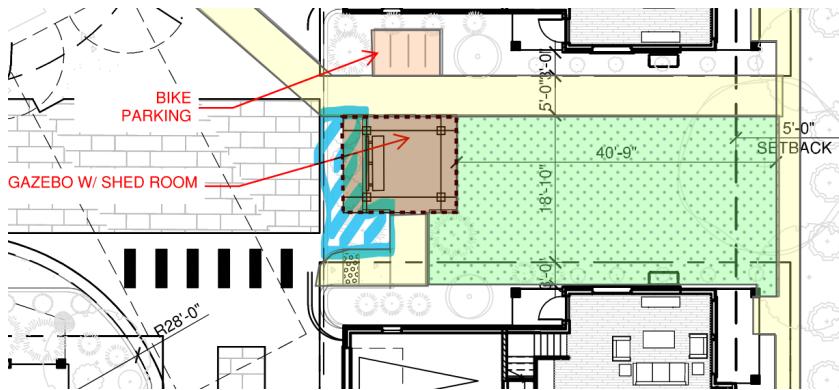
Hanna Veal

Associate Planner

From: Andrew Wheeler
To: Hanna Veal
Cc: michaelbbaird@gmail.com; Casey Ames; Dodson, Joe; OReilly, 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
[The Land Architect](#)
(855) 787-6636
andrew@thelandarchitect.com
www.TheLandArchitect.com



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>; OReilly, Gabriel <Gabriel.OReilly@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

Andrew Wheeler, Architect

[The Land Architect](#)

(855) 787-6636

andrew@thelandarchitect.com

www.TheLandArchitect.com



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>

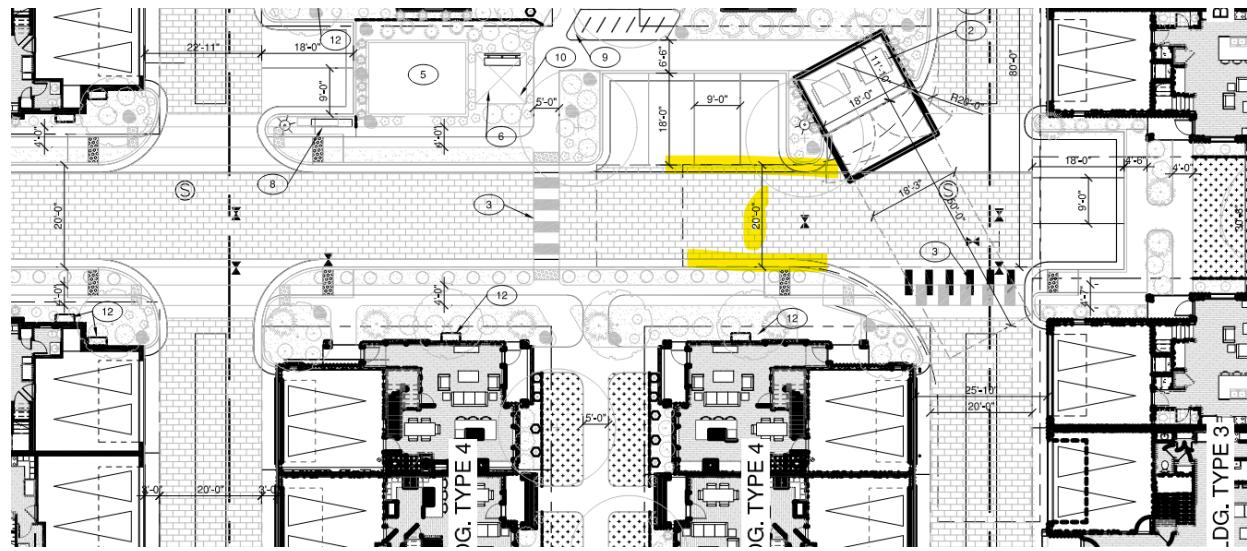
Cc: michaelbbaird@gmail.com; Casey Ames <casey@taylorjenehomes.com>; Dodson, Joe <joe.dodson@kimley-horn.com>; O'Reilly, Gabriel <Gabriel.O'Reilly@kimley-horn.com>; Jay.Walker@kimley-horn.com

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.

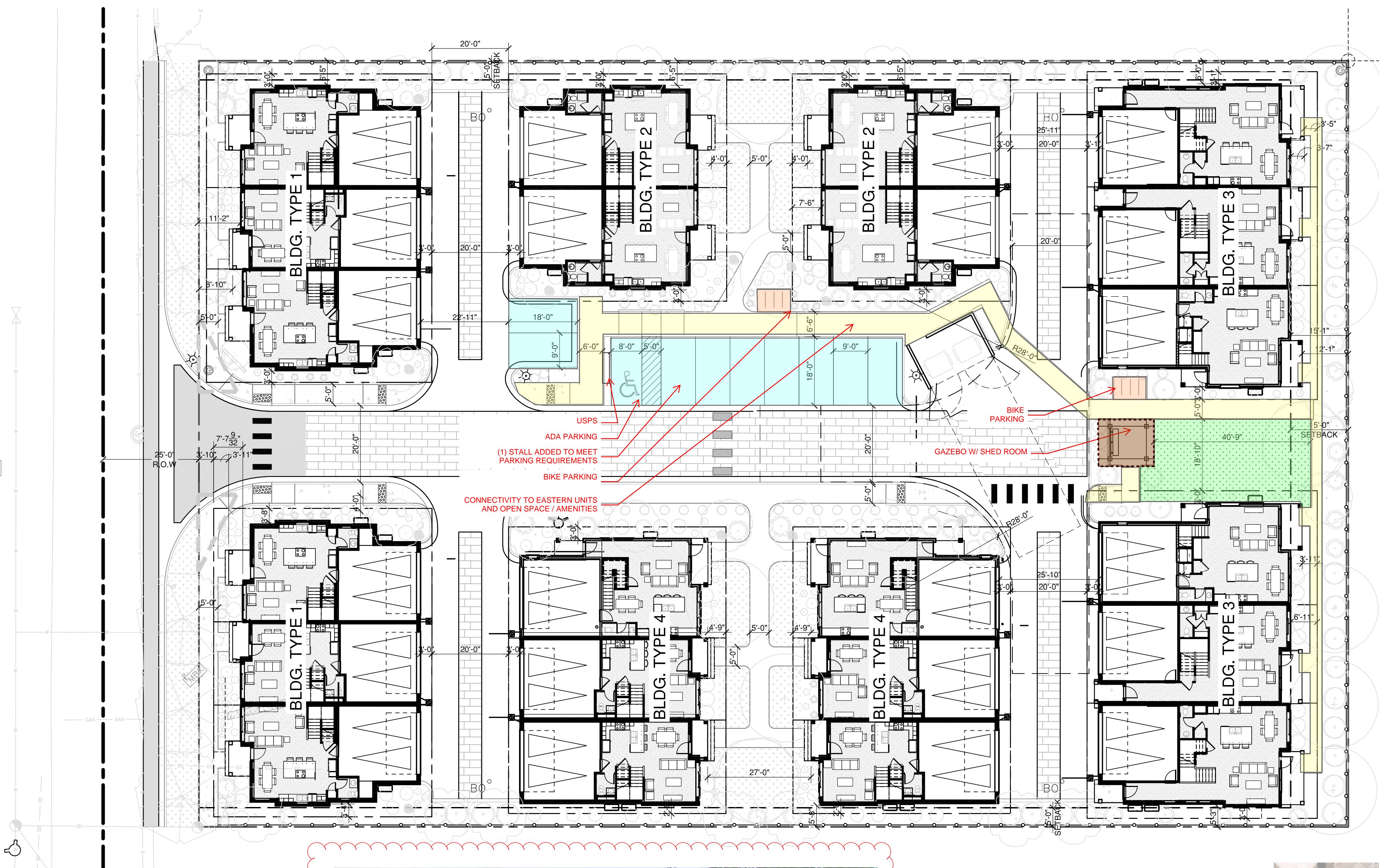


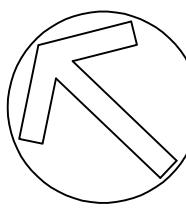
Thanks,
Andrew

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OPTION 1



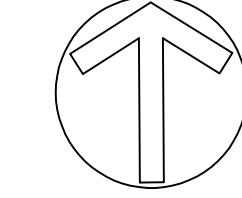
 SITE PLAN
SCALE: 1" = 20'-0"



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: A1.4A
9. BICYCLE RACK
10. BENCH, TYP.
11. 6'-0" VINYL FENCE.
12. MECH. UNIT, WALL MOUNTED

 VICINITY MAP
SCALE: 1" = 100'



PROJECT LOCATION

APPLICANT

TAYLOR JENE HOMES
3313 W. CHERRY LN, STE.543
MERIDIAN, ID 83642
CASEY@TAYLORJENEHOMES.COM

PLAN PREPARED BY:

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

PARCELS

R2734500592
R2734500593

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
24,400 S.F.	40.52%
15,004 S.F.	24.98%
415 S.F.	.69%
4,156 S.F.	6.92%
14,726.5 S.F.	24.51%
TOTAL AREA	100.00 %
60,073.5 S.F.	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 = 59.38%

MOD COURT TOWNHOME SUBDIVISION

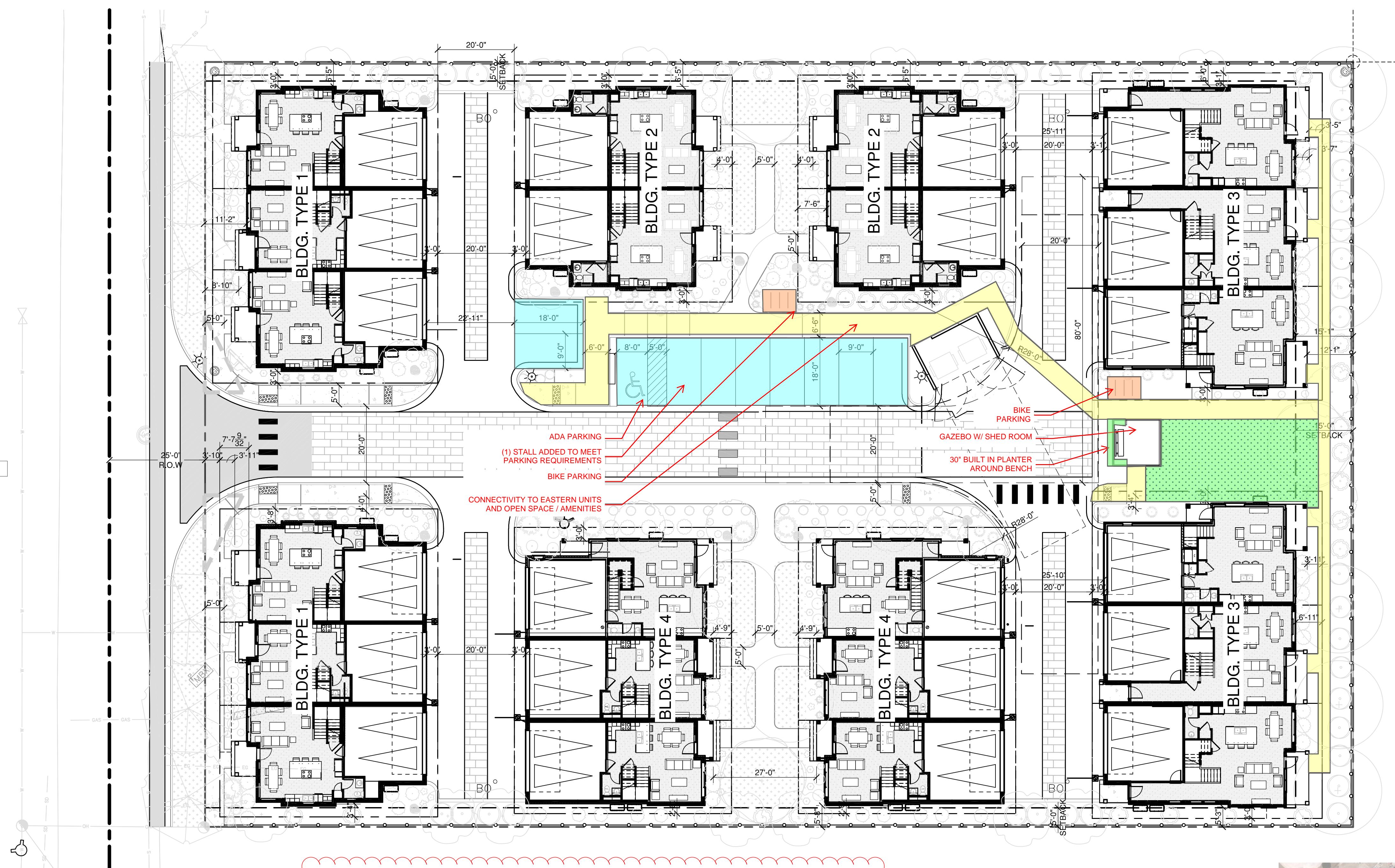
THE LAND ARCHITECT LLC
1120 S BACKHAM WAY STE. 300
MERIDIAN, ID 83642
(208) 890-8669

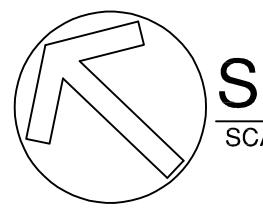
GARDEN CITY, ID
PROJECT: 207 E. 45TH ST.
ENTITLEMENT APPLICATION
A1.1

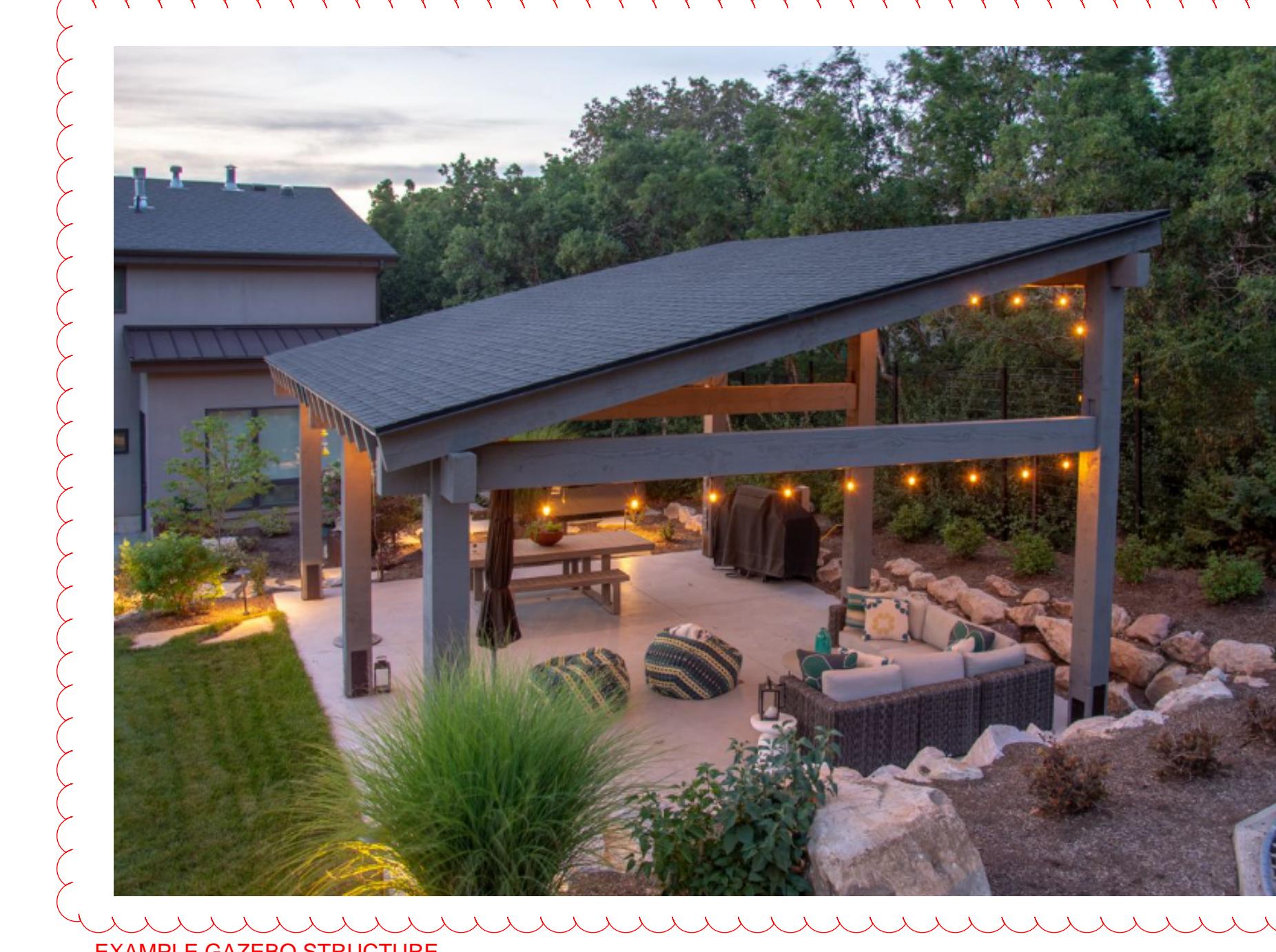
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PROJECT #
TLA22-09

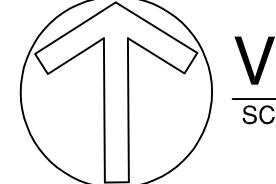


 SITE PLAN
SCALE: 1" = 20'-0"



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9.	BICYCLE RACK
10.	BENCH, TYP.
11.	6'-0" VINYL FENCE.
12.	MECH. UNIT, WALL MOUNTED

 VICINITY MAP
SCALE: 1"=100'



MOD COURT
TOWNHOME
SUBDIVISION

PROJECT

207 E. 45TH ST.

ENTITLEMENT APPLICATION

THE LAND ARCHITECT LLC
1120 S BACKHAM WAY STE. 300
MERIDIAN, ID 83642
(208) 890-8659

GARDEN CITY, ID

APPLICANT

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

PLAN PREPARED BY:

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REVISIONS

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PROJECT #
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+ (1) ON-STREET
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415 S.F.	.69%
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TOTAL AREA	100.00 %
60,073.5 S.F.	
1.38 ACRES	

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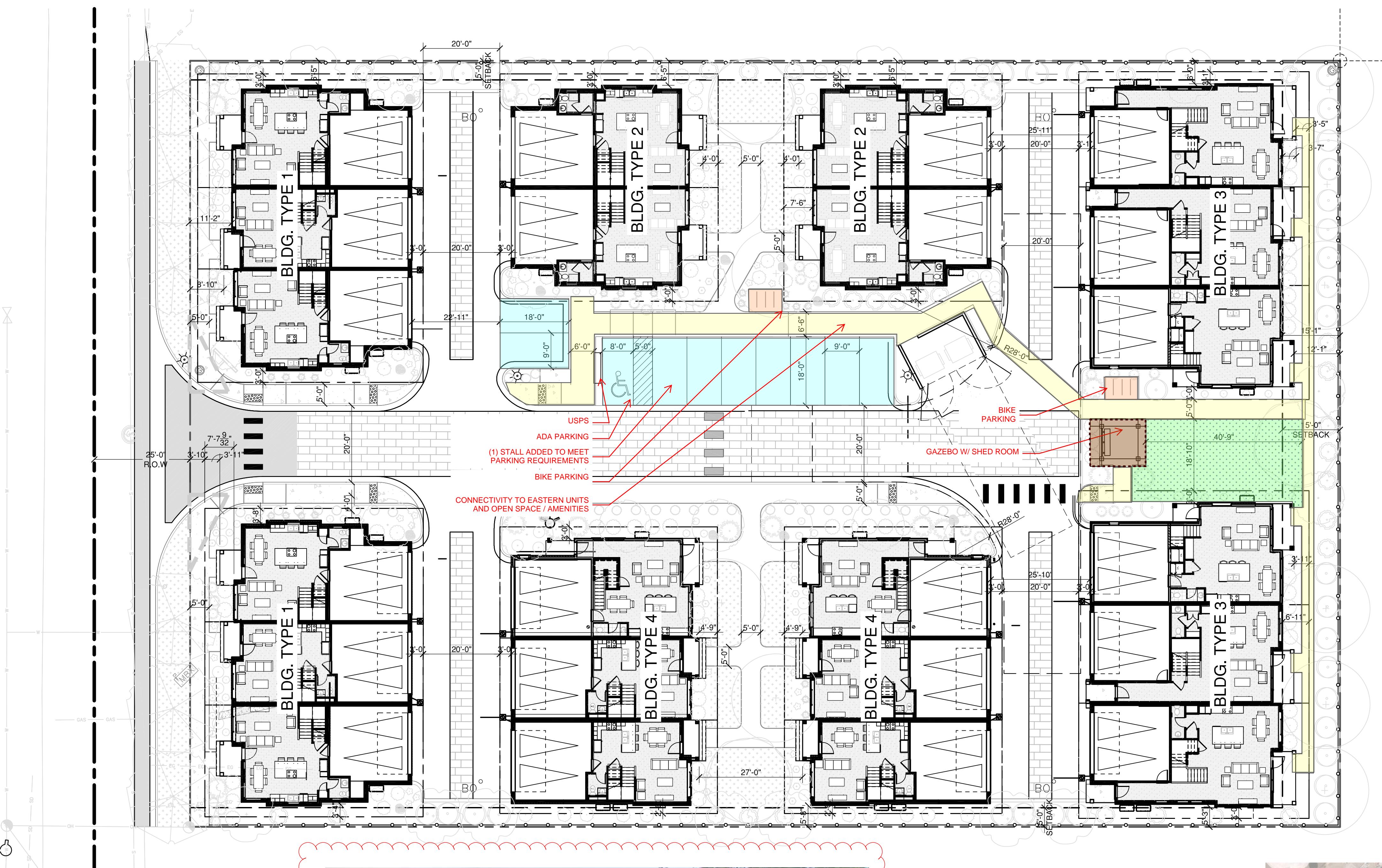
THE LAND
ARCHITECT
PROPERTY DEVELOPMENT

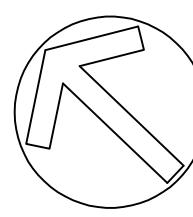


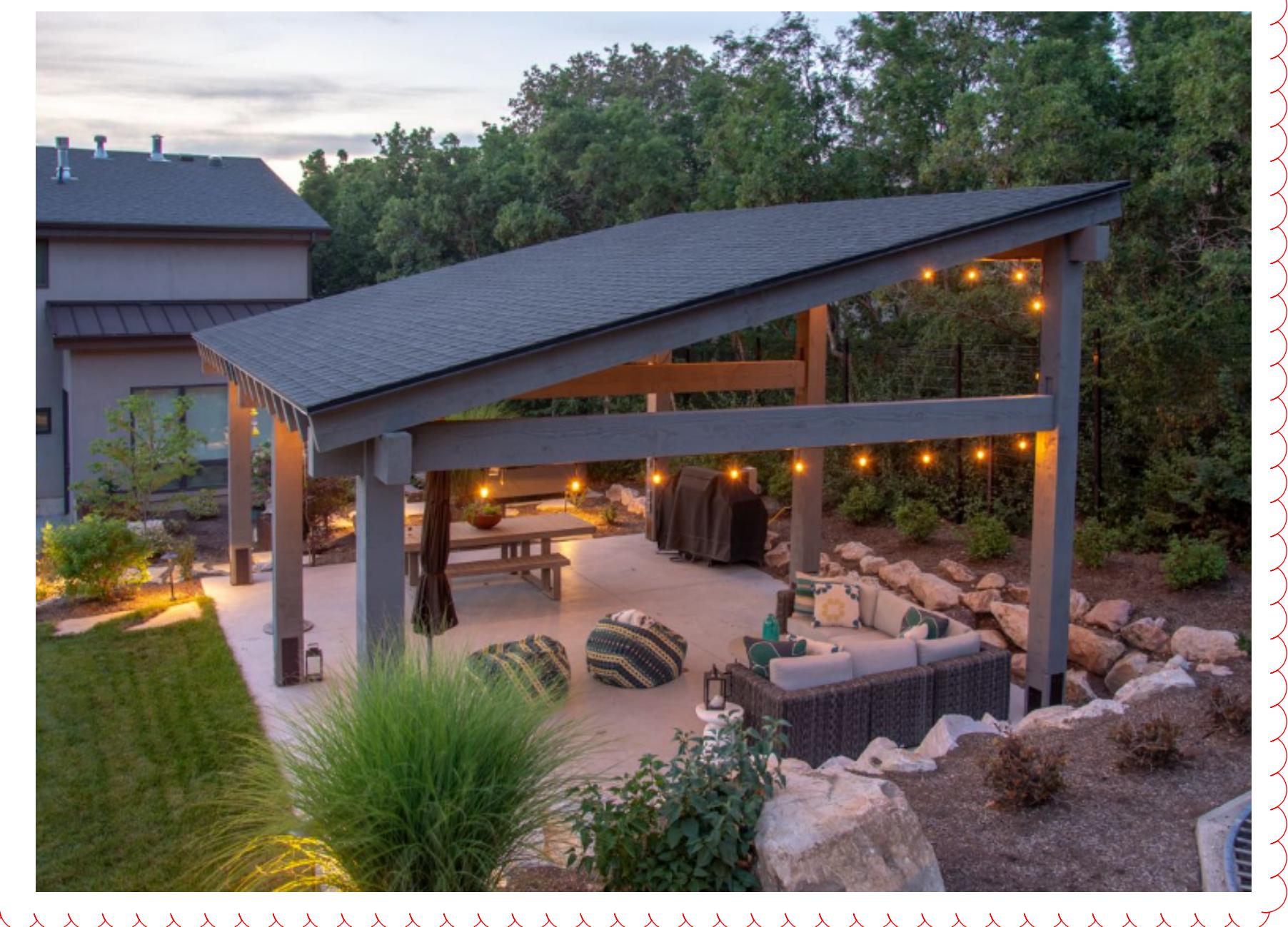
THE LAND ARCHITECT LLC
1120 S BACKHAM WAY STE. 300
MERIDIAN, ID 83642
(208) 890-8659

GARDEN CITY, ID

A1.1

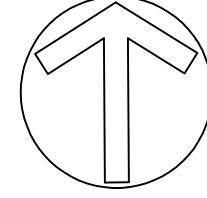


 SITE PLAN
SCALE: 1" = 20'-0"



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 VICINITY MAP
SCALE: 1" = 100'



MOD COURT TOWNHOME SUBDIVISION

PROJECT

207 E. 45TH ST.

A1.1

ENTITLEMENT APPLICATION

APPLICANT

TAYLOR JENE HOMES
3313 W. CHERRY LN, STE.543
MERIDIAN, ID 83642
CASEY@TAYLORJENEHOMES.COM

PLAN PREPARED BY:

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THE LAND ARCHITECT
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208-890-8669
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REVISIONS

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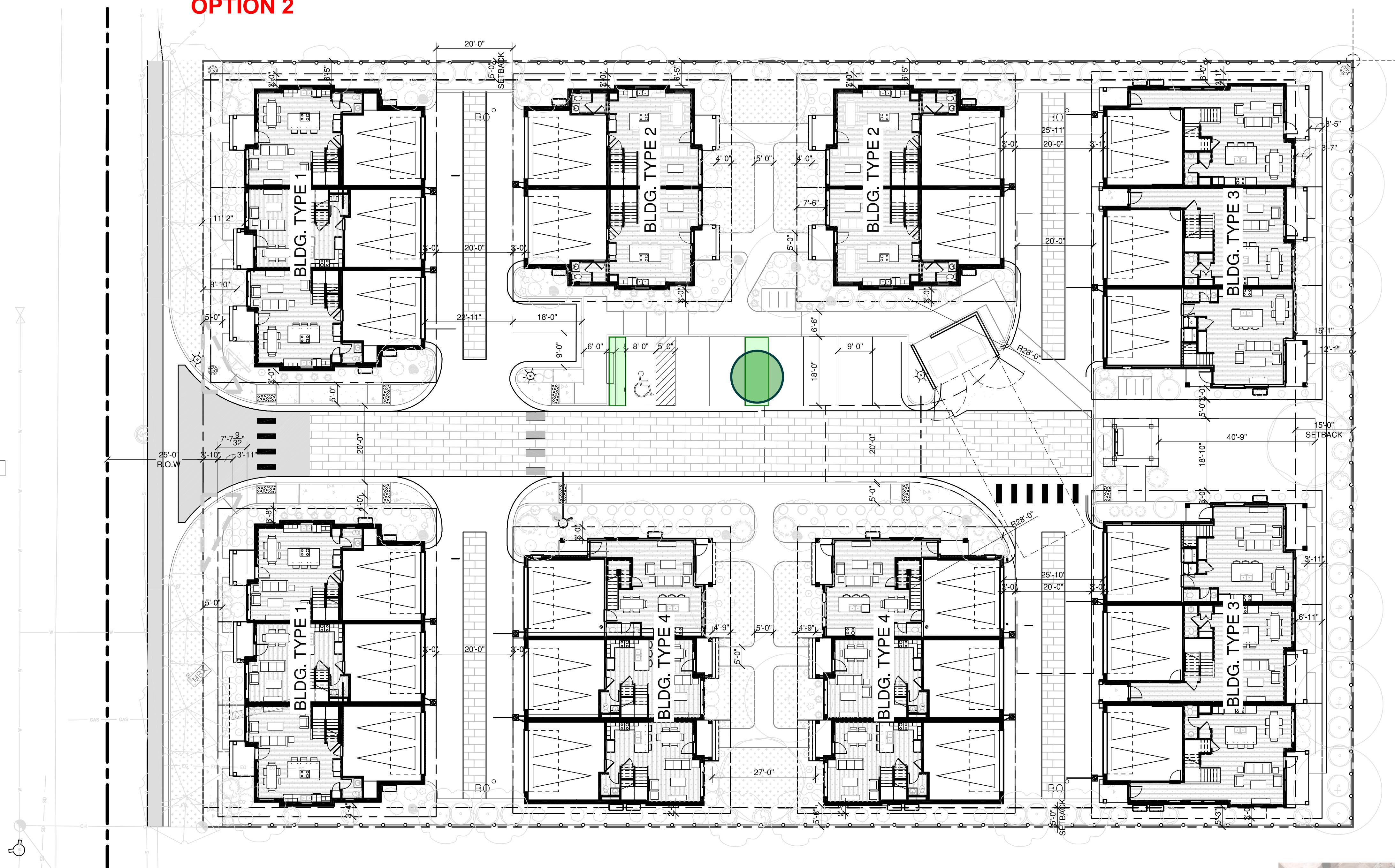
THE LAND ARCHITECT
PROPERTY DEVELOPMENT



THE LAND ARCHITECT LLC
1120 S BACKHAM WAY STE. 300
MERIDIAN, ID 83642
(208) 890-8669

GARDEN CITY, ID

OPTION 2



KEY NOTES	
1. MONUMENT SIGN.	
2. TRASH ENCLOSURE PER CITY STANDARDS	
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VICINITY MAP
SCALE: 1"=100'

APPLICANT

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MERIDIAN, ID 83642
CASEY@TAYLORJENEHOMES.COM

PLAN PREPARED BY:

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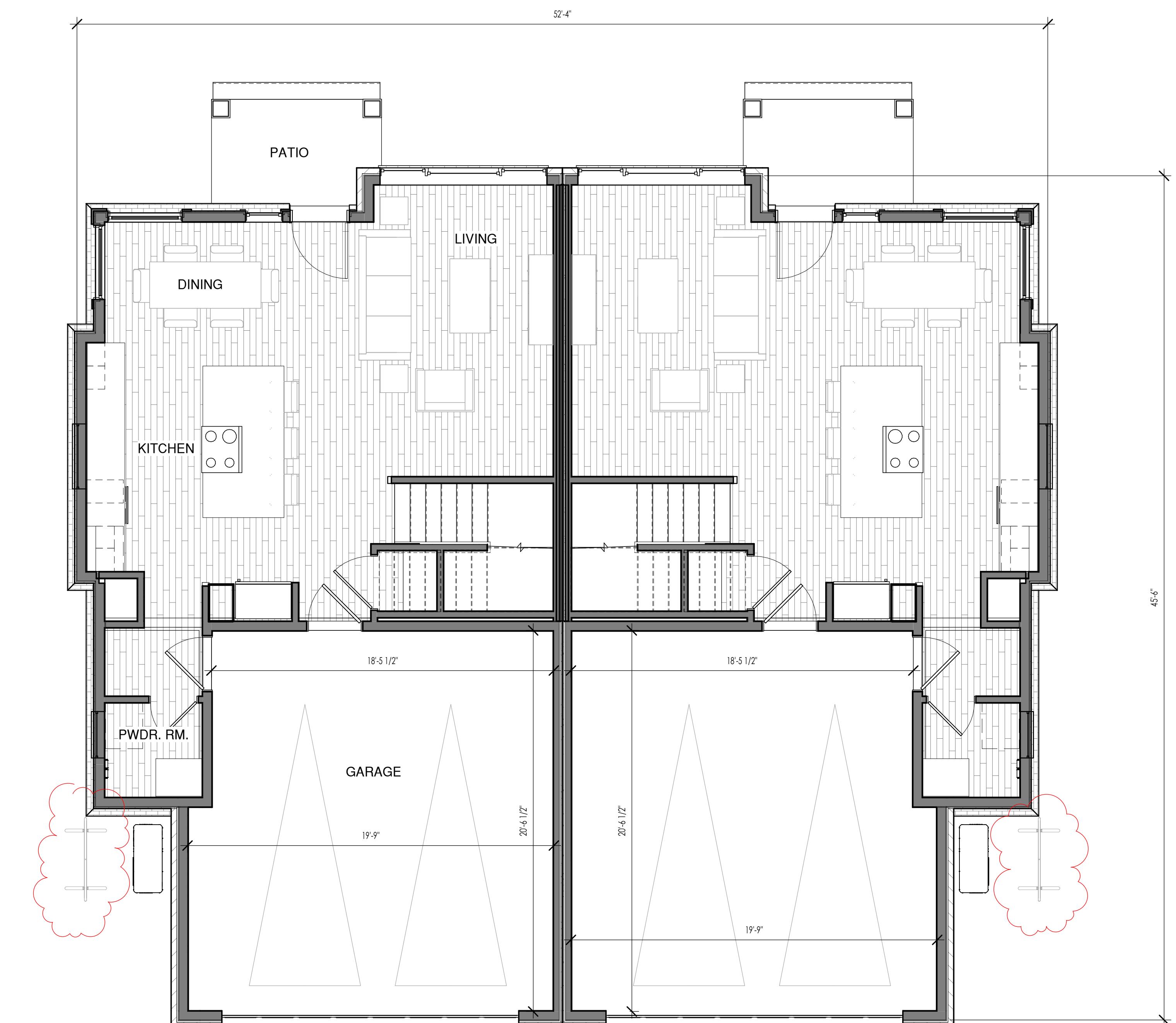


THE LAND ARCHITECT LLC
1120 S BACKHAM WAY STE. 300
MERIDIAN, ID 83642
(208) 890-8669

MOD COURT
TOWNHOME
SUBDIVISION

PROJECT

207 E. 45TH ST.



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

**MOD COURT
TOWNHOMES
BLDG. TYPE 2**

PROJECT

207 E. 45TH ST.

ENTITLEMENT APPLICATION

A3.3

BUILDING 2 - LEVEL 1

REVISIONS

1 XX

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DATE

03/15/23

DRAWN BY

TAYLOR JEAN HOMES

PROJECT #

TLA22-06

LICENSED
ARCHITECT

AR-985897

STATE OF IDAHO

ANDREW R. WHEELER

STATE OF IDAHO

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PROPERTY DEVELOPMENT



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



LEVEL 2 - PRESENTATION

1/4" = 1'-0"

1
A3.4

A3.4

BUILDING 2 - LEVEL 2

ENTITLEMENT APPLICATION

PROJECT
207 E. 45TH ST.
MOD COURT
TOWNHOMES
BLDG. TYPE 2
1120 S. RACKHAM WAY SUITE 300
MERIDIAN, ID 83642

GARDEN CITY, ID

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DATE
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TAYLOR JEAN HOMES
PROJECT #
TLA22-06

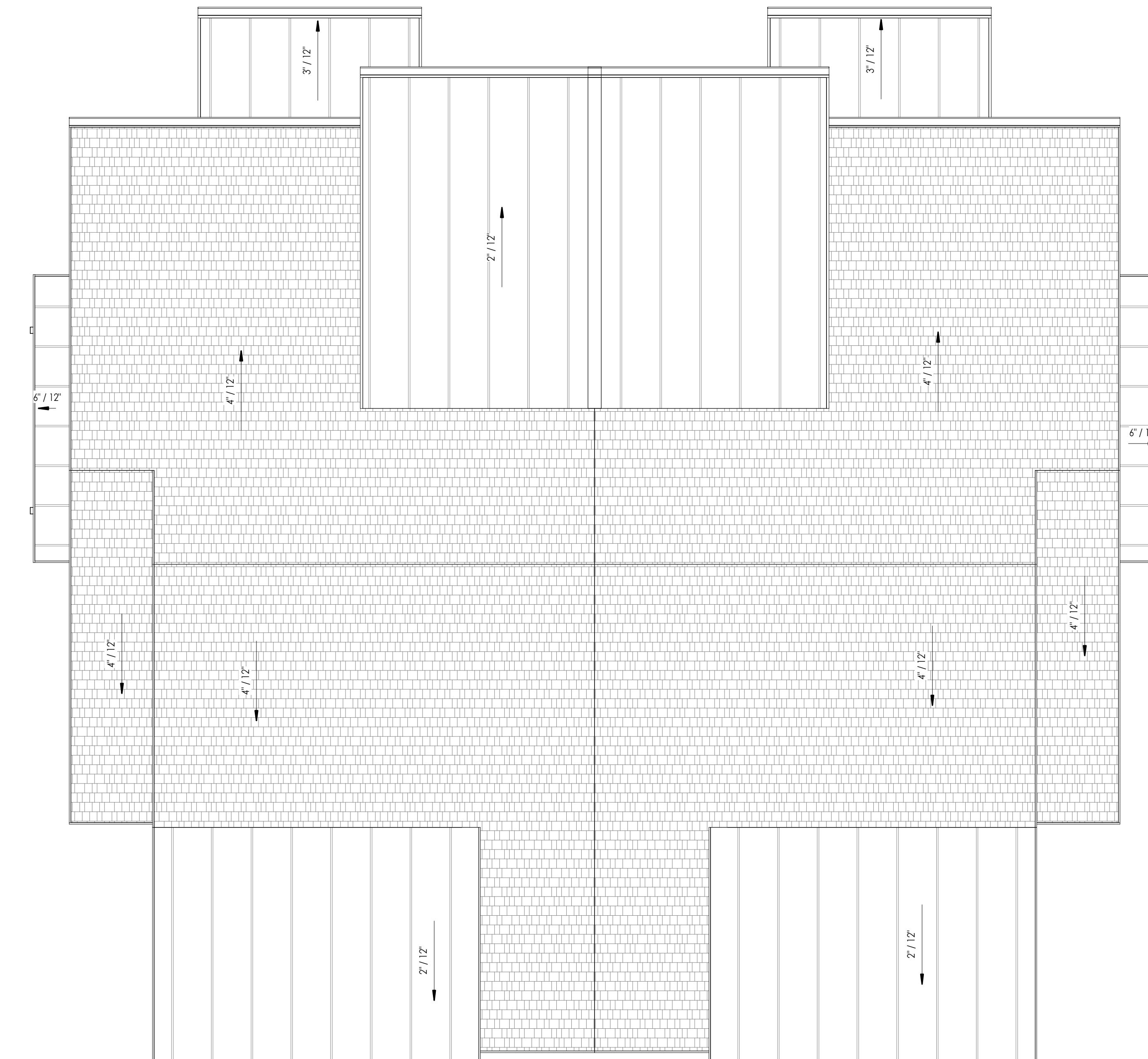
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STATE OF IDAHO
ANDREW R. WHEELER

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THE LAND
ARCHITECT
PROPERTY DEVELOPMENT



REVISIONS



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

1
A4.2

A4.2

BUILDING 2 - ROOF PLAN

PROJECT
207 E. 45TH ST.

MOD COURT
TOWNHOMES
BLDG. TYPE 2

ENTITLEMENT APPLICATION

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



THE LAND
ARCHITECT
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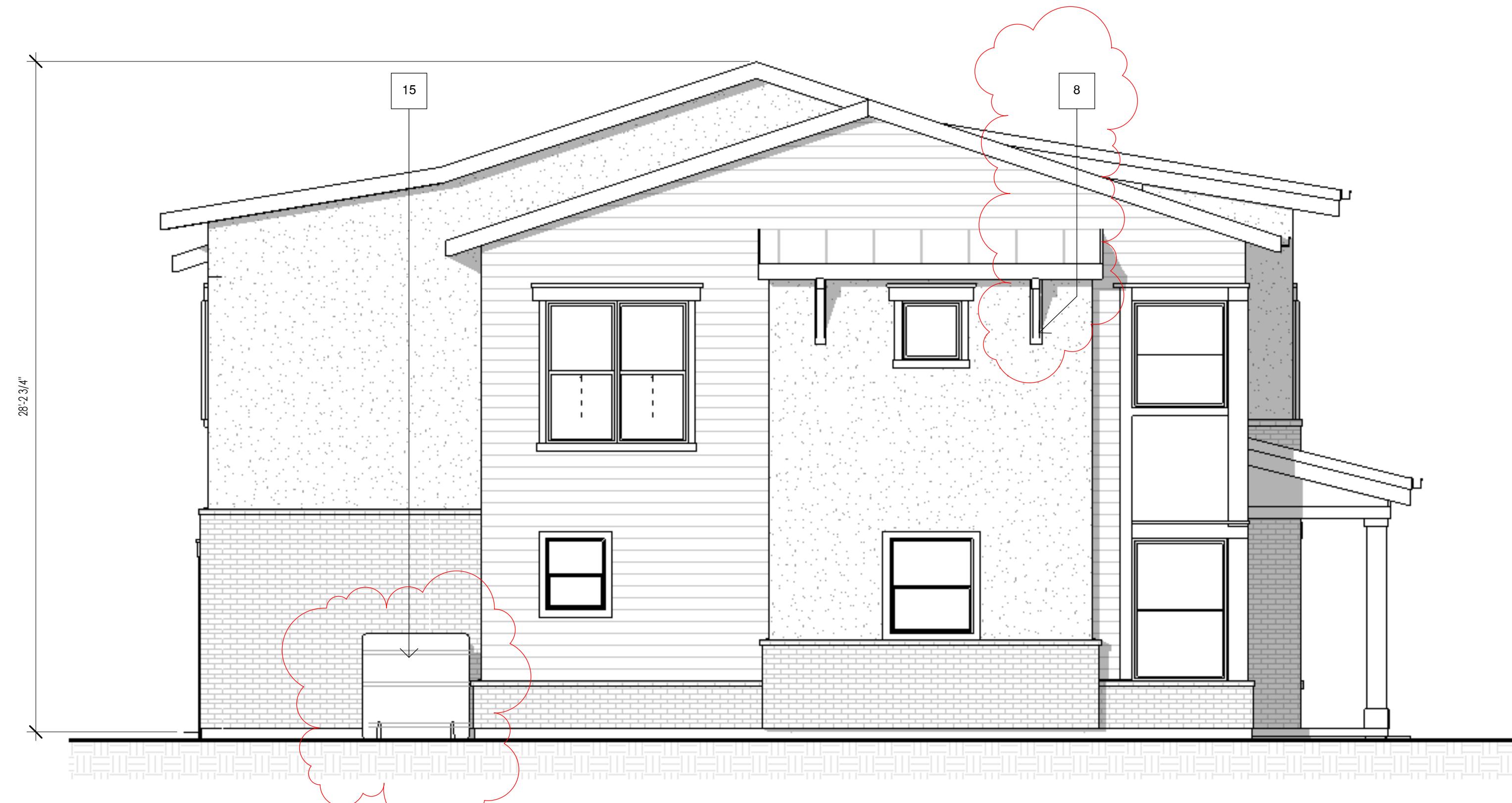
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PROJECT #
TLA22-06
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AR-985897
STATE OF IDAHO
ANDREW R. WHEELER
ANDREW R. WHEELER
STATE OF IDAHO
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THE DRAWING CANNOT BE USED FOR CONSTRUCTION
UNTIL IT IS SIGNED BY THE ARCHITECT.



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

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THE LAND
ARCHITECT
PROPERTY DEVELOPMENT



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

GARDEN CITY, ID

MOD COURT
TOWNHOMES
BLDG. TYPE 2

ENTITLEMENT APPLICATION
207 E. 45TH ST.

A5.3

BUILDING 2 - EXTERIOR ELEVATIONS

REVISIONS

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03/15/23

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PROJECT #

TLA22-06

LICENSED ARCHITECT
AR-985897

ANDREW R. WHEELER

STATE OF IDAHO



SOUTH ELEVATION - PRESENTATION

1/4" = 1'-0"

1
A5.4



WEST ELEVATION - PRESENTATION

1/4" = 1'-0"

2
A5.4

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.
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16.	GARAGE DOOR W/ UPPER GLAZING PANELS

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STATE OF IDAHO
ANDREW R. WHEELER

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GARDEN CITY, ID

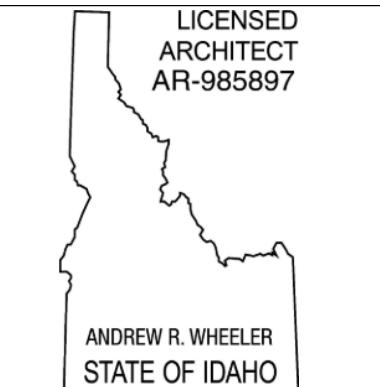
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MOD COURT
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BLDG. TYPE 2
207 E. 45TH ST.

ENTITLEMENT APPLICATION

A5.4

BUILDING 2 - EXTERIOR ELEVATIONS

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MOD COURT
TOWNHOMES
BLDG. TYPE 2
GARDEN CITY, ID

ENTITLEMENT APPLICATION
A6.3
BUILDING 2 - AXONOMETRIC



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A6.4



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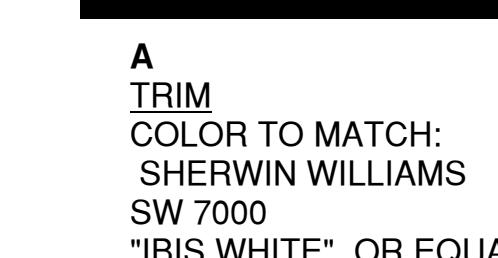
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TOWNHOMES
BLDG. TYPE 2

207 E. 45TH ST.

ENTITLEMENT APPLICATION

A7.2

COLOR BOARD



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



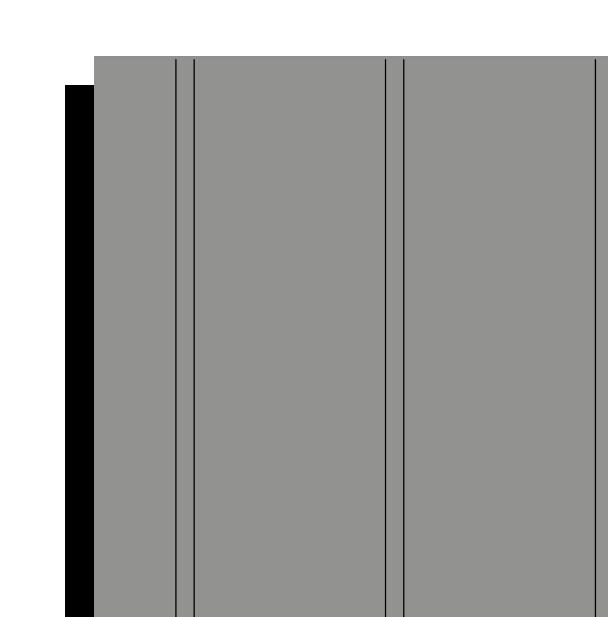
B
STUCCO
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 7541
"Grecian Ivory" OR EQUAL



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:
PACO PREMIER
"Pewter Gray" OR EQUAL



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