



MOD COURT TOWNHOMES SUBDIVISION

REVISIONS

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DATE

03/15/23

DRAWN BY

TAYLOR JEAN HOMES

PROJECT #

TLA22-06

THE LAND ARCHITECT
PROPERTY DEVELOPMENT

THE LAND ARCHITECT
141 N. PALMETTO #1731
EAGLE, ID 83616

PROJECT

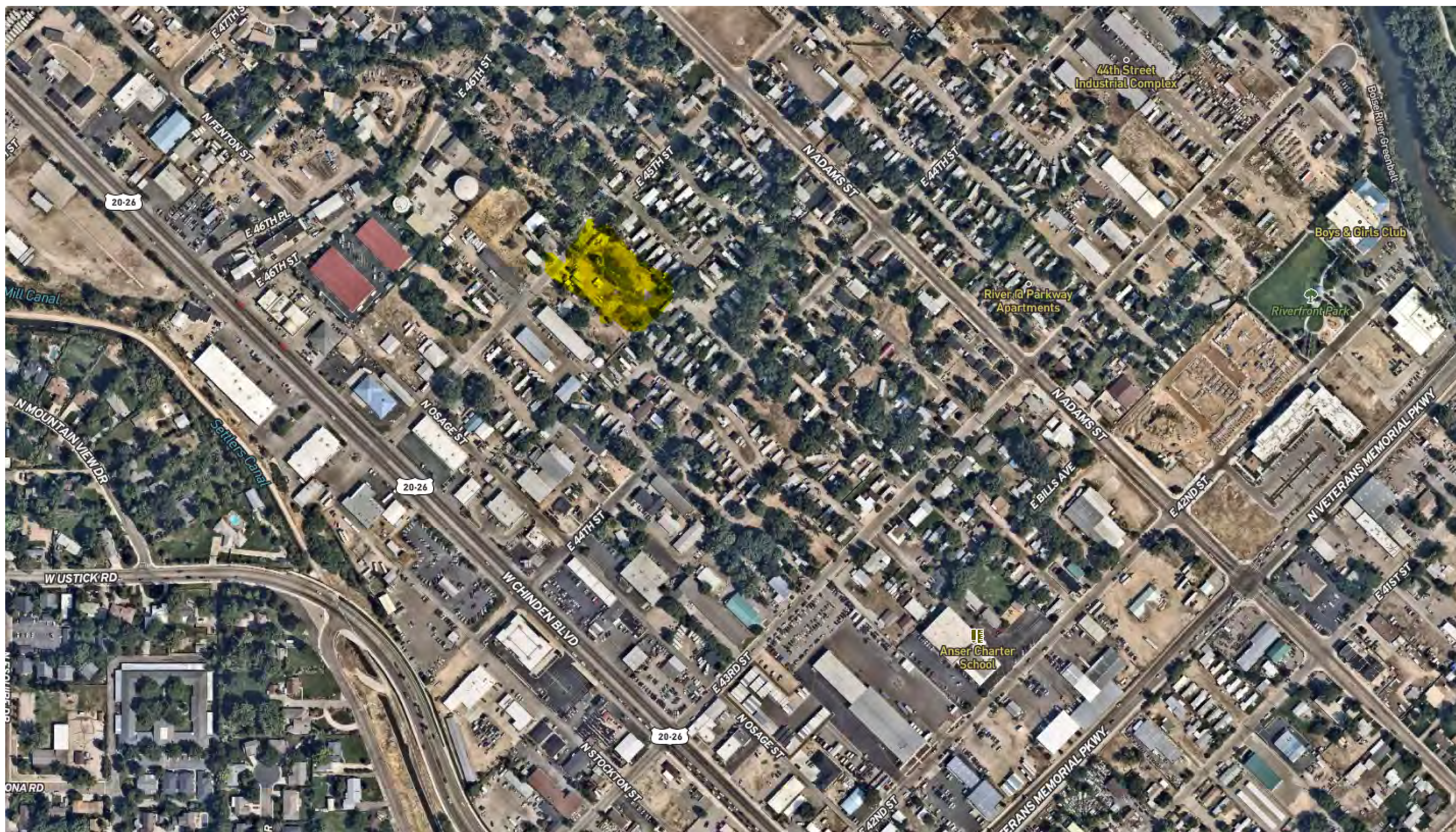
MOD COURT TOWNHOMES
BLDG. TYPE 1

207 E. 45TH ST.
GARDEN CITY, ID

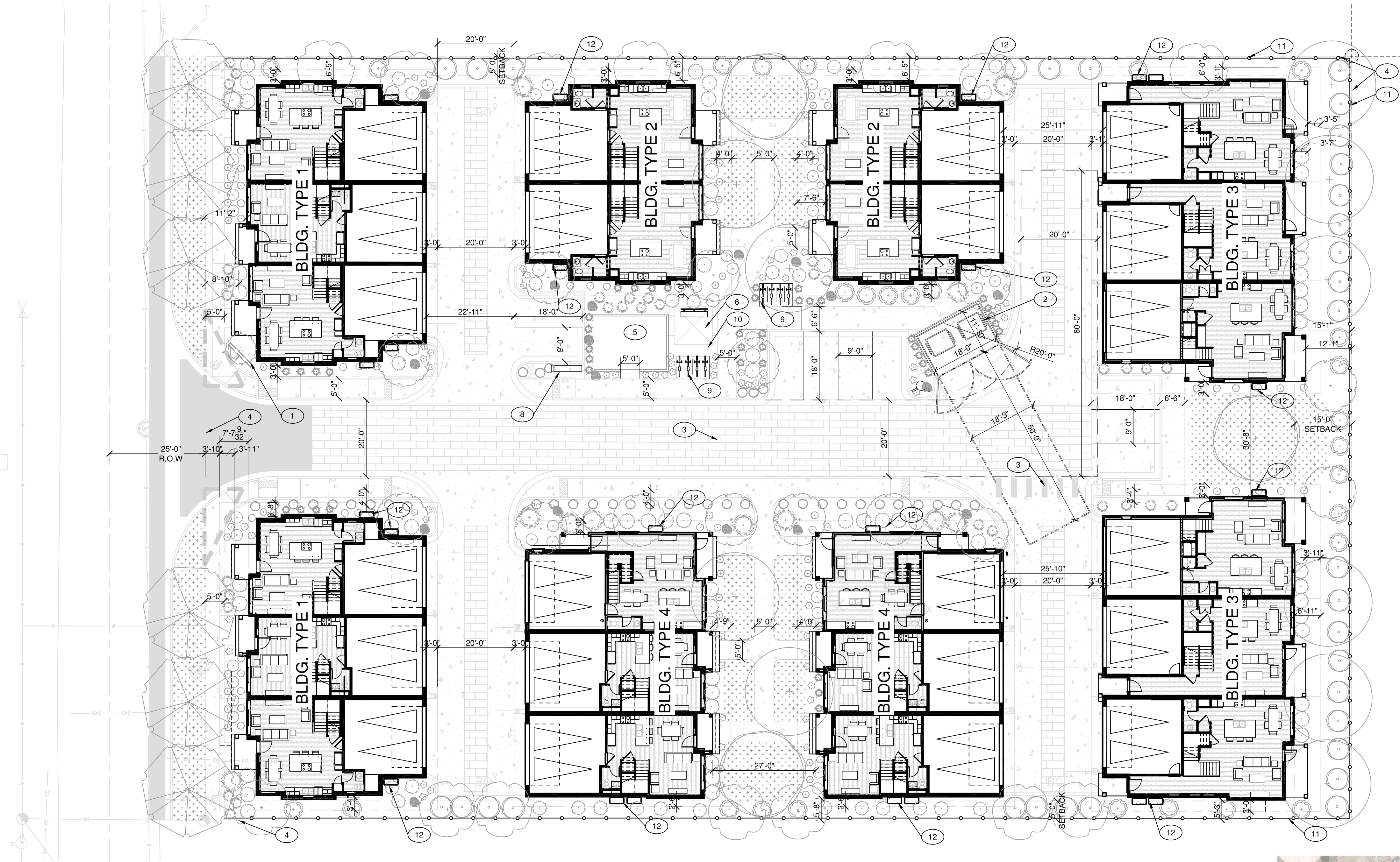
A8.4

RENDERING

ENTITLEMENT APPLICATION



207 E. 45TH ST.



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

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

PARCELS

R2734500592
R2734500593

PLAN PREPARED BY:

ANDREW WHEELER
THE LAND ARCHITECT
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

TOTAL PARKING SPACES PROVIDED
= (53) SPACES

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 = 59.38%

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141 N. PALMETTO #1731
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MOD COURT APARTMENTS

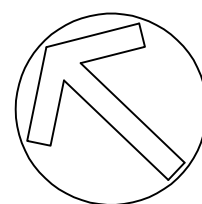
PROJECT

A1.1

207 E. 45TH ST.

GARDEN CITY, ID

ENTITLEMENT APPLICATION



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SCALE: 1" = 20'-0"

PARKING PROVIDED

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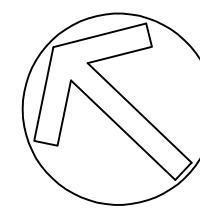
**(- 1) STALLS PER CODE W/
(1) ON-STREET STALL**

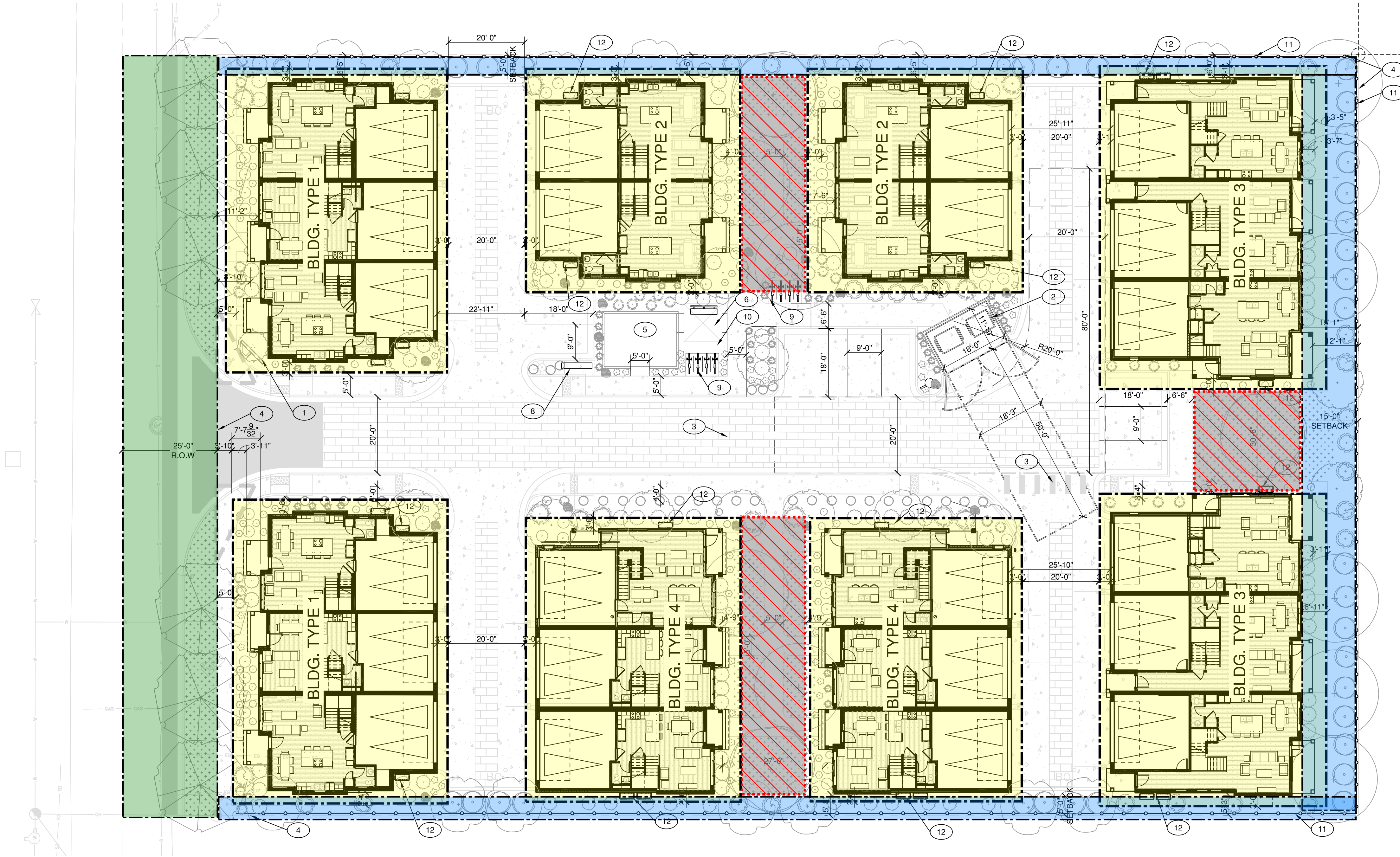
**(4) ABOVE REQUIRED STALLS
ACTUAL PROVIDED**

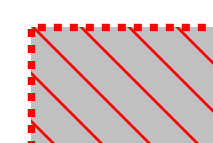
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A8.2	
RENDERING	

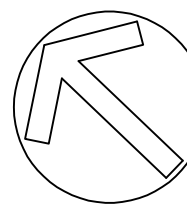
 **SITE PLAN**
SCALE: 1" = 20'-0"



-  PERIMETER SETBACK
-  BUILDING SETBACK
-  RIGHT OF WAY SETBACK
-  LANDSCAPE AREA
OUTSIDE OF SETBACK
= 3,108 SF

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A1.1	



 **OPEN SPACE**
SCALE: 1" = 20'-0"

OPEN SPACE	SQ. FEET	PERCENTAGE
LANDSCAPE OPEN SPACE	14,726.5 S.F.	24.51%
REQUIRED QUALIFIED OPEN SPACE	6,008 S.F.	10%
QUALIFIED OPEN SPACE PROVIDED	6,400 S.F.	10.6%
TOTAL AREA	60,073.5 S.F. 1.38 ACRES	100.00 %

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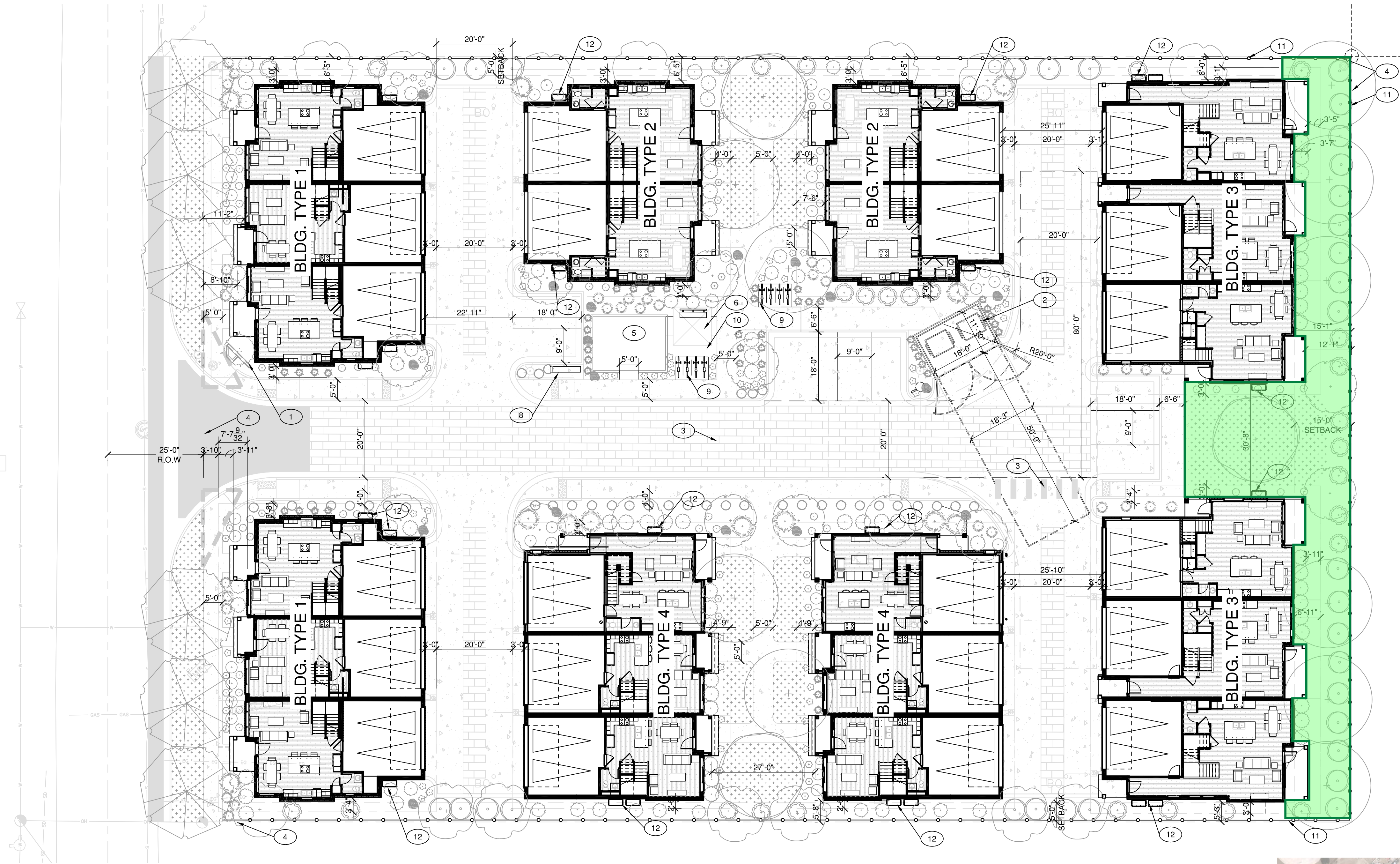


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A1.2



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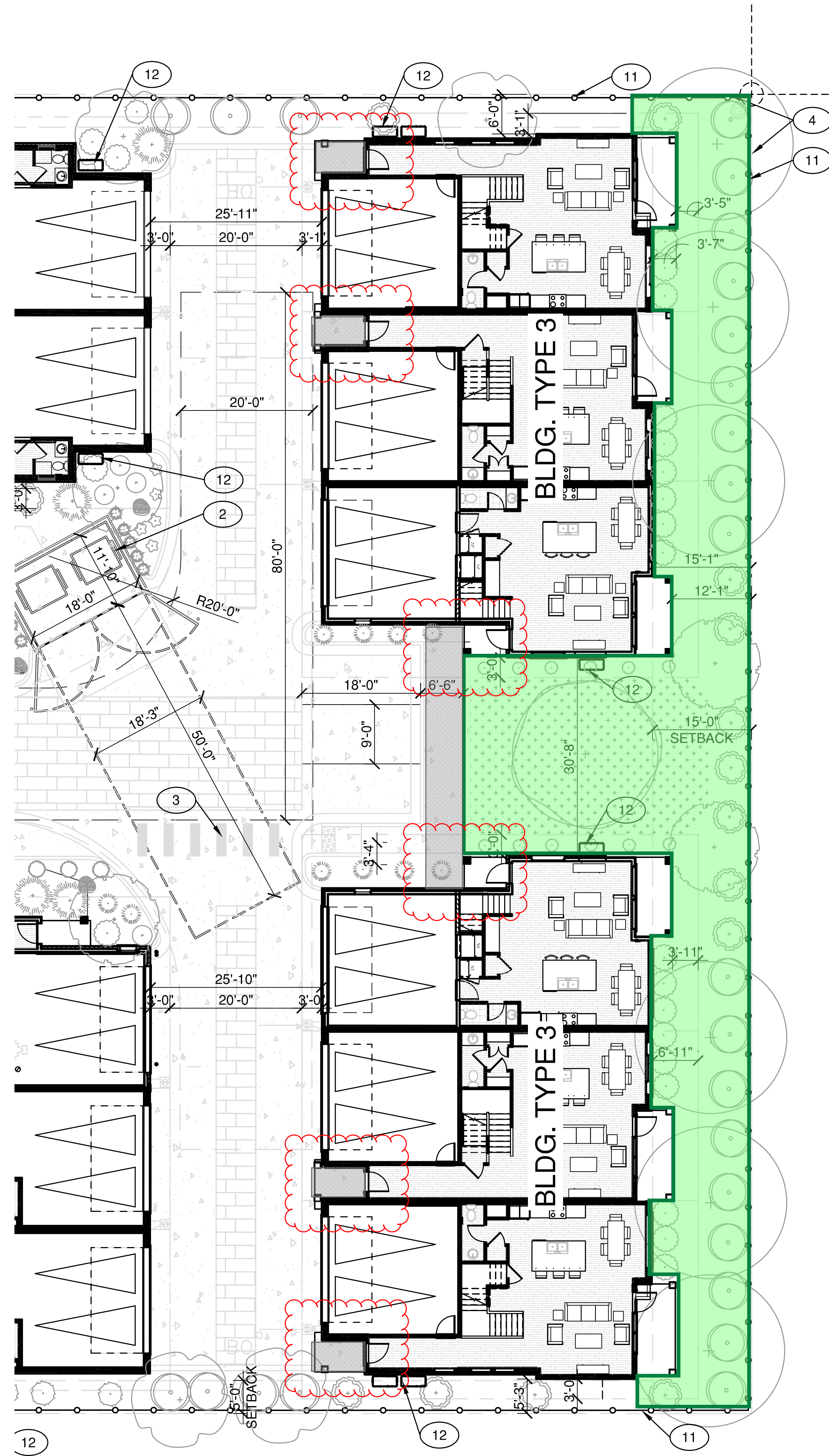
PROJECT

A1.1

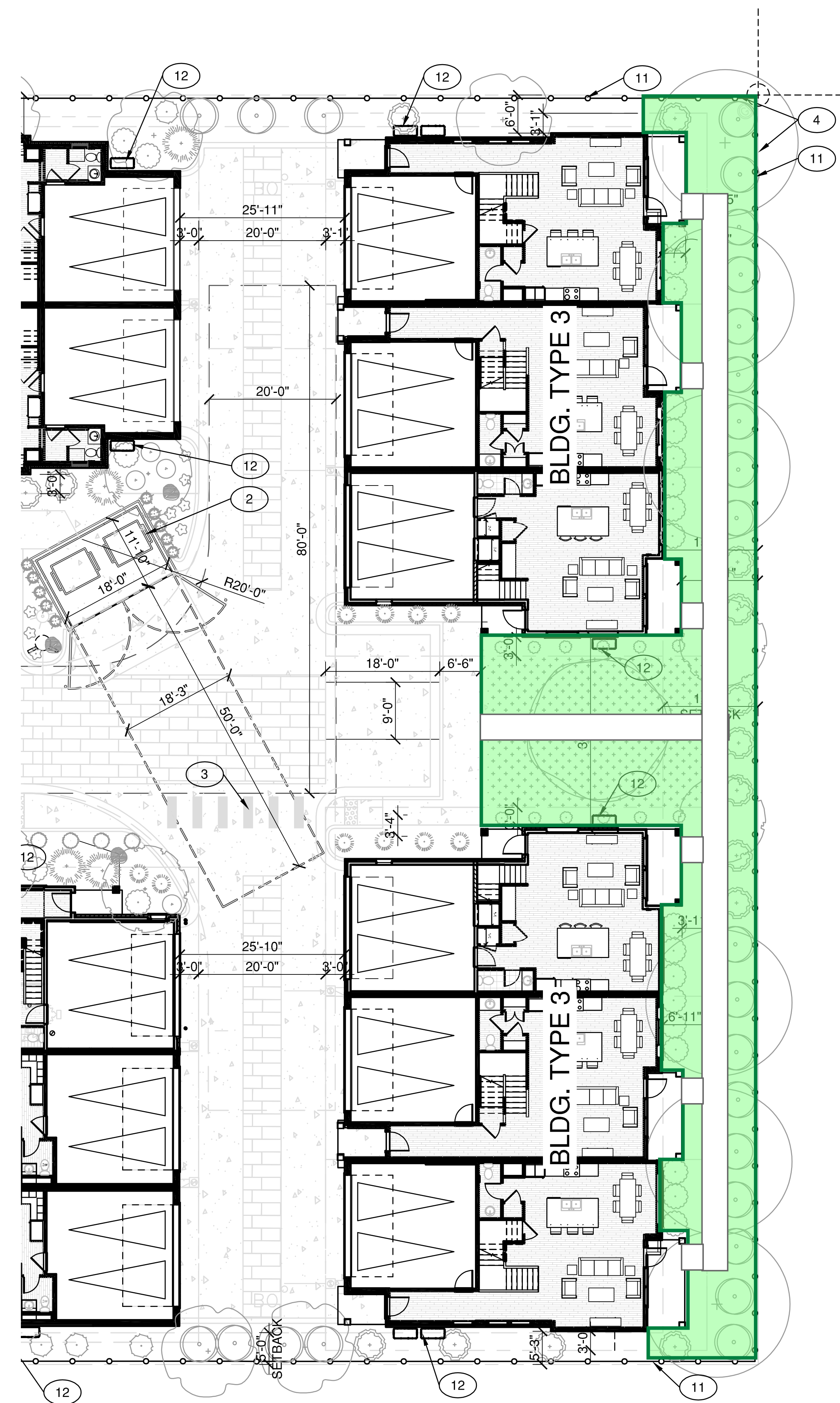
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207 E. 45TH ST.

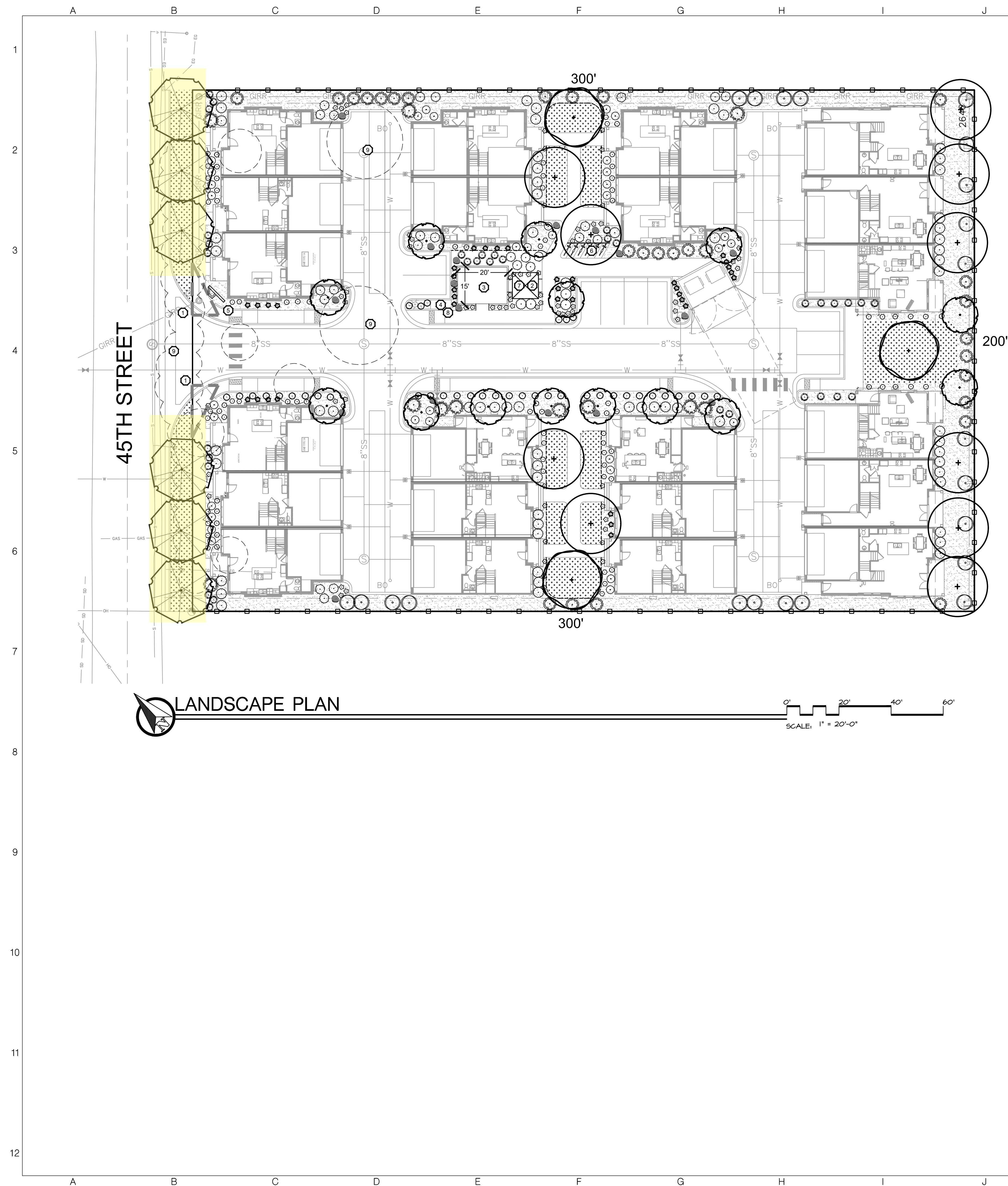
ENTITLEMENT APPLICATION



CURRENT DESIGN



WITH EASTERN WALKS



LANDSCAPING INFORMATION

* ROADWAY LANDSCAPE BUFFERS:

E. 45TH STREET:

200' FEET OF STREET FRONTAGE

STREET TREES @ 1/50'

= 4 TREES REQUIRED (CLASS 1)

6 TREES PROPOSED (CLASS 2)

* COMMON AREA LANDSCAPE PROVISIONS

TREES - 1/1000 SQFT

=15 TREES REQUIRED

= 34 TREES PROPOSED

(does not include perimeter trees).

= 103 SHRUBS REQUIRED

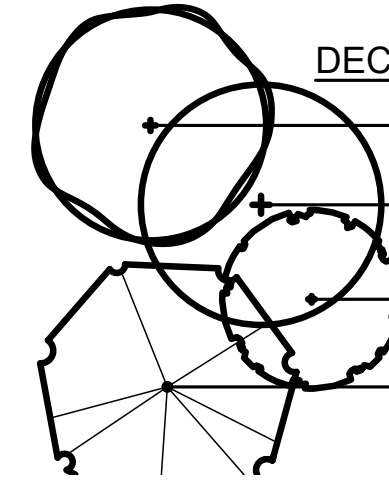
= 103+ SHRUBS PROPOSED

SHRUBS - 1/150 SQFT

PLANT SCHEDULE

NOTE: All trees to be grade #1
(Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES		SEE DETAIL 1/L2.0		
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	35' hgt. 25' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II



DATE:

5/27/2023



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Boise, ID 83705
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&
BECK &
BAIRD**

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REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
MOD COURT TOWNHOMES
4522 E. 45TH ST., GARDEN CITY, IDAHO

RAWN BY:

JRB

HECKED BY:

JDR

PROJECT NUMBER

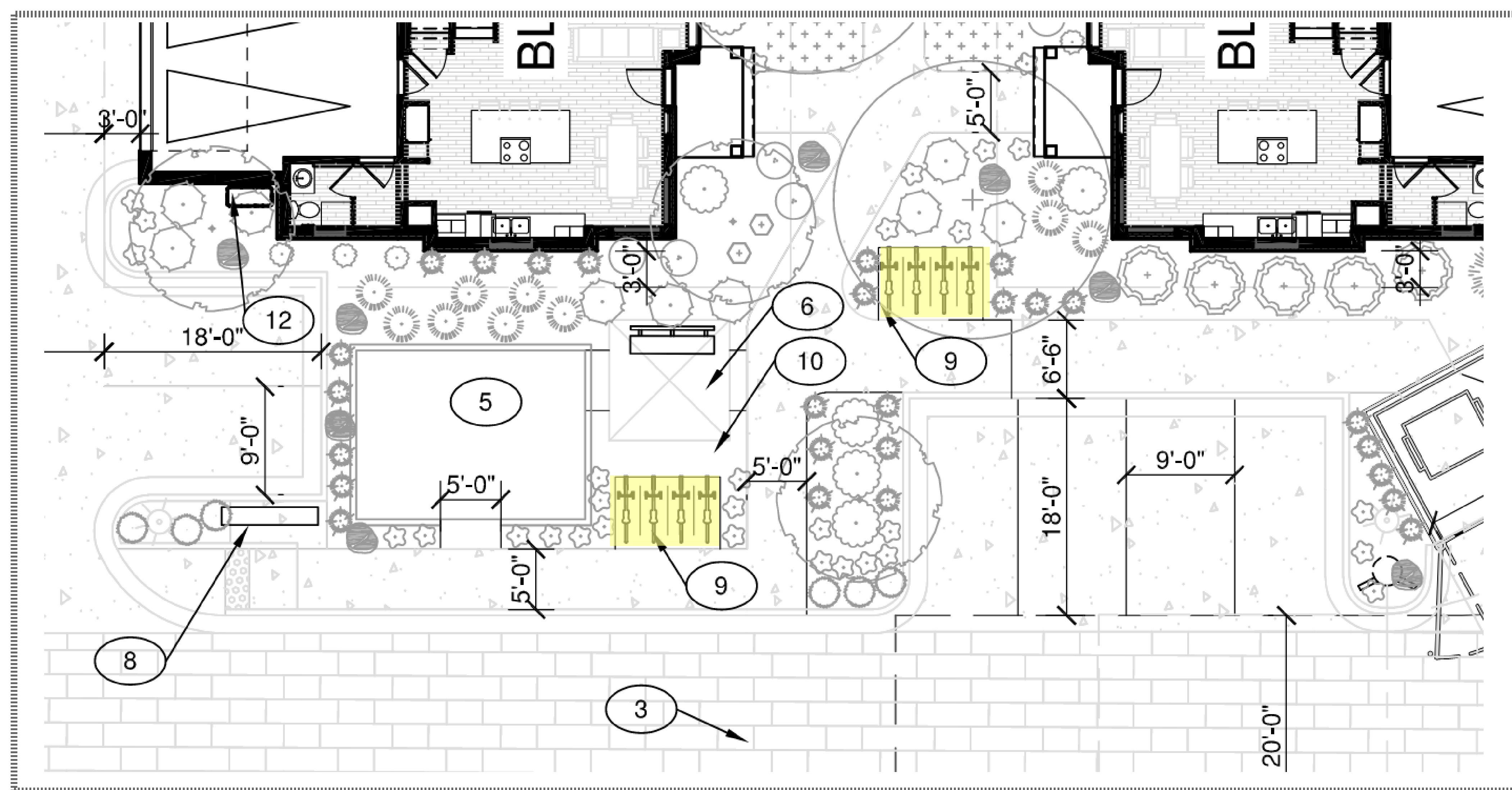
22-219

SHEET:

L1.0

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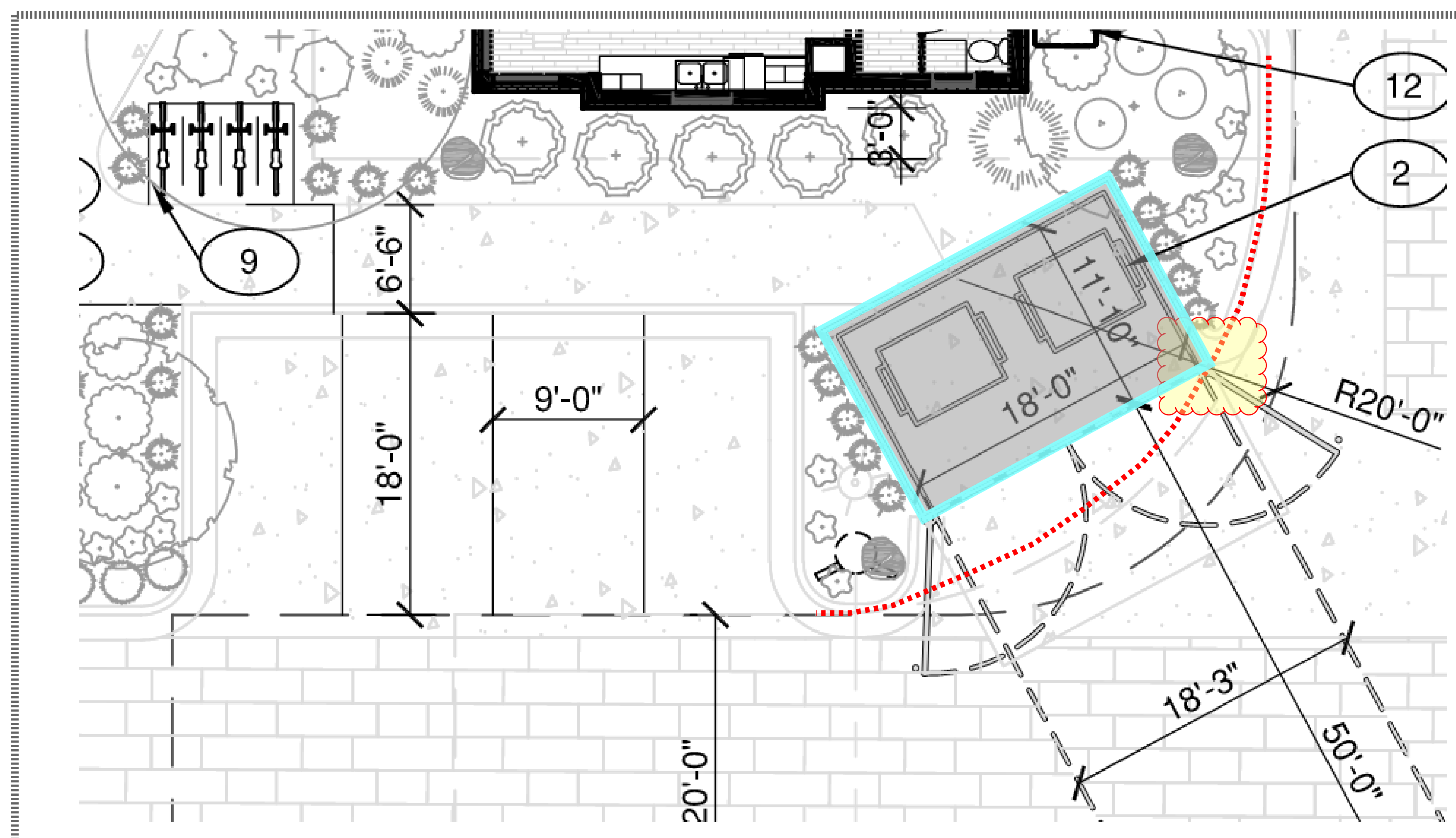
DESIGN REVIEW



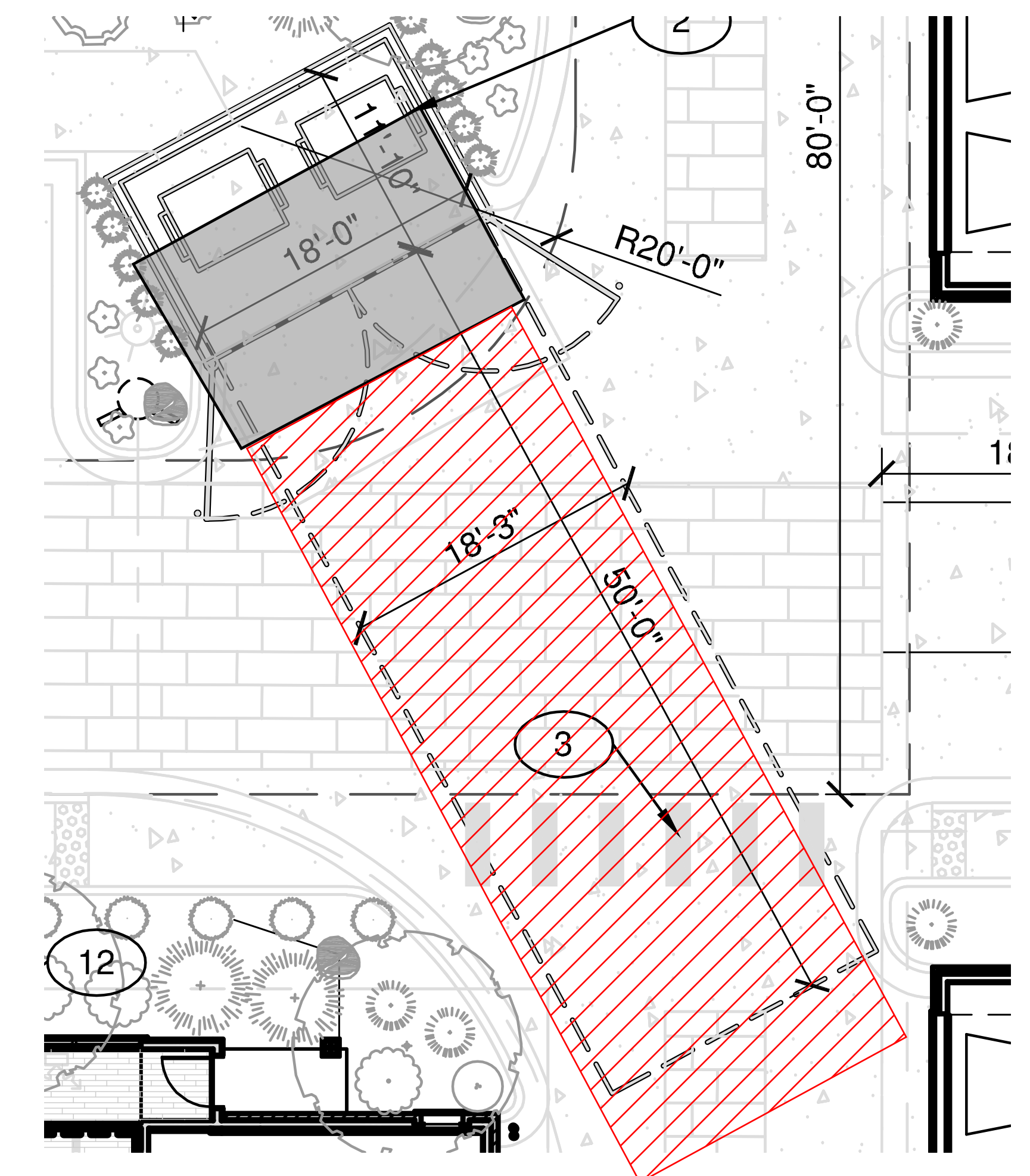
ENLARGED VIEW - TOT LOT AND BIKE PARKING

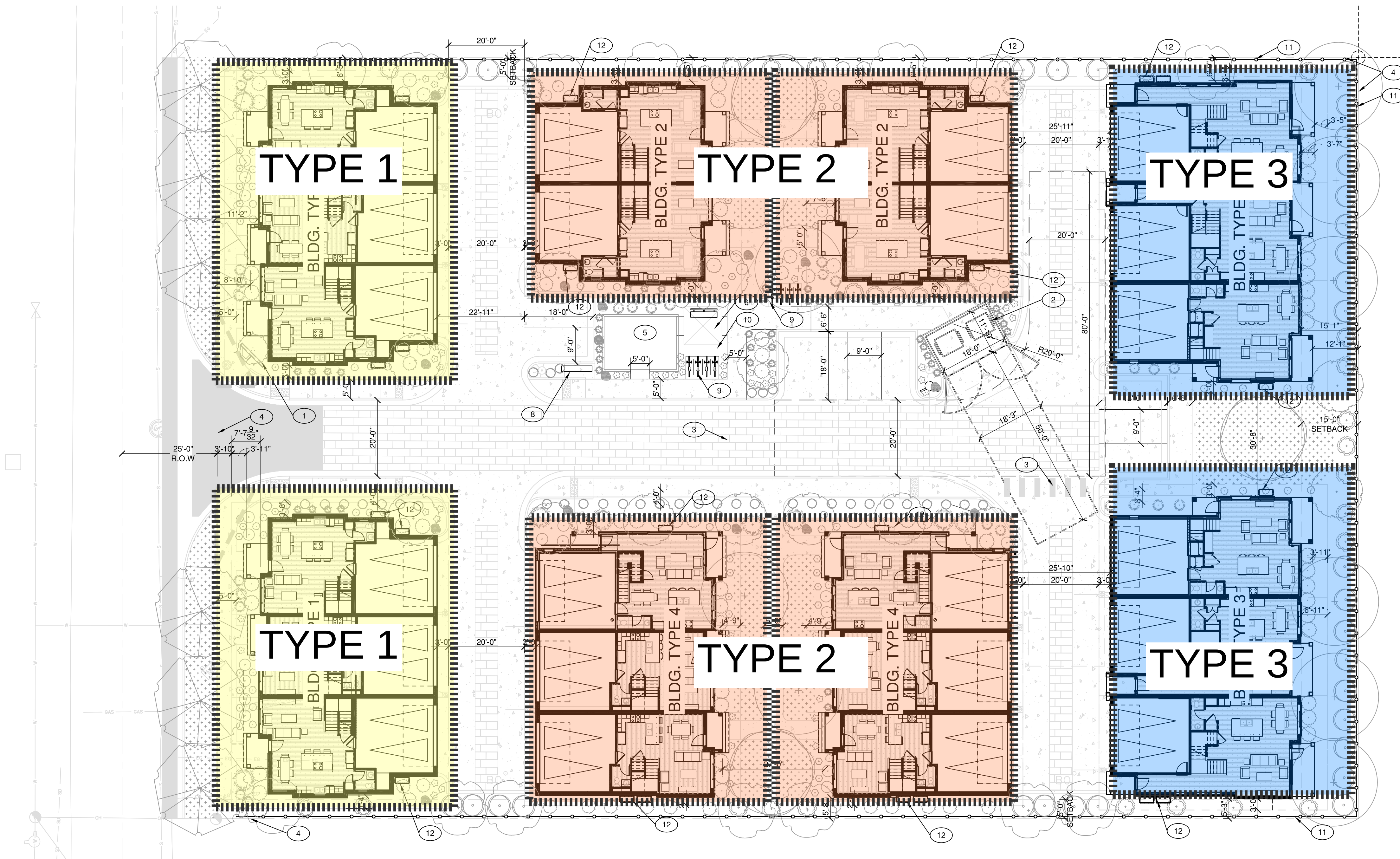
BICYCLE PARKING SUMMARY

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



ENLARGED VIEW - REFUSE CONTAINER





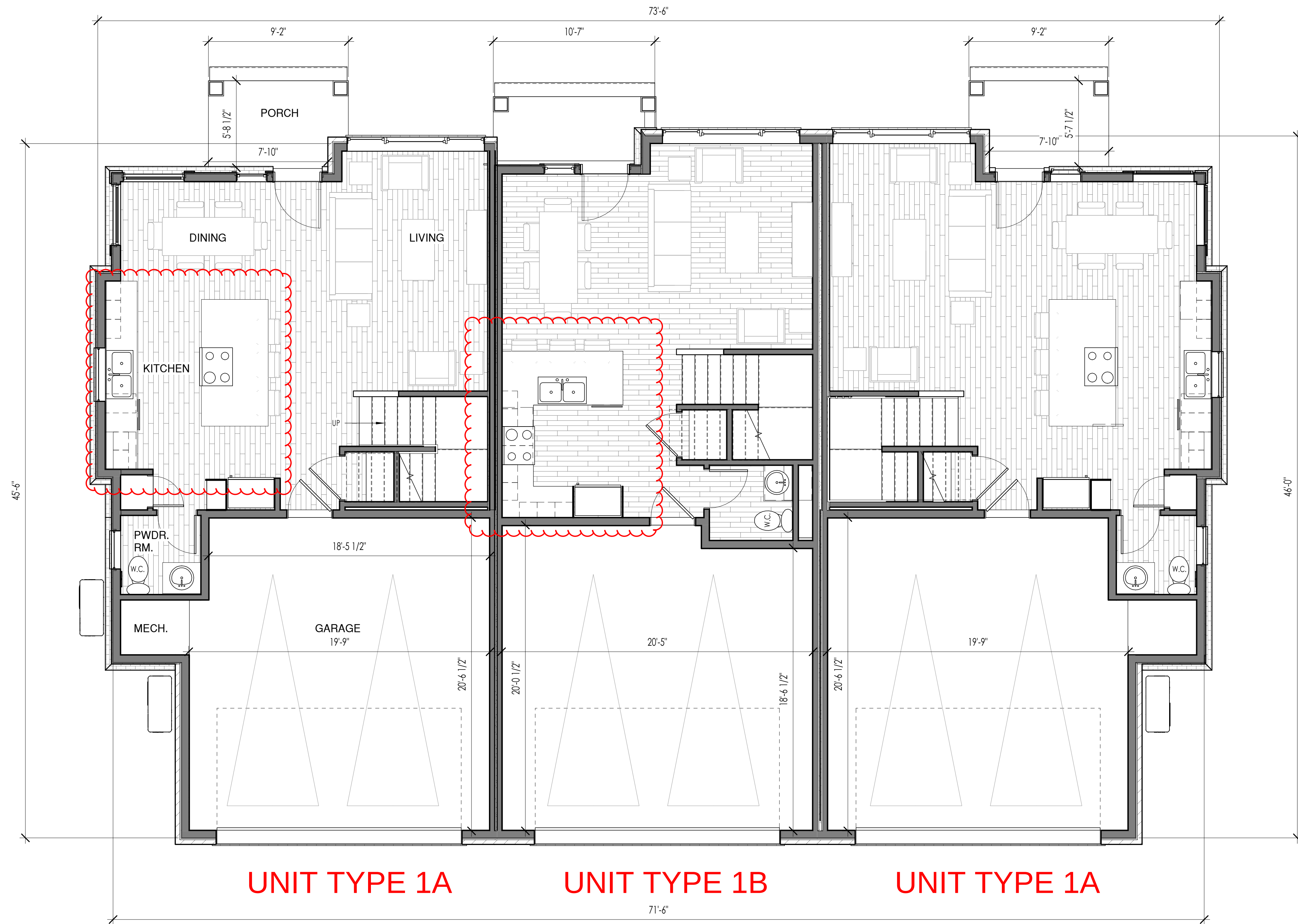
TYPE 1 - URBAN STREET FRONTAGE



TYPE 2 - COTTAGE COURTYARD



TYPE 3 - TRADITIONAL WITH PRIVATE YARD



BUILDING A - LEVEL 1
1/4" = 1'-0"

BUILDING TYPE 1 - UNITS A-B-A			
	UNIT 1A	UNIT B	UNIT 1A
GARAGE	411	394	411
1ST FLOOR	576.00	488.00	576.00
2ND FLOOR	973.00	852.00	973.00

TOTALS	
1216 sf	TOT. GARAGE SF
1,640.00 sf	LEVEL 1 TOTAL
2,798.00 sf	LEVEL 2 TOTAL
	TOT. NET
	CONDITIONED SF
	4,438.00

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MOD COURT TOWNHOMES
BLDG. TYPE 1
207 E. 45TH ST.
GARDEN CITY, ID

A3.1
BUILDING 1 - FLOOR PLAN - LEVEL 1

ENTITLEMENT APPLICATION



BUILDING A - LEVEL 2
1/4" = 1'-0"

1

A3.2

UNIT TYPE 1A UNIT TYPE 1B UNIT TYPE 1A

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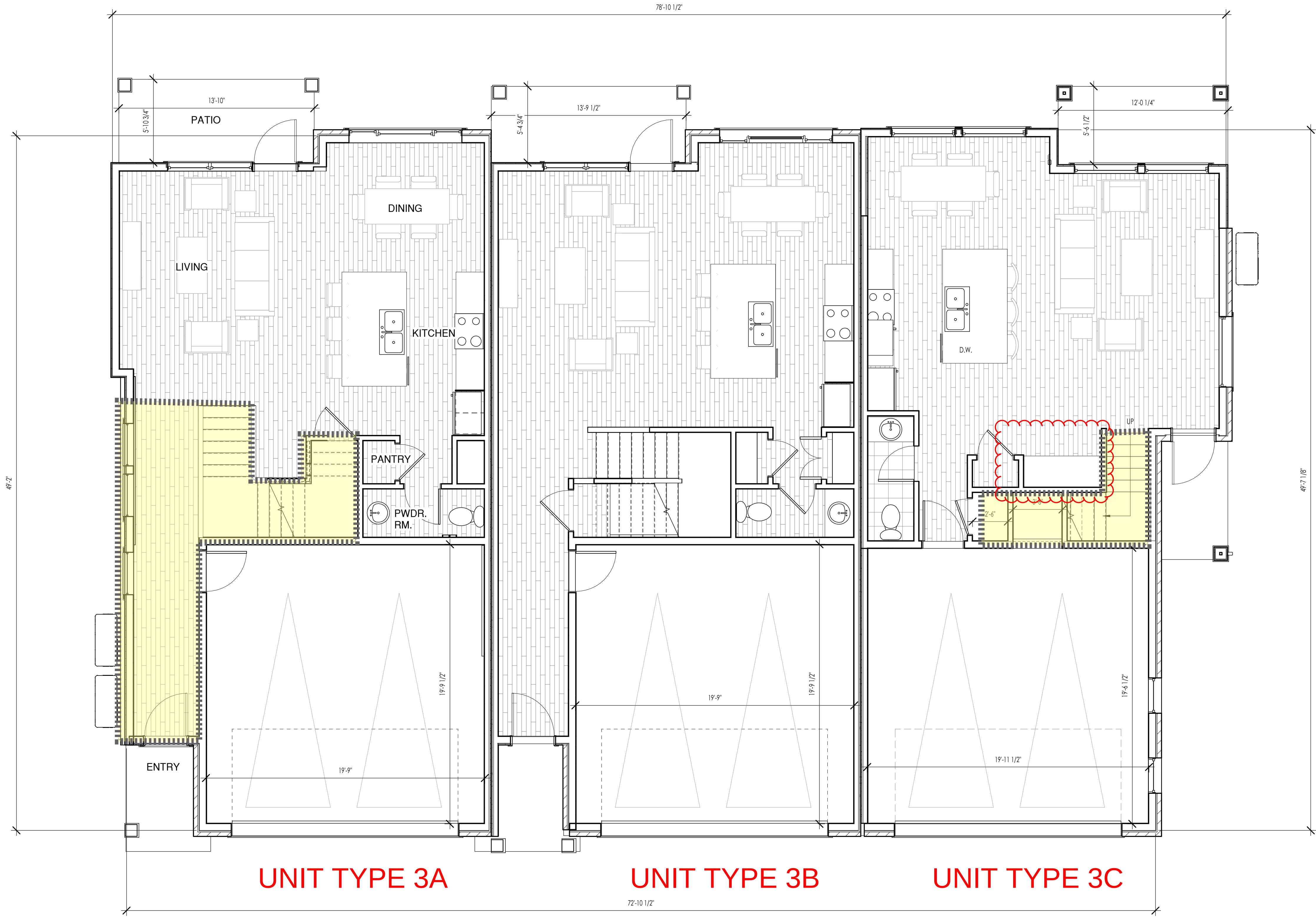
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**MOD COURT TOWNHOMES
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207 E. 45TH ST.
GARDEN CITY, ID

A3.2
BUILDING 1 - FLOOR PLAN - LEVEL 2

ENTITLEMENT APPLICATION



LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"

1
A3.5

BUILDING TYPE 3 - UNITS C-D-E			
	UNIT C	UNIT D	UNIT E
GARAGE	387	387	400
1ST FLOOR	745.00	744.00	634.00
2ND FLOOR	1,001.00	1,086.00	942.00

TOTALS

1174 sf	TOT. GARAGE SF
2,123.00 sf	LEVEL 1 TOTAL
3,029.00 sf	LEVEL 2 TOTAL

TOT. NET
CONDITIONED SF
5,152.00

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PROJECT
**MOD COURT TOWNHOMES
BLDG. TYPE 3**

207 E. 45TH ST.
GARDEN CITY, ID

A3.5

BUILDING 3 - LEVEL 1

ENTITLEMENT APPLICATION



UNIT TYPE 3A

UNIT TYPE 3B

UNIT TYPE 3C

LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"

1
A3.6

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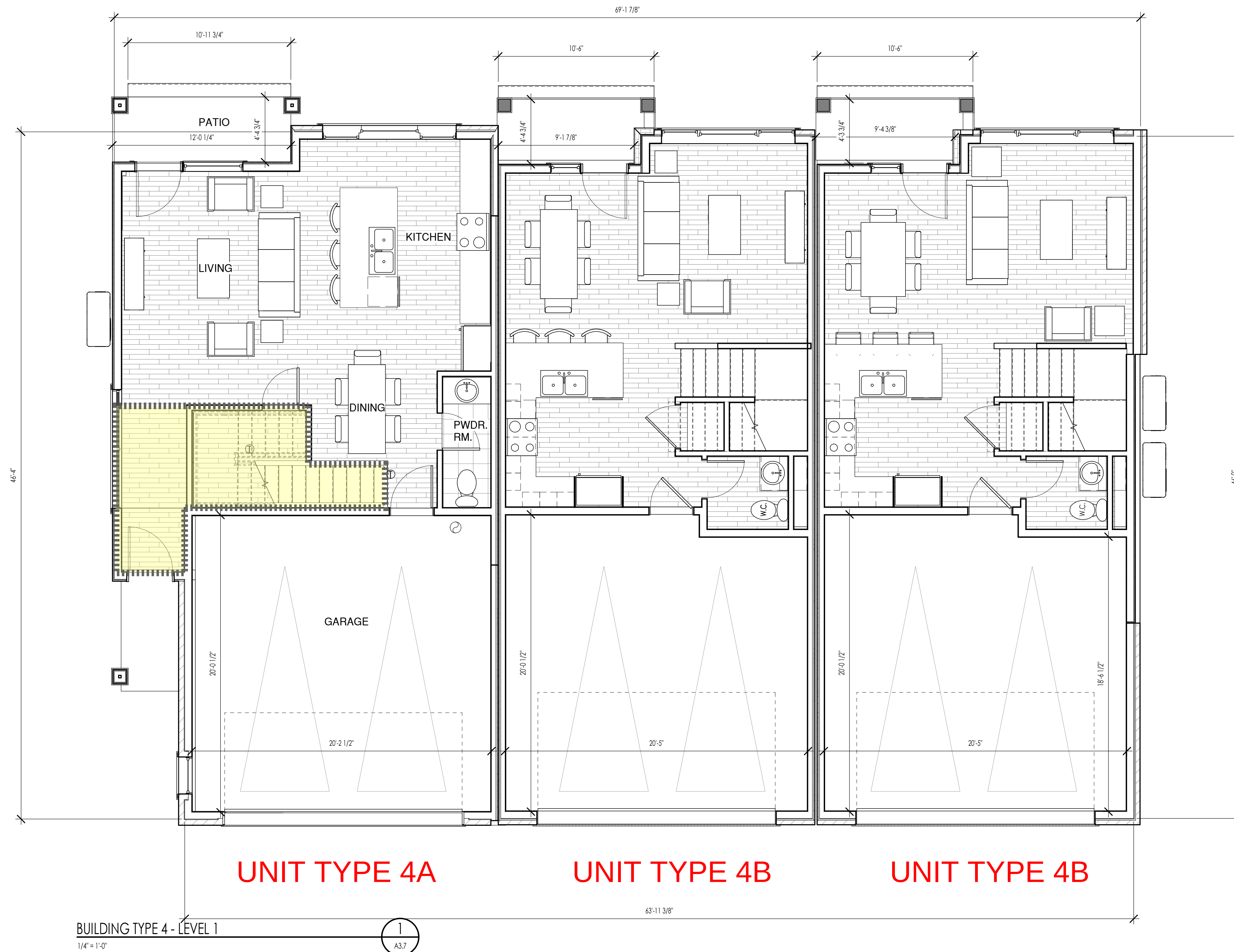
PROJECT
MOD COURT TOWNHOMES
BLDG. TYPE 3

207 E. 45TH ST.
GARDEN CITY, ID

A3.6

BUILDING 3 - LEVEL 2

ENTITLEMENT APPLICATION



BUILDING TYPE 4 - UNITS E-B-B			
	UNIT E	UNIT B	UNIT B
GARAGE	400	394	394
1ST FLOOR	634.00	488.00	488.00
2ND FLOOR	942.00	859.00	859.00

TOTALS		
1188 sf	TOT. GARAGE SF	
1,610.00 sf	LEVEL 1 TOTAL	
2,660.00 sf	LEVEL 2 TOTAL	
	TOT. NET CONDITIONED SF	4,270.00

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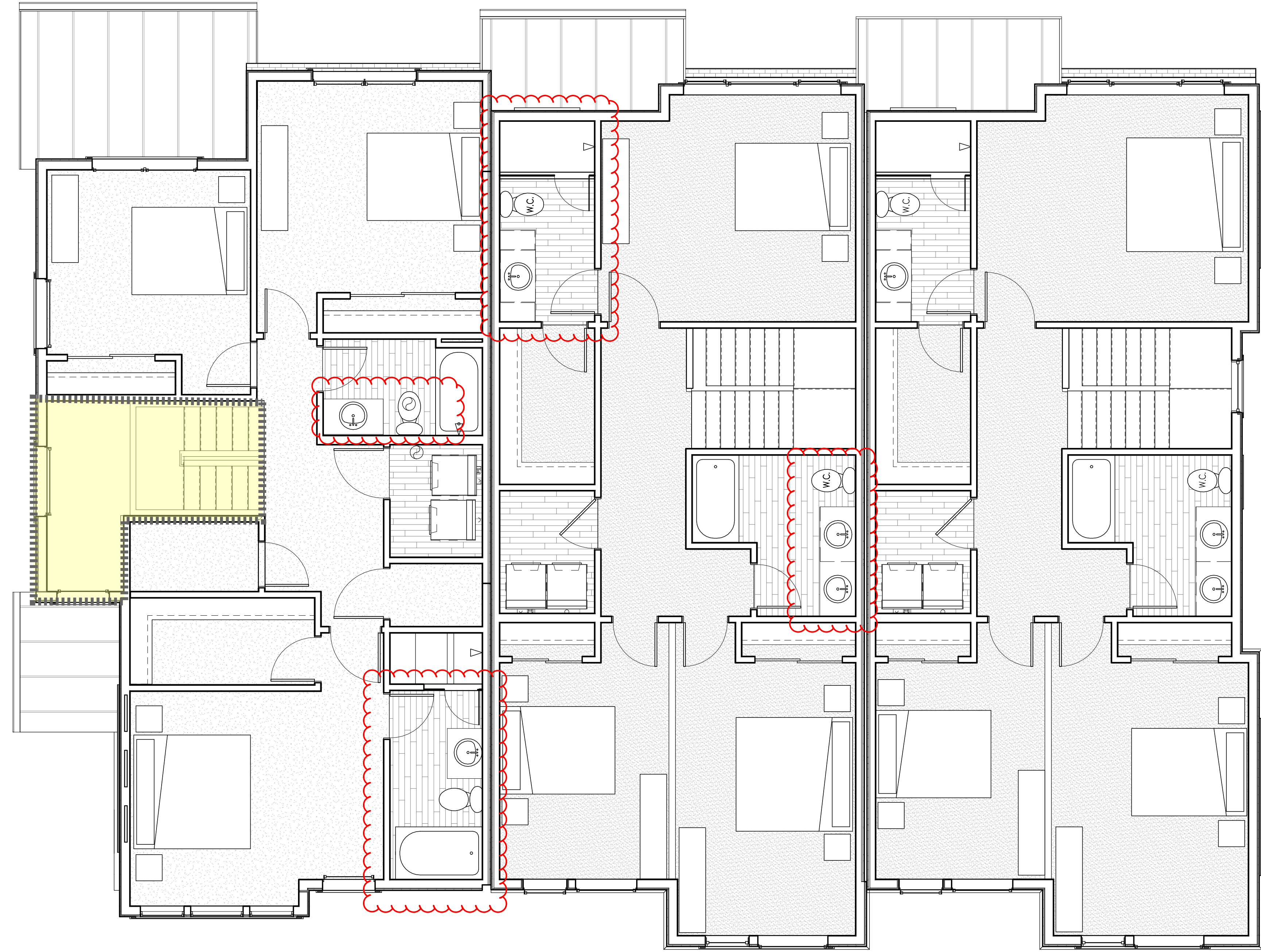
PROJECT
MOD COURT TOWNHOMES
BLDG. TYPE 4

207 E. 45TH ST.
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ENTITLEMENT APPLICATION

A3.7

BUILDING 4 - LEVEL 1



BUILDING TYPE 4 - LEVEL 2
1/4" = 1'-0"

1
A3.8

UNIT TYPE 4A

UNIT TYPE 4B

UNIT TYPE 4B

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A3.8

BUILDING 4 - LEVEL 2

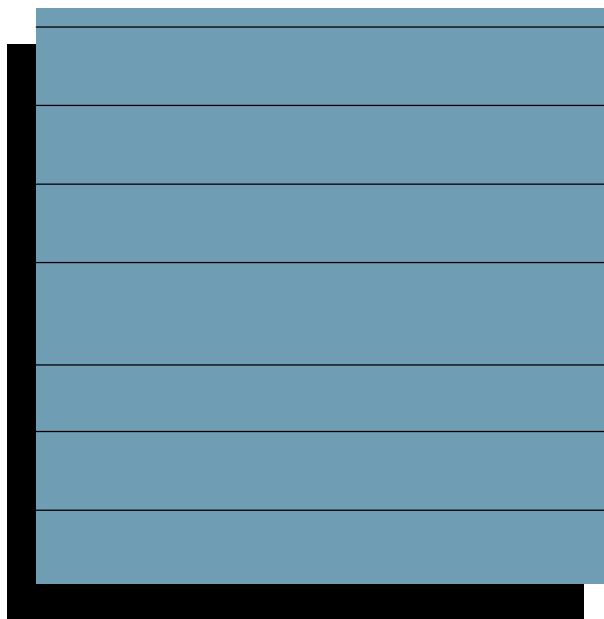
ENTITLEMENT APPLICATION



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



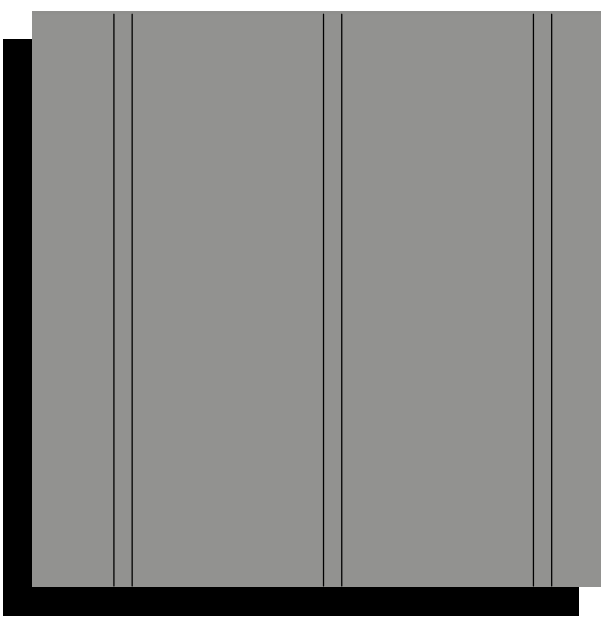
B
STUCCO
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 7064
"PASSIVE" OR EQUAL



C
HORIZONTAL SIDING
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 9062
"BLUEBIRD FEATHER" OR EQUAL



D
DOOR PANEL
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 7048
"URBAN BRONZE" 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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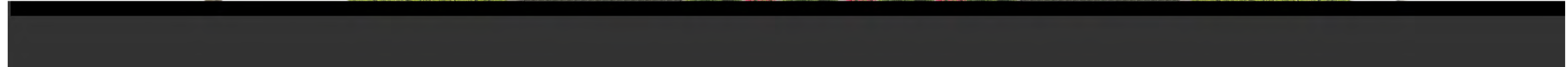
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A7.1

COLOR BOARD



A
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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"

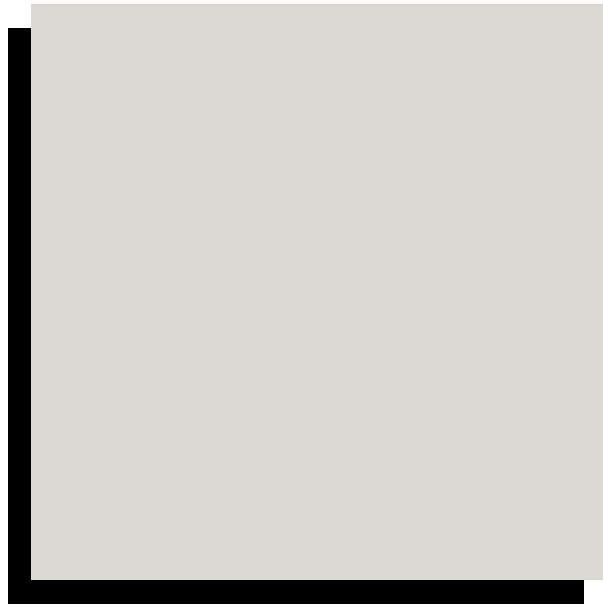
MOD COURT TOWNHOMES
BLDG. TYPE 2

OR BOARD

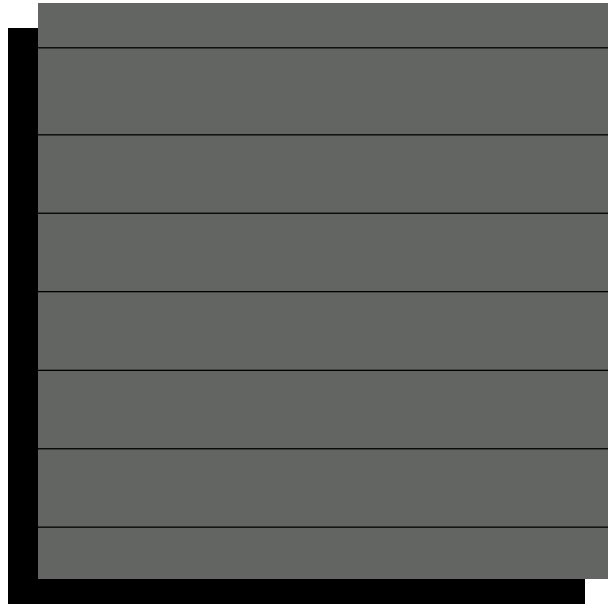
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A
TRIM
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 7000
"IBIS WHITE" OR EQUAL



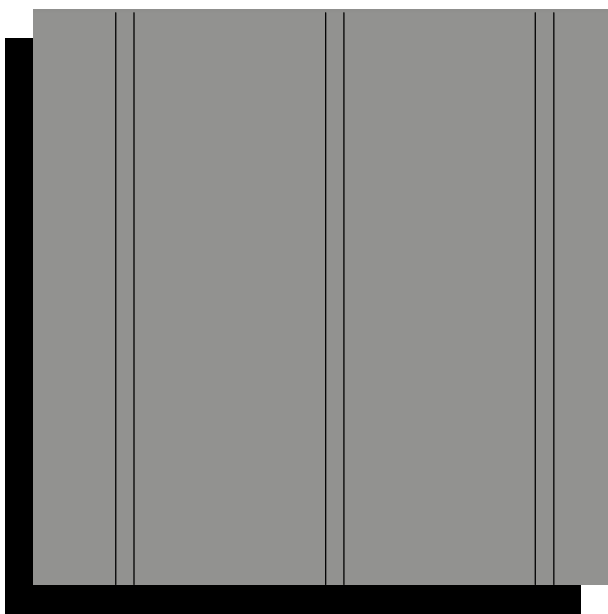
B
STUCCO
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 7646
"FIRST STAR" OR EQUAL



C
HORIZONTAL SIDING
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 7068
"GRIZZLE GRAY" OR EQUAL



D
DOOR PANEL
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 6991
"BLACK MAGIC" 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
"ASH" OR EQUAL

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PROJECT #
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PROPERTY DEVELOPMENT



THE LAND ARCHITECT
141 N. PALMETTO #1731
EAGLE, ID 83616

PROJECT

MOD COURT TOWNHOMES
BLDG. TYPE 3

GARDEN CITY, ID

207 E. 45TH ST.

ENTITLEMENT APPLICATION

A7.3

COLOR BOARD



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



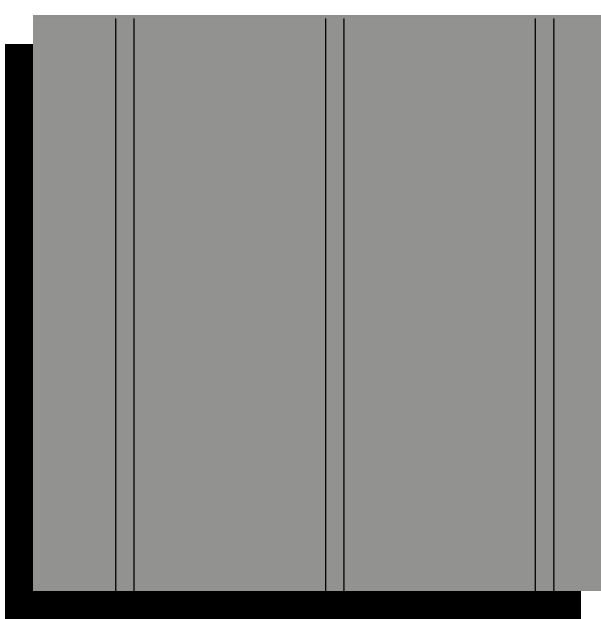
B
STUCCO
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 6169
"SEDATE GRAY" OR EQUAL



C
HORIZONTAL SIDING
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 9120
"TUMBLIN' TUMBLEWEED" OR EQUAL



D
DOOR PANEL
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 7749
"LAUREL WOODS" 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
"ASH" OR EQUAL

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PROJECT

MOD COURT TOWNHOMES
BLDG. TYPE 4

GARDEN CITY, ID

207 E. 45TH ST.

ENTITLEMENT APPLICATION

A7.4

COLOR BOARD



TOT LOT RELOCATION



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ENTITLEMENT APPLICATION	
A8.2	
RENDERING	



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EAGLE, ID 83616

PROJECT
MOD COURT TOWNHOMES
BLDG. TYPE 1

207 E. 45TH ST.
GARDEN CITY, ID
PERMIT APPLICATION



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141 N. PALMETTO #1731
EAGLE, ID 83616

PROJECT
MOD COURT TOWNHOMES
BLDG. TYPE 1

207 E. 45TH ST.
GARDEN CITY, ID

A8.4

RENDERING

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THE LAND ARCHITECT
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EAGLE, ID 83616

PROJECT
**MOD COURT TOWNHOMES
BLDG. TYPE 1**

GARDEN CITY, ID

207 E. 45TH ST.

ENTITLEMENT APPLICATION

A8.5

RENDERING



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207 E. 45TH ST. GARDEN CITY, ID	
ENTITLEMENT APPLICATION	
A8.6	
RENDERING	



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1411 N. PALMETTO #1731
EAGLE, ID 83616

PROJECT

MOD COURT TOWNHOMES
BLDG. TYPE 1

207 E. 45TH ST.
GARDEN CITY, ID

A8.7

RENDERING

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PROJECT	MOD COURT TOWNHOMES BLDG. TYPE 1
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ENTITLEMENT APPLICATION	
A8.8	
RENDERING	



RENDERING

A8.1

PROJECT

MOD COURT TOWNHOMES
BLDG. TYPE 1

207 E. 45TH ST.

GARDEN CITY, ID

ENTITLEMENT APPLICATION

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