



Additional/Revised Material Submittal Form

Submittal Date: _____

Rec'd by: _____

6015 Glenwood Street □ Garden City, Idaho 83714 □ Phone 208/472-2921 □ Fax 208/472-2926 □
building@gardencityidaho.org □ Inspection Hotline Phone 208/472-2920 □ www.gardencityidaho.org

PROJECT INFORMATION

Permit (File) Number: SUBFY2023-0001 Design Professional in Charge: Andrew Wheeler

Project Name: Mod Court Townhomes

Project Address: 207 E. 45th St. Garden City, Idaho, 83714

Contact email: andrew@thelandarchitect.com Contact Phone: 855-787-6636

Applicant is responsible for notifying ACHD for any changes that affect design

Required number of additional or revised plans submitted (1 electronic copy is required as well):

- Please only submit new or revised materials. Re-submitting materials that have not been revised will incur additional review fees.
- Electronic copy – Grading or Civil Sheets(no building) Electronic copy – *only sheets with changes*
- Electronic Copies Only – Residential Building/Nonresidential Building – *individual sheets pdf and labeled*
- Electronic Copies - Design Review, Planning and Zoning, or City Council review documents

Provide the page/sheet number and description of what changes are made

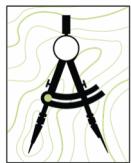
Additional sheet can be submitted also

1. See narrative describing changes.
2. _____
3. _____
4. _____
5. _____
6. _____

Who requested Change:

- Building Reviewer – Idaho Division of Building Safety
- Engineer Reviewer
- Environmental Reviewer (erosion sediment/pretreatment)
- Fire Reviewer
- Planning Reviewer - Staff level administrative design review for modifications after entitlement approval.
- Sewer Reviewer
- Water Reviewer
- Other: _____

7/12/2021



Andrew Wheeler
9201 W. State St. Ste. 102
Boise, ID 83714
andrew@thelandarchitect.com
855-787-6636
08/05/2024

RE: Mod Court Townhomes – design review resubmittal
Hanna Veil
Planner
City of Garden City Development Services

Hanna,

We are re-submitting the exterior elevations for The Mod Court Townhomes based on construction necessities and Owner direction to modify the interior layout slightly for a more functional living space.

Below is an outline of the changes made which accompany the exhibit A attachment.

1. Overall site plan orientation for reduction in glazing
 - a. See exhibit A sheet A100 for overall areas where a limited reduction in glazing or roof material modification occurs.
2. Building type 1
 - a. North and South – level 1 window removal at kitchen
 - i. Due to the need to change the sink and range location due to buyer demand, constructability and Owner preference, we are no longer able to keep the window at the level 1 North and South elevation. See revised elevations with window removal.
 - b. East side (garage side) level 2 window removal
 - i. These windows provided minimal visibility on site due to facing motor court yards. By removing these windows we are able to enhance the functionality for the closet shelf and rod storage, adding additional functional closet space for the resident.
3. Building type 2
 - a. Similar kitchen layout revisions at level 1 window removal as building type 1.



4. Building type 3

- a. Due to constructability issues the roof was simplified to have one plane without a step in slope or materials. This elevation has minimal impact on the project as it faces East.

5. Building type 4

- a. Due to structural alignment (see floor plan markup in Exhibit A), we did not have enough room to keep the previously shown window. This has minimal effect on the exterior motor court elevations.

Overall, we feel these slight modifications have minimal impact to the intent of the originally entitled building design and look forward to proceeding with our building permit submittal to the City of Garden City and bringing more housing to the community.

Thanks you,

Andrew Wheeler

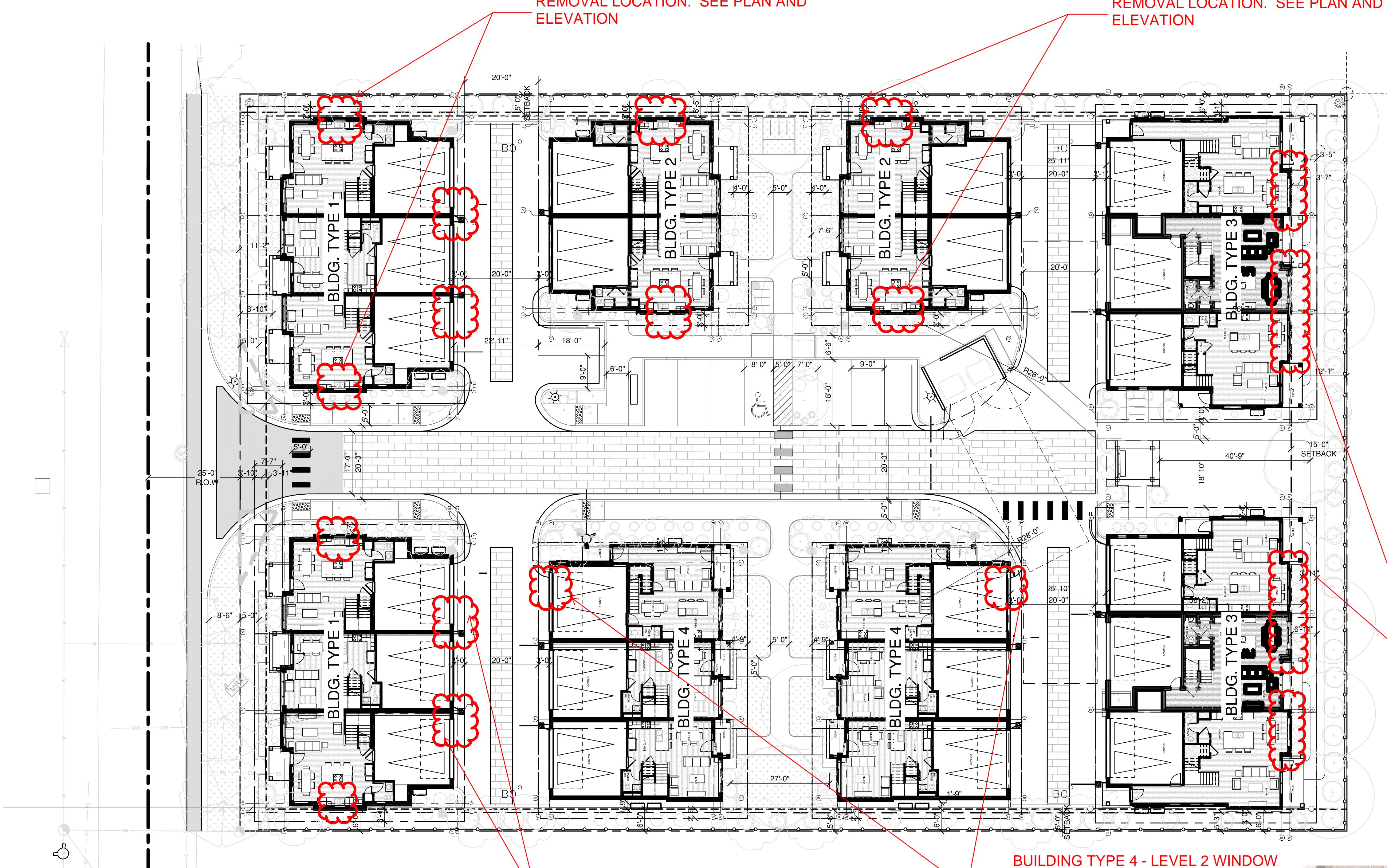
Architect

[Attachments – Exhibit A - Mod Court Townhomes_Bldg. type 1, 2, 4 - Window review_08.05.24]

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
9201 W. STATE ST. STE 102
855-787-6636
ANDREW@THELANDARCHITECT.COM

REVISION DATE



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

BUILDING & UNIT TYPE

BUILDING TYPE 1
UNIT TYPES (A, B)
TYPE A = (2) UNITS - (1,551) NET LIVABLE SF
(417) SF GARAGE
TYPE B = (1) UNIT - (1,293) NET LIVABLE SF
(410) SF GARAGE

BUILDING TYPE 2
UNIT TYPE (D)
TYPE D = (2) UNITS - (1,521) NET LIVABLE SF
(422) SF GARAGE

BUILDING TYPE 3
UNIT TYPES (E, F, G)
TYPE E = (1) UNIT - (1,712) NET LIVABLE SF
(405) SF GARAGE
TYPE F = (1) UNIT - (1,838) NET LIVABLE SF
(452) SF GARAGE
TYPE G = (1) UNIT - (1,534.24) NET LIVABLE SF
(404) SF GARAGE

BUILDING TYPE 4
UNIT TYPES (H, I, J)
TYPE H = (1) UNIT - (1,452) NET LIVABLE SF
(415) SF GARAGE
TYPE I = (1) UNIT - (1,332) NET LIVABLE SF
(409) SF GARAGE
TYPE J = (1) UNIT - (1,364) NET LIVABLE SF
(409) SF GARAGE

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'

SITE PLAN

A100

SCALE 1" = 20'-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 TOTALTOT. NET
CONDITIONED SF
4,438.00

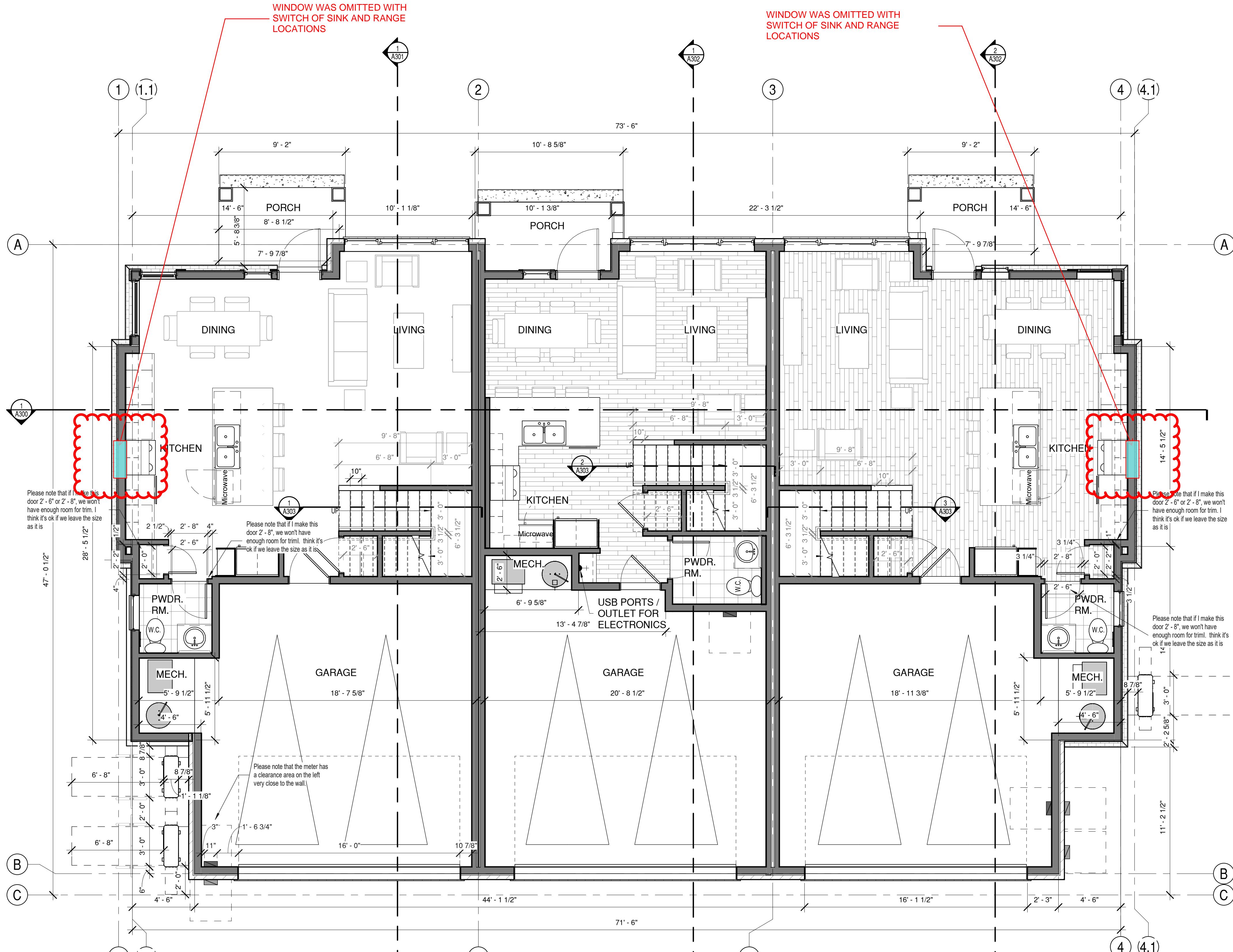
A3.1

BUILDING 1 - FLOOR PLAN - LEVEL 1

BLDG. TYPE 1 - LEVEL 1 - ORIGINAL ENTITLED PLAN

GENERAL NOTES

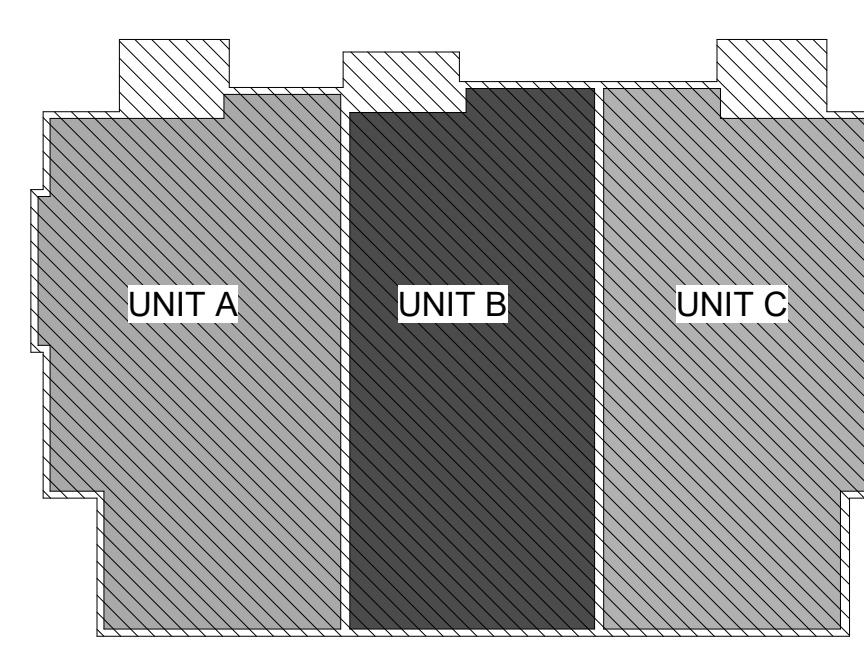
- A. REFER TO STRUCTURAL DRAWINGS SERIES FOR ADDITIONAL INFORMATION.
- B. PROVIDE FULL WALL BATT INSULATION ISOLATING BATHROOMS FROM ALL ADJACENT SPACES.
- C. REFER TO ARCHITECTURAL SITE PLAN FOR EXTERIOR AMENITIES, PATIO SPECIFICATIONS, AND APPURTEINANCES.
- D. SEE DETAIL SHEET FOR MORE INFORMATION AND BUILDING DETAILS.
- E. ALL WALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD AT NEW CONSTRUCTION ELEMENTS.
- F. VERIFY DIMENSIONS OF ALL FIXTURES AND EQUIPMENT PROVIDED BY OWNER OR OWNER'S AGENTS.
- G. PROVIDE BLOCKING AT ALL HAND RAILS, GRAB BARS, AND RELATED ASSEMBLIES AS INDICATED.
- H. ALL AREAS RECEIVING GYP. BOARD ARE TO BE TAPE AND RECEIVE FINISH AS NOTED ON FINISH SCHEDULE AND/ OR SPECIFICATIONS.
- I. AT ALL SHOWERS, CAULK ENTIRE EDGE AROUND TUB/. SHOWER PRIOR TO PAINT FOR WATER PROOF CONSTRUCTION.
- J. AT ALL SINKS, SEALANT/ TYP. BOARD PATCH FOR FINISHED APPEARANCE AT ALL PLUMBING PENETRATIONS BENEATH SINKS.
- K. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT
- L. SEE ROOF PLANS FOR LOCATIONS & SPECIFICATIONS ON ATTIC VENTS. COORDINATE LOCATIONS W/ ROOF TRUSSES.
- M. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR SLIDING DOORS.
- N. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- O. THE CONTRACTOR SHALL VERIFY THE NATURE OF THE EXISTING CONSTRUCTION AND STRUCTURAL SYSTEMS PRIOR TO COMMENCING WITH ANY WORK.
- P. UNLESS NOTED OTHERWISE, EXISTING CONSTRUCTION IS BELIEVED TO CONSIST OF WOOD STUD FRAMED WALL WITH EXTERIOR SHAKE SIDING, WOOD FLOOR JOISTS AND WOOD FINISH FLOORING.
- Q. AT EXTERIOR WALLS TO REMAIN, EXISTING FINISHES, WINDOWS AND DOORS ARE TO REMAIN UNLESS NOTED OTHERWISE. WINDOWS AND DOORS SHALL BE PROTECTED DURING CONSTRUCTION.
- R. AT INTERIOR WALLS TO REMAIN, DOORS, EXISTING FINISHES AND OTHER BUILDING COMPONENTS SHALL BE PROTECTED UNLESS IDENTIFIED FOR REMOVAL.
- S. EXISTING DOORS AND FRAMES SHALL REMAIN UNLESS NOTED OTHERWISE.
- T. THE GENERAL CONTRACTOR WILL DETERMINE THE EXTENT OF REMOVAL OF MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, AND FIRE SUPPRESSION COMPONENTS AND BE RESPONSIBLE FOR THE SAME.



① FIRST FLOOR PLAN - OVERALL BLDG. TYPE 1
1/4" = 1'-0"

BLDG. TYPE 1 - LEVEL 1 - REVISED ELEVATIONS

0 2'-0" 4'-0" 8'-0" 16'-0"





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

1
A3.2

REMOVED THESE
WINDOWS AT
LEVEL 2 CLOSETS.

MINIMAL VISIBILITY
ON SITE DUE TO
FACING MOTOR
COURT YARDS.
ENHANCED
FUNCTIONALITY
FOR SHELF AND
ROD FOR THE
RESIDENT.

BLDG. TYPE 1 - LEVEL 2 - ORIGINAL ENTITLED PLAN

THE LAND
ARCHITECT
PROPERTY DEVELOPMENT



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

MOD COURT TOWNHOMES
BLDG. TYPE 1
GARDEN CITY, ID

PROJECT
207 E. 45TH ST.
ENTITLEMENT APPLICATION

A3.2

BUILDING 1 - FLOOR PLAN - LEVEL 2

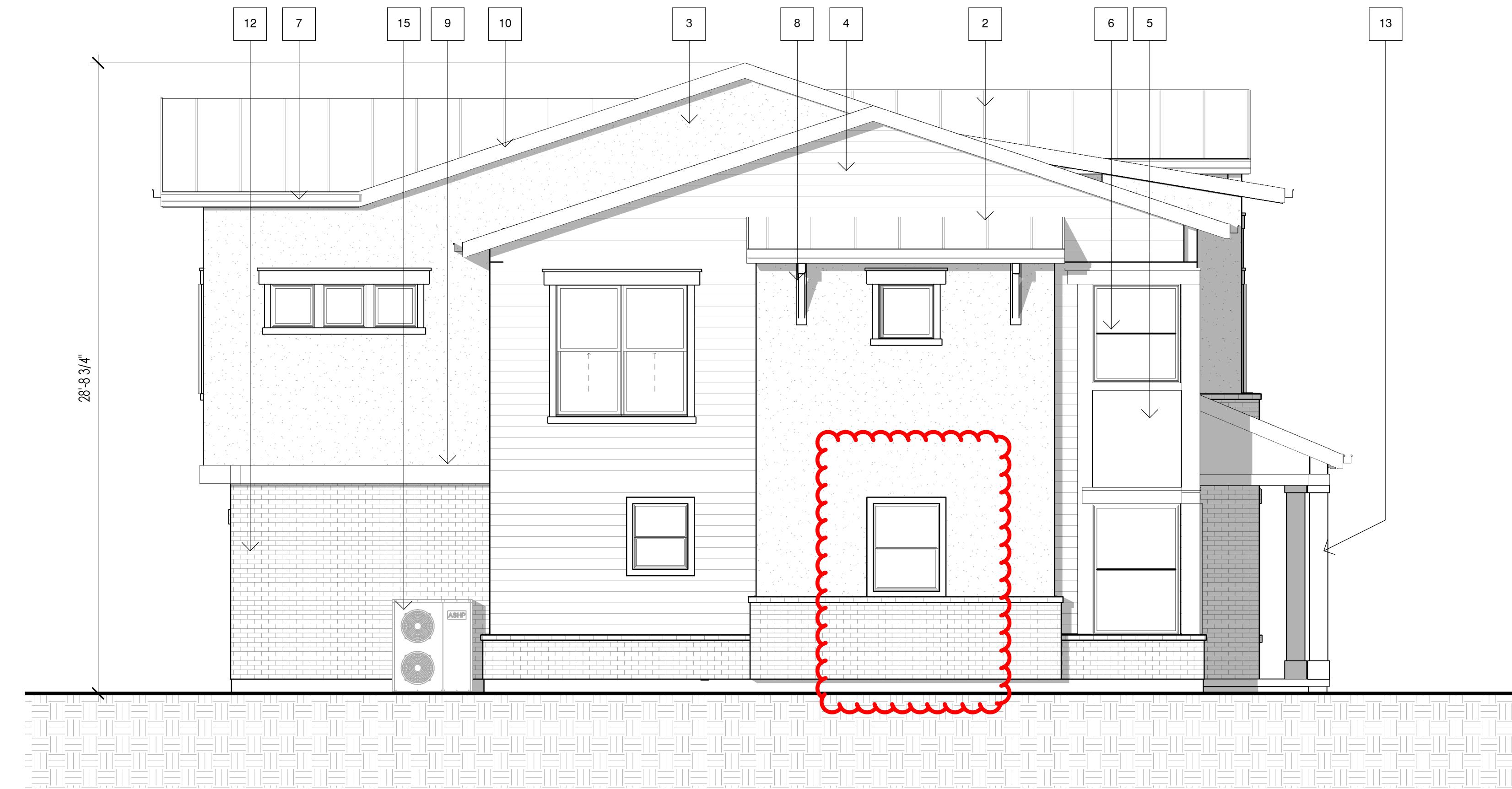
REVISIONS

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DATE
03/15/23
DRAWN BY
TAYLOR JEAN HOMES
PROJECT #
TLA22-06



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 VINYL 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, SEE MEP PLANS FOR MORE INFORMATION.

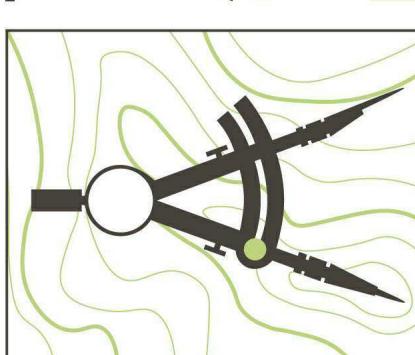


EAST ELEVATION - PRESENTATION
1/4" = 1'-0"



BLDG. TYPE 1 - LEVEL 1 - ORIGINAL ELEVATIONS

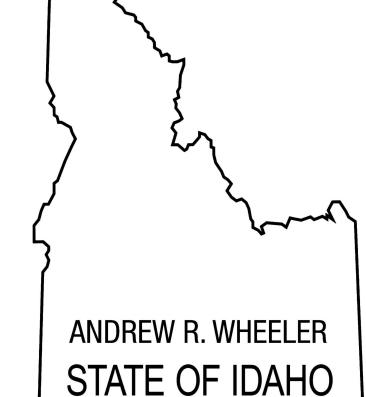
NORTH ELEVATION - PRESENTATION
1/4" = 1'-0"



TLA22-06

CLIENT
TAYLOR JEAN HOMESMOD COURT
TOWNHOMES
BLDG. TYPE 1

207 E. 45TH ST.

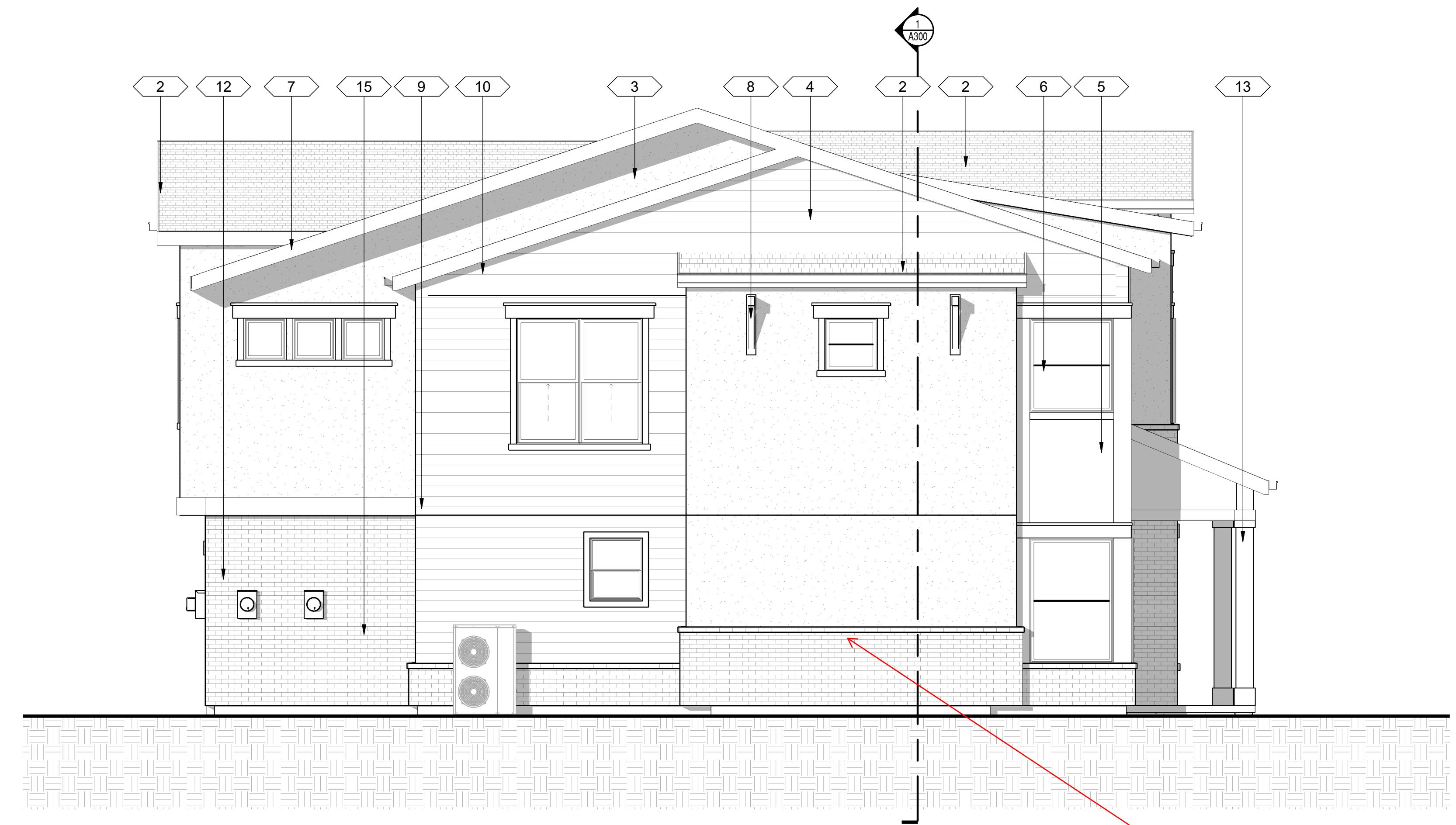
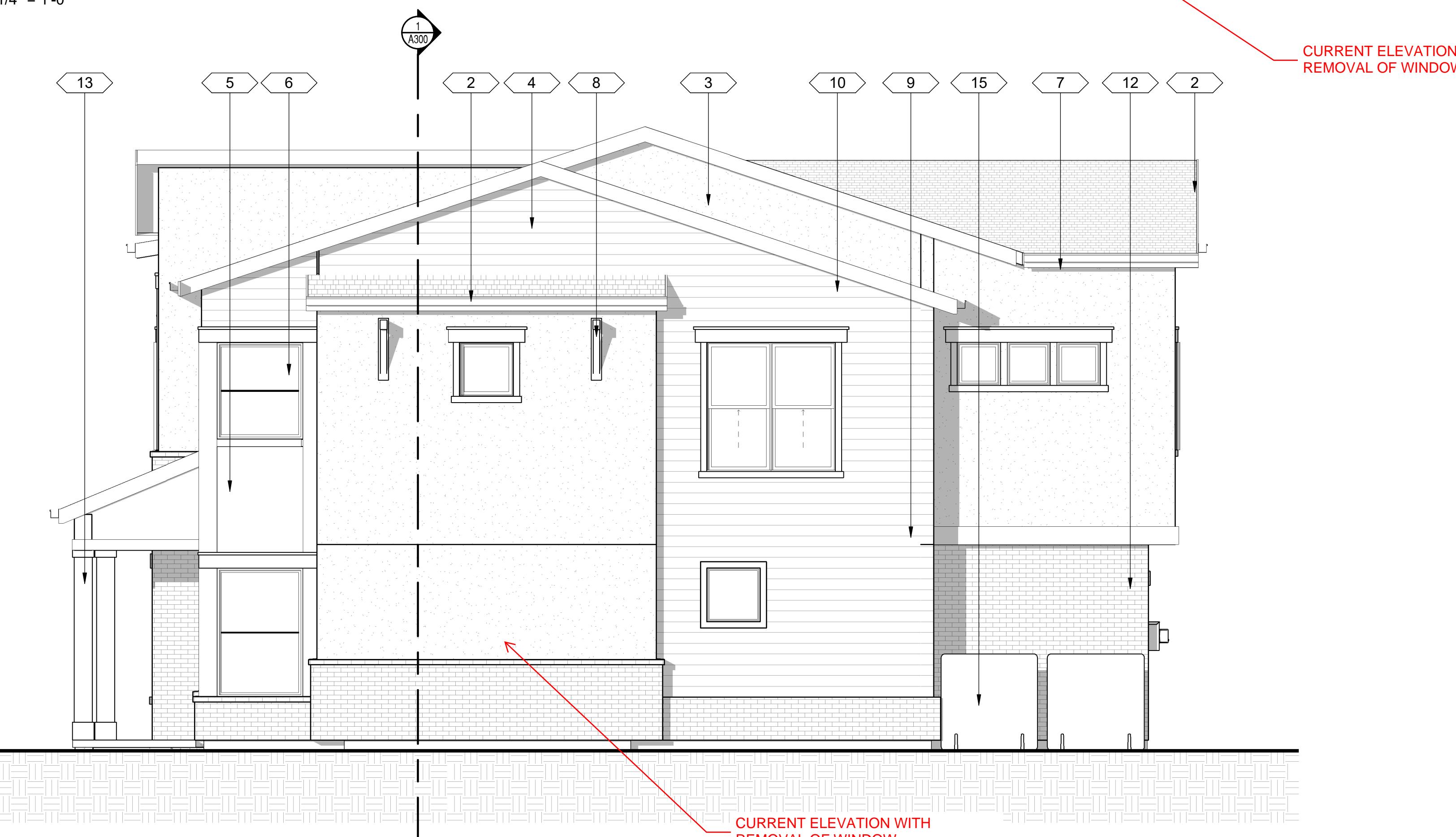
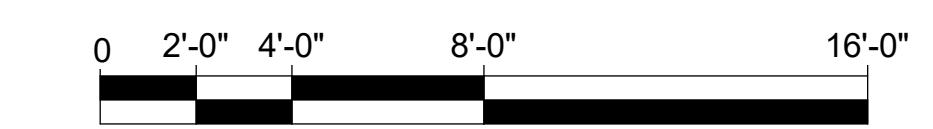
ENTITLEMENT APPLICATION
09/09/23LICENSED
ARCHITECT
AR-985897EXTERIOR
ELEVATIONS

A200

SCALE 1/4" = 1'-0"

KEYNOTE

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 VINYL OUTRIGGER.
9. TRIM BOARD, TYP.
10. 1x FINISH FASCIA.
11. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS. (SHOW UP LATER)
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. (NEED TO CLARIFY)
15. EXTERIOR MEP EQUIPMENT, SEE MEP PLANS FOR MORE INFORMATION.
16. NEED TO CONFIRM

① EAST ELEVATION
1/4" = 1'-0"② WEST ELEVATION
1/4" = 1'-0"

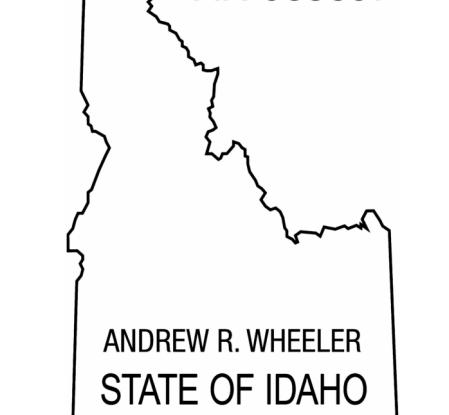
BLDG. TYPE 1 - LEVEL 1 - REVISED ELEVATIONS

TLA22-06

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**MOD COURT
TOWNHOMES
BLDG. TYPE 1**

207 E 45TH ST.

ENTITLEMENT APPLICATION
09/09/23LICENSED
ARCHITECT
AR-985897ANDREW R. WHEELER
STATE OF IDAHOEXTERIOR
ELEVATIONS

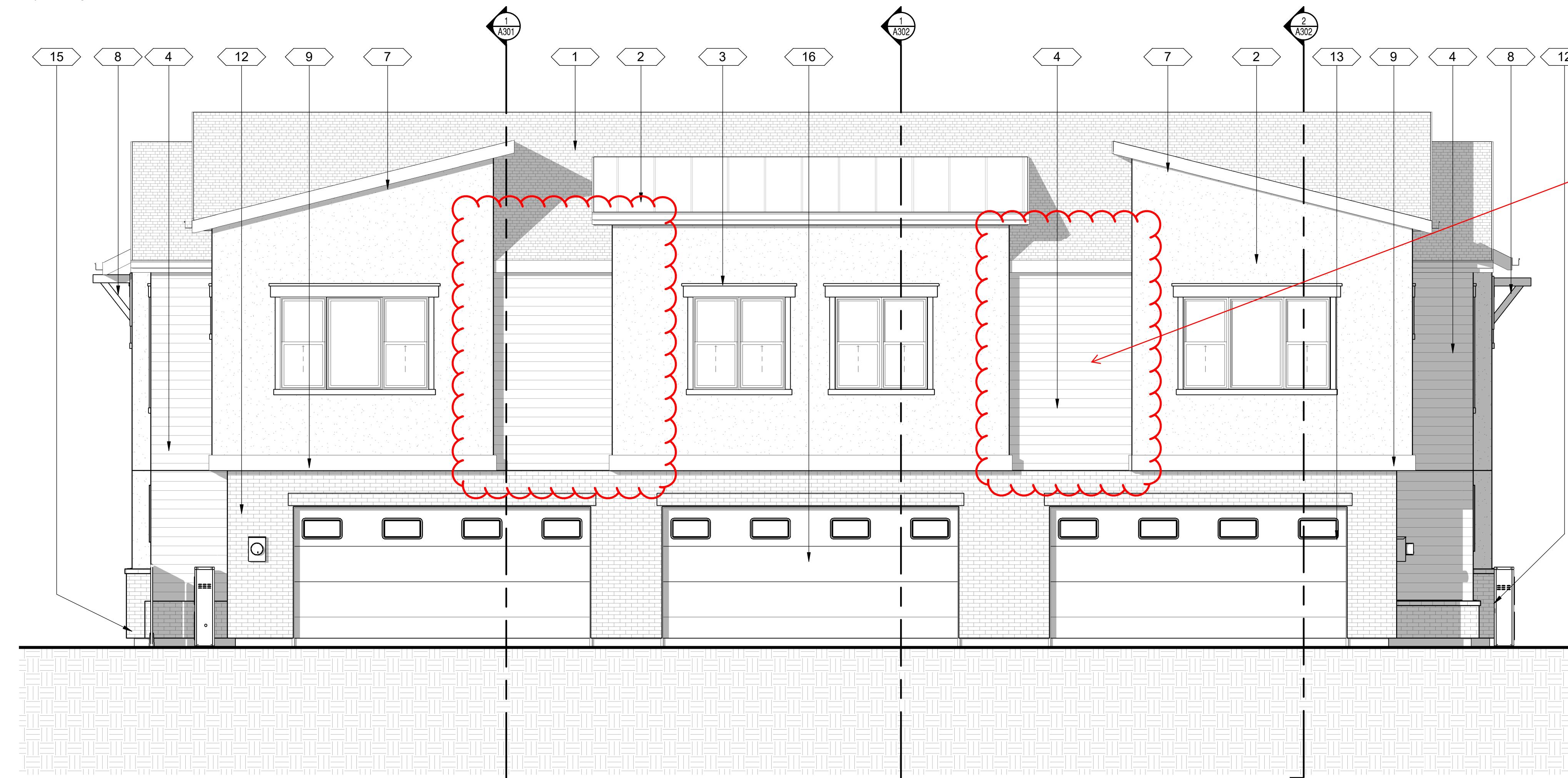
A201

SCALE 1/4" = 1'-0"



① NORTH ELEVATION

1/4" = 1'-0"



② SOUTH ELEVATION

1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0" 16'-0"

BLDG. TYPE 1 - REVISED ELEVATIONS



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

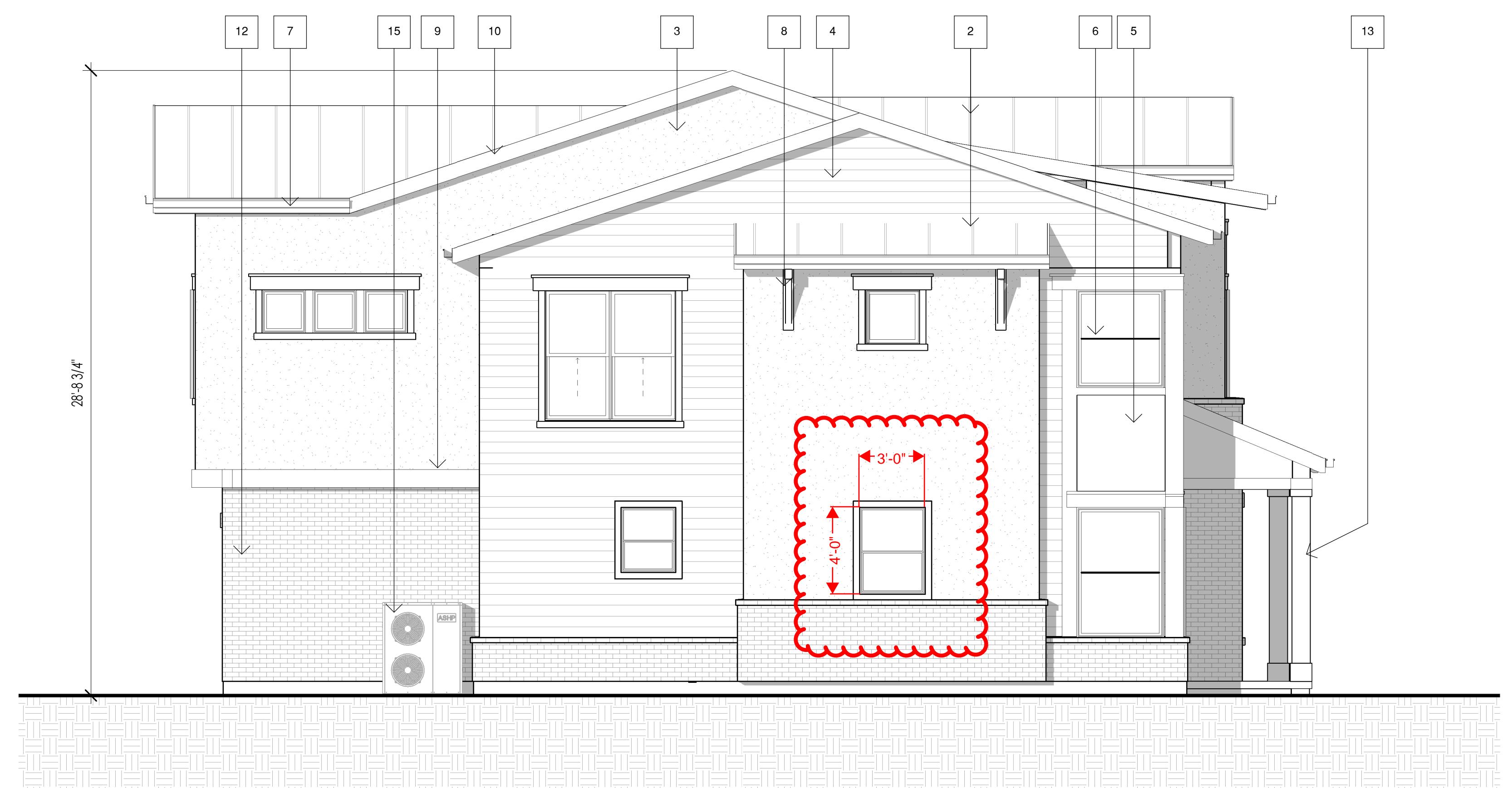
TOTALS

1216 sf TOT. GARAGE SF

1,640.00 sf LEVEL 1 TOTAL
2,798.00 sf LEVEL 2 TOTAL

TOT. NET

BLDG. TYPE 1 - ORIGINAL ENTITLEMENT FLOOR PLAN

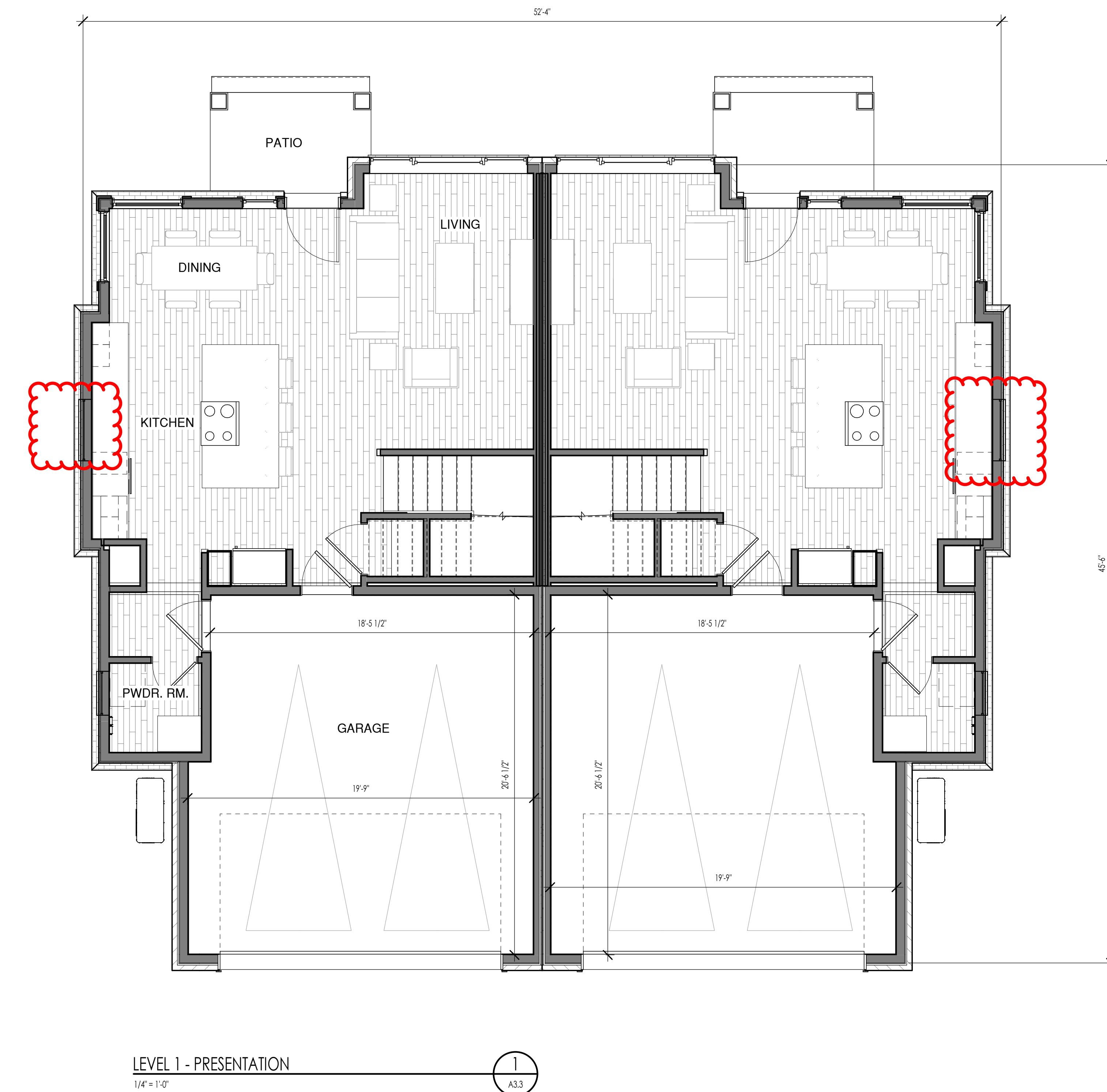


EAST ELEVATION - PRESENTATION

1
A5.1

BLDG. TYPE 1 - ORIGINAL ENTITLEMENT ELEVATIONS

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 VINYL 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, SEE MEP PLANS FOR MORE INFORMATION.



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

BLDG. TYPE 2 - ORIGINAL ENTITLEMENT FLOOR PLAN

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

MOD COURT TOWNHOMES
BLDG. TYPE 2
GARDEN CITY, ID

PROJECT
207 E. 45TH ST.
ENTITLEMENT APPLICATION

A3.3

BUILDING 2 - LEVEL 1



NORTH ELEVATION - PRESENTATION

1/4" = 1'-0"

2

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 VINYL 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, SEE MEP PLANS FOR MORE INFORMATION.

THE LAND
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PROPERTY DEVELOPMENT



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

MOD COURT TOWNHOMES
BLDG. TYPE 2

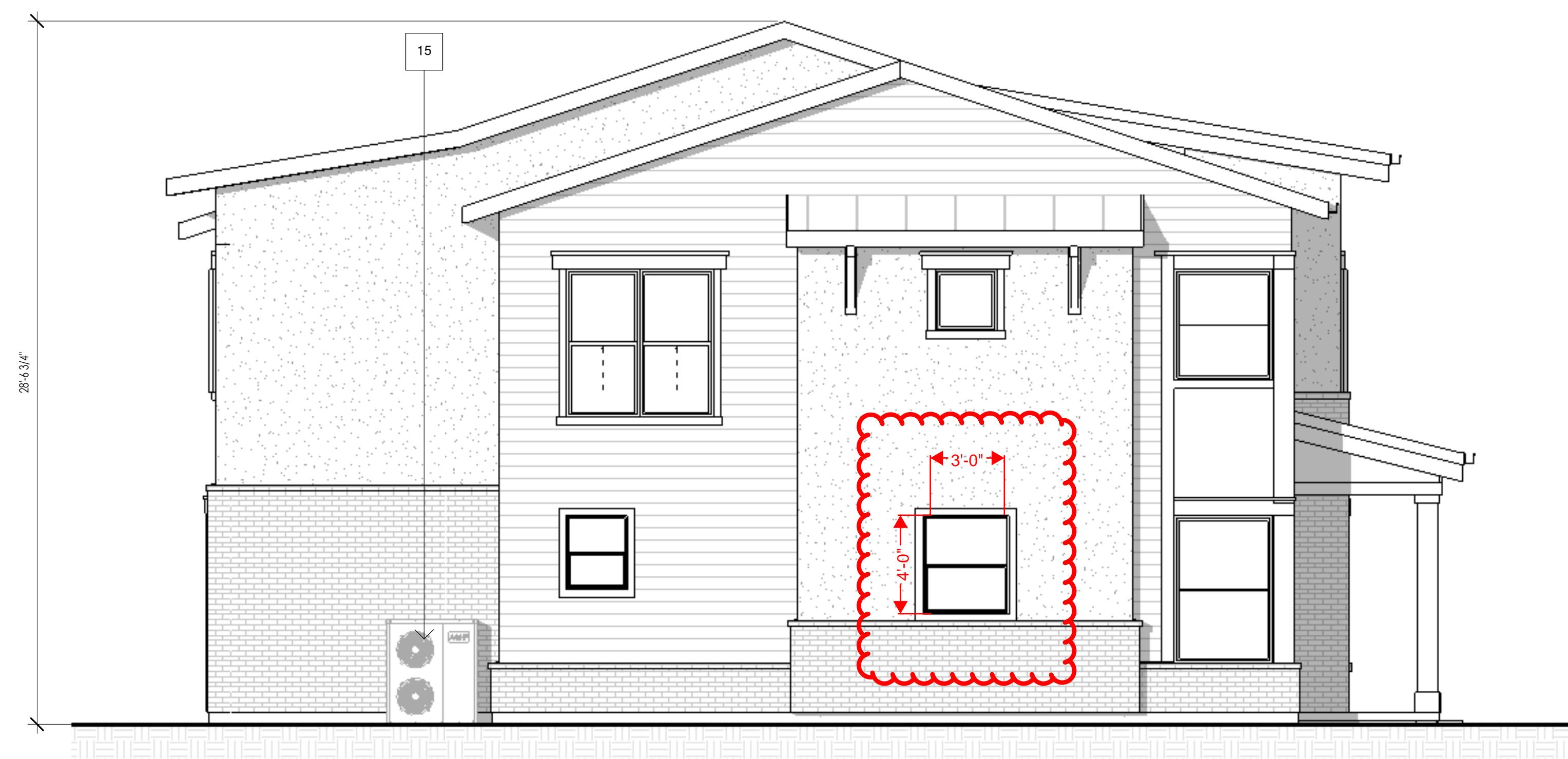
GARDEN CITY, ID

207 E. 45TH ST.

ENTITLEMENT APPLICATION

A5.3

BUILDING 2 - EXTERIOR ELEVATIONS



EAST ELEVATION - PRESENTATION

1/4" = 1'-0"

1

A5.3

BLDG. TYPE 2 - ORIGINAL ENTITLEMENT ELEVATIONS

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DATE

03/15/23

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PROJECT #

TLA22-06



NORTH ELEVATION - PRESENTATION
1/4" = 1'-0"
A5.7



BUILDING TYPE 4 - ORIGINAL ENTITLED ELEVATIONS

SOUTH ELEVATION - PRESENTATION
1/4" = 1'-0"
A5.7

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 VINYL 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.	NOT USED.
15.	EXTERIOR MEP EQUIPMENT, SEE MEP PLANS FOR MORE INFORMATION.

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PROJECT #

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

MOD COURT TOWNHOMES
BLDG. TYPE 4

GARDEN CITY, ID

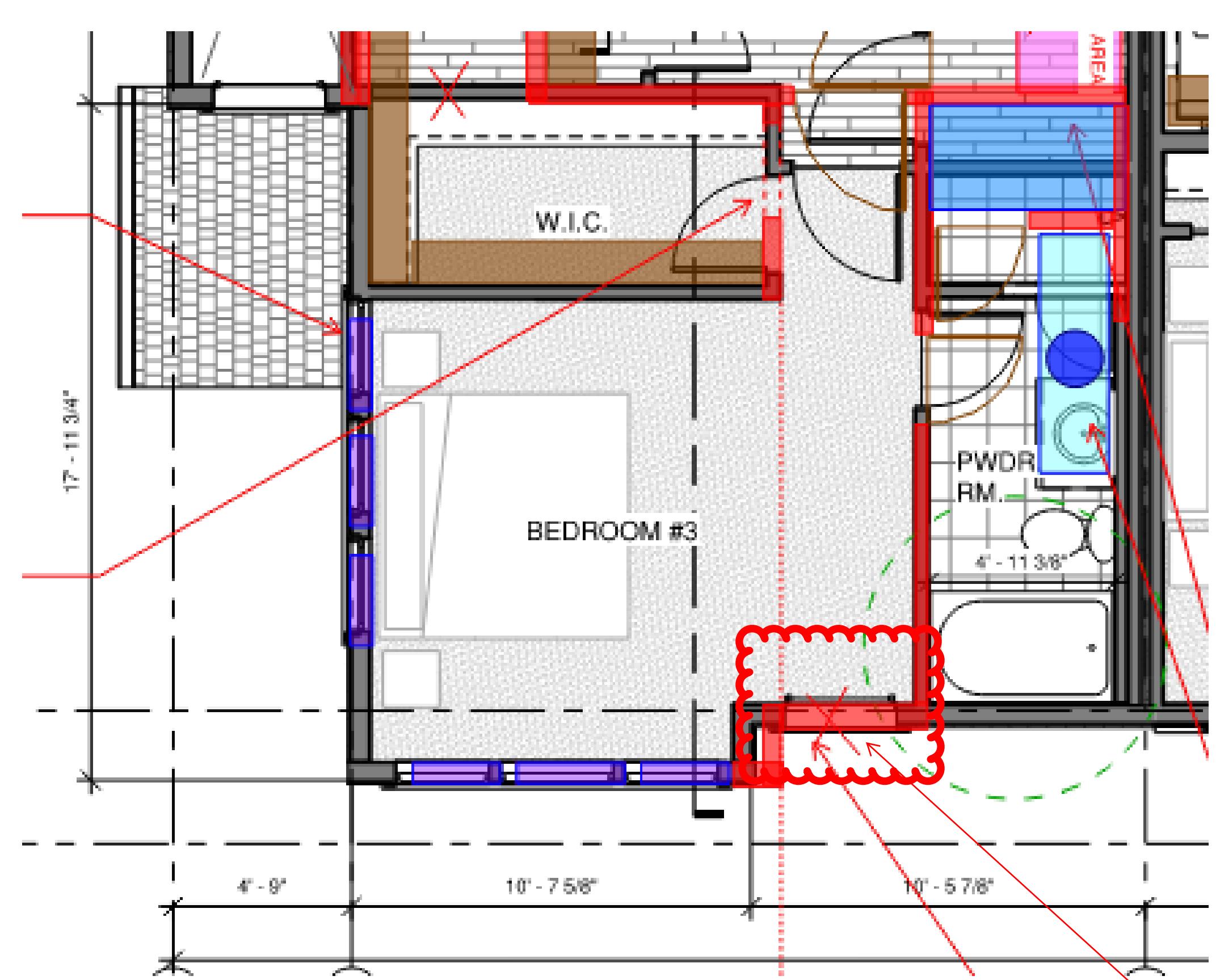
207 E. 45TH ST.

ENTITLEMENT APPLICATION

PROJECT

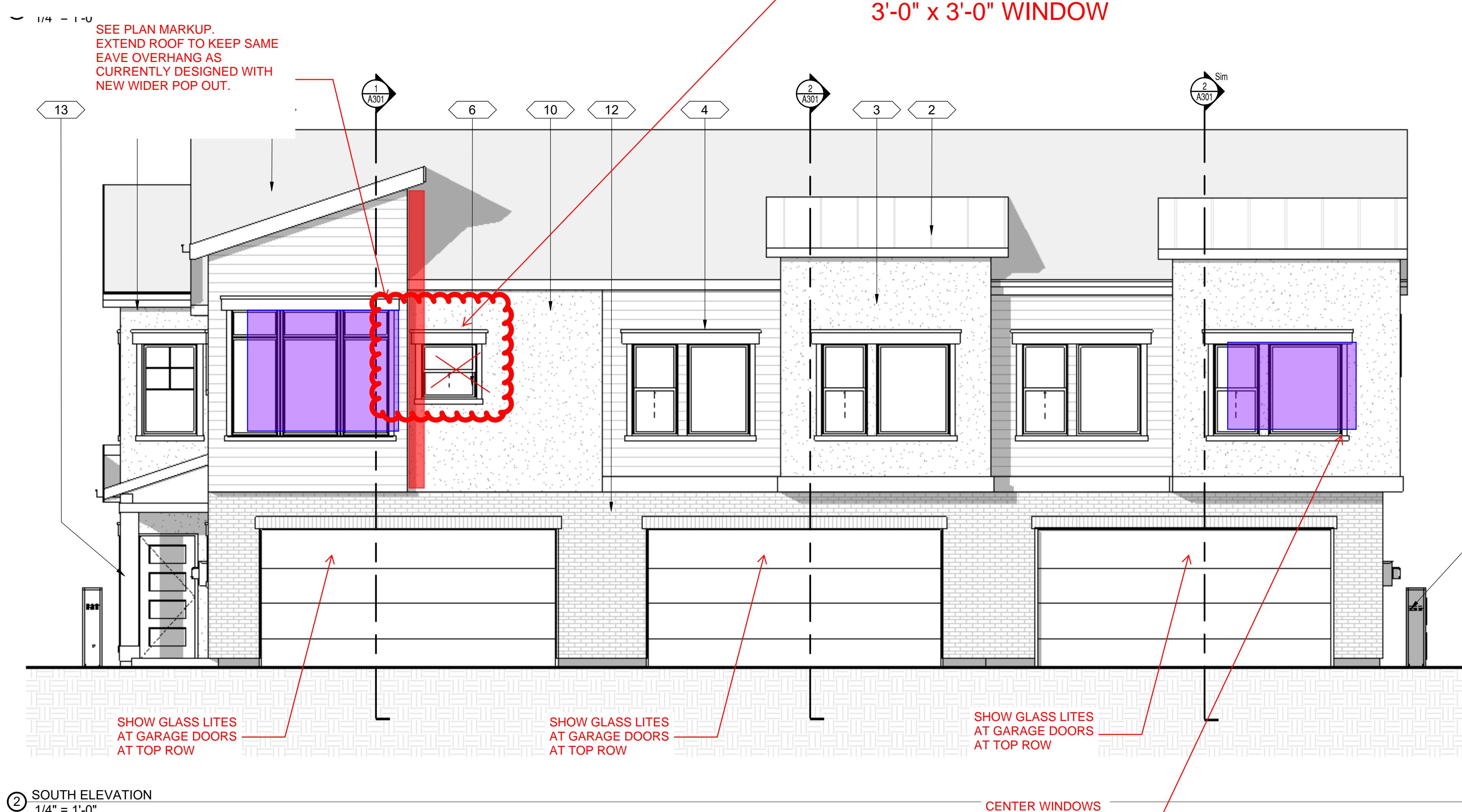
A5.7

BUILDING 4 - EXTERIOR ELEVATIONS

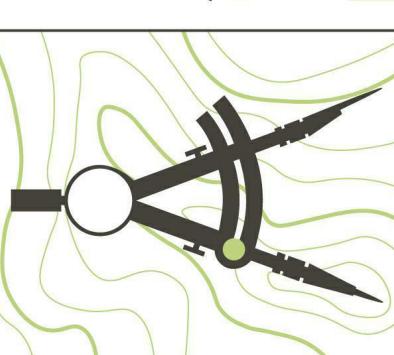


WINDOW OMITTED DUE TO
STRUCTURAL ALIGNMENT
ISSUES FOR POP-OUT.

3'-0" x 3'-0" WINDOW



BUILDING TYPE 4 - WINDOW REMOVAL AT LEVEL 2



KEYNOTE

- 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.
- HARDY PANEL SIDING OR APPROVED EQUAL
- WHITE VINYL WINDOWS.
- PRE-FINISHED METAL GUTTER, SEE ROOF PLAN FOR EXTENT. DOWNSPOUT TO MATCH COLOR.
- PRE-MANUFACTURED VINYL OUTRIGGER.
- TRIM BOARD, TYP.
- 1x FINISH FASCIA.
- ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
- THIN-SET BRICK VENEER, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED.
- COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
- POWDER COATED METAL RAILING.
- EXTERIOR MEP EQUIPMENT, SEE MEP PLANS FOR MORE INFORMATION.
- NEED TO CONFIRM

TLA22-06

CLIENT
TAYLOR JEAN HOMES

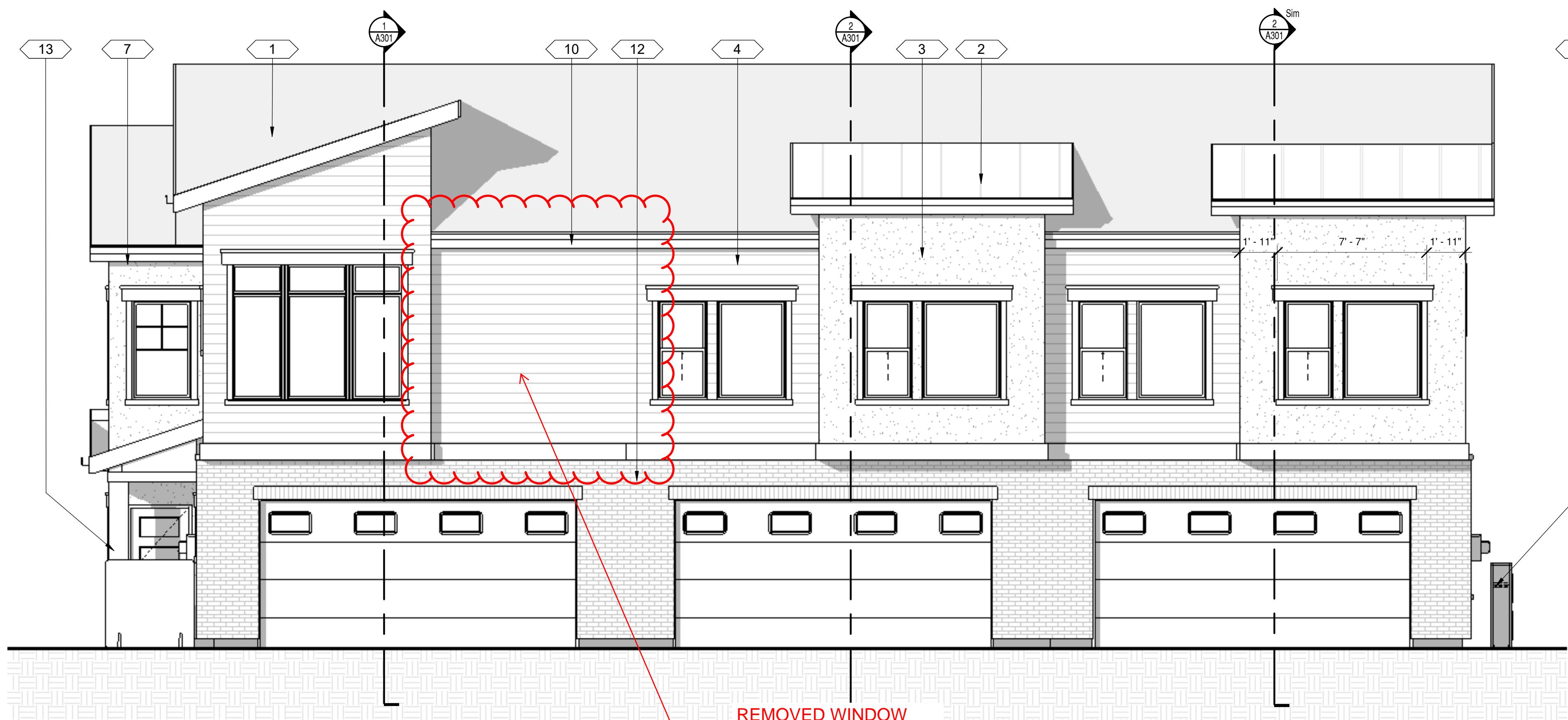
MOD COURT
TOWNHOMES
BLDG. TYPE 4

207 E 45TH ST.

ENTITLEMENT APPLICATION
09/09/23LICENSED
ARCHITECT
AR-985897ANDREW R. WHEELER
STATE OF IDAHOEXTERIOR
ELEVATIONS

A201

SCALE 1/4" = 1'-0"

① NORTH ELEVATION
1/4" = 1'-0"② SOUTH ELEVATION
1/4" = 1'-0"

BUILDING TYPE 4 - REVISED WINDOW REMOVAL AT LEVEL 2

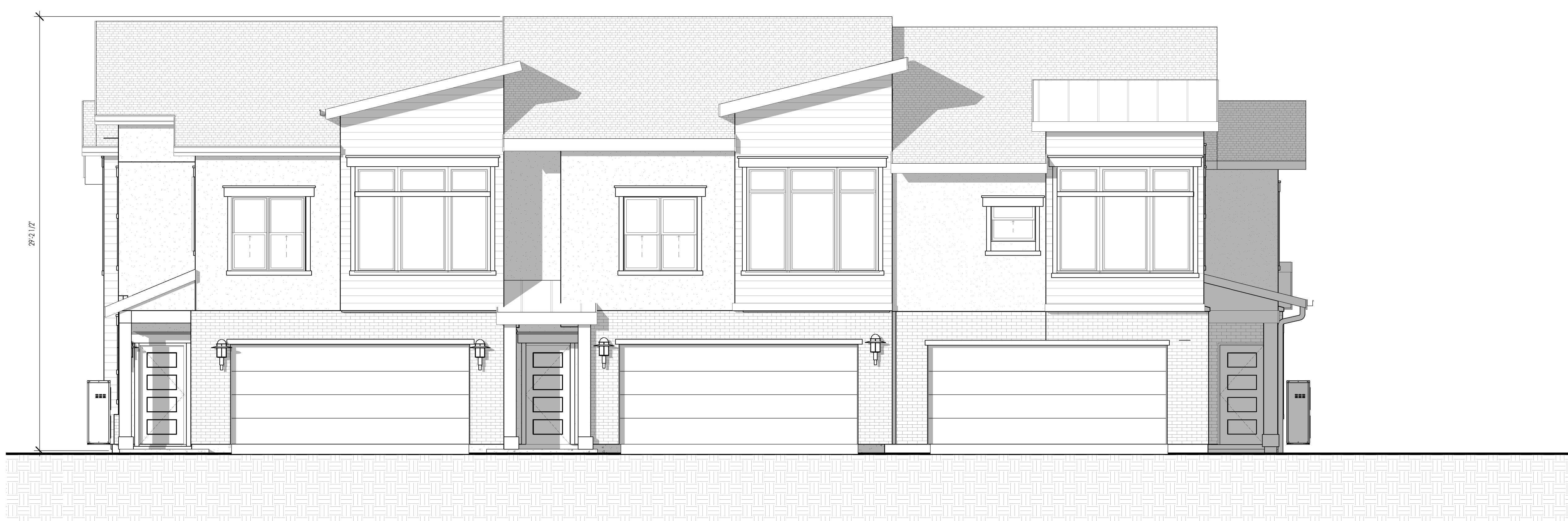
KEY NOTES #	
1.	30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2.	PAC-CLAD METAL ROOFING OR EQUAL
3.	CEMENT STUCCO SYSTEM, TEXTURE HEAVY SAND.
4.	AL SIDE PRODIGY VINYL SIDING OR APPROVED EQUAL.
5.	HARDY PANEL SIDING OR APPROVED EQUAL
6.	WHITE VINYL WINDOWS.
7.	PRE-FINISHED METAL GUTTER, SEE ROOF PLAN FOR EXTENT. DOWNSPOUT TO MATCH COLOR.
8.	PRE-MANUFACTURED VINYL 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, SEE MEP PLANS FOR MORE INFORMATION.



NORTH ELEVATION SD

1/4" = 1'-0"

A5.5



SOUTH ELEVATION SD

1/4" = 1'-0"

A5.5

BUILDING TYPE 3 - ORIGINAL ENTITLED ELEVATIONS

TLA22-06

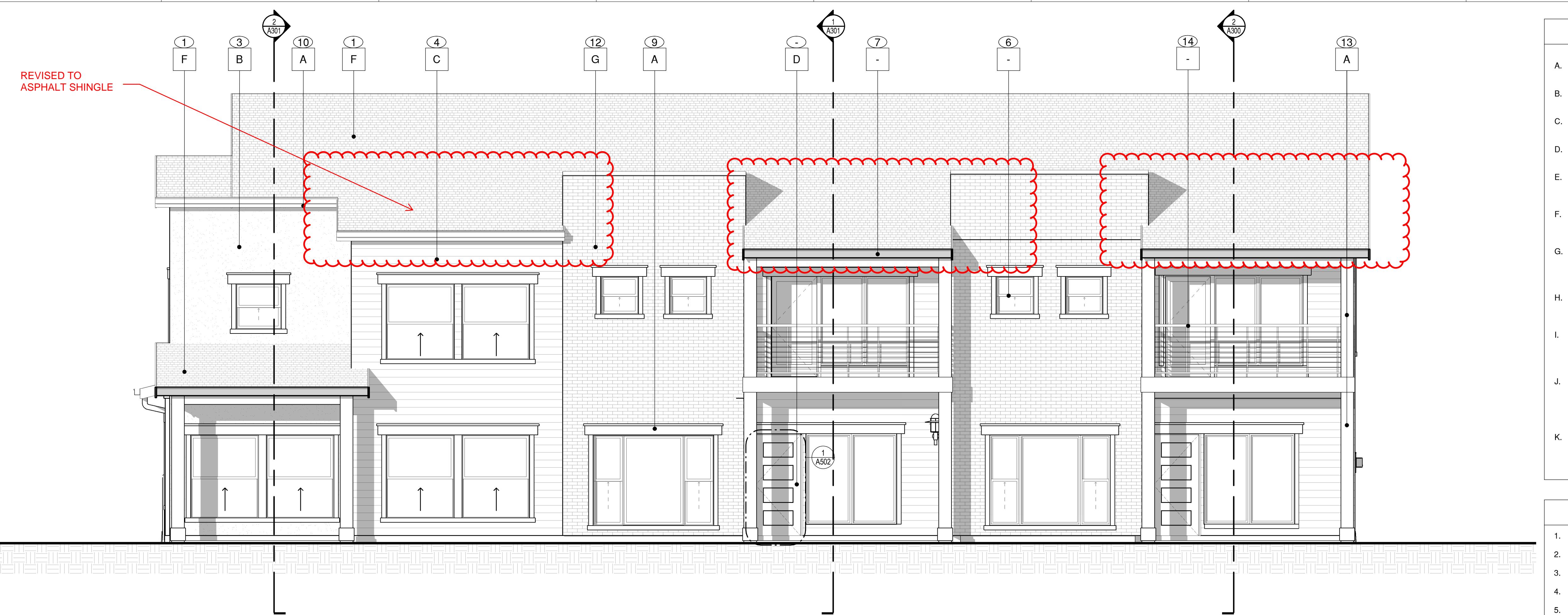
CLIENT
TAYLOR JEAN HOMESMOD COURT
TOWNHOMES
BLDG. TYPE 3

207 E 45TH ST.

ENTITLEMENT APPLICATION
09/09/23LICENSED
ARCHITECT
AR-985897EXTERIOR
ELEVATIONS

A201

SCALE 1/4" = 1'-0"

① NORTH ELEVATION
1/4" = 1'-0"② SOUTH ELEVATION
1/4" = 1'-0"

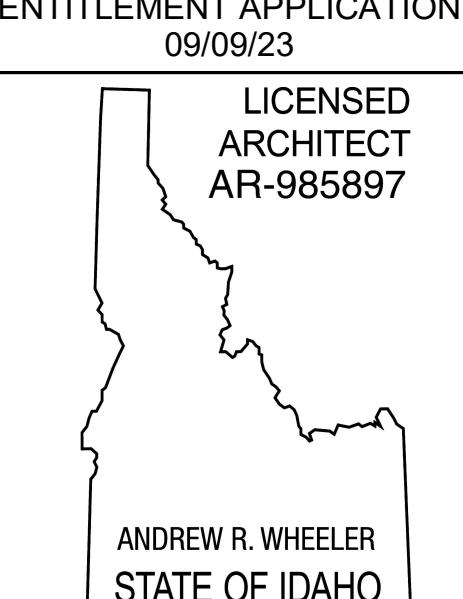
BLDG. TYPE 3 - REVISED ELEVATIONS

0 2'-0" 4'-0" 8'-0" 16'-0"

GENERAL NOTES	
A.	SEE BUILDING SECTIONS AND STRUCTURAL SERIES FOR PLATE HEIGHTS.
B.	ELEVATION (0'-0") IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL FLOOR ELEVATIONS.
C.	SEE ROOF PLANS FOR ATTIC VENTILATION REQUIREMENTS, SLOPES, AND OVERBUILD AREAS.
D.	SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION PLANS/ DETAILS.
E.	SEE CIVIL, PLUMBING, ELECTRICAL AND JOINT TRENCH DRAWINGS FOR LOCATIONS OF EXTERIOR MOUNTED UTILITIES AND METER BANKS.
F.	SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS. NO SUBSTITUTION ALLOWED W/ OUT PRIOR APPROVAL BY ARCHITECT OR ENGINEER OF RECORD
G.	GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF ALL WINDOWS, VENTS, UTILITY METERS, AND EXTERIOR FINISHES WITH OWNER DESIGNATED THIRD-PARTY SUBCONTRACTOR FOR SOLAR GENERATION ENERGY SYSTEM.
H.	ALL GALVANIZED IRON CAPS AT HALFWALLS AND COUNTER FLASHING TRIM AT PATIOS SHALL BE PAINTED TO MATCH ACCENT COLOR NOTED.
I.	ALL EXPOSED ROOF TOP PENETRATIONS, INCLUDING, BUT NOT LIMITED TO VENT STACKS FOR SEWER, ATTIC VENTS, AND EXHAUST GAS HOUSING SHALL BE PAINTED IN THE FIELD TO MATCH ADJACENT MAIN FIELD COLOR OF CONCRETE ROOFING.
J.	EXTERIOR UTILITY ENCLOSURE CABINETS TO BE PER LOCAL UTILITY PROVIDER'S SPECIFICATIONS FOR SIZE, ORIENTATION, AND INSTALLATION REQUIREMENTS. PROVIDE FINISH AT ENCLOSURE TO MATCH ADJACENT SIDING. COORDINATE LOCATION OF ACCESS PATHS AND PADS WITH CIVIL AND LANDSCAPE DRAWING SERIES.
K.	AT LOCATIONS OF ELECTRICAL PANEL INSTALLATION AT EXTERIOR SIDING, PROVIDE COUNTER FLASHING AND EXPOSED SUBSTRATE PER MFR. RECOMMENDATIONS.

KEYNOTE	
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.	NOT USED.
6.	WHITE VINYL WINDOWS.
7.	PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. DOWNSPOUT TO MATCH COLOR.
8.	NOT USED.
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.	LOUVER ANGLE SHOULD NOT EXCEED 15". MINIMUM 36" FROM MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWINGS

MATERIAL FINISHES	
A.	SHERWIN WILLIAMS SW 7000 "IBIS WHITE" OR EQUAL
B.	SHERWIN WILLIAMS SW 7646 "FIRST STAR" OR EQUAL
C.	SHERWIN WILLIAMS SW 7068 "GRIZZLE GRAY" OR EQUAL
D.	SHERWIN WILLIAMS SW 6991 "BLACK MAGIC" OR EQUAL
E.	PAC-CLAD "SLATE GRAY" OR EQUAL
F.	PABCO PREMIER "PEWTER GRAY" OR EQUAL
G.	INTERSTATE BRICK "ASH" OR EQUAL

EXTERIOR
ELEVATIONS

A201

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