

Studio H
ARCHITECTS
Architecture ::: Interiors ::: Planning

Studio H Architects, PLLC.
1335 N Main St
Meridian, ID 83642
208-649-8306

August 19, 2026

Development Services Department
City of Garden City
Attn: Hanna Veal
6015 Glenwood Street
Garden City, ID 83714

SUBJECT: Design Revision Narrative for SUBFY2026-0002 Siberian Elm Subdivision

Dear Hanna,

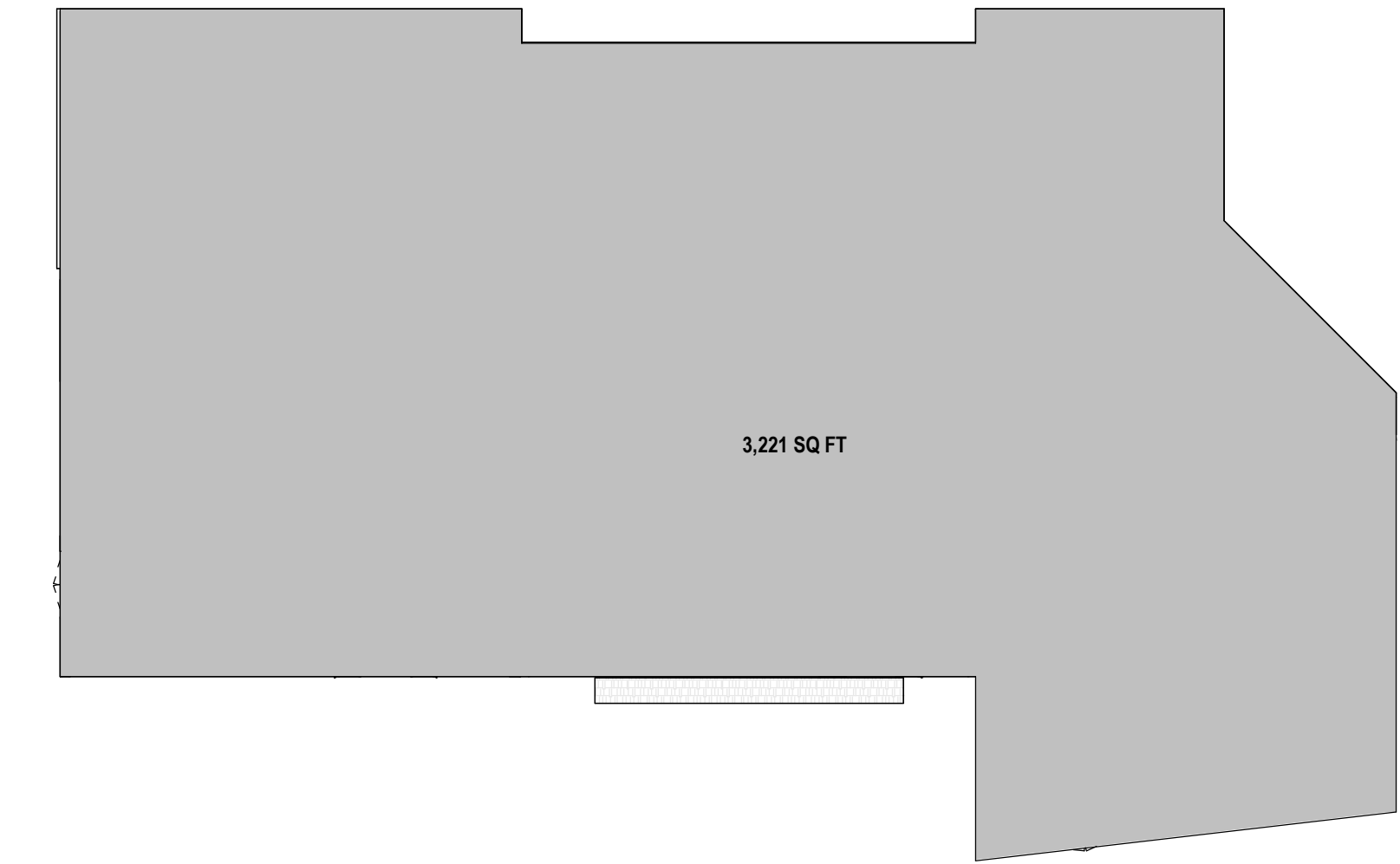
Attached please find the updated Schematic Design Drawings incorporating the following changes per the Design Review Meeting on August 17th .

- Setbacks have been updated and clarified
- Additional dimensions have been added for garages and parking
- Landscaping area requirement has been added to the Architectural Site Plan
- The Front Entries facing Ray Street have been enhanced with decorative posts and trim; the garages have been further deemphasized with raised trim in addition to the windows

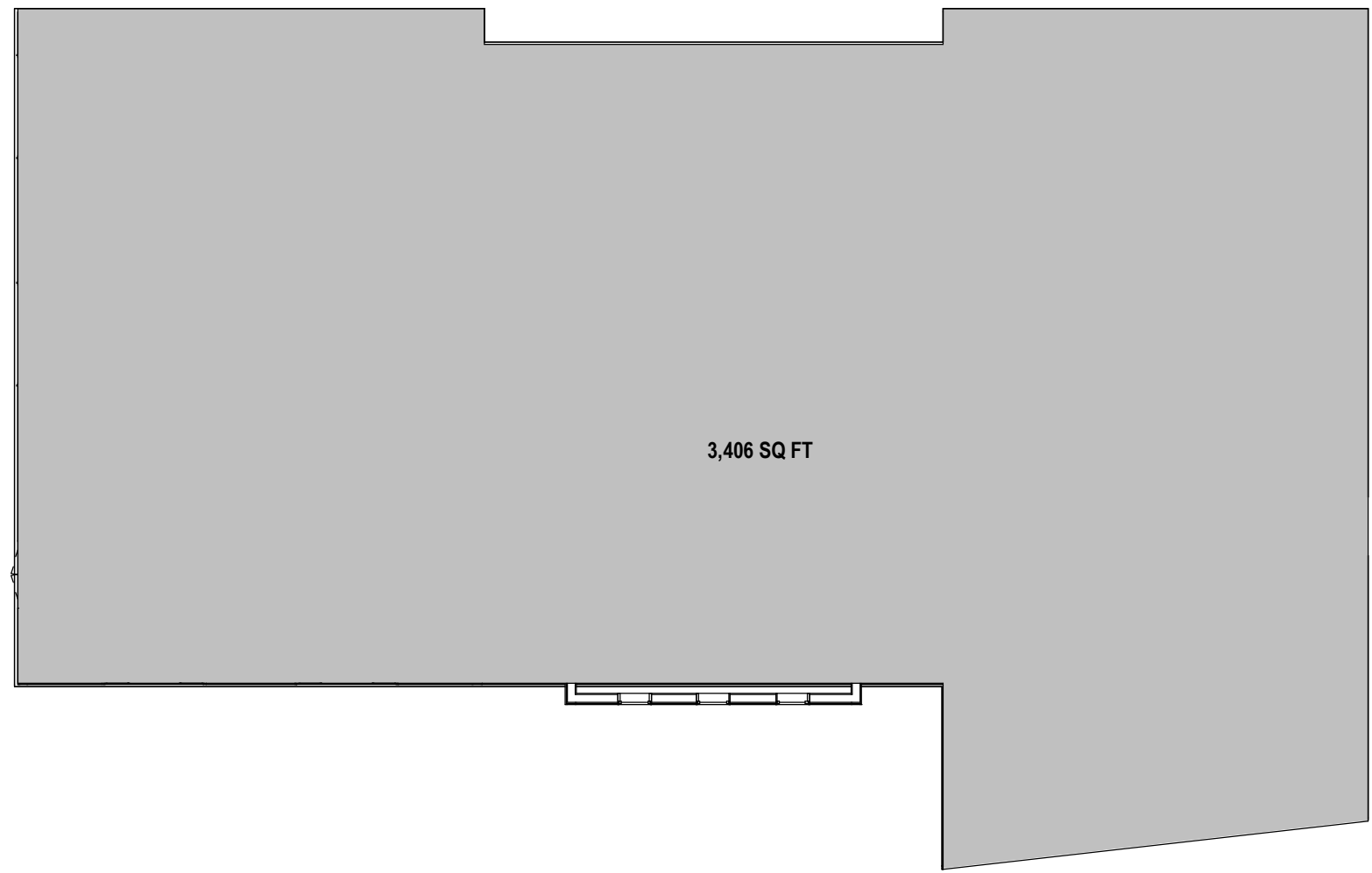
We look forward to presenting our project to the Planning & Zoning Commission this evening.
Please do not hesitate to email or call me at 208-996-0528 with any questions.

Sincerely,

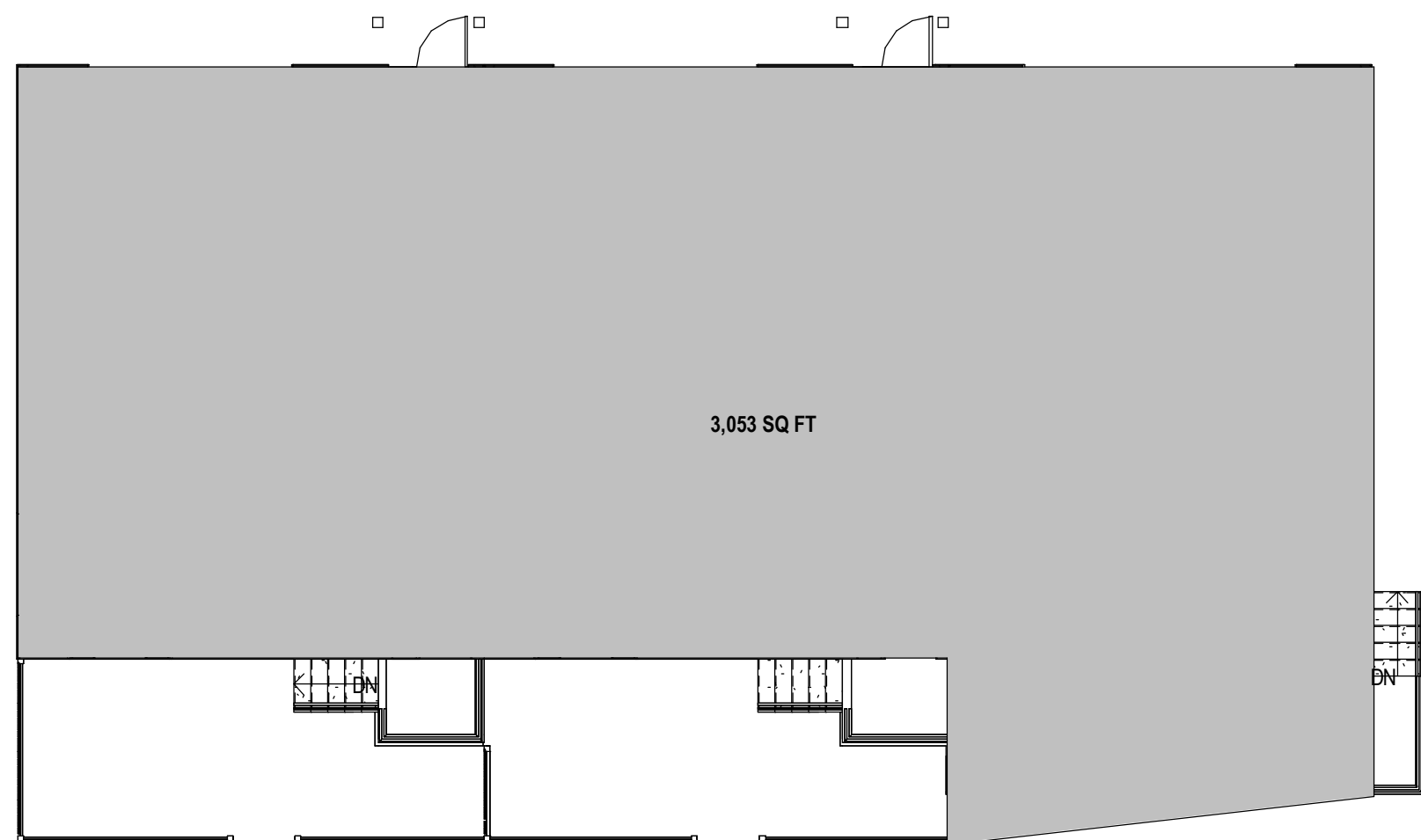
Julie Miller, NCIDQ
Sr Project Manager
julie@studioharchitects.com



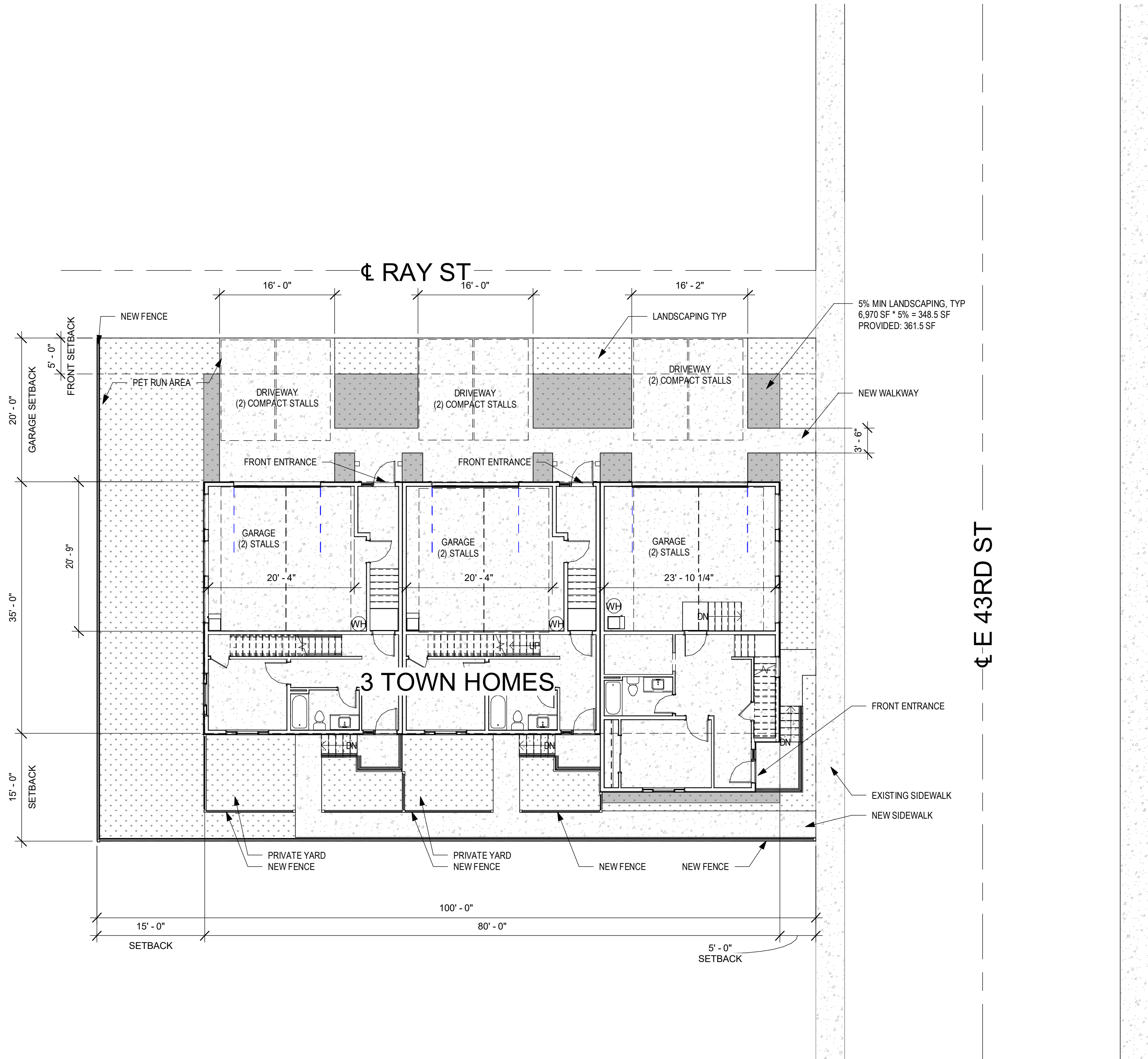
4 3RD FLOOR AREA PLAN
1" = 10'-0"



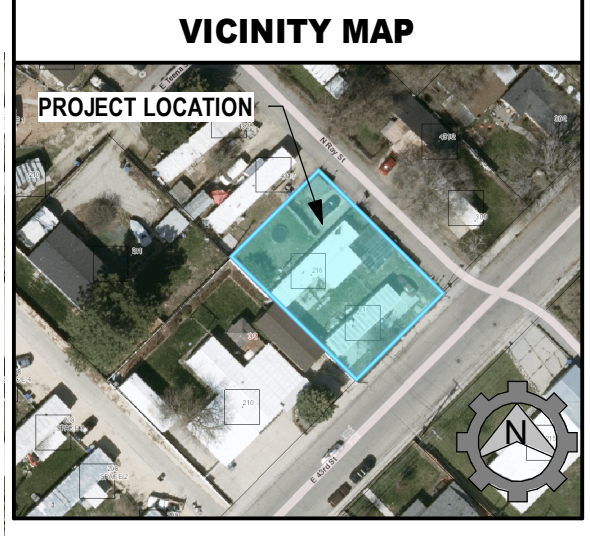
3 2ND FLOOR AREA PLAN
1" = 10'-0"



2 1ST FLOOR AREA PLAN
1" = 10'-0"



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"



ZONING INFORMATION	
Ground up development of new subdivision with one building containing three new single family townhome residences.	
Overall building:	9,614 sq ft
Unit 1: Livable -	2,168
Garage -	525
Balcony -	577
TOTAL:	3,264
Unit 2: Livable -	2,313
Garage -	440
Balcony -	363
TOTAL:	3,116
Unit 3: Livable -	2,378
Garage -	443
Balcony -	413
TOTAL:	3,234
SITE: 0.160 ACRES	
PARCEL # R2734500818	
ZONING: R-3	
MAX HEIGHT: NONE INDICATED	
SETBACKS:	
FRONT:	MIN 5'
REAR:	MIN 15'
INTERIOR SIDE:	MIN 0' INTERIOR TO THE PROPERTY THAT IS BEING DEVELOPED AND 5' EXTERIOR TO THE DEVELOPMENT
STREET SIDE:	MAX 15'
NOTE: REFER TO CIVIL DRAWINGS FOR FINAL PLAT	
PARKING CALCULATIONS	
PARKING: 9x20' STALLS	
7'6"x15' COMPACT STALLS	
DWELLING UNITS:	
MORE THAN 1 BEDROOM:	
2 SPACES REQUIRED, 1 COVERED	
GUEST PARKING (MORE THAN (2) DWELLING UNITS):	
0.5 SPACE PER UNIT = 1.5 SPACES	
2 SPACES REQUIRED	
PROVIDED:	
2 COVERED SPACES PER UNIT (GARAGE)	
2 GUEST SPACES PER UNIT (DRIVEWAY)	

SHEET INDEX	
Sheet Number	Sheet Name
0-GENERAL	
A0.00	COVER SHEET & GENERAL INFORMATION
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C1.1	DETAILS
C2.0	EXISTING CONDITIONS
C3.0	GRAVING PLAN
C4.0	UTILITY PLAN
C5.0	ESC PLAN
2-LANDSCAPE	
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS
L2.2	IRRIGATION DETAILS
3-ARCHITECTURE	
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A1.13	THIRD FLOOR PLAN
A1.41	ROOF PLAN
A2.01	EXTERIOR ELEVATIONS

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STAMP:

CONSULTANT:

REVISIONS

No.	Description	Date

CLIENT
8715 LAKE VIEW LLC

PROJECT
43RD ST TOWNHOMES

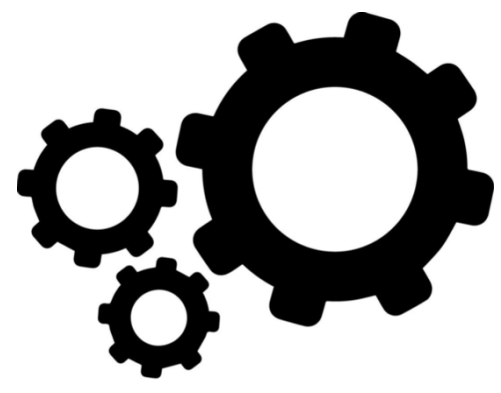
PROJECT ADDRESS
216 43RD STREET
GARDEN CITY, ID 83714

SHEET NAME
COVER SHEET & GENERAL INFORMATION

PROJECT NUMBER	26-004
SHEET ISSUE DATE	08.18.26
SUBMITTAL	P&2

SHEET
A0.00

BUILDING AREA	
Overall Building	10,128 sq ft
Unit 1: Living	2,145
Garage	500
Balcony	488
TOTAL	3,263
Unit 2: Living	2,313
Garage	504
Balcony	541
TOTAL	3,373
Unit 3: Living	2,378
Garage	524
Balcony	565
TOTAL	3,467

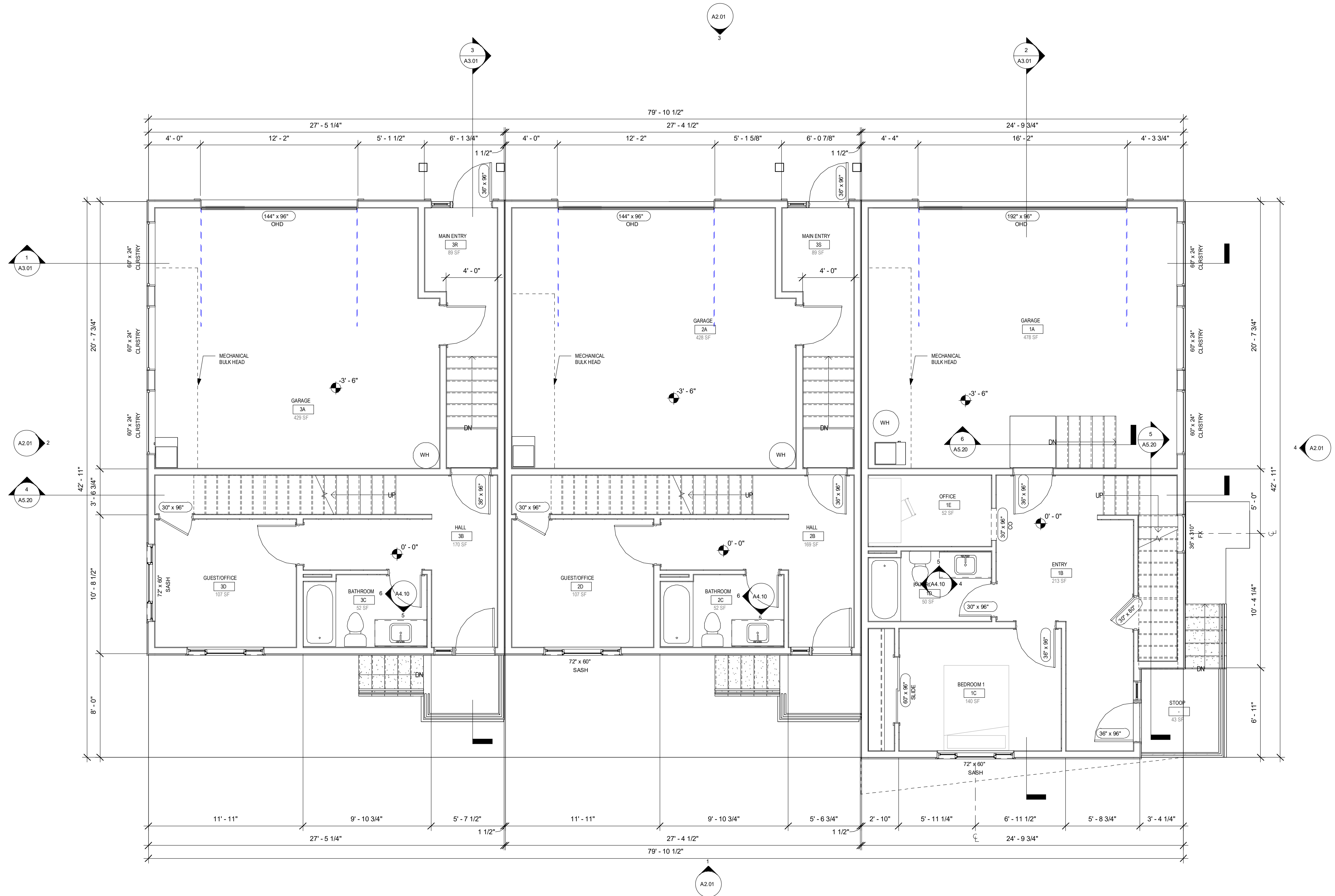


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1 | 1ST FLOOR PLAN
1/4" = 1'-0"

CLIENT
8715 LAKE VIEW LLC

PROJECT
43RD ST TOWNHOMES

PROJECT ADDRESS
218 43RD STREET
GARDEN CITY, ID 83714

SHEET NAME
FIRST FLOOR PLAN

PROJECT NUMBER
28-004

SHEET ISSUE DATE
08.18.26

SUBMITTAL
PL2

SHEET
A1.11

- SHEET NOTES - FLOOR PLAN
1.

ALL DIMENSIONS ARE TO STRUCTURAL GRID, FACE OF MASONRY/CONCRETE, OR FACE OF STUD. UNO
2.

RE: CODE AND OCCUPANCY PLANS FOR REQUIRED FIRE RATINGS AND SMOKE PARTITIONS
3.

CONTRACTOR TO VERIFY ALL COLUMN AND ROOF DRAIN FURR OUTS IN FIELD. PROVIDE BACKING AND/OR SUPPORTS AT ALL WALL MOUNTED CABINETRY, EQUIPMENT, FIXTURES, ETC.
4.

AT ALL WALLS WITH SOUND ATTENUATION, SEAL TOP OF WALL AT STRUCTURE AND BOTTOM OF WALL WITH SOUND SEALANT.
5.

AT ALL WALLS THAT EXTEND TO STRUCTURE, PROVIDE DEFLECTION TRUCK. SEE WALL DETAILS FOR TYPICAL CONDITION.
6.

FOR ALL WET CONDITIONS, PROVIDE WATER RESISTANT BACKER BOARD IN LIEU OF GYPSUM BOARD.
7.

UNLESS NOTED OTHERWISE, ALL GWB WALLS SHALL HAVE 6" STUD FRAME RETURN AT ALL DOOR JAMBS.

- FLOOR PLAN LEGEND
- NEW CONSTRUCTION

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED

101A

DOOR TAG

A1

WINDOW TAG

A1

STOREFRONT TAG

S60.10

WALL TAG, RE: ASSEMBLIES

KEYNOTE LEGEND

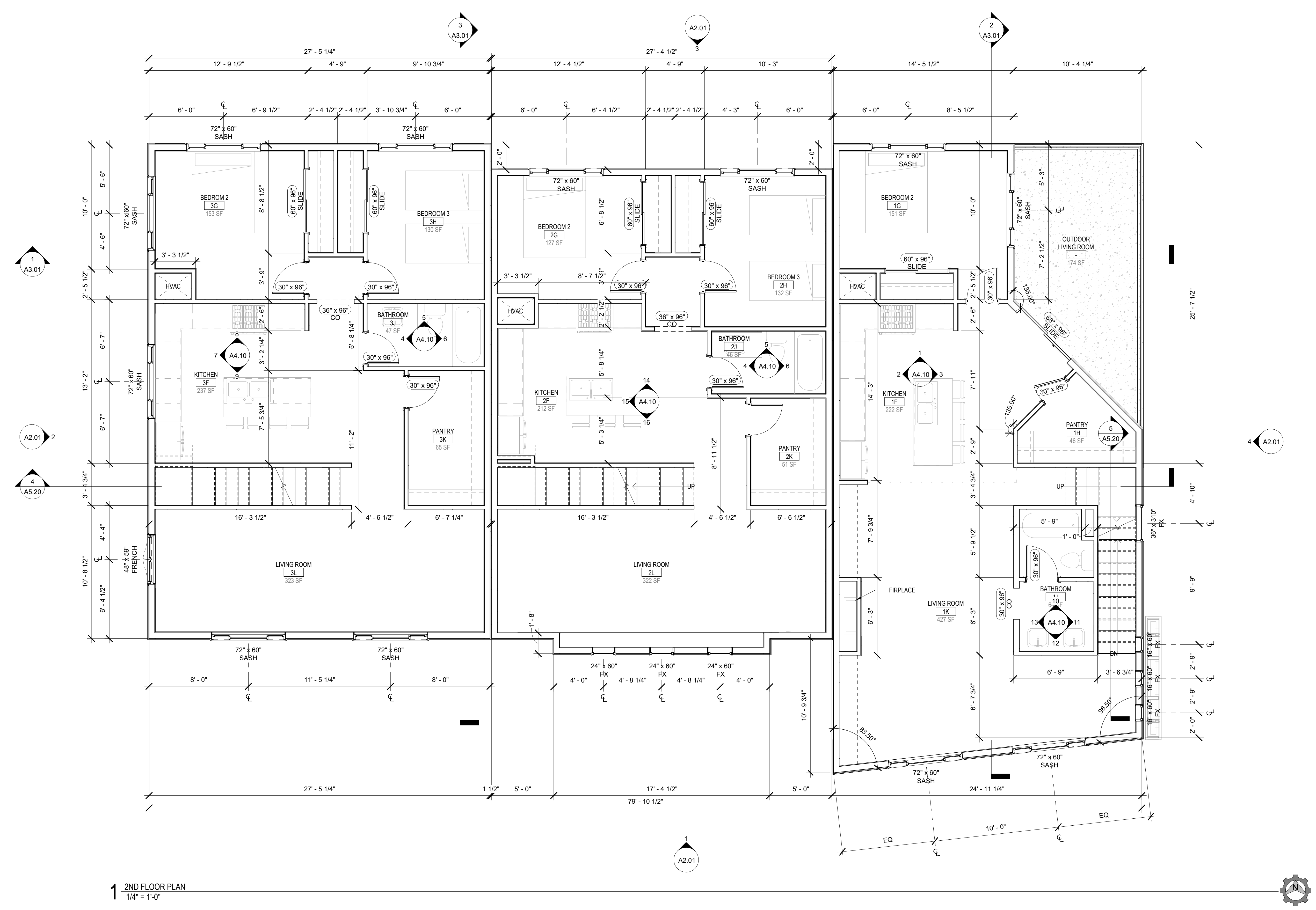
NO.	KEYNOTE / REFERENCE NOTE
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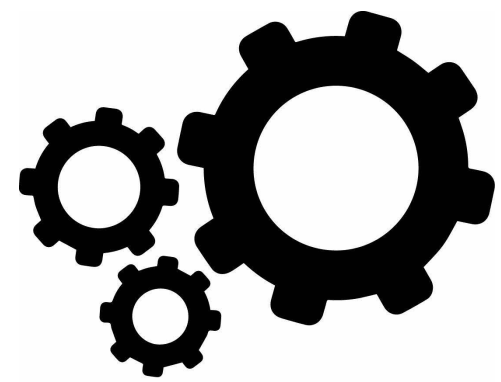
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2ND FLOOR PLAN
1/4" = 1'-0"



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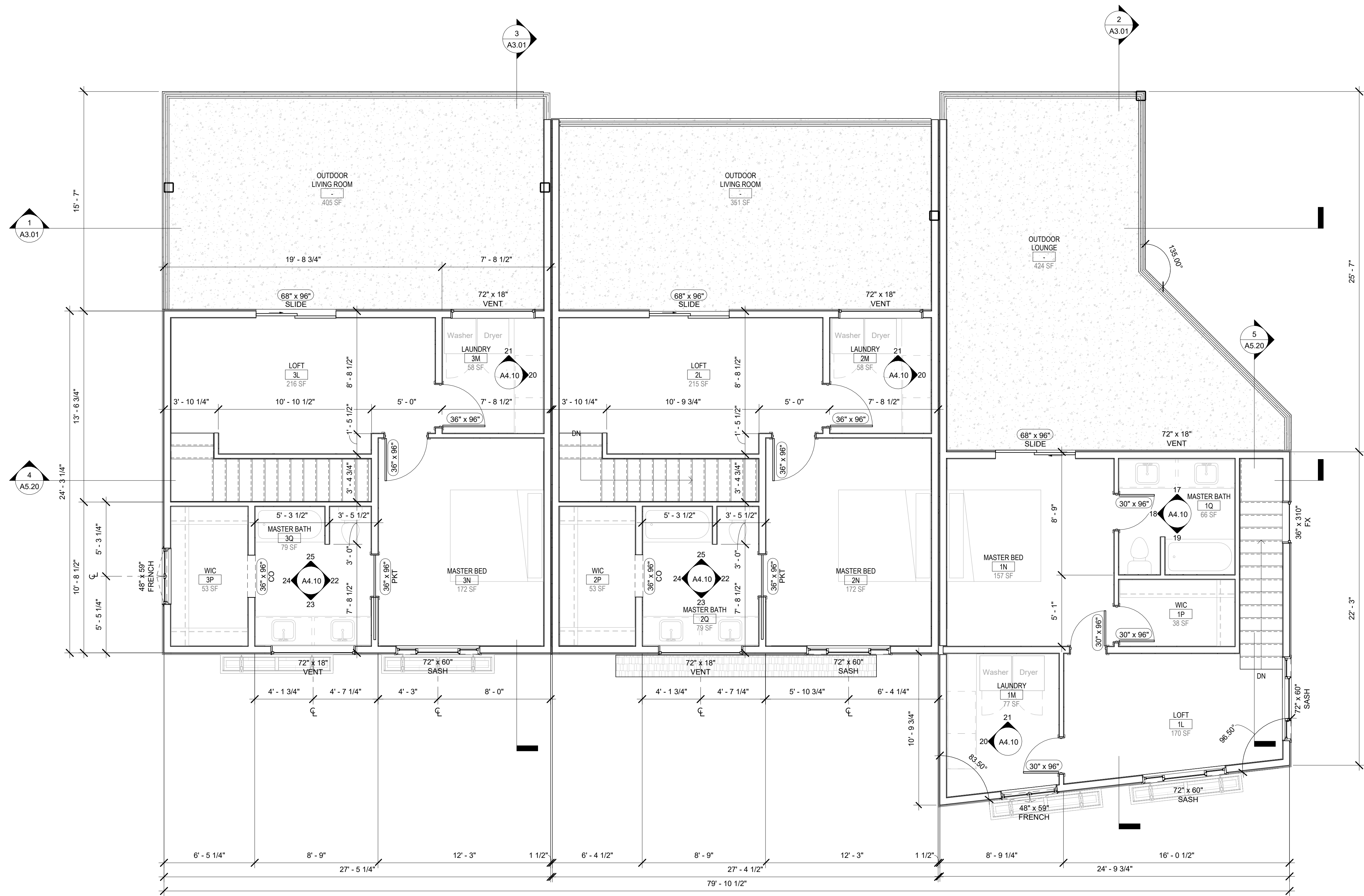
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REVISIONS		
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- SHEET NOTES - FLOOR PLAN**
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 - RE: CODE AND OCCUPANCY PLANS FOR REQUIRED FIRE RATINGS AND SMOKE PARTITIONS
 - CONTRACTOR TO VERIFY ALL COLUMN AND ROOF DRAIN FURR OUTS IN FIELD. PROVIDE BACKING AND/OR SUPPORTS AT ALL WALL MOUNTED CABINETRY, EQUIPMENT, FIXTURES, ETC.
 - AT ALL WALLS WITH SOUND ATTENUATION, SEAL TOP OF WALL AT STRUCTURE AND BOTTOM OF WALL WITH SOUND SEALANT.
 - AT ALL WALLS THAT EXTEND TO STRUCTURE, PROVIDE DEFLECTION TRACK. SEE WALL DETAILS FOR TYPICAL CONDITION.
 - FOR ALL WET CONDITIONS, PROVIDE WATER RESISTANT BACKER BOARD IN LIEU OF GYPSUM BOARD.
 - UNLESS NOTED OTHERWISE, ALL GWB WALLS SHALL HAVE 5" STUD FRAME RETURN AT ALL DOOR JAMBS.

- FLOOR PLAN LEGEND**
- NEW CONSTRUCTION
 - EXISTING TO REMAIN
 - EXISTING TO BE DEMOLISHED
 - DOOR TAG
 - WINDOW TAG
 - STOREFRONT TAG
 - WALL TAG, RE: ASSEMBLIES

- KEYNOTE LEGEND**
- | NO. | KEYNOTE / REFERENCE NOTE |
|-----|--------------------------|
|-----|--------------------------|



3RD FLOOR PLAN
1/4" = 1'-0"

CLIENT
8715 LAKE VIEW LLC
PROJECT
43RD ST TOWNHOMES
PROJECT ADDRESS
216 43RD STREET
GARDEN CITY, ID 83714
SHEET NAME
THIRD FLOOR PLAN

PROJECT NUMBER	26-004
SHEET ISSUE DATE	08.18.26
SUBMITTAL	P&Z

SHEET
A1.13

