

# Development Services Staff Report for Design Review Committee

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**To:** Design Review Committee  
**From:** Jeff Lowe, Planner  
**Subject:** DSRFY2016-10 – Multi-family Development  
**Date:** March 28, 2016

**Summary: Castle Gourdon Multi-family Development – CS2 LLC:** Corey Swain with CS2 LLC, represented by Bob Unger with ULC Management, LLC, is Design Review approval for Castle Gourdon, a multi-family development. The 19 four-plex buildings (76-units) are proposed on a 8.44-acre parcel (parcel no. S0536141952) located on the east side of Glenwood Street approximately 1,600–feet southeast of the intersection of Glenwood Street and Chinden Boulevard, directly south of the Fred Meyer Store at 5425 Chinden Boulevard. The property is zoned Mixed Use (M) and is in the Light Industrial area of the Comprehensive Plan. The application is subject to the approval of a Conditional Use Permit concurrent with the Design Review.

## **Background:**

On January 21, 2015, the Planning and Zoning Commission approved SUB2014-00004/PUD2014-00004, a Planned Unit Development for a 102-unit multi-family development on 7-Lots.

On May 11, 2015, the Design Review Committee recommended approval of SUB2014-00004/PUD2014-00004.

On June 22, 2015, the City Council approved SUB2014-00004/PUD2014-00004.

## **Discussion:**

Previously (as noted above under history), the applicant was approved for a 102-unit apartment development to be located on a vacant parcel south of the Chinden Boulevard Fred Meyer Store. The development was proposed to be five, three-story apartment buildings with a clubhouse and site amenities. The applicant has since decided to build a different product: nineteen two-story (28-foot tall) four-plexes; the clubhouse is still proposed along with site amenities. While multi-family is a permitted use in the M (Mixed Use) zoning district, the applicant is required to seek approval of a Conditional Use Permit regarding minimum density requirements. The applicant intends to subdivide the development in the future.

The applicant's representative notes the following characteristics of the proposal:

- Mixed front setbacks of 10' and 15' maximum from the back of sidewalks and a variety of side and rear setbacks ranging from 5' to 15' (15' minimum separation between buildings)
- Amenities including a club house, playground equipment, horse shoes, and shelters.
- Total of 152 parking spaces (96 covered parking spaces).
- The existing trees on the site are generally in poor condition; anticipate retaining all trees in good health and providing for additional trees through-out the project
- The Settlers Canal located on the south boundary of the property will be dedicated to the District in the future; wrought iron fencing will be installed on the northern lot line of the "canal easement" to restrict public access to the canal. The Thurman Mill ditch located in the southeast corner of the project will be piped in accordance with the District. An irrigation pump station will be located in this area to provide pressurized irrigation.

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- A variety of architectural applications on the exterior of the buildings (brick, stone, stucco, metal, and siding) with neutral paint schemes to accomplish a blend of appearance from one building to the next (the clubhouse will have the same architectural blend).
- Access to the public streets is via 53<sup>rd</sup> Street which provides full access to Chinden Boulevard. Improvements on 53<sup>rd</sup> Street from the project to Chinden Boulevard will include curb, gutter, and separated sidewalk. Emergency access from the site to the fire lanes is located behind and around Fred Meyer. A sidewalk will directly connect the site to the Fred Meyer property.

## Relevant Code Sections:

- The applicant has proposed 152 parking spaces (96 covered). Garden City Code 8-4D-5 requires 1 space/unit for one bedroom units and 2 spaces/two bedroom units and an additional .5 spaces/unit for guest parking. With 76 two bedroom units, 152 spaces is adequate except that the guest spots have not been calculated, thus the proposal is 38 spaces shy on-site. The Ordinance also requires that each unit provide a space in a garage; only 96 of the 152 spaces are proposed in carports.

As was noted during the approval of Glenwood Apartments, GCC8-4D-3 allows for offsite parking for residential uses to be within 300-feet of the site. Also, 8-4D-6 permits alternatives to on-site parking. One such alternative that this project qualifies for is being within ¼ mile of a transit stop. The site is 0.10 miles away from a transit stop.

And further, there is a provision that mixed-use or non residential developments may reduce their parking. While there is no commercial proposed, this is a project in a mixed use zoning designation. **Staff will defer to the Design Review Committee regarding the proposed parking reduction.**

9 bike racks are shown on the plans although it is not indicated how many bikes each rack will hold. The ordinance requires 1 bike space for every six (6) dwelling units; this development is required to have 13 spaces.

- Garden City Code 8-4I-6 E requires the planting of high-branching deciduous trees throughout the parking lot interior to provide shade for pedestrians, vehicles and surfaces as follows:
  - at a minimum ratio of one (1) tree planted for every five (5) parking spaces supplied.
  - be planted such that no parking space is more than one hundred feet (100') from a tree.
  - Include landscaped islands with at least one (1) tree at the beginning and end of each parking row and to break up longer rows or highlight special features.

The applicant should install more trees along the parking spaces between the sidewalk and adjacent buildings to meet the required ratios and provide a greater "street tree". It should be noted that carports may hinder tree plantings in some areas.

## Development Services Staff Report for Design Review Committee

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- Each unit is required to have a minimum of 80SF of private open space. While the architectural sheet states the patio area is 60SF, it appears the patio is inclusive of the entryway into the dwelling – not necessarily functioning as a patio. The applicant should clarify which area is the patio and that it is 80SF minimum.
- The applicant complies with the minimum common open space requirement and provides four quality of life amenities (club house, open grassy area, playground, horseshoe court) as required by the Ordinance.
- The applicant should designate where the central mailbox and directory map will be located.
- The applicant should provide details of the proposed 53<sup>rd</sup> Street improvements (curb, gutter, and sidewalk).
- The applicant should provide design details of the proposed carports.
- The applicant should remove the discrepancy between site plan and landscape plan showing a four-plex accessing Glenwood Boulevard.

### Attachments:

Applicant's letter of intent/compliance  
Aerial Map  
Site Plan  
Landscape plan  
Building Plans  
Building Elevation Rendering



TO: Garden City Development Review  
6015 Glenwood Street  
Garden City, Idaho 83714

DATE: March 20, 2016

RE: Glenwood Apartments

On behalf of CS2, LLC, we are submitting our Design Review Application for Glenwood Apartments. The site is 8.44 acres in size and located off Glenwood Street behind Fred Meyer, Garden City, Idaho.

The property is currently zoned M. We are proposing 19 four plex (multi-family) structures totaling 76 residential dwelling units. The net density for the project is 14.46 dwelling units per acre. Uses and zoning surrounding the site are Glenwood Sub. to the south (single family residential zoned R-1C), Randall Acres Sub. to the east (retail zoned C-2), Metropolitan Sub. to the north (Fred Meyer zoned C-2), and commercial lots to the west (zoned C-1D).

Access to the site is Chinden Blvd. via 53<sup>rd</sup> Street. All utilities are available to the site. All streets are proposed to be private drive isles within a common easement. The property has surface water irrigation rights from the Thurman Mill Irrigation District and a pressurized system will be installed.

We are proposing mixed front setbacks of 10' and 15' maximum from the back of sidewalks and a variety of side and rear setbacks ranging from 5' to 15' (15' minimum separation between buildings) as allowed by City Code. Our intent is to provide ownership and maintenance of the common areas (drive isles, parking, sidewalks, open areas, and landscaping) through-out the project, which is enhanced by the setbacks of the residential buildings. Fire separation and access to the buildings will not be compromised.

We are proposing a total of 3.66 acres of open space with 1.91 acres of useable open space within the project, which includes numerous amenities (club house, playground equipment, horse shoes, and shelters).

Drainage for the project will be retained on site with the use of drainage trenches. Design and locations will be submitted to the City Engineer for final approval prior to construction.

We are proposing a total of 152 parking spaces (96 covered parking spaces) which meets City requirements.

The existing trees on the site are generally in poor condition. We anticipate retaining all trees in good health and providing for additional trees through-out the project in accordance with per City Code.

The Settlers Canal located on the south boundary of the property will be dedicated to the District in the future. In addition, wrought iron fencing will be installed on the northern lot line of the "canal easement" to restrict public access to the canal. The Thurman Mill ditch is located in the southeast corner of the

**ULC MANAGEMENT · 6104 N. GARY LANE · BOISE, IDAHO 83714**  
**(208) 861-5220 · BUNGER@ULCMANAGEMENT.COM**

project and will be piped in accordance with the District. An irrigation pump station will be located in this area to provide pressurized irrigation for the project. This system will be owned and maintained by the project association / owners.

### **Statement of Compliance**

The proposed multi-family structures are in compliance with the M zone. Height and densities are well within the accepted requirements of the zone.

### **Statement of Intent**

Our intent is to construct 19 four plex structures (2 story buildings with a total of 76 units) with private drive isles, parking at 2 spaces per unit, clubhouse, and amenities for the project. We do not anticipate any noxious use, noise, vibration, or any adverse uses that might impact the adjacent properties or surrounding community.

### **Structures**

The multi-family structures proposed will house a total of 76 dwelling units. The buildings are 2 stories with a maximum height of 28'. We are proposing a variety of architectural applications on the exterior of the buildings (brick, stone, stucco, metal, and siding) with neutral paint schemes to accomplish a blend of appearance from one building to the next. In addition, one clubhouse will also be provided with the same architectural blend for use by the residents of the project.

### **Street Systems**

The interior street system as proposed is designed to provide access to the public streets (53<sup>rd</sup> Street which provides full access to Chinden Blvd.). We have reviewed our proposed project with ACHD. They are requiring improvements on 53<sup>rd</sup> Street from the project to Chinden Blvd. With the 1 access to Chinden Blvd. via 53<sup>rd</sup> Street, the generated traffic from the project is acceptable. We are providing an emergency access from the site to the fire lanes located behind and around Fred Meyer. Our preliminary discussions with emergency services has indicated that our street system and accesses met their requirements.

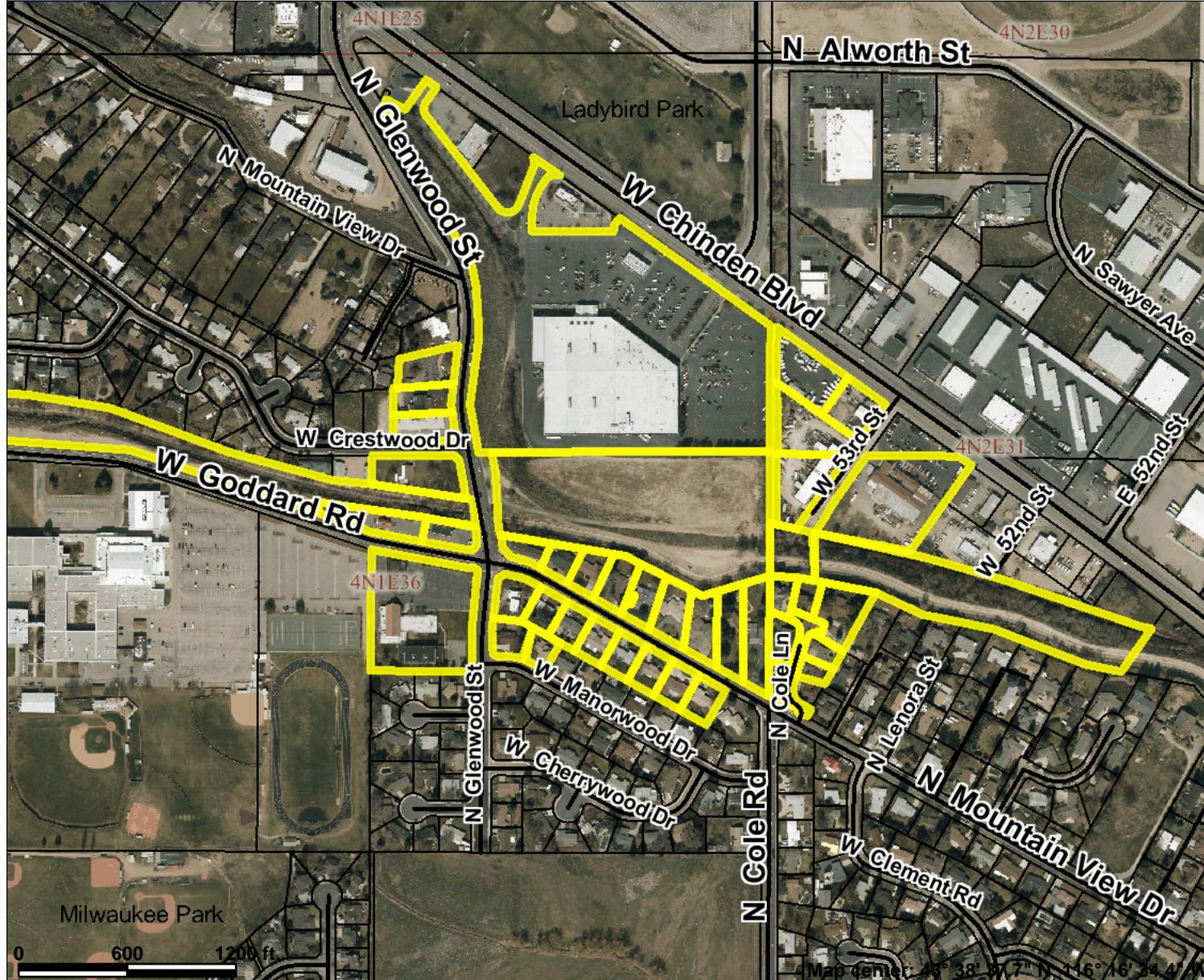
We believe this project is well designed and a proper use of the land while providing needed housing for the area. In addition, this project will enhance the appearance of the area and the City without over burdening the City and ACHD facilities.

We look forward to working with you and your staff on this project and request your approval. If you have any questions or concerns please contact me at (208) 861-5220.

Sincerely,



Robert C. Unger  
Manager



### Legend

- Major Streets**
  - Minor Arterial
  - Collector
  - SECTION
  - PRINCIPAL Arterial
  - INTERSTATE
  - Other
- Minor Streets**
  - LOCAL
  - PARKS
  - PRIVATE
  - RESIDENTIAL
  - Other
- Street Names (minor)**
- Parcels
- Sections
- Ada-OQ2013
- Water
- Parks
- City Limits
- Kuna
- Boise
- Garden City
- Eagle
- Star
- Meridian

Scale: 1:10,182

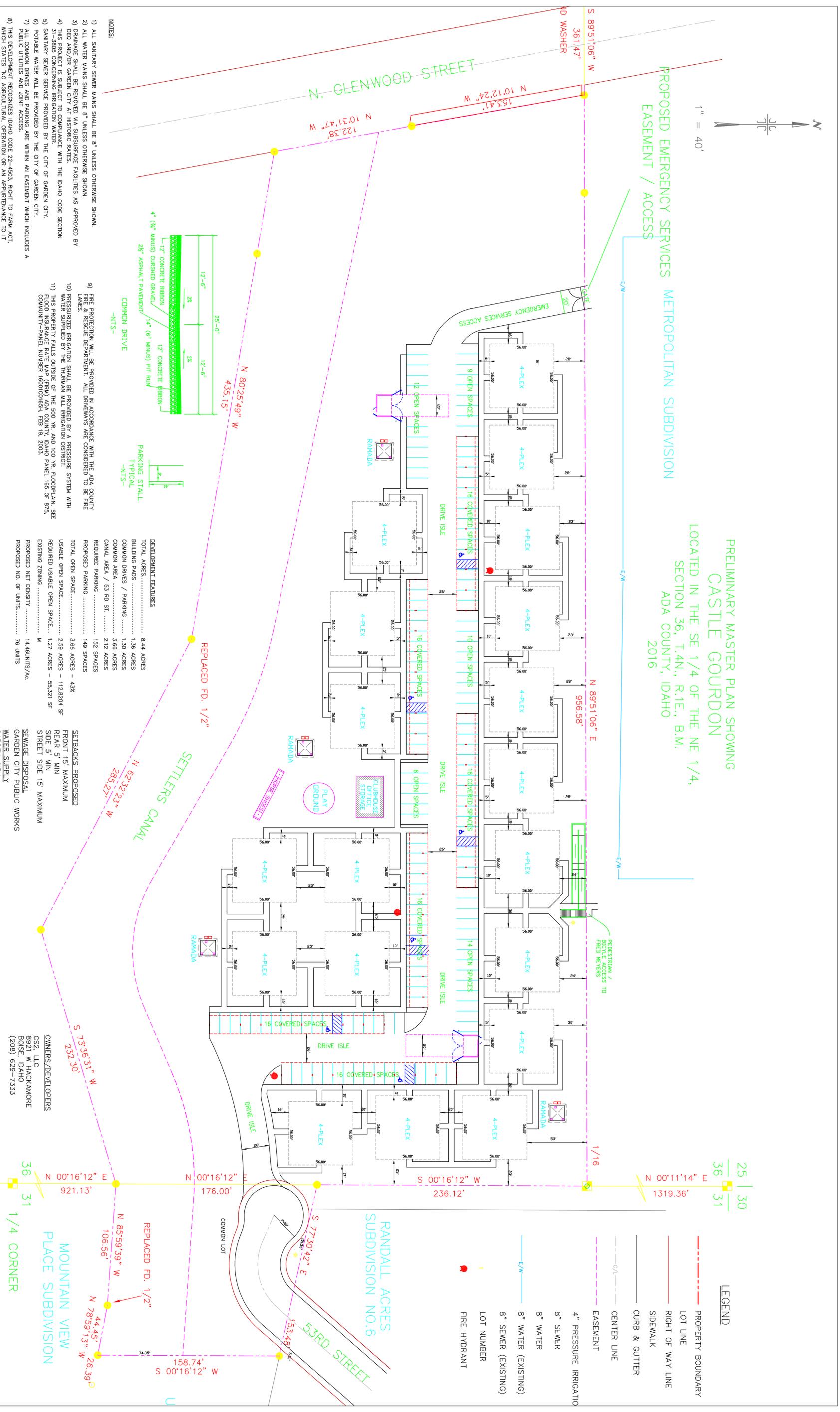
This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



1" = 40'

PROPOSED EMERGENCY SERVICES METROPOLITAN SUBDIVISION  
EASEMENT / ACCESS

PRELIMINARY MASTER PLAN SHOWING  
CASTLE GOURDON  
LOCATED IN THE SE 1/4 OF THE NE 1/4,  
SECTION 36, T.4N, R.1E, B.M.  
ADA COUNTY, IDAHO  
2016



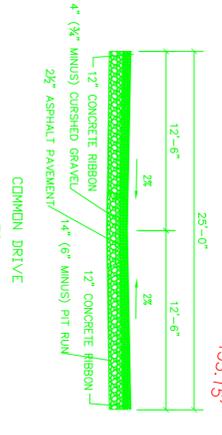
LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- SIDEWALK
- CURB & GUTTER
- CENTER LINE
- EASEMENT
- 4" PRESSURE IRRIGATION
- 8" SEWER
- 8" WATER
- 8" WATER (EXISTING)
- 8" SEWER (EXISTING)
- LOT NUMBER
- FIRE HYDRANT

NOTES

- 1) ALL SANITARY SEWER MAINS SHALL BE 8" UNLESS OTHERWISE SHOWN.
- 2) ALL WATER MAINS SHALL BE 8" UNLESS OTHERWISE SHOWN.
- 3) DRAINAGE SHALL BE REMOVED VIA SUBSURFACE FACILITIES AS APPROVED BY DEQ AND/OR GARDEN CITY AT HISTORIC RATES.
- 4) THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3605 CONCERNING IRRIGATION WATER.
- 5) SANITARY SEWER SERVICE PROVIDED BY THE CITY OF GARDEN CITY.
- 6) POTABLE WATER WILL BE PROVIDED BY THE CITY OF GARDEN CITY.
- 7) ALL COMMON DRIVES AND PARKING ARE WITHIN AN EASEMENT WHICH INCLUDES A PUBLIC UTILITIES AND JOINT ACCESS.
- 8) THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES OR OPERATIONS." THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT.

- 9) FIRE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE ADA COUNTY FIRE & RESCUE DEPARTMENT. ALL DRIVEWAYS ARE CONSIDERED TO BE FIRE LANES.
- 10) PRESSURIZED IRRIGATION SHALL BE PROVIDED BY A PRESSURE SYSTEM WITH WATER SUPPLIED BY THE THURMAN WILL IRRIGATION DISTRICT.
- 11) THIS PROPERTY FALLS OUTSIDE OF THE 500 YR. AND 100 YR. FLOODPLAIN. SEE FLOOD INSURANCE RATE MAP (FIRM) ADA COUNTY, IDAHO PANEL 165 OF 875, COMMUNITY-PANEL NUMBER 160010059H, FEB 19, 2003.



<b>DEVELOPMENT FEATURES</b>	
TOTAL ACRES:	844 ACRES
BUILDING PADS:	1,36 ACRES
COMMON DRIVES / PARKING:	1,30 ACRES
COMMON AREA:	366 ACRES
CANAL AREA / 53 RD ST.:	212 ACRES
REQUIRED PARKING:	192 SPACES
TOTAL OPEN SPACE:	366 ACRES - 43%
USABLE OPEN SPACE:	FRONT 15' MAXIMUM
REQUIRED USABLE OPEN SPACE:	REAR 5' MIN
EXISTING ZONING:	149 SPACES
PROPOSED NET DENSITY:	14.46 UNITS/AC
PROPOSED NO. OF UNITS:	76 UNITS

<b>SETBACKS PROPOSED</b>	
FRONT 15' MAXIMUM	
REAR 5' MIN	
SIDE 5' MIN	
STREET SIDE 15' MAXIMUM	
<b>SEWAGE DISPOSAL</b>	
GARDEN CITY PUBLIC WORKS	
<b>WATER SUPPLY</b>	
GARDEN CITY	
<b>FIRE DISTRICT</b>	
NORTH ADA COUNTY	
SCHOOL DISTRICT	
BOISE	
<b>IRRIGATION DISTRICT</b>	
SETTLERS IRRIGATION DIST.	
AND THURMAN WILL DIST.	

<b>PLANNERS</b>	
BOB UNGER	
ULC MANAGEMENT, LLC	
6104 N GARY LANE	
BOISE, IDAHO 83714	
(208) 861-5220	
<b>OWNERS/DEVELOPERS</b>	
CS2, LLC	
8921 W HACKAMORE	
BOISE, IDAHO	
(208) 629-7333	

DESIGNED BY:	RU	DATE:	3/9/16
DRAWN BY:	RU	DATE:	
CHECKED BY:	RU	DATE:	
APPROVED:	RU	DATE:	
COORD FILE:	RU	DATE:	
REV. COGO FILE:	RU	DATE:	



6104 N. GARY LANE, BOISE, IDAHO, 83714  
bunger@ulcmanagement.com  
208-861-5220 FAX 208-577-6493

CASTLE GOURDON

CS2, LLC

JOB NO.	13-107
SHEET NO.	1

THESE DRAWINGS OR ANY PORTION THEREOF SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH ULC MANAGEMENT.

PROPOSED EMERGENCY SERVICES METROPOLITAN SUBDIVISION  
EASEMENT / ACCESS

PRELIMINARY PLAN SHOWING  
CASTLE COURDON  
LOCATED IN THE SE 1/4 OF THE NE 1/4,  
SECTION 36, T.4N., R.1E., B.M.  
ADA COUNTY, IDAHO  
2016

1" = 40'

E/W

E/W

E/W

RESISTANT  
FLUORINATED  
HYDRANT

1/16

361.47'  
WASHER

89'51.06" W

25 | 30  
36 | 31

N 00°11'14" E

1319.36'

N 00°16'12" E

921.13'

N 85°59'39" W

106.56'

N 44°45' W

78°59'13" W

26.39'

158.74'

S 00°16'12" W

176.00'

N 00°16'12" E

176.00'

S 77°30'42" E

153.48'

53RD STREET

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N 10°12'24" W

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N 10°31'47" W

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435.15'

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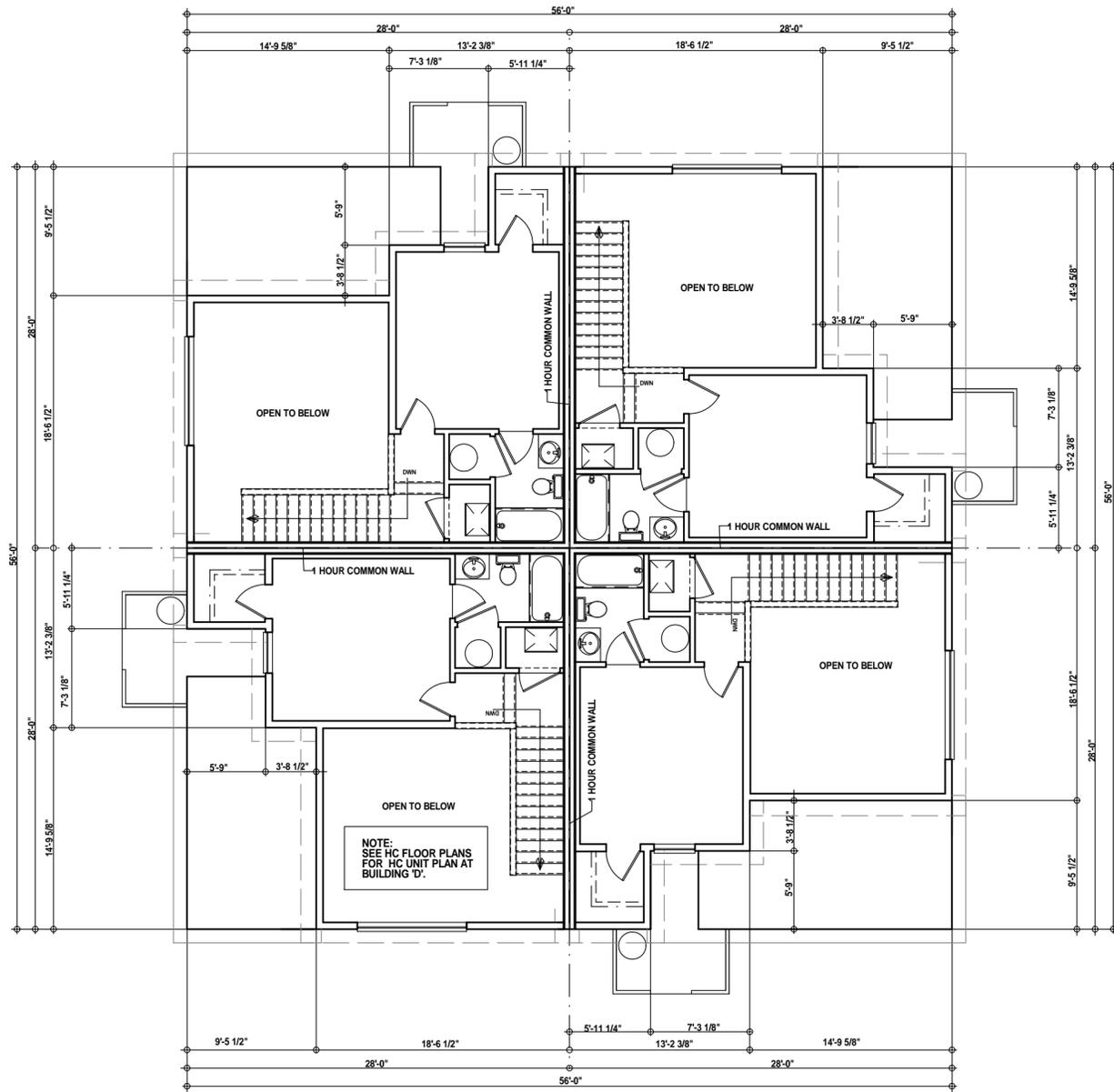
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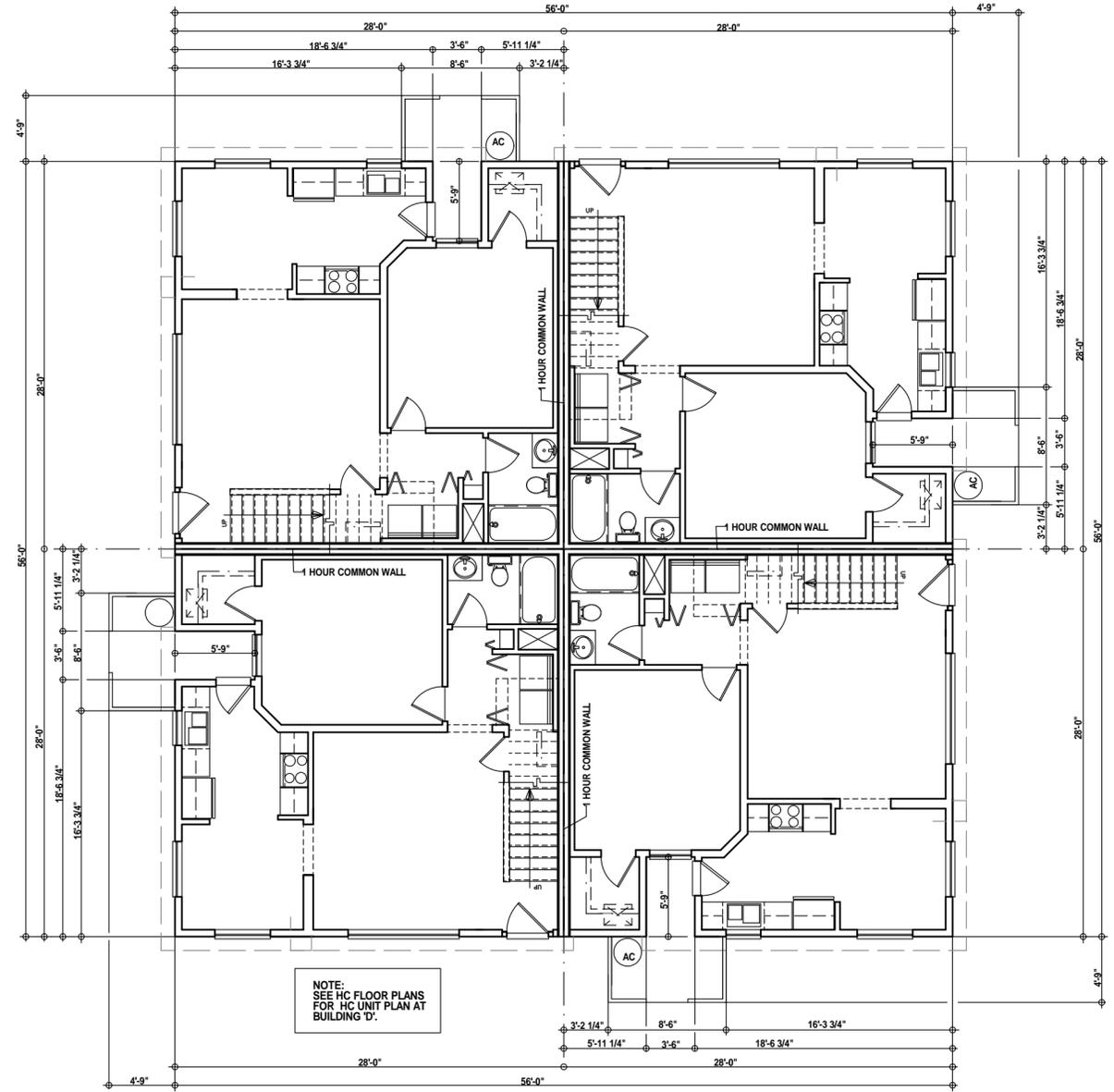
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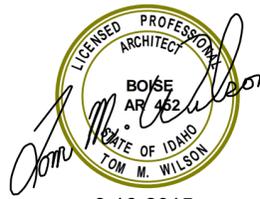
9



UPPER FLOOR



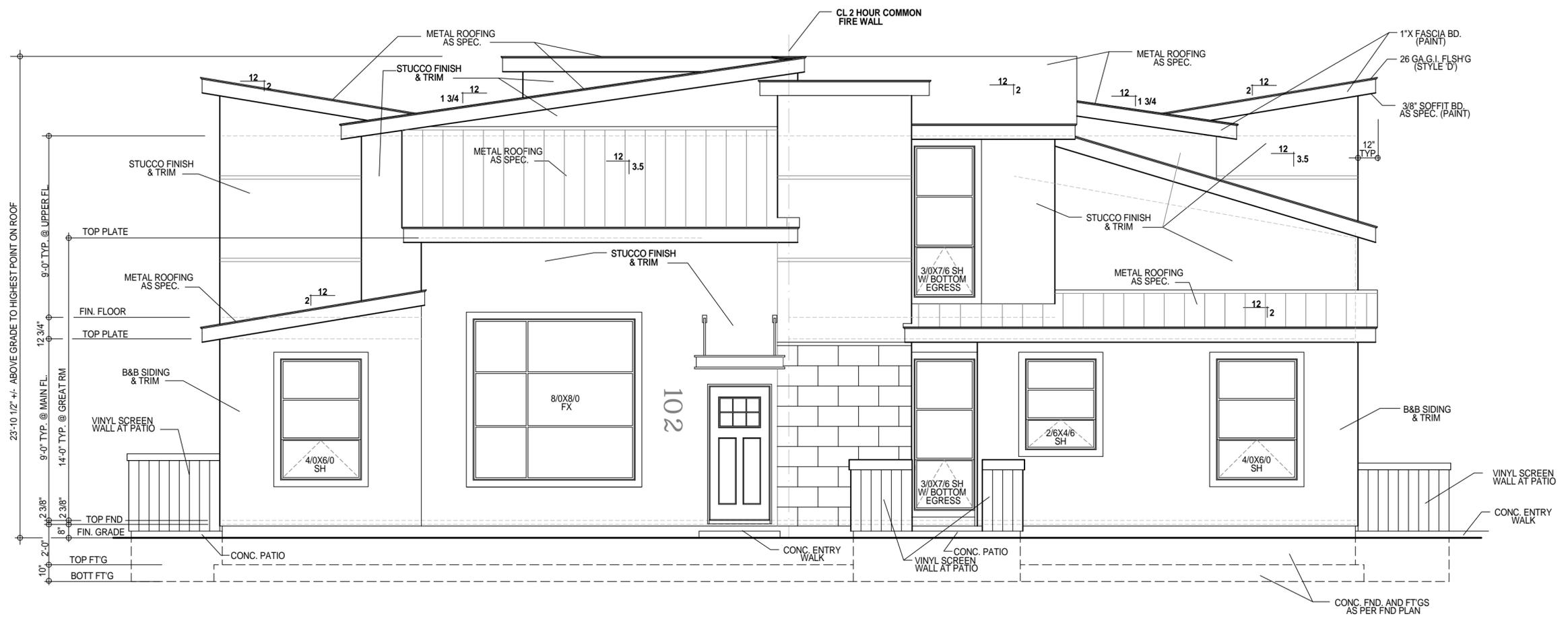
MAIN FLOOR



6-19-2015

FOURPLEX BUILDING PLAN

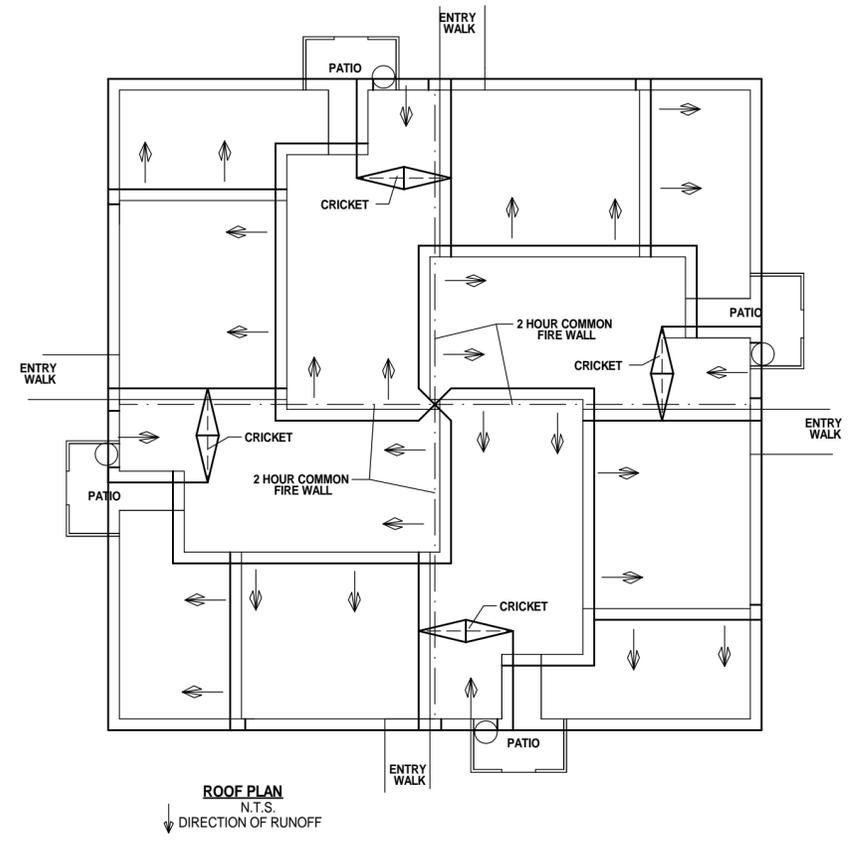
SCALE: 1/8" = 1'-0"



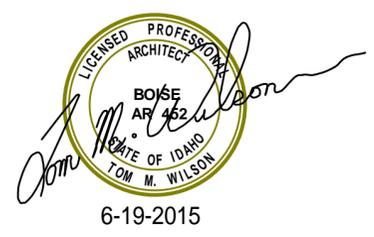
**ELEVATION ~ TYP. ALL 4 SIDES**

SCALE: 1/4" = 1'-0"

**ATTIC VENTILATION:**  
 PROVIDE MIN 1 SQ. FT. / 200 SQ. FT. FREE AREA OF VENT W/ ROOF, RIDGE, AND/OR GABLE VENTS AS PREFERRED.  
 PROVIDE AT EAVES, 16"X8" SCR'D SOFFIT VENTS @ 72" O.C. OR 2" CONT. SCR'D VENT AS PREFERRED.  
**NOTE:**  
 PROVIDE RAIN GUTTERS W/ DWN SPOUTS & SPLASH BLK'S AS SPEC. AND CODE.



**ROOF PLAN**  
N.T.S.  
DIRECTION OF RUNOFF

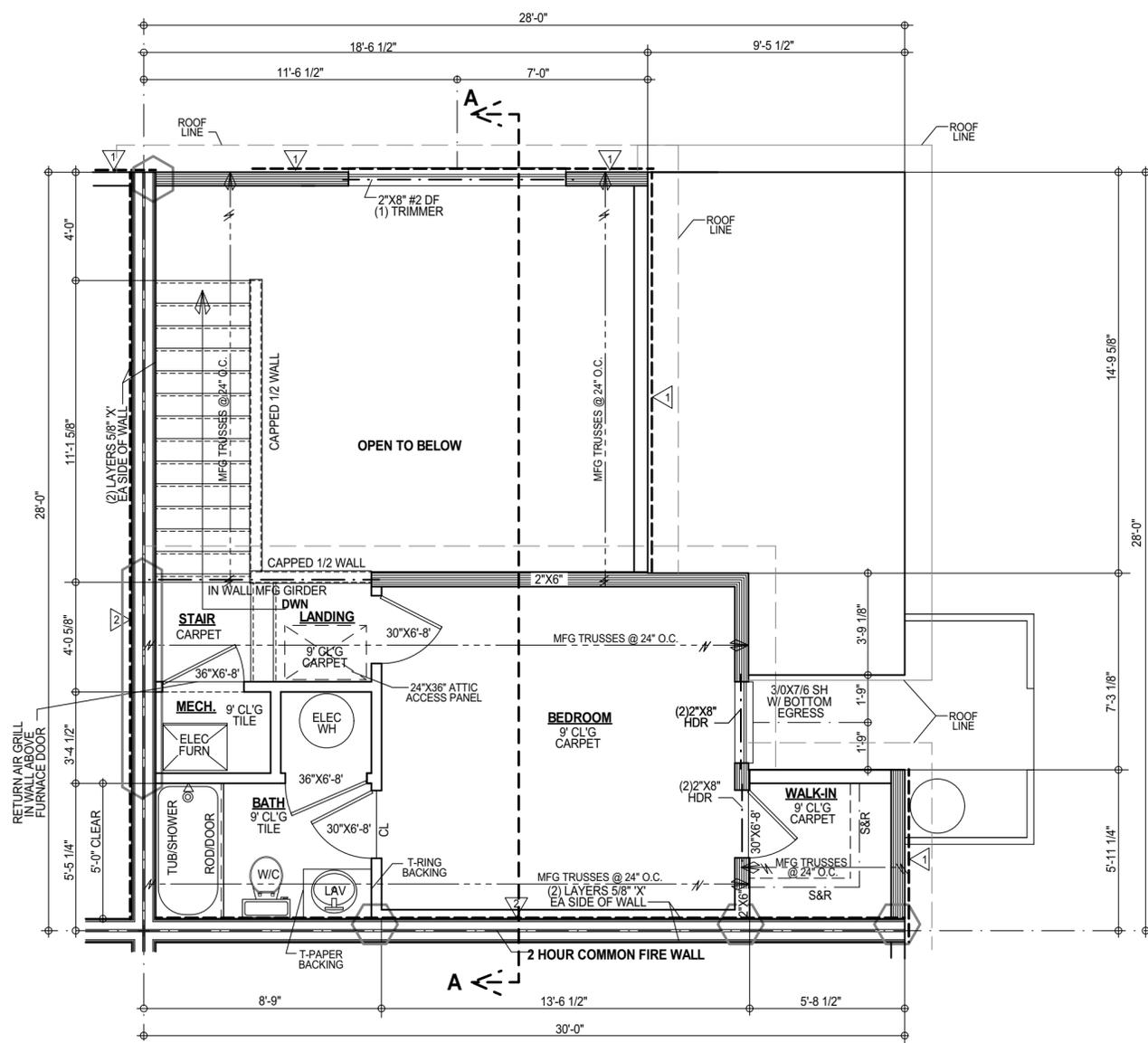


**FOURPLEX BUILDING ELEVATIONS**  
SCALE: AS SPEC.

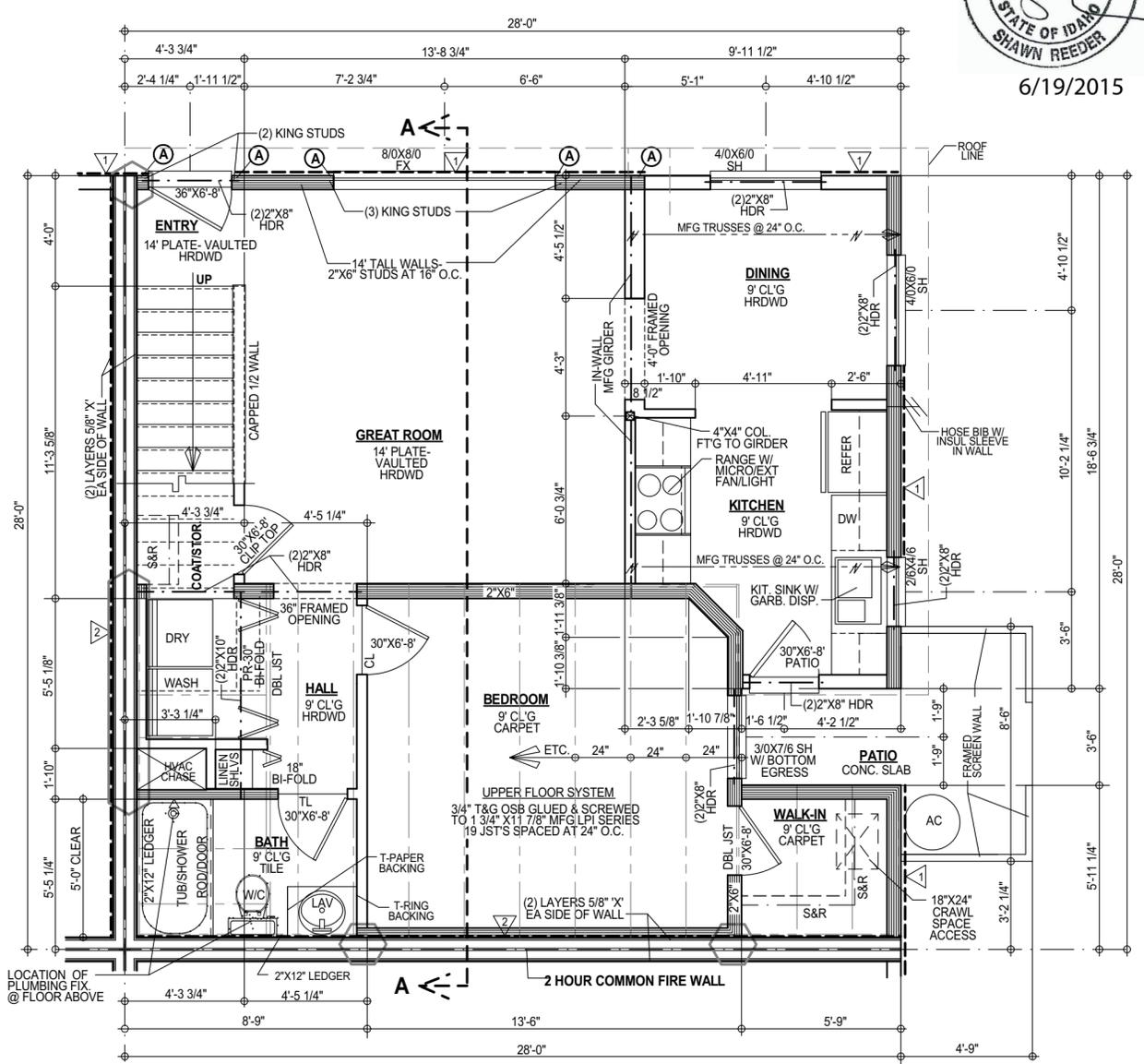


6/19/2015

**FOURPLEX BUILDING**  
Meridian, Idaho

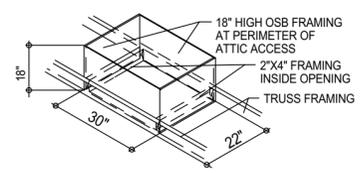


**UPPER FLOOR PLAN & FRAMING**



**MAIN FLOOR PLAN & FRAMING**

PROVIDE INSULATION CERTIFICATE @ FINAL 49.3



**ATTIC ACCESS FRAMING DETAIL**  
SCALE: 1/4" = 1'-0"

**NOTE:**  
TYP. HEADER UNLESS NOTED-  
(3) 2"x6" #2 DF -OR-  
(2) 2"x8" #2 DF

NOTE: CHECK WITH SUPERINTENDANT ON CLOSET DOOR OPENINGS.

- NOTES**
1. ALL SHEATHING PANEL EDGES SHALL BE BLOCKED UNLESS NOTED OTHERWISE.
  2. PROVIDE SAME NAILING PATTERN ABOVE AND BELOW OPENINGS AS ADJACENT SHEAR PANEL
  3. DENSGLASS SILVER MAY BE USED AS (1) SIDE OF GYPSUM BOARD.

- LEDGEND**
- 2"x BEARING WALL AS NOTED
  - OSB SHEER PANEL- OSB SHEATHING ONE SIDE W/8d NAILS AT 6" O.C. @ EDGE 12" O.C. @ FIELD
  - GYPSUM SHEER PANEL- GYPSUM BOARD BOTH SIDES W/6d COOLER NAILS OR SCREWS AT 7" O.C. ALL STUDS (UNBLOCKED)
  - STHD14 HOLD-DOWN W/ (38) 16d NAILS. FASTEN INTO (2) STUDS AS PER MFG'R. 1/2" MIN. CLEAR FROM ANY OUTSIDE FOUNDATION CORNER. INSTALL AS PER MANUFACTURER.

- NOTES:**
1. WTR. HTR. DRYER, KIT. & BATH FANS TO BE VENTED TO THE EXTERIOR.
  2. ALL PATIO & SHOWER DOORS & ANY GLASS WITH-IN 12" HORIZ. DIST. OF ANY DOOR OR WITH-IN 18" ABOVE ANY WALKING SURFACE TO BE OF APPROVED SAFETY GLASS.
  3. THE CONTRACTOR SHALL PROVIDE & INSTALL HOUSE NUMBERS @ MIN. 3 1/2" TALL AS REQ'D BY SITE.
  4. UTILITY SERVICES, PANELS, METERS, ETC. TO BE PROVIDED & LOCATED AS REQ'D. BY SITE, CODE & UTILITY CO'S. - VERIFY AS REQ'D. PRIOR TO CONSTRUCTION.
  5. THE CONTRACTOR SHALL SECURE & PAY FOR ALL BLDG. PERMITS & HOOK-UP FEES.
  6. ALL DOOR SHALL BE 8' TALL UNLESS OTHERWISE NOTED, OR BY CONTRACTOR.

**WALL FRAMING NOTE:**  
ALL WALLS CONNECTING TO THE COMMON PARTY WALL MUST HAVE A 1 3/4" GAP BETWEEN WALL FRAMING AND COMMON PARTY WALL TO ALLOW FOR 2 LAYERS OF 5/8" DRYWALL AT EACH SIDE OF PARTY WALL.

SEE ALL LOCATIONS WITH:

MAIN FL: 764 SQ.FT.  
UPPER: 308 SQ.FT.  
LIVING: 1072 SQ.FT.  
PATIO: 60 SQ.FT.

**FOURPLEX - TYP. UNIT FLOOR PLANS**

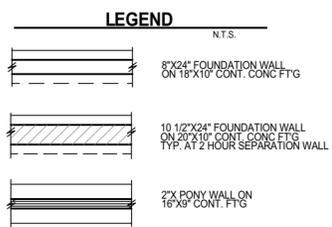
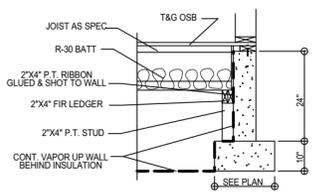
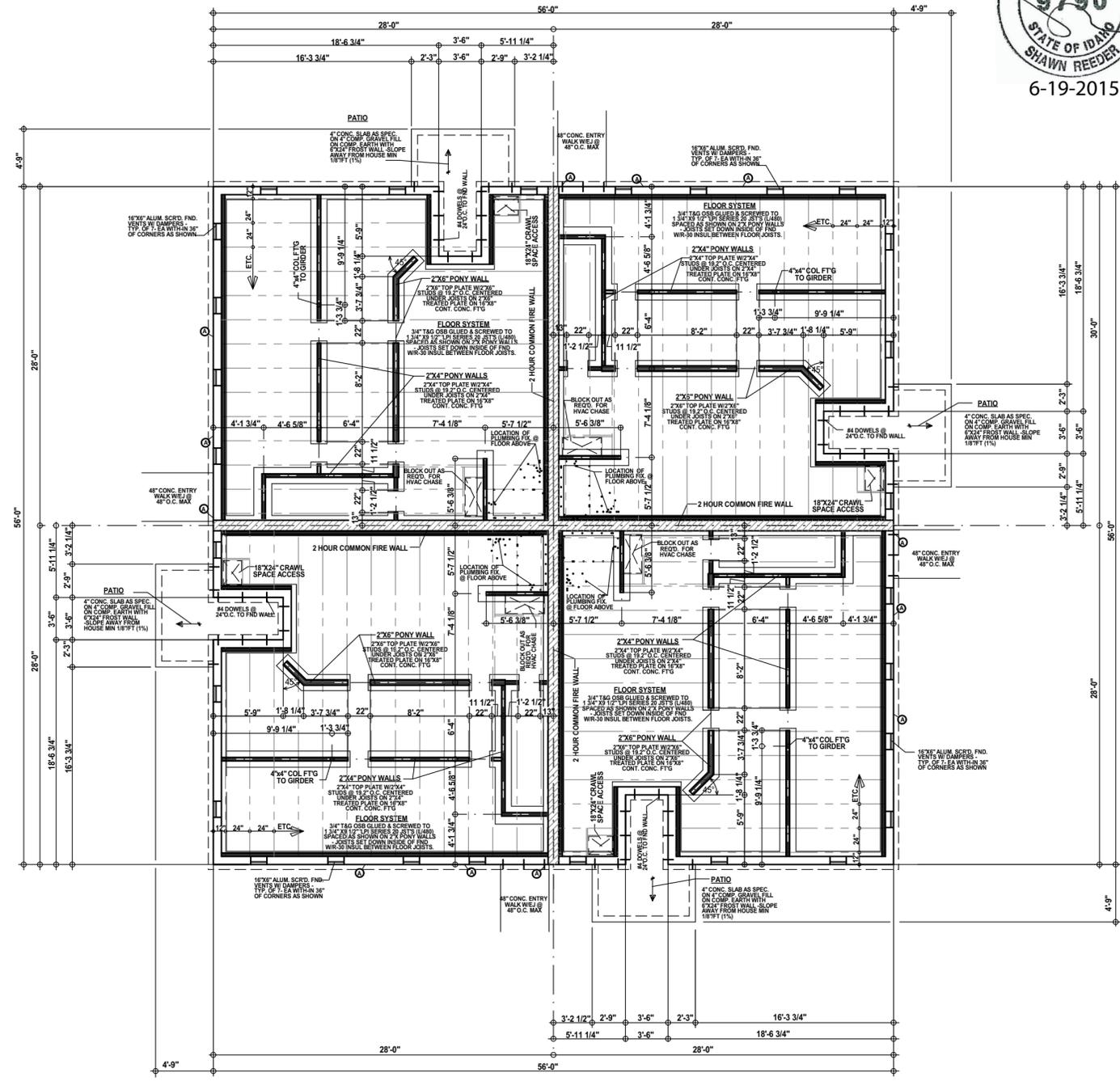
SCALE: 1/4" = 1'-0"



6-19-2015

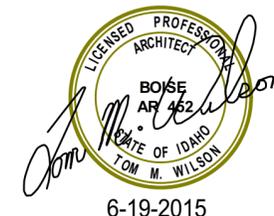
wilson architectural  
49661 BRADLEY, SUITE A  
GARDEN CITY, IDAHO 83714  
(208) 344 1800

date: 5/12/15  
revised: 6/2/15  
job no.:  
sheet no:



NOTICE: CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION TO ALLOW FOR A MINIMUM CLEARANCE OF 4" FROM ALL DUCTWORK TO THE BOTTOM OF THE CRAWL SPACE.

- NOTES:
- ASSUME MIN. SOIL BEARING VALUE OF 1500-PSF SANDY LOAM & CLAY. OTHER CONDITIONS MAY REQUIRE SPECIAL PROVISIONS IN FND. DESIGN & CONSTRUCTION. CONTRACTOR TO VERIFY AS REQ'D PRIOR TO CONSTR.
  - ALL FND. WALLS & FTGS TO BE CONT. CONC. AS SPEC. WITH SIZES AND HEIGHTS AS NOTED IN PLANS. CONTR. TO VERIFY ON SITE.
  - PROVIDE R-30 INSUL BETWEEN ALL FLOOR JOISTS AND ANY UNCONDITIONED SPACE.
  - FND. WALLS TO BE CAPPED W/ 2x4HRT. REDWD OR TREATED SILL PLS. - SET ON APPROVED SILL SEALER AS REQ'D.
  - ALL WOOD WITH-IN 1" OF CONC. OR 6" OF EXPOSED EARTH TO BE OF APPROVED TREATED WD. OR HRT. REDWOOD AS REQ'D.
  - MIN. CLEARANCE FROM FL JOISTS TO EARTH BELOW TO BE 18" (12" FOR BEAMS & GIRDERS).
  - ALL EXPOSED EARTH @ CRAWL SPACE TO BE COVERED W/ MIN. JOE VISQUELEN V.S. GROUND COVER.
  - PROVIDE HURRICANE STRAPS TO FND. EACH SIDE OF GARAGE DOOR(S) AS REQ'D BY CITY CODE AND AS NOTED ON PLANS - SEE DETAILS.



**FOURPLEX BUILDING FOUNDATION PLAN**

SCALE: 1/8" = 1'-0"

**FOURPLEX BUILDING**  
Meridian, Idaho

**wilson architectural**  
49661 BRADLEY, SUITE A  
GARDEN CITY, IDAHO 83714  
(208) 344 1800

date: 5/12/15  
revised: 6/2/15  
job no.:

sheet no. **3**



TOWNE  POINTE *crossing*