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**Petra Point Townhouses**  
3 plexes  
N. Alworth Street, Garden City, Idaho  
Architect: Robin Gates  
Builder: Bryce Jensen @ Pineview Development

208.890.0218  
208.???????

Project Data	
Project No.:	2229
Date:	3.3.2023
Drawn By:	RGL
Checked By:	RGL

ALL DRAWINGS TO BE REVIEWED AND VERIFIED BY CONTRACTORS PRIOR TO CONSTRUCTION. NOTIFY STUDIO L ARCHITECTURE OF ANY ERRORS, OMISSIONS, AND/OR PROPOSED CHANGES IN THE PLAN PRIOR TO CONSTRUCTION, OR FABRICATION.

Sheet Title  
**SITE PLAN**  
Sheet Number

**SITE PLAN**  
1" = 10'-0"  
NORTH

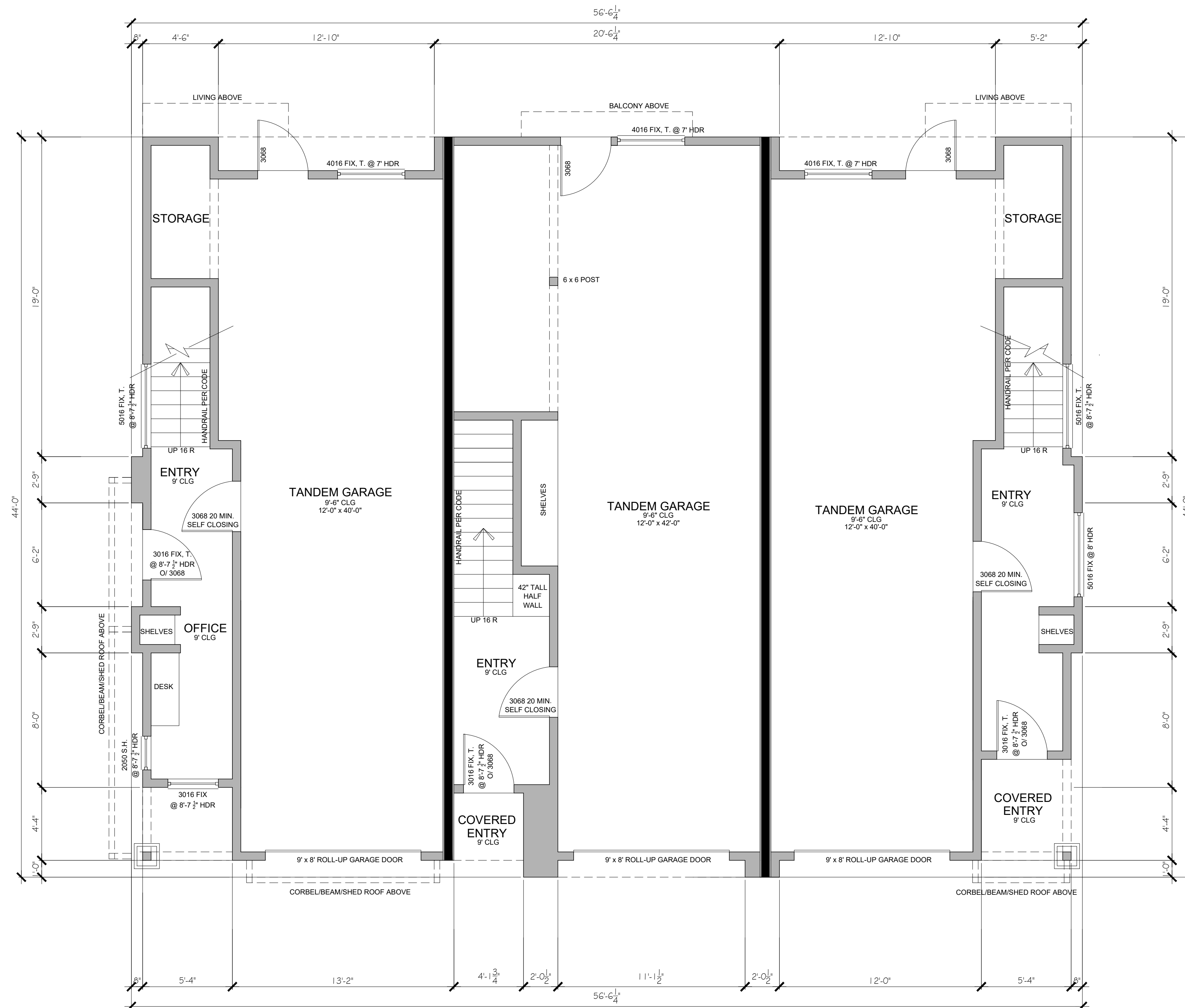
**A1.0**

## SQUARE FOOTAGES

OUTSIDE UNITS:	
LOWER LIVING AREA:	103 SFT
MAIN LIVING AREA:	757 SFT
UPPER LIVING AREA:	774 SFT
TOTAL LIVING AREA:	1634 SFT
GARAGE:	563 SFT
INSIDE UNITS:	
LOWER LIVING AREA:	59 SFT
MAIN LIVING AREA:	732 SFT
UPPER LIVING AREA:	802 SFT
TOTAL LIVING AREA:	1593 SFT
GARAGE:	646 SFT
TOTAL BUILDING:	
TOTAL LIVING AREA:	4861 SFT
TOTAL GARAGE:	1772 SFT

## GENERAL NOTES

- ALL EXTERIOR WALLS TO BE 2x6 WOOD STUDS @ 16" O.C.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUDS @ 16" O.C., UN.O.
- 1/2" GYPSUM WALLBOARD ON ALL INTERIOR WALLS AND CEILINGS, U.N.O.
- INSULATION  
R-21 BLOWN IN INSULATION @ EXTERIOR WALLS  
R-38 INSULATION IN ROOF  
R-30 INSULATION @ FLOOR O/GARAGES  
R-19 INSULATION @ STEM WALLS @ CONDITIONED CRAWL  
WINDOWS TO HAVE SHGC OF .32 AND U VALUE OF .35
- CONSTRUCTION TO MEET ALL LOCAL AND NATIONAL BUILDING CODES AND REGULATIONS. (IRC 2018)
- VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION.
- TYPE 'X' GYP. BOARD @ USABLE SPACE UNDER STAIRS
- WINDOW AND DOOR SIZES; EXAMPLE, 3068 = 3'-0" WIDE X 6'-8" TALL
- MEET IECC 2018, MECH. INSTALLER TO SUPPLY HEATING AND COOLING LOADS CALCS. (MANUAL J/D) PROVIDE ADJUSTABLE BALANCING DAMPERS IN EACH INDIVIDUAL DUCT. PROVIDE PROGRAMMABLE THERMOSTAT. PERFORM DUCT BLAST TEST.
- CARBON MONOXIDE DETECTOR AT HALLWAY OUTSIDE BEDROOMS



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

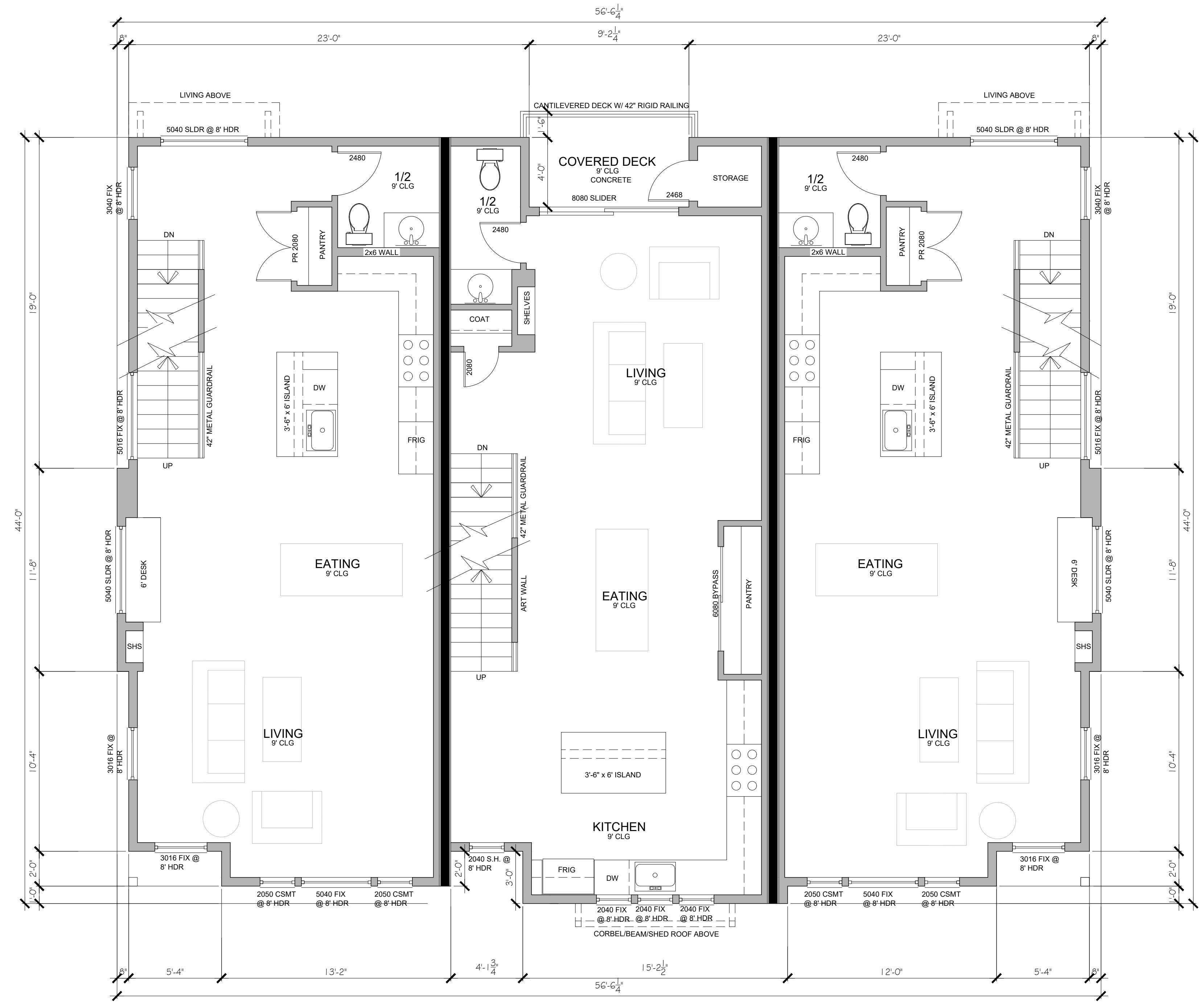
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Sheet Title  
**LOWER LEVEL FLOOR PLAN**  
Sheet Number

A2.0



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6. VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION.
7. TYPE 'X' GYP. BOARD @ USABLE SPACE UNDER STAIRS
8. WINDOW AND DOOR SIZES; EXAMPLE, 3068 = 3'-0" WIDE X 6'-8" TALL
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Sheet Title

MAIN LEVEL FLOOR PLAN

Sheet Number

A2.1

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



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

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Sheet Title

UPPER  
LEVEL  
FLOOR  
PLAN

Sheet Number

A2.2



FRONT ELEVATION  
 $\frac{3}{16}'' = 1'-0''$



RIGHT ELEVATION  
 $\frac{3}{16}'' = 1'-0''$



REAR ELEVATION  
 $\frac{3}{16}'' = 1'-0''$



LEFT ELEVATION  
 $\frac{3}{16}'' = 1'-0''$

**COLORS:**  
BRICK: PEPPERMILL  
WHITE: S.W. "PURE WHITE"  
GRAY: SW "INTELLECTUAL GRAY"  
BLUE: SW "WATERLOO"  
  
\* REFER TO COLORED ELEVATIONS FOR CONCEPTUAL COLOR PLACEMENT

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EXTERIOR ELEVATIONS

Sheet Number  
**A4.0**