



[Applicant's Supplemental Information in Support of DSRFY2019-25](#)

Dear Mr. Samples: Below is additional information with respect to the above project's compliance with the City's applicable standards.

Maximum Height:

The maximum height allowed in the zone is 72'. As designed, the project is 71' to the roofline; a parapet of 4' is added to screen appurtenant rooftop equipment. Per the City Code, the project meets the mixed use zone's height requirement because the height of the habitable space is 71'. The code requires screening of roof top appurtenances, including through the use of a parapet. GCC § 4-4B-4(B)(7). Because roof top equipment is not considered toward overall height, and such equipment must be screened, the screening should not be included in the height calculation.

Amenities:

The Project provides at least four amenities, one from each of the City's three amenity categories. In the quality of life category, a fitness facility and enclosed bike storage are provided. In the open space category, the project provides a community garden and a gathering plaza for residents to enjoy with a community outdoor kitchen and seating areas. In the recreation category, the Project provides a bocce ball sports court in the plaza open space area. In addition to the above amenities expressly listed in the code, the Project also provides a community fire pit, a dog play area, and a dog wash facility.

Landscaping:

The Project complies with the City Code's landscape requirements we will provide you with these calculations separately.

Open Space:

The Project has been designed to provide common open space and private open space that meet and exceed the City Code requirements. The Project provides approximately 15,676 square feet of private open space for Project residents in the plaza area alone; only 11,440 is required (143 units X 80 SF = 11,440).

The Project also provides residents with access to approximately 18,108 square feet of common open space on site, which includes an expansive courtyard and pedestrian pathway system with seating areas. The Project also includes design elements to provide safe pedestrian access to contiguous open space on 42nd, including Riverfront Park, which provides approximately 76,230 square feet of open space. From its inception, Parkway Station was designed to create a connected system of shared common space uses, linking to Riverfront Park and terminating at the Greenbelt, one of the distinguishing community features

of the Valley. In 2018, the greenbelt was re-built between 42nd and 43rd St by the developers of Parkway Station to increase the value of this common amenity and to increase the redevelopment options open to the City.

Parking:

This mixed-use Project provides 183 enclosed parking stalls on a concrete podium structure, which will satisfy the parking needs for the proposed uses. No uncovered surface parking is proposed. The Project includes 143 residential units and approximately 7050 square feet of commercial retail to cater to residents and surrounding citizens.

The number of covered parking stalls is sufficient to serve the Project because:

1. The mixed use proposal will capture trips and the small scale commercial is focused on serving Project residents and other nearby walkable residents.
2. There is available street parking on 42nd St - some west of Adams and more east of Adams.
3. Public transit is a focus of this Project. VRT has bus stops nearby on Adams that provide multiple bussing options at peak times as well as mid-day options. Alternative transit is also provided through an ebike program the Project will support by providing 40 ebikes on site with charging infrastructure for Project residents to use. This alternative transit option will be successful due to the proximity of the Project to the Green Belt that will provide connectivity within Garden City and to surrounding cities.

The intent behind this Project and the Parkway Station master plan as a whole is to create a neighborhood commercial node. Parkway Station provides small scale and pedestrian oriented retail integrated into dense residential development. The City Code recognizes the reality that this type of use requires less parking by reducing the required parking in neighborhood commercial nodes in Section 8-3D-3(C)(2). Under the commercial node parking standards, this Project would require 132 spaces, as follows:

(A) 1 PER (500SF) 7,050 RETAIL = 14.1

(B) 1 PER APT 92 = 92

(C) 1/2 PER APTS < (550 SF) 51 = 25.5

TOTAL = 132

We have been active in developing this area and have observed surrounding multi-family projects and trends. The Trailwinds project on 42nd is a good example and demonstrates that using the City's multi-family parking standards in this area is not necessary. Trailwinds has a large surface parking facility that takes up more than half of the site and it is consistently underparked.¹

Façade Relief:

¹ Evidence that Trailwinds' parking facility is underutilized is attached. These are aerial photos of the area from dates indicated on the photos.

The Project as designed provides distinct architectural features on all four sides. The structure has a defined base and parking/retail levels that provide a visual anchor. The open parking garage is obscured by a combination of low walls that block views of vehicles and perforated metal screens that provide a pattern of transparent and opaque views. The street level retail uses glazing for pedestrian visual connection. The glazing and awning undulation at the retail level provide a visual rhythm experienced as pedestrians pass by.

The residential building design changes with each façade facing outward and inward. The Adams St. façade is more vertically oriented over its length. Vertical window shades are provided along this face, which obscure the sun to these windows. The stair tower on the left (north) end and the transition section on the right (south) end provide relief as they are set back and at lower heights than the main façade.

The corner of Adams and 42nd St. transitions and a different façade style begins. The 42nd St. residential façade creates a different feel by shifting the pattern of fenestration. The material will be accented by reveals. Overall the 42nd façade is layered in its appearance and creates interest at the north stair tower as the project transitions to Freeride Ln. The Freeride Ln. façade provides a view into the residential level courtyard. This visual break between buildings provides a transitional scale to the overall design. Seeing trees and people interacting in this courtyard lends to the neighborhood feel of the Project. The residential building along Freeride Ln has a balance of horizontal and vertical emphasis. The façade has relief as the stair and elevator core are set back and lower than the rest of the building face. The west end of the Project faces an adjacent property where the ends of the residential buildings are seen. The visual break between buildings again provides a transitional scale.

Compatibility and Privacy:

The Project has been carefully designed to be compatible with its surroundings and to minimize impact to adjacent properties and developments. The façade facing Adams St. faces a commercial use warehouse building, which is approximately 170 ft from the building face and buffered by Adams St. The façade facing 42nd St. looks across the street at another mixed use development on a similar scale to the Project. 42nd St acts as a buffer in this case. In response to comments from neighbors and Design Review, the façade facing Freeride Ln. has been pushed back from the property line to create greater distance between the types of residential uses. The façade facing west, at the adjacent property, does not provide direct visual connection by the residents. The egress stair elements and clerestory windows obscure the views for those in this Project looking out.

Access and Traffic:

The Project has been designed for safe and effective access. The parking structure has two access points, one on Adams and another on N Freeride Ln. to provide residents with multiple options for accessing the site and multiple traffic movements to diversify trips. Additionally, the Project has been designed for future connectivity to 43rd Street via cross access over the properties to the north and northwest as they redevelop. Recorded easements and plats are in place to provide for this.

ACHD had minimal comments on the Project and each of ACHD's conditions of approval are acceptable to the applicant. ACHD did not require a traffic study for this application because this property and the proposed use were already extensively studied by ACHD in connection with the Parkway Station Subdivision application, where the subject property was zoned Mixed Use. In connection with that application, ACHD

independently analyzed the subject property with commercial, office, and residential uses. The residential use produced the lowest traffic volumes and ACHD concluded that with the proposed mixed use, the surrounding streets would function better than LOS D, an acceptable level of service.

May 23, 2017



February 27, 2018



June 22, 2019



October 28, 2019



November 30, 2019



Date: 2/24/2020

Garden City
Development Services
6015 Glenwood Street
Garden City, ID 83714

Re: DSRFY2019 - 18

- 1. Comment: The City has been receiving phone calls and public comments concerning the project, specifically concerned with traffic. Do you have a trip generation report or traffic study ready should those questions come up? I would like to have the data in my staff report if possible ahead of the hearing.**

Response: ACHD did not request a traffic study therefore one has not been prepared. We do have a copy of one done for the Boardwalk project. We are willing to work with ACHD to maintain the traffic Level of Service through right-hand turn recommendations and timing of traffic signal at VMP/Adams intersection to decrease queueing on Adams St during peak traffic hours.

- 2. Comment: The height limit in the M zone is 72', but the elevations show 75'. Please advise how you came to 75'.**

Response: The elevation shows the top of the building is 71', we have added a parapet of 4' for aesthetic screening. Parapets have not been interpreted as a component of the building height in the Garden City ordinance. We can screen the mechanical by pushing it back further from the facade line, but we feel this will be the most aesthetically pleasing.

- 3. Comment: Please provide a calculation on how you are achieving the private open space requirement for each unit. A minimum of 80 sq. ft. per unit is required. If it is already in the plans please point me to the data.**

Response: 80sf x 143 units = 11,440sf the private elevated courtyard is 15,676sf, exceeding the minimum requirement.

- 4. Comment: Pedestrian pathways are not depicted inside the garage. Please address how pedestrian connectivity will be handled.**

Response: Pedestrian connection between Adams and Freeride shown on updated site plan. A map has been attached that shows the connection from our site to the subdivision open space.

5. Comment: Please provide a parking analysis demonstrating how you are calculating the number of spaces. If this is already included, please let me know where this is.

Response: The calculation for Code Section 8-3D-3-C-2 is on the updated site plan showing that we meet the code section. We also want to show that we meet 8-4D-6 -2 Alternative Transportation.

- a) The site is located directly adjacent to a current bus stop within 20 feet.*
- b) There will be 40 ebikes that will be available for the residents to use on the greenbelt and for other modes of transportation vs a vehicle*

Cc: File #19144



1. Please provide a landscape plan. If I have missed it in your submittal, please direct me to the correct sheet.

Attached.

2. GCC 8-2C-15 requires multi-family dwelling units to have four amenities, and other items. Please demonstrate how you comply with this section.

The Parkway Lot 50 project has many amenities. See plans and Roofdeck .pdf file.

2nd Floor

Vertical Garden (1,500 SF)

Fitness Room

Business Center

Dog Wash

3rd Floor (Podium Deck Level)

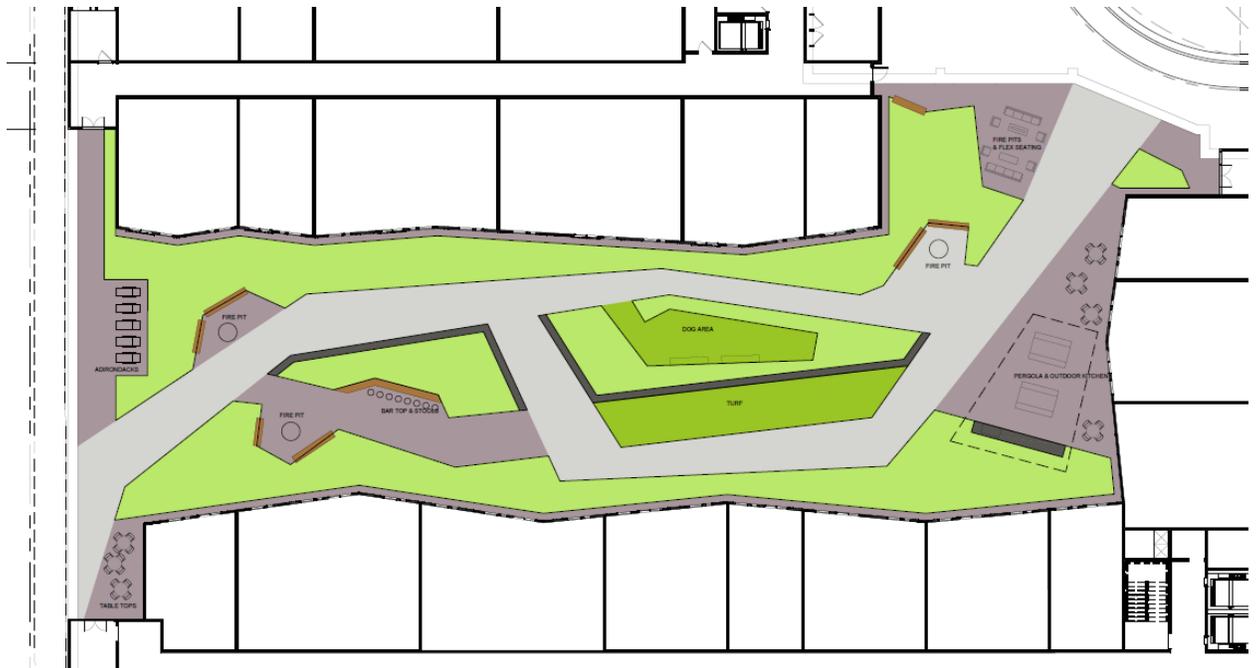
Community Room 416 SF

Outdoor Kitchen/BBQ pits

Fire Pit (4)

Seating Nooks (7)

Dog Play Area (dog run)



3. GCC 8-4B-4 requires the structure to take windows, entrances, porches and patios into account with regard to how they impact adjacent properties. The Committee has interpreted this to include privacy. Please address this code section.

The windows on the buildings are generally set above the patio levels, with sightlines to the Boise Front. We met with Design Review and following their recommendations and including the recommendations from the Neighborhood Meeting, we set the building back along N. Freeride Lane. Below are the windows in the GRAY portion of the NORTH Facade that have sightlines closest to the adjacent buildings along N. Freeride, and are set back 60' from the townhomes along N. Freeride Ln. The other portions of the building along this BROWN section of the façade with residential windows are set back approximately 180'.



4. GCC 8-4C-3 requires specific objectives to be met. Objective 1 requires the scale of buildings to have a relationship to the street, pedestrian, and adjacent properties. The design committee requested buildings adjacent to residential properties to be setback. This is also noted under the objective as a method of compliance.

We met with Design Review and following their recommendations and including the recommendations from the Neighborhood Meeting, we set the building back along N. Freeride Lane. The building was shifted back approximately 20' from the N. Freeride Ln. curb. We have amenitized the space and activated it for pedestrian use as shown in Street Plaza .pdf file.



5. GCC 8-4C-4 provides guidelines for roofline façade relief. Please review them carefully.
RESPONSE UNDER REVIEW

6. GCC 8-4F-13 requires a master sign plan for new developments. You can provide one at this meeting or come back to DR for approval. In either case, sign permits cannot be issued without an approved master sign plan.
We will resubmit to Design Review for the signage consistent with these Design Review submittal plans. In that application we will specifically request signage elements/types/locations for the RETAIL/RESTAURANT users.

7. GCC 8-4L requires a minimum of 80 sq. ft. of private open space per unit. This space can be aggregated in a central location. I need information on where this is allocated and how its depicted.
See previous response from NeuDesign on 2.25.2020. Refer to Roofdeck .pdf file as well.

From: [Jeremy Putman](#)
To: [Christian Samples](#)
Cc: [Bill Truax](#); [Matt McAnulty](#); [Jeffrey W. Bower](#)
Subject: Re: DSRFY2019 - 18 - Follow up questions [IWOV-GPDMS.FID996282]
Date: Wednesday, February 26, 2020 12:22:22 PM

Sorry for the late reply. The landscape calculations are below.

1st Level Site:

Landscaping Area: 6894.45sf (11.57%) This landscape area will increase when we finalize retail access and stair egress locations. This is a low calculation based on the current plan to the north.

Lot Area 1.368 acre (59,590sf)

Best regards,

Jeremy Putman - AIA



725 E. 2nd St. in downtown Meridian, ID - 83642
o | [208.884.2824](tel:2088842824) c | [461.373.2589](tel:4613732589) f | [208.287.8166](tel:2082878166)
w | www.neudesignarch.com



On Wed, Feb 26, 2020 at 12:02 PM Christian Samples <csamples@gardencityidaho.org> wrote:

Bill, just so I am clear, does the new letter replace the letters previously sent or is it an addition?? The site and landscape plans will be swapped out, but was not sure about the rest.

Thanks,

Chris

From: Bill Truax <bill@galenafund.com>
Sent: Wednesday, February 26, 2020 11:43 AM
To: Christian Samples <csamples@GARDENCITYIDAHO.ORG>
Cc: Jeremy Putman <jeremy@neudesignarch.com>; Matt McAnulty <mmcanulty@neudesignarch.com>; Jeffrey W. Bower <jeffbower@givenspursley.com>
Subject: Re: DSRFY2019 - 18 - Follow up questions [IWOV-GPDMS.FID996282]

Thank you.

BILL TRUAX

President

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Office (208) 844-7064

www.galenafund.com

GALNA OPERATIONS FUND

Impact Investing, Development, Performance

From: Christian Samples <csamples@GARDENCITYIDAHO.ORG>
Sent: Wednesday, February 26, 2020 11:42 AM
To: Bill Truax <bill@galenafund.com>
Cc: Jeremy Putman <jeremy@neudesignarch.com>; Matt McAnulty <mmcanulty@neudesignarch.com>; Jeffrey W. Bower <jeffbower@givenspursley.com>
Subject: RE: DSRFY2019 - 18 - Follow up questions [IWOV-GPDMS.FID996282]

Thanks, I received the documents. I'll review them and revise the staff report. You will have a copy of it by day's end.

Thanks,

Chris

From: Bill Truax <bill@galenafund.com>
Sent: Wednesday, February 26, 2020 11:37 AM
To: Christian Samples <csamples@GARDENCITYIDAHO.ORG>
Cc: Jeremy Putman <jeremy@neudesignarch.com>; Matt McAnulty <mmcanulty@neudesignarch.com>; Jeffrey W. Bower <jeffbower@givenspursley.com>
Subject: Re: DSRFY2019 - 18 - Follow up questions [IWOV-GPDMS.FID996282]

Memo and 2 drawings that incorporate our comments to your questions.

Thanks, Chris!

BILL TRUAX

President

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[Galen Obsequium Firm](#)

Impact Investing, Development, Performance

From: Bill Truax <bill@galenafund.com>
Sent: Wednesday, February 26, 2020 11:01 AM
To: Christian Samples <csamples@gardencityidaho.org>
Cc: Jeremy Putman <jeremy@neudesignarch.com>; Matt McAnulty <mmcanulty@neudesignarch.com>; Jeffrey W. Bower <jeffbower@givenspursley.com>
Subject: Re: DSRFY2019 - 18 - Follow up questions [IWOV-GPDMS.FID996282]

Bill Truax

President

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Impact Investing, Development, Performance

From: Bill Truax <bill@galenafund.com>
Sent: Wednesday, February 26, 2020 11:00 AM
To: Christian Samples <csamples@gardencityidaho.org>
Cc: Jeremy Putman <jeremy@neudesignarch.com>; Matt McAnulty <mmcanulty@neudesignarch.com>; Jeffrey W. Bower <jeffbower@givenspursley.com>; Bill Truax <bill@galenafund.com>
Subject: Fw: DSRFY2019 - 18 - Follow up questions [IWOV-GPDMS.FID996282]

Chris,

Sending the most up-to-date files. Response is forthcoming for you in word format so you can use text as you see fit.

Bill Truax

President

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Impact Investing, Development, Performance

From: Jeremy Putman <jeremy@neudesignarch.com>
Sent: Wednesday, February 26, 2020 10:54 AM
To: Jeffrey W. Bower <jeffbower@givenspursley.com>
Cc: Bill Truax <bill@galenafund.com>; Deborah E. Nelson <den@givenspursley.com>; Matt McAnulty <mmcanulty@neudesignarch.com>
Subject: Re: DSRFY2019 - 18 - Follow up questions [IWOV-GPDMS.FID996282]

Jeff,

Attached are the other architecture sheets for the DR submittal

Best regards,

Jeremy Putman - AIA

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w| www.nelldesignArch.com

| | | |

Total Control Panel

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To: csamples@gardencityidaho.org

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From: jeremy@neudesignarch.com

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CLIENT
INFLECTION DEVELOPMENT
PARKWAY LOT 50
GARDEN CITY, ID 83714

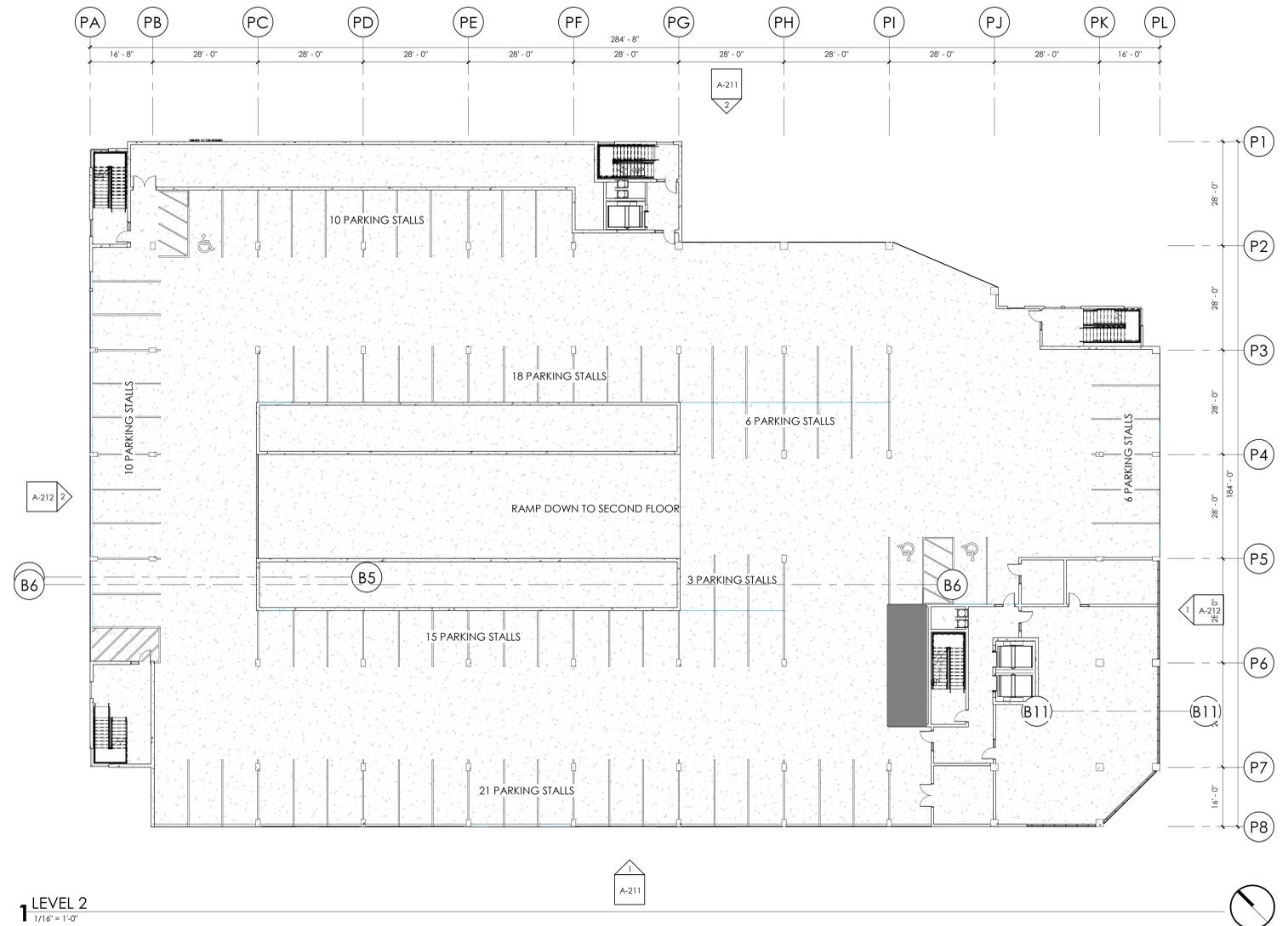
PROFESSIONAL SEAL

NO.	DESCRIPTION	DATE
A	S.D.	2/21/20

LEVEL 2
OVERALL

A-112

JOB NUMBER 19144
DRAWN BY MRM



1 LEVEL 2
1/16" = 1'-0"



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GARDEN CITY, ID 83714
PROFESSIONAL SEAL

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NO. DESCRIPTION DATE
A. S.D. 2/21/20

OVERALL
PLANS -
LEVELS 3 &
4

AA111

JOB NUMBER 19144
DRAWN BY DK

#	KEYNOTES	NOTES

UNIT SCHEDULE & COUNT

UNIT TYPE	UNIT NUMBER
1/1	301A
1/1	302A
1/1	309A
1/1	401A
1/1	402A
1/1	409A
1/1	501A
1/1	502A
1/1	601A
1/1	602A
1/1	609A
2/2	305A
2/2	306A
2/2	307A
2/2	308A
2/2	405A
2/2	406A
2/2	407A
2/2	408A
2/2	505A
2/2	506A
2/2	507A
2/2	508A
2/2	605A
2/2	606A
2/2	607A
2/2	608A
JR	303A
JR	310A
JR	311A
JR	403A
JR	410A
JR	411A
JR	503A
JR	510A
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JR	611A
ST	304A
ST	404A
ST	504A
ST	604A
TOTAL:	44



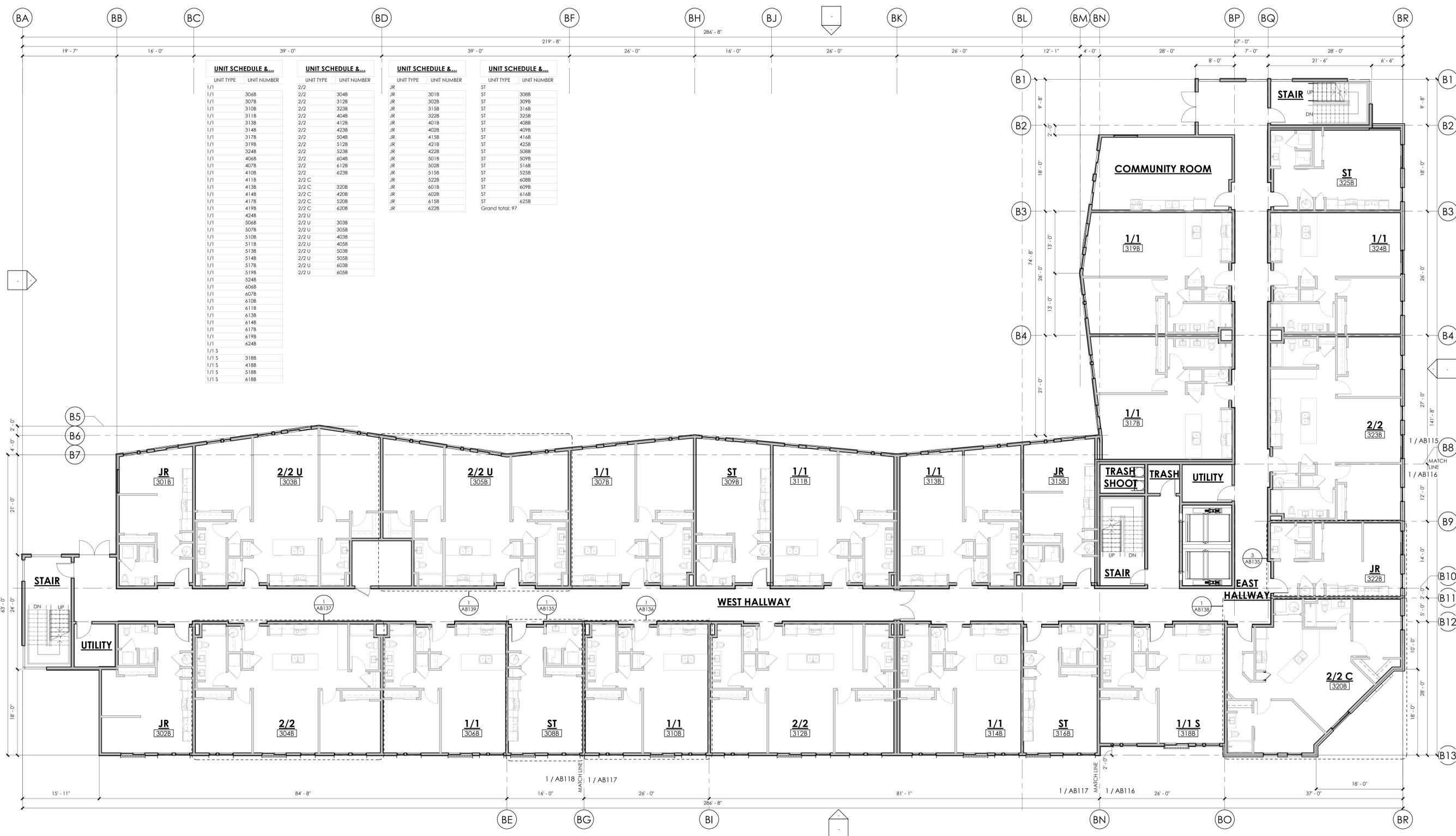


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#	KEYNOTES	NOTES



UNIT SCHEDULE &...							
UNIT TYPE	UNIT NUMBER						
1/1	306B	2/2	304B	JR	301B	ST	308B
1/1	307B	2/2	312B	JR	302B	ST	309B
1/1	310B	2/2	323B	JR	315B	ST	316B
1/1	311B	2/2	404B	JR	322B	ST	325B
1/1	313B	2/2	412B	JR	401B	ST	408B
1/1	314B	2/2	423B	JR	402B	ST	409B
1/1	317B	2/2	504B	JR	419B	ST	416B
1/1	319B	2/2	512B	JR	421B	ST	425B
1/1	324B	2/2	523B	JR	422B	ST	508B
1/1	406B	2/2	604B	JR	501B	ST	509B
1/1	407B	2/2	612B	JR	502B	ST	516B
1/1	410B	2/2	623B	JR	515B	ST	525B
1/1	411B	2/2 C		JR	522B	ST	608B
1/1	413B	2/2 C	320B	JR	601B	ST	609B
1/1	414B	2/2 C	420B	JR	602B	ST	616B
1/1	417B	2/2 C	520B	JR	615B	ST	625B
1/1	419B	2/2 C	620B	JR	622B		
1/1	424B	2/2 U					
1/1	506B	2/2 U	303B				
1/1	507B	2/2 U	305B				
1/1	510B	2/2 U	403B				
1/1	511B	2/2 U	405B				
1/1	513B	2/2 U	503B				
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1/1	611B						
1/1	613B						
1/1	614B						
1/1	617B						
1/1	619B						
1/1	624B						
1/1 S							
1/1 S	318B						
1/1 S	418B						
1/1 S	518B						
1/1 S	618B						

Grand total: 97

CLIENT
INFLECTION DEVELOPMENT
PARKWAY LOT 50 - BLDG B
GARDEN CITY, ID 83714

PROFESSIONAL SEAL

NOT FOR PERMIT

NO.	DESCRIPTION	DATE

OVERALL
PLAN -
LEVEL 3

AB111

1 LEVEL 3 OVERALL
1/8" = 1'-0"



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Meridian, ID 83642
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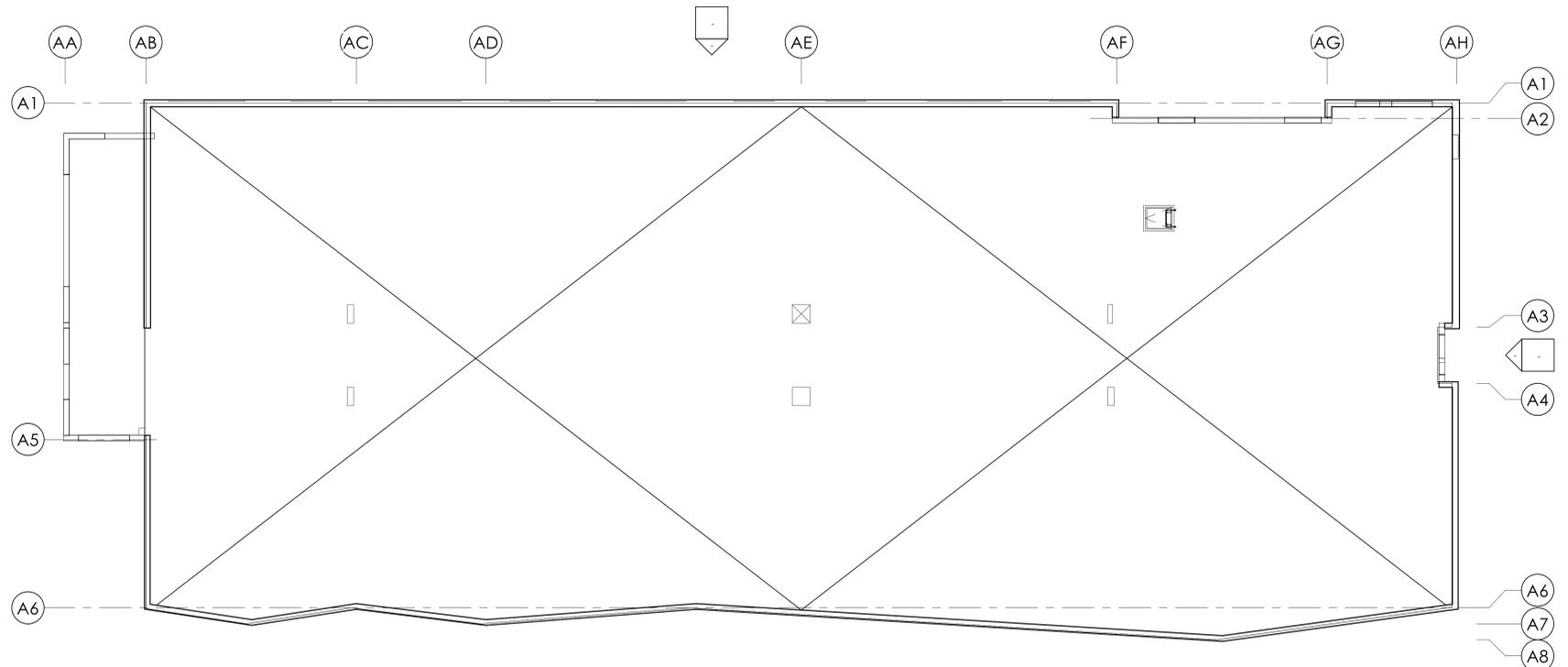
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PROFESSIONAL SEAL

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NO.	DESCRIPTION	DATE
A	S.D.	2/21/20



1 ROOF PLAN
1/8" = 1'-0"

ROOF
PLAN

AA161



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PROFESSIONAL SEAL

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NO.	DESCRIPTION	DATE
A.	S.D.	2/21/20

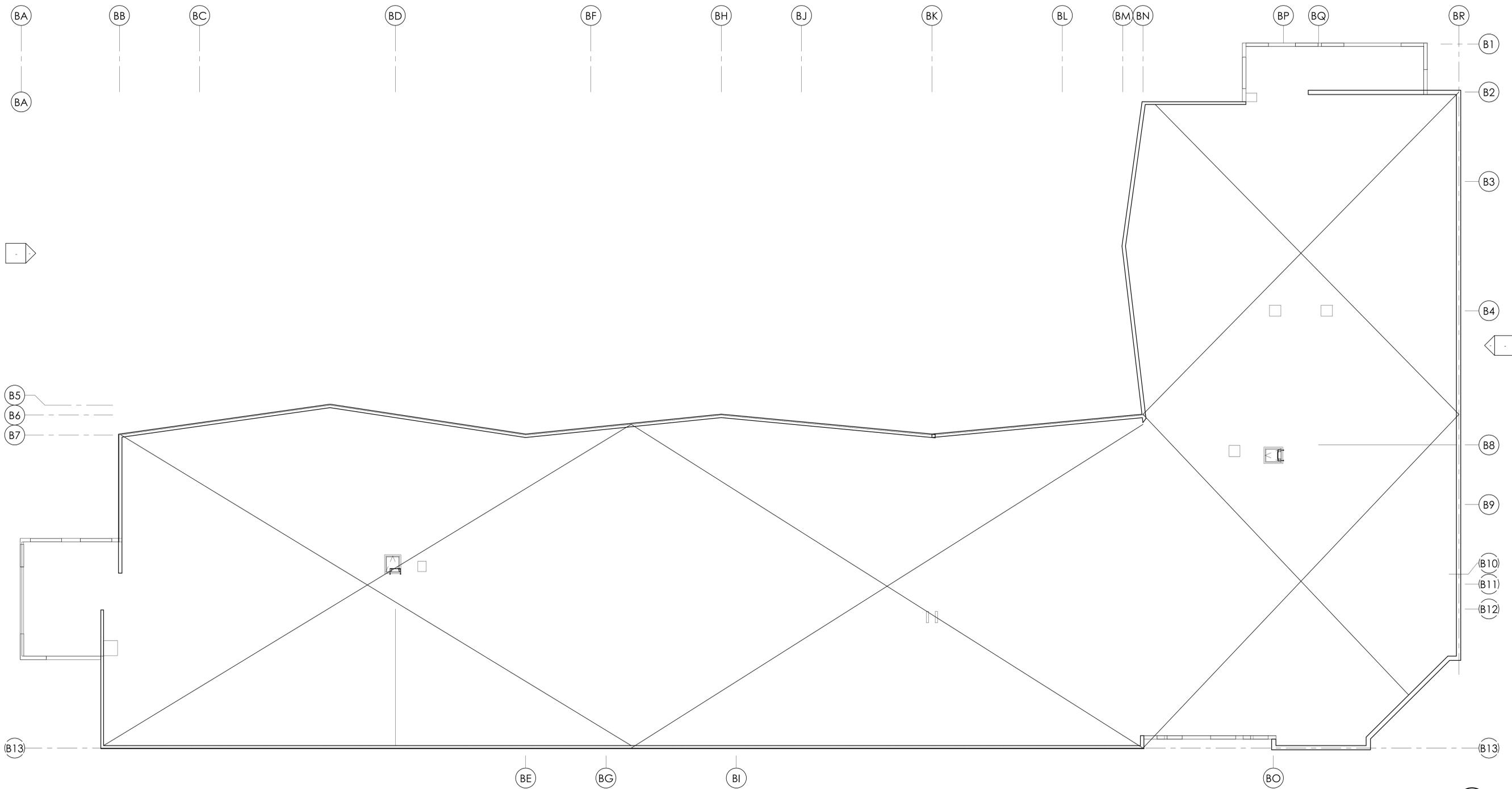
ROOF
PLAN

AB161

JOB NUMBER 19144
DRAWN BY DK

GENERAL NOTES:

- A. EACH SUB-CONTRACTOR TRADE SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES WITH THE DRAWING TO THE ARCHITECT PRIOR TO THE BEGINNING OF CONSTRUCTION.
- B. ALL KEYNOTES, DIMENSIONS, AND NOTES TYPICAL.
- C. ALL ROOF EAVES ARE ROOF TYPE "R1" ALL ROOFS OVER STAIRWAY BREEZEWAY / ENCLOSURES ARE ROOF TYPE "R3".
- D. ALL ROOF OVERHANGS TO BE 1' - 4" U.O.N.
- E. PROVIDE ICE AND WATER SHIELD AT ALL ROOF VALLEY LOCATIONS (CENTERED) AND AT ALL EAVES (EXTEND 2'-0" UP PAST EXTERIOR WALL BELOW).
- F. ALL ROOFS TO HAVE PREFINISHED METAL EAVE AND RAKE DRIP FLASHING. PROVIDE PREFINISHED METAL VALLEY FLASHING. ALL ROOFS TO BE 30 YEAR ARCHITECTURAL LAMINATED ASPHALT CLASS B SHINGLE OVER FELT PER ROOF TYPE.
- G. COORDINATE ROOF PLAN WITH ROOF FRAMING PLAN AND WITH FINAL ROOF TRUSS SHOP DRAWINGS.
- H. AT OVERBUILD ROOF AREAS PROVIDE 6"x6" HOLES THROUGH SHEATHING AT EACH JOIST BAY TO PROVIDE VENTILATION.
- I. PROVIDE PREFINISHED SEAMLESS ALUMINUM GUTTER. MAXIMUM LENGTH OF GUTTER TO DOWNSPOUT: 20' - 0". COORDINATE THE FINAL LOCATION OF ALL DOWNSPOUTS WITH ARCHITECT PRIOR TO CONSTRUCTION. PROVIDE CONCRETE SPLASH BLOCK AT EACH DOWNSPOUT BASE AND SLOPE DRAIN AWAY FROM BUILDING. COORDINATE WITH CIVIL FOR DOWNSPOUTS THAT TIE INTO SEEPAGE BEDS.
- J. ALL ROOFING, FIXTURES, AND EQUIPMENT TO BE INSTALLED TO BE IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENT, ACCEPTED BUILDING STANDARDS AND CONFORM TO ALL BUILDING CODES.
- K. ATTIC SPACE TO BE SUBDIVIDED ABOVE, AND IN LINE WITH DWELLING UNIT SEPARATION WALL TO UNDERSIDE OF ROOF SHEATHING ABOVE WITH CONTINUATION OF 1-HR FIRE PARTITION, TYPE "X" GWB EACH SIDE, & 4'-0" EXTENSION EACH DIRECTION FROM WALL OF FIRE-RATED ROOF SHEATHING. SEE SHEETS A-551 - A-553 FOR FIRE-RATING DETAILS.
- L. CONTINUATION OF 1-HR FIRE PARTITION, TYPE "X" GWB EACH SIDE, & 4'-0" EXTENSION EACH DIRECTION FROM WALL OF FIRE-RATED ROOF SHEATHING. SEE SHEETS A-551 - A-553 FOR FIRE-RATING DETAILS.
- M. CONTRACTOR TO PROVIDE ROOF VENTILATION PER SECT. 1203 IBC (TOTAL ROOF AREA = _____ SQ. FT. VENTILATION MUST BE _____ SQ. FT. MIN.



1 ROOF PLAN
1/8" = 1'-0"



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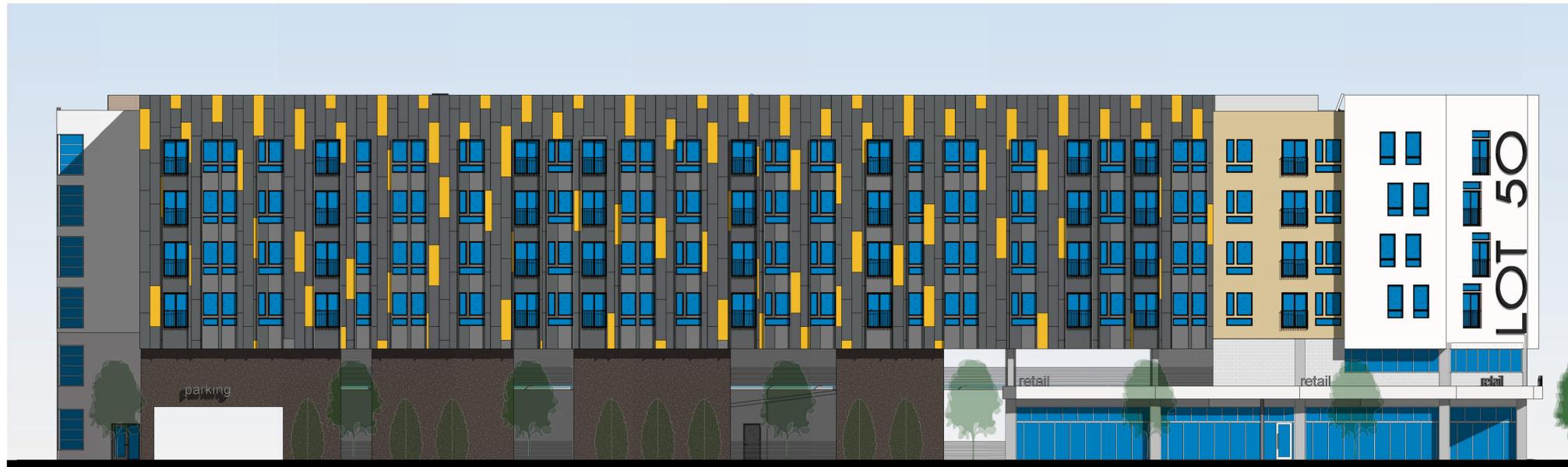
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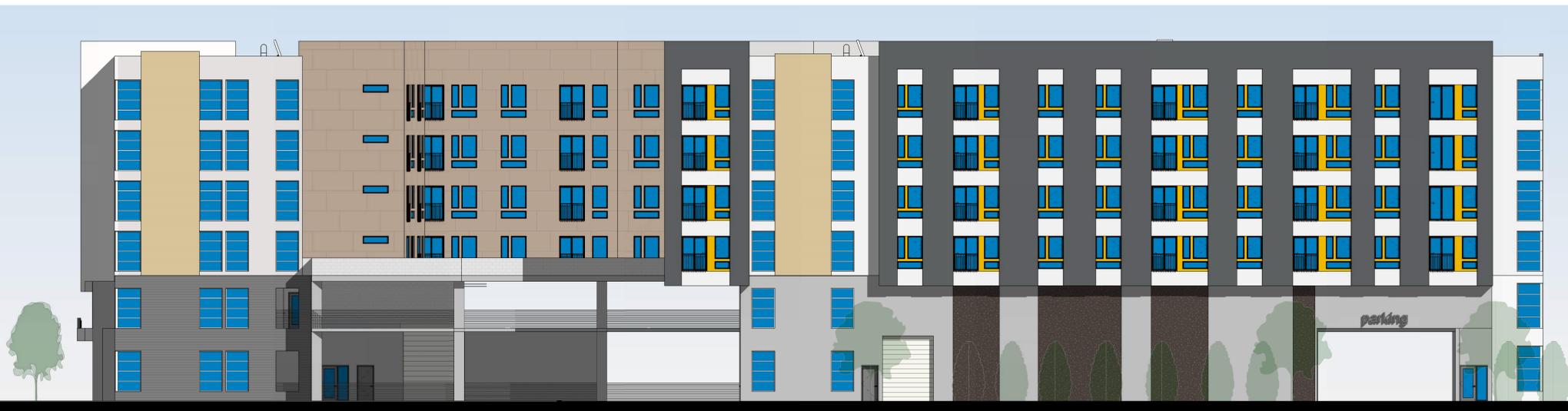
PROFESSIONAL SEAL

NOT FOR PERMIT

NO.	DESCRIPTION	DATE
A	S.D.	2/21/20



1 SOUTH ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

EXTERIOR
ELEVATIONS

A-211

JOB NUMBER 19144
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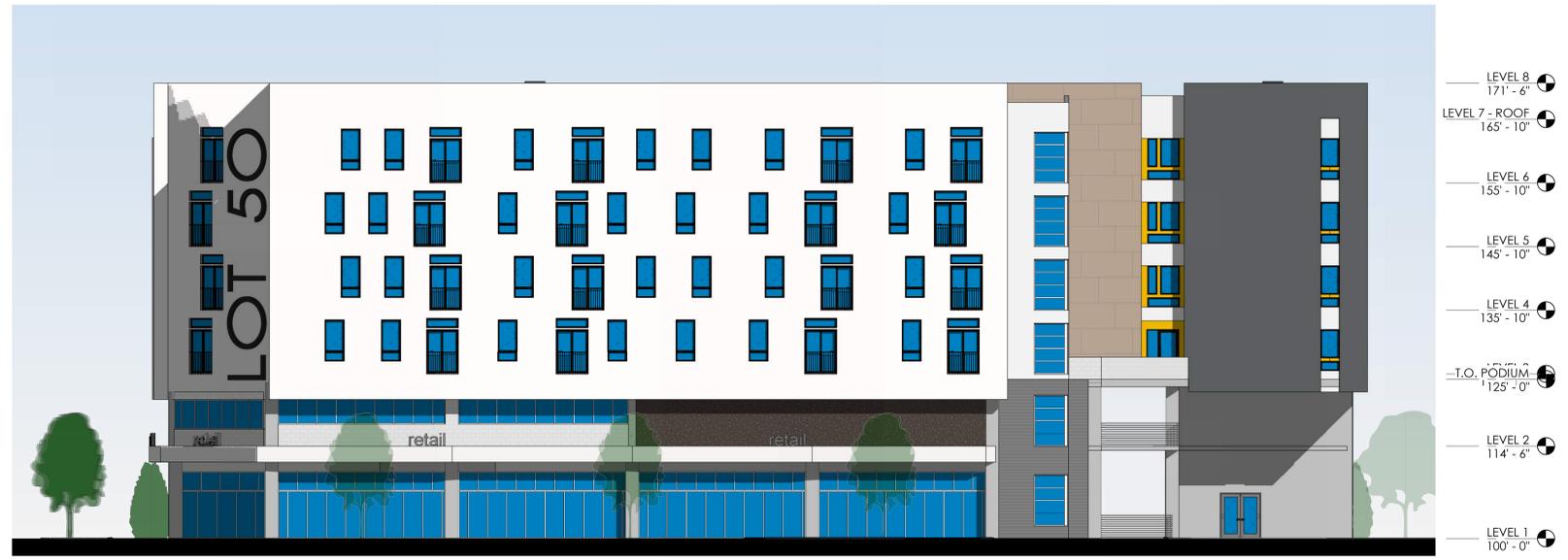
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NO.	DESCRIPTION	DATE
A	S.D.	2/21/20

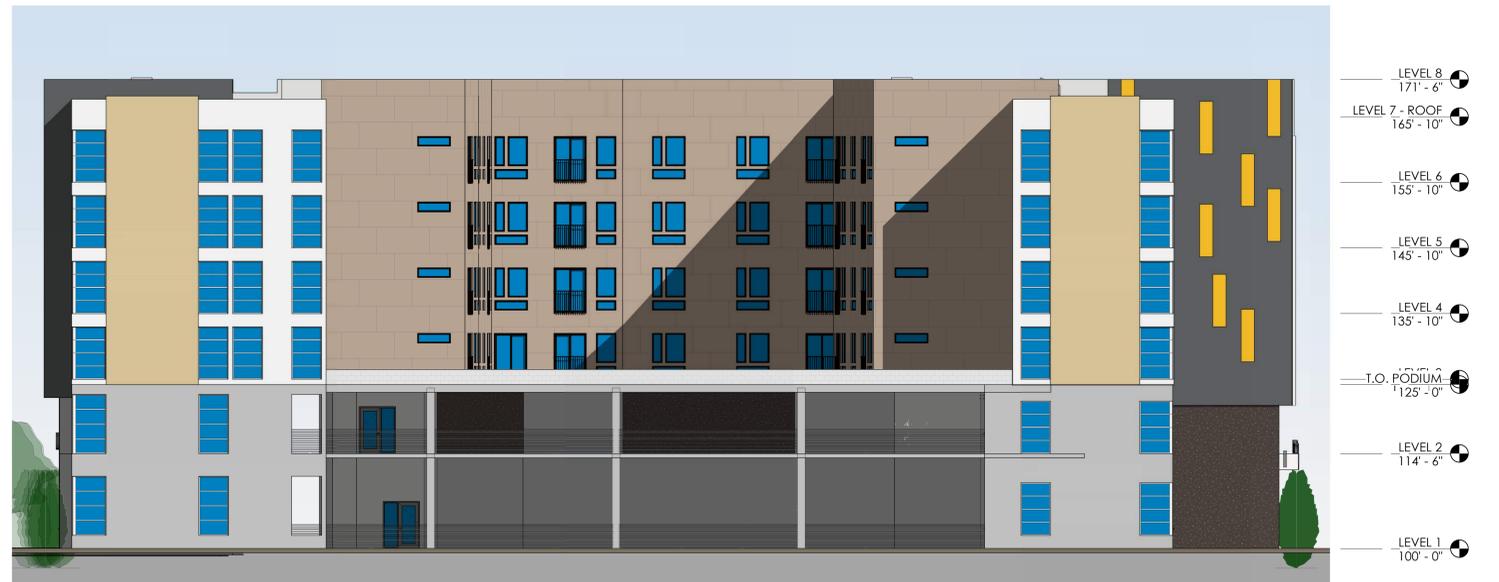
EXTERIOR
ELEVATIONS

A-212

JOB NUMBER 19144
DRAWN BY DK



1 EAST ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"



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PROFESSIONAL SEAL

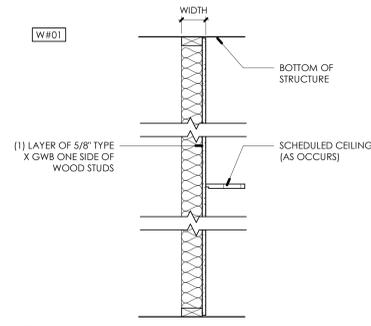
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NO. DESCRIPTION DATE
A. S.D. 2/21/20

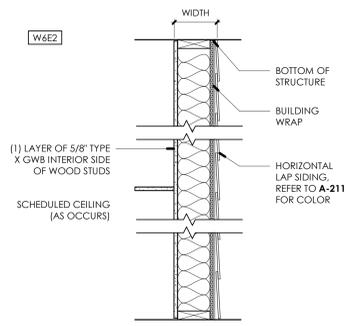
VERTICAL ASSEMBLIES

A-321

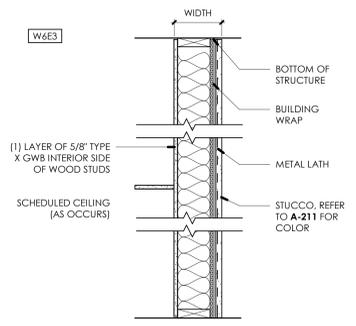
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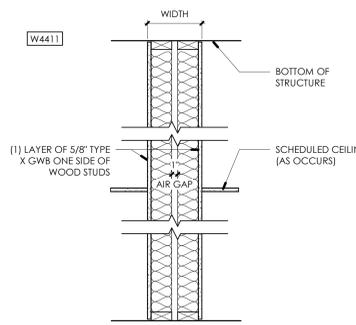
#	WALL TYPE #	DESCRIPTION	WIDTH	LISTING	STC
	W401	2X4 WOOD STUDS	4 1/8"	-	-
	W601	2X6 WOOD STUDS	6 1/8"	-	-
	W801	2X8 WOOD STUDS	7 7/8"	-	-



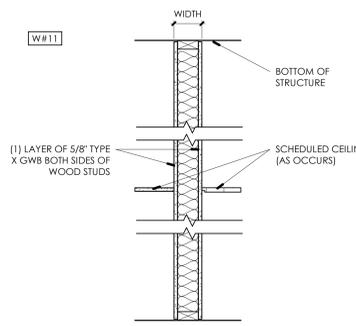
#	WALL TYPE #	DESCRIPTION	WIDTH	LISTING	STC
	W#E2	2X4 WOOD STUDS	-	-	-



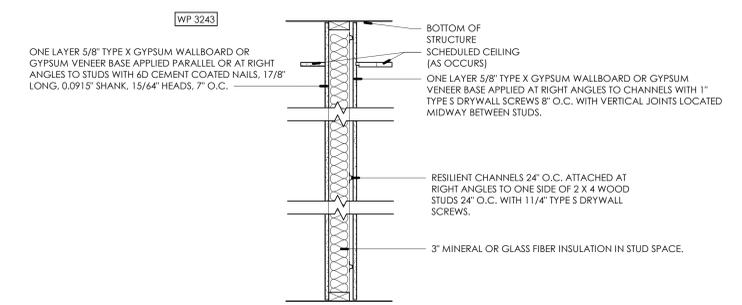
#	WALL TYPE #	DESCRIPTION	WIDTH	LISTING	STC
	W#E3	2X6 WOOD STUDS	-	-	-



#	WALL TYPE #	DESCRIPTION	WIDTH	LISTING	STC
	W#411	2X4 DBL WOOD STUDS	9 1/4"	-	-

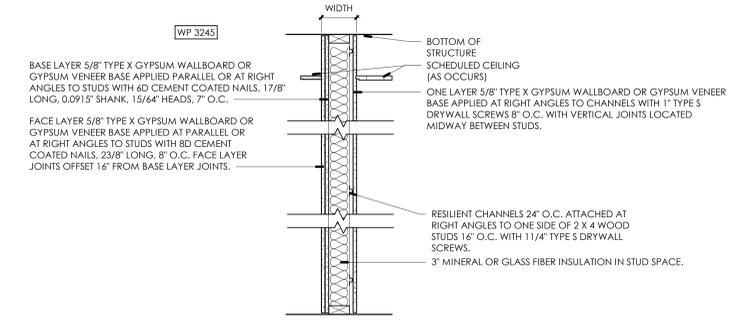


#	WALL TYPE #	DESCRIPTION	WIDTH	LISTING	STC
	W411	2X4 WOOD STUDS	4 3/4"	-	-
	W611	2X6 WOOD STUDS	6 3/4"	-	-
	W811	2X8 WOOD STUDS	8 1/2"	-	-



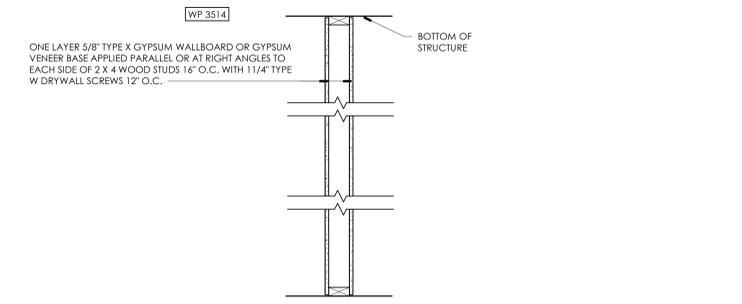
#	WALL TYPE #	DESCRIPTION	WIDTH	LISTING	RATING	STC
	WP 3243	2X4 WOOD STUDS	5 3/8"	WP 3243	1 HR	50 TO 54

NOTE: VERTICAL JOINTS STAGGERED 24\"/>



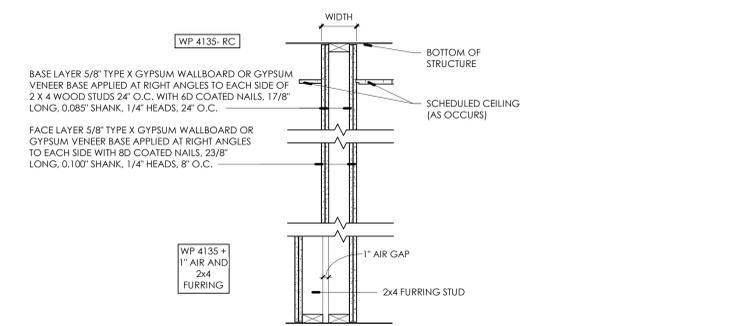
#	WALL TYPE #	DESCRIPTION	WIDTH	LISTING	RATING	STC
	WP 3245	2X4 WOOD STUDS	6"	WP 3245	1 HR	50 TO 54

NOTE: VERTICAL JOINTS STAGGERED 16\"/>



#	WALL TYPE #	DESCRIPTION	WIDTH	LISTING	RATING	STC
	WP 3514	2X4 WOOD STUDS	4 3/4"	WP 3514	1 HR	35 TO 39

NOTE: JOINTS STAGGERED 16\"/>



#	WALL TYPE #	DESCRIPTION	WIDTH	LISTING	RATING	STC
	WP 4135-RC	2X4 WOOD STUDS	6 1/8"	WP 4135	2 HR	40 TO 44
	WP 4135	2X4 WOOD STUDS	10 1/2"	WP 4135		

NOTE: JOINTS STAGGERED 24\"/>

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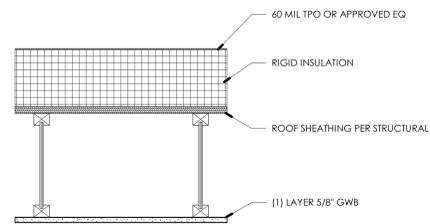
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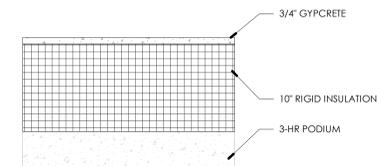
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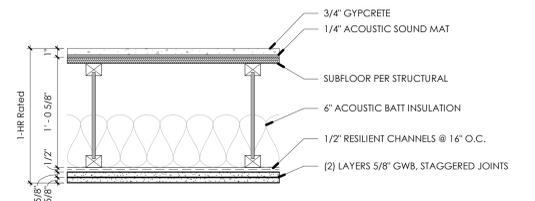
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#	CEILING TYPE #	DESCRIPTION	HEIGHT	LISTING	STC
-	-	CEILING/ROOF ASSEMBLY @ APARTMENTS	-	-	-



#	FLOOR TYPE #	DESCRIPTION	HEIGHT	LISTING	STC
-	-	FLOOR ASSEMBLY @ APARTMENTS OVER PODIUM	10 3/4"	-	-



#	FLOOR TYPE #	DESCRIPTION	HEIGHT	LISTING	STC
-	-	1-HR RATED CEILING/FLOOR ASSEMBLY @ APARTMENTS	1'-0 5/8" GA FC 5111	50 - 54	-

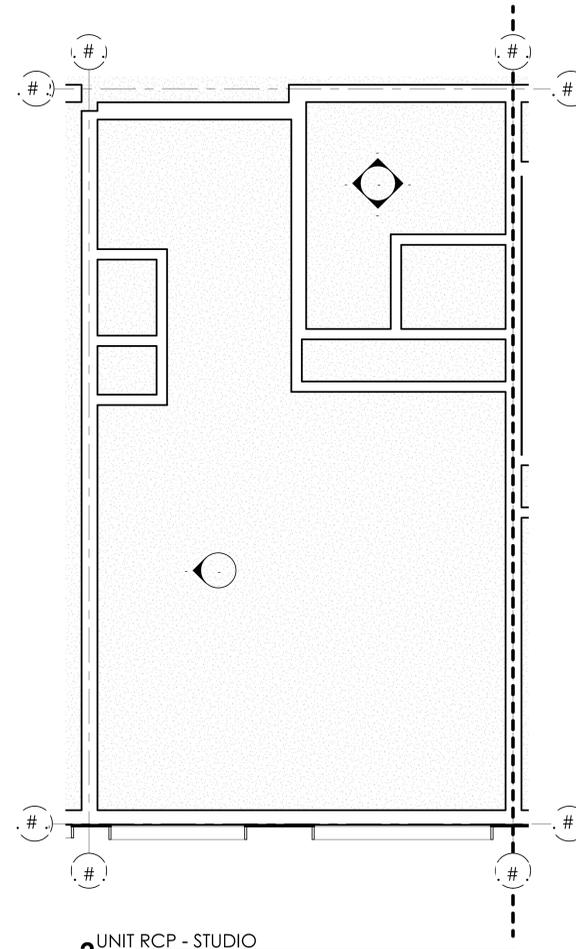
HORIZONTAL ASSEMBLIES

A-322

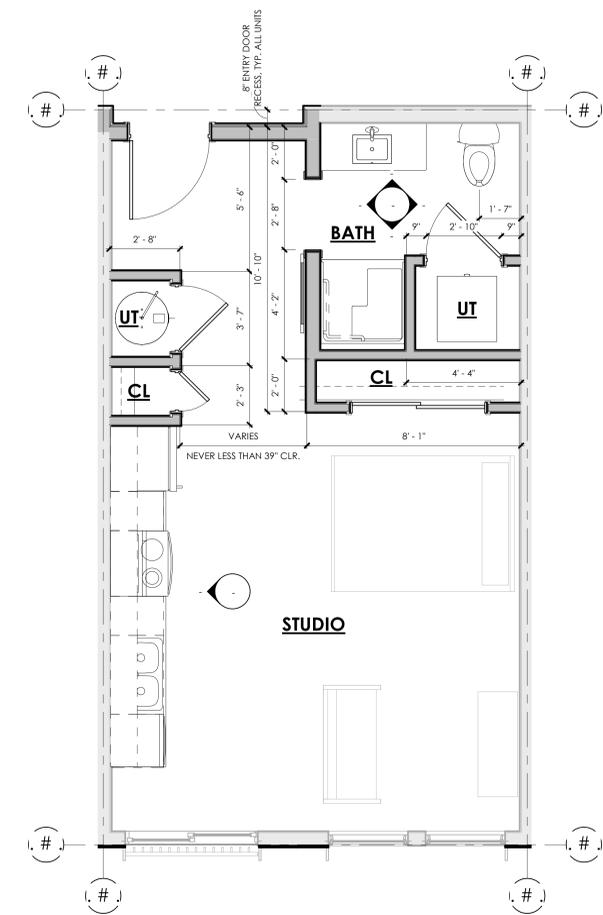
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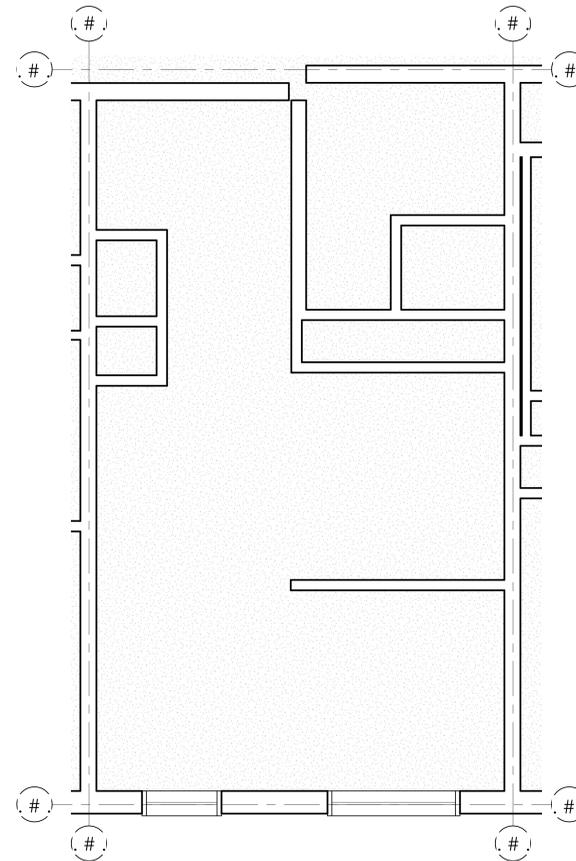
5 STUDIO AXONOMETRY



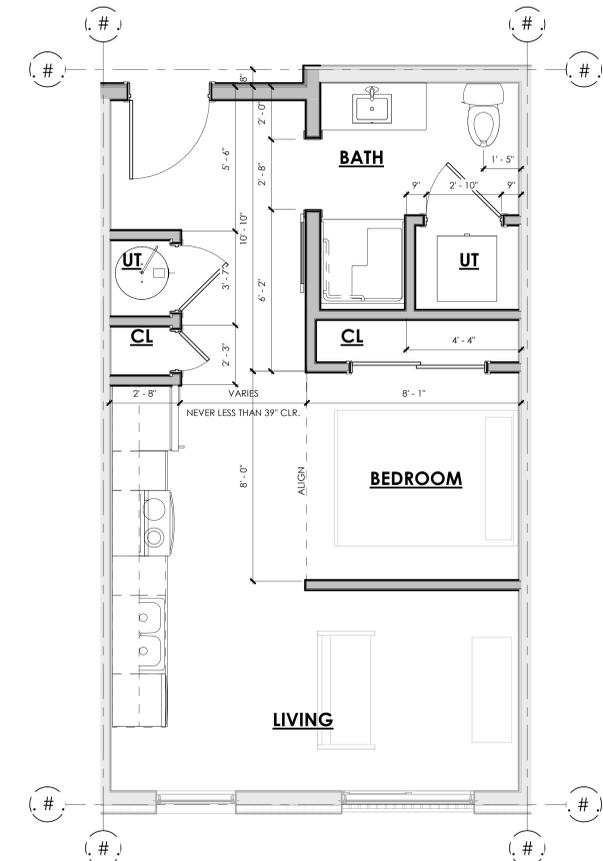
2 UNIT RCP - STUDIO
3/8" = 1'-0"



1 UNIT PLAN - STUDIO
3/8" = 1'-0"



4 UNIT RCP - JR
3/8" = 1'-0"



3 UNIT PLAN - JUNIOR
3/8" = 1'-0"



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NO.	DESCRIPTION	DATE

UNIT PLANS
- STUDIO &
JR

AB135

JOB NUMBER
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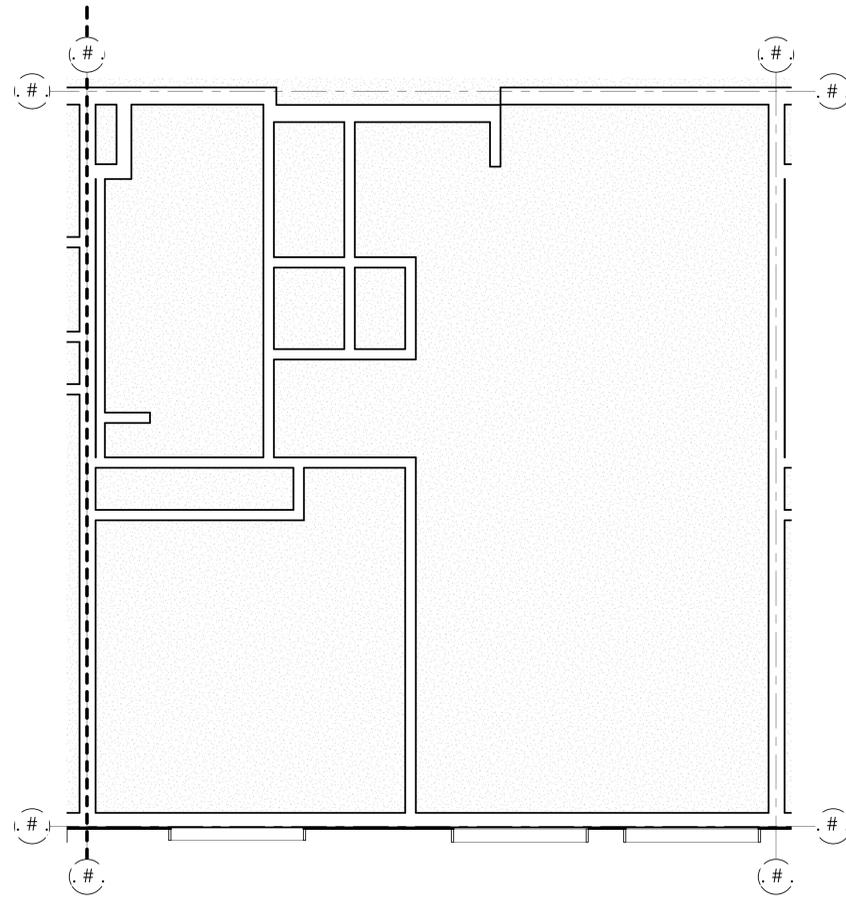
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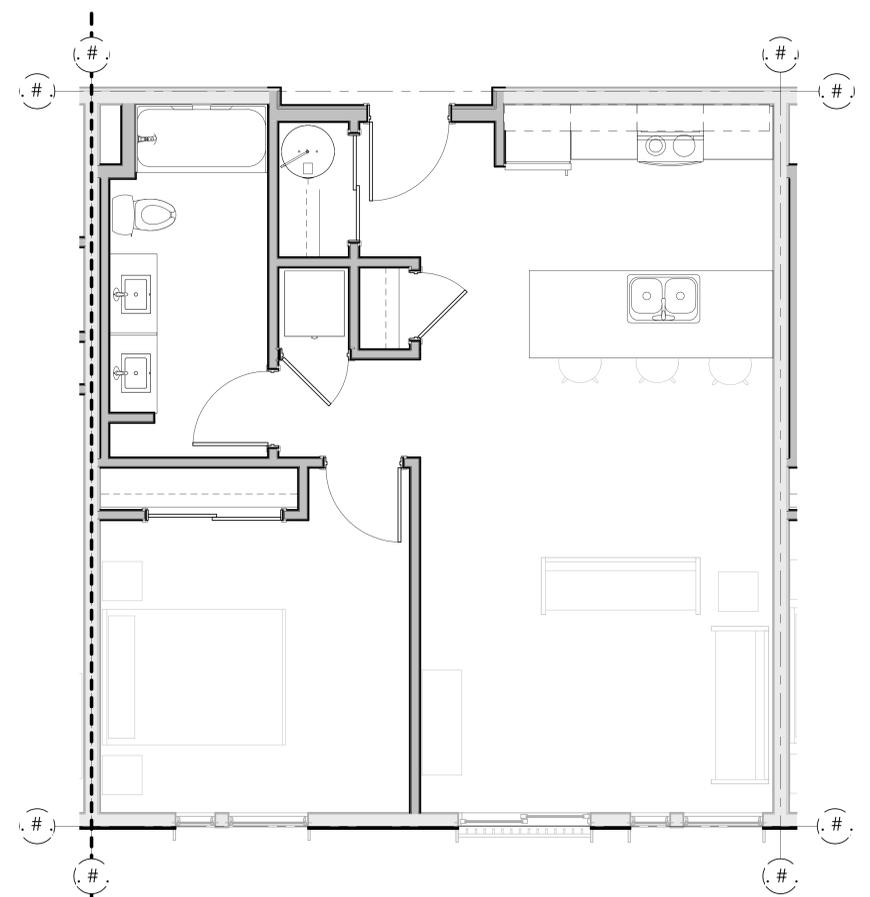
UNIT PLANS
- 1/1

AB136

JOB NUMBER 19144
DRAWN BY DK



2 UNIT RCP - 1/1
3/8" = 1'-0"



1 UNIT PLAN - 1/1
3/8" = 1'-0"

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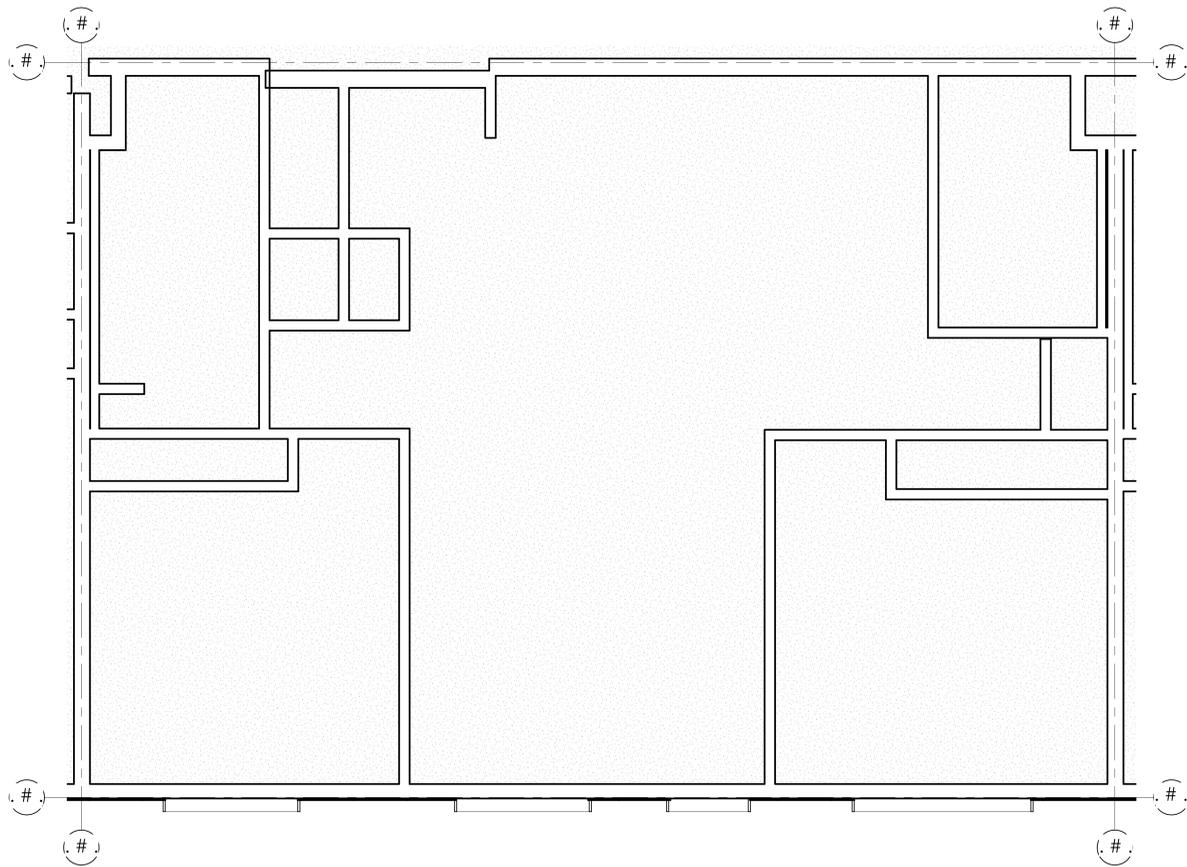
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NO.	DESCRIPTION	DATE
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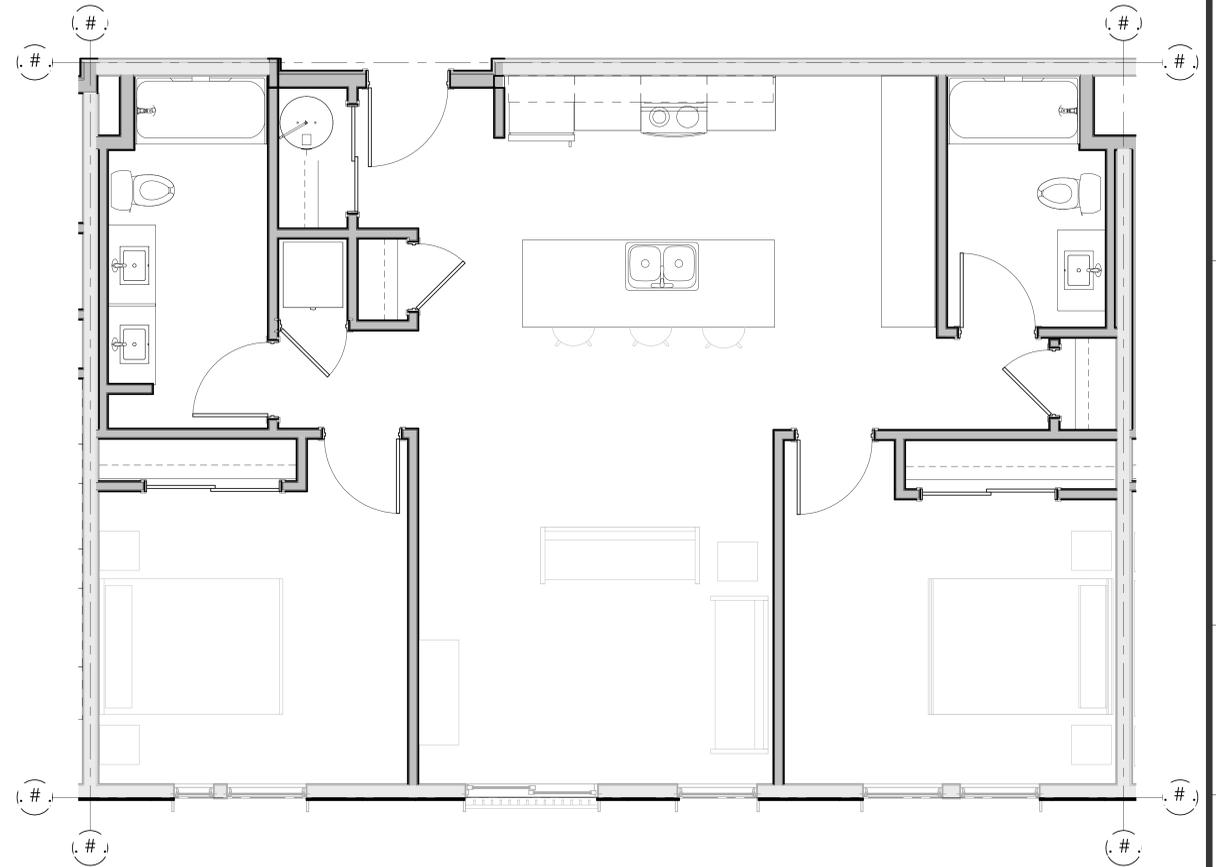
UNIT PLANS
- 2/2

AB137

JOB NUMBER 19144
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2 UNIT RCP - 2/2
3/8" = 1'-0"



1 UNIT PLAN - 2/2
3/8" = 1'-0"



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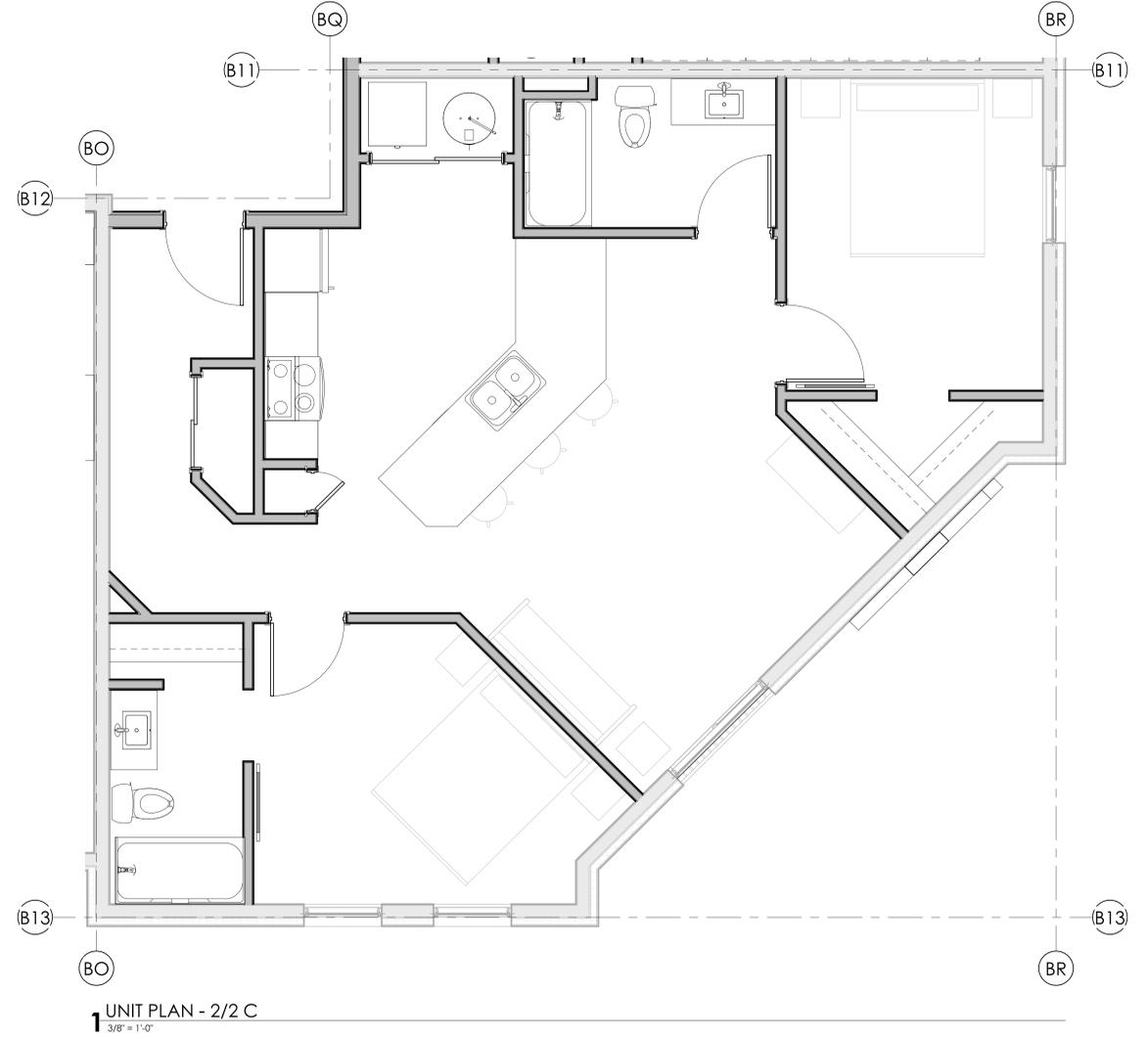
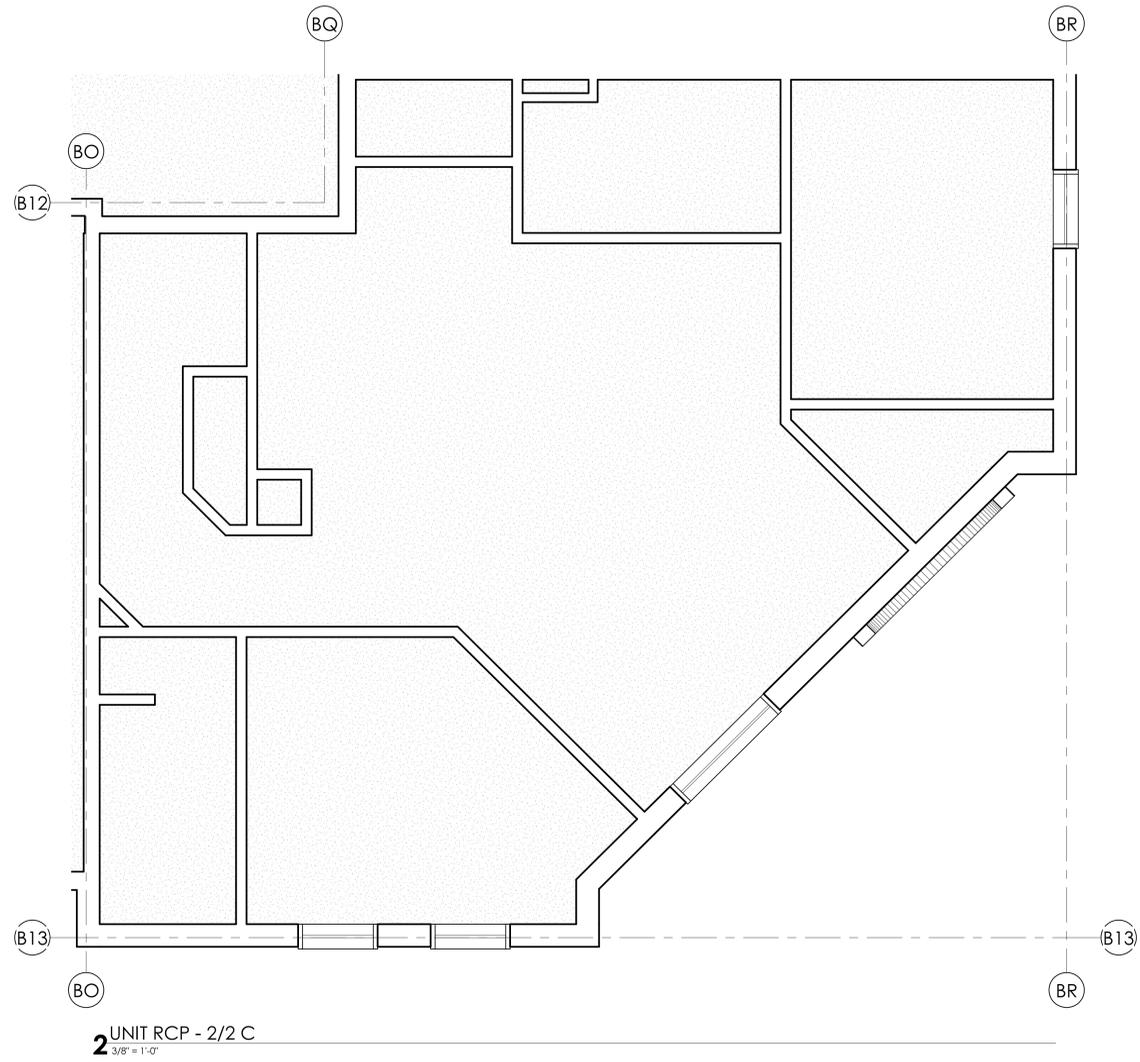
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NO.	DESCRIPTION	DATE

UNIT PLANS
- 2/2 C

AB138

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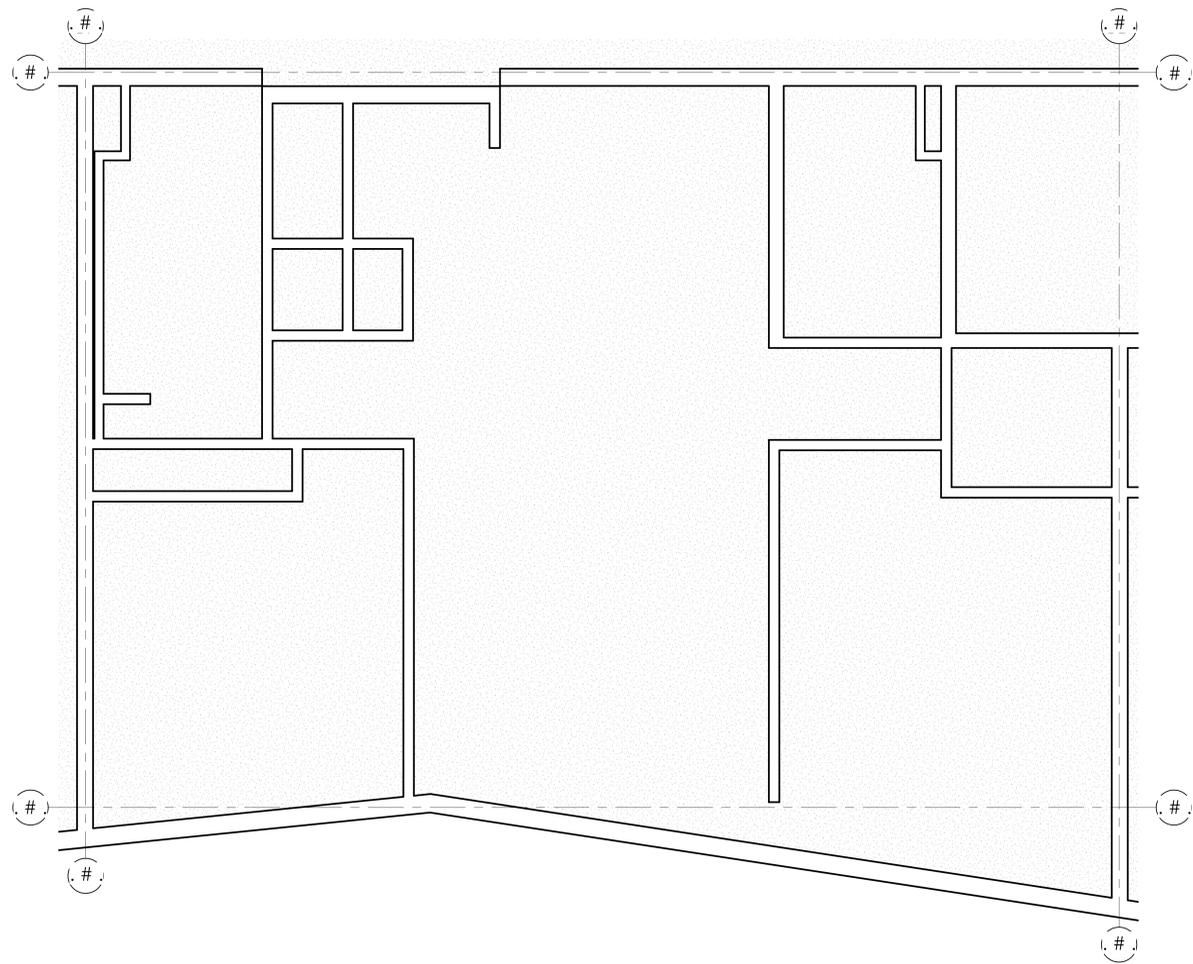
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UNIT PLANS
- 2/2 U

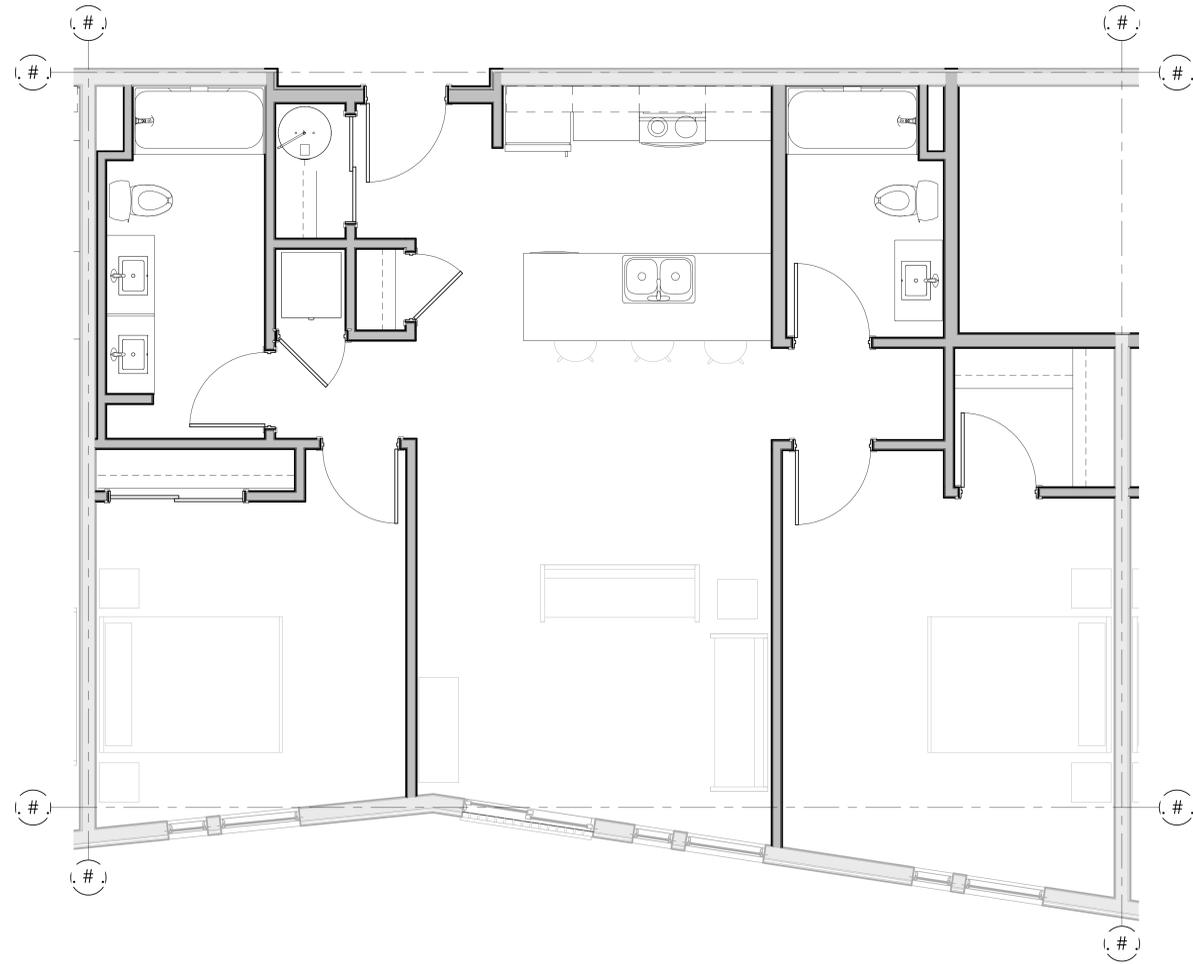
AB139

JOB NUMBER
DRAWN BY

19144
DK



2 UNIT RCP - 2/2 U
3/8" = 1'-0"



1 UNIT PLAN - 2/2 U
3/8" = 1'-0"

