

CODE ANALYSIS

PROJECT NARRATIVE

THIS PROJECT CONSISTS OF A SINGLE 4,830 SF FOUR-PLEX TOWNHOUSE BUILDING, WITH INTEGRAL SINGLE CAR GARAGES, TYPE V-B CONSTRUCTION INCLUDING 2-HR DEMISING WALLS AND PRE-ENGINEERED TRUSSES. SITE AMENITIES INCLUDE COMMUNAL AREA W/ PERGOLA PICNIC AREA AND PUBLIC ART.

THIS PROJECT IS NOT FIRE SPRINKLED.

HVAC, PLUMBING AND ELECTRICAL SYSTEMS TO BE PROVIDED VIA DESIGN-BUILD SUBCONTRACTORS.

ZONING: R-3

AREAS & OCCUPANT LOAD FACTORS:

TABLE 1004.1.1:	AREAS & OCCUPANT ANALYSIS:
RESIDENTIAL AREAS: 200 GROSS	PER UNIT A/D: 1,278sf / 200 = 6 OCCUPANTS
	PER UNIT B/C: 1,137sf / 200 = 6 OCCUPANTS
	TOTALS: 4,830sf 24 OCCUPANTS

APPLICABLE CODES: 2015 International Building Code (IBC)
2015 International Fire Code (IFC)
2015 International Residential Code (IRC)
2015 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel & Gas Code (IFGC)
2017 Idaho State Plumbing Code (ISPC)
2017 National Electrical Code (NEC)

BASIC DESIGN CRITERIA: Seismic Design Category C;
Roof Snow Load 25 psf;
Wind Load 115 mph, Exposure C per IBC;
Frost Depth 24"

OCCUPANCY GROUPS: R-3 OCCUPANCY (RESIDENTIAL)
(PER CHAPTER 3)

NUMBER OF STORIES / BUILDING HEIGHT: 1 STORY, +20' IN HEIGHT

SQUARE FOOTAGE OF AREAS OF EXISTING CONSTRUCTION: NOT APPLICABLE
(PER ESTIMATED ANALYSIS)

SQUARE FOOTAGE OF AREAS OF NEW CONSTRUCTION: ACTUAL: 4,830 OF R OCCUPANCY
(PER TABLE 506.2)

ALLOWABLE AREAS BY OCCUPANCY & AREA INCREASES:

UNLIMITED AREAS: NOT APPLICABLE

TYPE OF CONSTRUCTION: TYPE V-B

FIRE RESISTIVE REQUIREMENTS: 2-HR SEPARATION WALLS BETWEEN UNITS

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY: FIRE PARTITIONS BETWEEN DWELLING UNITS

OCCUPANT LOADS: 24 OCCUPANTS - SEE NOTES ABOVE

EXITS REQUIRED: (1) REQUIRED PER UNIT, (2) PROVIDED PER UNIT

AUTOMATIC SPRINKLER SYSTEM (FIRE ALARM): NOT APPLICABLE

PLUMBING FIXTURE COUNT FOR OCCUPANCY (per TABLE 2902.1):

ITEM:	REQUIRED PER UNIT (PROVIDED AMOUNT in PARENTHESIS PER EACH UNIT)
WATER CLOSETS:	1 REQUIRED (2 PROVIDED)
LAVATORIES:	1 REQUIRED (2 PROVIDED)
SHOWERS/TUBS:	1 REQUIRED (2 PROVIDED)
HOSE BIBBS:	0 REQUIRED (2 PROVIDED)
DISHWASHER:	0 REQUIRED (1 PROVIDED)
KITCHEN SINK:	1 REQUIRED (1 PROVIDED)
WASHER:	1 PER 20 UNITS REQUIRED (1 PROVIDED)

NOTE 1: FIXTURE COUNTS TO BE PER 2015 IBC & 2017 ISPC

PRESCRIPTIVE ENERGY COMPLIANCE (2015 IECC)					
INSULATION BY COMPONENT					
CLIMATE ZONE	WINDOW U-FACTOR	WINDOW SHGC	CEILING R-VALUE	WOOD WALL R-VALUE	UNHEATED SLAB
5	.35	.32	R-38	R-21	R-10 for 24" below



S & S TOWNHOME
322 E. 44TH STREET
GARDEN CITY, ADA, ID 83714

FOURPLEX MULTIFAMILY BUILDING

(4,830 SF OVERALL; UNITS A/D 1,278 SF, UNITS B/C 1,137 SF)

Project Team:

Architect:
neUdesign ARCHITECTURE
725 E 2ND ST
MERIDIAN, IDAHO 83642
TEL 1 208.884.2824
CONTACT: JAMES ESCOBAR
EMAIL: JIM@NEUDESIGNARCH.COM

CIVIL CONSULTANT
ROCK SOLID CIVIL
270 N. 27TH ST SUITE 100
BOISE, IDAHO 83705
TEL 1 208.342.3277
CONTACT: DERRITT KERNER
EMAIL: DKERNER@ROCKSOLIDCIVIL.COM

Sheet Number	Sheet Name
G-001	Cover Sheet
C1	COVER SHEET, INDEX & NOTES
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C3	ACHD FRONTAGE PLAN/PROFILE
C4	GRADING, DRAINAGE, & UTILITY PLANS WITH DETAILS
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T.101	MINOR PUD TEMPLATE

Legal Description:

TAX PARCEL # : R2734500512
DESCRIPTION: S 170' LOT 16 BLK 2 FAIRVIEW ACRES
SUB NO 01
LOT SIZE: 0.39
ZONING: R-3
TOWNSHIP: 4N, RANGE: 2E, SECTION: 31

Vicinity Map:



neUdesign ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

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Cover Sheet

SHEET

G-001

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ABBREVIATIONS

&	AND	GA	GUAGE	S.	SOUTH
∠	ANGLE	GALV.	GALVINIZED	S.C.	SOLID CORE
@	AT	G.B.	GRADE BEAM	SCHD.	SCHEDULE
⊕	CENTERLINE	GLB.	GLU-LAM BEAM	SECT.	SECTION
°	DEGREES	GL.	GLASS	S.F.	SQUARE FOOT or FEET
∅	DIAMETER	GYP.	GYPSUM	SHR.	SHEER
⊥	DIAMETER or ROUND	H.A.	HOLLOW CORE	SHT.	SHEET
⊥	PERPENDICULAR	HGT.	HEIGHT	SHTG.	SHEETING
±	PLUS or MINUS	H.M.	HOLLOW METAL	SIM.	SIMILAR
#	POUND or NUMBER	HORIZ.	HORIZONTAL	SL.	SLOPE
>	PROPERTY LINE or GREATER THAN	HR.	HOUR	SLH.	SHORT LEG HORIZONTAL
		HT.	HEIGHT	SLV.	SHORT LEG VERTICAL
		HVAC	HEATING, VENTILATING, AIR CONDITIONING	S.O.G.	SLAB ON GRADE
A.B.	ANCHOR BOLT			SP.	SPACES
A/C	AIR CONDITIONING			SPEC.	SPECIFICATION
A.F.F.	ABOVE FINISH FLOOR			SQ.	SQUARE
ADMIN.	ADMINISTRATION	I.D.	INSIDE DIAMETER (DIM.)	S.S.	SANITARY SEWER
AGGR.	AGGREGATE	I.F.	INSIDE FACE	STD.	STANDARD
AL.	ALUMINUM	IMP.	INSULATED METAL PANEL	STOR.	STORAGE
ANRS.	AMERICAN NATURAL RESOURCES	IN.	INCH	STRUCT.	STRUCTURAL
APPROX.	APPROXIMATE	INCL.	INCLUDE	SUSP.	SUSPENDED
ARCH.	ARCHITECTURAL	INSUL.	INSULATION	SYM.	SYMMETRICAL
ASPH.	ASPHALT	INT.	INTERIOR		
		JAN.	JANITOR	T&B	TOP AND BOTTOM
BD.	BOARD	JT.	JOINT	T&G	TONGUE AND GROOVE
BL.	BUILDING LINE			THK.	THICK
BLDG.	BUILDING			THK'ND.	THICKENED
BLK.	BLOCK	LAM.	LAMINATE	T.O.C.	TOP OF CONCRETE
BLKG.	BLOCKING	LAV.	LAVATORY	T.O.F.	TOP OF FOOTING
BM.	BENCH MARK	LBR.	LUMBER	T.O.S.	TOP OF STEEL
BOT.	BOTTOM	LF	LINEAL FOOT or FEET	T.O.W.	TOP OF WALL
BDF.	BOTTOM OF FOOTING	LL	LIVE LOAD	TYP.	TYPICAL
BRG.	BEARING	LLV.	LONG LEG VERTICAL		
B.S.	BOTH SIDES	LLH.	LONG LEG HORIZONTAL		
		LTG.	LIGHTING	U.L.	UNDERWRITERS LABORATORIES
C.B.	CATCH BASIN			UNF.	UNFINISHED
CER.	CERAMIC			U.O.N.	UNLESS OTHERWISE NOTED
CLG.	CEILING	MATL.	MATERIAL	UPS	UNINTERRUPTED POWER SUPPLY
CLOS.	CLOSET	MAX.	MAXIMUM		
CLR.	CLEAR	MBI	VINYL FACED METAL BUILDING INSULATION	VCT	VINYL COMPOSITION TILE
CMU	CONCRETE MASONRY UNIT	MECH.	MECHANICAL	VERT.	VERTICAL
COL.	COLUMN	MEMB.	MEMBRANE	VEST.	VESTIBULE
CONC.	CONCRETE	MEZZ.	MEZZANINE		
CONF.	CONFERENCE	MFR.	MANUFACTURER	W.	WEST
CONST.	CONSTRUCTION	M.H.	MANHOLE	w/	WITH
CONT.	CONTINUOUS	MIN.	MINIMUM	W.C.	WATER CLOSET
C/C	CENTER TO CENTER	MISC.	MISCELLANEOUS	W.D.	WOOD
CTR.	CENTER	MK.	MARK	W.G.	WIRE GLASS
CW/	COORDINATE WITH	MTL.	METAL	W.H.	WATER HEATER
				W/O	WITHOUT
DBL	DOUBLE	N.	NORTH	WSCT.	WAINSCOT
DEPT.	DEPARTMENT	N.A.	NOT APPLICABLE	WT.	WEIGHT
DET.	DETAIL	N/A	NOT APPLICABLE	W.W.F.	WELDED WIRE FABRIC
DIA.	DIAMETER	N.I.C.	NOT IN CONTRACT	W.W.M.	WELDED WIRE MESH
DIAG.	DIAGONAL	NO or #	NUMBER		
DIM.	DIMENSION	NOM.	NOMINAL	Y.D.	YARD DRAIN
DL	DEAD LOAD	N.T.S.	NOT TO SCALE		
DN.	DOWN				
DWG.	DRAWING				
		O.C.	ON CENTER		
(E)	EXISTING	O.D.	OUTSIDE DIAMETER		
E.	EAST	OFF.	OFFICE		
EA.	EACH	OPNG.	OPENING		
EF.	EACH FACE	OPP.	OPPOSITE		
ELECT.	ELECTRICAL	OSB	ORIENTED STRAND BOARD		
EL.	ELEVATION	O.T.O.	OUT TO OUT		
EMER.	EMERGENCY	or	OVER		
E.W.	EACH WAY	O/O	OUT TO OUT		
ENGR.	ENGINEER				
EQ.	EQUAL	PART.	PARTITION		
EQUIP.	EQUIPMENT	PBR	EXPOSED FASTENER METAL PANEL		
EXIST.	EXISTING	PC.	POINT OF CURVATURE		
EXP.	EXPANSION	P.LAM.	PLASTIC LAMINATE		
EXP. JT.	EXPANSION JOINT	PLYWD	PLYWOOD		
EXT.	EXTERIOR	PR.	PAIR		
		PRCST	PRECAST		
		PREFAB.	PREFABRICATED		
		PREP.	PREPARATION		
FAB.	FABRICATE	PROVD	PROVIDED		
FD	FLOOR DRAIN	PSI.	POUNDS PER SQUARE INCH		
FDN.	FOUNDATION	PT.	PRESSURE TREAT		
FE	FIRE EXTINGUISHER				
F.F.	FINISH FLOOR	RAD.	RADIUS		
F.H.	FIRE HYDRANT	R.D.	ROOF DRAIN		
FIN.	FINISH	REF.	REFERENCE		
FL.	FLOOR	REFR.	REFRIGERATOR		
FLUOR.	FLUORESCENT	REINF.	REINFORCED		
F.O.	FRAMED OPENING	REQD.	REQUIRED		
F.O.C.	FACE OF CONCRETE	RM.	ROOM		
F.O.S.	FACE OF STUDS	R.O.	ROUGH OPENING		
F.O.W.	FACE OF WALL				
F.R.	FRAME				
FRPF.	FIREPROOFING				
FT.	FOOT or FEET				
FTG.	FOOTING				
FURR.	FURRING				

SYMBOLS LEGEND

	GRID LINE/BUBBLE NUMERICAL TYPICALLY MAINFRAMES & END WALLS ALPHANUMERICAL TYPICALLY SIDE WALLS ~ (aka PRIME) INDICATES SEQUENCING PRIOR TO INITIAL LETTER/NUMBER .5 (aka FRACTIONS) INDICATE ESTIMATED DISTANCES BETWEEN GRID LINES		NORTH ARROW TRUE NORTH IS AS LABELED OUTSIDE OF CIRCLE PROJECT NORTH IS AS INDICATED INSIDE OF CIRCLE
	DOOR SYMBOL SEE DOOR SCHEDULE (TYPICALLY A-61x SERIES SHEETS)		KEYNOTE SYMBOL SEE KEYNOTE DESCRIPTIONS ON SAME PAGE
	WINDOW SYMBOL SEE DOOR SCHEDULE (TYPICALLY A-61x SERIES SHEETS)		DATUM ELEVATIONS PROVIDES ELEVATION OF LEVEL (ie FINISH FLOOR, LOW EAVE, etc.)
	WALL TYPE TYPICALLY FOUND ON OVERALL FLOOR PLAN SHEETS (A-111)		SPOT ELEVATION SYMBOL PROVIDES SPOT ELEVATION OF ITEM AT ARROWHEAD
	EXTERIOR ELEVATION SYMBOL SEE EXTERIOR ELEVATIONS (TYPICALLY A-21x SERIES SHEETS)		BUILDING/WALL SECTION CUT SYMBOL SIM DENOTES A SIMILAR SECTION CUT VIEW WHERE APPLICABLE NO BUBBLE TYPICAL @ STRUCTURAL DRAWINGS
	INTERIOR ELEVATION SYMBOL SEE INTERIOR ELEVATIONS (TYPICALLY A-42x SERIES SHEETS)		DETAIL SYMBOL NO TAIL INDICATES DETAIL LEVEL VIEW
	ROOM NAME, NUMBER AND SQUARE FOOTAGE SEE FINISH SCHEDULE (TYPICALLY A-61x SERIES SHEETS) SQUARE FOOTAGE MAY NOT BE PROVIDED AT TIMES		REVISION NUMBER SPECIFIC PER REVISION AS NOTED
	ENLARGED VIEW CALLOUT CAN REFER TO WALL SECTIONS, ENLARGED FLOOR PLANS or DETAILS		REVISION CLOUD SPECIFIC PER REVISION NUMBER or MOST CURRENT SHEET REVISION IN TITLEBLOCK
	ADA TURN RADIUS INDICATES CLEAR FLOOR AREA SPACE OF A 5' DIAMETER CIRCLE		SHEAR WALL HOLDDOWN SEE STRUCTURAL PLANS FOR DETAILS
			SHEAR WALL NAILING PATTERN SEE STRUCTURAL PLANS FOR DETAILS



725 E 2nd St
Meridian, ID 83642
208.884.2824

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Sue Samson
S & S Townhomes
322 E. 44th St. Garden City, ID 83714

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Standards &
Abbreviations

SHEET

G-002

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Site Plan

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A.101

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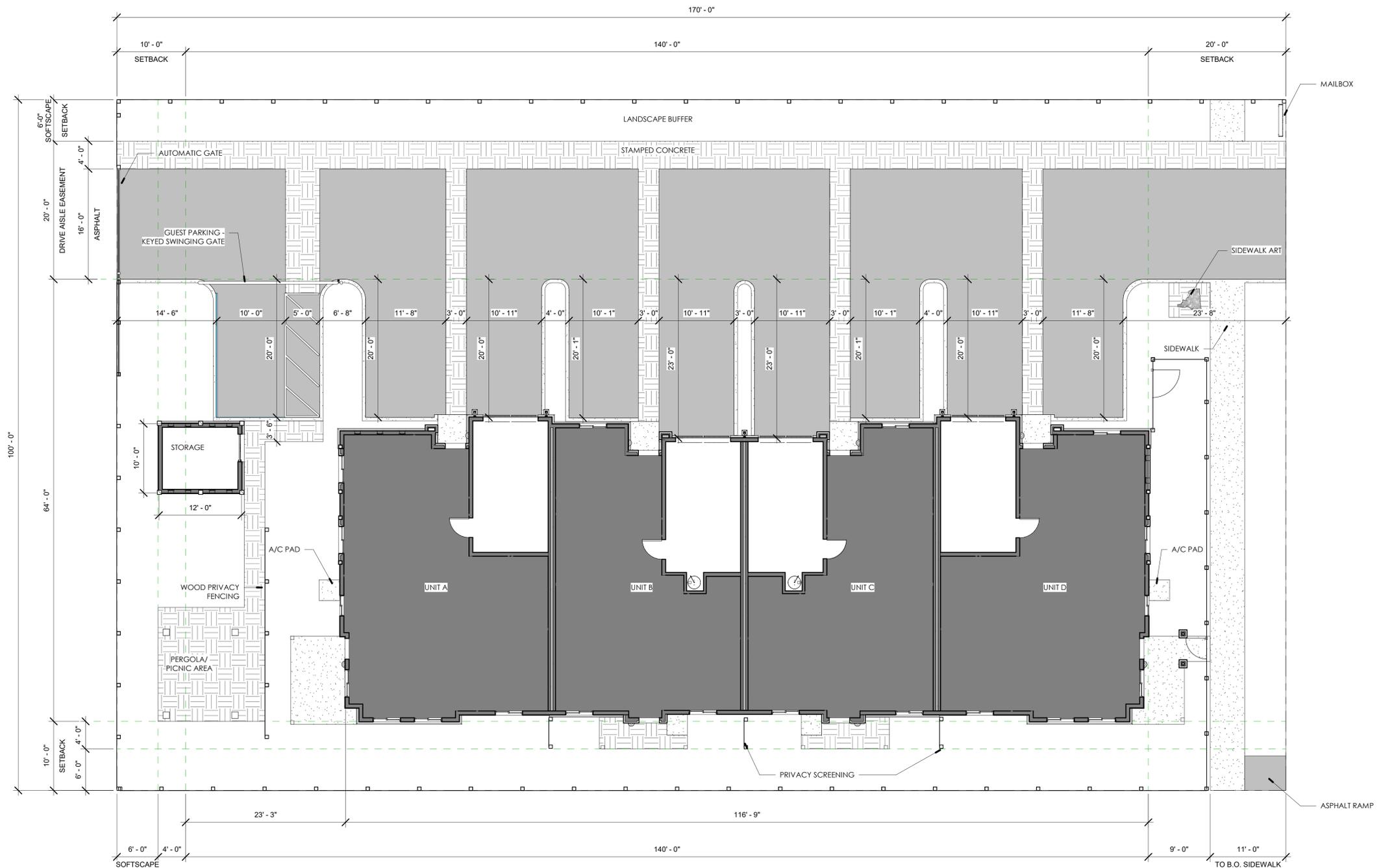
SITE ANALYSIS:

SITE CHARACTERISTICS
ZONING DISTRICT: R-3
LOT AREA: 17,000 sf
BUILDING AREA: 4,830 sf
HARDSCAPE: 7,305 sf
LANDSCAPE: 4,865 sf

PARKING STALLS:
(8-6B-8-D-3 TABLE h)
CALCULATION: $700-1000 \text{ SF } 1.5 / 2 = 3 \text{ STALLS}$
 $1000+ \text{ SF } 2 / 2 = 4 \text{ STALLS}$

REQUIRED STANDARD STALLS: 7
REQUIRED ADA STALLS: 1

PROVIDED STANDARD STALLS: 13
PROVIDED ADA STALLS: 1



1 Site NEW
1/8" = 1'-0"





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NO.	DESCRIPTION	DATE
A	Schematic Layout	11.21.16



1 Fourplex Floor Plan
3/16" = 1'-0"



AREA TABLE

	2 BEDROOM	3 BEDROOM
LIVING	906 SF	1051 SF
GARAGE	231 SF	227 SF



2 FINISH Floor
1/16" = 1'-0"

Floor Plan

SHEET

A.111

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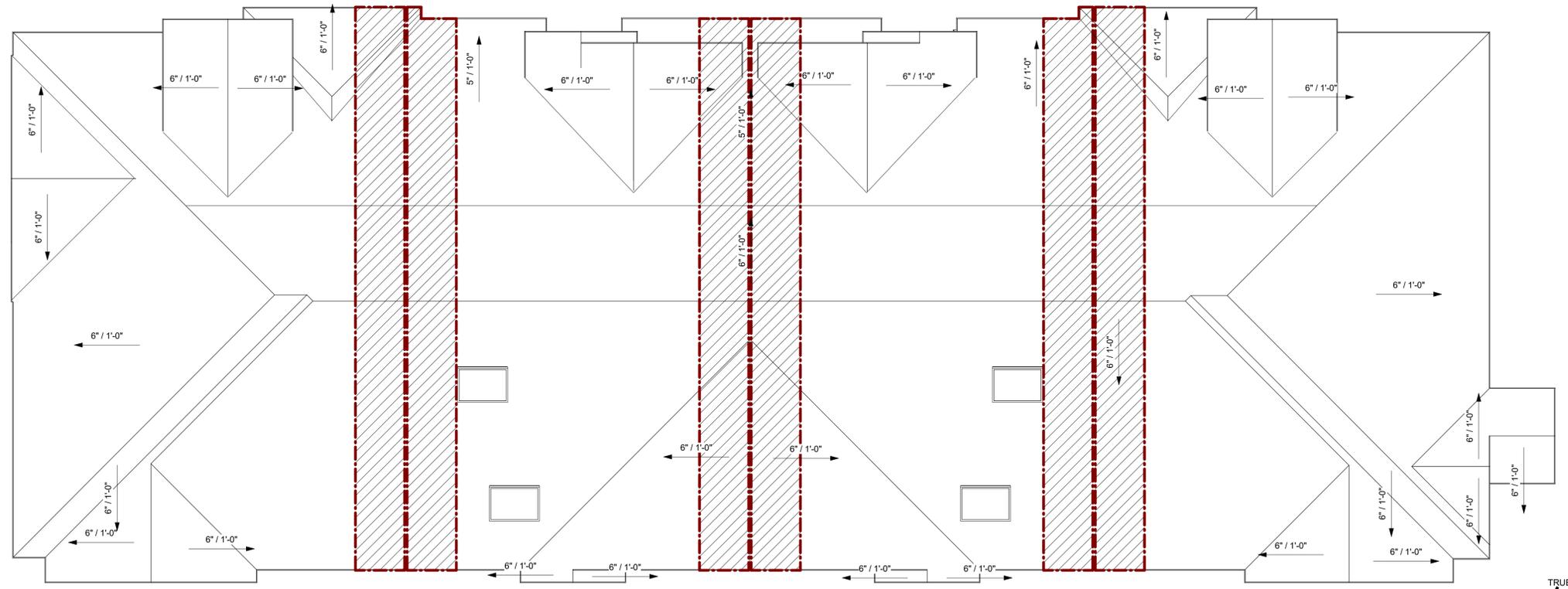
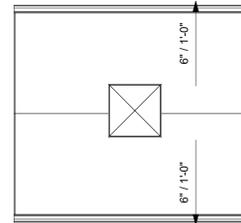
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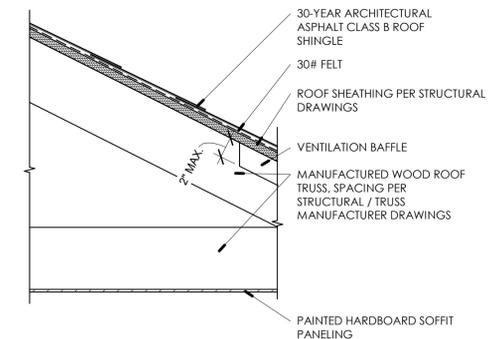
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NO.	DESCRIPTION	DATE



① Roof Plan
3/16" = 1'-0"



② R1 - TYPICAL ROOF/CEILING ASSEMBLY
@ EAVES
1 1/2" = 1'-0"

Roof Plan

SHEET

A.131

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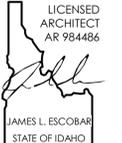
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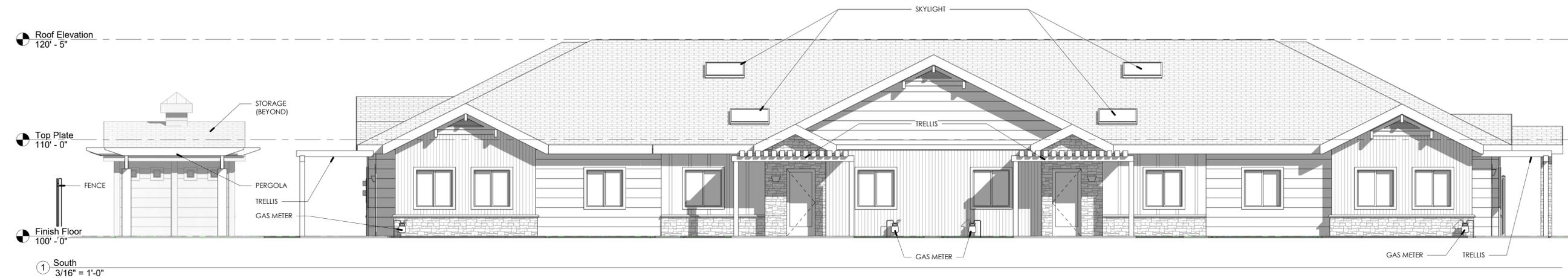
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Exterior Elevations

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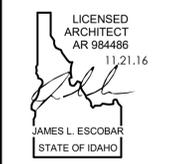
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NO.	DESCRIPTION	DATE
A	Schematic Layout	11.21.16

Exterior
Elevations
Colored

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EXTERIOR FINISH LEGEND

- ① HARDPLANK CEMENTITIOUS LAP SIDING - 8" LAP PLANKS
PAINT INFO:
MFR: SHERWIN WILLIAMS
COLOR NAME: JAGGED GRANITE
COLOR NO: HGSW 1452
- ② HARDPLANK CEMENTITIOUS BOARD AND BATTEN - VERTICAL BATTENS 2'-0" O.C.
PAINT INFO:
MFR: SHERWIN WILLIAMS
COLOR NAME: MONOCHROME
COLOR NO: HGSW 1454
- ③ HARDPLANK CEMENTITIOUS VERTICAL SIDING - 4" PLANKS VERTICAL
PAINT INFO:
MFR: SHERWIN WILLIAMS
COLOR NAME: STEELY GRAY
COLOR NO: HGSW 1453
- ④ 30 YEAR ARCHITECTURAL ROOFING SHINGLE - OWENS CORNING "PACIFIC WAVE"
- ⑤ TRIM: HARDI-FASCIA 1X8 DOORS/WINDOWS 1X4 ACENT BAND 1X12
PAINT INFO:
MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ⑥ STONE SIDING
MFR: CULTURED STONE COLLECTION: PRO-FIT LEDGESTONE NAME: SOUTHWEST BLEND
- ⑦ DOOR COLOR
MFR: SHERWIN WILLIAMS
COLOR NAME: MAJESTIC PURPLE
COLOR NO: SW 6545



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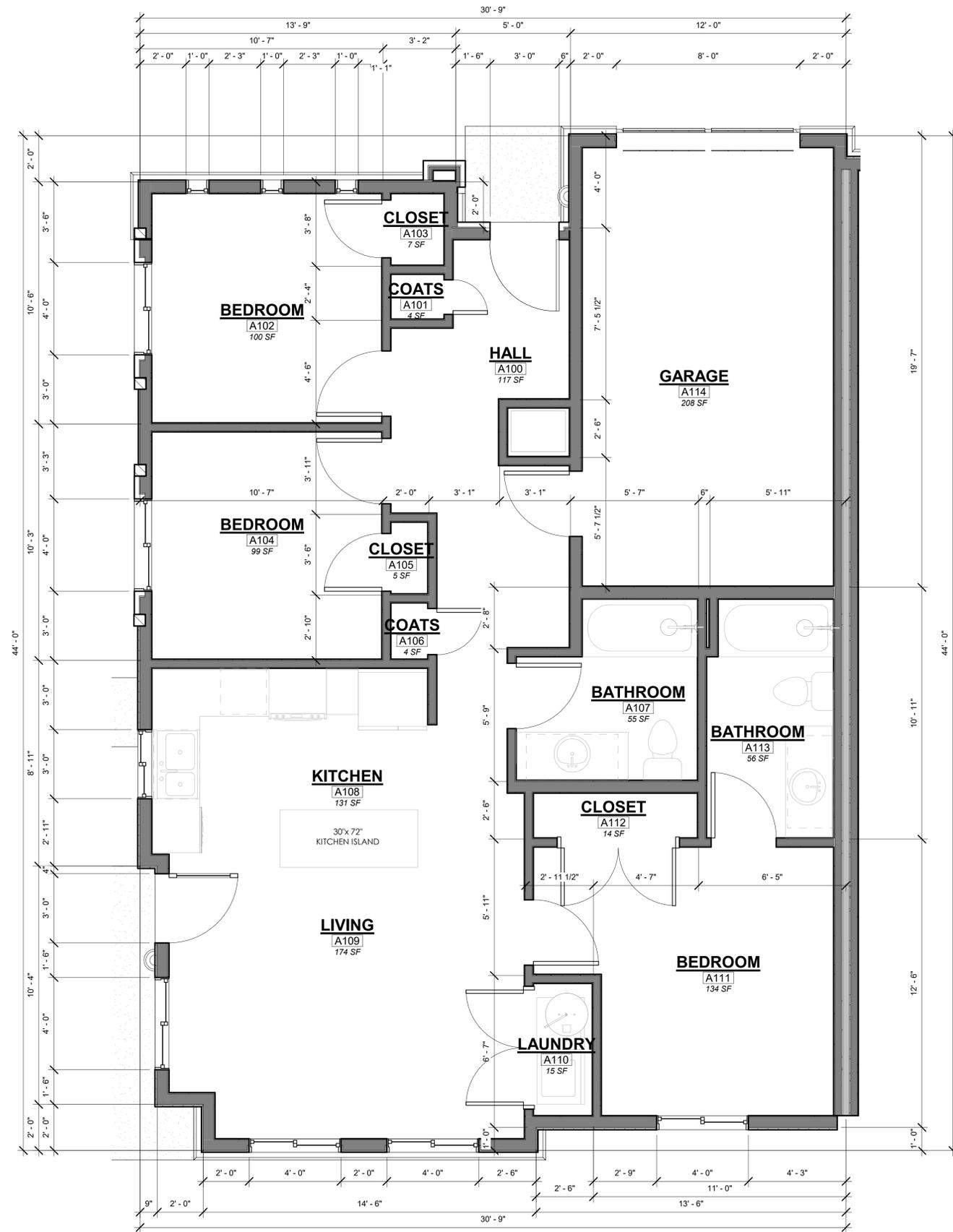
Unit A/D
Enlarged
Plan

SHEET

A.411

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① UNIT TYPE A/D - FIRST FLOOR
3/8" = 1'-0"



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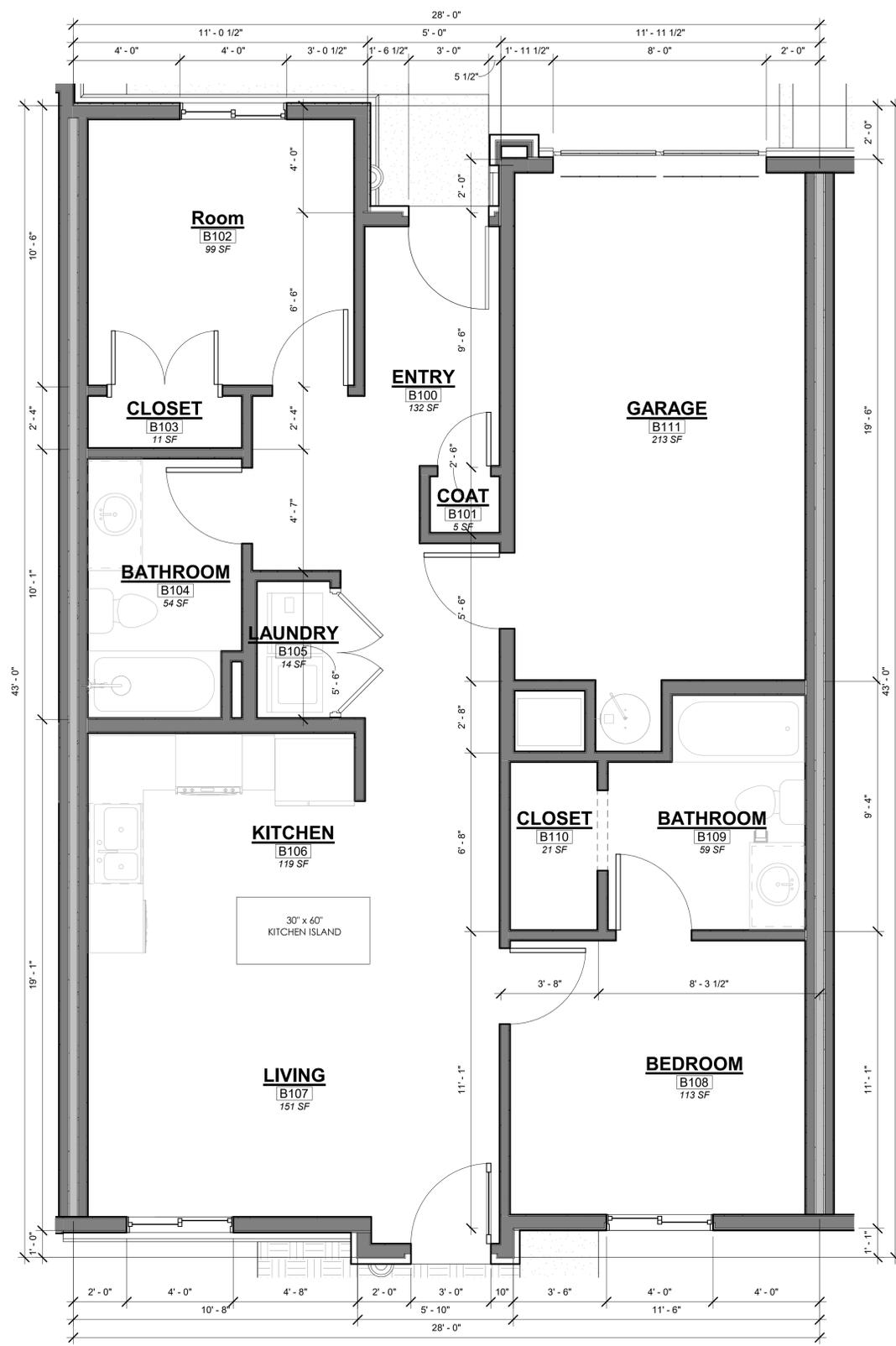
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Unit B/C
Enlarged
Plan

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① UNIT TYPE B/C - FIRST FLOOR
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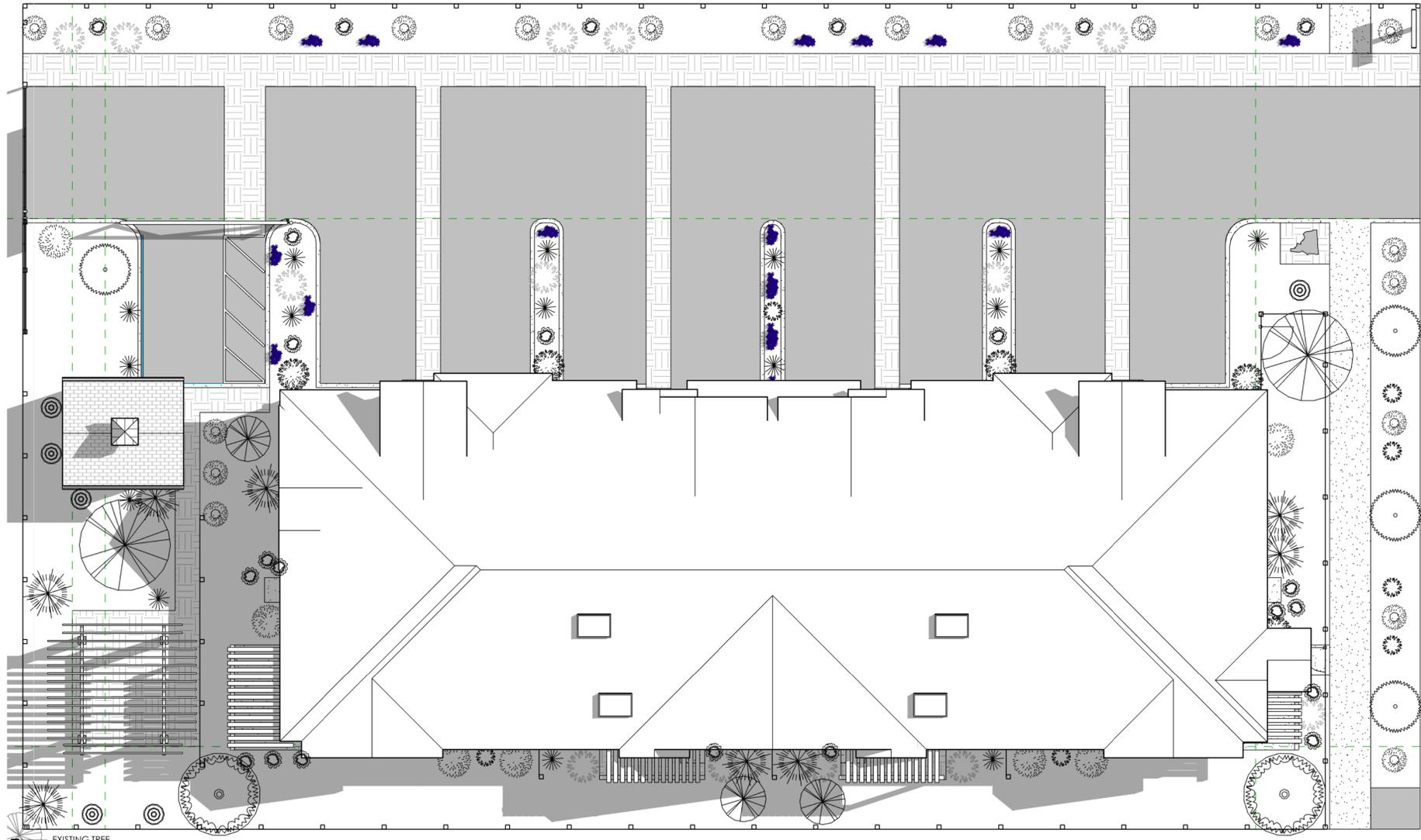
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Landscape Plan

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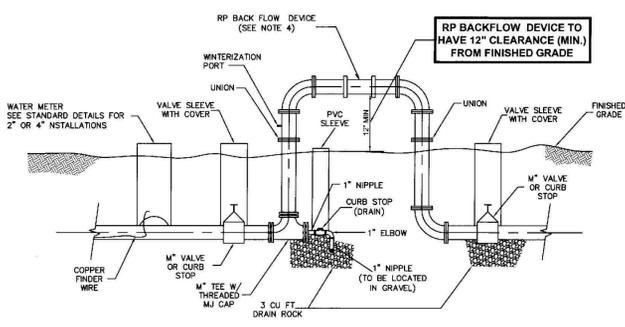


5 Landscape Plan
1/8" = 1'-0"

TREE SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE		SPACING	CHARACTERISTICS
				WIDTH	HEIGHT		
	MALUS 'INDIAN MAGIC'	INDIAN MAGIC CRAB APPLE	3/4" CAL. CLASS I	15' - 20'	15' - 20'	AS SHOWN ON PLAN	PINK FLOWERS IN SPRING, BRILLIANT FALL FRUIT LASTING THROUGH WINTER
	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	3/4" CAL. CLASS I	15' - 20'	15' - 25'	AS SHOWN ON PLAN	VIBRANT RED BARK WITH PALE GREEN OR YELLOW LEAVES
	PICEA ABIES	NORWAY SPRUCE	2" - 2 1/2" CAL. CLASS II	25' - 30'	50' - 70'	AS SHOWN ON PLAN	FAST GROWING, DARK EVERGREEN
	FAGUS SYLVATICA 'ROSEO-MARGINATA'	TRI COLOR BEECH	2" - 2 1/2" CAL. CLASS II	35' - 50'	50' - 70'	AS SHOWN ON PLAN	DARK GREEN & PURPLE LEAVES IN SPRING, GOLDEN IN FALL
	HIBISCUS SYRIACUS 'APHRODITE'	ROSE OF SHARON	5 GAL.	4' - 6'	6' - 10'	AS SHOWN ON PLAN	LONG-BLOOMING DENSELY FLOWERED SHRUB
	SYRINGA VULGARIS 'LAVENDER LADY'	LAVENDER LADY LILAC	5 GAL.	5' - 6'	10' - 12'	AS SHOWN ON PLAN	FRAGRANT EARLY BLOOMING SHRUB
	RHODODENDRON 'CHIONOIDES'	CHIONOIDES RHODODENDRON	5 GAL.	4' - 6'	4'	AS SHOWN ON PLAN	LATE-BLOOMING WHITE BELL SHAPED FLOWERING SHRUB
	ROSA X 'CHEWMAYTIME' PLANT	OSO EASY PAPRIKA ROSE	2 GAL.	3'	1' - 2'	AS SHOWN ON PLAN	LONG BLOOMING ORANGE TO GOLD FLOWERING SHRUB
	BUXUS MICROPHYLLA 'VAR. JAPONICA 'MORRIS MIDGET'	MORRIS MIDGET BOXWOOD	1 GAL.	18"	12"	AS SHOWN ON PLAN	EVERGREEN SHRUB
	HOSTA 'DIAMOND TIARA'	DIAMOND TIARA PLANTAIN LILY	1/2 GAL.	12" - 16"	8" - 12"	AS SHOWN ON PLAN	GREEN LEAVES EDGED IN WHITE, PURPLE FLOWERS
	CAREX ELATA 'AUREA'	BOWLES GOLDEN EDGE SEDGE	1 GAL.	2' - 3'	1' - 2'	AS SHOWN ON PLAN	BRIGHT YELLOW BURSTS OF COLOR
	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL.	2' - 3'	2' - 3'	AS SHOWN ON PLAN	GRASS WITH FUZZY FLOWER SPIKES
	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	1 GAL.	18" - 24"	18" - 24"	AS SHOWN ON PLAN	SPIKES OF INDIGO FLOWERS W/ MOUNDS OF GREEN FOLIAGE
	DELOSPERMA COOPERI 'WOWDRY!' PLANT	WHEELS OF WONDER HOT PINK WONDER ICE PLANT	1/2 GAL.	18" - 24"	4' - 6'	AS SHOWN ON PLAN	VIBRANT PINK BLOOMS, SUCCULENT FOLIAGE

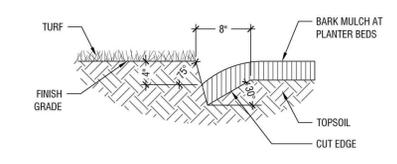
GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT AND DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT PRIOR TO THE BEGINNING OF CONSTRUCTION. GRADES ARE APPROXIMATE. VERIFY IN FIELD.
2. REMOVE TOP SOIL AND ORGANIC MATERIAL FROM THE BUILDING SITE, STOCK PILE IT IF POSSIBLE FOR USE IN FINAL GRADING.
3. ALL PLANTS, TREES AND HARDSCAPING TO REMAIN UNLESS OTHERWISE NOTED. PROTECT FROM DAMAGE DURING CONSTRUCTION. REPLACE AS REQUIRED.
4. ANY FILL UNDER GRADE SUPPORTED CONCRETE SLABS TO BE 4" MIN. GRAVEL, COMPACTED TO 95%.
5. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL, STEPPED AS TO MAINTAIN THE REQUIRED DEPTH BELOW FINISH GRADE.
6. CONCRETE SLABS TO BE 4", 3,000 P.S.I. AT 28 DAYS WITH CONTROL JOINTS AT 10' O.C. (MAX.) EA WAY. PROVIDE 3/4" TOOLED JOINTS AT 5'-0" O.C. IN CONCRETE SIDEWALKS.
7. FINISH GRADES ARE TO REMAIN AT LEAST 8" BELOW EXTERIOR FINISHES.
8. PRIOR TO CERTIFICATE OF OCCUPANCY, REPLACE ANY DAMAGED EXISTING HARDSCAPING (ASPHALT, CONCRETE, CURBS, ETC.) AS REQUIRED.

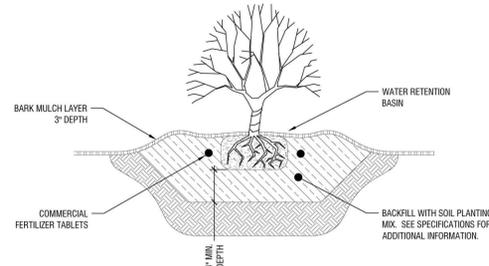


4 Backflow Preventer
1" = 50'-0"

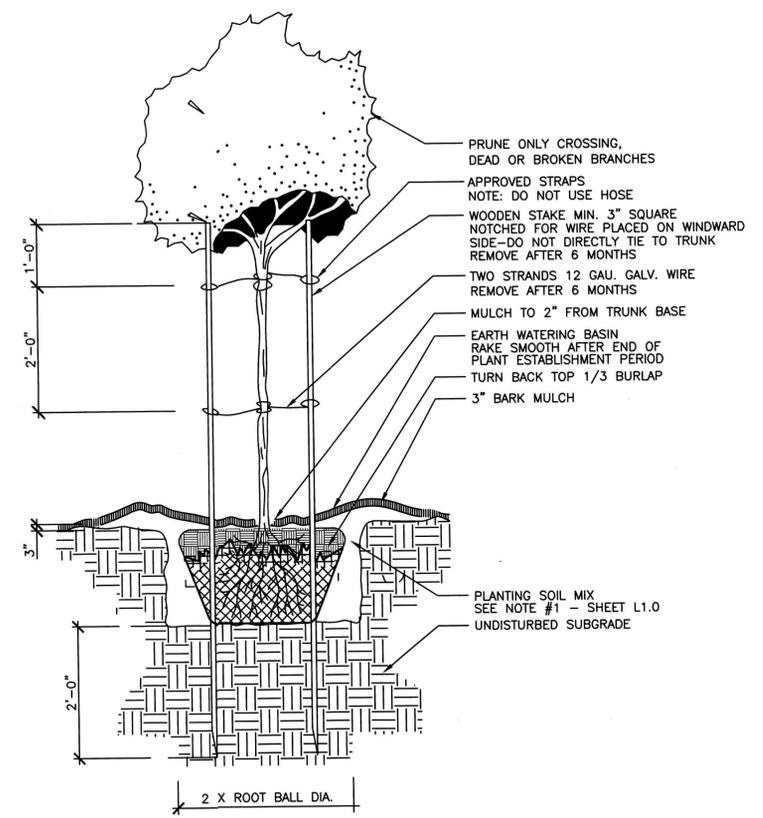
- NOTES**
1. THIS DETAIL IS GENERIC, AND SHOULD BE USED FOR ALL PRESSURE IRRIGATION SINGLE POINT CONNECTIONS TO THE CITY WATER SYSTEM. THE LINE, VALVE, TEE AND OTHER APPROPRIATE SIZES WILL BE DETERMINED BY THE SIZING REQUIREMENTS OF THE PROJECT TO BE FED.
 2. TYPE OF BACKFLOW PREVENTION DEVICE REQUIRED FOR A PARTICULAR SITUATION SHALL BE COMMENSURATE WITH THE DEGREE OF HAZARD PRESENTED.
 3. THE RPBA SHALL ONLY BE INSTALLED IN THE ORIENTATION FOR WHICH THEY ARE APPROVED.
 4. ALL BACKFLOW DEVICES SHALL BE APPROVED BY THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY.



2 Edging Detail
1" = 100'-0"



3 Planting Detail
1" = 40'-0"



1 Tree Planting Detail
1: 1440

NOTE:
LIGHTING FIXTURES LISTED BELOW ARE TO ESTABLISH A WATTAGE/LUMEN COMPARABLE AND BUDGET. OWNER TO PICK FINAL FIXTURES

L-1

Catalog No.	Finish		Lamping	Dimensions (Inches)			
	Oil Rubbed Bronze	Antique Bronze		A	B	C	D
P5953	-108		1 (m) 100w	5-3/4	14-3/8	6-1/8	9-7/8



Specifications:

General

- Light amber etched inside, textured outside glass panels
- Painted Oil Rubbed Bronze (-108) finish
- Steel/Aluminum construction
- Matching post, wall and chain-hung units available

Mounting

- Wall mount
- Back plate 4-3/4" W x 7-7/8" Ht. x 7/8" deep
- Covers outlet box
- Mounting strap for outlet box included

Electrical

- Medium sockets

Labeling

- cCSAus wet location listed

L-2

Catalog No.	Finish		Lamping	Dimensions (Inches)			
	Antique Bronze	Oil Rubbed Bronze		A	B	C	D
P5628	-46		1 (m) 100w	6-3/4	10-5/8	7-1/2	2-3/4
P5629	-46		1 (m) 100w	10	15-1/8	10-3/4	10



Specifications:

General

- Hand-painted glass panels
- Hand-painted (Antique Bronze (-46) finish)
- Die-cast aluminum construction
- Companion Bath and Vanity, Chain hanging lanterns, Chandeliers, Close-to-ceiling, Hall and Foyer, Landscape Pendant, Post top lanterns, Wall brackets, Wall lanterns, fixtures are available

Mounting

- Wall mount
- Mounting strap for outlet box included
- Back plate covers a standard 4" hexagonal recessed outlet box

Electrical

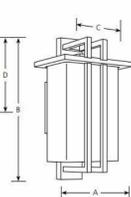
- Medium base ceramic outlet with nickel plated brass screw shell
- Pre-wired

Labeling

- cCSAus Wet location listed

L-3

Catalog No.	Finish		Lamping	Dimensions (Inches)			
	Brushed Nickel	Antique Bronze		A	B	C	D
P5990	-09	-20	1 (m) 100w	7-3/4	14	5-5/8	7



Specifications:

General

- Opal etched glass shade: 6" w., 9-9/16" Ht., 4" deep
- Brushed Nickel -09 plated finish
- Antique Bronze -20 painted finish
- Steel construction
- Companion Bath and Vanity, Chain hanging lanterns, Close-to-ceiling, Hall and Foyer, Pendant, Post top lantern, Sconce, Wall bracket, Wall lantern, fixtures are available

Mounting

- Wall mount
- Back plate covers a standard 4" hexagonal recessed outlet box
- Mounting bracket for outlet box included

Electrical

- Medium base ceramic sockets
- Pre-wired

Labeling

- cCSAus Wet location listed

L-4

PROGRESS LIGHTING

DATE: _____ TYPE: _____
NAME: _____
PROJECT: _____

Incandescent

P550017-020

Haddon

A classic New England coach light, the Haddon lanterns feature a clear seeded shade paired with an Antique Bronze frame. The wire surround is a classic industrial-inspired detail that provides nostalgic charm.

- The Haddon lanterns feature a clear seeded shade paired with an Antique Bronze frame.
- The wire surround is a classic industrial-inspired detail.
- Lantern provides nostalgic charm to any exterior.

Category: Outdoor

Finish: Antique Bronze (patined)

Construction: Steel construction

Glass/Shade: Clear Seeded Glass shade

Mounting	Electrical	Lamping	Additional Information
Ceiling mounted Mounting strap for outlet box included covers a standard 4" octagonal recessed outlet box	Pre-wired 6" of wire supplied 120V	Quantity One (75w min. Medium Base E26 base socket)	cCSAus Wet location listed



Diameter: 10"

Height: 10"

Clear

Weight: 3.15 lbs

Weight: 3.15 lbs

1 Site - Electrical
1/8" = 1'-0"



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

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CLIENT:
Sue Samson
S & S Townhomes
322 E. 44th St. Garden City, ID 83714

PROFESSIONAL SEAL

LICENSED ARCHITECT
AR 984486

JAMES L. ESCOBAR
STATE OF IDAHO

NO. DESCRIPTION DATE

Site
Lighting
Plan

SHEET

E.100

DATE 08.02.18
JOB NUMBER 18090
DRAWN BY Author