

# SAMUELSON AVENUE

## BOYD WILSON SANDPOINT ID SCHEMATIC DESIGN SET



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SAMUELSON AVENUE						BOYD WILSON	2022066
UNIT TABULATION - 2/3 STORY STAK HOUSE BUILDING							2/4/25
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1	1br/1ba	735	36	23%	26,460	64%	
A2	1br/1ba	777	64	41%	49,728		
B1	2br/2ba	1,074	8	5.1%	8,592	36%	
B2	2br/2ba	1,135	8	5.1%	9,080		
B3	2br/2ba	1,072	8	5.1%	8,576		
B4	2br/2ba	1,072	8	5.1%	8,576		
B5	2br/2ba	1,030	8	5.1%	8,240		
B6	2br/2ba	1,135	8	5.1%	9,080		
B7	2br/2ba	1,196	8	5.1%	9,568		
TOTALS			156	100%	137,900		

UNIT AVERAGE NET SF : 884

\* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA	
UNIT AVERAGE NET SF :	884 S.F.
PARKING: REQUIRED	156 SPACES (Units under 1200sf=1/unit; Units over 1200sf =1.4/unit)
GARAGE PARKING	36 GARAGE SPACES
TANDEM PARKING	22 GARAGE SPACES
SURFACE PARKING	138 SURFACE SPACES
PROVIDED	196 SPACES
	1.26 SPACES/UNIT
BIKE PARKING REQD/PROVIDED	237 STALLS (157 SURFACE + 80 COVERED)
IMPERVIOUS AREAS:	
1. STREET	101,202 SF (2.3 AC)
2. SIDEWALKS	11,288 SF (0.3 AC)
	112,490 SF (2.6 AC)
% IMPERVIOUS=	2.6AC / 6.5AC (TOTAL AC) = 40%
BUILDING COVERAGE=	1.89 AC/6.5 AC(TOTAL AC) = 28%

SCREENING AND/OR LANDSCAPING NOTES:

F. 3. A timed and automated irrigation system shall be provided for all required landscaping and maintained in a workmanlike manner.

G. Parking Lot Directional Signs: Parking lots not visible from streets must have clearly visible directional signs approved during the site plan review process.

BIKE PARKING:

H. Additional Standards Applicable To Multi-Family Development:

- Purpose And Intent: The following design standards were established to improve the appearance, quality, and functions of multi-family housing. The standards herein apply to the development of multi-family housing in the "RM" zone of four (4) or more units including, but not limited to, apartments and condominiums.
- Conflicting Standards: In the event that other standards of this title conflict with standards in this provision, the standards within this provision shall prevail.
- Building Mechanicals, Service Elements, And Resident Amenities:
  - Service areas, utility meters, and building mechanicals shall not be located on the street side of the building, nor on a side wall closer than ten feet (10') to the street side of the building. Screening of meters and mechanicals is required, regardless of location. Mailboxes are permitted within ten feet (10') of the front of the building if not visible from the street.
  - Trash and recycling containers, including cans and dumpsters, shall be screened so as not to be visible from the street or from neighboring properties. Screening shall be one foot (1') higher than the container but not higher than six feet (6'), however roofed enclosures may exceed this limit.
  - Bike racks shall be provided and shall include space for at least two (2) bikes per unit.
  - Bike racks shall be located near building entries, shall not interfere with pedestrian circulation, and shall be well lit

BIKE PARKING CALCULATION:

BASED ON "ESSENTIALS OF BIKE PARKING"

REV 1.0, SEPTEMBER 2015

INVERTED U

also called staple, loop

Common style appropriate for many uses; two points of ground contact. Can be installed in series on rails to create a free-standing parking area in variable quantities. Available in many variations.

EXTERIOR SEATING:

REQUIRED: 1 SEAT PER 3 UNITS = 156 / 3 = 52

PROVIDED: 64 WITHIN POOL AREA + 4 WITHIN GREEN = 68

SCALE: 1" = 50' - 0" (24"x36" SHEET)

0' 50' 100' 200'







**LIGHTING NOTES:**

A. Any parking area which is intended to be used during non- daylight hours shall be properly illuminated to avoid accidents. Residential uses are exempt from this requirement.

B. Any lights used to illuminate a parking lot must be so arranged as to reflect the light away from the adjoining property.

C. Parking lot lighting must be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas while avoiding glare and direct illumination of adjacent properties or streets. All parking lot lighting requirements must also apply to interior drives and other areas on the property used by vehicles.

1. Lighting Fixtures: All lighting fixtures providing illumination for parking lots must direct light downward (in keeping with Illuminating Engineering Society of North America, IESNA, standards).

2. Maximum Mounting Height: The maximum mounting height for all parking lot illuminating light fixtures shall be twenty feet (20').

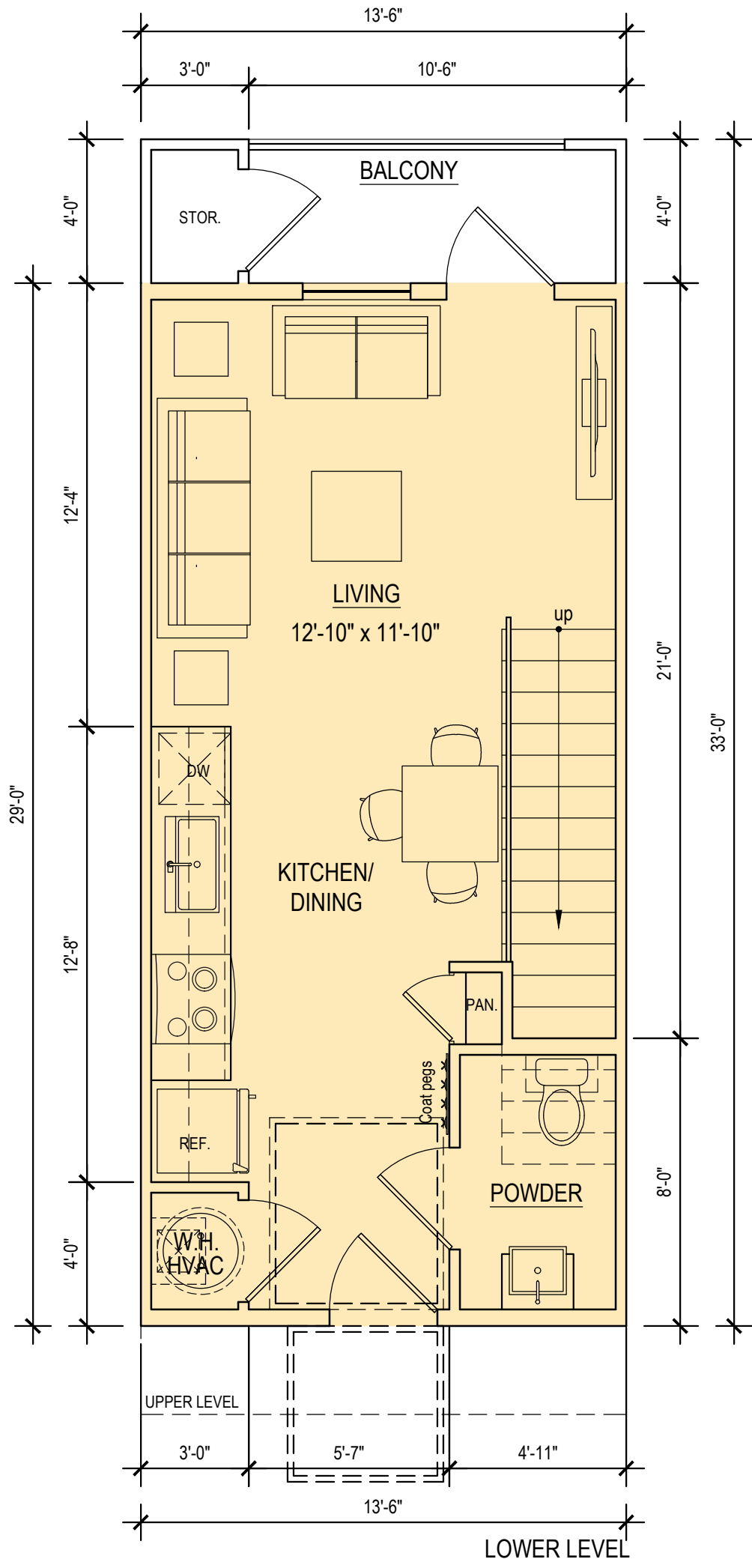
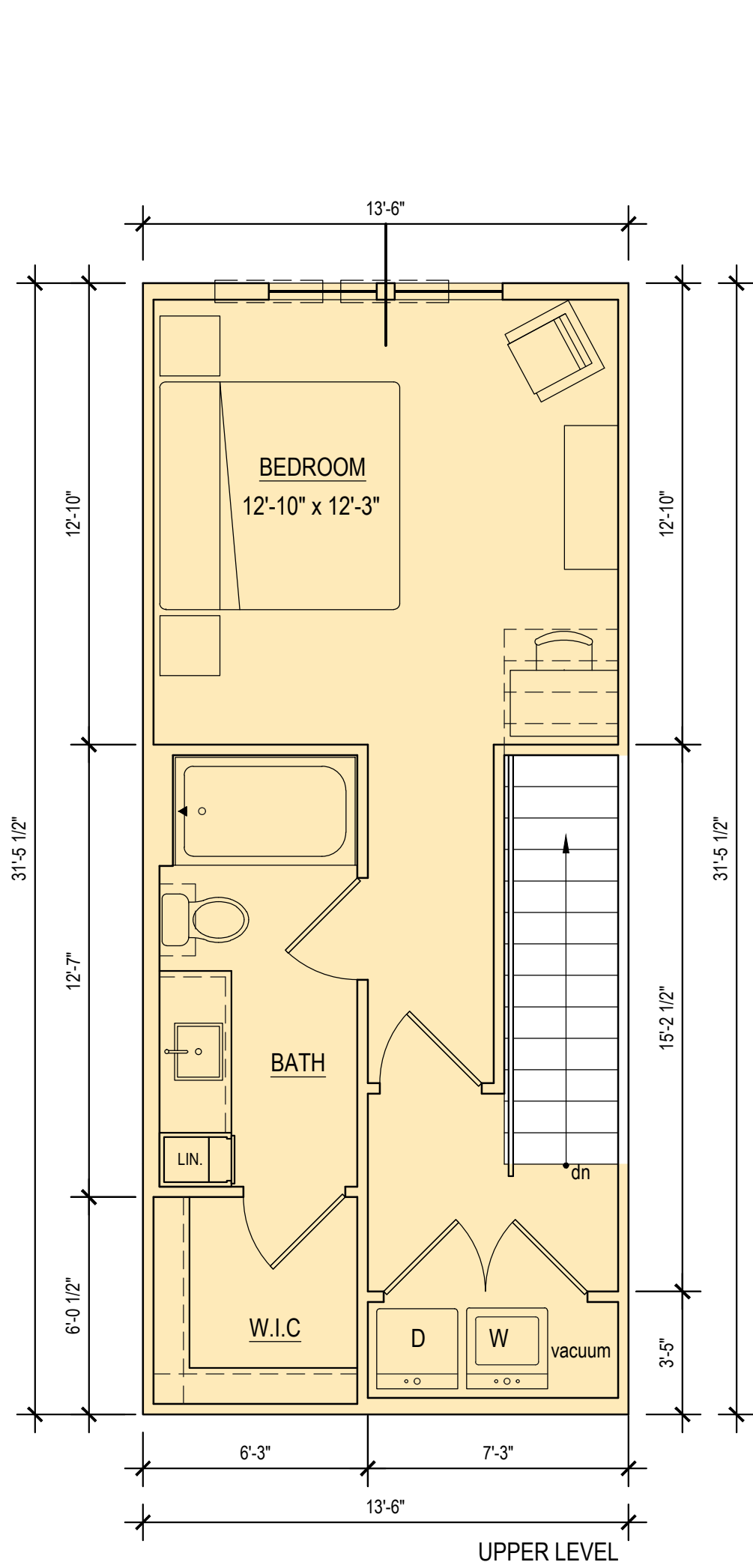
3. Timers Required: Lighting must be on a timer or utilize photocells which turns off all unnecessary lights when the lot is not in use to reduce glare in the surrounding neighborhoods and to save energy. (Ord. 1360, 12-5-2018)

SCALE: 1" = 50' - 0" (24"x36" SHEET)

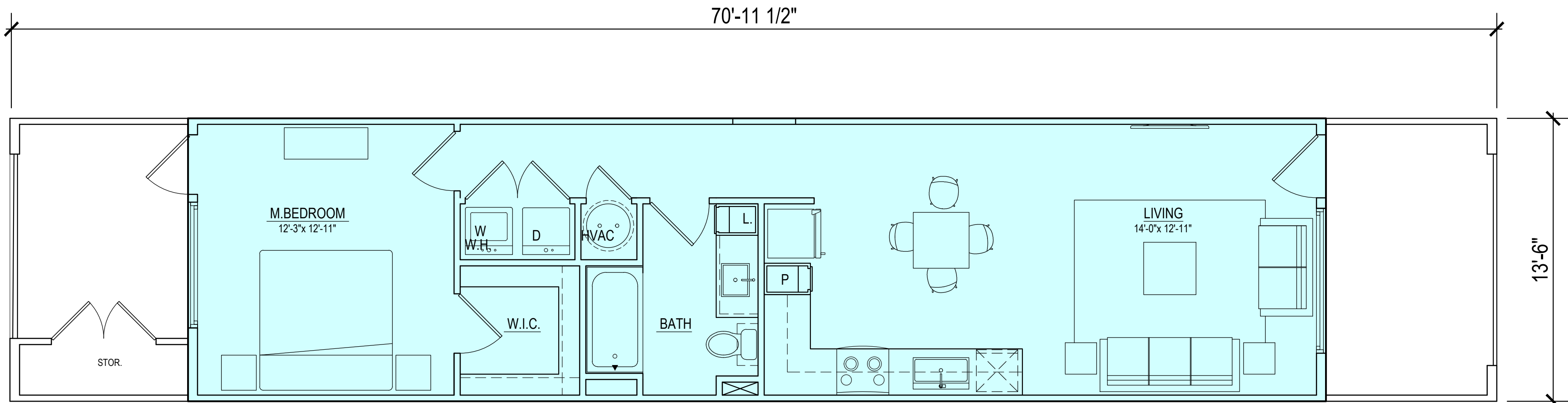
0' 50' 100' 200'





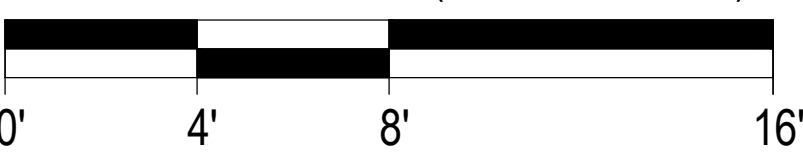


UNIT A2  
LOWER LEVEL: 392 S.F.  
UPPER LEVEL: 385 S.F.  
NET: 777 S.F.  
BALC.: 68 S.F.  
GROSS: 845 S.F.  
SCALE: 1 / 4" = 1'-0"

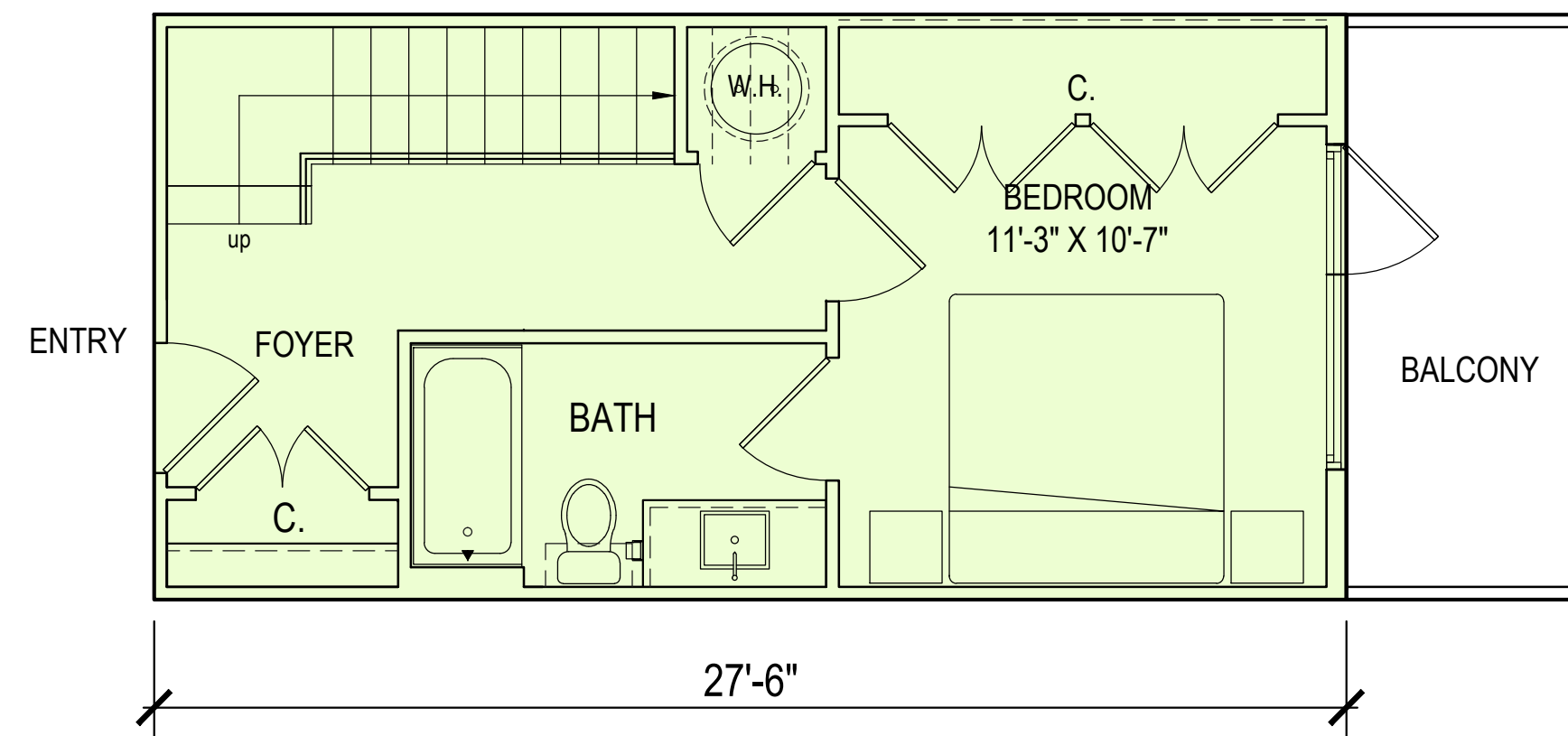
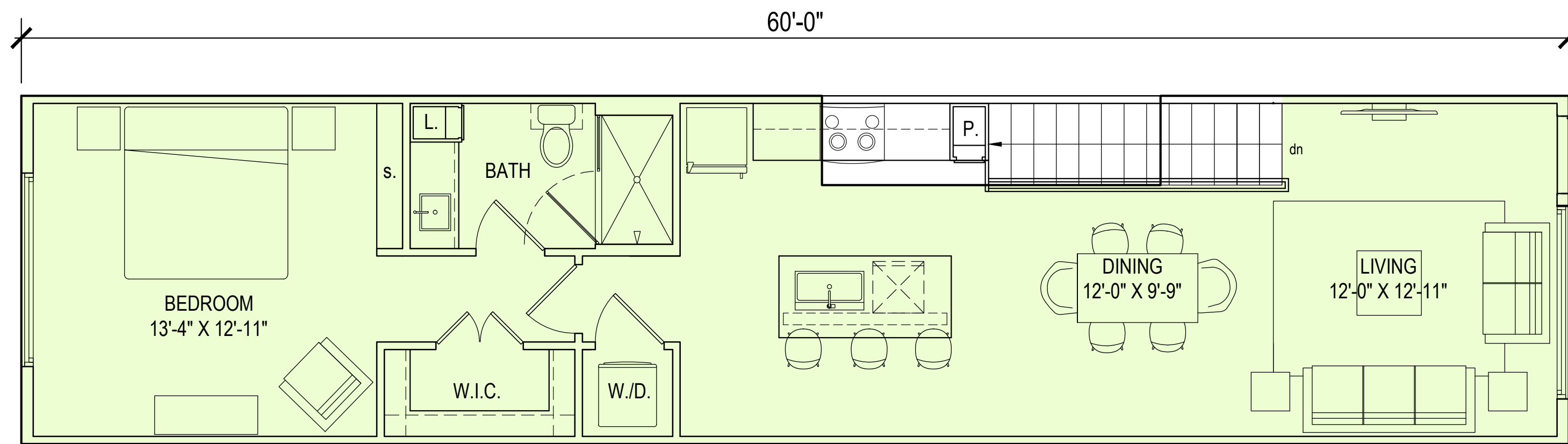
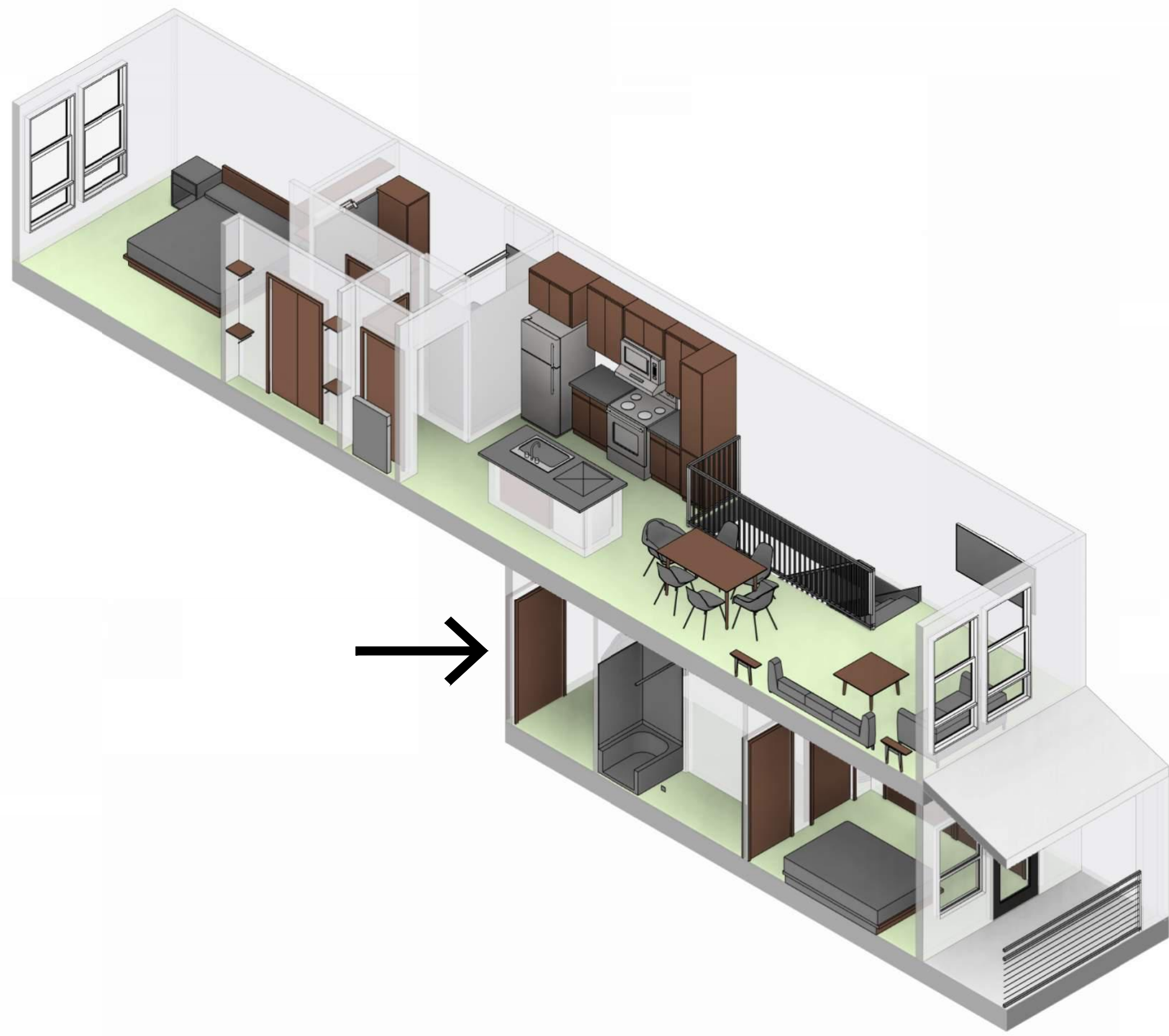


UNIT A1  
NET -735 sf

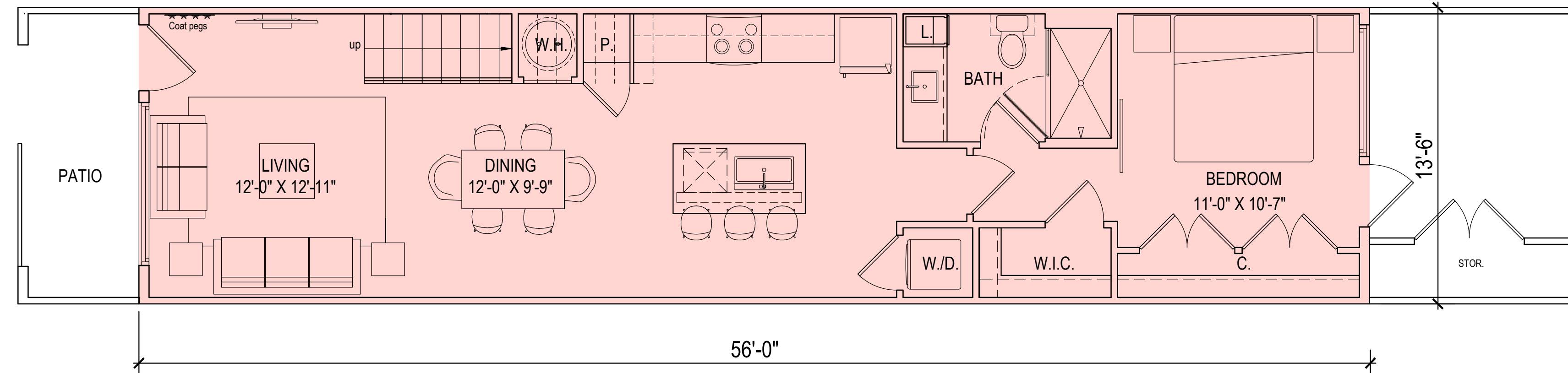
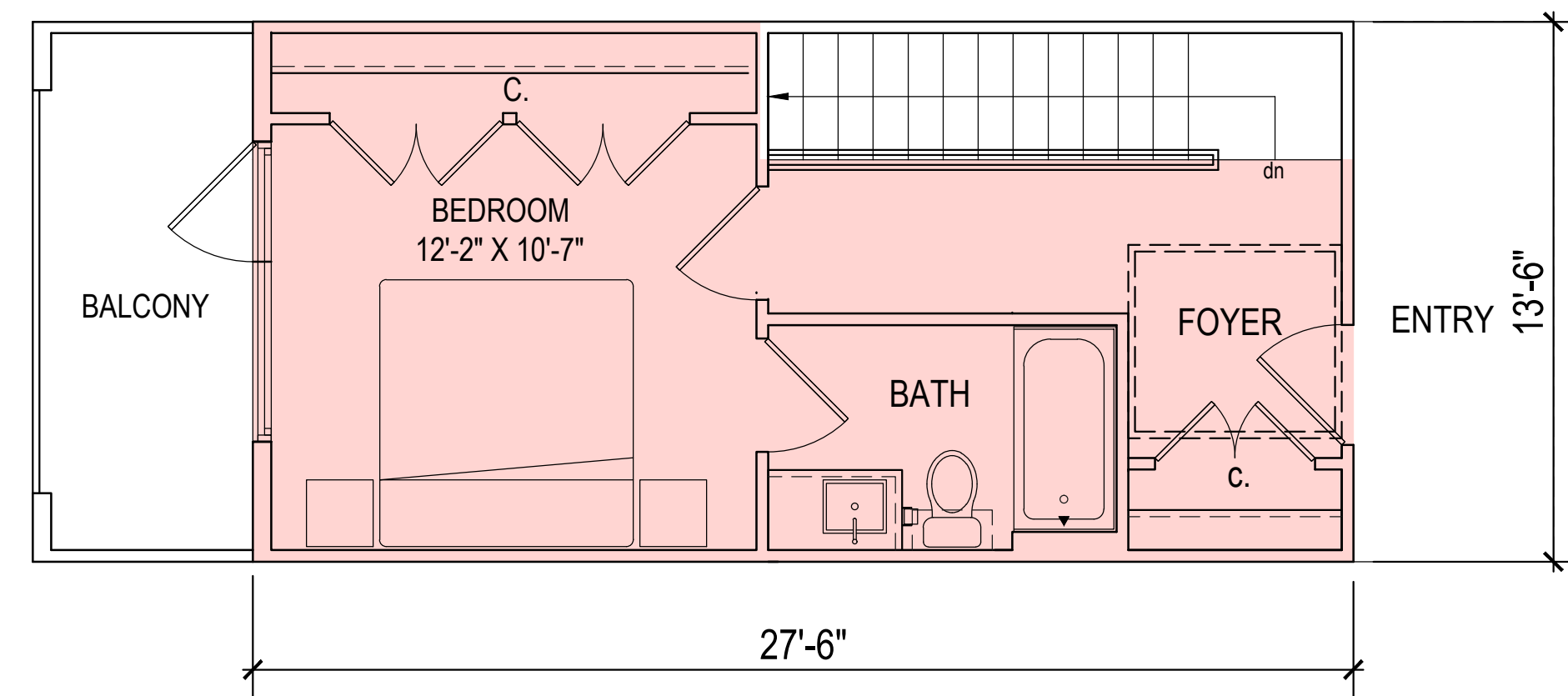
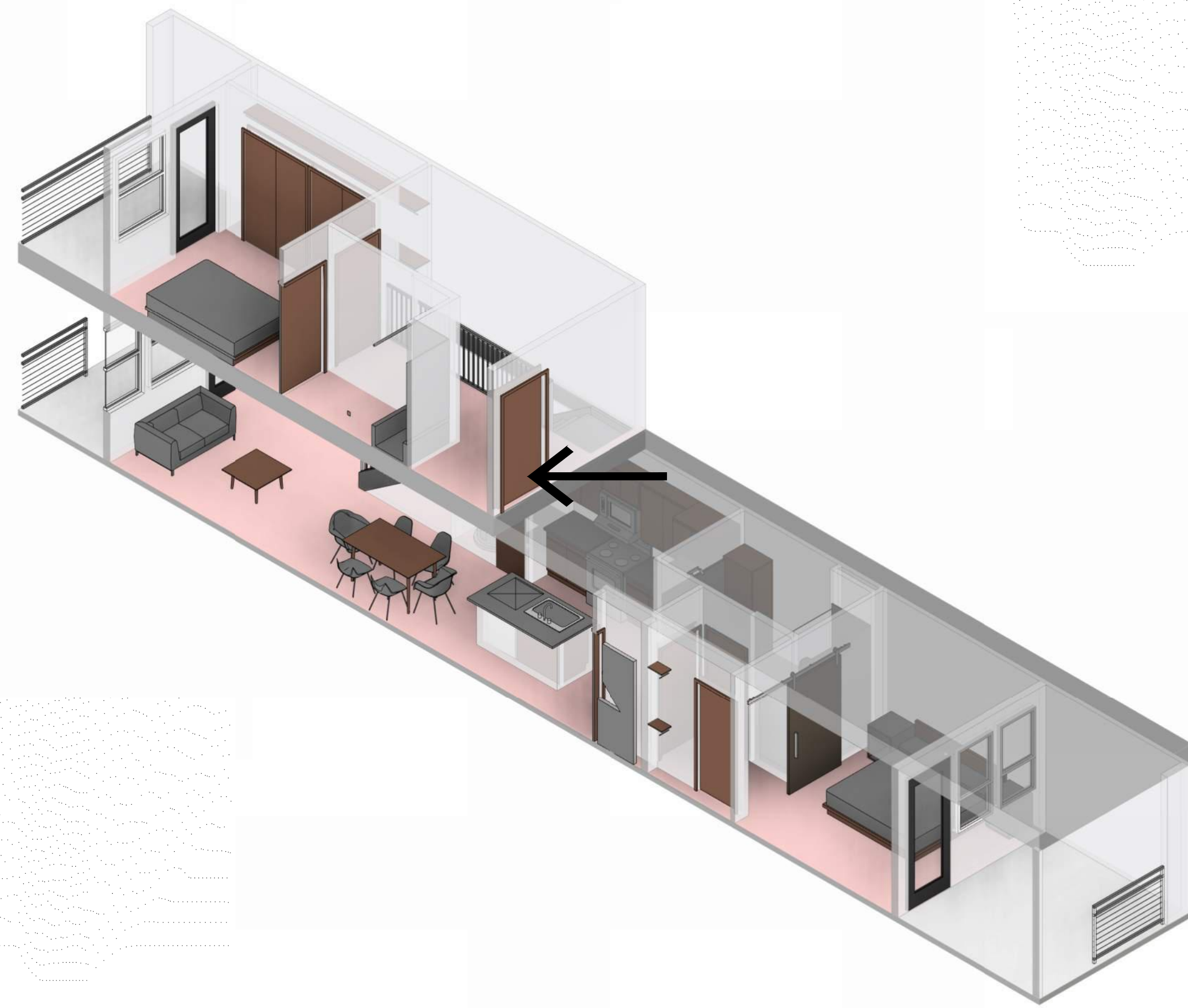
SCALE: 1/4" = 1'-0" (24"x36" SHEET)







UNIT B2  
1st level-371 sf  
2nd level-764 sf  
total net -1135 sf

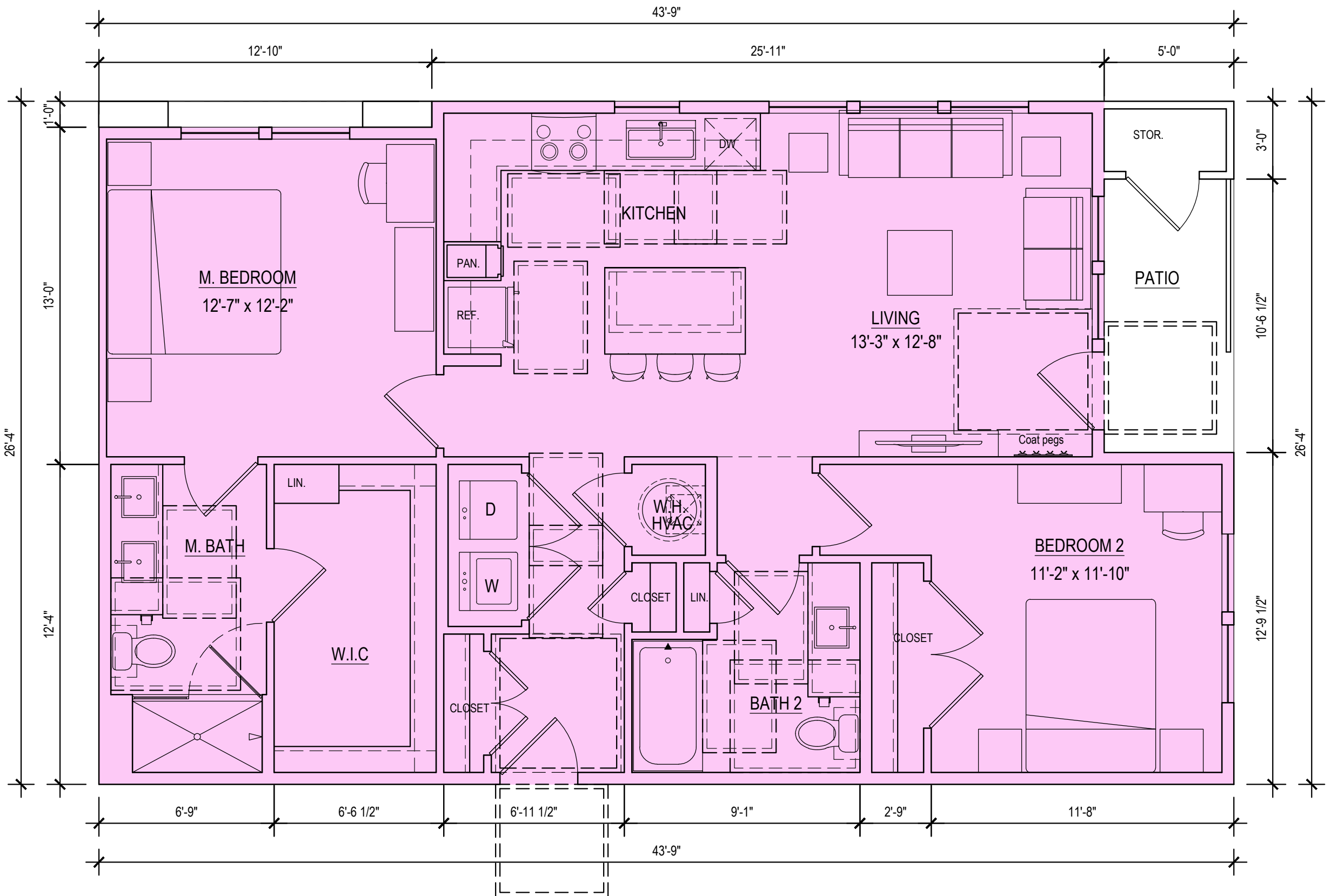


UNIT B1  
1st level-755 sf  
2nd level-319 sf  
total net -1074 sf

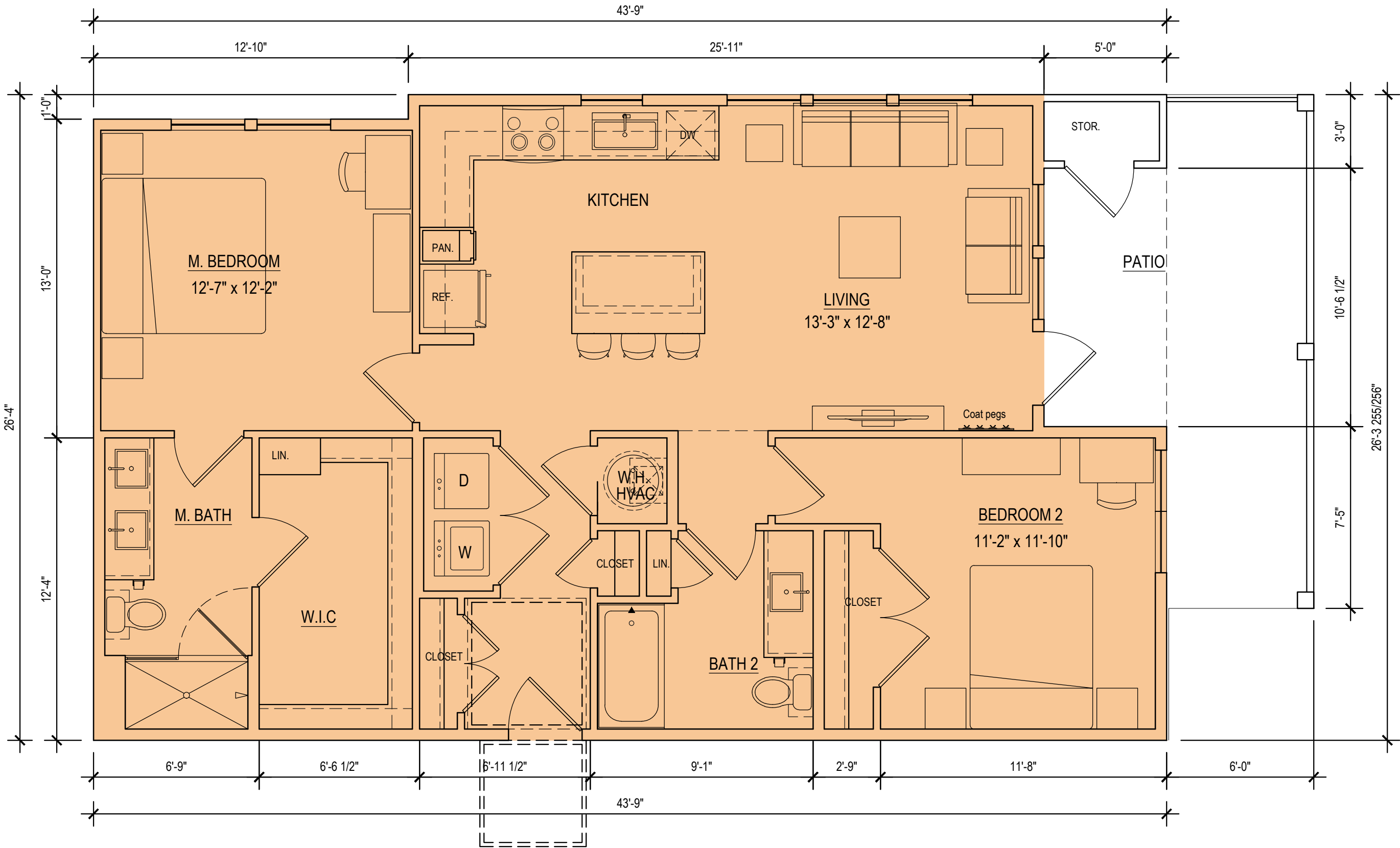
SCALE: 1/4" = 1'-0" (24"x36" SHEET)





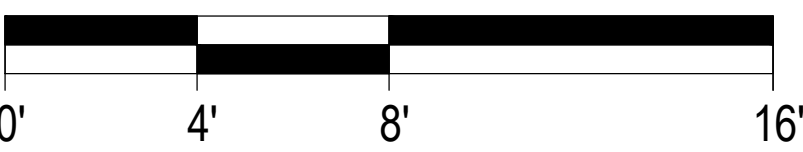


**UNIT B3**  
NET: 1072 S.F.  
BALCONY: 68 S.F.  
GROSS: 1140 S.F.  
SCALE: 1 / 4" = 1'=0"

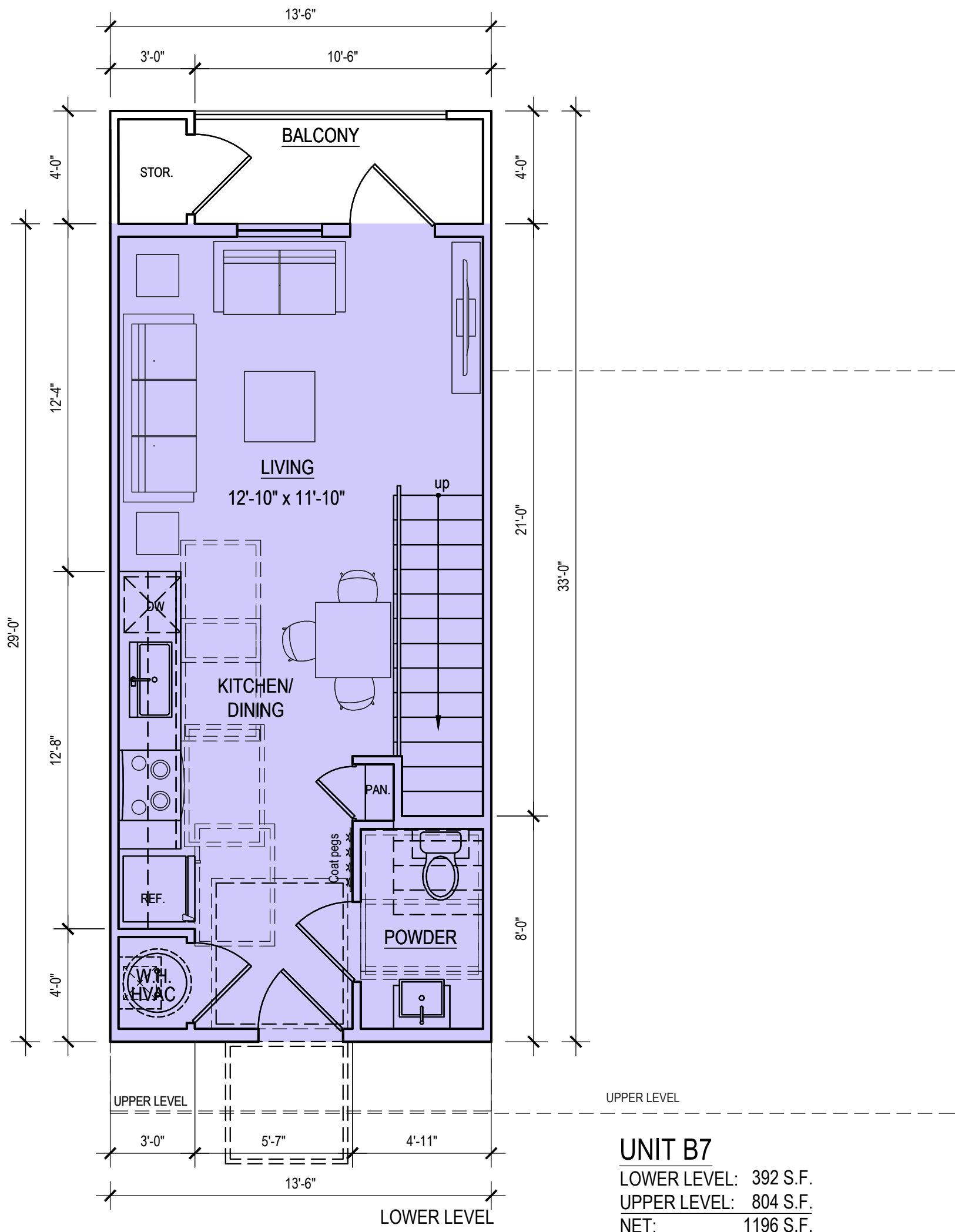
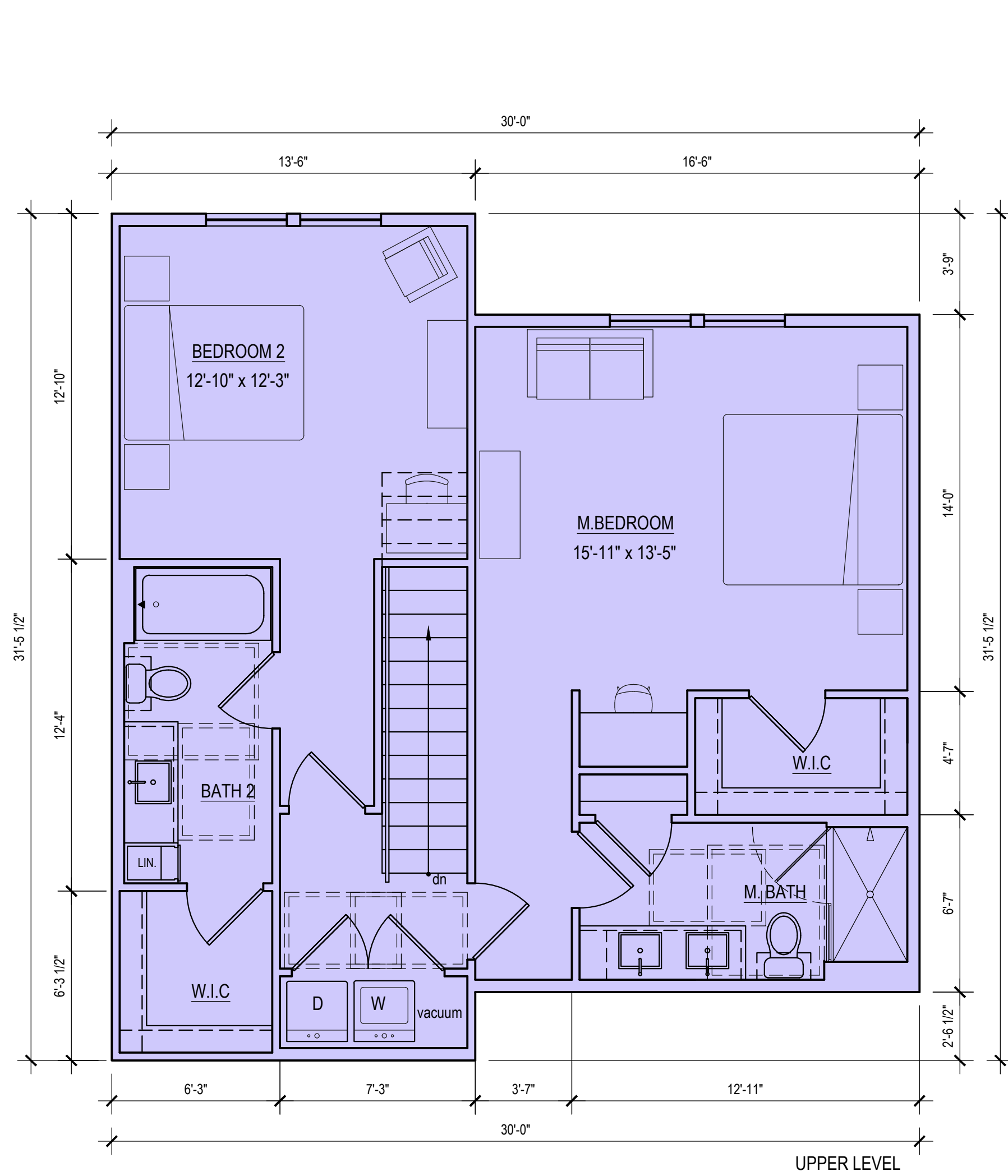


**UNIT B4**  
NET: 1072 S.F.  
BALCONY: 226 S.F.  
GROSS: 1298 S.F.  
SCALE: 1 / 4" = 1'=0"

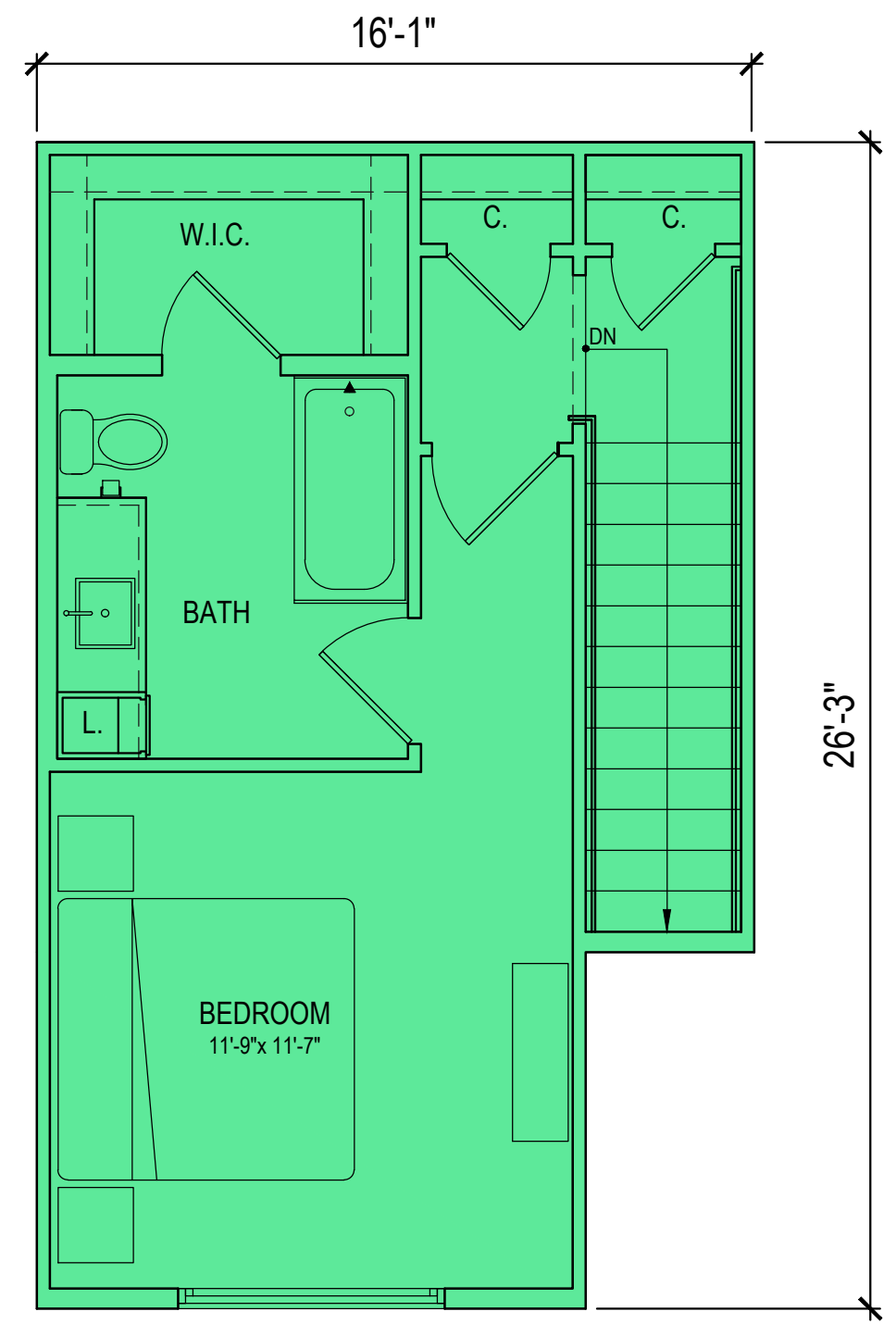
SCALE: 1/4" = 1'-0" (24"x36" SHEET)



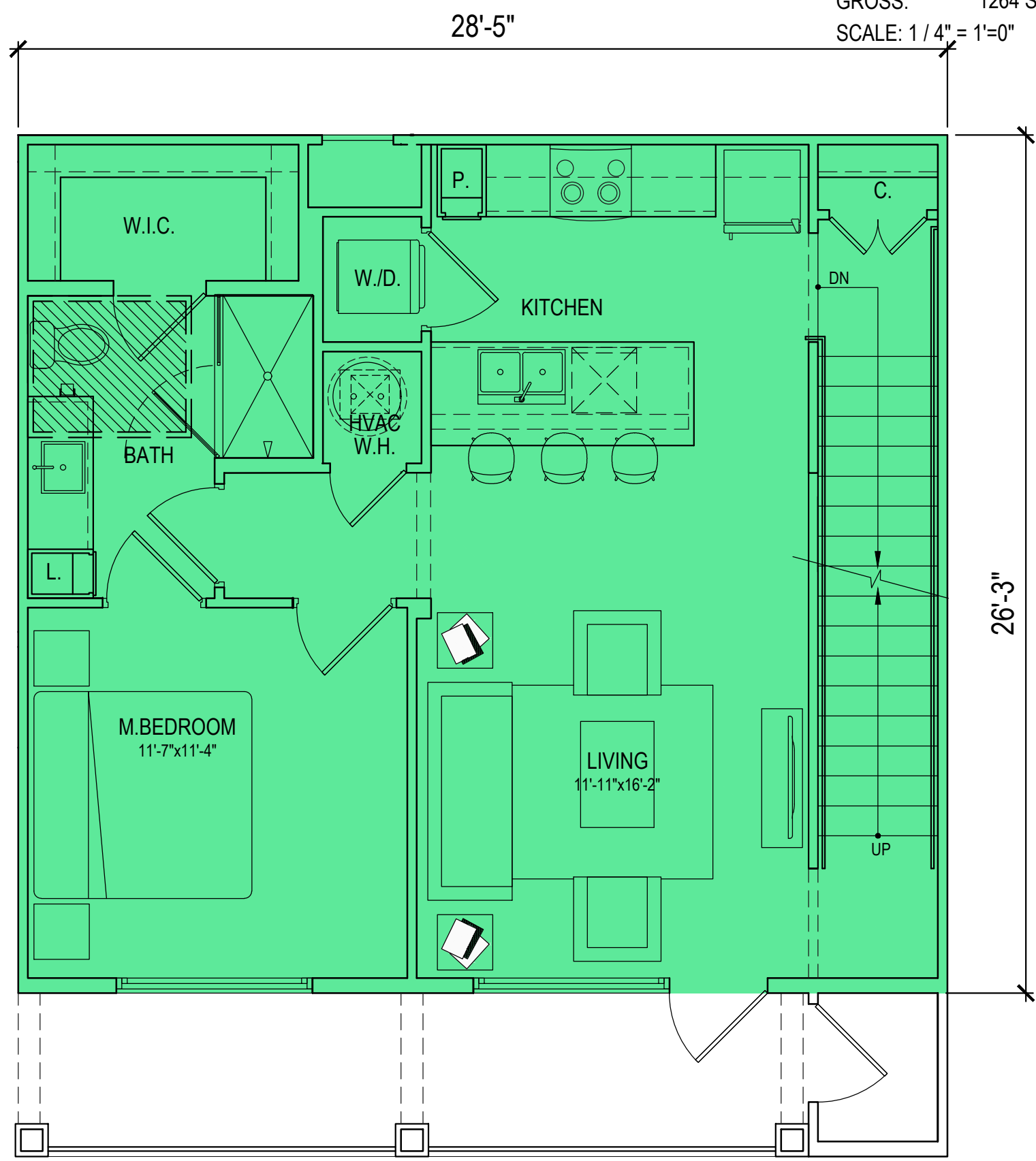




**UNIT B7**  
LOWER LEVEL: 392 S.F.  
UPPER LEVEL: 804 S.F.  
NET: 1196 S.F.  
BALC.: 68 S.F.  
GROSS: 1264 S.F.  
SCALE: 1/4" = 1'-0"

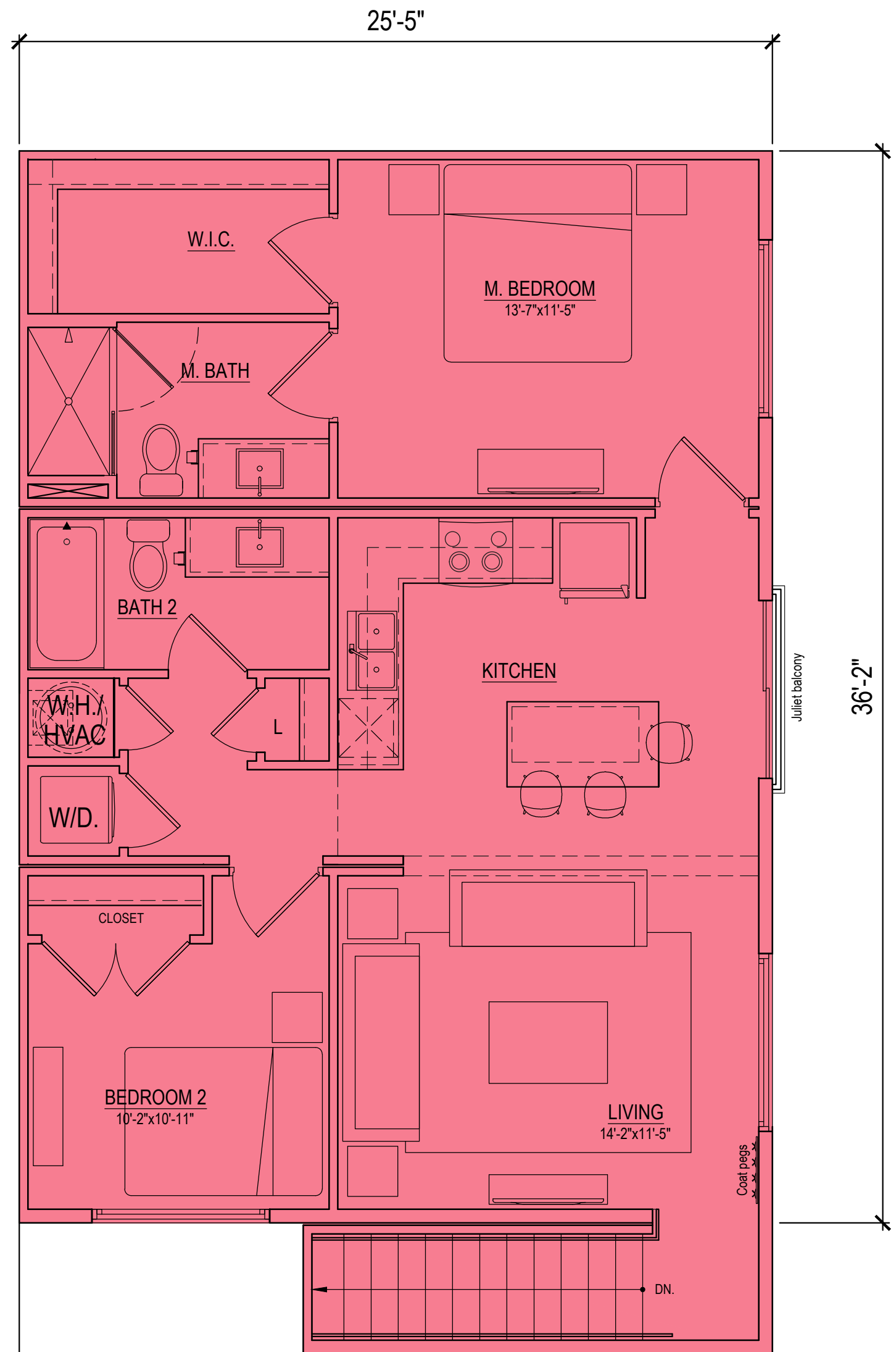


Mezzanine level



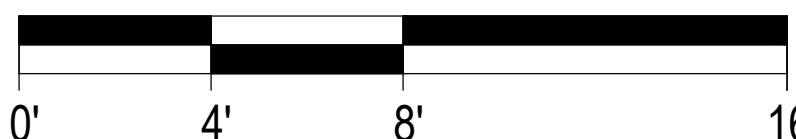
1st level

**UNIT B6**  
1st level 745 sf  
mezzanine 390 sf  
total net 1135 sf



**UNIT B5**  
NET- 1030 sf

SCALE: 1/4" = 1'-0" (24"x36" SHEET)





8. Facade and Articulation:
- a. Buildings shall be divided into modules by using articulation or modulation at least every thirty (30) linear feet. Buildings shall use a common, unifying design theme throughout the project but not repeat the same pattern of architectural elements for more than four (4) consecutive modules. The use of at least one of the following techniques is required:
- ✓ (1) Step the front facade building wall back or forward at least four feet (4') and change the roof shape or step the ridgeline to correspond to the wall change.
  - ✓ (2) Change several of the architectural elements for the width of the module, such as primary siding material, decks, windows, and entry designs.
  - ✓ (3) Break up the roofline and wall heights by use of dormers, gables, and similar variations. When flat roofs are used, add architectural detail such as cornice or fascia and modulation to reduce the perceived mass of the walls.
- b. Buildings shall incorporate architectural details that will provide visual interest at a human scale. At least three (3) of the following shall be utilized:
- ✓ (1) A one-story porch at entrances.
  - ✓ (2) Decorative details such as columns, bay windows, dormers, multi-lite windows, trim, or moldings to articulate the building facade.
  - ✓ (3) Roof details like brackets, wide (twelve inches (12") or more) cornices and wide (sixteen inches (16") or more) overhangs.
  - ✓ (4) Materials and/or color variations that coordinate with changes in the building modules and differentiate ground floors from upper floors.



SCALE: 3/ 32' = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

BOYD WILSON

**COLOR OPTION 1  
FOR BLDG 1 & 3**

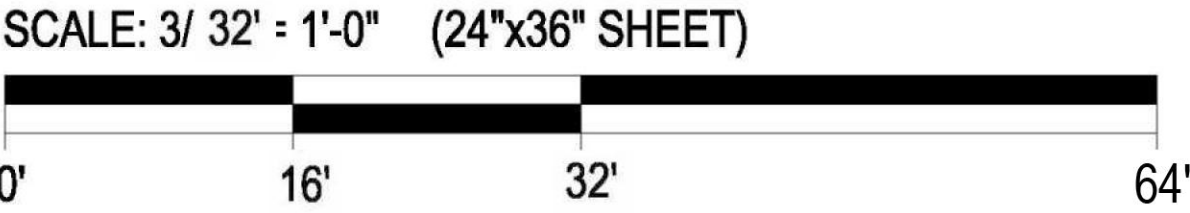
BUILDING ELEVATIONS - OPTION 1

February 25, 2025 .

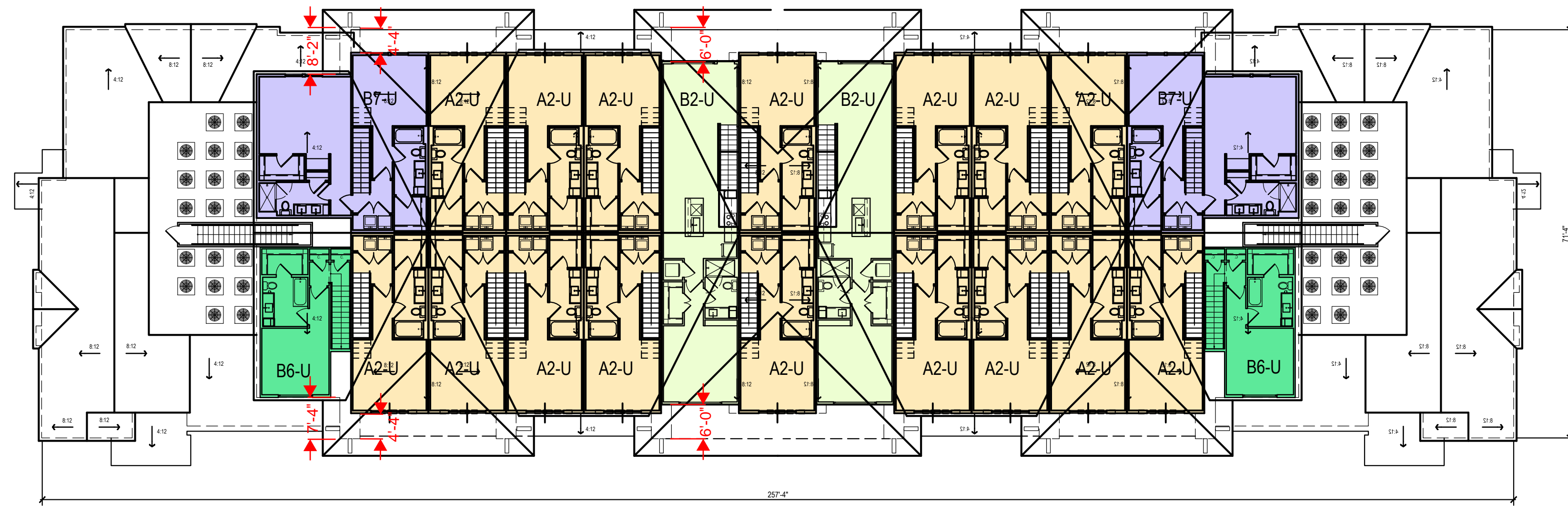
**A413**  
**SAMUELSON AVENUE**  
SANDPOINT, ID  
HPA# 22066



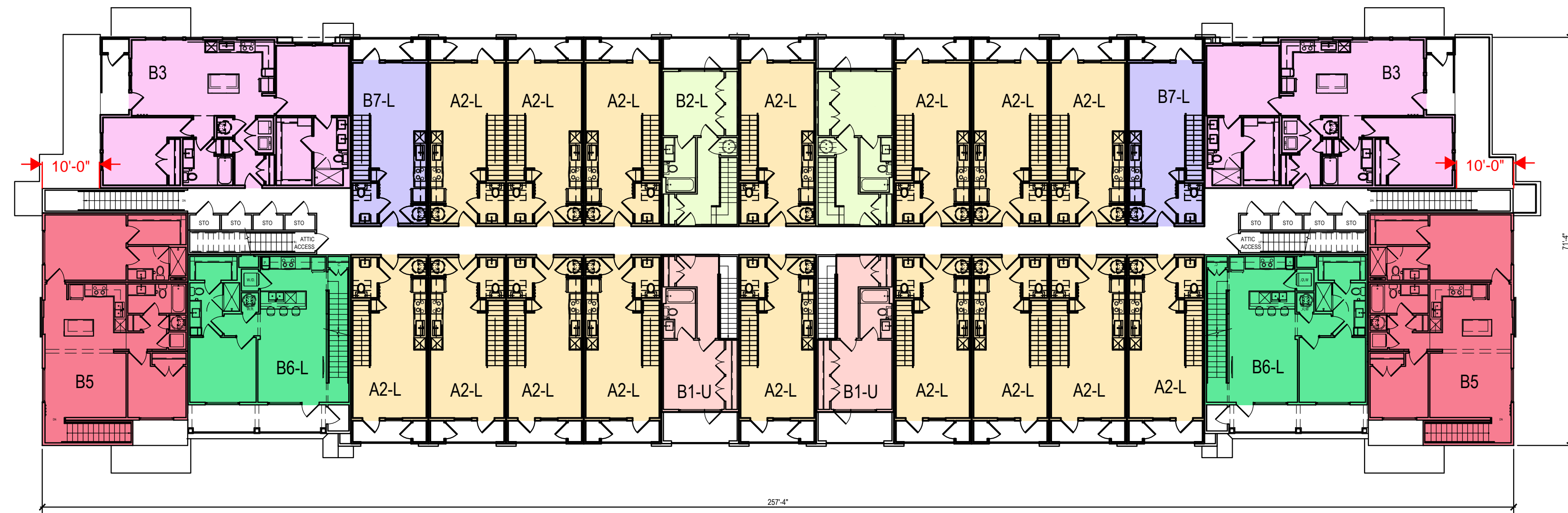
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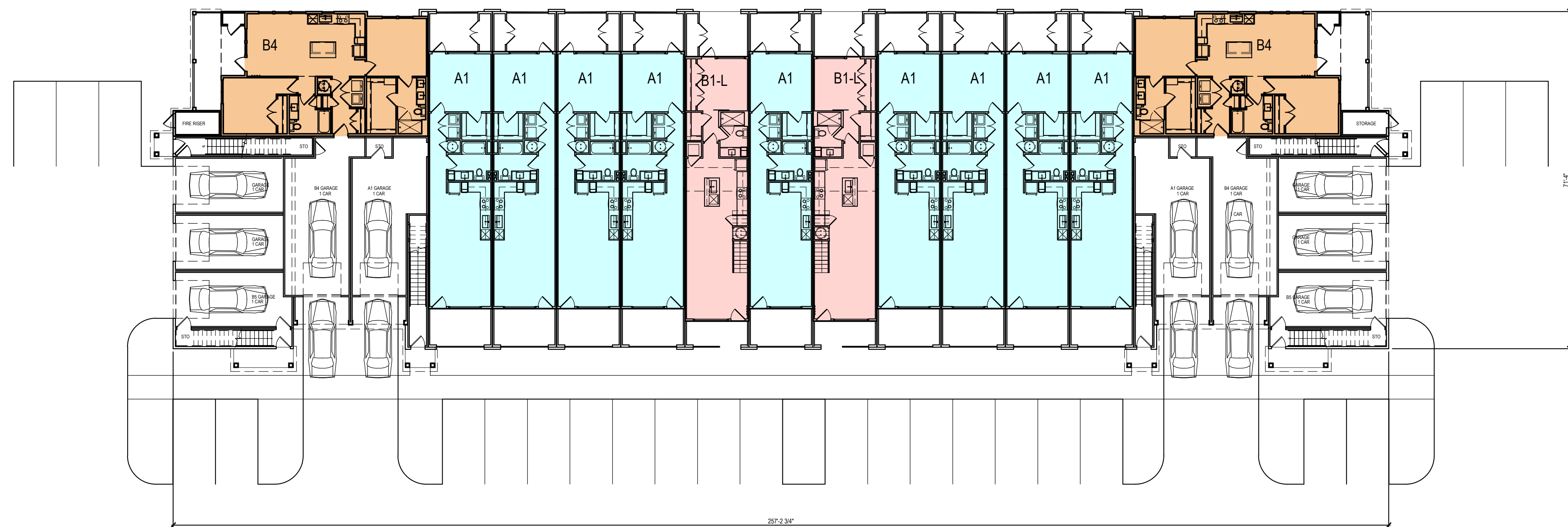




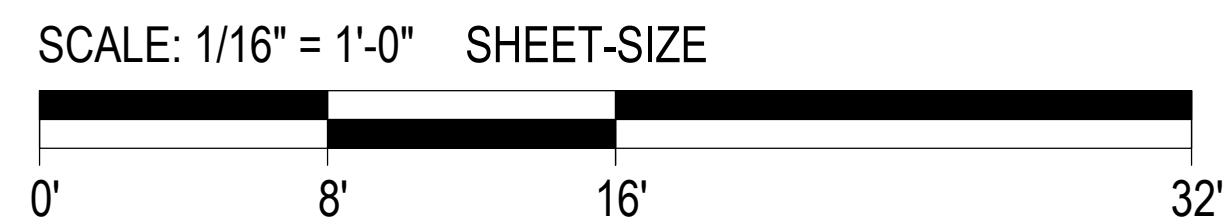
BLDG TYPE I- THIRD FLOOR



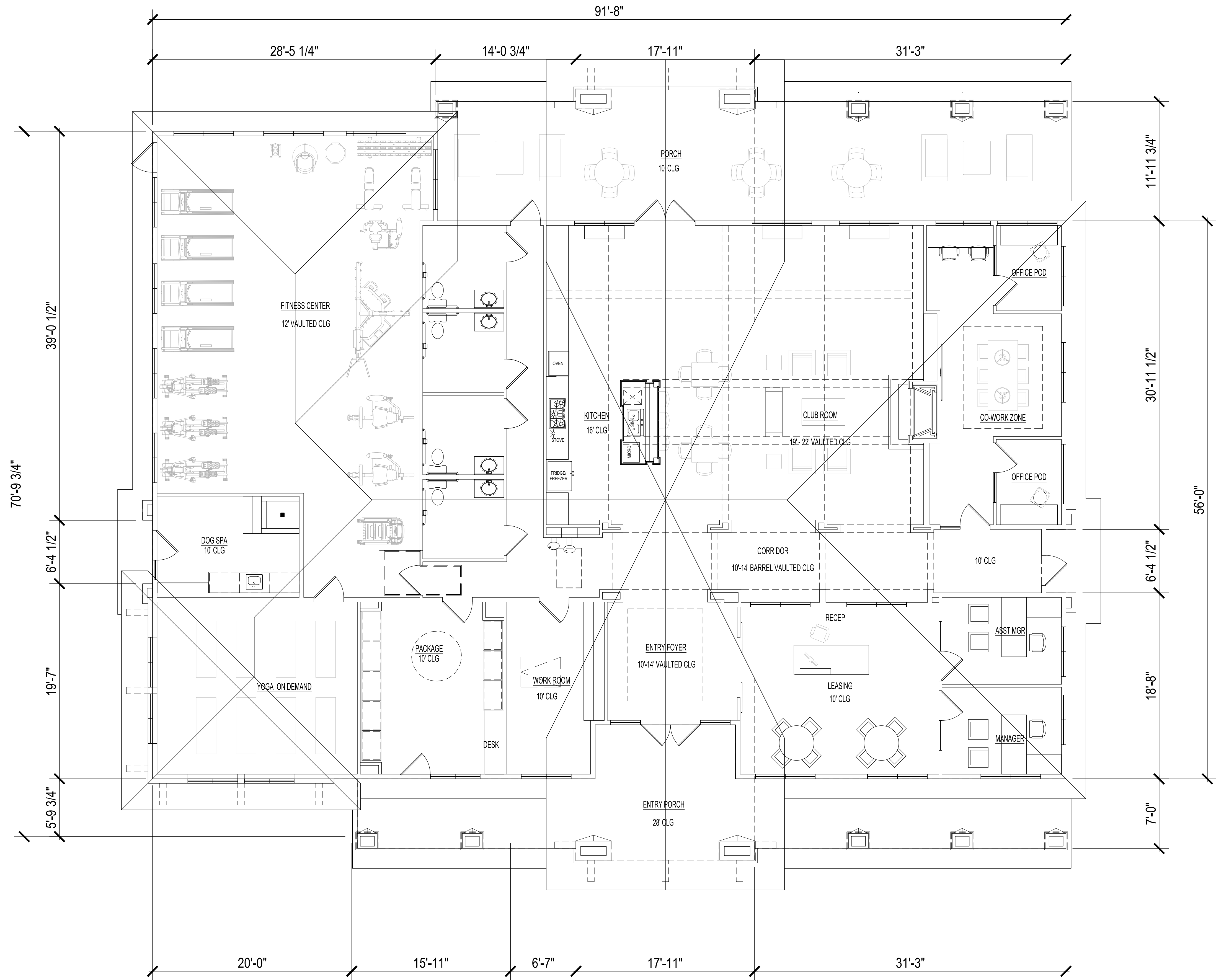
BLDG TYPE I- SECOND FLOOR



BLDG TYPE I- FIRST FLOOR







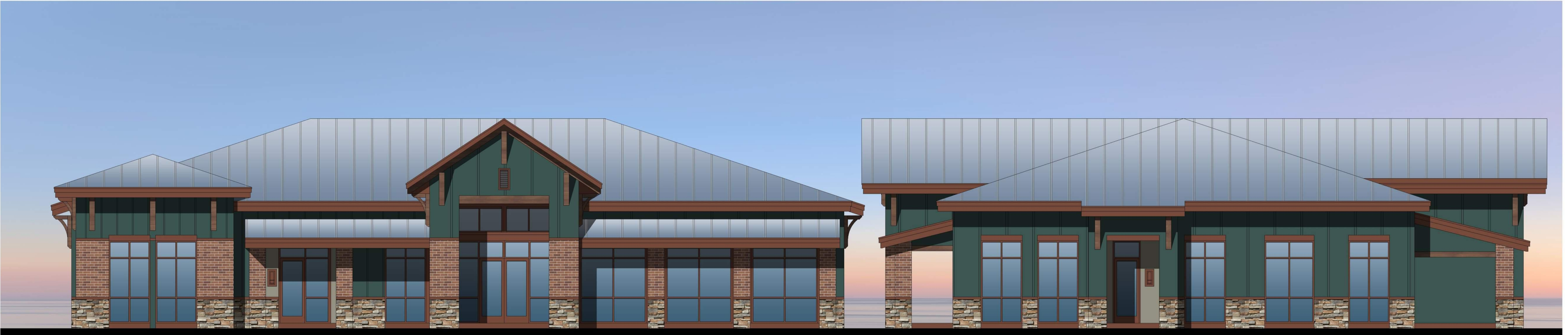
CLUBHOUSE FLOOR PLAN  
NET - 5302 SF





3 WEST ELEVATION  
SCALE: 3/16" = 1'-0"

4 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

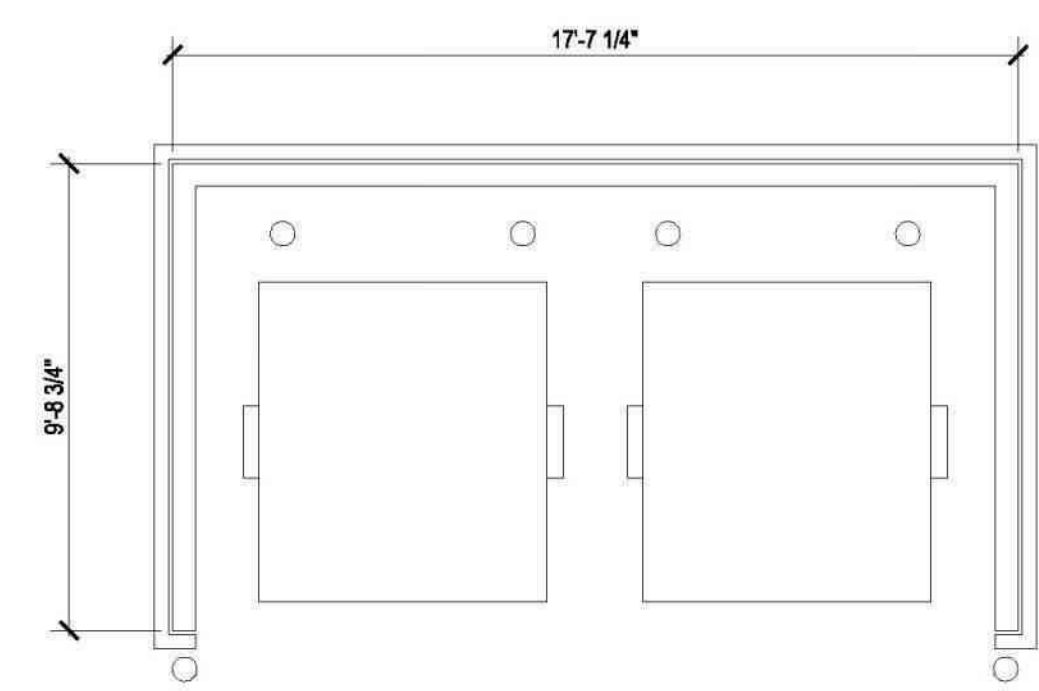


2 EAST ELEVATION  
SCALE: 3/16" = 1'-0"

1 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

A802





12 FRONT ELEV-TRASH ENCL  
SCALE: 1/4" = 1'-0"

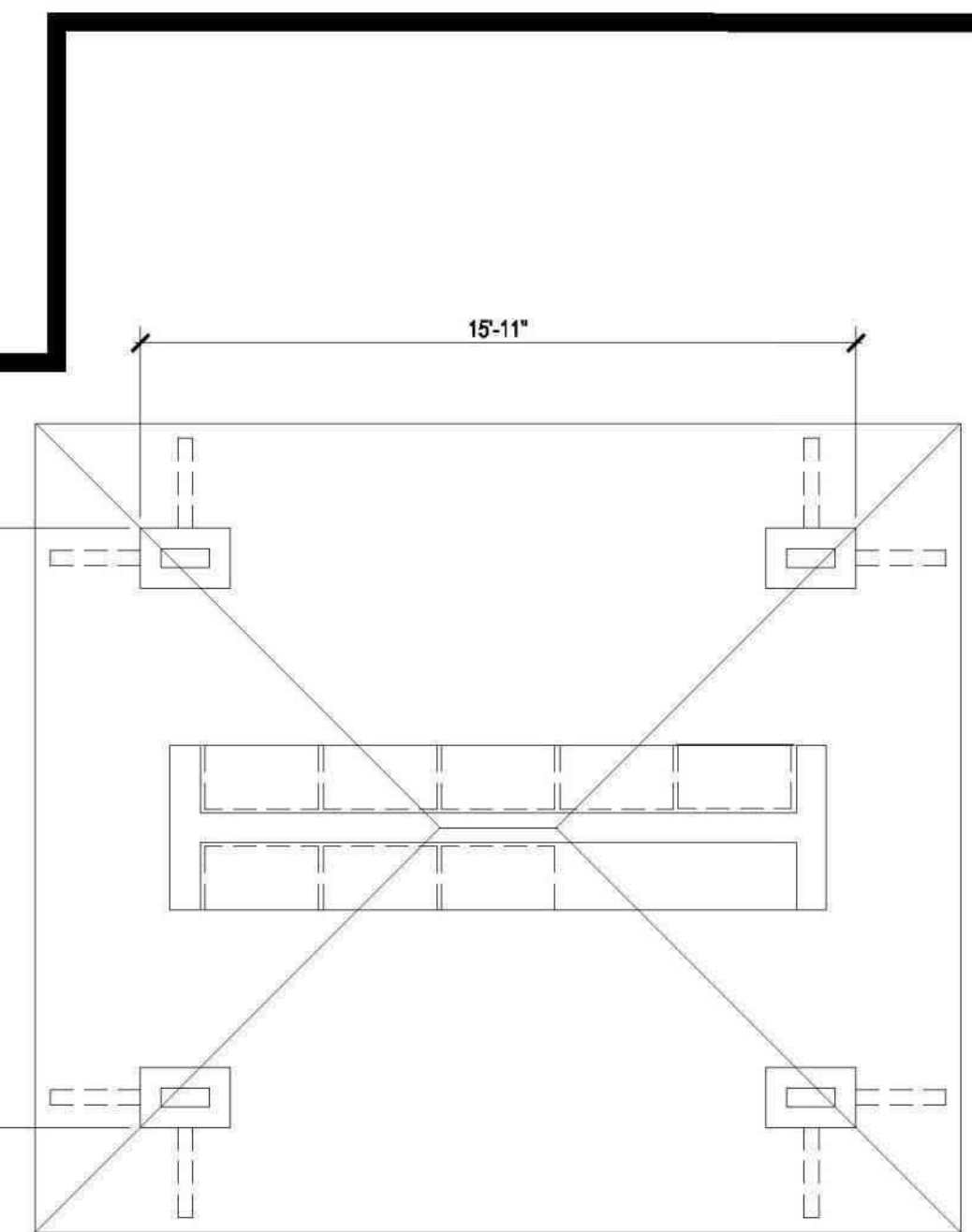


13 RIGHT/LEFT ELEV TRASH ENCL  
SCALE: 1/4" = 1'-0"



14 REAR ELEV-TRASH ENCL  
SCALE: 1/4" = 1'-0"

11 TRASH ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"



6 MAIL KIOSK PLAN  
SCALE: 1/4" = 1'-0"



10 LEFT ELEV- MAIL KIOSK  
SCALE: 1/4" = 1'-0"



7 FRONT ELEV- MAIL KIOSK  
SCALE: 1/4" = 1'-0"



9 RIGHT ELEV- MAIL KIOSK  
SCALE: 1/4" = 1'-0"



8 REAR ELEV-MAIL KIOSK  
SCALE: 1/4" = 1'-0"



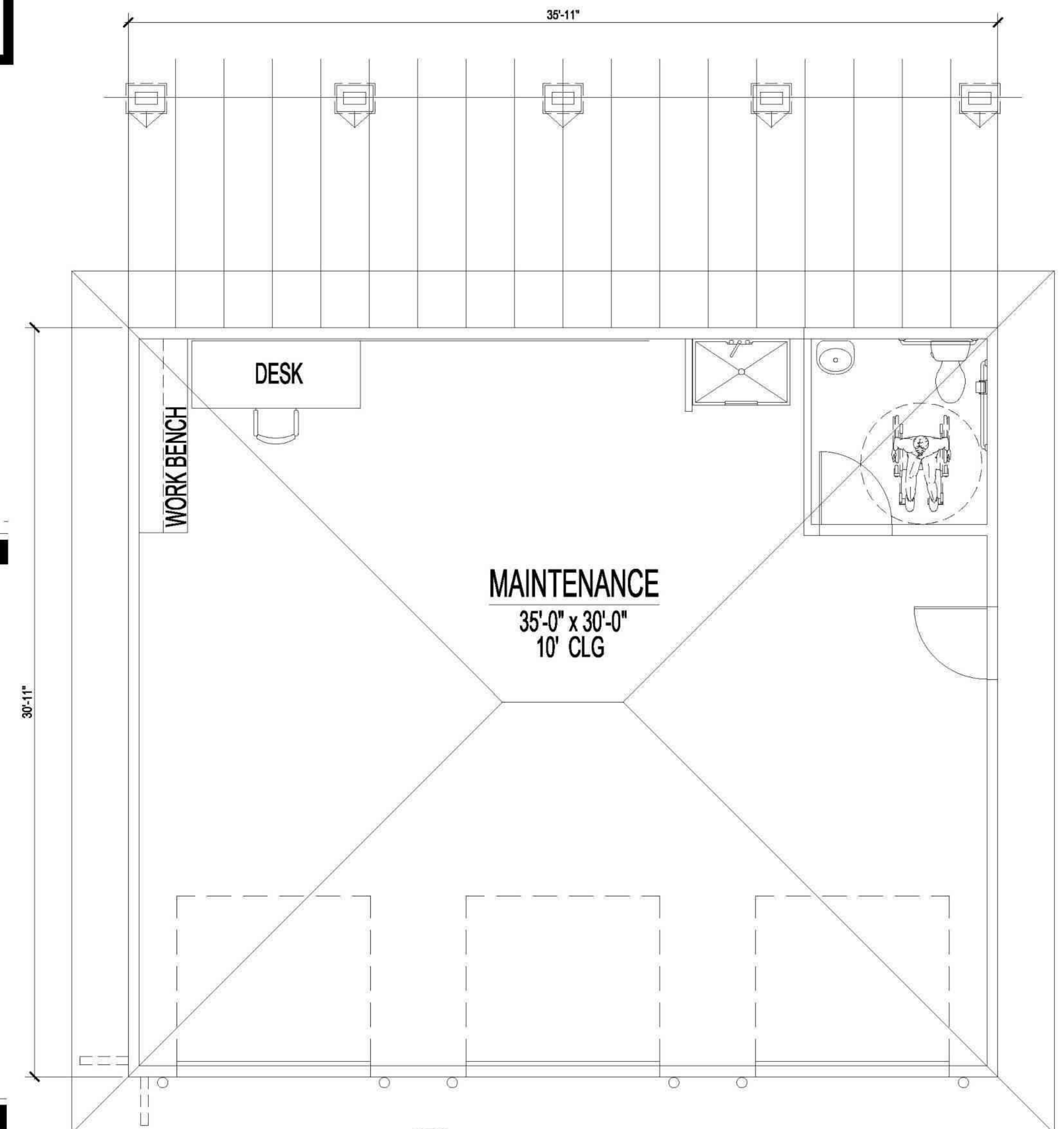
5 RIGHT ELEV- MAINTENANCE  
SCALE: 1/4" = 1'-0"



4 LEFT ELEV- MAINTENANCE  
SCALE: 1/4" = 1'-0"



3 REAR ELEV- MAINTENANCE  
SCALE: 1/4" = 1'-0"



1 MAINTENANCE FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 FRONT ELEV- MAINTENANCE  
SCALE: 1/4" = 1'-0"