

103 VILLAGE WAY

JERICHO RESIDENCES

Owner: Village Townhomes LLC  
(Sam Jadallah, Jordan Jadallah)

Architect: Connect Homes  
Landscape Arch.: NS Consulting  
Civil Engineer: Benchmark Associates

Site contractor: Engelmann Partners  
Modular builder: Connect Homes

# PROJECT OVERVIEW

Rental townhome development

19 total units

- 5 units with 4 bed/3 baths, plus roof deck
- 14 units with 3 bed/3 baths
- Each unit with attached garage at ground level

Target market: Working professionals with families

All-electric

- No gas or wood burning

Sustainability focused

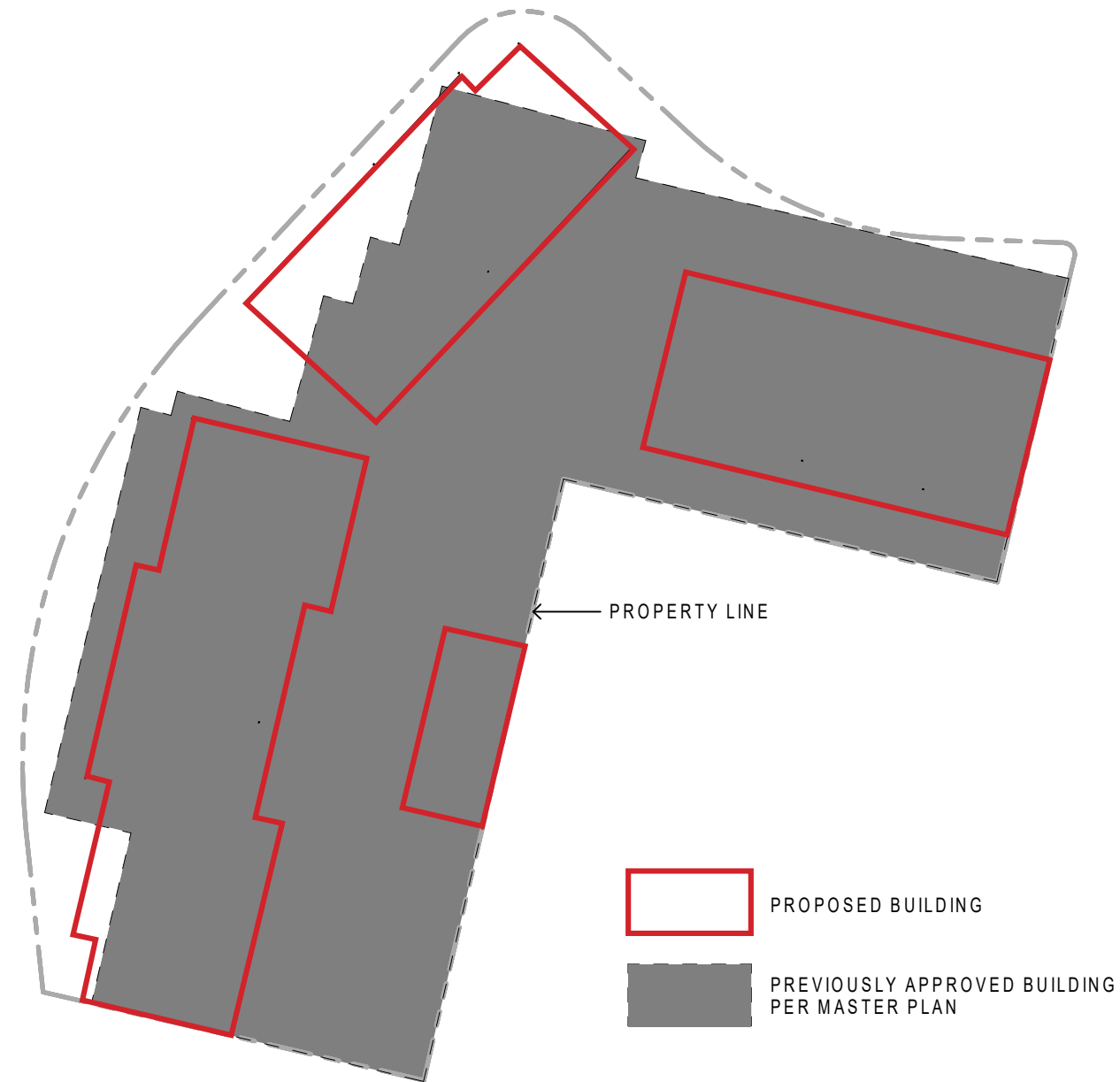
- Energy & water efficient
- Designed to meet LEED Silver
- Mini-split heat pumps for heating/cooling

Factory-built modules over site-built concrete ground level

- Reduction in manufacturing waste
- Reduced neighborhood disturbance (traffic, noise)



# BUILDING COMPARISON: MASTER PLAN VERSUS PROPOSED



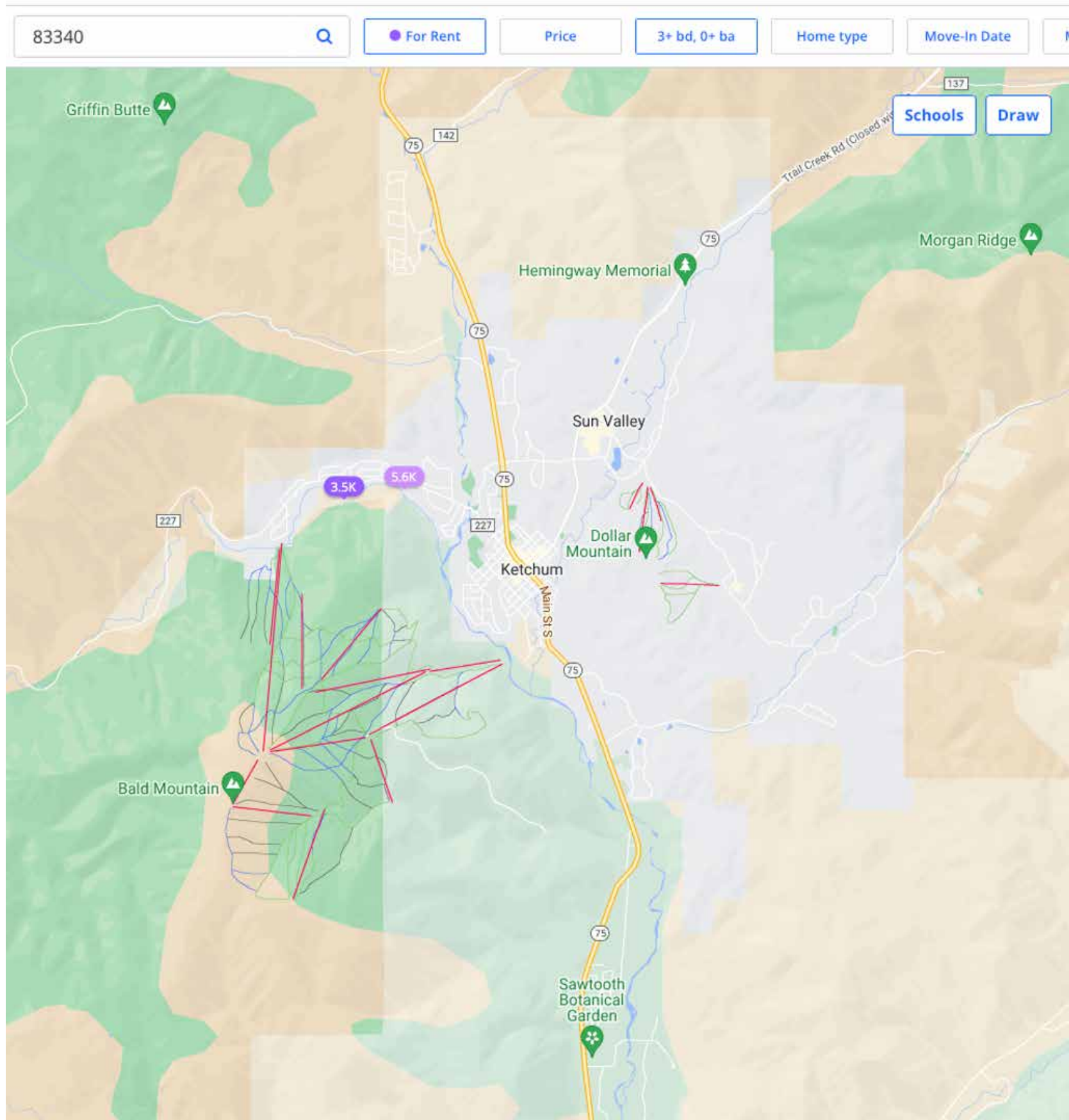
LOT COVERAGE

|              | E4 & F4<br>per master plan | SLEEPING<br>DEER       | REDUCTION |
|--------------|----------------------------|------------------------|-----------|
| UNIT COUNT   | 41                         | 19                     | - 54%     |
| AREA         | 97,020 SF<br>of living     | 24,870 SF<br>of living | - 74%     |
| HEIGHT       | 64 ft                      | 30 ft                  | - 53%     |
| LOT COVERAGE | 85%                        | 44%                    | - 41%     |



BUILDING HEIGHT

# NEARLY NO LONG-TERM RENTALS CURRENTLY AVAILABLE (3+ BEDROOMS)



Zillow search:

3 or more bedrooms



# VIEW WEST FROM BADEYANA





VIEW FROM VILLAGE WAY TRAFFIC CIRCLE



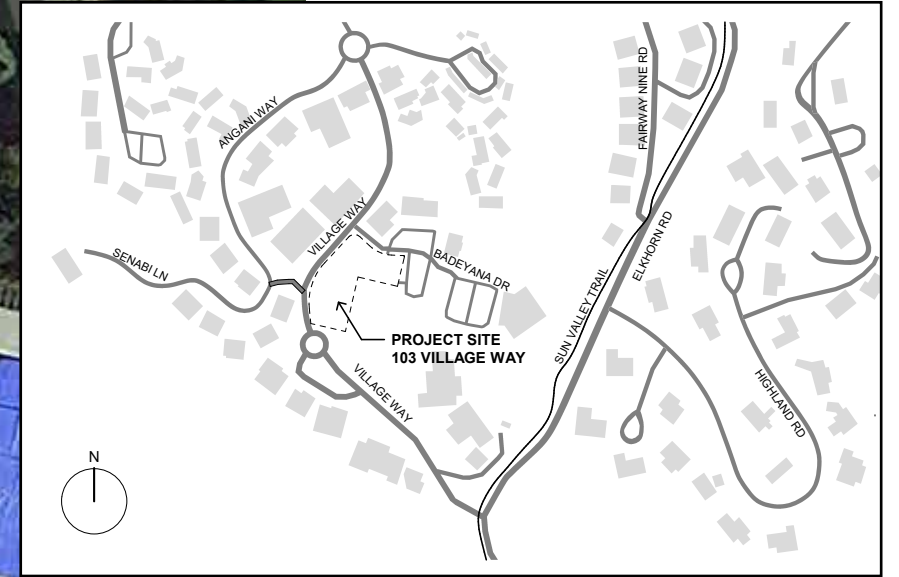


VIEW FROM BADEYANA & VILLAGE WAY





# EXISTING CONDITIONS





# SITE PLAN (G1.1)

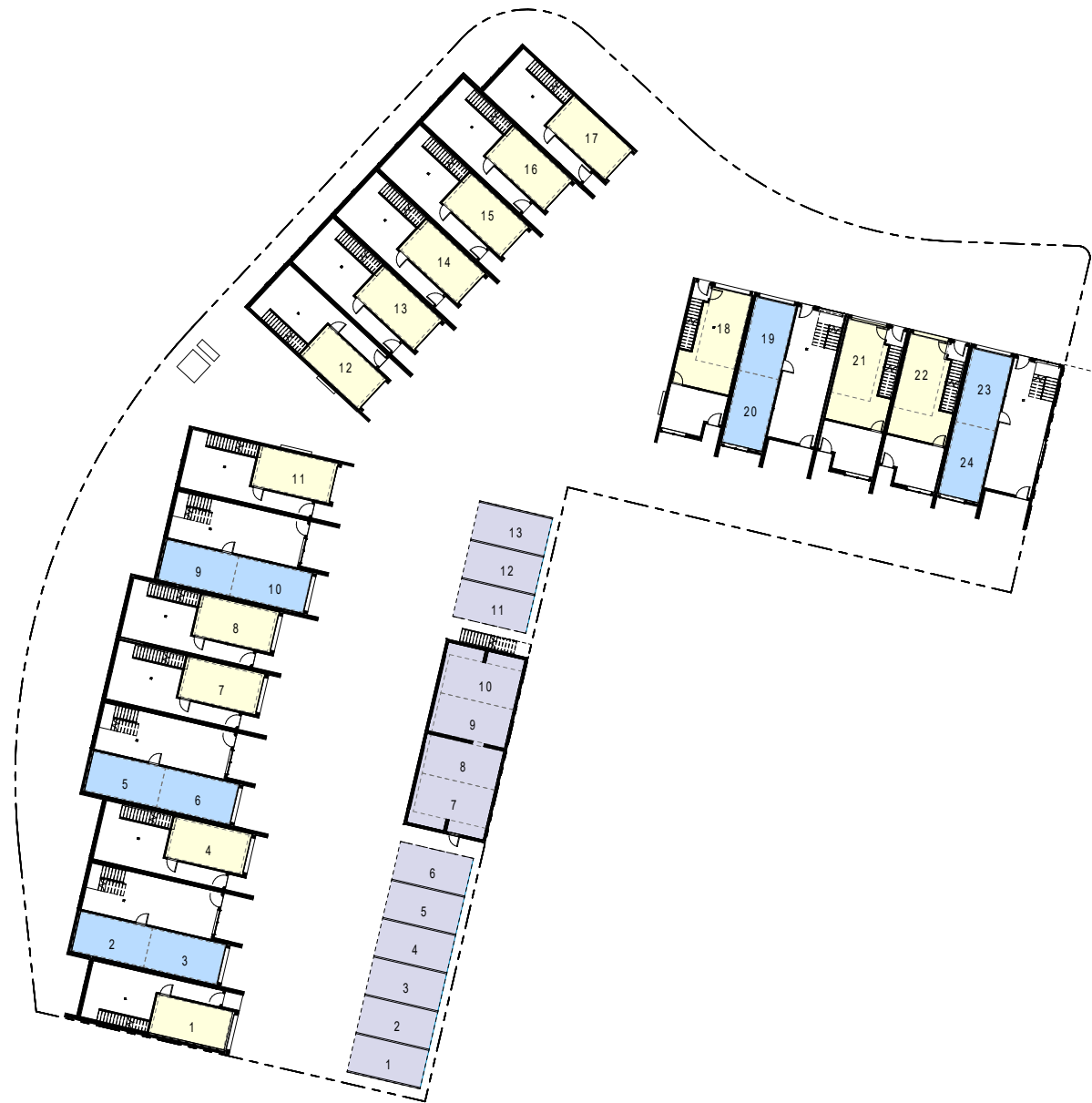


# PARKING

## CC ZONE REQUIREMENTS FOR TOWNHOMES (9-3E-4)

EACH UNIT SHALL HAVE AT LEAST THE FOLLOWING

- 2.5 SPACES FOR EACH DWELLING UNIT W/ 2,400+ SF OF LIVING AREA
- **1.5 SPACES FOR EACH DWELLING UNIT W/ 1,200 TO 2,400+ SF OF LIVING AREA**
- 0.5 SPACE FOR EACH DWELLING UNIT W/ LESS THAN 1,200 SF
- 0.5 ADDITIONAL UNASSIGNED PARKING SPACE FOR EACH DWELLING UNIT



|   | UNIT COUNT | ASSIGNED STALLS |          | UNASSIGNED STALLS |                              |
|---|------------|-----------------|----------|-------------------|------------------------------|
|   |            | REQUIRED        | PROPOSED | REQUIRED          | PROPOSED                     |
| LARGE UNIT<br>LIVING AREA: 1,720 SF         | 5          | 7.5             | 10       | 2.5               | 13<br>(4 ENCLOSED<br>9 OPEN) |
| SMALL UNIT<br>LIVING AREA: 1,130 - 1,010 SF | 14         | 7               | 14       | 7                 |                              |
| TOTAL                                       | 19         | 14.5            | 24       | 9.5               | 13                           |



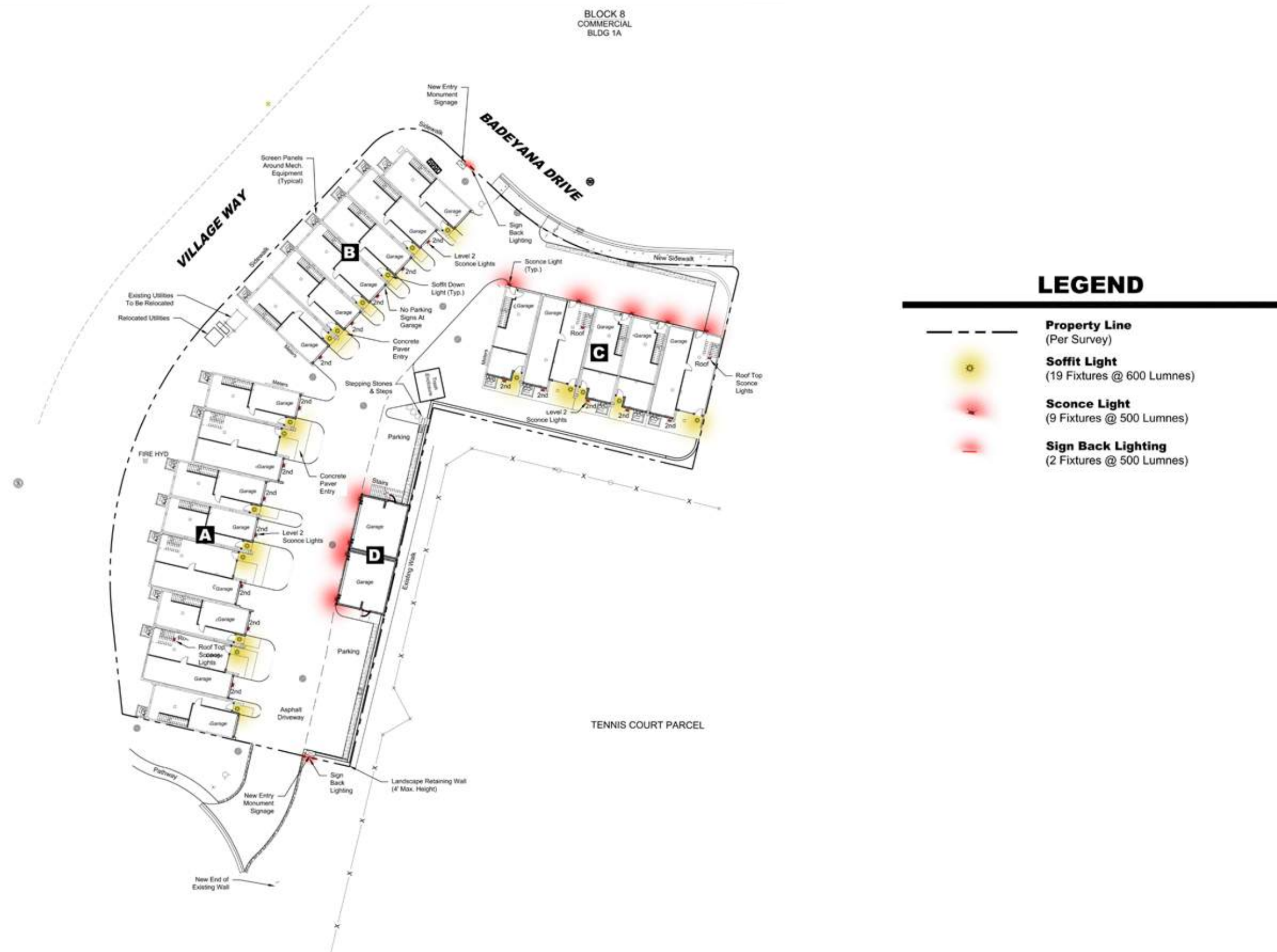




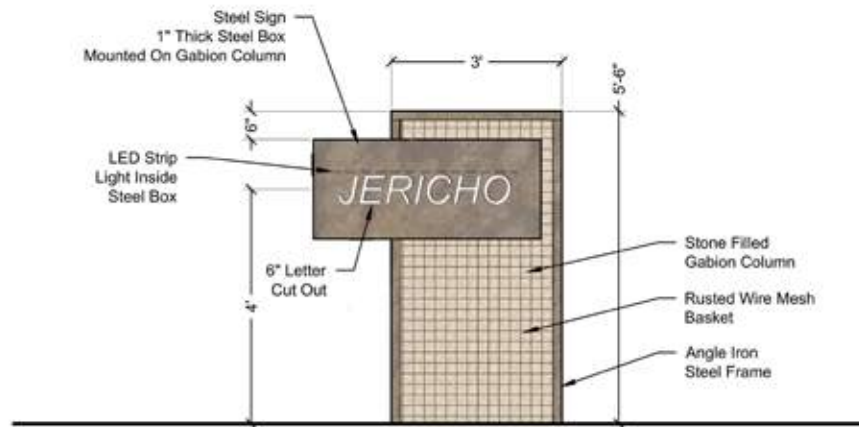




# SITE LIGHTING TOTAL IS BELOW CITY REQUIREMENTS (DARK SKY ORDINANCE)



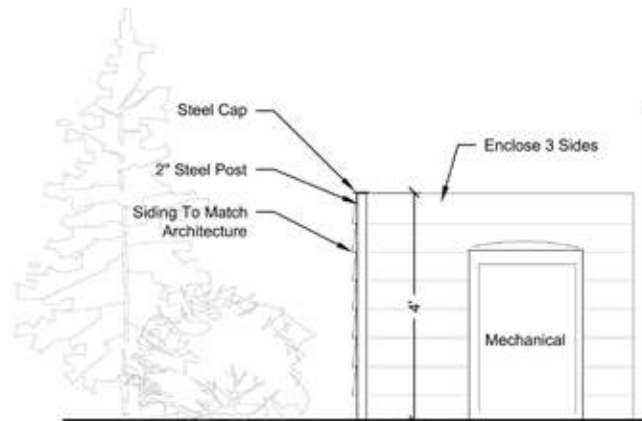
# LANDSCAPE DETAILS (L4.0)



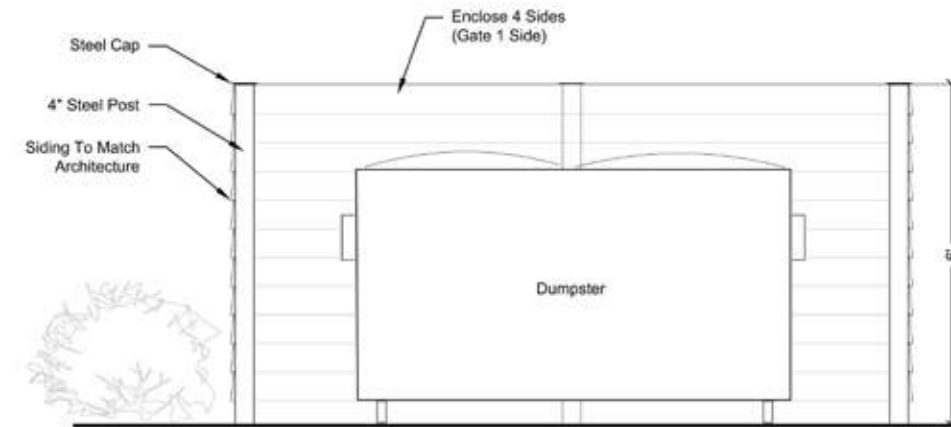
**Entry Monument Elevation**



**Landscape Retaining Wall**



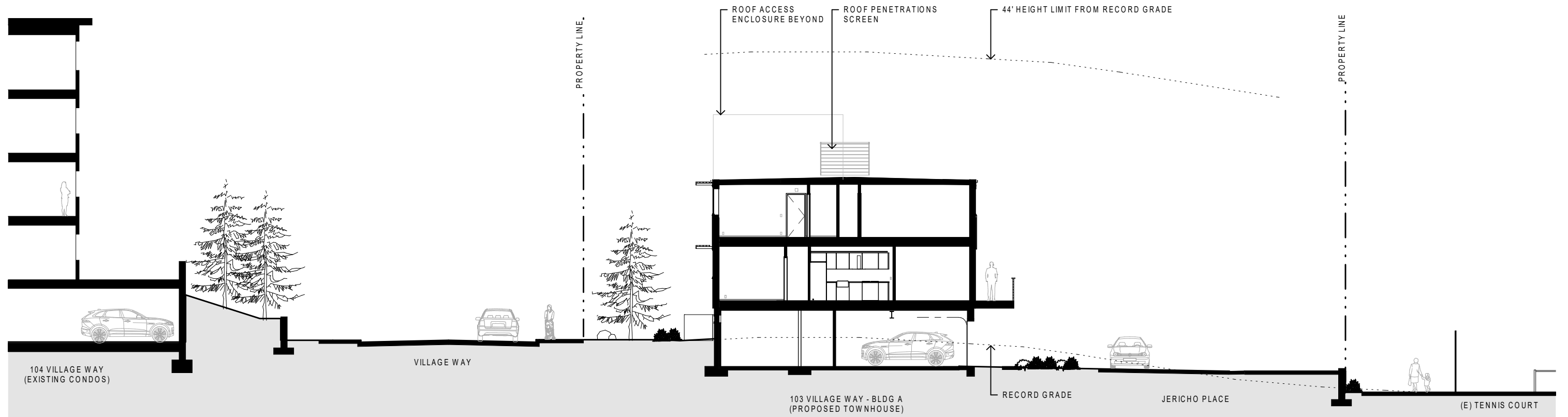
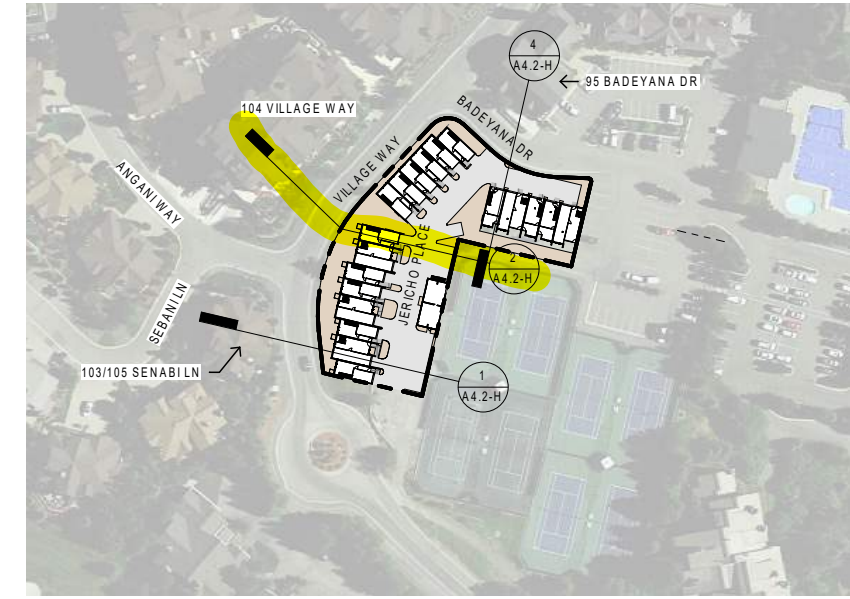
**Mechanical Screen Panels**



**Trash Enclosure Detail**



# SITE SECTIONS (A4.2-H)





AERIAL VISUALIZATION (L5.0)





AERIAL VISUALIZATION (L5.0)





# ARCHITECTURAL STYLE: MOUNTAIN CONTEMPORARY (A6.1)



## FINISH MATERIALS

### 1A - METAL PANEL

PROFILE: METAL SALES T-16E  
 COLOR: TAYLOR METALS MUSKET SRI-19

### 1B - METAL PANEL

PROFILE: METAL SALES T-10D  
 COLOR: TAYLOR METALS VINTAGE SRI-21

### 2 - COMPOSITE WOOD SIDING

BASIS OF DESIGN: TREX CLADDING  
 COLOR: CARMEL

### 3 - CONCRETE W/ INTEGRAL COLOR

COLOR: DAVIS COLORS 'CARMEL'  
 FINISH: SMOOTH RUBBED FINISH,  
 STANDARD CSC3 PER ACI 347.3R

### 4 - VINYL DOOR & WINDOW FRAMING

COLOR: BRONZE

### 5 - INSULATED GLASS

### 6 - WALL MOUNTED LIGHT FIXTURE

BASIS OF DESIGN: WAC LIGHTING  
 WS-25612-27-BK  
 COLOR: BLACK

### 7 - GARAGE DOOR

TO MATCH MATERIAL 2

### 8 - MISC. METAL (GUTTER, DOWNSPOUT, METAL TRIM, AWNING)

COLOR: TO MATCH FIELD PANEL

### 9 - MISC. METAL (RAILING)

TOP RAIL  
 FINISH: COMPOSITE WOOD  
 COLOR: TO MATCH MATERIAL 2

REMAINING FRAMING  
 FINISH: HIGH PERFORMANCE COATING  
 COLOR: TO MATCH MATERIAL 1A

PANEL INFILL  
 STAINLESS STEEL HORIZONTAL CABLE

### 10 - ROOFING

BASIS OF DESIGN: PVC ROOFING  
 COLOR: GRAY



# BUILDING ELEVATION - BUILDING A (A6.1)

## FINISH MATERIALS



BUILDING A - WEST ELEVATION



BUILDING A - EAST ELEVATION

- 1A - METAL PANEL**  
PROFILE: METAL SALES T-16E  
COLOR: TAYLOR METALS MUSKET SRI-19
- 1B - METAL PANEL**  
PROFILE: METAL SALES T-10D  
COLOR: TAYLOR METALS VINTAGE SRI-21
- 2 - COMPOSITE WOOD SIDING**  
BASIS OF DESIGN: TREX CLADDING  
COLOR: CARMEL
- 3 - CONCRETE W/ INTEGRAL COLOR**  
COLOR: DAVIS COLORS 'CARMEL'  
FINISH: SMOOTH RUBBED FINISH,  
STANDARD CSC3 PER ACI 347.3R
- 4 - VINYL DOOR & WINDOW FRAMING**  
COLOR: BRONZE
- 5 - INSULATED GLASS**
- 6 - WALL MOUNTED LIGHT FIXTURE**  
BASIS OF DESIGN: WAC LIGHTING  
WS-25612-27-BK  
COLOR: BLACK
- 7 - GARAGE DOOR**  
TO MATCH MATERIAL 2
- 8 - MISC. METAL (GUTTER, DOWNSPOUT,  
METAL TRIM, AWNING)**  
COLOR: TO MATCH FIELD PANEL
- 9 - MISC. METAL (RAILING)**  
TOP RAIL  
FINISH: COMPOSITE WOOD  
COLOR: TO MATCH MATERIAL 2  
  
REMAINING FRAMING  
FINISH: HIGH PERFORMANCE COATING  
COLOR: TO MATCH MATERIAL 1A  
  
PANEL INFILL  
STAINLESS STEEL HORIZONTAL CABLE
- 10 - ROOFING**  
BASIS OF DESIGN: PVC ROOFING  
COLOR: GRAY

## LOCAL PRECEDENTS



### ***First & Washington Mixed-use, Ketchum***

- Metal panels w/ wood accents
- Dark colors
- Simplified massing
- Flat roof with deck



### ***First & Fourth Mixed-use, Ketchum***

- Metal panels w/ wood
- Dark colors
- Simplified massing
- Flat roof with deck



## LOCAL PRECEDENTS



***Above: Tennis Pavilion, adjacent lot***

- Flat roof
- Metal siding w/ wood accents
- Dark colors

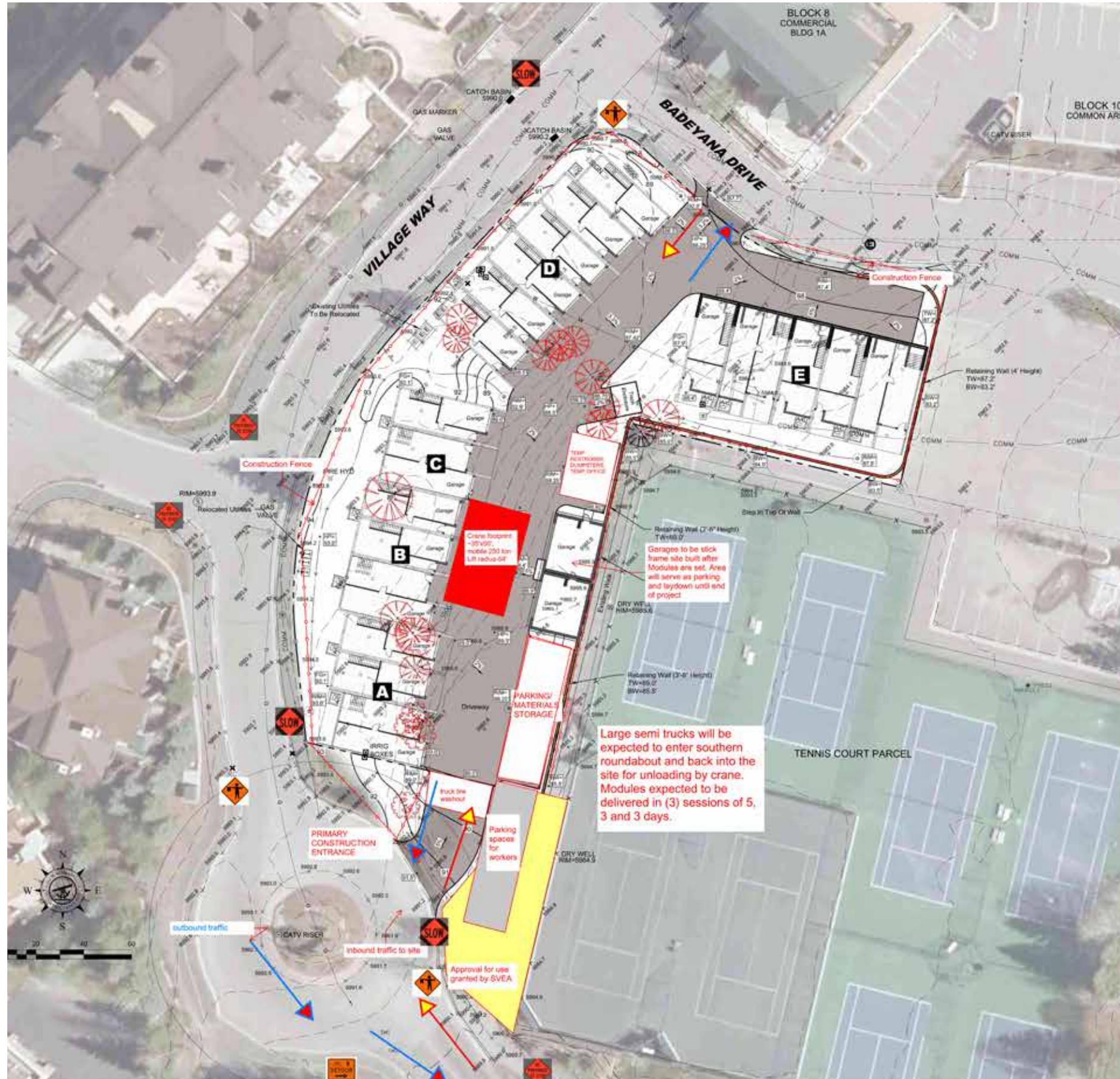
***Below: Sebani Ln duplex, neighboring lot***

- Earth-tone color palette





# CONSTRUCTION (Z2.1)

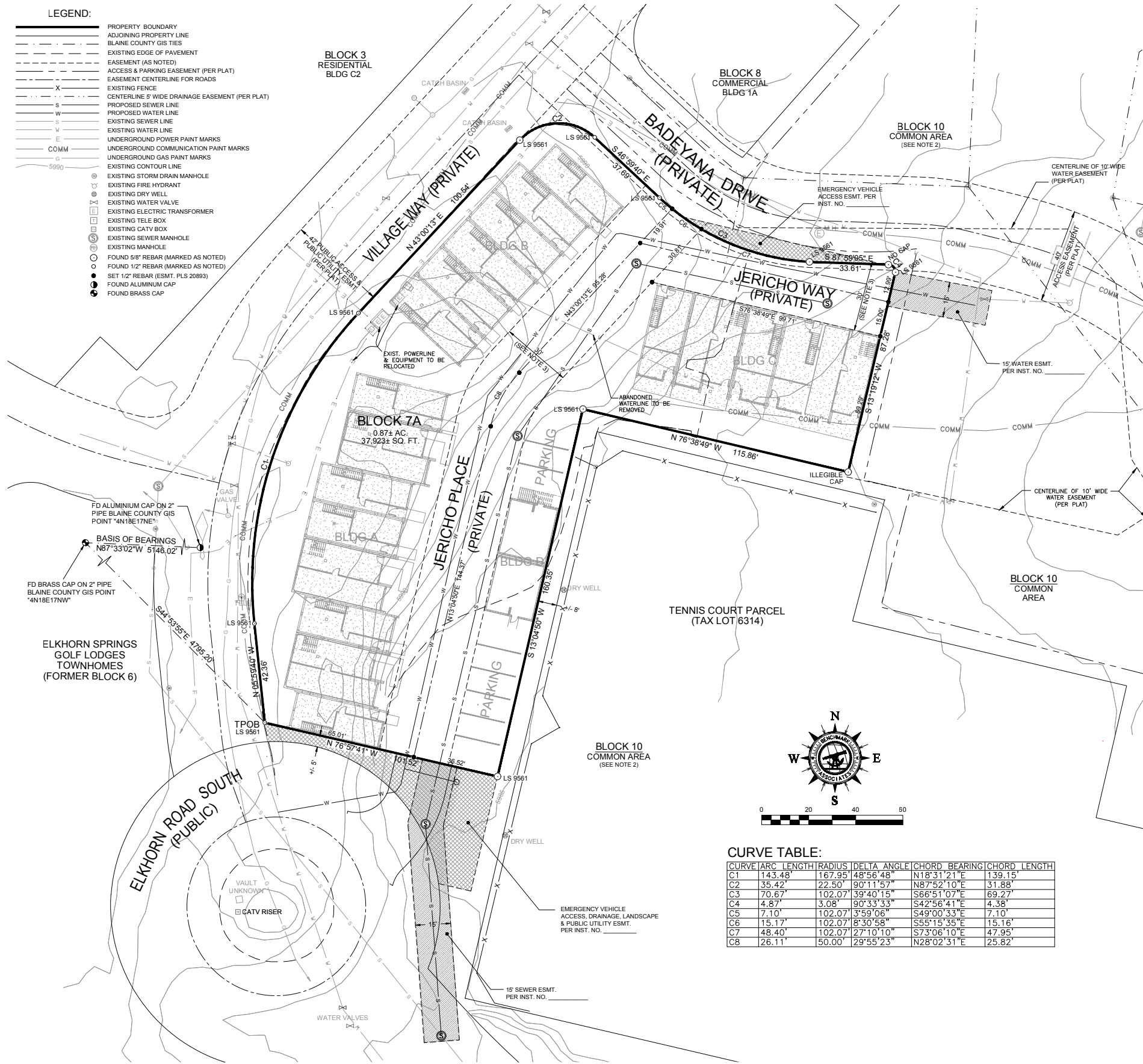




# PLAT

**LEGEND:**

|      |   |
|------|---|
| ---  | PROPERTY BOUNDARY                               |
| ---  | ADJOINING PROPERTY LINE                         |
| ---  | BLAINE COUNTY GIS TIES                          |
| ---  | EXISTING EDGE OF PAVEMENT                       |
| ---  | EASEMENT (AS NOTED)                             |
| ---  | ACCESS & PARKING EASEMENT (PER PLAT)            |
| ---  | EASEMENT CENTERLINE FOR ROADS                   |
| X    | EXISTING FENCE                                  |
| ---  | CENTERLINE 5' WIDE DRAINAGE EASEMENT (PER PLAT) |
| S    | PROPOSED SEWER LINE                             |
| W    | PROPOSED WATER LINE                             |
| ---  | EXISTING SEWER LINE                             |
| ---  | EXISTING WATER LINE                             |
| E    | UNDERGROUND POWER PAINT MARKS                   |
| COMM | UNDERGROUND COMMUNICATION PAINT MARKS           |
| G    | UNDERGROUND GAS PAINT MARKS                     |
| 5990 | EXISTING CONTOUR LINE                           |
| ⊙    | EXISTING STORM DRAIN MANHOLE                    |
| ⊙    | EXISTING FIRE HYDRANT                           |
| ⊙    | EXISTING DRY WELL                               |
| ⊙    | EXISTING WATER VALVE                            |
| ⊙    | EXISTING ELECTRIC TRANSFORMER                   |
| ⊙    | EXISTING TELE BOX                               |
| ⊙    | EXISTING CATV BOX                               |
| ⊙    | EXISTING SEWER MANHOLE                          |
| ⊙    | EXISTING MANHOLE                                |
| ⊙    | FOUND 5/8" REBAR (MARKED AS NOTED)              |
| ⊙    | FOUND 1/2" REBAR (MARKED AS NOTED)              |
| ⊙    | SET 1/2" REBAR (ESMT. PLS 20893)                |
| ⊙    | FOUND ALUMINUM CAP                              |
| ⊙    | FOUND BRASS CAP                                 |



## ELKHORN SPRINGS, BLOCK 7A

LOCATED WITHIN: SECTION 17, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO  
 WHEREIN THE LABELS FOR THE NUMBER OF RESIDENTIAL UNITS, CHU'S & BUILDING NUMBERS ARE REMOVED AND EASEMENTS ARE CREATED WITHIN BLOCK 7 OF THE ELKHORN SPRINGS LARGE BLOCK PLAT.

### DECEMBER 2022 PRELIMINARY PLAT

- SURVEYOR'S NARRATIVE:**
- THE PURPOSE OF THIS PLAT IS TO REMOVE THE LABELS FOR THE NUMBER OF RESIDENTIAL UNITS, CHU'S AND BUILDING NUMBERS AND TO CREATE EMERGENCY VEHICLE ACCESS EASEMENTS WITHIN EXISTING BLOCK 7.
  - FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL OR REPLACEMENTS OF ORIGINAL CORNERS.
  - DOCUMENTS USED IN THE COURSE OF THIS SURVEY:
    - ORIGINAL PLAT OF "ELKHORN SPRINGS LARGE BLOCK PLAT", INST. NO. 536008.
    - RECORD OF SURVEY OF ELKHORN SPRINGS, INST. NO. 573656.
    - LOT BOOK GUARANTEE BY STEWART TITLE GUARANTY COMPANY, FILE NO. 22458690, GURANTEE NO. G-0000519072408, JULY 21, 2022. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.

- NOTES:**
- REFER TO THE ORIGINAL PLAT & CC&R'S FOR PLAT NOTES, EASEMENTS, CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
  - AN EMERGENCY VEHICLE ACCESS EASEMENT EXISTS WITHIN ALL ROADS AND PARKING AREAS IN THE COMMON AREAS (BLOCK 10) PER ELKHORN SPRINGS LARGE BLOCK PLAT, RECORDED AS INSTRUMENT NO. 536008, RECORDS OF BLAINE COUNTY IDAHO.
  - AN EMERGENCY VEHICLE ACCESS AND PUBLIC UTILITY EASEMENT IS GRANTED WITHIN ALL PRIVATE ROADS WITHIN BLOCK 7A.
  - ROADWAYS SHALL BE MAINTAINED IN A CLEAR UNOBSTRUCTED MANNER AT ALL TIMES FOR EMERGENCY ACCESS.
  - UTILITIES AND DRAIN PIPES SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST.
  - CONTOUR INTERVAL: 1'. CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2015.
  - CURRENT ZONING IS CC, COMMUNITY CORE.
  - REFER TO UTILITY PLAN (SHEET C-0.1) FOR PROPOSED UTILITY LOCATIONS. REFER TO GRADING PLAN (SHEET C-0.2) FOR CATCH BASIN LOCATIONS, DRAIN LINES & PROPOSED CONTOURS. REFER TO SLOPE EXHIBIT (SHEET P-2) FOR SLOPE ANALYSIS.

**CURVE TABLE:**

| CURVE | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1    | 143.48'    | 167.95' | 48°56'48"   | N18°31'21"E   | 139.15'      |
| C2    | 35.42'     | 22.50'  | 90°11'57"   | N87°52'10"E   | 31.88'       |
| C3    | 70.67'     | 102.07' | 39°40'15"   | S66°51'07"E   | 69.27'       |
| C4    | 4.87'      | 3.08'   | 90°33'33"   | S42°56'41"E   | 4.38'        |
| C5    | 7.10'      | 102.07' | 3°59'06"    | S49°00'33"E   | 7.10'        |
| C6    | 15.17'     | 102.07' | 8°30'58"    | S55°15'35"E   | 15.16'       |
| C7    | 48.40'     | 102.07' | 27°10'10"   | S73°06'10"E   | 47.95'       |
| C8    | 26.11'     | 50.00'  | 29°55'23"   | N28°02'31"E   | 25.82'       |



## NEXT STEPS

- Obtain ESMA design review approval (easements and design)
- Obtain SVEA design review approval (general design)
- Obtain Sun Valley City entitlement permit

