



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: CUP13-00055 & CVA13-00040 **Hearing Date:** OCTOBER 7, 2013
X-Ref: CUP05-00101 **Hearing Body:** Planning and Zoning Commission
Address: 2312 W OVERLAND RD **Transmittal Date:** 08/27/13
Applicant: TINA NGUYEN

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-3830.

Boise City

- ☒ Police-Curt Crum
- ☒ Fire-Romeo Gervais
- ☒ Public Works
- ☐ Public Works-Subs
- ☒ Public Works-Solid Waste
- ☐ Public Works-April Wing
- ☐ Public Works-Jason Taylor
- ☐ Public Works-Jim Wyllie
- ☐ Parks-Cheyne Weston
- ☒ Forestry
- ☐ City Clerk-Susan Churchman
- ☐ Airport-(3)
- ☐ Library-Kevin Booe
- ☐ DFA-James Thomas
- ☐ Parking Control
- ☐ Legal-Mary Elizabeth Watson
- ☐ PDS-Subdivisions-Dave & Todd
- ☐ PDS- Subs group
- ☒ PDS-GAP Planner-Andrea&David
- ☒ PDS-Building Dept
- ☒ PDS-Tidemark Advantage
- ☒ PDS-Noticing Copy

Ada County

- ☒ ACHD-(2)
- ☐ Commissioners
- ☐ Sheriff Dispatch
- ☐ Development Services-Mark Perfect
- ☐ Assessor's Office-Kelly Woodworth
- ☐ COMPASS-Carl Miller
- ☐ Parks & Waterways-Pat Beale

Idaho State

- ☐ Transportation District III-(2)
- ☐ Division of Public Works
- ☐ Dept. of Water Resources
- ☐ Historical Society
- ☐ Fish & Game (Region III)
- ☐ Dept. of Lands-(2)
- ☐ Dept. of Parks & Recreation
- ☐ DEQ

Federal

- ☐ BLM-(2)
- ☐ Fish & Wildlife Service
- ☐ EPA
- ☐ Army Corp of Engineers

Schools

- ☐ Boise School District
- ☐ Meridian School District

Sewer Districts

- ☐ West Boise Sewer
- ☐ Northwest Boise Sewer
- ☒ Bench Sewer

Utilities

- ☒ Idaho Power
- ☒ Century Link
- ☒ United Water
- ☐ Chevron Pipeline
- ☐ Capitol Water Corporation
- ☐ Cable One
- ☐ Intermountain Gas

Irrigation Districts

- ☐ Nampa & Meridian
- ☒ New York Irrigation
- ☐ Boise City Canal
- ☐ Boise Valley
- ☐ South Boise Water Co.
- ☐ S. Boise Mutual Irrigation Co.
- ☐ Bureau of Reclamation
- ☒ Board of Control
- ☒ Drainage District # 3
- ☐ Other _____

Miscellaneous

- ☐ CCDC-(2)
- ☐ Union Pacific Railroad
- ☐ City of Garden City
- ☐ City of Meridian
- ☐ City of Eagle
- ☐ Valley Reg. Transit-Mary Barker
- ☐ Boise Postmaster
- ☐ Central District Health Department
- ☐ Other _____

Neighborhood Associations

- ☐ Boise Heights
- ☐ Borah
- ☐ Central Bench
- ☐ Central Foothills
- ☐ Central Rim
- ☐ Collister
- ☒ Depot Bench
- ☐ Downtown-(2)
- ☐ East End
- ☐ Glenwood Rim
- ☐ ~~Harrison Boulevard~~
- ☐ Harris Ranch
- ☐ Highlands
- ☐ Hillcrest
- ☐ ~~Maple Grove - Franklin~~
- ☐ Morris Hill
- ☐ North End
- ☐ Northwest
- ☐ Pierce Park
- ☐ Pioneer
- ☐ Quail Ridge
- ☐ Riverland East
- ☐ South Boise Village
- ☐ South East
- ☐ Stewart Gulch
- ☐ Sunrise Rim
- ☐ Sunset
- ☐ SW Ada County Alliance
- ☐ Veterans Park
- ☒ Vista
- ☐ Warm Springs Mesa
- ☐ West Bench
- ☐ West Cloverdale
- ☐ West Downtown
- ☐ West Valley
- ☐ ~~Winstead Park~~

#109: Conditional Use Application

Xref: CVA13-00040

Property Information

Address

Street Number:

2312

Prefix:

Street Name:

OVERLAND RD

Subdivision name:

Block:

Lot:

Section:

Township:

Range:

15

3N

2E

Parcel Number:

R 9414000014

Additional Parcel Numbers:

Primary Contact

Who is responsible for receiving e-mails, uploading files and communicating with Boise City?



Agent/Representative



Applicant



Owner

Applicant Information

First Name:

TINA

Last Name:

NGUYEN

Company:

Address:

25 WILMA

City:

Boise

State:

ID

Zip:

83709

E-mail:

VUITINH208@yahoo.com

Phone Number:

Cell:

869-4459

Fax:

Agent/Representative Information

First Name:

Last Name:

Company:

Address:

City:

State:

ID

Zip:

E-mail:

Phone Number:

Cell:

Fax:

Role Type:



Architect



Land Developer



Engineer



Contractor



Other

Owner Information

Same as Applicant?:



No



Yes

(If yes, leave this section blank)

First Name:

NHU TAM

Last Name:

THICH

Company:

Address:

2312 OVERLAND RD

City:

BOISE

State:

ID

Zip:

83705

E-mail:

Nhutamthich@yahoo.com

Phone Number:

343-9322

Cell:

Fax:

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Project Information

Is this a Modification application?

☒ Yes

☐ No

File number being modified:

CUP 05-00101

1. Neighborhood Association:

2. Comprehensive Planning Area:

CENTRAL BENCA

3. This application is a request to construct, add or change the use of the property as follows:

REMOVE EXISTING ACCESSORY BUILDING AND CANOPIES
CONSTRUCT NEW, BIGGER BUILDING

4. Size of Property:

9405

☐ Acres

☒ Square Feet

5. Water Issues:

A. What are your fire flow requirements? (See International Fire Code):

gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require United Water approval.

Number of Existing:

Number of Proposed:

C. Is the building "sprinklered"?

☐ Yes

☒ No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330):

gpm

6. Existing uses and structures on the property are as follows:

PROPOSED BUILDING TO BE USE AS TEMPLE SPACE
FOR WORSHIP. RESIDENT TO REMAIN SAME FOR
CARETAKER

7. Is the project intended to be phased? Please explain:

NO

8. Adjacent property information:

Building types and/or uses

Zone

North: RESIDENT

North: RESIDENTIAL

South: BUSINESS

South: COMMERCIAL

East: BUSINESS

East: COMMERCIAL

West: RESIDENT

West: RESIDENTIAL

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9. Proposed Structures:

A. Number of Structures:

1

Use:

TEMPLE SPACE

Square footage of proposed structures or additions (if 5+ floors, attach narrative with chart):

Gross Square Feet

1st Floor

0

1626

2nd Floor

0

3rd Floor

0

4th Floor

0

B. Maximum proposed structure height(s):

10'

C. Number of stories:

0

D. Number of seats (if restaurant, tavern or lounge):

0

E. Number of residential units (if applicable):

0

10. Existing Structures:

Square footage of existing structures or additions (if 5+ floors, attach narrative with chart):

Gross Square Feet

1st Floor

527

2nd Floor

3rd Floor

4th Floor

11. Building Exterior:**Materials**

Roof:

SHINGLES

Walls:

STUCCO

Windows/Doors:

GLASS WITH WOOD FRAME

Fascia, Trim, etc:

Other:

ColorsBROWNLIGHT YELLOWYELLOW**12. Setbacks:**

Note: Plans that are not graphically dimensioned will not be accepted.

Building Required**Building Proposed****Parking Required****Parking Proposed**

Front:

?56'GRAVEL + LEASE ACROSS STREETSAME

Rear:

5'6'NONENONE

Side 1:

5'15'

Side 2:

5'15'**RECEIVED**

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13. Site Design:

	Site Percentage Devoted to	Square Feet
Building Coverage:	35 %	3200
Landscaping:	15 %	1500
Paving:	35 %	3200
Other Uses:	15 %	1500
Describe Other Uses:	GRAVEL PARKING AREA	

14. Parking:

	Required	Proposed
Accessible Spaces:	-	SAME
Parking Spaces:	-	SAME
Bicycle Spaces:	-	NONE
Proposed compact spaces:		NONE

Are you proposing off-site parking? ☒ Yes ☐ No

If yes, how many spaces?

Are you requesting shared parking or a parking reduction? ☐ Yes ☒ No

If yes, how many spaces?

Restricted parking? ☐ Yes ☒ No

15. Landscaping:

A. Are there any prominent trees or areas of vegetation on the property? ☒ Yes ☐ No

B. Type:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

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17. Solid Waste:

A. Type of trash receptacles:

- ☒ Individual Can/Residential
☐ 3 Yd. Dumpster
☐ 6 Yd. Dumpster
☐ 8 Yd. Dumpster
☐ Compactor

B. Number of trash receptacles:

1

C. Proposed screening method:

NONED. Is the proposed location accessible for collection?
(Contact Boise Public Works at 384-3901.)☒ Yes ☐ No

E. Is recycling proposed?

☒ Yes ☐ No**18. Irrigation Ditches/Canals:**A. Are there any irrigation ditches or canals on or adjacent to the property? ☐ Yes ☒ No

B. Location:

C. Size:

19. Fencing:**Proposed****Existing to Remain**

Type:

CHAIN LINK & WOODSAME

Height:

4' 6'SAME

Location:

WEST, EAST, NORTHSAME**20. Loading Facilities** (if proposed, for commercial uses only):

Number:

Location:

Size:

Screening:

21. Drainage:

Proposed method of on-site retention:

NONE**22. Floodways & Hillside:**A. Is any portion of this property located in a Floodway or a 100-year Floodplain? ☐ Yes ☒ NoB. Does any portion of this parcel have slopes in excess of 15%? ☐ Yes ☒ No

Note: If the answer to either of the above is yes, you will be required to submit an additional Floodplain and/or Hillside application and additional fees. You must submit the additional required application(s) for review at the same time as this request.

23. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

☒ No ☐ Area A ☐ Area B ☐ Area B1 ☐ Area C**RECEIVED****AUG 26 2013****DEVELOPMENT
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The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

[Signature]

Date:

8-21-13

CUP 13-00055

Variance Application Form

PDS	Department Application
	# 122

Case #: CVA 13-00040

New! Type data directly into our forms.

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

X-ref. CVA 13-00055

Address: Street Number: 2312 Prefix: _____ Street Name: OVERLAND RD.

Subdivision: _____ Block: _____ Lot: _____ Section: _____ Township: _____ Range: _____

*Primary Parcel Number: R9414000014 Additional Parcels: _____

Applicant Information

*First Name: TINA *Last Name: NGUYEN

Company: _____ *Phone: _____

*Address: 25 WILMA AVE *City: BOISE *State: ID *Zip: 83709

E-mail: VUI TINH 208@yahoo.com Cell: 869-4459 Fax: _____

Agent/Representative Information

First Name: _____ Last Name: _____

Company: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

E-mail: _____ Cell: _____ Fax: _____

Role Type: ☐ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☒ Other

Owner Information

Same as Applicant? ☐ Yes ☒ No (If yes, leave this section blank)

First Name: NHU TAM Last Name: THICH

Company: _____ Phone: 343-9322

Address: 2312 OVERLAND RD City: BOISE State: ID Zip: 83705

E-mail: NHUTAMTHICH@yahoo.com Cell: _____ Fax: _____

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Date Received:
Revised 1/2010

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City of Boise Planning & Development Services
P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500
Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

CVA 13-00040

1. Neighborhood Meeting Held (Date): TUESDAY AUGUST 20, 2013

2. Neighborhood Association: NONE

3. Comprehensive Planning Area: CENTRAL BENCH

4. This application is a request to construct, add or change the use of the property as follows:
TEAR DOWN EXISTING ACCESSORY BUILDING, CONSTRUCT NEW
LARGER BUILDING OF APPROXIMATELY 1600 SQ FT.

5. Size of property: 9405 ☐ Acres ☒ Square Feet

6. What Ordinance standards are you requesting a variance from:

ZONING ORDINANCE (?)

7. What special circumstances or conditions apply to the land or use which do not generally apply to other lands or uses in the same zone or vicinity?

EXISTING BUILDING HAS BEEN APPROVED FOR TEMPLE
SPACE. REQUESTING EXPANSION OF EXISTING SPACE

8. Why is a variance necessary for the enjoyment of your rights as a property owner?

EXPANSION OF TEMPLE SPACE FOR COMFORT AND
SECURITY OF MEMBERS

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CVA 13-00040

9. Explain why this variance will not adversely affect the health, safety, or general welfare of the persons residing or working in the vicinity of the property.

BUILDING HAVE BEEN THERE SINCE 2005. HAS N'T AFFECT GENERAL PUBLIC. WILL CONTINUE IN SAME MANNER AS BEFORE.

10. Explain any hardships associated with the property that were not the result of your own actions or were not known to you prior to the purchase or development of the property.

BUILDING DOES NOT SERVE ITS PURPOSE. NEW BUILDING WILL PROVIDE COMFORT AND SECURITY FOR MEMBERS AND RESOLVE ANY INCONVENIENCE INFLICTED ON NEIGHBORS

11. Adjacent Property Information

	Building types and/or uses	Zone
North:	HOME	RESIDENTIAL
South:	BUSINESS - ELECTRIC CO.	COMMERCIAL
East:	BUSINESS - OFFICE	COMMERCIAL
West:	HOME	RESIDENTIAL

12. Additional comments:

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8-21-2013

Applicant/Representative Signature

Date

Print Form

CVA 13-00040

PURPOSE LETTER

Linh Thuu Vietnamese Buddhist Temple was established in 1994 in a living room of a home. In 2005, a conditional – use permit was approved to convert the garage into a temple space. The conversion provided a sufficient meeting space for our weekly worship. But on the three major Buddhist holidays, the Vietnamese community from all over Idaho come together. For those special occasions, we do not have adequate space to accommodate everyone. On these occasions, we have gathered outside under canopies and have been cited for noise ordinance.

The citation has prompted our effort to do a complete expansion. The new facility will allow us to hold all gatherings inside so that we don't inconvenience our neighbors. The number of membership will not increase. Everything will remain the same as before, other than the comfort and safety of our members.

Our goal for this project will be to tear down the existing building and all canopies. A new bigger building will be constructed in its place. The facility will be completely finished to blend in with the existing resident. This project will only enhance the property with its cohesive look and beautiful landscaping. It will add value to the property and neighborhood.

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Treasure Valley Dharma Friends
Boise, Idaho

August 21, 2013

To: City of Boise
Boise, Idaho

To Whom It May Concern:

I am writing on behalf of the Board of Directors of Treasure Valley Dharma Friends to support the LTTT Vietnamese Buddhist Temple in their application for a permit to expand their facility on their Overland Road property.

Treasure Valley Dharma Friends is an incorporated religious organization practicing Tibetan Buddhism in Boise. Our purpose is to support personal growth in patience, compassion and wisdom through the Buddha's teachings. Our services are conducted in English language and our membership is ethnically diverse.

We have been meeting since about 2000 at the facilities of the LTTT Temple. The Vietnamese community that owns the temple has been, through the years, consistently supportive, welcoming, and inclusive toward us. Use of their temple, with its iconic enhancements, adds a spiritual richness to our services that is simply unavailable in mundane space.

The proposed expansion is a good approach for everyone. It will bring the activities inside rather than outside and decrease any inconvenience to the neighboring properties. They have always kept the grounds in wonderful condition and this will continue while providing significant indoor space for Temple activities not to mention space where other groups can meet with greater ease regarding bathroom facilities, storage, and worship.

We have no doubt that the religious and spiritual diversity that helps make Boise a wonderful place to live will be enhanced by this construction proposed by the LTTT organization. Our entire group sincerely requests your favorable and expeditious approval of their application.

Thank you for your attention,



H Charles Durick, President
Treasure Valley Dharma Friends

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LINH THUU
VIETNAMESE
BUDDHIST TEMPLE



FRONT SIGNAGE



EXISTING BUILDING

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EXISTING BUILDING
TO BE REMOVED



NEW BUILDING
SITE



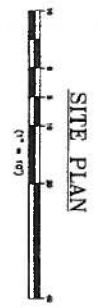
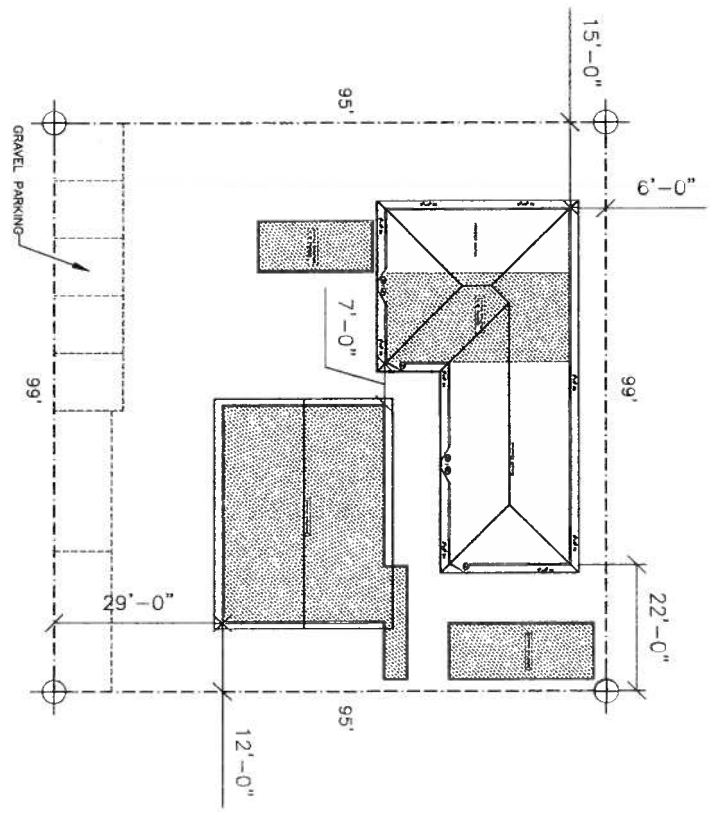
NEW BUILDING
SITE

CUP 13-00055

CWP 13-00055

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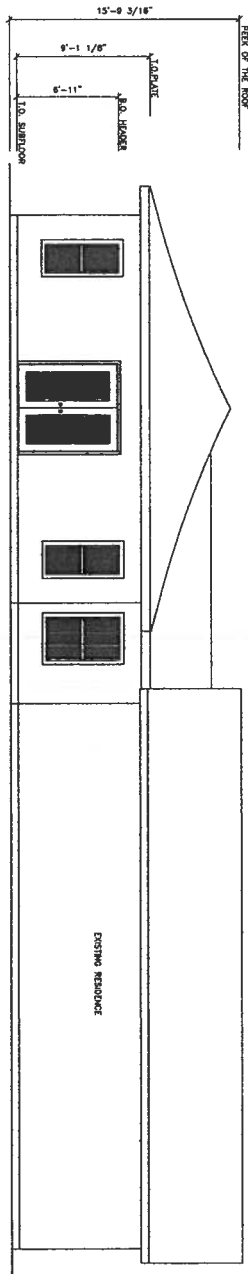
LOT INFO.
NOTE
1. THIS MAP DOES NOT REPRESENT A SURVEY OF THE LAND AND/OR DOES NOT IMPART THE BUILDING'S LOCATION OR DIMENSIONS TO ANY OTHER SURVEY OF THE SOILS AND TO VERIFY THE ACTUAL PLAN.
LINE LEGEND
PROPERTY LINE
PARKING SPACES
STREET LINE

BayBren
1255 W. Hershorn Dr.
Boise, ID 83709
208-859-3894

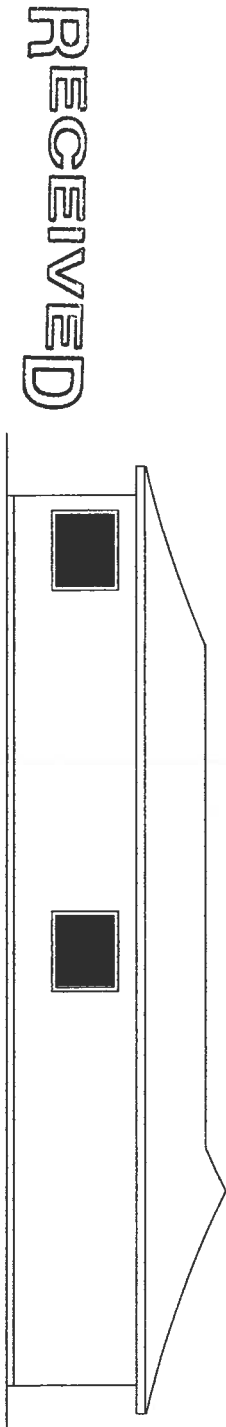
PROJECT FOR:
Vui Huynh

SHEET TITLE:
SITE PLAN

DATE: 8/27/2013
DRAWN BY: [signature]
CHECKED BY: [signature]
JOB: 1303
SHEET: 1
A0.1



FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

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BayBren
12557 W. Hingham Dr.
Boise, ID 83709
208-859-3894

BY: S. A. BRYAN, AIA
DATE: 8/27/2013
PROJECT: 12557 W. HINGHAM DR.
BOISE, ID 83709
SHEET: 1 OF 1

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PROJECT FOR:
Vui Huynh
X
X

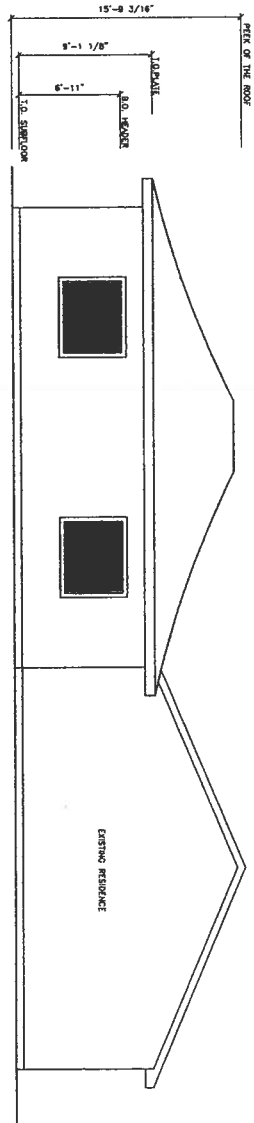
SHEET TITLE:
ELEVATIONS

DATE: 8/27/2013
DRAWN BY: SILE KIMLEY
JOB: 1303
REV: 1
SHEET: A4.0

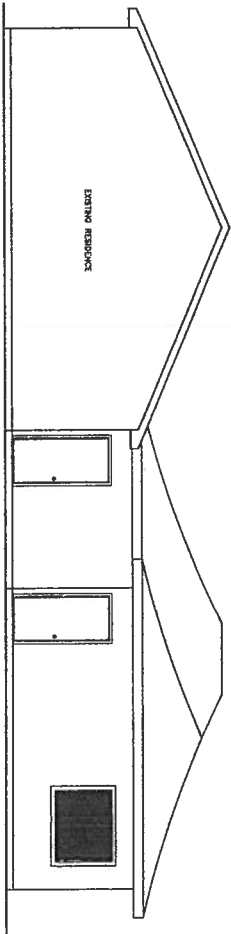
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RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

DATE:	08/14/2013
DRAWN BY:	STEVE GUNDEL
JOB:	1303
REV:	1
SHEET	A4.1

SHEET TITLE:
ELEVATIONS

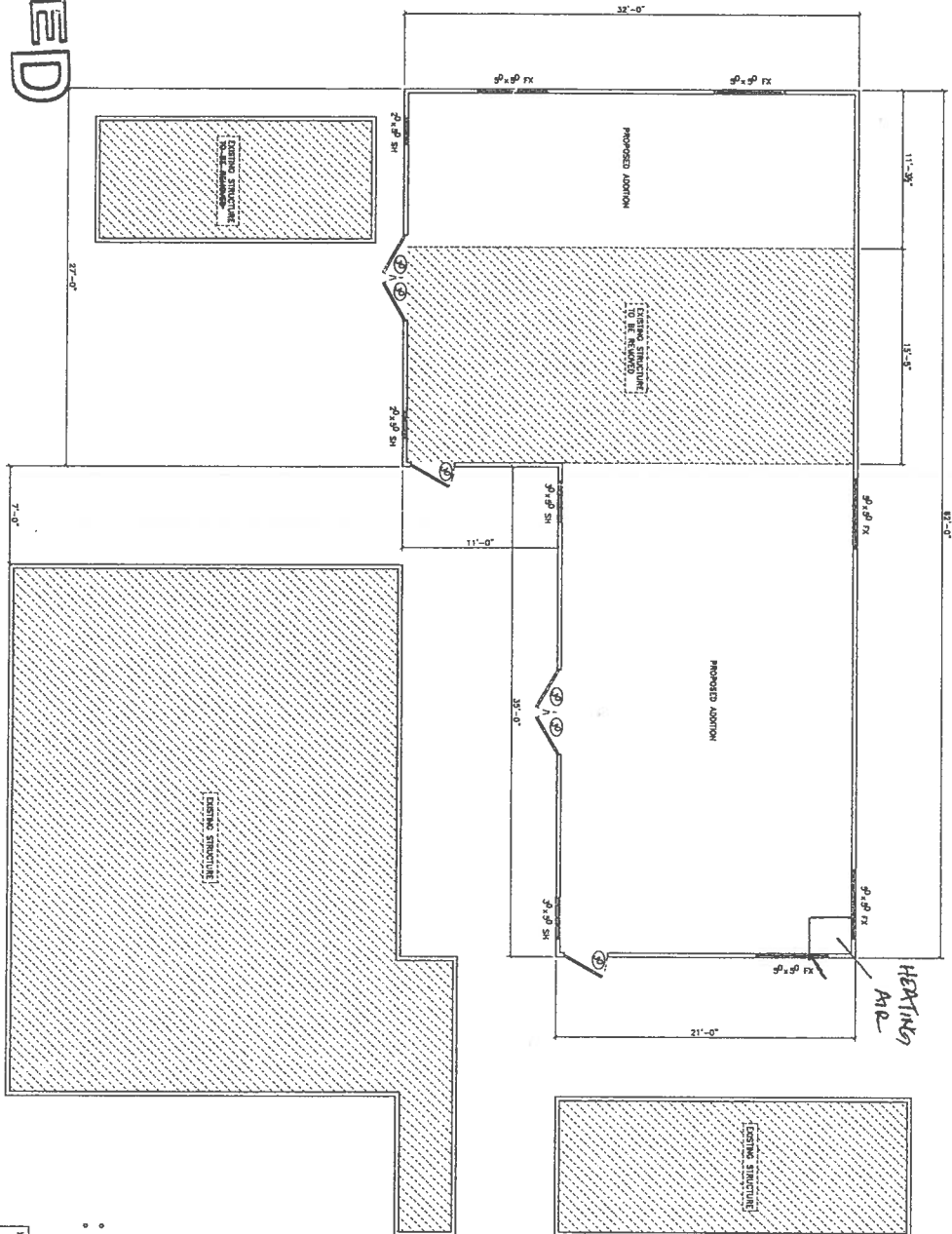
PROJECT FOR:
Vui Huynh
X
X

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I hereby warrant that the information contained herein is true and correct to the best of my knowledge and belief. I am not responsible for any errors or omissions in this document.

BayBren
12557 W Horsham Dr.
Boise, ID 83709
208-859-3894

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



AREA:	1589 SQ. FT.
MAIN LEVEL, LIVING AREA:	1589 SQ. FT.
TOTAL LIVING AREA:	1589 SQ. FT.
TOTAL AREA:	1589 SQ. FT.

SHEAR WALL
1. STRENGTH STEEL WALL SEPARATING UNIT A-1
FROM UNIT A-2. WALL TO BE CONCRETE WITH
REINFORCING BARS AT 18" O.C. (SEE DETAIL)
2. SHOW PANELS AT CORNERS TO BE WELD W/3 LRG
CORNER BARS. 6" MIN. THK. FOR 10' OR MORE. 8" MIN.
THK. FOR 12' OR MORE. 10" MIN. THK. FOR 14' OR MORE.
3. WALLS OF ALL PANELS MUST BE REINFORCED
WITH 10# BARS AT 18" O.C. (SEE DETAIL)
4. WALLS MUST BE REINFORCED WITH 10# BARS
AT 18" O.C. (SEE DETAIL)
5. WALLS MUST BE REINFORCED WITH 10# BARS
AT 18" O.C. (SEE DETAIL)
6. WALLS MUST BE REINFORCED WITH 10# BARS
AT 18" O.C. (SEE DETAIL)
7. WALLS MUST BE REINFORCED WITH 10# BARS
AT 18" O.C. (SEE DETAIL)
8. WALLS MUST BE REINFORCED WITH 10# BARS
AT 18" O.C. (SEE DETAIL)
9. WALLS MUST BE REINFORCED WITH 10# BARS
AT 18" O.C. (SEE DETAIL)
10. WALLS MUST BE REINFORCED WITH 10# BARS
AT 18" O.C. (SEE DETAIL)

DATE: 08/27/2013
DRAWN BY: STEVE KENNEY
CHECKED BY: JIM KENNEY
JOB: 1303
SHEET: 1

SHEET TITLE:
FLOOR PLAN

PROJECT FOR:
Vui Huynh
X
X

© 2013

THIS IS A PRELIMINARY
DRAWING. IT IS NOT TO BE
USED FOR CONSTRUCTION
OR FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.
REVISIONS:

BayBren
CUSTOM HOME DESIGNS
12557 W. Horseshoe Dr.
Boise, ID 83709
208-859-3894

A2.0

LANDSCAPE:

- TREES
- POST BOXES
- SCRUBS

4/17 PAVED
WITH 12x12
PAVING

AUG 27 2013

**DEVELOPMENT
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MAIN LEVEL FLOOR PLAN

PARKING

1. REINFORCE SHEAR WALLS WITH REINFORCING BARS AT SECOND FLOOR TO ALLOW PROPER STRUCTURAL INTEGRITY
2. SHEAR WALLS AT CORNER TO BE WELDED PER UBC CODES, 8-1 FROM THE EDGE OF ANY CORNER, AND EVERY 23'-0" THEREAFTER

TYPICAL NAIL DETAIL FOR SHEAR PANELS:

8 #10 @ 8" O.C. (PERFORATION 13" O.C. (TYP.)
PERFORATION OF 8" O.C. NAILS MUST BE RECORDED
AND DOCUMENTED. ALL NAIL DETAIL MUST BE
UNLESS NOTED OTHERWISE.
OTHER UBC CODES & ALTERNATE SHEAR PANELS ARE
USED

SHEAR WALL

- 2x6 EXT. WALL w/ STUDS @ 16" O.C.
- 1x4 INT. WALL w/ STUDS @ 16" O.C.

SUB TOTAL LINO AREA	1999 SQ.FT.
TOTAL CHMO AREA	1580 SQ.FT.
TOTAL AREA	1999 SQ.FT.

SHEET TITLE:
FLOOR_PLAN

PROJECT FOR:
Vui Huynh
X
X

© 2012

THIS IS A BATTLE'S SHOT FOR PRODIGY BANKING. IT IS THE CONCEPT OF RESPONSIBILITY TO FOLLOW ALL CODES AND APPLICABLE BANKING STANDARDS, AND LOCAL REGULATIONS.

BayBren
Custom Home Design
12557 W Horshorn Dr.
Boise, ID 83709
208-859-3894

A2.0