

Idaho Reptile Zoo CUP – FY2025-0012

Setbacks – See Site Plan

Building SF – +/- 8964

Number Parking Spaces – 36 plus 2 ADA

Dimensions of parking spaces – On site plan

Main Parking west lot

14 – 18' x 9.5'

10 – 20' x 9'

12 – 18' x 9'

2 – ADA – 18' x 9'

Rear Parking – 4 Striped (could add 4-6 parking spots)

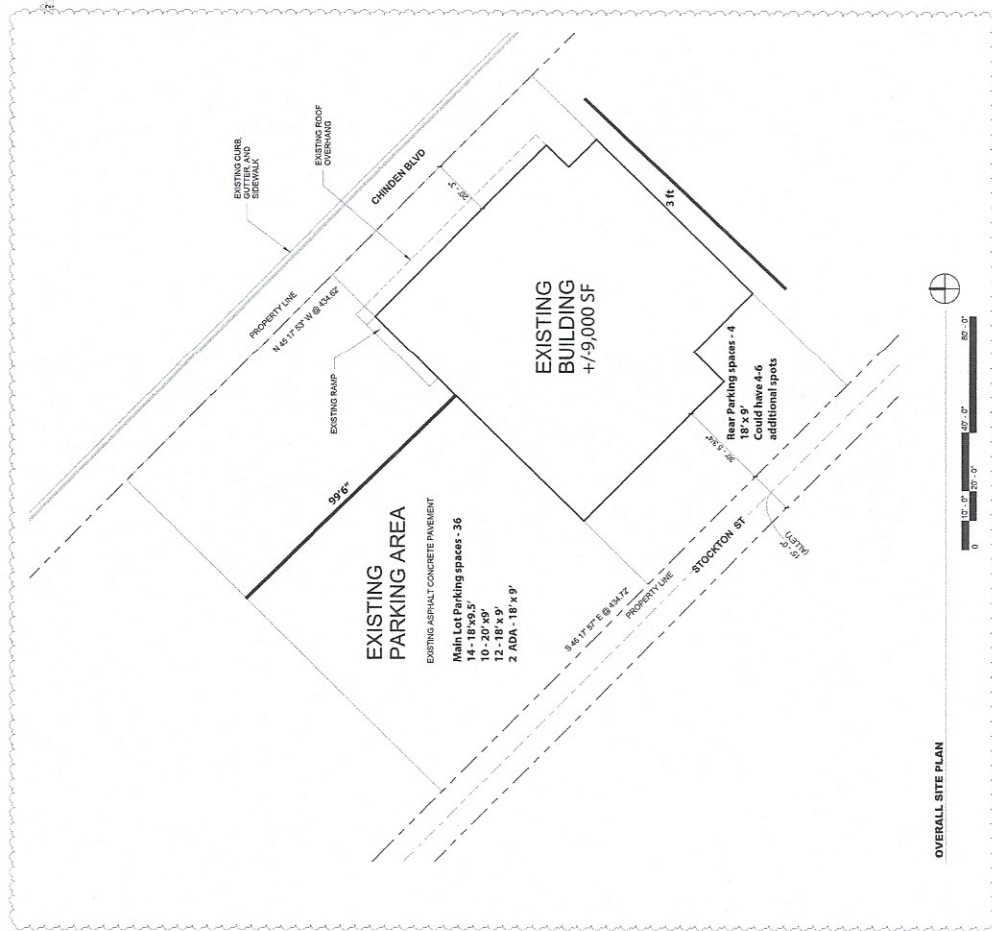
4 – 18' x 9'

Landscape Plan

Tenant plans to landscape the west planter along the building. This will be plants that compliment the building mural (if approved by the city).

Also will have planters along the north elevation at the entry running below the entire elevation.

Idaho Reptile Zoo - GARDEN CITY



OVERALL SITE PLAN



DESIGN CRITERIA

SEismic ZONE:	D
SITE CLASS:	C (ASSUMED)
WIND EXPOSURE CLASS:	C (ASSUMED)
WIND SPEED:	113 M.P.H.
FROST DEPTH:	30 INCHES
SOIL BEARING PRESSURE:	1,500 P.S.I. (ASSUMED)
ROOF LOADS:	
DEAD:	100 PSF
LIVE:	15 PSF
TOTAL:	115 PSF
FLOOR LOADS:	
DEAD:	60 PSF
LIVE:	15 PSF
TOTAL:	75 PSF
DECK LOADS:	
DEAD:	100 PSF
LIVE:	15 PSF
TOTAL:	115 PSF

PROPERTY DATA

Set Backs - Base C-1 setbacks (Garden City "Form Standards")
 Front side setback: 5 ft.
 Rear side setback: 5 ft. (base minimum).
 Interior side setback: 5 ft. (base minimum).
 Street side setback: 5 ft.
 Building SF - 9000
 Number of Parking spaces -
 Dimensions of Parking Spaces -

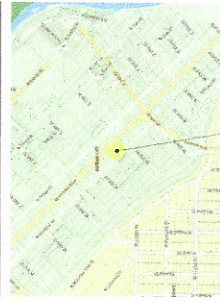
CODE ANALYSIS

JURISDICTION:	GARDEN CITY, IDAHO
OCCUPANCY GROUP:	
CONSTRUCTION TYPE:	
AREA:	5,500 SQUARE FEET
ALLOWABLE:	5,500 SQUARE FEET
ACTUAL:	5,500 SQUARE FEET
HEIGHT:	95' 0"
ALLOWABLE:	95' 0"
ACTUAL:	24' 0"
STORIES:	2
ALLOWABLE:	2
ACTUAL:	2
OCCUPANT LOAD:	258
NUMBER OF EXITS:	3
1-500 OCCUPANTS:	
FIRE RESISTANCE RATINGS PER IBC TABLE 601:	
BEARING WALLS:	0 HOUR
NON-BEARING WALLS AND PARTITIONS:	0 HOUR
INTERIOR:	0 HOUR
NON-BEARING WALLS AND PARTITIONS:	0 HOUR
INTERIOR:	0 HOUR
INCIDENTAL USE AREA SEPARATIONS & PROTECTIONS PER IBC 303.1.1:	
AUTOMATIC FIRE SUPPRESSION SYSTEM PER IBC 903.3.1.1:	
NO, NOT REQUIRED	
FIRE ALARM SYSTEM PER IBC 907.2.1:	
YES	
EMERGENCY VOICE ALARM COMMUNICATION PER IBC 907.5.2.2:	
NO, NOT REQUIRED	

DESIGN TEAM

OWNER:
 WAYNE MARCH
 3725 WEST CHINDEN BOULEVARD, GARDEN CITY, IDAHO 83714
 TENANT:
 Idaho Reptile Zoo
 3725 WEST CHINDEN BOULEVARD
 GARDEN CITY, IDAHO 83714

VICINITY MAP



PROJECT LOCATION

Idaho Reptile Zoo - GARDEN CITY

3725 WEST CHINDEN BOULEVARD, GARDEN CITY

Property Photos



West Elevation



South Elevation



North Elevation



East Elevation



SECTION 37
INDOOR AXE THROWING
BLACK PASTRIES

ACHD
←

SECTION 37
AXE THROWING





CHELORETTE AND
BACHELOR PARTIES
BIRTHDAY PARTIES
XISTMAS PARTIES

NO PARKING



AUTH
PA
ON