

#520: Major Tenant Improvement Application

Case #: BLD17-00105

Property Information

Address

|   |                                |                          |                |                |             |                  |
|---|--------------------------------|--------------------------|----------------|----------------|-------------|------------------|
| Street Number:<br>501                     | Prefix:<br>W                   | Street Name:<br>BROAD ST | Unit #:<br>    |                |             |                  |
| Subdivision name:<br>DAVIS ADD BK 2 PG 93 | Block:<br>0                    | Lot:<br>0                | Section:<br>10 | Township:<br>3 | Range:<br>2 | Zoning:<br>C-5DD |
| Parcel Number:<br>R1749101302             | Additional Parcel Numbers:<br> |                          |                |                |             |                  |

Primary Contact

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

Agent/Representative  Applicant  Owner

Applicant Information

|                                 |                                 |              |               |
|---------------------------------|---------------------------------|--------------|---------------|
| First Name:<br>Renee            | Last Name:<br>Strand            | State:<br>OR | Zip:<br>97214 |
| Company:<br>Holst Architecture  | City:<br>Portland               | Cell:<br>    | Fax:<br>      |
| Address:<br>110 SE 8th Avenue   | Phone Number:<br>(503) 233-9856 |              |               |
| E-mail:<br>rstrand@holstarc.com |                                 |              |               |

Agent/Representative Information

Role Type:  Architect  Land Developer  Engineer  Contractor  Other

|                                 |                                 |              |               |
|---------------------------------|---------------------------------|--------------|---------------|
| First Name:<br>Renee            | Last Name:<br>Strand            | State:<br>OR | Zip:<br>97214 |
| Company:<br>Holst Architecture  | City:<br>Portland               | Cell:<br>    | Fax:<br>      |
| Address:<br>110 SE 8th Avenue   | Phone Number:<br>(503) 233-9856 |              |               |
| E-mail:<br>rstrand@holstarc.com |                                 |              |               |

Owner Information

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

|                                    |                                 |              |               |
|------------------------------------|---------------------------------|--------------|---------------|
| First Name:<br>Michael             | Last Name:<br>Brown             | State:<br>CA | Zip:<br>90039 |
| Company:<br>The Roost Project, LLC | City:<br>Los Angeles            | Cell:<br>    | Fax:<br>      |
| Address:<br>3112 Los Feliz Blvd    | Phone Number:<br>(310) 997-2373 |              |               |
| E-mail:<br>mike@localconstruct.com |                                 |              |               |

**1. Project Name:**

Rex Pizza/ the Wylder

**2. Project Description:**

Restaurant tenant improvement including interior non-load bearing walls, ceilings, casework, kitchen equipment, mechanical, electrical and plumbing.

**3. Planning & Zoning Information**

**A. Land Use Zone:**

(C-5DD) Central Business District with DDR

**B. Design Review Number:**

DRH15-00152

**C. Conditional Use Number:**

**D. Zoning Certificate Number:**

**E. Other:**

BLD15-03423

**4. Building Information**

**A. Existing Use:**

None; shell building tenant space permitted under M & B occupancies

**B. Proposed Use:**

Restaurant

**C. Occupancy Groups:**

A2 B

**D. Construction Type:**

(IBC/IRC) IA

**E. What floor is the tenant improvement located on?**

1

**F. Existing occupant load:**

75

**G. Proposed occupant load:**

89

**H. Was a preliminary plan review conducted?**

Yes  No

Plans Examiner:

**I. Square footage of the original tenant space:**

2480

**J. Are you adding new/additional square footage?**

Yes  No

Total amount of new square footage: 0

Are you creating new residential units?  Yes  No

How many residential units? 0

Are you creating Assisted Living Units?  Yes  No

Your development activity may be exempt from City impact fees.

|   |
|---|
| Type of Development?<br>Retail  |
| Please provide brief description of intended use:<br>Restaurant/bar with seating and commercial kitchen |

Would you like to file a request for the City Impact Fee exemption?

- No - City Impact Fees will be applied**
- Yes - Complete the section that below and include/upload any supporting documents**

### Development Impact Fees Exemptions Request

*Ordinance 0-058-08: "Development Impact Fee Ordinance," Section 4-12-08: "Exemptions"*

**IMPORTANT:** The developer must apply for impact fee exemption at the time of application for a building permit. Any exemption not claimed prior to the issuance of a building permit shall be deemed waived by the fee payer.

#### Exemptions - Standard:

- Rebuilding the same amount of floor space of a structure destroyed by fire or other catastrophe, provided the structure is rebuilt and ready for occupancy within two (2) years of destruction;
- Remodeling or repairing a structure which does not increase the number of square footage or residential units;
- Replacing a residential unit, including a manufactured home, with another residential unit on the same lot, provided the number of residential units does not increase;
- Placing a temporary construction trailer or office on a lot;
- Constructing an addition on a residential structure which does not increase the number of residential units;
- Adding uses that are typically accessory to residential uses, such as tennis courts or clubhouses, unless it can be clearly demonstrated that the use creates a significant impact on the infrastructure capacity of the Parks & Recreation, Fire, and Police Departments;

#### Exemptions - Provisional:

- Constructing and providing qualified affordable or low-income housing, for a period of not less than twenty (20) years, as defined by current housing affordability guidelines published by HUD. Fee payer must demonstrate they will provide units to eligible families based on HUD income and family-size guidelines.
- Constructing residential units for the purpose of providing shelter for the homeless.

Applicant's added comments:

|          |
|----------|
| <br><br> |
|----------|

Your exemption will be reviewed by the impact fee administrator within 24 hours and a determination made no longer than seven (7) working days from date of application; provided sufficient supporting documentation has been provided.

**5. Fire Information**

A. Fire Flow:

B. Static Pressure:

C. Is there a fire alarm system?  Yes  No  Partial

D. Is the building fully sprinklered?  Yes  No  Partial

If yes, will the sprinklers be used for:

Allowable Area Increase?  Yes  No

Story Increase?  Yes  No

Fire-resistive Substitution?  Yes  No

Other?

If partially sprinklered, where?

**6. Public Works Information**

Site drainage area (acres):

**Certificate of Value**

**Permit Types**

**Valuation**

**Project Value:** Used to calculate fees for the Structural permit. Project Value is the total value of all construction work for which the permit is issued (including overhead and profit), as well as finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent equipment. \$:

Owner Supplied Equipment?  Yes  No

**Electrical Value:** Total value of all work performed (including overhead and profit) on the job, including the electrical contract and any change orders. \$:

Owner Supplied Equipment?  Yes  No

**Plumbing Value:** Total value of all work performed (including overhead and profit) on the job, including the plumbing contract and any change orders. \$:

Owner Supplied Equipment?  Yes  No

**Mechanical Value:** Total value of all work performed (including overhead and profit) on the job, including the mechanical contract and any change orders. \$:

Owner Supplied Equipment?  Yes  No

**Fire Sprinkler:** \$:

Please select one as it applies to fire sprinklers (Phone: 395-7813):  Remodel  Addition  New System

**Fire Alarm System:** \$:

Please select one as it applies to fire alarms (Phone: 395-7809):  New system in new building  
 New system in existing building  
 Modification to existing system

I certify that the Values and Scope of Work given is the most accurate available at this time.

## Erosion & Sediment Control

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The work performed under a tenant improvement permit is subject to construction site erosion and sediment control requirements per Boise City Code.

1. If your project meets any of the criteria below, an Erosion and Sediment Control permit is required:

- Exterior work is involved
- Removal of more than 115 square feet of interior ground floor or basement
- Placement of more than 115 square feet of concrete in the interior
- Work involving more than 40 linear feet of trench for saw cutting of an existing interior concrete slab for new underground piping

2. **Area Disturbed (must list within 0.25 acres):**

**Note:** Area disturbed is the total area impacted by human induced change to improved or unimproved land.

0

square feet = 0 acres

### The following items require approval by PDS Erosion and Sediment Control

Permit Variance Waiver Request

Plan Waiver Request for Erosion & Sediment Control Plan requirement

**Involved Parties (Please list any parties not included on the first page)**

Role Type:  Tenant  Architect  Structural Engineer  Contractor  Other

First Name:  Last Name:   
Duel  Christiansen

Company:   
Andersen Construction

Address:  City:  State:  Zip:   
12552 W Executive Dr  Boise  ID  83713

E-mail:  Phone Number:  Cell:  Fax:   
dchristiansen@andersen-const.com  (208) 275-8905  (541) 948-7587

Role Type:  Tenant  Architect  Structural Engineer  Contractor  Other

First Name:  Last Name:

Company:

Address:  City:  State:  Zip:

E-mail:  Phone Number:  Cell:  Fax:

Role Type:  Tenant  Architect  Structural Engineer  Contractor  Other

First Name:  Last Name:

Company:

Address:  City:  State:  Zip:

E-mail:  Phone Number:  Cell:  Fax:

**Energy Efficiency Incentive Programs**

Your project may qualify for an energy efficiency incentive program from Idaho Power.  
For more information visit their website: [idahopower.com/EnergyEfficiency/](http://idahopower.com/EnergyEfficiency/)  
To find a customer service rep for your area: Call their Customer Service Center at (208) 388-2860

**Required Documentation and Drawings**

See the Major Tenant Improvement Submittal Checklist for details.  
Staff will perform a review for completeness prior to accepting Major Tenant Improvement applications.

**Additional Required Permits**

An erosion and sediment control permit may be required, depending on the scope of project.  
Trade permits for mechanical, plumbing and electrical work are obtained separately, if applicable.  
Fire alarm and fire sprinkler permits are obtained separately, if applicable.

**WARNING:** Renovation, repair and painting projects that disturb lead-based paint in pre 1978 homes, childcare facilities and schools must be performed by an EPA Certified Renovator and specific work practices must be implemented to prevent lead contamination. For more information please call 1-800-424-LEAD [5323] or see [www.epa.gov/lead/pubs/renovation.htm](http://www.epa.gov/lead/pubs/renovation.htm).

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:

Date: