

#161: Design Review Application

Property Information

DRH 17-00039

Address

| | | | | | | |
|-------------------------------|---|---------------------------|----------------|-----------------|--------------|-----------------|
| Street Number: 6241 & 6263 | Prefix: N | Street Name: Bogert LN | Unit #: — | | | |
| Subdivision name: 4N 1E 23 | Block: — | Lot: — | Section: 23 | Township: 4N | Range: 1E | Zoning: R-3D |
| Parcel Number: 50523110100 | Additional Parcel Numbers: 50523110050 | | | | | |

Primary Contact

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

☒ Agent/Representative ☒ Applicant ☐ Owner

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Applicant Information

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| | | | |
|-----------------------------------|---------------------------|-------------------|---------------|
| First Name: Scott | Last Name: Noriyuki | State: ID | Zip: 83714 |
| Company: NorthSide Management | | | |
| Address: 6810 Fairhill PL | City: Boise | State: ID | Zip: 83714 |
| E-mail: Scott@northsidemgt.com | Phone Number: 230-1202 | Cell: 230-1202 | Fax: — |

Agent/Representative Information

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

| | | | |
|-----------------------------------|---------------------------|-------------------|---------------|
| First Name: Scott Noriyuki | Last Name: — | State: ID | Zip: 83714 |
| Company: NorthSide Management | | | |
| Address: 6810 Fairhill PL | City: Boise | State: ID | Zip: 83714 |
| E-mail: Scott@northsidemgt.com | Phone Number: 230-1202 | Cell: 230-1202 | Fax: — |

Owner Information

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

| | | | |
|---------------------------------|--------------------|--------------|---------------|
| First Name: — | Last Name: — | State: ID | Zip: 83616 |
| Company: Colson Place, LLC | | | |
| Address: 738 S. Bridgeway PL | City: Eagle | State: ID | Zip: 83616 |
| E-mail: — | Phone Number: — | Cell: — | Fax: — |

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Project Information

Is this a Modification application?

☐ Yes

☒ No

File number being modified:

—

1. Neighborhood Association:

None Northwest

2. Comprehensive Planning Area:

Northwest

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

New construction

4. Size of Property:

1.78 ☒ Acres ☐ Square Feet

5. Water Issues:

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

Hydrants gpm

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

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

Number of Existing:

0

Number of Proposed:

1

C. Is the building "sprinklered"?

☐ Yes

☒ No

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

20 PSI + gpm

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

None Following Demo

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

No

8. Adjacent property information:

Building types and/or uses

Zone

North: Single Family

North:

☒ - R-1A

South: Contractor Yrld - Sales

South:

☒ - C-2D

East: ~~Res~~ Commercial - Townhouses

East:

☒ - C-2D

West: Contractor Yrld - Sales

West:

☒ - C-2D

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9. Proposed Structures:

A. Number of Structures:

28

Use:

Townhouses

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

Gross Square Feet

1st Floor

648 +/-

2nd Floor

648 +/-

3rd Floor

0

4th Floor

0

B. Maximum proposed structure height(s):

45

C. Number of stories:

2

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

—

E. Number of residential units (if applicable):

28

10. Existing Structures:

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

Gross Square Feet

1st Floor

~~All Demolished~~

2nd Floor

~~All Demolished~~

3rd Floor

~~All Demolished~~

4th Floor

~~All Demolished~~

11. Building Exterior:

Roof:

Materials

Metal - Standing Seam

Walls:

Stucco - Hardi Board - Metal

Windows/Doors:

Wood - Vinyl

Fascia, Trim, etc:

Metal - Hardi Board

Other:

—

Colors

Varies

Varies

Varies

Varies

—

12. Setbacks:

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

Building Required

Building Proposed

Parking Required

Parking Proposed

Front:

See Attached

2/21

Rear:

Side 1:

Side 2:

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13. Site Design:

| | Site Percentage Devoted to | Square Feet |
|----------------------|----------------------------|----------------------|
| Building Coverage: | <input type="text"/> | <input type="text"/> |
| Landscaping: | <input type="text"/> | <input type="text"/> |
| Paving: | <input type="text"/> | <input type="text"/> |
| Other Uses: | <input type="text"/> | <input type="text"/> |
| Describe Other Uses: | <input type="text"/> | |

Handwritten notes: 20% is both common & private

14. Parking:

| | Required | Proposed |
|--------------------------|----------------------|----------------------|
| Accessible Spaces: | <input type="text"/> | <input type="text"/> |
| Parking Spaces: | <input type="text"/> | <input type="text"/> |
| Bicycle Spaces: | <input type="text"/> | <input type="text"/> |
| Proposed compact spaces: | <input type="text"/> | <input type="text"/> |

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:

Handwritten note: old and need to be removed

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

Handwritten notes: 28, Roof & Interior & Rear of Homes, Standard, 3' Max, Covered

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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

→ w/ Recycle

B. Number of trash receptacles:

2

C. Proposed screening method:

CMU Pallets w/ Metal Caps

D. 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:

North Property Boundary

C. Size:

15" pipe

19. Fencing:

Proposed

Existing to Remain

Type: 6' Vinyl ☐ ☒
Height: 6' ☐ ☒
Location: Boundary ☐ ☒

20. Loading Facilities (if proposed, for commercial uses only):

Number:
Location:
Size:
Screening:

21. Drainage:

Proposed method of on-site retention:

Surface -

22. Floodways & Hillside:

A. Is any portion of this property located in a Floodway or a 100-year Floodplain?

☐ Yes ☒ No

B. 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 fee. 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

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Licensed Architect Information

Zoning Ordinance Section 11-07-02 requires a licensed architect for new buildings and additions over 200 sq. ft.

Is the project's Architect listed on the first page? ☐ Yes ☒ No (If yes, leave this section blank.)

| | | | |
|-------------------------|---------------|--------|-------|
| First Name: | Last Name: | | |
| Gene | Ulmer | | |
| Company: | | | |
| Gene Ulmer Arch. | | | |
| Address: | City: | State: | Zip: |
| 1506 S. Scritzner | Nampa | ID | 83686 |
| E-mail: | Phone Number: | Cell: | Fax: |
| | | | |
| Professional License #: | | | |
| AR-1845 | | | |

Landscape Professional Information

Is the project's Landscape Professional listed on the first page? ☐ Yes ☐ No (If yes, leave this section blank.)

| | | | |
|-------------------------|---------------|--------|-------|
| First Name: | Last Name: | | |
| Tom | South | | |
| Company: | | | |
| SouthLandscape | | | |
| Address: | City: | State: | Zip: |
| 2002 S Vista | Boise | ID | 83705 |
| E-mail: | Phone Number: | Cell: | Fax: |
| | | | |
| Professional License #: | | | |
| LA-157 | | | |

Verification of Legal Lot or Parcel Status

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

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:


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7. Detailed Site Plan (One copy and one 8½" x 11" reduction)

Site plan must show the following:

- a. Scale (not smaller than 1" = 30' unless otherwise approved)
- b. All structures labeled as to existing and/or proposed uses
- c. North arrow
- d. Property boundary/property lines with dimensions labeled
- e. Name of applicant, plan preparer, project name and project address on title block
- f. Special features such as pedestrian paths, berms, retaining walls, fencing and lighting
- g. Parking and loading areas with stalls, drive aisles and door widths dimensioned
- h. Locations and widths of right-of-way, easements, canals, ditches and subdivision lines
- i. Proposed locations and types of lighting
- j. Trash storage areas and exterior mechanical equipment, together with proposed screening
- k. Drainage features with proposed on-site retention
- l. Hillside developments: existing and proposed grades
- m. Fire Department access roadway clearly delineated
- n. Dimensions of usable outdoor and indoor play areas
- o. Existing/proposed utility service
- p. Sign locations

8. Detailed Landscape Plan (One copy and one 8½" x 11" reduction)

- a. Scale (the landscape plan should be the same scale as the site plan)
- b. Type, size and location of all existing and proposed plant materials and other ground covers. The size of plants and at planting and maturity should be included.
- c. Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area(s) to be considered.
- d. Method of irrigation
- e. Cross-sections through areas of special features, berms, retaining walls, etc.
- f. Footprints of all structures

9. Building elevations drawn to scale

Color photographs may be substituted for rendered elevation drawings when an existing structure is to undergo minor exterior alterations, and the photos depict the design materials/ colors of the new construction.

- ✓ 10. **Floor plans**
Drawn to scale with sizes and types of interior spaces indicated. Show the use and dimensions of each room. If remodeling is proposed, show existing and proposed conditions.
- ✓ 11. **Color photographs** of the site and surrounding area showing building context, labeled.
- ✓ 12. **Perspective drawings**, enough to allow for full understanding of the project.
- ✓ 13. **Context drawings.** Drawings which show the proposed building within the surrounding context.
- ✓ 14. **Building Materials, Samples and Color Board** * (listed)

Paper Application Requirements

Applications and plans submitted in paper format have additional requirements. The submittal packet must include a signed copy of the application, items 4-14 listed above, and a CD with electronic copies of all submittal documents.

1. A CD with electronic copies of all submission documents in Adobe Acrobat format (pdf).

If you do not have the software to create the CDs, they can be created by local printing/copying establishments.

Documents should be labeled as follows:

Applicant's letter = Doc_Applicant_Letter.pdf

Supplemental Information = Doc_Supplemental_Information.pdf

Site Plan = DWG_Site_Plan.pdf

Landscape Plan = DWG_Landscape_Plan.pdf

2. File Standards

Documents must use the naming standards and layout guidelines described in [Electronic Plan Review Submittal Standards](#).

3. All blueprints must be folded with the title block/panel face up so they fit within a legal size file folder.

4. Applications must be complete at time of submission. Incomplete applications will not be accepted for review.

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