

#518 Minor Tenant Improvement Application

Case #: BLD18-03453

Property Information

Address

Street Number: 999	Prefix: W	Street Name: MAIN ST	Unit #: 110			
Subdivision name: WESTSIDE URBAN RENEWAL BASE	Block: 10	Lot: 0	Section: 10	Township: 3	Range: 2	Zoning: C-5DD
Parcel Number: R1013030070	Additional Parcel Numbers: 					

Primary Contact

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

Agent/Representative Applicant Owner

Applicant Information

First Name: Catherine	Last Name: Sewell		
Company: Platform Architecture Design			
Address: 280 n. 8th Suite 118	City: Boise	State: ID	Zip: 83702
E-mail: csewell@platformarch.com	Phone Number: (208) 891-9082	Cell:	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: catherine	Last Name: sewell		
Company: platform architecture design			
Address: 1008 s. johnson street	City: boise	State: ID	Zip: 83705
E-mail: csewell@platformarch.com	Phone Number: (208) 891-9082	Cell:	Fax:

Owner Information

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

First Name: angela	Last Name: wickham		
Company: Oppenheimer Development Corp			
Address: 999 W. Main, Suite 909	City: boise	State: ID	Zip: 83702
E-mail: angela-wickham@oppcos.com	Phone Number: (208) 336-4781	Cell:	Fax:

1. Project Name:

Ampersand Bar and Art Haus Bar

2. Project Description:

DIVIDE THE EXISTING 5,136 SF TENANT SPACE INTO TWO TENANT SPACES (SUITE 110 3,578 SF, SUITE 120 1,558 SF. CONSTRUCTION OF NEW WALLS AND DOORS TO SEPARATE THE SPACES. NO FOOD WILL BE PREPARED/SERVED AT EITHER

3. Planning & Zoning Information

A. Land Use Zone:

(C-5DD) Central Business District with DDR

B. Design Review Number:

C. Conditional Use Number:

D. Zoning Certificate Number:

E. Other:

4. Building Information

A. Existing Use:

Vacant (Restaurant)

B. Proposed Use:

Two Bars

C. Occupancy Groups:

A2

D. Construction Type:

(IBC/IRC) IA

E. What floor is the tenant improvement located on?

basement

F. Square footage of the original tenant space:

5136

G. Square footage of the new area:

0

H. Square footage of the total tenant area after improvements:

5136

I. Existing occupant load:

235

J. Proposed occupant load:

137

K. Was a preliminary plan review conducted?

Yes No

Plans Examiner:

Your development activity may be exempt from City impact fees.



If you believe your project qualifies, please complete the exemption application. Your application is subject to review by the Impact Fee Administrator and requires sufficient supporting documentation.

For more information:

Type of Development?

Retail 

Please provide brief description of intended use:

divide existing restaurant/bar into two bars - no food will be served 


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

"Development Impact Fee Ordinance," Per Boise City Code: "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;

Applicant's added comments:



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. Is there a fire alarm system? **Yes** **No**

B. Is the building fully sprinklered? **Full** **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?

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

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: REMI Last Name: MCMANUS

Company:

Address: 5119 W. WYMOSA City: BOISE State: ID Zip: 83703

E-mail: remimcmamus@gmail.com Phone Number: (208) 371-4003 Cell: Fax:

Role Type: Tenant Architect Structural Engineer Contractor Other

First Name: Last Name:

Company:

Address: City: State: ID Zip:

E-mail: Phone Number: Cell: Fax:

Role Type: Tenant Architect Structural Engineer Contractor Other

First Name: Last Name:

Company:

Address: City: State: ID 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/ To find a customer service rep for your area: Call their Customer Service Center at (208) 388-2860

Required Documentation and Drawings

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

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: