PDS Online | eApply
City of Boise • Planning & Development Services • (208) 608-7070 • pds.cityofboise.org

## #502 New Commercial/Commercial Additions

Case #: BLD19-02122

Property Information						
Address						
Street Number:	Prefix:	Street Name	:			Unit #:
1118	W	IDAHO ST				
Subdivision name:	Block:	Lot:	Section:	Township:	Range:	Zoning:
BCOT	47	0	10	3	2	C-5D
Parcel Number:	Addition	al Parcel Numb	ers:	20	20	
R1013003132						
Primary Contact						
Who is responsible for receiving	e-mail, uploa	ding files an	d communicat	ting with Boise	city?	
_		Owner			/-	
Applicant Information						
First Name:	Last Name	:				
Scott	Schoenhe	rr				
Company:						
Rafanelli & Nahas						
Address:	City:			State:		Zip:
702 W. Idaho St #825	Boise			ID	~	83702
	The second second					
E-mail:	Phone Nur	nber:		Cell:		Fax:
scott@rafnah.com	(208) 947			Cell:		Fax:
scott@rafnah.com  Agent/Representative Information	(208) 947		neer Oco		Other	Fax:
E-mail: scott@rafnah.com  Agent/Representative Information  Role Type:   Architect   Later State	(208) 947 on	7-0407 ○Engir	neer Oco		Other	Fax:
scott@rafnah.com  Agent/Representative Information  Role Type:   Architect OLa	(208) 947 on nd Developer	7-0407 ○Engir	neer Oco		Other	Fax:
scott@rafnah.com  Agent/Representative Information  Role Type:   Architect   Later Name:   Devin	(208) 947 on on Developer	7-0407 ○Engir	neer Oco		Other	Fax:
scott@rafnah.com  Agent/Representative Information  Role Type:   Architect   Clai  First Name:	(208) 947 on on Developer	7-0407 ○Engir	neer Oco		Other	Fax:
scott@rafnah.com  Agent/Representative Information  Role Type: Architect OLai  First Name: Devin  Company: Perkins+Will	(208) 947  on  d Developer  Last Name  Kleiner	7-0407 ○Engir	neer Oco		Other	Zip:
scott@rafnah.com  Agent/Representative Information  Role Type:   Architect   Lai  First Name:  Devin  Company:	(208) 947  on  nd Developer  Last Name Kleiner	7-0407 ○Engir	neer OCo	ntractor	Other	Zip:
scott@rafnah.com  Agent/Representative Information  Role Type:   Architect   Lai  First Name:  Devin   Company:  Perkins+Will   Address:	(208) 947  on  d Developer  Last Name  Kleiner	°-0407 ○Engir	neer Oco	ntractor C		Zip:
scott@rafnah.com  Agent/Representative Information  Role Type: Architect OLan  First Name: Devin  Company: Perkins+Will  Address:  1331 5th Ave. Suite 2300	(208) 947  on  d Developer  Last Name Kleiner  City: Seattle	OEngir	neer Oco	ntractor C State: WA		<b>Zip:</b> 98101
scott@rafnah.com  Agent/Representative Information  Role Type: Architect OLan  First Name: Devin  Company: Perkins+Will  Address: 1331 5th Ave. Suite 2300  E-mail:	(208) 947  on  d Developer  Last Name Kleiner  City: Seattle Phone Nu	OEngir	neer Oco	ntractor C State: WA		<b>Zip:</b> 98101
scott@rafnah.com  Agent/Representative Information  Role Type: Architect OLai  First Name: Devin  Company: Perkins+Will  Address: 1331 5th Ave. Suite 2300  E-mail: devin.kleiner@perkinswill.com	(208) 947  on  nd Developer  Last Name  Kleiner  City:  Seattle  Phone Num  (206) 381	OEngii	neer Oco	ntractor C State: WA		<b>Zip:</b> 98101
scott@rafnah.com  Agent/Representative Information  Role Type: Architect OLan  First Name: Devin  Company: Perkins+Will  Address: 1331 5th Ave. Suite 2300  E-mail: devin.kleiner@perkinswill.com  Owner Information	(208) 947  on  nd Developer  Last Name  Kleiner  City:  Seattle  Phone Num  (206) 381	mber: -6012		ntractor C State: WA		<b>Zip:</b> 98101
scott@rafnah.com  Agent/Representative Information  Role Type: Architect OLai  First Name: Devin  Company: Perkins+Will  Address: 1331 5th Ave. Suite 2300  E-mail: devin.kleiner@perkinswill.com  Owner Information  Same as Applicant? No Pyentation	(208) 947  on  nd Developer  Last Name Kleiner  City: Seattle Phone Num (206) 381	mber: -6012		ntractor C State: WA		<b>Zip:</b> 98101
scott@rafnah.com  Agent/Representative Information  Role Type: Architect OLand  First Name: Devin  Company: Perkins+Will  Address: 1331 5th Ave. Suite 2300  E-mail: devin.kleiner@perkinswill.com  Owner Information  Same as Applicant? ONo Oye  First Name:  Company:	(208) 947  on  nd Developer  Last Name Kleiner  City: Seattle Phone Num (206) 381	mber: -6012		State: WA Cell:		Zip: 98101 Fax:
scott@rafnah.com  Agent/Representative Information  Role Type: Architect OLan  First Name: Devin  Company: Perkins+Will  Address: 1331 5th Ave. Suite 2300  E-mail: devin.kleiner@perkinswill.com  Owner Information  Same as Applicant? No @ye  First Name:	(208) 947  on  nd Developer  Last Name Kleiner  City: Seattle Phone Num (206) 381	mber: -6012		State:  State:  State:		<b>Zip:</b> 98101
scott@rafnah.com  Agent/Representative Information  Role Type: Architect OLand  First Name: Devin  Company: Perkins+Will  Address: 1331 5th Ave. Suite 2300  E-mail: devin.kleiner@perkinswill.com  Owner Information  Same as Applicant? ONo Oye  First Name:  Company:	(208) 947  on  nd Developer  Last Name Kleiner  City: Seattle Phone Num (206) 381	mber: -6012  ves, leave this		State: WA Cell:	<u></u>	Zip: 98101 Fax:

0-story office building located on the northwest corner of Ida arking lot. The general area is developed with a mixture of u	aho Street and 1 uses and multi-st	1th Street. The 0.6-acre site is currently a tory developments.
Planning & Zoning Information		
Land Use Zone:		
(C-5DD) Central Business District with DDR		~
Design Review Number:		
DRH18-00260		
Conditional Use Number:		
Zoning Certificate Number:		
Other:		
uilding Information - New		
. Proposed Use:		
Office		
. Occupancy Groups:		
B	~	~
. Construction Type:		
IBC/IRC) IB	~	~
. Building Height:	139.5	
. Number of Stories:	9	
. Building Area:		
Supplier Territory and	risting: 0	
	Sq. Feet	
	New: 180876	
	Sq. Feet	
i. Is this a shell or shell & core Permit?	<b>⊚</b> Yes	O <sub>No</sub>
. Was a preliminary plan review conducted?	<b>⊚</b> Yes	ONo
Plans Exa	miner: Josh Wils	on

1. Project Name:

A. Fire Flow:	2500
B. Static Pressure:	60 psi
C. Is there a fire alarm system?	⊚ <sub>Yes</sub> ○ <sub>No</sub>
D. Is the building fully sprinklered?	Full ONo Opartial
If yes, will the sprinklers be used for	r:
Allowable Area Increase?	Oyes
Story Increase?	Oyes   No
Fire-resistive Substitution?	Oyes   No
Other?	
If partially sprinklered, where?	
Public Works Information	
Site drainage area (acres):	.77

# 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: Is this a mixed use project? **⊚**No Oyes Are you creating Assisted Living Units? OVes ®No. Type of Development? Office Please provide brief description of intended use: Ground floor retail with individual exterior entrances. Levels 2 through 9 are office space. On the roof is a mechanical penthouse and roof deck. Would you like to file a request for the City Impact Fee exemption? ■No - City Impact Fees will be applied Oyes - 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 development activity may be exempt from City impact fees.

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

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.	\$: 1500000
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.	\$: 650000
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.	\$: 1600000
Owner Supplied Equipment?	Yes No
Fire Sprinkler:	\$: 580000
Please select one as it applies to fire sprinklers (Phone: 395-7813):	CRemodel OAddition New System
Fire Alarm System:	\$: 25000
Please select one as it applies to fire alarms (Phone: 395-7809):	: New system in new building
	ONew system in existing building
	On difference to misking makes

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

Certificate of Value

### **Erosion & Sediment Control**

1. Project Type:	Vertical Const. (Commercial, Multi-Family)				
2. Approximate Acres	.9				

Note: Single Family/Duplex/Townhouse must list within .10 acres; all others must list within .25 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

Role Type: OTe	nant	OArchitect	Ostructural Engineer	Contractor	Other			
First Name:			Last Name:		1			
Company: ENGINEERED STRUC	TUDE	S INC						
	TOKE	S, INC	1-1-2					
Address: 3330 E. Louse Drive	Suito '	200	City: Meridian		State:	V	Zip: 83642	
	Juile .	300			10000	¥.		
-mail:			Phone Number: (208) 362-3040		Cell:		Fax:	
tole Type: OTe	nant	OArchitect	Structural Engineer	Contractor	Oother			
irst Name:			Last Name:		1			
ompany:					]			
PFF			1 <b></b> 200				<u></u>	
Address: 112 East Parkcenter	Blvd 9	Suite 200	City: BOISE		State:	V	Zip: 83706	
	51701	200				Y		
-mail:			Phone Number: (208) 336-6985		Cell:		Fax:	
Role Type: OTe	nant	OArchitect	OStructural Engineer	Ocontractor	Other		***************************************	
tole Type.	ilalit	Architect	OStructural Eligilieer	Contractor	Other			
irst Name:			Last Name:		1			
Company:								
ompany.								
ddress:			City:		State:		Zip:	
ddress:			City:		State:	~	Zip:	
			City: Phone Number:			~	Zip:	
:-mail:			Phone Number:		ID	V		
energy Efficiency I four project may qua or more information	lify for	r an energy ef heir website: j	Phone Number:	ciency/	ID Cell:	~		
E-mail:  Sinergy Efficiency I  Sour project may quader more information  To find a customer selection of Legal  Acceptance of this application of Legal F	alify for visit to ervice al Lot plication	r an energy ef heir website: i rep for your al or Parcel Sta on does not va Status form sig	Phone Number:  s ficiency incentive program f dahopower.com/EnergyEffic rea: Call their Customer Ser atus alidate the legal status of ar gned by the Boise City Subd	ciency/ vice Center at (20 ny lot or parcel. P division division. I	Cell:  O8) 388-2860  rior to submitting to the applicant's	responsibil	Fax:	
energy Efficiency I  Your project may qua- for more information fo find a customer service of this ap  Yerification of Legal Ferification  Yerification of Legal Ferification  Yerification of Legal Ferification	alify for visit to ervice of al Lot plication parcel to to the	r an energy ef heir website: i rep for your an or Parcel Sta on does not va Status form si Subdivision d	Phone Number:  s ficiency incentive program f dahopower.com/EnergyEffic rea: Call their Customer Ser atus alidate the legal status of ar gned by the Boise City Subdivision. See Verification of L	ciency/ vice Center at (20 ny lot or parcel. P division division. I	Cell:  O8) 388-2860  rior to submitting to the applicant's	responsibil	Fax:	
inergy Efficiency I four project may qua- for more information for find a customer se for inceptance of this ap for information of Legal F for documentation for inceptance of the documentation for inceptance of	alify for visit to ervice in al Lot plication arcel in to the atation	r an energy ef heir website: i rep for your an or Parcel Sta on does not va Status form sia Subdivision d n and Drawin nercial Additio	Phone Number:  s ficiency incentive program f dahopower.com/EnergyEffic rea: Call their Customer Ser atus alidate the legal status of ar gned by the Boise City Subdivision. See Verification of L ngs ns Plan Intake Submittal Ch	ciency/ vice Center at (20 ny lot or parcel. P division division. I egal Lot or Parce necklist for require	Cell:  O8) 388-2860  rior to submitting to the applicant's I Worksheet for submements.	responsibil bmittal req	Fax:	
nergy Efficiency I our project may qua or more information o find a customer se ceptance of this ap erification of Legal F ther documentation cequired Documentation ee New Commercial taff will perform a re	alify for visit to ervice of al Lot plication arcel of to the otation /Commerciew for	r an energy ef heir website: i rep for your an or Parcel Sta on does not va Status form si Subdivision d n and Drawin nercial Addition for completene	Phone Number:  s ficiency incentive program f dahopower.com/EnergyEffic rea: Call their Customer Ser atus alidate the legal status of ar gned by the Boise City Subdivision. See Verification of L ngs	ciency/ vice Center at (20 ny lot or parcel. P division division. I egal Lot or Parce necklist for require	Cell:  O8) 388-2860  rior to submitting to the applicant's I Worksheet for submements.	responsibil bmittal req	Fax:	
inergy Efficiency I four project may qua- for more information of find a customer se ferification of Legal cceptance of this ap ferification of Legal ther documentation dequired Document the Required Pocument the Market State additional Require the erosion and sedic frade permits for me	al Lot plication to the otation of t	r an energy ef heir website: i rep for your an or Parcel Sta on does not va Status form sia Subdivision d n and Drawin nercial Addition for completeneral control section cal, plumbing a	Phone Number:  s ficiency incentive program f dahopower.com/EnergyEffic rea: Call their Customer Ser atus alidate the legal status of ar gned by the Boise City Subdivision. See Verification of L ngs ns Plan Intake Submittal Ch ress prior to accepting New Co of this application is require and electrical are obtained s	ciency/ vice Center at (20 ny lot or parcel. Provision division. It is depailed to the parcel commercial (Commercial) and with the building vice of the commercial (Commercial).	Cell:  O8) 388-2860  rior to submitting to the applicant's I Worksheet for submitting the applicant's I worksheet for submitting the applicant's I worksheet for submitted in the applicant's I worksheet for submitted in the applicant's I worksheet for submitted in the applicant is a possible to the applicant i	responsibil bmittal req	Fax:	
for more information of find a customer set of find a customer set of this application of Legal Fither documentation of Legal	al Lot plication of the	r an energy ef heir website: i rep for your al or Parcel States on does not van Status form sign Subdivision den and Drawin nercial Addition for completeneral states and permits are of that the above diges that failure.	Phone Number:  s ficiency incentive program f dahopower.com/EnergyEffic rea: Call their Customer Ser atus alidate the legal status of ar gned by the Boise City Subdivision. See Verification of L ngs ns Plan Intake Submittal Ch ress prior to accepting New Co of this application is require and electrical are obtained s	ciency/ vice Center at (20 ny lot or parcel. P division division. I egal Lot or Parce necklist for require Commercial/Comr ed with the buildi eparately. e and accurate. rate information n	Cell:  O8) 388-2860  rior to submitting it is the applicant's I Worksheet for submitting and the submitting it is the applicant's I worksheet for submitted and the submitted in	responsibil bmittal req oplications.	Fax:  Ing Permit you lity to provide uirements.	deeds and
nergy Efficiency I our project may qua or more information o find a customer se rerification of Legal cceptance of this ap erification of Legal F ther documentation the documentation ee New Commercial taff will perform a re diditional Require he erosion and sedir rade permits for me ire sprinkler and fire he undersigned deci-	al Lot plication to the totation /Commercial d Period chanic alarm	or Parcel States on does not various Status form sign and Drawin mercial Addition for completeness, plumbing an apermits are of the the above diges that failumere wrongfully	Phone Number:  s ficiency incentive program f dahopower.com/EnergyEffic rea: Call their Customer Ser atus alidate the legal status of ar gned by the Boise City Subdivision. See Verification of L ngs ns Plan Intake Submittal Ch ress prior to accepting New C of this application is require and electrical are obtained s btained separately.  provided information is true re to provide true and accur	ciency/ vice Center at (20 ny lot or parcel. P division division. I egal Lot or Parce necklist for require Commercial/Comr ed with the buildi eparately. e and accurate. rate information n	Cell:  O8) 388-2860  rior to submitting it is the applicant's I Worksheet for submitting and the submitting it is the applicant's I worksheet for submitted and the submitted in	responsibil bmittal req oplications.	Fax:  Ing Permit you lity to provide uirements.	deeds and