

Permit Number:  
**6837307-CN**



# CITY OF SEATTLE Construction Permit

Seattle Department of  
Construction and Inspections  
700 Fifth Ave, Suite 2000  
PO Box 34019  
Seattle, WA 98124-4019  
(206) 684-8600

APN #:  
5247802725

**Site Address: 709 S JACKSON ST SEATTLE, WA 98104**

**Building ID:** 000057514-BD

**Location:**

**Legal Description:** LOTS 1-2, BLOCK 55, D S MAYNARDSADDN TGW POR VAC ALLEY ADJ LESS STR

**Records Filed At:** 400 7TH AVE S

## OWNER

OZ Navigator  
Mathias Cohanin  
113 Cherry St, PMB 58151  
Seattle, WA 98104  
Ph: (206) 979-0119

## CONTRACTOR INFORMATION

Disclosed by the permit applicant  
**Work Performed By:** Licensed Contractor  
**Contractor License:** STSREC\*000NG  
**Contractor Name:** S T S REMODELING  
CORP  
**Contractor Phone:** (206) 439-6343  
[Link to Contractor Data](#)

**Application Date:** 06/01/2022  
**Issue Date:** 05/08/2023  
**Expiration Date:** 11/08/2024

**Fees Paid:** \$150,793.10  
**As of Print Date:** 05/08/2023

**Description of Work:** Construct new mixed use building, occupy per plan. Mechanical Included.

**Permit Remarks:** 8/09/22: Address changed from 701 to 709 S Jackson St. slm

**Curb Cut Size and Location:** One 18-foot curb cut at south property line along 7th Ave S for solid waste access

<b>Building Code:</b> 2018 SBC	<b>Building Info:</b>	<b>Housing &amp; Dwelling Unit(s) this Permit:</b>	<b>Zoning/Overlay:</b>
<b>SDCI Valuation:</b> \$18,126,479	Basements: 2	<b>Unit Type</b> <b>DU?</b> <b>Units Add</b> <b>Remove</b>	IDM-75-85
<b>Occupancy Cert Required:</b> Y	Stories: 9	Congregate Housing N 0 5 0	Council District 2
<b>Special Inspections:</b> Y	Mezzanines 0	Small Efficiency Y 0 18 0	URBAN_VILLAGE Yes,
<b>Land Use Conditions:</b> N		Dwelling	ID_SPCL_RVW_DIST
<b>Separated Use:</b> N	<b>Site Final Required:</b> Y	Apartment Y 0 118 0	AIRPORT_HEIGHT_DIST
			Additional Information on File

Occupancy per Building Code						Approved Use per Land Use Code	
Floors	Type	Occupancy Group	Occupancy Type	Asmblly Load	Fire	Use	Location
B- 9	Type IA	R-2			Full System	Multifamily Residential	N/A
B- 2	Type IA	M Retail			Full System	General Retail Sales &	N/A
1	Type IA	A-3 Community Center		67	Full System		
9	Type IIIA	Other A-3 Occupancy	Roof Deck	67	Full System		

Additional Information on File

A/P #	Related Cases/Permits	Project Contacts	Name	Phone
6837307-CN-005	Construction Application Intake	Ordinance Reviewer	Matthew Lewis	NA
6837307-CN-006	Construction Application Intake	Structural Reviewer	Bob Bachmann	206-233-3806
6837307-CN-001	Update Contacts	Zoning Reviewer	Katrina Nygaard	NA
6837307-CN-009	Special Inspection	Land Use Reviewer	David Sachs	NA
23DPD-009266	Upload Documents	Geo Soils Reviewer	Pao Huang	NA
6837307-CN-007	Developer Contributions	Addressing Reviewer	Sandra Montgomery	206-684-4389

**Applicant Signature:**

**Date:**

Permitted work must not progress without prior inspection approval. When ready for inspection, make request with the Seattle Department of Construction and Inspections at (206) 684-8900 or on the internet at: <https://cosaccela.seattle.gov/Portal>. Provide the permit number, site address, and contact phone. Permission is given to do the above work at the site address shown, according to the conditions hereon and according to the specification pertaining thereto, subject to compliance with the Ordinances of the City of Seattle. Correct information is the responsibility of the applicant. Permits with incorrect information may be subject to additional fees.

**You must have a paper copy of your approved and stamped plan set available at your job site for the City Inspector to review. If you do not have your plans printed and ready for review, you may fail your inspection.**



**POST THIS SIDE OUT****TO THE CONTRACTOR/OWNER:**

Additional permits may be required for work occurring under this permit. This permit does not authorize Sewer, Public Right-of-Way Shoring, Drainage and Street Use, Fire Department, Boiler, Electrical, Elevator, Furnace, Gas Piping, Plumbing, or Sign permits. If other permits are required, they must be applied for separately from this permit. The requirements for all other permits related to this Permit, must be completed prior to the Final Inspection of this permit. The premises must not be occupied until the Final Inspection is completed and occupancy is authorized by the Seattle Department of Construction and Inspections. If your project is in a pre-1978 built residence, or pre-1978 built child-occupied facility, [Washington's Lead Renovation Rule WAC 365-230-360](http://www.seattle.gov/development/leadrenovationrule) requires certification to perform your work. Call to ask for compliance details at (360) 586-5323, or email to: [lbpinfo@commerce.wa.gov](mailto:lbpinfo@commerce.wa.gov)

**PROPERTY LINES MUST BE ESTABLISHED BY SURVEY STAKES PRIOR TO SETBACK/FOUNDATION INSPECTION.****BEFORE BEGINNING CONSTRUCTION:**

- A) Before **First Ground Disturbance**, request an inspection of installed **Erosion Control Measures**.
- B) When there is **Special Inspections**, Land Use conditions, and/or unusual design elements, a **Pre Construction Conference** is required **prior** to construction. Call 684-8860 to request a Pre Construction conference.
- C) If this permit requires a **Soil Bearing Capacity** special inspection by a Geotechnical Engineer, that approval is required **before** the foundation pour.
- D) When **Special Inspections** are required, notify the Special Inspection Agency at least 24 hours in advance.

**INSPECTION REQUESTS:** Please clarify which inspections your project requires **before** proceeding with your project. You may request an inspection on the internet or by phone. Inspection requests received **before 7:00 AM** are scheduled for the same working day. Inspection requests received **after 7:00 AM** are scheduled for the next working day. Inspectors are available between the hours of 7:30 AM and 8:30 AM.

- A) **Internet:** <https://cosaccela.seattle.gov/Portal> Search for your record and click on the **Inspections & Appointments** link to schedule your inspection.
- B) **24 hour inspection request line at (206) 684-8900, cell phones are discouraged** due to frequent connection problems.
- C) **Customer Service at (206) 684-8950** between the hours of 7:30 AM and 4:30 PM.

**DURING CONSTRUCTION:**

SDCI inspectors will provide an electronic copy of each inspection report through the Seattle Services Portal. Go to the portal, print a copy of the inspection reports, and keep them together or with this Permit, where they can be conveniently referenced,

a. <b>FIRST GROUND</b> (non disturbance areas, erosion control, tree protection)	f. <b>INSULATION</b> (Slab, Walls, Ceiling)
b. <b>SETBACK</b> (Location)	g. <b>MECHANICAL COVER</b> (If HVAC is authorized by this permit)
c. <b>FOUNDATION</b> (Footings, Walls) [Soil bearing, Reinforcing steel, Foundation drainage]	h. <b>MECHANICAL FINAL</b> (If HVAC is authorized by this permit)
d. <b>STRUCTURAL</b> (Shear Wall, HD's/Straps, Diaphragms)	i. <b>SITE FINAL</b> (If required by this permit)
e. <b>FRAMING</b> (Sub floor prior to sheathing, Walls, Ceiling)	j. <b>FINAL INSPECTION</b> (After all other related permit requirements are completed)

**PRIOR TO FINAL BUILDING APPROVAL:**

Other permit approval sign-offs may be required prior to the Final Inspection of this permit. To speed-up Final approval of this permit, we recommend you acquire other permit final approvals in the signature boxes provided below.

<b>SOIL BEARING</b> Approved By _____ Date _____	<b>BOILER</b> Approved By _____ Date _____	<b>SEATTLE FIRE DEPARTMENT</b> Approved By _____ Date _____
<b>ELECTRICAL</b> Approved By _____ Date _____	<b>ELEVATOR</b> Approved By _____ Date _____	<b>LAND USE/DESIGN REVIEW</b> Approved By _____ Date _____
<b>PLUMBING / GASPIPING / BACKFLOW</b> Approved By _____ Date _____	<b>SITE / SIDE SEWER</b> Approved By _____ Date _____	<b>SDOT - PRVT CONTRACT/ST. USE</b> Approved By _____ Date _____
<b>MECHANICAL / REFRIGERATION</b> Approved By _____ Date _____	<b>OTHER</b> Approved By _____ Date _____	<b>STREET TREES / ARBORIST</b> Approved By _____ Date _____