

Permit Number:
6815778-PH



CITY OF SEATTLE

Phased Project

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

APN #:
3300700930

Site Address: 8501 15TH AVE NW SEATTLE, WA 98117

Building ID: 000054400-BD

Location:

Legal Description: APN 330070-0930: LTS 16, & SOUTH 1/2 LT 17, BLK 6, HIGHLAND VIEW ADDITION

Records Filed At: 8501 15TH AVE NW

OWNER

LENNAR MULIFAMILY COMMUNITIES LLC
BRAD REISINGER
1325 4TH AVE #1700
SEATTLE, WA 98101
Ph: 206-708-2294

CONTRACTOR INFORMATION

Disclosed by the permit applicant
Work Performed By: Licensed Contractor
Contractor License: LMCCOCL831C4
Contractor Name: LMC CONSTRUCTION LLC
Contractor Phone: (949) 448-1624
[Link to Contractor Data](#)

Application Date: 03/12/2021
Issue Date: 09/22/2022
Expiration Date: 03/22/2024

Fees Paid: \$229,059.58
As of Print Date: 12/08/2023

Description of Work: Phased project: Construction of a residential/retail building, with below grade parking, and occupy per plan.

Permit Remarks:

Curb Cut Size and Location:

Building Code: 2015 SBC	Building Info:	Housing & Dwelling Unit(s) this Permit:	Zoning/Overlay:
SDCI Valuation: \$30,053,023	Basements: 1	Unit Type DU? Units Add Remove	NC3P-75 (M1)
Occupancy Cert Required: Y	Stories: 7	Apartment Y 0 194 0	Council District 6
Special Inspections: Y	Mezzanines: 0		URBAN_VILLAGE Yes,
Land Use Conditions: N			FREQ_TRANSIT_SRVC_
Separated Use: N	Site Final Required: Y		MHA_ZONING Yes,

Occupancy per Building Code						Approved Use per Land Use Code	
Floors	Type	Occupancy Group	Occupancy Type	Asmbl Load	Fire	Use	Location
P1 -	Type IA	S-2 Parking Garage -			Full System	Multifamily Residential	0
1 Fl	Type IA	A-2 Restaurant		355	Full System	General Retail Sales &	0
2 Fl	Type IA	R-2			Full System	Office	0
3-6 Fl	Type IIIA	R-2			Full System		

Additional Information on File

A/P #	Related Cases/Permits	Project Contacts	Name	Phone
6815778-PH-007	Special Inspection	Ordinance Reviewer	April Bottman-Haase	(206) 233-7179
6929202-EL	Electrical Permit: Plan Review	Structural Reviewer	Bosco Cheng	(206) 684-0173
6815778-PH-008	Phased Corrections Upload	Land Use Reviewer	Joseph Hurley	(206) 684-8278
6815778-PH-018	Revision Request - Building	Housing Reviewer	Prithy Korathu	(206) 684-0721
6815778-PH-001	Phased Construction Application Intake	MHA Reviewer	Maria Cruz	(206) 615-1266
6815778-PH-009	Phased Corrections Upload			

Additional Information on File

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](#) requires certification to perform your work. Call to ask for compliance details at (360) 586-5323, or email to: 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. FIRST GROUND (non disturbance areas, erosion control, tree protection)	f. INSULATION (Slab, Walls, Ceiling)
b. SETBACK (Location)	g. MECHANICAL COVER (If HVAC is authorized by this permit)
c. FOUNDATION (Footings, Walls) [Soil bearing, Reinforcing steel, Foundation drainage]	h. MECHANICAL FINAL (If HVAC is authorized by this permit)
d. STRUCTURAL (Shear Wall, HD's/Straps, Diaphragms)	i. SITE FINAL (If required by this permit)
e. FRAMING (Sub floor prior to sheathing, Walls, Ceiling)	j. FINAL INSPECTION (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.

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