

Project Information

Description of Work: Shoring & Excavation for new mixed-use building, per plan.

Permit Remarks:

Applicant Information

Name:

JODI PATTERSON-OHARE

Address:

17479 7th Ave SW
Normandy Park, WA 98166

Phone:

(425) 681-4718

Capacity:

Applicant

E-Mail:

jodi@permitcnw.com

Name:

EUCLID REAL ESTATE, LLC

Address:

5607 KEYSTONE PL N STE B
SEATTLE, WA 98103

Phone:

(206) 384-9184

Capacity:

Owner

E-Mail:

TJ@EUCLIDDEV.COM

Name:

Board & Vellum MF

Address:

115 15th Ave E, Suite 100
Seattle, WA 98112

Phone:

(206) 707-8895

Capacity:

Authorized Agent

E-Mail:

multifamily@boardandvellum.com

Name:

14TH & E UNION LLC

Address:

5607 KEYSTONE PL N, STUDIO B
SEATTLE, WA 98103

Phone:

(206) 384-9184

Capacity:

Financially Responsible Party

E-Mail:

tj@eucliddev.com

Name:

DAVID OTTOLINO

Address:

1314 East Union Street
SEATTLE, WA 98122

Phone:

(630) 965-1436

Capacity:

Contractor

E-Mail:

DAVIDO@COMPASS-GC.COM

Land Use Code Information

Zoning and Districts at Issuance:

Council District 3 DESIGN_REVIEW_GUIDELINE_A MHA_ZONING Yes, (NC3-75 (M)) URBAN_VILLAGE Yes, First

DevSite:

DV0351278

Design Review Required:

N

Existing Use

Sq. Ft

Proposed Use

Sq. Ft

Multifamily Residential Use

0

Dwelling Units

Proposed New

Demolished

Dwelling Units

Proposed New

Demolished

Total Dwelling Units Live/Work:

None

0

0

of EV-Ready Parking Spaces Required By Code

of EV-Ready Parking Spaces Proposed

Reduced # of EV-Ready Parking Spaces Provided

Ground Disturbance

Ground Disturbance:

PASV Required: Yes

Land-Disturbing Activity:

5: Greater than 5000 sqft new/replaced hard surface.

Drainage and Sewer Review Information

Side Sewer Information

Reuse Existing Side Sewer?

Side Sewer Conflict? No

Drainage Information

Flow Control Type:

Flow Control Standard:

Discharge Point:

Storm System

Treatment Standard Type:

Total Disturbed Area: 19084

New Impervious Surface:

Total Area Mitigated by GSI:

New Plus Replaced Impervious Surface:

Building Code Information

Building Code:

2018 SBC

SDCI Building ID:

000059862-BD

Proposed Number of Above-Grade Stories:

7

Proposed Number of Below-Grade Stories:

1

Number of Mezzanines:

0

High-Rise:

No

Required Emergency System

No

Pressurization System – Stairwell:

No

Pressurization System – Elevator:

No

Elevator – Required Accessible Egress:

Change of Occupancy?

No

Floor/Area

Construction Type

Occupancy Group

Sq. Ft.

NFPA Sprinkler Standard

Posted Occupancy

Shoring and Excavation

None

None

Energy/Mechanical Code Information

Energy Envelope

HVAC Mechanical System Included: No

Fume Hood: No

Energy Code:

Commercial Kitchen hood Exhaust System: No

Spray Paint Booth: No

Compliance Category:

Commercial

Compliance Path:

Energy Credit Option #:

Maximum Glazing:

Unlimited:

Fenestration

Occupancy

Comments

U Max

SHGC Max

VT Minimum

Type

Insulation Values

Insulation Assembly

Comments

Occupancy

Energy Equipment

Residential Information

AFUE Efficiency:

HSPF Efficiency:

Heating:

Cooling:

Residential Energy Efficiency

Energy Credit Option:

Non-Residential Information

Special Requirements:

Heating:

Cooling:

Equipment Sizes

Allowance Factor

Min BTUs

Unit ID

Special Inspections

Inspection:

6956408-CN-005

Inspection Type

Monitor Adjacent Building Settlement
Observe And Monitor Excavation
Shoring Instl/Prtfrm Monitoring
Tieback Anchor Install & Test
Soldier Pile Installation
Subsurface Drainage Installation
Other Geotechnical

Description

Continuous and direct observation of tieback nail installation and testing.

Tieback anchors de-stressing upon completion of permanent basement walls.

Agency:

PANGEO INC

Agency Phone:

(206) 262-0370

Inspection:

6956408-CN-006

Inspection Type

Shoring System Welding
Shotcrete
Tieback Grout Strength

Description

Agency:

HAYRE MCELROY & ASSOCIATES LLC

Agency Phone:

(425) 869-6750

Land Use Conditions

Condition ID:

Construction

Category:

Prior to Permit Issuance

Verification Group:

LU Reviewer

Exception / Modification & Date:

Provide the details for the proposed murals, including specific information about materials, inset depths, artistic themes, and the contracted artist(s).

Condition ID:

Construction

Category:

Prior to Final Inspection

Verification Group:

LU Reviewer

Exception / Modification & Date:

Transferred to child #6883524-CN 01/17/2024

Condition ID:

MUP

Category:

Prior to Permit Issuance

Verification Group:

LU Reviewer

Exception / Modification & Date:

The owner and/or responsible parties shall provide SDCI with a statement that the contract documents for their general, excavation, and other subcontractors will include reference to regulations regarding archaeological resources (Chapters 27.34, 27.53, 27.44, 79.01, and 79.90 RCW, and Chapter 25.48 WAC as applicable) and that construction crews will be required to comply with those regulations.

Condition ID:

Demo

Category:

Prior to Permit Issuance

Verification Group:

LU Reviewer

Exception / Modification & Date:

5. Provide a Construction Management Plan that has been approved by SDOT. The submittal information and review process for Construction Management Plans are described on the SDOT website.

Condition ID:

Construction

Category:

Prior to Permit Issuance

Verification Group:

LU Reviewer

Exception / Modification & Date:

Transferred to child #6883524-CN 01/17/2024

Condition ID:

Grading

Category:

Prior to Permit Issuance

Verification Group:

LU Reviewer

Exception / Modification & Date:

Provide a Construction Management Plan that has been approved by SDOT. The submittal information and review process for Construction Management Plans are described on the SDOT website.

Condition ID:

Construction

Category:

During Construction

Verification Group:

Complaint

Exception / Modification & Date:

Transferred to child #6883524-CN 01/17/2024

Condition:

If resources of potential archaeological significance are encountered during construction or excavation, the owner and/or responsible parties shall:

a. Stop work immediately and notify SDCI (Land Use Planner) and the Washington State Archaeologist at the State Department of Archaeology and Historic Preservation (DAHP). The procedures outlined in Appendix A of Director's Rule 2-98 for assessment and/or protection of potentially significant archeological resources shall be followed.

b. Abide by all regulations pertaining to discovery and excavation of archaeological resources, including but not limited to Chapters 27.34, 27.53, 27.44, 79.01 and 79.90 RCW and Chapter 25.48 WAC, as applicable, or their successors.

Project Phases

Phase	Shoring/Excavation	Foundations	Structure to Grade	Basst Structure	Super Structure	Architectural Shell and Core	Architectural Full Occupancy
Scope:							

Special Inspections

Inspection:

6956408-CN-005

Inspection Type

Monitor Adjacent Building Settlement
Observe And Monitor Excavation
Shoring Instl/Prtfrm Monitoring
Tieback Anchor Install & Test
Soldier Pile Installation
Subsurface Drainage Installation
Other Geotechnical

Description

Continuous and direct observation of tieback nail installation and testing.

Tieback anchors de-stressing upon completion of permanent basement walls.

Agency:

PANGEO INC

Agency Phone:

(206) 262-0370

Inspection:

6956408-CN-006

Inspection Type

Shoring System Welding
Shotcrete
Tieback Grout Strength

Description

Agency:

HAYRE MCELROY & ASSOCIATES LLC

Agency Phone:

(425) 869-6750

Customer Alert!

Site Inspection Required Prior to First Ground Disturbance - Call (206) 684-8860

An SDCI site inspection is required prior to any ground disturbance related to this permit, including clearing, grubbing or grading.

Preconstruction Conferences, When Required - Call (206) 684-8860

An SDCI preconstruction conference should be scheduled prior to beginning work. A conference is required for the following types of work:
1. When any special inspections are indicated on the plan.
2. When land use or design review conditions are indicated on the plan.
3. When a DCI plans examiner specifies on plans unusual or complex inspection or occupancy requirements.

Rules for Ufer Grounds - Call (206) 684-5383

If you have any questions or concerns regarding the rules (2005 NEC) for installation of ufer grounds, please contact DCI's Electrical Technical Backup Monday - Friday, 7:00 a.m. to 4:30 p.m.

Required SDOT Permits and Inspections

-Street Tree Inspections
Protection and/or planting/pruning/removal of street trees requires SDOT inspection and approval. Call prior to construction: Commercial/Multifamily Zones, (206) 684-5693, Single Family Zones, (206) 684-7997 .

-Street Use Permits
Call prior to construction: (206) 684-5283.

Water Service Inspection by SPU Required

All water service piping on property must be inspected prior to backfilling trench. For information and inspection, call Seattle Public Utilities (SPU) at (206) 684-5800. For water quality backflow protection information and inspection, call SPU at (206) 684-3536.

Shop Drawings & Key Area Inspections

Required Shop Drawings

Document Type	Number Required	Description
---------------	-----------------	-------------

Key Inspections Issues

Key Issue Description

Review Type

Parent Permit: 3039246-LU

Related Land Use Project: 3039246-LU

Building ID: 000059862-BD

Project Number: 6956408-CN

Project Type: Construction Permit

Type of Work: Full C

Category: Multifamily

Address: 1314 E UNION ST

Application Date: 05/05/2023

Issue Date: 06/26/2024

Cover Sheet Generation Date: 06/26/2024

Action / Decision Type: Add/Alt

Priority:

Value: \$950,000

Use: Storage

Permit Issuance Authorization

Review Name	Approved by	Phone Number
Addressing	Sandra Montgomery	(206) 684-2489
Drainage	Eric Dripps	(206) 727-3676
Geo Soils	Rob McIntosh	(206) 684-5953
Land Use	Corey Buttry	(206) 727-8607
Mandatory Housing Affordability	Sonja Brown	(206) 733-9682
Ordinance	Byounggeon Kim	(206) 733-9923
Shoring - Right of Way	Ray Gu	(206) 684-7623
Structural Engineer	Byounggeon Kim	(206) 733-9923
Zoning	Sonja Brown	(206) 733-9682