

Project Information

Description of Work: Establish use as an apartment and construct a multifamily building, and occupy, per plan. Mechanical included

Permit Remarks:

Applicant Information

Name: SARAH HATFIELD

Address: 1122 E PIKE ST #1337 SEATTLE, WA 98122

Phone: 206-329-1802

Capacity: Applicant

E-Mail: SARAH@S-HW.COM

Name: 4734 31st Ave South LLC

Address: P.O. Box 25719 Seattle, WA 98165

Phone: (206) 898-8107

Capacity: Owner

E-Mail: ryan@sounddevllc.com

Name: 4734 31st Ave South LLC

Address: P.O. Box 25719 Seattle, WA 98165

Phone: (206) 898-8107

Capacity: Financially Responsible Party

E-Mail: ryan@sounddevllc.com

Land Use Code Information

Zoning and Districts at Issuance:

AIRPORT_HEIGHT_DISTRICT Council District 2
MHA_ZONING Yes, (LR3 (M1))

DevSite: DV1146098

Design Review Required: N

Existing Use

Sq. Ft

Proposed Use

Sq. Ft

Single Family Dwelling Unit0Multifamily Residential Use0

Dwelling Units

Proposed New

Demolished

Dwelling Units

Proposed New

Demolished

Total Dwelling Units Live/Work:

Small Efficiency Dwelling01
Small Efficiency Dwelling420

of EV-Ready Parking Spaces Required By Code

of EV-Ready Parking Spaces Proposed

Reduced # of EV-Ready Parking Spaces Provided

00

Ground Disturbance

Ground Disturbance: PASV Required: Yes

Land-Disturbing Activity: 4: 750-5000 sq/ft

Drainage and Sewer Review Information

Side Sewer Information

Reuse Existing Side Sewer? Yes

Side Sewer Conflict? No

Drainage Information

Flow Control Type: No Control

Flow Control Standard: None

Discharge Point: Storm System

Treatment Standard Type: No Treatment

Total Disturbed Area: 5850

New Impervious Surface: 2469

Total Area Mitigated by GSI: 39261

New Plus Replaced Impervious Surface: 4719

Building Code Information

Building Code: 2018 SBC

SDCI Building ID: 000057609-BD

Proposed Number of Above-Grade Stories: 5

Proposed Number of Below-Grade Stories: 1

Number of Mezzanines: 1

High-Rise: No

Required Emergency System No

Pressurization System – Stairwell: No

Pressurization System – Elevator: No

Elevator – Required Accessible Egress: No

Change of Occupancy?

Floor/Area	Construction Type	Occupancy Group	Sq. Ft.	NFPA Sprinkler Standard	Posted Occupancy
Levels 2 through 4	Type VA	R-2 Apartment/Condominium	9,524	Full System	
Level 1	Type VA	R-2 Apartment/Condominium	1,949	Full System	
Level 1	Type VA	Other R-2 Occupancy (R-2 Incidental)	436	Full System	
Level 1	Type VA	Other R-2 Occupancy (R-2 Accessory)	261	Full System	
Level 1	Type VA	S-1 Storage - Moderate Hazard	439	Full System	
Level 1	Type VA	Other A-3 Occupancy (Outdoor Patio)	244	None	17

Energy/Mechanical Code Information

Energy Envelope

HVAC Mechanical System Included: Yes

Fume Hood:

Energy Code: 2018 Seattle Energy Code

Commercial Kitchen hood Exhaust System:

Spray Paint Booth:

Compliance Category: Commercial

Compliance Path: Total Building Performance (TBP)

Energy Credit Option #: TBP

Maximum Glazing: 23.2% Unlimited:

Fenestration

Occupancy	Comments	U Max	SHGC Max	VT Minimum	Type
Multifamily Residential		0	0		Vertical Glazing
Multifamily Residential		0	0		Vertical Glazing
Multifamily Residential		0			Opaque Door
Multifamily Residential		0	0		Vertical Glazing

Insulation Values

Insulation Assembly

Comments

Occupancy

Floor: Slab on Grade
Roof or Ceiling Single Rafter
Wall: Above Grade Wood Framing
Wall: Below Grade
Floor Over Unconditioned Space

Multifamily Residential
Multifamily Residential
Multifamily Residential
Multifamily Residential
Multifamily Residential

Energy Equipment

Residential Information

AFUE Efficiency:

HSPF Efficiency:

Heating: Electric Resistance

Cooling: Electric Heat Pump

Residential Energy Efficiency

Energy Credit Option: TBP

Non-Residential Information

Special Requirements: C412 exception 2

Heating: Electric Resistance

Cooling:

Equipment Sizes

Allowance Factor	Min BTUs	Unit ID
1.5	2000	X01
1.5	2400	X02
1.5	2400	X03
1.5	1700	X04
1.5	2000	X05
1.5	1600	X06
1.5	2000	X07
1.5	2600	X08
1.5	2000	X09
1.5	2200	X10
1.5	2800	401
1.5	4200	402
1.5	4100	403
1.5	2500	404
1.5	2900	405
1.5	2400	406
1.5	2700	407
1.5	4500	408
1.5	2800	409
1.5	3000	410

Land Use Conditions

Condition ID:

Category:

Verification Group:

Exception / Modification & Date:

Verification By & Date:

Condition:

Project Phases

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

Special Inspections

Inspection: 6813671-CN-004

Agency: TERRACON CONSULTANTS INC.

Inspection Type

Agency Phone: (425) 742-9360

Inspection: 6813671-CN-005

Agency: PANGEO INC

Inspection Type

Agency Phone: (206) 262-0370

Inspection: 6813671-CN-007

Agency:

Inspection Type

Agency Phone:

Description

Any post-installed anchors, including at stair landings (10/S6.07)

Description

ultrablock wall
shoring deflection monitoring

Description

proper backfill for excavated area

Description

This project is subject to green building requirements as specified on the approved plans and permit documents. Work with the contracted green building consultant or verifier to determine specific requirements and reporting milestones. All projects or buildings subject to the green building requirements must use all-electric equipment and appliances. Refer to the rule language for guidance. Contact the SDCI Green Team with questions. sdciorttygreen@seattle.gov

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
Approved Shop Drawings-Other Shop Drawing	1	Seismic anchorage of mechanical units (details and calculations)

Key Inspections Issues

Key Issue Description	Review Type	
Other	Watch for venting openings at exterior shear walls. Large size and/or quantity of holes cut in sheathing will compromise shear wall capacity.	Structural Engineer
Landscape Improvement Checklist	Landscape Improvement Checklist per DR 20-11	Zoning

Plan Tag

Project Number: 6813671-CN

Project Type: Construction Permit

Type of Work: Full C

Category: Multifamily

Action / Decision Type: New

Priority:

Value:

Use:

Address: 4734 31ST AVE S SEATTLE, WA 98108

Filed at Address: 4734 31ST AVE S

Application Date: 06/21/2022

Issue Date: 08/15/2024

Cover Sheet Generation Date: 08/15/2024

Parent Permit: 006533-20PA

Related Land Use Project:

Building ID: 000057609-BD

Permit Issuance Authorization

Review Name	Approved by	Phone Number
Addressing	Sherri Brown	(206) 615-0599
Drainage	Colum Lang	(206) 684-2489
Energy	Philip Man	(206) 684-3610
Fire	Daniel Sully	(206) 386-1400
Geo Soils	Corey Buttry	(206) 727-8607
Geo Soils	Pao Huang	(206) 684-5825
Housing	Lenny Orlov	(206) 684-0721
Land Use	Corey Buttry	(206) 727-8607
Land Use	Pao Huang	(206) 684-5825
Mandatory Housing Affordability	Ted Demin	(206) 684-2489
Mechanical	Philip Man	(206) 684-3610
Noise	Anthony Jagow	(206) 615-1760
Ordinance	Krzysztof Zaleski	(206) 233-7858
Shoring - Right of Way	Ray Gu	(206) 684-7623
Structural Engineer	Krzysztof Zaleski	(206) 233-7858
Zoning	Ted Demin	(206) 684-2489