

Project Information

Description of Work: Establish use as & construct apartment structure, occupy 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:

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:

14TH & E UNION LLC

Address:

5607 KEYSTONE PL N, STUDIO B
SEATTLE, WA 98103

Phone:

(206) 384-9184

Capacity:

Owner

E-Mail:

tj@eucliddev.com

Name:

DAVID OTTOLINO

Address:

11332 NE 122 WAY STE. 350
KIRKLAND, WA 98034

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 FREQ_TRANSIT_SRVCS_CORRID URBAN_VILLAGE Yes, First
MHA_ZONING Yes, (NC3-75 (M))

DevSite:

DV0351278

Design Review Required:

N

Existing Use

Sq. Ft

Proposed Use

Sq. Ft

Multifamily Residential Use

0

General Retail Sales & Service

0

Dwelling Units

Proposed New

Demolished

Dwelling Units

Proposed New

Demolished

Total Dwelling Units Live/Work:

Apartment

139

0

of EV-Ready Parking Spaces Required By Code

of EV-Ready Parking Spaces Proposed

Reduced # of EV-Ready Parking Spaces Provided

10

10

Ground Disturbance

Ground Disturbance:

PASV Required: Yes

Land-Disturbing Activity:

4: 750-5000 sqft new/replaced hard surface AND/OR greater than 5000 sqft of land disturbing activity.

Drainage and Sewer Review Information

Side Sewer Information

Reuse Existing Side Sewer?

No

Side Sewer Conflict?

No

Drainage Information

Flow Control Type:

Vault

Discharge Point:

Storm System

Treatment Standard Type:

No Treatment

Total Disturbed Area:

19084

New Impervious Surface:

19084

Flow Control Standard:

Peak

Total Area Mitigated by GSI:

126316

New Plus Replaced Impervious Surface:

0

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

Yes

Pressurization System – Stairwell:

Yes

Pressurization System – Elevator:

No

Elevator – Required Accessible Egress:

Yes

Change of Occupancy?

No

Floor/Area

Construction Type

Occupancy Group

Sq. Ft.

NFPA Sprinkler Standard

Posted Occupancy

L

Type IA

A-2 Restaurant

3,429

Full System

229

Roof

Type IIIA

Other A-3 Occupancy (Roof Deck - North Tower)

1,419

Full System

95

P1-L1

Type IA

S-2 Parking Garage - Enclosed

18,474

Full System

L1

Type IA

S-2 Storage - Low Hazard

786

Full System

L1

Type IA

B Office

1,405

Full System

L1

Type IA

R-2 Apartment/Condominium

8,230

Full System

L2-L7

Type IIIA

R-2 Apartment/Condominium

88,916

Full System

Energy/Mechanical Code Information

Energy Envelope

Energy Code: 2018 Seattle Energy Code

HVAC Mechanical System Included:

Commercial Kitchen hood Exhaust System: No

Fume Hood:

No

Spray Paint Booth:

No

Compliance Category:

Commercial

Compliance Path:

Component Performance

Energy Credit Option #:

C406.3.2 20%, C406.9

Maximum Glazing:

Unlimited:

Fenestration

Occupancy

Comments

U Max

SHGC Max

VT Minimum

Type

Multifamily Residential

0

Opaque Door

Multifamily Residential

0

Vertical Glazing

Multifamily Residential

0

Vertical Glazing

Multifamily Residential

0

Vertical Glazing

Multifamily Residential

0

Vertical Glazing

Insulation Values

Insulation Assembly

Comments

Occupancy

Roof or Ceiling Attic

Multifamily Residential

Roof or Ceiling Attic

Multifamily Residential

Wall: Above Grade Wood Framing

Multifamily Residential

Wall: Above Grade Wood Framing

Multifamily Residential

Wall: Above Grade Mass

Multifamily Residential

Wall: Above Grade Mass

Multifamily Residential

Wall: Above Grade Mass

Multifamily Residential

Wall: Above Grade Mass

Multifamily Residential

Wall: Above Grade Mass

Multifamily Residential

Wall: Above Grade Mass

Multifamily Residential

Wall: Other Assembly

Multifamily Residential

Wall: Below Grade

Multifamily Residential

Wall: Below Grade

Multifamily Residential

Floor: Mass

Multifamily Residential

Floor: Slab on Grade

Multifamily Residential

Opaque Doors

Foam insulated: U=0.37

Multifamily Residential

Energy Equipment

Residential Information

AFUE Efficiency:

HSPF Efficiency:

Heating:

Cooling:

Residential Energy Efficiency

Energy Credit Option:

C406.3.2 20%, C406.9

Non-Residential Information

Special Requirements:

Heating:

Unknown

Cooling:

Equipment Sizes

Allowance Factor

Min BTUs

Unit ID

Land Use Conditions

Condition ID:

Construction

Category:

Prior to Permit Issuance

Verification Group:

LU Reviewer

Exception / Modification & Date:

Verification By & Date:

Condition:

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:

Verification By & Date:

Condition:

Complete installation of all proposed murals.

Condition ID:

Construction

Category:

For Life

Verification Group:

Complaint

Exception / Modification & Date:

Verification By & Date:

Condition:

The building and landscape design shall be substantially consistent with the materials represented in the Recommendation packet and in the materials submitted after the Recommendation report, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner. (LU/CN, C)

Condition ID:

Construction

Category:

Prior to Permit Issuance

Verification Group:

LU Reviewer

Exception / Modification & Date:

Verification By & Date:

Condition:

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:

Verification By & Date:

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:

6883524-CN-005

Agency:

PANGEO INC

Agency Phone:

(206) 262-0370

Inspection Type

Erosion Control - Temporary
Observe And Monitor Excavation
Soil Bearing Verification

Description

Allowable bearing capacity:
8 ksf on undisturbed native soil and
4 ksf on compacted structural fill

Subsurface Drainage Installation

Verify Fill & Compaction
Other Geotechnical

Basement walls:
Inspections as needed for basement walls and detention vault, including bearing, drainage and backfill

Inspection:

6883524-CN-006

Agency:

HAYRE MCELROY & ASSOCIATES LLC

Agency Phone:

(425) 869-6750

Inspection Type

High Strength Hold Down System
Pt Prestressed Concrete
Reinforced Concrete - Clip
Reinforced Masonry Level 2
Shotcrete
Anchored Masonry Veneer
Structural Wood-Seismic
Aluminum Fabrication And Erection

Description

Inspection:

6883524-CN-007

Agency:

CT ENGINEERING

Agency Phone:

206-285-4512

Inspection Type

Description

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-Threaded Rod Holdown System

1

Key Inspections Issues

Key Issue Description

Review Type

Project Number:

6883524-CN

Project Type:

Construction Permit

Type of Work:

Full C

Category:

Multifamily

Action / Decision Type:

New

Priority:

Value:

Use:

Storage

Address:

1314 E UNION ST
SEATTLE, WA 98122

Filed at Address:

1314 E UNION ST

Application Date:

05/19/2023

Issue Date:

10/30/2024

Cover Sheet Generation Date:

10/30/2024

Permit Number:

006309-21PA

Related Land Use Project:

3039246-LU

Building ID:

000059862-BD

Description of Work:

Establish use as & construct apartment structure, occupy per plan

Permit Issuance Authorization

Review Name

Approved by

Phone Number

Addressing

Sandra Montgomery

(206) 684-2489

Conveyance

James Heath

(206) 684-3673

Drainage

Eric Dripps

(206) 727-3676

Energy

Cary Novotney

(206) 684-0678

Fire

Daniel Sully

(206) 386-1400

Geo Soils

Manika Maharjan

(206) 733-9708

Housing

Anesat Leon-Guerrero

(206) 684-0721

Land Use

Corey Buttry

(206) 727-8607

Mandatory Housing Affordability Ordinance

Sonja Brown

(206) 733-9682

Structural Engineer

Don Weissinger

(206) 684-9270

Zoning

Samuel Han

(206) 727-8457

Sonja Brown

(206) 733-9682