

Construction Permit

Record Number: 6695721-CN

Description of Work: Shoring and excavation, per plan. (Shoring and excavation for future construction of a residential high rise building with ground floor commercial and below grade parking. Includes shoring on adjacent sites to the southeast and northwest. Review and processing for 3 record #'s under 6695721-CN.)

Application Name: 1516 2ND AVE TOWER

Status = Application Completed

Application Completed Date: 09/23/2019

Issued Date:

Expiration Date: 01/31/2018

Address Information

Address

Primary

1516 2ND AVE SEATTLE, WA 98101

Y

Dev Site Information

Dev Site

Primary

DV0058347

Y

Contacts Information

Name

Address

Primary

JODI PATTERSON-O'HARE
PERMIT CONSULTANTS NW

JODI PATTERSON-O'HARE
PERMIT CONSULTANTS NW
17479 7TH AVE SW
NORMANDY PARK, WA 98166

Y

MICHAEL LARSON
HEWITT ARCHITECTS

MICHAEL LARSON
HEWITT ARCHITECTS
101 STEWART STREET, SUITE 200
SEATTLE, WA 98101

N

STEPHEN ORSER

STEPHEN ORSER
752 108TH AVE NE
BELLEVUE, WA 98004

N

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752 108TH AVE NE
BELLEVUE, WA 98004

N

Attached Documents Information

Document Name	Document Group and Category	Document Upload Date
18022 - Building Permit FeeEstimatorWorksheet_061319.xls	SDCI_INT_GENERAL/Other	08/22/2019
1516 2nd Ave - PhasedPermitRequestForm_080219.pdf	SDCI_INT_GENERAL/Other	08/22/2019
Calculations-Structural.pdf	SDCI_INT_CONSTRUCTION/Calculations-Structural	09/10/2019
Drainage Report.pdf	SDCI_INT_CONSTRUCTION/Drainage Report	09/10/2019
Geotechnical Report.pdf	SDCI_INT_CONSTRUCTION/Geotechnical Report	09/10/2019
Calculations-Other.xls	SDCI_INT_CONSTRUCTION/Calculations-Other	09/10/2019
Statement of Financial Responsibility/Agent Authorization.pdf	SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization	09/10/2019
Contractor Disclosure.pdf	SDCI_INT_CONSTRUCTION/Contractor Disclosure	09/10/2019
Salvage Assessment.pdf	SDCI_INT_CONSTRUCTION/Salvage Assessment	09/10/2019
Plan Set.pdf	SDCI_INT_CONSTRUCTION/Plan Set	09/10/2019

Application/Permit Information

PERMIT APPLICATION COMMON

Work Location	Land Use Application to allow a 45-story building containing 498 residential units and 5.997 sq. ft. of ground-level retail. Parking for vehicles will be provided below and above grade. Existing building (Chromer) and existing surface parking lot will be demolished
Work in the Right of Way (street/alley) Required?	No
Property Type	Multifamily
Project Value	2430000
Building ID	NONE
Special Flag 1	-

PERMIT TRACKING COMMON

Review Level	Full C
Application Completed Date	09/23/2019

CONSTRUCTION VALUATION INFO

Intake Valuation: New	2430000
Intake Valuation: Alteration	0
Intake Valuation: Total	2430000
Issuance Valuation: Total	0

BUILDING CODE INFO

Building Code - Design	2015 SBC
Action Type	New
Certificate of Occupancy Required	Yes

GROUND DISTURBANCE

In ECA?	No
LDA Type	5: >5000 sq/ft

TRA0

Units Occupancy	No Units on Property
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MECHANICAL CODE

HVAC Mechanical System Included	No
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GIS ZONING

Zone
DMC 240/290-440

GIS OVERLAY DISTRICTS

Layer	Value
Council District	7
DESIGN_REVIEW_GUIDELINE_AREA	Yes, Downtown
URBAN_VILLAGE	Yes, Downtown Urban Center
DWNTN_FIRE_DIST	Yes
LANDMARK	Yes, within 250 feet; Eitel Building 1501 2nd Ave, Fischer Studio Building 1519 3RD AVE, J.S. Graham Store/Doyle Building 119 Pine St, Olympic Tower 217 Pine St
AIRPORT_HEIGHT_DISTRICT	Yes, (923-938 feet), (Outer Transition Surface)
MHA_ZONING	Yes, (DMC 240/290-440)
Incentive Zoning	Y

REQUIRED DOCUMENTS

Document Type	Record Stage	Number Required	Must be recorded?	Recording Number	Date Received for Recording	Date Sent to KC for Recording	Recording Date	Description
HELD Approved Plan Set	Ready for Issuance	1	No					
Plan Set	Ready for Intake	1	No					
Statement of Financial Responsibility/Agent Authorization	Ready for Intake	1	No					

REQUIRED REVIEWS

Review Type	IP Estimate	Number of Days to Due Date
Addressing		0
Drainage	1	0
Geo Soils	3	0
Land Use		0
Shoring - Right of Way		0
Structural Engineer	6	0
Zoning		

Fee Information

Fee Description	Fee Amount	Fee Balance
Building Permit: Intake	\$6,296.75	\$0.00
Drainage Review - Minimum	\$222.00	\$0.00
Geo Soils Review - Additional Hours	\$333.00	\$0.00
Geo Soils Review - Minimum	\$111.00	\$0.00
Value Based Plan Review	\$12,593.50	\$0.00

Inspections

Inspection Type	Scheduled Date	Result Date	Status	Assigned To
Construction Intake Appointment	06/14/2019		Cancelled	
Construction Intake Appointment			Pending	

Related Records

Record Number	Record Type	Status
6695721-CN-001	Construction Application Intake	Completed
6695721-CN-002	Developer Contributions	Initiated
3033162-LU	Master Use Permit	Reviews In Process