

# Construction Permit

Record Number: 6774627-CN

**Description of Work:** Construct shoring and excavation, per plans

**Application Name:** Shoring-Excavation

**Status =** Application Completed

**Application Completed Date:** 06/23/2020

**Issued Date:**

**Expiration Date:** 01/31/2020

## Address Information

| Address                        | Primary |
|--------------------------------|---------|
| 1931 2ND AVE SEATTLE, WA 98101 | Y       |

## Dev Site Information

| Dev Site  | Primary |
|-----------|---------|
| DV0073555 | Y       |

## Contacts Information

| Name                                       | Address  | Primary |
|--|--|---------|
| JON O'HARE<br>PERMIT CONSULTANTS NORTHWEST | JON O'HARE<br>PERMIT CONSULTANTS NORTHWEST<br>17479 7TH AVE SW<br>NORMANDY PARK, WA 98166            | Y       |
| JASON LAMB<br>ANKROM MOISAN ARCHITECTS     | JASON LAMB<br>ANKROM MOISAN ARCHITECTS<br>1505 5TH AVENUE<br>SEATTLE, WA 98101                       | N       |
| PACIFIC LLC                                | PACIFIC LLC<br>201 CALIFORNIA ST STE 500<br>SAN FRANCISCO, CA 94111                                  | N       |
| JASON LAMB<br>ANKROM MOISAN ARCHITECTS     | JASON LAMB<br>ANKROM MOISAN ARCHITECTS<br>1505 5TH AVENUE<br>SEATTLE, WA 98101                       | N       |
| Joyce Yonce<br>Pacific Virginia LLC        | Joyce Yonce<br>Pacific Virginia LLC<br>201 California St Ste 500<br>San Francisco, CA 94111          | N       |
| Pacific Virginia LLC<br>Joyce Yonce        | Pacific Virginia LLC<br>Joyce Yonce<br>201 California Street<br>Suite 500<br>San Francisco, CA 94111 | N       |
| Pacific Virginia LLC<br>Joyce Yonce        | Pacific Virginia LLC<br>Joyce Yonce<br>201 California Street<br>Suite 500<br>San Francisco, CA 94111 | N       |

## Attached Documents Information

| Document Name   | Document Group and Category  | Document Upload Date |
|---|--|----------------------|
| 1931 2nd Ave Phased Permit Request Form.pdf                   | SDCI_INT_GENERAL/Other   | 03/03/2020           |
| FeeEstimatorWorksheet2020.xlsx                                | SDCI_INT_GENERAL/Other   | 03/03/2020           |
| Contractor Disclosure.pdf                                     | SDCI_INT_CONSTRUCTION/Contractor Disclosure                                | 06/10/2020           |
| Phase II Environmental Site Assessment.pdf                    | SDCI_INT_GENERAL/Phase II Environmental Site Assessment                    | 06/10/2020           |
| Phase I Environmental Site Assessment.pdf                     | SDCI_INT_GENERAL/Phase I Environmental Site Assessment                     | 06/10/2020           |
| Statement of Financial Responsibility/Agent Authorization.pdf | SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization | 06/10/2020           |
| Geotech Engineer's Letter of Evaluation.pdf                   | SDCI_INT_CONSTRUCTION/Geotech Engineer's Letter of Evaluation              | 06/10/2020           |
| Geotechnical Engineer Statement.pdf                           | SDCI_INT_CONSTRUCTION/Geotechnical Engineer Statement                      | 06/10/2020           |
| Geotechnical Report.pdf                                       | SDCI_INT_CONSTRUCTION/Geotechnical Report                                  | 06/10/2020           |
| Plan Set.pdf  | SDCI_INT_CONSTRUCTION/Plan Set   | 06/10/2020           |
| Salvage Assessment.pdf  | SDCI_INT_CONSTRUCTION/Salvage Assessment                                   | 06/10/2020           |
| Calculations-Structural.pdf                                   | SDCI_INT_CONSTRUCTION/Calculations-Structural                              | 06/10/2020           |
| King County Sewage Treatment Capacity Charge.pdf              | SDCI_INT_GENERAL/King County Sewage Treatment Capacity Charge              | 06/10/2020           |
| Revision Letter.pdf   | SDCI_INT_GENERAL/Revision Letter   | 06/10/2020           |
| Plan Set.pdf  | SDCI_INT_CONSTRUCTION/Plan Set   | 06/10/2020           |
| Drainage Control.pdf  | SDCI_INT_GENERAL/Drainage Control  | 06/10/2020           |

## Application/Permit Information

### PERMIT APPLICATION COMMON

|   |             |
|---|-------------|
| Work in the Right of Way (street/alley) Required? | Yes         |
| Property Type                                     | Vacant Land |
| Project Value                                     | 6589000     |

### PERMIT TRACKING COMMON

|                            |            |
|----------------------------|------------|
| Review Level               | Full C     |
| Application Completed Date | 06/23/2020 |

### CONSTRUCTION VALUATION INFO

|                                |         |
|--------------------------------|---------|
| Intake Valuation: New          | 2000000 |
| Intake Valuation: Alteration   | 0       |
| Intake Valuation: Total        | 2000000 |
| Issuance Valuation: New        | -       |
| Issuance Valuation: Alteration | 0       |
| Issuance Valuation: Total      | 0       |

### BUILDING CODE INFO

|                                       |          |
|---------------------------------------|----------|
| Building Code - Design                | 2015 SBC |
| Substantial Alteration                | No       |
| Change in Envelope                    | No       |
| Action Type                           | New      |
| High-Rise                             | No       |
| Change of Building Code Use/Occupancy | No       |
| Certificate of Occupancy Required     | Yes      |

**GROUND DISTURBANCE**

In ECA? No  
 New and Replaced Hard Surface > 750 sq ft? Yes  
 PASV Required This Permit? Yes  
 LDA Type 5: >5000 sq/ft

**TRAO**

Units Occupancy No Units on Property

**WASTE DIVERSION**

Waste Diversion Plan Required Yes

**EMERGENCY SYSTEMS**

Are Emergency Systems Required for this Project? No

**MECHANICAL CODE**

HVAC Mechanical System Included No

**RELATED**

| Related Record Type     | Record Number |
|-------------------------|---------------|
| Master Use Permit (MUP) | 3033067-EG    |
| Building Permit         | 6774627-CN    |

**GIS ZONING**

| Zone               |
|--------------------|
| DMC<br>240/290-440 |

**GIS OVERLAY DISTRICTS**

| Layer                        | Value  |
|------------------------------|--|
| Council District             | 7  |
| DESIGN_REVIEW_GUIDELINE_AREA | Yes, Belltown  |
| URBAN_VILLAGE                | Yes, Downtown Urban Center   |
| DWNTN_FIRE_DIST              | Yes  |
| FREQ_TRANSPORTATION_CORRIDOR | Yes  |
| LANDMARK                     | Yes, within 250 feet; Josephinum/ New Washington Hotel 1902 2nd Ave, Moore Theatre and Hotel Building 1932 2nd Ave, Terminal Sales Annex 1931 Second Ave, Terminal Sales Building 1932 1st Ave |

| Layer                   | Value  |
|-------------------------|--|
| LANDMARK                | Yes, within 250 feet; Josephinum/ New Washington Hotel 1902 2nd Ave, Moore Theatre and Hotel Building 1932 2nd Ave, Palladian Apartments 2000 Second Ave, Terminal Sales Annex 1931 Second Ave, Terminal Sales Building 1932 1st Ave |
| LANDMARK                | Yes, on site, Terminal Sales Annex, 1931 Second Ave  |
| LANDMARK                | Yes, within 250 feet; Moore Theatre and Hotel Building 1932 2nd Ave, Palladian Apartments 2000 Second Ave, Terminal Sales Annex 1931 Second Ave, Terminal Sales Building 1932 1st Ave  |
| AIRPORT_HEIGHT_DISTRICT | Yes, (888-908 feet), (Outer Transition Surface)  |
| AIRPORT_HEIGHT_DISTRICT | Yes, (883-903 feet), (Outer Transition Surface)  |
| AIRPORT_HEIGHT_DISTRICT | Yes, (883-898 feet), (Outer Transition Surface)  |
| AIRPORT_HEIGHT_DISTRICT | Yes, (878-898 feet), (Outer Transition Surface)  |
| AIRPORT_HEIGHT_DISTRICT | Yes, (878-893 feet), (Outer Transition Surface)  |
| MHA_ZONING              | Yes, (DMC 240/290-440)   |
| Incentive Zoning        | Yes  |

## 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                |                  |                             |                               |                |             |

| Document Type   | Record Stage     | Number Required | Must be recorded? | Recording Number | Date Received for Recording | Date Sent to KC for Recording | Recording Date | Description |
|---|------------------|-----------------|-------------------|------------------|-----------------------------|-------------------------------|----------------|-------------|
| 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 | Waived | Assignment Notes | Cycle Added | Task    |
|---------------------------------|-------------|----------------------------|--------|------------------|-------------|---------|
| Addressing                      | 1           | 35                         | N      |                  | 1           | Reviews |
| Housing                         | 0           | 35                         | N      |                  | 1           | Reviews |
| Incentive Zoning                | 0           | 35                         | N      |                  | 1           | Reviews |
| Mandatory Housing Affordability | 0           | 35                         | N      |                  | 1           | Reviews |
| Drainage                        | 3           | 35                         | N      |                  | 1           | Reviews |
| Geo Soils                       | 3           | 35                         | N      |                  | 1           | Reviews |
| Shoring - Right of Way          |             | 35                         | N      |                  | 1           | Reviews |
| Structural Engineer             | 18          | 35                         | N      |                  | 1           | Reviews |
| Zoning                          |             | 35                         | N      |                  | 1           | Reviews |
| Land Use                        |             | 35                         | N      |                  | 1           | Reviews |

### MUP TYPE

| MUP Type | MUP Component | Component Detail                  | Approval Type | Component Description                      |
|----------|---------------|-----------------------------------|---------------|--|
| II       | SEPA-II       | Determination of Non Significance | Decision      |  |
| II       | Design Review | Unspecified Detail                | Decision      | departures to be identified during review. |

## Fee Information

| Fee Description            | Fee Amount  | Fee Balance |
|----------------------------|-------------|-------------|
| Building Permit: Intake    | \$5,390.50  | \$0.00      |
| Drainage Review - Minimum  | \$231.00    | \$0.00      |
| Geo Soils Review - Minimum | \$115.50    | \$0.00      |
| Value Based Plan Review    | \$10,781.00 | \$0.00      |

## Inspections

| Inspection Type                 | Scheduled Date | Result Date | Status      | Assigned To     |
|---------------------------------|----------------|-------------|-------------|-----------------|
| Construction Intake Appointment | 07/22/2020     |             | Rescheduled |                 |
| Construction Intake Appointment | 06/18/2020     |             | Rescheduled |                 |
| Construction Intake Appointment | 06/10/2020     | 06/10/2020  | Approved    | Maxwell Branham |

## Related Records

| Record Number  | Record Type                     | Status    |
|----------------|---------------------------------|-----------|
| 6774627-CN-001 | Construction Application Intake | Completed |

6774627-CN-002  
3031140-LU

Developer Contributions  
Master Use Permit

Initiated  
Corrections Required