

Construction Permit

Record Number: 6857397-CN

Description of Work: Establish use as assisted living facility, per land use code. Construct as mixed use residential building (Ida Culver House Ravenna) and occupy, per plan. Mechanical included, this permit.

Application Name: Master Use Permit

Status = Application Completed

Application Completed Date: 07/31/2023

Issued Date:

Expiration Date:

Address Information

Address	Primary
2315 NE 65th ST	Y

Dev Site Information

Dev Site	Primary
DV0031014	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
Nisan Harel Ida Culver House Ravenna LLC	Nisan Harel Ida Culver House Ravenna LLC 400 Union St. Era Living Seattle, WA 98101	N
Ida Culver House Ravenna LLC Nisan Harel	Ida Culver House Ravenna LLC Nisan Harel 400 Union St Seattle, WA 98101	N
Nisan Harel Ida Culver House Ravenna LLC	Nisan Harel Ida Culver House Ravenna LLC 400 Union St. Era Living Seattle, WA 98101	N

Attached Documents Information

Document Name	Document Group and Category	Document Upload Date
Calculations-Cooling and Heating.pdf	SDCI_INT_CONSTRUCTION/Calculations-Cooling and Heating	06/20/2023
Statement of Financial Responsibility/Agent Authorization.pdf	SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization	06/20/2023
Calculations-Other.pdf	SDCI_INT_CONSTRUCTION/Calculations-Other	06/20/2023
Plan Set.pdf	SDCI_INT_CONSTRUCTION/Plan Set	06/20/2023
Calculations-Cooling and Heating.pdf	SDCI_INT_CONSTRUCTION/Calculations-Cooling and Heating	06/20/2023
Fee Estimator.xlsx	SDCI_INT_CONSTRUCTION/Fee Estimator	06/20/2023
Geotechnical Report.pdf	SDCI_INT_CONSTRUCTION/Geotechnical Report	06/20/2023
Calculations-Cooling and Heating.pdf	SDCI_INT_CONSTRUCTION/Calculations-Cooling and Heating	06/20/2023
Drainage Report.pdf	SDCI_INT_DRAINAGE/Drainage Report	06/20/2023
King County Sewage Treatment Capacity Charge Form.pdf	SDCI_INT_DRAINAGE/King County Sewage Treatment Capacity Charge Form	06/20/2023
Salvage Assessment.pdf	SDCI_INT_CONSTRUCTION/Salvage Assessment	06/20/2023
Calculations-Structural.pdf	SDCI_INT_CONSTRUCTION/Calculations-Structural	06/20/2023
Calculations-Structural.pdf	SDCI_INT_CONSTRUCTION/Calculations-Structural	06/20/2023

Application/Permit Information

PERMIT APPLICATION COMMON

Work Location	Onsite
Work in the Right of Way (street/alley) Required?	No
Property Type	Multifamily
Project Value	68000000

PROJECT REVIEW INFORMATION

Bluebeam Session ID (Current Cycle)	013-156-648
Bluebeam Project ID (Current Cycle)	234-337-885

PERMIT TRACKING COMMON

Review Level	Full C
Application Completed Date	07/31/2023

FLOATING RESIDENCE INFO

Floating Residence	No
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CONSTRUCTION VALUATION INFO

Intake Valuation: New	41514141
Intake Valuation: Alteration	0
Intake Valuation: Total	41514141
Issuance Valuation: New	0
Issuance Valuation: Alteration	0
Issuance Valuation: Total	0
Revision Valuation: Total	0

INTERDEPARTMENTAL COORDINATION

SDOT Concept Approval	CHECKED
SDOT SIP PM	Kelsey Timmer

BUILDING CODE INFO

Building Code - Design	2018 SBC
Substantial Alteration	No
Change in Envelope	No
Action Type	New

# of Existing Above-Grade Stories	3
# of Existing Below-Stories	1
# of Proposed Above-Grade Stories	5
# of Proposed Below-Grade Stories	1
# of Mezzanines	0
High-Rise	No
Change of Building Code Use/Occupancy	No
Existing Use	Residential
Existing Occupancy	Assisted Living - Not Lc
New Standard Plans	No
Certificate of Occupancy Required	Yes
GROUND DISTURBANCE	
In ECA?	No
New and Replaced Hard Surface > 750 sq ft?	Yes
Disturbance Threshold	Yes
PASV Required This Permit?	Yes
PASV Authorization	CHECKED
Foundation Type	Basement
LDA Type	5: Greater than 5000 sqft new/replaced hard surface.
LAND USE STREET ELEMENTS	
Number of Curb Cuts This Permit	0
Curb Cut Size and Location	Existing
PARKING	
# of Existing Onsite Parking	26
# of Existing Offsite Parking	0
# of Existing Accessible Parking	0
# of Proposed Onsite Parking	130
# of Proposed Offsite Parking	0
Offsite Parking Location	0
# of Proposed Accessible Parking	0
# of Existing Bicycle Parking Spots	0
# of Proposed Bicycle Parking Spots	0
SDCI TREES	
Is Tree Tracking Completed	No
TRAO	
Residential Unit Occupancy	All Residential Units Occupied by Property Owner
Hold for POTA Review	-
WASTE DIVERSION	
Waste Diversion Plan Required	No
FIRE PROTECTION SYSTEMS	
Sprinklers NFPA 13	Yes
Sprinklers NFPA 13R	Yes
Partial System	Yes
Fire Alarm	Yes
Other System	Yes
MECHANICAL CODE	
HVAC Mechanical System Included	Yes
ENERGY CODE	
Building Portion Unheated	Yes
Compliance Category	Residential

Commercial Kitchen Hood Exhaust System	Yes
Fume Hood	No
Spray Paint Booth	No
SPECIAL PROGRAMS	
Opportunity Zone Funded Project	No

RELATED

Related Record Type	Record Number	Relationship Description
Master Use Permit (MUP)	3038526-LU	council land use action
Master Use Permit (MUP)	3038467-LU	for new construction
Demolition	6857398-DM	
Exemptions	6949481-EX	wetland and steep slope

GIS ECA

ECA Type
ECA1_STEEP SLOPE
ECA4_WETLAND

GIS ZONING

Zone
NR3
NC2P-55 (M)

GIS OVERLAY DISTRICTS

Layer	Value
Council District	4
MHA_ZONING	Yes, (NC2P-55 (M))
MHA_ZONING	Yes, (NC2P-55 (M)), No, (NR3)

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	Grantor Name
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	Waived	Assignment Notes	Cycle Added	Task
Addressing	2	No		1	Reviews
Energy	4	No		1	Reviews
Fire	1	No		1	Reviews
Ordinance/Structural		Yes	split	1	Reviews
Zoning	4	No		1	Reviews
Tree	2	No	MUP assigned to Deb	1	Reviews

Review Type	IP Estimate	Waived	Assignment Notes	Cycle Added	Task
Revegetation	2	No	MUP assigned to Jonathan	1	Reviews
ECA GeoTech	2	No		1	Reviews
ECA Wetland	1	No		1	Reviews
Housing	1	No		1	Reviews
Land Use	2	No		1	Reviews
Mandatory Housing Affordability	1	No		1	Reviews
Mechanical	9	No		1	Reviews
Noise	1	No		1	Reviews
Ordinance	22	No		1	Reviews
Structural Engineer	22	No		1	Reviews
Shoring - Right of Way	1	No		1	Reviews
Conveyance	4	No		1	Reviews
Drainage	3	No		1	Reviews

Fee Information

Fee Description	Fee Amount	Fee Balance
5% Technology Fee	\$6.30	\$0.00
5% Technology Fee	\$6.30	\$0.00
5% Technology Fee	\$12.60	\$0.00
5% Technology Fee	\$12.60	\$0.00
5% Technology Fee	\$21.50	\$0.00
5% Technology Fee	\$3,302.43	\$0.00
5% Technology Fee	\$6,604.85	\$0.00
Building Permit: Intake	\$66,048.50	\$0.00
Drainage Review - Minimum	\$252.00	\$0.00
ECA GeoTech Review - Minimum	\$126.00	\$0.00
ECA LU Review - Minimum	\$430.00	\$0.00
Mechanical Review - Minimum	\$252.00	\$0.00
Noise Review - Minimum	\$126.00	\$0.00
Value Based Plan Review	\$132,097.00	\$0.00

Inspections

Inspection Type	Scheduled Date	Result Date	Status	Assigned To
Construction Intake Appointment	06/09/2023		Rescheduled	
Construction Intake Appointment	06/21/2023	06/21/2023	Approved	Eleanor Copeland

Related Records

Record Number	Record Type	Status
6949481-EX	ECA and Shoreline Exemption/Street Improvement Exception Request	Corrections Required
6952361-EX	ECA and Shoreline Exemption/Street Improvement Exception Request	Completed
6857397-CN-001	Construction Application Intake	Completed
6857397-CN-002	Developer Contributions	Initiated
005589-21PA	Building & Land Use Pre-Application	Completed
3038526-LU	Master Use Permit	Corrections Required