

Project Information

Description of Work: Land Use Application to allow a four-story structure containing 55 apartment units, 2 live-work units, and retail space totaling 2,900 sq. ft. on the first level. No parking is proposed. Existing structure is to be demolished.

Permit Remarks: Interpretation under 3027166

Applicant Information

Name: JAY JANETTE	Capacity: Applicant
Address: 5405 LEARY AVE NW, SUITE 2 SEATTLE, WA 98107	E-Mail: JAY@SJARCHITECT.COM
Phone: 206-453-3645	
Name: TYLER CARR	Capacity: Contact
Address: 408 AURORA AVE N SEATTLE, WA 98109	E-Mail:
Phone:	
Name: TYLER CARR	Capacity: Financially Responsible Party
Address: 506 2ND AVE SUITE 1020 SEATTLE, WA 98104	E-Mail: TYLER@JOHNSONCARR.COM
Phone: 206-719-4971	
Name: TYLER CARR	Capacity: Owner
Address: 506 2ND AVE STE 1020 SEATTLE, WA 98104	E-Mail: TYLER@JOHNSONCARR.COM
Phone: 206-719-4971	

Land Use Code Information

Zoning and Districts at Issuance:

DevSite: DV0004330 Design Review Required: Y

Existing Use	Sq. Ft.	Proposed Use	Sq. Ft.
Vacant Land-No Established Use	0	Restaurant	0
Restaurant	0	Live-Work Unit	0
Live-Work Unit	0	Multifamily Residential Use	0
Multifamily Residential Use	0		

Dwelling Units	Proposed New	Demolished	Dwelling Units	Proposed New	Demolished	Total Dwelling Units
Accessory Live/Work	2	0	Live/Work:			2
Apartment	57	0				

# of EV-Ready Parking Spaces Required By Code	# of EV-Ready Parking Spaces Proposed	Reduced # of EV-Ready Parking Spaces Provided

Ground Disturbance

Ground Disturbance: Yes PASV Required: Yes

Land-Disturbing Activity:

Drainage and Sewer Review Information

Side Sewer Information

Reuse Existing Side Sewer?

Side Sewer Conflict?

Drainage Information

Flow Control Type: Flow Control Standard:

Discharge Point:

Treatment Standard Type:

Total Disturbed Area: Total Area Mitigated by GSI:

New Impervious Surface: New Plus Replaced Impervious Surface:

Building Code Information

Building Code: SDCI Building ID:

Proposed Number of Above-Grade Stories: **Proposed Number of Below-Grade Stories:**

Number of Mezzanines: **High-Rise:**

Required Emergency System

Pressurization System – Stairwell: **Pressurization System – Elevator:** **Elevator – Required Accessible Egress:**

Change of Occupancy?

Floor/Area	Construction Type	Occupancy Group	Sq. Ft.	NEPA Sprinkler Standard	Posted Occupancy

Energy/Mechanical Code Information

Energy Envelope HVAC Mechanical System Included: Fume Hood:

Energy Code: Commercial Kitchen hood Exhaust System: Spray Paint Booth:

Compliance Category

Compliance Path: Energy Credit Option #: Maximum Glazing: % Unlimited:

Fenestration

Occupancy	Comments	U_Max	SHGC_Max	VT_Minimum	Type

Insulation Values

Insulation Assembly	Comments	Occupancy

Energy Equipment

Residential Information

AFUE Efficiency: % HSPF Efficiency: % Heating: Cooling:

Residential Energy Efficiency

Energy Credit Option:

Non-Residential Information

Special Requirements: Heating: Cooling:

Equipment Sizes

Allowance Factor	Min BTUs	Unit ID

Land Use Conditions

Condition ID: Parcel	Category: For Life	Verification Group: LU Planner
Exception / Modification & Date:		Verification By & Date: Transferred to parcel #DV0004330 06/15/2018
Condition:	The building and landscape design shall be substantially consistent with the materials represented at the Final Recommendation meeting and in the materials submitted after the Final Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (Michael Dorcy, (206) 615-1393, michael.dorcy@seattle.gov.	
Condition ID: Construction	Category: Prior to Construction Permit Issuance	Verification Group: LU Planner
Exception / Modification & Date:		Verification By & Date: Transferred to child #6463943-CN 06/15/2018
Condition:	A Construction Management Plan will be required, including contact information in the event of complaints about construction noise and, and measures to reduce or prevent noise impacts. The submittal information and review process for Construction Management Plans are described on the SDOT website at: http://www.seattle.gov/transportation/cmp.htm . A Construction Noise Management Plan with specific mitigation for work beyond non-holiday weekdays from 7:00 AM to 6:00 PM is required to be incorporated into the Construction Management Plan.	
Condition ID: Construction	Category: Prior to Construction Permit Issuance	Verification Group: LU Planner
Exception / Modification & Date:		Verification By & Date: Transferred to child #6463943-CN 06/15/2018
Condition:	Pursuant to SMC 25.05.675.B, the applicant shall be required to limit periods of noise generating construction activities to non-holiday weekdays from 7:00 AM to 6:00 PM, unless modified through a Construction Noise Management Plan, to be determined by SDCI prior to issuance of a demolition, grading, or building permit, whichever is issued first.	
Condition ID: MUP	Category: Prior to Permit Issuance	Verification Group: LU Planner
Exception / Modification & Date:	Hearing Examiner 07/24/2017	Verification By & Date: Lisa Rutzick 06/15/2018
Condition:	The building and landscape design shall be substantially consistent with the materials represented at the Final Recommendation meeting and in the materials submitted after the Final Recommendation meeting, before the MUP issuance. The building's south wall shall be light in color as recommended by the Board. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner.	

Project Phases

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

Special Inspections

Inspection:	Agency:
Inspection Type	Agency Phone:
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

Key Inspections Issues

Key Issue Description	Review Type

Permit Issuance Authorization

Review Name	Approved by	Phone Number

Project Number: 3020114-LU Project Type: Master Use Permit Type of Work: Full C Category: Commercial Action / Decision Type: II, II Priority: Value: Use:
 Address: 6726 GREENWOOD AVE N
 Application Date: 02/29/2016 Issue Date: 06/15/2018
 Description of Work: Land Use Application to allow a four-story structure containing 55 apartment units, 2 live-work units, and retail space totaling 2,900 sq. ft. on the first level. No parking is proposed. Existing structure is to be demolished.
 Permit Number: 3027166-IR Related Land Use Project: 3020114-EG Building ID: