

Project Information

Description of Work: Land Use Application to allow an 8-story, 175-unit apartment building with retail. Parking for 92 vehicles proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3033958-EG.

Permit Remarks: Alley Dedication required

Applicant Information

Name: Jodi Patterson-O'Hare	Capacity: Applicant
Address: 17479 7th Ave SW Normandy Park, WA 98166	E-Mail: JODI@PERMITCNW.COM
Phone: 425-681-4718	
Name: LIV 2nd and Bell LLC	Capacity: Financially Responsible Party
Address: 1600 S Beacon Blvd, Suite 200 Grand Haven, MI 49417	E-Mail: rdiamond@brooks.us.com
Phone: (616) 846-6900	
Name: Robert Diamond	Capacity: Owner
Address: 1600 S Beacon Blvd, Suite #200 Grand Haven, MI 49417	E-Mail: rdiamond@brooks.us.com
Phone: (616) 846-6900	

Land Use Code Information

Zoning and Districts at Issuance:

Council District 7	DESIGN_REVIEW_GUIDELINE_A	DWNTN_FIRE_DIST Yes	URBAN_VILLAGE Yes, Downtown
AIRPORT_HEIGHT_DISTRICT	AIRPORT_HEIGHT_DISTRICT	LANDMARK Yes, on site, Wayne	LANDMARK Yes, within 250 feet;
AIRPORT_HEIGHT_DISTRICT	Incentive Zoning Yes	MHA_ZONING Yes, (DMR/R)	

DevSite: DV0339500 Design Review Required: Y

Existing Use	Sq. Ft	Proposed Use	Sq. Ft
		Multifamily Residential Use	0
		General Retail Sales & Service	0
		Restaurant	0

Dwelling Units	Proposed New	Demolished	Dwelling Units	Proposed New	Demolished	Total Dwelling Units Live/Work:
Apartment	175	0				

# of EV-Ready Parking Spaces Required By Code	# of EV-Ready Parking Spaces Proposed	Reduced # of EV-Ready Parking Spaces Provided
0	0	0

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? No

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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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	Comments	U_Max	SHGC_Max	VT_Minimum	Type
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Insulation Values

Insulation Assembly	Comments	Occupancy
<input type="text"/>	<input type="text"/>	<input type="text"/>

Residential Information			
AFUE Efficiency: %	HSPF Efficiency: %	Heating: <input type="checkbox"/>	Cooling: <input type="checkbox"/>
Residential Energy Efficiency			
Energy Credit Option: <input type="checkbox"/>			
Non-Residential Information			
Special Requirements: <input type="checkbox"/>		Heating: <input type="checkbox"/>	Cooling: <input type="checkbox"/>
Equipment Sizes			
Allowance Factor	Min. BTUs	Unit ID	

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<input type="text"/>	<input type="text"/>	<input type="text"/>

Land Use Conditions

Condition ID: MUP **Category:** For Life **Verification Group:** Complaint

Exception / Modification & Date:

Condition: 1. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the 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 (Joe Hurley email is joseph.hurley@seattle.gov).

Condition ID: Construction **Category:** Prior to Permit Issuance **Verification Group:** LU Reviewer

Exception / Modification & Date:

Condition: 2. 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 at: Construction Use in the Right of Way

Project Phases

Phase	Shoring/Excavation	Foundations	Structure to Grade	Base Structure	Super Structure	Architectural Shell and Core	Architectural Full Occupancy
Scope:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Special Inspections

Inspection:	Description	Agency:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Inspection Type		Agency Phone:
<input type="text"/>		<input type="text"/>

Special Inspections

Inspection:	Description	Agency:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Inspection Type		Agency Phone:
<input type="text"/>		<input type="text"/>

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:

- When any special inspections are indicated on the plan.
- When land use or design review conditions are indicated on the plan.
- 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
<input type="text"/>	<input type="text"/>
Key Inspections Issues	Key Issue Description Review Type
<input type="text"/>	<input type="text"/>

Permit Issuance Authorization

Review Name	Approved by	Phone Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Project Number: 3033991-LU Project Type: Master Use Permit Type of Work: Full C Category: Multifamily Action / Decision Type: II, II Priority: Value: Use:

Address: 2224 2ND AVE Filed at Address: 2224 2ND AVE

Application Date: 12/06/2019 Issue Date: 03/17/2021 Cover Sheet Generation Date: 03/17/2021

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Parent Permit: 000565-19PA Related Land Use Project: Building ID: