City of Eugene

Planning & Development
Building and Permit Services

Permit Number: 21-07253-01 Date: 6/1/2025

**Address: 475 E BROADWAY AVE** 

Project Description: New apartment building with parking structure

Application Type: Commercial Status: Issued

Scope of Work: Phased Permit Zoning: Community Commercial District

**Map:** 17-03-32-23 **Tax Lot:** 02600

Subdivision: Addition: Lot: Block:

 Date Received:
 09/17/21
 # Bedrooms:
 685

 Commitment Date:
 11/19/21
 # Dwelling Units:
 246

Ready to issue as of: 08/23/22 In Flood Plain:

Project Coordinator: Erik Swinney Phone: 541-682-5372

Sign Standards:

**BUILDING CHARACTERISTICS** 

Construction Types: 1AS Construction Type Comments:

3AS

OccupancyTypes: R2 Occupancy Type Comments:

Occupancy Load: Level 5 = 417 Level 6 = 228

Level 7 = 735

Separated Building:

3311 Separated Building: Yes

Fire Sprinklers: Yes Required NFPA 13

Fire Alarms: Yes Required

Building Area: 422567 Number of Stories:

Comment: See Sheet 07\_G2.00a for Area Tabulation...

Bldg A (Constr Type/Occ)...

3A/R-2 = 181,210sf \* \$143.25/sf = \$25,958,332

Bldg B (Constr Type/Occ)...

1A/B = 4,949sf \* \$212.46/sf = \$1,051,464 1A/R-2 = 51567sf \* 179.04/sf = \$9,232,555 1A/S-2 = 99,708sf \* \$115.37/sf = \$11,503,311 3A/R-2 = 76,990sf \* \$143.25/sf = \$11,028,817 3A/A-3 = 8,143sf \* \$163.01/sf = \$1,327,390

Total \$60,101,869.

Phase 1 = \$10,302,303 (per application) Phase 2 = \$49,799,566 (difference)

Floor Areas (sq ft):

Page 1 of 10 Date: 6/1/2025

Floor	Existing Floor Area	New Floor Area	Total Area
1st Floor	0	68727	68727
2nd Floor	0	67094	67094
3rd Floor	0	67688	67688
4th Floor	0	67688	67688
5th Floor	0	67688	67688
6th Floor	0	45654	45654
7th Floor	0	38028	38028

## Existing floor area may not be shown.

	CONTRACTOR DATA
Туре	Contractor
Building	LANDMARK URBAN CONSTRUCTION OR LLC
Electric	NEW REYNOLDS ELECTRIC INC
Mechanical	JET INDUSTRIES INC
Plumbing	HARVEY & PRICE CO
Primary Contact	HAGEROTT DONNA

## **PLAN REVIEW SUMMARY**

Plan review data displayed is the most current for each review. The applicant will receive notification of all issues needing additional information after all reviews on a project have been completed. Supplemental Information (SI) can be submitted prior to or after permit issuance. If you have any questions regarding your project, contact EFSwinney at 541-682-5372 or send email to erik.f.swinney@ci.eugene.or.us. Also note that some reviews (i.e., fire alarms, fire sprinklers) are deferred submittals and will be reviewed after original permit(s) have been issued.

## Status Definitions

Pending = Review has not been started

Review = Under review

Waiting = Review for individual review has been completed, waiting for a response External Wait = All reviews for project have been completed, waiting for a response

Approved = Review has been approved

Information = Information only, review not approved

Denied = Project cannot be approved as submitted

For information regarding the review of your project or the commitment date for completion of review, please contact your project coordinator, EFSwinney, at <a href="mailto:erik.f.swinney@ci.eugene.or.us">erik.f.swinney@ci.eugene.or.us</a> or by phone at 541 -682-5372.

Plan Review	Status	Review Completion Date
Project Coordination, Application Submittal	Approved	02/22/22
Pre Issuance Coord, Pre Issuance SI	Approved	05/16/22
Post Issuance Coord, Post Issuance SI	Approved	10/02/24
Deferred Coordination, Deferred Submittal	Approved	11/20/24
Building, Application Submittal	Approved	01/13/23
Building, Pre Issuance SI	Approved	01/13/22
Building, Post Issuance SI	Approved	10/02/24
Building, Deferred Submittal	Approved	11/20/24
Structural, Application Submittal	Waiting for info	11/18/21
Structural, Pre Issuance SI	Approved	05/16/22
Structural, Post Issuance SI	Approved	07/22/24
Structural, Deferred Submittal	Approved	11/20/24
Mechanical, Application Submittal	Information	11/19/21

Page 2 of 10 Date: 6/1/2025

Approved	08/07/24
Approved	11/03/22
Approved	03/08/22
Approved	08/06/24
Approved	11/17/21
Approved	10/02/24
Waiting for info	06/28/22
Approved	02/03/22
Approved	09/30/24
Approved	08/26/24
Waiting for info	01/13/22
Information	09/18/23
Approved	10/24/23
Information	
Approved	10/13/21
Waiting for info	07/11/23
Approved	10/16/24
Approved	01/13/23
Approved	03/18/22
Approved	06/08/23
Approved	05/08/23
Approved	10/31/22
	Approved Approved Approved Approved Approved Approved Waiting for info Approved Approved Approved Waiting for info Information Approved Information Approved Waiting for info Approved

PERMITS AND INSPECTIONS					
Permit Type	Status	Issued Date	<b>Expiration Date</b>	Completion Date	
Building	Finished	04/06/22	11/22/25	11/27/24	
Inspection	Result	Inspected	Inspector	Comment	
103 Footing	Approved	10/11/24	SEGalbreath		n available work has pected and any noted een corrected.
105 Elec Rebar Ground	Not Needed	07/01/24	RZSteiner		
108 Foundation	Approved	10/11/24	SEGalbreath		
109 Foundation Drain/Waterproofing	Approved	10/11/24	SEGalbreath		n available work has pected and any noted een corrected.
110 Structural Concrete	Approved	10/11/24	SEGalbreath		n available work has pected and any noted een corrected.
116 Underfloor Insulation	Approved	10/11/24	SEGalbreath		n available work has pected and any noted een corrected.
118 Framing	Approved	10/11/24	SEGalbreath		n available work has pected and any noted een corrected.
920 Waterproofing - Balcony or Sim	Approved	10/11/24	SEGalbreath		n available work has pected and any noted een corrected.
117 Roof Sheathing	Approved	10/11/24	SEGalbreath		n available work has pected and any noted een corrected.
119 Exterior Shearwall	Approved	10/11/24	SEGalbreath		n available work has pected and any noted een corrected.
129 Interior Shearwall	Approved	10/11/24	SEGalbreath		n available work has pected and any noted een corrected.

128 Exterior Lath	Approved	10/11/24	SEGalbreath	Per best information available work has been previously inspected and any noted deficiencies have been corrected.
127 Masonry Construction	Approved	10/11/24	SEGalbreath	Per best information available work has been previously inspected and any noted deficiencies have been corrected.
120 Wall/Vault Insulation	Approved	10/11/24	SEGalbreath	Per best information available work has been previously inspected and any noted deficiencies have been corrected.
130 Lath or Dry Wall	Approved	10/11/24	SEGalbreath	Per best information available work has been previously inspected and any noted deficiencies have been corrected.
131 Firestop Assemblies	Approved	10/11/24	SEGalbreath	Per best information available work has been previously inspected and any noted deficiencies have been corrected.
121 Ceiling Grid	Approved	10/11/24	SEGalbreath	Per best information available work has been previously inspected and any noted deficiencies have been corrected.
124 Final Insulation	Approved	10/11/24	SEGalbreath	Per best information available work has been previously inspected and any noted deficiencies have been corrected.
146 Fire Sprinklers	Approved	09/25/24	ATBrushett	Need to verify that the tamper on the roof is working for final. Once this is complete final sprinkler can be approved
147 Alarm Systems	Approved	11/19/24	ATBrushett	Tampers have been addressed correctly and all other items have been taken care of
144 Emergency Generator	Not Needed	10/22/24	SEGalbreath	No emergency generator per plans
153 Water/Hydrant System	Approved	11/19/24	ATBrushett	Tampers have ben fixed and the sign provided
154 Standpipe	Approved	09/25/24	ATBrushett	
143 Fire Regulation	Approved	11/26/24	ESPhillips- Meadow	Paperwork uploaded to TCE
150 Landscaping	Approved	11/22/24	VHVallentyne	Landscaping to be installed per Sheet O5_L3.00
919 Bicycle Parking	Approved	11/26/24	VHVallentyne	
157 Zoning	Approved	10/17/24	JTShadwick	All parking spaces marked "Compact" and sidewalk from parking structure to street along S. side of driveway.
160 Emerg Egress Light	Approved	10/22/24	SEGalbreath	Previous items were verified for TCO inspection and results were not entered under egress lighting at the time.
930 SPI Fabricated Items	Approved	11/22/24	SEGalbreath	Based on best information from reviewing special inspection reports and final summary reports from Terracon and Carlson testing, as well as E.O.R required special inspections have been performed.
931 SPI Steel Construction	Approved	11/22/24	SEGalbreath	Based on best information from reviewing special inspection reports and final summary reports from Terracon and Carlson testing, as well as E.O.R required special inspections have been performed.
162 SPI Concrete Construction	Approved	11/22/24	SEGalbreath	Based on best information from reviewing special inspection reports and final summary reports from Terracon and Carlson testing, as well as E.O.R required special inspections have been performed.
172 SPI Masonry Construction	Approved	10/28/24	SEGalbreath	

Page 4 of 10 Date: 6/1/2025

176 SPI Soils	Approved	11/22/24	SEGalbreath	Based on best information from reviewing special inspection reports and final summary reports from Terracon and Carlson testing, as well as E.O.R required special inspections have been performed.
174 SPI Sprayed Fireproofing	Approved	11/22/24	SEGalbreath	Based on best information from reviewing special inspection reports and final summary reports from Terracon and Carlson testing, as well as E.O.R required special inspections have been performed.
181 SPI Fire-resist. Penetations	Approved	10/28/24	SEGalbreath	Inspection added by SEG for joint assembly at CMU walls to structure (garage and turn-down areas) Carlson reports on file
180 SPI Epoxy/Expan/Screw Anchors	Approved	11/22/24	SEGalbreath	Based on best information from reviewing special inspection reports and final summary reports from Terracon and Carlson testing, as well as E.O.R required special inspections have been performed.
940 SPI Seismic (Structural Steel)	Approved	11/22/24	SEGalbreath	Based on best information from reviewing special inspection reports and final summary reports from Terracon and Carlson testing, as well as E.O.R required special inspections have been performed.
941 SPI Seismic (Structural Wood)	Approved	11/22/24	SEGalbreath	Based on best information from reviewing special inspection reports and final summary reports from Terracon and Carlson testing, as well as E.O.R required special inspections have been performed.
944 SPI Seismic(Arch Components)	Approved	11/22/24	SEGalbreath	Based on best information from reviewing special inspection reports and final summary reports from Terracon and Carlson testing, as well as E.O.R required special inspections have been performed.
945 SPI Anchorage/Emergency Power	Not Needed	11/22/24	SEGalbreath	No emergency power generator
955 SPI Anchorage/Vibration Isoltn	Approved	11/22/24	SEGalbreath	Based on best information from reviewing special inspection reports and final summary reports from Terracon and Carlson testing, as well as E.O.R required special inspections have been performed.
956 SPI Sprinkler Clearance	Approved	10/28/24	SEGalbreath	Carlson on file
178 SPI Additional Inspections	Approved	11/22/24	SEGalbreath	Based on best information from reviewing special inspection reports and final summary reports from Terracon and Carlson testing, as well as E.O.R required special inspections have been performed.
950 Structural Observation	Approved	11/22/24	SEGalbreath	On file
951 SPI Final Letter	Approved	11/22/24	SEGalbreath	Based on best information from reviewing special inspection reports and final summary reports from Terracon and Carlson testing, as well as E.O.R required special inspections have been performed.

The final Building   Approved   The finished   SEGalbreath				CE Cally roath	44/07/04	Ammanad	Cinal Divilation	400
Inspection   Result   Inspected   Inspector   Comment				SEGalbreath	11/27/24	Approved	Final Building	199
210 Undergrnd/Slab Elec 215 Electrical - Feeder Approved 08/29/24 JKGoschie 217 Electrical Service Approved 08/29/24 JKGoschie 218 Bonding/Grounding Approved 08/29/24 JKGoschie 219 Elec Ceiling Cover Approved 08/29/24 JKGoschie 220 Rough Electrical Approved 08/29/24 JKGoschie 220 Rough Electrical Approved 08/29/24 JKGoschie 230 Limited Energy Approved 08/29/24 JKGoschie 239 Final Electrical Approved 10/07/24 JKGoschie 299 Final Electrical Approved 10/07/24 JKGoschie  Fire  Inspection Result Inspected Inspector Comment  849 Final Fire Approved 11/26/24 Esphillips-Meadow Paperwork uploaded to TCE			11/27/24	11/22/25	08/23/22	riiisiieu		Electrical
Elec  215 Electrical - Feeder Approved  217 Electrical Service Approved  218 Bonding/Grounding Approved  219 Elec Ceiling Cover Approved  220 Rough Electrical Approved  230 Limited Energy Approved  230 Final Electrical Approved  240 Approved  250 Finished  260 Finished  270 Rough Electrical Approved  280 Final Electrical Approved  280 Final Electrical Approved  280 Finished  280 Final Electrical Approved  280 Finished			Comment	Inspector	Inspected	Result		
215 Electrical - Feeder Approved 08/29/24 JKGoschie 217 Electrical Service Approved 08/29/24 JKGoschie 218 Bonding/Grounding Approved 08/29/24 JKGoschie 225 Elec Ceiling Cover Approved 08/29/24 JKGoschie 220 Rough Electrical Approved 08/29/24 JKGoschie 230 Limited Energy Approved 08/29/24 JKGoschie 230 Limited Energy Approved 08/29/24 JKGoschie 299 Final Electrical Approved 10/07/24 JKGoschie Einished 11/26/24 ESPhillips-Meadow Paperwork uploaded to TCE				JKGoschie	08/29/24	Approved		
217 Electrical Service Approved 08/29/24 JKGoschie 213 Bonding/Grounding Approved 08/29/24 JKGoschie 225 Elec Ceiling Cover Approved 08/29/24 JKGoschie 220 Rough Electrical Approved 08/29/24 JKGoschie 230 Limited Energy Approved 08/29/24 JKGoschie 299 Final Electrical Approved 10/07/24 JKGoschie  Fire Finished 04/06/22 11/22/25 11/27/24  Inspection Result Inspector Comment  849 Final Fire Approved 11/26/24 ESPhillips-Meadow Paperwork uploaded to TCE				JKGoschie	08/29/24	Approved		
213 Bonding/Grounding Approved 08/29/24 JKGoschie 225 Elec Ceiling Cover Approved 08/29/24 JKGoschie 220 Rough Electrical Approved 08/29/24 JKGoschie 230 Limited Energy Approved 08/29/24 JKGoschie 299 Final Electrical Approved 10/07/24 JKGoschie Fire Finished 04/06/22 11/22/25 11/27/24  Inspection Result Inspected Inspector ESPhillips-Meadow ESPhillips-Meadow  Finished Finished 11/26/24 Finished Paperwork uploaded to TCE				JKGoschie	08/29/24		Electrical Service	217
225 Elec Ceiling Cover Approved 08/29/24 JKGoschie 220 Rough Electrical Approved 08/29/24 JKGoschie 230 Limited Energy Approved 08/29/24 JKGoschie 299 Final Electrical Approved 10/07/24 JKGoschie  Fire Finished 04/06/22 11/22/25 11/27/24  Inspection Result Inspector Comment  849 Final Fire Approved 11/26/24 ESPhillips-Meadow Paperwork uploaded to TCE				JKGoschie			Bonding/Grounding	213
230 Limited Energy Approved 08/29/24 JKGoschie 299 Final Electrical Approved 10/07/24 JKGoschie  Fire Finished 04/06/22 11/22/25 11/27/24  Inspection Result Inspected Inspector Comment  849 Final Fire Approved 11/26/24 ESPhillips-Meadow Paperwork uploaded to TCE				JKGoschie	08/29/24	Approved	Elec Ceiling Cover	225
230 Limited Energy Approved 08/29/24 JKGoschie 299 Final Electrical Approved 10/07/24 JKGoschie  Fire Finished 04/06/22 11/22/25 11/27/24  Inspection Result Inspected Inspector Comment  849 Final Fire Approved 11/26/24 ESPhillips-Meadow Paperwork uploaded to TCE				JKGoschie	08/29/24			
Fire  Finished  04/06/22  11/22/25  11/27/24  Inspection  Result  Inspected Inspector  ESPhillips- Meadow  Paperwork uploaded to TCE				JKGoschie	08/29/24	Approved	-	
Inspection  Result Inspected Inspector  849 Final Fire  Approved  Approved  Approved  Approved  Approved  Approved  11/26/24  Esphillips- Meadow  Paperwork uploaded to TCE				JKGoschie	10/07/24	Approved	Final Electrical	299
849 Final Fire Approved 11/26/24 ESPhillips-Meadow Paperwork uploaded to TCE			11/27/24	11/22/25	04/06/22	Finished		Fire
849 Final Fire Approved 11/26/24 ESPhillips-Meadow Paperwork uploaded to TCE			Comment	Inspector	Inspected	Result	pection	Insp
Mechanical Finished 08/15/22 11/22/25 11/27/24		d to TCE	Paperwork uploade	ESPhillips-		Approved		
			11/27/24	11/22/25	08/15/22	Finished	al	Mechanica
Inspection Result Inspected Inspector Comment			Comment	Inspector	Inspected	Result	pection	Insp
416 Rough Gas Piping Approved 08/09/24 SEGalbreath Green tagged			Green tagged	SEGalbreath	08/09/24	Approved	Rough Gas Piping	416
450 Final Gas Piping Approved 11/27/24 SEGalbreath				SEGalbreath	11/27/24	Approved	Final Gas Piping	450
420 Rough Mechanical Approved 10/11/24 SEGalbreath Per best information available wo been previously inspected and ar deficiencies have been corrected	ny noted	pected and any	been previously ins	SEGalbreath	10/11/24	Approved	Rough Mechanical	420
499 Final Mechanical Approved 11/27/24 SEGalbreath				SEGalbreath	11/27/24	Approved	Final Mechanical	499
Plumbing Finished 04/06/22 11/22/25 11/27/24			11/27/24	11/22/25	04/06/22	Finished		Plumbing
			Comment	Inspector	Inspected	Result	pection	Insp
Inspection Result Inspected Inspector Comment	a pour in	or is building a p	manhole. Contractor place manhole. Ne	TSHodges	07/28/22	Reviewed	Sanitary Sewer	310
310 Sanitary Sewer Reviewed 07/28/22 TSHodges Started construction of public was manhole. Contractor is building a place manhole. Needs to locate started construction of public was manhole. Contractor is building a place manhole.				SEKelley	08/14/24	Approved		
310 Sanitary Sewer Reviewed 07/28/22 TSHodges Started construction of public was manhole. Contractor is building a place manhole. Needs to locate spipe parts.				JRLaCasse	07/29/22	Reviewed	Sanitary Sewer	310
310 Sanitary Sewer Reviewed 07/28/22 TSHodges Started construction of public was manhole. Contractor is building a place manhole. Needs to locate spipe parts.  402 Sanitary Sewer - Private Approved 08/14/24 SEKelley	ed cover	nside approved o ic manhole.	set riser clean out in and finish new publi	TSHodges	08/01/22	Reviewed	Sanitary Sewer	310
310 Sanitary Sewer Reviewed 07/28/22 TSHodges Started construction of public was manhole. Contractor is building a place manhole. Needs to locate spipe parts.  402 Sanitary Sewer - Approved 08/14/24 SEKelley  310 Sanitary Sewer Reviewed 07/29/22 JRLaCasse Were not ready on first visit-Pictur for MH base-sand collars were us Need air or water test on waste last riser clean out inside approve and finish new public manhole.	rked	tch basin-marke		JRLaCasse	06/27/22	Reviewed	Storm Sewer	315
310 Sanitary Sewer Reviewed 07/28/22 TSHodges Started construction of public was manhole. Contractor is building a place manhole. Needs to locate spipe parts.  402 Sanitary Sewer - Approved 08/14/24 SEKelley  310 Sanitary Sewer Reviewed 07/29/22 JRLaCasse Were not ready on first visit-Pictur for MH base-sand collars were us Need air or water test on waste last set riser clean out inside approve and finish new public manhole.  315 Storm Sewer Reviewed 06/27/22 IRLaCasse Tie in to existing catch basin-man		4" concrete stor	8" connection stubb sidewalk to public 2	JRLaCasse	06/28/22	Reviewed	Storm Sewer	315
310 Sanitary Sewer Reviewed 07/28/22 TSHodges Started construction of public was manhole. Contractor is building a place manhole. Needs to locate spipe parts.  402 Sanitary Sewer - Approved 08/14/24 SEKelley  310 Sanitary Sewer Reviewed 07/29/22 JRLaCasse Were not ready on first visit-Picture for MH base-sand collars were us Need air or water test on waste last set riser clean out inside approve and finish new public manhole.  315 Storm Sewer Reviewed 06/27/22 JRLaCasse Tie in to existing catch basin-mar plans  8" connection stubbed to back of		narkeu outuateu						
310 Sanitary Sewer Reviewed 07/28/22 TSHodges Started construction of public was manhole. Contractor is building a place manhole. Needs to locate spipe parts.  402 Sanitary Sewer - Private Approved 08/14/24 SEKelley  310 Sanitary Sewer Reviewed 07/29/22 JRLaCasse Were not ready on first visit-Pictur for MH base-sand collars were us Need air or water test on waste last set riser clean out inside approve and finish new public manhole.  315 Storm Sewer Reviewed 06/27/22 JRLaCasse Tie in to existing catch basin-mar plans  8" connection stubbed to back of sidewalk to public 24" concrete st	ited plans			JRLaCasse	10/10/22	Reviewed	Storm Sewer	315
310 Sanitary Sewer Reviewed 07/28/22 TSHodges Started construction of public was manhole. Contractor is building a place manhole. Needs to locate spipe parts.  402 Sanitary Sewer - Approved 08/14/24 SEKelley  310 Sanitary Sewer Reviewed 07/29/22 JRLaCasse Were not ready on first visit-Picture for MH base-sand collars were used set riser clean out inside approve and finish new public manhole.  315 Storm Sewer Reviewed 06/27/22 JRLaCasse Tie in to existing catch basin-mar plans  8" connection stubbed to back of sidewalk to public 24" concrete stin middle of street-marked outdate.	ited plans		eastside of courtyar					
Started construction of public was manhole. Contractor is building a place manhole. Needs to locate spipe parts.  402 Sanitary Sewer - Private  Approved  Approved  O7/29/22  SEKelley  310 Sanitary Sewer  Reviewed  O7/29/22  JRLaCasse  Were not ready on first visit-Picture for MH base-sand collars were use Need air or water test on waste least riser clean out inside approve and finish new public manhole.  Tie in to existing catch basin-mar plans  Storm Sewer  Reviewed  O6/28/22  JRLaCasse  JRLaCasse  Started construction of public was manhole. Contractor is building a place manhole. Needs to locate spipe parts.  Were not ready on first visit-Picture for MH base-sand collars were use Need air or water test on waste least riser clean out inside approve and finish new public manhole.  Tie in to existing catch basin-mar plans  8" connection stubbed to back of sidewalk to public 24" concrete st in middle of street-marked outdat in middle of street-marked outdat eastside of courtyard-marked plans  315 Storm Sewer  Reviewed  10/10/22  JRLaCasse  Marked plans  315 Storm Sewer  Reviewed  10/13/22  TSHodges  Marked plans	ited plans ans	rd-marked plans	eastside of courtyar Marked plans Marked plans	TSHodges	10/12/22	Reviewed	Storm Sewer	315
Started construction of public was manhole. Contractor is building a place manhole. Needs to locate in pipe parts.  402 Sanitary Sewer - Private  310 Sanitary Sewer Reviewed  310 Sanitary Sewer  311 Storm Sewer  312 Storm Sewer  313 Storm Sewer  314 Sewiewed  315 Storm Sewer  315 Storm Sewer  316 Storm Sewer  317 Storm Sewer  318 Storm Sewer  319 Storm Sewer  310 Sanitary Sewer  310 Sanitary Sewer  310 Sanitary Sewer  310 Sanitary Sewer  311 Storm Sewer  312 Storm Sewer  313 Storm Sewer  314 Sewiewed  315 Storm Sewer  315 Storm Sewer  316 Storm Sewer  317 Storm Sewer  318 Storm Sewer  319 Storm Sewer  310 Sanitary Sewer  310 Sanitary Sewer  320 Sekelley  321 Sewer Neviewed  322 Storm Sewer  323 Storm Sewer  324 Sekelley  325 Storm Sewer  326 Sekelley  327 Shodges  327 Shodges  328 Storm Sewer Seviewed  328 Storm Sewer  329 Storm Sewer  320 Sewer Neviewed  320 Sewer  321 Sewer Neviewed  322 Storm Sewer  323 Storm Sewer  324 Sewer Neviewed  325 Storm Sewer  326 Sewer Neviewed  327 Storm Sewer  328 Sewer Neviewed	ited plans ans atch	rd-marked plans	eastside of courtyar Marked plans Marked plans Making connection basin.	TSHodges TSHodges	10/12/22 10/13/22	Reviewed Reviewed	Storm Sewer Storm Sewer	315 315
Started construction of public was manhole. Contractor is building a place manhole. Needs to locate in pipe parts.  402 Sanitary Sewer - Approved	ited plans ans atch	rd-marked plans into public catch on 10" storm in	eastside of courtyar Marked plans Marked plans Making connection basin. Cleanout required of	TSHodges TSHodges TSHodges	10/12/22 10/13/22 11/02/22	Reviewed Reviewed	Storm Sewer Storm Sewer Storm Sewer Storm Sewer	315 315 315 315
Started construction of public was manhole. Contractor is building a place manhole. Needs to locate in pipe parts.  402 Sanitary Sewer - Private  310 Sanitary Sewer Reviewed  310 Sanitary Sewer Reviewed  310 Sanitary Sewer  3110 Sanitary Sewer  312 Storm Sewer  32 Storm Sewer  33 Storm Sewer  33 Storm Sewer  34 Storm Sewer  34 Sewiewed  34 Storm Sewer  35 Storm Sewer  36 Storm Sewer  37 Storm Sewer  38 Storm Sewer  38 Storm Sewer  38 Storm Sewer Seviewed  39 Storm Sewer  39 Storm Sewer  30 Storm Sewer  30 Storm Sewer  31 Storm Sewer  31 Storm Sewer  32 Storm Sewer  33 Storm Sewer  34 Storm Sewer  35 Storm Sewer  36 Storm Sewer  37 Storm Sewer  38 Storm Sewer  38 Storm Sewer  39 Storm Sewer  39 Storm Sewer  30 Storm Sewer  30 Storm Sewer  30 Storm	ans ans atch	rd-marked plans into public catch on 10" storm in · 4. SEK	eastside of courtyar Marked plans Marked plans Making connection basin. Cleanout required of courtyard near GL - Marked plans.	TSHodges TSHodges TSHodges	10/12/22 10/13/22 11/02/22 11/07/22	Reviewed Reviewed Reviewed Reviewed	Storm Sewer Storm Sewer Storm Sewer Storm Sewer	315 315 315 315
Started construction of public was manhole. Contractor is building a place manhole. Needs to locate in middle of in the place manhole. Needs to locate in place manhole. Needs to locate in middle of in the place manhole. Needs to locate in place manhole. Needs to locate in middle of in the place manhole. Needs to locate in place manhole. Needs to locate in place manhole. Needs to locate in middle of washing manhole. Needs to locate in place manhole. Needs to locate in middle of washing manhole. Needs to locate in place manhole. Needs to locate in middle of washing ma	ated plans ans atch in o public ser and	into public catch on 10" storm in 4. SEK at connects to pu	eastside of courtyar Marked plans Marked plans Making connection basin. Cleanout required of courtyard near GL - Marked plans. 8" storm line run tha system with 6" direct tracer wire. Marked	TSHodges TSHodges TSHodges TSHodges TSHodges	10/12/22 10/13/22 11/02/22 11/07/22 11/08/22	Reviewed Reviewed Reviewed Reviewed Reviewed	Storm Sewer Storm Sewer Storm Sewer Storm Sewer Storm Sewer Storm Sewer	315 315 315 315 315 315

Page 6 of 10 Date: 6/1/2025

403 Storm Sewer - Private	Approved	11/22/24	SEKelley	Area drain for dog run that was draining to storm sewer has been removed.
318 Under Floor Plumb	Approved	01/05/23	SEKelley	
320 Rough Plumbing	Approved	06/21/24	SEKelley	
325 Water Service	Approved	04/03/23	SEKelley	4" ductile iron from EWEB meter to 6" ductile iron building supply. Air test ok, ok to cover.
330 Shower Liner	Cancelled	08/16/24	SEKelley	Needed Final.
330 Shower Liner	Not Needed	09/11/24	SEKelley	No tile showers.
335 Backflow Device	Approved	09/11/24	SEKelley	Backflow test reports received.
399 Final Plumbing	Approved	11/25/24	SEKelley	Received photos of correction.
Public Works	Finished	04/06/22	11/22/25	11/27/24
Inspection	Result	Inspected	Inspector	Comment
Inspection 725 Stormwater Mgmt Facility	Result Approved	<b>Inspected</b> 10/21/24	<b>Inspector</b> GEReynolds	Comment
725 Stormwater Mgmt	Approved		•	Comment
725 Stormwater Mgmt Facility 735 Stormwater Facility	Approved	10/21/24	GEReynolds	Comment
725 Stormwater Mgmt Facility 735 Stormwater Facility Planting 400 Sanitary Sewer -	Approved Approved	10/21/24	GEReynolds JTKlinko	Comment
725 Stormwater Mgmt Facility 735 Stormwater Facility Planting 400 Sanitary Sewer - Public 401 Storm Sewer -	Approved Approved	10/21/24 10/21/24 08/14/24	GEReynolds  JTKlinko  JRLaCasse	Comment
725 Stormwater Mgmt Facility 735 Stormwater Facility Planting 400 Sanitary Sewer - Public 401 Storm Sewer - Public	Approved Approved Approved Approved	10/21/24 10/21/24 08/14/24 11/26/24	GEReynolds  JTKlinko  JRLaCasse  JRLaCasse	Comment  Newly poured sidewalks appear OK
725 Stormwater Mgmt Facility 735 Stormwater Facility Planting 400 Sanitary Sewer - Public 401 Storm Sewer - Public 750 R/W Excavation	Approved Approved Approved Approved Approved	10/21/24 10/21/24 08/14/24 11/26/24 11/26/24	GEReynolds  JTKlinko  JRLaCasse  JRLaCasse  JRLaCasse	

To request an inspection go to  $\frac{https://pdd.eugene-or.gov/BuildingPermits/InspectionLogin}{For more information call 541-682-5283}.$ 

	FEES			
Fees	Total Due	Amount Paid	Paid Date	<b>Amount Due</b>
Building	\$120,232.56	\$120,232.56		\$0.00
Temporary Certificate of Occupancy	\$365.00	\$365.00	09/04/24	\$0.00
Renew Temp Certificate of Occupancy	\$365.00	\$365.00	10/04/24	\$0.00
Renew Temp Certificate of Occupancy	\$365.00	\$365.00	11/01/24	\$0.00
Building Plan Check per Applicant Value	\$25,474.38	\$25,474.38	04/06/22	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	04/06/22	\$0.00
Supplemental Plan Review, Bldg	\$161.40	\$161.40	04/20/23	\$0.00
Supplemental Plan Review, Bldg	\$107.60	\$107.60	04/20/23	\$0.00
Supplemental Plan Review, Bldg	\$21.52	\$21.52	07/03/24	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	07/03/24	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	07/03/24	\$0.00
Supplemental Plan Review, Bldg	\$21.52	\$21.52	07/03/24	\$0.00
Supplemental Plan Review, Bldg	\$21.52	\$21.52	07/03/24	\$0.00
Supplemental Plan Review, Bldg	\$21.52	\$21.52	07/03/24	\$0.00
Supplemental Plan Review, Bldg	\$21.52	\$21.52	07/03/24	\$0.00
Supplemental Plan Review, Bldg	\$21.52	\$21.52	07/03/24	\$0.00
Supplemental Plan Review, Bldg	\$21.52	\$21.52	07/03/24	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	07/03/24	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	07/03/24	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	07/03/24	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	07/03/24	\$0.00
Supplemental Plan Review, Bldg	\$107.60	\$107.60	08/22/24	\$0.00

Page 7 of 10 Date: 6/1/2025

Supplemental Plan Review, Bldg	\$21.52	\$21.52	08/22/24	\$0.00
Supplemental Plan Review, Bldg	\$21.52	\$21.52	08/22/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$860.80	\$860.80	04/06/22	\$0.00
Supplemental Plan Check, Str. Eng.	\$322.80	\$322.80	04/06/22	\$0.00
Supplemental Plan Check, Str. Eng.	\$215.20	\$215.20	04/20/23	\$0.00
Supplemental Plan Check, Str. Eng.	\$107.60	\$107.60	04/20/23	\$0.00
Supplemental Plan Check, Str. Eng.	\$161.40	\$161.40	04/20/23	\$0.00
Supplemental Plan Check, Str. Eng.	\$322.80	\$322.80	04/20/23	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	04/20/23	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90	\$26.90	05/11/23	\$0.00
Supplemental Plan Check, Str. Eng.	\$322.80	\$322.80	07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90	\$26.90	07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90	\$26.90	07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90	\$26.90	07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$107.60		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	\$53.80	07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90	\$26.90	07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$107.60		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$107.60		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$161.40		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80	·	07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$80.70		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$53.80		07/03/24	\$0.00
Supplemental Plan Check, Str. Eng.	\$26.90		08/22/24	\$0.00
Seismic Hazard Fee	\$646.66		04/06/22	\$0.00
Solomio Hazara I 00	Ψ0-10.00	Ψ0-10.00	0 1/00/22	ψ0.00

Page 8 of 10 Date: 6/1/2025

Phased Permit Base Fee	\$335.00	\$335.00	04/06/22	\$0.00
Phased Permit Coordination Fee	\$1,500.00	\$1,500.00	04/06/22	\$0.00
Fire Systems Plan Check Fee - Alarms	\$611.57	\$611.57	07/03/24	\$0.00
Fire Systems Plan Check Fee - Sprinklers	\$2,737.85	\$2,737.85	07/03/24	\$0.00
Fire Systems Plan Check Fee - Other	\$324.08	\$324.08	04/20/23	\$0.00
Deferred Submittal Plan Check	\$387.41	\$387.41	07/12/22	\$0.00
Deferred Submittal Plan Check	\$1,657.17	\$1,657.17	08/16/22	\$0.00
Deferred Submittal Plan Check	\$337.49	\$337.49	04/20/23	\$0.00
Deferred Submittal Plan Check	\$350.29	\$350.29	04/20/23	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	04/20/23	\$0.00
Deferred Submittal Plan Check	\$286.29	\$286.29	04/20/23	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	04/20/23	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	04/20/23	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	04/20/23	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	05/11/23	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	07/03/24	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	07/03/24	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	07/03/24	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	07/03/24	\$0.00
Deferred Submittal Plan Check	\$286.29	\$286.29	07/03/24	\$0.00
Deferred Submittal Plan Check	\$247.89	\$247.89	07/03/24	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	07/03/24	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	07/03/24	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	07/03/24	\$0.00
Deferred Submittal Plan Check	\$311.89	\$311.89	07/03/24	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	08/22/24	\$0.00
Deferred Submittal Plan Check	\$215.25	\$215.25	11/20/24	\$0.00
Building Permit Fee per Bldg Div Value	\$39,191.36	\$39,191.36	04/06/22	\$0.00
Fire System Permit Fee - Alarms	\$940.88	\$940.88	07/03/24	\$0.00
Fire System Permit Fee - Sprinklers	\$4,212.08	\$4,212.08	07/03/24	\$0.00
Fire System Permit Fee - Other	\$498.58	\$498.58	04/20/23	\$0.00
Inspection Outside Normal Work Hours	\$215.20	\$215.20	09/03/24	\$0.00
Zoning Plan Check	\$17,636.11	\$17,636.11	04/06/22	\$0.00
Supplemental Plan Review, Zoning	\$32.28	\$32.28	07/03/24	\$0.00
Supplemental Plan Review, Zoning	\$21.52	\$21.52	10/04/24	\$0.00
State Surcharge, Structural	\$5,040.97	\$5,040.97	04/06/22	\$0.00
State Surcharge, Structural	\$59.83	\$59.83	04/20/23	\$0.00
State Surcharge, Structural	\$618.36	\$618.36	07/03/24	\$0.00
State Surcharge, Structural	\$25.82	\$25.82	09/03/24	\$0.00
State Surcharge, Structural	\$43.80	\$43.80	09/04/24	\$0.00
State Surcharge, Structural	\$43.80	\$43.80	10/04/24	\$0.00
State Surcharge, Structural	\$43.80	\$43.80	11/01/24	\$0.00
Building Plan Check Admin	\$4,127.41	\$4,127.41	04/06/22	\$0.00
Building Plan Check Admin	\$0.00	\$0.00	08/22/24	\$0.00
Building Plan Check Admin	\$0.00	\$0.00	09/04/24	\$0.00
Building Plan Check Admin	\$0.00	\$0.00		\$0.00
Building Admin Fee, State	\$2,734.72	\$2,734.72	04/06/22	\$0.00
Building Admin Fee, State	\$0.00	\$0.00	08/22/24	\$0.00
Building Admin Fee, State	\$0.00	\$0.00	09/04/24	\$0.00
Building Admin Fee, State	\$0.00	\$0.00		\$0.00

Page 9 of 10 Date: 6/1/2025

Electrical	\$216.35	\$216.35		\$0.00
Supplemental Plan Check, Electrical	\$107.60	\$107.60	04/20/23	\$0.00
Minimum Permit Fee	\$97.10	\$97.10	04/20/23	\$0.00
State Surcharge, Electrical	\$11.65	\$11.65	04/20/23	\$0.00
Fire	\$5,932.45	\$5,932.45		\$0.00
Fire Plan Check	\$5,878.65	\$5,878.65	04/06/22	\$0.00
Supplemental Plan Review, Fire	\$53.80	\$53.80	11/01/24	\$0.00
Fire Plan Check Admin	\$0.00	\$0.00	04/06/22	\$0.00
Fire Plan Check Admin	\$0.00	\$0.00		\$0.00
Mechanical	\$53.80	\$53.80		\$0.00
Supplemental Plan Review, Mechanical	\$53.80	\$53.80	05/11/23	\$0.00
Plumbing	\$3,173.87	\$3,173.87		\$0.00
Plumbing Plan Check	\$381.33	\$381.33	04/06/22	\$0.00
Supplemental Plan Review, Plumbing	\$107.60	\$107.60	07/12/22	\$0.00
Supplemental Plan Review, Plumbing	\$53.80	\$53.80	04/20/23	\$0.00
Supplemental Plan Review, Plumbing	\$21.52	\$21.52	08/22/24	\$0.00
Plumbing Fixtures	\$49.50	\$49.50	04/06/22	\$0.00
Plumbing Fixtures	\$717.75	\$717.75	07/12/22	\$0.00
Plumbing Fixtures	\$49.50	\$49.50	04/20/23	\$0.00
Sanitary Sewer Footage	\$149.25	\$149.25	04/06/22	\$0.00
Storm Sewer Footage	\$734.25	\$734.25	04/06/22	\$0.00
Storm Sewer Footage	\$344.25	\$344.25	07/12/22	\$0.00
Water Service Footage	\$119.75	\$119.75	04/06/22	\$0.00
Removal, Abandonment, Cap of Fixture	\$36.75	\$36.75	04/06/22	\$0.00
State Surcharge, Plumbing	\$142.86	\$142.86	04/06/22	\$0.00
State Surcharge, Plumbing	\$127.44	\$127.44	07/12/22	\$0.00
State Surcharge, Plumbing	\$5.94	\$5.94	04/20/23	\$0.00
Plumbing Plan Check Admin	\$34.32	\$34.32	04/06/22	\$0.00
Plumbing Plan Check Admin	\$0.00	\$0.00	08/22/24	\$0.00
Plumbing Admin Fee, State	\$98.06	\$98.06	04/06/22	\$0.00
Plumbing Admin Fee, State	\$0.00	\$0.00	08/22/24	\$0.00
Public Works	\$6,251.11	\$6,251.11		\$0.00
PW Plan Check, New Commercial	\$954.75	\$954.75	04/06/22	\$0.00
Stormwater Mgmt Facility	\$289.75	\$289.75	04/06/22	\$0.00
Supplemental Plan Review, Public Works	\$53.80	\$53.80	08/22/24	\$0.00
Supplemental Plan Review, Public Works	\$21.52	\$21.52	08/22/24	\$0.00
Supplemental Plan Review, Public Works	\$53.80	\$53.80	09/03/24	\$0.00
R-O-W Excavation (w/ pavement cuts)	\$4,372.00	\$4,372.00	04/06/22	\$0.00
PW Plan Check Admin	\$112.01	\$112.01	04/06/22	\$0.00
PW Plan Check Admin	\$0.00	\$0.00	08/22/24	\$0.00
PW Plan Check Admin	\$0.00	\$0.00	09/04/24	\$0.00
PW Admin, Local	\$393.48	\$393.48	04/06/22	\$0.00
Total All Fees	\$135,860.14	\$135,860.14		\$0.00